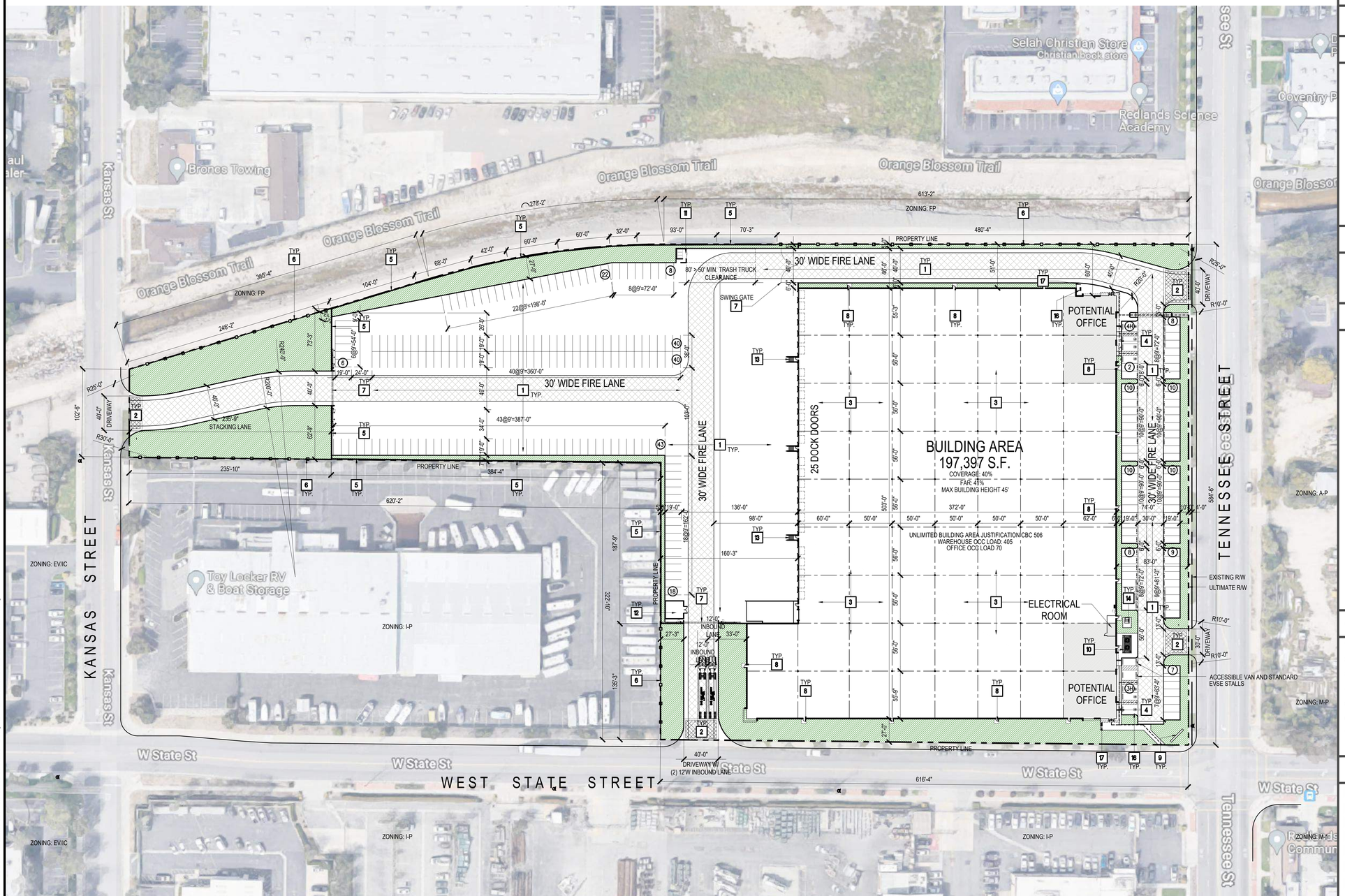

OVERALL SITE PLAN

SCALE 1" = 50'-0"

1

APPLICANT/OWNER

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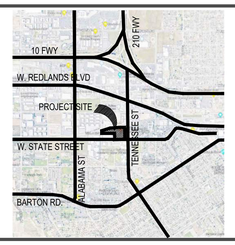
PROJECT ADDRESS / APN

301 TENNESSEE STREET
REDLANDS CALIFORNIA 92373
APN: 0292-192-11, 0292-192-14

VICINITY MAP



PROJECT DESCRIPTION

NEW CONSTRUCTION FOR (1) SPECULATIVE 197,397 SF TYPE III-B, S-1/B OCCUPANCY WAREHOUSE WITH ESFR FIRE SPRINKLER SYSTEM. PROPOSED SITE IMPROVEMENTS CONSIST OF CONCRETE TILT SCREEN WALL, TRASH ENCLOSURE, PUMP HOUSE, SITE LIGHTING STANDARDS, WROUGHT IRON FENCE AND HARDSCAPE/LANDSCAPE IMPROVEMENTS PER CITY STANDARDS.

PROJECT DATA

REDLANDS

SITE AREA		478,296	SF
		10.98	Acres
BUILDING AREA			
1ST FLOOR	WAREHOUSE	189,397	SF
	OFFICE	4,000	SF
1ST TOTAL		193,397	SF
2ND FLOOR	OFFICE	4,000	SF
TOTAL		**197,397**	SF
PROJECT FACT			
	FAR		0.41
	CLEAR HEIGHT		36'
	CONSTRUCTION TYPE		IIIB
ZONING			
ZONE ORDINANCE			Light Industrial
MAX BUILDING HEIGHT			No Limit
SET BACK		BUILDING	LANDSCAPE
	FRONT	25'	10'
	SIDE	0'	5'
	REAR	0'	5'
LANDSCAPE REQ		71,744 SF	15%
LANDSCAPE PROVIDED		84,845 SF	18%
PARKING REQ			
	AUTO PARKING		
	SIZE		9'X19'
	OFFICE:	1/250 SF	32
	WAREHOUSE	1ST 20K @1/500 SF	40
	WAREHOUSE	2ND 20K @ 1/1000 SF	170
	TOTAL		242
PROJECT PROVIDED			
PARKING PROVIDED			
	AUTO PARKING		
	STANDARD	9'X19'	201
	ADA STANDARD	9'X19'	5
	ADA VAN	12'X19	2
	CLEAN AIR EV READY/EVSE (20%)		52
	TOTAL		260

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE,
2. ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM.
3. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES.
4. FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
5. PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
6. LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.
7. ALL GROUND MOUNTED UTILITY APPURTENANCES I.E. TRANSFORMER, BACKFLOW DEVIDES UTILITY METERS SHALL BE SCREEN WITH MATURE SHRUBS, SEE LANDSCAPE PLANS

KEYNOTES

1. SITE PAVING AND SECTION PER CIVIL ENGINEERING
2. DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN
3. PRIMARY BUILDING
4. PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH
5. DECORATIVE CONCRETE SCREEN WALL 8 FT MAX FROM PUBLIC VIEW
6. WROUGHT IRON FENCE 8 FT
7. 8'H BLACK PAINTED VEHICULAR AUTOMATIC UL 325 AND ASTM F2200 COMPLIANT WITH OPTI-COM AND KNOX KEY SWITCH
8. 5'-6" X 6' X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR MANDOORS WITH MEDIUM BROOM FINISH.
9. SEPARATE PLAN CHECK/PERMIT MONUMENT SIGN
10. EMPLOYEE BREAK AREA, TENANT FURNISHED UNLESS NOTED OTHERWISE
11. TRASH ENCLOSURE
12. PUMP HOUSE
13. EXTERIOR CONCRETE STAIR
14. APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING
16. SHORT TERM - BICYCLE RACK 1:30 STALLS (9 SPACES MIN.)
17. DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY

LEGEND

- STANDARD PARKING STALL 9' X 19'
- CLEAN AIR, VANPOOL / EV 9' X19'
- ADA PARKING VAN 12' X 19' OR STANDARD 9' X 19' WITH 5' CLR AISLE
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL. MAX 5% SLOPE AND MAX 2% CROSS SLOPE WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE WITH ADA ACCESSIBLE RAMP
- LANDSCAPE, SEE LANDSCAPE DRAWINGS

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LICENSED ARCHITECT
STEVE K. HONG
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REN. 12-31-22
STATE OF CALIFORNIA

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No.	ISSUANCE	DATE

JOB No.
22-150

DRAWN STEVE HONG
CHECKED STEVE HONG

SHEET TITLE
ARCHITECTURAL
OVERALL SITE PLAN

SHEET NUMBER
DRC-A1.01

Plot Date: 1/11/2023 12:17:22 PM Last Save By: steve Login: Steve Hong L:\Projects\Duke\22-150 Duke Redlands 301 Tennessee Street\03 - Design\04 - Entitlements And CD\DRC-A1.01.dwg