



REDLANDS DC 28

301 TENNESSEE STREET
REDLANDS, CA 92373



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PROJECT
7TH ENT SUBMITTAL



HERDMAN
ARCHITECTURE • DESIGN
A23-2065
12.17.2024

TITLE SHEET

A0

12/17/2024 9:29:29 AM



KEYNOTES

- 102 PROPOSED DRIVEWAY PER JURISDICTIONAL STANDARDS.
- 103 DECORATIVE PAVING SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.
- 104 @ SHADING, PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS.
- 107 (N) SIDEWALK.
- 109 (N) TRANSFORMER LOCATION.
- 110 ACCESSIBLE FOR ACCESSIBLE PARKING STALL 5'-0" WIDE.
- 111 TYP U.L.O.N., STANDARD PARKING STALL, 8'-6" WIDE X 19'-0" DEEP.
- 112 (V) ELECTRIC VEHICLE CHARGING STATION. PROVIDE FOR FUTURE EVSE. ELECTRIC VEHICLE SUPPLY EQUIPMENT MATCH STANDARD STALL SIZE.
- 113 (V) EVSE ELECTRIC VEHICLE CHARGING STATION. PROVIDE EVSE ELECTRIC VEHICLE SUPPLY EQUIPMENT, MATCH STANDARD STALL SIZE.
- 114 ACCESSIBLE PARKING SITE ENTRANCE SIGN.
- 115 STANDARD ACCESSIBLE PARKING STALL 8'-0" WIDE X 19'-0" DEEP IN THE DIRECTION OF TRAVEL.
- 116 VAN ACCESSIBLE PARKING STALL, 12'-0" WIDE X DEPTH OF STANDARD STALL.
- 120 TRUNCATED CONE DETECTABLE WARNING SURFACE, MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
- 125 CONCRETE TILT-UP SCREEN WALL, MIN HEIGHT ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
- 137 TUBE STEEL FENCE, MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE.
- 143 PAINTED STEEL ROLLING GATES, MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
- 144 PAINTED STEEL SWINGING GATES, MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
- 146 POSITION BIKE RACK.
- 147 EMPLOYEE BREAK AREA.
- 159 MONUMENT SIGN.
- 162 ACCESSIBLE BUILDING ENTRANCE.

LOT AREA

REQUIRED FOOTAGE	ACRES
47926 SF	10.96

FLOOR AREA RATIO

BUILDING AREA	TAR AREA	TAR ALLOWABLE	TAR PROVIDED
135469 SF	47926 SF	50%	49.4%

BUILDING AREA SUMMARY

NAME	AREA
GROUND FLOOR	135428 SF
WAREHOUSE	2000 SF
OFFICE	2000 SF
MEZZAINE	135428 SF
OFFICE	2000 SF
OFFICE	2000 SF
GROUND LEVEL + MEZZAINE	135428 SF
WAREHOUSE	800 SF
TOTAL BUILDING AREA	135428 SF

LANDSCAPE AREA SUMMARY

LANDSCAPING AREA	LANDSCAPING PROVIDED	LANDSCAPING REQUIRED
15%	81169 SF	17%

TOTAL PARKING REQUIRED

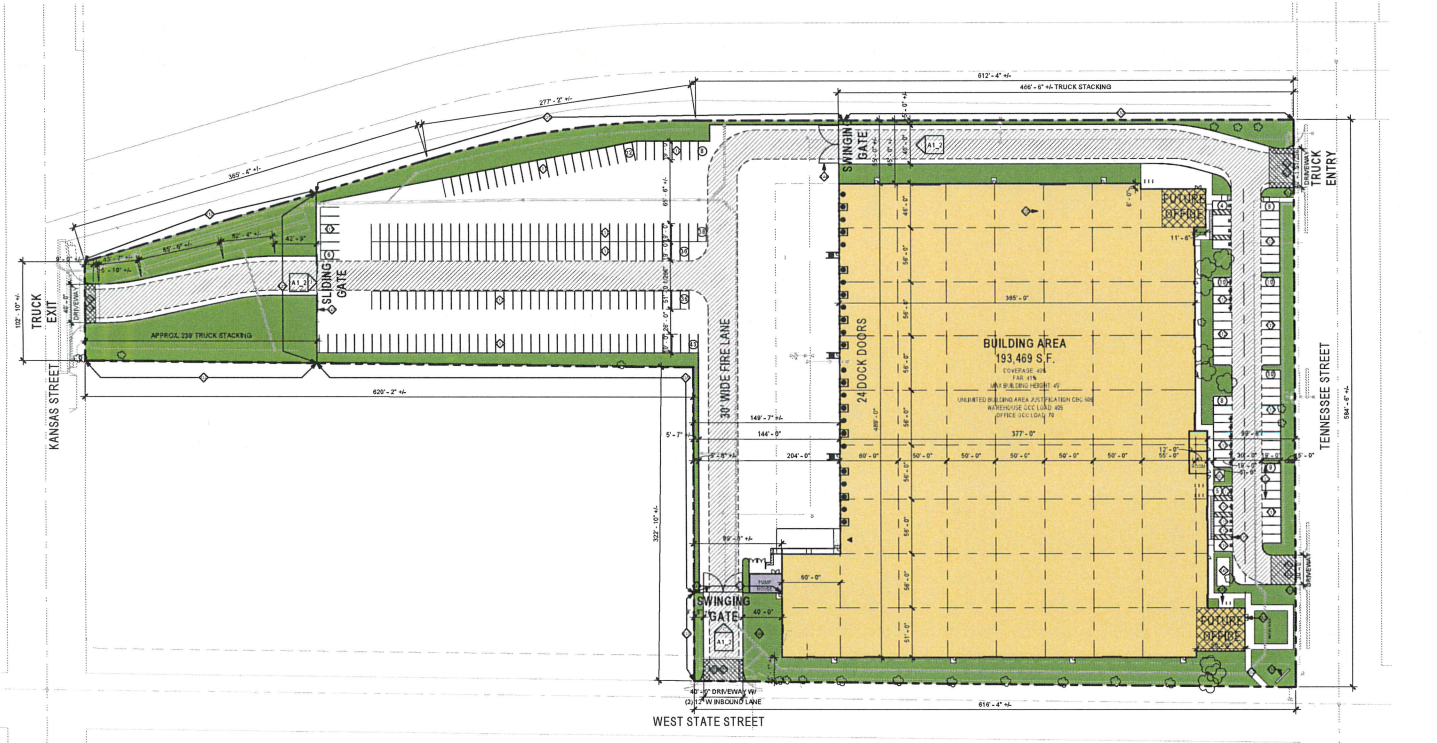
BUILDING USE	BUILDING AREA	PARKING RATIO (X) (REQ. PARKING)
OFFICE	4000 SF	250
OFFICE	2000 SF	250
WAREHOUSE	2000 SF	500
WAREHOUSE	134428 SF	1000
TOTAL	135428 SF	2300

REQUIRED PARKING BREAKDOWN

SPACE TYPE	SPACES REQUIRED
STANDARD STALLS	193
STANDARD ACCESSIBLE STALLS	5
VAN ACCESSIBLE STALLS	2
EV CAPABLE STALL W/ EVSE	38
EVSE (EV CAPABLE STALL W/ EVSE)	10
STANDARD ACCESSIBLE EVCS (EV CAPABLE STALL W/ EVSE)	1
VAN ACCESSIBLE EVCS (EV CAPABLE STALL W/ EVSE)	1
TOTAL	238

PARKING PROVIDED

SPACE TYPE	SPACES PROVIDED
STANDARD STALLS	186
STANDARD ACCESSIBLE STALLS	5
VAN ACCESSIBLE STALLS	2
EV CAPABLE STALL W/ EVSE	38
EVSE (EV CAPABLE STALL W/ EVSE)	10
STANDARD ACCESSIBLE EVCS (EV CAPABLE STALL W/ EVSE)	1
VAN ACCESSIBLE EVCS (EV CAPABLE STALL W/ EVSE)	1
TOTAL	253



1 PROPOSED SITE PLAN
Scale: 1" = 50'-0"

<p>DEVELOPER/OWNER</p> <p>ADDRESS: 208 SPECTRUM DRIVE, SUITE 100, RIVINE, CA 92318 CONTACT: NICKIE TORRES PHONE: 949.797.7046 EMAIL: NITORTSVE@PROLOGIS.COM</p> <p>APPLICANT'S REPRESENTATIVE/ARCHITECT</p> <p>HERDMAN ARCHITECTURE + DESIGN, INC. 3388 E. COAST HIGHWAY STE B COSTON DEL MAR, CA 92026 CONTACT: BRIDGET HERDMAN PHONE: 714.392.2100 EMAIL: PROLOGIS@HERDMAN-AD.COM</p> <p>SCOPE OF WORK</p> <p>CONSTRUCT NEW ONE STORY + MEZZAINE CONCRETE TILT-UP WAREHOUSE/DEISTRIBUTION FACILITY WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING AND IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS AND BLOW-DOWNING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT.</p>	<p>LEGAL DESCRIPTION & ZONING</p> <p>LEGAL DESCRIPTION: ASSESSOR'S PARCEL NO: PROJECT INFORMATION & AREA ANALYSIS</p> <p>BUILDING ADDRESS: 391 TENNESSEE STREET CONSTRUCTION TYPE: B-F-1 OCCUPANCY: B-F-1 FIRE SPRINKLER: YES (SEFR NFPA 72, NFPA 13 & NFPA 24) CLEAR HEIGHT: 3F</p> <p>ZONING: IL (LIGHT INDUSTRIAL) SPECIAL PLAN: N/A FEMA FLOOD ZONE: NO FLOOD ZONE</p> <p>BUILDING SETBACKS: FRONT SETBACK: 15' SIDE SETBACK: 0' REAR SETBACK: 0'</p> <p>ALLOWABLE AREA: UNLIMITED AREA PER CBC 507 OR 517 PER TABLE 504.2</p>	<p>SHEET INDEX</p> <table border="1"> <tr><td>A1</td><td>SITE PLAN</td></tr> <tr><td>A1-1</td><td>FENCING PLAN</td></tr> <tr><td>A1-2</td><td>GATE & FENCE ELEVATIONS</td></tr> <tr><td>A1-3</td><td>FIRE MASTER PLAN</td></tr> <tr><td>A1-4</td><td>GROUND LEVEL FLOOR PLANS</td></tr> <tr><td>A1-5</td><td>ROOF PLAN</td></tr> <tr><td>A4</td><td>EXTERIOR ELEVATIONS</td></tr> <tr><td>A5</td><td>COLOR BOARD</td></tr> <tr><td>C1</td><td>CONCEPTUAL GRADING</td></tr> <tr><td>C2</td><td>CONCEPTUAL GRADING</td></tr> <tr><td>C3</td><td>CONCEPTUAL GRADING</td></tr> <tr><td>L1</td><td>CONCEPTUAL LANDSCAPE PLAN</td></tr> <tr><td>L2</td><td>CONCEPTUAL LANDSCAPE PLAN</td></tr> <tr><td>L3</td><td>CONCEPTUAL LANDSCAPE PLAN</td></tr> <tr><td>E1</td><td>PHOTOMETRIC</td></tr> </table>	A1	SITE PLAN	A1-1	FENCING PLAN	A1-2	GATE & FENCE ELEVATIONS	A1-3	FIRE MASTER PLAN	A1-4	GROUND LEVEL FLOOR PLANS	A1-5	ROOF PLAN	A4	EXTERIOR ELEVATIONS	A5	COLOR BOARD	C1	CONCEPTUAL GRADING	C2	CONCEPTUAL GRADING	C3	CONCEPTUAL GRADING	L1	CONCEPTUAL LANDSCAPE PLAN	L2	CONCEPTUAL LANDSCAPE PLAN	L3	CONCEPTUAL LANDSCAPE PLAN	E1	PHOTOMETRIC	<p>VICINITY MAP</p>	<p>SITE PLAN GENERAL NOTES</p> <ol style="list-style-type: none"> 1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS. 2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS. 3. LOCAL ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOW WITH A DIMENSION TO THE FACE OF THE WALL OR CURB), OR CENTERLINE OR THE FACE OF THE WALL FINISH. REFER TO CIVIL AND MECH PLANS TO CORRELATE UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION. 4. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND FOLLOW ALL FINISHING ORDERS TO PROVIDE PROTECTION TO FIELD VERIFY. 5. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN AND DRAWINGS SHALL CONFORM TO THE FOLLOWING: <ol style="list-style-type: none"> a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 1%. b) SLOPES PERPENDICULAR TO THE DIRECTION OF TRAVEL DO NOT EXCEED 2%. c) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN. d) CHANGES IN LEVEL UP TO 1/2" OVER 1' W/ 1/4" DIA. (3) CURBS IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS. 6. THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 9'-0" MIN. 7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 4" HIGH, 1" WIDE CONCRETE CURB (O.N.). 8. A CONCRETE SLOPE STOP (L) ENDING 12" BEYOND EACH END OF THE CURB SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' FROM THE FINISHED GRADE. 9. PROVIDE PIPE COLLAR PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITY AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE COLLAR PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND/OR FIRE AUTHORITY SEE DETAIL 3100.1. 10. ALL EXPOSED TENSION DEVICE COVERINGS SHALL BE PAINTED FINISHED GREEN. 11. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE PROTECTION TO FIELD VERIFY AT ALL RETURNING AND PLANTER WALLS WHERE THE SIDE OF THE WALL IS EXPOSED TO THE SIDE OF THE ADJACENT FLOOR SLAB OR BELOW GRADE. (SEE KNOX) 12. PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE. SEE PLAN FOR LOCATION. 	<p>SITE LEGEND</p> <table border="1"> <tr> <td></td> <td>LANDSCAPE AREA</td> </tr> <tr> <td></td> <td>CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE RAILS, OR TRUCK CURBS. SEE DRAWINGS FOR PAVING SECTIONS.</td> </tr> <tr> <td></td> <td>FIRE HOSEWAY. PROVIDE PIPE BELLIED PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITY. SEE 3100.1.</td> </tr> <tr> <td></td> <td>STREET LIGHT</td> </tr> <tr> <td></td> <td>INDICATES AN ACCESSIBLE ROUTE. 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