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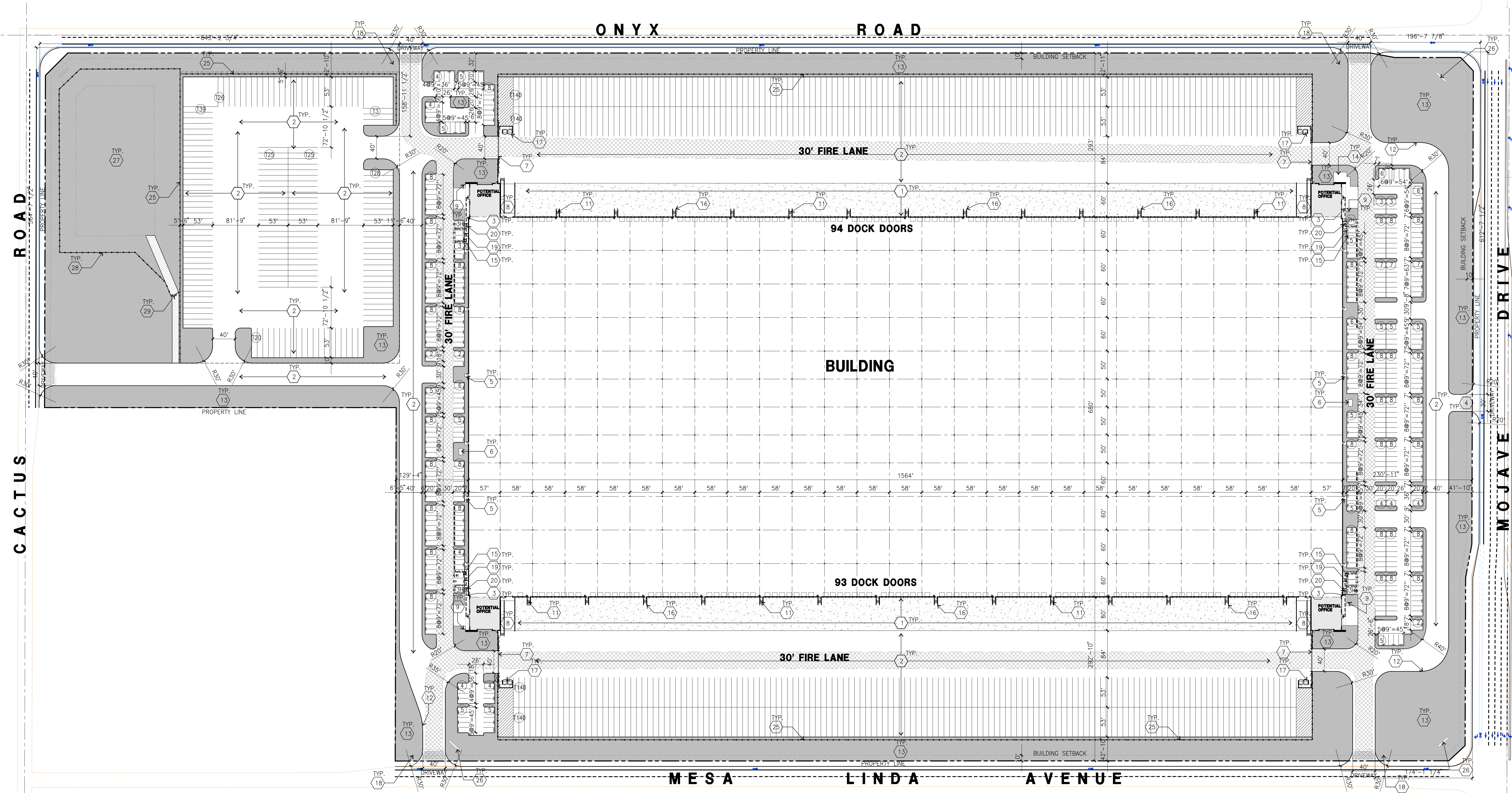
Consultants:
Civil: KIER & WRIGHT
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: RODARTE LANDSCAPE
Fire Protection: -
Soils Engineer: LGC GEOTECHNICAL

Title: **OVERALL SITE PLAN**

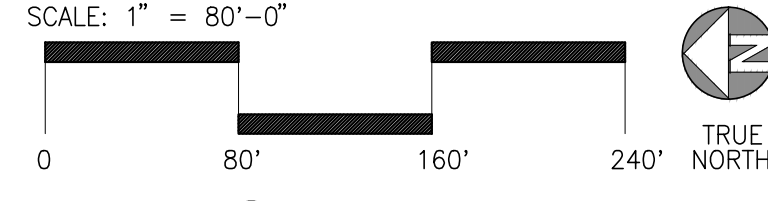
Project Number: 22388
Drawn by: JK
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DAB-A1.1



OVERALL SITE PLAN
scale: 1" = 80'-0" **A**



SITE PLAN KEYNOTES

- | | |
|--|---|
| 1) HEAVY BROOM FINISH CONCRETE PAVEMENT. | 15) PRE-CAST CONCRETE WHEEL STOP. |
| 2) ASPHALT CONCRETE (AC) PAVING. | 16) CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H. |
| 3) CONCRETE WALKWAY, MEDIUM BROOM FINISH | 17) TRASH ENCLOSURE PER CITY STANDARD. |
| 4) DRIVEWAY APRONS TO BE CONSTRUCTED | 18) ACCESSIBLE ENTRY SIGN. |
| 5) 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR. | 19) ACCESSIBLE PARKING STALL SIGN. |
| 6) APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E. | 20) TRUNCATED DOME. |
| 7) PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. | 21) APPROXIMATE LOCATION OF FIRE HYDRANT. |
| 8) CONCRETE RAMP W/ 42" HIGH CONCRETE WALL. | 22) WALL MOUNTED LIGHTING FIXTURE. |
| 9) EXTERIOR BIKE RACK TYPICAL. | 23) SITE LIGHT POLE W/ CONCRETE BASE. |
| 10) 8' HIGH CONCRETE TILT-UP SCREEN WALL. | 24) 8" HIGH METAL SWING GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. |
| 11) EXTERIOR CONCRETE STAIR. | 25) PROVIDE 8" WROUGHT IRON FENCING WITH CONCRETE PLASTER EVERY 100' MAX. SEE K/AD.4.3 FOR DETAILS. |
| 12) CONCRETE CURB. SEE CIVIL DRAWINGS. | 26) PROPOSED MONUMENT SIGN |
| 13) LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING. | 27) DETENSION BASIN. SEE CIVIL PLANS. |
| 14) OUTDOOR BREAK AREA | 28) 5" H WROUGHT IRON FENCING WITH CONCRETE PLASTER EVERY 100'. MAX. |
| | 29) 7" H X 3'-0" WIDE P.R. DOUBLE MAN GATE |

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- THE PROPOSED DRIVEWAY ON THE MOJAVE DRIVE FRONTAGE SHALL BE RIGHT-IN RIGHT-OUT ONLY. ALL NEW DRIVEWAYS SHALL BE AT LEAST 150'-FEET AWAY FROM INTERSECTIONS.

SITE LEGEND

- CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 20')
- LANDSCAPED AREA
- 26' WIDE FIRELANE
- DG PAVING
- ACCESSIBLE PARKING STALL (9' X 20') W/ 5' ACCESSIBLE AISLE
- ACCESSIBLE PARKING STALL (VAN) (12' X 20') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL

TABULATION

SITE AREA	2,827,923 sq ft
BUILDING AREA	114,400 sq ft
Office	20,000 sq ft
Office - 2nd floor	20,000 sq ft
Warehouse	1,057,300 sq ft
TOTAL	1,097,300 sq ft
BUILDING CLEAR HEIGHT	42 ft
SITE COVERAGE	80%
Maximum Allowed	80%
Actual	38.8%
AUTOPARKING REQUIRED	134 stalls
Office: 1/200 s.f.	40 stalls
Warehouse: 1st 40k @ 1/1,000 s.f.	255 stalls
above 40k @ 1/14,000 s.f.	429 stalls
TOTAL	429 stalls
AUTOPARKING PROVIDED	363 stalls
Standard (9'x20')	7
Accessible Parking (STD. 9'x20')	2
Accessible Parking (Van. 12'x20')	43
FUTURE EV STD (9' x 20')	1
FUTURE EV AMBULATORY (10' x 20')	1
FUTURE EV ADA STD (9'x20')	1
FUTURE EV Van Accessible (12' x 20')	1
Chain air Van Pool/EV W/O EV ready (9'x20')	9
TOTAL	457 stalls
TRAILER PARKING PROVIDED	726 stalls
Standard (10' x 30')	
ZONING ORDINANCE FOR CITY	
Zoning - Light Industrial - M-1	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 55' (42' clear ht of the bldg)	
LANDSCAPE REQUIREMENT IN PARKING ZONE	
Percentage - 5%	
LANDSCAPE PROVIDED	49,071 sq ft
Provided	17.4%
SETBACKS	
Buildings	Landscape
Front - 10'	8' from street
Street - Side/ Rear - 10'	10' along high w ay
Interior - Side/ Rear - None	5' along interior lot line and building
From R district - 30'	