PLOT PLAN

CAUTION: IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT

DESCRIPTION

The Project known as Patterson & Harvill Business Park consists of approximately 4.79 acres and is bound by Harvill Avenue to the east, Patterson Avenue to the west, Cajalco Road to the north, and Rider Street to the south within the County of Riverside, California. The project will consist of a proposed +/-100,190 square foot warehouse

VICINITY MAP

SITE LEGEND

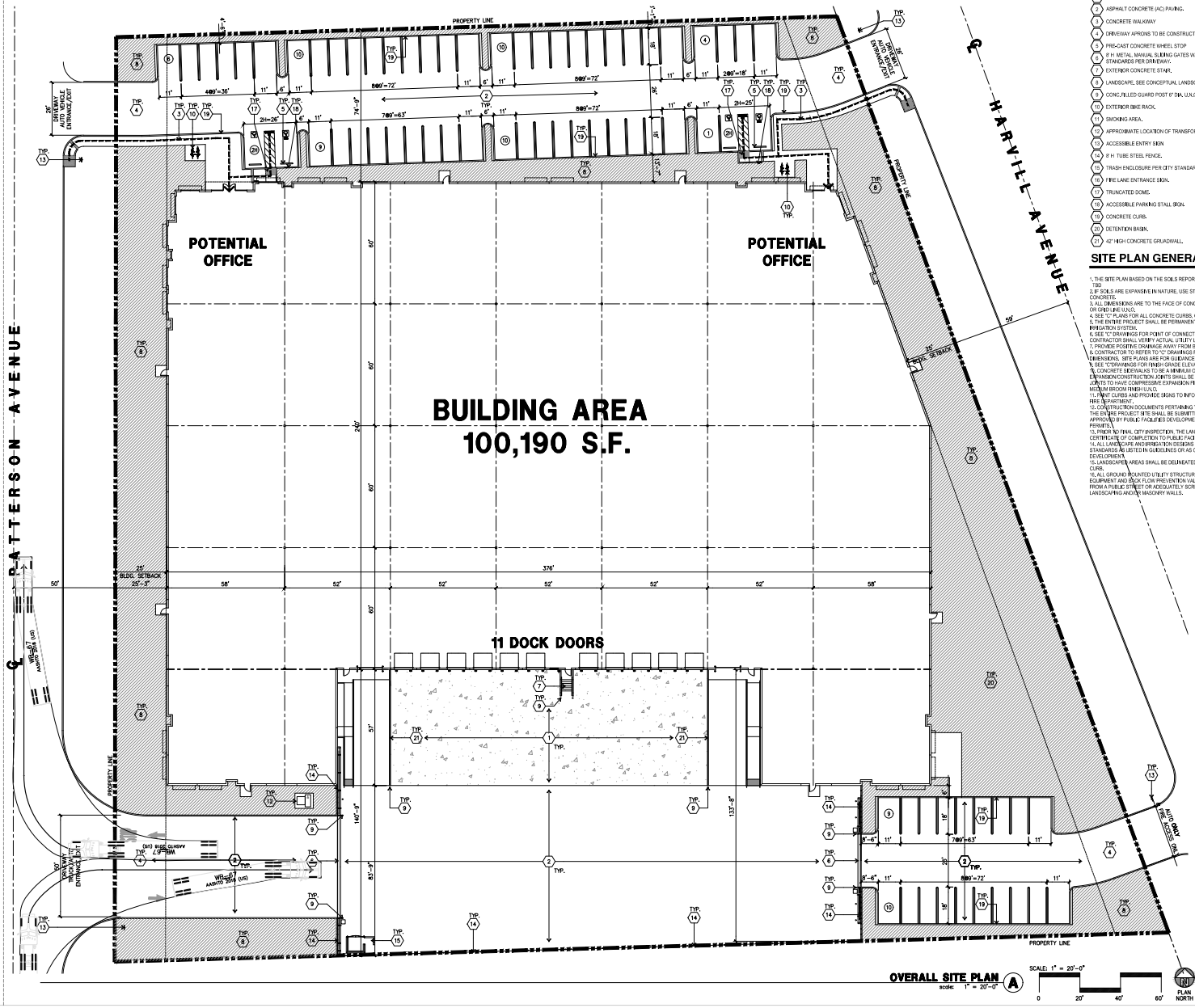
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- ASPHALT CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- DISABLED PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- DISABLED PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- PATH OF TRAVEL
- 20' FIRE WIDE FIRELANE
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING.
3. CONCRETE WALKWAY
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
5. PRE-CAST CONCRETE WHEEL STOP
6. 8' H METAL MANUAL SLIDING GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. EXTERIOR CONCRETE STAIR.
8. LANDSCAPE. SEE CONCEPTUAL LANDSCAPE PLAN.
9. CONC.FILLED GUARD POST 6" DIA. U.N.O. 42" H
10. EXTERIOR BIKE RACK.
11. SMOKING AREA.
12. APPROXIMATE LOCATION OF TRANSFORMER.
13. ACCESSIBLE ENTRY SIGN
14. 8' H TUBE STEEL FENCE.
15. TRASH ENCLOSURE PER CITY STANDARD.
16. FIRE LANE ENTRANCE SIGN.
17. TRUNCATED DOME.
18. ACCESSIBLE PARKING STALL SIGN.
19. CONCRETE CURB.
20. DETENTION BASIN.
21. 42" HIGH CONCRETE GRUADWALL.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. 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 COMPRESSIBLE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. 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.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
16. ALL GROUND MOUNTED UTILITY STRUCTURES SUCH AS TRANSFORMERS, HVAC EQUIPMENT, AND BACK FLOW PREVENTION VALVES SHALL BE LOCATED OUT OF VIEW FROM A PUBLIC STREET OR ADEQUATELY SCREENED THROUGH THE USE OF LANDSCAPING AND/OR MASONRY WALLS.



OVERALL SITE PLAN (A)
scale: 1" = 20'-0"

PROPERTY OWNER

LDC INDUSTRIAL REALITY
555 N EL CAMINO REAL, #A456
SAN CLEMENTE,CA 92672
LARRY D. COCHRUN
TEL: 949-226-4601
EMAIL: LCOCHRUN@LDCINDUSTRIAL.COM

ADDRESS OF THE PROPERTY

PATTERSON AVENUE AND HARVILL AVENUE,
RIVERSIDE COUNTY, CA

ASSESSOR'S PARCEL NUMBER

317-160-037

LEGAL DESCRIPTION

SEE CIVIL

ZONING

GENERAL PLAN LAND USE DESIGNATION:
LIGHT INDUSTRIAL (LI)

ZONING CLASSIFICATION:
MANUFACTURING-SERVICE COMMERCIAL (M-SC)

CONSTRUCTION TYPE

CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY : S-1/B
OFFICE & WAREHOUSE

CONSTRUCTION TYPE: III-B
FIRE SPRINKLER: ESFR READY

CODE ANALYSIS

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

APPLICANT

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2138
ATTN: MATTHEW LEE

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2138
ATTN: MATTHEW LEE

PROJECT DATA

		BLDG.1
SITE AREA		
In s.f.		198,624 s.f.
In acres		4.79 ac
BUILDING AREA		
Office 1st Floor		3,000 s.f.
Office 2nd Floor		3,000 s.f.
Warehouse		94,190 s.f.
TOTAL		100,190 s.f.
COVERAGE		50.4%
AUTO PARKING REQUIRED		
Office:	1/250 s.f.	24 stalls
Whse:	1/2000 s.f.	48 stalls
TOTAL		72 stalls
AUTO PARKING PROVIDED		
Standard (9' x 18')		73 stalls
Accessible (9' x 18')		4 stalls
TOTAL		77 stalls
ZONING ORDINANCE FOR CITY		
Zoning Designation - Light Industrial		
Mead Valley Plan		
CLEAR HEIGHT		32
MAXIMUM FLOOR AREA RATIO		
FAR - 0.25-0.60		
LANDSCAPE REQUIREMENT		
Percentage - 10%		
LANDSCAPE PROVIDED		
In percentage -		18.7%
In s.f. -		37,199
SETBACKS		
Building		Parking/Landscape
Front -25', 50' if abuts R zone		20'
Side/Rear - 0'		0

LEGEND

CASE: PPT220026
EXHIBIT: Exhibit A
DATE: 6/15/2022
PLANNER: D Bradford
☑ Meeting ☐ Comment Agenda ☐ Final

OFFICIAL USE ONLY

HPA architecture
hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•683•1770
email: hpa@hparchs.com

LICENSED ARCHITECT
MATTHEW LEE ARCHITECT
C-28460
3-31-23
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

LDC INDUSTRIAL REALTY, LLC
555 N. El Camino Real #A456
San Clemente, CA 92672
msnyder@ldcindustrial.com

Tel: (949) 226-4601
Website: LDCindustrial.com

Project:

PATTERSON AVE. & HARVILL AVE.

Patterson Ave. & Harvil Ave.
Riverside County, CA

Consultants:

Civil:	KIMLEY HORN
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL SITE PLAN

Project Number: 21032
Drawn by: ML
Date: 5/13/22
Revision:

Sheet:

DAB-A1.1