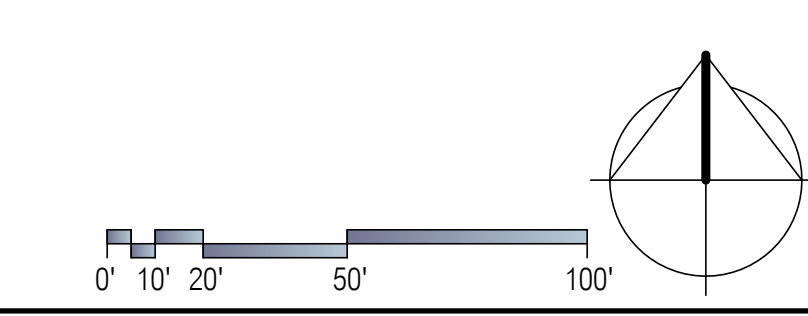


PROJECT DATA

SITE AREA:	140,138 SF 3.22 AC
BUILDING AREA:	
INSIDE APZ ZONE	41,630 SF
OUTSIDE APZ ZONE	3,142 SF
TOTAL	44,772 SF
COVERAGE:	31.95 %
PARKING REQUIRED:	
10,000 SF OFFICE @ 3.3/1000	33 STALLS
0 - 50,000 SF @ 1/1000	35 STALLS
50,000 - 200,000 SF @ 0.33/1000	0 STALLS
TOTAL STALLS REQUIRED	68 STALLS
AUTO PARKING PROVIDED:	
STANDARD STALLS	67 STALLS
CARPOOL STALLS (6% MIN)	4 STALLS
FUTURE STALLS	0 STALLS
TOTAL STALLS PROVIDED	71 STALLS
LANDSCAPE AREA PROVIDED:	
TOTAL	33,685 SF 24.04 %
MINIMUM SETBACKS REQUIRED:	
FRONT BUILDING	20'
FRONT LANDSCAPE	15'
SIDE BUILDING	0'
SIDE LANDSCAPE	5'
REAR BUILDING	25'
REAR LANDSCAPING	5'

SITE PLAN LOT 2 UNIT 1
SCALE: 1" = 40'-0"



KEYNOTES

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
2. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING PER GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL INTERIOR PERIMETERS.
3. PAINTED CONCRETE TRASH AND RECYCLE BIN ENCLOSURE MIN. 6'-0" HIGH, ONE BIN IS DEDICATED FOR TRASH, AND ONE BIN FOR RECYCLE PRODUCTS. TRASH ENCLOSURES ARE WITHIN THE SCREENED TRUCK COURT.
4. TYPICAL STANDARD PARKING STALL MIN. 9' X 18' (OR 16' + 2' OVERHANG) - STRIPE PER STANDARDS.
5. 8'-0" HIGH STEEL PICKET SWINGING GATE. ALL SITE GATES WILL HAVE KNOX BOXES TO ALLOW FIRE DEPARTMENT ACCESS. GATES SHALL PROVIDE 80% OPACITY.
6. 10'-0" PAINTED CONCRETE SCREEN WALL WITH STONE VENEER PILASTERS AT 80' O.C. MAX. WALL TO ATCH ADJACENT RECENTLY CONSTRUCTED WALL.
7. ACCESSIBLE BUILDING ENTRY WITH ADJACENT BICYCLE RACKS - MINIMUM THREE. RACKS SHALL BE LOCATED NEAR, BUT NOT WITHIN THE PEDESTRIAN PATHS.
8. MINIMUM 60W CONCRETE PAVED TRUCK APRON.
10. AC OR CONCRETE PAVED SECURE YARD AREA.
11. CONCRETE PAVED LUNCH PATIO
12. STRIPE MINIMUM 5% OF STALLS AS CARPOOL STALLS.
13. ON SITE ACCESSIBLE SIDEWALK AND CURB RAMPS. SIDEWALK TO BE 6' WIDE IN FRONT OF AUTO STALLS AND 4' WIDE ELSEWHERE.
14. PROPOSED CURB CUT PER COUNTY STANDARDS.
15. 6' WIDE SIDEWALK WITH STREET FRONTAGE LANDSCAPING PER DESIGN GUIDELINES.
16. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SIGNS TO BE IN PLACE PRIOR TO ISSUANCE OF THE PROJECT CERTIFICATE OF OCCUPANCY.

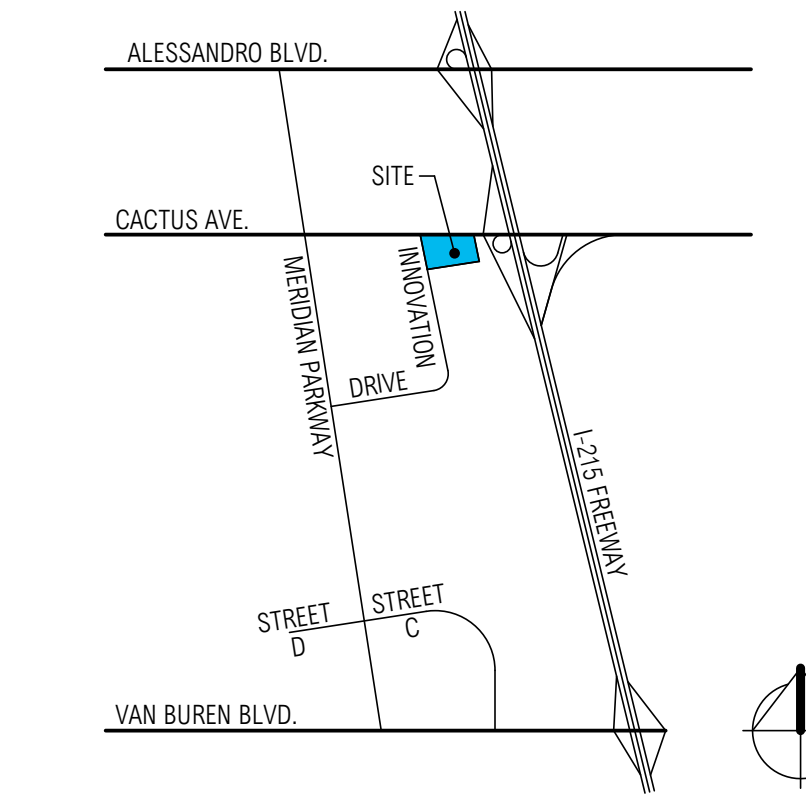
STANDARD JPA NOTES

1. ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE SCREENED FROM VIEW.
3. S.E.S. PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S.E.S. PANEL. THIS PROJECT PROPOSES INTERNAL ROOMS TO HOUSE S.E.S. PANELS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS.
4. ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING.
5. ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 4' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
6. ALL FREESTANDING PARKING LOT LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS. CONCRETE BASES FOR LIGHT POLES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 25" FROM THE ADJACENT GRADE.
7. SITE LIGHTING SHALL INCLUDE A MAXIMUM HEIGHT OF 25' FOR FREESTANDING OR BUILDING MOUNTED LIGHT FIXTURES. SITE LIGHTING FIXTURES SHALL NOT EXCEED 750 WATTS AND SHALL BE FULL CUT-OFF TYPE. FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT-BY-POINT LIGHTING ANALYSIS AND CATALOGUE CUTS WILL BE REQUIRED. LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM OF 0.5 FOOTCANDLES.
8. FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS, BY A LANDSCAPE SHRUB, OR BY COMBINATION OF THE TWO.
9. BUILDING DOWNSPOUTS SHALL BE INTERNALIZED FOR ELEVATIONS VISIBLE FROM A PUBLIC RIGHT AWAY. BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT OF WAY MAY INCORPORATE EXPOSED DOWNSPOUTS.
10. ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES SHALL PROVIDE A LOCATION FOR THE COLLECTION OF RECYCLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS.
11. WITHIN RETAIL, OFFICE AND MIXED USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO ISSUANCE OF A BUILDING PERMIT. STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED.
12. ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
13. ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH MARCH AIR RESERVE BASE / MARCH INLAND PORT. THE FOLLOWING USES ARE PROHIBITED:
 - A. ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN, OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT.
 - B. ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT.
 - C. ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR WHICH MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA.
 - D. ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION.
 - E. BUILDINGS WITHIN THE 650BA NOISE CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION.
14. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL RECEIVE APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: 1) IDENTIFICATION OF THE LOCATION OF A MINIMUM 30' X 42' WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CARPOOLING INFORMATION.
15. PRIOR TO ISSUANCE OF THE PROJECT C OF O, EACH PROJECT SHALL PROVIDE A 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.
16. ALL CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A DIAGRAMMATIC CALCULATION IDENTIFYING THE RELATIONSHIP OF SITE IMPROVEMENTS IN COMPLIANCE WITH FAA PART 77 AIRSPACE. ALL DEVELOPMENT REQUIRES APPROVAL OF A FAA FORM 2460-1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
17. ELECTRICAL CONDUIT SHALL BE PROVIDED AT ALL BUILDING DOCK LOADING DOORS TO PROVIDE FOR THE ELECTRIFICATION OF PARKED TRUCKS' TRAILERS.
18. THE MAXIMUM ALLOWABLE REFLECTANCE OF GLASS SHALL BE 25%.
19. ALL DRIVEWAYS FOR SITE ACCESS SHALL BE PAVED AC OR CONCRETE.
20. NO FUEL TANKS, WASTE OIL, LPG OR CHEMICAL TANKS ARE PROPOSED AS PART OF THIS PROJECT.
21. ALL DEVELOPMENT IMPACT FEES SHALL BE PAID, INCLUSIVE OF TUMF AND SCHOOL FEES, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UTILITY PROVIDERS

ELECTRICAL:	EDISON
WATER/SEWER:	WESTERN MUNICIPAL WATER DISTRICT
TELEPHONE:	VERIZON
GAS:	SOUTHERN CALIFORNIA GAS

VICINITY MAP



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CONSULTANT

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RIVERSIDE, CA 92518



26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

CD	BID	PC	DD	SD	MARK	DATE	DESCRIPTION
				03/13/08			SCHEMATIC DESIGN

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