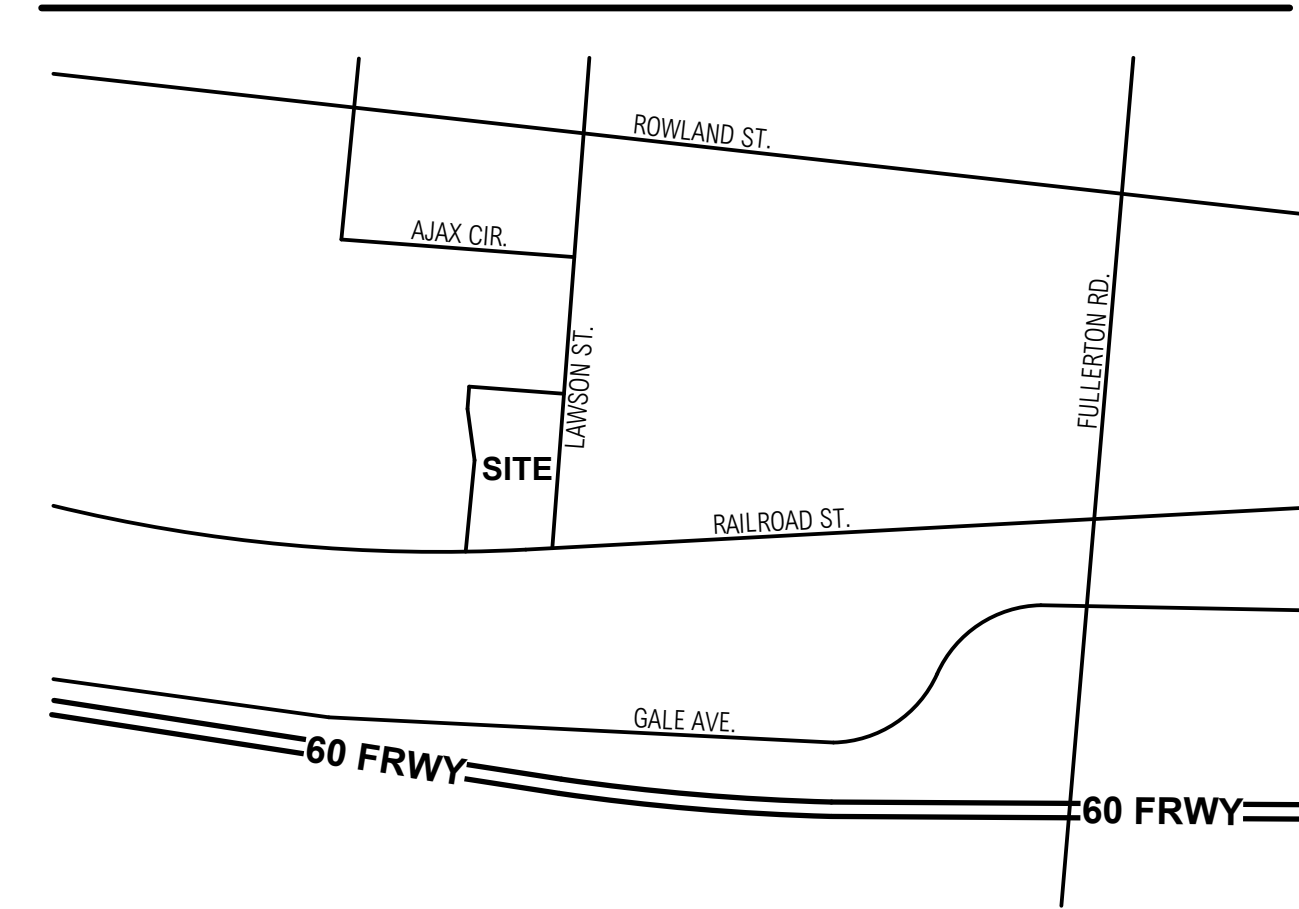


SITE LEGEND:

- PROPERTY / ROW LINE
- ADA PATH OF TRAVEL
- 8'H BLACK TUBE STEEL FENCE
- LANDSCAPE AREA
- FIRE HYDRANT
- PAD-MOUNT UTILITY TRANSFORMER
- TYPICAL PARKING STALLS - 9' X 19' STRIPED PER CITY STANDARDS

VICINITY MAP:



CODE ANALYSIS:

CONSTRUCTION TYPE:	III-B
OCCUPANCY:	S-1 PRIMARY OCC. B / F-1 ACCESSORY
FIRE SPRINKLERS:	FULLY SPRINKLERED
BUILDING HEIGHT:	75'
MAX. ALLOWABLE PROPOSED:	47'
STORIES:	3
MAX. ALLOWABLE PROPOSED:	1 + MEZZ.
ALLOWABLE AREA:	UNLIMITED PER CBC 507

PROJECT DATA:

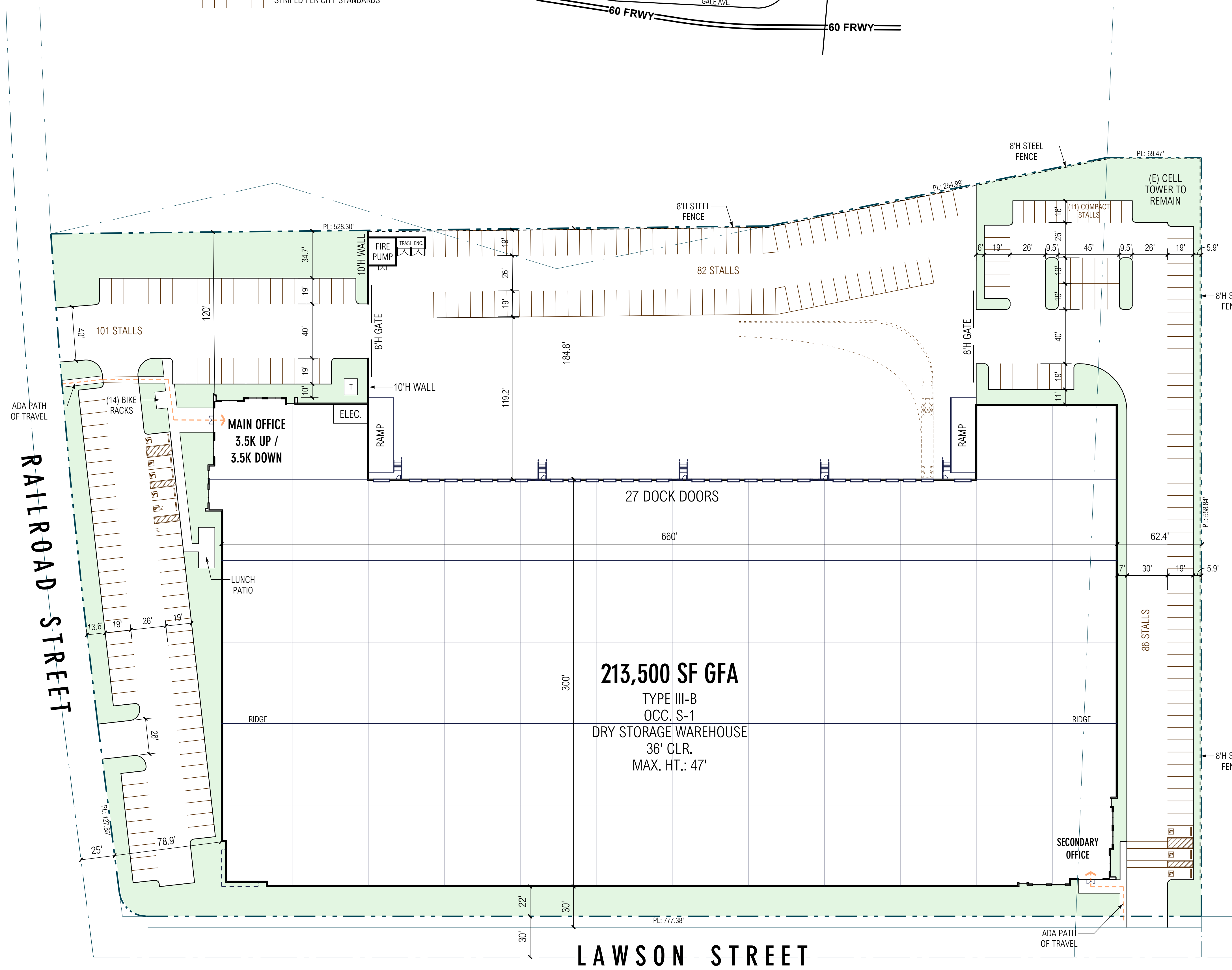
NET SITE AREA:	427,472 SF / 9.81 AC
FOOTPRINT AREA:	210,000 SF
MEZZANINE AREA:	3,500 SF
TOTAL FLOOR AREA:	213,500 SF
PROPOSED F.A.R.	0.499
AUTO PARKING REQUIRED:	N.A.
7,000 SF OFFICE:	
206,500 SF WAREHOUSE:	
1 TO 25,000 SF (1/500 SF):	50 STALLS
25K TO 100K SF (1/750 SF):	100 STALLS
100K SF +:	114 STALLS
TOTAL REQUIRED:	264 STALLS
AUTO PARKING PROVIDED:	
STANDARD STALLS:	198 STALLS
COMPACT STALLS:	11 STALLS
EV STALLS:	55 STALLS
ACCESSIBLE STALLS:	7 STALLS
TOTAL AUTO PARKING:	271 STALLS
BICYCLE PARKING:	
REQUIRED:	14 REQUIRED
PROVIDED:	14 PROVIDED
LANDSCAPE:	
REQUIRED:	12% / 51,297 SF
PROVIDED:	12.5% / 53,000 SF

ZONING COMPLIANCE TABLE:

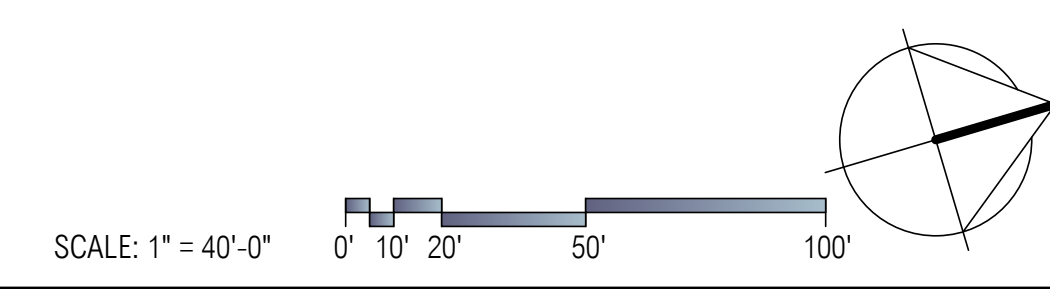
Development Standards	Required	Provided	Complies (Y or N)
Minimum Lot Size	50,000 SF	427,472 SF	Y
Maximum Lot Coverage	50%	49.9%	Y
Landscaping	12%	12.5%	Y
Maximum Building Height	150'-0"	47'-0"	Y
Setbacks			
South Building Property Line	30'	79'	Y
East Building Property Line	30'	30'	Y
North Building Property Line	0'	62'	Y
West Building Property Line	0'	120'	Y
Parking	264 Stalls	271 Stalls	Y

GENERAL NOTES:

- EXISTING CONSTRUCTION SITE DEBRIS TO BE REMOVED.
- THE SITE CURRENTLY SLOPES +/- 2%.
- NO SIGNS ARE PROPOSED WITH THIS APPLICATION PACKAGE.
- ALL PROPOSED NEW ON-SITE UTILITY SERVICES SHALL BE UNDERGROUND.
- DRIVEWAYS SHALL BE CONSTRUCTED PER CITY STANDARD PLAN.
- DAMAGED SECTIONS OF CURB & GUTTER ALONG PUBLIC RIGHT OF WAY SHALL BE REPAIRED.
- "SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS".
- ALL EXTERIOR LIGHT SHALL BE A 1 FC MIN.
- ALL BACKFLOW DEVICES SHALL HAVE A SECURE LOCKABLE CAGE AROUND IT.
- SLOPES GREATER THAN 3:1 WILL REQUIRE JUTE NETTING WITH GROUND COVER.
- ALL OUT SWINGING DOORS TO HAVE NON-REMOVABLE HINGE PINS.



213,500 SF GFA
 TYPE III-B
 OCC. S-1
 DRY STORAGE WAREHOUSE
 36' CLR.
 MAX. HT.: 47'



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INDUSTRY REDEVELOPMENT

17969 RAILROAD ST. INDUSTRY, CA

SCHEMATIC SITE PLAN

MARK	DATE	DESCRIPTION
	4/4/23	CONCEPTUAL SITE PLAN

REGA PROJECT NO:	23038.00
CAD FILE NAME:	23038-00-A1-1P
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A1-1P