

Owner:

DUKE REALTY
200 SPECTRUM CENTER DRIVE
SUITE 1600
IRVINE, CA 92618

TEL: (914) 525-6970

Project:

731 WEST CUTTING BLVD.

731 W. CUTTING BLVD.
RICHMOND, CA

Consultants:

CIVIL - Kier & Wright
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE - Green Design
FIRE PROTECTION -
SOILS ENGINEER -

Title: OVERALL SITE PLAN

Project Number: 20336

Drawn by: G.S.

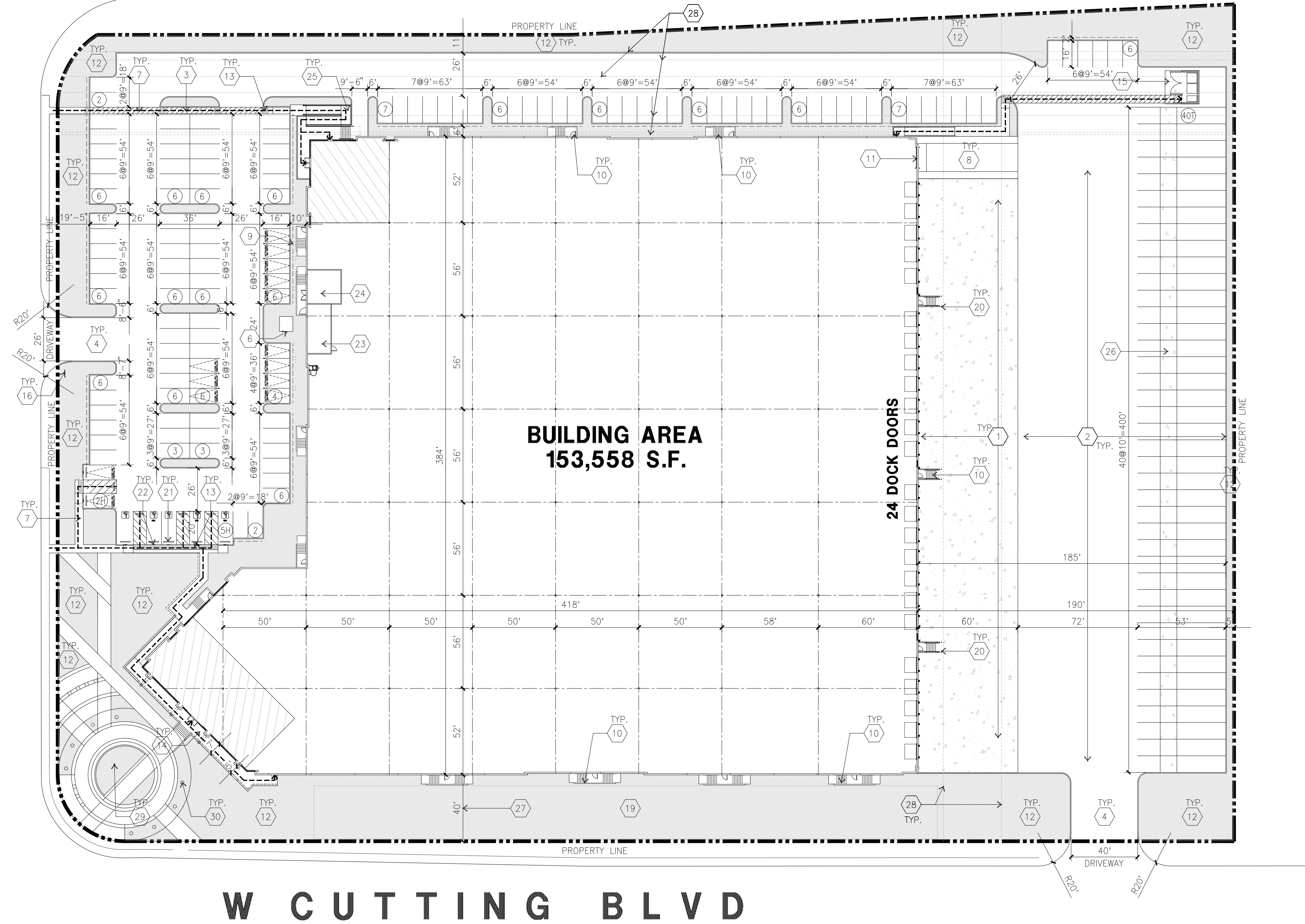
Date: 04/30/2021

Revision:

Sheet:

DAB-A1.1

CANAL BLVD

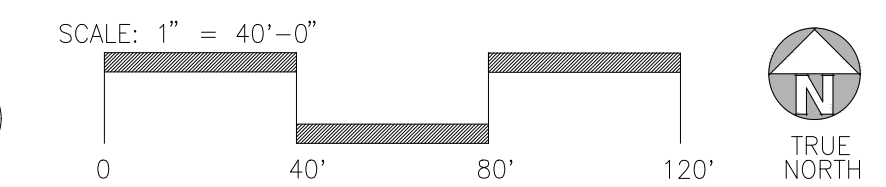


BUILDING AREA
153,558 S.F.

24 DOCK DOORS

W CUTTING BLVD

OVERALL SITE PLAN
SCALE: 1" = 40'-0"



SITE PLAN KEYNOTES

- | | |
|---|--|
| 1 HEAVY BROOM FINISH CONCRETE PAVEMENT. | 21 PRE-CAST CONC. WHEEL STOP. |
| 2 ASPHALT CONCRETE (AC) PAVING | 22 ACCESSIBLE PARKING STALL SIGN. |
| 3 ACCESSIBLE PATH OF TRAVEL | 23 ELECTRICAL ROOM. |
| 4 DRIVEWAY APRONS | 24 PUMP ROOM. |
| 5 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX. | 25 CONCRETE PEDESTRIAN RAMP AND STAIRS. |
| 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH UTILITY COMPANY | 26 CONCRETE DOLLY PAD. |
| 7 CONCRETE WALKWAY, MEDIUM BROOM FINISH. | 27 40' BUILDING SET BACK |
| 8 CONCRETE RAMP WITH CONCRETE GUARD WALL. | 28 UTILITY EASEMENT. SEE CIVIL DRAWINGS. |
| 9 FUTURE ELECTRIC VEHICLE CHARGER. | 29 NAUTICAL FLAGPOLE. |
| 10 EXTERIOR STAIR. | 30 PHOENIX DACTYLIFERA PALM. |
| 11 12' x 14' DRIVE-IN DOOR | |
| 12 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING | |
| 13 TRUNCATED DOMES. | |
| 14 HARDSCAPE AT ENTRANCE. | |
| 15 TRASH ENCLOSURE. | |
| 16 ACCESSIBLE ENTRY SIGN. | |
| 17 NOT USED. | |
| 18 NOT USED. | |
| 19 STORM TREATMENT. SEE CIVIL DRAWINGS | |
| 20 CONC. FILLED GUARD POST 6" DIA. U.N.D. 48" H. | |

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
- 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
- PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY 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 W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
- U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
- ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN LEGENDS

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|--|--|
| | CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS |
| | STANDARD PARKING STALL (9' x 18') |
| | CLEAN AIR/VANPOOL/EV CONDUIT STUB FOR FUTURE EV |
| | CLEAN AIR/ VANPOOL/EV WITHOUT CONDUIT STUB FOR FUTURE EV |
| | TRAILER PARKING (10' x 53') |
| | LANDSCAPED AREA |
| | NON-ACCESSIBLE PATH |
| | ACCESSIBLE PARKING STALL (9' x 20') |
| | ACCESSIBLE PARKING (VAN) STALL (9' x 20') + 8' W/ ACCESSIBLE AISLE |
| | PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN |

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