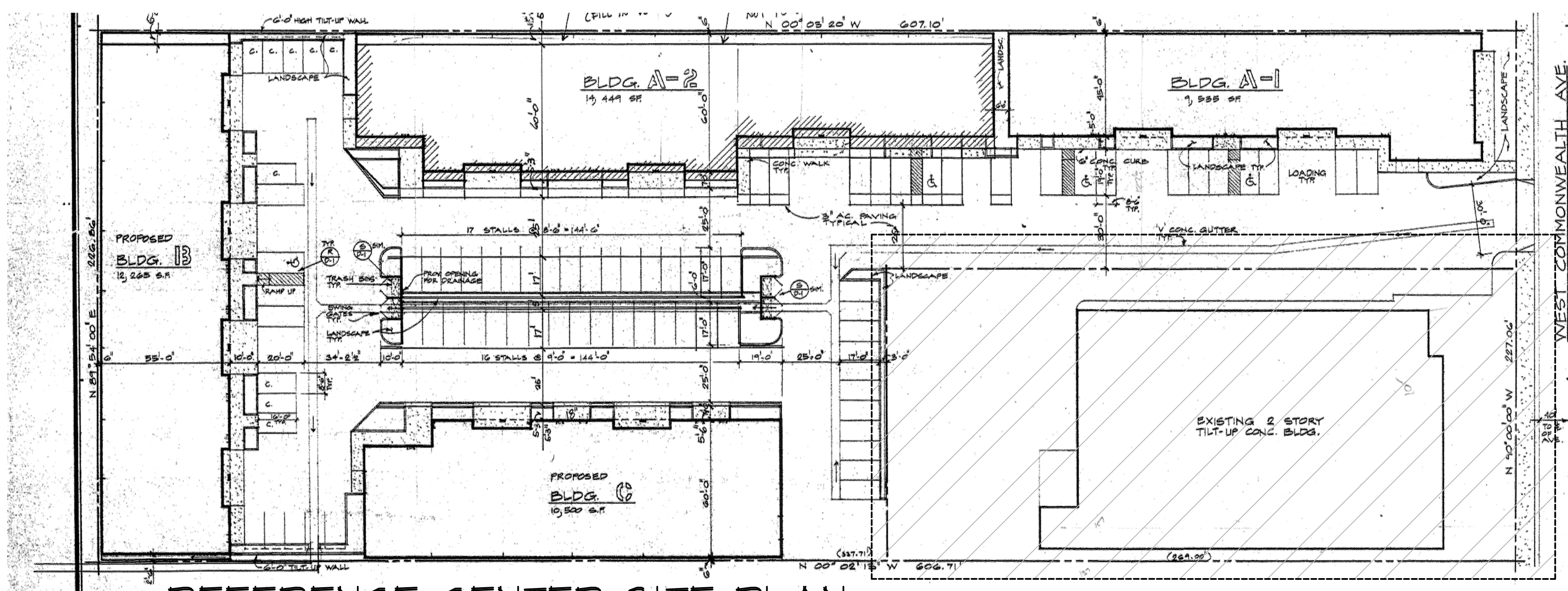




REFERENCE CENTER SITE PLAN

SCALE: NONE



ZONING CONFORMANCE MATRIX			
SUBJECT	CODE SECTION	REQUIRED	PROPOSED
PROPERTY ZONE			
FLOOD			
DEVELOPMENT STANDARDS	HEIGHT (MAX)		23'-0" FT. (EXISTING)
SETBACKS	GENERAL PLAN USE	FRONT= 30 FEET SIDE= 5 FEET REAR= 30 FEET	30 FT. 5 FT. MINIMUM XXX FT. MINIMUM
PARKING	OFFICE (B); RESIDENTIAL	5% RECUP CARE; 15% GENERAL; STAFF	3 STALLS 14 STALLS 8 STALLS
LANDSCAPING			
SITE AREA COVERAGE			

SITE DEVELOPMENT INFORMATION	
1. AREA OF SITE: 33,356 SF (.770 ACRE)	
2. BUILDABLE AREA: SF	
3. EXISTING BUILDING AREA APPROXIMATELY 21,700 SF FOOTPRINT	
5. PROPOSED SITE COVERAGE: 21,700 SF (65%)	
6. LANDSCAPE AREA PROVIDED:	
7. PARKING PROPOSED: -ACCESSIBLE: 1 VAN ACCESSIBLE -STANDARD: 24	

SITE PLAN NOTES

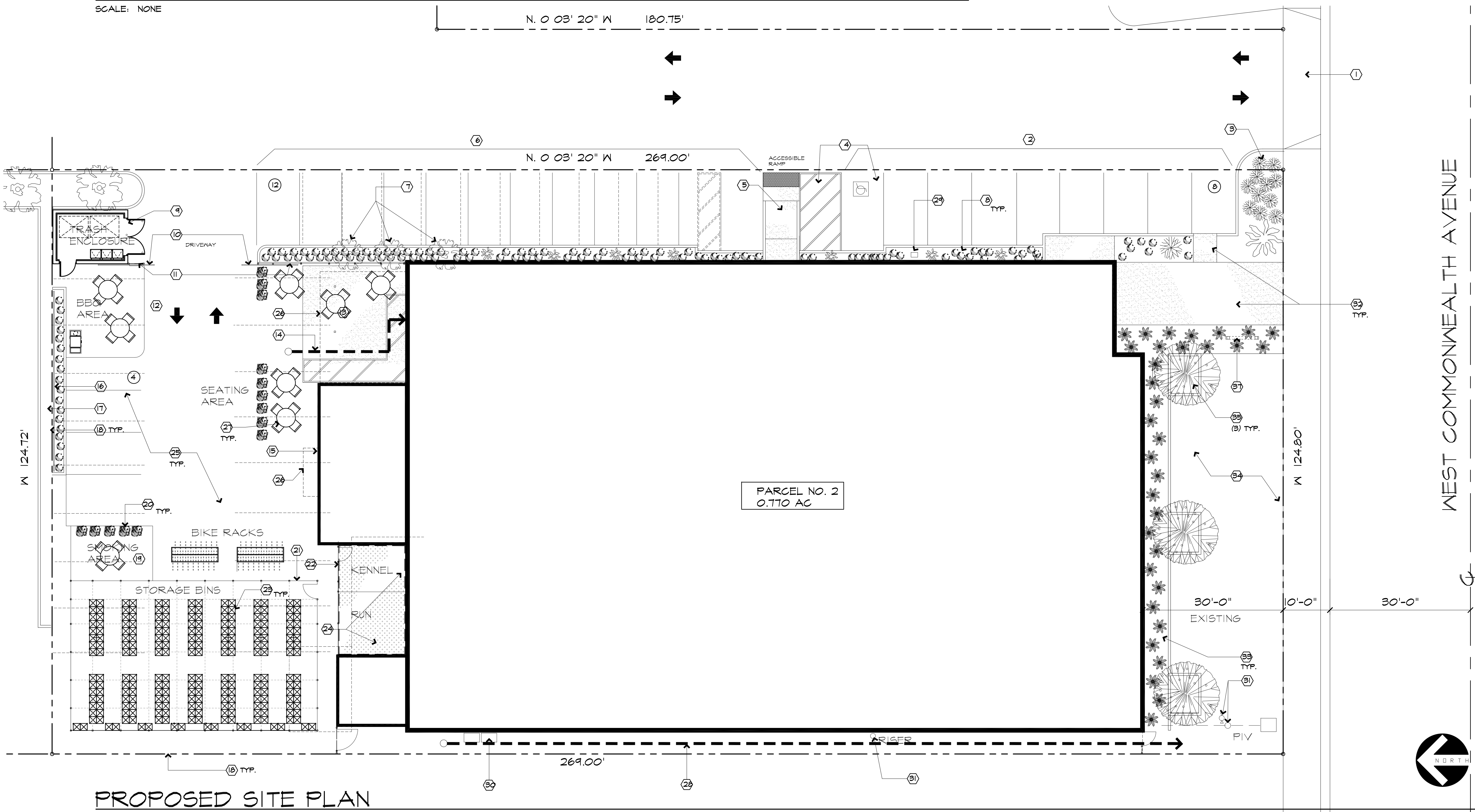
- EXISTING DRIVEWAY APPROACH TO REMAIN.
- EXISTING PARKING STALLS TO REMAIN.
- EXISTING LANDSCAPE AREA TO REMAIN.
- EXISTING ACCESSIBLE STALL/ACCESS LANE TO REMAIN.
- EXISTING ACCESSIBLE RAMP WITH DETECTABLE WARNING TO REMAIN.
- NEW RE-STRIPED PARKING STALLS.
- EXISTING (3) TREES TO BE REMOVED.
- NEW INFILL LANDSCAPING, SEE LEGEND FOR TYPE.
- NEW 8'X16'X2' SPLIT FACE CMU TRASH ENCLOSURE TO MATCH ADJACENT BUILDING ENCLOSURE, PROVIDE PAINTED METAL GATES.
- NEW HORIZONTAL WOOD SIDING/GLAD STEEL MECHANICAL BI-PARTING GATES TO MATCH ADJACENT NEW WOOD FENCE, SEE ELEVATION, PROVIDE KNOX BOX PER FIRE DEPARTMENT DIRECTION FOR LOCATION.
- NEW HORIZONTAL WOOD SIDING GLAD FENCING WITH STEEL POSTS, SEE ELEVATIONS.
- DEDICATED BBQ AREA.
- NEW COVERED ENTRY/SEATING AREA.
- PATH OF TRAVEL TO NEW SHELTER ENTRY.
- EXISTING COVERED ENCLOSURE STRUCTURE TO REMAIN, EXISTING DOORS TO BE REMOVED.
- NEW PLANTER AREA WITH ESPALIER/TRELLIS AND LANDSCAPING SCREEN.
- EXISTING ADJACENT OFF-SITE PLANTER STRIP (NIC).
- EXISTING PERIMETER CHAIN LINK FENCING WITH NEW TENNIS SCREEN AT INTERIOR.
- DEDICATED SMOKING AREA.
- ABOVE GRADE FIBERGLASS PLANTERS WITH DRIP IRRIGATION SYSTEM TAPPED FROM EXISTING WATER SOURCE.
- NEW 4' HIGH CHAIN LINK FENCE ENCLOSURE WITH LOCKABLE GATE.
- NEW 6' H CHAIN LINK FENCING ENCLOSURE WITH LOCKABLE GATE.
- NEW WEATHERPROOF 18' X 18' METAL STORAGE LOCKER.
- EXISTING TRUCK WELL TO BE INFILL, TOP LAYER DS SURFACING WITH DRAINAGE SEPARATED FROM DOMESTIC STORM DRAINAGE SYSTEM.
- EXISTING A/C PAVING AREA, REPAIR AS REQUIRED.
- LINE OF ROOF ABOVE, SEE ELEVATIONS.
- NEW SEATING/TABLE FURNITURE.
- EXISTING ACCESSIBLE PATH OF TRAVEL TO RIGHT OF WAY.
- EXISTING IRRIGATION WATER METER LOCATION.
- EXISTING ELECTRICAL SERVICE.
- EXISTING FIRE SPRINKLER RISER, SUPPLY, PIV AND SIAMESE HOSE HOOK UP AND UNDERGROUND VAULT WITH FIRE AND DOMESTIC WATER METER.
- EXISTING CONCRETE HARDSCAPE TO REMAIN.
- EXISTING PLANTER AREA WITH CONCRETE CURB, SUPPLEMENT WITH NEW MULCH AT PLANTER AREA.
- EXISTING GRASS AREA, REPLACE WITH NEW SOD, REPAIR IRRIGATION SYSTEM AS REQUIRED.
- NEW TREE TO REPLACE EXISTING DEMOLISHED, SEE LEGEND.
- EXISTING POLE SIGNAGE TO REMAIN, REVERSE SIGN FACES.
- CHAIN LINK HORIZONTAL ROOF WITH SOLAR SCREEN NETTING, PROVIDE PIPE STRUCTURE SUPPORT.

LANDSCAPE PALETTE

- REPLACEMENT TREE: LAGERSTROEMIA (CREPE MYRTLE)- 15 GAL
- PLANTERS: STRELITZIA REGINAE (BIRD OF PARADISE)
- PLANTERS: FREEWAY DAISY
- ABOVE GRADE PLANTER BOX: SUCCULENTS

PROPERTY LEGAL DESCRIPTION:

PARCEL MAP IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING A DIVISION OF A PORTION OF LOT 2 OF THE "STERN AND NICOLAS SUB DIVISION" AS SHOWN ON A MAP RECORDED IN BOOK 3, PAGE 13 MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA



PROPOSED SITE PLAN

SCALE: 1"=10'-0"

SCALE: 1"=10'-0"



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Illumination Foundation
**PROPOSED EXTERIOR AND
TENANT IMPROVEMENTS**
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REVISIONS	BY	DATE

DRAWN	11/18/2019
DATE	11/18/2019
PROJECT NO.	19050
SCALE	SHOWN
SHEET	SP-1