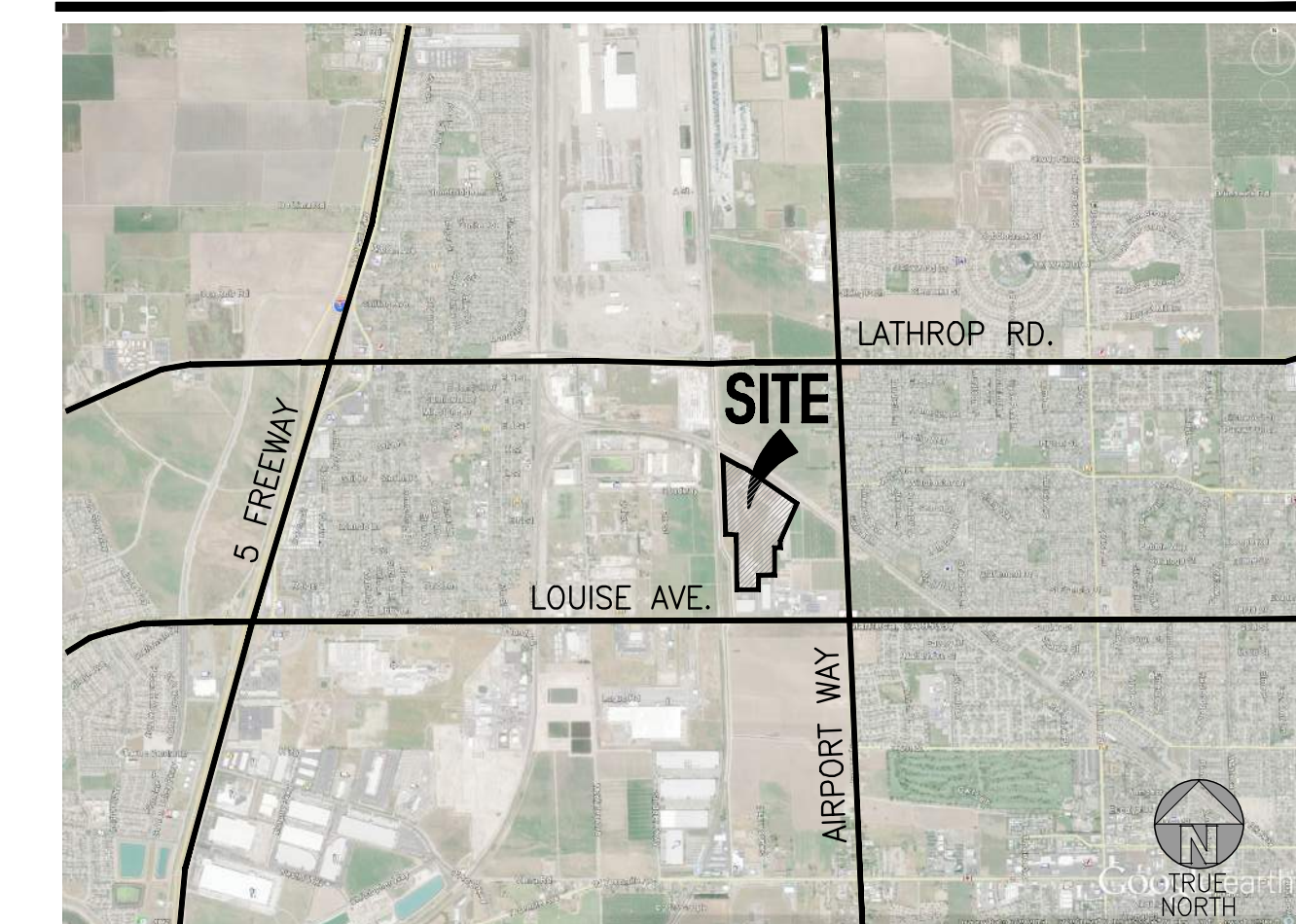


OVERALL SITE PLAN
 SCALE: 1" = 80'-0"
 A

VICINITY MAP



PROPERTY OWNER	
EXETER PROPERTY GROUP 333 HEGENBERGER ROAD STE. #310 OAKLAND, CA 94621 TEL: 209-915-7783 CONTACT: RICHARD POOLIS	
ADDRESS OF THE PROPERTY	
2325 WEST LOUISE AVENUE MANTECA, CA	
ASSESSOR'S PARCEL NUMBER	
19811014	
ZONING	
ZONING DESIGNATION - HEAVY INDUSTRIAL (M-2)	
LEGAL DESCRIPTION	
PARCEL 3 AS SHOWN ON THAT CERTAIN PRCEL MAP FILED FOR RECORD OCTOBER 28, 2011 IN BOOK 25 OF PARCEL MAPS, PAGES 120, SAN JUAQUIN COUNTY RECORDS, BEING A PORTION OF SECTION 25, TOWNSHIP 1, SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.	
TOGETHER WITH THE PERPETUAL RIGHT TO USE OF THE CROSSING AREA AS DESCRIBED AND DELINEATED IN THAT CERTAIN PRIVATE CROSSING AGREEMENT RECORDED DECEMBER 28, 2010, INSTRUMENT NO. 2010-170138, OFFICIAL RECORDS, SUBJECT TO AND UPON THE TERMS AND CONDITIONS SET FORTH THEREIN.	
APPLICANT	
EXETER PROPERTY GROUP 333 HEGENBERGER ROAD STE. #310 OAKLAND, CA 94621 TEL: 209-915-7783 CONTACT: CONTACT RICHARD POOLIS	
APPLICANT'S REPRESENTATIVE	
HPA, INC. 383 4TH STREET, SUITE 101 OAKLAND, CA 94607 TEL: 925-413-6886 ATTN: TERESA GOODWIN	
TABULATION	
SITE AREA	
In s.f.	2,165,612 s.f.
In acres	49.72 ac
BUILDING AREA	
Office	13,500 s.f.
Warehouse	552,080 s.f.
TOTAL	565,580 s.f.
COVERAGE	26.1%
AUTO PARKING REQUIRED	
0.5 per 1,000 s.f.	283 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	254 stalls
Accessible parking (9'x18')	5 stalls
Van accessible parking (12'x18')	2 stall
Clean/air/vanpool/ev (8% of total)	23 stalls
w/ 17 EVCS (6% of total)	
(include: 1 van acc, 1 standard acc)	
TOTAL	284 stalls
TRAILER PARKING PROVIDED	
Trailer (12' x 55')	496 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Heavy Industrial (M-2)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - no limit	
MAXIMUM FLOOR AREA RATIO	
FAR - .50	
SETBACKS	
Building	Landscape
Front - 25'	10'
Side - 10'	
Street side yard - 10'	
Rear - 25'	

- SITE PLAN KEYNOTES**
- HEAVY BROOM FINISH CONC. PAVEMENT.
 - ASPHALT CONCRETE (AC) PAVING
 - CONCRETE WALKWAY
 - DRIVEWAY APRONS
 - 5'-6"x5'-6"x4" MIN. 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" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
 - 8'x8' PREMANUFACTURED GUARD SHACK, FINISH TO MATCH BUILDING COLORS
 - HARDSCAPE AND COVERED PATIO FOR EXTERIOR BREAK AREA WITH PERIMETER LANDSCAPE SCREENING
 - TRASH ENCLOSURE
 - EXTERIOR PARKING LIGHT POLE.
 - PRE-CAST CONC. WHEEL STOP
 - CONC. FILLED GUARD POST "6 DIA. U.N.O. 48" H
 - EXTERIOR, UNPAINTED, GALVANIZED METAL STAIR
 - LANDSCAPE.
 - HANDICAPPED ENTRY SIGN
 - HANDICAPPED PARKING STALL SIGN
 - BIKE RACK, TO ACCOMMODATE 10 BIKES.
 - EXISTING PUMP HOUSE.
 - CONCRETE DOLLY PAD.
 - CONCRETE SIDEWALK. SEE CIVIL PLAN.
 - LINE OF ROAD (PROPOSED)
 - LINE OF ROAD (PREVIOUS)
 - 8" BLACK VINYL COATED CHAIN LINK FENCE, SEE C/A4.1
 - TRASH COMPACTOR BY TENANT, FINAL LOCATION TO BE CONFIRMED

- SITE PLAN GENERAL NOTES**
- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY TBD IF SOIL ARE EXPENSIVE 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.
 - THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM AS REQUIRED.
 - CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MINIMUM 12" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
 - PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
 - LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

- SITE LEGEND**
- | | | | |
|--|--|--|--|
| | CONCRETE PAVING - SEE "C" DRWGS. FOR THICKNESS | | LIGHT STANDARD |
| | STANDARD PARKING STALL 9'-0" X 18' | | EXISTING PUBLIC FIRE HYDRANT |
| | HANDICAP PARKING STALL 9' X 18' + 5' W ACCESSIBLE AISLE | | PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION |
| | HANDICAP VAN PARKING STALL 12' X 18' + 5' W ACCESSIBLE AISLE | | CATCH BASIN APPROX. LOCATION |
| | 26' FIRE LANE. PROVIDE RED CURBS AND SIGNAGE PER FIRE DEPT REQUIREMENT | | WATER LINE - SEE CIVIL |
| | | | GAS LINE - SEE CIVIL |
| | | | SEWER LATERAL SEE CIVIL |



hpa, inc.
 383 4th street, suite 101
 oakland, ca 94607
 tel: 949-862-2113
 fax: 949-863-0851
 email: hpa@hparchs.com



EXETER PROPERTY GROUP
 333-HEGENBERGER ROAD STE. #310
 OAKLAND, CA 94621
 tel: 209-915-7783

2325 WEST LOUISE AVENUE
 MANTECA, CA

- Consultants:**
- | | |
|-----------------|-----------------|
| CIVIL | KIER & WRIGHT |
| STRUCTURAL | - |
| MECHANICAL | - |
| PLUMBING | - |
| ELECTRICAL | - |
| LANDSCAPE | GREEN DESIGN |
| FIRE PROTECTION | - |
| SOILS ENGINEER | - |
| LIGHTING | TURTLE & HUGHES |

Title: Overall site plan

Project Number: 15362.00
 Drawn by: JL
 Date: 09/27/2017
 Revision:

Sheet:

DAB-A1.1

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