

PROJECT ZONING REQUIREMENTS

Parking:
 Stall Size: 9'-0" x 19'-0"
 Drive Aisle: 26'-0"
 Screen Parking at Street Frontage: Wall (max 3') / Berm / Landscaping

Parking Required:
 1 space / 250 Sq. Ft. Office
 1 space / 500 Sq. Ft. Storage

Parking Provided:
 Total Sq. Ft. Office 3,003 Sq. Ft. 12 Spaces
 Total Sq. Ft. Storage 6,320 Sq. Ft. 13 Spaces
 Total: 25 Spaces

Additional Parking / Site Requirements:
 Accessible Parking: 2 Required 2 Provided
 Energy Efficient Vehicle Parking: 3 Required 3 Provided
 Motorcycle Parking: 1 Required 1 Provided
 Charging Stations: N/A (Less than 200 Occupants)
 Lockable Bicycle Storage: 2 + Changing Area
 Cool Roofing: Required
 Photovoltaic Coverage: Solar Panels over Parking
 15 Watts per Sq. Ft. 761 Sq. Ft. of = 11,415 W

Open Space: 10% of Circulation / Parking to be landscaped
 Parking and vehicular circulation area 15,033 s.f.
 Hardscape 1,775 s.f.
 Landscaped area 10,793 s.f.

LEGEND

- * * MOTORCYCLE & BICYCLE PARKING
- ▬ 8' - 0" TALL CMU BLOCK WALL WITH SECURITY FENCE
- ▬ 8' - 0" TALL SECURITY GATE
- ▬ SOLAR PANEL ARRAY OVER PARKING
- SETBACK LINE
- - - ACCESSIBLE PATH OF TRAVEL
- EXISTING FENCE TO BE REMOVED

DEVELOPMENT ONE, INC.
 Architecture | Project Management



202 W. AMERIGE AVE.
 FULLERTON, CALIFORNIA 92832
 (714) 689-0298
 www.developmentone.net

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STAMP

FORDYCE OFFICE BUILDING
9735 PROSPECT AVENUE
SANTEE, A 92071

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SITE PLAN

A1.0

SHEET # 2 / 7

SITE PLAN

SCALE:
 1" = 20'-0"

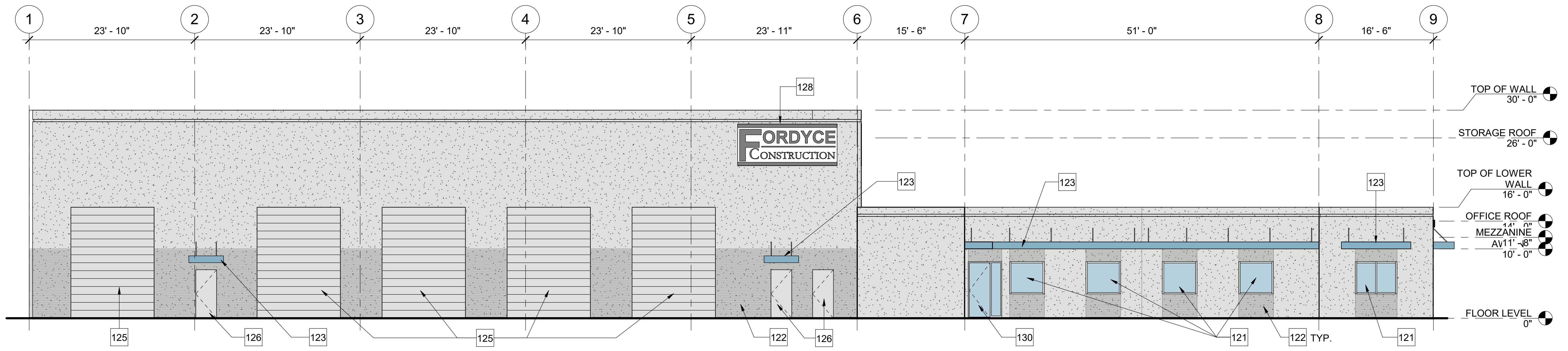
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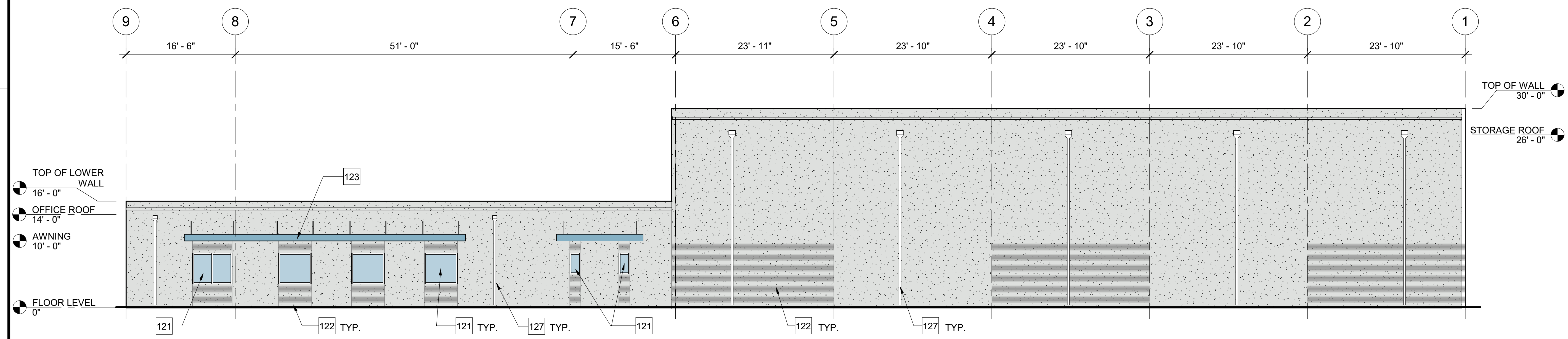
STAMP

FORDYCE OFFICE BUILDING
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NORTH ELEVATION

SCALE: 1
1/8" = 1'-0" A2.0 | A3.0



SOUTH ELEVATION

SCALE: 2
1/8" = 1'-0" A2.0 | A3.0

KEYNOTES	
121	STOREFRONT WINDOW SYSTEM WITH ANODIZED ALUMINUM FRAME AND BLUE TINT GLAZING
122	SCORED CONCRETE PANEL - PAINT SW 9167 POLISHED CONCRETE
123	METAL AWNING - PAINT SW 6507 RESOLUTE BLUE
125	OVERHEAD COILING DOOR - PAINT SW 7656 RHINESTONE
126	HOLLOW METAL DOOR - PAINT SW 7656 RHINESTONE
127	ROOF DRAIN
128	BUILDING SIGNAGE (6'x 14')
130	GLASS ENTRY DOOR AND SIDELIGHT



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EXTERIOR ELEVATIONS

A3.0

SHEET # 6 / 7