

ROXFORD STREET INDUSTRIAL PARK

15825 ROXFORD STREET
SYLMAR, CA 91342



OWNER:
ROXFORD XC, LLC
3010 OLD RANCH ROAD PARKWAY, SUITE 470
SEAL BEACH, CA 90740
PHONE: 562-546-0200

CONTACT: SHEAN KIM
Sheank@xebecrealty.com

APPLICANT:
XEBEC REALTY
3010 OLD RANCH ROAD PARKWAY, SUITE 470
SEAL BEACH, CA 90740
PHONE: 562-546-0200
CELL: 510-381-1611
CONTACT: SHEAN KIM
Sheank@xebecrealty.com

ARCHITECT:
GAA ARCHITECTS, INC.
8811 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
PHONE: 949-474-1775
FAX: 949-533-9133

CONTACT: ROGER DEITOS
rogerd@gaaarchitects.com

CIVIL:
CA ENGINEERING, INC.
13821 NEWPORT AVE., STE 110
TUSTIN, CA 92780
PHONE: 949-724-9480

CONTACT: FRED CORNWELL
fcornwell@ca-eng.net

LANDSCAPE:
SPLA, INC.
5256 S MISSION ROAD, SUITE 121
FALLBROOK, CA 92003
PHONE: 760-942-8993

CONTACT: SCOTT PETERSON
scott1@splainc.com

ROXFORD STREET INDUSTRIAL BLDG
 15825 ROXFORD ST.
 SYLMAR, CA 91342
 DEVELOPED FOR:
 ROXFORD XC LLC.

NO.	DESCRIPTION	DATE
△	PROGRESS SET	07/30/21

PROJECT TEAM

COVER
T1 TITLE SHEET
T2 PROJECT RENDERINGS

CIVIL
1 CONCEPTUAL GRADING PLAN

LANDSCAPE
L-1 CONCEPTUAL LANDSCAPE PLAN
L-2 CONCEPTUAL LANDSCAPE PLAN

ARCHITECTURAL
A1.1 OVERALL SITE PLAN
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COVER

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FILE NAME:	XRP040.01_T1		

SHEET INDEX

PLOT DATE: 7/30/21
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BLDG 1 ENTRY - TELFAIR AVE. | NTS | 1



BLDG 1 - TELFAIR AVE. | NTS | 2



BLDG 1 - TELFAIR AVE. | NTS | 3



TRUCK ENTRY - BLDG 1 - TELFAIR AVE. | NTS | 4



BLDG 1 - ENTRY 2 | NTS | 5



BLDG 1 - NORTH ELEVATION | NTS | 6



BLDG 2 - NORTH ENTRY | NTS | 7



BLDG 2 - SOUTH ENTRY | NTS | 8



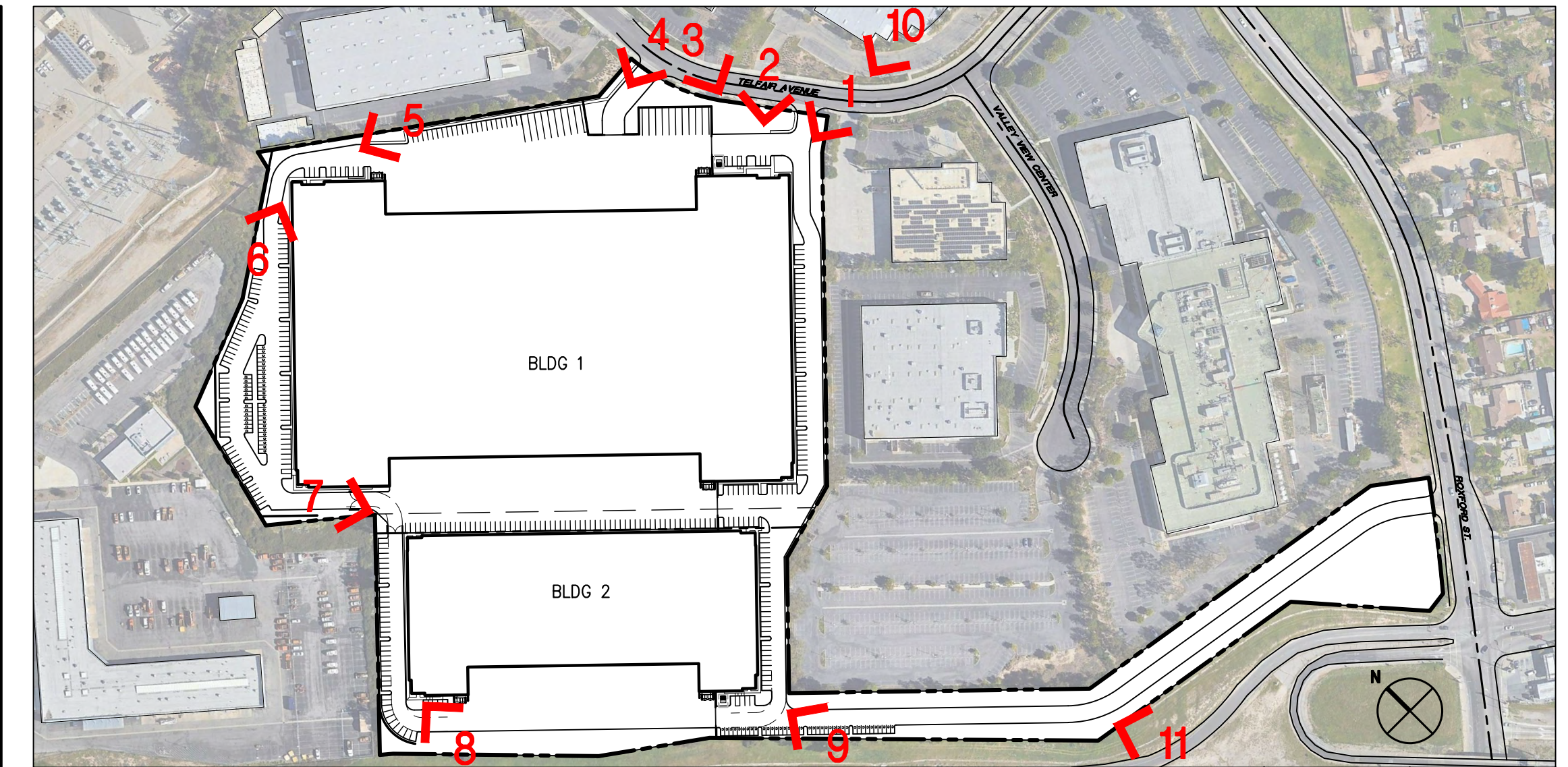
BLDG 2 - SE ENTRY - OFF ROXFORD ST. | NTS | 9



BLDG 1 AERIAL - OFF TELFAIR AVE. | NTS | 10



BLDG 2 - DRIVE ENTRY OFF ROXFORD ST. | NTS | 11



SITE REFERENCE | NTS | 12

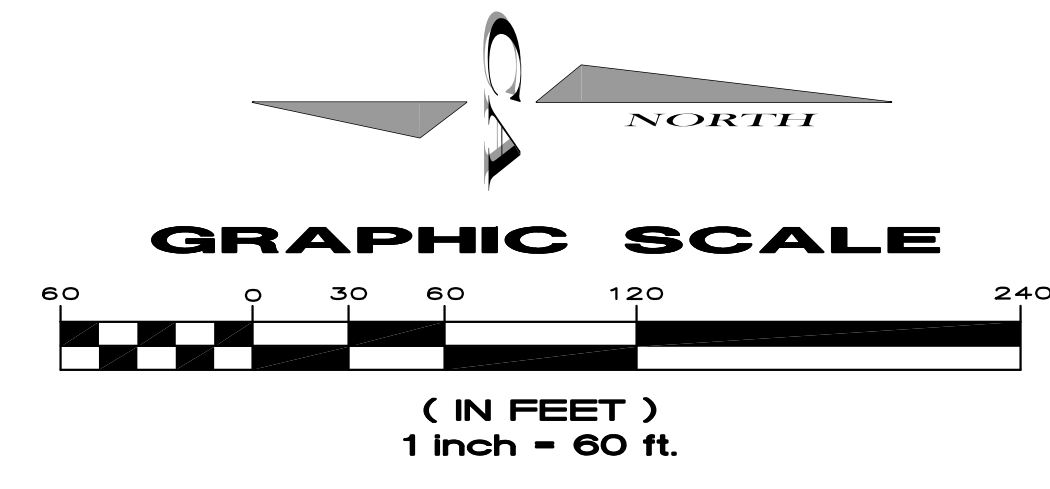
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PROJECT RENDERINGS

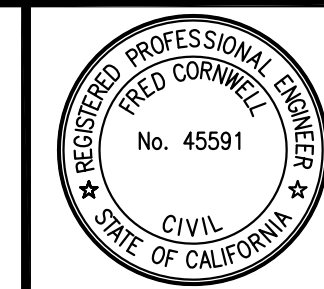
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DRAWN:	GAA		
FILE NAME:	XRP040.01_T2		

**CONCEPTUAL GRADING
AND UTILITY PLAN 04**
ROXFORD ST.
SYLMAR, CA



**XEBEC REALTY
PARTNERS**
3010 OLD RANCH PARKWAY, STE 470
SEAL BEACH, CA 90740
562-546-0252
CONTACT: MR. STEVEN CHRISTIE

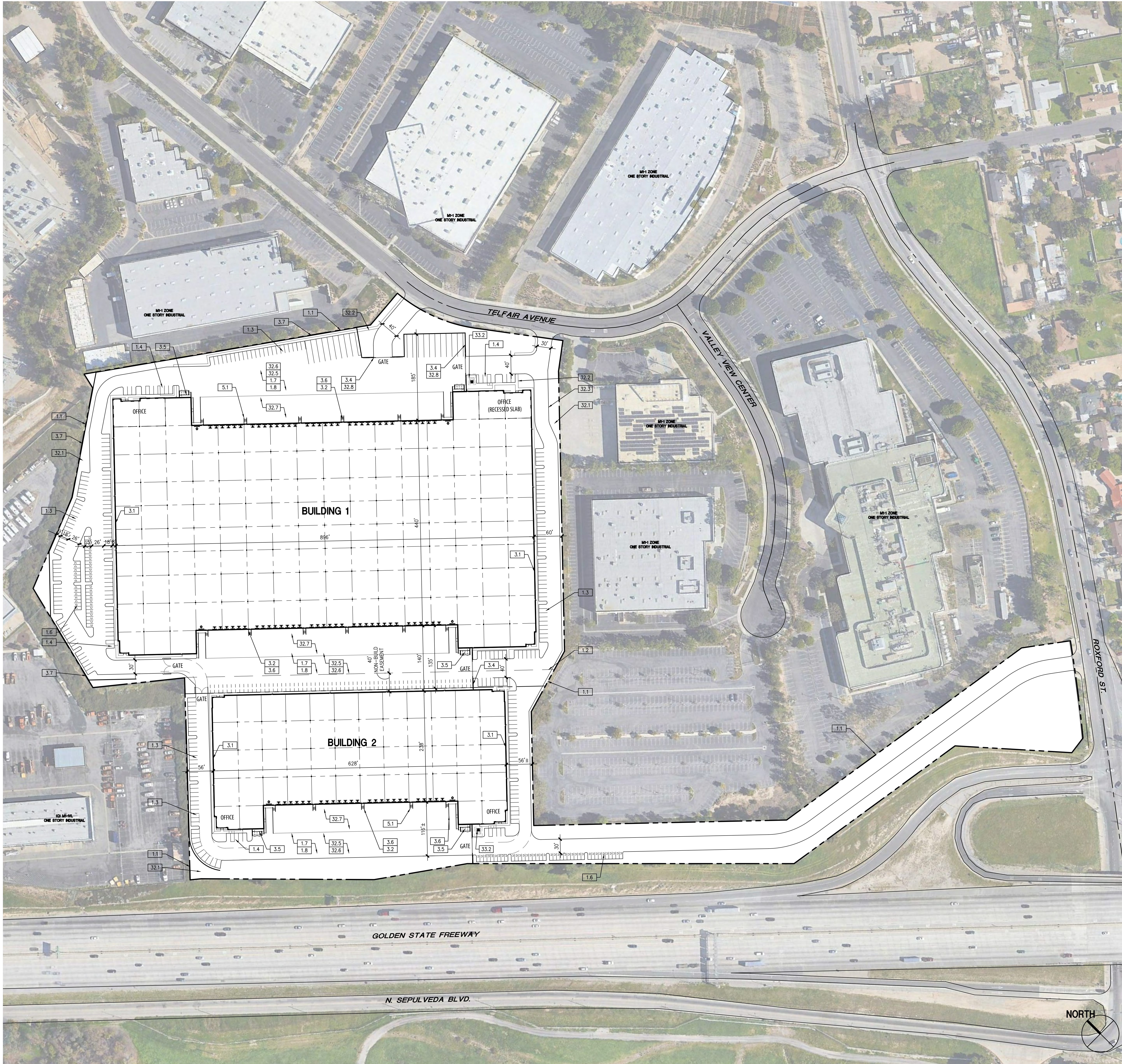


FRED CORNWELL R.C.E. 45591 DATE

PREPARED BY:	DATE	BY	REVISION
CA ENGINEERING, INC. Planning • Engineering • Surveying 13821 NEWPORT AVE., STE 110 TUSTIN, CA 92780 949-724-9480 949-724-9484 FAX			

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Jun 23 2021
JOB NO.
251-60
SHT. C-1

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Printed on: 23 Jun 2021 - 3:48pm by: fcornewell



KEYNOTES

- 1.0 GENERAL
 - 1.1 PROPERTY LINE/ R.O.W. - REFER TO CIVIL DRAWINGS
 - 1.2 EASEMENT - REFER TO CIVIL DRAWINGS
 - 1.3 STANDARD PARKING STALL(S) - TYP.
 - 1.4 ADA-ACCESSIBLE PARKING STALL(S)
 - 1.5 CLEAN AIR/ VAN POOL/ EV PARKING STALL(S) PER CALGREEN 5.106.5.2
 - 1.6 COMPACT PARKING STALL(S)
 - 1.7 2-WAY DRIVE AISLE: 24'W MIN.
 - 1.8 FIRE DEPT. ACCESS DRIVE: 30'W MIN.
- 3.0 CONCRETE
 - 3.1 TILT-UP CONCRETE BUILDING WALL
 - 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
 - 3.3 CONCRETE STAIR W/ HANDRAIL
 - 3.4 TILT-UP CONCRETE SCREEN WALL, PTD.
 - 3.5 TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP.
 - 3.6 TILT-UP CONCRETE GUARDRAIL T.O.W. 42" ABOVE HIGH SIDE
 - 3.7 CONCRETE RETAINING WALL - SEE CIVIL
- 5.0 METAL FABRICATIONS
 - 5.1 STEEL PIPE BOLLARD, REFER TO 1/A0.2
- 12.0 FURNISHINGS
 - 12.1 BICYCLE RACK PER CAL GREEN; LONG-TERM 5% OF EMPLOYEE PARKING - REFER TO TABULATIONS
 - 12.2 BICYCLE RACK PER CAL GREEN; SHORT-TERM 5% OF VISITOR PARKING - REFER TO TABULATIONS
- 21.0 FIRE SUPPRESSION - REFER TO FIRE PROTECTION DRAWINGS
 - 21.1 FUTURE FIRE PUMP HOUSE.
- 32.0 EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE U.N.O.
 - 32.1 LANDSCAPE PLANTING AREA
 - 32.2 CONCRETE WALKWAY
 - 32.3 CONCRETE CURB, TYP.
 - 32.4 PRECAST CONCRETE WHEEL STOP
 - 32.5 VEHICULAR PAVING
 - 32.6 CONCRETE COMMERCIAL DRIVEWAY
 - 32.7 CONCRETE TRUCK DOCK APRON
 - 32.8 WROUGHT IRON GATE W/ MOTOR & KNOX PADLOCK - 8' TALL
- 33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL
 - 33.1 BIO-SWALE
 - 33.2 ELECTRICAL TRANSFORMER
 - 33.3 (C) POWER POLE
 - 33.4 (E) FIRE HYDRANT

GENERAL NOTES

1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

SITE PLAN - LEGEND

- ACCESSIBLE PATH OF TRAVEL - 4' WIDE MINIMUM - 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE
- ACCESSIBLE PARKING STALL(S), TYP.
- PARKING STALL MARKING PER CALGREEN CLEAN AIR/VANPOOL/EV, TYP.
- COMPACT PARKING STALL(S), TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS
- 12' X 14' SECTIONAL GRADE DOOR. REFER TO ELEVATIONS
- 9' X 10' SECTIONAL DOCK HIGH DOOR. REFER TO ELEVATIONS

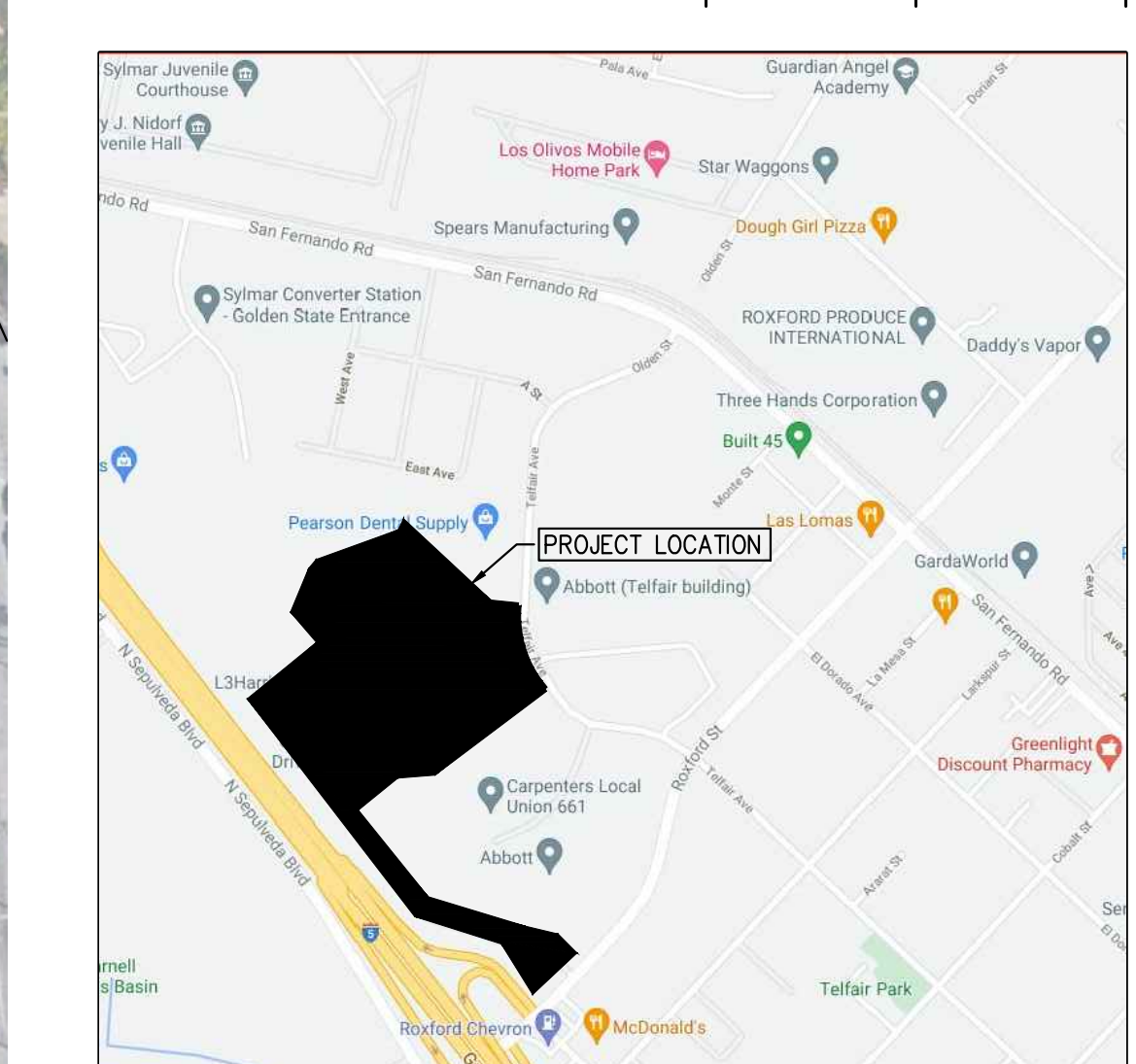
GAA ARCHITECTS

8811 Research Drive,
Suite 200,
Irvine, CA 92618
T: 949 474 1775
F: 949 553 9133

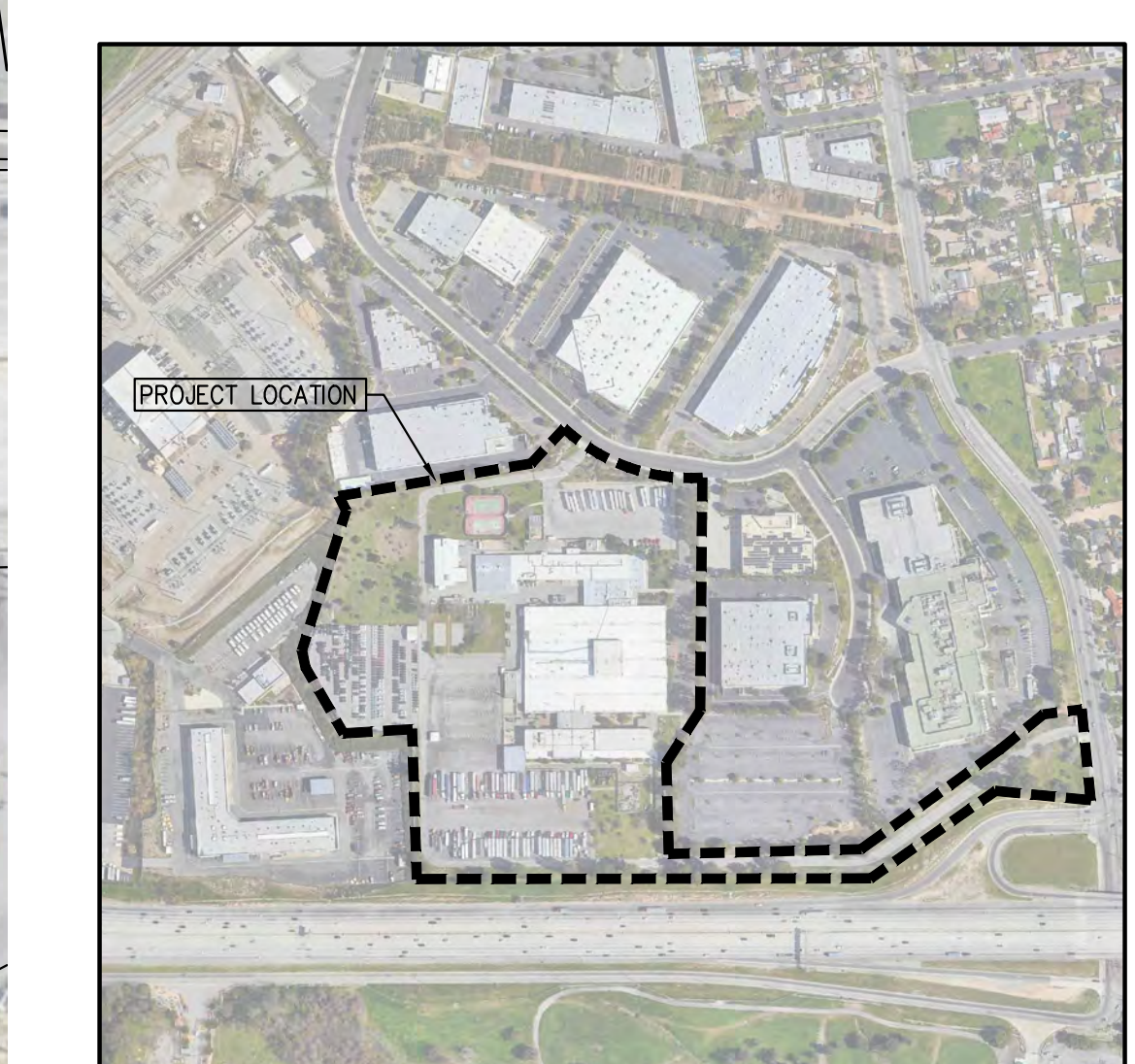
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DEVELOPED FOR:
ROXFORD XC LLC.

KEYNOTES | NTS | **3**



VICINITY MAP | NTS | **2**



AERIAL MAP | NTS | **1**

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1	PROGRESS SET	07/30/21

OVERALL SITE PLAN PROJECT TABULATIONS

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PROJECT: 15825 ROXFORD ST. INDUSTRIAL BLDG. SHEET: 111 SITE PLAN