GENERAL NOTES

1. THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF RIALTO.

2. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.

3. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.

4. THERE ARE NO PROTECTED PLANTS ON SITE.

5. ALL ROOF DRAINS AT STREET FRONTAGES SHALL BE IN THE INTERIOR OF THE BUILDING ENVELOPE.

6. ALL LANDSCAPE SHALL BE BOUND BY A 6" HIGH CONCRETE CURB.

7. A LIGHT PLAN SHALL BE SUBMITTED SHOWING CONFORMANCE WITH MINIMUM FOOTCANDLE LEVELS. FIXTURES SHALL BE SHIELDED HIGH PRESSURE SODIUM.

8. A SIGN PROGRAM SHALL BE DEVELOPED IN ACCORDANCE WITH MUNICIPAL CODE FOR APPROVAL BY THE PLANNING DIVISION.

9. ALL ABOVEGROUND UTILITIES AND OVERHEAD UTILITIY LINES ARE TO BE UNDERGROUNDED.

10. ALL BUILDINGS OVER 5,000 SF IN SIZE WILL HAVE FIRE SPRINKLERS INSTALLED.

11. KNOX BOXES WILL BE INSTALLED FOR ALL ENTRY GATES.

KEYNOTES (000)

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.

2. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING PER CITY AND SPECIFIC PLAN GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL PERIMETERS.

3. PAINTED CONCRETE TRASH ENCLOSURE. SCREEN WALLS SHALL BE MIN. 6'-0" HIGH.

4. TYPICAL STANDARD PARKING STALL MIN. 9' X 18' - STRIPE PER CITY STANDARDS.

5. NEW 14'-0" CONCRETE TILT-UP SCREEN WALLS AT TRUCK YARD ENTRY.

6. EXISTING FENCE TO REMAIN.

7. NEW 8'-0" HIGH TUBULAR STEEL SLIDING GATE INTO THE TRUCK COURT.

8. TRANSFORMER PAD LOCATION.

9. ACCESSIBLE PRIMARY ENTRANCE TO THE BUILDING.

10. BIKE RACK FOR BIKE POSITIONS PER RACK.

11. TYPICAL (EV) ELECTRIC CAR , (VP) VANPOOL AND (CP) CARPOOL PARKING POSITIONS

12. NEW DRIVE WAY APRON PER CITY STANDARD WITH ENHANCED DECORATIVE PAVING AT DRIVEWAY APPROACH WITH 2'-0" WIDE SMOOTH CONCRETE BAND.

13. PROPOSED UNDERGROUND PERFORATED INFILTRATION CHAMBERS FOR WATER QUALITY.

14. NEW 8'-0" HIGH TUBULAR STEEL FENCE PAINTED BLACK.

15. NEW 14'-0" CONCRETE TILT-UP SCREEN WALLS AT TRUCK COURT.

VICINITY MAP

APPLICANT

NEWCASTLE PARTNERS, INC.
4740 GREEN RIVER, SUITE 118
CORONA, CA 592880
PHONE: 951-582-9800
CONTACT: JACKSON SMITH

PLAN PREPARER

RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: MIKE GILL

BUILDING USE

OCCUPANCY:	B - OFFICE S-1 WAREHOUSE
CONSTRUCTION TYPE:	III - B

UTILITIES & SERVICES

SEE CIVIL DRAWINGS

ASSESSOR'S PARCEL NUMBER

0264-191-04-0-000, 0264-191-02-0-000

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIALTO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF.

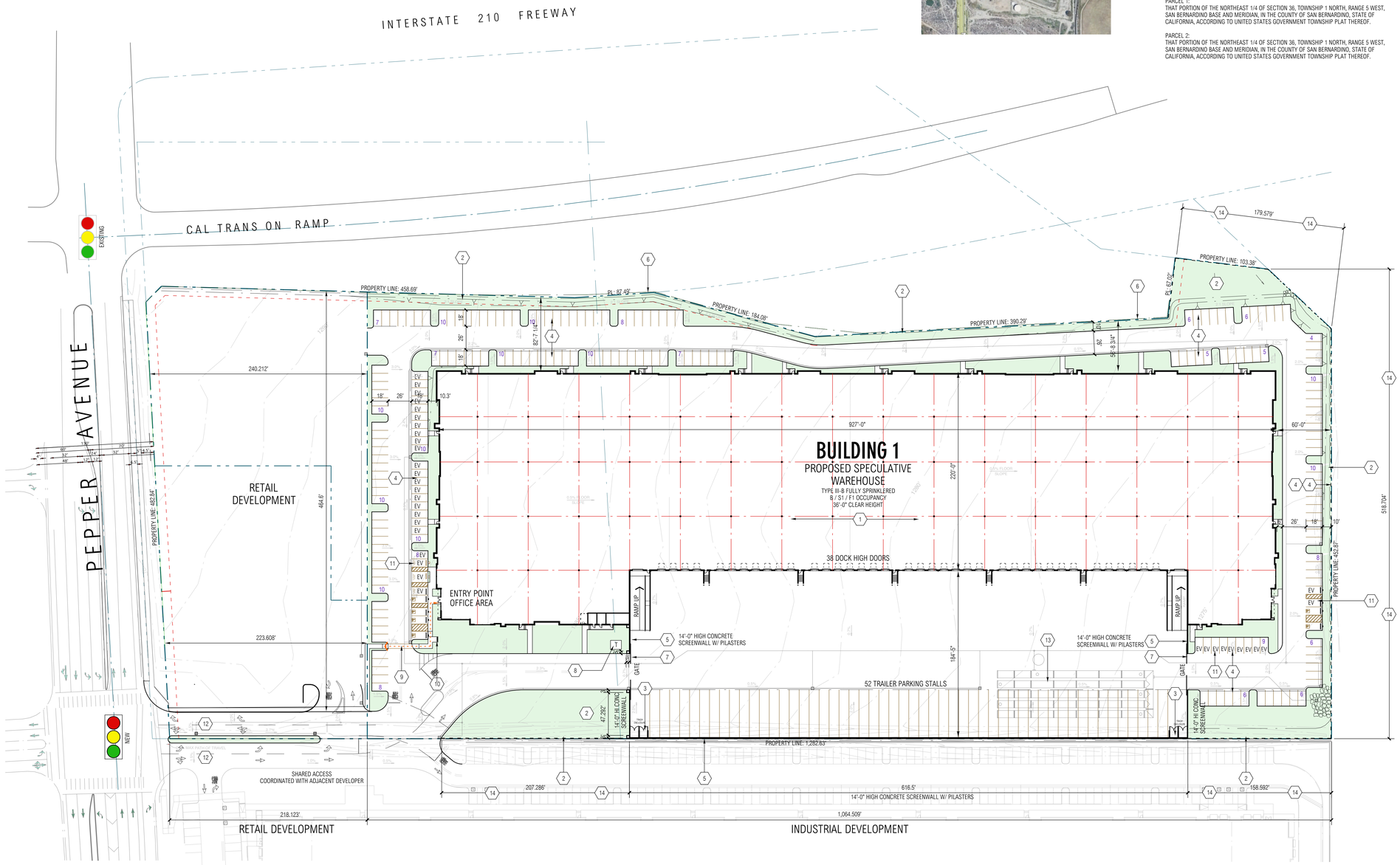
PARCEL 2:
THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF.

PROJECT DATA - LAND AREA

GROSS OVERALL SITE AREA:	00 SF / 00 AC
RETAIL SITE AREA:	114,944 SF / 2.63 AC
NET INDUSTRIAL SITE AREA:	507,187 SF / 11.64 AC

PROJECT DATA

GROSS SITE AREA:	00 SF / 00 AC
NET SITE AREA:	507,187 SF / 11.64 AC
BUILDING AREA:	
GROUND FLOOR	219,566 SF
MEZZANINE	5,000 SF
FIRE PUMP	00 SF
TOTAL	224,566 SF
LOT COVERAGE:	43.24 %
FAR:	44.23 %
AUTO PARKING REQUIRED:	
10,000 SF OFFICE (1/250 SF)	40 STALLS
10,000 SF WAREHOUSE (1/1000 SF)	10 STALLS
207,600 SF WAREHOUSE (1/2000 SF)	104 STALLS
TOTAL REQUIRED	154 STALLS
AUTO PARKING PROVIDED:	
PROVIDED STALLS	181 STALLS
ACCESSIBLE AUTO STALLS	6 STALLS
TOTAL PROVIDED	187 STALLS
ALTERNATE FUEL/CARPOOL PARKING:	
FUTURE ELECTRIC VEHICLE CHARGING STATIONS	26 STALLS
CARPOOL/VANPOOL PARKING	9 STALLS
TOTAL ALTERNATE FUEL/CARPOOL PKG	35 STALLS
LOADING REQUIRED	
0 - 400,000 SF + 1 PER 100K	3 DOCKS
LOADING PROVIDED	38 DOCKS
LANDSCAPE AREA REQUIRED:	50,718 SF / 10.00 %
LANDSCAPE AREA PROVIDED:	68,577 SF / 13.52 %



SITE PLAN

SCALE: 1" = 50'-0"

RGA
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T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

PEPPER AVENUE DEVELOPMENT

0000 PEPPER AVENUE
RIALTO, CA

Newcastle PARTNERS
4740 GREEN RIVER, SUITE 110
CORONA, CA 92880
951-582-9800

MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD	3/4/24	SCHEMATIC DESIGN

RGA PROJECT NO:	21126.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	21126-00-A1-2P
DRAWN BY:	MG
CHK'D BY:	CS

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SHEET TITLE
SITE PLAN

SHEET: A1-2P