

## CONSULTANT

## PROFESSIONAL SEALS

## NEW INDUSTRIAL BUILDING

00000 ALDER AVENUE  
RIALTO, CAPI DEVELOPMENT, LLC  
6272 PACIFIC COAST HWY, SUITE E  
LONG BEACH, CA 90803  
CONTACT: KEVIN RICE  
858-952-4134  
KEVINR@PAC-INDUSTRIAL.COM

## PROJECT DATA

GENERAL PLAN DESIGNATION: BUSINESS PARK W/ SPECIFIC PLAN  
ZONING: PLANNED INDUSTRIAL DEVELOPMENT  
IN THE RENAISSANCE SPECIFIC PLANGROSS SITE AREA: 393,229 SF / 9.02 AC  
NET SITE AREA: 385,126 SF / 8.84 ACBUILDING AREA:  
GROUND FLOOR 186,241 SF  
MEZZANINE 2,471 SF  
FIRE PUMP 00 SF  
TOTAL 188,712 SFCOVERAGE:  
BASE FAR: 40%  
LOT CONSOLIDATION: 3%  
LEED CERTIFICATION: 2%  
PUBLIC ART: 2%  
LANDMARK INTERSECTION FEATURE: 2%  
TOTAL ALLOWABLE FAR: 49% 49.0 %AUTO PARKING REQUIRED:  
5,000 SF OFFICE (1/250 SF) 20 STALLS  
40,000 SF WAREHOUSE (1/1000 SF) 40 STALLS  
143,712 SF WAREHOUSE (1/4000 SF) 36 STALLS  
TOTAL REQUIRED 100 STALLSAUTO PARKING PROVIDED:  
PROVIDED STALLS 129 STALLS  
TRUCK STALLS IN YARD AREA 34 STALLS  
FUTURE AUTO STALLS IN TRUCK YARD 00 STALLS  
TOTAL PROVIDED 163 STALLSALTERNATE FUEL/CARPOOL PARKING:  
FUTURE ELECTRIC VEHICLE CHARGING STATIONS 2 STALLS  
CARPOOL/VANPOOL PARKING 8 STALLS  
TOTAL ALTERNATE FUEL/CARPOOL PKG 11 STALLSLOADING REQUIRED:  
0 - 400,000 SF 6 DOCKSLOADING PROVIDED:  
TRUCK TRAILER PARKING STALLS PROVIDED 22 DOCKS  
34 STALLS

LANDSCAPE AREA REQUIRED: 38,512 SF / 10.00 %

LANDSCAPE AREA PROVIDED: 58,942 SF / 15.30 %

## APPLICANT

PI DEVELOPMENT, LLC  
6272 PACIFIC COAST HWY, SUITE E  
LONG BEACH, CA 90803  
KEVIN RICE - 858-952-4134

## 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 &amp; SERVICES

SEE CIVIL DRAWINGS

## ASSESSOR'S PARCEL NUMBERS

0240-201-31, 0240-201-60 AND 0240-201-02

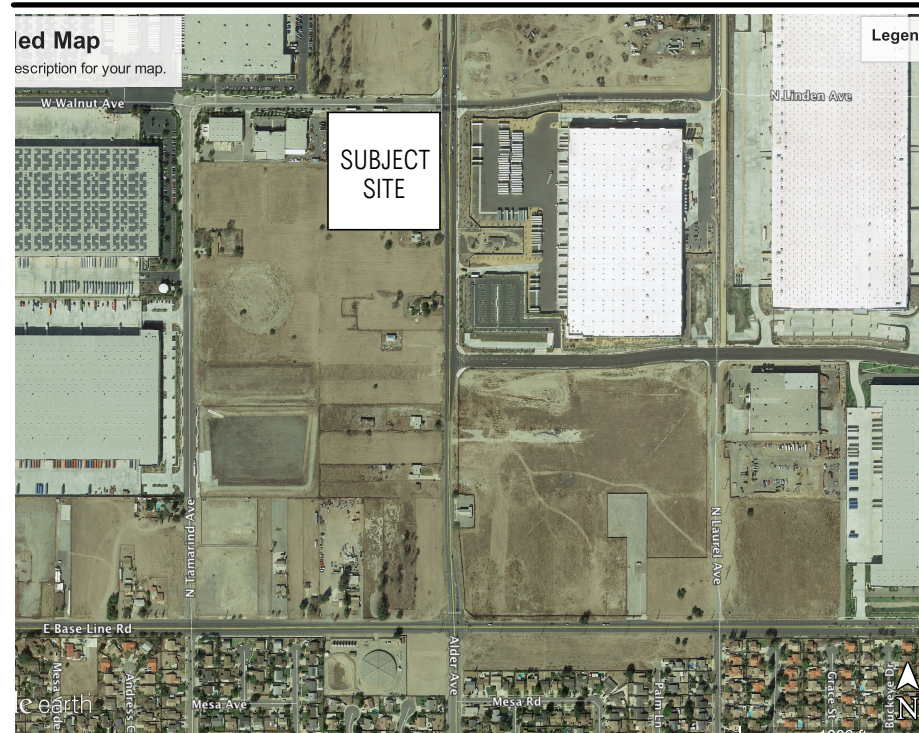
## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL 1:  
THE EAST 1/2 OF LOT 13, GOLDEN ORANGE ACRES, IN THE CITY OF RIALTO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 20 OF MAPS, PAGE 58 RECORDS OF SAID COUNTY.PARCEL 2:  
THE EAST 1/2 OF LOT 13, GOLDEN ORANGE ACRES, IN THE CITY OF RIALTO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 20 OF MAPS, PAGE 58 RECORDS OF SAID COUNTY.  
EXCEPTING THEREFROM THE SOUTH 262.55 FEETPARCEL 3:  
PARCEL 4 OF THE PARCEL MAP 17971, AS PER MAP RECORDED IN BOOK 224, PAGES 91 AND 92, OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THAT PORTION CONVEYED TO T.S. OPTIS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS DESCRIBED IN GRANT DEED RECORDED APRIL 17, 2009 AS INSTRUMENT NO. 2009-0162550, OF OFFICIAL RECORDS.

## KEYNOTES

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 10'-0" TO 12'-0" CONCRETE TILT-UP SCREEN WALLS AT TRUCK YARD ENTRY. SEE ELEVATIONS FOR MINIMUM HEIGHTS.
6. EXISTING FENCE TO REMAIN.
7. NEW 8'-0" HIGH TUBULAR STEEL SLIDING GATE INTO THE TRUCK COURT.
8. APPROX 15'-0" DIA. AREA FOR PUBLIC ART
9. TRANSFORMER PAD LOCATION.
10. ACCESSIBLE PRIMARY ENTRANCE TO THE BUILDING.
11. BIKE RACK FOR (7) BIKE POSITIONS
12. TYPICAL (EV) ELECTRIC CAR, (VP) VANPOOL AND (CP) CARPOOL PARKING POSITIONS
13. NEW DRIVE WAY APRON PER CITY STANDARD WITH ENHANCED DECORATIVE PAVING AT DRIVEWAY APPROACH WITH 2'-0" WIDE SMOOTH CONCRETE BAND.

## VICINITY MAP



## GENERAL NOTES

1. THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF RIALTO AND THE RENAISSANCE SPECIFIC PLAN
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 UTILITY 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.

## SITE LEGEND:

- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTER LINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPPING

