

SITE PLAN

NOTES:  
1. PROJECT IS NOT WITHIN A SPECIFIC PLAN  
2. PROJECT IS NOT WITHIN A COMMUNITY FACILITY DISTRICT  
3. SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD.  
4. SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.

UTILITY PURVEYORS:  
SCHOOL DISTRICT:  
UTILITIES:  
WATER:  
SANITARY SEWER:  
STORM SEWER:  
SAN BERNARDINO COUNTY WATER AND CONSERVATION DISTRICT

ELECTRIC:  
SOUTHERN CALIFORNIA EDISON  
26100 MENEFEE ROAD  
ROMOLAND, CA, 92588  
TEL: 800-655-4555  
GAS:  
SOUTHERN CALIFORNIA GAS COMPANY  
P.O. BOX 3150  
SAN DIMA, CA 91773  
TEL: 800-427-2200  
TELEPHONE:  
VERIZON  
TEL: 800-483-5000  
TELEVISION:  
SPECTRUM  
TEL: 909-975-3398

PLANNING:  
KEVIN CANNING  
P.L.L.C. CONSULTING  
PLANNING & LAND USE SERVICES  
862 RONDA MENDOZA, C  
LAGUNA HILLS, CA 92654  
(949) 235-3846  
KEVIN@ENTITLEPLUS.COM  
ENTITLEPLUS@GMAIL.COM

LANDSCAPE:  
RMA INTERNATIONAL  
LANDSCAPE ARCHITECTURE & PLANNING, INC.  
315 3RD STREET, SUITE N  
HUNTINGTON BEACH, CA 92648  
PHONE: 562.618.9119  
EMAIL: RMA.LANDSCAPE@GMAIL.COM  
WEBSITE:  
HTTPS://WWW.RMAINTERNATIONAL.NET

CIVIL:  
W.H. ENGINEERING GROUP  
WAI CHEN, P.E.  
PROJECT MANAGER  
PHONE: 949-229-1413  
W.H. ENGINEERING GROUP  
8 WHATNEY, SUITE 100, IRVINE, CA 92618  
WWW.WHENENGINEERINGGROUP.COM

TRAFFIC:  
MIZUTA TRAFFIC CONSULTING, INC.  
5694 MISSION CENTER ROAD, #602-121  
SAN DIEGO, CA 92108  
858-752-8212

SOILS  
GEOTECHNICAL ENGINEER:  
MATTHEW J. COHRT, P.G., C.E.G.  
SLADDEN ENGINEERING  
45090 GOLF CENTER PARKWAY, SUITE F  
INDIO, CALIFORNIA 92201  
PHONE: 760.863.0713  
FAX: 760.863.0847  
WWW.SLADDENENGINEERING.COM

SIGNAGE  
RICK COX  
VIXXO SIGN AND LIGHTING  
2711 LB J FREEWAY SUITE 400  
FARMERS BRANCH, TX 75234  
DIRECT 214-766-6773  
RICK.COX@VIXXO.COM

ELECTRICAL ENGINEERING  
MIKE RICHARDSON  
RICHARDSON ENGINEERING  
CONSULTING ELECTRICAL ENGINEERS  
208-255-1600  
MURICHP@GMAIL.COM

UTILITY PURVEYORS

001 A-1 SITE PLAN, PROJECT DATA, VICINITY MAP  
002 A-2 FIRST FLOOR  
003 A-3 SECOND FLOOR PLAN  
004 A-4 THIRD FLOOR  
005 A-5 OFFICE  
006 A-5.1 SITE DETAILS  
007 A-6 ROOF PLAN  
008 A-7 BUILDING ELEVATIONS  
009 A-8 ENLARGED ELEVATIONS  
010 A-9 ENLARGED ELEVATIONS  
011 A-10 SECTIONS  
012 A-11 SECTIONS  
013 A-12 SITE SECTION (SIZE: 24" x 36")

014 A-14C BUILDING COLOR ELEVATION (11" x 17")  
015 A-15C BUILDING COLOR ELEVATIONS (11" x 17")  
016 A-16C BUILDING COLOR ELEVATIONS (11" x 17")  
017 A-17C BUILDING COLOR ELEVATIONS (11" x 17")  
018 ES-1 PHOTOMETRIC LIGHTING PLAN (SIZE: 24" x 36")  
019 L-1 LANDSCAPE CONCEPT PLAN (SIZE: 24" x 36")  
OTHERS VIEWS (11" x 17")

CONSULTANTS

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SHEET INDEX

DISABLED ACCESS NOTES

1. THE MAX. SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE, IN ANY DIRECTION, IS <1/4" PER FT. (2.0%). THE MAX. SLOPE AT THE PASSENGER LOADING ZONE IS TO BE <2%.

2. WALKS ALONG AN ACCESSIBLE ROUTE OF TRAVEL ARE REQUIRED TO BE >48" MIN. IN WIDTH AND HAVE RESISTANT SLIP SURFACES.

3. THE MAX. PERMITTED CROSS SLOPE SHALL BE <1/4".

4. ABRUPT LEVEL CHANGES WILL BE <1/2" ALONG ANY ACCESSIBLE ROUTE OF TRAVEL. WHEN CHANGES OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF <1:2. LEVEL CHANGES OF <1/4" MAY BE VERTICAL.

5. A 60" x 60" LEVEL AREA IS PROVIDED AT AREAS WHERE A DOOR (OR GATE) SWINGS TOWARD THE WALK IN THE ACCESSIBLE ROUTE OF TRAVEL. THE WALK SHALL EXTEND >24" BEYOND THE STRIKE EDGE OF ANY DOOR (OR GATE) THAT SWINGS TOWARD THE WALK.

6. >80" HEADROOM SHALL BE PROVIDED FROM ALL WALKWAY SURFACES TO OBSTRUCTIONS.

7. ANY PATH OF TRAVEL WITH A SLOPE >1:20 (5%) MUST COMPLY WITH PEDESTRIAN RAMP REQUIREMENTS.

8. ALLOWABLE SLOPE FOR AN ACCESSIBLE RAMP IS <1:12 (8.33%).

9. THE ALLOWABLE CROSS SLOPE AT PEDESTRIAN RAMP SHALL BE <1/4" PER FOOT (2%).

10. RAMP SURFACES SHALL BE SLIP RESISTANT.

11. RAMP SHALL HAVE A MIN. WIDTH OF 48" & SHALL NOT ENCRoACH INTO ACCESSIBLE PARKING SPACE(S).

12. INSTALL HVC SYMBOLS AT ALL HVC ACCESSIBLE ENTRY DOORS

13. HVC PATH OF TRAVEL TO PUBLIC R.O.W. SHALL HAVE ONE FOOT-CANDLE MIN. LIGHTING.

14. ACCESSIBLE PATH OF TRAVEL SLOPE SHALL NOT EXCEED 5% IN TRAVEL DIRECTION AND 2% CROSS SLOPE.

ACCESSIBLE NOTES

1. PARKING 1A. 12" WIDE CONCRETE STRIPE PAVING BETWEEN PARKING AND LANDSCAPE AREA 18. SIDEWALK  
2. ACCESSIBLE PARKING STALLS AND LOADING  
3. TRASH ENCLOSURE - WEEKLY MAINTENANCE TO REMAIN AND CONTRACTED THROUGH LANDSCAPING MAINTENANCE COMPANY. WEEKLY CLEAN UP AND REPLACEMENT OF ANY IRRIGATION SYSTEM FAILURES, REPLACEMENT OF PLANTS AND GROUND COVER AS NECESSARY.  
4. TRASH ENCLOSURE - WALLS, ROOF FRAMING AND GATES - WILL BE INSPECTED 1X PER YEAR AND PAINTED TO LIKE NEW CONDITION AS DEEMED NECESSARY.  
5. SITE CONCRETE/PAVING - WILL BE INSPECTED AND ANY NECESSARY REPAIRS TO MAJOR CRACKS AND CHIPPED SECTION TO BE REPAIRED. ALL PARKING STRIPING TO BE RE-PAINTED IF DEEMED NECESSARY DURING THE YEARLY INSPECTION.  
6. ON-SITE/OFF-SITE - CURB, GUTTER, SIDEWALK TO BE INSPECTED 1X PER YEAR AND REPAIRED AS NECESSARY.  
7. BUILDING WALLS/DOORS - WILL BE INSPECTED 1X PER YEAR AND ANY NECESSARY PAINTING OR WALL DAMAGE IS TO BE REPAIRED.  
8. BUILDING ROOF - WILL BE INSPECTED 1X PER YEAR AND REPAIRED AS NECESSARY.  
9. BUILDING ADDRESS NUMBERS - WILL BE INSPECTED AND REPAIRED 1X PER YEAR.  
10. STORM RETENTION SYSTEM - WILL BE INSPECTED FOR PROPER FUNCTION. FILTERS TO BE MAINTAINED CLEAR OF ANY DEBRIS NO LESS THAN 1X PER MONTH.

ITEMS STORED ARE GENERALLY HOUSEHOLD GOODS. OVER 80% OF OUR TENANTS ARE RESIDENTIAL TENANTS.

HOURS OF OPERATION: ACCESS HOURS 6AM TO 10 PM 7 DAYS A WEEK (FOR EXISTING TENANTS WITH SECURE KEYPAD ACCESS).

OFFICE HOURS M-F 9: 30 AM TO 6:00 PM, SA 9:00 AM TO 5:30 PM.

POINT OF SALE AT FACILITY - RENT, TENANT SUPPLIES, MERCHANDISE (BOXES, LOCKS, PACKING SUPPLIES).

NUMBER OF EMPLOYEES PER SHAFT - 2 IN OFFICE AND 1 JANITOR.

SCOPE OF WORK:  
PROPOSE NEW OFFICE AND SELF-STORAGE FACILITY.  
ZONING: R-MU RESIDENTIAL MIXES USES  
APN: 0130 - 061 - 05 / 0130 - 061 - 27  
JURISDICTION: CITY OF RIALTO  
MAXIMUM NUMBER OF EMPLOYEES PER SHIFT:  
4 EMPLOYEES  
OPERATION HOURS:  
HOURS OF OPERATION: 8:00 AM TO 6:00 PM EXCEPT FOR HOLIDAYS.  
LIST OF STORAGE ITEMS:  
CONTRACTOR RECORDS, SUPPLIES, TOOLS AND SMALL EQUIPMENT.  
BUSINESS RECORDS AND SUPPLIES  
HOUSEHOLD GOODS, FURNITURE AND MISCELLANEOUS ITEMS.  
CUSTOMER LOADING AND UNLOADING IN DESIGNATED LOADING BAYS ALONG THE OUTSIDE OF THE BUILDING.  
ITEMS FOR SALE IN THE OFFICE INCLUDE STORAGE BOXES, PACKING SUPPLIES AND PACKING TAPE.  
SITE AREA: SITE = 139,316.48 S.F. (3.19 ACRES)  
BUILDING  
FIRST FLOOR OFFICE.....750 S.F. (+/-)  
FIRST FLOOR STORAGE AREA.....33,150 S.F. (+/-)  
SECOND FLOOR STORAGE AREA.....35,600 S.F. (+/-)  
THIRD FLOOR STORAGE AREA.....37,475 S.F. (+/-)  
TOTAL AREA (INCLUDING OFFICE).....106,975 S.F. (+/-)  
TOTAL STORAGE AREA.....106,225 S.F. (+/-)  
LOT:  
BLDG COVERAGE = 33,900 S.F. (24.33%)  
LANDSCAPE = 38,563 S.F. (27.68%)  
PAVING = 66,853 S.F. (47.99%)  
TOTAL = 139,316.48 S.F. (100 %)  
PARKING PROVIDED: 14 SPACES (INCLUDING 1 ADA ACCESSIBLE) PLUS 6 LOADING SPACES

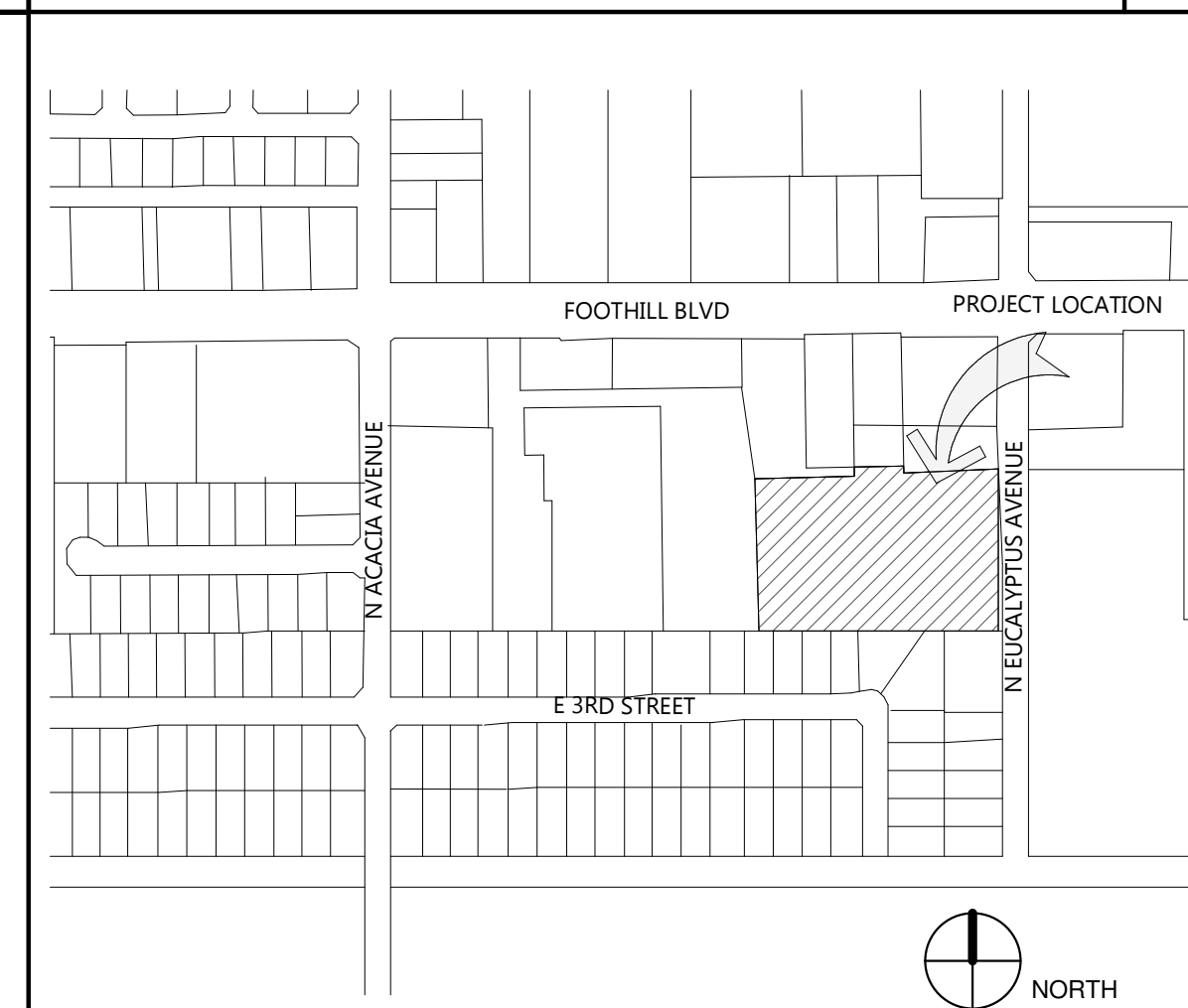
PROJECT DATA

LEGAL DESCRIPTION:  
APN: 0130 - 061 - 05 / 0130 - 061 - 27

LEGAL DESCRIPTION

DEVELOPMENT CONTACT:  
DIETRICH NASCIMENTO/ GUILHERME " WILLIAM" NASCIMENTO  
949-632-0547 & 949-357-9015  
LAGUNA CANYON GROUP LLC  
9850 RESEARCH DR.  
IRVINE, CA 92618  
DEVELOPER & PROPERTY OWNER:  
11011 NORTH AZURA LLC, GUILHERME NASCIMENTO, MANAGER  
C/O  
SYCAMORE GROUP LLC  
10 SYCAMORE CANYON DR  
DOVE CANYON, CA 92679

APPLICANT/OWNERS



VICINITY MAP

ARCHITECT

ARCHITECTURE • PLANNING • INTERIOR

1901 NEWPORT BLVD.  
SUITE 350,  
COSTA MESA, CA 92627  
JCRAJGM@GMAIL.COM  
STUDIOSM.JCM@GMAIL.COM

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CLIENT

**LAGUNA CANYON GROUP LLC**

DEVELOPMENT CONTACT:  
DIETRICH NASCIMENTO/ GUILHERME " WILLIAM" NASCIMENTO  
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C/O  
SYCAMORE GROUP LLC  
10 SYCAMORE CANYON DR  
DOVE CANYON, CA 92679

PROJECT TITLE

**EUCALYPTUS SELF-STORAGE**

330 N EUCALYPTUS AVENUE  
RIALTO, CA 92376

SHEET TITLE

**SITE PLAN**

PLANNING

SIGN BY

DELTA	REVISION	DATE
1	REVISION	02/23/23
2	PLANNING CORRECTIONS	04/25/23
3	SITE REVISIONS	07/03/23
4	ELEVATIONS & UNITS	07/12/23
5	LANDSCAPE	07/13/23
6	REVISION	08/21/23
7	REVISION	09/12/23
8	REVISION	09/27/23
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DATE: 08/30/23  
JOB NUMBER 19-999

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