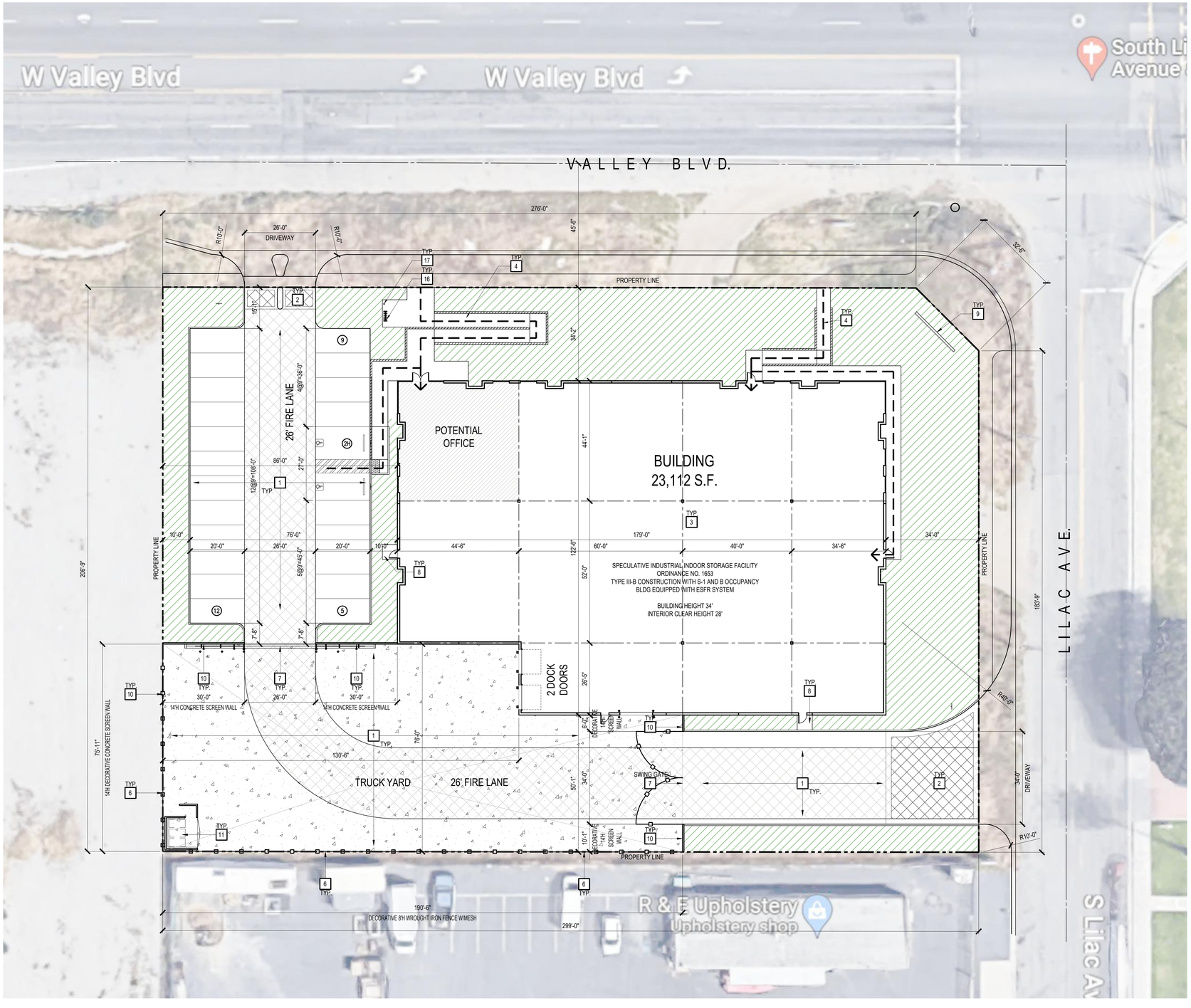

APPLICANT/OWNER

MAGELLAN VALUE PARTNERS
1900 AVENUE OF THE STARS SUITE 2470
LOS ANGELES, CA 90067
ATTN: SOMY MUKHERJEE
310-507-9791

PROJECT ADDRESS / APN

INTERSECTION OF VALLEY BLVD AND LILAC AVE
RIALTO, CA. 92376
APN: 0254-091-13-0-000

VICINITY MAP

PROJECT DESCRIPTION

NEW CONSTRUCTION FOR (1) SPECULATIVE 22,770 SF TYPE III-B, S-1/B OCCUPANCY WAREHOUSE WITH ESFR FIRE SPRINKLER SYSTEM. PROPOSED SITE IMPROVEMENTS CONSIST OF TRASH ENCLOSURE, WROUGHT IRON FENCE, GATE AND HARDSCAPE/LANDSCAPE IMPROVEMENTS PER CITY STANDARDS.

PROJECT DATA

Rialto

SITE AREA		61,554	SF
		1.41	Acres
BUILDING AREA			
1ST FLOOR	WAREHOUSE	19,862	SF
	OFFICE	1,250	SF
1ST TOTAL		21,112	SF
2ND FLOOR	WAREHOUSE	1,000	SF
	OFFICE	1,000	SF
TOTAL		**23,112**	SF
PROJECT FACT			
	FAR MAX		TBD
	FAR PROVIDED		0.38
	CLEAR HEIGHT		28'
	BUILDING HEIGHT		34'
ZONING			
ZONE			Gateway Specific Plan (I-P)
ORDINANCE			Resolution No. 1653 (Indoor Storage Facilities)
MAX BUILDING HEIGHT			75'
LANDSCAPE SET BACK			
	FRONT	1' of Setback For 1' of Height. Min. 25'	
	SIDE/REAR	10' Except Truck Yard	
	BASE OF BLDG	10'	
PARKING REQ.			
	AUTO PARKING		
	OFFICE	1/250 SF 1st Flr	5
	OFFICE	1/500 SF 2nd Flr	2
	WAREHOUSE	1st 10K 1/1000 SF	10
	WAREHOUSE	ABV 10K 1/2000 SF	6
	TOTAL		**23**
PROJECT PROVIDED			
PARKING PROVIDED			
	AUTO PARKING		
	STANDARD	9'X20'	16
	ADA	9', 12' X 20'	2
	EV	9'X20'	5
	TOTAL		**23**

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE.
2. ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM.
3. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES.
4. FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
5. PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
6. LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.

KEYNOTES

1. SITE PAVING WITH HEAVY BROOM FINISH. SEE CIVIL FOR PAVEMENT THICKNESS.
2. DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN.
3. PRIMARY BUILDING.
4. PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH.
5. FIRE HYDRANT
6. WROUGHT IRON FENCE 8'H FT.
7. 6'H BLACK PAINTED VEHICULAR ROLLING GATE WITH PRIVACY SCREENING MESH. AUTOMATIC UL 325 AND ASTM 2200 GATE COMPLIANT WITH KNOX GATE KEY SWITCH.
8. 5'-6" X 6' X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR MANDOORS WITH MEDIUM BROOM FINISH.
9. FUTURE MONUMENT SIGN WITH ELEC. CONDUITS.
10. 14'H SCREEN WALL. (ADD 6' BERM WHEN FACING STREET)
11. TRASH ENCLOSURE.
12. NOT USED.
13. NOT USED.
14. APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING.
15. NOT USED.
16. SHORT TERM - BICYCLE RACK 8% OF PARKING STALL.
17. DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY.

LEGEND

- STANDARD PARKING STALL 9' X 20'
- CLEAN AIR, VANPOOL / EV 9' X 20'
- ADA PARKING VAN 12' X 20' OR STANDARD 9' X 20' WITH 5' CLR AISLE
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL. MAX 5% SLOPE AND MAX 2% CROSS SLOPE WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE WITH ADA ACCESSIBLE RAMP
- LANDSCAPE, SEE LANDSCAPE DRAWINGS

SKH ARCHITECT

STEVE K HONG ARCHITECT
4000 WESTERLY PLACE SUIT 100
NEWPORT BEACH CALIFORNIA 92660
PROJECT MANAGER: STEVE HONG
714 - 822 - 1171, STEVE@SKHARCHITECT.COM

LICENSED ARCHITECT
STEVE K. HONG
NO. C-30577
REN. 12-31-22
STATE OF CALIFORNIA

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWING ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED, IN WHOLE OR IN PART. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS. THE OWNER AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AGAINST ALL DAMAGES, CLAIMS AND LOSSES, INCLUDING DEFENSE COSTS, ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICAIIONS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT OF RECORD.

CONSULTANTS

CIVIL ENGINEER
ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA CA 92335
RALLARD@ALLARDENG.COM
ATTAN: RAY ALLARD

LANDSCAPE ARCHITECT
HUNTER LANDSCAPE INC.
711 S. FEE ANA ST.
PLACENTIA CA 92870
WILL@HUNTERLANDSCAPE.NET
ATTN: WILL COCHRAN

VALLEY AND LILAC DEVELOPMENT

INTERSECTION OF VALLEY BLVD AND LILAC AVE,RIALTO, CA. 92376

MVP

1900 AVENUE OF THE STARS
SUITE 2470
LOS ANGELES, CA 90067

No.	ISSUANCE	DATE

JOB No.
22-340
DRAWN STEVE HONG
CHECKED STEVE HONG
SHEET TITLE
ARCHITECTURAL
OVERALL SITE PLAN
SHEET NUMBER
DRC-A1.01

OVERALL SITE PLAN

TRUE NORTH | SCALE 1/16" = 1'-0" | 1