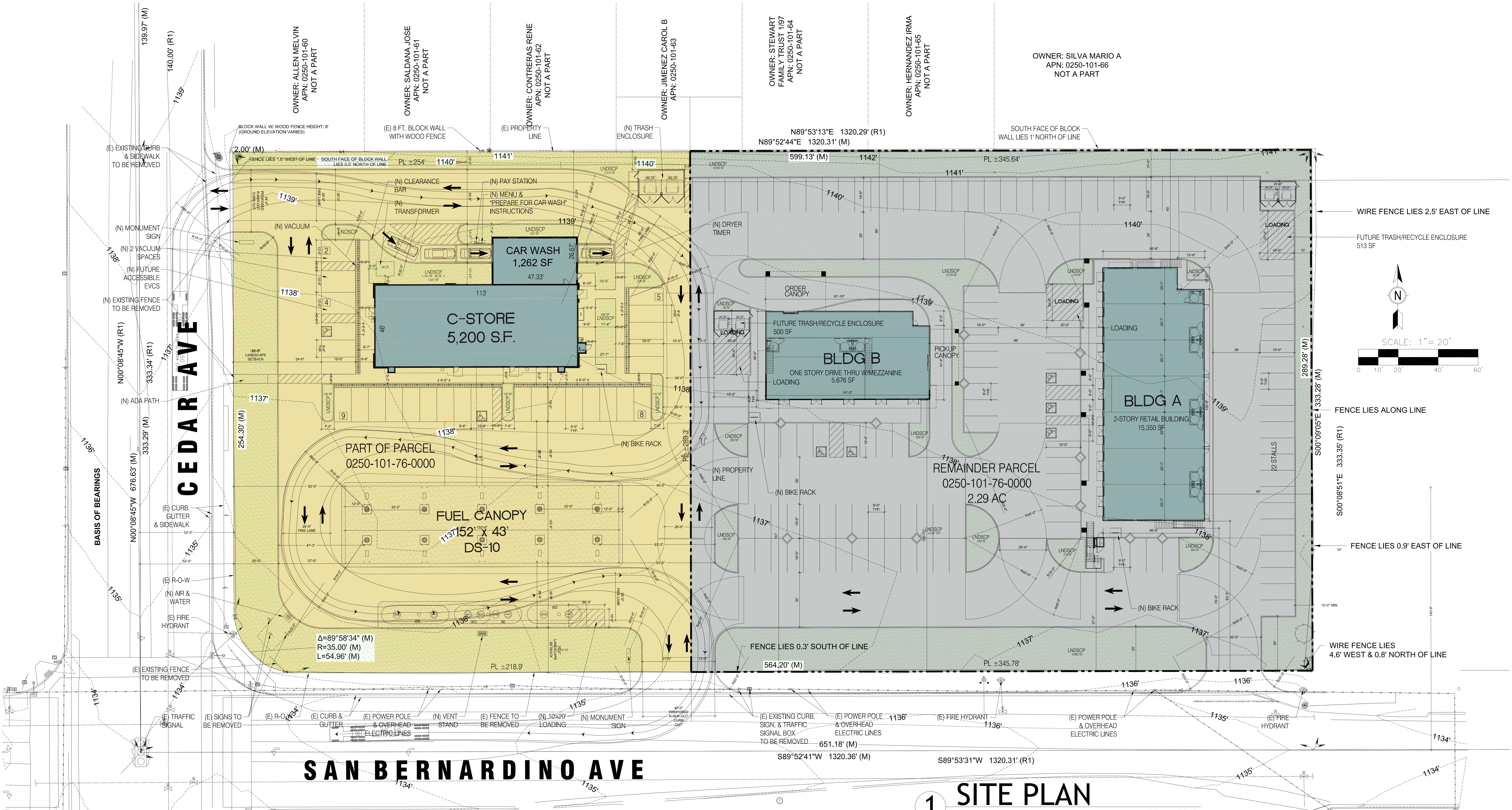


Project Location





GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY DRAWN BY BASE CONSULTING GROUP, INC. RECEIVED ON 05/01/2020 AND AN AERIAL.
- ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.

TWO NEW COMMERCIAL BUILDING 'A' AND 'B'
PROJECT ADDRESS: N.E. CORNER OF CEDAR AND SAN BERNARDINO AVE.
BLOOMINGTON, SAN BERNARDINO COUNTY, CA 92316
DEVELOPER: SHORECLIFF CAPITAL LLC
468 N CAMDEN DRIVE, SUITE 300, BEVERLY HILLS, CA 90210

	PARCEL 'A' (PROPOSED BUILDING 'A' & 'B')	PARCEL 'B' (CIRCLE 'K')
PARCEL AREA	2.29 ACRE (99,831 SF)	1.68 ACRE (73,214 SF)
BUILDING AREA	BUILDING 'A' 7,675 SF (1ST FLR)+7,675 SF(2ND FLR)=15,350 SF BUILDING 'B' 4,330 SF (1ST FLR)+1,410 SF (MEZZANINE)=5,740 SF	BUILDING 'C' 5,200 SF CARWASH 1,262 SF
TOTAL AREA	21,090 SF	6,462 SF
LOT COVERAGE	12% (12,005 SF/99,831)	8.82% (6,462 SF/73,214)
PROPOSED HEIGHT	35' 26'	23' 23'
PARKING REQUIREMENT	4,000 SF RESTAURANT SHELL ONLY (1:100) AND 17,090 SF RETAIL/OFFICE SPACE (1:250)	RETAIL @ 1 SP/250 SF 21 SP
PARKING PROVIDED	STANDARD PARKING SPACES 118 SP ACCESSIBLE PARKING SPACES 5 SP 113 SP TOTAL	STANDARD PARKING SPACES 23 SP ACCESSIBLE PARKING SPACES 1 SP 26 SP TOTAL
REQ'D LANDSCAPING	(20% OF LOT AREA) 99,831X0.2=19,966.2 SF	(20% OF LOT AREA) 73,214X0.2=14,643 SF
PROVIDED LANDSCAPING	(21% OF LOT AREA) 21,030 SF	(±2.06 %) 16,149 SF
LOADING SPACE	REQ'D:2 SPACE PROVIDED:3 SPACE	REQ'D:1 SPACE PROVIDED:1 SPACE
BICYCLE PARKING	REQ'D:4 SPACE PROVIDED:4 SPACE	REQ'D:2 SPACE PROVIDED:2 SPACE
REFUSE & RECYCLE AREA	REQ'D:24 SF+ 24 SF+24 SF+ 24 SF = 96 SF PROVIDED:198 SF+198 SF=396 SF	REQ'D:24 SF + 24 SF = 48 SF PROVIDED: 99 SF + 99 SF = 198 SF

SC: 1"=20'-0"

PROJECT ADDRESS: N.E. CEDAR AVE & SAN BERNARDINO AVE, BLOOMINGTON, SAN BERNARDINO COUNTY, CALIFORNIA

PROJECT DESCRIPTION: PARCEL A: PROPOSAL FOR NEW COMMERCIAL BUILDING 'A' AND 'B' INCLUDING RETAIL USE/RESTAURANT WITH ASSOCIATED DRIVE THRU (SHELL ONLY)

LEGEND: PARCEL 'A' (PROPOSED BUILDING 'A' & 'B')

PARCEL 'B' (CIRCLE 'K')

LANDSCAPING AREA

PARCEL B: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, A 1,262 S.F. CAR WASH, AND A FUEL CANOPY WITH 10 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION: SAN BERNARDINO COUNTY, CALIFORNIA

EXISTING ZONING: BL/RL-5 (BLOOMINGTON/RURAL LIVING - VALLEY REGION)

PROPOSED ZONING: BL/CN (BLOOMINGTON/NEIGHBORHOOD COMMERCIAL - VALLEY REGION)

MAX. BLDG HEIGHT ALLOWED: 35'

REQUIRED SETBACKS:

FRONT: 25'

SIDE (STREET): 25'

SIDE (INTERIOR): 10' (ONLY ONE SIDE IS REQUIRED TO PROVIDE FOR EMERGENCY ACCESS)

REAR: 10'

WB-50 - Intermediate Semi-Trailer

Overall Length 55.00ft

Overall Width 8.50ft

Overall Body Height 12.052ft

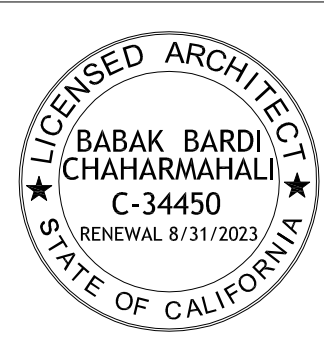
Min Body Ground Clearance 1.334ft

Max Track Width 8.500ft

Lock-to-lock time 6.00s

Max Steering Angle (Virtual) 17.90°

CONFORMITY STATEMENT		REVISIONS	
THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE ADDRESS WHICH THEY WERE PREPARED FOR AND PERMITTED BY THE BUILDING OFFICIALS AND EXPRESSLY LIMITED TO THIS PROJECT SCOPE OF WORK. THE OWNERSHIP OF THE DRAWINGS AND THE SPECIFICATIONS BELONGS TO THE ARCHITECT OF THE RECORD. REUSE, REPRODUCTIONS OR PRODUCTIONS BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED UNDER THE US ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT (AWCPA) & CALIFORNIA ASSEMBLY AB 630, HOLDEN ARCHITECTS SEC. 5936.4		NO.	DESCRIPTION
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DESIGNED BY:	BABAK BARDI CHAHARMAHALE
CHECKED BY:	BABAK BARDI CHAHARMAHALE
DRAWN BY:	E.SANAJOU-L.MESBAHI
DATE DRAWN:	10/13/22
JOB NUMBER:	CDD-2214



CALIFORNIA DEVELOPMENT & DESIGN INC.

PRINCIPAL: BABAK BARDI CHAHARMAHALE, AIA (REGISTERED ARCHITECT)
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11022 SANTA MONICA BLVD., #200, LOS ANGELES, CA 90025
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SITE PLAN

A1.0

SHEET TITLE: SHEET NO.