

Owner:



280 Newport Center Dr. Suite 240
Newport Beach, CA 92660
tel: 949-330-7564

Project:

**Orbis Rialto
Renaissance Pkwy
& Locust**

Consultants:

Civil: Kimley Horn
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape:
Fire Protection:
Soils Engineer:

Title: OVERALL SITE PLAN

Project Number: 18186
Drawn by: SLM
Date: 01/21/2020

Revision:

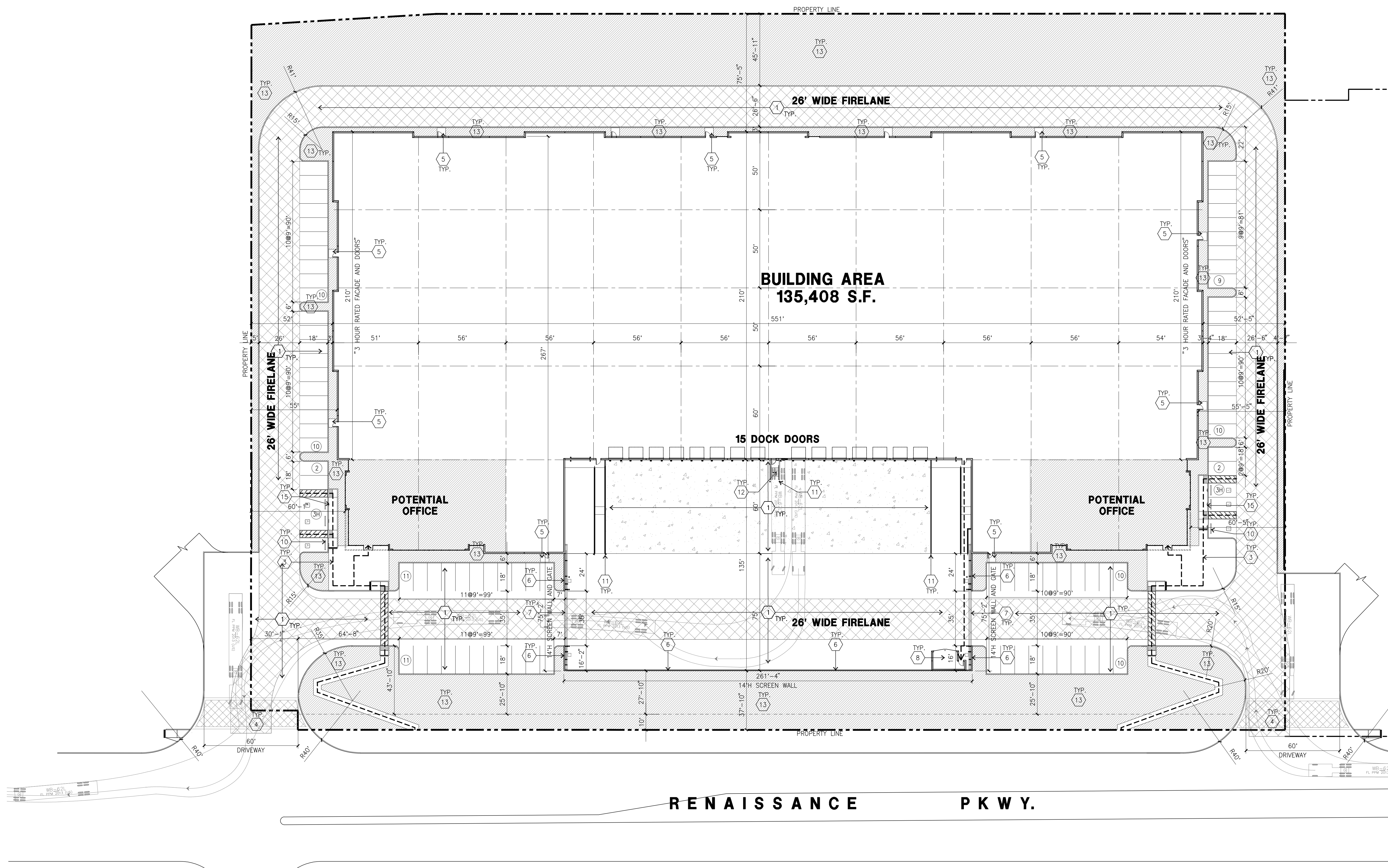
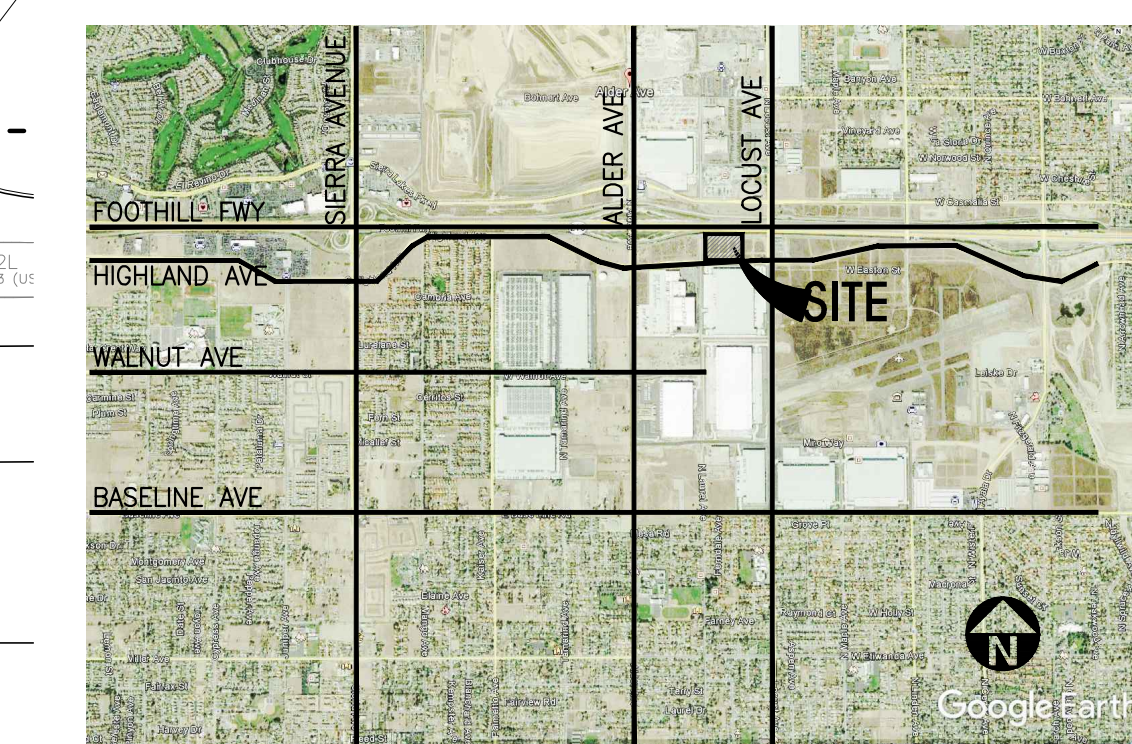
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PROJECT DATA

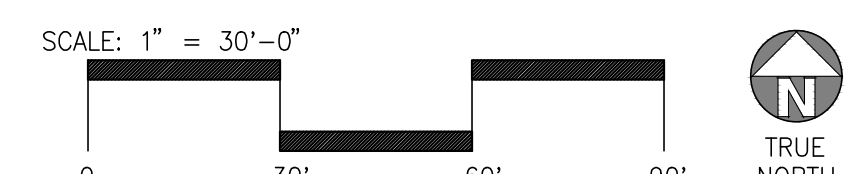
SITE AREA	
In s.f.	305,042 s.f.
In acres	7.00 ac
BUILDING AREA	
Footprint	131,908 s.f.
Office - Ground Level	3,500 s.f.
Office -2nd Level	3,500 s.f.
Warehouse	128,408 s.f.
TOTAL	135,408 s.f.
F.A.R.	44.4% s.f.
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	28 stalls
Whse: 1st 40k @ 1/1,000 s.f.	40 stalls
above 40k @ 1/4,000 s.f.	23 stalls
TOTAL	91 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	85 stalls
ADA parking	6 stalls
TOTAL	91 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	0 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Renaissance Specific Plan, -Corporate Center	
MAXIMUM FLOOR AREA RATIO	
F.A.R. - .75	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 75'	
LANDSCAPE REQUIREMENT	
Percentage -	10%
LANDSCAPE PROVIDED	
Percentage -	17.6%
in s.f.	53,824 s.f.
SETBACKS	
Renaissance Ave - 25' Min Landscape, 30' Average PLUS 10' landscape	
Side - 0 ft or separated by 20ft plus 10ft for each additional floor	
Rear - 25' avg., 20' min.	
LANDSCAPE EASEMENTS	
Renaissance & Locust Ave - 10'	

VICINITY MAP



OVERALL SITE PLAN

scale: 1" = 30'-0" **A**



Property owner

ORBIS REAL ESTATE PARTNERS
280 NEWPORT CENTER DRIVE, #240
NEWPORT BEACH, CA 92660
CONTACT: Grant Ross
PHONE: (949) 929-9973

Address of the property

TBD

Assessor's Parcel Number

SEE CIVIL

Legal description

SEE CIVIL

Zoning

RENAISSANCE SPECIFIC PLAN
BUSINESS CENTER

Applicant

ORBIS REAL ESTATE PARTNERS
280 NEWPORT CENTER DRIVE, #240
NEWPORT BEACH, CA 92660
CONTACT: Grant Ross
PHONE: (949) 929-9973

Applicant's representative

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE, CA 92612
TEL: 949-863-2108
ATTN: SHA LIU MAHONEY

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT,
- 2 TRUCK COURT MAN DOOR
- 3 CONCRETE WALKWAY
- 4 DECORATIVE DRIVEWAY APRONS.
- 5 5'-6"X5'-6"X4" MIN THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS - FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12' MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 14"H CONCRETE TILT-UP SCREEN WALL W/PILASTER
- 7 PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 8 TRASH ENCLOSURE
- 9 EXTERIOR PARKING LIGHT POLE
- 10 PRE-CAST CONCRETE WHEEL STOP
- 11 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 12 EXTERIOR CONCRETE STAIR
- 13 LANDSCAPE, LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- 14 HANDICAPPED ENTRY SIGN
- 15 HANDICAPPED PARKING STALL SIGN
- 16 MONUMENT SIGN
- 17 GRADE LEVEL RAMP
- 18 KNOCK BOX @ MAIN ENTRANCE PER FIRE DEPARTMENT STANDARDS

SITE PLAN GENERAL NOTES

1. THE SOILS REPORT PREPARED BY _____ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. NOT USED
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT
20. INSTALL SURVEILLANCE CAMERAS ON THE BUILDING PER POLICE DEPARTMENT OF RIALTO

SITE LEGEND

- LANDSCAPED AREA
- CONCRETE PAVING
- STANDARD PARKING STALL (9' X 18')
- HANDICAP PARKING STALL (9' X 18')

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