

SITE PLAN

SITE INFORMATION

APN:
0258-121-33; 23; 34

LAND USE / ZONING:
EXISTING/PROPOSED GENERAL PLAN: GENERAL INDUSTRIAL (G)
EXISTING/PROPOSED ZONING: AGUA MANSA SPECIFIC PLAN HEAVY INDUSTRIAL (H-IND)

UTILITIES:
WATER: WEST VALLEY WATER DISTRICT
SEWER: RIALTO SEWER SERVICE
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
PHONE: SPECTRUM FRONTIER
T.V.: TIME WARNER

SCHOOL DISTRICT:
COLTON JOINT UNIFIED SCHOOL DISTRICT

CODE ANALYSIS:

BUILDING CODE: WAREHOUSE
BUILDING OCCUPANCY: B, S-1
CONSTRUCTION TYPE: III-B
FIRE SPRINKLERS (AUTOMATIC): YES
STORIES: 1

ZONING ANALYSIS:
MAX. COVERAGE/FAR: 1.0
MAX. BLDG HEIGHT: N/A (1' BLDG. HT PER 1' STBK. FROM WILLOW PL.)
MIN. LANDSCAPE: 10% (OF REQUIRED PARKING AREA)

PARKING/LOADING:
STANDARD STALL: 9'x20'
TRAILER STALL: 11'x50'
LOADING SPACE: 10'x24'
MOTORCYCLE PARKING AREA: 56 SF MIN.
MIN. AISLE: 24'; 26' FIRE DEPARTMENT ACCESS LANES

SITE PLAN & CITY NOTES:

- THE PROPERTY IS WITHIN THE AGUA MANSA SPECIFIC PLAN.
- THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
- THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
- SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
- THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/COMBUSTIBLE MATERIALS OR WASTE.
- THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE.
- LOADING SPACES WILL BE PAVED WITH CONCRETE.
- SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOX PAD LOCK.
- MASTER SIGN PROGRAM WILL BE UNDER SEPARATED PERMIT.
- NO ABOVE/GROUND TANKS ARE PROVIDED.
- SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

FIRE DEPARTMENT NOTES:

- FIRE DEPARTMENT ACCESS SHALL COMPLY WITH FIRE DEPARTMENT FIRE PROTECTION STANDARDS.

CALGREEN NOTES:

- PROJECT SITE IS LARGER THAN ONE ACRE - A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
- VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF 5% NEW VISITOR VEHICULAR PARKING (CG 5.106.4.1).
- IN BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SECURE, LONG-TERM BICYCLE ENCLOSURES FOR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF 5% NEW TENANT VEHICULAR PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT INDOORS IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
- 'CLEAN AIR' PARKING SPACES SHALL BE PROVIDED ON SITE FOR CARPOOLS & FUEL-EFFICIENT VEHICLES, FOR A MINIMUM NUMBER OF SPACES PROPORTIONAL TO REQUIRED VEHICLE PARKING PER CALGREEN TABLE (CGS.106.5.2).
- LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN (CG 5.106.8).
- THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER-CONSERVING (CG 5.303.2). BEING A SHELL BUILDING, COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT.
- FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND IRRIGATION SYSTEM SHALL HAVE WEATHER-OR SOIL MOISTURE-BASED AUTOMATIC CONTROLLERS (CG 5.304.2&3).
- A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON-HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 5.408.1). 100% OF LAND-CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED (CG 5.408.3).
- PER SECTION 5.410.2, EXCEPTIONS 1 & 2, COMMISSIONING IS NOT REQUIRED FOR DRY STORAGE WAREHOUSES OR AREAS USED FOR OFFICES LESS THAN 10,000 SF IN DRY STORAGE WAREHOUSES. (CG 5.410.2).
- ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).
- SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).

SITE AREA	SF	ACRES
Gross	440,354	10.11
Street Dedication	7,067	0.16
NET SITE AREA	433,287	9.95

BUILDING AREA	BLDG 1
Ground Floor Office	5,000
Warehouse	209,000
Total Building Footprint	214,000
Mezzanine	5,000
TOTAL BUILDING AREA	219,000

COVERAGE	49.4%
FAR	50.5%

PARKING REQUIRED	Required	Provided
Office	10,000 sf	1/300
Warehouse	0 - 10,000 sf	1/1000
	10,000 sf +	1/2000
TOTAL PARKING REQUIRED	143	

PARKING PROVIDED	8
H/C	136
PARKING PROVIDED	144
PARKING RATIO	0.66/1000

CLEAN AIR/VANPOOL/EV PARKING	Required	Provided
EV Capable (101 - 150 Parking)	25	26
EVCS (101 - 150 Parking)	6	6

BICYCLE PARKING	4	4
Long-term (5% of Tenant Parking)	4	4
Short-term (5% of Visitor Parking)	4	4

DOCK DOORS	23
GRADE DOORS	2
TRAILER STALLS	35
TRUCK TRACTOR STALLS	2
MOTORCYCLE PARKING AREA	2 spaces
LOADING SPACE (10' x 24')	120 SF
PARKING AREA	160,000 - 240,000 sf
	4
	26,366

LANDSCAPE	% Area (S.F.)
Required (10% of parking area)	10.0%
Provided	154.5%

PROJECT TABULATIONS

KEYNOTES

- 1.0 GENERAL
- PROPERTY LINE/ R.O.W. - REFER TO CIVIL DRAWINGS
 - EASEMENT - REFER TO CIVIL DRAWINGS
 - STANDARD PARKING STALL (9'x20') - TYP. (SEE 3/A1.3)
 - ADA-ACCESSIBLE PARKING STALL(S) (SEE 3/A1.3)
 - CLEAN AIR/ VAN POOL/ EV PARKING STALL(S) PER CALGREEN 5.106.5.2
 - TRAILER STORAGE PARKING (11'x50') - TYP.
 - 2-WAY DRIVE AISLE: 24'W MIN.
 - FIRE DEPT. ACCESS DRIVE: 26'W MIN.
 - AREA TO BE PERMANENTLY MAINTAINED AND IDENTIFIED AS A SAFE DISPERSAL AREA AND SHALL BE ACCESSIBLE.
 - ACCESSIBLE PATH OF TRAVEL
 - UNDERGROUND DETENTION SYSTEM - REFER TO CIVIL

- 3.0 CONCRETE
- TILT-UP CONCRETE BUILDING WALL
 - CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
 - CONCRETE STAIR W/ HANDRAIL (SEE 5/A1.3)
 - TILT-UP CONCRETE SCREEN WALL, PTD. (SEE 5/A1.3)
 - TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP. (SEE 2/A1.3)
 - TILT-UP CONCRETE GUARDRAIL 1.0 W. 42" ABOVE HIGH SIDE
 - CONCRETE RETAINING WALL - SEE CIVIL

- 5.0 METAL FABRICATIONS
- STEEL PIPE BOLLARD

- 12.0 FURNISHINGS
- BICYCLE RACK PER CAL GREEN; LONG-TERM 5% OF EMPLOYEE PARKING REFER TO TABULATIONS
 - BICYCLE RACK PER CAL GREEN; SHORT-TERM 5% OF VISITOR PARKING - REFER TO TABULATIONS

- 32.0 EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE U.N.O.
- LANDSCAPE PLANTING AREA
 - CONCRETE WALKWAY
 - CONCRETE CURB, TYP.
 - PRECAST CONCRETE WHEEL STOP
 - VEHICULAR PARKING
 - CONCRETE COMMERCIAL DRIVEWAY
 - CONCRETE TRUCK DOCK APRON
 - MANUAL SLIDING GATE WITH KNOX PADLOCK - 7' TALL (SEE 4/A1.3)
 - TUBE STEEL FENCE - 8' TALL
 - 32.10 DECORATIVE ENTRY PAVING

- 33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL
- ELECTRICAL TRANSFORMER
 - EXISTING FIRE HYDRANT
 - EXISTING POWER POLE
 - NEW FIRE HYDRANT

GENERAL NOTES

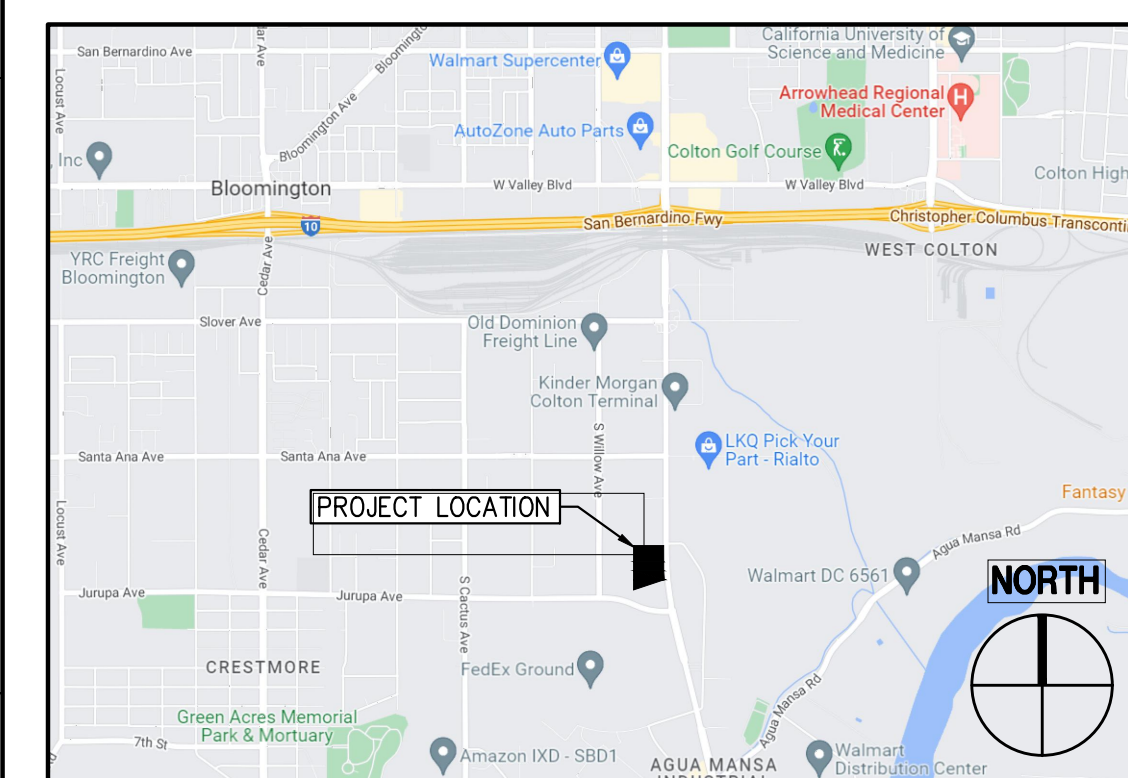
- GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMP AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CGS 103.3.2).
- THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.083%).
- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
- THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

SITE PLAN - LEGEND

- ACCESSIBLE PATH OF TRAVEL - 4" WIDE MINIMUM - 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE
- ACCESSIBLE PARKING STALL(S), TYP.
- PARKING STALL MARKING PER CALGREEN CLEAN AIR/VANPOOL/EV, TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS
- MOTORCYCLE PARKING AREA



AERIAL MAP NTS 3



VICINITY MAP NTS 4

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	10/14/22
2	2ND SUBMITTAL	1/9/23
3	3RD SUBMITTAL	8/30/23

SITE PLAN AND PROJECT TABULATIONS

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JOB NO:	XRPOST_01	SHEET NO:	A1.1
DATE:	9/20/22		
DRAWN:	GAA		
FILE NAME:	XRPOST_A1_1		