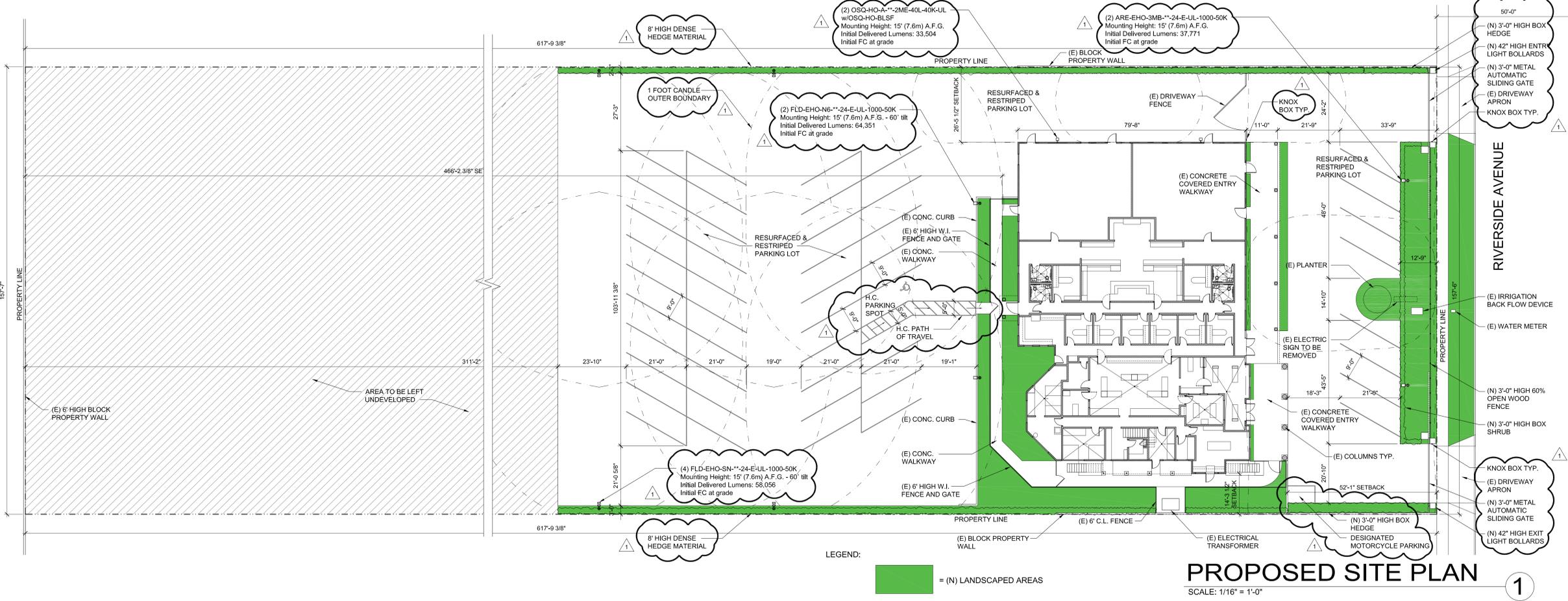


VALLEY ANIMAL HOSPITAL - 1786 RIVERSIDE AVENUE, RIALTO CA



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

RYAN P. LOPEZ
BUILDING &
LANDSCAPE
DESIGNER

553 JUNIPER STREET
LA VERNE, CA 91750
T: 626.824.5322
URBANGURU182@GMAIL.COM

ARCHITECT

PROJECT NAME
VALLEY ANIMAL HOSPITAL

1786 RIVERSIDE AVE.
RIALTO, CA 92376

NOTES

ISSUE/REVISION

SUBMITTAL REVISIONS 3-21-18

PROJECT DATA

DATE 02-5-18

CHECKED BY

DRAWN BY RYAN P. LOPEZ

PROJECT NO.

DRAWING SCALE AS NOTED

SHEET TITLE

**PROPOSED SITE PLAN
AND PROJECT DATA**

SHEET NO.

T1

AGENCY NO.

SHEET INDEX

T1	TITLE SHEET, SITE / ROOF PLAN & PROJECT DATA
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A4.1	PROPOSED EXTERIOR ELEVATIONS
A4.2	PROPOSED EXTERIOR ELEVATIONS

PROJECT INFORMATION

ASSESSOR'S ID#	0127081040000
ADDRESS	1786 RIVERSIDE AVE., RIALTO
DESCRIPTION	TWO-STORY, WOOD FRAME BUILDING
ZONING	ADMINISTRATIVE PROFESSIONAL
YEAR BUILT	1927/1928 (SAN BERNARDINO COUNTY ASSESSORS)
CONSTRUCTION TYPE:	V-B
TYPE OF OCCUPANCY / DISTRICT:	'O' - OFFICE

PROJECT DATA

ACTUAL LOT SIZE	97,138 SF (2.230 ACRES)
BUILDING SIZE	9,792 SF (ASSESSORS)
BUILDING HEIGHT:	
MAX. BUILDING HEIGHT	75'-0"
PROPOSED BUILDING HEIGHT (NO CHANGE)	25'-2" (EXISTING NO CHANGE)

CONTACTS

Ryan Lopez Building and Garden Designer 553 Juniper Street La Verne, CA 91750 626-824-5322	Dr. Tracy DuPrez, DVM (Buyer) 553 Juniper Street La Verne, CA 91750 626-391-4074
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PARKING REQUIREMENTS

CODE REQUIREMENTS: 1 PARKING SPACE FOR EVERY 250 S.F. OF GROSS FLOOR AREA PER MUNICIPAL CODE SECTION 18.58.050

BUILDING SIZE: 9,792 / 250 = 39.2 (40 ROUNDED UP)

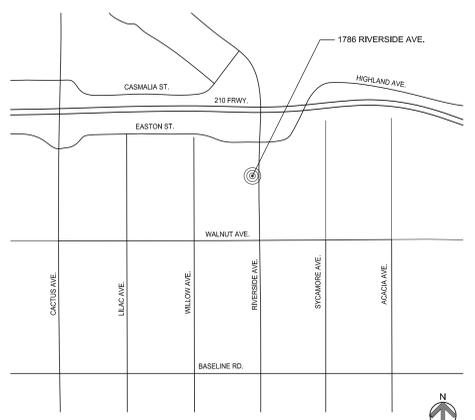
PARKING SPACES:

TYPE	REQUIRED	PROVIDED
STANDARD	40	40
HANDICAP	1	1
MOTORCYCLE	1	1

PARKING ANALYSIS

31,365 S.F. OF PARKING LOT RESURFACING AND RESTRIPIING. (CALCULATED USING CAD SOFTWARE)

VICINITY MAP



APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE (STRUCTURAL ONLY)
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

SETBACKS

	DISTRICT AREA 1		
	EXISTING	ALLOWABLE	PROPOSED
FRONT	52'-1"	25'-0"	NO CHANGE
NORTH SIDE	26'-5"	5'-0"	NO CHANGE
SOUTH SIDE	14'-4"	5'-0"	NO CHANGE
REAR YARD	466'-2"	15'-0"	NO CHANGE

PROJECT DESCRIPTION

THE NEW BUYER IS APPLYING FOR A CONDITIONAL DEVELOPMENT PERMIT FOR A CHANGE OF USE FROM THE BUILDINGS CURRENT USE AS A HUMAN MEDICAL FACILITY TO AN ANIMAL HOSPITAL.

THE PROJECT CONSISTS OF A PARTIAL INTERIOR REMODEL ON THE FIRST FLOOR FOR THE NEW HOSPITAL. THERE ARE TWO AREAS THAT ARE DESIGNATED FOR FUTURE DEVELOPMENT. THE SECOND FLOOR WILL REMAIN UNTOUCHED. THESE AREAS WILL BE SUBMITTED LATER UNDER SEPARATE PERMIT.

THE AREA OF CONSTRUCTION ON THE FIRST FLOOR CONSISTS OF APPROXIMATELY 6,144 S.F. OF INTERIOR REMODELING IN THE EXISTING PORTION OF THE BUILDING. THERE WILL BE NO MODIFICATIONS TO THE EXTERIOR OF THE BUILDING AND ALL EXTERIOR DOORS AND WINDOWS ARE TO REMAIN.

THE EXTERIOR CONSTRUCTION CONSISTS OF LANDSCAPING, RESURFACING AND RESTRIPIING OF THE DRIVEWAY AND PARKING LOT, INSTALLATION OF A PROPERTY FENCE AND PAINTING THE EXISTING EXTERIOR OF THE BUILDING.