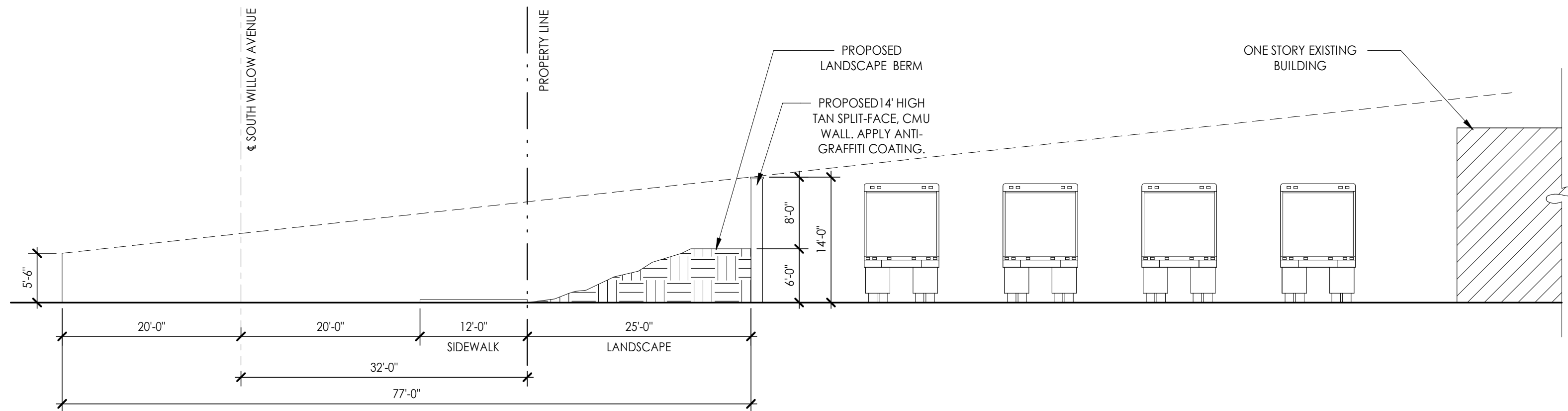


SITE PLAN 1
1/32" = 1'-0"



LINE OF SIGHT 2
3/32" = 1'-0"

LEGEND

- PROPERTY LINE.
- CENTER LINE OF STREET
- PROPERTY ENTRANCE / EXIT
- LANDSCAPE AND IRRIGATION AREA
- INDICATES ADJACENT EXISTING BUILDINGS
- PARKING COUNT
- TRAILER PARKING COUNT
- TRANSFORMER WITH CONCRETE PAD.
- 14' HIGH CMU WALL
- FIRE HYDRANT

SITE DATA

TOTAL LOT AREA:	± 175,959 S.F. = ± 4.04 ACRE
LOT PARCEL 1 (28): 1.55 AC.	
LOT PARCEL 2 (29): 2.49 AC.	
BUILDING AREA:	± 5,800 S.F. = ± 0.13 ACRE
LANDSCAPE AREA:	± 22,258 SF. > 10% OF TOTAL AREA

PARKING SUMMARY

PARKING REQUIREMENTS (PER AGUA MANSA INDUSTRIAL CORRIDOR):

OFFICE: 1 STALL PER / 300 SF.
MANUFACTURING / PROCESSING: 1 STALL PER / 500 SF.

PARKING CALCULATIONS:

OFFICE: 1,325 SF. / 300 SF. = 4.41 STALLS
MANUFACTURING / PROCESSING: 4,475 / 500 SF = 8.95 STALLS

TOTAL PARKING REQUIRED: 13.36 ≈ 14 STALLS
TOTAL PARKING PROVIDED: 14 STALLS

REQUIRED ACCESSIBLE STALLS PER CBC TABLE 11B-208.2:	1 STALL
VAN ACCESSIBLE PER CBC 11B-208.2.4:	1 STALL
STANDARD ACCESSIBLE:	0 STALLS

REQUIRED EV STALLS:
PER CALIFORNIA GREEN BUILDING CODE 2022, TABLE 5.106.5.3.1 EV CAPABLE SPACES:

TOTAL NUMBER OF ACTUAL PARKING SPACES:	14 STALLS
NUMBER OF REQUIRED EV CAPABLE SPACES:	04 STALLS
NUMBER OF PROVIDED EV CAPABLE SPACES:	05 STALLS
PROVIDED PARKING STALLS	14 STALLS
STANDARD PARKING	8 STALLS
STANDARD ACCESSIBLE	1 STALL
VAN ACCESSIBLE - EV CAPABLE	1 STALL
STANDARD EV CAPABLE	4 STALLS

TRAILER STALLS

TRAILER STALLS: 12'X45'	45
TRAILER STALLS: 12'X52'	42

TOTAL TRAILER STALLS PROVIDED: 87 STALLS

SECURITY NOTE:

- ALL OUTDOOR STORAGE USES SHALL BE SECURED AND INCORPORATE SECURITY CAMERAS THAT ARE CONNECTED TO THE CITY'S ENFORCEMENT SYSTEM TO THE SATISFACTION OF THE POLICE CHIEF.
- ALL OUTDOOR STORAGE USES SHALL BE ILLUMINATED ENTIRELY EVERY NIGHT, FROM DUSK UNTIL DAWN, WITH A MINIMUM OF ONE FOOT CANDLE ACROSS THE SITE. LIGHT FIXTURES SHALL BE ARRANGED OR SHIELD SO AS NOT TO SPILL LIGHT ONTO NEIGHBORING PROPERTIES.
- SECURITY CAMERAS TO BE INSTALLED AND INTEGRATED WITH POLICE DEPARTMENT PRIOR PROCEEDING WITH THE BUSINESS LICENSE.

GATE NOTE:

- ANY GATE OR BARRIER ACROSS A FIRE ACCESS ROADWAY, WHETHER MANUAL OR AUTOMATIC, MUST MEET THE RIALTO FIRE DEPARTMENT REQUIREMENTS.
- FOR AUTOMATIC GATES, KNOX BRAND KEY-OPERATED ELECTRIC KEY SWITCH KEYED TO RIALTO FIRE DEPARTMENT SPECIFICATION ARE REQUIRED.
- THE KNOX SWITCH SHALL OVERRIDE ALL GATE FUNCTIONS AND OPEN THE GATE. OTHER ACCESS CONTROL SYSTEMS, SUCH AS PRE-EMPTION DEVICE EYES, ARE REQUIRED AND MUST BE INSTALLED AS DIRECTED BY THE FIRE MARSHAL.

