





**ENLARGED SITE PLAN - NORTHERLY SECTION**

**SITE PLAN KEY:**

- PROPERTY LINE PER LAND SURVEY
- OFF-STREET PARKING
- LANDSCAPING
- 6" WIDE CONCRETE CURB
- PARKING STALL QUANTITY
- GAS — GAS EXISTING GAS LINE PER LAND SURVEY
- SEE CIVIL FOR NEW UTILITY INFORMATION
- ACCESSIBLE PARKING STALL
- 3' WIDE DETECTABLE WARNING, WHERE OCCURS (TRUNCATED DOMES)
- CONCRETE WHEEL STOP
- 1:48 MAXIMUM SLOPE
- ACCESSIBLE ROUTE OF TRAVEL
- 1:20 MAXIMUM SLOPE
- 1:48 MAXIMUM CROSS SLOPE
- FIRE TRUCK TURN MOVEMENTS
- WHEEL PATH
- 26'-0" MIN. INSIDE TURN RADIUS
- 50'-0" MIN. OUTSIDE TURN RADIUS

**PARKING (PER CHAPTER 18.58.030):**

PROPOSED BUILDING	USE(S)	AREA FACTOR	AREA (S.F.)	CALCULATION	SPACES PROVIDED	
ADMINISTRATIVE OFFICE	BUSINESS OFFICE	1 : 300 S.F.	TOTAL AREA INCL. EXTERIOR OVERHANGS: 11,072 S.F. UNOCCUPIED AREA UNDER EXTR. OVERHANGS: 1,084 S.F. GROSS BUILDING AREA EXCL. OVERHANGS: 10,018 S.F.	10,018 S.F. / 300 = 33.39	34	
INDUSTRIAL BUILDING	STORAGE WAREHOUSE	1 : 1,000 S.F. (FOR FIRST 10,000 S.F.) 1 : 2,000 S.F. (BEYOND 10,000 S.F.)	14,160 S.F.	10,000 / 1,000 = 10.00 4,160 / 2,000 = 2.08	13	
METAL CANOPY STRUCTURE	MANUFACTURING / MECHANIC SHOP	1 : 500 S.F. (OR 1 SPACE PER EMPLOYEE ON LARGEST SHIFT PER DIRECTOR DISCRETION)	7,200 S.F.	N/A - REQUEST FOR DIRECTOR'S APPROVAL TO PROVIDE PARKING FOR (2) EMPLOYEES PER SHIFT 7,200 / 500 = 14.4	2 (EMPLOYEES PER SHIFT)	
MANUFACTURING PLANT	MANUFACTURING	1 : 500 S.F. (OR 1 SPACE PER EMPLOYEE ON LARGEST SHIFT PER DIRECTOR DISCRETION)	21,534 S.F.	N/A - REQUEST FOR DIRECTOR'S APPROVAL TO PROVIDE PARKING FOR (2) EMPLOYEES PER SHIFT 21,534 / 500 = 43.07	2 (EMPLOYEES PER SHIFT)	
TOTAL BUILDING FOOTPRINT: (4) UNOCCUPIED EXTR. TRUCK RAMPS: (4) UNOCCUPIED FIRING KILNS: (2) UNOCCUPIED EQUIPMENT PITS: TOTAL OCCUPIED FLOOR AREA:				135,581 S.F. - 3,886 S.F. = 32,786 S.F. + 15,888 S.F. 83,321 S.F.	N/A - REQUEST FOR DIRECTOR'S APPROVAL TO PROVIDE PARKING FOR (18) EMPLOYEES PER SHIFT 83,321 / 500 = 166.64	18 (EMPLOYEES PER SHIFT)

**NOTE:** WALLS, FENCING, AND OTHER PERMANENT STRUCTURES ARE NOT PERMITTED IN THE SOUTHERN CALIFORNIA EDISON EASEMENT

**EASEMENT INFORMATION (PER OFFICIAL LAND SURVEY):**

- A SOUTHERN CALIFORNIA EDISON UTILITY EASEMENT
- B SOUTHERN CALIFORNIA EDISON UTILITY EASEMENT
- C WEST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT
- D WEST SAN BERNARDINO COUNTY WATER DISTRICT EASEMENT
- E UTILITY AND DRAINAGE EASEMENT

**DEVELOPMENT IMPACT FEES:**

1. DEVELOPMENT IMPACT FEES ARE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

**PROPOSED BUILDING DATA TABULATION:**

PROPOSED BUILDING	OCCUPANCY GROUP (CBC)	CONSTRUCTION TYPE (CBC)	USE	BUILDING AREA (S.F.)	MAXIMUM HEIGHT
1. ADMINISTRATIVE OFFICE	B - BUSINESS OFFICE	V-B	BUSINESS OFFICE	10,018 S.F. (EXCL. OVERHANGS)	+38'-0"
2. MANUFACTURING PLANT	F-1 - FACTORY INDUSTRIAL	II-B	INDUSTRIAL / MANUFACTURING	135,581 S.F.	+57'-0"
3. INDUSTRIAL BUILDING	S-1 - STORAGE WAREHOUSE / F-1 - FACTORY INDUSTRIAL	II-B	WAREHOUSE / MECHANIC SHOP	21,360 S.F.	+31'-0"
4. METAL CANOPY STRUCTURE	F-1 - FACTORY INDUSTRIAL	II-B	INDUSTRIAL / MANUFACTURING	21,534 S.F.	+29'-6"

**APN 0260-061-18 AGUA MANSA CEMETERY NOT A PART**

**APN 0260-061-21 AGUA MANSA CEMETERY NOT A PART**

**APN 0260-061-26 AGUA MANSA CEMETERY NOT A PART**

**APN 0260-061-52 NOT A PART**

**APN 0260-061-53 NOT A PART**

**APN 0260-061-66 D.S.F.L.F. CONSERVATION AREA NOT A PART**

**APN 0260-061-62 NOT A PART**

**WEST SB COUNTY WATERLINE EASEMENT**

**WEST RIVERSIDE CANAL - DRY**

**EXISTING SOUTHERN CALIFORNIA EDISON TOWERS**

**TRUE NORTH**


**PLAN NORTH**

**0' 10' 25' 50' 100'**

**1" = 50'-0"**

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