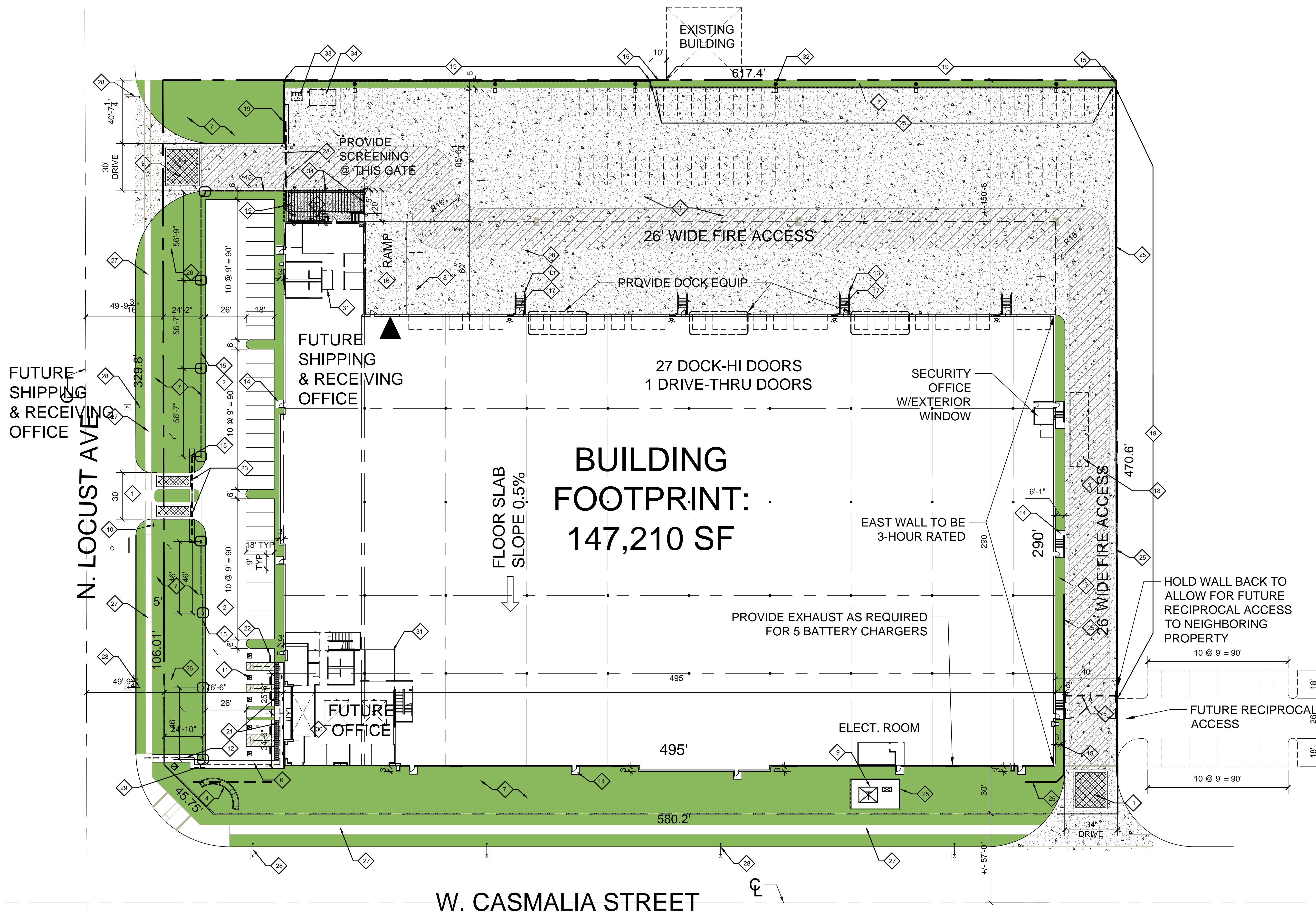


16201 Scientific Way
Irvine, CA 92618
www.HerdmanRierson.com
714.389.2800
info@HerdmanRierson.comA17-2083
09.25.2017
PLANNING.1

SITE PLAN

A1



SITE PLAN KEY NOTES

- 1 NEW DRIVE CUT, PER CITY STANDARDS PROVIDE STAMPED CONCRETE AT ENTRY
- 2 ASPHALT PAVING, TYP.
- 3 CONCRETE PAVING
- 4 WATER FEATURE/FOUNTAIN (PUBLIC ART INCENTIVE)
- 5 METAL GATE, ELECTRONICALLY OPERATED. PROVIDE CONDUIT TO GUARD SHACK/OFFICE AREA. PROVIDE KNOX PAD PER FIRE DEPT. STD.
- 6 CONCRETE WALK, SEE SITE PLAN FOR ADA PATH OF TRAVEL
- 7 LANDSCAPE AREA - SEE LANDSCAPE PLANS
- 8 TRASH COMPACTOR LOCATION, PROVIDE POWER
- 9 PROPOSED TRANSFORMER LOCATION, SEE LANDSCAPE DRAWINGS FOR SCREENING
- 10 ADA SITE ENTRY SIGN PER CODE, TYP.
- 11 ADA PARKING STALL SIGN PER CODE, TYP.
- 12 ADA PATH OF TRAVEL - - - - -
- 13 PROTECTIVE METAL BOLLARDS, CONCRETE FILLED, PAINTED, TYP.
- 14 CONCRETE LANDING PAD & STEP(S) AS SHOWN @ EXTERIOR MAN DOORS, TYP.
- 15 METAL TUBE STEEL FENCE WITH INTERMEDIATE PILASTERS, 9' HIGH. GENERAL CONTRACTOR TO SUBMIT UNDER SEPARATE PERMIT.
- 16 CONCRETE TRUCK RAMP WITH 42" HIGH CONCRETE GUARD- RAIL
- 17 EXTERIOR CONCRETE STAIR
- 18 TRUCK SCALE, PROVIDE CONDUIT TO SECURITY OFFICE
- 19 9' HIGH CONCRETE SCREEN WALL, SEE 'S' DWGS. SOME CONDITIONS HAVE RETAINING BELOW. PAINT TO MATCH BUILDING.
- 20 EMPLOYEE OUTDOOR BREAK AREA
- 21 TRUNCATED DOMES
- 22 PRECAST CONCRETE WHEEL STOP
- 23 ROLLING METAL GATE, ELECTRONICALLY OPERATED. PROVIDE CONDUIT TO GUARD SHACK/OFFICE AREA FOR GATE CONTROL & INTERCOM. PROVIDE KNOX PAD PER FIRE DEPT. STD. - 9'-0" HIGH
- 24 TRENCH DRAIN PER CIVIL PLANS
- 25 RETAINING WALL PER CIVIL & STRUCTURAL PLANS. PROVIDE GUARDRAIL @ TOP OF WALL WHERE GRADE DIFFERENCE IS 30" OR GREATER
- 26 BACK FLOW DEVICE, REFER TO LANDSCAPE DRAWINGS FOR SCREENING
- 27 PUBLIC SIDEWALK
- 28 NEW FIRE HYDRANT
- 29 PROVIDE AN EXIT SWING GATE 3'-0" WIDE X 7'-0" FROM THE ENCLOSED YARD. PROVIDE KNOX PAD PER FIRE DEPT. STANDARDS.
- 30 AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES.
- 31 PROVIDE A MOISTURE BARRIER PER THE SOILS REPORT REQUIREMENTS UNDER THE OFFICE PORTIONS OF THE BUILDING SLAB - USE 'STEGO-WRAP' VAPOR BARRIER
- 32 LIGHT POLE
- 33 PROVIDE ONE BICYCLE RACK FOR 6 BIKES PER LANDSCAPE PLANS
- 34 FUTURE PROPANE TANK

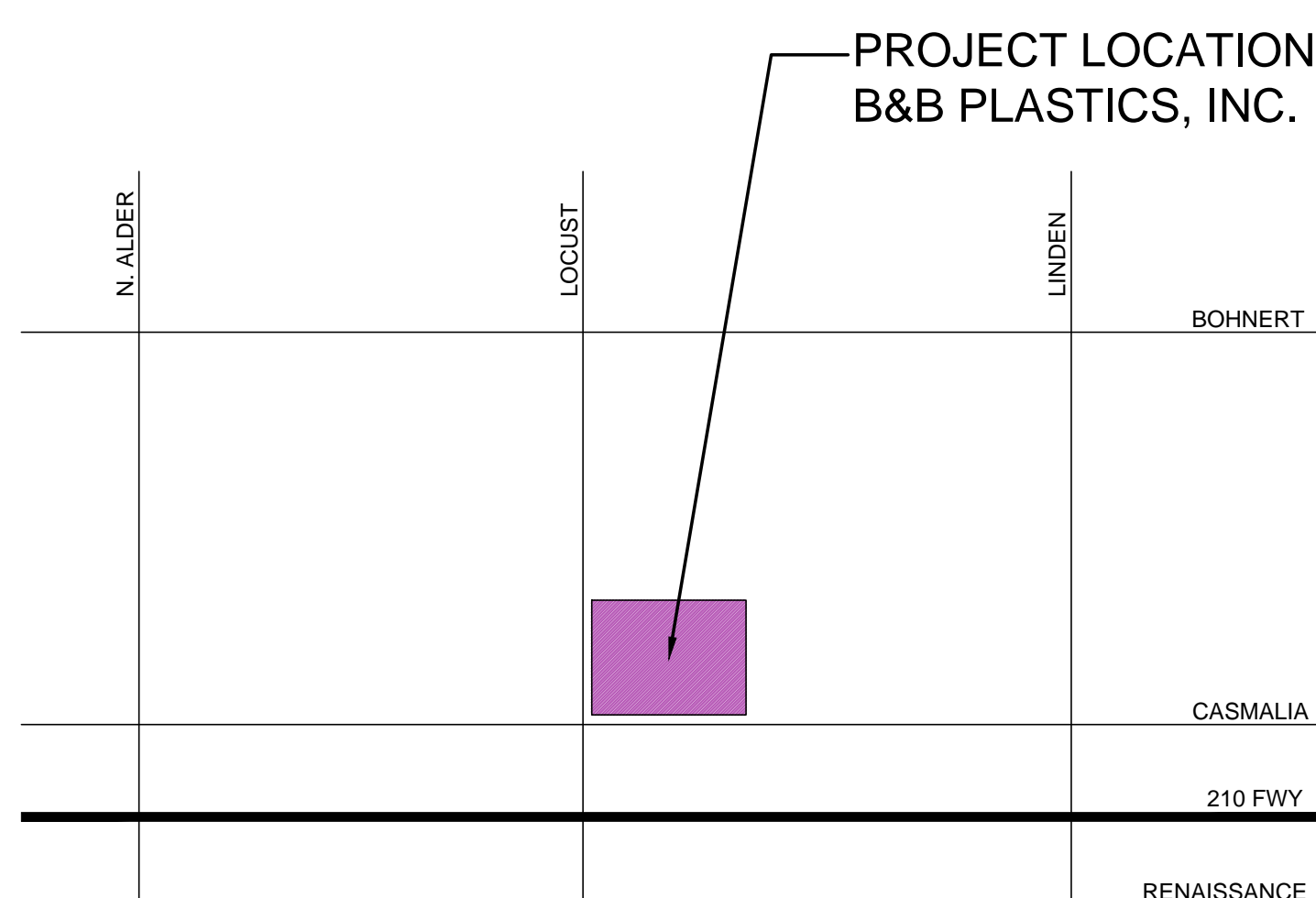
A SITE PLAN

SCALE: 1" = 30'

PROPOSED INCENTIVES FOR INCREASED COVERAGE

1. LOT CONSOLIDATION (AS INDICATED PER CIVIL DWGS)
2. RECIPROCAL DRIVEWAY ACCESS
3. PEDESTRIAN BUILDING ORIENTATION
4. PUBLIC ART: WATER FEATURE AT SOUTH WEST CORNER
5. SUSTAINABLE FEATURES/LEED CHECKLIST FOR CERTIFICATION
6. LANDMARK INTERSECTION
7. BUSINESS RETENTION

VICINITY MAP



PROJECT INFORMATION

PROPOSED USE: STORAGE FACILITY AND CORPORATE OFFICES FOR B&B PLASTICS, INC.
ESTIMATED NUMBER OF OCCUPANTS: 50
ZONING: EMPLOYMENT DISTRICT
GENERAL PLAN DESIGNATION: RENAISSANCE SPECIFIC PLAN
PROPOSED BUILDING CONSTRUCTION & OCCUPANCY: S-1/8, TYPE 3B
APN(s): 1133-241-04, as to Parcel 1 and 1133-241-05, as to Parcel 2
PROPERTY OWNER/APPLICANT B&B PLASTICS RECYCLERS, INC.
909-829-3606
PLAN PREPARER HERDMAN ARCHITECTURE & DESIGN, INC.
714-389-2800

LEGAL DESCRIPTION

Real property in the City of Rialto, County of San Bernardino, State of California, described as follows:
PARCEL 1:
THE SOUTH 165 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE. EXCEPTING THEREFROM THE WEST 30 FEET THEREOF AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED MAY 10, 1955, IN BOOK 3640, PAGE 494, OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 09, 1963, IN BOOK 6004, PAGE 545, OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 18, 2002 AS INSTRUMENT NO. 02-624540, OFFICIAL RECORDS.
PARCEL 2:
THE SOUTH 495 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE. EXCEPTING THE SOUTH 165 FEET THEREOF.
ALSO EXCEPTING THEREFROM THE WEST 30 FEET THEREOF AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED MAY 10, 1955, IN BOOK 3640, PAGE 494, OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 26, 2002 AS INSTRUMENT NO. 2002-0327625, OFFICIAL RECORDS.
APN(s): 1133-241-04, as to Parcel 1 and 1133-241-05, as to Parcel 2

PROJECT INFORMATION

SITE AREA:	6.64 AC	289,139 SF
BUILDING AREA FOOTPRINT:	147,210 SF	50.91%
SITE COVERAGE:		
TOTAL BUILDING AREA	151,866 SF	
WAREHOUSE AREA	140,989 SF	
OFFICE AREA	6,221 SF	
MEZZANINE AREA	4,656 SF	
FAR:	52.52%	
PARKING REQUIRED		
WAREHOUSE @ 1/1000 FIRST 40K	40	
WAREHOUSE @ 1/2000 ABOVE 40K	50	
OFFICE @ 1/250	44	
TOTAL REQUIRED	134 STALLS	
TOTAL PARKING PROVIDED	134 AUTO	
STANDARD (9'X19')	129 STALLS	
ADA	5 STALLS	
LANDSCAPE REQUIRED	10%	
LANDSCAPE PROVIDED	12%	35726 SF