

SITE INFORMATION

0240-181-22, 26, 27, 30, 34, 35 TENTATIVE PARCEL MAP:

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS PARCEL A: LOT 3, GOLDEN ORANGE ACRES, IN THE CITY OF RIALTO,

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 OF MAPS, PAGE 58, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE WESTERLY 70 FEET. ALSO EXCEPT THEREFROM THE SOUTHERLY 40 FEET HEREOF CONVEYED TO THE COUNTY OF SAN BERNARDINO FOR ROAD PURPOSES. BY DEED RECORDED JULY 2, 1956 IN BOOK 3977, PAGE 123, OF OFFICIAL RECORDS.

THE WEST 60 FEET OF LOT 4, OF GOLDEN ORANGE ACRES, AS PER PLAT RECORDED IN BOOK 20 OF MAPS, PAGE 58, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM THE SOUTH 40 FEET THEREOF.

PARCEL C: THE WEST 125 FEET OF LOT 4, GOLDEN ORANGE ACRES, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE SOUTH 40 FEET THEREOF. ALSO EXCEPT THEREFROM THE WEST 60 FEET THEREOF.

PARCEL D: PARCELS 1 AND 2 OF PARCEL MAP NO. 3788, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 73, PAGE 27 OF PARCEL MAPS, RECORDS OF SAID

THE NORTH 100 FEET OF LOT 4 OF GOLDEN ORANGE ACRES, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING THEREFROM THE WEST 125 FEET.

LAND USE / ZONING: EXISTING LAND USE: EXISTING/PROPOSED ZONING:

VACANT RENAISSANCE SPECIFIC PLAN EMPLOYMENT DESIGNATION

ZONING ANALYSIS: MAX COVERAGE/FAR:

40% +NON-RESIDENTAIL DENSITY INCENTIVES (8%)

PARKING/LOADING STANDARD STALL: COMPACT STALL:

NOT ALLOWED

24'; 26' FIRE DEPARTMENT ACCESS LANES

SITE PLAN & CITY NOTES

- THIS PROPERTY IS LOCATED WITHIN THE RENAISSANCE 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 THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL
- LOADING SPACES WILL BE PAVED WITH CONCRETE. SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOX PAD LOCK.
- SIGN PROGRAM WILL BE UNDER SEPARATED PERMIT.
- NO ABOVE/UNDERGROUND TANKS ARE PROVIDED. SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

FIRE DEPARTMENT NOTES:

• FIRE DEPARTMENT ACCESS SHALL COMPLY WITH FIRE DEPARTMENT FIRE PROTECTION

CALGREEN NOTES:

- PROJECT SITE IS LARGER THAN ONE ACRE A STORM WATER POLLUTION PLAN IS
- 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 OR 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 (CG5.106.5.2). • 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
- PROVIDÉD 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 • 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 • SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).

SITE AREA		SF	ACRES
GROSS SITE AREA		348,951	8.01
STREET DEDICATION		20,250	0.46
NET SITE AREA		328,860	7.55
BUILDING AREA			SF
GROUND FLOOR OFFICE			5,000
	WAREHOUSE		151,500
TOTAL BUILDING FOOTPRI	NT		156,500
	MEZZANINE		0
TOTAL BUILDING AREA			156,500
ALLOWABLE AREA			FAR
(EMPLOYMENT DESIGNATION	V)		40.0%
NON-RESIDENTAL INCENT	IVES		%
LOT CONSOLIDATION		•	2.0%
LANDMARK INTERSECTION FEATURE			2.0%
PUBLIC ART			2.0%
EMPLOYEE PLAZA			2.0%
TOTAL			8.0%
TOTAL FAR ALLOWED			48.0%
FAR PROVIDED			47.6%
PARKING REQUIRED			
Office		1/250	20
Warehouse			
	0 - 40,000 sf	1/1000	40
	40 000	4 (4()()()	20

KNING REQUIRED			
ice		1/250	
rehouse			
	0 - 40,000 sf	1/1000	
	40,000 sf +	1/4000	
TAL PARKING REQUIRED			
BKING BBOMDED			

ARKING PROVIDED	
CCESSIBLE PARKING STALLS	
TANDARD STALLS	7
LEAN AIR / VANPOOL STALLS (5 EV STALLS INCLUDED)	
OTAL PARKING PROVIDED	8
ARKING RATIO	0.56/100
OCK DOORS	1
RADE DOORS	
RAILER STALLS	2

PROJECT TABULATIONS

KEYNOTES

1.0 GENERAL

- 1.1 PROPERTY LINE / R.O.W. REFER TO CIVIL DRAWINGS 1.2 EASEMENT — REFER TO CIVIL DRAWINGS 1.3 STANDARD PARKING STALL(S) — TYP.
- 1.4 ADA-ACCESSIBLE PARKING STALL(S) 1.5 CLEAN AIR / VAN POOL / EV PARKING STALL(S) PER CALGREEN 5.106.5.2 1.6 COMPACT PARKING STALL(S)
- 1.7 2-WAY DRIVE AISLE: 26'W MIN. 1.8 FIRE DEPT. ACCESS DRIVE: 26'W MIN.
- 3.1 TILT-UP CONCRETE BUILDING WALL 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
- 3.4 TILT-UP CONCRETE SCREEN WALL, PTD. 3.5 TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP. 3.6 TILT-UP CONCRETE GUARDRAIL T.O.W. 42" ABOVE HIGH SIDE

- REFER TO TABULATIONS 12.2 BICYCLE RACK PER CAL GREEN; SHORT-TERM 5% OF VISITOR PARKING
- 21.0 FIRE SUPPRESSION REFER TO FIRE PROTECTION DRAWINGS
- 32.0 EXTERIOR IMPROVEMENT REFER TO CIVIL AND LANDSCAPE U.N.O.
- 32.6 CONCRETE COMMERCIAL DRIVEWAY
- 32.8 WROUGHT IRON GATE W/ MOTOR & KNOX PADLOCK 8' TALL 32.9 OUTDOOR EMPLOYEE PLAZA
- 33.1 BIO-SWALE 33.2 ELECTRICAL TRANSFORMER

- RAMPS 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 (CBC 1013.2).
- 3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. 4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS
- REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

GRADE DOOR

DOCK DOOR

ACDEC

Micallef Ct Russo Ct



NO. DESCRIPTION /\ | DESIGN REVIEW SUBMITTAL 5/24/18 DESIGN REVIEW SUBMITTAL 9/26/18

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3.3 CONCRETE STAIR W/ HANDRAIL

3.7 CONCRETE RETAINING WALL — SEE CIVIL

5.0 METAL FABRICATIONS

5.1 STEEL PIPE BOLLARD, REFER TO 1/A0.2

12.1 BICYCLE RACK PER CAL GREEN; LONG-TERM 5% OF EMPLOYEE PARKING - REFER TO TABULATIONS

21.1 FUTURE FIRE PUMP HOUSE.

32.1 LANDSCAPE PLANTING AREA

- 32.2 CONCRETE WALKWAY 32.3 CONCRETE CURB, TYP.
- 32.4 PRECAST CONCRETE WHEEL STOP
- 32.5 VEHICULAR PAVING 32.7 CONCRETE TRUCK DOCK APRON
- 32.10 PUBLIC ART
- 33.0 UTILITIES REFER TO CIVIL AND ELECTRICAL
- 33.3 (E) POWER POLE 33.4 (E) FIRE HYDRANT
- 33.5 UNDERGROUND DETENTION CHAMBERS

GENERAL NOTES

- 1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS,
- 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

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

SITE PLAN PROJECT TABULATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT