

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: ALL OF LOT 7, EXCEPT THE WESTERLY 222.12 FEET, OF GOLDEN ORANGE ACRES, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 20, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE SOUTHERLY 40 FEET. ASSESSOR'S PARCEL NUMBER: 240-201-14 (PARCEL 1) S PARCEL NUMBER: 240-201-14 (PARCEL 1)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE EAST 80 FEET OF LOT 6, 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 THEREFROM THE SOUTHERLY 40 FEET AS CONVEYED TO THE COUNTY OF SAN BERNARDINO FOR ROAD PURPOSES, BY DEED RECORDED JULY 8, 1959 IN BOOK 3882, PAGE 18, OF OFFICIAL RECORDS. ASSESSOR'S PARCEL NUMBER: 0240-201-15-0-000 (PARCEL 2) S PARCEL NUMBER: 0240-201-15-0-000 (PARCEL 2)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE WEST 80 FEET OF THE EAST 160 FEET OF LOT 6, GOLDEN ORANGE ACRES, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 20, PAGE 58 OF MAPS, RECORDS OF SAID COUNTY, EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED JULY 2, 1956 AS INSTRUMENT NO. 274, RECORDED IN BOOK 3977, PAGE 129 OF OFFICIAL RECORDS. ASSESSOR'S PARCEL NUMBER: 0240-201-42 (PARCEL 3) S PARCEL NUMBER: 0240-201-42 (PARCEL 3)

PARCEL 1: THE EAST 80 FEET OF THE WEST 160 FEET OF LOT 6, 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 THEREFROM THE SOUTHERLY 40 FEET.

PARCEL 2: THE SOUTH 260 FEET OF LOT 6, 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 THEREFROM THE SOUTHERLY 40 FEET.

PARCEL 3: THE SOUTH 260 FEET OF LOT 6, 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 THEREFROM THE SOUTHERLY 40 FEET.

PARCEL 4: THE NORTH 120 FEET OF THE SOUTH 521.60 FEET OF LOT 8, 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 THEREFROM THE WEST 160 FEET. AREAS AND DISTANCES COMPUTED TO STREET CENTERS, AS SHOWN ON SAID MAP.

PARCEL 5: THE NORTH 141.60 OF THE SOUTH 401.6 FEET OF LOT 8, 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 THEREFROM THE SOUTHERLY 40 FEET AS CONVEYED TO THE COUNTY OF SAN BERNARDINO FOR ROAD PURPOSES, BY DEED RECORDED JULY 8, 1959 IN BOOK 3882, PAGE 18, OF OFFICIAL RECORDS. ASSESSOR'S PARCEL NUMBER: 0240-201-12, 0240-20-13, 0240-20-38, 0240-20-45, 0240-20-46, S PARCEL NUMBER: 0240-201-12, 0240-20-13, 0240-20-38, 0240-20-45, 0240-20-46, 0240-20-47 (PARCEL 5)

PARCEL 6: THE WEST 80 FEET OF LOT 8, 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 THEREFROM THE SOUTHERLY 40 FEET THEREOF. APN: 0240-201-15 & 0240-201-44 (PARCEL 4) S PARCEL NUMBER: 0240-201-15 & 0240-201-44 (PARCEL 4)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED RIALTO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THE SOUTH 83-1/2 FEET OF THE EAST HALF OF LOT 9 OF GOLDEN ORANGE ACRES, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 20 PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE WEST 160 FEET. ALSO EXCEPT THEREFROM THE SOUTH 521.60 FEET. AREA AND DISTANCES COMPUTED TO STREET CENTERS, AS SHOWN ON SAID MAPS.

GENERAL NOTES

1. THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF RIALTO AND THE RENAISSANCE SPECIFIC PLAN.
2. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.
3. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
4. THERE ARE NO PROTECTED PLANTS ON SITE.
5. ALL ROOF DRAINS AT STREET FRONTAGES SHALL BE IN THE INTERIOR OF THE BUILDING ENVELOPE.
6. ALL LANDSCAPE SHALL BE BOUND BY A 6" HIGH CONCRETE CURB.
7. A LIGHT PLAN SHALL BE SUBMITTED SHOWING CONFORMANCE WITH MINIMUM FOOTCANDLE LEVELS. FIXTURES SHALL BE SHIELDED HIGH PRESSURE SODIUM.
8. A SIGN PROGRAM SHALL BE DEVELOPED IN ACCORDANCE WITH MUNICIPAL CODE FOR APPROVAL BY THE PLANNING DIVISION.
9. ALL ABOVEGROUND UTILITIES AND OVERHEAD UTILITY LINES ARE TO BE UNDERGROUND.
10. ALL BUILDINGS OVER 5,000 SF IN SIZE WILL HAVE FIRE SPRINKLERS INSTALLED.
11. KNOX BOXES WILL BE INSTALLED FOR ALL ENTRY GATES.

SITE LEGEND:

- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTER LINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPPING

PROJECT DATA

GENERAL PLAN DESIGNATION:	BUSINESS PARK W/ SPECIFIC PLAN
ZONING:	PLANNED INDUSTRIAL DEVELOPMENT IN THE RENAISSANCE SPECIFIC PLAN
GROSS SITE AREA:	506,775 SF / 11.63 AC
NET SITE AREA:	500,049 SF / 11.48 AC
BUILDING AREA:	
GROUND FLOOR	252,568 SF
MEZZANINE	2,605 SF
FIRE PUMP	00 SF
TOTAL	255,173 SF
COVERAGE:	
BASE FAR:	40%
LOT CONSOLIDATION:	2%
LEED CERTIFICATION:	6%
PUBLIC ART:	2%
PUBLIC PLAZA:	5,625 SF PLAZA = 10,000 SF BUILDING (2%)
TOTAL ALLOWABLE FAR:	52% 51.00 %

AUTO PARKING REQUIRED:	
9,000 SF OFFICE (1/250 SF)	36 STALLS
40,000 SF WAREHOUSE (1/1000 SF)	40 STALLS
206,035 SF WAREHOUSE (1/4000 SF)	52 STALLS
TOTAL REQUIRED	128 STALLS
AUTO PARKING PROVIDED:	
PROVIDED STALLS	135 STALLS
TRUCK STALLS IN YARD AREA	3 STALLS
FUTURE AUTO STALLS IN TRUCK YARD	00 STALLS
TOTAL PROVIDED	138 STALLS

ALTERNATE FUEL/CARPOOL PARKING:	
FUTURE ELECTRIC VEHICLE CHARGING STATIONS	7 STALLS
CARPOOL/VANPOOL PARKING	11 STALLS
TOTAL ALTERNATE FUEL/CARPOOL PKG	18 STALLS

LOADING REQUIRED	
0 - 400,000 SF	6 DOCKS
LOADING PROVIDED	
28 DOCKS	39 STALLS

LANDSCAPE AREA REQUIRED:	50,034 SF / 10.00 %
LANDSCAPE AREA PROVIDED:	83,817 SF / 16.75 %

APPLICANT	
PI DEVELOPMENT, LLC	
6272 PACIFIC COAST HWY, SUITE E	
LONG BEACH, CA 90803	
TERI ALLEN - 714-717-7843	

PLAN PREPARER	
RG, OFFICE OF ARCHITECTURAL DESIGN, INC.	
15231 ALTON PARKWAY, SUITE 100	
IRVINE, CA 92618	
CONTACT: MIKE GILL	

BUILDING USE	
OCCUPANCY:	B - OFFICE
S - 1 WAREHOUSE	
CONSTRUCTION TYPE:	III - B

UTILITIES & SERVICES	
SEE CIVIL DRAWINGS	

ASSESSOR'S PARCEL NUMBERS	
0240-201-42-0-000, 0240-201-15-0-000, 0240-201-15-0-000, 0240-201-44-0-000,	
0240-201-14-0-000, 0240-201-12-0-000, 0240-201-38-0-000, 0240-201-45-0-000,	
0240-201-46-0-000, 0240-201-47-0-000, 0240-201-13-0-000, 0240-201-10-0-000	

KEYNOTES	
1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.	
2. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING PER CITY AND SPECIFIC PLAN GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL PERIMETERS.	
3. PAINTED CONCRETE TRASH ENCLOSURE. SCREEN WALLS SHALL BE MIN. 6'-0" HIGH.	
4. TYPICAL STANDARD PARKING STALL MIN. 9' X 18' - STRIPE PER CITY STANDARDS.	
5. NEW 10'-0" TO 12'-0" CONCRETE TILT-UP SCREEN WALLS AT TRUCK YARD ENTRY. SEE ELEVATIONS FOR MINIMUM HEIGHTS. (MAX EXPOSED WALL FROM STREET SHALL BE 6'-0")	
6. EXISTING FENCE TO REMAIN.	
7. NEW 8'-0" HIGH TUBULAR STEEL SLIDING GATE INTO THE TRUCK COURT.	
8. APPROX 15'-0" DIA. AREA FOR PUBLIC ART	
9. TRANSFORMER PAD LOCATION.	
10. ACCESSIBLE PRIMARY ENTRANCE TO THE BUILDING.	
11. BIKE RACK FOR (5) BIKE POSITIONS PER RACK (10 POSITIONS TOTAL)	
12. TYPICAL (EV) ELECTRIC CAR, (VP) VANPOOL AND (CP) CARPOOL PARKING POSITIONS	
13. NEW DRIVE WAY APRON PER CITY STANDARD WITH ENHANCED DECORATIVE PAVING AT DRIVEWAY APPROACH WITH 2'-0" WIDE SMOOTH CONCRETE BAND.	
14. PROPOSED UNDERGROUND PERFORATED INFILTRATION CHAMBERS FOR WATER QUALITY.	
15. LOCATION OF LANDMARK INTERSECTION FEATURE	
16. LOCATION OF PUBLIC PLAZA. PROVIDE CONCRETE PICNIC TABLES WITH UMBRELLAS AND BENCHES. ALL CONCRETE SHALL BE DECORATIVE IN NATURE. PROVIDE DECOMPOSED GRANITE AROUND DECORATIVE CONCRETE. PLAZA SHALL BE SHADED BY TREES.	

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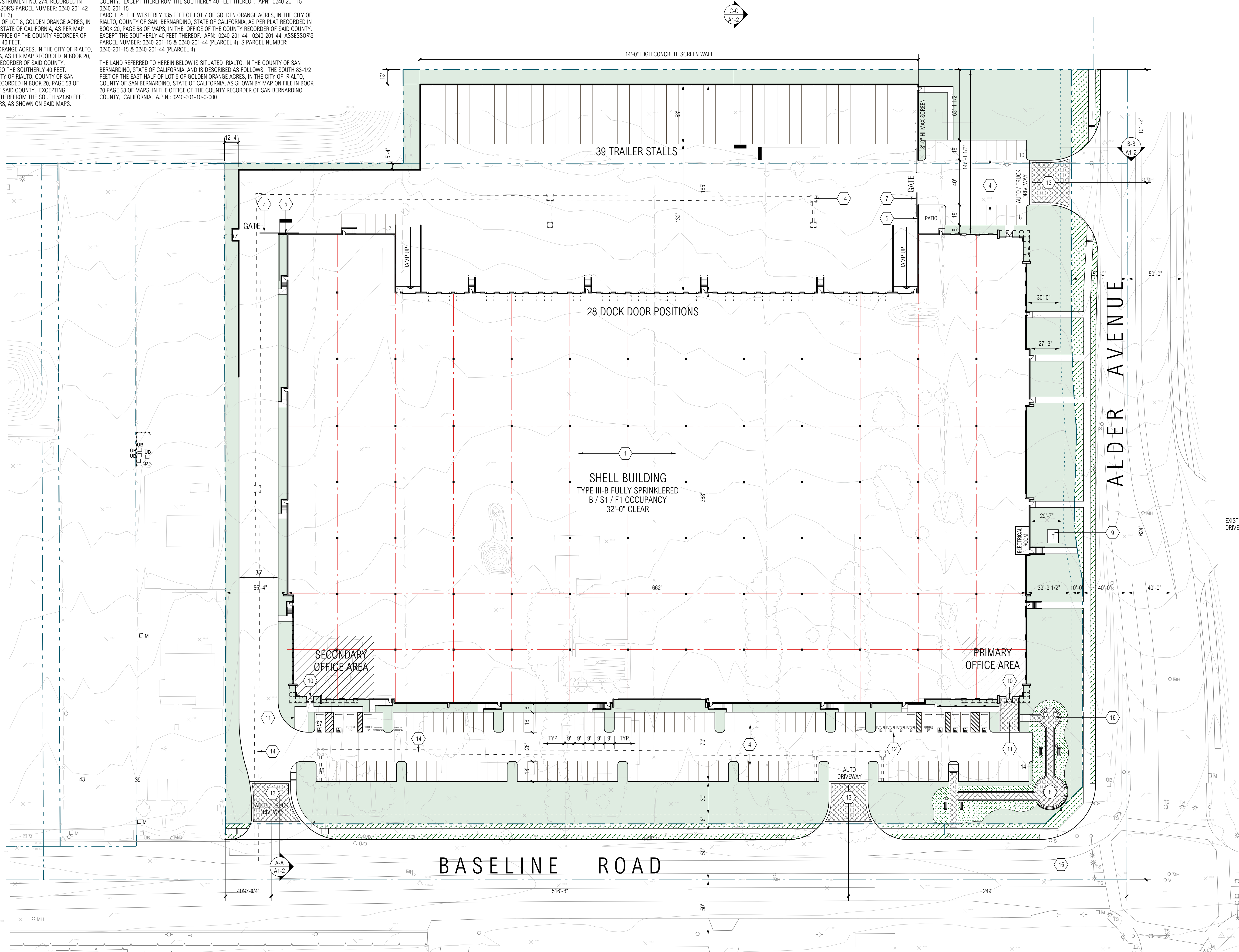
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0240-201-46-0-000, 0240-201-47-0-000, 0240-201-13-0-000, 0240-201-10-0-000	



SITE PLAN

RG

Office of Architectural Design

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CONSULTANT

PROFESSIONAL SEALS

NEW INDUSTRIAL BUILDING

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RIALTO, CA

PACIFIC INDUSTRIAL

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LONG BEACH, CA 90803
CONTACT: KEVIN RICE
858-952-4134
KEVINR@PAC-INDUSTRIAL.COM

SD		
SD	03/07/18	SCHEMATIC DESIGN UPDATES
MARK	DATE	DESCRIPTION

RG PROJECT NO:	17147-00
OWNER PROJECT NO:	00000-00
CAD FILE NAME:	17147-00-A1-1P
DRAWN BY:	JH
CHECKED BY:	MG
COPYRIGHT	RG, OFFICE OF ARCHITECTURAL DESIGN

SITE PLAN

SHEET:

A1-1P