



SITE PLAN NOTES

- A. EXISTING CONDITIONS WERE DERIVED FROM SURVEY DATED 11/5, 2020 BY RYAN J. WAKEFIELD REFER TO COVER SHEET FOR ADDITIONAL SURVEYOR INFORMATION.
- B. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- C. THE GC IS RESPONSIBLE FOR PROVIDING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND TIE, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.
- D. ALL DRIVING AISLE SIGNAGE MARKING PER CIVIL DRAWINGS
- E. ANY EXISTING FENCING TO BE REMOVED
- F. AITK INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC119-216.6
- G. DRIVE AISLE, FIRE LANE, PARKING STALLS AND LOADING STALLS PAVEMENT TO BE PORTLAND CEMENT CONCRETE OR SIMILAR PER CIVIL DRAWING PLANS AND GEP-TECHNICAL RECOMMENDATIONS.
- H. SURVEILLANCE CAMERAS TO BE INSTALLED ON-SITE IN ACCORDANCE WITH THE CITY OF RIALTO POLICE DEPARTMENT REQUIREMENTS.

KEY NOTES

- 1 2 STORY SELF-STORAGE BUILDING.
- 2 PROPERTY LINE.
- 3 EXISTING STREET CENTERLINE.
- 4 NEW LANDSCAPE AREA PER LANDSCAPE DRAWINGS.
- 5 SEVEN (7) EXISTING PARKING STALLS WITH ONE ACCESSIBLE PARKING STALL
- 6 10'-0" X 25'-0" LOADING AREA.
- 7 9'-0" X 20'-0" ACCESSIBLE PARKING SPACE (1 TOTAL) WITH A 8'-0" ACCESS AISLE. SEE 13/A1.20
- 8 9'-0" X 20'-0" STANDARD PARKING STALL (1 TOTAL).
- 9 GATE KEYPAD
- 10 ARCHITECT PATH OF TRAVEL STATEMENT. DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (CONTRACTOR TO VERIFY).
- 11 6" WIDE X 6" HIGH CONCRETE CURBING AROUND ALL LANDSCAPE AREAS
- 12 EXISTING 1 STORY SELF-STORAGE
- 13 EXISTING ENTRY GATE
- 14 PROPOSED WALK-WAY.
- 15 PROPOSED SELF-STORAGE ENTRY. RECESSED KNOX BOX TO BE INSTALLED NEAR MAIN ENTRANCE OF BUILDING
- 16 EXISTING CMU WALL
- 17 EXISTING LEASING OFFICE.
- 18 PROPERTY SET BACK
- 19 EXISTING MAN GATE
- 20 CANOPY ABOVE
- 21 EXISTING STREET LIGHT
- 22 EXISTING 6X4X2 1/2 FIRE HYDRANT
- 23 RUNNING BOND BRICK STAMPED CONCRETE (COLOR: GRAY). SEE DETAIL 6/A1.30
- 24 EXISTING LANDSCAPE
- 25 6" CONCRETE BOLLARD, SEE DETAIL 10/A1.20
- 26 EXISTING 1 STORY SELF STORAGE BUILDING
- 27 EXIT EGRESS DOOR ONLY
- 28 NEW IRON FENCE 6'-0" MAX HEIGHT WITHIN PROPERTY LINE. SEE 1/A1.30
- 29 EXISTING BILLBOARD
- 30 FUTURE VAN EV CHARGING STATION PER CALGREEN 5.106.5.3. SEE 12/A1.20 (NOT ADA DESIGNATED)
- 31 EXISTING TRASH ENCLOSURE
- 32 EXISTING NEIGHBORING PERIMETER WALL
- 33 METAL CANOPY ABOVE (BY ANNEX)
- 34 EXISTING WATER METER

△ SITE & PROJECT DATA

SITE	
PARCEL NUMBER:	0131-031-58-0000
JURISDICTION:	CITY OF RIALTO
PROPERTY ZONING:	RIALTO CENTRAL AREA SPECIFIC PLAN
OCCUPANCY CLASSIFICATION	S-1
BUILDING TYPE:	II-B

AREA CALCULATIONS AND CONDITIONS

SITE AREA:	(0.76 ACRES) 33,105.6 S.F.
TOTAL LANDSCAPE AREA:	4,932 S.F.

BUILDING SETBACKS:	REQ.	PROV.
FRONT:	10'-0"	25'-9"
SIDE:	10'-0"	5'-1"
REAR:	-	0'-0"
BUILDING HEIGHT:	75'-0"	28'-6"

SITE AREA CALCULATION

GROSS SITE AREA:	33,105.6SF (0.76 ACRES)
PROPOSED F.A.R.:	1.22
PROPOSED SF:	40,466 S.F.
LOT COVERAGE:	61%

BUILDING AREA PROPOSED CALCULATION

AS IT PERTAINS TO CBC BUILDING AREA CALCULATIONS ABOVE:	FLOOR AREA (SQ. FT.)
FIRST FLOOR STORAGE (S-1)	20,233 SQ. FT.
SECOND FLOOR STORAGE (S-1)	19,930 SQ. FT.
TOTAL BUILDING AREA:	40,164 SQ. FT.

PARKING INFORMATION

PARKING (S-1) 1 SPACE PER 125 SF	
	REQ'D PROVIDED
STANDARD (20' X 9') STALLS	- 1
VAN ACCESSIBLE FUTURE EVCS	1 1
ACCESSIBLE (20' X 9') STALLS	- 1
TOTAL PARKING STALLS	- 3
LOADING BAYS (10' 25' X 14' HIGH)	2 2



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RIALTO SELF STORAGE
NEW CONSTRUCTION
313 SOUTH RIVERSIDE AVENUE,
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REVISIONS		
NO.	DATE	BY
1	4/1/2021	CITY COMMENTS
2	5/5/2021	CITY COMMENTS
3		
4		
5		
ISSUE DATES		
CUP/ALP APPROVAL		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

SCALE:	AS NOTED
PLOT DATE:	
CAD FILE:	20-020_A1.10
JOB NUMBER:	20-020
CHECKED:	PA
DRAWN:	CV
STATUS:	SCH. DESIGN

SITE PLAN

A1.10