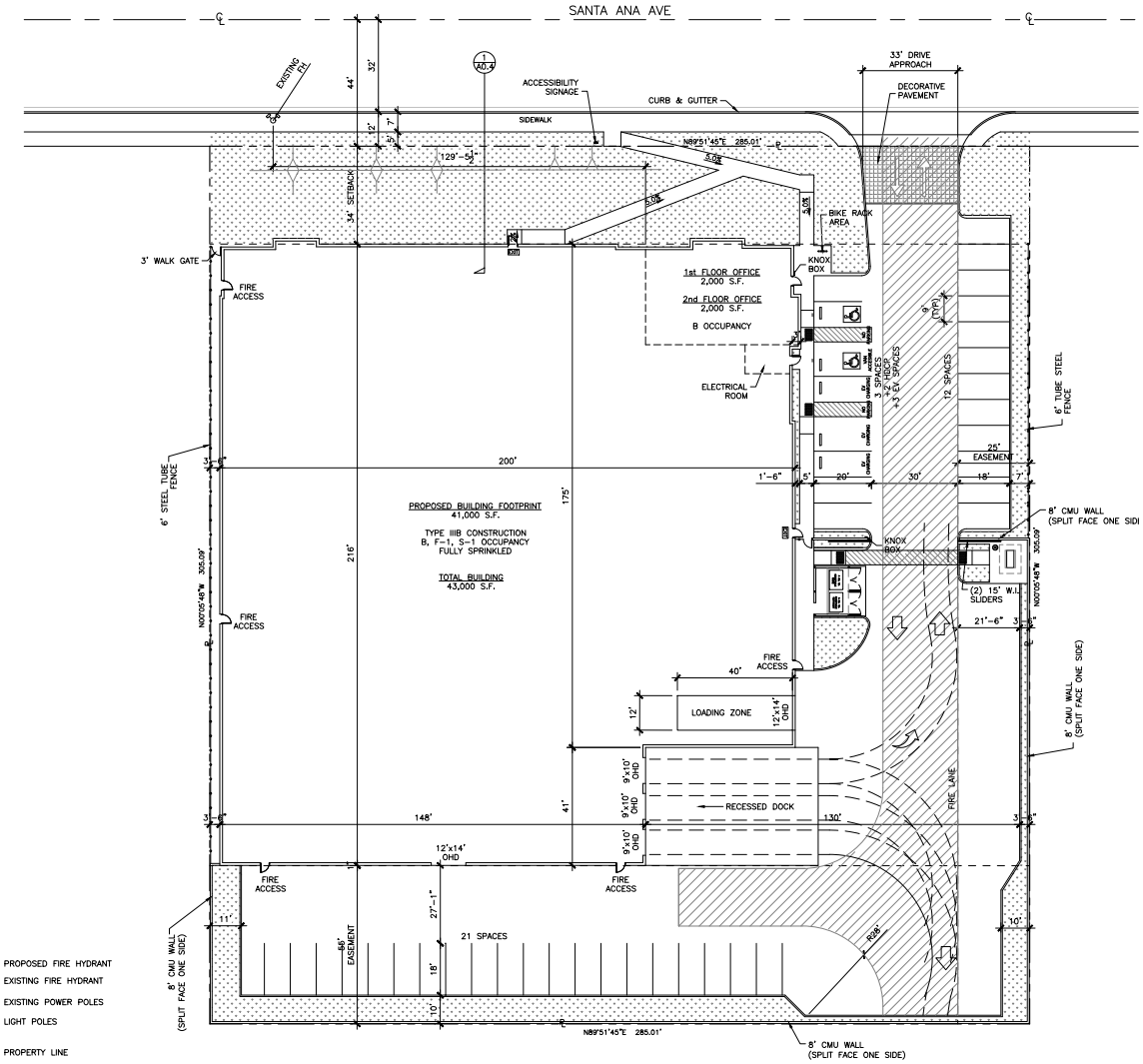

SITE PLAN

SCALE: 1" = 20'-0"

LEGEND

FH	PROPOSED FIRE HYDRANT
FH	EXISTING FIRE HYDRANT
PP	EXISTING POWER POLES
LP	LIGHT POLES
PL	PROPERTY LINE
℄	CENTER LINE
C.L.	CHAIN LINK
W.I.	WROUGHT IRON
HP	HIGH POINT
—S—	SEWER LINE
—W—	WATER LINE
	PARCEL LINE
	GRAVEL
	LANDSCAPE
	CONCRETE PAVING

SUMMARY/ LOT COVERAGE (APPROXIMATES)

LAND AREA	86,954 S.F.	
BUILDING FOOTPRINT	41,000 S.F.	
F.A.R. (Based on Footprints)		47%
AC PAVING	32,078 S.F.	37%
LANDSCAPE AREA – ONSITE	11,973 S.F.	14%
LANDSCAPE AREA – OFFSITE	1,072 S.F.	1%
LANDSCAPE TOTAL	13,045 S.F.	15%
BUILDING HEIGHT	34'-0"	
ZONING	1AR	

PARKING REQUIREMENTS (APPROXIMATES)

BUILDING AREA:	
OFFICE 1st FLOOR	2,000 S.F.
OFFICE 2nd FLOOR	2,000 S.F.
FACTORY INDUSTRIAL/WAREHOUSE	39,000 S.F.
TOTAL	43,000 S.F.
PARKING REQUIRED:	
OFFICE 1st FLOOR (2000/250)	8 SPACES
OFFICE 2nd FLOOR (2000/250)	8 SPACES
FACTORY INDUSTRIAL/WAREHOUSE (10000/1000)	10 SPACES
FACTORY INDUSTRIAL/WAREHOUSE (29000/2000)	15 SPACES
TOTAL	41 SPACES
PARKING PROVIDED PER PLANNING DPR:	
HANDICAP	2 SPACES
EV/ CLEAN AIR	3 SPACES
STANDARD	36 SPACES
TOTAL	41 SPACES

PROPOSED BUILDING CODE DATA

OCCUPANCY	F-1, S-1, B
NO. OF STORIES	TWO @ OFFICE ONE @ WAREHOUSE
TYPE OF CONSTRUCTION	IIIB
SPRINKLERS	YES

WATER	WEST VALLEY WATER DISTRICT 855 W. BASELINE ROAD RIALTO, CA 92376 (909) 875-1804	TELEPHONE	AT&T 3939 E. CORONADO ANAHEIM, CA. 92807 (714) 666-5509
ELECTRIC	SOUTHERN CALIFORNIA EDISON P.O. BOX 788 RIALTO,CA 92376 (909) 875-6420	CABLE T.V.	NO SERVICE
		SEWER	CITY SEWER
GAS	SO. CAL GAS 16231 VALLEY BLVD FONTANA, CA 92335 MARIA AYALA (909) 428-8407	SCHOOL	RIALTO SCHOOL DISTRICT

SITE NOTES:

1. NO PROTECTED OR ENDANGERED TREES EXIST ON SITE
2. NO SIGNAGE PROPOSED
3. NO HILLY TERRAIN OR DRAINAGE PROBLEMS EXIST.
4. RECESSED KNOX BOXES WILL BE INSTALLED NEAR THE ENTRY GATE AND NEAR THE MAIN ENTRANCE TO THE BUILDING.
5. SURVEILLANCE CAMERAS WILL BE INSTALLED ON-SITE, IN ACCORDANCE WITH THE REQUIREMENT OF THE RIALTO POLICE DEPARTMENT. ALL OUTDOOR STORAGE USES SHALL BE SECURED AND INCORPORATE SECURITY CAMERAS THAT ARE CONNECTED TO THE CITY'S ENFORCEMENT SYSTEM TO THE SATISFACTION OF THE POLICE CHIEF.
6. NO OUTDOOR STORAGE PROPOSED

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP NO. 12460, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 159 OF PARCEL MAPS, PAGE 30

APN: 0258-111-37

USE DESCRIPTION:

NEW CONSTRUCTION OF A CONCRETE TILT-UP INDUSTRIAL BUILDING. THERE IS 4,000 SF OF OFFICE SPACE WITH 20 EMPLOYEES AND 14,000 SF OF FACTORY INDUSTRIAL SPACE FOR ASSEMBLING, DISASSEMBLING AND PACKAGING. THERE IS 25,000 SF OF STORAGE WAREHOUSE SPACE TO STORE PRODUCT SUCH AS; APPLIANCES, BROOMS OR BRUSHES, DISINFECTANTS, FURNITURE, LAUNDRIES, PAPER PRODUCTS, PLASTIC PRODUCTS, SOAPS AND DETERGENTS. THE INDUSTRIAL/WAREHOUSE SPACE WILL HAVE 29 EMPLOYEES. THE BUSINESS SUPPORTS COMPANIES WITH FOOD SERVICE PACKAGING AND SUPPLIES (NO PERISHABLES), TABLETOP, EQUIPMENT, JANITORIAL AND CLEANING SUPPLIES. NORMAL BUSINESS HOURS OF OPERATION (7AM – 7PM).

APPLICANT: LORD/MAURER, LLC
1920 W. ELEVENTH STREET
UPLAND, CA 91786
PHONE: 909-946-6729
ATTN.: GREGG LORD

CONTACT: LORD CONSTRUCTORS, INC.
1920 W. ELEVENTH STREET
UPLAND, CA 91786
PHONE: 909-946-6729
FAX: 909-946-3626
ATTN.: KELLE LOPEZ
EMAIL: klopez@lordconstructors.com

OFFICIAL USE ONLY

REVISIONS

DESIGN-BUILD DRAWING SET IS THE PROPERTY OF LORD CONSTRUCTORS FOR THE SOLE PURPOSE OF THE CONSTRUCTION BY LORD CONSTRUCTORS, INC.

LORD CONSTRUCTORS, INC.
1920 West Eleventh Street
Upland, California 91786

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Van Dam Engineering
P.O. BOX 1769
Upland, California 91785

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DESIGN PLANS FOR:
LORD/MAURER LLC
SANTA ANA AVENUE
RIALTO, CA 92376

DRAWING TITLE:
SITE PLAN
SCALE: 1' = 20'

Date: 10/20/21
Drawn By: DH
Job: LORD/MAURER
Job No.: L-912 ABC-
Sheet: A0.1
of Sheets