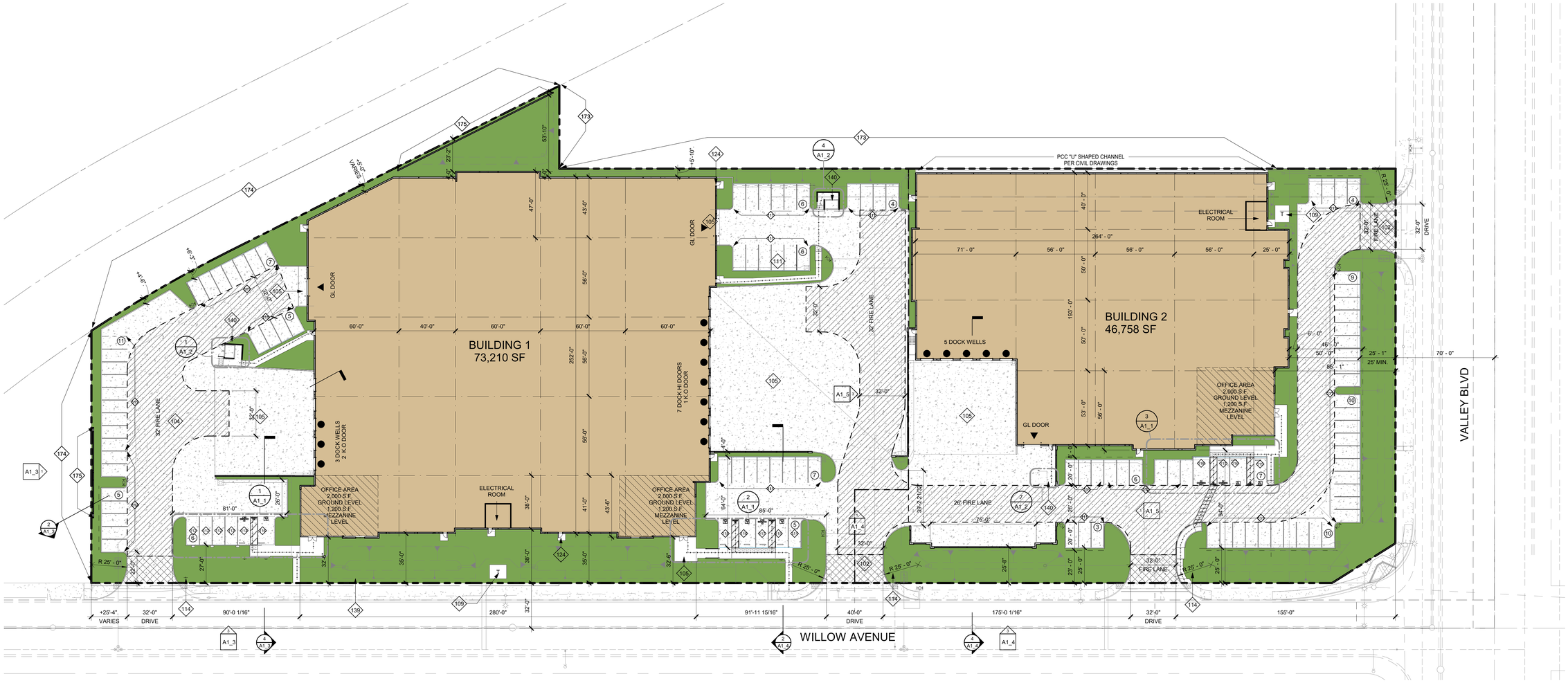


1 PROPOSED SITE PLAN
1" = 30'-0"

DEVELOPER/OWNER

ADDRESS: INVESTING BUILDING GROUP
CONTACT: BRIAN BARGEMANN
PHONE: 949.263.1111
EMAIL: BRIANB@IBG-USA.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: BRIDGET@HERDMAN-AD.COM

SCOPE OF WORK

CONSTRUCT TWO NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITIES WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

LEGAL DESCRIPTION: SEE CIVIL PLAN

ASSESSOR'S PARCEL NO: 0132-204-04, 0132-182-08 & -09

SPECIFIC PLAN LEGEND: GATEWAY SPECIFIC PLAN

ZONING: F-C (FREEWAY COMMERCIAL)

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMESIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL, AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FORM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES INDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 19/AD1.1

SHEET INDEX

A0	TITLE SHEET
A1	SITE PLAN
A1_1	ENLARGED SITE PLANS
A1_2	ENLARGED SITE PLANS
A1_3	SCREEN WALL PLAN & ELEVATIONS
A1_4	AERIAL IMAGE
A1_5	SITE PHOTOS
A2_1	GROUND LEVEL FLOOR PLAN_BUILDING 1
A2_2	GROUND LEVEL FLOOR PLAN_BUILDING 2
A3_1	ROOF PLAN BUILDING 1
A3_2	ROOF PLAN BUILDING 2
A4_1	EXTERIOR ELEVATIONS BUILDING 1
A4_2	EXTERIOR ELEVATIONS BUILDING 2
A4_3	MATERIAL BOARD
A4_4	AERIAL VIEW
A4_5	AERIAL VIEW
C1	TITLE SHEET
C2	DEMOLITION PLANS
C3	PRECISE GRADING PLANS
C4	PRECISE GRADING PLANS
C5	SECTIONS AND DETAILS
C6	TRUCK TURNING TEMPLATE
C7	TRUCK TURNING TEMPLATE
L1	CONCEPTUAL LANDSCAPE PLAN
L2	CONCEPTUAL LANDSCAPE PLAN
E1	PHOTOMETRIC PLAN

KEYNOTES

102	PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS.
104	ASPHALT PAVING.
105	CONCRETE PAVING.
109	(N) TRANSFORMER LOCATION.
111	TYP U.O.N., STANDARD PARKING STALL. 9'-0" WIDE x 20'-0" DEEP
112	EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. PROVIDE FOR FUTURE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE
113	EVCS (ELECTRIC VEHICLE CHARGING STATION). PROVIDE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE.
114	ACCESSIBLE SITE ENTRANCE SIGN.
115	STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
117	STANDARD ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
118	VAN ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
124	EXERIOR CONCRETE LANDING.
139	RETAINING WALL.
140	TRASH ENCLOSURE w/ ROOF COVERING.
173	EXISTING SCREEN WALL TO REMAIN.
174	EXISTING CHAIN LINK FENCE TO REMAIN.
175	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 5'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.

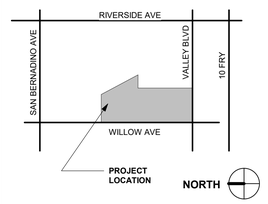
PROJECT INFORMATION

PROJECT INFORMATION - SCH 13		11.26.2024
NET SITE AREA	262,157 SF	6.02 AC
NET FAR		45.8%
MAX FAR		N/A
SPECIFIC PLAN		GATEWAY SPECIFIC PLAN
ZONE		F-C (FREEWAY COMMERCIAL)
STREET SETBACK		25' *
INT/REAR SETBACK		0'
	*SETBACK @ 1' PER 1' OF BUILDING HEIGHT	
CONSTRUCTION TYPE		III-B
ALLOWED MAX HEIGHT		55'
LANDSCAPE REQUIRED	10%	26,216 SF
LANDSCAPE PROVIDED	19.6%	53,477 SF

BUILDING 1		
BUILDING AREA		73,210 SF
FOOTPRINT		70,810 SF
WAREHOUSE	66,810	
OFFICE	4,000	
MEZZANINE		2,400 SF
OFFICE	2,400	
PARKING REQUIRED		60
WAREHOUSE @ 1/1,000 <10K SF		10
WAREHOUSE @ 1/2,000 >10K SF		29
GROUND FLOOR OFFICE @ 1/250		16
NON-GROUND FLOOR OFFICE @ 1/500		5
PARKING PROVIDED		62
STANDARD		47
VAN ADA		1
STND ADA		2
VAN EVCS		1
STND EVCS		1
EV CAPABLE		10

BUILDING 2		
BUILDING AREA		46,758 SF
FOOTPRINT		45,558 SF
WAREHOUSE	43,558	
OFFICE	2,000	
MEZZANINE		1,200 SF
OFFICE	1,200	
PARKING REQUIRED		38
WAREHOUSE @ 1/1,000 <10K SF		10
WAREHOUSE @ 1/2,000 >10K SF		17
GROUND FLOOR OFFICE @ 1/250		8
NON-GROUND FLOOR OFFICE @ 1/500		3
PARKING PROVIDED		49
STANDARD		39
VAN ADA		1
STND ADA		1
VAN EVCS		1
STND EVCS		1
EVCS		6

VICINITY MAP



SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED. SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR

IBG VALLEY BLVD
RIALTO, CA

PROJECT
4TH PLANNING SUBMITTAL

HERDMAN
ARCHITECTURE + DESIGN
A21-2181
01.28.2025

SITE PLAN

A1

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