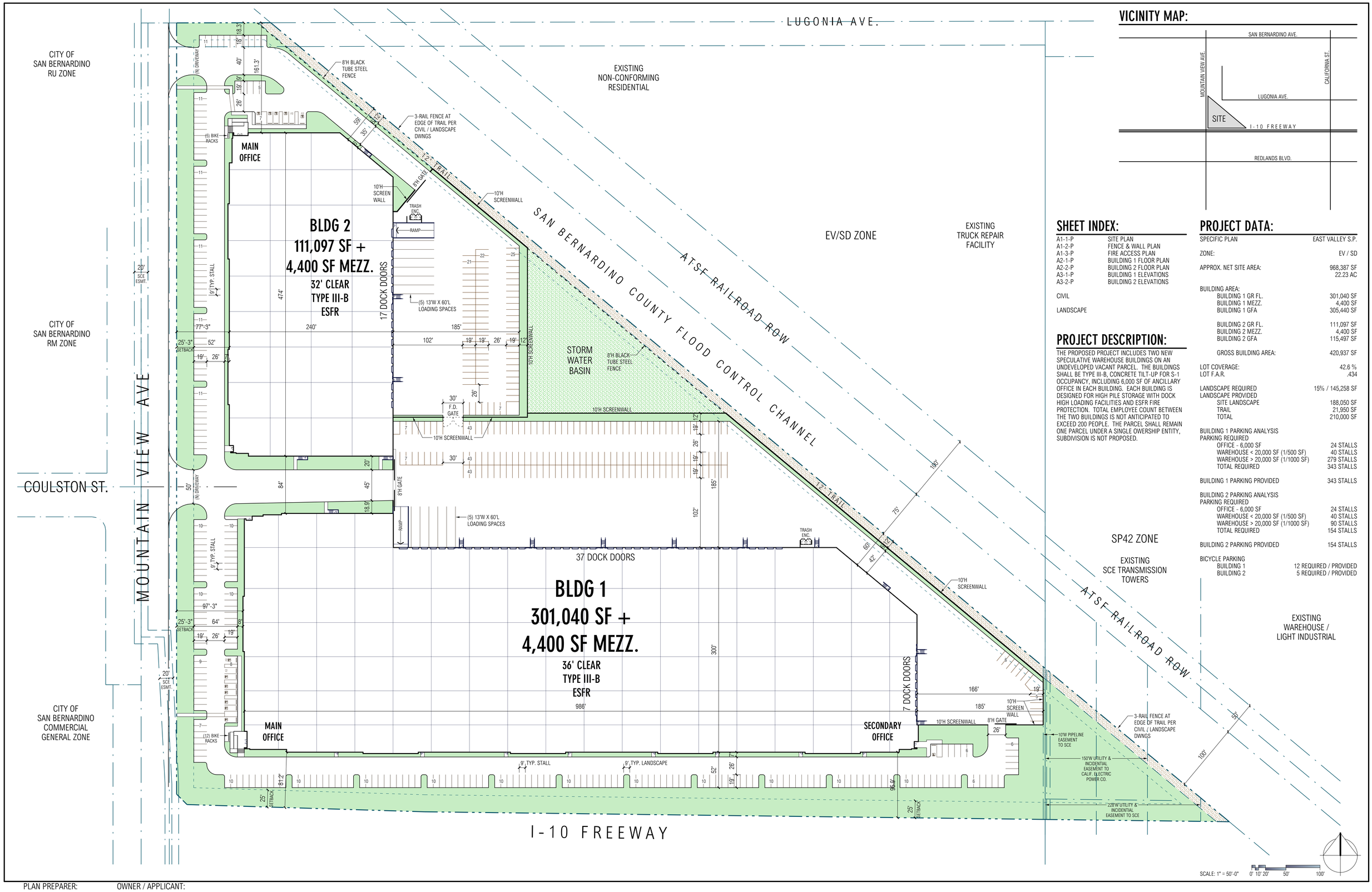

VICINITY MAP:

SHEET INDEX:

A1-1-P	SITE PLAN
A1-2-P	FENCE & WALL PLAN
A1-3-P	FIRE ACCESS PLAN
A2-1-P	BUILDING 1 FLOOR PLAN
A2-2-P	BUILDING 2 FLOOR PLAN
A3-1-P	BUILDING 1 ELEVATIONS
A3-2-P	BUILDING 2 ELEVATIONS
CIVIL	
LANDSCAPE	

PROJECT DESCRIPTION:

THE PROPOSED PROJECT INCLUDES TWO NEW SPECULATIVE WAREHOUSE BUILDINGS ON AN UNDEVELOPED VACANT PARCEL. THE BUILDINGS SHALL BE TYPE III-B, CONCRETE TILT-UP FOR S-1 OCCUPANCY, INCLUDING 6,000 SF OF ANCILLARY OFFICE IN EACH BUILDING. EACH BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH DOCK HIGH LOADING FACILITIES AND ESFR FIRE PROTECTION. TOTAL EMPLOYEE COUNT BETWEEN THE TWO BUILDINGS IS NOT ANTICIPATED TO EXCEED 200 PEOPLE. THE PARCEL SHALL REMAIN ONE PARCEL UNDER A SINGLE OWERSHIP ENTITY, SUBDIVISION IS NOT PROPOSED.

PROJECT DATA:

SPECIFIC PLAN	EAST VALLEY S.P.
ZONE:	EV / SD
APPROX. NET SITE AREA:	968,387 SF
	22.23 AC
BUILDING AREA:	
BUILDING 1 GR FL.	301,040 SF
BUILDING 1 MEZZ.	4,400 SF
BUILDING 1 GFA	305,440 SF
BUILDING 2 GR FL.	111,097 SF
BUILDING 2 MEZZ.	4,400 SF
BUILDING 2 GFA	115,497 SF
GROSS BUILDING AREA:	420,937 SF
LOT COVERAGE:	42.6 %
LOT F.A.R.	.434
LANDSCAPE REQUIRED	15% / 145,258 SF
LANDSCAPE PROVIDED	
SITE LANDSCAPE	188,050 SF
TRAIL	21,950 SF
TOTAL	210,000 SF
BUILDING 1 PARKING ANALYSIS	
PARKING REQUIRED	
OFFICE - 6,000 SF	24 STALLS
WAREHOUSE < 20,000 SF (1/500 SF)	40 STALLS
WAREHOUSE > 20,000 SF (1/1000 SF)	279 STALLS
TOTAL REQUIRED	343 STALLS
BUILDING 1 PARKING PROVIDED	343 STALLS
BUILDING 2 PARKING ANALYSIS	
PARKING REQUIRED	
OFFICE - 6,000 SF	24 STALLS
WAREHOUSE < 20,000 SF (1/500 SF)	40 STALLS
WAREHOUSE > 20,000 SF (1/1000 SF)	90 STALLS
TOTAL REQUIRED	154 STALLS
BUILDING 2 PARKING PROVIDED	154 STALLS
BICYCLE PARKING	
BUILDING 1	12 REQUIRED / PROVIDED
BUILDING 2	5 REQUIRED / PROVIDED

PLAN PREPARER:

RGA
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OWNER / APPLICANT:

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200 SPECTRUM CENTER DRIVE
SUITE 1600
IRVINE, CA 92618
949-797-7038 PH
865-776-1344 CELL

MOUNTAIN VIEW SITE

MOUNTAIN VIEW AVE., REDLANDS, CA

SCHEMATIC SITE PLAN

MARK	DATE	DESCRIPTION
	4/21/20	RESUBMITTAL PACKAGE
	10/31/19	FINAL CONCEPT SITE PLAN
	10/15/19	CONCEPTUAL SITE PLAN

RGA PROJECT NO:	18138.00
CAD FILE NAME:	18138-00-A1-FINAL
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A1-1-P