



KEY MAP

LEGAL DESCRIPTION

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PARCEL 1: (APN: 3269-011-015)

THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAND LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF; BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN THE DEED RECORDED APRIL 3, 1985 AS INSTRUMENT NO. 85-361671, OFFICIAL RECORDS.

PROJECT INFORMATION

PROJECT: METAL BUILDING SCHOOL BUS FACTORY

BUILDING LOCATION: AVENUE H & 50TH STREET WEST

APN: 3269-011-015

SCOPE OF WORK: SITE DEVELOPMENT, LANDSCAPING, GRADING, NEW PAVING AND PARKING LOTS. (1) 600,000 SF METAL BUILDING FOR FOR FACTORY USE (570,000 SF) & TWO-STORY OFFICE (60,000 SF)

USE: FACTORY, BUSINESS/OFFICE

DESCRIPTION OF USE: MASS PRODUCTION OF SCHOOL BUS, FRAME ASSEMBLY, PAINTING, AND FINAL ASSEMBLY, RETURNED SCHOOL BUS REWORK OR RETROFIT INCLUDING WELDING, PAINTING, AND FINAL ASSEMBLY, FABRICATION OF PARTS LIKE BRACKETS AND PANELS, OFFICE FOR BUSINESS USE.

CONSTRUCTION TYPE: II-B

BUILDING AREA: 630,000 SF

BUILDING FOOTPRINT: 600,000 SF

OCCUPANCY: F-1, B

SPRINKLER BUILDING: YES

FIRE ALARM: YES

NUMBER OF STORIES: 2 STORIES (OFFICE MEZZANINE ONLY)

NUMBER OF EMPLOYEES: 650 (PRODUCTION LINE - 500, WAREHOUSE - 30, FAB SHOP - 20, OFFICE - 100)

ZONING INFORMATION

ZONING: EXISTING = RR-2.5; PROPOSED = LIGHT INDUSTRIAL

FLOOD ZONE: X & X-SHADED

LOT AREA: 3,350,199.6 SQ. FT. (76.91 ACRES TOTAL, ONLY 30 ACRES BEING USED)

LOT COVERAGE: 19% (0.5 MAX. FLOOR AREA RATIO)

MAX BLDG HGHT.: 50' (35' FOR ACCESSORY STRUCTURES)

PARKING: OFFICES 1 SPACES PER 250 SF OF GFA = 240 REQUIRED
WAREHOUSE 1 SPACE FOR EVERY 400 SF OF MANUFACT./INDUST. = 1,425 REQUIRED

TOTAL REQUIRED 1,665
PROPOSED 891 PARKING STALLS 9x20
138 BUS PARKING STALLS
ELECTRIC VEHICLE (EV)
20% OF PARKING SPACE = 178 EV CAPABLE REQUIRED
25% OF EV CAPABLE TO BE PROVIDED = 45 EV TO BE PROVIDED
BICYCLE 1 SPACE PER 10 EMPLOYEES
ADA 11-B 208.2 REQUIRED 2% OF TOTAL PARKINGS SPACES = 18 ADA REQUIRED

LANDSCAPING: 7% PARKING LOT REQUIRED
SHADE TREE FOR EVERY 4 STALLS
32,979 SF LANDSCAPING PROVIDED

WALLS/FENCES: 6' MIN AND 15' MAX.
REFUS/RECYCLING: 20 SF PER 1,000 SF OF NET FLOOR AREA BUT NOT LESS THAN 6' W AND 18' LONG.

EV PARKING INFO: REFERENCE 17.16 .20b

KEYNOTES

1 COMMERCIAL DRIVEWAY - SPWVC 110-1 TYPE C

2 SIGNAGE - MAIN ENTRY DET 3/4/1.01

3 30" ROLLING WROUGHT IRON ACCESS GATE 50' FROM EDGE OF ROADWAY

4 FENCE - DET. 1 & 3/A1.01

5 BLOCK WALL - 6' - DET 1/A1.02

6 TEMPORARY CHAIN LINK FENCE - 6' HIGH

7 LANDSCAPING

8 10' LANDSCAPING SETBACK

9 PARKING LOT TREE DIAMONDS

10 PARKING LOT ISLAND - LANDSCAPED

11 BASIN - SEE CIVIL PLANS

12 PCC SIDEWALK - DIMENSIONS PER PLAN

13 AC PAVEMENT

14 ADA PARKING STALL

15 ADA PATH OF TRAVEL

16 ADA RAMP

17 PUBLIC CURB & GUTTER

18 BICYCLE PARKING

19 STANDARD PARKING STALLS - 9x18

20 STANDARD PARKING STALLS - 9x20

21 FIRE ACCESS ROAD - 26' WIDE CLEAR TO SKY

22 METAL BUILDING

23 BUILDING RIDGELINE

24 TRASH ENCLOSURE 30 YARDS TRASH/30 YARD RECYCLE + ORGANIC CARTS 3,300 SF R'ORD. 4,000 SF PROVIDED

25 6' HIGH CMU BLOCK - SEE A1.02 FOR DETAILS

26 MAIN GATE

27 SOLAR (30,000 SF PER SECTION)

28 EV PARKING

29 TRUCK DOCK

30 TRUCK DOCK LOADING PAD

31 JOSHUA TREE CLEARANCE

32 HVAC & COMPRESSORS

33 ROOF HATCH

34 PARKING LOT LIGHT POLES

35 SWITCH GEAR LOCATION

36 TRANSFORMER

37 ADA WALK-AROUND

LEGEND

NEW CURB

FUTURE CURB

ADA PATH OF TRAVEL

PARCEL LINE

EV PROVIDED

EV CAPABLE

BLOCK WALL

TEMPORARY CHAIN LINK

CONCRETE

ALL WEATHER ACCESS ROAD

AC PAVEMENT

LANDSCAPING

ADA STRIPING

PROJECT OWNER

RIDE

46147 870 BOULEVARD
LANCASTER, CA 93534
(661)940-3250

ENGINEER OF RECORD

DUKE ENGINEERING

44732 YUCCA AVENUE
LANCASTER, CA 93534
(661)952-7978

Revisions

No.	Revisions	By	Date
1	2ND PLAN CHECK COMMENTS - PLANNING	DE	07/17/2023

PROJECT

RIDE SCHOOL BUS FACTORY

METAL BUILDING DEVELOPMENT

AVENUE H AND 50TH STREET WEST
LANCASTER, CA

APN: 3269-011-007 & 3269-011-015

SHEET TITLE

SITE PLAN

SHEET

A1.00

Project No. 23030

30x42

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