

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
 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 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 HGT.: 50' (35' FOR ACCESSORY STRUCTURES)
PARKING: OFFICES: 1 SPACE 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 = 65 REQUIRED
 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/RECYLING: 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 3/4/01
 - 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 FOOTPRINT
 - 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	—————	BLOCK WALL	—————
FUTURE CURB	—————	TEMPORARY CHAIN LINK	—————
ADA PATH OF TRAVEL	—————	CONCRETE	—————
PARCEL LINE	—————	ALL WEATHER ACCESS ROAD	—————
EV PROVIDED	EV	LANDSCAPING	—————
EV CAPABLE	EV	ADA STRIPING	—————
		AC PAVEMENT	—————

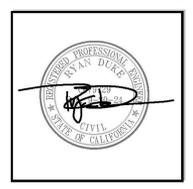
PROJECT OWNER
RIDE
 46147 BYD BOULEVARD
 LANCASTER, CA 93534
 (661)940-3250

ENGINEER OF RECORD
DUKE ENGINEERING
 44732 YUCCA AVENUE
 LANCASTER, CA
 661-952-7918

Revisions

No.	Revisions	By	Date
1	2ND PLAN CHECK COMMENTS - PLANNING		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