6. DESIGN GUIDELINES

The South Milliken Avenue Specific Plan proposes to adopt the newly approved City of Ontario "Industrial Development Design Guidelines" as the guidelines for their development. Within this section are summaries of the sections that may be most needed as reference for future development. For a more detailed guide, refer to the City of Ontario Development Code for Industrial Districts in its entirety. The sections summarized here are:

6.1 Building Design Features
6.2 Loading/Storage
6.3 Fencing
6.4 Lighting

6.1 Building Design Features

As mentioned in the Introductory Provisions of this document, the City of Ontario is one of the most rapidly expanding areas in Southern California. This is verified by the fact that numerous large-scale industrial developments have chosen Ontario as their "home." It is believed that one primary reason for this growth, is Ontario's exceptional central location.

This industrial growth has simultaneously brought about a resurgence of creative, high quality industrial development. The City of Ontario seized this opportunity by establishing design guidelines at the onset of this rapid development. The City promoted high quality architecture, landscaping, and over-all construction guidelines. Most important of these guidelines, was the establishment of ratios for breaking up long horizontal plans, which are universal to large industrial developments.

The City and several architects seemed to all agree that, by using various landscape treatments, tower elements, tall voids, and entry plazas, these large "industrial masses" could be made to be "beautiful." Driving through these developed industrial areas is a pleasurable experience, because of these beautiful architectural and landscape elements.

The project intends to equal or exceed the high quality industrial development that has been established. Therefore, The South Milliken Avenue Specific Plan is incorporating the City of Ontario's Industrial Development Design Guidelines.

The following is a highlighted summary of the guidelines that the South Milliken Avenue Specific Plan will follow.

- A consistent architectural style should be adhered to for each project, including building design and all other elements of the development, such as walls, planters, lighting, etc.

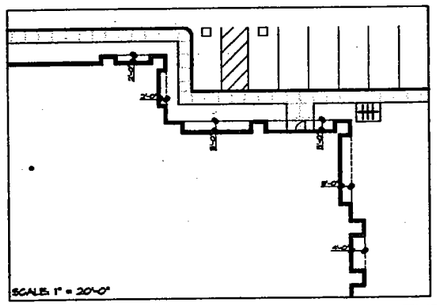
- Highlight primary building entries through the massing of the building.

- Long expanse of building area should be avoided. Changes in vertical and horizontal plans are preferred. Refer to the ratios of vertical and horizontal plans under General Massing, p. 17-14.

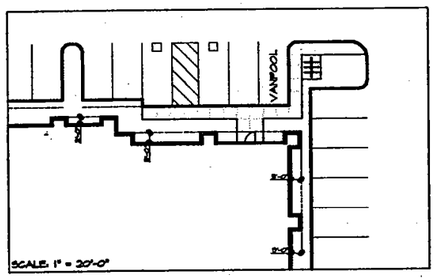
- Buildings should have a recognizable "base" and "top." This can be created by the use of texture, color, architectural treatments, and landscaping.

- Colors for large building surfaces should be muted and lighter in value.

All proposed site plans, including architectural designs, shall be subject to the review and approval of the City of Ontario Development Advisory Board. Submittal shall include all the requirements listed on the Development Advisory Review application form. **See Exhibits 16, Site Plan, and 17 through 20, Building Elevations.**



ENLARGED POP-OUT PLAN A&B, TYP.



ENLARGED POP-OUT PLAN C-H, SIM.

LOT AREA:	77,866 s.f. 1.79 acres
TOTAL BUILDING AREA: building footprint: mezzanine:	36,702 s.f. 35,202 s.f. 1,500 s.f.
SITE COVERAGE:	47.1 %
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	62 spaces 60 spaces 2 spaces
PARKING REQUIRED (less 10%): PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	62 spaces 69 spaces 12 spaces 9 spaces 48 spaces
PARKING RATIO PROVIDED:	1.72/1000
LANDSCAPE REQUIRED: (10%)	7,787 s.f.
LANDSCAPE PROVIDED:	15,255 s.f.

BUILDING "A"

LOT AREA:	61,524 s.f. 1.41 acres
TOTAL BUILDING AREA: building footprint: mezzanine:	27,152 s.f. 25,652 s.f. 1,500 s.f.
SITE COVERAGE:	44.2 %
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	49 spaces 47 spaces 2 spaces
PARKING REQUIRED (less 10%): PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	47 spaces 52 spaces 13 spaces 7 spaces 32 spaces
PARKING RATIO PROVIDED:	1.71/1000
LANDSCAPE REQUIRED: (10%)	6,155 s.f.
LANDSCAPE PROVIDED:	10,754 s.f.

BUILDING "B"

LOT AREA:	56,245 s.f. .84 acres
TOTAL BUILDING AREA: building footprint:	14,902 s.f. 14,902 s.f.
SITE COVERAGE:	35.2%
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	38 spaces 34 spaces 2 spaces
PARKING REQUIRED (less 10%): PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	26 spaces 29 spaces 6 spaces 4 spaces 19 spaces
PARKING RATIO PROVIDED:	1.74/1000
LANDSCAPE REQUIRED: (10%)	5,626 s.f.
LANDSCAPE PROVIDED:	8,502 s.f.

BUILDING "C"

LOT AREA:	44,987 s.f. 1.0 acres
TOTAL BUILDING AREA: building footprint:	19,841 s.f. 19,841 s.f.
SITE COVERAGE:	44.2 %
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	58 spaces 54 spaces 3 spaces
PARKING REQUIRED (less 10%): PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	36 spaces 40 spaces 10 spaces 4 spaces 26 spaces
PARKING RATIO PROVIDED:	1.84/1000
LANDSCAPE REQUIRED: (10%)	4,442 s.f.
LANDSCAPE PROVIDED:	9,214 s.f.

BUILDING "D"

LOT AREA:	29,445 s.f. .64 acres
TOTAL BUILDING AREA: building footprint:	15,255 s.f. 15,255 s.f.
SITE COVERAGE:	51.0 %
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	37 spaces 37 spaces 0 spaces
PARKING REQUIRED (less 10%): PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	27 spaces 30 spaces 6 spaces 4 spaces 20 spaces
PARKING RATIO PROVIDED:	1.71/1000
LANDSCAPE REQUIRED: (10%)	2,945 s.f.
LANDSCAPE PROVIDED:	2,521 s.f.

BUILDING "E"

LOT AREA:	25,555 s.f. .58 acres
TOTAL BUILDING AREA: building footprint:	11,492 s.f. 11,492 s.f.
SITE COVERAGE:	44.5%
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	25 spaces 25 spaces 0 spaces
PARKING REQUIRED (less 10%): PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	21 spaces 23 spaces 6 spaces 2 spaces 15 spaces
PARKING RATIO PROVIDED:	1.86/1000
LANDSCAPE REQUIRED: (10%)	2516 s.f.
LANDSCAPE PROVIDED:	2,606 s.f.

BUILDING "F"

LOT AREA:	58,167 s.f. .58 acres
TOTAL BUILDING AREA: building footprint: mezzanine:	17,426 s.f. 16,126 s.f. 1,300 s.f.
SITE COVERAGE:	47.0%
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	55 spaces 52 spaces 3 spaces
PARKING REQUIRED (less 10%): PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	38 spaces 57 spaces 10 spaces 5 spaces 22 spaces
PARKING RATIO PROVIDED:	1.84/1000
LANDSCAPE REQUIRED: (10%)	5,817 s.f.
LANDSCAPE PROVIDED:	4,947 s.f.

BUILDING "G"

LOT AREA:	58,823 s.f. .82 acres
TOTAL BUILDING AREA: building footprint: mezzanine:	17,461 s.f. 16,261 s.f. 1,200 s.f.
SITE COVERAGE:	40.1 %
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	58 spaces 50 spaces 3 spaces
PARKING REQUIRED (less 10%):	52 spaces
PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	58 spaces 10 spaces 4 spaces 24 spaces
PARKING RATIO PROVIDED:	1.86/1000
LANDSCAPE REQUIRED: (10%)	5,588 s.f.
LANDSCAPE PROVIDED:	2,820 s.f.

BUILDING "H"

LOT AREA:	41,024 s.f. .94 acres
TOTAL BUILDING AREA: building footprint: mezzanine:	21,501 s.f. 20,101 s.f. 1,200 s.f.
SITE COVERAGE:	51.9 %
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	58 spaces 55 spaces 3 spaces
PARKING REQUIRED (less 10%):	38 spaces
PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	42 spaces 10 spaces 6 spaces 26 spaces
PARKING RATIO PROVIDED:	1.78/1000
LANDSCAPE REQUIRED: (10%)	4,103 s.f.
LANDSCAPE PROVIDED:	4,847 s.f.

BUILDING "J"

LOT AREA:	41,781 s.f. .96 acres
TOTAL BUILDING AREA: building footprint: mezzanine:	21,501 s.f. 20,101 s.f. 1,200 s.f.
SITE COVERAGE:	51.0 %
PARKING PROVIDED: STANDARD: HANDICAP ACCESSIBLE:	58 spaces 56 spaces 2 spaces
PARKING REQUIRED (less 10%):	38 spaces
PARKING REQUIRED: OFFICE @ 1/250 STORAGE @ 1/1000 REMAINING @ 1/500	42 spaces 10 spaces 6 spaces 26 spaces
PARKING RATIO PROVIDED:	1.78/1000
LANDSCAPE REQUIRED: (10%)	4,178 s.f.
LANDSCAPE PROVIDED:	4,711 s.f.

BUILDING "K"

GROSS LOT AREA:	470,508 s.f. 10.5 acres
NET LOT BUILDABLE AREA:	462,646 s.f. 9.4 acres
WILDLIFE REFUGE:	25,248 s.f. .58 acres
TOTAL BUILDING AREA:	205,080 s.f.
SITE COVERAGE (NET):	47.0 %
SITE COVERAGE (GROSS):	45.2 %
PARKING PROVIDED STANDARD: COMPACT HANDICAP ACCESSIBLE:	586 spaces 555 spaces 29 spaces 2 spaces
PARKING REQUIRED (LESS 10%):	560 spaces
PARKING RATIO PROVIDED:	1.72/1000
LANDSCAPE REQUIRED (NET): (10%)	46,268 s.f.
LANDSCAPE PROVIDED (NET):	55,711 s.f.

PROJECT SUMMARY

DEVELOPER/OWNER
JACKSON SMITH, PROJECT MANAGER
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19600 FAIRCHILD, SUITE 285
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IRVINE, CA 92612
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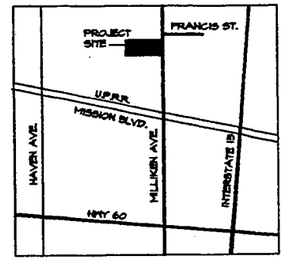
PROJECT TEAM

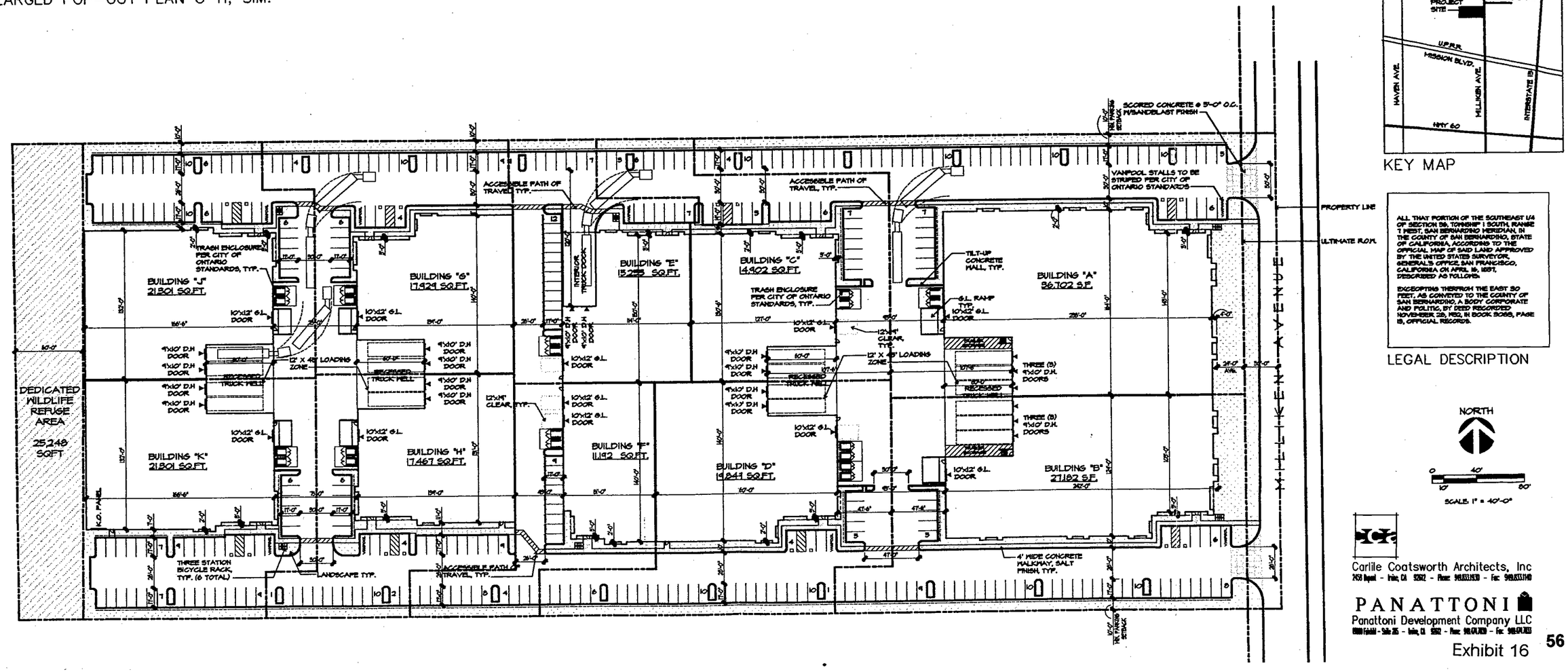


KEY MAP

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP OF SAID LAND APPROVED BY THE UNITED STATES SURVEYOR, GENERAL'S OFFICE, SAN FRANCISCO, CALIFORNIA ON APRIL 16, 1857, DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM THE EAST 30 FEET, AS CONVEYED TO THE COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC, BY DEED RECORDED NOVEMBER 28, 1952, IN BOOK 3088, PAGE 18, OFFICIAL RECORDS.

LEGAL DESCRIPTION



NORTH

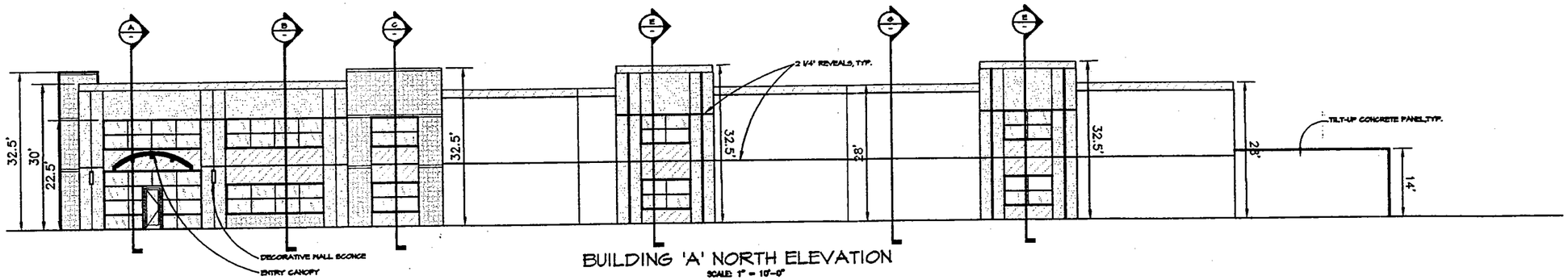
0 10' 40' 80'

SCALE: 1" = 40'-0"

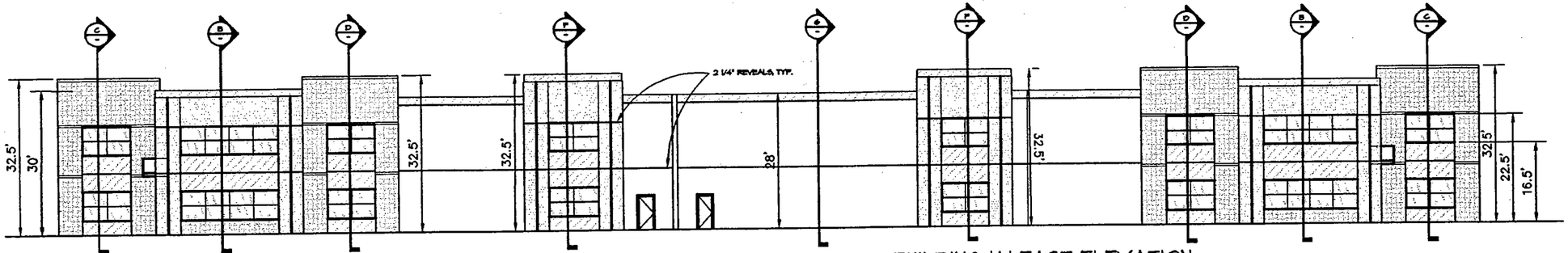
Carlile Coatsworth Architects, Inc
2458 Dupont - Irvine, CA 92612 - Phone: 949.955.1650 - Fax: 949.955.1140

PANATTONI
Panattoni Development Company LLC
19600 Fairchild - Suite 285 - Irvine, CA 92612 - Phone: 949.474.7850 - Fax: 949.474.7855

8/27/2003 Preliminary Layout 2

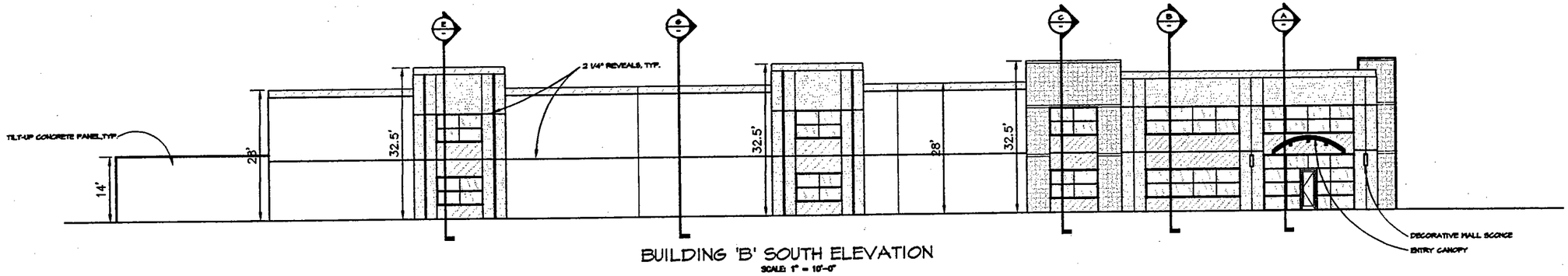


BUILDING 'A' NORTH ELEVATION
SCALE: 1" = 10'-0"



BUILDING 'B' EAST ELEVATION
SCALE: 1" = 10'-0"

BUILDING 'A' EAST ELEVATION
SCALE: 1" = 10'-0"



BUILDING 'B' SOUTH ELEVATION
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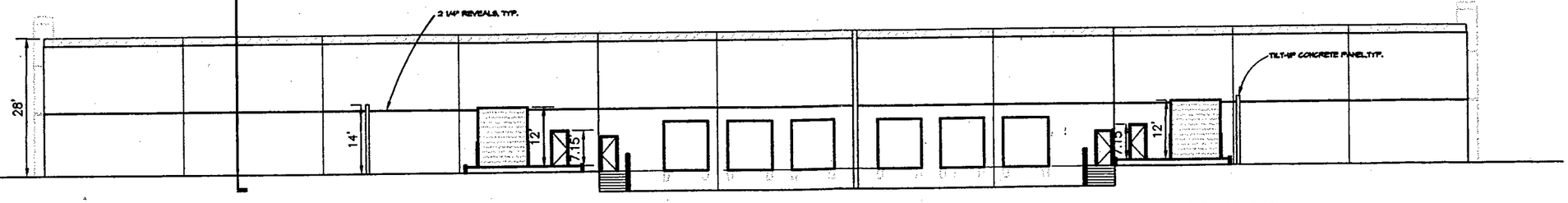
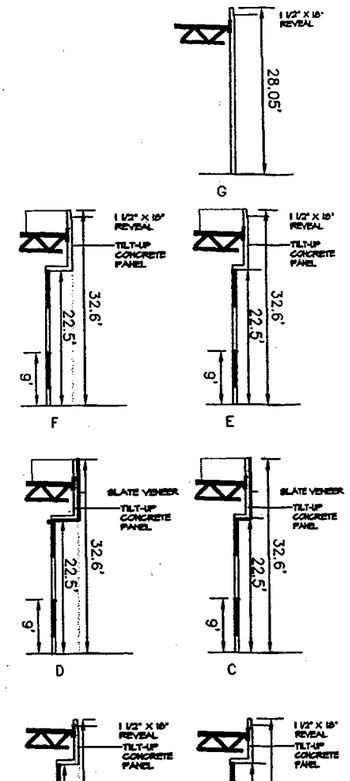
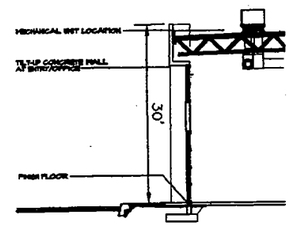


BUILDING 'A' WEST ELEVATION
SCALE: 1" = 10'-0"

BUILDING 'B' WEST ELEVATION
SCALE: 1" = 10'-0"

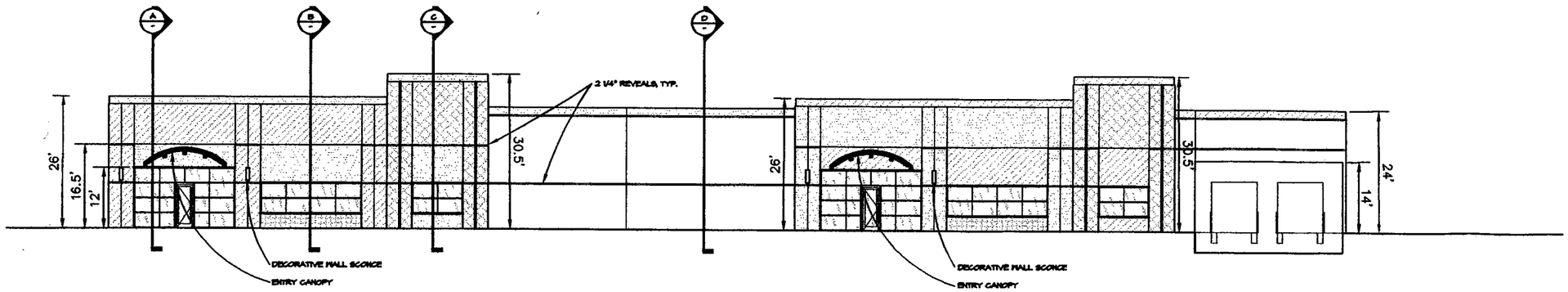


TYPICAL FEATURE PANEL SECTIONS
SCALE: 1" = 10'-0"



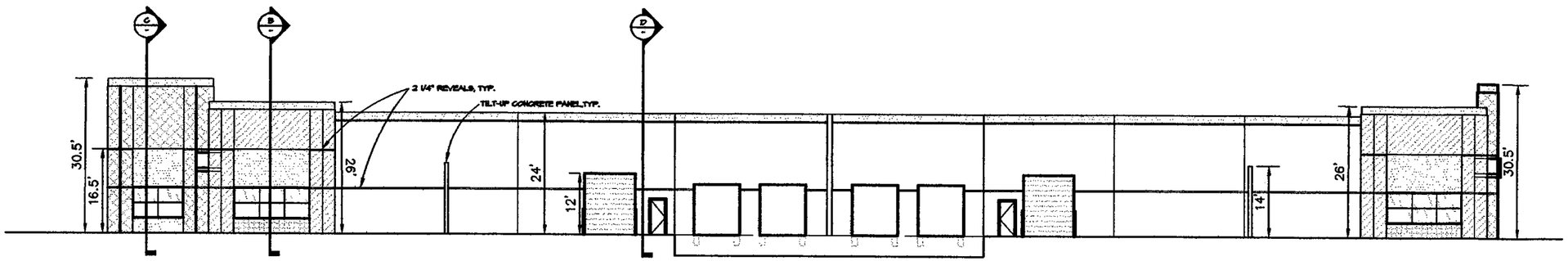
TYPICAL ROOFTOP SCREENING
SCALE: 1" = 10'-0"

FINISH LEGEND



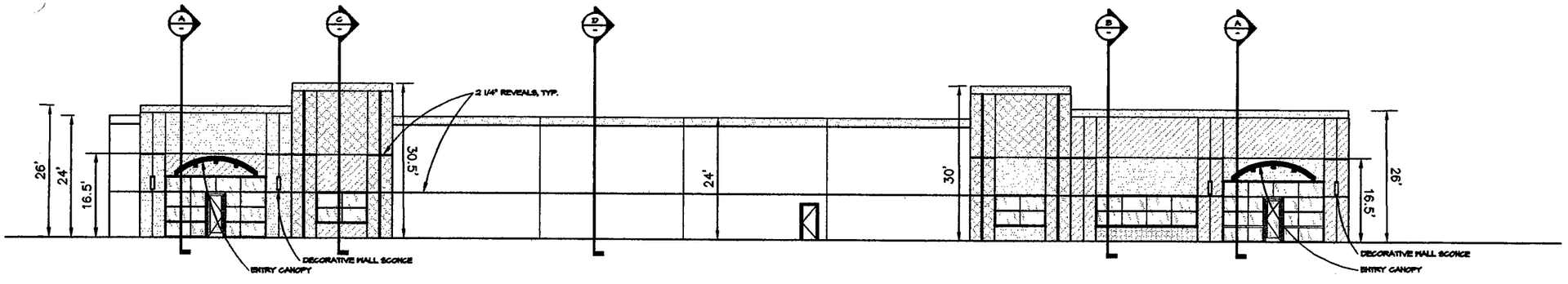
BUILDING 'C' NORTH ELEVATION

BUILDING 'E' NORTH ELEVATION



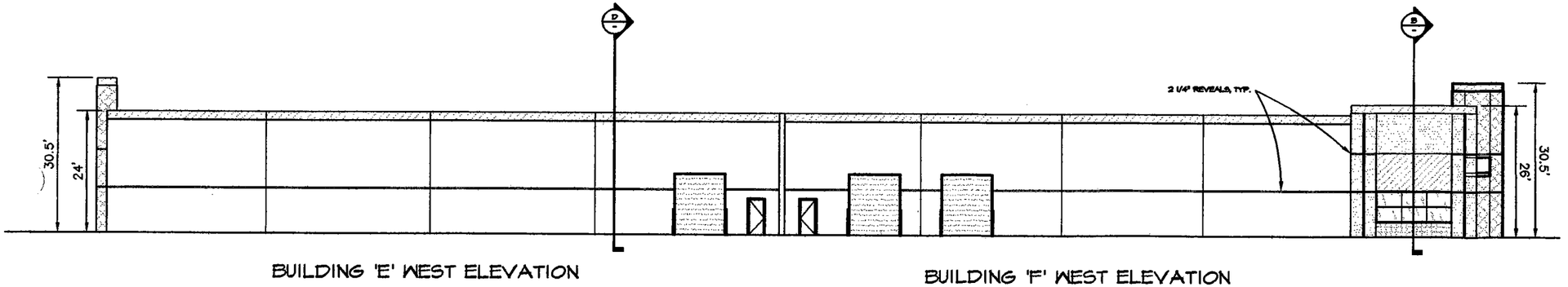
BUILDING 'D' EAST ELEVATION

BUILDING 'C' EAST ELEVATION



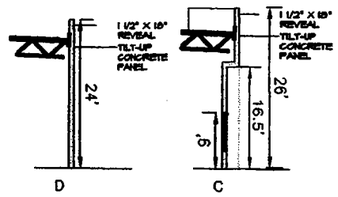
BUILDING 'F' SOUTH ELEVATION

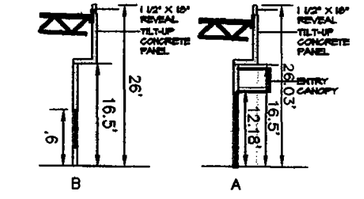
BUILDING 'D' SOUTH ELEVATION



BUILDING 'E' WEST ELEVATION

BUILDING 'F' WEST ELEVATION





TYPICAL FEATURE PANEL SECTIONS

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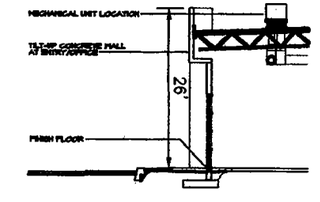
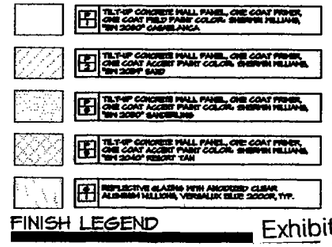
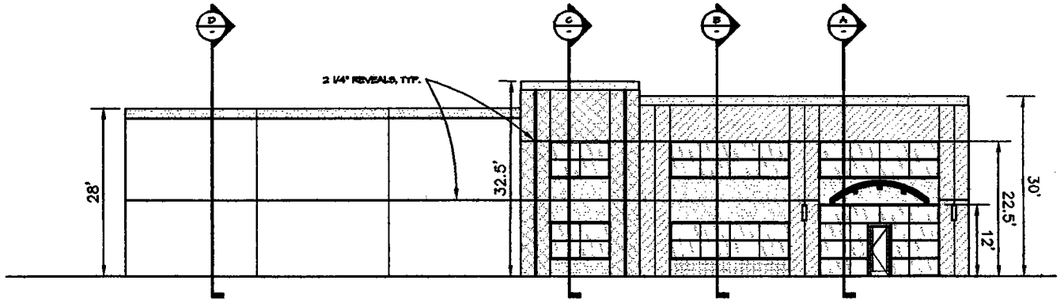


TYPICAL ROOFTOP SCREENING

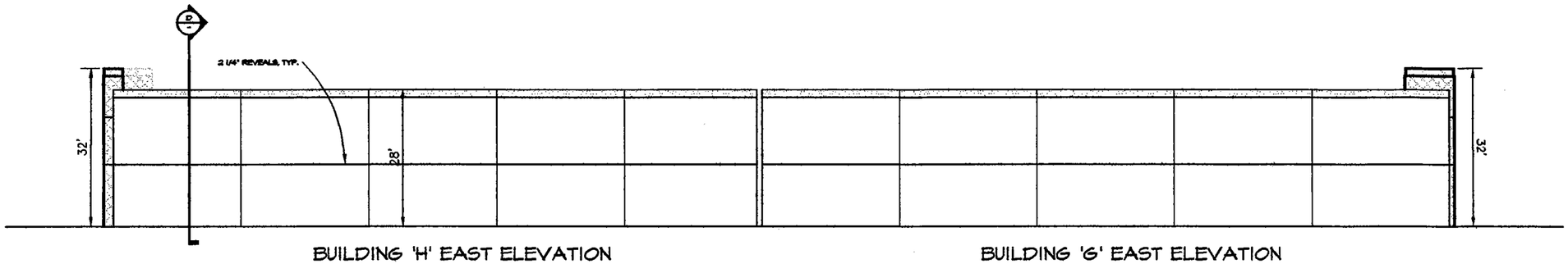
SCALE: 1" = 10'-0"



FINISH LEGEND

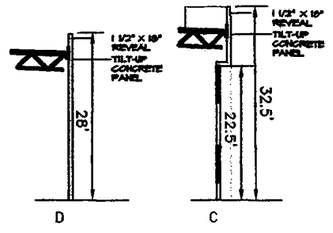


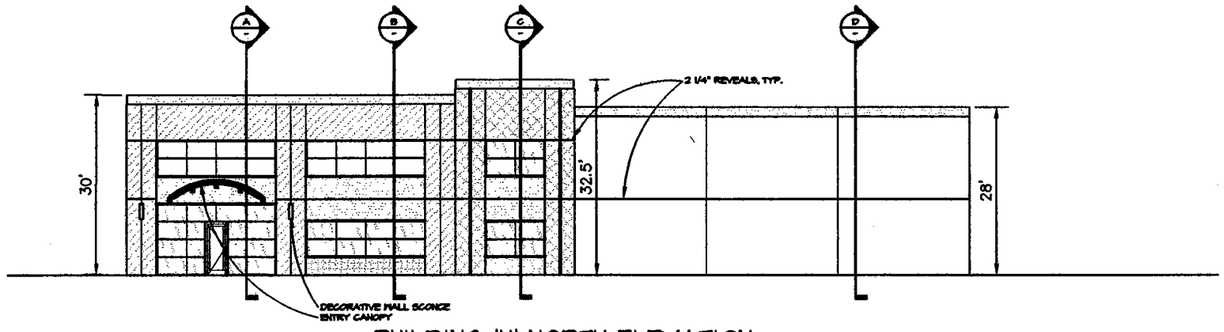
BUILDING 'G' NORTH ELEVATION



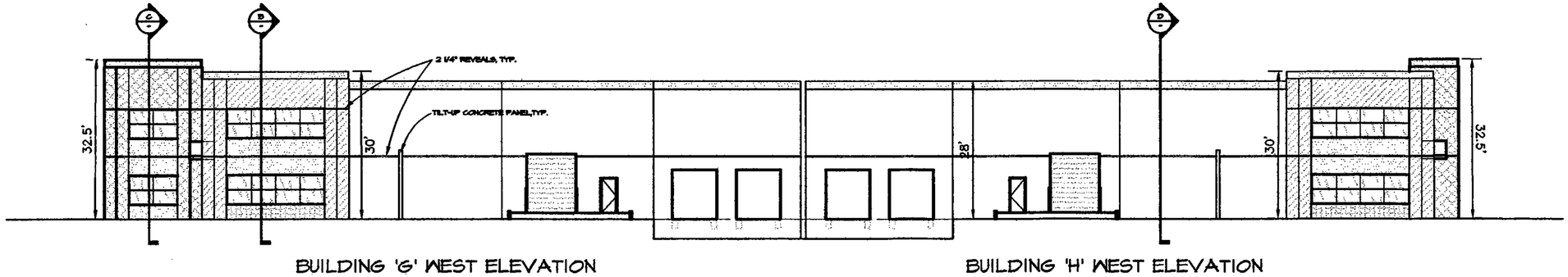
BUILDING 'H' EAST ELEVATION

BUILDING 'G' EAST ELEVATION



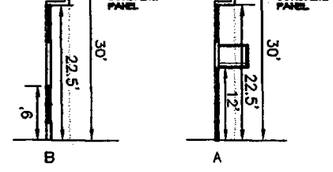


BUILDING 'H' NORTH ELEVATION



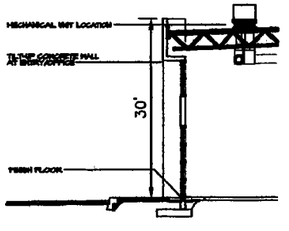
BUILDING 'G' WEST ELEVATION

BUILDING 'H' WEST ELEVATION



TYPICAL FEATURE PANEL SECTIONS

SCALE: 1" = 10'-0"



TYPICAL ROOFTOP SCREENING

SCALE: 1" = 10'-0"

FINISH LEGEND