

- 1 NEW ASPHALT DRIVE AND PARKING SURFACE
- 2 NEW TRASH ENCLOSURE. SEE SHT. A1.1
- 3 NEW 6" CONCRETE LANDSCAPE CURB
- 4 LOCATION OF SWITCHGEAR
- 5 HANDICAP PARKING STALLS AND ACCESS RAMP. SEE DETAIL 1/A1 & 5/AD-2
- 6 EXISTING FIRE HYDRANT
- 7 TO PUBLIC WALK FOR A.D.A. ACCESS
- 8 4' LONG CONC. WHEEL STOP
- 9 EXISTING STREET IMPROVEMENTS TO REMAIN.
- 10 NEW LANDSCAPING
- 11 NEW (SAFETY YELLOW) 4" WIDE PAINT STRIPING
- 12 NEW (SAFETY YELLOW) 4" WIDE PAINT STRIPING
- 13 PROPERTY LINE
- 14 EXISTING RECIPROCAL ACCESS AGREEMENT FOR SHARED INGRESS / EGRESS RIGHTS BETWEEN BOTH PROPERTIES.
- 15 DRIVE-THRU DIRECTIONAL SIGN
- 16 10' x 25' LOADING ZONE
- 17 ELECTRICAL TRANSFORMER PAD, CONFIRM WITH SCE LOCATION AND SIZE.
- 18 BIKE RACK. SEE DETAIL 4/A1.1
- 19 CENTRAL MAIL BOX PER CITY STANDARD (IF REQUIRED)
- 20 6' HIGH SPLIT FACE BLOCK PILASTERS WITH 6' HIGH WROUGHT IRON FENCING. SPACE PILASTERS 20' APART. PRE-FINISH FENCING JET BLACK.
- 21 REMOVE GUTTER AND PROVIDE RIPRAP AT BOTH ENDS, REFER TO CIVIL PLANS FOR DETAILS.
- 22 REMOVE AND REPLACE THIS AREA WITH LANDSCAPING. CONTRACTOR TO CONFIRM CONSTRUCTION SCHEDULE WITH ADJACENT PROPERTY OWNER.
- 23 RETENTION BASIN PER CIVIL
- 24 PARKING LOT LIGHTING, REFER TO ELECTRICAL PLANS.
- 25 DECORATIVE PAVING AT PRIMARY DRIVEWAY ENTRANCE. USE STAMPED CONCRETE, DESIGN AND COLOR TO MATCH LM SCOFFIELD CHROMIX C-11, COACHELLA SAND WITH A WIDE BRICK STAMPING PATTERN. SUBMIT PATTERN SAMPLE TO ARCHITECT FOR APPROVAL.
- 26 EXISTING DRAINAGE EASEMENT, REFER TO CIVIL PLANS.
- 27 CONCRETE SWALE, REFER TO CIVIL PLANS
- 28 CONCRETE APRON AT TRASH ENCLOSURE, REFER TO TRASH ENCL. DETAIL
- 29 NEW GUTTER PER CIVIL
- 30 TRUNCATED DOME TILE, SEE DETAIL 2/A1
- 31 NEW FIRE HYDRANT
- 32 UNOBSTRUCTED FIRE ACCESS LANE W/ RED CURB AND THE WORDS "FIRE LANE NO PARKING" 12" HIGH
- 33 DEDICATED CLEANAIR/VAN POOL/EV SPACES -SEE DETAIL 12/AD-2 (4) EV SPACES REQUIRED. (6) CLEAN AIR/VAN POOL SPACES REQUIRED
- 34 G.C. TO PROVIDE 1" CONDUIT FOR FUTURE EV CAPABLE PEDESTAL -SEE ELECTRICAL PLANS

SITE LOCATION: 2180 S. RIVERSIDE AVE. APN:0258-041-42-0-000
ZONING: HEAVY INDUSTRIAL
PROPOSED LAND USE: FAST FOOD
GENERAL PLAN DESIGNATION: HIND
SPECIFIC PLAN: AGUA MANSA INDUSTRIAL CORRIDOR
BUILDING TYPE: TYPE V-N
OCCUPANCY: M/B
TOTAL NET AREA: 1.31 ac / 57,125 SF
BUILDING AREA: ZENDEJAS DRIVE-THRU: 2,336 SF
COWBOY DRIVE-THRU: 2,570 SF (INCLUDES PATIO)
TOTAL: 4,906 SF. (9.00%)
LANDSCAPE AREA: 12,839 SF. (22.00%)

PARKING REQUIRED: ZENDEJAS DRIVE THRU=1 / 75 SF = 32 STALLS
 COWBOY DRIVE THRU=1 / 75 SF = 35 STALLS
TOTAL PARKING REQUIRED: 67 STALLS

PARKING PROVIDED: 70 STALLS
HANDICAP PARKING PROVIDED: 4 STALLS
STANDARD PARKING PROVIDED: 66 STALLS

PARKING OVERAGE: 3 EXTRA STALLS

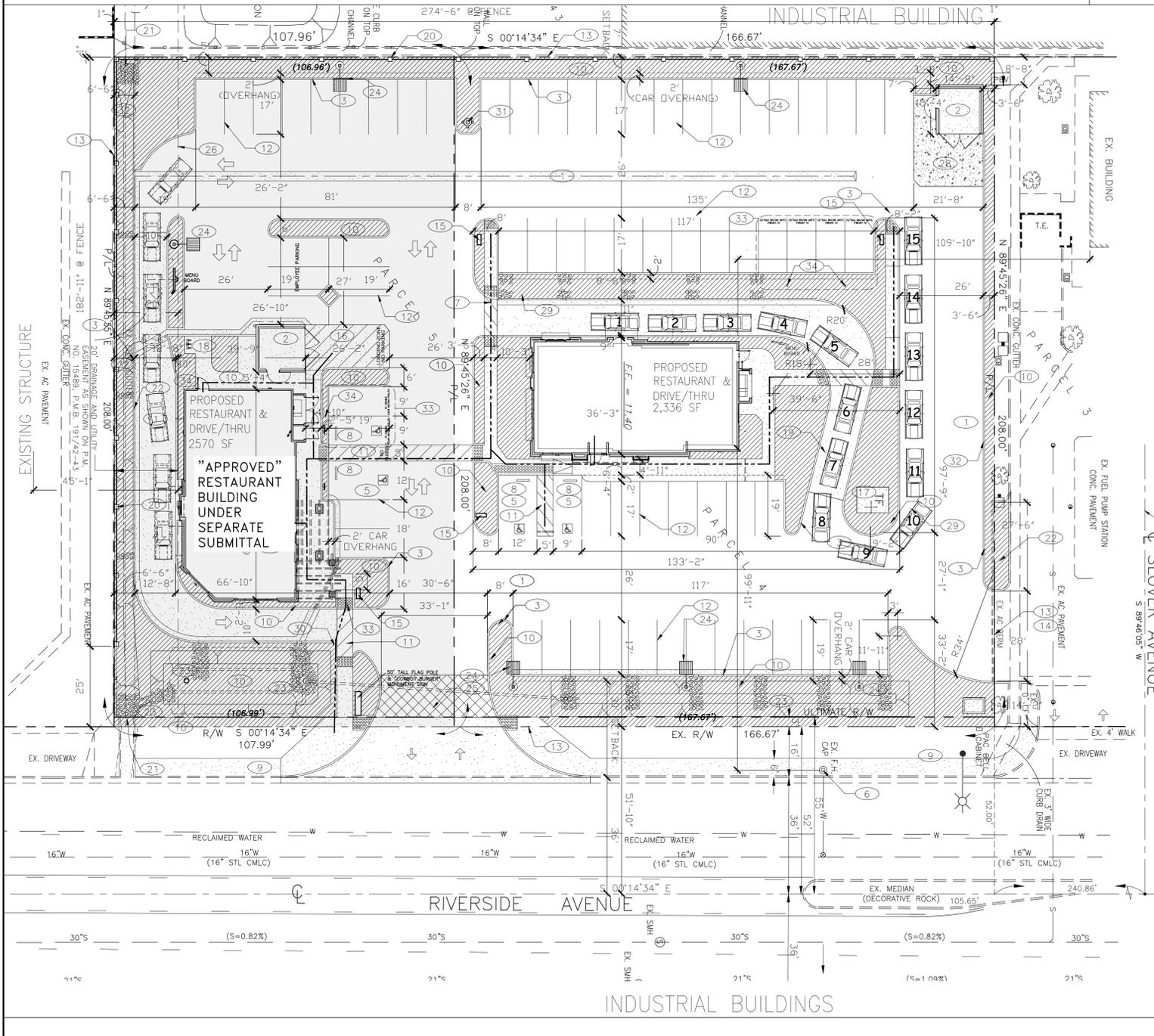
SEWER & CITY OF RIALTO
 WATER: 150 S. PALM AVE. RIALTO, CA 909-820-2546
SCHOOL: RIALTO UNIFIED SCHOOL DISTRICT 1971 W. REDLANDS BLVD., SUITE B REDLANDS, CA 1-888-683-1000
GAS: SOUTHERN CALIFORNIA GAS COMPANY 16231 VALLEY BLVD. FONTANA, CA 92335 1-800-427-2000
ELECTRIC:SCE
 36100 MENEFEE ROAD ROMLAND, CA 92583 1-800-684-8123

TRASH: EDCO DISPOSAL 1850 AUGA MANSA ROAD RIVERSIDE, CA 909-877-1596
PHONE: SBC (PACIFIC BELL) 3030 E. CORONADO ANAHEIM, CA 92807
CABLE: ADELPHIA 1971 W. REDLANDS BLVD., SUITE B REDLANDS, CA 1-888-683-1000

SITE KEY NOTES

RETAIL BUILDING DATA

SERVICE PROVIDED

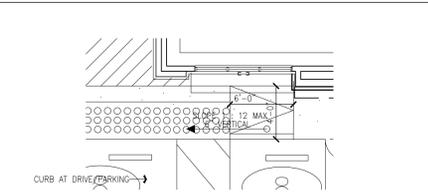


VICINITY MAP

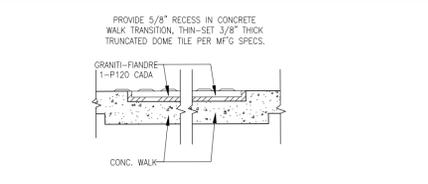
EXISTING CIRCLE K

PARKING AREA

1. CURB RADIUS 3' TYPICAL UNLESS NOTED OR DIMENSIONED OTHERWISE.



ACCESSIBLE RAMP DETAIL



TRUNCATED DOME TILES

ZENDAJAS

2140 SO. RIVERSIDE AVENUE
RIALTO, CA

2900 BRISTOL STREET
 SUITE A-203
 COSTA MESA, CA 92626

JDA
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 E-MAIL: john@jdafrma.com

PPD: 1994.82
 APN: 0258-041-42-0-000

SITE PLAN

PROJECT ADDRESS
 2140 SO. RIVERSIDE AVE.
 RIALTO, CA 92376

REVISIONS	
NO.	DESCRIPTION

SCALE: 1"=20'

A1