

OVERALL SITE PLAN
 scale: 1" = 30'-0"
 SCALE: 1" = 30'-0"
 0 30' 60' 90'
 TRUE NORTH



hpa, inc.
 18831 bardeen avenue, - ste. #100
 irvine, ca
 92612
 tel: 949-863-1770
 fax: 949-863-0851
 email: hpa@hparchs.com



Owner:
SCANNELL PROPERTIES #669, LLC
 8801 RIVER CROSSING BLVD.

 SUITE 300
 INDIANAPOLIS, IN 46240

 tel: (469) 506.8594

Project:
 2720 S
 WILLOW AVENUE

2720 S WILLOW AVE,
 RIALTO, CA 92316

Consultants:
 Civil: THIENES ENG. INC.
 Structural: -
 Mechanical: -
 Plumbing: -
 Electrical: -
 Landscape: HUNTER LANDSCAPE
 Fire Protection: -
 Soils Engineer: GP, INC.

Title: **OVERALL SITE PLAN**

 Project Number: **22082**
 Drawn by: **CW**
 Date: **06/30/23**
 Revision:
 PLAN REVIEW **06/30/23**
 PLAN REVIEW **08/18/23**
 PLAN REVIEW **02/07/24**

Sheet:

DAB-A1.1

PROJECT INFORMATION

Owner / Applicant
 SCANNELL PROPERTIES #669, LLC
 8801 RIVER CROSSING BLVD, SUITE 300
 INDIANAPOLIS, IN 46240
 PHONE: 619.931.9144
 CONTACT: JAY TANJUAN

Project Address
 2720 S WILLOW AVE, RIALTO, CA 92316

Applicant's Representative
 HPA, INC.
 18831 BARDEEN AVE. STE 100
 IRVINE, CA 92612
 PHONE: 714.643.0820
 CONTACT: CELIO COSIO

Code Analysis
 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS

Construction Type
 CONCRETE TILT-UP BUILDING
 BUILDING OCCUPANCY: S-1/B
 CONSTRUCTION TYPE: II-B
 FIRE SPRINKLER: ESFR SYSTEM

Assessors Parcel Number
 0258-171-57-0-000
 0258-171-31-0-000

Zoning
 (THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF RIALTO COMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION)
 GENERAL PLAN DESIGNATION: GENERAL INDUSTRIAL, SPECIFIC PLAN OVERLAY
 ZONE DESIGNATION: AGUA MANSA INDUSTRIAL CORRIDOR SPECIFIC PLAN
 AMIC-SF LAND USE: H IND - HEAVY INDUSTRIAL

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 2 OF CERTIFICATE OF COMPLIANCE NO. 2017-0008, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 8, 2017 AS INSTRUMENT NO. 2017-0021837 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 PARCEL 2 OF PARCEL MAP NO. 11918, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA, AS PER MAP RECORDED IN JUNE 29, 1989 AS BOOK 138, PAGES 78 AND 79 OF PARCEL MAPS, RECORDS OF SAID COUNTY.
 TOGETHER WITH THE EASTERLY 80.00 FEET OF PARCEL 1 OF SAID PARCEL MAP NO. 11918.
 TOGETHER WITH PARCEL 3 OF PARCEL MAP NO. 11918, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA, AS PER MAP RECORDED IN JUNE 29, 1989 AS BOOK 138, PAGES 78 AND 79 OF RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA.

UTILITY PURVEYORS

TELEPHONE: AT&T
 1452 EDINGER AVE., 3RD FLR.
 TUSTIN, CA 92780
 PHONE: 951.470.5034

 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 1981 W LUGONIA AVENUE., PO BOX 3003
 REDLANDS, CA 92374
 PHONE: 909.335.7797

 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 17777 CENTER COURT DRIVE NORTH,
 8TH FLOOR,
 CERRITOS, CA 90703
 PHONE: 562.667.0325

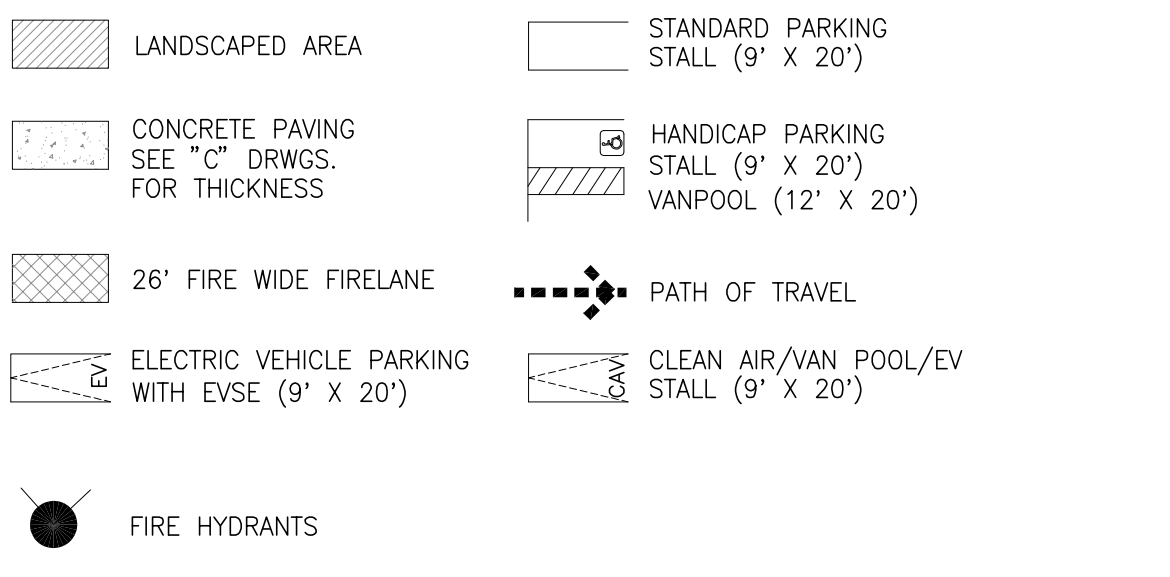
 SEWER: CITY OF RIALTO, SEWER
 437 N. RIVERSIDE AVE
 RIALTO, CA 92376
 (909) 301-9837

 WATER: WEST VALLEY WATER DISTRICT
 855 W BASELINE ROAD
 RIALTO, CA 92377
 PHONE: 909.875.1804

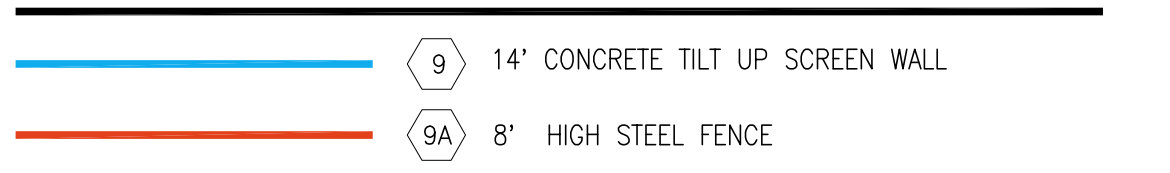
SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PROPOSED RETAINING WALL. SEE CIVIL DRAWING.
- 3 CONCRETE WALKWAY
- 4 DECORATIVE DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 8"x4" STEEL GATES, MANUAL OPERATED. EAST GATES WILL BE LOWERED, SEE DETAIL P/DAB-A4.1. WEST GATES WILL BE NON-LOWERED, SEE DETAIL O/DAB-A4.1. INSTALL KNOX BOX LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7 EXTERIOR CONC. STAIR.
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 14"H CONCRETE TILT-UP SCREEN WALL WITH PILASTERS AT EVERY 70' AND AT ALL CORNERS OF THE WALL.
- 9A 8' HIGH STEEL FENCE
- 10 2X2 EV CONDUIT CONCRETE PAD.
- 11 APPROXIMATE LOCATION OF TRANSFORMER.
- 12 BIKE RACK.
- 13 TRASH ENCLOSURE
- 14 CONCRETE FILLED GUARD POST 76 DIA. U.N.O. 42" H.
- 15 TRUNCATED DOME.
- 16 PRE-CAST CONCRETE WHEEL STOP.
- 17 ACCESSIBLE PARKING STALL SIGN.
- 18 ACCESSIBLE ENTRY SIGN.
- 19 FIRE HYDRANT. SEE CIVIL DRAWINGS
- 20 AUTOMOBILE TURNAROUND STALL WITH "NO PARKING" PAVEMENT MARKINGS.
- 21 CONCRETE CURB RAMP.

SITE LEGEND



FENCE/WALL LEGEND



SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: GEOTECHNICAL PROFESSIONALS, INC. DATED JUNE 17, 2022
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
16. RECESSED KNOX BOXES WILL BE INSTALLED NEAR THE ENTRY GATE AND NEAR THE MAIN ENTRANCE TO THE BUILDING/UNITS.
17. SURVEILLANCE CAMERAS WILL BE INSTALLED ON-SITE, IN ACCORDANCE WITH THE REQUIREMENT OF THE RIALTO POLICE DEPARTMENT. ALL OUTDOOR STORAGE USES SHALL BE SECURED AND INCORPORATE SECURITY CAMERAS THAT ARE CONNECTED TO THE CITY'S ENFORCEMENT SYSTEM TO THE SATISFACTION OF THE POLICE CHIEF.

AERIAL MAP



TABULATION

SITE AREA	
In s.f.	245,179 s.f.
In acres	5.63 ac
BUILDING AREA	
Office 1st Floor	3,500 s.f.
Office 2nd Floor	3,500 s.f.
Warehouse	111,000 s.f.
TOTAL	118,000 s.f.
COVERAGE	46.7%
AUTO PARKING REQUIRED	
Office: 1/300 s.f.	24 stalls
Whse: 1st 10K @ 1/1,000 s.f.	10 stalls
above 10K @ 1/2,000 s.f.	51 stalls
TOTAL	85 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	64 stalls
Standard Accessible (9' x 20')	3 stalls
VAN Accessible (12' x 20')	1 stalls
EV Capable (9' x 20')	17 stalls
EVSE Parking Stall (9' x 20')	2 stalls
EVSE VAN Accessible (12' x 20')	1 stalls
EVSE Accessible (9' x 20')	1 stalls
TOTAL	89 stalls
ZONING ORDINANCE FOR CITY	
Heavy Industrial (H-IND) zone of the Agua Mansa Industrial Corridor Specific Plan	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 45'	
MAXIMUM LOT COVERAGE	
Coverage - 50%	
MAXIMUM FLOOR AREA RATIO	
FAR - to be verified	
LANDSCAPE PROVIDED	
In s.f.	25,574 s.f.
SETBACKS	
Building	Landscape
Front - 25'	25'
Side - 15'	
Rear - 20'	