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Owner:

**RIALTO SPRINGS
LLC**

13116 Imperial Highway
Santa Fe Springs CA 90670
tel: 562-921-3581

Project:

**THE WEST COAST
& LOCUST AVENUE
WAREHOUSE**

SEC West Coast Blvd &
N Locust Ave

Consultants:

Civil:	ALTA
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

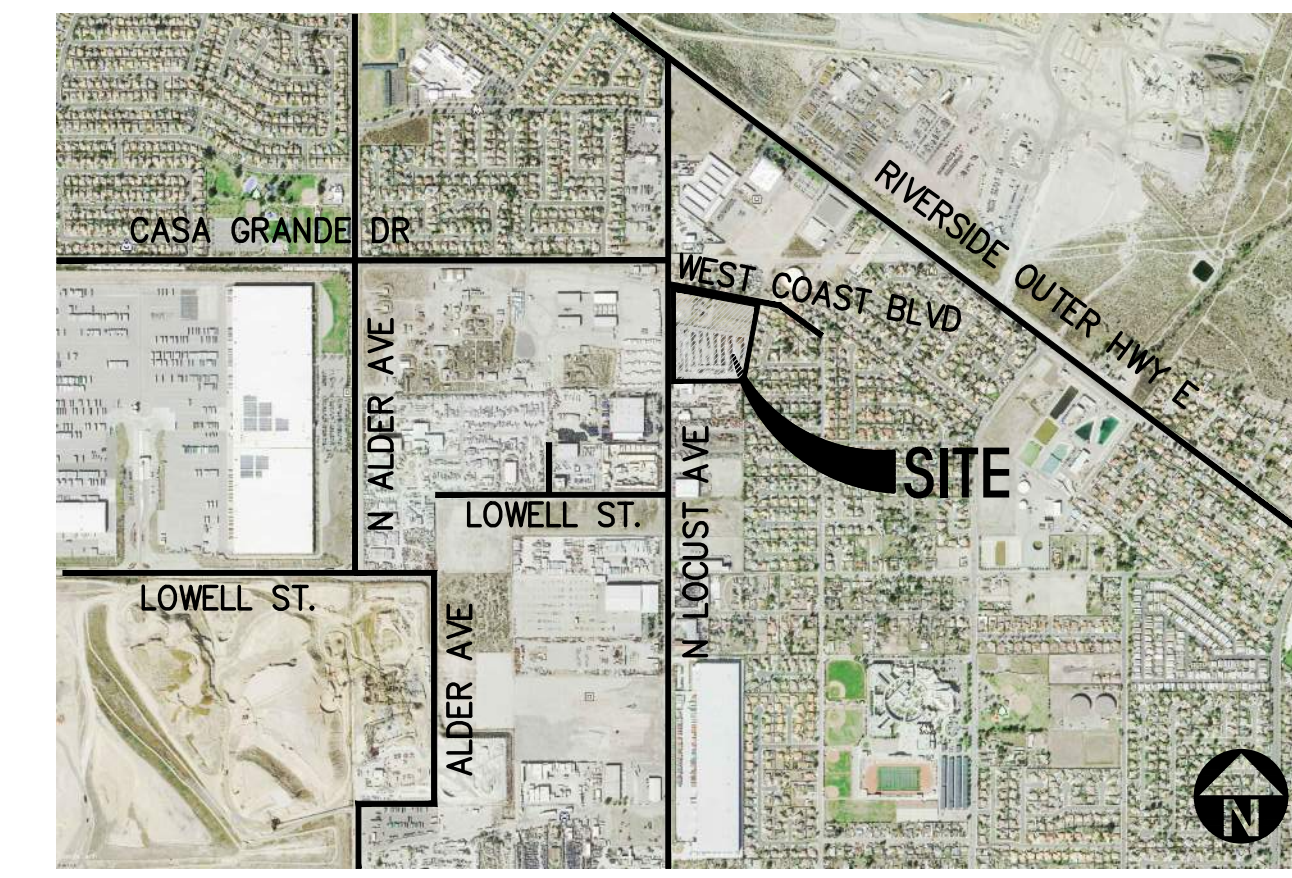
Title: Overall Site Plan

Project Number: 21376
Drawn by: JW
Date: 08/23/23
Revision:

Sheet:

1-DAB-A1.1

VICINITY MAP



PROJECT INFORMATION

Owner/Applicant RIALTO SPRINGS LLC 13116 IMPERIAL HIGHWAY SANTA FE SPRINGS CA 90670 TEL: 562-921-3581	Applicant's Representative HPA, INC. 18831 BARDEEN AVE. - SUITE 100 IRVINE, CA 92612 PHONE: (949) 862-2138 FAX: (949) 863-0851 CONTACT: MATTHEW LEE
Project Address TBD	Zoning I-PID : PLANNED INDUSTRIAL DEVELOPMENT
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	Construction Type CONCRETE TILT-UP BUILDING BUILDING OCCUPANCY : S-1 / B CONSTRUCTION TYPE : III-B ALLOWED BUILDING HEIGHT : TBD BUILDING MAXIMUM HEIGHT : 44' BUILDING HEIGHT : 36'-10"
Assessors Parcel Number 239-301-64 239-301-51 239-301-56 239-301-55 239-301-40 239-301-39	ESFR SYSTEM : YES

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT
- 2 ASPHALT PAVEMENT BY CIVIL
- 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" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 8' H PROVIDE METAL MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7 EXTERIOR CONC. STAIR.
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 14"H CONCRETE TILT-UP SCREEN WALL
- 10 2X2 EV CONDUIT CONCRETE PAD.
- 11 APPROXIMATE LOCATION OF TRANSFORMER.
- 12 BIKE RACK.
- 13 TRASH ENCLOSURE
- 14 CONCRETE FILLED GUARD POST "6 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 BREAK AREA
- 21 NON STRUCTURAL ARCHITECTURAL TREATMENT WITH SMOOTH PLASTER FINISH

SITE PLAN GENERAL NOTES

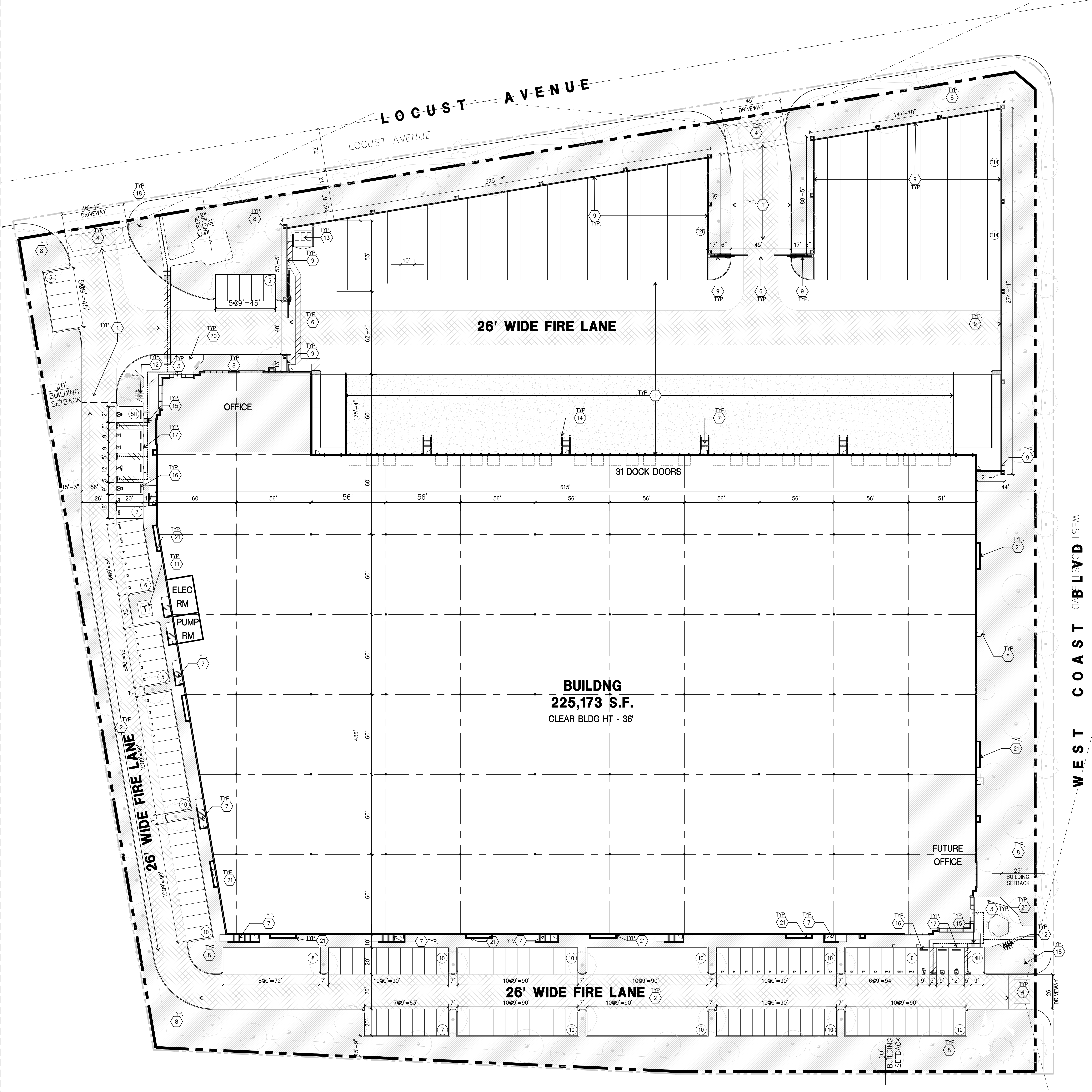
1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
8. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' 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.

TABULATION

AREA	AREA
Office - 1000 s.f.	488,146 s.f.
Office - 1st Floor	11.21 ac
Office - 2nd Floor	5,000 s.f.
Warehouse	215,173 s.f.
TOTAL	226,173 s.f.
COVERAGE	46.1%
AUTO PARKING PROVIDED	
Office - 1000 s.f.	40 stalls
Where: 1st 10k @ 11000 s.f.	10 stalls
Where: above 10k @ 12000 s.f.	103 stalls
TOTAL	153 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	111 stalls
Accessible Standard Auto (9' x 20')	4 stalls
Accessible Van (12' x 20')	2 stalls
Standard EV (9' x 20')	28 stalls
Standard Accessible EV Charging (9' x 20')	2 stalls
Accessible Van EV Charging (12' x 20')	1 stall
EVCS (9' x 20')	7 stalls
TOTAL	153 stalls
TRAILER PARKING PROVIDED	
Standard (10' x 30')	56 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Rialto Airport Specific Plan - I-PID (Planned Industrial Dev.)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 44'	
CLEAR BUILDING HEIGHT	
Height - 36'	
MAXIMUM FLOOR AREA RATIO	
FAR - 3:1	
LANDSCAPE REQUIREMENT	
Percentage - To Be Verified	
LANDSCAPE PROVIDED	
s.f.	79,355 s.f.
in percentage	18.20%
SETBACKS	
Subject Landscape	
Locust Ave/Front - 25'	
West Coast/Front - 25'	
Rear - 10'	Residential - 10'

SITE LEGEND

	LANDSCAPED AREA
	CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
	26' FIRE WIDE FIRELANE
	EV PARKING WITH CHARGING INFRASTRUCTURE STALL (9' x 20')
	STANDARD PARKING STALL (9' x 20')
	HANDICAP PARKING STALL (9' x 20') + WITH 5' AISLE +
	VANPOOL (12' x 20')
	PATH OF TRAVEL



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