



RETAIL BUILDING DATA

SITE LOCATION: 2180 S. RIVERSIDE AVE.
 APN: 0258-041-42-0-000
 0258-041-43-0-000
 ZONING: HEAVY INDUSTRIAL
 PROPOSED LAND USE: FAST FOOD/ RETAIL
 GENERAL PLAN DESIGNATION: HIND
 SPECIFIC PLAN: AGUA MANSA INDUSTRIAL CORRIDOR
 BUILDING TYPE: TYPE V-N
 OCCUPANCY: M/B

PARCEL 4: 0.80 ac / 34,667 SF
 PARCEL 5: 0.51 ac / 22,458 SF
 TOTAL GROSS LOT AREA: 1.31 ac / 57,125 SF

PARCEL 4: 5,098 SF (14.70%)
 PARCEL 5: 5,160 SF (23.00%)
 TOTAL LANDSCAPE AREA: 10,258 SF (17.96%)

BUILDING AREAS:

PARCEL 4A: 1,220 SF RETAIL
 1,400 SF RESTAURANT

PARCEL 4B: 1,220 SF RETAIL
 1,400 SF RESTAURANT

PARCEL 4 TOTAL: 5,240 SF (15.15% OF LOT AREA)

PARCEL 5 DRIVE-THRU: 2,570 SF (11.44% OF LOT AREA)

COMBINED TOTAL: 7,810 SF (13.67% OF LOT AREA)

PARKING PROVIDED:

PARCEL 4:
 HANDICAP PARKING PROVIDED: 2 STALLS
 STANDARD PARKING PROVIDED: 50 STALLS

PARCEL 5:
 HANDICAP PARKING PROVIDED: 2 STALLS
 STANDARD PARKING PROVIDED: 18 STALLS

TOTAL:
 HANDICAP PARKING PROVIDED: 4 STALLS
 STANDARD PARKING PROVIDED: 68 STALLS
 COMBINED TOTAL PARKING: 72 STALLS

PARKING REQUIRED: RETAIL: 3,425SF/300 SF = 12 (11.41) STALLS
 RESTAURANT: 2,175SF/ 75 SF = 29 STALLS
 DRIVE THRU: 2,570SF/ 75 SF = 34 STALLS
 CREDIT FOR DRIVE-THRU LANE = -3 STALLS
 TOTAL PARKING REQUIRED: 72 STALLS

SERVICE PROVIDED

SEWER & WATER: CITY OF RIALTO
 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

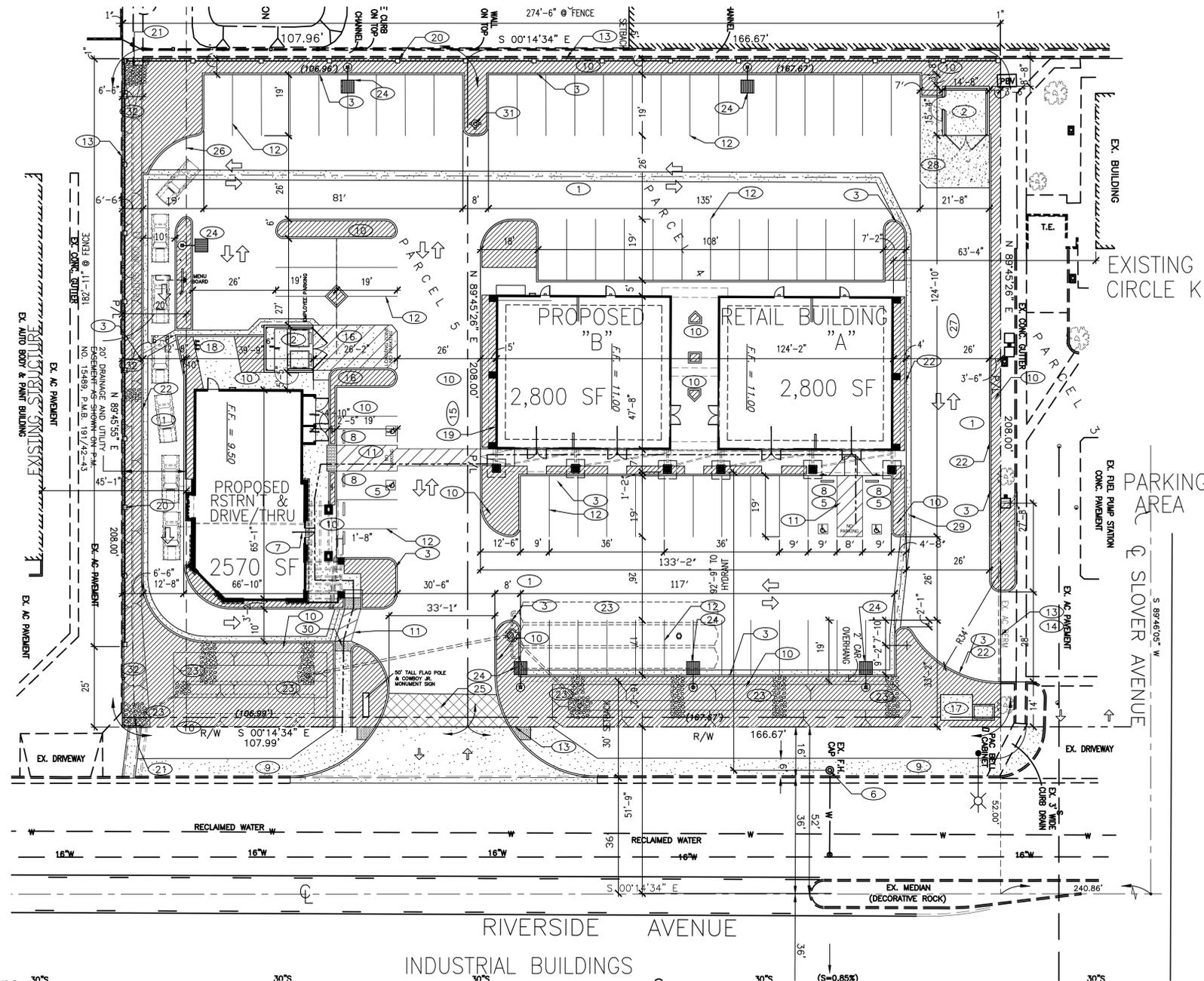
ELECTRIC: SCE
 36100 MENIFEE ROAD
 ROMLAND, CA 92583
 1-800-684-8123

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

NEIGHBORING DEVELOPED PARCEL



SITE KEY NOTES

- 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 BLUE) 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 RECIPROCAL NON-BUILDABLE AREA TO BE CREATED IN FAVOR OF RETAIL BUILDING.
- 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 UNOBSTRUCTED FIRE ACCESS LANE W/ RED CURB AND THE WORDS "FIRE LANE NO PARKING" 12" HIGH
- 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 VEGETATIVE SWALE, PROVIDE RIPRAP AT BOTH ENDS, REFER TO CIVIL PLANS FOR DETAILS.

Conceptual Site Plan

Riverside & Slover
 Rialto, CA
 September 12th, 2018

APPLICANT:
 Rialto PDRC LP
 425 South Gabriel Blvd. #700, San Gabriel CA 91776
 ATTN: Stanley Huang
 PH. (626)-374-4727

Revisions	Date:	Description

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