

**PROPERTY OWNER**

NEWLAND CAPITAL GROUP  
 200 SPECTRUM DRIVE  
 IRVINE, CA 92618  
 TEL: 949-533-2466  
 ATTN: TOM DONAHUE

**ADDRESS OF THE PROPERTY**

MIRO WAY AND AYALA DRIVE  
 RIALTO, CALIFORNIA

**ASSESSOR'S PARCEL NUMBER**

0264-211-15, 0264-212-45, 0264-212-44, 0264-212-46, 0264-212-54  
 0264-212-17, 0264-211-20, 0264-211-11, 0264-211-12, 0264-212-5, 0264-212-6,  
 0264-212-17, 0264-212-12, 0264-212-30, 0264-212-60

**LEGAL DESCRIPTION**

SEE CIVIL PLANS

**ZONING**

ZONE DESIGNATION: RENAISSANCE SP (BUSINESS CENTER)

**APPLICANT**

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 200 SPECTRUM DRIVE  
 IRVINE, CA 92618  
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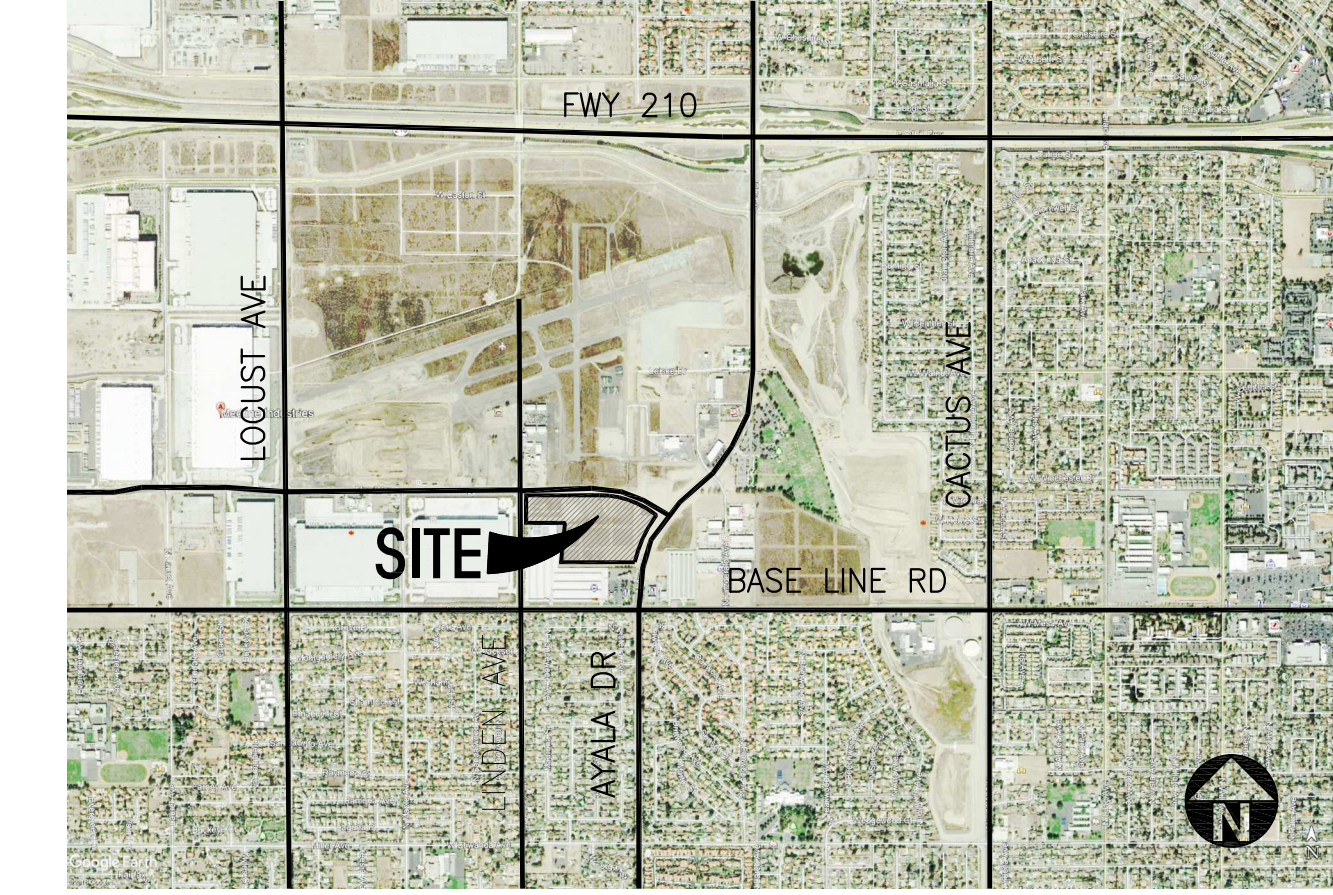
**APPLICANT'S REPRESENTATIVE**

HPA, INC.  
 18831 BARDEEN AVE SUITE 100  
 IRVINE, CA 92612  
 TEL: 949-862-2116  
 ATTN: INKON KIM

**PROJECT DATA**

|  | BLDG. 1        | BLDG. 2        | TOTAL               |
|--|----------------|----------------|---------------------|
| <b>SITE AREA</b>   |                |                |                     |
| In s.f.  | 80,682         | 824,606        | 905,288 s.f.        |
| In acres   | 1.85           | 18.93          | 20.78 ac            |
| <b>BUILDING AREA</b>   |                |                |                     |
| Office - 1st floor   | 3,000          | 8,000          | 11,000 s.f.         |
| Office - 2nd floor   |                | 3,815          | 3,815 s.f.          |
| warehouse  | 25,302         | 388,152        | 413,454 s.f.        |
| <b>TOTAL</b>   | <b>28,302</b>  | <b>399,967</b> | <b>428,269 s.f.</b> |
| <b>FLOOR AREA RATIO</b>  |                |                |                     |
| Maximum Allowed  | 0.50           |                |                     |
| Actual   | 35.1%          | 48.5%          | 47.3%               |
| <b>SITE COVERAGE</b>   |                |                |                     |
| Maximum Allowed  | to be verified |                |                     |
| Actual   | 35.1%          | 48.0%          | 46.9%               |
| <b>AUTO PARKING REQUIRED</b>   |                |                |                     |
| Office: 1/250 s.f.   | 12             | 48             | 60 stalls           |
| Whse: 1st 40K @ 1/1,000 s.f.   | 26             | 40             | 66 stalls           |
| above 40K @ 1/4,000 s.f.   | n/a            | 88             | 88 stalls           |
| <b>TOTAL</b>   | <b>38</b>      | <b>176</b>     | <b>214 stalls</b>   |
| <b>AUTO PARKING PROVIDED</b>   |                |                |                     |
| Standard (9' x 18')  | 38             | 223            | 261 stalls          |
| <b>TRAILER PARKING PROVIDED</b>  |                |                |                     |
| Trailer (10' x 53')  |                | 32             | 32 stalls           |
| <b>ZONING ORDINANCE FOR CITY</b>   |                |                |                     |
| Proposed Zoning Designation - Renaissance SP (Business Center)                             |                |                |                     |
| <b>MAXIMUM BUILDING HEIGHT ALLOWED</b>   |                |                |                     |
| Height - 75'   |                |                |                     |
| <b>LANDSCAPE PROVIDED</b>  |                |                |                     |
| In s.f.  | 21,410         | 113,887        | 135,297 s.f.        |
| In percentage  | 26.5%          | 13.8%          | 14.9%               |
| <b>SETBACKS</b>  |                |                |                     |
| <u>Front / street side</u>   |                |                |                     |
| Bldgs < 100K - 20' ave. 15' min.   |                |                |                     |
| Bldgs > 100K - 30' ave. 25' min.   |                |                |                     |
| <u>Interior side</u>   |                |                |                     |
| adjacent to business uses - 0 or separated by 20' plus 10' for each additional floor       |                |                |                     |
| adjacent to Residential uses - 40' single story and 10' for each additional floor          |                |                |                     |
| - loading and unloading areas directly face R zone - 120' from PL to the loading bay door. |                |                |                     |
| <u>Rear</u>  |                |                |                     |
| adjacent to business uses / streets - 25' ave. 20' min.                                    |                |                |                     |
| adjacent to residential uses - 40' single story and 10' for each additional floor          |                |                |                     |
| - loading and unloading areas directly face R zone - 120' from PL to the loading bay door. |                |                |                     |

**VICINITY MAP**



**SITE PLAN GENERAL NOTES**

- CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- LANDSCAPED AREA
- 26' WIDE FIRELANE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL

**SITE PLAN GENERAL NOTES**

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- 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. MAY EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- 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.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.



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200 Spectrum Center Dr., Suite 200  
 Irvine, CA 92618  
 tel: (949) 533-2466

Project:  
**MIRO WAY AND AYALA DRIVE**  
**BUILDING 1 AND 2**  
**RIALTO, CA**

Consultants:  
 Civil: KIMLEY-HORN  
 Structural:  
 Mechanical:  
 Plumbing:  
 Electrical:  
 Landscape: HUNTER LANDSCAPE  
 Fire Protection:  
 Soils Engineer:

Title: MASTER SITE PLAN

Project Number: 24233  
 Drawn by: GV  
 Date: 09/18/2024  
 Revision:

Sheet:

0-DAB-A1.1

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