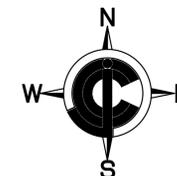


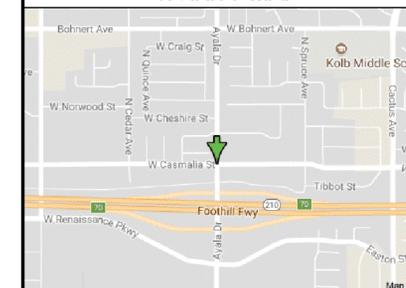
SITE PLAN & PARKING SUMMARY

BUILDING NO.	SIZE	USE	PARKING EQUATION	REQ. NO. SPACES	PROVIDED
C-STORE BUILDING & QSR	4,500 S.F.+2400	CAR WASH RETAIL	(1/250) - (3 DT CREDIT)	15	29
RETAIL (MIXED USE)	6,000 S.F.	RETAIL	1/250	24	24
FOOD (MIXED USE)	2,500 S.F.	FOOD	1/100	25	32
FASTFOOD BUILDING	3,000 S.F.	FAST FOOD	(1/100) - (3 DT CREDIT)	27	27
TOTAL BUILDING S.F.	18,400 S.F.			91	103

TOTAL PARKING PROVIDED: 103 PARKING SPACES
 HANDICAPPED PARKING SPACES REQUIRED: 103 SPACES- 5 REQUIRED PER CODE. PROVIDED 6 SPACES

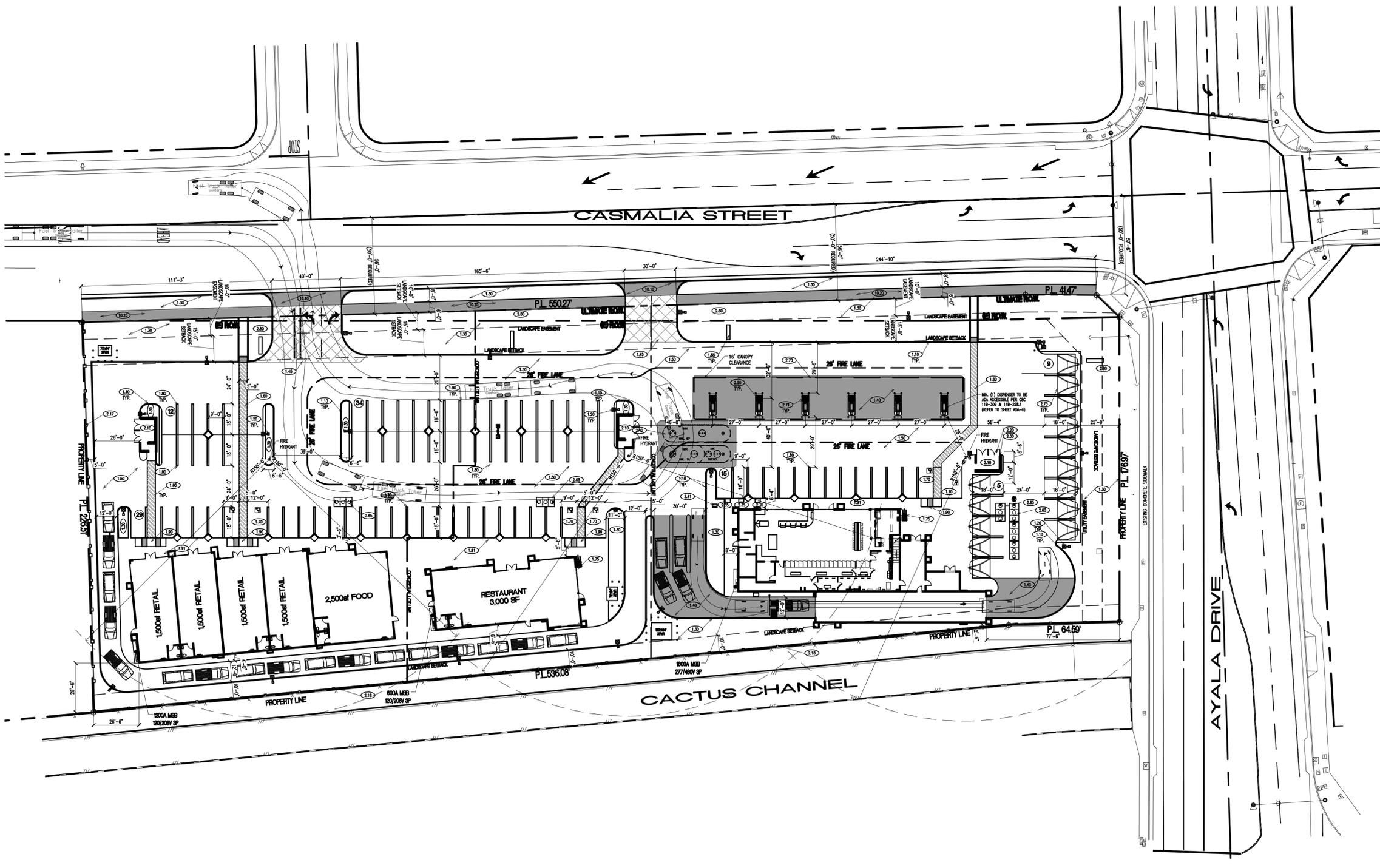


VICINITY MAP



CONSTRUCTION NOTES

- 1.10 6" CONCRETE CURB
- 1.20 20" LED AREA LIGHT WITH PHOTO-CELL AND TIME CLOCK SWITCHING PER "CALGREEN" AND TITLE 24 REQUIREMENTS. HOOD AND ARRANGE SO AS NOT TO CAUSE A NUISANCE TO ADJACENT STREET TRAFFIC OR TO LIVING ENVIRONMENT. THE AMOUNT OF LIGHT THAT SHALL BE PROVIDED SHALL BE PER THE PUBLIC WORKS STANDARDS AND CALGREEN
- 1.30 LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.45 COLORED CONCRETE WITH 8X8 SCORE LINES
- 1.50 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.60 HANDICAP PATH OF TRAVEL (MIN. 48" WIDE AND SLOPE NOT TO EXCEED 2% EACH WAY)
- 1.70 HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
- 1.75 BICYCLE PARKING (MIN. 6) PER CAL GREEN CODE
- 1.80 9'X18" STANDARD PARKING SPACES
- 1.85 9'X23" PARALLEL PARKING SPACES
- 1.90 CONCRETE HANDICAP RAMP (SLOPE 8.33%)
- 1.91 CONCRETE SIDEWALK (MIN. 48" WIDE WITH 2% CROSS SLOPE WHERE HANDICAP PATH OF TRAVEL OCCURS)
- 2.10 TRASH ENCLOSURE PUBLIC WORKS STANDARD
- 2.17 2'X2'X6"H PILASTER AT 20' O.C. WITH WROUGHT IRON FENCE ALONG SIDE PROPERTY LINE
- 2.18 32"H CMU WALL ALONG REAR PROPERTY LINE WITH 6"HX12"X12" PILASTERS AT 20' O.C. INSTALL 40"HIGH (6"AF.G.) WROUGHT IRON FENCE ABOVE 32" CMU WALL
- 2.20 6" CONCRETE FILLED STEEL GUARD POSTS
- 2.30 AIR/WATER UNIT
- 2.35 ELECTRIC CHARGING STATION
- 2.40 UNDER GROUND STORAGE TANKS (2) 20,000 GALLON UNDER REINFORCED CONCRETE SLAB
- 2.41 TANK VENT RISERS CARBON CANISTER
- 2.50 CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. & 8" MAX. HEIGHT)
- 2.60 3,000 GALLON CLARIFIER FOR CAR WASH
- 2.65 750 GALLON GREASE INTERCEPTOR FOR Q.S.R.
- 2.70 FUELING CANOPY
- 2.71 FUELING CANOPY COLUMNS
- 2.75 VACUUM UNITS WITH ARCH FABRIC CANOPY
- 2.80 ID SIGNAGE
- 2.90 ELECTRICAL PANELS
- 3.10 ADA PARKING LOT ENTRY SIGN PER CHAPTER 11B OF CBC
- 10.10 CONCRETE DRIVEWAY PER CITY OF RIALTO PUBLIC WORKS STANDARD
- 10.20 CONCRETE SIDEWALK PER CITY OF RIALTO PUBLIC WORKS STANDARD



SITE PLAN

SCALE: 1"=30'-0"



REVISIONS

NO.	DATE	DESCRIPTION
4	7/10/18	ADD. WC SPOTS - 6 DSP.
5	8/15/18	REVISED PER PLANNING COMMENTS
6	10/23/18	REVISED PER LANDSCAPE SETBACK
7	10/23/18	REVISED PER FIRE DEPARTMENT
8	4/25/19	REVISED TRASH ENCLOSURE

CJC Design, Inc.
 Planning Permitting
 Design
 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
 Tel: (714) 920-9643
 Fax: (714) 917-0250
 www.cjccorp.com

Rialto Center

PROJECT:
 1103 W. CASMALIA ST @ AYALA DR.
 RIALTO, CA. 92377

OVERALL SITE PLAN

DATE ISSUED:	11/23/17
SCALE:	
DRAWN BY:	CHECKED BY:
F. COHEN	
PROJECT NUMBER:	17116
STORE NUMBER:	RIALTO
SHEET:	C.10