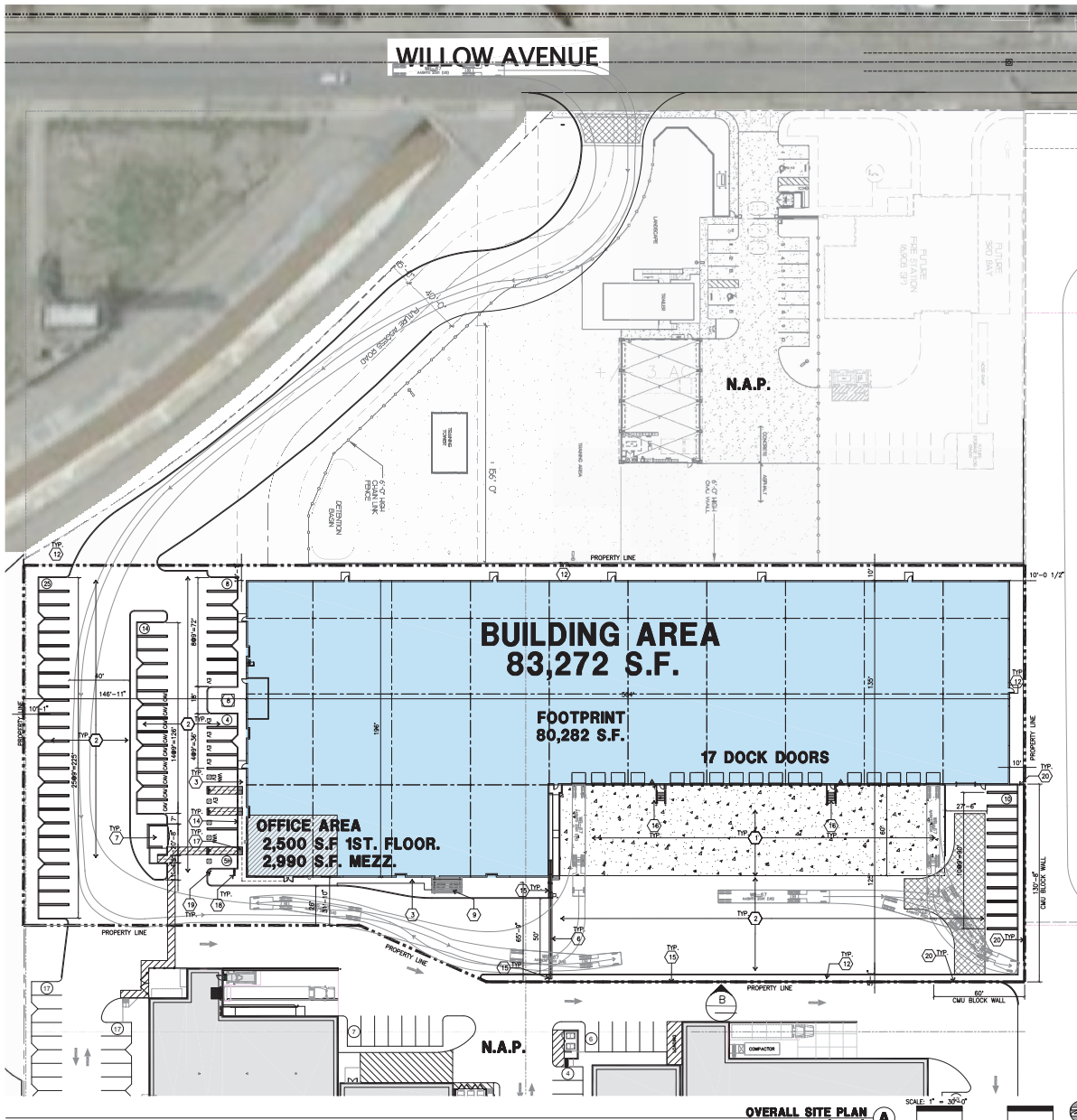
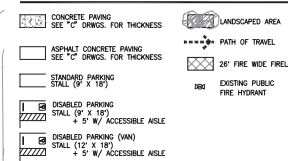




VICINITY MAP



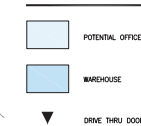
SITE LEGEND



SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. UNREINFORCED POROUS CONCRETE PAVING.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
4. NOT USED.
5. 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
6. PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT AND POLICE DEPARTMENT STANDARDS PER CITY/STATE. PROVIDE PERFORATED PANELS ON BACK SIDE. PAINT ALL WITH BLACK PAINT.
7. HIGH ENCLOSURE PER CITY STANDARDS.
8. EMPLOYEE BREAK AREA.
9. APPROPRIATE LOCATION OF TRANSFORMER.
10. MONOCOTE FILLED GUARD POST 6" DIA. U.N.O. 42" H.
11. DESIGNATED SMOKING AREA.
12. LANDSCAPE.
13. ACCESSIBLE ENTRY SIGN.
14. ACCESSIBLE PARKING STALL SIGN.
15. 8" HIGH TUBULAR STEEL FENCE.
16. EXTERIOR CONCRETE STAIR.
17. TRUNCATED DOME.
18. EXTERIOR BIKE RACK.
19. SMOKING AREA.
20. 8" HIGH SPLIT FACE CMU BLOCK WALL WITH CSPLIT FACE CONCRETE CAP.

LEGEND



PROJECT DATA

SITE AREA	188,485 s.f.
3.6 acres	3.87 ac
BUILDING AREA	
Office - 1st Floor	2,500 s.f.
Mezzanine	2,990 s.f.
Warehouse	77,782 s.f.
TOTAL	83,272 s.f.
COVERAGE	49.4%
AUTO PARKING REQUIRED	
Office + Mezz. 1,250 s.f.	22 stalls
Warehouse 1st floor @ 11,000 s.f.	10 stalls
above 1st floor @ 12,000 s.f.	34 stalls
TOTAL	66 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	47 stalls
ADA Van (9' x 20')	1 stall
ADA Std (9' x 20')	2 stalls
EV ADA (9' x 20')	1 stall
EV ADA Std (9' x 20')	1 stall
EV Std (9' x 20')	2 stalls
CAV (9' x 20')	2 stalls
TOTAL	56 stalls
ZONING ORDNANCE FOR CITY	
Zoning Designation - Gateway Specific Plan	3-31-23
MAXIMUM BUILDING HEIGHT ALLOWED	Height - 35'
MAXIMUM FLOOR AREA RATIO	
Path - Van	10%
Percentage	17,471 s.f.
Square Footage	
RETRACTABLE	
Building	17,471 s.f.
Front / rear - 20'	
Side / rear - 5'	

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. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SLOPES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" 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. CONSTRUCTION TO MEET 1'-0" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS 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 MINIMUM 12" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1 1/2" FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LINES 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.

PROPERTY OWNER

DONLON BUILDERS
2881 SATURN ST.
BREA, CA 92821
CONTACT: DESMOND DONNELLAN
PHONE: (714) 528-0800

ADDRESS OF THE PROPERTY

WILLOW AVE.
RAILTO, CA

ASSESSOR'S PARCEL NUMBER

0132-161-18
0132-252-11

LEGAL DESCRIPTION

SEE CIVL

ZONING

ZONING DESIGNATION: GATEWAY S.P. - INDUSTRIAL PARK (I-P)

APPLICANT

DONLON BUILDERS
2881 SATURN ST.
BREA, CA 92821
CONTACT: DESMOND DONNELLAN
PHONE: (714) 528-0800

APPLICANT'S REPRESENTATIVE

HPA, INC.
18651 BARDEEN AVENUE SUITE 100
IRVINE, CA 92612
TEL: 949-462-2110
CONTACT: JAMIE ORUZ

TUBULAR STEEL FENCE ELEVATION

Scale: 1" = 10'-0"

LEGEND



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tel: 949-462-2110
fax: 949-462-0801
email: hpa@hpaarch.com



2881 Saturn Street
Brea, CA 92821
(714) 528-0800

Project:
Rialto Village Industrial

Willow Avenue
Rialto, CA

Consultants:

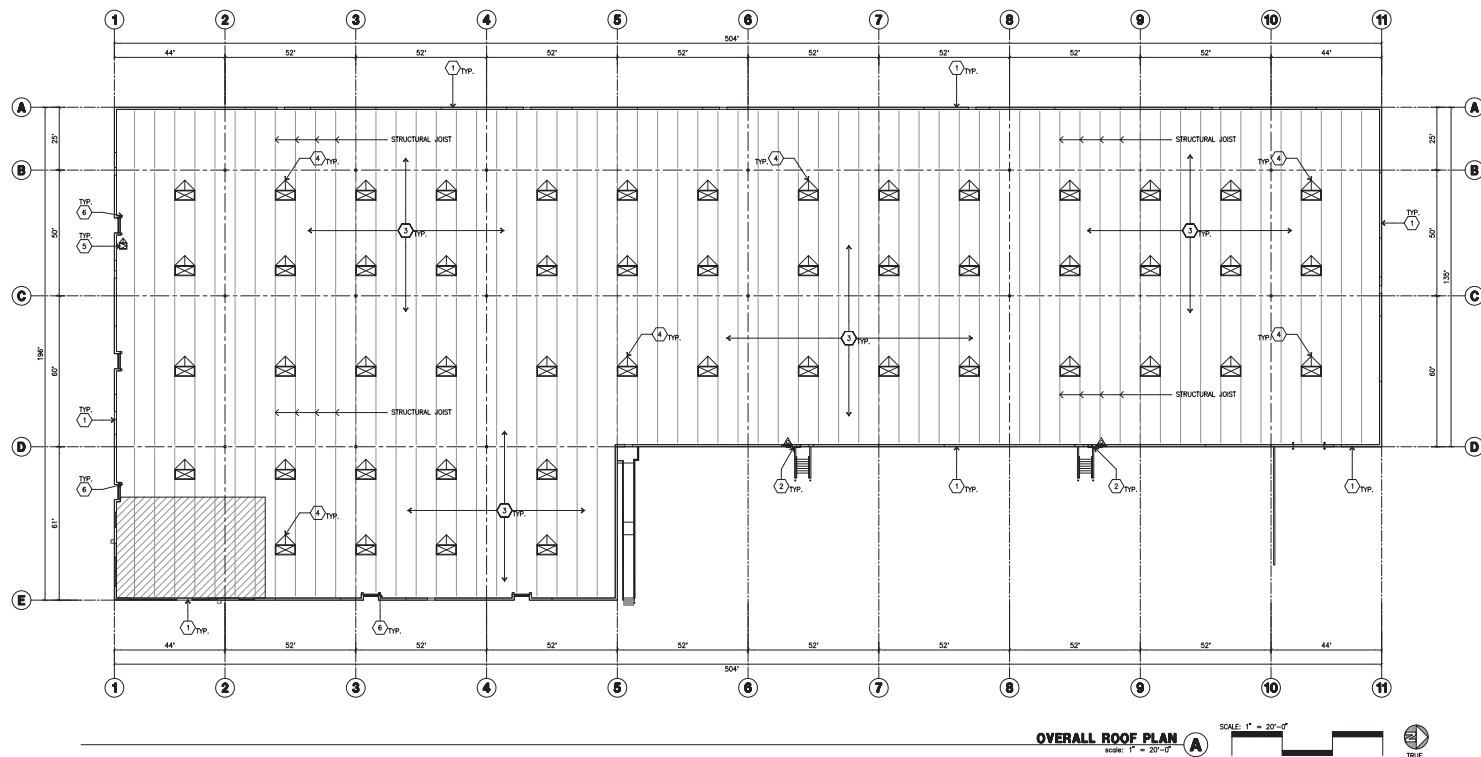
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: **OVERALL SITE PLAN**

Project Number: **21775**
Drawn by: **JEC**
Date: **05/20/22**
Revision:

Sheet:

DAB-A1.1



ROOF PLAN KEYNOTES

- 1 CONCRETE PARAPET.
- 2 EXTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS.
- 3 4-PLY BUILT-UP ROOFING.
- 4 4' X 8' SKYLIGHT/SMOKE HATCH.
- 5 ROOF ACCESS HATCH, SEE DETAIL 13 & 20 /40.2
- 6 PARAPET RETURN.
- 7 ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER.

ROOF LEGEND

- 4' X 8' CURB MOUNTED FIXED SKYLIGHTS WITH CRICKET.
- BUILDING PARAPET LINE.
- 30' X 30' ROOF HATCH.
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER.



hpa, inc.
18851 barden avenue, - ste. #100
irvine, ca 92612
tel: 949-853-1770
fax: 949-853-0851
email: hpa@hpaarch.com

Owner:



2881 Solum Street
Irvine, CA 92614
(714) 528-0800

Project:

Rialto Village Industrial

Willow Avenue
Rialto, CA

Consultants:

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LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: **OVERALL ROOF PLAN**

Project Number: **21755**

Drawn by: **JEC**

Date: **05/20/22**

Revision:

Sheet:

DAB-A2.10

1 CONCRETE TILT-UP PANEL.

- [illegible]

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS:

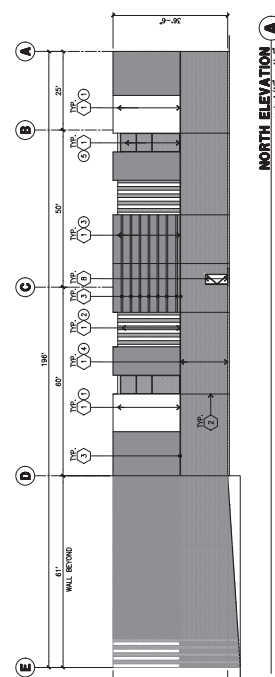
- [illegible]

① ☐ PAINT, COLOR : SHERWIN WILLIAMS SW 7757 HIGH

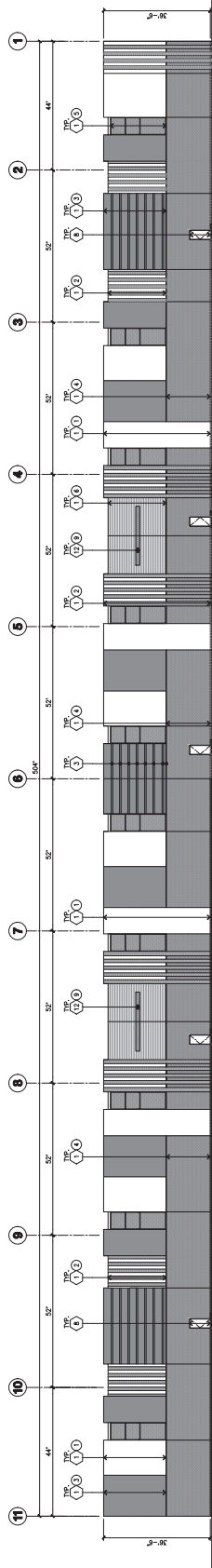
- | | | |
|----|---|---|
| 7 |  | PANT. COLOR : SHERWIN WILLIAMS SW 7017 DORIAN GRAY |
| 8 |  | PANT. COLOR : SHERWIN WILLIAMS SW 7018 DOWETAL |
| 9 |  | PANT. COLOR : SHERWIN WILLIAMS SW 7020 BLACK FOX |
| 10 |  | PANT. COLOR : SHERWIN WILLIAMS SW 7022 INDIGO BATH |
| 11 |  | PANT. COLOR : ARIZONA TILE |
| 12 |  | STYLISH COLOR : MONTANA |
| 13 |  | COLOR : ROVERE |
| 14 |  | GLAZING COLOR : BLUE GLAZING |
| 15 |  | GLAZING COLOR : MILLIONS CLEAR ANOZOD |
| 16 |  | METAL CHAIRS : SHERWIN WILLIAMS SW 4001STAINLESS WATER-BL |
| 17 |  | SM-110 SEM-GLASS IN COLORS SW 7750 HIGH REFLECTIVE |
| 18 |  | WHITE |

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHOULD BE BORRILIN OR MATCH

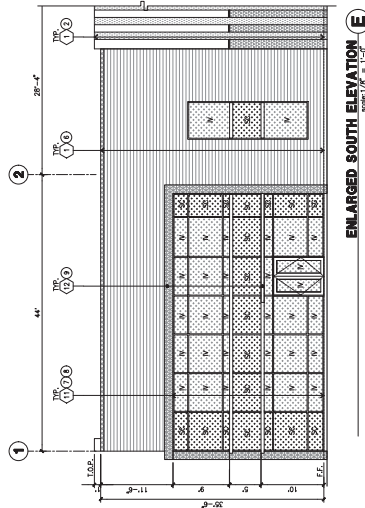
-  SPARKLE GLASS
 WITH CONCRETE BINDING
-  ISOLATED VISION GLASS
- V : ISOLATED VISION GLASS
 1/4" VESICULOS, PACTICA + 1/4" SOLARBAN 60 CLEAR
 U 0.27 SHGC 0.21 AT 28" AIRSPACE AND 1/4"UTES
 MINIMUM VIT TO BE 0.42 PER 2016 DEC TABLE 140.3-B
-  SPARKLE WITH CONCRETE BINDING
 WITH WHITE GRAY GLASSCOAT PAINTED ON REFLECTIVE
 NOTATION ON CONCRETE
- V : VISION GLASS
 1/4" VESICULOS, PACTICA
 MALLORY : ANODIZED CLEAR



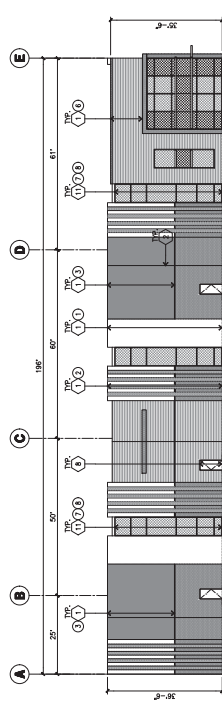
NORTH ELEVATION



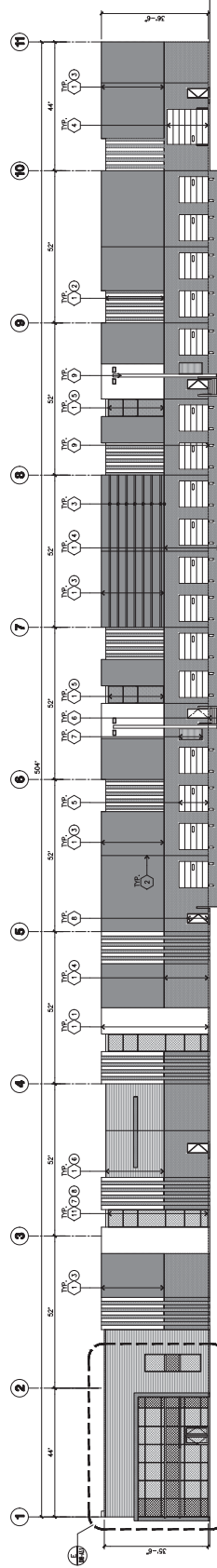
WEST ELEVATION



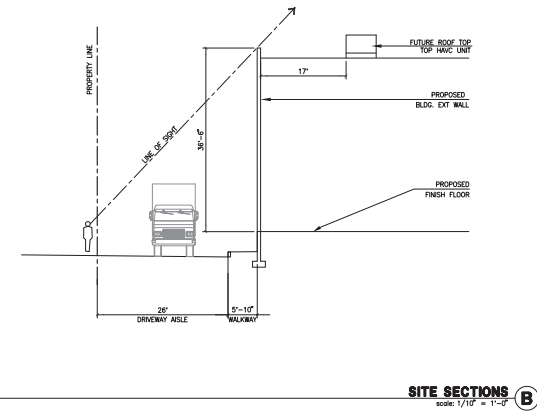
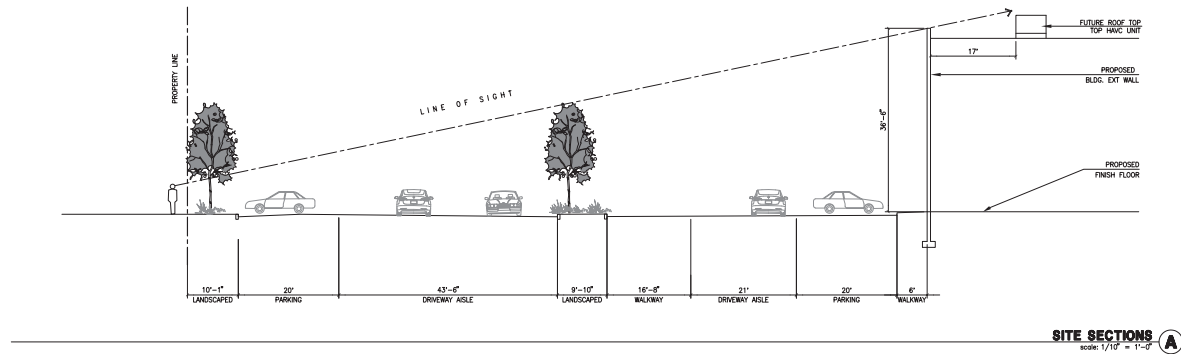
ENLARGED SOUTH ELEVATION **E**
scale: 1/8" = 1'-0"



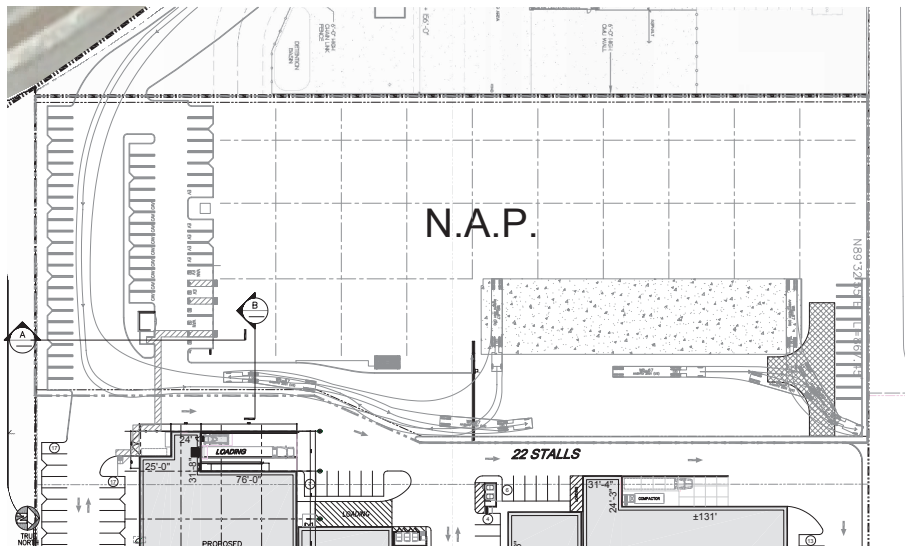
SOUTH ELEVATION **C**



EAST ELEVATION



KEY MAP



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irvine, ca 92612
tel: 949-883-1770
fax: 949-883-0851
email: hpa@hparch.com



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PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: **SITE SECTIONS**

Project Number: **21785**
Drawn by: **JEC**
Date: **05/20/22**
Revision:

Sheet:
DAB-A4.2