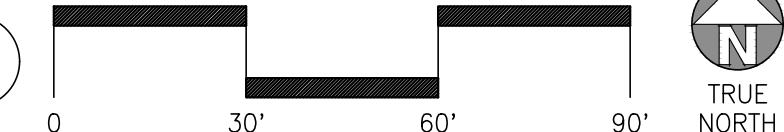


OVERALL SITE PLAN

scale: 1"=20'-0"

SCALE: 1" = 30'-0"



PROPERTY OWNER

THRIFTY OIL CO.
13116 IMPERIAL HIGHWAY
SANTA FE SPRINGS CA 90670
TEL: 562-921-3581
ATTN: STEPHANE WANDEL

ADDRESS OF THE PROPERTY

TBD

ASSESSOR'S PARCEL NUMBER

0232-192-12-0-000

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIALTO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 5 OF PARCEL MAP NO. 7173, IN BERNARDINO, STATE OF CALIFORNIA, AS PER INCLUSIVE OF PARCEL MAPS, IN THE OFFICE THE CITY OF RIALTO, COUNTY OF SAN MAP RECORDED IN BOOK 77 PAGES 64 TO 68 OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 0239-192-12-0-000

ZONING

ZONING DESIGNATION - RIALTO AIRPORT SPECIFIC PLAN
- I-GM (GENERAL MANUFACTURING)

APPLICANT

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2137
ATTN: JOSEPH KIM

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2137
ATTN: JOSEPH KIM

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONC. PAVEMENT.
- FUTURE MONUMENT SIGN
- CONCRETE WALKWAY
- DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 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.
- PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- EXTERIOR CONC. STAIR.
- LANDSCAPE. SEE "L" DWGS.
- ACCESSIBLE LIFT.
- BIKE RACK.
- APPROXIMATE LOCATION OF TRANSFORMER.
- NOT USED.
- 8"H WROUGHT IRON FENCE
- ELECTRICAL ROOM
- SITE LIGHT FIXTURE
- PROPOSED RETAINING WALL.
- TRASH ENCLOSURE PER CITY STANDARD.
- 12"H CONCRETE TILT SCREEN WALL
- HANDICAPPED PARKING STALL SIGN
- HANDICAPPED ENTRY SIGN
- PRE-CAST CONC. WHEEL STOP
- CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- EMPLOYEE BREAK AREA WITH TRELIS
- NON-STRUCTURAL ARCHITECTURAL TREATMENT WITH SMOOTH PLASTER FINISH
- EXISTING RETAINING WALL TO REMAIN.
- EXISTING RETAINING WALL TO BE DEMOLISHED

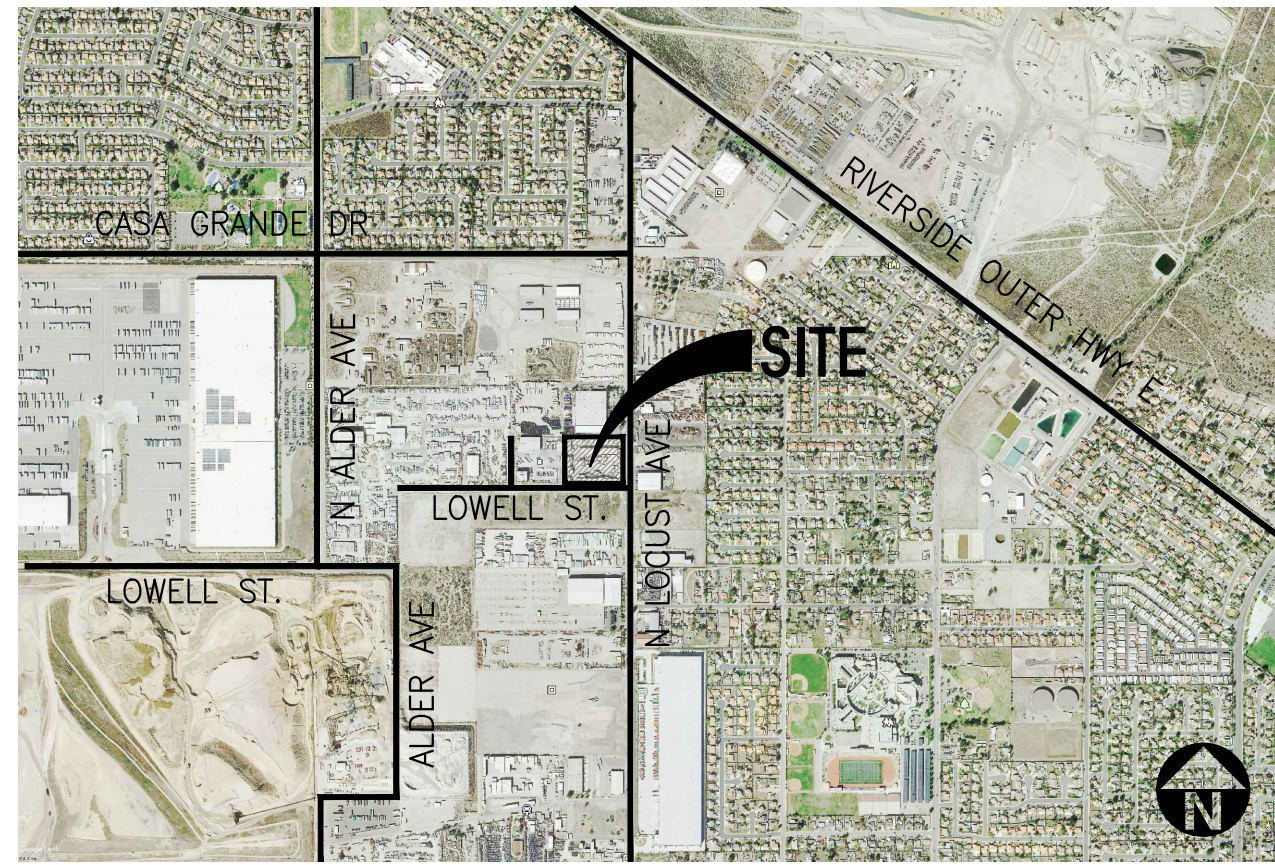
SITE LEGEND

- LANDSCAPED AREA
- CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 20')
- HANDICAP PARKING STALL (12' X 20')
- 26' FIRE LANE.
- PROPERTY LINE
- PATH OF TRAVEL

SITE PLAN GENERAL NOTES

- THE SOILS REPORT PREPARED BY ----- SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING 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. DETAILS ON SHEET AD-1 ARE MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY 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. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
- PROVIDE TWO FIRE HYDRANT ON THE SITE. FINAL LOCATION WILL DETERMINE IN DURING SUBMITAL.
- 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.
- NOT USED
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

VICINITY MAP



PROJECT DATA

SITE AREA	
In s.f. (Less pedestrian easement)	208,131 s.f.
In acres	4.78 ac
BUILDING AREA	
Office	4,500 s.f.
Office 2nd floor	4,500 s.f.
Warehouse	91,880 s.f.
TOTAL	100,880 s.f.
COVERAGE	48.5%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	36 stalls
Whse: 1st 10'k @ 1/1000 s.f.	10 stalls
w hse: above 10'k @ 1/2000 s.f.	41 stalls
TOTAL	87 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	87 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Rialto Airport Specific Plan	
- I-GM (General Manufacturing)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 35' with 1:1 Setback Ratio	
MAXIMUM FLOOR AREA RATIO	
FAR - 3:1	
SETBACKS	
Building	Landscape
Locust Ave/Front - 25'	15'
Low ell St/Side - 15'	15'
Rear - 0'-15'	0



hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:

THRIFTY OIL CO.

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

Project:

Locust
and
Lowell

NWC of Locust and Lowell
Rialto CA

Consultants:

CIVIL Kimley Horn
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE Hunter Landscape
FIRE PROTECTION -
SOILS ENGINEER -

Title: Overall Site Plan

Project Number: 21180

Drawn by: J.K.

Date: 1/14/2022

Revision:

Sheet:

DAB-A1.1

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