ATTACHMENT NO. 3

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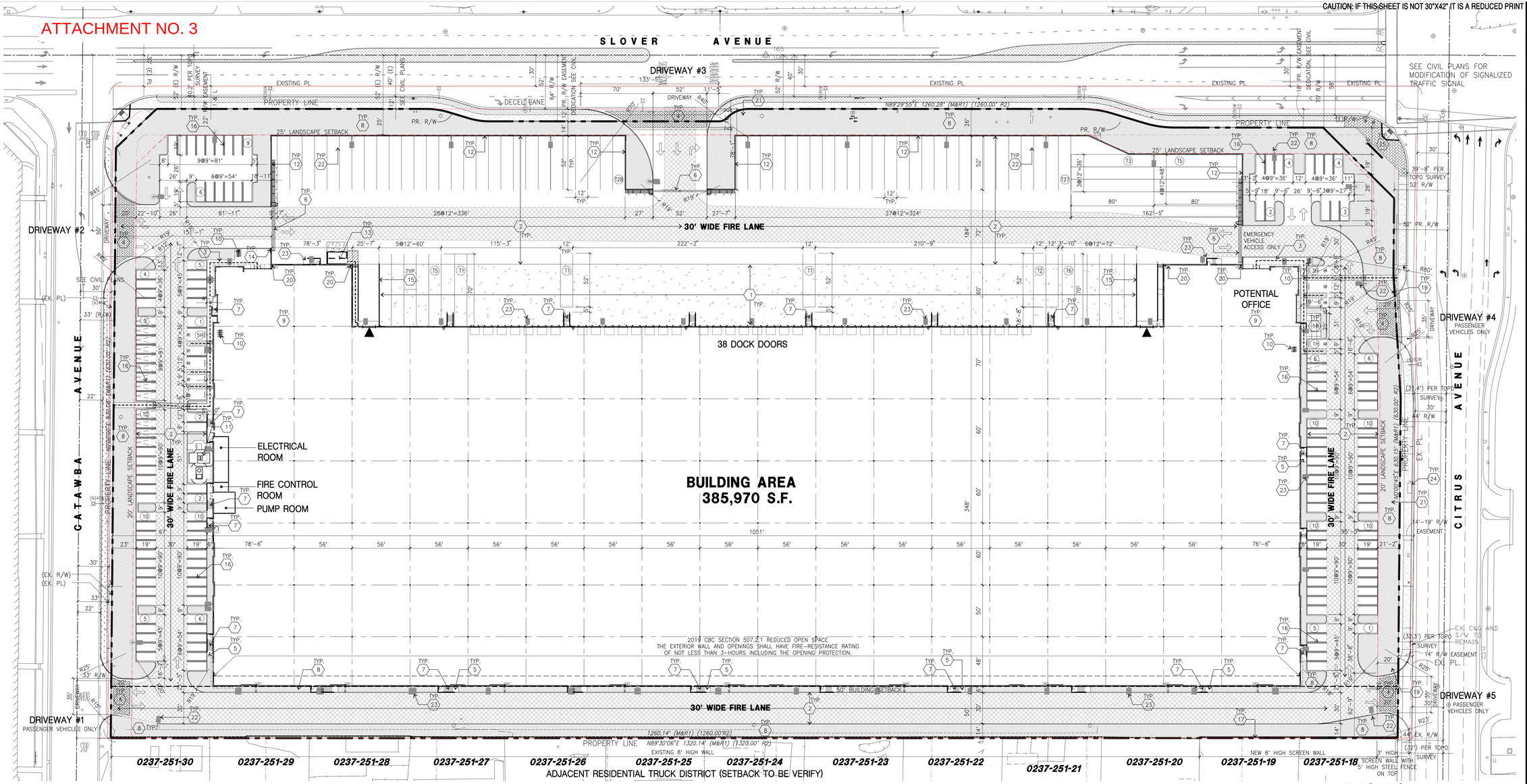


OVERALL SITE PLAN A
scale: 1" = 40'-0"

SCALE: 1" = 40'-0"
0 40' 80' 120'
TRUE NORTH

Project Address
16025 SLOVER AVE.
FONTANA, CA 92337

Owner/ Applicant
SEEFRIED INDUSTRIAL PROPERTIES
2321 ROSECRANS AVE., SUITE 2220
EL SEGUNDO, CA 90245
PHONE: 310-56-7900
CONTACT:SCOTT IRWIN

Applicant's Representatives
HPA, INC.
18831 BARDEEN AVE. - STE #100
IRVINE, CA 92612
CONTACT: CELSO COSIO
PHONE: 949.862.2107
EMAIL: celso@hparchs.com

Assessor's Parcel Number
TAX PARCEL NUMBER
0237-111-03-0-000 (AFFECTS PARCEL 1)
0237-111-04-0-000 (AFFECTS PARCEL 2)
0237-111-36-0-000 (AFFECTS PORTION OF PARCEL 3)
0237-111-37-0-000 (AFFECTS PORTION OF PARCEL 3)
0237-111-22-0-000 (AFFECTS PARCEL 4)
0237-111-19-0-000 (AFFECTS PARCEL 5)
0237-111-20-0-000 (AFFECTS PARCEL 6)
0237-111-40

Zoning
SOUTHWEST INDUSTRIAL PARK SPECIFIC PLAN (SWIP) - SLOVER EAST INDUSTRIAL DISTRICT (SED).

Utility Information
WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335

SEWER:
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92335

CABLE:
CHARTER COMMUNICATIONS
17777 CENTER COURT DRIVE NORTH, 8TH FLOOR
CERRITOS, CA 90703

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
7951 REDWOOD AVENUE
FONTANA, CA 92336

TELEPHONE:
AT&T
3939 E. CORONADO STREET, 2ND FLOOR
ANAHEIM, CA 92807

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGONIA AVENUE, PO BOX 3003
REDLANDS, CA 92374

SEE CIVIL PLANS.

375,970 SF OF SPEC SHELL WAREHOUSE AND 10,000 SF OF OFFICE SUPPORT WITH MEZZANINE

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ENERGY CODE
CITY OF FONTANA MUNICIPAL CODE
CODE ANALYSIS - BASED ON 2019 CBC

CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY:	S-1/B
CONSTRUCTION TYPE:	III-B
FIRE SPRINKLERS (AUTOMATIC):	YES - ESFR
ACTUAL AREA:	395,970 S.F.
ALLOWABLE AREA (BASIC)	S-1 = 70,000 S.F. B = 76,000 S.F.

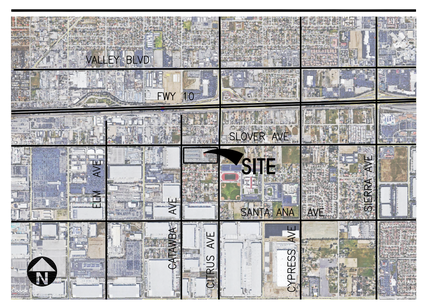
ACTUAL PARAPET HEIGHT: 40' TO 46'
ACTUAL STORIES: 1 STORIES
ALLOWABLE STORIES: 2 STORIES

THE FINAL DESIGN FOR THE MONUMENT SIGN WILL BE ADMINISTERED THROUGH THE SUBMISSION OF A DESIGN REVIEW SIGN APPLICATION

SITE AREA		
Gross Parcel Area (794,012 sf)	18.228	ac
Existing RW Easement Area (39,644 sf)	0.917	ac
Existing Net Parcel Area (754,067 sf)	17.311	ac
Proposed Addl RW Easement Area (10,933 sf	0.251	ac
Proposed Net Parcel Area (743,134 sf)	17.060	ac
BUILDING AREA		
NEC Office - 1st floor	5,000	sf
NEC Office - 2nd floor	5,000	sf
Warehouse	375,970	sf
TOTAL	385,970	sf
SITE COVERAGE		
Maximum Allowed	to be verified	
Actual	48.0%	
FLOOR AREA RATIO		
Maximum Allowed - allow able intensity bonus 15%. See section 10.10	0.55	
Actual	0.49	
AUTO PARKING REQUIRED		
High Cube:		stalls
Office: 1/250 s.f. (if exceed 10% GFA)	n/a	stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	stalls
2nd 20K @ 1/2,000 s.f.	10	stalls
above 40K @ 1/5,000 s.f.	69	stalls
TOTAL	99	stalls
AUTO PARKING PROVIDED		
Standard (9' x 19')	132	stalls
Standard ADA (9'x19')	4	stalls
Van ADA (12'x19')	2	stalls
EV Van (12'x19')	1	stalls
Future Standard ADA (9'x19')	2	stalls
Future EV Standard (9'x19')	15	stalls
Clean Air/EV/Van Pool (9'x19)	3	stalls
Total	159	stalls
TRAILER PARKING REQUIRED		
Trailer: 1/5,000 s.f.	77	stalls
TRAILER PARKING PROVIDED		
Trailer (12' x 52')	58	stalls
Trailer (12' x 70')	13	stalls
Trailer (12' x 80')	8	stalls
TOTAL	79	stalls
ZONING ORDINANCE		
Zoning Designation - Southwest Industrial Park Specific Plan (SWIP) - Slover East Industrial District (SED)		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 60'		
LANDSCAPE REQUIREMENT		
Percentage - 15% (excluding building area)		
LANDSCAPE PROVIDED		
In s.f.	126,907	sf
Percentage	17.0%	
SETBACKS		
Slover Ave. - 25'		
Catawba Ave. - 20'		
Citrus Ave. - 20'		
Interior side / Rear - 0'		
Adjacent to Residential Truck District - 50'		

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. PORTLAND CEMENT CONCRETE PAVING (PCC).
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
4. DECORATIVE SCORED CONCRETE DRIVEWAY APRONS TO BE CONSTRUCTED PER CONCEPTUAL LANDSCAPE PLAN
5. 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.
6. 10' H PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS. ALL GATES TO COMPLY WITH CITY STANDARD PLAN NO. 1018.
7. EXTERIOR CONCRETE STAIR.
8. LANDSCAPE. SEE CONCEPTUAL LANDSCAPE PLAN.
9. ROOFTOP HVAC UNITS TO BE ADEQUATELY VISUALLY SCREENED FROM PUBLIC VIEW.
10. BIKE RACK. SHORT TERM: 10-CAPACITY RACKS, LONG TERM: 10-CAPACITY RACKS PROVIDE LOCKS AND ELECTRIC PLUGS TO CHARGE ELECTRIC BIKES.
11. APPROXIMATE LOCATION OF TRANSFORMER. ADEQUATELY SCREEN FROM PUBLIC VIEW, SEE CONCEPTUAL LANDSCAPE PLAN.
12. 14' H CONCRETE SCREEN WALL. SEE DAB-A1.1F FOR ADDITIONAL DETAIL.
13. TRASH ENCLOSURE. SEE DETAIL B/DAB-A4.1.
14. SMOKING AREA.
15. 42" H GUARD WALL.
16. DOUBLE STRIPED AUTO PARKING STALLS. SEE R/DAB-A4.1.
17. 10' H SCREEN WALL.
18. EMPLOYEE AMENITY WITH BENCHES AND TRASH CAN, SEE LANDSCAPE PLANS.
19. PROVIDE SIGN FOR "NO TRUCK ACCESS"
20. RAIN GUTTERS TO BE ON THE INTERIOR WHEN VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
21. PROVIDE 4'X8' PROJECT NOTIFICATION SIGN ON SLOVER AND CITRUS AVENUE
22. EXTERIOR PARKING LIGHT POLE TO BE PROVIDED PER ELECTRICAL DRAWINGS.
23. WALL MOUNTED LIGHT FIXTURES, SEE ELECTRICAL DRAWINGS.
24. PROPOSED BUS STOP.
25. THE FINAL DESIGN FOR THE MONUMENT SIGN WILL BE ADMINISTERED THROUGH THE SUBMISSION OF A DESIGN REVIEW SIGN APPLICATION

HEAVY BROOM FINISH CONCRETE PAVING.
PORTLAND CEMENT CONCRETE (PCC) PAVING.
STANDARD PARKING STALL (9' X 19')
ACCESSIBLE PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
SITE LIGHT POLE, SEE PHOTOMETRIC
LANDSCAPED AREA
PATH OF TRAVEL
PROPOSED PROPERTY LINE
EXISTING PROPERTY LINE
LANDSCAPE SETBACK
30' WIDE FIRE LANE



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

Owner:

SEEFRIED INDUSTRIAL PROPERTIES

2321 ROSECRANS AVE
EL SEGUNDO, CA 90245

tel: (310) 536-7900

Project:

SLOVER DISTRIBUTION FACILITY

16025 SLOVER AVE.
FONTANA, CA 92337

Consultants:

CIVIL	DRC
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
	-
SOILS ENGINEER	-

Overall Site Plan

22088
CC
10/27/2022

PLAN CHECK REV. 1	12/20/22
PLAN CHECK REV. 2	03/27/23
PLAN CHECK REV. 3	06/21/23
PLAN CHECK REV. 4	07/18/23
PLAN CHECK REV. 5	10/24/23
PLAN CHECK REV. 6	12/04/23
PLAN CHECK REV. 7	02/07/24

DAB-A1.1

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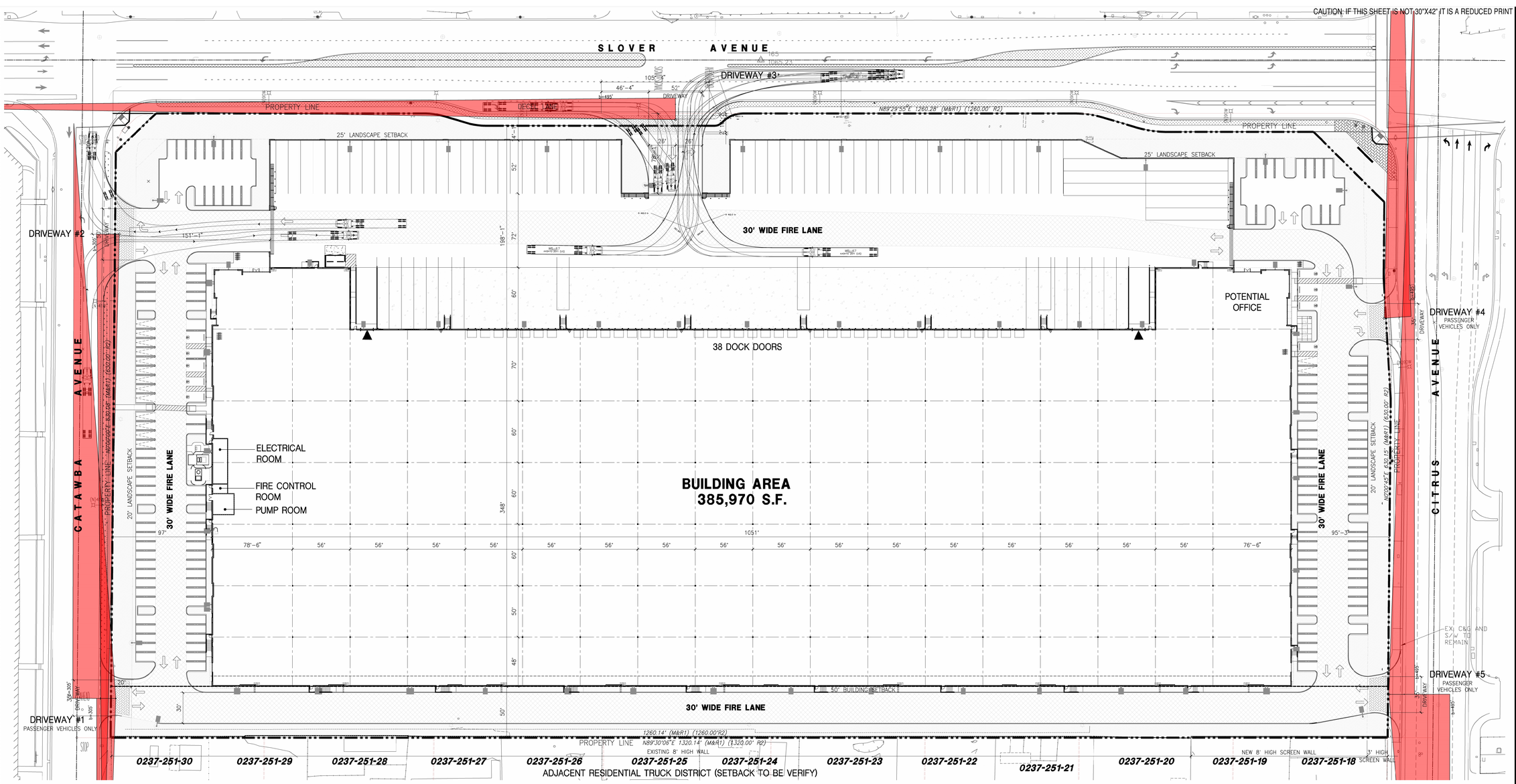

LINE OF SIGHT/TRUCK TURNS - SITE PLAN

scale: 1" = 40'-0"

SCALE: 1" = 40'-0"

0 40' 80' 120'

TRUE NORTH

AASHTO REQUIREMENTSS/ STREET CLASSIFICATION DESIGN SPEED AND STOPPING SIGHT DISTANCE

DRIVEWAY #1
LEFT & RIGHT TURNS
INTERSECTION CASE B1 GOVERNS
- LEFT TURN FROM MINOR RD. WITH STOP CONTROL

CATAWBA AVENUE
- CLASSIFICATION: COLLECTOR STREET
- DESIGN SPEED (MPH): 40

DESIGN VEHICLE: PASSENGER VEHICLES ONLY
Tg(s): 9.5
SIGHT DIST(ft): 560

DRIVEWAY #2
LEFT & RIGHT TURNS
INTERSECTION CASE B1 GOVERNS
- LEFT TURN FROM MINOR RD. WITH STOP CONTROL

CATAWBA AVENUE
- CLASSIFICATION: COLLECTOR STREET
- DESIGN SPEED (MPH): 40

DESIGN VEHICLE: COMBINATION TRUCK
Tg(s): 11.5
SIGHT DIST(ft): 680

DRIVEWAY #3
RIGHT TURN ONLY
INTERSECTION CASE B2 GOVERNS
- RIGHT TURN FROM MINOR RD. WITH STOP CONTROL

SLOVER AVENUE
- CLASSIFICATION: PRIMARY HIGHWAY
- DESIGN SPEED (MPH): 55

DESIGN VEHICLE: COMBINATION TRUCK

Tg(s): 10.5
SIGHT DIST(ft): 850

DRIVEWAY #4
RIGHT TURN ONLY
INTERSECTION CASE B2 GOVERNS
- LEFT TURN FROM MINOR RD. WITH STOP CONTROL

CITRUS AVENUE
- CLASSIFICATION: PRIMARY HIGHWAY
- DESIGN SPEED (MPH): 50

DESIGN VEHICLE: PASSENGER VEHICLES ONLY

Tg(s): 8.5
SIGHT DIST(ft): 625

DRIVEWAY #5
LEFT & RIGHT TURNS
INTERSECTION CASE B1 GOVERNS
- LEFT TURN FROM MINOR RD. WITH STOP CONTROL

CITRUS AVENUE
- CLASSIFICATION: PRIMARY HIGHWAY
- DESIGN SPEED (MPH): 50

DESIGN VEHICLE: PASSENGER VEHICLES ONLY

Tg(s): 9.5
SIGHT DIST(ft): 700

SITE LEGEND

- LANDSCAPED AREA
- HEAVY BROOM FINISH CONCRETE PAVING.
- PATH OF TRAVEL
- PROPERTY LINE
- SITE LIGHT POLE, SEE PHOTOMETRIC
- 30' WIDE FIRE LANE
- LINE OF SIGHT PER AASHTO GUIDELINES

HPA architecture 43 Years

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

LICENSED ARCHITECT
LONG NAM
C-29451
3-31-23
RENEWAL DATE
STATE OF CALIFORNIA

Owner:

SEEFRIED INDUSTRIAL PROPERTIES

2321 ROSECRANS AVE
EL SEGUNDO, CA 90245

tel: (310) 536-7900

Project:

SLOVER DISTRIBUTION FACILITY

16025 SLOVER AVE.
FONTANA, CA 92337

Consultants:

CIVIL	DRC
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
	-
SOILS ENGINEER	-

Title: Line of Sight/Truck Turns

Project Number: 22088
Drawn by: CC
Date: 10/27/2022

Revision:

PLAN CHECK REV. 1	12/20/22
PLAN CHECK REV. 2	03/27/23
PLAN CHECK REV. 3	06/21/23
PLAN CHECK REV. 4	07/18/23
PLAN CHECK REV. 5	10/24/23
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PLAN CHECK REV. 7	02/07/24

Sheet:

DAB-A1.1L

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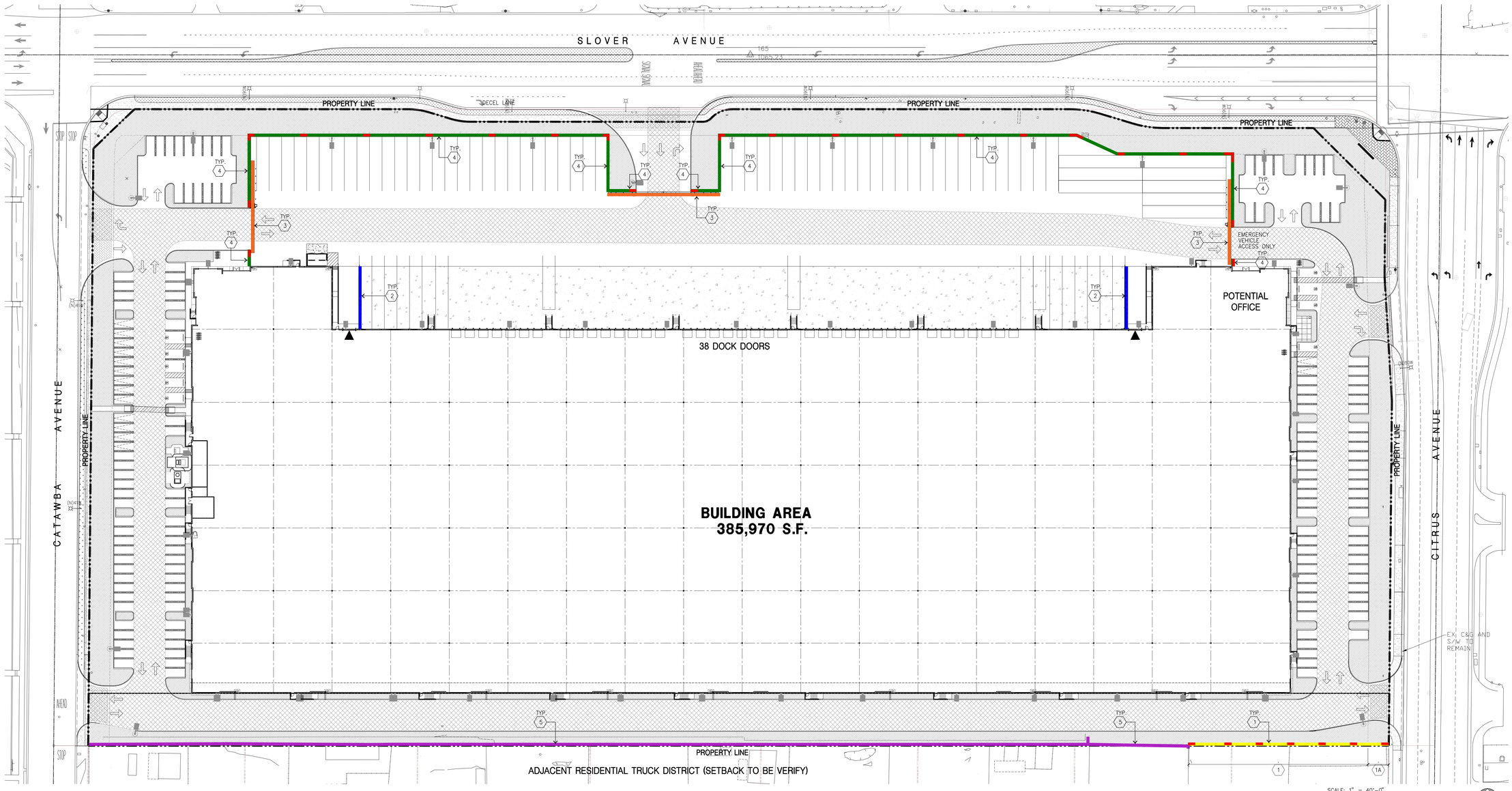

FENCE & WALL PLAN scale: 1" = 40'-0" (A)

SCALE: 1" = 40'-0"

0 40' 80' 120' TRUE NORTH

- 1 — 8' HIGH CONCRETE TILT UP SCREEN WALL WITH PILASTER AT EVERY 30' SPACING
- 1A — 3' HIGH CONCRETE TILT UP SCREEN WALL WITH STEEL FENCE ON TOP 5' HIGH
- 2 — 42" HIGH CONCRETE GUARD WALL
- 3 — 10' HIGH METAL GATE
- 4 — 14' HIGH CONCRETE TILT UP SCREEN WALL WITH PILASTER AT EVERY 60' SPACING.
- 5 — EXISTING 8' HIGH WALL
- 6 — PILASTERS.
  NOTES: FOR FENCES UP TO 100 LINEAR FEET, ONE PILASTER SHALL BE PROVIDED FOR EVERY 10 LINEAR FEET. FOR FENCES MORE THAN 100 LINEAR FEET AND LESS THAN 300 LINEAR FEET, ONE PILASTER SHALL BE PROVIDED FOR EVERY 30 FEET. FOR FENCES 300 LINEAR FEET OR LONGER, ONE PILASTER SHALL BE PROVIDED FOR EVERY 60 FEET.

HPA architecture 43 Years

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

Owner:

SEEFRIED INDUSTRIAL PROPERTIES

2321 ROSECRANS AVE
EL SEGUNDO, CA 90245

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Project:

SLOVER DISTRIBUTION FACILITY

16025 SLOVER AVE.
FONTANA, CA 92337

Consultants:

CIVIL	DRC
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
	-
SOILS ENGINEER	-

Fence & Wall Plan

22088
CC
10/27/2022

PLAN CHECK REV. 1	12/20/22
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PLAN CHECK REV. 7	02/07/24

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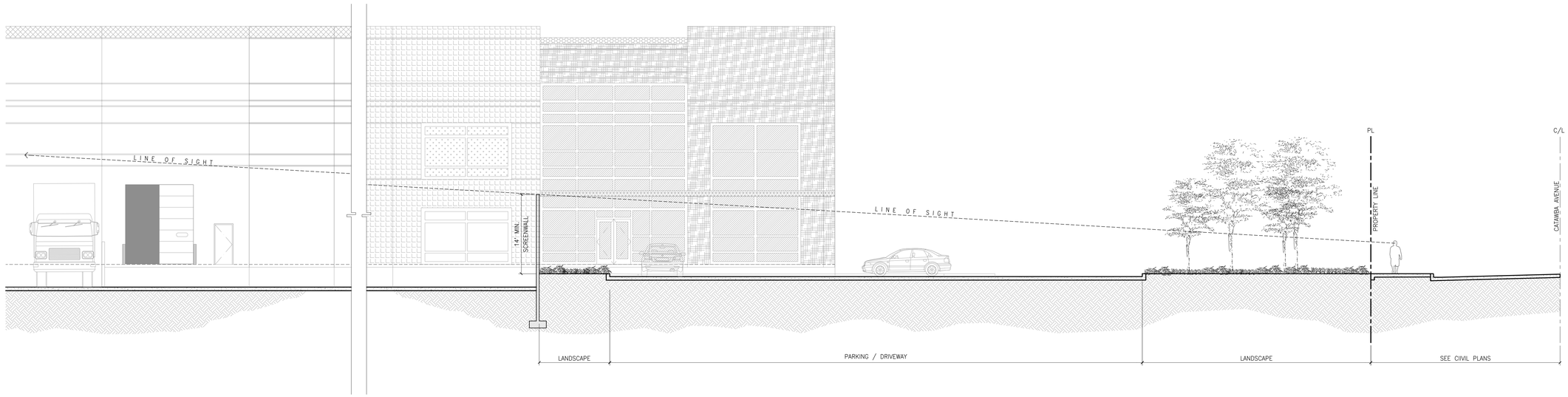
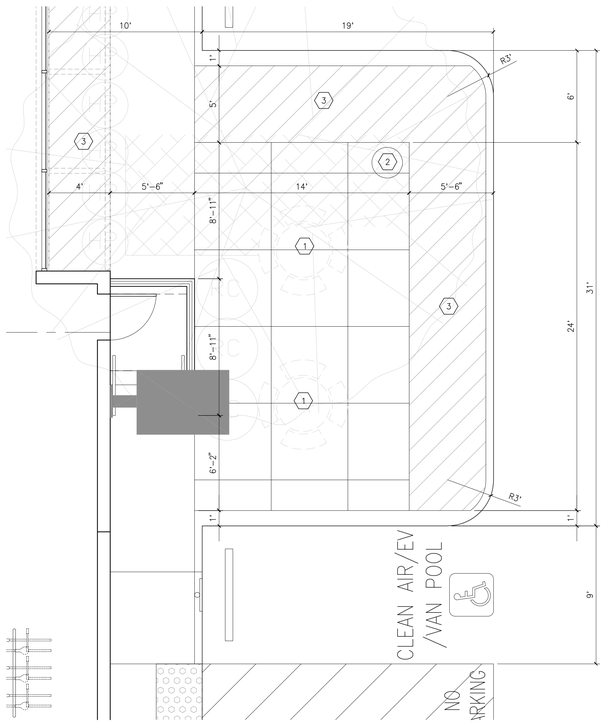


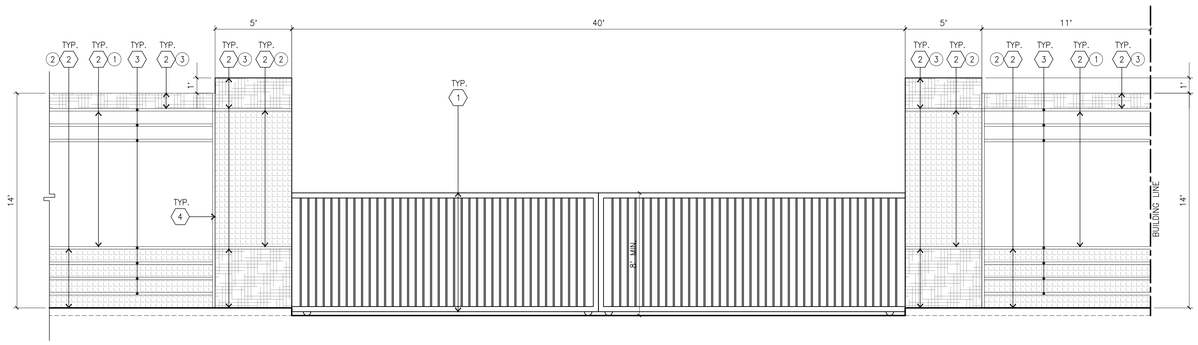
SITE SECTION (A)
scale: 1/8" = 1'-0"



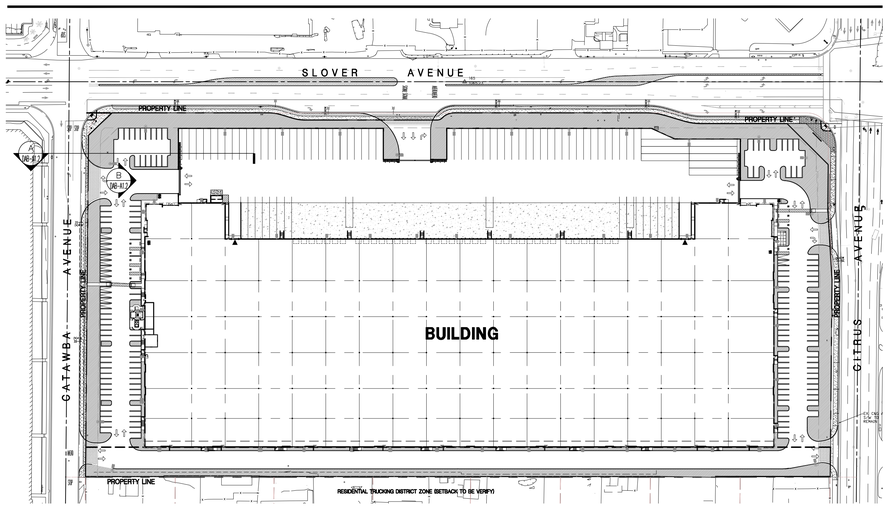
ENLARGED PATIO PLAN (B)
scale: 1/4" = 1'-0"

1. ROUND CONCRETE PICNIC TABLE.
2. COMMERCIAL WASTE STEEL RECEPTACLE.
3. LANDSCAPE , SEE LANDSCAPE PLANS.

ROUND CONCRETE PICNIC TABLE.



TYP. GATE AND SCREEN WALL ELEVATION (B)
scale: 1/4" = 1'-0"



1. 8'H METAL SLIDING GATES.
2. 12'H CONCRETE TILT-UP SCREEN WALL.
3. PANEL REVEAL.
4. PANEL JOINT.

	1	CONCRETE TILT-UP PANEL	SHERWIN WILLIAMS PAINT COLOR SW 7005 PURE WHITE
	2	CONCRETE TILT-UP PANEL	SHERWIN WILLIAMS PAINT COLOR SW 7071 GRAY SCREEN
	3	CONCRETE TILT-UP PANEL	SHERWIN WILLIAMS PAINT COLOR SW 7074 SOFTWARE

1. CONTRACTOR TO VERIFY ALL GRADES W/ CURRENT "C" PLAN & VERIFY SITE CONDITIONS. VERIFY ALL TOP OF WALL HEIGHTS(T.O.W.) & FINISH SURFACE GRADES.
2. PROVIDE 2" DIA. P.V.C. WEEP HOLES @ 8' O.C. IN SCREEN WALLS @ GRADE GRADE LEVEL ON TRUCK YARD SIDE.
3. CONTRACTOR TO PROVIDE WATER-PROOFING MEMBER TO SCREEN WALL AT ALL RETAINING/ BERMING CONDITIONS. PROVIDE WATERPROOFING @ HIGHSIDE OF WALL ONLY. CONTRACTOR TO SUBMIT WATERPROOFING SPECIFICATIONS TO ARCHITECT PRIOR TO INSTALLATION.
4. NOT USED.
5. GATE MANUFACTURER TO PROVIDE DETAILING OF GATES TO WITHSTAND 130 MPH. WINDS, EXPOSURE "C" AND VERIFY ALL DIMENSIONS, DETAILS AND SITE CONDITIONS W/ CONTRACTOR.
6. ALL GATES TO BE WALL BRACED. SUB-CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR TO VERIFY ALL CIVIL AND STRUCTURAL DRAWINGS FOR SCREEN-WALL HEIGHT.

HPA architecture 40 Years

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CIVIL	DRC
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
	-
SOILS ENGINEER	-

Site Section & Screenwall Elev.

22088
CC
10/27/2022

PLAN CHECK REV. 1	12/20/22
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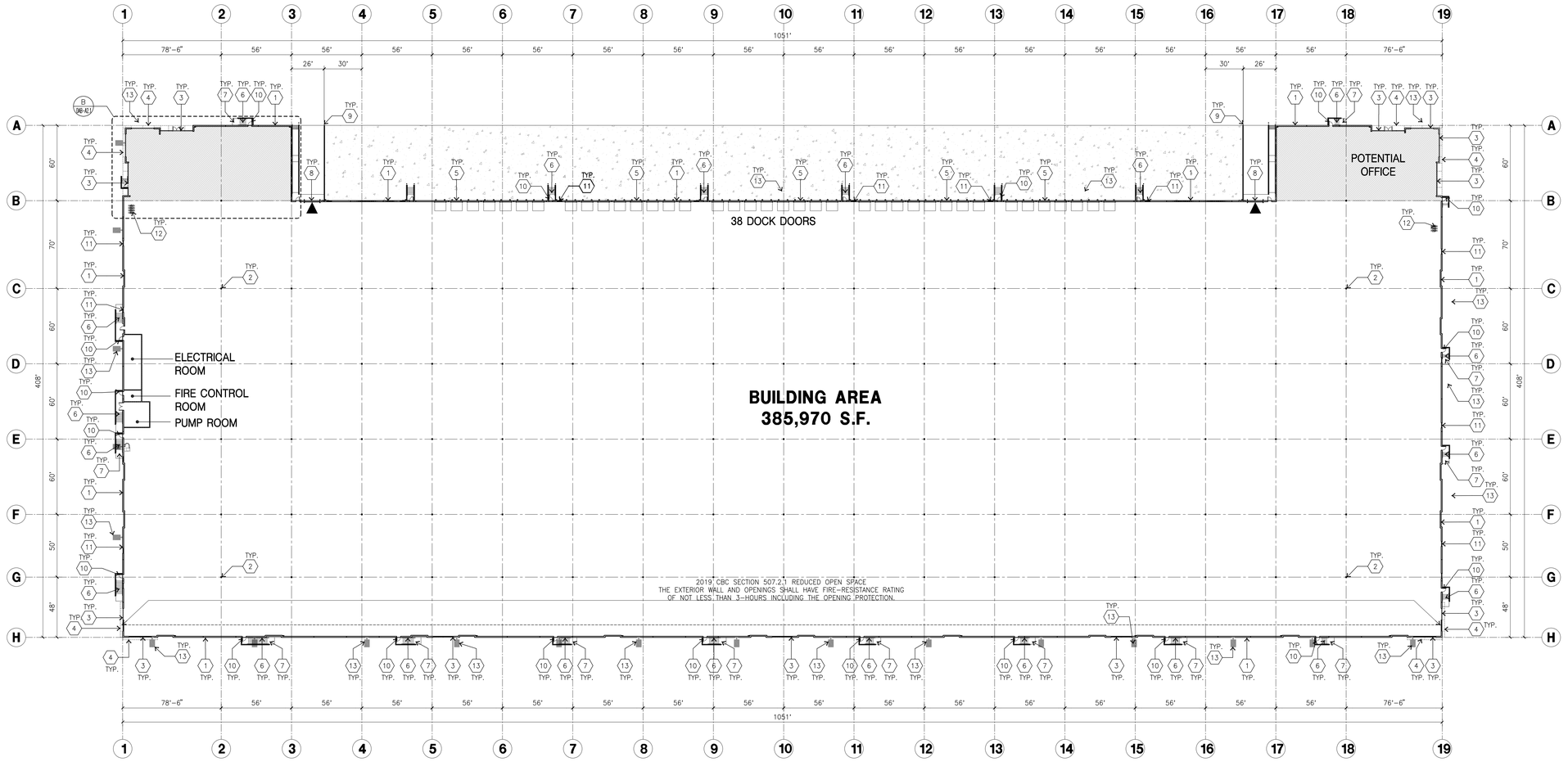
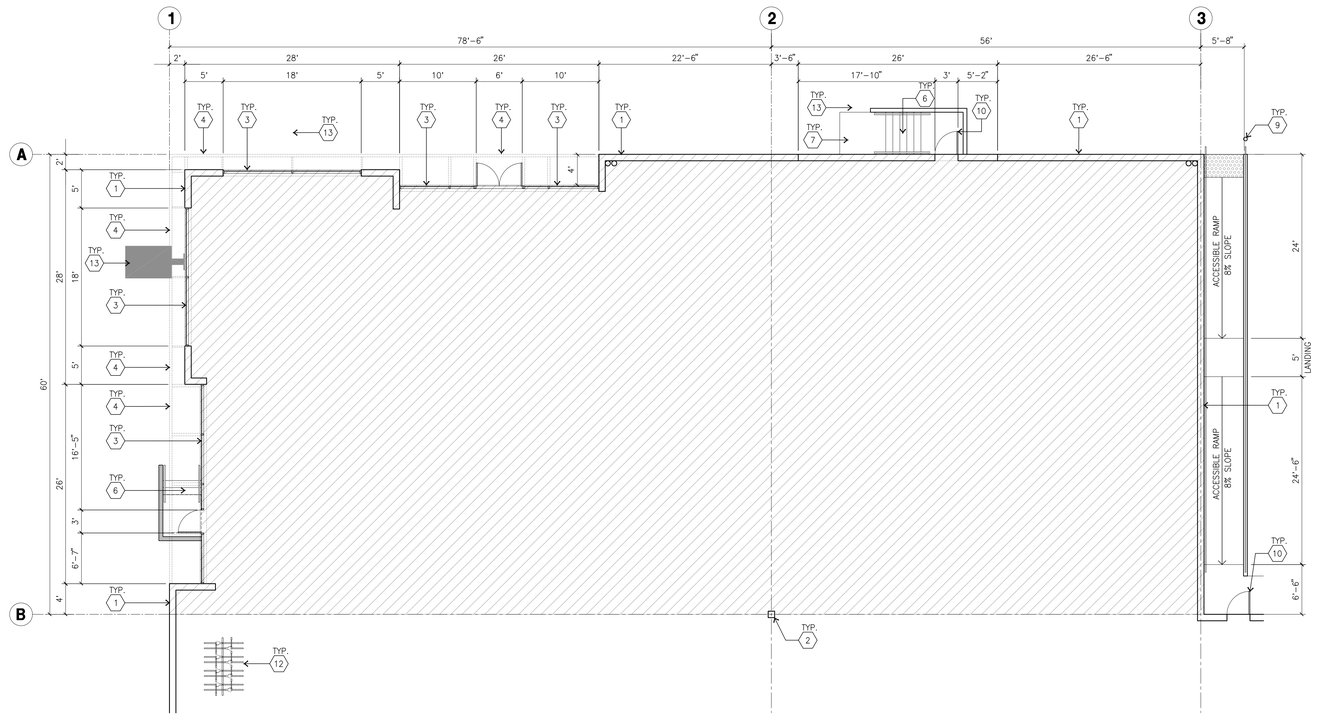


FLOOR PLAN A
scale: 1" = 40'-0"

SCALE: 1" = 40'-0"
0 40' 80' 120'
TRUE NORTH



ENLARGED FLOOR PLAN B
scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0 8' 16' 24'
TRUE NORTH

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. METAL CANOPY ABOVE
5. 9' X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE.
6. EXTERIOR CONCRETE STAIR.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4": 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
9. CONCRETE FILLED GUARD POST. 6" DIA. U.N.O., 42"H.
10. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
11. METAL LOUVERS
12. LONG TERM BIKE RACK
13. WALL MOUNTED LIGHT FIXTURES, SEE ELECTRICAL DRAWINGS.

HPA architecture 43 Years

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PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
	-
SOILS ENGINEER	-

Floor Plan

22088
CC
10/27/2022

PLAN CHECK REV. 1	12/20/22
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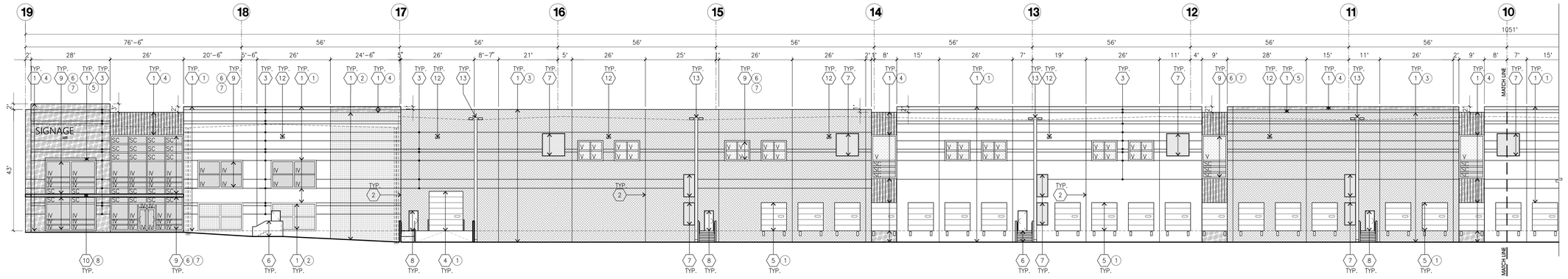
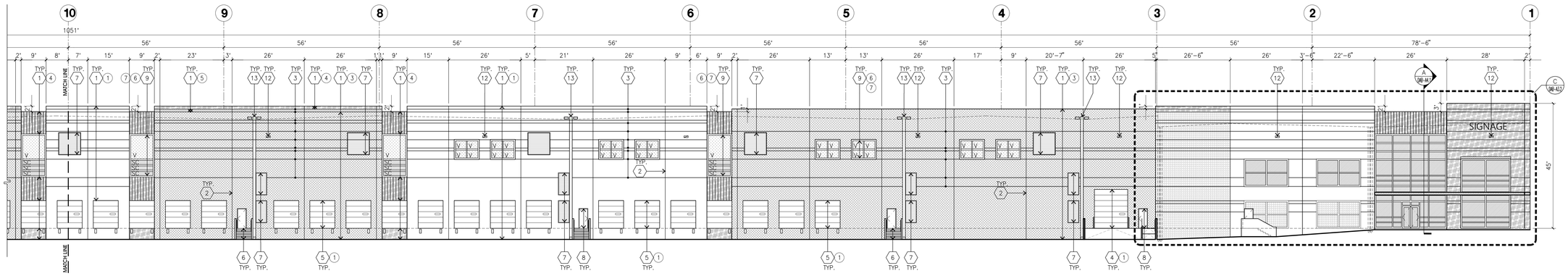
PLAN CHECK REV. 6	12/04/23
PLAN CHECK REV. 7	02/07/24

DAB-A2.1

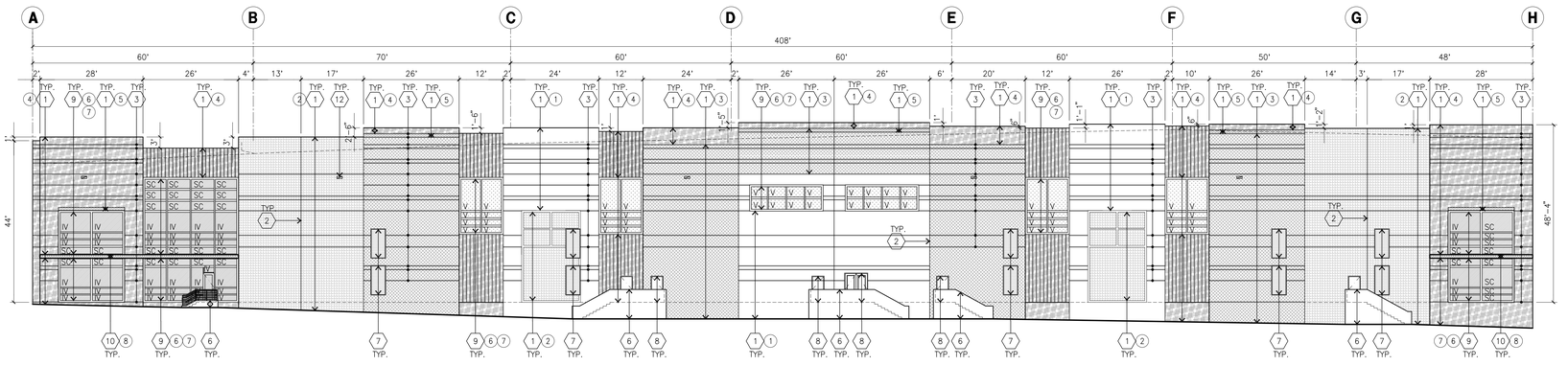
CAUTION: IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT



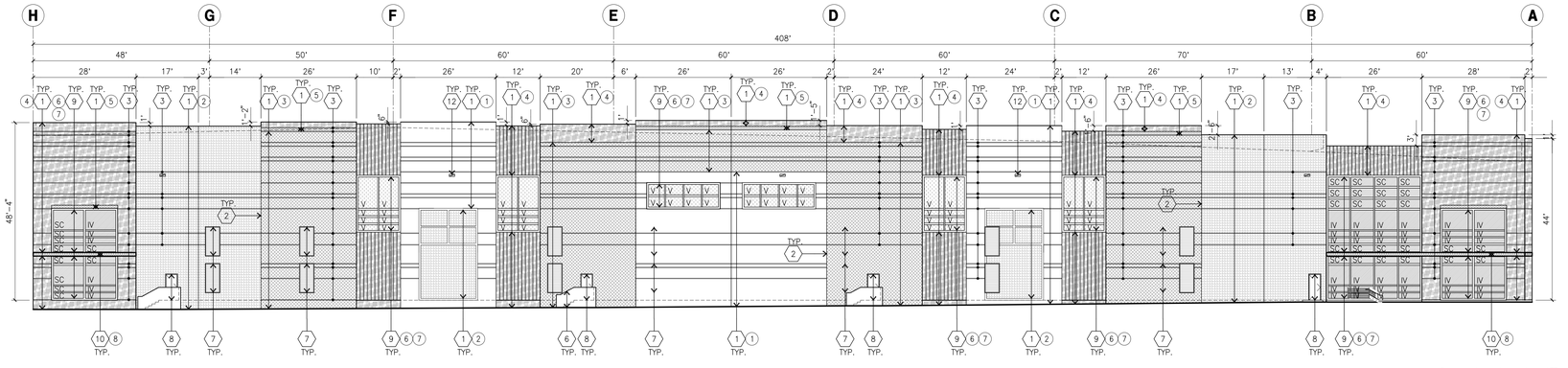
NORTH ELEVATION A
scale: 1/16" =1'-0"



NORTH ELEVATION (CONT.) B
scale: 1/16" =1'-0"



WEST ELEVATION C
scale: 1/16" =1'-0"



EAST ELEVATION D
scale: 1/16" =1'-0"

1. CONCRETE TILT-UP PANEL(PAINTED).
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. 12'X14' OVERHEAD DOOR @ DRIVE THRU.
5. 9'X10' OVERHEAD DOOR @ DOCK HIGH.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL.
7. 4'X8' METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS.
9. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS.
10. METAL CANOPY.
11. INTERIOR ROOF DRAIN
12. WALL MOUNTED LIGHT FIXTURES, SEE ELECTRICAL DRAWINGS.
13. EXTERIOR DOWNSPOUT WITH (2) OVERFLOW SCUPPERS.

	1	CONCRETE TILT-UP PANEL	COLOR SHERWIN WILLIAMS PAINT SW 7005 PURE WHITE
	2	CONCRETE TILT-UP PANEL	COLOR SHERWIN WILLIAMS PAINT SW 7071 GRAY SCREEN
	3	CONCRETE TILT-UP PANEL	COLOR SHERWIN WILLIAMS PAINT SW 7072 ONLINE
	4	CONCRETE TILT-UP PANEL	COLOR SHERWIN WILLIAMS PAINT SW 7074 SOFTWARE
	5	CONCRETE TILT-UP PANEL	COLOR PANTONE 7626 C CUSTOM MATCH
	6	MULLIONS	COLOR CLEAR ANODIZED MULLIONS
	7	GLAZING	COLOR CLEAR GLAZING
	8	CANOPY	COLOR METAL CANOPY WITH P1

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SC SPANDREL GLASS WITH CONCRETE BEHIND

V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : ANODIZED CLEAR.

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

Owner:

SEEFRIED INDUSTRIAL PROPERTIES

2321 ROSECRANS AVE
EL SEGUNDO, CA 90245

tel: (310) 536-7900

Project:

SLOVER
DISTRIBUTION
FACILITY

16025 SLOVER AVE.
FONTANA, CA 92337

Consultants:

CIVIL	DRC
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	HUNTER
FIRE PROTECTION	-
	-
SOILS ENGINEER	-

Elevations

22088
CC
10/27/2022

PLAN CHECK REV. 1	12/20/22
PLAN CHECK REV. 2	03/27/23
PLAN CHECK REV. 3	06/21/23
PLAN CHECK REV. 4	07/18/23
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PLAN CHECK REV. 6	12/04/23
PLAN CHECK REV. 7	02/07/24

DAB-A3.1

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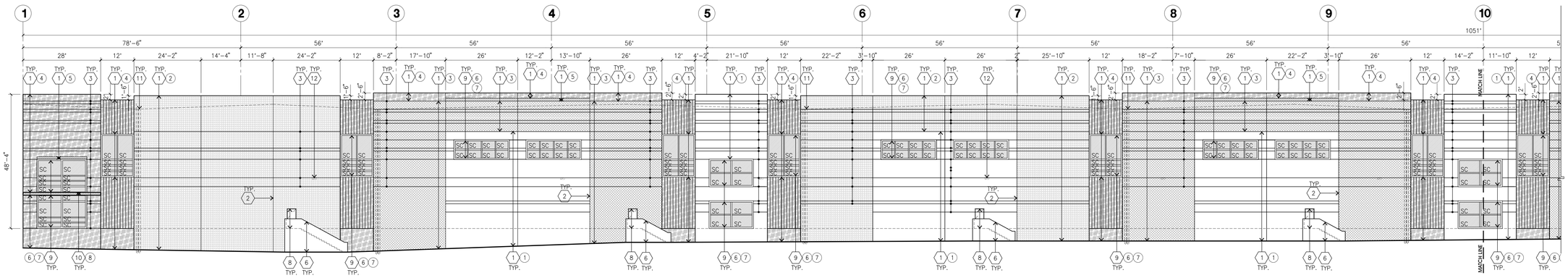
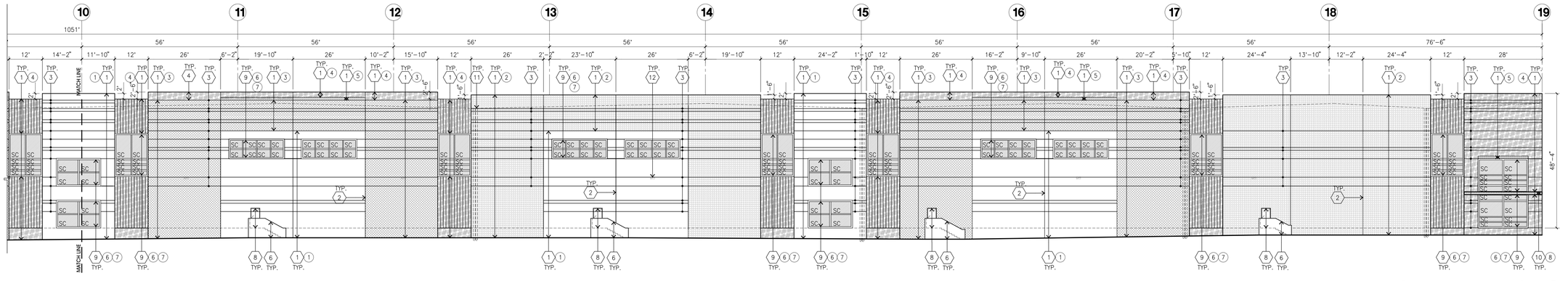
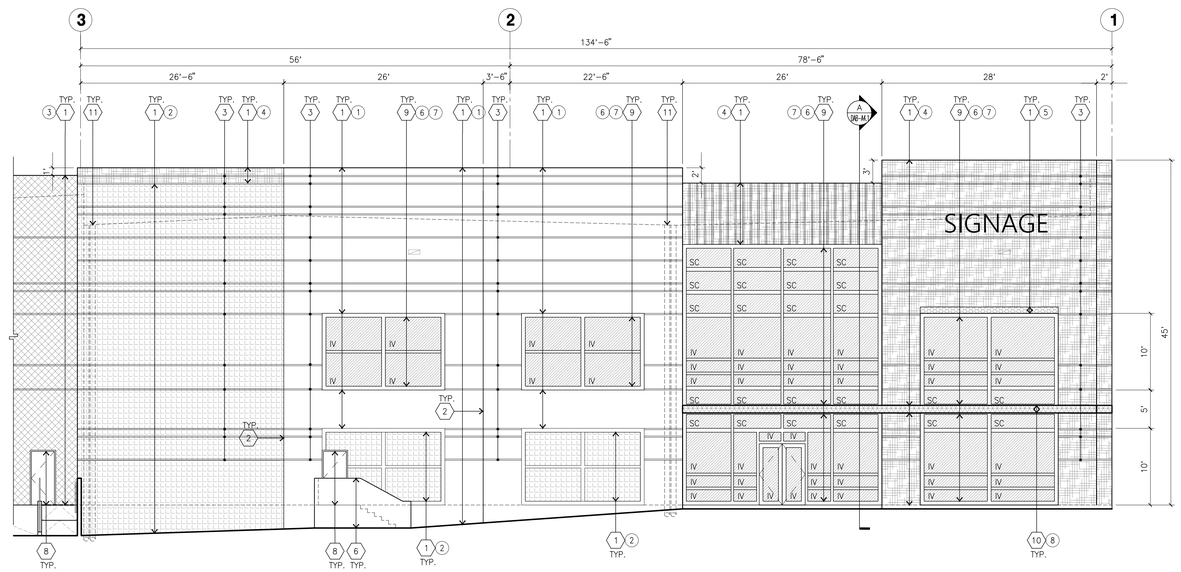


SOUTH ELEVATION A
scale: 1/16" =1'-0"



SOUTH ELEVATION (CONT.) B
scale: 1/16" =1'-0"



ENLARGED NORTH ELEVATION C
scale: 1/8" = 1'-0"

1. CONCRETE TILT-UP PANEL(PAINTED).
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
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4	CONCRETE TILT-UP PANEL	COLOR	SHERWIN WILLIAMS PAINT SW 7074 SOFTWARE
5	CONCRETE TILT-UP PANEL	COLOR	PANTONE 7626 C CUSTOM MATCH
6	MULLIONS	COLOR	CLEAR ANODIZED MULLIONS
7	GLAZING	COLOR	CLEAR GLAZING
8	CANOPY	COLOR	METAL CANOPY WITH P1

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

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	-
SOILS ENGINEER	-

Elevations

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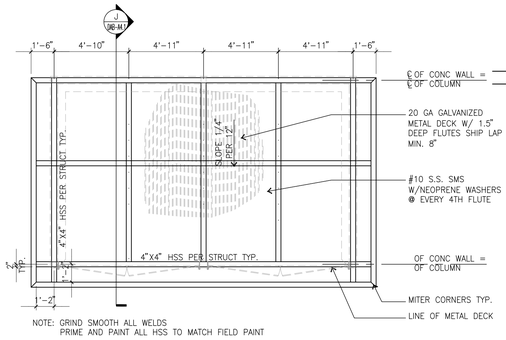
PLAN CHECK REV. 6	12/04/23
PLAN CHECK REV. 7	02/07/24

DAB-A3.2

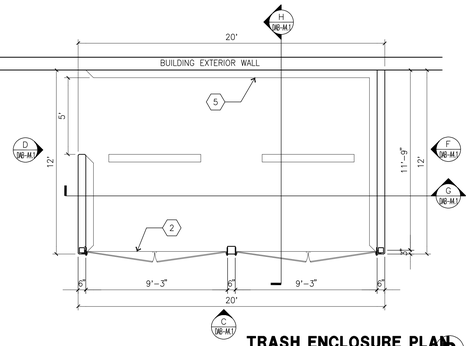
CAUTION: IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT

1. EXTERIOR COLOR AND FINISH TO MATCH BUILDING
2. DOUBLE SWING METAL GATES.
3. HEAVY DUTY STEEL HINGE. (TYPICAL EA. GATE)
4. HEAVY DUTY SLIDE BOLT. (TYPICAL EA. GATE)
5. 4"W X 6"H CURB
6. 22GA. SOLID VIEW OBSTRUCTING METAL DECORATIVE PANELS. THE PANELS NEEDS TO BE SOLID AND CAN NOT HAVE GAPS OR OPENING THAT ALLOW ANYONE TO SEE INTO THE ENCLOSURE.
7. FINISH SURFACE.
8. STEEL CANE BOLT W/ SLEEVE, LOCATED ON OUTSIDE OF ONE GATE. (TYPICAL EA. SIDE)

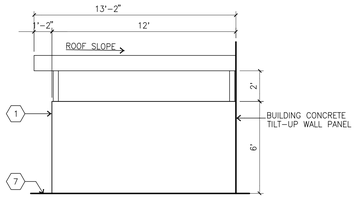


NOTE: GRIND SMOOTH ALL WELDS
PRIME AND PAINT ALL HSS TO MATCH FIELD PAINT

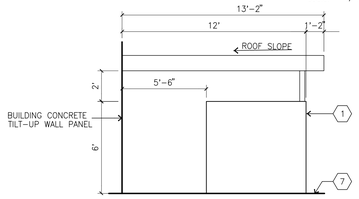
TRASH ENCLOSURE ROOF PLAN
scale: 1/4"=1'-0" E



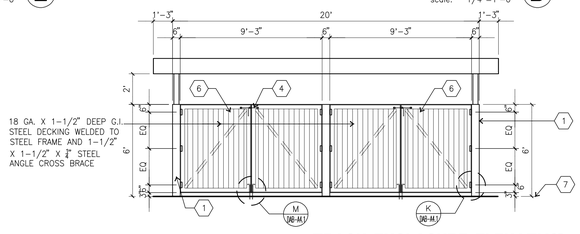
TRASH ENCLOSURE PLAN
scale: 1/4"=1'-0" B



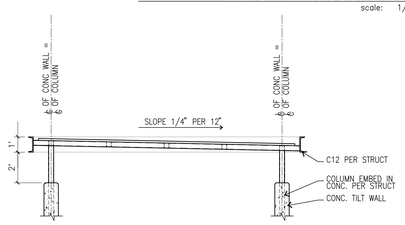
TRASH ENCLOSURE ELEVATION
scale: 1/4"=1'-0" F



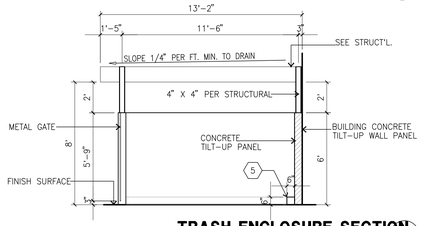
TRASH ENCLOSURE ELEVATION
scale: 1/4"=1'-0" D



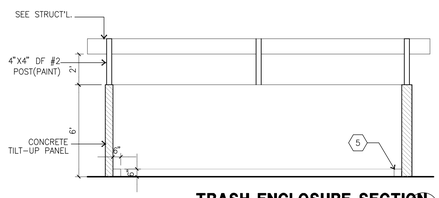
TRASH ENCLOSURE ELEVATION
scale: 1/4"=1'-0" C



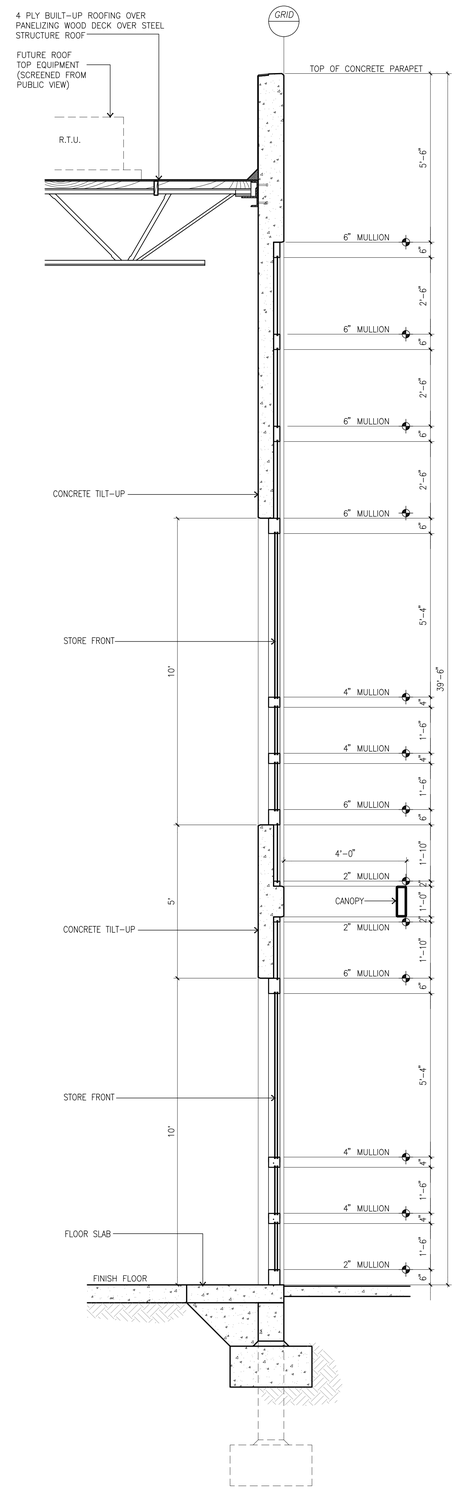
ROOF SECTION
scale: 1/4"=1'-0" J



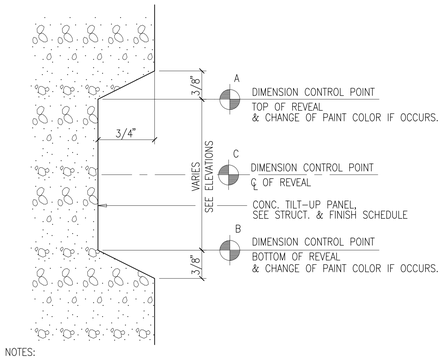
TRASH ENCLOSURE SECTION
scale: 1/4"=1'-0" H



TRASH ENCLOSURE SECTION
scale: 1/4"=1'-0" G

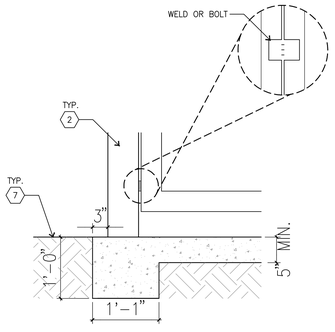


WALL SECTION @ WINDOWS
scale: 1/2"=1'-0" A

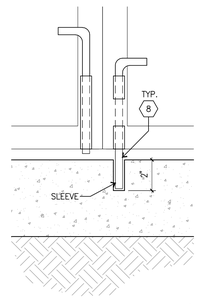


NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

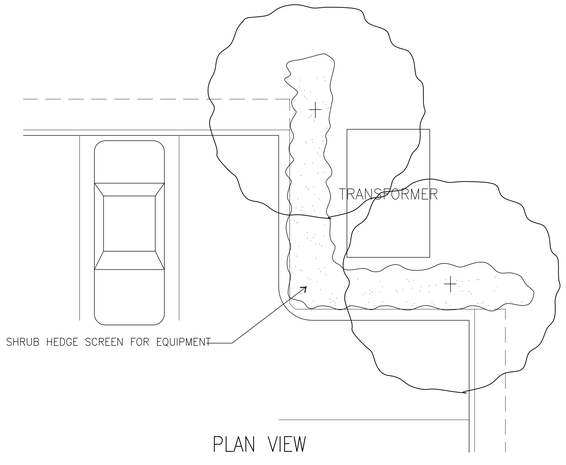
TYP. CONCRETE REVEAL
scale: N.T.S. L



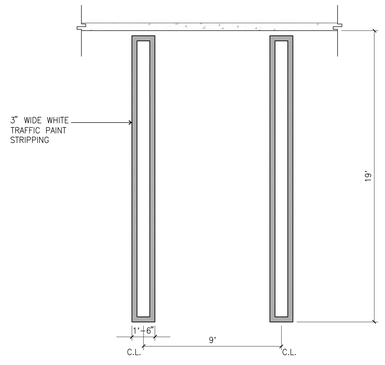
HINGE DETAIL/WALL FOOTING
scale: N.T.S K



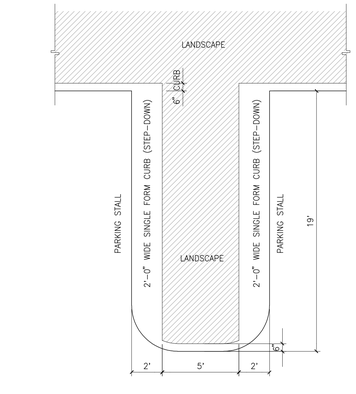
SLEEVE DETAIL
scale: N.T.S. M



GROUND MOUNTED EQUIPMENT SCREENING, TYP.
scale: N.T.S S



DOUBLE-STRIPED AUTO PARKING STALLS (TYP.)
scale: 1/4"=1'-0" R



STEP-DOWN AT END PARKING STALL
scale: N.T.S. N

hpa, inc.
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LANDSCAPE	HUNTER
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	-
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Details

22088
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10/27/2022

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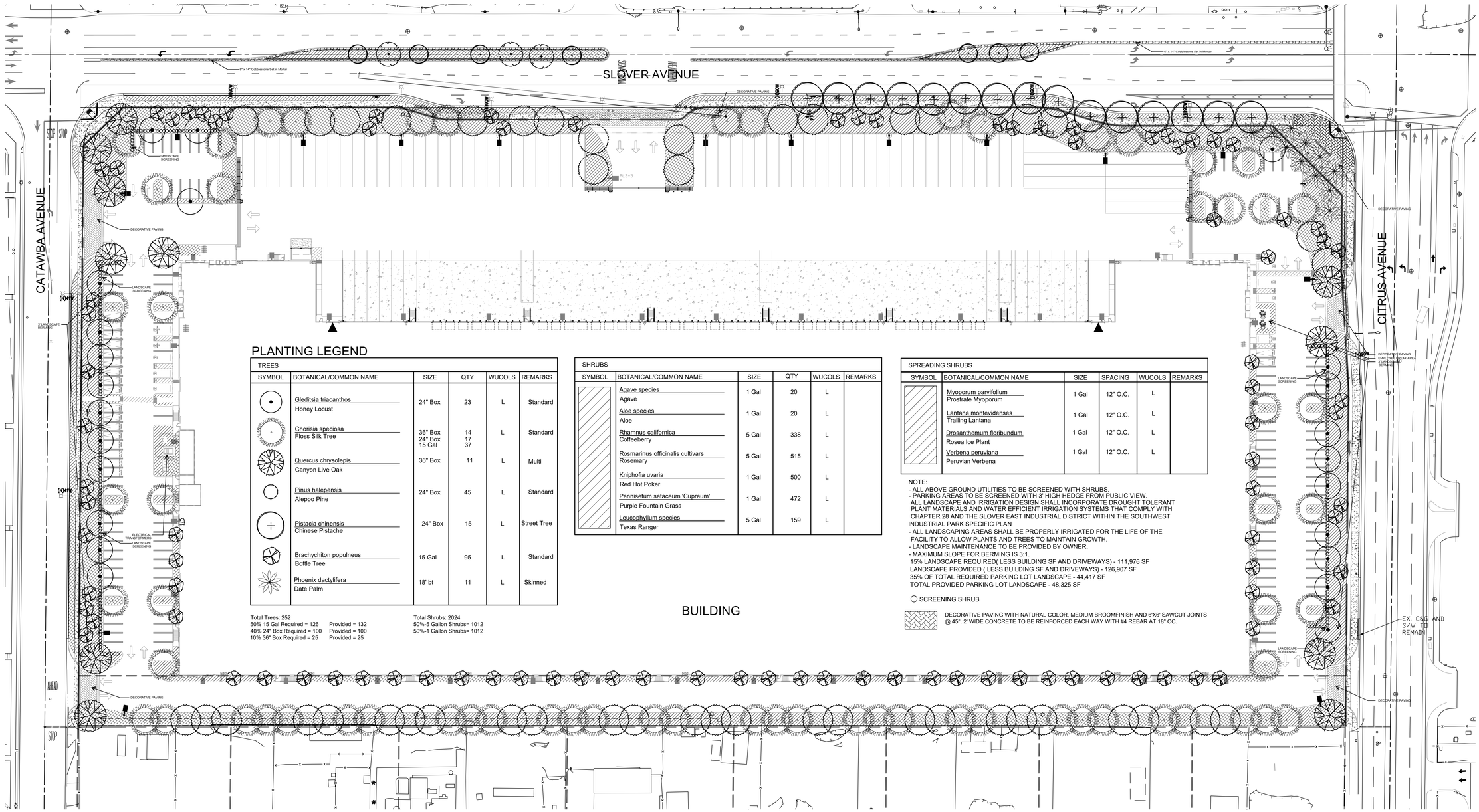
DAB-A4.1



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Gleditsia triacanthos Honey Locust	24" Box	23	L	Standard
	Chorisia speciosa Floss Silk Tree	36" Box 24" Box 15 Gal	14 17 37	L	Standard
	Quercus chrysolepis Canyon Live Oak	36" Box	11	L	Multi
	Pinus halepensis Aleppo Pine	24" Box	45	L	Standard
	Pistacia chinensis Chinese Pistache	24" Box	15	L	Street Tree
	Brachychiton populneus Bottle Tree	15 Gal	95	L	Standard
	Phoenix dactylifera Date Palm	18' bt	11	L	Skinned

Total Trees: 252
50% 15 Gal Required = 126 Provided = 132
40% 24" Box Required = 100 Provided = 100
10% 36" Box Required = 25 Provided = 25

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave species Agave	1 Gal	20	L	
	Aloe species Aloe	1 Gal	20	L	
	Rhamnus californica Coffeeberry	5 Gal	338	L	
	Rosmarinus officinalis cultivars Rosemary	5 Gal	515	L	
	Kniphofia uvaria Red Hot Poker	1 Gal	500	L	
	Pennisetum setaceum 'Cupreum' Purple Fountain Grass	1 Gal	472	L	
	Leucophyllum species Texas Ranger	5 Gal	159	L	

Total Shrubs: 2024
50%-5 Gallon Shrubs= 1012
50%-1 Gallon Shrubs= 1012

SPREADING SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Myoporum parvifolium Prostrate Myoporum	1 Gal	12" O.C.	L	
	Lantana montevidenses Trailing Lantana	1 Gal	12" O.C.	L	
	Drosanthemum floribundum Rosea Ice Plant	1 Gal	12" O.C.	L	
	Verbena peruviana Peruvian Verbena	1 Gal	12" O.C.	L	

NOTE:
- ALL ABOVE GROUND UTILITIES TO BE SCREENED WITH SHRUBS.
- PARKING AREAS TO BE SCREENED WITH 3' HIGH HEDGE FROM PUBLIC VIEW.
ALL LANDSCAPE AND IRRIGATION DESIGN SHALL INCORPORATE DROUGHT TOLERANT PLANT MATERIALS AND WATER EFFICIENT IRRIGATION SYSTEMS THAT COMPLY WITH CHAPTER 28 AND THE SLOVER EAST INDUSTRIAL DISTRICT WITHIN THE SOUTHWEST INDUSTRIAL PARK SPECIFIC PLAN
- ALL LANDSCAPING AREAS SHALL BE PROPERLY IRRIGATED FOR THE LIFE OF THE FACILITY TO ALLOW PLANTS AND TREES TO MAINTAIN GROWTH.
- LANDSCAPE MAINTENANCE TO BE PROVIDED BY OWNER.
- MAXIMUM SLOPE FOR BERMING IS 3:1.
15% LANDSCAPE REQUIRED(LESS BUILDING SF AND DRIVEWAYS) - 111,976 SF
LANDSCAPE PROVIDED (LESS BUILDING SF AND DRIVEWAYS) - 126,907 SF
35% OF TOTAL REQUIRED PARKING LOT LANDSCAPE - 44,417 SF
TOTAL PROVIDED PARKING LOT LANDSCAPE - 48,325 SF

○ SCREENING SHRUB

DECORATIVE PAVING WITH NATURAL COLOR, MEDIUM BROOMFINISH AND 6'X6' SAWCUT JOINTS @ 45°. 2' WIDE CONCRETE TO BE REINFORCED EACH WAY WITH #4 REBAR AT 18" OC.

DECORATIVE PAVING WITH NATURAL COLOR, MEDIUM BROOMFINISH AND 6'X6' SAWCUT JOINTS @ 45°. 2' WIDE CONCRETE TO BE REINFORCED EACH WAY WITH #4 REBAR AT 18" OC.

LANDSCAPE BUFFER IN FRONT SETBACK AREA:
1 TREE FOR EACH 20 LINEAR FEET OF STREET FRONTAGE AND THREE 5 GAL SHRUBS PER EACH TREE:

CITRUS AVE: 552 L.F.
TREES REQUIRED: 28 TREES PROVIDED: 38
5 GAL SHRUBS REQUIRED: 304 SHRUBS PROVIDED: 324

SLOVER AVE: 1,156 L.F.
TREES REQUIRED: 58 TREES PROVIDED: 63
5 GAL SHRUBS REQUIRED: 504 SHRUBS PROVIDED: 524

CATAWBA: 569 L.F.
TREES REQUIRED: 28 TREES PROVIDED: 42
5 GAL SHRUBS REQUIRED: 336 SHRUBS PROVIDED: 356

ADDITIONAL LANDSCAPE REQUIREMENTS:

1 TREE FOR EACH 800 SQ. FT.:
LANDSCAPE AREA: 105,704 SQ. FT.
TREES REQUIRED: 132 TREES PROVIDED: 252

PLANTING LEGEND-MEDIAN

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Magnolia g. 'Russet' Southern Magnolia 'Russet'	24" Box	7	L	Standard
	Quercus agrifolia Coast Live Oak	24" Box	3	M	Standard

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Dietes bicolor Fortnight Lily	5 Gal	220	M	
	Pittosporum tobira 'Variegata' Variegated Mock Orange	5 Gal	41	M	
	Pittosporum t. 'Wheeleri' Wheeler's Dwarf	5 Gal	71	M	
	Rhaphiolepis i. 'Clara' Indian Hawthorn	5 Gal	186	M	

SHRUBS REQUIRED: 2016 SHRUBS PROVIDED: 2024

N

0 20' 40' 80'

Slover East Industrial District

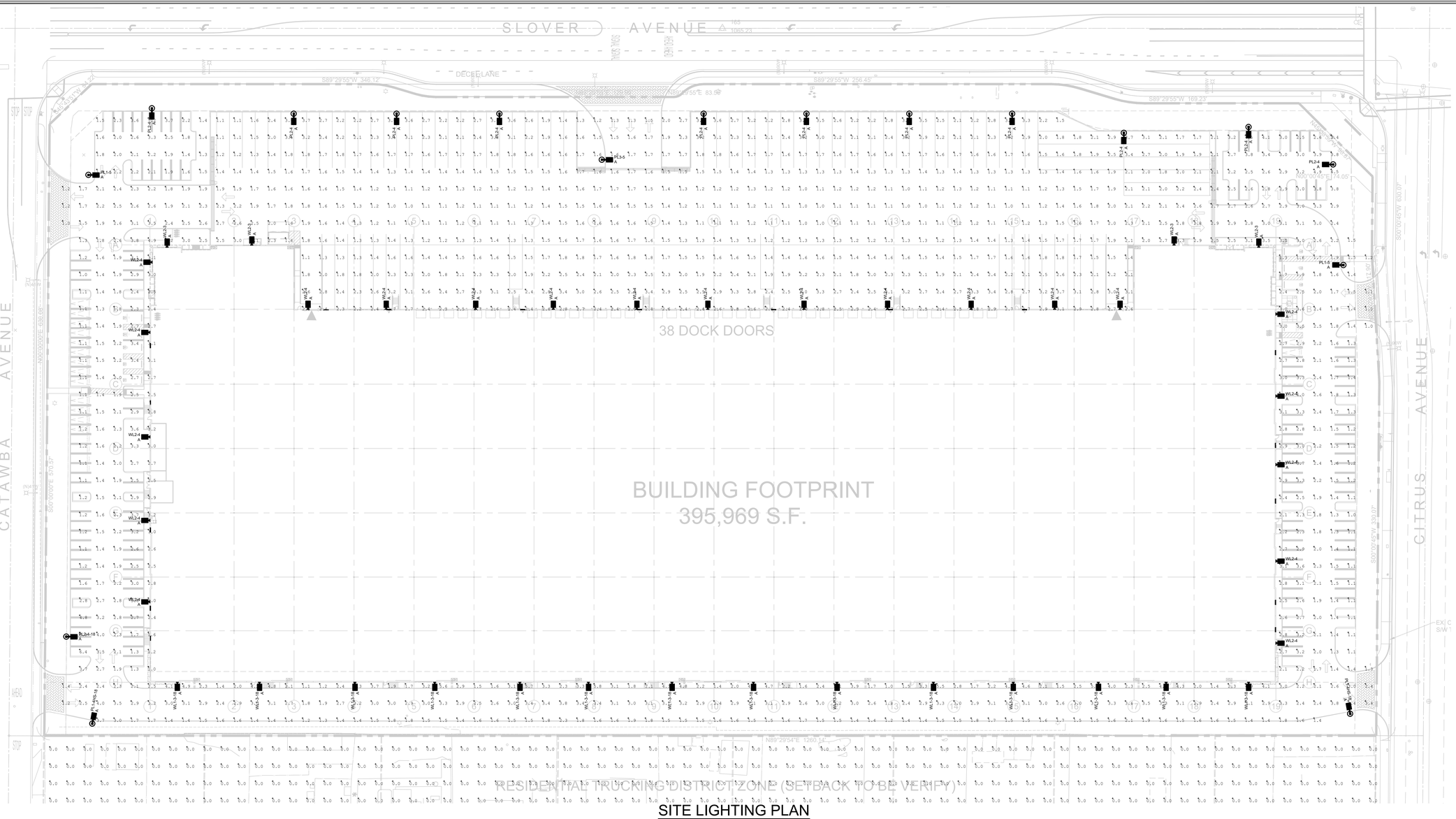
SIERRA SLOVER AND CATAWBA

Tentative Parcel MAP No. 20639

Fontana, California

22-100
07.20.22 12.05.22 03.27.23 02.6.24
10.20.22 12.19.22 10.12.23
11.07.22 03.13.23 10.25.23

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408



SITE LIGHTING PLAN

(SCALE: 1"=40'-0")

SITE LIGHTING STATISTICS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Residential to South	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

FIXTURE LEGEND

SYMBOL	DESCRIPTION	BUG RATING	COMPLIES WITH CAL GREEN 5.106.8
PL1-5	TYPE 5 (RSX2-LED-P1-50K-R5) LED CUT-OFF ON 25' SQUARE STEEL POLE ON 2'-0" HIGH CONC BASE AND NO UPTILT*	B4-U0-G2	YES
PL1-4/IS-18	TYPE 4 (RSX2-LED-P1-50K-R4-HS) LED CUT-OFF W/HOUSE SIDE SHIELD ON 14' SQUARE STEEL POLE ON 4' HIGH CONC BASE AND NO UPTILT*	B1-U0-G2	YES
PL2-4	TYPE 4 (RSX2-LED-P2-50K-R4) LED CUT-OFF ON 25' SQUARE STEEL POLE ON 2'-0" HIGH CONC BASE IN AUTO PARKING & 4' HIGH CONC BASE IN TRUCK YARD AND NO UPTILT*	B2-U0-G3	YES
PL2-4-18	TYPE 4 (RSX2-LED-P2-50K-R4) LED CUT-OFF ON 14' SQUARE STEEL POLE ON 4' HIGH CONC BASE AND NO UPTILT*	B2-U0-G3	YES
PL3-5	TYPE 5 (RSX2-LED-P3-50K-R5) LED CUT-OFF ON 25' SQUARE STEEL POLE ON 2'-0" HIGH CONC BASE 4' HIGH CONC BASE AND NO UPTILT*	B5-U0-G3	YES
WL1-3-18	TYPE 3 (RSX2-LED-P1-50K-R3) LED CUT-OFF AT 17'6" AFF	B2-U0-G2	YES
WL2-3	TYPE 3 (RSX2-LED-P2-50K-R3) LED CUT-OFF AT 34' AFF	B3-U0-G3	YES
WL2-4	TYPE 4 (RSX2-LED-P2-50K-R4) LED CUT-OFF AT 34' AFF	B2-U0-G3	YES

* - SEE ARCHITECTURAL PLANS FOR ACTUAL POLE BASE HEIGHTS

NONRESIDENTIAL MANDATORY MEASURES

TABLE 5.106.8 (N)
MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS[1,2]

ALLOWABLE RATING	LIGHTING ZONE 1Z0	LIGHTING ZONE 1Z1	LIGHTING ZONE 1Z2	LIGHTING ZONE 1Z3	LIGHTING ZONE 1Z4
Maximum Allowable Backlight Rating (B)					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1 – 2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5 – 1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
Maximum Allowable Uplight Rating (U)					
For area lighting[3]	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	U4
Maximum Allowable Glare Rating (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1 – 2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5 – 1 MH from property line	N/A	G0	G0	G1	G1
Luminaire front hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.
2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the center line of the roadway or transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, patios or storage lots shall meet these reduced ratings. Decorative luminaires located in those areas shall meet Uvalue limits for "all other outdoor lighting."

CAL GREEN BUG TABLE

CONTRACTORS
ENGINEERS
Lic No. 201042

Gregg Electric Inc.

608 W. EMPORIA ST.
ONTARIO, CA 91762
(909) 983-1794

These drawings must not be used for construction until approved by Gregg Electric. These drawings are the exclusive property of Gregg Electric. Its acceptance constitutes an agreement that it shall be treated as a strictly confidential document and is to be returned upon request and is not to be communicated, disclosed or copied except as expressly authorized in writing by Gregg Electric.

PROJECT:

SLOVER DISTRIBUTION FACILITY

16025 SLOVER AVE
FONTANA,CA

TITLE:

SITE LIGHTING PLAN

DRAWN BY: SL/BL
DATE: 12/20/22
SCALE: 1"=40'-0"

REVISION:	BY	DATE
A: 1 ASI#1/PLAN CHECK CORRECTIONS	JS/AH	03/23/23
B: -	-	-
C: -	-	-
D: -	-	-
E: -	-	-
F: -	-	-
G: -	-	-
H: -	-	-
J: -	-	-
K: -	-	-

JOB NO: 22255

SHEET: ESL1

GRAPHIC SCALE
(SCALE 1"=40'-0")

North Elevation

West Elevation

South Elevation

East Elevation

Conceptual Building Elevations - 40' Clear Ht.

SLOVER AVE. & CATAWBA AVE.

Fontana, CA | #22088 | 10.18. 2023

HPA architecture 43 Years

SEEFRIED INDUSTRIAL PROPERTIES

North Elevation

West Elevation

1

2

3

4

5

6

7

8

SHERWIN-WILLIAMS
SW 7005
PURE WHITE
255-C1

SHERWIN-WILLIAMS
SW 7071
GRAY SCREEN
235-C1

SHERWIN-WILLIAMS
SW 7072
ONLINE
235-C2

SHERWIN-WILLIAMS
SW 7074
SOFTWARE
235-C5

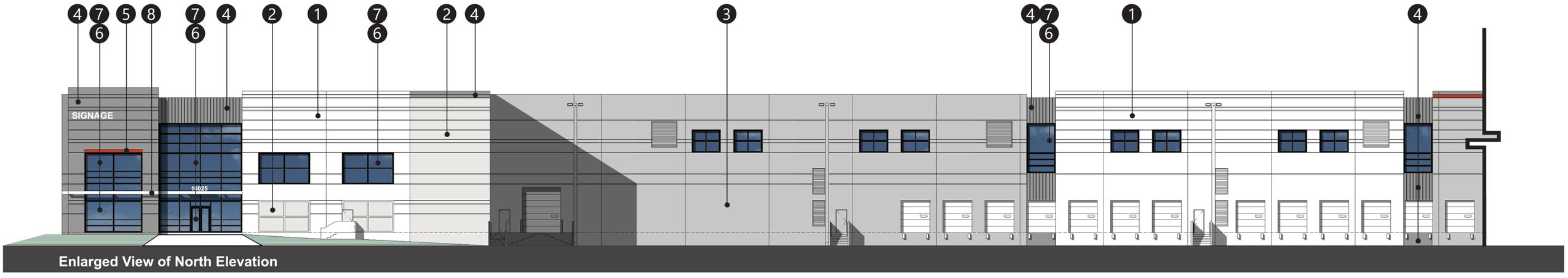
PANTONE 7626 C
CUSTOM MATCH

CCE*COLORANT	OZ	32	64	128
R4-NEW RED	2	24	-	1
Y3-DEEP GOLD	-	21	-	-
W1-WHITE	-	1	-	-

BLACK
MULLIONS

BLUE GLAZING

PPG
PITT-TECH PLUS EP DTM
@METAL CANOPY
w/ P1



Enlarged View of North Elevation

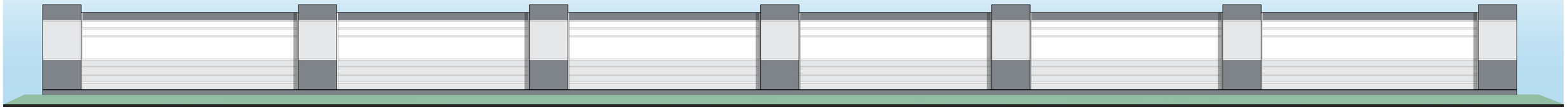
Conceptual Building Elevations & Material Board - 40' Clear Ht.

SLOVER AVE. & CATAWBA AVE.

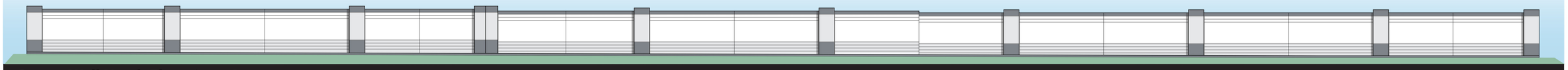
Fontana, CA | #22088 | 10.23. 2023

HPA architecture 43 Years

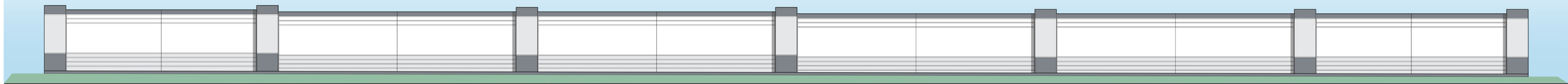
SEEFRIED INDUSTRIAL PROPERTIES



Screen Wall South Elevation



Screen Wall North Elevation - A



Screen Wall North Elevation - B

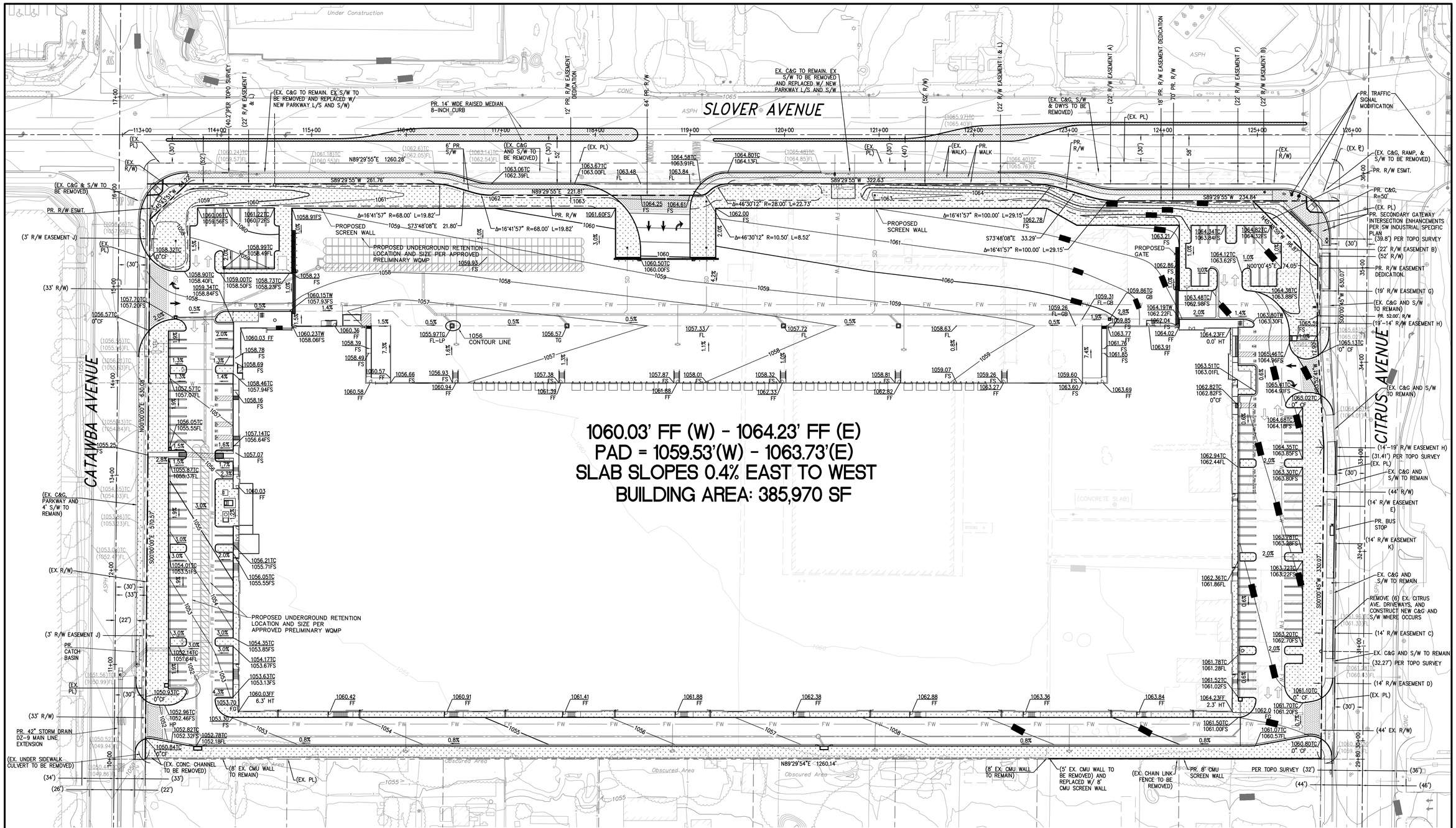
Conceptual Screen Wall Elevations

SLOVER AVE. & CATAWBA AVE.

Fontana, CA | #22088 | 02.05.2024

HPA architecture 43 Years

SEEFRIED INDUSTRIAL PROPERTIES



1060.03' FF (W) - 1064.23' FF (E)
PAD = 1059.53'(W) - 1063.73'(E)
SLAB SLOPES 0.4% EAST TO WEST
BUILDING AREA: 385,970 SF

GRAPHIC SCALE: 1 INCH = 40 FT

ABBREVIATIONS

ALT	ALTERNATE
BFS	BOTTOM FINISH SURFACE
BOP	BOTTOM OF PLANTER
BW	BACK OF WALK
CC	CART CORRAL
CF	CURB FACE
CL	CENTERLINE
DDC	DOUBLE DETECTOR CHECK VALVE
DI	DRAIN INLET
DW	DOMESTIC WATER
EDF	EXTRA DEEPENED FOOTING
EXIST.	EXISTING
EG	EXIST. GROUND
FH	FIRE HYDRANT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT
INV	INVERT
LA	LANDSCAPE AREA
LP	LOW POINT
MH	MANHOLE
NAP	NOT A PART
OX	OVER EXCAVATION
PCC	PORTLAND CONCRETE CEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RIDGE LINE
RET.	RETAINING WALL
RPBP	REDUCE PRESSURE BACKFLOW PREVENTER
RG	ROUGH GRADE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SG	SUB GRADE
SPPWC	STANDARD PLANS FOR PUBLIC WORKS
SW	STEM WALL
SS	SANITARY SEWER
TB	TOP OF BERM
TC	TOP OF CURB
TF	TOP OF FOOTING
TOP	TOP OF PLANTER
TP	TOP OF PIPE
TS	TOP OF STEP
TFS	TOP FINISH SURFACE
TRW	TOP OF RETAINING WALL
TW	TOP OF WALL
TG	TOP OF GRATE
TSM	TOP STEM WALL
TYP.	TYPICAL
WM	WATER METER

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- CENTERLINE
- CURB LINE
- CURB AND GUTTER
- FLOW LINE
- 66.00 TC / 65.50 FL — PROPOSED ELEVATIONS
- (65.66) TC / (65.00) FL — EXISTING ELEVATIONS
- 60 — PROPOSED CONTOUR
- (60) — EXISTING CONTOUR
- ADA PATH OF TRAVEL
- EXISTING SCREEN WALL
- PROPOSED SCREEN WALL
- ONSITE STREET LIGHTING
- OFF SITE STREET LIGHTING
- FIRE HYDRANT
- LANDSCAPE AREA
- WALK AREA
- CONCRETE PAVEMENT

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

NOT FOR CONSTRUCTION

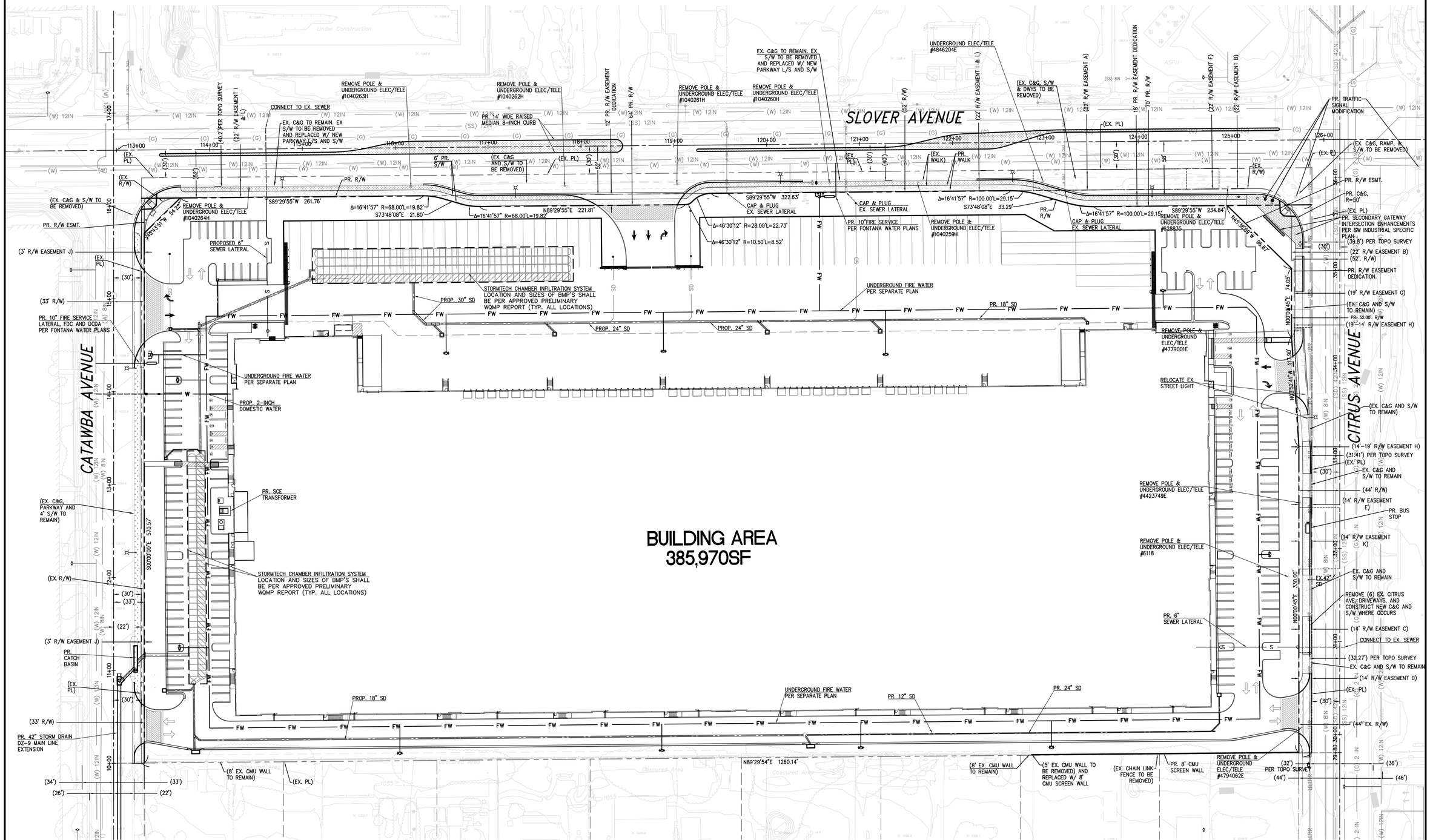
NO.	REVISION:	DATE:

PROJECT: SLOVER AVE INDUSTRIAL PROJECT
16025 SLOVER AVENUE
FONTANA, CA 92337

DRAWING NAME: CONCEPTUAL GRADING PLAN

ISSUE:	CONCEPTUAL
DATE:	02/07/2024
CHECKED: BA	DRAWN: JL
DRAWING FILE: 22309 CG	
PROJECT NO.: 22-309	
SHEET NUMBER:	1
OF 1	SHEETS
SCALE: AS NOTED	

FILENAME: M:\2022\22-309 Seefried Fontana Slover\CONCEPT\22-309 CG.dwg, LAST SAVED ON: Feb 07 2024 7:46pm, PLOTTED BY: HENG, ON: Feb 07 2024 7:47pm, CFC



NOT FOR CONSTRUCTION

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

NO.:	REVISION:	DATE:

PROJECT: **SLOVER AVE INDUSTRIAL PROJECT**
16025 SLOVER AVENUE
FONTANA, CA 92337

DRAWING NAME: **CONCEPTUAL UTILITY PLAN**

ISSUE:	CONCEPTUAL
DATE:	02/07/2024
CHECKED: BA	DRAWN: FM
DRAWING FILE: 22-309 UT	
PROJECT NO.: 22-309	
SHEET NUMBER:	1
OF	1 SHEETS
SCALE: AS NOTED	

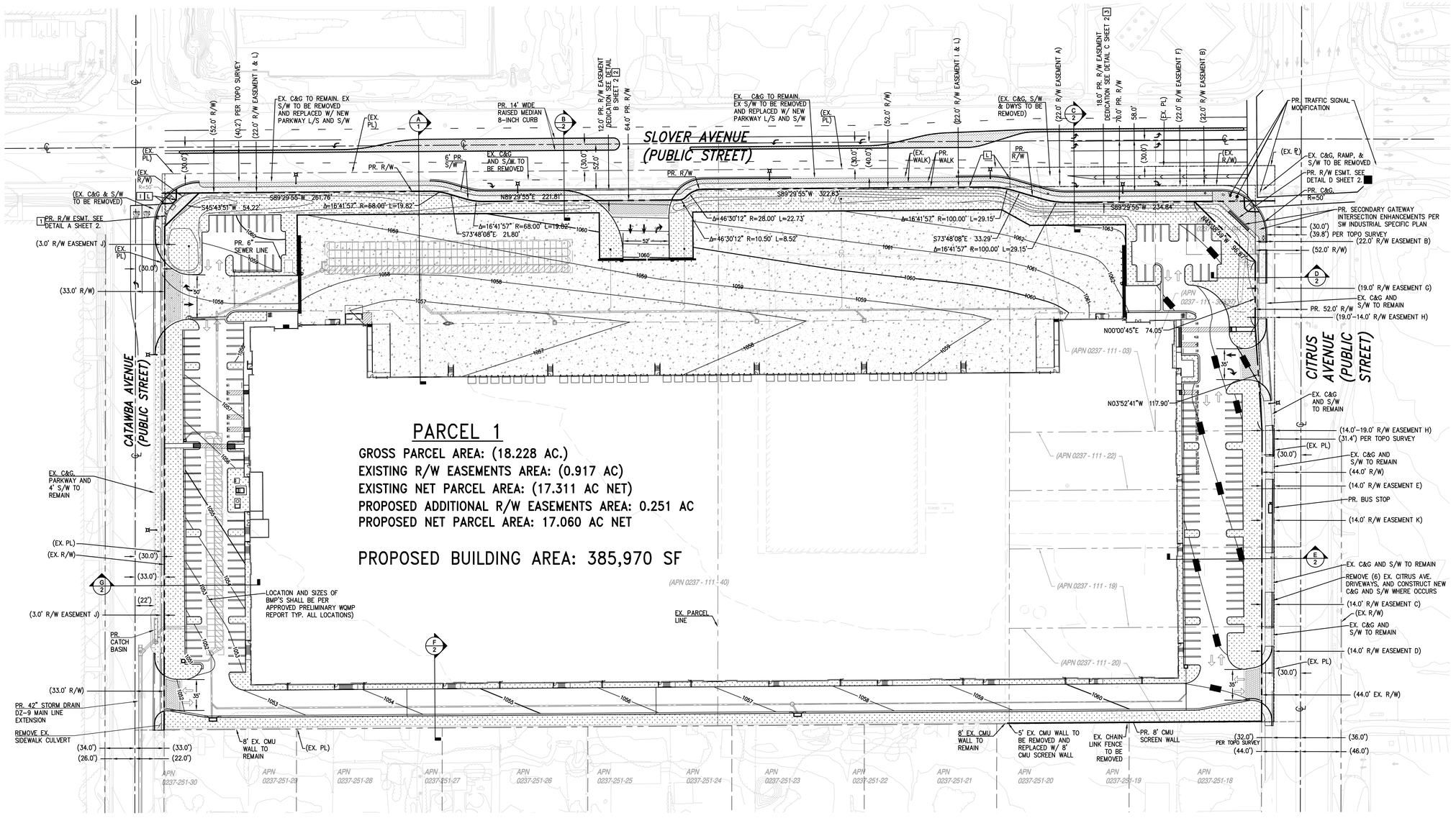
ISSUE: A \2022\22-309 Slover Ave Industrial\DWG\22-309 U.dwg LAST SAVED By: FM on: Feb 07, 2024 - 3:46pm PLOTTED By: HEIDI on: Feb 07, 2024 - 3:46pm, GPS

TENTATIVE PARCEL MAP NO. 20639

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A MERGER OF LOT 841 OF MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER MAPS RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

GRAPHIC SCALE: 1 INCH = 50 FT



PARCEL 1

GROSS PARCEL AREA: (18.228 AC.)
EXISTING R/W EASEMENTS AREA: (0.917 AC)
EXISTING NET PARCEL AREA: (17.311 AC NET)
PROPOSED ADDITIONAL R/W EASEMENTS AREA: 0.251 AC
PROPOSED NET PARCEL AREA: 17.060 AC NET

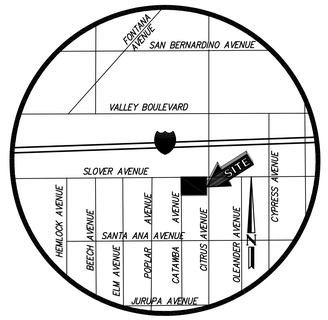
PROPOSED BUILDING AREA: 385,970 SF

NOTES:

PROJECT ADDRESS: 16025 SLOVER AVENUE FONTANA, CA 92337
DATE OF PREPARATION: 10-23-2023

GROSS PARCEL AREA: (18.228 AC)
EXISTING R/W EASEMENTS AREA: (0.917 AC)
EXISTING NET PARCEL AREA: (17.311 AC NET)
PROPOSED ADDITIONAL R/W EASEMENTS AREA: 0.251 AC
PROPOSED NET PARCEL AREA: 17.060 AC NET

ALL EXISTING BUILDINGS SHOWN HEREON WILL BE REMOVED
ALL UTILITY BOXES AND STRUCTURES TO BE CONSTRUCTED UNDERGROUND



VICINITY MAP
NTS

LEGEND:

ASPH	ASPHALT
C&G	CURB & GUTTER
CONC	CONCRETE
ESMT	EASEMENT
EX.()	EXISTING
L/S	LANDSCAPE
PL	PROPERTY LINE
PR.	PROPOSED
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
TELE	TELEPHONE
WM	WATER METER

CENTER LINE
EXISTING BUILDING FOOTPRINT
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING PARCEL LINE
UNDERLYING LOT LINE
EASEMENT
FENCE
OVERHEAD LINES
EXISTING BLOCK WALL
PROPOSED BLOCK WALL
PROPOSED PROPERTY LINE
PROPOSED RIGHT-OF-WAY EASEMENT

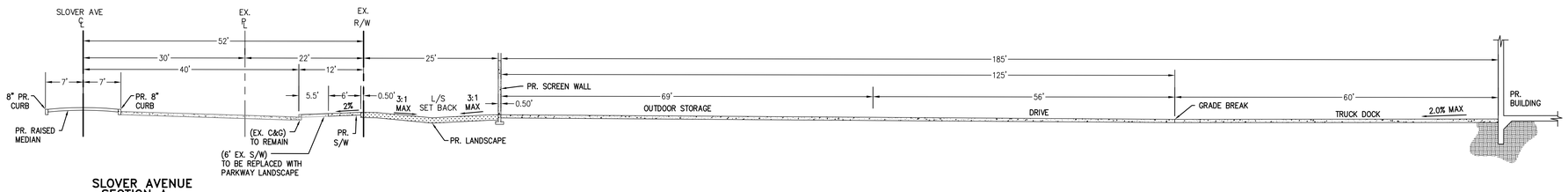
SYMBOL LEGEND

FIRE HYDRANT
GATE
GUY ANCHOR
EXISTING LIGHT POLE
PROPOSED LIGHT POLE
PALM TREE
POWER POLE
SIGN

MANHOLES
SEWER
STORM DRAIN
UNKNOWN UTILITY

VALVES
GAS
WATER

STREET SECTIONS:



SLOVER AVENUE SECTION A
SCALE: 1"=10'

ASSESSOR'S PARCEL NUMBERS

16071 SLOVER AVENUE (0237-111-03)
VACANT LAND (0237-111-04)
10578 CITRUS AVENUE (0237-111-19)
10590 CITRUS AVENUE (0237-111-20)
10556 CITRUS AVENUE (0237-111-22)
10526 AND 10542 CITRUS AVENUE (0237-111-36, 0237-111-37)
16025 SLOVER AVENUE (0237-111-40)
FONTANA, CA 92337

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SLOVER AVENUE LINE AS SHOWN ON TRACT NO. 9885 AS FILED IN BOOK 152, PAGE 21 OF MAPS. BEING NORTH 89°29'55" WEST.

BENCHMARK

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: POINT #51 - C.S.F.B. 4015/1582
ELEV.: 1068.25' (COUNTY OF SAN BERNARDINO BENCHMARK)

DATUM: NONE LISTED
DESCRIPTION: SPIKE AND WASHER AT THE CENTERLINE INTERSECTION OF SLOVER & CITRUS.

ZONING

EXISTING GENERAL PLAN LAND USE: INDUSTIRAL (I-G)
ZONING DESIGNATION: SOUTHWEST INDUSTRIAL SPECIFIC PLAN (SP)
SWIP DESIGNATION: SLOVER EAST INDUSTRIAL DISTRICT (SED)

*NO CHANGE OF ZONE IS PROPOSED

UTILITY PROVIDERS:

WATER
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
PHONE: (909) 201-7349
CONTACT: PAUL GARAVITO

TELEPHONE
AT&T
3073 ADAMS STREET
RIVERSIDE, CA 92506
PHONE: (951) 359-2629
CONTACT: MARC POOLE

CABLE
CHARTER COMMUNICATIONS
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
PHONE: (951) 406-1632
CONTACT: JESSE DICKASON

GAS
SOUTHERN CALIFORNIA GAS COMPANY
16231 VALLEY BLVD
FONTANA, CA 92335
PHONE: (909) 335-3968
CONTACT: STEVE WHITTEN

ELECTRIC
SOUTHERN CALIFORNIA EDISON
800 WEST CIENAGA AVENUE
SAN DIMAS, CA 91773
PHONE: (909) 592-3765
CONTACT: ANTOINE WILLIAMS

SEWER
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92335
PHONE: (909) 350-7610

OWNER/APPLICANT:
SEEFRIED INDUSTRIAL PROPERTIES, INC.
2301 ROSECRANS AVENUE, SUITE 3165
EL SEGUNDO, CA 90245
PHONE: 310-536-7900

ARCHITECT:
HPA
18831 BARDEEN AVENUE, SUITE 100
IRVINE, CA 92612
PHONE: 949-863-1770
FAX: 949-863-0851

ENGINEER:
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860 Phone
(714) 685-6801 Fax

E:\DWG M_2022\22-109 Seefried Fontana Slover\PM\22-109_PM.dwg, ASS SHEET, Feb 07 2024 7:32pm PLOTTED BY: KEVIN ON

LEGAL DESCRIPTION:

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

THE WEST ONE HALF OF THE NORTH ONE HALF OF THE EAST ONE HALF OF THE EAST ONE HALF OF LOT 841, ACCORDING TO SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

AREAS AND DISTANCES ARE COMPUTED TO THE CENTERS OF ALL STREETS AS SHOW ON SAID MAP.

TOGETHER WITH, THAT PORTION OF FARM LOT 841, SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 841;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 100 FEET;

THENCE SOUTHERLY AND PARALLEL TO THE EAST BOUNDARY OF SAID LOT, 100 FEET;

THENCE EASTERLY AND PARALLEL TO THE NORTH BOUNDARY OF SAID LOT TO THE EAST BOUNDARY THEREOF;

THENCE NORTHERLY ALONG THE EAST BOUNDARY OF SAID LOT TO THE **POINT OF BEGINNING**.

TOGETHER WITH, THE NORTH 90 FEET OF THE SOUTH 198 FEET OF THE EAST 5 ACRES OF THE EAST ONE-HALF OF FARM LOT 841, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREAS AND DISTANCES OF THE ABOVE DESCRIBED ARE COMPUTED TO THE CENTER LINE OF ALL ADJOINING STREETS AND ROADS.

TOGETHER WITH, THE NORTH 90 FEET OF THE SOUTH 198 FEET OF THE EAST 5 ACRES OF THE EAST ONE-HALF OF FARM LOT 841, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE UNINCORPORATED AREA OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREAS AND DISTANCES OF THE ABOVE DESCRIBED ARE COMPUTED TO THE CENTER LINE OF ALL ADJOINING STREETS AND ROADS.

TOGETHER WITH, THE SOUTH 108 FEET OF THE EAST 5 ACRES OF THE EAST 1/2 OF LOT 841, SEMI TROPIC LAND AND WATER COMPANY SUBDIVISION, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

TOGETHER WITH, THE NORTH 66 FEET OF THE SOUTH 330 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF LOT 841, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11, PAGE(S) 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH:

PARCEL 1:

THE WEST ½ OF THE EAST ½ OF FARM LOT 841, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY.

NOTE: THE AREA AND DISTANCES OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.
APN: 0237-111-03

PARCEL 2:

THE SOUTH 66 FEET OF THE NORTH 132 FEET OF THE SOUTH 330 FEET OF THE EAST ½ OF FARM LOT 841, ACCORDING TO THE MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 0237-111-04

NOTE: AREAS AND DISTANCES AS SHOWN ON MAP OF THE ABOVE DESCRIBED SUBDIVISION INDICATE SAME ARE COMPUTED TO STREET CENTERS.

PARCEL 3:

THE WEST ½ OF FARM LOT 841, ACCORDING TO MAP OF SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAID COUNTY.

NOTE: THE AREA AND DISTANCES OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE GRANTORS OF THE ADJOINING STREETS SHOWN ON SAID MAP.

THE LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A NOTICE OF LOT MERGER, RECORDED APRIL 10, 2001, AS INSTRUMENT NO. 20010131456 OF OFFICIAL RECORDS.
APN: 0237-111-36&37

ZONING:

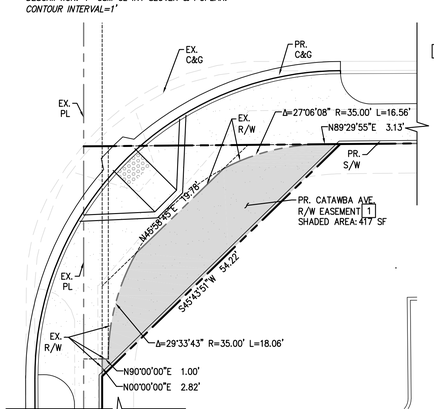
ZONING INFORMATION:
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF FONTANA DEPARTMENT OF PLANNING)
GENERAL PLAN DESIGNATION: I-L (LIGHT INDUSTRIAL)
ZONE DESIGNATION: SOUTHWEST INDUSTRIAL PARK SPECIFIC PLAN
SWIP ZONING DISTRICT: SLOVER EAST INDUSTRIAL DISTRICT

BENCHMARK:

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:
BM No.: POINT #19 – C.S.F.B. 4015/1582
ELEV.: 1049.30' (COUNTY OF SAN BERNARDINO BENCHMARK)

DATUM: NONE LISTED
DESCRIPTION: 1" CSM CL INT SLOVER & POPLAR.
CONTOUR INTERVAL=1'



PR. R/W EASEMENT DEDICATION 1 (A/1)
1" = 10'

EXISTING EASEMENTS TO BE QUITCLAIMED:

■ AN EASEMENT IN FAVOR OF COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD PURPOSE AND INCIDENTAL PURPOSES, RECORDED AUGUST 30, 1999 AS INSTRUMENT NO. 99-367124, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS ■)

■ AN EASEMENT IN FAVOR OF COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA FOR HIGHWAY AND ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 2001 AS INSTRUMENT NO. 2001-531048, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS ■)

AN EASEMENT IN FAVOR OF FONTANA FARMS COMPANY FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1937 AS BOOK 1228, PAGE 290, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – BLANKET IN NATURE)

C 11 AN EASEMENT IN FAVOR OF THE CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 01, 2016 AS INSTRUMENT NO. 2016-0460574, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS C)

D AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED MAY 11, 2017 AS INSTRUMENT NO. 2017-194652 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS D)

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 11, 1937 AS BOOK 1225, PAGE 452, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

E AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JANUARY 03, 2017 AS INSTRUMENT NO. 2017-0001792, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS E)

AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 10, 1925 IN BOOK 877 OF DEEDS, PAGE 316.
(DOCUMENT AFFECTS – BLANKET IN NATURE)

AN EASEMENT IN FAVOR OF FONTANA LAND COMPANY, A CORPORATION FOR POLE LINES, PIPE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED AUGUST 19, 1926 AS BOOK 136, PAGE 173, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – BLANKET IN NATURE)

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 11, 1937 AS BOOK 1228, PAGE 290, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – BLANKET IN NATURE)

F AN EASEMENT IN FAVOR OF COUNTY OF SAN BERNARDINO, A BODY CORPORATE AND POLITIC OF THE STATE OF CALIFORNIA FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 07, 2002 AS INSTRUMENT NO. 20020062403, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS F)

THE EFFECT OF A DOCUMENT ENTITLED "GRANT DEED", RECORDED DECEMBER 09, 2010 AS INSTRUMENT NO. 2010-0523339, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF AN INDEPENDENT SOLAR ENERGY PRODUCER CONTRACT" RECORDED OCTOBER 12, 2012 AS INSTRUMENT NO. 2012-0424422, OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

G AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 2017 AS INSTRUMENT NO. 2017-0037418, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS G)

H AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 26, 2017 AS INSTRUMENT NO. 2017-0037419, OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS H)

AN EASEMENT FOR PIPELINES AND WATER CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 05, 1935 AS BOOK 1051, PAGE 107 OF OFFICIAL RECORDS.
SAID DEED CONVEYS TO THE GRANTEE THEREIN, THE 10-INCH CEMENT PIPELINE LOCATED NEAR THE NORTH BOUNDARY OF THE LOT THEREIN DESCRIBED, SUBJECT TO THE RIGHT OF ALL PRESENT OR FUTURE OWNERS OF PORTIONS OF SAID LOT TO CONDUCT THROUGH SAID PIPELINE SUFFICIENT WATER FOR IRRIGATION.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
(DOCUMENT AFFECTS – BLANKET IN NATURE – SEE DOCUMENT FOR PARTICULARS – 40 FOOT BUILDING SETBACK PLOTTED HEREON AS ——— S/L ———)

AN EASEMENT FOR PIPELINES, WATER CONDUITS, AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 13, 1944 AS BOOK 1716, PAGE 132 OF OFFICIAL RECORDS.
SAID DEED CONVEYS TO THE GRANTEE THEREIN, THE 10-INCH CEMENT PIPELINE LOCATED NEAR THE NORTH BOUNDARY OF THE LOT THEREIN DESCRIBED, SUBJECT TO THE RIGHT OF ALL PRESENT OR FUTURE OWNERS OF PORTIONS OF SAID LOT TO CONDUCT THROUGH SAID PIPELINE SUFFICIENT WATER FOR IRRIGATION.
(DOCUMENT AFFECTS – BLANKET IN NATURE – SEE DOCUMENT FOR PARTICULARS – 40 FOOT BUILDING SETBACK PLOTTED HEREON AS ——— S/L ———)

I AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR ROAD AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 15, 1999 AS INSTRUMENT NO. 19990390678 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS I)

J AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 2000 AS INSTRUMENT NO. 20000032025 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS J)

K AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 2000 AS INSTRUMENT NO. 20000032026 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS K)

L AN EASEMENT IN FAVOR OF THE COUNTY OF SAN BERNARDINO FOR HIGHWAY AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 31, 2000 AS INSTRUMENT NO. 20000032028 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS – PLOTTED HEREON AS L)

PROPOSED EASEMENTS:

1 AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.

2 AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.

3 AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.

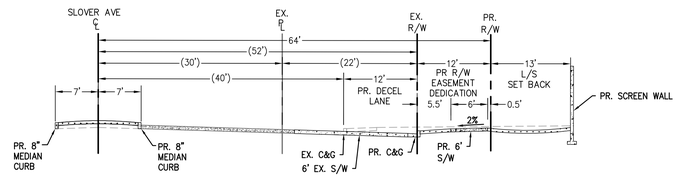
4 AN EASEMENT IN FAVOR OF CITY OF FONTANA, A MUNICIPAL CORPORATION FOR STREET, HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES.

SITE TABULATION:

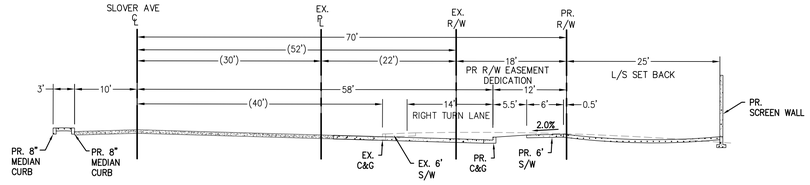
SITE AREA
GROSS PARCEL AREA: (18.228 AC)
EXISTING R/W EASEMENTS AREA: (0.917 AC)
EXISTING NET PARCEL AREA: (17.311 AC NET)
PROPOSED ADDITIONAL R/W EASEMENTS AREA: 0.251 AC
PROPOSED NET PARCEL AREA: 17.060 AC NET

BUILDING AREA		
NEC Office - 1st floor	5,000	sf
NEC Office - 2nd floor	5,000	sf
Warehouse	375,970	sf
TOTAL	385,970	sf
SITE COVERAGE		
Maximum Allowed	to be verified	
Actual	48.0%	
FLOOR AREA RATIO		
Maximum Allowed - allowable intensity bonus 15%. See section 10.10	0.55	
Actual	0.49	
AUTO PARKING REQUIRED		
High Cube:		stalls
Office: 1/250 s.f. (if exceed 10% GFA)	n/a	stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	stalls
2nd 20K @ 1/2,000 s.f.	10	stalls
above 40K @ 1/5,000 s.f.	69	stalls
TOTAL	99	stalls
AUTO PARKING PROVIDED		
Standard (9' x 19')	132	stalls
Standard ADA (9'x19")	4	stalls
Van ADA (12'x19')	2	stalls
EV Van (12'x19')	1	stalls
Future Standard ADA (9'x19')	2	stalls
Future EV Standard (9'x19')	15	stalls
Clean Air/EV/Van Pool (9'x19)	3	stalls
Total	**159**	**stalls**
TRAILER PARKING REQUIRED		
Trailer: 1/5,000 s.f.	77	stalls
TRAILER PARKING PROVIDED		
Trailer (12' x 52')	58	stalls
Trailer (12' x 70')	13	stalls
Trailer (12' x 80')	8	stalls
TOTAL	**79**	**stalls**
ZONING ORDINANCE		
Zoning Designation - Southwest Industrial Park Specific Plan (SWIP) - Slover East Industrial District (SED)		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 60'		
LANDSCAPE REQUIREMENT		
Percentage - 15% (excluding building area)		
LANDSCAPE PROVIDED		
In s.f.	126,907	sf
Percentage	17.0%	
SETBACKS		
Slover Ave. - 25'		
Catawba Ave. - 20'		
Citrus Ave. - 20'		
Interior side / Rear - 0'		
Adjacent to Residential Truck District - 50'		

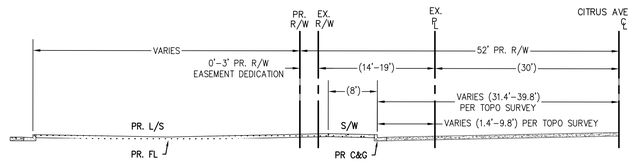
STREET SECTIONS:



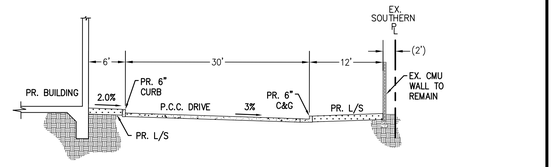
SLOVER AVENUE
SECTION B
SCALE: 1"=10'



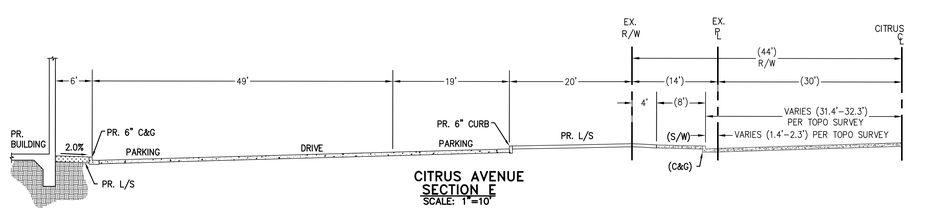
SLOVER AVENUE
SECTION C
SCALE: 1"=10'



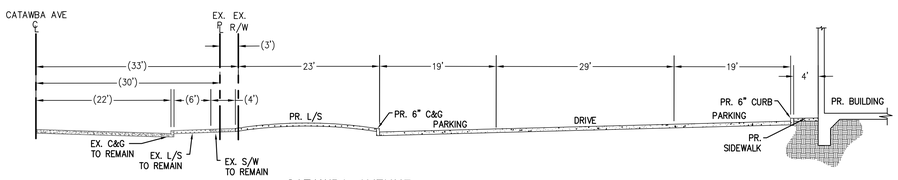
CITRUS AVENUE
SECTION D
SCALE: 1"=10'



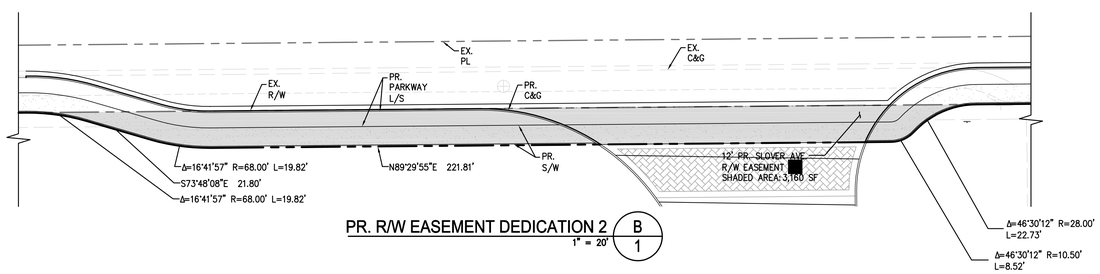
SECTION F
SCALE: 1"=10'



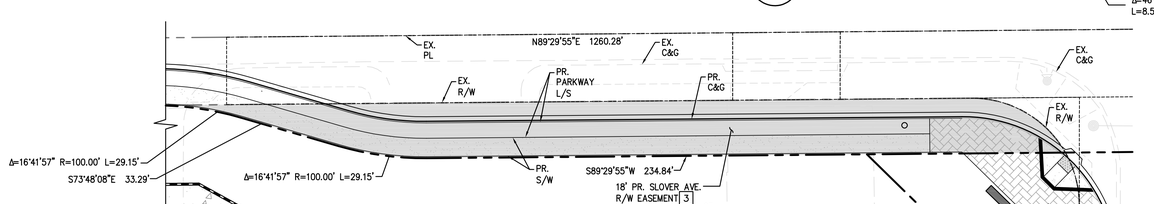
CITRUS AVENUE
SECTION E
SCALE: 1"=10'



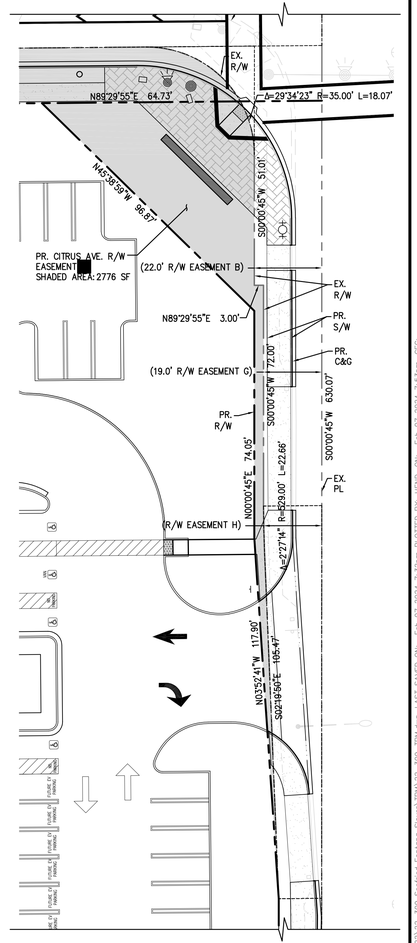
CATAWBA AVENUE
SECTION G
SCALE: 1"=10'



PR. R/W EASEMENT DEDICATION 2 (B/1)
1" = 20'



PR. R/W EASEMENT DEDICATION 3 (C/1)
1" = 20'



PR. R/W EASEMENT DEDICATION 4 (D/1)
1" = 20'

BOWMAN, M:\2023\23-309 Slover\Fontana Slover\ENG\23-309_PM.dwg, LAST SAVED ON: Feb 07 2024 2:32pm, PLOTTED BY: HEIDI, ON: Feb 07 2024 2:32pm, DWG: