



MOUNTAIN VIEW INDUSTRIAL PARK 13

14970 JURUPA AVE.
FONTANA, CA 92337



Attachment No. 2 - Project Plan Set

MTN VIEW IND PARK 13
14970 JURUPA AVE.
FONTANA, CA

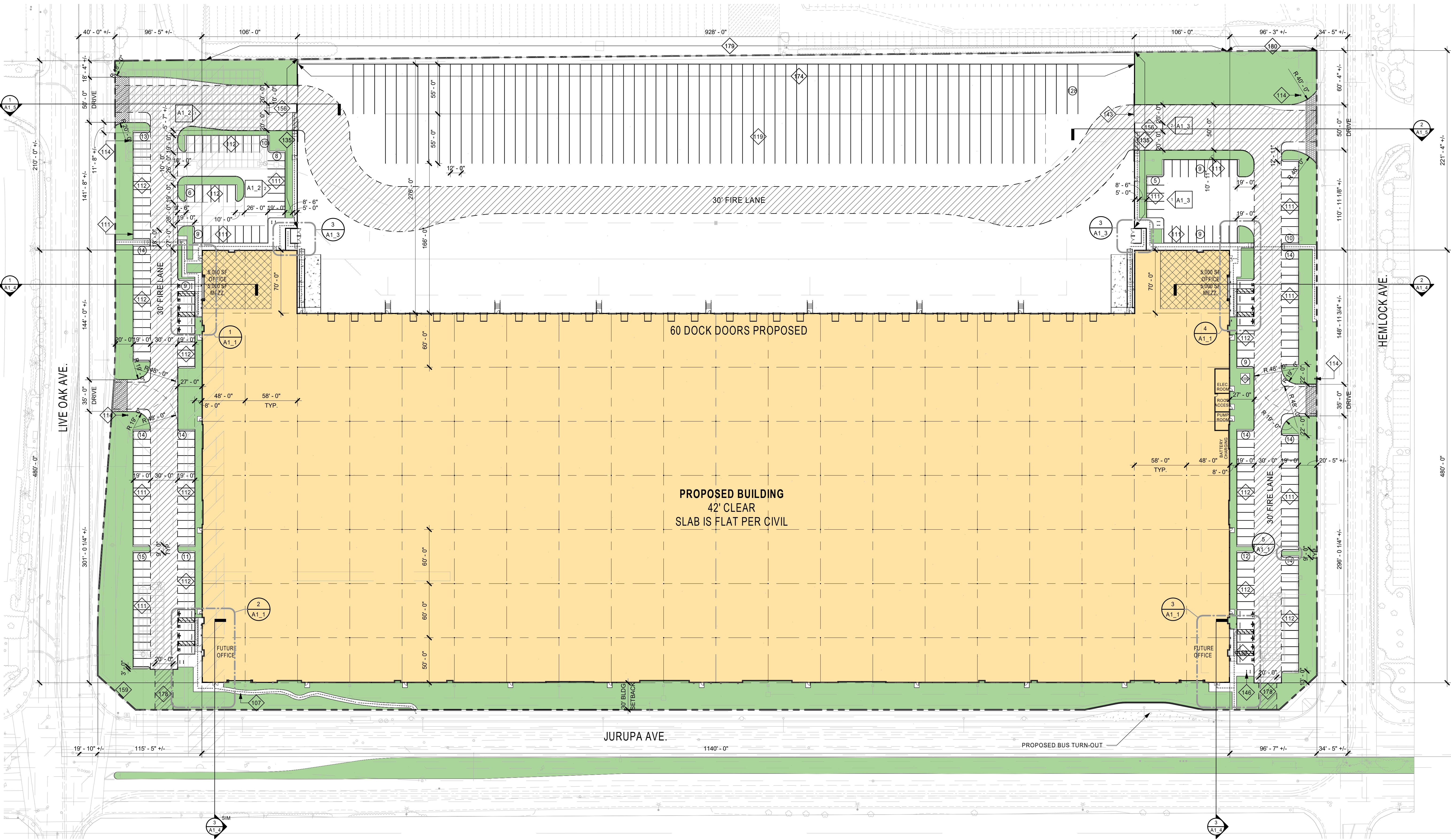
PROJECT
6TH ENTITLEMENT SUBMITTAL



TITLE SHEET

A0

3/24/2025 9:31:11 AM



1 PROPOSED SITE PLAN
Scale: 1" = 50'-0"

DEVELOPER/OWNER	SCOPE OF WORK	PROJECT INFORMATION & AREA ANALYSIS	SHEET INDEX	VICINITY MAP	SITE PLAN GENERAL NOTES	SITE LEGEND
PROLOGIS 3546 CONCORCE ST., SUITE 100 ONTARIO CA 91764 CONTACT: D.J. ARELLANO PHONE: 562.376.92333 EMAIL: DARELLANO@PROLOGIS.COM	CONSTRUCT NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/SWINGING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT	BUILDING ADDRESS: 14970 JURUPA AVE. 14970 JURUPA AVE. B / F S-1 OCCUPANCY: YES (ESFR NFPA 72, NFPA 13 & NFPA 24) FIRE SPRINKLER: 42' @ 6" INSIDE FIRST COLUMN LINE CLEAR HEIGHT: ZONING: IL (LIGHT INDUSTRIAL) GENERAL PLAN: JURUPA NORTH RESERACH & DEVELOPMENT DISTRICT (UND) - SOUTHWEST INDUSTRIAL PARK S.P. FEDERAL FLOOD ZONE: NO FLOOD ZONE BUILDING SETBACKS: FRONT SETBACK: 30' SIDE SETBACK: 20' REAR SETBACK: 60' MAX. HEIGHT: 60' ALLOWABLE AREA: UNLIMITED AREA PER CBC 507 OR X SF PER TABLE 506.2	A1 SITE PLAN A1.1 ENLARGED SITE PLANS A1.2 GATE & FENCE ELEVATIONS A1.3 GATE & FENCE ELEVATIONS A1.4 LINE OF SIGHT A1.5 LINE OF SIGHT A2.1 GROUND LEVEL FLOOR PLANS A2.2 MEZZANINE LEVEL FLOOR PLANS A3 ROOF PLAN A4.1 EXTERIOR ELEVATIONS A4.2 COLOR ELEVATIONS A4.3 RENDERINGS A5 COLOR BOARD C1 CONCEPT GRADING PLAN C2 CONCEPT GRADING SECTIONS C3 CONCEPT UTILITY PLAN L1 PRELIMINARY LANDSCAPE PLAN L2 PRELIMINARY LANDSCAPE PLAN FC-1.0 PHOTOMETRIC PLAN		1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS 2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS 3. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH. SEE 2/A/D1.1 4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION. 5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY. 6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING: a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5% CROSS SLOPES DO NOT EXCEED 2%. b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN. c) CHANGES IN LEVEL UP TO 1/2" COMPLY W/ 11/A/D 2.1 CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS. d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 8'-0" MIN. 7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 8" WIDE CONCRETE CURB U.O.N. 8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. 9. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/A/D1.1 10. ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN 11. WHERE OCCURS. GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/A/D1.2 12. PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE THE SEE PLAN FOR LOCATION.	LANDSCAPE AREA CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/A/D1.1 STREET LIGHT INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #6 PROPERTY LINE
APPLICANT'S REPRESENTATIVE/ARCHITECT HERDMAN ARCHITECTURE + DESIGN, INC. 3800 E. COAST HIGHWAY STE B CORONA DEL MAR, CA 92625 CONTACT: BRIDGET HERDMAN PHONE: 714.389.2800 EMAIL: PROJECTADMIN@HERDMAN-AD.COM	LEGAL DESCRIPTION & ZONING LEGAL DESCRIPTION: SEE CIVIL DRAWINGS. ASSESSOR'S PARCEL NO: 0237-121-03 & 0237-122-07 PROJECT DESCRIPTION THE APPLICANT FOR THE PROPOSED PROJECT IS REQUESTING APPROVAL FROM THE CITY OF FONTANA TO REMOVE EXISTING STRUCTURES FROM THE SITE AND TO CONSTRUCT A NEW 492,240 SF LOGISTICS AND DISTRIBUTION FACILITY WITH PARKING, LANDSCAPING, AND ON-SITE IMPROVEMENTS.					

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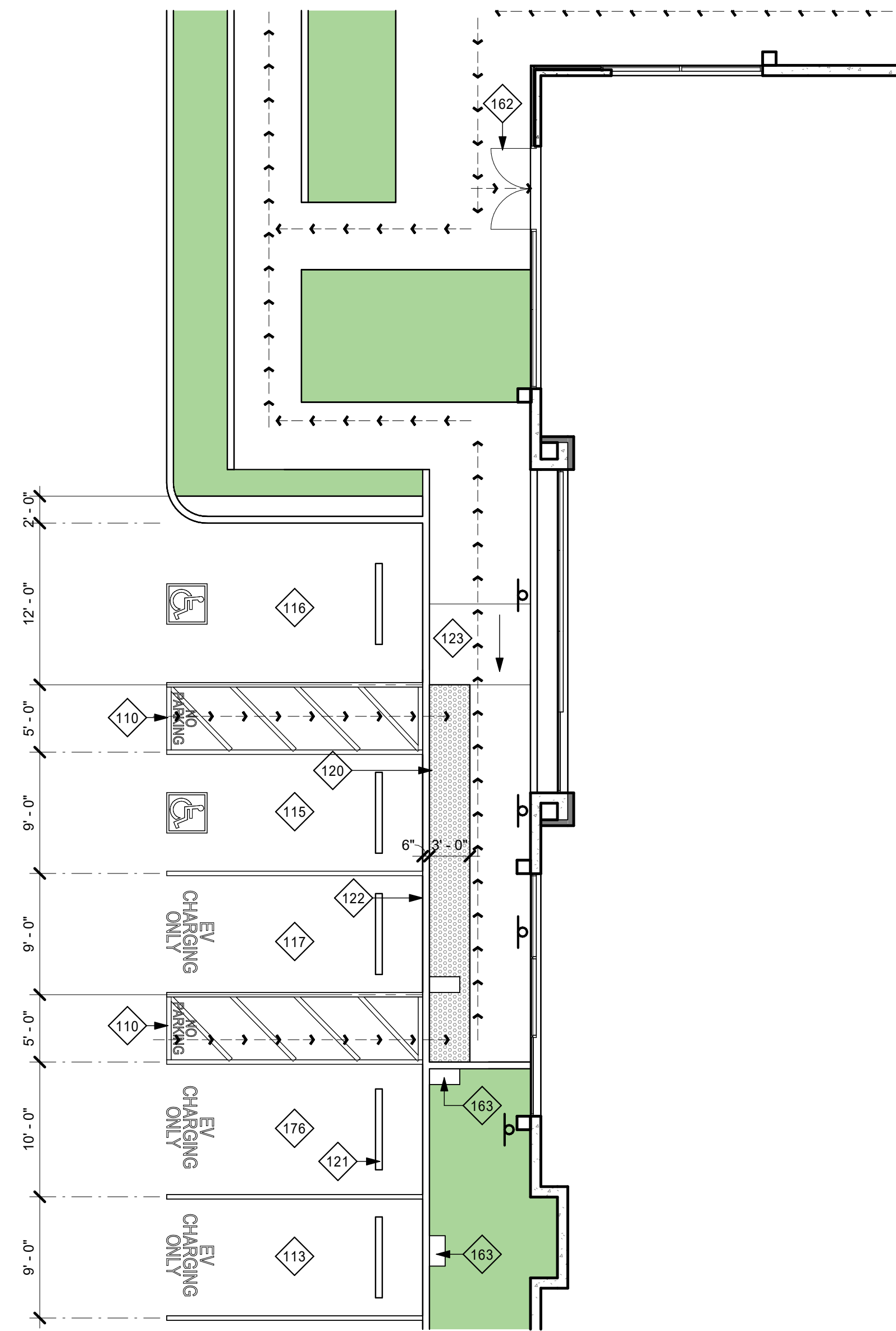
HERDMAN
ARCHITECTURE + DESIGN

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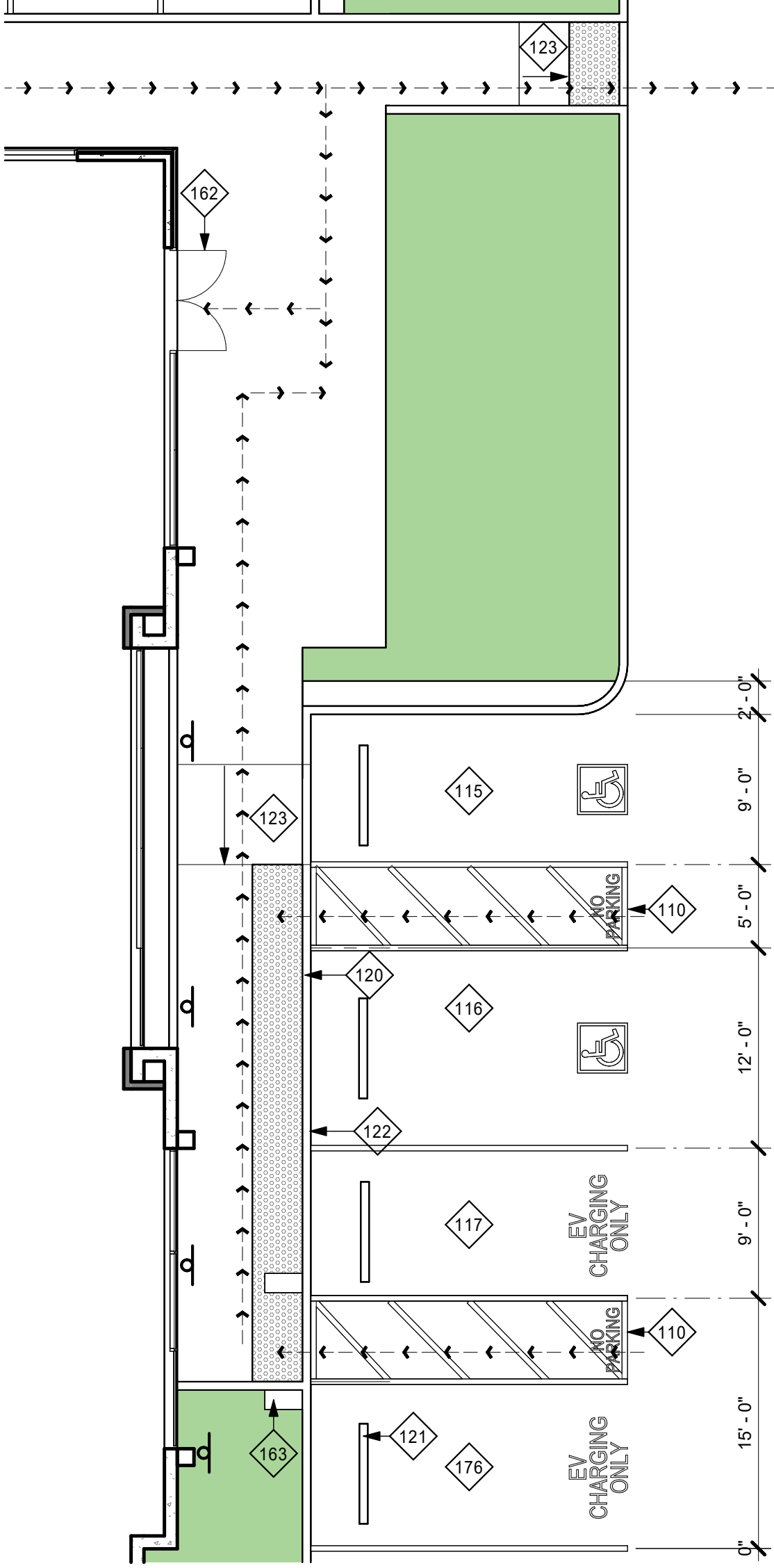
SITE PLAN



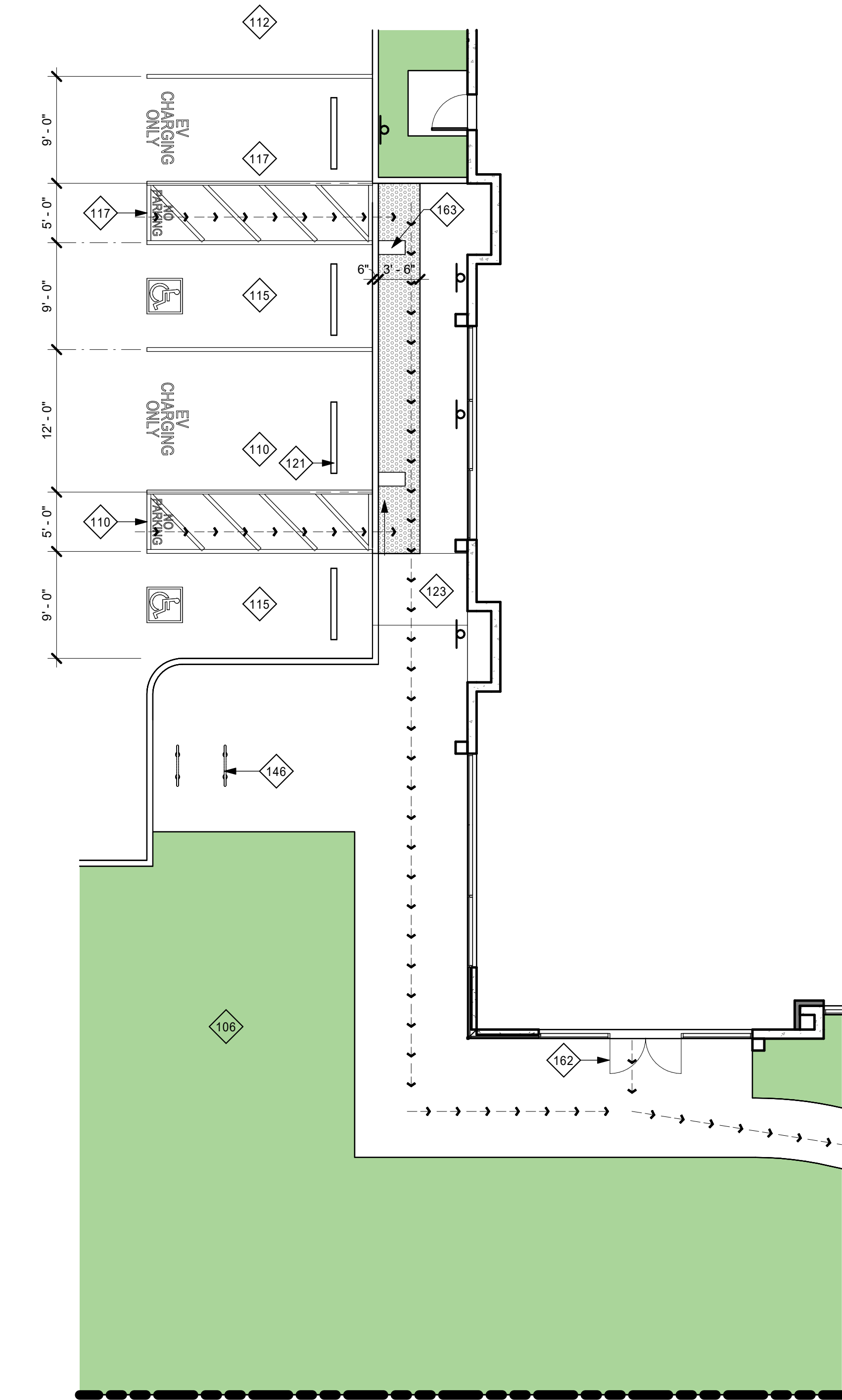
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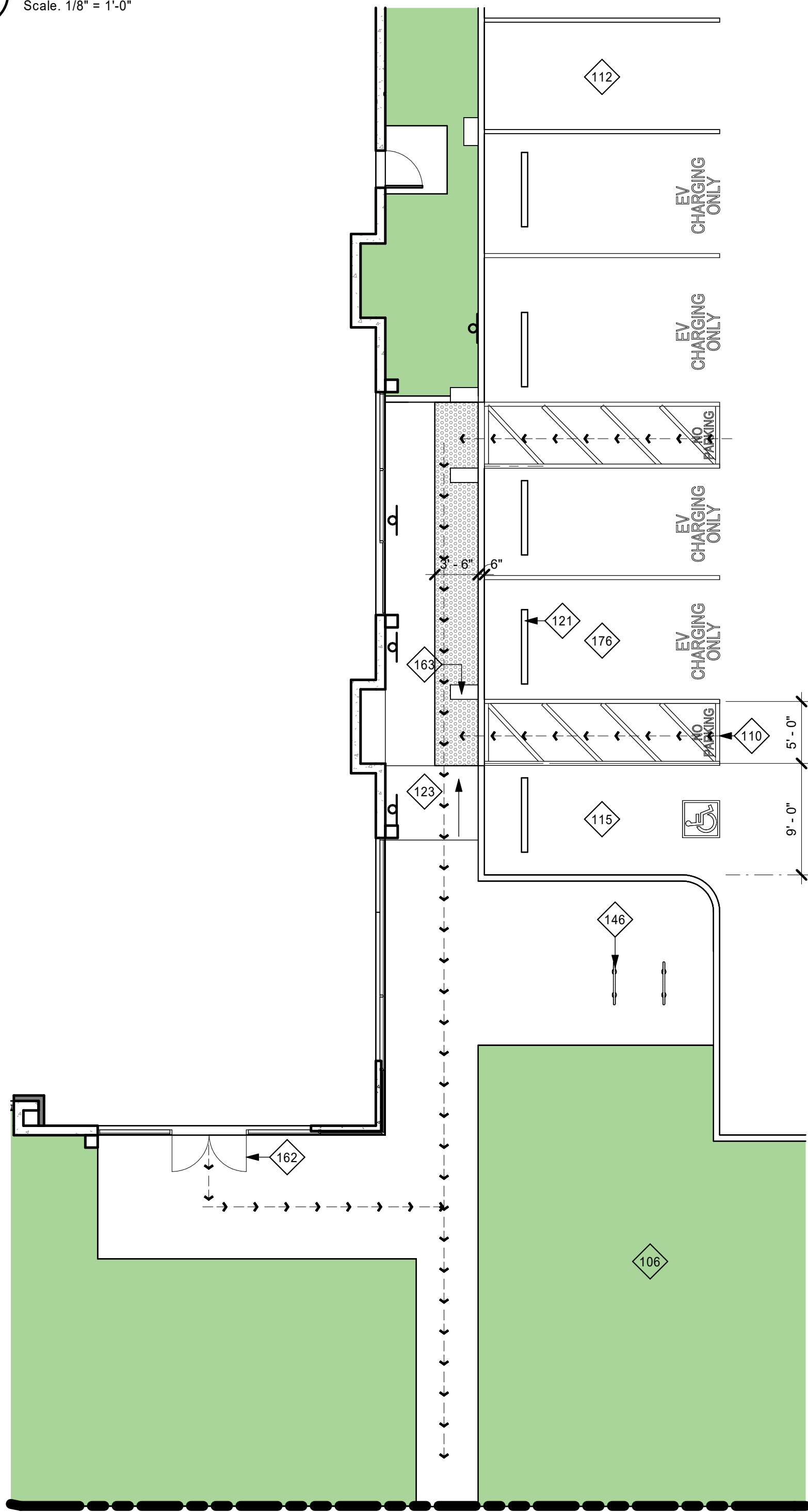
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A1.1
ENLARGED SITE PLAN NORTHWEST CORNER
Scale: 1/8" = 1'-0"



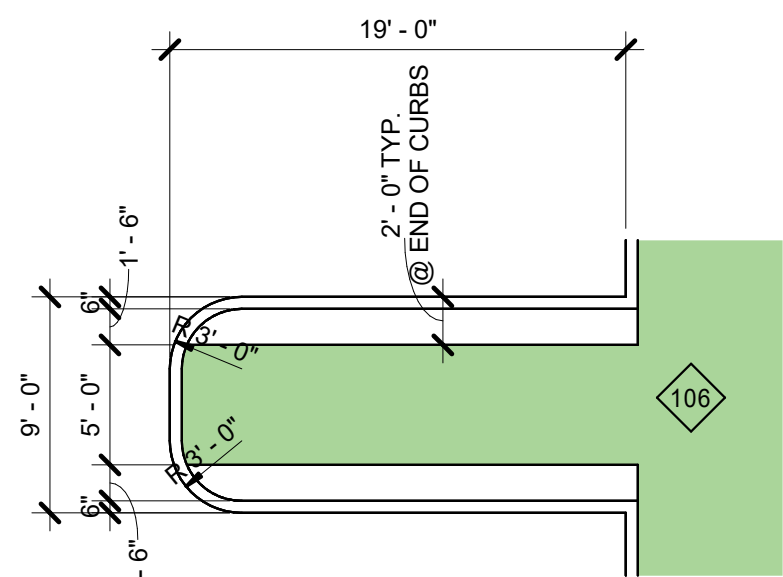
4
A1.1
ENLARGED SITE PLAN NORTHEAST CORNER
Scale: 1/8" = 1'-0"



2
A1.1
ENLARGED SITE PLAN SOUTH WEST CORNER
Scale: 1/8" = 1'-0"



3
A1.1
ENLARGED SITE PLAN SOUTH EAST CORNER
Scale: 1/8" = 1'-0"



5
A1.1
ENLARGED PLANTER PLAN
Scale: 1/8" = 1'-0"

KEYNOTES	
106	@ SHADING, PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS.
110	ACCESS AISLE FOR ACCESSIBLE PARKING STALL. 5'-0" WIDE
112	EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. PROVIDE FOR FUTURE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE
113	EVCS (ELECTRIC VEHICLE CHARGING STATION). PROVIDE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE.
115	STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
117	STANDARD ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
120	TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
121	PRECAST CONCRETE WHEEL STOP.
122	ZERO CURB FACE.
123	CURB RAMP. 8.33% MAX SLOPE w/ 2% MAX CROSS SLOPE.
146	2 POSITION BIKE RACK.
162	ACCESSIBLE BUILDING ENTRANCE.
163	FUTURE EVCS CHARGING EQUIPMENT.
176	AMBULATORY ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 10'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.

SITE LEGEND

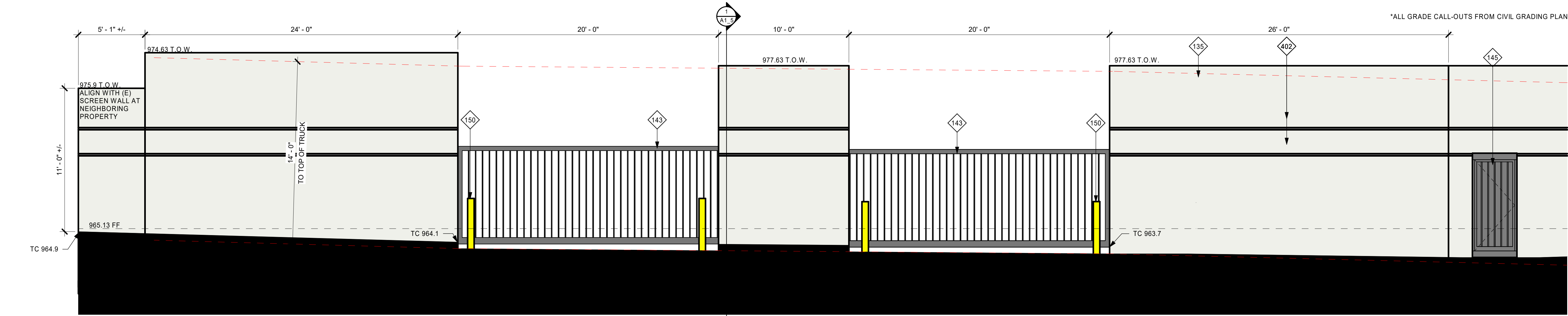
	LANDSCAPE AREA
	CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
	FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/A01.1
	STREET LIGHT
	INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
	PROPERTY LINE

EXTERIOR COLOR SCHEDULE

	A	EXTERIOR PAINT COLOR: PLD-9 PURE WHITE
	B	EXTERIOR PAINT COLOR: PLD-6 STABLE
	C	EXTERIOR PAINT COLOR: PLD-7 LIQUORICE TINT
	D	EXTERIOR PAINT COLOR: PLD-8 DRAKE
	E	EXTERIOR PAINT COLOR: PLD-5 NEW DARK GREEN
	F	ACM PANEL COLOR: CHARCOAL ANODIZED
PAINT COLOR FOR EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS.		
	G	ACM PANEL COLOR: GREEN ANODIZED
	H	EXTERIOR STOREFRONT FRAMING COLOR: CLEAR ANODIZED MULLION
EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: GREEN.		
EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS		

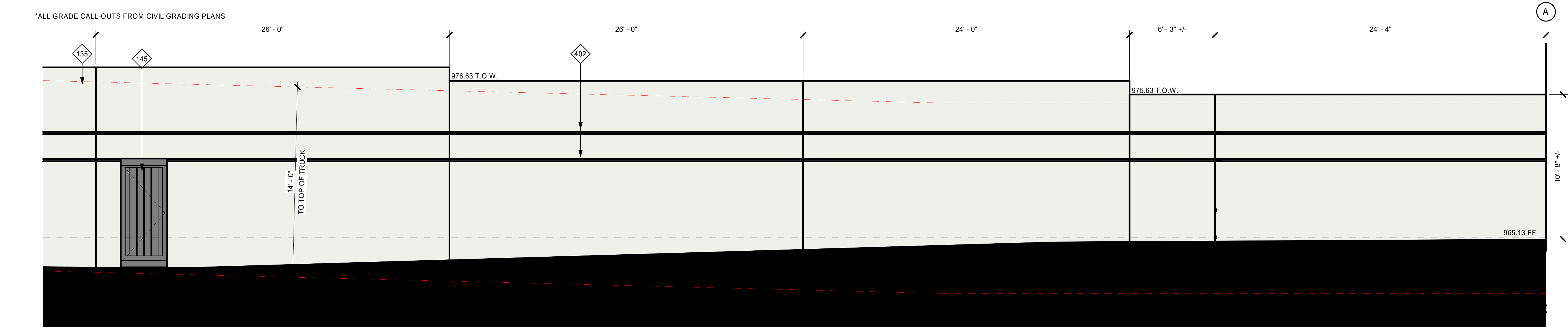
NOTES:

- ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING
- ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
- PAIN MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
- U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE "A" INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
- POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
- PAIN EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
- EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/A04.1.
- PAIN CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
- @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.
- PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL, WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/A04.1
- U.O.N., PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
- ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE



1 NORTHWEST GATE & TYPICAL SCREEN WALL ELEVATION

Scale: 1/4" = 1'-0"



2 NORTHWEST GATE & TYPICAL SCREEN WALL ELEVATION

Scale: 1/4" = 1'-0"

KEYNOTES	
135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP w/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
150	STEEL PIPE BOLLARD PROTECTION POST.
402	WALL REVEAL.

EXTERIOR COLOR SCHEDULE

	A	EXTERIOR PAINT COLOR: PLD-9 PURE WHITE
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	F	ACM PANEL COLOR: CHARCOAL ANODIZED
PAINT COLOR FOR EXPOSED STEEL BROW & CANOPY FRAMING: WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS.		
	G	ACM PANEL COLOR: GREEN ANODIZED
	H	EXTERIOR STOREFRONT FRAMING COLOR: CLEAR ANODIZED MULLION
EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: GREEN.		
EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS		

NOTES:

- ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING.
- ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
- PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
- U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE "A" INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
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- PAINT EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
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- PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
- @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.
- PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL WHEN THERE IS A COLOR CHANGE AT THE REVEAL. SEE 2A04.1
- U.O.N., PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
- ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE.

SITE PLAN GENERAL NOTES

- THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
- GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
- U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
- REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
- REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
- ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
 - SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
 - THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
 - CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
 - THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 8'-0" MIN.
- ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
- A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2A01.1
- PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3A01.1
- ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
- WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6A01.2
- PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE THE . SEE PLAN FOR LOCATION.

MTN VIEW IND PARK 13

14970 JURUPA AVE.
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PROJECT
6TH ENTITLEMENT SUBMITTAL

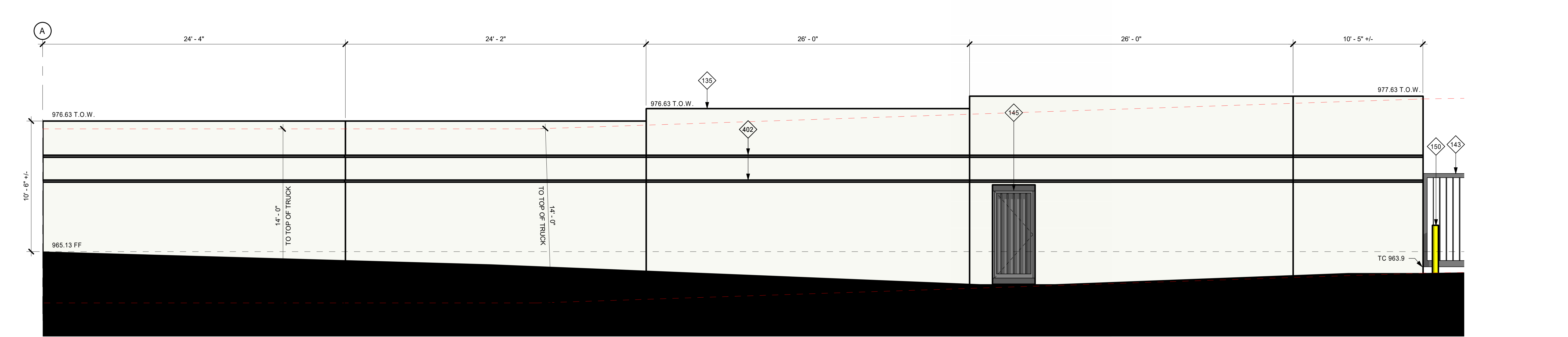


HERDMAN
ARCHITECTURE + DESIGN

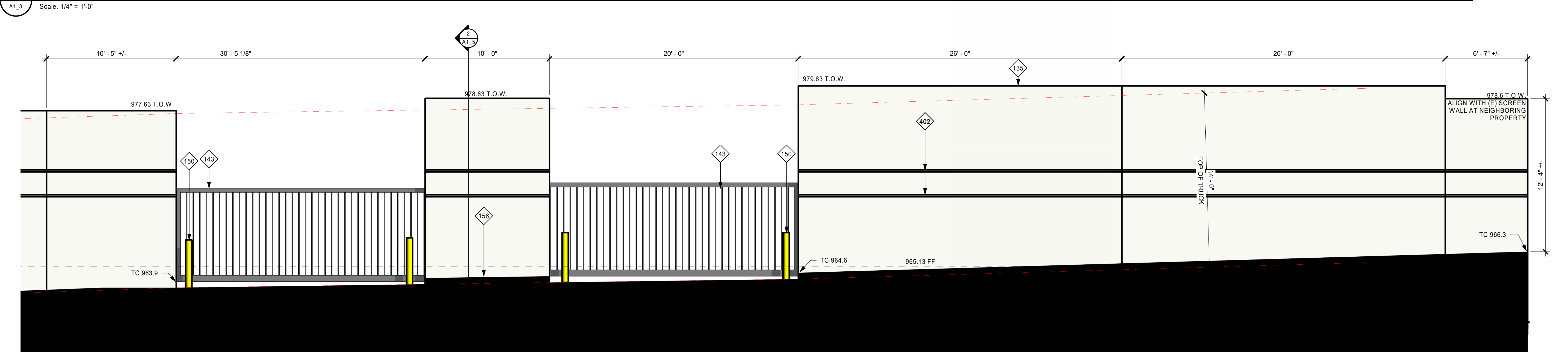
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GATE & FENCE
ELEVATIONS

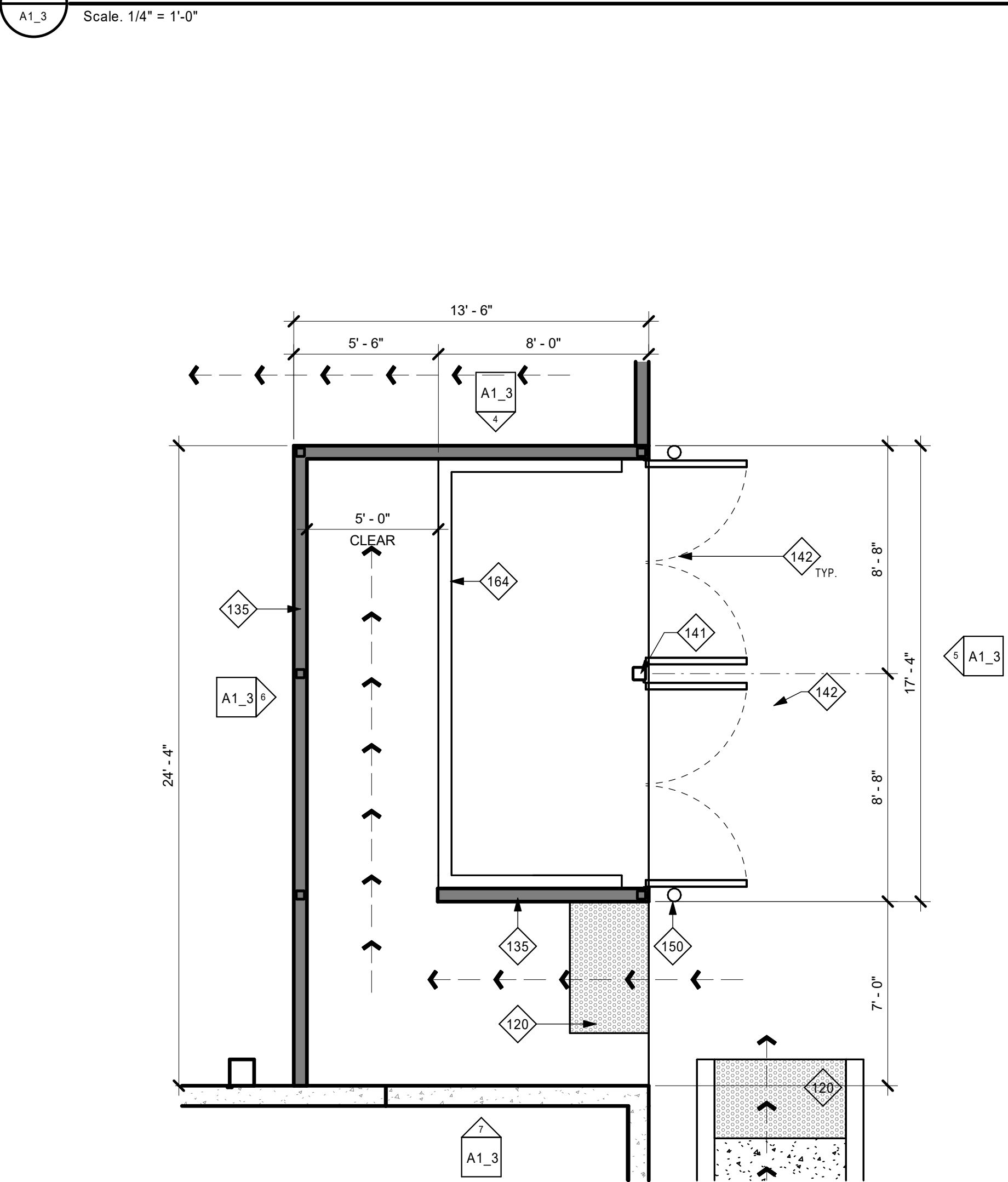
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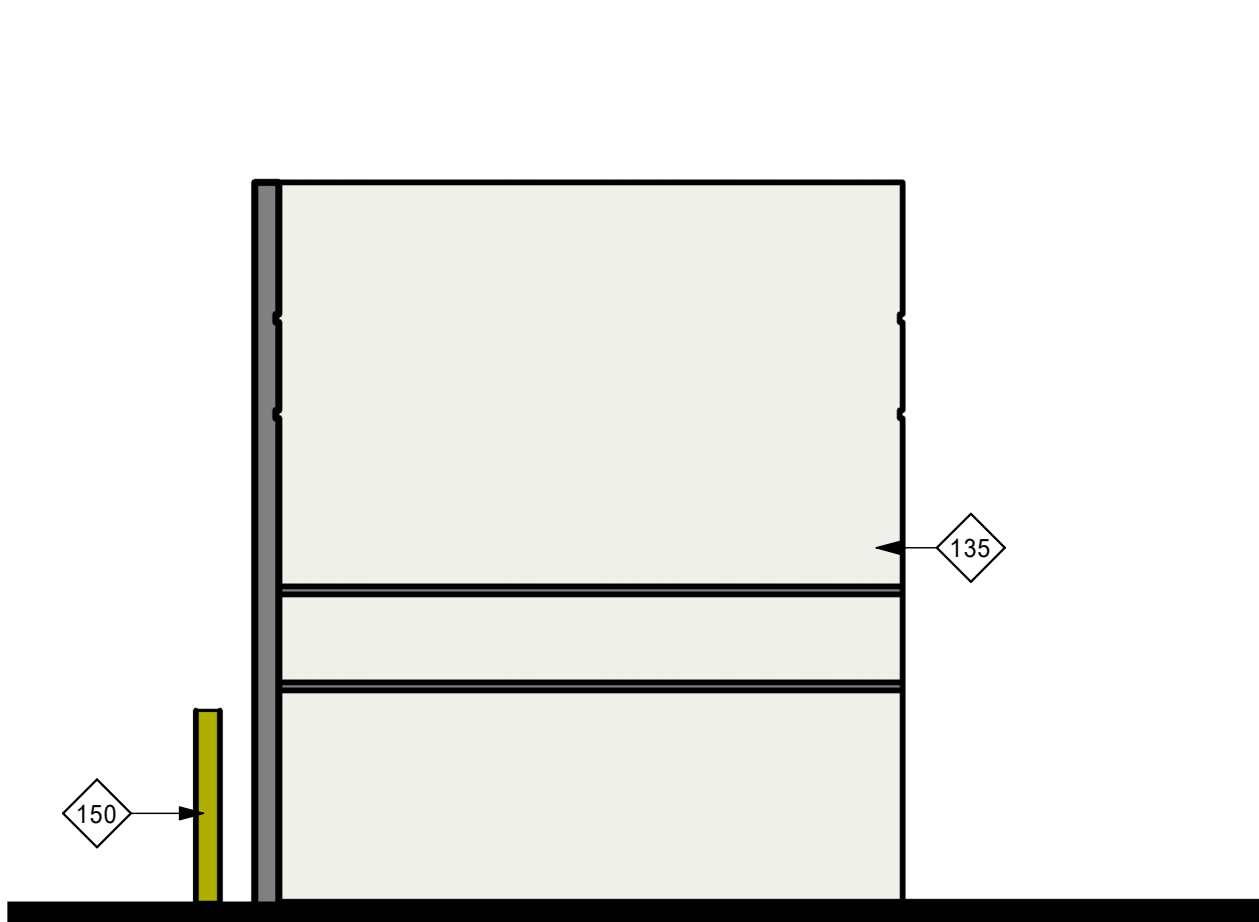
1 NORTHEAST GATE & TYPICAL SCREEN WALL ELEVATION



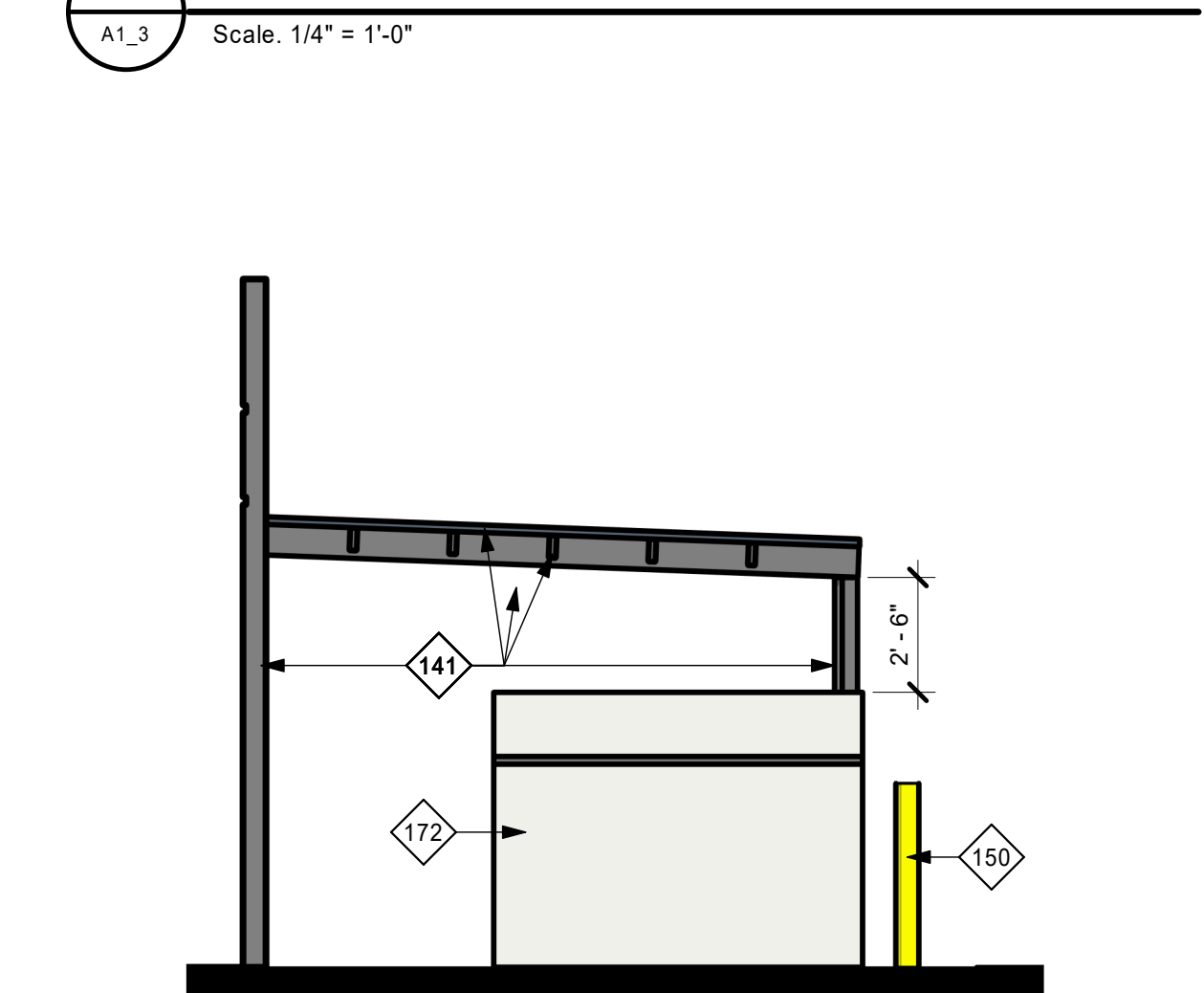
2 NORTHEAST GATE & TYPICAL SCREEN WALL ELEVATION



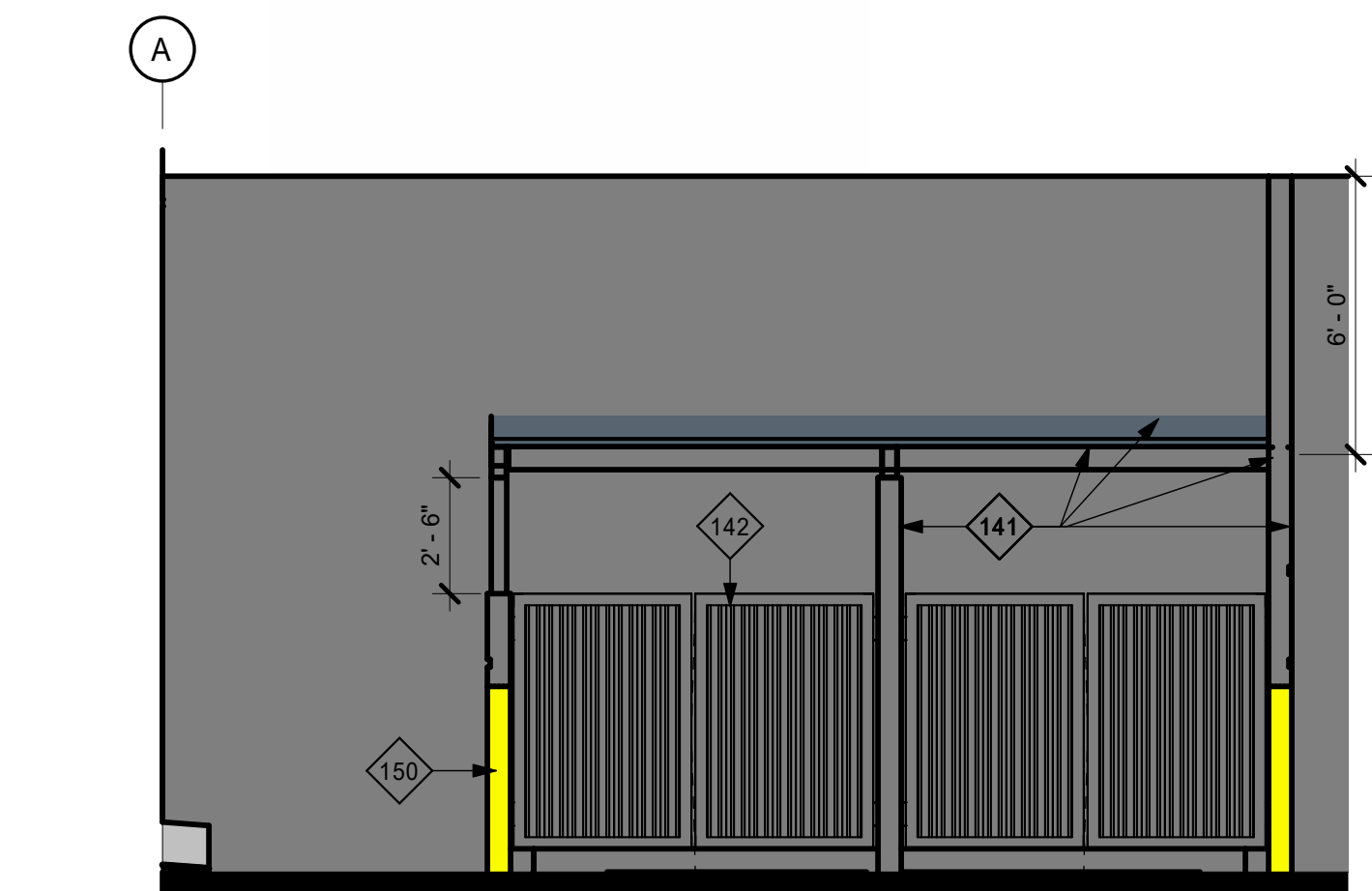
3 ENLARGED WEST TRASH ENCLOSURE PLAN



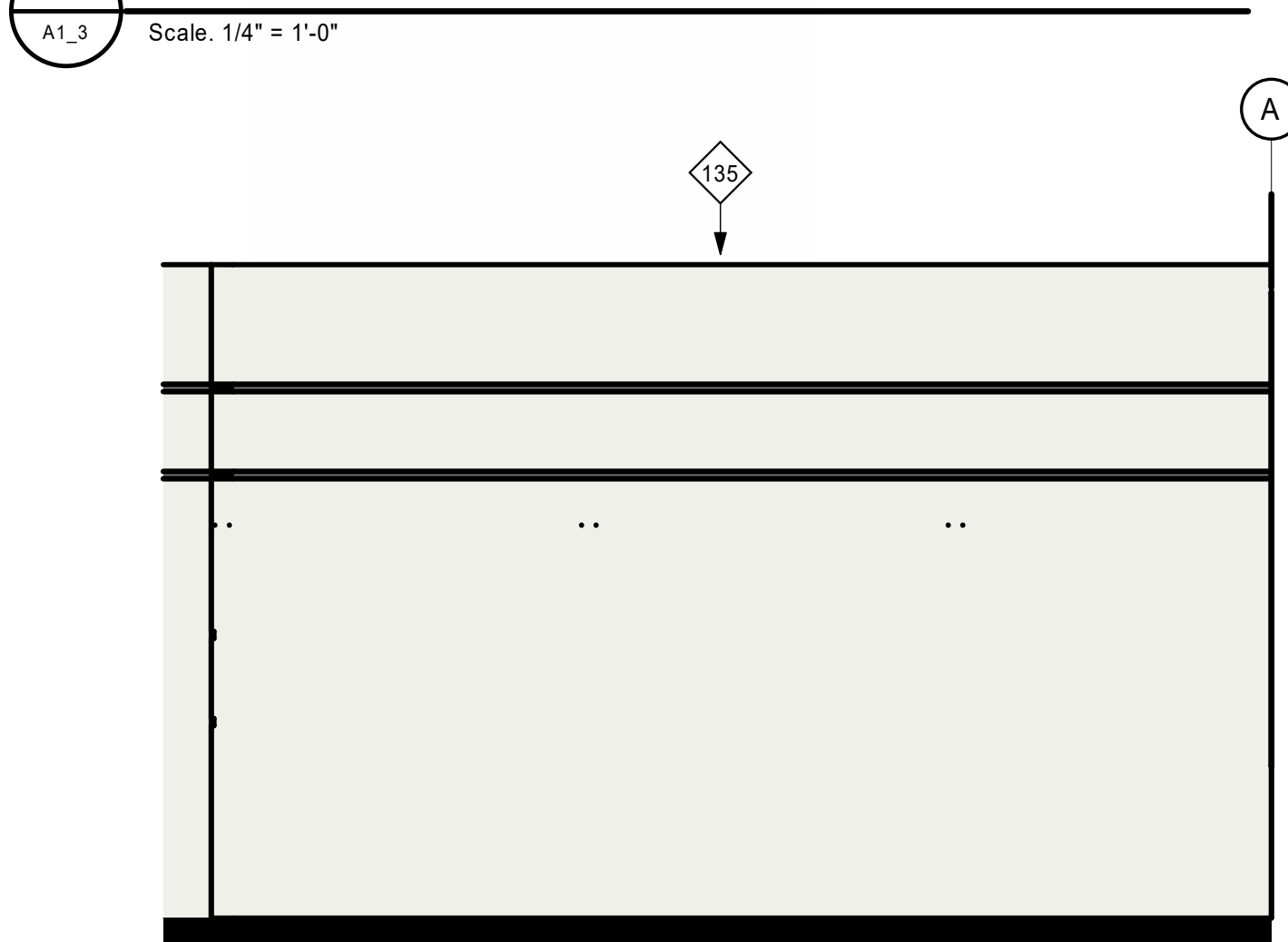
4 NORTH TRASH ENCLOSURE ELEVATION



7 SOUTH TRASH ENCLOSURE ELEVATION



5 EAST TRASH ENCLOSURE ELEVATION



6 WEST TRASH ENCLOSURE ELEVATION

KEYNOTES

120 TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.

135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.

141 PAINTED STEEL ROOF COVERING. HSS COLUMNS, HSS BEAMS, AND METAL DECK ROOFING.

142 PAINTED STEEL TRASH ENCLOSURE GATES. ALIGN TOP OF GATES WITH TOP OF ADJACENT ENCLOSURE WALL.

143 PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.

145 PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N. ALIGN TOP w/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.

150 STEEL PIPE BOLLARD PROTECTION POST.

156 FUTURE GUARD SHACK

164 6" x 6" CONCRETE CURB

172 CONCRETE TILT-UP TRASH ENCLOSURE WALL. MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.

402 WALL REVEAL

EXTERIOR COLOR SCHEDULE

	A EXTERIOR PAINT COLOR: PLD-9 PURE WHITE
	B EXTERIOR PAINT COLOR: PLD-6 STABLE
	C EXTERIOR PAINT COLOR: PLD-7 LIQUORICE TINT
	D EXTERIOR PAINT COLOR: PLD-8 DRAKE
	E EXTERIOR PAINT COLOR: PLD-5 NEW DARK GREEN
	F ACM PANEL COLOR: CHARCOAL ANODIZED
	G ACM PANEL COLOR: GREEN ANODIZED
	H EXTERIOR STOREFRONT FRAMING COLOR: CLEAR ANODIZED MULLION

PAINT COLOR FOR EXPOSED STEEL BROW & CANOPY FRAMING: WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS.

EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: GREEN.

EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

- ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING
- ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
- PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL. RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
- U.O.N. EXTERIOR SIDE OF TRUCK DOORS TO BE "A" INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
- POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
- PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
- EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1A04.1.
- PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
- @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.
- PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2A04.1
- U.O.N. PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
- ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE.

SITE PLAN GENERAL NOTES

- THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
- GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
- U.O.N. ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
- REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
- REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
- ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
 - SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
 - THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
 - CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11A0.2.1.
 - CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
 - THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 8'0" MIN.
- ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
- A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2A01.1
- PROVIDE PIPE BOLLARD PROTECTION POSTS AS AUTHORIZED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3A01.1
- ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN.
- WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6A01.2
- PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE THE. SEE PLAN FOR LOCATION.

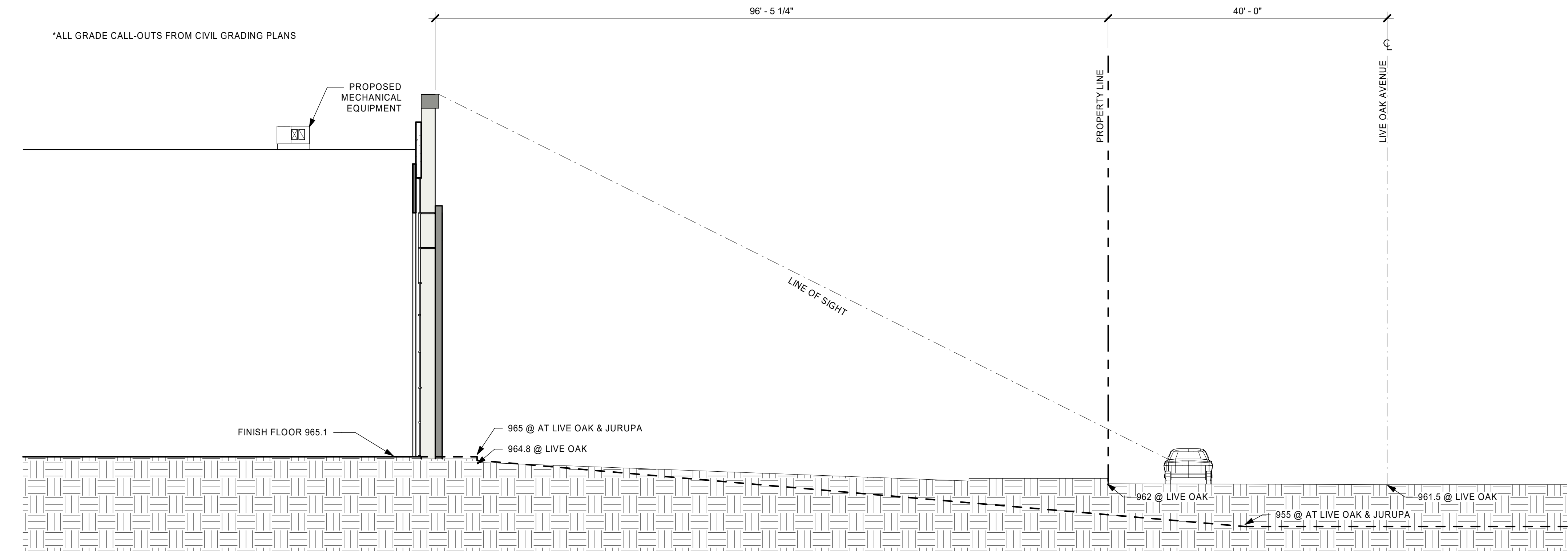
MTN VIEW IND PARK 13
14970 JURUPA AVE.
FONTANA, CA

PROJECT
6TH ENTITLEMENT SUBMITTAL

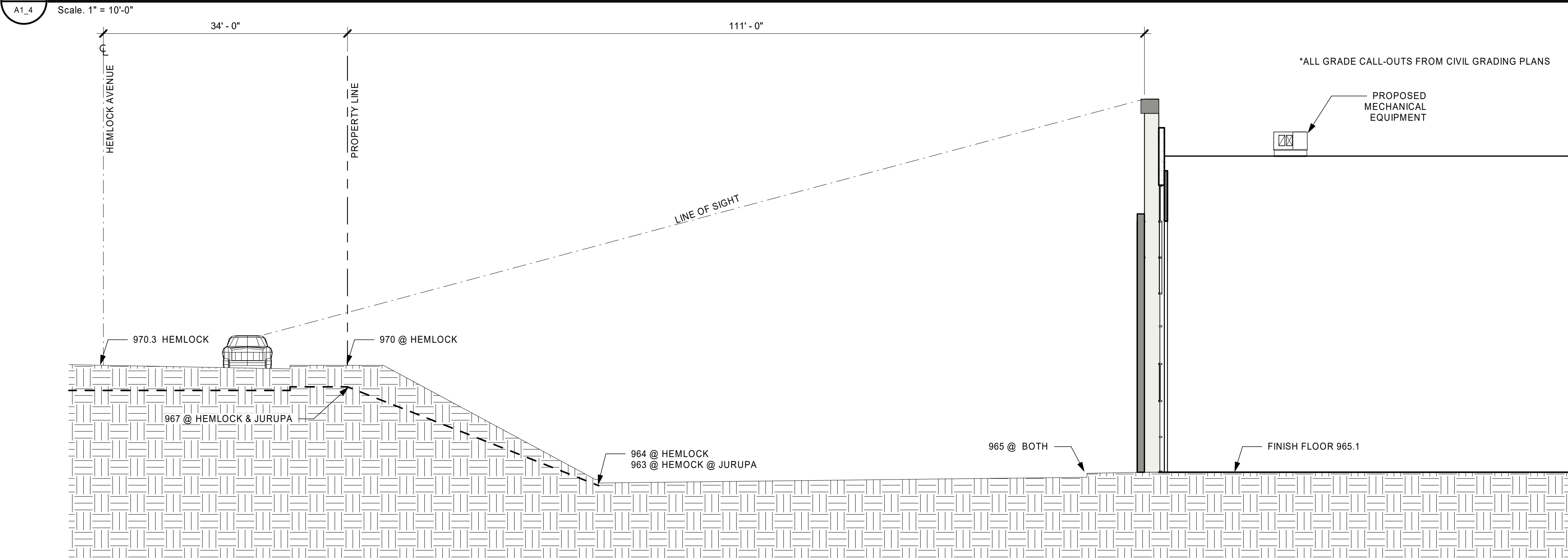
HERDMAN
ARCHITECTURE + DESIGN
A24-2007
03.26.2025

GATE & FENCE
ELEVATIONS

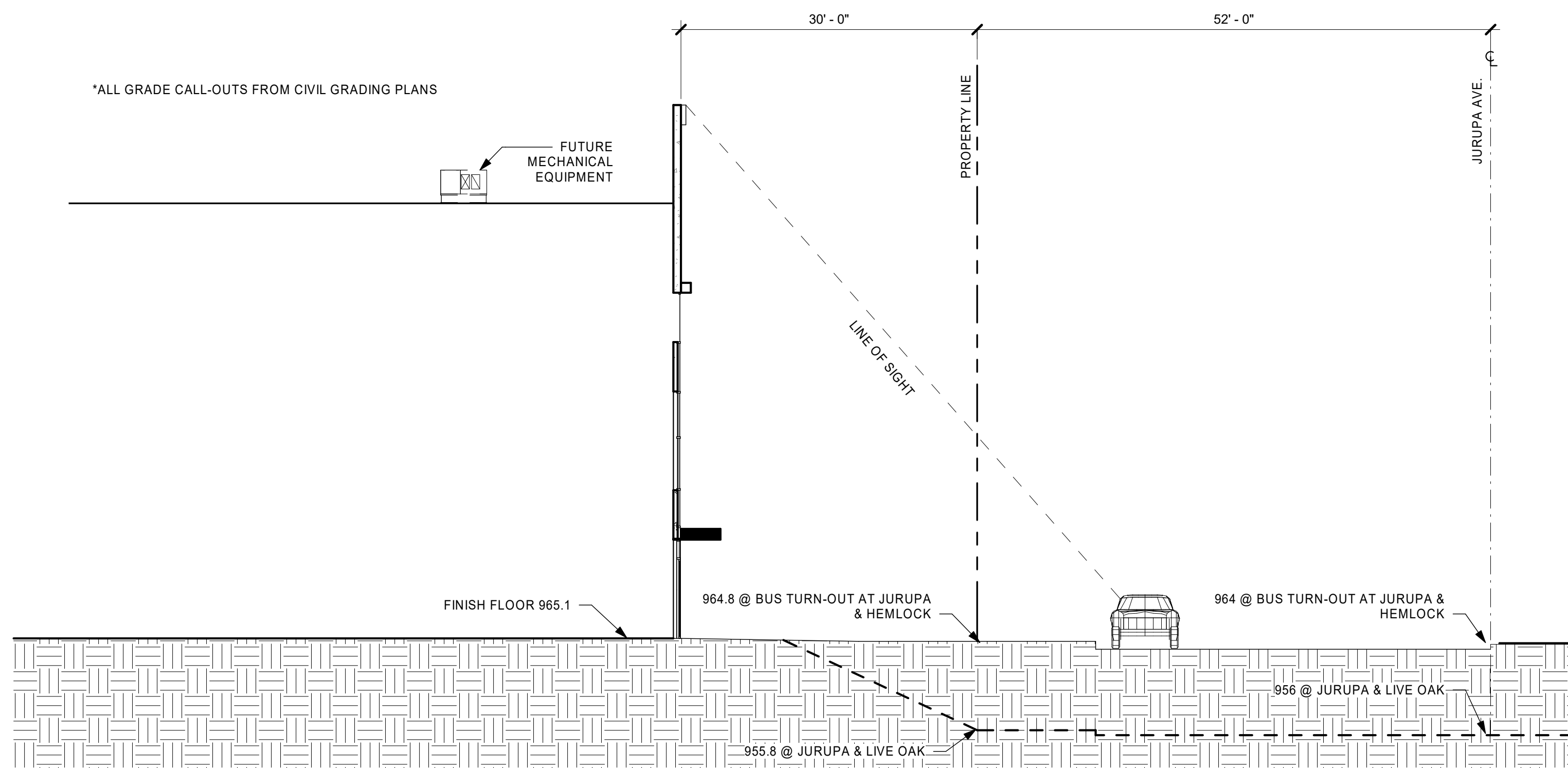
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1 LINE OF SIGHT - BUILDING FROM LIVE OAK AVE.

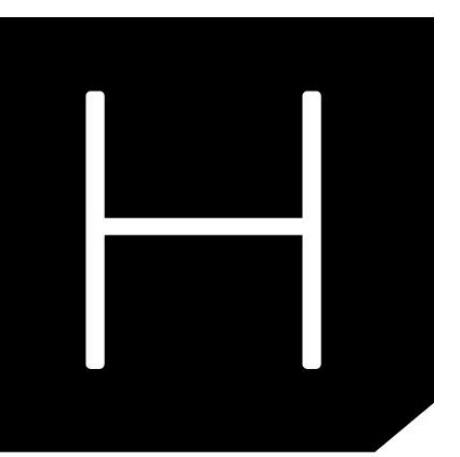


2 LINE OF SIGHT - BUILDING FROM HEMLOCK AVE.

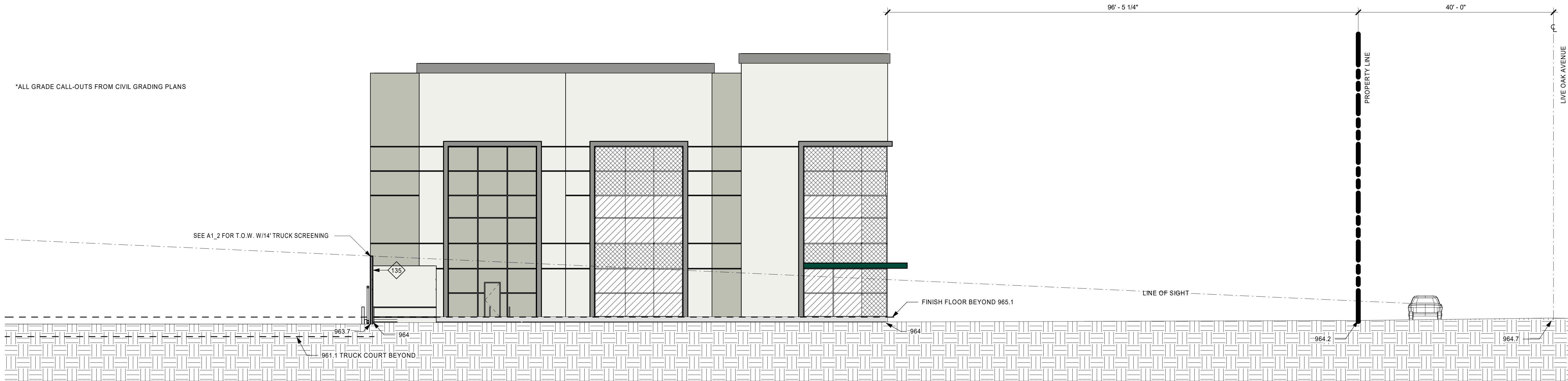


3 LINE OF SIGHT - BUILDING FROM JURUPA AVE.

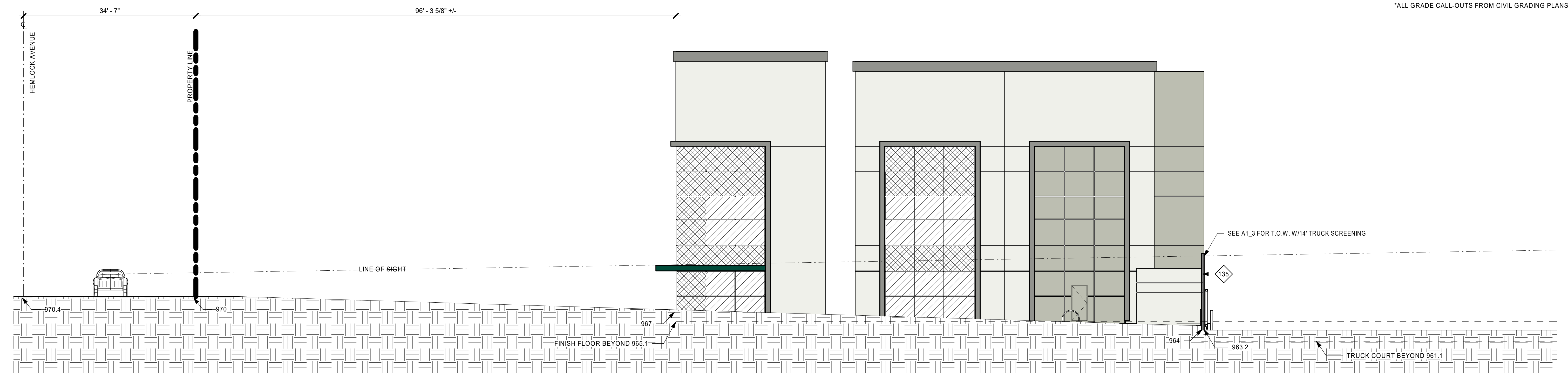
KEYNOTES



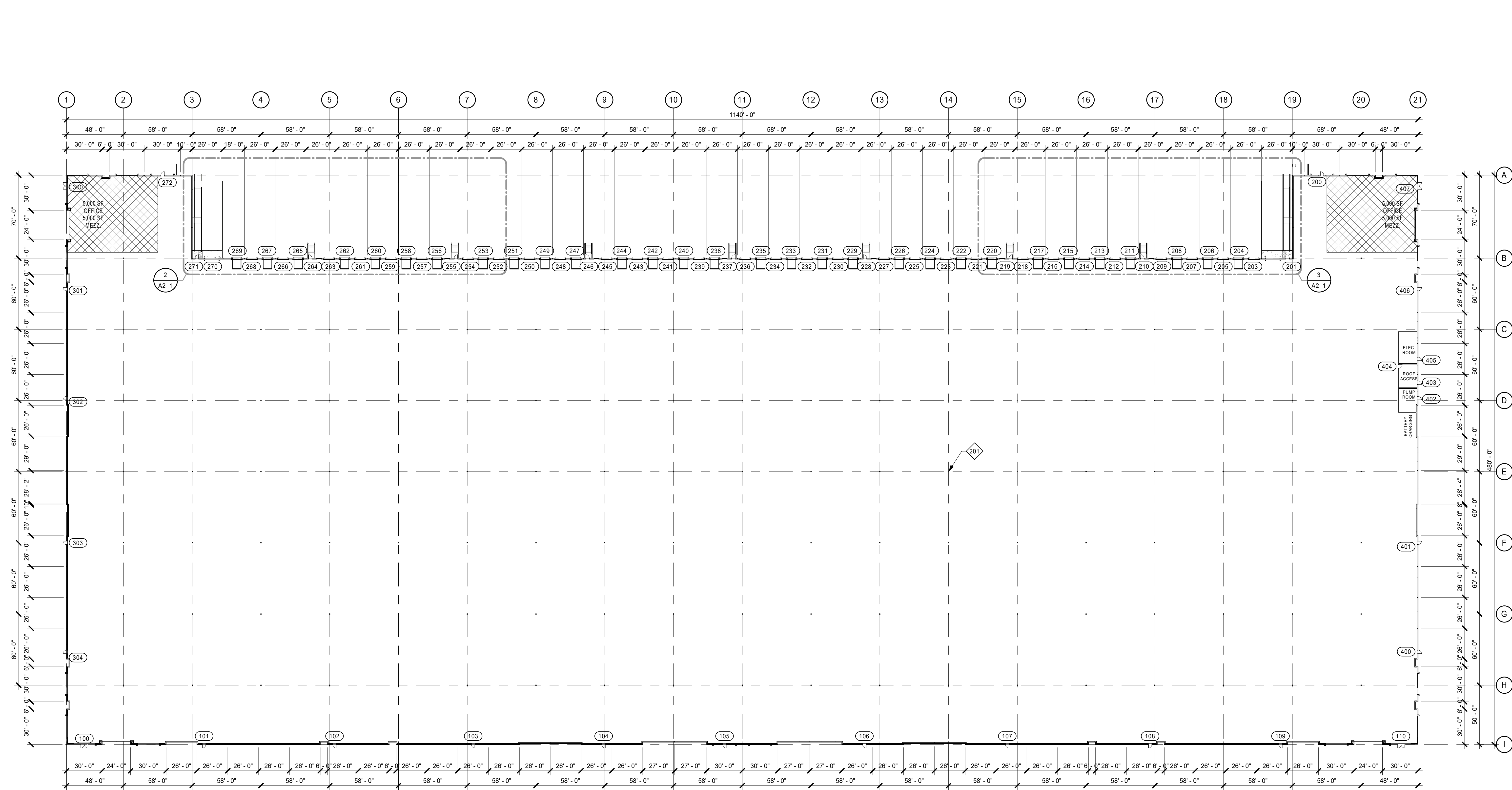
KEYNOTES	
135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.



1 LINE OF SIGHT - BUILDING FROM LIVE OAK AVE.
A1_5 Scale: 1" = 10'-0"

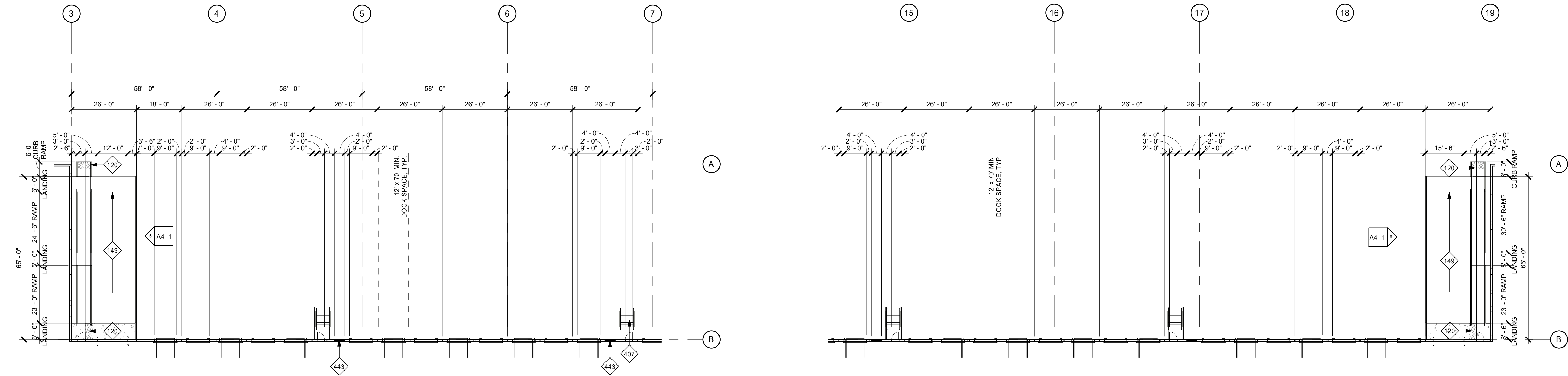


2 LINE OF SIGHT - BUILDING FROM HEMLOCK AVE.
A1_5 Scale: 1" = 10'-0"



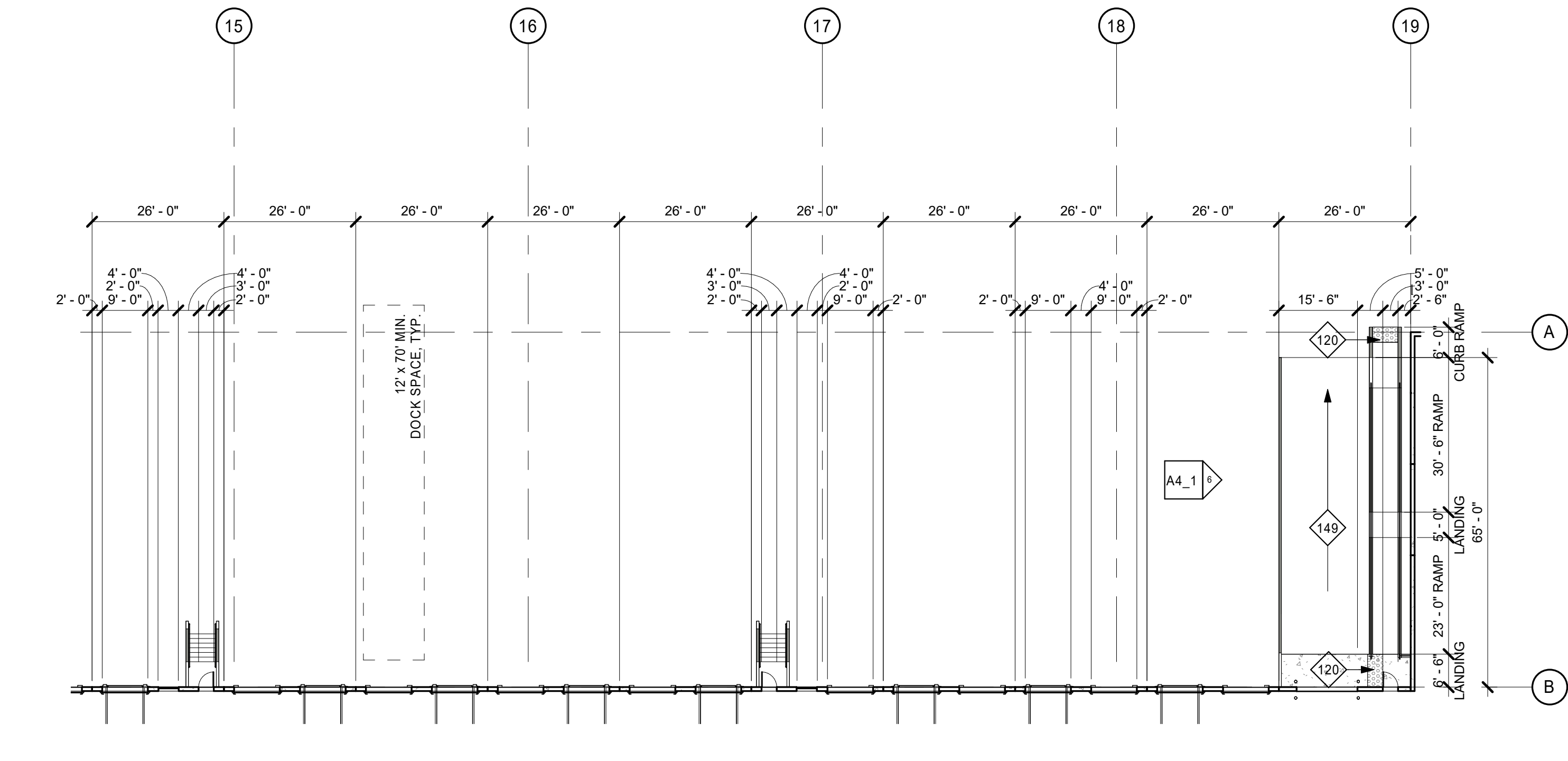
1 PROPOSED BUILDING FLOOR PLAN

Scale: 1" = 40'-0"



2 ENLARGED DOCK PLAN

Scale: 1" = 20'-0"



3 ENLARGED DOCK PLAN

Scale: 1" = 20'-0"

KEYNOTES

120

TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.

149

CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDES. PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.

201

STRUCTURAL BUILDING COLUMN.

407

PAINTED HOLLOW METAL PEDESTRIAN DOOR.

443

4'-0" w x 8'-0" h PAINTED STEEL WALL LOUVER. TOP @ +10'-0".

FLOOR PLAN LEGEND

EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.

WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE. FOR ADDITIONAL INFORMATION.

STRUCTURAL BUILDING COLUMNS

PROVIDE VAPOR BARRIER UNDER PROPOSED AND OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/A01.0

FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/A05.0.

DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE

WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE

STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE

WALL TAG

FLOOR SLAB GENERAL NOTES

1.

THE FLOOR SLAB THICKNESS TO BE X". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

2.

THE FLOOR SLAB TO BE CLASS V PER ACI 302.1R-04 TABLE 21.

3.

THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.

4.

SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/A04.1.

5.

CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.

6.

BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.

7.

TRENCH SOIL COMPACTION TO BE 90% MIN.

8.

SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.

9.

THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DETERMINED.

10.

ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.

11.

SEE 6/A02.1 FOR SLAB PATCHING DETAIL.

12.

PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.

13.

ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000. BURKE EPOXY INJECTION RESIN OR -

14.

ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.

15.

CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES

1.

WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.

2.

PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.

3.

ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS A03.3 & A02.4

4.

U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.

5.

PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.

6.

SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.

7.

PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/A05.0 FOR ADDITIONAL INFORMATION.

8.

FOR REQUIRED LANDINGS @ ALL INTERIOR & EXTERIOR DOORS. SEE 11/A02.1.

9.

NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.

10.

U.O.N @ INTERIOR PARTITIONS. FINISHED HINGE SIDE OF JAMB TO BE 0" FROM FINISHED SURFACE OF INTERSECTING WALL.

PROJECT

MTN VIEW IND PARK 13

6TH ENTITLEMENT SUBMITTAL

14970 JURUPA AVE.

FONTANA, CA

HERDMAN

ARCHITECTURE + DESIGN

A24-2007

03.26.2025

GROUND

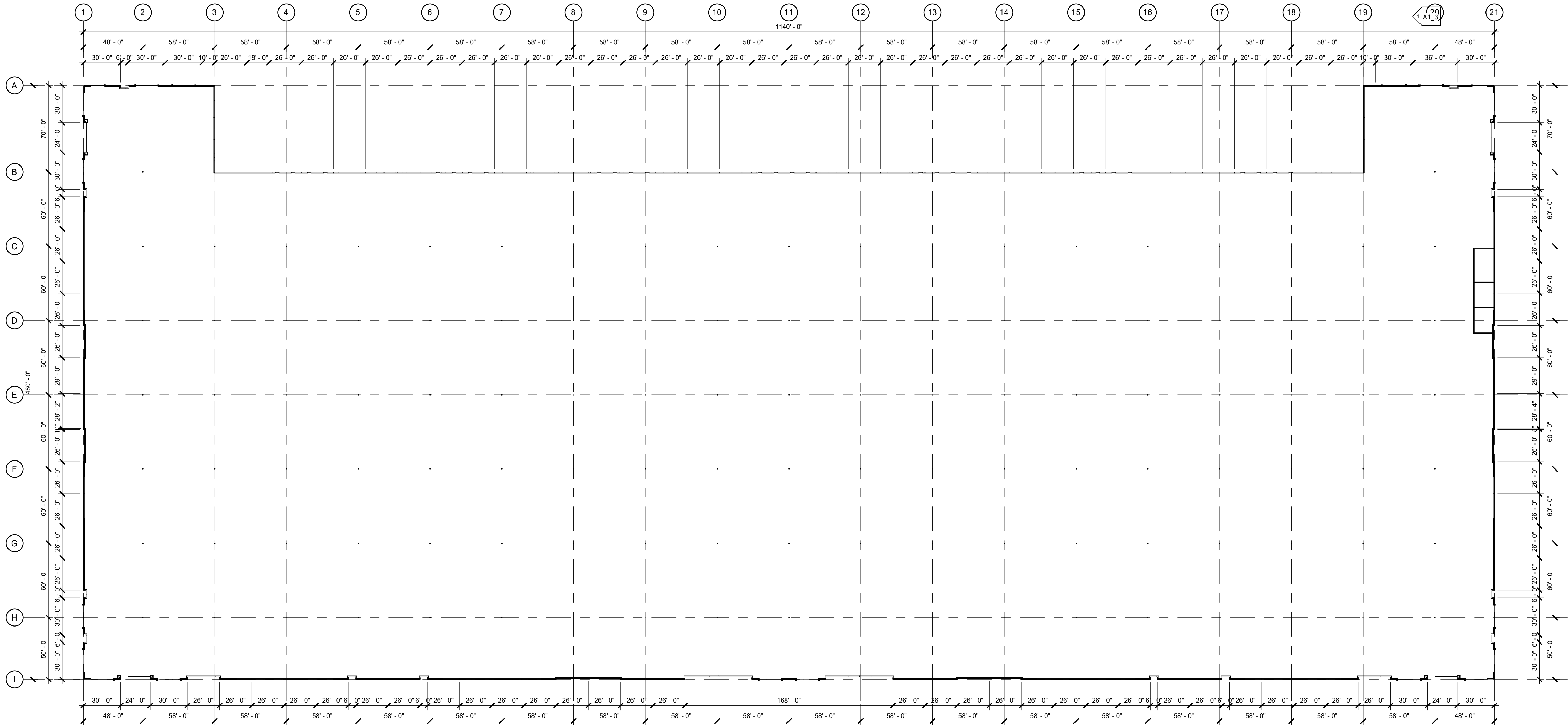
LEVEL

FLOOR

PLANS

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KEYNOTES

FLOOR PLAN LEGEND

EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.

WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE. FOR ADDITIONAL INFORMATION.

STRUCTURAL BUILDING COLUMNS.

PROVIDE VAPOR BARRIER UNDER PROPOSED AND/OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/A1.0.

FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.

DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE.

WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE.

STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE.

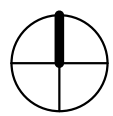
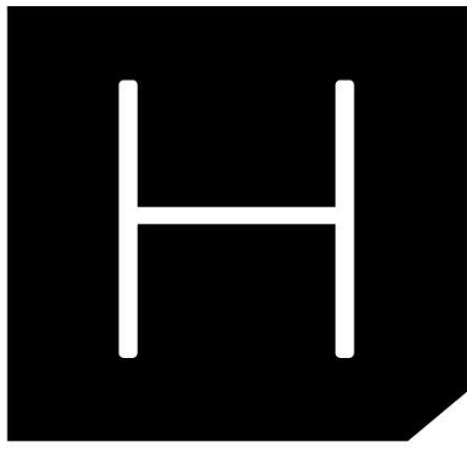
WALL TAG.

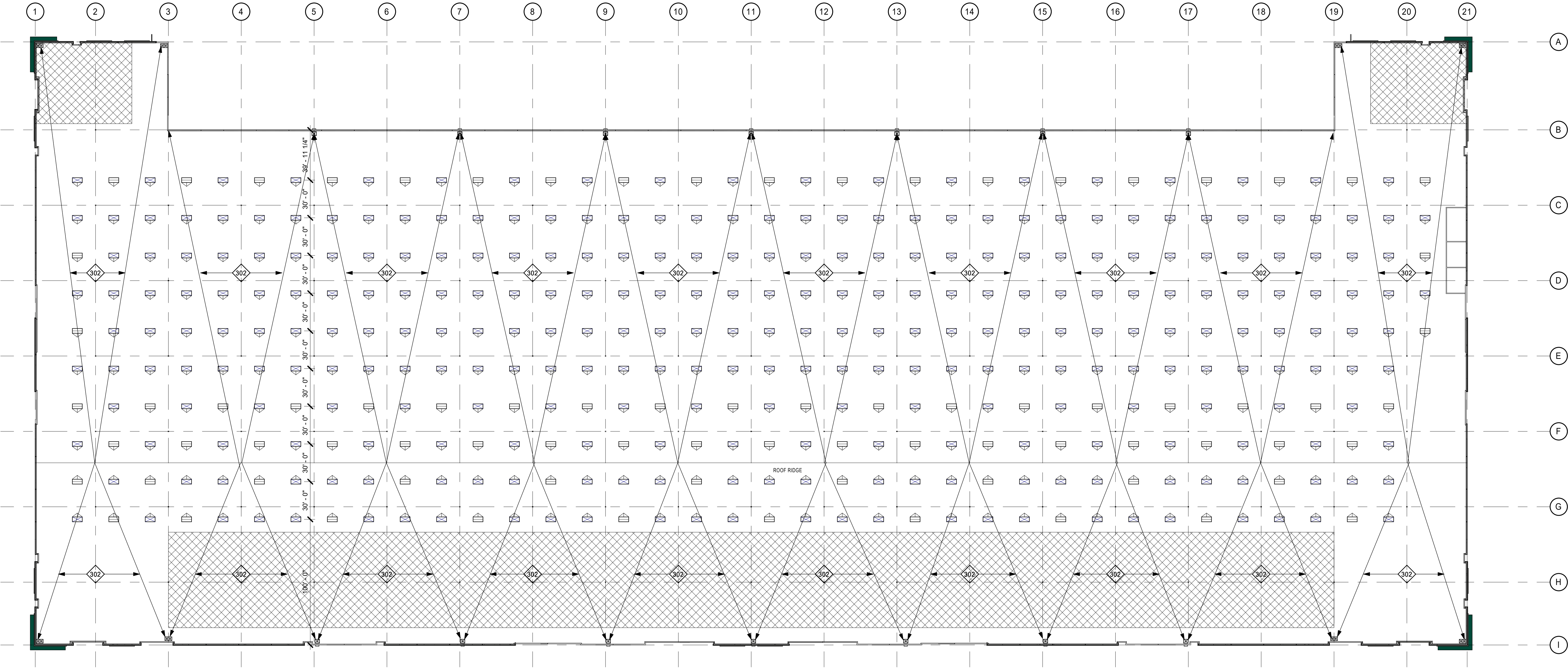
FLOOR SLAB GENERAL NOTES

1. THE FLOOR SLAB THICKNESS TO BE 'X'. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2. THE FLOOR SLAB TO BE CLASS V PER ACI 302.1R-04 TABLE 2.1.
3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.
4. SLOPE POUR STRIPS @ EXTERIOR PEDESTALIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1.
5. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.
6. BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.
7. TRENCH SOIL COMPACTION TO BE 90% MIN.
8. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
9. THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
10. ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.
11. SEE 6/A2.1 FOR SLAB PATCHING DETAIL.
12. PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR -
14. ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.
15. CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES

1. WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
3. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4.
4. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8. FOR REQUIRED LANDINGS @ ALL INTERIOR & EXTERIOR DOORS. SEE 11/A02.1.
9. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10. U.O.N @ INTERIOR PARTITIONS. FINISHED HINSE SIDE OF JAMB TO BE 0" FROM FINISHED SURFACE OF INTERSECTING WALL.





1
A3
PROPOSED ROOF PLAN
Scale: 1" = 40'-0"

KEYNOTES

302

SLOPE ROOF MINIMUM 1/4"/FOOT

ROOF PLAN GENERAL NOTES

1. GENERAL CONTRACTOR TO PROVIDE A 4-PLY BUILT-UP ASPHALT ROOF BY MALARKY (CCRR-0333), GAF (UL ER 1306-02), JOHNS MANVILLE (UL ER 10167-03), OR AN EQUAL APPROVED BY THE OWNER. ROOF TO HAVE A UL CLASS "A" FIRE RATING. ASPHALT TO BE "TRUMBAL" ASPHALT OR AN APPROVED EQUAL. PROVIDE A 15 YEAR NO DOLLAR LIMIT WARRANTY. SEE DETAIL 1/AD3.0 FOR TYPICAL ROOFING CROSS SECTION.

2. FOR TYPICAL PARAPET DETAILS, SEE 2 & 3/AD3.0 FOR TYPICAL ROOF TOP PIPE SUPPORT DETAIL, SEE 4/AD3.1 FOR PRE-FAB EQUIPMENT CURB DETAIL, SEE 5/AD3.0 FOR EQUIPMENT PLATFORM DETAIL, SEE 6/AD3.0 FOR TYPICAL ROOF PENETRATION DETAILS, SEE 10, 11, & 12/AD3.0

3. ROOFING DETAILS SHOWN ON THESE PLANS ARE MINIMUM STANDARDS. ROOFING DETAILS PROVIDED BY THE BUILT UP ROOFING MANUFACTURER SHALL TAKE PRECEDENCE IF THEY REQUIRE MORE THAN THE ROOF PLAN GENERAL REQUIREMENTS ON THESE PLANS.

4. GENERAL CONTRACTOR SHALL CONFIRM THE ROOF ELEVATIONS SHOWN ON THE ARCHITECTURAL ROOF PLAN WITH THE STRUCTURAL DRAWINGS.

5. GENERAL CONTRACTOR SHALL VERIFY THERE IS POSITIVE ROOF DRAINAGE AT ALL AREAS OF THE ROOF PRIOR TO INSTALLING RIGID INSULATION OR BUILT UP ROOFING.

6. GENERAL CONTRACTOR TO PROVIDE CRICKETING ON THE HIGH SIDE OF ALL SKYLIGHTS, SMOKE HATCHES, ROOF HATCHES, AND MECHANICAL EQUIPMENT. SEE 9/AD3.0

7. GENERAL CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS.

8. ALL MECHANICAL EQUIPMENT CONDENSATE DRAIN LINES TO BE RUN BELOW THE ROOF.

9. GENERAL CONTRACTOR TO PROVIDE WALKING PADS FROM THE ROOF HATCH TO ALL OFFICE AREA ROOF TOP MECHANICAL EQUIPMENT. THE WALKING PADS SHALL BE A PRODUCT APPROVED BY THE MANUFACTURER OF THE ROOFING SYSTEM.

10. ALL EXPOSED WOOD CURBS TO BE PRESSURE TREATED DOUGLAS FIR.

11. ALL ROOF TOP EXHAUST FANS SHALL BE CENTERED DIRECTLY ABOVE A SPRINKLER HEAD. COORDINATE LOCATION AND INSTALLATION WITH THE FIRE PROTECTION PLANS.

12. GENERAL CONTRACTOR TO PROVIDE FULL TIME INSPECTION FOR OSB MOISTURE CONTENT AND GAP BETWEEN PANELS BY A QUALIFIED ROOFING INSPECTION FIRM APPROVED BY THE OWNER AND THE OSB MANUFACTURER. INSPECTION FIRM TO BE ON SITE PRIOR TO COMMENCING ANY BUILT-UP ROOFING WORK.

13. GENERAL CONTRACTOR TO PROVIDE FOR CONTINUOUS ROOFING INSPECTION BY AN IRC ROOFING CONSULTANT OR AN EQUAL APPROVED BY THE OWNER.

14. WHEN REQUIRED BY TITLE 24 (SEE MECHANICAL DRAWINGS) THE ROOFING CAP SHEET OVER ALL CONDITIONED SPACES SHALL HAVE A MINIMUM 5-YEAR AGED SOLAR REFLECTANCE EQUAL TO OR GREATER THAN 0.63, AND AN SRI EQUAL TO OR GREATER THAN 75 (COOL ROOF).

15. ALL SUB-PURLIN HANGERS SHALL BE "Z-MAX" TRIPLE ZINC COATED BY "SIMPSON" OR EQUAL.

16. PROVIDE A ROOF TOP HOSE BIB NEAR THE OFFICE AND OR FUTURE OFFICE AREA. SEE PLAN FOR LOCATION.

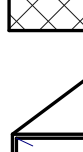
17. PROVIDE WHITE FSK SKRM MEMBRANE OVER THE ENTIRE WAREHOUSE CEILING. SEE 4/AD3.2. CONFIRM REQUIREMENT WITH THE OWNER PRIOR TO ORDERING MATERIAL.

18. REGARDING ROOF DRAINAGE - ROOF AND OVERFLOW DRAIN SIZES PER PLUMBING PLANS. OVERFLOW SCUPPER AND EXTERIOR DOWNSPOUT SIZES PER ARCHITECTURAL PLANS UNLESS PLUMBING PLANS CALL OUT FOR LARGER SIZES.

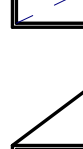
ROOF PLAN LEGEND



OFFICE AREA BELOW



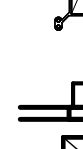
SOLAR READY ROOF AREA. SEE "SOLAR READY ROOF NOTES", THIS SHEET FOR ADDITIONAL INFORMATION



CURB MOUNTED SKYLIGHT "SKYLIGHT/SMOKE HATCH NOTES" THIS SHEET FOR ADDITIONAL INFORMATION.



CURB MOUNTED SMOKE HATCH "SKYLIGHT/SMOKE HATCH NOTES" THIS SHEET FOR ADDITIONAL INFORMATION.



BILCO TYPE S 30"x36" ALUMINUM FRAME SELF FLASHING ROOF HATCH w/ "BIL GUARD" 2" X SAFETY RAILING SYSTEM & "LADDER UP" SAFETY POST OR - SEE 7 & 8/AD3.0 FOR TYPICAL DETAILS.



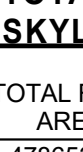
INTERIOR ROOF DRAIN IN ROOF SUMP w/ EXTERIOR OVERFLOW SCUPPER. SEE 14/AD3.0



INTERIOR ROOF AND OVERFLOW DRAINS IN ROOF SUMP. SEE 13/AD3.0



EXTERIOR DOWNSPOUT w/ (2) OVERFLOW SCUPPERS. SEE 17/AD3.0 & 3/AD3.1



EXTERIOR DOWNSPOUT w/ (1) OVERFLOW SCUPPER. SEE 18/AD3.0 & 3/AD3.1

NOTE: SOME ITEMS SHOWN IN THE LEGEND MAY NOT BE IN THE PROJECT SCOPE

TOTAL OPENINGS REQ. BY OWNER, SKYLIGHTS + SMOKE HATCHES

TOTAL ROOF AREA	% OF ROOF AREA REQ. FOR OPENINGS	TOTAL AREA OF OPENINGS REQ.	NUMBER OF 4x8 UNITS REQ.
478653 SF	2.5%	11966 SF	374

TOTAL OPENINGS REQ. BY CODE SMOKE HATCHES ONLY

TOTAL ROOF AREA	AREA * RIDGE HEIGHT / 9000 CF	REQUIRED SMOKE HATCHES
478653 SF	48' - 0"	80

TOTAL SKYLIGHTS & SMOKE HATCHES PROVIDED

SKYLIGHTS	295
SMOKE HATCHES	80
GRAND TOTAL	375

SOLAR READY ROOF NOTES

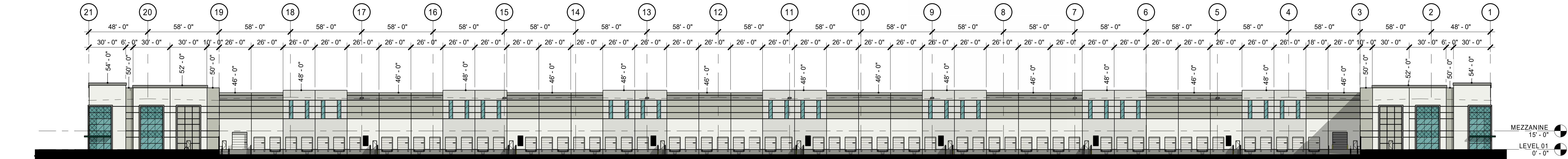
GROSS ROOF AREA	SKYLIGHT / SMOKE HATCH % OF ROOF AREA	SKYLIGHT / SMOKE HATCH AREA	NET AREA	15% OF ROOF AREA	AREA PROVIDED EXCLUSIVE OF SKYLIGHTS
478653 SF	2.5%	11966 SF	466686 SF	70003 SF	70528 SF

MTN VIEW IND PARK 13
14970 JURUPA AVE.
FONTANA, CA

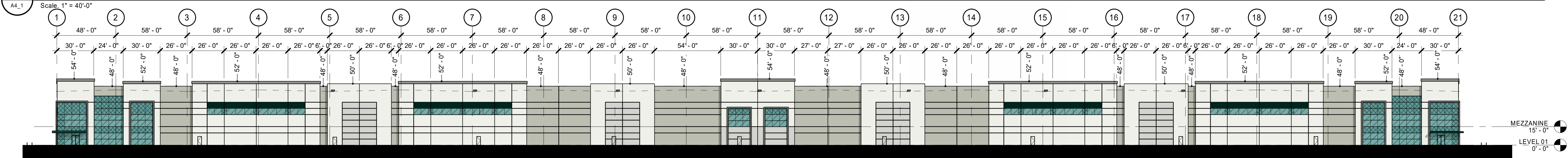
PROJECT
6TH ENTITLEMENT SUBMITTAL



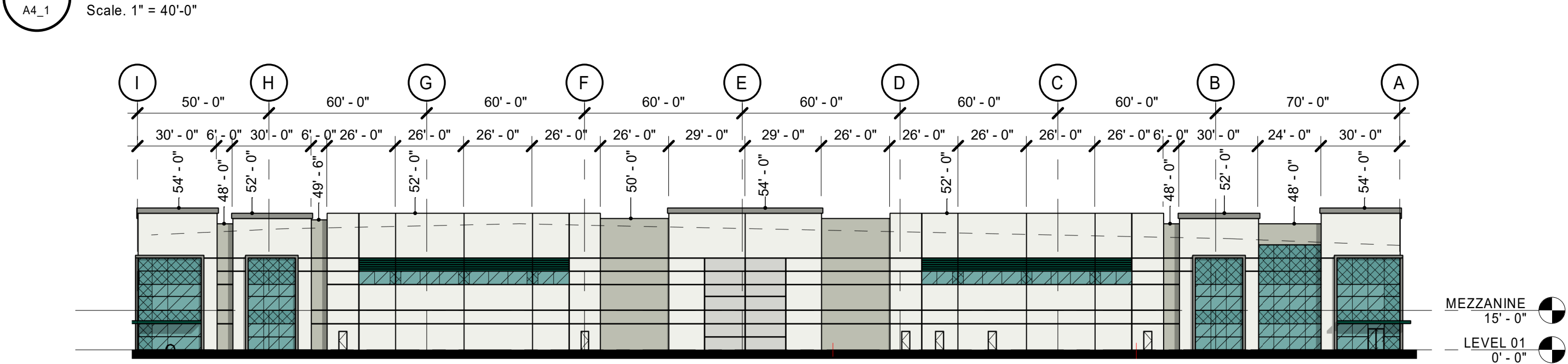
ROOF PLAN



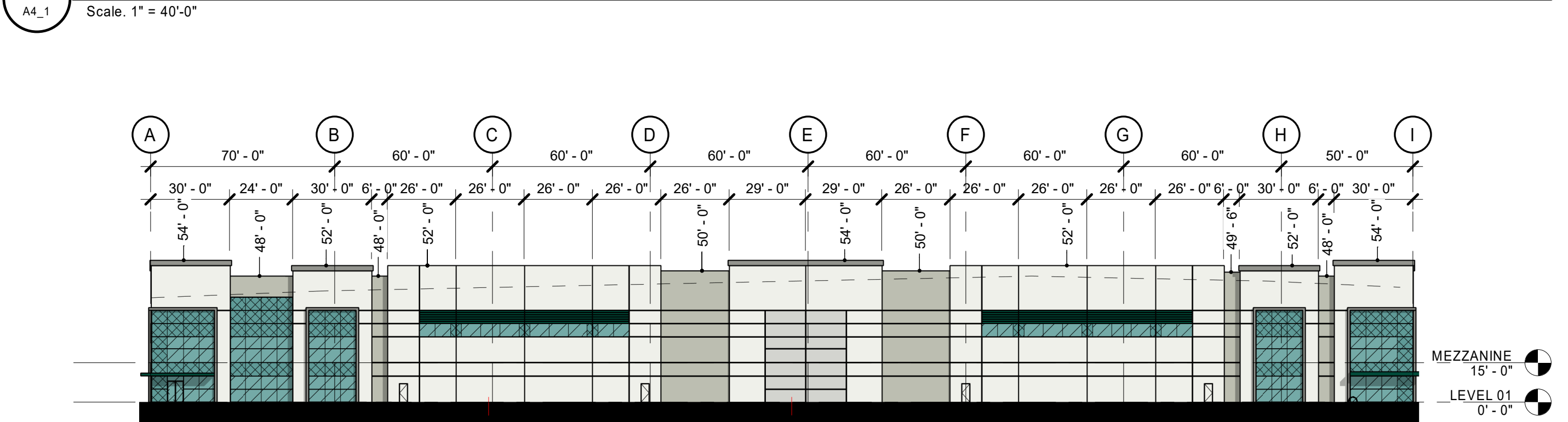
1 PROPOSED NORTH ELEVATION



2 PROPOSED SOUTH ELEVATION



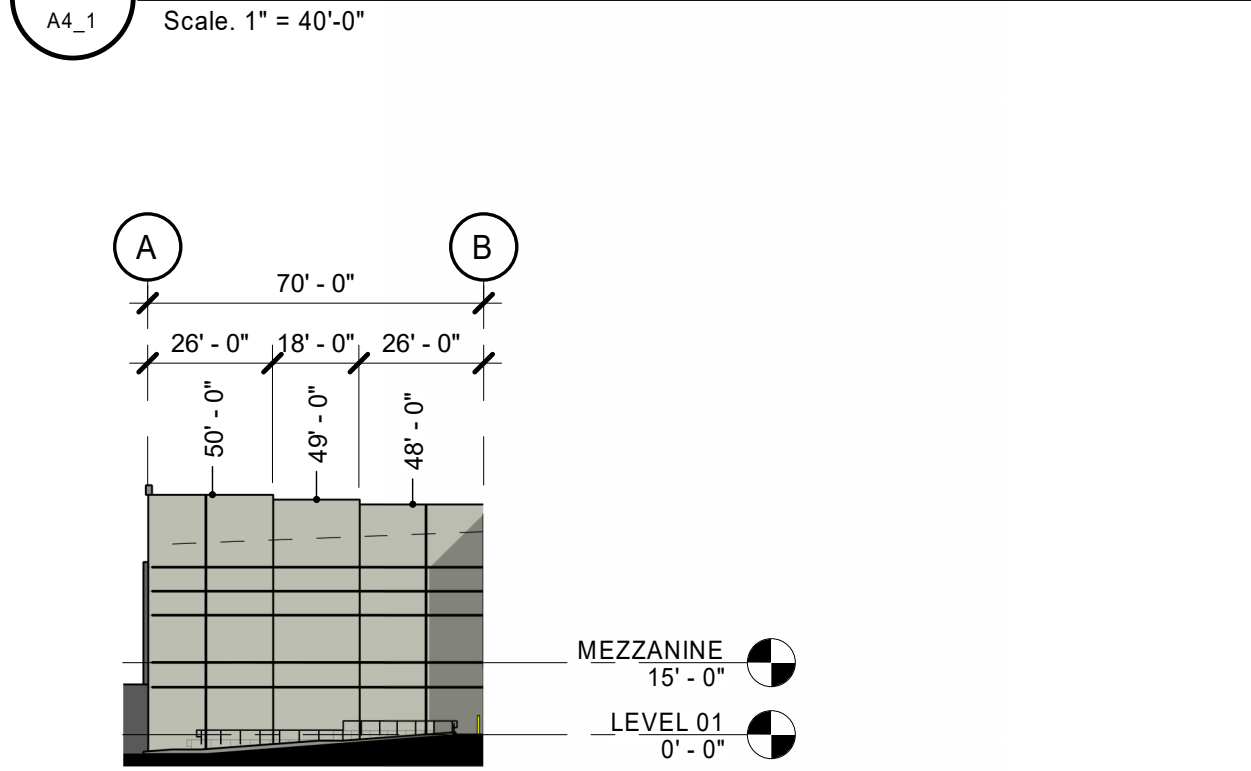
3 PROPOSED EAST ELEVATION



4 PROPOSED WEST ELEVATION



5 PROPOSED EAST TRUCK COURT RETURN



6 PROPOSED WEST TRUCK COURT RETURN



KEYNOTES

GLAZING LEGEND & NOTES

EXTERIOR WALL COLOR LEGEND & NOTES

NOTES:



KEYNOTES

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N. @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM, U.O.N. @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR. DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1/4" PILKINGTON EVERGREEN ECLIPSE ADVANTAGE LOW E #2 TEMP 1/2" SPACER - AIR 1/4" PPG SOLARBAN 60XL #3 TEMP

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4" PILKINGTON EVERGREEN SPANDREL TEMPERED. BACK PAINTING OF GLASS NOT REQUIRED.

NOTES:

1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.

2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:

A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS

B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.

C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.

3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM & ALL STOREFRONT FRAMES AND CLIPS BEHIND THE GLASS BLACK.

4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

A

EXTERIOR PAINT COLOR:
PLD-9 PURE WHITE

B

EXTERIOR PAINT COLOR:
PLD-6 STABLE

C

EXTERIOR PAINT COLOR:
PLD-7 LIQUORICE TINT

D

EXTERIOR PAINT COLOR:
PLD-8 DRAKE

E

EXTERIOR PAINT COLOR:
PLD-5 NEW DARK GREEN

F

ACM PANEL COLOR:
CHARCOAL ANODIZED

G

PAINT COLOR FOR EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS.

H

ACM PANEL COLOR: GREEN ANODIZED

I

EXTERIOR STOREFRONT FRAMING COLOR:
CLEAR ANODIZED MULLION

J

EXTERIOR GLASS COLOR FOR SINGLE GLAZING & EXTERIOR LAYER OF INSULATED GLASS: GREEN.

K

EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS

NOTES:

1. ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING.

2. ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT.

3. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.

4. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE "A" INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.

5. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.

6. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2- COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.

7. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/A4.1.

8. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.

9. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

10. PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL, WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/A4.1

11. U.O.N., PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.

12. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE

PROJECT

6TH ENTITLEMENT SUBMITTAL

MTN VIEW IND PARK 13

14970 JURUPA AVE,
FONTANA, CA

HERDMAN
ARCHITECTURE + DESIGN

A24-2007
03.26.2025

COLOR
ELEVATIONS

A4_2

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VIEW FROM LIVE OAK AVE. & JURUPA AVE.



NIGHT VIEW FROM LIVE OAK AVE. & JURUPA AVE.



VIEW FROM LIVE OAK AVE.



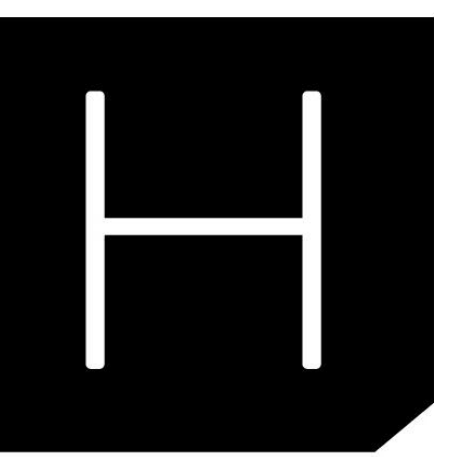
VIEW FROM HEMLOCK AVE. & JURUPA AVE.



NIGHT VIEW FROM HEMLOCK AVE. & JURUPA AVE.

MTN VIEW IND PARK 13
14970 JURUPA AVE.
FONTANA, CA

PROJECT
6TH ENTITLEMENT SUBMITTAL



HERDMAN
ARCHITECTURE + DESIGN
A24-2007
03.26.2025

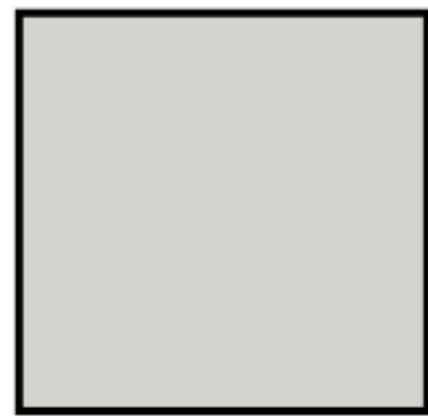
RENDERINGS

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A. EXTERIOR PAINT
PLD-9 PURE WHITE



B. EXTERIOR PAINT
PLD-6 STABLE



C. EXTERIOR PAINT
PLD-7 LIQUORICE TINE



D. EXTERIOR PAINT
PLD-8 DRAKE



E. EXTERIOR PAINT
PLD-5 NEW DARK GREEN



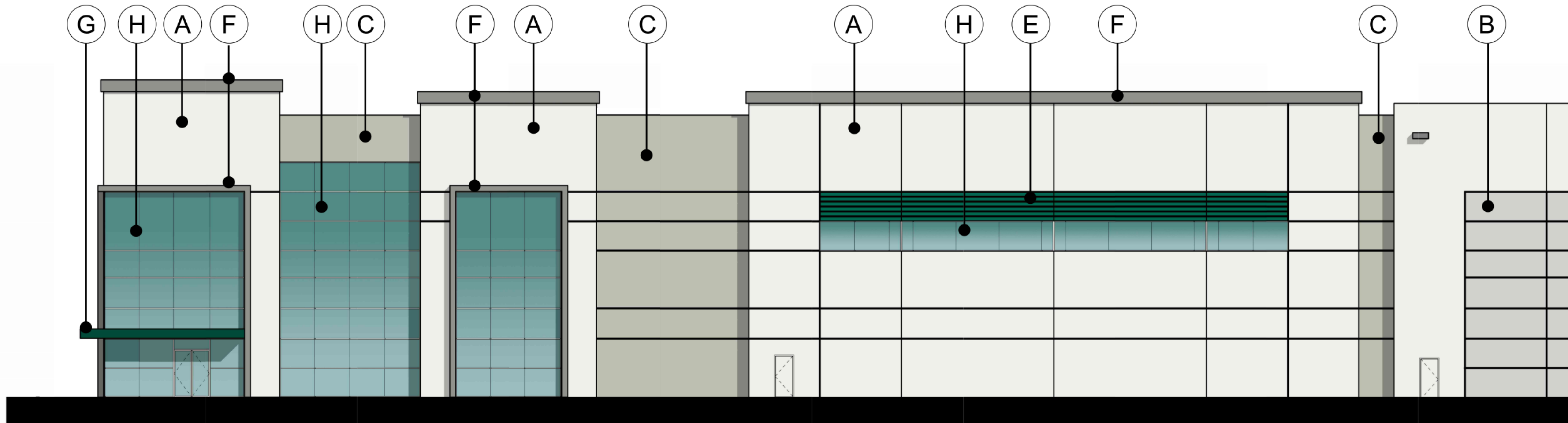
F. CHARCOAL ANODIZED
ACM EYE BROW

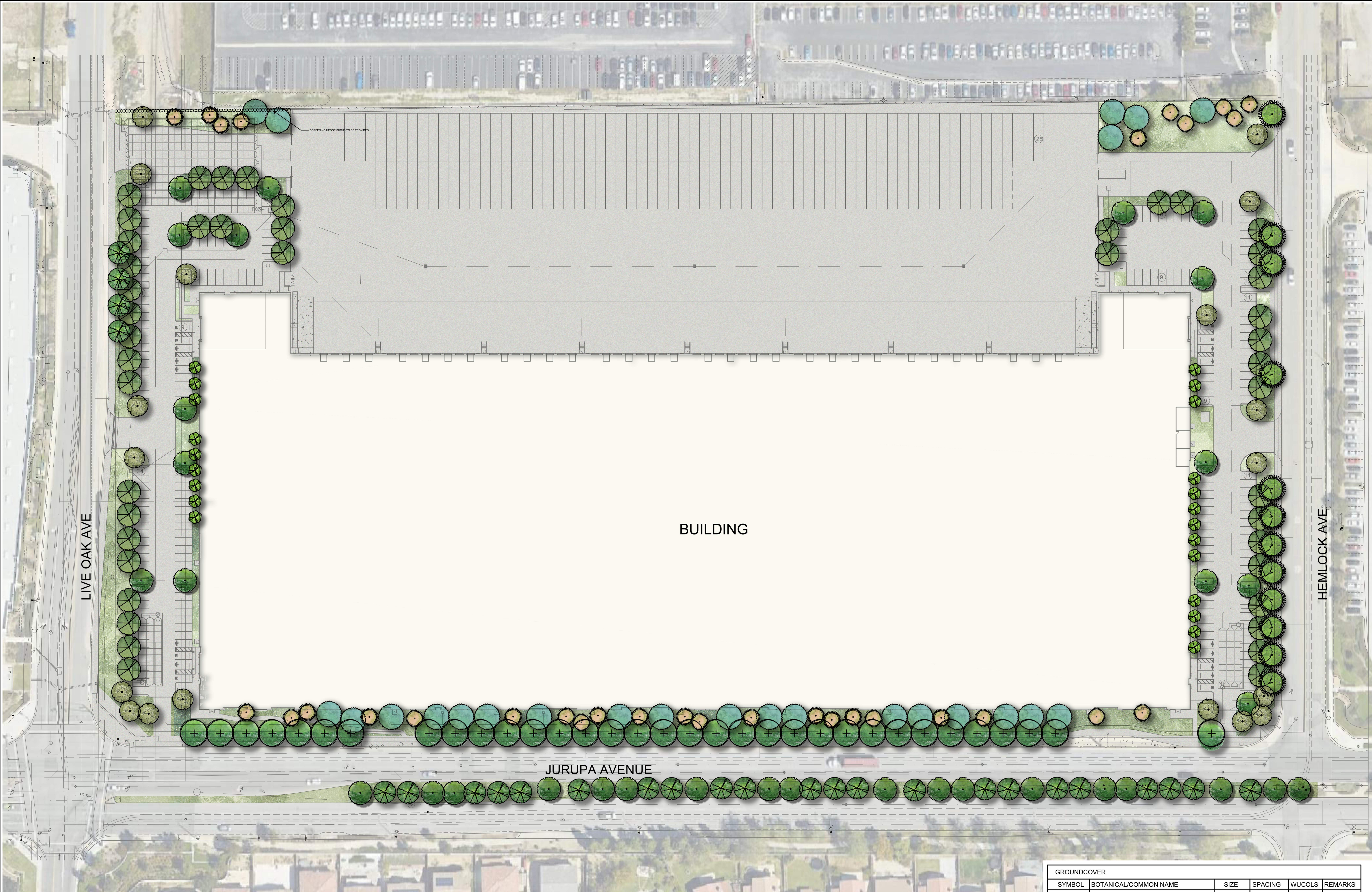


G. GREEN ANODIZED
ACM CANOPY



H. STOREFRONT
MEDIUM PERFORMANCE
GREEN REFLECTED GLAZING
CLEAR ANODIZED MULLION





TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chilopsis linearis Desert Willow	24" Box	31	L	Street Tree
	Cinnamomum camphora Camphor Tree	24" Box	44	M	
	Magnolia g. 'Samuel Sommer' Magnolia	24" Box 24" Box	4 22	M	
	Olea europaea Olive	36" Box	18	L	
	Pinus canariensis Canary Island Pine	24" Box	24	L	
	Pistacia chinensis Chinese Pistache	24" Box	33	M	Street Tree
	Platanus acerifolia London Plane	24" Box	12	M	
	Tristania conferta Brisbane Box	24" Box	22	M	
	Ulmus parvifolia Chinese Elm	24" Box 24" Box	15 18	M	Street Tree

TREE REQUIREMENTS
TOTAL LANDSCAPE AREA - 109,155 SF
TOTAL TREES REQUIRED (600:1) - 181
TOTAL TREES PROVIDED - 203
OO SCREENING HEDGE SHRUB

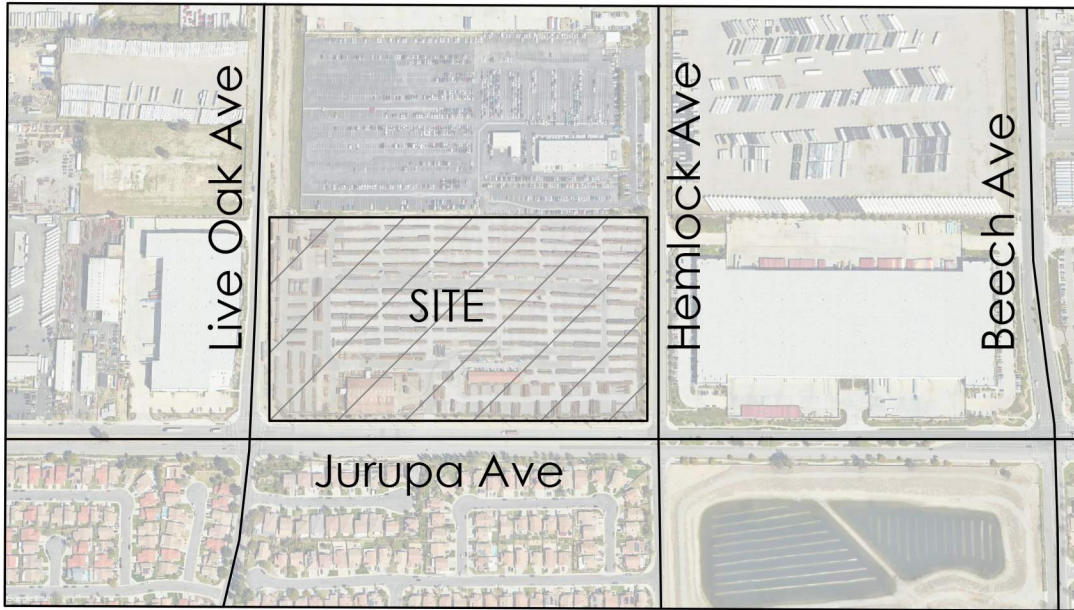
SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	SPACING
LARGE SCREEN SHRUBS					
	Heteromeles arbutifolia Toyon	5 Gal		M	5' OC
	Rhamnus californica Coffeeberry	5 Gal		L	3' from hardscape 4' OC
	Westringia fruticosa Coast Rosemary	5 Gal		L	2.5' from hardscape 5' OC 3' from hardscape

MEDIUM HEDGE SHRUBS					
	Acca sellowiana Pineapple Gauva	5 Gal		M	3' OC 2' from hardscape
	Baccharis p. 'Centenial' Coyote Bush	5 Gal		L	4' OC 2.5' from hardscape
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal		M	3' OC 2' from hardscape
	Cassia phyllodenia Silverleaf Cassia	5 Gal		L	2.5' from hardscape 4' OC
	Ligustrum j. Texanum Texas Privet	5 Gal		M	2' from hardscape 3' OC
	Rhaphiolepis l. 'Springtime' Indian Hawthorn	5 Gal		M	2' from hardscape 3' OC
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal		L	2' from hardscape 3' OC
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal		L	2.5' from hardscape 4' OC
	Salvia leucantha Mexican Sage	5 Gal		L	2' from hardscape 3' OC
	Muhlenbergia capillaris Pink Muhly	5 Gal		M	2' from hardscape 3' OC

SMALL HEDGE SHRUBS					
	Diets bicolor Foxtight Lily	5 Gal		M	3' OC 2' from
	Eremphilia g. 'Mingenew Gold' Emu Bush	5 Gal		M	5' OC 3' from hardscape
	Westringia f. 'Grey Box' Dwarf Coast Rosemary	5 Gal		L	3' OC 2' from hardscape

ACCENT PLANTS					
	Aloe maculata Soap Aloe	5 Gal		L	
	Aloe striata Coral Aloe	1 Gal		L	
	Dasylerion wheeleri Desert Spoon	5 Gal		L	
	Hesperaloe parviflora Red Yucca	5 Gal		L	

VICINITY MAP



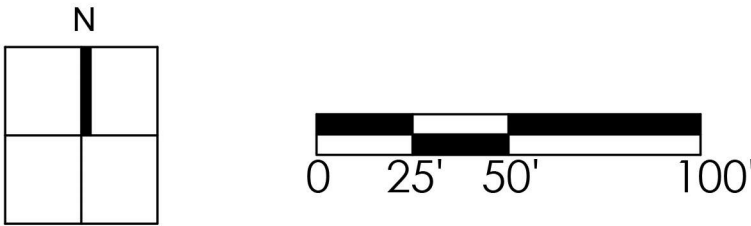
SHEET 1

Jurupa Ave and Hemlock Ave

24-026
02.20.24 09.13.24
04.02.24 09.18.24
06.25.24 11.22.24

- NOTES:
1. ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A LINEAR ROOT BARRIER.
 2. ALL LANDSCAPE SHALL BE DROUGHT TOLERANT, AND TO THE EXTENT FEASIBLE, SPECIES WITH LOW BIOGENIC EMISSIONS. NO PALMS HAVE BEEN USED.
 3. ALL LANDSCAPING AREAS SHALL BE PROPERLY IRRIGATED FOR THE LIFE OF THE FACILITY TO ALLOW FOR PLANTS AND TREES TO MAINTAIN GROWTH.
 4. TREES SHALL BE INSTALLED IN AUTOMOBILE PARKING AREAS TO PROVIDED AT LEAST 35% SHADE COVER OF PARKING AREAS WITHIN 15 YEARS. TREES SHALL BE PLANTED THAT ARE CAPABLE OF MEETING THIS REQUIREMENT.
 5. LOADING DOCKS SHALL BE ORIENTED AWAY FROM NEARBY SENSITIVE RECEPTORS. LOADING DOCKS, TRUCK ENTRIES, AND TRUCK AISLES SHALL NOT ABUT ADJACENT SENSITIVE RECEPTORS.

GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens 'Low Boy' Dwarf Acacia	1 Gal	8" O.C.	L	
	Baccharis p. 'Pigeon Point' Dwarf Coyote Bush	1 Gal	6" O.C.	L	
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Hemerocallis hybridus-Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	Rosa 'Flower Carpet' 'Red' Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Trachelospermum jasminoides Star Jasmine	1 Gal	24" O.C.	M	



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

Fontana, California

TREES



Chilopsis linearis /
Desert Willow



Cinnamomum camphora /
Camphor Tree



Magnolia g. 'Samuel
Sommer' /
Magnolia



Olea europaea /
Olive



Pinus canariensis /
Canary Island Pine



Pistacia chinensis /
Chinese Pistache



Platanus acerifolia /
London Plane



Tristania conferta /
Brisbane Box

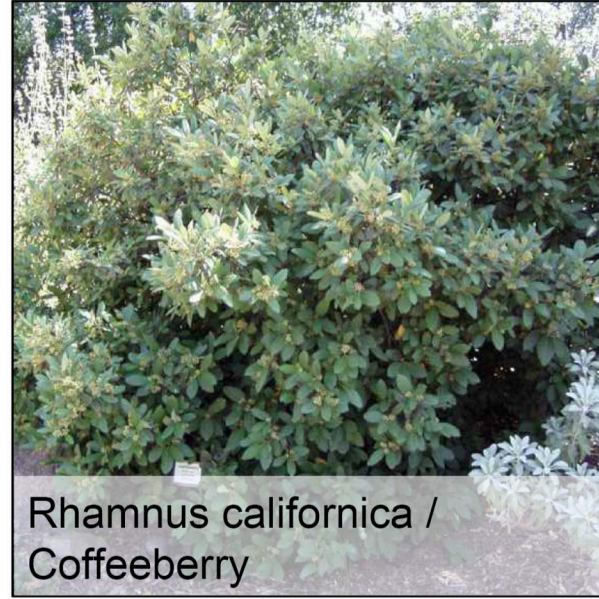


Ulmus parvifolia /
Chinese Elm

SHRUBS



Heteromeles arbutifolia /
Toyon



Rhamnus californica /
Coffeeberry



Westringia fruticosa /
Coast Rosemary



Acca sellowiana /
Pineapple Gauva



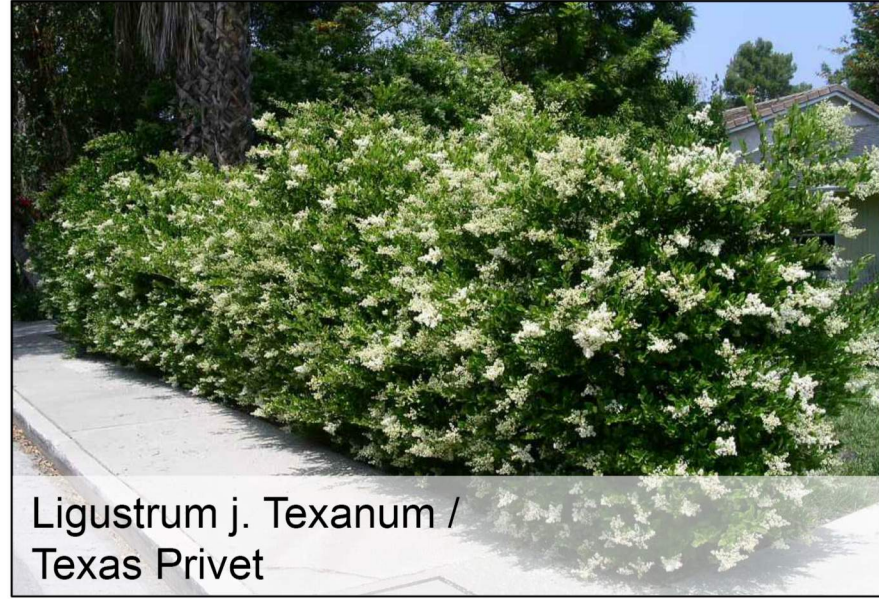
Baccharis p. 'Centenial' /
Coyote Bush



Callistemon 'Little John' /
Dwarf Bottle Brush



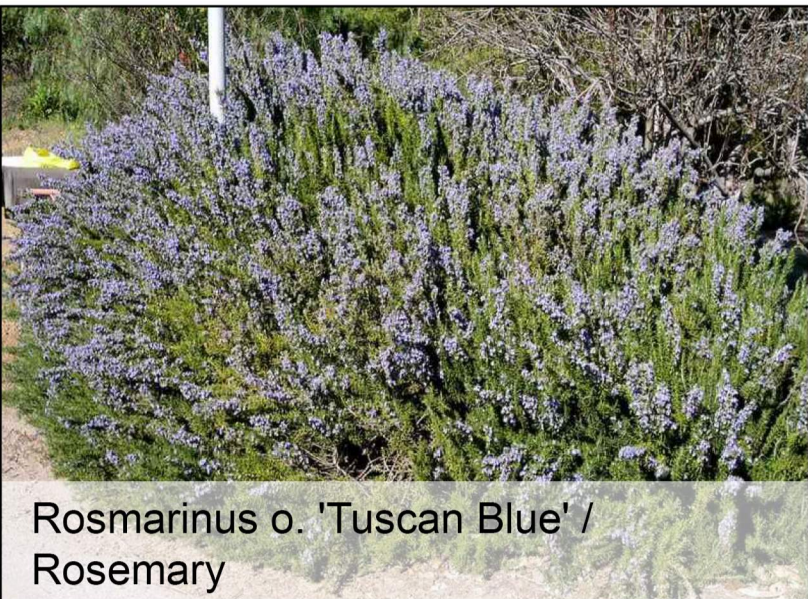
Cassia phyllodenia /
Silverleaf Cassia



Ligustrum j. Texanum /
Texas Privet



Rhamphiolepis i. 'Springtime' /
Indian Hawthorn



Rosmarinus o. 'Tuscan Blue' /
Rosemary



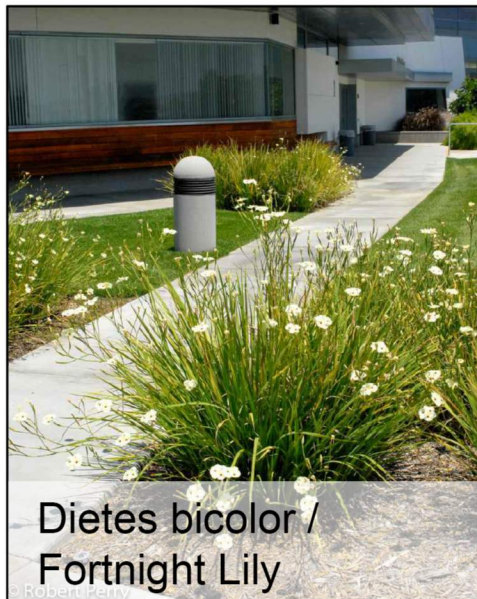
Salvia c. 'Allen Chickering' /
Allen Chickering Sage



Salvia leucantha /
Mexican Sage



Muhlenbergia capillaris /
Pink Muhly



Dietes bicolor /
Fortnight Lily



Eremphilia g. 'Mingenew Gold' /
Emu Bush



Westringia f. 'Grey Box' /
Dwarf Coast Rosemary

ACCENT PLANTS



Aloe maculata /
Soap Aloe



Aloe striata /
Coral Aloe



Dasylirion wheeleri /
Desert Spoon



Hesperaloe parviflora /
Red Yucca

GROUNDCOVER



Acacia redolens 'Low Boy' /
Dwarf Acacia



Baccharis p. 'Pigeon Point' /
Dwarf Coyote Bush



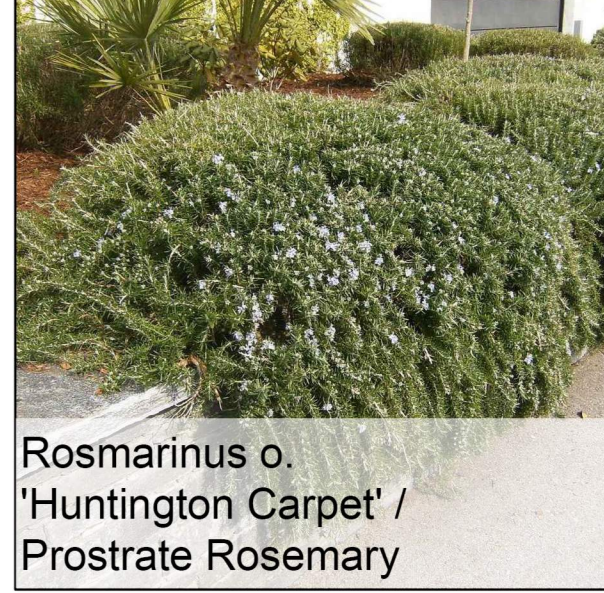
Carissa m. 'Green Carpet' /
Prostrate Natal Plum



Hemerocallis hybridus-Yellow /
Yellow Day Lily



Rosa 'Flower Carpet' -Red /
Red Flower Carpet Rose



Rosmarinus o.
'Huntington Carpet' /
Prostrate Rosemary



Trachelospermum jasminoides /
Star Jasmine

SHEET 2

Jurupa Ave and Hemlock Ave

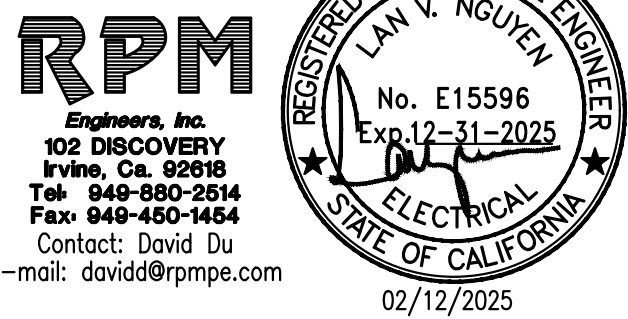
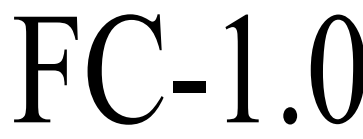
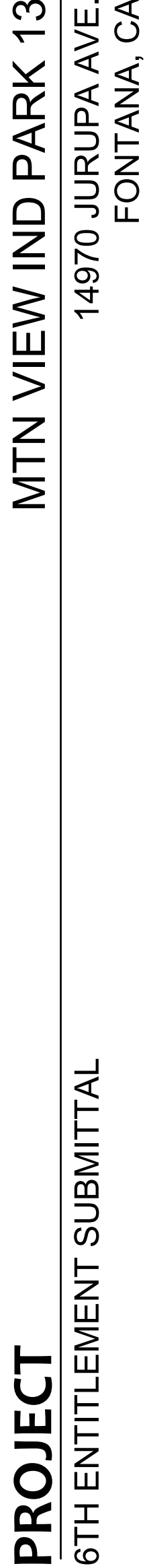
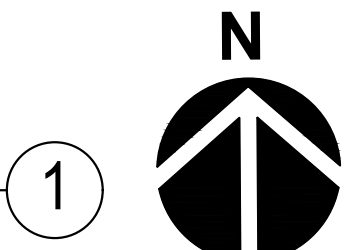
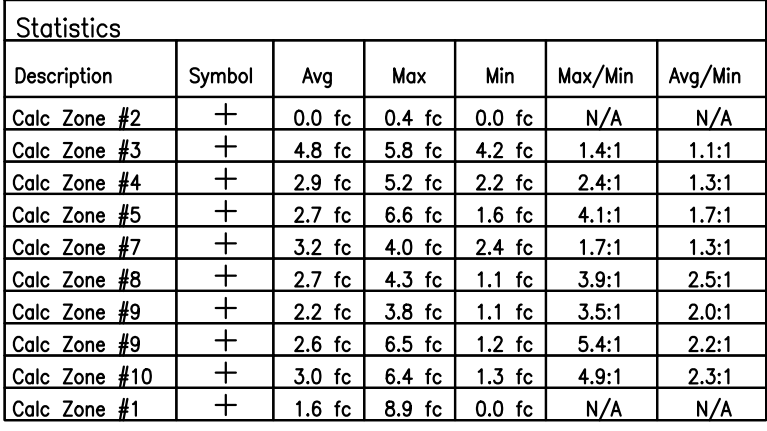
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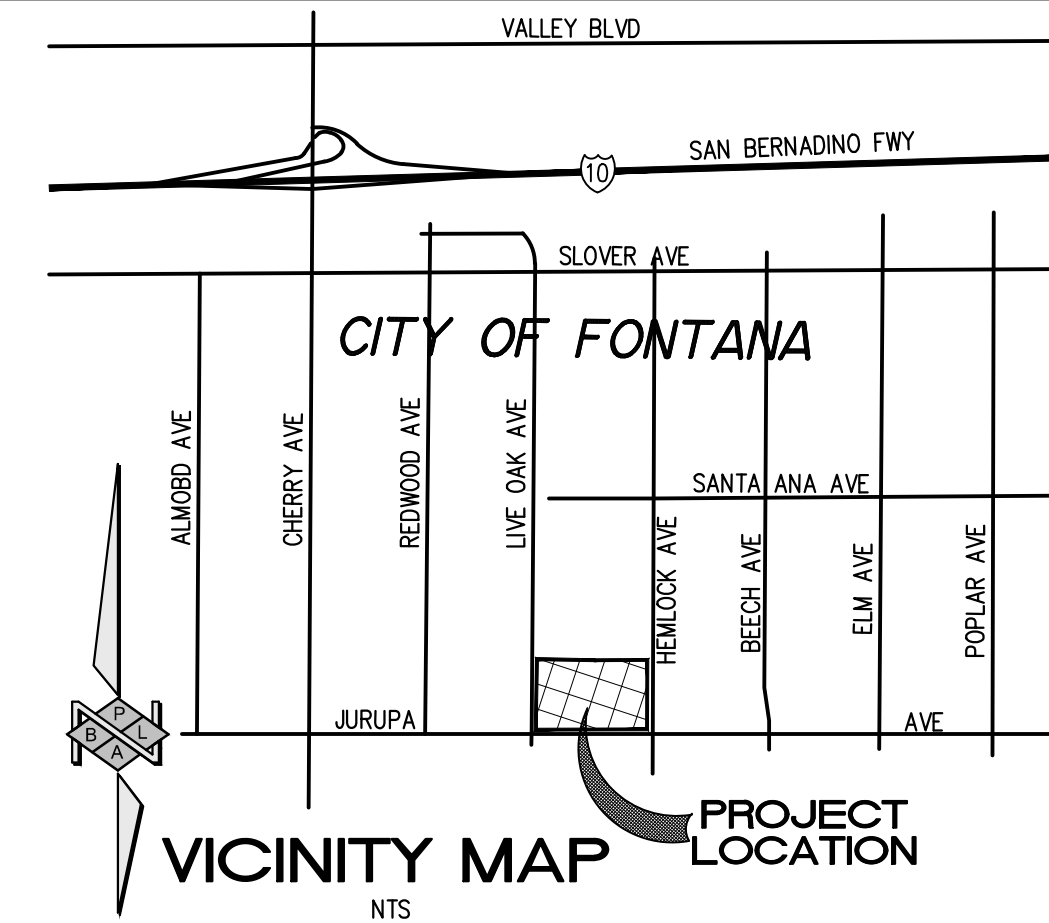
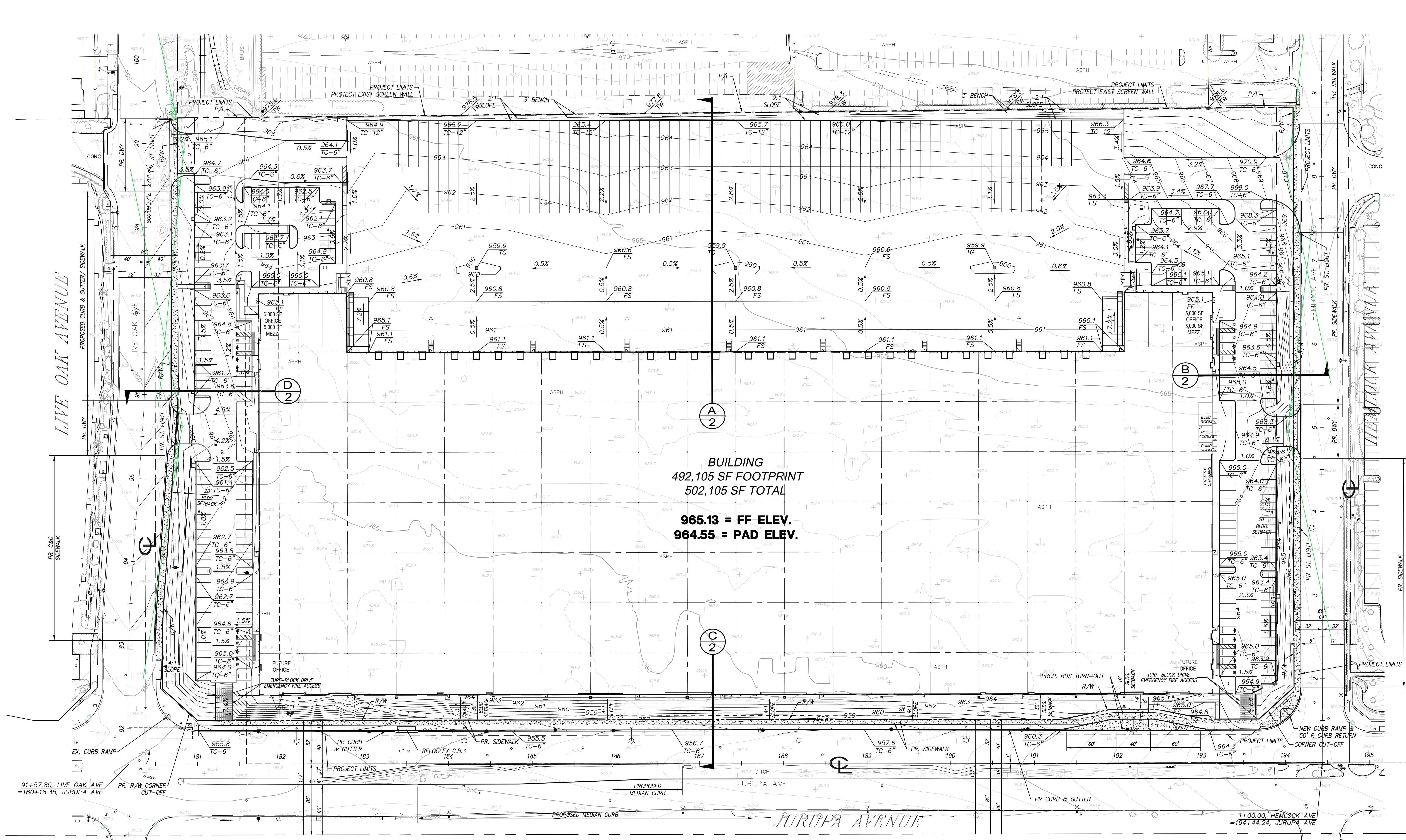
Fontana, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408





PRELIMINARY EARTHWORK QUANTITIES

DESCRIPTION	CUT (CY)	FILL (CY)
RAW QUANTITIES	-51,099	70,561
BLDG OVER EX (4')	-74,469	74,469
PARKING OVER EX (0')	0	0
HEAVY DUTY PAVING (8" PCC)	-6,747	0
LIGHT DUTY PAVING (5" PCC)	-1,389	0
BUILDING SLAB (7" CONC)	-10,362	0
ON-SITE UTILITIES (6" BEDDING AROUND)	-1,643	0
BUILDING FOOTINGS (COLUMN & CONTINUOUS)	-1,080	0
SCREEN WALL FOOTINGS (1.5' x 6')	-101	0
SHRINKAGE 10%	0	12,557
SUBSIDANCE (0.1/2% OF SITE)	0	898
CHAMBER EXCAVATION	-3,687	0
TOTAL ADJUSTMENT	-150,577	158,484
IMPORT	7,907	

LOWER SITE ~0.22' TO BALANCE

LOT AREA

SQUARE FOOTAGE	GROSS	ACRES
1,077,936 SF		24.75
969,431 SF		22.28

FLOOR AREA RATIO

BUILDING AREA	SITE AREA	FAR ALLOWABLE	FAR PROVIDED
492,240 SF	969,431 SF	55%	50.6%

ZONING

JURUPA NORTH RESEARCH AND DEVELOPMENT DISTRICT (JND) - SW INDUSTRIAL PARK S.P.

GLULU

I-L (LIGHT INDUSTRIAL)

LANDSCAPING

L/S REQUIRED = 15%
L/S PROVIDED = 109,502 SF (23%)

INTERSECTION SIGHT DISTANCE

LIMITED L/S USE AREAS

ONSITE IMPROVEMENT QUANTITIES

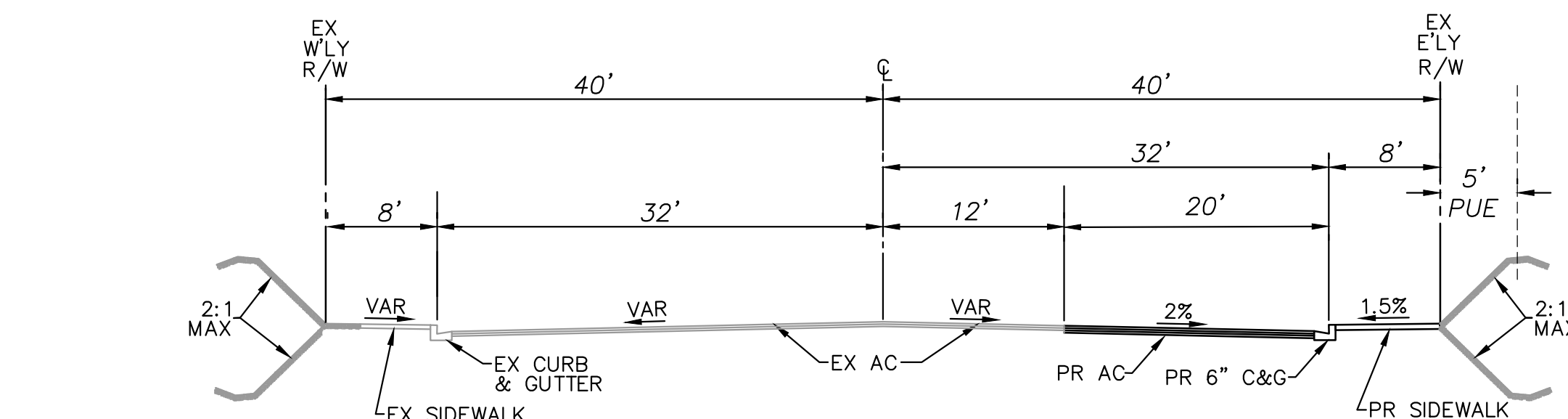
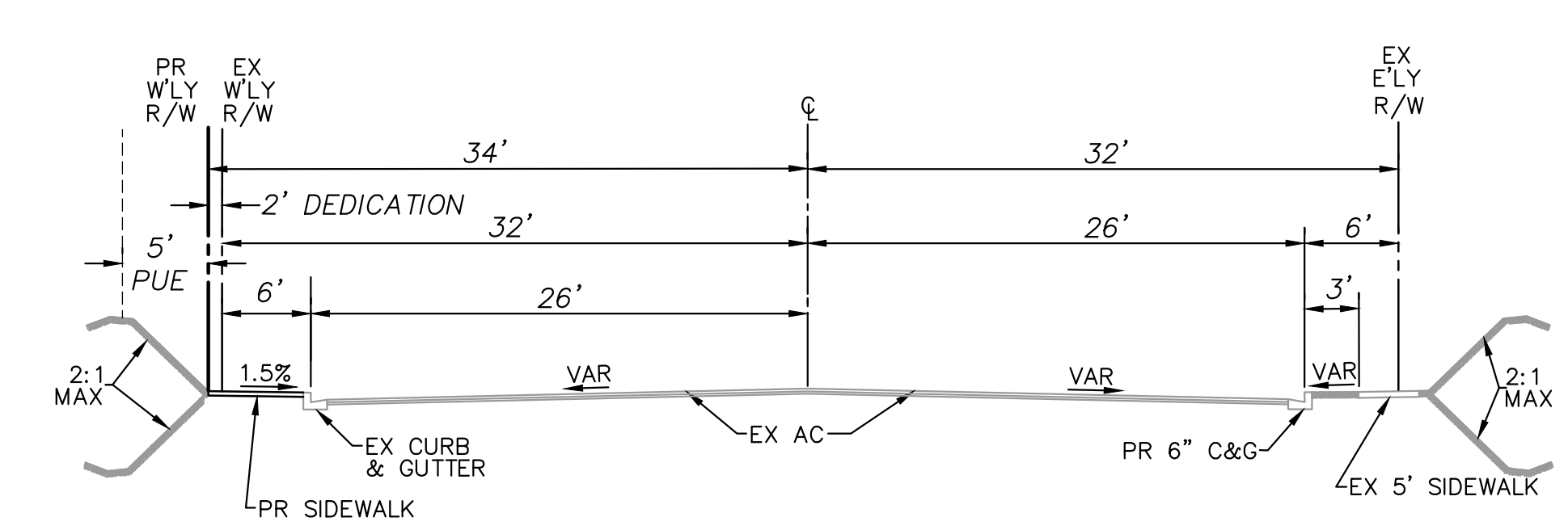
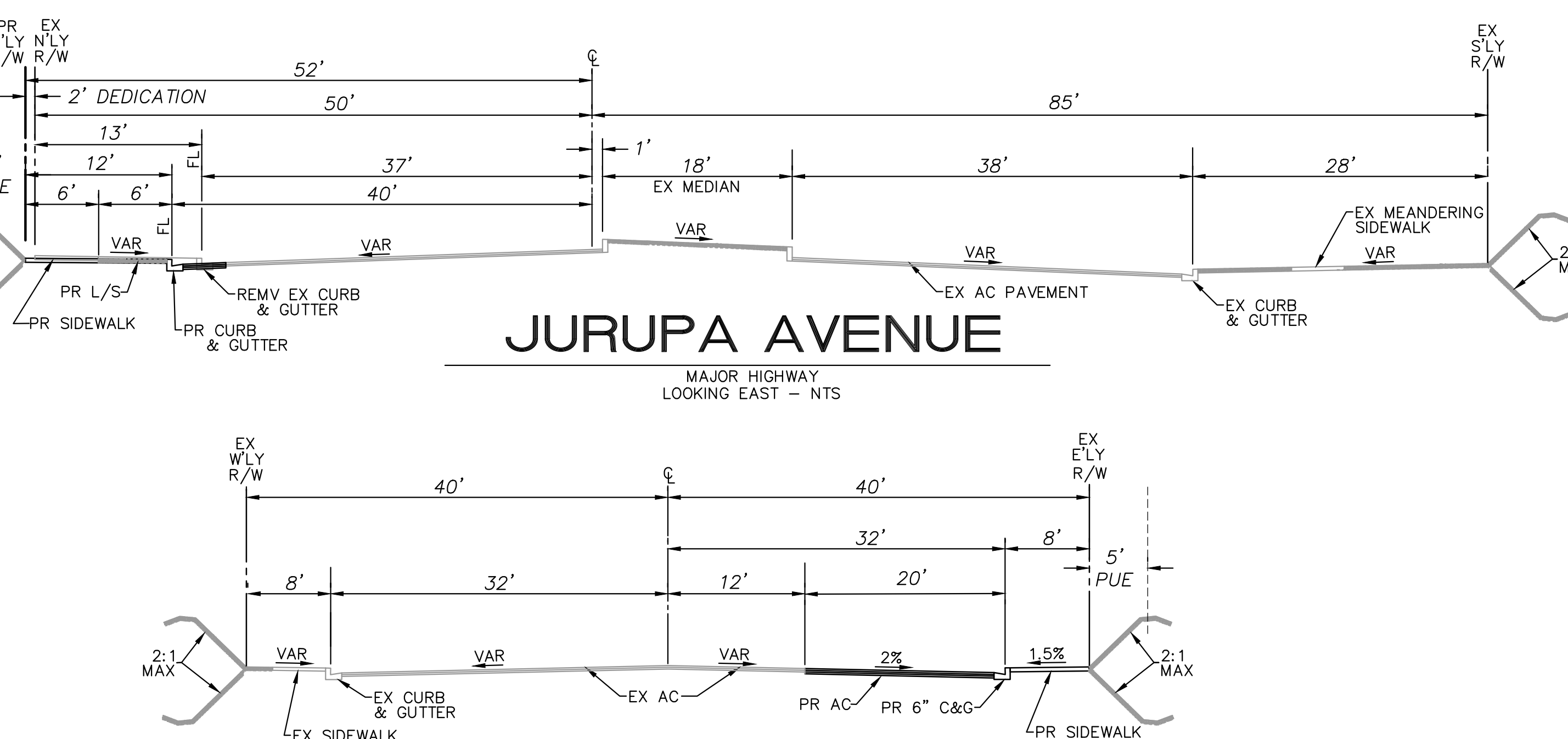
DESCRIPTION	QUANTITY
6" CURB & GUTTER	1,042 LF
6" CURB ONLY	3,645 LF
12" CURB ONLY	928 LF
8" H.D. PAVEMENT	273,237 SF
5" L.D. PAVEMENT	89,988 SF
SIDEWALK	10,051 SF
ADA ACCESS RAMPS	12 EA
TURF-BLOCK DRIVEWAY	1,500 SF

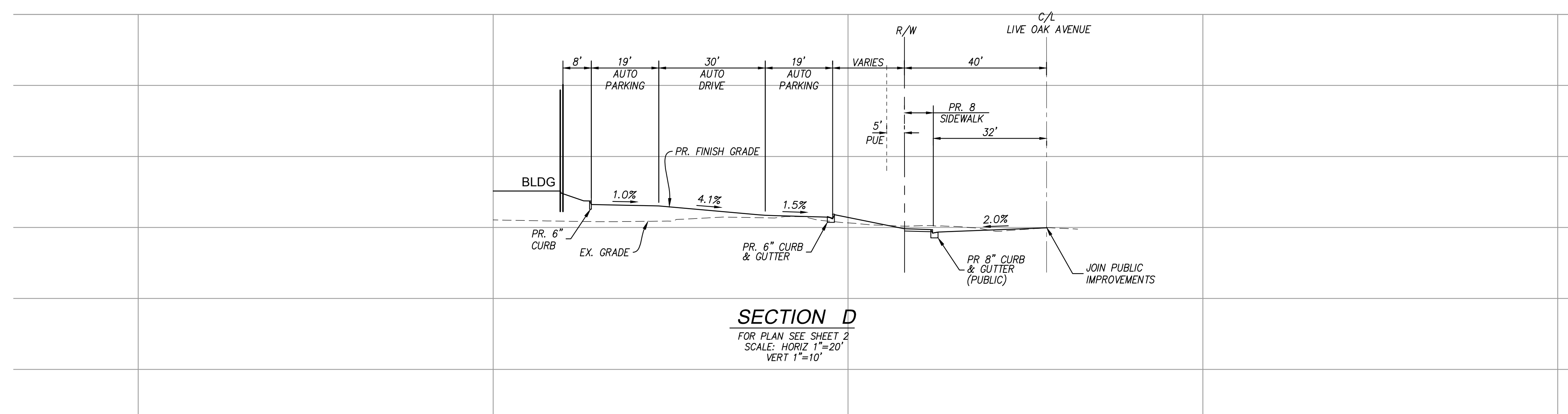
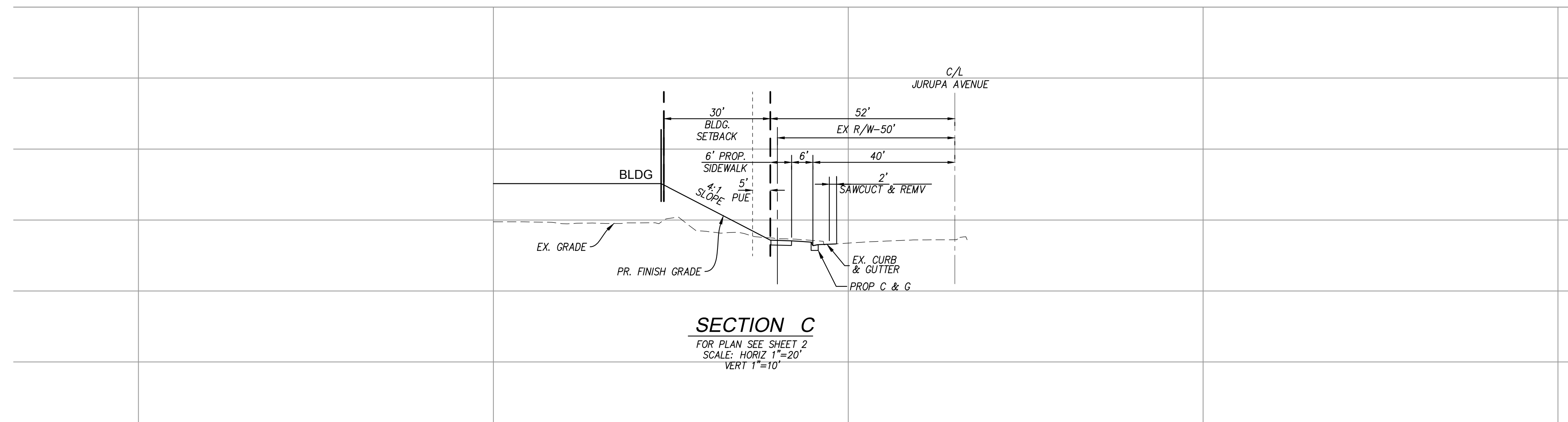
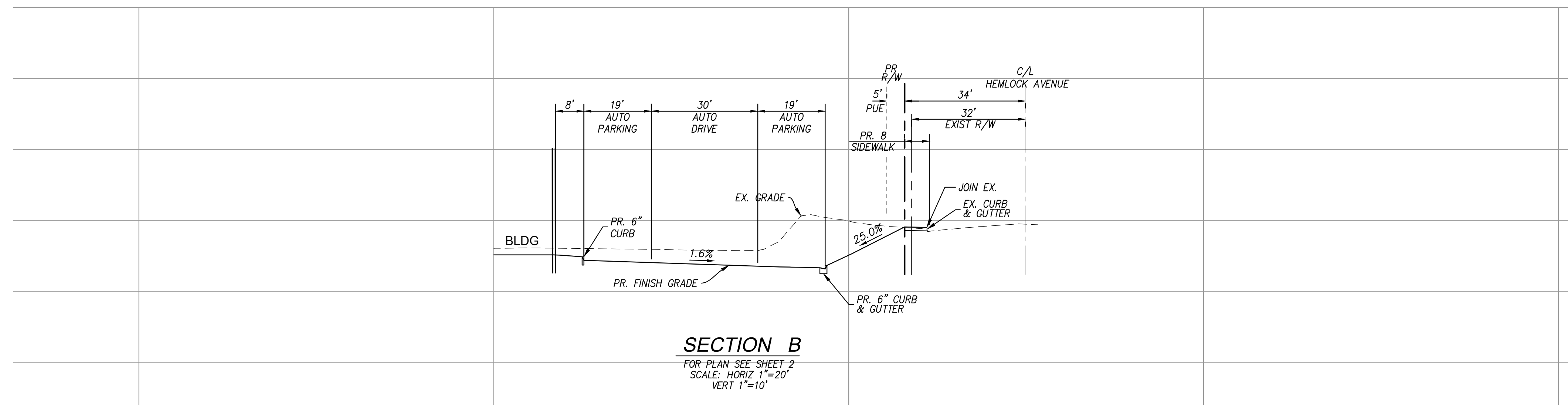
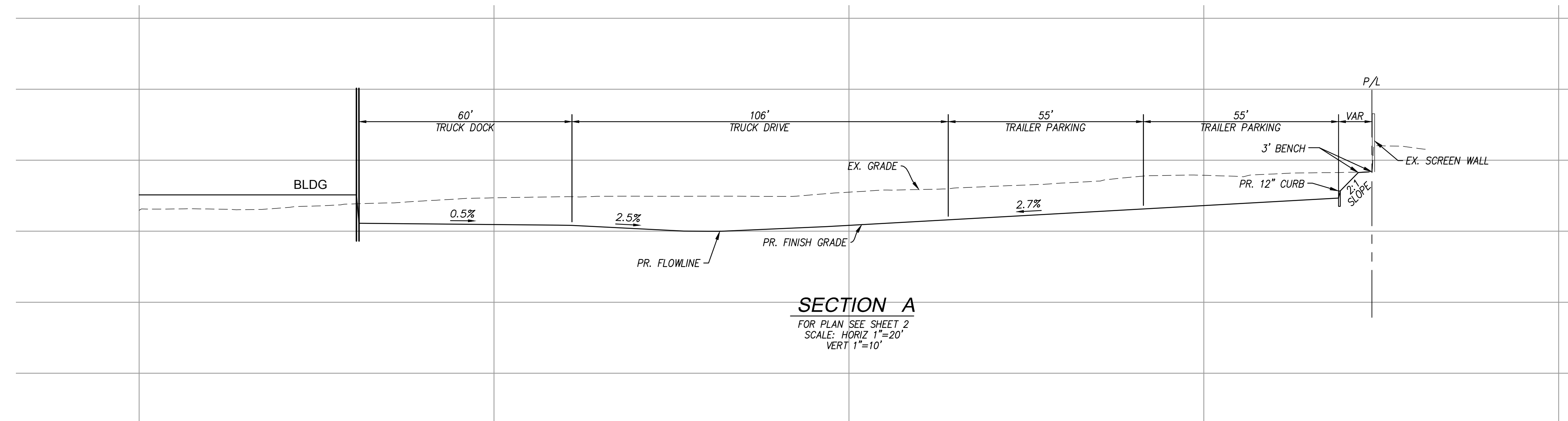
PUBLIC IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
6" CURB & GUTTER	1,812 LF
6" MEDIAN CURB	484 LF
4" / 14.5" H.D. PAVEMENT	22,125 SF
ADA ACCESS RAMPS	1 EA
SIDEWALK	18,391 SF
CONC DRIVEWAY APPROACH	2,519 SF
BUS TURNOUT	1 EA
RELOC EXIST HYDRANT	3 EA
RELOC EXIST CATCH BASIN	1 EA

LEGAL DESCRIPTION

PARCEL 1:
LOT 971, ACCORDING TO MAP SHOWING SUBDIVISION LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE(S) 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TOGETHER WITH THAT PORTION OF SAID LAND VACATED BY THE CITY OF FONTANA BY DEED RECORDED DECEMBER 24, 1965 IN BOOK 6539, PAGE 324, OFFICIAL RECORDS.
EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF FONTANA, BY DEED RECORDED MAY 3, 1965 IN BOOK 6583, PAGE 363, OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY BY DEED RECORDED JULY 16, 1894 IN BOOK 197, PAGE 342, OF DEEDS.
PARCEL 2:
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, LYING WITHIN SECTION 26, TOWNSHIP 1 SOUTH, RANGE 6 WEST, S.B.M., BEING THOSE PORTIONS OF LOTS 970 AND 971, OF THE SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, AT PAGE 12, RECORDS OF SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTER LINE OF JURUPA AVENUE WHICH BEARS SOUTH 89° 47' 30" EAST, A DISTANCE OF 34.49 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 971, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD DECLEZ SPUR, AS DESCRIBED IN DEED RECORDED MAY 17, 1898 IN BOOK 73, PAGE 71, OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA;
THENCE NORTH 00° 07' 30" EAST, A DISTANCE OF 772.49 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 971, SAID POINT BEARS NORTH 89° 46' 00" EAST, A DISTANCE OF 33.58 FEET FROM THE NORTHWEST CORNER OF SAID LOT 971;
THENCE SOUTH 89° 46' WEST, ALONG THE NORTH LINES OF SAID LOTS 971 AND 970 A DISTANCE OF 100 FEET, TO THE WEST LINE OF SAID SOUTHERN PACIFIC RAILROAD DECLEZ SPUR;
THENCE SOUTH 00° 07' 30" WEST, ALONG SAID WEST LINE, A DISTANCE OF 771.64 FEET, TO THE SOUTH LINE OF SAID SECTION 26, SAID LINE BEING ON THE CENTER LINE OF SAID JURUPA AVENUE;
THENCE SOUTH 89° 47' 30" EAST, ALONG SAID CENTER LINE, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING.
EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN THAT CERTAIN QUILCLAIM DEED EXECUTED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, (FORMERLY KNOWN AS SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION) AND RECORDED AUGUST 11, 2005 AS INSTRUMENT NO. 2005-0588875, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.
FOR CONVEYANCING PURPOSES ONLY: APN 0237-122-07-0-000 (AFFECTS PARCEL 1)
APN 0237-122-03-0-000 (AFFECTS PARCEL 2)





Mar 18 2025

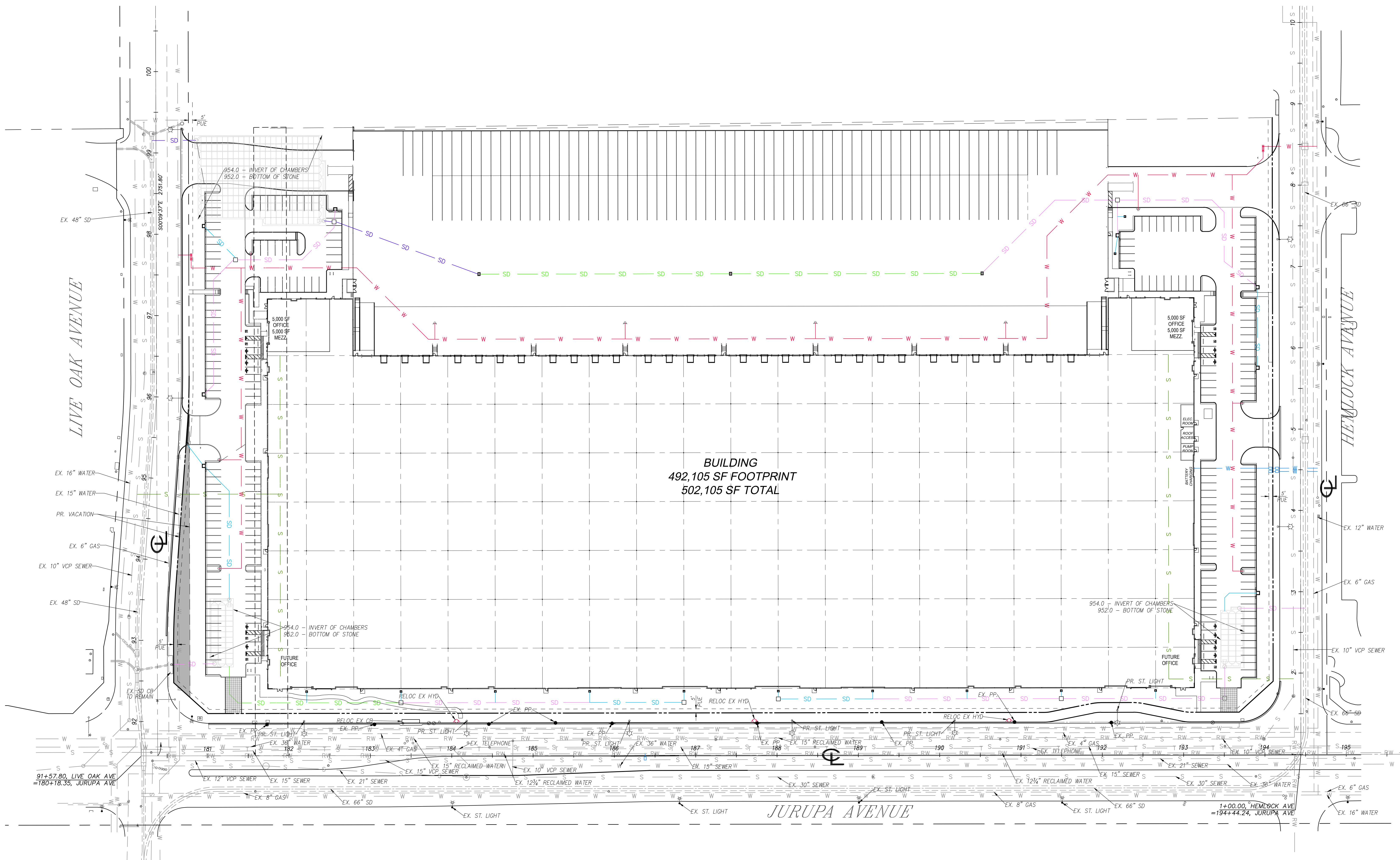
DATE	BY	REVISION

PREPARED FOR:
PROLOGIS
3546 CONCOURS STREET
SUITE 1001
ONTARIO, CA 91765

PREPARED BY:
PBLA ENGINEERING, INC.
Planning • Engineering • Surveying
1809 E. DYER ROAD, STE 301
SANTA ANA, CALIF. 92705
(888) 714-9642 • (714) 389-9191 FAX

CITY OF FONTANA
**CONCEPT GRADING PLAN
MOUNTAIN VIEW BLD 13
14970 JURUPA AVE
NEC JURUPA AVE & LIVE OAK ROAD**

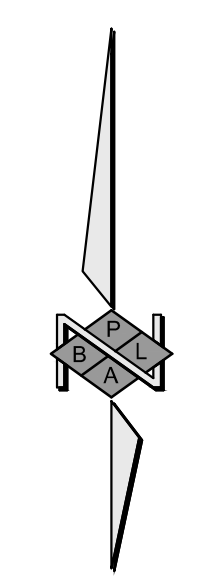
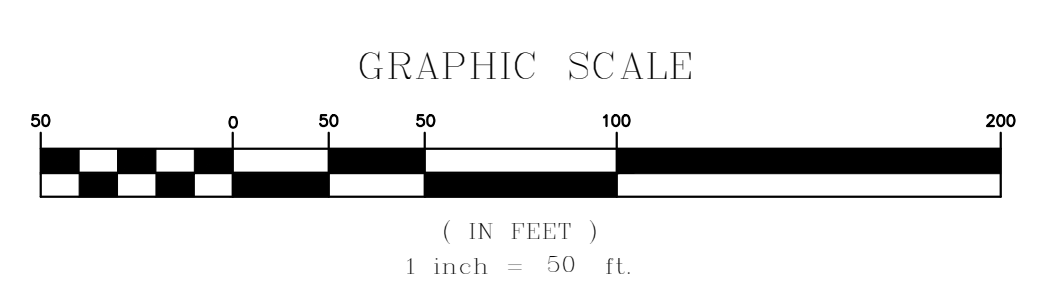
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ONSITE UTILITY QUANTITIES			
SD	12" STORM DRAIN	788 LF	
SD	18" STORM DRAIN	1,641 LF	
SD	24" STORM DRAIN	852	
SD	36" STORM DRAIN	299	
	CURB INLET	8 EA	
	GRATED INLET	13 EA	
	SD MANHOLE	8 EA	
	STORMTECH MC-7200 CHAMBERS	311 EA	
S	6" PVC SEWER	1,123 LF	
W	3" DOMESTIC WATER LATERAL	92 LF	
	2" DOMESTIC METER & BF	1 EA	
	2" IRRIGATION METER & BF	1 EA	
	2" MEDIAN IRRIGATION METER	1 EA	
W	6" HYDRANT LATERAL	224 LF	
W	10" FIRE MAIN	2,477 LF	
	10" DETECTOR CHECK VALVE	2 EA	
	FIRE HYDRANT	10 EA	

STORM DRAIN PIPE MATERIAL = HDPE DUAL WALL
DOMESTIC & IRRIGATION PIPE MATERIAL = SCHED 80 PVC
FIRE SYSTEM PIPE MATERIAL = CLASS 200, C-900 PVC

OFFSITE UTILITY QUANTITIES			
	FIRE HYDRANT RELOCATION	3 EA	
	STREET LIGHT	10 EA	
	EX. POWER POLE TO BE UNDERGROUNDED	9 EA	
	CATCH BASIN RELOCATION	1 EA	



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