

SITE SUMMARY BUILDING-1:

Land Use:	Light Industrial	Sprinklers:	Yes
Zoning:	West End Specific Plan (BP3)	Const. Type:	III-B
Occupancies:	B/S-1	APN:	1110-151-03-0-000

	Provided	Req/Allow	Prov.
Ground floor area	38,798	0.00	0.39
Total building area	41,218	0.60	0.41 FAR
Landscape area	12,614	0.15	0.22
Parking area	57,106		
Loading areas	3,883		
All other paved areas	44,492		
Site Area	99,887	2.29	acres

ALLOWABLE BUILDING HEIGHT:

Occupancy & Const. Type	Stories Allowed	Stories Provided	Height Allowed	Height Provided
B/F-1/S-1/M III-B	4	2	75'	47.5'

ALLOWABLE BUILDING AREA:
 [F/P - 0.25] W/39 = L_r
 F=Frontage, P=Building perimeter, W=width of open space 20 to 30

	F	P	W	L _r
	868	868	0	0.00%

Single Occupancy, Multiple Story (Eq 5-2) | A₁+ [NS x I_r] x S₁ = A₁
 A₁=Tabular area use NS, S13R or SM, NS=Tabular Area no sprinklers I_r=Frontage increase, S₁=Actual Stories, A₁= Allowable area
Mixed Occupancy, Multi Story use 1 for S₁ to make (Eq 5-2) = (Eq 5-3). Use NS, S13R or SM for A₁, Sum ratios.

Check Each Floor

Occupancy on Level-2	Const. Type	Actual Area	Table Area (SM)	Table Area A ₁	Table Area NS	Frontage I _r	Allowable S ₁ Area A ₁	Ratio
B	III-B	2,420	57,000	19,000	0.00%	1	57,000	0.04
F-1	III-B	0	36,000	12,000	0.00%	1	36,000	0.00
S-1	III-B	0	52,500	17,500	0.00%	1	52,500	0.00
Total Level-2		2,420						0.04

Occupancy on Level-1

Occupancy on Level-1	Const. Type	Actual Area	Table Area (SM)	Table Area A ₁	Table Area NS	Frontage I _r	Allowable S ₁ Area A ₁	Ratio
B	III-B	2,248	57,000	19,000	0.00%	1	57,000	0.04
F-1	III-B	0	36,000	12,000	0.00%	1	36,000	0.00
S-1	III-B	36,550	52,500	17,500	0.00%	1	52,500	0.70
Total Level-1		38,798						0.74

Check Total Building

Occupancy	Actual Area	Table Area (SM)	Table Area A ₁	Table Area NS	Frontage I _r	Allowable S ₁ Area A ₁	Ratio
B V-B Multiple Stories	4,668	57,000	19,000	0.00%	1	57,000	0.08
F-1 V-B	0	36,000	12,000	0.00%	1	36,000	0.00
S-1 V-B	36,550	52,500	17,500	0.00%	1	52,500	0.70
Total	41,218						0.78

Parking Space Types

Standard 9' x 19'	Provided	Required
Compact 7' x 16'	1	-
Accessible	3	3
EVCS Ready	1	1
EVCS Ready Accessible	2	2
EVCS Capable (future)	10	10
Total Parking Spaces	56	55.2
Bicycle short term	4	3 Short term CGBSC 5% pkg min 2
Bicycle long term	3	3 Long term CGBSC 5% pkg min 2
Loading Spaces	4	0

BLDG. AREAS, EGRESS AND PLUMBING OCCUPANT LOADS
 501 to 1000=3 exits, x>1001=4 exits

Building-1 Level-2

Floor Spaces	Occupancy	Area	Egress OLF	2 Exits If Over	Egress Occ.	2 Exits Req.	Plumbing OLF	Parking Occ.	Parking Req.
Office	B	2,420	150	29	16	1	150	16	250
Halls Restrm, Elect, Equip	B	0	300	29	0	0	0	0	250
Total Level-2		2,420			16	1		16	9.68

Building-1 Level-1

Floor Spaces	Area	Egress OLF	2 Exits If Over	Egress Occ.	2 Exits Req.	Plumbing OLF	Parking Occ.	Parking Req.
Office	1,647	150	49	11	1	150	11	250
Lounge/Waiting	446	15	49	30	1	30	15	250
Stairs, Halls, Storage	155	300	49	1	1	0	0	250
Warehouse Storage	30,940	500	29	62	2	4000	8	1,000
Warehouse Distribution	5,000	150	29	33	2	500	10	1,000
Restrooms	302	300	29	1	1	0	0	1,000
Halls, Equip, Voids	308	300	29	1	1	0	0	1,000
Total Ground Floor	38,798			138	2	44		45.54

Exit Width Calculations Each Suite

Ground Level	Occupants	Ratio	Req. Exit Width
Stairs	16	0.30	4.84
Other	138	0.20	27.70

CPC 422.2 if occ less than 50 1 RR ok
 *CPC 415.2 if occ less than 30 no DF req

	Occupancy	Plumb	Water Closet	Urinals	Lavatories	Drinking Fountain	Service Sinks
Men	B	21	50	0.42	100	0.21	75
Women	B	21	15	1.40	0	0.00	50
Men	S-1	4	100	0.04	0	0.00	200
Women	S-1	4	100	0.04	0	0.00	200
Total Required Men							
Total Required Women							
Total Prov. Men							
Total Prov. Women							

SITE SUMMARY BUILDING-2:

Land Use:	Light Industrial	Sprinklers:	Yes
Zoning:	West End Specific Plan (BP3)	Const. Type:	III-B
Occupancies:	B/S-1	APN:	1110-151-03-0-000

	Provided	Req/Allow	Prov.
Ground floor area	28,347	0.00	0.38
Total building area	30,767	0.60	0.42 FAR
Landscape area	7,343	0.15	0.18
Parking area	41,386		
Loading areas	3,905		
All other paved areas	34,043		
Site Area	73,638	1.69	acres

ALLOWABLE BUILDING HEIGHT:

Occupancy & Const. Type	Stories Allowed	Stories Provided	Height Allowed	Height Provided
B/F-1/S-1/M III-B	4	2	75'	47.5'

ALLOWABLE BUILDING AREA:
 [F/P - 0.25] W/39 = L_r
 F=Frontage, P=Building perimeter, W=width of open space 20 to 30

	F	P	W	L _r
	714	714	0	0.00%

Single Occupancy, Multiple Story (Eq 5-2) | A₁+ [NS x I_r] x S₁ = A₁
 A₁=Tabular area use NS, S13R or SM, NS=Tabular Area no sprinklers I_r=Frontage increase, S₁=Actual Stories, A₁= Allowable area
Mixed Occupancy, Multi Story use 1 for S₁ to make (Eq 5-2) = (Eq 5-3). Use NS, S13R or SM for A₁, Sum ratios.

Check Each Floor

Occupancy on Level-2	Const. Type	Actual Area	Table Area (SM)	Table Area A ₁	Table Area NS	Frontage I _r	Allowable S ₁ Area A ₁	Ratio
B	III-B	2,420	57,000	19,000	0.00%	1	57,000	0.04
F-1	III-B	0	36,000	12,000	0.00%	1	36,000	0.00
S-1	III-B	0	52,500	17,500	0.00%	1	52,500	0.00
Total Level-2		2,420						0.04

Occupancy on Level-1

Occupancy on Level-1	Const. Type	Actual Area	Table Area (SM)	Table Area A ₁	Table Area NS	Frontage I _r	Allowable S ₁ Area A ₁	Ratio
B	III-B	2,248	57,000	19,000	0.00%	1	57,000	0.04
F-1	III-B	0	36,000	12,000	0.00%	1	36,000	0.00
S-1	III-B	26,099	52,500	17,500	0.00%	1	52,500	0.54
Total Level-1		28,347						0.54

Check Total Building

Occupancy	Actual Area	Table Area (SM)	Table Area A ₁	Table Area NS	Frontage I _r	Allowable S ₁ Area A ₁	Ratio
B V-B Multiple Stories	4,668	57,000	19,000	0.00%	1	57,000	0.08
F-1 V-B	0	36,000	12,000	0.00%	1	36,000	0.00
S-1 V-B	26,099	52,500	17,500	0.00%	1	52,500	0.70
Total	30,767						0.58

Parking Space Types

Standard 9' x 19'	Provided	Required
Compact 7' x 16'	2	-
Accessible	2	2
EVCS Ready	1	1
EVCS Ready Accessible	1	1
EVCS Capable (future)	6	6
Total Parking Spaces	48	44.8
Bicycle short term	4	3 Short term CGBSC 5% pkg min 2
Bicycle long term	3	3 Long term CGBSC 5% pkg min 2
Loading Spaces	4	0

BLDG. AREAS, EGRESS AND PLUMBING OCCUPANT LOADS
 501 to 1000=3 exits, x>1001=4 exits

Building-2 Level-2

Floor Spaces	Occupancy	Area	Egress OLF	2 Exits If Over	Egress Occ.	2 Exits Req.	Plumbing OLF	Parking Occ.	Parking Req.
Office	B	2,420	150	29	16	1	150	16	250
Halls Restrm, Elect, Equip	B	0	300	29	0	0	0	0	250
Total Level-2		2,420			16	1		16	9.68

Building-2 Level-1

Floor Spaces	Area	Egress OLF	2 Exits If Over	Egress Occ.	2 Exits Req.	Plumbing OLF	Parking Occ.	Parking Req.
Office	1,647	150	49	11	1	150	11	250
Lounge/Waiting	446	15	49	30	1	30	15	250
Stairs, Halls, Storage	155	300	49	1	1	0	0	250
Warehouse Storage	20,489	500	29	41	2	4000	5	1,000
Warehouse Distribution	5,000	150	29	33	2	500	10	1,000
Restrooms	302	300	29	1	1	0	0	1,000
Halls, Equip, Voids	308	300	29	1	1	0	0	1,000
Total Ground Floor	28,347			118	2	41		35.09

Exit Width Calculations Each Suite

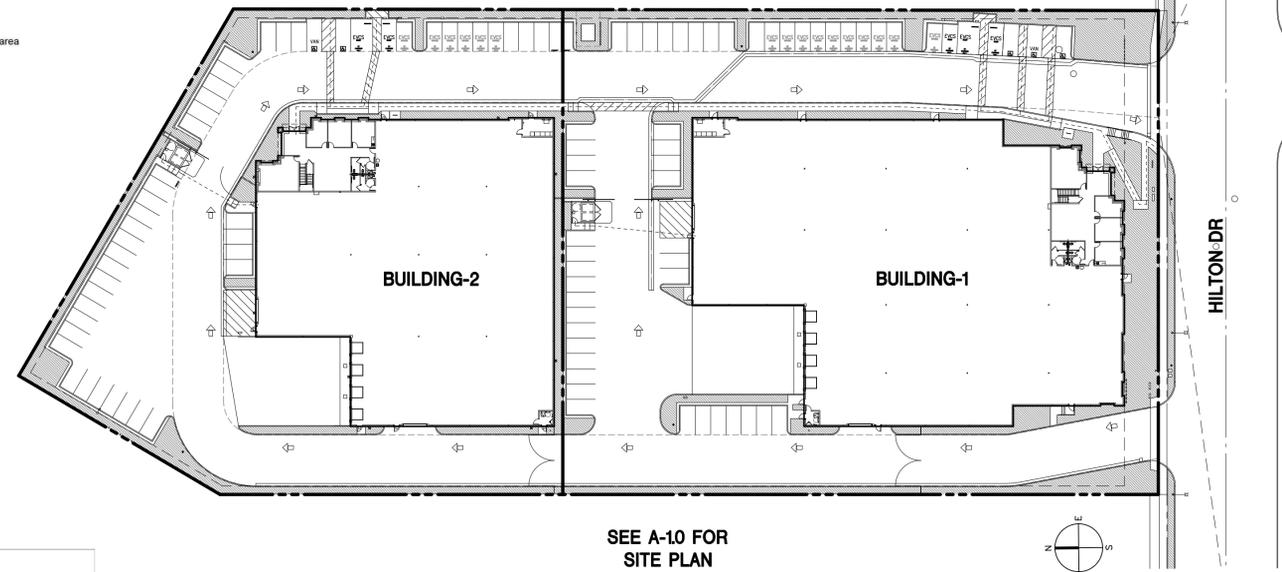
Ground Level	Occupants	Ratio	Req. Exit Width
Stairs	16	0.30	4.84
Other	118	0.20	23.51

CPC 422.2 if occ less than 50 1 RR ok
 *CPC 415.2 if occ less than 30 no DF req

	Occupancy	Plumb	Water Closet	Urinals	Lavatories	Drinking Fountain	Service Sinks
Men	B	21	50	0.42	100	0.21	75
Women	B	21	15	1.40	0	0.00	50
Men	S-1	3	100	0.03	0	0.00	200
Women	S-1	3	100	0.03	0	0.00	200
Total Required Men							
Total Required Women							
Total Prov. Men							
Total Prov. Women							

HILTON INDUSTRIAL FACILITY

HILTON DRIVE FONTANA, CA



SEE A-10 FOR SITE PLAN

SITE DATA	SCALE: 1"=50'-0"	3
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APPLICABLE BUILDING CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
- 2022 CALIFORNIA ENERGY CODE

SCOPE OF WORK:

- 2 NEW BUILDINGS WITH SITE IMPROVEMENTS
- 2 NEW TRASH ENCLOSURES
- FENCES AND GATES

OWNER:
 HILTON LANE, LLC
 P.O. BOX 54403
 IRVINE, CA 92614-9448
 PHONE: (949) 854-4518
 CONTACT: GEORGE MCCAN

LANDSCAPE:
 SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
 2889 VIA RANCHEROS WAY
 FALLBROOK, CA 92028
 PHONE: (760) 842-8443
 CONTACT: SCOTT PETERSON

ARCHITECT:
 C. VANDERHOEK ARCHITECTS, INC.
 4109 E. FERNWOOD AVE
 ORANGE, CA 92669
 PHONE: (714) 308-7662
 CONTACT: CARL VANDERHOEK, R.A.

CIVIL:
 LAND DEVELOPMENT DESIGN CO., LLC
 2918 E. PHILADELPHIA ST, SUITE F
 ONTARIO, CA 91761
 CONTACT: KEVIN RICHER
 PHONE: (909) 930-1466

GEOTECHNICAL ENGINEER:
 NORCAL ENGINEERS
 10641 HUMBOLT STREET
 LOS ALAMITOS, CA 90710
 CONTACT: KEITH TUCKER
 PHONE: (562) 799-4464



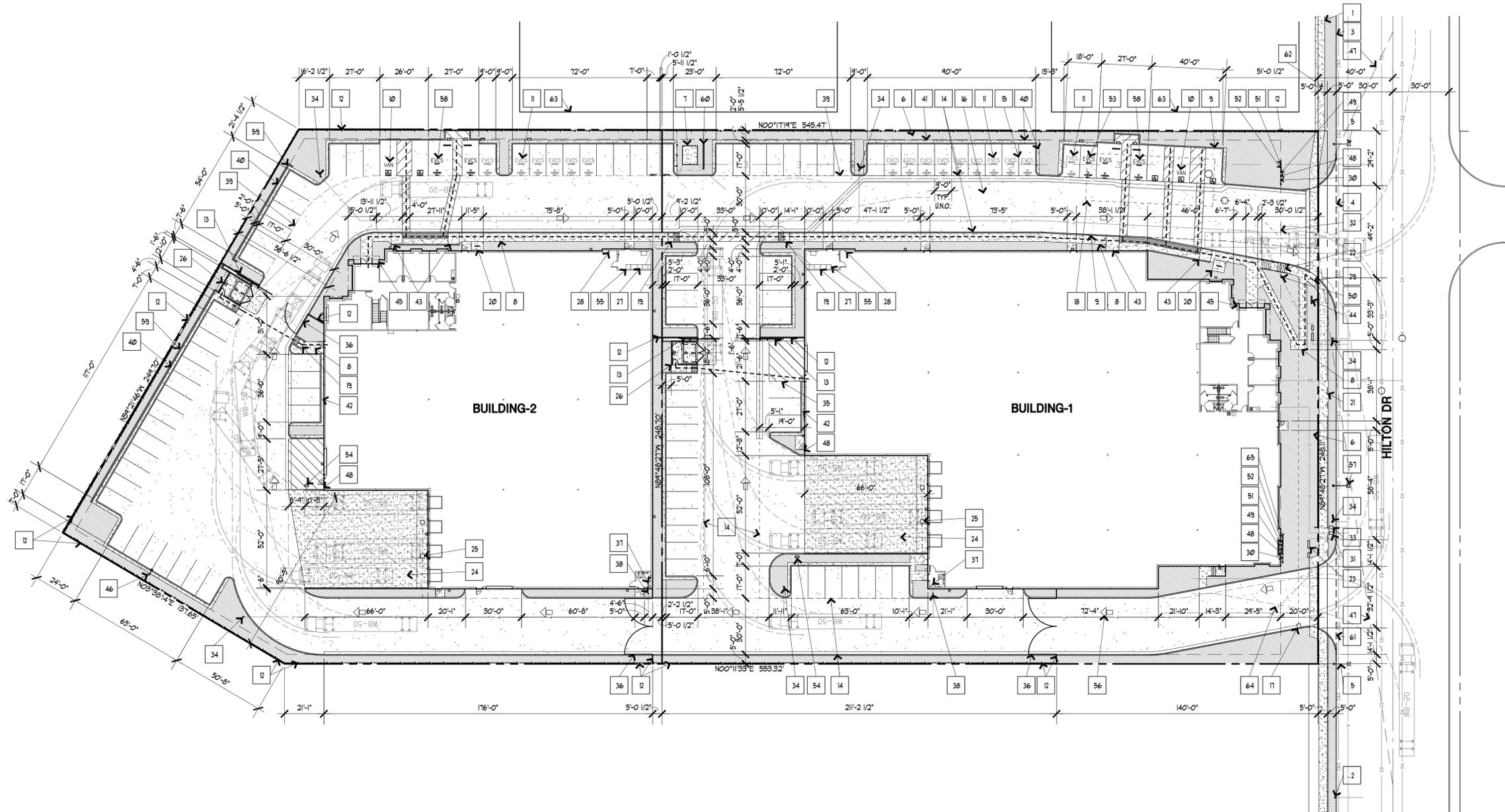
SHEET	SHEET TITLE	REV
	ARCHITECTURAL	
T-1	COVER SHEET	3/17/25
A-1-0	SITE PLAN	3/17/25
A-1-1	SITE DETAILS	3/17/25
A-1-2	SITE DETAILS	3/17/25
A-2-1	FLOOR PLAN BUILDING-1	3/17/25
A-2-2	FLOOR PLAN BUILDING-2	3/17/25
A-2-3	ENLARGED FLOOR PLANS	3/17/25
A-4-1	ROOF PLAN BUILDING-1	3/17/25
A-4-2	ROOF PLAN BUILDING-2	3/17/25
A-		

SITE PLAN NOTES

1. EXISTING CONCRETE SIDEWALK
2. EXISTING FIRE HYDRANT
3. EXISTING CONCRETE CURB AND GUTTER
4. REMOVE EXISTING CONCRETE CURB AND REPLACE WITH NEW CONCRETE DRIVE APPROACH PER CITY STANDARDS, SEE CIVIL
5. EXISTING STREET LIGHT
6. NEW LANDSCAPING SHOWN HATCHED, SEE LANDSCAPE
7. NEW TRANSFORMER
8. NEW CONCRETE WALK, SEE 8/A-1.1
9. NEW CONCRETE CURB, SEE CIVIL
10. NEW ACCESSIBLE PARKING, SEE 2/A-1.1
11. EVCS CAPABLE (FUTURE) PARKING STALL, TYPICAL
12. NEW TUBE STEEL FENCE 6' HIGH, BLACK, SEE 8/A-1.2
13. NEW TUBE STEEL ROLLING GATE, 6' HIGH, BLACK, WITH FIRE DEPT. KNOX LOCK, SEE 1/A-1.2
14. PROPOSED 30' WIDE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
15. NEW 4' WIDE WHITE PAINTED STRIPING FOR STANDARD 9'-0" WIDE X 14' DEEP PARKING STALLS, TYPICAL UNO.
16. NEW CONCRETE PAVING, SEE CIVIL
17. NEW GRATED INLET, SEE CIVIL
18. NEW SUBTERRANEAN INFILTRATION STRUCTURE, SEE CIVIL
19. NEW CONCRETE CURB RAMP, SEE 16/A-1.1
20. NEW SHORT TERM BICYCLE PARKING 4 BIKE CAPACITY, SEE 3/A-1.1
21. NEW CONCRETE SIDEWALK, SEE CIVIL
22. NEW CONCRETE STAIR
23. NEW DETECTOR CHECK ASSEMBLY
24. NEW TRUCK WELL CONCRETE PAVING, SEE CIVIL
25. NEW SUMP PUMP PIT
26. NEW TILT UP CONCRETE TRASH ENCLOSURE, 50% OF AREA TO BE USED FOR RECYCLING. NO HAZARDOUS WASTE TO BE STORED IN ANY TRASH BIN, SEE 15/A-1.2
27. NEW ELECTRICAL GEAR
28. NEW LONG TERM BICYCLE PARKING 3 BIKE CAPACITY WITH ELECTRIC PLUGS FOR CHARGING ELECTRIC BIKES, SEE 15/A-1.1
29. NEW ACCESSIBLE PATH OF TRAVEL
30. NEW ACCESSIBLE SITE ENTRANCE SIGN
31. NEW WATER METER
32. BUILDING SETBACK
33. NEW IRRIGATION METER
34. NEW FIRE HYDRANT PROVIDE BLUE REFLECTIVE PAVEMENT MARKER PER SBCFD STND. 508.5.2
35. NEW 4' WIDE WHITE DIAGONAL STRIPING AT 36" O.C.
36. NEW TUBE STEEL SWING GATE, 6' HIGH, BLACK WITH FIRE DEPT. KNOX LOCK, SEE 1/A-1.2
37. NEW FIRE RISER FOR NFPA-13 FIRE SPRINKLER SYSTEM WITH WATER FLOW MONITORING FIRE ALARM SYSTEM
38. NEW P.I.V.
39. NEW FIRE ACCESS LANE, 30' WIDE WITH MIN. 14' INSIDE TURNING RADIUS
40. NEW 6" CONCRETE CURB AND 1'-6" WIDE CONCRETE STRIP STAMPED WITH 6' GRID PATTERN TOTAL 2' WIDE DECORATIVE WALKING SURFACE AT PLANTERS
41. ADJACENT TO PARKING STALLS, TYPICAL
42. 2' PARKING STALL OVERHANG
43. NEW CONCRETE CURB 6' HIGH X 24" WIDE WITH 6' STAMPED CONC. GRID PATTERN
44. NEW CONCRETE CURB RAMP, SEE 15/A-1.1
45. NEW MONUMENT SIGN WITH MIN. 6" HIGH ADDRESS NUMBERS PER CFC 505 AND SBCFD STND. 505.1
46. NEW FIRE DEPT. KEY BOX WITH TAMPER SWITCH MONITORED BY FIRE DEPT. APPROVED CENTRAL MONITORING DEVICE PER SBCFD STND. 506
47. NEW POLE MOUNTED LIGHT FIXTURE 25' HIGH
48. CLEAR LINE OF SIGHT WITH NO OBJECTS MORE THAN 30' HIGH
49. NEW SIGN: ANTI-IDLING
50. NEW SIGN: OFF SITE PARKING PROHIBITED
51. NEW SIGN: TRUCKING ROUTING PLAN DIRECTION
52. NEW SIGN: CONTACT INFORMATION FOR COMPLAINT REPRESENTATIVE
53. NEW SIGN: EVCS TOW AWAY SIGN
54. NEW ELECTRIC VEHICLE CHARGING STATION, TYPICAL
55. FUTURE ELECTRIC TRUCK CHARGING STATION
56. ELECTRICAL GEAR SPACE FOR 25% SIZE INCREASE
57. WHITE PAINTED TRUCK DIRECTIONAL ARROWS ON PAVEMENT, TYPICAL
58. NEW STREET LIGHT
59. NEW ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION, SEE 17/A-1.1
60. NEW TILT UP CONCRETE SCREEN MALL 4'-0" HIGH PAINT COLOR-A
61. NEW TRUCK ACCESS DRIVEWAY PER CITY STANDARDS, SEE CIVIL
62. 5' STREET DEDICATION
63. EXISTING BUILDING
64. INGRESS ONLY DRIVE AISLE
65. NEW SIGN: TRUCK ENTRANCE ONLY

BUILDING AREAS AND PARKING CALCULATION

Name	Occ.	Ground Floor Area	Level-2 Floor Area	Total Area	Parking Ratio	Parking Required	Parking Provided
Building-1 Office	B	2,248	2,420	4,668	250	18.67	
Building-1 Warehouse S-1		36,550	0	36,550	1,000	36.55	56
Building-2 Office	B	2,248	2,420	4,668	250	18.67	
Building-2 Warehouse S-1		26,099	0	26,099	1,000	26.10	48
Total		67,145	4,840	71,985		99.99	104



REVISION:

DATE MARCH 17, 2025

JOB NO: 21088
 SHEET:

A-1.0
 OF .. SHEETS

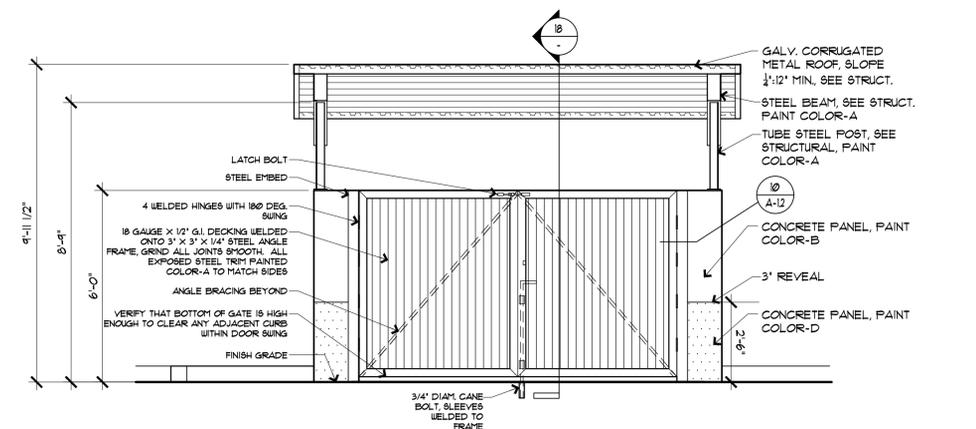
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1. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE TO SQUARE INCHES MINIMUM. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

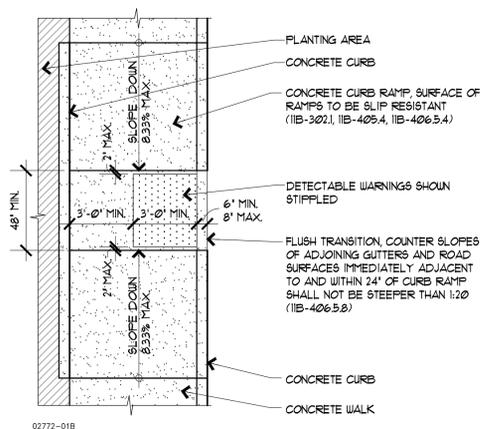
2. PROVIDE MINIMUM VERTICAL CLEARANCE OF 114 INCHES (9'-6") AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH AREAS FROM SITE ENTRANCE(S) AND EXIT(S). AT VAN ACCESSIBLE PARKING SPACES, PROVIDE MINIMUM VERTICAL CLEARANCE OF 18 INCHES (8'-2") AT THE PARKING SPACE AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCE(S) AND EXIT(S).

3. A SIGN SHALL BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:
 "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____." NOTE: BLANK SPACES TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AND TO BE A PERMANENT PART OF THE SIGN.

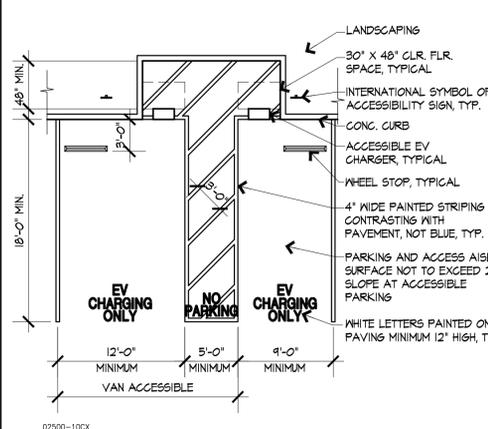
ACCESS. PKG. GEN. NOTES SCALE: NONE 1



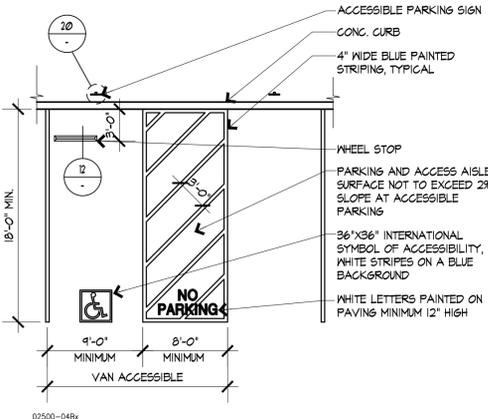
TRASH ENLCOSURE ELEVATION SCALE: 3/8"=1'-0" 5



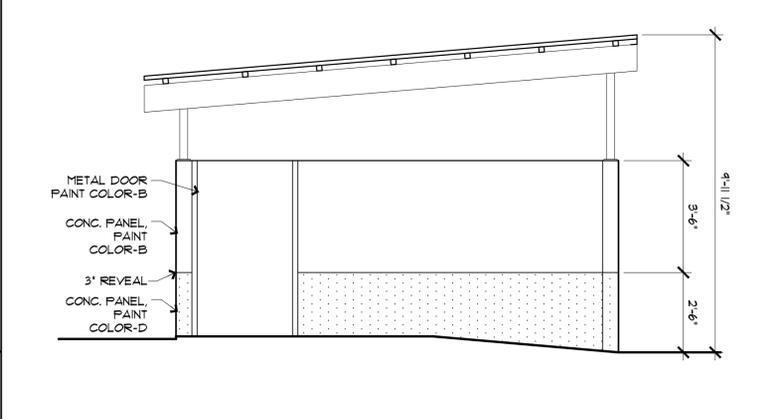
ACCESS. CURB RAMP SCALE: NONE 13



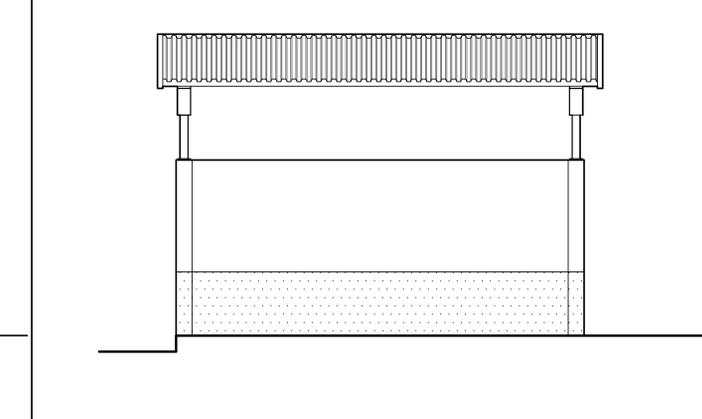
EVCS ACCESS. PARKING SCALE: 1/8"=1'-0" 17



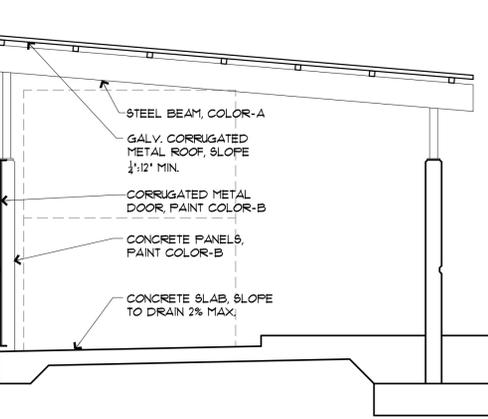
ACCESS. PARKING SCALE: 1/8"=1'-0" 2



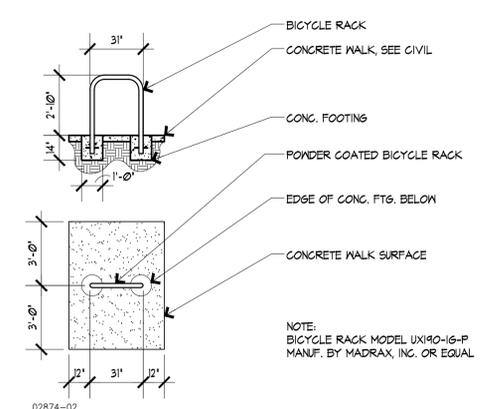
TRASH ENCLOSURE ELEV. SCALE: 3/8"=1'-0" 14



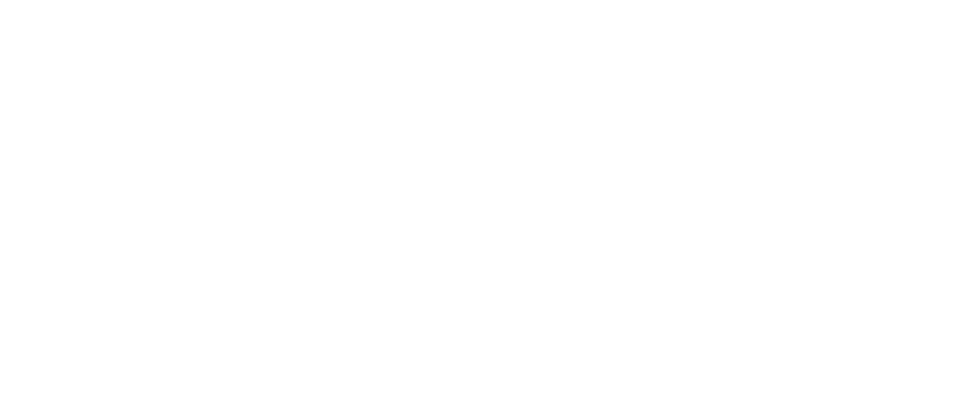
TRASH ENCL. ELEV. SCALE: 3/8"=1'-0" 18



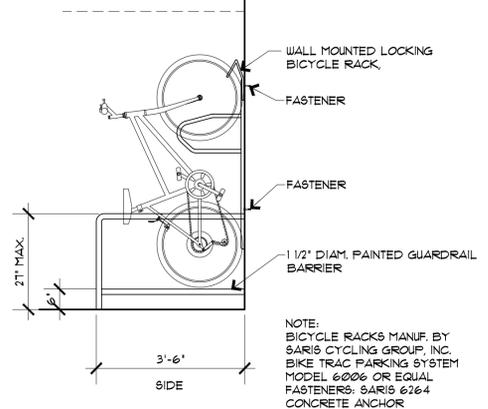
TRASH ENCL. ELEV. SCALE: 3/8"=1'-0" 18



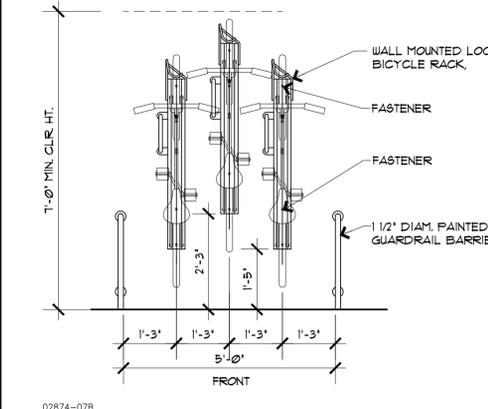
BICYCLE RACK SCALE: 1/4"=1'-0" 3



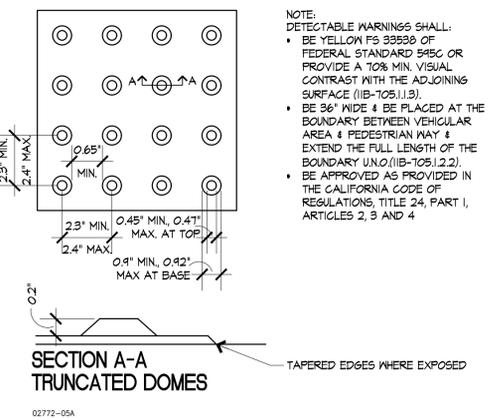
BICYCLE RACK SCALE: 1/2"=1'-0" 15



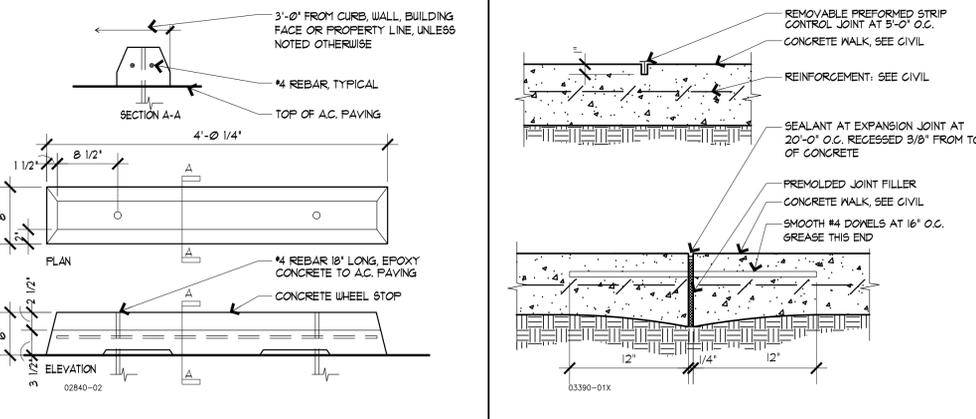
BICYCLE RACK SCALE: 1/2"=1'-0" 15



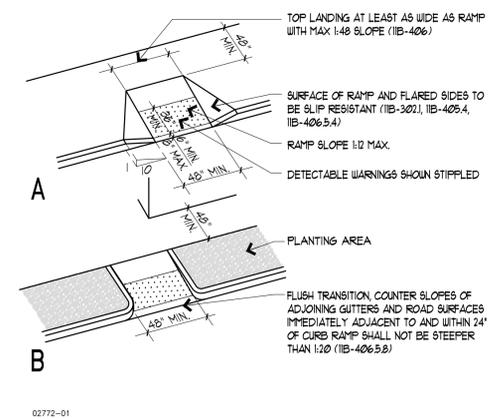
BICYCLE RACK SCALE: 1/2"=1'-0" 15



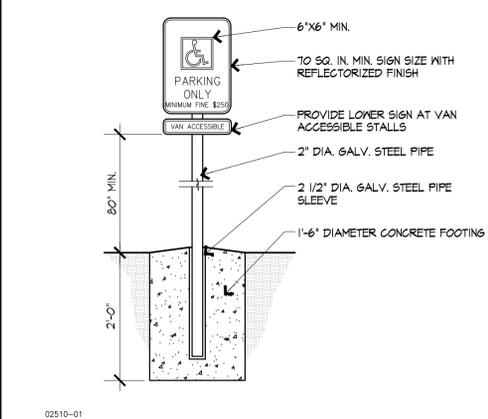
DETECTABLE WARNING SCALE: NONE 4



CONC. CONTROL + EXP. JOINT SCALE: 1 1/2"=1'-0" 8

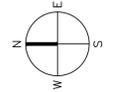
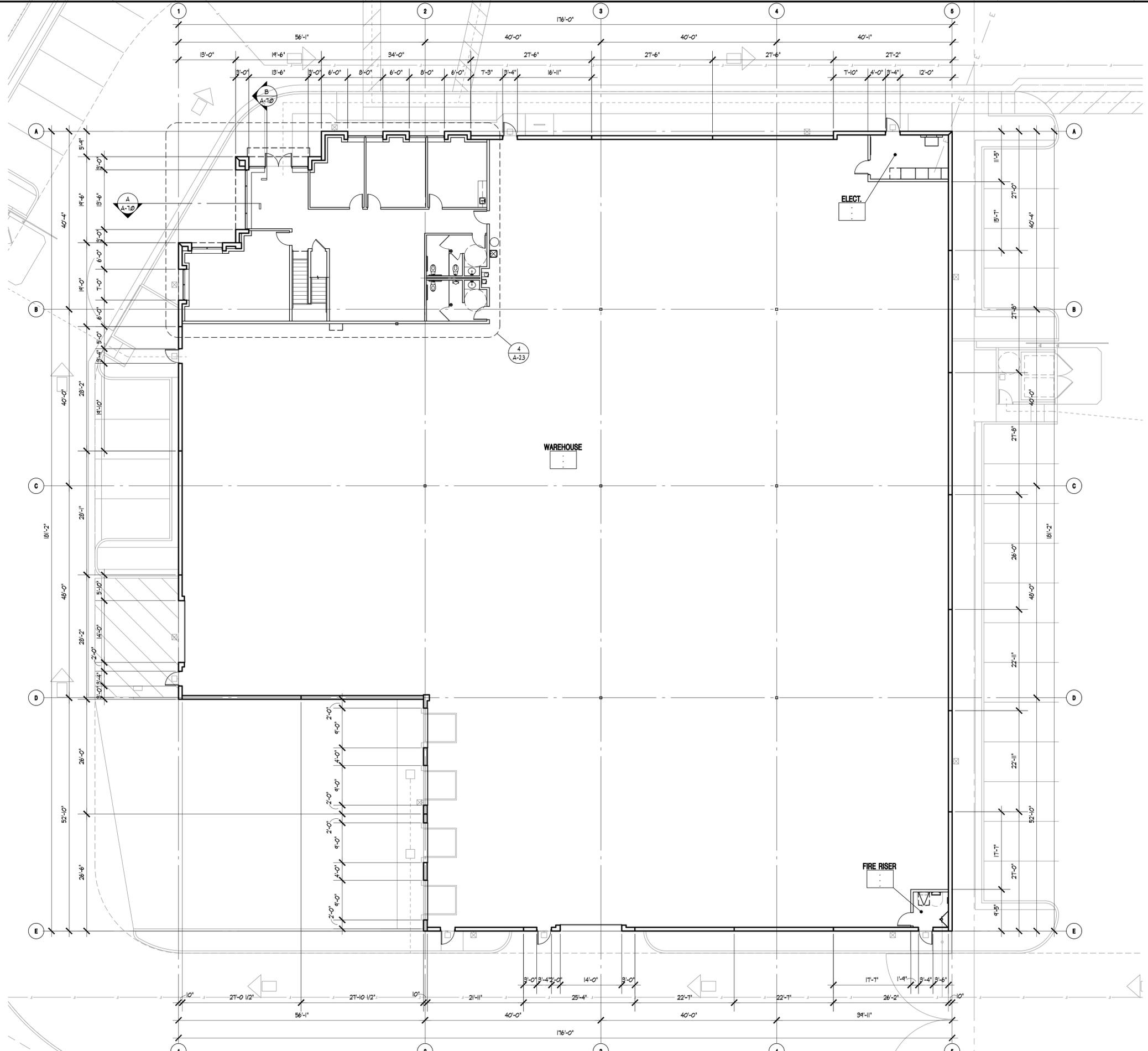


ACCESS. CURB RAMP SCALE: NONE 16



ACCESS. PKG. SIGN SCALE: 3/4"=1'-0" 20

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REVISION:

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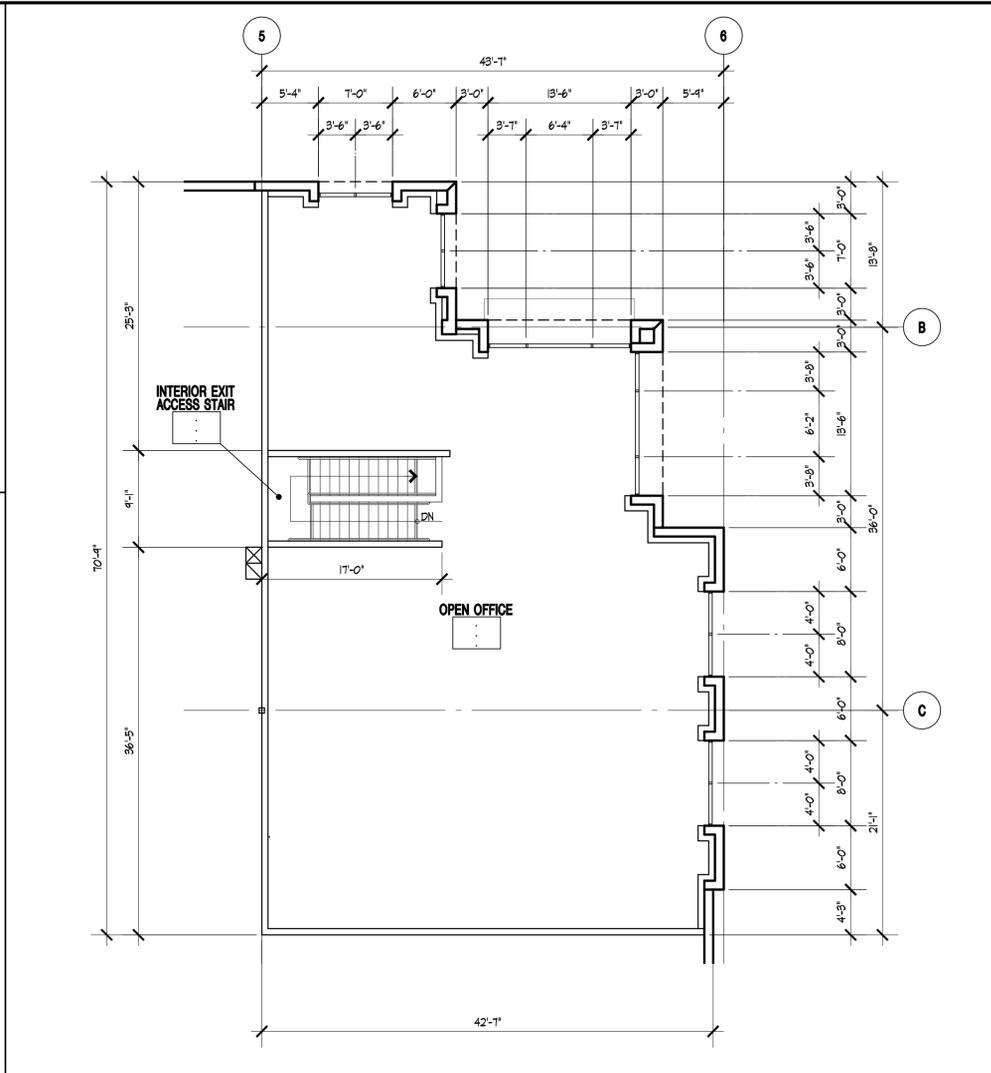
REVISION:

DATE MARCH 17, 2025

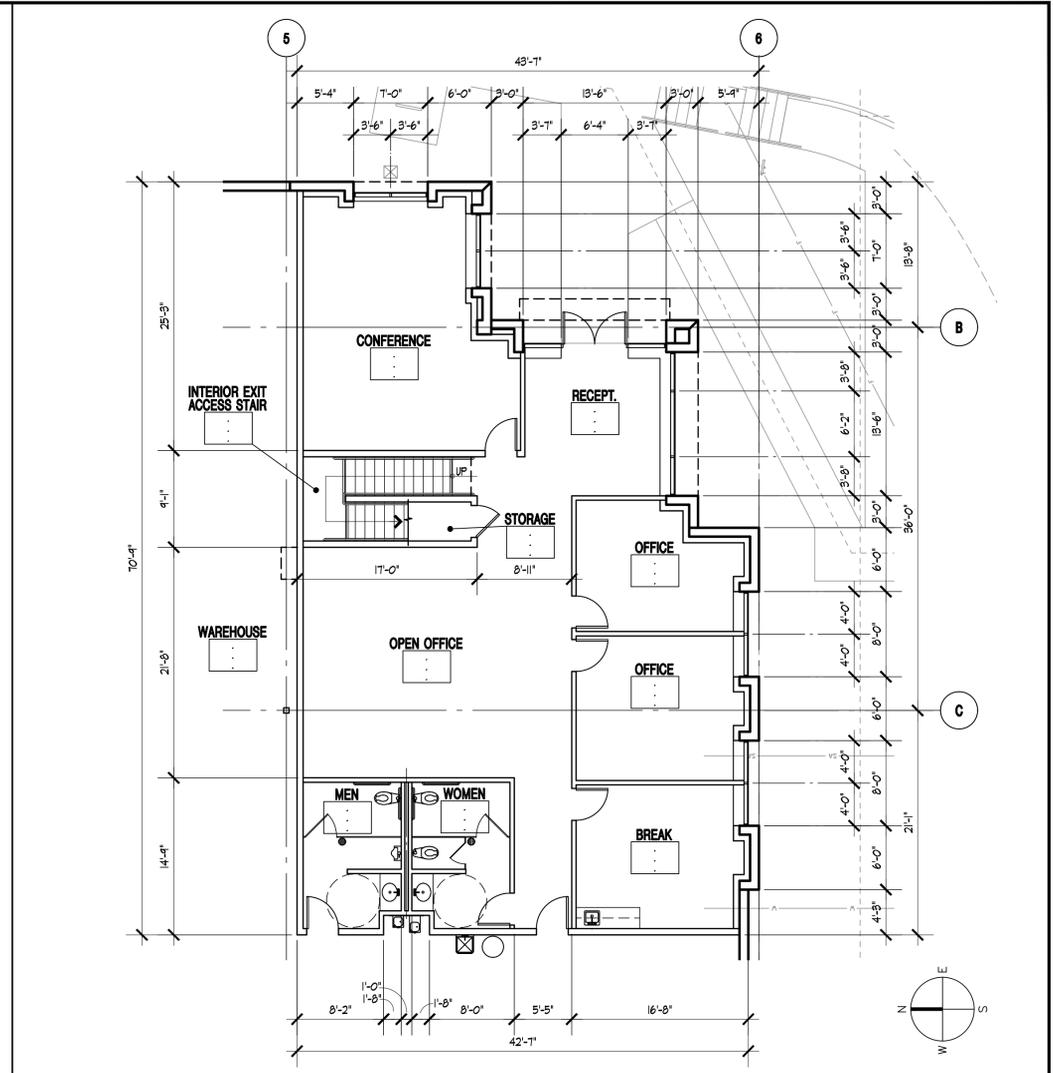
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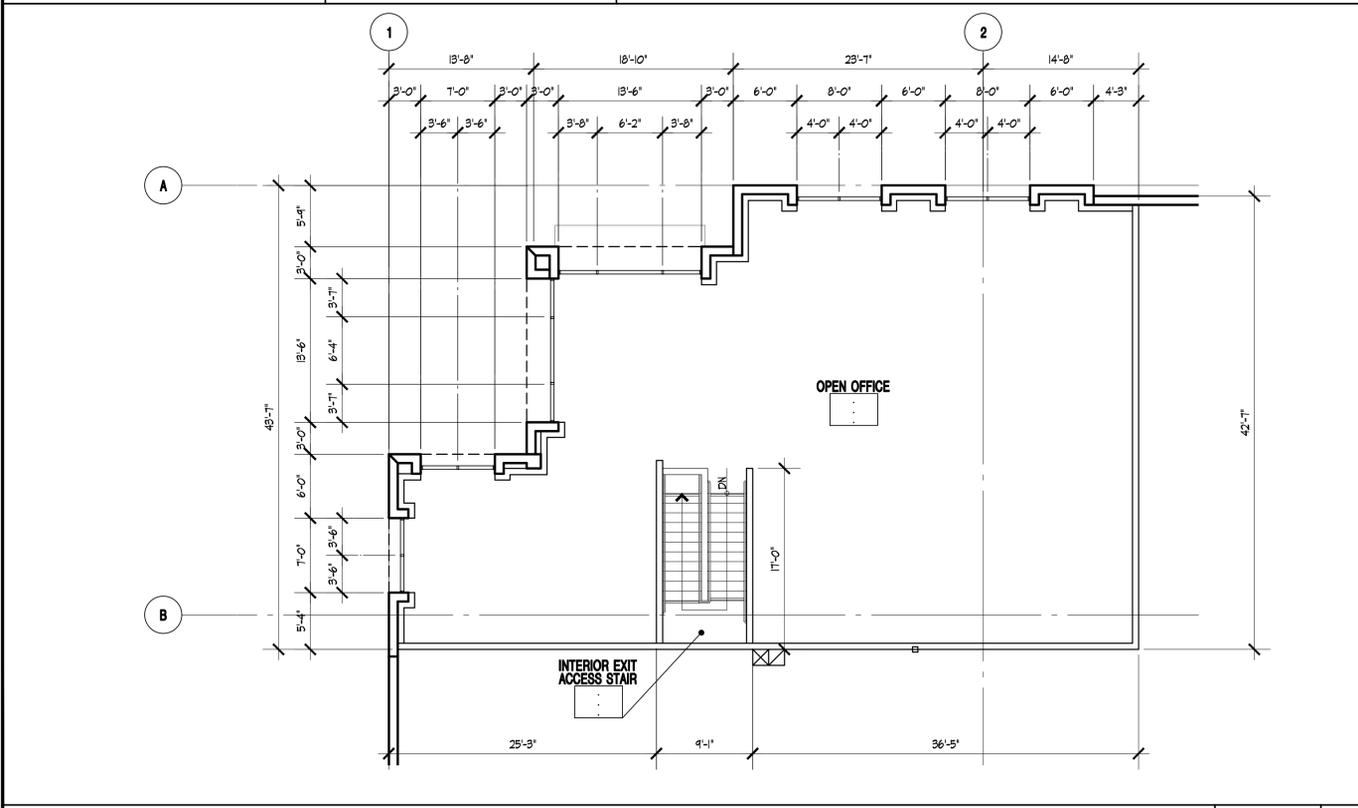
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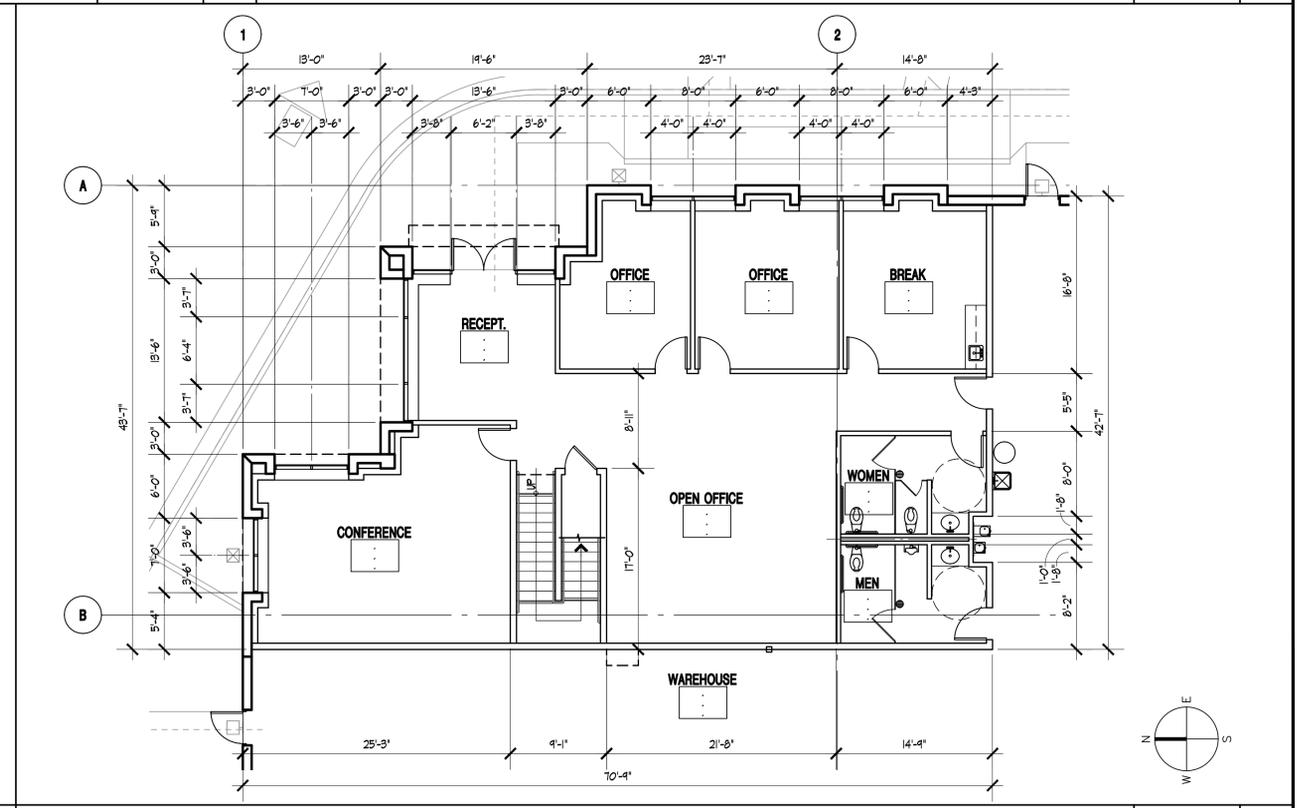
PRELIMINARY FLOOR PLAN BUILDING-1 LEVEL-2
 SCALE: 1/8"=1'-0" 10



PRELIMINARY FLOOR PLAN BUILDING-1 LEVEL-1
 SCALE: 1/8"=1'-0" 2



PRELIMINARY FLOOR PLAN BUILDING-2 LEVEL-2
 SCALE: 1/8"=1'-0" 12

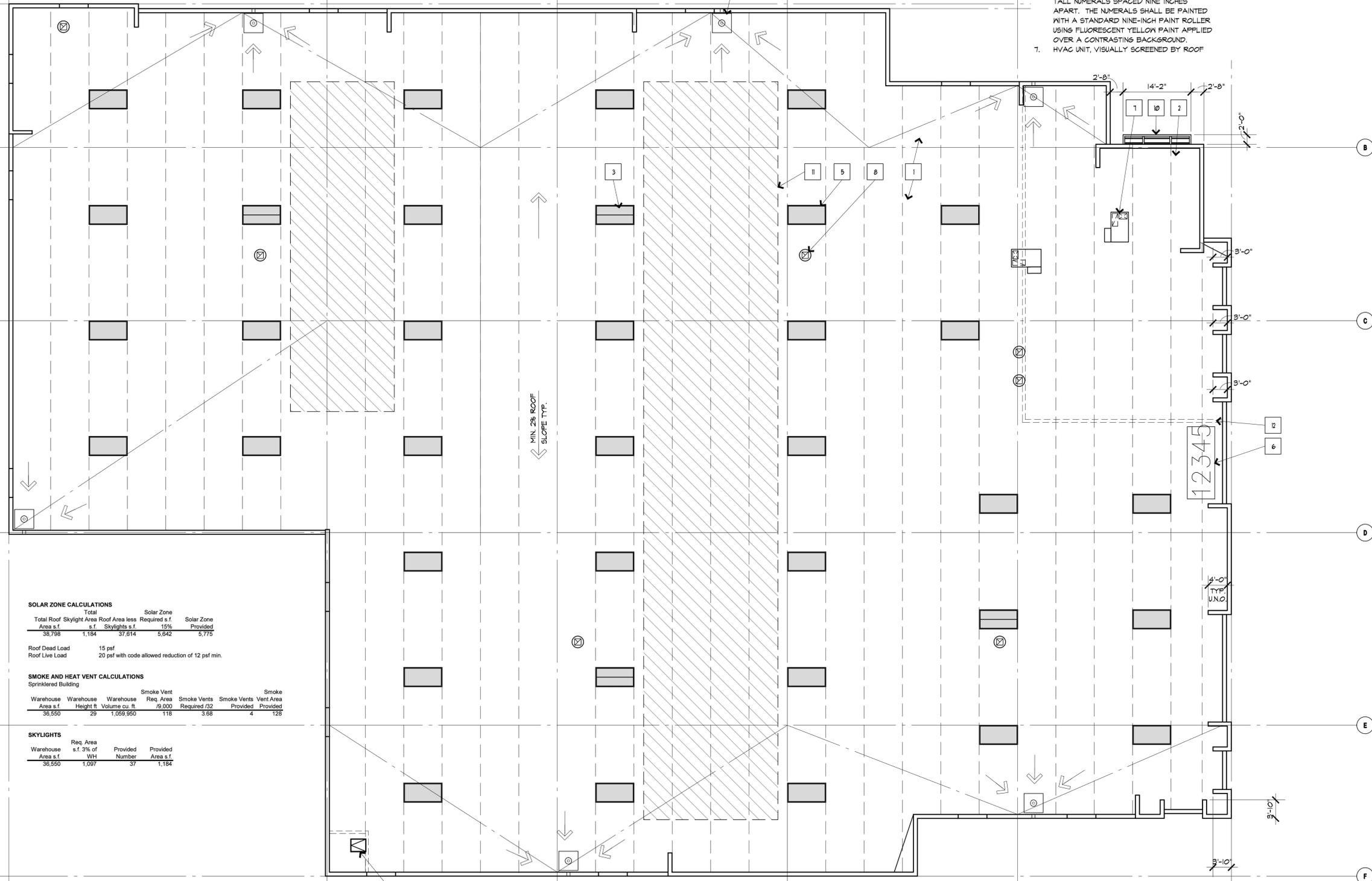


PRELIMINARY FLOOR PLAN BUILDING-2 LEVEL-1
 SCALE: 1/8"=1'-0" 4

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ROOF PLAN NOTES

1. ROOF MEMBRANE, BUILT UP ROOF CLASS-A, MIN. EMITTANCE: 0.75 AND SRI: 0.78, ICC ESR-1274
2. ROOF FRAMING BELOW
3. 4'X8' COMBINATION PLASTIC SKYLIGHT AND SMOKE HATCH, UL 2011110-R14804
4. ROOF ACCESS HATCH, PAINT INTERNATIONAL ORANGE
5. 4'X8' FIXED PLASTIC SKYLIGHT, ICC ER 9111
6. PAINTED ROOFTOP ADDRESSING PLOTTED ON A NINE-INCH GRID PATTERN WITH 45-INCH TALL NUMERALS SPACED NINE INCHES APART. THE NUMERALS SHALL BE PAINTED WITH STANDARD NINE-INCH PAINT ROLLER USING FLUORESCENT YELLOW PAINT APPLIED OVER A CONTRASTING BACKGROUND
7. HVAC UNIT, VISUALLY SCREENED BY ROOF
8. PARAPET
9. EXHAUST FAN, TYPICAL
10. ROOF DRAIN AND OVERFLOW SCUPPER, RUN ROOF DRAIN INSIDE BUILDING, TYPICAL
11. METAL CANOPY
12. SOLAR ZONE CLEAR OF ALL OBSTRUCTIONS, CLEAR ZONE ONLY, NO PROPOSED SOLAR PANELS
13. WALL BELOW EXTENDING TO UNDERSIDE OF ROOF



SOLAR ZONE CALCULATIONS

Total Area s.f.	Total Skylight Area s.f.	Roof Area less Skylights s.f.	Solar Zone Required s.f.	Solar Zone Provided s.f.
38,798	1,184	37,614	5,642	5,775

Roof Dead Load 15 psf
 Roof Live Load 20 psf with code allowed reduction of 12 psf min.

SMOKE AND HEAT VENT CALCULATIONS

Sprinklered Building

Warehouse Area s.f.	Warehouse Height ft.	Warehouse Volume cu. ft.	Req. Area /5,000	Smoke Vents Required /32	Smoke Vents Provided	Smoke Vent Area
38,550	29	1,059,950	118	3.68	4	128

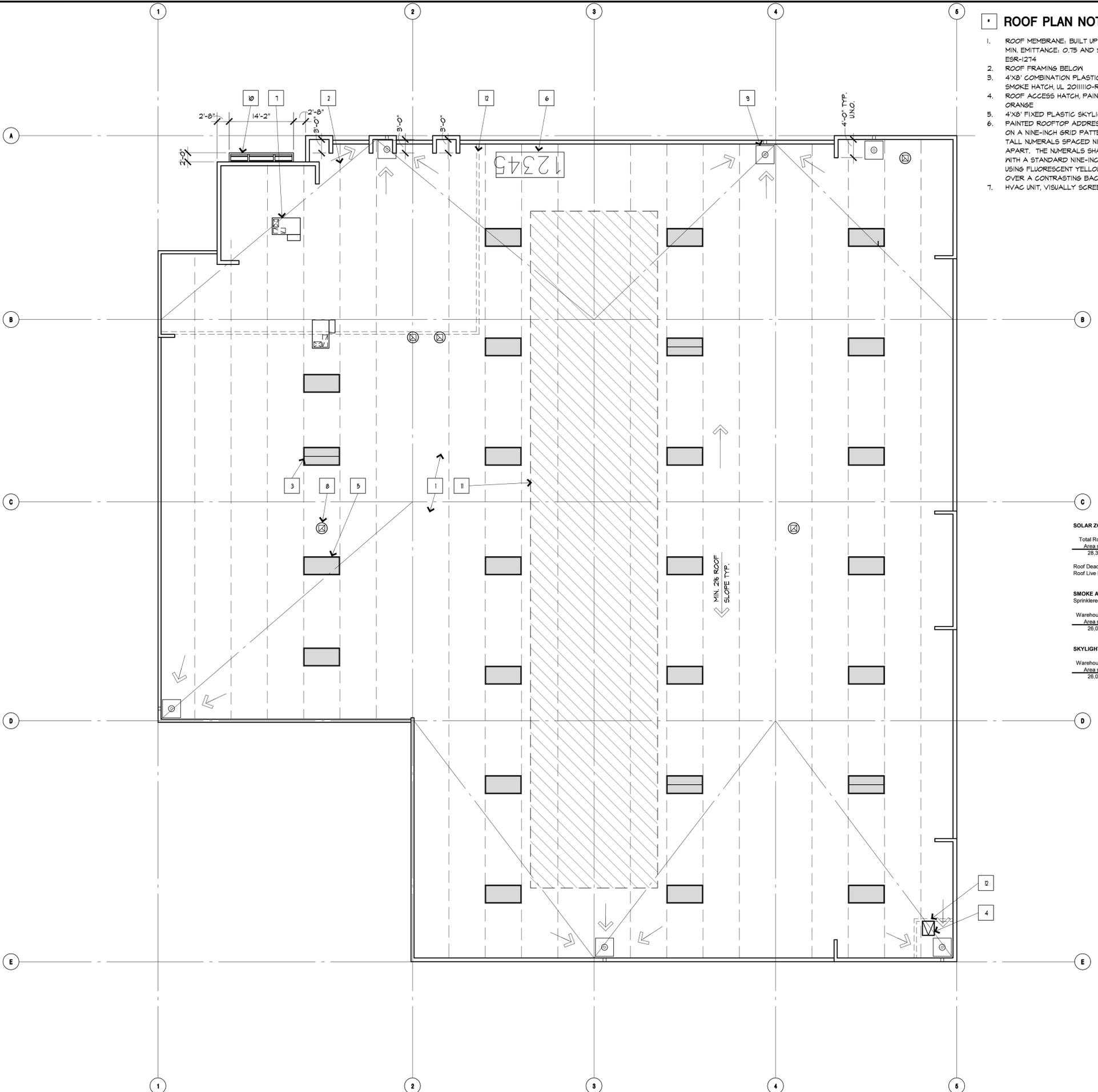
SKYLIGHTS

Warehouse Area s.f.	Req. Area s.f. 3% of WH	Provided Number	Provided Area s.f.
38,550	1,097	37	1,184

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ROOF PLAN NOTES

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4. ROOF ACCESS HATCH, PAINT INTERNATIONAL ORANGE
5. 4'X8' FIXED PLASTIC SKYLIGHT, ICC ESR 9117
6. PAINTED ROOFTOP ADDRESSING PLOTTED ON A NINE-INCH GRID PATTERN WITH 45-INCH TALL NUMERALS SPACED NINE INCHES APART. THE NUMERALS SHALL BE PAINTED WITH A STANDARD NINE-INCH PAINT ROLLER USING FLUORESCENT YELLOW PAINT APPLIED OVER A CONTRASTING BACKGROUND.
7. HVAC UNIT, VISUALLY SCREENED BY ROOF
8. PARAPET
9. EXHAUST FAN, TYPICAL
10. ROOF DRAIN AND OVERFLOW SCUPPER, RUN ROOF DRAIN INSIDE BUILDING, TYPICAL
11. METAL CANOPY
12. SOLAR ZONE CLEAR OF ALL OBSTRUCTIONS, CLEAR ZONE ONLY, NO PROPOSED SOLAR PANELS
13. WALL BELOW EXTENDING TO UNDERSIDE OF ROOF



SOLAR ZONE CALCULATIONS

Total Roof Area	Total Skylight Area less	Solar Zone Required s.f.	Solar Zone Provided
28,347	800	27,547	4,156

Roof Dead Load 15 psf
 Roof Live Load 20 psf with code allowed reduction of 12 psf min.

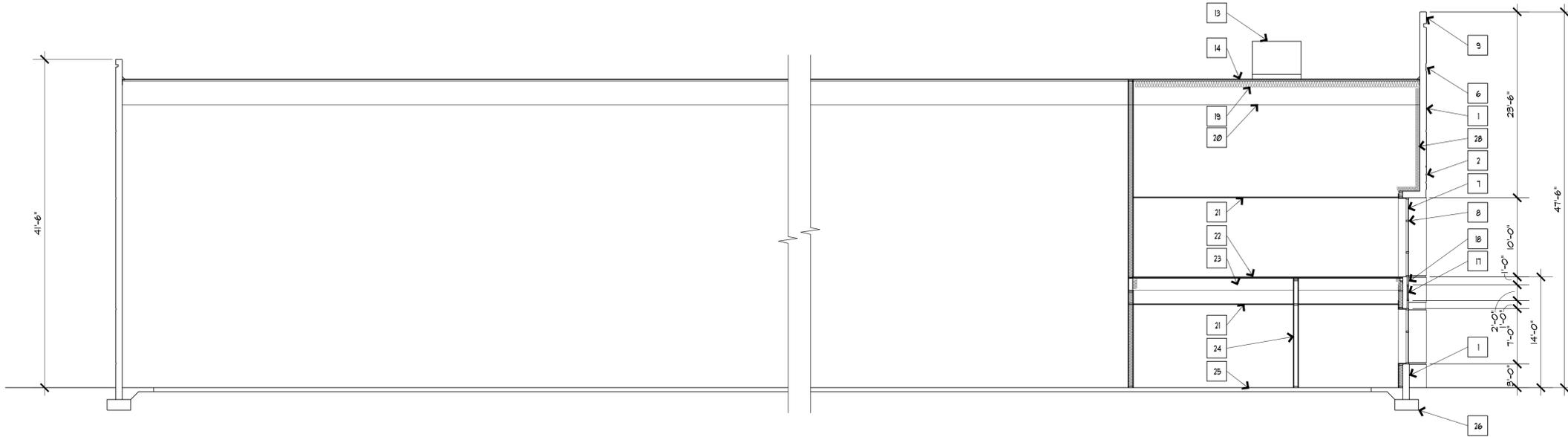
SMOKE AND HEAT VENT CALCULATIONS

Warehouse Area s.f.	Warehouse Height ft	Warehouse Volume cu. ft.	Smoke Vent Req. Area /9,000	Smoke Vents Required /32	Smoke Vents Provided	Smoke Vent Area s.f.
26,099	29	756,871	84	2.63	3	96

SKYLIGHTS

Warehouse Area s.f.	Req. Area s.f. 3% of WH	Provided Number	Provided Area s.f.
26,099	783	25	800

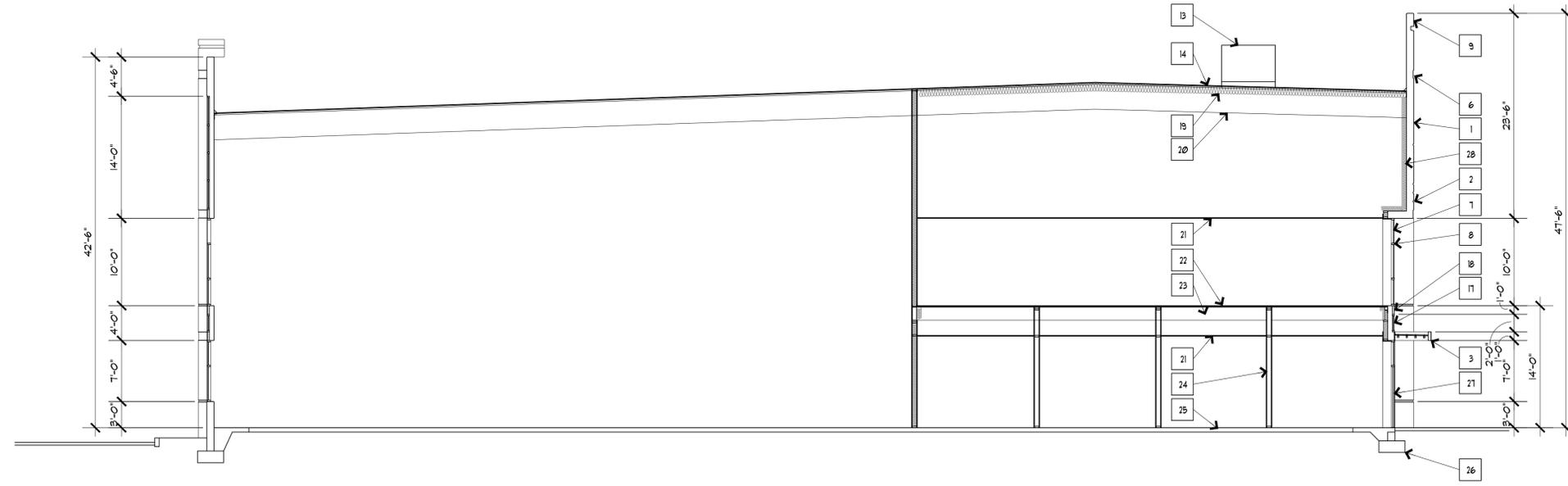
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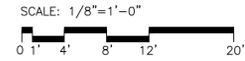
BUILDING SECTION-AA

SECTION NOTES

1. CONCRETE PANEL
2. 3" REVEAL
3. STEEL CANOPY
4. VANDAL RESISTANT WALL MOUNTED LIGHT FIXTURE
5. METAL DOOR
6. 12" CONCRETE REVEAL
7. VISION GLASS
8. ALUMINUM MULLION
9. CONCRETE CORNICE, SEE IIA/A-1.2
10. WALL MOUNTED LIGHT FIXTURE
11. ILLUMINATED ADDRESS NUMBERS 12" HIGH WITH 1" STROKE IN COLOR CONTRASTING WITH BACKGROUND
12. ROLL UP DOOR
13. ROOF MOUNTED HVAC UNIT, SCREENED BY PARAPET
14. ROOF MEMBRANE
15. LIGHT FIXTURE
16. DOCK LEVELER
17. SPANDREL GLASS
18. ACM PANEL
19. ROOF INSULATION
20. ROOF FRAMING
21. SUSPENDED ACOUSTICAL CEILING
22. 1 1/2" GYPCRETE OVER FLYWOOD SUBFLOOR
23. FLOOR FRAMING
24. INTERIOR PARTITION WALL
25. CONCRETE SLAB
26. CONCRETE FOOTING
27. DOOR
28. WALL INSULATION



BUILDING SECTION-BB



HILTON INDUSTRIAL FACILITY

HILTON DRIVE
FONTANA, CA

MASTER CASE NO. 18-053 TPN NO. 18-005 DESIGN REVIEW NO. 18-010

SECTIONS

REVISION:

DATE MARCH 17, 2025

JOB NO. 21088
SHEET:

A-7.0
. OF .. SHEETS

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CITY OF FONTANA INDUSTRIAL SUSTAINABILITY NOTES

- (3) Anti-idling signs indicating a 3-minute diesel truck engine idling restriction shall be posted at industrial commerce facilities along entrances to the site and in the dock areas and shall be strictly enforced by the facility operator.
- (4) Prior to issuance of certificate of occupancy facility operators shall establish and submit for approval to the Planning Director a Truck Routing Plan to and from the State Highway System based on the City's latest Truck Route Map. The plan shall describe the operational characteristics of the use of the facility operator, including, but not limited to, hours of operations, types of items to be stored within the building, and proposed truck routing to and from the facility to designated truck routes that avoids passing sensitive receptors, to the greatest extent possible. The plan shall include measures, such as signage and pavement markings, queuing analysis and enforcement, for preventing truck queuing, circling, stopping, and parking on public streets. Facility operator shall be responsible for enforcement of the plan. A revised plan shall be submitted to by the Planning Director prior to a business license being issued by the City for any new tenant of the property. The Planning Director shall have discretion to determine if changes to the plan are necessary including any additional measures to alleviate truck routing and parking issues that may arise during the life of the facility.
- (5) Signs and drive aisle pavement markings shall clearly identify the on-site circulation pattern to minimize unnecessary on-site vehicular travel.
- (6) Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited. City may require facility operator to post signs on surface or residential streets indicating that off-site truck parking is prohibited by City ordinance and/or the Truck Routing Plan.
- (7) Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan and State Highway System.
- (8) Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes, or odors, and truck and parking complaints for the site, as well as contact information for the SCAQMD's on-line complaint system and its complaint call-line: 1-800-288-7664. Any complaints made to the facility operator's designee shall be answered within 72 hours of receipt.
- (9) All signs under this Section shall be legible, durable, and weather-proof.
- (1) On-site motorized operational equipment shall be ZE (zero emission).
- (6) Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide chilled, cooled, or freezer warehouse space, a conduit shall be installed during construction of the building shell from the electrical room to 100% of the loading dock doors that have potential to serve the refrigerated space. When tenant improvement building permits are issued for any refrigerated warehouse space, electric plug-in units shall be installed at every dock door servicing the refrigerated space to allow transport refrigeration units (TRUs) to plug in. Truck operators with TRUs shall be required to utilize electric plug-in units when at loading docks.
- (3) Use of super-compliant VOC architectural and industrial maintenance coatings (e.g., paints) shall be required.
- (4) The facility operator shall incorporate a recycling program.
- (5) The following environmentally responsible practices shall be required during construction:
 - a. The applicant shall use reasonable best efforts to deploy the highest rated GARB Tier technology that is available at the time of construction. Prior to permit issuance, the construction contractor shall submit an equipment list confirming equipment used is compliant with the highest GARB Tier at the time of construction. Equipment proposed for use that does not meet the highest GARB Tier in effect at the time of construction, shall only be approved for use at the discretion of the Planning Director and shall require proof from the construction contractor that, despite reasonable best efforts to obtain the highest GARB Tier equipment, such equipment was unavailable.
 - b. Use of electric-powered hand tools, forklifts, and pressure washers.
 - c. Designation of an area in any construction site where electric powered construction vehicles and equipment can charge.
 - d. Identification in site plans of a location for future electric truck charging stations and installation of a conduit to that location.
 - e. Diesel-powered generators shall be prohibited except in case of emergency or to establish temporary power during construction.
- (6) A Property Maintenance Program shall be submitted for review and approval by the Planning Director or his/her designee prior to the issuance of building permits. The program shall provide for the regular maintenance of building structures, landscaping, and paved surfaces in good physical condition, and appearance. The methods and maximum intervals for maintenance of each component shall be specified in the program.
- (7) Property owner shall provide facility operator with information incentive programs such as the Carl Moyer Program and Voucher Incentive Program and shall require all facility operators to enroll in the United States Environmental Protection Agency's SmartWay Program.

HILTON INDUSTRIAL FACILITY

HILTON DRIVE
FONTANA, CA

MASTER CASE NO. 18-063 TFM NO. 18-005 DESIGN REVIEW NO. 18-010

GENERAL NOTES

REVISION:

DATE MARCH 17, 2025

JOB NO. 21088
SHEET:

SP-1
OF .. SHEETS

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NORTH FACING EXTERIOR ELEVATION

C.VANDERHOEK
ARCHITECTS

3/17/25



HILTON INDUSTRIAL
BUILDING-1
FONTANA, CA
JOB NO. 21088

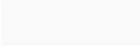
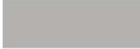


WEST FACING EXTERIOR ELEVATION



SOUTH FACING EXTERIOR ELEVATION

ELEVATION FINISHES

-  LIGHT PAINT COLOR: SHERWIN WILLIAMS NATURAL WHITE SW 9542
-  MEDIUM LIGHT PAINT COLOR: SHERWIN WILLIAMS GUILD GREY SW 9561
-  MEDIUM PAINT COLOR: SHERWIN WILLIAMS BEDROCK SW 9563
-  DARK PAINT COLOR: SHERWIN WILLIAMS BEFORE THE STORM SW 9564
-  SHERWIN WILLIAMS NIGHT WATCH SW 9680
-  GLASS: VITRO SOLARBAN 70XL (2) SOLARBLUE + CLEAR VLT: 42%, U-VALUE: 0.28, SHGC 0.23
-  BLACK ANODIZED ALUMINUM
-  ACM PANEL ALLCOBOND TRI-CORN BLACK SMP, GLOSS 30



EAST FACING EXTERIOR ELEVATION

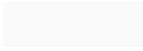


3/17/25

HILTON INDUSTRIAL
 BUILDING-2
 FONTANA, CA
 JOB NO. 21088



ELEVATION FINISHES

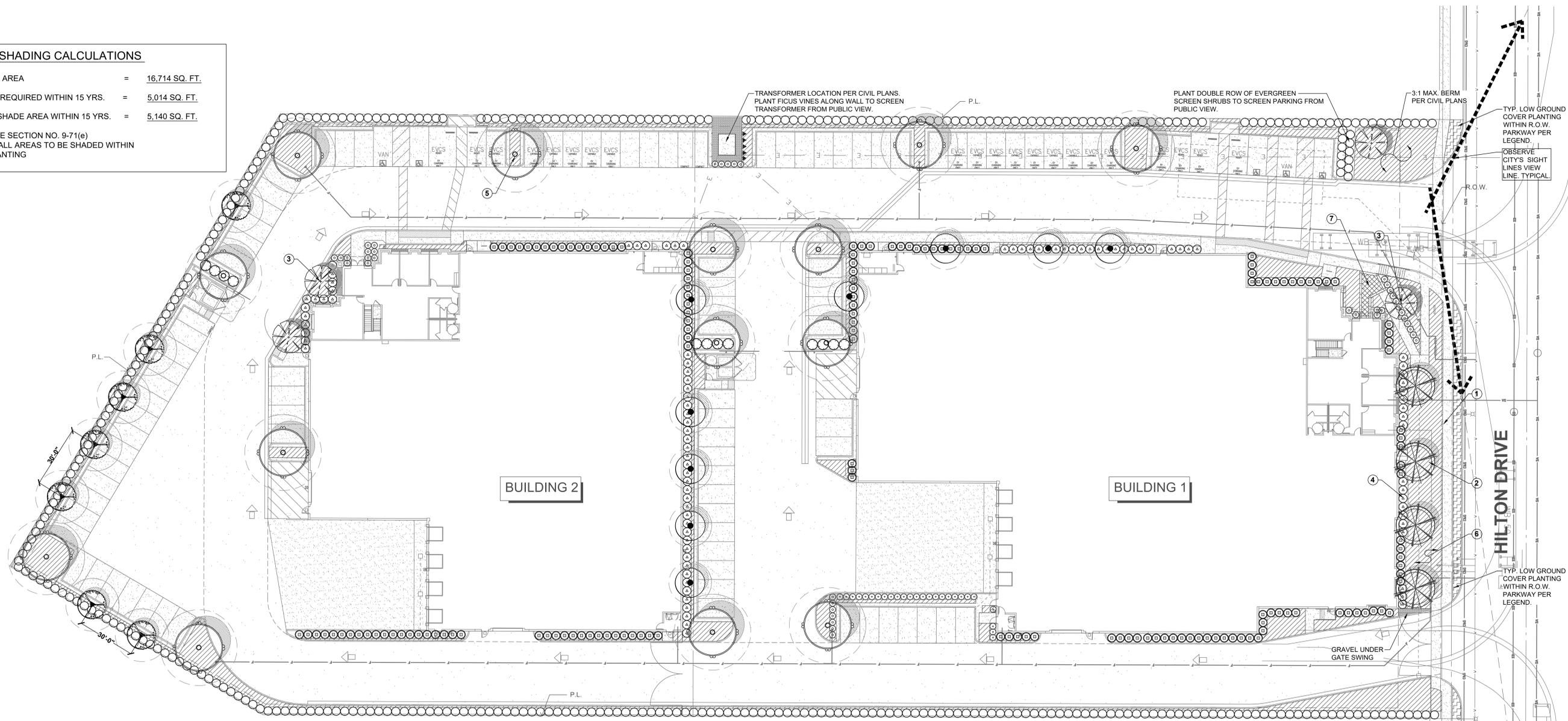
-  LIGHT PAINT COLOR: SHERWIN WILLIAMS NATURAL WHITE SW 9542
-  MEDIUM LIGHT PAINT COLOR: SHERWIN WILLIAMS GUILD GREY SW 9561
-  MEDIUM PAINT COLOR: SHERWIN WILLIAMS BEDROCK SW 9563
-  DARK PAINT COLOR: SHERWIN WILLIAMS BEFORE THE STORM SW 9564
-  SHERWIN WILLIAMS NIGHT WATCH SW 9600
-  GLASS: VITRO SOLARBAN 70XL (2) SOLARBLUE + CLEAR VLT. 42%, U-VALUE: 0.28, SHGC 0.23
-  BLACK ANODIZED ALUMINUM
-  ACM PANEL ALUCOBOND TRI-CORN BLACK SMP, GLOSS 30



PARKING LOT SHADING CALCULATIONS

TOTAL PARKING LOT AREA	=	16,714 SQ. FT.
TOTAL SHADE AREA REQUIRED WITHIN 15 YRS.	=	5,014 SQ. FT.
TOTAL PROJECTED SHADE AREA WITHIN 15 YRS.	=	5,140 SQ. FT.

PER MUNICIPAL CODE SECTION NO. 9-71(e)
30% OF PARKING STALL AREAS TO BE SHADED WITHIN 15 YEARS AFTER PLANTING



PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	*NEW STREET TREE ALONG HILTON DRIVE PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE.	4	L
	SMALL ACCENT TREE LAGERSTROEMIA I. 'WATERMELON RED', CRAPE MYRTLE 24" BOX SIZE.	4	L
	NEW PARKING LOT SHADE TREE ULMUS PARVIFOLIA 'TRUE GREEN', EVERGREEN ELM 24" BOX SIZE.	14	L
	VERTICAL TREE ALONG BUILDING/ SECONDARY PARKING LOT TREE TRISTANIA LAURINA, WATER GUM TREE 15 GAL. SIZE. ALT: PODOCARPUS GRACILIOR, FERN PINE	9	L
	EVERGREEN SCREEN TREE PINUS ELDARICA, MONDELL PINE 36" BOX SIZE.	7	L

TOTAL # OF TREES = 38 TREES

*NOTE: PROPOSED STREET TREES SHALL BE CONSISTANT WITH EXISTING TREES ALONG HILTON DR. TO BE CONFIRMED IN THE FIELD.

VINE			
SYMBOL	VINE NAME	QTY.	WUCOLS
	FICUS PUMILA, CREEPING FIG 5 GAL. SIZE @ 3'-0" O.C.	5	L

SHRUBS		WUCOLS
SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING LIST:		
	XYLOSMA CONGESTUM, SHINY LEAF XYLOSMA 5 GAL. SIZE	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	ROSMARINUS 'TUSCAN BLUE', TUSCAN BLUE ROSEMARY 5 GAL. SIZE	L
	BUXUS JAPONICA, JAPANESE BOXWOOD 5 GAL. SIZE	L

GROUND COVER/SHRUB MASSES		WUCOLS
GROUND COVER AND SHRUB MASSES SHALL BE CHOSEN FROM THE FOLLOWING LIST:		
	SENECIO MANDRALISCAE, BLUE CHALKSTICKS 1 GAL. SIZE @ 24" O.C.	L
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	L
	BACCHARIS PILULARIS, COYOTE BUSH 1 GAL. SIZE @ 42" O.C.	L
	TYP. LOW GROUND COVER PLANTING WITH PUBLIC R.O.W. (PARKWAY) SUGGEST LANTANA DWARF YELLOW.	L

DESIGN KEY NOTES:

- NEW SIDEWALK PER CIVIL DWGS.
- NEW STREET TREE ALONG HILTON DRIVE (MATCH EXISTING)
- SMALL ACCENT TREE AT PROJECT FOCAL AREAS PER LEGEND
- TYP. FOUNDATION SHRUB PER LEGEND
- BROAD CANOPY PARKING LOT SHADE TREE PER LEGEND
- DROUGHT TOLERANT GROUND COVER AND SHRUB PLANTING PER LEGEND
- ENHANCED PAVING AT BUILDING ENTRY. INTEGRAL COLORED CONG.

CONCEPTUAL PLAN NOTE:
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:
THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE. PER MUNICIPAL CODE SECTION NO. 9-71(d) ALL LANDSCAPING AREAS WILL BE PROPERLY IRRIGATED FOR THE LIFE OF THE FACILITY TO ALLOW FOR PLANTS AND TREES TO MAINTAIN GROWTH.

PLANTING NOTE:
PER MUNICIPAL CODE SECTION NO. 9-71(c) ALL LANDSCAPING WILL BE DROUGHT TOLERANT, AND TO THE EXTENT FEASIBLE, SPECIES WITH LOW BIOGENIC EMISSIONS. PALM TREES WILL NOT BE UTILIZED.

- GENERAL NOTES:**
- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
 - ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
 - ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, TRANSFORMERS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

PRELIMINARY WATER USE CALCULATIONS

ETO FOR FONTANA AREA = 55.6
MAWA (210,969 GALLONS) = 55.6 X 0.62 X 0.45 X 19,560
MAWA (ANNUAL GALLONS ALLOWED) = ETO X 0.62 X ETAF X AREA
AVERAGE DAILY IRRIGATION WATER USE = 303,423

LANDSCAPE DATA

TOTAL LANDSCAPE AREA = 19,560 SQ. FT.

REQUIRED TREE QUANTITY MATRIX

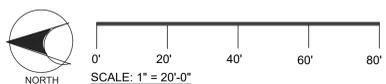
- TOTAL NUMBER OF PARKING STALLS = 104 STALLS
- TOTAL NUMBER OF TREES REQUIRED AT 1 TREE PER 4 STALLS 106 / 4 = 26 TREES
- TOTAL NUMBER OF TREES PROVIDED = 27 TREES

WUCOLS PLANT FACTOR
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

BASED UPON PROJECT TREE INVENTORY CONDUCTED BY CITY'S CERTIFIED ARBORIST, THE TALLY OF REPLACEMENT TREES REQUIRED PURSUANT TO FONTANA MUNICIPAL CODE CHAPTER 28, ARTICLE III, SECTION 28-67 IS **THIRTY-EIGHT 15-GALLON CONTAINER TREES**.
NUMBER OF 15-GALLON TREES PROVIDED ON-SITE = 38 TREES.

**CONCEPTUAL LANDSCAPE PLAN
HILTON INDUSTRIAL FACILITY**

FONTANA, CA

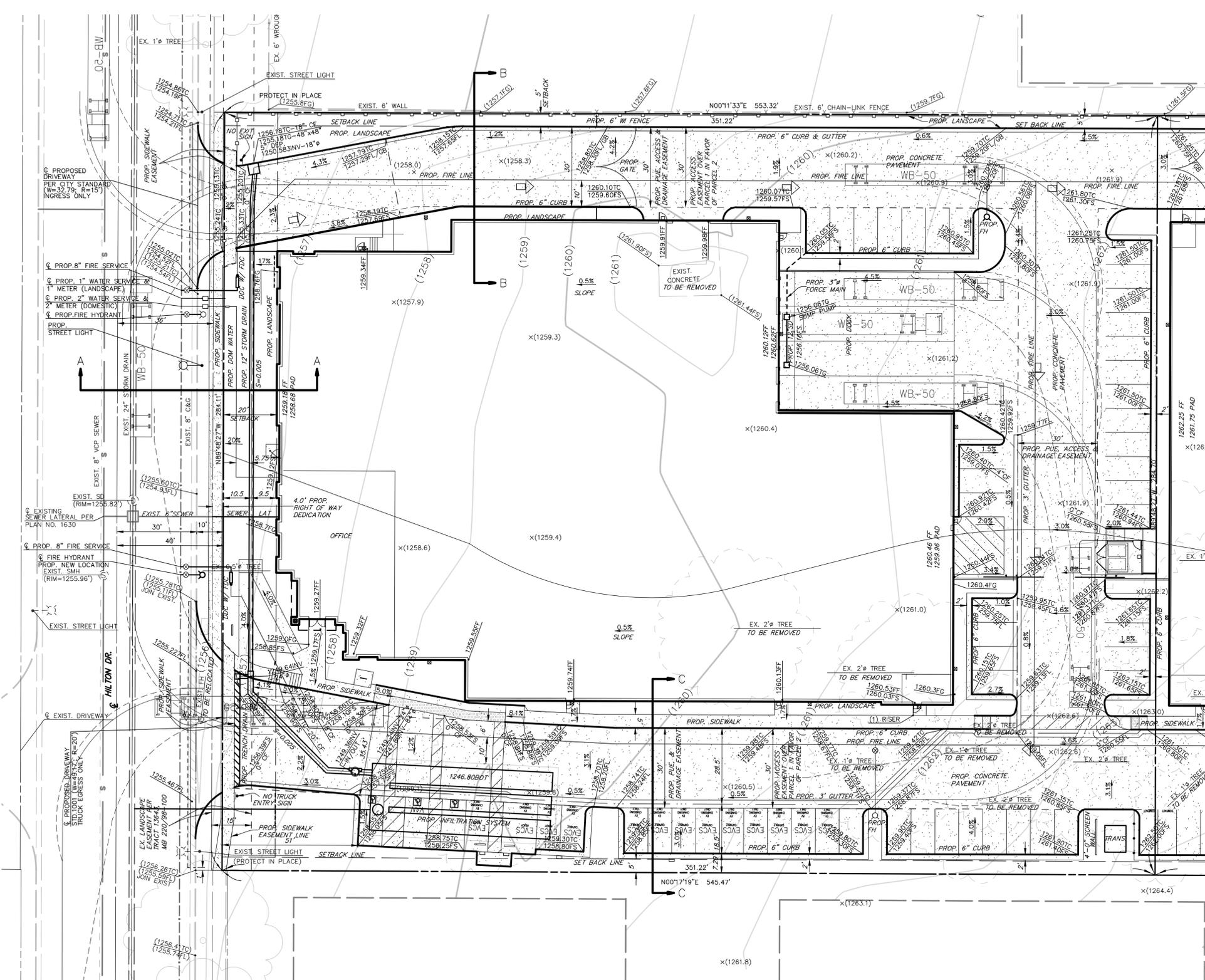


FEBRUARY 12, 2025

L-1

HILTON LANE, LLC
P.O. BOX 54903
IRVINE, CA 92619
CONTACT: DOUG MCCAN

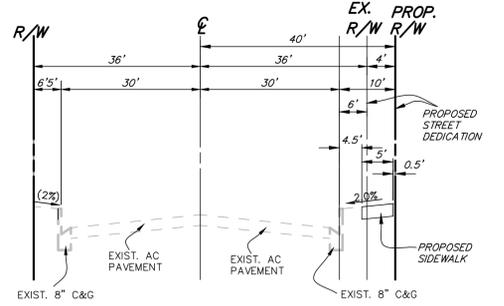
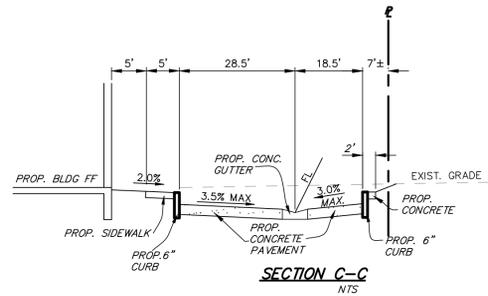
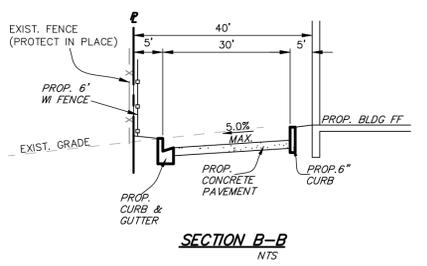
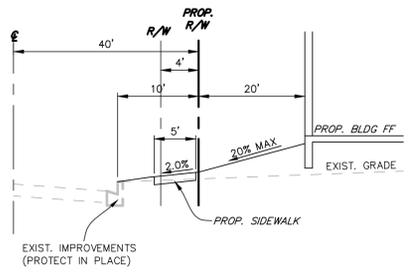




SEE SHEET 2

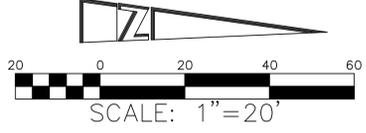
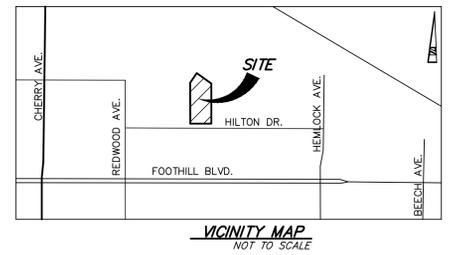
LEGEND

- BW BACK OF WALK
- EG EXISTING GRADE
- FG FINISH GRADE
- FS FINISH SURFACE
- TC TOP OF CURB
- FL FLOW LINE
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- PAD PAD GRADE
- TW TOP OF WALL
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- CF CURB FACE
- TC TOP OF GRATE
- TRW TOP OF RETAINING WALL
- EDF EXTRA DEPTH FOOTING
- INV INVERT OF PIPE
- TOE OF SLOPE
- TOE OF SLOPE
- EXISTING SEWER
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING FDC
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING PULL BOX
- EXISTING ICV
- EXISTING STREET LIGHT
- EXISTING CONTOUR
- FINISH CONTOURS
- DAYLIGHT LINE
- REMOVAL
- EXIST. CONCRETE
- CONCRETE
- ASPHALT PAVING
- OVERLAY



LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOT 2, TRACT NO. 13643, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, AS PER MAP RECORDED IN BOOK 220 OF MAPS, PAGE(S) 98, 99 AND 100, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS AMENDED BY CERTIFICATE OF CORRECTION, RECORDED AUGUST 9, 1991, AS INSTRUMENT NO. 91-303293, OFFICIAL RECORDS.
 APN(s): 1110-151-03-0-000



BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF:
		KEVIN J. RICHER R.C.E. 43714 LIC. EXP. 3/31/27 9/29/2025 DATE
		APPROVED BY:
		DATE

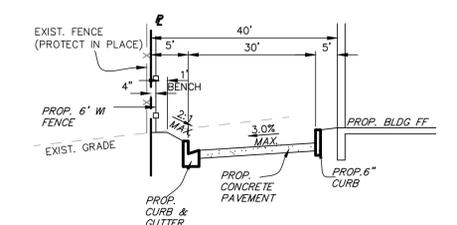
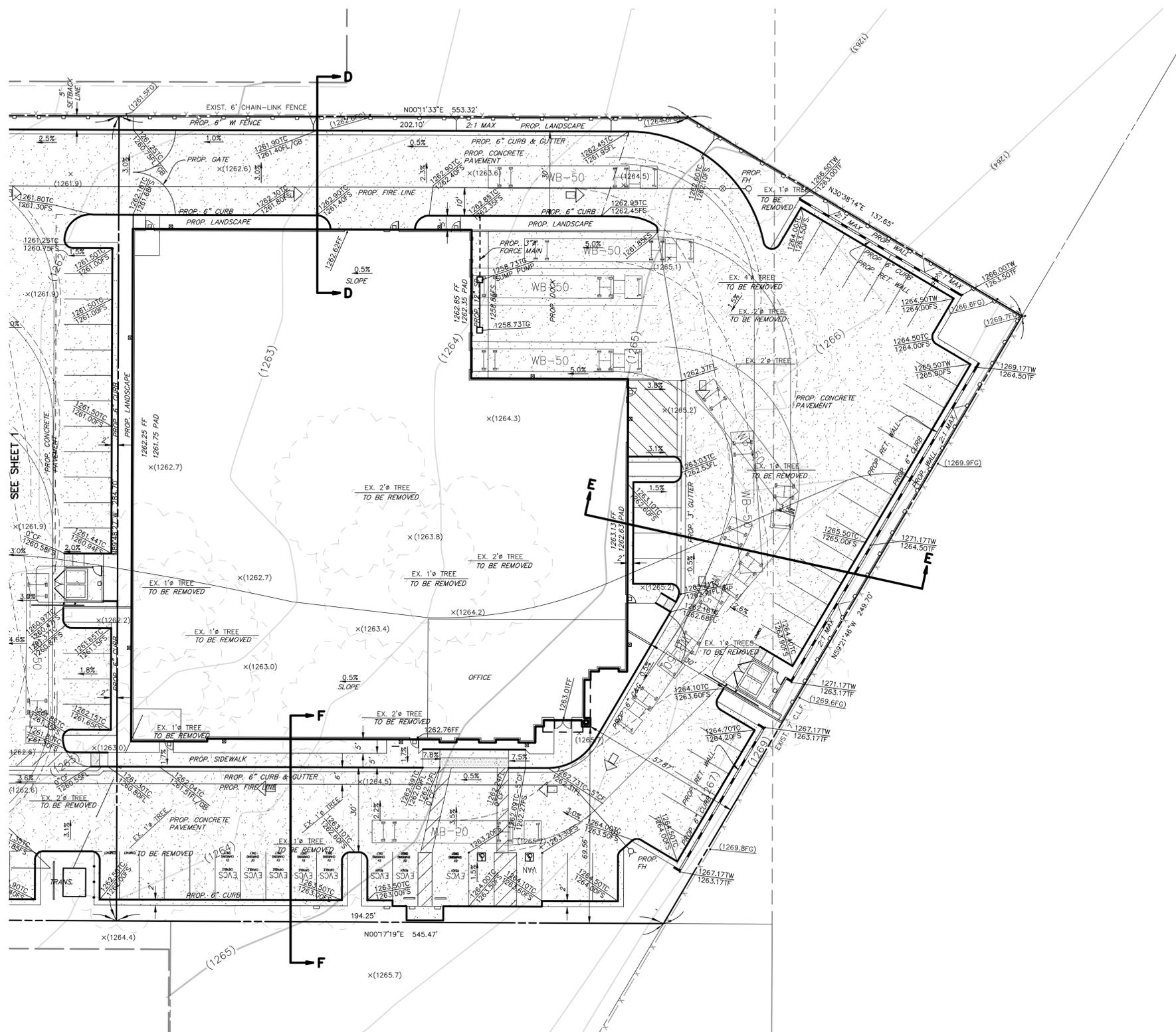
PRELIMINARY GRADING PLAN

SITE LOCATION:
 LOT 2 TR. 13643
 15 ORION
 FONTANA, CA 92336

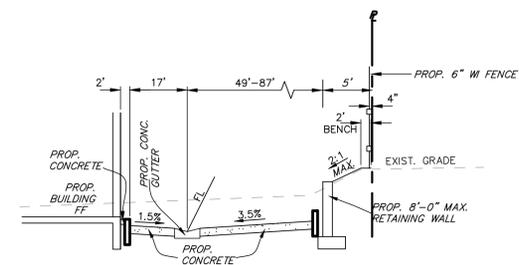
PREPARED FOR:
 GEORGE & DOUGH MCCAN
 15 ORION
 IRVINE, CA 92603

DATE:	JOB NO.:
9/29/2025	4113
DRAWN BY:	SCALE:
RAS	1"=20'
DESIGNED BY:	SHEET 1
KJR	OF
CHECKED BY:	3 SHEETS
KJR	

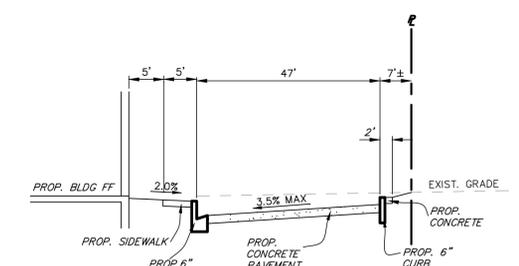
LAND DEVELOPMENT DESIGN COMPANY, LLC PLANNING • CIVIL • SURVEYING
 2313 E. Philadelphia St., Ste. F
 Ontario, CA 91761
 (909) 930-1466 • FAX (909) 930-1468



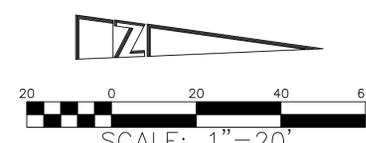
SECTION D-D
NTS



SECTION E-E
NTS



SECTION F-F
NTS



BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF:
		KEVIN J. RICHER R.C.E. 43714 LIC. EXP. 3/31/27
		APPROVED BY:
		DATE

PRELIMINARY GRADING PLAN

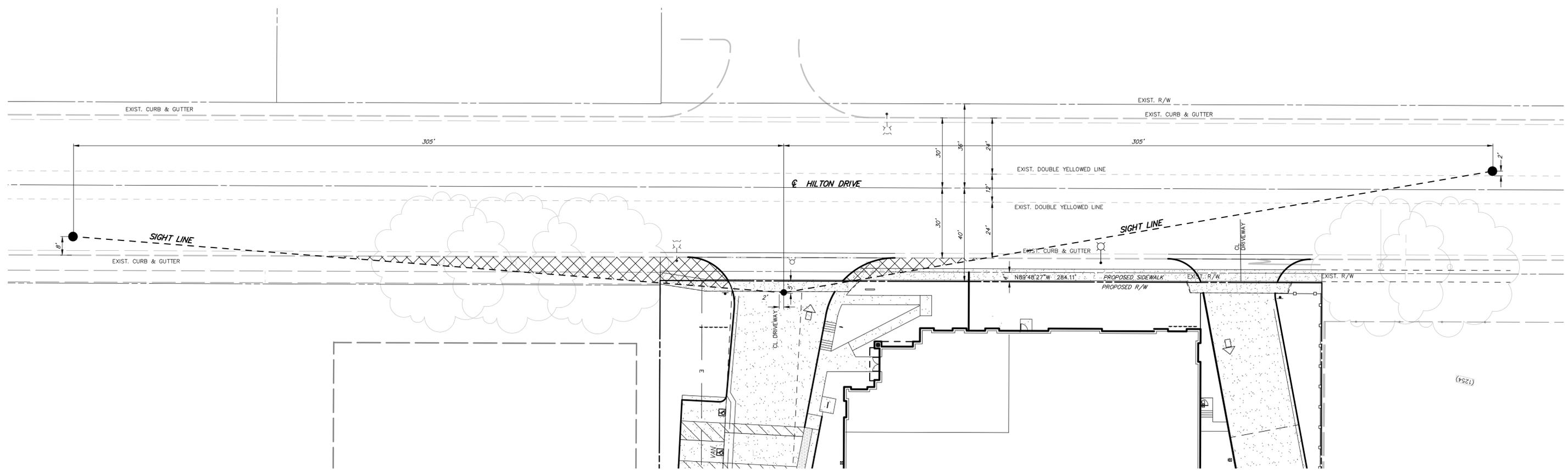
SITE LOCATION:
LOT 2 TR. 13643
HILTON DR.
FONTANA, CA 92336

PREPARED FOR:
GEORGE MCCAN
15 ORION
IRVINE, CA 92603

2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466 • FAX (909) 930-1468

LAND DEVELOPMENT DESIGN COMPANY, LLC PLANNING • CIVIL • SURVEYING

DATE:	JOB NO.:
9/29/2025	4113
DRAWN BY:	SCALE:
RAS	1"=20'
DESIGNED BY:	SHEET 2
KJR	OF
CHECKED BY:	3 SHEETS
KJR	



NOTE:

ALL SIGHT RESTRICTIONS TO BE CLEARED WITHIN SIGHT TRIANGLE.
 ANY OBJECT (E.I. LANDSCAPING, WALLS, STRUCTURES) WITHIN THE SIGHT TRIANGLE SHOULD NOT BE OVER 30 INCHES IN HEIGHT. TREES SHALL BE TRIMMED TO EIGHT FEET ABOVE THE ADJOINING CURB WITHIN THE SIGHT TRIANGLES.

LINE OF SIGHT NOTE:

HILTON DRIVE
 SPEED LIMIT: 40 MPH
 STOPPING DISTANCE: 305'

AREA TO KEEP CLEAR:

LINE OF SIGHT: - - - - -



BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF:
		 KEVIN J. RICHER R.C.E. 43714 LIC. EXP. 3/31/27 DATE 9/29/2025
		APPROVED BY: _____ DATE _____

DATE: 9/29/2025	JOB NO.: 4113
DRAWN BY: RAS	SCALE: 1"=20'
DESIGNED BY: KJR	SHEET 3 OF 3 SHEETS
CHECKED BY: KJR	

LINE OF SIGHT EXHIBIT
SITE LOCATION:
 LOT 2 TR. 13643
 HILTON DR.
 FONTANA, CA 92336

PREPARED FOR:
 GEORGE MCCAN
 15 ORION
 IRVINE, CA 92603

LAND DEVELOPMENT DESIGN COMPANY, LLC PLANNING • CIVIL • SURVEYING
 2313 E. Philadelphia St., Ste. F
 Ontario, CA 91761
 (909) 930-1466 • FAX (909) 930-1468

TENTATIVE PARCEL MAP NO. 19950

"OFFICIAL USE ONLY"

EASEMENT NOTES

THE FOLLOWING EASEMENTS AND AGREEMENTS REFERENCE THE ITEM NUMBERS SHOWN IN THE TITLE REPORT DATED AUGUST 23, 2017, ORDER NUMBER 867201 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:

- A AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 30, 1923 IN BOOK 793 OF DEEDS, PAGE 71. [ITEM #4]
- B PROPERTY IS INCLUDED WITHIN A PROJECT AREA OF THE NORTH FONTANA REDEVELOPMENT PROJECT AND PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAS BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 28, 1982, AS INSTRUMENT NO. 82-259093, OFFICIAL RECORDS. (NOT PLOTTABLE OF RECORD) [ITEM #5]
- C COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED JULY 10, 1986 AS INSTRUMENT NO. 86-180879, OFFICIAL RECORDS, RE-RECORDED JUNE 15, 1987 AS INSTRUMENT NO. 87-201270, MODIFIED AND RECORDED ON JUNE 15, 1987 AS INSTRUMENT NO. 87-201270, RECORDED AUGUST 10, 1988 AS INSTRUMENT NO. 88-261546, RECORDED OCTOBER 17, 1988 AS INSTRUMENT NO. 88-348800 AND RECORDED DECEMBER 12, 1988 AS INSTRUMENTS NO. 88-433295, ALL OF OFFICIAL RECORDS. (NOT PLOTTABLE OF RECORD) [ITEM #6]
- D COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED AUGUST 24, 1988 AS INSTRUMENT NO. 88-280718, OFFICIAL RECORDS AND AS MODIFIED BY INSTRUMENT 88-348800, RECORDED OCTOBER 17, 1988; INSTRUMENT NO. 89-473816, RECORDED DECEMBER 6, 1989; INSTRUMENT NO. 95-023658, RECORDED JUNE 30, 1995; AND INSTRUMENT NO. 95-0236182, RECORDED JULY 11, 1995, ALL OF OFFICIAL RECORDS. (NOT PLOTTABLE OF RECORD) [ITEM #7]
- E AN EASEMENT FOR LANDSCAPE PURPOSES AS SHOWN AND DEDICATED ON TRACT 13643. [ITEM #8]

LEGAL DESCRIPTION:

LOT 2 OF TRACT 13643, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 220 OF MAPS, PAGES 98 THROUGH 100, RECORDS OF SAID COUNTY AS AMENDED BY CERTIFICATE OF CORRECTION, RECORDED AUGUST 9, 1991, AS INSTRUMENT NO. 91-303293, OFFICIAL RECORDS OF SAID COUNTY.

NOTES:

1. TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
2. THE PROPERTY IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
3. THERE ARE NO EXISTING WELLS ON THE SITE.
4. THE LAND IS NOT SUBJECT TO LIQUEFACTION, OR OTHER GEOLOGIC HAZARDS, OR IS WITHIN A SPECIAL STUDIES ZONE.
5. THE LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD.
6. NO OPEN SPACE AND RECREATIONAL AREAS.
7. NO EXISTING STRUCTURES ON SITE.
8. NO EXISTING OPEN CHANNELS.
9. THERE IS A PROPOSED ACCESS EASEMENT, PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.
10. THERE ARE NO REGULATED TREES ON SITE.

PROPOSED EASEMENT NOTES

- (E) ACCESS EASEMENT OVER PARCEL 1 IN FAVOR OF PARCEL 2.
- (G) PUBLIC UTILITY EASEMENT.
- (H) DRAINAGE/WOMP EASEMENT

PROPERTY INFORMATION:

EXISTING GROSS ACREAGE: 4.01 ACRES
 EXISTING NET ACREAGE: 3.97 ACRES
 PROPOSED ACREAGE, LOT A: 0.04 ACRES
 PROPOSED ACREAGE, PARCEL 1: 2.29 ACRES
 PROPOSED ACREAGE, PARCEL 2: 1.69 ACRES
 ZONING: BP3
 WEST END SPECIFIC PLAN: LIGHT INDUSTRIAL (L)
 1110-151-03
 715, R6W, SEC. 2
 INDUSTRIAL BUILDINGS
 2
 1
 HILTON DRIVE=284.10'
 ZONE X
 MAP NO. 06071C8651H
 MAP REVISED AUGUST 28, 2008

SITE:

HILTON DRIVE
 FONTANA, CA 92335

TOPOGRAPHY SOURCE:

FROM FIELD SURVEY PERFORMED JUNE 15, 2017 BY LAND DEVELOPMENT DESIGN CORP.

BASIS OF BEARING:

THE CENTERLINE OF HILTON AVENUE IS N89°48'27"W AS SHOWN ON THE MAP OF TR 13643, RECORDED IN BOOK 220 OF MAPS, PAGES 98-100, RECORDS OF SAN BERNARDINO COUNTY.

EARTHWORK QUANTITIES:

RAW CUT 2,895 C.Y.
RAW FILL 2,939 C.Y.

NOTE: SITE IS EXPECTED TO BALANCE THE BASE AT THE NORTH END OF THE PROPERTY CAN BE ADJUSTED AS NEEDED.

BASIC SETBACK LINES:

FRONT: 20 FEET
 SIDE: 5 FEET

PREPARED BY:

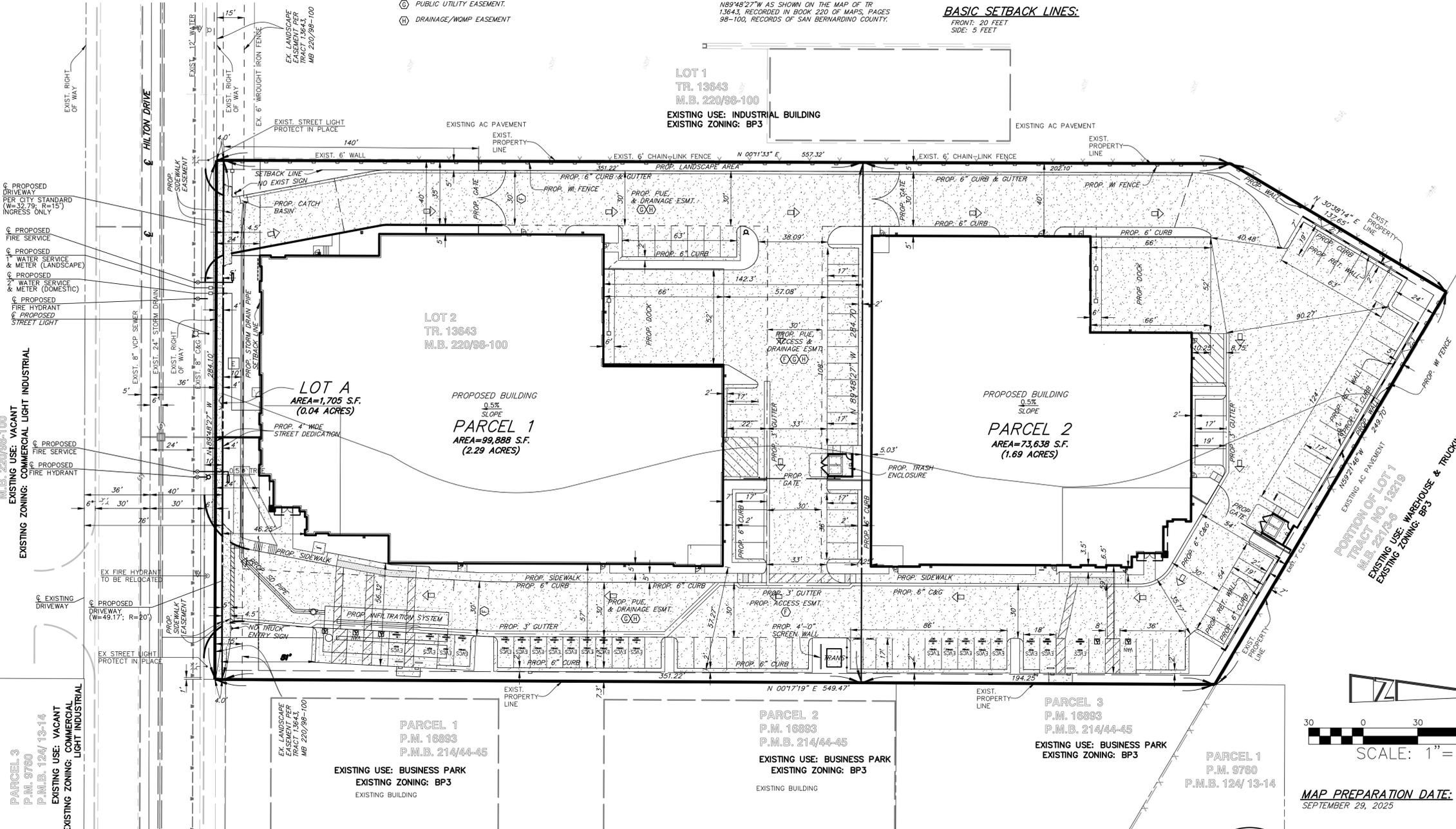
LAND DEVELOPMENT DESIGN CORPORATION
 2313 E. PHILADELPHIA STREET, UNIT "F"
 ONTARIO, CA 91761
 (909) 930 1466

OWNER/APPLICANT/SUBDIVIDER:

HILTON LANE, LLC
 15 ORION
 IRVINE, CA 92603
 (949) 854-4518

PREPARED FOR:

GEORGE McCAN
 15 ORION
 IRVINE, CA 92603
 (949) 854-4518

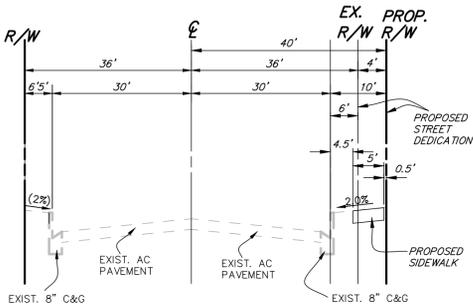


LEGEND

- BW BACK OF WALK
- EG EXISTING GRADE
- FG FINISH GRADE
- FS FINISH SURFACE
- TC TOP OF CURB
- FL FLOW LINE
- EP EDGE OF PAVEMENT
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- EDF EXTRA DEPTH FOOTING
- INV INVERT OF PIPE
- RS RATE OF SLOPE
- TS TOE OF SLOPE
- ES EXISTING SEWER
- EW EXISTING WATER
- EH EXISTING FIRE HYDRANT
- EX EXISTING FDC
- EWV EXISTING WATER VALVE
- EGM EXISTING GAS METER
- EWPM EXISTING WATER METER
- EPB EXISTING PULL BOX
- ICV EXISTING ICV
- ESL EXISTING STREET LIGHT
- FC FINISH CONTOUR
- FCO FINISH CONTOURS
- DL DAYLIGHT LINE
- REMOVAL
- EXC EXIST. CONCRETE
- CONCRETE
- ET EXISTING TREES

UTILITY PURVEYOR:

- SO. CALIFORNIA EDISON CO.
 7951 REDWOOD AVE.
 FONTANA, CA 92335
 (909) 920-5598
- VERIZON
 1400E. PHILLIPS BLVD.
 FUMONIA, CA 91766
 (909) 469-6327
- FONTANA WATER CO.
 8440 NUEVA AVE.
 FONTANA, CA 92335
 (909) 822-5046
- CITY OF FONTANA
 8353 SIERRA AVENUE
 FONTANA, CA 92335
 (909) 350-6632
- SO. CALIFORNIA EDISON CO.
 16231 VALLEY BLVD.
 FONTANA, CA 92335
 (909) 428-8411
- WEST VALLEY WATER DISTRICT
 855 W. BASELINE ROAD
 RIALTO, CA 92377



TYPICAL SECTION
 HILTON DRIVE



MAP PREPARATION DATE:
 SEPTEMBER 29, 2025

PREPARED BY:

DENNIS C. FARNSWORTH
 R.C.E. 31653 EXP. 12/31/26

