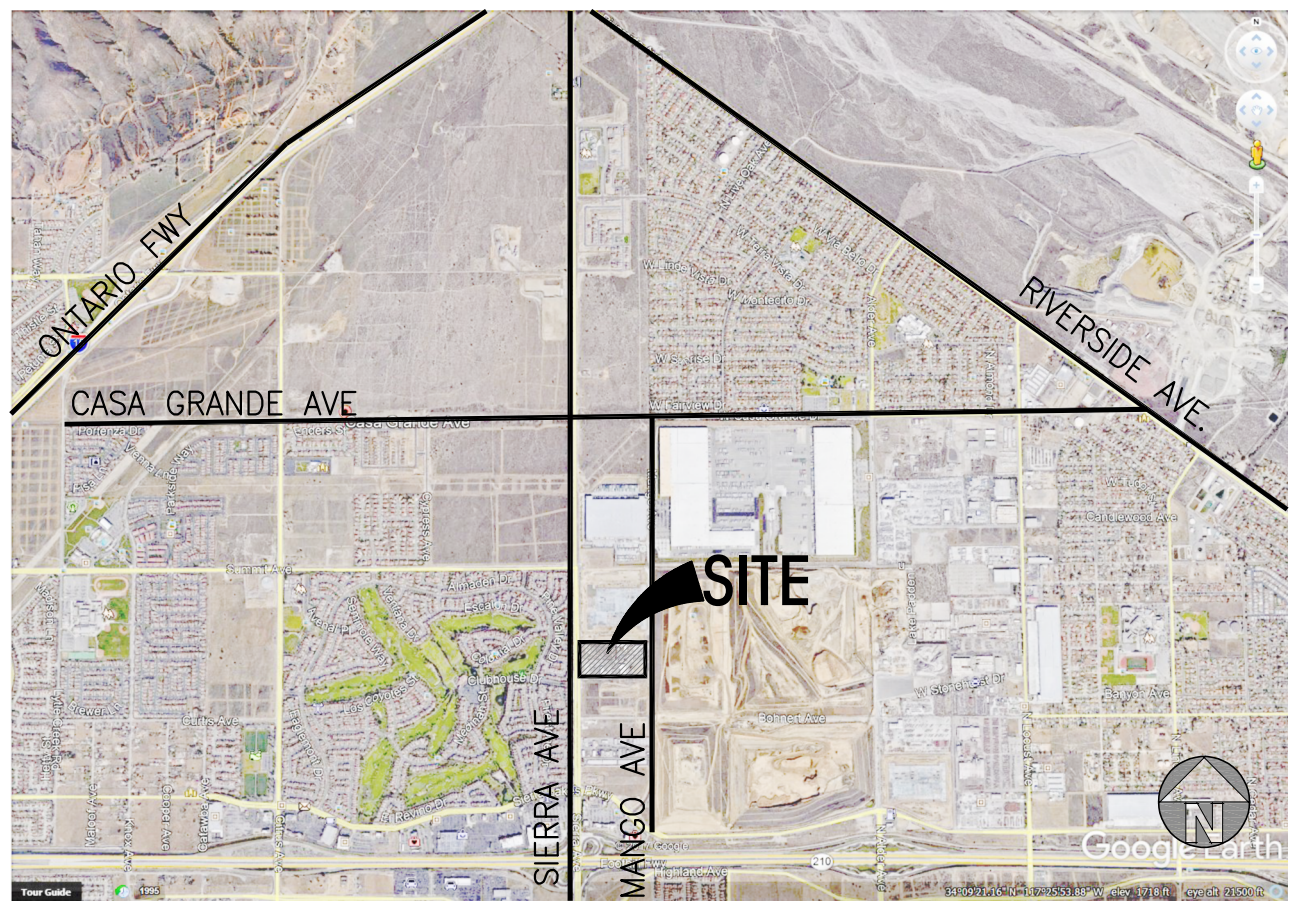




PROJECT INFORMATION

Owner / Applicant SEEFRIED INDUSTRIAL PROPERTIES 2321 ROSECRANS AVE., SUITE 2220 EL SEGUNDO, CA 90245 PHONE: 310-56-7900 CONTACT: SCOTT IRWIN	Construction Type CONCRETE TILT-UP BUILDING BUILDING OCCUPANCY: S-1 / B CONSTRUCTION TYPE I III-B	Zoning M1 LIGHT INDUSTRIAL APN 1119-241-10, -13, -18, -25, -26, -27
Project Address SIERRA AVE. FONTANA, CA 92337	Code Analysis 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CITY OF FONTANA MUNICIPAL CODE	LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: TRACT ONE: PARCEL 2 OF PARCEL MAP NO. 8294, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 OF PARCEL MAPS, PAGE 13, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FONTANA, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-0357048 OF OFFICIAL RECORDS. TRACT TWO: PARCEL 4 AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 16-001, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 14, 2018 AS INSTRUMENT NO. 2018-0013556 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL B: PARCEL C AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 16-001, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 14, 2018 AS INSTRUMENT NO. 2018-0013556 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL C: PARCEL C AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 16-001, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 14, 2018 AS INSTRUMENT NO. 2018-0013556 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT THREE: PARCEL 1 OF PARCEL MAP NO. 8294, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 OF PARCEL MAPS, PAGE 13, RECORDS OF SAID COUNTY. TRACT FOUR: PARCEL A AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT (L.A. NO. 29-101) AS EVIDENCED BY DOCUMENT RECORDED AUGUST 24, 2009 AS INSTRUMENT NO. 2009-0372944 AND AMENDED BY DOCUMENT RECORDED OCTOBER 6, 2009 AS INSTRUMENT NO. 2009-0439752 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF PARCEL 4 OF PARCEL MAP NO. 8294, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 62, PAGE 13 OF PARCEL MAP, RECORDS OF SAID COUNTY.
Applicant Representative HPA, INC. 18831 BARDEEN AVE. STE 100 IRVINE, CA 92612 PHONE: 949-862-2138 CONTACT: HOONKEUN PARK		

VICINITY MAP



PROJECT DATA

SITE AREA In s.f. In acres	797,033 sf 18.30 ac
BUILDING AREA SWO Office SEC Office Warehouse TOTAL	5,000 sf 5,000 sf 398,514 sf 398,514 sf
FLOOR AREA RATIO Maximum Allowed Actual	0.60 0.500
SITE COVERAGE Maximum Allowed Actual	60% 50.0%
AUTO PARKING REQUIRED Office: (required if over 10% of G.F.A.) Whse: 1st 20,000 @ 1/11,000 s.f. 2nd 20,000 @ 1/12,000 s.f. above 40,000 @ 1/15,000 s.f.	0 stalls 20 stalls 10 stalls 72 stalls 102 stalls
AUTO PARKING PROVIDED Standard (9' x 19') Accessible Standard (9' x 19') Accessible Van (12' x 19') EV Van Accessible (12' x 19') EV Standard Accessible (9' x 19') EV Standard (9' x 19') EV Capable (9' x 19') TOTAL	104 stalls 5 stalls 1 stalls 1 stalls 1 stalls 9 stalls 21 stalls 142 stalls
BICYCLE RACK PROVIDED Minimum Allowed Actual	16 total capacity 8 8
TRAILER PARKING REQUIRED Short term parking (5% req) Long term parking (5% req)	80 stalls 8
TRAILER PARKING PROVIDED Trailer (12' x 53') Trailer Tandem (12' x 80') Tractor Trailer (12' x 30')	70 stalls 10 stalls 36 stalls 116 stalls
ZONING ORDINANCE Zoning Designation - Light Industrial (M-1)	
MAXIMUM BUILDING HEIGHT ALLOWED Height - 75'	
LANDSCAPE REQUIREMENT Percentage - 15% not including building	
LANDSCAPE PROVIDED In s.f. Percentage	83,973 sf 21.1%
SETBACKS Sierra Avenue - 25' Mango Ave. - 20' Rear/Interior - 5' Abutting R or C-1 Zone - 10'	

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
16. ALL GROUND MOUNTED UTILITY STRUCTURES SUCH AS TRANSFORMERS, HVAC EQUIPMENT AND BACK FLOW PREVENTION VALVES SHALL BE LOCATED OUT OF VIEW FROM A PUBLIC STREET OR ADEQUATELY SCREENED THROUGH THE USE OF LANDSCAPING AND/OR MASONRY WALLS.
17. WAREHOUSE ELECTRICAL ROOMS ARE SUFFICIENTLY SIZED TO ACCOMMODATE THE POTENTIAL NEED FOR ADDITIONAL ELECTRICAL PANELS, EITHER A SECONDARY ELECTRICAL ROOM SHALL BE PROVIDED IN THE BUILDING, OR THE PRIMARY ELECTRICAL ROOM SHALL BE SIZED 25% LARGER THAN IS REQUIRED TO SATISFY THE SERVICE REQUIREMENTS OF THE BUILDING OR THE ELECTRICAL GEAR SHALL BE INSTALLED WITH THE INITIAL CONSTRUCTION WITH 25% EXCESS DEMAND CAPACITY.
18. ALL BUILDING ROOFS SHALL BE SOLAR-READY, WHICH INCLUDES DESIGNING AND CONSTRUCTING BUILDINGS IN A MANNER THAT FACILITATES AND OPTIMIZES THE INSTALLATION OF A ROOFTOP SOLAR PHOTOVOLTAIC (PV) SYSTEM AT SOME POINT AFTER THE BUILDING HAS BEEN CONSTRUCTED.

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED, SEE LANDSCAPE PLAN
5. 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
6. PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. TRASH ENCLOSURE PER CITY STANDARD.
8. APPROXIMATE LOCATION OF TRANSFORMER.
9. PRE-CAST CONCRETE WHEEL STOP.
10. CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
11. PROVIDE ENTRANCES/EXITS AND AISLES PAINTED ARROWS ON PAVEMENT PARKING LOT PER CITY STANDARDS.
12. LANDSCAPE: ALL LANDSCAPE AREAS INDICATED BY SHADING.
13. ACCESSIBLE ENTRY SIGN/WAYFINDING ARROW SIGN.
14. ACCESSIBLE PARKING STALL SIGN.
15. 8" HIGH STEEL FENCE, SEE DETAIL P/DAB-A4.1
16. 42" HIGH CONCRETE GUARDWALL.
17. TRUNCATED DOMES.
18. EMPLOYEE BREAK PATIO AREA WITH TABLE/BENCH, TRASH BINS, SEE LANDSCAPE PLAN FOR DETAILS.
19. BICYCLE RACK.
20. 14" HIGH CONCRETE TILT-UP SCREEN WALL, SEE SHEET DAB-A1.3.
21. ROOF DRAINS TO BE ON THE INTERIOR WHEN VISIBLE FROM THE PUBLIC RIGHT OF WAY.
22. DOUBLE STRIPED AUTO PARKING LINE
23. CONCRETE CURB W/ 2" OF CONCRETE STEP OUT AND OVERHANG (BEHIND THE SCREEN WALL).
24. CONCRETE PAD FOR FUTURE WATER TANK OF PUMP ROOM (BEHIND THE SCREEN WALL).
25. PROVIDE LOCKER, SHOWER AND CHANGING ROOM FACILITY ACCESSIBLE FOR BOTH MEN/WOMEN FOR EMPLOYEES BICYCLING OR WALKING TO WORK.
26. PROVIDE SIGNS INDICATING A 3-MINUTE DIESEL TRUCK ENGINE IDLING RESTRICTION POSTED ON THE GATE AND DOCK AREAS.
27. THE OFFICE PORTION OF A BUILDING'S ROOFTOP THAT IS NOT COVERED WITH SOLAR PANELS OR OTHER UTILITIES SHALL BE CONSTRUCTED WITH LIGHT COLORED ROOFING MATERIAL WITH A SOLAR REFLECTIVE INDEX ("SRI") OF NOT LESS THAN 78. THIS MATERIAL SHALL BE THE MINIMUM SOLAR REFLECTIVE RATING OF THE ROOF MATERIAL FOR THE LIFE OF THE BUILDING
28. APPROXIMATE LOCATION OF FUTURE ART LOCATION. FINAL LOCATION TO BE DETERMINED AND TYPE/STYLE, ETC TO BE REVIEWED/APPROVED BY THE CITY.

29. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES BY DECORATIVE SCREEN WALLS OF NOT LESS THAN 3 FEET IN HEIGHT.	LANDSCAPED AREA
30. 3'x7' MAN GATE WITH EMERGENCY EXIT BAR AND COMPLETE HARDWARE.	AC. PAVING - SEE "C" DRAWINGS, FOR THICKNESS
31. MOUNTABLE CURBS	CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
32. EMERGENCY FIRE ACCESS GATE ONLY WITH KNOX BOX	LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
33. ALTERNATIVE SURFACE FOR FIRE ACCESS	PROPERTY LINE
	ACCESSIBILITY PATH OF TRAVEL
	26"/28" FIRE LANE, CLEAR TO SKY
	LIGHT STANDARD
	FIRE HYDRANT APPROXIMATE LOCATION
	EXISTING PUBLIC FIRE HYDRANT APPROXIMATE LOCATION
	EV CHARGER
	EV CHARGER FOR FUTURE
	HOSE BIBB, SEE PLUMBING DRAWINGS

SITE LEGEND

STANDARD PARKING STALL 9'x19'	LANDSCAPED AREA
COMPACT PARKING STALL 8'x15'	AC. PAVING - SEE "C" DRAWINGS, FOR THICKNESS
ACCESSIBLE PARKING STALL 9'x19'+5' W/ ACCESSIBLE AISLE	CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
VAN ACCESSIBLE PARKING STALL 12'x19'+5' W/ ACCESSIBLE AISLE	LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
STANDARD ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 9'x19'+5' W/ ACCESSIBLE AISLE	PROPERTY LINE
VAN ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12'x19'+5' W/ ACCESSIBLE AISLE	ACCESSIBILITY PATH OF TRAVEL
AMBULATORY EVCS MARKING "EV CHARGING ONLY", 10'x18'	26"/28" FIRE LANE, CLEAR TO SKY
STANDARD EVCS SIZE, 9'x19'	LIGHT STANDARD
EV CAPABLE SPACE WITHOUT EVSE SIZE 9'x19'	FIRE HYDRANT APPROXIMATE LOCATION
WM WATER METER, SEE PLUMBING DRAWINGS	EXISTING PUBLIC FIRE HYDRANT APPROXIMATE LOCATION
	EV CHARGER
	EV CHARGER FOR FUTURE
	HOSE BIBB, SEE PLUMBING DRAWINGS



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Project:

SIERRA
DISTRIBUTION
FACILITY

SIERRA AVE.
FONTANA, CA 92337

Consultants:

Civil:	HUITT-ZOLLARS
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: Overall Site Plan

Project Number: 20533

Drawn by: CC

Date: 07/01/22

Revision:

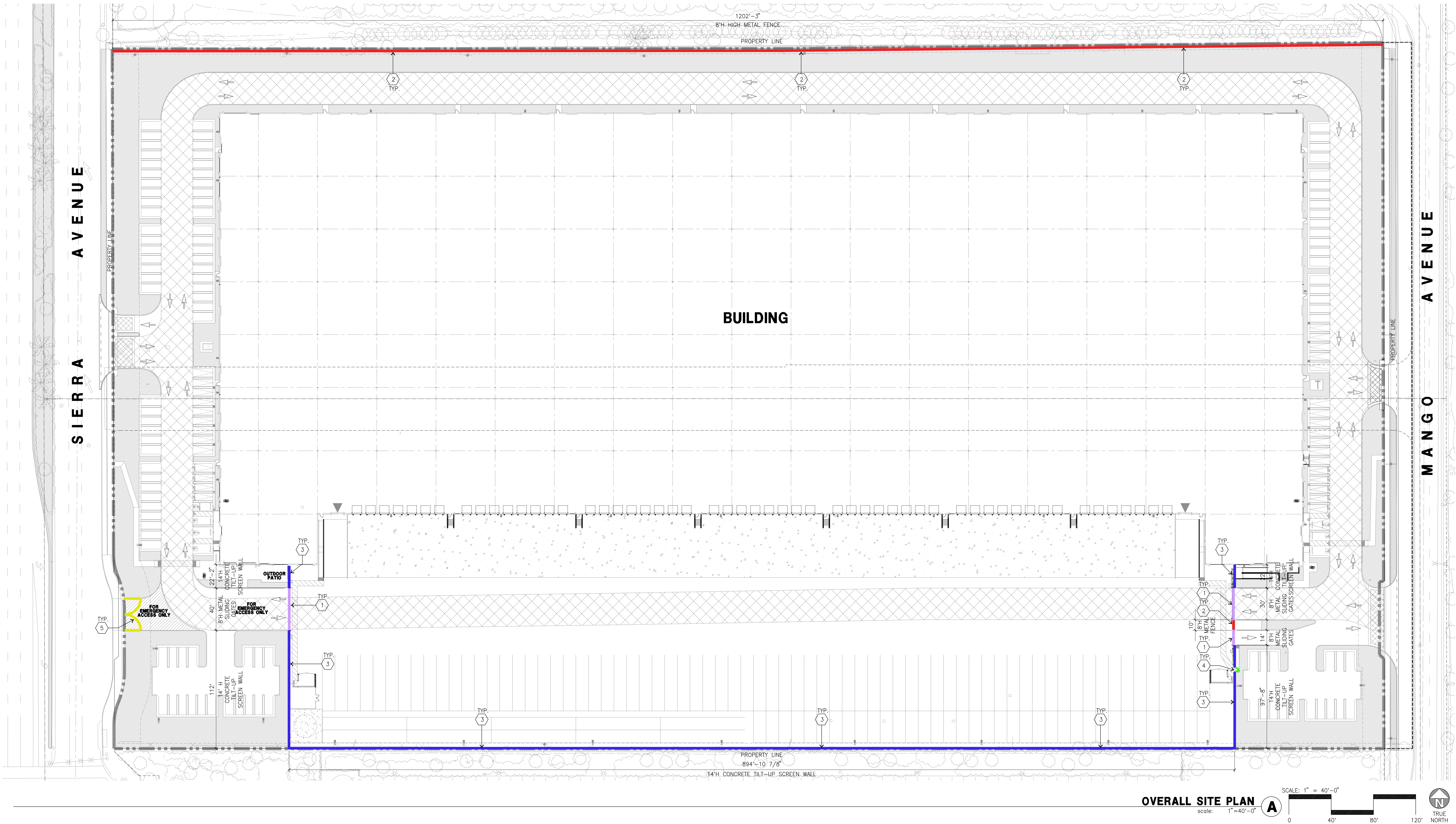
2nd Submittal 01/03/23

3rd Submittal 06/16/23

4th Submittal 04/07/25

Sheet:

DAB-A1.1



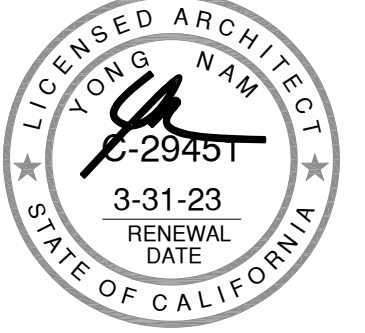
OVERALL SITE PLAN
scale: 1" = 40'-0"
A
0 40' 80' 120' TRUE NORTH

SITE PLAN KEYNOTES

- 1 PROVIDE 8' HIGH STEEL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 2 8' HIGH STEEL FENCE, SEE SHEET DAB-A4.1 DETAIL "P".
- 3 14' HIGH CONCRETE TILT-UP SCREEN WALL
- 4 3'X7' MAN GATE WITH EMERGENCY EXIT BAR AND HARDWARE FOR COMPLETE INSTALLATION
- 5 EMERGENCY FIRE ACCESS GATE ONLY WITH KNOX BOX



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Consultants:

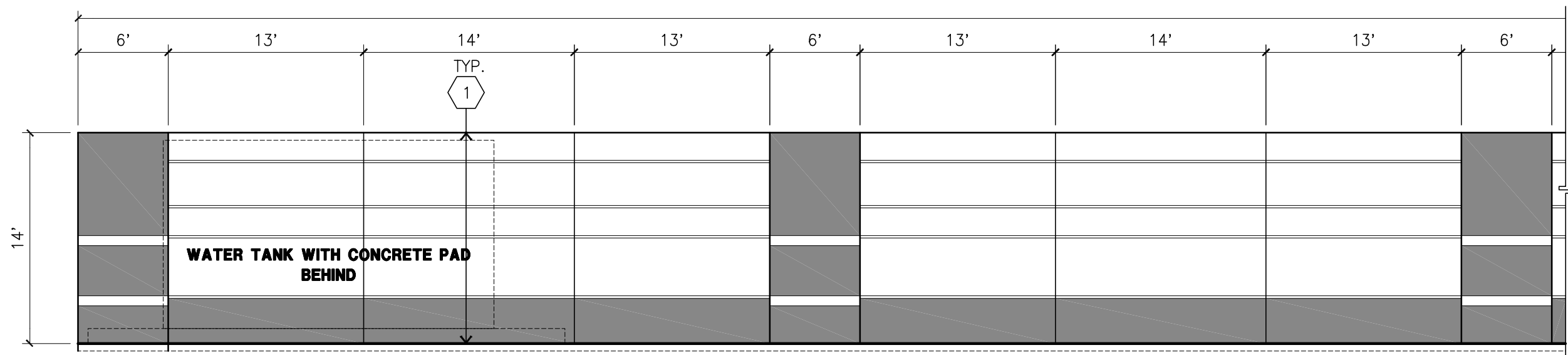
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Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Fence and Gate Plan

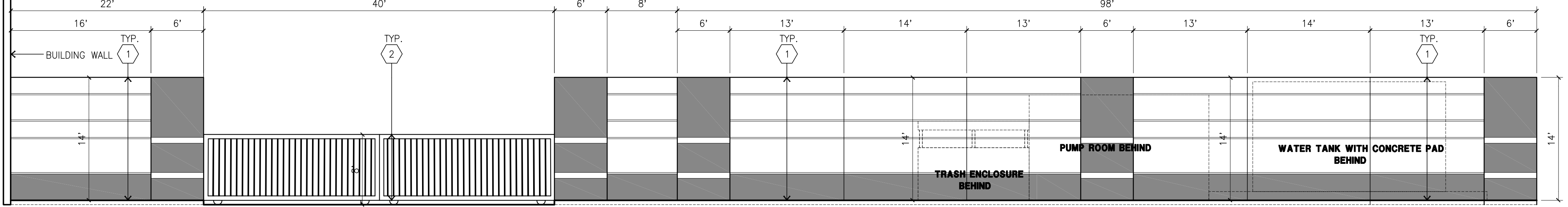
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Drawn by: CC
Date: 07/01/22
Revision:
2nd Submittal 01/03/23
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4th Submittal 04/07/25

Sheet:

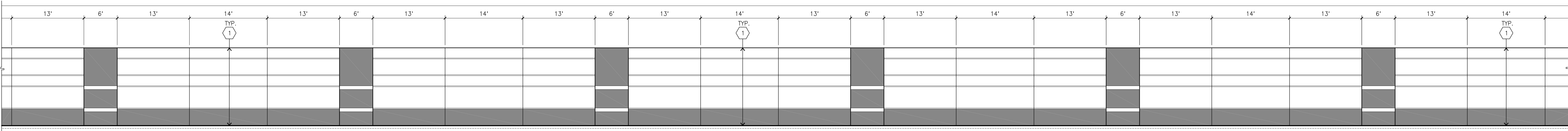
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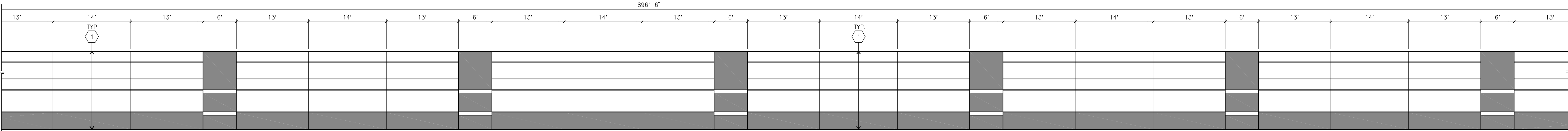
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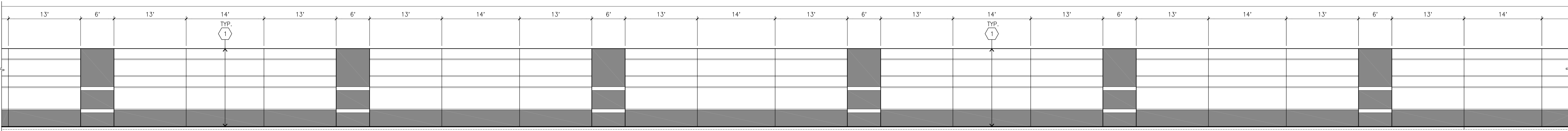
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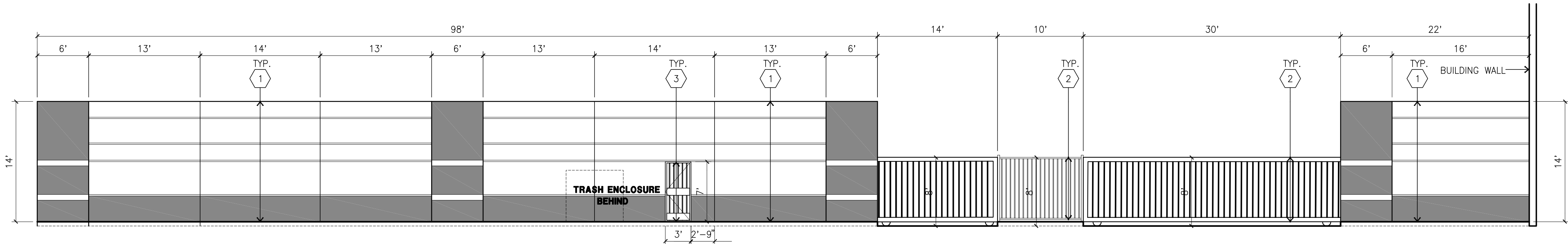
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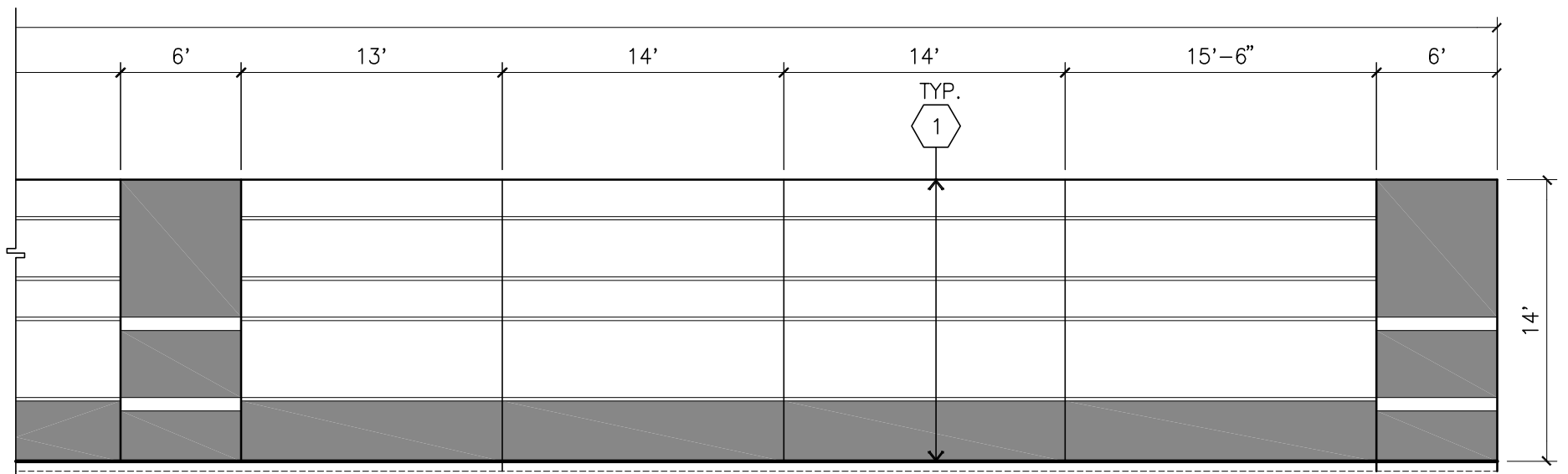
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scale: 1/8" = 1'-0"



SCREEN WALL ELEVATION (CONT.)
scale: 1/8" = 1'-0"



SCREEN WALL ELEVATION
scale: 1/8" = 1'-0"



SCREEN WALL ELEVATION (CONT.)
scale: 1/8" = 1'-0"

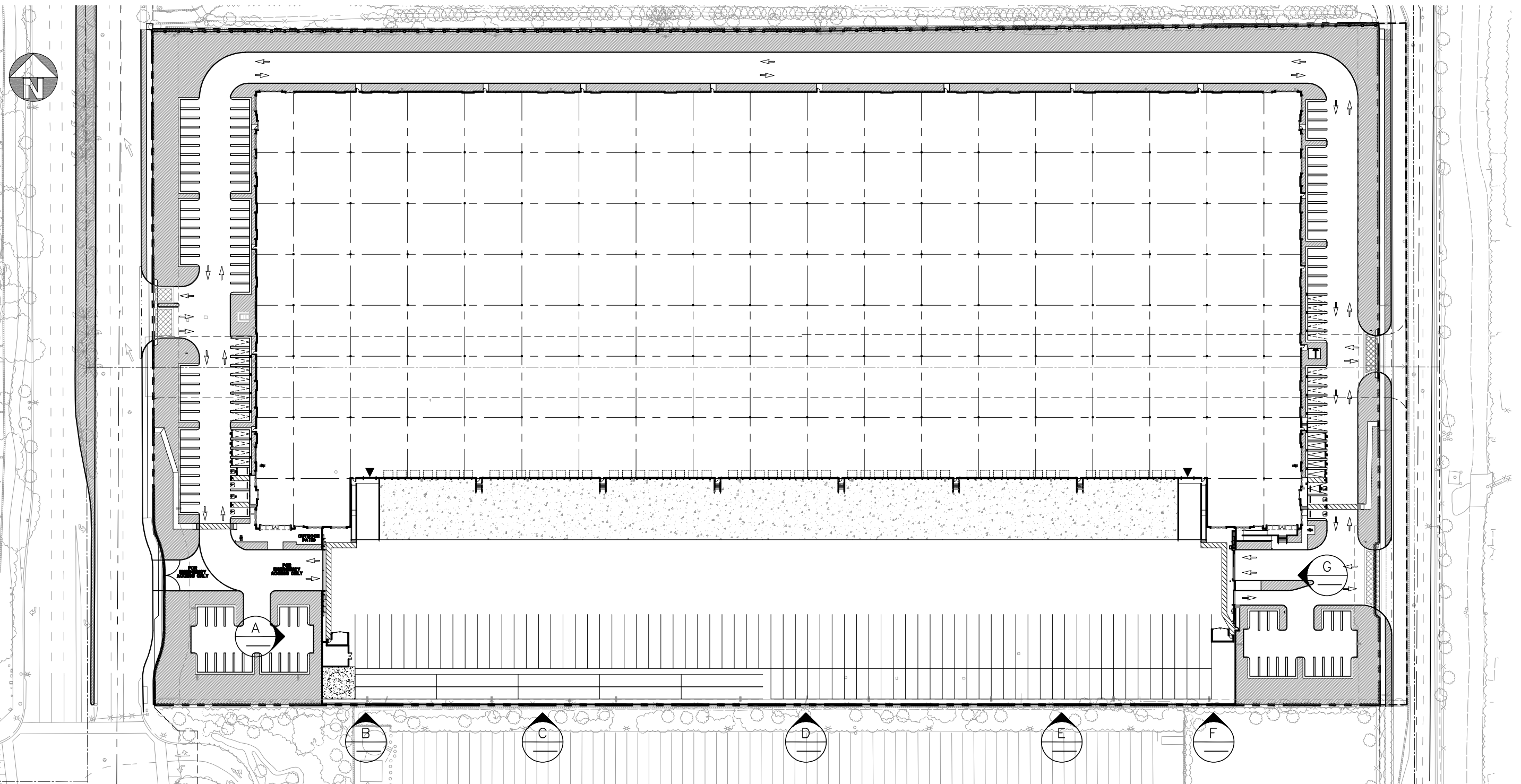
SCREEN WALL COLOR LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7005 PURE WHITE
2 PAINT,COLOR : SW 7073 NETWORK GRAY

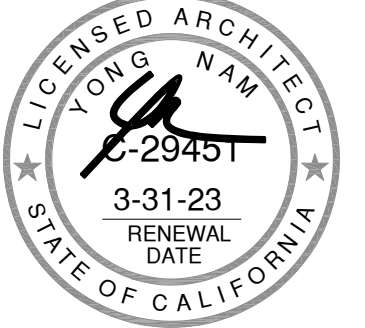
KEYNOTES

- 1 CONCRETE TILT-UP SCREEN WALL
2 STEEL FENCE AND GATES, PAINTED BLACK.
3 3'X7' MAN GATE WITH EMERGENCY EXIT BAR AND HARDWARE FOR COMPLETE INSTALLATION

KEYMAP



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Project:

SIERRA
DISTRIBUTION
FACILITY

SIERRA AVE.
FONTANA, CA 92337

Consultants:

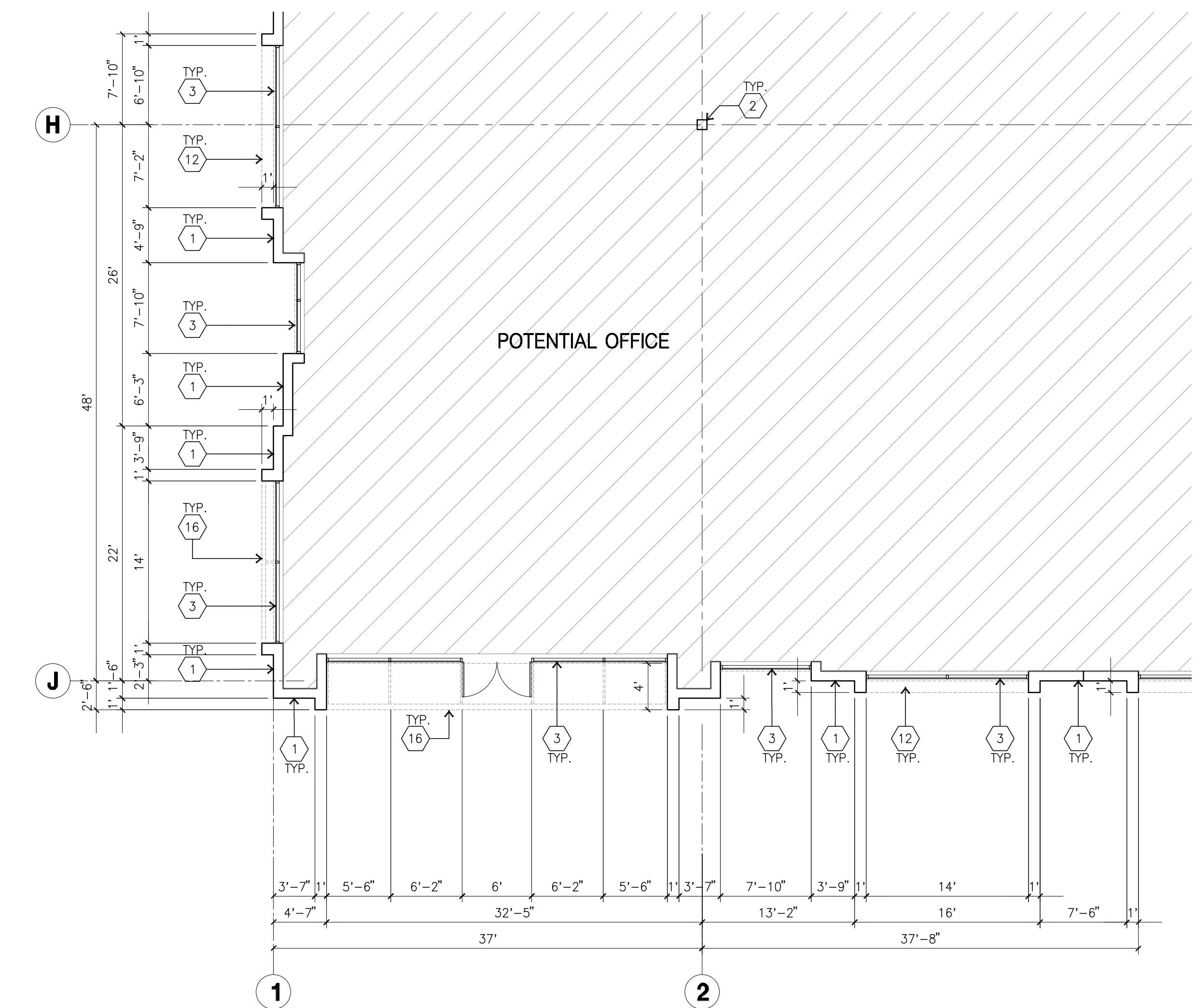
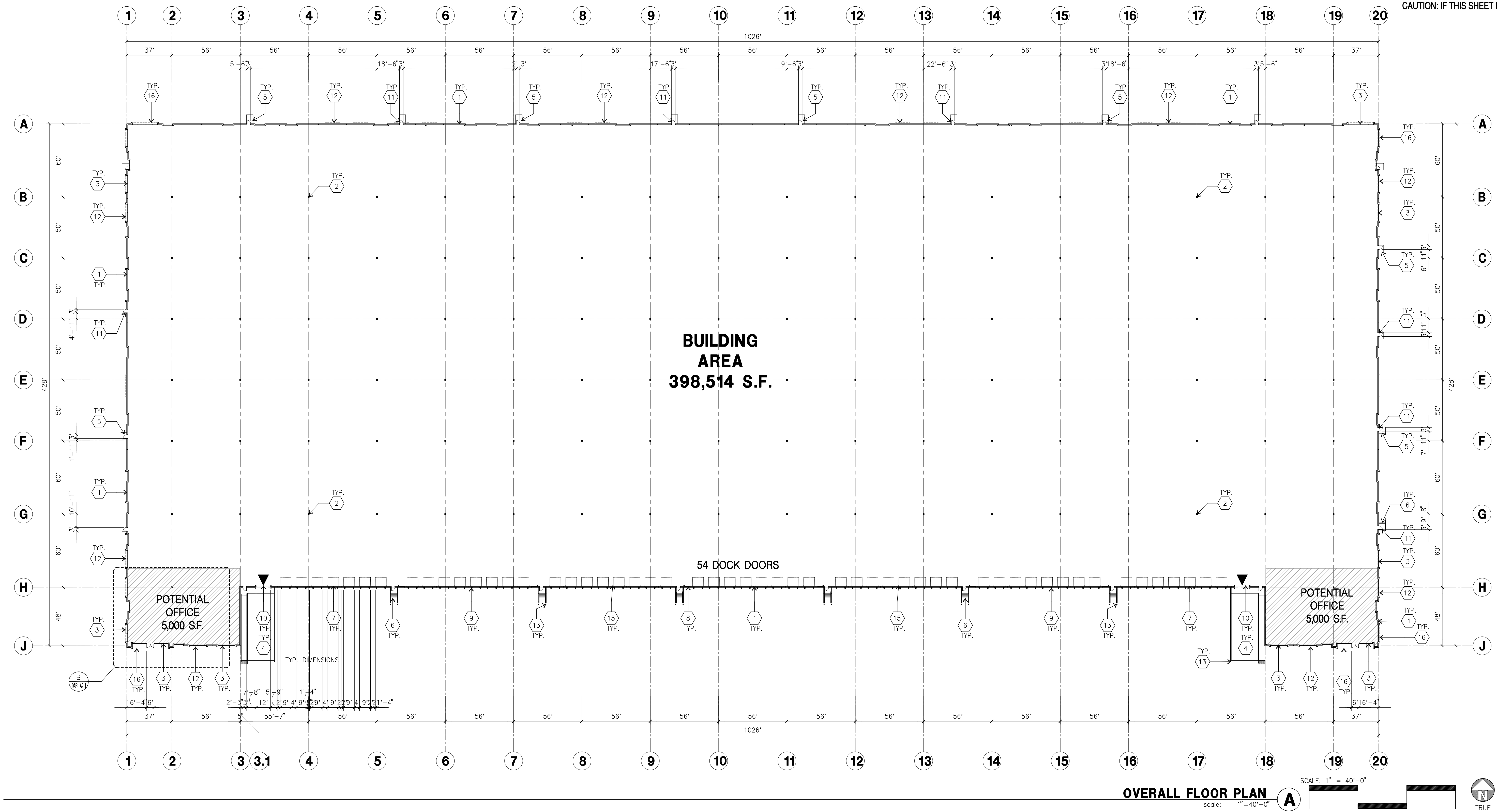
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Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Screen Wall Elevations

Project Number: 20533
Drawn by: CC
Date: 07/01/22
Revision:
2nd Submittal 01/03/23
3rd Submittal 06/16/23
4th Submittal 04/07/25

Sheet:

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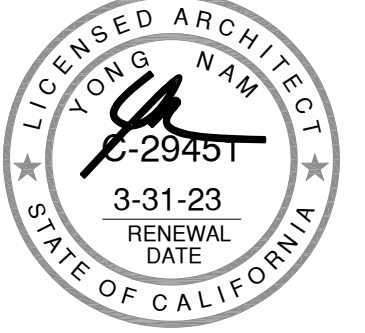


FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 ROOF ACCESS LADDER.
- 18 INTERIOR LONG-TERM BIKE RACK.



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Consultants:

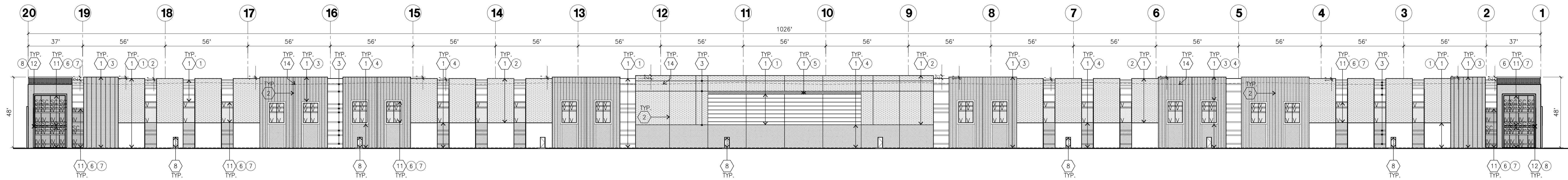
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Structural: -
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Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Overall Floor Plan

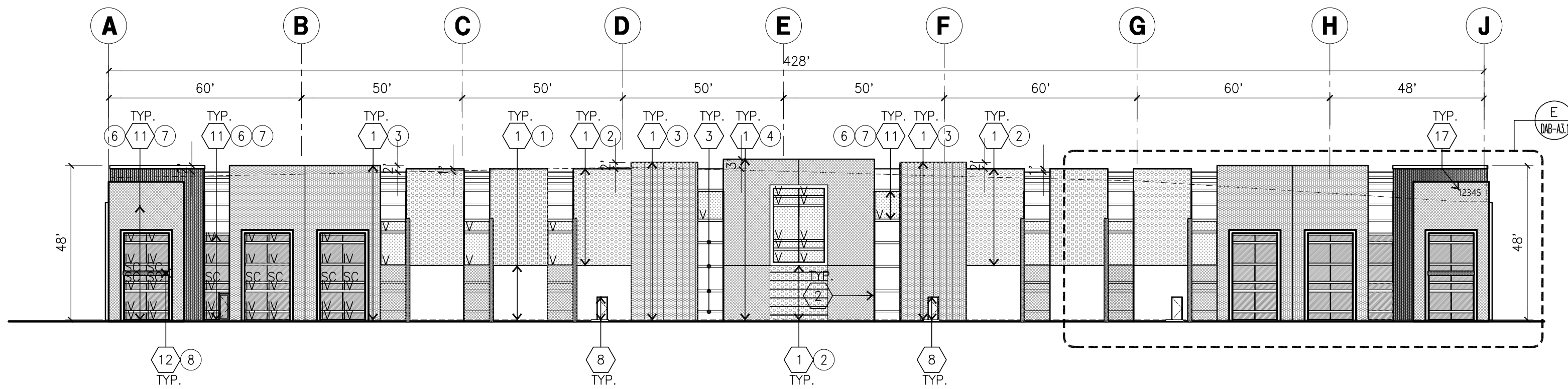
Project Number: 20533
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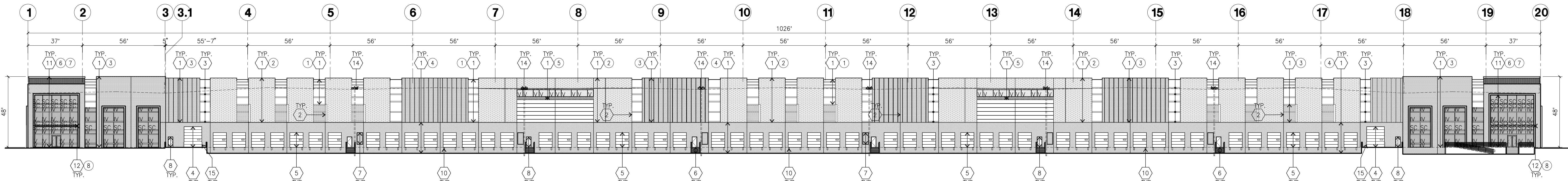
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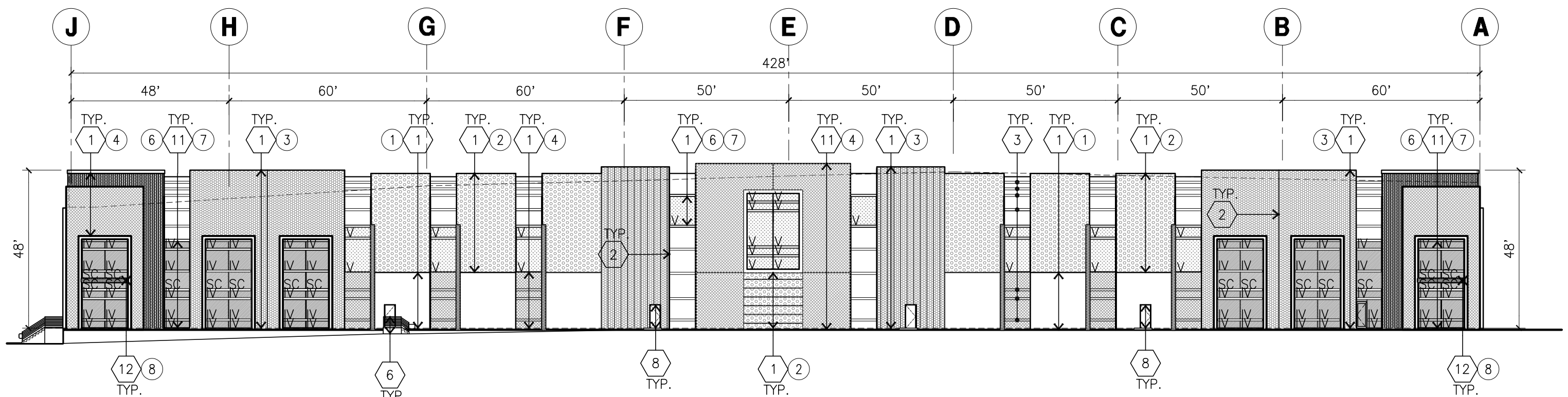
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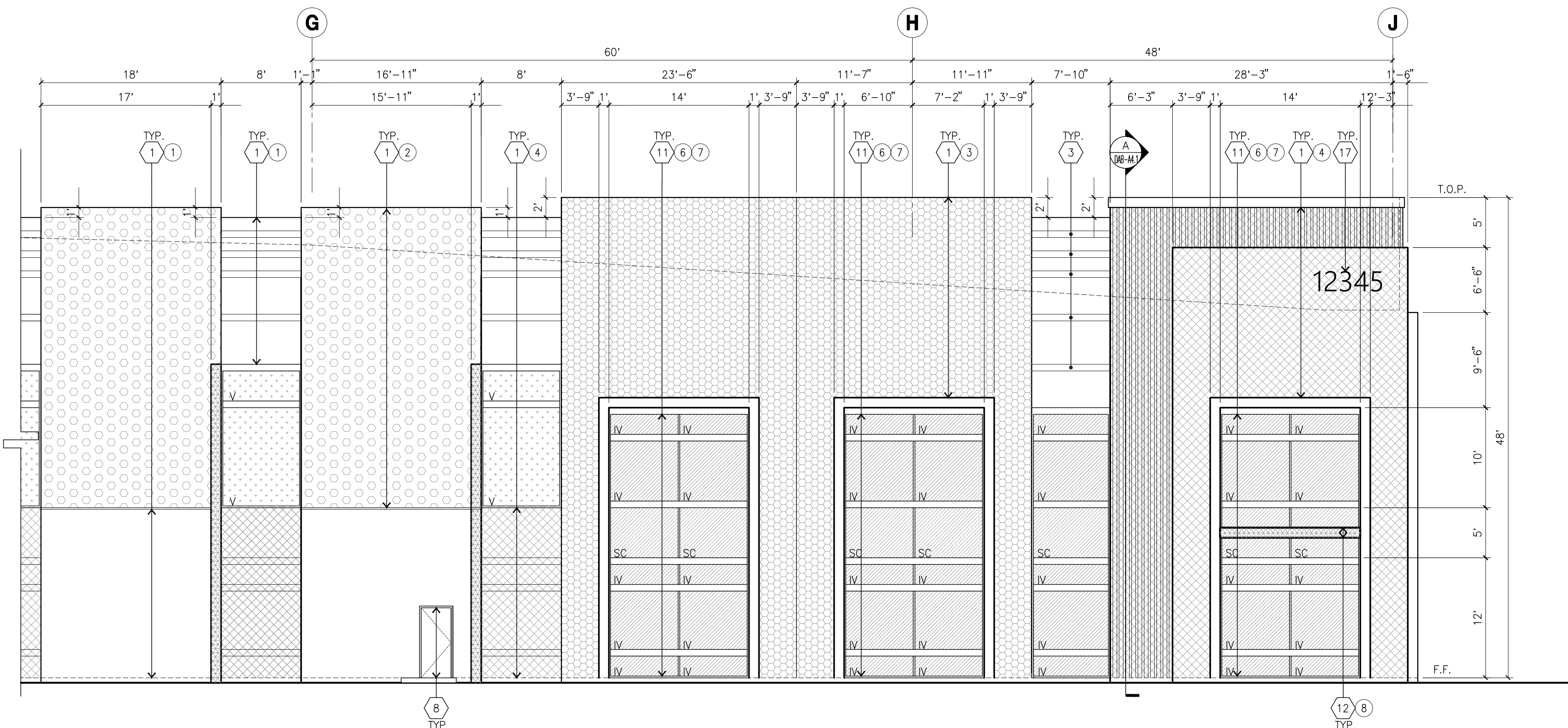
WEST ELEVATION
scale: 1"=30'-0"



SOUTH ELEVATION
scale: 1"=30'-0"



EAST ELEVATION
scale: 1"=30'-0"



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

ELEVATION KEYNOTES

- CONCRETE TILT-UP PANEL.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- DOCK DOOR BUMPER TYPICAL.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDE LITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- METAL CANOPY.
- KNOCK OUT PANEL.
- INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- EMPLOYEE PATIO AREA. WOOD GRAINED CONCRETE WALL WITH WOOD FENCE.
- ILLUMINATED BUILDING ADDRESS PER FIRE DEPT. REQUIREMENTS. 24"H. X 2" THICK HIGH DENSITY FOAM "HELIVATIC" BOLD LETTER W/ 48" CAST ALUMINUM FACES EPOXY TO WALL. COLOR TO BE SELECTED BY ARCHITECT.

ELEVATION COLOR LEGEND/SCHED.

- PAINT. COLOR : SW 7005 PURE WHITE
- PAINT. COLOR : SW 7071 GRAY SCREEN
- PAINT. COLOR : SW 7072 ONLINE
- PAINT. COLOR : SW 7073 NETWORK GRAY
- PAINT. COLOR : SW _____
- MULLIONS COLOR : CLEAR ANODIZED
- GLAZING COLOR : BLUE REFLECTIVE
- METAL CANOPY COLOR : SHERWIN WILLIAMS METALLICS SW 7642 PAVERSTONE (CLEAR COAT)
- MANDOOR COLOR : MATCH TO FIELD COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- | | |
|---|-------------------------------------|
| INSULATED VISION GLASS | SPANDREL GLASS WITH CONCRETE BEHIND |
| SINGLE LITE VISION GLASS | |
| IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 80 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VLT TO BE 0.42 PER 2019 CEC TABLE 140.3-B | |
| SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH HARMONY BLUE OPAQICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE. | |
| V : VISION GLASS
1/4" VISTACOL PACIFICA | |
| MULLIONS : ANODIZED CLEAR. | |



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fax: 949-863-0851
email: hpa@hparchs.com



Owner:



2321 ROSECRANS AVE
EL SEGUNDO, CA 90245

tel: (310) 536-7900

Project:

**SIERRA
DISTRIBUTION
FACILITY**

SIERRA AVE.
FONTANA, CA 92337

Consultants:

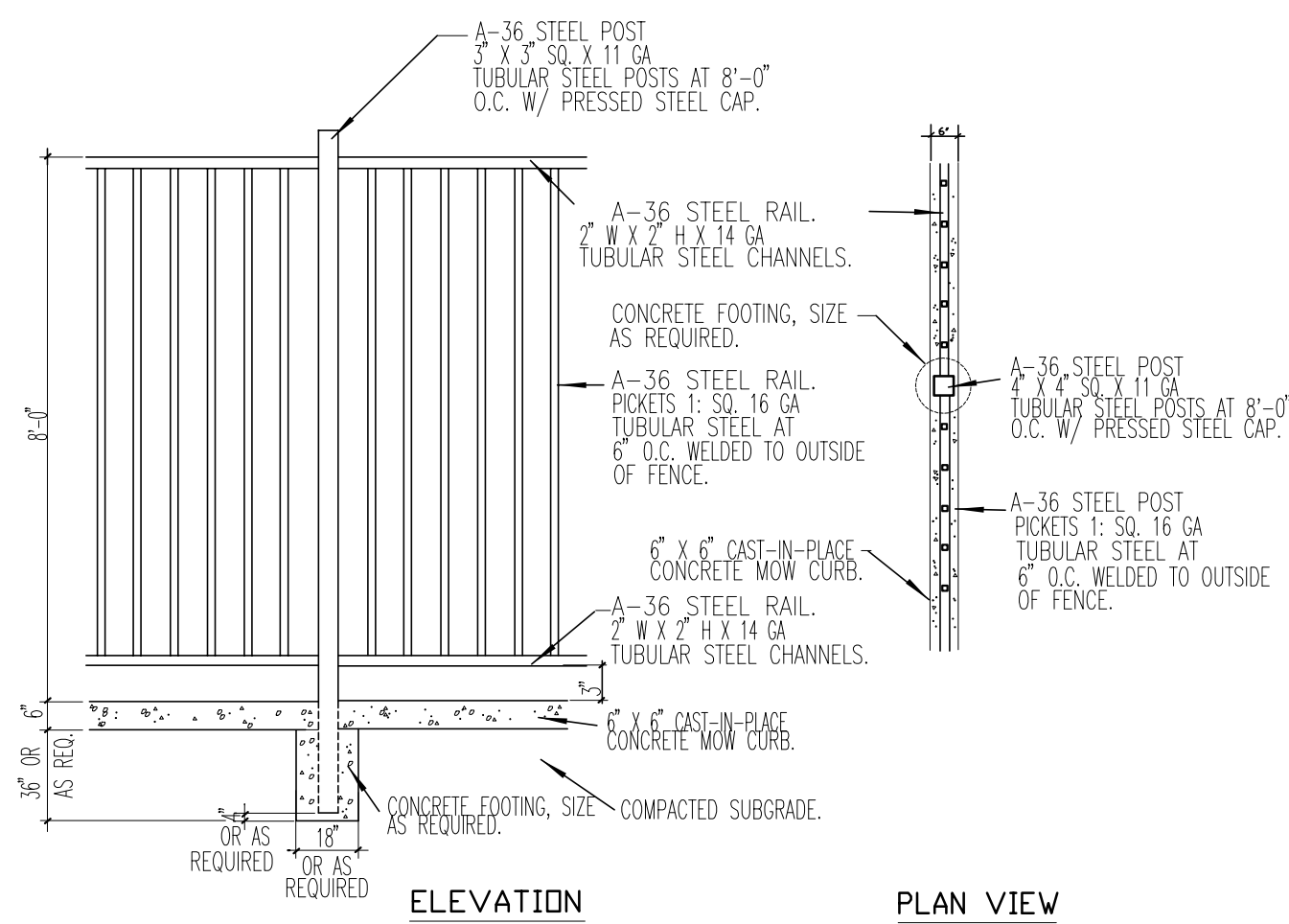
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Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	-

Title: Elevations

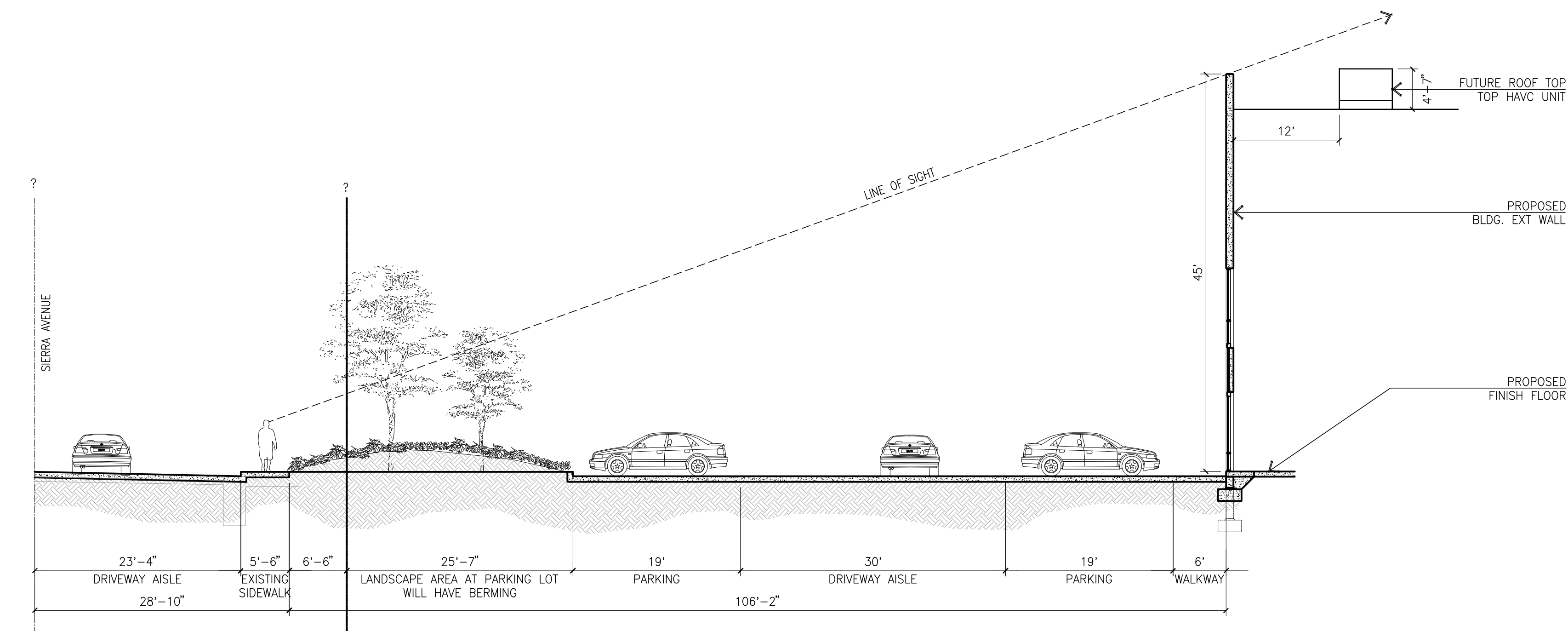
Project Number:	20533
Drawn by:	CC
Date:	07/01/22
Revision:	
2nd Submittal	01/03/23
3rd Submittal	06/16/23
4th Submittal	04/07/25

Sheet:

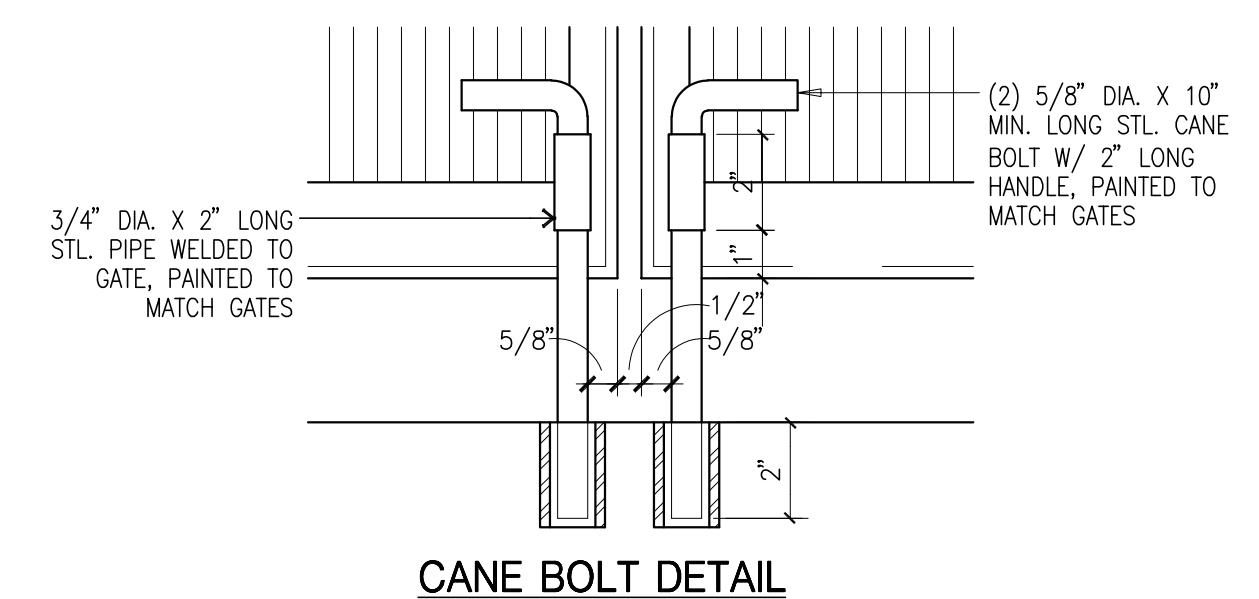
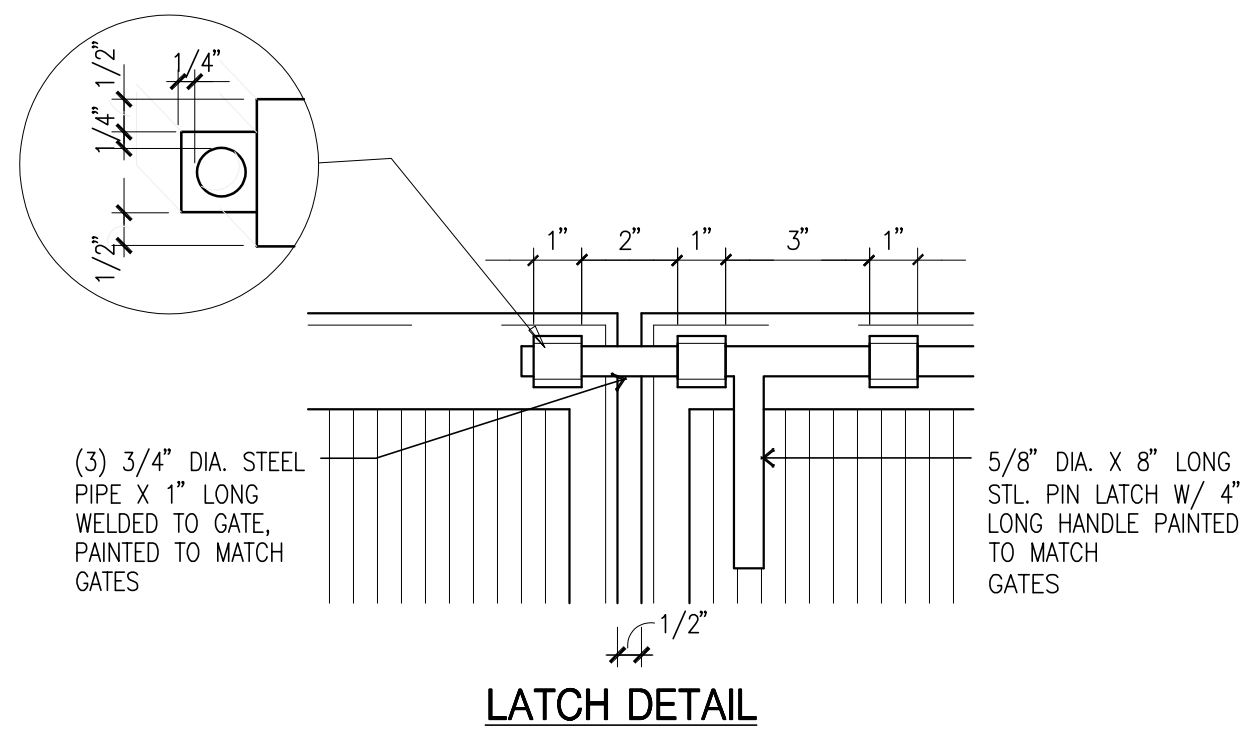
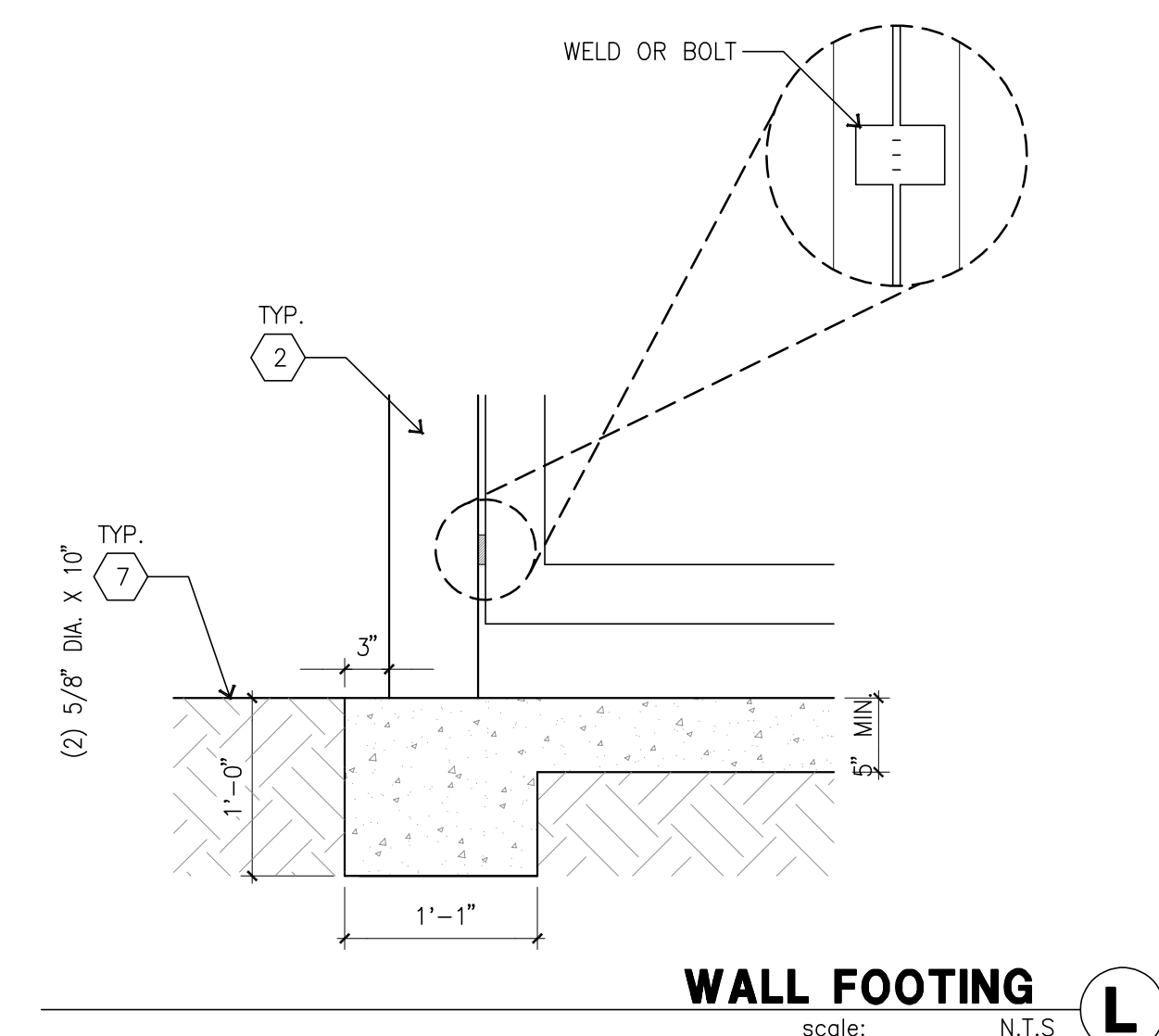
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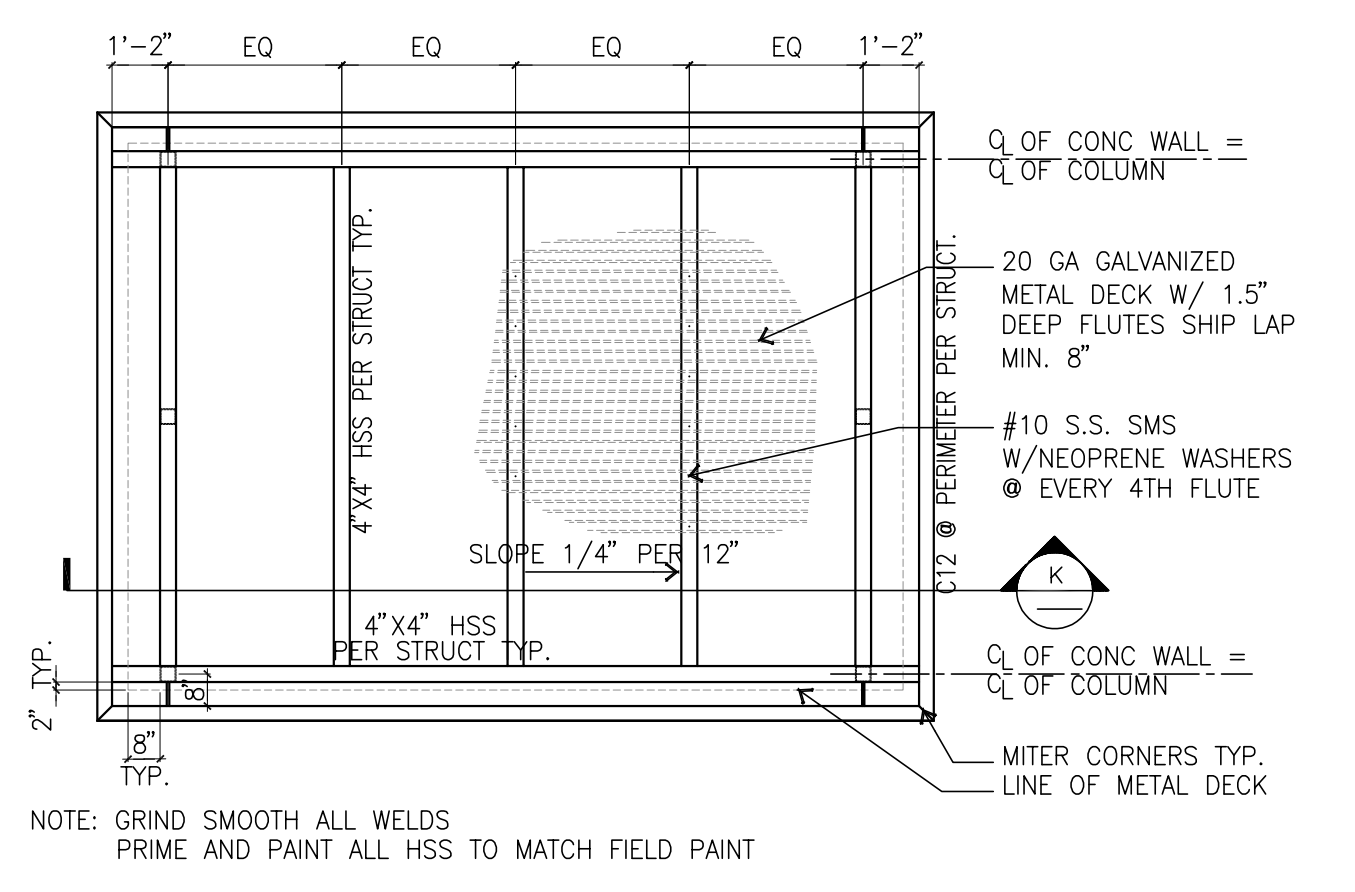
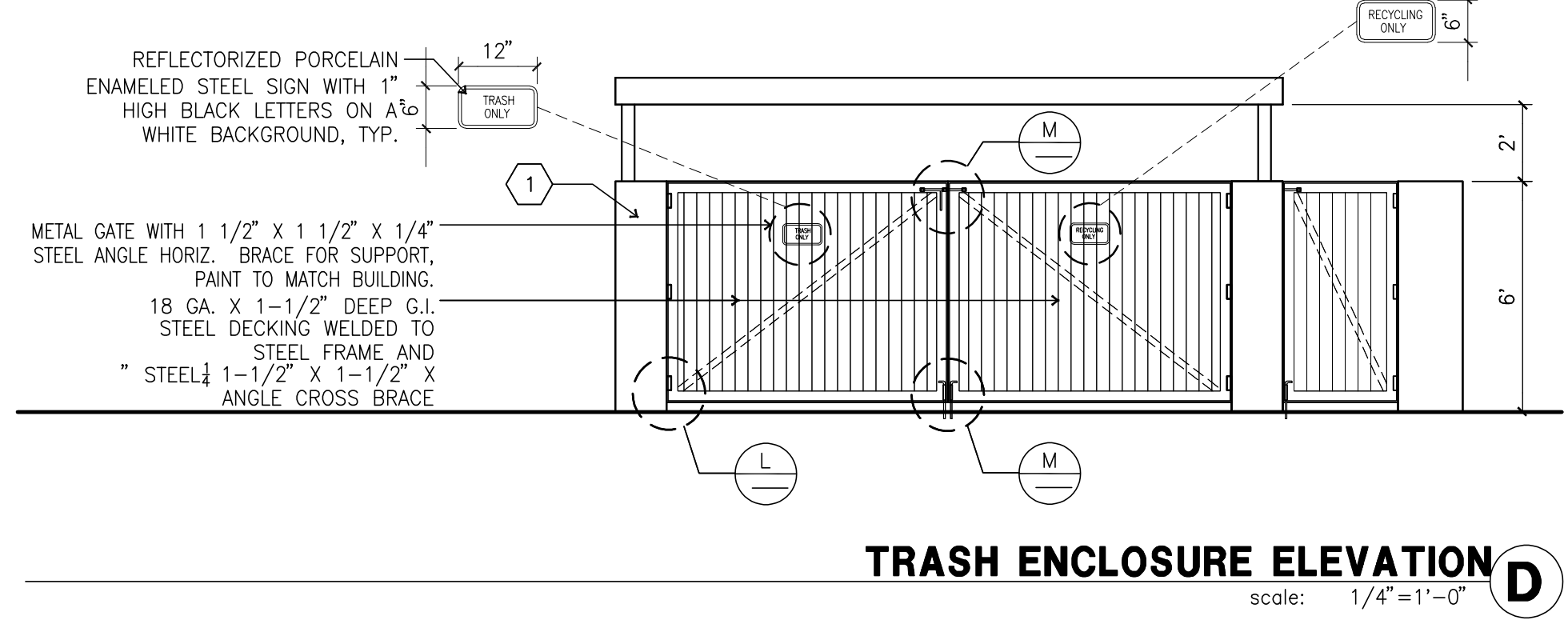
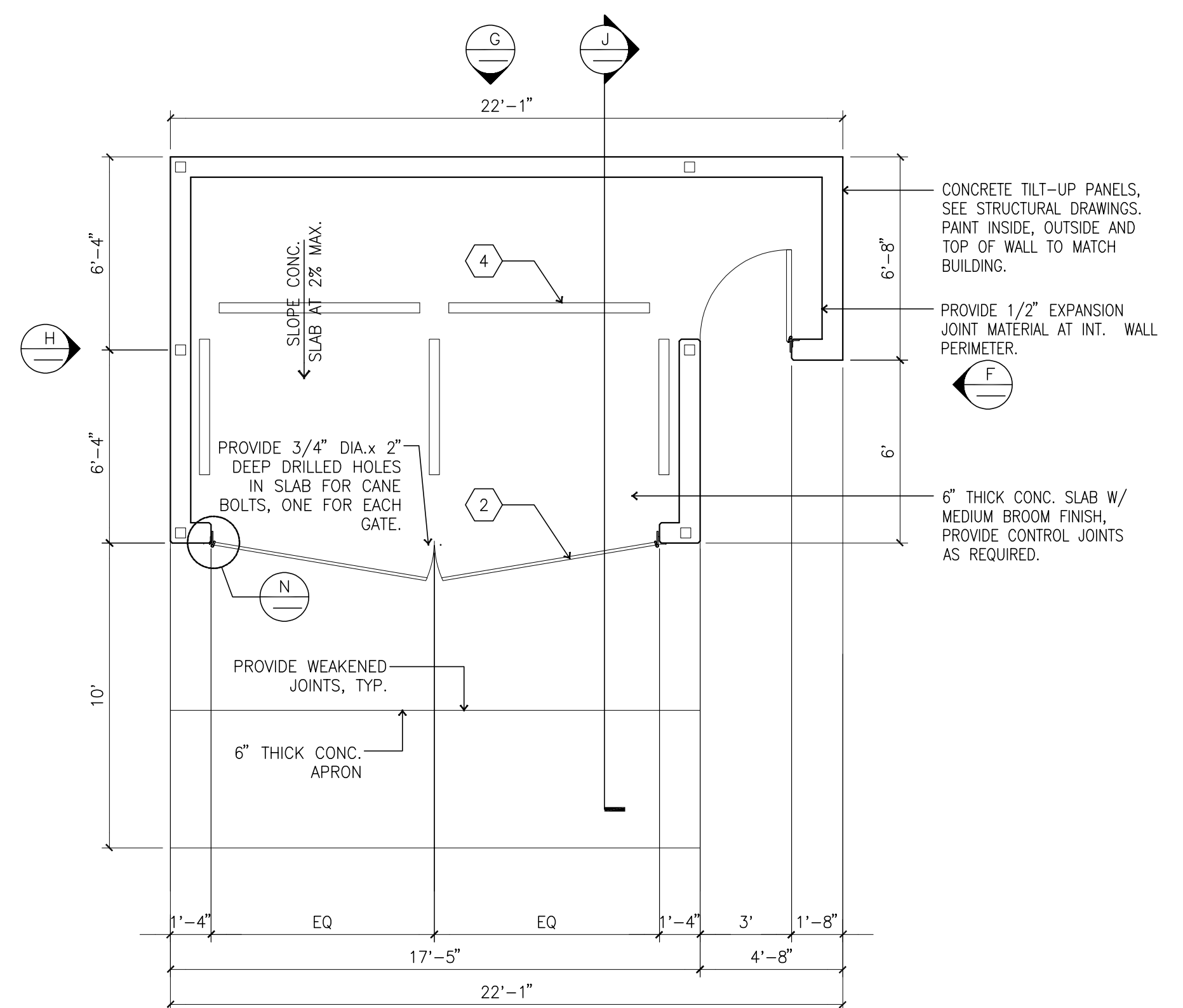
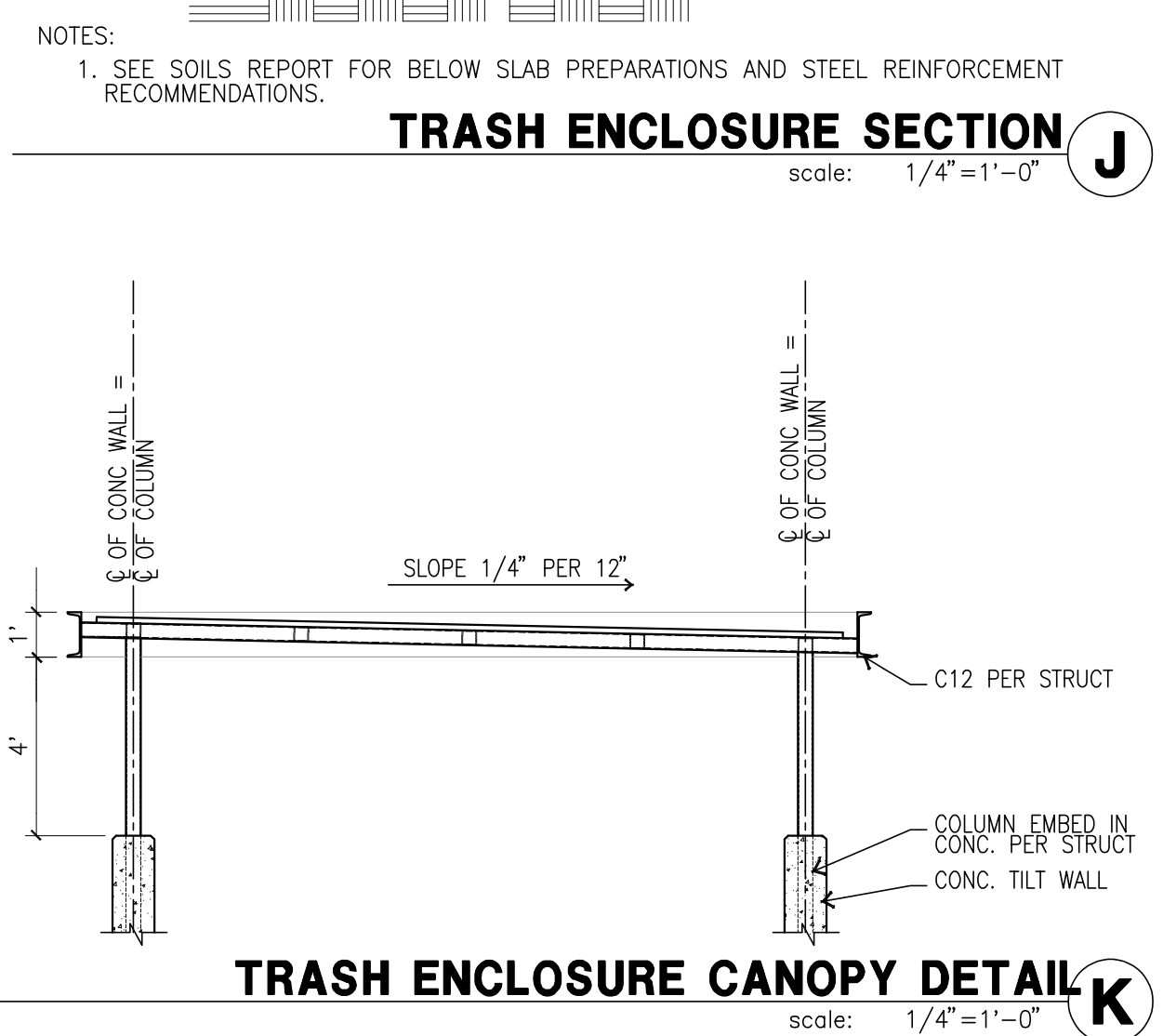
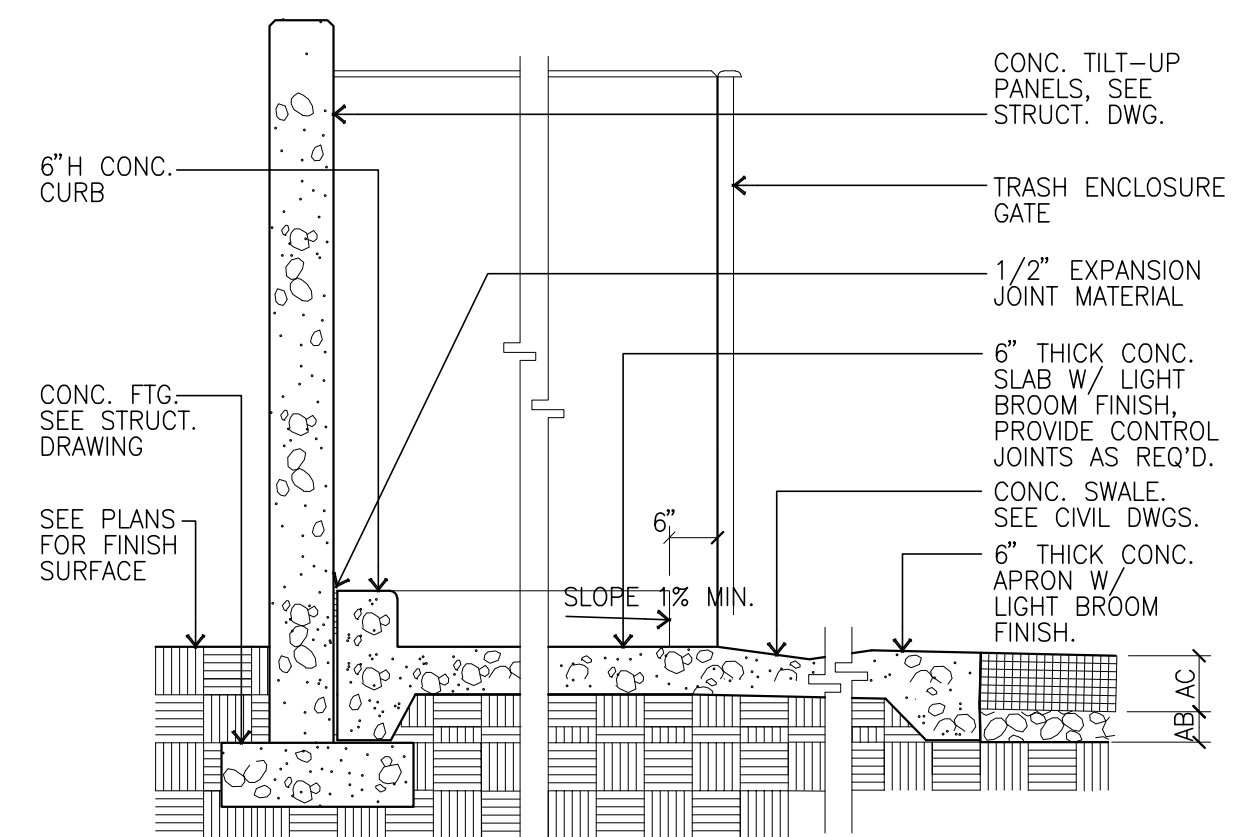
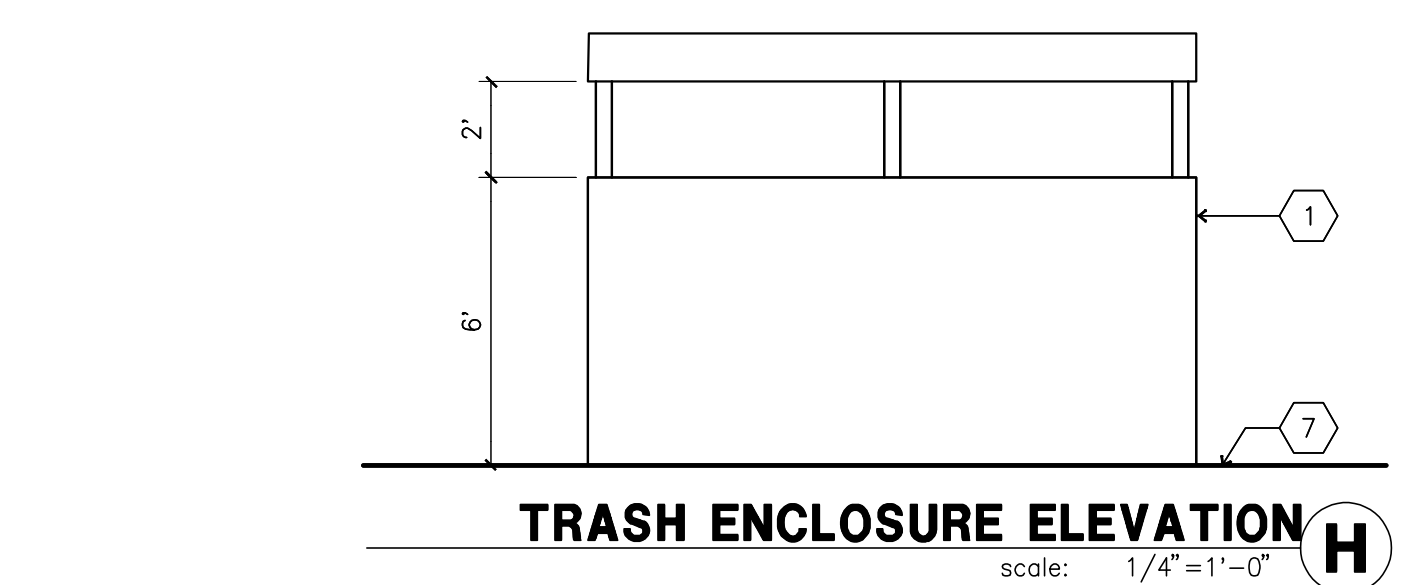
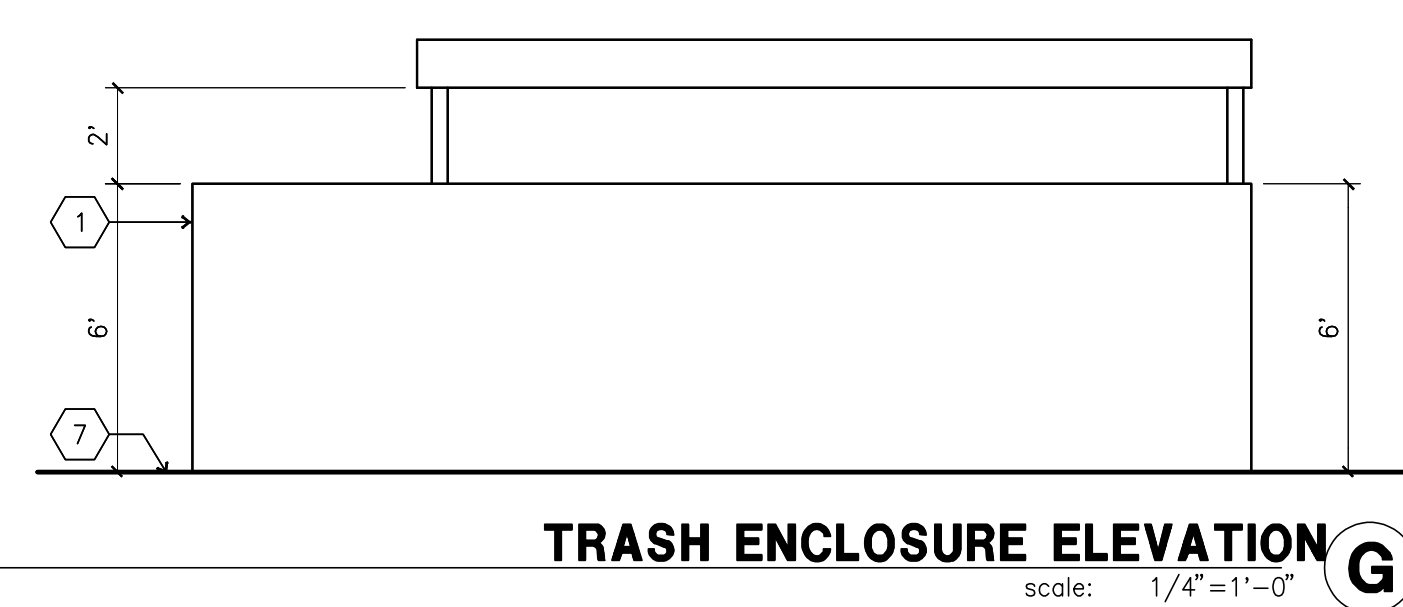
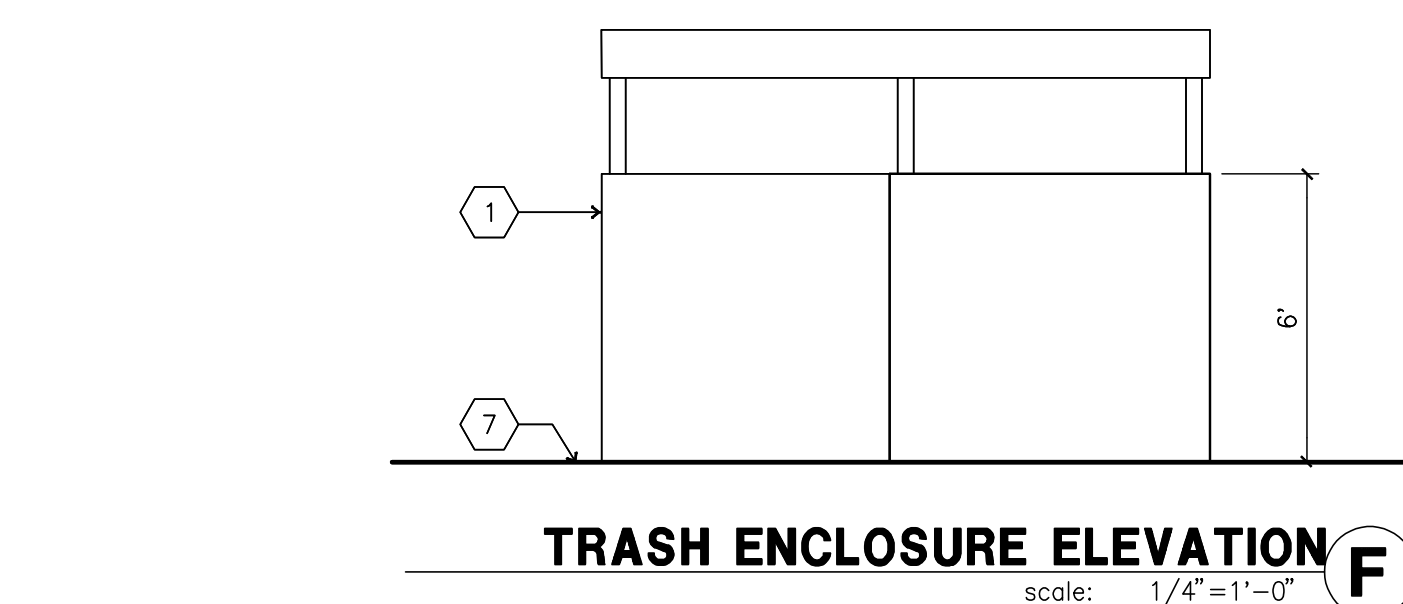
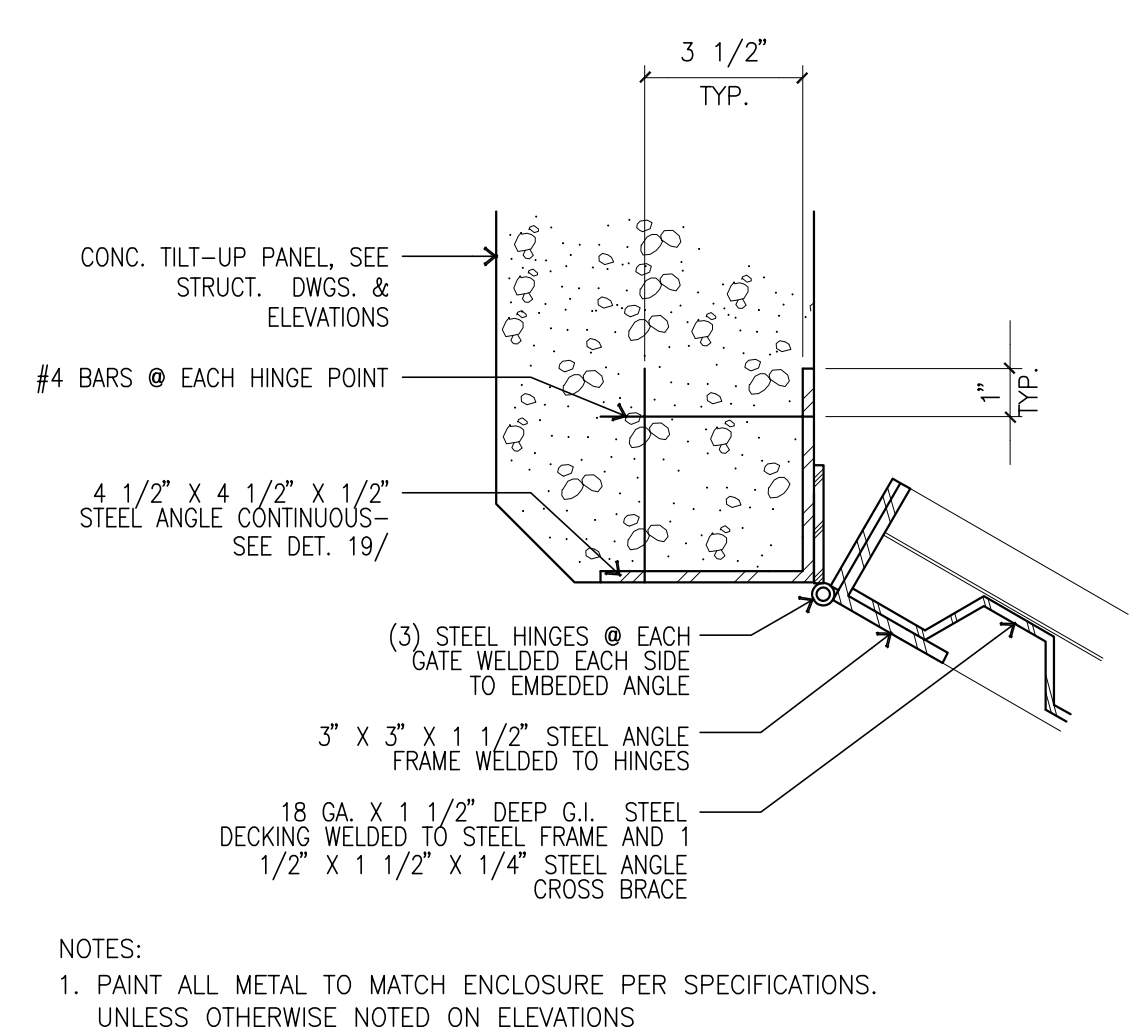
- NOTES:
1. ALL TERMINAL POSTS TO BE 3"W X 3"D X 11GA STEEL TUBES W/ PRESSED STEEL CAP.
2. ALL FENCE COMPONENTS TO BE PRIME AND POWDER COATED TO MATCH BLDG.
3. CONCRETE MOW CURB IS REQUIRED WHEN FENCE IS ADJACENT TO TURF AREAS ONLY.
4. SAND AND GRIND ALL WELDS SMOOTH.



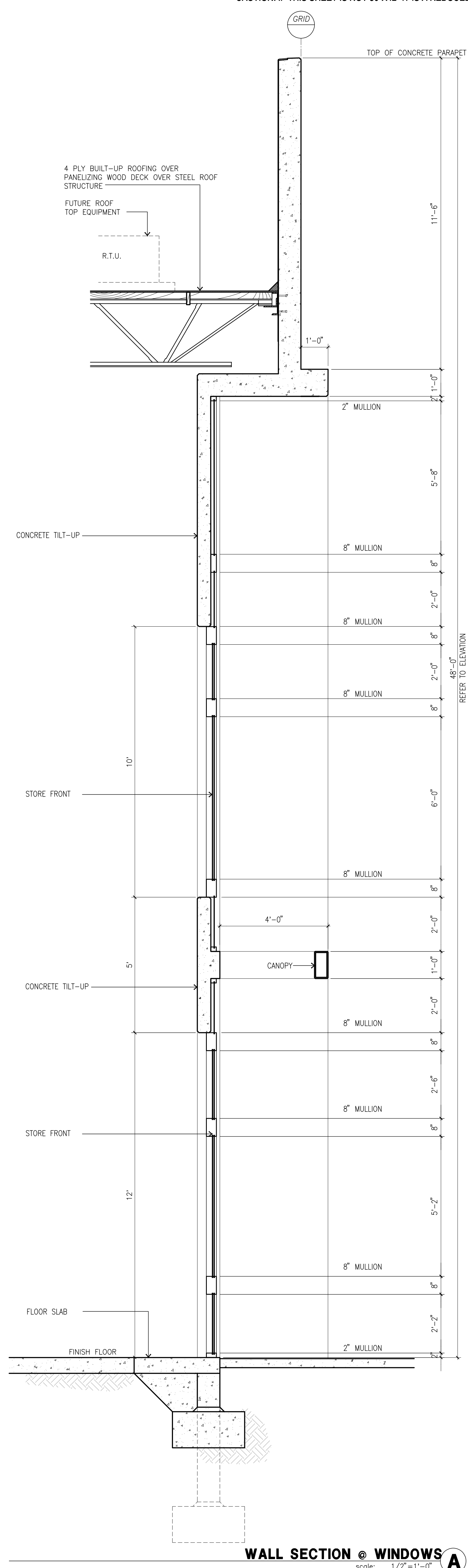
SITE SECTION
scale: 1/10" = 1'-0"



TRASH ENCLOSURE GATE LATCHES
scale: 3" = 1'-0"



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



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Owner:



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Project:

**SIERRA
DISTRIBUTION
FACILITY**

SIERRA AVE.
FONTANA, CA 92337

Consultants:

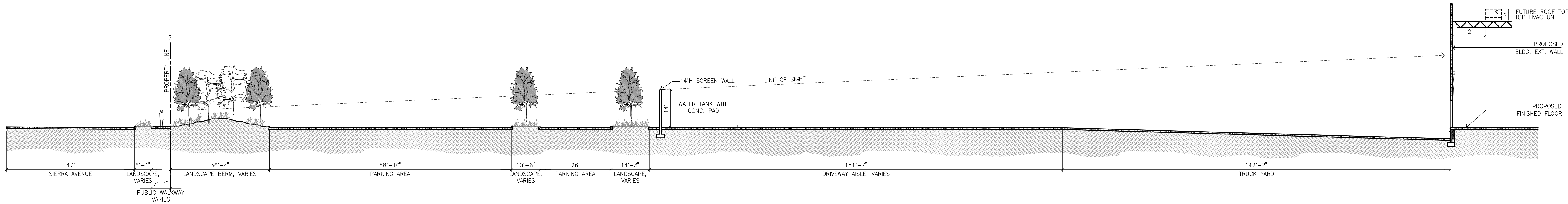
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Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Section

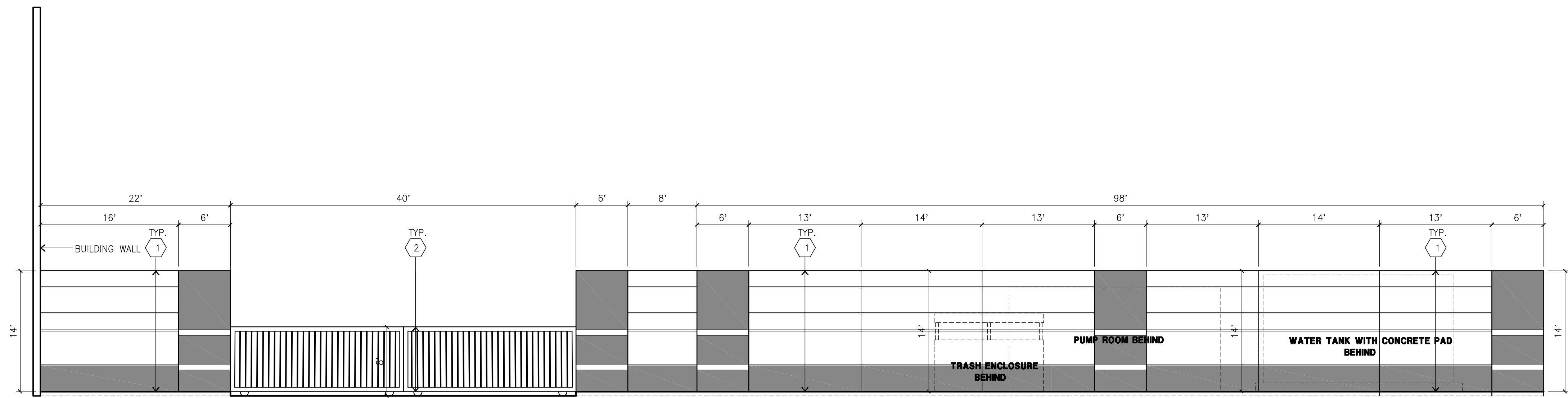
Project Number: 20533
Drawn by: CC
Date: 07/01/22
Revision:
2nd Submittal 01/03/23
3rd Submittal 06/16/23
4th Submittal 04/07/25

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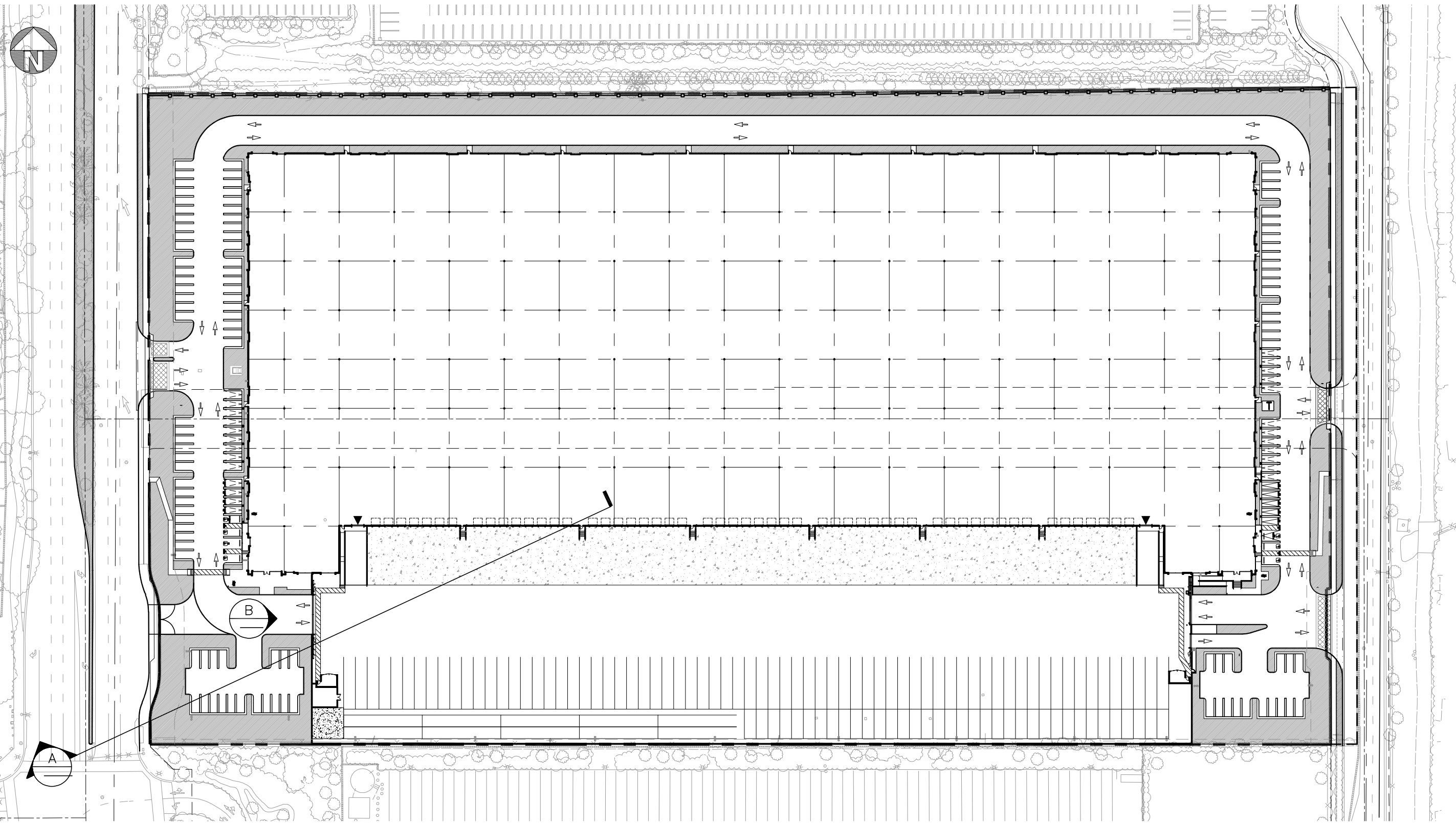


SITE SECTION A
scale: 1/16" = 1'-0"



SCREENWALL ELEVATION B
scale: 1/8" = 1'-0"

KEYMAP



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fax: 949-863-0851
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Owner:



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Project:

**SIERRA
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FACILITY**

SIERRA AVE.
FONTANA, CA 92337

Consultants:

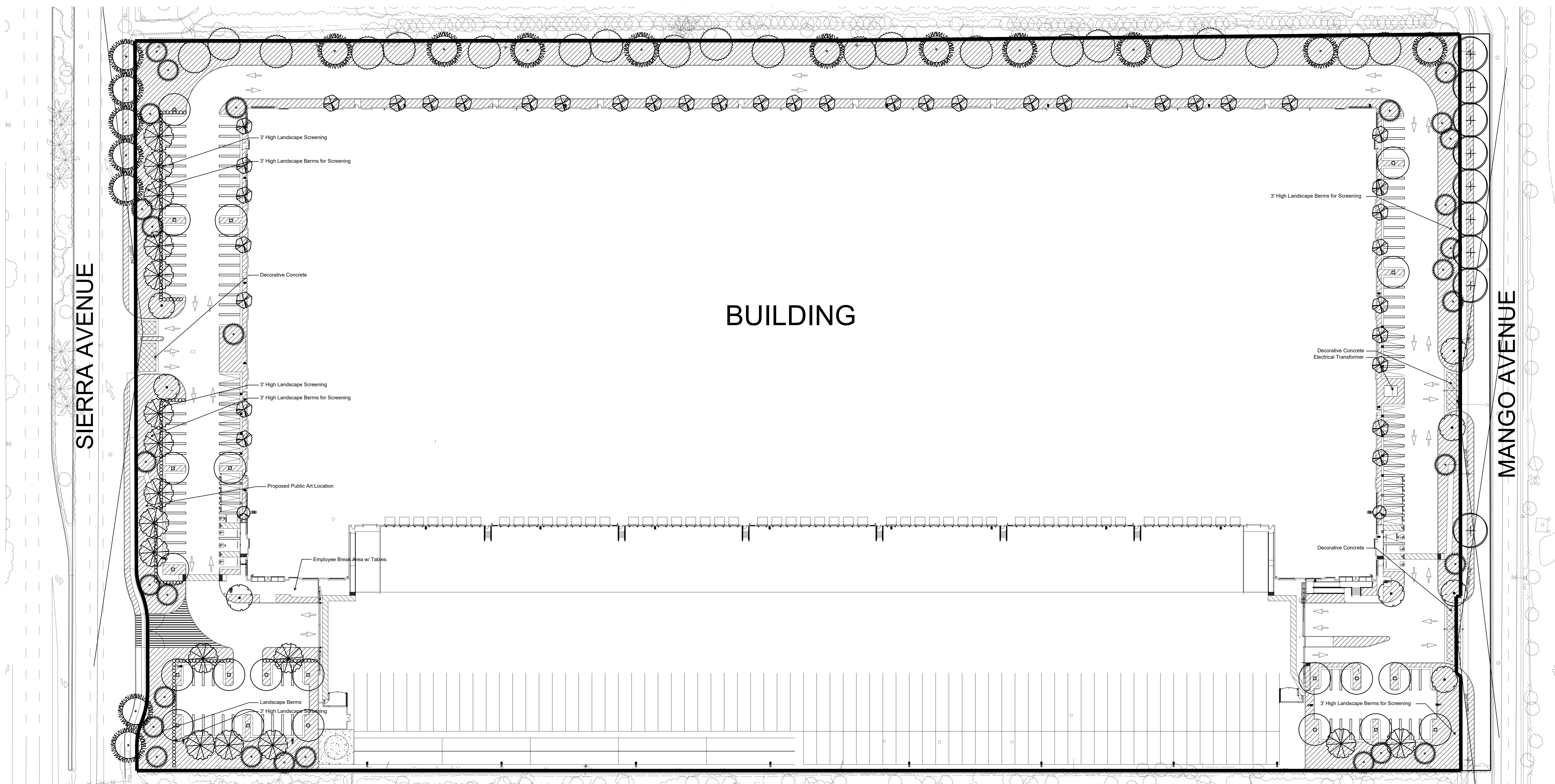
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Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Site Section

Project Number: 20533
Drawn by: CC
Date: 07/01/22
Revision:
2nd Submittal 01/03/23
3rd Submittal 06/16/23
4th Submittal 04/07/25

Sheet:

DAB-A4.2



PLANTING LEGEND

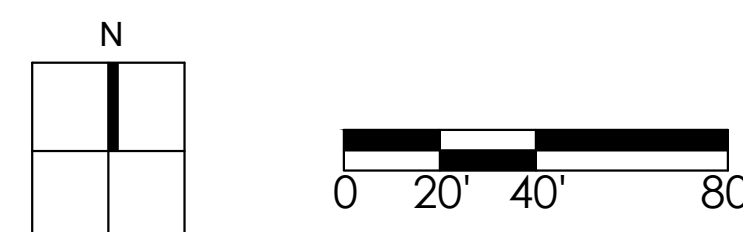
TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Chilopsis linearis</i> Desert Willow	36" Box 24" Box	5 24	L	Multi
	<i>Chitalpa tashkentensis</i> Chitalpa	24" Box	17	L	Standard
	<i>Lagerstroemia</i> 'Maskogue' Crape Myrtle	24" Box	2	M	Multi
	<i>Olea europaea</i> Olive	48" Box	8	L	Multi
	<i>Pinus edulis</i> Afghan Pine	24" Box	21	L	Standard
	<i>Platania chinensis</i> Chinese Palisade	36" Box	9	L	Street Tree Standard
	<i>Platanus acerifolia</i> London Plane	36" Box 24" Box	7 10	M	Street Tree Standard
	<i>Rhus lancea</i> African Sumac	24" Box	21	L	Standard
	<i>Tristemia conferta</i> Brisbane Box	24" Box	38	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Baccharis p. 'Cerulea'</i> Coyote Bush	5 Gal		L	
	<i>Diptera bicolor</i> Fortnight Lily	5 Gal		M	
	<i>Leucophyllum frutescens</i> Texas Ranger	5 Gal		L	
	<i>Ligustrum J. Texanum</i> Texas Privet	5 Gal		M	
	<i>Muhlenbergia rigens</i> Dwarf Grass	5 Gal		M	
	<i>Salvia c. 'Allen Chickering'</i> Allen Chickering Sage	5 Gal		L	
	<i>Salvia argentea</i> Autumn Sage	5 Gal		L	
	<i>Westringia fruticosa</i> Coast Rosemary	5 Gal		L	
	<i>Westringia f. 'Grey Box'</i> Dwarf Coast Rosemary	5 Gal		L	
ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Aloe strata</i> Coral Aloe	1 Gal		L	
	<i>Dasylirion wheeleri</i> Desert Spoon	5 Gal		L	
	<i>Hebe pinnatifida</i> Red Yucca	5 Gal		L	
GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Lonicera j. 'Halliana'</i> Hall's Horeysuckle	1 Gal	48" O.C.	L	
	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	

Note: Groundcover to be planted at a space equal to 80% of maximum growth rate for each species per Sunset Western Garden Book
80,668 sf total landscape area, total site area minus building sf = 398,519 sf, 15% required, 20% provided.
14,000 sf total parking lot landscape area
Trees required: 1600' - 134 trees required, 165 trees provided
10% trees 36" or larger - 17% Provided
90% trees 24" or larger - 85% Provided
Parking lot trees spaced to shade 35% within 15 years

DECORATIVE CONCRETE - FIELD TO BE NATURAL COLOR WITH MEDIUM BROOM FINISH AND 6X6" SAWCUT JOINTS @ 45' SURROUNDED BY A 2' WIDE CONCRETE BAND WITH SMOOTH TROWEL FINISH

- NOTES:
- ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A LINEAR ROOT BARRIER.
 - CONTRACTOR TO INSTALL CONCRETE MOW CURB BETWEEN PLANTERS AND GRAVEL AREAS. SEE PLANTING DETAIL SHEET.
 - A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
 - ALL ABOVE GROUND EQUIPMENT TO BE SCREEN WITH 3' HIGH SHRUBS.
 - ALL PLANTING AREAS TO BE FULLY AUTOMATICALLY IRRIGATED.
 - REQUIRED ONE TREE/600SF, 60% PERCENT 24-INCH BOX AND 10% 36-INCH BOX OR LARGER.
 - BERRING SHALL BE PROVIDED, MOUNDED TO AN AVERAGE HEIGHT OF THE THREE FEET ABOVE THE CURB HEIGHT.



Sierra Ave and Windflower

Seefried Industrial Partners

Fontana, California



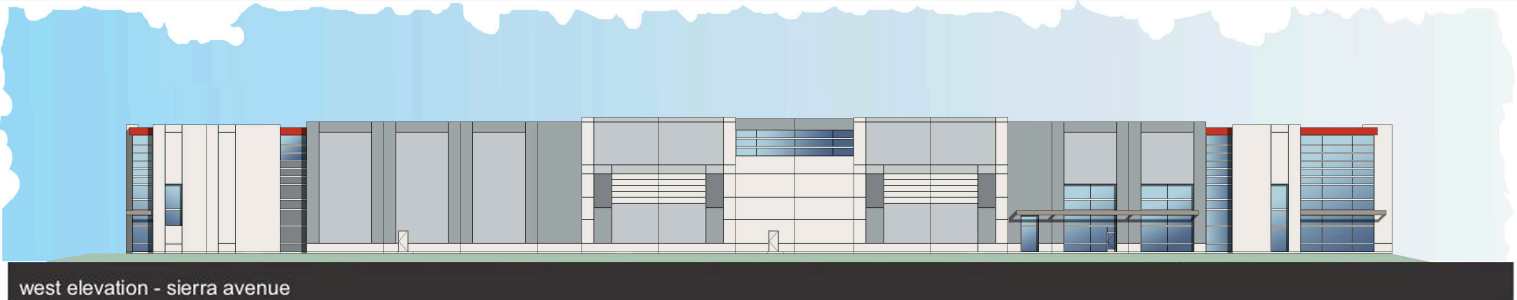
HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

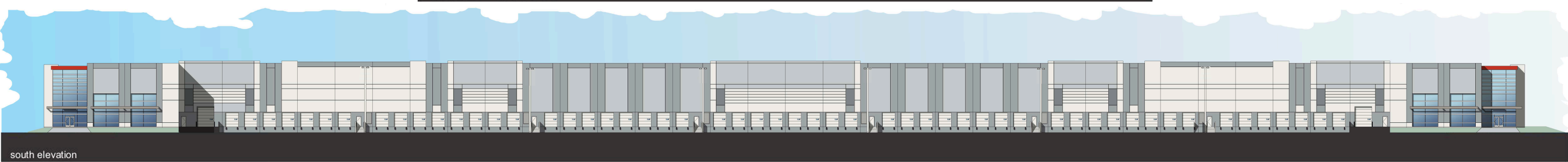
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07.01.22 04.08.23 10.17.23
12.20.22 07.25.23
02.22.23 09.27.23



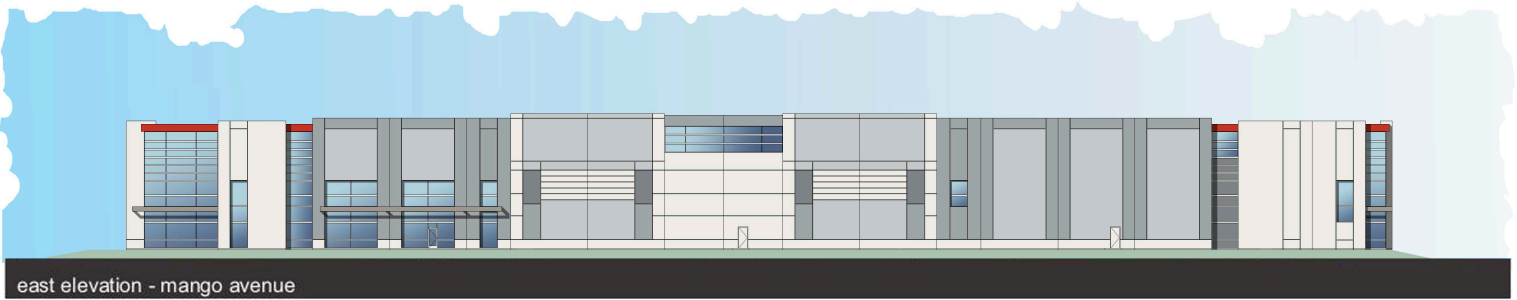
north elevation



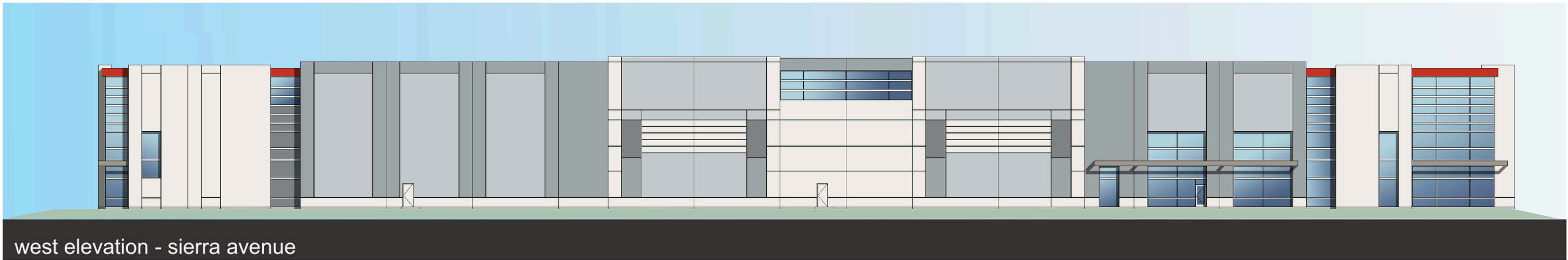
west elevation - sierra avenue



south elevation



east elevation - mango avenue



west elevation - sierra avenue

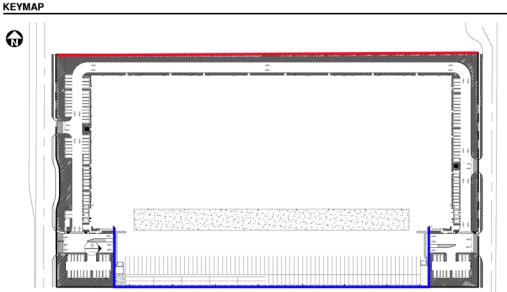
JOB NO. 20533.00



06.30.2022.

CONCEPTUAL BUILDING ELEVATIONS - 40' CLEAR
SIERRA AVE. & WINDFLOWER AVE.
FONTANA, CA





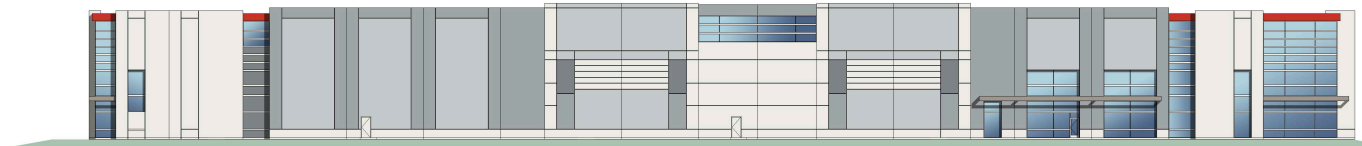
LEGEND:

- 8' High Metal Fence
- 14' High Concrete Tilt-up Screen Wall



Conceptual Colored Screenwall & Tube Steel Fence Elevations
SIERRA DISTRIBUTION FACILITY
Fontana, California #20533 | 10.02. 2023





west elevation - sierra avenue



south elevation

1

SHERWIN WILLIAMS
SW 7005
PURE WHITE

2

SHERWIN WILLIAMS
SW 7071
GRAY SCREEN

3

SHERWIN WILLIAMS
SW 7073
NETWORK GRAY

4

SHERWIN WILLIAMS
SW 7074
SOFTWARE

5

PANTONE 7626 C

6

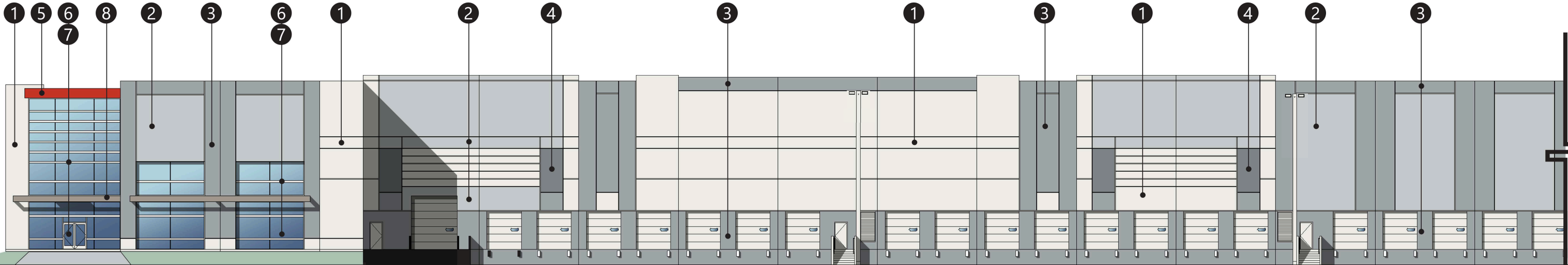
CLEAR ANODIZED
MULLIONS

7

BLUE REFLECTIVE
GLAZING

8

SHERWIN WILLIAMS
METALLICS SW 7642
PAVERSTONE (CLEAR COAT)
@ METAL CANOPY



enlarged view of south elevation

LEGAL DESCRIPTION

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

TRACT ONE:
PARCEL 2 OF PARCEL MAP NO. 6294, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62 OF PARCEL MAPS, PAGE 13, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FONTANA, A MUNICIPAL CORPORATION BY GRANT DEED RECORDED MAY 29, 2003 AS INSTRUMENT NO. 2003-0357048 OF OFFICIAL RECORDS.

TRACT TWO:
PARCEL A:
PARCEL A AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 16-001, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 14, 2019 AS INSTRUMENT NO. 2019-0013556 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 12724, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS RECORDED IN BOOK 163 OF PARCEL MAPS, PAGE 21, RECORDS OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 89°39'55" EAST ALONG SAID SOUTH LINE, 302.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1; THENCE NORTH 00°27'06" WEST ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL 1, 2.88 FEET; THENCE SOUTH 89°06'56" WEST, 302.01 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM OIL AND MINERAL RIGHTS AS RESERVED IN THE DEED FROM VIRG & CO., A PARTNERSHIP, RECORDED JULY 2, 1987, AS INSTRUMENT NO. 1987-0226223, OFFICIAL RECORDS.

PARCEL B:
PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 16-001, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 14, 2019 AS INSTRUMENT NO. 2019-0013556 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 12724, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS RECORDED IN BOOK 163 OF PARCEL MAPS, PAGE 21, RECORDS OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 89°39'55" EAST ALONG SAID SOUTH LINE, 146.70 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 00°27'06" WEST ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL 2, 4.29 FEET; THENCE SOUTH 89°06'56" WEST, 146.70 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID PARCEL 2; THENCE SOUTH 00°27'06" EAST ALONG SAID PROLONGATION, 2.88 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM OIL AND MINERAL RIGHTS AS RESERVED IN THE DEED FROM VIRG & CO., A PARTNERSHIP, RECORDED JULY 2, 1987, AS INSTRUMENT NO. 1987-0226223, OFFICIAL RECORDS.

PARCEL C:
PARCEL C AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 16-001, AS EVIDENCED BY DOCUMENT RECORDED JANUARY 14, 2019 AS INSTRUMENT NO. 2019-0013556 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 OF PARCEL MAP NO. 12724, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS RECORDED IN BOOK 163 OF PARCEL MAPS, PAGE 21, RECORDS OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 89°39'55" EAST ALONG SAID SOUTH LINE, 144.70 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE NORTH 00°22'43" WEST ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL 3, 5.70 FEET; THENCE SOUTH 89°06'56" WEST, 144.71 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID PARCEL 3; THENCE SOUTH 00°27'06" EAST ALONG SAID PROLONGATION, 4.29 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM OIL AND MINERAL RIGHTS AS RESERVED IN THE DEED FROM VIRG & CO., A PARTNERSHIP, RECORDED JULY 2, 1987, AS INSTRUMENT NO. 1987-0226223, OFFICIAL RECORDS.

TRACT THREE:
PARCEL 1 OF PARCEL MAP NO. 6294, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 62 OF PARCEL MAPS, PAGE 13, OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1, NORTH 00°27'22" WEST 281.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°32'33" AN ARC LENGTH OF 29.32 FEET TO A POINT IN A LINE PARALLEL WITH AND 66.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SIERRA AVENUE, AS SHOWN ON SAID PARCEL MAP; THENCE ALONG SAID PARALLEL LINE, SOUTH 00°27'22" EAST 117.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 53.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°37'12" AN ARC LENGTH OF 20.92 FEET TO A POINT OF REVERSE WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 77.00 FEET; A RADIAL LINE THROUGH SAID POINT OF REVERSE BEARS SOUTH 65°50'10" WEST, THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°37'12" AN ARC LENGTH OF 30.40 FEET TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND 24.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY LINE OF PARCEL 1; THENCE ALONG SAID PARALLEL LINE, SOUTH 00°27'22" EAST 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 77.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°37'12" AN ARC LENGTH OF 30.40 FEET TO A POINT OF REVERSE WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 53.00 FEET; A RADIAL LINE THROUGH SAID POINT OF REVERSE BEARS SOUTH 67°50'10" EAST; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°37'12" AN ARC LENGTH OF 20.92 FEET TO A POINT OF TANGENCY WITH A LINE PARALLEL WITH AND 66.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF SIERRA AVENUE; THENCE ALONG SAID PARALLEL LINE, SOUTH 00°27'22" EAST 23.24 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°42'11" WEST 14.00 FEET TO THE POINT OF BEGINNING BY DEED RECORDED JULY 3, 2003 AS INSTRUMENT NO. 2003-0489267 OF SAID COUNTY.

TRACT FOUR:
PARCEL A AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT LLA NO. 09-001 AS EVIDENCED BY DOCUMENT RECORDED AUGUST 24, 2009 AS INSTRUMENT NO. 2009-0372914 AND AMENDED BY DOCUMENT RECORDED OCTOBER 6, 2009 AS INSTRUMENT NO. 2009-0439752 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 4 OF PARCEL MAP NO. 6294, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 62, PAGE 13 OF PARCEL MAP, RECORDS OF SAID COUNTY.

ALSO EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERAL INCLUDING GEOTHERMAL RESOURCES LYING IN AND UNDER SAID LAND ABOVE DESCRIBED, OR PRODUCED AND SAVED THEREFROM, AND FURTHER EXCEPTING AND RESERVING TO GRANTOR THE SOLE AND EXCLUSIVE RIGHT TO DRILL INTO, FROM AND THROUGH SAID LAND, AND ALL SURFACE EASEMENTS NECESSARY OR CONVENIENT TO PROSPECTING FOR, PRODUCING AND DEVELOPING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS BY MEANS OF SLANT DRILLING OPERATIONS CONDUCTED FROM SURFACE LOCATIONS OUTSIDE SAID LAND, INTO OR THROUGH SAID LAND, TO PRODUCING INTERVALS EITHER WITHIN OR BEYOND SAID LAND; ALL SUBJECT, HOWEVER, TO THE CONDITION THAT, IN THE ENJOYMENT OF SAID RESERVED AND EXCEPTED RIGHTS AND INTEREST SHALL NOT ENTER UPON THE SURFACE OF SAID LAND OR INTO THE UPPER 500 FEET THEREOF MEASURED VERTICALLY FROM SAID SURFACE, AS TO AN UNDIVIDED FIFTY (50%) INTEREST ONLY, AS RESERVED IN THE DEED FROM VIRG & CO., A PARTNERSHIP, RECORDED JULY 2, 1987 AS INSTRUMENT NO. 87-226223 OFFICIAL RECORDS.

LEGEND

---	PROPOSED STORM DRAIN
S	PROPOSED SEWER
W	PROPOSED WATER
---	RIDGE
---	EXISTING PROPERTY LINE
---	CL
---	EXISTING R/W
---	LOT LINE
---	PROPOSED R/W
□	PROPOSED CURB OPENING INLET
CF	CURB FACE
CB	CATCH BASIN
C&G	CURB & GUTTER
CL	CENTERLINE
DWY	DRIVEWAY
EXIST.	EXISTING
FF	PROPOSED FINISH FLOOR ELEVATION
FS	FINISHED SURFACE
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT
LT.	LEFT
N.A.P.	NOT A PART
P.I.P.	PROTECT IN PLACE
PP	POWER POLE
PL	PROPERTY LINE
PROP.	PROPOSED
RT.	RIGHT
R/W	RIGHT-OF-WAY
STL	STREET LIGHT
TP	TOP OF PAVEMENT
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
SFN	SEARCH FOUND NOTHING

OWNER/DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC.

2321 ROSECRANS AVENUE, SUITE 2220
EL SEGUNDO, CA 90245
PHONE (310)-536-7900
CONTACT PERSON: SCOTT IRWIN

CIVIL ENGINEER

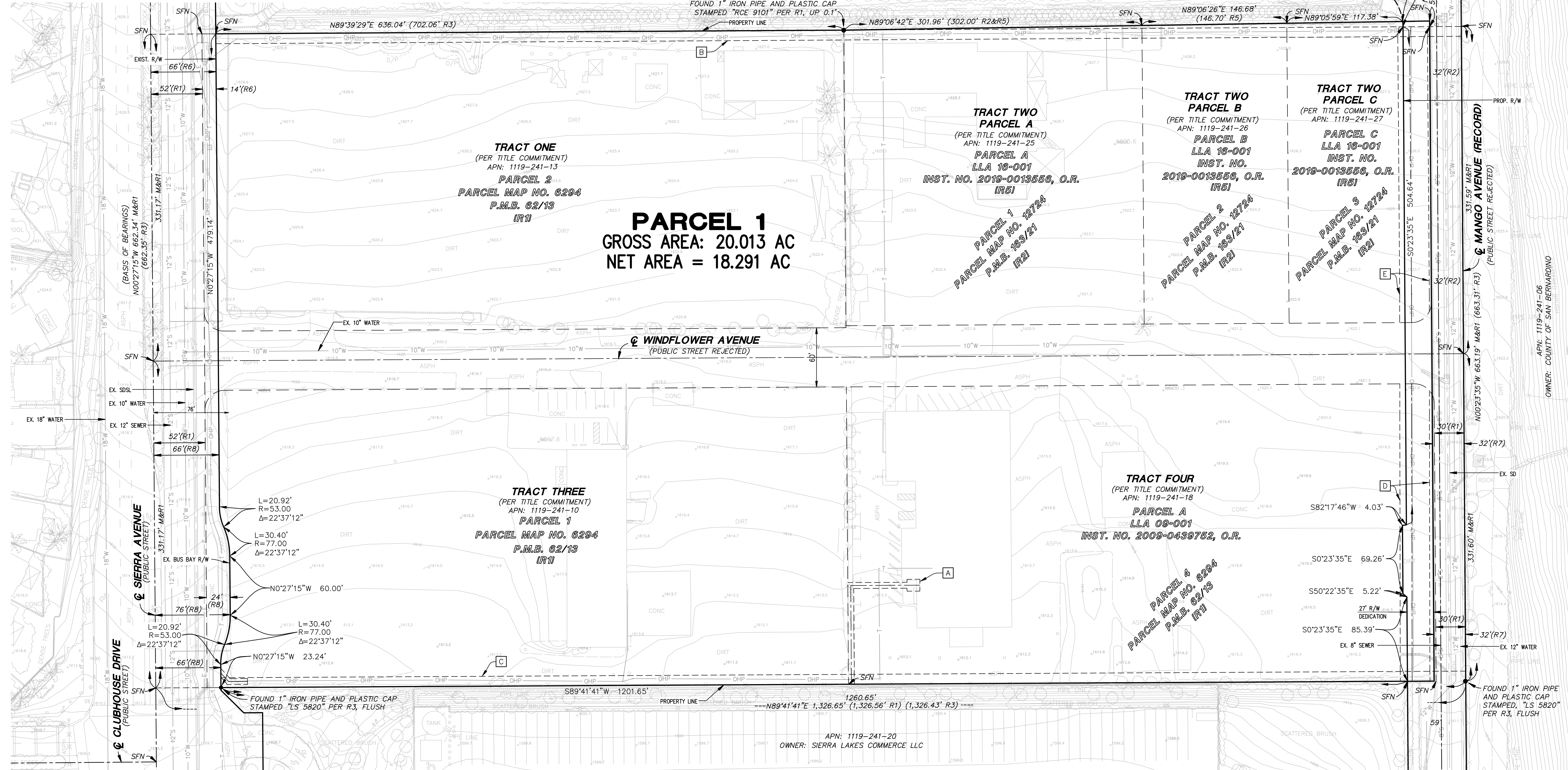
HUITT-ZOLLARS, INC.

3990 CONCURS, SUITE 330
ONTARIO, CALIFORNIA 91764
PHONE: (909) 941-7799, X11411
CONTACT PERSON: DAVID WHITE

BENCHMARK:
CITY OF FONTANA BENCH MARK #277. ELEVATION
1230.84'.

DESCRIPTION: MERRILL & NUEVO "X" IN EAST END NECR

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE
CENTERLINE OF SIERRA AVENUE BEING NORTH 02°15"
WEST ON PARCEL MAP NO. 19693, P.M.B. 249/70-72.

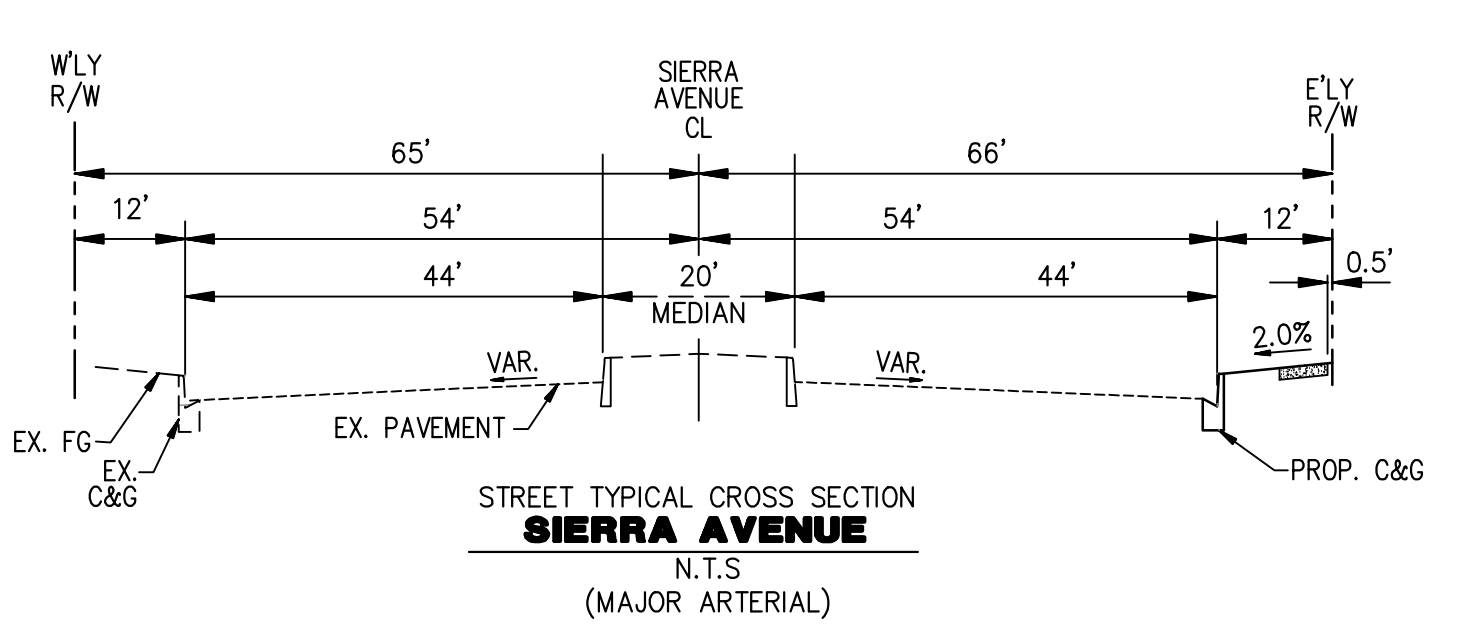
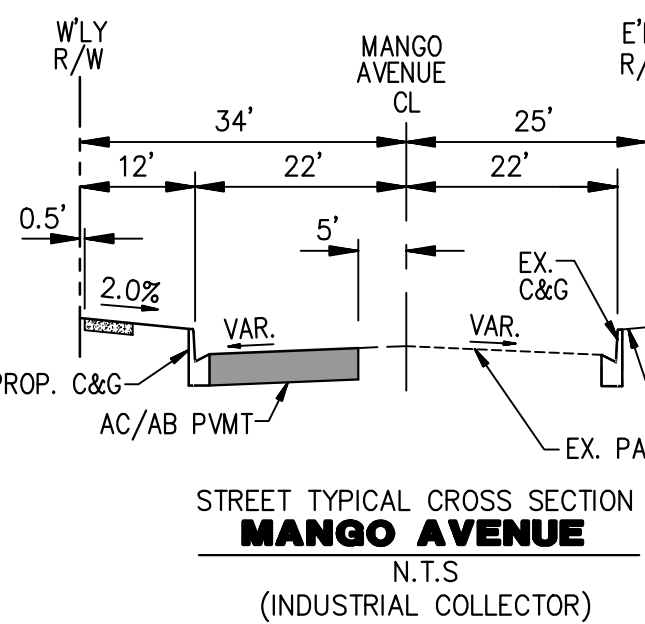


REFERENCES

1. PARCEL MAP NO. 6294, P.M.B. 62/13
2. PARCEL MAP NO. 12724, P.M.B. 163/21
3. PARCEL MAP NO. 19693, P.M.B. 249/70-72
4. PARCEL MAP NO. 19431, P.M.B. 242/97-98
5. CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 16-001 INSTRUMENT NO. 2019-0013556, O.R.
6. GRANT DEED, INSTRUMENT NO. 2003-0357048, O.R.
7. EASEMENT DEED, INSTRUMENT NO. 2014-0386587, O.R.
8. GRANT DEED, INSTRUMENT NO. 2003-0489267, O.R.

EXISTING EASEMENTS

- AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 15, 1989 AS INSTRUMENT NO. 89-217193, OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JUNE 26, 1981 AS INSTRUMENT NO. 81-141151, OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOVEMBER 6, 1981 AS INSTRUMENT NO. 81-245749, OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JANUARY 22, 2018 AS INSTRUMENT NO. 2018-0022748, OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 17, 2017 AS INSTRUMENT NO. 2017-0428751, OFFICIAL RECORDS.



TENTATIVE PARCEL MAP 20611

FOR
SEEFRIED - SIERRA AT WINDFLOWER
APN. 1119-241-10, -13, -18, -25, -26, -27
CITY OF FONTANA

HUITT-ZOLLARS

HUITT-ZOLLARS, INC.
3990 CONCURS, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799

DESIGNED BY D.L.W.	SHEET 1 OF 1 SHEETS
DRAWN BY HZ STAFF	
CHECKED BY J.M.	
FILED BOOK R313099.01	