

Proposed Trucking & Office Building For:
GVT Truck Center
14592 Boyle Ave. Fontana, CA 92337

OWNER: JOSE CARCELEN
14592 BOYLE AVE.
FONTANA, CA 92337

PROJECT ADDRESS: 14592 BOYLE AVE.
FONTANA, CA 92337

ARCHITECT: ANDRESEN ARCHITECTURE INC.
DOUG ANDRESEN (C14504)
17087 ORANGE WAY
FONTANA, CA 92335
(909) 355-6688
doug.andresen@aalfirm.com

CIVIL: HP ENGINEERING, INC.
1465 CRESTVIEW ROAD
REDLANDS, CA 92374
HENRY POQUIZ
(909) 335-8239
hpoquiz@aol.com

PHOTOMETRIC STUDY: RPM ENGINEERS, INC.
102 DISCOVERY
IRVINE, CA 92618
RAYMOND PHUA
(949) 450-1229
rayp@rpmpe.com

LANDSCAPE ARCHITECT: RICHARD POPE & ASSOCIATES
1585 S. D STREET #202
SAN BERNARDINO, CA 92408
RICHARD POPE
(949) 888-5568
richardpopesassociates.la@gmail.com
923-605-129

APN: ---
GENERAL PLAN: ---
ZONING: ---
LAND USE SPECIFIC PLAN: ---
OCCUPANCY: B / S-1
CONSTRUCTION: TYPE V-B
FIRE SPRINKLERS: AN AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA 13 AND FIRE DEPARTMENT STANDARDS IS REQUIRED. A FIRE SPRINKLER CONTRACTOR SHALL SUBMIT THREE (3) SETS OF DETAILED PLANS TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL. THE PLANS SHALL INCLUDE HYDRAULIC CALCULATIONS AND MANUFACTURER SPECIFICATION SHEETS. THE REQUIRED FEES SHALL BE PAID AT THE TIME OF PLAN SUBMITTAL. SBCFD STANDARD 903.

PROJECT DESCRIPTION: PROPOSED TRUCKING SALES FACILITY DEVELOPMENT CONTAINING OF ONE MAIN BUILDING WITH SIX REPAIR BAYS, ONE WASH BAY, ONE LUBE PIT BAY, PARTS DEPARTMENT AND A 2-STORY OFFICE AREA WITH OUTDOOR DECK. A DETACHED PERSONAL 3-CAR GARAGE BUILDING, AND SUPPORTING PARKING LOT, TRASH ENCLOSURE, PERMETER BLOCK WALLS, WROUGHT IRON FENCING AND GATE, PARKING LOT LIGHTING, LANDSCAPING, AND REQUIRED STREET IMPROVEMENTS.

PLAN OF ACTIVITIES OF ALL BUSINESS AND LAND USES ON SITE ARE TRUCK SALES AND MINOR REPAIRS. BUSINESS HOURS OF OPERATION (GATE HOURS) ARE 8:00 AM TO 5:00 PM, ONE SHIFT PER DAY WITH 30 EMPLOYEES. REPAIRS ARE NOT OPEN TO THE PUBLIC. ONLY FOR TRUCK SALES. TYPES OF REPAIR: MINOR REPAIR (OIL CHANGE, TIRE CHANGES, REPLACING HEADLIGHTS AND WINDSHIELD WIPERS, AND ANY OTHER REPAIRS THAT CAN BE COMPLETED WITHIN ONE DAY).

Truck Repair / Offices		Truck Repair / Offices		3 Car Garage	
Name	Area	Name	Area	Name	Area
First Floor		First Floor		First Floor	
Office Area	3,077 SF	6 Repair Bays	9,680 SF	Personal 3-Car Garage	1,271 SF
Breakroom	1,150 SF	Lube Pit Bay	1,653 SF	Non-Conditioned	1,271 SF
Restrooms, Lockers	4,227 SF	Parts Area	3,723 SF		
		Wash Bay	1,600 SF		
			16,657 SF		
Second Floor		Deck Area 1	2,068 SF		
Office Area	5,402 SF	Deck Area 2	832 SF		
Conditioned	9,629 SF		2,900 SF		
		Non-Conditioned	19,556 SF		
		Total Area	29,185 SF		

LOT GROSS AREA: 105,268 SF

TOTAL BUILDINGS COVERAGE: 22,223 SF (21.1%) (50% ALLOWED)

APPROVED OUTDOOR DISPLAY AREA: 3,000 SF

LOADING ZONE: 540 SF

NET LOT SIZE: 79,505 SF (100%)

LANDSCAPE AREA: 12,202 SF (15.3%) (15% MIN.)

PARKING SPACES REQUIRED: PARKING (SOUTHWEST INDUSTRY PARK SPECIFIC PLAN)

INDUSTRIAL REPAIR (2 SPACES / 1,000 SF GFA)	16,657 / 1,000 * 2 =	33 SPACES
OFFICES (4 SPACES / 1,000 SF GFA)	9,629 / 1,000 * 4 =	39 SPACES
OUTDOOR DISPLAY/SERVICE/SALE (0.33 SPACE / 1,000 SF GFA) & 1 SPACE PER EMPLOYEE	3,000 / 1,000 * 33 =	1 SPACE
	2 EMPLOYEES =	2 SPACES
TOTAL =		75 SPACES

PARKING SPACES PROVIDED:

TRUCK / TRAILOR PARKING	12' x 60' =	4 SPACES
TRUCK CAB PARKING	12' x 25' =	16 SPACES
STANDARD PASSENGER PARKING	9' x 19' =	52 SPACES
PARALLEL PARKING (10% MAX)	8' x 22' =	4 SPACES
3-CAR GARAGE	10' x 20' =	3 SPACES
TOTAL =		79 SPACES

ACCESSIBLE SPACES REQUIRED: 3 SPACES

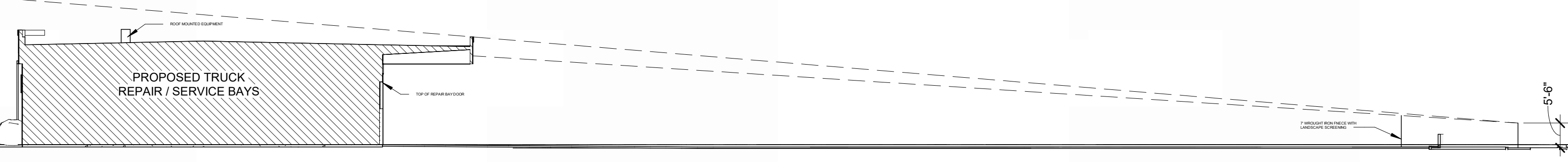
ACCESSIBLE SPACES PROVIDED: 3 SPACES (INCLUDING 1 VAN ACCESSIBLE)

ELECTRIC VEHICLE CHARGING SPACES REQUIRED: 4 SPACES

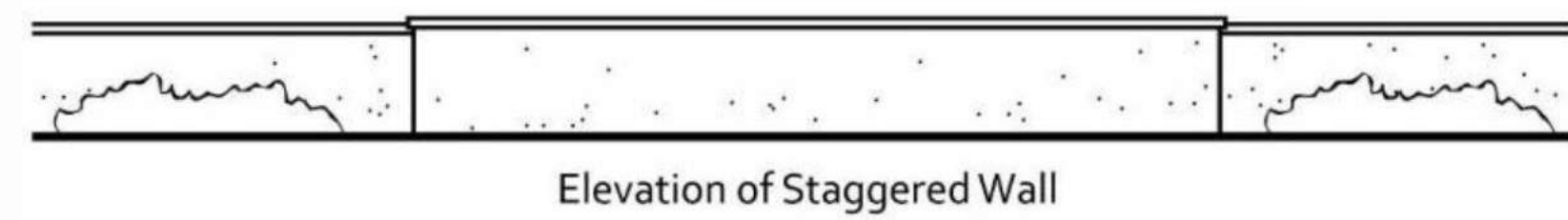
PROVIDED: 4 SPACES (INCLUDING 1 VAN ACCESSIBLE)

BICYCLE PARKING/RACK SPACES REQUIRED: 2 SPACES

PROVIDED: 2 SPACES

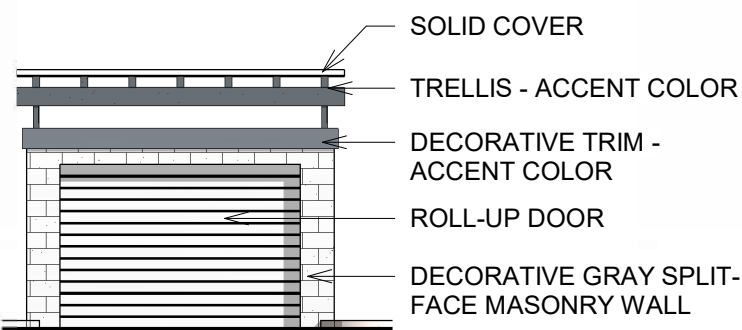


Screening Cross Section A
1" = 20'-0"

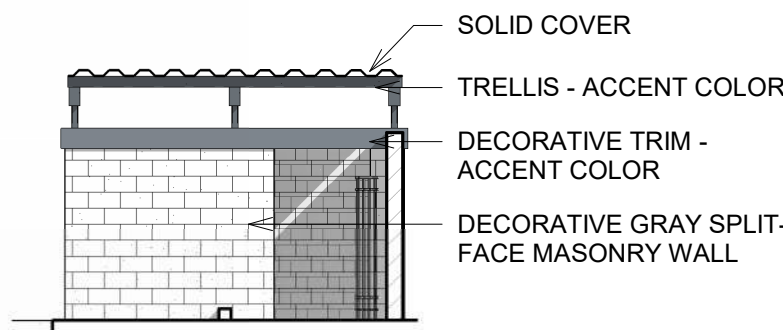


Elevation of Staggered Wall

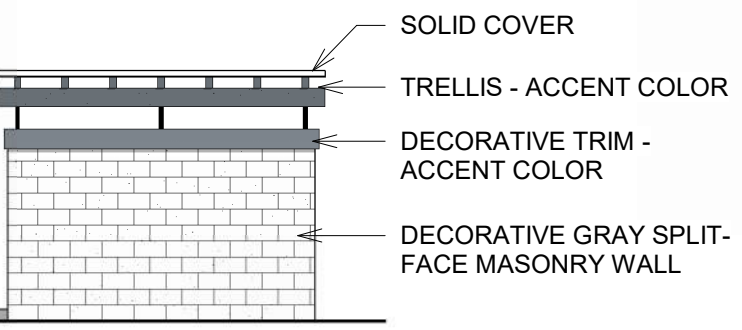
1 Screening Wall
3/4" = 1'-0"



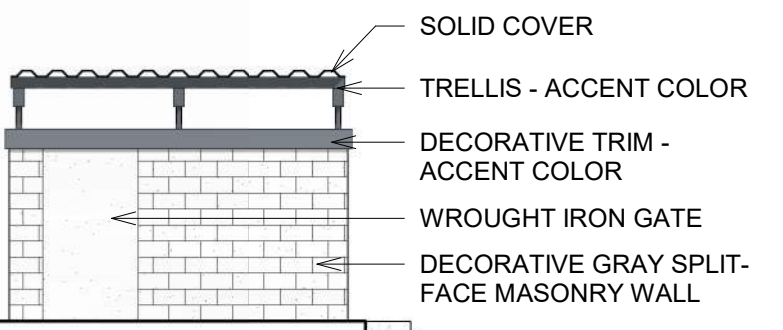
Trash Enclosure - Front
1/8" = 1'-0"



Trash Enclosure - Right
1/8" = 1'-0"



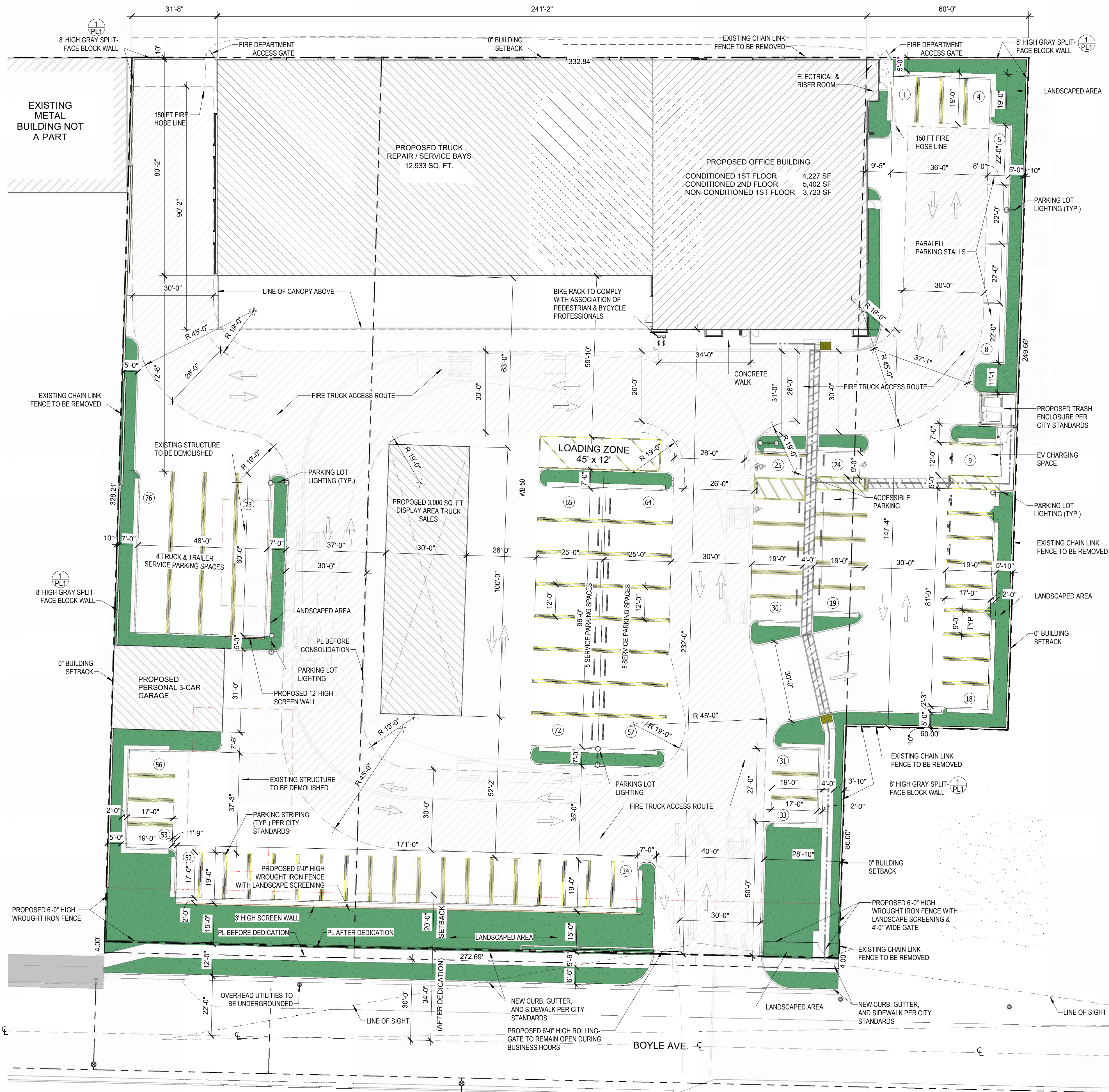
Trash Enclosure - Rear
1/8" = 1'-0"



Trash Enclosure - Left
1/8" = 1'-0"

Material Legend

Mark	Material	Manufacturer	Material Color	Product #
A1	EXTERIOR CEMENT PLASTER - LIGHT MAIN COLOR	DUNN EDWARDS	"LIGHTHOUSE"	DEW365
A2	CORRUGATED METAL SIDING - PAINTED	DUNN EDWARDS	"BLACK"	DEA002
A2	DECORATIVE TRIM COLOR	DUNN EDWARDS	"BLACK"	DEA002
A3	WOOD LOOK SIDING	NICHHA	"POPLAR"	VINTAGEWOOD
A4	EXTERIOR CEMENT PLASTER - ACCENT COLOR	DUNN EDWARDS	"CASTLEROCK"	DE6375

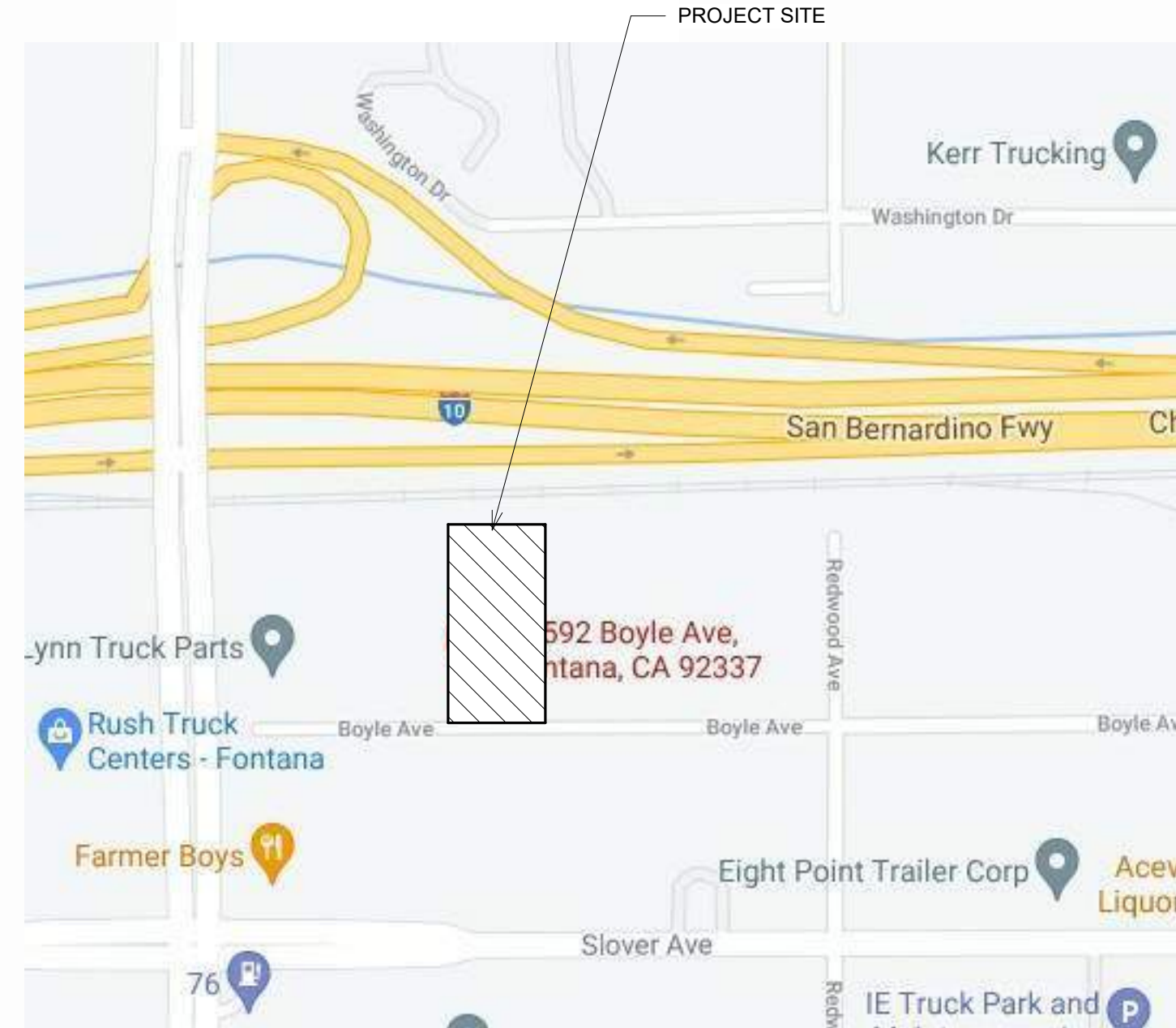


Site Plan
1" = 20'-0"

NOTE: ALL EXTERIOR LIGHTING SHALL BE ORIENTED, DIRECTED, AND/OR SHIELDED AS MUCH AS POSSIBLE SO THAT DIRECT ILLUMINATION DOES NOT INFRINGE ONTO ADJOINING PROPERTIES.

Sequence Of Drawings - DR

Number	Description
PL1	Site Plan & Floor Plans
PL2	Floor Plans
PL3	Ext. Elevations
PL4	3D Views
C-1	Preliminary Grading Plan
1 of 1	Conceptual Landscape Plan
E-1	Site Photometric Plan



Vicinity Map

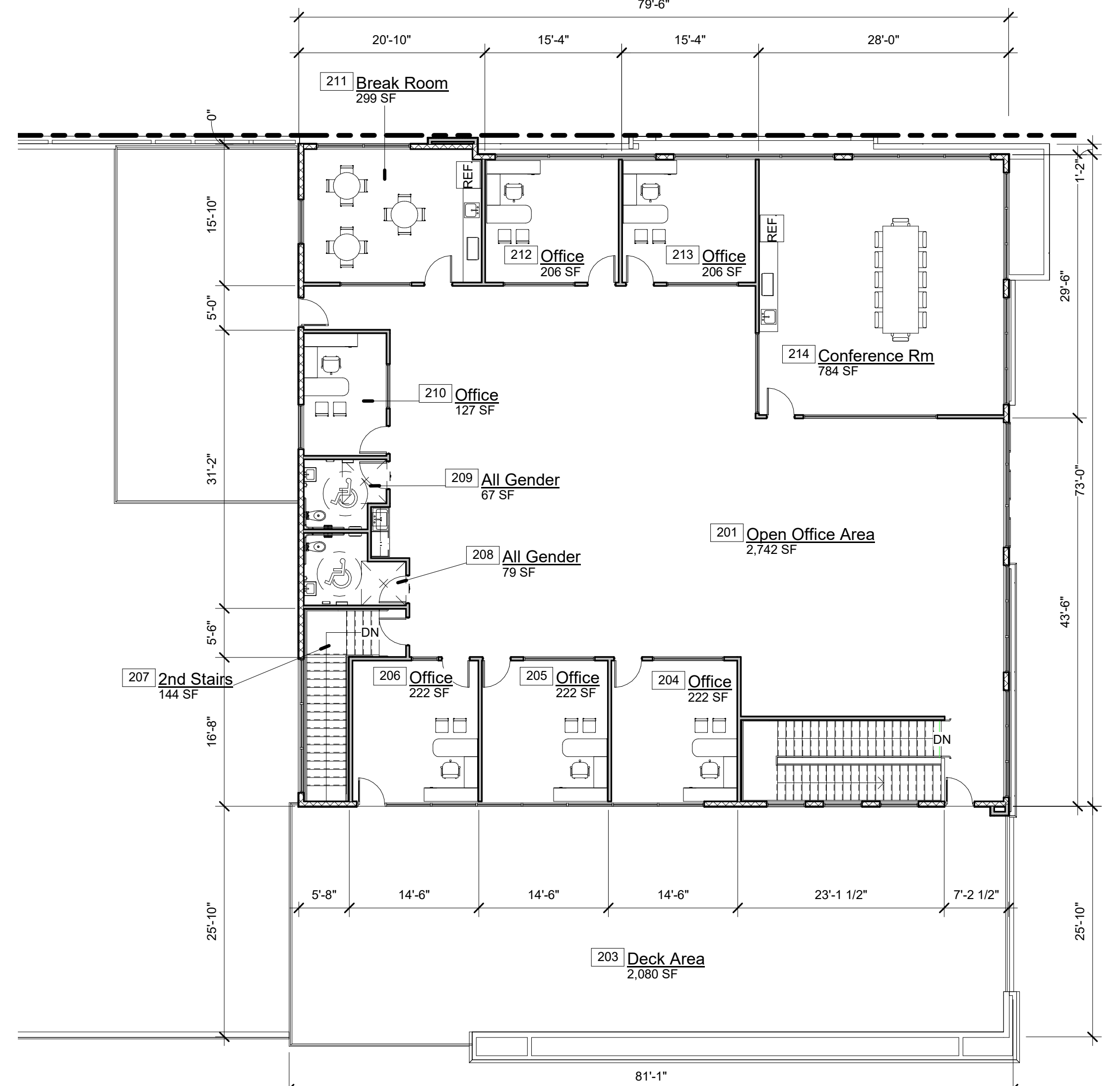
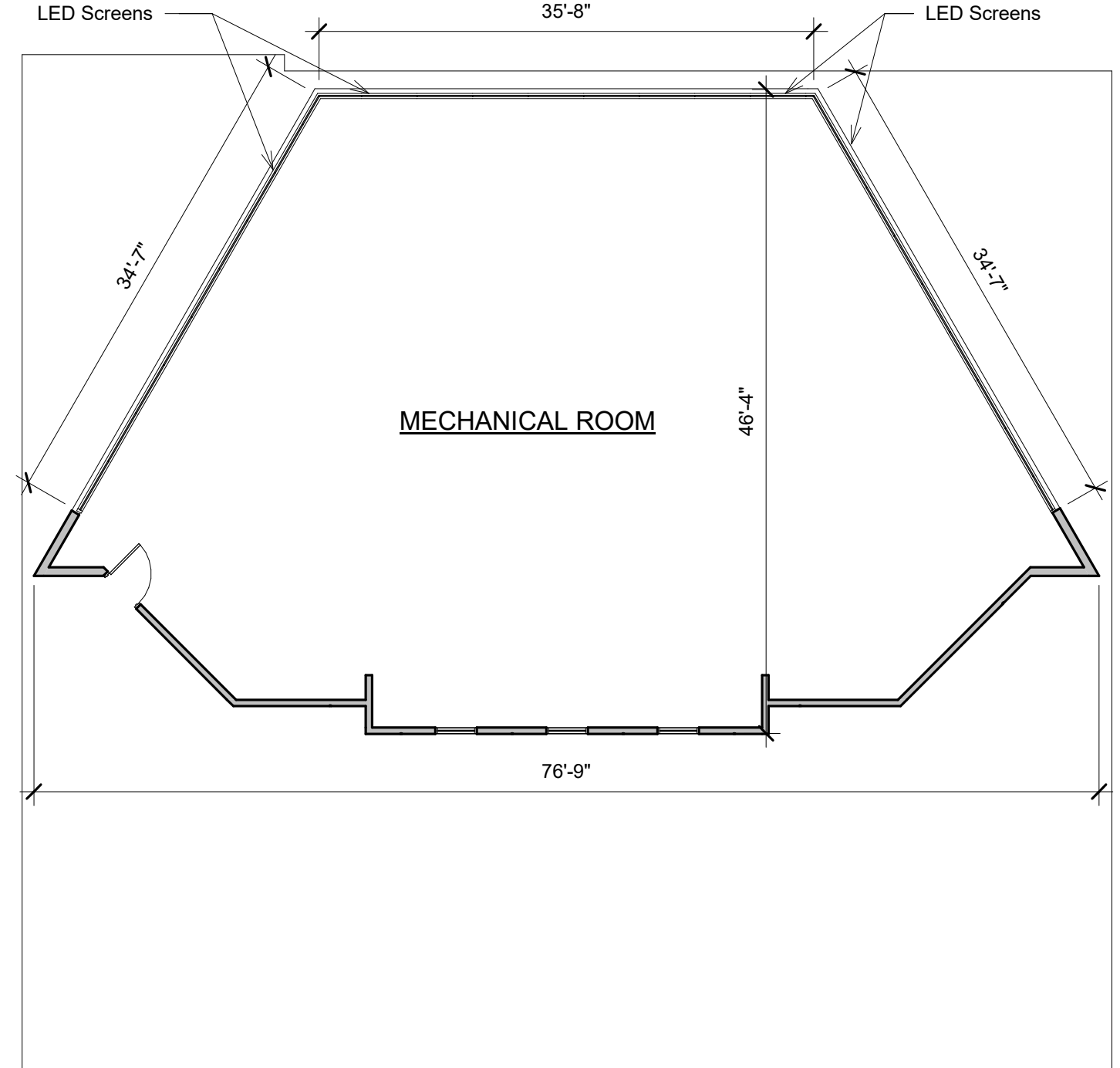
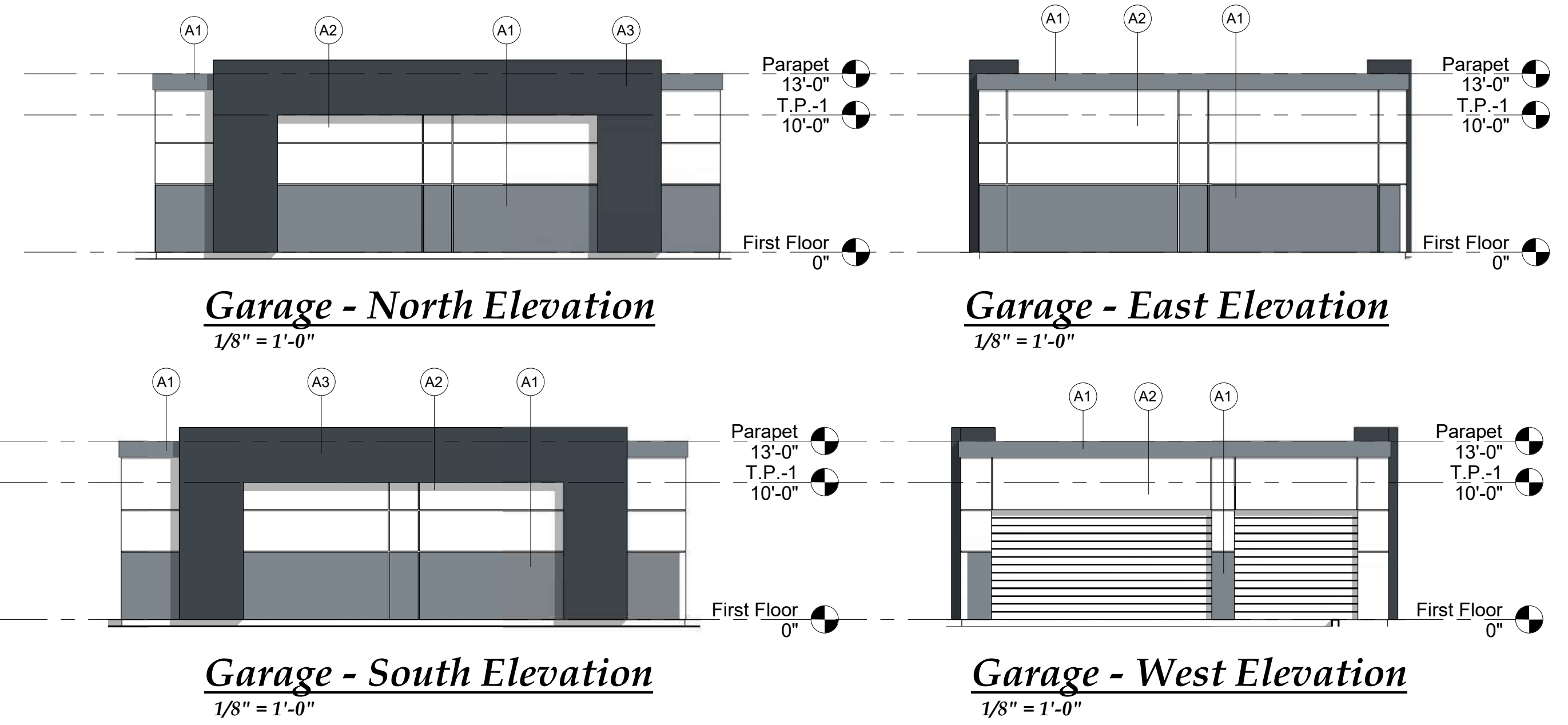
Proposed Trucking & Office Building For:
GVT Truck Center
14592 Boyle Ave. Fontana, CA 92337

21-4115	3 Jan. 2023
11 Apr. 2023	2 Apr. 2026

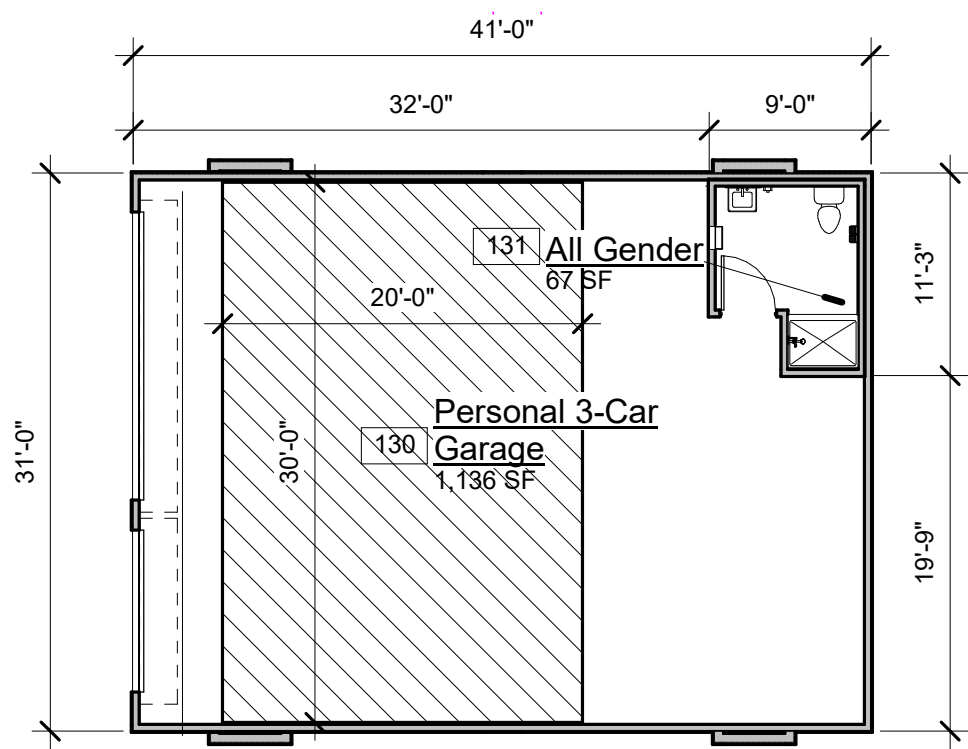
Site Plan & Floor Plans
PL1



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Mark	Material	Manufacturer	Material Color	Product #
A1	EXTERIOR CEMENT PLASTER - DARK ACCENT COLOR	DUNN EDWARDS	"SHEET METAL"	DE6336
A2	EXTERIOR CEMENT PLASTER - LIGHT MAIN COLOR	DUNN EDWARDS	"LIGHHOUSE"	DEW385
A3	CORRUGATED METAL SIDING - PAINTED	DUNN EDWARDS	"BLACK"	DEA002
A4	WOOD LOOK SIDING	NICHIHA	"REDWOOD"	VINTAGEWOOD
A5	DECORATIVE TRIM COLOR	DUNN EDWARDS	"RED ROOSTER"	DET459
A6	DECORATIVE TRIM COLOR	DUNN EDWARDS	"BLACK"	DEA002
A7	FABRICATED METAL MESH			
A8	EXTERIOR CEMENT PLASTER - ACCENT COLOR	DUNN EDWARDS	"CASTLEROCK"	DE6375




PL - Mech Room Level
3/32" = 1'-0"

Second Floor Plan
3/32" = 1'-0"



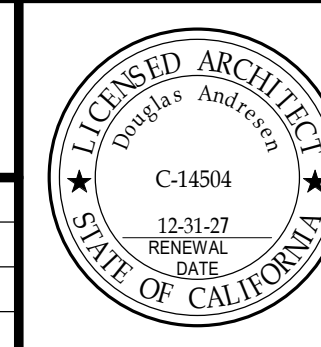
First Floor Plan
3/32" = 1'-0"



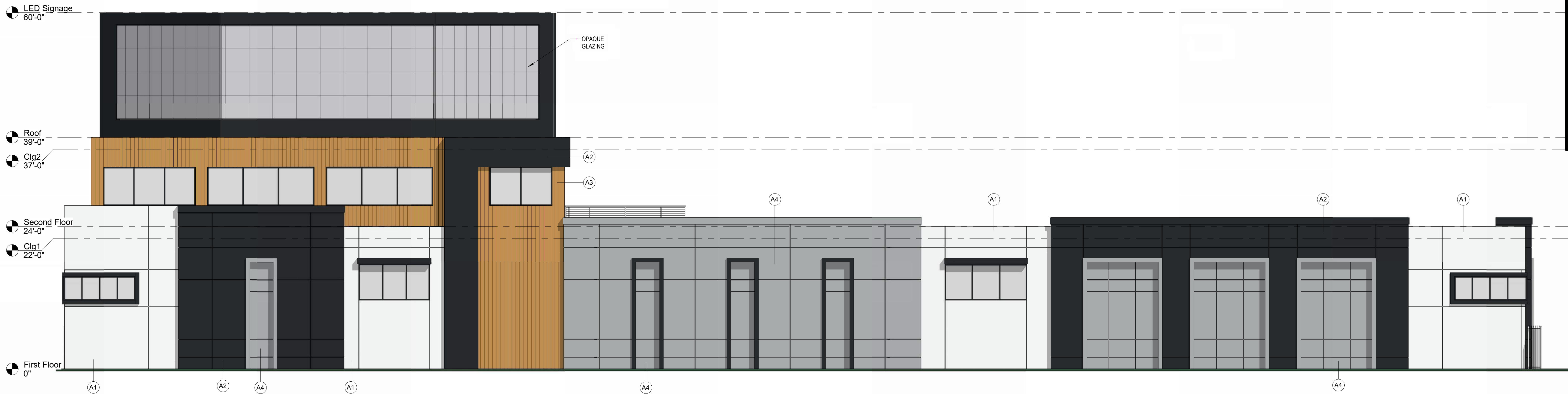
ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Trucking & Office Building For:
GVT Truck Center
14592 Boyle Ave. Fontana, CA 92337

21-4115	20 Oct. 2022
11 Apr. 2023	



Floor Plans PL2



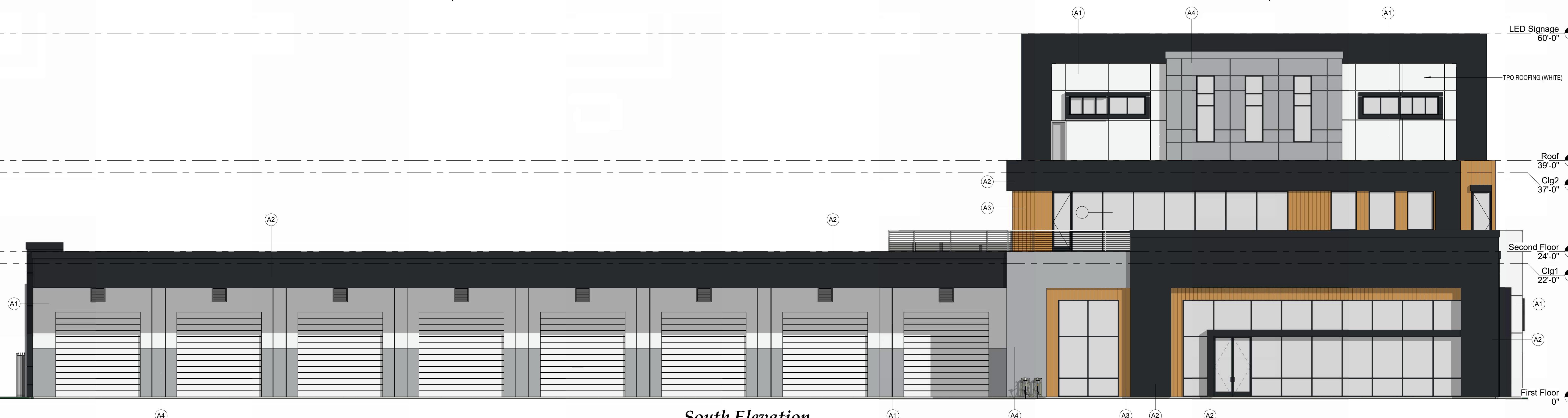
North Elevation
1/8" = 1'-0"



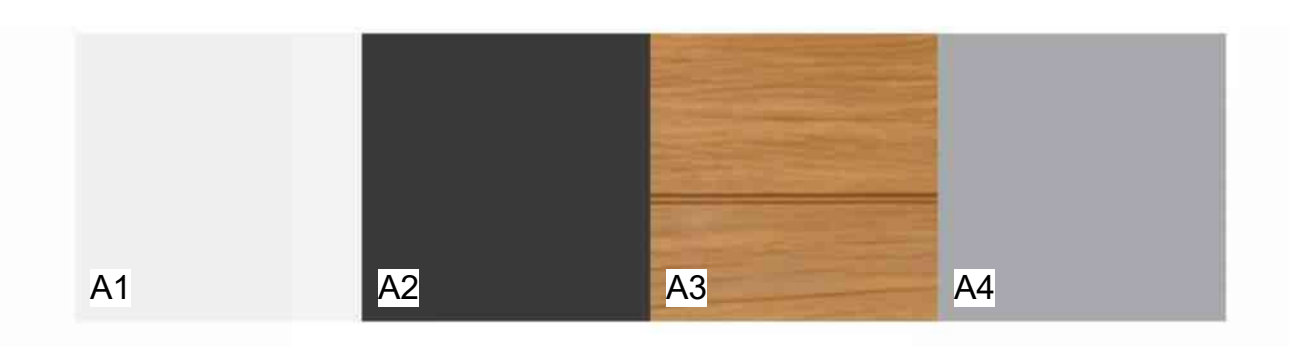
East Elevation
1/8" = 1'-0"



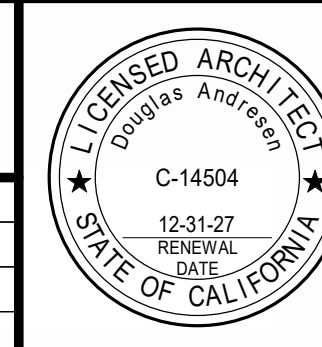
West Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



Material Legend				
Mark	Material	Manufacturer	Material Color	Product #
A1	EXTERIOR CEMENT PLASTER - LIGHT MAIN COLOR	DUNN EDWARDS	"LIGHTHOUSE"	DEW385
A2	CORRUGATED METAL SIDING - PAINTED	DUNN EDWARDS	"BLACK"	DEA002
A2	DECORATIVE TRIM COLOR	DUNN EDWARDS	"BLACK"	DEA002
A3	WOOD LOOK SIDING	NICHIHA	"POPLAR"	VINTAGEWOOD
A4	EXTERIOR CEMENT PLASTER - ACCENT COLOR	DUNN EDWARDS	"CASTLEROCK"	DE6375

Proposed Trucking & Office Building For:		
GVT Truck Center		
14592 Boyle Ave. Fontana, CA 92337		
21-4115	5/26 Jan 2026	
11 Apr. 2023	6/26 Mar. 2026	

Ext. Elevations PL3

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Freeway View

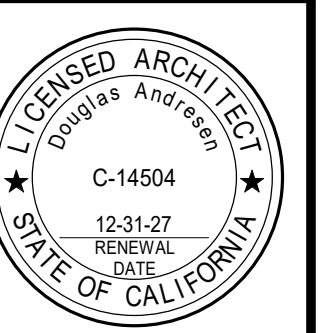


Parking Lot View



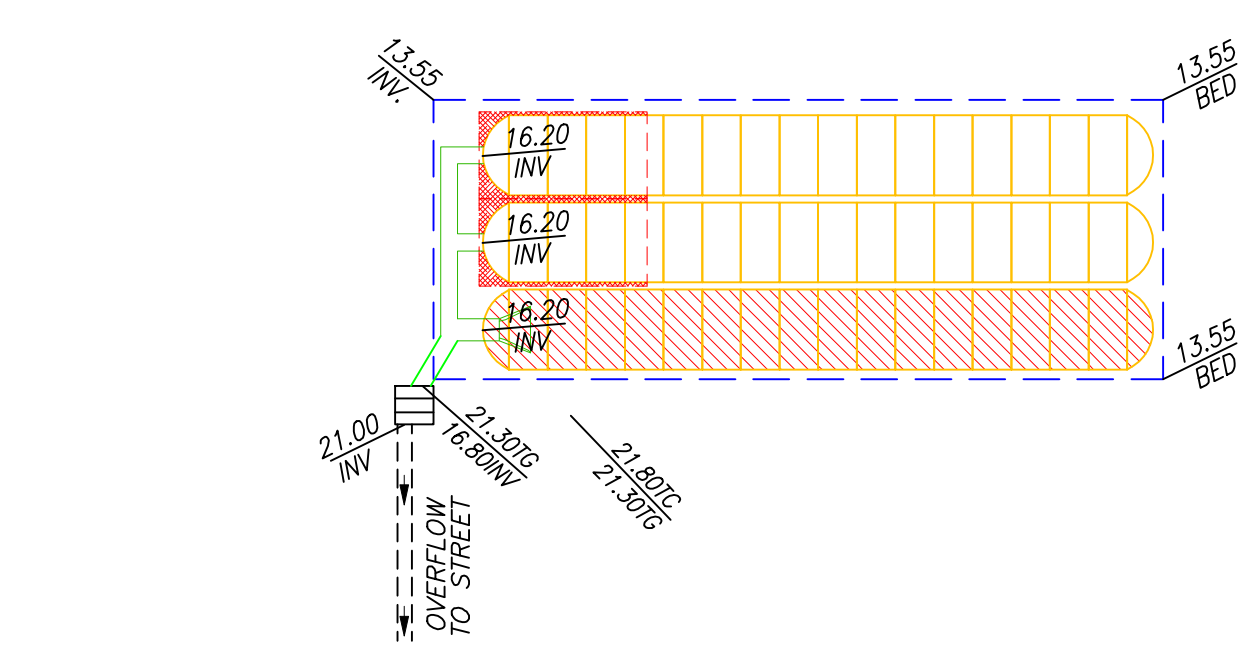
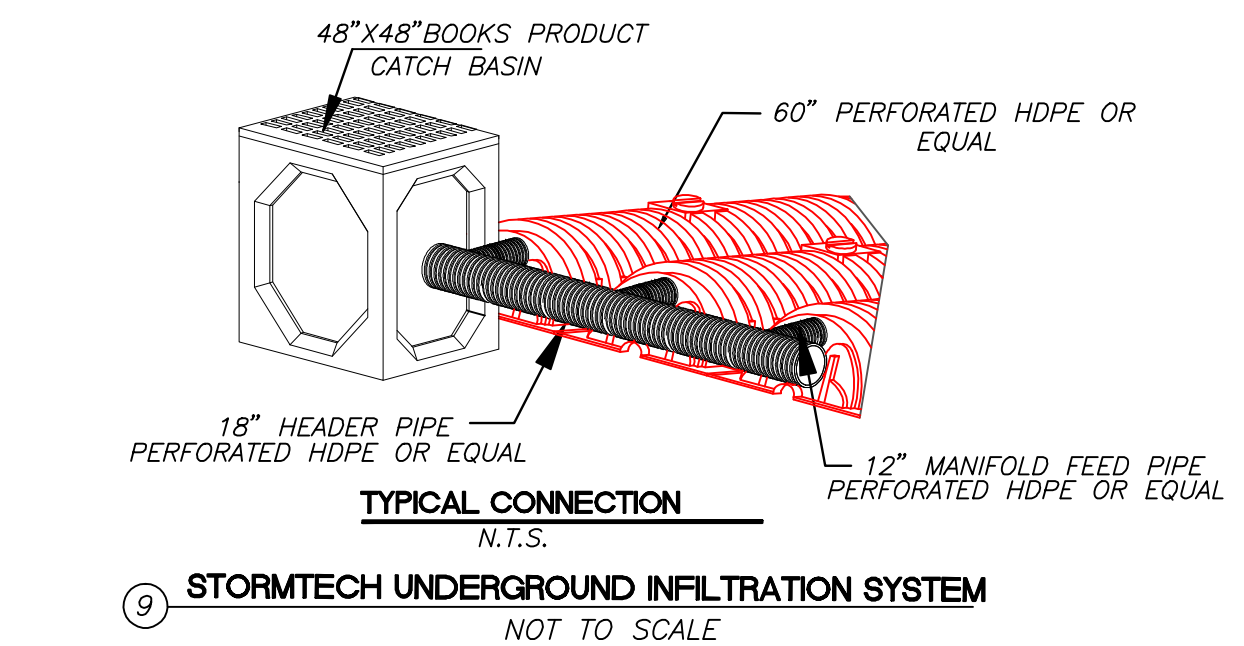
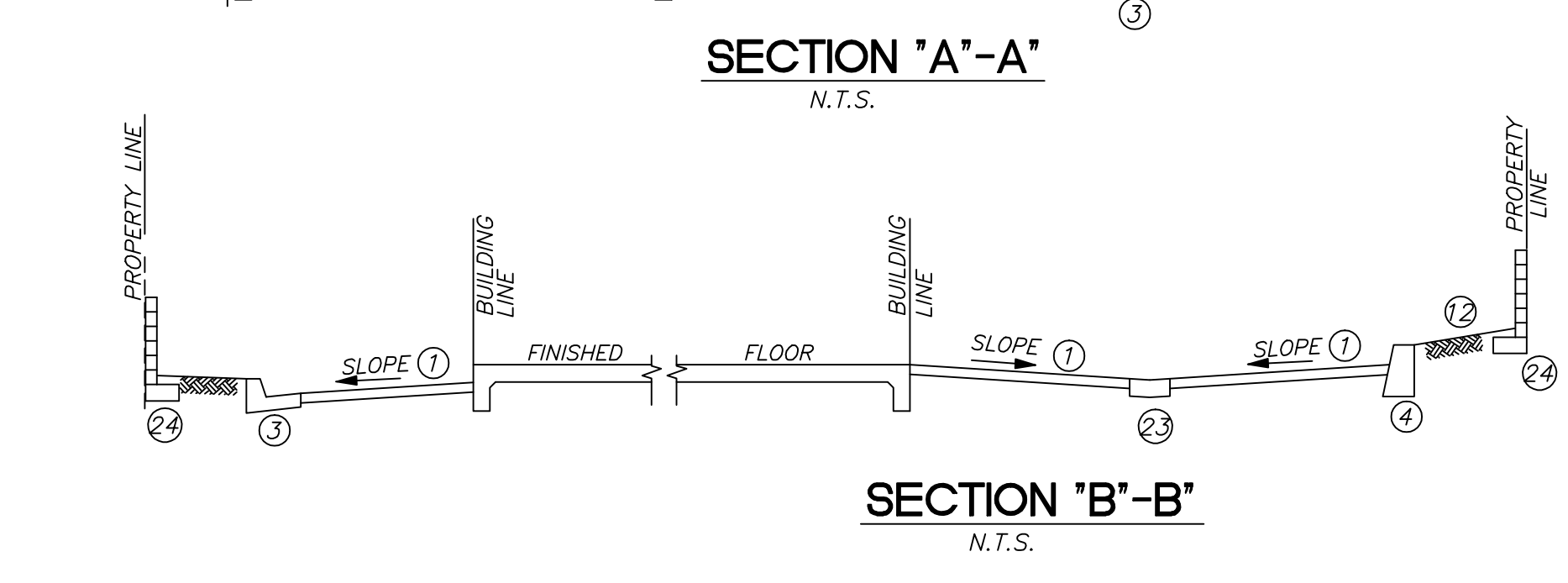
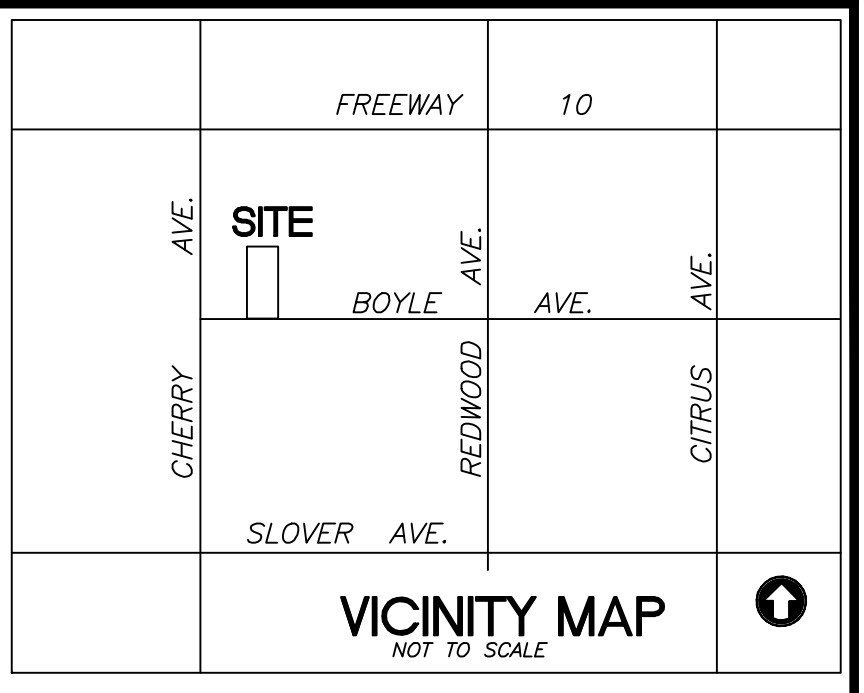
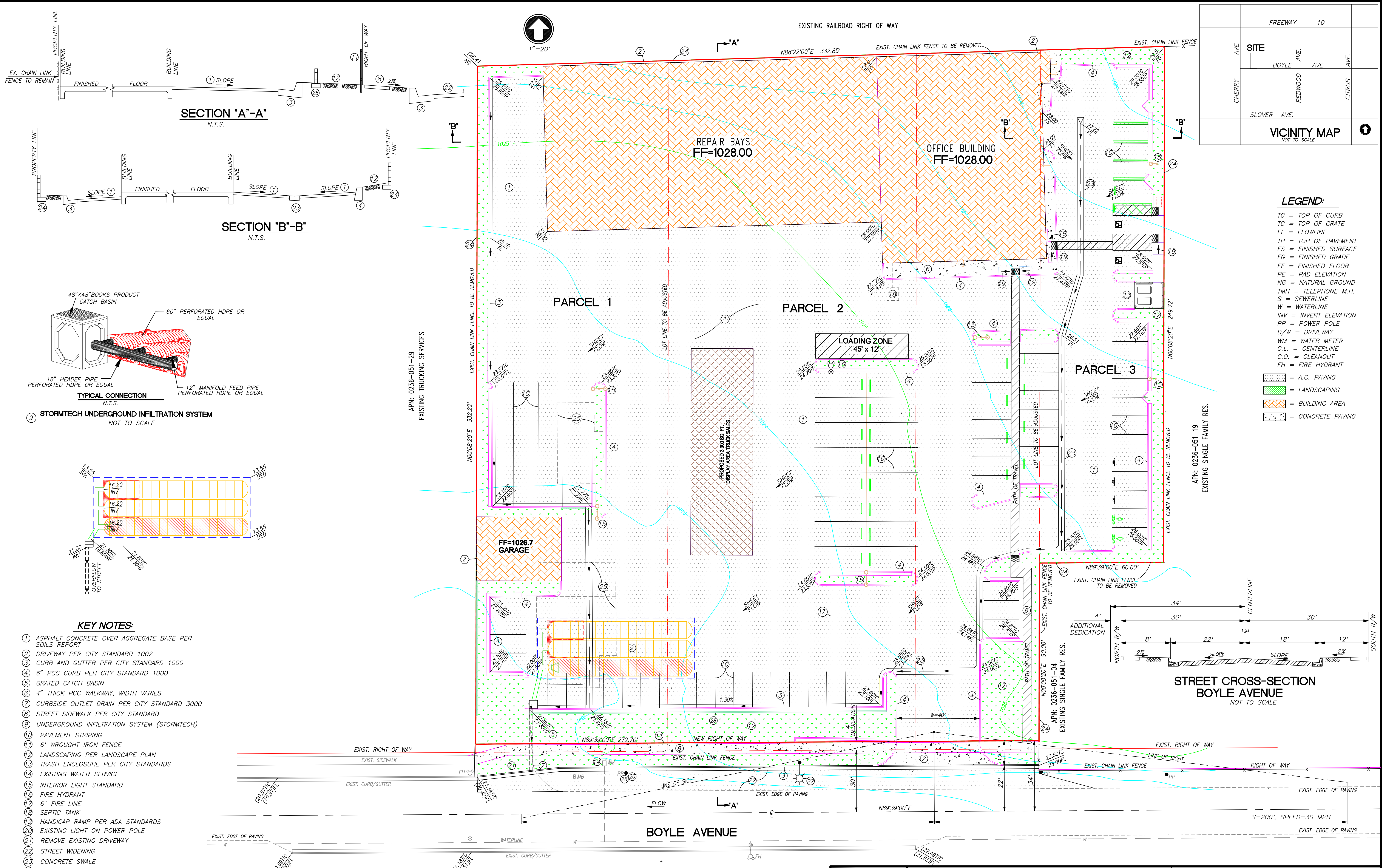
***Parking Lot View
- Night Shot***

Proposed Trucking & Office Building For:	
GVT Truck Center	
14592 Boyle Ave. Fontana, CA 92337	
21-4115	▲▲▲
11 Apr. 2023	▲▲▲



Renderings

PL4

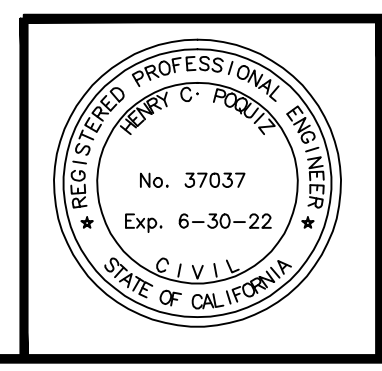


- KEY NOTES:**
- ① ASPHALT CONCRETE OVER AGGREGATE BASE PER SOILS REPORT
 - ② DRIVEWAY PER CITY STANDARD 1002
 - ③ CURB AND GUTTER PER CITY STANDARD 1000
 - ④ 6" PCC CURB PER CITY STANDARD 1000
 - ⑤ GRATED CATCH BASIN
 - ⑥ 4" THICK PCC WALKWAY, WIDTH VARIES
 - ⑦ CURBSIDE OUTLET DRAIN PER CITY STANDARD 3000
 - ⑧ STREET SIDEWALK PER CITY STANDARD
 - ⑨ UNDERGROUND INFILTRATION SYSTEM (STORMTECH)
 - ⑩ PAVEMENT STRIPING
 - ⑪ 6" WROUGHT IRON FENCE
 - ⑫ LANDSCAPING PER LANDSCAPE PLAN
 - ⑬ TRASH ENCLOSURE PER CITY STANDARDS
 - ⑭ EXISTING WATER SERVICE
 - ⑮ INTERIOR LIGHT STANDARD
 - ⑯ FIRE HYDRANT
 - ⑰ 6" FIRE LINE
 - ⑱ SEPTIC TANK
 - ⑲ HANDICAP RAMP PER ADA STANDARDS
 - ⑳ EXISTING LIGHT ON POWER POLE
 - ㉑ REMOVE EXISTING DRIVEWAY
 - ㉒ STREET WIDENING
 - ㉓ CONCRETE SWALE
 - ㉔ 8" HIGH BLOCK WALL
 - ㉕ REMOVE EXISTING BUILDINGS
 - ㉖ REMOVE EXISTING POWER POLE AND UNDERGROUND ELECTRICAL LINE
 - ㉗ INSTALL STREET LIGHT
 - ㉘ 3' HIGH SCREEN WALL

ENVIRONMENTAL NOTE:

- ① CONTRACTOR TO USE TIER 4 EQUIPMENT FOR ALL GRADING OPERATIONS
- ② CONTRACTOR TO USE ONLY MINI EXCAVATOR OR BOBCAT S175 ON AREAS WHERE ZERO "0" SETBACKS OCCUR.

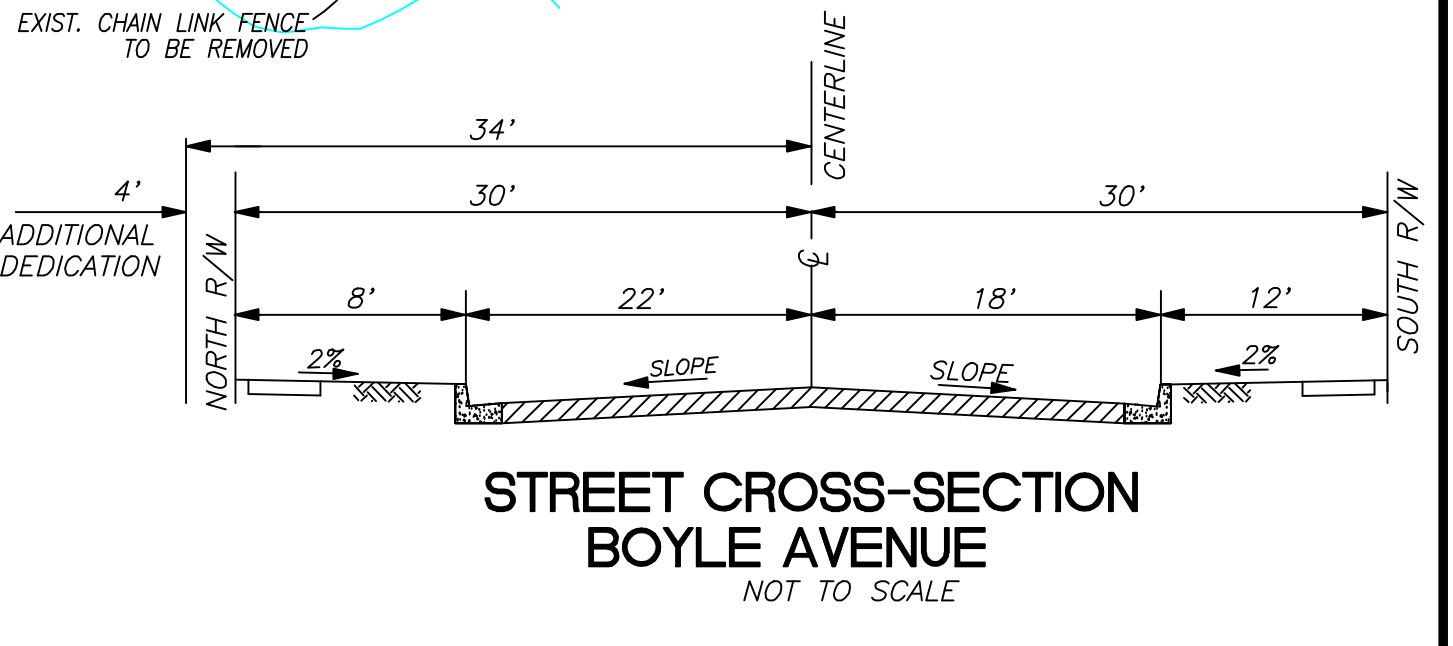
NET AREA = 105,268 S.F.
= 2.42 Ac.



HP ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING
1465 CRESTVIEW ROAD, REDLANDS, CA. 92374
Tel. (909) 335-8239 Fax (909) 335-9940

PRELIMINARY GRADING PLAN
PROPOSED TRUCK REPAIR
14592 BOYLE AVENUE
APN: 0236-051-13, 21, 30

- LEGEND:**
- TC = TOP OF CURB
 - TG = TOP OF GRATE
 - FL = FLOWLINE
 - TP = TOP OF PAVEMENT
 - FS = FINISHED SURFACE
 - FG = FINISHED GRADE
 - FF = FINISHED FLOOR
 - PE = PAD ELEVATION
 - NG = NATURAL GROUND
 - TMH = TELEPHONE M.H.
 - S = SEWERLINE
 - W = WATERLINE
 - INV = INVERT ELEVATION
 - PP = POWER POLE
 - D/W = DRIVEWAY
 - WM = WATER METER
 - C.L. = CENTERLINE
 - C.O. = CLEANOUT
 - FH = FIRE HYDRANT
- [Pattern] = A.C. PAVING
 - [Pattern] = LANDSCAPING
 - [Pattern] = BUILDING AREA
 - [Pattern] = CONCRETE PAVING



GVT TRUCK CENTER CONCEPTUAL LANDSCAPE PLAN

14592 Boyle Ave.
Fontana, CA 92337

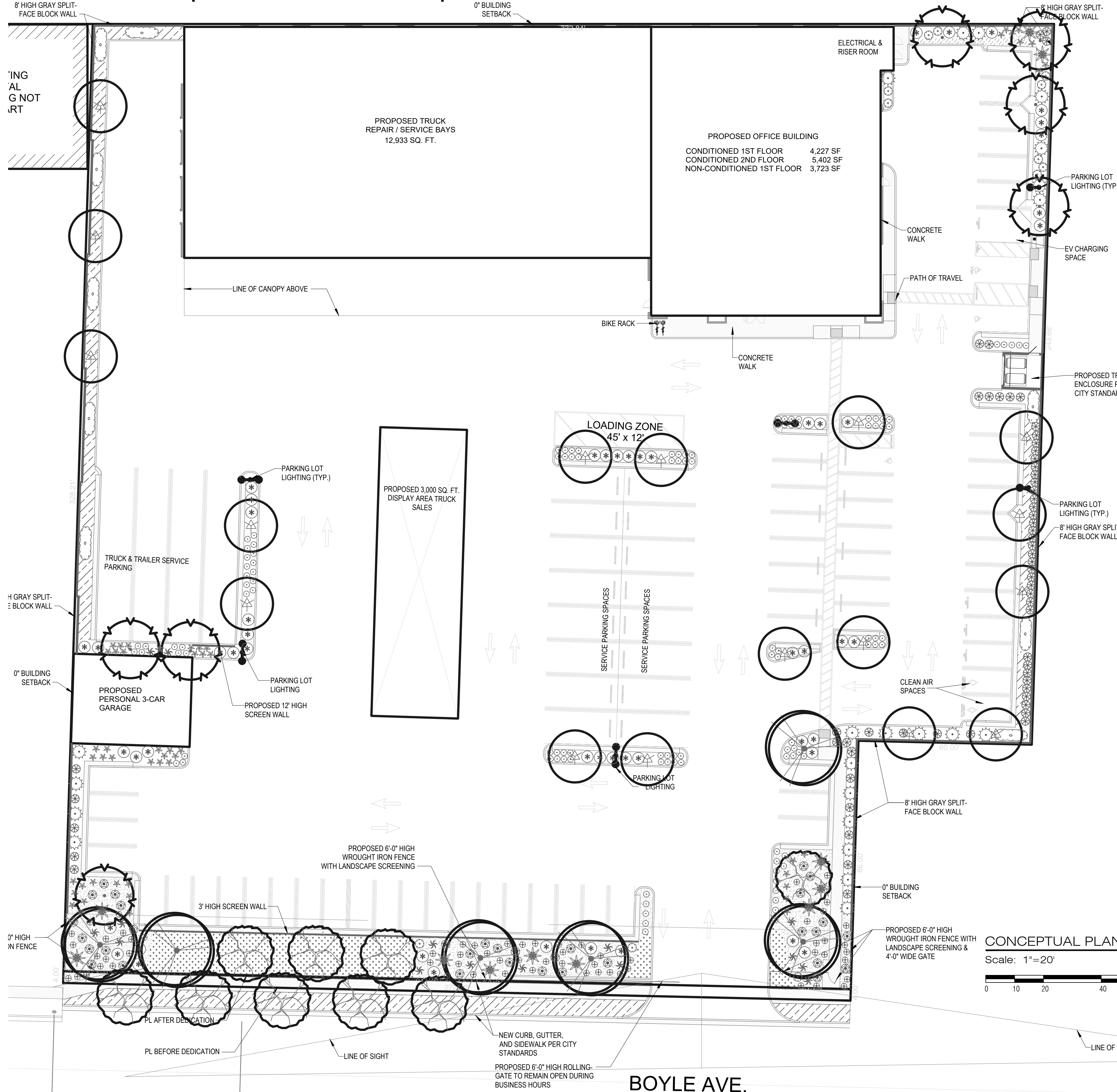
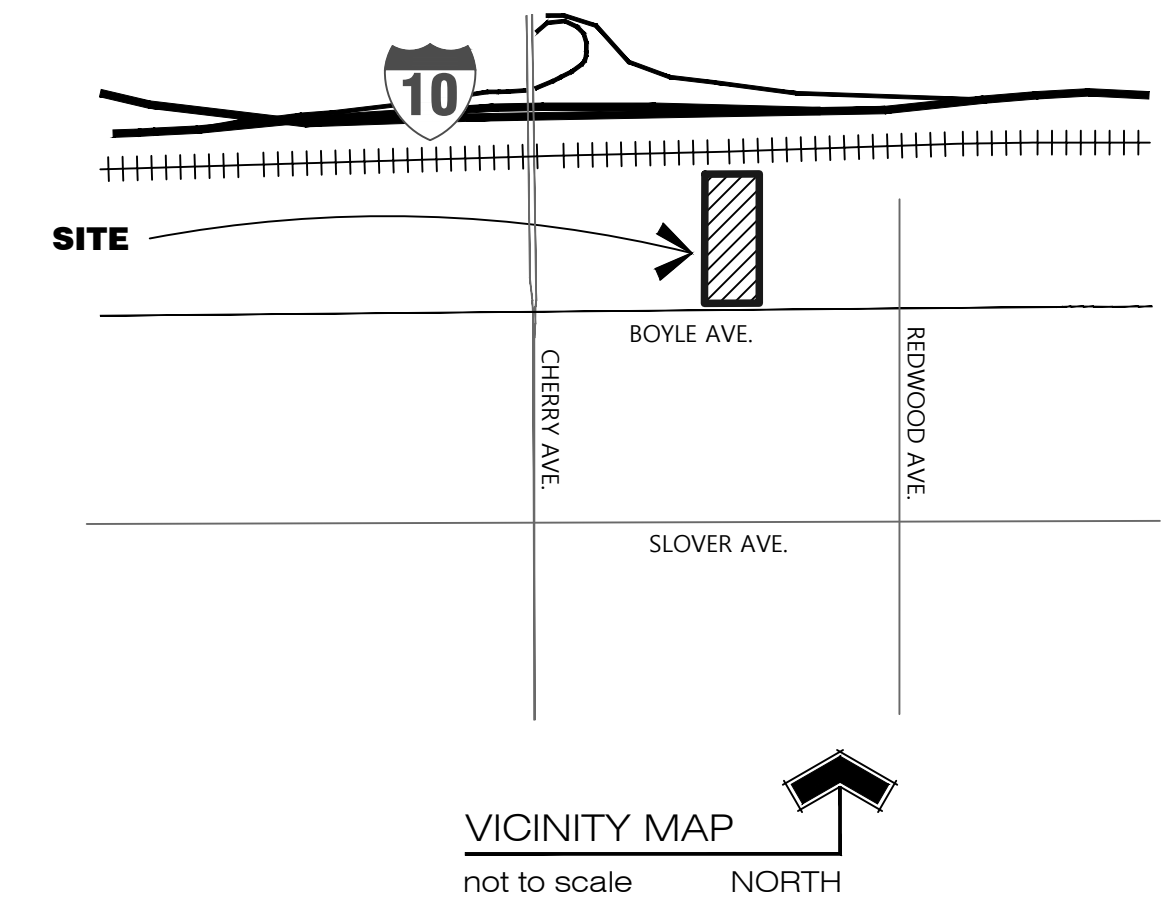
Total Landscape Area: 12,774 Sq. Ft.

Applicant:

Jose Carcelen
14592 Boyle Ave.
Fontana, CA 92337
Contact: Jose Carcelen
Phone: (951) 922-6903
Email: jc8020@msn.com

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

SIGN: *Richard Pope* DATE: 05/26/2023



Planting Legend

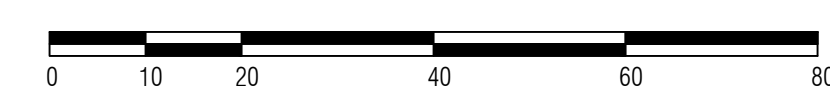
SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	7	30" Box	Chilopsis linearis	Desert Willow	Low	20' H, Ø 20'
	24	15 Gal.	Melaleuca quinquenervia	Cajeput Tree	Mod	30' H, Ø 18'
	9	24" Box	Parkinsonia aculeata 'Desert Museum'	Thorn-less Palo Verde Tree	Low	20' H, Ø 20'
	6	24" Box	Prosopis chilensis Multi-Trunk	Thornless Chilean Mesquite	Low	25' H, Ø 25'
	11	5 Gal.	Agave americana	Century Plant	V. LOW	5' H, Ø 5-7'
	110	1 Gal.	Aloe 'Blue Elf'	Blue Elf Aloe	Low	2' H, Ø 2'
	50	1 Gal.	Aloe striata	Coral Aloe	Low	2' H, Ø 2'
	9	5 Gal.	Bougainvillea 'Crimson Jewel'	Bush Bougainvillea	Low	CLIMBING, Ø 6
	53	5 Gal.	Cistus purpureus	Orchid Rockrose	Low	4' H, Ø 4'
	62	1 Gal.	Gazania rigens 'Mitsowa Yellow'	Yellow Gazania	Mod	1' H, Ø 2'
	33	5 Gal.	Hesperaloe parviflora 'Brakelight Red'	Red Yucca	Low	2' H, Ø 3'
	12	15 Gal.	Pachycereus marginatus	Mexican Fence Post Cactus	Low	10' H, Ø 3'
	61	5 Gal.	Salvia chamaedryoides	Germander Sage	Low	2' H, Ø 3'
	22	5 Gal.	Tecoma stans	Yellow Trumpet Flower	Low	5' H, Ø 5'
	16	5 Gal.	Yucca baccata	Banana Yucca	V. Low	3' H, 3' Ø
	2,276	Sq. Ft. 12" o.c.	Baccharis pilularis 'Twin Peaks'	Coyote Bush	Low	2' H, Ø 8'
	1,580	Sq. Ft. 12" o.c.	Salvia spathacea	Hummingbird Sage	Low	2' H, Ø 4'
	97	Sq. Ft. 3" Deep	Decomposed Granite (Compacted)			
	1,912	Sq. Ft. 2" Deep	¾" Gold Gravel			

PLANTING NOTES:

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.
IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.
A 3" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.
PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.
THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.
ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

CONCEPTUAL PLAN

Scale: 1"=20'

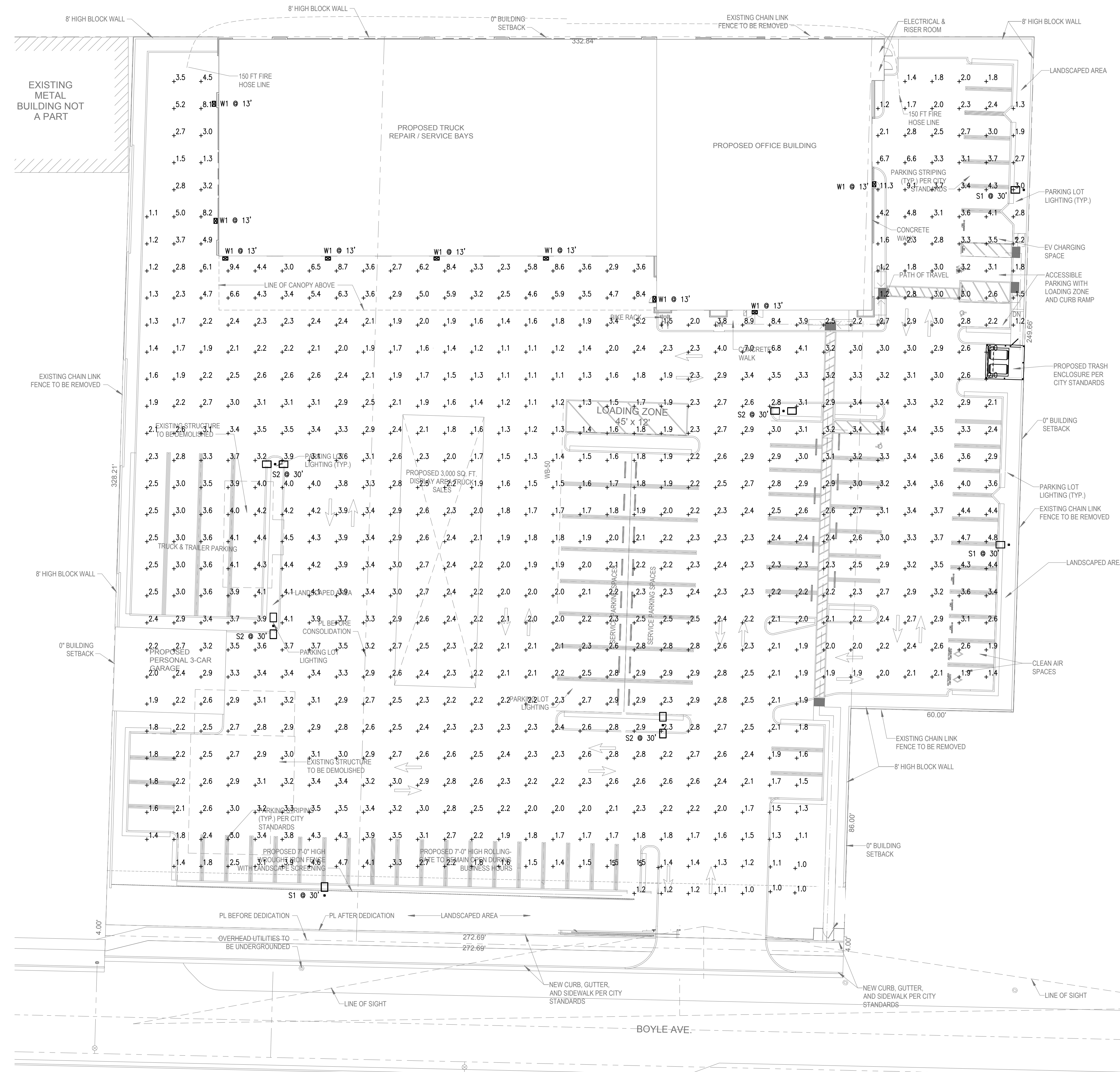


JOB: 21-31 LKD CKE
August 6, 2021

RICHARD
POPE
AND ASSOCIATES
Landscape Architecture



PO Box 3656
San Bernardino, CA 92413
Office phone: (909) 888-5568
richardpopeassociates.la@gmail.com
www.richardpopeandassociates.com
Richard Pope, Landscape Architect CA# 2664



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	2.8 fc	11.3 fc	1.0 fc	11.3:1	2.8:1

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
□	S1	3	Lithonia Lighting	RSX2 LED P4 40K R3 HS	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R3 Distribution with HS Shield	B1 U0 G3	RSX2_LED_P4_40K_R3_HS.ies	0.95	187
□	S2	4	Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	B5 U0 G3	RSX2_LED_P3_40K_R5.ies	0.95	294
⊠	W1	9	Lithonia Lighting	WDGE2 LED P4 40K 80CRI VW	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	B1 U0 G1 (under 6,200 lumens)	WDGE2_LED_P4_40K_80_CRI_VW.ies	0.95	35

SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"



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GVT Truck Center	
14592 Boyle Ave. Fontana, CA 92337	
21-4115	▲
3 Nov. 2021	▲



**SITE PHOTOMETRIC
PLAN**

E-1





