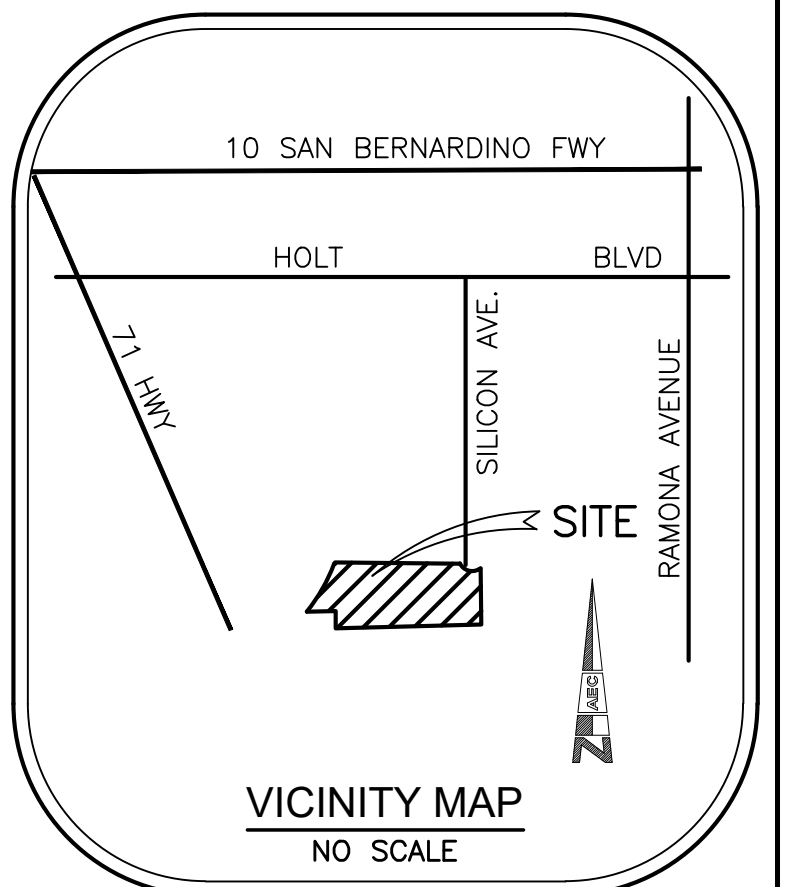
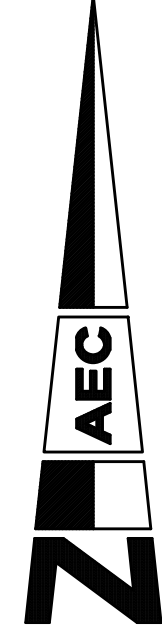
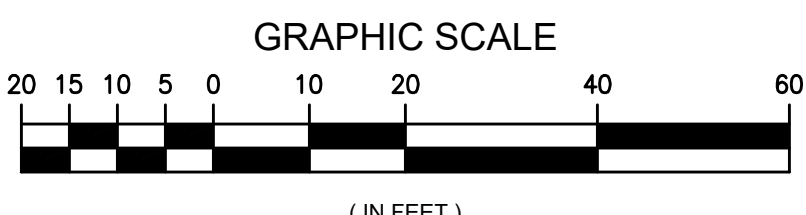


TENTATIVE TRACT MAP NO. 20384

FOR CONDOMINIUM PURPOSES

PARCELS 3 & 4 OF P. M. NO. 5991, IN THE CITY OF MONTCLAIR, COUNTY OF S. B., STATE OF CA., AS PER PLAT FILED IN BK 66, PGS 47 & 48 OF P. M., RECORDS OF SAID COUNTY. AND C. O. C. RECORDED 09-06-83 AS INST. NO. 83-207081, O. R. APN: 1012-031-09 & 1012-031-10

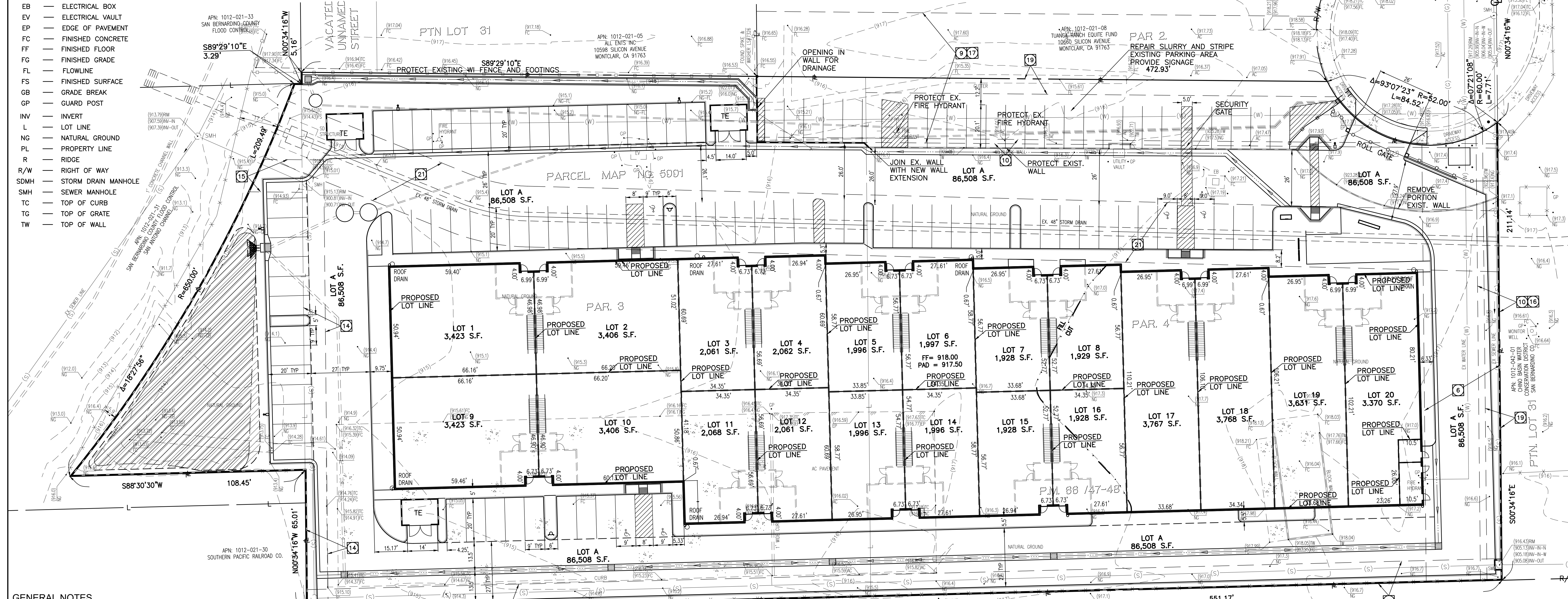
- LEGEND**
- FIRE HYDRANT
 - EDGE PAVEMENT
 - WATER VALVE
 - METER, PULL BOX
 - SIGN
 - CONCRETE
 - BLOCK WALL
 - HANDICAP STALL
 - WROUGHT IRON FENCE
 - WOOD FENCE
 - CHAINLINK FENCE
 - (OO) — EXISTING GRADE
 - PROPOSED GRADE
 - AC — ASPHALT PAVEMENT
 - EB — ELECTRICAL BOX
 - EV — ELECTRICAL VAULT
 - EP — EDGE OF PAVEMENT
 - FF — FINISHED CONCRETE
 - FC — FINISHED FLOOR
 - FG — FINISHED GRADE
 - FL — FLOWLINE
 - FS — FINISHED SURFACE
 - GB — GRADE BREAK
 - GP — GUARD POST
 - INV — INVERT
 - L — LOT LINE
 - NG — NATURAL GROUND
 - PL — PROPERTY LINE
 - R — RIDGE
 - R/W — RIGHT OF WAY
 - SDMH — STORM DRAIN MANHOLE
 - SMH — SEWER MANHOLE
 - TC — TOP OF CURB
 - TG — TOP OF GRATE
 - TW — TOP OF WALL



DEVELOPMENT AREA
138,652 SQUARE FEET
3.183 ACRES
THE ABOVE IS THE TOTAL LOT AREA

UTILITY NOTES

- SEWER**
CITY OF MONTCLAIR
5111 BENTO STREET
MONTCLAIR, CA 91708
PH: (909) 626-8571
- WATER**
MONTE VISTA WATER DISTRICT
10575 CENTRAL AVENUE
MONTCLAIR, CA 91763
PH: (909) 624-0035
- STORM DRAIN**
INLAND EMPIRE UTILITIES AGENCY (STORM DRAIN)
6075 KIMBALL AVENUE
CHINO, CA 91710
PH: (909) 993-1600
- ELECTRIC**
SOUTHERN CALIFORNIA EDISON
2855 N. EAST END AVE
MONTCLAIR, CA
PH: (800) 655-4555
WWW.SCE.COM
- GAS**
SOUTHERN CALIFORNIA GAS COMPANY
PO BOX 1629
MONTEREY PARK, CA 91754-8626
PH: (800) 427-2200
SOCALGAS.COM
- TRASH**
BURTEC
9890 CHERRY AVE
FONTANA, CA 92335
PH: (909) 429-4200
- CABLE**
SPECTRUM/TIME WARNER
5060 E. MONTCLAIR PLAZA LANE
UNIT 5108
MONTCLAIR, CA 91763
PH: (888) 406-7063
- THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS AND ABOVE GROUND OBSERVANCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



GENERAL NOTES

- TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. NHSC-5945709 (TC) DATED MAY 13, 2019.
- NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- ASSESSORS PARCEL NUMBERS FOR THIS PROPERTY ARE 1012-031-09 & 1012-031-10.
- GENERAL PLAN DESIGNATION:
- EXISTING LAND USE IS
- SITE IS SERVICED BY SEWER, WATER, ELECTRICAL, CABLE UTILITIES
- SITE IS AN EXISTING 3 VACANT PARCEL WITH NO BUILDINGS AND IS TO BE SUBDIVIDED INTO 20 NUMBERED AND 1 LETTERED LOT FOR COMMERCIAL CONDOMINIUM PURPOSES WITH THE CONSTRUCTION A NEW COMMERCIAL BUILDING.
- ACCESS TO PUBLIC RIGHT OF WAY IS OBTAINED THROUGH SILICON AVENUE BY PUBLIC STREET.
- EXISTING BUILDING AREA IS 0 SQUARE FEET PROPOSED BUILDING AREA IS 58,859 SQ. FT.
- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSE OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES, UPON THE REUSE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- TRACT MAP IS FOR COMMERCIAL CONDOMINIUM PURPOSES ALL INTERIOR UNITS DIMENSIONS BASED ON APPROVED FLOOR PLANS AND ARE SUBJECT TO CHANGE

BENCHMARK

ELEVATION = 932.12'
HOLT BOULEVARD & SILICON AVENUE
PK & LEAD IN CURB AT SOUTHWEST CORNER HOLT BLVD & SILICON AVE ON HOLT 0.7' WEST OF B.C.R. AT EAST END OF CATCH BASIN

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE OF HOLT BOULEVARD BEARING NORTH 89°29'10" WEST AS SHOWN ON PARCEL MAP NO. 5991 BOOK 66 PAGE 48, RECORDS OF SAID COUNTY.

PARKING

UNIT NUMBER	PARKING RATIO	ASSIGNED NO. SPACES	GUEST SPACES	ADA/VAN POOL SPACES	EV CHARGING STATION SPACES/BIKE RACKS	NO. SPACES PROVIDED
NA	0	NONE	N/A	5	18	108

COMMERCIAL & INDUSTRIAL PROJECT SUMMARY

SITE AREA: 138,652 SQ.FT. / 3.18 ACRES
BUILDING AREA: 59,157 SQ.FT.
BUILDING HEIGHT: _____
LOT COVERAGE: 52,447 SQ.FT.
EXISTING STRUCTURE(S): NONE
SQ. FT. NEW STRUCTURES: 59,157 SQ.FT.
SQ. FT. EXISTING FLOOR AREA RATIO (FAR): NONE
PROPOSED FLOOR AREA RATIO (FAR): _____
NO. OF PHASES: 1
LANDSCAPE AREA: _____ SQ.FT. / _____ % OF SITE AREA
PAVED AREA: _____ SQ. FT. _____ % OF SITE AREA
BUILDING OCCUPANCY CLASSIFICATION: TYPE OF OCCUPANCY: WAREHOUSE: S-1 / OFFICE: B
TYPE OF CONSTRUCTION: III-B
ROOF MATERIAL: _____
SOLAR PANELS INCLUDED? YES OR NO

UNITS AREAS

UNIT #	SQ.FT.	UNIT #	SQ.FT.
1	3,767	11	2,403
2	3,740	12	2,393
3	2,935	13	2,330
4	2,935	14	2,330
5	2,330	15	3,767
6	2,331	16	3,767
7	2,262	17	4,101
8	2,263	18	4,103
9	3,767	19	3,964
10	3,740	20	3,738
TOTAL:		62,966	

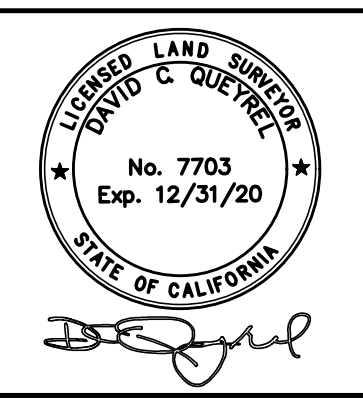
FLOOR AREA DISTRIBUTION

UNIT #	FIRST FLOOR	MEZZANINE	TOTAL
1	3,423 S.F.	335 S.F.	3,758 S.F.
2	3,406 S.F.	335 S.F.	3,741 S.F.
3	2,060 S.F.	335 S.F.	2,395 S.F.
4	2,062 S.F.	335 S.F.	2,397 S.F.
5	1,996 S.F.	335 S.F.	2,331 S.F.
6	1,997 S.F.	335 S.F.	2,332 S.F.
7	1,928 S.F.	335 S.F.	2,263 S.F.
8	1,928 S.F.	335 S.F.	2,263 S.F.
9	3,423 S.F.	335 S.F.	3,758 S.F.
10	3,406 S.F.	335 S.F.	3,741 S.F.
11	2,069 S.F.	335 S.F.	2,404 S.F.
12	2,062 S.F.	335 S.F.	2,397 S.F.
13	1,996 S.F.	335 S.F.	2,331 S.F.
14	1,996 S.F.	335 S.F.	2,331 S.F.
15	1,929 S.F.	335 S.F.	2,274 S.F.
16	1,929 S.F.	335 S.F.	2,274 S.F.
17	3,767 S.F.	335 S.F.	4,102 S.F.
18	3,768 S.F.	335 S.F.	4,103 S.F.
19	3,631 S.F.	335 S.F.	3,966 S.F.
20	3,360 S.F.	335 S.F.	3,695 S.F.
UTILITY RM	40 S.F.		

ZONING INFORMATION

ZONE: M1
LIMITED MANUFACTURING
SETBACKS:
FRONT: 30'
SIDE: 20'
REAR: 20' (ON ALLEY)
REAR: 40' (ON BOUNDARY BETWEEN M-1 OR M-2 AND ANY RESIDENTIAL DISTRICT)
BULK: N/A
HEIGHT: 75' MAX.
PARKING RESTRICTIONS:
INDUSTRIAL/MANUFACTURING
• 1 SPACE FOR EVERY 500 S.F. FLOOR AREA UP TO 30,000 SQ.FT.
• 1 ADDITIONAL SPACE FOR EVERY 650 SQ.FT. OVER 30,000 SQ.FT. UP TO 50,000 SQ.FT.
• 1 ADDITIONAL STALL FOR EVERY 750 SQ.FT. OVER 50,000 SQ.FT. OR ONE SPACE FOR EVERY 1 EMPLOYEES, WHICHEVER NUMBER OF SPACES IS GREATER.
• EACH SITE WILL HAVE A MINIMUM OF 6 PARKING SPACES
THIS INFORMATION WAS OBTAINED FROM THE CITY OF MONTCLAIR, 5111 BENTO STREET, MONTCLAIR, CA 91763, PH: (909) 626-8571

PROJECT ENGINEER 20-010TPMR - DATED: 8/27/20
ANACAL ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
1211 NORTH TUSTIN AVENUE ~ ANAHEIM, CALIFORNIA 92807
PHONE: (714) 774-1763 FAX: (714) 774-4690
E-MAIL ADDRESS: anacal@anacalengineering.com
WEB SITE: anacalengineering.com



PROJECT SOILS ENGINEER
DUCO ENGINEERING
14175 TELEPHONE AVENUE, SUITE 'K'
CHINO, CA 91710
PH: 909-594-7414
EMAIL: office@ducoengineering.com

PROJECT ARCHITECT
SAITO DESIGN GROUP
1301 HOLLENCREST DRIVE WEST
COVINA, CA 91791 ATTN: AL SAITO
PH: 909-595-4600
EMAIL:

PROJECT OWNER / DEVELOPER
PALLADIUM DEVELOPMENT GROUP
PALLADIUM DEVELOPMENT INC.
1301 HOLLENCREST DRIVE
WEST COVINA, CA 91791
909-595-4600

TENTATIVE TRACT MAP NO. 20388
INDUSTRIAL BUILDING COMPLEX
16893 - 10680 SILICON AVENUE
MONTCLAIR, CALIFORNIA

1 INCH = 20 FT.
SCALE 1" = 20'
DATE 6/2/21
DRAWN G. A. G. CHECKED D. C. Q.
SHEET NO. 1 OF 1