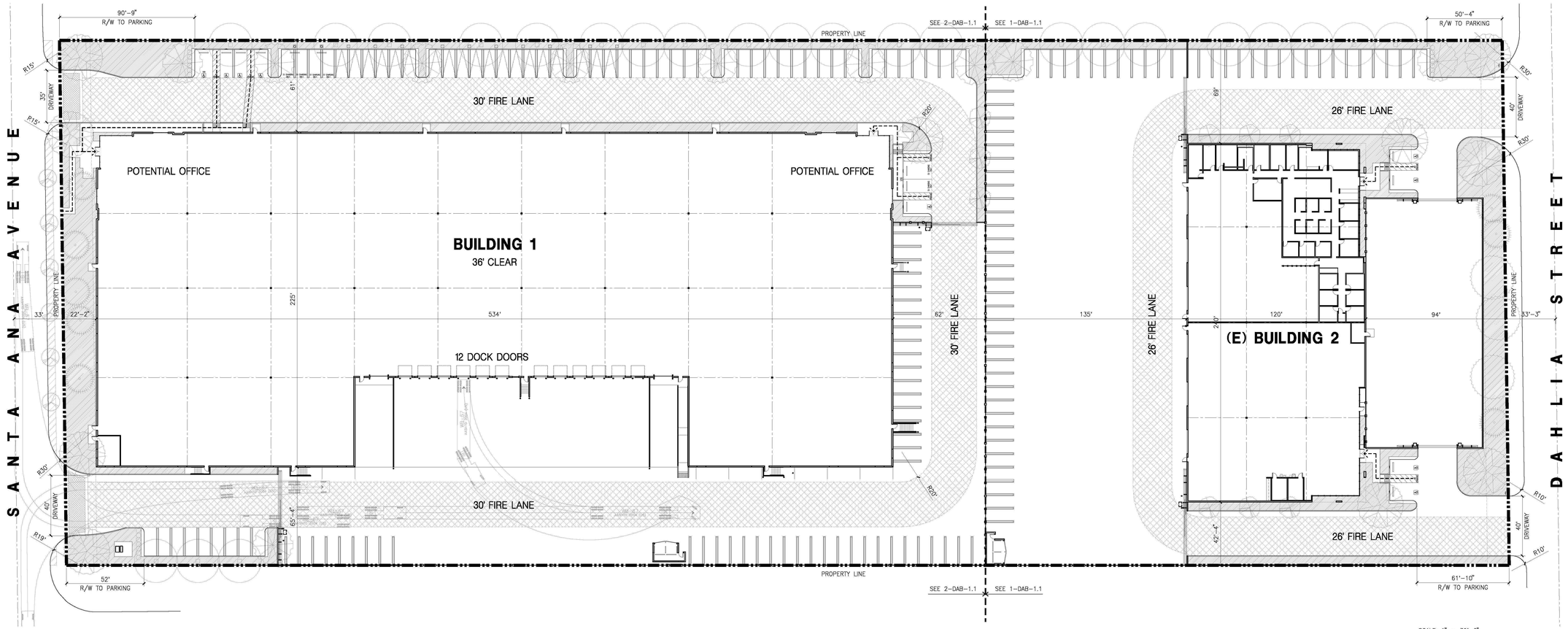
APPENDIX A

PROJECT PLANS



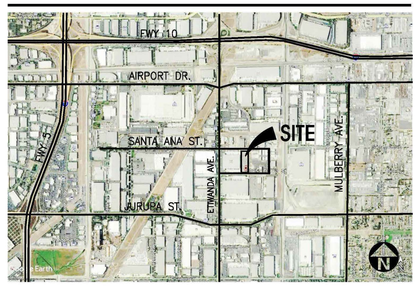
MASTER SITE PLAN (A) scale: 1"=30'-0"

SCALE: 1" = 30'-0"

0 30' 60' 90'

TRUE NORTH

VICINITY MAP



PROJECT INFORMATION

Owner/Applicant
GONSALVES & SANTUCCI, INC. DBA CONCO.
5141 COMMERCIAL CIRCLE
CONCORD, CA 94520
PHONE: (925) 685-6799
CONTACT: DARREN RATEKIN

Project Address
TBD

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

Construction Type
CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY : S-1 / B
CONSTRUCTION TYPE : III-B

ESFR SYSTEM

Applicant's Representative
HPA, INC.
18831 BARDEEN AVE. - SUITE 100
IRVINE, CA 92612
PHONE: (949) 863-1770
CONTACT: JOSEPH KIM

Zoning
FONTANA GATEWAY SP - INDUSTRIAL

File Number
TBD

Assessors Parcel Number
0238-112-16

TABULATION

	BLDG.1	BLDG. 2	TOTAL
SITE AREA			
In s.f.	217,234	122,510	339,744 s.f.
In acres	4.99	2.81	7.80 ac
BUILDING AREA			
Shop	0	9,521	9,521 s.f.
Office	8,000	4,879	12,879 s.f.
Warehouse	98,288	14,400	112,688 s.f.
TOTAL	106,288	28,800	135,088 s.f.
COVERAGE	48.9%	23.5%	39.8%
AUTO PARKING REQUIRED			
Shop	0	16	16 stalls
Office: 1/250 s.f.	32	20	52 stalls
Whse: 1/1,200 s.f.	82	12	94 stalls
TOTAL	114	48	162 stalls
AUTO PARKING PROVIDED			
Standard (9' x 19')	78	59	137 stalls
ADA Standard (9' x 19')	4	2	
ADA Van (12' x 19')	1	2	
EV ADA Std (9' x 19')	1	0	
EV ADA Van (12' x 19')	1	0	
EV Standard (9' x 19')	4	0	
EV Capable (9' x 19')	19	0	
Parallel (8' x 22')	6	0	
Existing Parking	0	2	2 stalls
TOTAL	114	65	179 stalls
ZONING ORDINANCE FOR CITY			
Zoning Designation - Fontana Gatew ay SP -Industrial			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - no limit			
MAXIMUM FLOOR AREA RATIO			
FAR- .70			
ACTUAL FLOOR AREA RATIO			
FAR	0.49	0.24	0.40
LANDSCAPE REQUIREMENT			
Percentage - 15% minus building footprint and areas used for outdoor storage or loading.			
In s.f.	10,622	5,187	15,809 s.f.
LANDSCAPE PROVIDED			
In s.f.	15,625	12,488	28,113 s.f.
SETBACKS			
Building	Landscape		
Front - 20' ave., 15' min.	15'		
Interior Side - 6'	6'		
Rear - 6'	6'		

SITE PLAN GENERAL NOTES

- PCC/ACC PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- EVCS W/ EVSE PROVIDED.
- EV CAPABLE. EVSE CONDUIT STUB FOR FUTURE EV ONLY.
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%, SEE CIVIL FOR GRADING PLAN
- PROPERTY LINE
- 26' OR 30' WIDE FIRE LANE FIRE DEPT STANDARD

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY
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. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
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 W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

HPA architecture 43 Years

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irvine, ca
92612
tel: 949•863•1770
email: hpa@hparchs.com

Owner:

THE CONCO COMPANIES

514 Commercial Circle
Concord, CA 94520

Project:

DAHLIA ST.

13502 Dahlia St.
Fontana, CA 92337

Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: MASTER SITE PLAN

Project Number:	20548
Drawn by:	KT
Date:	01/03/2024
Revision:	
1ST SUBMITTAL	07/03/23
2ND SUBMITTAL	01/03/24

Sheet:

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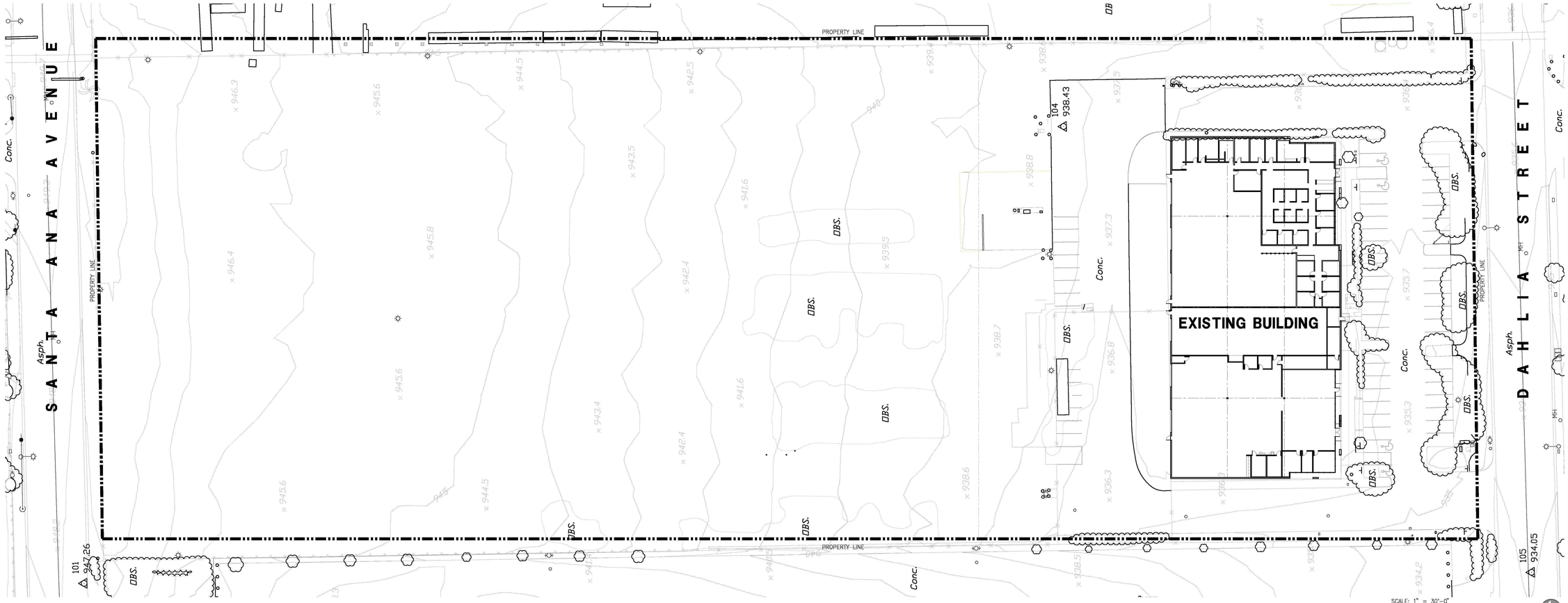

EXISTING CONDITIONS (A)
scale: 1"=30'-0"

SCALE: 1" = 30'-0"
0 30' 60' 90'

TRUE NORTH

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

Title: EXISTING CONDITIONS

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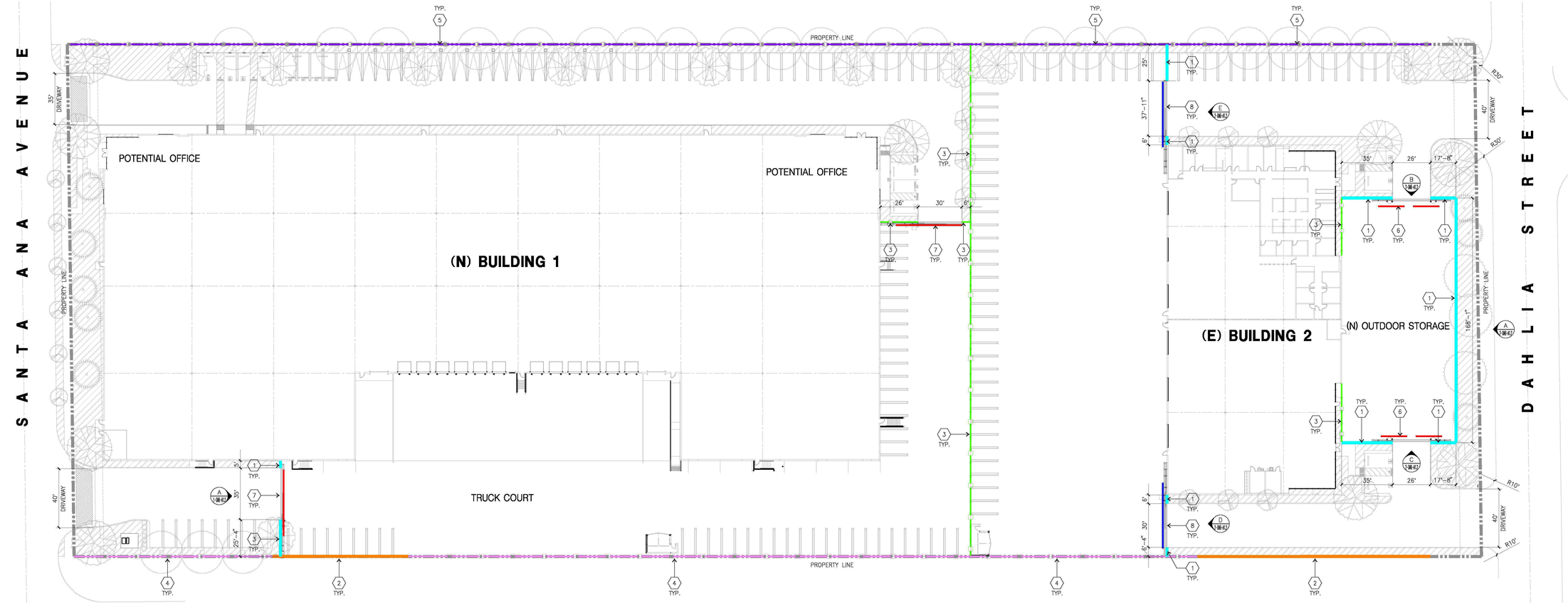

MASTER SITE PLAN scale: 1"=30'-0" (A)

SCALE: 1" = 30'-0"

0 30' 60' 90'

TRUE NORTH

LEGEND

SITE PLAN KEYNOTES

1. (N) 12' H CONCRETE SCREEN WALL
2. (E) CONCRETE SCREEN WALL TO REMAIN
3. (N) 8'H TUBE STEEL FENCE
4. (E) TUBE STEEL FENCE TO REMAIN
5. (E) CHAIN LINK FENCE TO REMAIN
6. (N) 8' H TUBE STEEL BIPARTING GATE
7. (N) 8' H TELESCOPING GATE
8. (E) TUBE STEEL GATES TO REMAIN

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Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: FENCING / SCREENING

Project Number:	20548
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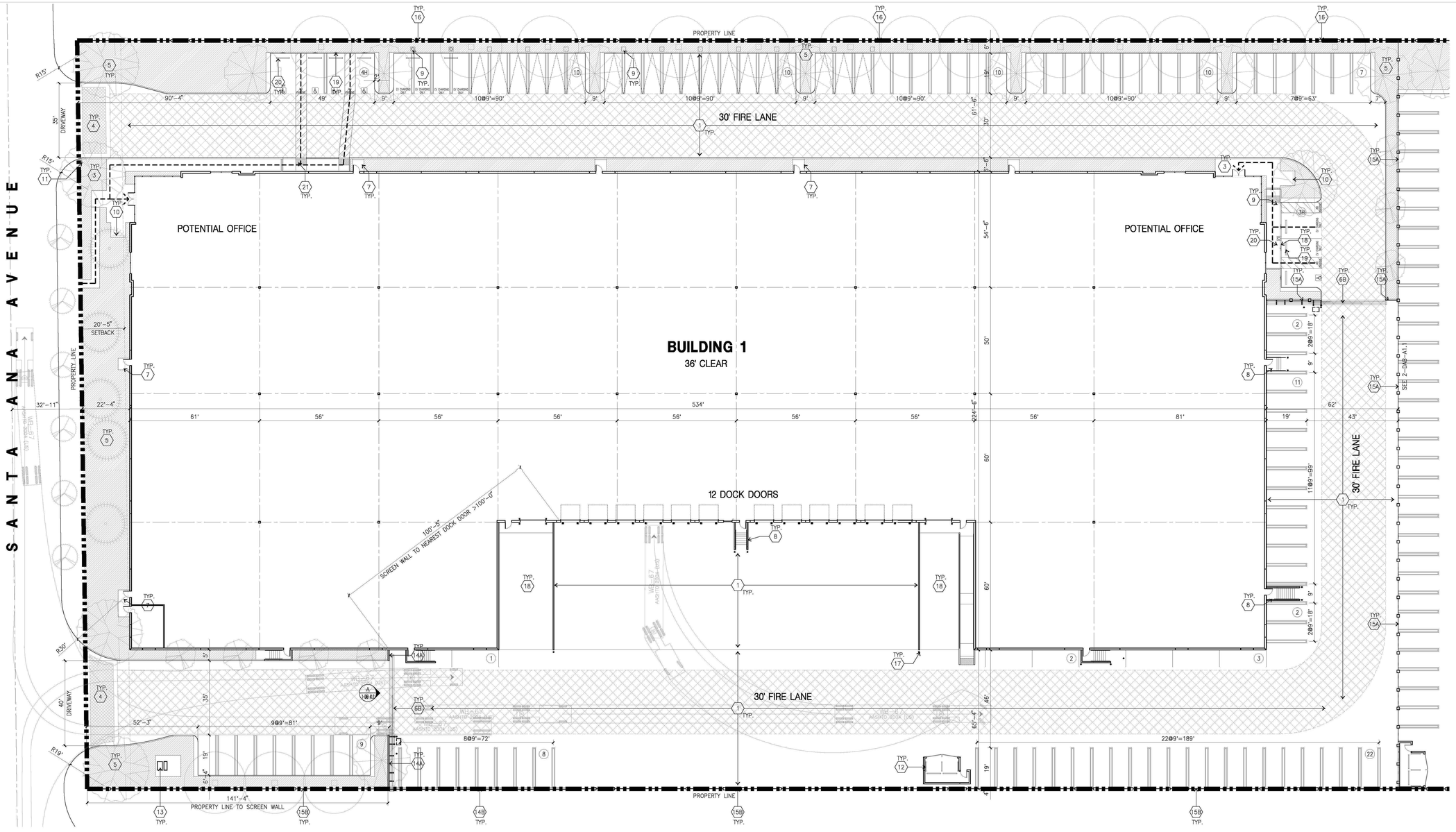

OVERALL SITE PLAN
scale: 1"=20'-0"

SCALE: 1" = 20'-0"
0 20' 40' 60'
TRUE NORTH

SITE PLAN KEYNOTES

1. PAVING PER CIVIL. SEE "C" DRAWINGS.
2. NOT USED.
3. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
5. LANDSCAPE. NOTED BY SHADING. SEE "L" DWGS.
6A. (N) 8' H BIPARTING METAL GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
6B. (N) 8' H METAL TELESCOPING GATE W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
6C. (E) TUBE STEEL GATES TO REMAIN.
7. 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. EXTERIOR CONC. STAIR.
9. 2'x2' CONCRETE PAD FOR EV CHARGER.
10. BIKE RACK.
11. ACCESSIBLE ENTRY SIGN
12. TRASH ENCLOSURE PER CITY STANDARD. SEE H/DAB-A4.1.
13. TRASH ENCLOSURE PER CITY STANDARD. SEE H/DAB-A4.1.
13. PROPOSED TRANSFORMER LOCATION.
14. (N) 12'H CONCRETE TILT-UP SCREEN WALL.
14. (E) CONCRETE TILT-UP SCREEN WALL TO REMAIN.
15. (N) 8'H TUBE STEEL FENCE. SEE C/DAB-A4.1.
15. (E) TUBE STEEL FENCE TO REMAIN.
16. (E) CHAIN LINK FENCE TO REMAIN.
17. 42"H CONCRETE FILLED GUARD POST. 6"DIA. U.N.O.
18. CONCRETE RAMP W/ 42"H CONCRETE WALL.
19. ACCESSIBLE PARKING STALL SIGN.
20. PRE-CAST CONCRETE WHEEL STOP.

SITE PLAN GENERAL NOTES

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2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
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SITE PLAN GENERAL NOTES

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- STANDARD PARKING STALL (9' X 19')
- EVCS W/ EVSE PROVIDED.
- EV CAPABLE. EVSE CONDUIT STUB FOR FUTURE EV ONLY.
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN
- PROPERTY LINE
- 26' OR 30' WIDE FIRE LANE FIRE DEPT STANDARD

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

Title: OVERALL SITE PLAN

Project Number:	20548
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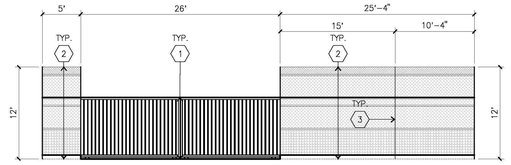

SCREEN WALL ELEVATION (A)
scale: 1/8" = 1'-0"

KEYNOTES - SCREENWALL

1. 8'H METAL GATES WITH 2"X4" PERIMETER FRAME AND HORIZONTAL SUPPORT. PROVIDE 1" SQUARE VERTICAL MEMBER AT 4" O.C TYPICAL. PRIME AND PAINT GATE BLACK.
2. 12" H CONCRETE TIL-UP SCREEN WALL PAINTED BOTH SIDES, TYPICAL SEE "S" DWG FOR THICKNESS.
3. PANEL JOINT. SEE "S" DRAWINGS.

GENERAL NOTES - SCREENWALL

A. CONTRACTOR TO VERIFY ALL GRADES W/ CURRENT "C" PLAN & VERIFY SITE CONDITIONS. VERIFY ALL TYP. TOP OF WALL HEIGHT(T.O.W.) & FINISH SURFACE GRADE.

B. PROVIDE 2" DIA. P.V.C. WEEP HOLES @ 8' O.C. IN SCREEN WALLS @ GRADE LEVEL ON TRUCK SIDE.

C. CONTRACTOR TO PROVIDE WATER-PROOFING MEMBER TO SCREEN WALL AT ALL RETAINING/ BERMING CONDITIONS. PROVIDE WATERPROOFING @ HIGHSIDE OF WALL ONLY. CONTRACTOR TO SUBMIT WATERPROOFING SPECIFICATION TO ARCHITECT PRIOR TO INSTALETION.

D. NOT USED.

E. GATE MANUFACTURER TO PROVIDE DETAILING OF GATES TO WITHSTAND 130 MPH. WINDS, EXPOSURE "C" AND VERIFY ALL DIMENSIONS, DETAILS AND SITE CONDITION W/ CONTRACTOR.

F. ALL GATES TO BE WALL BRACED. SUB-CONTRCTOR TO SUBMIT SHOP DRAWING TO ARCHITECT TO PRIOR TO INSTALLATION.

G. CONTRACTOR TO VERIFY ALL CIVIL AND STRUCTURAL DRAWINGS FOR SCREEN-WALL HEIGHT.

COLOR SCHEDULE

1	2	3
SHERWIN WILLIAMS SW 7067 CITY SCAPE	SHERWIN WILLIAMS SW 7064 PASSIVE	SHERWIN WILLIAMS SW 7066 GRAY MATTERS

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Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: SCREEN WALL ELEVATIONS

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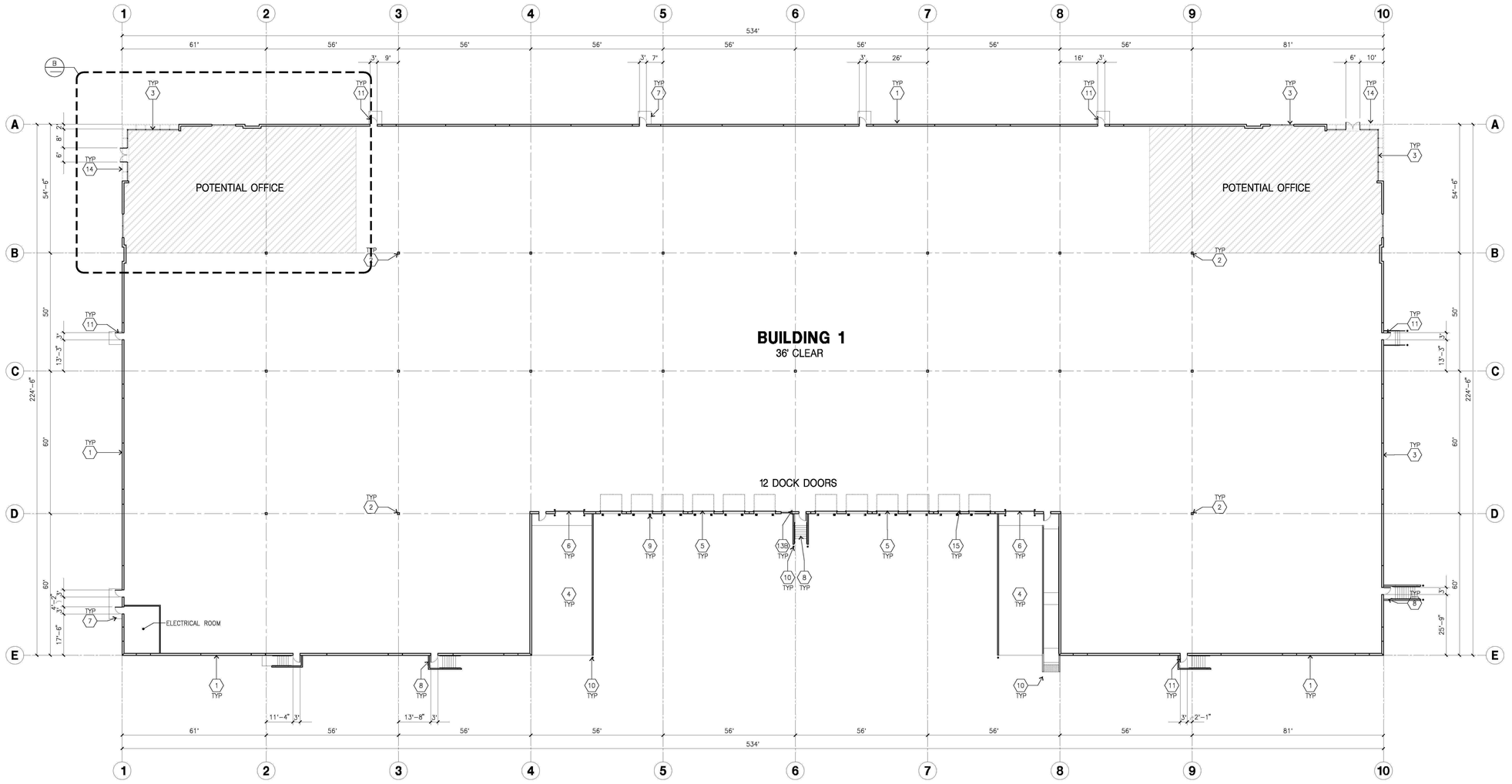
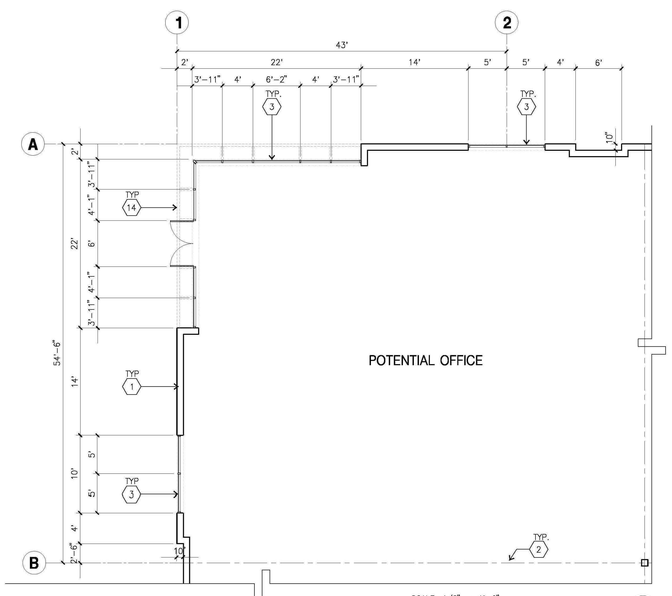


OVERALL FLOOR PLAN (A) scale: 1"=20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60' TRUE NORTH



ENLARGED FLOOR PLAN (B) scale: 1/8" = 1'-0"

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

0 8' 16' 24' TRUE NORTH

KEYNOTES - FLOOR PLAN

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. 9'-0" X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE.
6. 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. EXTERIOR CONCRETE STAIR
9. DOCK DOOR BUMPER
10. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
11. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE
13A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
13B. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER.
13C. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN.
14. PAINTED I-BEAM CANOPY
15. Z GUARD
16. LONG TERM BICYCLE PARKING.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 125' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.

2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.

3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.

5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS.

6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.

7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.

8. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD.

9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.

10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.

11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.

13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5

14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW,

15. PROVIDE FIRE EXTINGUISHERS PER FIRE MARSHALL

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT.

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-1R-96
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VIQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLENE, CURING COMPOUND, OR RELEASE AGENTS.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
12. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER
13. 10' POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
14. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000,BURKE EPOXY INJECTION RESIN OR EQUAL.
15. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
16. MM-80 AT SPEED BAY ONLY

NOTE:
ALL FIRE RISER AND UNPROTECTED ROOF DRAIN TO RECEIVE TO PROTECTIVE BOLLARDS.

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THE CONCO COMPANIES

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Concord, CA 94520

Project:

DAHLIA ST.

13502 Dahlia St.
Fontana, CA 92337

Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN

Project Number:	20548
Drawn by:	KT
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Revision:	
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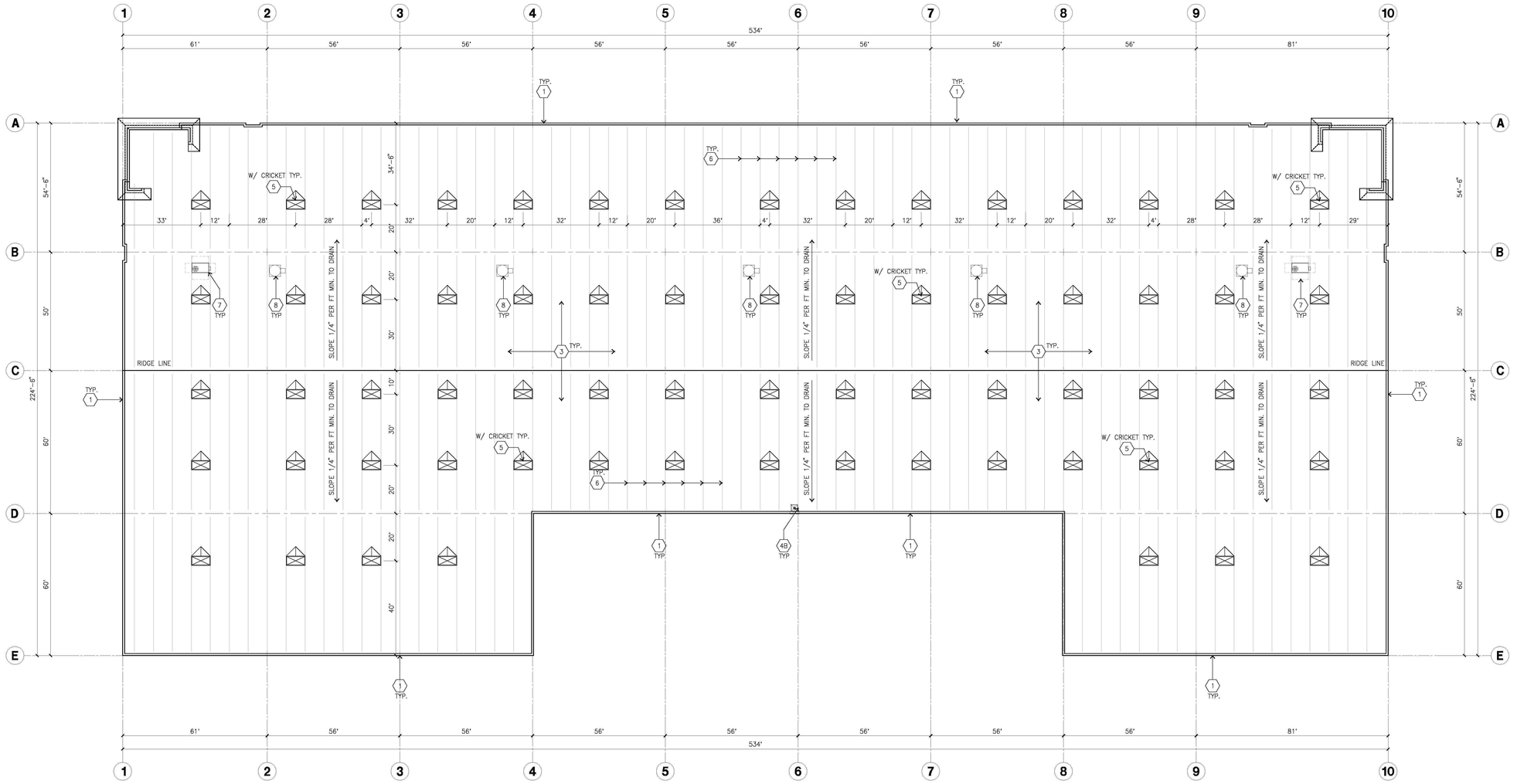

OVERALL ROOF PLAN

scale: 1"=20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60'

TRUE NORTH

ROOF PLAN GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)

B. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.

C. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.

D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.

E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS

F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.

G. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.

H. ALL SKYLIGHTS TO BE DESIGNED FOR 110 M.P.H., EXPOSURE "C" W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.

I. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.

J. NOT USED

K. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).

L. BUILT UP ROOFING TO BE DESIGNED FOR I 90 AND TO BE A U.L. CLASS A ROOF. FLASHING: 6AF TYPE 5MB MOPPED AP SHEET, U.L. TYPE 63 BUR.

M. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.

N. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET

O. ALL SKY LIGHTS AND EQUIPMENT SHOULD HAVE A CRICKET.

P. NOT USED

Q. WHITE SCRIM FOIL INSULATION UNDER ENTIRE ROOF DECK (ADD ALTERNATE)

R. NOT USED

S. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS

T. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.

U. NOT USED

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET.
2. NOT USED.
3. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING. MALARKEY (1) BASE SHEET OF #515, #2 PLIES OF #506 (PLY VI, 6) AND (1) CAP SHEET #502. PROVIDE FM I-90 FASTENING PATTERN FOR BASE SHEET. (5) ROWS OF FASTENERS. AND ALL MASTIC SHALL BE COATED WHITE. 3 COURSE BASE FLASHING ON THE PARAPETS WHERE REGLET/COUNTER FLASHING IS USED. SBS MODIFIED SHEETS ON THE PANEL JOINTS. 10 YEARS NO DOLLAR LIMIT WARRANTY AND 10 YEARS LABOR GUARANTEE
4A. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
4B. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
4C. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN.
5. SKYLIGHT WITH CRICKET
6. STRUCTURAL JOIST
7. MECHANICAL RTU LOCATION PROPOSED
8. MECHANICAL EXHAUST FAN PROPOSED LOCATION

ROOF LEGEND

4' X 8' CURB MOUNTED SKYLIGHT

BUILDING PARAPET LINE

SKYLIGHT CALCULATIONS

PROJECT:
CLEAR HEIGHT IN WAREHOUSE AREA = 36' CLEAR AT 6" FROM COLUMN LINE D

BURGLAR BARS: YES

PROVIDED

SKYLIGHT REQUIRED 2 % 2,144 S.F. (67 EA.)
SKYLIGHT PROVIDED 2 % 2,144 S.F. (67 EA.)

BUILDING FOOTPRINT = 107,199 S.F.

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Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL ROOF PLAN

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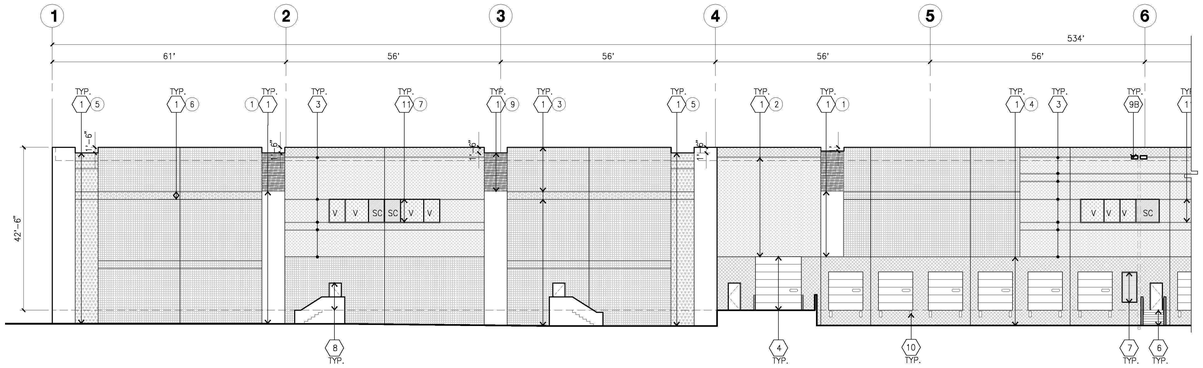
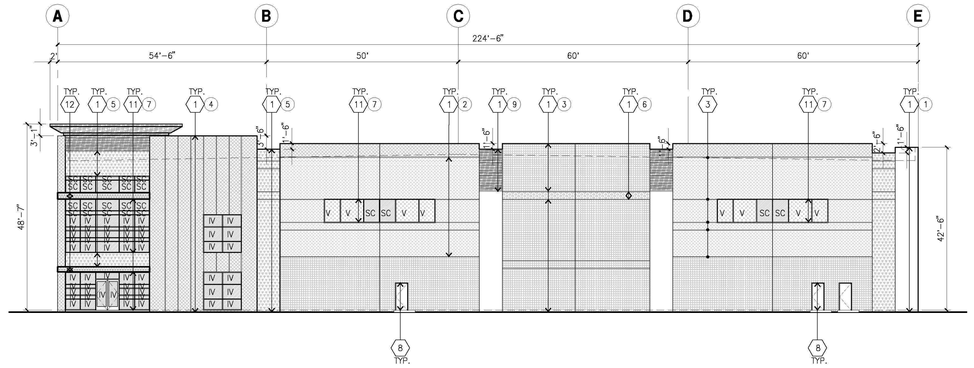
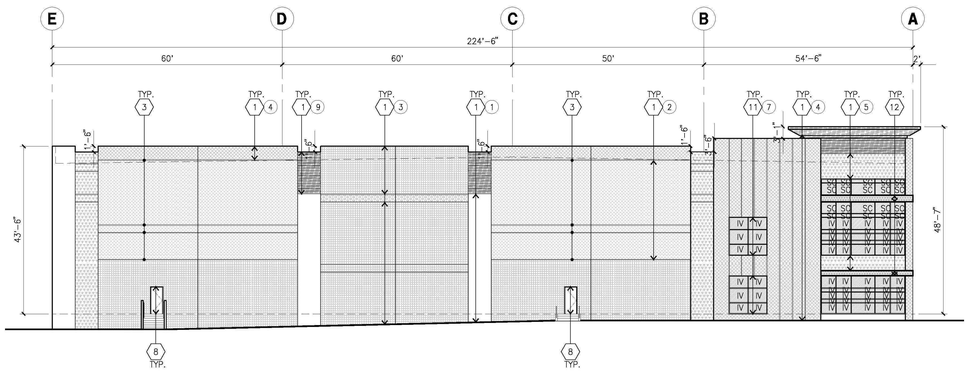


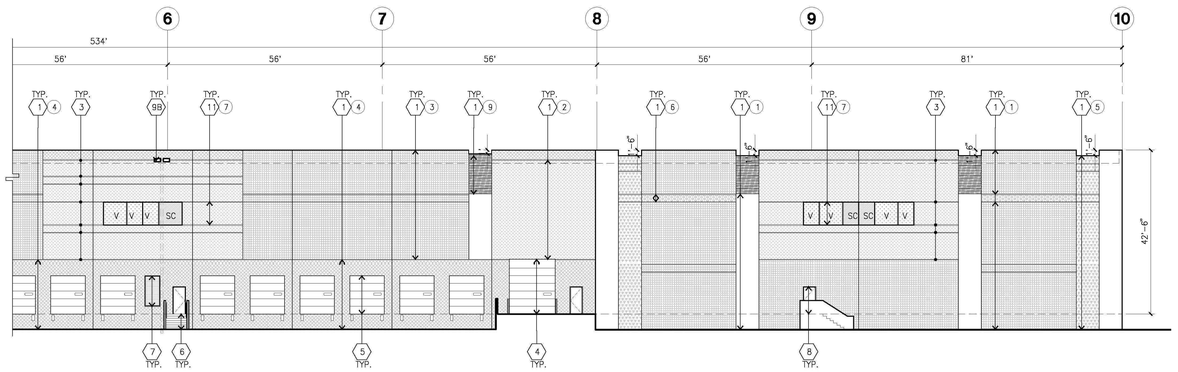
WEST ELEVATION (B)
scale:1/16" = 1'-0"



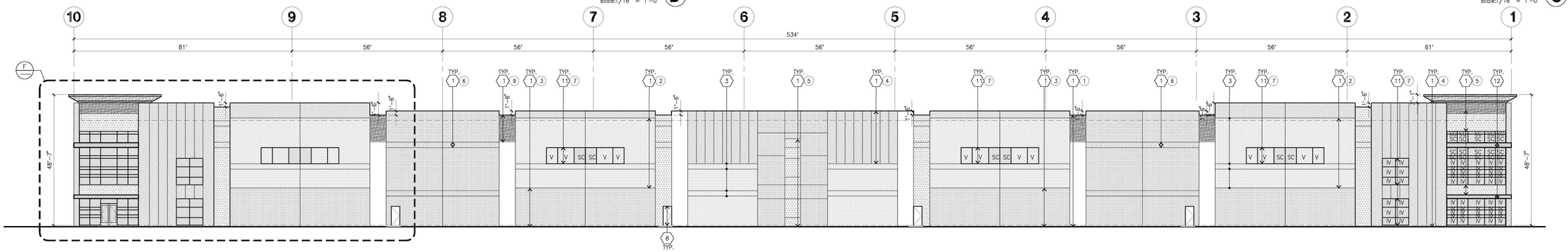
NORTH ELEVATION (A)
scale:1/16" = 1'-0"



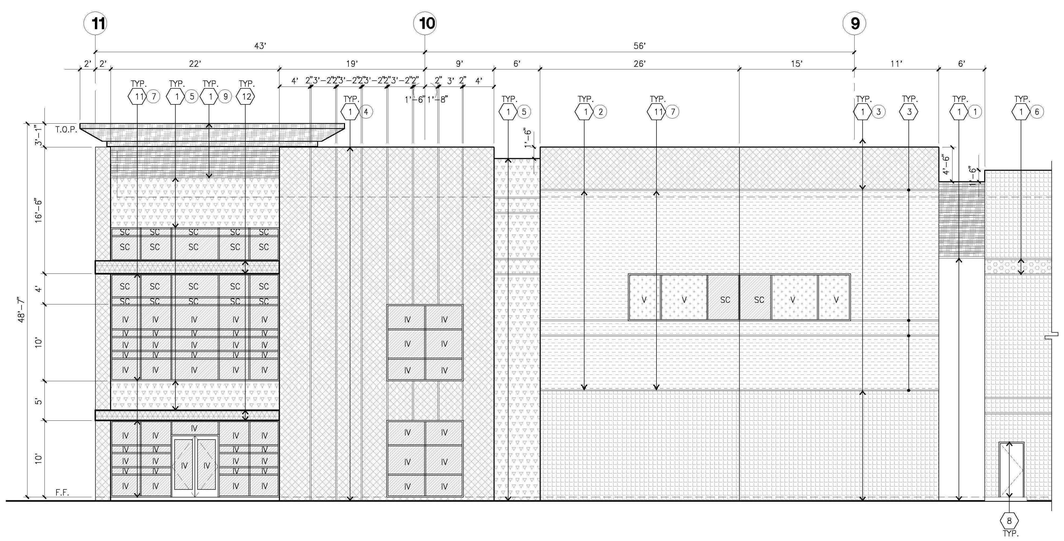
SOUTH ELEVATION (D)
scale:1/16" = 1'-0"



WEST ELEVATION (CONT.) (C)
scale:1/16" = 1'-0"



EAST ELEVATION (E)
scale:1/16" = 1'-0"



ENLARGED EAST ELEVATION (F)
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. 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.
7. METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
8. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
10. DOCK BUMPER
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. PAINTED I-BEAM CANOPY

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. EL.= TOP OF PARAPET ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

GLAZING LEGEND

ALL GLAZING TO BE TEMPERED GLASS.

IV — INSULATED VISION GLASS
SC — SPANDREL GLASS WITH CONCRETE BEHIND
V — SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" **VISTACOOL PACIFICA** + 1/4" **SOLARBAN 60** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.21** VLT: **26%**
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" **VISTACOOL PACIFICA** WITH **WARM GRAY** OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **VISTACOOL PACIFICA**

MULLIONS : **ANODIZED CLEAR.**

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7006 (257-C1) EXTRA WHITE
2	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7064 (236-C1) PASSIVE
3	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7066 (236-C3) GRAY MATTERS
4	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7067 (236-C5) CITYSCAPE
5	CONCRETE TILT-UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7068 (236-C6) GRIZZLE GRAY
6	CONCRETE TILT-UP PANEL	PAINT BRAND	CONCO GREEN
7	GLAZING/MULLIONS	COLOR	CLEAR GLAZING WITH CLEAR ANODIZED ALUMINUM MULLIONS
8	METAL CANOPY	PAINT BRAND	PPG PITT-TECH PLUS EP DTM FULL GLOSS - PAINTED SHERWIN WILLIAMS SW 7006 (257-C1) EXTRA WHITE
9	ALUMINUM PANEL		

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Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: ELEVATIONS

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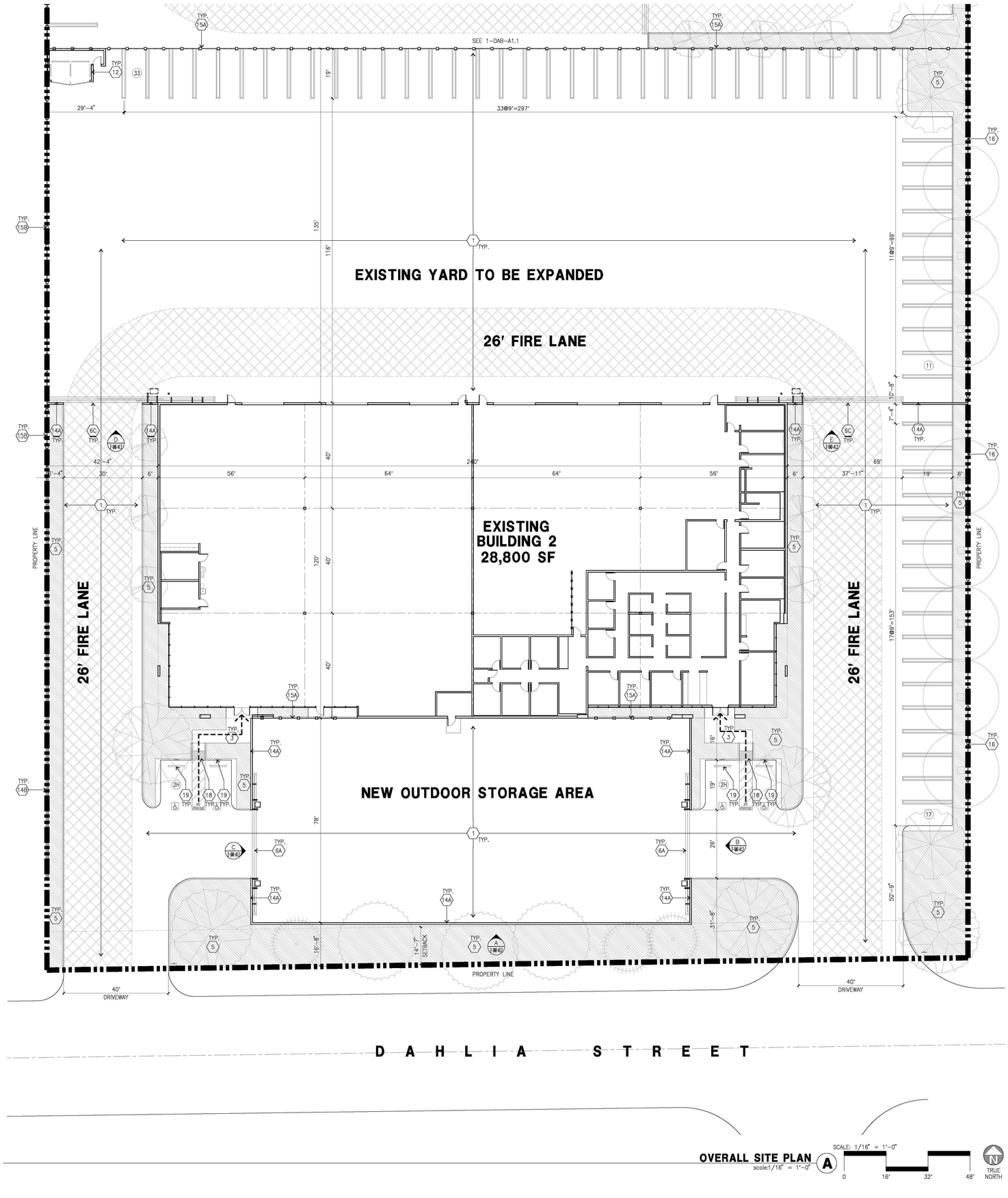

OVERALL SITE PLAN (A) scale:1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

0 16' 32' 48'

TRUE NORTH

SITE PLAN KEYNOTES

1. PAVING PER CIVIL. SEE "C" DRAWINGS.
2. NOT USED.
3. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
5. LANDSCAPE. NOTED BY SHADING. SEE "L" DWGS.
6A. (N) 8' H BIPARTING METAL GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
6B. (N) 8' H METAL TELESCOPING GATE W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
6C. (E) TUBE STEEL GATES TO REMAIN.
7. 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. EXTERIOR CONC. STAIR.
9. 2'x2' CONCRETE PAD FOR EV CHARGER.
10. BIKE RACK.
11. ACCESSIBLE ENTRY SIGN
12. TRASH ENCLOSURE PER CITY STANDARD. SEE H/DAB-A4.1.
13. PROPOSED TRANSFORMER LOCATION.
4A. (N) 12'H CONCRETE TILT-UP SCREEN WALL.
4B. (E) CONCRETE TILT-UP SCREEN WALL TO REMAIN.
5A. (N) 8'H TUBE STEEL FENCE. SEE C/DAB-A4.1.
5B. (E) TUBE STEEL FENCE TO REMAIN.
16. (E) CHAIN LINK FENCE TO REMAIN.
17. 42"H CONCRETE FILLED GUARD POST. 6"DIA. U.N.O.
18. CONCRETE RAMP W/ 42"H CONCRETE WALL.
19. ACCESSIBLE PARKING STALL SIGN.
20. PRE-CAST CONCRETE WHEEL STOP.
21. TRUNCATED DOME.

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY
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. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
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 STAKING 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 W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE
17. ALL DIMENSIONS ON THE EXISTING ELEMENTS ARE FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL AS-BUILT CONDITIONS. VERIFY IN FIELD ALL EXISTING CONDITIONS.

SITE PLAN GENERAL NOTES

- PCC/ACC PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- EVCS W/ EVSE PROVIDED.
- EV CAPABLE. EVSE CONDUIT STUB FOR FUTURE EV ONLY.
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN
- PROPERTY LINE
- 26' OR 30' WIDE FIRE LANE FIRE DEPT STANDARD

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Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL SITE PLAN

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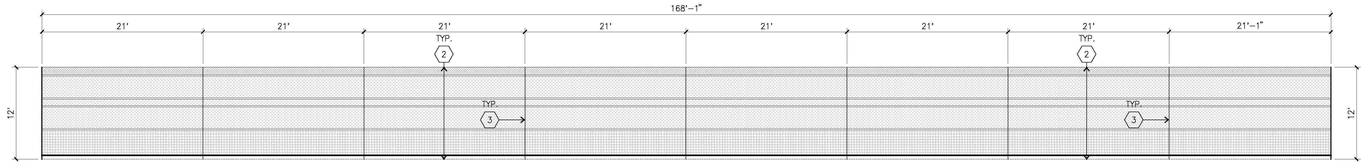


SCREEN WALL ELEVATION A
scale: 1/8" = 1'-0"

KEYNOTES - SCREENWALL

1. 8'H METAL GATES WITH 2"X4" PERIMETER FRAME AND HORIZONTAL SUPPORT. PROVIDE 1" SQUARE VERTICAL MEMBER AT 4' O.C TYPICAL. PRIME AND PAINT GATE BLACK.
2. 12' H CONCRETE TIL-UP SCREEN WALL PAINTED BOTH SIDES, TYPICAL SEE "S" DWG FOR THICKNESS.
3. PANEL JOINT. SEE "S" DRAWINGS.

GENERAL NOTES - SCREENWALL

A. CONTRACTOR TO VERIFY ALL GRADES W/ CURRENT "C" PLAN & VERIFY SITE CONDITIONS. VERIFY ALL TYP. TOP OF WALL HEIGHT(T.O.W.) & FINISH SURFACE GRADE.

B. PROVIDE 2" DIA. P.V.C. WEEP HOLES @ 8' O.C. IN SCREEN WALLS @ GRADE LEVEL ON TRUCK SIDE.

C. CONTRACTOR TO PROVIDE WATER-PROOFING MEMBER TO SCREEN WALL AT ALL RETAINING/ BERMING CONDITIONS. PROVIDE WATERPROOFING @ HIGHSIDE OF WALL ONLY. CONTRACTOR TO SUBMIT WATERPROOFING SPECIFICATION TO ARCHITECT PRIOR TO INSTALETION.

D. NOT USED.

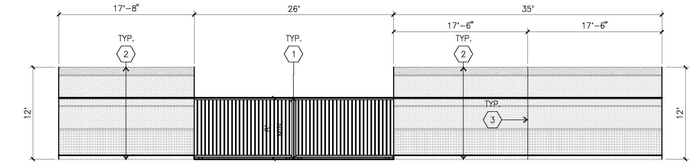
E. GATE MANUFACTURER TO PROVIDE DETAILING OF GATES TO WITHSTAND 130 MPH. WINDS, EXPOSURE "C" AND VERIFY ALL DIMENSIONS, DETAILS AND SITE CONDITION W/ CONTRACTOR.

F. ALL GATES TO BE WALL BRACED. SUB-CONTRCTOR TO SUBMIT SHOP DRAWING TO ARCHITECT TO PRIOR TO INSTALLATION.

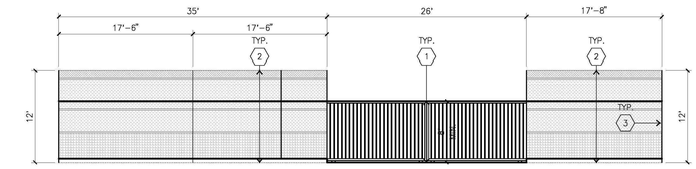
G. CONTRACTOR TO VERIFY ALL CIVIL AND STRUCTURAL DRAWINGS FOR SCREEN-WALL HEIGHT.

COLOR SCHEDULE

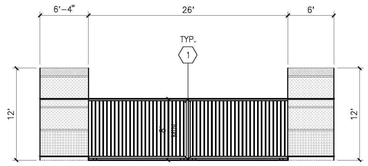
1	2	3
SHERWIN WILLIAMS SW 7067 CITY SCAPE	SHERWIN WILLIAMS SW 7064 PASSIVE	SHERWIN WILLIAMS SW 7066 GRAY MATTERS



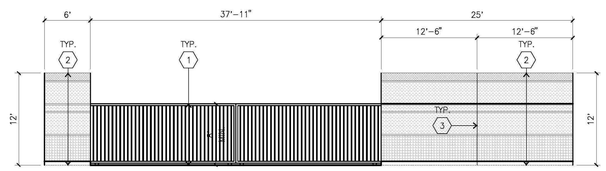
SCREEN WALL ELEVATION B
scale: 1/8" = 1'-0"



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



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



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

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Concord, CA 94520

Project:

DAHLIA ST.

13502 Dahlia St.
Fontana, CA 92337

Consultants:

Civil:	ALLARD ENGR
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: Screen Wall Elevations

Project Number:	20548
Drawn by:	KT
Date:	01/03/2024

Revision:

1ST SUBMITTAL	07/03/23
2ND SUBMITTAL	01/03/24

Sheet:

2-DAB-A1.2



OVERALL FLOOR PLAN

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

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

0 8' 16' 24'

TRUE NORTH

KEYNOTES - FLOOR PLAN

1. (E) BUILDING WALL TO REMAIN.
2. (E) STRUCTURAL STEEL COLUMN TO REMAIN.
3. (E) STOREFRONT SYSTEM TO REMAIN.
4. (E) OVERHEAD DOOR TO REMAIN.
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
6. (E) SOFFIT LINE ABOVE.
7. (E) WALL TO BE DEMOLISHED
8. (E) DOOR TO REMAIN.
9. (N) DRINKING FOUNTAINS.

DEMOLITION LEGEND

- - - - - - - - EXISTING WALL TO BE DEMOLISHED.

———————— EXISTING WALL TO REMAIN.

GENERAL NOTES - FLOOR PLAN

1. SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. ALL DIMENSIONS AND PLAN LAYOUT FORA LL EXISTING ELEMENTS ARE FOR REFERENCE ONLY AND DO NOT REPRESENT ANY ACTUAL AS-BUILT CONDITIONS.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD.
5. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
6. ALL EXISTING EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN.
7. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
8. EACH EXISTING EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
9. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5
10. PROVIDE FIRE EXTINGUISHERS PER FIRE MARSHALL.
11. ALL DIMENSIONS ON THE EXISTING ELEMENTS ARE FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL AS-BUILT CONDITIONS. VERIFY IN FIELD ALL EXISTING CONDITIONS.

HPA architecture 43 Years

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Title: OVERALL FLOOR PLAN

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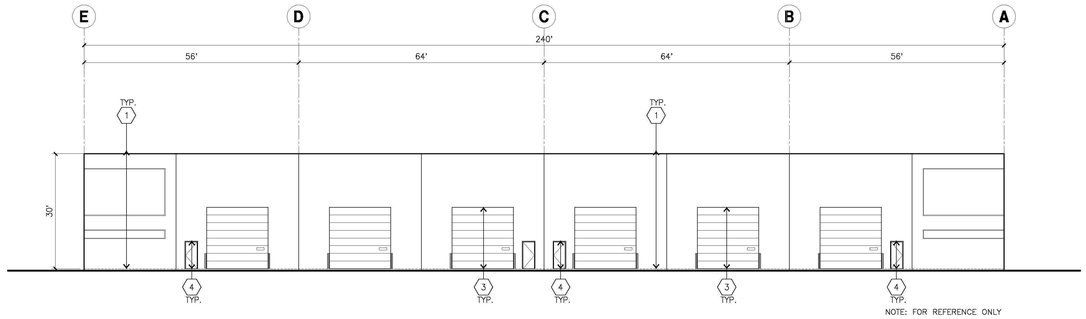
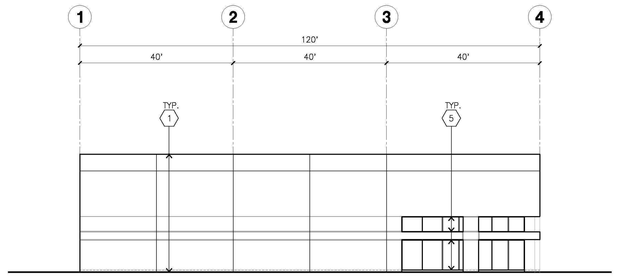
2-DAB-A2.1



NOTE: FOR REFERENCE ONLY

EXISTING NORTH ELEVATION A
scale:1/16" = 1'-0"



NOTE: FOR REFERENCE ONLY

EXISTING WEST ELEVATION B
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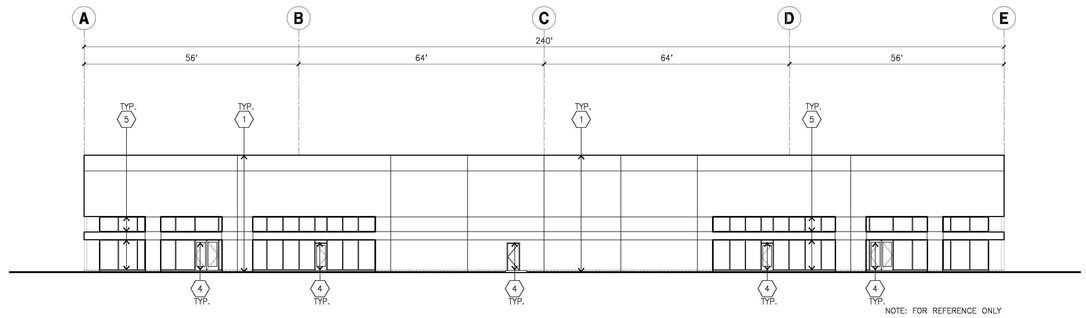
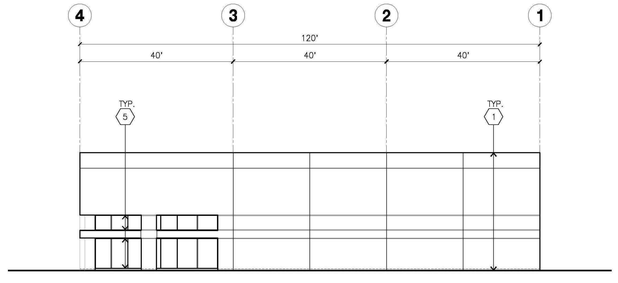


NOTE: FOR REFERENCE ONLY

EXISTING SOUTH ELEVATION C
scale:1/16" = 1'-0"



NOTE: FOR REFERENCE ONLY

EXISTING EAST ELEVATION D
scale:1/16" = 1'-0"

KEYNOTES - ELEVATIONS

1. (E) CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. (E) PANEL JOINT.
3. (E) PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. (E) OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. (E) OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. (E) 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.
7. (E) METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
8. (E) 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. (E) EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
10. (E) DOCK BUMPER
11. (E) ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. (E) Ppainted I-BEAM CANOPY

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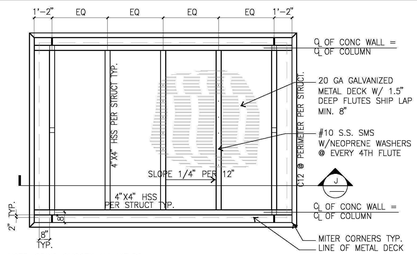
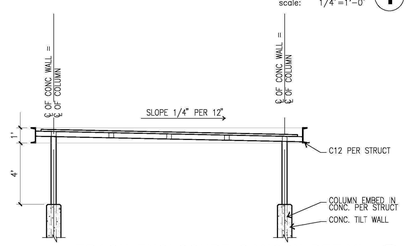
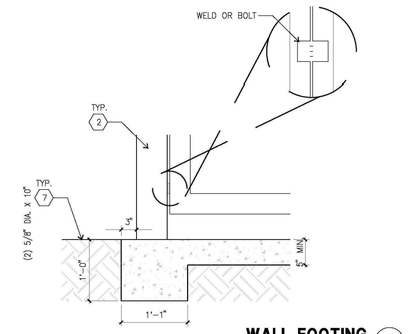


NOTE: GRIND SMOOTH ALL WELDS
PRIME AND PAINT ALL HSS TO MATCH FIELD PAINT

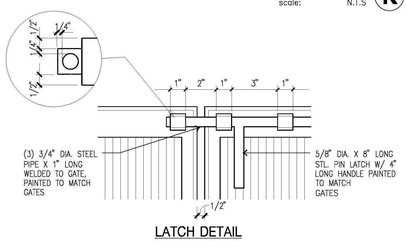
TRASH ENCLOSURE PLAN (I)
scale: 1/4"=1'-0"



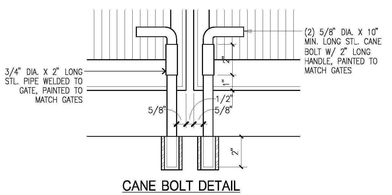
TRASH ENCLOSURE CANOPY DETAIL (J)
scale: 1/4"=1'-0"



WALL FOOTING (K)
scale: N.T.S

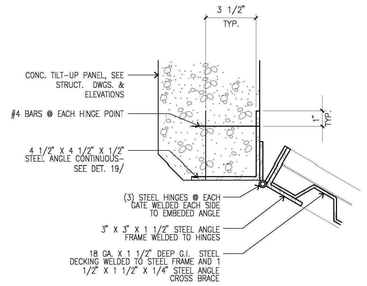


LATCH DETAIL



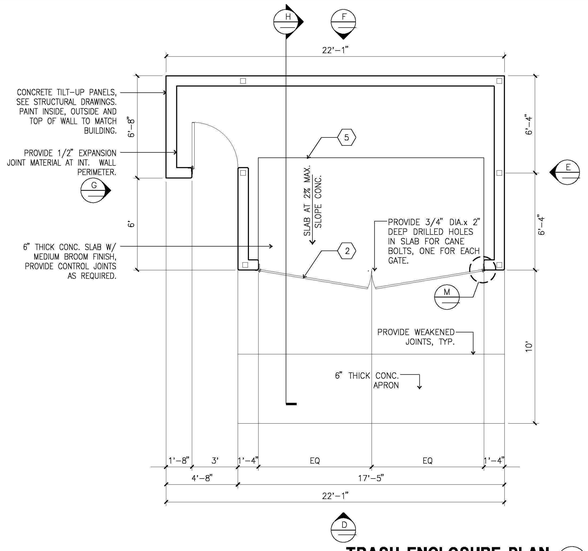
CANE BOLT DETAIL

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

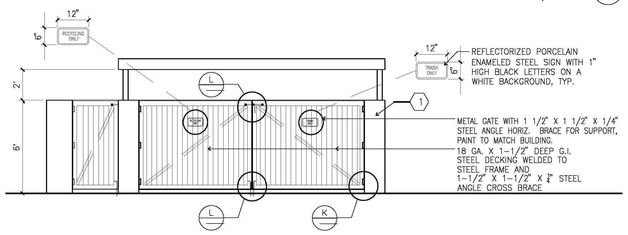


NOTES:
1. PAINT ALL METAL TO MATCH ENCLOSURE PER SPECIFICATIONS. UNLESS OTHERWISE NOTED ON ELEVATIONS

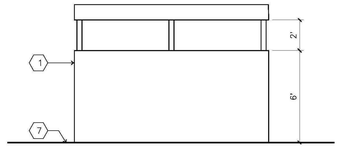
TRASH ENCLOSURE GATE AND HINGE (M)
scale: 3" = 1'-0"



TRASH ENCLOSURE PLAN (C)
scale: 1/4"=1'-0"



TRASH ENCLOSURE ELEVATION (D)
scale: 1/4"=1'-0"



TRASH ENCLOSURE ELEVATION (E)
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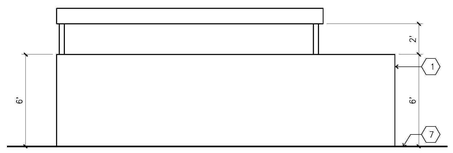

TRASH ENCLOSURE ELEVATION (F)
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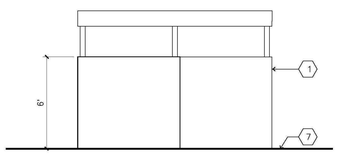
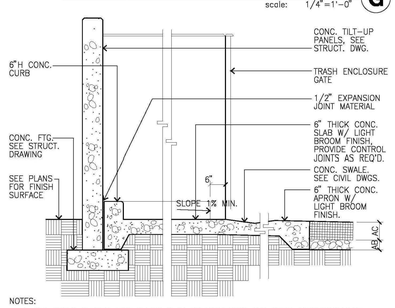


TRASH ENCLOSURE ELEVATION (G)
scale: 1/4"=1'-0"

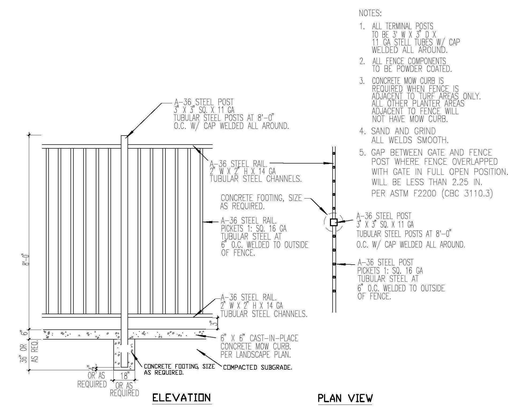


NOTES:
1. SEE SOILS REPORT FOR BELOW SLAB PREPARATIONS AND STEEL REINFORCEMENT RECOMMENDATIONS.

TRASH ENCLOSURE SECTION (H)
scale: 1/4"=1'-0"

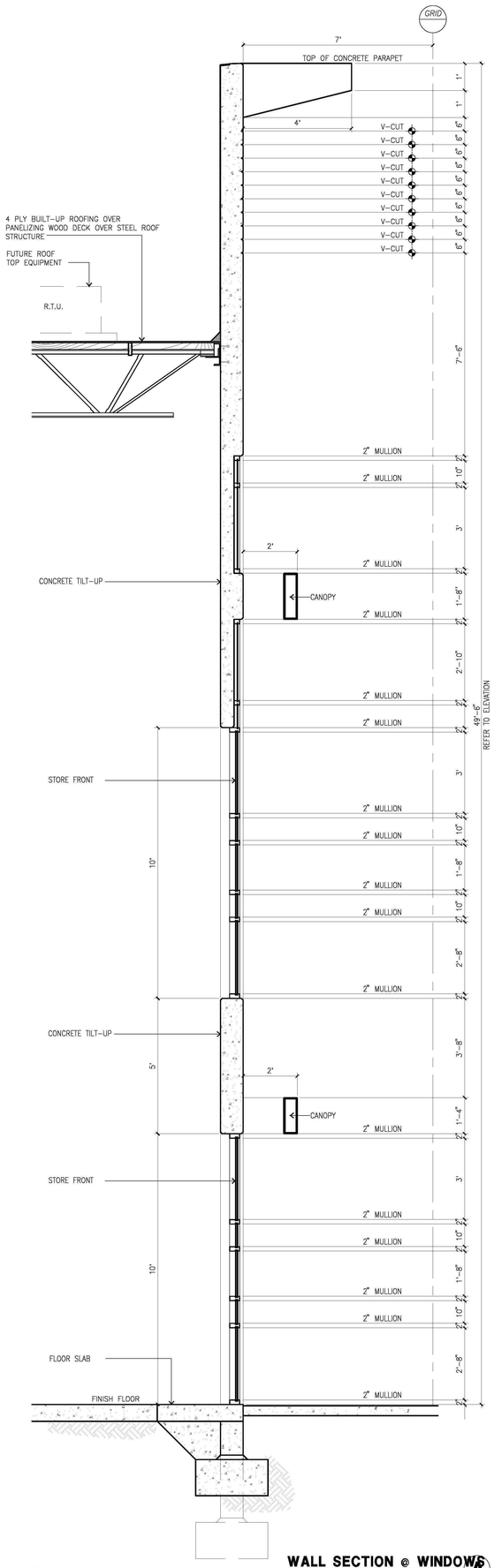
KEYNOTES - TRASH ENCLOSURE

1. EXTERIOR COLOR AND FINISH TO MATCH BUILDING
2. DOUBLE SWING METAL GATES.
3. CONCRETE FILLED GUARD POST 6" DIA U.N.O. 42" H. SEE 9/AD.1 FOR DETAILS.
4. NOT USED.
5. 6" H CONCRETE CURB.
6. 22GA. SOLID VIEW OBSTRUCTING METAL DECORATIVE PANELS. THE PANELS NEEDS TO BE SOLID AND CAN NOT HAVE GAPS OR OPENING THAT ALLOW ANYONE TO SEE INTO THE ENCLOSURE.
7. FINISH SURFACE.
8. STEEL CANE BOLT W/ SLEEVE, LOCATED ON OUTSIDE OF ONE GATE. (TYPICAL EA. SIDE)
9. HEAVY DUTY STEEL HINGE. (TYPICAL EA. GATE)
10. HEAVY DUTY SLIDE BOLT. (TYPICAL EA. GATE)



NOTES:
1. ALL TERMINAL POSTS TO BE 3" W X 2" H X 11 GA STEEL TUBES W/ CAP WELDED ALL AROUND.
2. ALL FENCE COMPONENTS TO BE POWDER COATED.
3. CONCRETE MOW CURB IS REQUIRED WHEN FENCE IS ADJACENT TO TURF AREAS ONLY. ANY OTHER PLANTER AREAS ADJACENT TO FENCE WILL NOT HAVE MOW CURB.
4. SAND AND GRIND ALL WELDS SMOOTH.
5. GAP BETWEEN GATE AND FENCE POST WHERE FENCE OVERLAPPED WITH GATE IN FULL OPEN POSITION, WILL BE LESS THAN 2.25 IN. PER ASTM F2200 (CBC 3110.3)

METAL FENCE DETAIL (B)
scale: N.T.S



WALL SECTION @ WINDOWS (A)
scale: 1/2"=1'-0"

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Title: DETAILS

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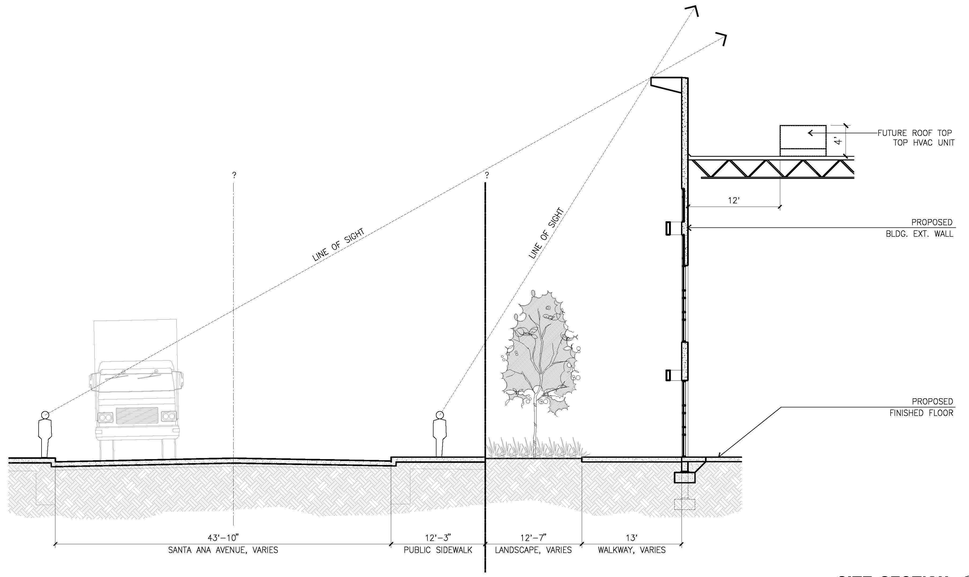
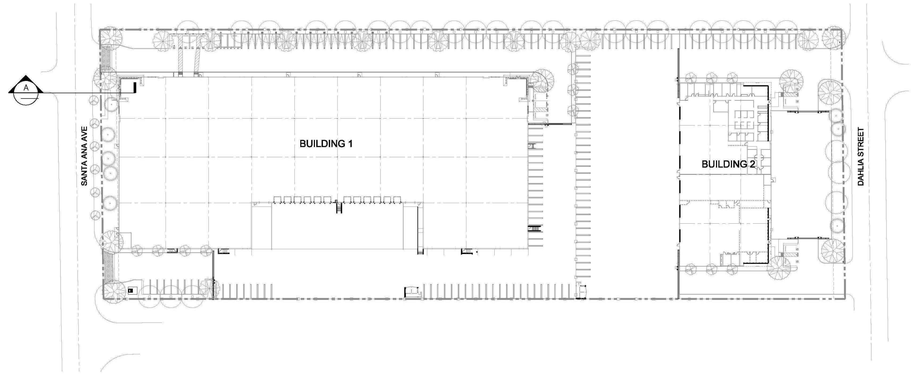
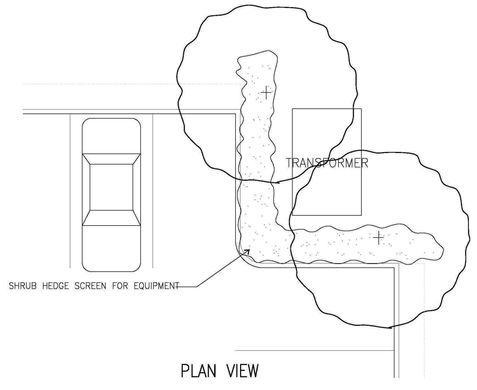


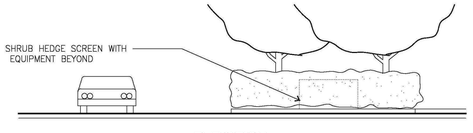
SITE SECTION A
scale: 1/8" = 1'-0"

KEYMAP





PLAN VIEW



ELEVATION

GROUND MOUNTED EQUIPMENT SCREENING, TYP. B
scale: N.T.S.

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Fire Protection:	-
Soils Engineer:	-

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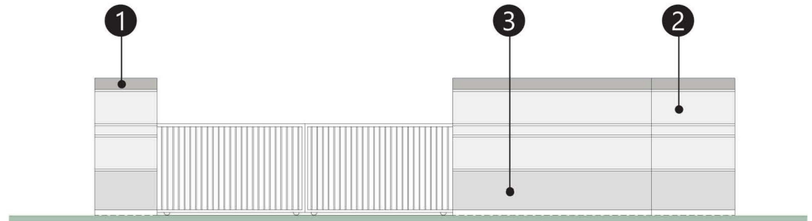
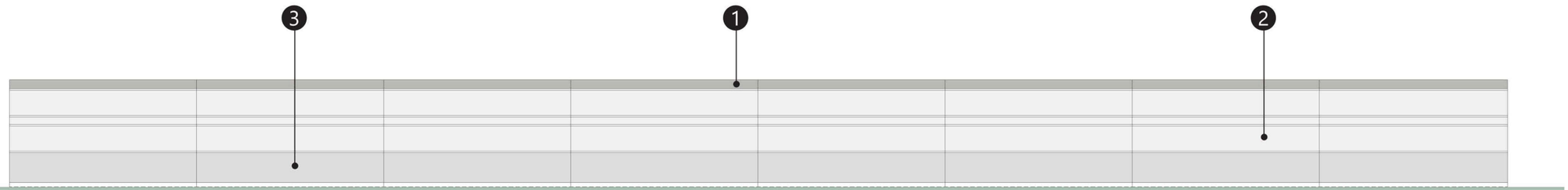
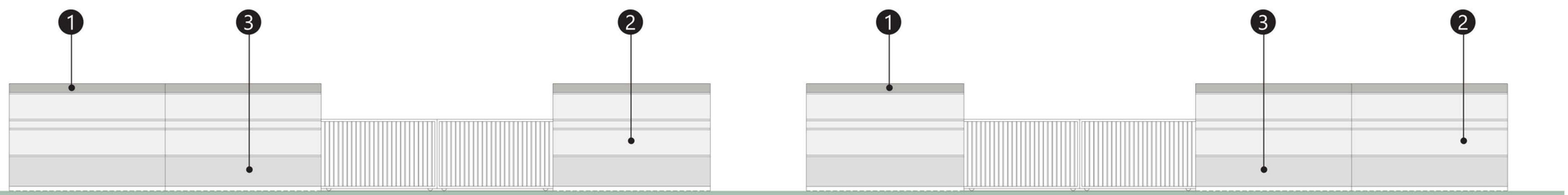


SCREEN WALL ELEVATION - BUILDING 1



SCREEN WALL ELEVATION - BUILDING 2



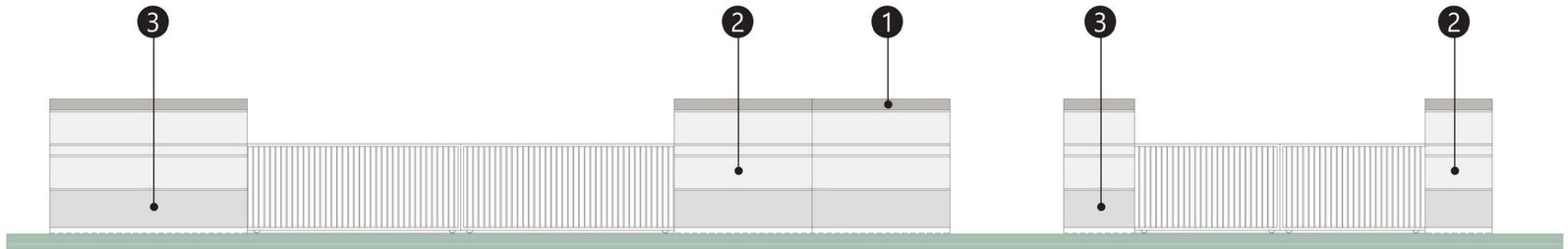
SCREEN WALL ELEVATION - BUILDING 2

SCREEN WALL ELEVATION - BUILDING 2

1 SHERWIN-WILLIAMS SW7067 CITYSCAPE 236-C5

2 SHERWIN-WILLIAMS SW7064 PASSIVE 236-C1

3 SHERWIN-WILLIAMS SW7066 GRAY MATTERS 236-C3



SCREEN WALL ELEVATION - BUILDING 2

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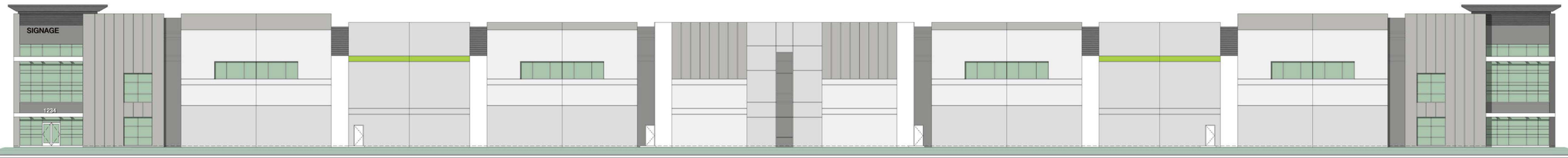
Conceptual Elevations & Material Board - Screen wall

SANTA ANA AVENUE

City of Fontana, California #20548 | 01. 03. 2024

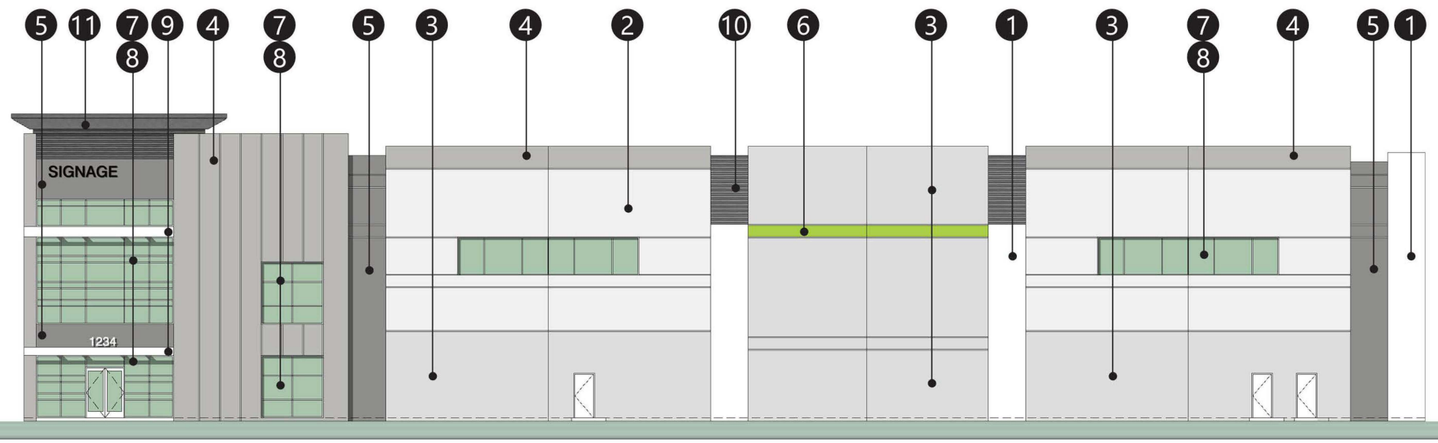


East Elevation



West Elevation

1	2	3	4	5	6	7	8	9	10	11
SHERWIN-WILLIAMS SW7006 EXTRA WHITE 257-C1	SHERWIN-WILLIAMS SW7064 PASSIVE 236-C1	SHERWIN-WILLIAMS SW7066 GRAY MATTERS 236-C3	SHERWIN-WILLIAMS SW7067 CITYSCAPE 236-C5	SHERWIN-WILLIAMS SW7068 GRIZZLE GRAY 236-C6	CONCO GREEN	CLEAR GLAZING	CLEAR ANODIZED MULLIONS	PPG PITT-TECH PLUS EP DTM @METAL CANOPY W/ COLOR P1	METAL SIDING COLOR TO MATCH #5 PROFILE TBD	METAL PANEL COLOR TO MATCH #5 FLAT PANEL



Enlarged View of North Elevation

Conceptual Elevations & Material Board - 36ft Clear

DAHLIA ST.

City of Fontana, California #20548 | 02. 02. 2024