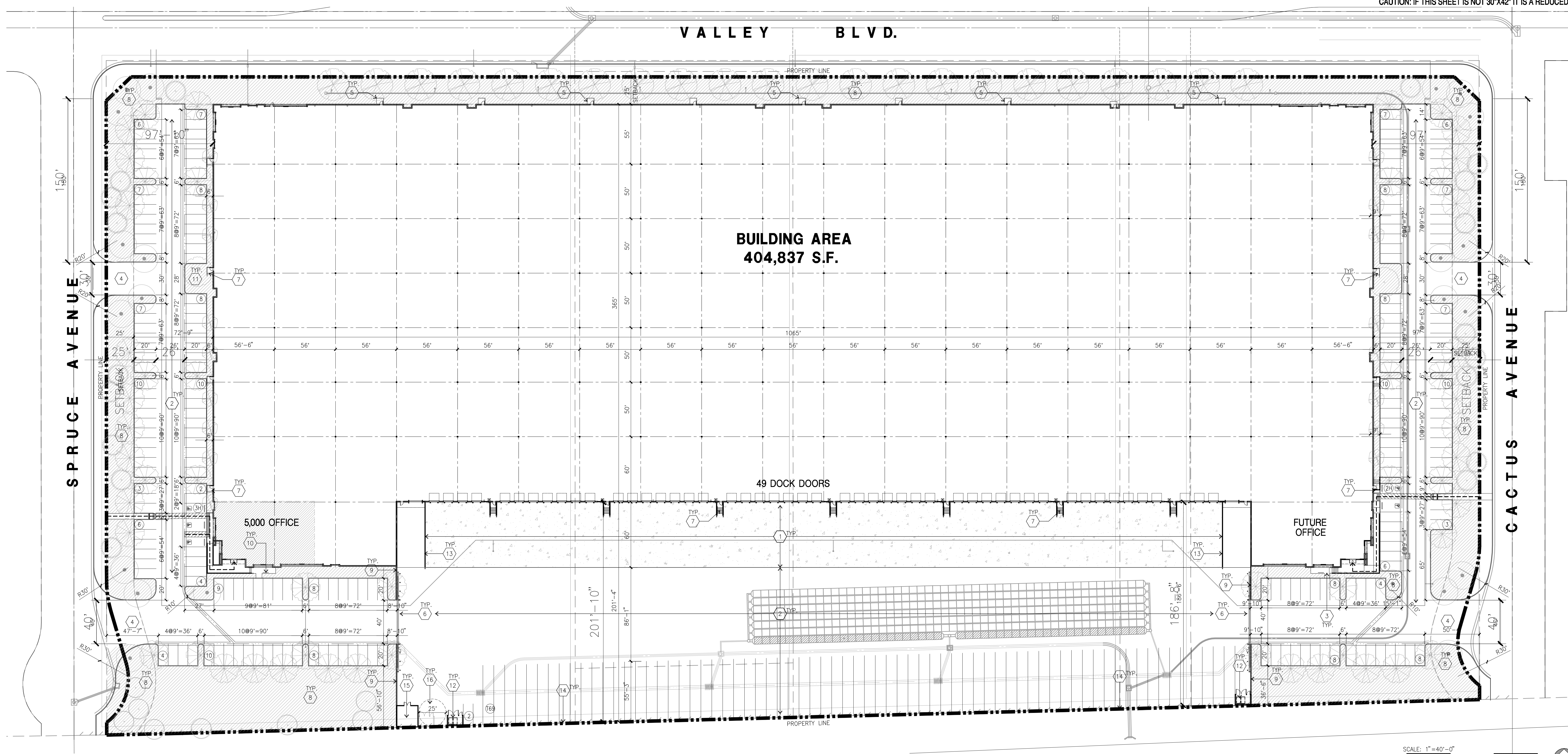




TITLE COMMITMENT NO. NCS-795485-A-ONT1 (TR1): Legal Description

SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

THE WEST 1/2 OF LOT 343, ACCORDING TO THE MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY; PROPERTY HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF THE RIALTO IRRIGATION DISTRICT.

EXCEPTING THEREFROM THE EAST 200 FEET.

ALSO EXCEPT THAT PORTION DEEDED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 4, 1965, IN BOOK 6342, PAGE 946, OFFICIAL RECORDS.

NOTE: AREAS AND DISTANCES COMPUTED TO THE CENTERS OF ALL ADJOINING STREETS.

PARCEL 2

THAT PORTION OF FARM LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH TO THE SOUTHEAST CORNER THEREOF; THENCE WEST 360 FEET; THENCE NORTH TO THE NORTH LINE OF SAID LOT; THENCE EAST 360 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WEST 65 FEET.

ALSO EXCEPT THAT PORTION DEEDED TO THE STATE BY DEED RECORDED MAY 3, 1965, IN BOOK 6382, PAGE 694, OFFICIAL RECORDS.

NOTE: AREAS AND DISTANCES COMPUTED TO CENTERS OF ALL ADJOINING STREETS

APH: 0253-251-01-0-000 (AFFECTS PARCEL 1)
0253-251-07-0-000 (AFFECTS PARCEL 2)

TITLE COMMITMENT NO. NCS-795485-ONT1 (TR2): Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 200 FEET OF THE WEST 1/2 OF LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED DATED FEBRUARY 10, 1965 AND RECORDED JULY 1, 1965, IN BOOK 6422, PAGE 891, OFFICIAL RECORDS.

NOTE: AREAS AND DISTANCES ARE MEASURED TO THE CENTER OF ADJOINING STREETS.

APH: 0253-251-02-0-000

TITLE COMMITMENT NO. NCS-795485-B-ONT1 (TR3): Legal Description

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 1/2 OF LOT 343, ACCORDING TO MAP OF SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

EXCEPT THEREFROM THE EAST 360 FEET THEREOF.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 9, 1965, IN BOOK 6367, PAGE 672, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 OF LOT 343; THENCE ALONG THE SOUTH LINE OF SAID LOT 343, NORTH 89° 31' 58" EAST 269.81 FEET TO THE WEST LINE OF THE EAST 360 FEET OF SAID EAST 1/2 OF LOT 343; THENCE ALONG SAID WEST LINE NORTH 0° 31' 53" WEST 34.51 FEET; THENCE SOUTH 88° 02' 30" WEST 269.89 FEET TO THE WEST LINE OF SAID EAST 1/2, DISTANT ALONG SAID WEST LINE NORTH 0° 31' 49" WEST 27.49 FEET FROM THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE SOUTH 0° 31' 49" EAST 27.49 FEET TO THE POINT OF BEGINNING.

NOTE: THE AREA AND DISTANCE OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.

PARCEL 2:

THE WEST 65 FEET OF THE EAST 360 FEET OF LOT 343, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED MARCH 23, 1965 IN BOOK 6355, PAGE 7, OF OFFICIAL RECORDS.

NOTE: THE AREA AND DISTANCE OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.

APH: 0253-251-03-0-000 (AFFECTS PARCEL 1)
APH: 0253-251-04-0-000 (AFFECTS PARCEL 2)

Property Owner(s)

KIMO INVESTMENT CORP.
22867 IRONBARK DRIVE
DIAMOND BAR, CA 91765

JOHN D. HOOK AND PEGGY L. HOOK
105 S. EL CAMINO REAL
SAN CLEMENTE, CA 92672

HASSAN A. HASSAN AND IBRAHIM HASSAN
10231 S. BROOKHURST STREET
ANAHEIM, CA 92804

Zoning

ZONING DESIGNATION - GATEWAY SPECIFIC PLAN
INDUSTRIAL PARK (I-P)

Applicant

PDC OC/IE LPV, LLC
20411 SW BIRCH STREET, SUITE 200
NEWPORT BEACH, CA 92660
TEL: (949) 296-2969
CONTACT: MICHAEL SZEMORE

Applicant's Representative

HPA INC.
18831 BARDEEN AVE. SUITE 100
IRVINE, CA 92612
TEL: (949) 862-2125
FAX: (949) 862-0851
CONTACT: JOCELYN WAN

Assessor's Parcel Number

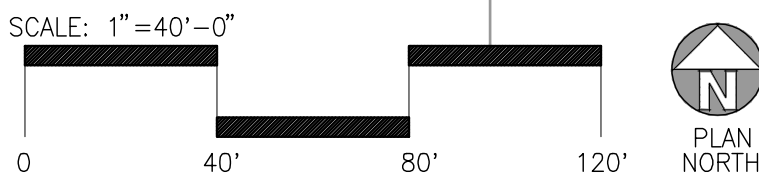
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PROJECT DATA

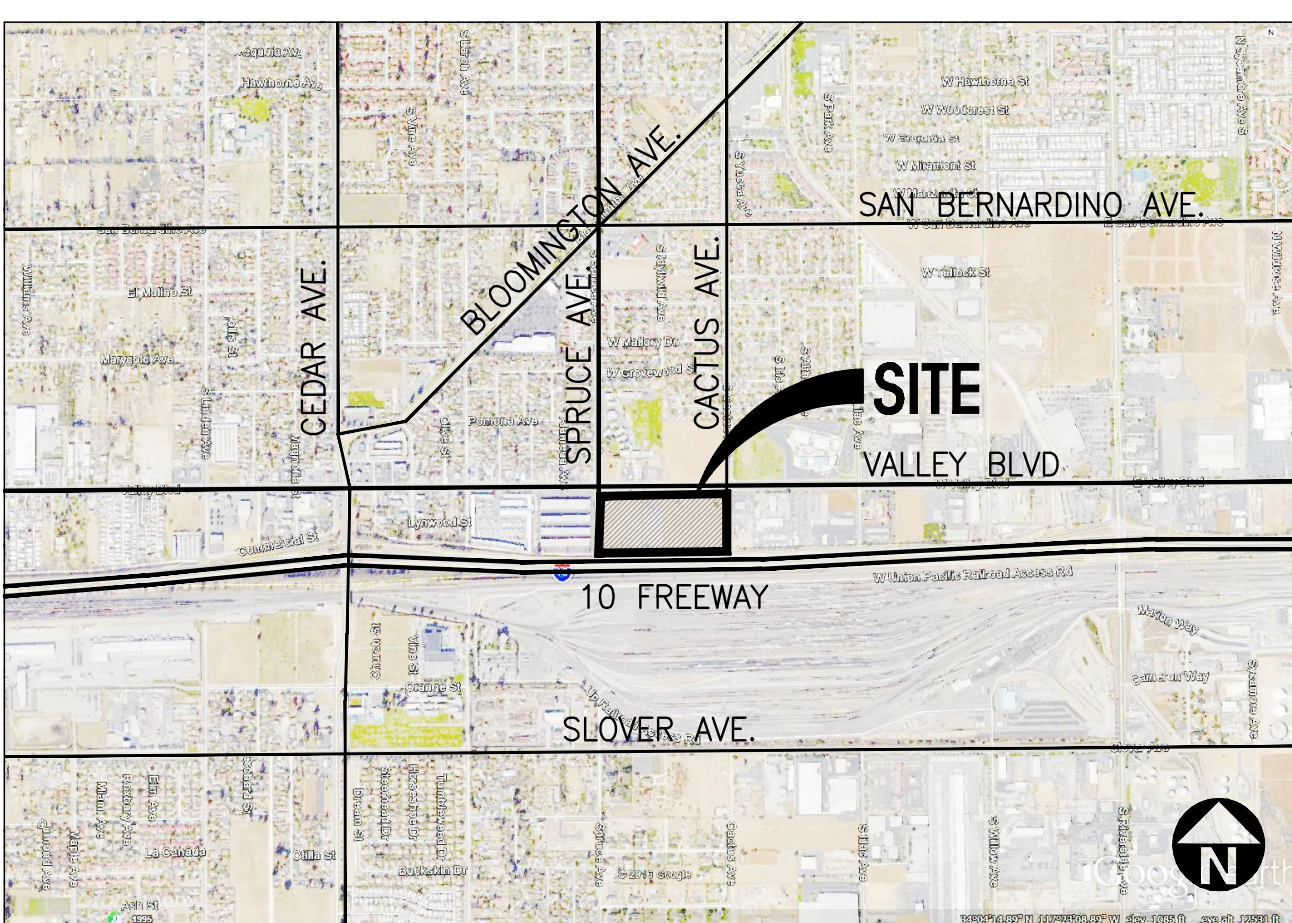
SITE AREA	
In s.f.	736,753 s.f.
In acres	16.9 ac
BUILDING AREA	
Office	5,000 s.f.
Warehouse	399,837 s.f.
TOTAL	404,837 s.f.
COVERAGE	
54.9% s.f.	
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	20 stalls
Whse: 1st 10k @ 1/1,000 s.f.	10 stalls
above 10k @ 1/2,000 s.f.	195 stalls
TOTAL	225 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	220 stalls
Handicap (9' x 20')	5 stalls
TOTAL	225 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	69 stalls
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 35' (variance required)	
LANDSCAPE REQUIREMENT	
Percentage -	10%
In s.f.	73,675 s.f.
LANDSCAPE PROVIDED	
Percentage -	12.4%
In s.f.	91,026
SETBACKS	
Valley Blvd. - 25' (Major Arterial)	
Spruce Ave. - 25' (Collector St.)	
Cactus Ave. - 25' (Collector St.)	
Side / Rear - 0	
ZONING ORDINANCE FOR CITY	
Zoning Designation - Gateway Specific Plan	
Industrial Park (I-P)	

OVERALL SITE PLAN

scale: 1"=40'-0"



VICINITY MAP



SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONC. PAVEMENT.
- PORTLAND CEMENT CONCRETE (PCC) PAVING.
- CONCRETE WALKWAY
- DRIVEWAY APRONS TO BE CONSTRUCTED PER "I" DRAWINGS.
- 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. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 8" H. PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- EXTERIOR CONC. STAIR.
- LANDSCAPE. SEE "I" DWGS.
- CONCRETE TILT-UP SCREEN WALL
- BIKE RACK.
- APPROXIMATE LOCATION OF TRANSFORMER.
- TRASH ENCLOSURE PER CITY STANDARD.
- RAMP WALL, SEE SHEET A2.1 - OVERALL FLOOR PLAN.
- 8" H. TUBE STEEL FENCE PAINTED TO BLACK.
- PUMP HOUSE.
- BREAK TANK PAD.

SITE LEGEND

- LANDSCAPED AREA
- PORTLAND CEMENT CONCRETE (PCC) PAVING
- CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' x 20')
- HANDICAP PARKING STALL (9' x 20')
- PROPERTY LINE



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92612
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fax: 949-863-0851
email: hpa@hparchs.com

Owner:

PDC OC/IE LPV, LLC

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tel: (949) 296-2969
fax: (949) 868-6125

Project:

Valley Blvd & Spruce Ave.

Rialto, CA

Consultants:

CIVIL Thienes Eng.
STRUCTURAL
MECHANICAL
PLUMBING Hunter Landscape
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: Overall Site Plan

Project Number: 16053

Drawn by: JW

Date: 10/10/2017

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DAB-A1.1



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STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE Hunter Landscape
FIRE PROTECTION
SOILS ENGINEER

Title: Overall Floor Plan

Project Number: 16053
Drawn by: JW
Date: 10/10/2017
Revision:

Sheet:

DAB-A2.1

KETNOTES - 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 EXTERIOR CONCRETE STAIR
- 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" - 1/2" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 12' X 16' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
- 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
- 13 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 14 I-BEAM CANOPY
- 15 2 GUARD

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE SAFETY YELLOW TO 12' A.F.F. AND WHITE UP TO UNDERSIDE OF ROOF STRUCTURE. ALL OVP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD-4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. 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.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/A4.1 OFFICE SECTION.

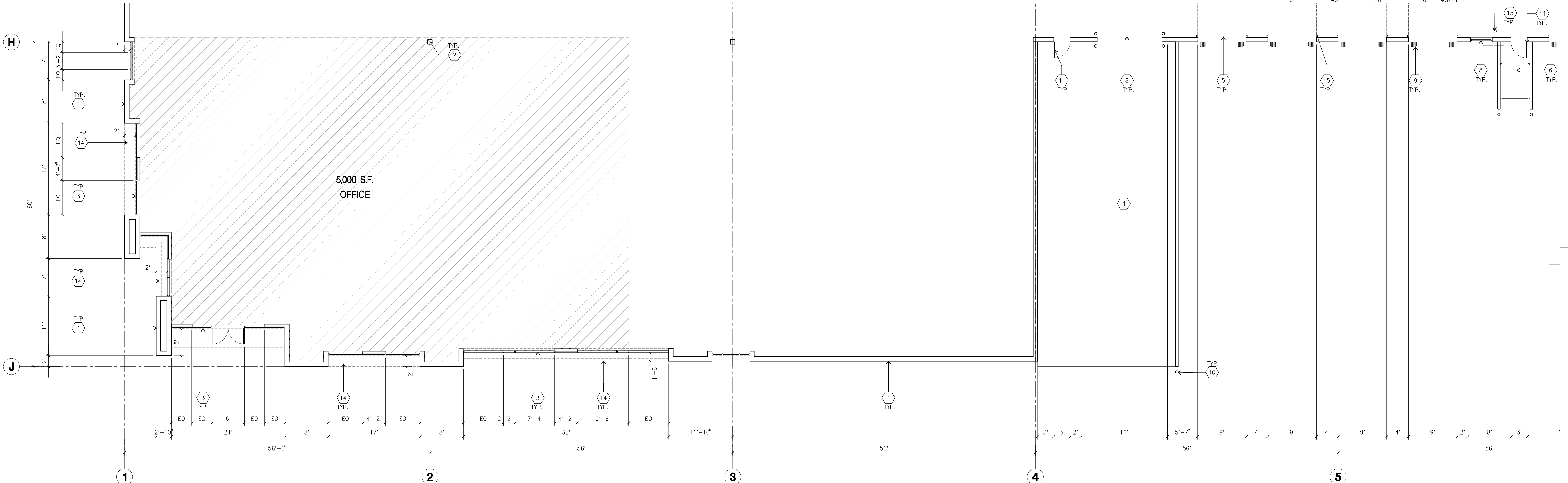
OVERALL FLOOR PLAN

scale: 1"=40'-0"

SCALE: 1" = 40'-0"



0 40' 80' 120'



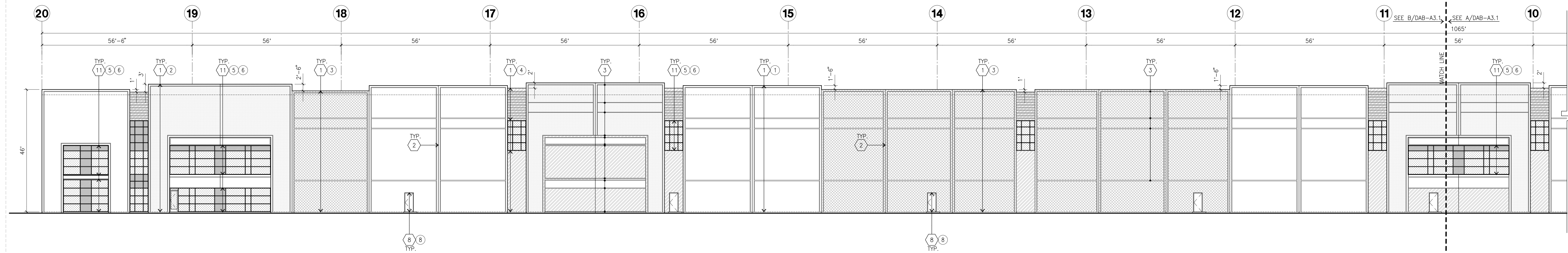
ENLARGED FLOOR PLAN

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

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



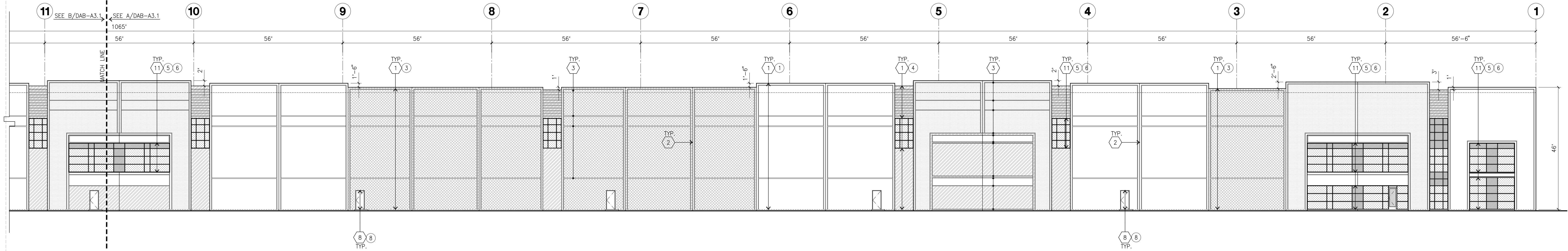
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NORTH ELEVATION (36' CLEAR)

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

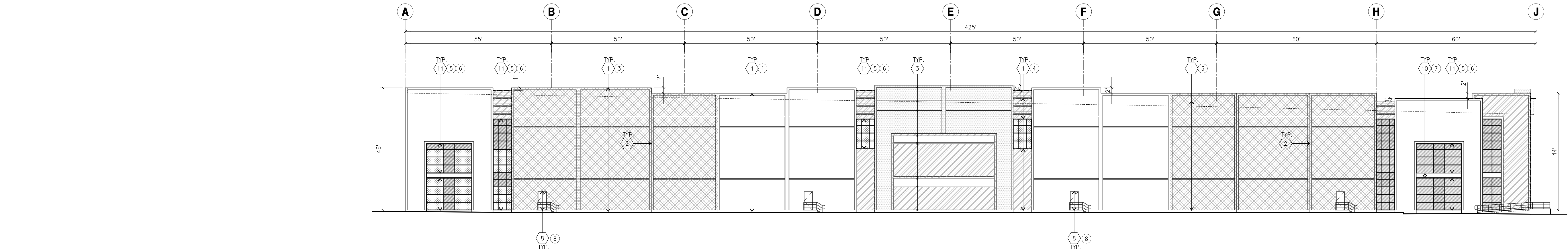
A



NORTH ELEVATION CONT'D. (36' CLEAR)

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

B



WEST ELEVATION (36' CLEAR)

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

C

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 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER
- 10 PAINTED I-BEAM
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDEWALKS ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.

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 UNTELS 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 BREATHE.
- 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.

COLOR SCHEDULE - ELEVATIONS

- | | | |
|---|------------------------|---|
| 1 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7005 PURE WHITE |
| 2 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7071 GRAY SCREEN |
| 3 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7072 ONLINE |
| 4 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7073 NETWORK GRAY |
| 5 | MULLIONS | COLOR_CLEAR ANODIZED MULLIONS |
| 6 | GLAZING | COLOR_BLUE REFLECTIVE GLAZING |
| 7 | PAINTED I-BEAM | COLOR_SHERWIN WILLIAMS SW 7005 PURE WHITE |
| 8 | DOOR | COLOR_MATCH TO ADJ. BUILDING COLOR |

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- | | | | |
|----|------------------------|----|-------------------------------------|
| IV | INSULATED VISION GLASS | SC | SPANDREL GLASS WITH CONCRETE BEHIND |
| 2" | VISION GLASS | | |

IV : INSULATED VISION GLASS
1/4" VISTACOL 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

V: 1/2" VISTACOL PACIFICA AT ALL VISION GLASS LOCATION EXCEPT MAIN OFFICE AREA.

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

MULLIONS : ANODIZED CLEAR.



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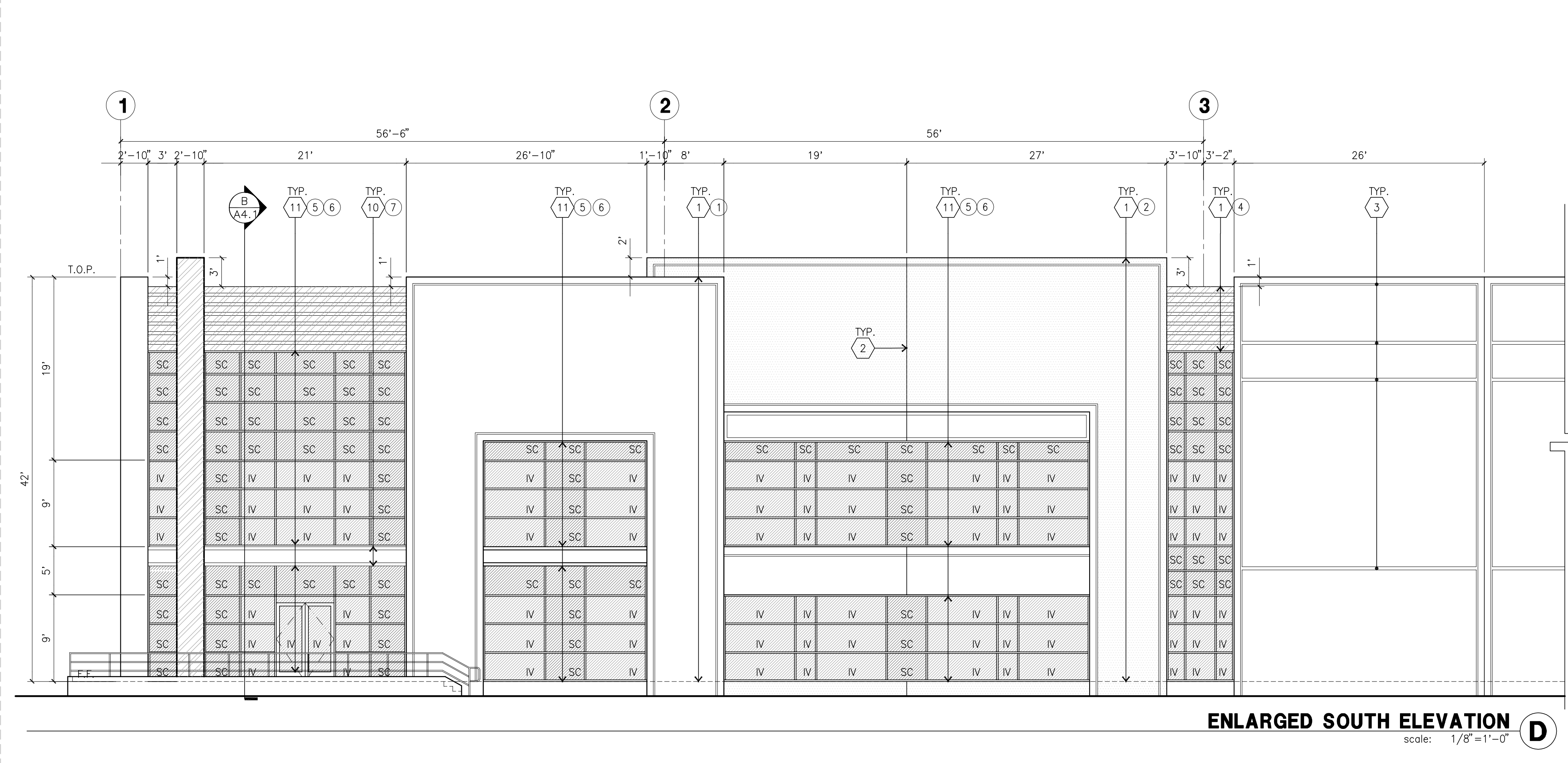
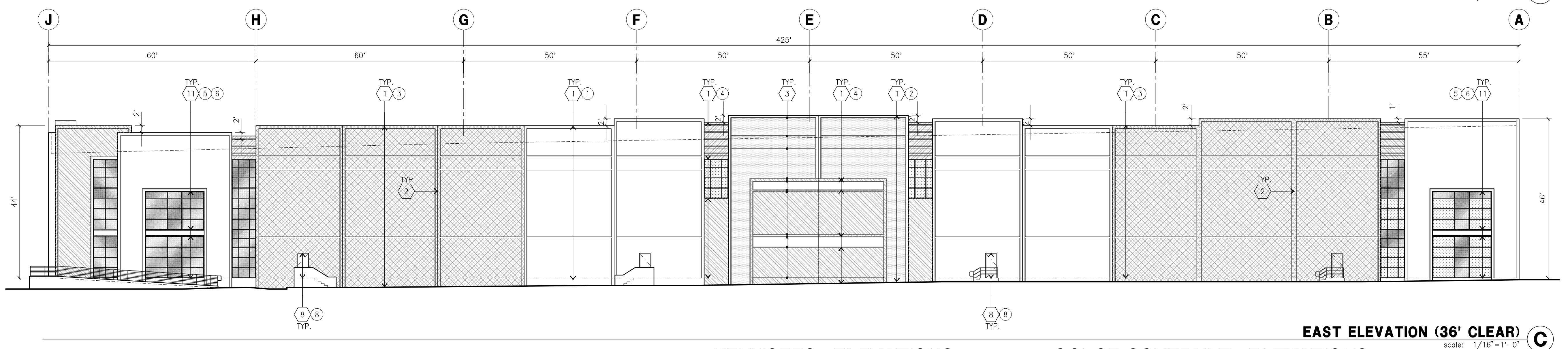
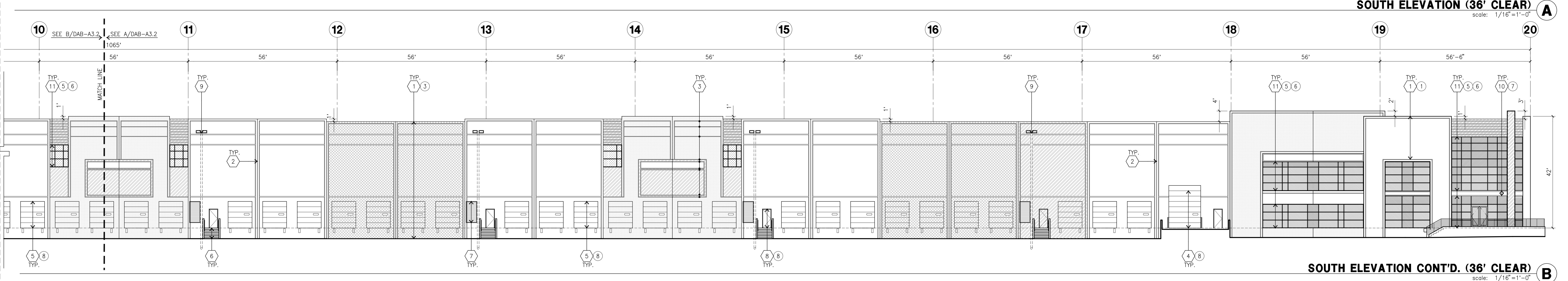
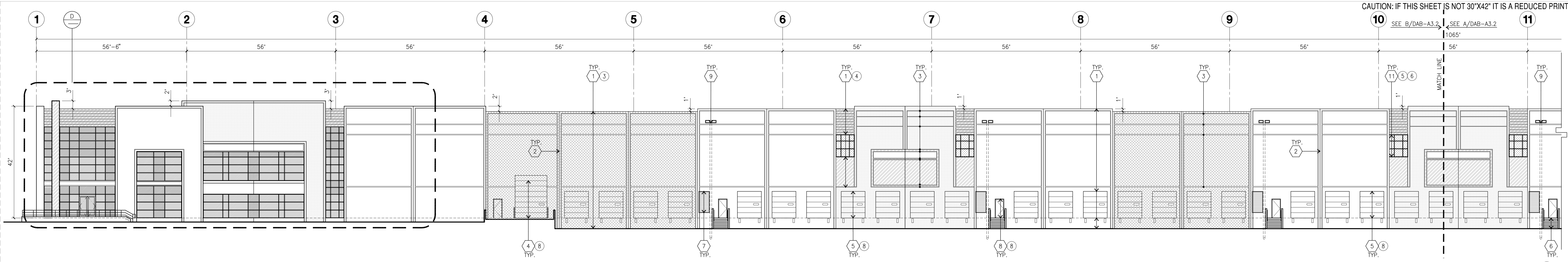
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Project Number: 16053
Drawn by: JW
Date: 10/10/2017

Revision:

Sheet:

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KEYNOTES - ELEVATIONS

- 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.
- 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.
- OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. 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.
- METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER
- PAINTED I-BEAM
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.

GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL = TOP OF PARAPET ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- 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.
- CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAIN	BRAND_SHERWIN WILLIAMS SW 7005 PURE WHITE
2	CONCRETE TILT-UP PANEL	PAIN	BRAND_SHERWIN WILLIAMS SW 7071 GRAY SCREEN
3	CONCRETE TILT-UP PANEL	PAIN	BRAND_SHERWIN WILLIAMS SW 7072 ONLINE
4	CONCRETE TILT-UP PANEL	PAIN	BRAND_SHERWIN WILLIAMS SW 7073 NETWORK GRAY
5	MULLIONS	COLOR	CLEAR ANODIZED MULLIONS
6	GLAZING	COLOR	BLUE REFLECTIVE GLAZING
7	PAINTED I-BEAM	COLOR	SHERWIN WILLIAMS SW 7005 PURE WHITE
8	DOOR	COLOR	MATCH TO ADJ. BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV	INSULATED VISION GLASS	SC	SPANDREL GLASS WITH CONCRETE BEHIND
V	VISION GLASS		

IV : INSULATED VISION GLASS
1/4" VISTACOL 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

V : 1/2" VISTACOL PACIFICA AT ALL VISION GLASS LOCATION EXCEPT MAIN OFFICE AREA.

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

MULLIONS : ANODIZED CLEAR.

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Project:

Valley Blvd & Spruce Ave.

Rialto, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Thienes Eng.
Hunter Landscape

Title: Elevations

Project Number: 16053
Drawn by: JW
Date: 10/10/2017
Revision:

Sheet:

DAB-A3.2



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Project:

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Rialto, CA



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MECHANICAL
PLUMBING
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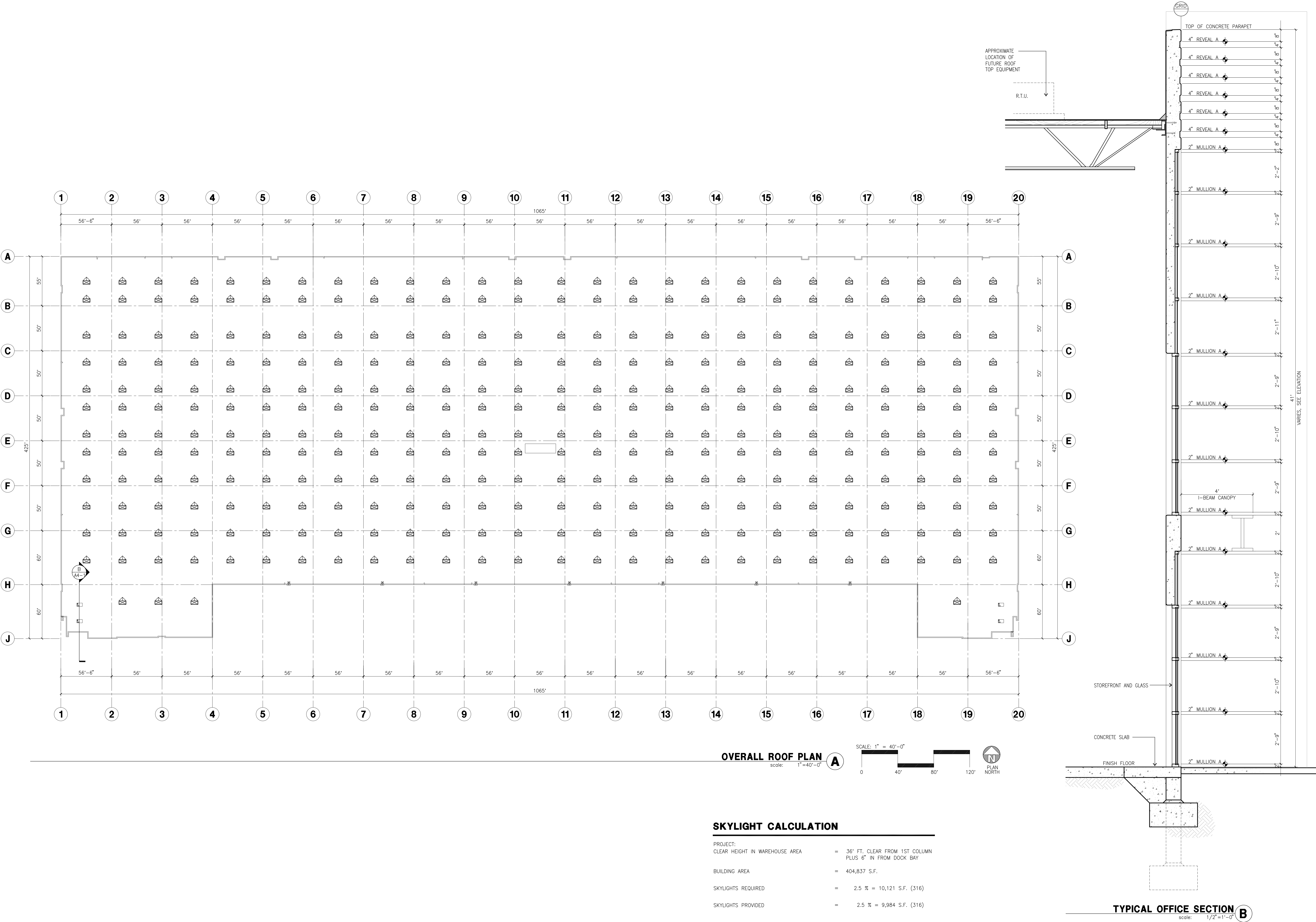
Title: Overall Roof Plan

Project Number: 16053
Drawn by: JW
Date: 10/10/2017

Revision:

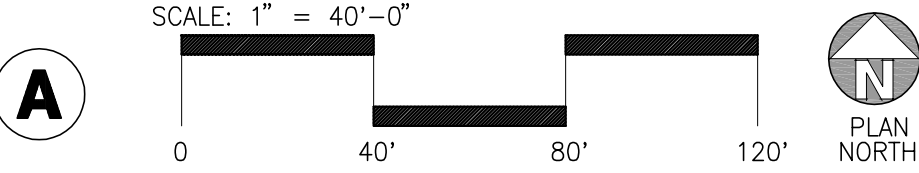
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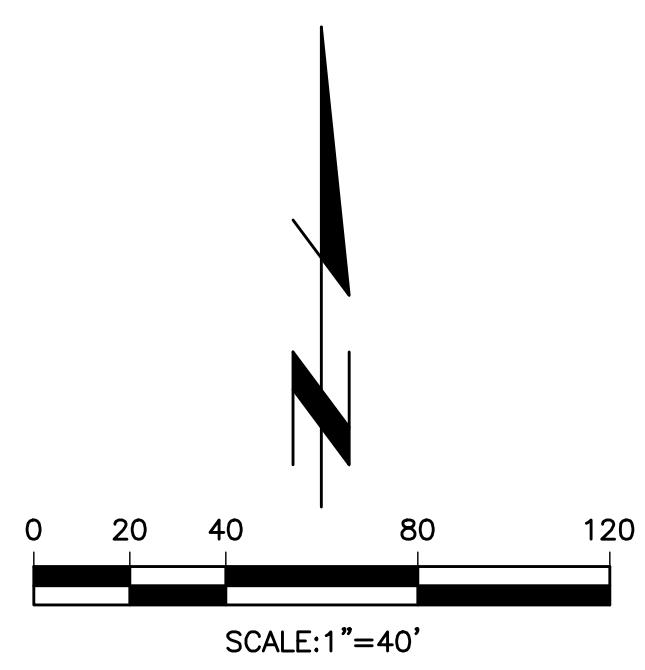
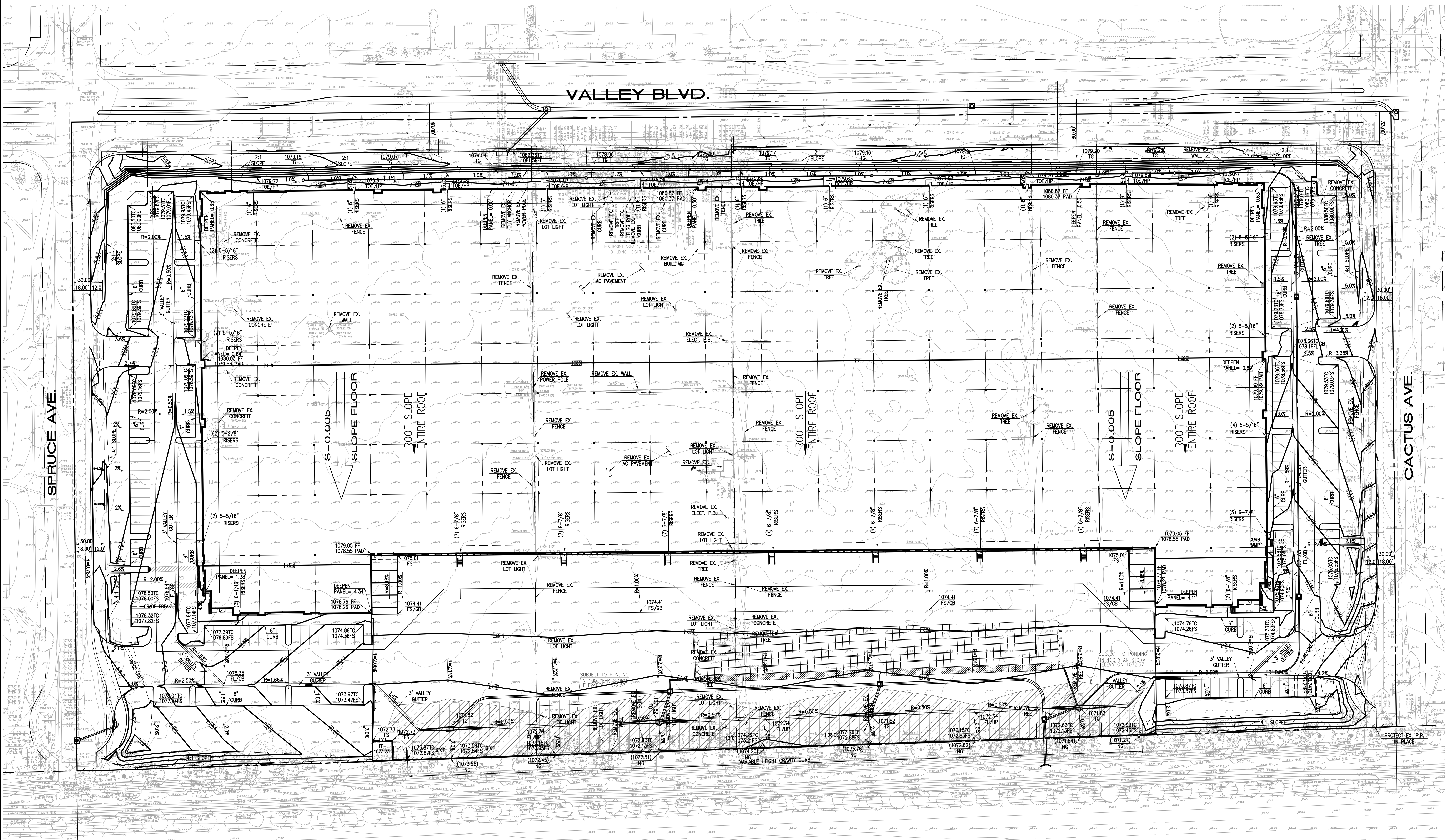
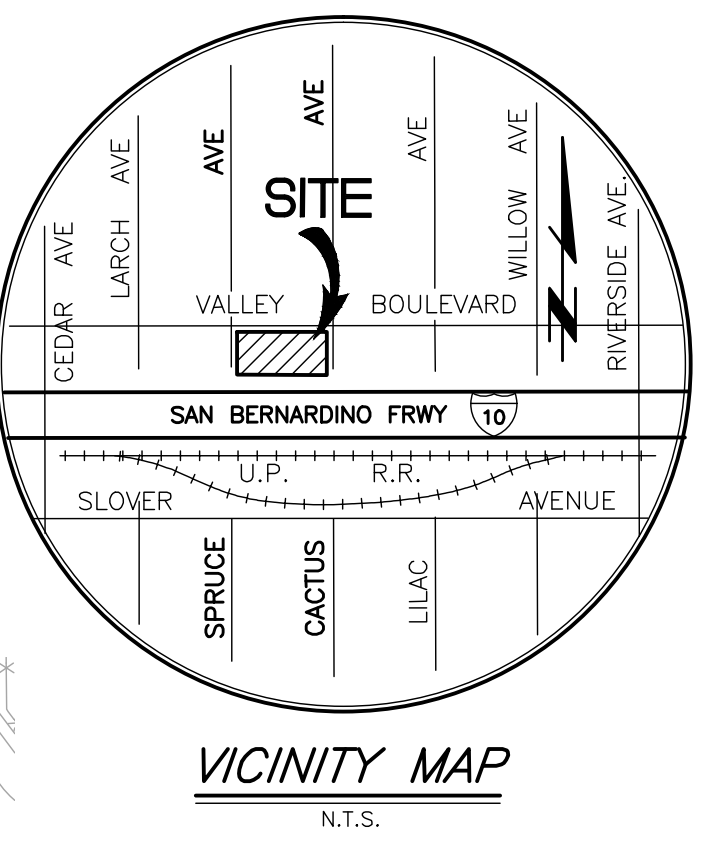
OVERALL ROOF PLAN

scale: 1"=40'-0"



SKYLIGHT CALCULATION

PROJECT:	
CLEAR HEIGHT IN WAREHOUSE AREA	= 36' FT. CLEAR FROM 1ST COLUMN PLUS 6" IN FROM DOCK BAY
BUILDING AREA	= 404,837 S.F.
SKYLIGHTS REQUIRED	= 2.5 % = 10,121 S.F. (316)
SKYLIGHTS PROVIDED	= 2.5 % = 9,984 S.F. (316)



EARTHWORK ANALYSIS:			
MATERIAL AVAILABLE:		MATERIAL REQUIRED:	
TOTAL EXCAVATION	31,888 C.Y.	FILL	19,322 C.Y.
(INCLUDING SITE AND UTILITY SPILLS)		SUBSIDENCE (0.125)	3,411 C.Y.
OVER EXCAVATION	58,667 C.Y.	SITE & OVER EXCAVATION SHRINKAGE (10%)	9,155 C.Y.
APPROXIMATE IMPORT	0 C.Y.	TOTAL FILL	31,888 C.Y.

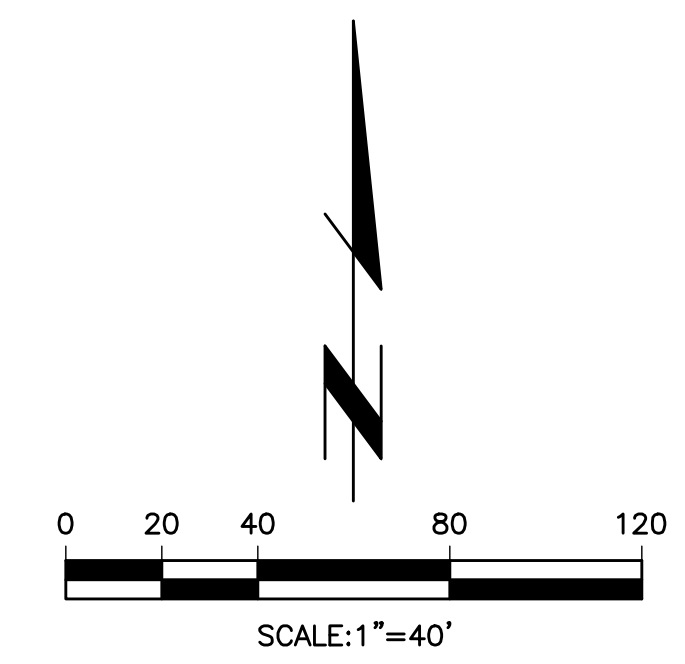
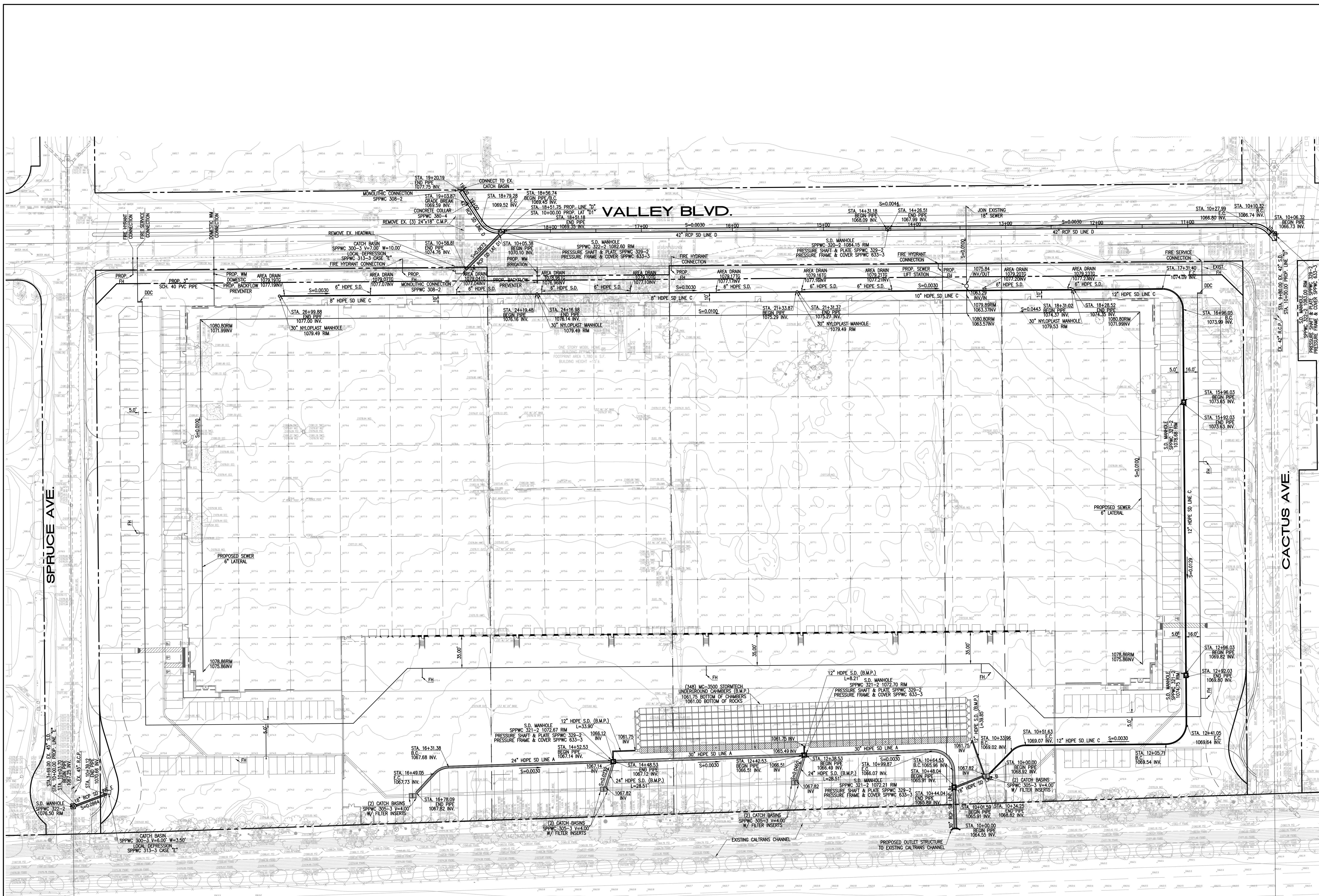
NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES, AND ARE TO BE USED BY BUILDING DEPARTMENT ONLY. CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND BID A COMPLETE JOB.

PREPARED FOR:
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NEWPORT BEACH, CA 92660
PHONE: (949) 296-2960
FAX: (949) 793-7363



CITY OF RIALTO PUBLIC WORKS DEPARTMENT			
CONCEPTUAL GRADING PLAN			
VALLEY AND SPRUCE VALLEY BLVD. BETWEEN SPRUCE AVE. AND CACTUS AVE.			
Designed by	_____	Approved by	_____
Checked by	_____	Date	_____
Designed by	_____	Public Works Director	R.C.E. XXXXX
Checked by	_____	Sheet	1 of 3
Date	_____	Sheets	3

3460/1 OF 3 SHEET



Last Update: 10/12/17
013400-3499\3460\346000P-02-CLIP.dwg

CITY OF RIALTO PUBLIC WORKS DEPARTMENT	
CONCEPTUAL UTILITY PLAN VALLEY AND SPRUCE VALLEY BLVD. BETWEEN SPRUCE AVE. AND CACTUS AVE.	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. XXXXX
Designed by _____	
Checked by _____	
Date _____	
Sheet 2 of 3 Sheets	

PREPARED FOR:

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3460/2 OF 3 SHEETS

