

- LEGEND**
- BROWN - BUILDING & SAFETY GRADING DIVISION COMMENTS
 - PURPLE - PLANNING DEPARTMENT COMMENTS
 - GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
 - LIGHT ORANGE - TRANSPORTATION DEPARTMENT COMMENTS
 - BLUE - FLOOD CONTROL DISTRICT COMMENTS
 - LIGHT GREEN - REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
 - RED - FIRE DEPARTMENT COMMENTS
 - YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
 - LIGHT BLUE - BUILDING & SAFETY PLAN CHECK COMMENTS
 - ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

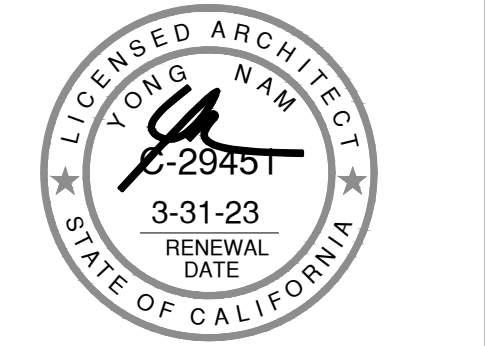
CASE: PPT220039
EXHIBIT: Arch set
DATE: 1-26-2023
PLANNER: Jose Merlan

Meeting Comment Agenda Final

NOTE TO PLANNER: COLOR ELEVATIONS FOR EACH BUILDINGS ARE PROVIDED ON SHEET 24-31



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18831 bardeen avenue - ste. #100 Irvine, ca 92612
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Owner:
DAWSON CANYON LLC.

11777 San Vicente Blvd, Ste. 780
Los Angeles, CA 90049
tel: (949) 296-7006
fax: (949) 842-3074

Project:
TEMESCAL VALLEY COMMERCE CENTER

DAWSON CANYON RD.
CORONA, CA 92883

Consultants:

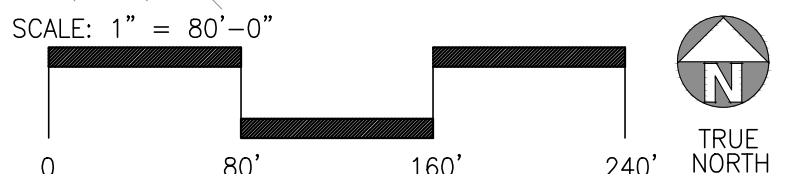
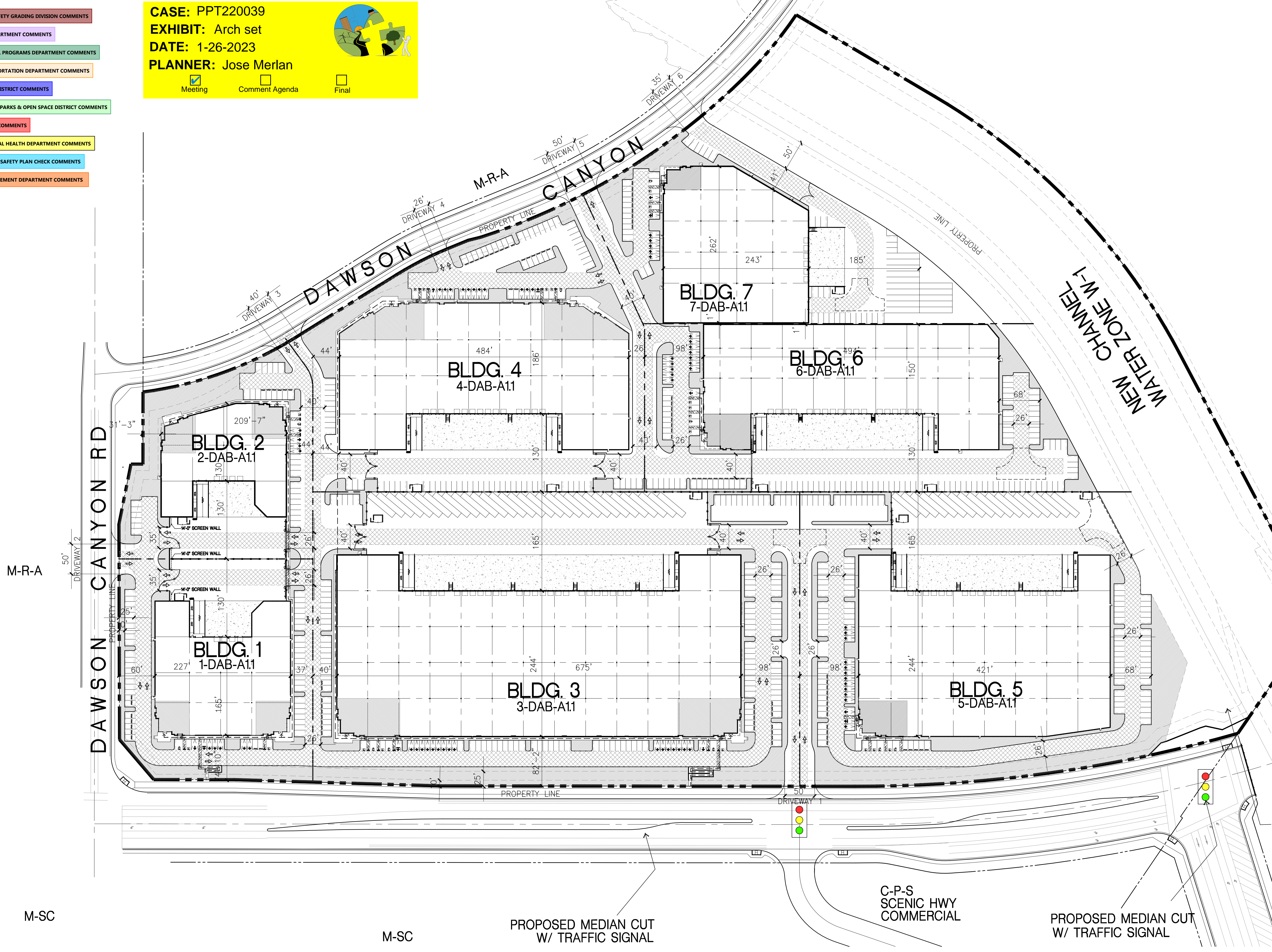
Civil: THIENES
Structural: -
Mechanical: TBD
Plumbing: TBD
Electrical: TBD
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: DCW3

Title: Master Site Plan

Project Number: 19277
Drawn by: AW
Date: 11/10/22
Revision: -

Sheet:

DAB-A1.0



PROJECT INFORMATION

Owner/Applicant: Dawson Canyon LLC, 11777 San Vicente Blvd, Ste. 780, Los Angeles, CA 90049. Contact: Matt Enghard.
Applicant's Representative: HPA, Inc., 18831 Bardeen Ave, Suite 100, Irvine, CA 92612. Contact: Andy Wyanto.
Project Address: TBD.
Code Analysis: 2019 California Building Code, 2019 California Plumbing Code, 2019 California Mechanical Code, 2019 California Electrical Code, 2019 California Fire Code, 2019 California Energy Code, 2019 California Green Building Standards.
Legal Description: Parcel 2 of Notice of Lot Line Adjustment No. LL200028, recorded June 21, 2021 as instrument no. 2021-0373323 of Official Records of Riverside County, California... Parcel 1 of Corporation Quitclaim Deed, recorded May 03, 2002 as document no. 2002-236679 of Official Records of Said County...
Assessors Parcel Number: 283-160-046, 283-190-044.
Construction Type: CONCRETE TILT-UP BUILDING.
Building Occupancy: S-1 / B.
ESFR System:

AERIAL MAP



SITE LEGEND

- CONCRETE PAVING (See 'C' DWGS. FOR THICKNESS)
- ASPHALT CONCRETE PAVING (See 'C' DWGS. FOR THICKNESS)
- STANDARD PARKING STALL (9' X 18')
- STANDARD PARKING STALL W/ 2' OVERHANG
- COMPACT PARKING STALL (8.5' X 16") MAX. 40% OF REQUIRED
- ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- EV PARKING
- CLEAN AIR/WMP/POOL/ EV (PROVIDE CONDUIT FOR FUTURE EV CHARGING)
- EV AMBULATORY PARKING STALL (10' X 18')
- LANDSCAPED AREA
- PATH OF TRADE
- 26" WIDE FIRELANE
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- ACCESSIBLE PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE

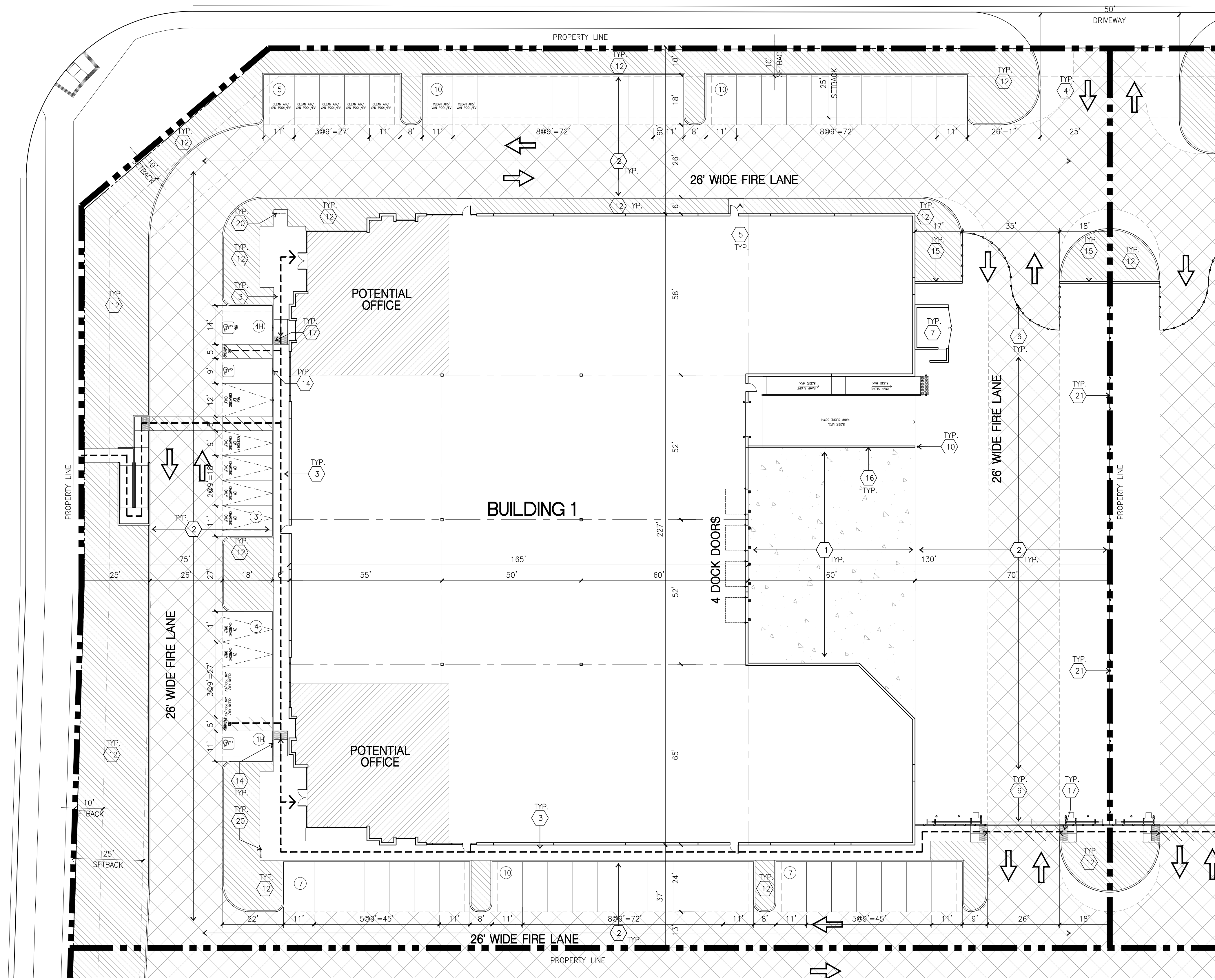
PROJECT DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	NET TOTAL
SITE AREA								
In s.f.	119,790	94,569	398,315	220,239	289,456	196,804	149,280	1,468,453
In acres	2.73	2.171	9.187	5.056	6.645	4.518	3.427	33.734
BUILDING AREA								
Office	3,500	3,000	6,500	6,500	6,500	6,500	3,000	35,500
Mezzanine	3,500	3,000	6,500	6,500	6,500	6,500	3,000	35,500
Warehouse	40,665	27,600	170,090	92,650	101,706	78,025	55,762	566,718
TOTAL	47,665	33,600	183,090	105,650	114,706	91,025	61,762	637,718
COVERAGE								
	38.9%	32.6%	44.2%	45.0%	37.4%	42.9%	38.4%	41.0%
CLEARANCE								
Office: 1/250 s.f.	28	24	52	52	52	52	24	284
Warehouse: 1/2,000 s.f.	20	14	85	46	51	39	28	287
TOTAL	48	38	137	98	103	91	52	267
AUTO PARKING STALLS PROVIDED								
Standard (9' X 18')	42	26	106	67	81	87	33	33
Accessible Parking (9' X 18')	2	1	5	4	4	4	2	2
Accessible Van Parking (12' X 18')	1	1	1	1	1	1	1	1
EV Standard (9' X 18')	5	2	16	11	11	11	5	5
EV Accessible (9' X 18')	1	1	1	1	1	1	1	1
EV Van Accessible (12' X 18')	1	1	1	1	1	1	1	1
EV Ambulatory								
Clean Air Vehicle (9' X 18')	9	6	21	18	18	18	9	9
TOTAL	61	38	151	103	117	123	52	645
TRAILER PARKING PROVIDED								
Trailer (10' X 50')			32		18		15	65
ZONING ORDINANCE FOR COUNTY								
M/M Manufacturing Medium								
M/RCA Mineral Resources and Related Manufacturing								
MAXIMUM BUILDING HEIGHT ALLOWED								
Height - 50'								
MAXIMUM FLOOR AREA RATIO								
FAR (Total gross area):	39.8%	35.6%	45.9%	48.0%	39.6%	46.3%	41.4%	43.4%
LANDSCAPE REQUIREMENT								
PAK (Total gross area):								
Required landscape area (10%):	11,979	9,457	39,931	22,024	28,946	19,680	14,928	146,945
Provided area:	14,519	18,105	39,032	21,751	42,683	13,753	12,249	162,092
SETBACKS								
Building								
Street Front - 25'								
Side/Rear - None								
Landscape								
10'								

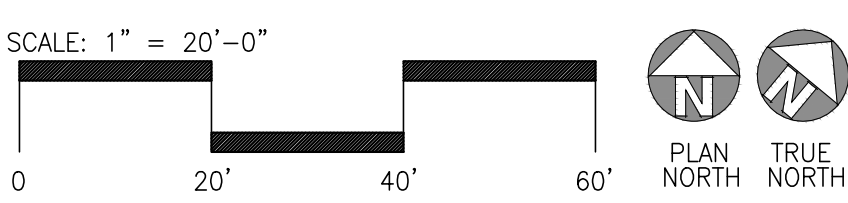
APN: PORTIONS OF APNS 283-160-046 AND 283-190-044

TEMESCAL CANYON ROAD

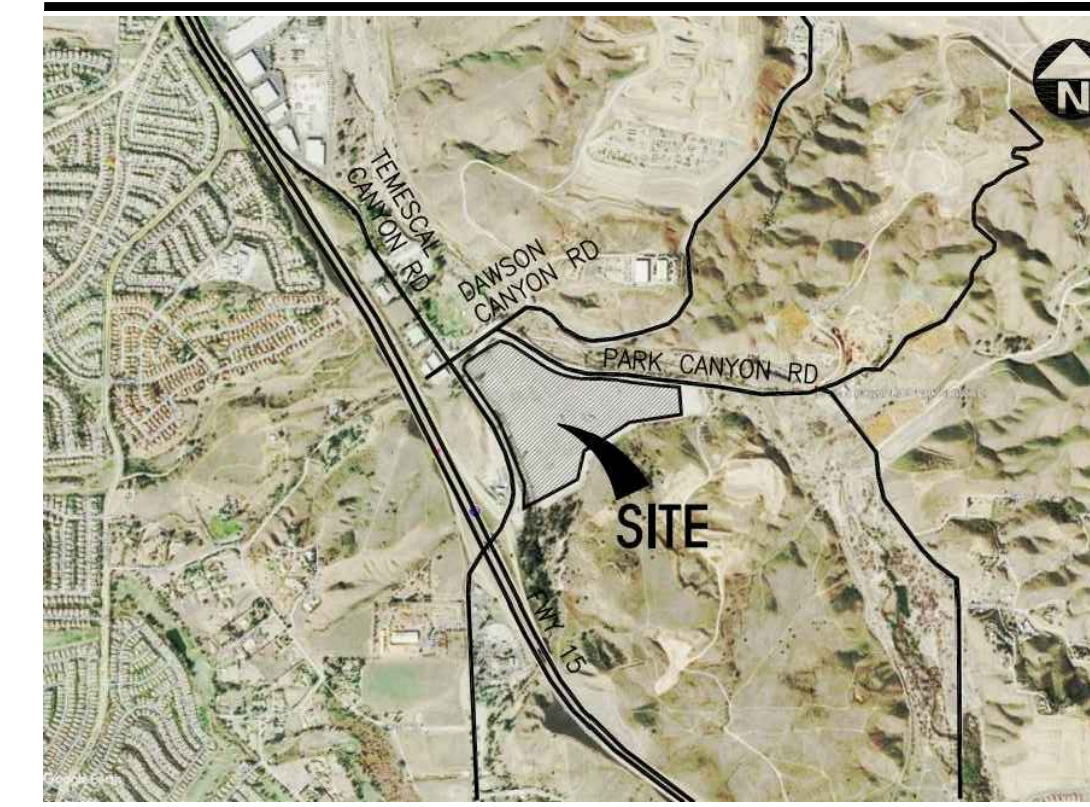
DAWSON CANYON ROAD



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



AERIAL MAP



PROJECT INFORMATION

Code Analysis
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA ENERGY CODE

Construction Type
 CONCRETE TILT-UP BUILDING
 BUILDING OCCUPANCY : S-1 / B
 CONSTRUCTION TYPE : III-B
 FIRE SPRINKLER BUILDING

Applicant's Representatives
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 CONTACT: ANDY WIYANTO

APN
 283-160-046
 283-190-044

NOTE:
 THIS IS A CONCEPTUAL PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. L1A200028, RECORDED JUNE 21, 2021 AS INSTRUMENT NO. 2021-0373323 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING TWICE PORTIONS OF THE LAND DESCRIBED IN PARCELS 6, 7 AND 8 OF "CORPORATION GRANT DEED", IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JUNE 30, 1987 AS INSTRUMENT NO. 186951, OF OFFICIAL RECORDS OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF DAWSON CANYON ROAD AS DESCRIBED IN PARCEL 1 OF "CORPORATION DUTOLAM DEED", RECORDED MAY 03, 2003 AS DOCUMENT NO. 2002-236679, OF OFFICIAL RECORDS OF SAID COUNTY; AND BOUNDED EASTERLY BY THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WESTERLY TERMINUS OF THAT CERTAIN MOST SOUTHERLY LINE OF SAID PARCEL 6, DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 89° 51' 27" EAST, 840.06 FEET"; SAID WESTERLY TERMINUS ALSO BEING ON THE EASTERLY LINE OF TEMESCAL CANYON ROAD (40.00 FEET HALF-WIDTH) AS SHOWN ON PARCEL MAP NO. 31198, AS PER MAP FILED IN BOOK 208, PAGES 50 THROUGH 53, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID MOST SOUTHERLY LINE OF PARCEL 6, NORTH 89° 51' 27" EAST, 588.31 FEET TO A POINT ON THE MOST SOUTHERLY LINE OF SAID PARCEL 6; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 27° 54' 55" EAST 499.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONVEX WESTERLY AND HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 44' 51" AN ARC LENGTH OF 598.43 FEET; THENCE TANGENT TO SAID CURVE, NORTH 03° 46' 50" WEST 298.31 FEET TO A POINT ON THAT CERTAIN NORTHERLY CURVED LINE OF SAID PARCEL 6; SAID POINT BEING HAVING A RADIUS OF 7000.00 FEET AND A LENGTH OF 143.85 FEET; SAID POINT BEING THE END POINT OF THIS DESCRIPTION.

APN: PORTIONS OF APNS 283-160-046 AND 283-190-044

TABULATION

SITE AREA	BLDG. 1
In s.f.	119,790
In acres	2.75
BUILDING AREA	
Office	3,500
Mezzanine	3,500
Warehouse	40,685
TOTAL	47,685
COVERAGE	36.9%
CLEARANCE	
	28'
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	28
Warehouse: 1/2,000 s.f.	20
TOTAL	48
AUTO PARKING STALLS PROVIDED	
Standard (9' x 18')	42
Accessible Parking (9' x 18')	2
Accessible Van Parking (12' x 18')	1
EV Standard (9' x 18')	5
EV Accessible (9' x 18')	1
EV Van Accessible (12' x 18')	1
EV Ambulatory	
Clean Air Vehicle (9' x 18')	9
TOTAL	61
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	
ZONING ORDINANCE FOR COUNTY	
M-M Manufacturing Medium	
M-RA Mineral Resources and Related Manufacturing	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR (Total gross area/site):	39.8%
LANDSCAPE REQUIREMENT	
Required landscape area (10%):	11,979
Provided area:	14,519
SETBACKS	
Building	Landscape
Street Front - 25'	10'
Side/Rear - None	

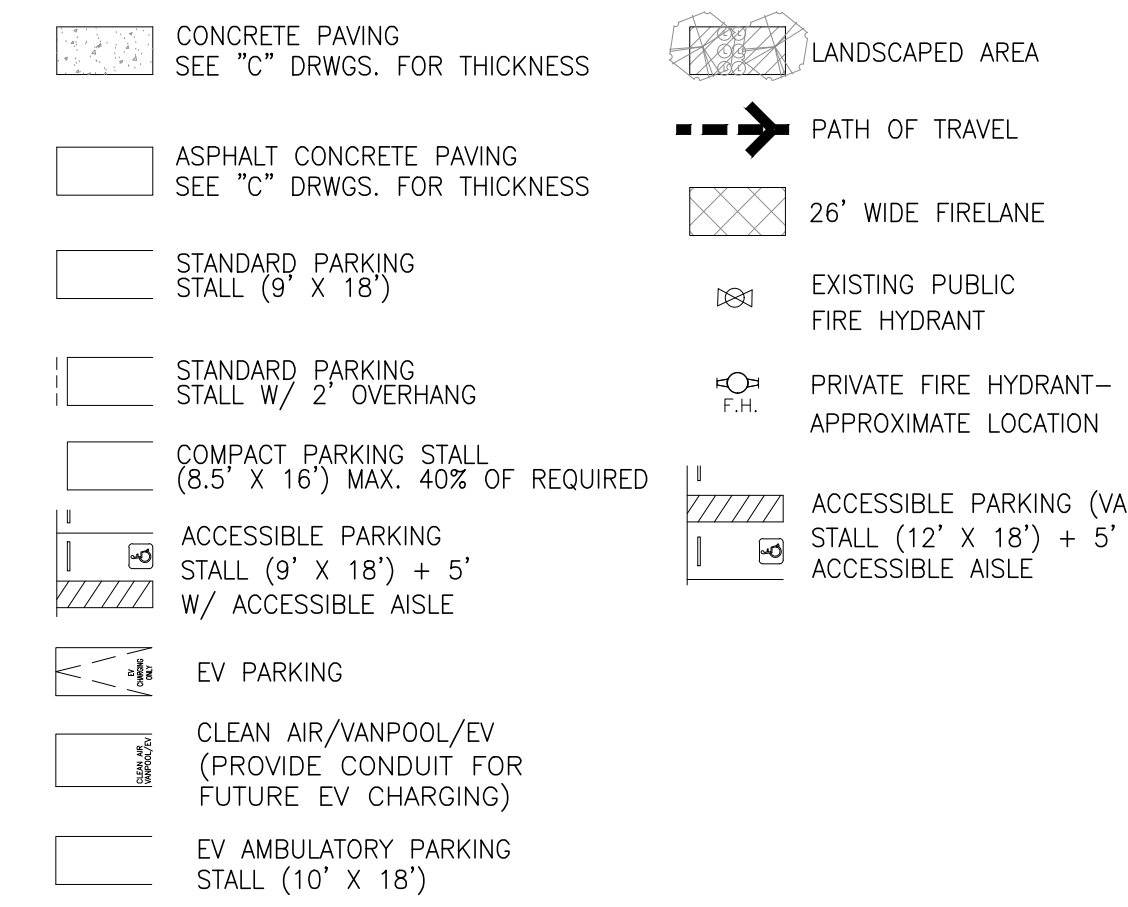
SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED PER CIVIL DRAWINGS.
- 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- TRASH ENCLOSURE PER CITY STANDARD.
- APPROXIMATE LOCATION OF TRANSFORMER.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST "6 DIA. U.N.O. AT 42" H.
- DESIGNATED SMOKING AREA.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- MONUMENT SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- 14'-0" SCREEN WALL.
- 42" HIGH CONCRETE GUARDWALL.
- TRUNCATED DOME.
- NOT USED.
- EXTERIOR CONCRETE STAIR WITH GUARDWALL AND HANDRAIL.
- CONCRETE TILT-UP BUILDING.
- CONSTRUCTION TYPE : III-B
- 8' HIGH METAL FENCE.

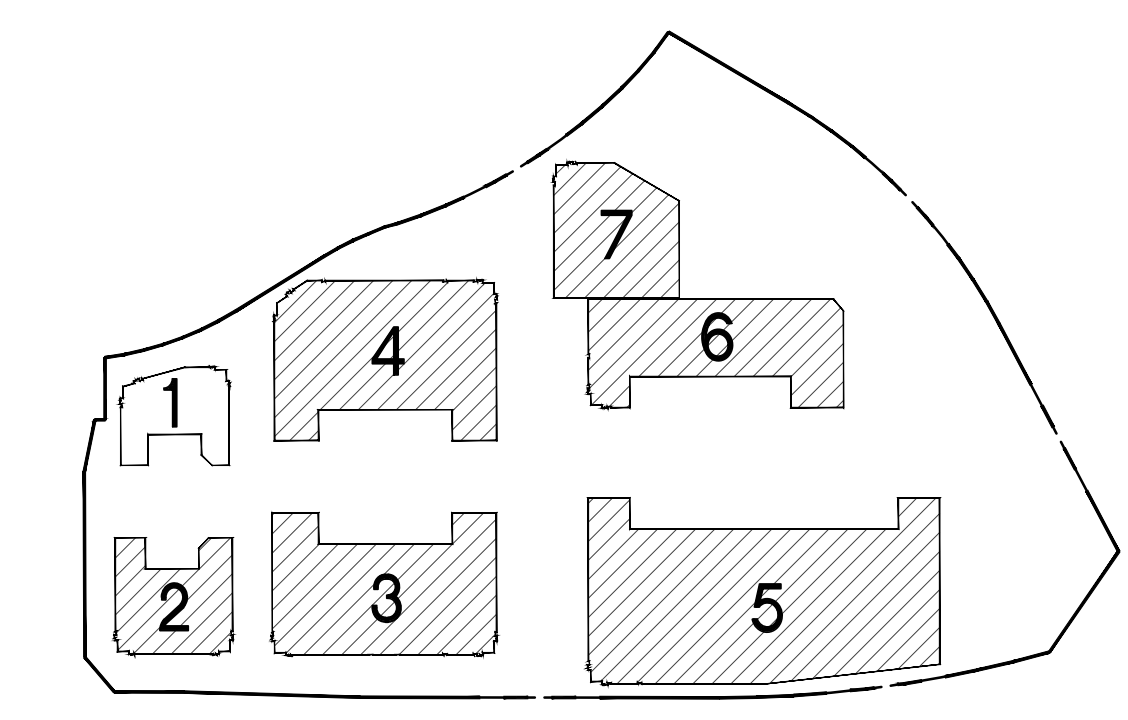
SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE LEGEND



KEY MAP



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Consultants:

Civil:	THIENES
Structural:	-
Mechanical:	TBD
Plumbing:	TBD
Electrical:	TBD
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	DCW3

Title: Overall site plan

Project Number: 19277
 Drawn by: AW
 Date: 11/10/22
 Revision:

Sheet:

1-DAB-A1.1

FLOOR PLAN KEYNOTES

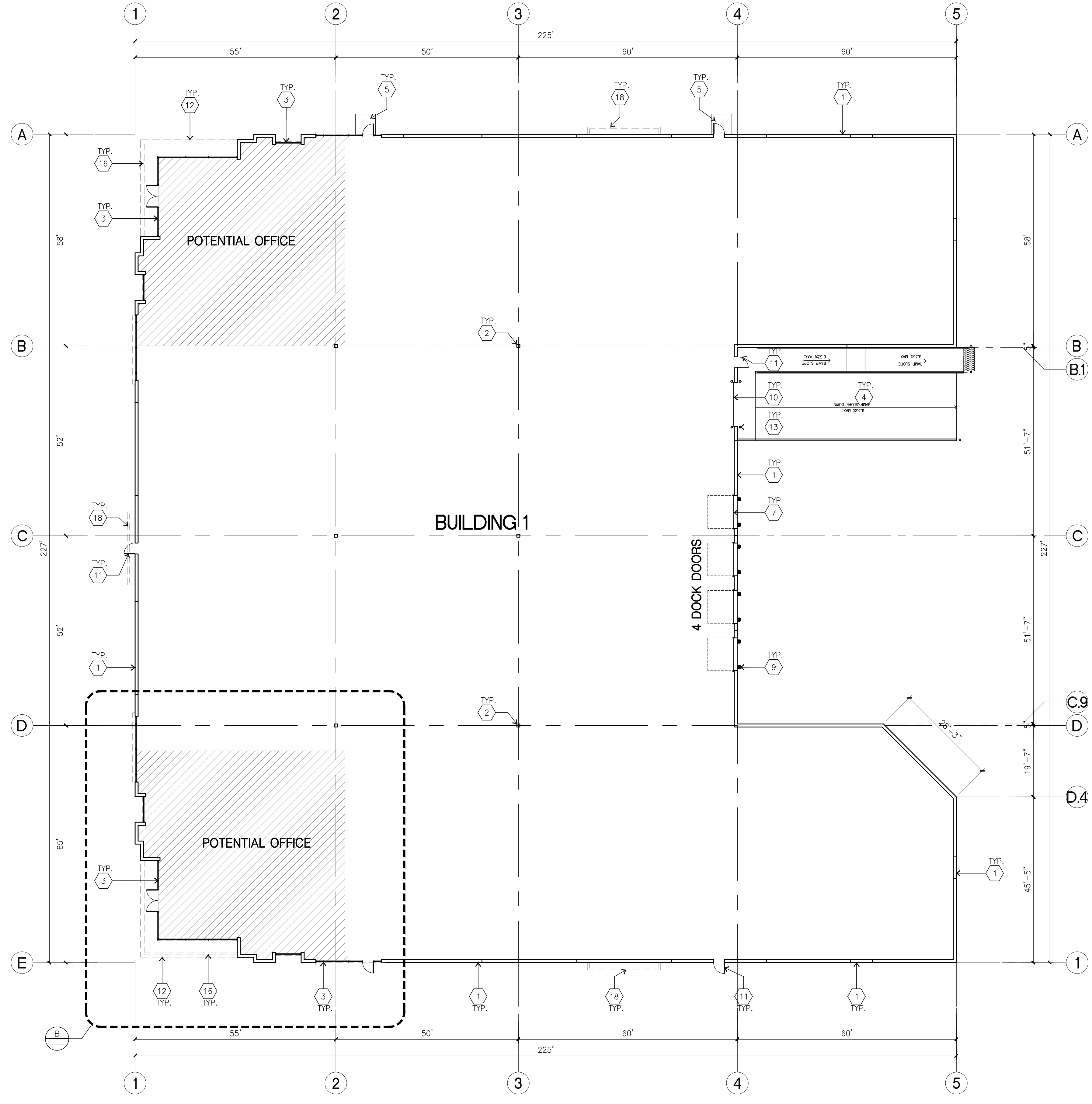
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' x 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE.
- 13 CONC. FILLED GUARD POST, 6" DIA. U.N.O. AT 42".
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 NOT USED.
- 18 METAL POP OUT HORIZONTAL FACADE ABOVE.
- 19 42" CONCRETE GUARDWALL.

FLOOR PLAN GENERAL NOTES

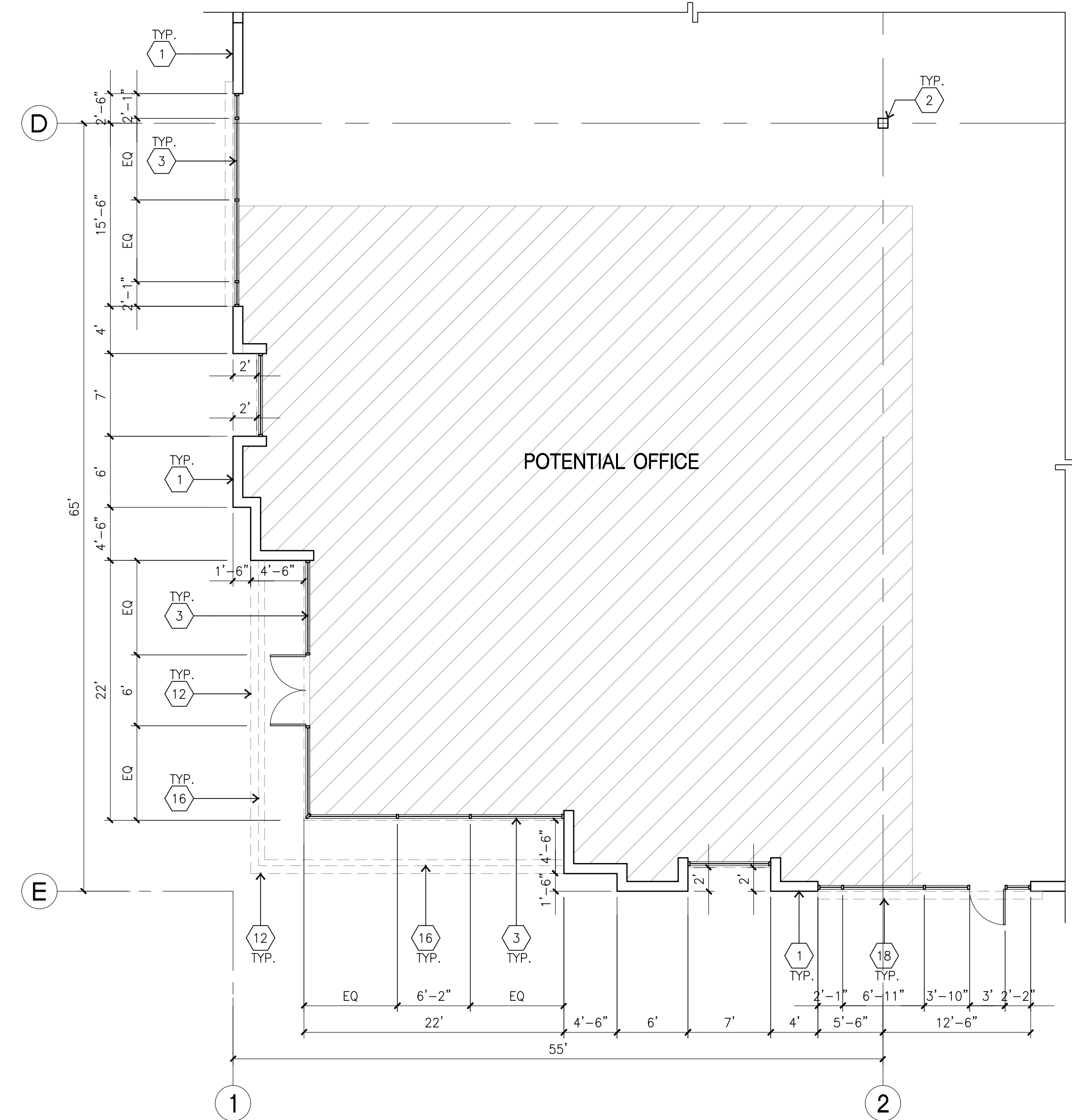
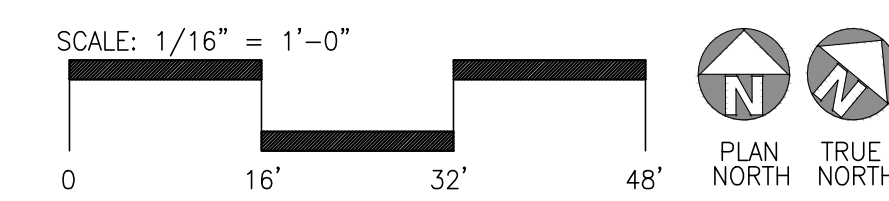
1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
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. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
9. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
10. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
11. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN W/ PANIC HARDWARE.
12. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
13. 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.
14. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES AND ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYP.
15. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5
16. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

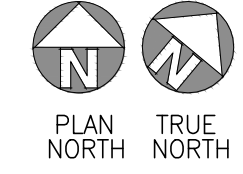
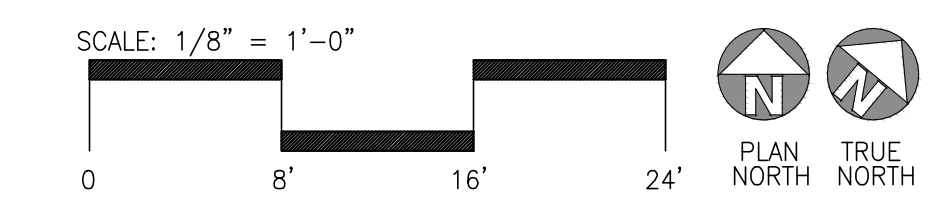
- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED 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 VIBREEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, 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/ "JIPDOLITH" 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

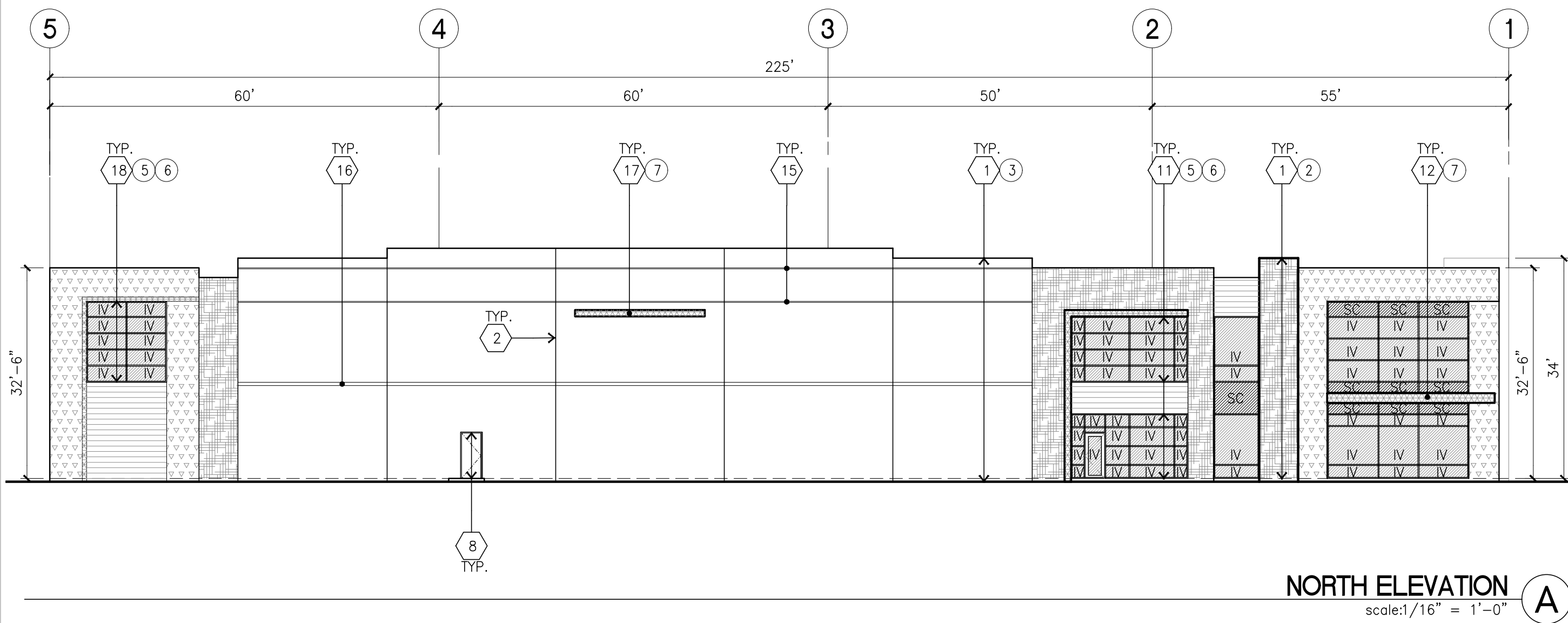


OVERALL FLOOR PLAN
scale: 1/16" = 1'-0"

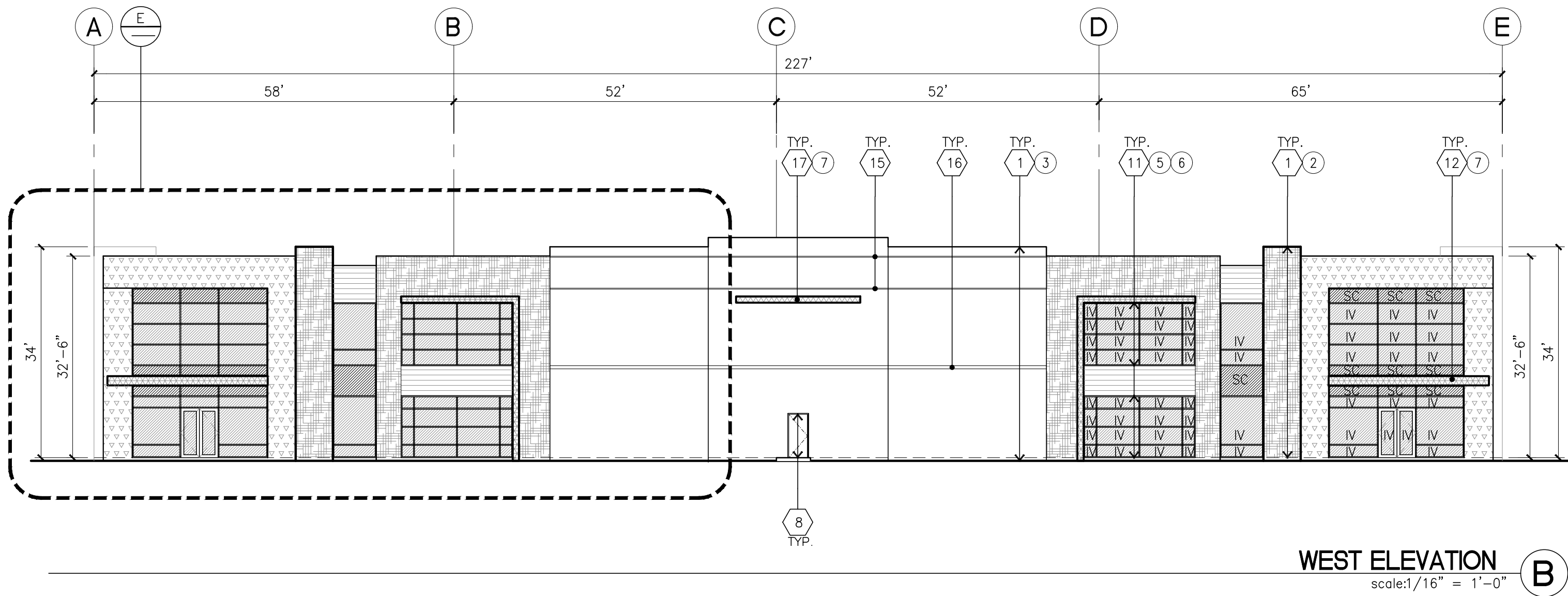


ENLARGED FLOOR PLAN
scale: 1/8" = 1'-0"

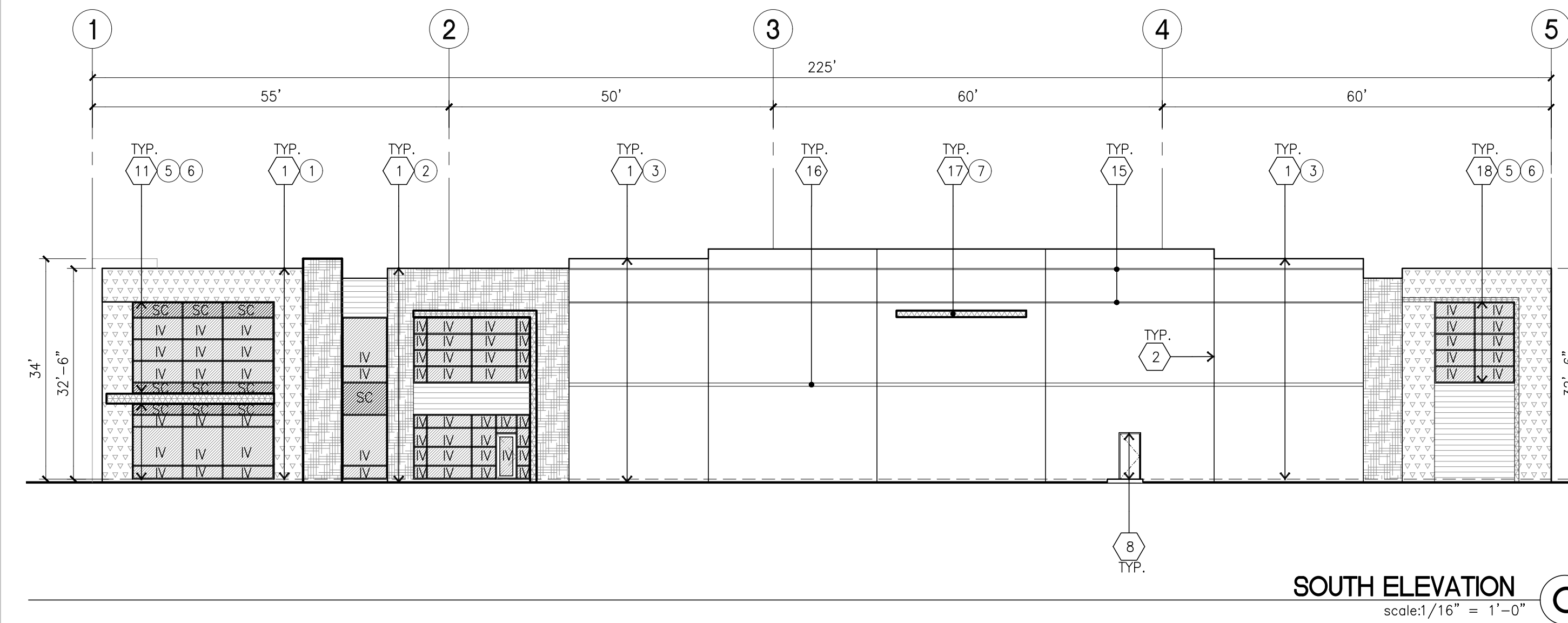




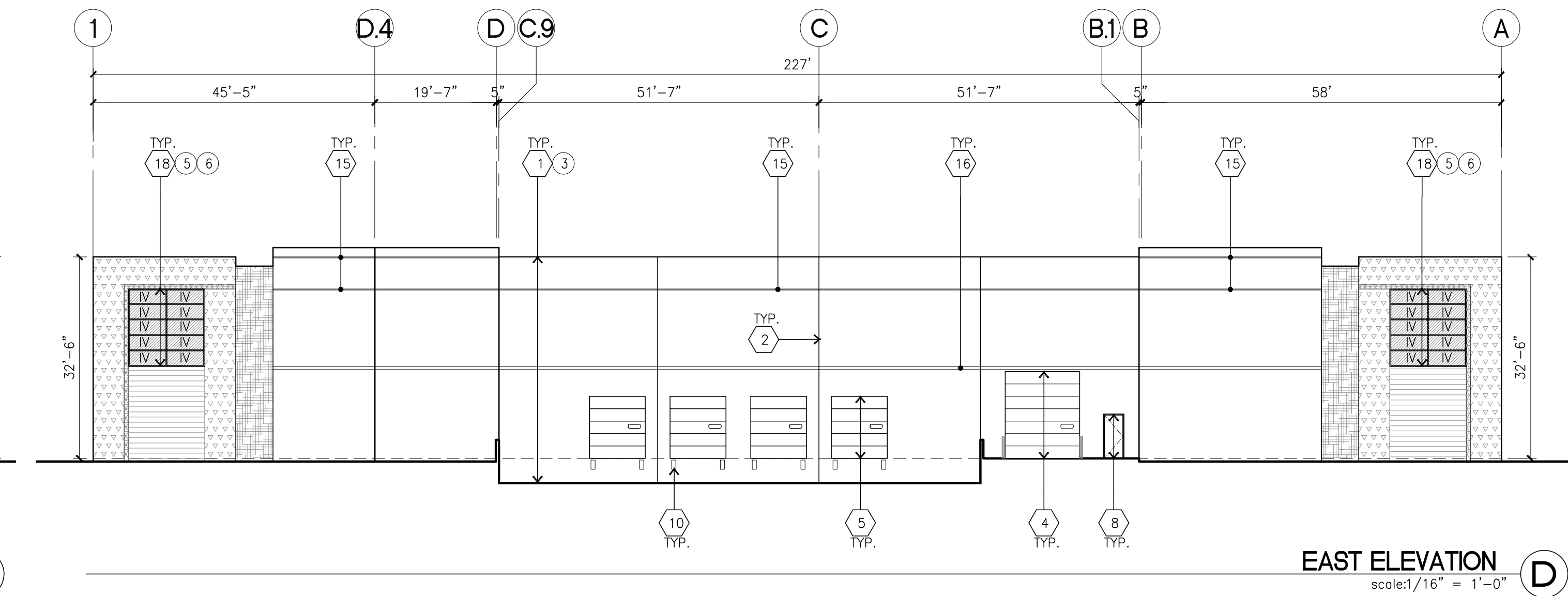
NORTH ELEVATION
scale: 1/16" = 1'-0" **A**



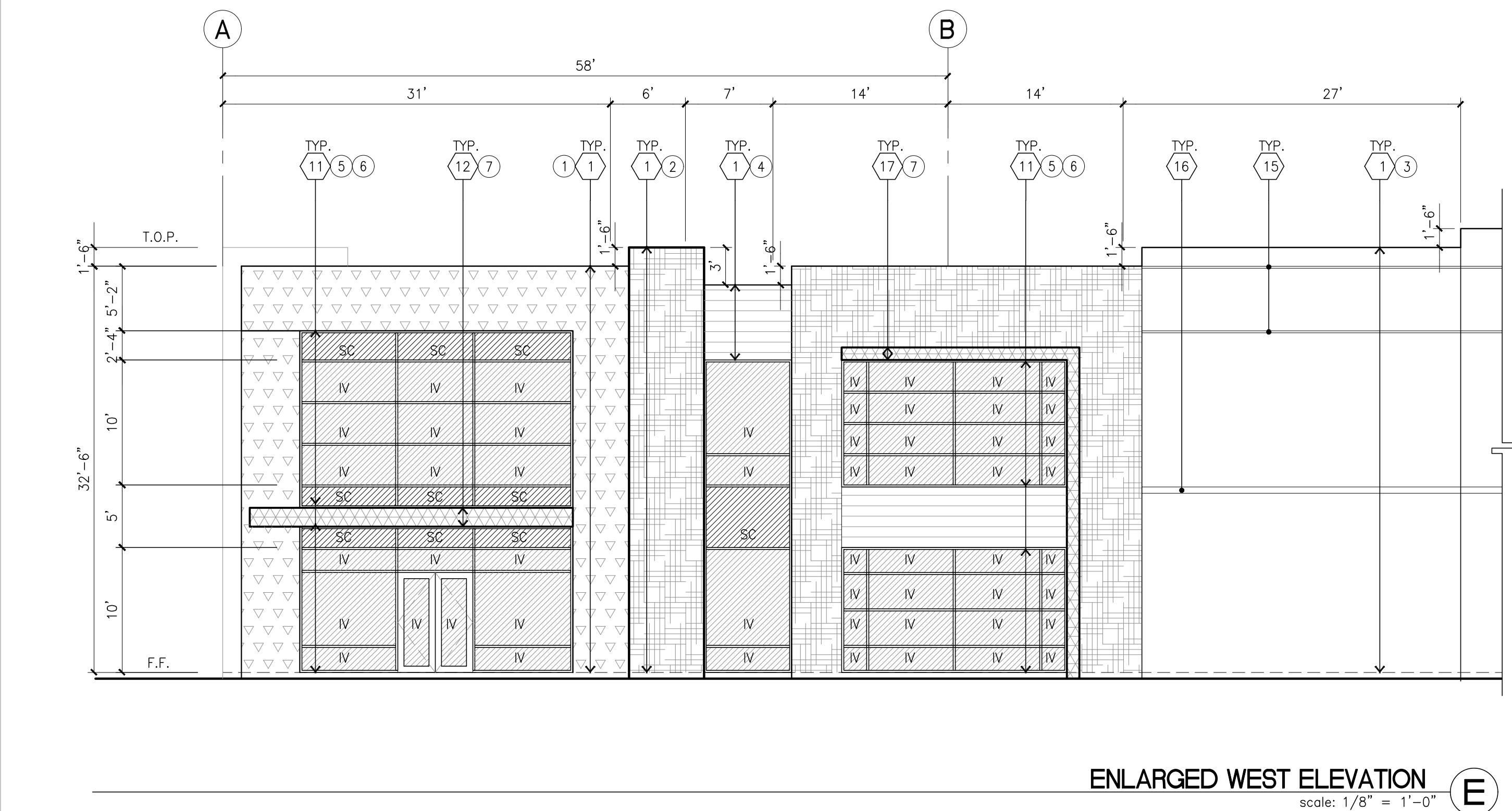
WEST ELEVATION
scale: 1/16" = 1'-0" **B**



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



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



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

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 NOT USED.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. 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 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 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 METAL CANOPY.
- 13 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42"H.
- 15 2" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 16 6" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 17 METAL POP OUT HORIZONTAL FACADE ABOVE
- 18 ALUMINUM STOREFRONT FRAMING WITH GLAZING

ELEVATION GENERAL NOTES

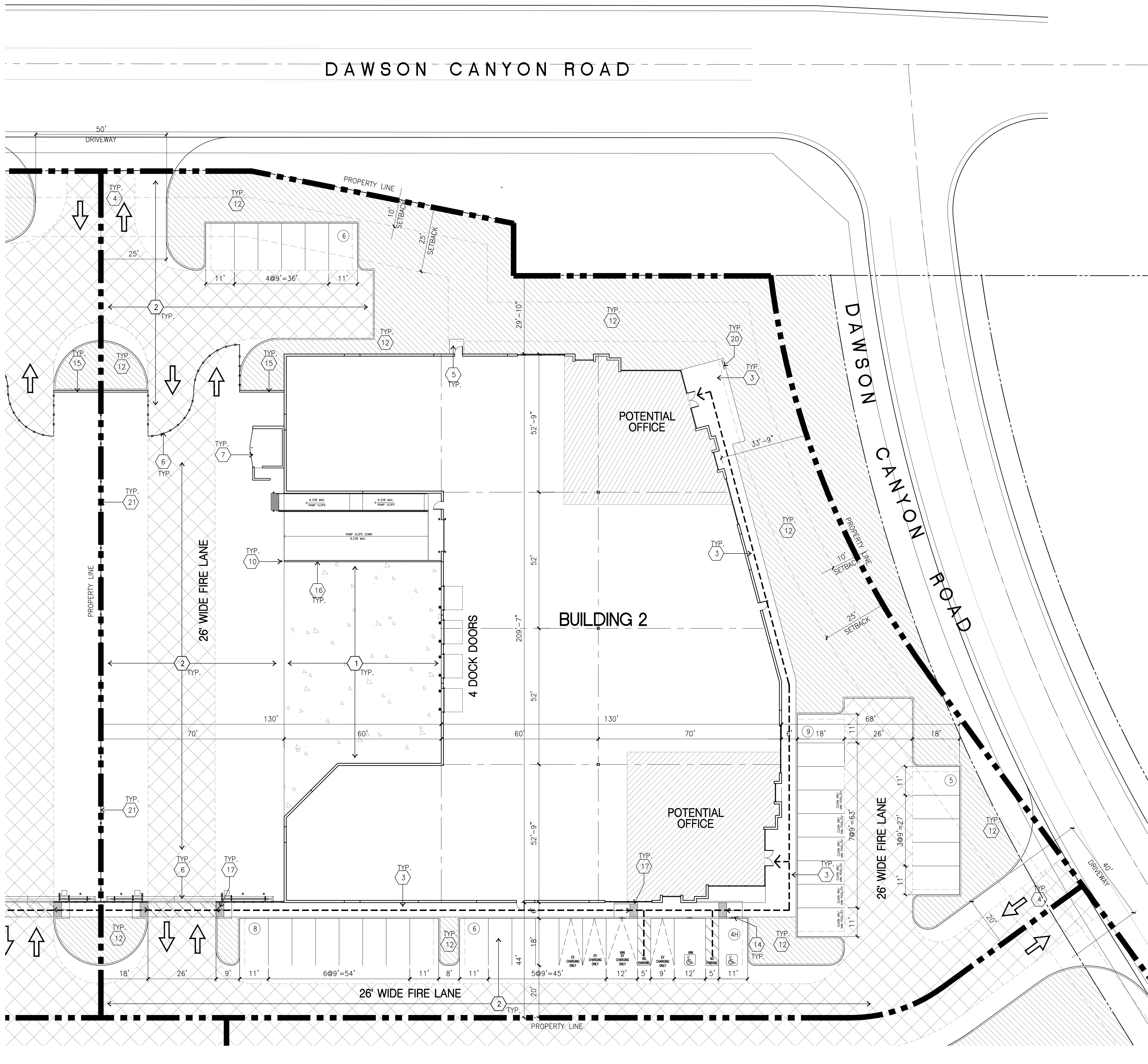
1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELECTROSTATIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7525 TREE BRANCH (288C7)
- 2 PAINT, COLOR : SW 7638 JOGGING PATH (247-C2)
- 3 PAINT, COLOR : SW 9166 DRIFT OF MIST (238-C2)
- 4 PAINT, COLOR : SW METAL PANEL - LONGBOARD LIGHT BAMBOO
- 5 MULLIONS COLOR : CLEAR ANODIZED
- 6 GLAZING COLOR : BLUE REFLECTIVE
- 7 METAL CANOPY WITH DUNN EDWARDS DEA 160 HOPE CHEST

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- INSULATED VISION GLASS
 - SPANDREL GLASS WITH CONCRETE BEHIND
 - SINGLE LITE VISION GLASS
 - IV : INSULATED VISION GLASS
 - 1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
 - 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
 - U: 0.27 SFG: 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 OPACICAD[®] PAINTED ON REFLECTIVE.
 - INSTALLED ON CONCRETE.
 - V : VISION GLASS
 - 1/4" VISTACOOL PACIFICA
 - MULLIONS : ANODIZED CLEAR.

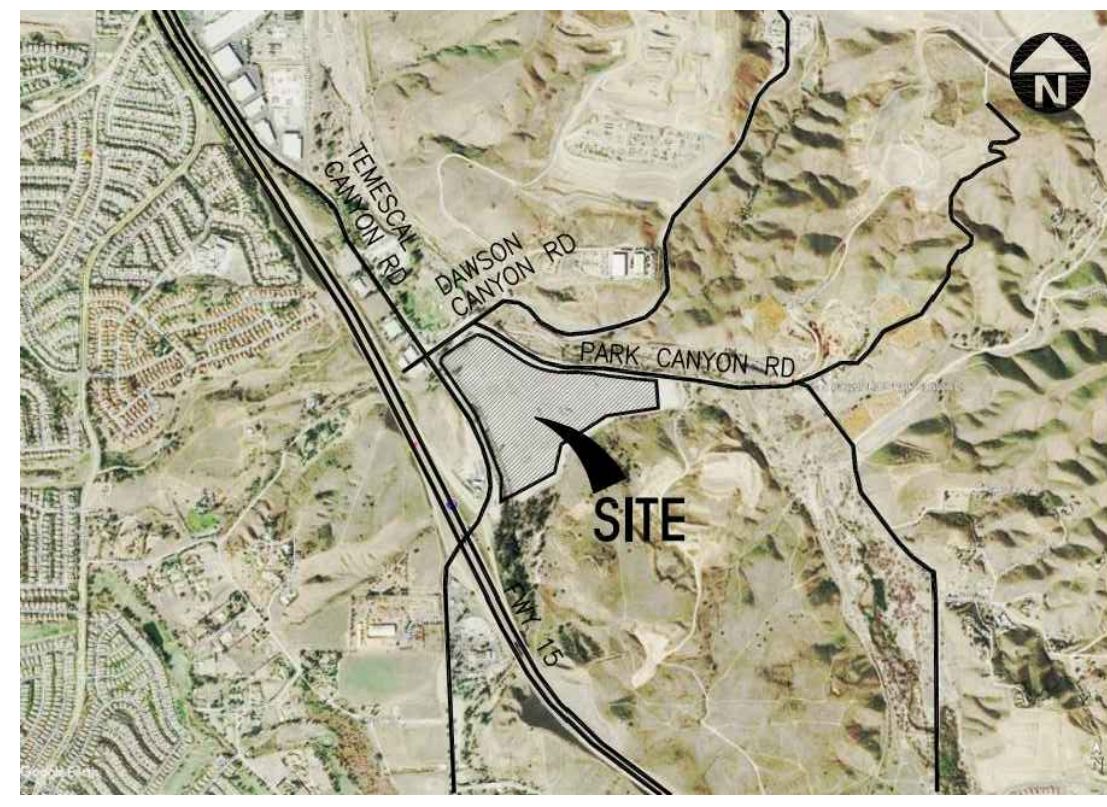


OVERALL SITE PLAN
 scale: 1" = 20'-0" (A)

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

PLAN NORTH TRUE NORTH

AERIAL MAP



PROJECT INFORMATION

Code Analysis
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA ENERGY CODE

Construction Type
 CONCRETE TILT-UP BUILDING
 BUILDING OCCUPANCY : S-1 / B
 CONSTRUCTION TYPE : III-B
 FIRE SPRINKLER BUILDING

Applicant's Representatives
 HPA, INC.
 18831 BARDEEN AVE., SUITE 100
 IRVINE, CA 92612
 (949) 862-2161
 (949) 863-0851
 CONTACT: ANDY WIYANTO

APN
 283-160-046
 283-190-044

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. LL2000028, RECORDED JUNE 21, 2021 AS INSTRUMENT NO. 2021-0373323 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THOSE PORTIONS OF THE LAND DESCRIBED IN PARCELS 6, 7 AND 8 OF "CORPORATION GRANT DEED", IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JUNE 30, 1987 AS INSTRUMENT NO. 188951, OF OFFICIAL RECORDS OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEASTLY LINE OF DAWSON CANYON ROAD AS DESCRIBED IN PARCEL 1 OF "CORPORATION OUTCLAIM DEED", RECORDED MAY 03, 2002 AS DOCUMENT NO. 2002-236679, OF OFFICIAL RECORDS OF SAID COUNTY;

AND BOUNDED EASTERLY BY THE FOLLOWING DESCRIBED LINE COMMENCING AT THE WESTERLY TERMINUS OF THAT CERTAIN SOUTHERLY LINE OF SAID PARCEL 6, DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 89° 51' 27" EAST, 508.43 FEET", SAID WESTERLY TERMINUS ALSO BEING ON THE EASTERLY LINE OF TEMESCAL CANYON ROAD (40.00 FEET HALF-WIDE) AS SHOWN ON PARCEL MAP NO. 31198, AS PER MAP FILED IN BOOK 208, PAGES 50 THROUGH 53, INCLUDING OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID MOST SOUTHERLY LINE OF PARCEL 6, NORTH 89° 51' 27" EAST, 508.31 FEET TO A POINT ON THE MOST SOUTHERLY LINE OF SAID PARCEL 6 SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 27° 54' 55" EAST 499.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONVEX WESTERLY AND HAVING A RADIUS OF 1080.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 44' 51" AN ARC LENGTH OF 598.43 FEET; THENCE TANGENT TO SAID CURVE, NORTH 03° 46' 59" WEST 209.31 FEET TO A POINT ON THAT CERTAIN NORTHERLY CURVED LINE OF SAID PARCEL 6 DESCRIBED AS HAVING A RADIUS OF 700.00 FEET AND A LENGTH OF 143.85 FEET, SAID POINT BEING THE END POINT OF THIS DESCRIPTION.

APN: PORTIONS OF APNS 283-160-046 AND 283-190-044

TABULATION

SITE AREA	BLDG. 2
In s.f.	94,569
In acres	2.171
BUILDING AREA	
Office	3,000
Mezzanine	3,000
Warehouse	27,820
TOTAL	33,820
COVERAGE	
CLEARANCE	32.6%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	24
Warehouse: 1/2,000 s.f.	14
TOTAL	38
AUTO PARKING STALLS PROVIDED	
Standard (9' x 18')	26
Accessible Parking (9' x 18')	1
Accessible Van Parking (12' x 18')	1
EV Standard (9' x 18')	2
EV Accessible (9' x 18')	1
EV Van Accessible (12' x 18')	1
EV Ambulatory	6
Clean Air Vehicle (9' x 18')	6
TOTAL	38
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	1
ZONING ORDINANCE FOR COUNTY	
M-M Manufacturing Medium	
M-RA Mineral Resources and Related Manufacturing	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR (Total gross area/site):	35.8%
LANDSCAPE REQUIREMENT	
Required landscape area (10%):	9,457
Provided area:	18,105
SETBACKS	
Building	
Street Front - 25'	
Side/Rear - None	

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED PER CIVIL DRAWINGS.
- 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- TRASH ENCLOSURE PER CITY STANDARD.
- APPROXIMATE LOCATION OF TRANSFORMER.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST 6" DIA. U.N.O. AT 42" H.
- DESIGNATED SMOKING AREA.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- MONUMENT SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- 14'-0" SCREEN WALL.
- 42" HIGH CONCRETE GUARDWALL.
- TRUNCATED DOME.
- NOT USED.
- EXTERIOR CONCRETE STAIR WITH GUARDWALL AND HANDRAIL.
- EXTERIOR BIKE RACK.
- 8' HIGH METAL FENCE.

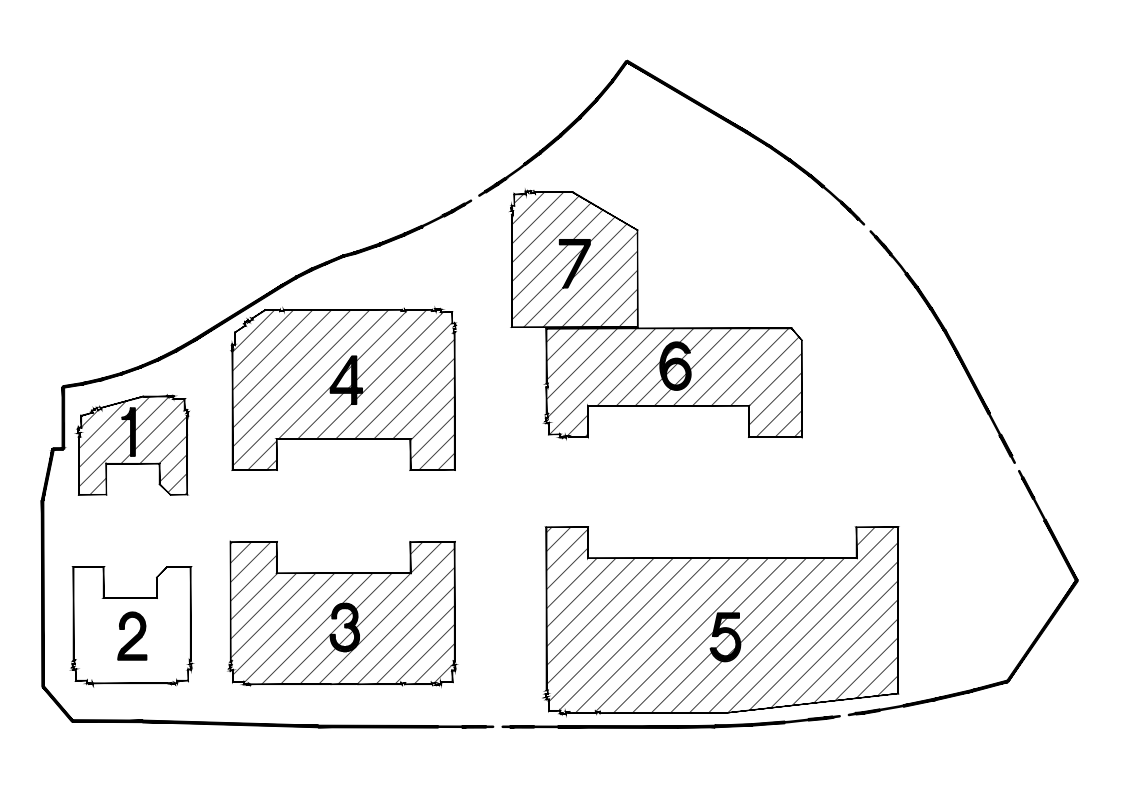
SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LINES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE LEGEND

	CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS		LANDSCAPED AREA
	ASPHALT CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS		PATH OF TRAVEL
	STANDARD PARKING STALL (9' X 18')		26' WIDE FIRELANE
	STANDARD PARKING STALL W/ 2' OVERHANG		EXISTING PUBLIC FIRE HYDRANT
	COMPACT PARKING STALL (8.5' X 16') MAX. 40% OF REQUIRED		PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
	ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE		ACCESSIBLE PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE
	EV PARKING		
	CLEAN AIR/VANPOOL/EV (PROVIDE CONDUIT FOR FUTURE EV CHARGING)		
	EV AMBULATORY PARKING STALL (10' X 18')		

KEY MAP



hpa, inc.
 18831 bardeen avenue - ste.
 #100 irvine, ca
 92612
 tel: 949-863-1770
 fax: 949-863-0851
 email: hpa@hparchs.com



Owner:
DAWSON CANYON LLC.

11777 San Vicente Blvd, Ste. 780
 Los Angeles, CA 90049
 tel: (949) 296-7006
 fax: (949) 842-3074

Project:
TEMESCAL VALLEY COMMERCE CENTER

DAWSON CANYON RD.
 CORONA, CA 92883

Consultants:

Civil:	THIENES
Structural:	TBD
Mechanical:	TBD
Plumbing:	TBD
Electrical:	TBD
Landscape:	HUNTER LANDSCAPE
Fire Protection:	TBD
Soils Engineer:	DCW3

Title: Overall site plan

Project Number: 19277
 Drawn by: AW
 Date: 11/10/22
 Revision:

Sheet:

2-DAB-A1.1

FLOOR PLAN KEYNOTES

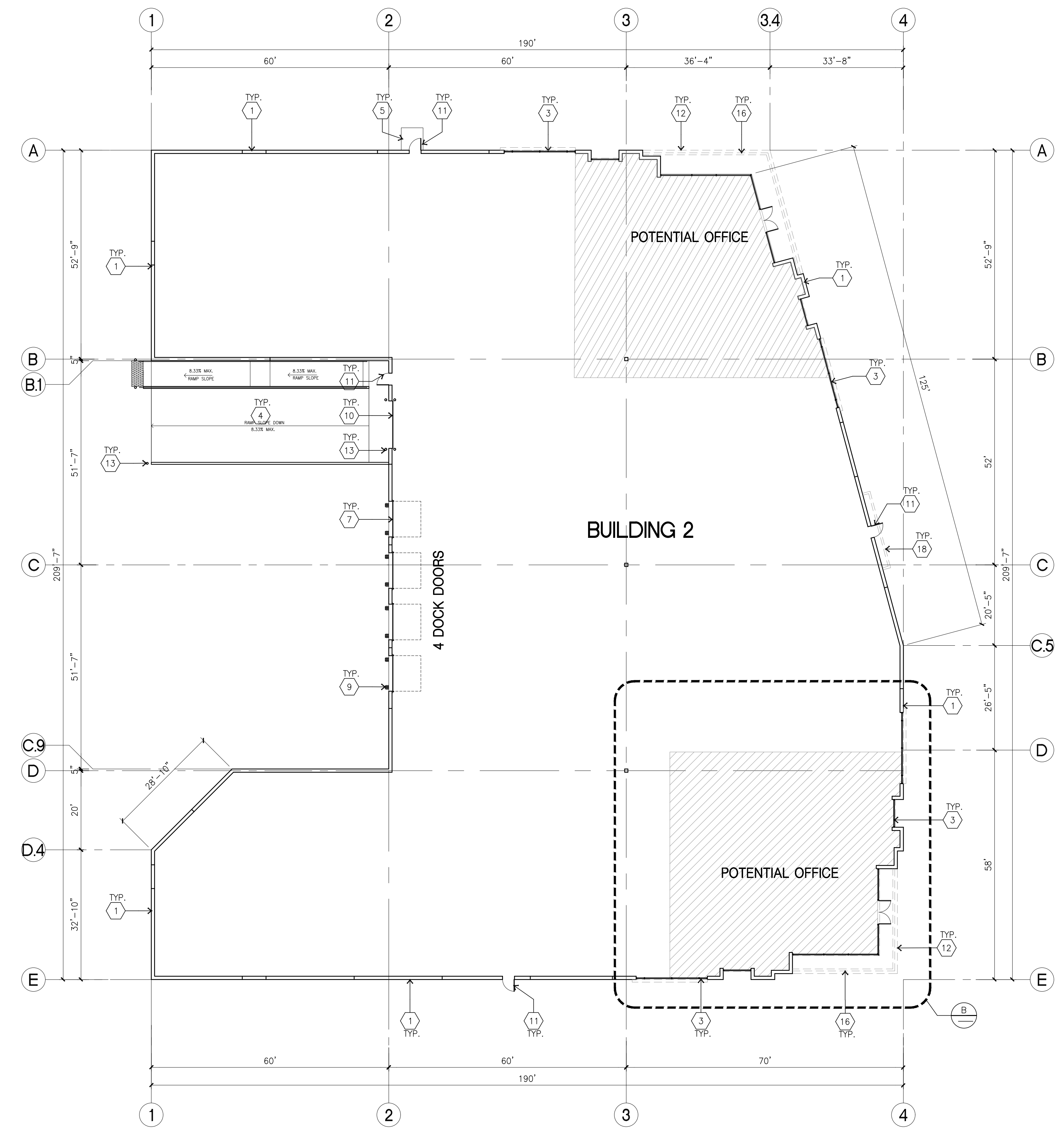
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' x 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE.
- 13 CONC. FILLED GUARD POST, 6" DIA. U.N.O. AT 42".
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 NOT USED.
- 18 METAL POP OUT HORIZONTAL FACADE ABOVE.
- 19 42" CONCRETE GUARDWALL.

FLOOR PLAN GENERAL NOTES

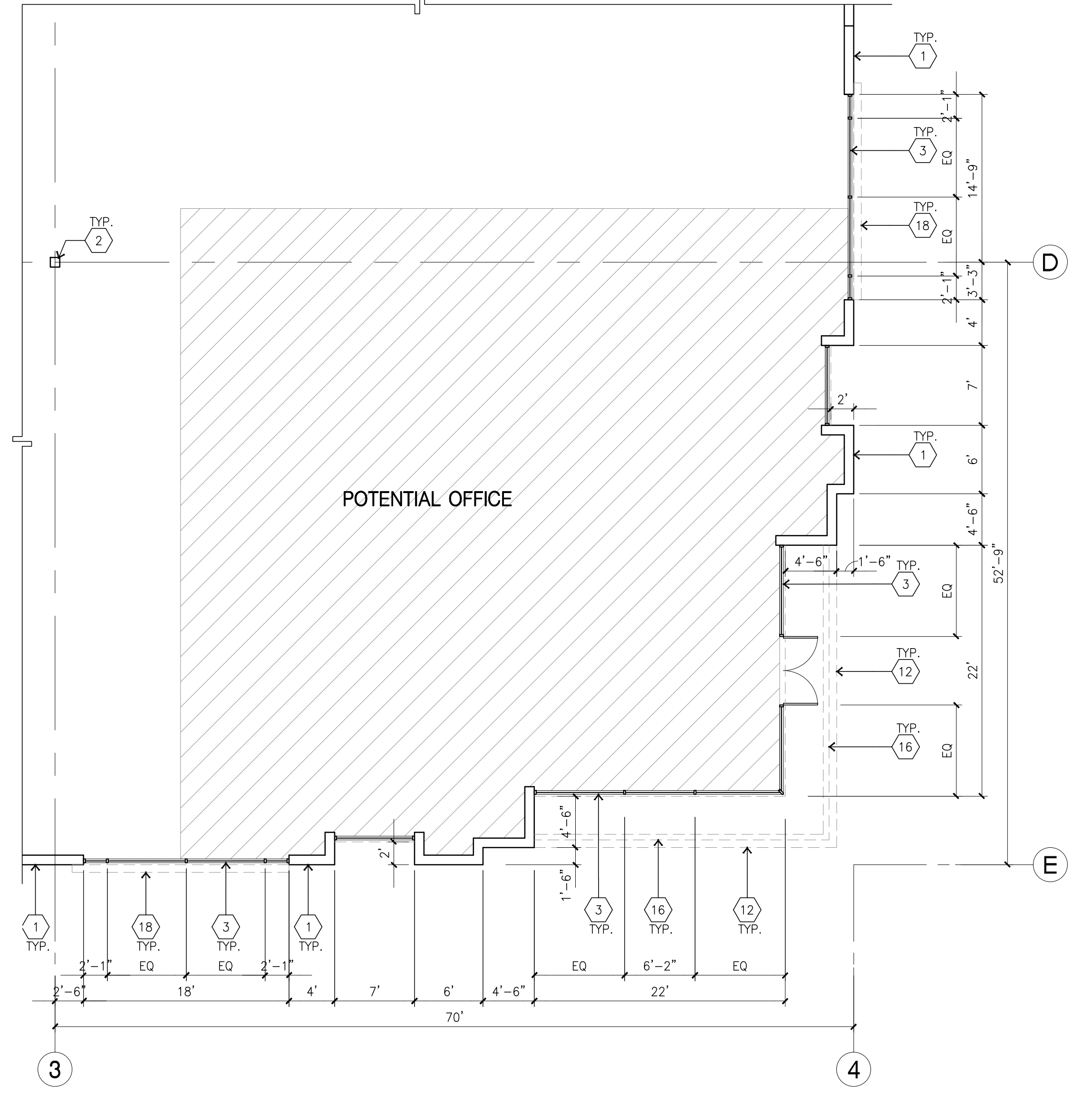
1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' +/-, A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
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 MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
9. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
10. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
11. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN W/ PANIC HARDWARE.
12. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
13. 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.
14. FFX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES AND ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYP.
15. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5
16. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

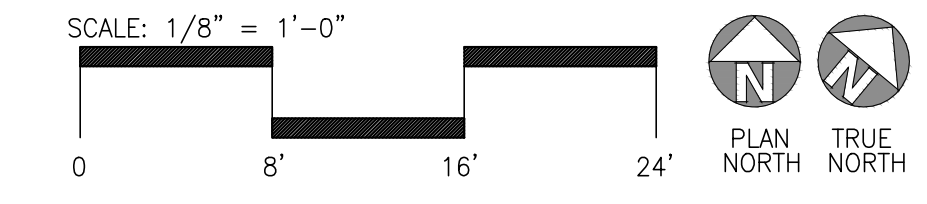
- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED 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 VIGUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, 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/ "JIPDOLITH" 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

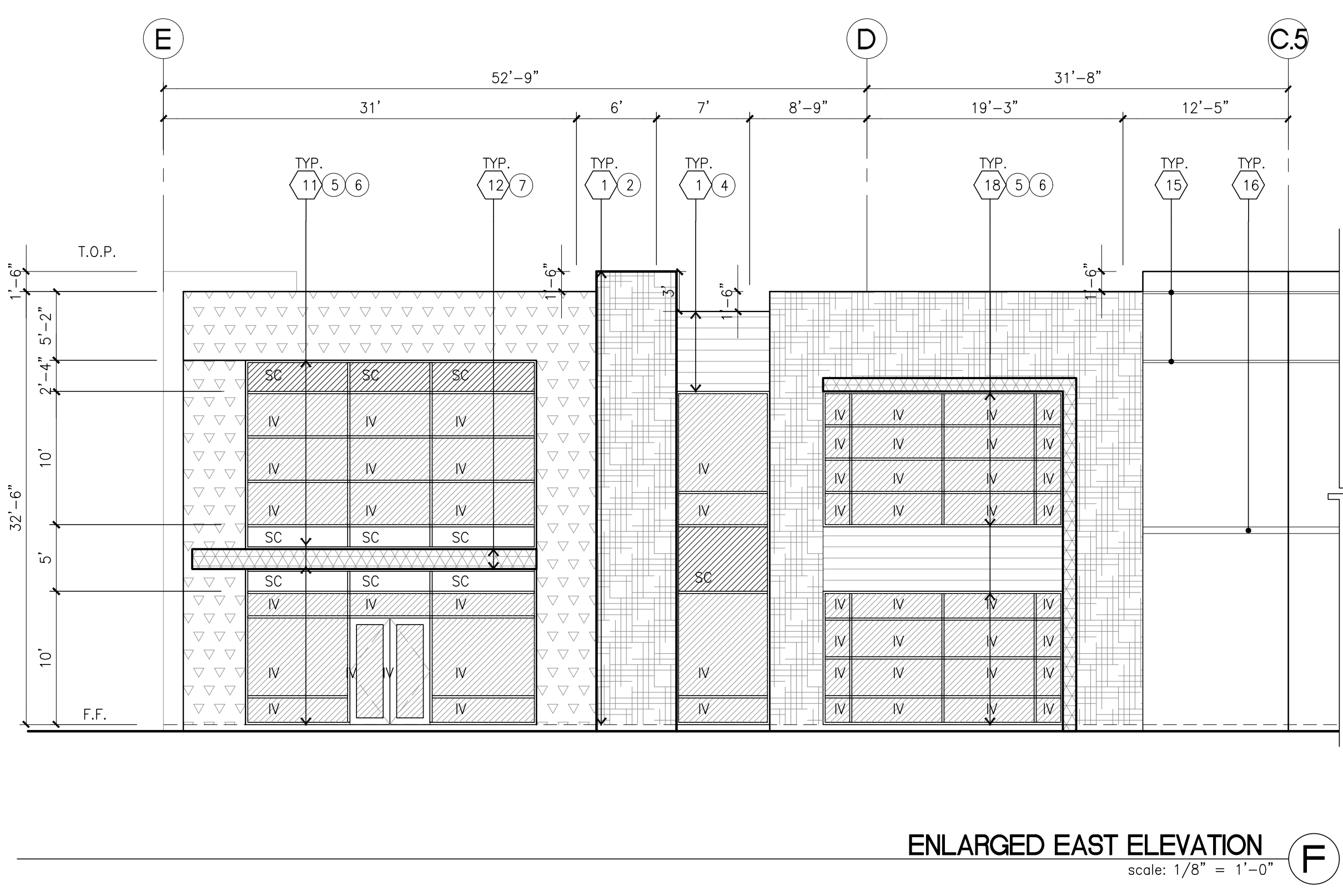
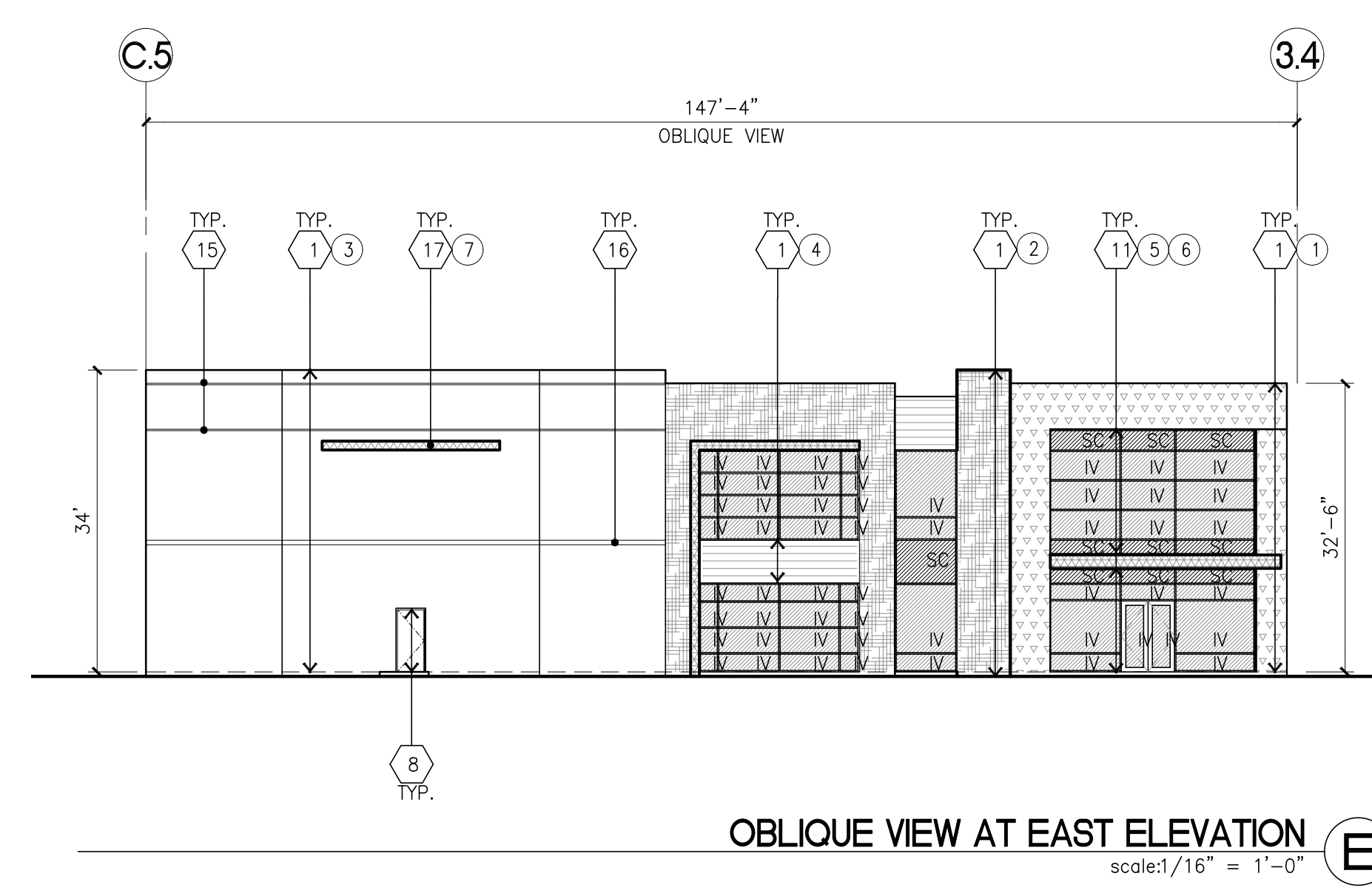
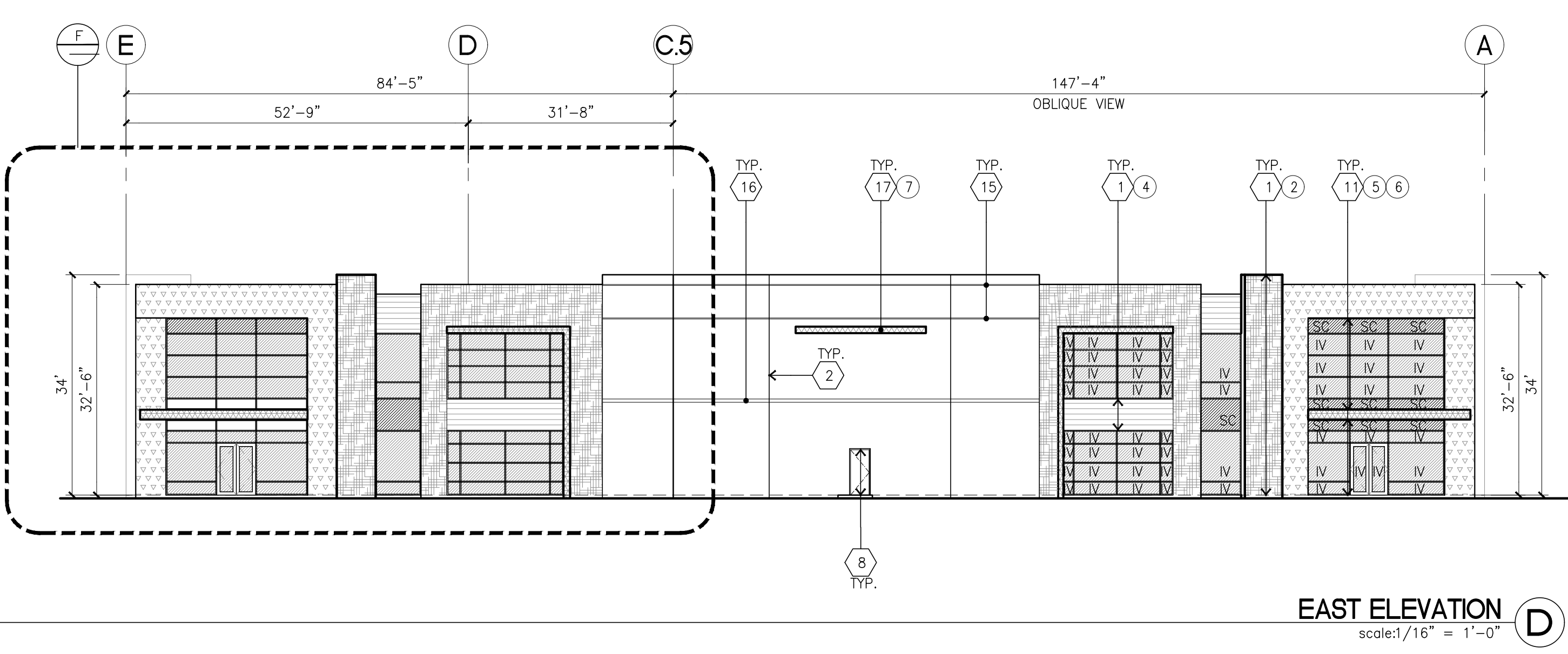
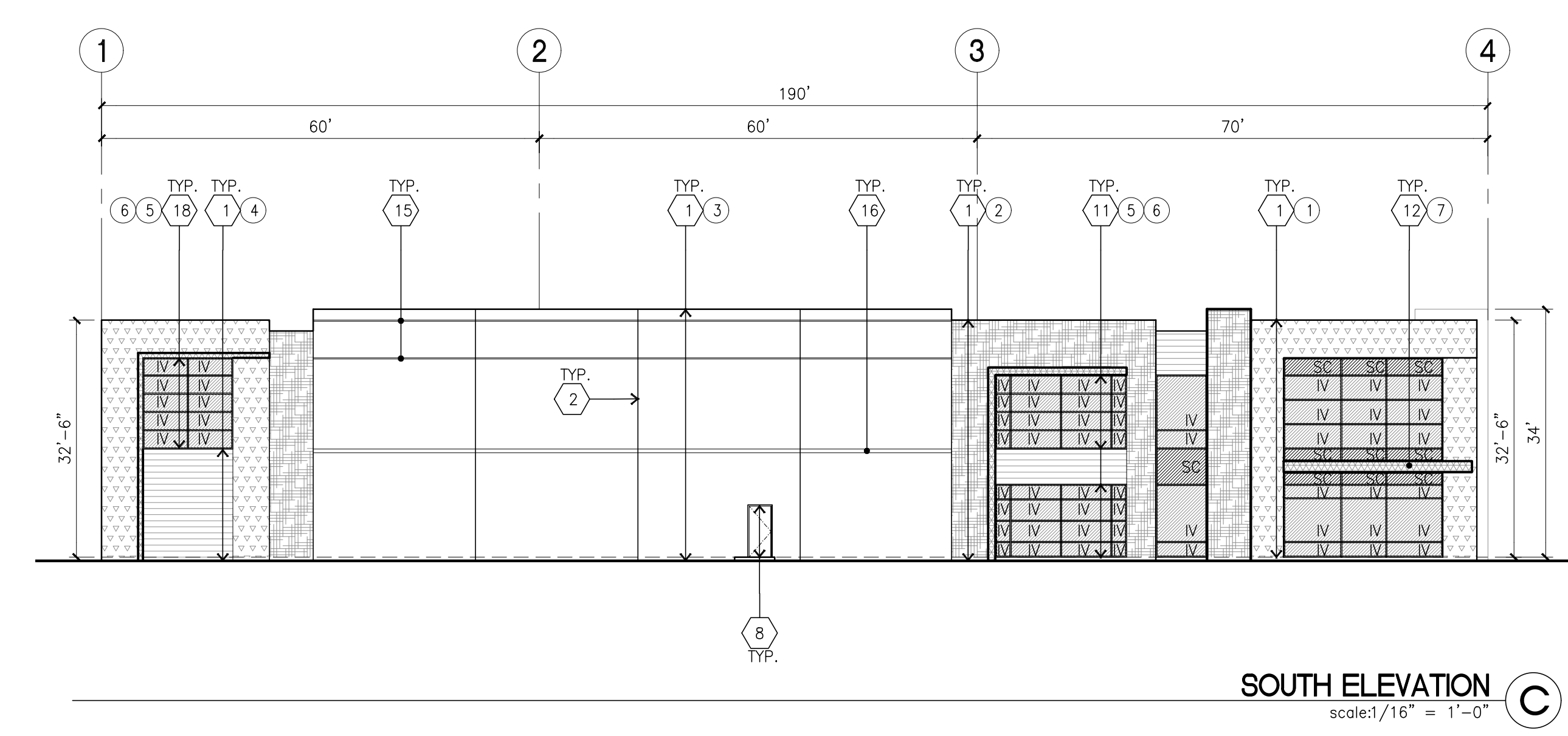
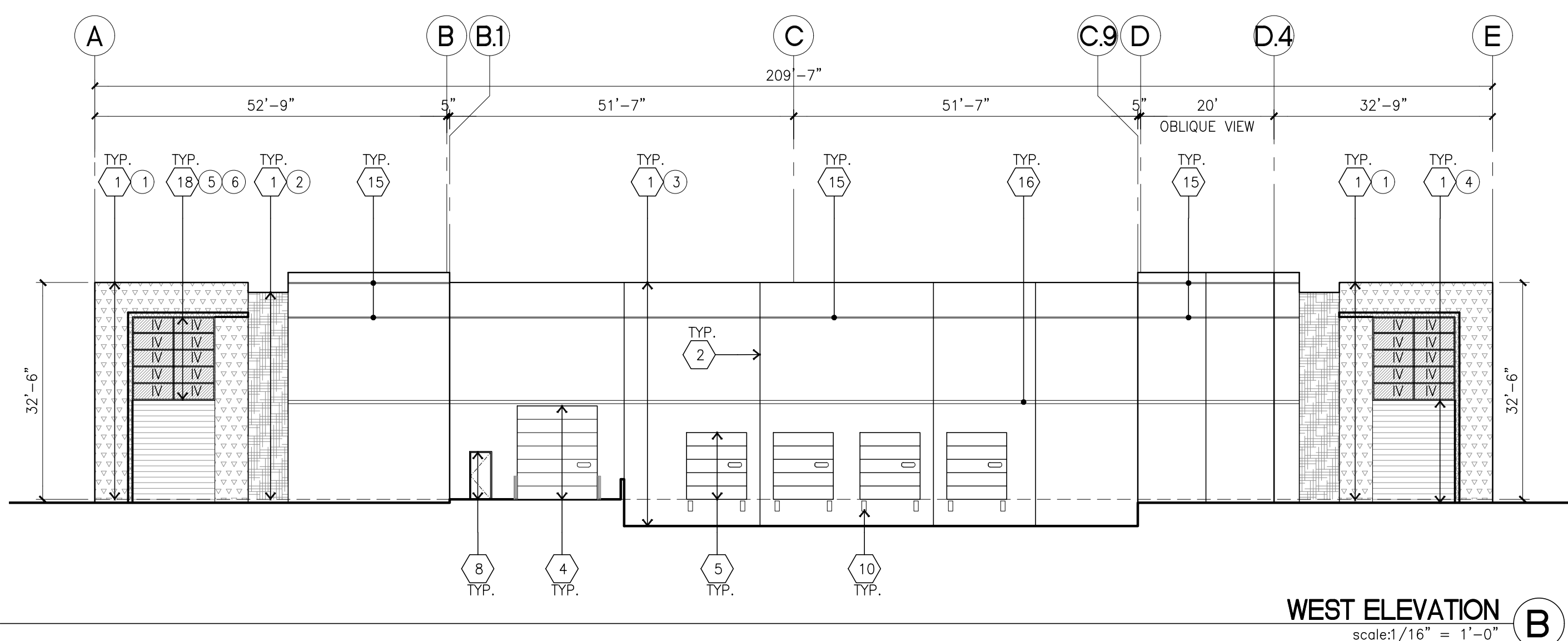
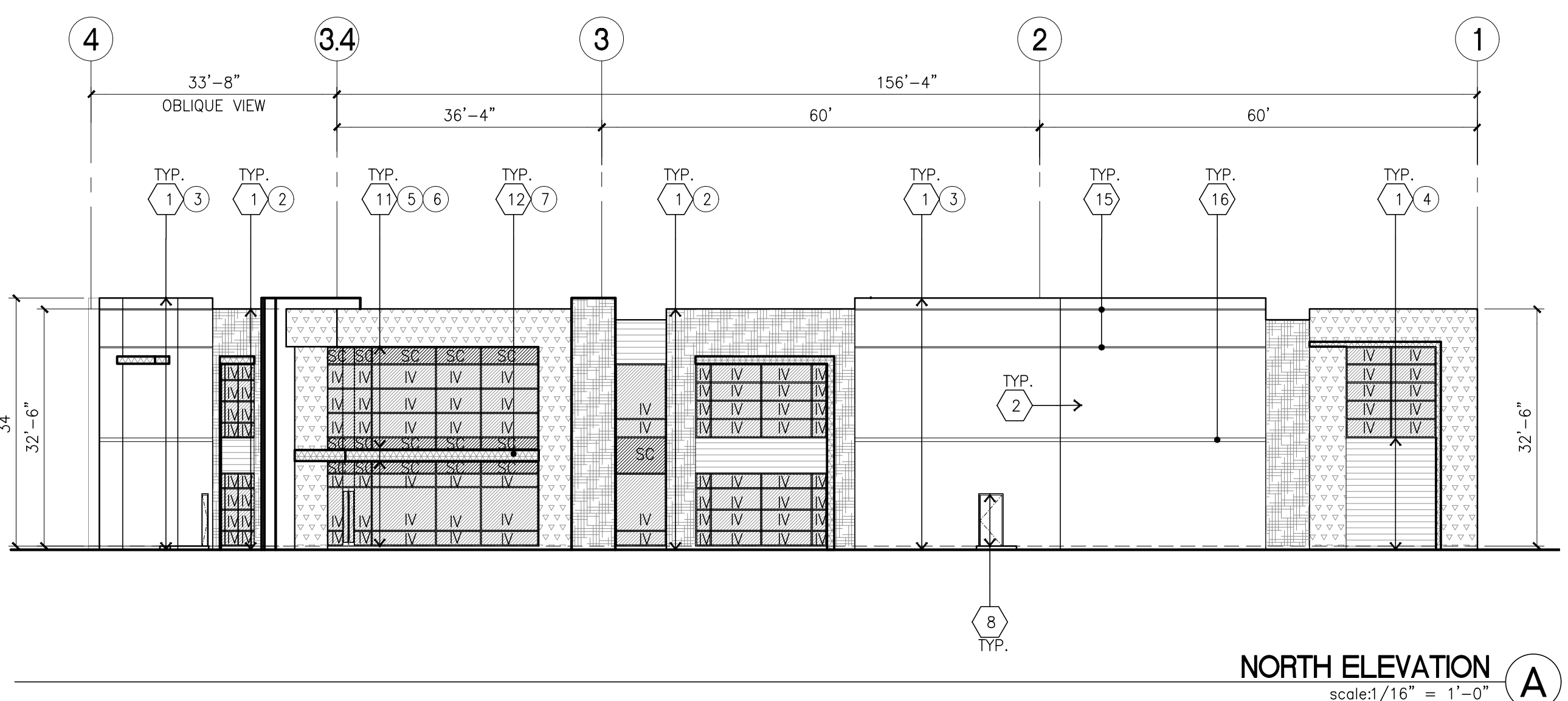


OVERALL FLOOR PLAN
scale: 1/16" = 1'-0" (A)



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





ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 NOT USED.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. 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 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 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 METAL CANOPY.
- 13 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42".
- 15 2" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 16 6" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 17 METAL POP OUT HORIZONTAL FACADE ABOVE
- 18 ALUMINUM STOREFRONT FRAMING WITH GLAZING

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELECTROSTATIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

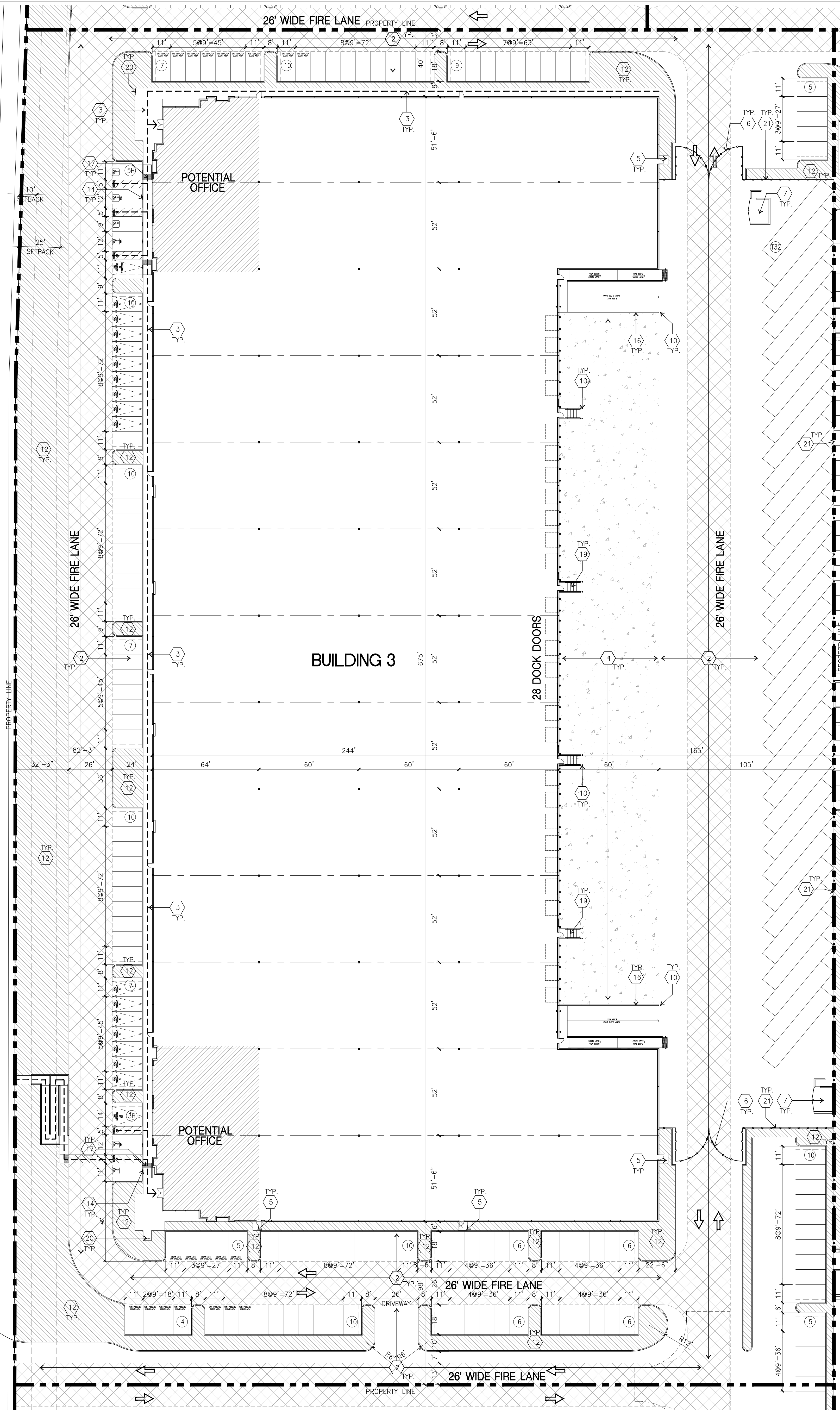
ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7525 TREE BRANCH (288C7)
- 2 PAINT, COLOR : SW 7638 JOGGING PATH (247-C2)
- 3 PAINT, COLOR : SW 9166 DRIFT OF MIST (238-C2)
- 4 PAINT, COLOR : SW METAL PANEL - LONGBOARD LIGHT BAMBOO
- 5 MULLIONS COLOR : CLEAR ANODIZED
- 6 GLAZING COLOR : BLUE REFLECTIVE
- 7 METAL CANOPY WITH DUNN EDWARDS DEA 160 HOPE CHEST

GLAZING LEGEND

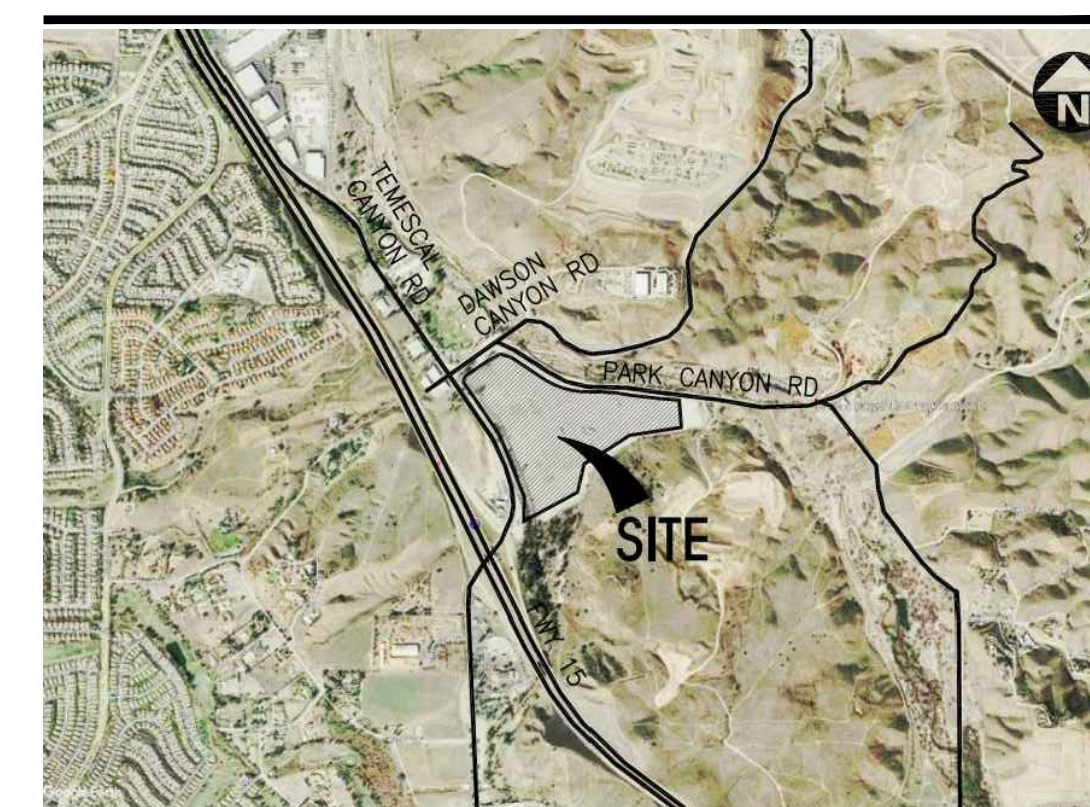
- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- INSULATED VISION GLASS
 - SPANDREL GLASS WITH CONCRETE BEHIND
 - SINGLE LITE VISION GLASS
 - IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA = 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SFG: 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 OPACIDAC[®] PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.
 - V : VISION GLASS
1/4" VISTACOOL PACIFICA
 - MULLIONS : ANODIZED CLEAR.

TEMESCAL CANYON ROAD



OVERALL SITE PLAN
 scale: 1" = 30'-0"
 SCALE: 1" = 30'-0"
 PLAN NORTH TRUE NORTH

AERIAL MAP



PROJECT INFORMATION

Code Analysis
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA ENERGY CODE

Construction Type
 CONCRETE TILT-UP BUILDING
 BUILDING OCCUPANCY: S-1 / B
 CONSTRUCTION TYPE: III-B
 FIRE SPRINKLER BUILDING

Applicant's Representatives
 HPA, INC.
 18831 BARDEEN AVE., SUITE 100
 IRVINE, CA 92612
 (949) 863-2161
 (949) 863-0851
 CONTACT: ANDY WIYANTO

APN
 283-160-046
 283-190-044

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. LL200028, RECORDED JUNE 21, 2021 AS INSTRUMENT NO. 2021-033323 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THOSE PORTIONS OF THE LAND DESCRIBED IN PARCELS 6, 7 AND 8 OF "CORPORATION GRANT DEED", IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JUNE 30, 1987 AS INSTRUMENT NO. 186951, OF OFFICIAL RECORDS OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF DAWSON CANYON ROAD AS DESCRIBED IN PARCEL 1 OF "CORPORATION OUTCAMP DEED", RECORDED MAY 03, 2002 AS DOCUMENT NO. 2002-236679, OF OFFICIAL RECORDS OF SAID COUNTY, AND BOUNDED EASTERLY BY THE FOLLOWING DESCRIBED LINE COMMENCING AT THE WESTERLY TERMINUS OF THAT CERTAIN MOST SOUTHERLY LINE OF SAID PARCEL 6, DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 89° 51' 27" EAST, 848.08 FEET; SAID WESTERLY TERMINUS ALSO BEING ON THE EASTERLY LINE OF TEMESCAL CANYON ROAD (40.00 FEET HALF-WIDE) AS SHOWN ON PARCEL MAP NO. 31198, AS PER MAP FILED IN BOOK 208, PAGES 50 THROUGH 53, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID MOST SOUTHERLY LINE OF PARCEL 6, NORTH 85° 51' 27" EAST, 586.31 FEET TO A POINT ON THE MOST SOUTHERLY LINE OF SAID PARCEL 6, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 27° 54' 55" EAST 499.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1080.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 44' 51" AN ARC LENGTH OF 988.43 FEET; THENCE TANGENT TO SAID CURVE, NORTH 03° 46' 50" WEST 298.31 FEET TO A POINT ON THAT CERTAIN NORTHERLY CURVED LINE OF SAID PARCEL 6 DESCRIBED AS HAVING A RADIUS OF 700.00 FEET AND A LENGTH OF 143.85 FEET; SAID POINT BEING THE END POINT OF THIS DESCRIPTION.

APN: PORTIONS OF APNS 283-160-046 AND 283-190-044

TABULATION

SITE AREA	BLDG. 3
In s.f.	399,315
In acres	9.167
BUILDING AREA	
Office	6,500
Mezzanine	6,500
Warehouse	170,090
TOTAL	183,090
COVERAGE	44.2%
CLEARANCE	36'
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	52
Warehouse: 1/2,000 s.f.	85
TOTAL	137
AUTO PARKING STALLS PROVIDED	
Standard (9' x 18')	106
Accessible Parking (9' x 18')	5
Accessible Van Parking (12' x 18')	1
EV Standard (9' x 18')	16
EV Accessible (9' x 18')	1
EV Van Accessible (12' x 18')	1
Clean Air Vehicle (9' x 18')	21
TOTAL	151
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	32
ZONING ORDINANCE FOR COUNTY	
M-M Manufacturing Medium	
M-RA Mineral Resources and Related Manufacturing	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR (Total gross area/site):	45.9%
LANDSCAPE REQUIREMENT	
Required landscape area (10%):	39,931
Provided area:	39,032
SETBACKS	
Building	
Street Front - 25'	
Side/Rear - None	

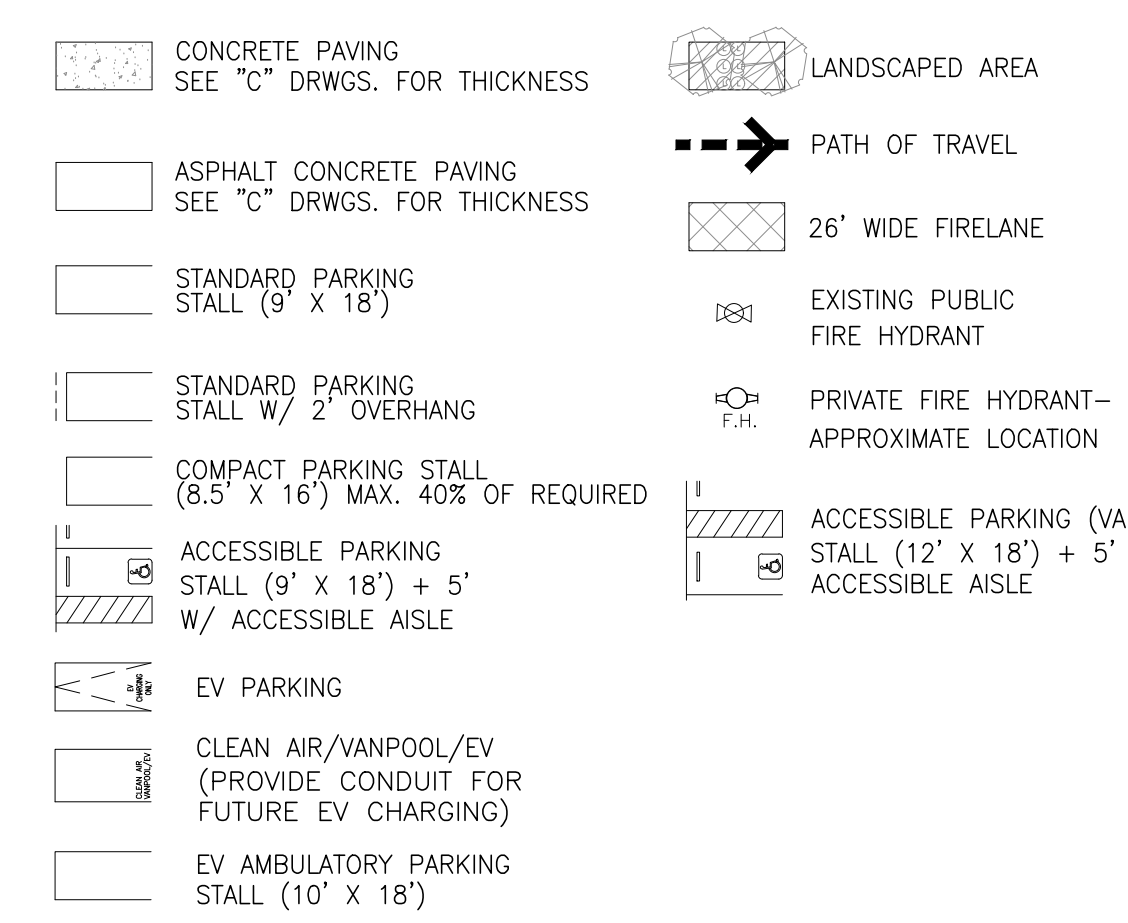
SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED PER CIVIL DRAWINGS.
- 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- TRASH ENCLOSURE PER CITY STANDARD.
- APPROXIMATE LOCATION OF WHEEL STOP.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST "6 DIA. U.N.O. AT 42" H.
- DESIGNATED SMOKING AREA.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- MONUMENT SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- 14'-0" SCREEN WALL.
- 42" HIGH CONCRETE GUARDWALL.
- TRUNCATED DOME.
- NOT USED.
- EXTERIOR CONCRETE STAIR WITH GUARDWALL AND HANDRAIL.
- EXTERIOR BIKE RACK.
- 8' HIGH METAL FENCE.

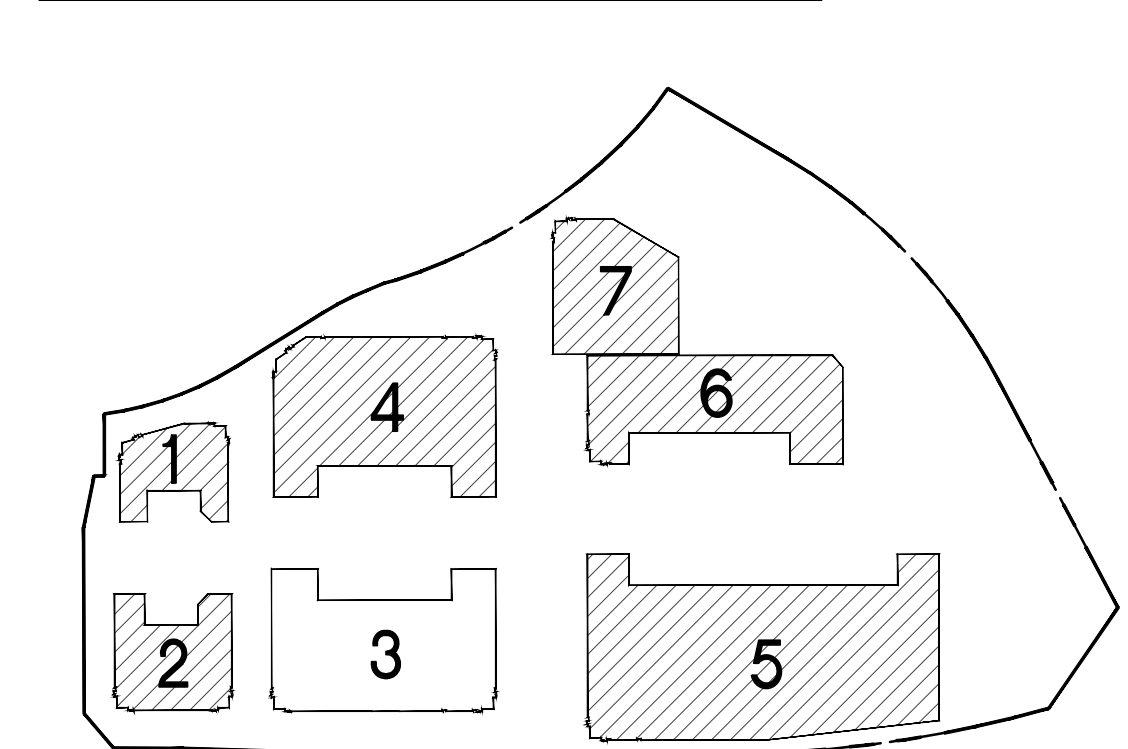
SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE LEGEND



KEY MAP



hpa, inc.
 18831 bardeen avenue - ste.
 #100 irvine, ca
 92612
 tel: 949-863-1770
 fax: 949-863-0851
 email: hpa@hparchs.com



Owner:
DAWSON CANYON LLC.

11777 San Vicente Blvd, Ste. 780
 Los Angeles, CA 90049
 tel: (949) 296-7006
 fax: (949) 842-3074

Project:
TEMESCAL VALLEY COMMERCE CENTER

DAWSON CANYON RD.
 CORONA, CA 92883

Consultants:

Civil:	THIENES
Structural:	-
Mechanical:	TBD
Plumbing:	TBD
Electrical:	TBD
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	DCW3

Title: Overall Site Plan

Project Number: 19277
 Drawn by: AW
 Date: 11/10/22

Revision:

Sheet:

3-DAB-A1.1

FLOOR PLAN KEYNOTES

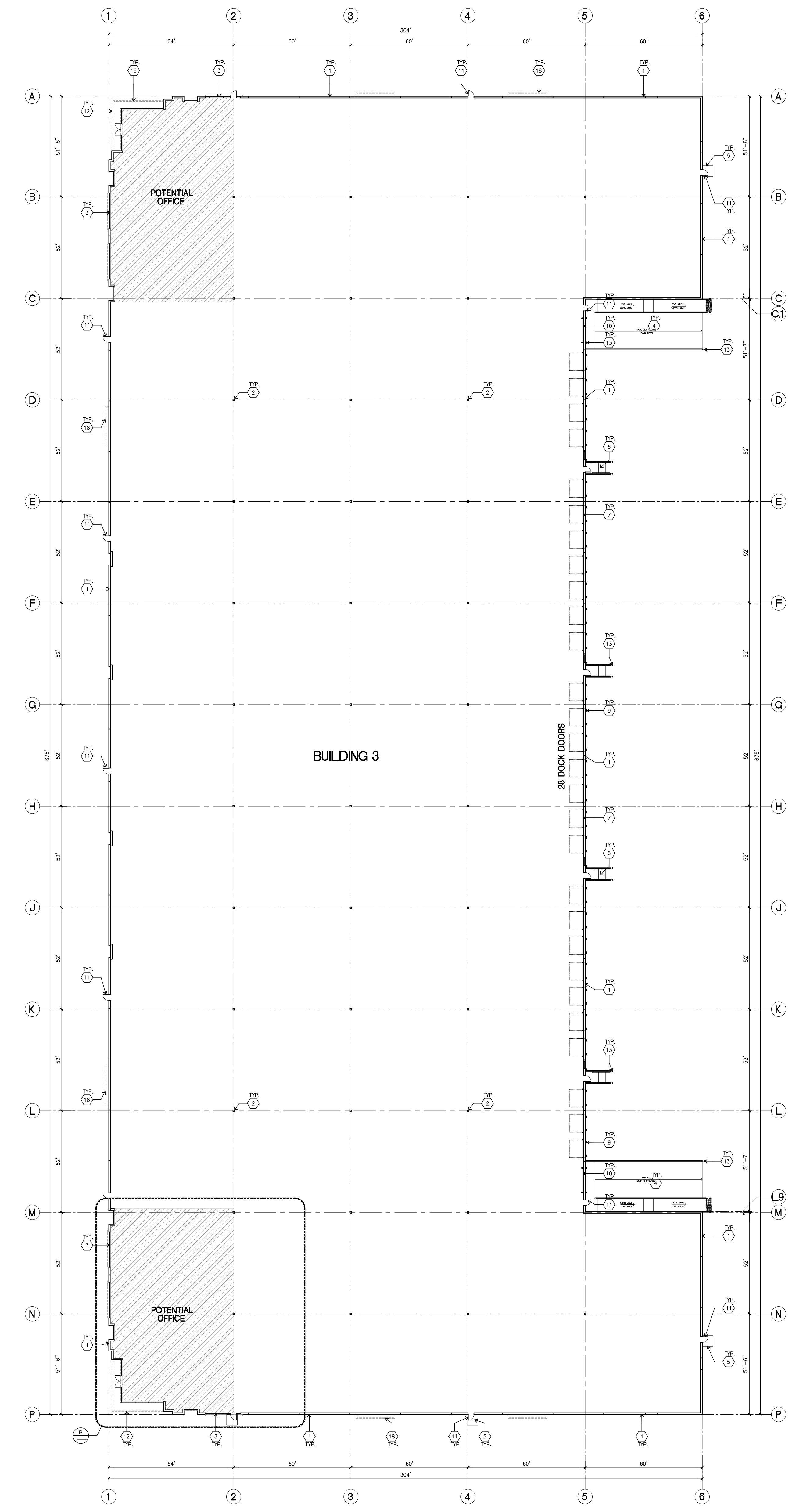
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' x 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE.
- 13 CONC. FILLED GUARD POST, 6" DIA. U.N.O. AT 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 NOT USED.
- 18 METAL POP OUT HORIZONTAL FACADE ABOVE.
- 19 42" CONCRETE GUARDWALL.

FLOOR PLAN GENERAL NOTES

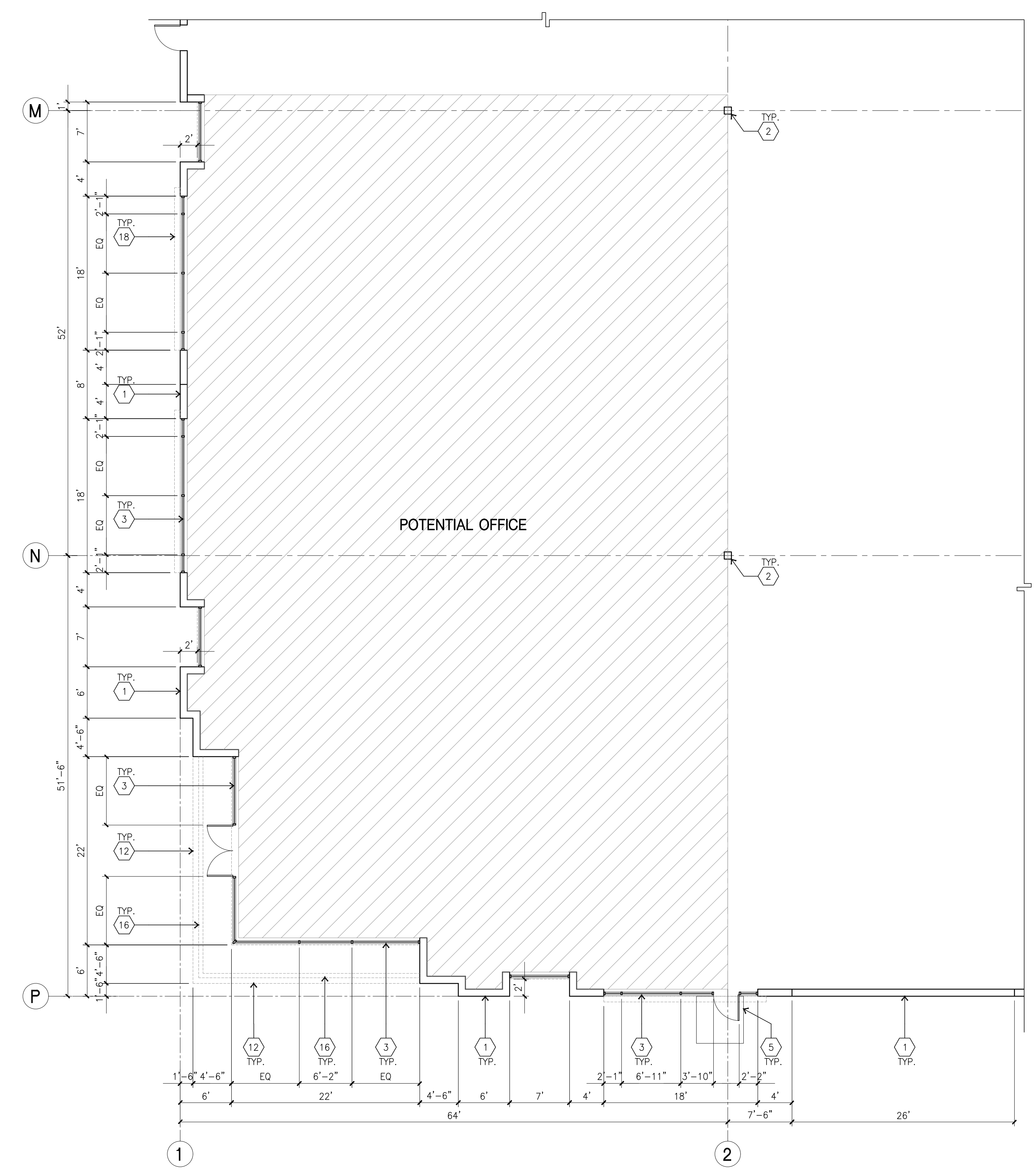
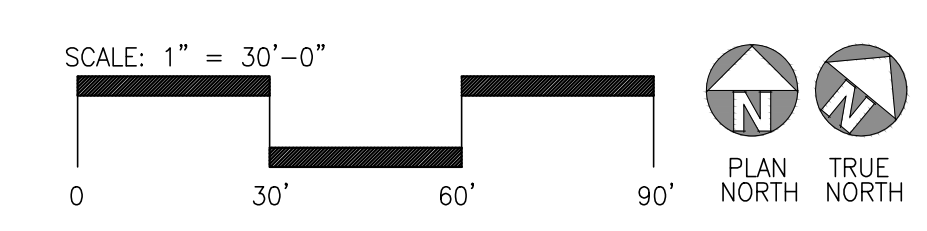
1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
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. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
9. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
10. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
11. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN W/ PANIC HARDWARE.
12. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
13. 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.
14. FIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES AND ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYP.
15. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5.
16. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

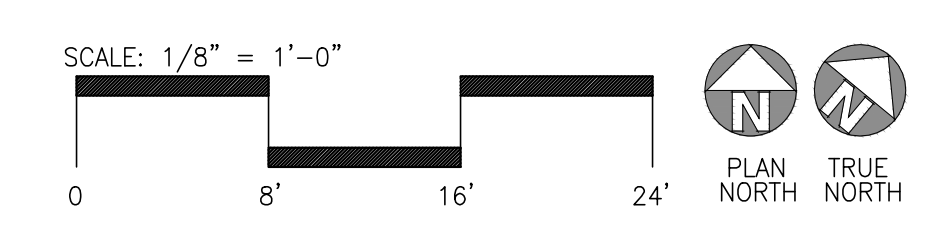
- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED 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 VIBRATOR ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, 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/ "LIPODOLITH" 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.

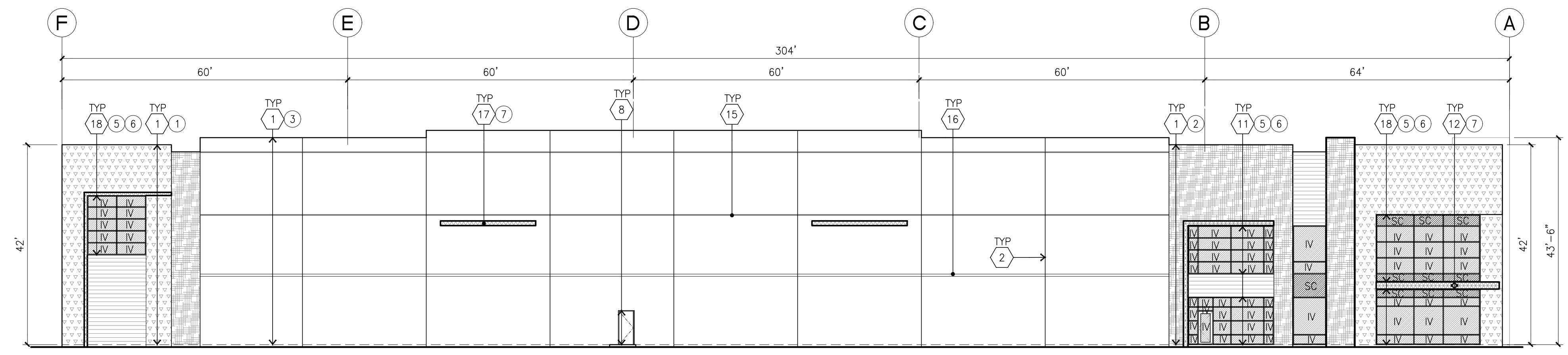


OVERALL FLOOR PLAN
scale: 1" = 30'-0"

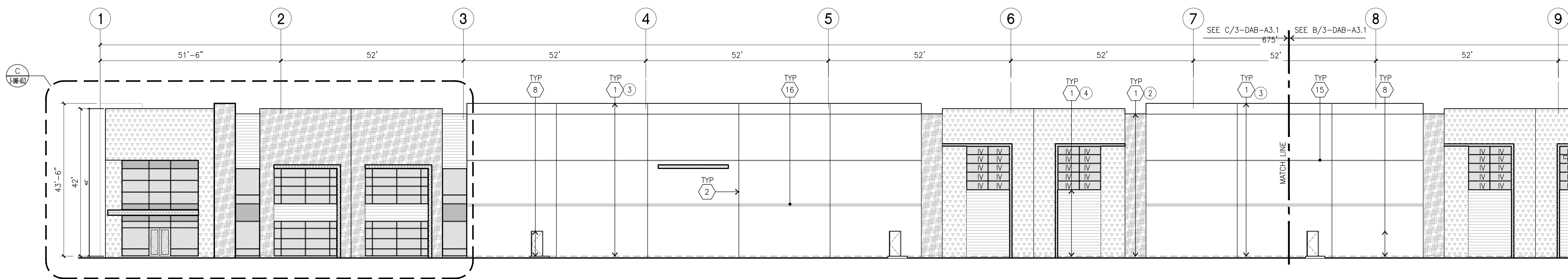


ENLARGED FLOOR PLAN
scale: 1/8" = 1'-0"

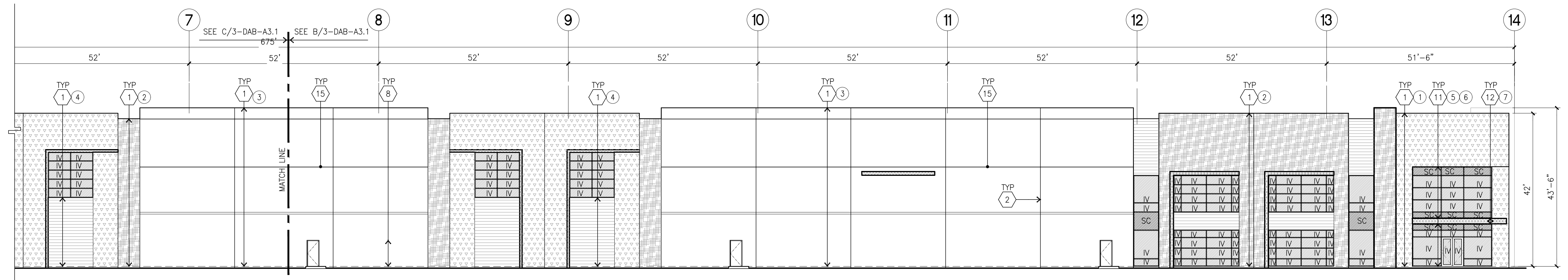




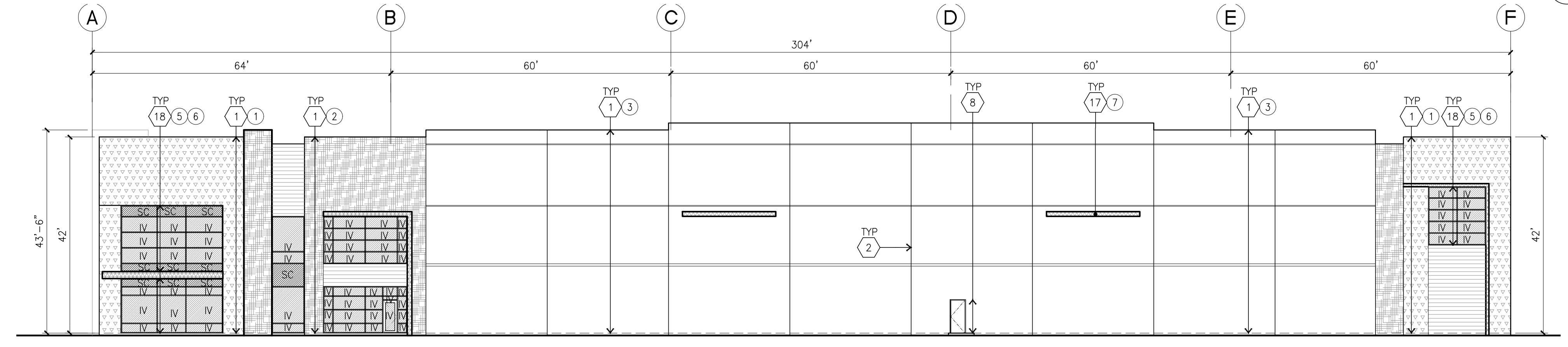
NORTH ELEVATION
scale: 1/16" = 1'-0"



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



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



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

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 NOT USED.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. 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 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 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 METAL CANOPY.
- 13 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42"H.
- 15 2" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 16 6" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 17 METAL POP OUT HORIZONTAL FACADE ABOVE
- 18 ALUMINUM STOREFRONT FRAMING WITH GLAZING

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELECTROSTATIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7525 TREE BRANCH (288C7)
- 2 PAINT, COLOR : SW 7638 JOGGING PATH (247-C2)
- 3 PAINT, COLOR : SW 9166 DRIFT OF MIST (238-C2)
- 4 PAINT, COLOR : SW METAL PANEL - LONGBOARD LIGHT BAMBOO
- 5 MULLIONS COLOR : CLEAR ANODIZED
- 6 GLAZING COLOR : BLUE REFLECTIVE
- 7 METAL CANOPY WITH DUNN EDWARDS DEA 160 HOPE CHEST

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- 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 S.P.C. 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 OPACIDAC* PAINTED ON REFLECTIVE.
 - INSTALLED ON CONCRETE.
 - V : VISION GLASS
 - 1/4" VISTACOOL PACIFICA
 - MULLIONS : ANODIZED CLEAR.

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 NOT USED.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. 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 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 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 METAL CANOPY.
- 13 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42"H.
- 15 2" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 16 6" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 17 METAL POP OUT HORIZONTAL FACADE ABOVE.
- 18 ALUMINUM STOREFRONT FRAMING WITH GLAZING.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELECTROFORMIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

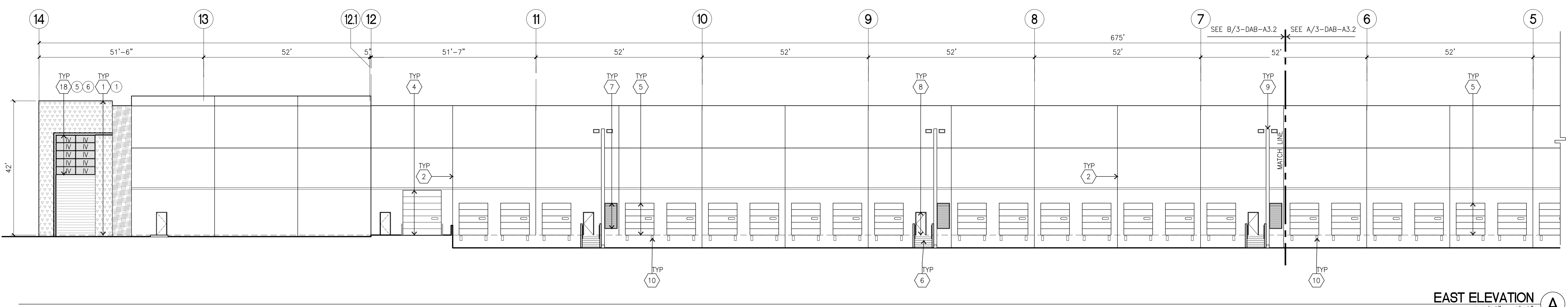
ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7525 TREE BRANCH (288C7)
- 2 PAINT, COLOR : SW 7638 JOGGING PATH (247-C2)
- 3 PAINT, COLOR : SW 9166 DRIFT OF MIST (238-C2)
- 4 PAINT, COLOR : SW METAL PANEL - LONGBOARD LIGHT BAMBOO
- 5 MULLIONS COLOR : CLEAR ANODIZED
- 6 GLAZING COLOR : BLUE REFLECTIVE
- 7 METAL CANOPY WITH DUNN EDWARDS DEA 160 HOPE CHEST

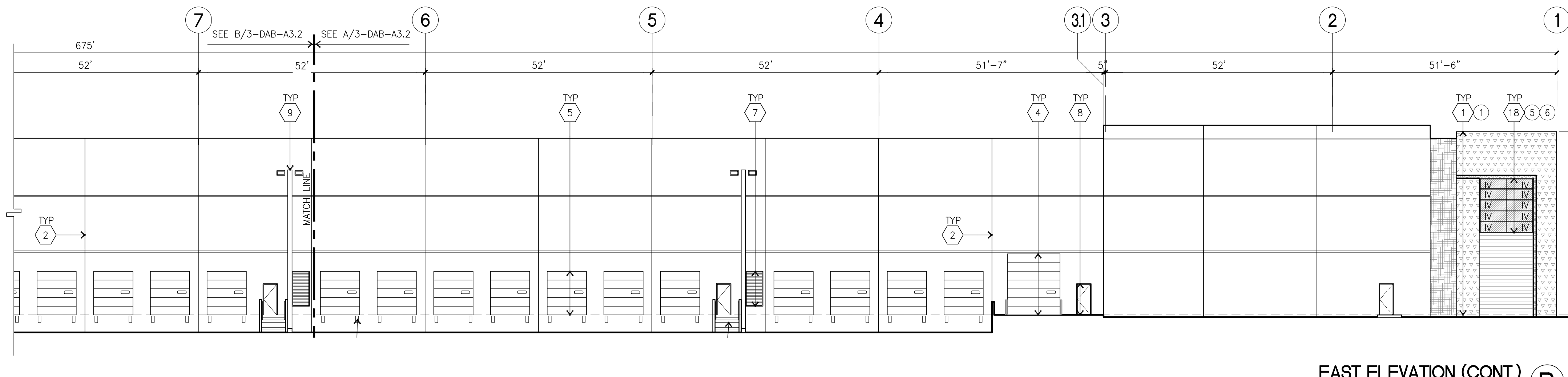
GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

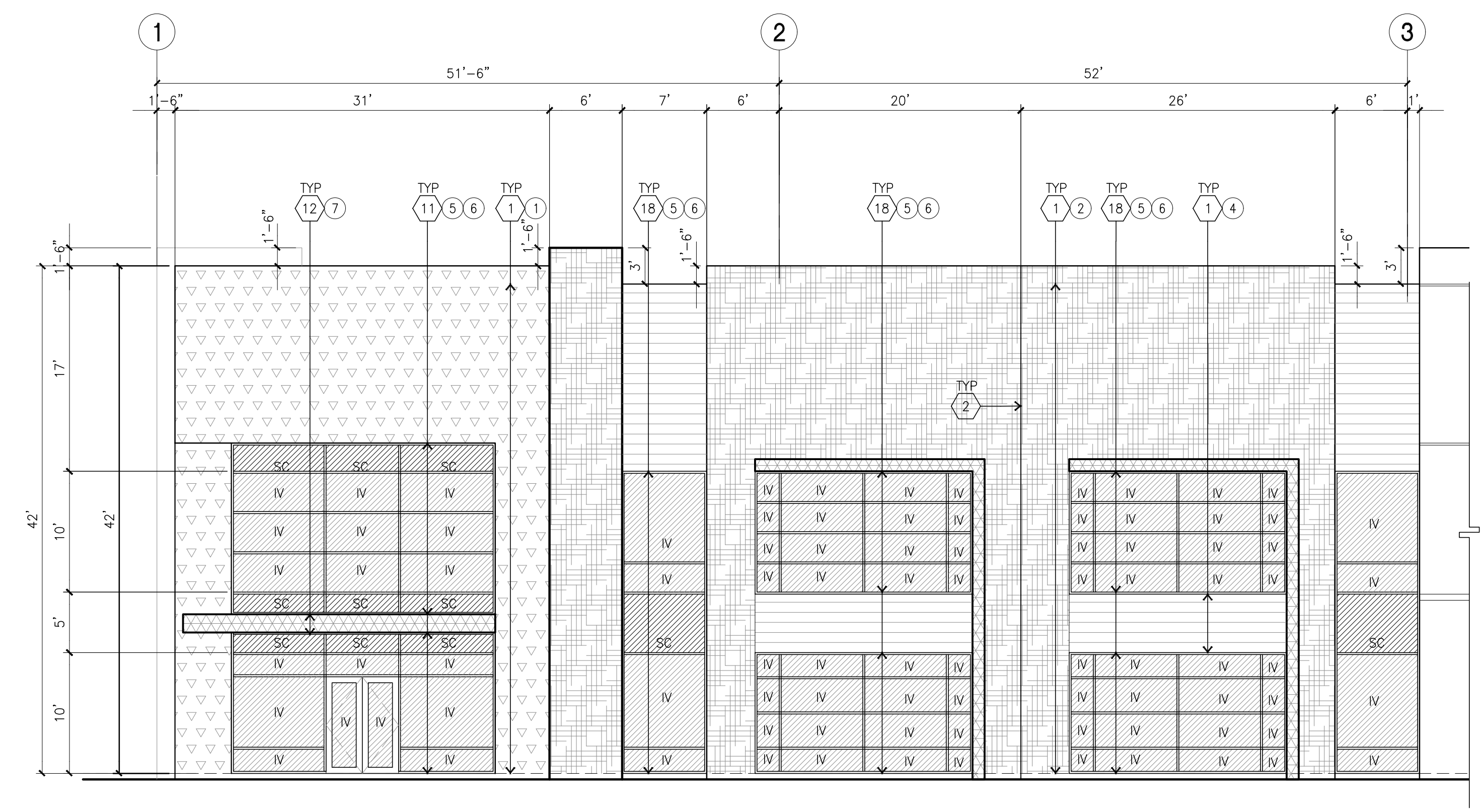
- INSULATED VISION GLASS
- SPANDREL GLASS WITH CONCRETE BEHIND
- SINGLE LITE VISION GLASS
- INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA = 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SFG: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
- SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACIDAC[®] PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.
- VISION GLASS
1/4" VISTACOOL PACIFICA
- MULLIONS : ANODIZED CLEAR.



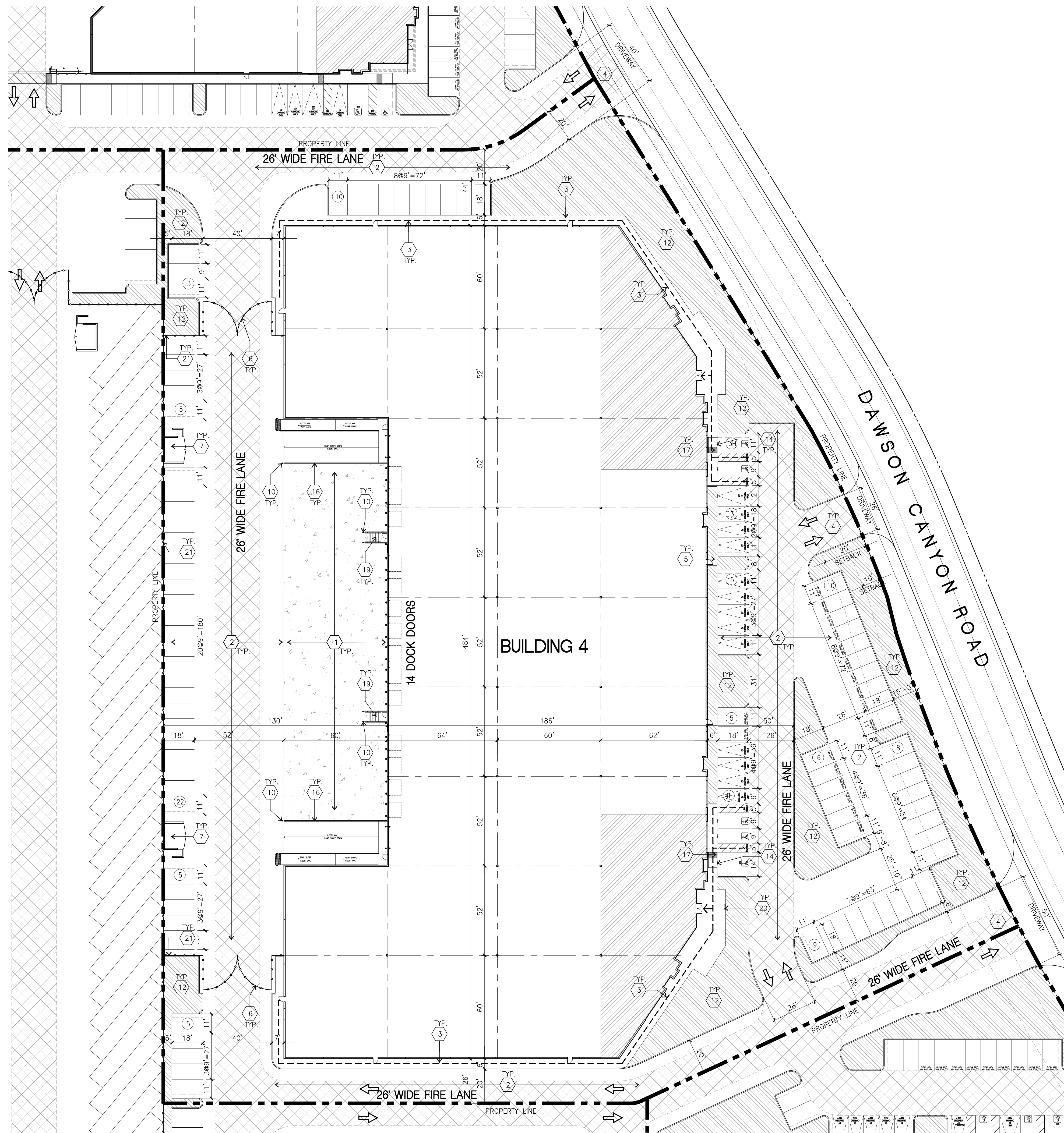
EAST ELEVATION
scale: 1/16" = 1'-0"



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

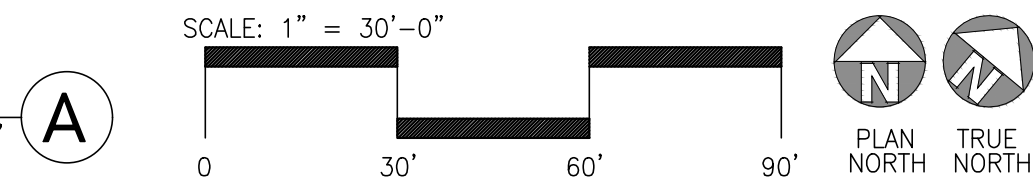


ENLARGED WEST ELEVATION
scale: 1/8" = 1'-0"



OVERALL SITE PLAN

scale: 1" = 30'-0"



AERIAL MAP



PROJECT INFORMATION

Code Analysis
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA ENERGY CODE

Construction Type
 CONCRETE TILT-UP BUILDING
 BUILDING OCCUPANCY : S-1 / B
 CONSTRUCTION TYPE : III-B
 FIRE SPRINKLER BUILDING

Applicant's Representatives
 HPA, INC.
 18831 BARDEEN AVE., SUITE 100
 IRVINE, CA 92612
 (949) 863-2161
 (949) 863-0851
 CONTACT: ANDY WIYANTO

APN
 283-160-046
 283-190-044

NOTE:
 THIS IS A CONCEPTUAL PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. LL200028, RECORDED JUNE 21, 2021 AS INSTRUMENT NO. 2021-0373323 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING TWICE PORTIONS OF THE LAND DESCRIBED IN PARCELS 6, 7 AND 8 OF "CORPORATION GRANT DEED", IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JUNE 30, 1987 AS INSTRUMENT NO. 186951, OF OFFICIAL RECORDS OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF DAWSON CANYON ROAD AS DESCRIBED IN PARCEL 1 OF "CORPORATION QUITCLAIM DEED", RECORDED MAY 03, 2008 AS DOCUMENT NO. 2002-236679, OF OFFICIAL RECORDS OF SAID COUNTY;

AND BOUNDED EASTERLY BY THE FOLLOWING DESCRIBED LINE COMMENCING AT THE WESTERLY TERMINUS OF THAT CERTAIN MOST SOUTHERLY LINE OF SAID PARCEL 6, DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 89° 51' 27" EAST, 849.08 FEET; SAID WESTERLY TERMINUS ALSO BEING ON THE EASTERLY LINE OF TEMESCAL CANYON ROAD (40.00 FEET HALF-WIDE) AS SHOWN ON PARCEL MAP NO. 31198, AS PER MAP FILED IN BOOK 208, PAGES 50 THROUGH 53, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID MOST SOUTHERLY LINE OF PARCEL 6, NORTH 85° 51' 27" EAST, 586.31 FEET TO A POINT ON THE MOST SOUTHERLY LINE OF SAID PARCEL 6; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 27° 54' 55" EAST 499.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1080.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 44' 51" AN ARC LENGTH OF 928.43 FEET; THENCE TANGENT TO SAID CURVE, NORTH 03° 46' 50" WEST 299.31 FEET TO A POINT ON THAT CERTAIN NORTHERLY CURVED LINE OF SAID PARCEL 6 DESCRIBED AS HAVING A RADIUS OF 700.00 FEET AND A LENGTH OF 143.65 FEET; SAID POINT BEING THE END POINT OF THIS DESCRIPTION.

APN: PORTIONS OF APNS 283-160-046 AND 283-190-044

TABULATION

SITE AREA	BLDG. 4
In s.f.	220,239
In acres	5.056
BUILDING AREA	
Office	6,500
Mezzanine	6,500
Warehouse	92,650
TOTAL	105,650
COVERAGE	
45.0%	
CLEARANCE	
32'	
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	52
Warehouse: 1/2,000 s.f.	46
TOTAL	98
AUTO PARKING STALLS PROVIDED	
Standard (9' x 18')	67
Accessible Parking (9' x 18')	4
Accessible Van Parking (12' x 18')	1
EV Standard (9' x 18')	11
EV Accessible (9' x 18')	1
EV Van Accessible (12' x 18')	1
EV Ambulatory	
Clean Air Vehicle (9' x 18')	18
TOTAL	103
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	
ZONING ORDINANCE FOR COUNTY	
M-M Manufacturing Medium	
M-R-A Mineral Resources and Related Manufacturing	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR (Total gross area/site):	48.0%
LANDSCAPE REQUIREMENT	
Required landscape area (10%):	22,024
Provided area:	21,751
SETBACKS	
Building	
Street Front - 25'	
Side/Rear - None	

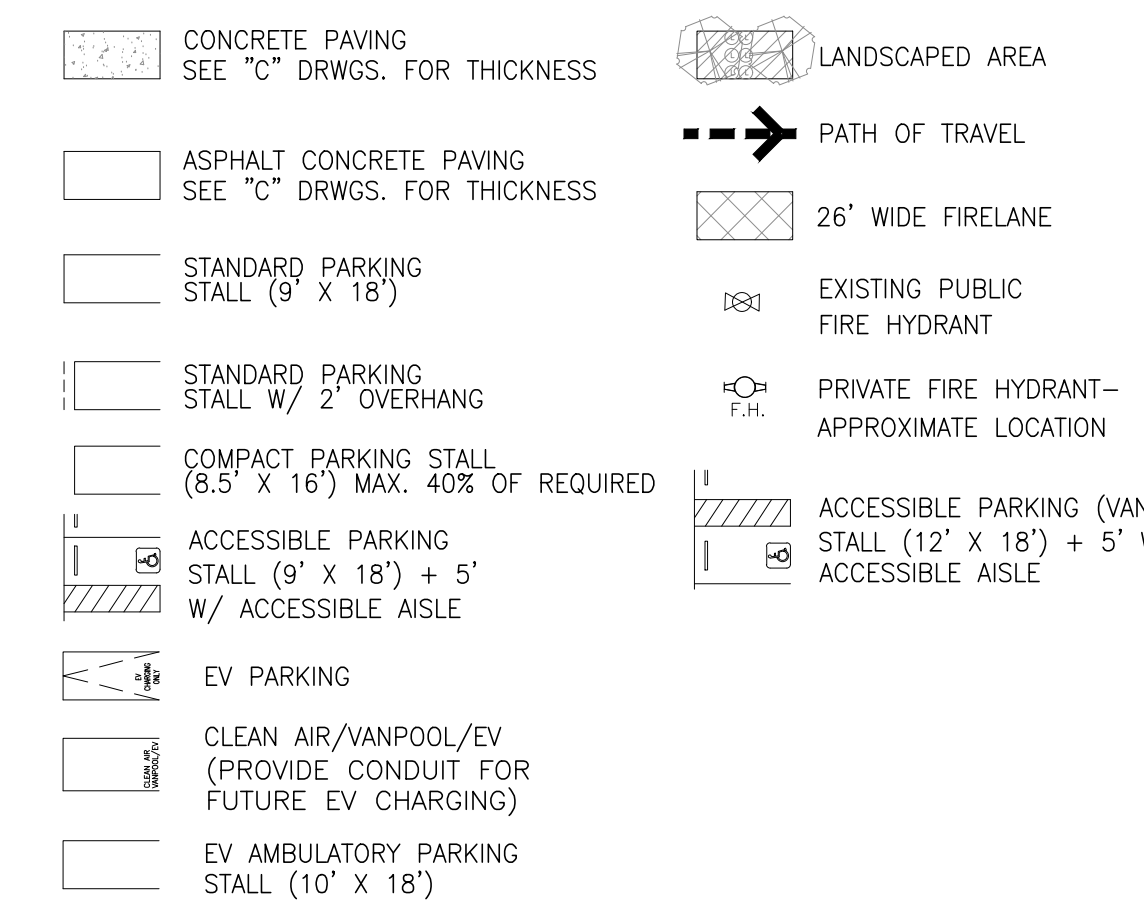
SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED PER CIVIL DRAWINGS.
- 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- TRASH ENCLOSURE PER CITY STANDARD.
- APPROXIMATE LOCATION OF WHEEL STOP.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST 6" DIA. U.N.O. AT 42" H.
- DESIGNATED SMOKING AREA.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- MONUMENT SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- 14'-0" SCREEN WALL.
- 42" HIGH CONCRETE GUARDWALL.
- TRUNCATED DOME.
- NOT USED.
- EXTERIOR CONCRETE STAIR WITH GUARDWALL AND HANDRAIL.
- EXTERIOR BIKE RACK.
- 8' HIGH METAL FENCE.

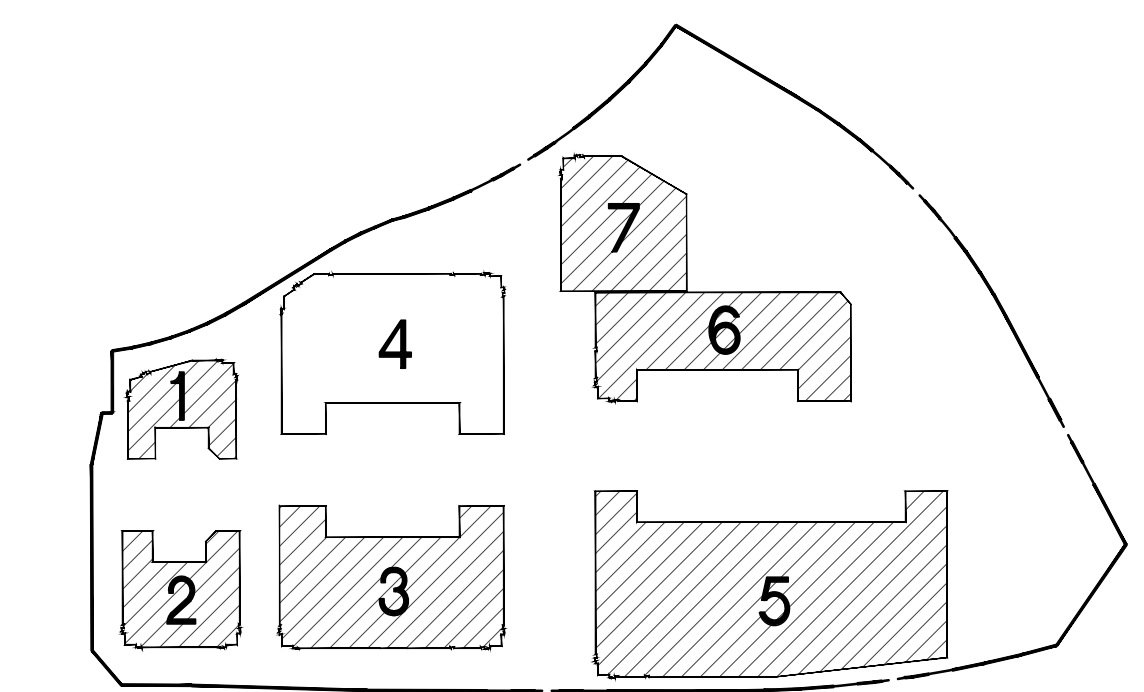
SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

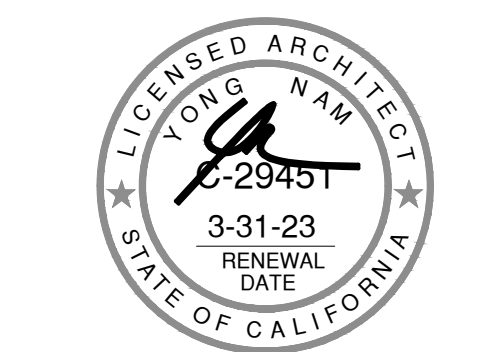
SITE LEGEND



KEY MAP



hpa, inc.
 18831 bardeen avenue - ste.
 #100 irvine, ca
 92612
 tel: 949-863-1770
 fax: 949-863-0851
 email: hpa@hparchs.com



Owner:
DAWSON CANYON LLC.

11777 San Vicente Blvd, Ste. 780
 Los Angeles, CA 90049
 tel: (949) 296-7006
 fax: (949) 842-3074

Project:
TEMESCAL VALLEY COMMERCE CENTER

DAWSON CANYON RD.
 CORONA, CA 92883

Consultants:

Civil: THIENES
 Structural: TBD
 Mechanical: TBD
 Plumbing: TBD
 Electrical: TBD
 Landscape: HUNTER LANDSCAPE
 Fire Protection: TBD
 Soils Engineer: DCW3

Title: Overall Site Plan

Project Number: 19277
 Drawn by: AW
 Date: 11/10/22

Revision:

Sheet:

4-DAB-A1.1


FLOOR PLAN KEYNOTES

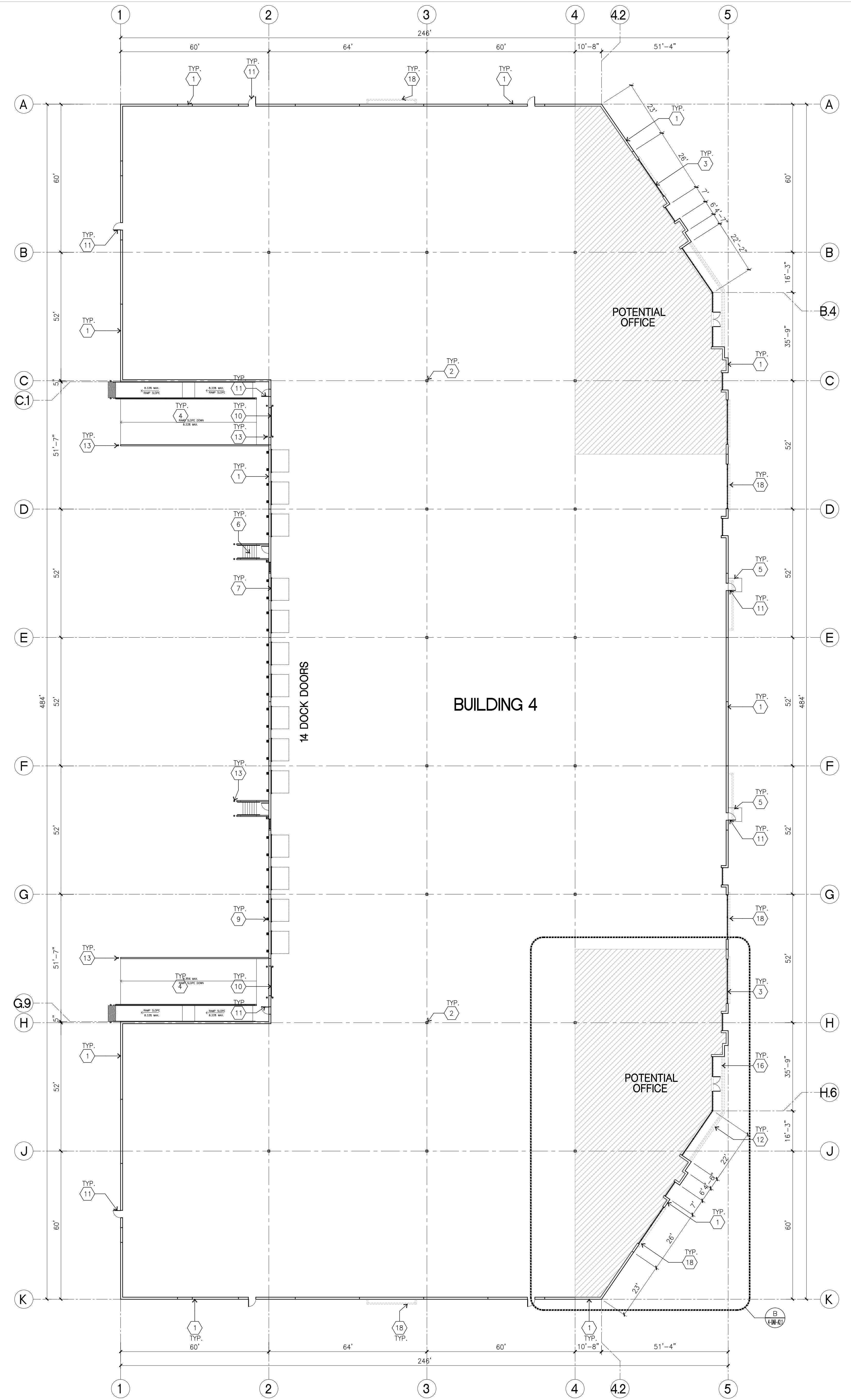
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' x 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE.
- 13 CONC. FILLED GUARD POST, 6" DIA. U.N.O. AT 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 NOT USED.
- 18 METAL POP OUT HORIZONTAL FACADE ABOVE.
- 19 42" CONCRETE GUARDWALL.

FLOOR PLAN GENERAL NOTES

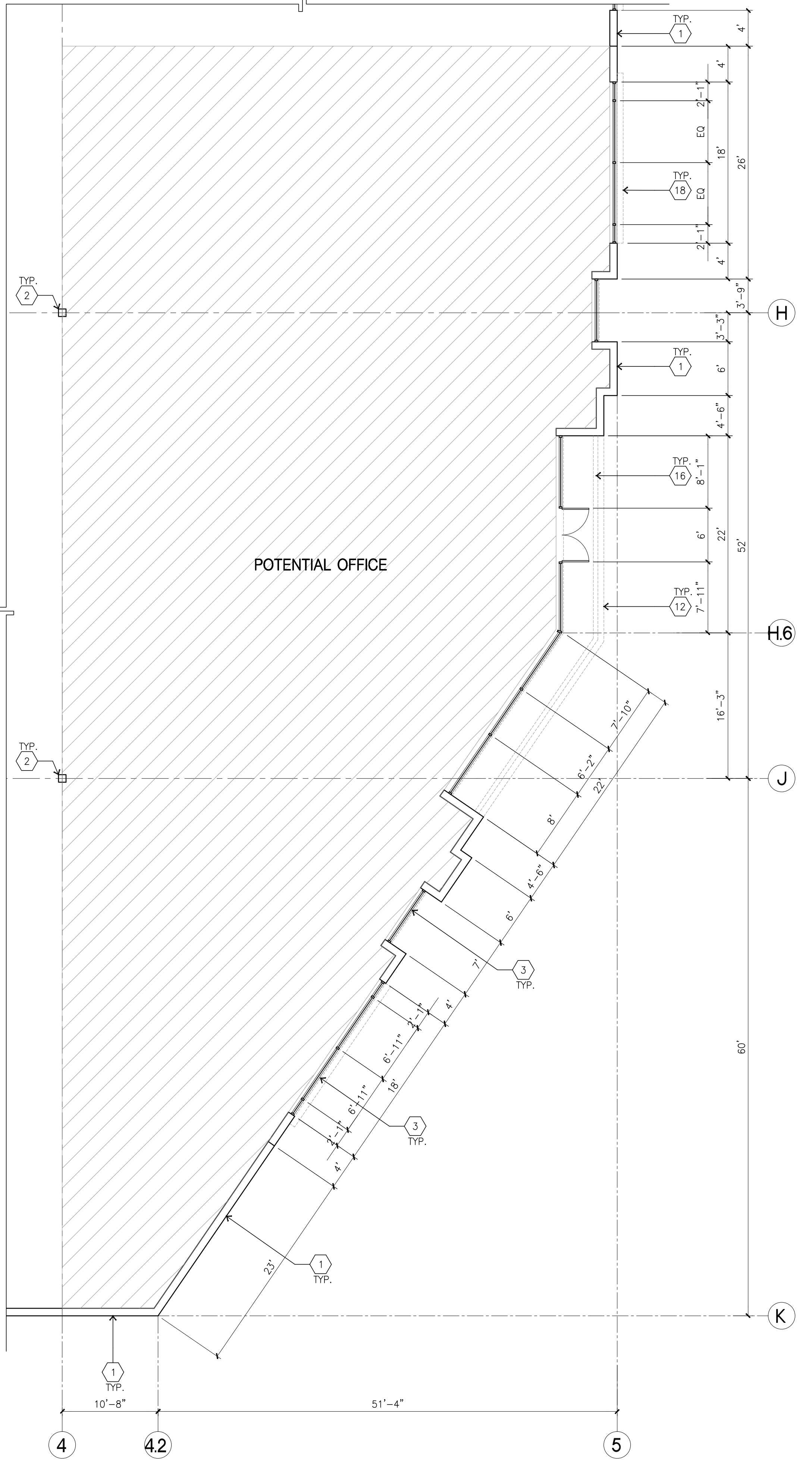
1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
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 MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
9. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
10. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
11. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN W/ PANIC HARDWARE.
12. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
13. 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.
14. FIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES AND ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYP.
15. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5.
16. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

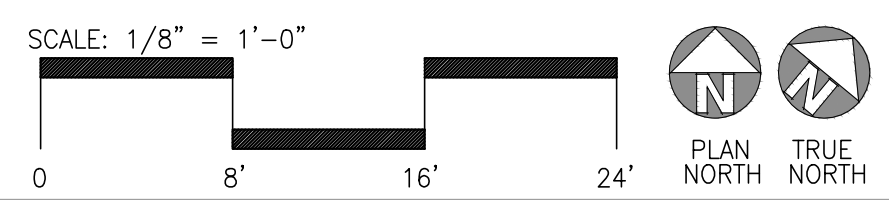
- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED 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 VIBREEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, 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/ "LIPODOLITH" 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



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



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



ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 NOT USED.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
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- 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 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
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ELEVATION COLOR LEGEND/SCHED.

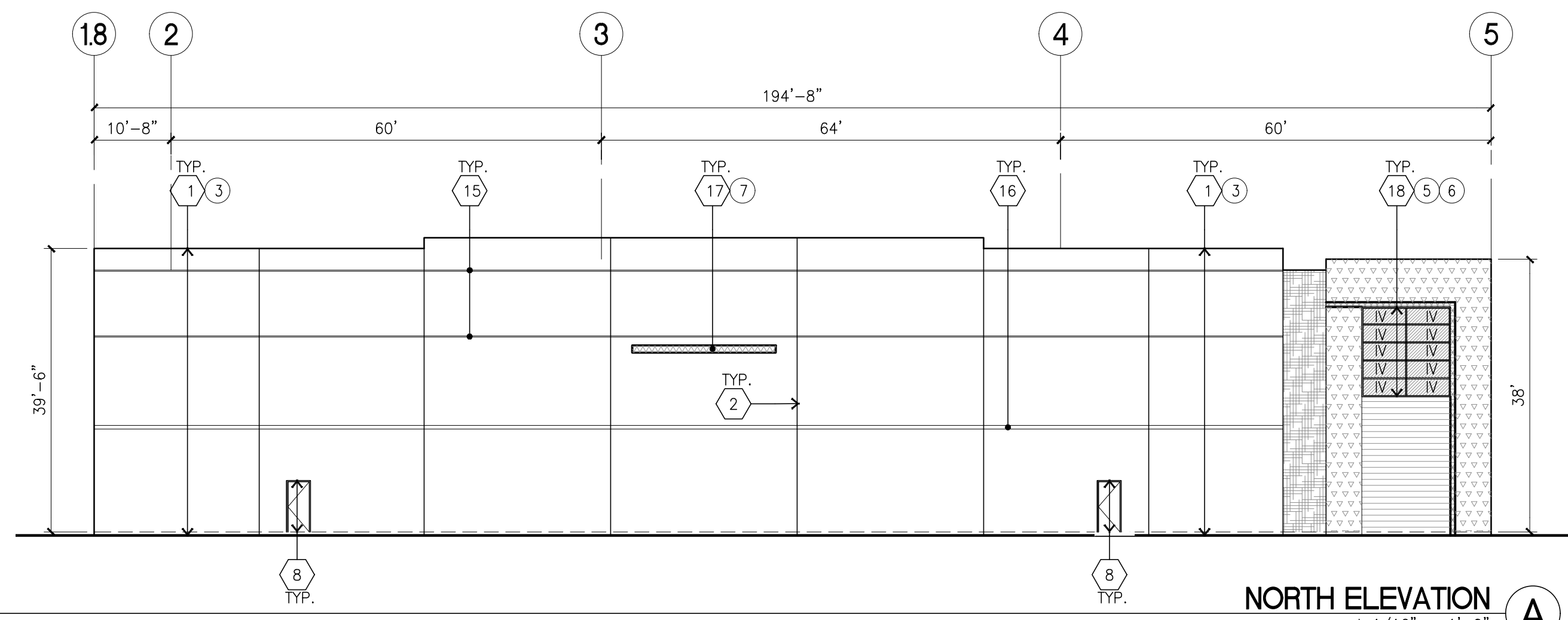
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- 3 PAINT. COLOR : SW 9166 DRIFT OF MIST (238-C2)
- 4 PAINT. COLOR : SW METAL PANEL - LONGBOARD LIGHT BAMBOO
- 5 MULLIONS COLOR : CLEAR ANODIZED
- 6 GLAZING COLOR : BLUE REFLECTIVE
- 7 METAL CANOPY WITH DUNN EDWARDS DEA 160 HOPE CHEST

ELEVATION GENERAL NOTES

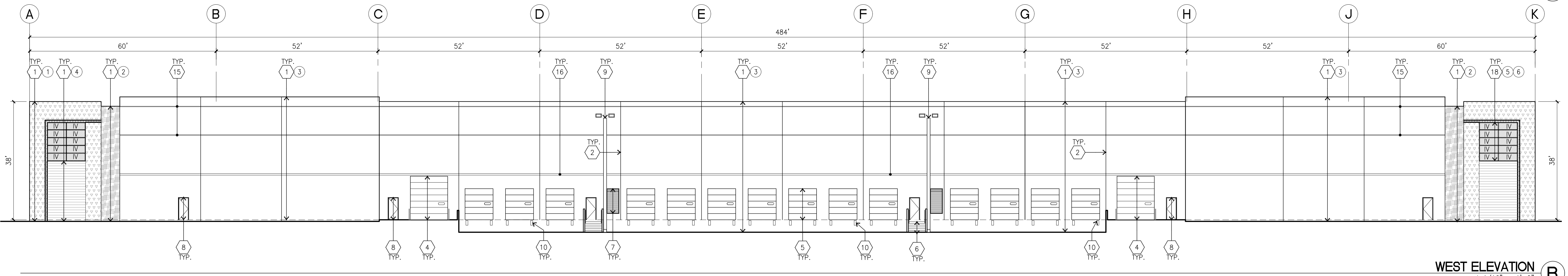
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4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST = MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELECTROMETRIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR

GLAZING LEGEND

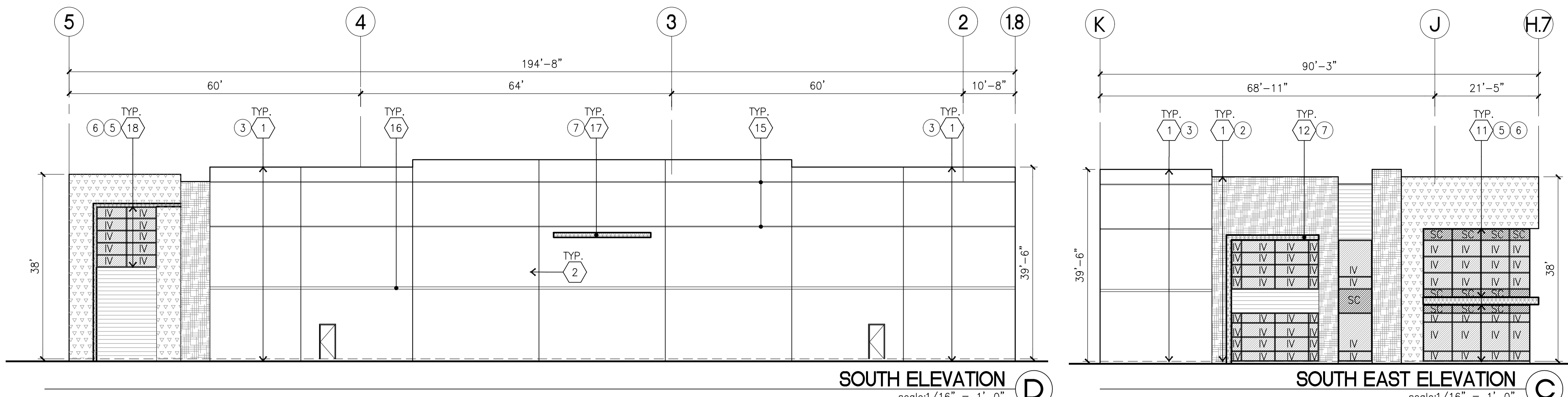
- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- INSULATED VISION GLASS
 - SPANDREL GLASS WITH CONCRETE BEHIND
 - SINGLE LITE VISION GLASS
 - IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VLT TO BE 0.42 PER 2016 IBC TABLE 140.3-B
 - SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.
 - V : VISION GLASS
1/4" VISTACOL PACIFICA
 - MULLIONS : ANODIZED CLEAR.



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

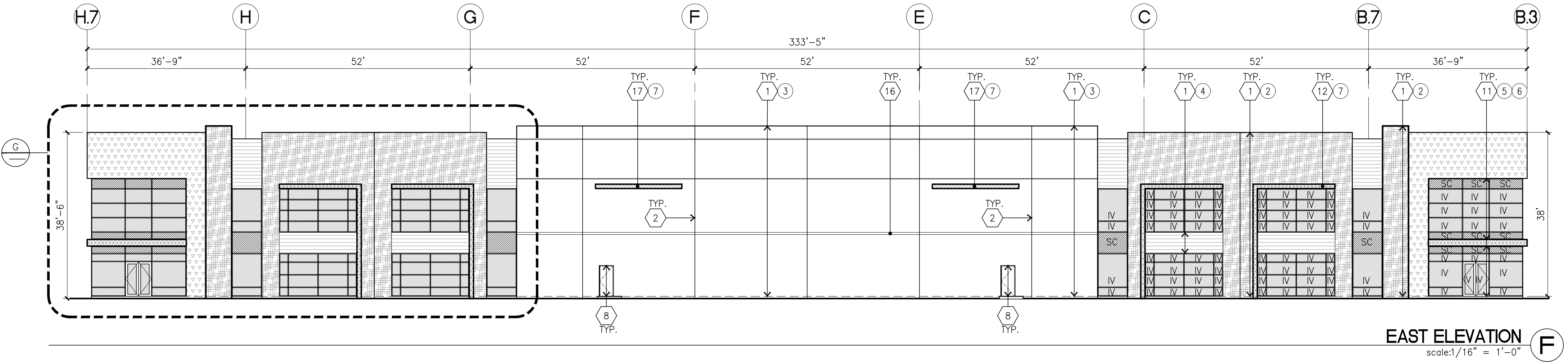


WEST ELEVATION
scale: 1/16" = 1'-0"

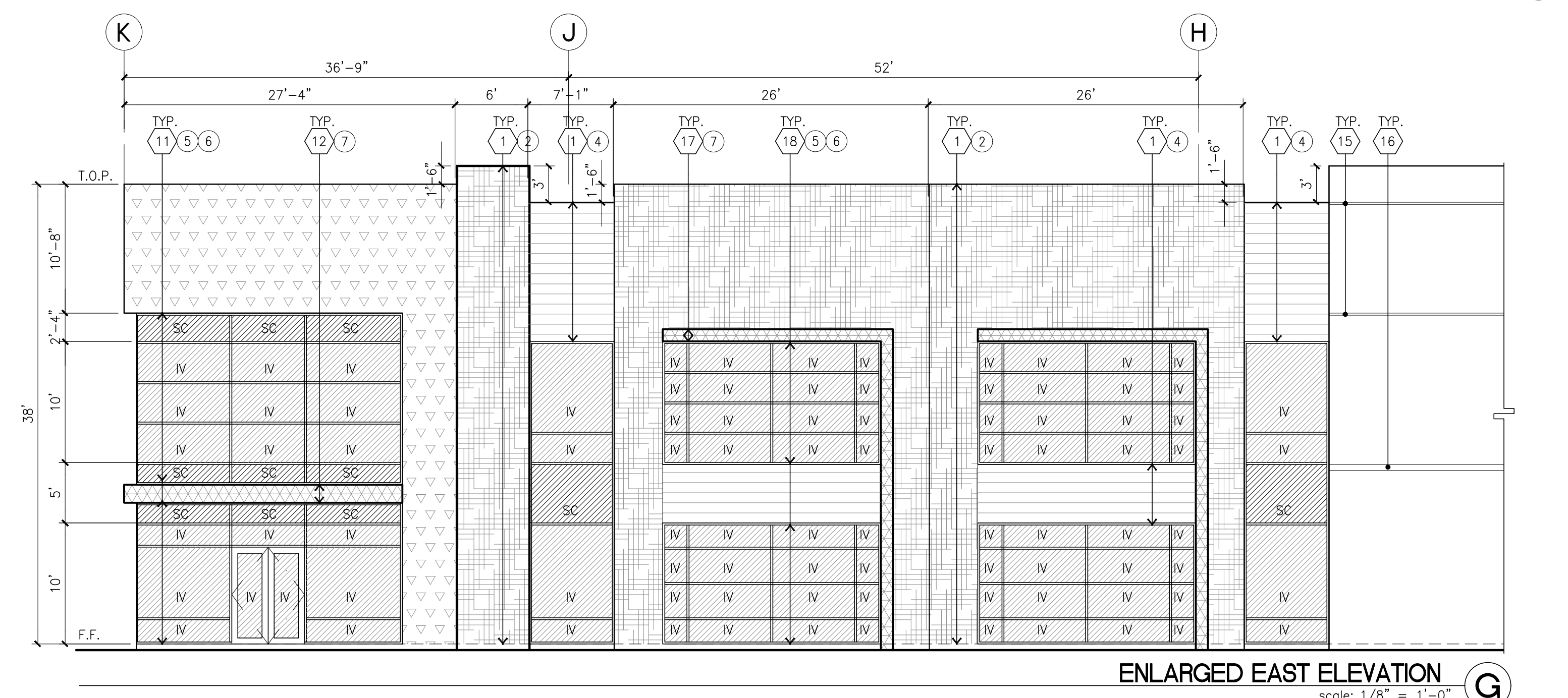


SOUTH ELEVATION
scale: 1/16" = 1'-0"

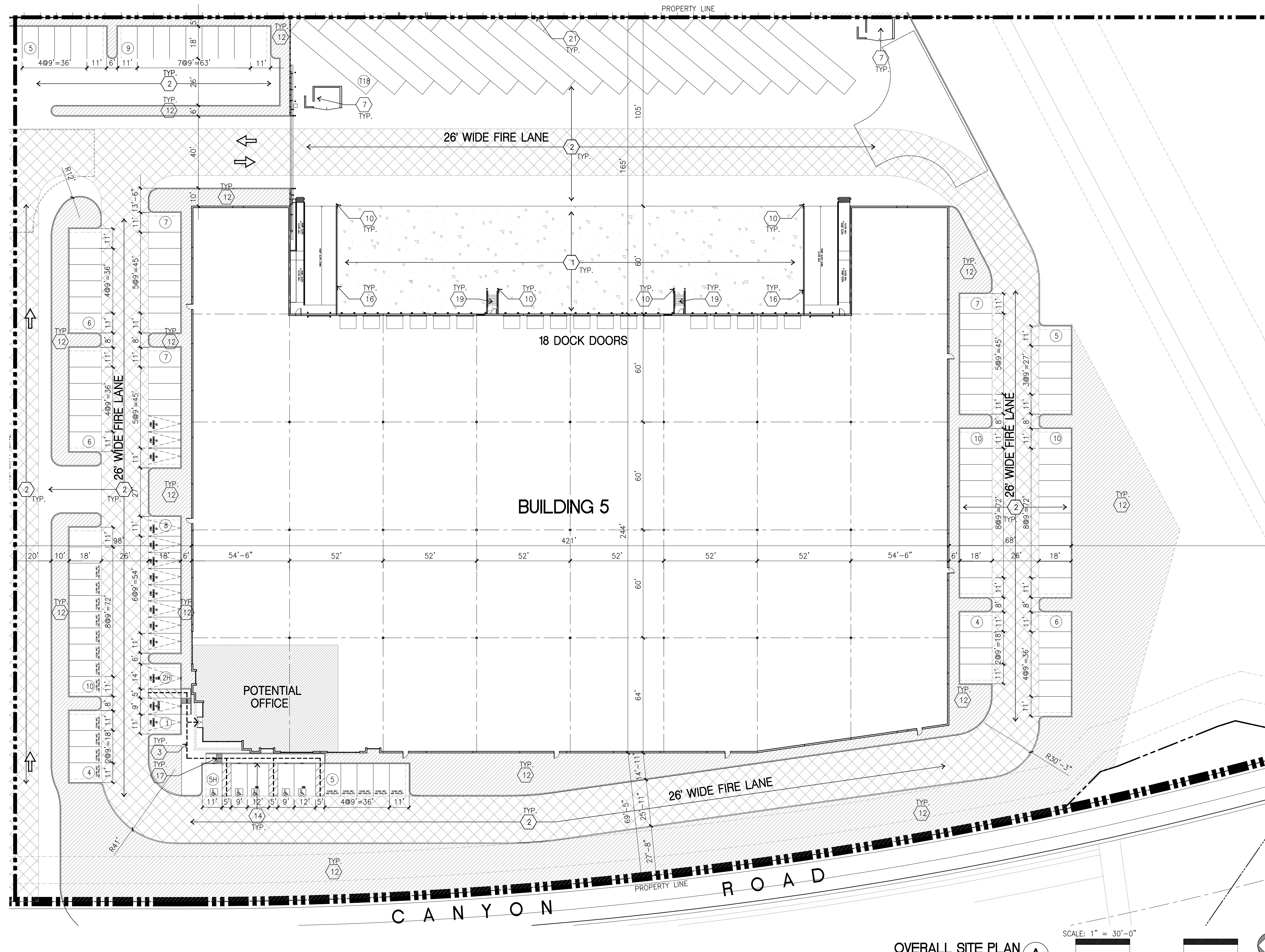
SOUTH EAST ELEVATION
scale: 1/16" = 1'-0"



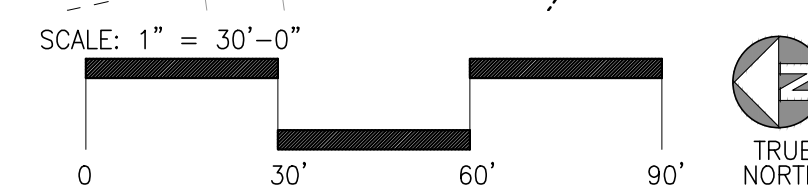
EAST ELEVATION
scale: 1/16" = 1'-0"



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



OVERALL SITE PLAN
scale: 1" = 30'-0" A



AERIAL MAP



PROJECT INFORMATION

Code Analysis
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA ENERGY CODE

Construction Type
 CONCRETE TILT-UP BUILDING
 BUILDING OCCUPANCY: S-1 / B
 CONSTRUCTION TYPE: III-B
 FIRE SPRINKLER BUILDING

Applicant's Representatives
 HPA, INC.
 18831 BARDEEN AVE., SUITE 100
 IRVINE, CA 92612
 (949) 863-2161
 (949) 863-0851
 CONTACT: ANDY WIYANTO

APN
 283-160-046
 283-190-044

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. LL200028, RECORDED JUNE 21, 2021 AS INSTRUMENT NO. 2021-0373323 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THOSE PORTIONS OF THE LAND DESCRIBED IN PARCELS 6, 7 AND 8 OF "CORPORATION GRANT DEED", IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JUNE 30, 1987 AS INSTRUMENT NO. 186951, OF OFFICIAL RECORDS OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEASTELY LINE OF DAWSON CANYON ROAD AS DESCRIBED IN PARCEL 1 OF "CORPORATION OUTCLAIM DEED", RECORDED MAY 03, 2022 AS DOCUMENT NO. 2022-236979, OF OFFICIAL RECORDS OF SAID COUNTY; AND BOUNDED EASTERLY BY THE FOLLOWING DESCRIBED LINE COMMENCING AT THE WESTERLY TERMINUS OF THAT CERTAIN MOST SOUTHERLY LINE OF SAID PARCEL 6, DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 89° 51' 27" EAST, 949.08 FEET"; SAID WESTERLY TERMINUS ALSO BEING ON THE EASTERLY LINE OF TEMESCAL CANYON ROAD (40.00 FEET HALF-WIDE) AS SHOWN ON PARCEL MAP NO. 31198, AS PER MAP FILED IN BOOK 208, PAGES 50 THROUGH 53, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID MOST SOUTHERLY LINE OF PARCEL 6, NORTH 85° 51' 27" EAST, 586.31 FEET TO A POINT ON THE MOST SOUTHERLY LINE OF SAID PARCEL 6, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 27° 54' 55" EAST 499.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1080.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 44' 51" AN ARC LENGTH OF 928.43 FEET; THENCE TANGENT TO SAID CURVE, NORTH 03° 46' 50" WEST 298.31 FEET TO A POINT ON THAT CERTAIN NORTHERLY CURVED LINE OF SAID PARCEL 6 DESCRIBED AS HAVING A RADIUS OF 700.00 FEET AND A LENGTH OF 143.85 FEET; SAID POINT BEING THE END POINT OF THIS DESCRIPTION.

APN: PORTIONS OF APNS 283-160-046 AND 283-190-044

TABULATION

SITE AREA	BLDG. 5
In s.f.	289,456
In acres	6.645
BUILDING AREA	
Office	6,500
Mezzanine	6,500
Warehouse	101,706
TOTAL	114,706
COVERAGE	37.4%
CLEARANCE	32'
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	52
Warehouse: 1/2,000 s.f.	51
TOTAL	103
AUTO PARKING STALLS PROVIDED	
Standard (9' x 18')	81
Accessible Parking (9' x 18')	4
Accessible Van Parking (12' x 18')	1
EV Standard (9' x 18')	11
EV Accessible (9' x 18')	1
EV Van Accessible (12' x 18')	1
EV Ambulatory	
Clean Air Vehicle (9' x 18')	18
TOTAL	117
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	18
ZONING ORDINANCE FOR COUNTY	
M-M Manufacturing Medium	
M-RA Mineral Resources and Related Manufacturing	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR (Total gross area/site):	39.6%
LANDSCAPE REQUIREMENT	
Required landscape area (10%):	28,946
Provided area:	42,683
SETBACKS	
Building	
Street Front - 25'	
Side/Rear - None	

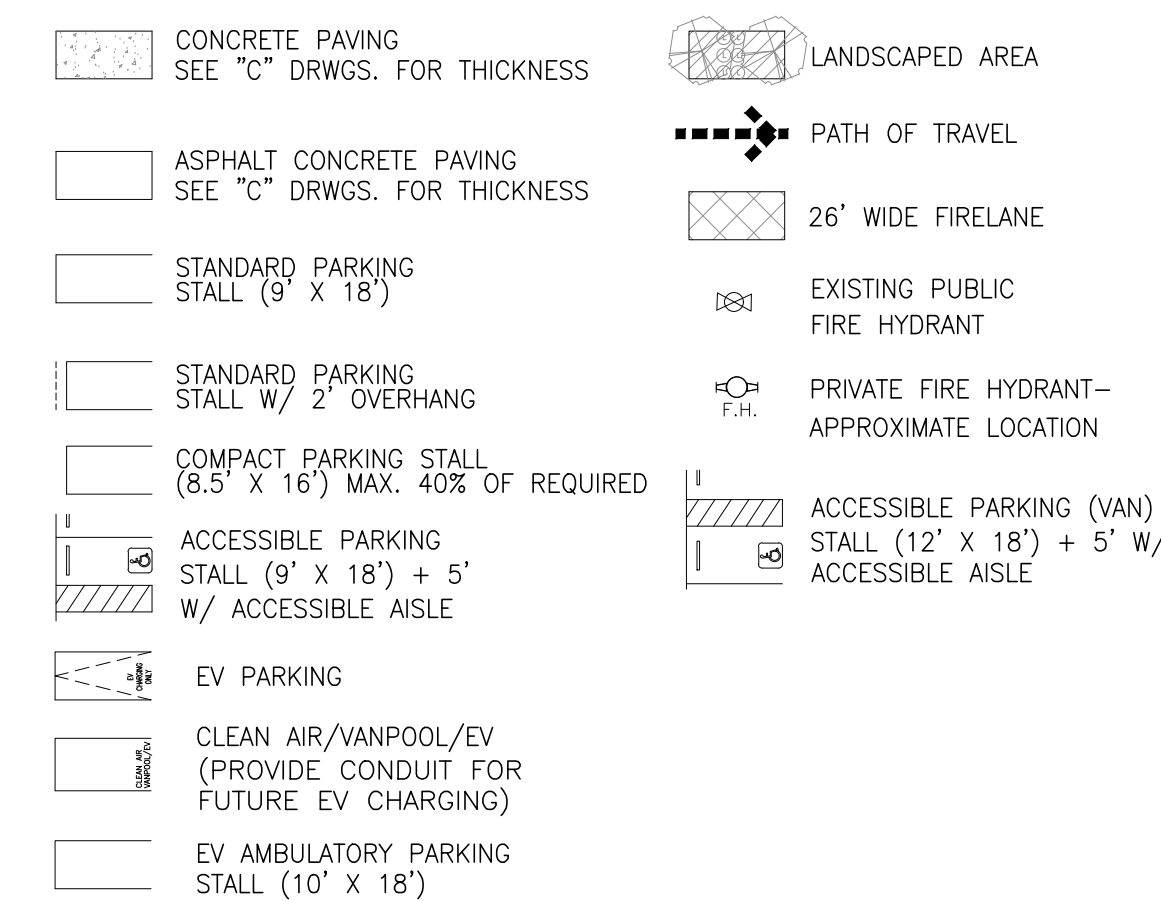
SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED PER CIVIL DRAWINGS.
- 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- TRASH ENCLOSURE PER CITY STANDARD.
- APPROXIMATE LOCATION OF TRANSFORMER.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST "6 DIA. U.N.O. AT 42" H.
- DESIGNATED SMOKING AREA.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- MONUMENT SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- 14'-0" SCREEN WALL.
- 42" HIGH CONCRETE GUARDWALL.
- TRUNCATED DOME.
- NOT USED.
- EXTERIOR CONCRETE STAIR WITH GUARDWALL AND HANDRAIL.
- EXTERIOR BIKE RACK.
- 8' HIGH METAL FENCE.

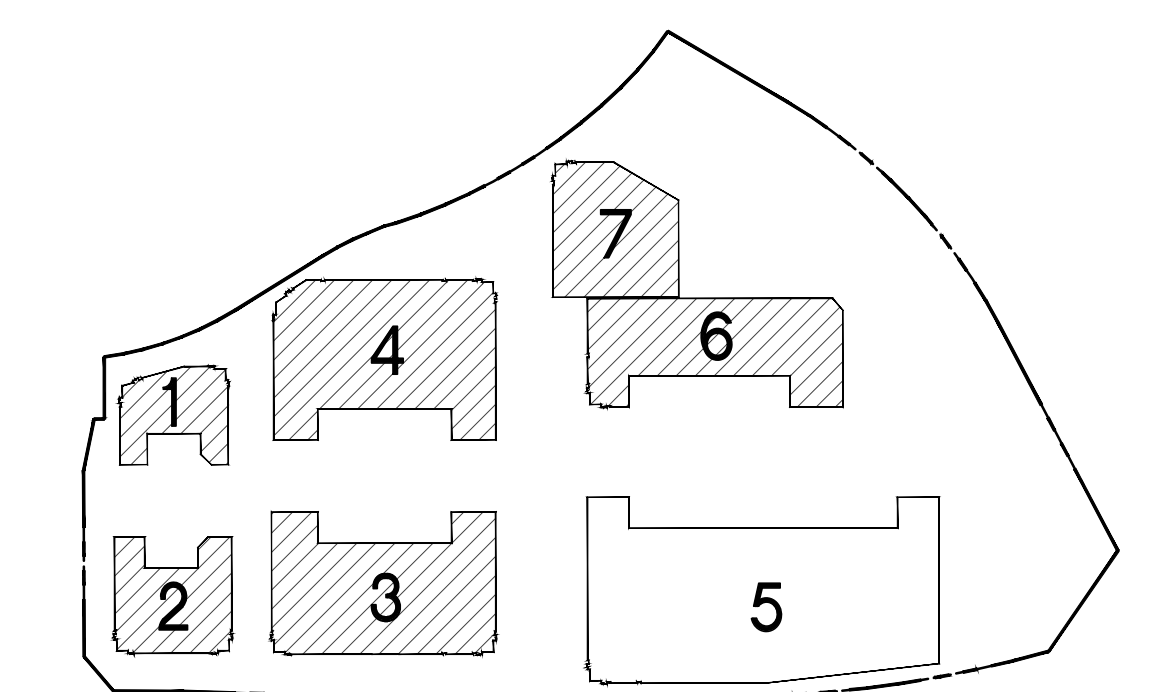
SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE LEGEND



KEY MAP



hpa, inc.
 18831 bardeen avenue - ste.
 #100 irvine, ca
 92612
 tel: 949-863-1770
 fax: 949-863-0851
 email: hpa@hparchs.com



Owner:
DAWSON CANYON LLC.

11777 San Vicente Blvd, Ste. 780
 Los Angeles, CA 90049
 tel: (949) 296-7006
 fax: (949) 842-3074

TEMESCAL VALLEY COMMERCE CENTER

DAWSON CANYON RD.
 CORONA, CA 92883

Civil: THIENES
 Structural: -
 Mechanical: TBD
 Plumbing: TBD
 Electrical: TBD
 Landscape: HUNTER LANDSCAPE
 Fire Protection: -
 Soils Engineer: DCW3

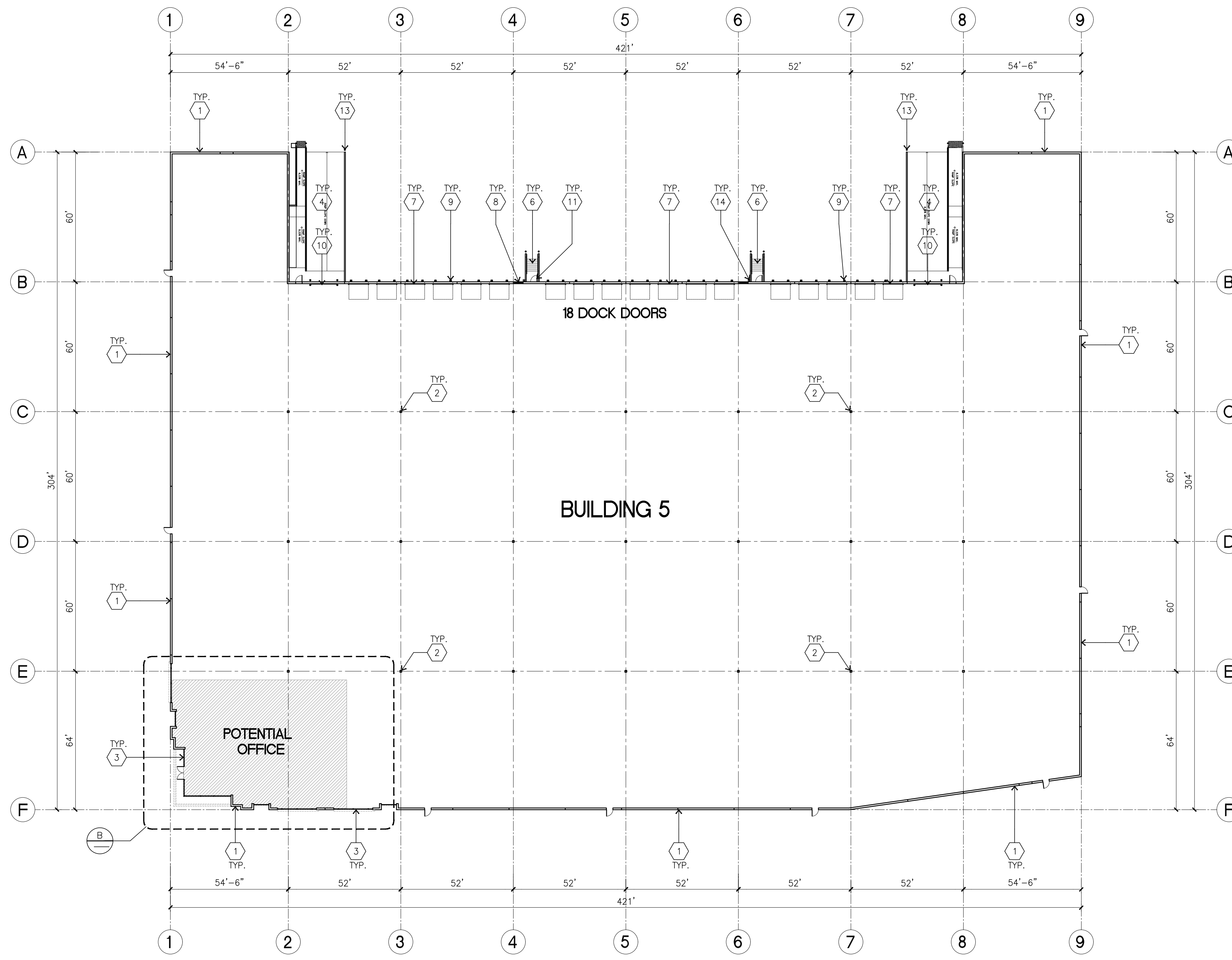
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Project Number: 19277
 Drawn by: AW
 Date: 11/10/22

Revision:

Sheet:

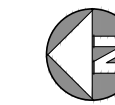
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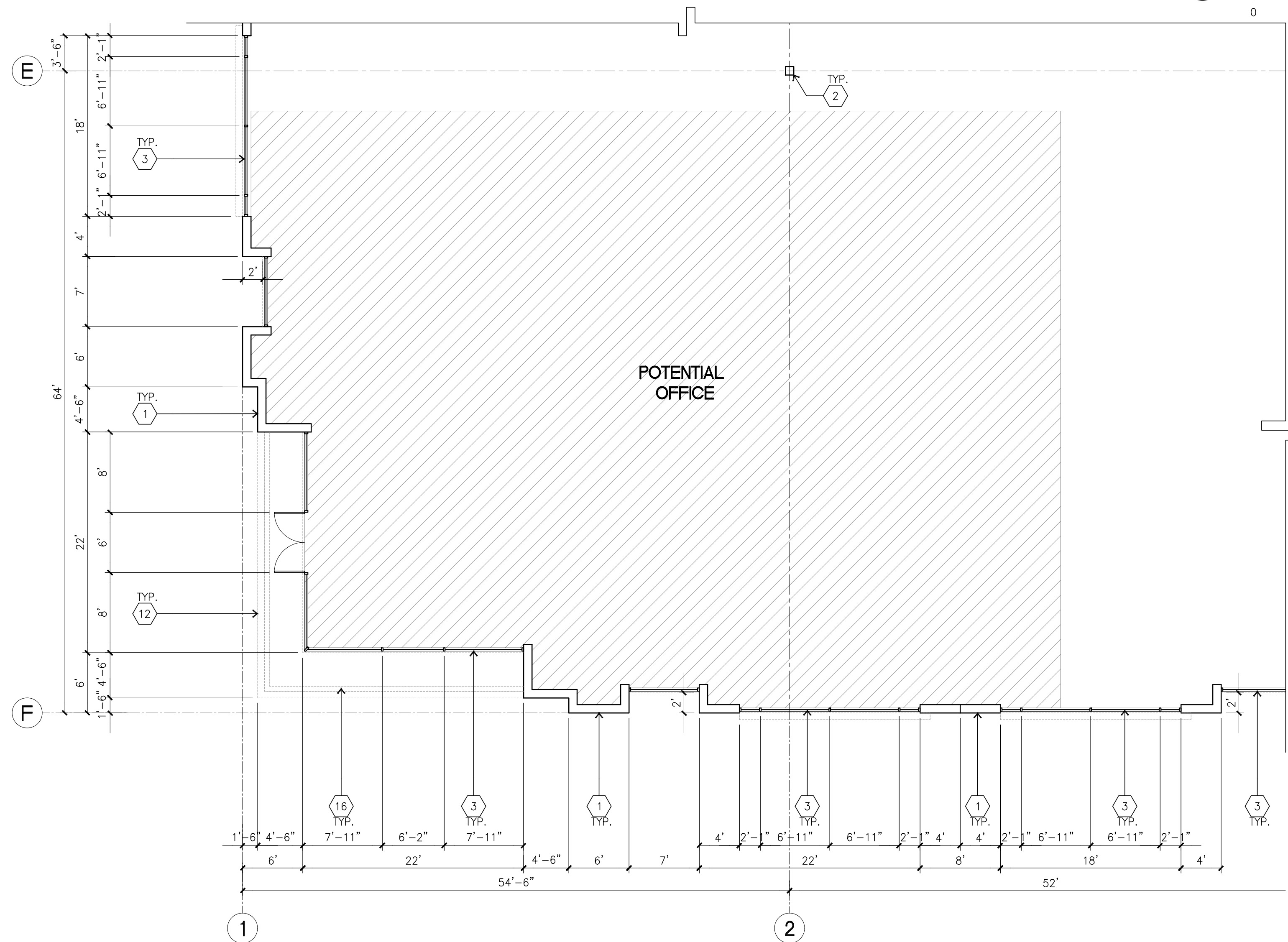
OVERALL FLOOR PLAN

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"



TRUE NORTH



ENLARGED FLOOR PLAN

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

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



TRUE NORTH

FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' x 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' x 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3' x 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 NOT USED.
- 18 METAL POP OUT HORIZONTAL FACADE ABOVE
- 19 42" CONCRETE GUARDWALL

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
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. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
9. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
10. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
11. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN W/ PANIC HARDWARE.
12. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
13. 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.
14. FIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES AND ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYP.
15. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5
16. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

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-IR-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 VIBREEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, 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/ "LIPDOLITH" 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



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email: hpa@hparchs.com

Owner:
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TEMESCAL VALLEY COMMERCE CENTER

DAWSON CANYON RD.
CORONA, CA 92883

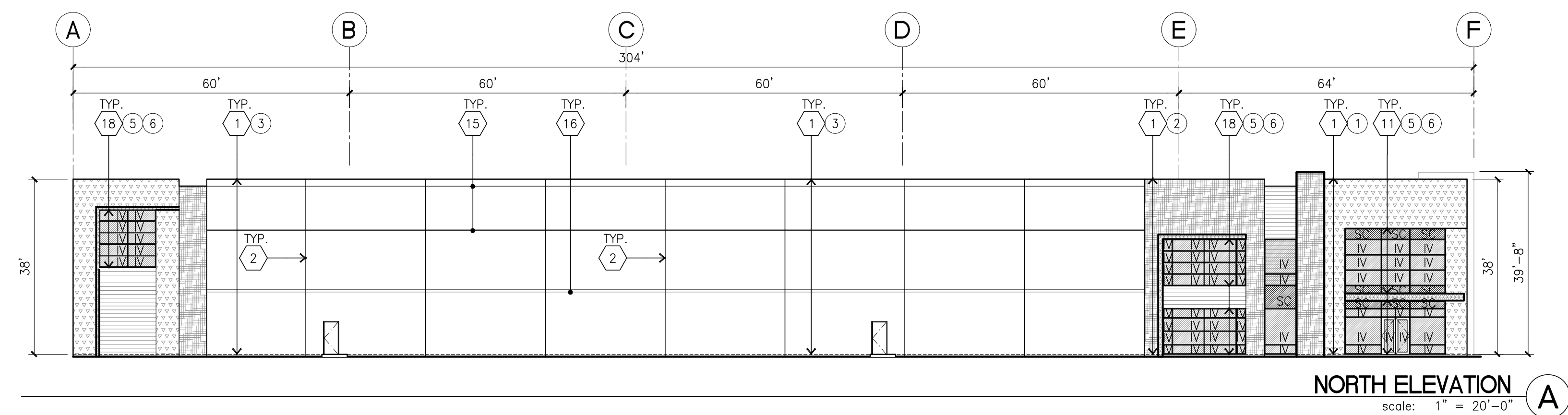
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Structural:	-
Mechanical:	TBD
Plumbing:	TBD
Electrical:	TBD
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	DCW3

Title: OVERALL FLOOR PLAN

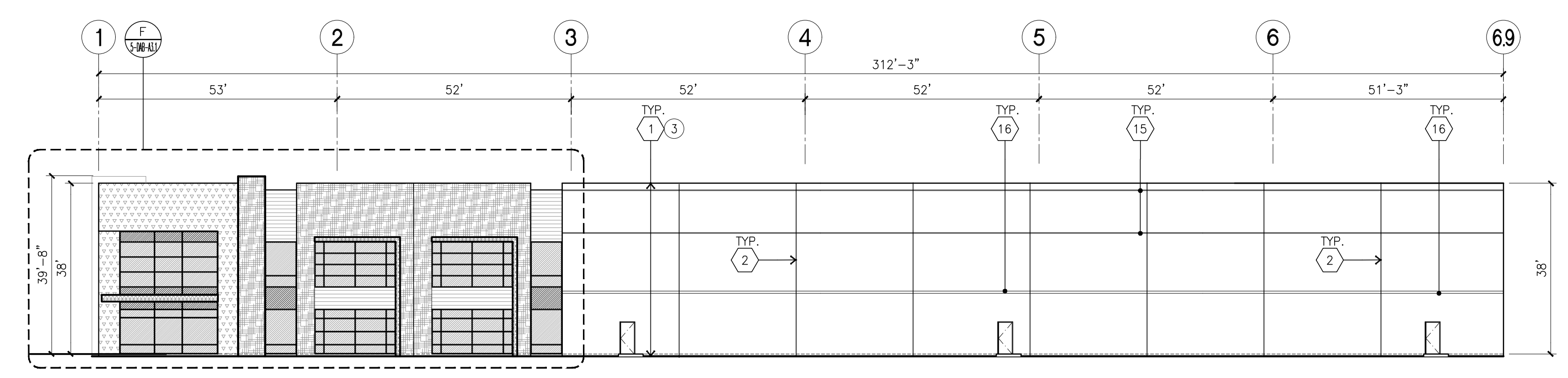
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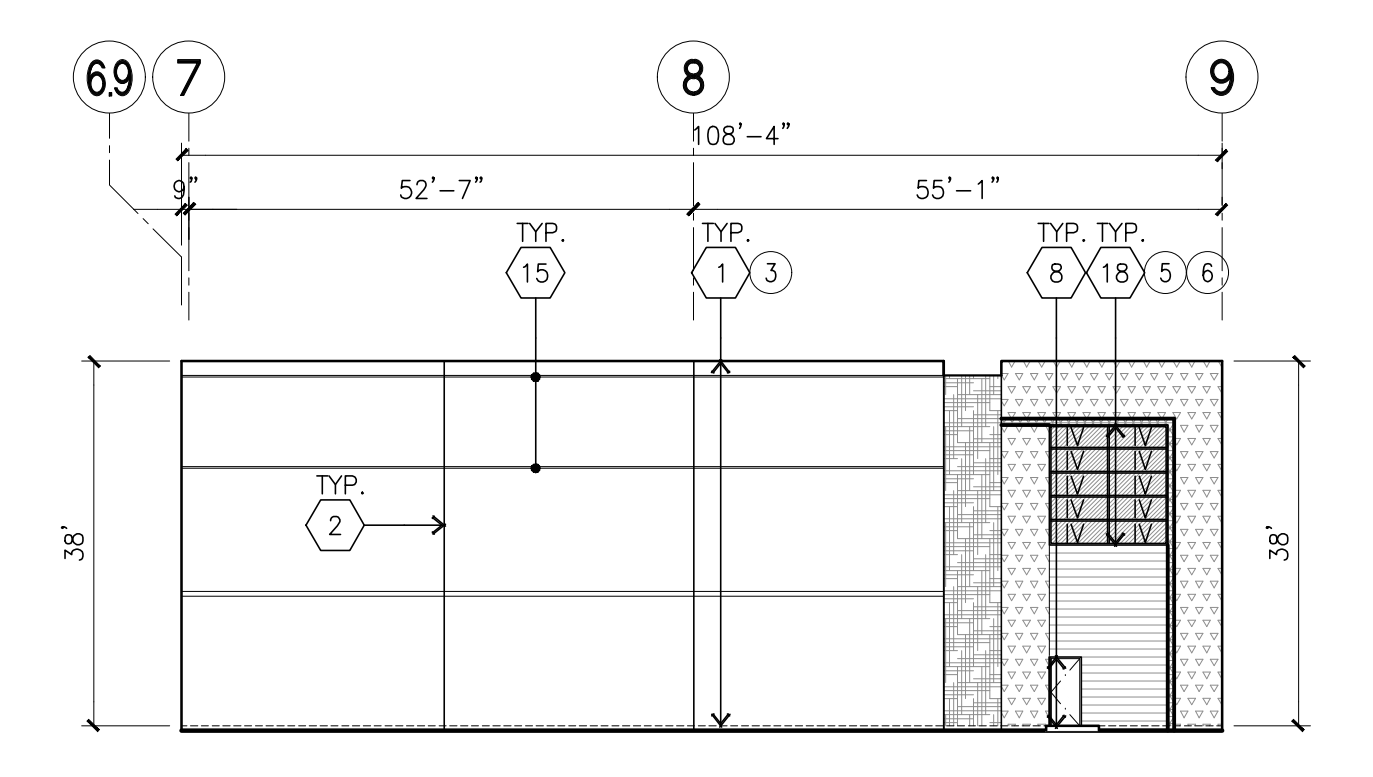
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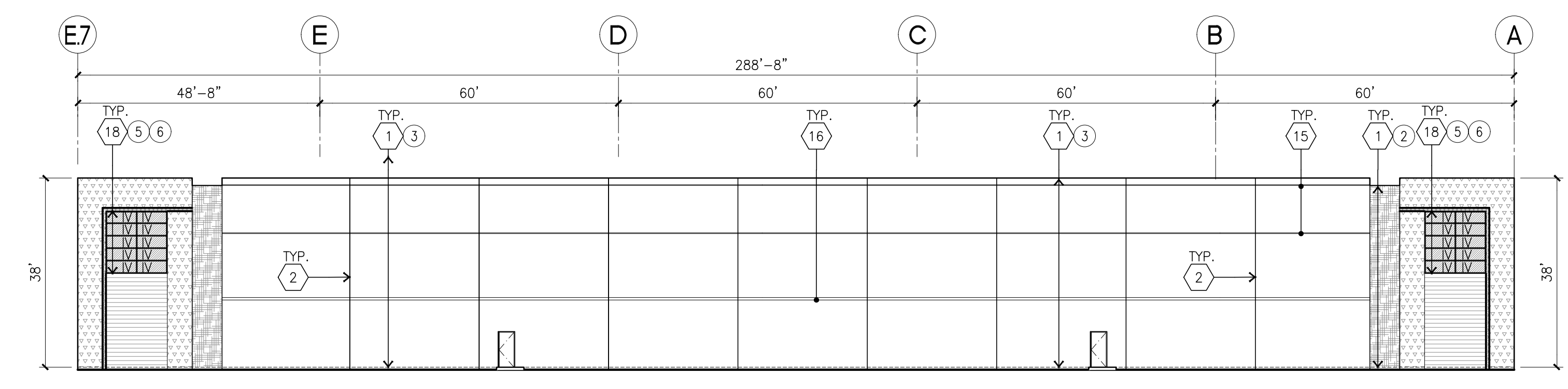
NORTH ELEVATION
scale: 1" = 20'-0"



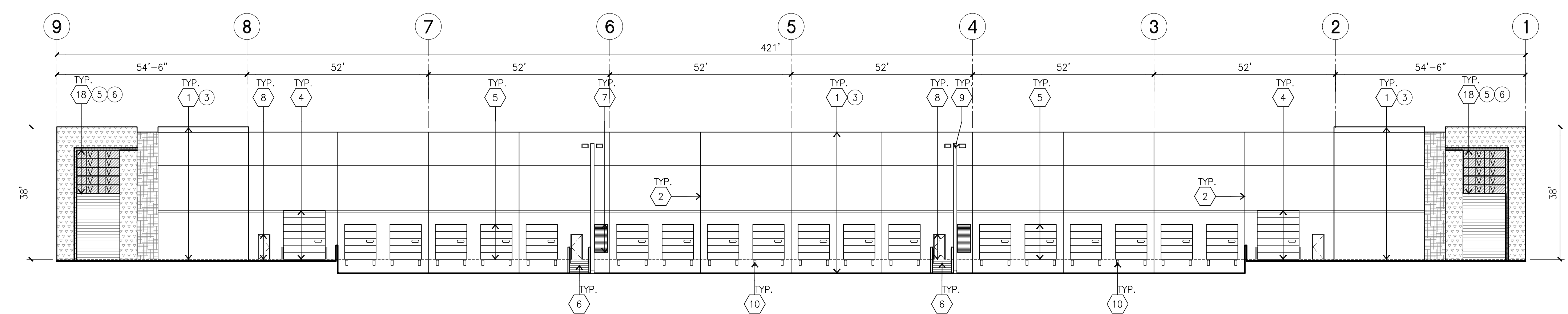
WEST ELEVATION
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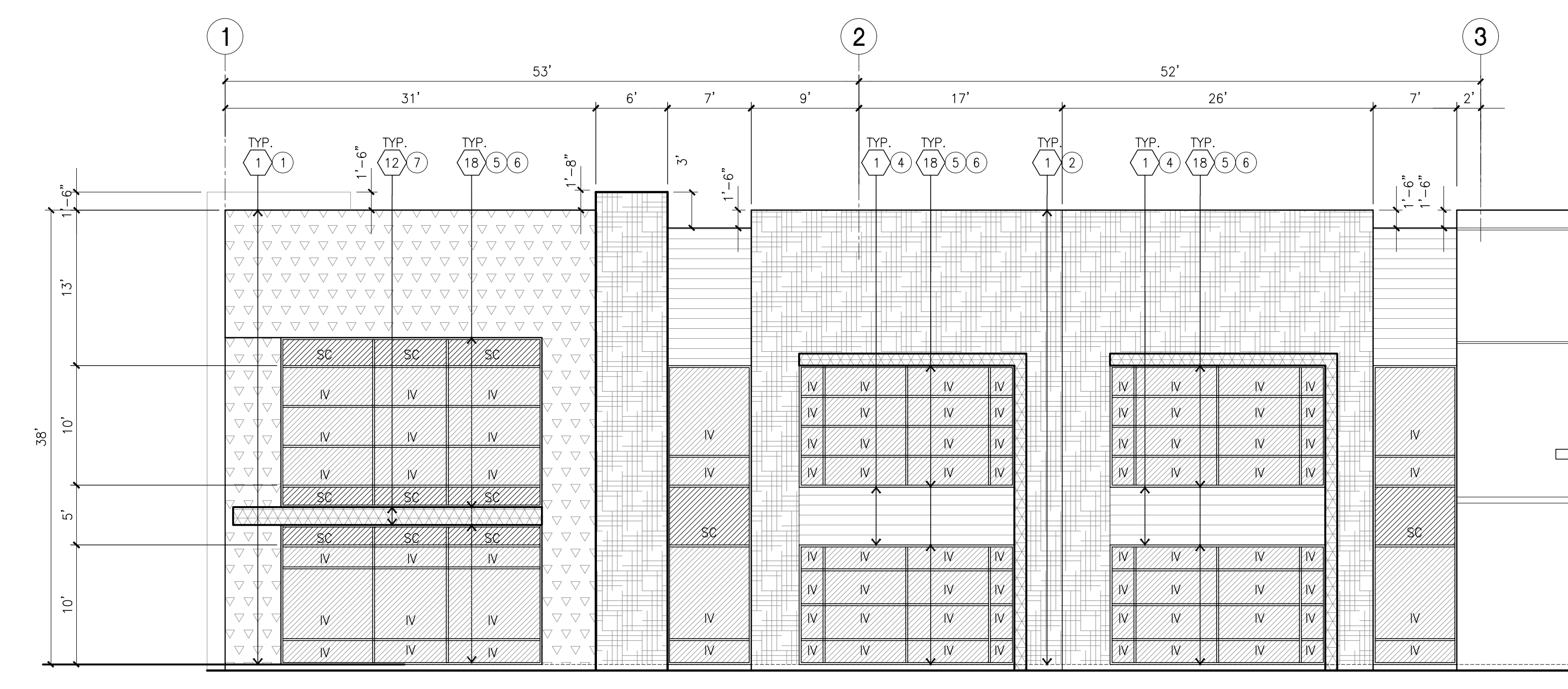
SOUTHWEST ELEVATION
scale: 1" = 20'-0"



SOUTH ELEVATION
scale: 1" = 20'-0"



EAST ELEVATION
scale: 1" = 20'-0"



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

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 NOT USED.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. 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 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 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 METAL CANOPY.
- 13 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42"H.
- 15 2" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 16 6" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 17 METAL POP OUT HORIZONTAL FACADE ABOVE.
- 18 ALUMINUM STOREFRONT FRAMING WITH GLAZING.

ELEVATION GENERAL NOTES

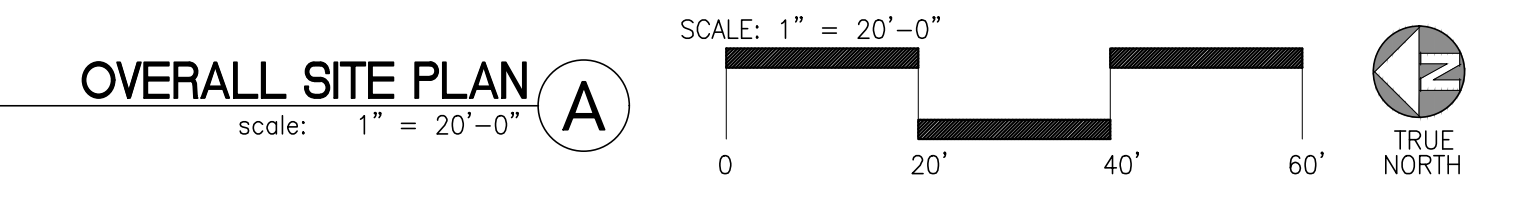
1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION; GLASS, METAL ATTACHMENTS AND UNTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELECTROCHROMIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7525 TREE BRANCH (288C7)
- 2 PAINT, COLOR : SW 7638 JOGGING PATH (247-C2)
- 3 PAINT, COLOR : SW 9166 DRIFT OF MIST (238-C2)
- 4 PAINT, COLOR : SW METAL PANEL - LONGBOARD LIGHT BAMBOO
- 5 MULLIONS COLOR : CLEAR ANODIZED
- 6 GLAZING COLOR : BLUE REFLECTIVE
- 7 METAL CANOPY WITH DUNN EDWARDS DEA 160 HOPE CHEST

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- IV INSULATED VISION GLASS
 - SC SPANDREL GLASS WITH CONCRETE BEHIND
 - SG 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 SPPG: 0.41 VSG: 28%
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.
1" AIRSPACE
 - V : VISION GLASS
1/4" VISTACOOL PACIFICA
 - MULLIONS : ANODIZED CLEAR.



PROJECT INFORMATION

Code Analysis
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2019 CALIFORNIA ENERGY CODE

Applicant's Representatives
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 18831 BARDEEN AVE., SUITE 100
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 CONTACT: ANDY WIYANTO

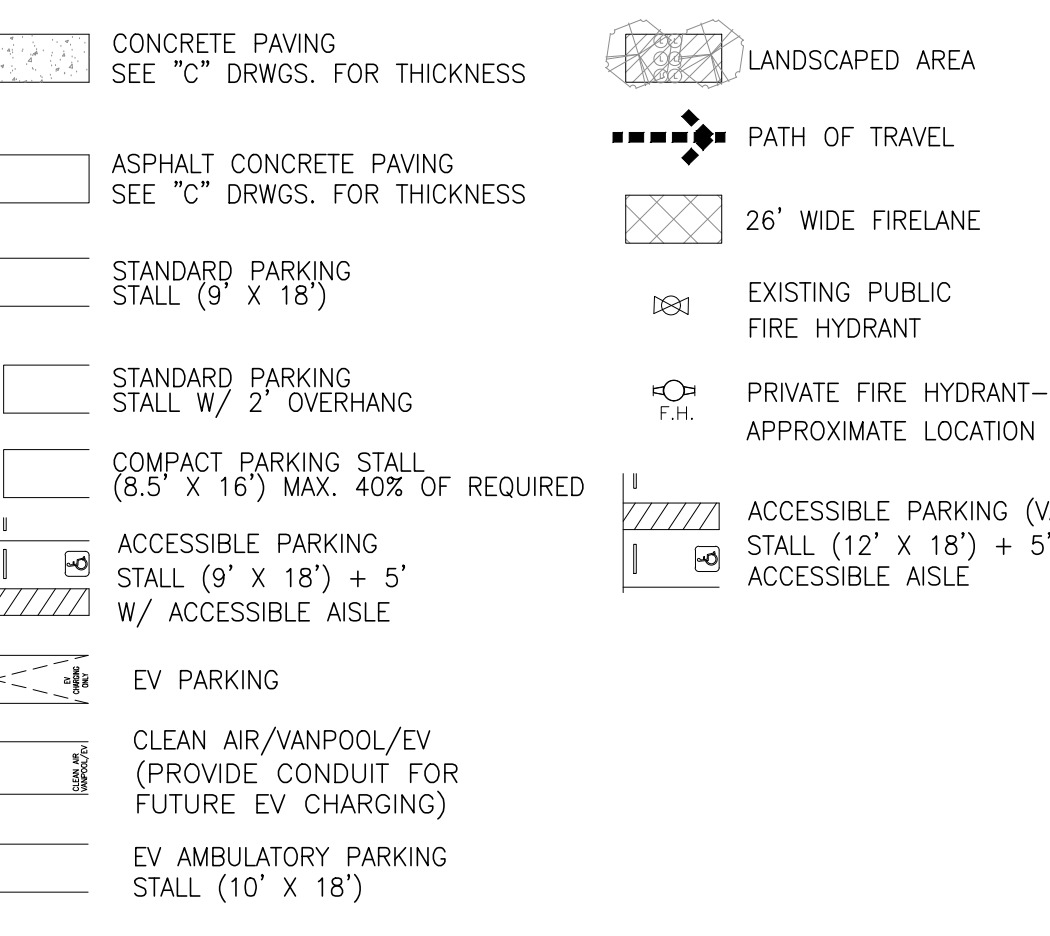
SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING.
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER CIVIL DRAWINGS.
- 5 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPE AREAS. FINISH TO BE MEDIUM BROOM FINISH.
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- 8 APPROXIMATE LOCATION OF TRANSFORMER.
- 9 PRE-CAST CONCRETE WHEEL STOP.
- 10 CONCRETE FILLED GUARD POST 76 DIA. U.N.O. AT 42" H.
- 11 DESIGNATED SMOKING AREA.
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- 13 MONUMENT SIGN.
- 14 ACCESSIBLE PARKING STALL SIGN.
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- 16 42" HIGH CONCRETE GUARDWALL.
- 17 TRUNCATED DOME.
- 18 NOT USED.
- 19 EXTERIOR CONCRETE STAIR WITH GUARDWALL AND HANDRAIL.
- 20 EXTERIOR BIKE RACK.
- 21 8' HIGH METAL FENCE

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

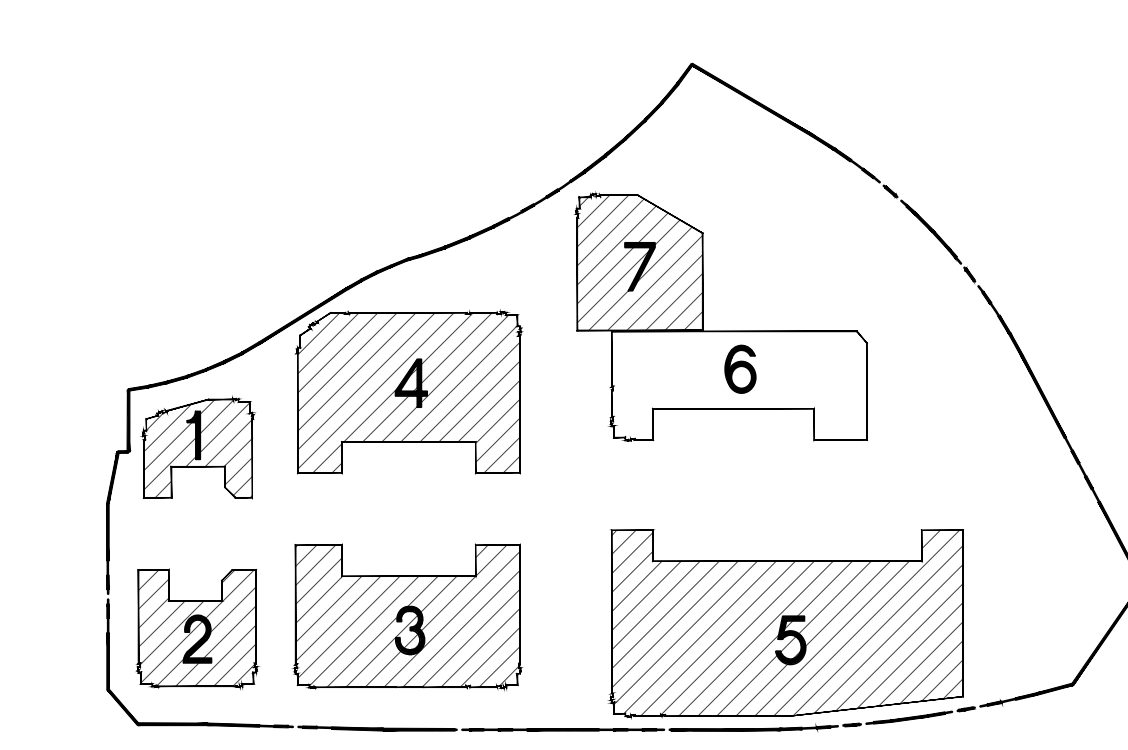
SITE LEGEND



AERIAL MAP



KEY MAP



TABULATION

SITE AREA	BLDG. 6
In s.f.	196,804
In acres	4.518
BUILDING AREA	
Office	6,500
Mezzanine	6,500
Warehouse	78,025
TOTAL	91,025
COVERAGE	
Office: 1/250 s.f.	52
Warehouse: 1/2,000 s.f.	39
TOTAL	91
AUTO PARKING STALLS PROVIDED	
Standard (9' x 18')	87
Accessible Parking (9' x 18')	4
Accessible Van Parking (12' x 18')	1
EV Standard (9' x 18')	11
EV Accessible (9' x 18')	1
EV Van Accessible (12' x 18')	1
EV Ambulatory	18
Clean Air Vehicle (9' x 18')	18
TOTAL	123
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	1
ZONING ORDINANCE FOR COUNTY	
M-M Manufacturing Medium	
M-R-A Mineral Resources and Related Manufacturing	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR (Total gross area/site)	46.3%
LANDSCAPE REQUIREMENT	
Required landscape area (10%)	19,680
Provided area:	13,753
SETBACKS	
Building	
Street Front - 25'	
Side/Rear - None	

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. LA200028, RECORDED JUNE 21, 2021 AS INSTRUMENT NO. 2021-0373333 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THOSE PORTIONS OF THE LAND DESCRIBED IN PARCELS 6, 7 AND 8 OF "CORPORATION GRANT DEED" IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JUNE 30, 1987 AS INSTRUMENT NO. 186951, OF OFFICIAL RECORDS OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEASTERNLY LINE OF DAWSON CANYON ROAD AS DESCRIBED IN PARCEL 1 OF "CORPORATION QUOTULAM DEED" RECORDED MAY 03, 2002 AS DOCUMENT NO. 2002-236679, OF OFFICIAL RECORDS OF SAID COUNTY;

AND BOUNDED EASTERLY BY THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WESTERLY TERMINUS OF THAT CERTAIN MOST SOUTHERLY LINE OF SAID PARCEL 6, DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 89° 51' 27" EAST, 840.06 FEET, SAID WESTERLY TERMINUS ALSO BEING ON THE EASTERLY LINE OF TEMESCAL CANYON ROAD (40.00 FEET HALF-WIDE) AS SHOWN ON PARCEL MAP NO. 31196, AS PER MAP FILED IN BOOK 208, PAGES 50 THROUGH 53, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID MOST SOUTHERLY LINE OF PARCEL 6, NORTH 89° 51' 27" EAST, 686.11 FEET TO A POINT ON THE MOST SOUTHERLY LINE OF SAID PARCEL 6, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 27° 54' 56" EAST 499.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1080.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 44' 51", AN ARC LENGTH OF 598.43 FEET; THENCE TANGENT TO SAID CURVE, NORTH 03° 46' 59" WEST 289.31 FEET TO A POINT ON THAT CERTAIN NORTHERLY CURVED LINE OF SAID PARCEL 6 DESCRIBED AS HAVING A RADIUS OF 700.00 FEET AND A LENGTH OF 143.85 FEET, SAID POINT BEING THE END POINT OF THIS DESCRIPTION.

APN: PORTIONS OF APNS 283-160-046 AND 283-190-044



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 18831 bardeen avenue - ste.
 #100 irvine, ca
 92612
 tel: 949-863-1770
 fax: 949-863-0851
 email: hpa@hparchs.com



Owner:
DAWSON CANYON LLC.

11777 San Vicente Blvd, Ste. 780
 Los Angeles, CA 90049
 tel: (949) 296-7006
 fax: (949) 842-3074

TEMESCAL VALLEY COMMERCE CENTER

DAWSON CANYON RD.
 CORONA, CA 92883

Civil: THIENES
 Structural: -
 Mechanical: TBD
 Plumbing: TBD
 Electrical: TBD
 Landscape: HUNTER LANDSCAPE
 Fire Protection: -
 Soils Engineer: DCW3

Title: OVERALL SITE PLAN

Project Number: 19277
 Drawn by: AW
 Date: 11/10/22
 Revision: -

Sheet:
6-DAB-A1.1

Civil:	THIENES
Structural:	-
Mechanical:	TBD
Plumbing:	TBD
Electrical:	TBD
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	DCW3

Title: OVERALL FLOOR PLAN

Project Number: 19277
Drawn by: AW
Date: 11/10/22
Revision:

Sheet:

6-DAB-A2.1


FLOOR PLAN KEYNOTES

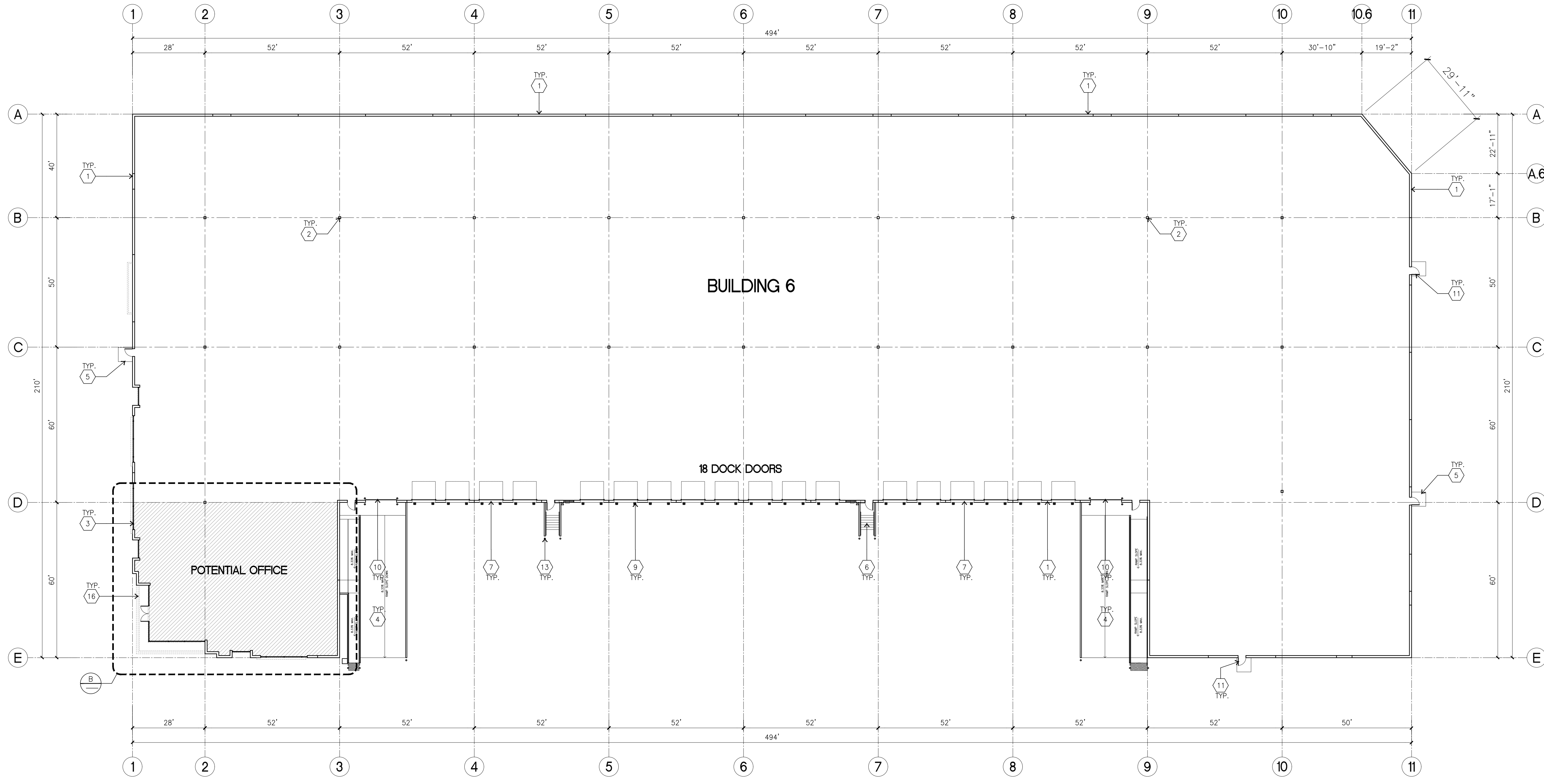
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' x 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE.
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 NOT USED.
- 18 METAL POP OUT HORIZONTAL FACADE ABOVE.
- 19 42" CONCRETE GUARDWALL.

FLOOR PLAN GENERAL NOTES

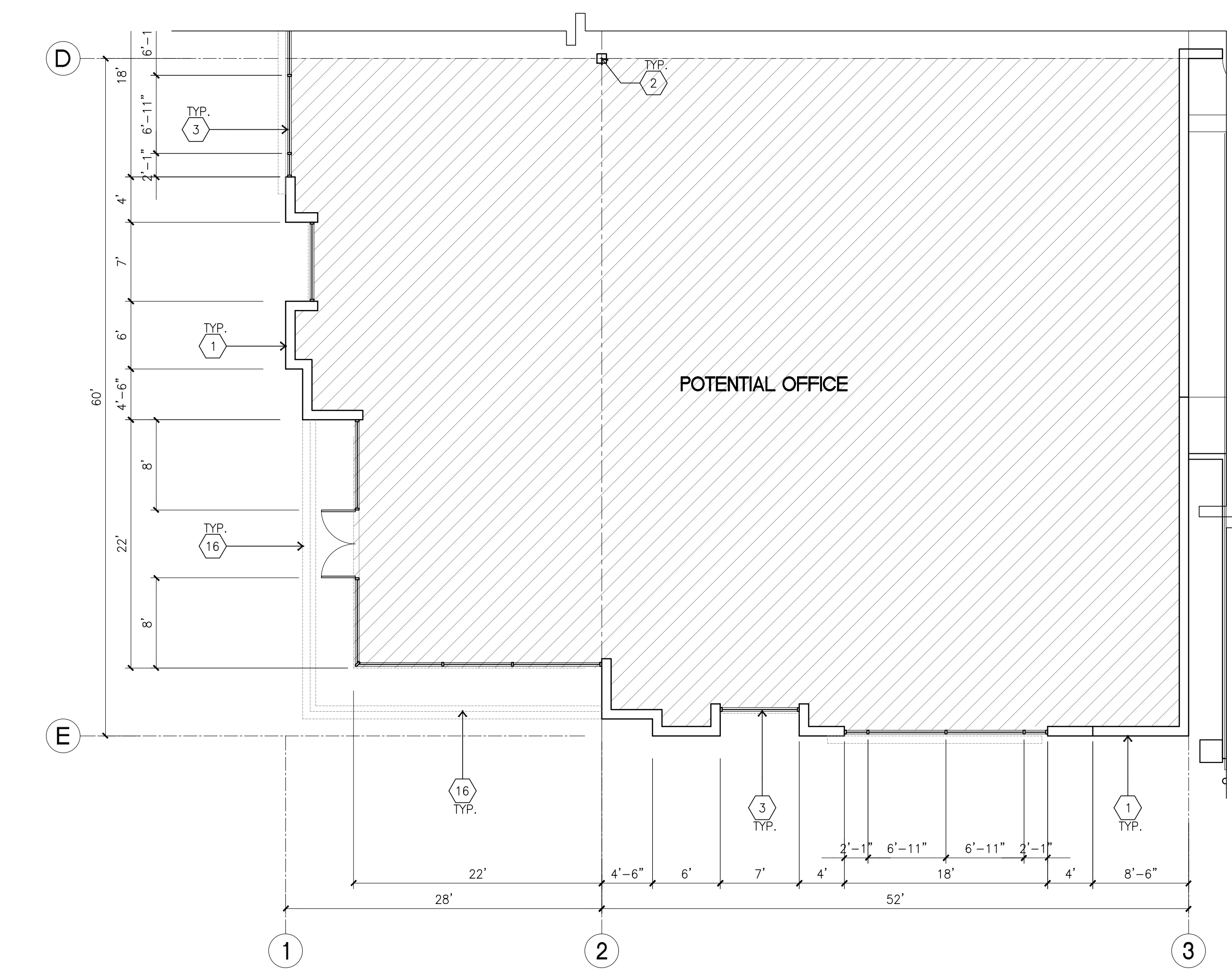
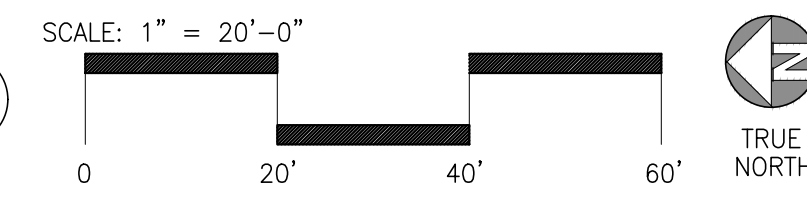
1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
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. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
9. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
10. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
11. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN W/ PANIC HARDWARE.
12. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
13. 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.
14. FIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES AND ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYP.
15. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5.
16. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

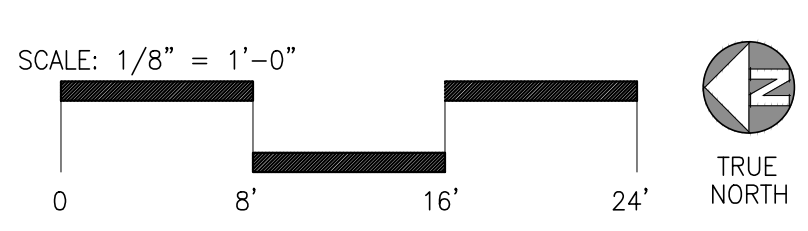
- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED 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 VIBREEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, 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/ "LIPDOLITH" 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

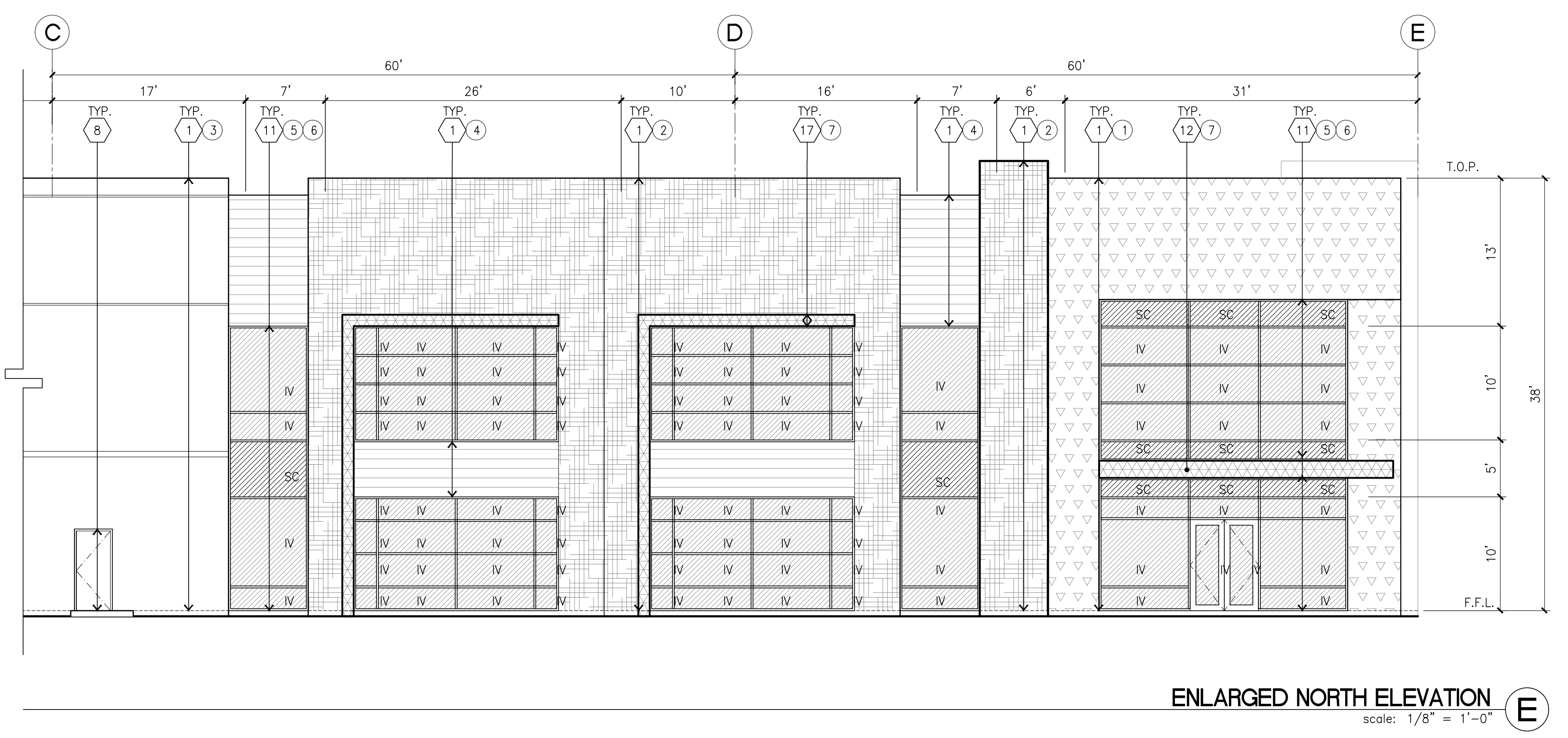
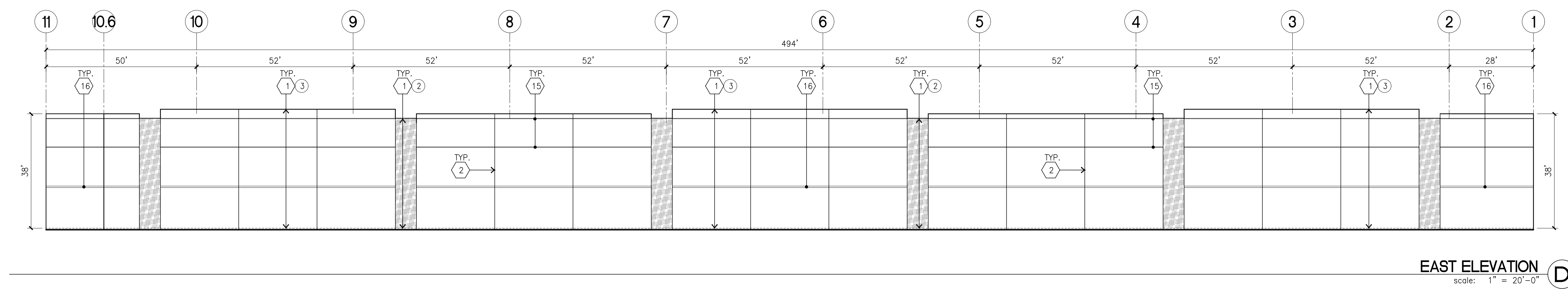
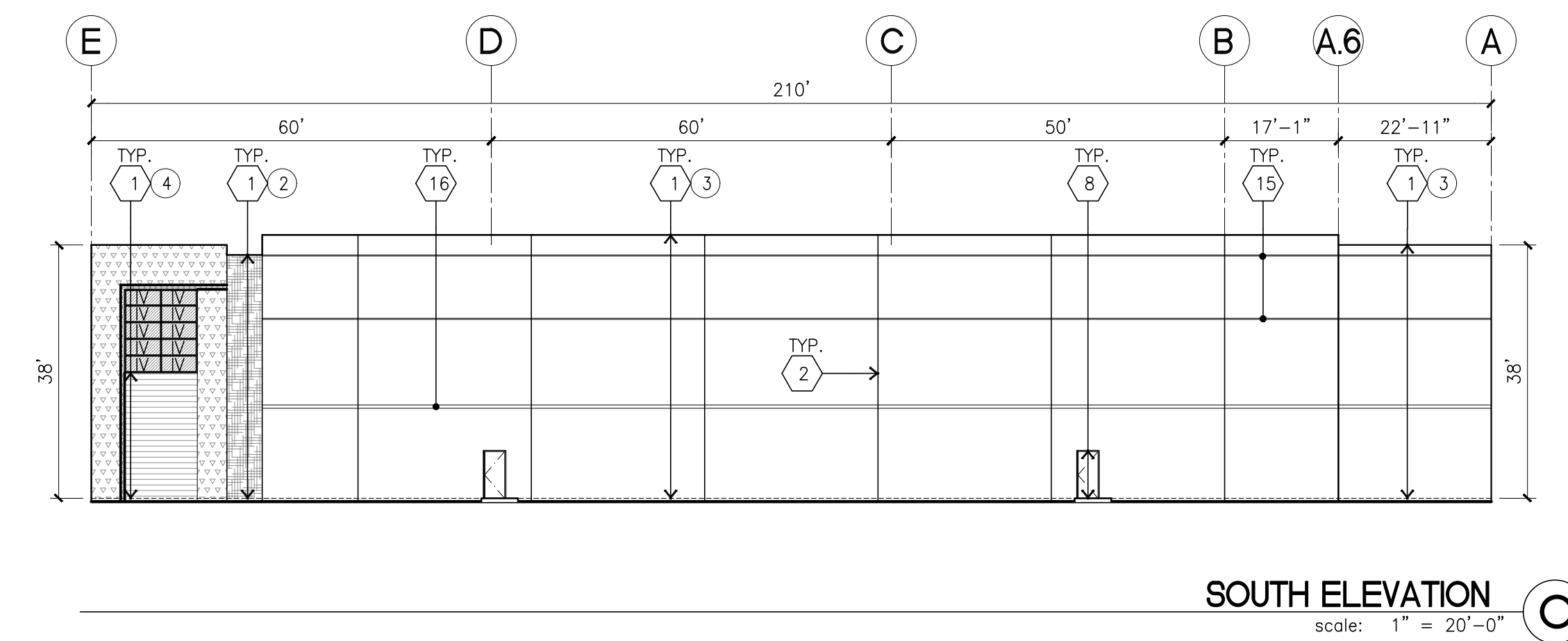
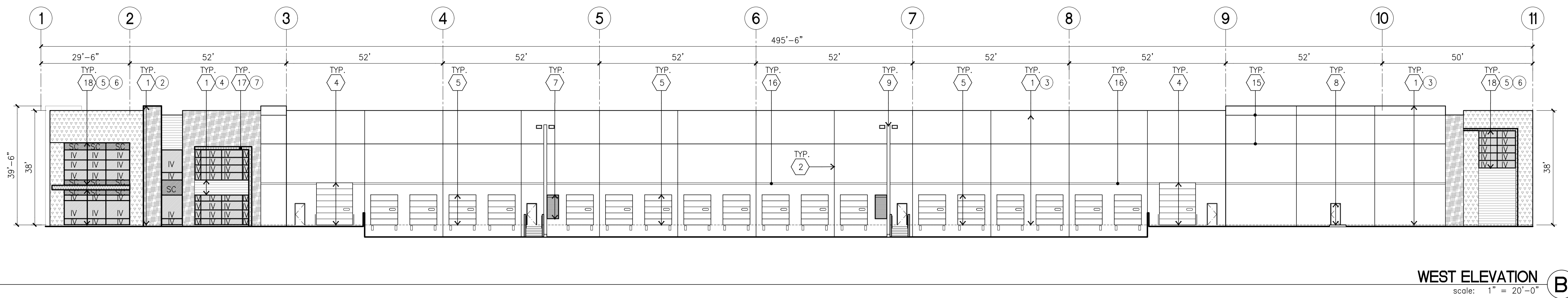
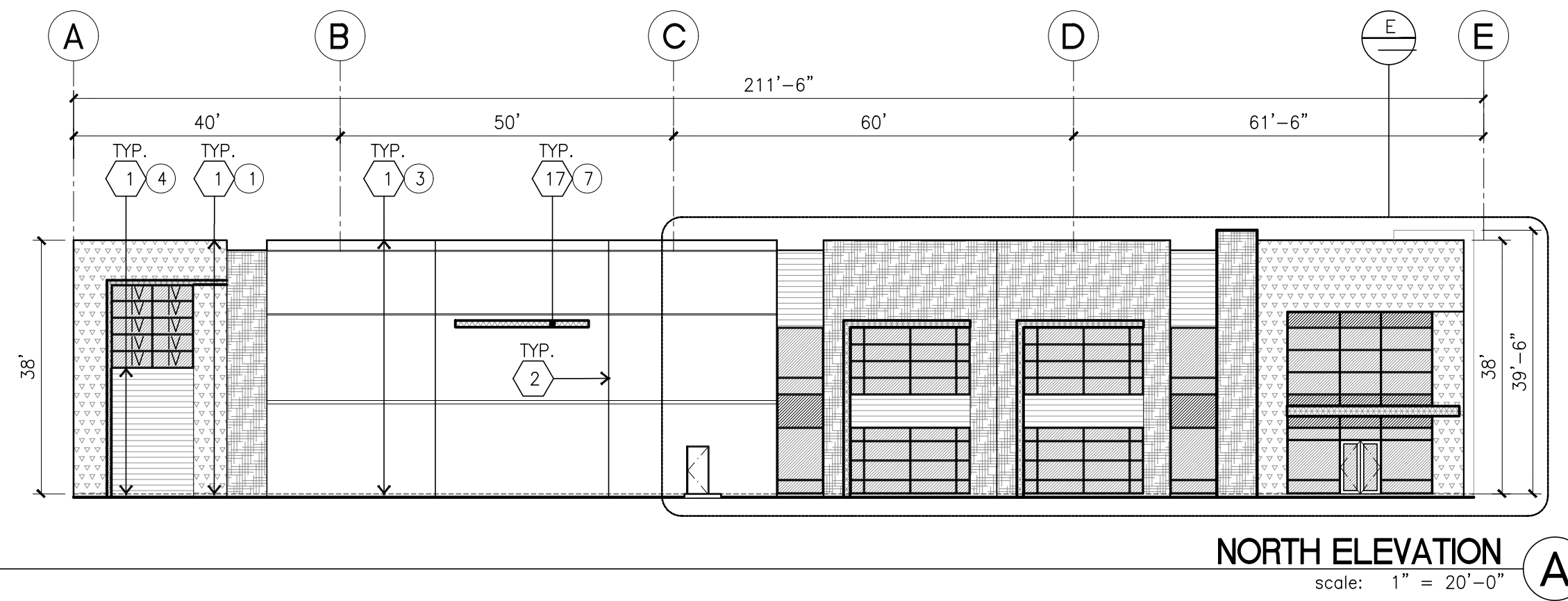


OVERALL FLOOR PLAN
scale: 1" = 20'-0"



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





ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 NOT USED.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. 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 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 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 METAL CANOPY.
- 13 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42".
- 15 2" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 16 6" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 17 METAL POP OUT HORIZONTAL FACADE ABOVE
- 18 ALUMINUM STOREFRONT FRAMING WITH GLAZING

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND UNTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE 10" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELECTROMETRIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

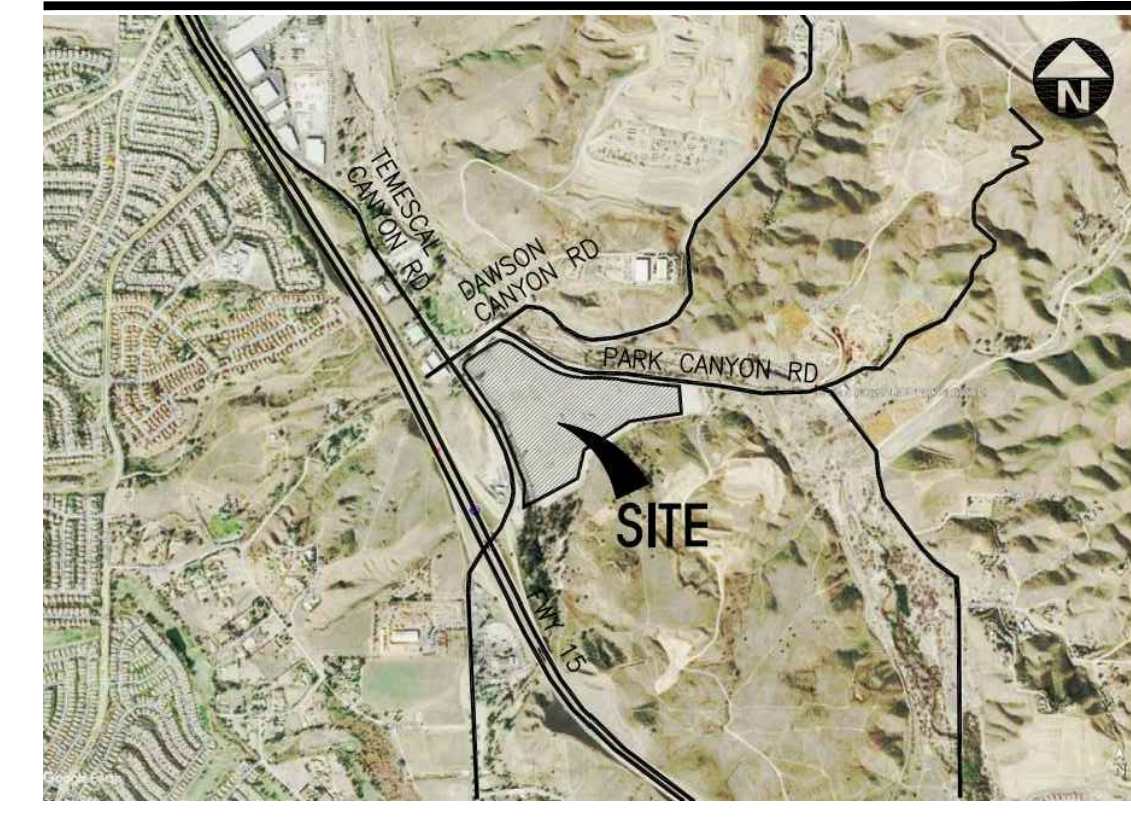
ELEVATION COLOR LEGEND/SCHED.

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- 2 PAINT, COLOR : SW 7638 JOGGING PATH (247-C2)
- 3 PAINT, COLOR : SW 9166 DRIFT OF MIST (238-C2)
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 - SL SINGLE LITE VISION GLASS
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1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
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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 OPCIOCAT PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.
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AERIAL MAP



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- 9 PRE-CAST CONCRETE WHEEL STOP.
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- 20 EXTERIOR BIKE RACK.
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Construction Type
CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY: S-1 / B
CONSTRUCTION TYPE: III-B
FIRE SPRINKLER BUILDING

Applicant's Representatives
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283-190-044

NOTE:
THIS IS A CONCEPTUAL PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF NOTICE OF LOT LINE ADJUSTMENT NO. LL200028, RECORDED JUNE 21, 2021 AS INSTRUMENT NO. 2021-0373323 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING THOSE PORTIONS OF THE LAND DESCRIBED IN PARCELS 6, 7 AND 8 OF "CORPORATION GRANT DEED", IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 WEST AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JUNE 30, 1987 AS INSTRUMENT NO. 186951, OF OFFICIAL RECORDS OF SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF DAWSON CANYON ROAD AS DESCRIBED IN PARCEL 1 OF "CORPORATION OUTCLAIM DEED", RECORDED MAY 03, 2008 AS DOCUMENT NO. 2002-236679, OF OFFICIAL RECORDS OF SAID COUNTY;

AND BOUNDED EASTERLY BY THE FOLLOWING DESCRIBED LINE COMMENCING AT THE WESTERLY TERMINUS OF THAT CERTAIN MOST SOUTHERLY LINE OF SAID PARCEL 6, DESCRIBED AS HAVING A BEARING AND DISTANCE OF "NORTH 89° 51' 27" EAST, 949.06 FEET"; SAID WESTERLY TERMINUS ALSO BEING ON THE EASTERLY LINE OF TEMESCAL CANYON ROAD (40.00 FEET HALF-WIDE) AS SHOWN ON PARCEL MAP NO. 31198, AS PER MAP FILED IN BOOK 208, PAGES 50 THROUGH 53, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID MOST SOUTHERLY LINE OF PARCEL 6, NORTH 85° 51' 27" EAST, 586.31 FEET TO A POINT ON THE MOST SOUTHERLY LINE OF SAID PARCEL 6, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 27° 54' 55" EAST 499.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1080.00 FEET; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31° 44' 51" AN ARC LENGTH OF 928.43 FEET; THENCE TANGENT TO SAID CURVE, NORTH 03° 46' 50" WEST 298.31 FEET TO A POINT ON THAT CERTAIN NORTHERLY CURVED LINE OF SAID PARCEL 6 DESCRIBED AS HAVING A RADIUS OF 700.00 FEET AND A LENGTH OF 143.65 FEET; SAID POINT BEING THE END POINT OF THIS DESCRIPTION.

APN: PORTIONS OF APNS 283-160-046 AND 283-190-044

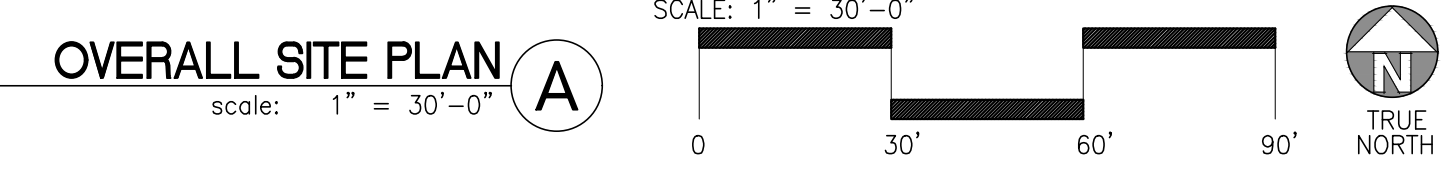
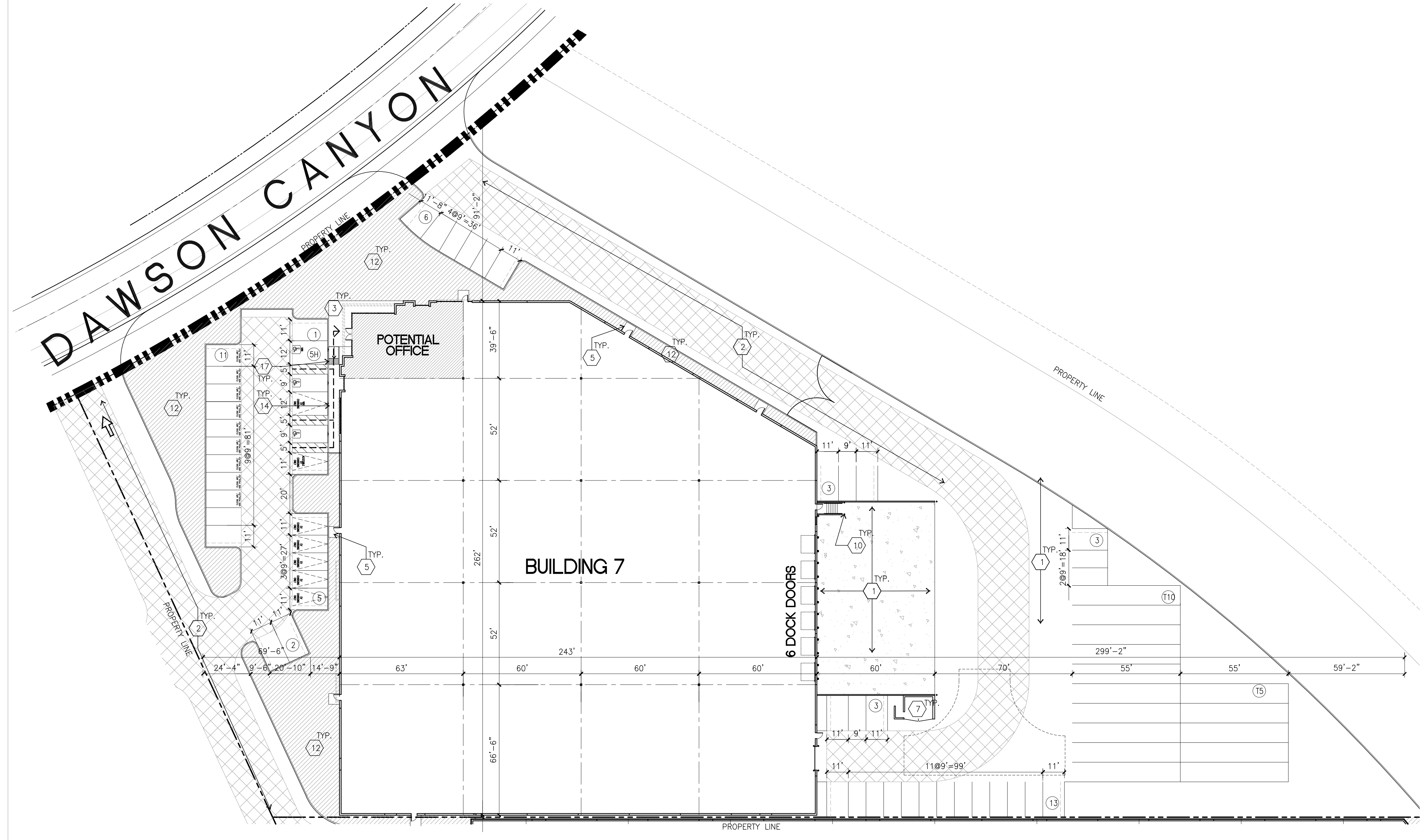
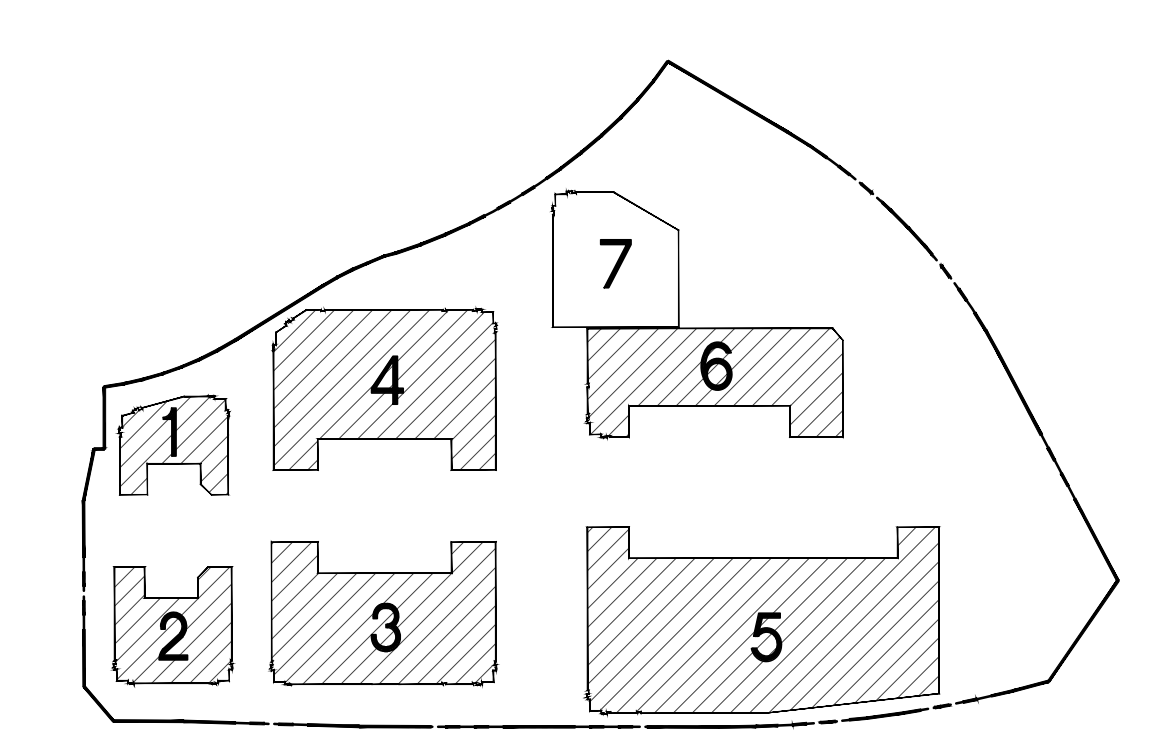
TABULATION

SITE AREA	BLDG. 7
In s.f.	149,280
In acres	3.427
BUILDING AREA	
Office	3,000
Mezzanine	3,000
Warehouse	55,762
TOTAL	61,762
COVERAGE	39.4%
CLEARANCE	32'
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	24
Warehouse: 1/2,000 s.f.	28
TOTAL	52
AUTO PARKING STALLS PROVIDED	
Standard (9' x 18')	33
Accessible Parking (9' x 18')	2
Accessible Van Parking (12' x 18')	1
EV Standard (9' x 18')	5
EV Accessible (9' x 18')	1
EV Van Accessible (12' x 18')	1
EV Ambulatory	
Clean Air Vehicle (9' x 18')	9
TOTAL	52
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	15
ZONING ORDINANCE FOR COUNTY	
M-M Manufacturing Medium	
M-RA Mineral Resources and Related Manufacturing	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM FLOOR AREA RATIO	
FAR (Total gross area/site):	41.4%
LANDSCAPE REQUIREMENT	
Required landscape area (10%):	14,928
Provided area:	12,249
SETBACKS	
Building	
Street Front - 25'	
Side/Rear - None	

SITE LEGEND

- CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- ASPHALT CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- STANDARD PARKING STALL W/ 2' OVERHANG
- COMPACT PARKING STALL (8.5' X 16') MAX. 40% OF REQUIRED
- ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- EV PARKING
- CLEAN AIR/VANPOOL/EV (PROVIDE CONDUIT FOR FUTURE EV CHARGING)
- EV AMBULATORY PARKING STALL (10' X 18')
- LANDSCAPED AREA
- PATH OF TRAVEL
- 26" WIDE FIRELANE
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- ACCESSIBLE PARKING (VAN) STALL (12' X 18') + 5' W/ ACCESSIBLE AISLE

KEY MAP



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

Civil:	THIENES
Structural:	-
Mechanical:	TBD
Plumbing:	TBD
Electrical:	TBD
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Soils Engineer:	DCW3

Title: **OVERALL FLOOR PLAN**

Project Number: 19277
Drawn by: AW
Date: 11/10/22
Revision:

Sheet:

7-DAB-A2.1


FLOOR PLAN KEYNOTES

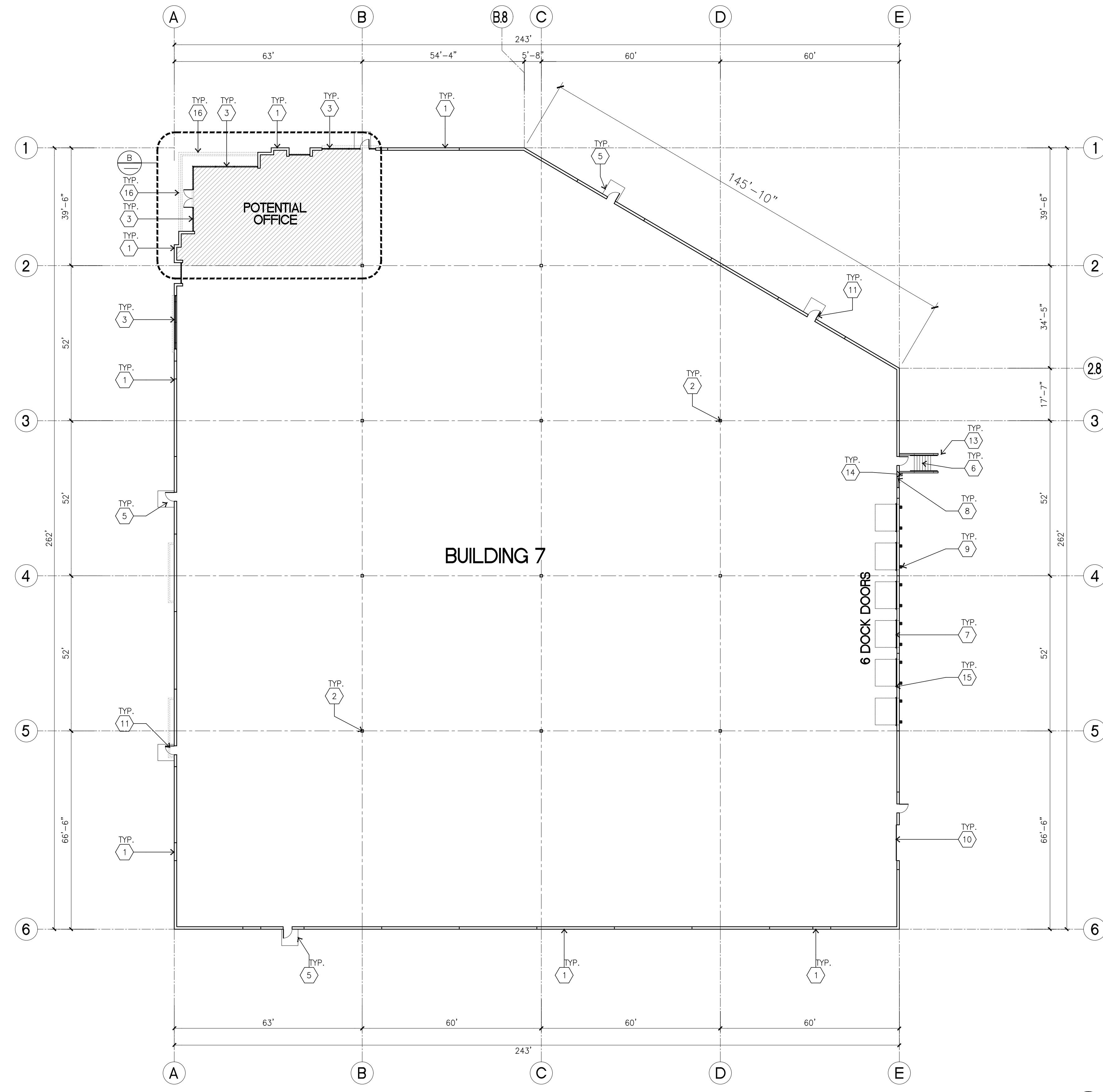
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" x 5'-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 EXTERIOR CONCRETE STAIR.
- 7 9' x 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE.
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42"H.
- 14 EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPER.
- 15 Z GUARD.
- 16 METAL CANOPY ABOVE.
- 17 NOT USED.
- 18 METAL POP OUT HORIZONTAL FACADE ABOVE.
- 19 42" CONCRETE GUARDWALL.

FLOOR PLAN GENERAL NOTES

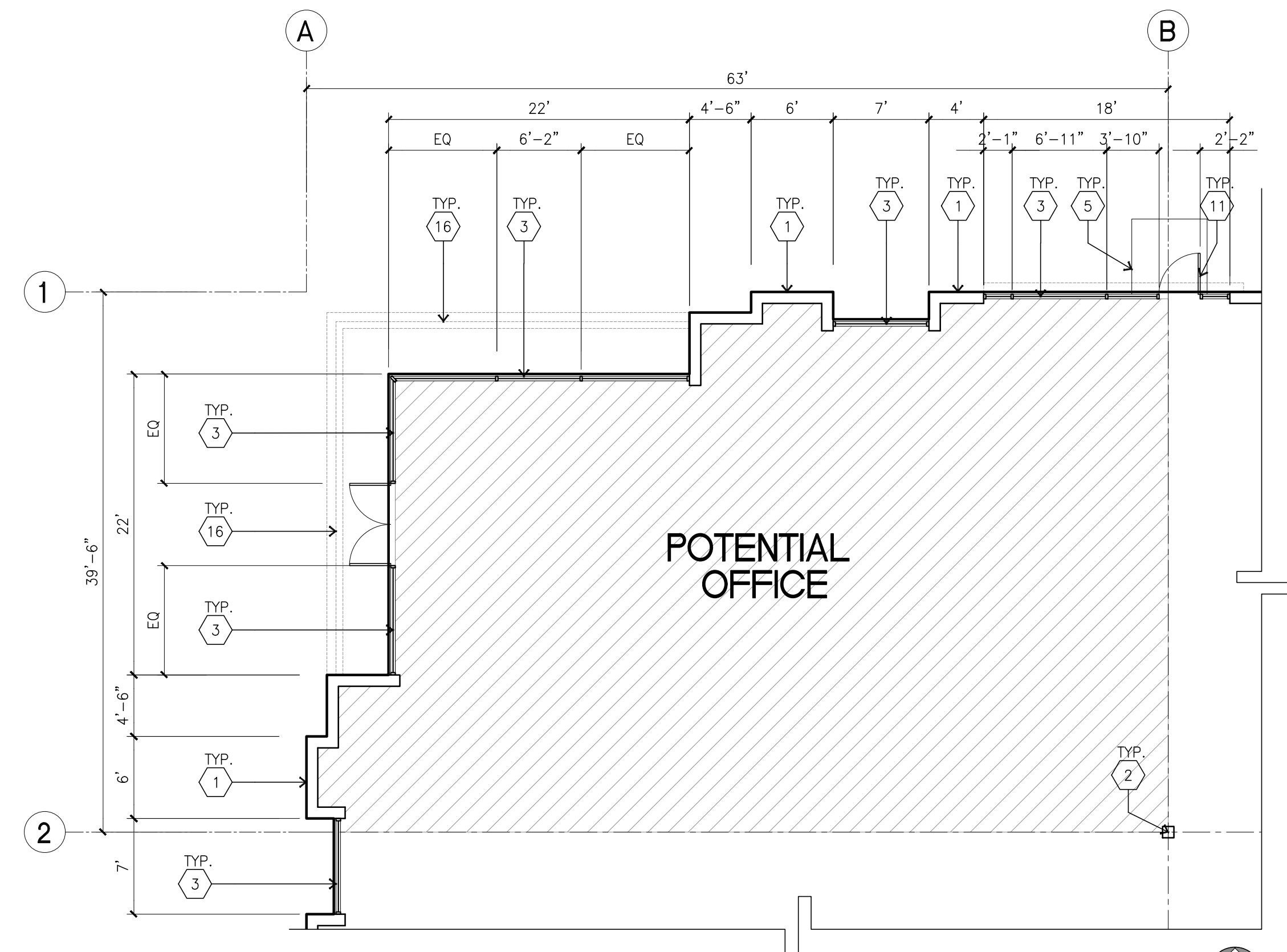
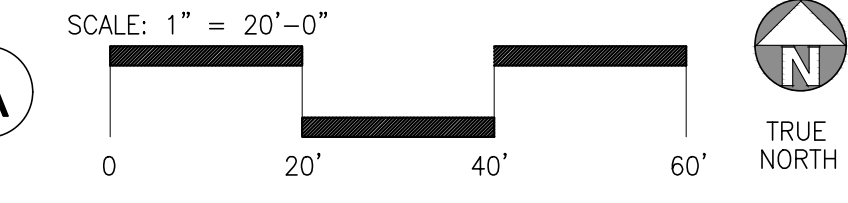
1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' +/- . A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
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 MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.N.O.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
9. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
10. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
11. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN W/ PANIC HARDWARE.
12. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
13. 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.
14. FIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES AND ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYP.
15. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR VIEW, SEE A/A4.1 OFFICE SECTION.
16. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

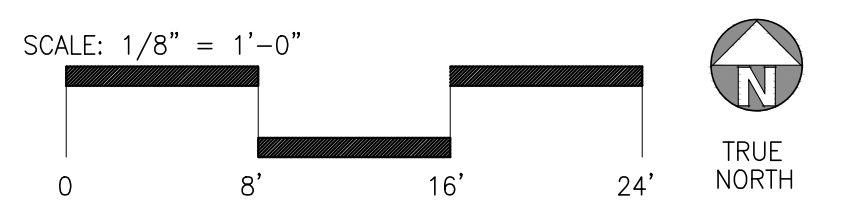
- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS.
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED 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 BURLINE, 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/ "LIPDOLITH" 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



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



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



ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 NOT USED.
- 4 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. 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 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 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 METAL CANOPY.
- 13 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O. AT 42"H.
- 15 2" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 16 6" HORIZONTAL REVEAL WITH 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 17 METAL POP OUT HORIZONTAL FACADE ABOVE
- 18 ALUMINUM STOREFRONT FRAMING WITH GLAZING

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND UNTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE 1" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELECTROMETRIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR.

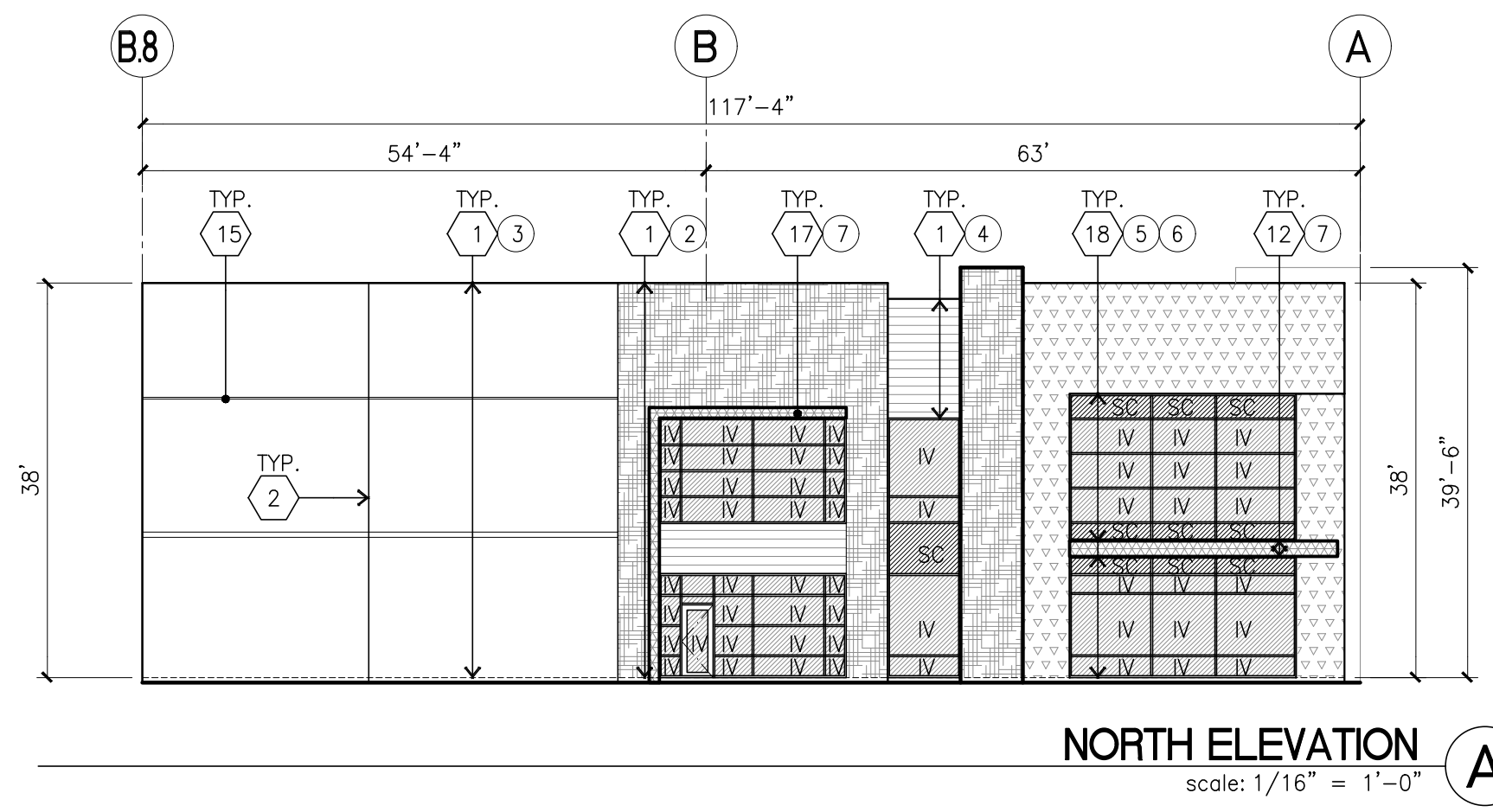
ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7525 TREE BRANCH (288C7)
- 2 PAINT, COLOR : SW 7638 JOGGING PATH (247-C2)
- 3 PAINT, COLOR : SW 9166 DRIFT OF MIST (238-C2)
- 4 PAINT, COLOR : SW METAL PANEL - LONGBOARD LIGHT BAMBOO
- 5 MULLIONS COLOR : CLEAR ANODIZED
- 6 GLAZING COLOR : BLUE REFLECTIVE
- 7 METAL CANOPY WITH DUNN EDWARDS DEA 160 HOPE CHEST

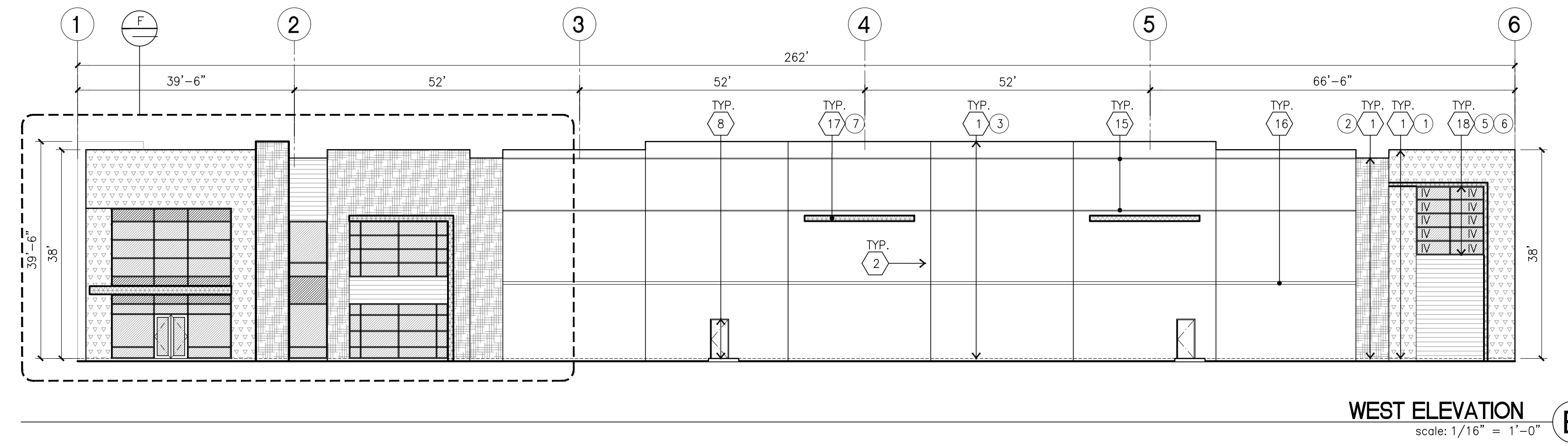
GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

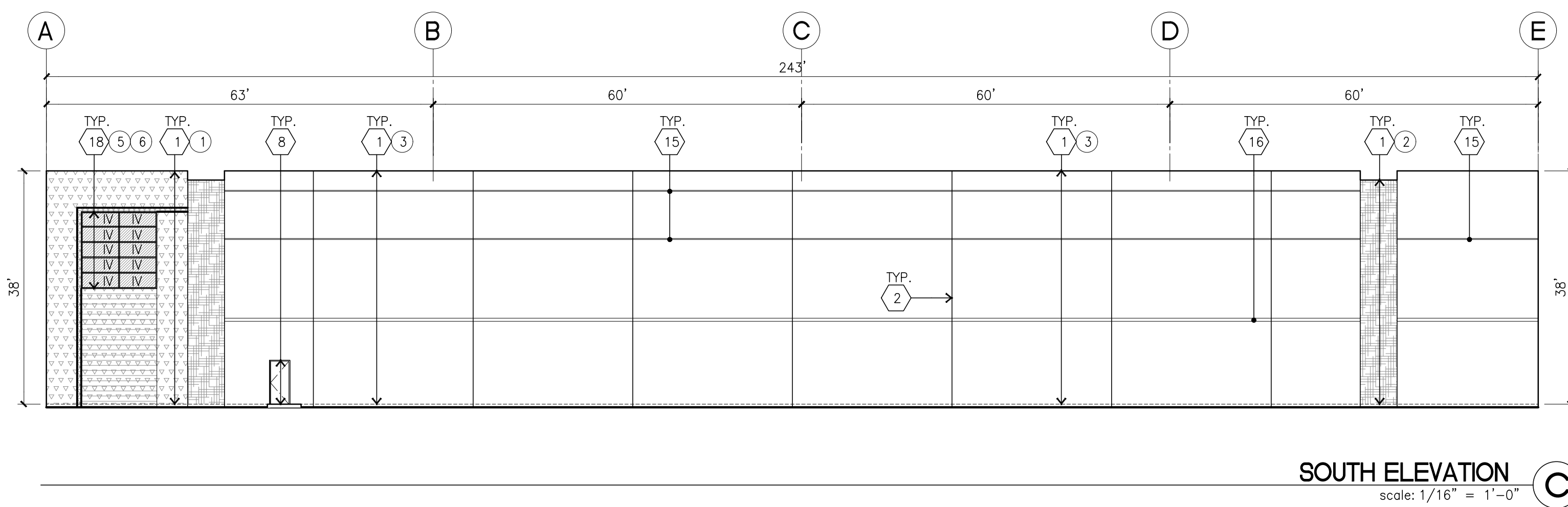
- INSULATED VISION GLASS
- SPANDREL GLASS WITH CONCRETE BEHIND
- SINGLE LITE VISION GLASS
- INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 WT: 20K
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
- SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH WARM GRAY OPACIAT COAT PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.
- VISION GLASS
1/4" VISTACOL PACIFICA
- MULLIONS : ANODIZED CLEAR.



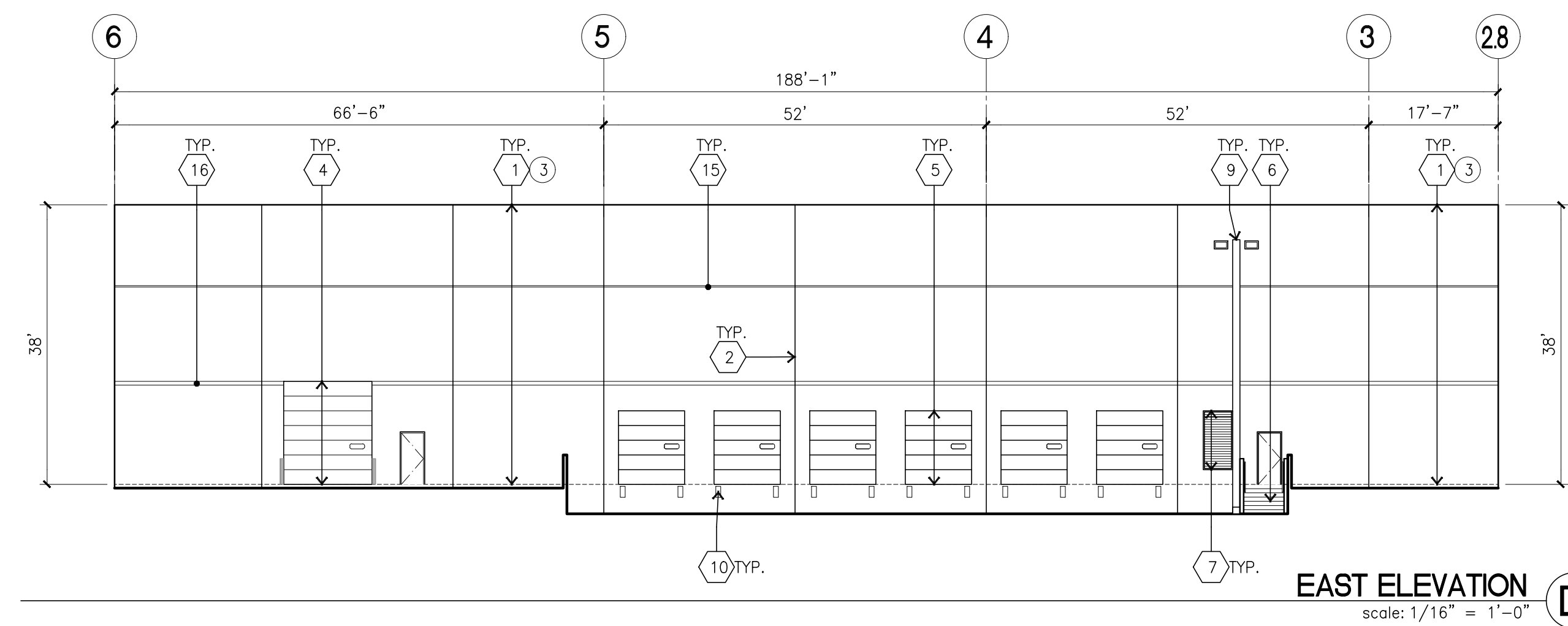
NORTH ELEVATION
scale: 1/16" = 1'-0"



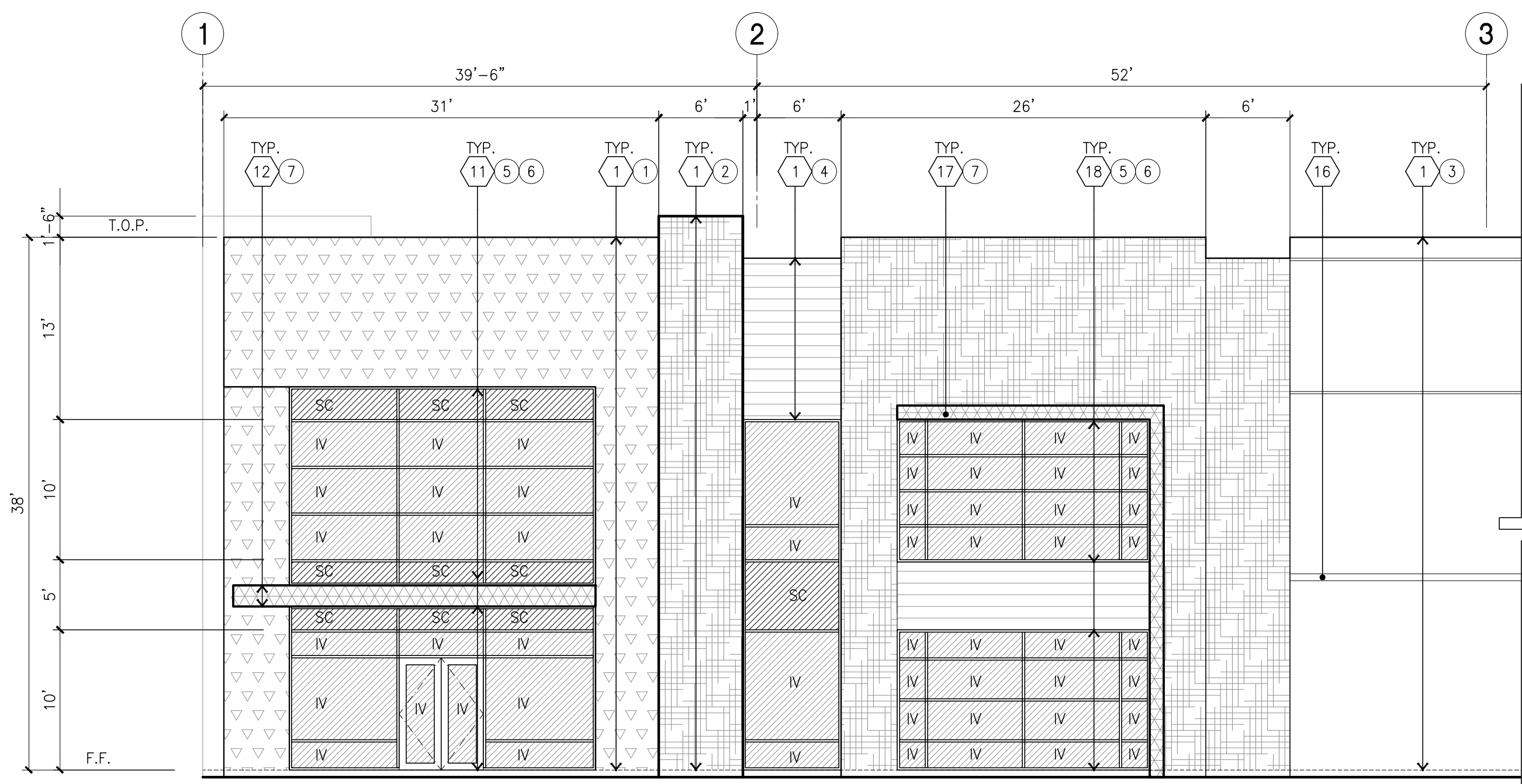
WEST ELEVATION
scale: 1/16" = 1'-0"



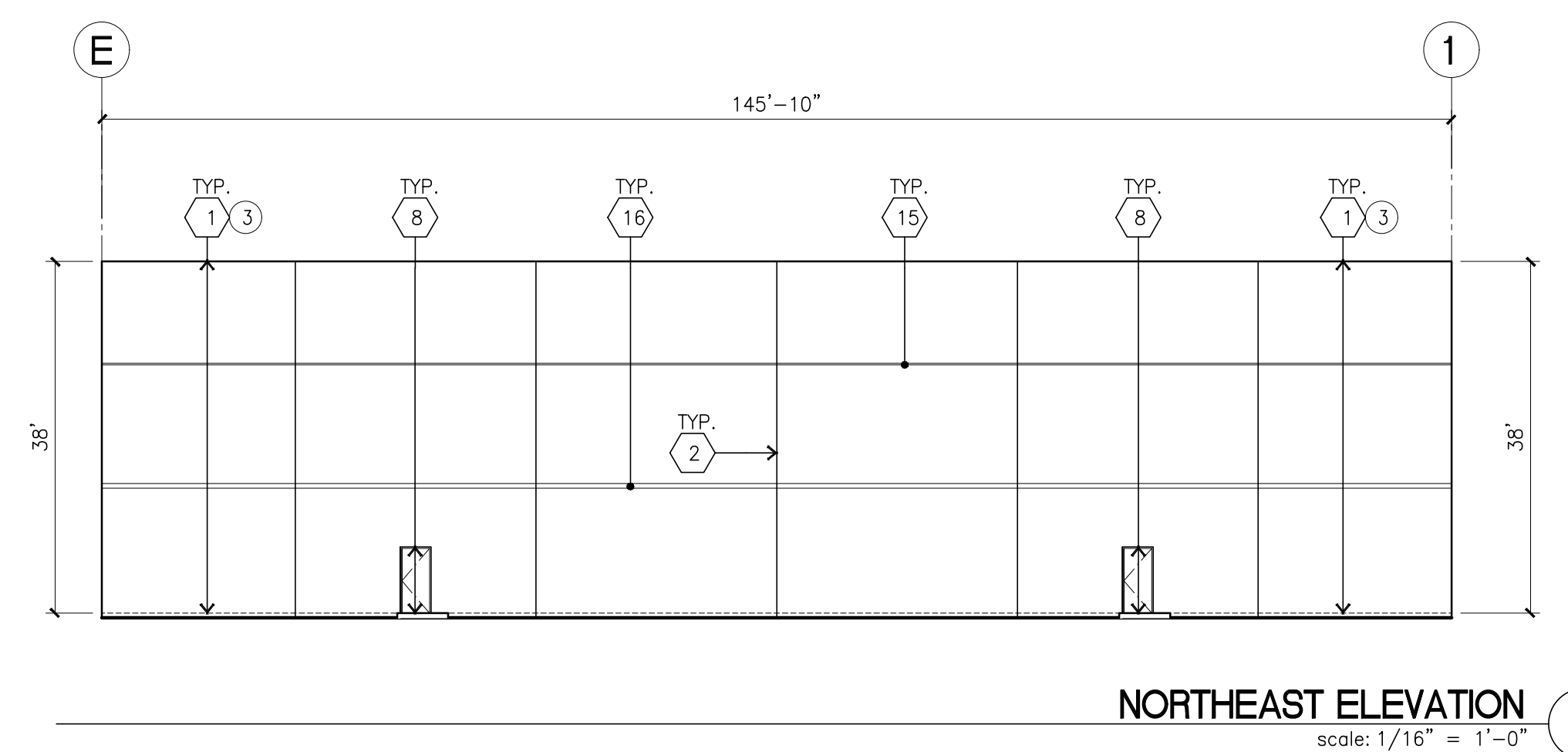
SOUTH ELEVATION
scale: 1/16" = 1'-0"



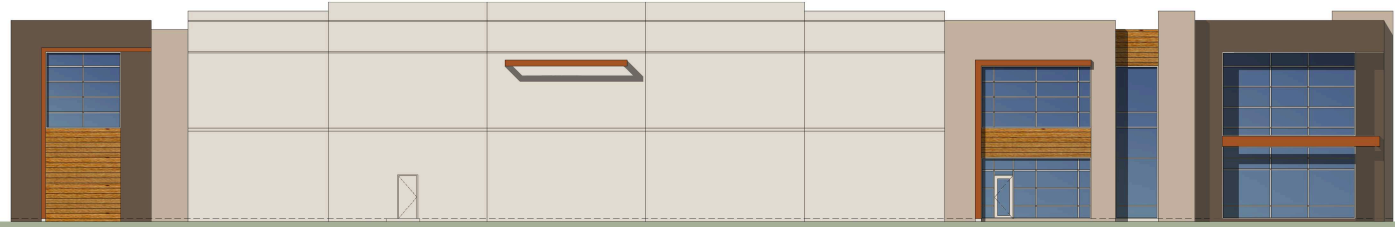
EAST ELEVATION
scale: 1/16" = 1'-0"



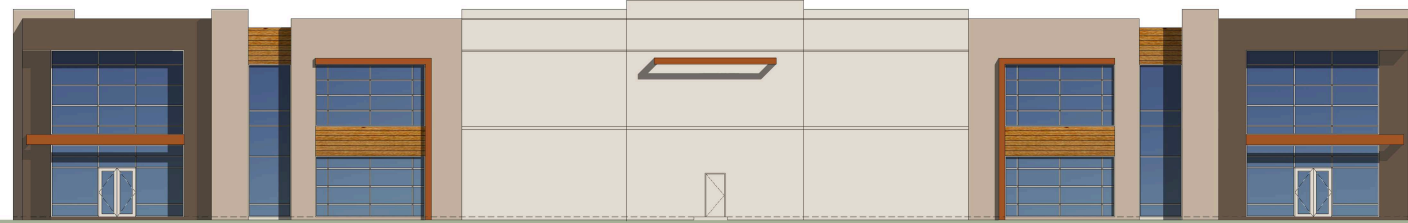
ENLARGED WEST ELEVATION
scale: 1/8" = 1'-0"



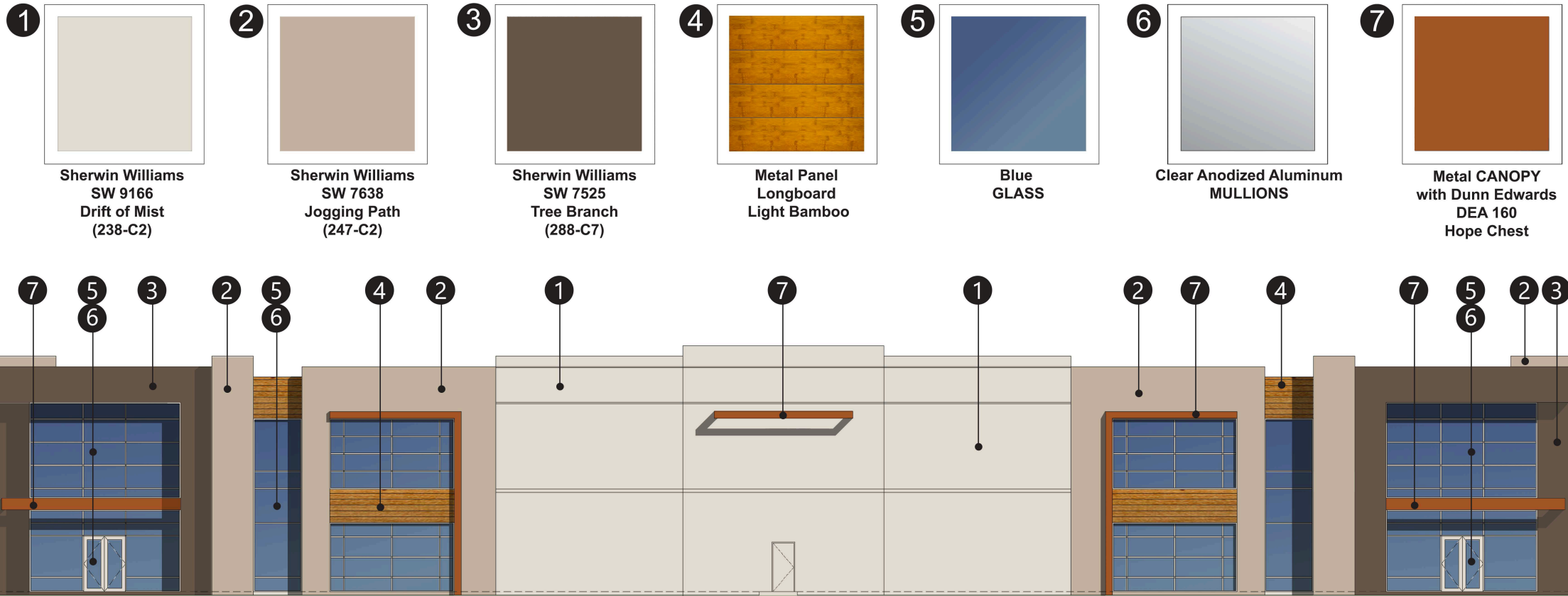
NORTHEAST ELEVATION
scale: 1/16" = 1'-0"



Building 1 - North Elevation - Dawson Canyon Road



Building 1 - West Elevation - Temescal Canyon Road



Enlarged View of Building 1 - West Elevation - Temescal Canyon Road

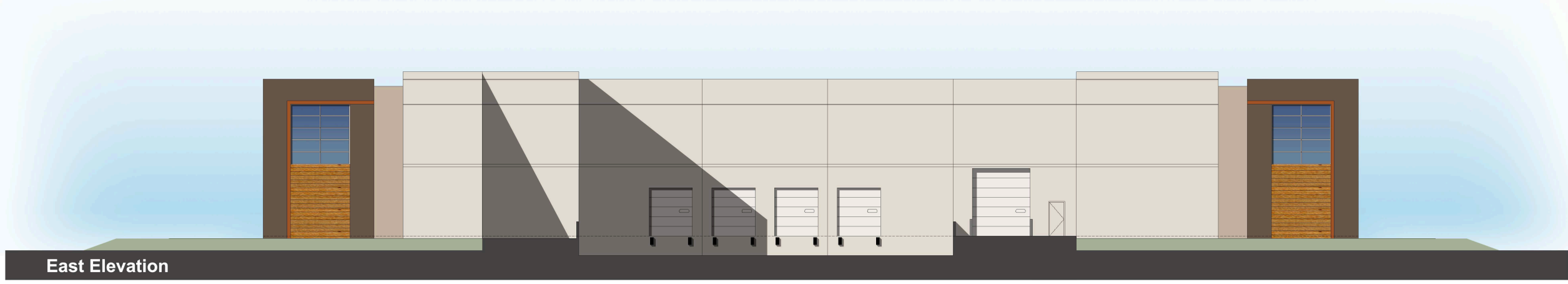
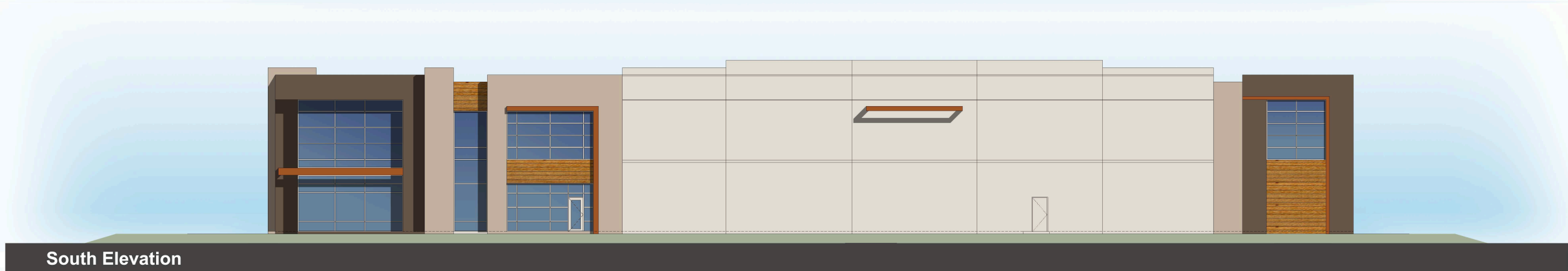
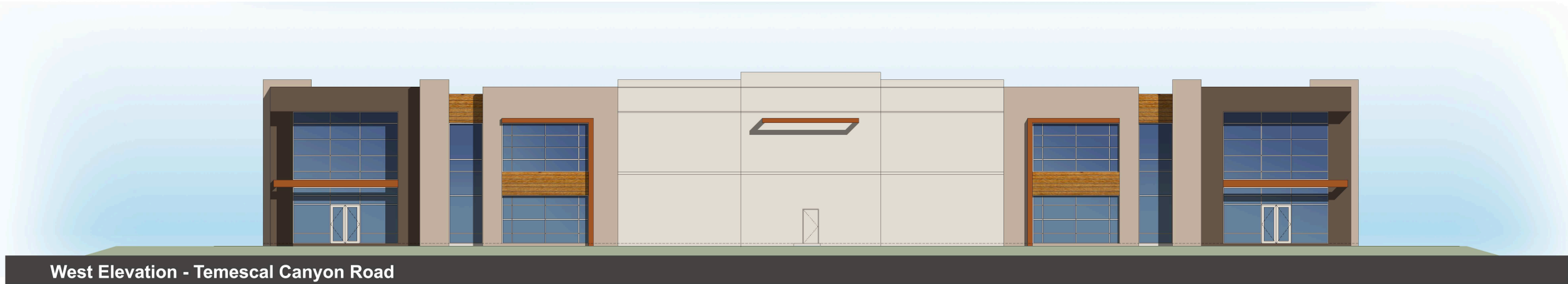
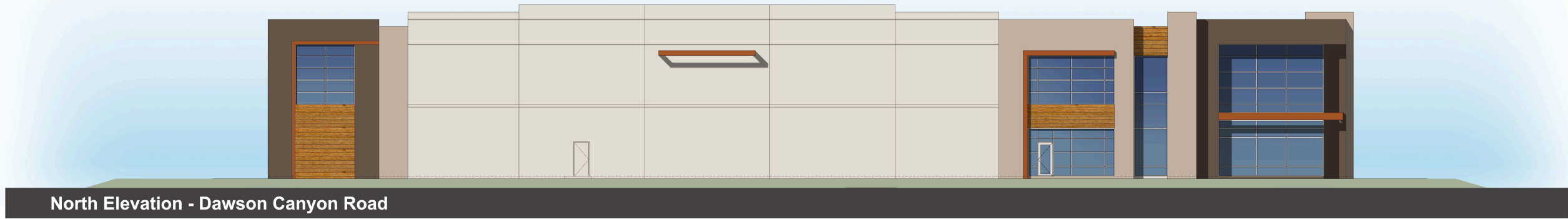
JOB# 19277.00



TEMESCAL CANYON RD. & DAWSON CANYON RD. CORONA, CA.

Conceptual Building Elevations & Material Board (TYP.)





JOB# 19277.00



TEMESCAL CANYON RD. & DAWSON CANYON RD. CORONA, CA.

Conceptual Building Elevations BLDG 1 - 28ft clear



OBLIQUE VIEW

North Elevation - Dawson Canyon Road

West Elevation

South Elevation

East Elevation

Oblique View

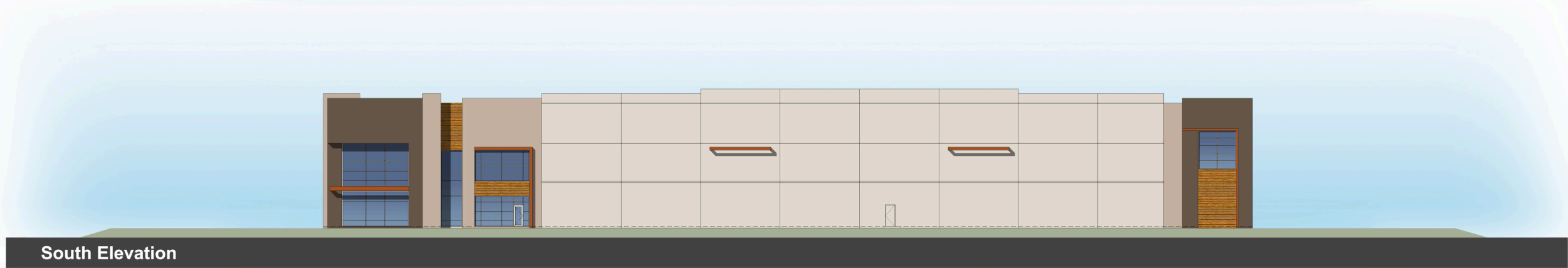
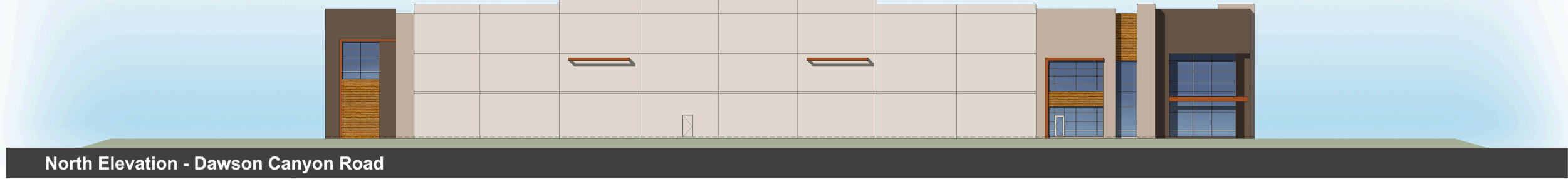
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TEMESCAL CANYON RD. & DAWSON CANYON RD. CORONA, CA.

Conceptual Building Elevations BLDG 2 - 28ft clear





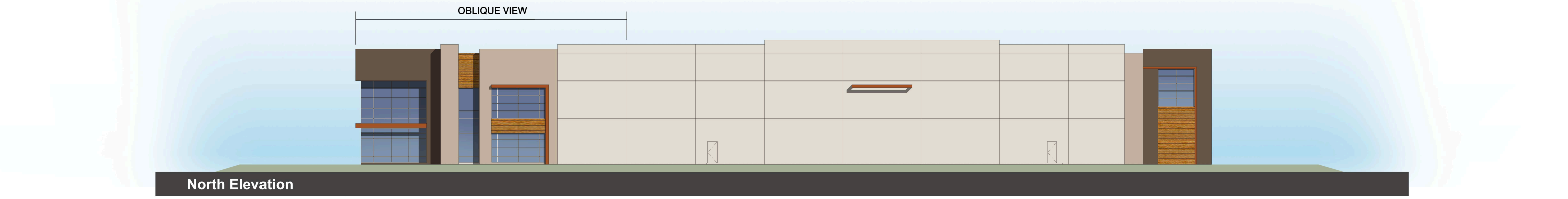
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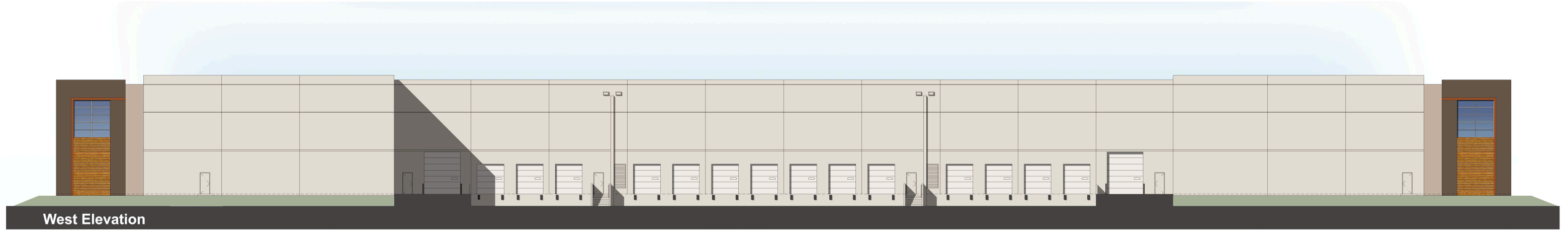
TEMESCAL CANYON RD. & DAWSON CANYON RD. CORONA, CA.

Conceptual Building Elevations BLDG 3 - 36 ft clear

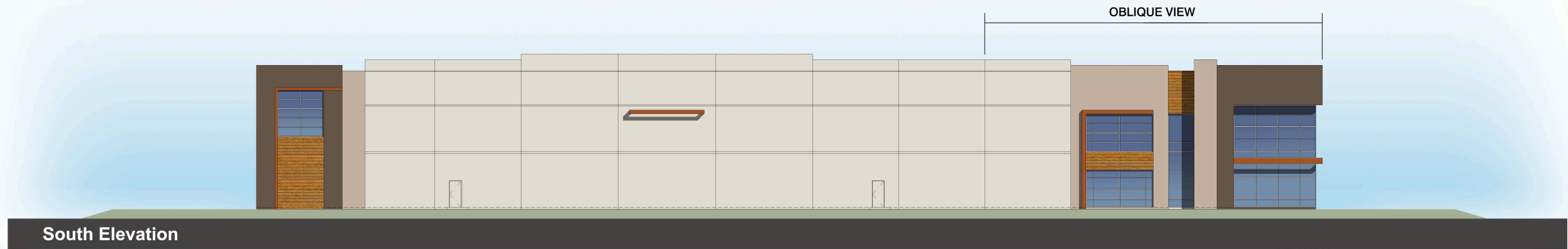




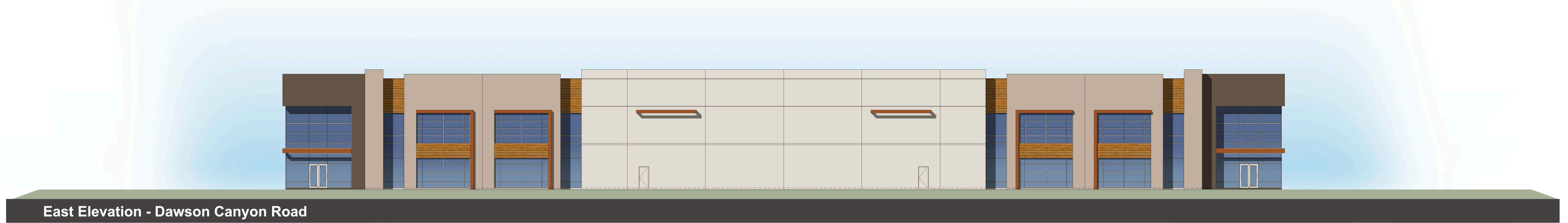
North Elevation



West Elevation



South Elevation



East Elevation - Dawson Canyon Road

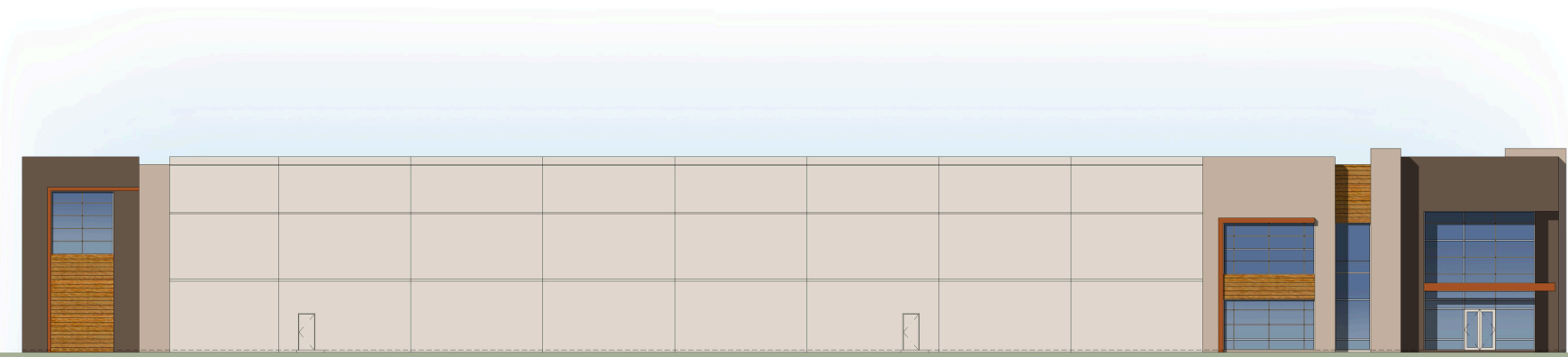
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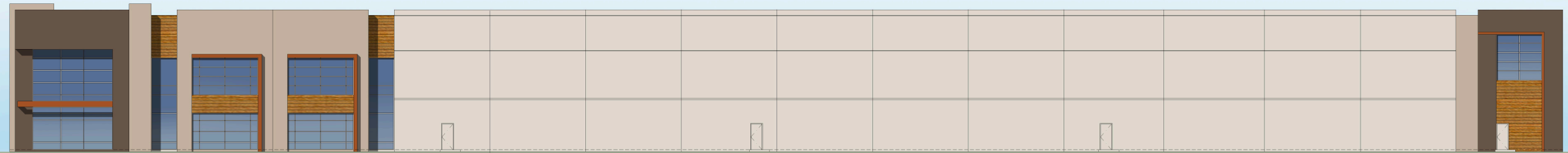
TEMESCAL CANYON RD. & DAWSON CANYON RD. CORONA, CA.

Conceptual Building Elevations BLDG 4 - 32 ft clear

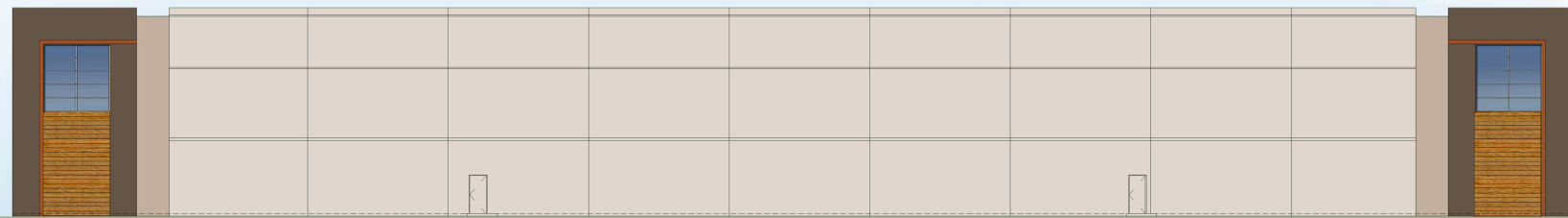




North Elevation



West Elevation - Temescal Canyon Road



South Elevation



East Elevation

JOB# 19277.00



TEMESCAL CANYON RD. & DAWSON CANYON RD. CORONA, CA.

Conceptual Building Elevations BLDG 5 - 32 ft clear

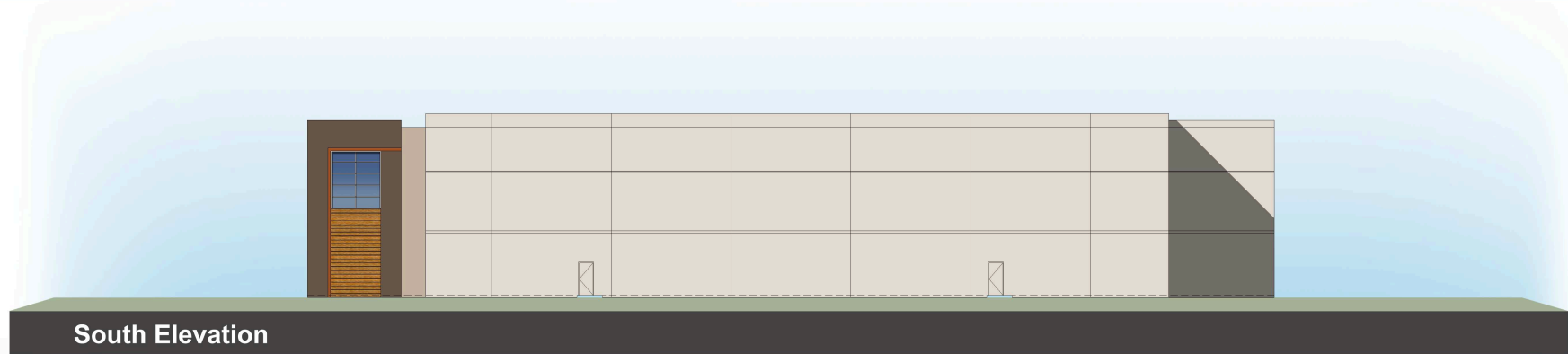




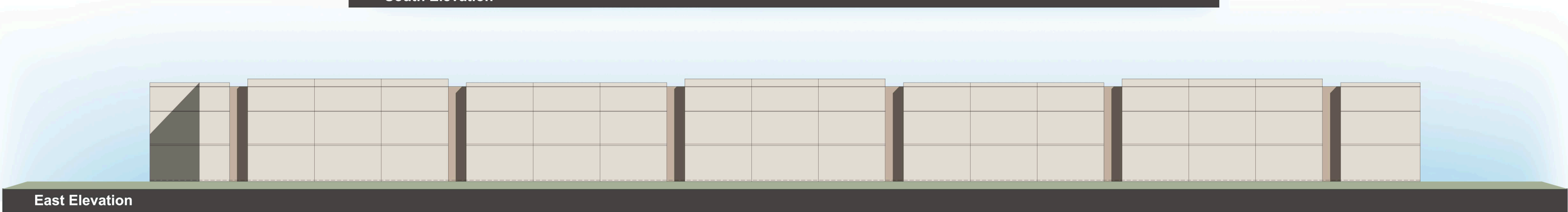
North Elevation



West Elevation



South Elevation



East Elevation

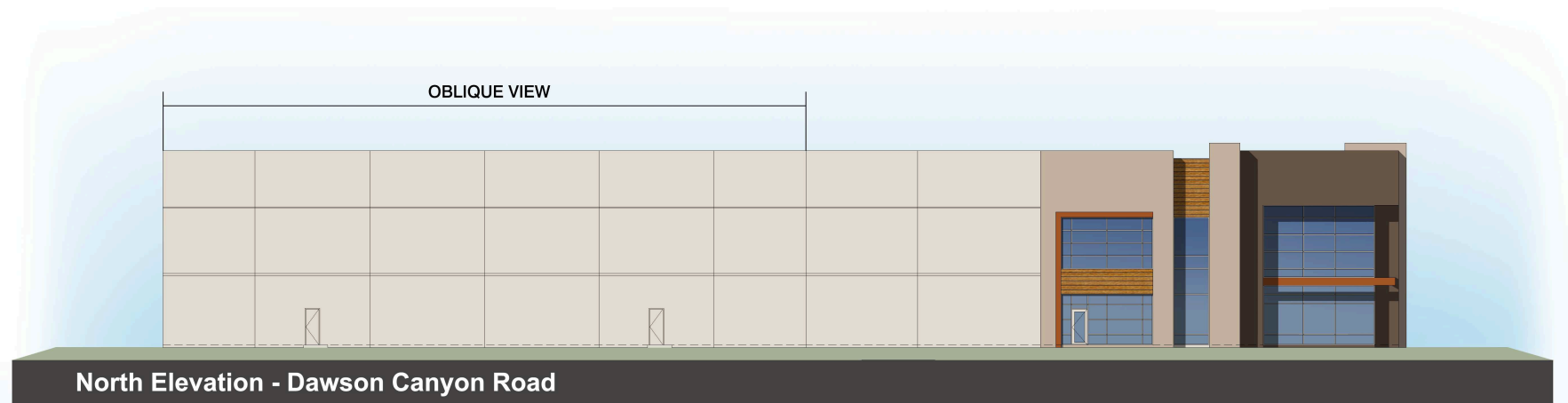
JOB# 19277.00



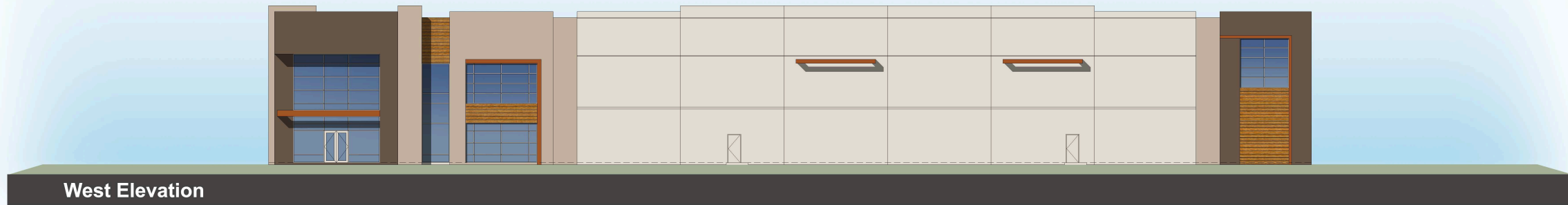
TEMESCAL CANYON RD. & DAWSON CANYON RD. CORONA, CA.

Conceptual Building Elevations BLDG 6 - 32 ft clear

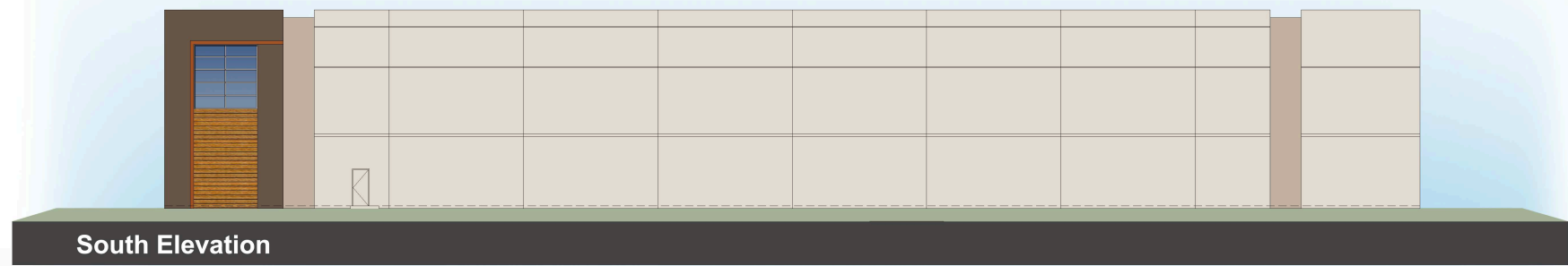




North Elevation - Dawson Canyon Road



West Elevation



South Elevation



East Elevation