

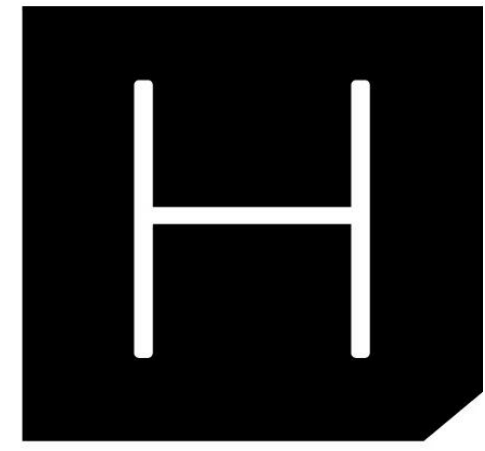
WAYPOINT COMMERCE CENTER

PERRIS, CA



WAYPOINT COMMERCE CENTER
PERRIS, CA

PROJECT
3RD PLANNING SUBMITTAL

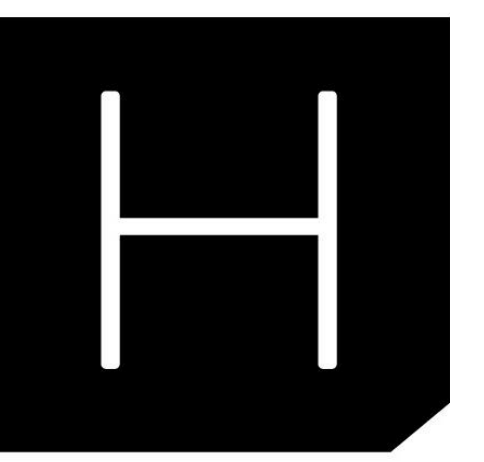


HERDMAN
ARCHITECTURE + DESIGN
A22-2081
09.12.2023

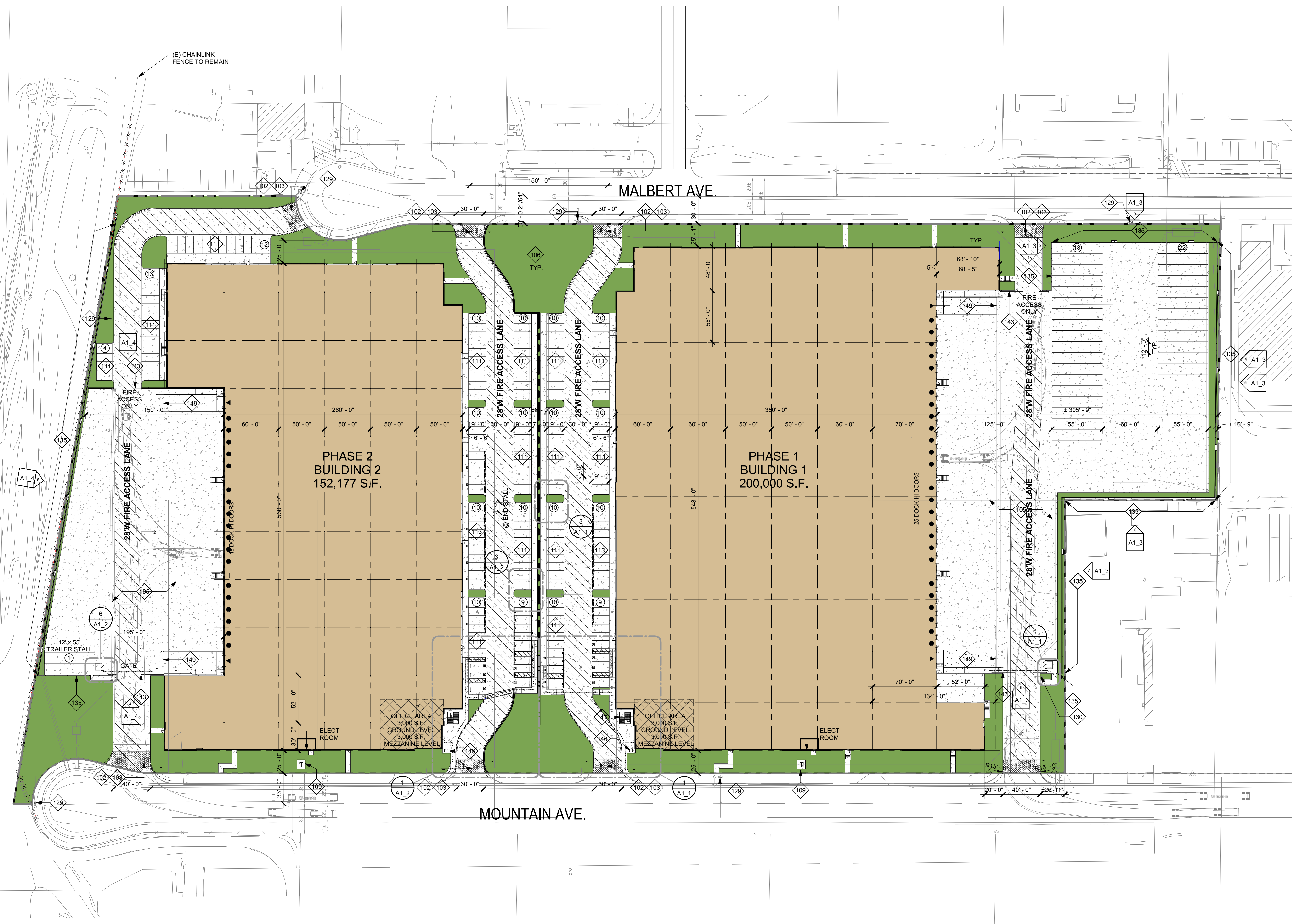
TITLE SHEET

A0

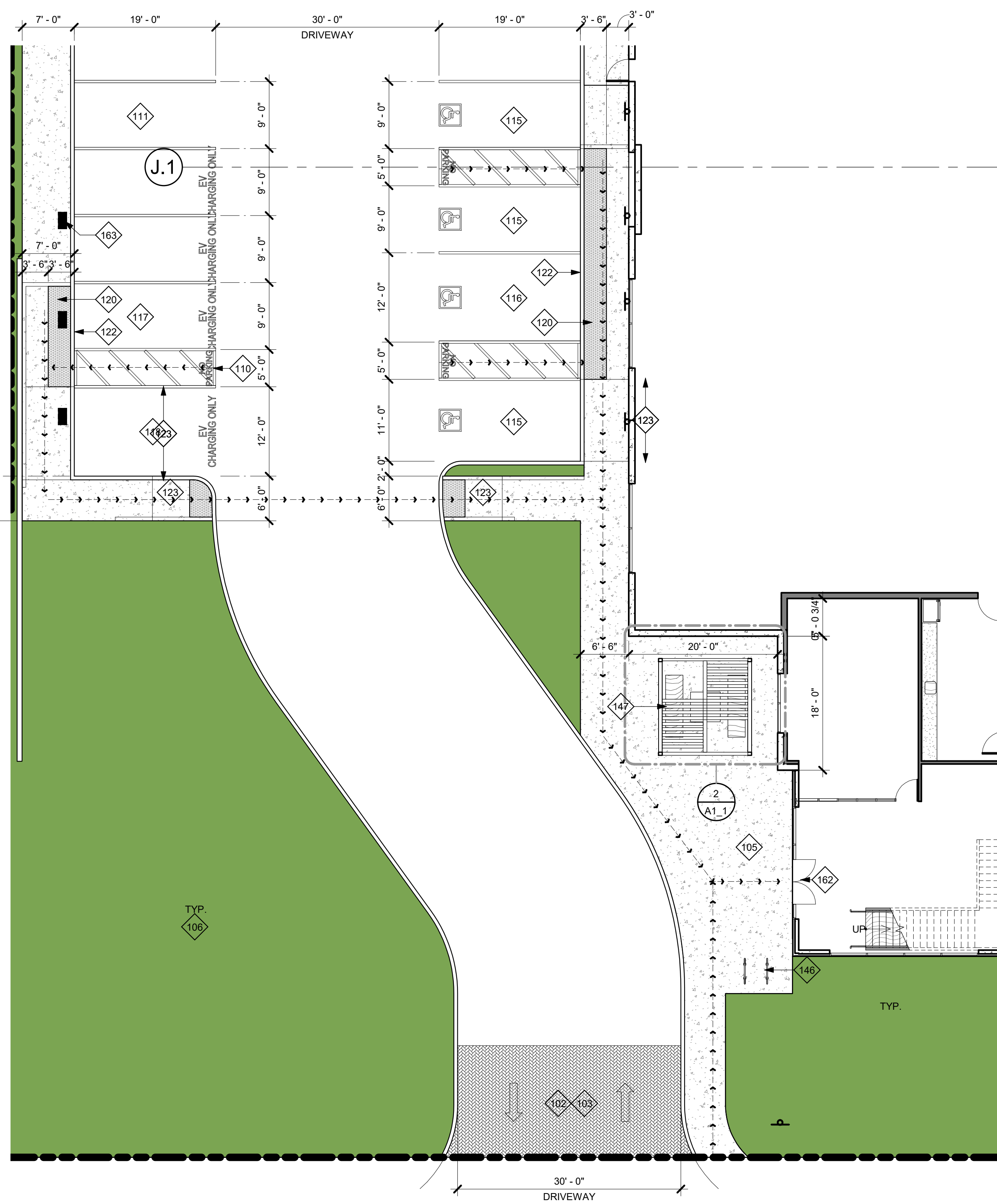
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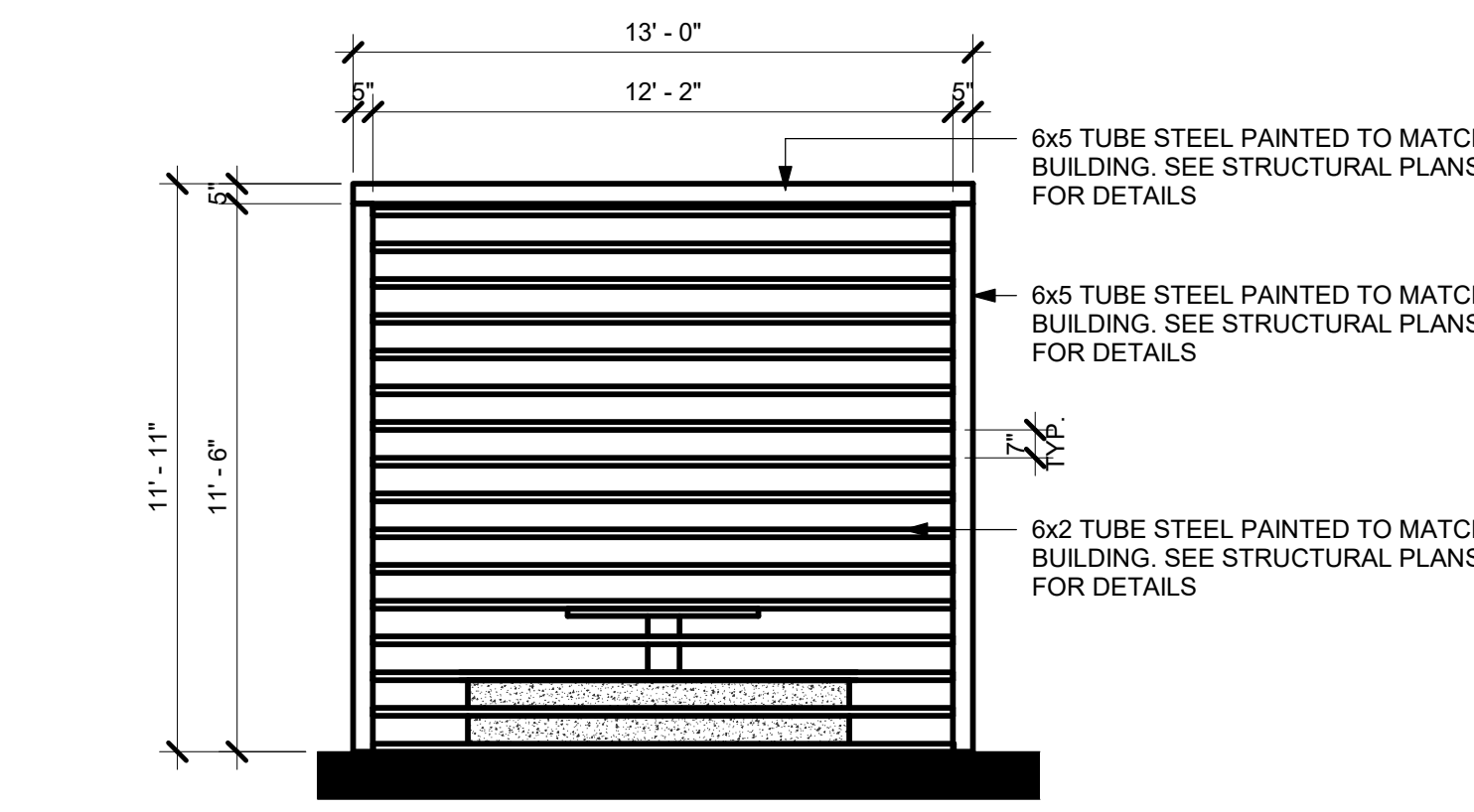
SHEET INDEX	DEVELOPER/OWNER	KEYNOTES
A1 SITE PLAN	WAYPOINT COMMERCE CENTER, LLC 899 N. PACIFIC COAST HWY, STE 580 EL SEGUNDO, CA 90245 CONTACT: VICKY VALENZUELA PHONE: 213 929 5049 EMAIL: VICKY@CREFPARTNERS.COM	102 PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS. 103 DECORATIVE PAVING, SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION. 105 CONCRETE PAVING. 106 @ SHADING, PROPOSED LANDSCAPED AREA, SEE LANDSCAPING PLANS.
A1.1 BUILDING 1 ENLARGED PARTIAL SITE PLANS	APPLICANT'S REPRESENTATIVE/ARCHITECT HERDMAN ARCHITECTURE & DESIGN, INC. 100 BAYVIEW CIRCLE, SUITE 100 NEWPORT BEACH, CA 92660 CONTACT: BRIDGET HERDMAN PHONE: 714 389 2800 EMAIL: PROJECTADMIN@HERDMAN-AD.COM	109 (N) TRANSFORMER SEE LANDSCAPE PLAN.
A1.2 BUILDING 2 ENLARGED PARTIAL SITE PLANS		111 TYP U.O.N., STANDARD PARKING STALL 9'-0" WIDE x 20'-0" DEEP
A1.3 BUILDING 1 GATE & FENCE ELEVATIONS	SCOPE OF WORK CONSTRUCT TWO NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITIES WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/SWINGING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT	113 FUTURE EV CHARGING ONLY PARKING STALL MATCH STANDARD STALL DEPTH. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
A1.4 BUILDING 2 GATE & FENCE ELEVATIONS		129 (E) FIRE HYDRANT.
A1.5 WALL & FENCE PLAN	LEGAL DESCRIPTION & ZONING LEGAL DESCRIPTION: SEE CIVIL PLAN ASSESSOR'S PARCEL NO: SEE CIVIL PLAN	130 (N) FIRE HYDRANT.
A1.7 FIRE ACCESS PLAN		135 HIGHEST ADJACENT FINISHED GRADE, PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
A2.1 BUILDING 1 GROUND LEVEL FLOOR PLANS	PROJECT INFORMATION & AREA ANALYSIS	143 PAINTED STEEL ROLLING GATE(S) MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. PROVIDE AND SECURE VIEW OBLSCURING MESH MATERIAL TO THE BACK OF THE GATES.
A2.2 BUILDING 1 ENLARGED OFFICE PLAN		146 2 POSITION BIKE RACK.
A2.3 BUILDING 2 ENLARGED OFFICE PLAN	LOT AREA	147 EMPLOYEE BREAK AREA.
A2.4 BUILDING 2 GROUND LEVEL FLOOR PLANS		149 CONCRETE TRUCK RAMPS 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S), PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
A4.1 BUILDING 1 EXTERIOR ELEVATIONS	FLOOR AREA RATIO	152177 SF 304230 SF 50% 50%
A4.2 BUILDING 1 EXTERIOR ELEVATIONS		152177 SF 304230 SF 50% 50%
A5 COLOR BOARD	BUILDING AREA SUMMARY	BUILDING 1
COP CONCEPTUAL GRADING PLAN		BUILDING 2
FC-1 BUILDING 1 SITE PHOTOMETRIC PLAN	VICINITY MAP	GROUND FLOOR
FC-2 BUILDING 2 SITE PHOTOMETRIC PLAN		MEZZANINE
L1 PRELIMINARY LANDSCAPING PLAN	SITE PLAN GENERAL NOTES	BUILDING 1
		BUILDING 2
	LANDSCAPE AREA SUMMARY	LOT NO. LOT AREA
		TOTAL PARKING REQUIRED
	PARKING PROVIDED	BUILDING NO. BUILDING USE
		TOTAL
	SITE LEGEND	BUILDING NO. SPACE TYPE
		TOTAL
	TRAILER PARKING	REQUIRED NO. CITY REQ.
		PROVIDED



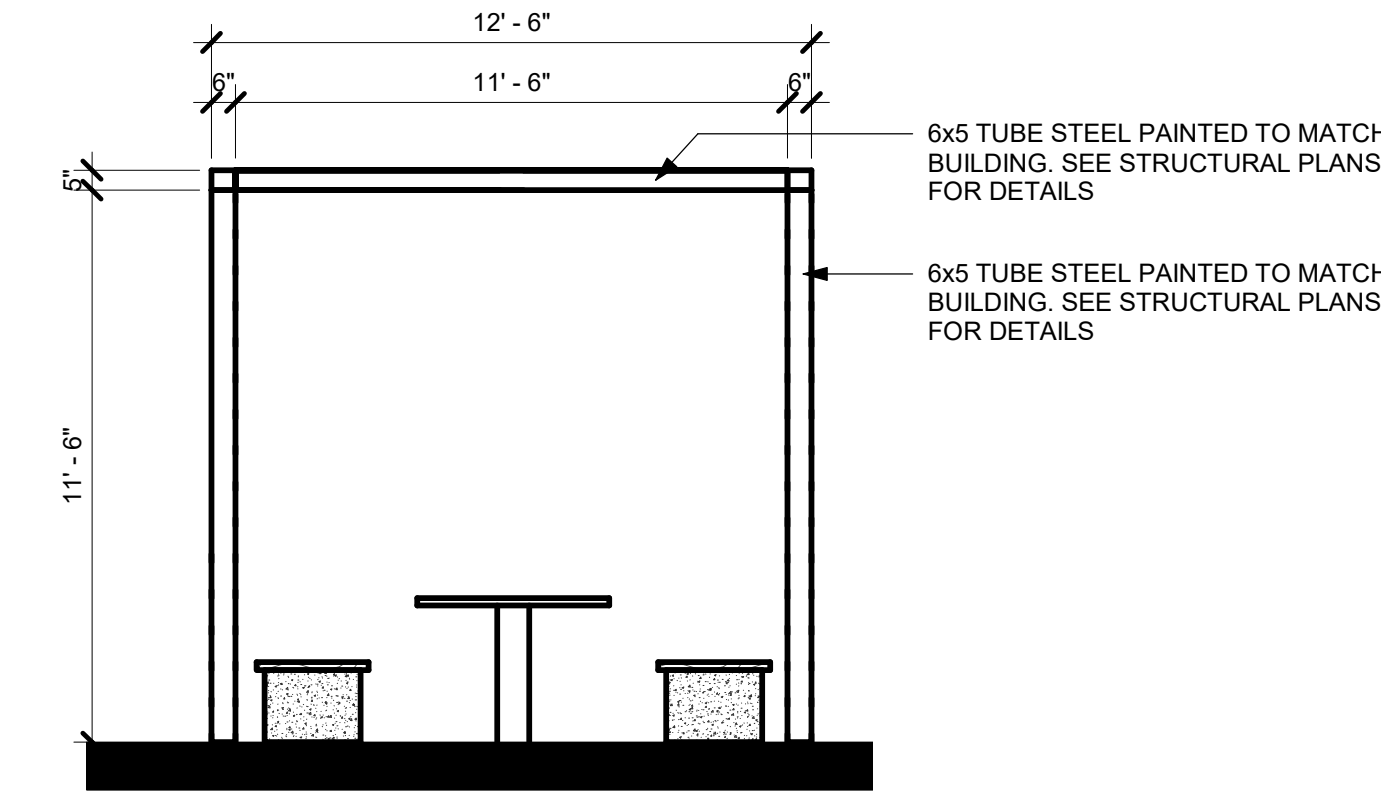
1 PROPOSED OVERALL SITE PLAN
1" = 50'-0"



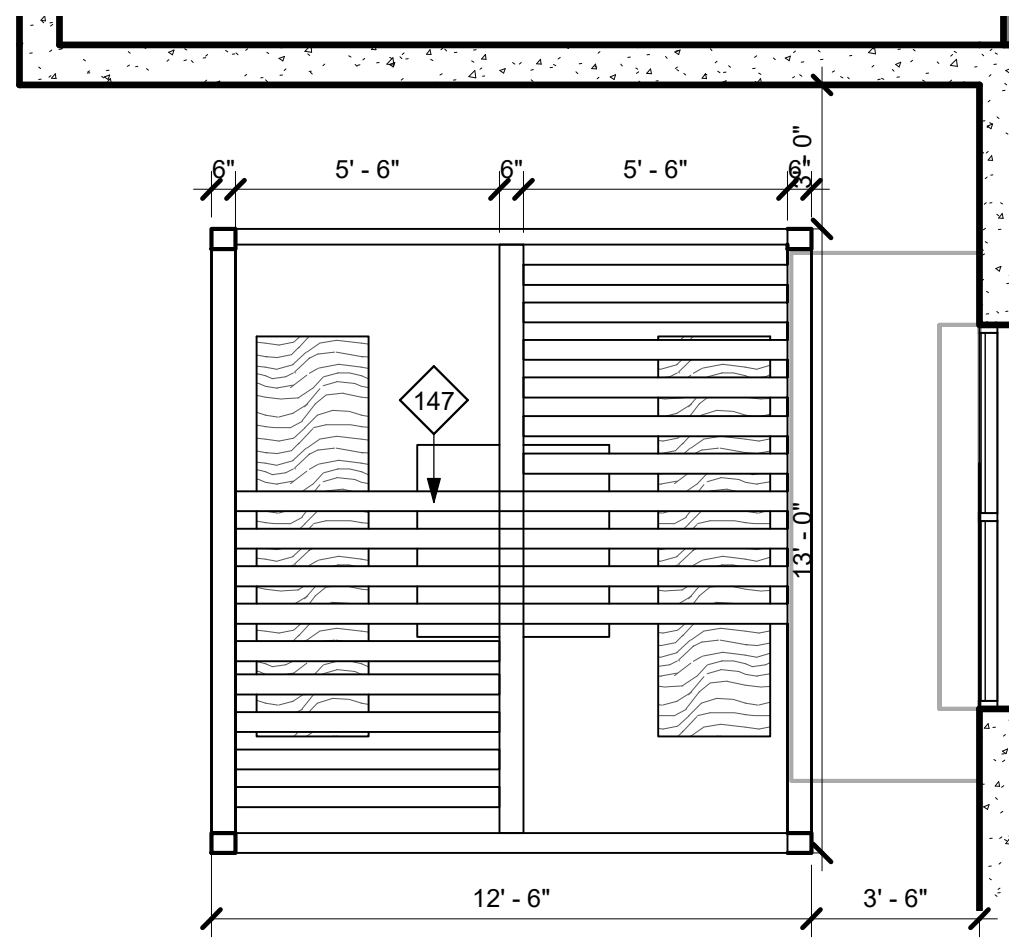
① B1 ENLARGED SITE PLAN
1" = 10'-0"



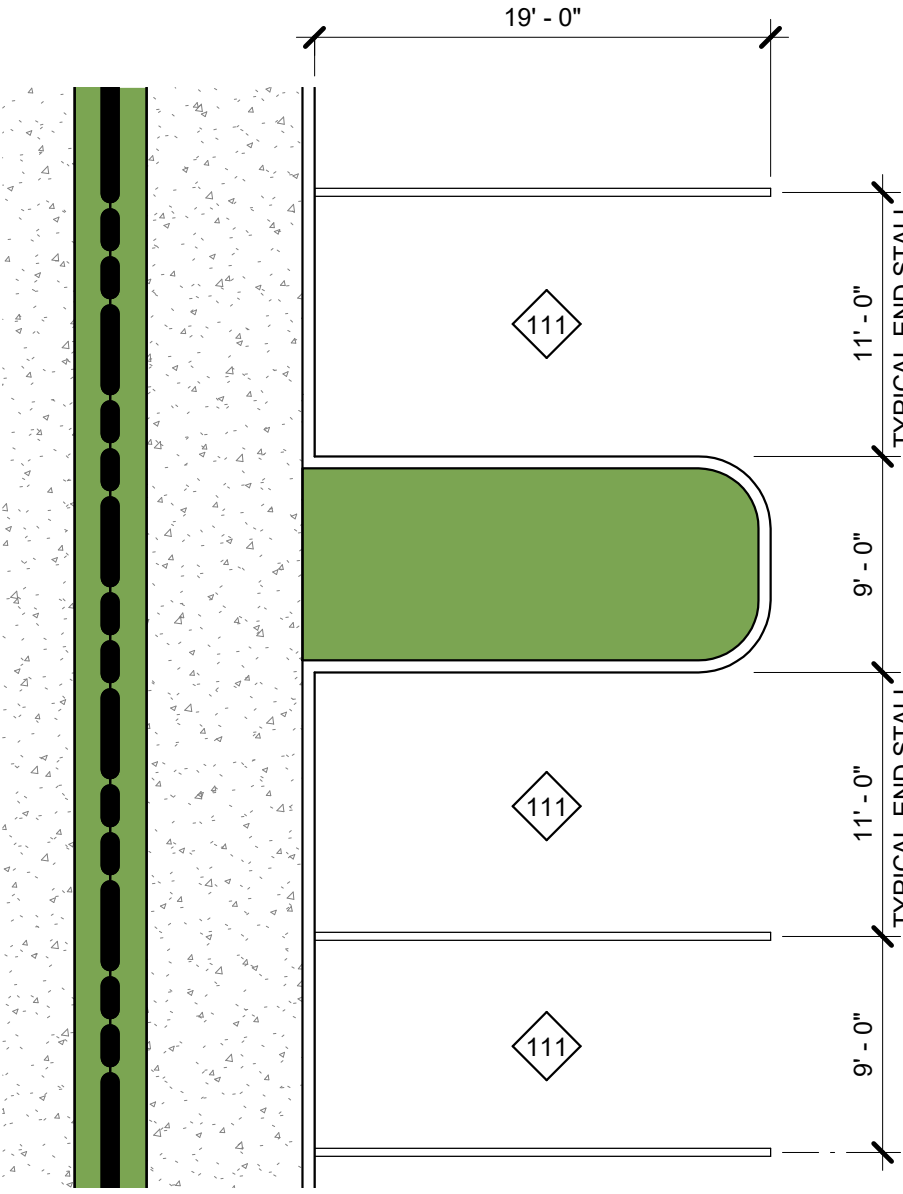
④ TRELLIS ELEVATION 1 BUILDING 1
1/4" = 1'-0"



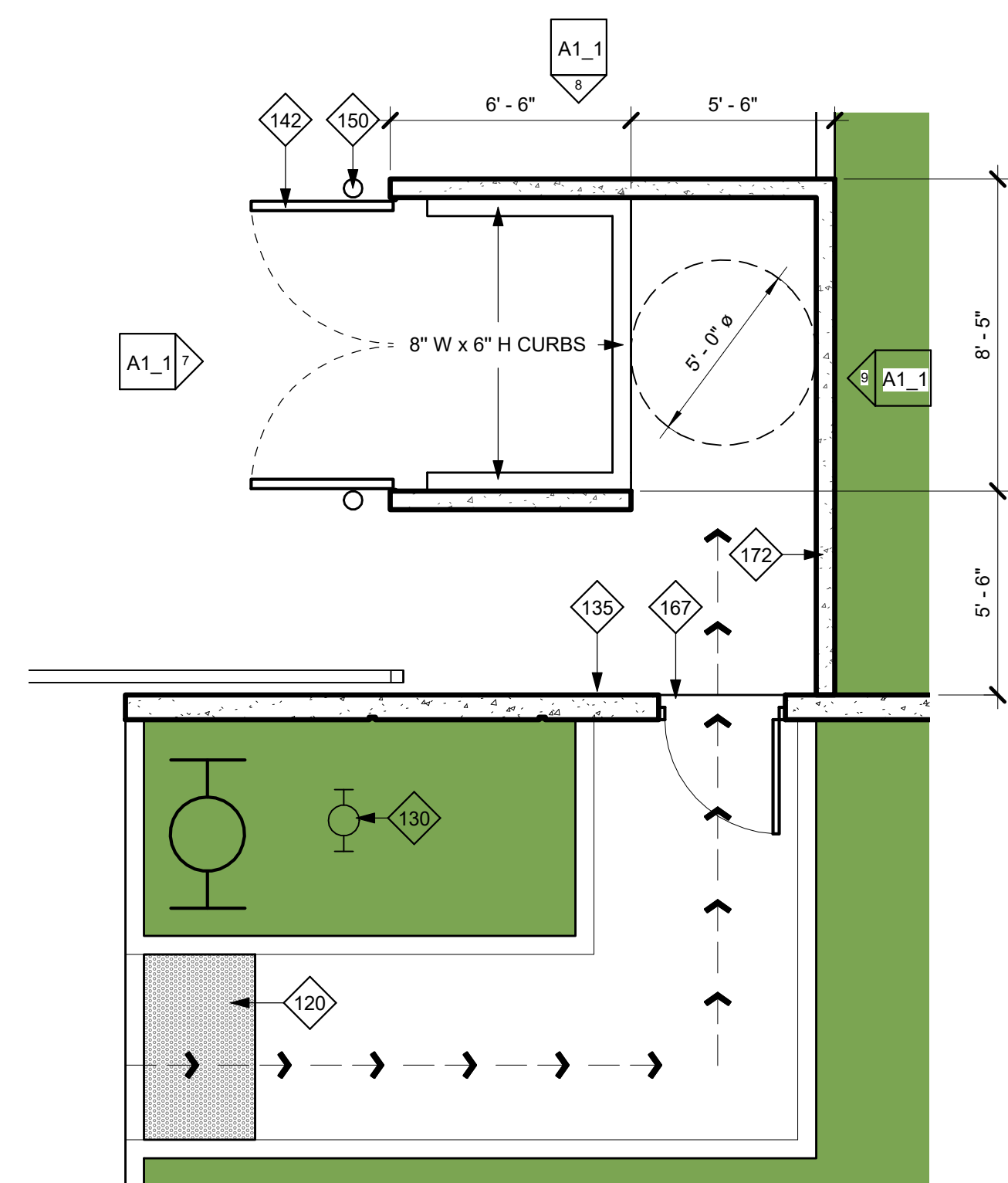
⑤ TRELLIS ELEVATION 2 BUILDING 1
1/4" = 1'-0"



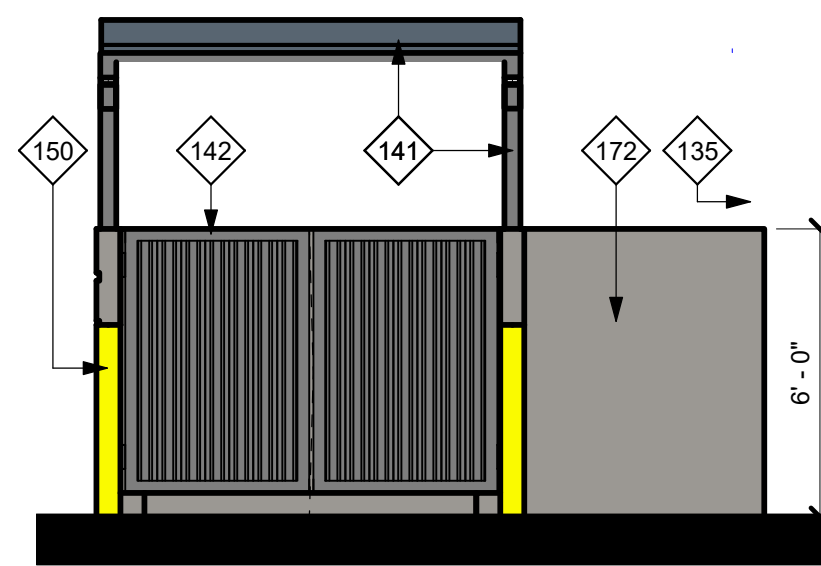
② ENLARGED EMPLOYEE BREAK AREA PLAN BUILDING 1
1/4" = 1'-0"



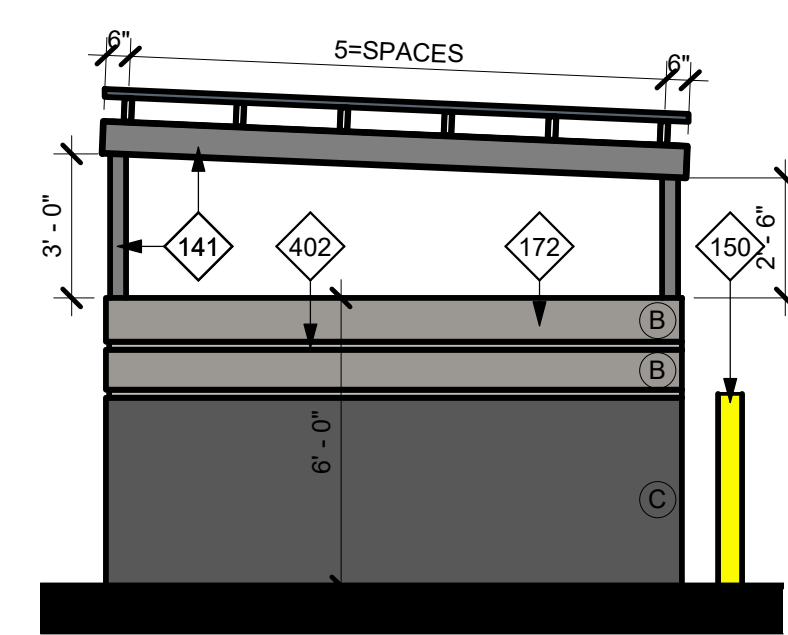
③ ENLARGED LANDSCAPE FINGER PLAN BUILDING 1
1/8" = 1'-0"



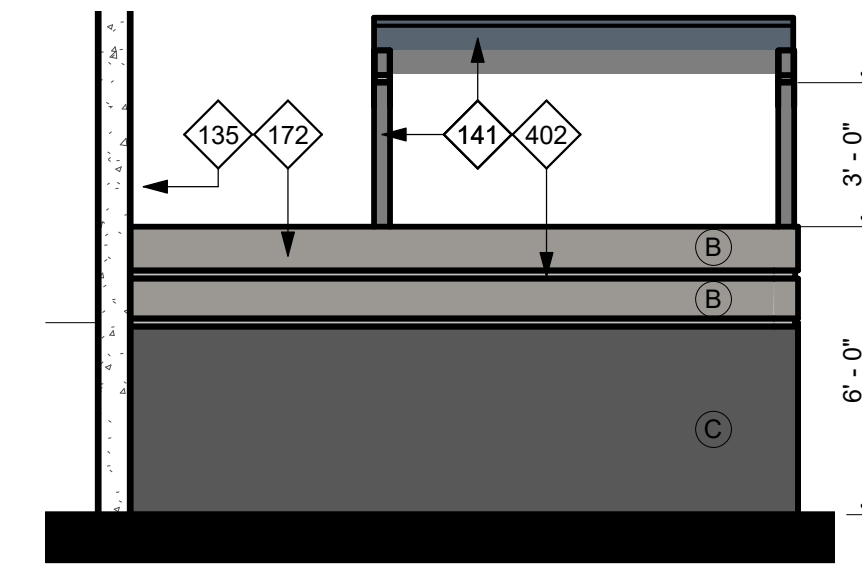
⑥ ENLARGED TRASH ENCLOSURE BUILDING 1
1/4" = 1'-0"



⑦ TRASH ENCLOSURE ELEVATION 1
1/4" = 1'-0"



⑧ TRASH ENCLOSURE ELEVATION 2
1/4" = 1'-0"



⑨ TRASH ENCLOSURE ELEVATION 3
1/4" = 1'-0"

KEYNOTES	
102	PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS.
103	DECORATIVE PAVING, SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.
105	CONCRETE PAVING.
106	@ SHADING, PROPOSED LANDSCAPED AREA, SEE LANDSCAPING PLANS.
110	ACCESS AISLE FOR ACCESSIBLE PARKING STALL, 5'-0" WIDE.
111	TYP U.O.N., STANDARD PARKING STALL, 9'-0" WIDE x 20'-0" DEEP.
115	STANDARD ACCESSIBLE PARKING STALL, 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL, 12'-0" WIDE x DEPTH OF STANDARD STALL.
117	STANDARD ACCESSIBLE EV CHARGING ONLY PARKING STALL, 9'-0" WIDE x DEPTH OF STANDARD STALL, PROVIDE CHARGING EQUIPMENT.
118	VAN ACCESSIBLE EV CHARGING ONLY PARKING STALL, 12'-0" WIDE x DEPTH OF STANDARD STALL, PROVIDE CHARGING EQUIPMENT.
120	TRUNCATED DOME DETECTABLE WARNING SURFACE, MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
122	ZERO CURB FACE.
123	CURB RAMP, 8.33% MAX SLOPE w/ 2% MAX CROSS SLOPE.
130	(N) FIRE HYDRANT.
135	CONCRETE TILT-UP SCREEN WALL, MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE, PAINT BOTH SIDES AND TOP OF WALL, SEE PLANS FOR COLOR SCHEDULE.
141	PAINTED STEEL ROOF COVERING, HSS COLUMNS, HSS BEAMS, AND METAL DECK ROOFING.
142	PAINTED STEEL TRASH ENCLOSURE GATES, ALIGN TOP OF GATES WITH TOP OF ADJACENT ENCLOSURE WALL.
146	2 POSITION BIKE RACK.
147	EMPLOYEE BREAK AREA.
150	STEEL PIPE BOLLARD PROTECTION POST.
162	ACCESSIBLE BUILDING ENTRANCE.
163	FUTURE EVCS CHARGING EQUIPMENT.
167	PAINTED STEEL SWINGING PEDESTRIAN TRASH ENCLOSURE GATE, SEE TRASH ENCLOSURE PLANS FOR HEIGHT.
172	CONCRETE TILT-UP TRASH ENCLOSURE WALL, MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE, PAINT BOTH SIDES AND TOP OF WALL, SEE PLANS FOR COLOR SCHEDULE.
402	WALL REVEAL.

SITE LEGEND	
	LANDSCAPE AREA
	CONCRETE PAVING, SEE CIVIL DRAWINGS FOR PAVING SECTIONS
	FIRE HYDRANT, PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY, SEE 3/AD1.1
	STREET LIGHT
	INDICATES AN ACCESSIBLE ROUTE, MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
	PROPERTY LINE
	DOCK HIGH DOOR
	DRIVE THRU. DOOR
	(E) CHAINLINK FENCE TO REMAIN

SITE PLAN GENERAL NOTES	
1.	THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2.	GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3.	U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4.	REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION, GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5.	REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6.	ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING: a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5% CROSS SLOPES. b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN. c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11A04.2.1, CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED, SEE PLANS. d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7.	ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8.	A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
9.	PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
10.	ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED A LIGHT GREEN.
11.	WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLASTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
12.	PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.
13.	ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. SEE PLAN.
14.	ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. SEE PLAN.

EXTERIOR COLOR SCHEDULE	
	A EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
	B EXTERIOR PAINT COLOR: SW 7673 PEWTER CAST
	C EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
	D EXTERIOR PAINT COLOR: SW 6258 TRICORN BLACK
	E FORMLINER BOARD FORM WOOD TEXTURE.
	F STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
	G CHARCOAL ANODIZED METAL EYE BROW
	H STACKED STONE
	I EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS. CLEAR GLASS

NOTES:

- PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
- U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE, INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
- POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
- PAINT EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR, ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
- EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1
- PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
- @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

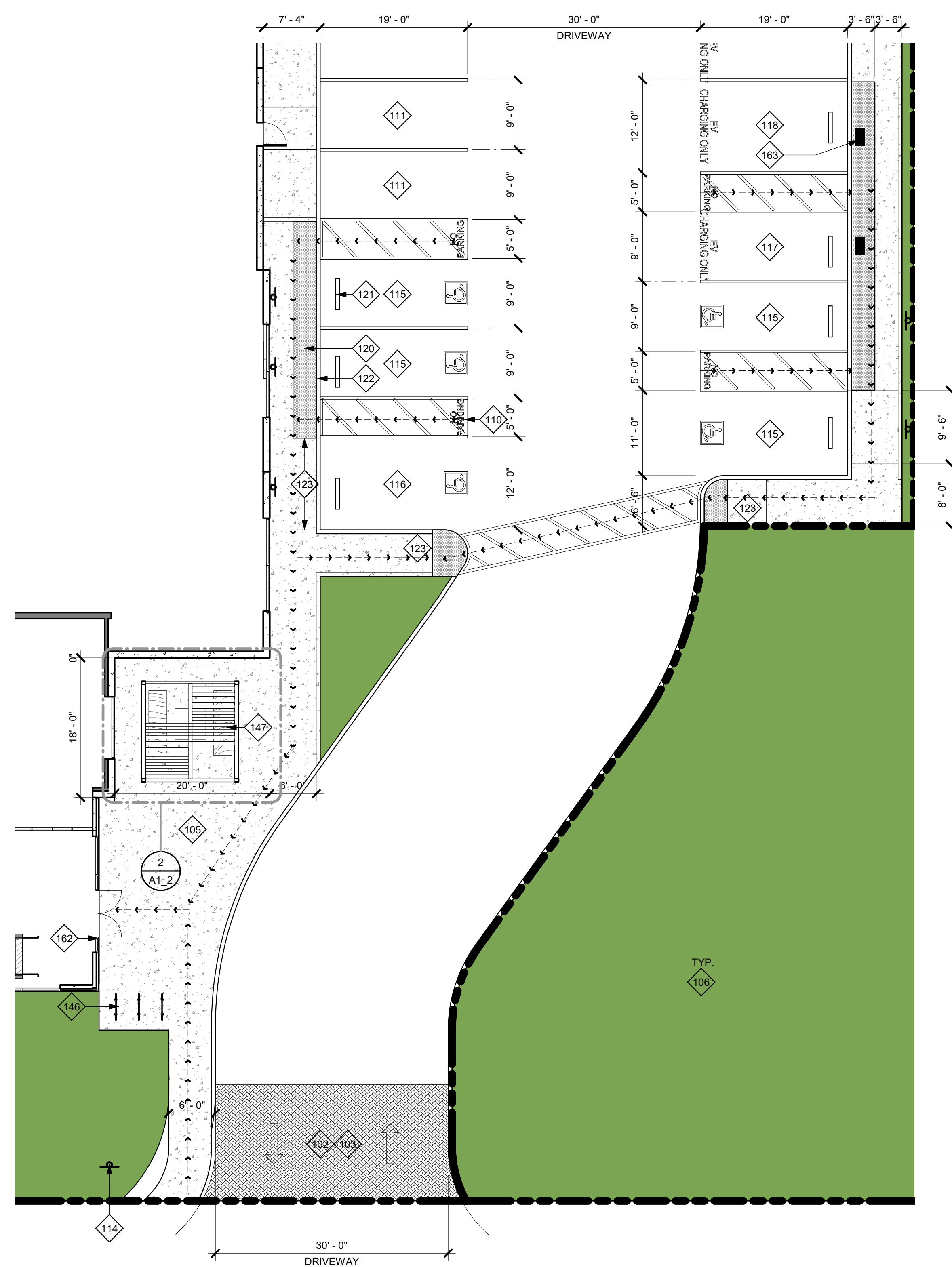


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ARCHITECTURE + DESIGN

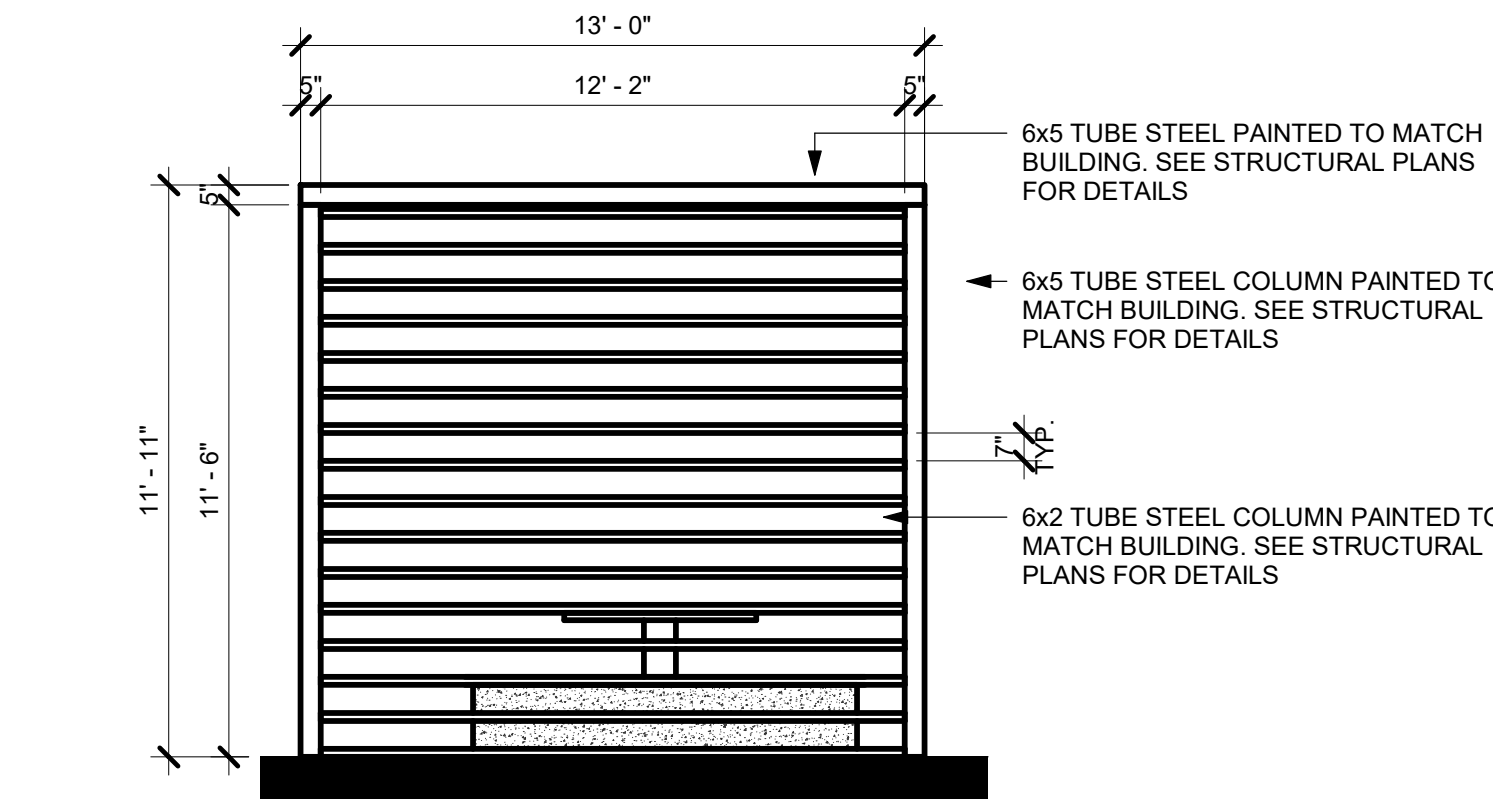
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BUILDING 1
ENLARGED
SITE PLANS

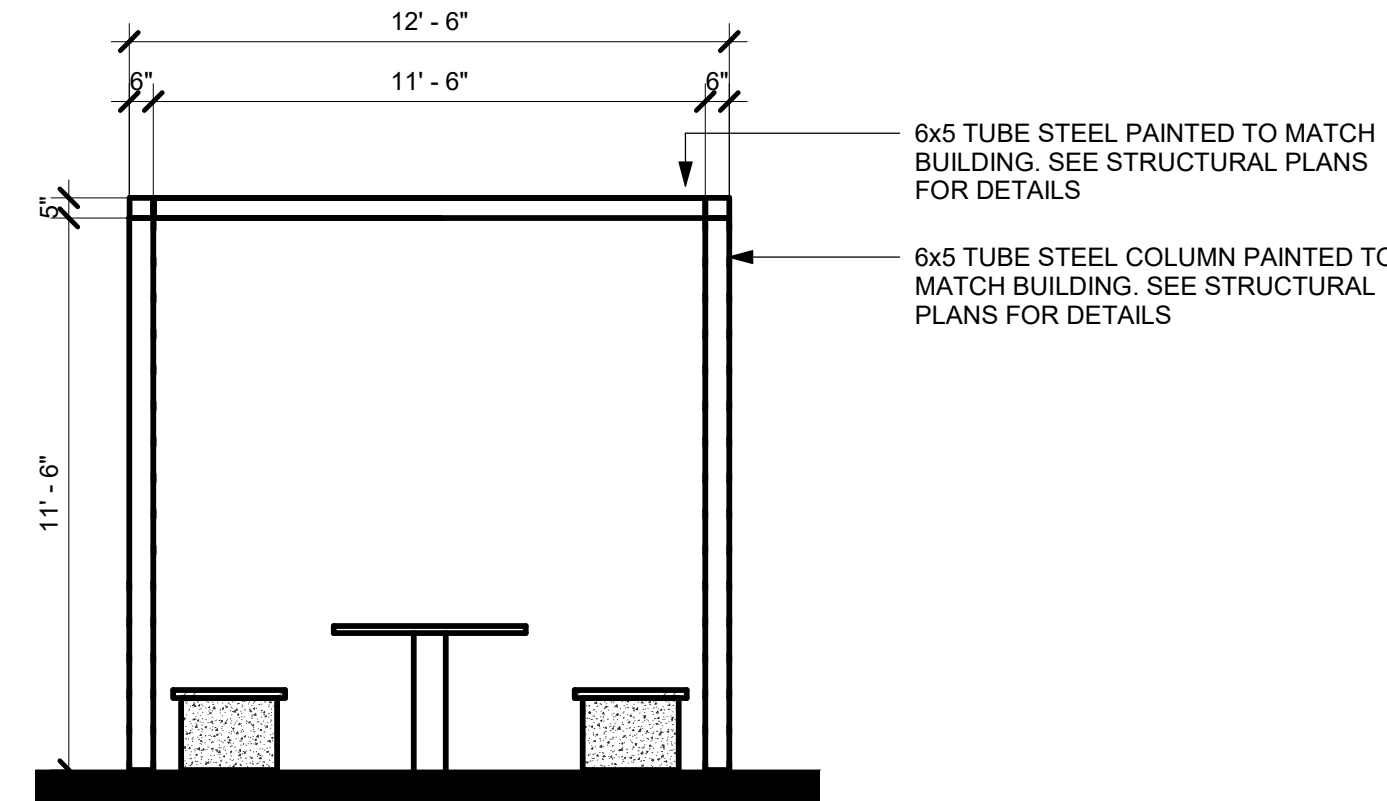




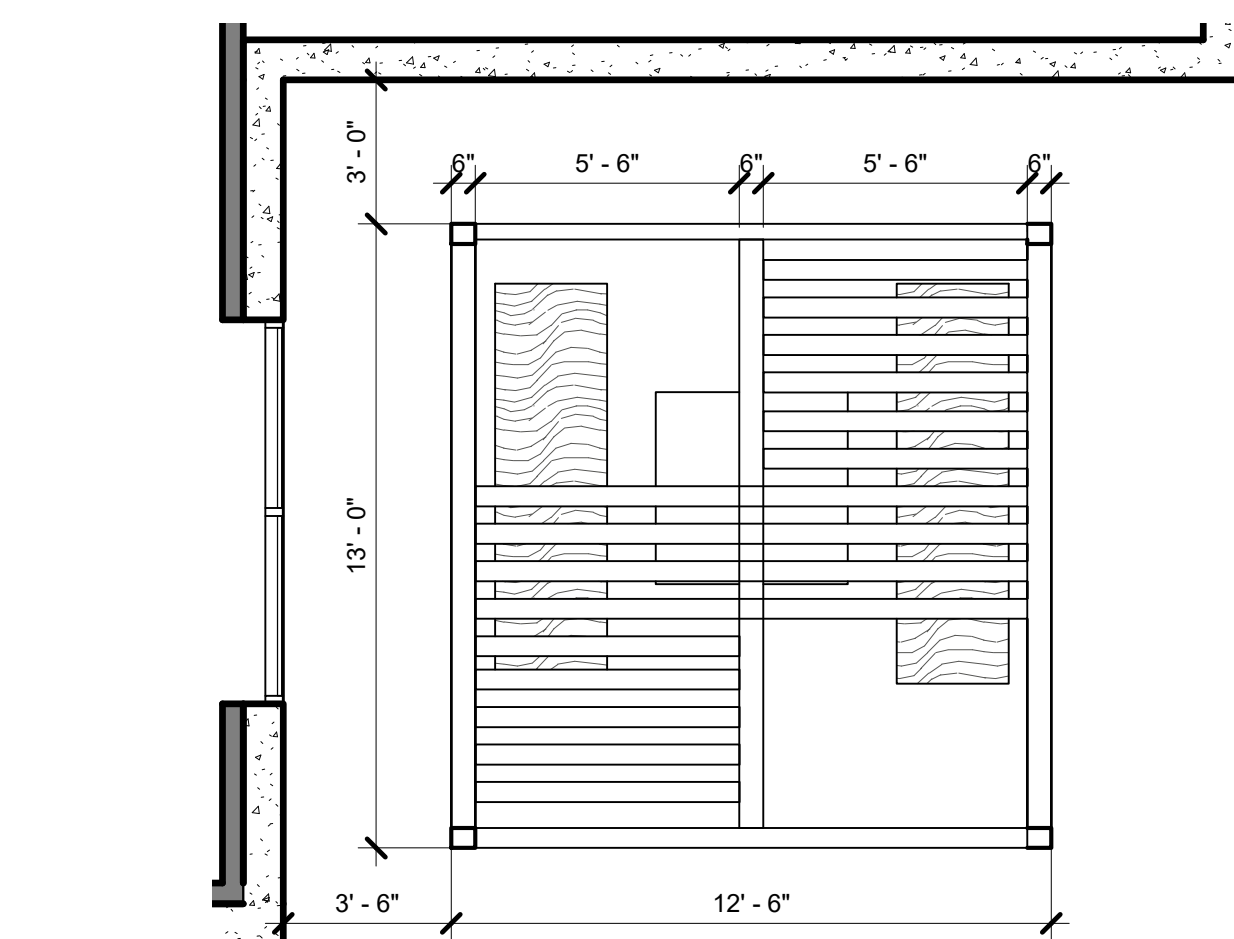
1 B2 ENLARGED SITE PLAN
1" = 10'-0"



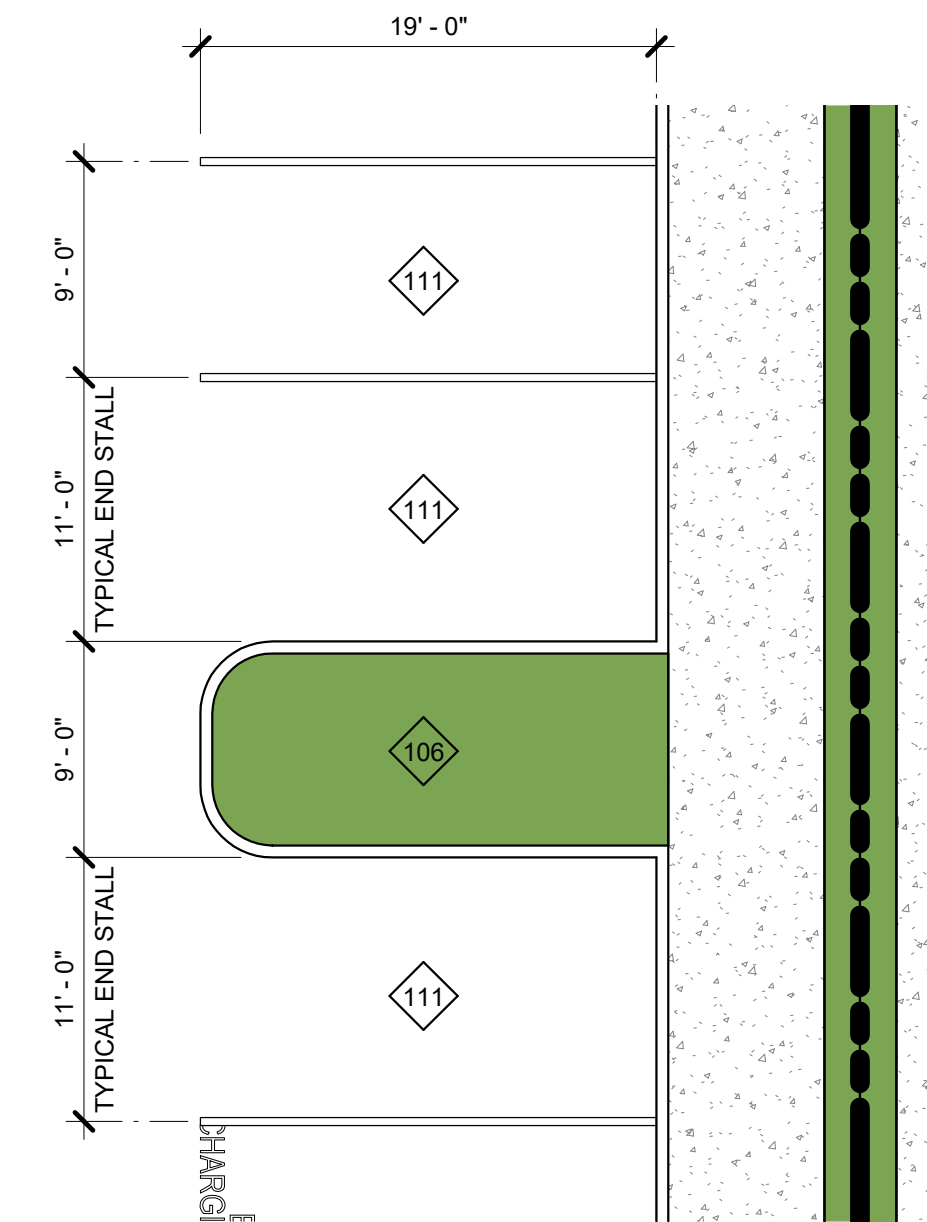
4 TRELLIS ELEVATION 1 BUILDING 2
1/4" = 1'-0"



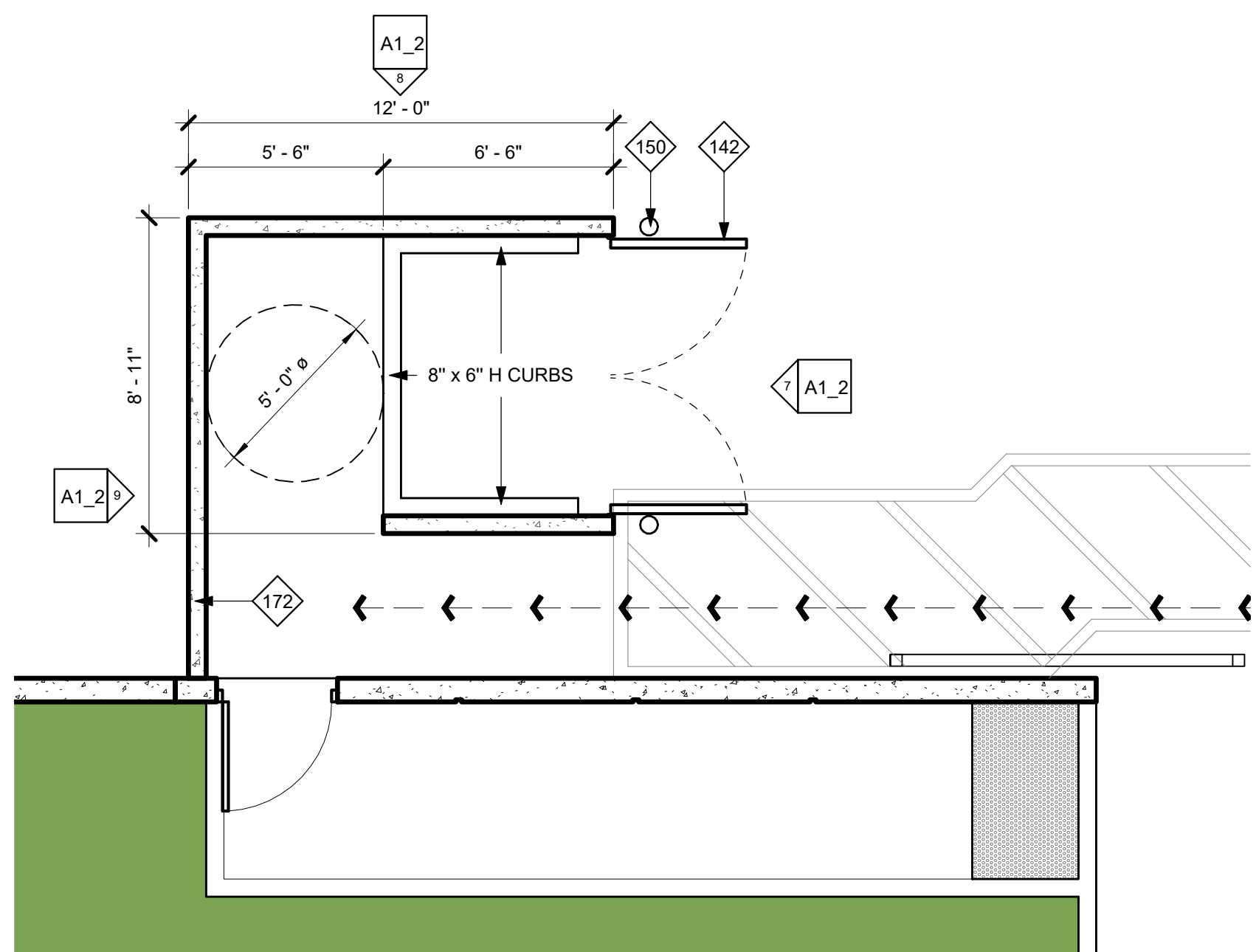
5 TRELLIS ELEVATION 2 BUILDING 2
1/4" = 1'-0"



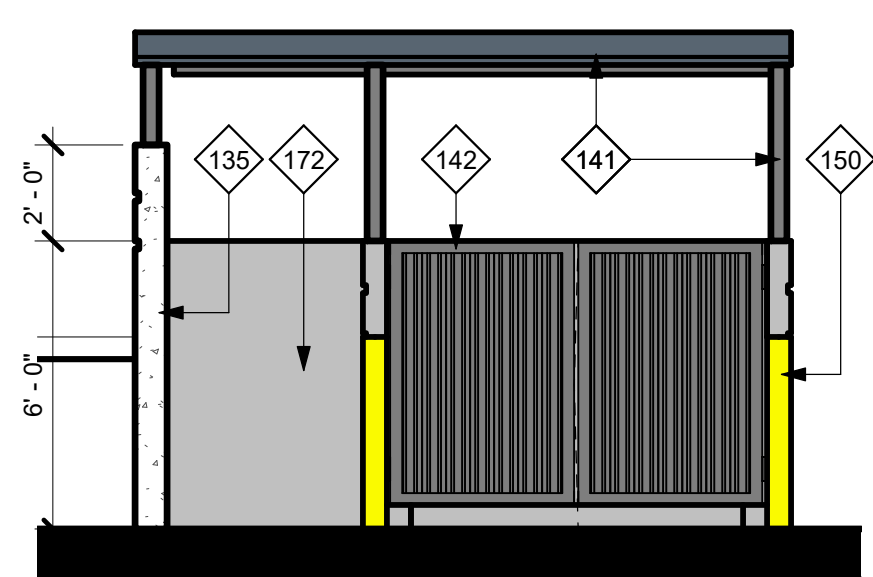
2 ENLARGED EMPLOYEE BREAK AREA PLAN BUILDING 2
1/4" = 1'-0"



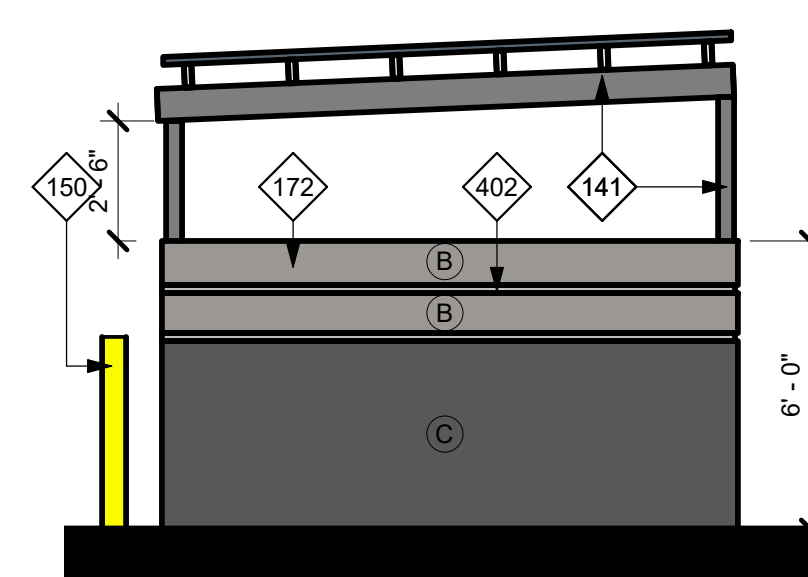
3 ENLARGED LANDSCAPE FINGER PLAN BUILDING 2
1/8" = 1'-0"



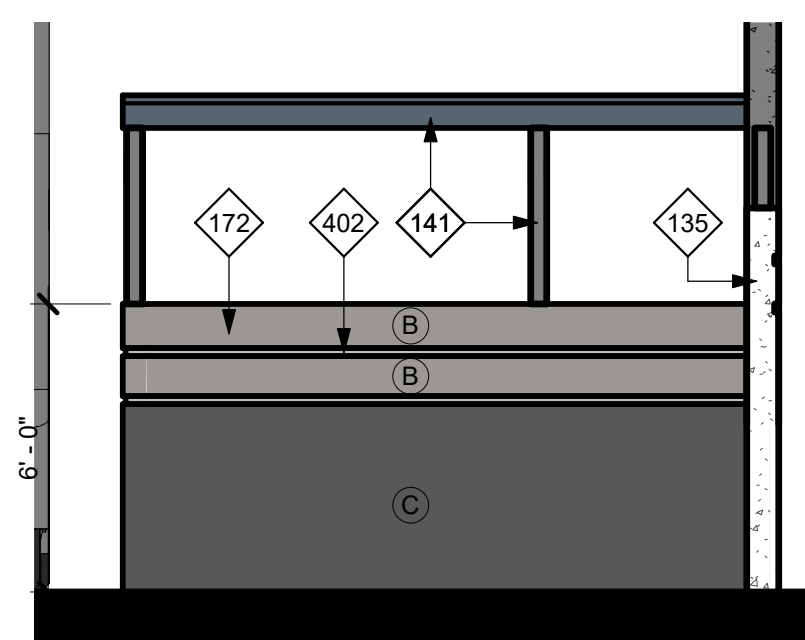
6 ENLARGED TRASH ENCLOSURE BUILDING 2
1/4" = 1'-0"



7 TRASH ENCLOSURE ELEVATION 1
1/4" = 1'-0"



8 TRASH ENCLOSURE ELEVATION 2
1/4" = 1'-0"



9 TRASH ENCLOSURE ELEVATION 3
1/4" = 1'-0"

KEYNOTES

- 102 PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS.
- 103 DECORATIVE PAVING, SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.
- 105 CONCRETE PAVING.
- 106 @ SHADING, PROPOSED LANDSCAPED AREA, SEE LANDSCAPING PLANS.
- 110 ACCESS AISLE FOR ACCESSIBLE PARKING STALL, 5'-0" WIDE
- 111 TYP U.O.N., STANDARD PARKING STALL, 9'-0" WIDE x 20'-0" DEEP
- 114 ACCESSIBLE SITE ENTRANCE SIGN.
- 115 STANDARD ACCESSIBLE PARKING STALL, 9'-0" WIDE x DEPTH OF STANDARD STALL.
- 116 VAN ACCESSIBLE PARKING STALL, 12'-0" WIDE x DEPTH OF STANDARD STALL.
- 117 STANDARD ACCESSIBLE EV CHARGING ONLY PARKING STALL, 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE CHARGING EQUIPMENT.
- 118 VAN ACCESSIBLE EV CHARGING ONLY PARKING STALL, 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE CHARGING EQUIPMENT.
- 120 TRUNCATED DOME DETECTABLE WARNING SURFACE, MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
- 121 PRECAST CONCRETE WHEEL STOP.
- 122 ZERO CURB FACE.
- 123 CURB RAMP, 8.33% MAX SLOPE w/ 2% MAX CROSS SLOPE.
- 135 CONCRETE TILT-UP SCREEN WALL, MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE
- 141 PAINTED STEEL ROOF COVERING, HSS COLUMNS, HSS BEAMS, AND METAL DECK ROOFING.
- 142 PAINTED STEEL TRASH ENCLOSURE GATES, ALIGN TOP OF GATES WITH TOP OF ADJACENT ENCLOSURE WALL.
- 146 2 POSITION BIKE RACK.
- 147 EMPLOYEE BREAK AREA.
- 150 STEEL PIPE BOLLARD PROTECTION POST.
- 162 ACCESSIBLE BUILDING ENTRANCE.
- 123 FUTURE EV/CS CHARGING EQUIPMENT.
- 172 CONCRETE TILT-UP TRASH ENCLOSURE WALL, MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE
- 402 WALL REVEAL.

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING, SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT, PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY, SEE 3/AD1.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE, MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR
- (E) CHAINLINK FENCE TO REMAIN

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
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6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
 - a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%, CROSS SLOPES DO NOT EXCEED 2%.
 - b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
 - c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/AD 2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
 - d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD 1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND/OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED, BY UTILITY COMPANIES AND/OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD 1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.
14. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. SITE PLAN

EXTERIOR COLOR SCHEDULE

- (A) EXTERIOR PAINT
COLOR: SW 6995 SUPERWHITE
- (B) EXTERIOR PAINT
COLOR: SW 7673 PEWTER CAST
- (C) EXTERIOR PAINT
COLOR: SW 7674 PEPPERCORN
- (D) EXTERIOR PAINT
COLOR: SW 6258 TRICORN BLACK
- (E) FORMLINER BOARD FORM WOOD TEXTURE.
- (F) STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
- (G) CHARCOAL ANODIZED METAL EYE BROW
- (H) STACKED STONE
- (I) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS. CLEAR GLASS

NOTES:

1. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE, INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.



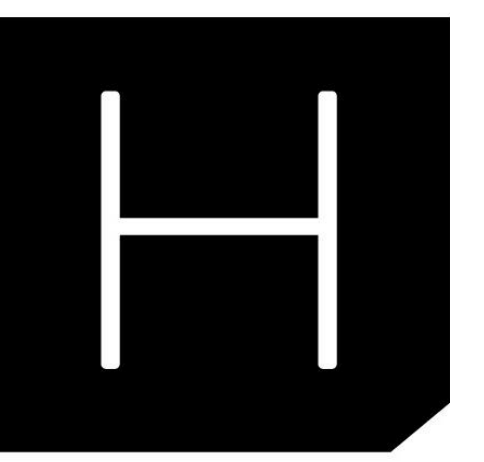
HERDMAN
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09.12.2023

BUILDING 2
ENLARGED
SITE PLANS



A1_2



HERDMAN
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A22-2081
09.12.2023

BUILDING 1
GATE & FENCE
ELEVATIONS

A1_3
NORTH

KEYNOTES

- 135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
- 143 PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. PROVIDE AND SECURE VIEW-OBSCURING MESH MATERIAL TO THE BACK OF THE GATES.
- 145 PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP W/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N. ALIGN TOP W/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
- 402 WALL REVEAL.

EXTERIOR COLOR SCHEDULE

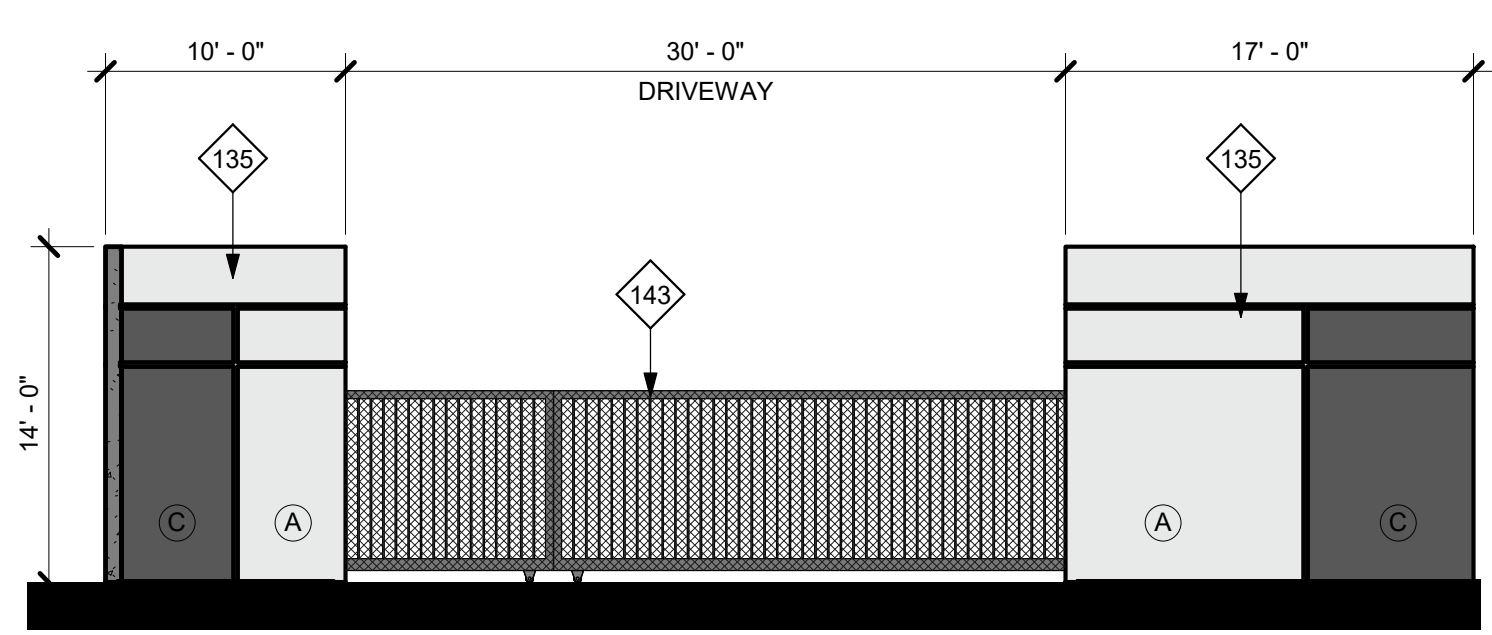
- (A) EXTERIOR PAINT
COLOR: SW 6995 SUPERWHITE
- (B) EXTERIOR PAINT
COLOR: SW 7673 PEWTER CAST
- (C) EXTERIOR PAINT
COLOR: SW 7674 PEPPERCORN
- (D) EXTERIOR PAINT
COLOR: SW 6258 TRICORN BLACK
- (E) FORMLINER BOARD FORM WOOD
TEXTURE.
- (F) STOREFRONT MEDIUM PERFORMANCE
BLUE REFLECTED GLAZING BLACK
ANODIZED MULLION
- (G) CHARCOAL ANODIZED METAL EYE BROW
- (H) STACKED STONE
- (I) EXTERIOR GLASS COLOR FOR THE INNER
LAYER OF INSULATED GLASS: CLEAR
GLASS

NOTES:

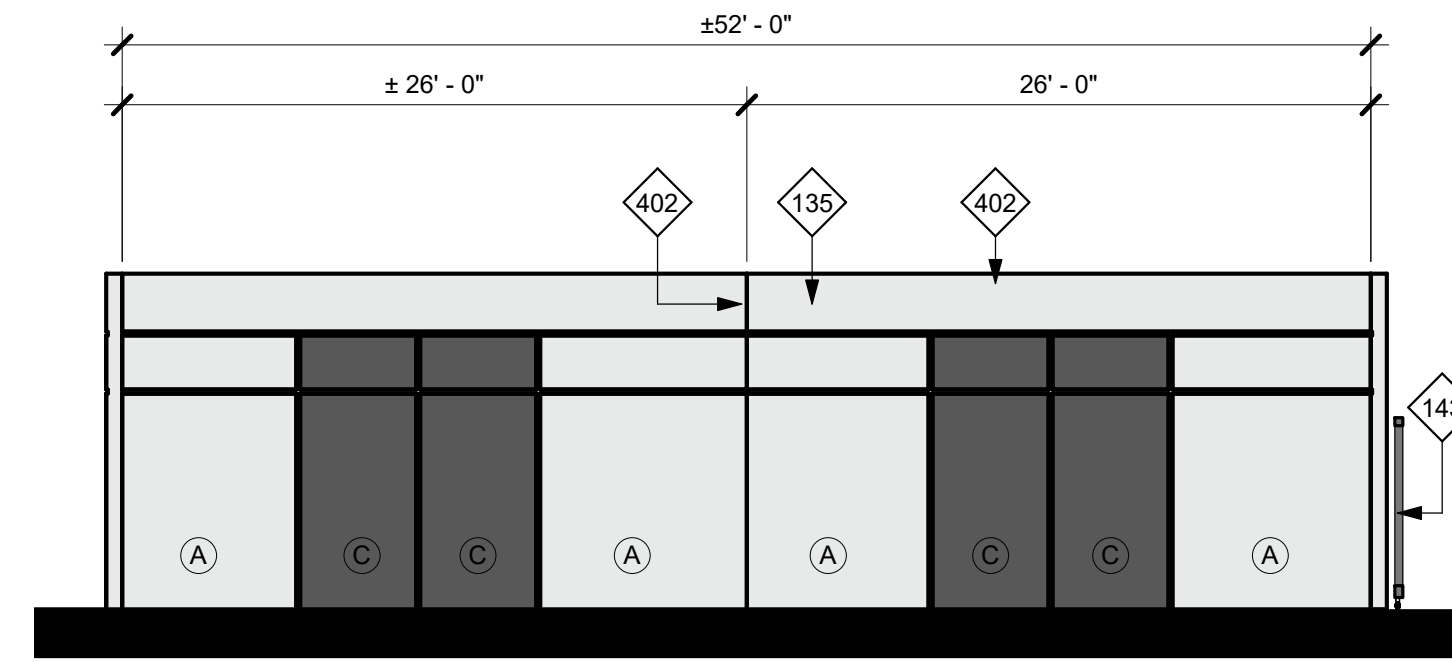
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3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS W/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE. TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CALKED PER DETAIL 1A04.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

SITE PLAN GENERAL NOTES

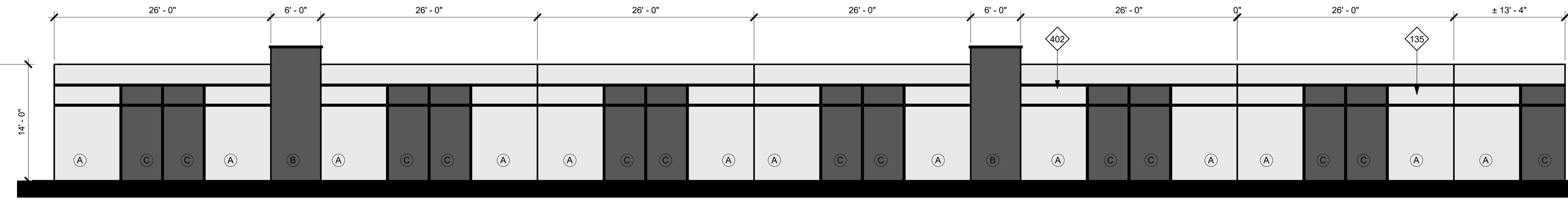
1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
 - a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
 - b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
 - c) CHANGES IN LEVEL UP TO 1/2" COMPLY W/ 11/A02.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE:
 - i) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
 - ii) ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
 - d) A CONCRETE MOW STRIP EXTENDING 12" BEYOND EACH END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/A01.1
7. PROVIDE FIRE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF FIRE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/A01.1
8. ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
9. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/A01.2
10. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.
11. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. SEE PLAN.



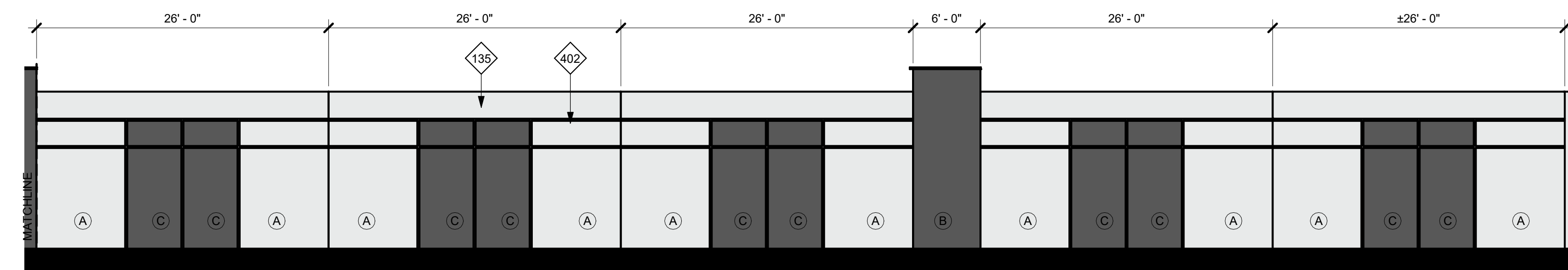
1 NORTH TRUCK YARD - NORTH GATE ELEVATION. BUILDING 1
1/8" = 1'-0"



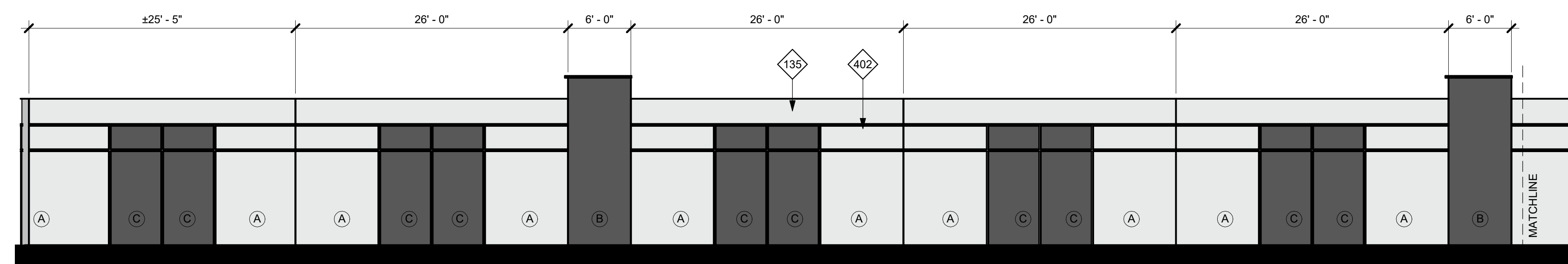
2 NORTH TRUCK YARD - SITE WALL ELEVATION. BUILDING 1
1/8" = 1'-0"



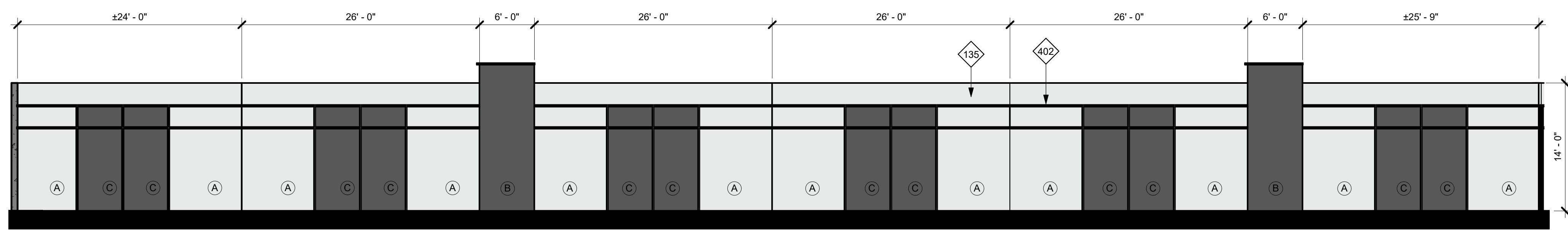
3 NORTH TRUCK YARD - SITE WALL ELEVATION. BUILDING 1
1/8" = 1'-0"



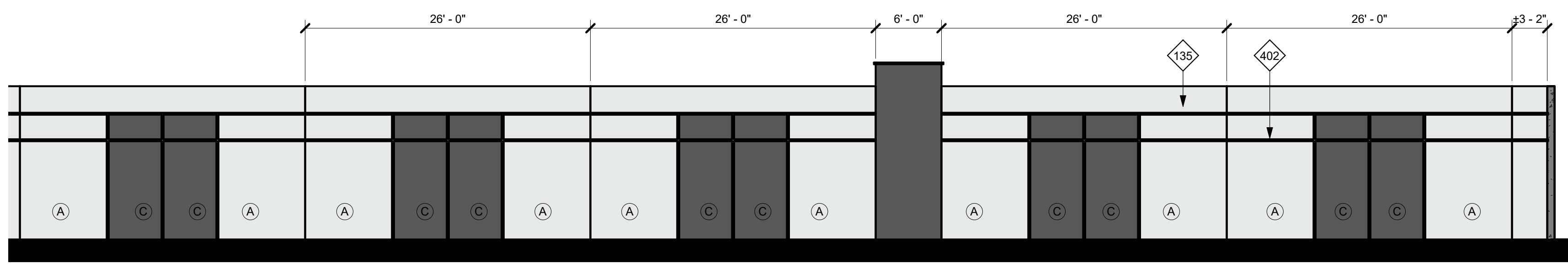
4 EAST TRUCK YARD - SITE WALL ELEVATION 1. BUILDING 1
1/8" = 1'-0"



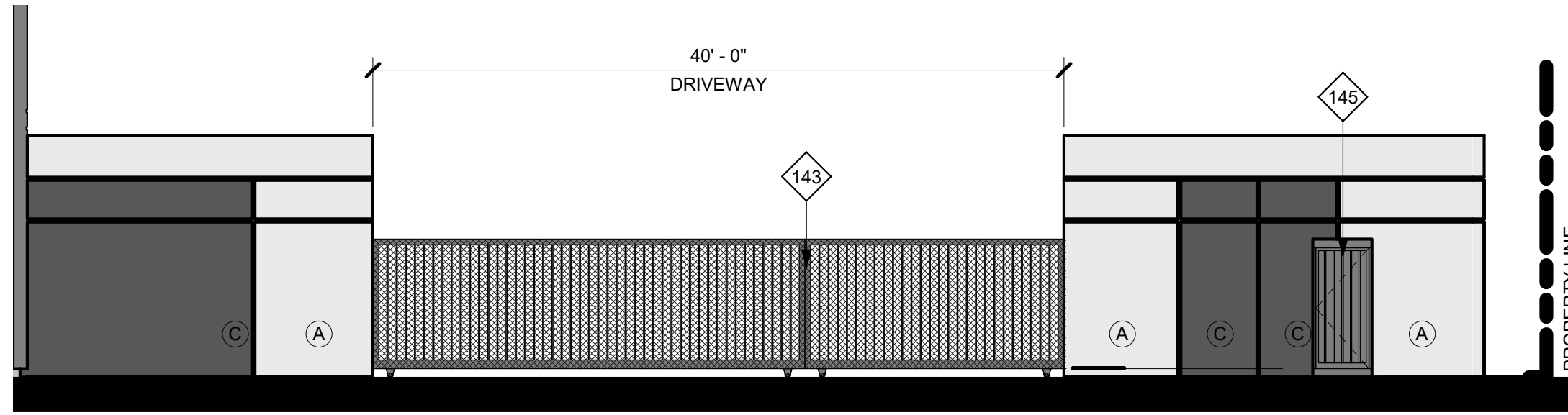
5 EAST TRUCK YARD - SITE WALL ELEVATION 2. BUILDING 2
1/8" = 1'-0"



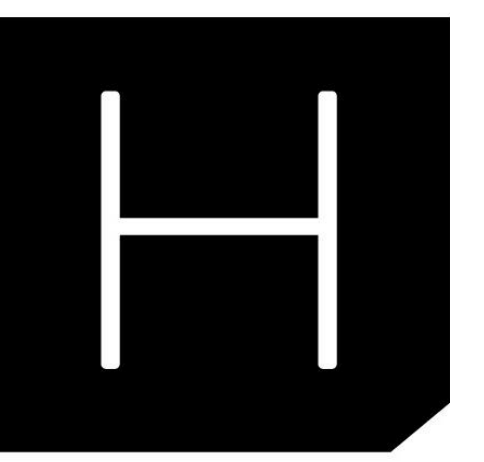
6 EAST TRUCK YARD - SITE WALL ELEVATION. BUILDING 1
1/8" = 1'-0"



7 EAST TRUCK YARD - SITE WALL ELEVATION. BUILDING 1
1/8" = 1'-0"



8 SOUTH TRUCK YARD - SOUTHEAST GATE ELEVATION. BUILDING 1
1/8" = 1'-0"



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BUILDING 2
GATE & FENCE
ELEVATIONS



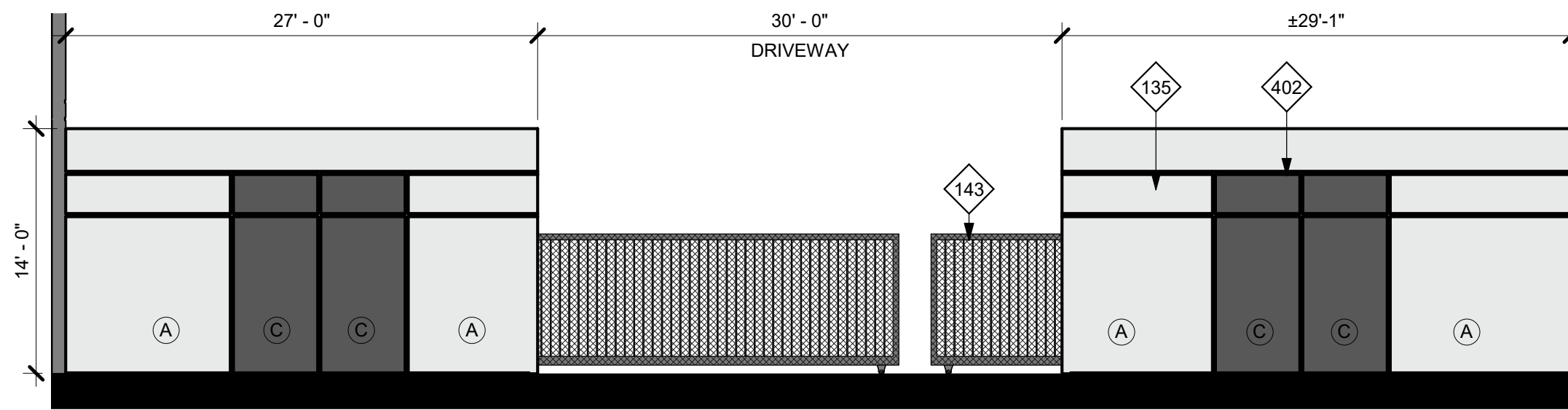
A1_4

KEYNOTES	
135	CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. PROVIDE AND SECURE VIEW-OBSCURING MESH MATERIAL TO THE BACK OF THE GATES.
402	WALL REVEAL.
404	PANEL JOINT.

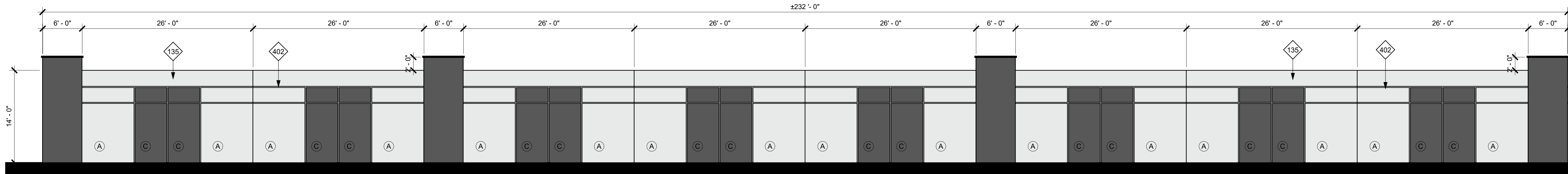
EXTERIOR COLOR SCHEDULE	
	(A) EXTERIOR PAINT COLOR: SW 6985 SUPERWHITE
	(B) EXTERIOR PAINT COLOR: SW 7673 PEWTER CAST
	(C) EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
	(D) EXTERIOR PAINT COLOR: SW 6258 TRICORN BLACK
	(E) FORMLINER BOARD FORM WOOD TEXTURE
	(F) STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
	(G) CHARCOAL ANODIZED METAL EYE BROW
	(H) STACKED STONE
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- NOTES:**
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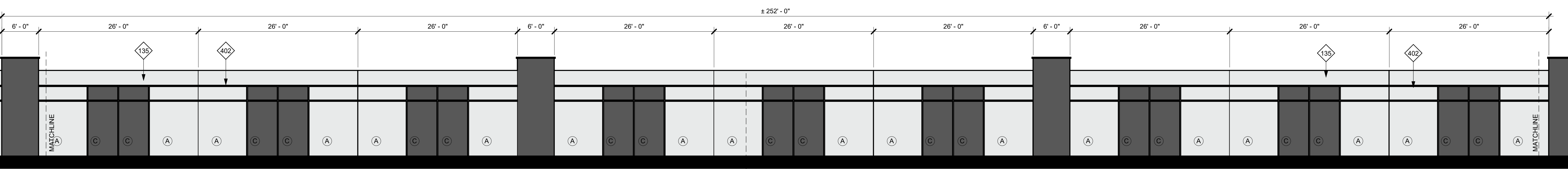
- SITE PLAN GENERAL NOTES**
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 - THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
 - ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
 - A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2AD1.1
 - PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3AD1.1
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 - PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.
 - ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW. SITE PLAN



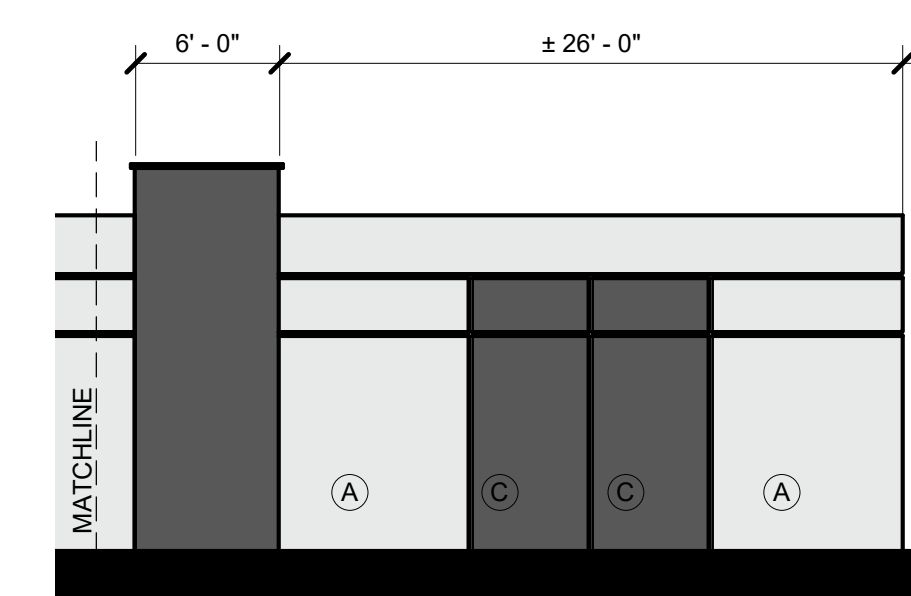
1 NORTH TRUCK YARD - NORTHWEST GATE ELEVATION, BUILDING 2
1/8" = 1'-0"



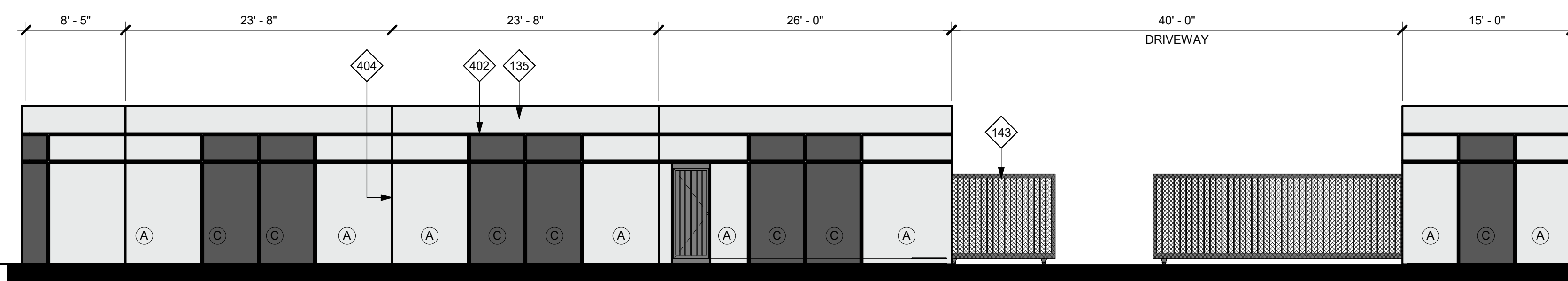
2 WEST TRUCK YARD - SITE WALL ELEVATION 1, BUILDING 2
1/8" = 1'-0"



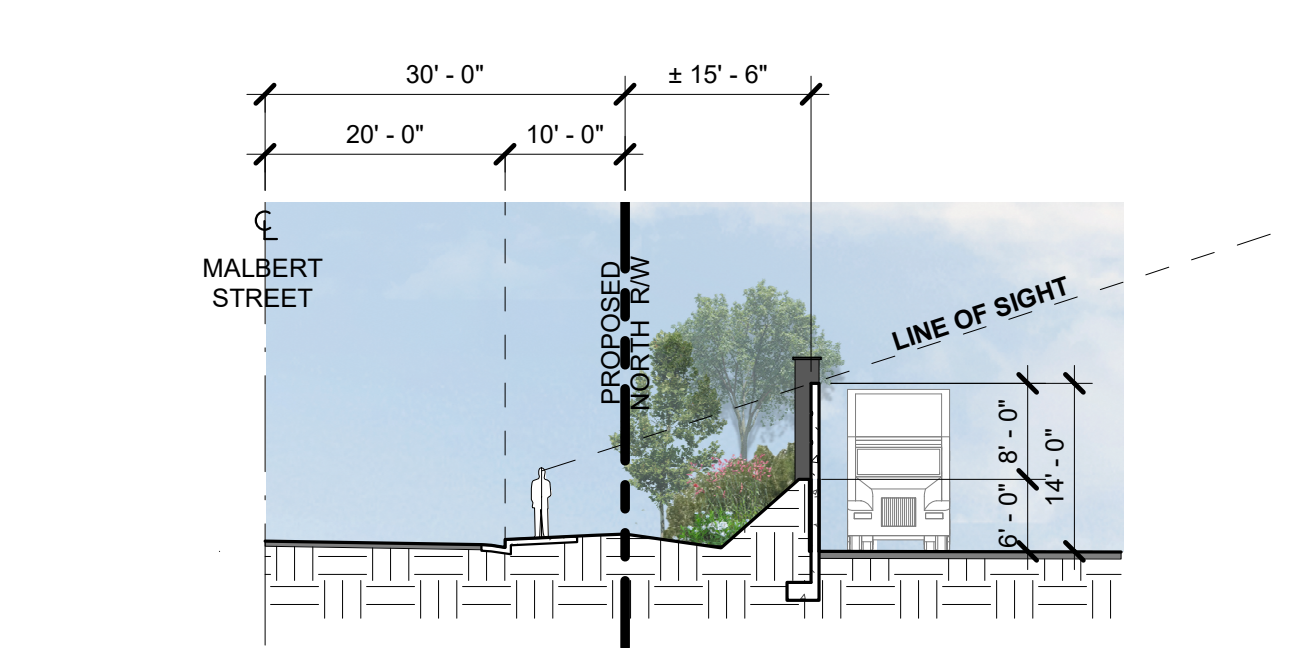
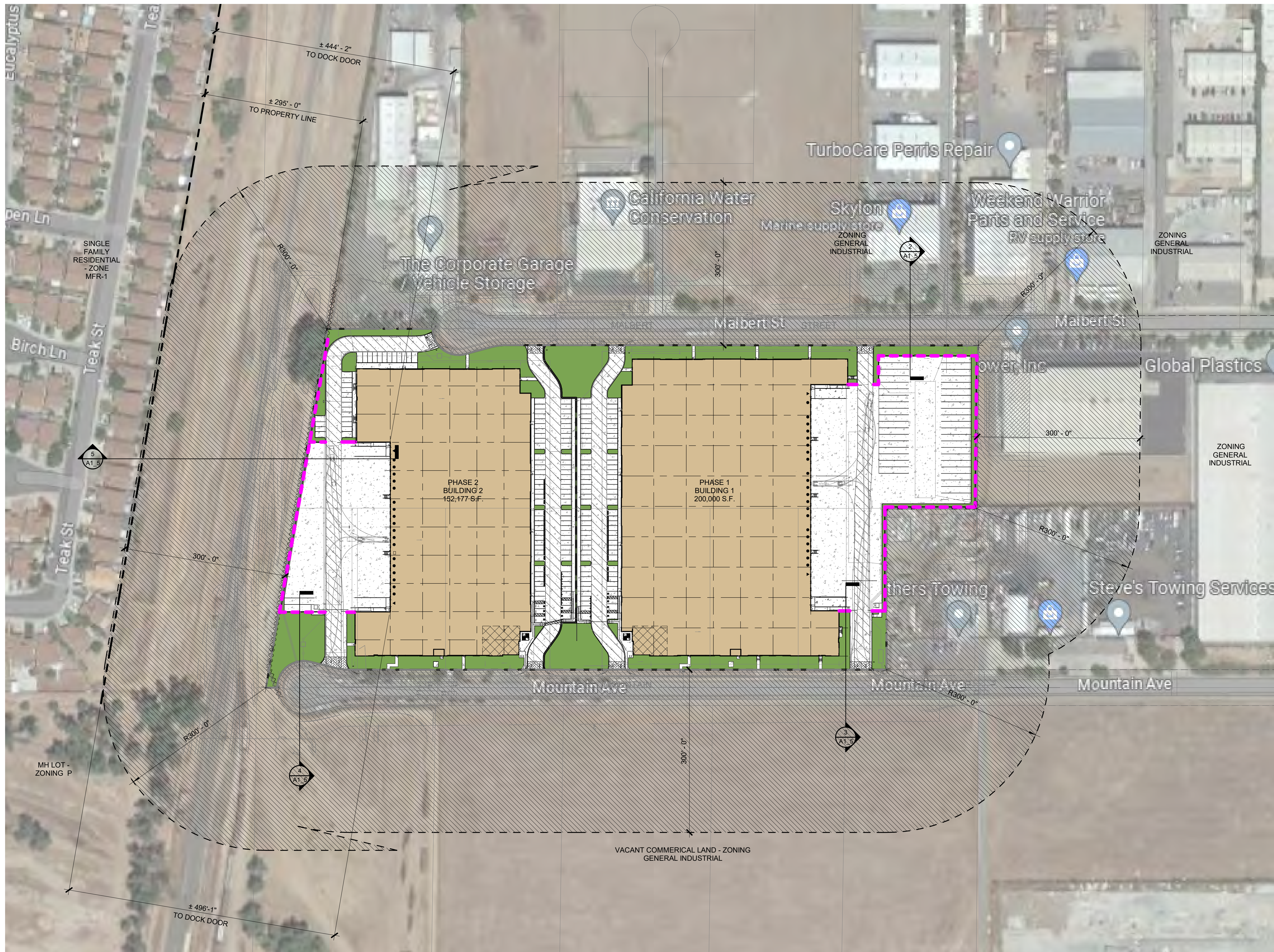
3 WEST TRUCK YARD - SITE WALL ELEVATION 1, BUILDING 2
1/8" = 1'-0"



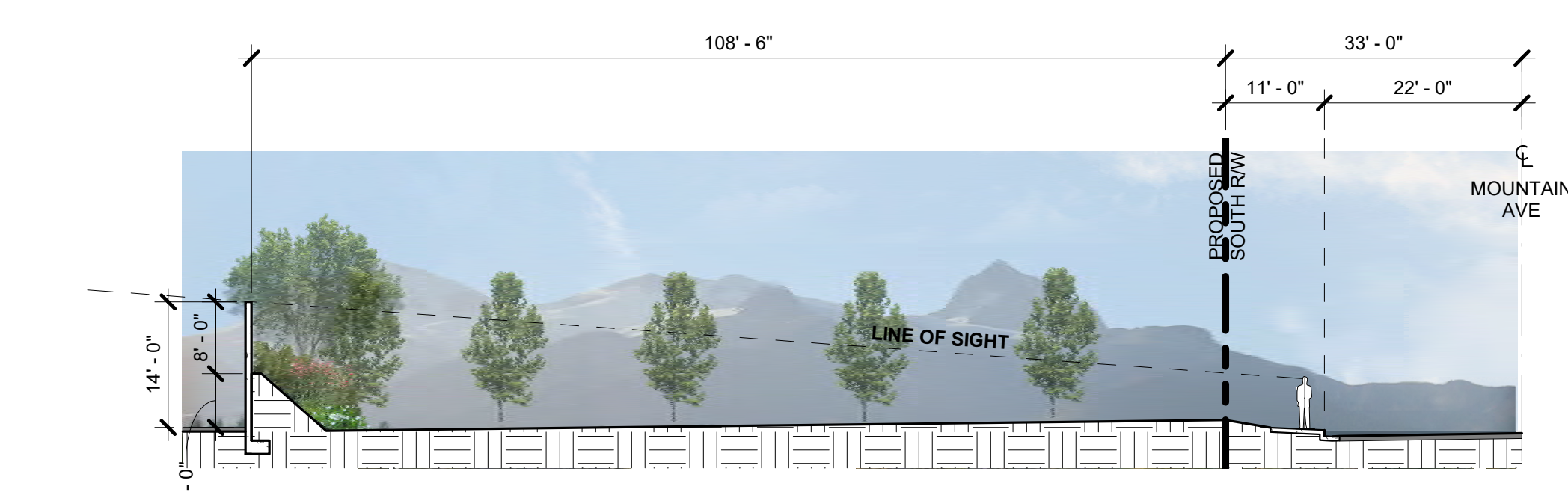
4 WEST TRUCK YARD - SITE WALL ELEVATION 1, BUILDING 2
1/8" = 1'-0"



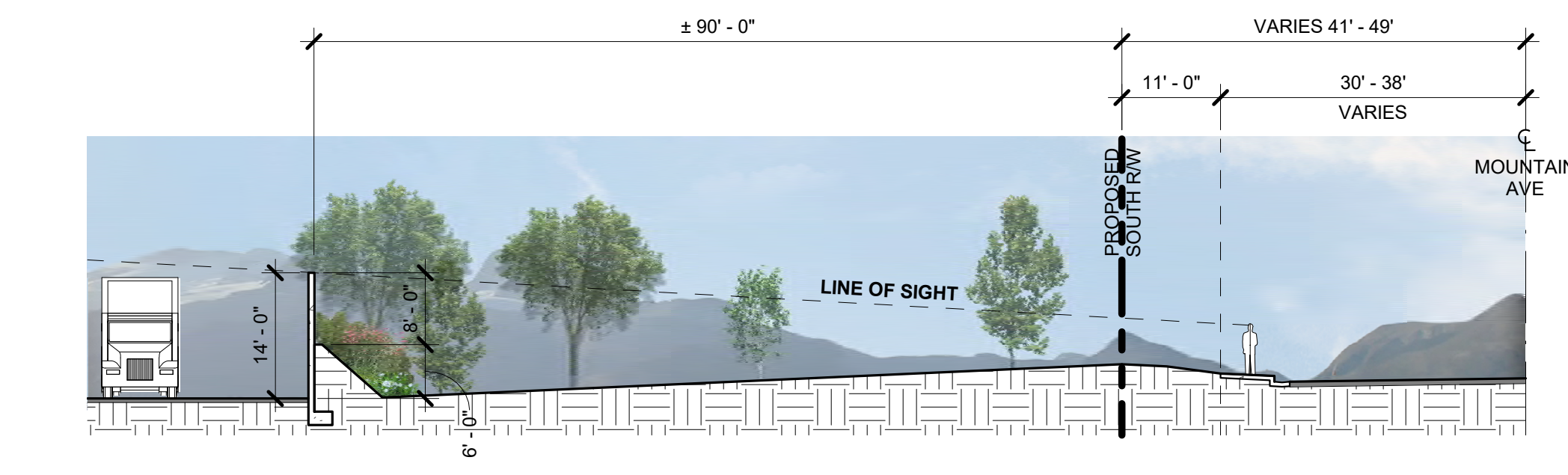
5 SOUTH TRUCK YARD - SOUTHWEST GATE ELEVATION, BUILDING 2
1/8" = 1'-0"



② MALBERT LINE OF SIGHT
1/16" = 1'-0"

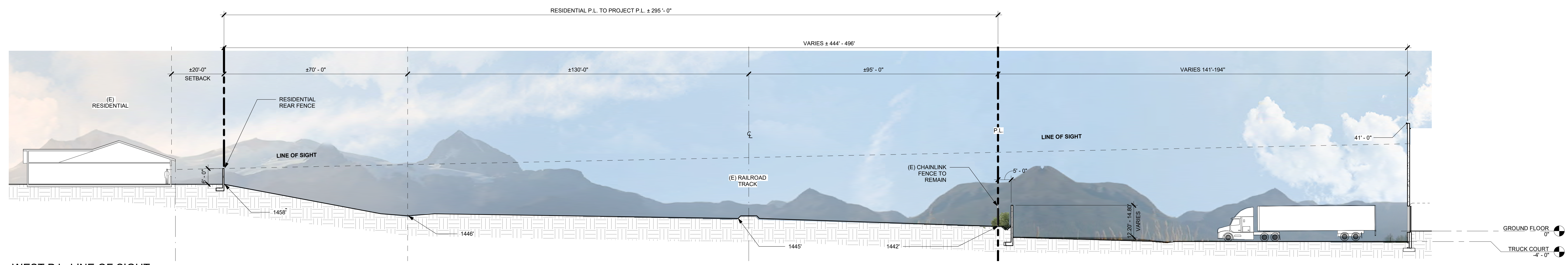


③ MOUNTAIN AVE LINE OF SIGHT 1
1/16" = 1'-0"



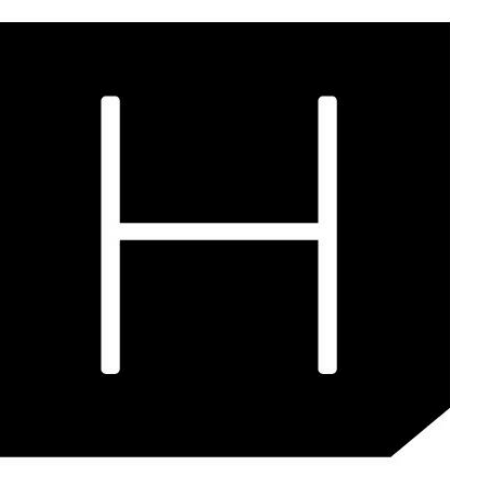
④ MOUNTAIN AVE LINE OF SIGHT 2
1/16" = 1'-0"

① RADIUS MAP EXHIBIT
1" = 100'-0"



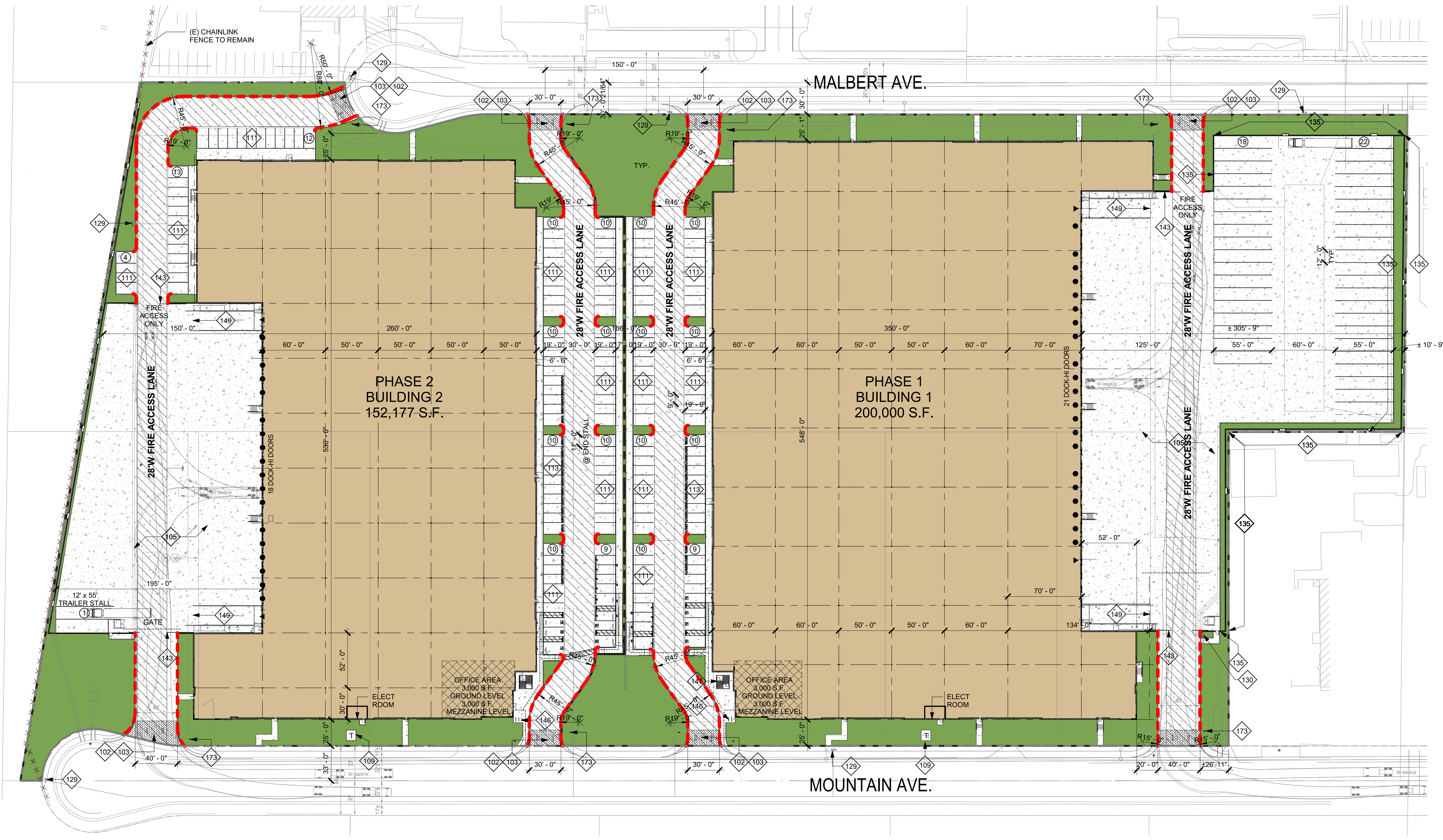
⑤ WEST P.L. LINE OF SIGHT
1/16" = 1'-0"

SITE LEGEND	
---	PROPERTY LINE
---	PROPOSED 14' H CONCRETE SCREEN WALL
XXXXXX	(E) CHAINLINK FENCE TO REMAIN



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09.12.2023

WALL & FENCE PLAN



1 PROPOSED OVERALL FIRE ACCESS PLAN
1" = 50'-0"

- KEYNOTES**
- 102 PROPOSED DRIVEWAY. PER JURISDICTIONAL STANDARDS.
 - 103 DECORATIVE PAVING. SEE LANDSCAPING DRAWINGS FOR ADDITIONAL INFORMATION.
 - 105 CONCRETE PAVING.
 - 109 (N) TRANSFORMER. SEE LANDSCAPE PLAN.
 - 111 TYP U.O.N. STANDARD PARKING STALL. 9'-0" WIDE x 20'-0" DEEP.
 - 113 FUTURE EV CHARGING ONLY PARKING STALL. MATCH STANDARD STALL DEPTH. PROVIDE FOR FUTURE INSTALLATION OF CHARGING EQUIPMENT.
 - 129 (E) FIRE HYDRANT.
 - 130 (N) FIRE HYDRANT.
 - 135 CONCRETE TILT-UP SCREEN WALL. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE.
 - 143 PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. PROVIDE AND SECURE VIEW-OBSCURING MESH MATERIAL TO THE BACK OF THE GATES.
 - 146 2 POSITION BIKE RACK.
 - 147 EMPLOYEE BREAK AREA.
 - 149 CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
 - 173 FIRE LANE ENTRANCE SIGN PER CODE. TYP.

FIRE LANE PLAN LEGEND

- FIRE HYDRANT
- FIRE LANE MARKING
SEE DETAILS FOR 2 / A1.8

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/01.1
- STREET LIGHT
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH DOOR
- DRIVE THRU. DOOR
- (E) CHAINLINK FENCE TO REMAIN

SITE PLAN GENERAL NOTES

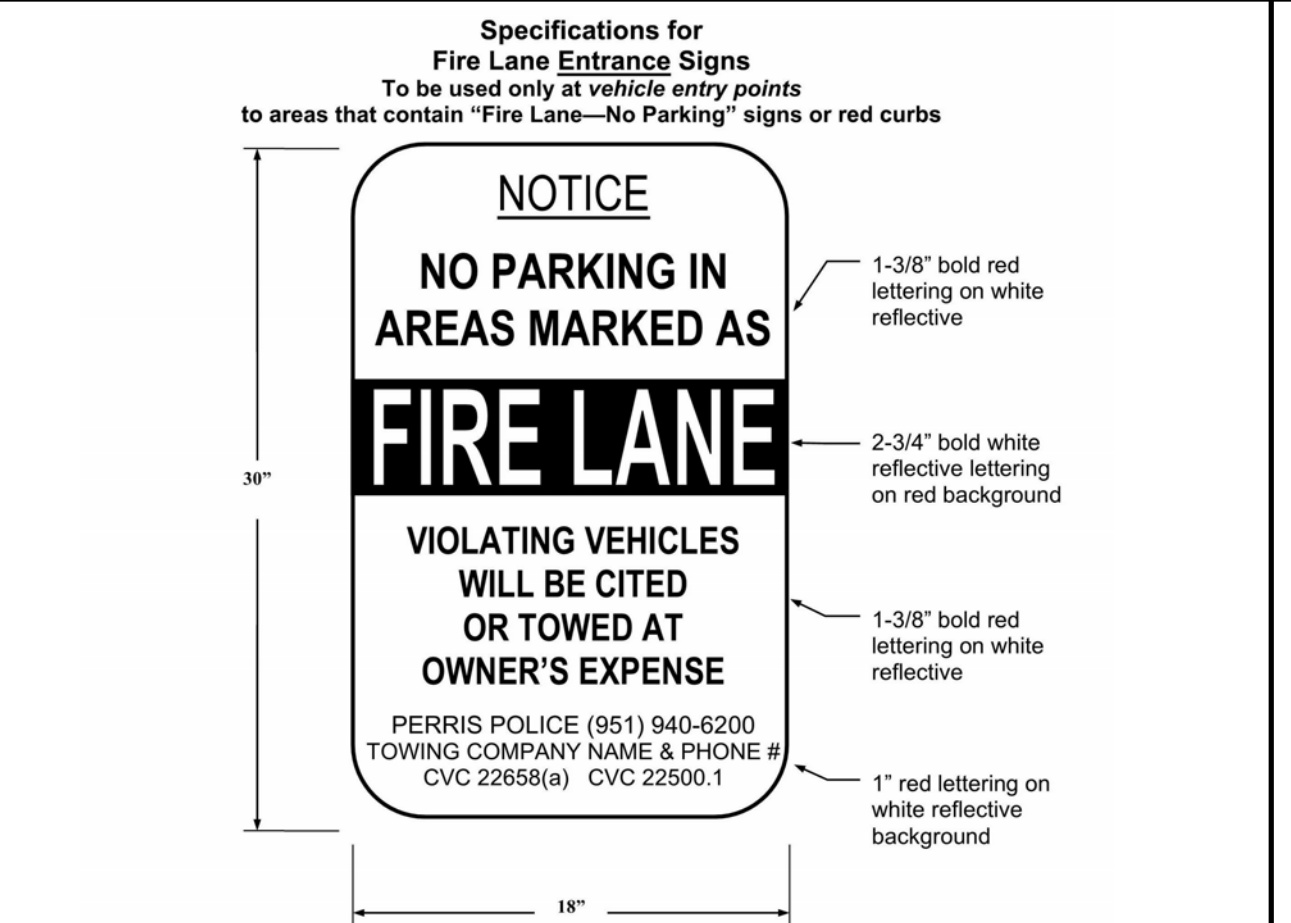
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 - c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/0A.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMMED. SEE PLANS.
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8. WHERE CURBS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 0/AD.2 PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

FIRE ACCESS NOTE

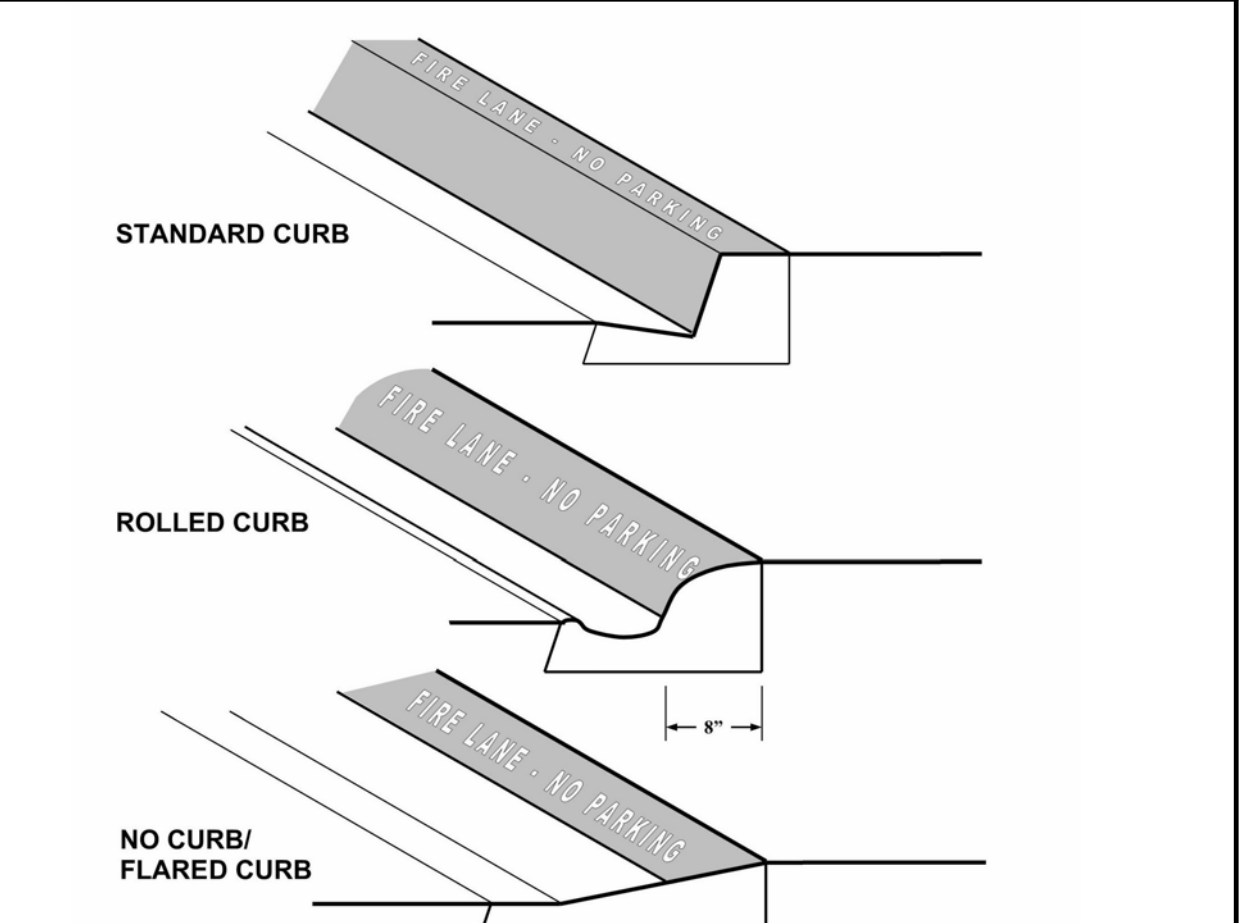
1. ALL VEGETATION OVERHANGING THE FIRE ACCESS ROADWAY SHALL BE MAINTAINED TO PROVIDE A CLEAR HEIGHT OF 13'-6" AT ALL TIMES. CFC SECTION 503.2.1
2. ELECTRICAL OPERATED GATES AND BARRIERS KEY SWITCH SHALL BE LABELED WITH A PERMANENT RED SIGN WITH NOT LESS THAN 1/2" CONTRASTING LETTERS READING "FIRE DEPT" OR WITH A KNOX DECAL.
3. PRIVATE HYDRANTS SHALL BE PAINTED "OSHA SAFETY RED" OR EQUIVALENT.
4. BLUE REFLECTIVE PAVEMENT MARKERS ("BLUE DOTS") SHALL BE USED TO IDENTIFY FIRE HYDRANT LOCATIONS.
 - A. TWO-WAY STREETS AND ROADS - MARKERS SHALL BE PLACED SIX INCHES FROM THE EDGE OF THE PAINTED CENTERLINE OR FROM THE APPROXIMATE CENTER OF STREETS WITHOUT A PAINTED CENTERLINE ON THE SIDE NEAREST THE HYDRANT.
 - B. STREETS WITH LEFT TURN LANES AT THE INTERSECTION - MARKERS SHALL BE PLACED SIX INCHES FROM THE EDGE OF THE PAINTED WHITE LINE ON THE SIDE NEAREST THE HYDRANT.
 - C. STREETS WITH CONTINUOUS TWO-WAY LEFT TURN LANE - MARKERS SHALL BE PLACED SIX INCHES FROM THE EDGE OF THE PAINTED YELLOW LINE ON THE SIDE NEAREST THE FIRE HYDRANT.
5. PREMISES IDENTIFICATION TO MEET THE FOLLOWING CITY OF PERRIS GUIDELINE DETAILED BELOW. SEE 1/04.0 KEYNOTE #409.
 - A. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON THE FRONT ELEVATION OF ALL NEW OR EXISTING BUILDINGS IN SUCH A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD OF WHICH THE PROPERTY IS ADDRESSED. ADDRESSES SHALL NOT BE LOCATED WHERE THEY HAVE THE POTENTIAL OF BEING OBSTRUCTED BY SIGNS, AWNINGS, VEGETATION, OR OTHER BUILDING/SITE ELEMENTS. AN ADDRESS MONUMENT AT THE VEHICLE ENTRANCE OR OTHER LOCATION CLEARLY VISIBLE AND LEGIBLE FROM THE PUBLIC ROAD MAY BE PROVIDED IN LIEU OF AN ADDRESS ON THE STRUCTURE WHERE ONLY A SINGLE BUILDING WITH A SINGLE STREET ADDRESS IS PRESENT AND NO OTHER STRUCTURES ARE ACCESSIBLE FROM THE FIRE LANE SERVING THAT STRUCTURE. CFC SECTION 505.1
 - B. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
 - C. THE NUMBERS SHALL BE A MINIMUM OF 8 INCHES OR MORE FOR COMMERCIAL STRUCTURES OR THE PRIMARY BUILDING ADDRESS OR ADDRESS RANGE POSTED ON MULTI-FAMILY RESIDENTIAL STRUCTURES. THE NUMBERS SHALL HAVE A ONE-INCH STRIKE OR AS REQUIRED BY LOCAL ORDINANCE, WHICHEVER IS MORE RESTRICTIVE. BUILDINGS THAT ARE SET BACK FROM THE PRIMARY ROADS MORE THAN 150 FEET SHALL HAVE NUMBER A MINIMUM OF 12" IN HEIGHT.
6. THE BUILDING SHALL BE PROVIDED WITH AN EMERGENCY RADIO COMMUNICATION ENHANCEMENT SYSTEM. THE EMERGENCY RADIO COMMUNICATION ENHANCEMENT SYSTEM SHALL MEET THE REQUIREMENTS OF CFC § 510 AND ALL APPLICABLE SUBSECTION. THE SYSTEM SHALL BE INSTALLED AND INSPECTED BY THE CITY OF PERRIS FIRE DEPARTMENT BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED. THE REQUIREMENT CAN BE WAIVED BY THE FIRE MARSHAL IF THE BUILDING IS EVALUATED BY AN EMERGENCY RADIO COMMUNICATION SPECIALIST, LICENSED BY THE FCC, WHO CERTIFIES THE BUILDING MEETS THE EMERGENCY COMMUNICATIONS CAPABILITY AS SPECIFIED BY THE CALIFORNIA FIRE CODE § 510. THE CERTIFICATION SHALL BE IN THE FORM OF A WRITTEN REPORT WHICH OUTLINES THE ANALYSIS USED IN DETERMINING THE BUILDING MEETS THE EMERGENCY COMMUNICATIONS WITHOUT AN ENHANCEMENT SYSTEM. KNOX BOX KEY BOX CONTENTS - THE KEY USED TO UNLOCK THE GATE OR DOOR SHALL BE KEPT IN THE KEY BOX. WHEN THE KEY UNLOCKS MORE THAN THE INDIVIDUAL ADJACENT GATE OR DOOR, A LABEL OR TAG SHALL BE ATTACHED TO THE KEY IDENTIFYING THE GATES OR DOORS IT OPERATES. WHERE MULTIPLE GATES OR DOORS ARE SERVED BY A SINGLE BOX, TWO OR MORE COPIES OF THE KEY(S) ARE RECOMMENDED SO THAT A COPY WILL BE AVAILABLE TO EACH ENGINE COMPANY RESPONDING TO THE SITE.

GENERAL FIRE ACCESS REQUIREMENTS

1. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED PERRIS FIRE DEPARTMENT ACCESS & WATER PLAN AND STANDARDS IDENTIFIED IN PERRIS FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
2. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
3. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN PERRIS FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
4. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE PERRIS STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH PERRIS FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE.
5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND PERRIS FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE.
6. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
7. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR TOOLS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
8. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
9. ANY FUTURE MODIFICATION TO THE APPROVED FIRE PREVENTION BUREAU ACCESS & WATER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADIUS, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE PERRIS FIRE DEPARTMENT, CITY OF PERRIS.
10. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN PERRIS FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.
11. KNOX BOX KEY BOX CONTENTS - THE KEY USED TO UNLOCK THE GATE OR DOOR SHALL BE KEPT IN THE KEY BOX. WHEN THE KEY UNLOCKS MORE THAN THE INDIVIDUAL ADJACENT GATE OR DOOR, A LABEL OR TAG SHALL BE ATTACHED TO THE KEY IDENTIFYING THE GATES OR DOORS IT OPERATES. WHERE MULTIPLE GATES OR DOORS ARE SERVED BY A SINGLE BOX, TWO OR MORE COPIES OF THE KEY(S) ARE RECOMMENDED SO THAT A COPY WILL BE AVAILABLE TO EACH ENGINE COMPANY RESPONDING TO THE SITE.



All sign and lettering dimensions shown are minimums. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.
This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.
Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE - NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30" on center or portion thereof.

3 FIRE LANE ENTRANCE SIGN SCALE: N.T.S.

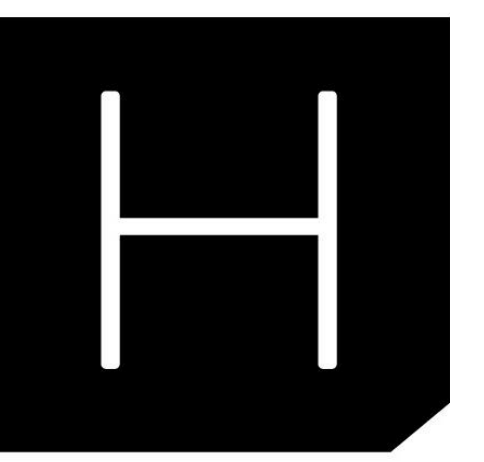
2 FIRE LANE IDENTIFICATION RED CURBS SCALE: N.T.S.



A22-2081
09.12.2023

FIRE ACCESS PLAN



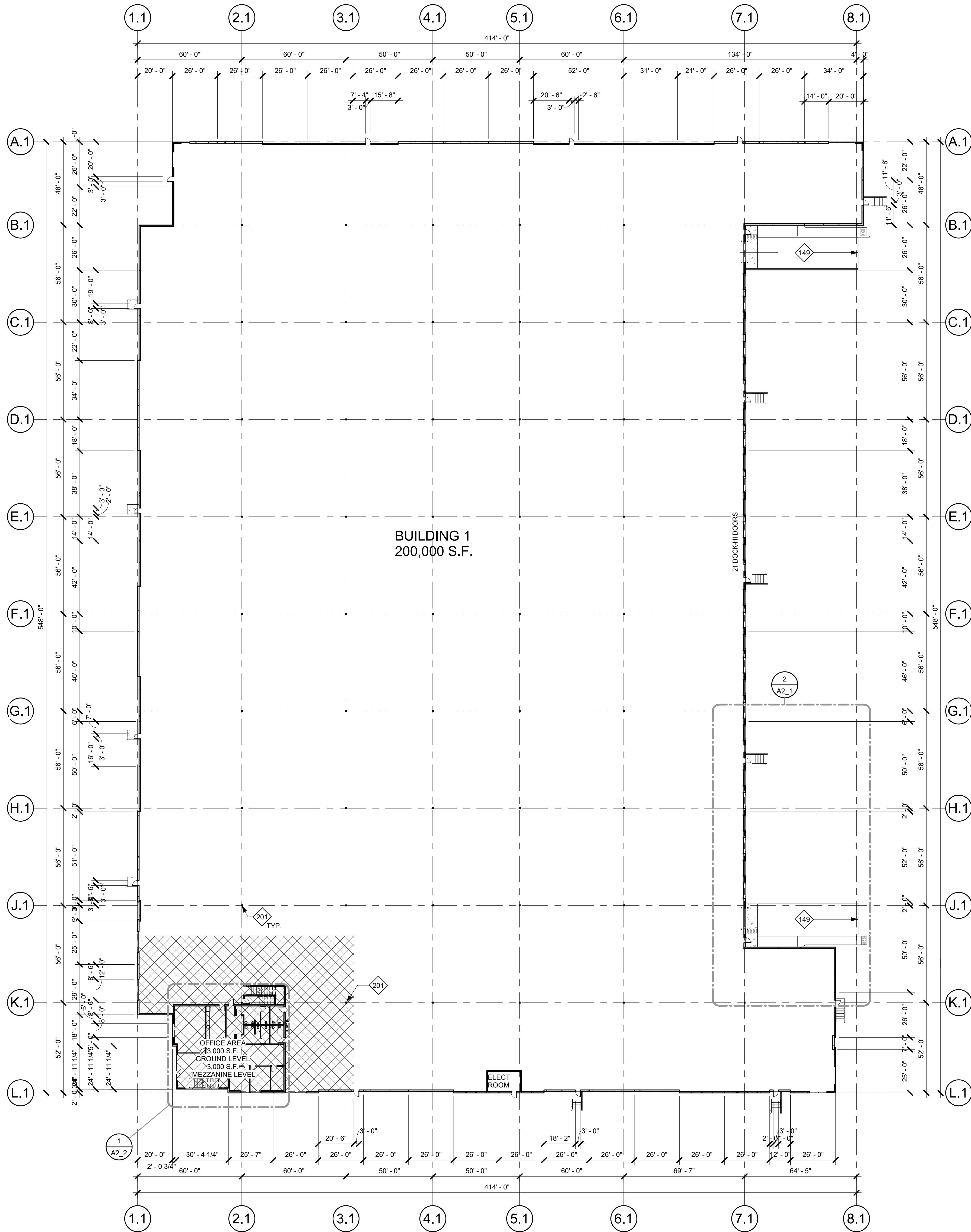


KEYNOTES	
149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
150	STEEL PIPE BOLLARD PROTECTION POST.
201	STRUCTURAL BUILDING COLUMN.
401	PAINTED CONCRETE TILT-UP WALL PANEL.
407	PAINTED HOLLOW METAL PEDESTRIAN DOOR.
408	STEEL SECTIONAL OVERHEAD DOOR.
443	4'-0" w x 8'-0" h PAINTED STEEL WALL LOUVER. TOP @ +10'-0".

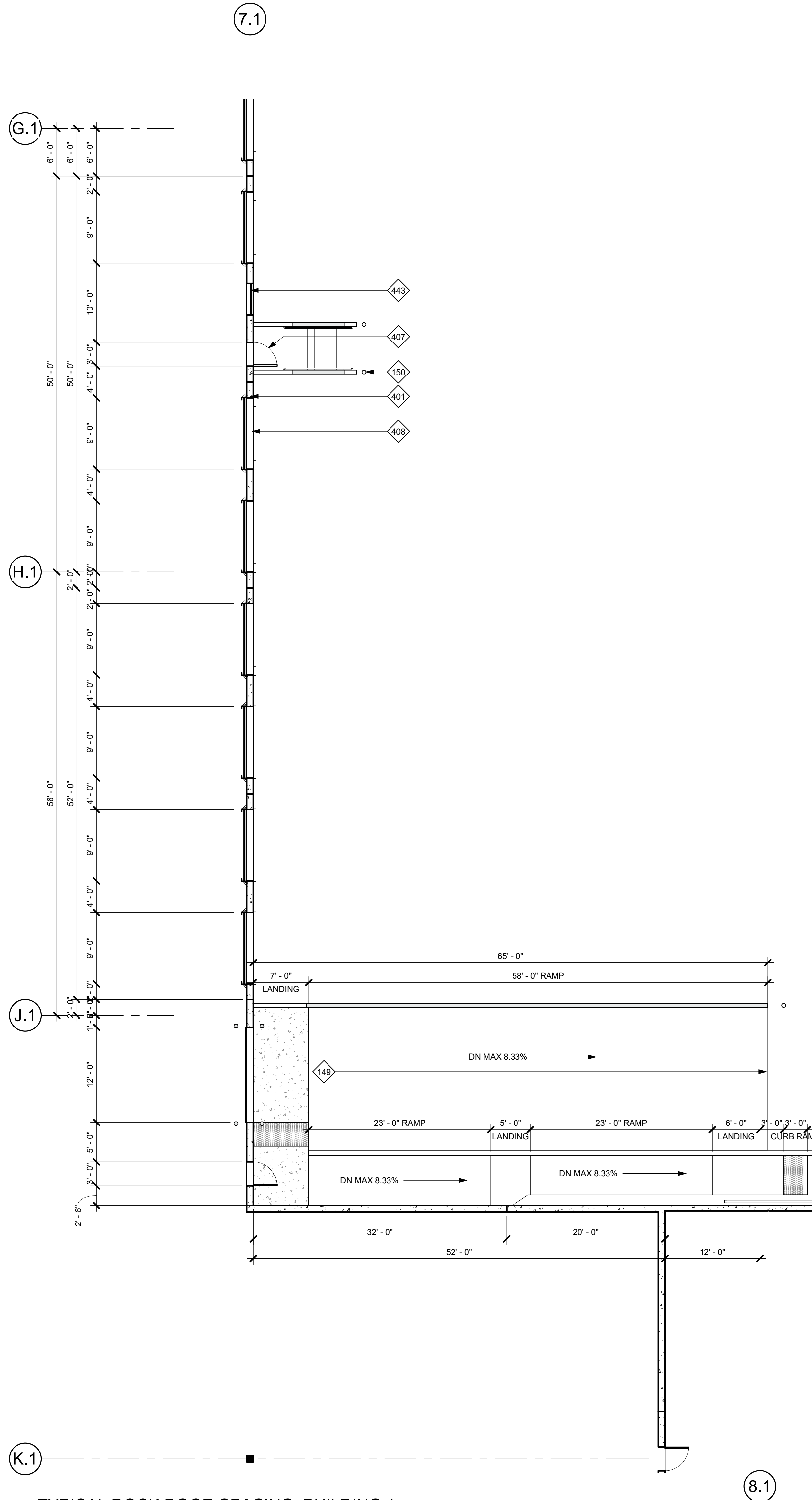
FLOOR PLAN LEGEND	
	EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
	STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
	METAL STUD NON-BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	STRUCTURAL BUILDING COLUMNS.
	PROVIDE VAPOR BARRIER UNDER PROPOSED AND OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND 1' AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/A1.0.
	FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/A5.0.
	DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE.
	WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE.
	STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE.
	WALL TAG.

FLOOR SLAB GENERAL NOTES	
1.	THE FLOOR SLAB THICKNESS TO BE "X". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2.	THE FLOOR SLAB TO BE CLASS V PER ACI 302-1R-04 TABLE 21.
3.	THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.
4.	SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/A4.1.
5.	CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.
6.	BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.
7.	TRENCH SOIL COMPACTION TO BE 80% MIN.
8.	SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
9.	THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
10.	ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.
11.	SEE 6/A2.1 FOR SLAB PATCHING DETAIL.
12.	PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
13.	ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR -
14.	ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.
15.	CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES	
1.	WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2.	PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE DEPARTMENT INSPECTOR.
3.	ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS A02.3 & A02.4.
4.	U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5.	PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6.	SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7.	PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/A5.0 FOR ADDITIONAL INFORMATION.
8.	FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS. SEE 11/A0.2.1.
9.	NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10.	U.O.N. @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 0" FROM FINISHED SURFACE OF INTERSECTING WALL.

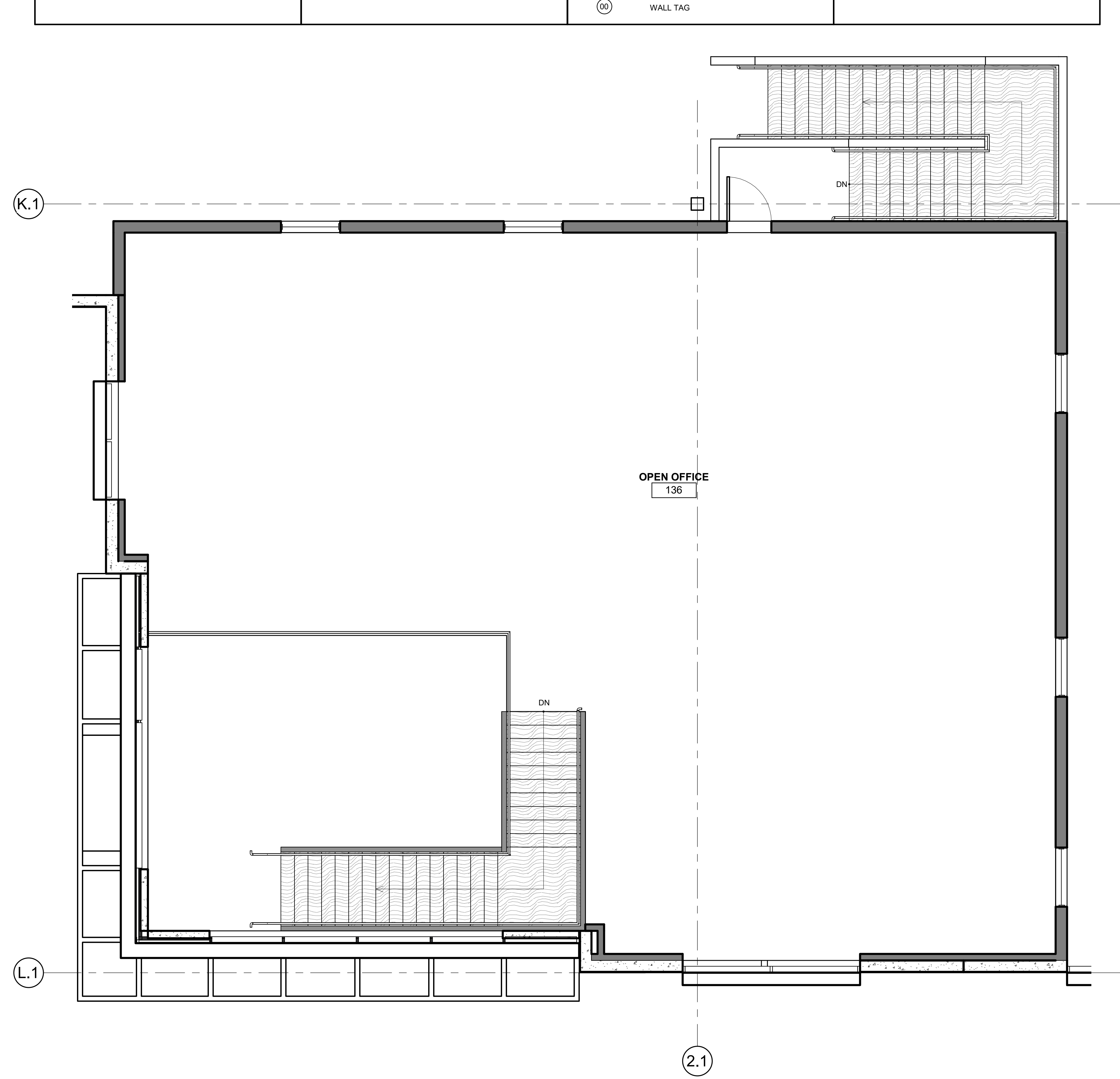


1 PROPOSED GROUND FLOOR PLAN BUILDING 1
1" = 30'-0"



2 TYPICAL DOCK DOOR SPACING BUILDING 1
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES	FLOOR SLAB GENERAL NOTES	FLOOR PLAN LEGEND	KEYNOTES
<ol style="list-style-type: none"> WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/ADS.0 FOR ADDITIONAL INFORMATION. FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS, SEE 11/A0.2.1. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE. U.O.N. @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL. 	<ol style="list-style-type: none"> THE FLOOR SLAB THICKNESS TO BE 5". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS. THE FLOOR SLAB TO BE CLASS V PER ACI 302-1R-04 TABLE 2.1. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS. SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION. BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN. TRENCH SOIL COMPACTION TO BE 90% MIN. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH. THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DAPPERED. ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING. SEE 6/A02.1 FOR SLAB PATCHING DETAIL. PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =. ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED. CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB. 	<p>EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.</p> <p>STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.</p> <p>METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.</p> <p>WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.</p> <p>STRUCTURAL BUILDING COLUMNS</p> <p>PROVIDE VAPOR BARRIER UNDER PROPOSED AND/OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/A01.0.</p> <p>FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/ADS.0.</p> <p>DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE.</p> <p>WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE.</p> <p>STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE.</p> <p>WALL TAG</p>	



① ENLARGED GROUND LEVEL OFFICE PLAN BUILDING 1
1/4" = 1'-0"

② ENLARGED MEZZANINE OFFICE PLAN BUILDING 1
1/4" = 1'-0"



HERDMAN
ARCHITECTURE + DESIGN

A22-2081
09.12.2023

BUILDING 1
ENLARGED
OFFICE PLAN



A2_2



HERDMAN
ARCHITECTURE + DESIGN

A22-2081
09.12.2023

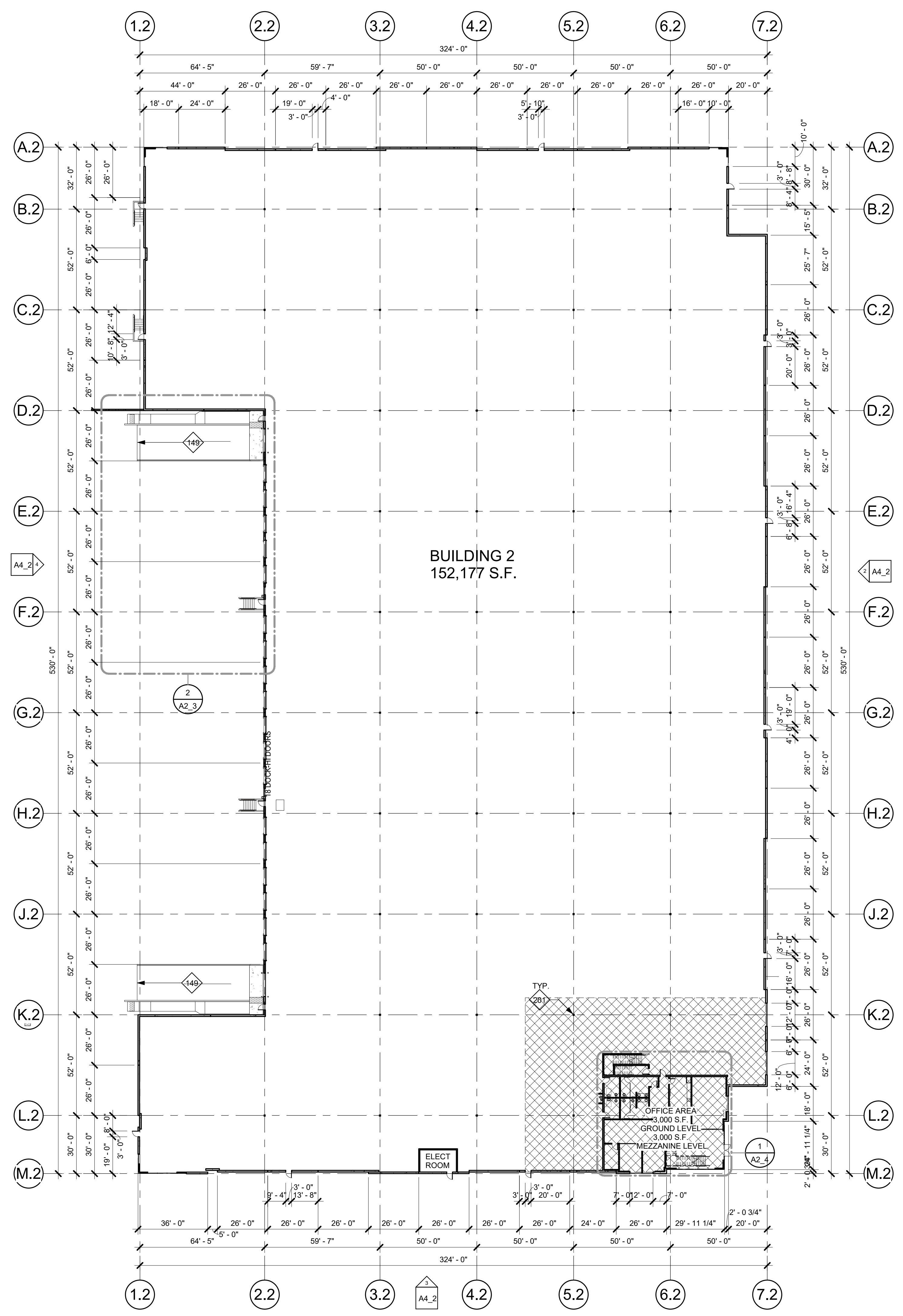
BUILDING 2
GROUND
LEVEL FLOOR
PLANS
NORTH
A2_3

KEYNOTES	
120	TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDES. PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
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401	PAINTED CONCRETE TILT-UP WALL PANEL.
404	PANEL JOINT.
407	PAINTED HOLLOW METAL PEDESTRIAN DOOR.
408	STEEL SECTIONAL OVERHEAD DOOR.
437	DOCK BUMPER.

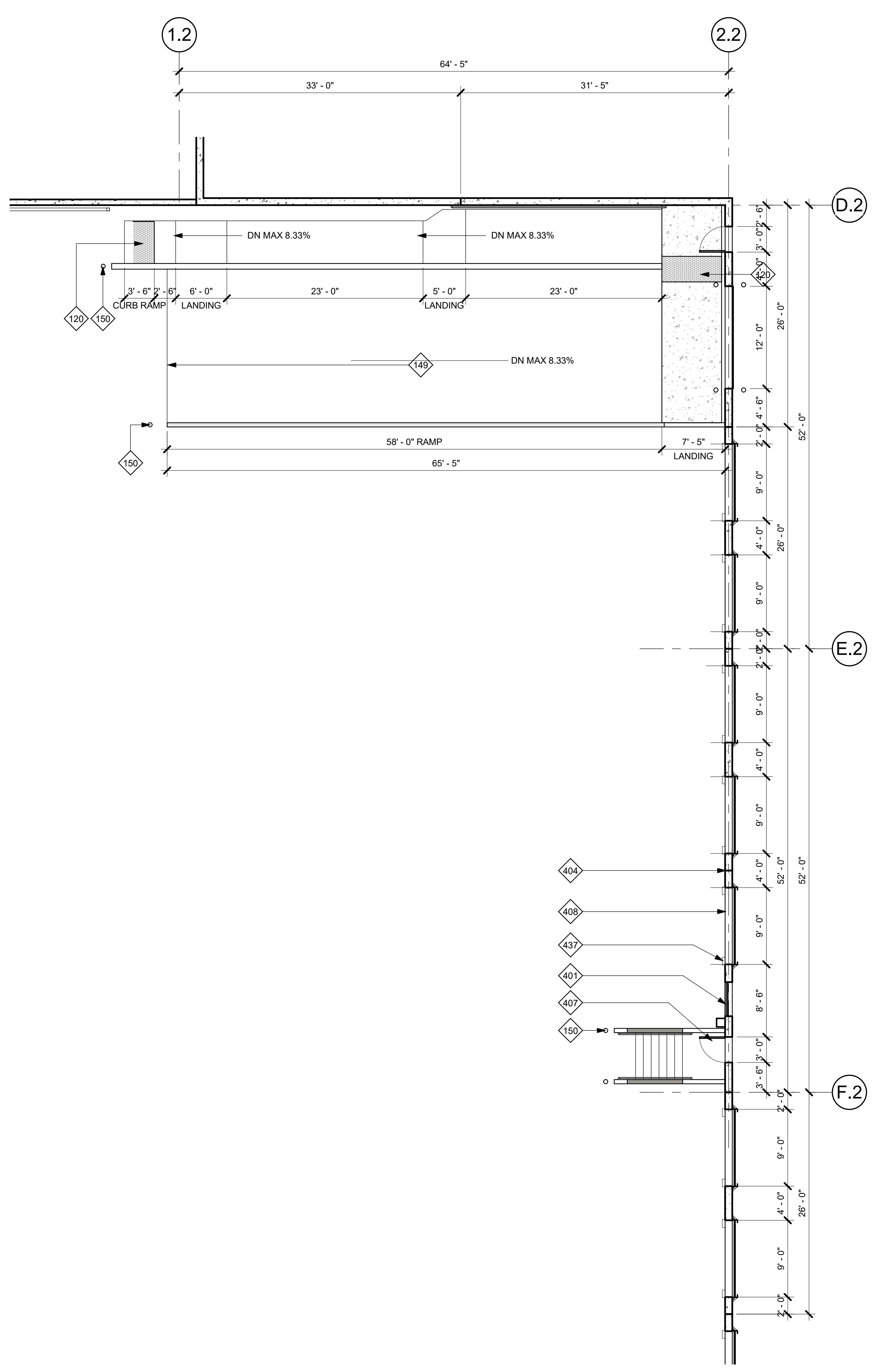
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FLOOR SLAB GENERAL NOTES	
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13.	ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR -
14.	ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.
15.	CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES	
1.	WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2.	PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.
3.	ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS ADD.3 & ADD.4.
4.	U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5.	PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6.	SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7.	PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/ADS.0 FOR ADDITIONAL INFORMATION.
8.	FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS. SEE 11/AD.2.1.
9.	NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10.	U.O.N. @ INTERIOR PARTITIONS. FINISHED HINGE SIDE OF JAMB TO BE 0" FROM FINISHED SURFACE OF INTERSECTING WALL.

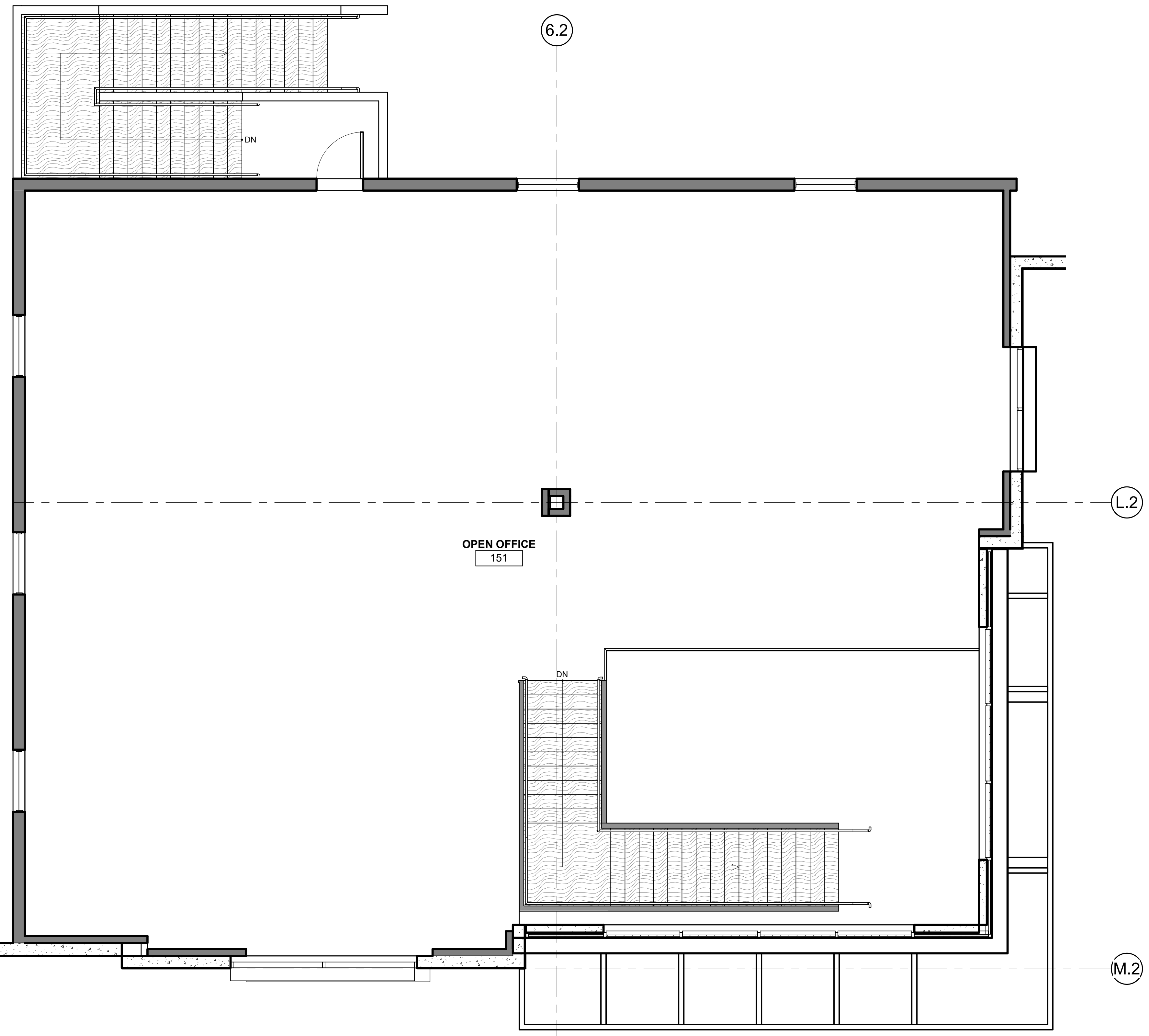
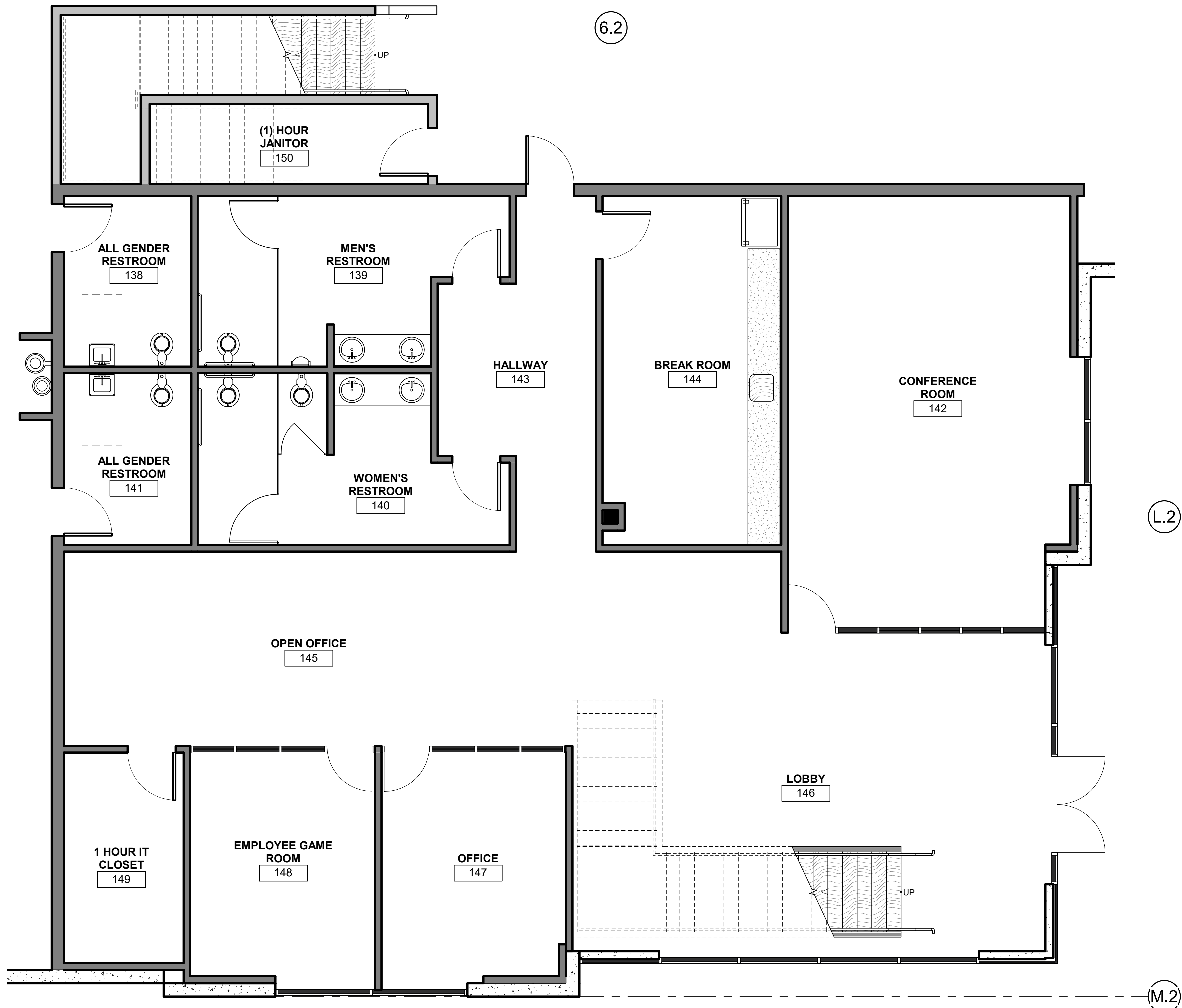


1 PROPOSED GROUND FLOOR PLAN BUILDING 2
1" = 30'-0"



2 TYPICAL DOCK DOOR SPACING BUILDING 2
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES	FLOOR SLAB GENERAL NOTES	FLOOR PLAN LEGEND	KEYNOTES
<ol style="list-style-type: none"> WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/FCR REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/ADS.0 FOR ADDITIONAL INFORMATION. FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS, SEE 11/A0.2.1. NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE. U.O.N. @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL. 	<ol style="list-style-type: none"> THE FLOOR SLAB THICKNESS TO BE 4". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS. THE FLOOR SLAB TO BE CLASS V PER ACI 302-1R-04 TABLE 2.1. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS. SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE S. 7, & 10/AD.1. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION. BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN. TRENCH SOIL COMPACTION TO BE 90% MIN. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH. THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DAPPERED. ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING. SEE 6/A0.2.1 FOR SLAB PATCHING DETAIL. PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =. ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED. CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB. 	<p>EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.</p> <p>STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.</p> <p>METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.</p> <p>WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.</p> <p>STRUCTURAL BUILDING COLUMNS</p> <p>PROVIDE VAPOR BARRIER UNDER PROPOSED AND/OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/A0.1.0.</p> <p>FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/ADS.0.</p> <p>DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE.</p> <p>WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE.</p> <p>STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE.</p> <p>WALL TAG</p>	



1 ENLARGED GROUND LEVEL OFFICE PLAN_BUILDING 2
1/4" = 1'-0"

2 ENLARGED MEZZANINE OFFICE PLAN_BUILDING 2
1/4" = 1'-0"

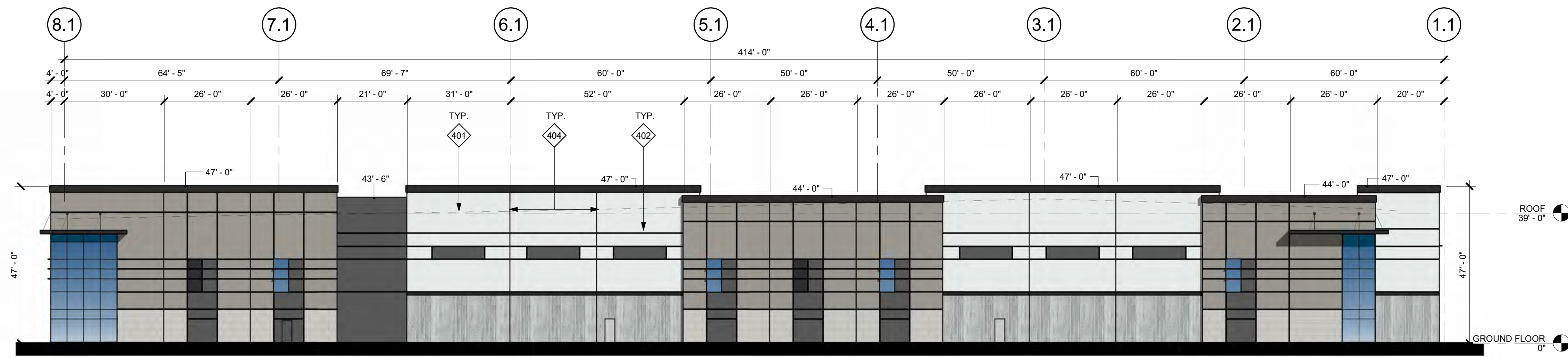




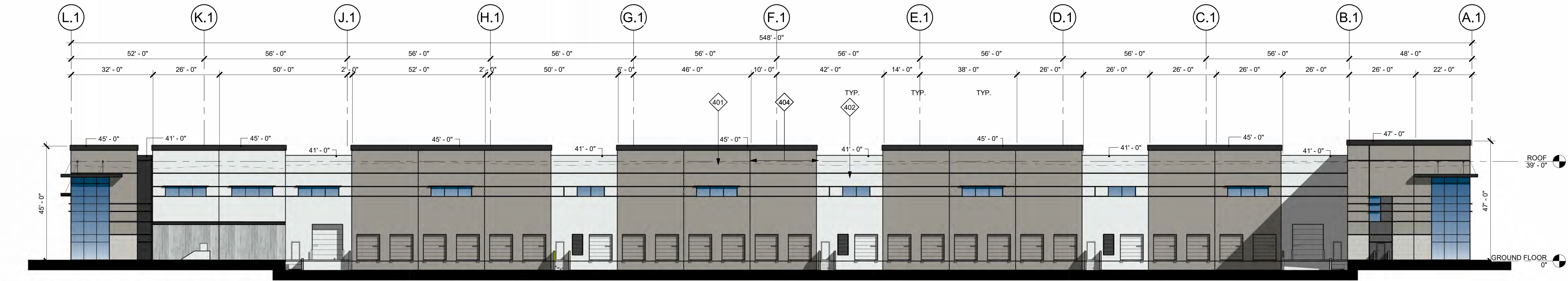
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BUILDING 1
EXTERIOR
ELEVATIONS

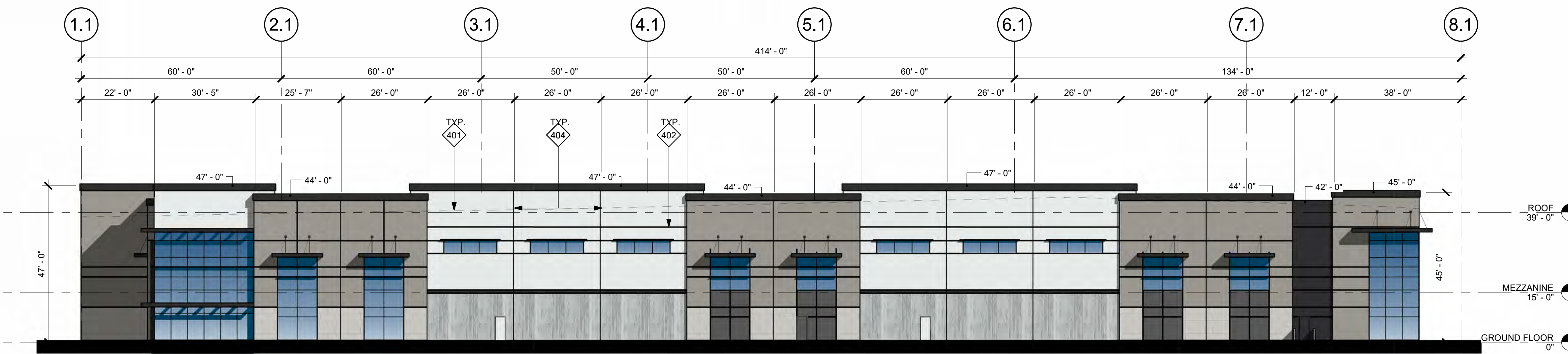
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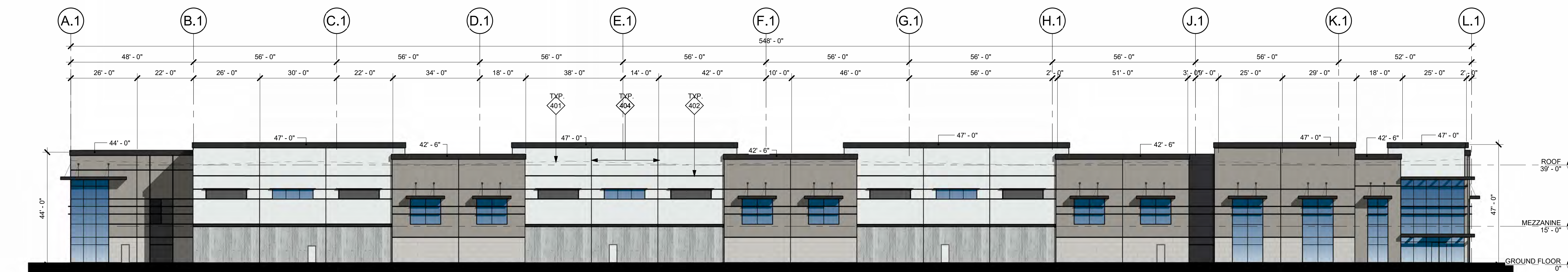
1 PROPOSED NORTH ELEVATION BUILDING 1
1" = 20'-0"



2 PROPOSED EAST ELEVATION BUILDING 1
1" = 20'-0"



3 PROPOSED SOUTH ELEVATION BUILDING 1
1" = 20'-0"

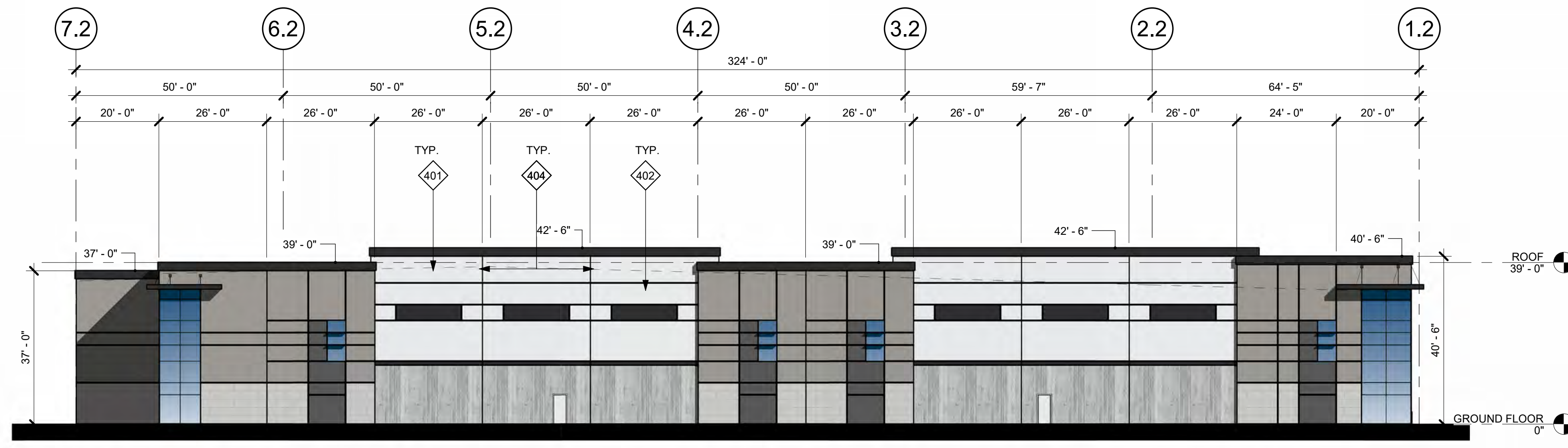


4 PROPOSED WEST ELEVATION BUILDING 1
1" = 20'-0"

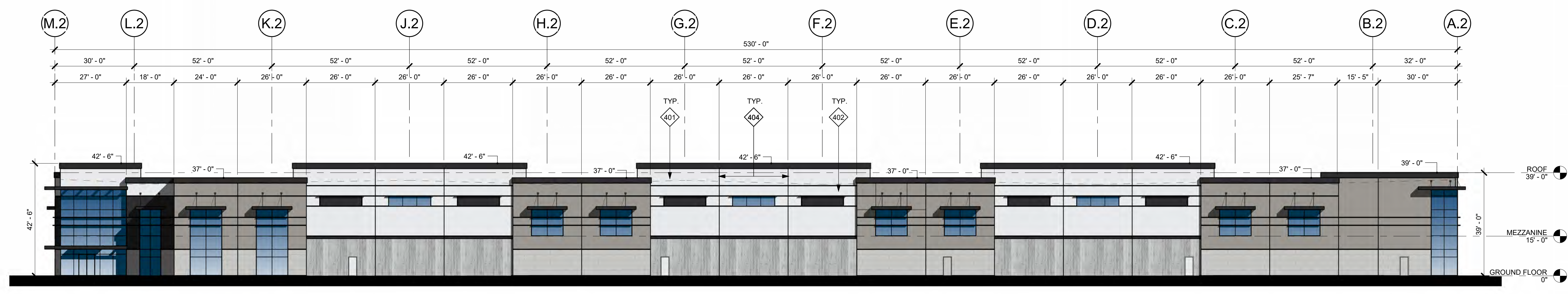
KEYNOTES	
401	PAINTED CONCRETE TILT-UP WALL PANEL.
402	WALL REVEAL.
404	PANEL JOINT.

GLAZING LEGEND & NOTES	
	STOREFRONT FRAMING: U.O.N @ VISION SYSTEM, MIN 2"x4" OFFSET SYSTEM U.O.N, @ SPANDREL SYSTEM, 2"x1" 3/4" OFFSET SYSTEM, STOREFRONT SYSTEM TO BE DESIGN BUILT BY THE GENERAL CONTRACTOR. DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.
	VISION SYSTEM GLAZING: FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS.
	SPANDREL SYSTEM GLAZING: FOR EXTERIOR SPANDREL GLAZING USE 1/4" VISTACOL. BACK PAINTING OF GLASS NOT REQUIRED.
NOTES:	
1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.	
2. PROVIDE TEMPERED GLASS @ THE FOLLOWING: A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE. C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.	
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM IN A COLOR SELECTED BY THE ARCHITECT.	
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.	

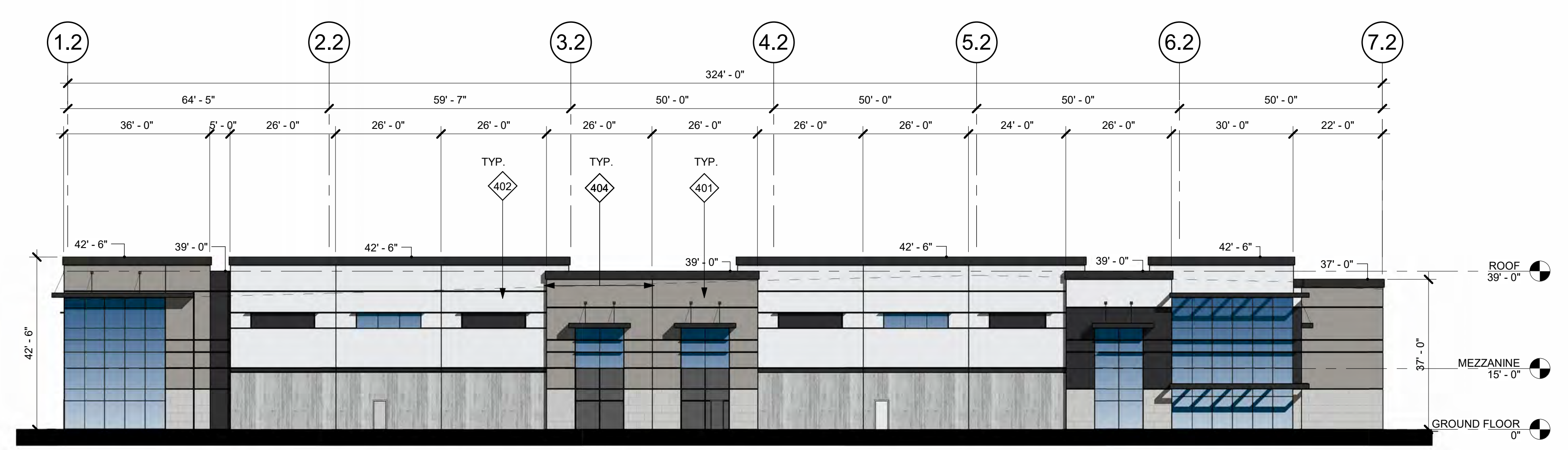
EXTERIOR WALL COLOR LEGEND & NOTES	
	A EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
	B EXTERIOR PAINT COLOR: SW 7673 PEWTER CAST
	C EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
	D EXTERIOR PAINT COLOR: SW 6258 TRICORN BLACK
	E FORMLINER BOARD FORM WOOD TEXTURE.
	F STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
	G CHARCOAL ANODIZED METAL EYE BROW
	H STACKED STONE
	I EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS
NOTES:	
1. PAINT MAIN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOOTS, & COVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.	
2. U.O.N, EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.	
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.	
4. PAINT EXTERIOR WALLS W/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.	
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.	
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.	
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.	



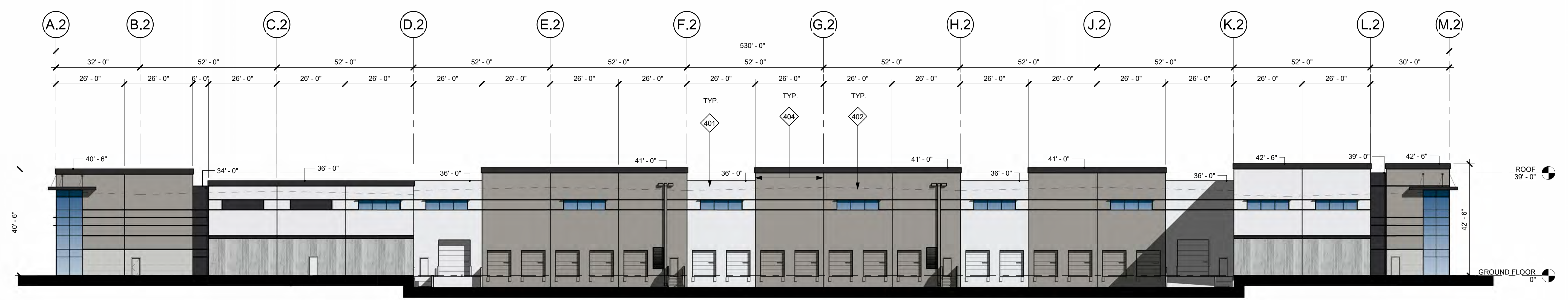
1 PROPOSED NORTH ELEVATION BUILDING 2
1" = 20'-0"



2 PROPOSED EAST ELEVATION BUILDING 2
1" = 20'-0"



3 PROPOSED SOUTH ELEVATION BUILDING 2
1" = 20'-0"



4 PROPOSED WEST ELEVATION BUILDING 2
1" = 20'-0"

KEYNOTES	
401	PAINTED CONCRETE TILT-UP WALL PANEL
402	WALL REVEAL
404	PANEL JOINT

GLAZING LEGEND & NOTES	
	STOREFRONT FRAMING: U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM, U.O.N @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILT BY THE GENERAL CONTRACTOR. DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.
	VISION SYSTEM GLAZING: FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS.
	SPANDREL SYSTEM GLAZING: FOR EXTERIOR SPANDREL GLAZING USE 1/4" VISTACOL. BACK PAINTING OF GLASS NOT REQUIRED.
NOTES:	
1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.	
2. PROVIDE TEMPERED GLASS @ THE FOLLOWING:	
A. ALL SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS	
B. ALL GLAZING WITHIN 18" OF AN ADJACENT WALKING SURFACE.	
C. ALL GLAZING WITH 24" OF ANY PORTION OF A DOOR.	
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM IN A COLOR SELECTED BY THE ARCHITECT.	
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAF1 140N FILTER FABRIC SHADE CLOTH.	

EXTERIOR WALL COLOR LEGEND & NOTES	
	(A) EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
	(B) EXTERIOR PAINT COLOR: SW 7673 PEWTER CAST
	(C) EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
	(D) EXTERIOR PAINT COLOR: SW 6258 TRICORN BLACK
	(E) FORMLINER BOARD FORM WOOD TEXTURE.
	(F) STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
	(G) CHARCOAL ANODIZED METAL EYE BROW
	(H) STACKED STONE
	(I) EXTERIOR GLASS COLOR FOR THE INNER LAYER OF INSULATED GLASS: CLEAR GLASS
NOTES:	
1. PAINT MAIN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOTS, & LOUVERS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.	
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE PRE-FINISHED WITH MANUFACTURER'S WHITE. INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.	
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.	
4. PAINT EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. ALL PAINTS TO BE AS SPECIFIED BY THE MANUFACTURER FOR CONCRETE TILT UP WALL PANELS. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.	
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL, J104.1.	
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WITH THE COLOR OF THE TRELLIS.	
7. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.	

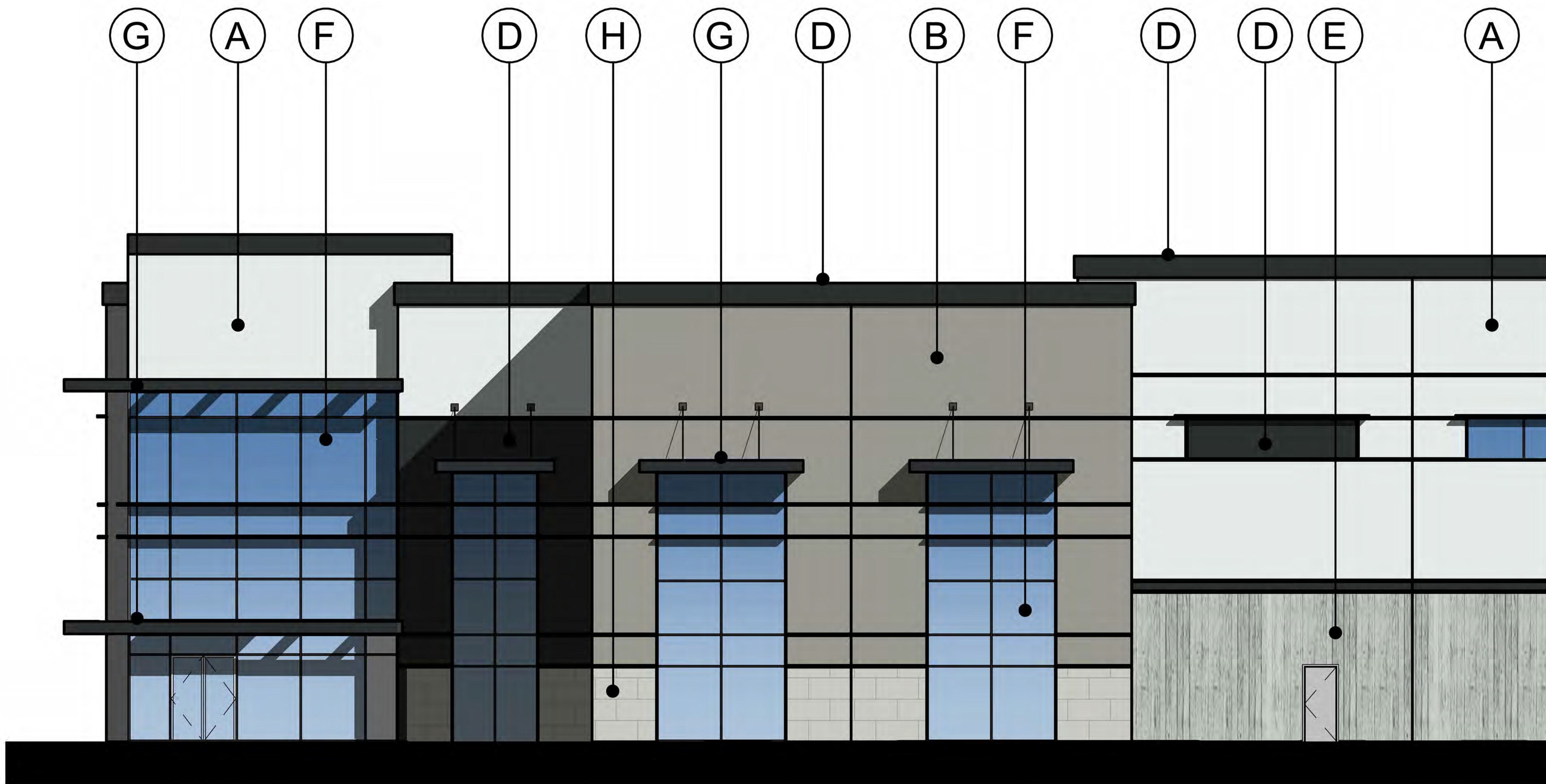


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**BUILDING 2
EXTERIOR
ELEVATIONS**

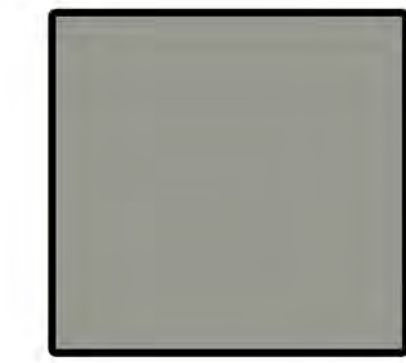
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ENLARGED VIEW @ OFFICE CORNER



A. EXTERIOR PAINT
SW 6995 SUPERWHITE



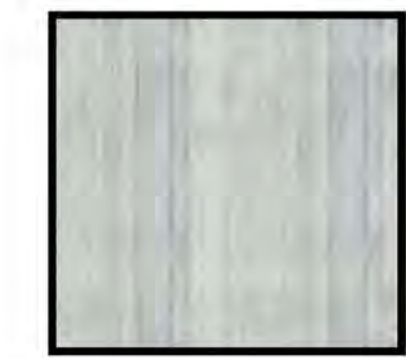
B. EXTERIOR PAINT
SW 7673 PEWTER CAST



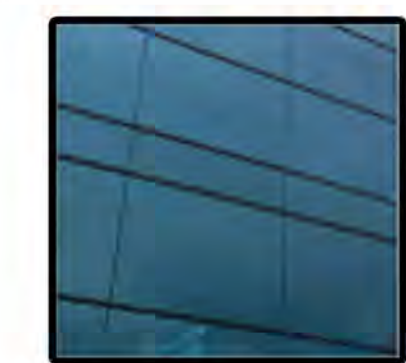
C. EXTERIOR PAINT
SW 7674 PEPPERCORN



D. EXTERIOR PAINT
SW 6285 TRICON BLACK



E. FORMLINER
BOARD FORM
WOOD TEXTURE



F. STOREFRONT
MEDIUM PERFORMANCE
BLUE REFLECTED GLAZING
BLACK ANODIZED MULLION



G. CHARCOAL ANODIZED
METAL EYE BROW



H. STACKED STONE



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COLOR BOARD