ATTACHMENT NO. 2

14387 VALLEY BOULEVARD WAREHOUSE BUILDING

14387 VALLEY BOULEVARD, FONTANA, CA 92335



8811 Research Drive, Suite 200, Irvine, CA 92618 T: 949 474 1775 F: 949 553 9133

DEVELOPED FORBRIVERSIDE FONTANA

OWNER/APPLICANT: RIVERSIDE FONTANA INC. 1519 WOODLARK DR. NORTHBROOK, IL 60062 PHONE: 818-267-4329 CONTACT: JIM PINES

ARCHITECT:
GAA ARCHITECTS, INC. 8811 RESEARCH DRIVE, SUITE 200 IRVINE, CA 92618
PHONE: 949-474-1775
CONTACT: ROGER DEITOS rogerd@GAAarchitects.com

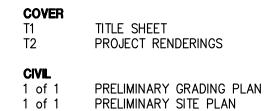
juan.guerrero@steleeind.com

KIMLEY-HORN AND ASSOCIATES, INC. 3880 LEMON STREET, SUITE 420 RIVERSIDE, CA 92501
PHONE: 951-346-2807
CONTACT: JOHN POLLOCK john.pollock@kimley-horn.com

2883 VIA RANCHEROS WAY FALLBROOK, CA 92029 FAX: 951-317-3023 CONTACT: SCOTT PETERSON

PROJECT TEAM

scott@splainc.com



LANDSCAPE CONCEPTUAL LANDSCAPE PLAN

SITE PLAN AND PROJECT TABULATIONS FIRE DEPARTMENT ACCESS SITE PLAN, NOTES FENCE & WALL PLAN, ELEVATIONS AND TRASH ENCLOSURE FENCE & WALL PLAN (COLOR EXHIBIT) TRUCK MANEUVERING PLAN AND SITE MISC.

MECHANICAL SCREENING BUILDING FLOOR PLAN BUILDING ROOF PLAN BUILDING ELEVATIONS BUILDING COLOR ELEVATIONS

SHEET INDEX





2ND DESIGN REVIEW SUBMITTAL 7/28/22 10/5/22 3RD DESIGN REVIEW SUBMITTAL 4TH DESIGN REVIEW SUBMITTAL 5TH DESIGN REVIEW SUBMITTAL 1/25/23 COLOR FENCE & WALL PLAN EXHIBIT 2/06/23 Planning Revisions

COVER

1ST DESIGN REVIEW SUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (c) GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO: RF001.01 DATE: 4/15/22 DRAWN: GAA FILE NAME: RF001_T





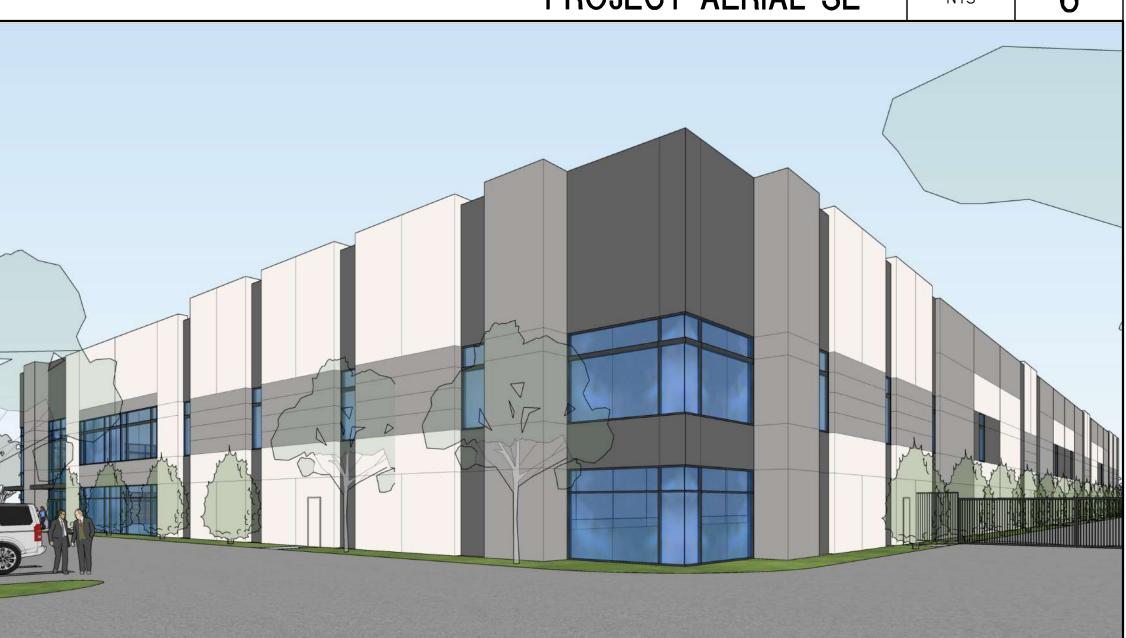
OFFICE ENTRY PERSPECTIVE

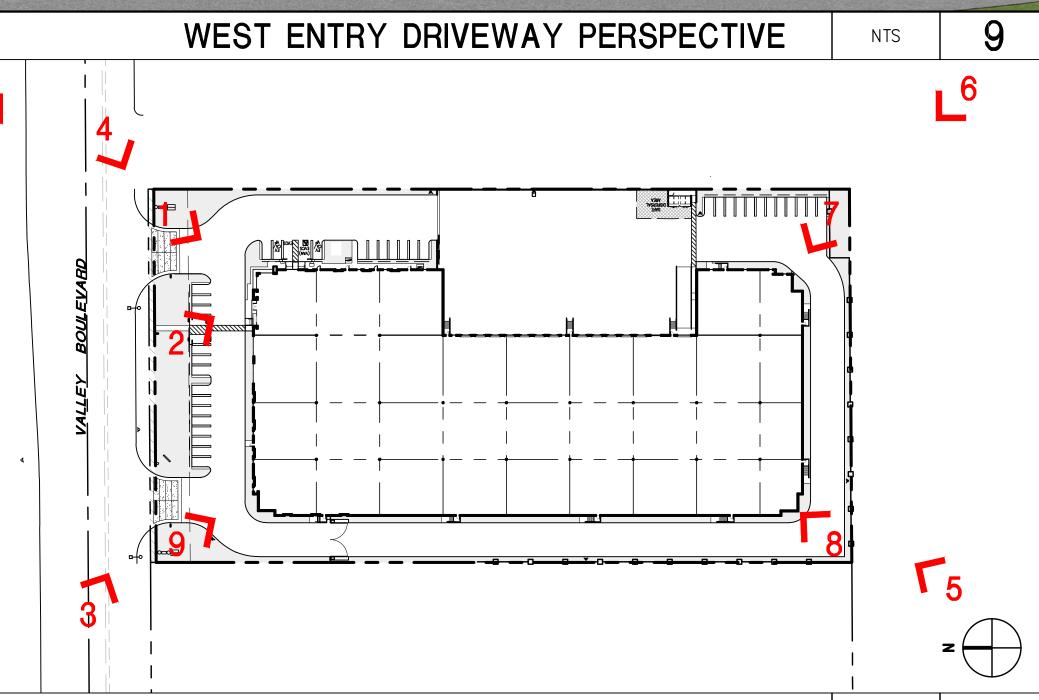
PROJECT AERIAL SW

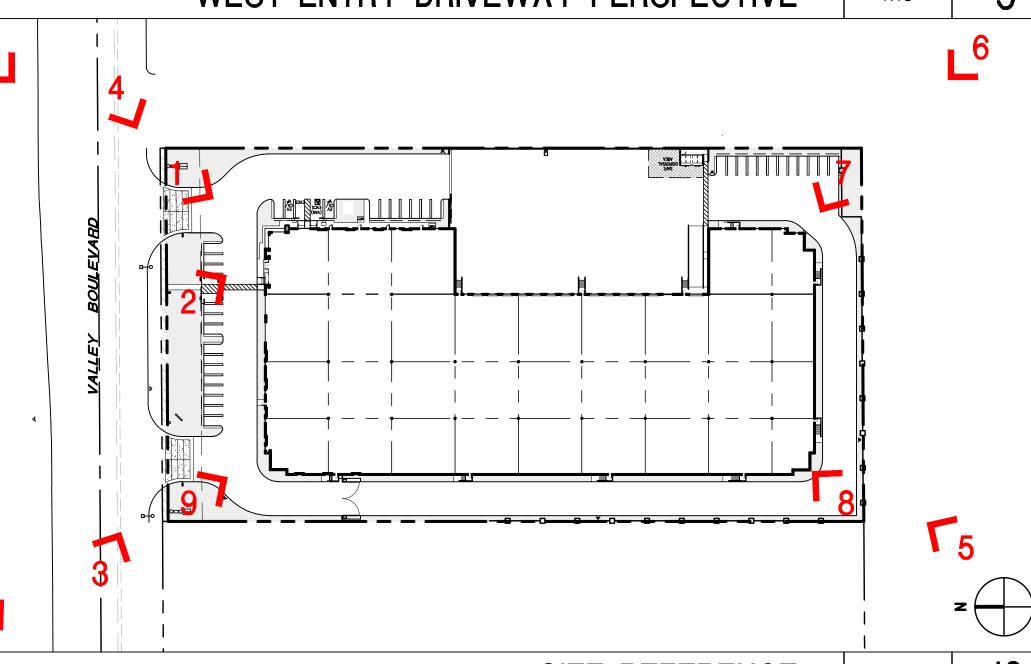


VALLEY BLVD. PERSPECTIVE NW



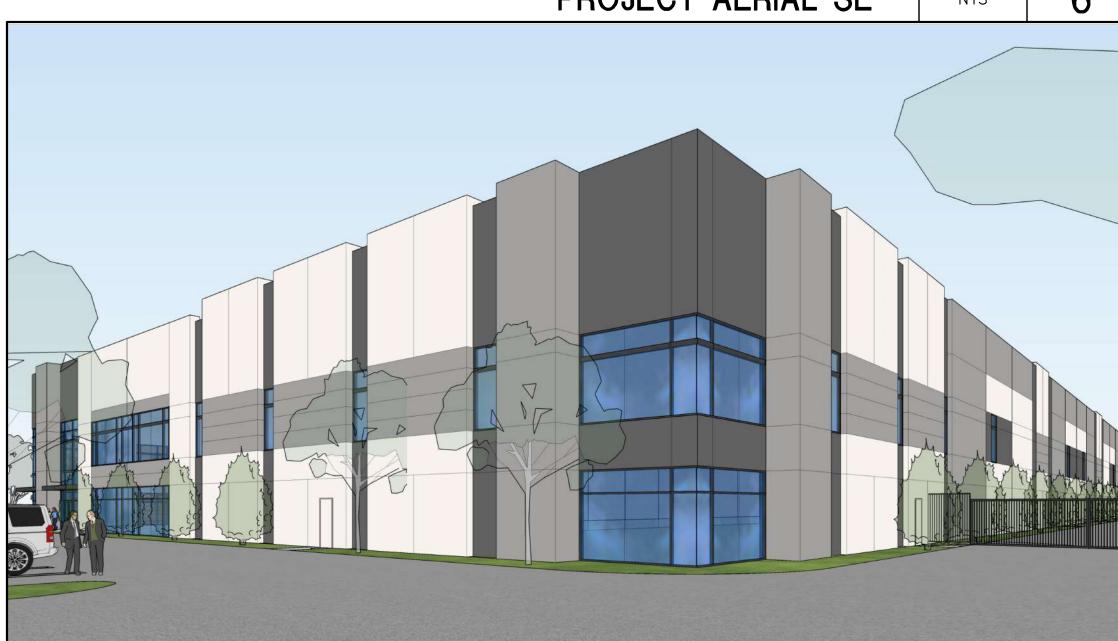








PROJECT AERIAL SE



		3RD DESIGN	REVIEW S	UB
	\triangle	4TH DESIGN	REVIEW S	UB
	\triangle	5TH DESIGN	REVIEW S	UB
9	\triangle	COLOR FENC	E & WALL	_ P
	\triangle	Planning Rev	/isions	
	-			
	ALL E CONS	DJECT DRAWINGS AND TITUTE THE OF	D WRITTEN RIGINAL AN	M.
	DISCLO.	SED WITHOUT THE	IE EXPRESS I	WRI7
	JOB NO)ı RF	001.01	

1ST DESIGN REVIEW SUBMITTAL

2ND DESIGN REVIEW SUBMITTAL

MATERIAL APPEARING HEREIN ID UNPUBLISHED WORK OF THE Y NOT BE DUPLICATED, USED OR WRITTEN CONSENT OF THE ARCHITECT.

8811 Research Drive, Suite 200, Irvine, CA 92618

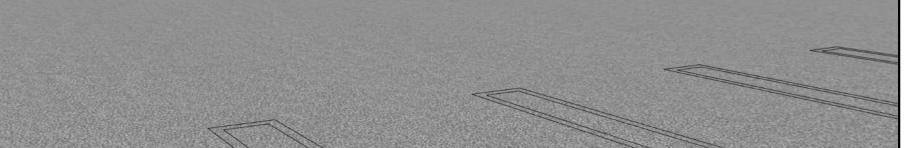
DEVELOPED FOR: RIVERSIDE FONTANA,

7/28/22 10/5/22 12/5/22

T: 949 474 1775 F: 949 553 9133

B NO:	RF001.01	SHEET NO:
TE	4/15/22	T_{A}
AWN:	GAA	12
E NAME:	RF001_T2	





SE BUILDING CORNER PERSPECTIVE

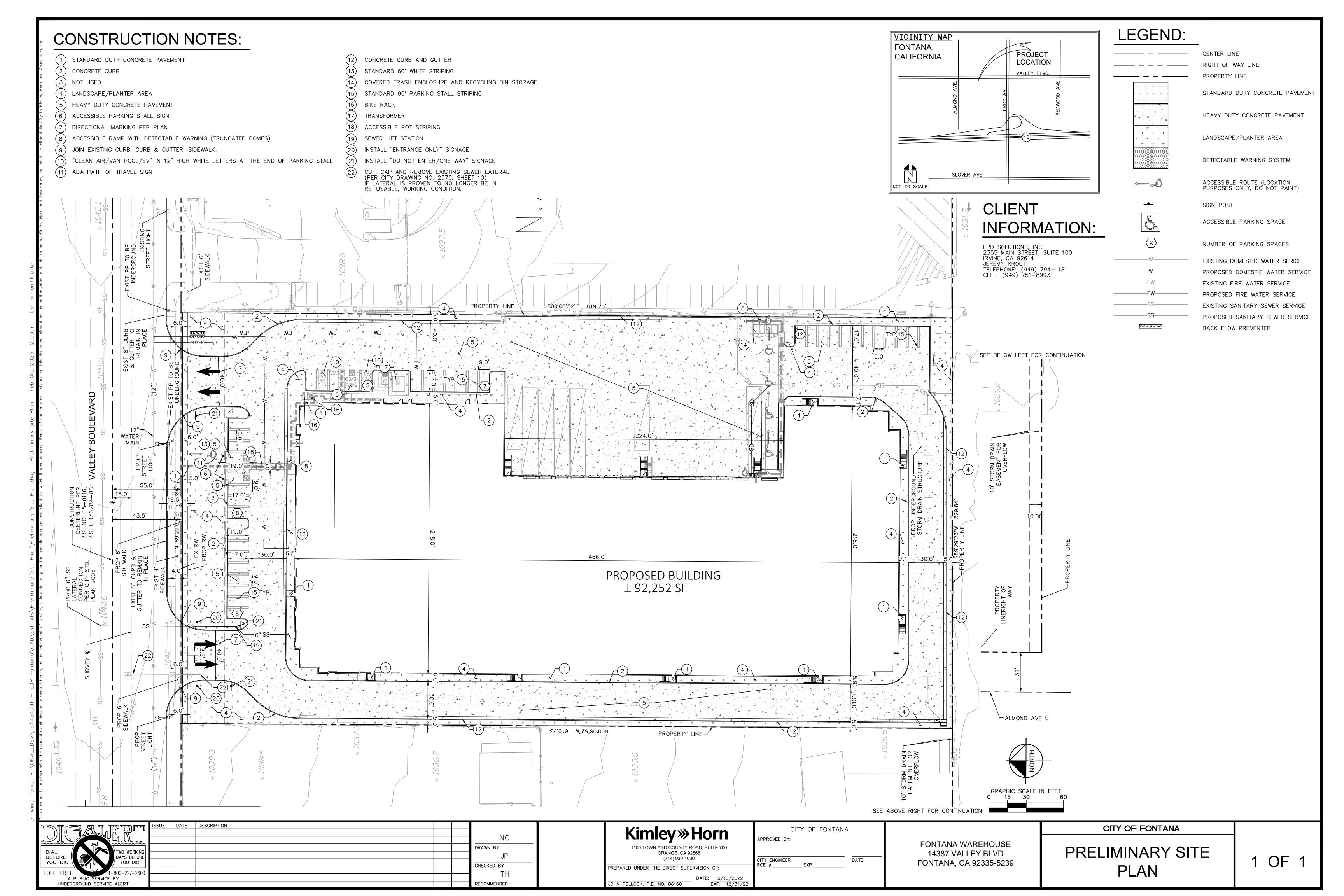
PROJECT AERIAL NE

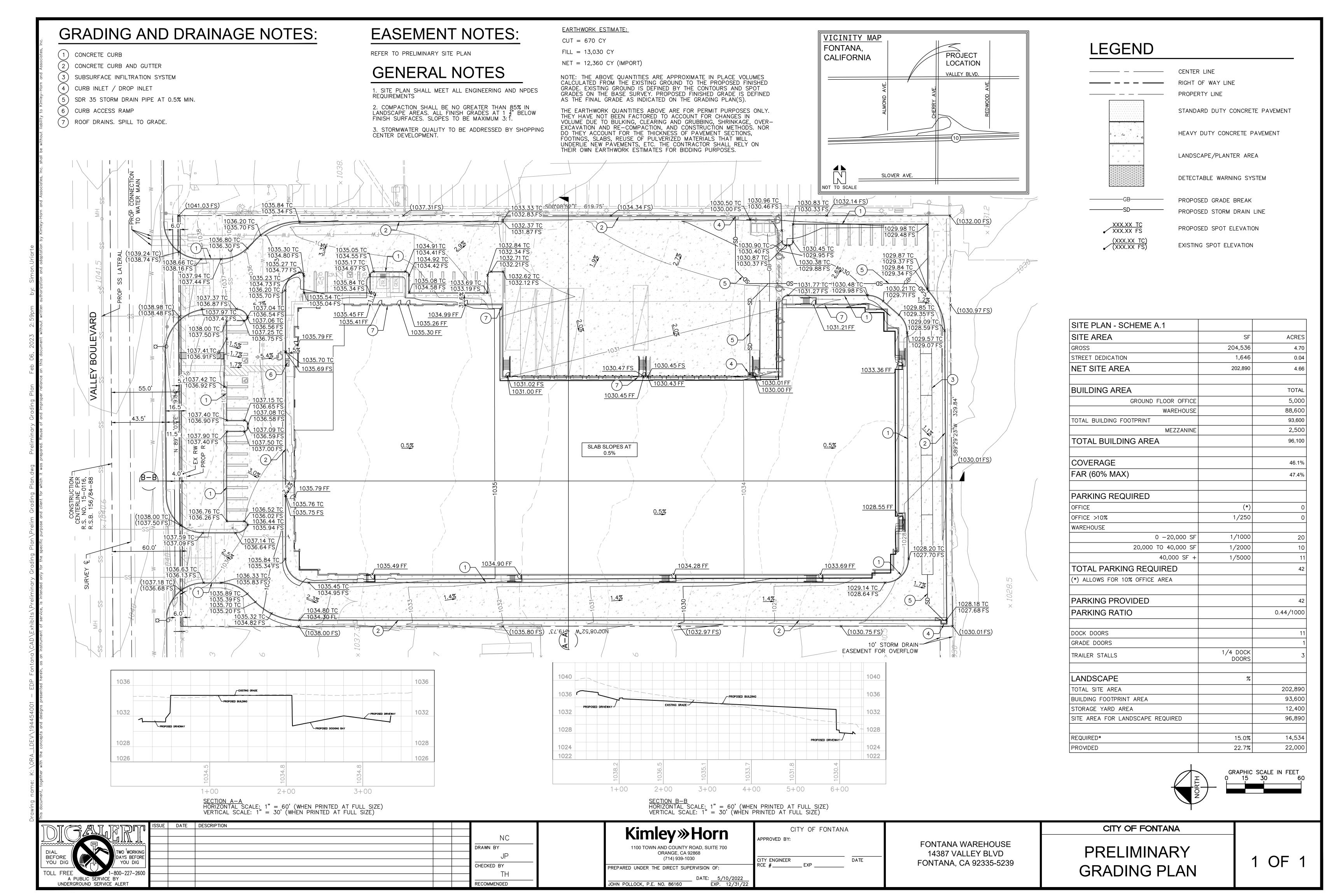


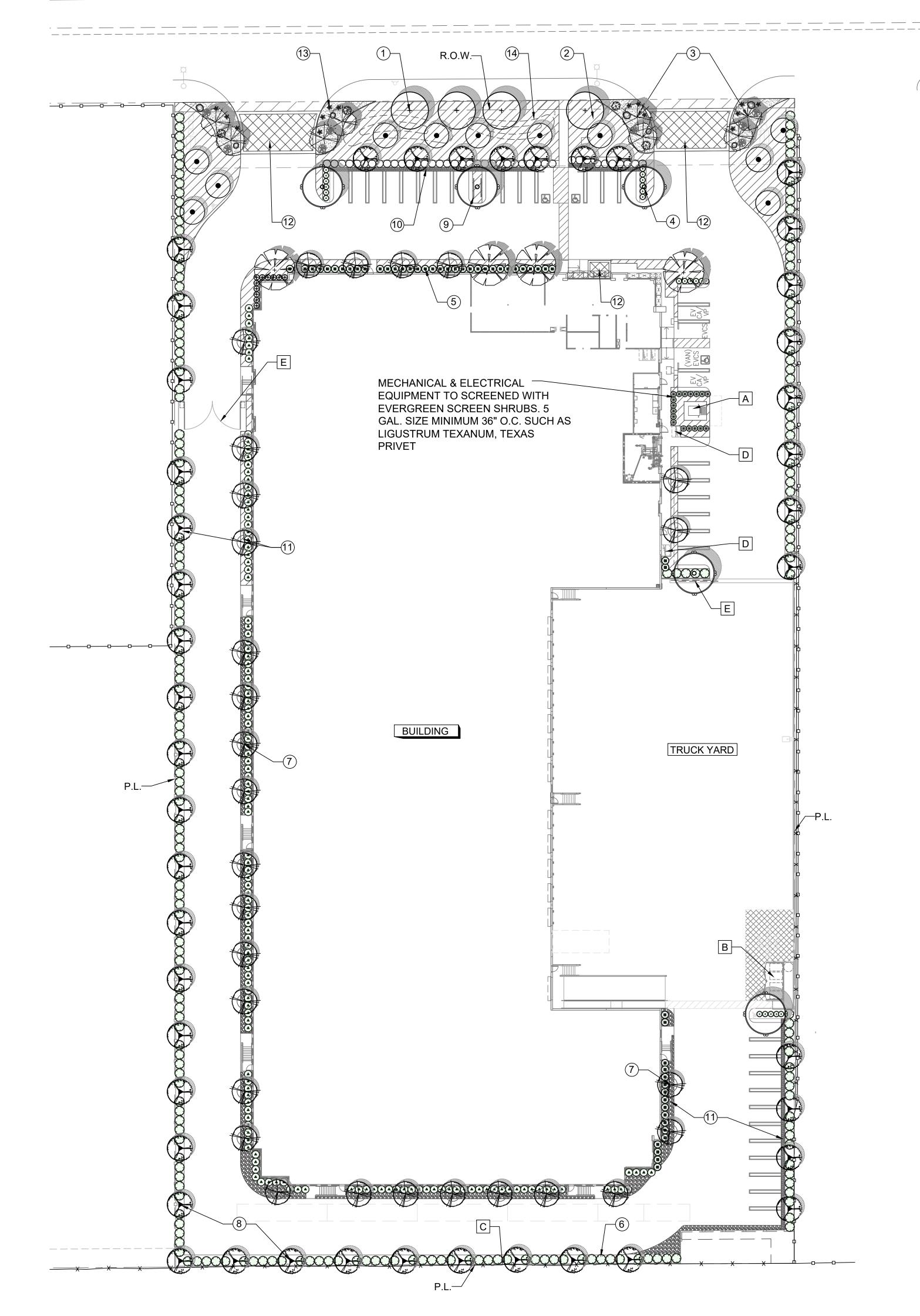
SW BUILDING CORNER PERSPECTIVE

PROJECT AERIAL NW

SITE REFERENCE







GENERAL NOTES

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND'.

- VL= VERY LOW WATER NEEDS

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
+	PROPOSED STREET TREE ALONG VALLEY BLVD. PLATANUS X ACERIFOLIA 'BLOODGOOD', LONDON PLANE TREE 24" BOX SIZE.	4	М
	FLOWERING ACCENT TREE AT ENTRY DRIVES CERCIDIUM X. 'DESERT MUSEUM', BLUE PALO VERDE 36" BOX SIZE.		L
	FLOWERING ACCENT TREE AT BUILDING ENTRIES LAGERSTROEMIA INDICA, CRAPE MYRTLE 36" BOX SIZE.	4	М
	EVERGREEN SCREEN TREES -GEIJERIA PARVIFLORA, AUSTRALIAN WILLOW -QUERCUS ILEX, HOLLY OAK 15 GAL. SIZE.	45	M L
	VERTICAL FROWING TREE ADJACENT TO BUILDING -ACACIA STENOPHYLLA, SHOE STRING ACACIA -PINUS ELDARICA, MONDELL PINE -TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE.	29	L L M
	BACKGROUND TREE CHITALPA X TASHKENTENSIS, CHITALPA 24" BOX SIZE.	11	L
	PARKING LOT SHADE TREE -CUPANIOPSIS ANACARDIOIDES, CARROTWOOD TREE -QUERCUS ILEX, HOLLY OAK 24" BOX SIZE.	5	M L

SHRUBS			
SYMBOL	NAME	WUCOLS	
	DODONAEA V. 'PURPUREA', PURPLE HOPSEED BUSH 5 GAL. SIZE.	L	
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE.	L	
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE.	L	
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE.	L	
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE.	L	

GROUND COVERS			
SYMBOL	NAME	WUCOLS	
Sanhadandan)	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL @ 24" O.C.	L	
adadadadad	LANTANA CAMARA 'DWARF GOLD', DWARF LANTANA 1 GAL SIZE @ 30" O.C.	L	
	SALVIA 'BEE'S BLISS', BEE'S BLISS SAGE 1 GAL @ 36" O.C.	L	
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL @ 42" O.C.	М	
	SALVIA CLEVLANDII, CLEVELAND SAGE 5 GAL @ 48" O.C.	L	
and	DIANELLA TASMANICA 'VARIEGATA', WHITE STRIPED TASMAN FLAX LILY 1 GAL @ 24" O.C.	М	

NOTE: APPLY A 3" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.

DESIGN KEY NOTES:

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE

PLAN. IT IS BASED ON PRELIMINARY

INFORMATION WHICH IS NOT FULLY

VERIFIED AND MAY BE INCOMPLETE. 17

EXAMINING ALTERNATE DEVELOPMENT

INDICATED ARE SUBJECT TO REVISION

IS MEANT AS A COMPARATIVE AID IN

STRATEGIES AND ANY QUANTITIES

AS MORE RELIABLE INFORMATION

BECOMES AVAILABLE.

(1.) NEW STREET PER TREE LEGEND.

LEGEND.

LEGEND.

TREE LEGEND.

(2.) DROUGHT TOLERANT SHRUB AND GROUND COVER PER B. TRASH ENCLOSURE PER ARCHITECTURAL PLANTING LEGEND.

4. PROPOSED PARKING LOT SHADE TREE PER PLANTING

(5.) FOUNDATION SHRUB ALONG BUILDING PER LEGEND.

(6.) EVERGREEN SCREEN SHRUB ALONG PROPERTY PER

7.) VERTICAL TREE ALONG BUILDING FACADE PER TREE

(8.) EVERGREEN SCREEN TREE ALONG PROPERTY LINE PER

(9.) ALL TREE LOCATED 3' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER

(10) ALLOW FOR 24" CLEARANCE FROM BACK OF CURB TO

SHRUB. PROVIDE MULCH BETWEEN BACK OR CURB AND

(11) 3" LAYER OF CRUSHED ROCK OVER WEED FILTER FABRIC.

(12) ENHANCED PAVING AT VEHICULAR AND BUILDING ENTRY AREAS. INTEGRAL COLORED PAVING WITH LIGHT ETCH

(14) LANDSCAPE EARTH BERMS WITH SMOOTH GRADES, 3:1

LANDSCAPE AREA REQUIRED = 14,534 SQ. FT. (15%)

• TOTAL NUMBER OF PARKING STALLS = 42 STALLS

• TOTAL NUMBER OF TREES PROVIDED = 18 TREES

TOTAL LANDSCAPE AREA PROVIDED = 22,000 SQ. FT. (22.7%)

TOTAL NUMBER OF TREES REQUIRED AT 1 TREE PER 4 STALLS

PANELS. 18" MIN. DEPTH X 10' WIDE PANEL.

(13) D.G. POCKETS WITH SUCCULENTS.

MAXIMUM SLOPE.

LANDSCAPE DATA

SITE AREA = 202,890 SQ. FT.

42 / 4 = 11 TREES

REQUIRED TREE QUANTITY MATRIX

(3.) PROPOSED FLOWERING ACCENT TREE PER PLANTING

REFRENCE KEY NOTES:

C. PROPOSED FENCE PER ARCHITECTURAL

A. TRANSFORMER PER ELEC. PLANS.

- D. BIKE RACK PER ARCHITECTURAL PLANS.
- E. GATE PER ARCHITECTURAL PLANS.

IRRIGATION NOTE:

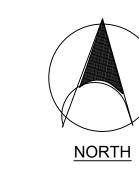
THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

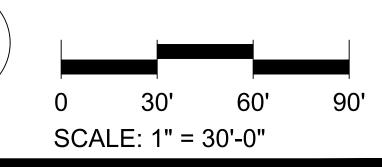
WUCOLS PLANT FACTOR

- H = HIGH WATER NEEDS M = MODERATE WATER NEEDS
- L = LOW WATER NEEDS

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
+	PROPOSED STREET TREE ALONG VALLEY BLVD. PLATANUS X ACERIFOLIA 'BLOODGOOD', LONDON PLANE TREE 24" BOX SIZE.	4	М
	FLOWERING ACCENT TREE AT ENTRY DRIVES CERCIDIUM X. 'DESERT MUSEUM', BLUE PALO VERDE 36" BOX SIZE.		L
	FLOWERING ACCENT TREE AT BUILDING ENTRIES LAGERSTROEMIA INDICA, CRAPE MYRTLE 36" BOX SIZE.	4	М
A STATE OF THE PARTY OF THE PAR	EVERGREEN SCREEN TREES -GEIJERIA PARVIFLORA, AUSTRALIAN WILLOW -QUERCUS ILEX, HOLLY OAK 15 GAL. SIZE.	45	M L
	VERTICAL FROWING TREE ADJACENT TO BUILDING -ACACIA STENOPHYLLA, SHOE STRING ACACIA -PINUS ELDARICA, MONDELL PINE -TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE.	29	L L M
•	BACKGROUND TREE CHITALPA X TASHKENTENSIS, CHITALPA 24" BOX SIZE.	11	L
	PARKING LOT SHADE TREE -CUPANIOPSIS ANACARDIOIDES, CARROTWOOD TREE -QUERCUS ILEX, HOLLY OAK 24" BOX SIZE.	5	M L

SHRUBS			
SYMBOL	NAME	WUCOLS	
	DODONAEA V. 'PURPUREA', PURPLE HOPSEED BUSH 5 GAL. SIZE.	L	
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE.	L	
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE.	L	
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE.	L	
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE.	L	







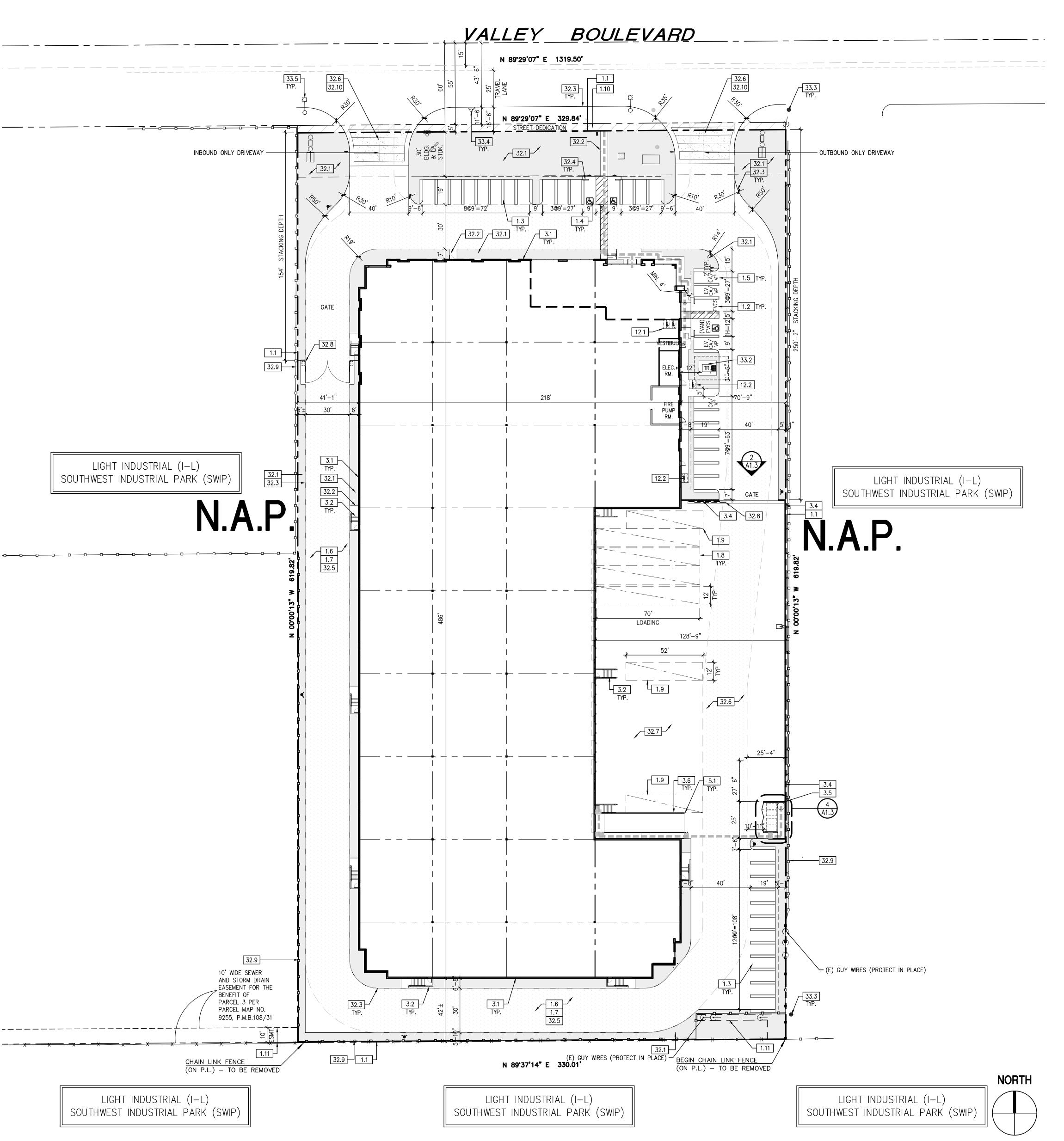


G|A|A ARCHITECTS Suite 200, Irvine, CA 92618 T 949 474 1775 www.GAAarchitects.com

FALLBROOK, CA 92028

PH: 760-842-8993

CONCEPTUAL LANDSCAPE PLAN 14387 VALLEY BOULEVARD WAREHOUSE BLDG.



SITE INFORMATION

0234-211-30

LAND USE / ZONING:

EXISTING/PROPOSED GENERAL PLAN: LIGHT INDUSTRIAL (I-L) EXISTING/PROPOSED ZONING: SOUTHWEST INDUSTRIAL PARK (SWIP) SPEEDWAY INDUSTRIAL DISTRICT (SID) EXISTING LAND USE: INDUSTRIAL

UTILITIES:

FONTANA WATER COMPANY WATER: SEWER: MUNICIPAL UTILITES COMPANY GAS: ELECTRIC: SOUTHERN CALIFORNIA GAS COMPANY SOUTHERN CALIFORNIA EDISON PHONE:

T.V.: TIME WARNER CABLE, VERIZON

SCHOOL DISTRICT: FONTANA UNIFIED SCHOOL DISTRICT

CODE ANALYSIS:

2019 CBC CODE BUILDING OCCUPANCY: CONSTRUCTION TYPE: III-B FIRE SPRINKLERS (AUTOMATIC): YES STORIES:

ZONING ANALYSIS:

MAX COVERAGE/FAR: 60% REQ. LANDSCAPING: MAX. BLDG HEIGHT:

PARKING/LOADING 9'x19' (INCLUDING 2' OVERHANG) STANDARD STALL: MIN. AISLE: 26'; 30' FIRE DEPARTMENT ACCESS LANES

TRAILER STALL: 12'x52' LOADING SPACE: 12**'**x70'

SITE PLAN & CITY NOTES

NOTES: THE PROPERTY IS WITHIN A SPECIFIC PLAN.

- THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD. SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
- THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/COMBUSTIBLE MATERIALS OR
- THE PROPERTY'S WATER QUALITY FEATURES ARE SHOWN AS PART OF THE CIVIL PACKAGE. LOADING SPACES WILL BE PAVED WITH CONCRETE.
- SERVICE GATES WILL BE MANUALLY OPERATED W/ KNOX PAD LOCK. SIGN PROGRAM WILL BE UNDER SEPARATED PERMIT.
- NO ABOVE/UNDERGROUND TANKS ARE PROVIDED. SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

FIRE DEPARTMENT NOTES: FIRE DEPARTMENT ACCESS SHALL COMPLY WITH FIRE DEPARTMENT FIRE PROTECTION

STANDARDS.

CALGREEN NOTES:

- PROJECT SITE IS LARGER THAN ONE ACRE A STORM WATER POLLUTION PLAN IS REQUIRED (CG 5.106.1).
- VISITOR BICYCLE PARKING RACKS SHALL BE PROVIDED WITHIN 200 FEET OF BUILDING ENTRANCES, FOR A MINIMUM OF 5% NEW VISITOR VEHICULAR PARKING (CG 5.106.4.1). IN BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, SECURE, LONG-TERM BICYCLE ENCLOSURES OR LOCKERS SHALL BE PROVIDED ON-SITE, FOR A MINIMUM OF 5% NEW TENANT VEHICULAR PARKING (CG 5.106.5.1). COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT INDOORS IN AMOUNTS PROPORTIONAL TO THE PARKING REQUIRED FOR EACH TENANT IMPROVEMENT.
- 'CLEAN AIR' PARKING SPACES SHALL BE PROVIDED ON SITE FOR CARPOOLS & FUEL-EFFICIENT VEHICLES, FOR A MINIMUM NUMBER OF SPACES PROPORTIONAL TO REQUIRED VEHICLE PARKING PER CALGREEN TABLE (CG5.106.5.2).
- LIGHTING DESIGN SHALL LIMIT GLARE AND UPLIGHT AND COMPLY WITH LOCAL CODES AND CALGREEN (CG 5.106.8). THIS PROJECT'S PLUMBING FIXTURES SHALL BE 20% WATER-CONSERVING (CG)

METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND

- 5.303.2). BEING A SHELL BUILDING, COMPLIANCE WITH THIS SECTION WILL BE PROVIDÉD IN EACH PERMIT FOR TENANT IMPROVEMENT. • FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR
- IRRIGATION SYSTEM SHALL HAVE WEATHER- OR SOIL MOISTURE-BASED AUTOMATIC CONTROLLERS (CG 5.304.2&3). A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE DEVELOPED, DEMONSTRATING A MINIMUM OF 50% RECYCLING AND/OR SALVAGING OF NON-HAZARDOUS CONSTRUCTION WASTE AND COMPLYING WITH CALGREEN REQUIREMENTS (CG 5.408.1).
- 100% OF LAND-CLEARED SOILS AND VEGETATION SHALL BE REUSED OR RECYCLED • PER SECTION 5.410.2, EXCEPTIONS 1 & 2, COMMISSIONING IS NOT REQUIRED FOR DRY
- STORAGE WAREHOUSES OR AREAS USED FOR OFFICES LESS THAN 10,000 SF IN DRY STORAGE WAREHOUSES. (CG 5.410.2).
- ALL CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).

SMOKING SHALL BE PROHIBITED WITHIN 25 FEE AND OPERABLE WINDOWS (CG 5.504.7).	T OF BUILDING ENTRIES,	AIR INTAKES,
SITE AREA	SF	ACRE
Gross	204,411	4.6
Street Dedication	1,649	0.0
NET SITE AREA	202,762	4.6
BUILDING AREA		TOTA
Ground Floor Office		3,75
Warehouse		88,50
Total Building Footprint		92,25
Mezzanine		3,75
TOTAL BUILDING AREA		96.00

TOTAL BUILDING AREA	96,0
COVERAGE	45.5
FAR (60% Max)	47.3
PARKING REQUIRED	
Office >10% (*)	
Warehouse	
2 Spaces/3 Employees on	
maximum working shift	60 Employe
TOTAL PARKING REQUIRED	-
(*) Allows for 10% Office Area	
PARKING PROVIDED	
-VC	
Standard	;
TOTAL PARKING PROVIDED	-
PARKING RATIO	0.42/10
	i

Provided

Provided

202,762

92,252

12,400

14,71

24,074

1/4 Dock Doors

1/30000

15.0%

*Lanscape requirement based on total site aga minus building area and storage area

CLEAN AIR/VANPOOL/EV	Required
CA/VP (26-50 Parking Spaces)	
EV (10% of Total Parking)	
EVCS (5% of Total Parking)	
BICYCLE PARKING	Required

Long-term (1/30,000 sf)

Short-term (1/30,000 sf) DOCK DOORS GRADE DOORS TRAILER STALLS (12' x 52') LOADING SPACES (12' x 70')

5,000 - 30,000 sf 30,000 sf + TOTAL LOADING SPACES LANDSCAPE Total Site Area

Building Footprint Area Storage Yard Area Site Area for Landscape Req. Required*

PROJECT TABULATIONS

1: 30

SITE PLAN

KEYNOTES

- 1.1 PROPERTY LINE / R.O.W. REFER TO CIVIL DRAWINGS 1.2 EV CHARGING STATION PARKING STALL
- 1.3 STANDARD PARKING STALL (9'X19') TYP. 1.4 ADA-ACCESSIBLE PARKING STALL(S) 1.5 CLEAN AIR / VAN POOL / EV PARKING STALL(S) PER CALGREEN 5.106.5.2
- 1.6 2-WAY DRIVE AISLE 1.7 FIRE DEPT. ACCESS DRIVE: 30'W MIN. 1.8 LOADING SPACE (12'X70') - TYP.
- 1.9 TRAILER STALL (12'X52') TYP. 1.10 STREET DEDICATION
- 1.11 EASEMENT REFER TO CIVIL DRAWINGS

3.0 CONCRETE

- 3.1 TILT-UP CONCRETE BUILDING WALL 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL 3.3 CONCRETE STAIR W/ HANDRAIL
- 3.4 TILT-UP CONCRETE SCREEN WALL, PTD. 3.5 TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP. 3.6 TILT-UP CONCRETE GUARDRAIL T.O.W. 42" ABOVE HIGH SIDE
- 5.0 METAL FABRICATIONS

5.1 STEEL PIPE BOLLARD

- 12.0 FURNISHINGS 12.1 BICYCLE RACK PER CAL GREEN; LONG-TERM 1/30,000 SF OF GROSS
- FLOOR AREA REFER TO TABULATIONS 12.2 BICYCLE RACK PER CITY OF FONTANA; SHORT-TERM 1/30,000 SF OF GROSS FLOOR AREA - REFER TO TABULATIONS
- 32.0 EXTERIOR IMPROVEMENT REFER TO CIVIL AND LANDSCAPE U.N.O.
- 32.1 LANDSCAPE PLANTING AREA
- 32.2 CONC. WALKWAY 32.3 CONC. CURB, TYP.
- 32.4 PRECAST CONC. WHEEL STOP 32.5 VEHICULAR PAVING
- 32.6 CONC. COMMERCIAL DRIVEWAY FOR TRUCKS, EMPLOYEES, PASSENGER VEHICLES AND FIRE ACCESS
- 32.7 CONC. TRUCK DOCK APRON
- 32.8 TUBE STEEL GATE WITH KNOX PADLOCK 7' TALL
- 32.9 TUBE STEEL FENCE 32.10 DECORATIVE ENTRY PAVING
- 33.0 UTILITIES REFER TO CIVIL AND ELECTRICAL 33.1 UNDER GROUND STORAGE INFILTRATION CHAMBER PER CIVIL.
- 33.2 ELECTRICAL TRANSFORMER TO BE SCREENED BY MATURE DENSE HEDGE 33.3 POWER POLE 33.4 FIRE HYDRANT 33.5 STREET LIGHT

GENERAL NOTES

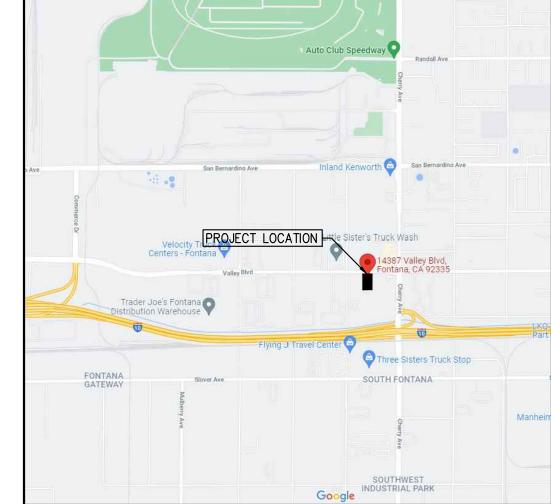
- 1. GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS ARE NOT REQUIRED ON THE LOADING SIDE OF LOADING DOCKS (CBC 1013.2).
- 2. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48
- 3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. 4. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS
- REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES. 5. DOWNSPOUTS WILL NOT BE VISIBLE FROM OLEANDER AND THE PULBIC RIGHT-OF-WAY
- 6. LANDSCAPING WILL BE SEPARATED W/ A 6" CURB ALONG DRIVEWAYS AND PARKING

SITE PLAN - LEGEND

- ACCESSIBLE PATH OF TRAVEL 4' WIDE MINIMUM 1:20 MAX RUNNING SLOPE (U.N.O.), AND 1:48 MAX CROSS SLOPE
- ACCESSIBLE PARKING STALL(S), TYP.
- PARKING STALL MARKING PER CALGREEN CLEAN AIR/VANPOOL/EV, TYP.
- PARKING STALL MARKING PER CALGREEN EV CHARGING STATION
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS



AERIAL MAP	NTS	THE PERMIT
	у Аνе	



NTS

VICINITY MAP

DESCRIPTION 1ST DESIGN REVIEW SUBMITTAL 5/10/22 7/28/22 2ND DESIGN REVIEW SUBMITTAL 10/5/22 3RD DESIGN REVIEW SUBMITTAL 4TH DESIGN REVIEW SUBMITTAL 12/5/22 1/25/23 5TH DESIGN REVIEW SUBMITTAL 2/01/23 COLOR FENCE & WALL PLAN EXHIBIT 2/06/23 Planning Revisions

ARCHITECTS

FOR ONT/

OP SIDE

DEVEL (RIVERS

N A A

8811 Research Drive,

Irvine, CA 92618

T: 949 474 1775

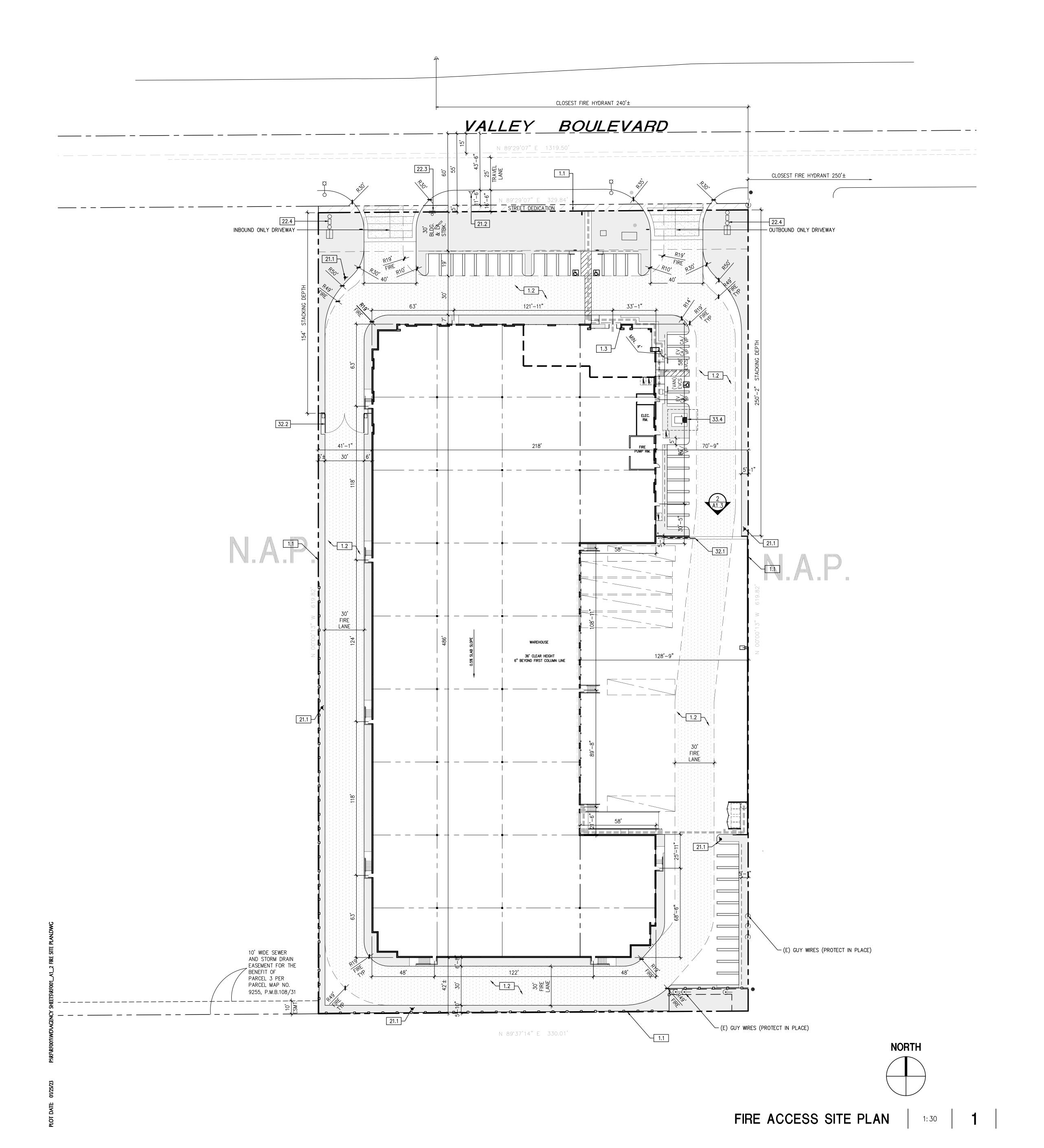
F: 949 553 9133

Suite 200,

SITE PLAN PROJECT TABULATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED. USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (c) GAA ARCHITECTS. ALL RIGHTS RESERVED.

OB NO:	RF001.01	SHEET NO:
ATE:	4/15/22	1
RAWN:	GAA	A 1.1
LE NAME:	RF001_1.1	



1.0 GENERAL

- 1.1 PROPERTY LINE/ R.O.W. REFER TO CIVIL DRAWINGS
 1.2 FIRE ACCESS FIRE LANE
- 1.3 FIRE DEPARTMENT ACCESS KEY BOX (KNOX BOX)
- 21.0 FIRE SUPPRESSION REFER TO FIRE PROTECTION DRAWINGS
 21.1 PRIVATE FIRE HYDRANT
 21.2 PUBLIC FIRE HYDRANT
 22.3 FIRE DEPARTMENT CONNECTION
- 22.4 FWC FIRE SERVICE
- 32.0 EXTERIOR IMPROVEMENT REFER TO CIVIL AND LANDSCAPE U.N.O.
 32.1 MANUAL ROLLING TUBE STEEL GATE WITH KNOX PADLOCK PER
 SAN BERNARDINO COUNTY REQUIREMENTS FOR EMERGENCY OPERATION
- AT ALL TIMES 32.2 MANUAL SWINGING TUBUE STEEL GATE WITH KNOX PADLOCK PER SAN BERNARDINO COUNTY REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES
- 33.0 UTILITIES REFER TO CIVIL AND ELECTRICAL DRAWINGS 33.4 ELECTRICAL TRANSFORMER

- 1. FIRE PROTECTION UNDER SEPARATE PERMIT
- 2. KNOX PADLOCKS WILL BE PROVIDED FOR ALL MANUAL ROLLING GATES

SAN BERNARDINO COUNTY FIRE DEPARTMENT FIRE ACCESS LANE WIDTH:

MIN. INSIDE TURN RADIUS: MIN. OUTSIDE TURN RADIUS:

SITE PLAN - LEGEND

- PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT
- FIRE LANE 6" CONCRETE OVER 4" AGGREGATE BASE SEE CIVIL DRAWINGS NO PARKING FIRE LANE
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- TUBE STEEL FENCE 8' HEIGHT, TYPICAL

FIRE DEPARTMENT NOTES

8811 Research Drive, Suite 200, Irvine, CA 92618

T: 949 474 1775 F: 949 553 9133

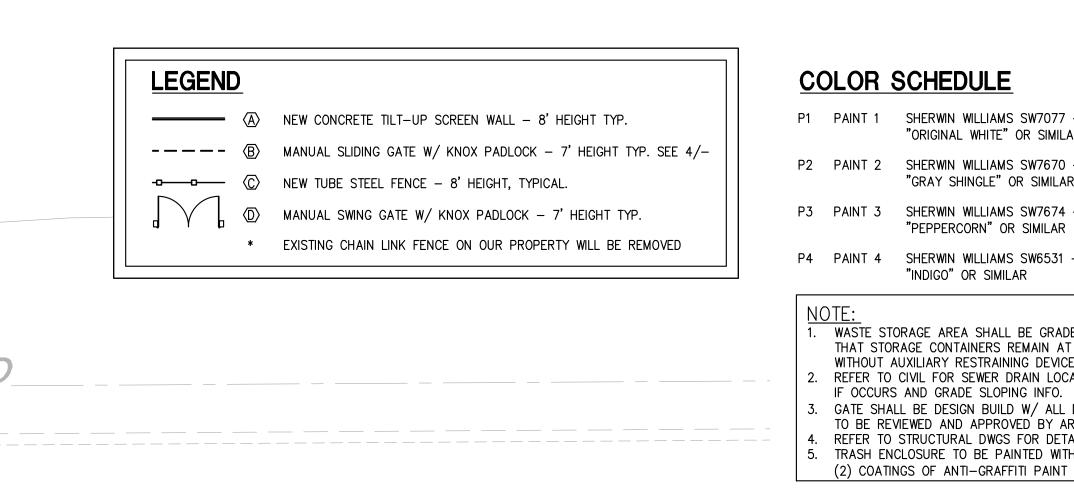
DEVELOPED FOR: RIVERSIDE FONTANA,

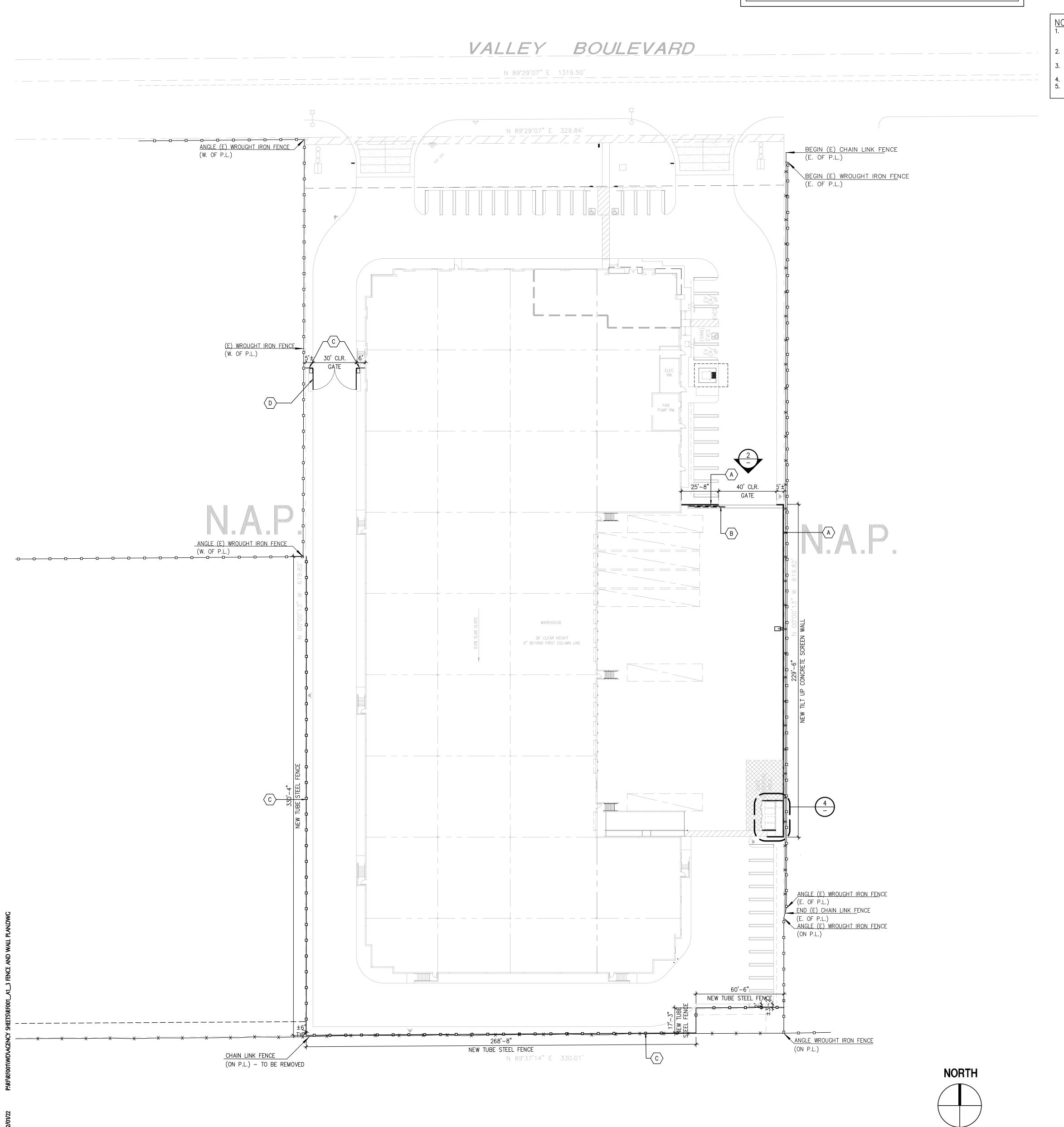
NO.	DESCRIPTION	DATE
$\overline{\triangle}$	1ST DESIGN REVIEW SUBMITTAL	5/10/22
$\overline{\Delta}$	2ND DESIGN REVIEW SUBMITTAL	7/28/22
\triangle	3RD DESIGN REVIEW SUBMITTAL	10/5/22
$\overline{\Delta}$	4TH DESIGN REVIEW SUBMITTAL	12/5/22
$\overline{\Delta}$	5TH DESIGN REVIEW SUBMITTAL	1/25/23
$\overline{\Delta}$	COLOR FENCE & WALL PLAN EXHIBIT	2/01/23
$\overline{\Delta}$	Planning Revisions	2/06/23

FIRE ACCESS SITE PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. © GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	RF001.01	SHEET N
DATE:	4/15/22	
DRAWN:	GAA	<i> </i>
FILE NAME:		





COLOR SCHEDULE

P1 PAINT 1 SHERWIN WILLIAMS SW7077 -"ORIGINAL WHITE" OR SIMILAR P2 PAINT 2 SHERWIN WILLIAMS SW7670 — "GRAY SHINGLE" OR SIMILAR

P3 PAINT 3 SHERWIN WILLIAMS SW7674 -"PEPPERCORN" OR SIMILAR P4 PAINT 4 SHERWIN WILLIAMS SW6531 -"INDIGO" OR SIMILAR

WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES. REFER TO CIVIL FOR SEWER DRAIN LOCATIONS IF OCCURS AND GRADE SLOPING INFO. GATE SHALL BE DESIGN BUILD W/ ALL DETAILS TO BE REVIEWED AND APPROVED BY ARCHITECT REFER TO STRUCTURAL DWGS FOR DETAILS TRASH ENCLOSURE TO BE PAINTED WITH TWO

MIN. 1:48 TRASH ENCLOSURE-ROOF, STEEL FASCIA ELEVATION TO BE PAINTED TO MATCH BLDG. P1 CONC. TILT-UP SCREEN-______ WALL. INSIDE FACE TO BE PAINTED P1 TILT-UP CONC. PNL.,—— PAINT TO MATCH BLDG. P1

SIDE ELEVATION

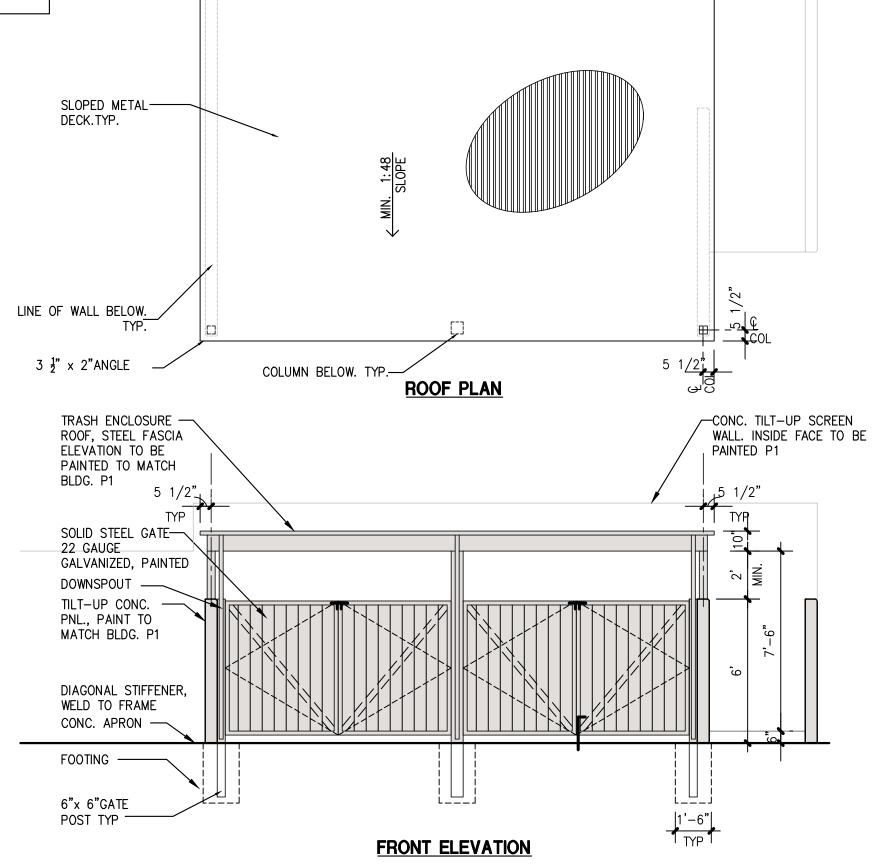
8811 Research Drive, Suite 200, Irvine, CA 92618 T: 949 474 1775 F: 949 553 9133 CONC. TILT-UP

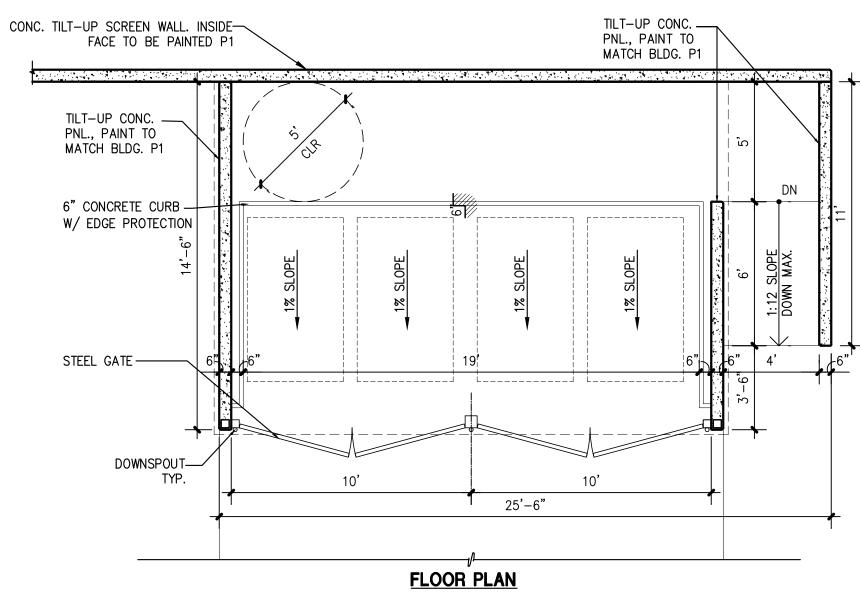
ARCHITECTS

BOULEVARD 92335

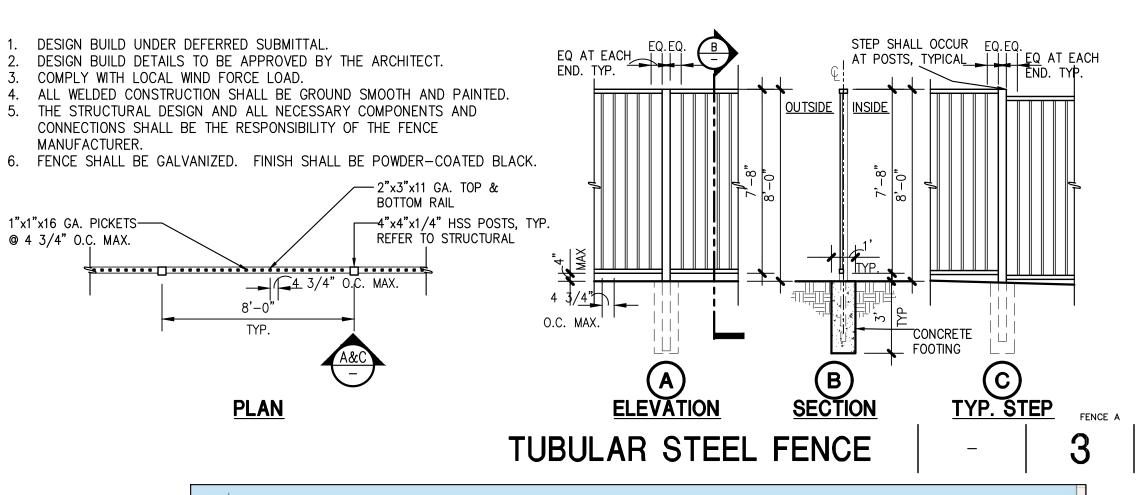
VALLEY ANA, CA

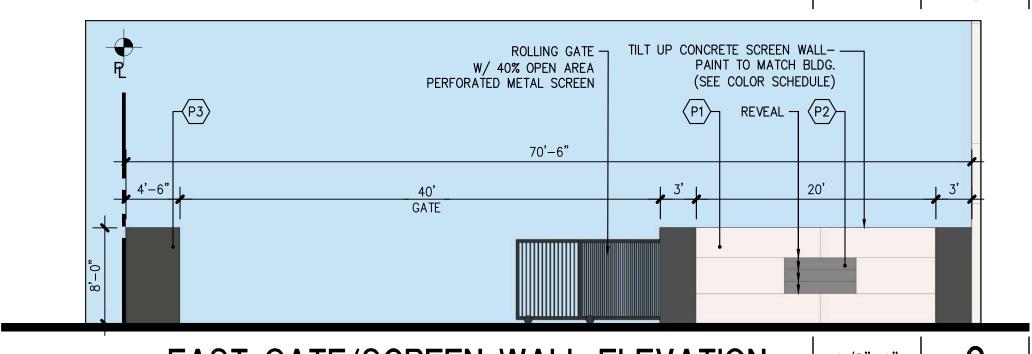
DEVELOPED FOR: RIVERSIDE FONTANA,





TRASH ENCLOSURE





1ST DESIGN REVIEW SUBMITT 2ND DESIGN REVIEW SUBMITT 3RD DESIGN REVIEW SUBMITT	, ,
3RD DESIGN REVIEW SUBMITT	AL 7/28/2
_	AL 10/5/2
4TH DESIGN REVIEW SUBMITT	AL 12/5/2
5TH DESIGN REVIEW SUBMITT	AL 1/25/2
COLOR FENCE & WALL PLAN	EXHIBIT 2/01/2
Planning Revisions	2/06/2

FENCE & WALL PLAN, **ELEVATIONS AND** TRASH ENCLOSURE

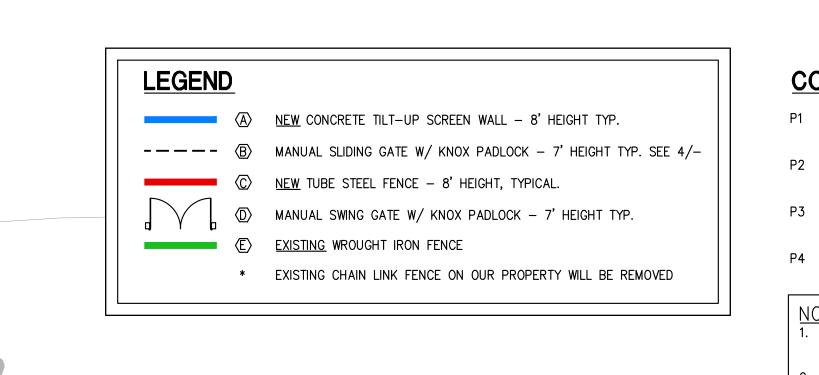
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (c) GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO: RF001.01 DATE: 4/15/22 GAA

FENCE AND WALL PLAN 1:30 1

EAST GATE/SCREEN WALL ELEVATION

DRAWN: FILE NAME: RF001_A1.3

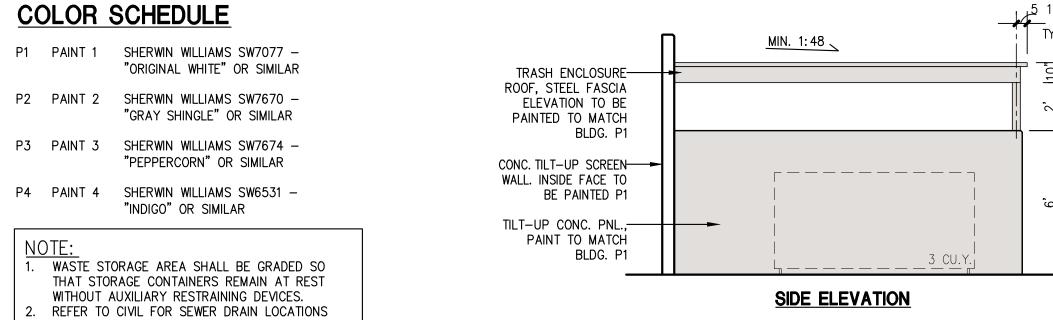


VALLEY BOULEVARD

NEW TUBE STEEL FENCE

N 89°37'14" E 330.01'

(ON P.L.) - TO BE REMOVED



ARCHITECTS

8811 Research Drive, Suite 200, Irvine, CA 92618

T: 949 474 1775 F: 949 553 9133

BOULEV/ 92335 VALLEY ANA, CA

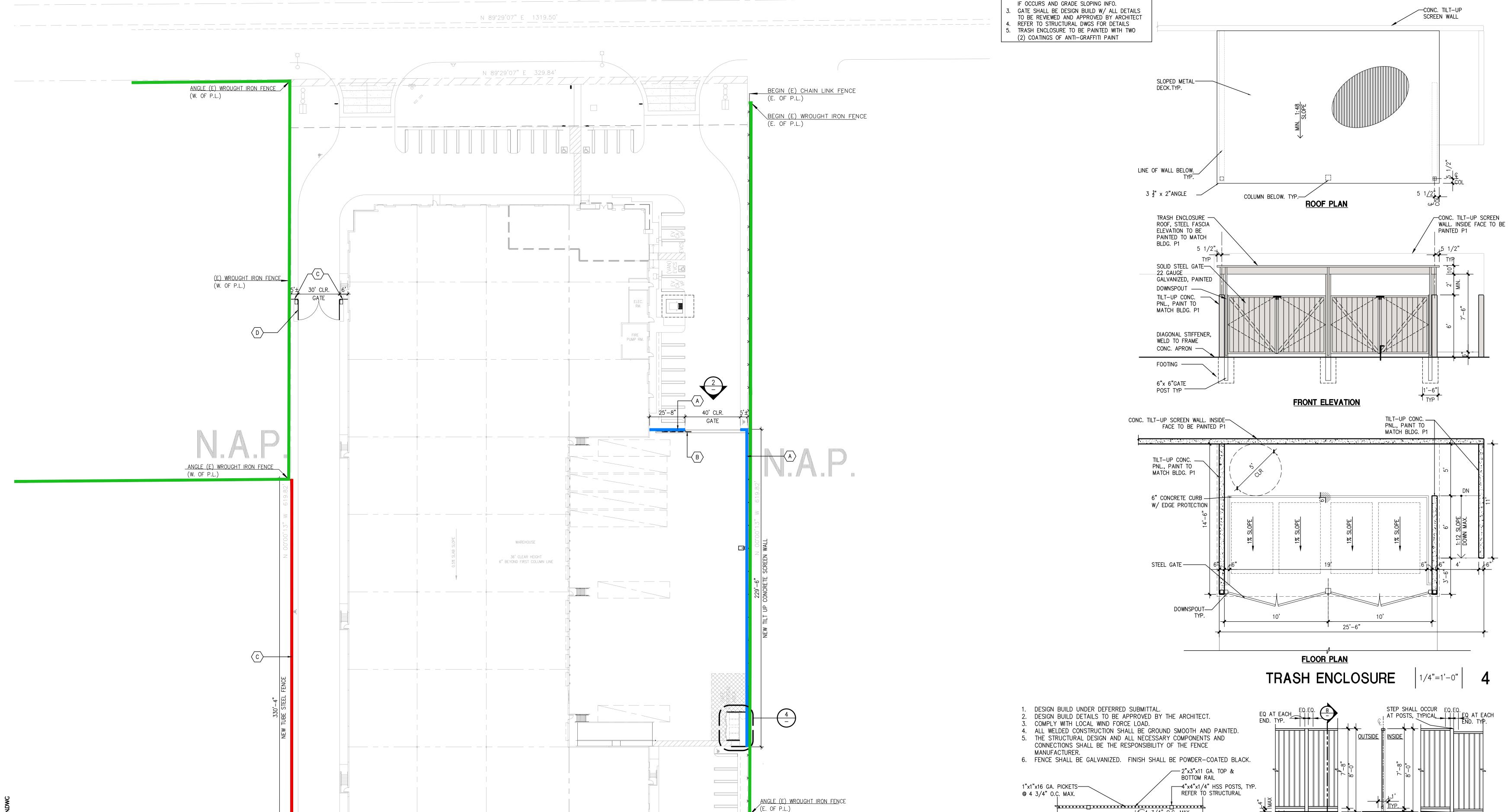
DEVELOPED FOR: RIVERSIDE FONTANA,

NO. DESCRIPTION 1ST DESIGN REVIEW SUBMITTAL 2ND DESIGN REVIEW SUBMITTAL 7/28/22 10/5/22 3RD DESIGN REVIEW SUBMITTAL 12/5/22 4TH DESIGN REVIEW SUBMITTAL 1/25/23 5TH DESIGN REVIEW SUBMITTAL 2/01/23 COLOR FENCE & WALL PLAN EXHIBIT 2/06/23 Planning Revisions

FENCE & WALL PLAN (COLOR), **ELEVATIONS AND** TRASH ENCLOSURE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (c) GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO: RF001.01 4/15/22 A1.3C GAA



END (E) CHAIN LINK FENCE

ANGLE WROUGHT IRON FENCE

(E. OF P.L.) ANGLE (E) WROUGHT IRON FENCE (ON P.L.)

> TUBULAR STEEL FENCE ROLLING GATE TILT UP CONCRETE SCREEN WALL40% OPEN AREA PAINT TO MATCH BLDG. W/ 40% OPEN AREA PERFORATED METAL SCREEN (SEE COLOR SCHEDULE) P1 REVEAL 7 P2 70'-6"

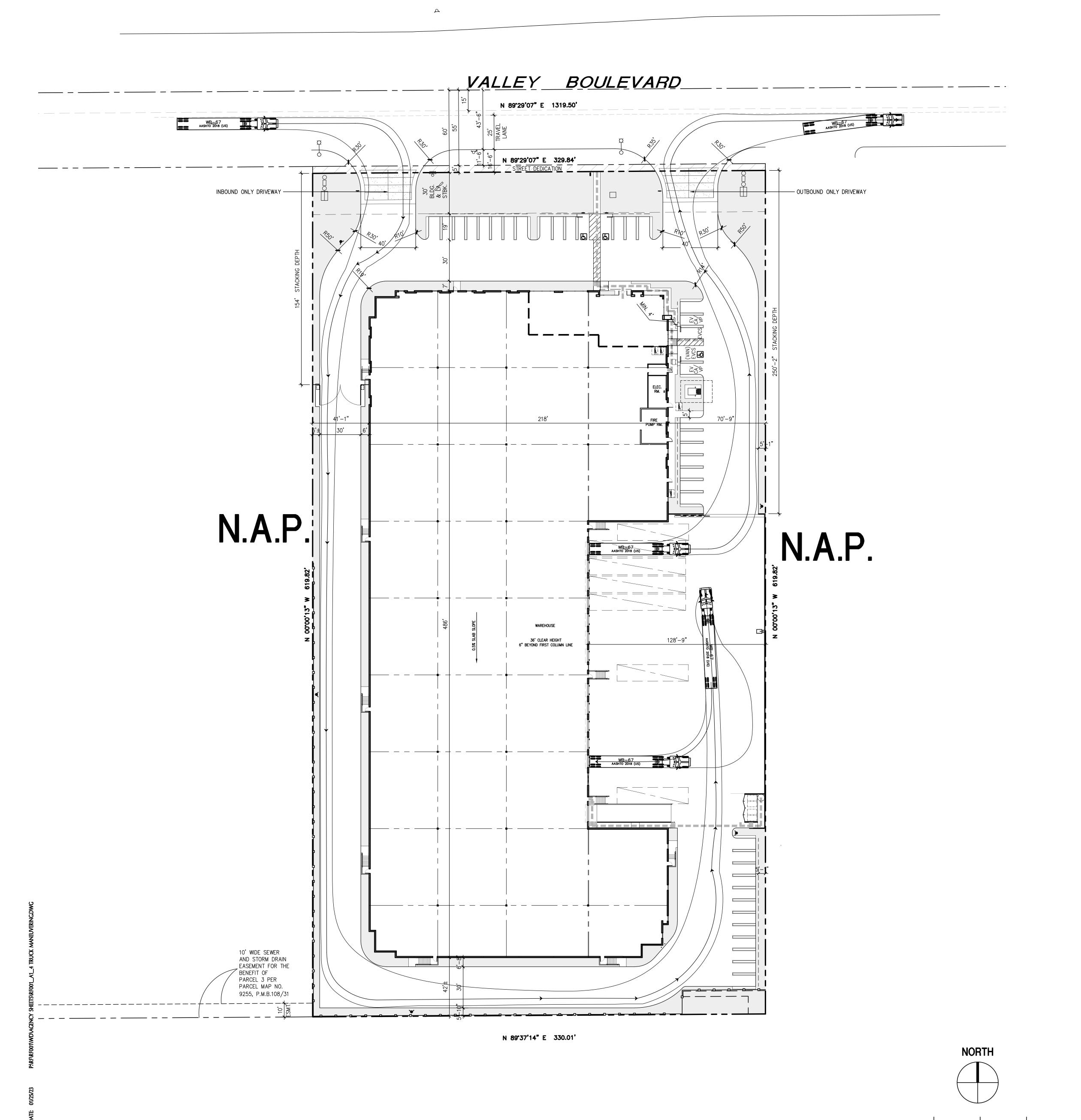
NORTH

FENCE AND WALL PLAN 1:30 1

- 4 3/4" 0.C. MAX.

EAST GATE/SCREEN WALL ELEVATION

DRAWN: FILE NAME: RF001_A1.3C





8811 Research Drive, Suite 200, Irvine, CA 92618

T: 949 474 1775 F: 949 553 9133

DEVELOPED FOR: RIVERSIDE FONTANA, 1

14387 VALLEY BOULEVARD
WAREHOUSE BUILDING
14387 VALLEY BOULEVARD
FONTANA, CA 92335

5/10/22 7/28/22 10/5/22 12/5/22 1/25/23 2/01/23 2/06/23 1ST DESIGN REVIEW SUBMITTAL 2ND DESIGN REVIEW SUBMITTAL 3RD DESIGN REVIEW SUBMITTAL 4TH DESIGN REVIEW SUBMITTAL 5TH DESIGN REVIEW SUBMITTAL COLOR FENCE & WALL PLAN EXHIBIT

TRUCK MANEUVERING PLAN AND SITE MISC.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (c) GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO: RF001.01 4/15/22 DRAWN: GAA FILE NAME: RF001_A1.4

546.0

: 96.0 Lock to Lock Time : 6.0 : 102.0 Steering Angle : 28.4 : 96.0 Articulating Angle : 75.0 : 102.0

TRUCK TEMPLATE (WB-67)

TRUCK MANEUVERING PLAN 1:30 1

CONC. STEP-OFF AT END STALL, TYP.

STALL OVERHANG -

TYPICAL STALL

6" CONCRETE CURB AT LANDSCAPE AREAS, TYP.

/— 6" CONCRETE WHEEL—STOP AS REQ. AT WALL, TYP.

— 4" WIDE DOUBLE STRIPED PARKING STALL, TYP.

STEERING LOCK ANGLE 28.4 deg.
ACHIEVED STEERING ANGLE
30 deg. SWEEP ANGLE: 18.1 deg.
60 deg. SWEEP ANGLE: 24.7 deg.
90 deg. SWEEP ANGLE: 27.0 deg.
120 deg. SWEEP ANGLE: 27.9 deg.
150 deg. SWEEP ANGLE: 28.3 deg.
180 deg. SWEEP ANGLE: 28.4 deg.

WB-67
AASHTO 2018 (US)
[in]
(b) 2000 Transoft Solutions, Inc. All rights reserved.

OR. 10ft 29^{ft}

WB-67

Tractor Width

Trailer Width Tractor Track

Trailer Track

ZERO CURB WITH DETECTABLE WARNING

WHEEL STOPS WHERE INDICATED

TYPICAL HANDICAP STALL

90

NORTHEAST STREET VIEW NTS

*BUILDING TRANSPARENT TO ILLUSTRATE SCREENING

RED = POTENTIAL ROOFTOP EQUIPMENT AREA



NORTH STREET VIEW

NORTHWEST STREET VIEW

DEVELOPED FOR: RIVERSIDE FONTANA, LLC

14387 VALLEY BOULEVARD
WAREHOUSE BUILDING
14387 VALLEY BOULEVARD
FONTANA, CA 92335

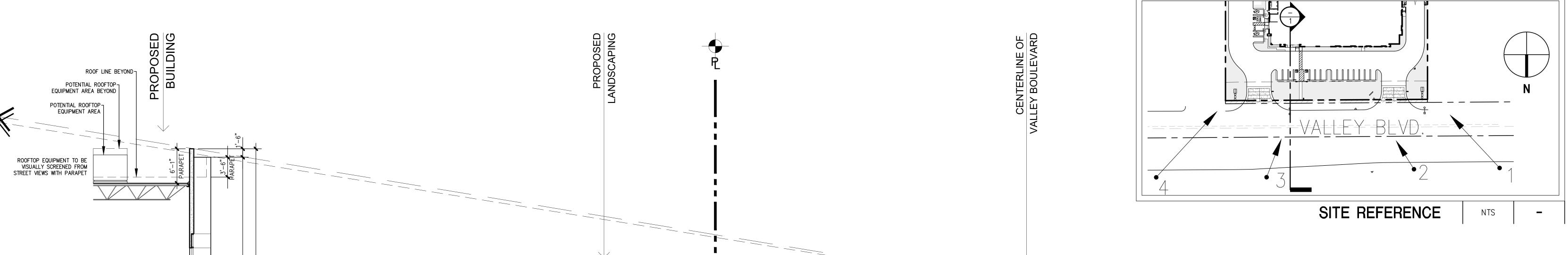
8811 Research Drive, Suite 200, Irvine, CA 92618

T: 949 474 1775 F: 949 553 9133

*BUILDING TRANSPARENT TO ILLUSTRATE SCREENING RED = POTENTIAL ROOFTOP EQUIPMENT AREA

RED = POTENTIAL ROOFTOP EQUIPMENT AREA NORTH STREET VIEW

*BUILDING TRANSPARENT TO ILLUSTRATE SCREENING



NO.	DESCRIPTION	DATE
\triangle	1ST DESIGN REVIEW SUBMITTAL	5/10/22
$\overline{\Delta}$	2ND DESIGN REVIEW SUBMITTAL	7/28/22
\triangle	3RD DESIGN REVIEW SUBMITTAL	10/5/22
\triangle	4TH DESIGN REVIEW SUBMITTAL	12/5/22
\triangle	5TH DESIGN REVIEW SUBMITTAL	1/25/23
	COLOR FENCE & WALL PLAN EXHIBIT	2/01/23
	Planning Revisions	2/06/23

MECHANICAL SCREENING

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (c) GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	RF001.01	SHEET NO:
DATE	4/15/22	Λ.
DRAWN:	GAA	l A
FILE NAME:	PF001 A1 5	

OOFTOP MECHANICAL	SCREENING -	- CROSS	SECTION

1.0 GENERAL
1.1 PROPOSED FUTURE OFFICE

5.3 METAL CANOPY ABOVE

3.0 CONCRETE
3.1 TILT-UP CONCRETE BUILDING WALL
3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL

- 3.3 CONCRETE STAIR W/ HANDRAIL
- 5.0 METALS 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD, PAINTED, TYPICAL 5.2 STRUCT. STEEL COLUMN, TYPICAL — SHOP PRIMED (FIELD PAINTED)
- - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
 - 8.2 ALUMINUM AND GLASS ENTRY DOOR 8.3 HOLLOW METAL MAN DOOR, PAINTED
 - 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
- 9.0 FINISHES 9.1 INTERIOR PARTITION TYP.
- 11.0 EQUIPMENT 11.1 DOCK BUMPERS - COORDINATE W/ MANUFACTURER & STRUCTURAL
- 12.1 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

GENERAL NOTES

- 1. THIS BUILDING IS DESIGNED FOR HIGH-PILE STORAGE. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS. 2. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF
- FINISHED WALL (U.N.O.). 3. WAREHOUSE INTÈRIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED.
- 4. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- 5. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY. 6. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE
- 7. PROVIDE A "NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY
- AND ELECTRICAL/UTILITY ROOMS). 8. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF
- OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE. 9. BUILDING SIGNAGE UNDER SEPARATE PERMIT. 10. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC.
- 11. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT. 12. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS. 13. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
- EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL 14. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY
- POWER SOURCE. 15. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF
- EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL. 16. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY
- THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:
- A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE
- DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS 27. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

ARCHITECTS

8811 Research Drive, Suite 200,

Irvine, CA 92618 T: 949 474 1775 F: 949 553 9133

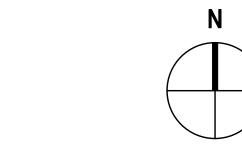
DEVELOPED FOR: RIVERSIDE FONTANA

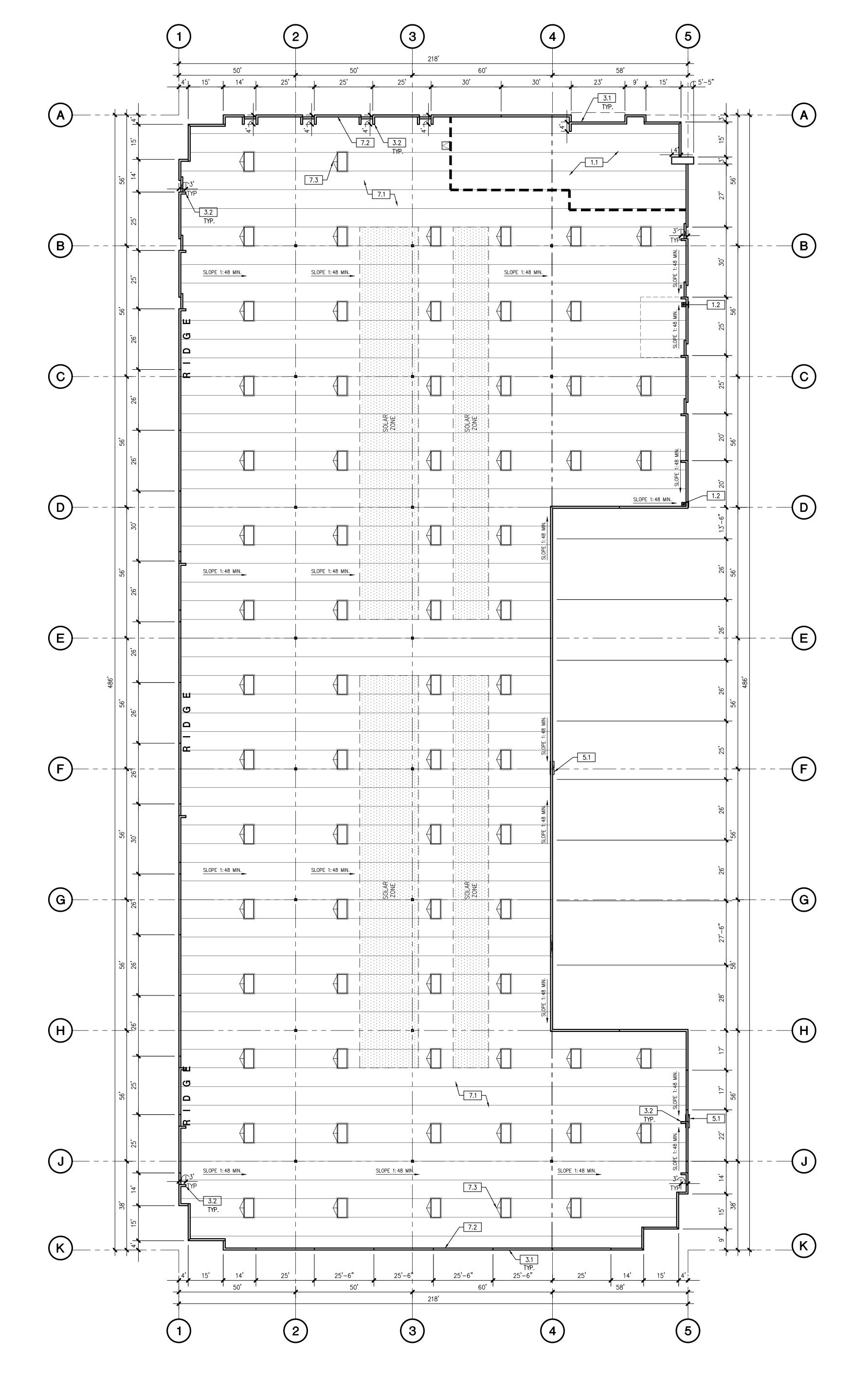
NO.	DESCRIPTION	DATE
\triangle	1ST DESIGN REVIEW SUBMITTAL	5/10/22
\triangle	2ND DESIGN REVIEW SUBMITTAL	7/28/22
\triangle	3RD DESIGN REVIEW SUBMITTAL	10/5/22
\triangle	4TH DESIGN REVIEW SUBMITTAL	12/5/22
\triangle	5TH DESIGN REVIEW SUBMITTAL	1/25/23
\triangle	COLOR FENCE & WALL PLAN EXHIBIT	2/01/23
\triangle	Planning Revisions	2/06/23
•		

FLOOR PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (c) GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	RF001.01	SHEET NO:
DATE	4/15/22	A O 4
DRAWN:	GAA	AZ.I
FILE NAME:	DEOO1 A2 1	





1.0 GENERAL
 1.1 POSSIBLE LOCATION OF FUTURE MECHANICAL EQUIPMENT. EQUIPMENT SIZE
 AND LOCATION PER TENANT.
 1.2 INTERNAL ROOF DRAIN, TYPICAL.

3.0 CONCRETE

3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)3.2 CONCRETE PARAPET RETURN

5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER. ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL. 7.0 THERMAL AND MOISTURE PROTECTION

7.1 4 PLY MINERAL CAP SHEET FACED BUILT-UP ROOF (CLASS A, U.L. 790) OVER WOOD SHEATHING 7.2 BASE FLASHING WITH 4" FIBER CANT WITH PRE-FABRICATED COUNTER 7.3 CRICKET TYP.

LEGEND

BRISTOLITE MODEL - T4896-SSL-CM-1-HS1-MF 4'x8' LOUVERED SKYLIGHT W/ CRICKET AS REQUIRE 4'x8' LOUVERED SKYLIGHT W/ CRICKET AS REQUIRED, REFER TO 14/D3

ROOF DRAIN WITH OVERFLOW SCUPPER, REFER TO 2,6,12/D3

ROOF DRAIN AND OVERFLOW DRAIN, REFER TO 5/D3

EXHAUST FAN - REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3

HVAC UNIT - REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3

30" X 36" ROOF HATCH W/ CRICKET AS REQUIRED, REFER TO 15/D3

DENOTES ROOF AREA DESIGNED FOR ADDITIONAL OFFICE/ HVAC EQUIPMENT LOADS. REFER TO STRUCTURAL

GENERAL NOTES

ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS.

2. COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING CONSULTANT IF ANY.

3. PAINT INSIDE OF PARAPET.

4. COORDINATE LOCATION OF SKYLIGHTS WITH ROOF JOIST SHOP DRAWINGS AND FIRE SPRINKLER SHOP DRAWINGS. NOTIFY ARCHITECT AND OWNER IF SKYLIGHTS ARE TO BE MOVED MORE THAN 24" FROM LOCATION SHOWN.

5. THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR. ARCHITECTS

8811 Research Drive,

Suite 200, Irvine, CA 92618 T: 949 474 1775 F: 949 553 9133

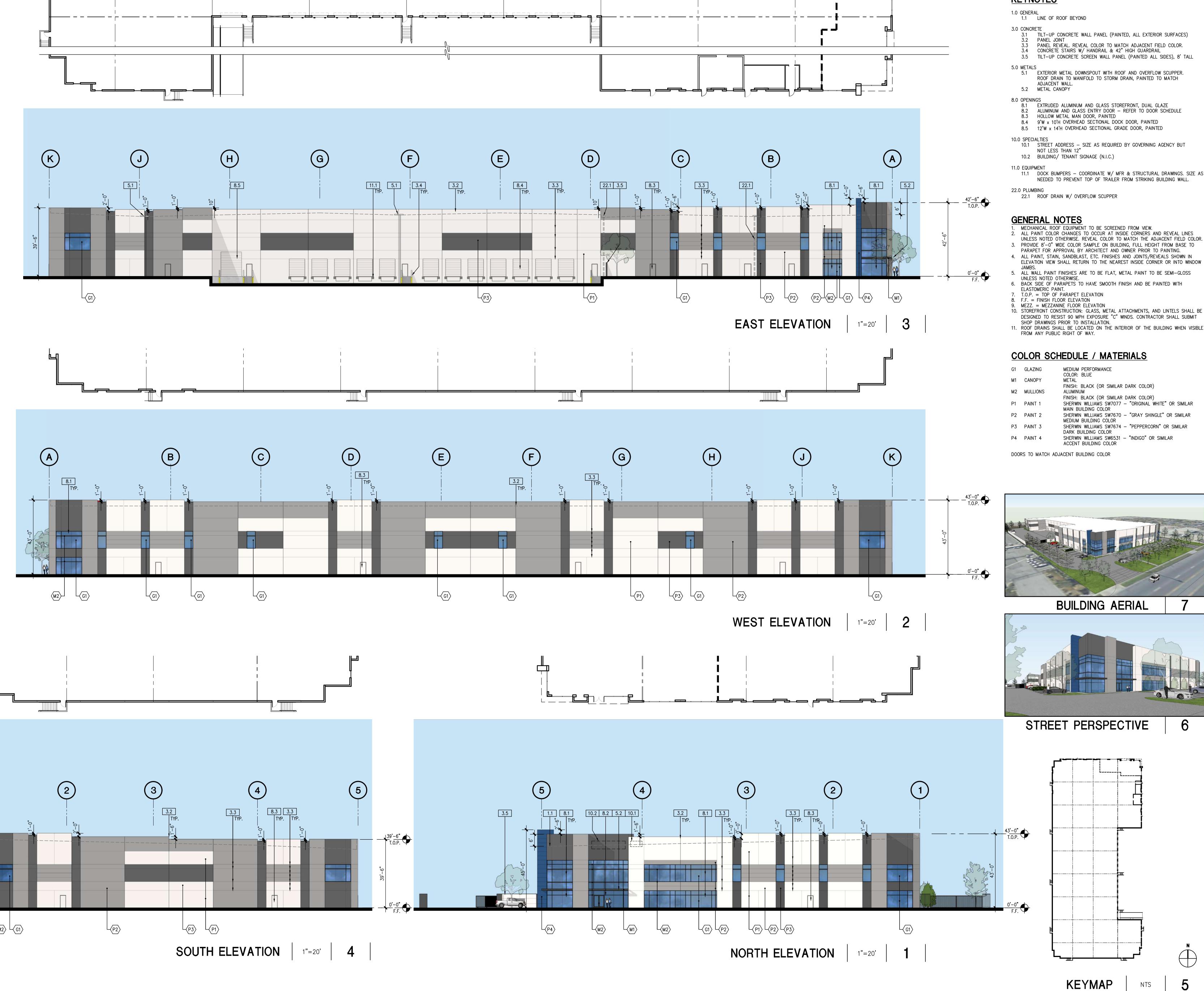
DEVELOPED FOR: RIVERSIDE FONTANA

NO.	DESCRIPTION	DATE
\triangle	1ST DESIGN REVIEW SUBMITTAL	5/10/22
\triangle	2ND DESIGN REVIEW SUBMITTAL	7/28/22
\triangle	3RD DESIGN REVIEW SUBMITTAL	10/5/22
\triangle	4TH DESIGN REVIEW SUBMITTAL	12/5/22
\triangle	5TH DESIGN REVIEW SUBMITTAL	1/25/23
\triangle	COLOR FENCE & WALL PLAN EXHIBIT	2/01/23
\triangle	Planning Revisions	2/06/23

ROOF PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. © GAA ARCHITECTS. ALL RIGHTS RESERVED.

JOB NO:	RF001.01	SHEET
DATE	4/15/22	
DRAWN:	GAA	
FILE NAME:		



ARCHITECTS

8811 Research Drive,

Suite 200,

Y BOULEV BUILDING

ΕV

BOULE 92335

VALLEY NA, CA

DEVELOPED FOR: RIVERSIDE FONTANA

5/10/22 7/28/22

10/5/22

12/5/22

1/25/23

2/01/23

2/06/23

Irvine, CA 92618

T: 949 474 1775 F: 949 553 9133

3.0 CONCRETE
3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)

3.3 PANEL REVEAL. REVEAL COLOR TO MATCH ADJACENT FIELD COLOR.
3.4 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL

5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER. ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH

8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT, DUAL GLAZE 8.2 ALUMINUM AND GLASS ENTRY DOOR - REFER TO DOOR SCHEDULE

8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED

10.0 SPECIALTIES

10.1 STREET ADDRESS — SIZE AS REQUIRED BY GOVERNING AGENCY BUT

NOT LESS THAN 12"

11.1 DOCK BUMPERS - COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL.

1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW. 2. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR. 3. PROVIDE 8'-0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.

5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI-GLOSS 6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH

10. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT

FINISH: BLACK (OR SIMILAR DARK COLOR)

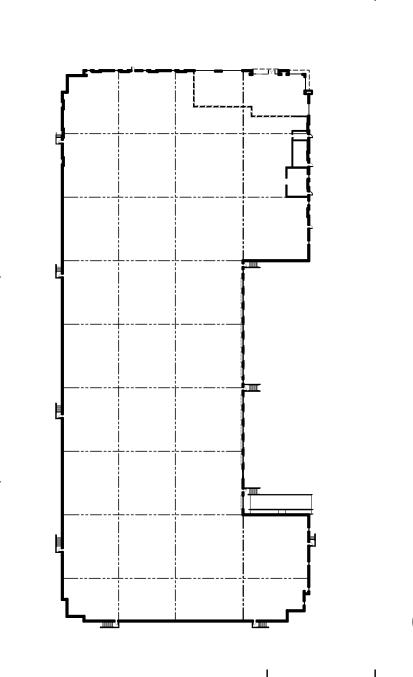
SHERWIN WILLIAMS SW7077 - "ORIGINAL WHITE" OR SIMILAR MAIN BUILDING COLOR
SHERWIN WILLIAMS SW7670 — "GRAY SHINGLE" OR SIMILAR
MEDIUM BUILDING COLOR

SHERWIN WILLIAMS SW7674 — "PEPPERCORN" OR SIMILAR DARK BUILDING COLOR
SHERWIN WILLIAMS SW6531 — "INDIGO" OR SIMILAR ACCENT BUILDING COLOR



BUILDING AERIAL





ELEVATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

1ST DESIGN REVIEW SUBMITTAL

2ND DESIGN REVIEW SUBMITTAL

3RD DESIGN REVIEW SUBMITTAL

4TH DESIGN REVIEW SUBMITTAL

5TH DESIGN REVIEW SUBMITTAL

Planning Revisions

COLOR FENCE & WALL PLAN EXHIBIT

DRAWN:	4/15/22 GAA	A
		A
FILE NAME:		

COLOR SCHEDULE / MATERIALS

MEDIUM PERFORMANCE COLOR: BLUE METAL

FINISH: BLACK (OR SIMILAR DARK COLOR)
ALUMINUM FINISH: BLACK (OR SIMILAR DARK COLOR)

SHERWIN WILLIAMS SW7077 — "ORIGINAL WHITE" OR SIMILAR

MAIN BUILDING COLOR

SHERWIN WILLIAMS SW7670 — "GRAY SHINGLE" OR SIMILAR

MEDIUM BUILDING COLOR

SHERWIN WILLIAMS SW7674 — "PEPPERCORN" OR SIMILAR

DARK BUILDING COLOR

SHERWIN WILLIAMS SW6571 — "INDICO" OR SIMILAR

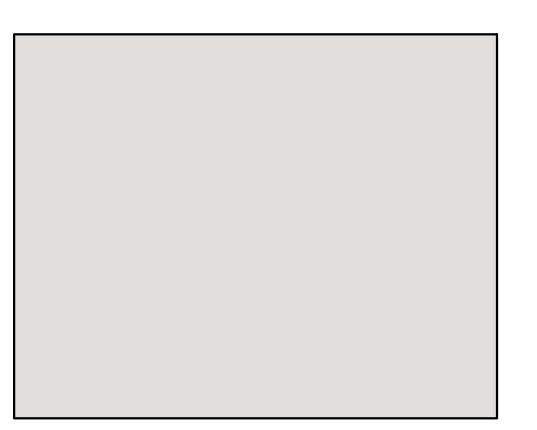
SHERWIN WILLIAMS SW6531 — "INDIGO" OR SIMILAR ACCENT BUILDING COLOR

DOORS TO MATCH ADJACENT BUILDING COLOR



8811 Research Drive, Suite 200, Irvine, CA 92618

T: 949 474 1775 F: 949 553 9133



P1 PAINT - SEE MATERIALS SCHEDULE



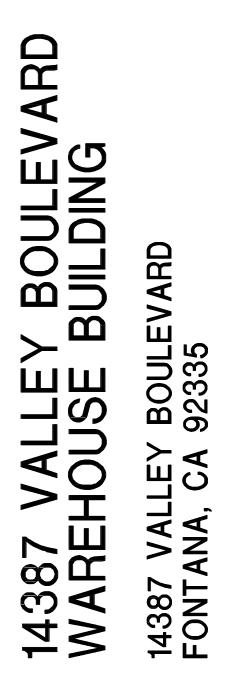
P2 PAINT - SEE MATERIALS SCHEDULE



P3 PAINT - SEE MATERIALS SCHEDULE



P4 PAINT - SEE MATERIALS SCHEDULE



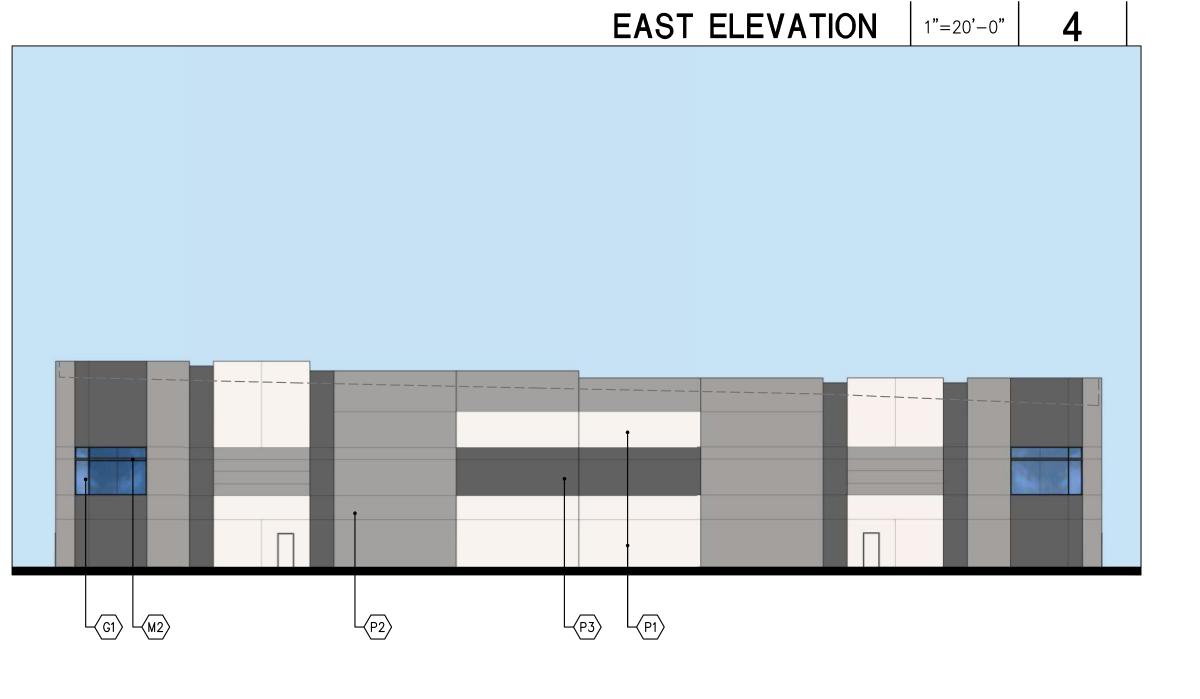
DEVELOPED FOR: RIVERSIDE FONTANA,

5/10/22 7/28/22 10/5/22 12/5/22 1/25/23 2/01/23 1ST DESIGN REVIEW SUBMITTAL 2ND DESIGN REVIEW SUBMITTAL 3RD DESIGN REVIEW SUBMITTAL 4TH DESIGN REVIEW SUBMITTAL 5TH DESIGN REVIEW SUBMITTAL COLOR FENCE & WALL PLAN EXHIBIT 2/06/23

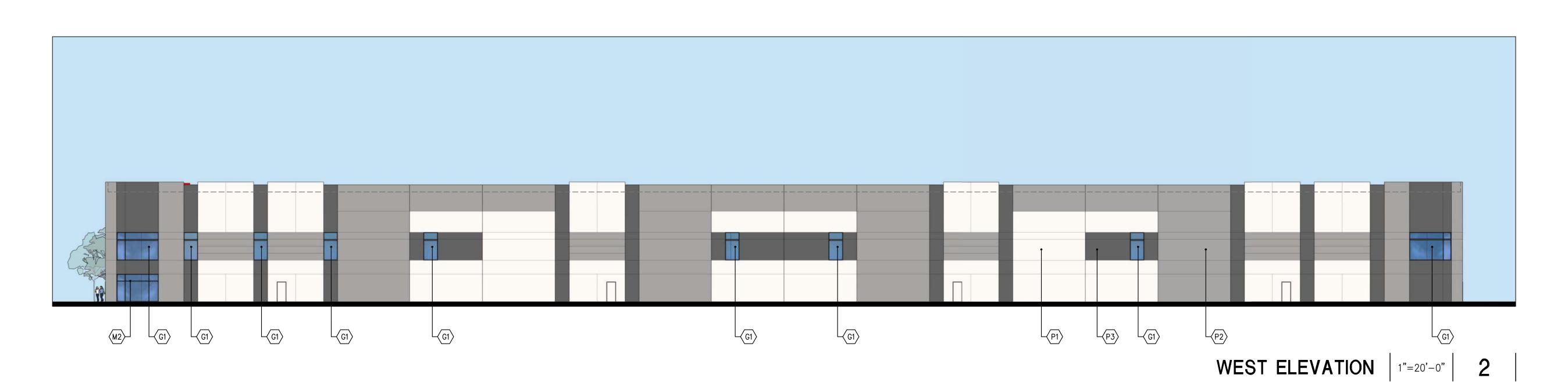
COLORED ELEVATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (c) GAA ARCHITECTS. ALL RIGHTS RESERVED.

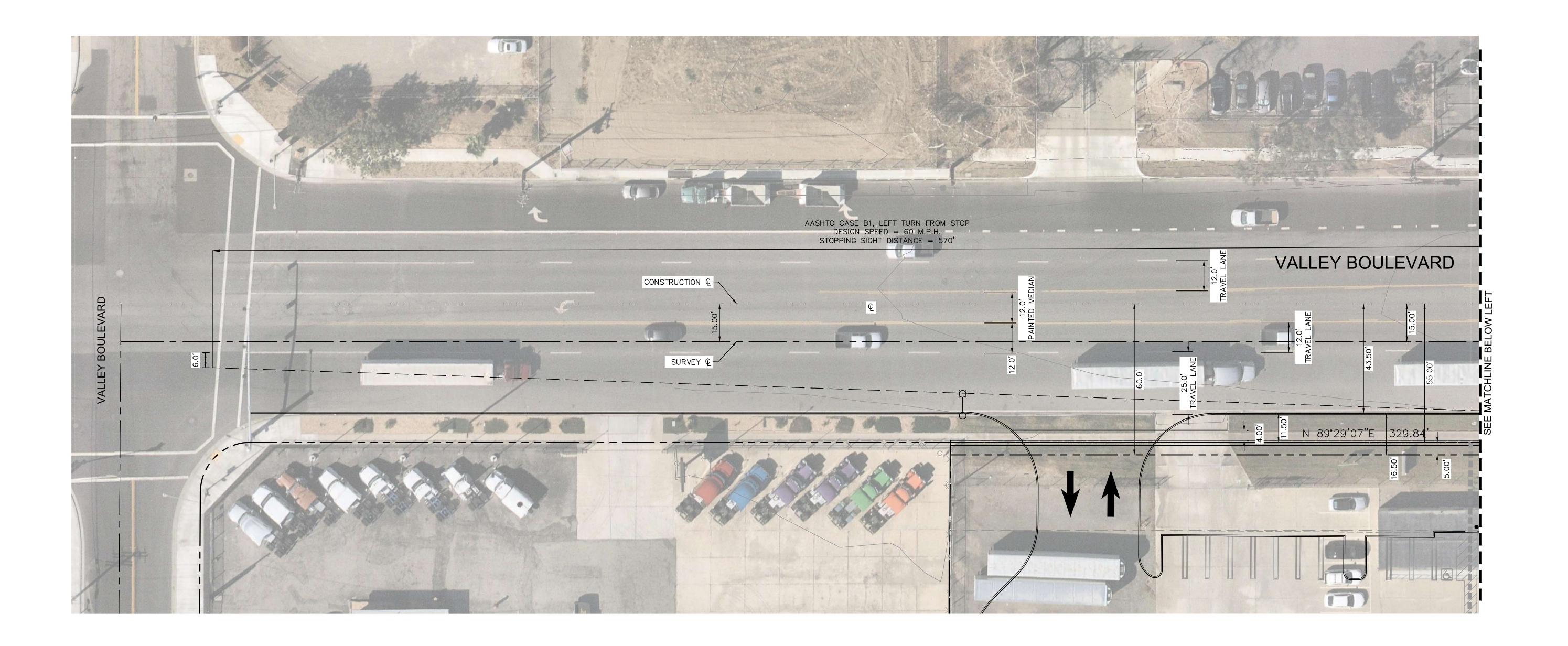
0		
JOB NO:	RF001.01	SHEET NO:
DATE:	4/15/22	A 4 4 C
DRAWN:	GAA	A4.1C
FILE NAME: R	F001 A4 1C	

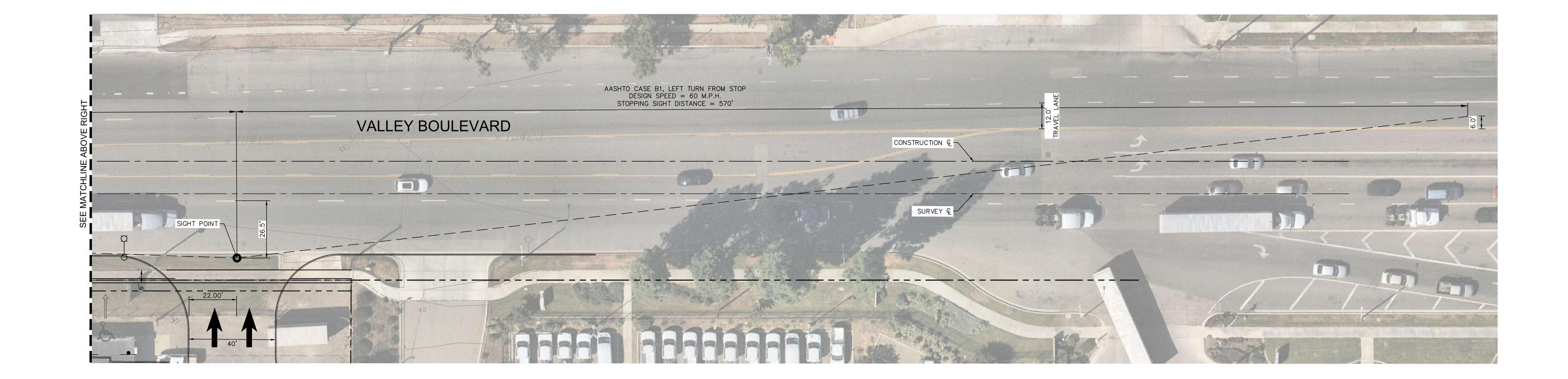


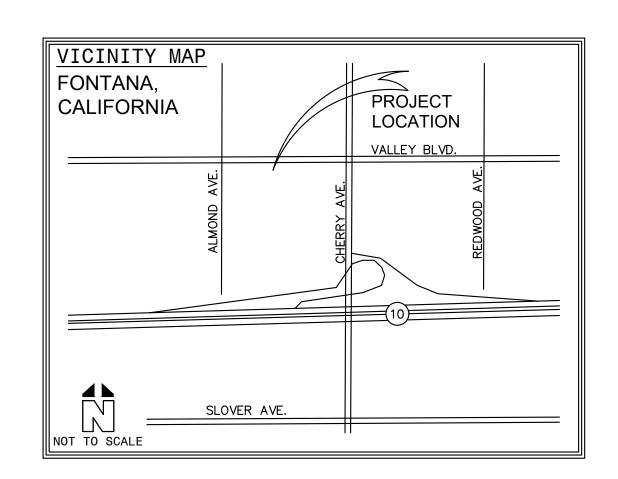
SOUTH ELEVATION 1"=20'-0" 3











LEGEND:

DRIVER'S EYE POSITION

— — SIGHT LINE

9-46 A Policy on Geometric Design of Highways and Streets

Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary					Metric				
Design Speed	Stopping Sight	Intersection Sight Distance for Passenger Cars			Design Speed	Stopping Sight	Intersection Sight Distance for Passenger Cars		
(mph)	Distance (ft)	Calculated (ft)	Design (ft)		(km/h)	Distance (m)	Calculated (m)	Design (m)	
15	80	165.4	170		20	20	41.7	45	
20	115	220.5	225		30	35	62.6	65	
.25	155	275.6	280		40	50	83.4	85	
30	200	330.8	335		50	65	104.3	105	
35	250	385.9	390		60	85	125.1	130	
40	305	441.0	445	1	70	105	146.0	150	
45	360	496.1	500		80	130	166.8	170	
50	425	551.3	555		90	160	187.7	190	
55	495	606.4	610		100	185	208.5	210	
60	570	661.5	665		110	220	229.4	230	
65	645	716.6	720		120	250	250.2	255	
70	730	771.8	775		130	285	271.1	275	
75	820	826.9	830						
80	910	882.0	885						

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

AASHTO CASE B1, LEFT TURN FROM STOP

9-48 A Policy on Geometric Design of Highways and Streets

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

	U.S. C	ustomary			Metric				
Design Speed (mph)	Stopping Sight Distance	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance	Intersection Sight Distance for Passenger Cars			
	(ft)	Calculated (ft)	Design (ft)		(m)	Calculated (m)	Design (m)		
15	80	143.3	145	20	20	36.1	40		
20	115	191.1	195	30	35	54.2	55		
25	155	238.9	240	40	50	72.3	75		
30	200	286.7	290	50	65	90.4	95		
35	250	334.4	335	60	85	108.4	110		
40	305	382.2	385	70	105	126.5	130		
45	360	430.0	430	80	130	144.6	145		
50	425	477.8	480	90	160	162.6	165		
55	495	525.5	530	100	185	180.7	185		
60	570	573.3	575	110	220	198.8	200		
65	645	621.1	625	120	250	216.8	220		
70	730	668.9	670	130	285	234.9	235		
75	820	716.6	720						
80	910	764.4	765						

80 710 704.4 703 Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.

AASHTO CASE B2, RIGHT TURN FROM STOP

