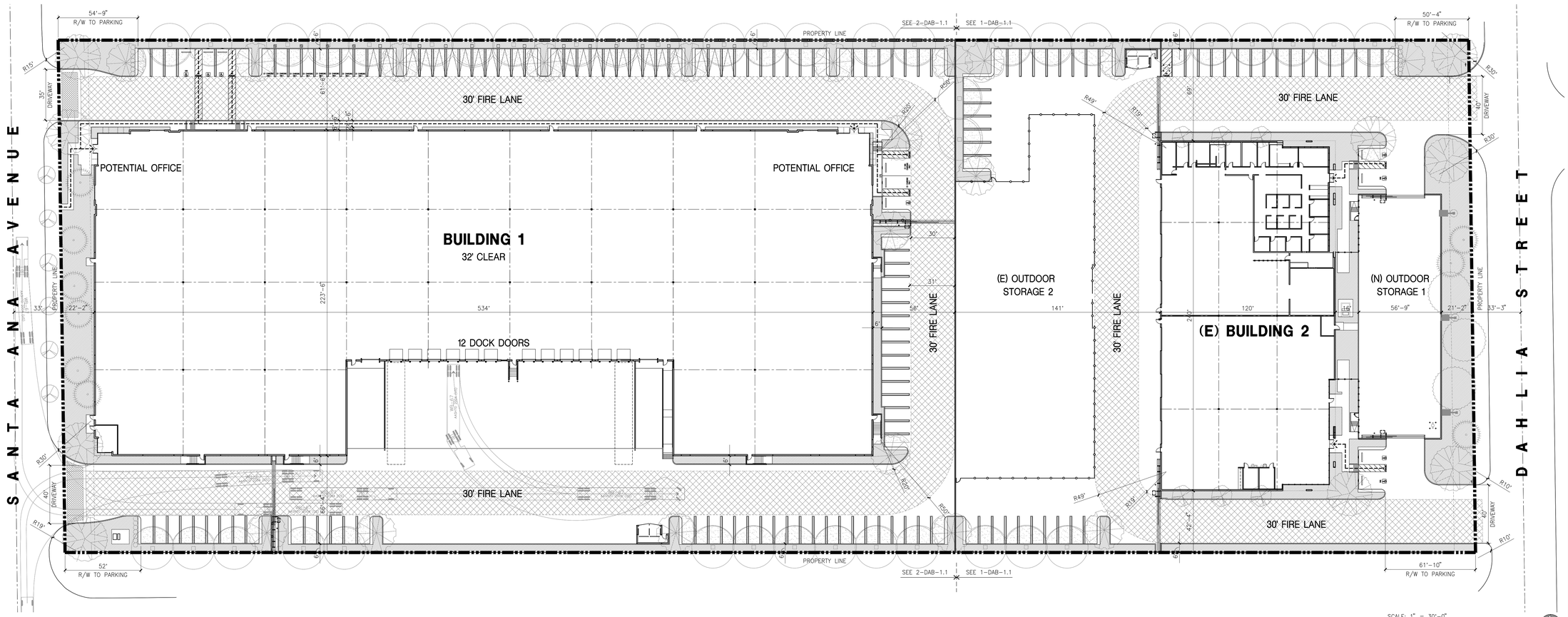


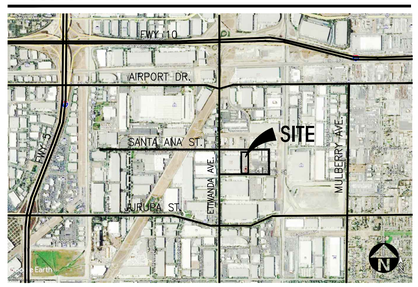
MASTER SITE PLAN (A) scale: 1"=30'-0"

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

TRUE NORTH

Attachment No. 2 - Project Plans

VICINITY MAP



PROJECT INFORMATION

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

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

Project Address
TBD

Zoning
FONTANA GATEWAY SP - INDUSTRIAL

Code Analysis
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS

File Number
TBD

Construction Type
CONCRETE TILT-UP BUILDING

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

ESFR SYSTEM

Assessors Parcel Number
0238-112-16

TABULATION

	BLDG.1	BLDG. 2	TOTAL
SITE AREA			
In s.f.	217,234	122,510	339,744 s.f.
In acres	4.99	2.81	7.80 ac
BUILDING AREA			
Shop	0	8,231	8,231 s.f.
Office	6,600	4,743	11,343 s.f.
Warehouse	97,995	15,826	113,821 s.f.
TOTAL	104,595	28,800	133,395 s.f.
OUTDOOR STORAGE AREA			
Outdoor Stg 1		9,359	9,359 s.f.
Outdoor Stg 2		21,408	21,408 s.f.
TOTAL		30,767	30,767 s.f.
COVERAGE	48.1%	23.5%	39.3%
AUTO PARKING REQUIRED			
Shop: 1/600 s.f.	0	14	14 stalls
Office: 1/250 s.f.	27	19	46 stalls
Whse: 1/1,200 s.f.	82	14	96 stalls
TOTAL	109	47	156 stalls
AUTO PARKING PROVIDED			
Standard (9' x 19')	70	43	113 stalls
ADA Standard (9' x 19')	3	2	
ADA Van (12' x 19')	1	2	
EV ADA Std (9' x 19')	1	0	
EV ADA Van (12' x 19')	1	0	
EV Standard (9' x 19')	8	0	
EV Capable (9' x 19')	25	0	
TOTAL	109	47	156 stalls
ZONING ORDINANCE FOR CITY			
Zoning Designation - Fontana Gateway SP -Industrial			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - no limit			
MAXIMUM FLOOR AREA RATIO			
FAR - .70			
ACTUAL FLOOR AREA RATIO			
FAR	0.48	0.24	0.39
LANDSCAPE REQUIREMENT			
Percentage - 15% minus building footprint and areas used for outdoor storage or loading.			
In s.f.	16,896	14,057	30,952 s.f.
LANDSCAPE PROVIDED			
In s.f.	23,969	19,650	43,619 s.f.
SETBACKS			
Building	Landscape		
Front - 20' ave., 15' min.	15'		
Interior Side - 6'	6'		
Rear - 6'	6'		

SITE PLAN GENERAL NOTES

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

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY SOILS SOUTHWEST, PROJECT #23044-F/BMP.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

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architecture

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tel: 949•863•1770
email: hpa@hparchs.com

Owner:

CONCO COMPANIES

514 Commercial Circle
Concord, CA 94520

Project:

CONCO
SANTA ANA AVE
& DAHLIA ST

13502 Dahlia St.
Fontana, CA 92337

Consultants:

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

Title: MASTER SITE PLAN

Project Number:	20548
Drawn by:	KT
Date:	01/03/2024
Revision:	
1ST SUBMITTAL	07/03/23
2ND SUBMITTAL	01/03/24
3RD SUBMITTAL	09/05/24
4TH SUBMITTAL	02/07/25
5TH SUBMITTAL	06/20/25

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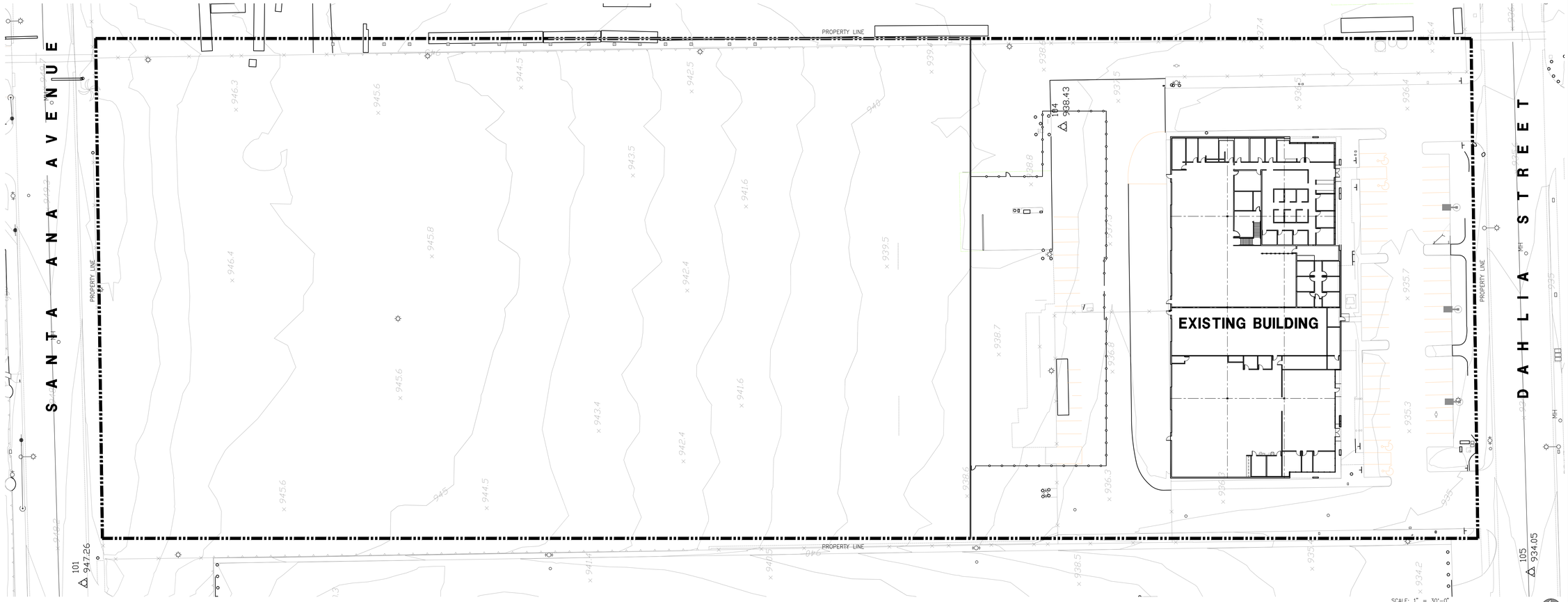

EXISTING CONDITIONS (A)
scale: 1" = 30'-0"

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

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

Title: EXISTING CONDITIONS

Project Number:	20548
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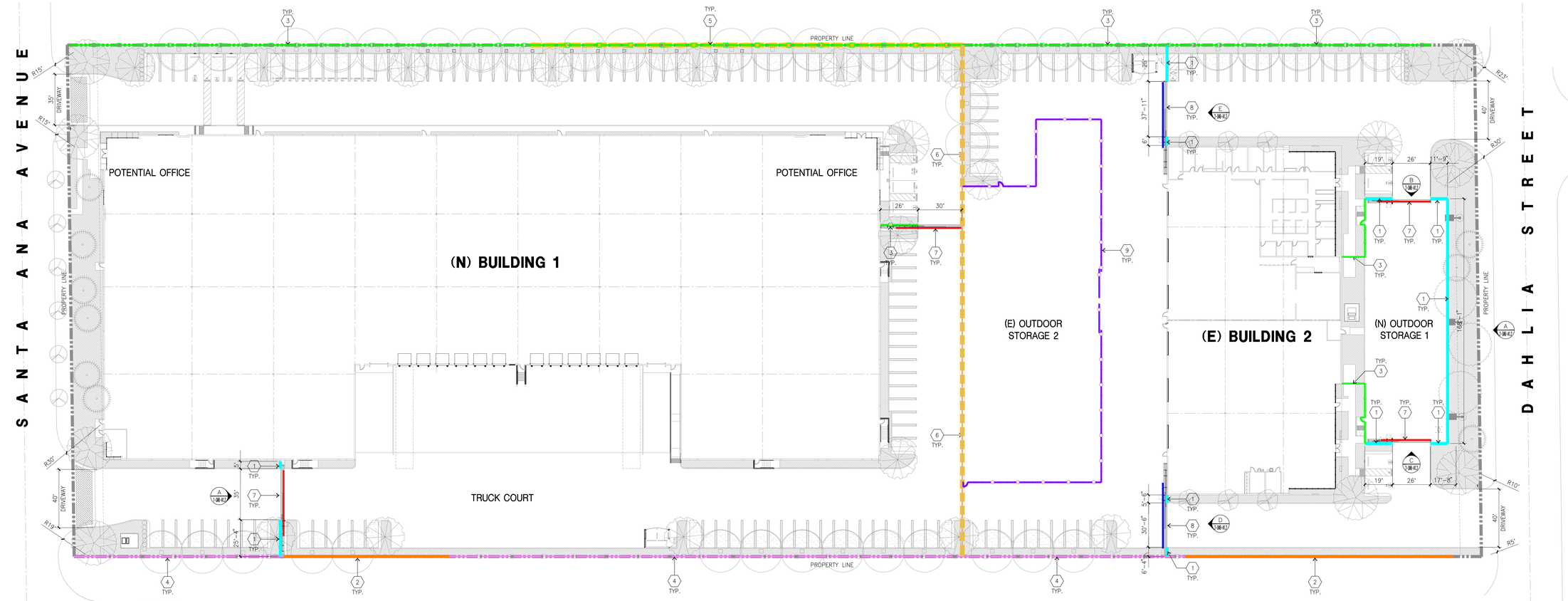

MASTER SITE PLAN A — scale: 1" = 30'-0"

SCALE: 1" = 30'-0"

0 30' 60' 90'

TRUE NORTH

LEGEND

SITE PLAN KEYNOTES

1. (N) 12' H CONCRETE SCREEN WALL
2. (E) SOLID SCREEN WALL TO REMAIN
3. (N) 8'H TUBE STEEL FENCE
4. (E) TUBE STEEL FENCE TO REMAIN
5. (N) 8'H TUBE STEEL FENCE OVER 3' MAX RETAINING WALL
6. (N) 6'H CONCRETE WALL OVER RETAINING WALL
7. (N) 8' H TELESCOPING GATE
8. (E) TUBE STEEL GATES TO REMAIN
9. (N) 8'H CHAIN LINK FENCE WITH REDWOOD SLATS

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Consultants:

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

Title: FENCING / SCREENING

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

Revision:

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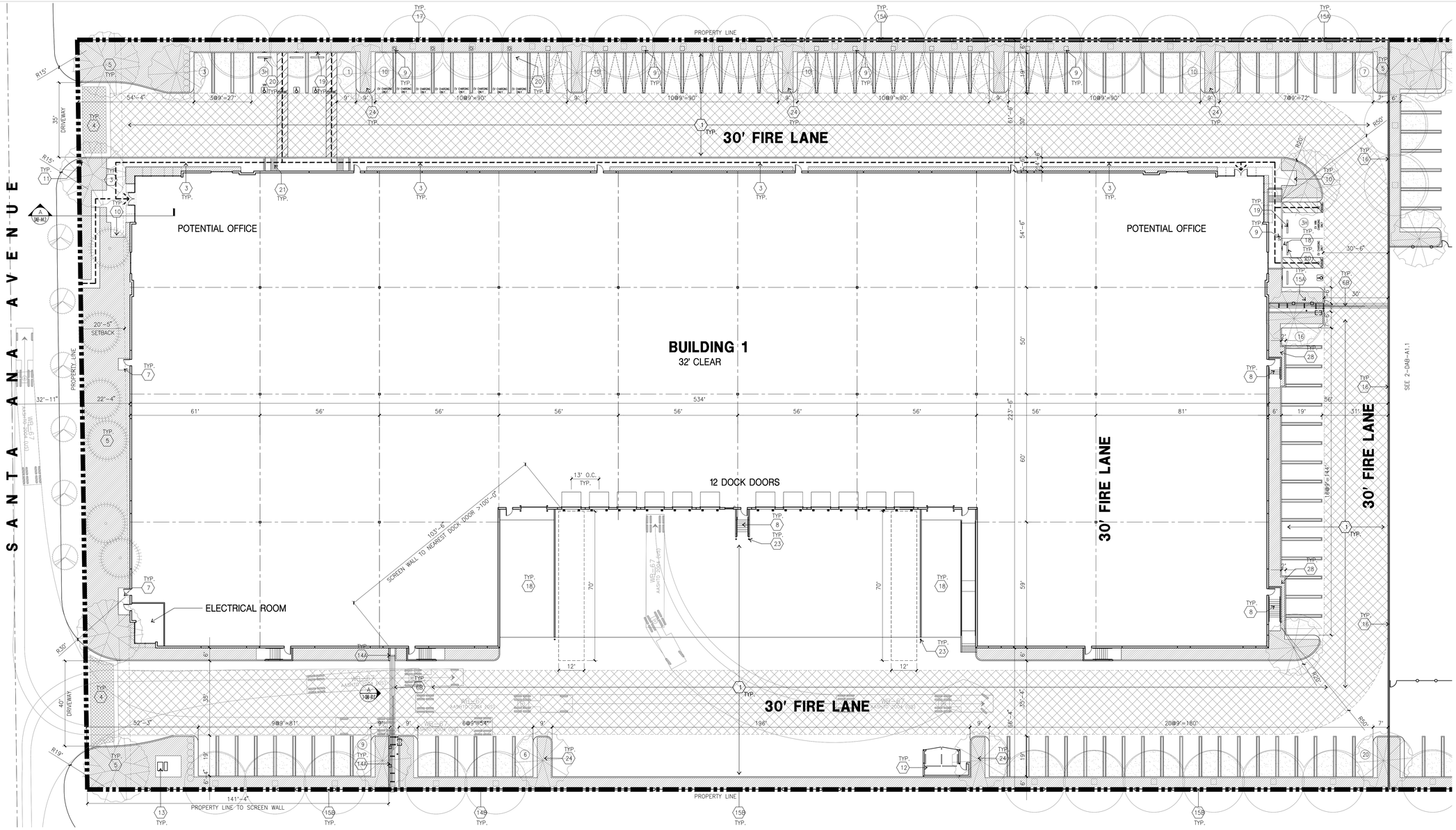

OVERALL SITE PLAN (A) scale: 1"=20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60'

TRUE NORTH

DESCRIPTION OF THE PROPERTY USE

THE USE OF THE BUILDING 1 IS A SPEC BUILDING WITH AN ANTICIPATED USE AS A WAREHOUSE AND/OR DISTRIBUTION.

SITE PLAN KEYNOTES

1. PAVING PER CIVIL. SEE "C" DRAWINGS.
2. NOT USED.
3. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
5. LANDSCAPE. NOTED BY SHADING. SEE "L" DWGS.
6A. (E) TUBE STEEL GATES TO REMAIN.
6B. (N) 8' H METAL TELESCOPING GATE W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. EXTERIOR CONC. STAIR.
9. 2'x2' CONCRETE PAD FOR EV CHARGER.
10. BIKE RACK.
11. ACCESSIBLE ENTRY SIGN
12. TRASH ENCLOSURE PER CITY STANDARD. SEE C/DAB-A4.1.
13. PROPOSED TRANSFORMER LOCATION.
14A. (N) 12'H CONCRETE TILT-UP SCREEN WALL.
14B. (E) CONCRETE SCREEN WALL TO REMAIN.
15A. (N) 8'H TUBE STEEL FENCE OVER 3' MAX RETAINING WALL SEE B/DAB-A4.1.
15B. (E) TUBE STEEL FENCE TO REMAIN.
16. (N) 6'H CONCRETE WALL OVER 3' MAX RETAINING WALL
17. (N) 8'H TUBE FENCE
18. CONCRETE RAMP W/ 42"H CONCRETE WALL.
19. ACCESSIBLE PARKING STALL SIGN.
20. PRE-CAST CONCRETE WHEEL STOP.
21. TRUNCATED DOME.
22. (E) TRANSFORMER TO REMAIN.
23. 42"H CONCRETE FILLED GUARD POST. 6"DIA. U.N.O.
24. PLANTER FINGER WITH 5' WIDE LANDSCAPING AND 2' WIDE CONCRETE STEP-OUT PROVIDED ON THE SIDE ABUTTING A PARKING SPACE.
25. 8' HIGH CHAIN LINK FENCING WITH REDWOOD SLATS.
26. 8' HIGH X 3' WIDE CHAIN LINK MAN GATE WITH REDWOOD SLATS.
27. 8' HIGH X 20' WIDE PAIR (40' WIDE TOTAL) SLIDING CHAIN LINK GATES WITH REDWOOD SLATS.
28. 2' EXTEND LANDSCAPING FOR PARKING OVERHANG

SITE PLAN GENERAL NOTES

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2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
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10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN GENERAL NOTES

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

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Consultants:

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

Title: OVERALL SITE PLAN

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

Revision:

1ST SUBMITTAL	07/03/23
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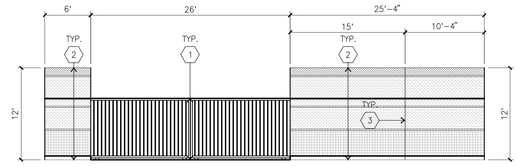

SCREEN WALL ELEVATION A
scale: 1/8" = 1'-0"

KEYNOTES - SCREENWALL

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

GENERAL NOTES - SCREENWALL

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

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

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

D. NOT USED.

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

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

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

COLOR SCHEDULE

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

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Consultants:

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

Title: SCREEN WALL ELEVATIONS

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

Revision:

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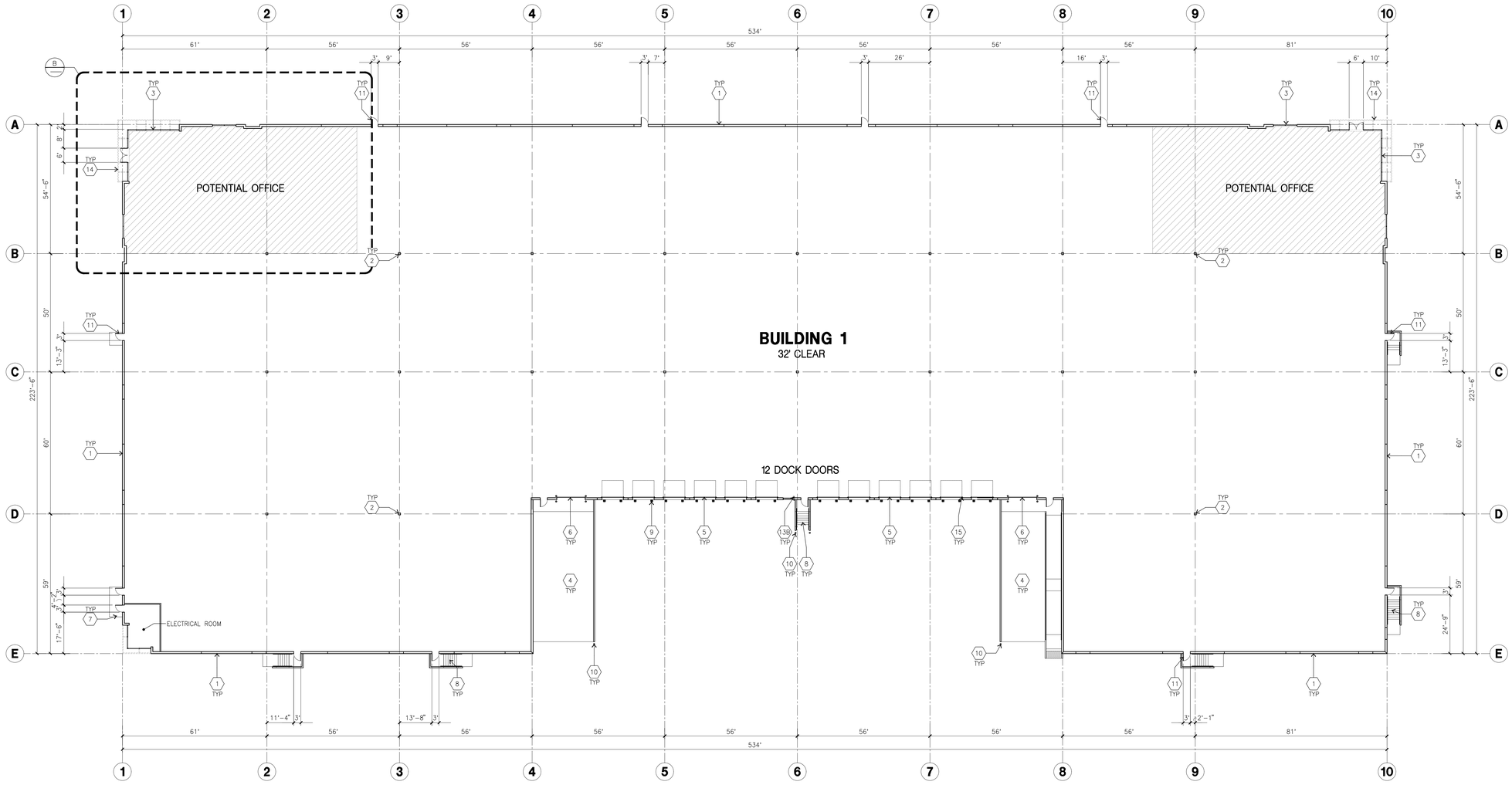
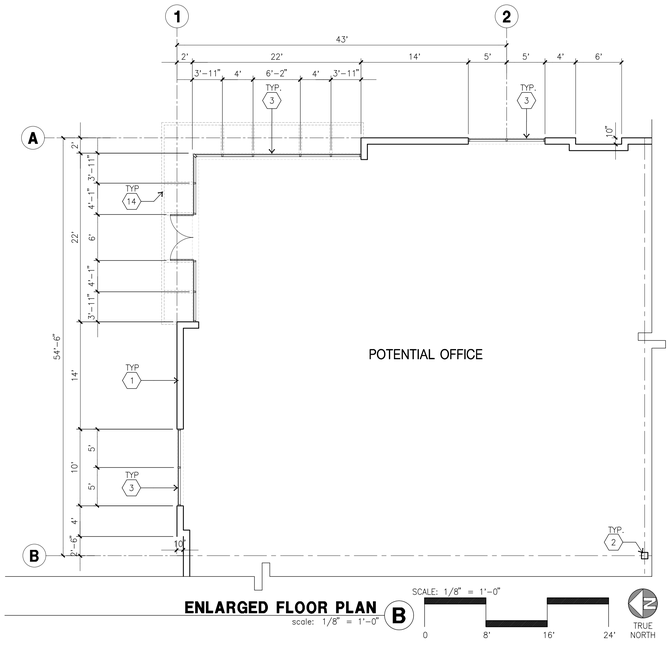


OVERALL FLOOR PLAN scale: 1"=20'-0" (A) SCALE: 1" = 20'-0" 0 20' 40' 60' TRUE NORTH



ENLARGED FLOOR PLAN scale: 1/8" = 1'-0" (B) SCALE: 1/8" = 1'-0" 0 8' 16' 24' TRUE NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 9'-0" X 10' TRUCK DOOR, SECTIONAL O'H., STANDARD GRADE.
6. 12' X 14' DRIVE THRU. SECTIONAL OH., STANDARD GRADE.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. EXTERIOR CONCRETE STAIR
9. DOCK DOOR BUMPER
10. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
11. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE
13A. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
13B. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER.
13C. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN.
14. PAINTED I-BEAM CANOPY
15. Z GUARD
16. LONG TERM BICYCLE PARKING.

GENERAL NOTES - FLOOR PLAN

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

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

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

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

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

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

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

8. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN FIELD.

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

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

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

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

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

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

15. PROVIDE FIRE EXTINGUISHERS PER FIRE MARSHALL

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT.

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

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

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

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Consultants:

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

Title: OVERALL FLOOR PLAN

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

Revision:

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2ND SUBMITTAL	01/03/24
3RD SUBMITTAL	09/05/24
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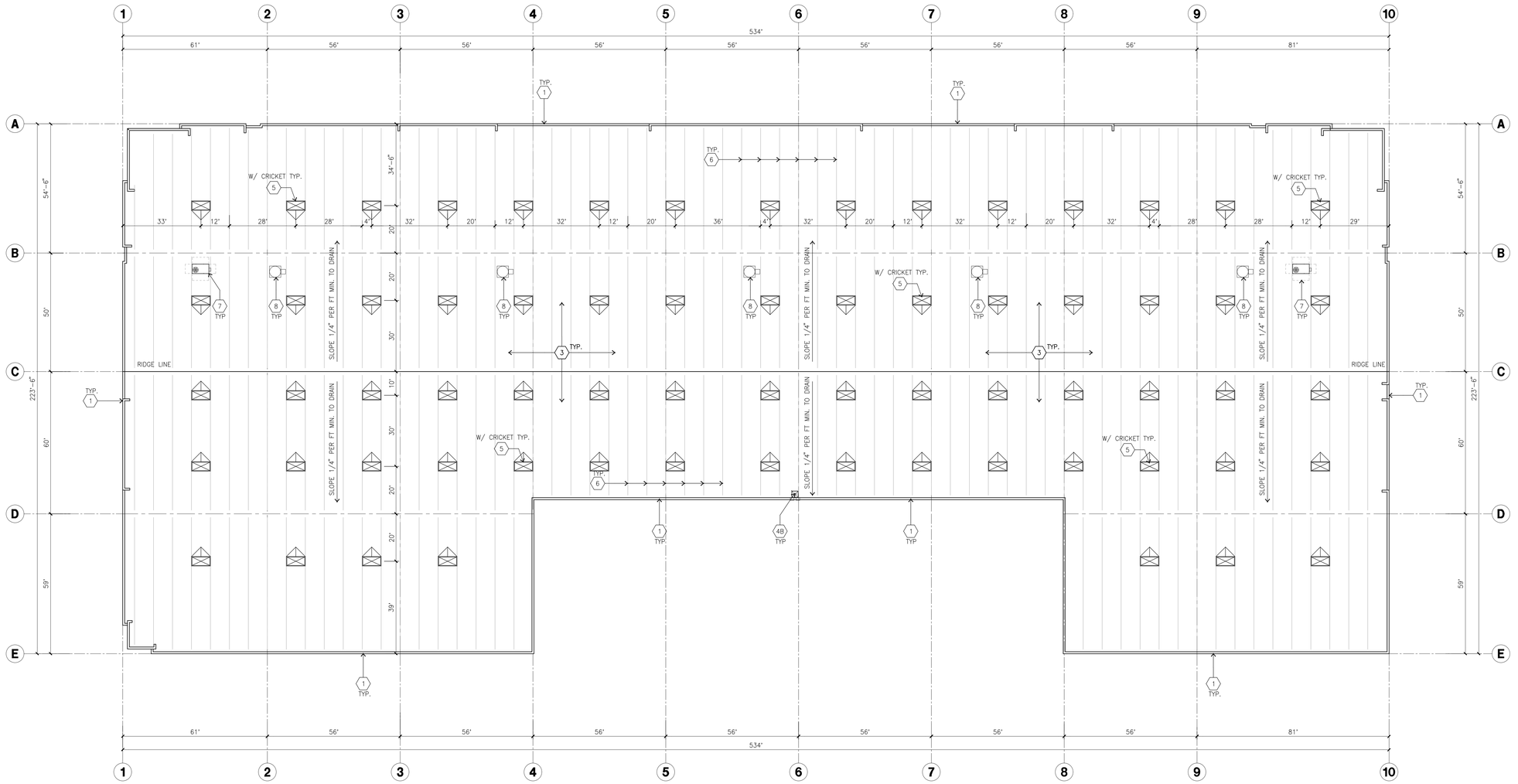

OVERALL ROOF PLAN

scale: 1"=20'-0"

SCALE: 1" = 20'-0"

0 20' 40' 60'

TRUE NORTH

ROOF PLAN GENERAL NOTES

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

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

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

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

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

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

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

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

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

J. NOT USED

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

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

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

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

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

P. NOT USED

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

R. NOT USED

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

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

U. NOT USED

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET.
2. NOT USED.
3. 60 MIL TPO SINGLE PLY CLASS A MEMBRANE ROOFING, MECHANICALLY ATTACHED. 20 YEARS NO DOLLAR LIMIT WARRANTY AND 5 YEARS LABOR GUARANTEE.
4A. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
4B. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
4C. INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN.
5. SKYLIGHT WITH CRICKET
6. STRUCTURAL JOIST
7. PROPOSED MECHANICAL RTU LOCATION
8. PROPOSED MECHANICAL EXHAUST FAN LOCATION

ROOF LEGEND

4' X 8' CURB MOUNTED SKYLIGHT

BUILDING PARAPET LINE

SKYLIGHT CALCULATIONS

PROJECT:
CLEAR HEIGHT IN WAREHOUSE AREA = 32' CLEAR AT 6" FROM COLUMN LINE D

BURGLAR BARS: YES

PROVIDED

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

BUILDING FOOTPRINT = 107,199 S.F.

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

Title: OVERALL ROOF PLAN

Project Number:	20548
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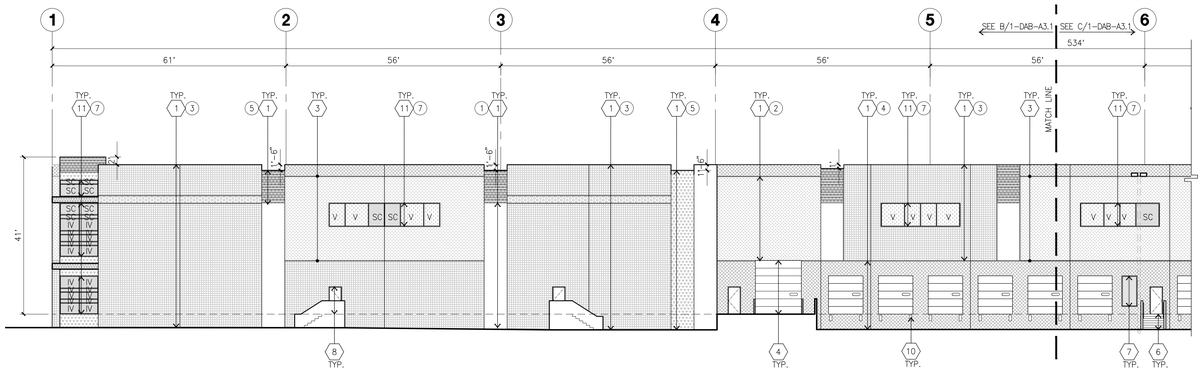
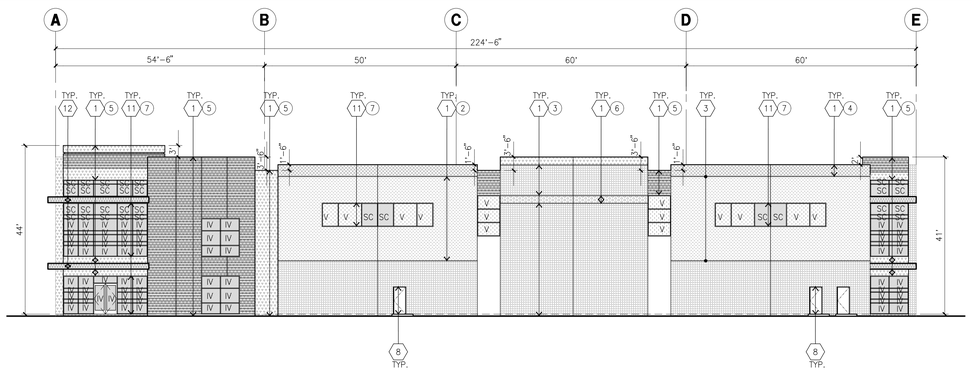
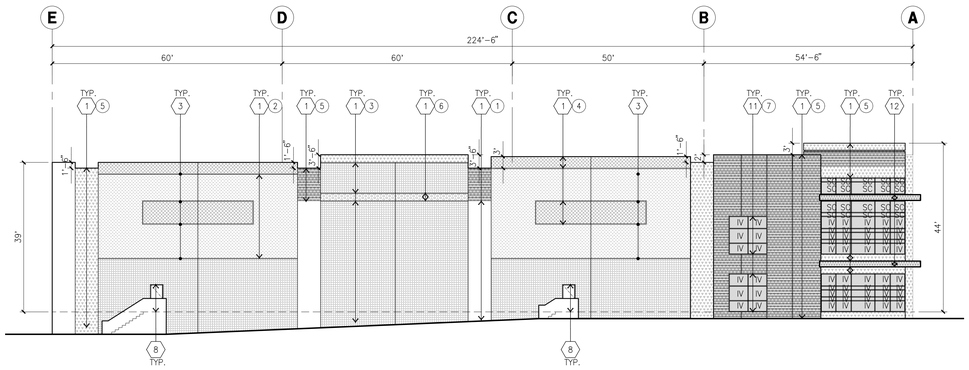


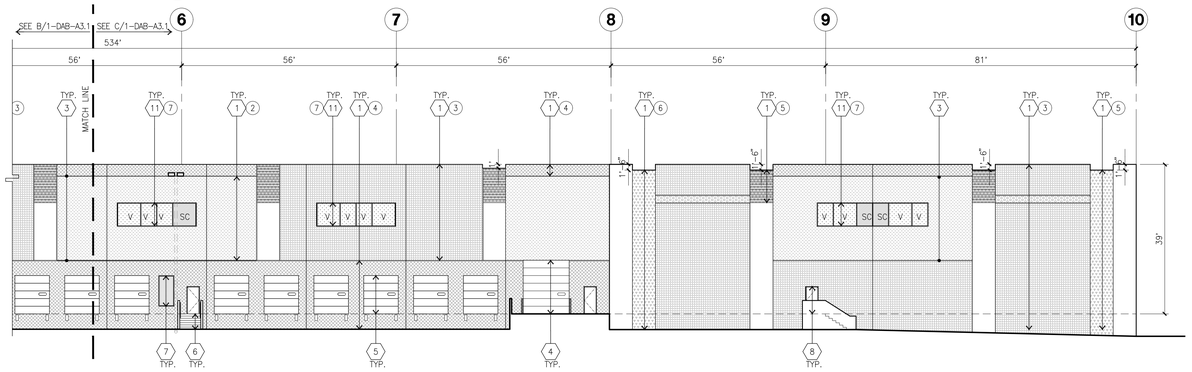
WEST ELEVATION (B)
scale: 1/16" = 1'-0"



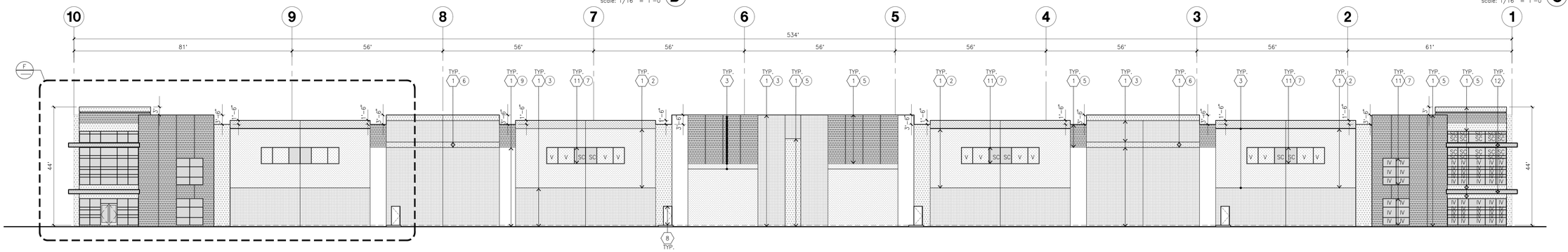
NORTH ELEVATION (A)
scale: 1/16" = 1'-0"



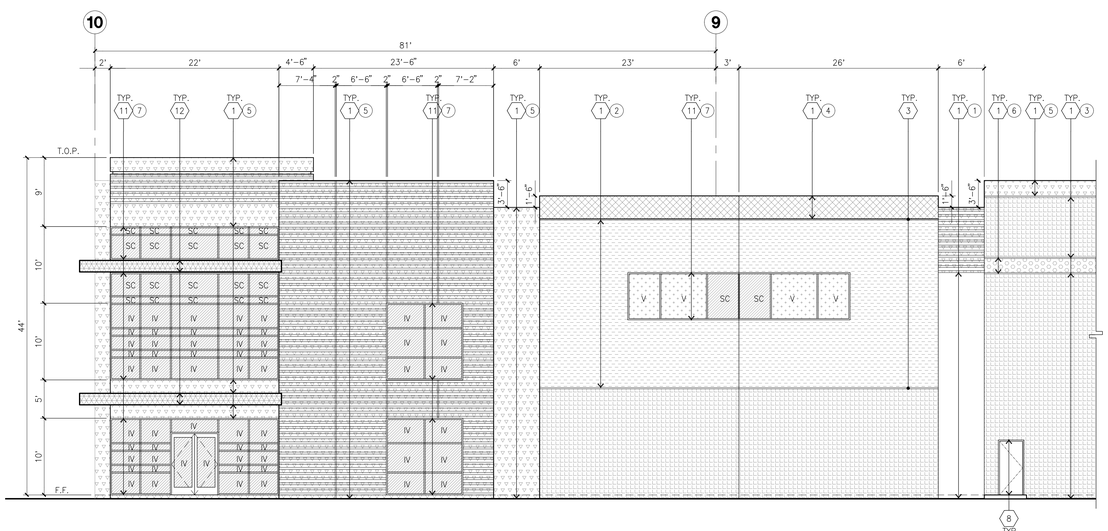
SOUTH ELEVATION (D)
scale: 1/16" = 1'-0"



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



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



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

KEYNOTES - ELEVATIONS

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

GENERAL NOTES - ELEVATIONS

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

GLAZING LEGEND

ALL GLAZING TO BE TEMPERED GLASS.

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

IV : INSULATED VISION GLASS
1/4" **ATLANTICA** + 1/4" **SUNGATE 400** CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: **0.27** SHGC: **0.35** VLT: **58%**
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" **CLEAR** WITH **ATLANTIC** WATERS OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" **ATLANTICA**

MULLIONS : **ANODIZED CLEAR.**

COLOR SCHEDULE - ELEVATIONS

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

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

Title: ELEVATIONS

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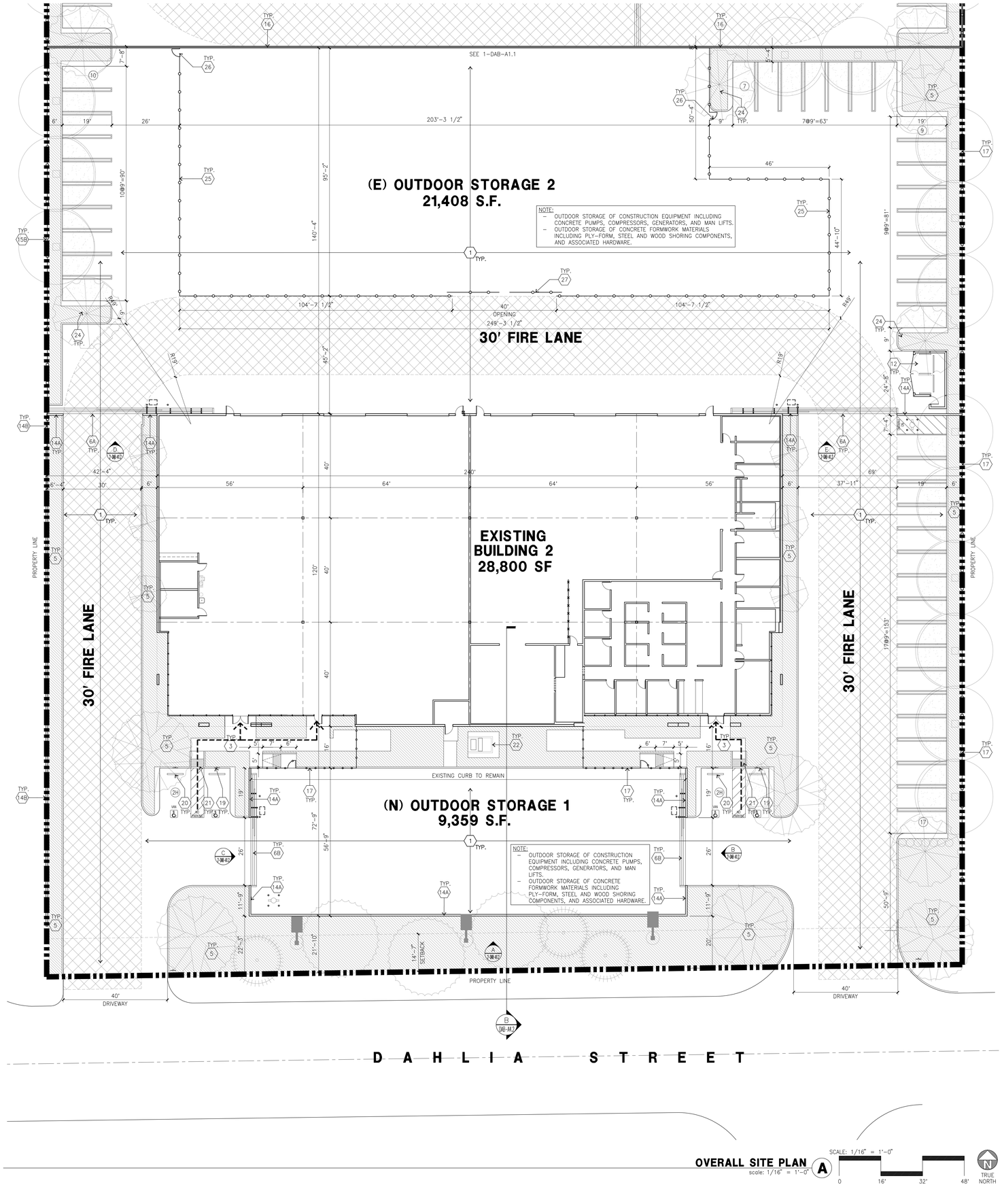

OVERALL SITE PLAN A
scale: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16' 32' 48'
N TRUE NORTH

SITE PLAN KEYNOTES

1. PAVING PER CIVIL. SEE "C" DRAWINGS.
2. NOT USED.
3. CONCRETE WALKWAY. MEDIUM BROOM FINISH.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
5. LANDSCAPE. NOTED BY SHADING. SEE "L" DWGS.
6A. (E) TUBE STEEL GATES TO REMAIN.
6B. (N) 8' H METAL TELESCOPING GATE W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7. 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. EXTERIOR CONC. STAIR.
9. 2'x2' CONCRETE PAD FOR EV CHARGER.
10. BIKE RACK.
11. ACCESSIBLE ENTRY SIGN
12. TRASH ENCLOSURE PER CITY STANDARD. SEE C/DAB-A4.1.
13. PROPOSED TRANSFORMER LOCATION.
14A. (N) 12'H CONCRETE TILT-UP SCREEN WALL.
14B. (E) CONCRETE SCREEN WALL TO REMAIN.
15A. (N) 8'H TUBE STEEL FENCE OVER 3' MAX RETAINING WALL. SEE B/DAB-A4.1.
15B. (E) TUBE STEEL FENCE TO REMAIN.
16. (N) 6'H CONCRETE WALL OVER 3' MAX RETAINING WALL
17. (N) 8'H TUBE FENCE
18. CONCRETE RAMP W/ 42"H CONCRETE WALL.
19. ACCESSIBLE PARKING STALL SIGN.
20. PRE-CAST CONCRETE WHEEL STOP.
21. TRUNCATED DOME.
22. (E) TRANSFORMER TO REMAIN.
23. 42"H CONCRETE FILLED GUARD POST. 6"DIA. U.N.O.
24. PLANTER FINGER WITH 5' WIDE LANDSCAPING AND 2' WIDE CONCRETE STEP-OUT PROVIDED ON THE SIDE ABUTTING A PARKING SPACE.
25. 8' HIGH CHAIN LINK FENCING WITH REDWOOD SLATS.
26. 8' HIGH X 3' WIDE CHAIN LINK MAN GATE WITH REDWOOD SLATS.
27. 8' HIGH X 20' WIDE PAIR (40" WIDE TOTAL) SLIDING CHAIN LINK GATES WITH REDWOOD SLATS.
28. 2' EXTEND LANDSCAPING FOR PARKING OVERHANG

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY SOILS SOUTHWEST, PROJECT #23044-F/BMP.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE
17. ALL DIMENSIONS ON THE EXISTING ELEMENTS ARE FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL AS-BUILT CONDITIONS. VERIFY IN FIELD ALL EXISTING CONDITIONS.

SITE PLAN GENERAL NOTES

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

DESCRIPTION OF THE PROPERTY USE

THE USE OF THE BUILDING 2, SOUTHERN PORTION OF THE SITE, WILL REMAIN AS A CONCRETE CONTRACTOR'S OPERATION FACILITY. THIS WILL BE THE SAME USE THAT THE ENTIRE PROPERTY WAS APPROVED FOR BACK IN 2002 AND IS CURRENTLY BEING USED FOR NOW. THE USE INCLUDES THE FOLLOWING:

- OFFICE SPACE IN THE EXISTING BUILDING FOR CONSTRUCTION MANAGEMENT AND EQUIPMENT SERVICES MANAGEMENT.
- SHOP SPACE IN THE EXISTING BUILDING FOR CONSTRUCTION EQUIPMENT MAINTENANCE AND REPAIRS.
- INDOOR STORAGE AREA FOR EQUIPMENT PARTS AND CONSTRUCTION MATERIALS.
- OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT INCLUDING CONCRETE PUMPS, COMPRESSORS, GENERATORS, AND MAN LIFTS.
- OUTDOOR STORAGE OF CONCRETE FORMWORK MATERIALS INCLUDING PLY-FORM, STEEL AND WOOD SHORING COMPONENTS, AND ASSOCIATED HARDWARE.

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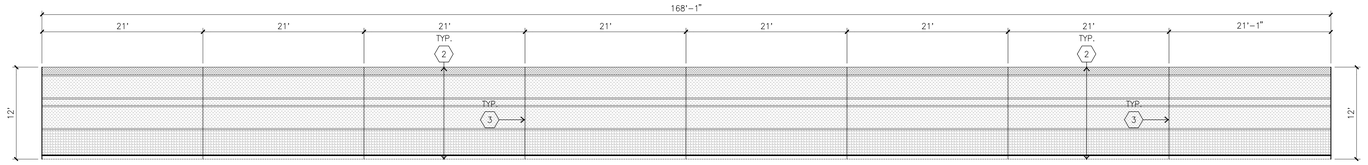


SCREEN WALL ELEVATION A
scale: 1/8" = 1'-0"

KEYNOTES - SCREENWALL

1. 8'H METAL GATES WITH 2"x4" PERIMETER FRAME AND HORIZONTAL SUPPORT. PROVIDE 1" SQUARE VERTICAL MEMBER AT 4" O.C TYPICAL. PRIME AND PAINT GATE BLACK.
2. 12' H CONCRETE TIL-UP SCREEN WALL PAINTED BOTH SIDES, TYPICAL SEE "S" DWG FOR THICKNESS.
3. PANEL JOINT. SEE "S" DRAWINGS.

GENERAL NOTES - SCREENWALL

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

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

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

D. NOT USED.

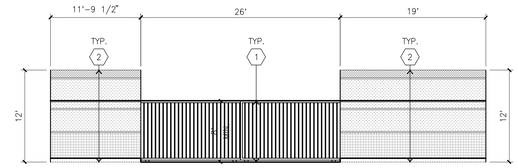
E. GATE MANUFACTURER TO PROVIDE DETAILING OF GATES TO WITHSTAND 130 MPH. WINDS, EXPOSURE "C" AND VERIFY ALL DIMENSIONS, DETAILS AND SITE CONDITION W/ CONTRACTOR.

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

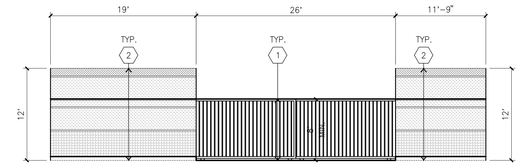
G. CONTRACTOR TO VERIFY ALL CIVIL AND STRUCTURAL DRAWINGS FOR SCREEN-WALL HEIGHT.

COLOR SCHEDULE

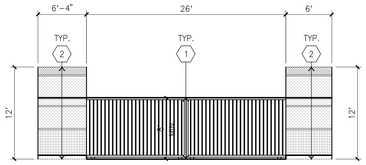
1	2	3
SHERWIN WILLIAMS SW 7067 CITY SCAPE	SHERWIN WILLIAMS SW 7064 PASSIVE	SHERWIN WILLIAMS SW 7066 GRAY MATTERS



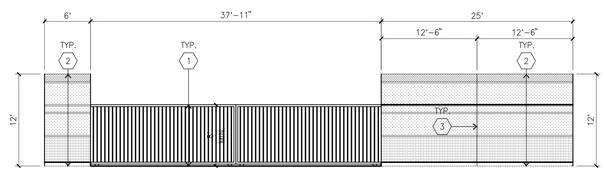
SCREEN WALL ELEVATION B
scale: 1/8" = 1'-0"



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



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



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

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Project:

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Consultants:

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

Title: Screen Wall Elevations

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

Revision:

1ST SUBMITTAL	07/03/23
2ND SUBMITTAL	01/03/24
3RD SUBMITTAL	09/05/24
4TH SUBMITTAL	02/07/25
5TH SUBMITTAL	06/20/25

Sheet:

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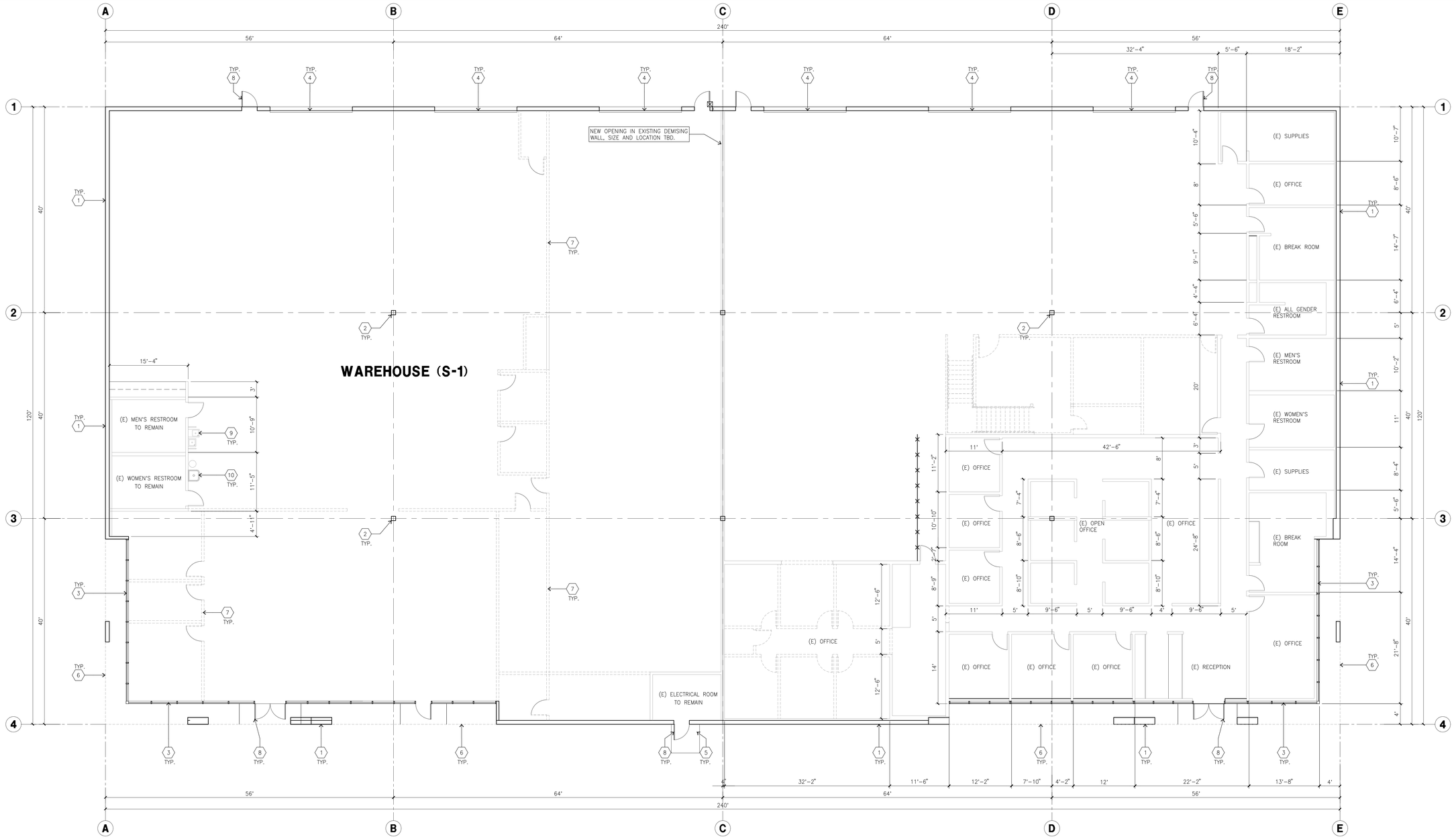
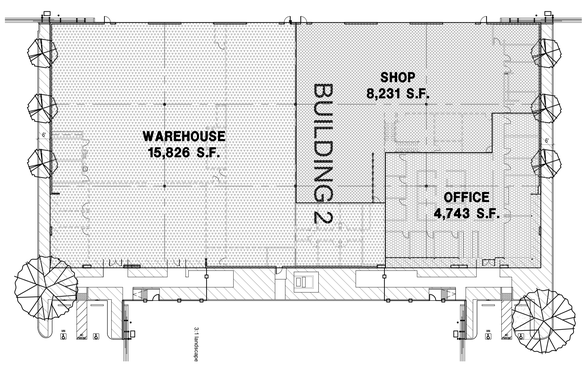


OVERALL FLOOR PLAN A
scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0 8' 16' 24'
TRUE NORTH

BUILDING 2 - AREA CONFIGURATION PLAN



KEYNOTES - FLOOR PLAN

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

DEMOLITION LEGEND

EXISTING WALL TO BE DEMOLISHED.

EXISTING WALL TO REMAIN.

GENERAL NOTES - FLOOR PLAN

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

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Consultants:

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

Title: OVERALL FLOOR PLAN

Project Number:	20548
Drawn by:	KT
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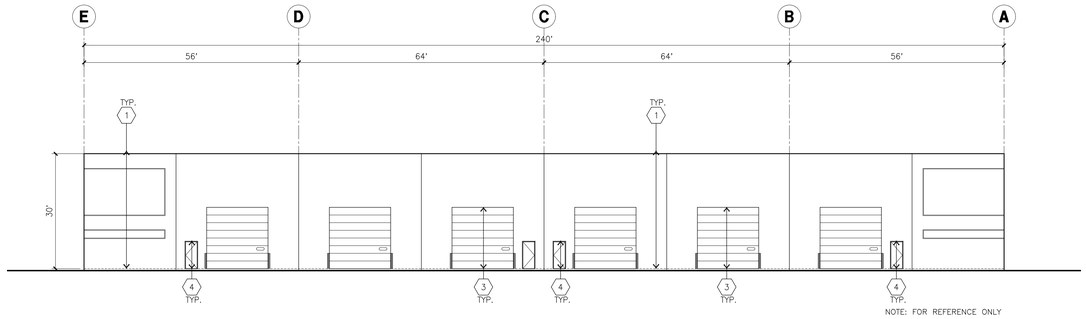
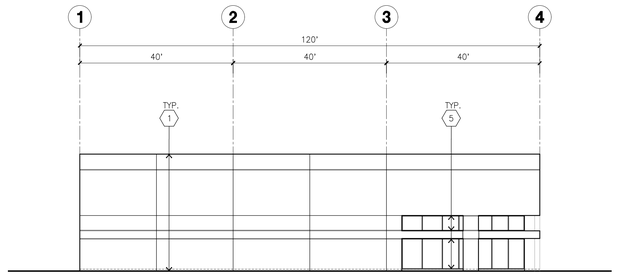


NOTE: FOR REFERENCE ONLY

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



NOTE: FOR REFERENCE ONLY

EXISTING WEST ELEVATION B
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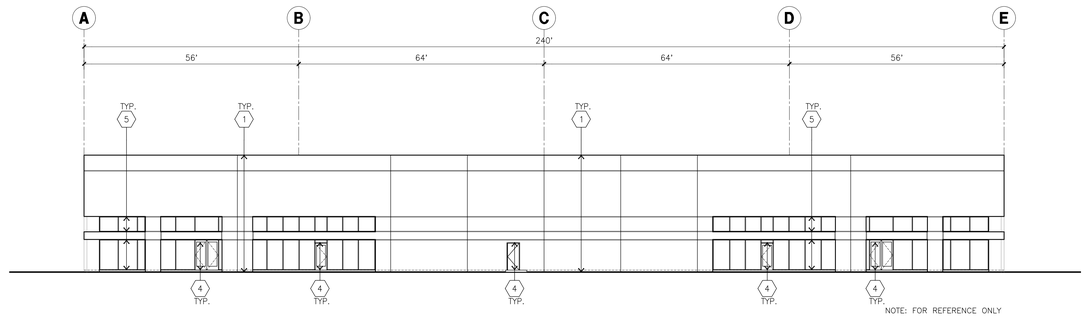

NOTE: FOR REFERENCE ONLY

EXISTING SOUTH ELEVATION C
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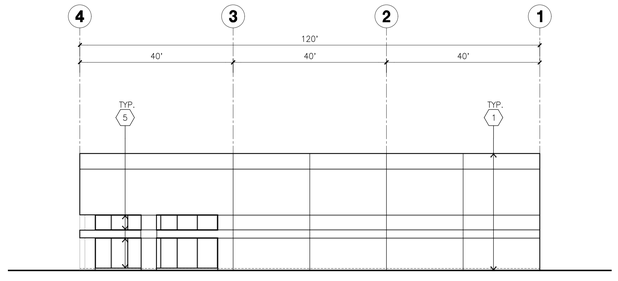

NOTE: FOR REFERENCE ONLY

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

KEYNOTES - ELEVATIONS

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

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

Title: ELEVATIONS

Project Number:	20548
Drawn by:	KT
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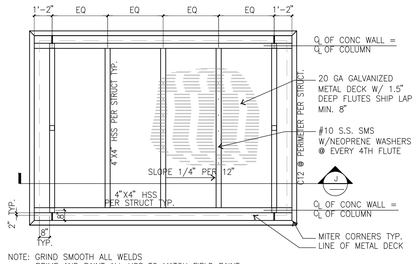
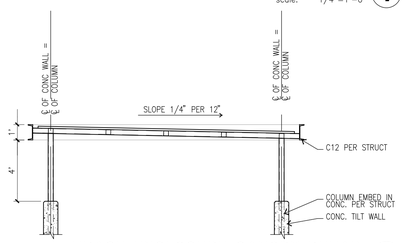
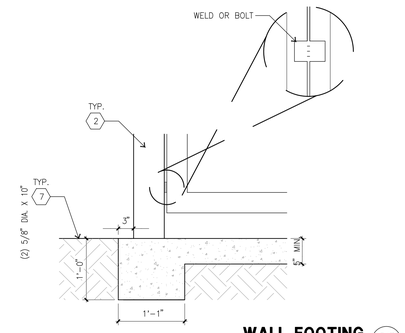


NOTE: GRIND SMOOTH ALL WELDS
PRIME AND PAINT ALL HSS TO MATCH FIELD PAINT

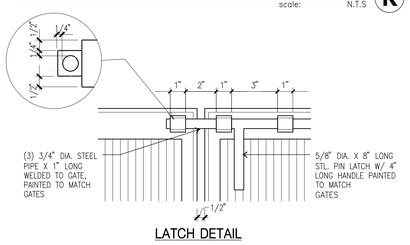
TRASH ENCLOSURE PLAN I
scale: 1/4"=1'-0"



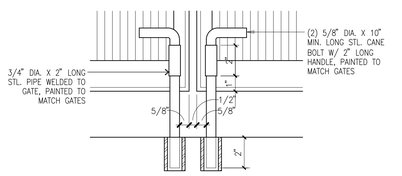
TRASH ENCLOSURE CANOPY DETAIL J
scale: 1/4"=1'-0"



WALL FOOTING K
scale: N.T.S

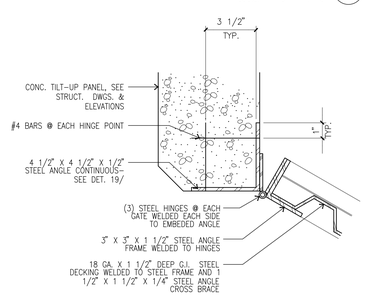


LATCH DETAIL



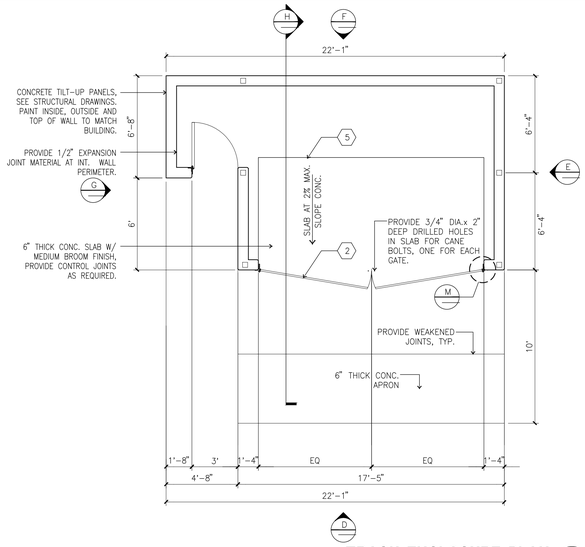
CANE BOLT DETAIL

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



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

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



TRASH ENCLOSURE PLAN C
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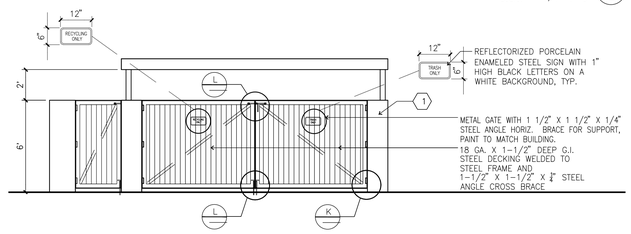

TRASH ENCLOSURE ELEVATION D
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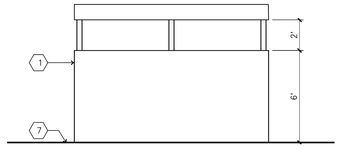

TRASH ENCLOSURE ELEVATION E
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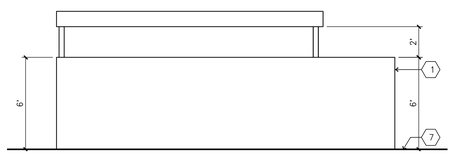

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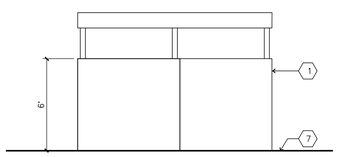

TRASH ENCLOSURE ELEVATION G
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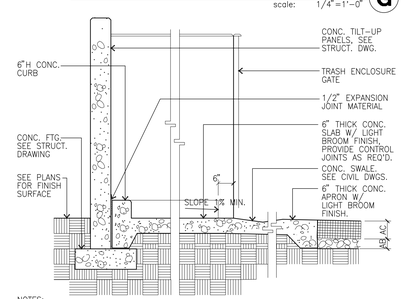
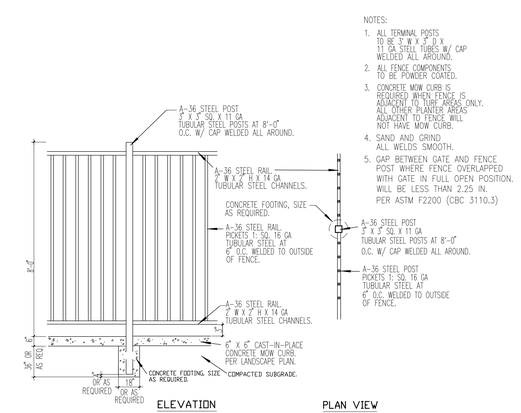


NOTES:
1. SEE SOILS REPORT FOR BELOW SLAB PREPARATIONS AND STEEL REINFORCEMENT RECOMMENDATIONS.

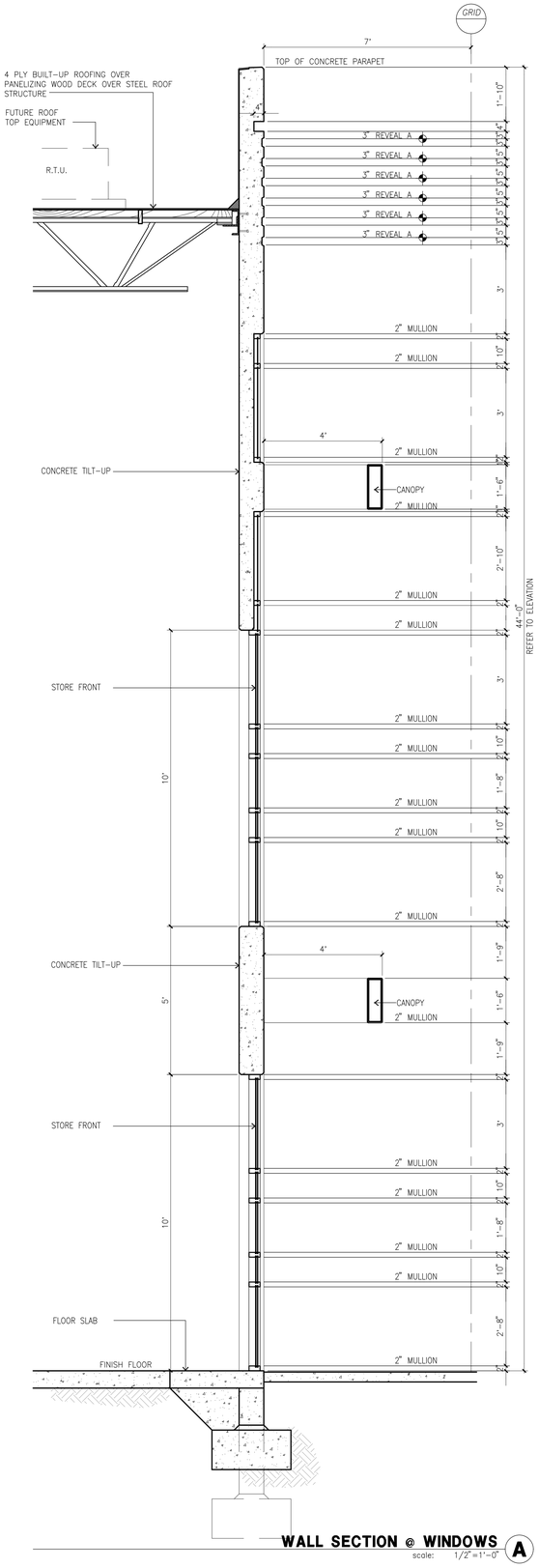
TRASH ENCLOSURE SECTION H
scale: 1/4"=1'-0"

KEYNOTES - TRASH ENCLOSURE

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



METAL FENCE DETAIL B
scale: N.T.S



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

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

Title: DETAILS

Project Number:	20548
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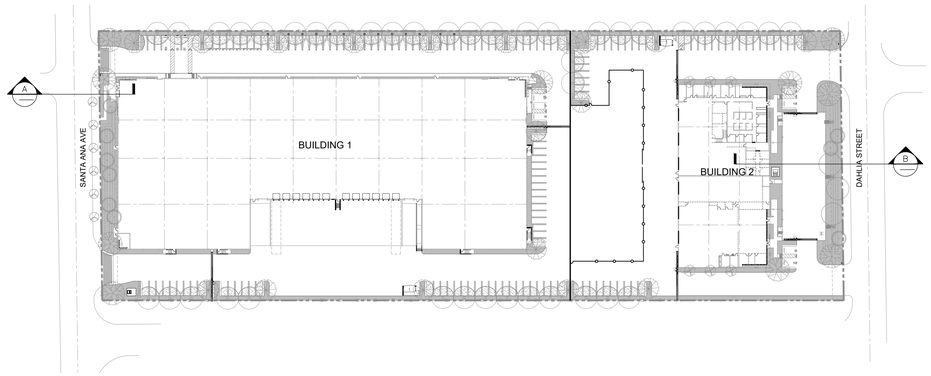
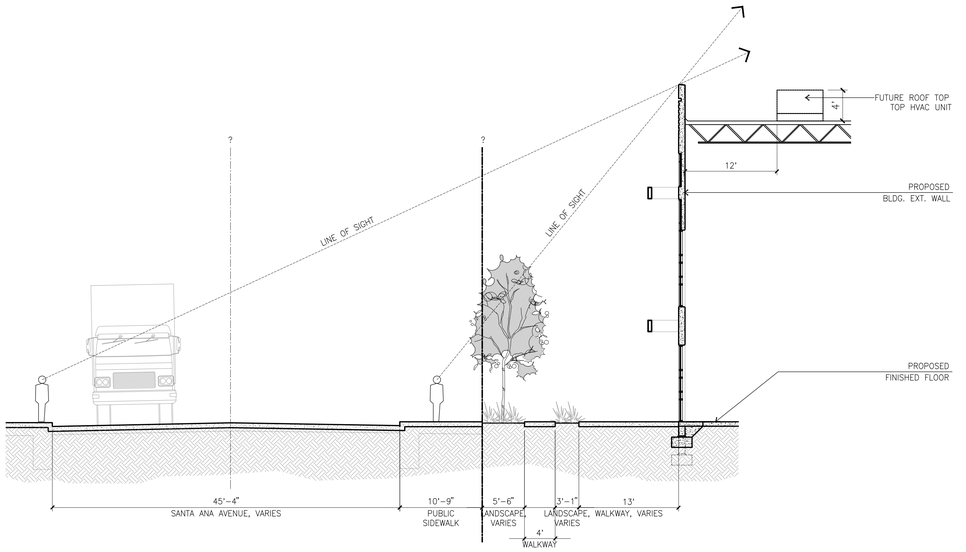
KEYMAP





SITE SECTION A
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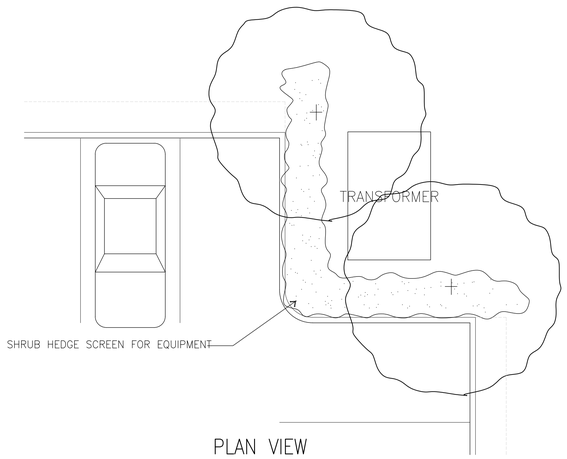
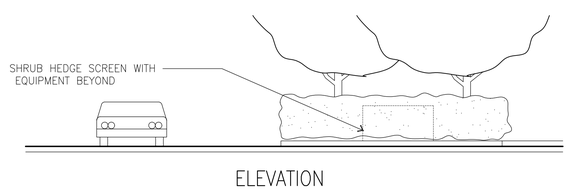
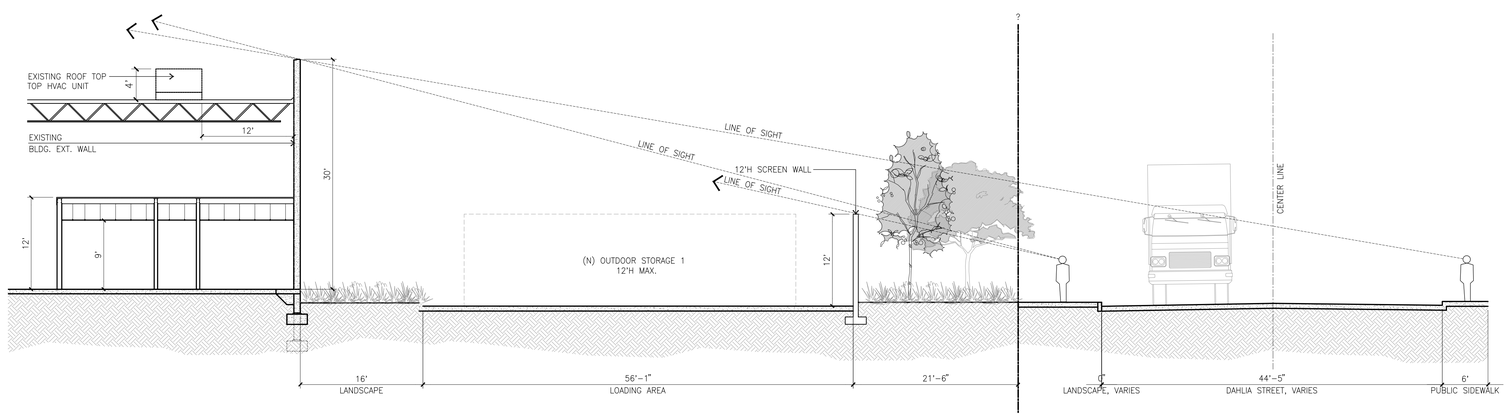




GROUND MOUNTED EQUIPMENT SCREENING, TYP.
scale: N.T.S. C



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

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Fontana, CA 92337

Consultants:

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

Title: SITE SECTION

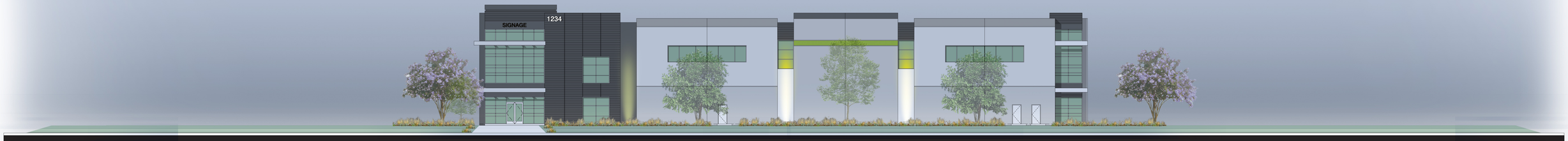
Project Number:	20548
Drawn by:	KT
Date:	01/03/2024

Revision:

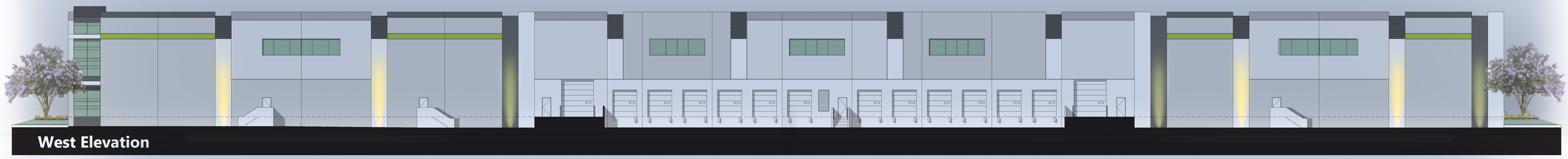
1ST SUBMITTAL	07/03/23
2ND SUBMITTAL	01/03/24
3RD SUBMITTAL	09/05/24
4TH SUBMITTAL	02/07/25
5TH SUBMITTAL	06/20/25

Sheet:

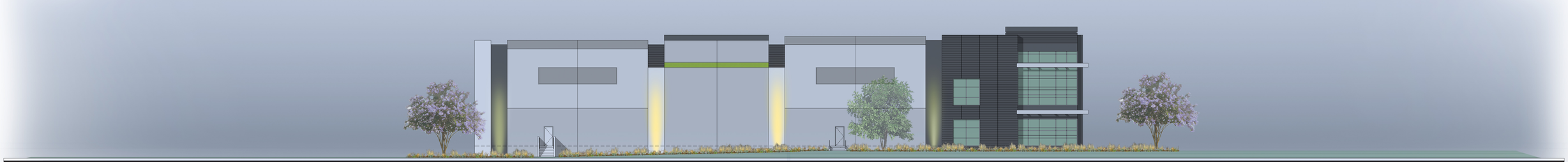
DAB-A4.2



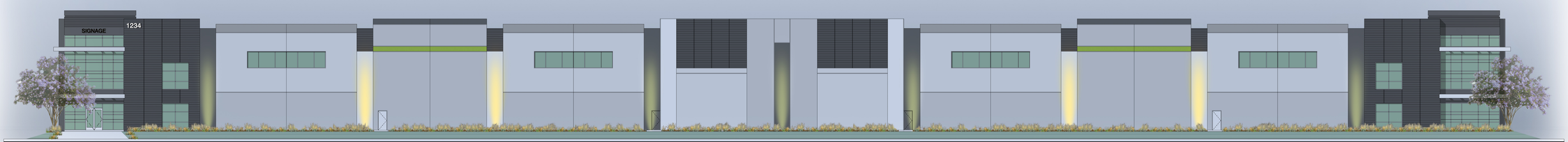
North Elevation



West Elevation



South Elevation



East Elevation

HPA architecture SINCE 1980

Conceptual Elevations - 32ft Clear

DAHLIA ST.

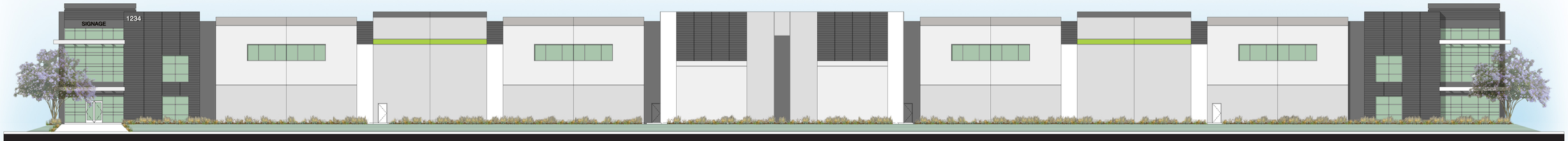
City of Fontana, California #20548 | 01. 10. 2025

THE CONCO COMPANIES CONCO

North Elevation

West Elevation

South Elevation



East Elevation

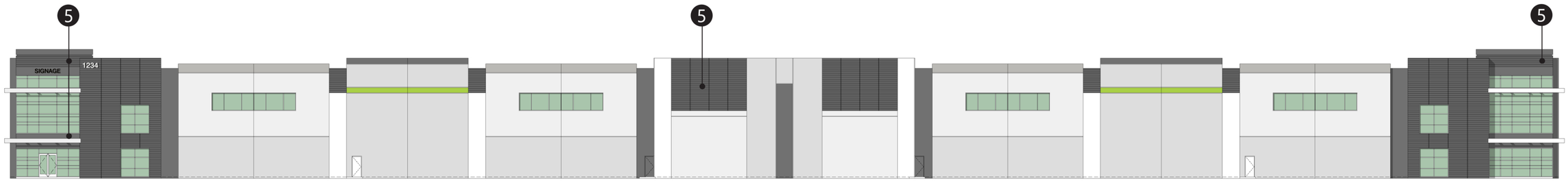
Conceptual Elevations - 32ft Clear

DAHLIA ST.

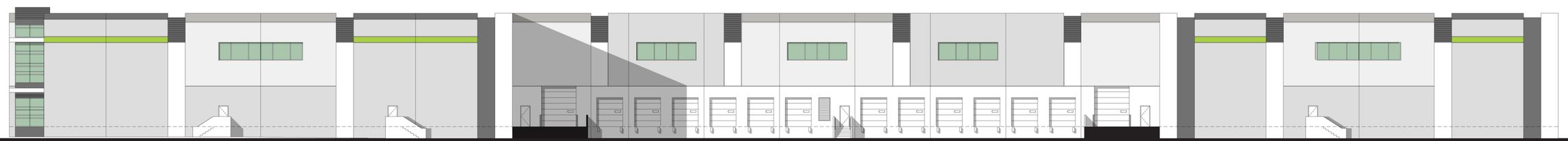
City of Fontana, California | #20548 | 01. 10. 2025

HPA architecture SINCE 1980

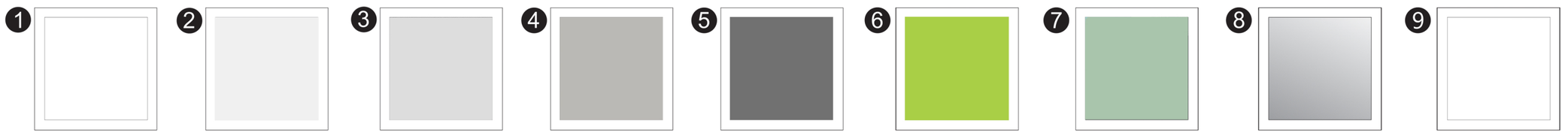
THE CONCO COMPANIES



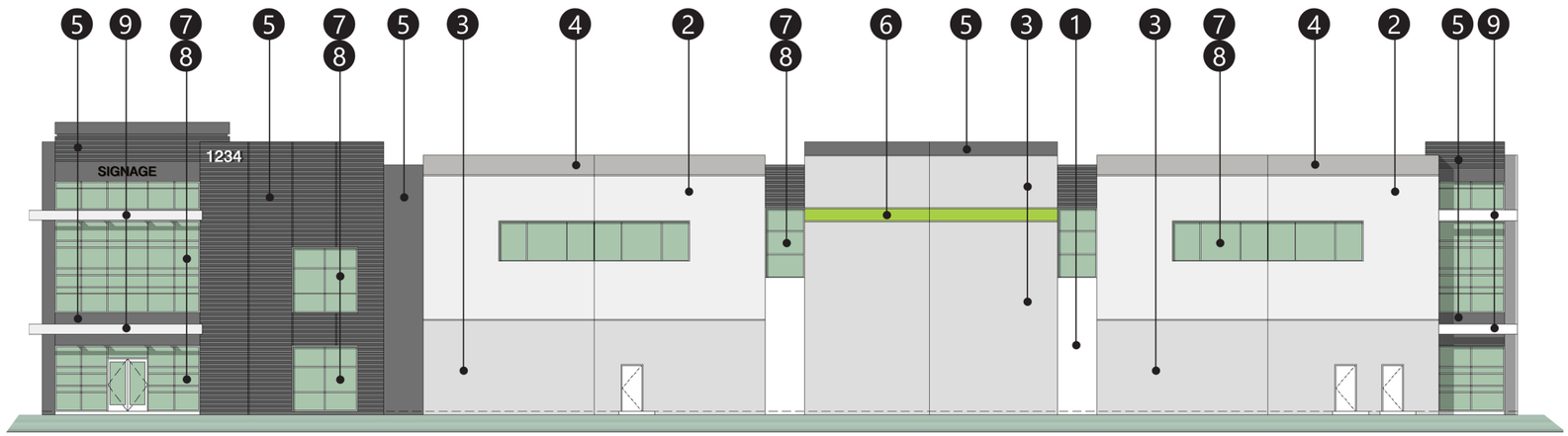
East Elevation



West Elevation



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



Enlarged View of North Elevation

HPA architecture SINCE 1980

Conceptual Elevations & Material Board - 32ft Clear

DAHLIA ST.

City of Fontana, California | #20548 | 01. 10. 2025

THE CONCO COMPANIES CONCO

CITY OF FONTANA

CONCEPTUAL GRADING PLAN

13052 DAHLIA STREET

ASSESSOR'S PARCEL NO.
0238-112-16

DEVELOPER
THE CONCO COMPANIES
5141 COMMERCIAL CIR
CONCORD, CA 94520
PH: (925) 685-6799

ENGINEER:
ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
(909) 356-1815
FAX (909) 356-1795

CITY OF FONTANA, UTILITY NOTIFICATION LIST

CITY OF FONTANA
8353 SIERRA AVE
FONTANA, CA 92335
(909) 350-6632

SO. CALIF. GAS COMPANY
1981 W. LUGONIA AVE
REDLANDS, CA 92374
(909) 335-7967
EMERGENCIES: (800) 427-2200

SO. CALIF. EDISON COMPANY
300 N. PEPPER AVE
RIALTO, CA 92376
(909) 820-5598 - UNDERGROUND
(909) 875-5100 - TRANSMISSION
(213) 637-1233 - PIPELINES
(909) 357-6505 - DISTRIBUTION

FONTANA WATER COMPANY
15966 ARROW BOULEVARD
FONTANA, CA 92335
(909) 822-2201

AT&T
22311 BROOKHURST ST SUITE 203
HUNTINGTON BEACH, CA 92646
(714) 963-7964

SPRINT
2592 DUPONT DR
IRVINE, CA 92612
(800) 659-9698

TIME WARNER CABLE
1500 AUTO CENTER DR
ONTARIO, CA 91761
(909) 975-3439

SUNESYS, LLC
1325 PICO ST #106
CORONA, CA 92881
(951) 278-0400

UNDERGROUND SERVICE ALERT
(800) 422-4133

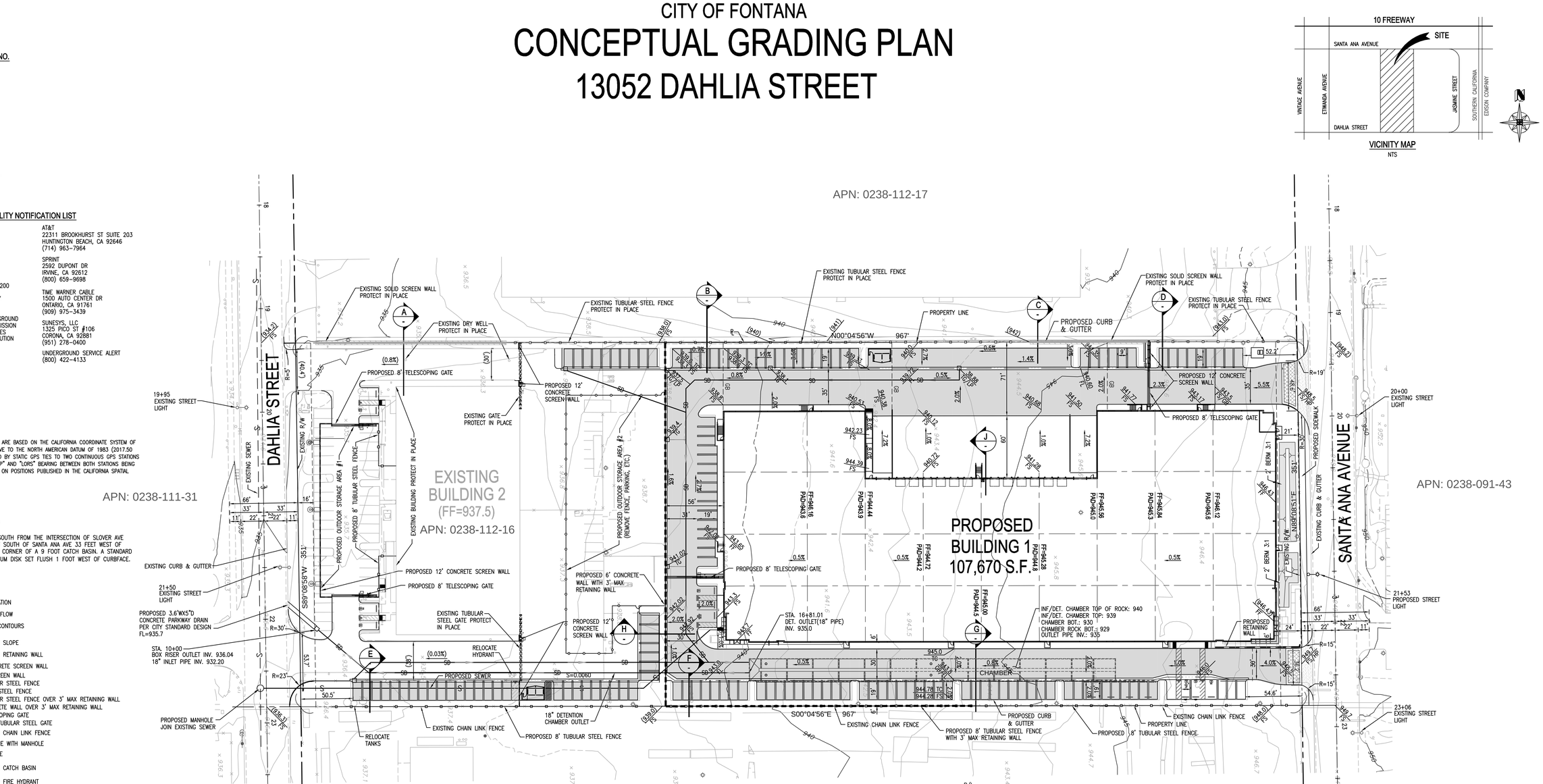
ACREAGE:
7.8 GROSS ACRES

BASIS OF BEARINGS:
THE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "WLFP" AND "LORS" BEARING BETWEEN BOTH STATIONS BEING NORTH 59°38'38" WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

BENCHMARK:
BENCHMARK: UF 629 1992
ELEVATION: 1018.06 (FEET)
DESCRIBED AS 0.55 MILES SOUTH FROM THE INTERSECTION OF SLOVER AVE AND POPLAR AVE, 155 FEET SOUTH OF SANTA ANA AVE 33 FEET WEST OF POPLAR AVE, AT NORTHEAST CORNER OF A 9 FOOT CATCH BASIN. A STANDARD MWDSC 3-1/4 INCH ALUMINUM DISK SET FLUSH 1 FOOT WEST OF CURBFACE.

LEGEND

1431.0	PAD ELEVATION
1%	DRAINAGE FLOW
1495	EXISTING CONTOURS
	PROPOSED SLOPE
	PROPOSED RETAINING WALL
	12" CONCRETE SCREEN WALL
	SOLID SCREEN WALL
	8' TUBULAR STEEL FENCE
	TUBULAR STEEL FENCE
	8' TUBULAR STEEL FENCE OVER 3' MAX RETAINING WALL
	6' CONCRETE WALL OVER 3' MAX RETAINING WALL
	8' TELESCOPING GATE
	EXISTING TUBULAR STEEL GATE
	PROPOSED CHAIN LINK FENCE
S	SEWER LINE WITH MANHOLE
W	WATER LINE
	PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	PAVEMENT
	TRASH
PA	PLANTER AREA
FS	FINISH SURFACE
FF	FINISH FLOOR
TC	TOP OF CURB
FL	FLOWLINE
GB	GRADE BREAK
HP	HIGH POINT
%	GRADE


10 FREEWAY
SITE
SANTA ANA AVENUE
VINTAGE AVENUE
ETIWANDA AVENUE
DAHLIA STREET
JASMINE STREET
SOUTHERN CALIFORNIA EDISON COMPANY
VICINITY MAP
NTS
APN: 0238-112-17
APN: 0238-111-31
APN: 0238-112-16
APN: 0238-091-43
APN: 0238-112-06
DAHLIA STREET
SANTA ANA AVENUE
EXISTING BUILDING 2
(FF=937.5)
PROPOSED BUILDING 1
107,670 S.F.
EXISTING SOLID SCREEN WALL PROTECT IN PLACE
EXISTING TUBULAR STEEL FENCE PROTECT IN PLACE
EXISTING DRY WELL PROTECT IN PLACE
PROPOSED 8' TELESCOPING GATE
PROPOSED 12' CONCRETE SCREEN WALL
EXISTING GATE PROTECT IN PLACE
EXISTING BUILDING PROTECT IN PLACE
PROPOSED OUTDOOR STORAGE AREA #1
PROPOSED 8' TUBULAR STEEL FENCE
PROPOSED OUTDOOR STORAGE AREA #2 (REMOVE FENCE, PARKING, ETC.)
PROPOSED 6' CONCRETE WALL WITH 3' MAX RETAINING WALL
PROPOSED 12' CONCRETE SCREEN WALL
EXISTING TUBULAR STEEL GATE PROTECT IN PLACE
RELOCATE HYDRANT
PROPERTY LINE
PROPOSED CURB & GUTTER
PROPOSED 12' CONCRETE SCREEN WALL
PROPOSED 8' TELESCOPING GATE
PROPOSED SIDEWALK
EXISTING CURB & GUTTER
PROPOSED RETAINING WALL
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
19+95 EXISTING STREET LIGHT
20+00 EXISTING STREET LIGHT
21+50 EXISTING STREET LIGHT
21+53 PROPOSED STREET LIGHT
23+06 EXISTING STREET LIGHT
PROPOSED 3.6'WX5"D CONCRETE PARKWAY DRAIN PER CITY STANDARD DESIGN FL=935.7
STA. 10+00 BOX RISER OUTLET INV. 936.04 18" INLET PIPE INV. 932.20
STA. 16+81.01 DET. OUTLET(18" PIPE) INV. 935.0
INF/DET. CHAMBER TOP OF ROCK: 940
INF/DET. CHAMBER TOP: 939
CHAMBER BOT.: 930
CHAMBER ROCK BOT.: 929
OUTLET PIPE INV.: 935
PROPOSED MANHOLE JOIN EXISTING SEWER
PROPOSED SEWER S=0.0080
RELOCATE TANKS
EXISTING CHAIN LINK FENCE
18" DETENTION CHAMBER OUTLET
PROPOSED 8' TUBULAR STEEL FENCE
PROPOSED 8' TUBULAR STEEL FENCE WITH 3' MAX RETAINING WALL
PROPOSED CURB & GUTTER
PROPERTY LINE
EXISTING CHAIN LINK FENCE
PROPOSED 8' TUBULAR STEEL FENCE
PROPOSED 12' CONCRETE SCREEN WALL
PROPOSED 8' TELESCOPING GATE
EXISTING SOLID SCREEN WALL PROTECT IN PLACE
EXISTING TUBULAR STEEL FENCE PROTECT IN PLACE
N00°04'56"W 967'
S00°04'56"E 967'
CHAMBER
EXISTING R/W
EXISTING SEWER
PROPOSED BERM 3:1
2' BERM 3:1
R=30'
R=23'
R=19'
R=15'
S89°08'58"W 351'
N89°08'51"E 351'
FF=946.16 PAD=943.8
FF=944.44 PAD=943.3
FF=945.55 PAD=943.0
FF=945.84 PAD=943.3
FF=946.12 PAD=943.6
FF=944.72 PAD=944.2
FF=946.28 PAD=944.8
FF=946.56 PAD=944.5
944.78 TC
944.28 FS
942.02 FL
942.23 FS
944.39 FS
941.09 FL
941.59 FS
940.53 FS
940.12 FS
938.89 FS
938.39 FS
941.68 FS
941.50 FS
941.17 FS
941.33 FS
946.63 FS
946.43 TC
946.13 FS
945.93 FS
945.63 FS
945.43 FS
945.23 FS
944.93 FS
944.73 FS
944.53 FS
944.33 FS
944.13 FS
943.93 FS
943.73 FS
943.53 FS
943.33 FS
943.13 FS
942.93 FS
942.73 FS
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942.33 FS
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941.53 FS
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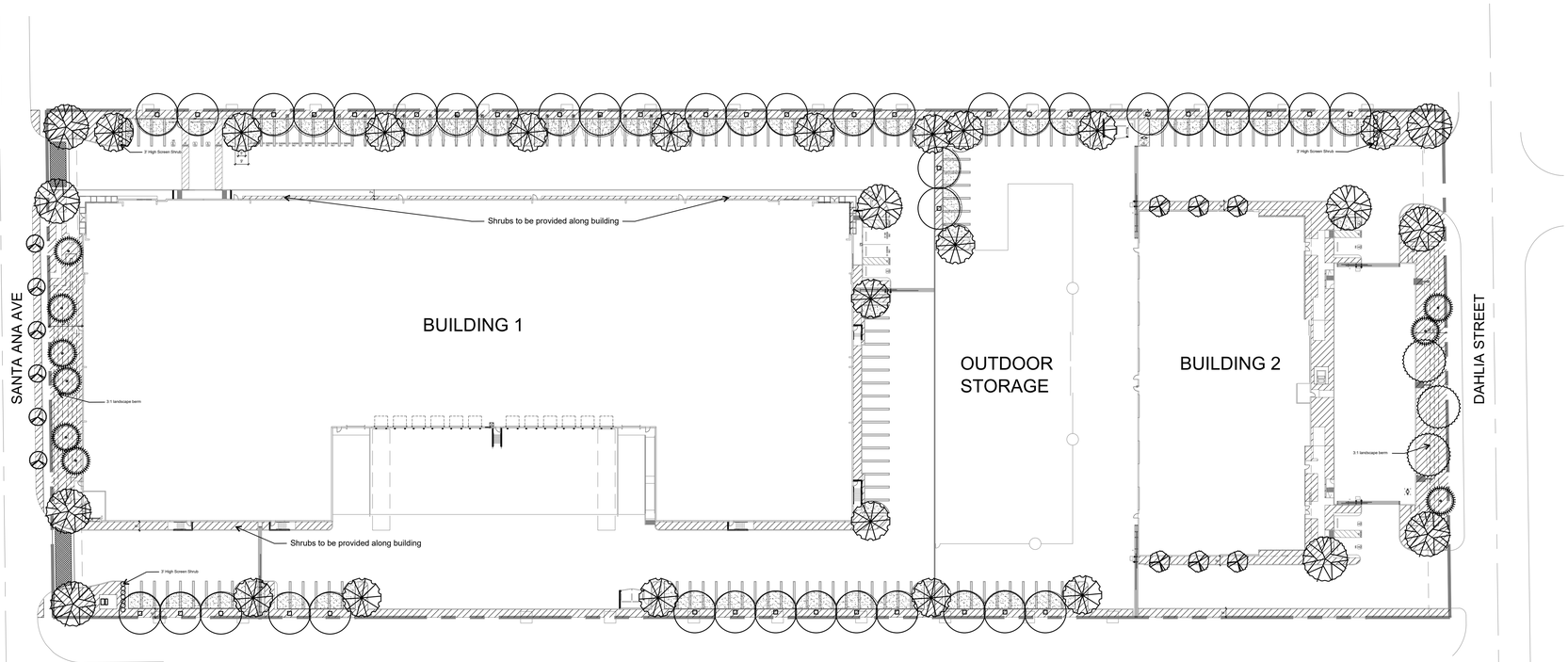
941.13 FS



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chilopsis linearis Desert Willow	24" Box	9	L	Multi
	Chitalpa tashkentensis Chitalpa	24" Box	18	L	Standard
	Pinus eldarica Afghan Pine	24" Box	3	L	Standard
	Quercus agrifolia Coast Live Oak	36" Box	10	L	Multi
	Rhus lancea African Sumac	24" Box	37	L	Standard
	Tristania conferta Brisbane Box	15 Gal	8	M	Standard
	Lagerstroemia i 'Muskogee' Crape Myrtle	24" Box	6	M	Street Tree

3' High Screen Shrub

SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	Acca sellowiana Pineapple Gauva	5 Gal	0	M	3' OC 2' from hardscape
	Baccharis p. 'Centenial' Coyote Bush	5 Gal	0	L	4' OC 2.5' from hardscape
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	0	L	3' OC 2' from hardscape
	Dietes bicolor Fortnight Lily	5 Gal	0	M	3' OC 2' from hardscape
	Leonotis leonurus Lion's Tail	5 Gal	0	L	3' OC 2' from hardscape
	Ligustrum j. Texanum Texas Privet	5 Gal	0	M	3' OC 2' from hardscape
	Leucophyllum frutescens Texas Ranger	5 Gal	0	L	4' OC 2.5' from hardscape
	Muhlenbergia capillaris Pink Muhly	5 Gal	0	L	3' OC 2' from hardscape
	Muhlenbergia rigens Deer Grass	5 Gal	0	M	4' OC 2.5' from hardscape
	Rosmarinus o. 'Tuscan Blue' Rosemary	5 Gal	0	L	3' OC 2' from hardscape
	Ruellia brittoniana Ruellia	5 Gal	0	L	3' OC 2' from hardscape
	Russelia equisetiformis Coral Fountain	5 Gal	0	L	4' OC 2.5' from hardscape
	Salvia c. 'Allen Chickering' Allen Chickering Sage	5 Gal	0	L	4' OC 2.5' from hardscape
	Salvia greggii Autumn Sage	5 Gal	0	L	3' OC 2' from hardscape
	Salvia g. 'Lipstick' Autumn Sage Lipstick	5 Gal	0	L	3' OC 2' from hardscape
	Salvia leucantha Mexican Sage	5 Gal	0	L	3' OC 2' from hardscape
	Westringia fruticosa Coast Rosemary	5 Gal	0	L	5' OC 3' from hardscape
	Westringia f. 'Grey Box Dwarf Coast Rosemary	5 Gal	0	L	3' OC 2' from hardscape

ACCENTS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Agave 'Blue Flame' Blue Flame Agave	5 Gal	0	L	
	Agave 'Blue Glow Blue Glow Agave	5 Gal	0	L	
	Agave victoria-reginae Agave	5 Gal	0	L	
	Aloe maculata Soap Aloe	5 Gal	0	L	
	Aloe striata Coral Aloe	1 Gal	0	L	
	Dasylerion wheeleri Desert Spoon	5 Gal	0	L	
	Echeveria 'Afterglow' Aftergow Echeveria	5 Gal	0	L	
	Hesperaloe parviflora Red Yucca	5 Gal	0	L	

GROUNDCOVER

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens 'Low Boy' Dwarf Acacia	1 Gal	8' O.C.	L	
	Carissa m. 'Green Carpet' Prostrate Natal Plum	1 Gal	36" O.C.	M	
	Lantana 'Gold Mound' Yellow Lantana	1 Gal	36" O.C.	L	
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	

N

0 20' 40' 80'

Landscape Required - 15,815 s.f.
Landscape Provided - 43,232 s.f.

Tree Shade:
Bldg 1: Req. 9,384 sf / Provided 9,452 s.f.
Bldg 2: Req. 4,084 sf / Provided 4,289 s.f.

Dahlia St.

23-048
06.28.23 07.20.23 08.14.24 06.19.25
06.30.23 12.28.23 01.30.25 06.25.25
07.06.23 01.17.24 06.09.25

Fontana, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408