



STREET PERSPECTIVE N | NTS | 8



STREET PERSPECTIVE S | NTS | 4



PROJECT AERIAL S | NTS | 1



STREET PERSPECTIVE N | NTS | 9



STREET PERSPECTIVE S | NTS | 5



PROJECT AERIAL N | NTS | 2



STREET PERSPECTIVE N | NTS | 10



STREET PERSPECTIVE S | NTS | 6



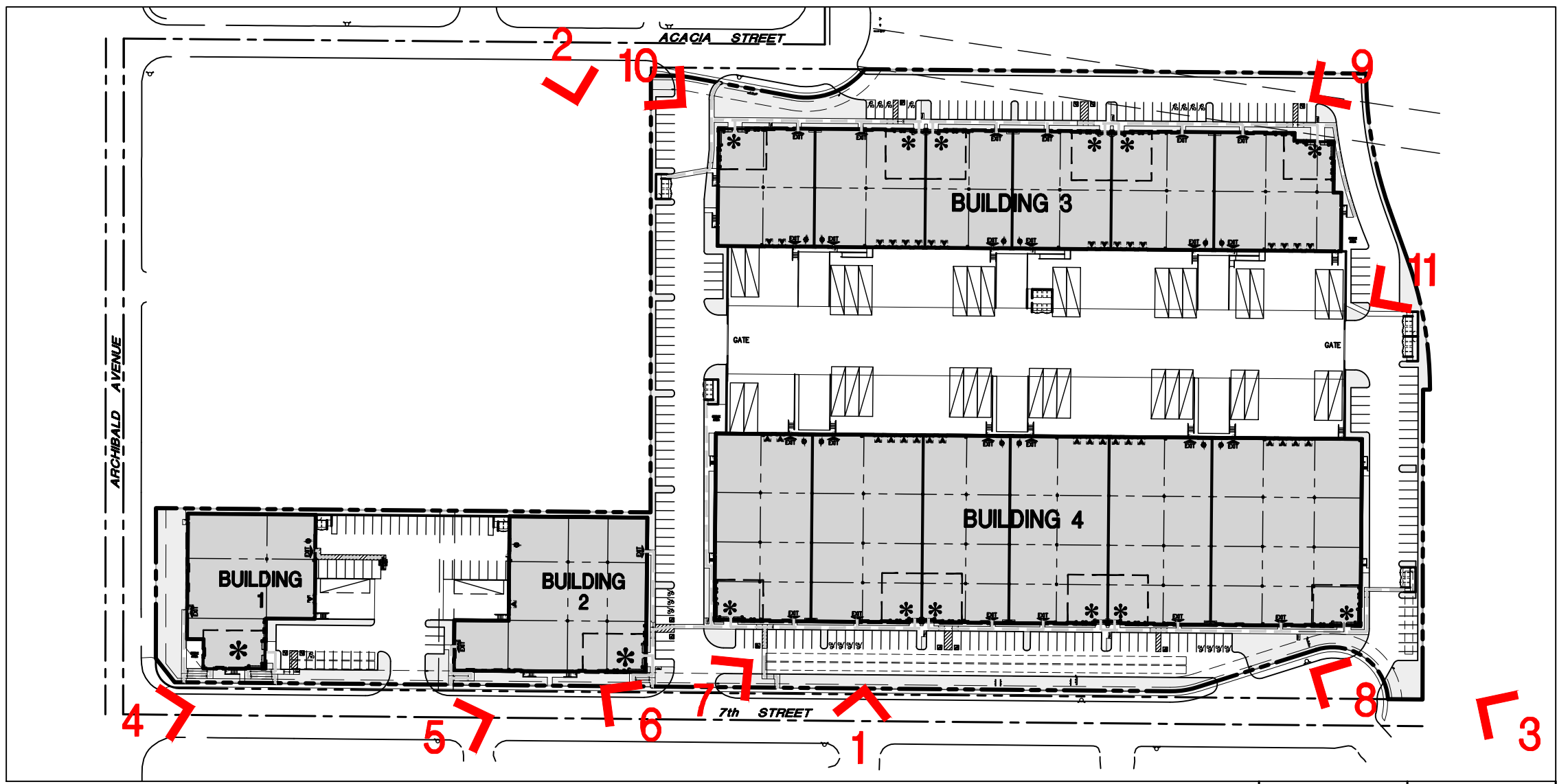
PROJECT AERIAL E | NTS | 3



COURT PERSPECTIVE | NTS | 11



STREET PERSPECTIVE S | NTS | 7



SITE REFERENCE | NTS | -

NO.	DESCRIPTION	DATE
△	DESIGN REVIEW SUBMITTAL	6/15/18

PROJECT RENDERINGS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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JOB NO:	RR0009.01	SHEET NO:
DATE:	3/9/18	T2
DRAWN:	GAA	
FILE NAME:	RR0009_T2	



VICINITY MAP

NOT TO SCALE

OWNERS

Leland Scheu and Julia S. Scheu
Nevin Lee Scheu
Allyson Scheu McQuade
Allyn Scheu Family Limited Partnership

ASSESSOR'S PARCEL NUMBER

A.P.N. 0209-211-24-0-000

UTILITY SERVICE PROVIDERS

AT&T	800-288-2020
CHARTER COMMUNICATIONS	800-438-2427
TIME WARNER	888-892-2253
VERIZON	888-483-4000
CUCAMONGA VALLEY WATER DISTRICT	909-987-2591
SOUTHERN CALIFORNIA EDISON	800-684-8123
SOUTHERN CALIFORNIA GAS COMPANY	800-427-2200
BURRTEC WASTE INDUSTRIES	909-822-2397

SITE AREAS

GROSS/NET AREA (TO EXISTING STREET R/W)	13.23 AC
NET AREA (TO ULTIMATE STREET R/W)	12.84 AC
DISTURBED AREA	12.84 AC

LEGAL DESCRIPTION

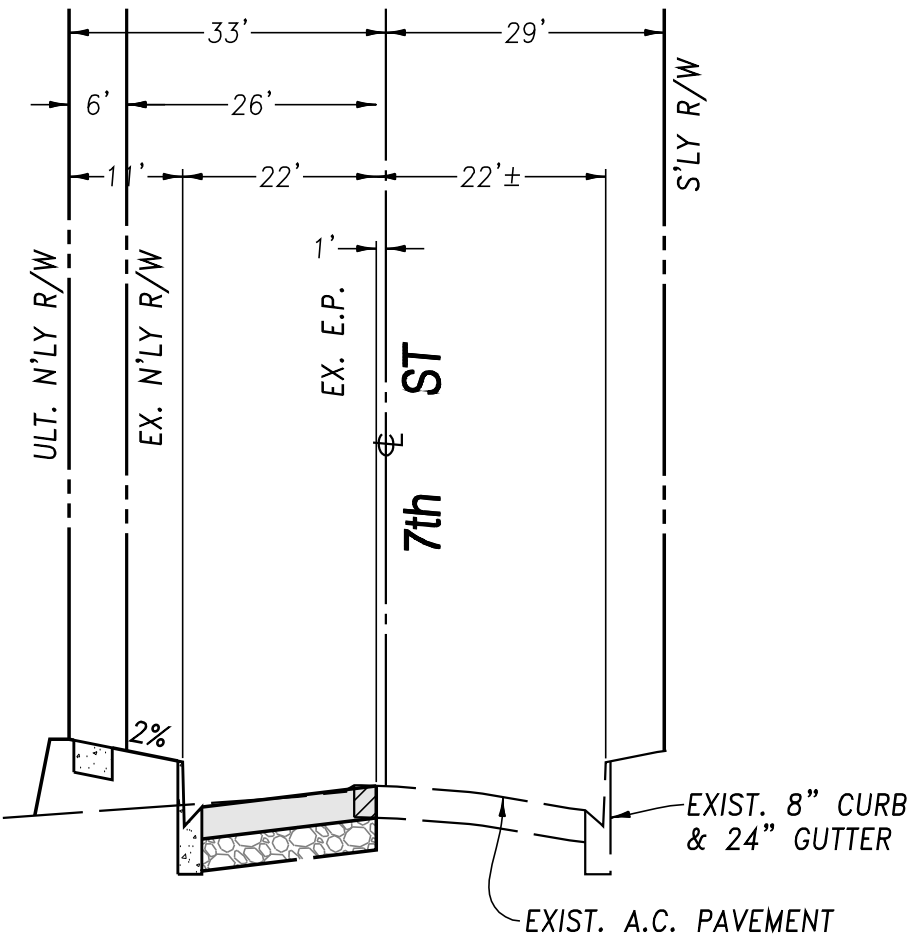
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RANCHO CUCAMONGA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 5, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO MAP OF CUCAMONGA LANDS, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 OF MAPS, PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

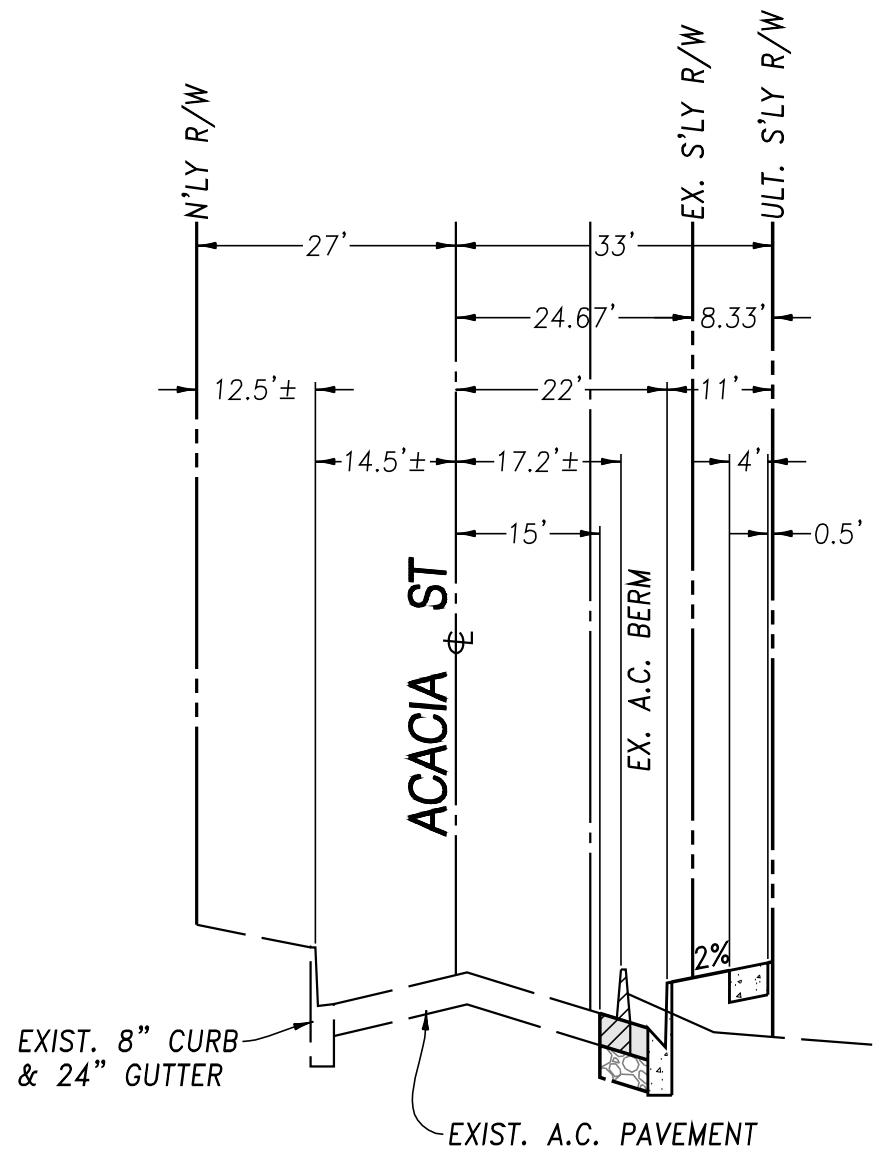
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID NORTHWEST CORNER BEING IN THE CENTERLINE OF ARCHIBALD AVENUE, 66 FEET WIDE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 533 FEET; THENCE SOUTH PARALLEL WITH THE CENTERLINE OF SAID ARCHIBALD AVENUE 450 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 533 FEET TO A POINT IN THE CENTERLINE OF SAID ARCHIBALD AVENUE; THENCE NORTH ALONG SAID CENTERLINE OF ARCHIBALD AVENUE 450 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THE PORTIONS CONVEYED TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A CORPORATION, IN THE DEED RECORDED APRIL 19, 1967 IN BOOK 6805, PAGE 985, OFFICIAL RECORDS.



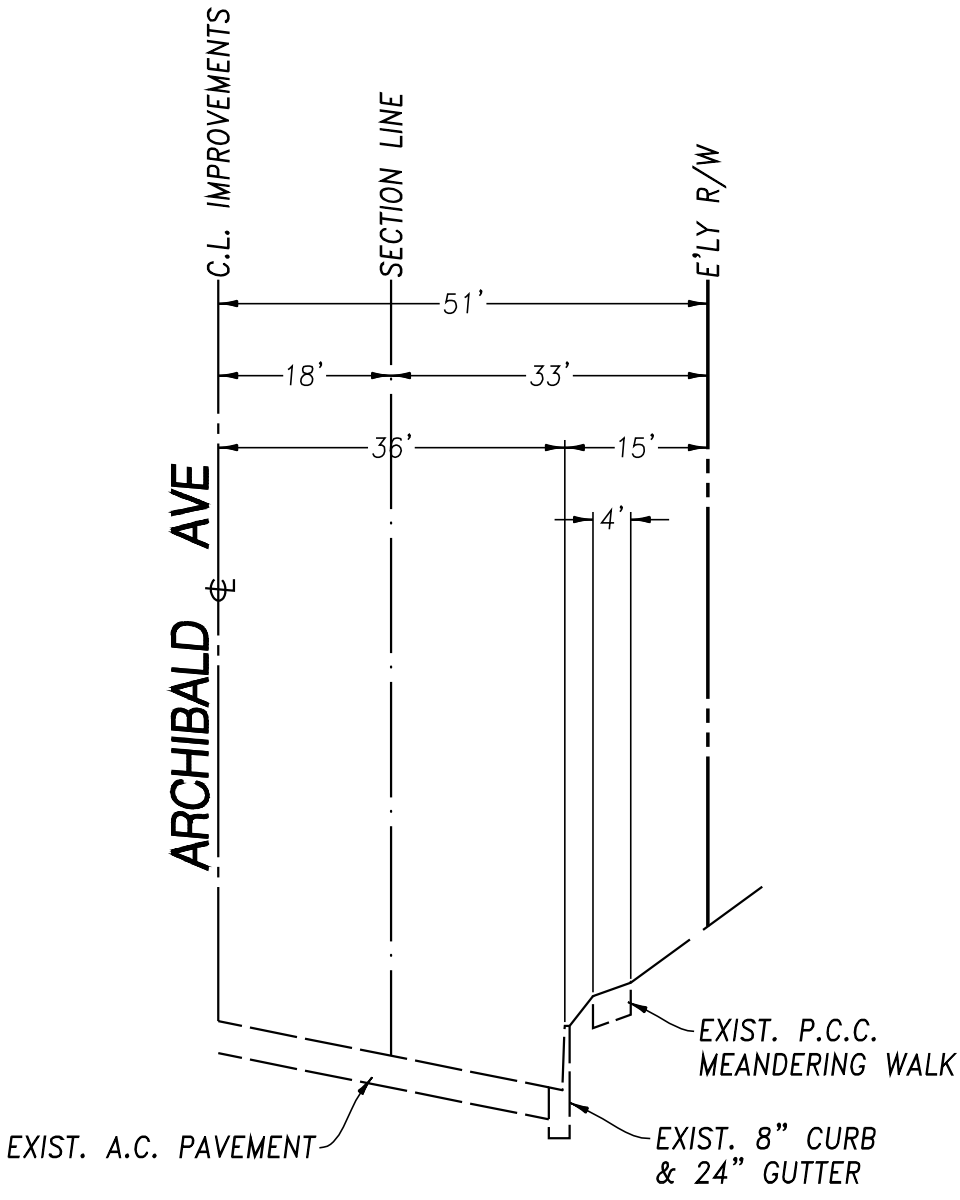
7th STREET TYPICAL SECTION

SCALE: 1"=20' HORIZ. 1"=2' VERT.



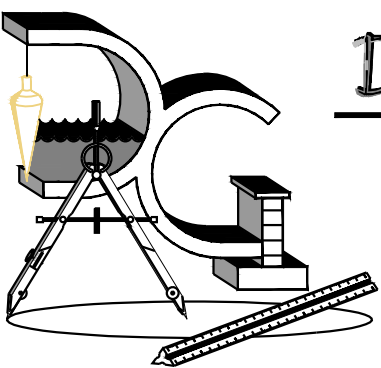
ACACIA STREET TYPICAL SECTION

SCALE: 1"=20' HORIZ. 1"=2' VERT.



ARCHIBALD AVENUE TYPICAL SECTION

SCALE: 1"=20' HORIZ. 1"=2' VERT.



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RANCHO CUCAMONGA, CA 91730
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info@dgandassoc.com

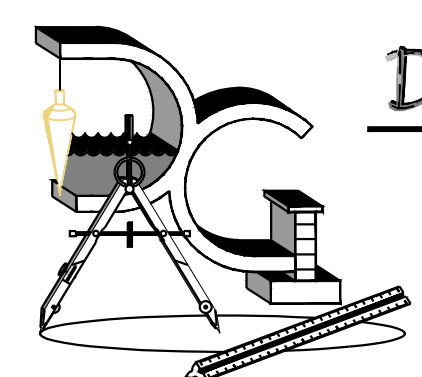
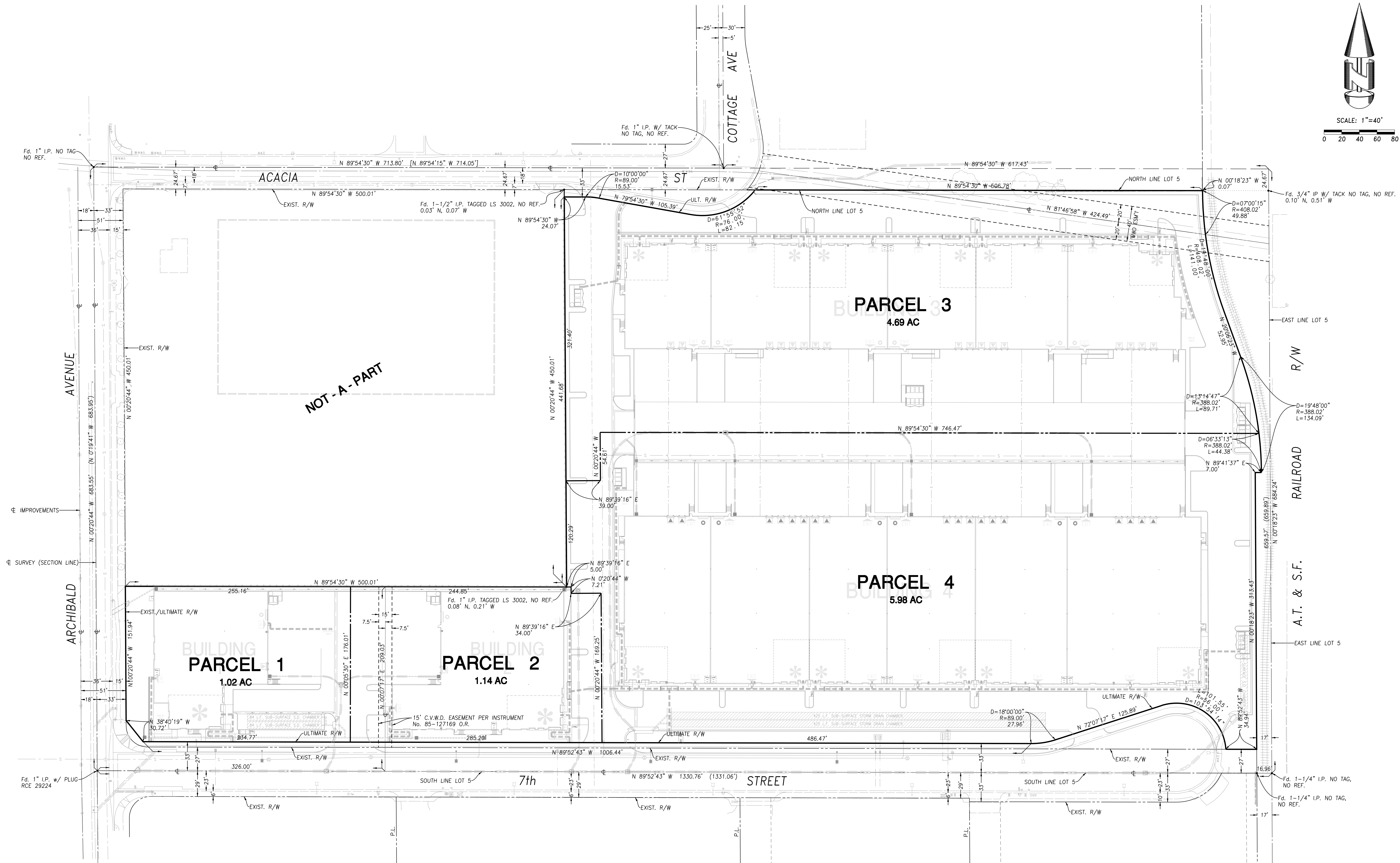
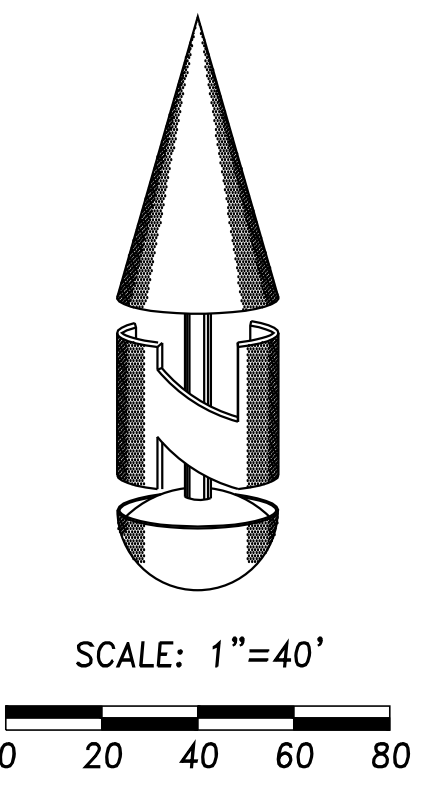
SCHEU STEEL 7th STREET BUSINESS CENTER

TENTATIVE PARCEL MAP 20006 - DRC2018-

SUBTPM20006

TITLE SHEET

SHEET 1 OF 2



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SCHEU STEEL 7th STREET BUSINESS CENTER
TENTATIVE PARCEL MAP 20006 - DRC2018- SUBTPM20006

TENTATIVE PARCEL MAP
SHEET 2 OF 2



VICINITY MAP

NOT TO SCALE

OWNERS

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ASSESSOR'S PARCEL NUMBER

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SOUTHERN CALIFORNIA GAS COMPANY..... 800-427-2200
BURRTEC WASTE INDUSTRIES 909-822-2397

W.D.I.D. NUMBER

8 36C367557

ESTIMATED EARTHWORK QUANTITIES

NET CUT.....2,800 C.Y.
NET FILL.....36,300 C.Y.
NET IMPORT.....33,500 C.Y.

*QUANTITIES DO NOT INCLUDE OVEREXCAVATION *
OR SUBSIDENCE DUE TO OVEREXCAVATION

SITE AREAS

GROSS/NET AREA (TO EXISTING STREET R/W).....13.23 AC
NET AREA (TO ULTIMATE STREET R/W).....12.84 AC
DISTURBED AREA.....12.84 AC

PROJECT BENCHMARK

OLD CITY OF RANCHO CUCAMONGA BENCHMARK NO. 10:
DESCRIPTION: RR SPIKE IN POLE #502947E, SOUTHEAST CORNER ACACIA STREET
AND ARCHIBALD AVENUE.

ELEVATION: 1091.372

LEGAL DESCRIPTION

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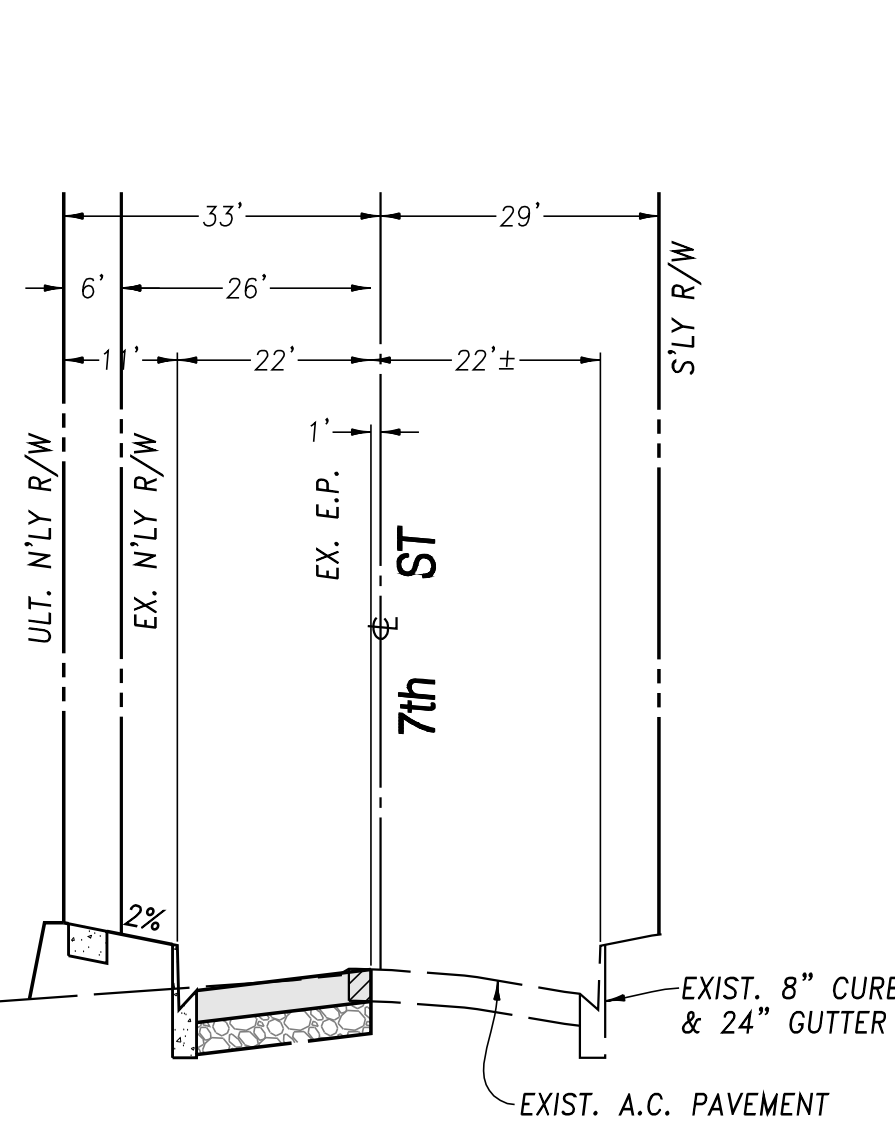
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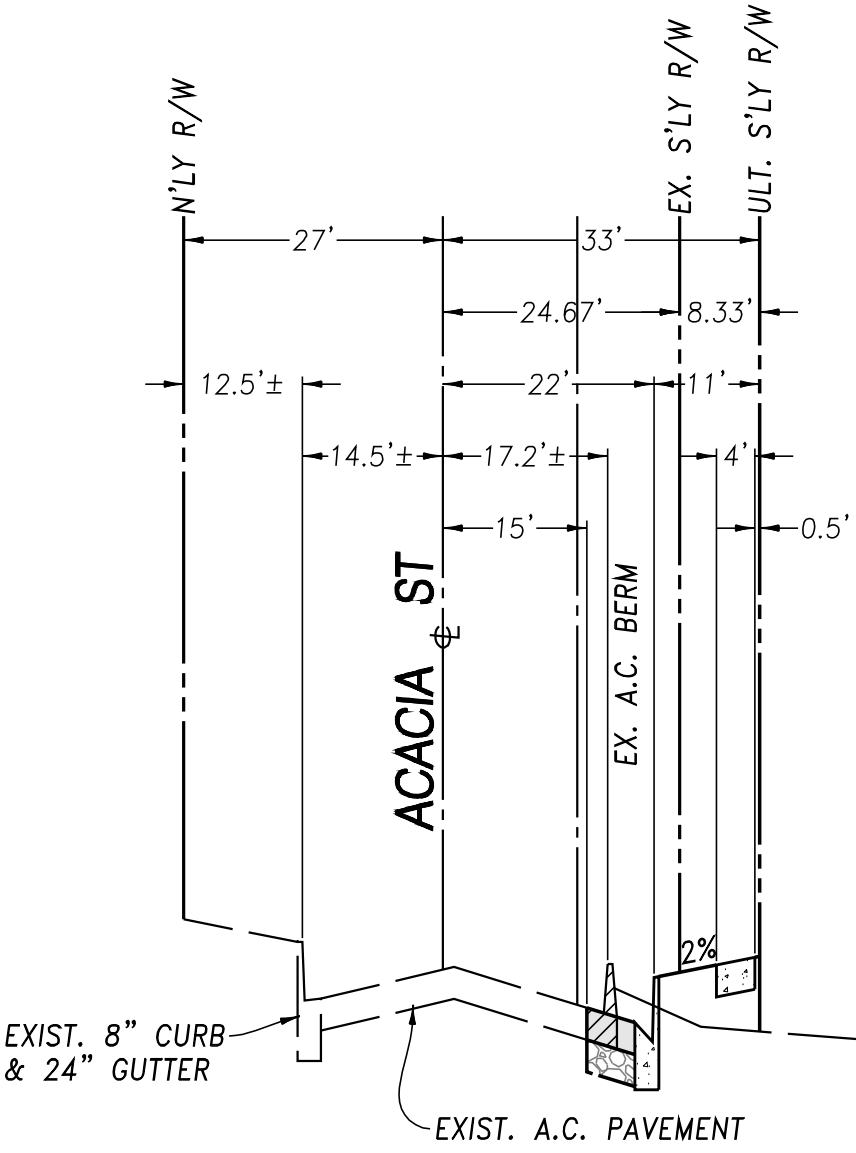
LEGEND

T.C.	TOP OF CURB
C.F.	CURB FACE
A.C.	ASPHALT CONCRETE
F.L.	FLOWLINE
LIP	LIP OF GUTTER
T.G.	TOP OF GRATE
INV.	INVERT OF PIPE
T.W.	TOP OF WALL
T.F.	TOP OF FOOTING
H.P.	HIGH POINT
L.P.	LOW POINT
F.S.	FINISH SURFACE
F.G.	FINISH GRADE
GR. BRK.	GRADE BREAK
F.F.	FINISH FLOOR
G.F.F.	GARAGE FINISH FLOOR
C.L.	CENTERLINE
P.I.	POINT OF INTERSECTION
B.W.	BACK OF WALK
S	SEWER
R/W	RIGHT-OF-WAY
	EXISTING TREE TO BE REMOVED SUBJECT TO TREE REMOVAL PERMIT
	PROPOSED GRADED SLOPE
	PROPOSED ASPHALT CONCRETE PAVING
	FIRE HYDRANT
	SHEET FLOW DRAINAGE
	EARTH SWALE AND DIRECTION OF FLOW
	GRADE WITH DIRECTION OF FLOW
	EXISTING GRADE CONTOUR LINE
	PROPOSED GRADE CONTOUR LINE
	EXISTING CHAIN-LINK FENCE
	PROPOSED CONCRETE BLOCK GARDEN WALL
	PROPOSED CONCRETE BLOCK RETAINING WALL
	PROPOSED DECORATIVE FENCE/WALL PER LANDSCAPE ARCHITECT'S PLANS
	TRAFFIC SIGN
	EXISTING RETAINING WALL
	PROPOSED STORM DRAIN
	PROPOSED AREA DRAIN
	PROPOSED GRIND AND OVERLAY
C	CUT
F	FILL
	SIDEYARD GATE
	PROPOSED WATER
	PROPOSED SEWER



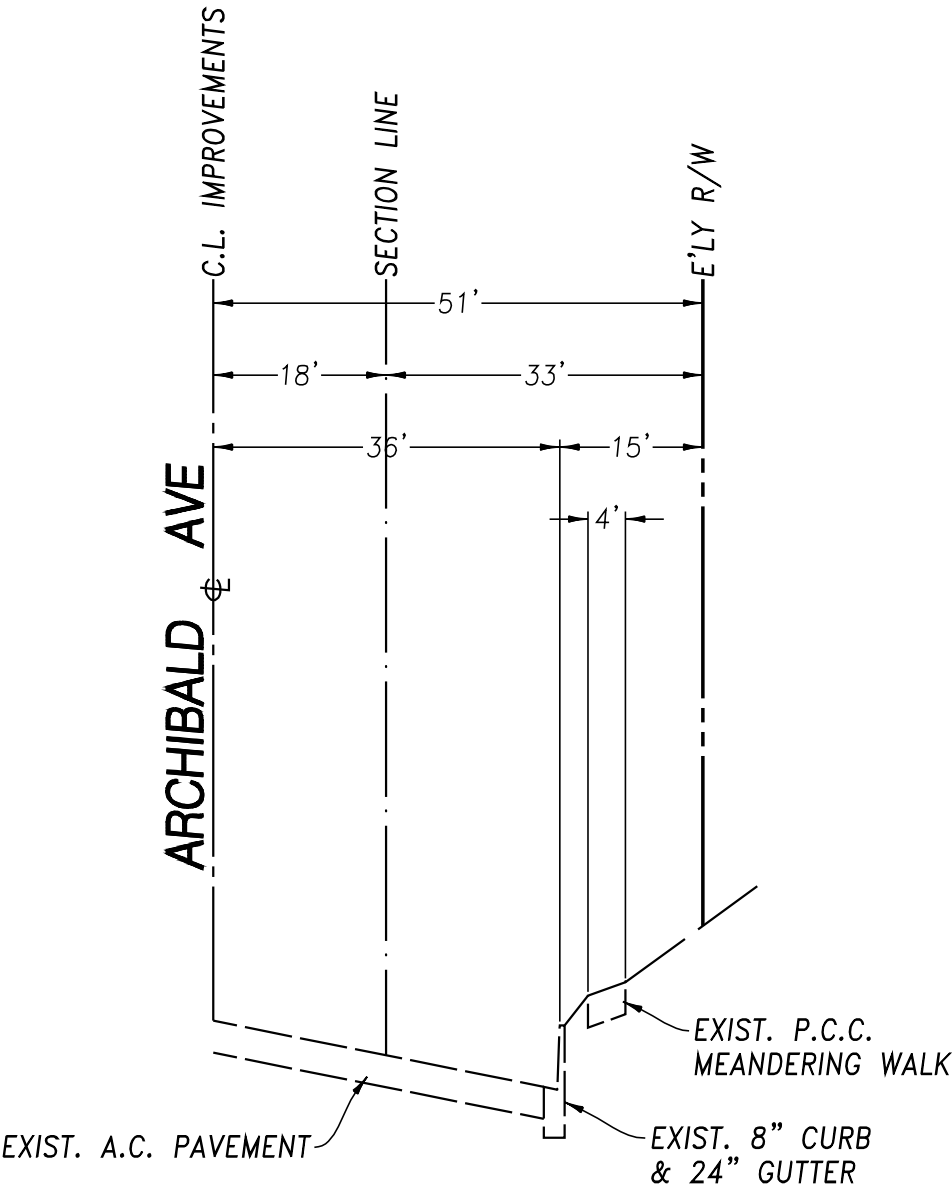
7th STREET TYPICAL SECTION

SCALE: 1"=20' HORIZ. 1"=2' VERT.



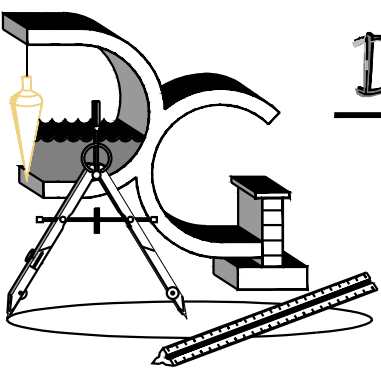
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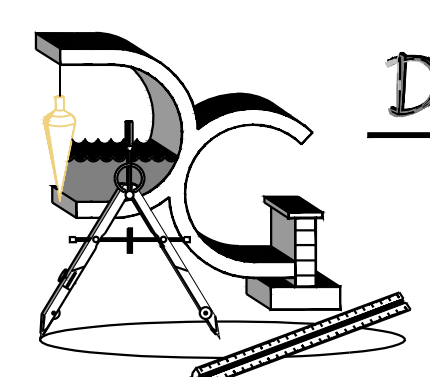
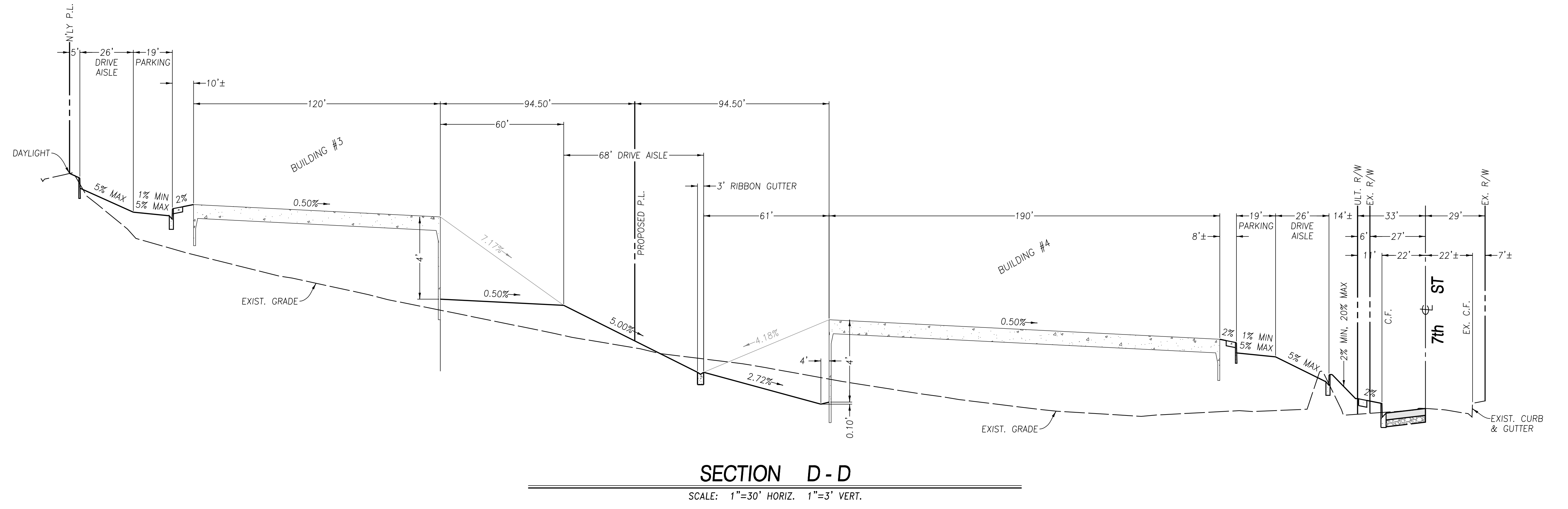
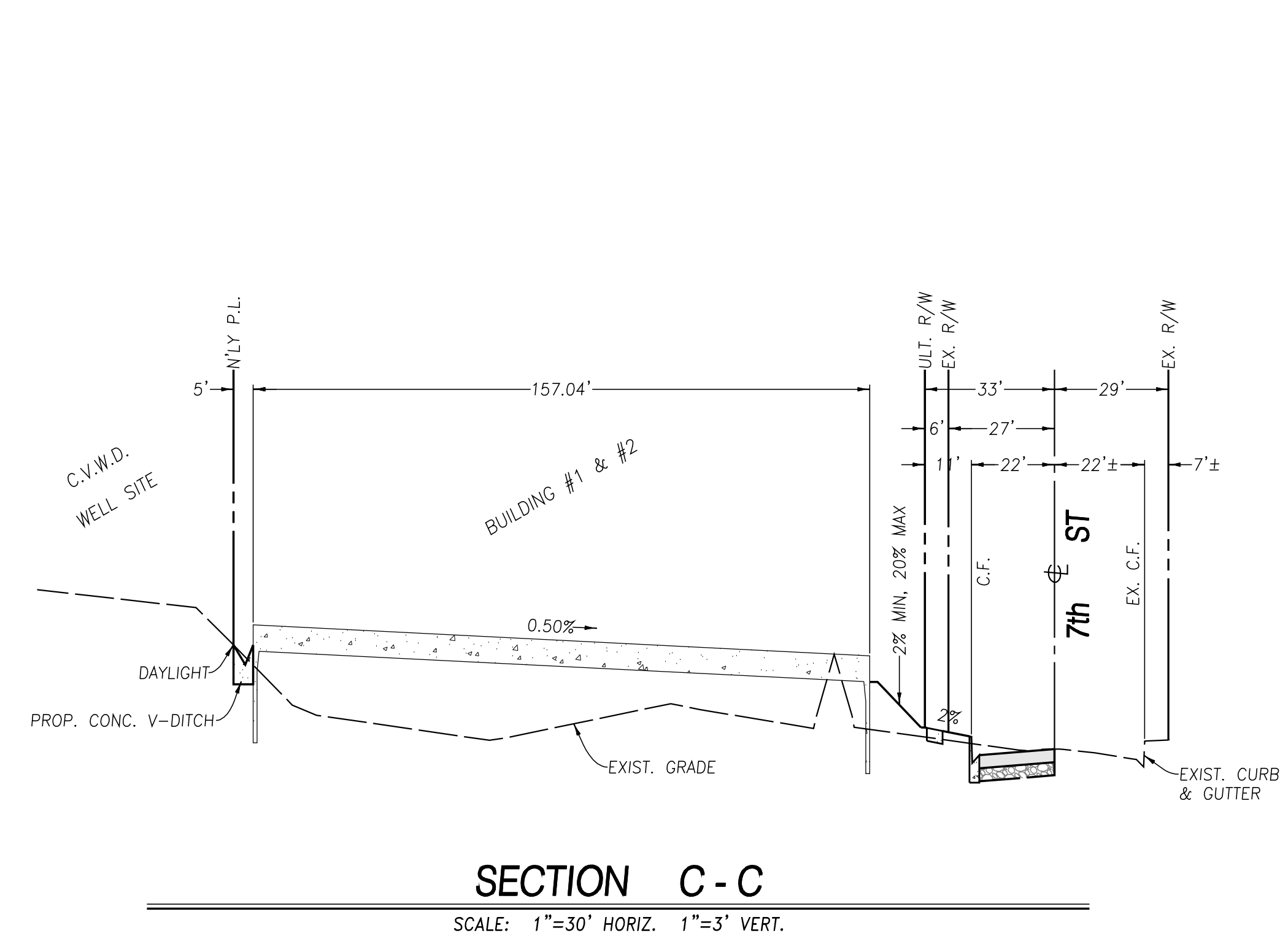
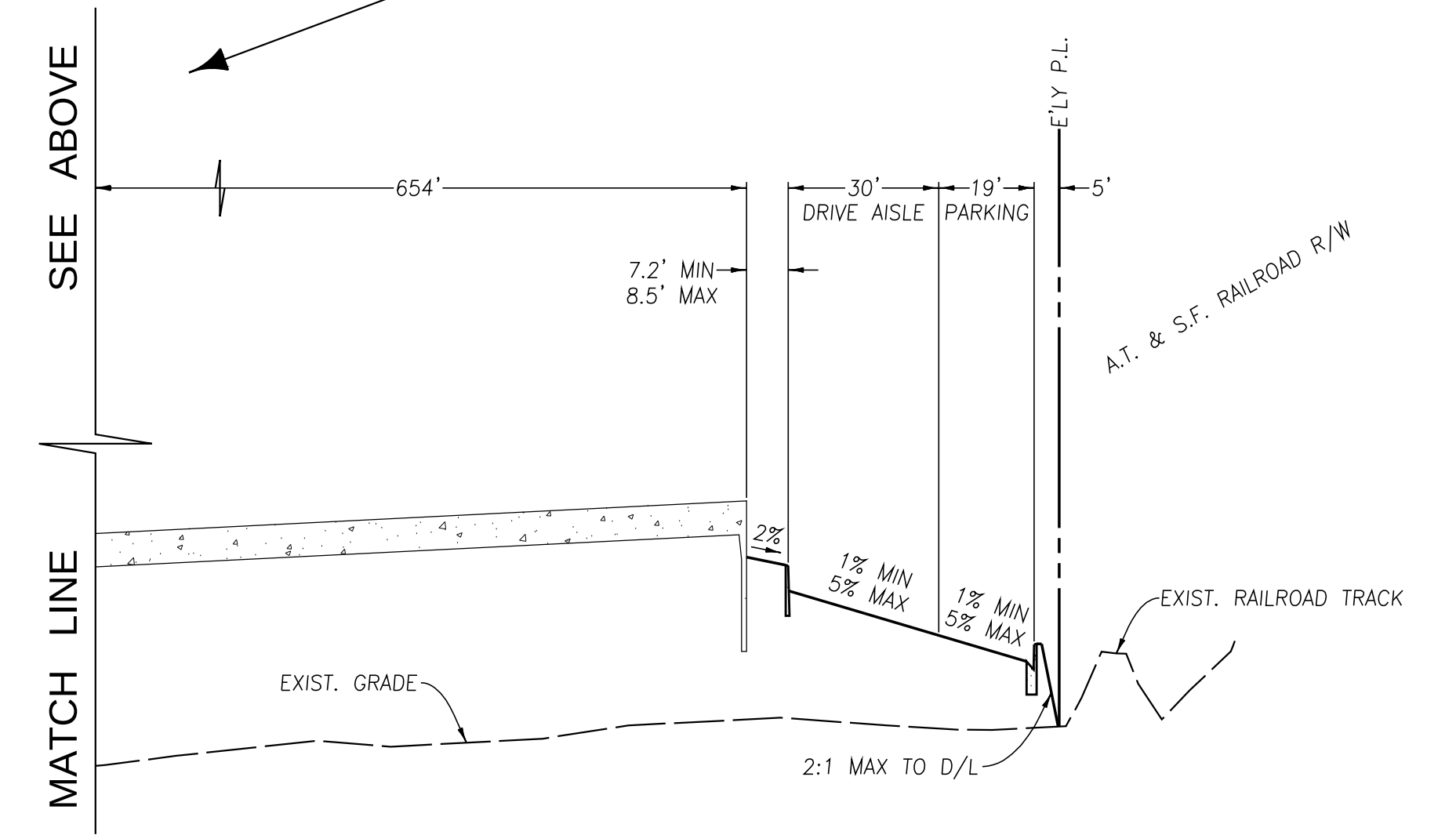
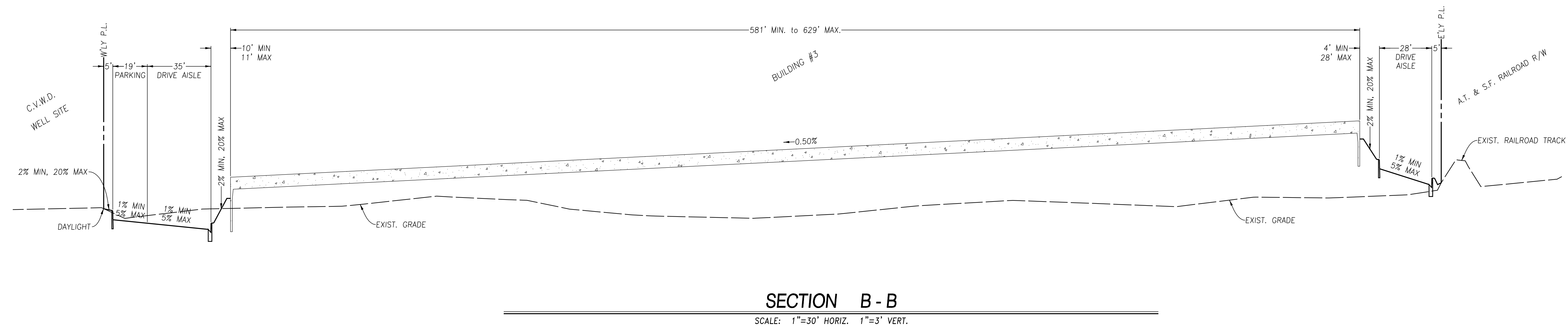
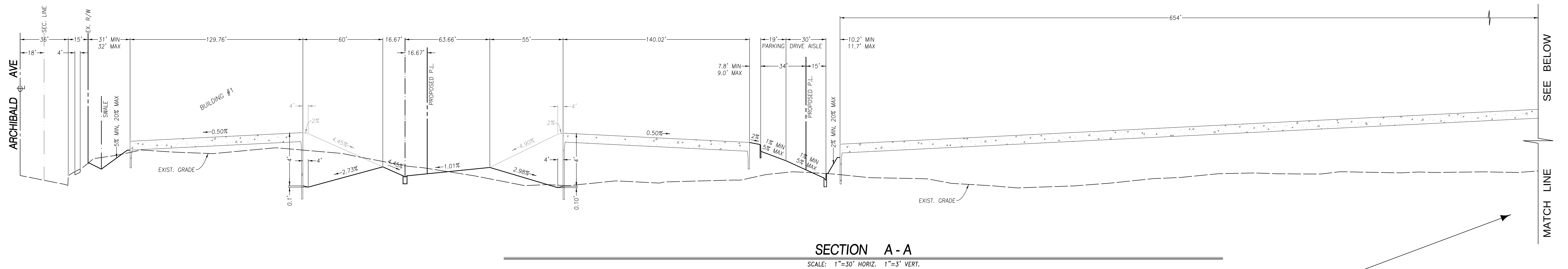
SCHEU STEEL 7th STREET BUSINESS CENTER

CONCEPTUAL GRADING PLAN - DRC2013-

SUBTPM19450

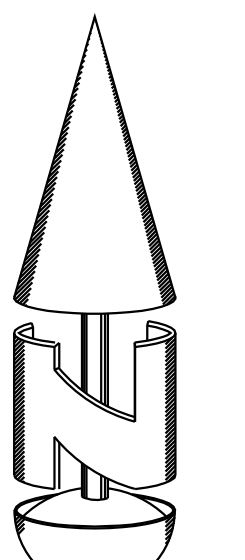
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SHEET 1 OF 3



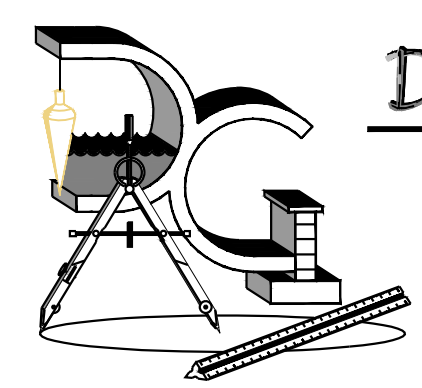
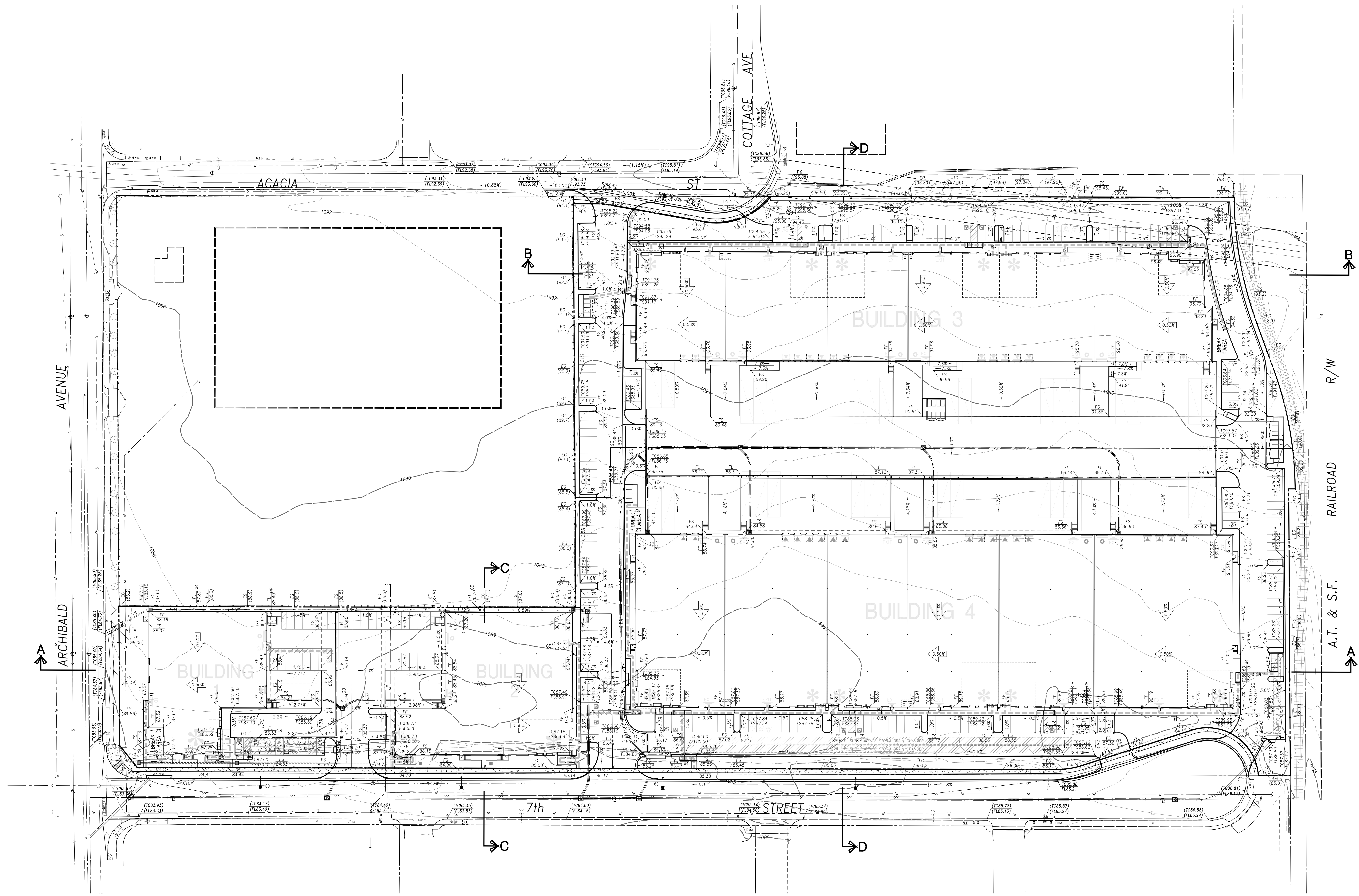
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SCHEU STEEL 7th STREET BUSINESS CENTER
CONCEPTUAL GRADING PLAN - DRC2018- SUBTPM19450



SCALE: 1"=40'

0 20 40 60 80



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SCHEU STEEL 7th STREET BUSINESS CENTER
CONCEPTUAL GRADING PLAN - DRC2018-
SUBTPM19450

CONCEPTUAL GRADING PLAN
SHEET 3 OF 3

[illegible]

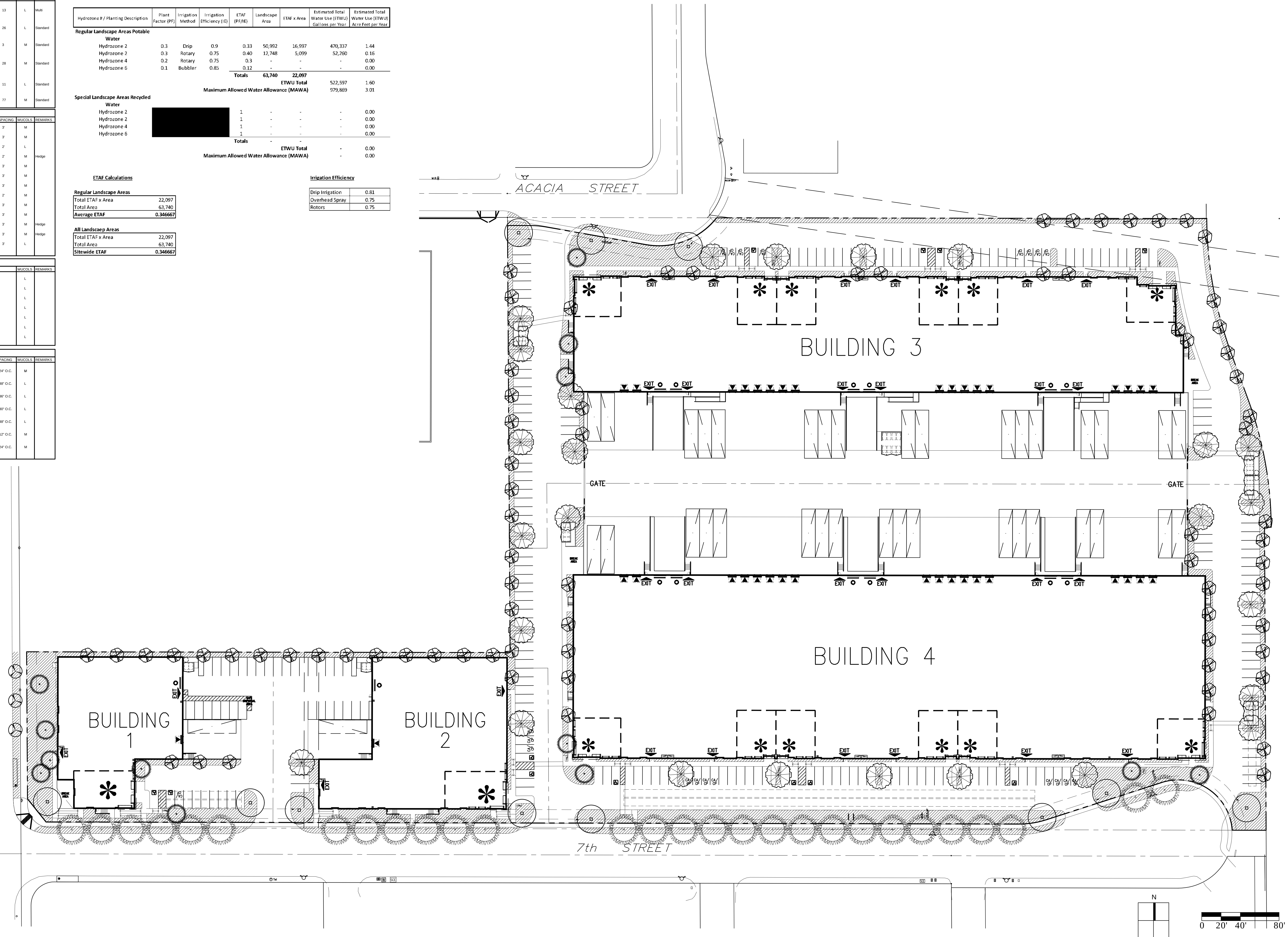
SS.1

0.33	50,992	16,997	470,337	1.44
0.40	12,748	5,099	52,260	0.16
0.3	-	-	-	0.00
0.12	-	-	-	0.00

1	-	-	-	0.00
1	-	-	-	0.00
1	-	-	-	0.00
1	-	-	-	0.00
Totals	-	-		

Drip Irrigation	0.81
Overhead Spray	0.75
Rotors	0.75

Total ETAF x Area	22,097
Total Area	63,740
Sitewide ETAF	0.346667



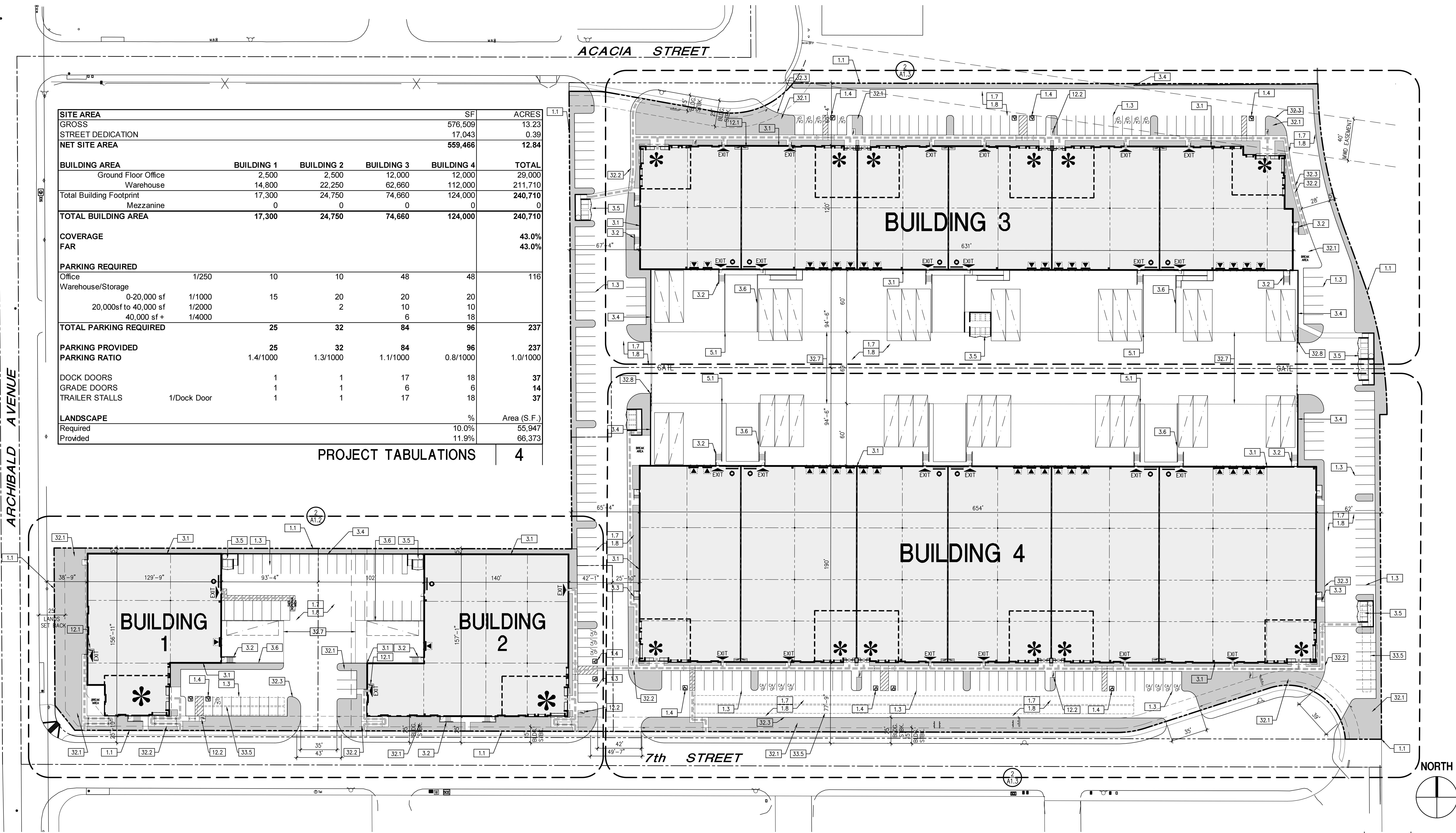
18-000
04.10.18

Rancho Cucamonga



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408



SITE PLAN | 1:40 | 3

GENERAL NOTES

- 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).
- 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 (2.083%).
- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
- THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

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.
- COMPACT PARKING STALL(S), TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS
- DOCK DOOR
- GRADE LEVEL DOOR
- BUILDING ENTRANCE

KEYNOTES

- GENERAL
 - PROPERTY LINE/ R.O.W. - REFER TO CIVIL DRAWINGS
 - EASEMENT - REFER TO CIVIL DRAWINGS
 - STANDARD PARKING STALL(S) - TYP.
 - ADA-ACCESSIBLE PARKING STALL(S)
 - CLEAN AIR/ VAN POOL/ EV PARKING STALL(S) PER CALGREEN 5.106.5.2
 - COMPACT PARKING STALL(S)
 - 2-WAY DRIVE AISLE: 24' MIN.
 - FIRE DEPT. ACCESS DRIVE: 30' W MIN.
- CONCRETE
 - TILT-UP CONCRETE BUILDING WALL
 - CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
 - CONCRETE STAIR W/ HANDRAIL
 - TILT-UP CONCRETE SCREEN WALL, PTD.
 - TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP.
 - TILT-UP CONCRETE GUARDRAIL T.O.W. 42" ABOVE HIGH SIDE
 - CONCRETE RETAINING WALL - SEE CIVIL
- METAL FABRICATIONS
 - STEEL PIPE BOLLARD, REFER TO 1/A0.2
- FURNISHINGS
 - BICYCLE RACK PER CAL GREEN AND CITY; LONG-TERM 5% OF EMPLOYEE PARKING - REFER TO TABULATIONS
 - BICYCLE RACK PER CAL GREEN AND CITY; SHORT-TERM 5% OF VISITOR PARKING - REFER TO TABULATIONS
- FIRE SUPPRESSION - REFER TO FIRE PROTECTION DRAWINGS
 - FUTURE FIRE PUMP HOUSE.
- EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE U.N.O.
 - LANDSCAPE PLANTING AREA
 - CONCRETE WALKWAY
 - CONCRETE CURB, TYP.
 - PRECAST CONCRETE WHEEL STOP
 - VEHICULAR PAVING
 - CONCRETE COMMERCIAL DRIVEWAY
 - CONCRETE TRUCK DOCK APRON
 - WROUGHT IRON GATE W/ MOTOR & KNOX PADLOCK - 8' TALL
- UTILITIES - REFER TO CIVIL AND ELECTRICAL
 - BIO-SWALE
 - ELECTRICAL TRANSFORMER
 - (E) POWER POLE
 - (E) FIRE HYDRANT
 - UNDERGROUND STORM DRAIN CHAMBER

SITE PLAN & CITY NOTES

- THE PROPERTY IS NOT 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 WASTE.
- 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/GROUND TANKS ARE PROVIDED.
- SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.

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 5.303.2). BEING A SHELL BUILDING, COMPLIANCE WITH THIS SECTION WILL BE PROVIDED IN EACH PERMIT FOR TENANT IMPROVEMENT.
- FOR PROJECTS WITH OVER 1,000 S.F. OF LANDSCAPING, SEPARATE SUBMETERS OR METERING DEVICES SHALL BE INSTALLED FOR OUTDOOR POTABLE WATER USE, AND 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 (CG 5.408.3).
- 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).
- CONSTRUCTION MATERIALS TO COMPLY WITH THE VOC AND TOXIN LIMITS LISTED (CG 5.504).
- SMOKING SHALL BE PROHIBITED WITHIN 25 FEET OF BUILDING ENTRIES, AIR INTAKES, AND OPERABLE WINDOWS (CG 5.504.7).

SITE INFORMATION

A.P.N.
0209-211-24-0-000

TENTATIVE PARCEL MAP:
TENTATIVE PARCEL MAP NO. DRC2013-00565

ZONING:
EXISTING/PROPOSED GENERAL PLAN: GENERAL INDUSTRIAL
EXISTING/PROPOSED ZONING: GI - GENERAL INDUSTRIAL

UTILITIES:

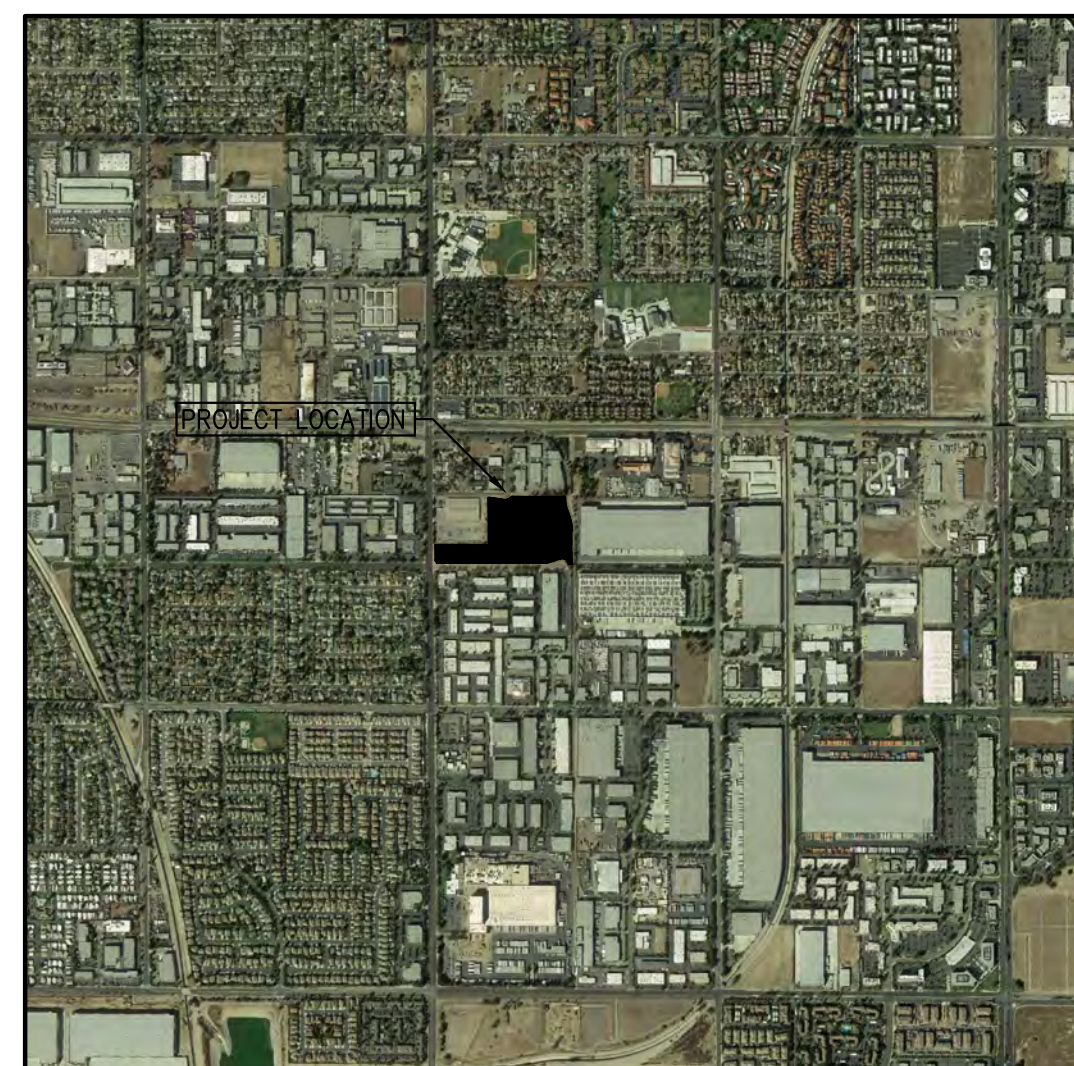
WATER: CUCAMONGA VALLEY WATER DISTRICT
SEWER: BURRITTS WASTE INDUSTRIES
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
PHONE: VERIZON, AT&T
T.V.: TIME WARNER CABLE, VERIZON

CODE ANALYSIS:

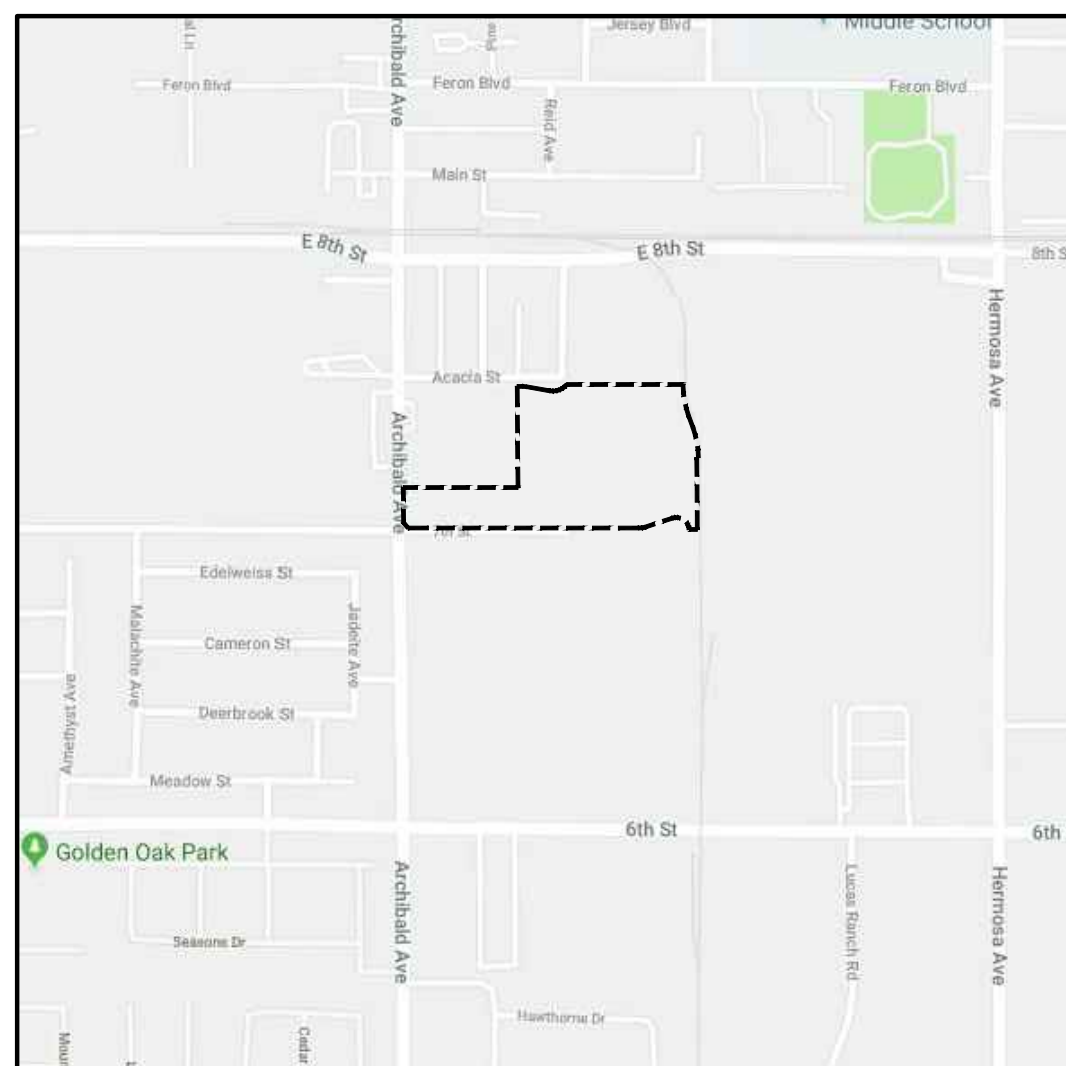
2013 CBC CODE
BUILDING OCCUPANCY: B, S
CONSTRUCTION TYPE: II-B
FIRE SPRINKLERS (AUTOMATIC): YES
STORIES: 1

ZONING ANALYSIS:

PARKING/LOADING: 9'x19'
STANDARD STALL: 25'
MIN. PARKING DRIVE AISLE: 25'
FIRE DEPARTMENT ACCESS LANES: 26'



AERIAL MAP | NTS | 2



VICINITY MAP | NTS | 1

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.
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JOB NO:	RRD009.01	SHEET NO:
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FILE NAME:	RRD009_1.1	



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 (2.083%).
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.

	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.
CA/ CP	PARKING STALL MARKING PER CALGREEN CLEAN AIR/VANPOOL/EV, TYP.
C	COMPACT PARKING STALL(S), TYP.
	LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
	FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS
	DOCK DOOR
	GRADE LEVEL DOOR
	BUILDING ENTRANCE

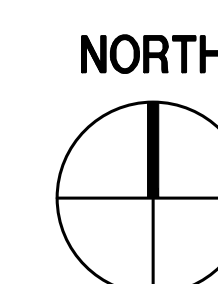
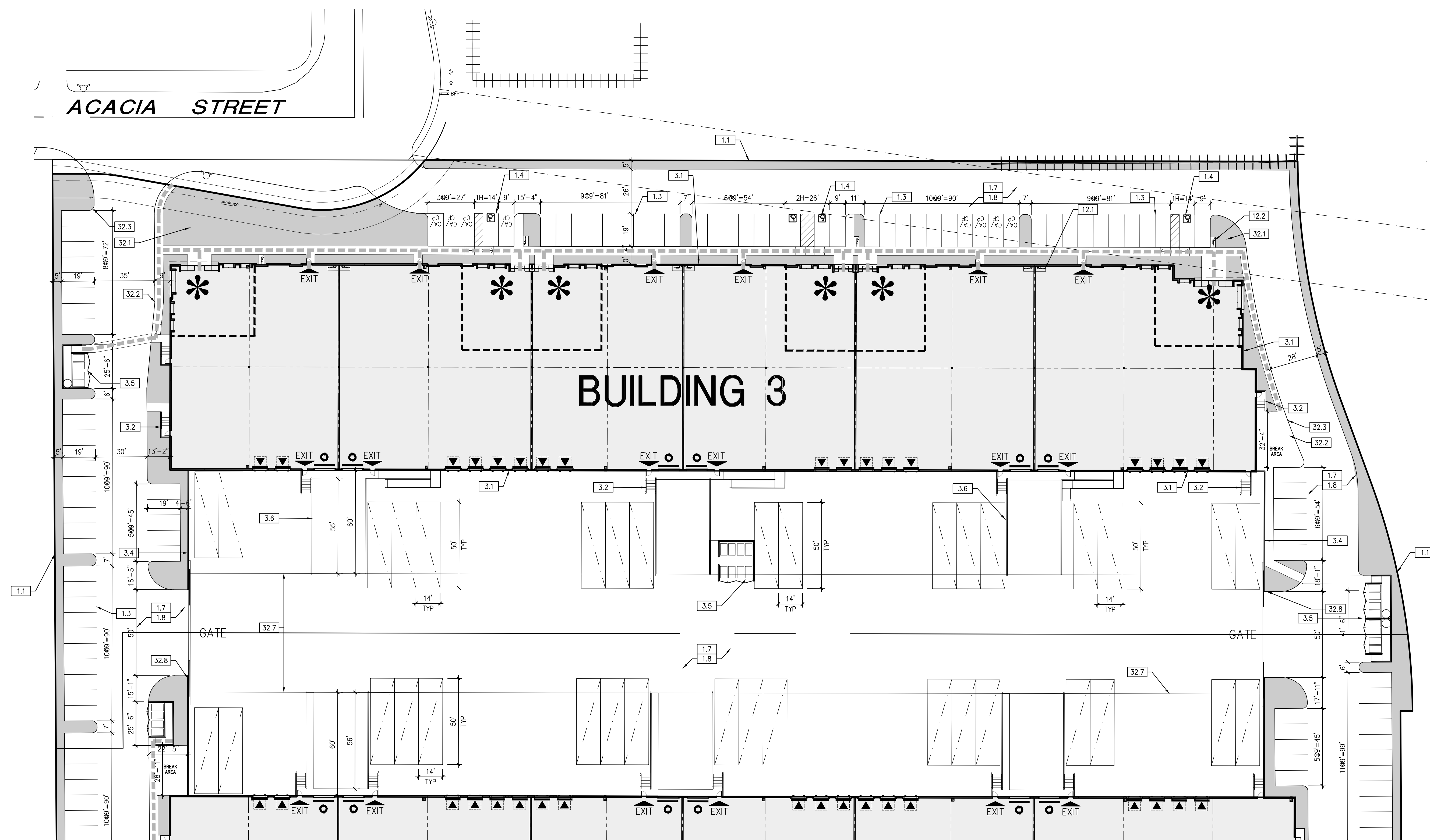
- 1.0 GENERAL
 - 1.1 PROPERTY LINE/ R.O.W. - REFER TO CIVIL DRAWINGS
 - 1.2 EASEMENT - REFER TO CIVIL DRAWINGS
 - 1.3 STANDARD PARKING STALL(S) - TYP.
 - 1.4 ADA-ACCESSIBLE PARKING STALL(S)
 - 1.5 CLEAN AIR/ VAN/ POOL/ EV PARKING STALL(S) PER CALGREEN 5106.5.2
 - 1.6 COMPACT PARKING STALL(S)
 - 1.7 2-WAY DRIVE AISLE: 24'W MIN.
 - 1.8 FIRE DEPT. ACCESS DRIVE: 30'W MIN.
- 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 BRASH ENCLOSURE, 6' TALL TYP.
 - 3.6 TILT-UP CONCRETE GUARDRAIL 10'W 42" ABOVE HIGH SIDE
 - 3.7 CONCRETE RETAINING WALL - SEE CIVIL
- 5.0 METAL FABRICATIONS
 - 5.1 STEEL PIPE BOLLARD, REFER TO 1/A0.2
- 12.0 FURNISHINGS
 - 12.1 BICYCLE RACK PER CAL GREEN AND CITY; LONG-TERM 5% OF EMPLOYEE PARKING - REFER TO TABULATIONS
 - 12.2 BICYCLE RACK PER CAL GREEN AND CITY; SHORT-TERM 5% OF VISITOR PARKING - REFER TO TABULATIONS
- 21.0 FIRE SUPPRESSION - REFER TO FIRE PROTECTION DRAWINGS
 - 21.1 FUTURE FIRE PUMP HOUSE
- 32.0 EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE U.N.O.
 - 32.1 LANDSCAPE PLANTING AREA
 - 32.2 CONCRETE WALKWAY
 - 32.3 CONCRETE CURB, TYP.
 - 32.4 PRECAST CONCRETE WHEEL STOP
 - 32.5 VEHICULAR PAVING
 - 32.6 CONCRETE COMMERCIAL DRIVEWAY
 - 32.7 CONCRETE TRUCK DOCK APRON
 - 32.8 WROUGHT IRON GATE W/ MOTOR & KNOX PADLOCK - 8' TALL
- 33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL
 - 33.1 BIO-SWALE
 - 33.2 ELECTRICAL TRANSFORMER
 - 33.3 (E) POWER POLE
 - 33.4 (E) FIRE HYDRANT
 - 33.5 UNDERGROUND STORM DRAIN CHAMBER

[illegible]

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DRAWN:	GAA		
FILE NAME:	RRD009_1.2		



ENLARGED BLDG 4 SITE PLAN	1:30	2
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- GUARDS SHALL BE LOCATED ALONG OPEN SIDE OF WALKING SURFACES, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR 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).
- THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20 (5%). THE GROSS SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48 (2.08%).
- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
- THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

	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.
CA/ CP	PARKING STALL MARKING PER CALGREEN CLEAN AIR/VANPOOL/EV, TYP.
C	COMPACT PARKING STALL(S), TYP.
	LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
	FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS
	DOCK DOOR
	GRADE LEVEL DOOR
	BUILDING ENTRANCE

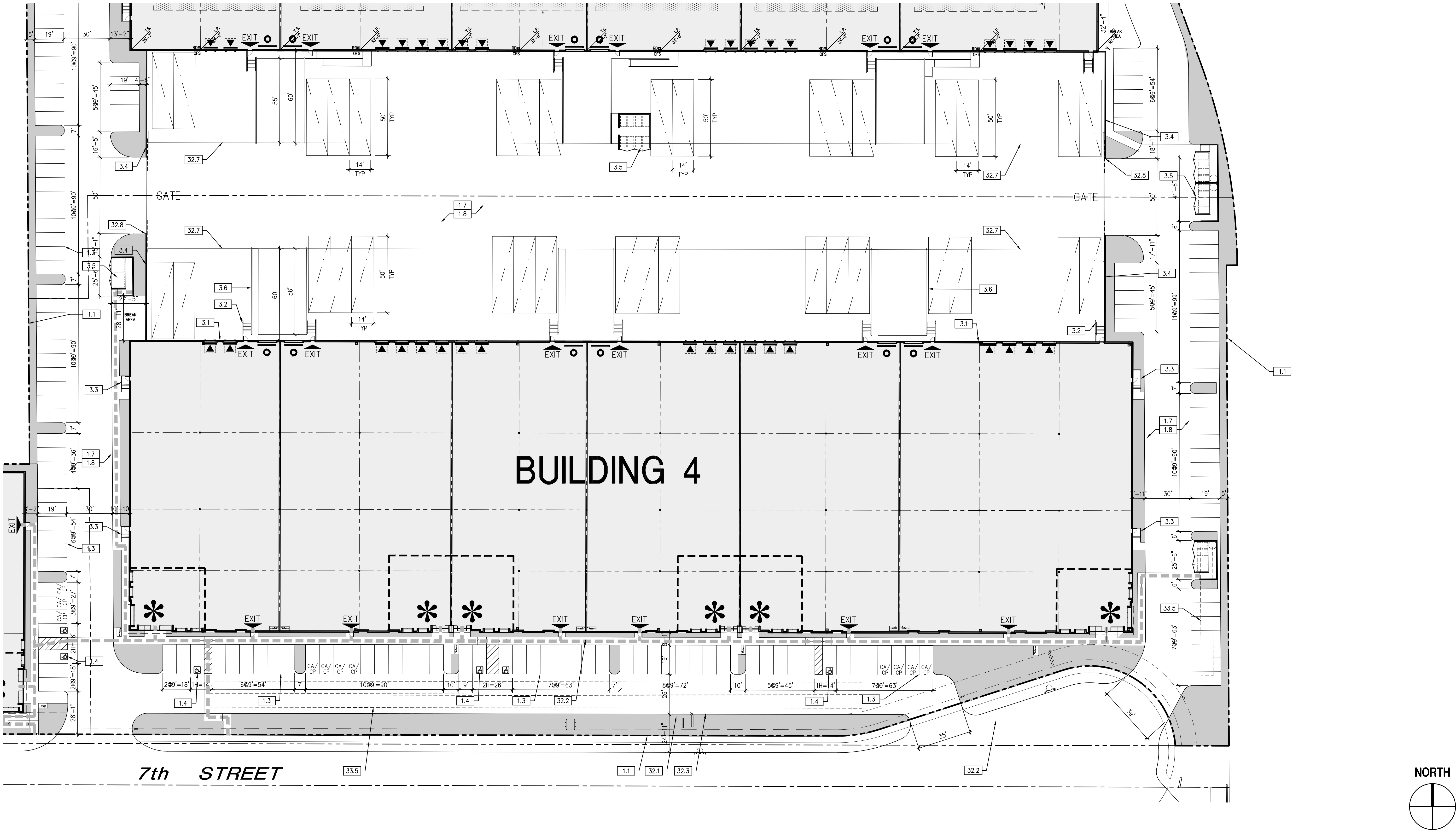
- 1.0 GENERAL
 - 1.1 PROPERTY LINE/ R.O.W. -- REFER TO CIVIL DRAWINGS
 - 1.2 EASEMENT -- REFER TO CIVIL DRAWINGS
 - 1.3 STANDARD PARKING STALL(S) -- TYP.
 - 1.4 ADA--ACCESSIBLE PARKING STALL(S)
 - 1.5 CLEAN AIR/ VAN POOL/ EV PARKING STALL(S) PER CALGREEN 5.106.5.2
 - 1.6 COMPACT PARKING STALL(S)
 - 1.7 2-WAY DRIVE AISLE: 24'W MIN.
 - 1.8 FIRE DEPT. ACCESS DRIVE: 30'W MIN.
- 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
 - 3.7 CONCRETE RETAINING WALL -- SEE CIVIL
- 5.0 METAL FABRICATIONS
 - 5.1 STEEL PIPE BOLLARD, REFER TO 1/A0.2
- 12.0 FURNISHINGS
 - 12.1 BICYCLE RACK PER CAL GREEN AND CITY; LONG-TERM 5% OF EMPLOYEE PARKING -- REFER TO TABULATIONS
 - 12.2 BICYCLE RACK PER CAL GREEN AND CITY; SHORT-TERM 5% OF VISITOR PARKING -- REFER TO TABULATIONS
- 21.0 FIRE SUPPRESSION -- REFER TO FIRE PROTECTION DRAWINGS
 - 21.1 FUTURE FIRE PUMP HOUSE.
- 32.0 EXTERIOR IMPROVEMENT -- REFER TO CIVIL AND LANDSCAPE U.N.O.
 - 32.1 LANDSCAPE PLANTING AREA
 - 32.2 CONCRETE WALKWAY
 - 32.3 CONCRETE CURB, TYP.
 - 32.4 PRECAST CONCRETE WHEEL STOP
 - 32.5 VEHICULAR PAVING
 - 32.6 CONCRETE COMMERCIAL DRIVEWAY
 - 32.7 CONCRETE TRUCK DOCK APRON
 - 32.8 WROUGHT IRON GATE W/ MOTOR & KNOX PADLOCK -- 8' TALL
- 33.0 UTILITIES -- REFER TO CIVIL AND ELECTRICAL
 - 33.1 BIO--SWALE
 - 33.2 ELECTRICAL TRANSFORMER
 - 33.3 (E) POWER POLE
 - 33.4 (E) FIRE HYDRANT
 - 33.5 UNDERGROUND STORM DRAIN CHAMBER

[illegible]

**BUILDING 3
ENLARGED SITE PLAN**

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JOB NO.: RR0009.01	SHEET NO.:
DATE: 3/9/18	A1.3
DRAWN: GAA	
FILE NAME: RR0009_1.3	



ENLARGED BLDG 4 SITE PLAN | 1:30 | 2

GENERAL NOTES

- 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).
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- THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM.
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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.
- COMPACT PARKING STALL(S), TYP.
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- FIRE LANE - PER FIRE DEPARTMENT REQUIREMENTS
- DOCK DOOR
- GRADE LEVEL DOOR
- BUILDING ENTRANCE

KEYNOTES

- 1.0 GENERAL
 - 1.1 PROPERTY LINE/ R.O.W. - REFER TO CIVIL DRAWINGS
 - 1.2 EASEMENT - REFER TO CIVIL DRAWINGS
 - 1.3 STANDARD PARKING STALL(S) - 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 COMPACT PARKING STALL(S)
 - 1.7 2-WAY DRIVE AISLE: 24'W MIN.
 - 1.8 FIRE DEPT. ACCESS DRIVE: 30'W MIN.
- 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 I.O.W. 42" ABOVE HIGH SIDE
 - 3.7 CONCRETE RETAINING WALL - SEE CIVIL
- 5.0 METAL FABRICATIONS
 - 5.1 STEEL PIPE BOLLARD, REFER TO 1/A0.2
- 12.0 FURNISHINGS
 - 12.1 BICYCLE RACK PER CAL GREEN AND CITY; LONG-TERM 5% OF EMPLOYEE PARKING - REFER TO TABULATIONS
 - 12.2 BICYCLE RACK PER CAL GREEN AND CITY; SHORT-TERM 5% OF VISITOR PARKING - REFER TO TABULATIONS
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- 21.1 FUTURE FIRE PUMP HOUSE
- 32.0 EXTERIOR IMPROVEMENT - REFER TO CIVIL AND LANDSCAPE U.N.O.
 - 32.1 LANDSCAPE PLANTING AREA
 - 32.2 CONCRETE WALKWAY
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 - 32.6 CONCRETE COMMERCIAL DRIVEWAY
 - 32.7 CONCRETE TRUCK DOCK APRON
 - 32.8 WROUGHT IRON GATE W/ MOTOR & KNOX PADLOCK - 8' TALL
- 33.0 UTILITIES - REFER TO CIVIL AND ELECTRICAL
 - 33.1 BIO-SWALE
 - 33.2 ELECTRICAL TRANSFORMER
 - 33.3 (E) POWER POLE
 - 33.4 (E) FIRE HYDRANT
 - 33.5 UNDERGROUND STORM DRAIN CHAMBER

BUILDING 4
ENLARGED SITE PLAN

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JOB NO.	RRD009.01	SHEET NO.
DATE:	3/9/18	A1.4
DRAWN:	GAA	
FILE NAME:	RRD009_1.4	

EAST ELEVATION	1/16"=1'	4
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	SOUTH ELEVATION	1/16"=1'	3
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8.3	3.3	3.2	1.1	3.1	8.1	30" 6" 1
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WEST ELEVATION	1/16"=1'	2
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NORTH ELEVATION	1/16"=1'	1
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NORTH ELEVATION		17/10/17	1
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NTS

EAST ELEVATION 1/16"=1' **8**

SOUTH ELEVATION		1/16"=1'	7
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WEST ELEVATION	1/16"=1'	6
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[illegible]

NORTH ELEVATION		1/16"=1'	5
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NORTH ELEVATION		1710	1715	1720	1725	1730	1735	1740	1745	1750	1755	1760	1765	1770	1775	1780	1785	1790	1795	1800	1805	1810	1815	1820	1825	1830	1835	1840	1845	1850	1855	1860	1865	1870	1875	1880	1885	1890	1895	1900	1905	1910	1915	1920	1925	1930	1935	1940	1945	1950	1955	1960	1965	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085	2090	2095	2100	2105	2110	2115	2120	2125	2130	2135	2140	2145	2150	2155	2160	2165	2170	2175	2180	2185	2190	2195	2200	2205	2210	2215	2220	2225	2230	2235	2240	2245	2250	2255	2260	2265	2270	2275	2280	2285	2290	2295	2300	2305	2310	2315	2320	2325	2330	2335	2340	2345	2350	2355	2360	2365	2370	2375	2380	2385	2390	2395	2400	2405	2410	2415	2420	2425	2430	2435	2440	2445	2450	2455	2460	2465	2470	2475	2480	2485	2490	2495	2500	2505	2510	2515	2520	2525	2530	2535	2540	2545	2550	2555	2560	2565	2570	2575	2580	2585	2590	2595	2600	2605	2610	2615	2620	2625	2630	2635	2640	2645	2650	2655	2660	2665	2670	2675	2680	2685	2690	2695	2700	2705	2710	2715	2720	2725	2730	2735	2740	2745	2750	2755	2760	2765	2770	2775	2780	2785	2790	2795	2800	2805	2810	2815	2820	2825	2830	2835	2840	2845	2850	2855	2860	2865	2870	2875	2880	2885	2890	2895	2900	2905	2910	2915	2920	2925	2930	2935	2940	2945	2950	2955	2960	2965	2970	2975	2980	2985	2990	2995	3000	3005	3010	3015	3020	3025	3030	3035	3040	3045	3050	3055	3060	3065	3070	3075	3080	3085	3090	3095	3100	3105	3110	3115	3120	3125	3130	3135	3140	3145	3150	3155	3160	3165	3170	3175	3180	3185	3190	3195	3200	3205	3210	3215	3220	3225	3230	3235	3240	3245	3250	3255	3260	3265	3270	3275	3280	3285	3290	3295	3300	3305	3310	3315	3320	3325	3330	3335	3340	3345	3350	3355	3360	3365	3370	3375	3380	3385	3390	3395	3400	3405	3410	3415	3420	3425	3430	3435	3440	3445	3450	3455	3460	3465	3470	3475	3480	3485	3490	3495	3500	3505	3510	3515	3520	3525	3530	3535	3540	3545	3550	3555	3560	3565	3570	3575	3580	3585	3590	3595	3600	3605	3610	3615	3620	3625	3630	3635	3640	3645	3650	3655	3660	3665	3670	3675	3680	3685	3690	3695	3700	3705	3710	3715	3720	3725	3730	3735	3740
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NTS

KEYNOTES

- 1.0 GENERAL
 - 1.1 LINE OF ROOF BEYOND
- 2.0 CONCRETE
 - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
 - 3.2 PANEL JOINT
 - 3.3 PANEL REVEAL: REVEAL COLOR TO MATCH ADJACENT FIELD COLOR.
 - 3.4 CONCRETE STARTS W/ HANDRAIL, & 42" HIGH GUARDRAIL
 - 3.5 TILT-UP CONCRETE SCREEN WALL PANEL (PAINTED ALL SIDES)
- 5.0 METALS
 - 5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER.
ROOF DRAIN TO MANHOLE TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL.
 - 5.2 METAL CANOPY
- 8.0 OPENINGS
 - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT, DUAL GLAZE
 - 8.2 ALUMINUM AND GLASS ENTRY DOOR - REFER TO DOOR SCHEDULE
 - 8.3 HOLLOW METAL MAN DOOR, PAINTED
 - 8.4 9'W x 10'H OVERHEAD SECTIONAL 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"
 - 10.2 BUILDING/ TENANT SIGNAGE (N.I.C.)
- 11.0 EQUIPMENT
 - 11.1 CLOK BUMPERS - COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL.
- 22.0 PLUMBING
 - 22.1 INTERNAL ROOF DRAIN W/ OVERFLOW DRAIN TYP. AT ENTRY AND STREETSIDE ELEVATION (NOT SHOWN)

GENERAL NOTES

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 6"-Ø WIDE COLOR SAMPLE ON BUILDING, FLOOR HEIGHT FROM BASE TO TOP OF ROOF FOR ARCHITECT AND OWNER PRIOR TO PAINTING.
4. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR TO WINDOW JAMB.
5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI-GLOSS UNLESS NOTED OTHERWISE.
6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
7. T.O.P. = TOP OF PARAPET ELEVATION
8. F.F. = FINISH FLOOR ELEVATION
9. MEZZ. = MEZZANINE FLOOR ELEVATION
10. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EQUIVALENT "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

COLOR SCHEDULE / MATERIALS

- | | | |
|--|----------|--|
| G1 | GLAZING | MEDIUM PERFORMANCE
COLOR: GREY |
| M1 | CANOPY | METAL
FINISH: CLEAR ANODIZED |
| M2 | MULLIONS | ALUMINUM
FINISH: CLEAR ANODIZED |
| P1 | PAINT 1 | PPG "THIN ICE" PPG1001-3 OR SIMILAR
LIGHT GREY BLENM BLDG COLOR |
| P2 | PAINT 2 | PPG "FLAGSTONE" PPG1001-4 OR SIMILAR
MD GREY. BASE COLOR |
| P3 | PAINT 3 | PPG "DOVER GRAY" PPG1001-5 OR SIMILAR
LIGHT ACCENT COLOR |
| P4 | PAINT 4 | PPG "KNIGHTS ARMOR" PPG1001-6 OR SIMILAR
DARK ACCENT COLOR |
| DOORS TO MATCH ADJACENT BUILDING COLOR | | |

ENLARGED ENTRY	1:10	9
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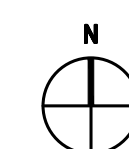
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BUILDING 1 & 2 ELEVATIONS

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JOB NO:	RRD009.01	SHEET NO: A4.1
DATE:	3/9/18	
DRAWN:	GAA	
FILE NAME:	RRD009_4.1	



1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW.
2. ALL PAINT COLOR CHANGES TO OCCUR AT CORNER EDGES AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
3. PROVIDE 8" O.D. COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
4. ALL CORNER START, STOP, AND JOINT FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR TO WINDOW JAMBS.
5. ALL WALL PAINT FINISHES ARE TO BE FLAT, PAINT TO BE SEMI-GLOSS UNLESS NOTED OTHERWISE.
6. BACK SIDE OF PARAPETS HAVE TO SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
7. T.O.P. = TOP OF PARAPET ELEVATION
8. F.F. = FINISH FLOOR ELEVATION
9. M.Z.F. = MEZZANINE FLOOR ELEVATION
10. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND UNITS SHALL BE DESIGNED TO RESIST WIND LOADS TO "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

G1	GLAZING	MEDIUM PERFORMANCE
M1	CANOPY	COLOR: GREY
M2	MULLIONS	METAL FINISH: CLEAR ANODIZED ALUMINUM
P1	PAINT 1	FINISH: CLEAR ANODIZED PPG "TWIN ICE" PPG1001-3 OR SIMILAR LIGHT GREY MAIN BLUES COLOR
P2	PAINT 2	PPG "FLAGSTONE" PPG1001-4 OR SIMILAR MID GREY, BASE COLOR
P3	PAINT 3	PPG "DOVER GRAY" PPG1001-5 OR SIMILAR LIGHT ACENT COLOR
P4	PAINT 4	PPG "KNIGHTS ARMOR" PPG1001-6 OR SIMILAR DARK GREY, BASE COLOR

DOORS TO MATCH ADJACENT BUILDING COLOR

- 1.0 GENERAL
 - 1.1 LINE OF ROOF BEYOND
- 3.0 CONCRETE
 - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
 - 3.2 PANEL JOINT
 - 3.3 ROOF REVEAL REVEAL COLOR TO MATCH ADJACENT FIELD COLOR.
 - 3.4 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
 - 3.5 TILT-UP CONCRETE SCREEN WALL PANEL (PAINTED ALL SIDES)
- 5.0 METALS
 - 5.1 EXTERIOR METAL DOWNSPUT WITH ROOF AND OVERFLOW SCUPPER.
ROOF DRAIN TO MANHOLE TO STORM DRAIN, PATTERN TO MATCH
ADJACENT WALL.
 - 5.2 METAL CANOPY
- 6.0 OPENINGS
 - 6.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT, DUAL GLAZE
 - 6.2 ALUMINUM AND GLASS ENTRY DOOR - REFER TO DOOR SCHEDULE
 - 6.3 HOLLOW METAL MAN DOOR, PAINTED
 - 6.4 9'W x 10'H OVERHEAD SECTIONAL DOOR, DOOR, PAINTED
 - 6.5 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"
 - 10.2 BUILDING/ TENANT SIGNAGE (N.I.C.)
- 11.0 EQUIPMENT
 - 11.1 DOCK BUMPERS - COORDINATE W/ MFR & STRUCTURAL DRAWINGS.
NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL
- 22.0 PLUMBING
 - 22.1 INTERNAL ROOF DRAIN W/ OVERFLOW DRAIN TYP. AT ENTRY AND
STREETSIDE ELEVATION (NOT SHOWN)

[illegible]

BUILDING 3 ELEVATIONS

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DATE	3/9/18		
DRAWN	GAA		
FILE NAME	RRD009_4.2		



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" O.D. ROOF SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
4. ALL PAINT, STAIN, ADHESIVE, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMBS.
5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI-GLOSS UNLESS NOTED OTHERWISE.
6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
7. T.O.P. = TOP OF CARPENTRY ELEVATION
8. F.F. = FINISH FLOOR ELEVATION
9. M.F.Z. = MEZZANINE FLOOR ELEVATION
10. STOREFRONT CONSTRUCTION: GLASS, METAL, ATTACHMENTS, AND UNITS SHALL BE DESIGNED TO RESIST WIND EXPOSURE TO 140 M.P.H. WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

G1	GLAZING	MEDIUM PERFORMANCE
M1	CANOPY	COLOR: GREY
M2	MULLIONS	METAL FINISH: CLEAR ANODIZED
P1	PAIN T 1	ALUMINUM FINISH: CLEAR ANODIZED
P2	PAIN T 2	PPG "THIN ICE" PPG1001-3 OR SIMILAR LIGHT GREY MET BLDG COLOR
P3	PAIN T 3	PPG "FLAGSTONE" PPG1001-4 OR SIMILAR MET GRAY BASE COLOR
P4	PAIN T 4	PPG "DOVER GRAY" PPG1001-5 OR SIMILAR LIGHT ACENT COLOR
		PPG "KNIGHTS ARMOR" PPG1001-6 OR SIMILAR

DOORS TO MATCH ADJACENT BUILDING COLOR

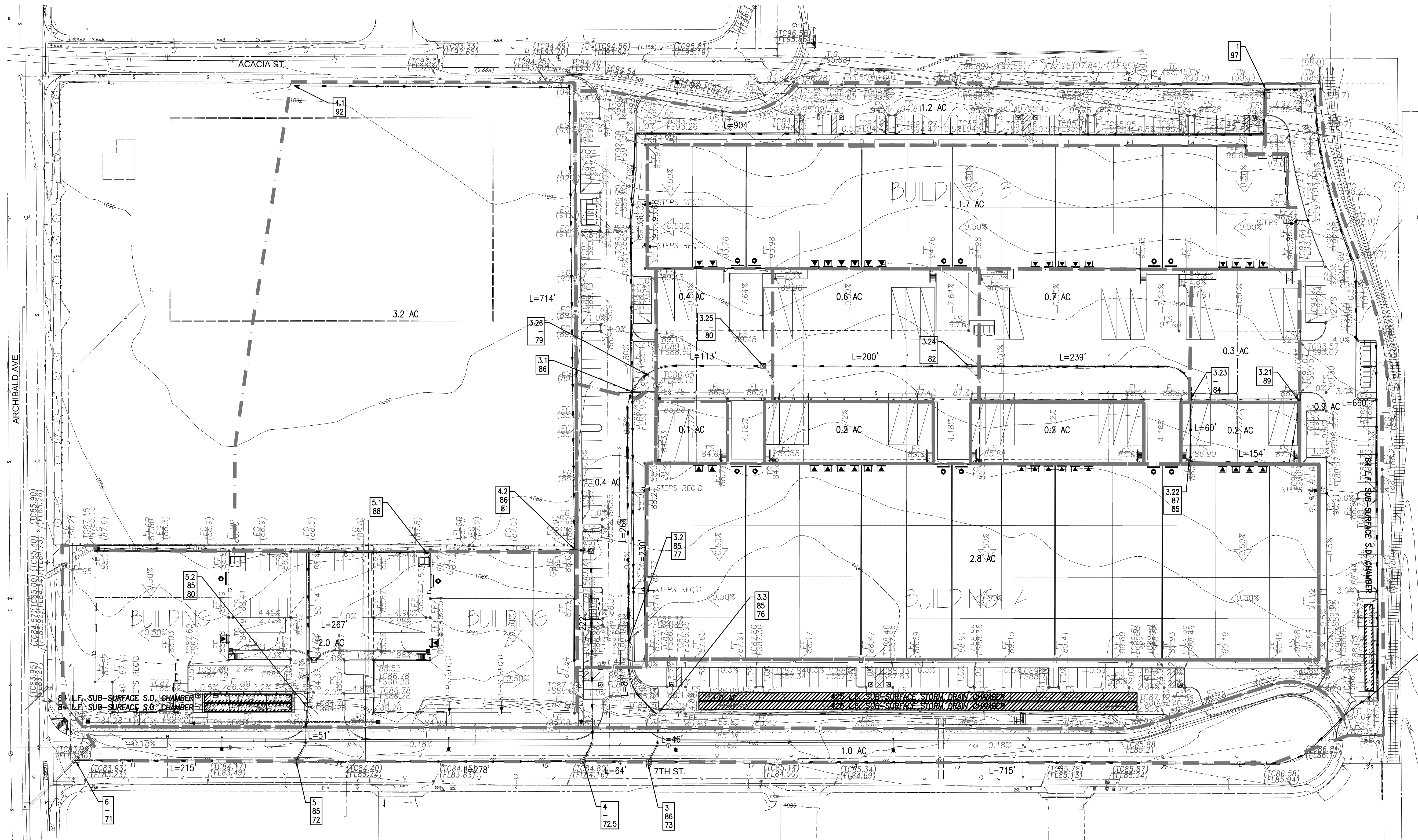
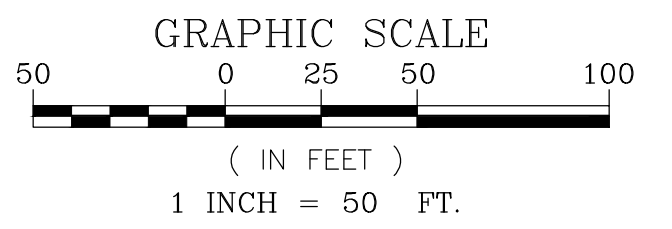
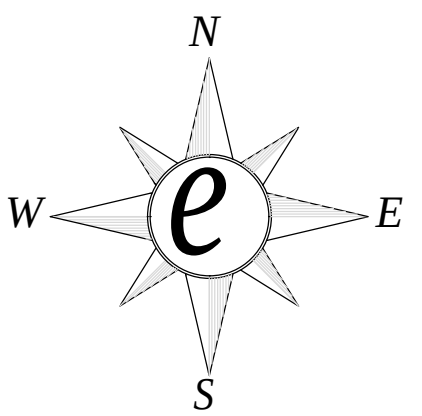
- 1.0 GENERAL
 - 1.1 LINE OF ROOF BEYOND
- 3.0 CONCRETE
 - 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
 - 3.2 PANEL JOINT
 - 3.3 PANEL REVEAL REVEAL COLOR TO MATCH ADJACENT FIELD COLOR
 - 3.4 CONCRETE STAIRS W/ HANDRAIL & 42" HIGH GUARDRAIL
 - 3.5 TILT-UP CONCRETE SCREEN WALL PANEL (PAINTED ALL SIDES)
- 5.0 METALS
 - 5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER.
ROOF DRAIN TO MANHOLE TO STORM DRAIN, PAINTED TO MATCH
ADJACENT WALL.
5.2 METAL CANOPY
- 8.0 OPENINGS
 - 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT, DUAL GLAZE
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 - 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
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 - 10.2 BUILDING/ TENANT SIGNAGE (N.I.C.)
- 11.0 EQUIPMENT
 - 11.1 DOCK BUMPERS - COORDINATE W/ MFR & STRUCTURAL DRAWINGS. SIZE AS
NEEDED TO PREVENT TOP OF TRAILER FROM STRIKING BUILDING WALL.
- 22.0 PLUMBING
 - 22.1 INTERNAL ROOF DRAIN W/ OVERFLOW DRAIN TYP. AT ENTRY AND
STREETSIDE ELEVATION (NOT SHOWN)

[illegible]

BUILDING 4 ELEVATIONS

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JOB NO.	RRD009.01	SHEET NO.	A4.3
DATE	3/9/18		
DRAWN	GAA		
FILE NAME	RRD009_4.3		



LEGEND

CONCENTRATION POINT
NODE DESCRIPTION

SUBAREA ACREAGE

LENGTH BETWEEN NODES

DRAINAGE BOUNDARY

FOR COMPLETE LAND USE DESIGNATIONS,
SEE CITY AND S.P. LAND USE MAPS

NODE
EL
INV

13.2 AC
L=970'

NOTE
ALL SOILS GROUP "B"

HYDROLOGY MAP

SCHEU INDUSTRIAL PARK

7TH & ARCHIBALD

ENCOMPASS ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING
5699 COUSINS PLACE
RANCHO CUCAMONGA, CA 91737
(909) 684-0093

JOB NUMBER
149-215.002

SHEET
1 OF 1

SCHEU INDUSTRIAL PARK-7TH/ARCHIBALD- HYDROLOGY MAP

UTILITY PURVEYOR CONTACT INFORMATION

ELECTRICITY SOUTHERN CALIFORNIA EDISON
800-655-4555

NATURAL GAS SOUTHERN CALIFORNIA GAS
800-427-2200

WATER & SANITARY SEWER CUCAMONGA VALLEY WATER DISTRICT
909-987-2591

CABLE TV TIME WARNER CABLE
888-892-2253

TELEPHONE CHARTER COMMUNICATIONS
866-499-8080

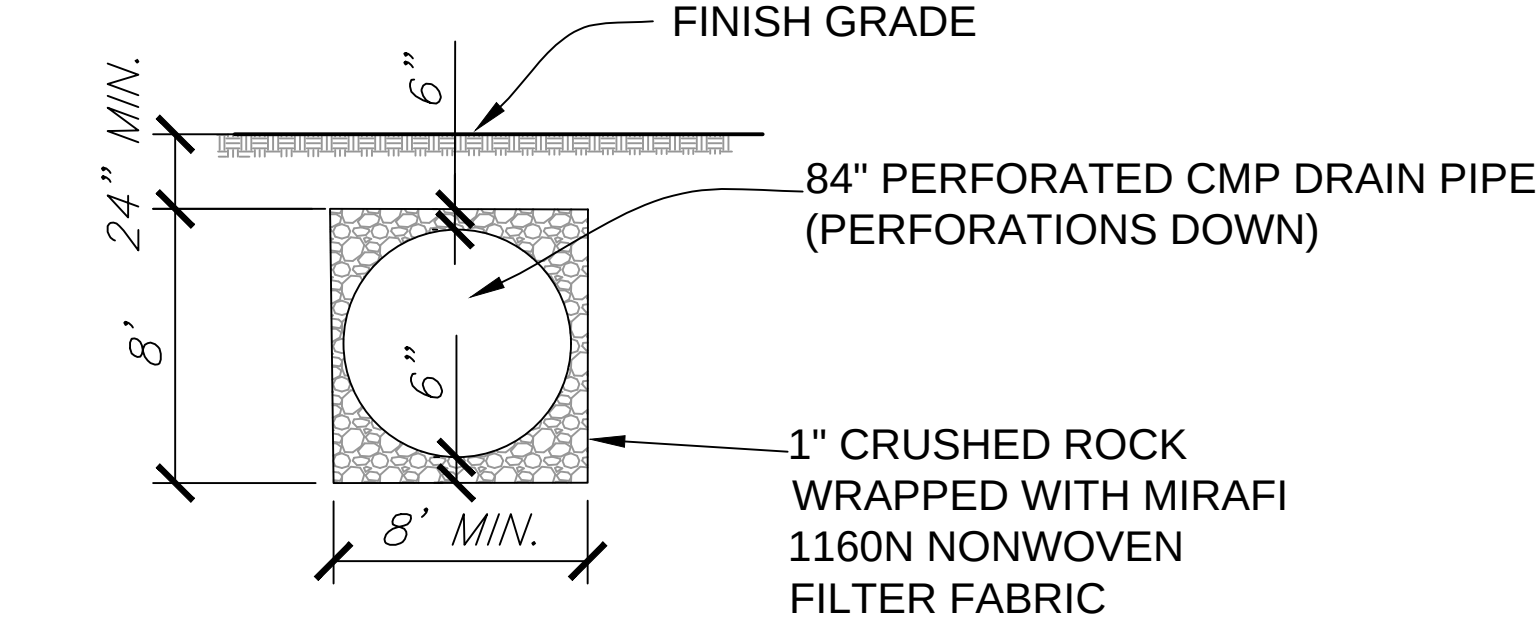
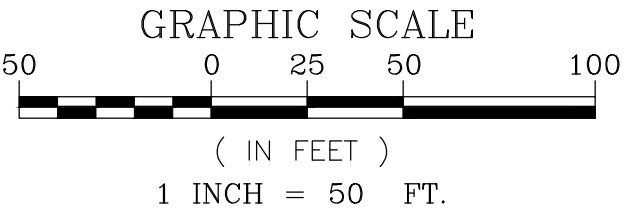
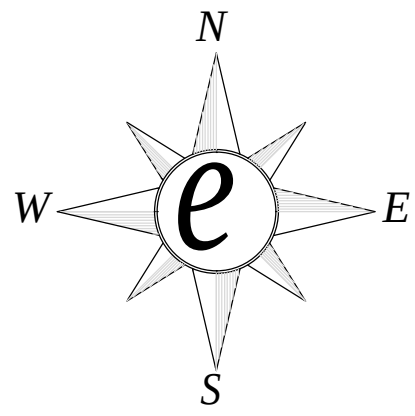
VERIZON
800-VERIZON

SITE INFORMATION

AREA: 557,196 SF

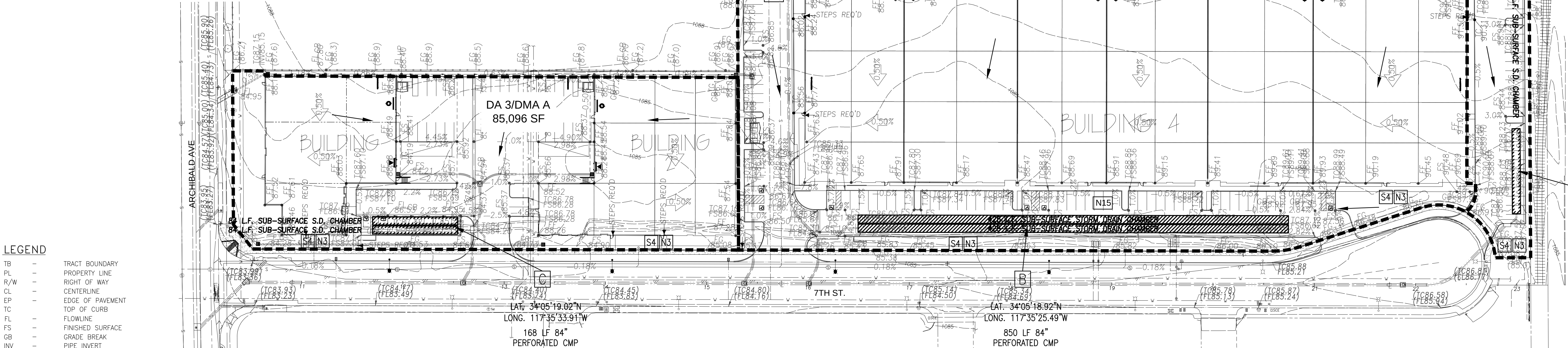
IMPERVIOUSNESS: 90%

SITE AND DRAINAGE PLAN
SCHEU INDUSTRIAL PARK
PRELIMINARY WATER QUALITY MANAGEMENT PLAN



UNDERGROUND INFILTRATION TRENCH SECTION

SUITABILITY/FEASIBILITY CONSTRAINTS: NONE



- LEGEND
- TB - TRACT BOUNDARY
 - PL - PROPERTY LINE
 - R/W - RIGHT OF WAY
 - OL - CENTERLINE
 - EP - EDGE OF PAVEMENT
 - TC - TOP OF CURB
 - FL - FLOWLINE
 - FS - FINISHED SURFACE
 - GB - GRADE BREAK
 - INV - PIPE INVERT
 - FG - FINISH GRADE
 - ES - EXISTING SURFACE
 - EG - EXISTING GROUND
 - PAD - PAD ELEVATION
 - FF - FINISH FLOOR ELEVATION
 - GF - GARAGE FLOOR ELEVATION
 - HP - HIGH POINT
 - TRW - TOP OF RETAINING WALL
 - TF - TOP OF FOOTING
 - 97.61 - INDICATES PROPOSED ELEVATION
 - (97.61) - INDICATES EXISTING ELEVATION
 - SD - PROPOSED STORM DRAIN
 - SD - EXISTING STORM DRAIN
 - W - PROPOSED WATER LINE
 - W - EXISTING WATER LINE
 - F - PROPOSED FIRE LINE
 - F - EXISTING FIRE LINE
 - S - PROPOSED SEWER LINE
 - S - EXISTING SEWER LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - CENTERLINE
 - DRAIN
 - BMP - INFILTRATION TRENCH

SOURCE CONTROL BMP LEGEND

- N1 Education of Property Owners, Tenants and Occupants on Stormwater BMPs
- N2 Activity Restrictions
- N3 Landscape Management BMPs
- N4 BMP Maintenance
- N6 Local Water Quality Ordinances
- N11 Litter/Debris Control Program
- N12 Employee Training
- N14 Catch Basin Inspection Program
- N15 Vacuum Sweeping of Private Streets and Parking Lots
- N17 Comply with all other applicable NPDES permits
- S1 Provide storm drain system stenciling and signage
- S4 Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control

WQMP BMP MAINTENANCE				
REF.	DESCRIPTION	TASK	SCHEDULE	BY
A/B/C	INFILTRATION TRENCH	INSPECT/ CLEAN	QUARTERLY	OWNER

WQMP BMP As-built Certificate:

I hereby certify that the necessary water quality management plan best management practice devices have been constructed under my supervision and are functional to the best of my knowledge as of the date below.

AARON T. SKEERS, R.C.E. 62183 Date Wet Seal

SITE AND DRAINAGE PLAN
SCHEU INDUSTRIAL PARK
7TH & ARCHIBALD

ENCOMPASS ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING
5699 COUSINS PLACE
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JOB NUMBER
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SHEET
1 OF 1

SCHEU INDUSTRIAL PARK-7TH/ARCHIBALD- HYDROLOGY MAP