

Developer:



915 Highland Point Drive, Suite 250
Roseville, CA 95678
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Project:

PACIFIC GATEWAY

San Joaquin, CA

Consultants:

Civil : KIER & WRIGHT

Structural :

Mechanical :

Plumbing :

Electrical :

Landscape : GREEN DESIGN

Fire Protection :

Soils Engineer :

Title: OVERALL SITE PLAN

Project Number: 21346

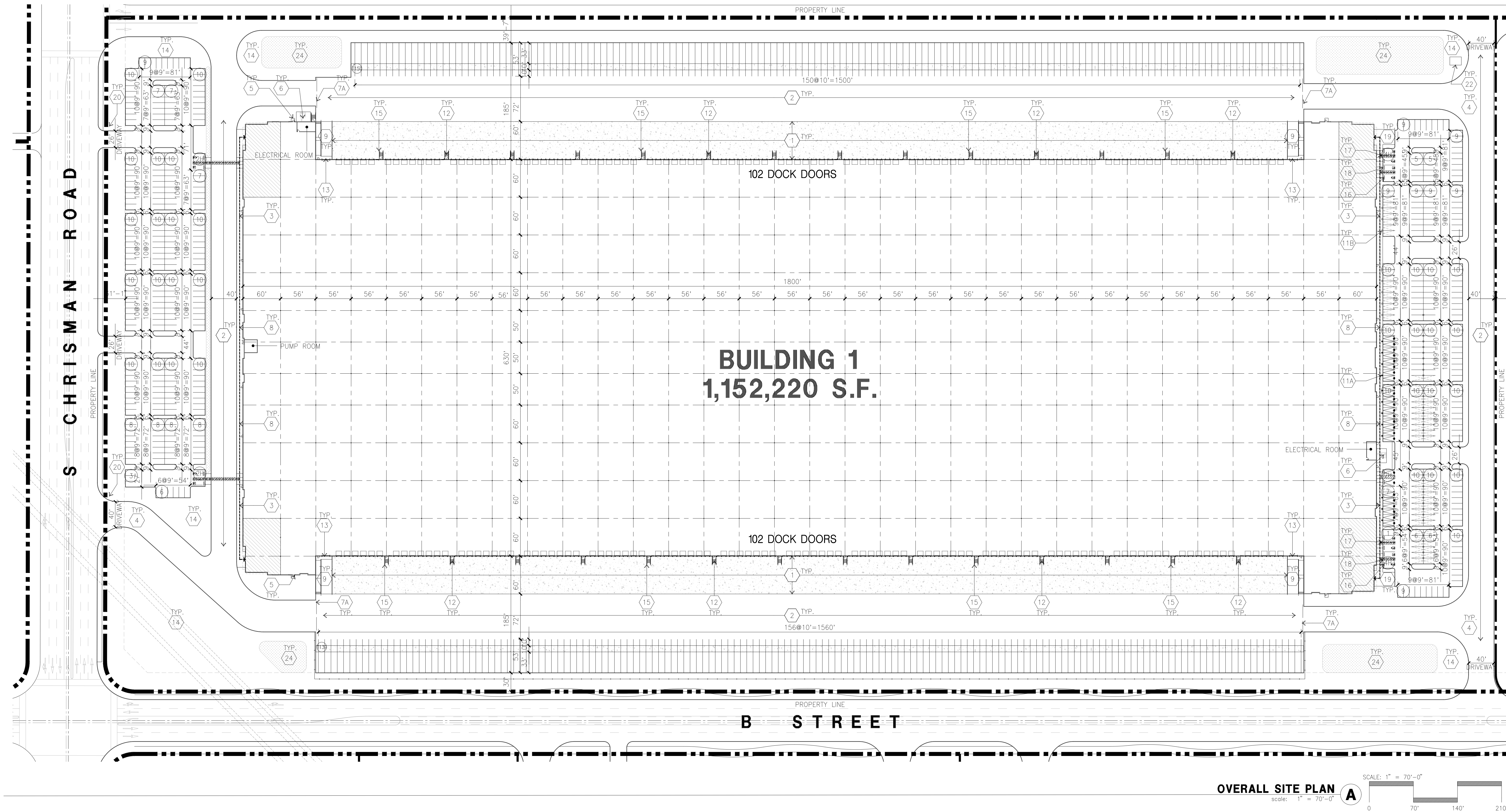
Drawn by: TSP

Date: 09/27/2024

Revision:

Sheet:

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SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT, SEE "C" DRAWINGS.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 ACCESSIBLE PATH OF TRAVEL
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" 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.
- 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY
- 7A 8" HIGH CHAIN LINK FENCE
- 7B 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT .
- 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 9 CONCRETE RAMP WITH CONCRETE GUARD WALL.
- 10A LONG TERM BIKE RACK.
- 10B SHORT TERM BIKE RACK
- 11A ELECTRIC VEHICLE CHARGER
- 11B FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL
- 12 EXTERIOR CONCRETE STAIR.
- 13 12' x 14' DRIVE-IN DOOR
- 14 LANDSCAPE.
- 15 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
- 16 PRE-CAST CONC. WHEEL STOP.
- 17 TRUNCATED DOMES.
- 18 ACCESSIBLE PARKING STALL SIGN.
- 19 HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
- 20 ACCESSIBLE ENTRY SIGN.
- 21 PUMP ROOM.
- 22 BREAK AREA.
- 23 ELECTRICAL ROOM.
- 24 STORM TREATMENT, SEE "C" DRAWINGS

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
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 U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
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. PROVIDE BOLLARDS AROUND THE HYDRANTS AND RISERS FOR PROTECTION.
18. ONLY LIGHT LOAD CONCRETE TRUCKS (8 CUBIC YARDS MAX.) ARE ALLOWED ON THE WAREHOUSE SLABS.
19. CONCRETE POUR STRIP AT DOCK DOORS TO BE FREE AND CLEAR OF ALL UNDERGROUND PIPING, CONDUITS, ETC. TO ALLOW FOR FUTURE RECESSED DOCK LEVELERS (MINIMUM 10" WIDE). CONDUIT TO BE PLACED IN THE POUR STRIP WITH THE LOADING DOCKS SHALL BE A MINIMUM OF 42" BELOW FINISH FLOOR.

SITE LEGEND

- STANDARD PARKING STALL 9'X19'
- ACCESSIBLE PARKING STALL 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL 12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS SIZE, 9'X19'
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X19'
- SITE LIGHTING POLE
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- EV CHARGER
- EV CHARGER FOR FUTURE

TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	EXPANSION	TOTAL
SITE AREA						
1st fl.	2,360,620	2,176,230	429,008	2,979,199		7,945,117 sf
In acres	54.19	49.96	9.85	69.39		182.39 ac
BUILDING AREA						
Office	10,000	20,000	15,000	10,000		55,000 sf
Warehouse	1,142,220	1,009,545	142,583	1,286,490	300,000	3,880,838 sf
TOTAL	1,152,220	1,029,545	167,583	1,296,490	300,000	3,935,838 sf
SITE COVERAGE						
Maximum Allowed						
Actual	48.8%	47.3%	36.7%	43.5%		49.5%
AUTO PARKING REQUIRED (Per Specific Plan)						
Office: 411,200 s.f.	40	80	60	40		220 stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	20	20	20		80 stalls
2nd 20K @ 1/2,000 s.f.	10	10	10	10		40 stalls
above 40K @ 1/14,000 s.f.	276	242	26	312	65	920 stalls
TOTAL	346	352	116	382	65	1,260 stalls
EV AUTO REQUIRED						
EV Capable	102	93	25	90		310 stalls
~EV capable w thout EVSE	[75]	[69]	[19]	[67]		stalls
~EV capable w th EVSE	[24]	[22]	[4]	[21]		stalls
~Accessible EV parking (9' x 19'+ 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~Accessible EV Van parking (12' x 19'+ 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~Ambulatory EV (10' x 19')	[0]	[0]	[0]	[0]		stalls
AUTO PARKING PROVIDED						
Standard (9' x 19')	392	369	110	347		1,260 stalls
Accessible parking (9' x 19'+ 5' Aisle)	6	5	3	5		19 stalls
Accessible Van parking (12' x 19'+ 5' Aisle)	6	5	3	5		19 stalls
EV Capable	102	93	25	90		310 stalls
~EV capable w thout EVSE (9' x 19')	[75]	[69]	[19]	[67]		stalls
~EV capable w th EVSE (9' x 19')	[24]	[22]	[4]	[21]		stalls
~Accessible EV parking (9' x 19'+ 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~Accessible EV Van parking (12' x 19'+ 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~Ambulatory EV (10' x 19')	[0]	[0]	[0]	[0]		stalls
TOTAL	506	461	141	447		1,555 stalls
TRAILER PARKING PROVIDED						
Trailer (10' x 55')	306	274	57	421		1,058 stalls
ZONING ORDINANCE						
Zoning - TSD						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 10'						
SETBACKS						
Front - 30'						
Street Side - 20'						
Side - None						
Rear - None						



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OVERALL FLOOR PLAN

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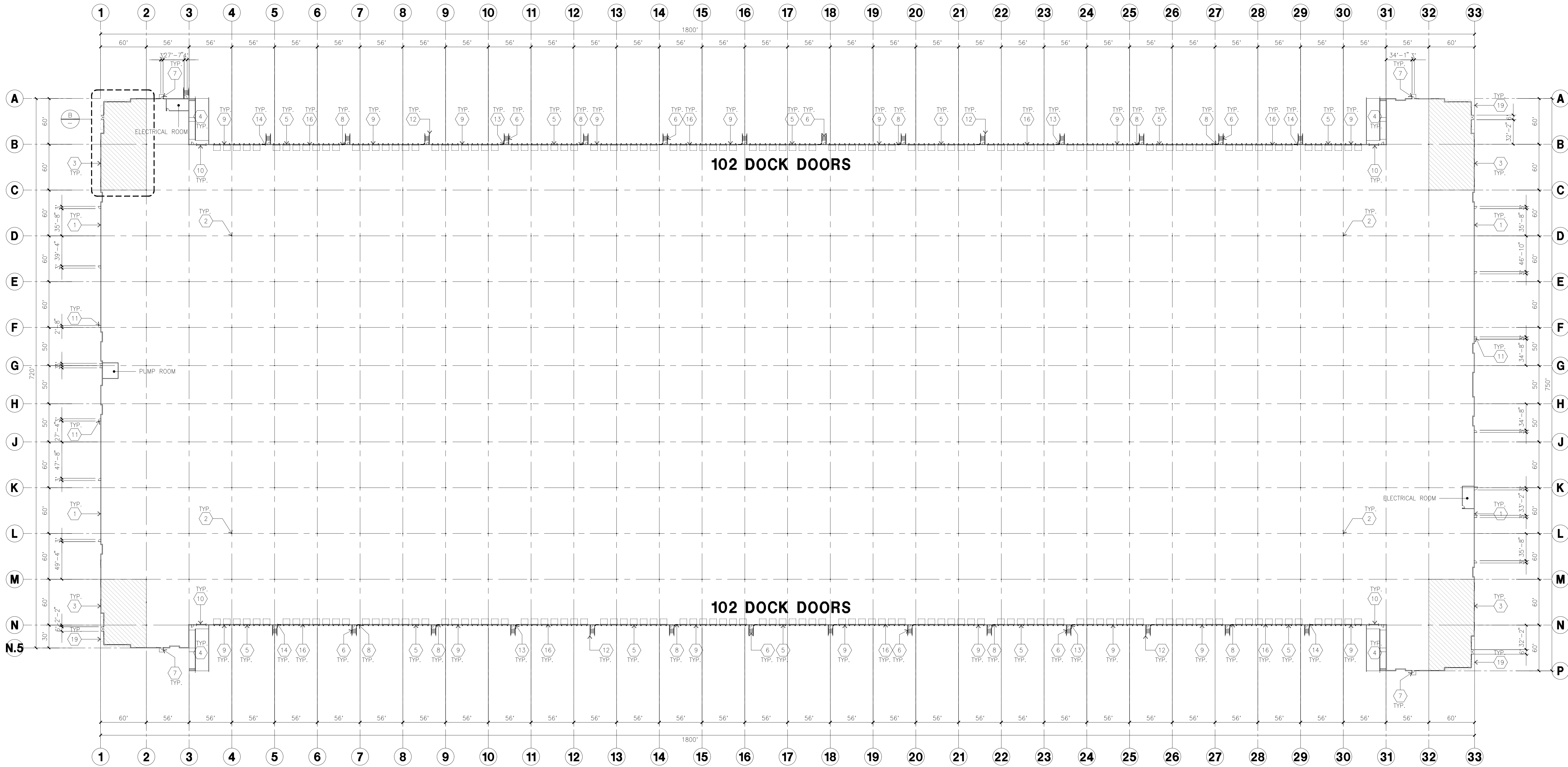
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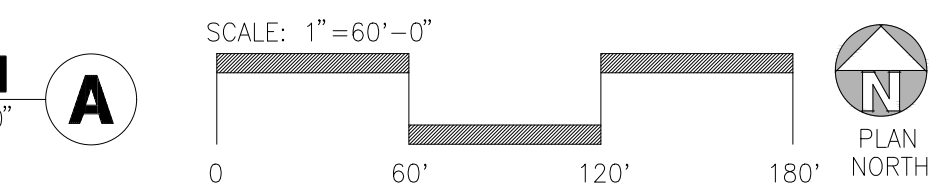
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OVERALL FLOOR PLAN

scale: 1" = 60'-0"



KEYNOTES - FLOOR PLAN

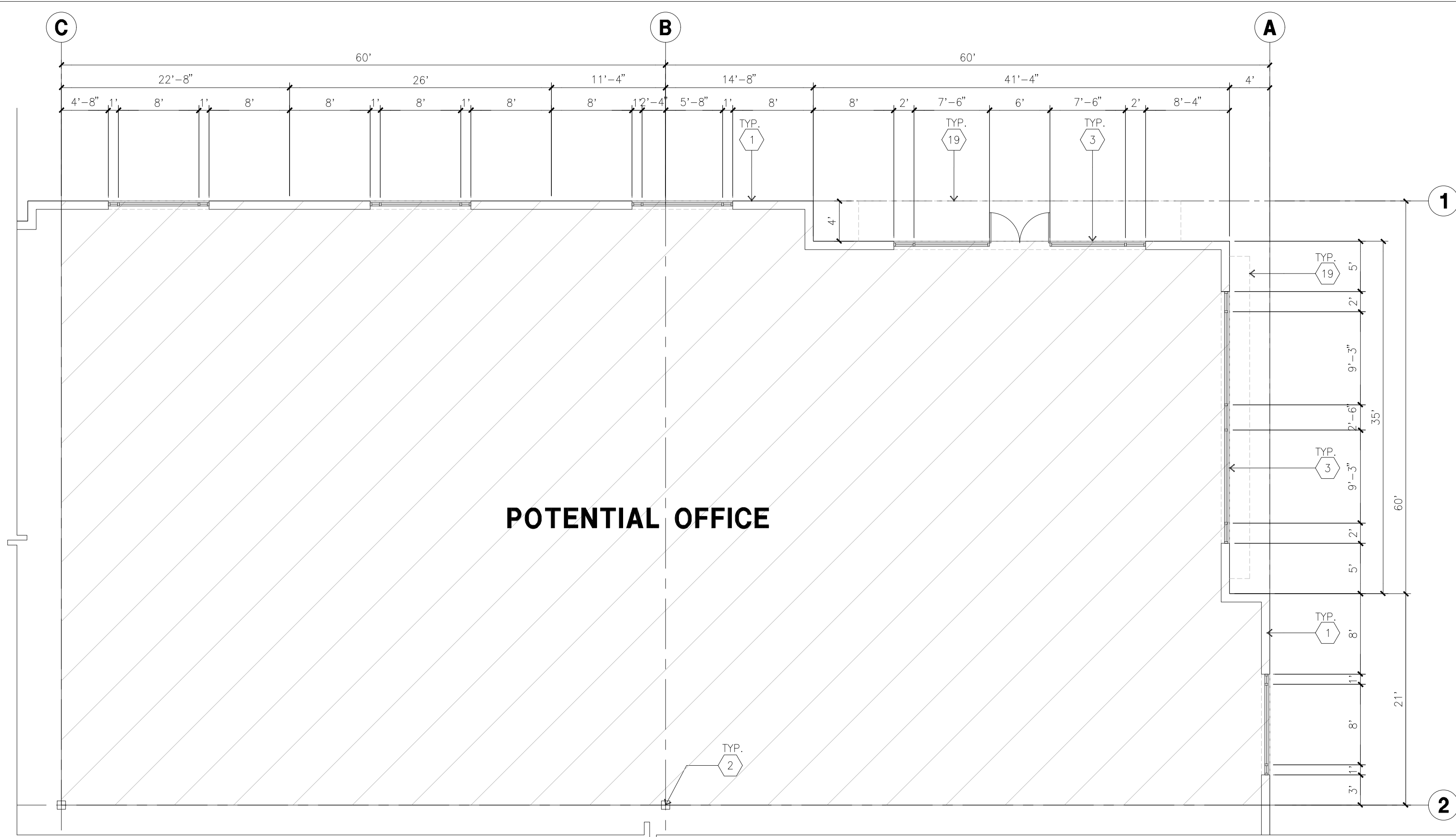
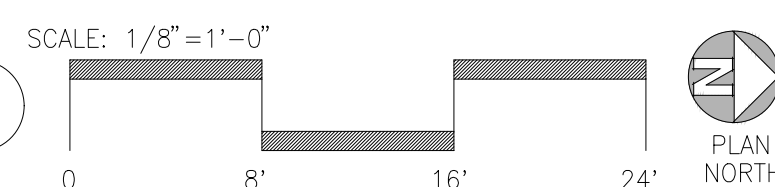
- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 9' X 10' DOCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- EXTERIOR METAL STAIR.
- 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.
- 4'X8' METAL LOUVER.
- DOCK DOOR BUMPER.
- 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- INTERIOR ROOF DRAIN AND OVERFLOW SCUPPERS.
- NOT USED.
- Z GUARD.
- INTERIOR BIKE RACK.
- ELECTRICAL ROOM.
- METAL CANOPY ABOVE.
- ROOF ACCESS LADDER.
- FIRE PUMP ROOM.

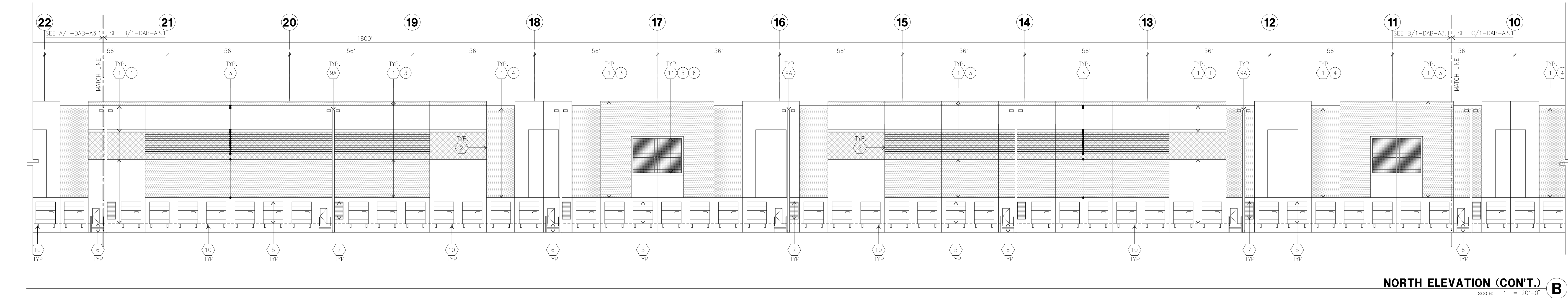
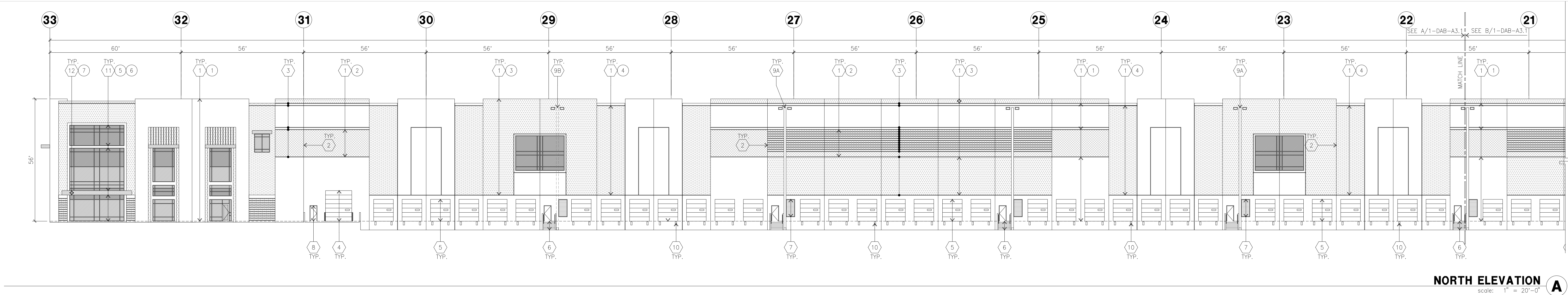
GENERAL NOTES - FLOOR PLAN

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' O.C. MAX. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- 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.
- THE BUILDING FLOOR SLAB IS FLAT/SLOPED. SEE CIVIL.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
- 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.
- AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
- ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.

ENLARGED FLOOR PLAN

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





KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIATIONS IN DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. 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.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- EXTERIOR METAL STEEL STAIR.
- METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS.
- PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERter ABOVE DOOR.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- DOCK BUMPER.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- METAL TUBE STEEL CANOPY
- ROOF LINE BEYOND

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 LUNETS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE 30+ WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. 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 BREATHE.
- 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.
- L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR.
- M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

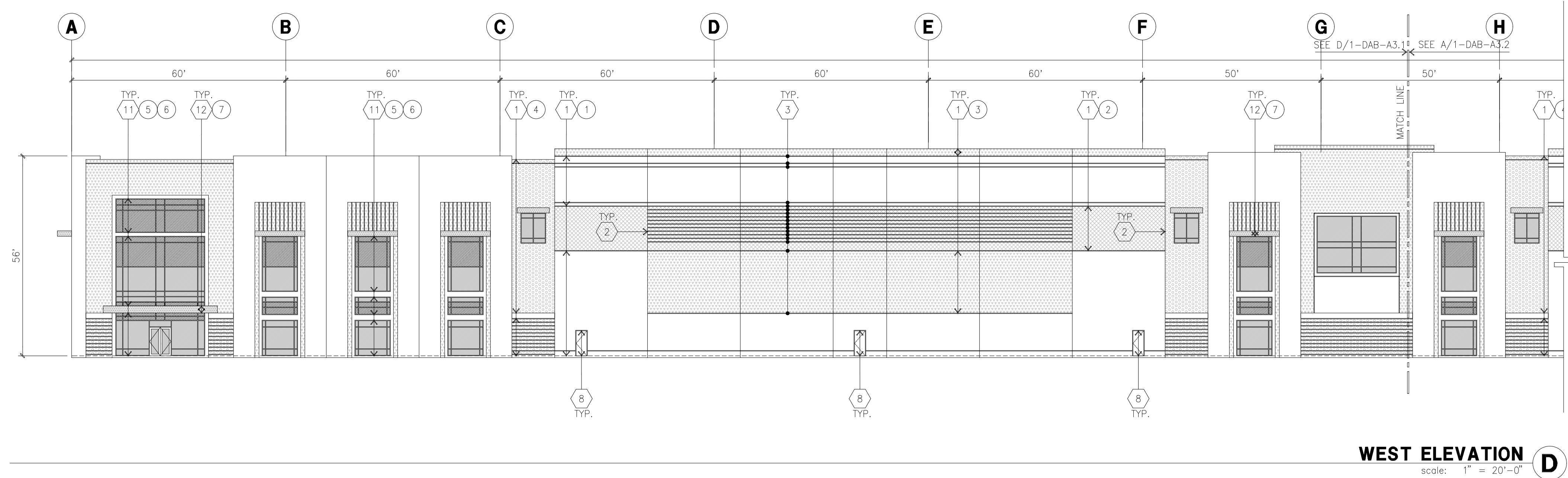
ELEVATION COLOR LEGEND/SCHED.

- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7005 PURE
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7064 PASSIV
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7065 ARCOS
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7066 GRAY
- GLAZING COLOR : BLUE GLAZING
- MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
- SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH GFACI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.
- MULLIONS : ANODIZED CLEAR.



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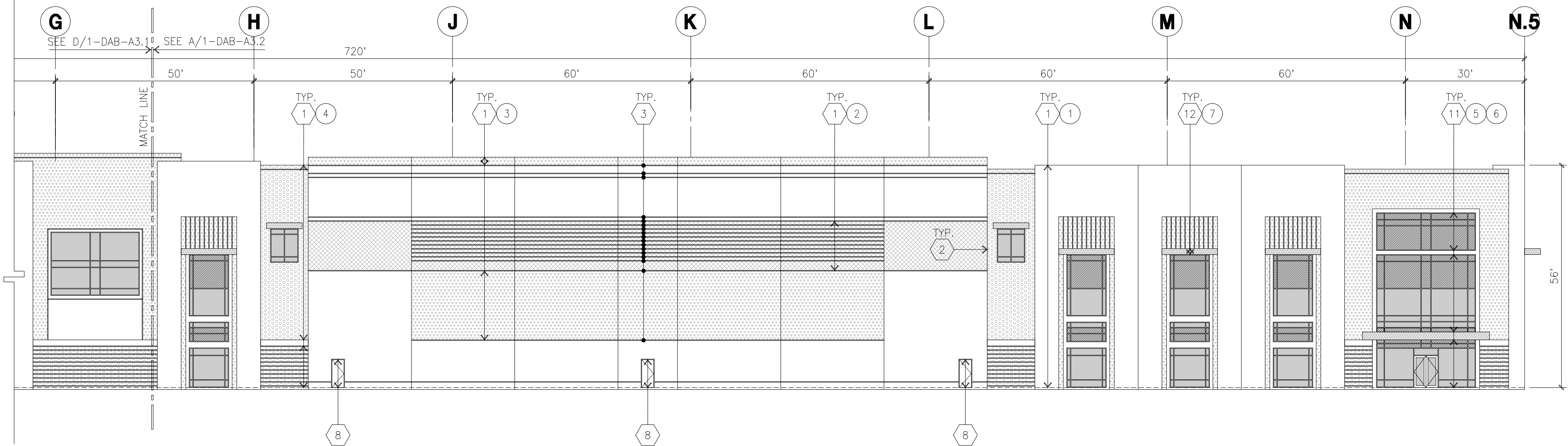
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- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.D.
- 4 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 EXTERIOR METAL STEEL STAIR.
- 7 METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS.
- 9 PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9a EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- 9b INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- 10 DOCK BUMPER.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- 12 METAL TUBE STEEL CANOPY
- 13 ROOF LINE BEYOND

GENERAL NOTES - ELEVATIONS

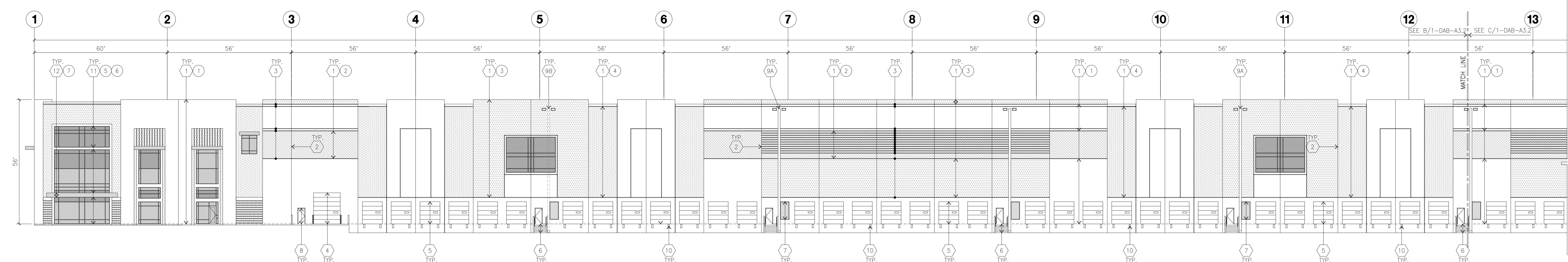
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- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR.
- M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.



WEST ELEVATION (CONT.)

scale: 1" = 20'-0"

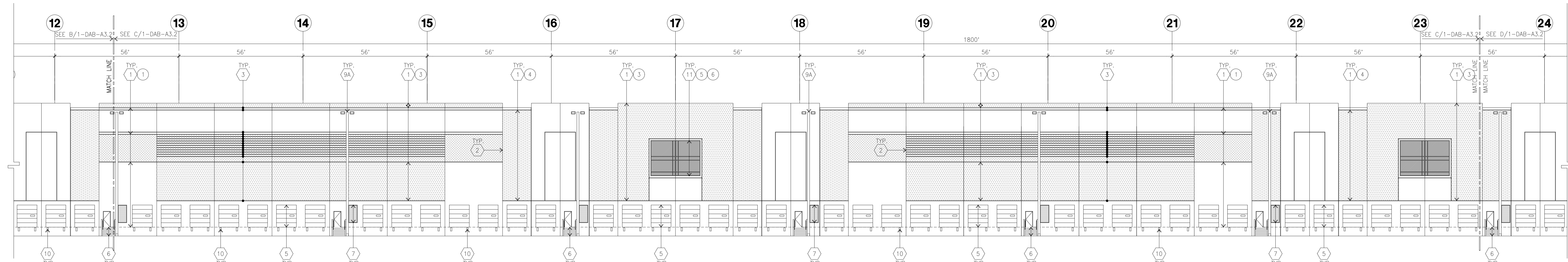
A



SOUTH ELEVATION

scale: 1" = 20'-0"

B



SOUTH ELEVATION (CONT.)

scale: 1" = 20'-0"

C

ELEVATION COLOR LEGEND/SCHED.

- 1 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7005 PURE
- 2 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7064 PASSIV
- 3 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7065 ARGOS
- 4 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7066 GRAY
- 5 GLAZING COLOR : BLUE GLAZING
- 6 MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- 7 CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

GLAZING LEGEND

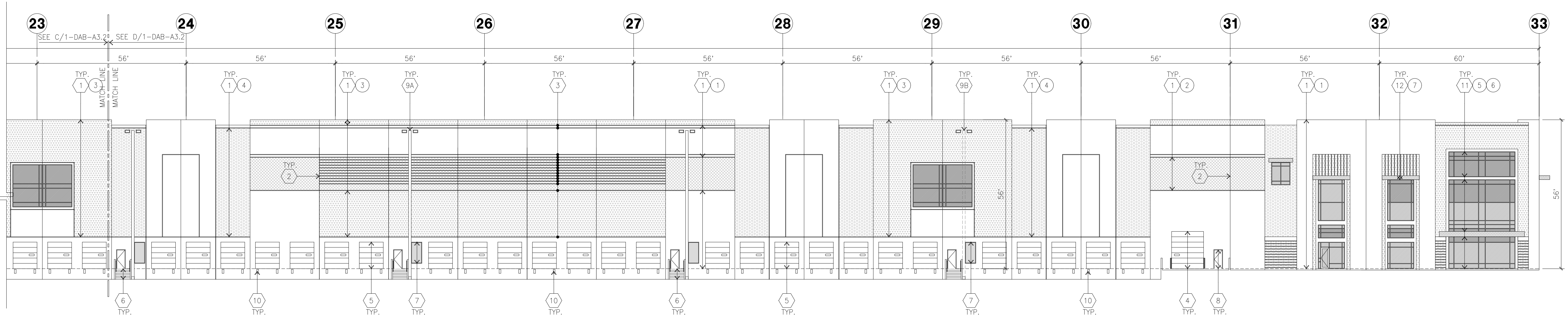
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IV INSULATED VISION GLASS
- SC SPANDREL GLASS WITH CONCRETE BEHIND

N : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO SE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH DPACI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.

MULLIONS : ANODIZED CLEAR.



SOUTH ELEVATION (CONT.)

scale: 1" = 20'-0"

D



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San Joaquin, CA

Consultants:

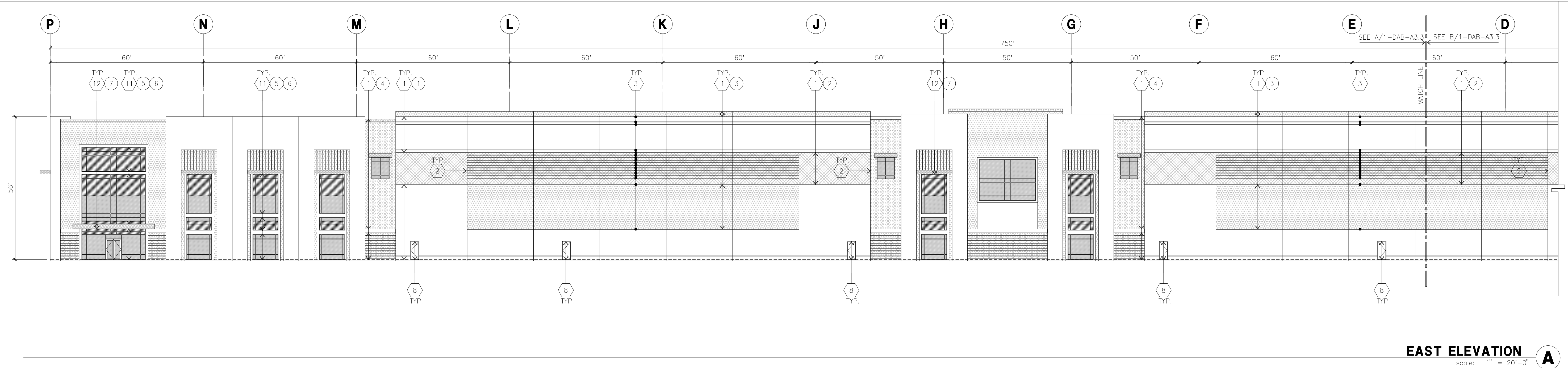
Civil : KIER & WRIGHT
Structural :
Mechanical :
Plumbing :
Electrical :
Landscape : GREEN DESIGN
Fire Protection :
Soils Engineer :

Title: ELEVATIONS

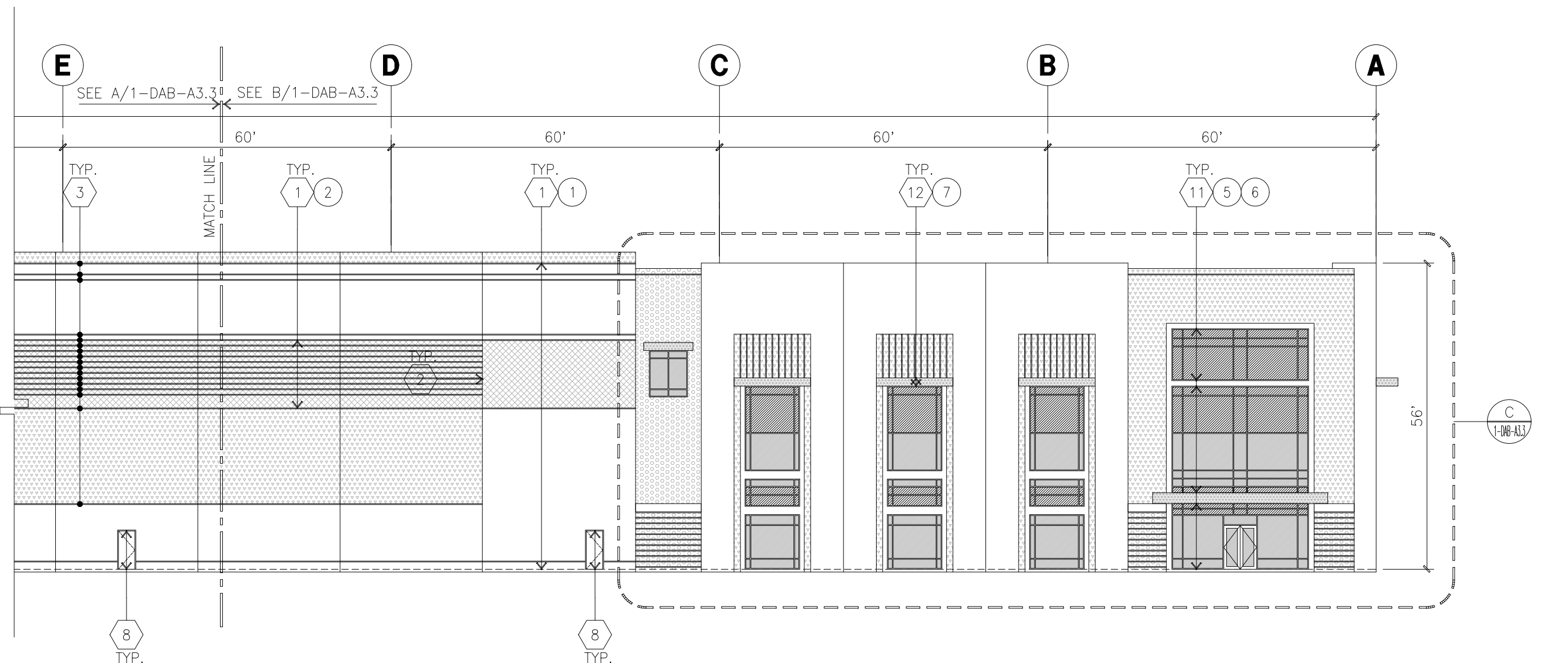
Project Number: 21346
Drawn by: TSP
Date: 09/27/2024
Revision:

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



EAST ELEVATION (CON'T.)
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 8" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- EXTERIOR METAL STEEL STAIR.
- METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS.
- PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- DOCK BUMPER.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- METAL TUBE STEEL CANOPY
- ROOF LINE BEYOND

ELEVATION COLOR LEGEND/SCHED.

- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7005 PURE WHITE
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7064 PASSIVE
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7065 ARGOS
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7066 GRAY MATTERS
- GLAZING COLOR : BLUE GLAZING
- MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL= TOP OF PARAPET ELEVATION.
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- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
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GLAZING LEGEND

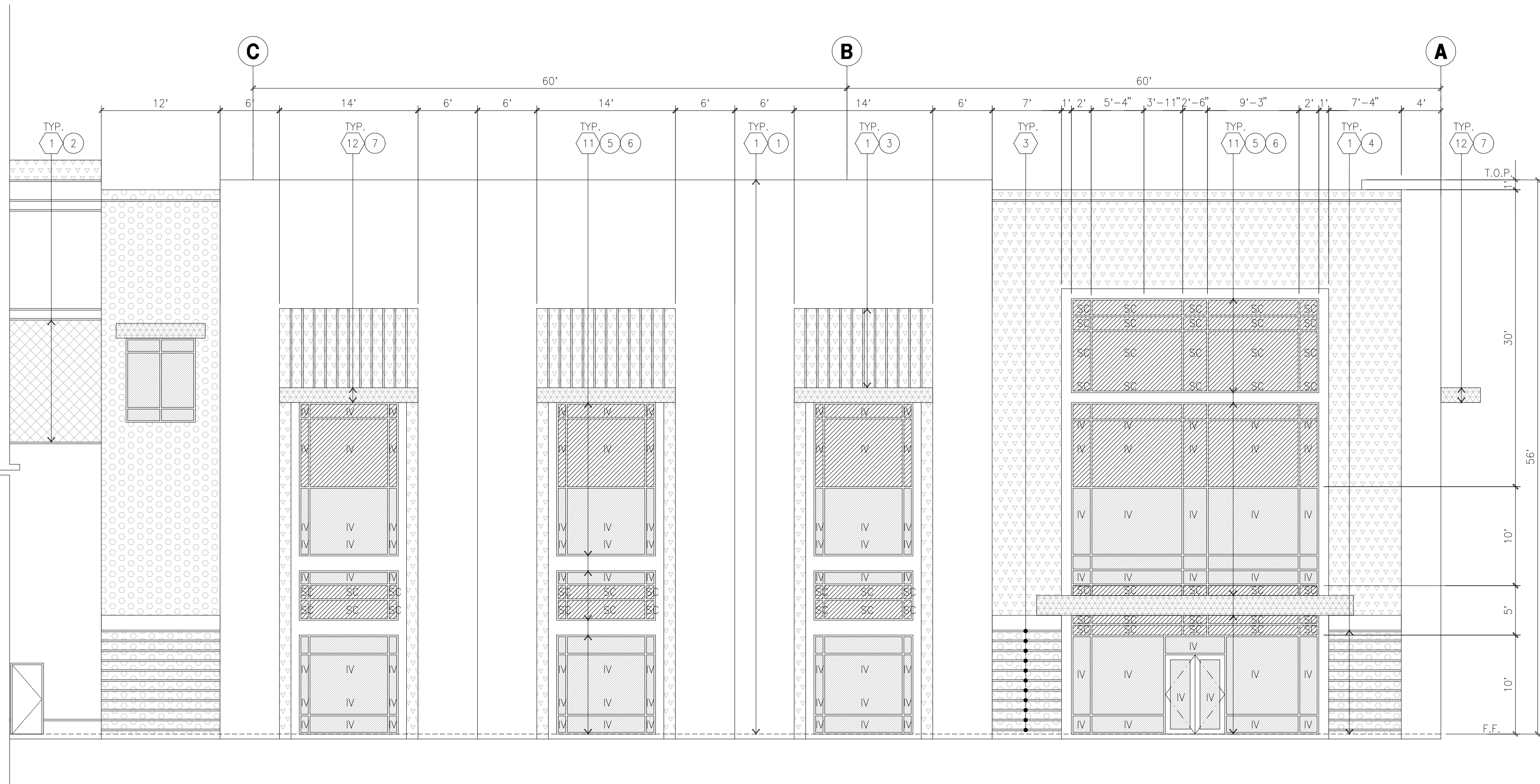
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- | | | | |
|----|------------------------|----|-------------------------------------|
| IV | INSULATED VISION GLASS | SC | SPANDREL GLASS WITH CONCRETE BEHIND |
|----|------------------------|----|-------------------------------------|

IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.21 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH GRADI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.

MULLIONS : ANODIZED CLEAR.



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



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oakland, ca
94610
tel: 949-963-1770
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Developer:



915 Highland Point Drive, Suite 250
Roseville, CA 95678
Tel: 626-521-9990

Project:

PACIFIC GATEWAY

San Joaquin, CA

Consultants:

Civil : KIER & WRIGHT

Structural :

Mechanical :

Plumbing :

Electrical :

Landscape : GREEN DESIGN

Fire Protection :

Soils Engineer :

ELEVATIONS

Title:

Project Number: 21346

Drawn by: TSP

Date: 09/27/2024

Revision:

Sheet:

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Developer:



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Project:

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San Joaquin, CA

Consultants:

Civil : KIER & WRIGHT

Structural :

Mechanical :

Plumbing :

Electrical :

Landscape : GREEN DESIGN

Fire Protection :

Soils Engineer :

Title: OVERALL SITE PLAN

Project Number: 21346

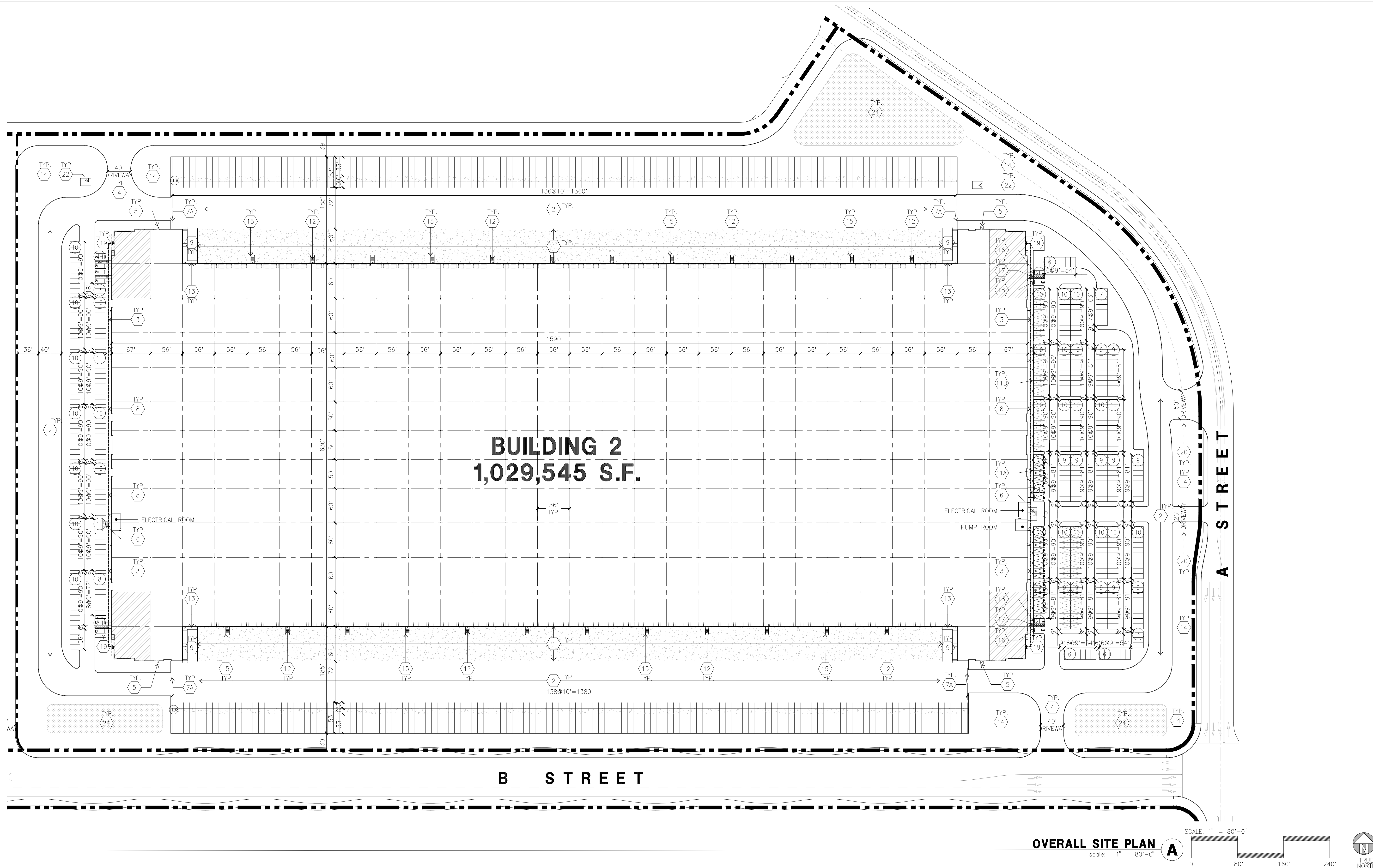
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SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT, SEE "C" DRAWINGS.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 ACCESSIBLE PATH OF TRAVEL
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" 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.
- 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY
- 7A 8" HIGH CHAIN LINK FENCE
- 7B 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT .
- 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 9 CONCRETE RAMP WITH CONCRETE GUARD WALL.
- 10A LONG TERM BIKE RACK.
- 10B SHORT TERM BIKE RACK
- 11A ELECTRIC VEHICLE CHARGER
- 11B FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL
- 12 EXTERIOR CONCRETE STAIR.
- 13 12' x 14' DRIVE-IN DOOR
- 14 LANDSCAPE.
- 15 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
- 16 PRE-CAST CONC. WHEEL STOP.
- 17 TRUNCATED DOMES.
- 18 ACCESSIBLE PARKING STALL SIGN.
- 19 HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
- 20 ACCESSIBLE ENTRY SIGN.
- 21 PUMP ROOM.
- 22 BREAK AREA.
- 23 ELECTRICAL ROOM.
- 24 STORM TREATMENT, SEE "C" DRAWINGS

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
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 U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. 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. PROVIDE BOLLARDS AROUND THE HYDRANTS AND RISERS FOR PROTECTION.
18. ONLY LIGHT-LOAD CONCRETE TRUCKS (8 CUBIC YARDS MAX.) ARE ALLOWED ON THE WAREHOUSE SLABS.
19. CONCRETE POUR STRIP AT DOCK DOORS TO BE FREE AND CLEAR OF ALL UNDERGROUND PIPING, CONDUITS, ETC. TO ALLOW FOR FUTURE RECESSED DOCK LEVELERS (MINIMUM 10" WIDE). CONDUIT TO BE PLACED IN THE POUR STRIP WITH THE LOADING DOCKS SHALL BE A MINIMUM OF 42" BELOW FINISH FLOOR.

SITE LEGEND

- STANDARD PARKING STALL 9'X19'
- ACCESSIBLE PARKING STALL 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL 12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS SIZE, 9'X19'
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X19'
- SITE LIGHTING POLE
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- EV CHARGER
- EV CHARGER FOR FUTURE

TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	EXPANSION	TOTAL
SITE AREA						
11.1 a.f.	2,360,620	2,176,290	429,008	2,979,199		7,945,117 sf
In acres	54.19	49.96	9.85	69.39		182.39 ac
BUILDING AREA						
Office	10,000	20,000	15,000	10,000		55,000 sf
Warehouse	1,142,220	1,009,545	142,583	1,286,490	300,000	3,880,838 sf
TOTAL	1,152,220	1,029,545	167,583	1,296,490	300,000	3,935,838 sf
SITE COVERAGE						
Maximum Allowed						
Actual	48.8%	47.3%	36.7%	43.5%		49.5%
AUTO PARKING REQUIRED (Per Specific Plan)						
Office: 41,000 s.f.	40	80	60	40		220 stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	20	20	20		80 stalls
2nd 20K @ 1/2,000 s.f.	10	10	10	10		40 stalls
above 40K @ 1/4,000 s.f.	278	242	26	312	65	920 stalls
TOTAL	346	352	116	382	65	1,260 stalls
EV AUTO REQUIRED						
EV Capable	102	93	25	90		310 stalls
~EV capable w/out EVSE	[75]	[69]	[19]	[67]		stalls
~EV capable w/ th EVSE	[24]	[22]	[4]	[21]		stalls
~Accessible EV parking (9' x 19' + 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~Accessible EV Van parking (12' x 19' + 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~Ambulatory EV (10' x 19')	[0]	[0]	[0]	[0]		stalls
AUTO PARKING PROVIDED						
Standard (9' x 19')	352	359	110	347		1,207 stalls
Accessible parking (9' x 19' + 5' Aisle)	6	5	3	5		19 stalls
Accessible Van parking (12' x 19' + 5' Aisle)	6	5	3	5		19 stalls
EV Capable	102	93	25	90		310 stalls
~EV capable w/out EVSE (9' x 19')	[75]	[69]	[19]	[67]		stalls
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~Accessible EV Van parking (12' x 19' + 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~Ambulatory EV (10' x 19')	[0]	[0]	[0]	[0]		stalls
TOTAL	506	461	141	447		1,556 stalls
TRAILER PARKING PROVIDED						
Trailer (10' x 55')	306	274	57	421		1,058 stalls
ZONING ORDINANCE						
Zoning - TSD						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 10'						
SETBACKS						
Front - 30'						
Street Side - 20'						
Side - None						
Rear - None						



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Fire Protection :

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OVERALL FLOOR PLAN

Title:

Project Number: 21346

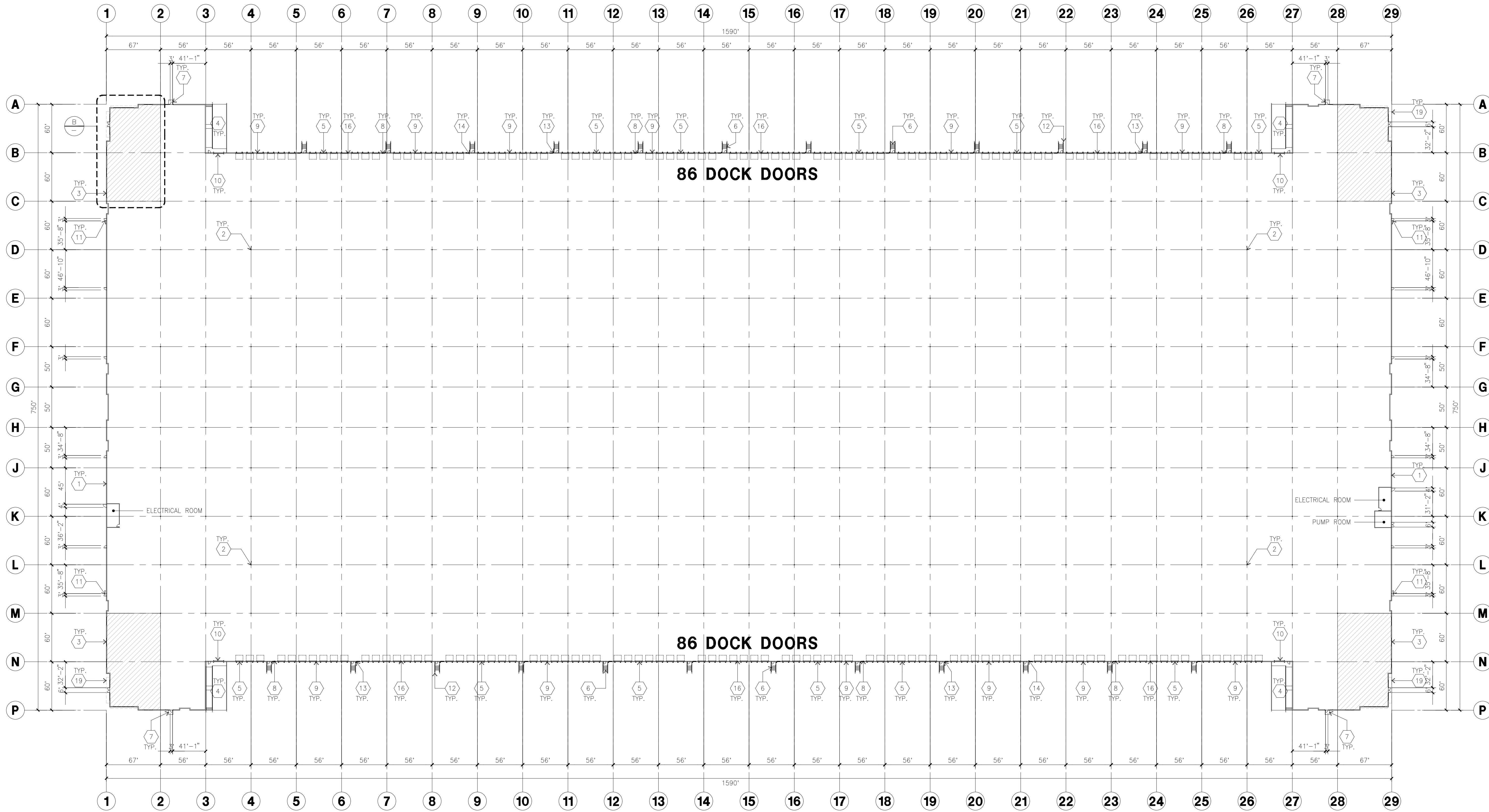
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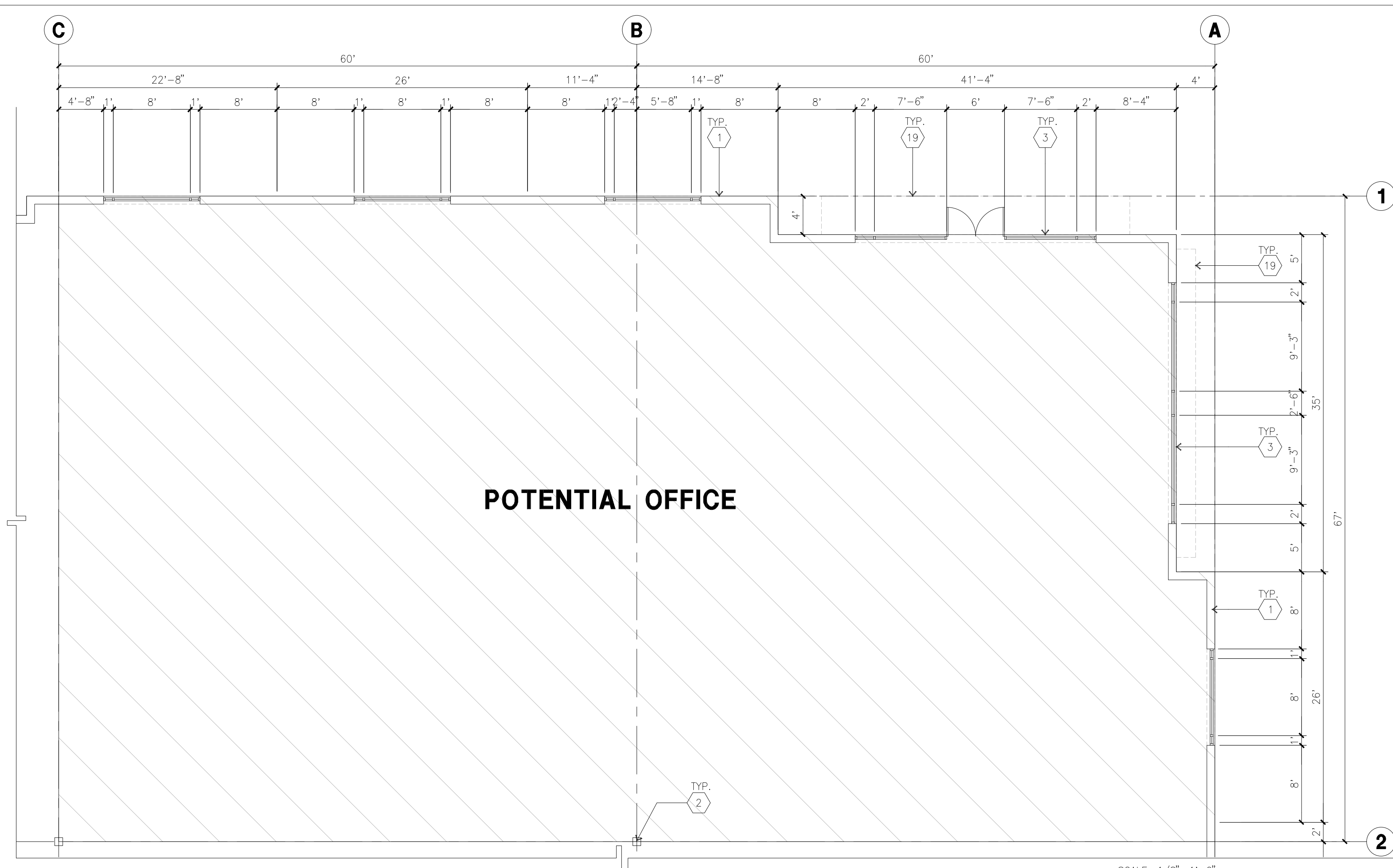
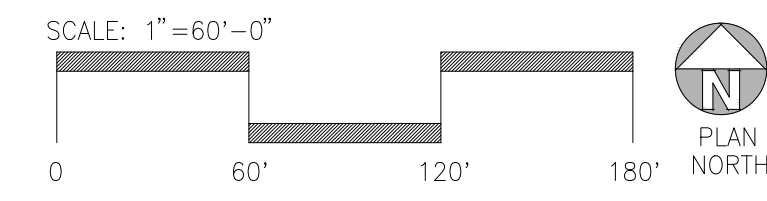
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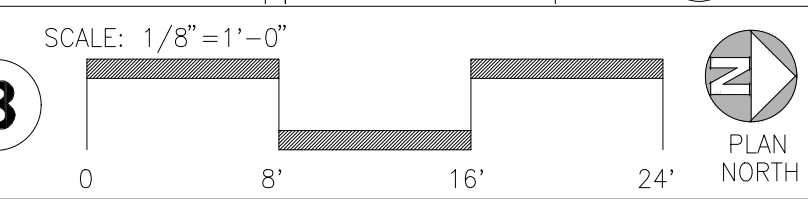
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OVERALL FLOOR PLAN



ENLARGED FLOOR PLAN

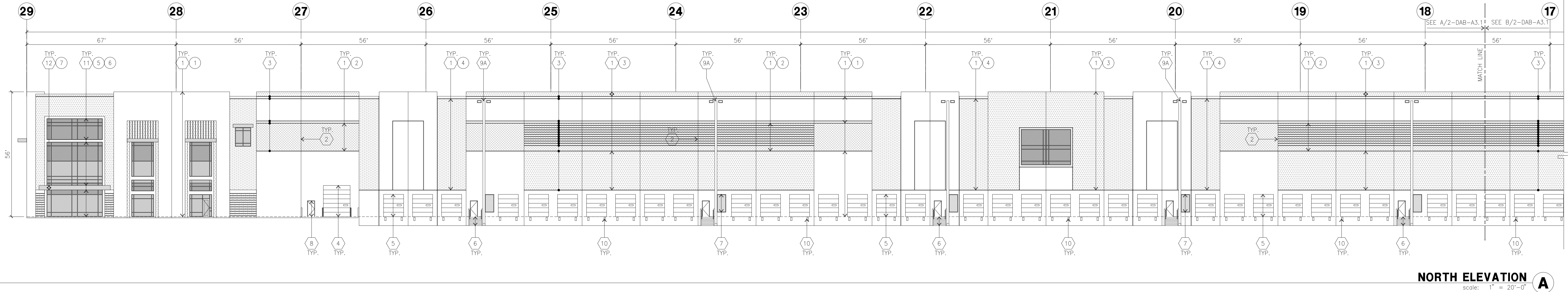


KEYNOTES - FLOOR PLAN

- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- EXTERIOR METAL STAIR.
- 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPE AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12' MAX.
- 4'X8' METAL LOUVER.
- DOCK DOOR BUMPER.
- 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- INTERIOR DRAIN AND OVERFLOW SCUPPERS.
- NOT USED.
- Z GUARD.
- INTERIOR BIKE RACK.
- ELECTRICAL ROOM.
- METAL CANOPY ABOVE.
- ROOF ACCESS LADDER.
- FIRE PUMP ROOM.

GENERAL NOTES - FLOOR PLAN

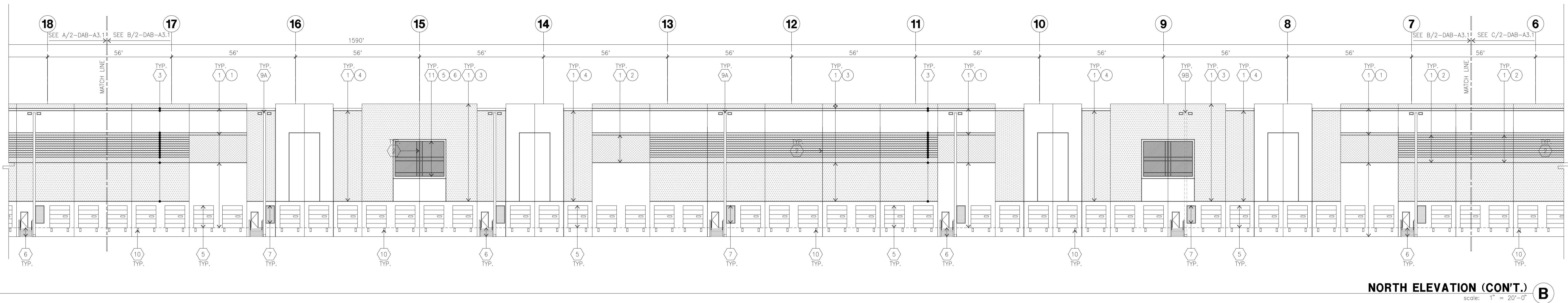
- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' O.C. MAX. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- 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.
- THE BUILDING FLOOR SLAB IS FLAT/SLOPED. SEE CIVIL.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
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- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
- 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.
- AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
- ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.



NORTH ELEVATION

scale: 1" = 20'-0"

A



NORTH ELEVATION (CONT.)

scale: 1" = 20'-0"

B

KEYNOTES - ELEVATIONS

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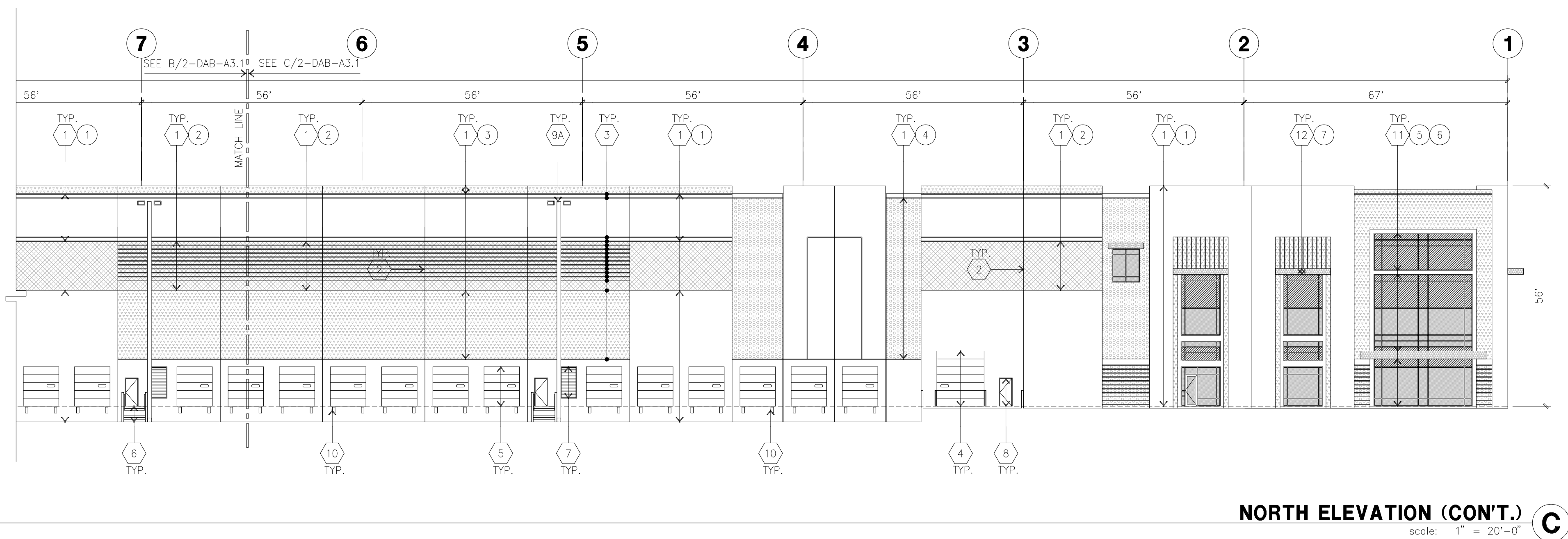
GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- 1/4" INSULATED VISION GLASS
SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

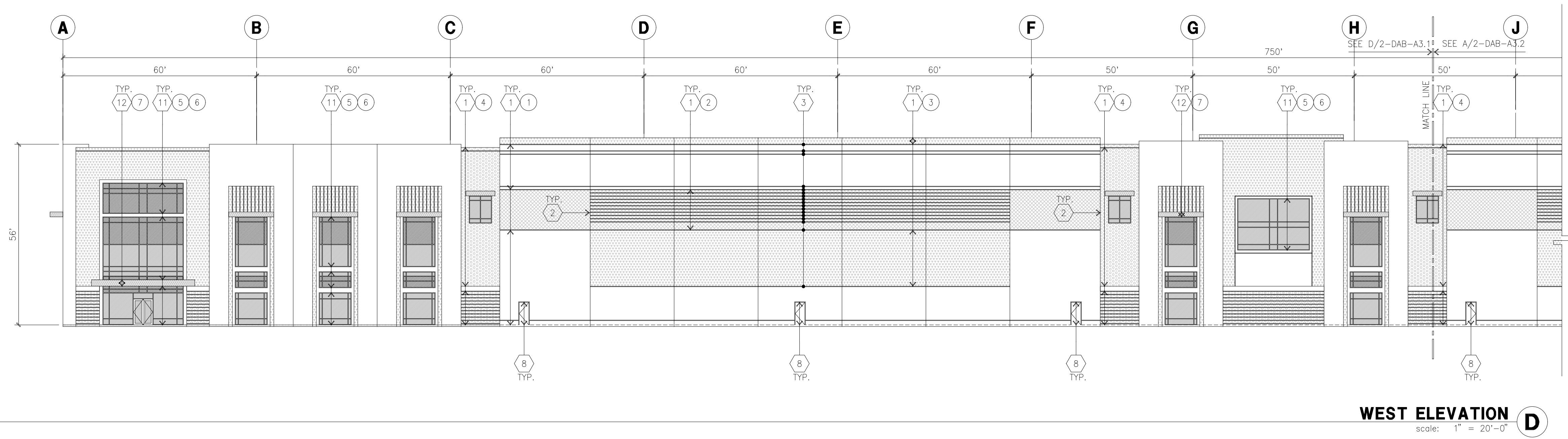
SG : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH OPACI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.
MULLIONS : ANODIZED CLEAR.



NORTH ELEVATION (CON'T.)

scale: 1" = 20'-0"

C



WEST ELEVATION

scale: 1" = 20'-0"

D



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Developer:



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Tel: 626-521-9990

Project:

PACIFIC GATEWAY

San Joaquin, CA

Consultants:

Civil : KIER & WRIGHT
Structural :
Mechanical :
Plumbing :
Electrical :
Landscape : GREEN DESIGN
Fire Protection :
Soils Engineer :

ELEVATIONS

Title:

Project Number: 21346
Drawn by: TSP
Date: 09/27/2024
Revision:

Sheet:

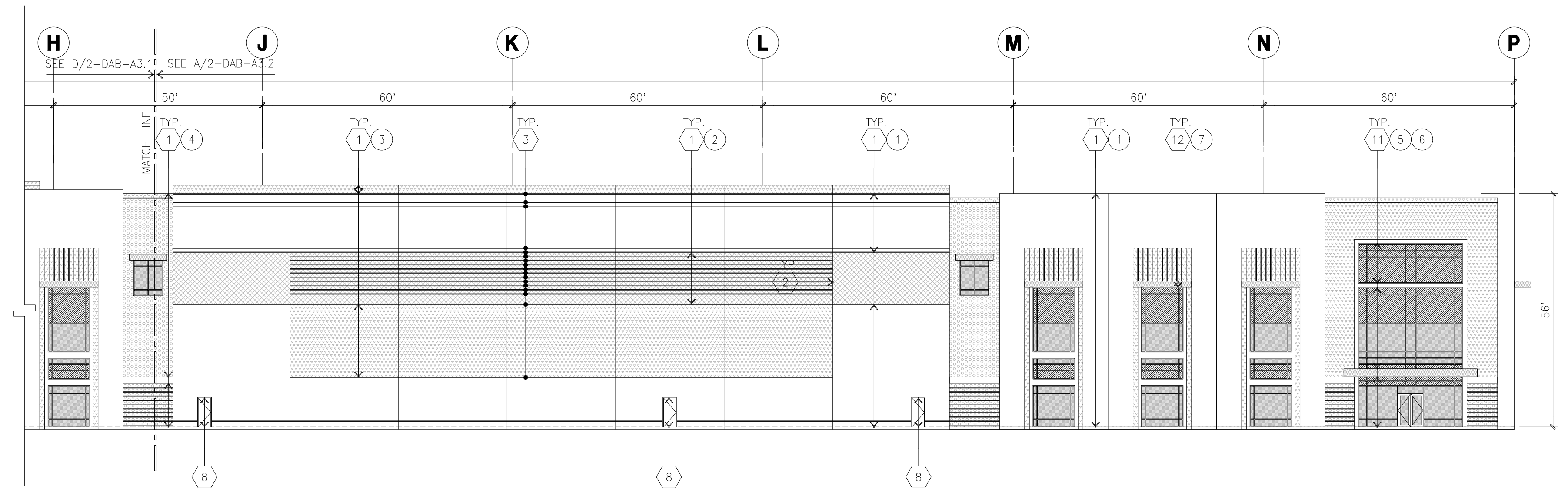
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KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE C. DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. 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.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.D.
- OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- EXTERIOR METAL STEEL STAIR.
- METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- DOCK BUMPER.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- METAL TUBE STEEL CANOPY
- ROOF LINE BEYOND

GENERAL NOTES - ELEVATIONS

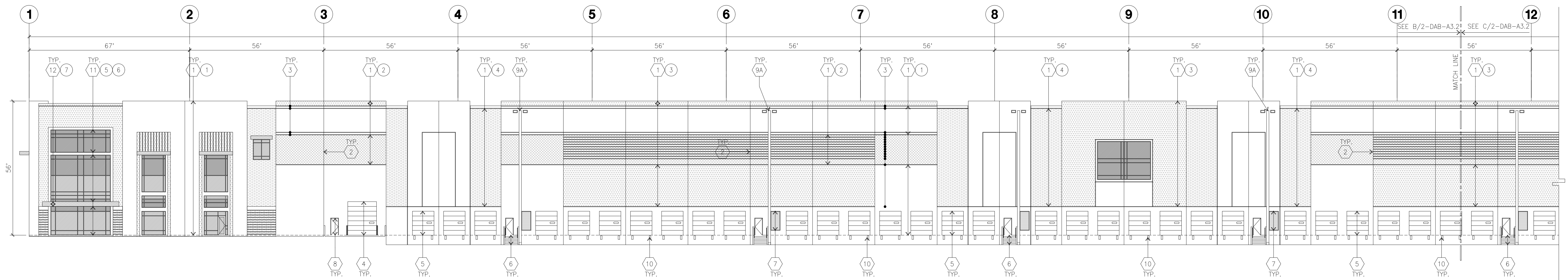
- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL = TOP OF PARAPET ELEVATION.
- D.F. = FINISH FLOOR ELEVATION.
- STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LITELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING: ALLOW SPACE BEHIND SPANDREL TO BREATHE. J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR. RAILINGS TO MATCH BUILDING COLOR.
- ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.



WEST ELEVATION (CONT.)

scale: 1" = 20'-0"

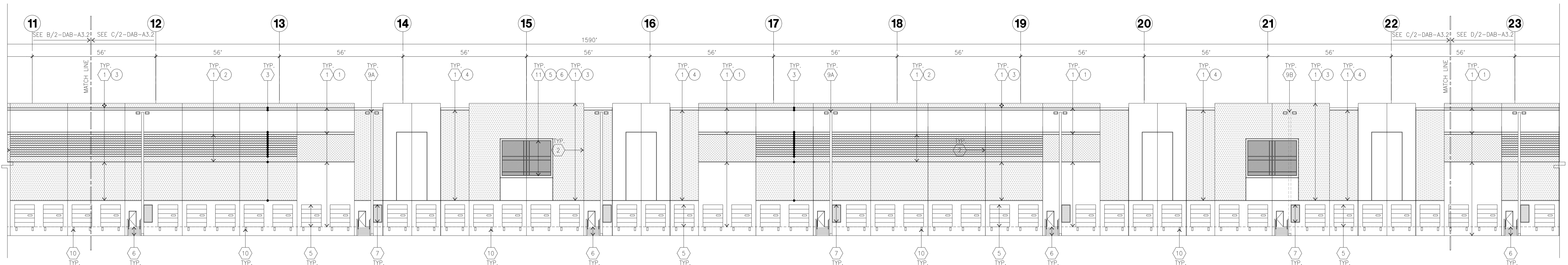
A



SOUTH ELEVATION

scale: 1" = 20'-0"

B



SOUTH ELEVATION (CONT.)

scale: 1" = 20'-0"

C

ELEVATION COLOR LEGEND/SCHED.

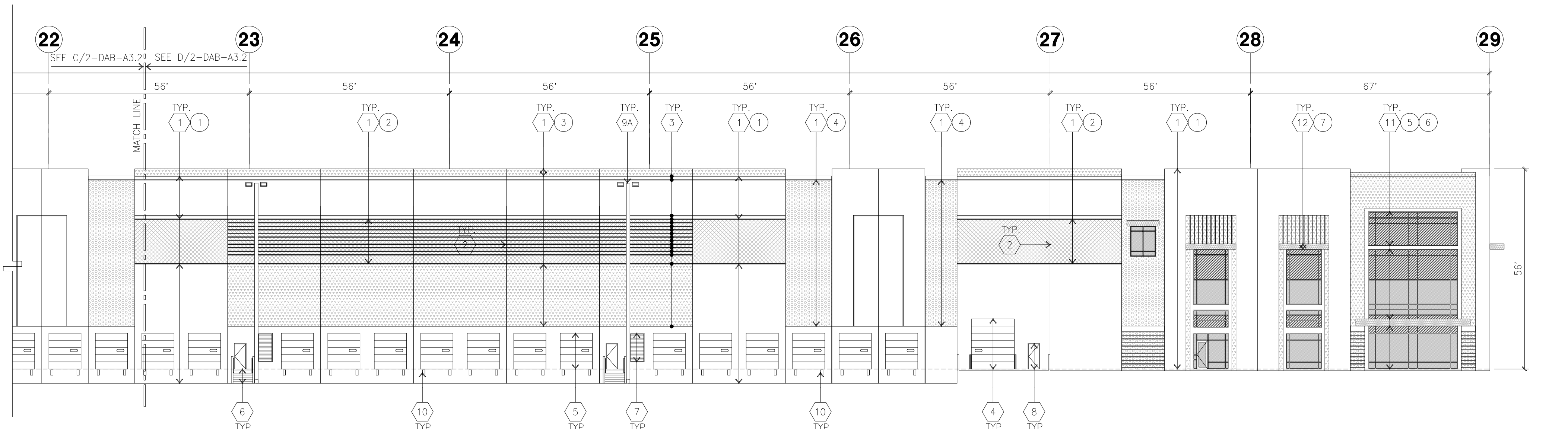
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7005 PURE
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7064 PASSIV
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7065 ARGOS
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7066 GRAY
- GLAZING COLOR : BLUE GLAZING
- MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IV : INSULATED VISION GLASS
SC : SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO SC 3-42 PER 2016 CEC TABLE 140.3-B
SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH DPACI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.
MULLIONS : ANODIZED CLEAR.



SOUTH ELEVATION (CONT.)

scale: 1" = 20'-0"

D



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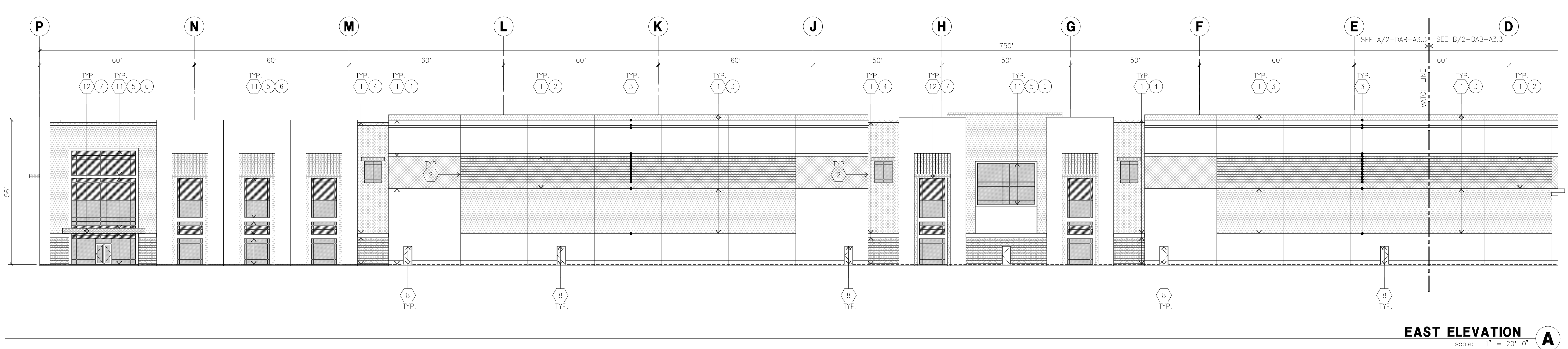
ELEVATIONS

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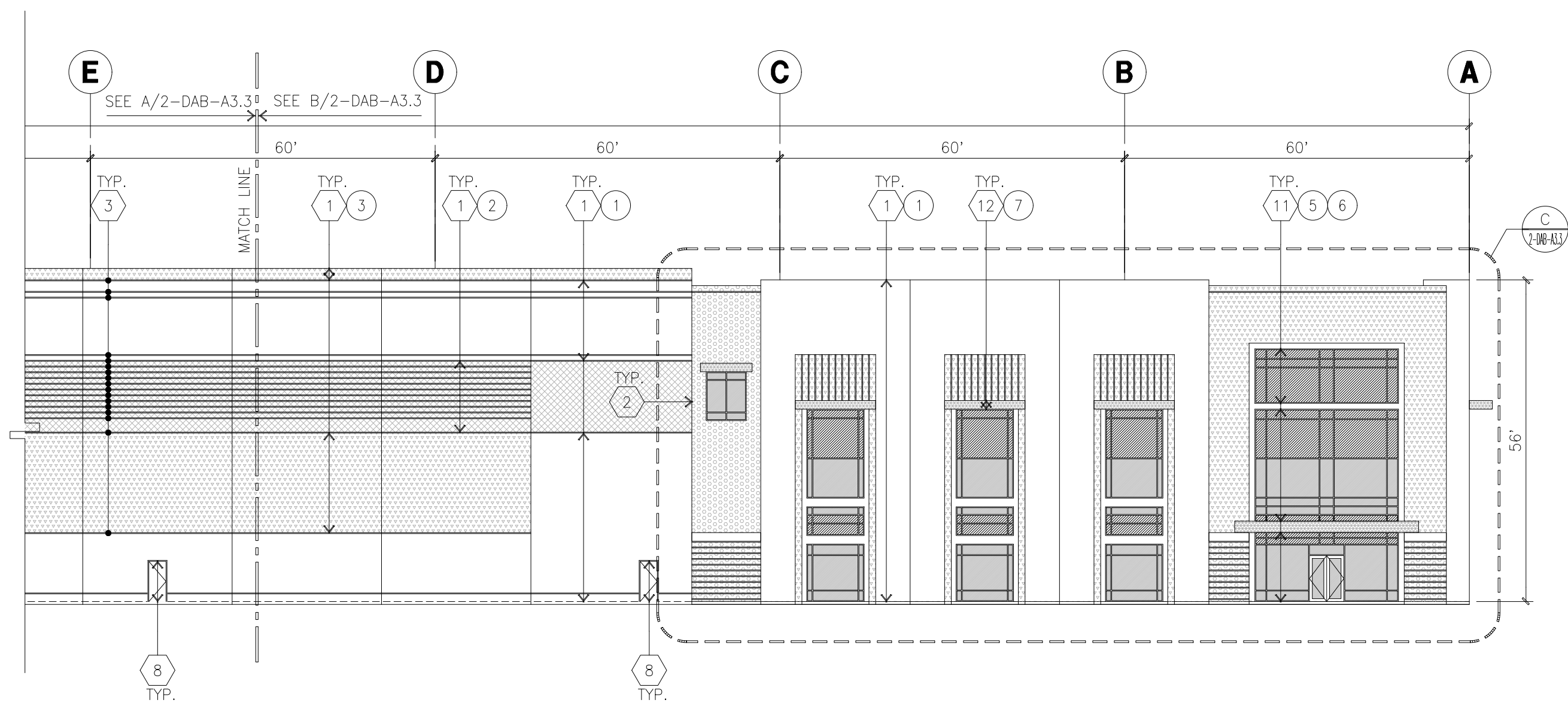
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EAST ELEVATION

scale: 1" = 20'-0"

A



EAST ELEVATION (CON'T.)

scale: 1" = 20'-0"

B

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 8" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
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- METAL TUBE STEEL CANOPY
- ROOF LINE BEYOND

ELEVATION COLOR LEGEND/SCHED.

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- GLAZING COLOR : BLUE GLAZING
- MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

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- ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

GLAZING LEGEND

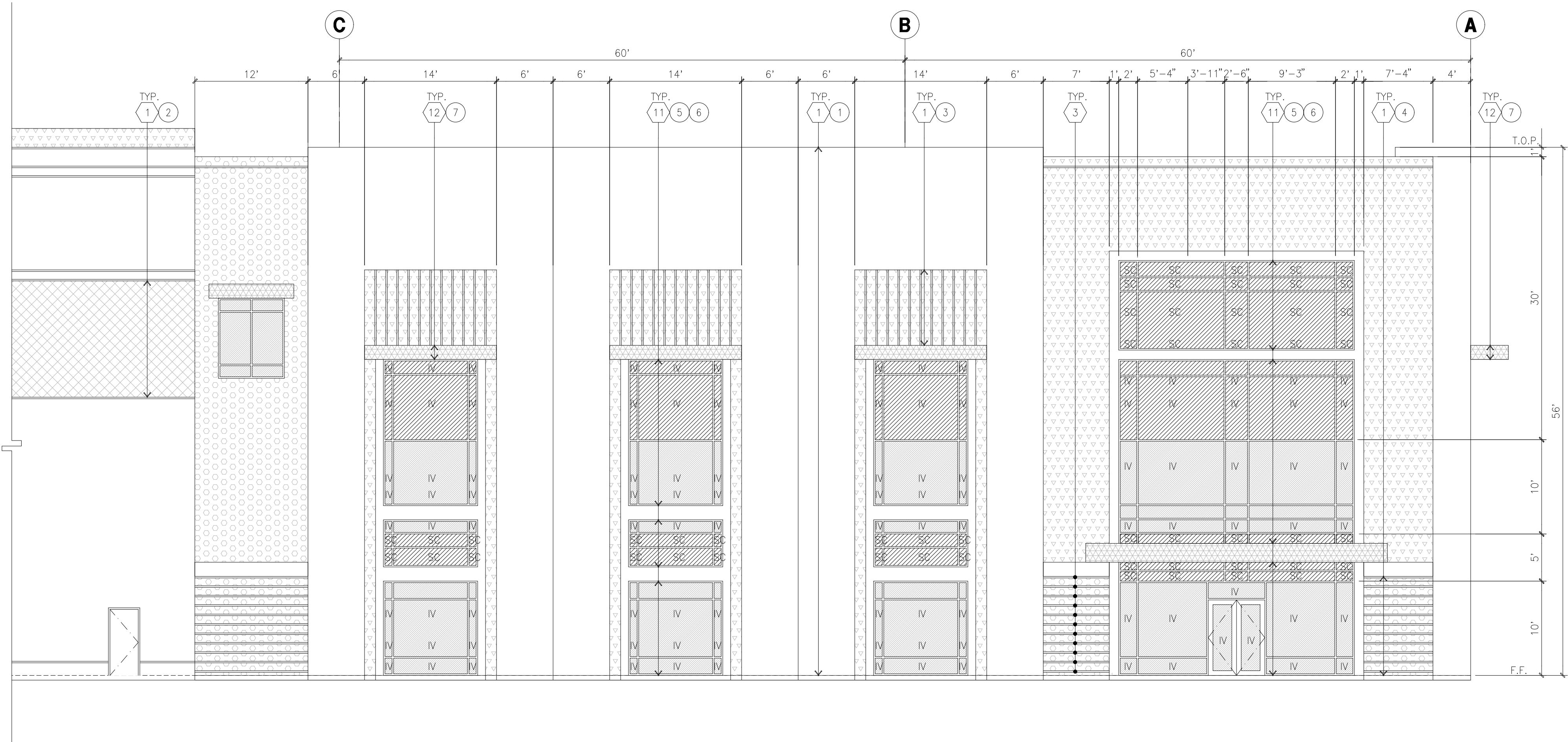
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- | | | | |
|----|------------------------|----|-------------------------------------|
| IV | INSULATED VISION GLASS | SC | SPANDREL GLASS WITH CONCRETE BEHIND |
|----|------------------------|----|-------------------------------------|

IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.21 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH GRAD-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.

MULLIONS : ANODIZED CLEAR.



ENLARGED EAST ELEVATION

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

C



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Landscape : GREEN DESIGN

Fire Protection :

Soils Engineer :

ELEVATIONS

Title:

Project Number: 21346

Drawn by: TSP

Date: 09/27/2024

Revision:

Sheet:

2-DAB-A3.3

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" DRAWINGS.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 ACCESSIBLE PATH OF TRAVEL
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
- 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY.
- 7A 8" HIGH CHAIN LINK FENCE
- 7B 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT .
- 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 9 CONCRETE RAMP WITH CONCRETE GUARD WALL.
- 10A LONG TERM BIKE RACK.
- 10B SHORT TERM BIKE RACK
- 11A ELECTRIC VEHICLE CHARGER
- 11B FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL
- 12 EXTERIOR CONCRETE STAIR.
- 13 12" x 14" DRIVE-IN DOOR
- 14 LANDSCAPE.
- 15 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
- 16 PRE-CAST CONC. WHEEL STOP.
- 17 TRUNCATED DOMES.
- 18 ACCESSIBLE PARKING STALL SIGN.
- 19 HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
- 20 ACCESSIBLE ENTRY SIGN.
- 21 PUMP ROOM.
- 22 BREAK AREA.
- 23 ELECTRICAL ROOM.
- 24 STORM TREATMENT, SEE "C" DRAWINGS

SITE PLAN GENERAL NOTES

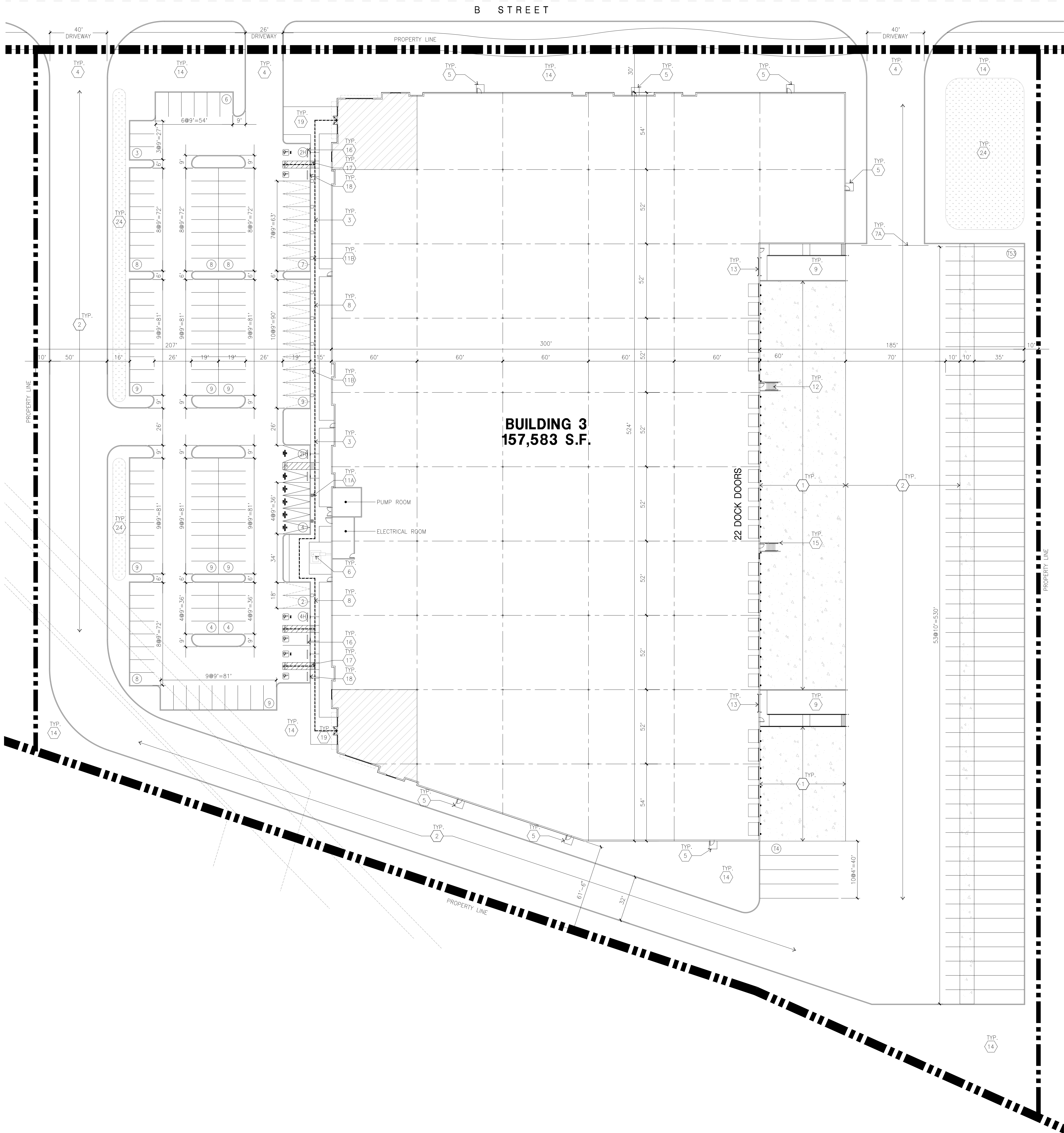
1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL 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. PROVIDE BOLLARDS AROUND THE HYDRANTS AND RISERS FOR PROTECTION.
18. ONLY LIGHT LOAD CONCRETE TRUCKS (8 CUBIC YARDS MAX.) ARE ALLOWED ON THE WAREHOUSE SLABS.
19. CONCRETE POUR STRIP AT DOCK DOORS TO BE FREE AND CLEAR OF ALL UNDERGROUND PIPING, CONDUITS, ETC. TO ALLOW FOR FUTURE RECESSED DOCK LEVELERS (MINIMUM 10" WIDE). CONDUIT TO BE PLACED IN THE POUR STRIP WITH THE LOADING DOCKS SHALL BE A MINIMUM OF 42" BELOW FINISH FLOOR.

SITE LEGEND

- STANDARD PARKING STALL
9'X19'
- ACCESSIBLE PARKING STALL
9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL
12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD ACCESSIBLE EVCS WITH
ISA SIGN AND MARKING "EV CHARGING ONLY", 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH ISA
SIGN AND MARKING "EV CHARGING ONLY", 12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS SIZE, 9'X19'
- EV CAPABLE SPACE WITHOUT EVSE
SIZE 9'X19'
- SITE LIGHTING POLE
- LANDSCAPED AREA
- AC PAVING - SEE "C"
DRAWINGS, FOR THICKNESS
- CONCRETE PAVING SEE "C"
DRWS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL
JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL
48" MIN WIDE, 5/8" MAX SLOPE,
2% MAX CROSS SLOPE
- EV CHARGER
- EV CHARGER FOR FUTURE

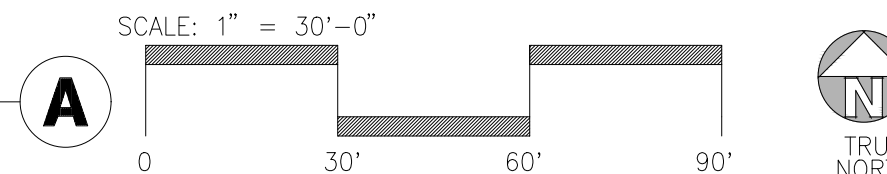
TABULATION

SITE AREA	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	EXPANSION	TOTAL
in s.f.	2,360,620	2,176,290	429,008	2,979,199		7,945,117 sf
in acres	54.19	49.96	9.85	68.39		182.39 ac
BUILDING AREA						
Office	10,000	20,000	15,000	10,000		55,000 sf
Warehouse	1,142,220	1,000,545	142,583	1,286,490	300,000	3,880,838 sf
TOTAL	1,152,220	1,020,545	157,583	1,296,490	300,000	3,935,838 sf
SITE COVERAGE						
Maximum Allowed						
Actual	48.8%	47.3%	36.7%	43.5%		48.5%
AUTO PARKING REQUIRED (Per Specific Plan)						
Office: 411,000 s.f.	40	80	60	40		220 stalls
Whse: 1st 20K @ 1/11,000 s.f.	20	20	20	20		80 stalls
2nd 20K @ 1/2,000 s.f.	10	10	10	10		40 stalls
above 40K @ 1/4,000 s.f.	278	242	26	312	65	920 stalls
TOTAL	346	382	116	382	65	1,260 stalls
EV AUTO REQUIRED						
EV Capable	102	93	25	90		310 stalls
- EV capable w thout EVSE	[75]	[69]	[19]	[67]		stalls
- EV capable w th EVSE	[24]	[22]	[4]	[21]		stalls
- Accessible EV parking (9' x 19'+ 5' Aisle)	[1]	[1]	[1]	[1]		stalls
- Accessible EV Van parking (12' x 19'+ 5' Aisle)	[1]	[1]	[1]	[1]		stalls
- Ambulatory EV (10' x 19')	[0]	[0]	[0]	[0]		stalls
AUTO PARKING PROVIDED						
Standard (9' x 19')	392	358	110	347		1,207 stalls
Accessible parking (9' x 19'+ 5' Aisle)	6	5	3	5		19 stalls
Accessible Van parking (12' x 19'+ 5' Aisle)	6	5	3	5		19 stalls
EV Capable	102	93	25	90		310 stalls
- EV capable w thout EVSE (9' x 19')	[75]	[69]	[19]	[67]		stalls
- EV capable w th EVSE (9' x 19')	[24]	[22]	[4]	[21]		stalls
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- Accessible EV Van parking (12' x 19'+ 5' Aisle)	[1]	[1]	[1]	[1]		stalls
- Ambulatory EV (10' x 19')	[0]	[0]	[0]	[0]		stalls
TOTAL	506	461	141	447		1,555 stalls
TRAILER PARKING PROVIDED						
Trailer (10' x 33')	306	274	57	421		1,058 stalls
ZONING ORDINANCE						
Zoning - TBD						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 100'						
SETBACKS						
Front - 30'						
Street Side - 20'						
Side - None						
Rear - None						



OVERALL SITE PLAN

scale: 1" = 30'-0"



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Fire Protection :
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OVERALL FLOOR PLAN

Title:

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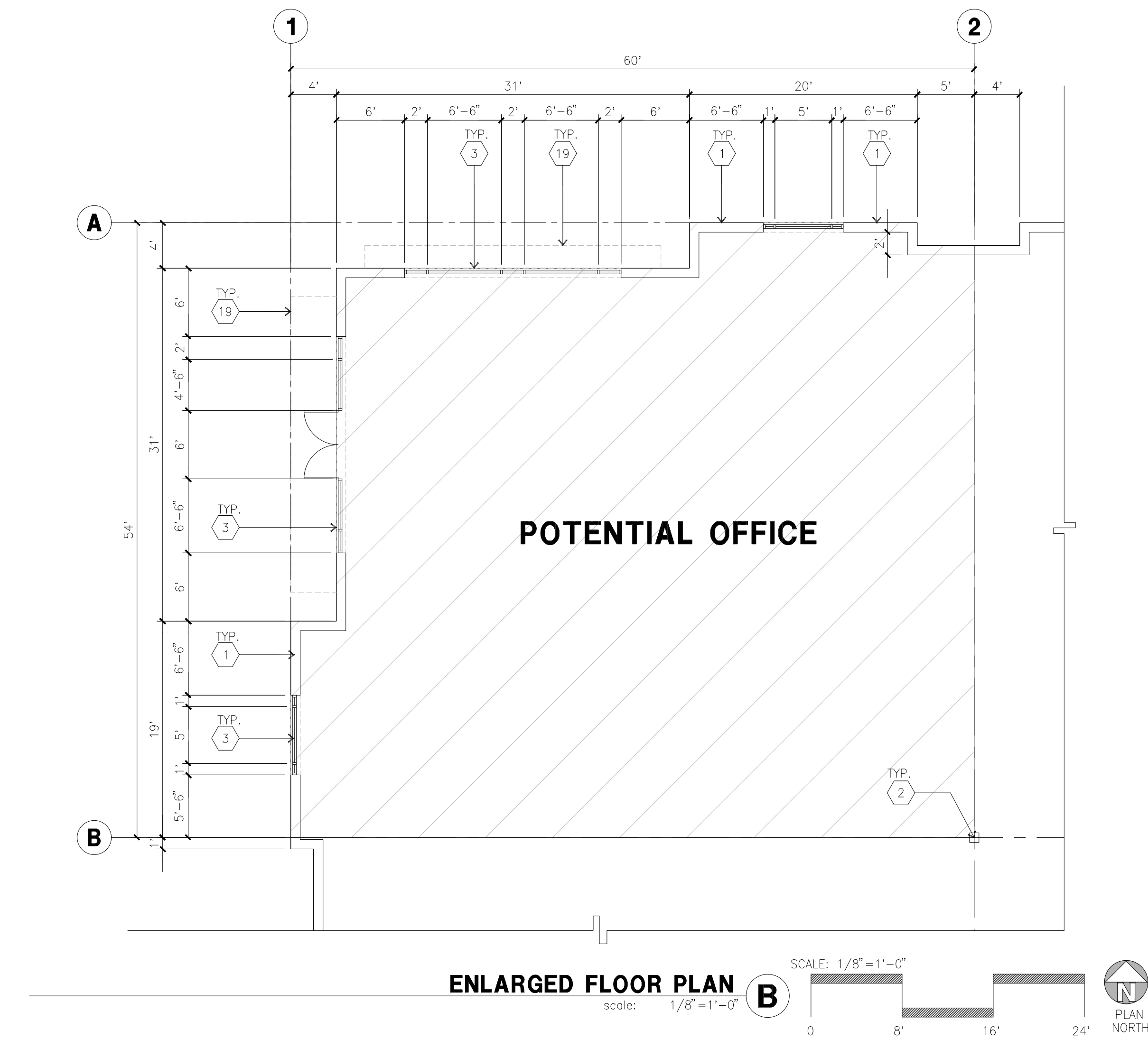
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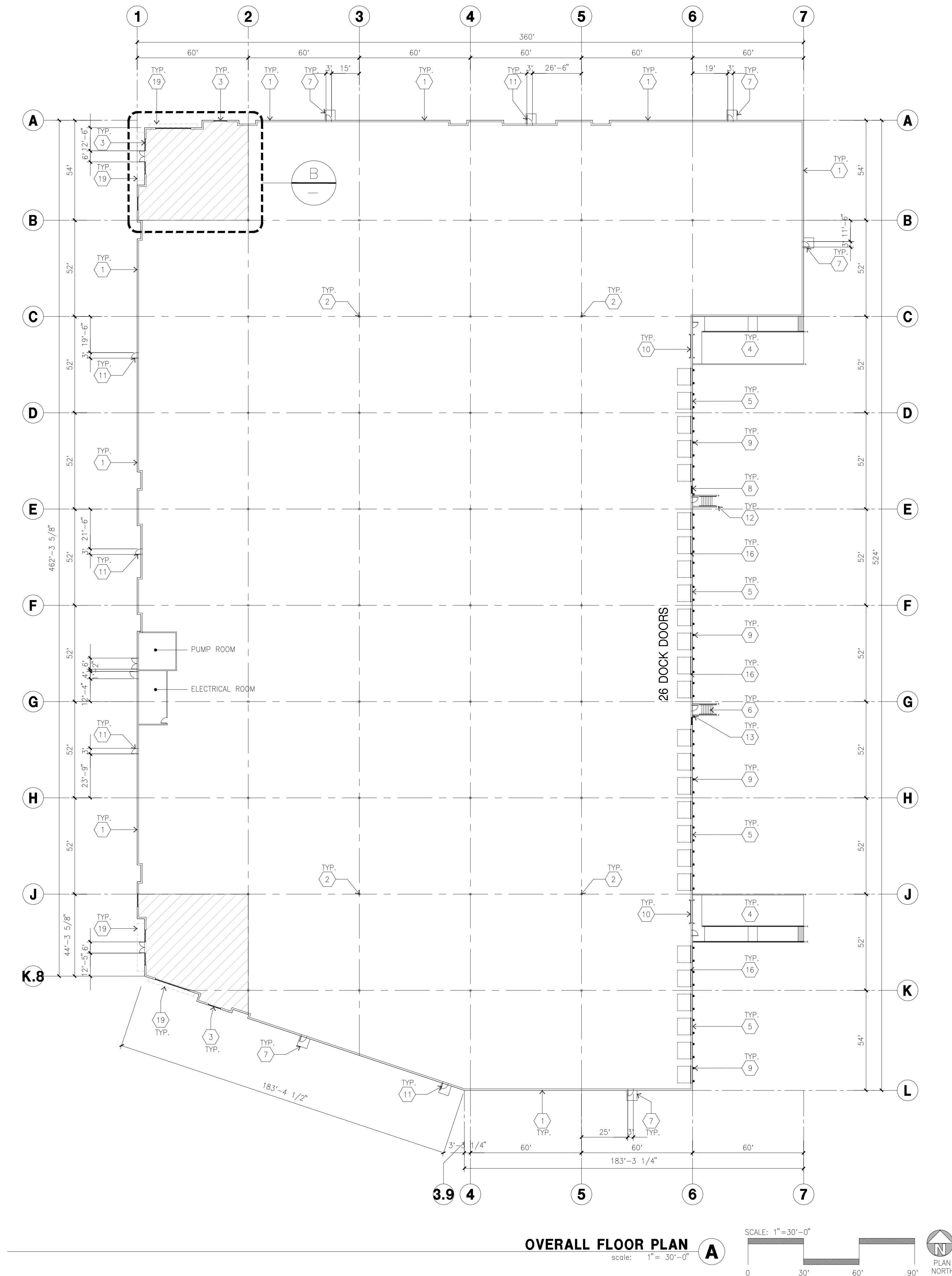


KEYNOTES - FLOOR PLAN

- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 9' X 10' DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- EXTERIOR METAL STAIR.
- 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOW FINISH. SLOPE TO BE 1/4" : 12' MAX.
- 4'X8' METAL LOUVER.
- DOCK DOOR BUMPER.
- 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- INTERIOR ROOF DRAIN AND OVERFLOW SCUPPERS.
- NOT USED.
- Z GUARD.
- INTERIOR BIKE RACK.
- ELECTRICAL ROOM.
- METAL CANOPY ABOVE.
- ROOF ACCESS LADDER.
- FIRE PUMP ROOM.

GENERAL NOTES - FLOOR PLAN

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' O.C. MAX. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- 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.
- THE BUILDING FLOOR SLAB IS FLAT/SLOPED. SEE CIVIL.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
- 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.
- AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6.
- ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.



- (1) CONCRETE TILT-UP PANEL(PAINTED).
FINISH GRADE VARIOUS. SEE "C" DRAWINGS. WATERPROOF ALL WALLS.
PROVIDE 1/2" MIN. OF CRACKS. FINISH FLOOR CANOPY TO MATCH ADJACENT
TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION
BOARD OF 1/4" MIN. OF 1/2" OF CRACKS. PROVIDE TRENCH DRAIN AT
BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
- (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) REINFORCED CONCRETE DOOR. PROVIDE
COMPLETE WEATHER STRIPLING PROTECTION ALL AROUND.
- (5) OVERHEAD DOOR @ DOCK HIGH. PROVIDE
COMPLETE WEATHER STRIPLING PROTECTION ALL AROUND.
- (6) EXTERIOR METAL STEEL STAIR.
- (7) METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- (8) HOLLOW METAL DOORS.
- (9) PROVIDE COMPLETE WEATHER STRIPLING ALL AROUND DOOR.
PROVIDE FOR RAIN DIVERTER ABOVE.
- (10) EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- (11) INTERIOR RAIN DRAIN WITH OVERFLOW SCUPPERS.
- (12) DOCK BUMPER.
- (13) ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- (14) ROOF LINE REYNOLDS

A. PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.

B. SPANDREL JOINTS ARE TO BE FLAT UNLESS NOTED OTHERWISE.

C. T.O.P. L.E. = TOP OF PARAPET ELEVATION.

D. F.F. = FINISH FLOOR ELEVATION.

E. SPANDREL GLAZING SHALL BE GLASS, METAL ATTACHMENTS AND UNITS SHALL BE DESIGNED TO RESIST CITY REQUIRED MIN. WIND SPEED EXPOSURE.

F. CONTRACTOR SHALL SUBMIT TO PERMIT ALL DRAWINGS FOR REVIEW AND INSTALLATION.

G. CONTRACTOR SHALL FULLY PAINT TO VENEER CONCRETE PANEL W/ ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING. REMAINDER OF PANEL TO BE PAINTED AFTER.

H. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED TO MATCH EXTERIOR.

I. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.

J. K. PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR.

M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.



1		CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7005 PURE WHITE
2		CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7064 PASSIVE
3		CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7065 ARGOS
4		CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7066 GRAY MATTERS
5		GLAZING COLOR : BLUE GLAZING
6		MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
7		CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

 INSULATED VISION GLASS SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1 1/4" VISTACOO PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH OPACI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.

MULLIONS : ANODIZED CLEAR





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Developer:



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Project:

PACIFIC GATEWAY

San Joaquin, CA

Consultants:

Civil : KIER & WRIGHT

Structural :

Mechanical :

Plumbing :

Electrical :

Landscape : GREEN DESIGN

Fire Protection :

Soils Engineer :

Title: ELEVATIONS

Project Number: 21346

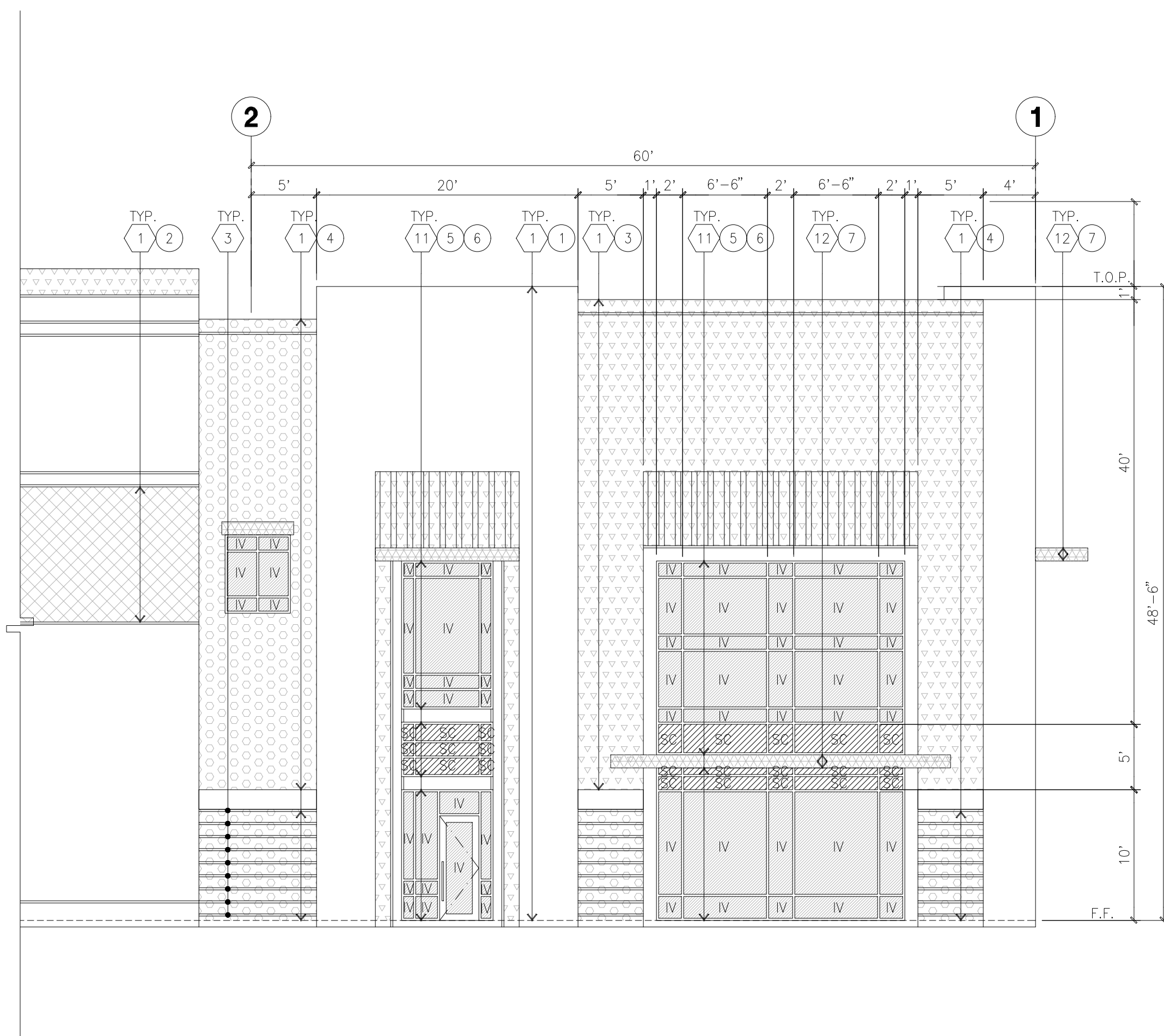
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Date: 09/27/2024

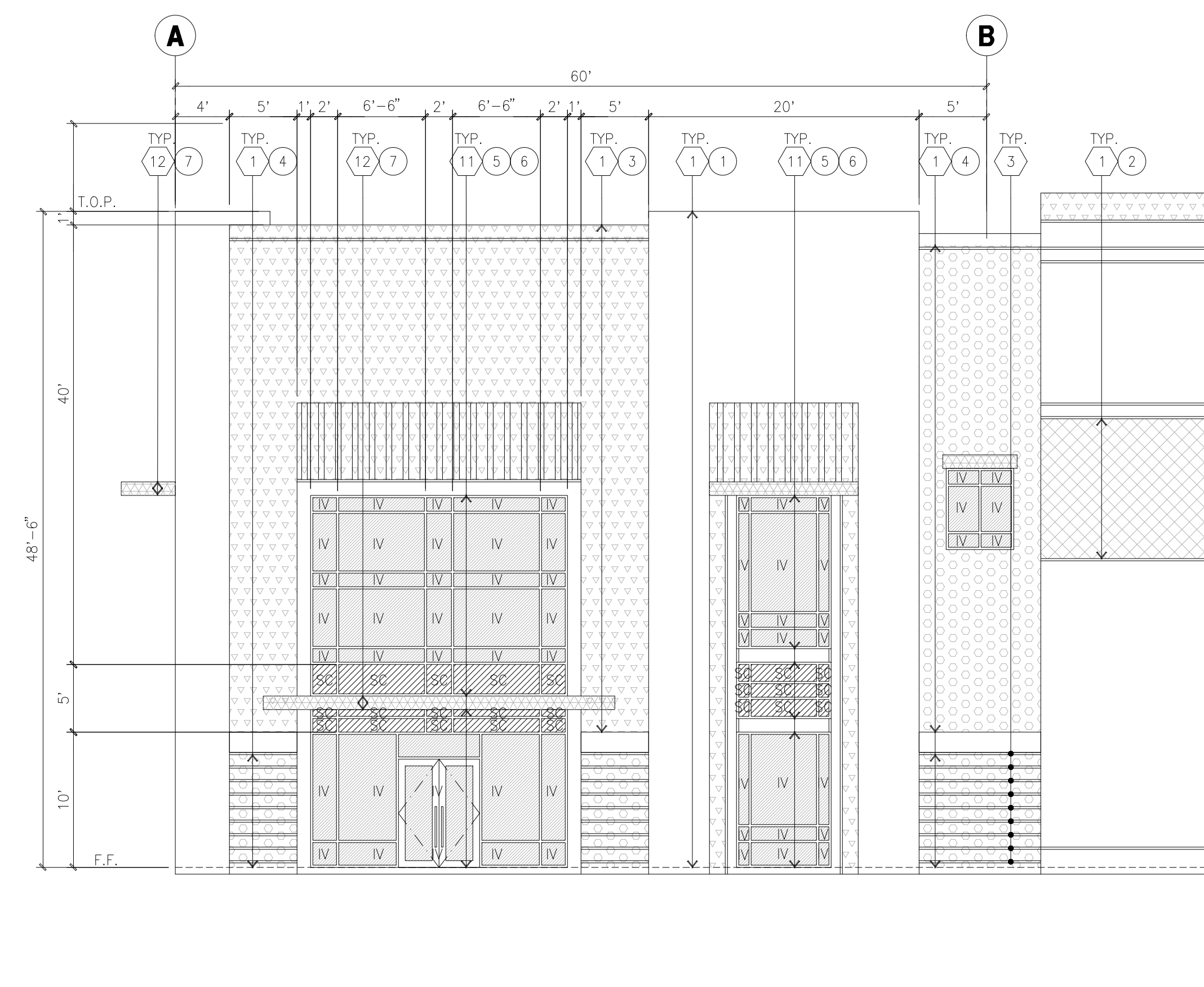
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ENLARGED NORTH ELEVATION
scale: 1/8" = 1'-0" A



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

KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. 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.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- EXTERIOR METAL STEEL STAIR.
- METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- DOCK BUMPER.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- METAL TUBE STEEL CANOPY
- ROOF LINE BEYOND

GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL. = TOP OF PARAPET ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED. EXPOSURE 2. WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR.
- RAILINGS TO MATCH BUILDING COLOR.
- ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7005 PURE WHITE
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7064 PASSIVE
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7065 ARGOS
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7066 GRAY MATTERS
- GLAZING COLOR : BLUE GLAZING
- MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.



IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH OPADI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.

MULLIONS : ANODIZED CLEAR.

Developer:



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Soils Engineer :

Title: OVERALL SITE PLAN

Project Number: 21346

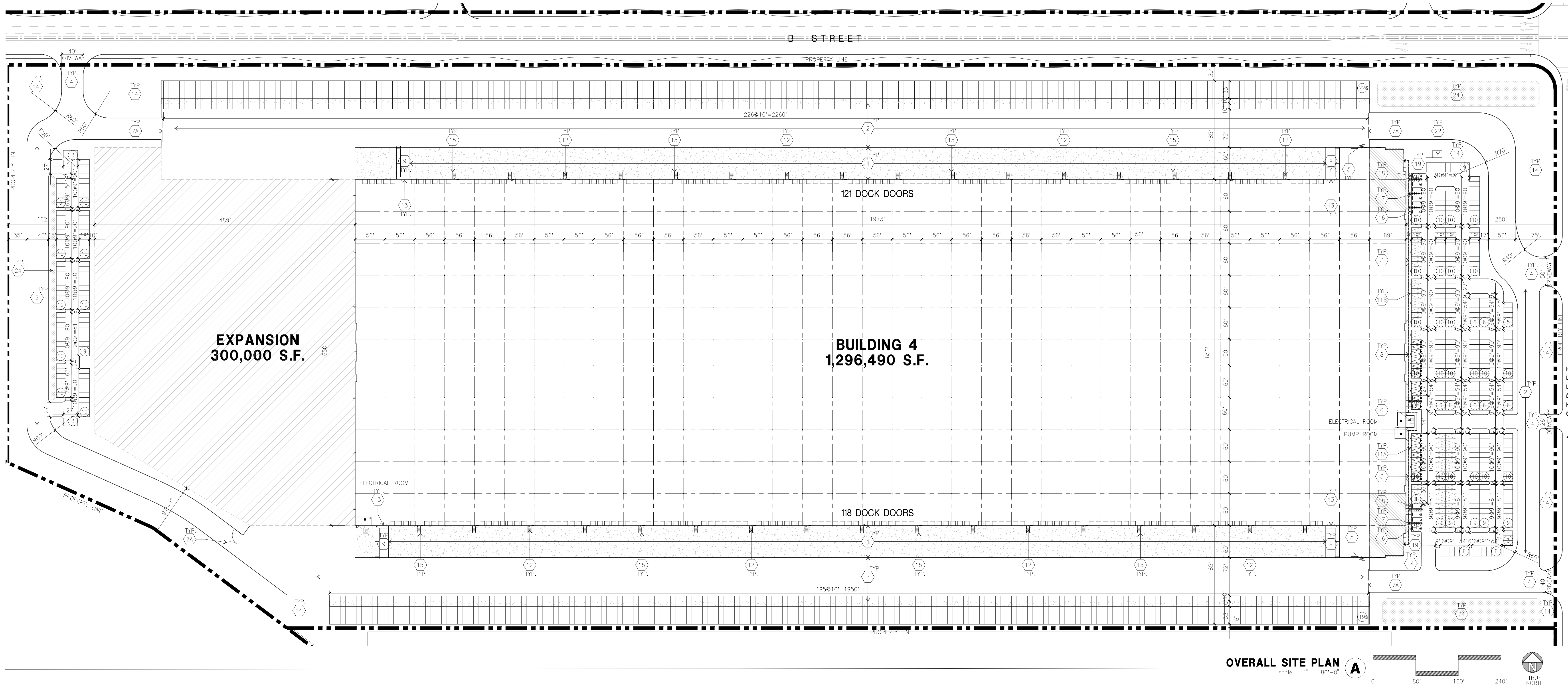
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Date: 09/27/2024

Revision:

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SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT, SEE "C" DRAWINGS.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 ACCESSIBLE PATH OF TRAVEL
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" 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.
- 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY
- 7A 8" HIGH CHAIN LINK FENCE
- 7B 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT .
- 8 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 9 CONCRETE RAMP WITH CONCRETE GUARD WALL.
- 10A LONG TERM BIKE RACK.
- 10B SHORT TERM BIKE RACK
- 11A ELECTRIC VEHICLE CHARGER
- 11B FUTURE ELECTRIC VEHICLE CHARGER AT EV CAPABLE STALL
- 12 EXTERIOR CONCRETE STAIR.
- 13 12" x 14" DRIVE-IN DOOR
- 14 LANDSCAPE.
- 15 CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
- 16 PRE-CAST CONC. WHEEL STOP.
- 17 TRUNCATED DOMES.
- 18 ACCESSIBLE PARKING STALL SIGN.
- 19 HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
- 20 ACCESSIBLE ENTRY SIGN.
- 21 PUMP ROOM.
- 22 BREAK AREA.
- 23 ELECTRICAL ROOM.
- 24 STORM TREATMENT, SEE "C" DRAWINGS

SITE PLAN GENERAL NOTES

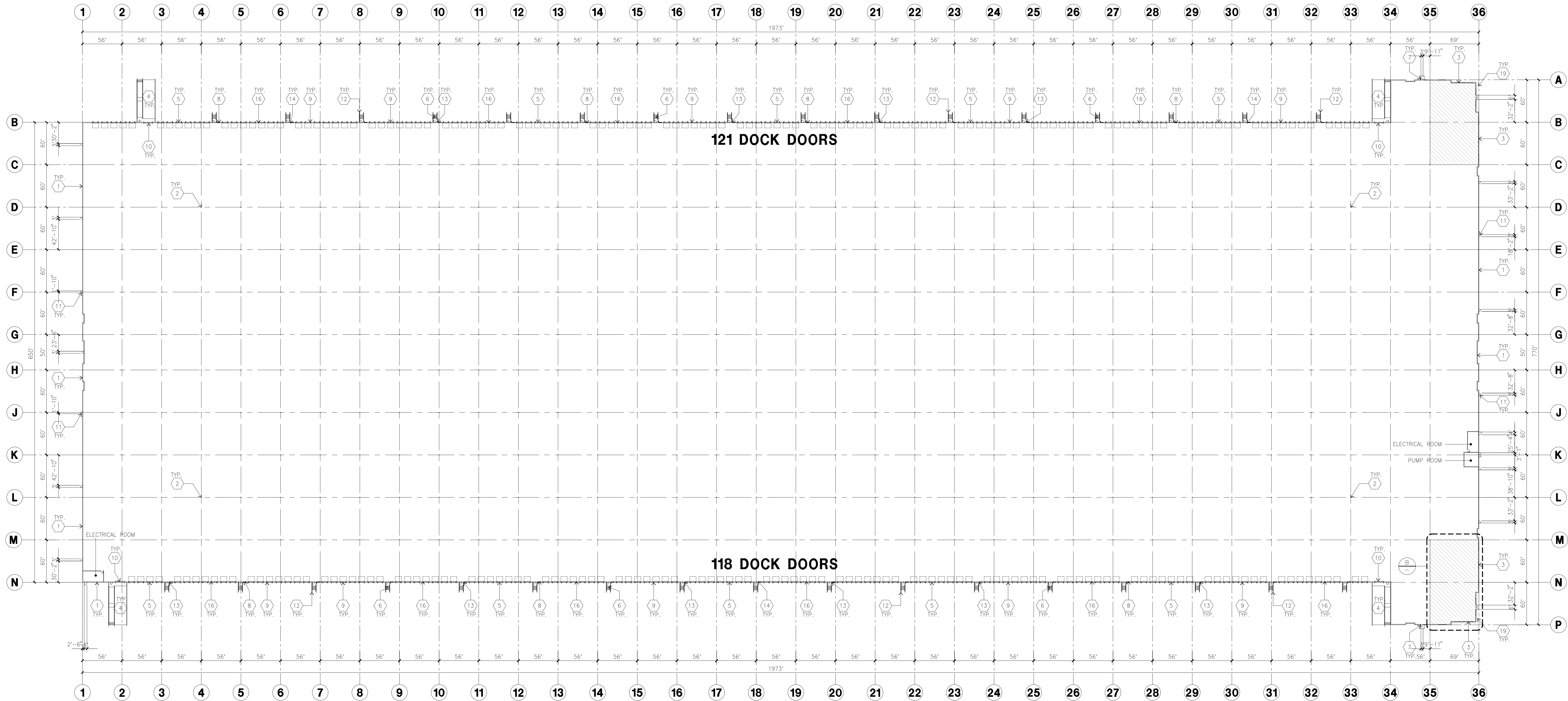
1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL 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 U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
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. PROVIDE BOLLARDS AROUND THE HYDRANTS AND RISERS FOR PROTECTION.
18. ONLY LIGHT-LOAD CONCRETE TRUCKS (8 CUBIC YARDS MAX.) ARE ALLOWED ON THE WAREHOUSE SLABS.
19. CONCRETE POUR STRIP AT DOCK DOORS TO BE FREE AND CLEAR OF ALL UNDERGROUND PIPING, CONDUITS, ETC. TO ALLOW FOR FUTURE RECESSED DOCK LEVELERS (MINIMUM 10" WIDE). CONDUIT TO BE PLACED IN THE POUR STRIP WITH THE LOADING DOCKS SHALL BE A MINIMUM OF 42" BELOW FINISH FLOOR.

SITE LEGEND

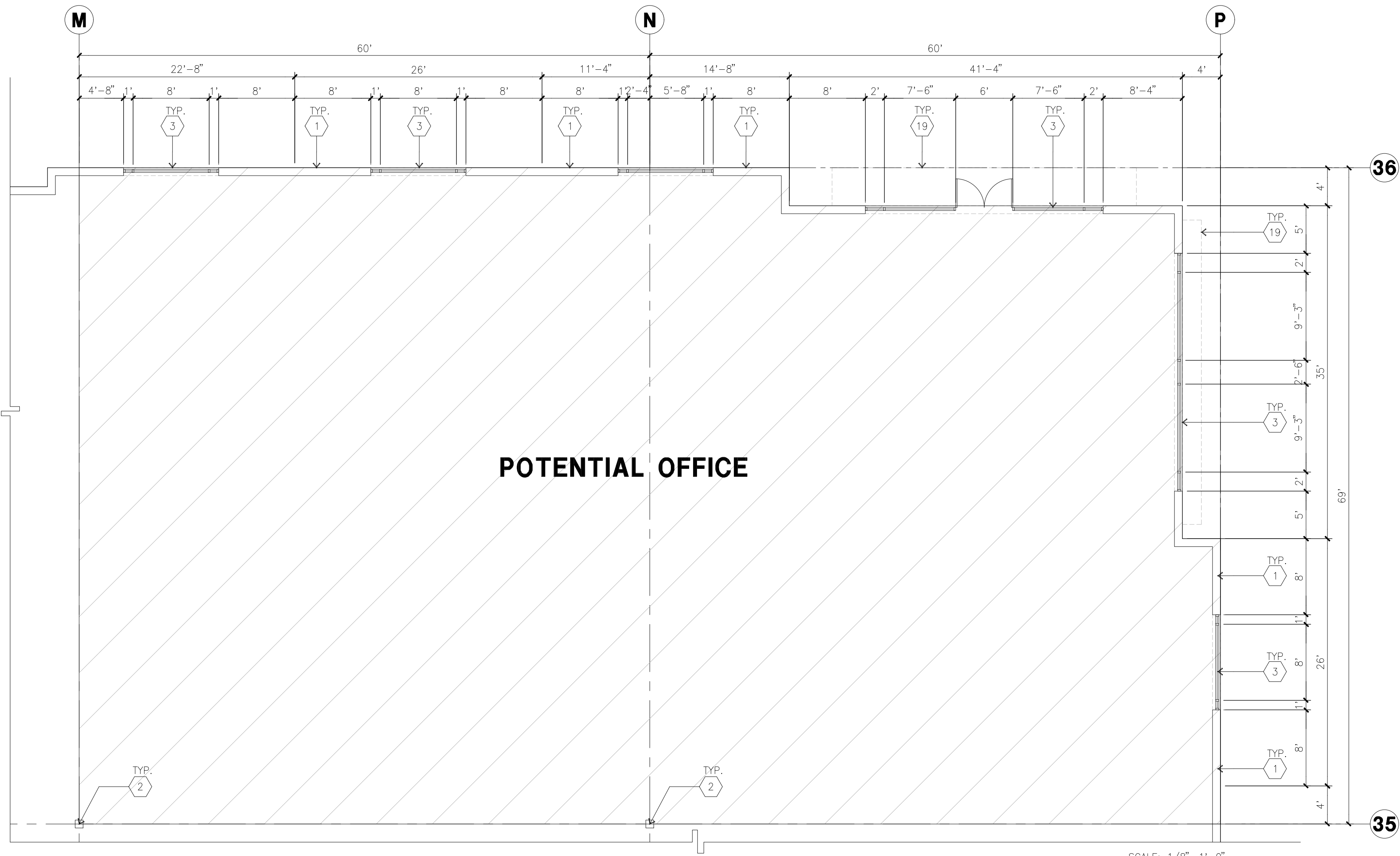
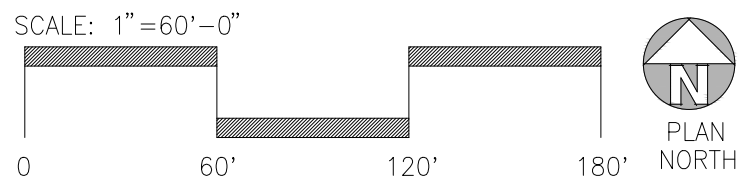
- STANDARD PARKING STALL 9'X19'
- ACCESSIBLE PARKING STALL 9'X19'+5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL 12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 9'X19' +5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12'X19'+5' W/ ACCESSIBLE AISLE
- STANDARD EVCS SIZE, 9'X19'
- EV CAPABLE SPACE WITHOUT EVSE SIZE 9'X19'
- SITE LIGHTING POLE
- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRAWINGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- LANDSCAPE FINGER PER LOCAL JURISDICTION STANDARD
- PROPERTY LINE
- ACCESSIBILITY PATH OF TRAVEL 48" MIN WIDE, 5% MAX SLOPE, 2% MAX CROSS SLOPE
- EV CHARGER
- EV CHARGER FOR FUTURE

TABULATION

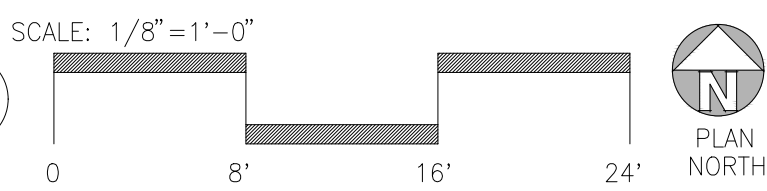
	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	EXPANSION	TOTAL
SITE AREA						
1/4 ac	2,360,620	2,176,230	429,008	2,979,199		7,945,117 sf
In acres	54.19	49.95	9.85	68.39		182.39 ac
BUILDING AREA						
Office	10,000	20,000	15,000	10,000		55,000 sf
Warehouse	1,142,220	1,009,545	142,583	1,286,490	300,000	3,880,838 sf
TOTAL	1,152,220	1,029,545	157,583	1,296,490	300,000	3,935,838 sf
SITE COVERAGE						
Maximum Allowed						
Actual	48.8%	47.3%	36.7%	43.5%		49.5%
AUTO PARKING REQUIRED (Per Specific Plan)						
Office: 411,000 s.f.	40	80	60	40		220 stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	20	20	20		80 stalls
2nd 20K @ 1/2,000 s.f.	10	10	10	10		40 stalls
above 40K @ 1/4,000 s.f.	278	242	26	312	65	920 stalls
TOTAL	346	352	116	382	65	1,260 stalls
EV AUTO REQUIRED						
EV Capable	102	93	25	90		310 stalls
~ EV capable w thout EVSE	[75]	[69]	[19]	[67]		stalls
~ EV capable w th EVSE	[24]	[22]	[4]	[21]		stalls
~ Accessible EV parking (9' x 19' + 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~ Accessible EV Van parking (12' x 19' + 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~ Ambulatory EV (10' x 19')	[0]	[0]	[0]	[0]		stalls
AUTO PARKING PROVIDED						
Standard (9' x 19')	352	358	110	347		1,260 stalls
Accessible parking (9' x 19' + 5' Aisle)	6	5	3	5		19 stalls
Accessible Van parking (12' x 19' + 5' Aisle)	6	5	3	5		19 stalls
EV Capable	102	93	25	90		310 stalls
~ EV capable w thout EVSE (9' x 19')	[75]	[69]	[19]	[67]		stalls
~ EV capable w th EVSE (9' x 19')	[24]	[22]	[4]	[21]		stalls
~ Accessible EV parking (9' x 19' + 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~ Accessible EV Van parking (12' x 19' + 5' Aisle)	[1]	[1]	[1]	[1]		stalls
~ Ambulatory EV (10' x 19')	[0]	[0]	[0]	[0]		stalls
TOTAL	506	461	141	447		1,556 stalls
TRAILER PARKING PROVIDED						
Trailer (10' x 55')	306	274	57	421		1,058 stalls
ZONING ORDINANCE						
Zoning - TBD						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 100'						
SETBACKS						
Front - 30'						
Street Side - 20'						
Side - None						
Rear - None						



OVERALL FLOOR PLAN
scale: 1" = 60'-0"



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



KEYNOTES - FLOOR PLAN

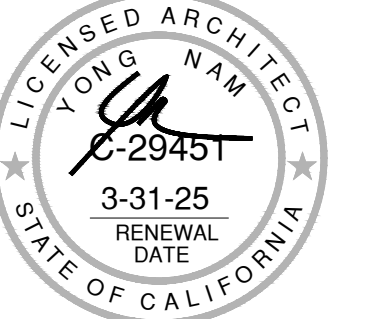
- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 9' X 10' DOCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- EXTERIOR METAL STAIR.
- 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.
- 4'X8' METAL LOUVER.
- DOCK DOOR BUMPER.
- 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- INTERIOR ROOF DRAIN AND OVERFLOW SCUPPERS.
- NOT USED.
- Z GUARD.
- INTERIOR BIKE RACK.
- ELECTRICAL ROOM.
- METAL CANOPY ABOVE.
- ROOF ACCESS LADDER.
- FIRE PUMP ROOM.

GENERAL NOTES - FLOOR PLAN

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' O.C. MAX. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- 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.
- THE BUILDING FLOOR SLAB IS FLAT/SLOPED. SEE CIVIL.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
- 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.
- AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
- ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.



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Project:

PACIFIC GATEWAY

San Joaquin, CA

Consultants:

Civil : KIER & WRIGHT

Structural :

Mechanical :

Plumbing :

Electrical :

Landscape : GREEN DESIGN

Fire Protection :

Soils Engineer :

Title: OVERALL FLOOR PLAN

Project Number: 21346

Drawn by: TSP

Date: 09/27/2024

Revision:

Sheet:

4-DAB-A2.1



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Developer:



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Project:

PACIFIC GATEWAY

San Joaquin, CA

Consultants:

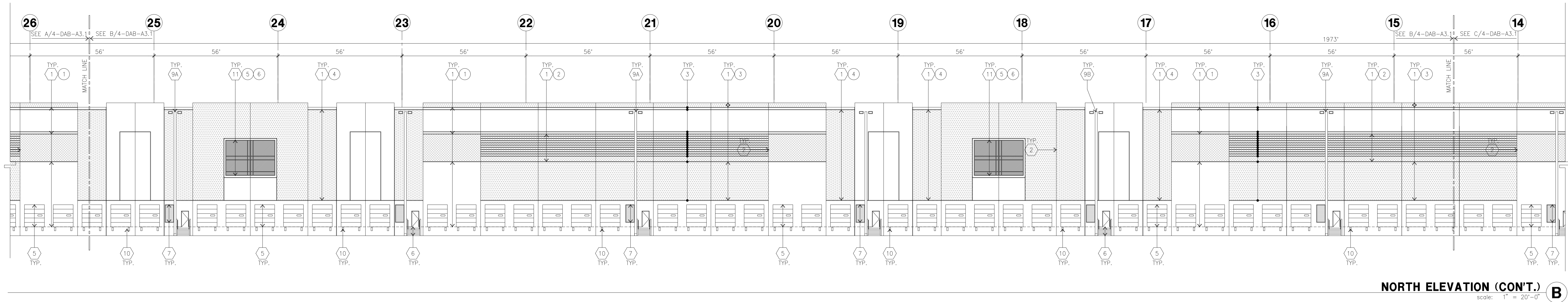
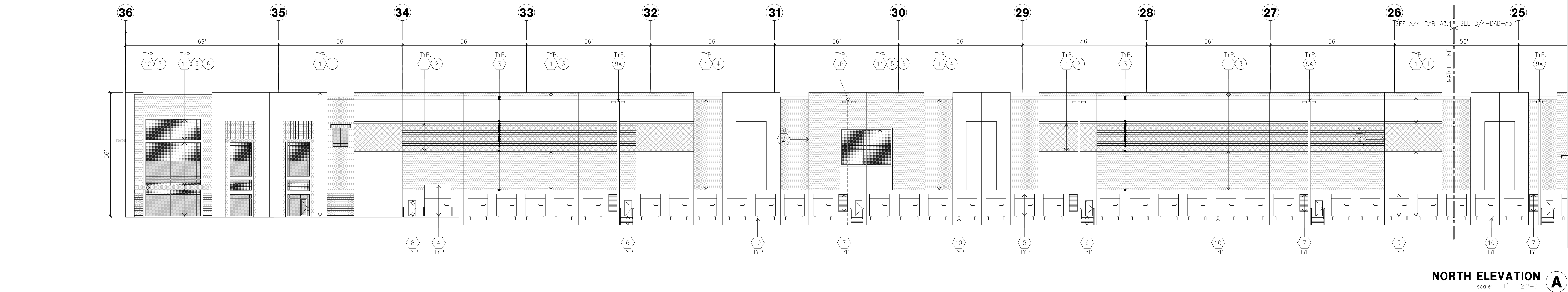
Civil : KIER & WRIGHT
Structural :
Mechanical :
Plumbing :
Electrical :
Landscape : GREEN DESIGN
Fire Protection :
Soils Engineer :

Title: ELEVATIONS

Project Number: 21346
Drawn by: TSP
Date: 09/27/2024
Revision:

Sheet:

4-DAB-A3.1



KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE 2 DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. 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.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- EXTERIOR METAL STEEL STAIR.
- METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
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- DOCK BUMPER.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- METAL TUBE STEEL CANOPY
- ROOF LINE BEYOND

ELEVATION COLOR LEGEND/SCHED.

- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7005 PURE WHITE
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7064 PASSIVE
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7065 ARGOS
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7066 GRAY MATTERS
- GLAZING COLOR : BLUE GLAZING
- MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

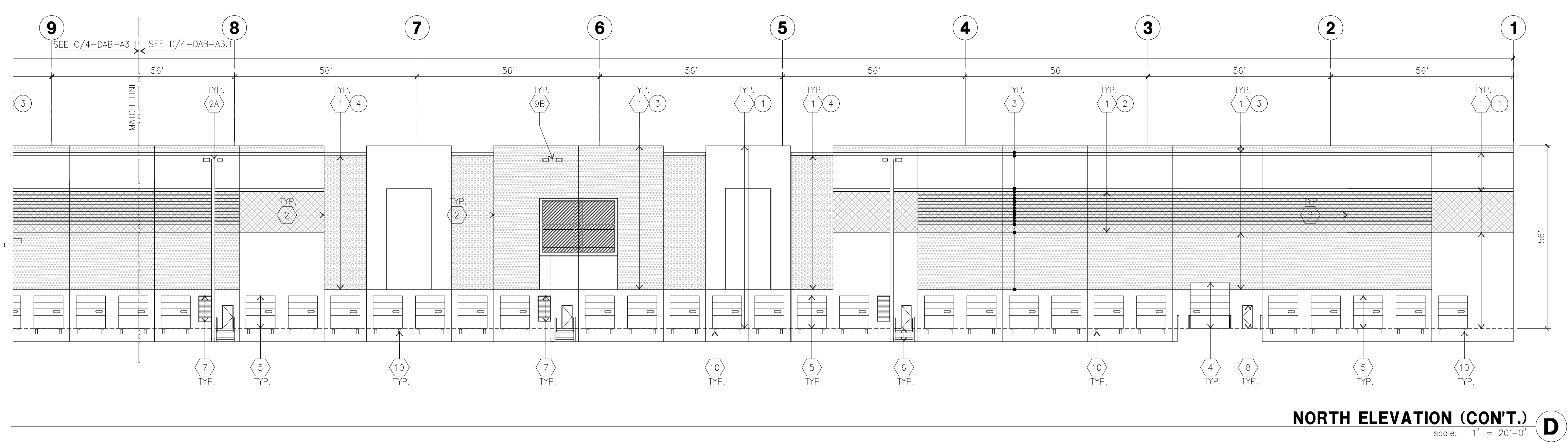
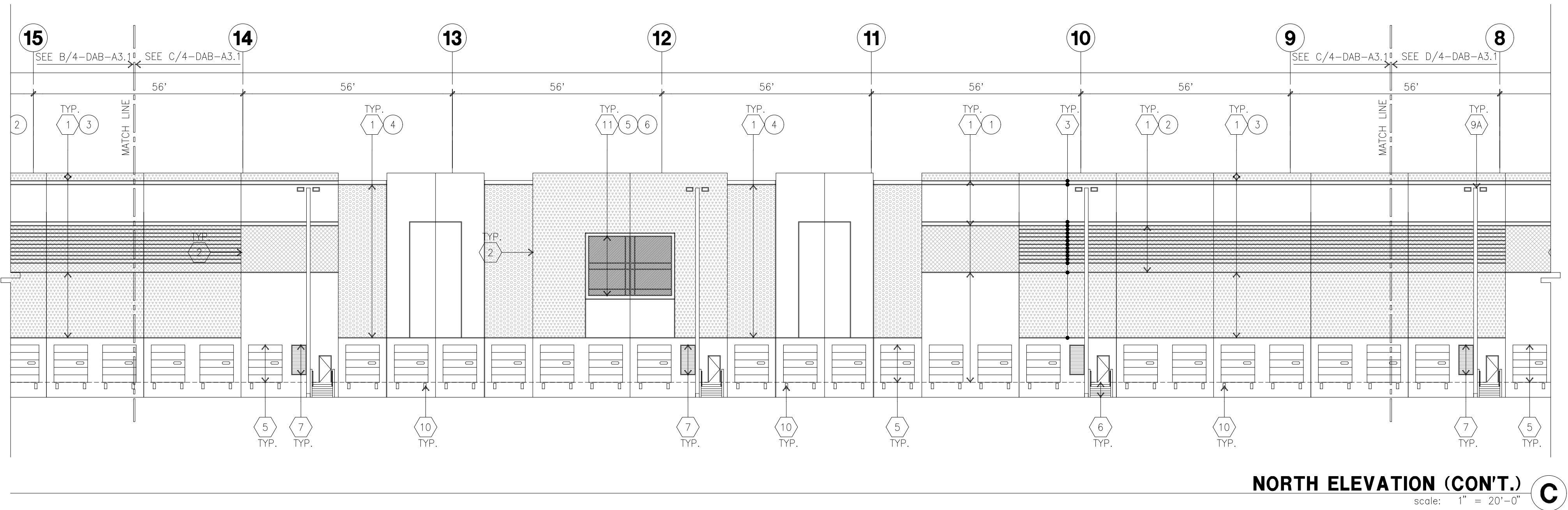
- IV : INSULATED VISION GLASS
SG : SPANDREL WITH CONCRETE BEHIND

1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.23 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

1/4" VISTACOL PACIFICA WITH OPACI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.
MULLIONS : ANODIZED CLEAR.

GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL= TOP OF PARAPET ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND UNTELS SHALL BE DESIGNED TO RESIST CITY REQUIRED WIND SPEED EXPOSURE PER WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR.
- RAILINGS TO MATCH BUILDING COLOR.
- ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.



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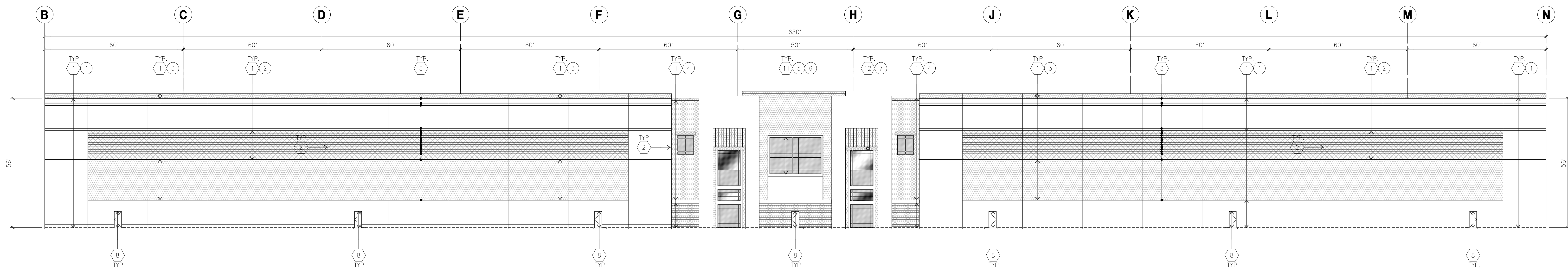
Title: ELEVATIONS

Project Number: 21346
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Date: 09/27/2024

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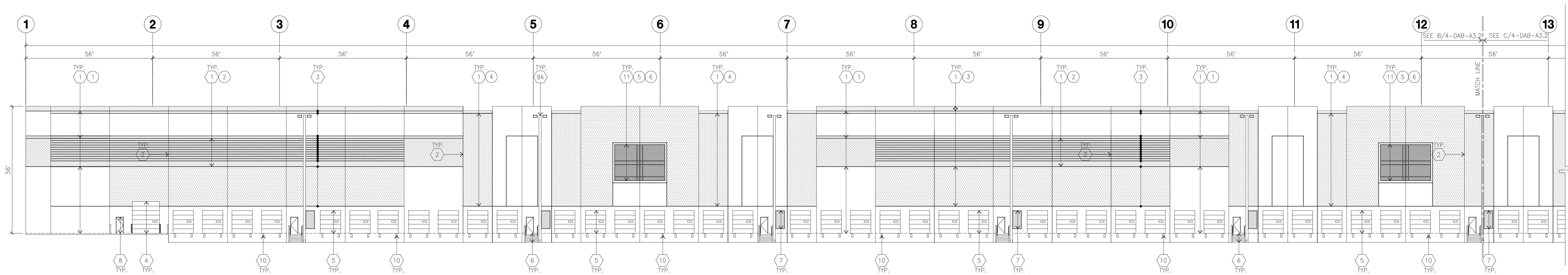
4-DAB-A3.2



WEST ELEVATION

scale: 1" = 20'-0"

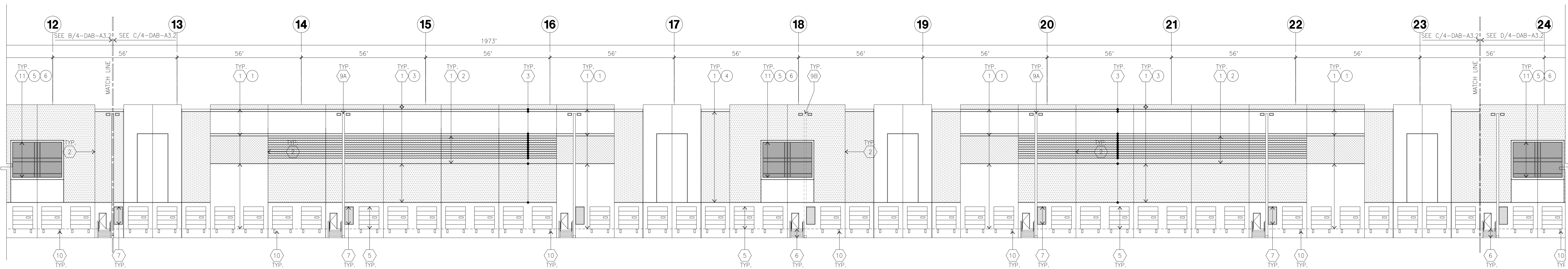
A



SOUTH ELEVATION (CONT.)

scale: 1" = 20'-0"

B



SOUTH ELEVATION (CONT.)

scale: 1" = 20'-0"

C

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. 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.
- 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. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 EXTERIOR METAL STEEL STAIR.
- 7 METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9A EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
- 9B INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- 10 DOCK BUMPER.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- 12 METAL TUBE STEEL CANOPY
- 13 ROOF LINE BEYOND

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 CITY REQUIRED WIND SPEED EXPOSURE TO WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. 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 BREATHE.
- 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.
- L. EXTERIOR STAIRS AND RAMPS TO MATCH BUILDING COLOR.
- M. ALL DOORS TO BE PAINTED THE SAME COLOR AS THE ADJACENT WALL.

ELEVATION COLOR LEGEND/SCHED.

- 1 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7005 PURE WHITE
- 2 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7064 PASSIVE
- 3 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7065 ARGOS
- 4 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7066 GRAY MATTERS
- 5 GLAZING COLOR : BLUE GLAZING
- 6 MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- 7 CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IV : INSULATED VISION GLASS
SC : SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA 4 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 DEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH OPACI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.
MULLIONS : ANODIZED CLEAR.

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED).
FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. 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.
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- 4 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 EXTERIOR METAL STEEL STAIR.
- 7 METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS.
- 9 PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
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GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
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- C. T.O.P. EL. = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND UNITS SHALL BE DESIGNED TO RESIST GULF REGION WIND SPEED EXPOSURE @ WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT SEVERAL CONCRETE PANEL W/ SELECTED COLORS. LOCATION TO BE SELECTED BY ARCHITECT. APPROVED AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
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- M. RAILINGS TO MATCH BUILDING COLOR.
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ELEVATION COLOR LEGEND/SCHED.

- 1 CONCRETE TILT-UP PANEL COLOR : SHERWIN WILLIAMS SW7005 PURE WHITE
- 2 CONCRETE TILT-UP PANEL COLOR : SHERWIN WILLIAMS SW7064 PASSIVE
- 3 CONCRETE TILT-UP PANEL COLOR : SHERWIN WILLIAMS SW7065 ARGOS
- 4 CONCRETE TILT-UP PANEL COLOR : SHERWIN WILLIAMS SW7066 GRAY MATTERS
- 5 GLAZING COLOR : BLUE GLAZING
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- 7 CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

GLAZING LEGEND

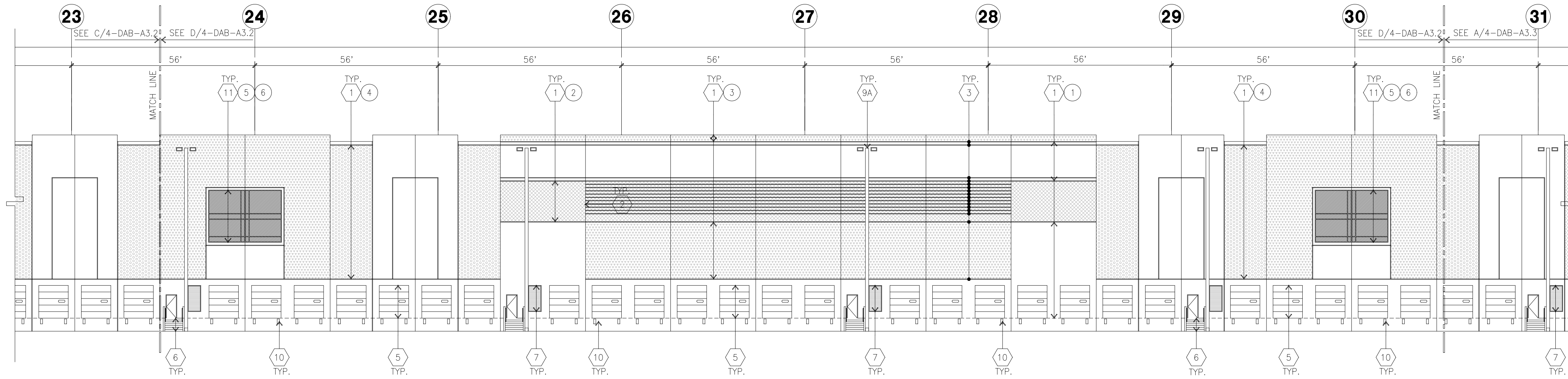
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- IV INSULATED VISION GLASS
- SG SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SQUAREAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SG : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH OPACI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE.

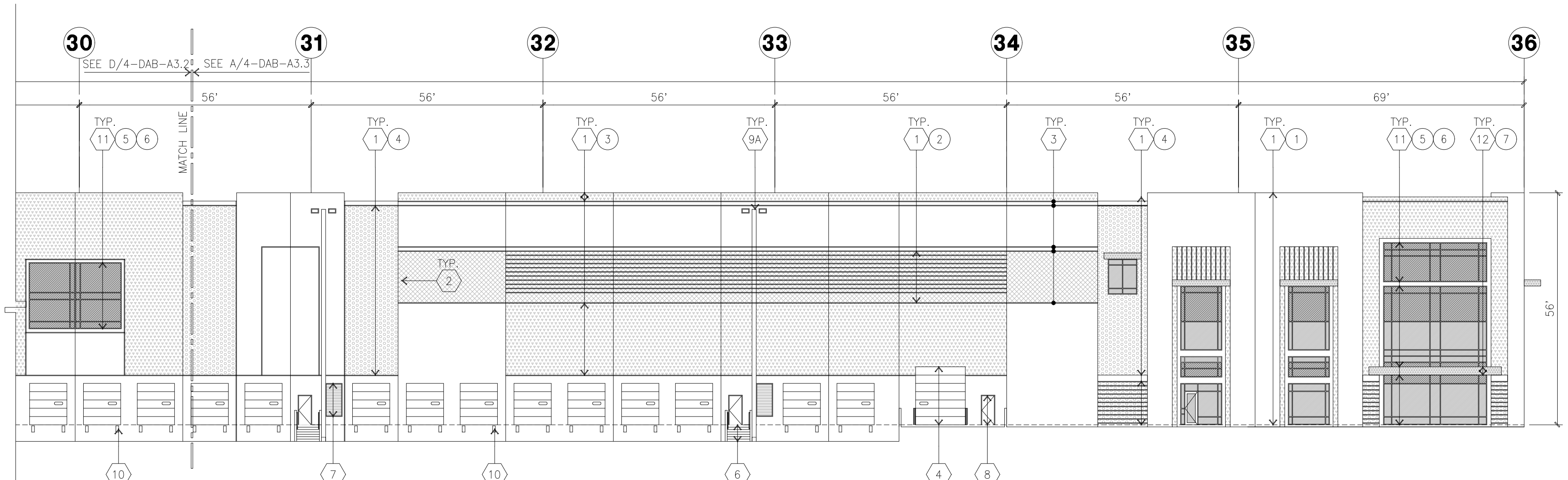
MULLIONS : ANODIZED CLEAR.



SOUTH ELEVATION (CONT.)

scale: 1" = 20'-0"

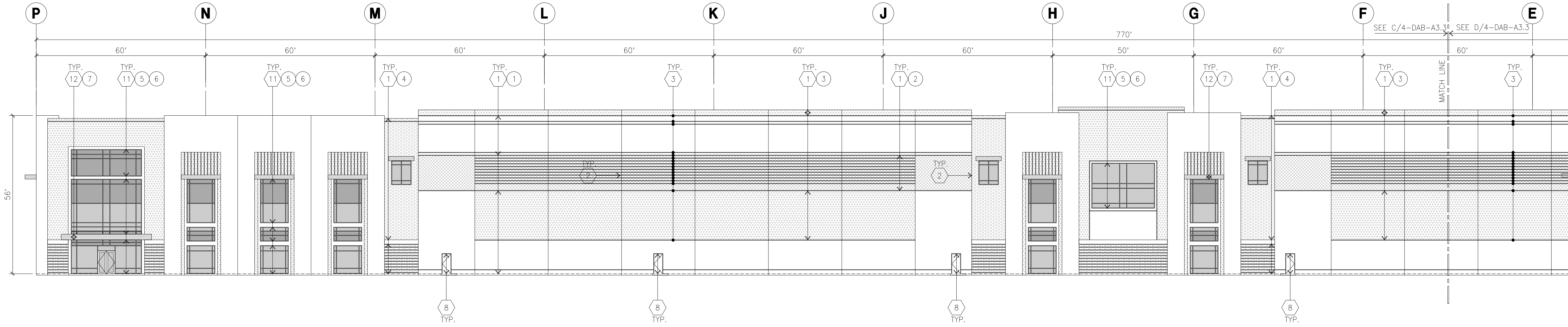
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SOUTH ELEVATION (CONT.)

scale: 1" = 20'-0"

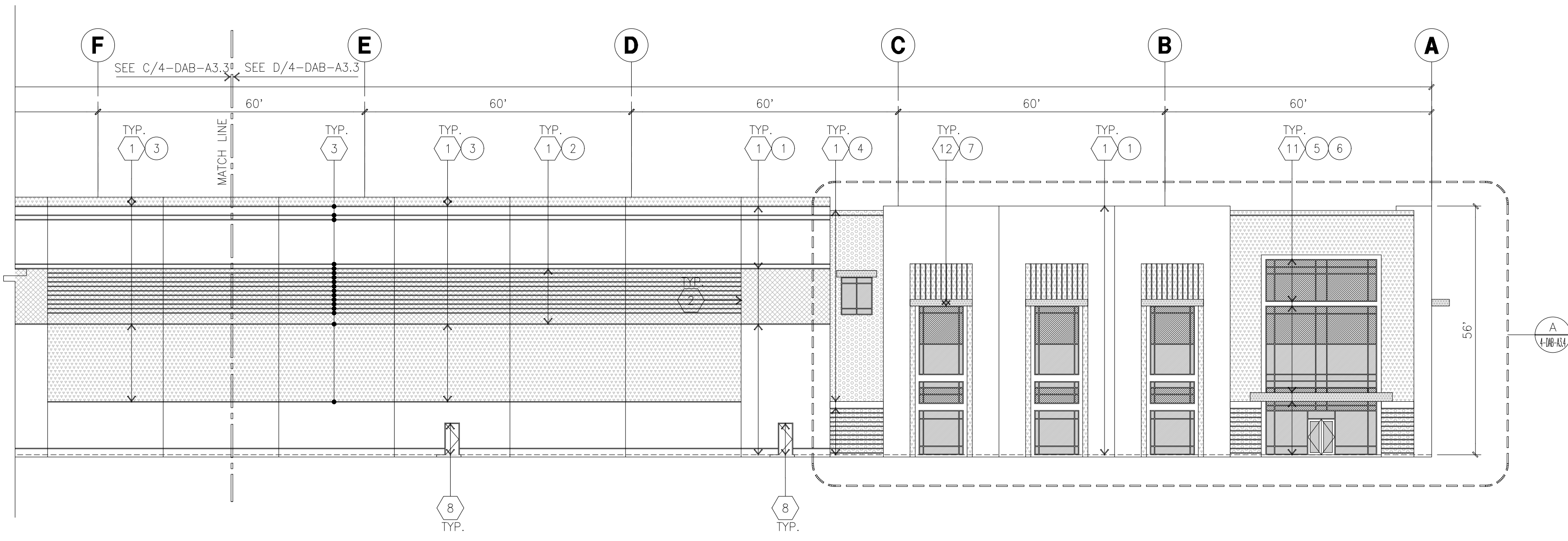
B



EAST ELEVATION (CONT.)

scale: 1" = 20'-0"

C



EAST ELEVATION (CONT.)

scale: 1" = 20'-0"

D



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Landscape : GREEN DESIGN
Fire Protection :
Soils Engineer :

Title: ELEVATIONS

Project Number: 21346
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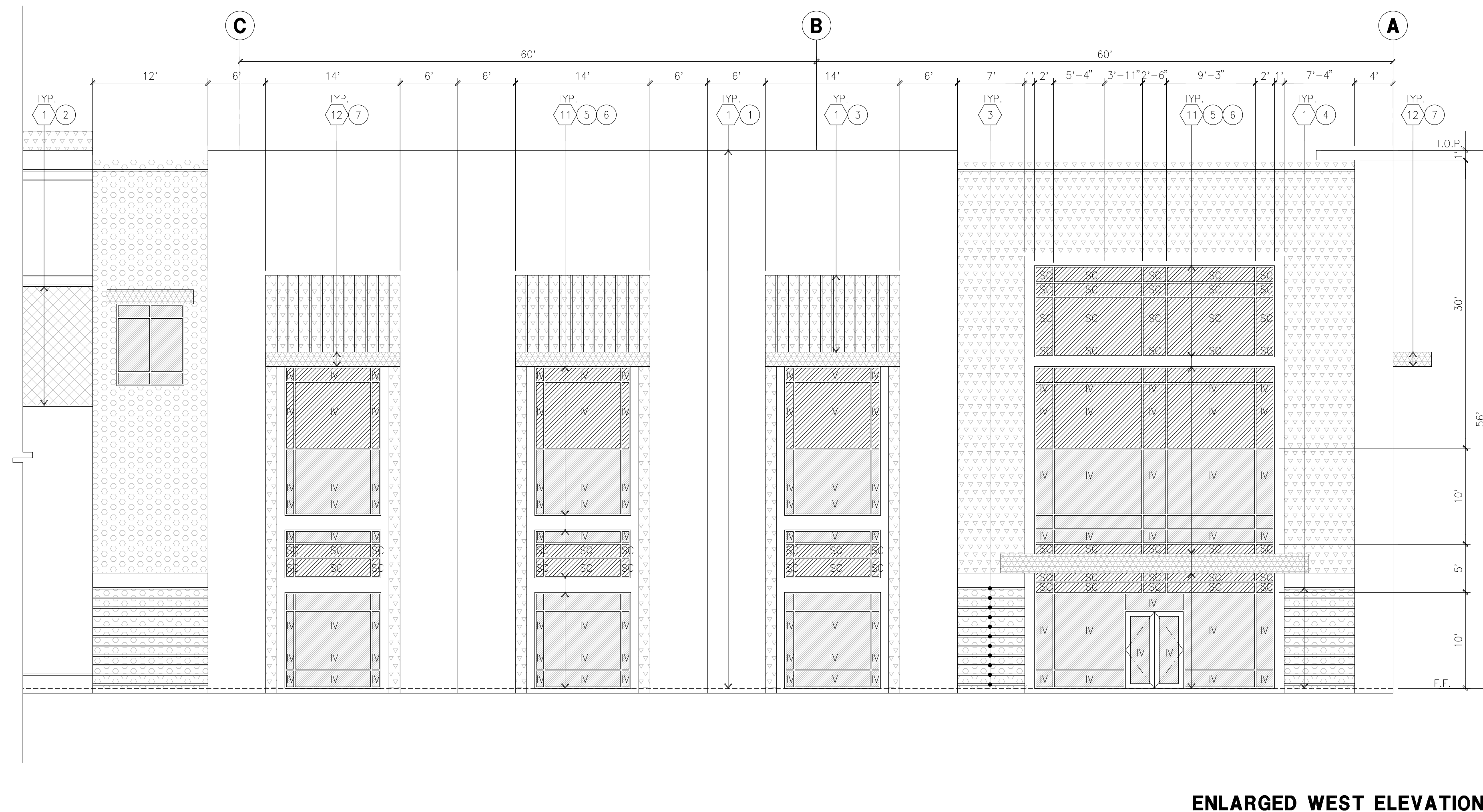
Drawn by: TSP

Date: 09/27/2024

Revision:

Sheet:

4-DAB-A3.4



ENLARGED WEST ELEVATION

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

A

KEYNOTES - ELEVATIONS

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ELEVATION COLOR LEGEND/SCHED.

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- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7064 PASSIVE
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7065 ARGOS
- CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW7066 GRAY MATTERS
- GLAZING COLOR : BLUE GLAZING
- MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
- CANOPY MATERIAL : SHERWIN WILLIAMS SW7005 PURE WHITE

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MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

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1/4" VISTACOL PACIFICA WITH SPACI-COAT-300 WARM GRAY
INSTALLED ON CONCRETE

MULLIONS : ANODIZED CLEAR.