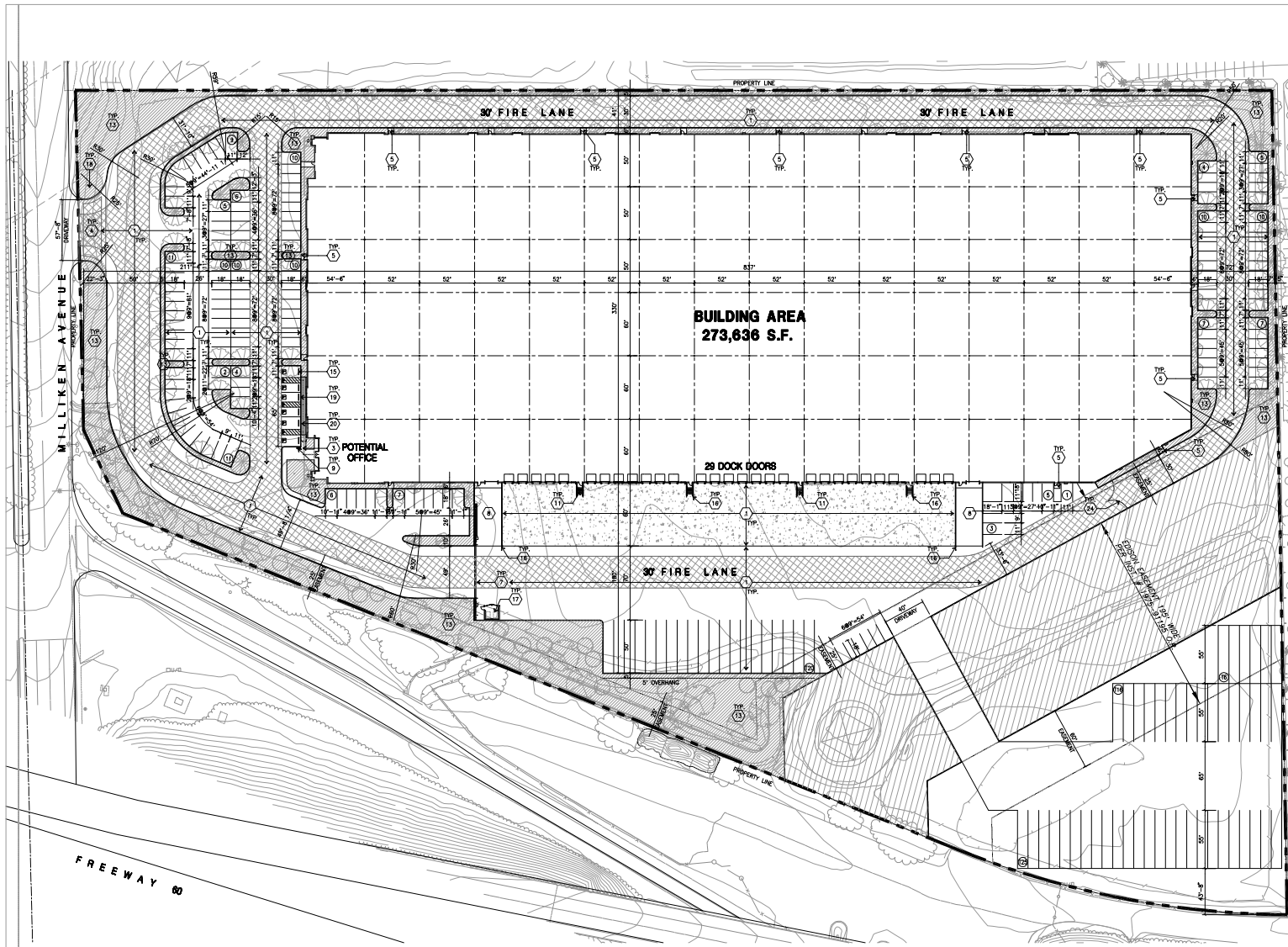


# **Appendix 2**

## **Project Development Plans**

**SOUTH MILLIKEN DISTRIBUTION CENTER**  
Project No. PLN17-20013  
**INITIAL STUDY**





**PROPERTY INFORMATION**

**Owner / Applicant**  
 NEWCASTLE PARTNERS  
 4740 GREEN RIVER RD - SUITE 118  
 CORONA, CA 92603  
 PHONE: (951) 582-8900  
 FAX: (951) 278-1140  
 CONTACT: JACKSON SMITH

**Applicant Representative**  
 HPA INC  
 1831 BARDEEN AVE. - SUITE 100  
 IRVINE, CA 92612  
 PHONE: (949) 862-2138  
 FAX: (949) 863-0861  
 CONTACT: MATTHEW LEE

**Project Address**  
 MILLIKEN AVE  
 EASTVALE, CA 91752

**Zoning**  
 MANUFACTURING MEDIUM (M-M)

**Assessors Parcel Number**  
 156-030-002-3  
 156-030-002-4

**Construction Type**  
 CONCRETE TILT-UP BUILDING

**Building Occupancy**  
 S-1/B OFFICE & WAREHOUSE

**Construction Type**  
 II-B

**Civil**  
 SOH ASSOCIATES  
 8228 CANYON CREST DR.  
 RIVERSIDE, CA 92507  
 PHONE: (951) 853-3061  
 CONTACT: STEVE GARDNER

**LANDSCAPE**  
 HUNTER LANDSCAPE  
 711 S. FEE AVE. ST.  
 PLACENTA, CA 92670  
 PHONE: (714) 986-2400  
 CONTACT: TOM HARRIS

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS COMMENT IS SITUATED IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF GOVERNMENT LOT 2, AND THE WEST 10 ACRES OF GOVERNMENT LOT 1, IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN AS SHOWN BY UNITED STATES GOVERNMENT SURVEY PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THAT PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED AUGUST 05, 1968, AS INSTRUMENT NO. 25141 OF OFFICIAL RECORDS OF SAID COUNTY WITH THE EAST LINE OF THAT PARCEL OF LAND CONVEYED TO FRANK DI TOMMASO AND ROSE DI TOMMASO, HUSBAND AND WIFE BY DEED RECORDED JANUARY 07, 1960, AS INSTRUMENT NO. 15967, OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID PARCEL CONVEYED TO THE STATE OF CALIFORNIA BY THE FOLLOWING TWO COURSES:

NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 850 FEET, FROM A TANGENT BEARING OF NORTH 89° 02' 56" WEST, THROUGH AN ANGLE OF 21° 30' 27", A DISTANCE OF 330.31 FEET; (2) NORTH 67° 27' 20" WEST 175.60 FEET TO A POINT ON SAID LINE THAT IS PARALLEL WITH AND 715.00 FEET EAST-NORTHEAST OF THE WEST LINE OF SAID SECTION 6; THENCE ALONG SAID PARALLEL LINE NORTH 0° 40' 00" WEST 77.00 FEET; THENCE NORTH 67° 02' 56" EAST 348.65 FEET TO A POINT ON SAID EAST LINE OF SAID PARCEL OF LAND CONVEYED TO SAID FRANK AND ROSE DI TOMMASO; THENCE ALONG SAID EAST LINE SOUTH 0° 29' 37" EAST 441.93 FEET TO THE POINT OF BEGINNING.

APR: 156-030-002-3

THE LAND REFERRED TO IN THIS COMMENT IS SITUATED IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 2 IN THE SOUTHWEST QUARTER AND THE WEST 10 ACRES OF GOVERNMENT LOT 1 SAID SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY:

EXCEPTING FROM SAID GOVERNMENT LOT 2 THE WEST 60 FEET THEREOF, AS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED JUNE 29, 1943 IN BOOK 588 PAGE 26 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF SAID LAND GRANTED TO THE STATE OF CALIFORNIA BY A DEED RECORDED AUGUST 5, 1968 AS INSTRUMENT NO. 25141 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND GRANTED TO THE STATE OF CALIFORNIA, SHOWN AS PARCEL 1 IN SAID DEED RECORDED JULY 29, 1975 AS INSTRUMENT NO. 91194 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APR: 156-030-001

THE LAND REFERRED TO IN THIS COMMENT IS SITUATED IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

GOVERNMENT LOT 2 IN THE SOUTHWEST QUARTER AND THE WEST 10 ACRES OF GOVERNMENT LOT 1 SAID SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY:

EXCEPTING FROM SAID GOVERNMENT LOT 2 THE WEST 60 FEET THEREOF, AS CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED JUNE 29, 1943 IN BOOK 588 PAGE 26 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF SAID LAND GRANTED TO THE STATE OF CALIFORNIA BY A DEED RECORDED AUGUST 5, 1968 AS INSTRUMENT NO. 25141 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND GRANTED TO THE STATE OF CALIFORNIA, SHOWN AS PARCEL 1 IN SAID DEED RECORDED JULY 29, 1975 AS INSTRUMENT NO. 91194 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APR: 156-030-001

**TABULATION**

SITE AREA	
in sq. ft.	687,069 s.f.
in acres	15.8 ac
BUILDING AREA	
Office	8,000 s.f.
Warehouse	265,636 s.f.
<b>Total</b>	<b>273,636 s.f.</b>
<b>COVERAGE</b>	<b>39.8%</b>
AUTO PARKING REQUIRED	
Office @ 1/250 s.f.	32 stalls
Whse @ 1/2,000 s.f.	133 stalls
<b>TOTAL</b>	<b>165 stalls</b>
AUTO PARKING PROVIDED	
Standard (9'x18')	159 stalls
Handicap (9'x18')	5 stalls
Handicap Van (12'x18')	1 stalls
<b>TOTAL</b>	<b>165 stalls</b>
TRAILER PARKING PROVIDED	
Trailer (10'x55')	67 stalls

**ZONING ORDINANCE FOR CITY**

**Current Zoning Designation :**  
 Scenic Highway Commercial (C-P-S)  
 Manufacturing Medium (M-M)

**Proposed Zoning:**  
 Manufacturing Medium (M-M)

**BUILDING HEIGHT ALL OWED**

Height - 75'

**SETBACKS**

Front = 25'  
 Street Side = 25'  
 Side Interior = 25'  
 Rear = 25'

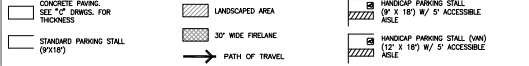
**LANDSCAPE PROVIDED**

in sq. ft.	69,662 s.f.
Percentage	10%

**SITE PLAN KEYNOTES**

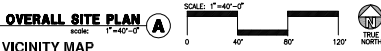
- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- NOT USED.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH
- DRIVEWAY APRONS TO BE CONSTRUCTED
- 3"-6" x 3"-6" x 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE BAY AS REG. BY CITY ORDINANCE. LOCATION OF TRANSFORMER, CONTRACTOR TO VERIFY WITH SOE.
- PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX FOR FIRE DEPARTMENT CHARGERS PER DRAWING.
- CONCRETE RAMP W/ 42" HIGH CONCRETE WALL.
- EXTERIOR BIKE RACK TYPICAL.
- 8" HIGH METAL FENCE. SEE A4.1 FOR DETAILS. NOT FOR SHALL PERMIT-FUTURE 3" OPTIONAL.
- EXTERIOR CONCRETE STAIR.
- 8" HIGH CONCRETE TILT-UP SCREEN WALL.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- PATIO AREA.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- TRASH ENCLOSURE PER CITY STANDARD.
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- TRUNCATED DOME.
- APPROXIMATE LOCATION OF FIRE HYDRANT.
- WALL MOUNTED LIGHTING FIXTURE.
- SITE LIGHT POLE W/ CONCRETE BASE.
- 8" HIGH METAL SPRING GATE W/ KNOX-BOX FOR FIRE DEPARTMENT CHARGERS PER DRAWING.
- 8" HIGH METAL FENCE. SEE A4.1 FOR DETAILS.

**SITE LEGEND**



**SITE PLAN GENERAL NOTES**

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: T80
- ALL SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC UTILITIES DEVELOPMENT PRIOR TO RESUBMISSION OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC UTILITIES DEVELOPMENT.
- LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC UTILITIES DEVELOPMENT.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. W/ EXPANSION JOINTS TO MATCH COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.



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 1831 bardeen avenue, suite #100  
 92612  
 tel: 949-862-1770  
 fax: 949-863-0851  
 email: hpa@hpaarch.com



4740 Green River Road, Ste. 118  
 Corona, CA 92680  
 tel: (951) 582-8900  
 fax: (951) 278-1140



**EASTVALE**



**Consultants:**

CIVIL: SOH  
 STRUCTURAL: SOH  
 MECHANICAL: SOH  
 PLUMBING: SOH  
 ELECTRICAL: HUNTER LANDSCAPE  
 LANDSCAPE: HUNTER LANDSCAPE

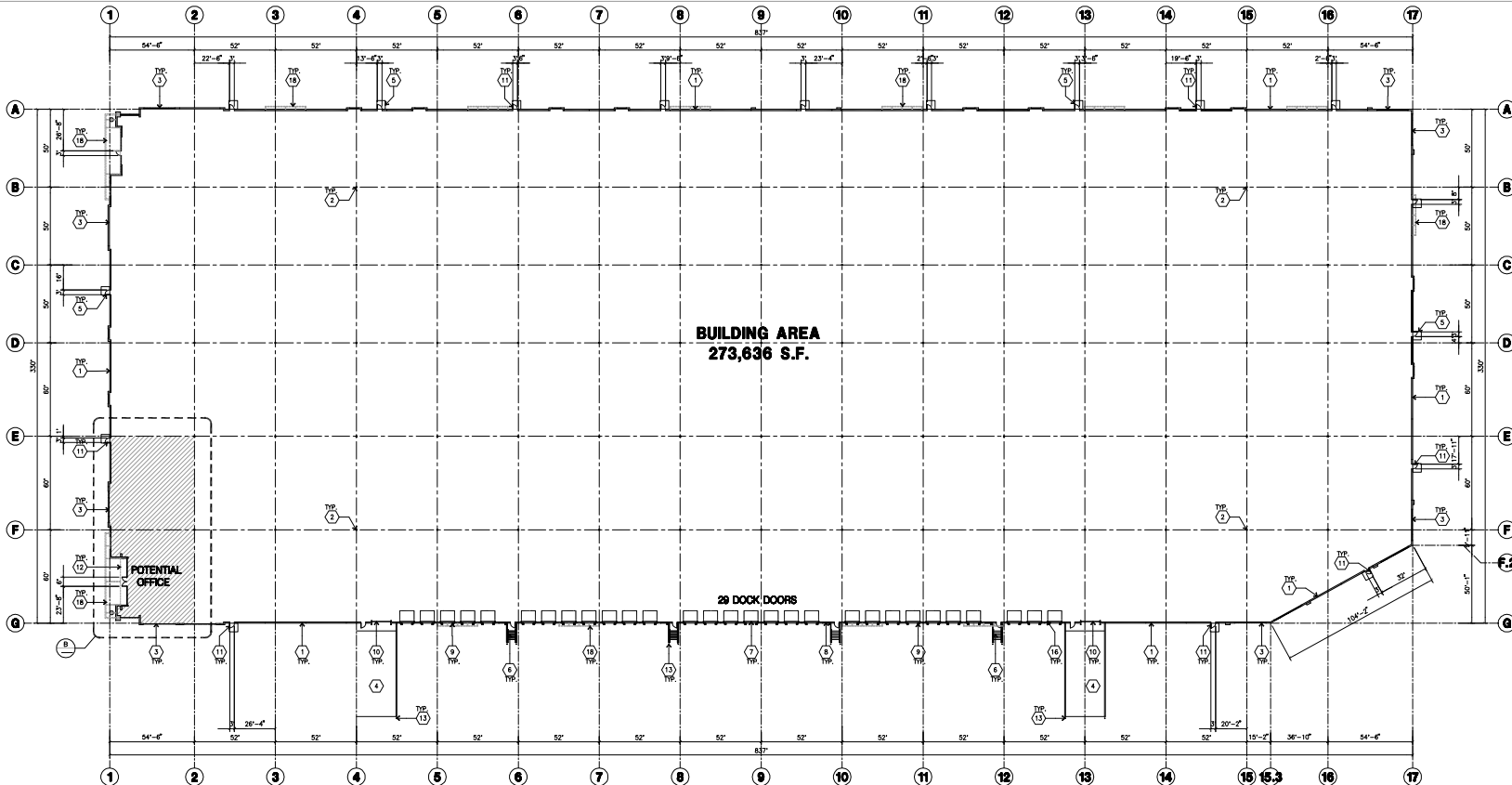
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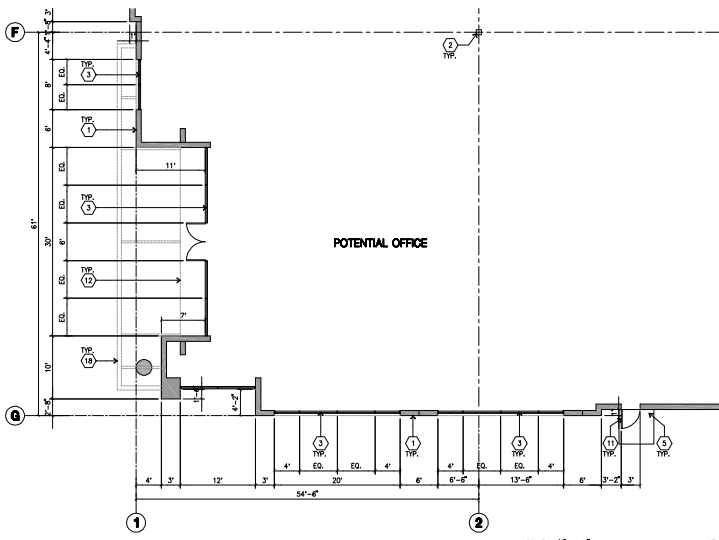
Project Number: 17024  
 Drawn by: Z.R.  
 Date: 04/24/17  
 Revisited:

Sheet:

**A1.1**



**OVERALL FLOOR PLAN**  
 scale: 1" = 30'-0"  
 TRUE NORTH



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

**FLOOR PLAN KEYNOTES**

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREROOM SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
- 4 CONCRETE RAMP W/ 4" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 5 3"-4" x 2'-0" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 6 EXTERIOR CONCRETE STAIR W/ 4" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 7 8' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 4' X 8' LOUVERED OPENING FOR VENTILATION.
- 9 DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SMOOTH LINE ABOVE.
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O., 42"H.
- 14 EMPLOYE BREAK/SMOKING AREA.
- 15 FIRE-RATED CONCRETE WHEEL STOP.
- 16 2 QUAYS.
- 17 APPROXIMATE LOCATION OF ELECTRICAL WORK.
- 18 METAL CANOPY ABOVE.
- 19 EXTERIOR BIKE RACK TYPICAL.

**FLOOR PLAN GENERAL NOTES**

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX. 100' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL O.P.D. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANHOOD EXITS.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, BRACING, OR FACE OF STEEL U/LG.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES. SEE DETAIL SHEET AD-4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DAMPED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. MAXIMUM 60".
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN WITH THE FOLLOWING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11.338.1.1.1.
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

**FLOOR SLAB & POUR STRIPS REQ.**

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "C" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION = 90%
  2. TRENCH COMPACTION = 90%
  3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS
  4. CONTRACTOR TO BUILD FOR CLASS 1 FLOOR PER A.C.I. 302-8R-86
  5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
  6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLAP FOR 7 DAYS MIN.
  7. ALL EQUIPMENT AND MOVING VEHICLES SHALL BE DAMPED.
  8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
  9. SLAB TO BE FROD FLECE MEASURED WITHIN 24 HOURS.
  10. NO FLY ASH IN THE CONCRETE.
  11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15ML STEVED OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SMD PER SOLE ENGINEER OR MANUFACTURERS RECOMMENDATION.
- CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SMD OVER WOODEN AREA REQUIRED, SHALL BE NATURALLY WETTED WITHOUT USE OF BURLAP, CURING COMPOUND, OR RELEASE AGENTS.  
 CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.  
 12. SEAL CONCRETE SLAB W/ UPOODLOUTH SEALER

**HPA**  
architecture

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18331 bardeen avenue, ste #100  
IrVine, ca 92612  
tel 949-983-1770  
fax 949-863-0851  
email hpa@hparchs.com

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Owner:

**NEWCASTLE**  
CORPORATION

4740 Green River Road, Ste 118  
Corona, CA 92880  
tel (951) 589-9900  
fax (951) 278-4740

---

Project:

**EASTVALE**

Milken Ave  
Eastvale, CA

---

Consultants:

SH

CIVIL  
STRUCTURAL  
MECHANICAL  
PLUMBING  
ELECTRICAL  
LANDSCAPE HUNTER LANDSCAPE  
FIRE PROTECT  
SOB ENGINEER

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Title: Overall Floor Plan

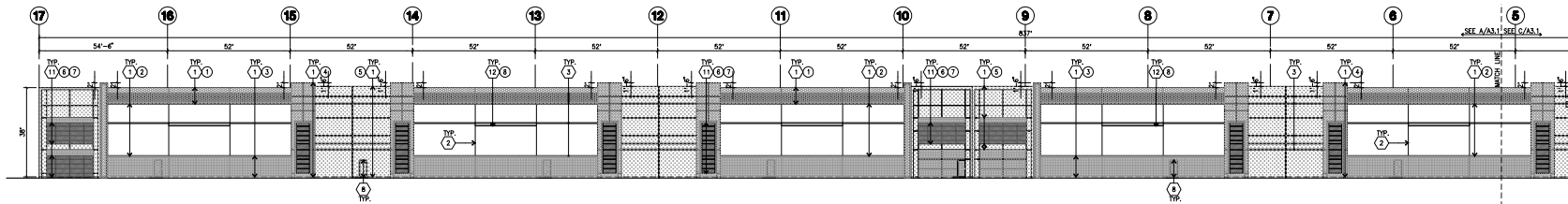
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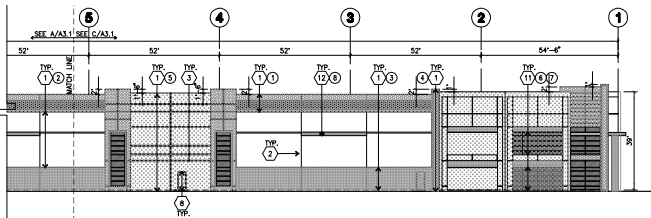
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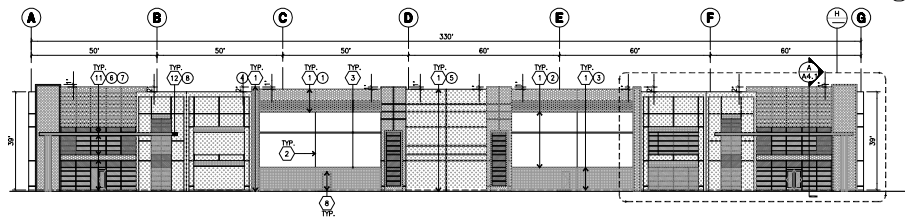
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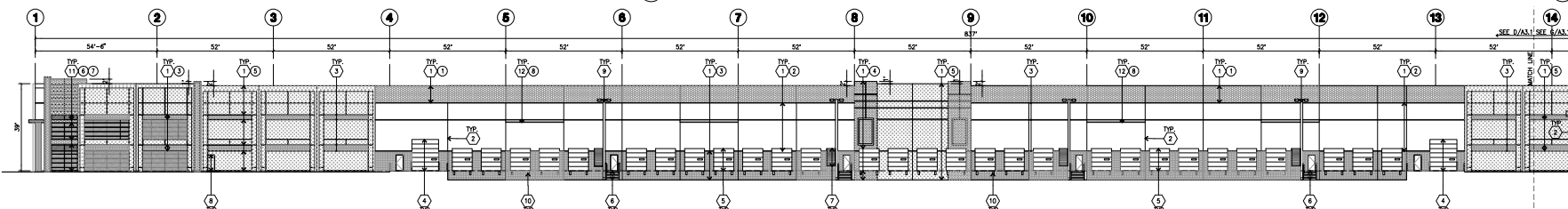
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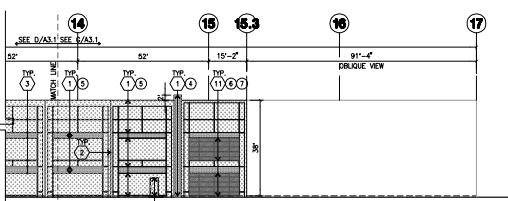
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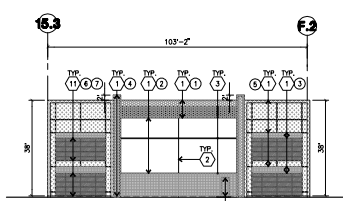
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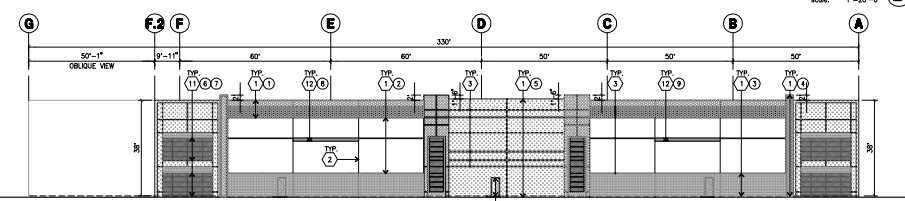
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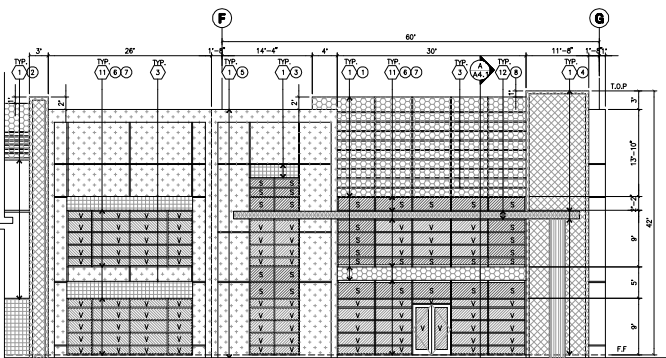
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**SOUTHEAST ELEVATION**  
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**EAST ELEVATION**  
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**ENLARGED WEST ELEVATION**  
scale: 1/8\"/>

**ELEVATION KEYNOTES**

1. CONCRETE TILT-UP PANEL.
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.S.O.).
4. 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 30" X 10" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND QUADRANT W/ METAL PIPE HANDRAIL. PROVIDE HAND SAID FINISH TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 2" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TROGO FOR ADA REQUIREMENTS.
7. 4" X 8" METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
8. YELLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
9. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
10. DOCK DOOR BUMPER TYPICAL.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS.
12. SCUPPETS ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 6" ABOVE FINISH FLOOR ELEVATION.
13. METAL CANOPY.
14. KNICK-OUT PANEL.
15. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
16. CONC. FILLED GUARD POST, 6" DIA. U.S.O., 42"H.
17. GLASS ROLL UP DOOR.

**ELEVATION GENERAL NOTES**

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LITELETS SHALL BE DESIGNED TO RESIST - MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLOR. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
9. USE ADHESIVE BACK WOOD STUDS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

**ELEVATION COLOR LEGEND/SCHED.**

- |   |   |
|---|---|
| 1 | PAINT, COLOR: SW7070 SITE WHITE   |
| 2 | PAINT, COLOR: SW7071 GRAY SCREEN  |
| 3 | PAINT, COLOR: SW7073 NETWORK GRAY   |
| 4 | PAINT, COLOR: SW7074 SOFTWARE   |
| 5 | PAINT, COLOR: SW7075 WEB GRAY   |
| 6 | MULLIONS COLOR: CLEAR ANODIZED  |
| 7 | GLAZING COLOR: BLUE REFLECTIVE GLAZING                                      |
| 8 | SHERRIN-WILLIAMS METALLICS SW851 MONOMIAL SILVER (CLEARCOAT) @ METAL CANOPY |

**GLAZING LEGEND**

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

	SPANDREL GLASS		VISION GLASS
--	----------------	--	--------------

ALL GLAZING TO BE TEMPERED

GLAZING: 1/4" VERTICAL, PACIFICA @ SOLARBAN 60 (3) CLEAR @ 5.27, SHGC 0.21, VLT: 26%  
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1/4" VERTICAL, PACIFICA SPANDREL W/ HARMONY BLUE OPACIDANT PAINTED ON REFLECTIVE

MULLIONS: CLEAR ANODIZED

\* : PROVIDE 1/4" VISTACOL, PACIFICA



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tel: 949-863-1770  
fax: 949-863-0851  
email: hpa@hparchs.com



4740 Green River Road, Ste. 118  
Corona, CA 92880  
tel: (951) 589-9900  
fax: (951) 278-7140

Project:  
**EASTVALE**

Milken Ave  
Eastvale, CA

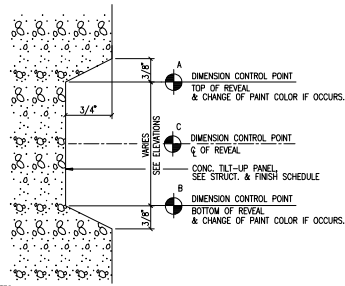
Consultants:

SH  
STRUCTURAL  
MECHANICAL  
PLUMBING  
ELECTRICAL  
LANDSCAPE: HUNTER LANDSCAPE  
FF: PROFFER  
SO: ENGINEER

Title: Elevations

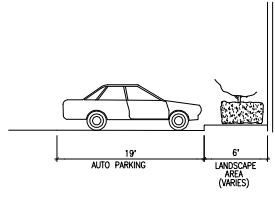
Project Number: 17024  
Drawn by: Z.R.  
Date: 04/24/17  
Rev: 01

Sheet:  
**A3.1**

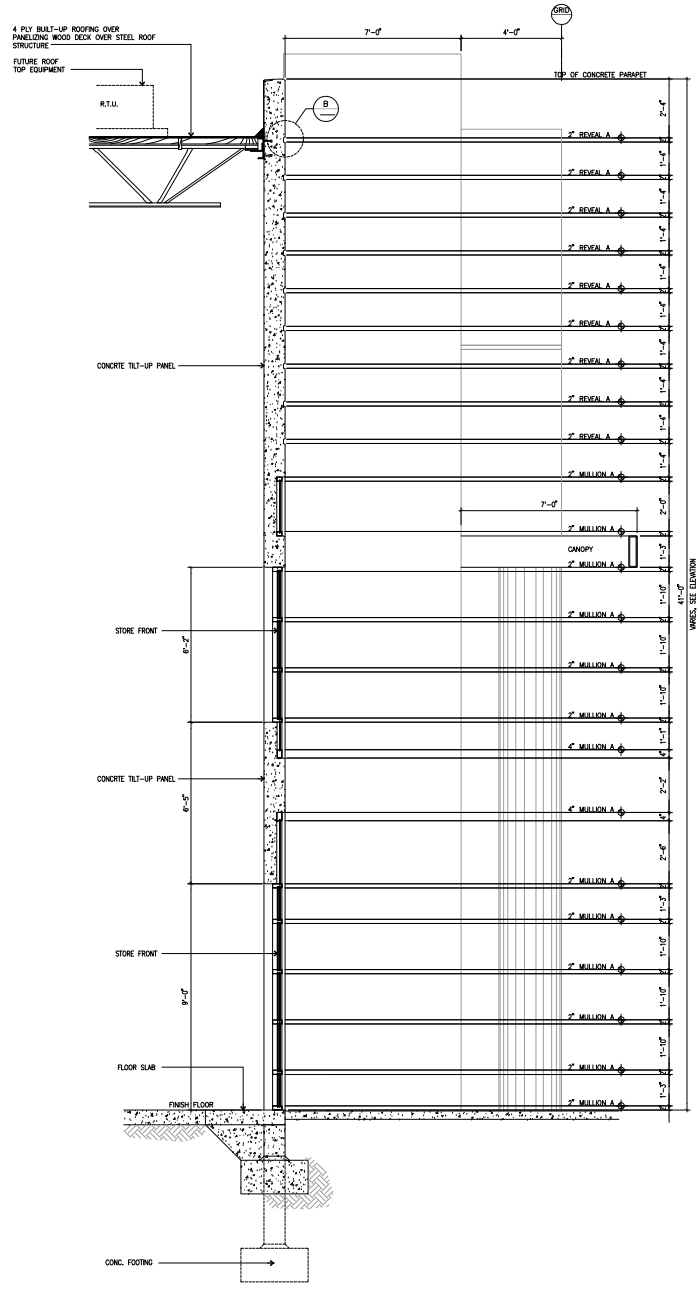


- NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
  2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

**TYP. CONCRETE REVEAL** (B)  
scale: N.T.S.



**TYPICAL PARKING SECTION** (C)  
scale: N.T.S.



**WALL SECTION • WINDOWS** (A)  
scale: 1/2"=1'-0"



hpa, inc.  
1831 bardeen avenue, ste #100  
irvine, ca 92612  
tel: 949-863-1770  
fax: 949-863-0851  
email: hpa@hparchs.com

Owner:



4740 Green River Road, Ste 118  
Corona, CA 92880  
tel: (951) 582-9900  
fax: (951) 279-4740

Project:

**EASTVALE**

Milken Ave  
Eastvale, CA

Consultants:

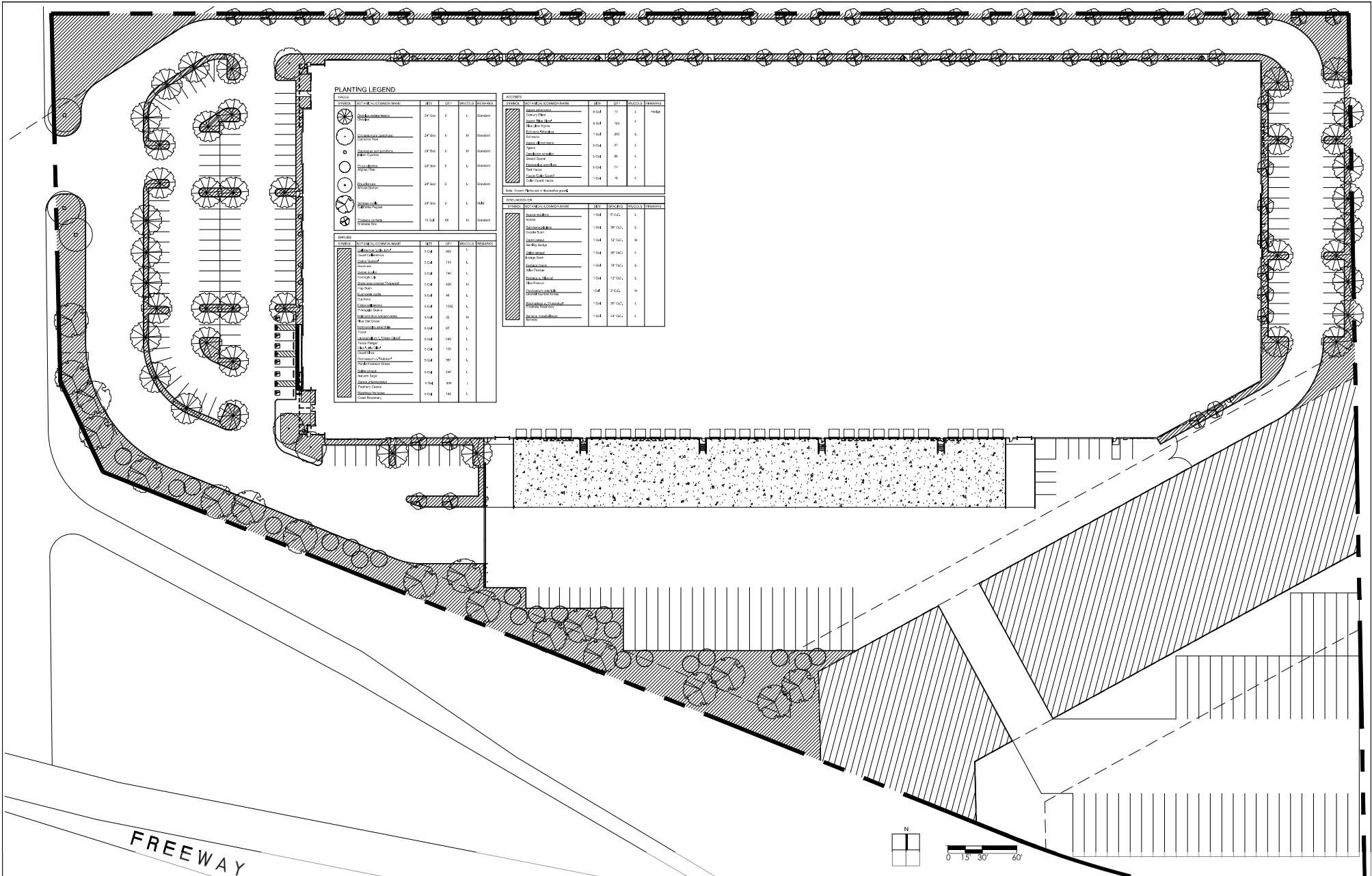
- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE HUNTER LANDSCAPE
- FIRE PROTECT (H)
- SOIL ENGINEER

Title:

Project Number: 17024  
Drawn by: Z.R.  
Date: 04/24/17  
Rev/Ent:

Sheet:

**A4.1**

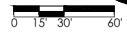


TREES				SHRUBS					
SPECIES	HT. (F)	QTY	ANNUAL	REMARKS	SPECIES	HT. (F)	QTY	ANNUAL	REMARKS
Large Tree (Symbol)	24-36"	0	L	Shade tree	Medium Shrub (Symbol)	10-12"	100	L	Screening
Medium Tree (Symbol)	24-36"	0	M	Shade tree	Small Shrub (Symbol)	6-8"	150	L	Screening
Small Tree (Symbol)	24-36"	0	M	Shade tree	Groundcover (Symbol)	18"	100	M	Screening
Shrub (Symbol)	24-36"	0	L	Shade tree	Low Shrub (Symbol)	18"	200	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	24-36"	0	L	Shade tree	Flowering Shrub (Symbol)	18"	100	L	Screening

TREES				SHRUBS					
SPECIES	HT. (F)	QTY	ANNUAL	REMARKS	SPECIES	HT. (F)	QTY	ANNUAL	REMARKS
Large Tree (Symbol)	12-18"	100	L	Screening	Medium Shrub (Symbol)	10-12"	100	L	Screening
Medium Tree (Symbol)	12-18"	100	L	Screening	Small Shrub (Symbol)	6-8"	150	L	Screening
Small Tree (Symbol)	12-18"	100	L	Screening	Groundcover (Symbol)	18"	100	M	Screening
Shrub (Symbol)	12-18"	100	L	Screening	Low Shrub (Symbol)	18"	200	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening
Another Shrub (Symbol)	12-18"	100	L	Screening	Flowering Shrub (Symbol)	18"	100	L	Screening

FREEWAY

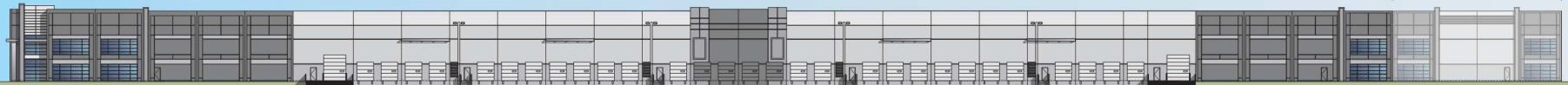




North Elevation



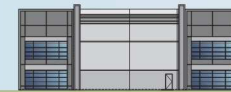
West Elevation



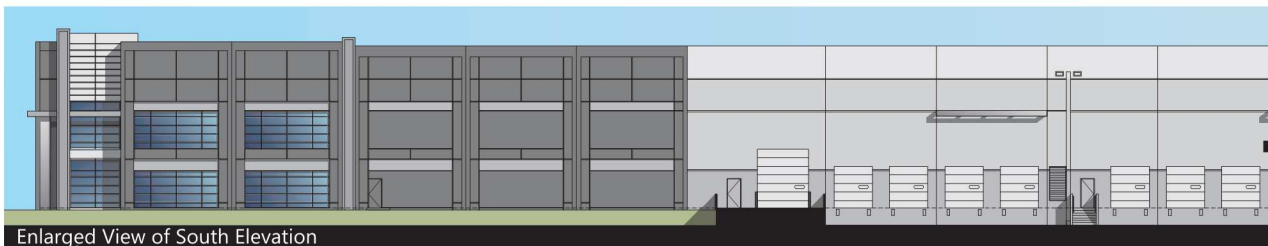
South Elevation



East Elevation



Southeast Elevation



Enlarged View of South Elevation

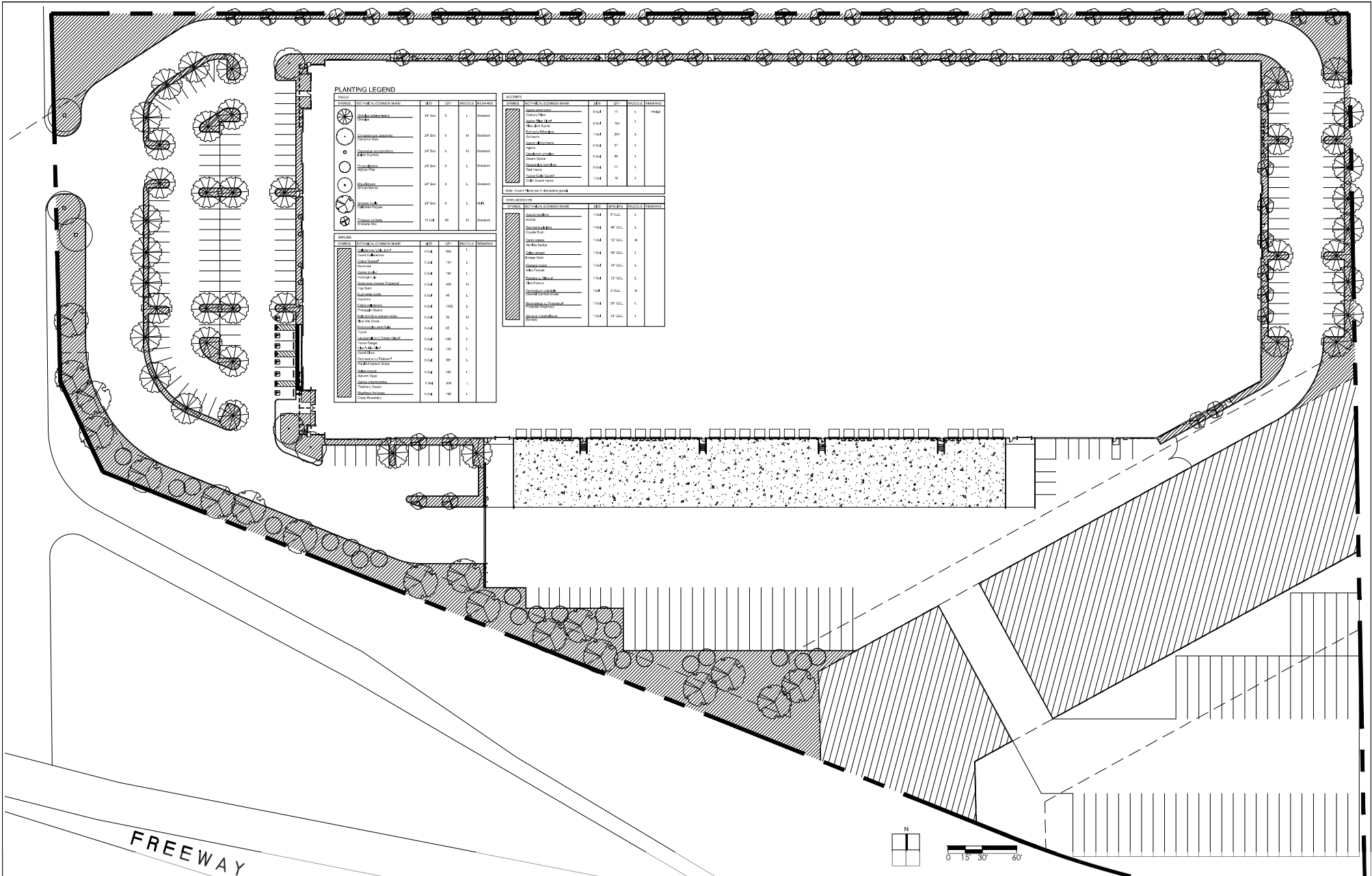


# 3100 MILLIKEN AVE.

EASTVALE, CA







**PLANTING LEGEND**

SYMBOL	PLANT NAME	HT	QTY	ANNUAL	PERMANENT
	Small Tree	10-12	100	L	Permanent
	Medium Tree	12-15	50	L	Permanent
	Large Tree	18-24	20	L	Permanent
	Shrub	4-6	200	L	Permanent
	Ground Cover	1-2	1000	L	Permanent
	Mulch	0	1000	L	Permanent

SYMBOL	PLANT NAME	HT	QTY	ANNUAL	PERMANENT
	Small Tree	10-12	100	L	Permanent
	Medium Tree	12-15	50	L	Permanent
	Large Tree	18-24	20	L	Permanent
	Shrub	4-6	200	L	Permanent
	Ground Cover	1-2	1000	L	Permanent
	Mulch	0	1000	L	Permanent

3100 Milliken Avenue

Newcastle Partners  
Eastvale, California



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

7-025  
04.13.17