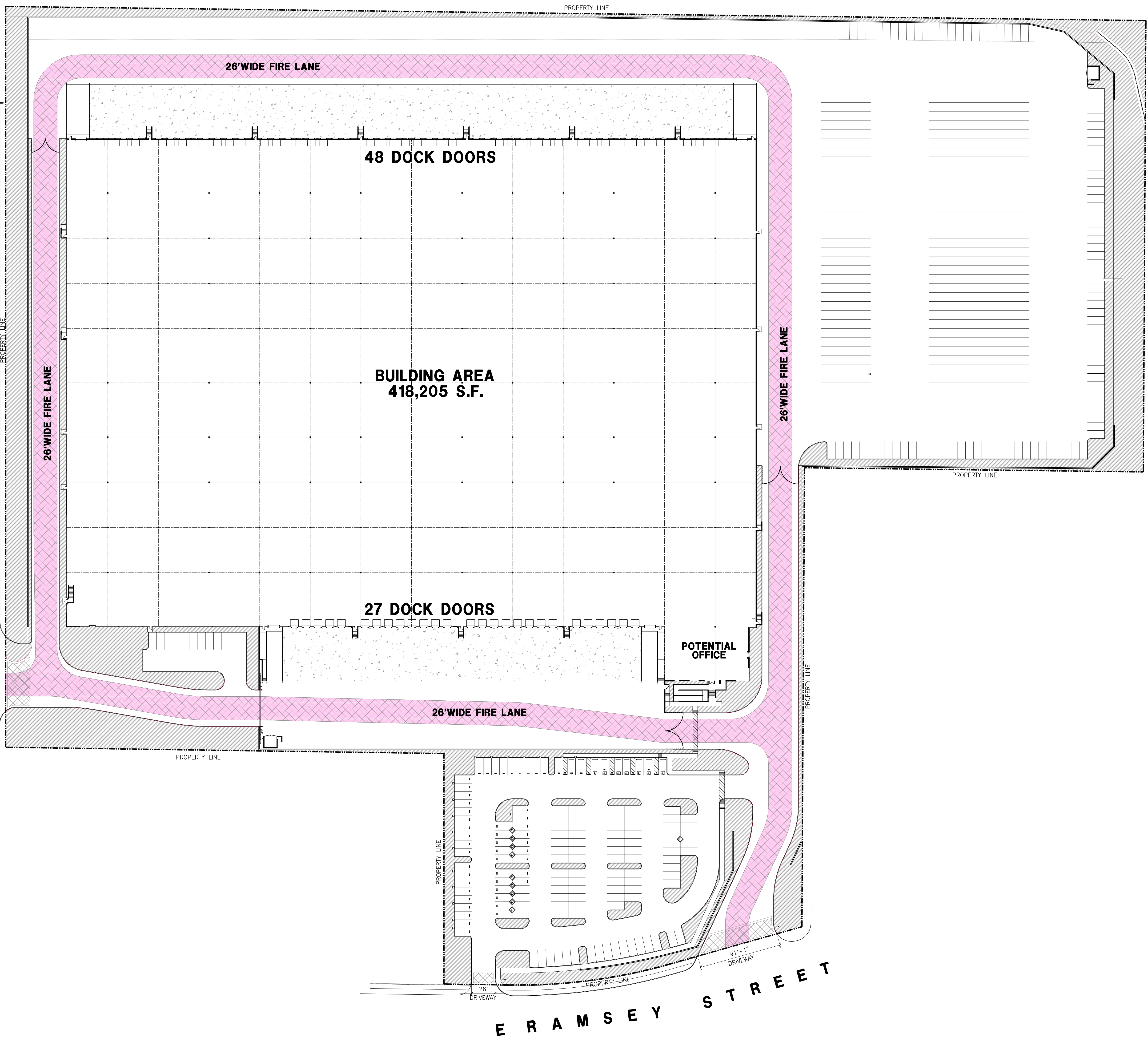





N H A T H A W A Y S T R E E T



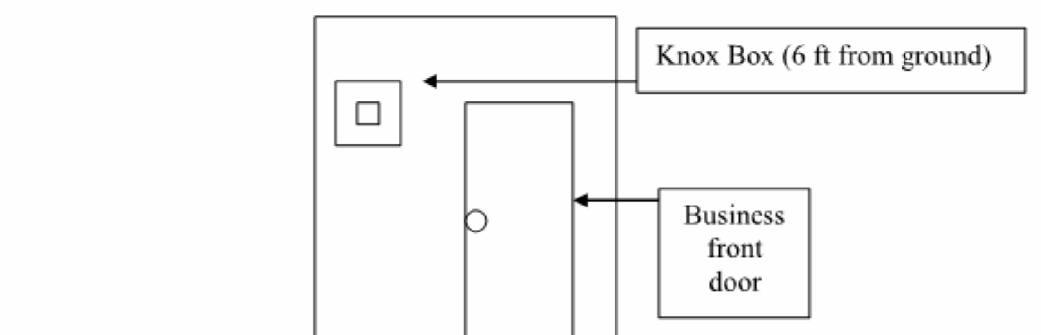
LEGEND:

-  FIRE LANE
-  RED CURB 'NO PARKING FIRE LANE'
-  FIRE HYDRANT

KNOX BOX INSTALLATION PROCEDURE, PER STANDARD #H-001:

PROCEDURE:

1. **Placement**
 - Must be recessed (new construction).
 - Must be placed within proximity of the front doors.
 - Must be placed 4-6 feet from the ground (no higher/no lower).
 - Must be visible and able to access.
2. **Process**
 - Access Knox box application online @ www.knoxbox.com and follow instructions.
 - If a Knox padlock or switch is being ordered it must be sub-mastered. Ensure that the padlock or witch is sub-mastered for **Ontario Fire and Police**.
 - After Knox box is installed it must be supervised by the fire alarm system. Contact your fire alarm company to perform work.
3. **What to do after installation**
 - Once the Knox Box is installed and wired to an alarm, copies of your business keys should be made (The keys should be to the front door, gates or anything else important for access. Please label keys.)
 - In order to have the keys placed in the Knox Box, the Fire Department must be called. (Fire Prevention 909-395-2029).
 - Someone from the Fire Department will come out to the business to place the key(s) in the Knox Box.



- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.
- 6.2 Any High Piled Storage, or storage of combustible materials greater than twelve (12') feet in height for ordinary (Class I-IV) commodities or storage greater than six feet (6') in height of high hazard (Group A) plastics, rubber tires, flammable liquids, etc.) shall be approved by the Fire Department, and adequate fire protection features shall be required. If High Piled Storage is proposed, a Fire Department High Piled Storage Worksheet shall be completed and detailed racking plans or floor plans submitted prior to occupancy of the building.
- 6.3 Underground fuel tanks, their associated piping and dispensers shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Fire Department, and San Bernardino County Fire Department Hazardous Materials Division. In fueling facilities, an exterior emergency pump shut-off switch shall be provided.

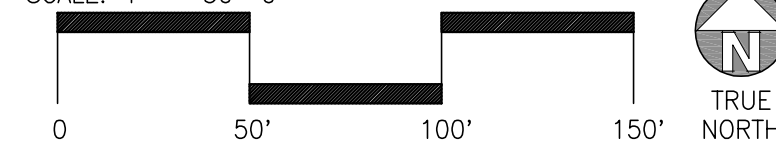
NOTE:

ANY TIME PRIOR TO ON-SITE COMBUSTIBLE CONSTRUCTION AND/OR STORAGE, A MINIMUM TWENTY-FOUR (24) FT. WIDE CIRCULATING ALL WEATHER ACCESS ROADS SHALL BE PROVIDED TO WITHIN 150 FT. OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING, UNLESS SPECIFICALLY APPROVED BY FIRE DEPARTMENT AND OTHER EMERGENCY SERVICES.

FIRE ACCESS PLAN

scale: 1" = 50'-0"

SCALE: 1" = 50'-0"



hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:



Project:

BANNING 25

NEC OF RAMSEY ST &
HATHAWAY ST.
CITY OF BANNING, CA

Consultants:

CIVIL	KIMLEY-HORN
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	GREG HUNTER
LANDSCAPE	
FIRE PROTECTION	
SOILS ENGINEER	

Title: FIRE ACCESS PLAN

Project Number: 22671
Drawn by: Y.G
Date: 06/02/23
Revision:

Sheet:

DAB-A1.1F

Owner:



Project:

BANNING 25

NEC OF RAMSEY ST &
HATHAWAY ST.
CITY OF BANNING, CA

Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION SOILS ENGINEER
KIMLEY-HORN
GREG HUNTER

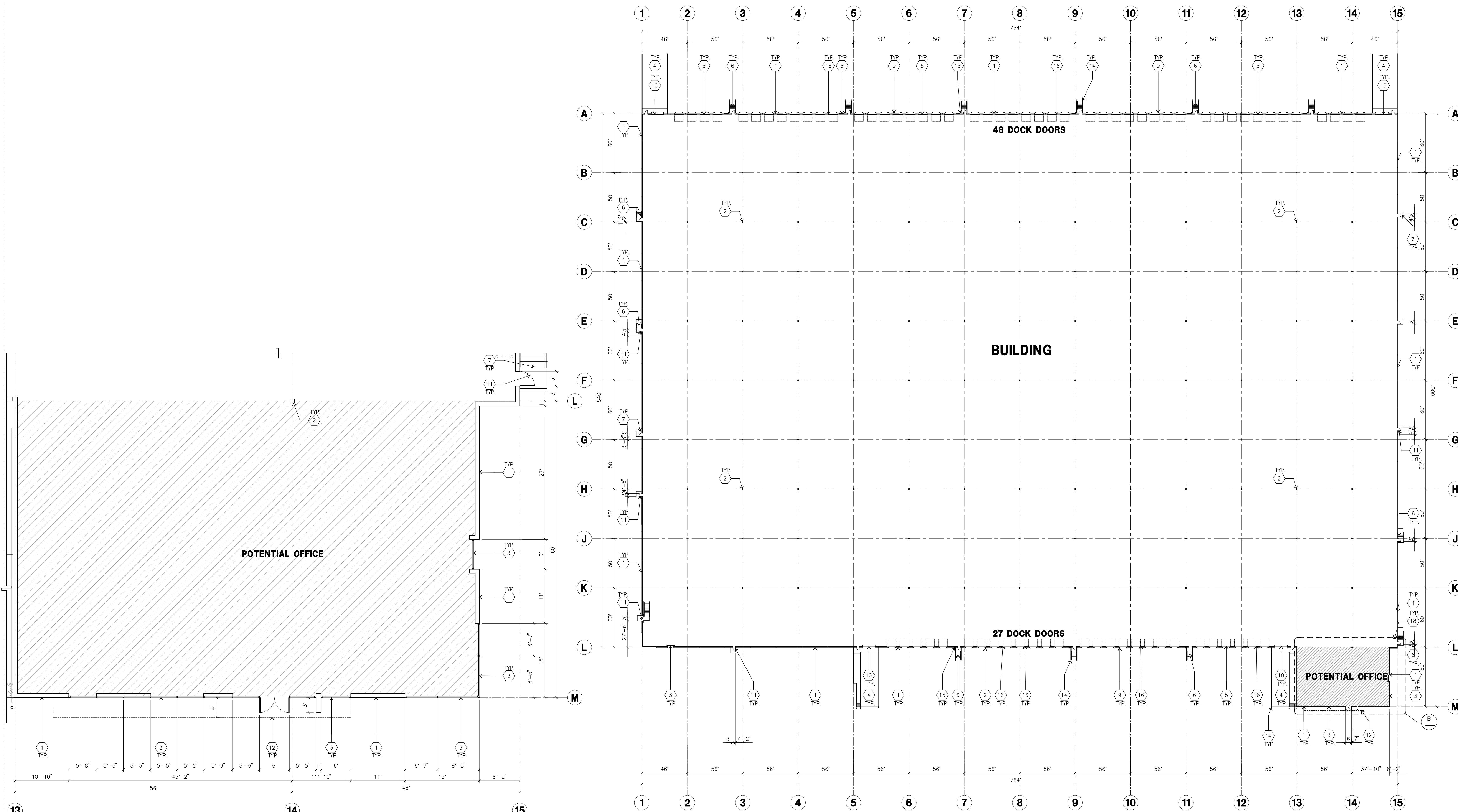
Title: OVERALL FLOOR PLAN

Project Number: 22671
Drawn by: Y.G
Date: 06/02/23

Revision:

Sheet:

DAB-A2.1



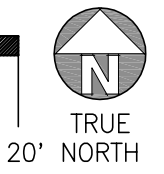
ENLARGED FLOOR PLAN
scale: 1/8"=1'-0"

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



OVERALL FLOOR PLAN
scale: 1"=40'-0"

SCALE: 1"=40'-0"



KEYNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP. SEE "S" DWG FOR DETAIL.
- 5 9'-0" X 10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 6 EXTERIOR CONCRETE STAIR
- 7 5'-6" X 5'-6" X 4" 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" - 1/2" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER
- 10 12" X 14" DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST WIND 90 MPH., EXPOSURE "C".
- 12 ENTRANCE CANOPY
- 13 NOT USED
- 14 CONC. FILLED GUARD POST. 6" DIA. U.N.O., 42"H.
- 15 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 16 Z GUARD
- 17 APPROXIMATE LOCATION OF ELECTRICAL ROOM
- 18 LONG TERM BIKE RACK

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. 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. 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.
- E. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- F. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- G. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. PLUMBING/ELECTRICAL COORDINATION.
- H. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- I. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- J. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- K. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- L. 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.
- M. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
- N. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/A4.1 OFFICE SECTION.

FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB:
 - A. 6" THICK MIN. UNREINFORCED CONCRETE OVER COMPACTED SOILS
 - B. 3/4" - 16" LONG Ø 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS
 - C. 3/4" - 16" LONG Ø 24" O.C. DOWELS IN DOWEL BASKET AT ALL CONTROL JOINTS.
 - D. 4,000 P.S.I. REQUIREMENT.
 - E. SLUMP TO BE 4" +/- 1"
 - F. JOINT SPACING PER A.C.I. 302-IR-96
 - G. SAW-CUT DEPTH 1/4 T; SOFT SAW-CUTTING WITHIN 2 HRS OF FINISHING
 - H. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 4.
 - 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 - 6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 - 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 - 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 - 9. SLAB TO BE FF35 FL24 MEASURED WITHIN 24 HOURS.
 - 10. NO FLY ASH IN THE CONCRETE
 - 11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15ML STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 - 12. CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VIBRATOR ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
 - CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
 - 12. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 2" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DRAIN TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT. SEE "S" DRAWINGS. SEE 4/AD.3
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT TO MATCH FIELD COLOR.
- 5 OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT TO MATCH FIELD COLOR.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER. SEE DETAIL 8/AD.4. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PAINT TO MATCH FIELD COLOR.
- 9 EXTERIOR METAL DOWNSPOUT WITH 2 OVERFLOW SCUPPERS. SEE DETAIL 12,13,14,15/AD.3.
- 10 DOCK BUMPER. SEE DETAIL 4/AD.4.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS AND WINDOWS. SEE DETAIL 12/AD.4.
- 12 METAL GATE WITH KNOX BOX PER FIRE DEPARTMENT SEE 8/AD.2 PRIME AND PAINT BLACK.
- 13 EXTERIOR METAL STAIR. SEE DETAILS 1, 2, 3, 3A, 5/AD.5.
- 14 INTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS. CONTRACTOR TO VERIFY WITH "T" DWGS. SEE DETAIL 17/AD.3.
- 15 NOT USED.
- 16 ILLUMINATED BUILDING ADDRESS PER FIRE DEPT. REQUIREMENTS. 24" H. X 2" THICK HIGH DENSITY FOAM "HELIVATO BOLD" LETTER W/ 1/16" PVC FACES EPOXY TO WALL. COLOR TO BE SELECTED BY ARCHITECT.
- 17 CONCRETE RAMP AND GUARDRAIL W/ METAL HANDRAIL.
- 18 PARAPET RETURN. SEE ROOF PLAN AND "S" DWGS.
- 19 ROOF LINE BEYOND.
- 20 EXTERIOR LIGHTING FIXTURE. CENTER BETWEEN PANEL OR ON JOINT U.N.O. SEE "E" DWGS.
- 21 EXTERIOR LIGHTING FIXTURE. CENTER BETWEEN PANEL OR ON JOINT U.N.O. SEE "E" DWGS.
- 22 CONG. FILLED STEEL BOLLARDS. SEE FLR. PLAN.
- 23 EXTRUDED ALUMINUM ANGLE EXTENDED 6" FROM BUILDING.
- 24 TUBE STEEL CANOPY. SEE "S" DWG. DETAILS 17, 19/AD.3A.
- 25 DOWNSPOUT PROTECTION. SEE DETAIL 2/AD.3A.

SAFETY NOTES - GLAZING

- NOTE: EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
- A. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
 - B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWING DOORS OTHER THAN WARDROBE DOORS.
 - C. GLAZING IN STORM DOORS.
 - D. GLAZING IN ALL UNFRAMED SWINGING DOORS.
 - E. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS, AND SHOWERS.
 - F. GLAZING IN FIXED OR OPENABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - G. GLAZING IN AN INDIVIDUAL FIXED OR OPENABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, THAT MEET ALL OF THE FOLLOWING ARE PRESENT:
 1. EXPOSED ARE OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
 - H. GLAZING IN BALUNGS REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE, INCLUDING ARE, STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
 - I. GLAZING IN WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHEN ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
 1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE POOL SIDE OF THE GLAZING.
 2. THE GLAZING IS WITHIN 5 FEET OF A SWIMMING POOL OR SPA WATER'S EDGE.
 - J. GLAZING IN WALLS ENCLDING STAIRWAY LANDINGS OR WITHIN 5 FEET OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE.

GENERAL NOTES - ELEVATIONS

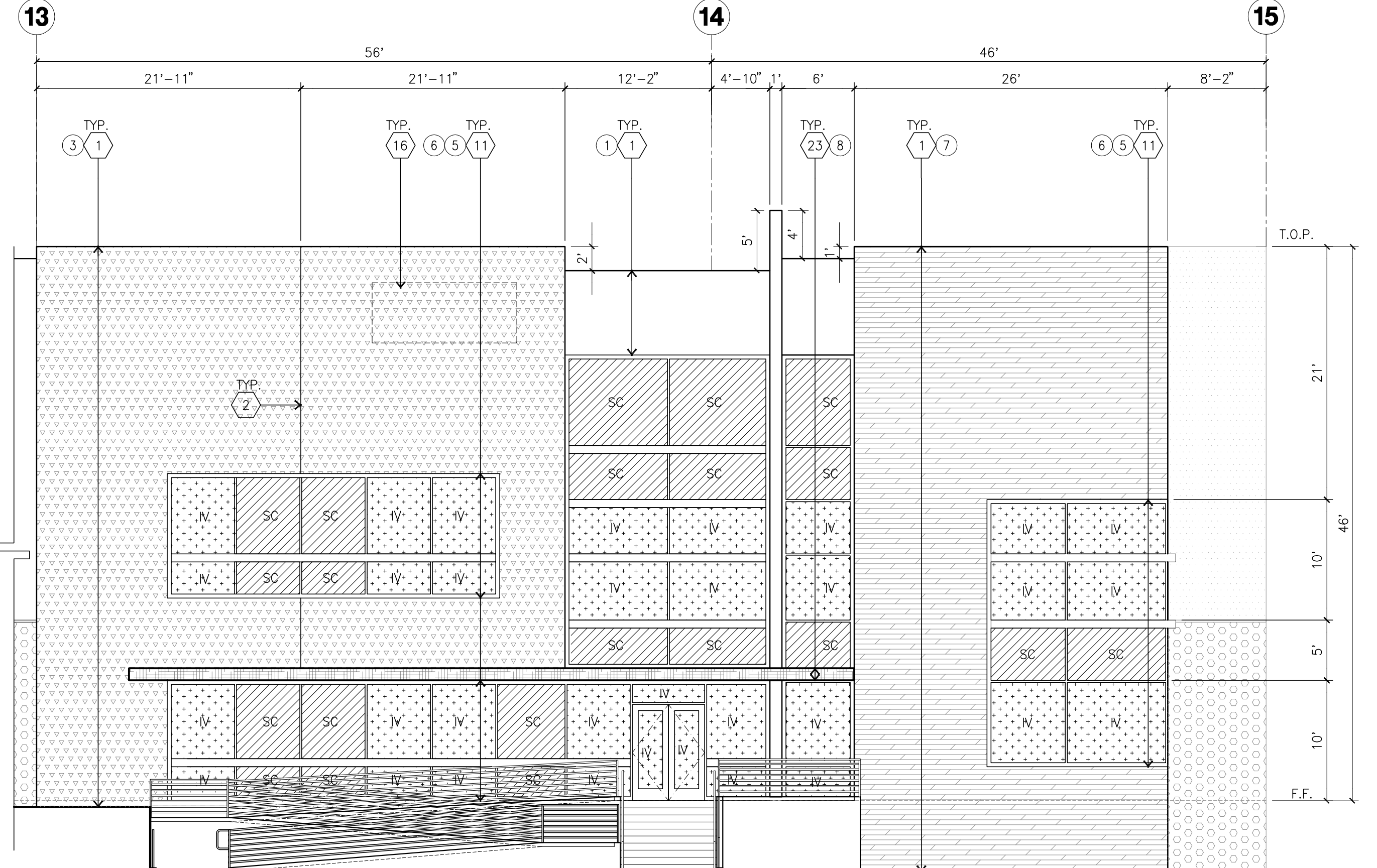
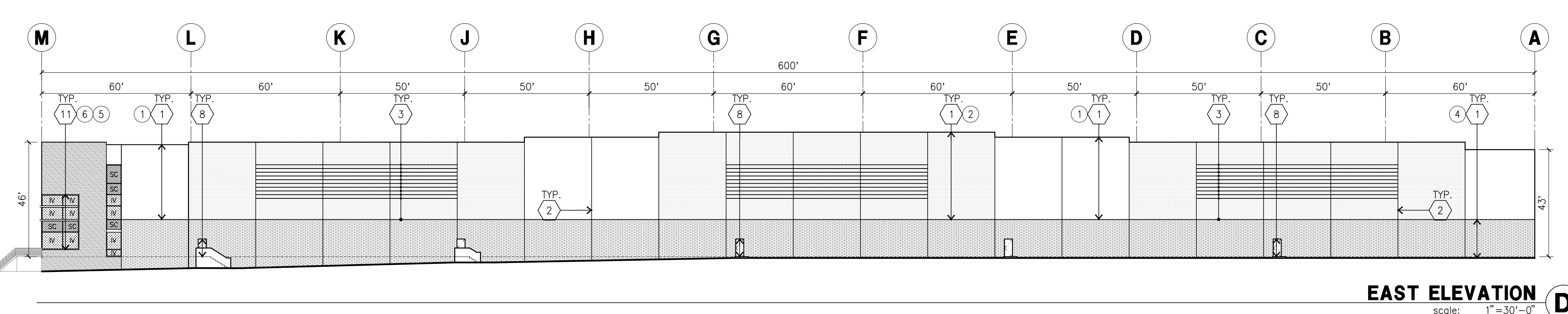
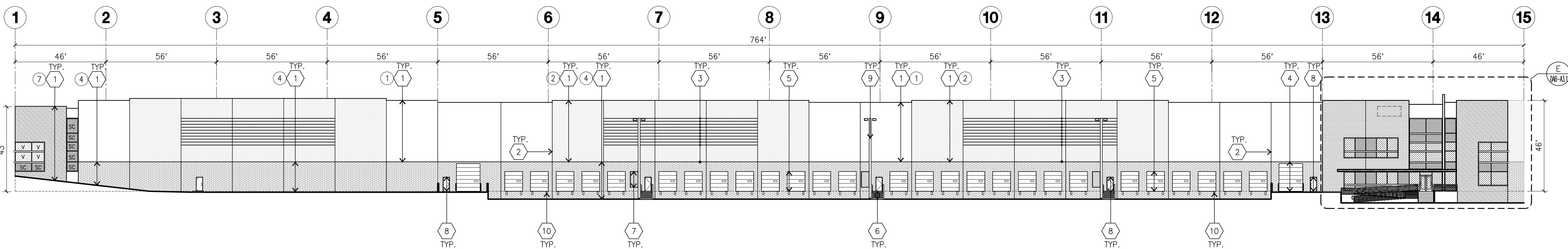
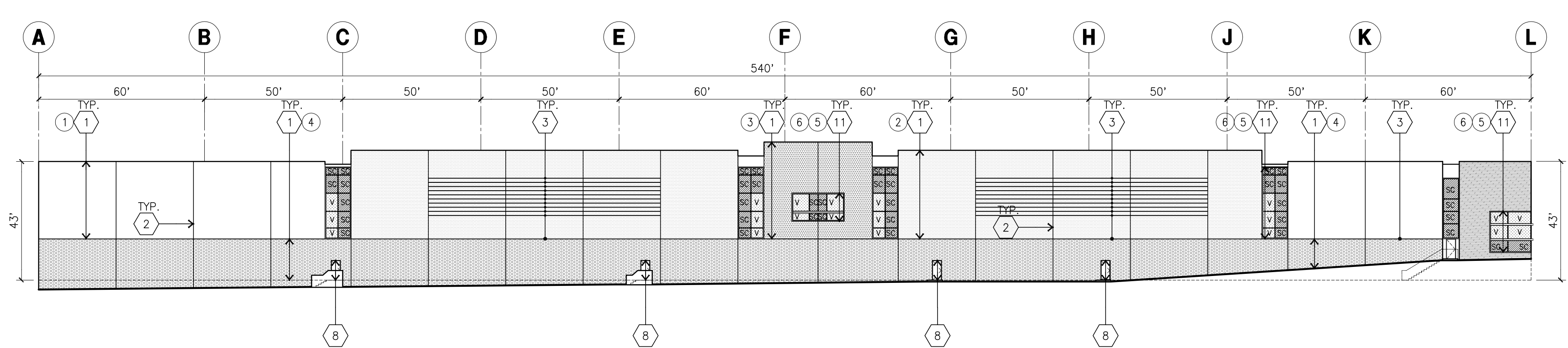
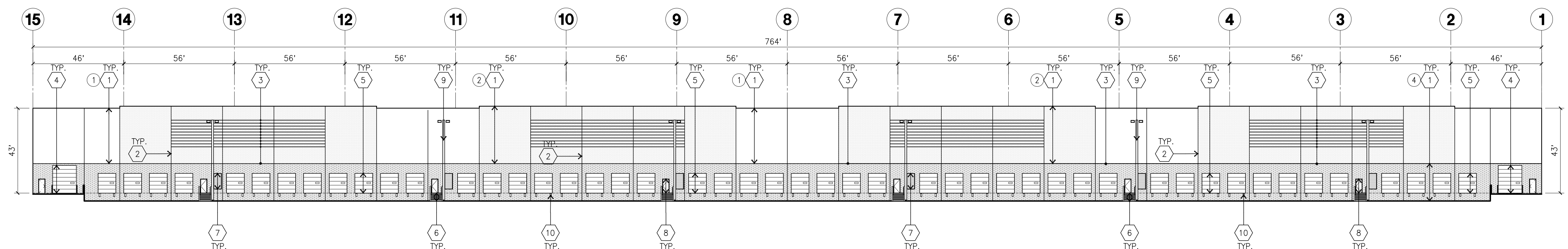
- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS. CONTRACTOR SHALL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

COLOR SCHED. - ELEVATIONS

1	CONCRETE TILT-UP PANEL	SHERWIN WILLIAMS PAINT BRAND SW 7006 (EXTRA WHITE)
2	CONCRETE TILT-UP PANEL	SHERWIN WILLIAMS PAINT BRAND SW 7004 (PASSIVE)
3	CONCRETE TILT-UP PANEL	SHERWIN WILLIAMS PAINT BRAND SW 9183 (TIN LIZZIE)
4	CONCRETE TILT-UP PANEL	SHERWIN WILLIAMS PAINT BRAND SW 7087 (CITYSCAPE)
5	MULLIONS	CLEAR ANODIZED ALUMINUM
6	GLAZING	COLOR BLUE
7	CONCRETE FORM LINER	SW 7088 GRIZZLE GRAY
8	METAL PANEL	SW 7067 CITYSCAPE

GLAZING LEGEND

- IV : INSULATED VISION GLASS
1 1/4" VISTACOOL 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 1/4" VISTACOOL PACIFICA WITH HARMONY BLUE OPACICOAT
PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.
- V : VISION GLASS
1 1/4" VISTACOOL PACIFICA
- MULLIONS : ANODIZED CLEAR



hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:

SEEFRIED
INDUSTRIAL PROPERTIES

Project:

BANNING 25

NEC OF RAMSEY ST &
HATHAWAY ST.
CITY OF BANNING, CA

Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION SOILS ENGINEER
KIMLEY-HORN
GREG HUNTER

Title: ELEVATION

Project Number: 22671
Drawn by: Y.G
Date: 06/02/23
Revision:

Sheet:

DAB-A3.1

