

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 FUTURE MONUMENT SIGN
- 3 CONCRETE WALKWAY
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6" X 5'-6" X 4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7 EXTERIOR CONC. STAIR.
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 CONCRETE TILT-UP SCREEN WALL
- 10 8" METAL SWING GATE.
- 11 8" WROUGHT IRON FENCE.
- 12 SITE LIGHT POLE (APPROXIMATE LOCATION.)
- 13 COVERED TRASH ENCLOSURE
- 14 PRE-CAST CONC. WHEEL STOP
- 15 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.

SITE LEGEND

- LANDSCAPED AREA
- SITE PAVING - SEE "C" DRWS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAP PARKING STALL (9' X 19')
- 26" FIRE LANE.
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- PROPERTY LINE
- PATH OF TRAVEL

SITE PLAN GENERAL NOTES

1. THE SOILS REPORT PREPARED BY _____ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
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. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY 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" GA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. PROVIDE TWO FIRE HYDRANT ON THE SITE. FINAL LOCATION WILL DETERMINE IN DURING SUBMITTAL.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

OVERALL SITE PLAN



PROPERTY OWNER

FIRST INDUSTRIAL REALTY TRUST
898 N. PACIFIC COAST HIGHWAY SUITE 175
EL SEGUNDO, CA 90245
TEL: (310) 414-5400
CONTACT: MICHAEL GOODWIN
MGOODWIN@FIRSTINDUSTRIAL.COM

APPLICANT

FIRST INDUSTRIAL REALTY TRUST
898 N. PACIFIC COAST HIGHWAY SUITE 175
EL SEGUNDO, CA 90245
TEL: (310) 414-5400
CONTACT: MICHAEL GOODWIN
MGOODWIN@FIRSTINDUSTRIAL.COM

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2116
ATTN: RUBEN CHOI

LEGAL DESCRIPTION

BLOCKS 220 & 232 OF AMENDED MAP OF THE BANNING LAND COMPANY, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE BOOK 9, PAGE 44, OF MAPS, OF SAN BERNARDINO COUNTY, CALIFORNIA

PROJECT ADDRESS

TBD

ASSESSOR'S PARCEL NUMBER

540-210-009 & 540-210-020

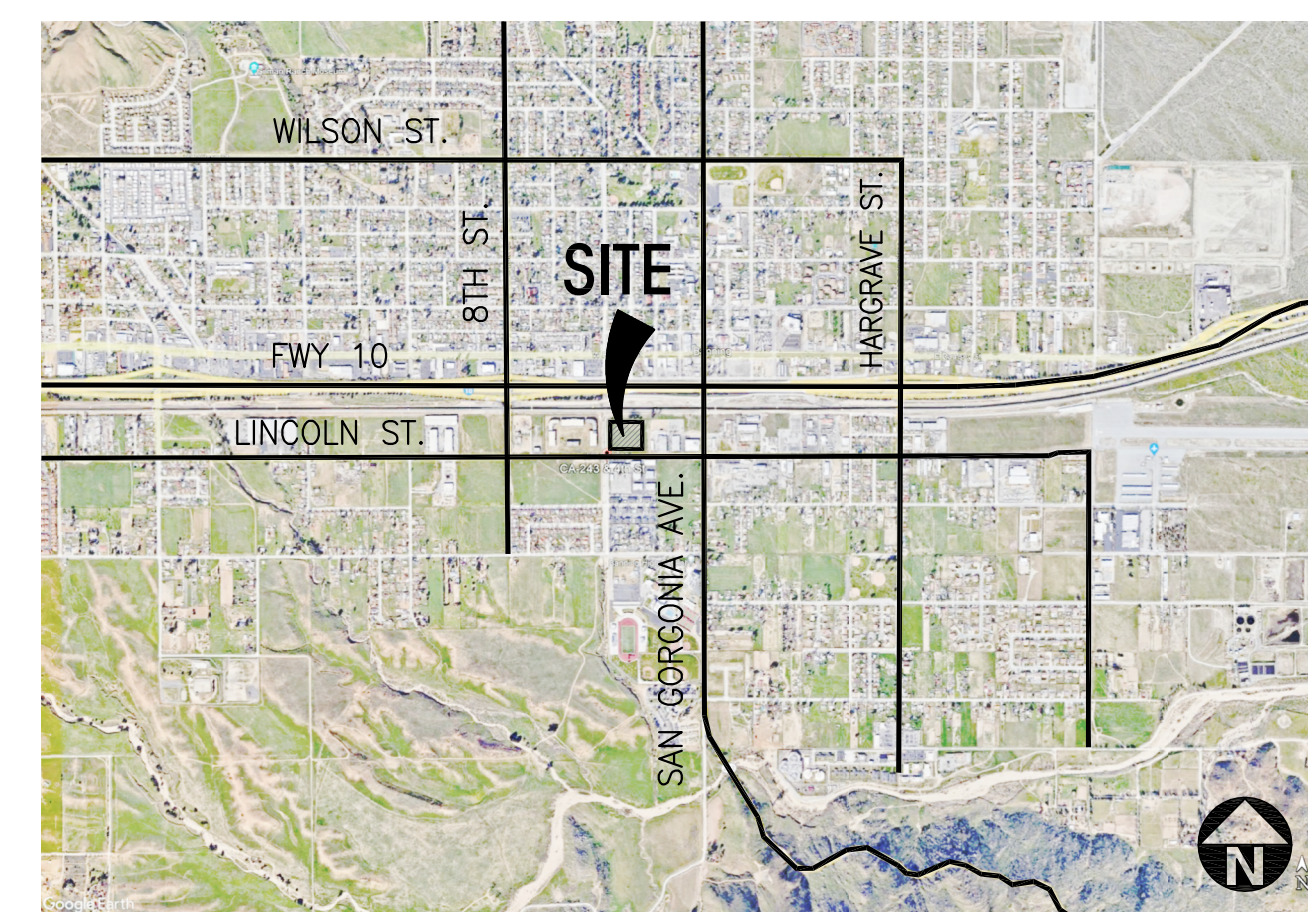
ZONING

ZONING DESIGNATION - INDUSTRIAL

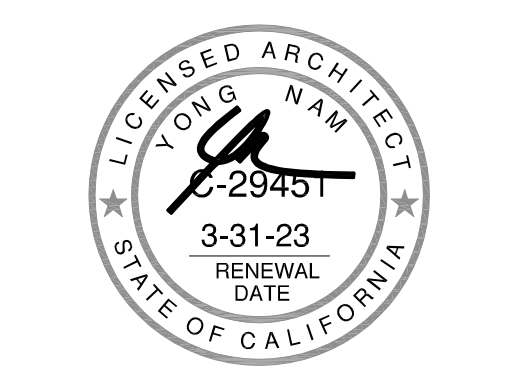
PROJECT DATA

SITE AREA	
In s.f.	271,594 s.f.
In acres	6.23 ac
BUILDING AREA	
Office - 1st floor	5,000 s.f.
Office - 2nd floor	5,000 s.f.
Warehouse	108,786 s.f.
TOTAL	118,786 s.f.
COVERAGE	
	43.7%
AUTO PARKING REQUIRED	
Office: 2,001-7,500 s.f. @ 1/250 s.f.	40 stalls
Whse.: over 20K @ 22 stalls + 1/2,000 s.f.	76 stalls
TOTAL	116 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	142 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Industrial	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM BUILDING COVERAGE	
Coverage - 60%	
LANDSCAPE REQUIREMENT	
Percentage - to be verified	
SETBACKS	
Front - 10'	
Interior side - 0'	
Street side - 10'	
Rear - 0'. If adjacent to R zone - 10'	

VICINITY MAP



hpa, inc.
18831 bardeen avenue, - ste. #100
Irvine, ca
92612
tel: 949-862-1770
fax: 949-862-0851
email: hpa@hparchits.com



Owner:



898 N PACIFIC COAST HWY, Suite 750
El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST INDUSTRIAL LINCOLN

FIRST INDUSTRIAL WAY
BANNING, CA

Consultants:

- CIVIL STRUCTURAL - STANTEC
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE - SPLA
- FIRE PROTECTION -
- SOILS ENGINEER -

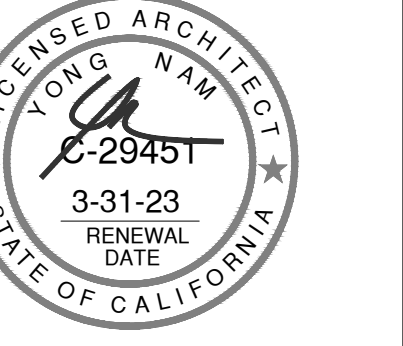
Title: OVERALL SITE PLAN

Project Number: 21654
Drawn by: RC
Date: 04/27/2022

Revision:

Sheet:

DAB-A1.1



Owner:



888 N PACIFIC COAST HWY, Suite 1750
El Segundo, CA 90245

tel: 310-414-5400

Project:

**FIRST INDUSTRIAL
LINCOLN**

FIRST INDUSTRIAL WAY
BANNING, CA

Consultants:

CIVIL	STANTEC
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: **OVERALL FLOOR PLAN**

Project Number: 21654

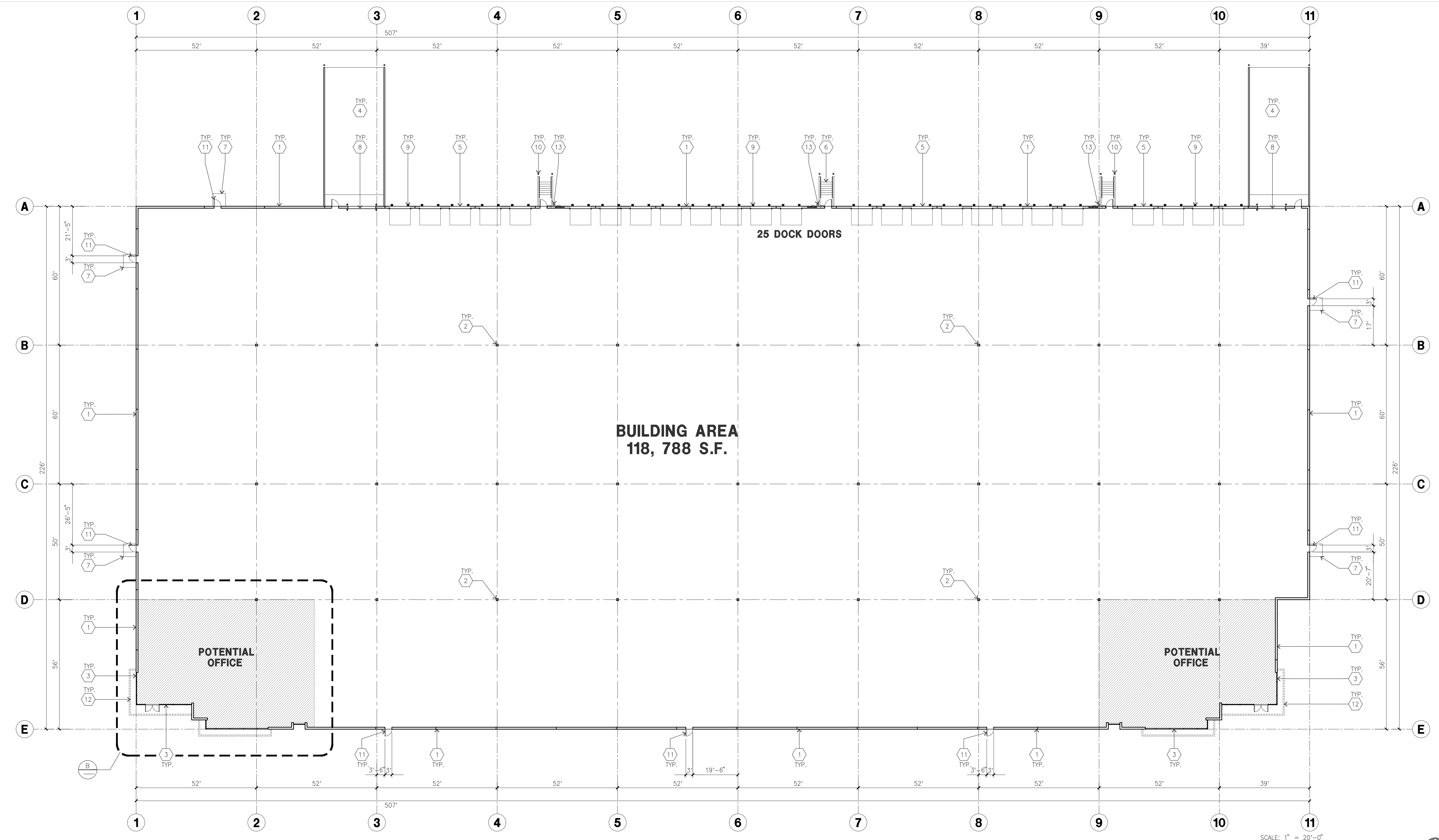
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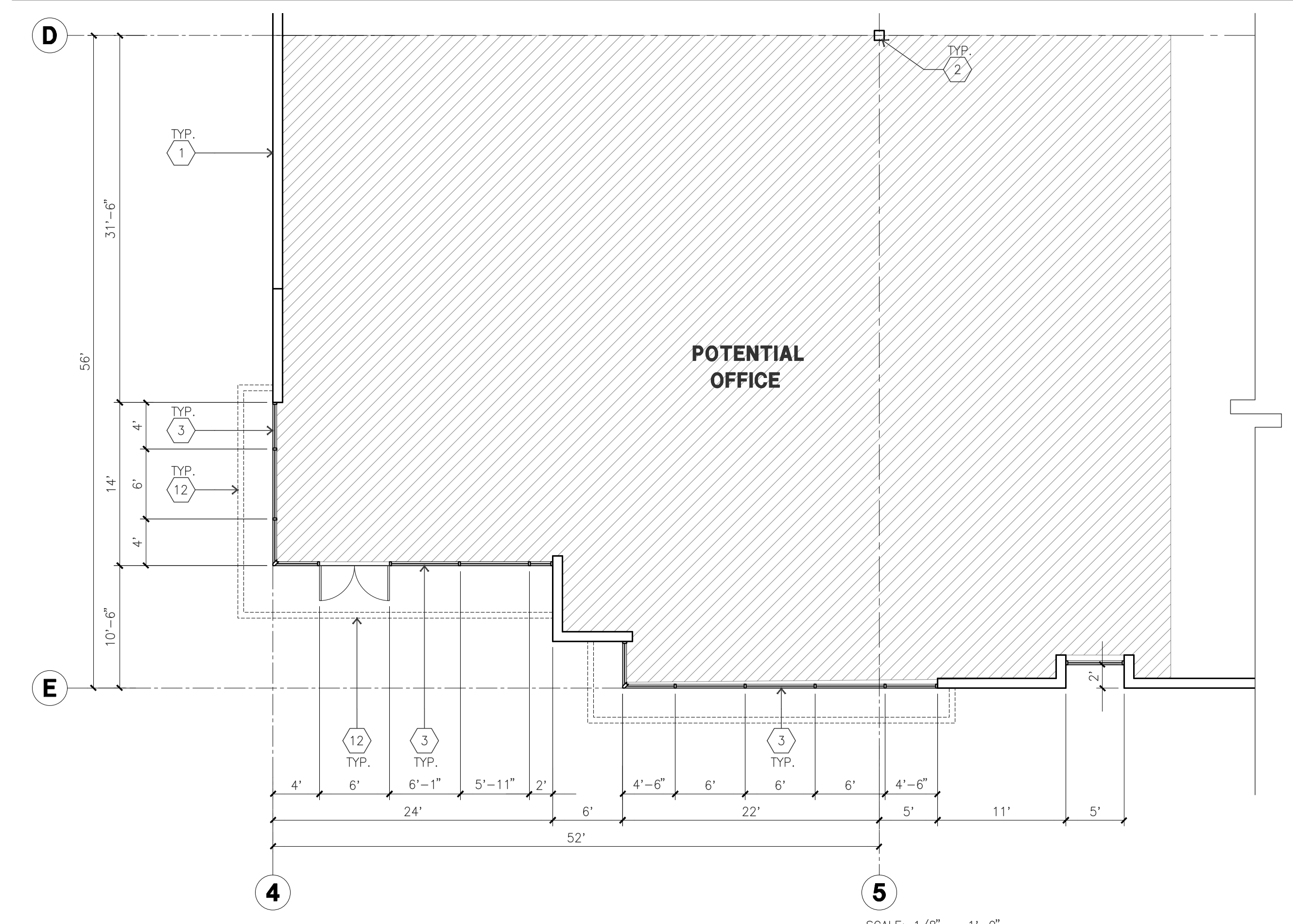
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OVERALL FLOOR PLAN
scale: 1" = 20'-0"



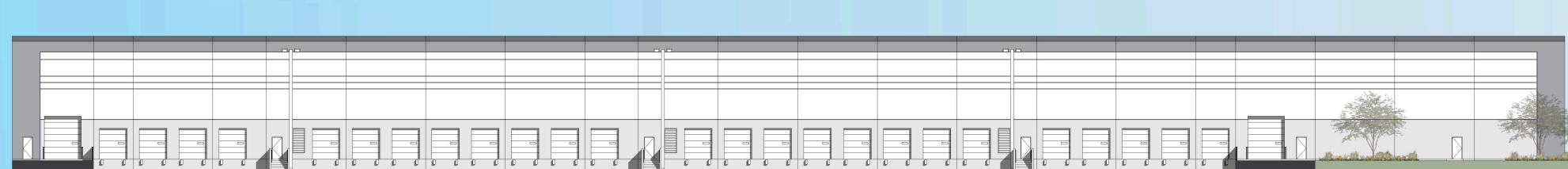
ENLARGED FLOOR PLAN
scale: 1/8" = 1'-0"

KETNOTES - FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 9'-0" X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 6 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" = 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 9 DOCK DOOR BUMPER.
- 10 CONC. FILLED GUARD POST, 6" DIA. U.N.O., 42"H.
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE.
- 13 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 14 TUBE STEEL CANOPY.
- 15 Z GUARD.

GENERAL NOTES - FLOOR PLAN

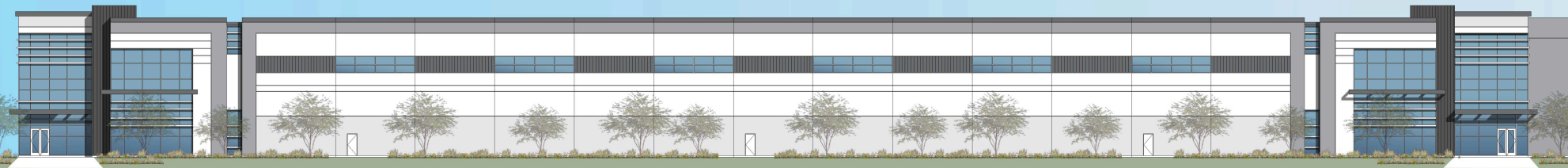
- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED.
- E. 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.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- 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 DUMPED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- 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 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.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1.
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/4.1 OFFICE SECTION.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

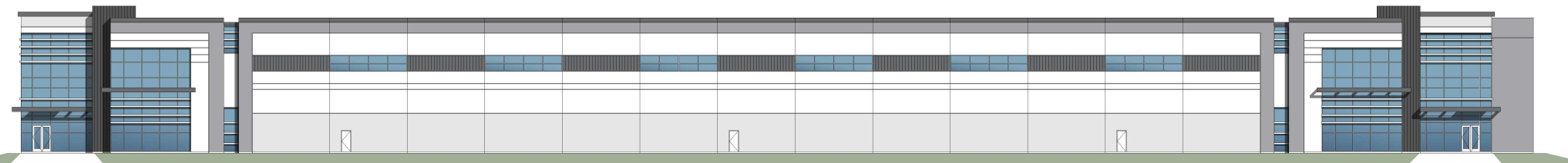
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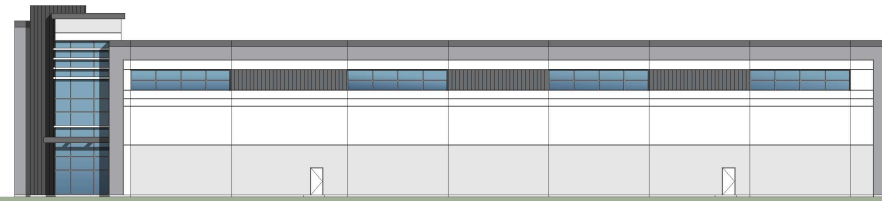
04.29.2022.

CONCEPTUAL ELEVATIONS - 36' CLR.
LINCOLN ST. & 4TH ST.
BANNING, CA



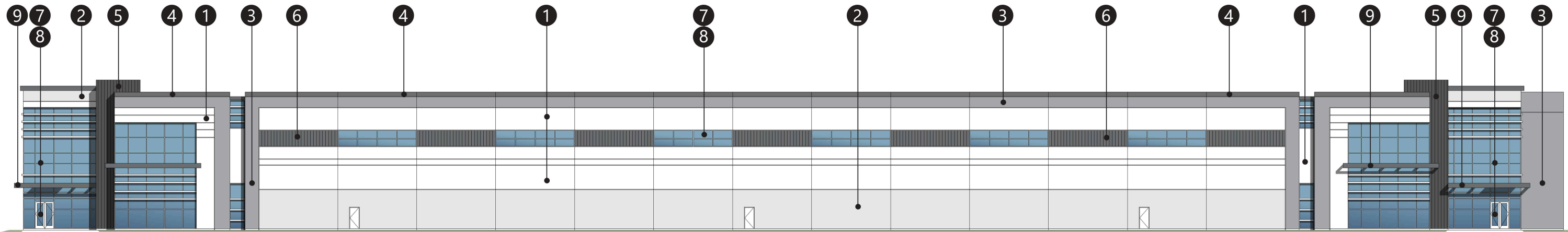


SOUTH ELEVATION



EAST ELEVATION

- | | | | | | | | | |
|--|---|--|--|------------------------------------|---|----------------|----------------------------|--|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| | | | | | | | | |
| SHERWIN-WILLIAMS
SW7005
PURE WHITE | SHERWIN-WILLIAMS
SW7071
GRAY SCREEN | SHERWIN-WILLIAMS
SW7073
NETWORK GRAY | SHERWIN-WILLIAMS
SW7075
WEB GRAY | CORRUGATED METAL
WITH DARK GRAY | FORMLINER
SHERWIN-WILLIAMS
SW7075
WEB GRAY | CLEAR ANODIZED | BLUE REFLECTIVE
GLAZING | SHERWIN-WILLIAMS
SW7075
WEB GRAY
ACRYLIC LATEX SYSTEMS
HIGH GLOSS/HIGH PERFORMANCE |



ENLARGED VIEW OF SOUTH ELEVATION

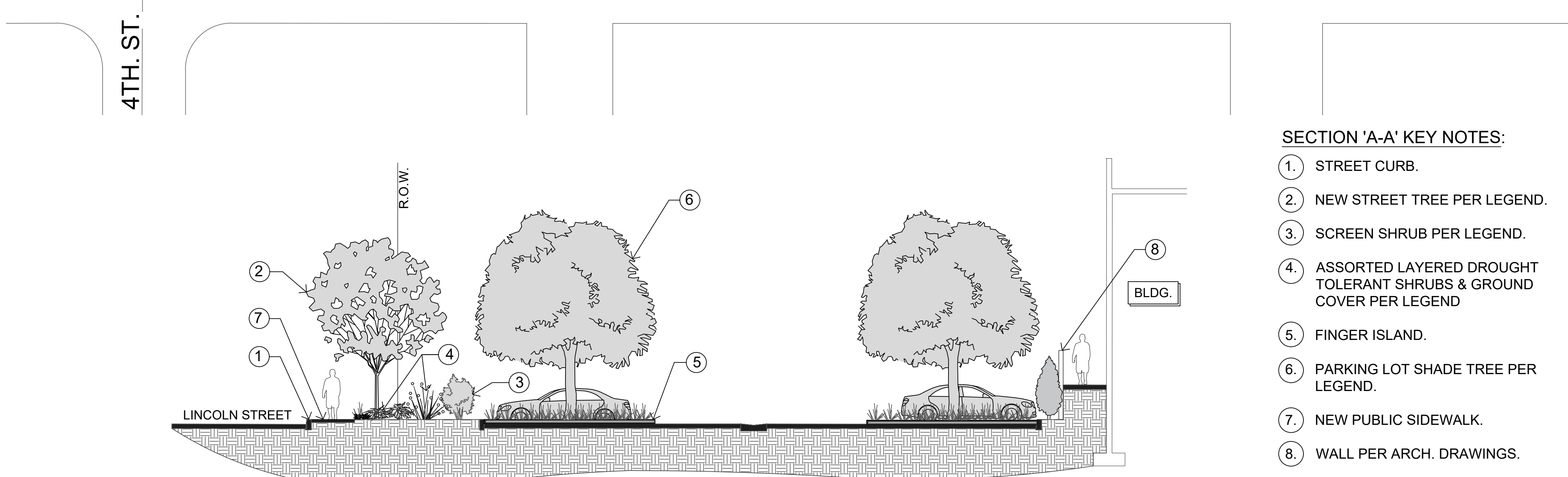
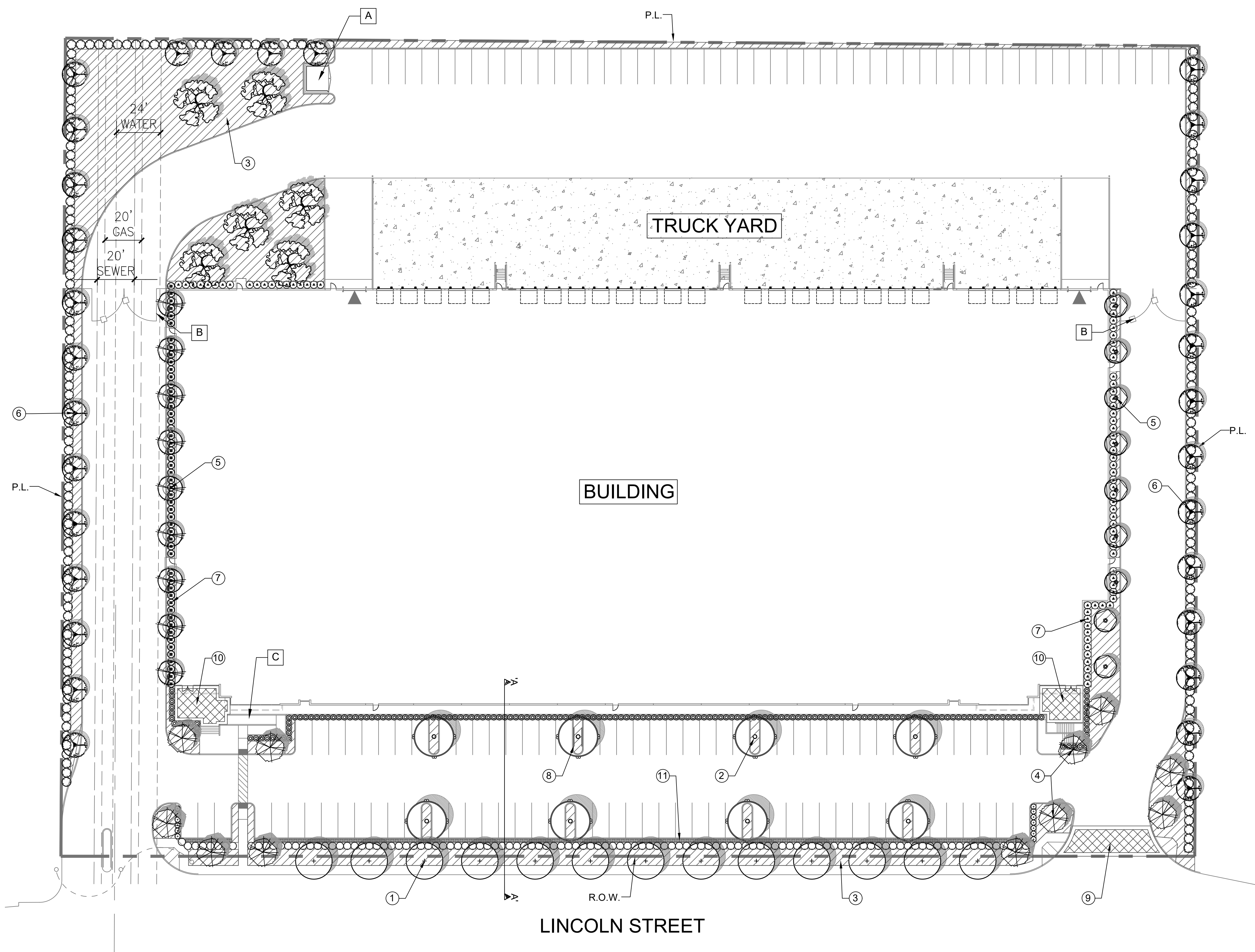
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CONCEPTUAL ELEVATIONS - 36' CLR.
LINCOLN ST. & 4TH ST.
BANNING, CA

04.29.2022.





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

- SECTION 'A-A' KEY NOTES:**
1. STREET CURB.
 2. NEW STREET TREE PER LEGEND.
 3. SCREEN SHRUB PER LEGEND.
 4. ASSORTED LAYERED DROUGHT TOLERANT SHRUBS & GROUND COVER PER LEGEND
 5. FINGER ISLAND.
 6. PARKING LOT SHADE TREE PER LEGEND.
 7. NEW PUBLIC SIDEWALK.
 8. WALL PER ARCH. DRAWINGS.

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PROPOSED STREET TREE ALONG LINCOLN STREET PLATANUS X ACERIFOLIA 'BLOODGOOD', LONDON PLANE TREE 24" BOX SIZE	13	M
	FLOWERING ACCENT TREES AT BUILDING ENTRIES CERCIDIUM X 'DESERT MUSEUM', BLUE PALO VERDE 36" BOX SIZE	11	L
	PARKING LOT SHADE TREE PROSOPIS CHILENSIS, THORNLESS CHILEAN MESQUITE 24" BOX SIZE	8	L
	EVERGREEN SCREEN TREE QUERCUS ILEX, HOLLY OAK 15 GAL. SIZE @ 30" O.C. SPACING	31	L
	VERTICAL GROWING TREE ALONG BUILDING GEIJERA PARVIFLORA, AUSTRALIAN WILLOW 15 GAL. SIZE	9	M
	VERTICAL GROWING TREE ALONG BUILDING TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE	9	M
	QUERCUS AGRIFOLIA, SOUTHER LIVE OAK 15 GAL. SIZE	6	L

SHRUBS- SHRUBS SHALL CONSIST OF THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
	HETEROMELES ARBUTIFOLIA, TOYOON 5 GAL. SIZE	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	ROSMARINUS 'TUSCAN BLUE', ROSEMARY SHRUB 5 GAL. SIZE	L
	PRUNUS CAROLINA 'COMPACTA', CAROLINA CHERRY 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	M

GROUND COVER AND SHRUB MASSES - GROUND COVER AND SHRUB MASSES SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ALOE 'BLUE ELF', BLUE ELF ALOE 1 GAL. SIZE @ 18" O.C.	L
	ALOE BARBARENSIS, YELLOW ALOE 5 GAL. SIZE @ 24" O.C.	L
	CISTUS 'SUNSET', CREEPING ROCKROSE 5 GAL. SIZE @ 42" O.C.	L
	DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 30" O.C.	M
	ENCELIA CALIFORNICA, BUSH SUNFLOWER 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE @ 36" O.C.	L
	LEYMUS C. 'CANYON PRINCE', BLUE RYE GRASS 1 GAL. SIZE @ 36" O.C.	L
	MULHENBERGIA DUBIA, PINE MUHLY 1 GAL. SIZE @ 30" O.C.	L
	MUHLBERGIA RIGENS, DEER GRASS 5 GAL. SIZE @ 42" O.C.	L
	SENECIO MANDRALISCAEA, BLUE CHALK STICKS 1 GAL. SIZE @ 24" O.C.	L
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	SALVIA CLEVELANDII 'ALLEN CHICKERING', CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L
	VERBENNA 'DE LA MINA', PURPLE VERBENNA 1 GAL. SIZE @ 24" O.C.	L

NOTE: ALL SHRUB PLANTING AREAS TO RECEIVE A 3" LAYER OF SHREDDED FINE WOOD MULCH.

DESIGN KEY NOTES:

1. NEW STREET TREE PER LEGEND.
2. PROPOSED NEW PARKING LOT SHADE TREE PER LEGEND.
3. DROUGHT TOLERANT SHRUBS AND GROUND COVER PER LEGEND.
4. NEW FLOWERING ACCENT TREES AT KEY FOCAL AREAS SUCH AS DRIVEWAY AND BUILDING ENTRIES.
5. VERTICAL GROWING TREE PER LEGEND.
6. EVERGREEN SCREEN TREE PER LEGEND.
7. SCREEN SHRUB PLANTING.
8. ALL TREES WITHIN 6 FT. OF HARDSCAPE OR BUILDINGS SHALL BE INSTALLED WITH LINEAR ROOT CONTROL BARRIER FROM DEEP ROOT CORPORATION (OR APPROVED SUBSTITUTION). ROOT BARRIER LENGTH SHALL BE 16 FEET MIN. CENTERED ON TREE TRUNK. ROOT BARRIER SHALL BE PLACED IN A LINEAR INSTALLATION ADJACENT TO HARDSCAPE PER MANUF. SPECIFICATIONS AND NOT ENCIRCLING ROOTBALL. ROOT CONTROL BARRIER DEPTH SHALL BE 18 INCHES MIN. ADJACENT TO FLATWORK AND 24 INCHES. MIN. ADJACENT TO CURBS.
9. ENHANCED PAVING AT VEHICULAR DRIVEWAY CONSISTING OF INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH.
10. ENHANCED PAVING AT MAIN ENTRY CONSISTING OF INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH.
11. ALLOW FOR 24" CLEARANCE FROM BACK OF CURB TO SHRUB. PROVIDE MULCH BETWEEN BACK OF CURB AND SHRUB.

REFERENCE KEY NOTES:

- A. TRASH ENCLOSURE PER ARCH. PLANS. VINES TRAINED TO WALL PER PLANTING PALETTE.
- B. VEHICULAR GATE PER ARCH. PLANS.
- C. RAMP PER CIVIL PRELIMINARY PLANS.

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

WUCOLS PLANT FACTOR

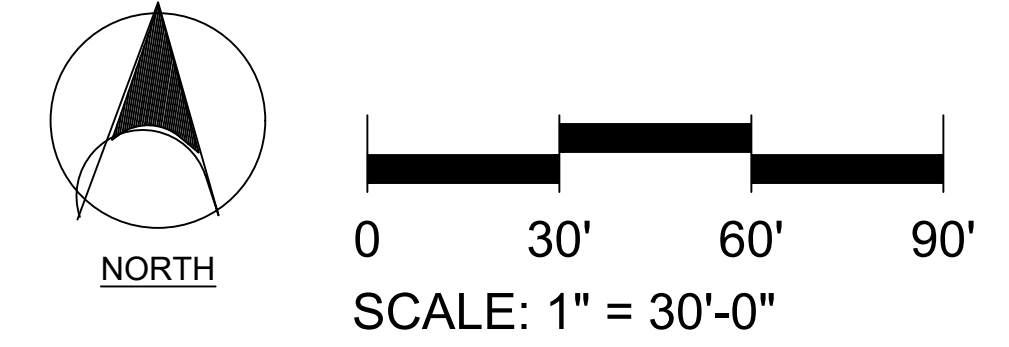
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

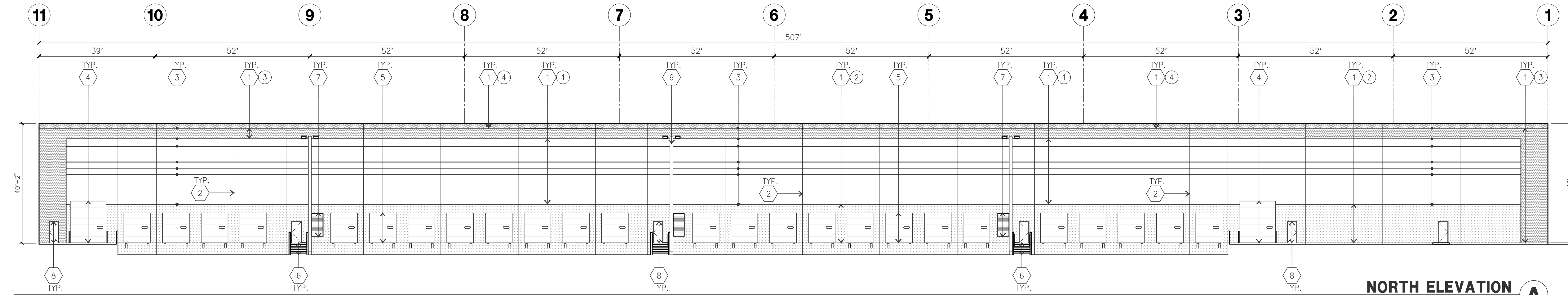


**CONCEPTUAL LANDSCAPE PLAN
NC LINCOLN ST. AND 4TH ST.**

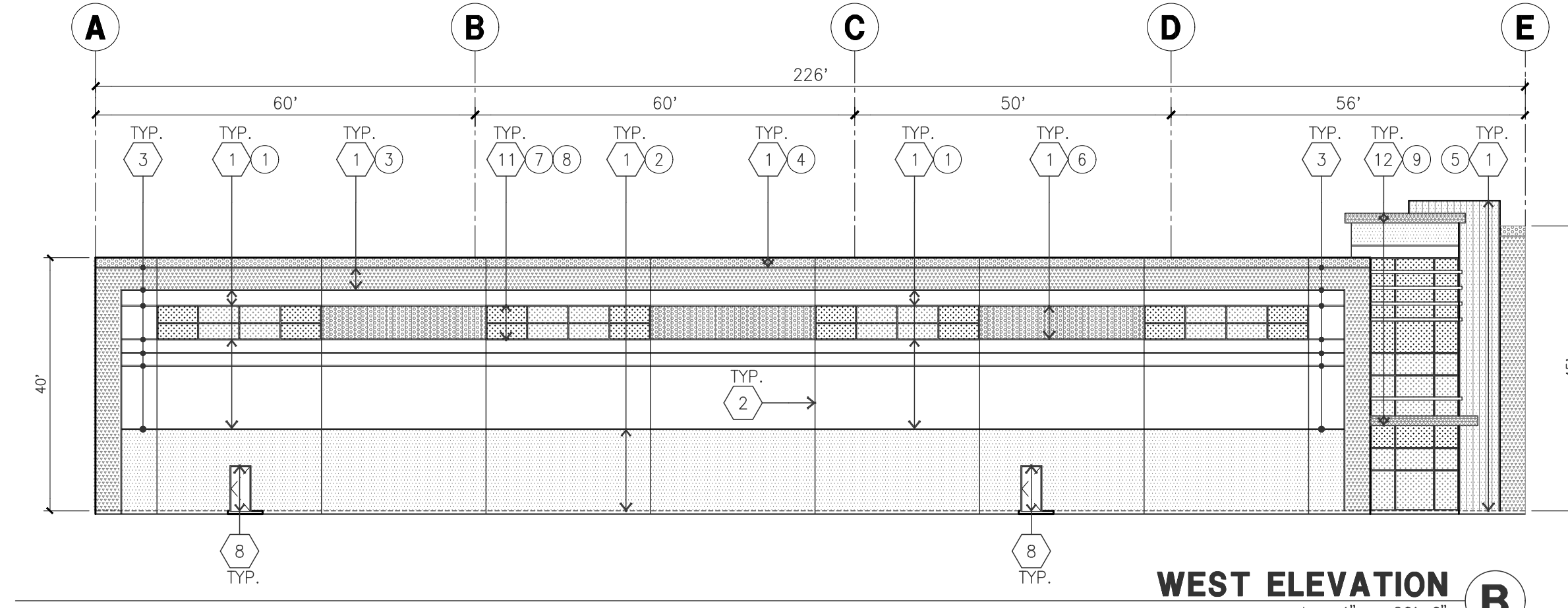
CITY OF BANNING, CA



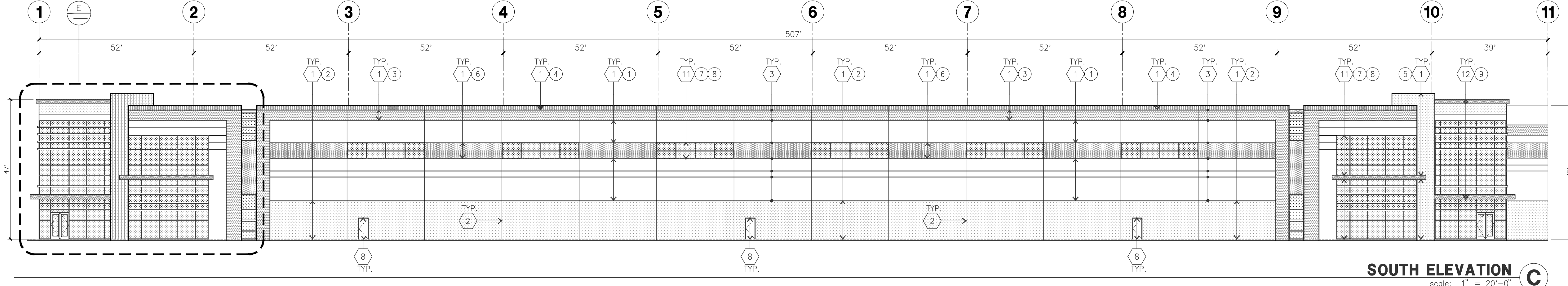
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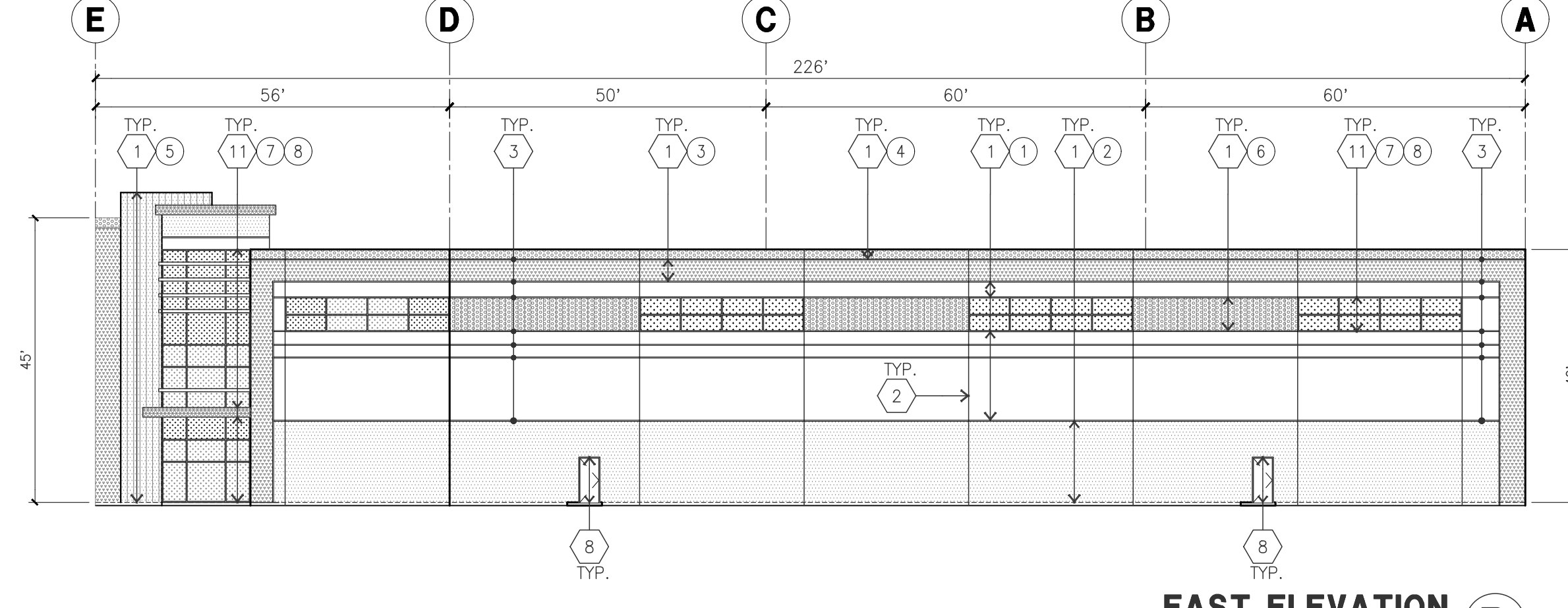
NORTH ELEVATION A
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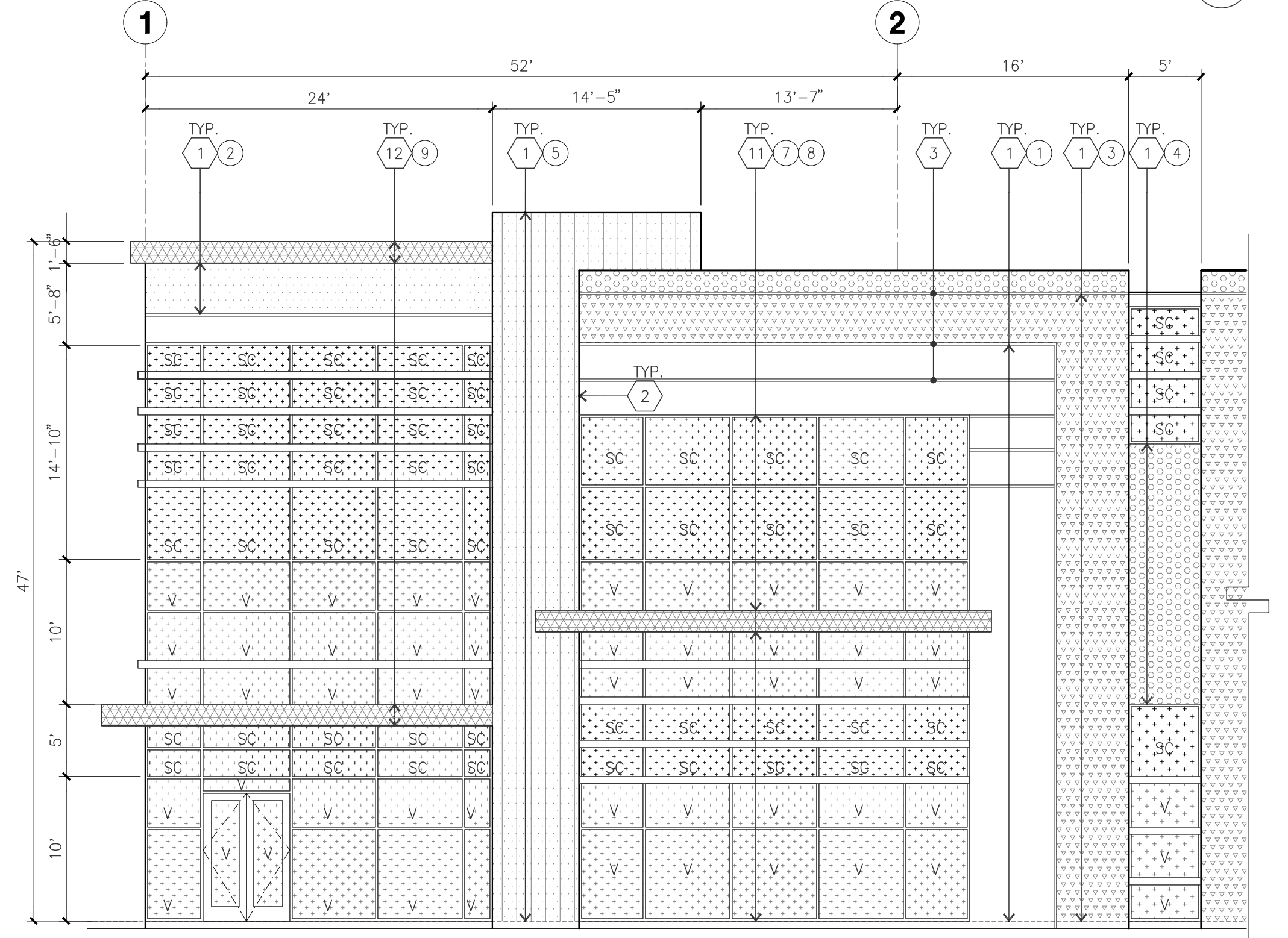
WEST ELEVATION B
scale: 1" = 20'-0"



SOUTH ELEVATION C
scale: 1" = 20'-0"



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



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

KEYNOTES - ELEVATIONS

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

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 UNTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO 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.

COLOR SCHEDULE - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL PAINT BRAND, SHERWIN-WILLIAMS SW7005 PURE WHITE
- 2 CONCRETE TILT-UP PANEL PAINT BRAND, SHERWIN-WILLIAMS SW7071 GRAY SCREEN
- 3 CONCRETE TILT-UP PANEL PAINT BRAND, SHERWIN-WILLIAMS SW7073 NETWORK GRAY
- 4 CONCRETE TILT-UP PANEL PAINT BRAND, SHERWIN-WILLIAMS SW7075 WEB GRAY
- 5 CONCRETE TILT-UP PANEL FORMLINER PAINTED IN SHERWIN - WILLIAMS SW7071 GRAY SCREEN
- 6 CONCRETE TILT-UP PANEL FORMLINER PAINTED IN SHERWIN - WILLIAMS SW7075 WEB GRAY
- 7 MULLIONS COLOR: CLEAR ANODIZED
- 8 GLAZING COLOR: BLUE REFLECTIVE GLAZING
- 9 METAL CANOPY COLOR: SW ACRYLIC LATEX SYSTEMS HIGH GLOSS / HIGH PERFORMANCE 7075 WEB GRAY

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- INSULATED VISION GLASS
 - SPANDREL GLASS WITH CONCRETE BEHIND
 - SINGLE LITE VISION GLASS
 - SPANDREL GLASS
- V : INSULATED VISION GLASS
1/4" ATLANTICA + 1/4" SUNGATE 400 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.35 VLT: 58%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
- SC : SPANDREL WITH CONCRETE BEHIND
1/4" CLEAR WITH ATLANTIC WATERS OPACICOAT PAINTED ON REFLECTIVE, INSTALLED ON CONCRETE.
- V : VISION GLASS
1/4" ATLANTICA
- MULLIONS : ANODIZED CLEAR.



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



Owner:



898 N PACIFIC COAST HWY, Suite 750
El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST INDUSTRIAL
LINCOLN

FIRST INDUSTRIAL WAY
BANNING, CA

Consultants:

CIVIL	STANTEC
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

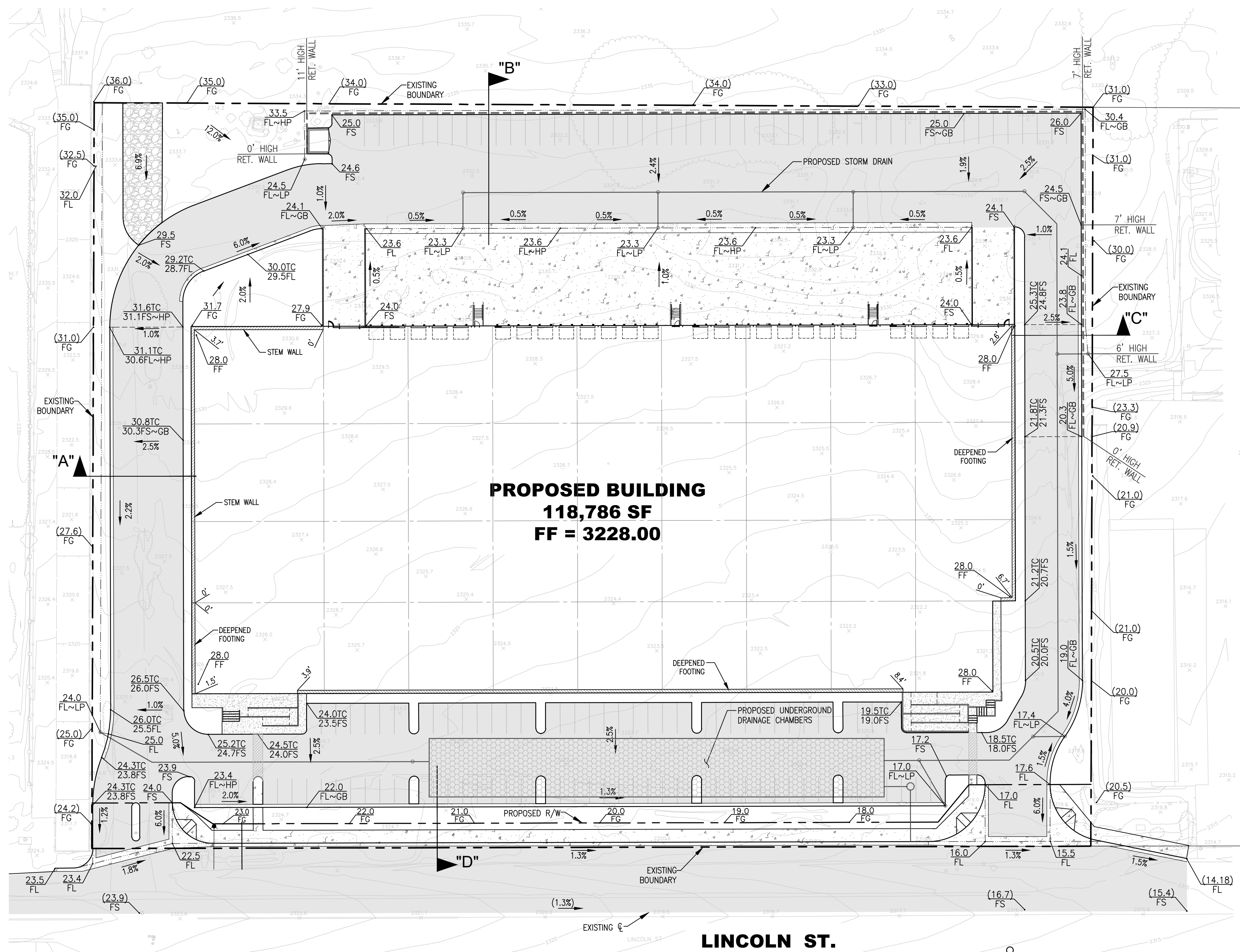
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Project Number: 21654
Drawn by: RC
Date: 04/27/2022
Revision:

Sheet:

DAB-A3.1

PRELIMINARY GRADING & DRAINAGE PLAN FOR FIRST LINCOLN LOGISTICS

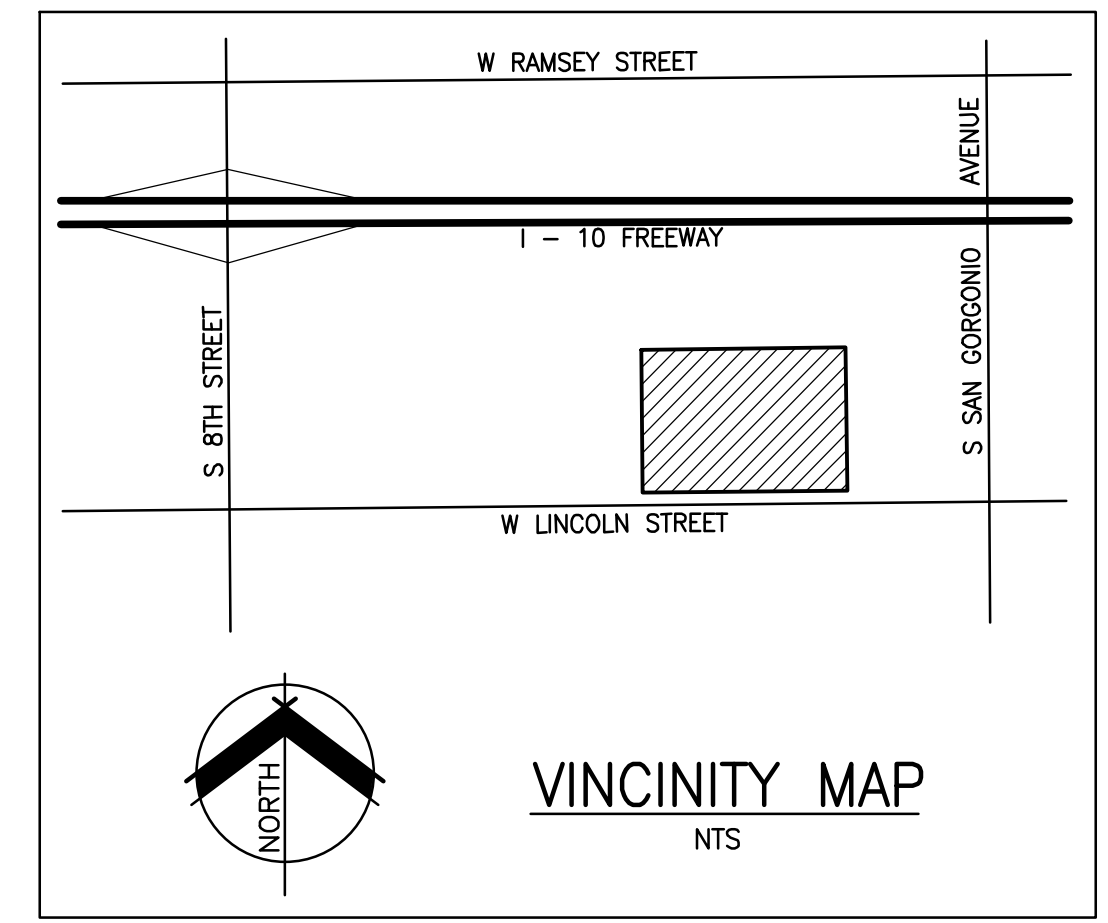
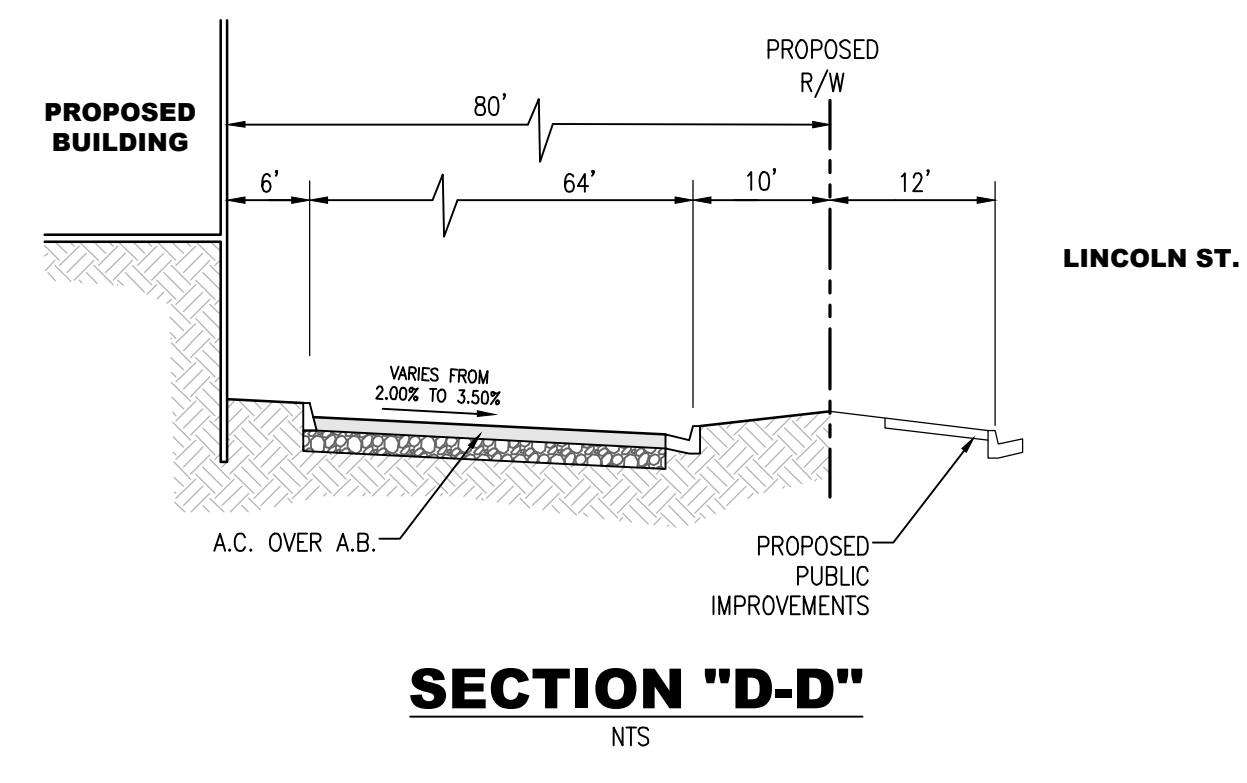
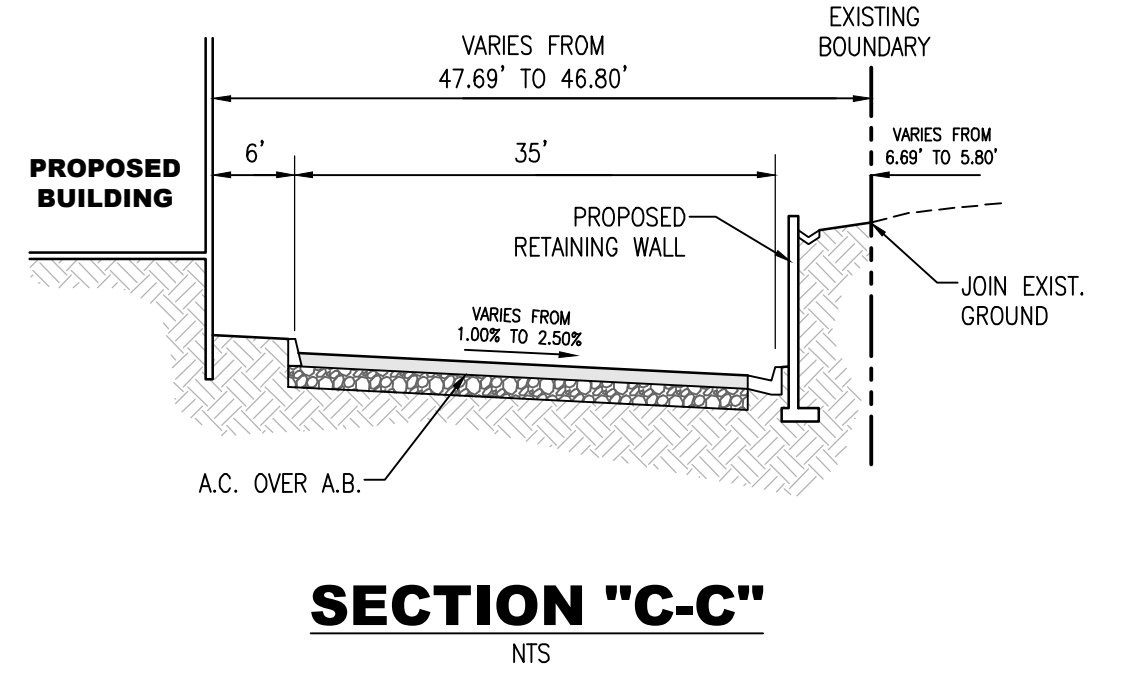
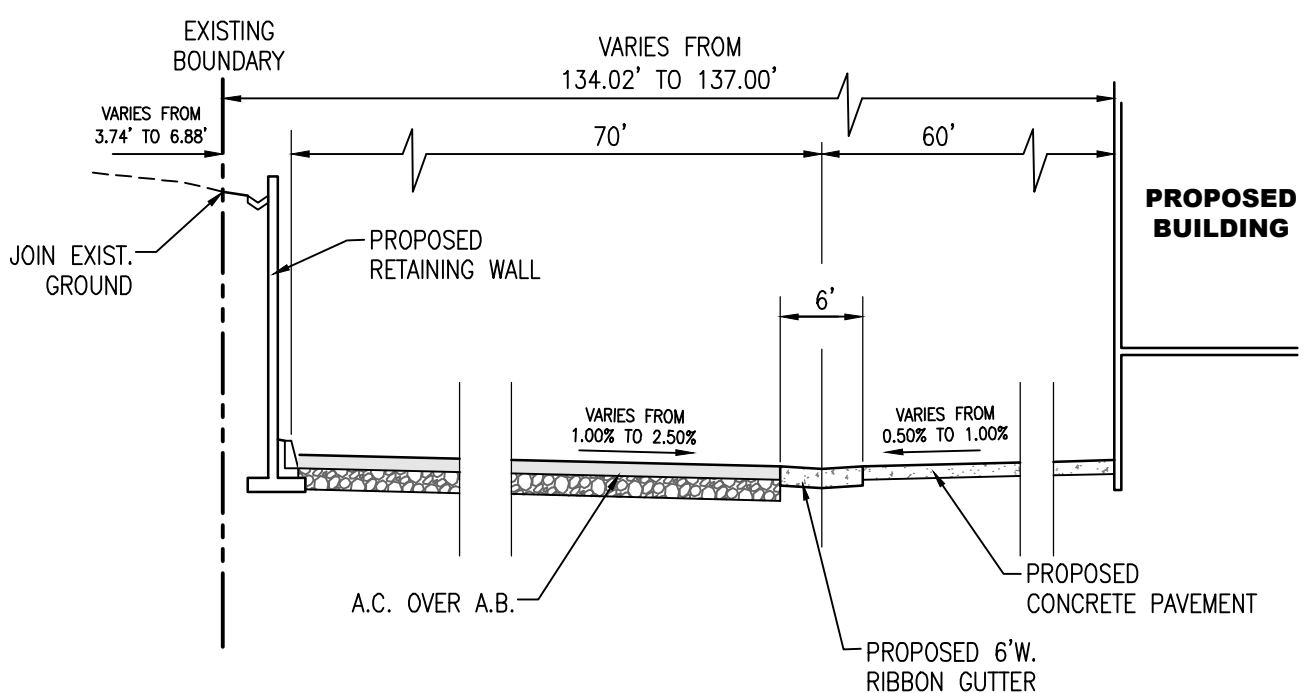
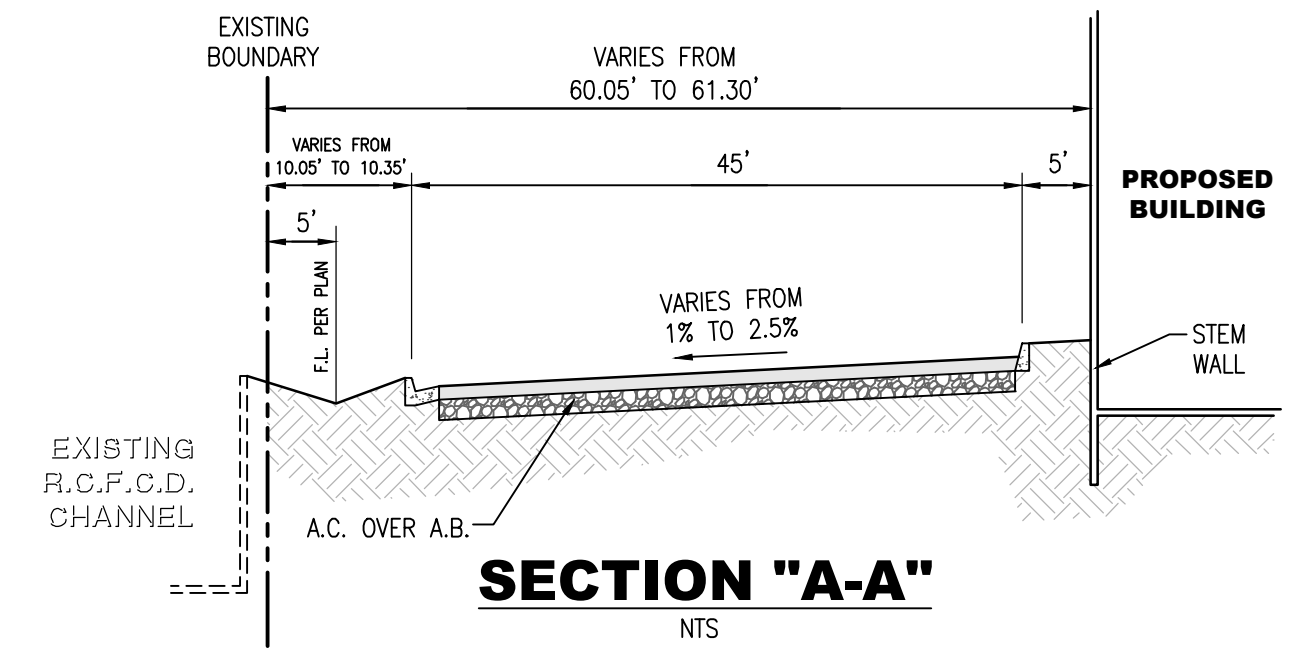


PROPOSED BUILDING
118,786 SF
FF = 3228.00

LINCOLN ST.

LEGEND

- PROPOSED A.C. PAVEMENT
- PROPOSED P.C. CONCRETE
- PROPOSED GRAVEL
- UNDERGROUND CHAMBERS
- RETAINING WALL
- MAP BOUNDARY
- PROPOSED R/W
- EXIST. STREET



OWNER:
STEPPING STONE PROPERTIES, LLC.
14561 MERRILL AVE., SUITE A
FONTANA, CA 92335

DEVELOPER:
FIRST INDUSTRIAL REALTY TRUST, INC.
898 N. SEPULVEDA BLVD., SUITE 175
EL SEGUNDO, CA 90245
(310) 606-1634

ENGINEER / REP.
STANTEC CONSULTING, INC.
735 E. CARNEGIE DRIVE, SUITE 280
SAN BERNARDINO, CA 92408
ATT: STEPHEN CREVOISERAT, PE.
R.C.E. # 78576
(949) 537-1300

LEGAL DESCRIPTION:
BLOCKS 220 & 232 OF AMENDED MAP OF THE BANNING LAND COMPANY, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 44, OF MAPS, OF SAN BERNARDINO COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.:
ASSESSOR'S PARCEL NO: 540-210-009 & 540-210-020

SOILS ENGINEER:
SO CAL GEO
22885 SAVI RANCH PARKWAY, SUITE "E"
YORBA LINDA, CA 92887
(714) 685-1115

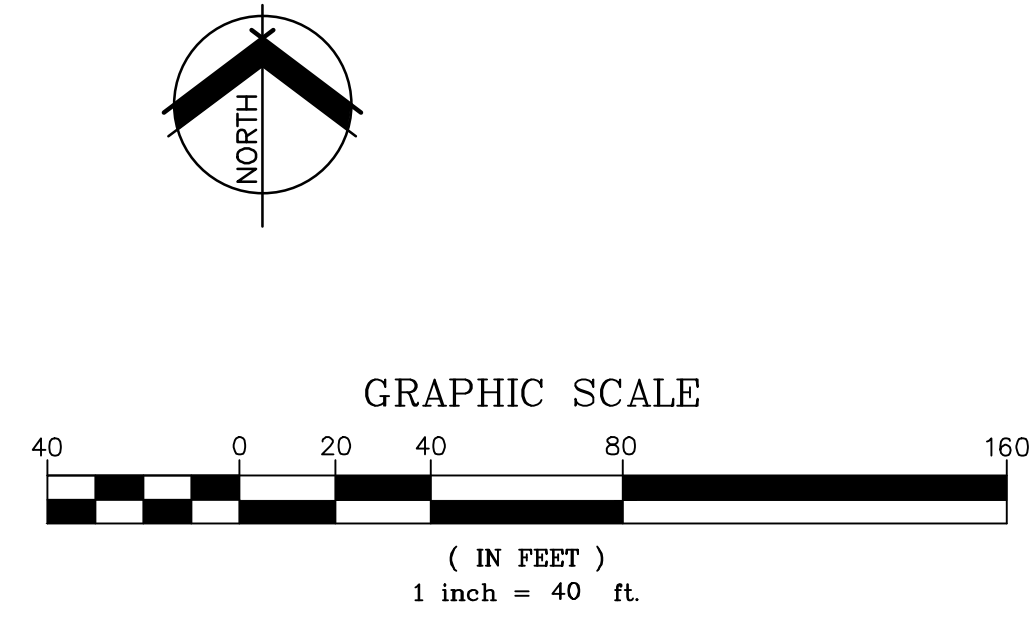
ACREAGE:
TOTALS:
GROSS: 6.45 AC.
NET: 6.17 AC.

BENCH MARK:
NGS BM DX3597 ELEVATION= 2364.82' NAVD88
PER NATIONAL GEODETIC SURVEY (NGS) DATA SHEET.

FLOOD ZONE DESIGNATION:
THE AREA OF LAND SHOWN DOES NOT LIE WITHIN A FLOOD ZONE.

EARTHWORK QUANTITIES:
CUT = 19,000 C.Y.
FILL = 19,000 C.Y.

APRIL 2022



PREPARED BY: **Stantec**
735 E. CARNEGIE DRIVE, SUITE 280
SAN BERNARDINO, CA 92408
909.335.6116 stantec.com

PREPARED FOR: **FIRST INDUSTRIAL REALTY TRUST**
FIRST INDUSTRIAL ACQUISITION II, LLC
898 N. PACIFIC COAST HWY., SUITE 175
EL SEGUNDO, CA 90245 PH: (310) 606-1634

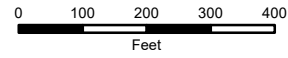
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
FIRST LINCOLN LOGISTICS
BANNING, CA

2042611702
SHEET 1 OF 1

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CITY OF BANNING

PROJECT NUMBERS: DR 22-7003, TPM 22-4001, ENV 22-1504



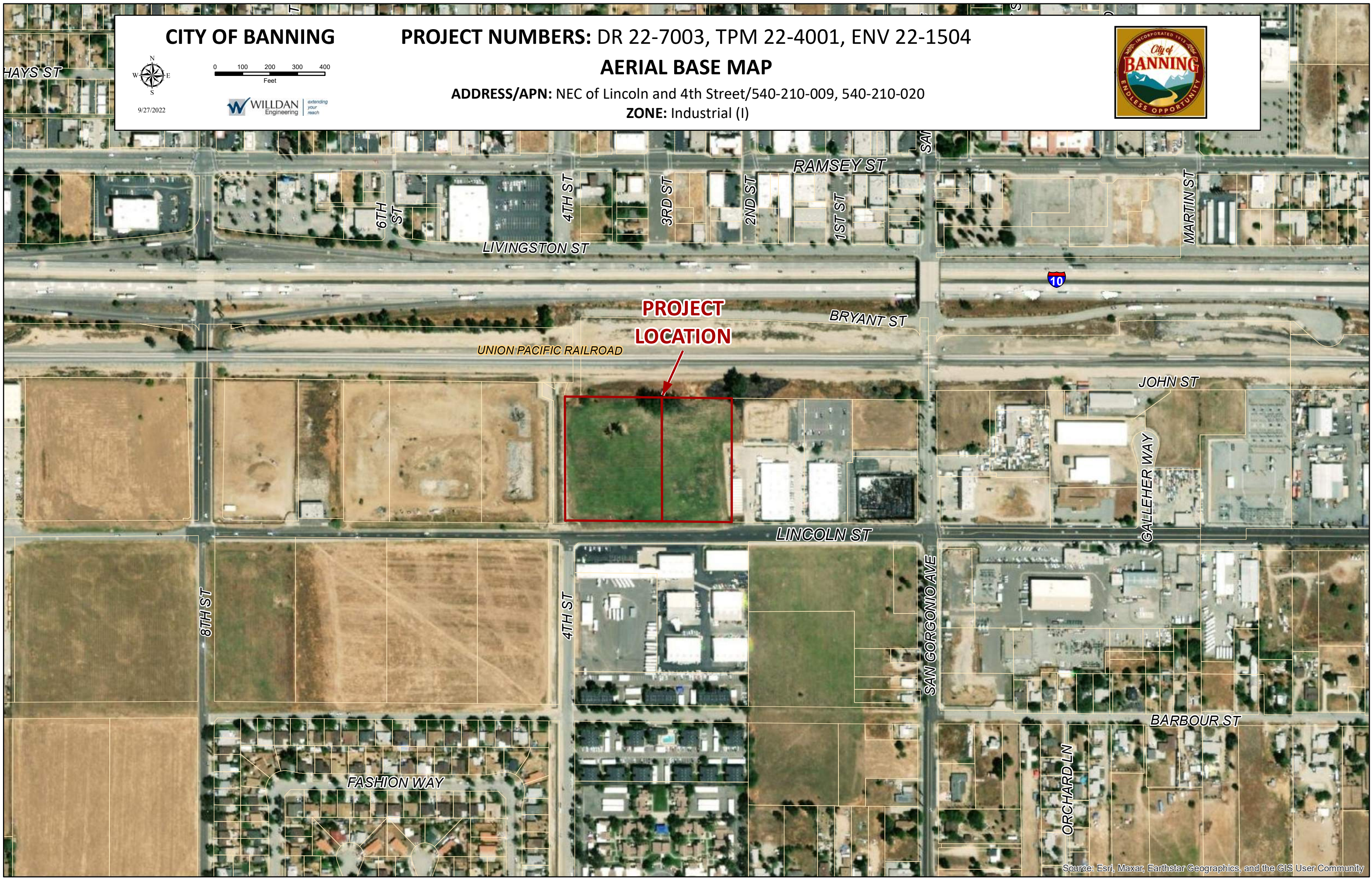
WILLDAN Engineering extending your reach

9/27/2022

AERIAL BASE MAP

ADDRESS/APN: NEC of Lincoln and 4th Street/540-210-009, 540-210-020

ZONE: Industrial (I)



PROJECT LOCATION

UNION PACIFIC RAILROAD



HAYS ST

6TH ST

4TH ST

3RD ST

2ND ST

1ST ST

RAMSEY ST

MARTIN ST

LIVINGSTON ST

BRYANT ST

JOHN ST

GALLEHER WAY

LINCOLN ST

8TH ST

4TH ST

SAN GORGONIO AVE

BARBOUR ST

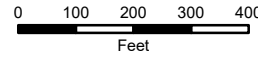
FASHION WAY

ORCHARD LN

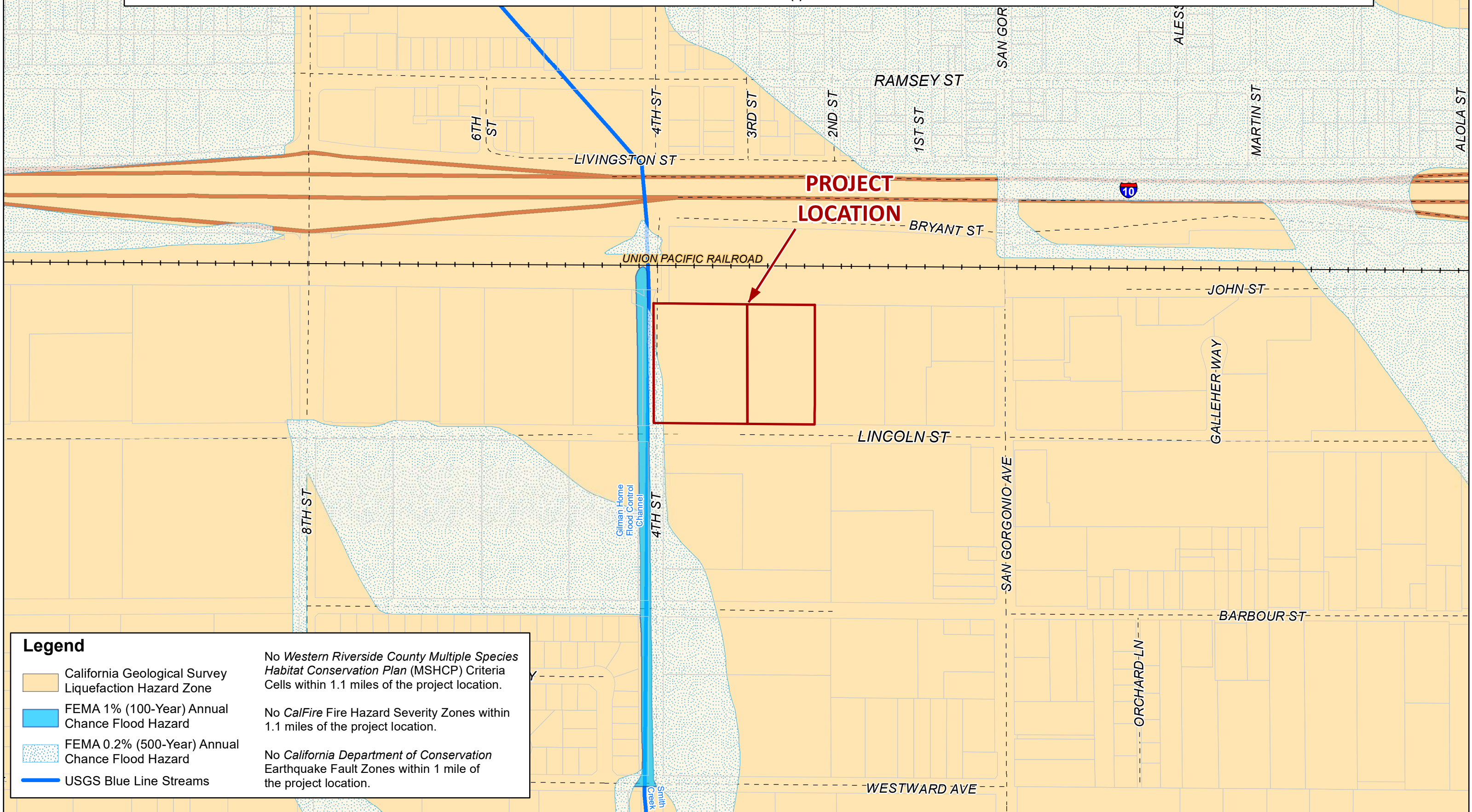
DEVELOPMENT OPPORTUNITIES

ADDRESS/APN: NEC of Lincoln and 4th Street/540-210-009, 540-210-020

ZONE: Industrial (I)



9/27/2022



Legend

California Geological Survey Liquefaction Hazard Zone

FEMA 1% (100-Year) Annual Chance Flood Hazard

FEMA 0.2% (500-Year) Annual Chance Flood Hazard

USGS Blue Line Streams

No Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cells within 1.1 miles of the project location.

No CalFire Fire Hazard Severity Zones within 1.1 miles of the project location.

No California Department of Conservation Earthquake Fault Zones within 1 mile of the project location.

CITY OF BANNING

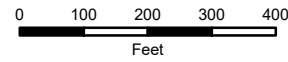
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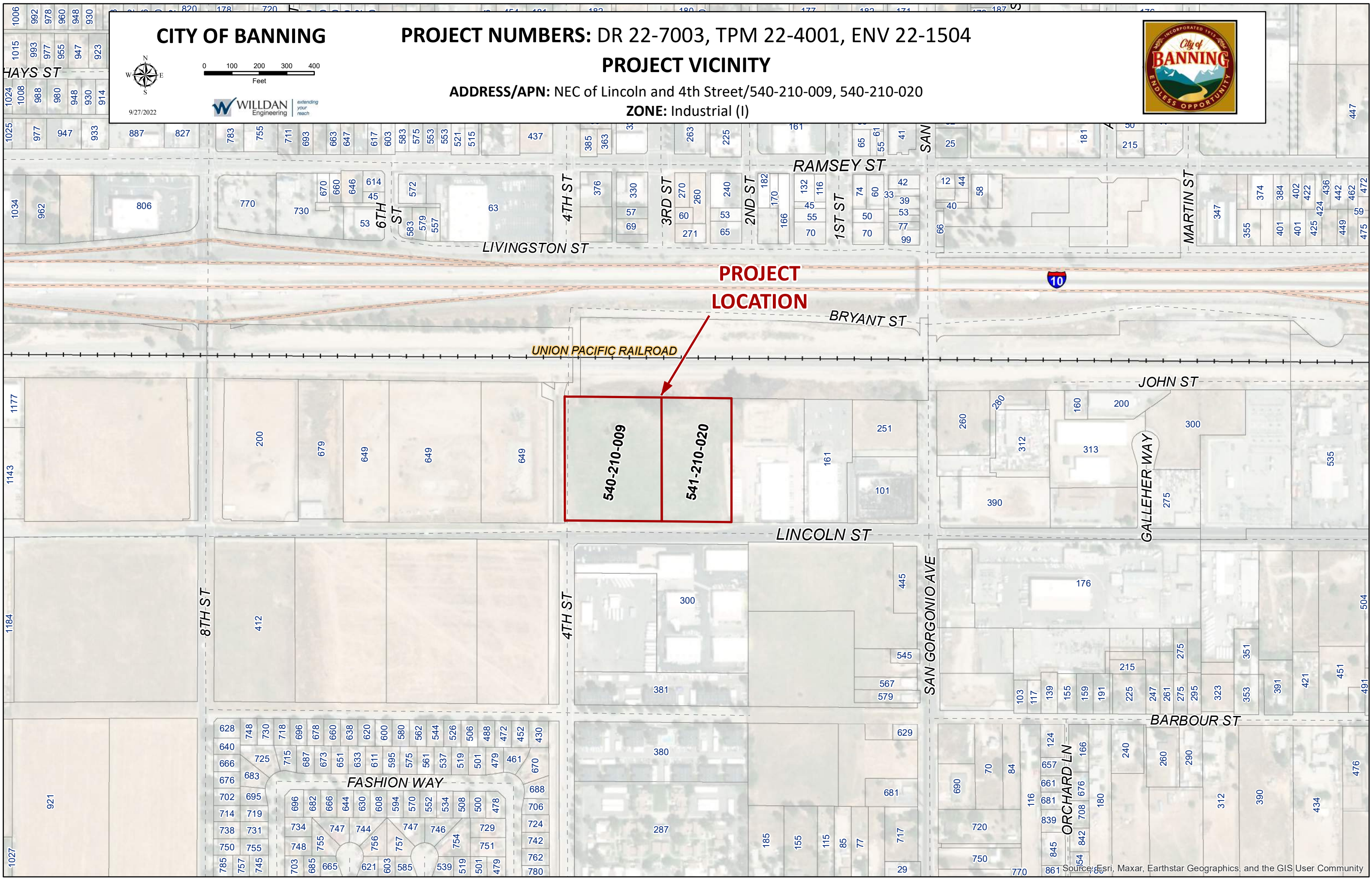
PROJECT VICINITY

ADDRESS/APN: NEC of Lincoln and 4th Street/540-210-009, 540-210-020

ZONE: Industrial (I)



9/27/2022



540-210-009
541-210-020

**PROJECT
LOCATION**



ORCHARD LN



0 100 200 300 400
Feet

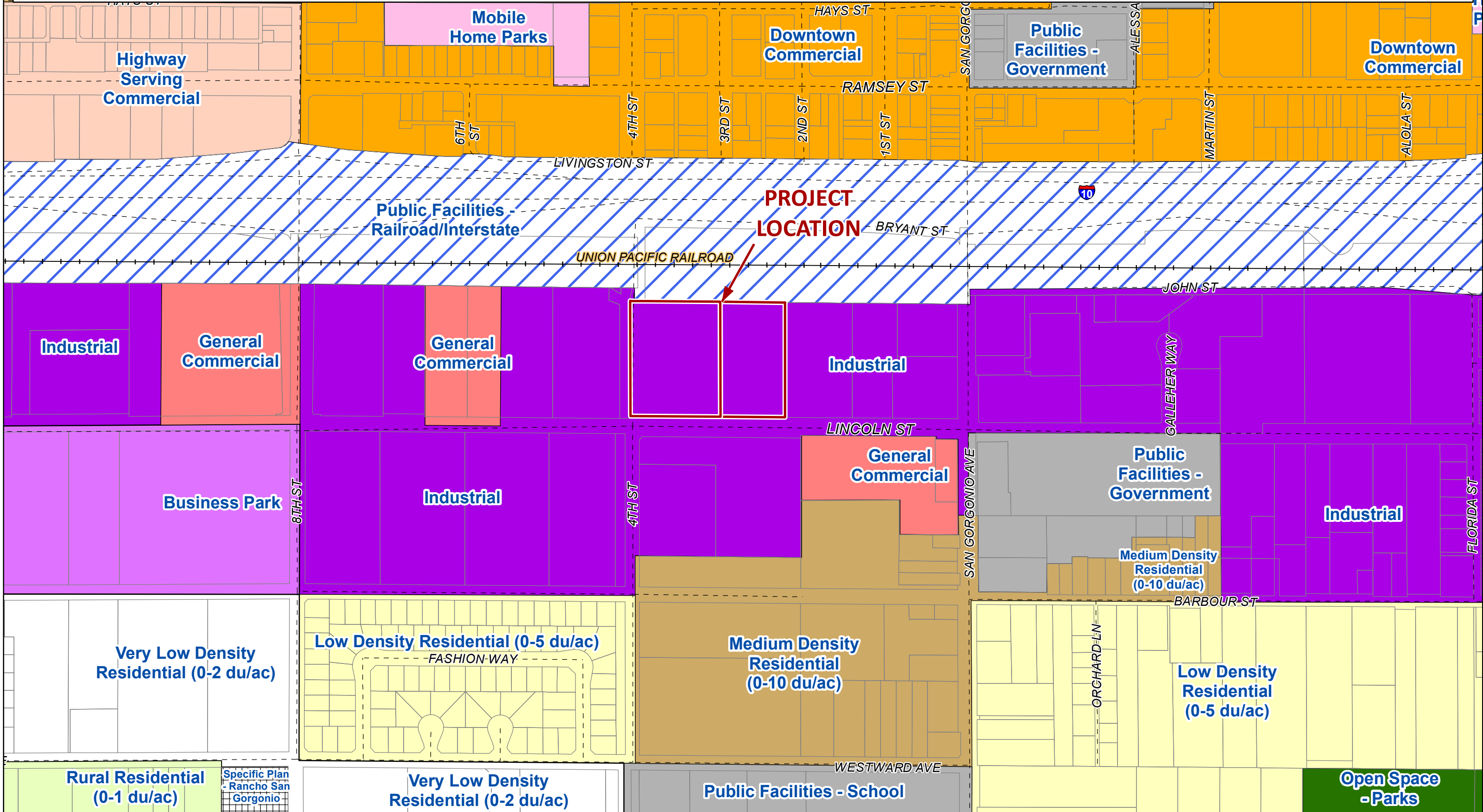
WILLDAN Engineering extending your reach

9/27/2022

GENERAL PLAN/ZONING

ADDRESS/APN: NEC of Lincoln and 4th Street/540-210-009, 540-210-020

ZONE: Industrial (I)



PROJECT LOCATION

UNION PACIFIC RAILROAD

Specific Plan - Rancho San Gorgonio