BOEING RALTY GROUP
Harbor Gateway
Agenda Design meeting dated 2-20 04

1. Review proposed building elevations

   2 + 3 – Revised on Tuesday

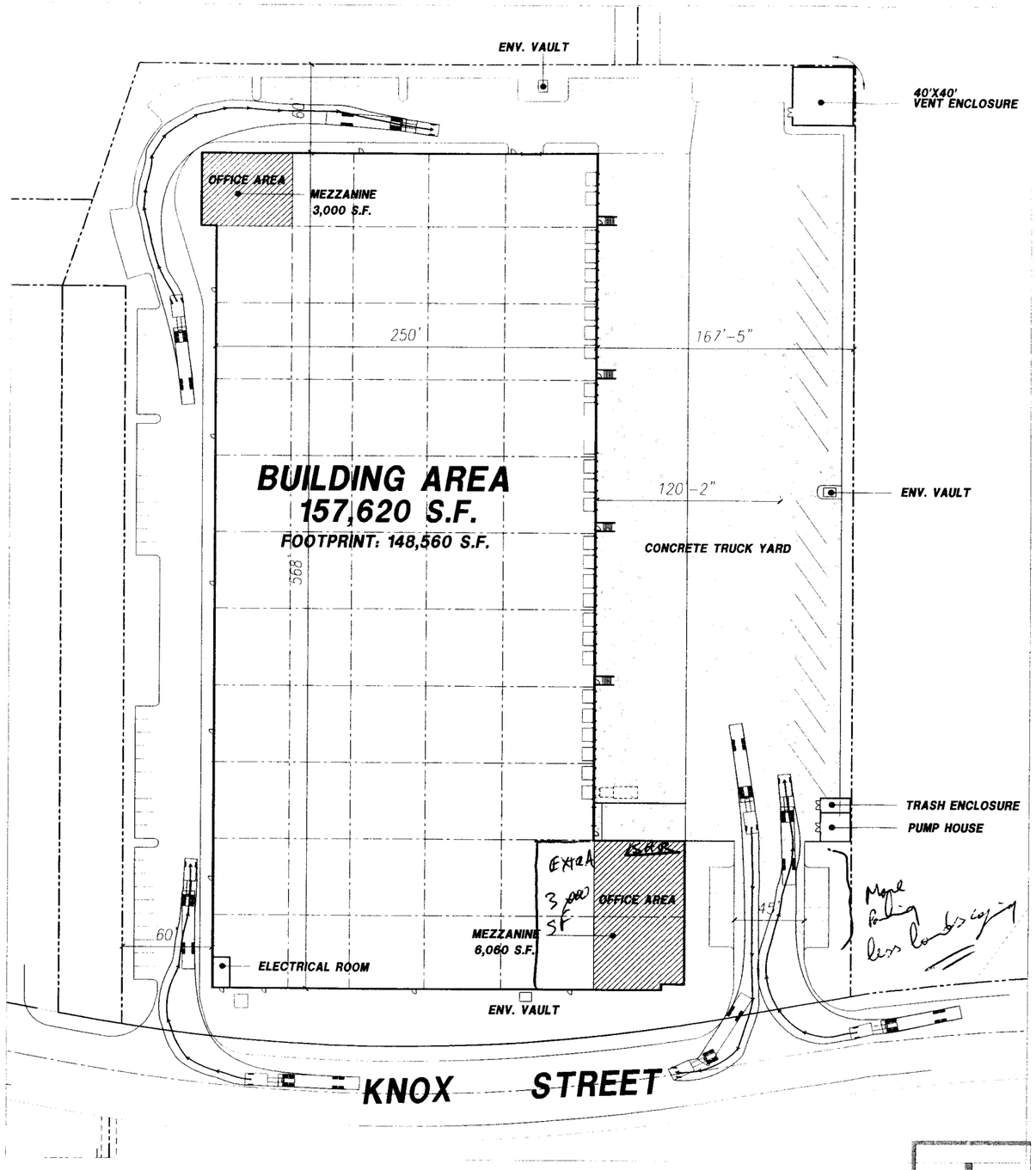
2. Review building specifications, shell and T.I. scope

3. Update on Environmental cost issues

4. Review scope for various required consultants during initial planning phase and consultant forms
   A) HPA Architects $6,000 — 6,000
   B) Civil Engineer, Tait & Associates (proposal for $46,100 for complete design & Engineering — 46,100
   C) Soil Engineer, Norcal Engineering, Proposal for $3,800 — 3,800
   D) Fire Sprinkler Consultant, Alan Fire protection, $3,000-$5000 — 5,000

   ALTA
   TOPO
   SITE INVEST.
   CONCEPT GRADING

5. Construction Contract forms



TABULATION

site area (in sq.ft.)	316,285 s.f.
site area (in acres)	7.3 acres
building area	157,620 S.F.
coverage	50%
landscape required	47,443 S.F. (15%)
landscape provided	47,488 S.F. (15%)
parking required	
1st. 10K @ 1/500 s.f.	20 stalls
above 10K @ 1/5000 s.f.	30 stalls
total parking required	50 stalls
parking provided	
standard	89 stalls
trailer(12' x 53')	18 stalls

HPA

KNOX & HARBORGATE WAY
OVERTON MOORE PROPERTIES

SCHEME 3

Date FEBRUARY 12, 2004
Drawn by JJU
Sheet title SITE PLAN

HPA Job# 4010

SCALE 1" = 30'
0 30 60 90
NORTH

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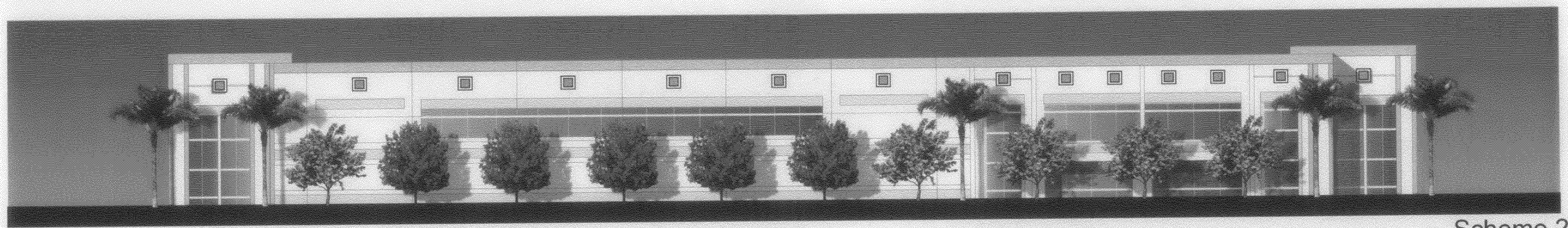
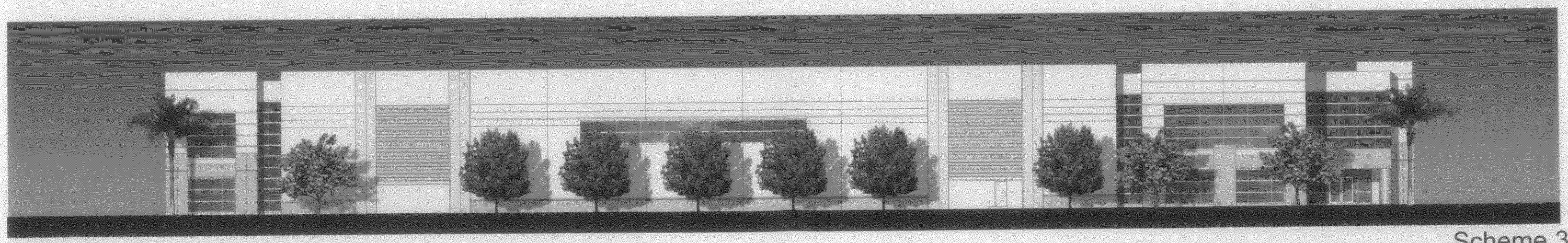
BOE-C6-0093981

Scheme 1



Scheme 2



Scheme 3

HPA

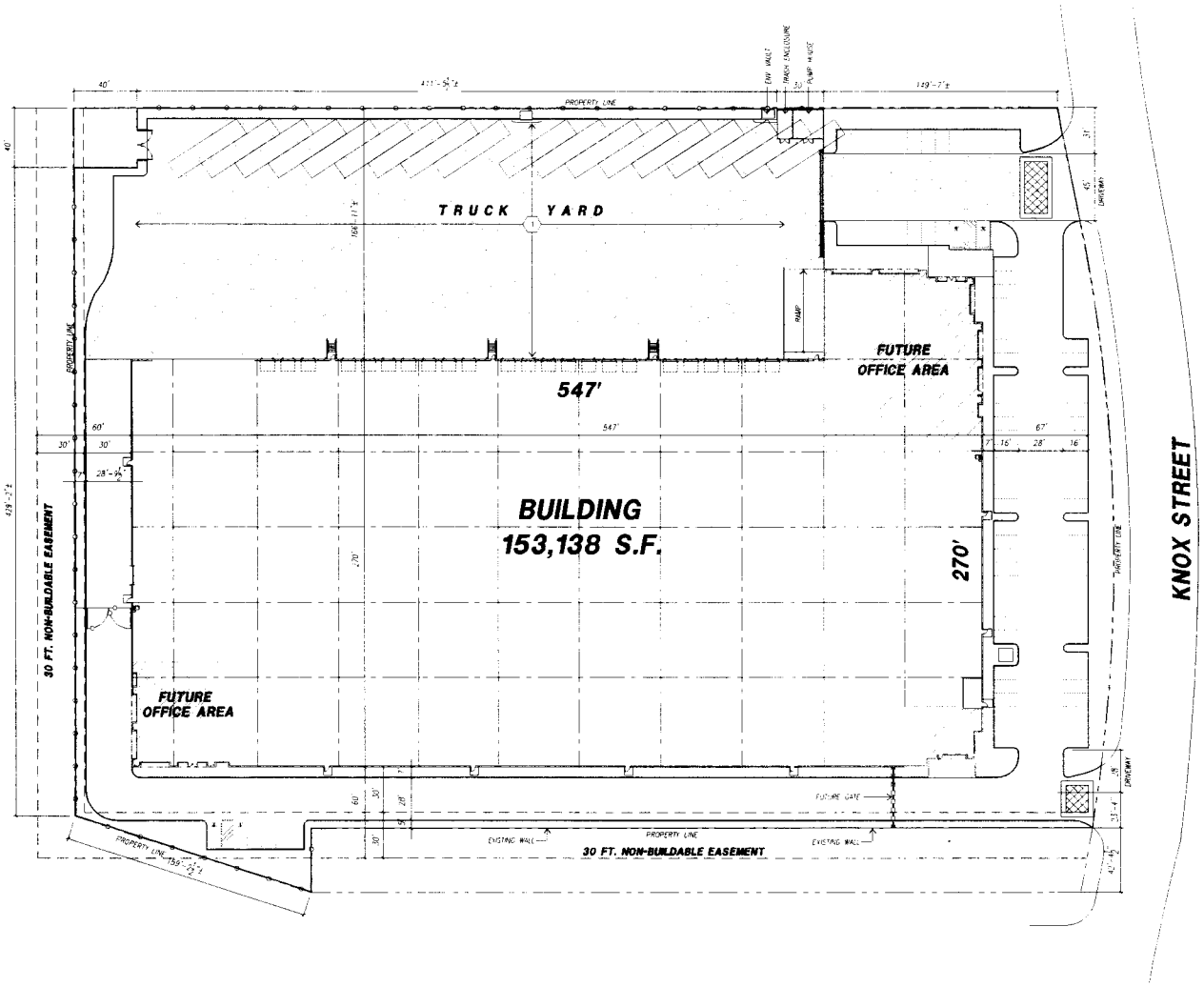
KNOX & HARBORGATE WAY

OVERTON MOORE PROPERTIES

JOB#4010

February 18, 2004

BOE-C6-0093982



ALTERNATE - 2 SITE PLAN (A)
scale: 1" = 30'-0"

NORTH

TABULATION

SITE AREA	316,256 s.f. 7.26 acres
BUILDING AREA	
FOOT PRINT	153,138 S.F.
FUTURE MEZZANINE	9,060 S.F.
TOTAL BUILDING AREA	162,198 S.F.
COVERAGE	51.3 %
LANDSCAPE REQUIRED	47,439 S.F. (15%)
LANDSCAPE PROVIDED	47,488 S.F. (15%)
PARKING REQUIRED	
1st. 10K @ 1/500 s.f.	20 STALLS
Above 10K @ 1/5000 s.f.	29 STALLS
TOTAL PARKING REQUIIRED	49 STALLS
TOTAL PARKING PROVIDED	110 STALLS
STANDARD	92 STALLS
TRAILER	18 STALLS

HPA

KNOX & HARBORGATE WAY
OVERTON MOORE PROPERTIES

Date MAY 11, 2004
Drawn by BLT
Sheet title SITE PLAN

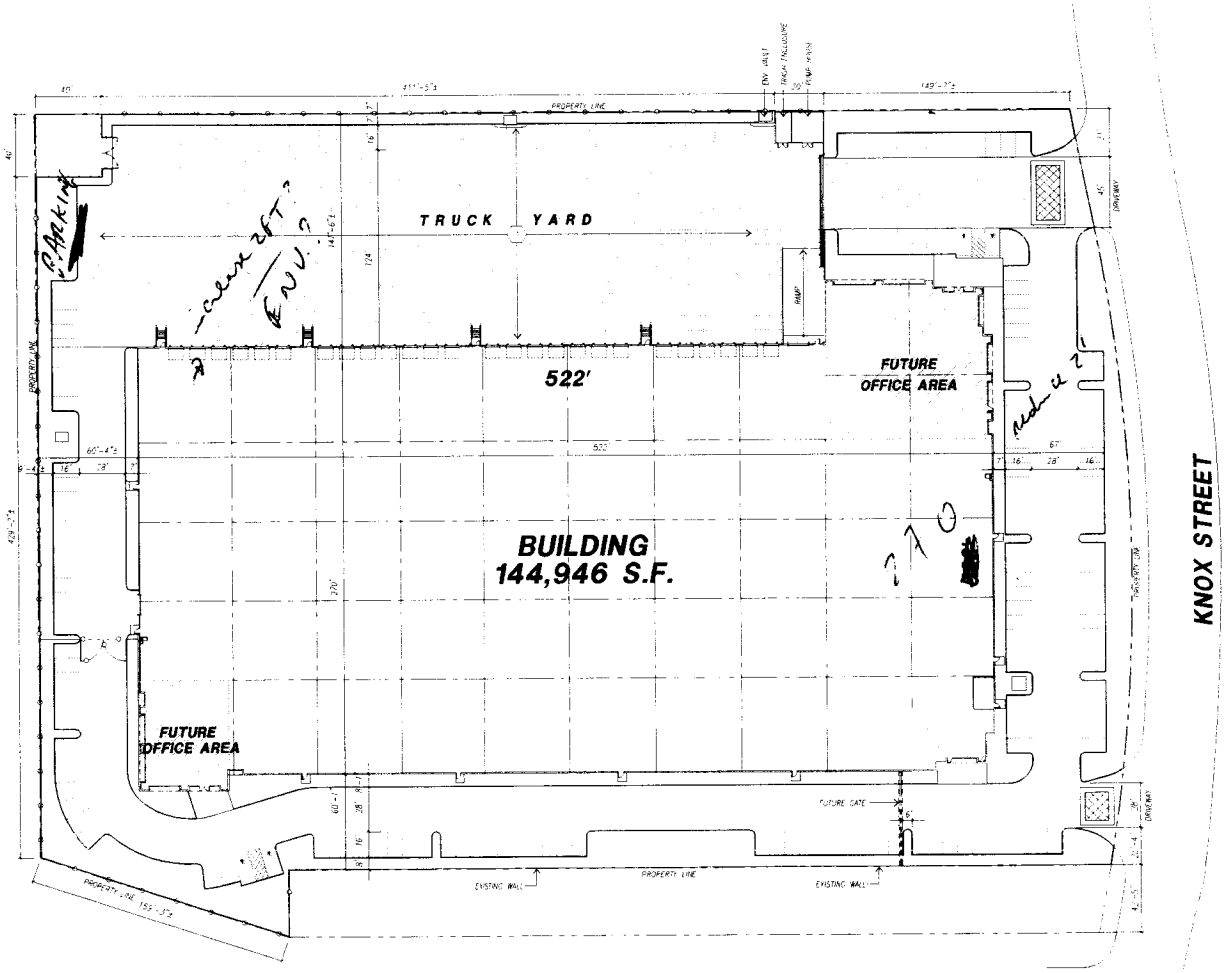
HPA Job# 4010

SCALE

SITE PLAN

ALTERNATE - 2

BOE-C6-0093983



ALTERNATE - 1 SITE PLAN (A)

TABULATION

SITE AREA	316,256 s.f. 7.26 acres
BUILDING AREA FOOT PRINT FUTURE MEZZANINE	9,060 S.F.
TOTAL BUILDING AREA	154,006 S.F.
COVERAGE	48.7 %
LANDSCAPE REQUIRED	47,439 S.F. (15%)
LANDSCAPE PROVIDED	47,488 S.F. (15%)
PARKING REQUIRED	
1st. 10K @ 1/500 s.f.	20 STALLS
Above 10K @ 1/5000 s.f.	29 STALLS
TOTAL PARKING REQUIRED	49 STALLS
TOTAL PARKING PROVIDED	225 STALLS

HPA

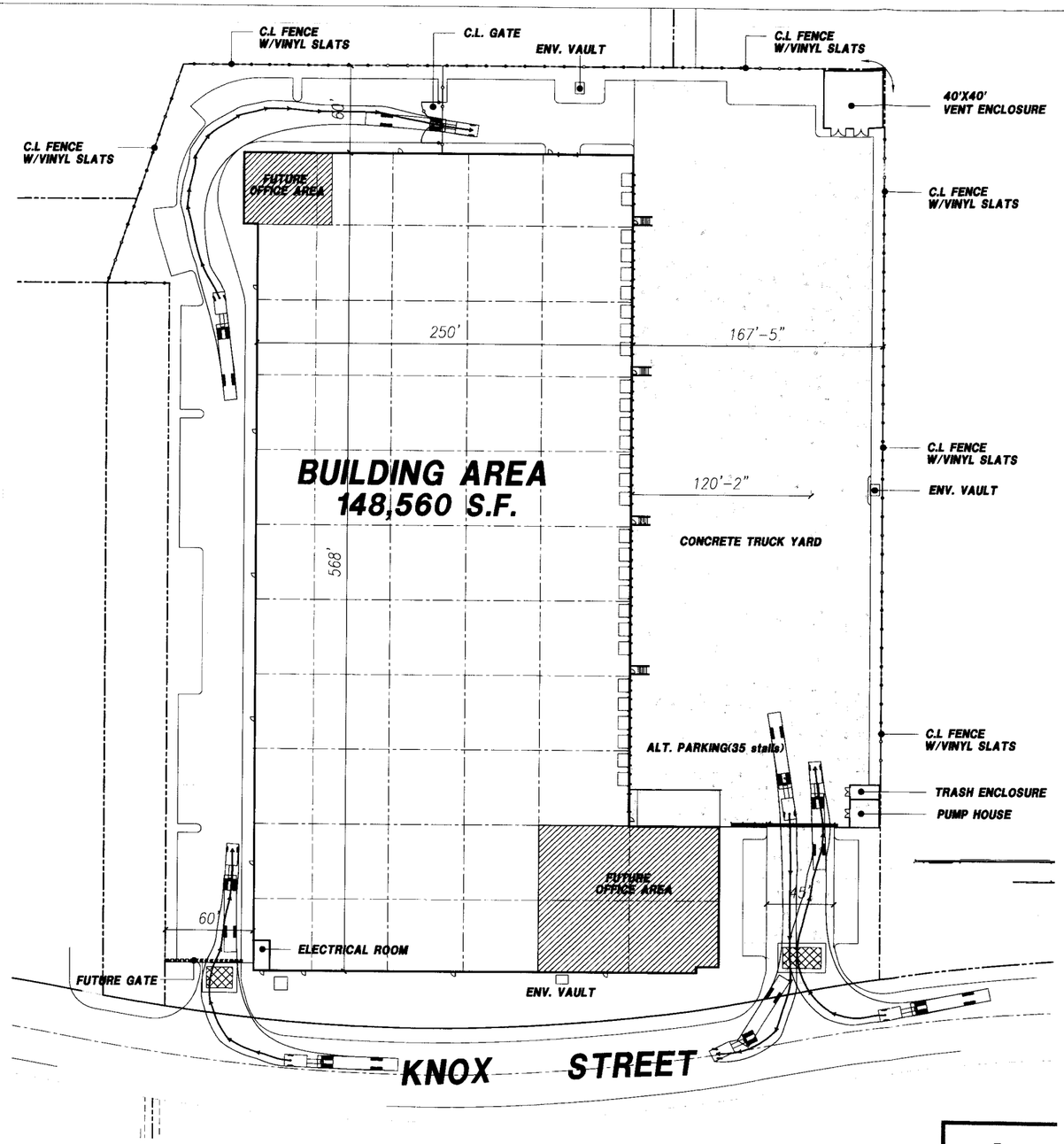
KNOX & HARBORGATE WAY
OVERTON MOORE PROPERTIES

Date
Drawn by
Sheet title
HPA Job#

SITE PLAN

ALTERNATE - 1

BOE-C6-0093984



TABULATION

site area (in sq.ft.)	316,285 s.f.
site area (in acres)	7.3 acres
building area	148,560 S.F.
coverage	46.9 %
landscape required	47,443 S.F. (15%)
landscape provided	47,488 S.F. (15%)
parking required	
1st. 10K @ 1/500 s.f.	20 stalls
above 10K @ 1/5000 s.f.	30 stalls
total parking required	50 stalls
parking provided	
standard	94 stalls
trailer(12' x 53')	18 stalls

HPA
493 Bison street
newport beach, ca 92663
tel: (949) 863-1777
fax: (949) 863-0851
website: www.hparchs.com

KNOX & HARBORGATE WAY
OVERTON MOORE PROPERTIES

SCHEME 4

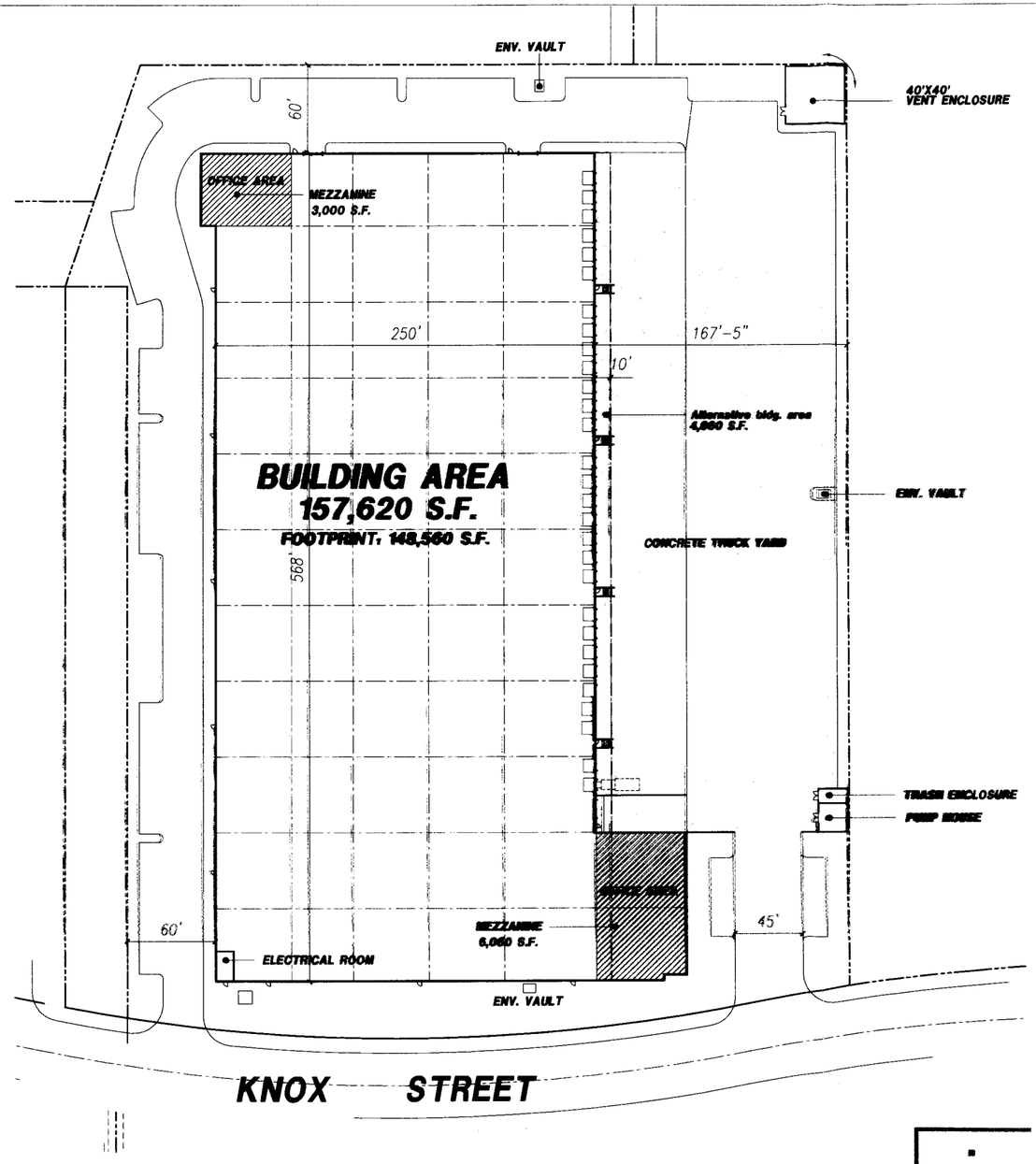
Date FEBRUARY 23, 2004
Drawn by JJL
Sheet title SITE PLAN

HPA Job# 4010

NORTH

SCALE
1" = 30'
0 30 60 90

BOE-C6-0093985



TABULATION

site area (in sq.ft.)	316,285 s.f.
site area (in acres)	7.3 acres
building area	157,620 S.F.
coverage	50%
landscape required	47,443 S.F. (15%)
landscape provided	47,488 S.F. (15%)
parking required	
1st. 10K @ 1/500 s.f.	20 stalls
above 10K @ 1/5000 s.f.	30 stalls
total parking required	50 stalls
parking provided	
standard	137 stalls

HPA

KNOX & HARBORGATE WAY
OVERTON MOORE & ASSOC.

SCHEME 2

Date FEBRUARY 18, 2004
Drawn by JOCELYN WAN
Sheet title SITE PLAN

HPA Job# 4010

NORTH

SCALE
1" = 30'
0 30 60 90

BOE-C6-0093986

Boeing Realty Corporation

BOEING

HPA

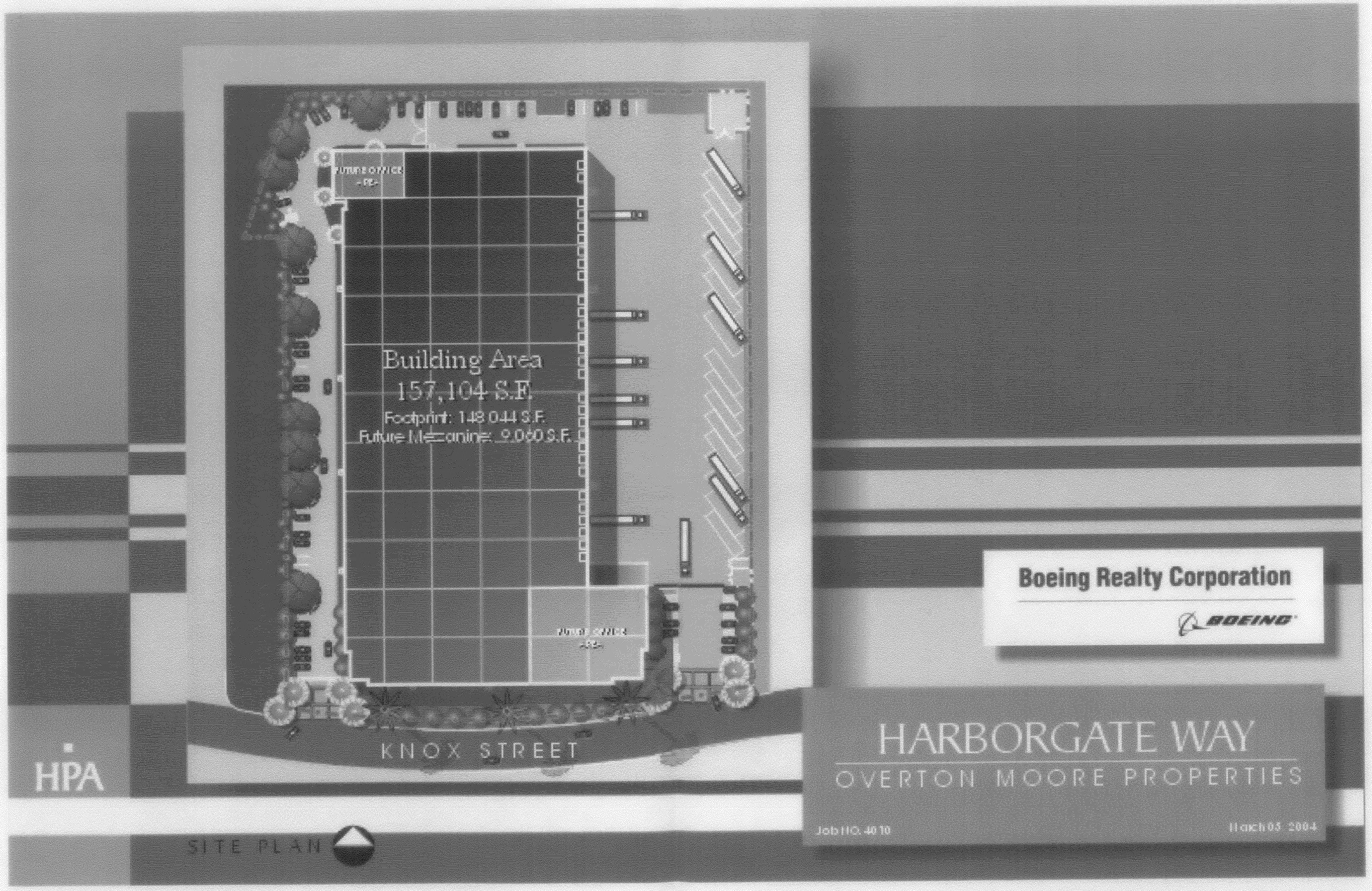
HARBORGATE WAY

OVERTON MOORE PROPERTIES

Job NO. 4010

March 05, 2004

BOE-C6-0093987



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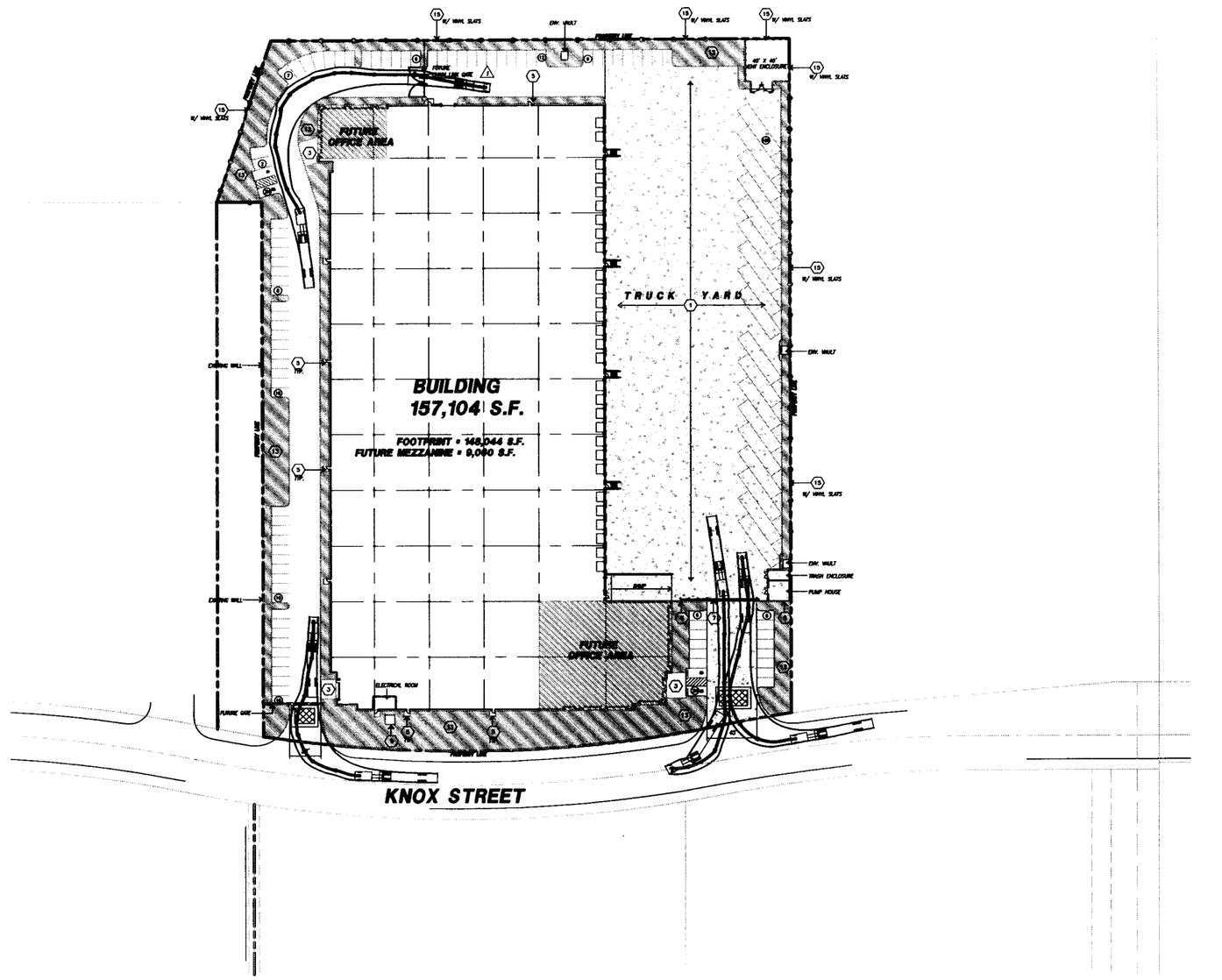

OVERALL SITE PLAN (A)
scale: 1" = 40'-0"

site plan keynotes

1. HEAVY BROOM FINISH CONC. PAVEMENT. SEE "C" & "S" DWGS..
2. ASPHALT CONCRETE (AC) PAVING, SEE "C" DWGS.
3. CONCRETE WALKWAY. SEE "L" DRAWINGS.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
5. 3'-6"X3'-6"X4" 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" - 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
6. CONCRETE TILT-UP SCREEN WALL UNDER SEPARATE PERMIT.
7. FUTURE METAL, AUTOMATICALLY OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. GATE TO BE DESIGNED FOR 90 MPH WIND LOAD, EXPOSURE "C". CONTRACTOR TO DESIGN & DETAIL GATES. PROVIDE SHOP DRAWINGS & CALCS. PRIOR TO FABRICATION.
8. NOT USED
9. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E., SEE "L" DWGS FOR SCREENING AND "E" DWGS FOR SIZE/LOCATION.
10. NOT USED
11. CONCRETE SWALE, SEE "C" DWGS.
12. EXTERIOR PARKING LIGHT POLE. SEE "E" DRAWINGS.
13. LANDSCAPE. SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
14. FIRE HYDRANT W/ CONC. FILLED STEEL GUARD POSTS PER "FP" DWGS.
15. CHAIN-LINK FENCE, PER APWA STD. 600-0(H=8').
16. ROOF DRAIN THRU CURB, SEE DETAIL 19, & 20/AD.3.
17. PRE-CAST CONC. WHEEL STOP. SEE DETAIL 3/AD.1.
18. NOT USED
19. STAIR AND RETAINING WALL. SEE "C" & "L" DWGS.
20. NOT USED
21. HANDICAPPED ENTRY SIGN PER DETAIL 15/AD.1.
22. BALLARD WITH LIGHT, SEE "E" AND "L" DWGS.
23. NOT USED
24. NOT USED
25. EXTERIOR CONC. STAIR. SEE DETAIL 1, 2, 3, & 5/AD.2
26. EXTERIOR STAIR W/HANDRAIL. SEE DETAIL 11/AD.2
27. NOT USED

site plan general notes

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY
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. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "L" 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 5' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. A SEPARATE PERMIT SHALL BE OBTAINED FOR ALL FENCES, SCREEN WALLS, TRASH ENCLOSURES, LIGHT POLE BASES & SIGNAGE PER CITY STANDARDS.
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. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT/REPRESENTATIVE TO FORWARD GUIDELINES FOR LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS (GREEN HANDOUT) TO THE LANDSCAPE ARCHITECT FOR INFORMATION ON THE REQUIREMENTS AND SUBMITTAL FOR PLAN CHECK.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. IN ORDER TO QUICKLY CLEAN GRAFFITI VANDALS AND TO ENSURE COLOR MATCH DURING PAINT-OVER, THE OWNER SHALL HAVE ON SITE A MINIMUM OF FIVE GALLONS OF PAINT AT ALL TIME. COLORS SHALL MATCH TO THE BUILDING'S FINISH.
18. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
20. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.

site legend

- LANDSCAPED AREA
- CONC. PAVING
- STANDARD PARKING STALL 9' X 18'
- HANDICAP PARKING STALL, SEE DETAIL
- HANDICAP ACCESS ROUTE FROM THE STREET TO THE BUILDING
- PROPERTY LINE
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT-APPROXIMATE LOCATION
- EXISTING FENCE TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- CATCH BASIN APPROX. LOCATION
- WATER LINE
- GAS LINE
- SEWER LATERAL

TABULATION

SITE AREA	316,256 s.f.
	7.26 acres
BUILDING AREA	
FOOT PRINT	148,044 S.F.
FUTURE MEZZANINE	9,060 S.F.
TOTAL BUILDING AREA	157,104 S.F.
COVERAGE	48.8 %
LANDSCAPE REQUIRED	47,439 S.F. (15%)
LANDSCAPE PROVIDED	47,488 S.F. (15%)
PARKING REQUIRED	
1st. 10K @ 1/500 s.f.	20 STALLS
Above 10K @ 1/3000 s.f.	28 STALLS
TOTAL PARKING REQUIRED	48 STALLS
PARKING PROVIDED	
STANDARD	88 STALLS
HANDICAPPED	4 STALLS
TOTAL PARKING PROVIDED	92 STALLS
TRAILER (12'X53')	18 STALLS

HPA
hill prickett architects
4531 birch street
newport beach, ca
92660
tel 949-863-1770
fax 949-863-0851
email: insk@hparchs.com
web www.hparchs.com
C-8673
3-31-05
RENEWAL DATE

Owner:
Boeing Realty Corporation
BOEING
Boeing Realty Corporation
15480 Laguna Canyon Rd. - Ste. # 200
Irvine, CA 92618-2114

Developer
OM
Overton Moore Properties
1125 West 190th Street, Suite 200
Gardena, CA 92246
tel: (310) 608-7997
fax: (310) 323-9100
email:

Project:
157K
DISTRIBUTION FACILITY
HARBORGATE WAY

Consultants:
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: site plan

Project Number: 4010
Drawn by: I.C.
Date: 3/25/04
Revision:
1 REVISION 3/10/04

Sheet:
A1.1

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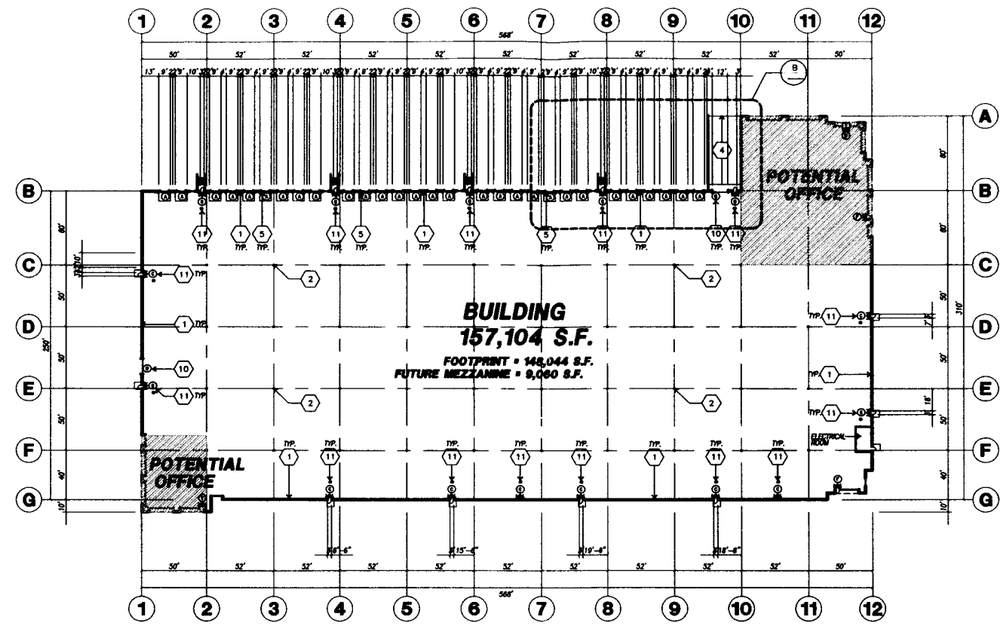
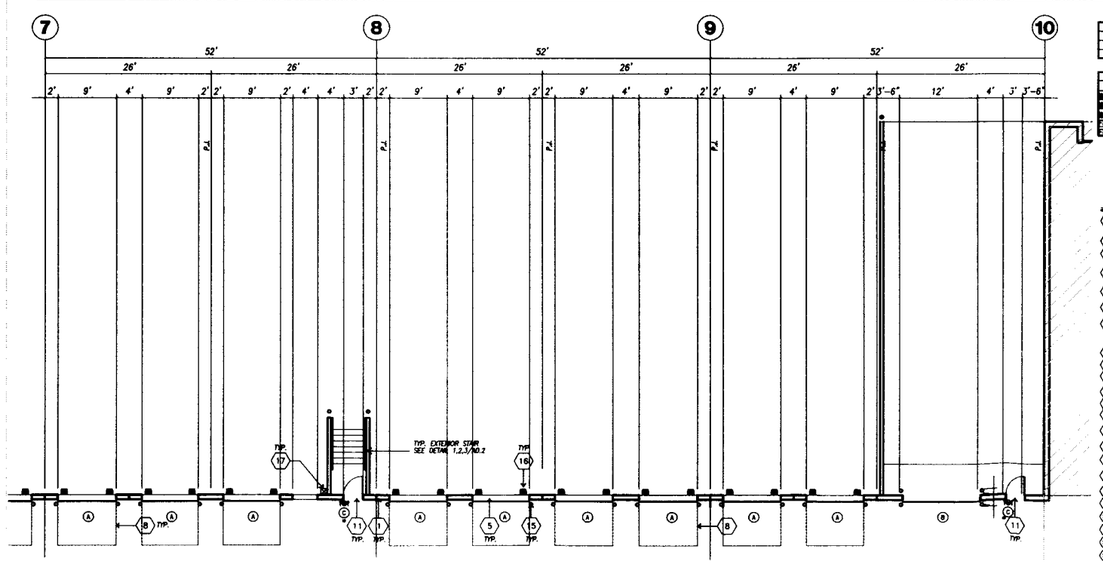


overall floor plan (A)
scale: 1" = 40'-0"



ENLARGED CONC. RAMP & TRUCK DOCK AREA (B)
scale: 1/8" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NAME	ROOM NO.	FLOOR	BASE	WALL	CEILING	REMARK
FUTURE OFFICE	–	SEALED CONC.	NONE	PAINT	EXPOSED	
WAREHOUSE	–	SEALED CONC.	NONE	PAINT	EXPOSED	
ELECTRICAL ROOM	–	SEALED CONC.	R/1	P/1	P/1	1 HR. RATED

DOOR SCHEDULE

DOOR							FRAME			REMARKS
ROOM	NO.	TYPE	WIDTH	HEIGHT	THICK.	MATERIAL	FINISH	MAT'L	THROAT	
WAREHOUSE	A	A	9'-0"	10'-0"	PER MANUF.	STEEL	PAINT	STEEL	PER MFG.	04 TO WITHSTAND 90 MPH. WINDLOAD. EXP. "C"
WAREHOUSE	B	B	12'-0"	14'-0"	PER MANUF.	STEEL	PAINT	STEEL	PER MFG.	04 TO WITHSTAND 90 MPH. WINDLOAD. EXP. "C"
WAREHOUSE	C	C	3'-0"	7'-0"	1-3/4"	STEEL	PAINT	STEEL	PAINT	A1 TO WITHSTAND 90 MPH. WINDLOAD. EXP. "C"
FUTURE OFFICE	D	D	3'-0" PR.	7'-0"	1 1/4"	GLAZING	TEMP.GLASS	PER MANUF.	ALUM.	PER MFG. 02 CLEAR GLAZING
FUTURE OFFICE	F	F	3'-0"	7'-0"	1 1/4"	GLAZING	TEMP.GLASS	PER MANUF.	ALUM.	PER MFG. 02 CLEAR GLAZING

NOTES:

✳ – SEE NOTE K.
LIGHTED EXIT SIGNS, EXIT ILLUMINATION, SEPARATE SOURCES OF POWER, AND EXIT SIGNS ON SEPARATE CIRCUITS, AND INDEPENDENTLY CONTROLLED SHALL BE PROVIDED

1. W/ 24"(W) x 30"(H) LOUVER AT EACH DOOR
2. R/1 : BURKE STYLE:TOP SET BASE COLOR:701P BLACK
3. F/1 : FRAZEE COLOR: CHOUNN COCONUT COLADA
4. SEE DWG A0.4 FOR HARDWARE SCHEDULE & DOOR LEGEND.

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL, SEE S6-S9 DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN, SEE S/303 DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING, SEE OFFICE SLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC. TILT-UP GUARD WALL ON BOTH SIDES OF RAMP, SEE S01 DWG FOR DETAIL.
5. 8'-0" X 10' TRUCK DOOR, SECTIONAL O'HL, STANDARD GRADE. DESIGNED TO RESIST 90# 90 MPH, EXPOSURE "C".
6. CONCRETE TILT-UP SCREEN WALL, PAINTED TO MATCH BUILDING. UNDER SEPARATE PERMIT.
7. 5'-0"X5'-0"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA, FINISH TO BE MEDIUM BROOM FINISH, SLOPE TO BE 1/4" : 12" MIN. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. FUTURE DOCK LEVELER(ALL)
9. 3' - 6" DIAMETER CONCRETE COLUMN
10. 12' X 14' DRIVE SHELL SECTIONAL O'HL, STANDARD GRADE. DESIGNED TO RESIST 90# 90 MPH, EXPOSURE "C".
11. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST 90# 90 MPH, EXPOSURE "C".
12. SOFFIT LINE ABOVE
13. FIRE RISER LOCATION. SEE "FP" DRAWINGS. FIRE PROTECTION CONTRACTOR TO SUPPLY GUARDPOSTS FOR RISER PROTECTION.
14. 12' X 7' WIDE SHAPED METAL LOUVER @ 8' ABOVE FIN. FLOOR SIZE W/ 24"(W) x 30"(H) LOUVER AT EACH
15. CONC. FILLED GUARD POST. 6" DIA. U.N.O. 42"H. SEE DETAIL 8/A0.1.
16. DOCK BUMPERS. LENGTH PER MANUF. RECOMMENDATION. SEE DETAIL 4/A0.1.
17. EXTERIOR METAL DOWNSPOUTS WITH OVERFLOW SCUPPERS. SEE DETAIL 13,14,15/A0.3.
18. INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER, SEE 13,14, & 17/A0.3
19. NOT USED
20. 4'W X 8'H FUTURE KNOCK-OUT CONCRETE PANEL, SEE S/304 DRAWINGS.
21. INTERIOR ROOF DRAIN AND OVERFLOW DRAIN, SEE 8/A0.3
22. ROOF ACCESS LADDER, SEE DETAIL 16, 20/A0.3.
23. NOT USED

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/CONVEYOR SYSTEMS.
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
C. THE BUILDING FLOOR SLAB IS FLAT, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D. NOT USED
E. NOT USED
F. SLOPE FOUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR FOUR 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 A0.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DAMPERED INCLUDING CARS AND TRUCKS.
K. ALL MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN W/ PANIC HARDWARE.
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

PAINT NOTES

1. INTERIOR CONC. WALL : SINGLE COAT OF ACRYLIC PAINT ON INTERIOR WALLS.
2. ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS: PRIMED AND SAFETY YELLOW PAINTED 8' A.F.F. AND WHITE PAINTED TO JOIST.

FLOOR SLAB AND POUR STRIPS REQUIREMENTS

THESE NOTES ARE VERY MIN. REQUIREMENTS. SEE "S" SHEET FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION – 95%
2. TRENCH COMPACTION – 95%
3. BUILDING FLOOR SLAB:
   A. 6" THICK MIN. REINFORCED CONCRETE OVER COMPACTED SOILS
   B. 3/4" – 1#/FT.2 @ 15" O.C. DOWELS AT ALL CONSTRUCTION JOINTS
   C. 3/4" – 1#/FT.2 @ 30" O.C. DOWELS IN SOFFIT SHEET AT ALL CONTROL JOINTS.
   D. SLAB = 3# LB/FT.2
   E. ASTM 185 WF 6"x6"x6"
   F. EXPOSE AGGREGATE FOR A.D.A. WARNING
   G. LENGTH OF POUR NOT TO EXCEED 1/3 TOTAL LENGTH OF BUILDING
   H. SAW-CUT DEPTH 1/4 1/2 SOFT SAW-CUTTER WITHIN 1 HRS OF FINISHING
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR FOR A.D.A. 305-3/-38
5. NOT USED
6. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
7. CONTRACTOR TO CURE SLAB WITH WET CURING USING BURLAP FOR 7 DAYS MIN.
8. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DAMPENED.
9. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
10. SLAB TO BE POUR PLAN MINIMIZED WITHIN 24 HOURS.
11. NO PLY ASH IN THE CONCRETE
12. WHERE [hatched] DEMOLISHED, PROVIDE CONC. BLANKOUT STRUCTURAL) OVER 60 MIL. HDPE MEMBRANE.

CONTROL JOINTS IN FLOOR SHALL MATCH THE JOINTS WHERE VOLUMES ARE REQUIRED. CONTROL JOINTS SHALL BE SPACED AT 15' MAXIMUM, CURVED COUPLING, ON TRUNKS JOINTS.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-98 JOINT FILLER IN FUTURE OFFICE AREAS.

13. 3000L CONCRETE SLAB W/ "HANFORD FORMULA" SEALER

WALL LEGEND - ALL FLOOR PLANS

1. CONCRETE TILT-UP WALL, SEE "S" DRAWING FOR PANEL THICKNESS.
2. NOT USED
3. NOT USED
4. STOREFRONT SYSTEM SEE DETAIL 6/A0.3
5. STOREFRONT SYSTEM CONCRETE TILT-UP WALL, SEE "S" DRAWING FOR PANEL THICKNESS. SEE DETAIL 6,10/11, & 12/A0.3
6. NOT USED
7. 3 5/8" 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. AND INSULATED TYP. 30 STUDS 12" ABOVE FIN. CEILING. * 1 HR. RATED, SEE 1/PARTS SHEET.
8. 3 5/8" 20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. AND INSULATED TYP.

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3-31-05
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Project:
157K
DISTRIBUTION FACILITY
HARBORGATE WAY

Consultants:
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
TRANSPORTATION
ENERGY

Title: overall floor plan

Project Number: 4010
Drawn by: I.C.
Date: 3.25.04
Revision:
1 REVISION 3.10/04

Sheet
A2.1

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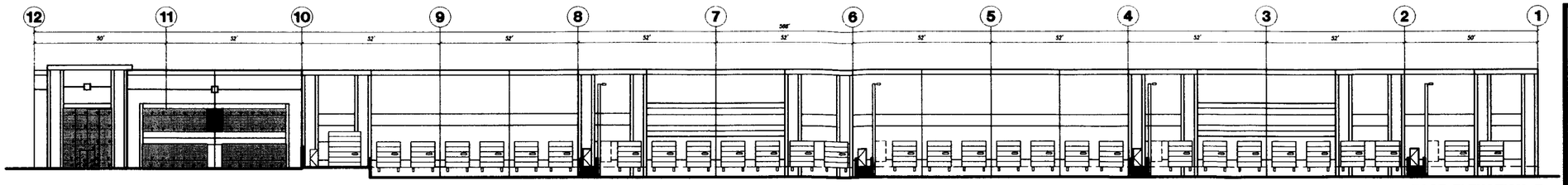
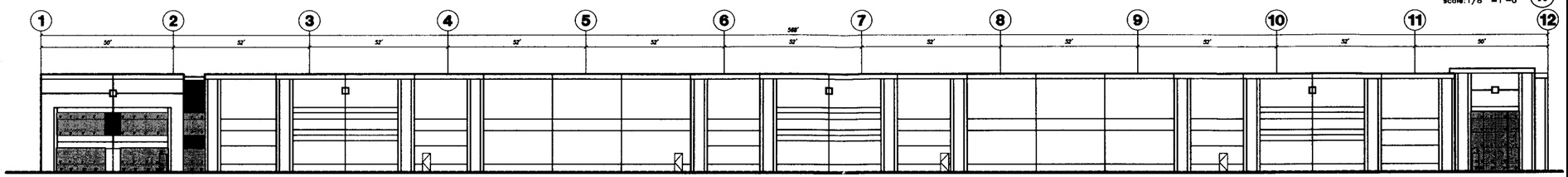
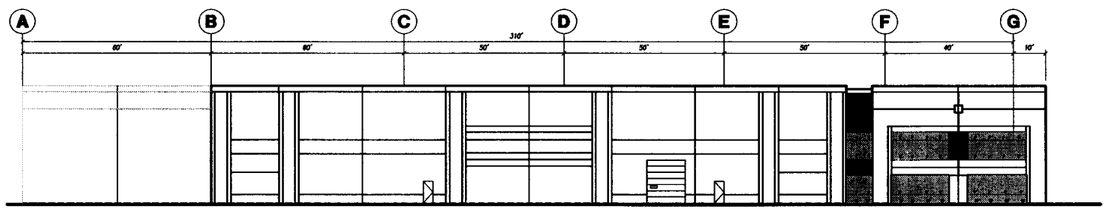


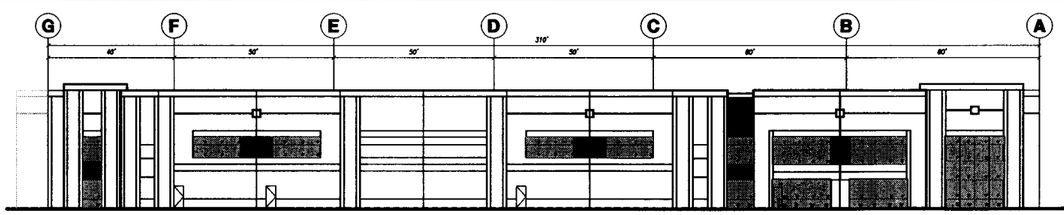
EAST ELEVATION (A)
scale: 1/8" =1'-0"



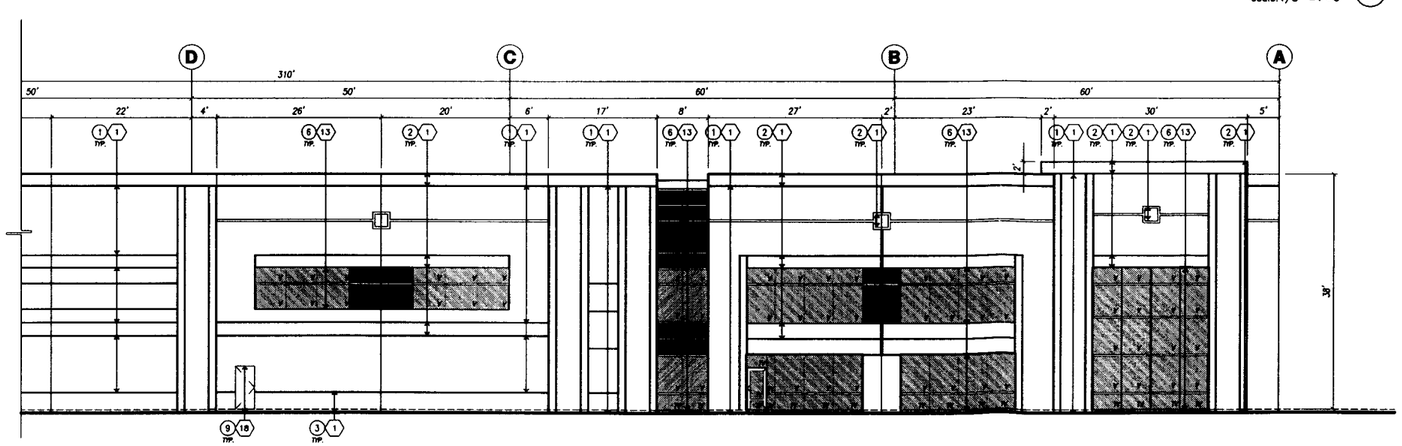
WEST ELEVATION (B)
scale: 1/8" =1'-0"



NORTH ELEVATION (C)
scale: 1/8" =1'-0"



SOUTH ELEVATION (D)
scale: 1/8" =1'-0"



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

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PANELS). SEE "S" DRAWINGS. FINISH GRADE VARIES. SEE "L" 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 DAYLIGHT TO CURB OR DIKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
2. PANEL JOINT. SEE "S" DRAWINGS. SEE 4/A0.3
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR.
4. EDGE OF DOCK
5. OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
6. CONCRETE TILT-UP SCREEN WALL.
7. OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
8. NOT USED
9. DOCK BUMPER. DOCK BUMPER TO BE A MIN. OF 4 1/2" DEEP OR OF SUFFICIENT SIZE REQUIRED TO KEEP TRUCK FROM HITTING UPPER PANEL.
10. BUILDING ADDRESS PER CBC SEPT. REQUIREMENTS. 18"H. X 3" THICK FOM SIGNAGE WITH DETACHED "SO-FLEXIBLE" LETTER W/ 1/16" PVC FACES. EPOXY TO WALL. COLOR TO BE SELECTED BY ARCHITECT.
11. CONCRETE STAIR, LANDING AND METAL PIPE RAILING. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE MATERIAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
12. CONCRETE RAMP AND METAL RAILING.
13. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
14. 12"W. x 18" H. SUPPLY AIR GRILLE. SEE DETAIL 4/A0.4. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C". PAINT TO MATCH BUILDING COLOR
15. NOT USED
16. ROOF LINE BEYOND.
17. NOT USED
18. HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN GROOVE ABOVE DOOR. DESIGN TO RESIST 90 MPH WIND EXPOSURE "C".
19. NOT USED
20. 8"X16" OPENING METAL SCUPPER @ 2" ABOVE FINISH ROOF SEE DETAIL 13 & 14/A0.3
21. EXTERIOR METAL DOWNSPOUT. SEE DETAIL 15/A0.3. PAINTED TO MATCH BLDG
22. ROOF DRAIN LINE BEYOND
23. NOT USED
24. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER. CONTRACTOR TO VERIFY WITH PLUMBING DRAWINGS. SEE DETAIL 2,13,14,17/A0.3
25. NOT USED
26. EXTERIOR LIGHTING FIXTURE. SEE "E" DWGS. AND DETAIL 4/A0.5

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 90 MPH EXPOSURE "C". 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 BREATH.

GLAZING LEGEND

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

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 8880B SHOW BALLET
2	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 8282B COAST POINTE
3	CONCRETE TILT-UP PANEL	PAINT BRAND: FRAZEE 8224B BALSAM BARK
4	NOT USED	
5	NOT USED	
6	GLAZING	COLOR: GREEN REFLECTIVE
7	NOT USED	
8	MULLIONS	COLOR: CLEAR ANODIZED
9	DOORS	PAINT BRAND: FRAZEE 8880B SHOW BALLET

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LICENSED ARCHITECT
LEONID INAK
C-8673
3-31-05
RENEWAL DATE
STATE OF CALIFORNIA

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DISTRIBUTION FACILITY
HARBORGATE WAY

Consultants:
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
INSPECTION
DEVELOPER

Title: ELEVATIONS

Project Number: 4010
Drawn by: I.C.
Date: 3/25/04
Revision:

Sheet:
A3.1

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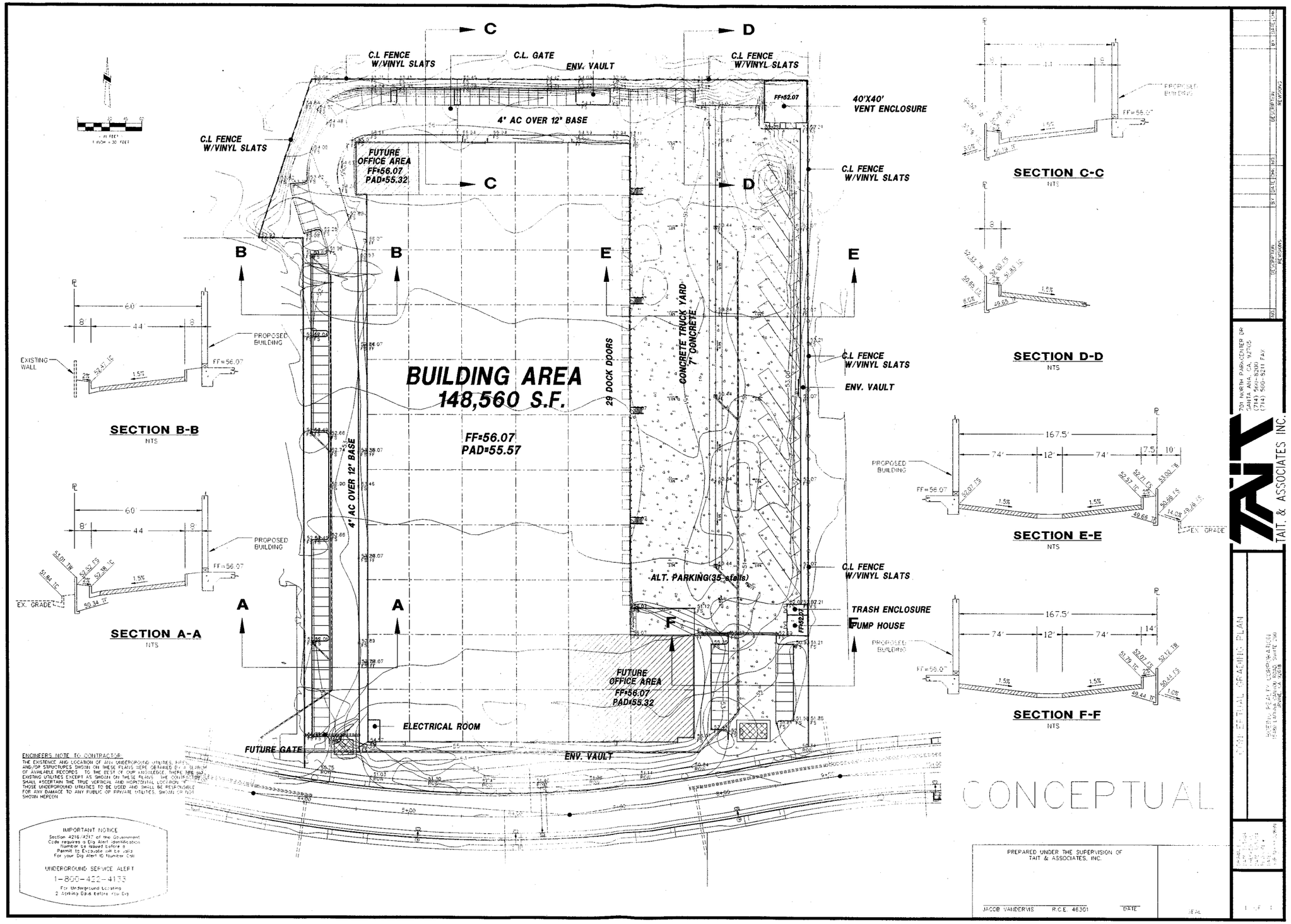

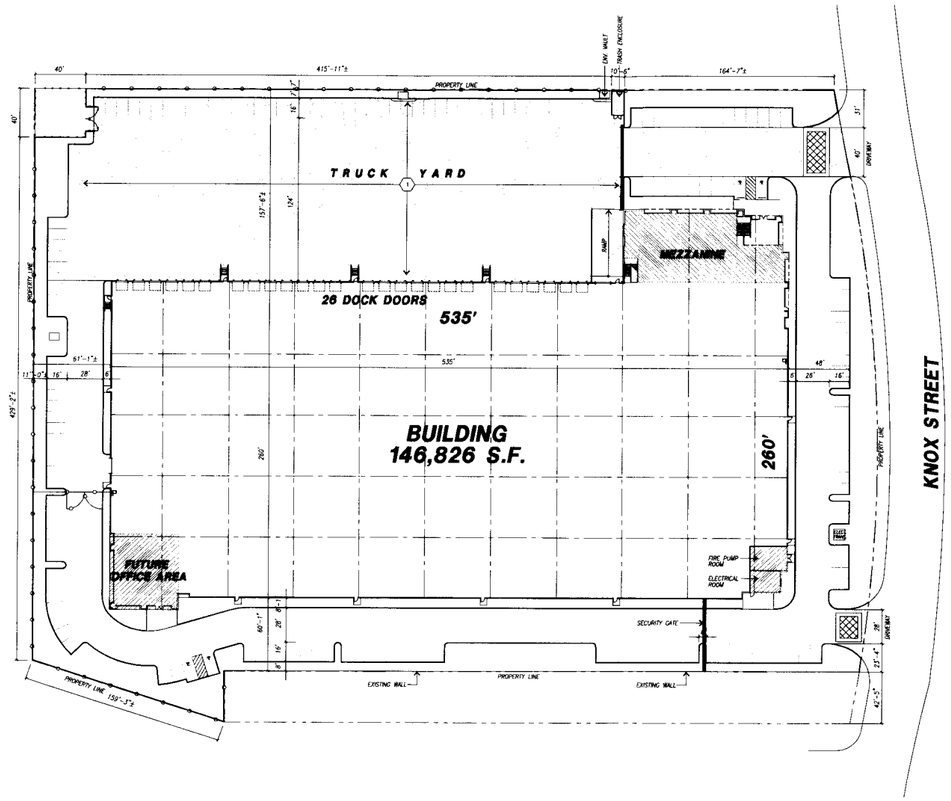

ALTERNATE - 3 SITE PLAN (A)
scale: 1" = 30'-0"

NORTH

TABULATION

SITE AREA	316,256 s.f. 7.26 acres
BUILDING AREA	
FOOT PRINT	146,826 S.F.
MEZZANINE	5,964 S.F.
TOTAL BUILDING AREA	152,790 S.F.
COVERAGE	48.3 %
LANDSCAPE REQUIRED	47,439 S.F. (15%)
LANDSCAPE PROVIDED	47,731 S.F. (15%)
PARKING REQUIRED	
1st. 10K @ 1/500 s.f.	20 STALLS
Above 10K @ 1/5000 s.f.	29 STALLS
TOTAL PARKING REQUIRED	49 STALLS
TOTAL PARKING PROVIDED	169 STALLS

HPA

KNOX & HARBORGATE WAY
OVERTON MOORE PROPERTIES

Date MAY 25, 2004
Drawn by BLH
Sheet title SITE PLAN

HPA Job# 4098

NORTH
SCALE 1" = 30'
0 30 60 90

SITE PLAN

ALTERNATE - 3
rev. 05-25-04

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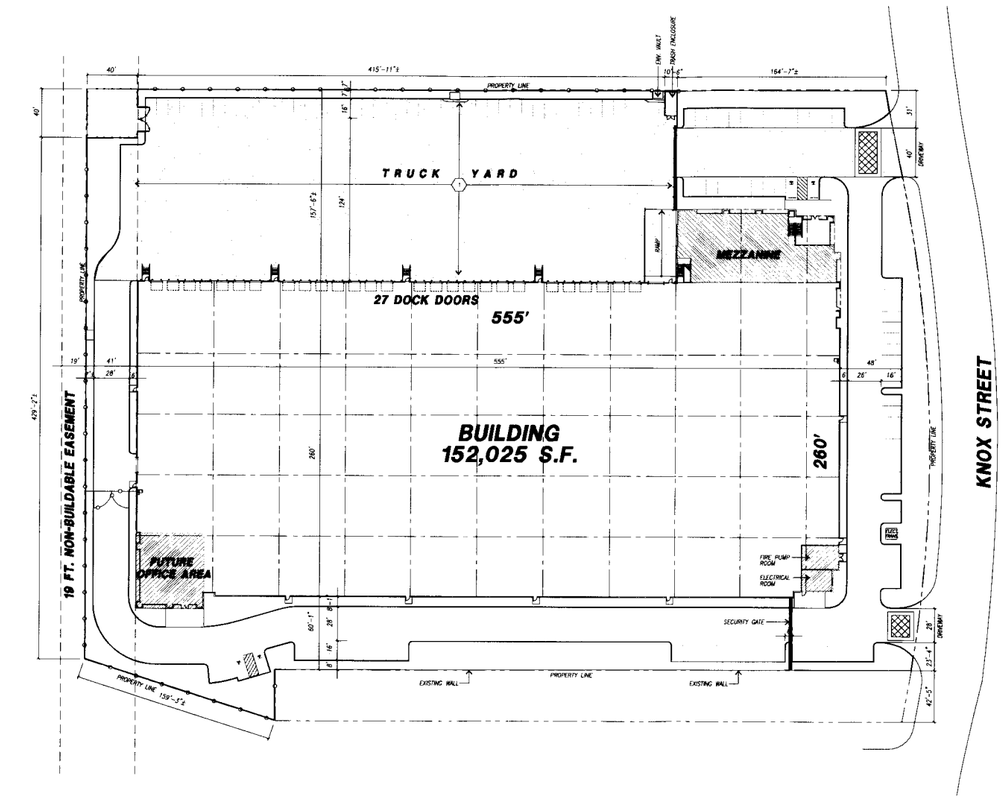


ALTERNATE - 4 SITE PLAN
scale: 1" = 30'-0"

TABULATION

SITE AREA	316,256 s.f.
	7.26 acres
BUILDING AREA	
FOOT PRINT	152,025 S.F.
FUTURE MEZZANINE	5,964 S.F.
TOTAL BUILDING AREA	157,989 S.F.
COVERAGE	50 %
LANDSCAPE REQUIRED	47,439 S.F. (15%)
LANDSCAPE PROVIDED	47,565 S.F. (15%)
PARKING REQUIRED	
1st. 10K @ 1/500 s.f.	20 STALLS
Above 10K @ 1/5000 s.f.	30 STALLS
TOTAL PARKING REQUIRED	50 STALLS
TOTAL PARKING PROVIDED	126 STALLS

HPA

KNOX & HARBORGATE WAY
OVERTON MOORE PROPERTIES

Date MAY 25, 2004
Drawn by BLM
Sheet title SITE PLAN

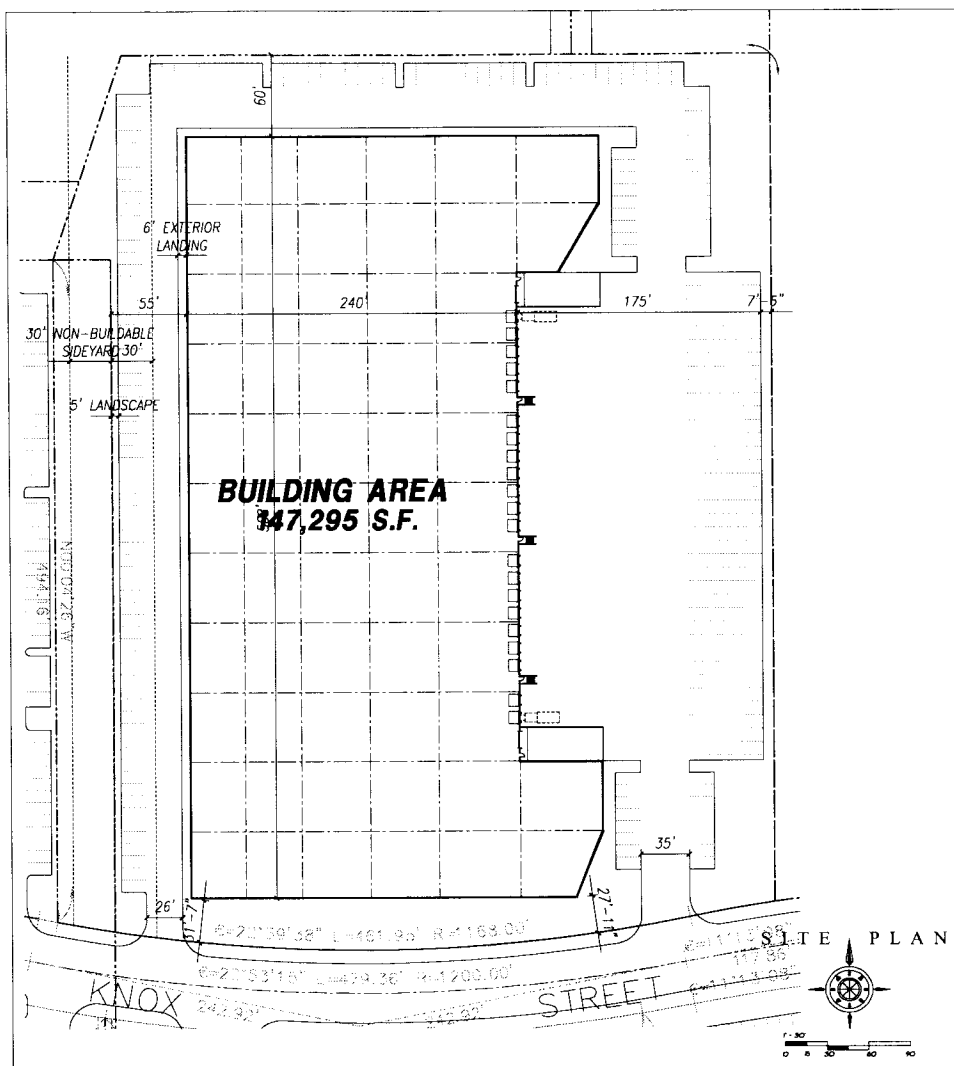
HPA Job# 4610

SCALE 1" = 30'

SITE PLAN

ALTERNATE - 4
rev. 05-25-04

BOE-C6-0093994



SITE PLAN

TABULATION

site area (in sq.ft.)	316,285 s.f.
site area (in acres)	7.3 acres
building area	147,295 s.f.
coverage	46%
parking required	
1st. 10K @ 1/500 s.f.	20 stalls
above 10K @ 1/5000 s.f.	27 stalls
total parking required	47 stalls
parking provided	
standard	146 stalls
trailers	36 stalls
total parking provided	182 stalls

KNOX & HARBORGATE WAY

OVERTON MOORE & ASSOC.

SCHEME I

JANUARY 13, 2004

HILL PINCKERT ARCHITECTS, INC.

4931 BIRCH ST. SUITE A, NEWPORT BEACH, CALIFORNIA 92660 949-863-1770

HPA# 4010

• No Mezzanine

BOE-C6-0093995