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Owner:
ALBERT COHEN

154490 Ventura Blvd., Ste. 200
Sherman Oaks, CA 91764

tel: (818) 501-5500
fax: (818) 501-7629

Project:
6TH STREET & STERLING AVE.

STERLING AVE.,
SAN BERNARDINO, CA

Consultants:

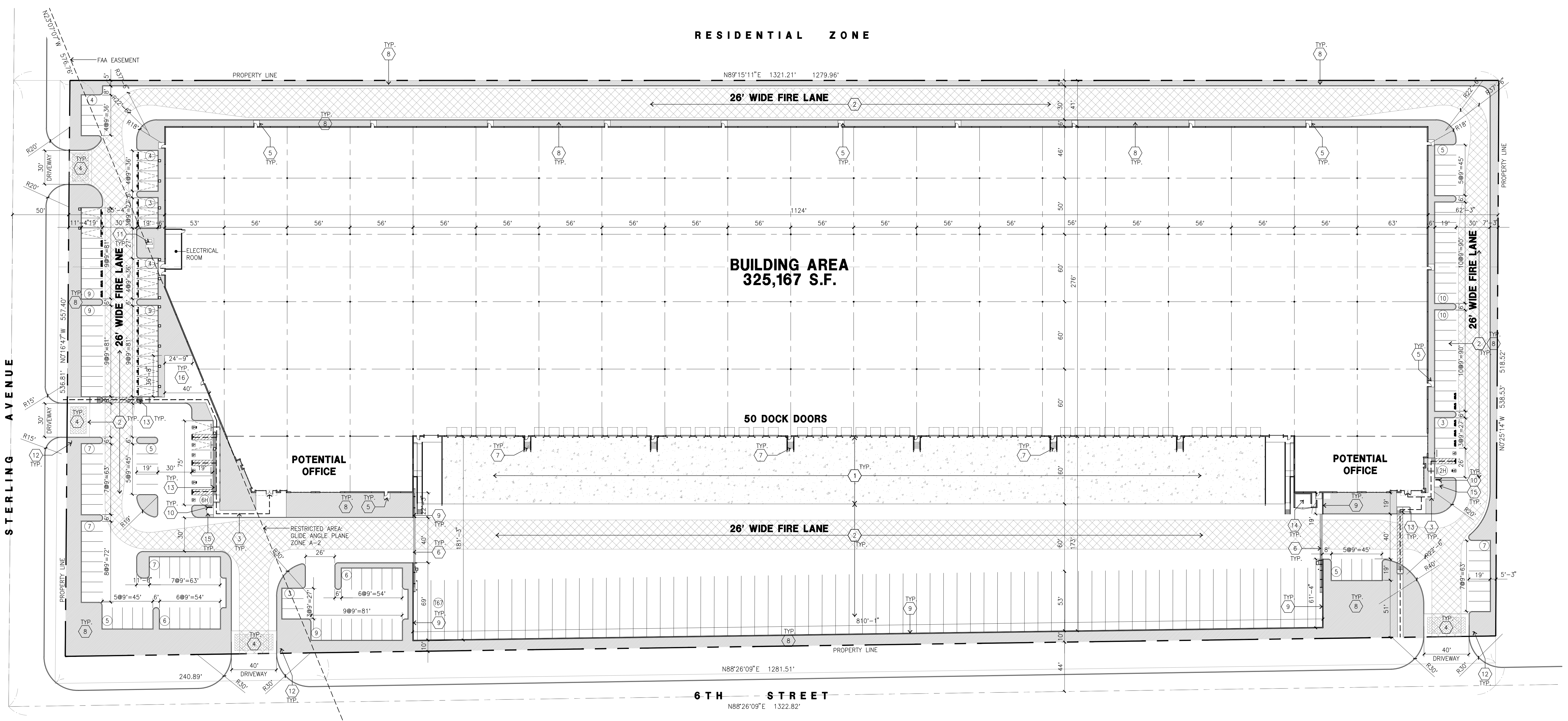
CIVIL	Thienes Eng.
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	Hunter
LANDSCAPE	-
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: **OVERALL SITE PLAN**

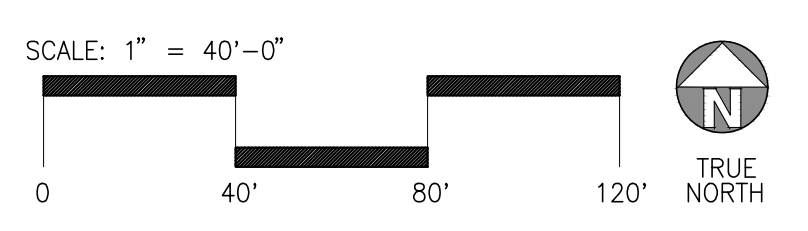
Project Number: 22697
Drawn by: AC
Date: 01/12/2023
Revision:

Sheet:

DAB-A1.1



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



PROPERTY OWNER/APPLICANT

ALBERT COHEN
154490 VENTURA BLVD., SUITE 200
SHERMAN OAKS, CA 91403
TEL. NO.: (818) 501-5500
FAX NO.: (818) 501-7629

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE. - SUITE 100
IRVINE, CA 92612
PHONE: (949) 966-7769
CONTACT: SHA MAHONEY

ADDRESS OF THE PROPERTY

STERLING AVENUE,
SAN BERNARDINO, CA

ASSESSOR'S PARCEL NUMBER

APH 1192-191-02
APH 1192-191-03

ZONING

OFFICE INDUSTRIAL PARK (OIP)

CONSTRUCTION TYPE

CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY: S-1/B
CONSTRUCTION TYPE: OFFICE & WAREHOUSE
FIRE SPRINKLER: III-B ESFR SYSTEM

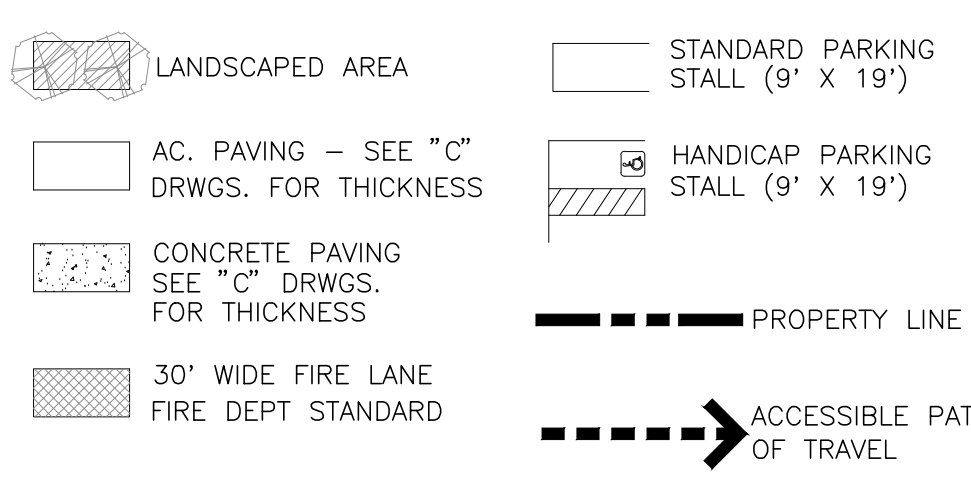
CODE ANALYSIS

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 NOT USED.
- 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" = 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 8' H 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 14"H CONCRETE TILT-UP SCREEN WALL
- 10 BIKE RACK.
- 11 APPROXIMATE LOCATION OF TRANSFORMER.
- 12 ACCESSIBLE ENTRY SIGN.
- 13 TRUNCATED DOME.
- 14 TRASH ENCLOSURE PER CITY STANDARD
- 15 DESIGNATED SMOKER'S AREA
- 16 EMPLOYEE OUTDOOR PATIO

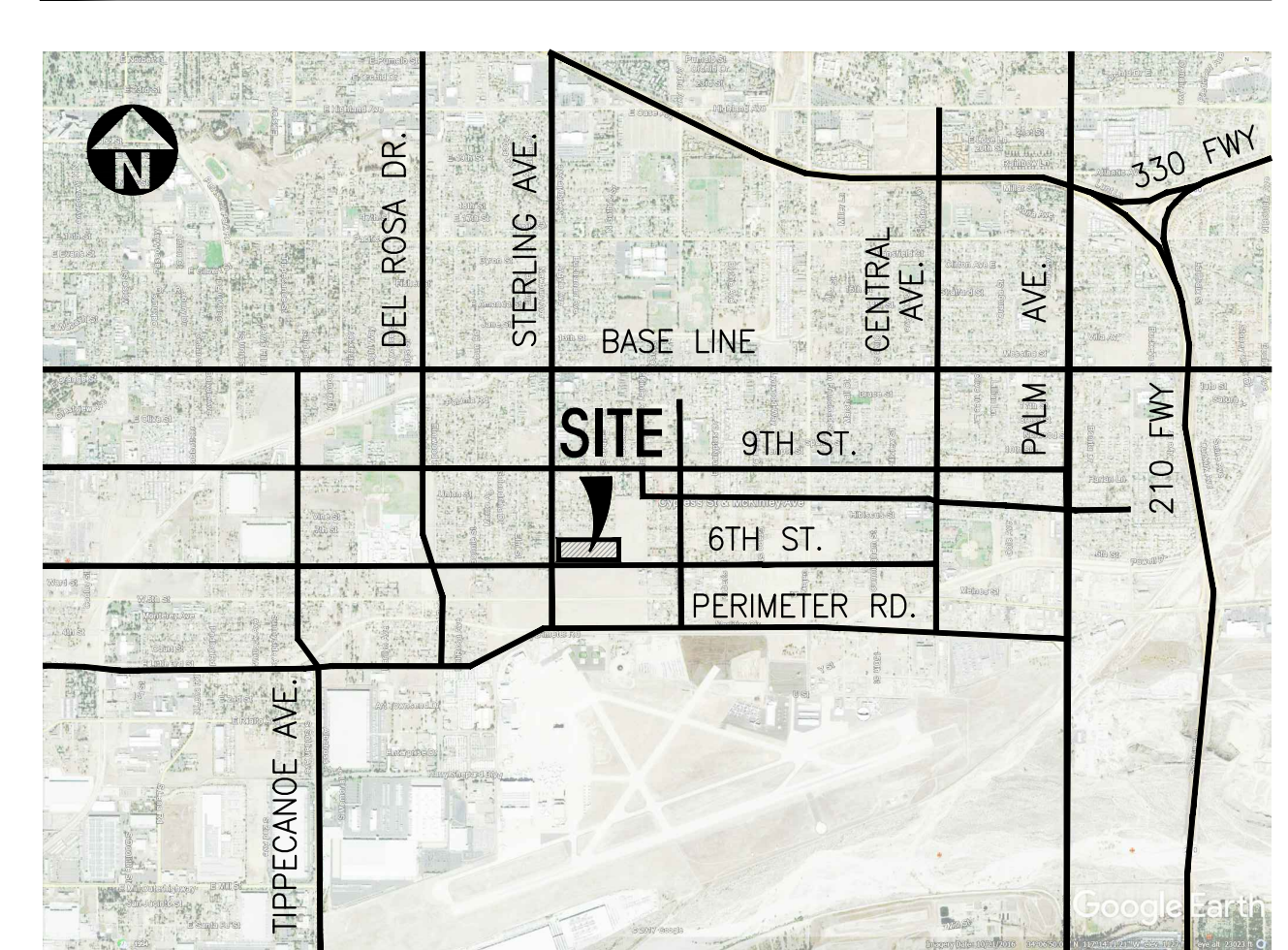
SITE LEGEND



PROJECT DATA

SITE AREA	640,474 s.f.
In acres	14.70 ac
BUILDING AREA	
Building Footprint	320,167 s.f.
Office 1st Floor	5,000 s.f.
Office 2nd Floor	5,000 s.f.
Warehouse	315,167 s.f.
TOTAL	325,167 s.f.
COVERAGE	50.0%
PARKING REQUIRED	261 stalls
1 per 1/1,250 s.f.	
AUTO PARKING PROVIDED	104 stalls
Standard Auto (9'x19')	
ADA Parking (9' x 19')	4 stalls
ADA Van Parking (12' x 19')	2 stalls
Standard EV stall (9'x19')	1 stalls
Accessible EV stall (9'x19')	1 stalls
Van Accessible EV stall (12'x19')	23 stalls
Clean Air Vehicle (9'x19')	11 stalls
TOTAL	140 stalls
TRAILER PARKING PROVIDED	66 stalls
Trailer (12' x 53')	
DOCK DOORS PROVIDED	50 stalls
Dock Door	
Grade Level Door	2 stalls
TOTAL	118 stalls
TOTAL (Auto + Trailer + Dock Doors + Grade Level) Door	264 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Office Industrial Park (OIP)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 42'	
MAXIMUM FLOOR AREA RATIO	
FAR - 0.50	
LANDSCAPE REQUIREMENT	
15% of Parking Area	
LANDSCAPE PROVIDED	10,041 s.f.
In s.f.	
In percentage	52,804 s.f.
SETBACKS	
Front / Street - 20'	
Side / Rear - 10'	
Side (Street) - 10'	

VICINITY MAP



OFFICIAL USE ONLY



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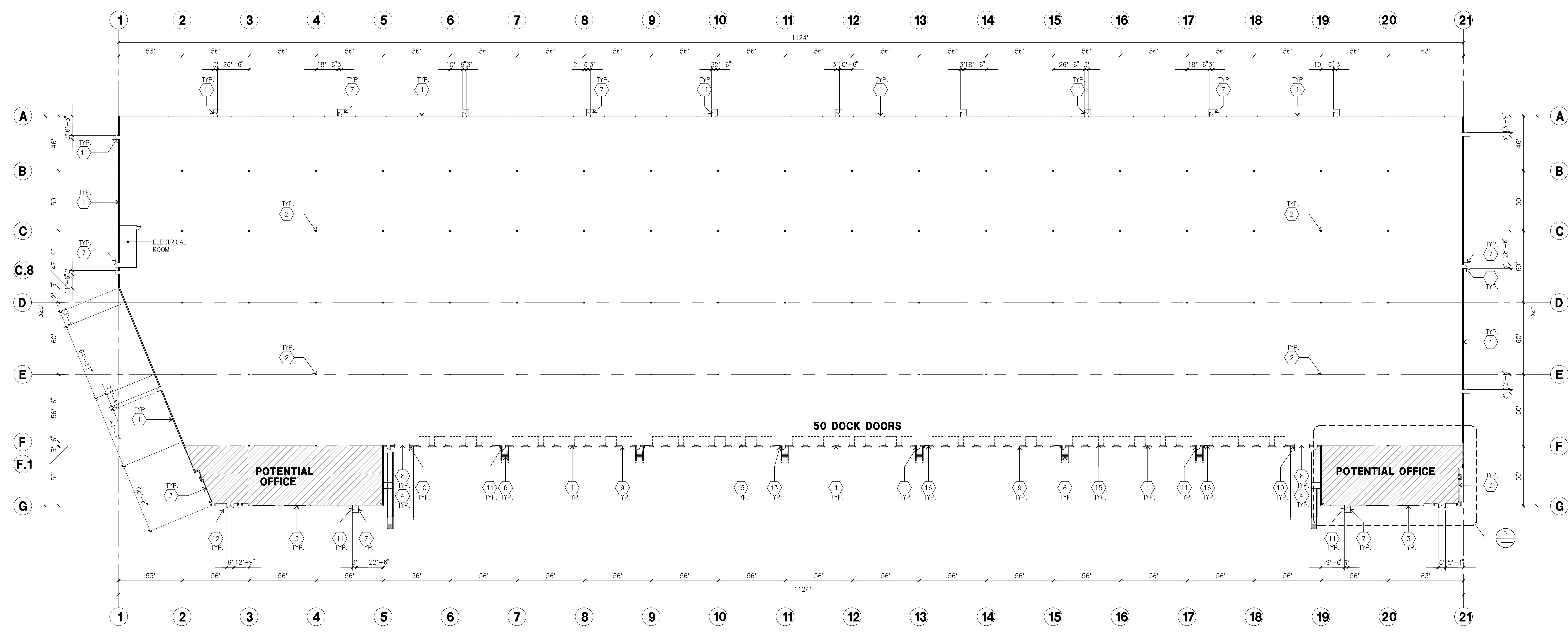
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FIRE PROTECTION	-
SOILS ENGINEER	-

Title: **OVERALL FLOOR PLAN**

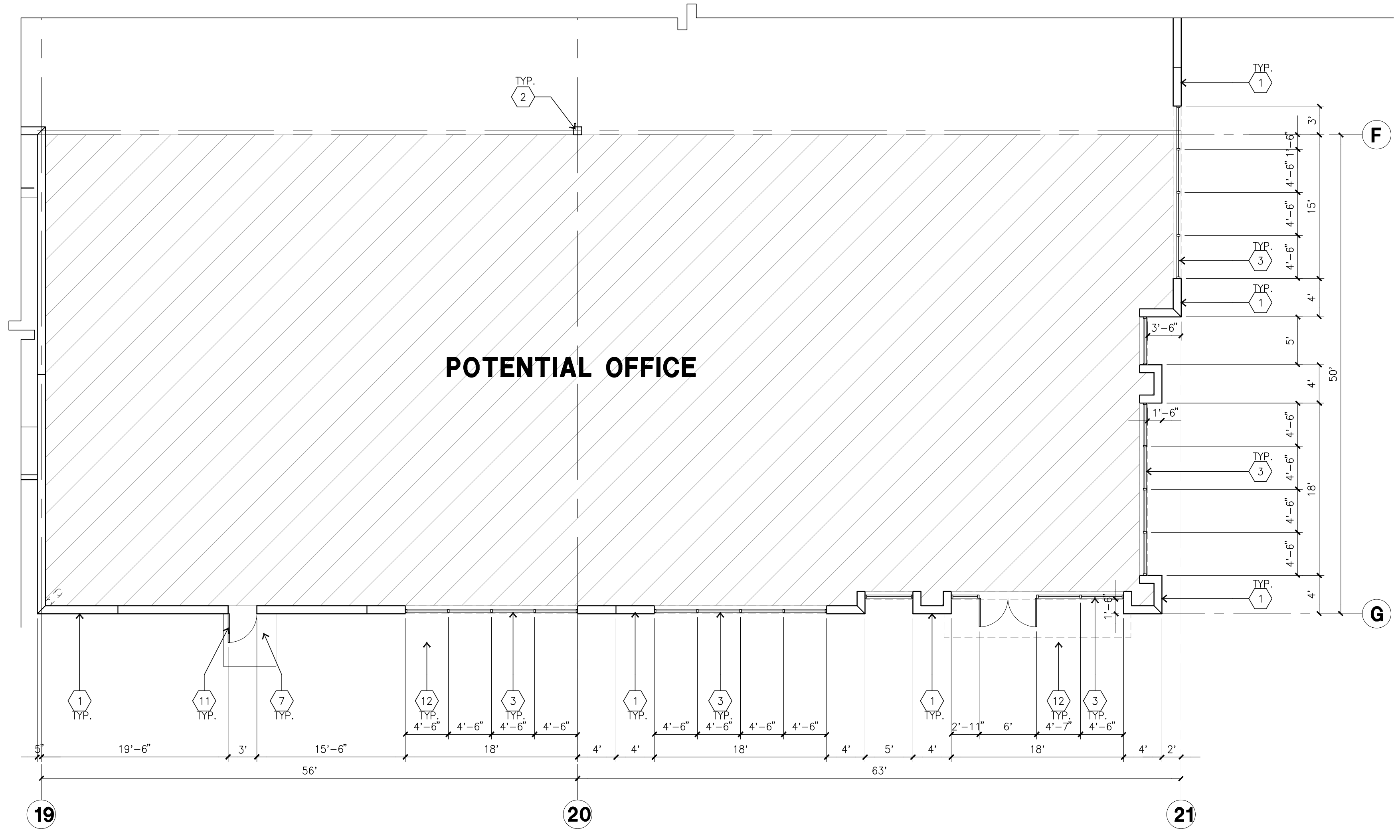
Project Number: 22697
Drawn by: AC
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DAB-A2.1



OVERALL FLOOR PLAN A
scale: 1" = 40'-0"
SCALE: 1" = 20'-0"
0 20' 40' 60' TRUE NORTH



ENLARGED FLOOR PLAN B
scale: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"
0 8' 16' 24' TRUE NORTH

- 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'-8"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" = 1'2" 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 PAINTED I-BEAM CANOPY
 - 15 Z GUARD
 - 16 4' X 8' METAL LOUVER

- GENERAL NOTES - FLOOR PLAN**
- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 130' 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 OYP. 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. 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 DIAPERED 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/A4.1 OFFICE SECTION.



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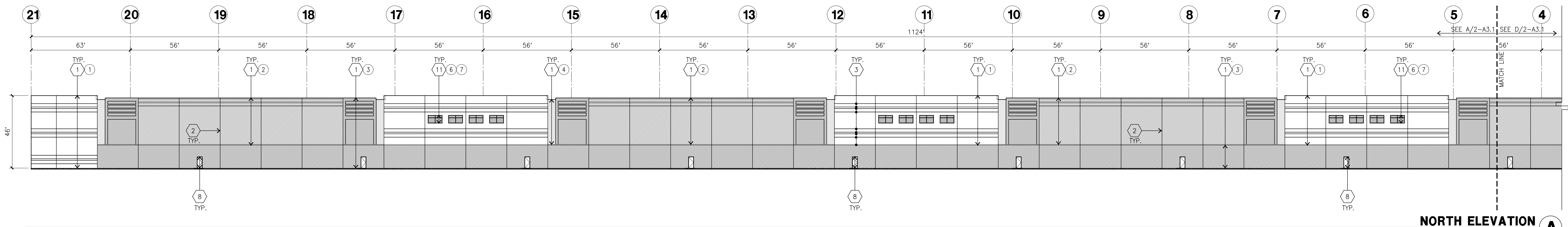
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Title: ELEVATION

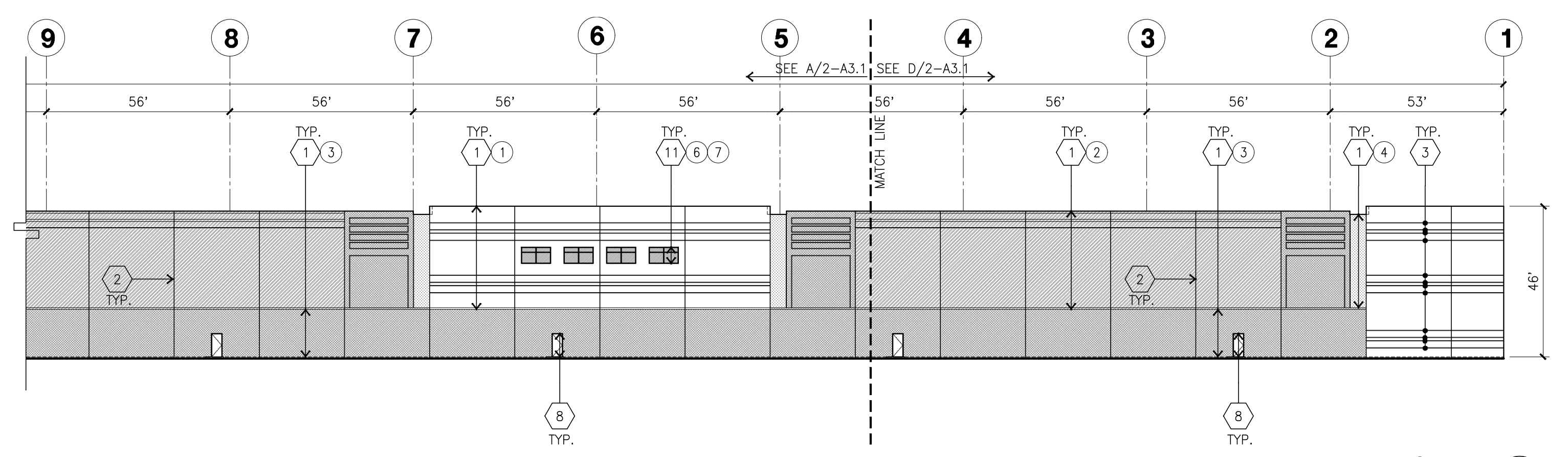
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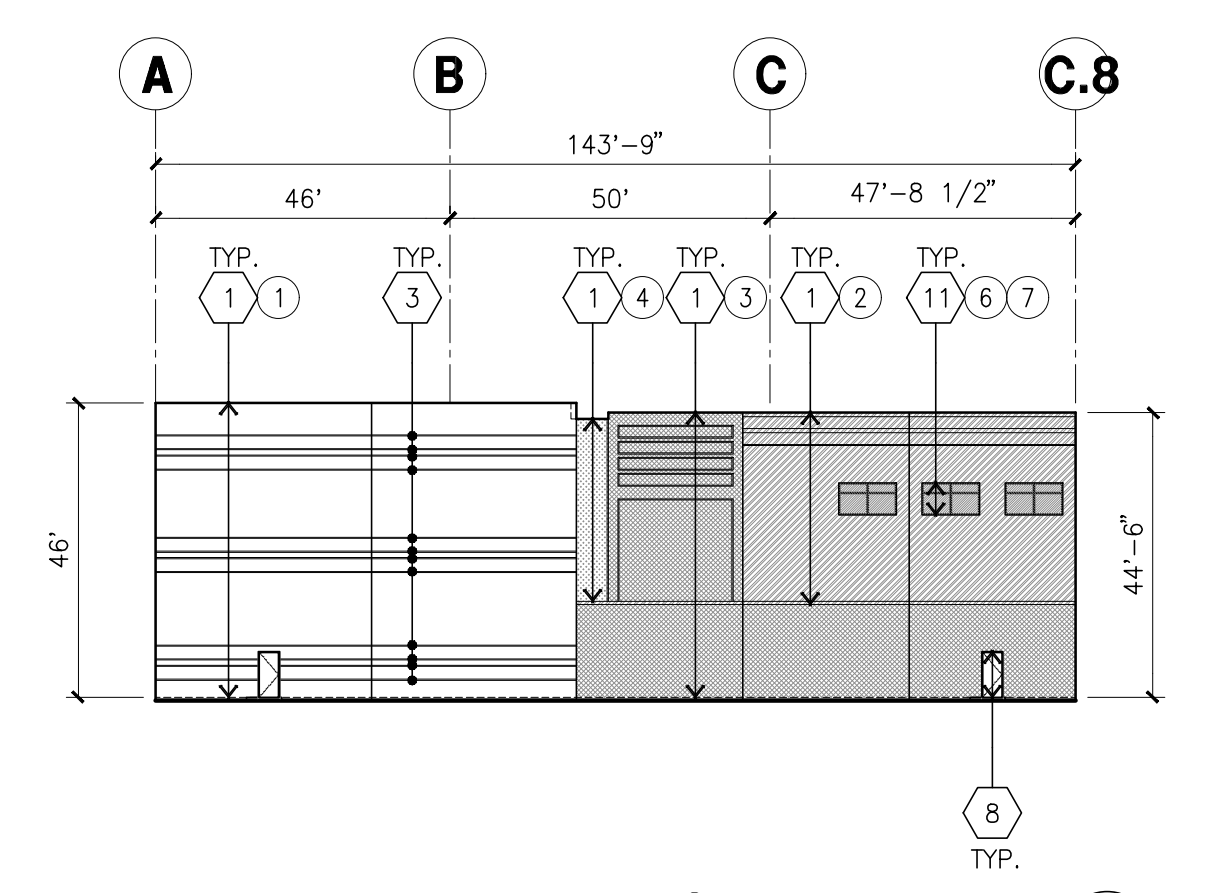
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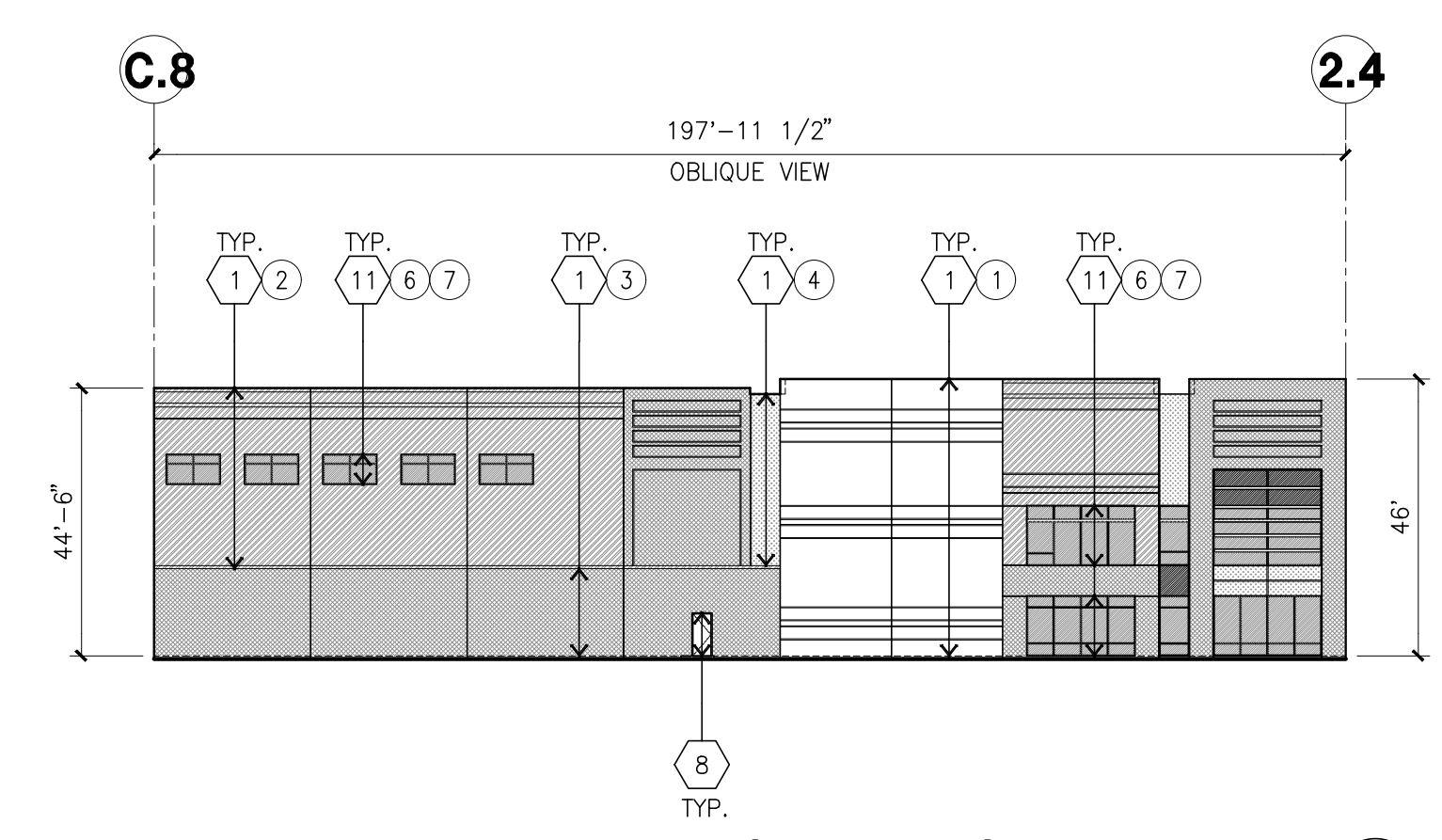
NORTH ELEVATION A
scale: 1" = 30'-0"



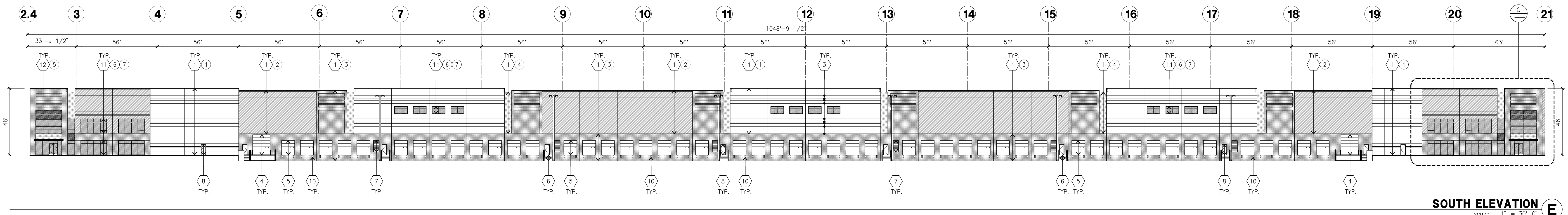
NORTH ELEVATION CONT. D
scale: 1" = 30'-0"



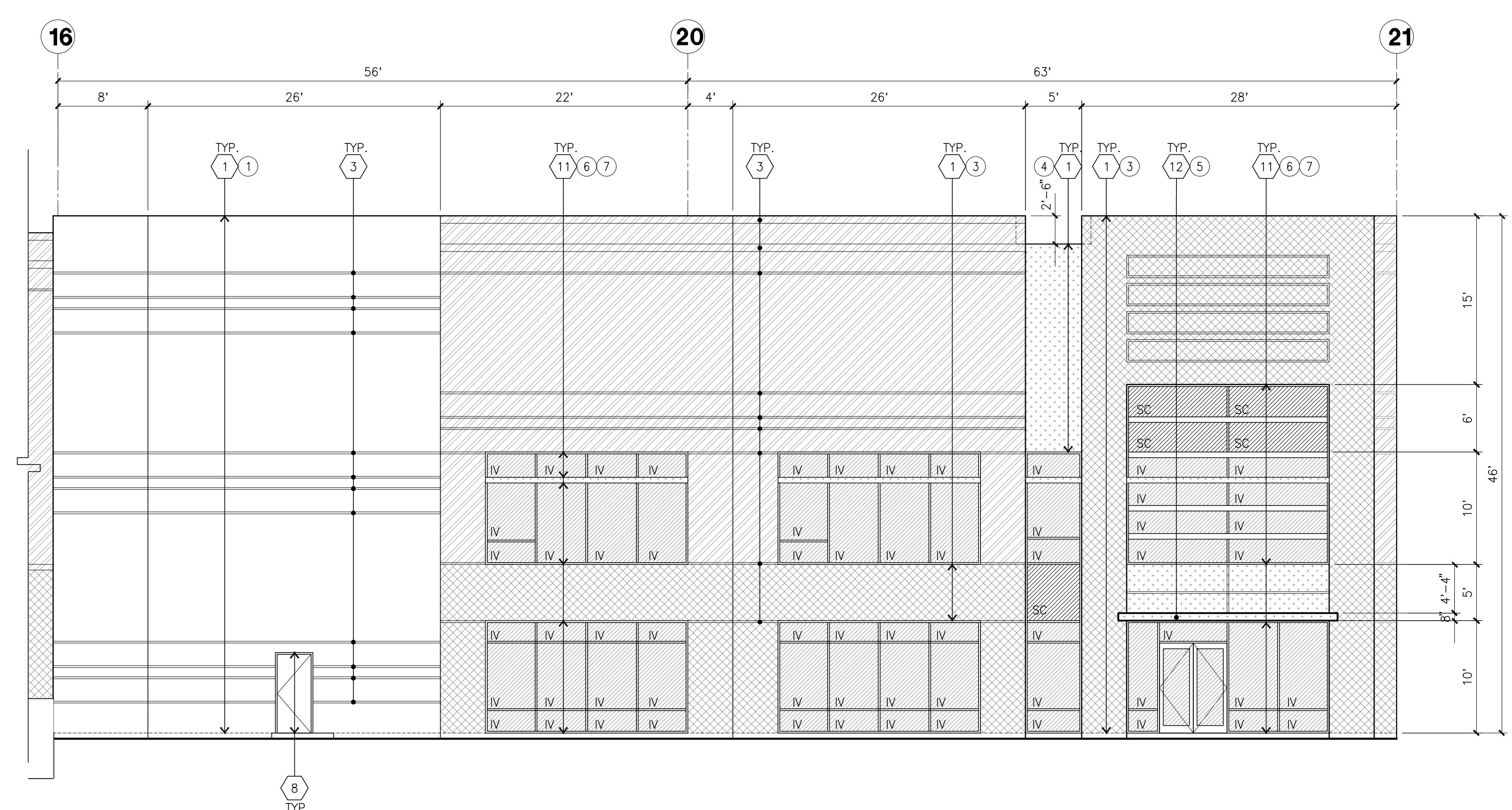
WEST ELEVATION C
scale: 1" = 30'-0"



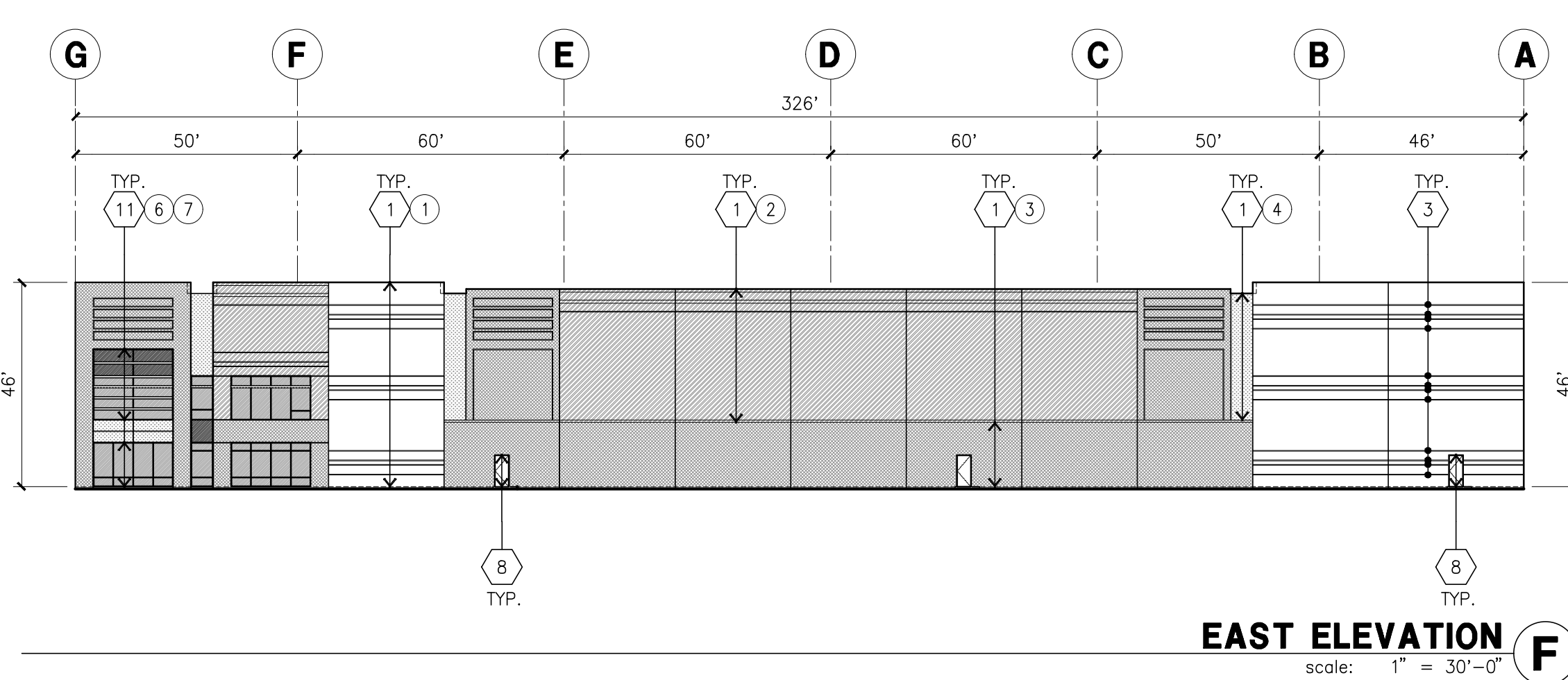
SOUTHWEST ELEVATION B
scale: 1" = 30'-0"



SOUTH ELEVATION E
scale: 1" = 30'-0"



ENLARGE SOUTH ELEVATION G
scale: 1" = 30'-0"



EAST ELEVATION F
scale: 1" = 30'-0"

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. 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 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. UN/0.
- 4 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 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. 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 PAINTED I-BEAM CANOPY

GLAZING LEGEND

- ALL GLAZING TO BE TEMPERED GLASS.
- IV INSULATED VISION GLASS
 - SC SPANDREL GLASS WITH CONCRETE BEHIND
 - V SINGLE LITE VISION GLASS
- IV : INSULATED VISION GLASS
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 3.42 PER 2015 CEC TABLE 140.3-B
- SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE.
INSTALLED ON CONCRETE.
- V : VISION GLASS
1/4" VISTACOOL PACIFICA
- MULLIONS : ANODIZED CLEAR.

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. E.L. = 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 7" 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.
I. 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 SW 7005 PURE WHITE |
| 2 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7071 GRAY SCREEN |
| 3 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 7074 ONLINE |
| 4 | CONCRETE TILT-UP PANEL | PAINT BRAND_SHERWIN WILLIAMS SW 6892 CARNIVAL |
| 5 | METAL CANOPY | PAINT BRAND_SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR: SW 6892 CARNIVAL @METAL CANOPY |
| 6 | MULLIONS | COLOR_CLEAR ANODIZED MULLIONS |
| 7 | GLAZING | COLOR_BLUE REFLECTIVE GLAZING |