



Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the Planning Commission, are invited to fill out and submit to the Recording Secretary a "Request to Speak" form (name and address optional) which is available at the entrance to the City Council Chambers. Additionally, members of the public may submit electronic inquiries or comments by submitting emails to Planning@cityofchino.org no later than 5:00 p.m. the day of the meeting.

If you require a reasonable accommodation to participate in this meeting per your rights under the Americans with Disabilities Act or for any other reason, please contact the City Clerk's Office at (909) 334-3306 at least 48 hours prior to the advertised starting time of the meeting.

Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available in the Development Services Department during normal business hours at City Hall located at 13220 Central Avenue, Chino. In addition, such documents will be posted on the City's website at www.cityofchino.org.

CHINO PLANNING COMMISSION

**CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710**

WEDNESDAY, APRIL 15, 2026 AT 6:00 PM

REGULAR MEETING

AGENDA

FLAG SALUTE

ROLL CALL

Planning Commission Members: Lissa Fraga (Chairperson), Vincent Lopez (Vice Chairperson), Jimmy Alexandris, Brandon Blanchard, Kevin Cisneroz, Annmarie Lemento, and Lawrence Vieira.

ANNOUNCEMENTS

PUBLIC COMMUNICATIONS

At this time, members of the public may address the Planning Commission on subjects that do not appear on the agenda. Please state your name for the record and limit your remarks to three minutes. If you have an item that will require discussion, please request that the item be placed on the next Planning Commission meeting agenda.

CONSENT CALENDAR

At this time, members of the public may present testimony as to why an item should be removed from the Consent Calendar for separate discussion. Unless a member of the public or Planning Commission requests that an item be removed from the Consent Calendar, all items will be acted upon on one summary vote. Items removed from the Consent Calendar will be acted upon separately, following the Public Hearing procedures.

1. Minutes of the Regular Meeting of the Planning Commission of March 18, 2026. Approve Regular Meeting Minutes of March 18, 2026 (Commissioner Blanchard Absent-Excused).

2. General Plan Conformity for Acquisition of Real Property. Adopt Planning Commission Resolution No. PC2026-003 determining the acquisition of property located at 13272 6th Street (APN: 1020-282-03) for future City purposes conforms to the City's General Plan.

PUBLIC HEARING

The public will be given an opportunity to speak on each of the items listed below. Following a presentation and questions from the Planning Commission to staff, the chairperson will open the public hearing. At that time, the applicant will be permitted ten minutes to present their case. Members of the public will then be permitted five minutes to speak. After all have spoken, the applicant is permitted three minutes to summarize. The public hearing is then closed; however, the Planning Commission may, at its discretion, reopen the public hearing to receive additional public testimony. It is requested, but not required, that any members of the public addressing the Planning Commission state their name for the record prior to making your remarks.

3. PL18-0118.TE05 (Site Approval - Time Extension), PL18-0120.TE05 (Site Approval - Time Extension), and PL19-0011.TE05 (Special Conditional Use Permit - Time Extension). A request for approval of a one-year time extension for the previously approved Majestic Chino Heritage project located on approximately 97-acres of land within the M2 (General Industrial) zoning district.

Staff Report By: Andrea Gilbert, City Planner

RECOMMENDATION: Approve, by motion of the Planning Commission, a one-year time extension for PL18-0118 (Site Approval), PL18-0120 (Site Approval), and PL19-0011 (Special Conditional Use Permit).

NEW BUSINESS

DIRECTOR'S REPORT

COMMISSION COMMENTS

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on May 20, 2026 at 6 p.m. in these Council Chambers.

I, Natalie Gonzaga, City Clerk of the City of Chino, hereby declare that on April 9, 2026 this agenda was posted on the south window of Chino City Hall and this agenda together with all of the agenda reports and related documents were posted on the City's website at www.cityofchino.org by myself or under my direction.



Natalie Gonzaga, City Clerk.

All Planning Commission decisions may be appealed to the City Council. An appeal of a Planning Commission decision must be filed with the Planning Division within ten (10) calendar days of the decision date.

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

PLANNING COMMISSION MEETING DATE: APRIL 15, 2026

DATE: APRIL 15, 2026

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: ANDREA GILBERT, CITY PLANNER

SUBJECT

Minutes of the Regular Meeting of the Planning Commission of March 18, 2026.

CHINO PLANNING COMMISSION

REGULAR MEETING - CITY HALL COUNCIL CHAMBERS 13220 CENTRAL AVENUE CHINO, CA 91710

WEDNESDAY, MARCH 18, 2026

MINUTES

CALL TO ORDER

The March 18, 2026, Regular Meeting of the Chino Planning Commission was called to order at 6:01 pm by Chairperson Lissa Fraga in the Council Chambers.

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Cisneroz.

ROLL CALL

PRESENT Commissioner Jimmy Alexandris, Commissioner Vincent Lopez, Commissioner Lissa Fraga, Commissioner Kevin Cisneroz, Commissioner Lawrence Vieira, and Commissioner Annmarie Lemento

ABSENT Commissioner Brandon Blanchard

ANNOUNCEMENTS

None.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

Natalie Gonzaga, City Clerk, announced a clerical correction was made to the agenda after posting to Consent Calendar Item 1 - Minutes, to correct the reported vote results for item 2.

1. Minutes. Regular Meeting of February 18, 2026 (All Members Present).
2. 2025 General Plan and Housing Element Annual Report Receive and file the 2025 General Plan and Housing Element Annual Progress Report.
Staff Report By: Chris Cortez, Assistant Planner

Motion by Commissioner Lemento, Second by Commissioner Alexandris, to approve the Consent Calendar items as presented, to include the correction to Consent Calendar Item 1 - Minutes, to correct the reported vote results for Item 2. The motion carried by the following vote:

AYES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ,
COMMISSIONER FRAGA, COMMISSIONER CISNEROZ, COMMISSIONER
VIEIRA, AND COMMISSIONER LEMENTO

NOES: NONE.

ABSENT: COMMISSIONER BLANCHARD

PUBLIC HEARING

3. PL22-0028.TE02 (Vesting Tentative Parcel Map No. 20561 - Time Extension). A request for approval of a one-year time extension for a previously approved subdivision of 56.95 acres into three parcels ranging in size from 3.74 acres to 46 acres within the LI (Light Industrial) land use designation of The Preserve Specific Plan.

Staff Report By: Andrea Gilbert, City Planner

RECOMMENDATION: Approve, by motion of the Planning Commission, a one-year time extension for PL22-0028 (Vesting Tentative Parcel Map No. 20561).

Chairperson Fraga opened the Public Hearing.

Andrea Gilbert, City Planner, presented the staff report to the Planning Commission.

Applicant Ed Konjoyan, Majestic Realty, addressed the Commission.

There being no additional requests to address the Commission on this item, Chairperson Fraga closed the Public Hearing.

Motion by Commissioner Alexandris, seconded by Commissioner Cisneroz, to approve PL22-0028.TE02 (Vesting Tentative Parcel Map No. 20561 - Time Extension). The motion carried by the following vote:

AYES: COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ,
COMMISSIONER FRAGA, COMMISSIONER CISNEROZ, COMMISSIONER
VIEIRA, AND COMMISSIONER LEMENTO

NOES: NONE.

ABSENT: COMMISSIONER BLANCHARD

NEW BUSINESS

None.

DIRECTOR'S REPORT

Andrea Gilbert, City Planner, provided a report and requested Planning Commission Academy attendees to complete the requested documentation.

Shaila Martinez, Don Lugo High School student gave an introduction.

COMMISSION COMMENTS

The Commissioners provided comments and updates.

ADJOURNMENT

The meeting was adjourned by Chairperson Fraga at 6:14 p.m. to a regular meeting of the Planning Commission on April 15, 2026 at 6:00 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 15TH DAY OF APRIL 2026.

CHAIRPERSON, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

(These minutes are not official until signed.)

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

PLANNING COMMISSION MEETING DATE: APRIL 15, 2026

DATE: APRIL 15, 2026

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: ANDREA GILBERT, CITY PLANNER

RECOMMENDATION

Adopt Planning Commission Resolution No. PC2026-003 determining the acquisition of property located at 13272 6th Street (APN: 1020-282-03) for future City purposes conforms to the City's General Plan.

BACKGROUND

The property located at 13272 6th Street is 2.38 acre property that includes a ±70 year old non-conforming building that has been used as a cabinet and furniture manufacturer since the 1950's. The current tenant is Oak Design Corporation (ODC) Products that has been at the location since 1987. Over the last year, the City has been negotiating the purchase of the site from its current owner. The owner has agreed to a purchase price with the City and would like the purchase to close as soon as possible. Once the City purchases the property, the current tenant is expected to vacate the location, and the existing non-conforming building will eventually be demolished by the City. California Government Code Section 65402 requires that the acquisition of real property by the City be reviewed by the Planning Commission as to conformity with the City's adopted General Plan. Following the Planning Commission's review, its determination will be forwarded to the City Council for consideration of the property acquisition.

ISSUES AND ANALYSIS

The site is located at the northwest corner of Chino Avenue and 6th Street (see attached Exhibit "A"). The General Plan land use designation for the property is Downtown, which is a new land use designation established by the City in 2025 as part of the 2045 General Plan update that is primarily intended for commercial, residential, civic, mixed-use developments and other related uses. The existing zoning for the property is identified as Public (P), which is consistent with the Downtown General Plan land use designation by providing for uses that support government, civic, cultural, recreational, health and infrastructure aspects of the community. The site and surrounding area are also located within the City's Civic Center Master Plan that was approved by the City Council in December 2022. The Civic Center Master Plan provides a vision for revitalizing the historic Civic Center area, which focuses on creating a vibrant, mixed-use environment with ample outdoor spaces and efficient civic facilities.

Acquisition of the subject property is consistent with the recently updated City's Downtown land use goals and will ensure flexible use of the property in the future consistent with what is envisioned by the Civic Center Master plan and 2045 General Plan.

ENVIRONMENTAL REVIEW

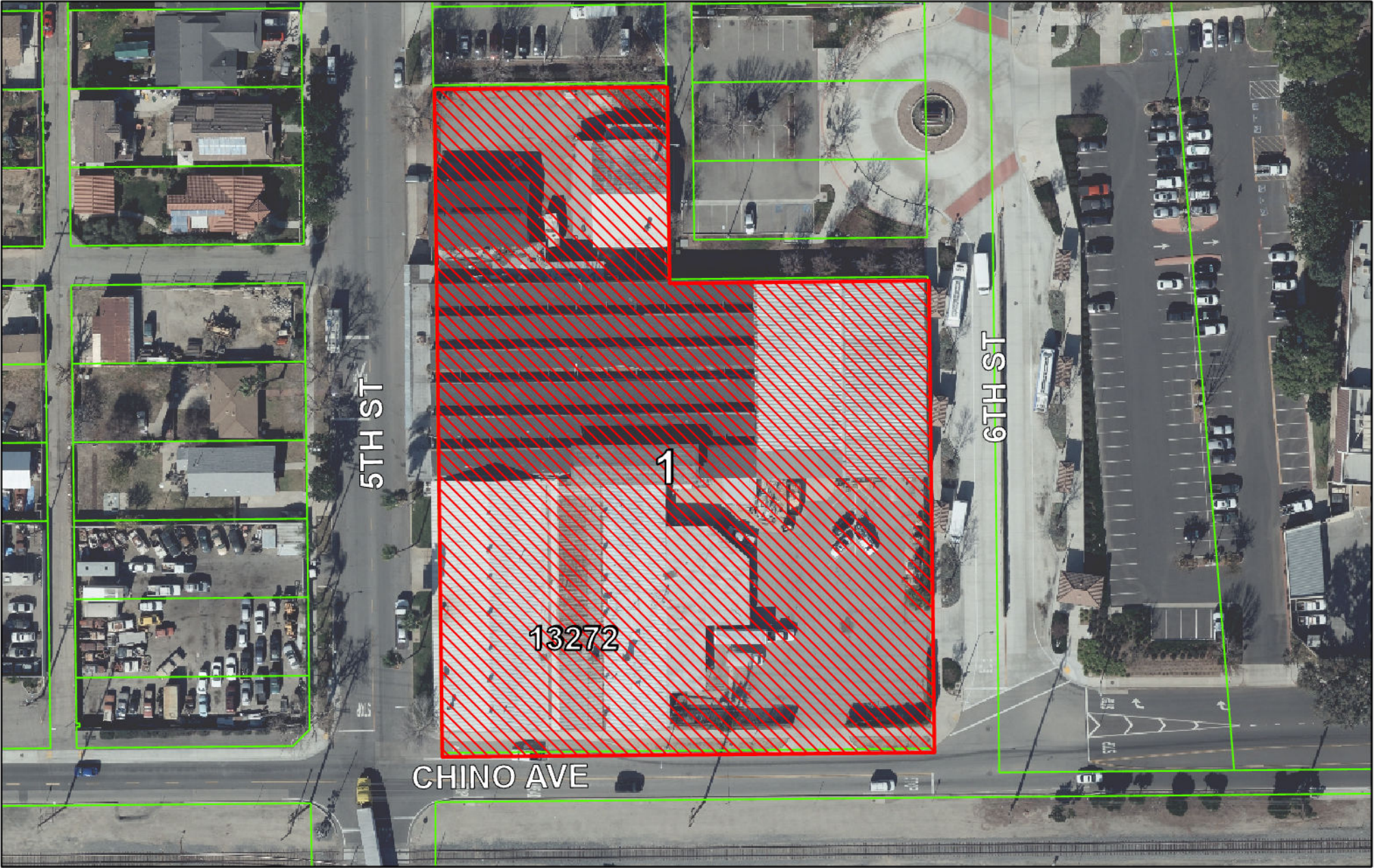
A finding of conformity with the General Plan is not a project for purposes of CEQA and, therefore, is not subject to environmental review. (CEQA Guidelines Section 15060(c)(3), 15378.)

Attachments: Exhibit A - Location Map

Exhibit B - Planning Commission Resolution No. PC2026-003

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Potential Site Acquisition at the Northwest Corner of Chino Ave. & 6th St.



LEGEND

-  Potential Acquisition
-  Parcels

#	ADDRESS:	APN:	OWNER:	ACRES:	ZONING:
1	NWC OF CHINO AVE. & 6TH ST. - 13272 6TH ST.	1020-282-12	TANNEHILL, LANGDON TR	APPROX. 2.38	P



RESOLUTION NO. PC2026-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, FINDING THE ACQUISITION OF PROPERTY FOR FUTURE CITY PURPOSES OUTLINED IN THE CIVIC CENTER MASTER PLAN IS CONSISTENT WITH THE CITY OF CHINO GENERAL PLAN

WHEREAS, the City Council of the City of Chino, California, intends to acquire the Oak Design Corporation (ODC) Products property located at 13272 6th Street for future City purposes in the Downtown area; and

WHEREAS, Section 65402 of the Government Code requires that the Planning Commission report to the City Council as to whether the acquisition of real property conforms with the City of Chino General Plan; and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed acquisition; and

WHEREAS, the City Council will consider the Commission's determination prior to taking final action on a request.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the proposed acquisition is in conformance with the General Plan Downtown designation because the site will be utilized for future City purposes in accordance with the Public (P) zoning district as well as in conformance with the City's Civic Center Master Plan.

SECTION 2. A finding of conformity with the General Plan is not a project for purposes of CEQA and therefore is not subject to environmental review. (CEQA Guidelines Section 15060(c)(3), 15378.).

SECTION 3. The Planning Commission Secretary shall certify to the passage and adoption of this resolution.

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/ / /

PASSED, APPROVED, AND ADOPTED THIS 15th DAY OF APRIL 2026.

PLANNING COMMISSION CHAIRPERSON

ATTEST:

SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §
City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 15th day of April 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

**MEMORANDUM
CITY OF CHINO
DEVELOPMENT SERVICES DEPARTMENT**

PLANNING COMMISSION MEETING DATE: APRIL 15, 2026

TO: CHAIRPERSON AND MEMBERS OF THE PLANNING COMMISSION

FROM: ANDREA GILBERT, CITY PLANNER

SUBJECT

PL18-0118.TE05 (Site Approval – Time Extension), PL18-0120.TE05 (Site Approval – Time Extension), and PL19-0011.TE05 (Special Conditional Use Permit – Time Extension).

RECOMMENDATION

Approve, by motion of the Planning Commission, a one-year time extension for PL18-0118 (Site Approval), PL18-0120 (Site Approval), and PL19-0011 (Special Conditional Use Permit).

PLANNING COMMISSION MEETING DATE: APRIL 15, 2026

TITLE: PL18-0118.TE05 (SITE APPROVAL - TIME EXTENSION), PL18-0120.TE05 (SITE APPROVAL - TIME EXTENSION), AND PL19-0011.TE05 (SPECIAL CONDITIONAL USE PERMIT - TIME EXTENSION).

PAGE: 2

BACKGROUND

The applicant, Majestic Realty, received approval by the Planning Commission on May 17, 2021 to develop the southeast corner of Mountain and Bickmore Avenues with two speculative industrial buildings totaling just over two million square feet. The project site is located, in large part, below the United States Army Corps of Engineers (USACOE) 566-foot elevation flood inundation line for Prado Dam and will involve the import of fill dirt from up to five borrow sites located within the Prado Dam Reservoir area so that the floor of each building is built above the 566-foot elevation. The applicant is required to acquire all necessary permits and approvals from the USACOE prior to any grading on the project site.

Applications approved for this project include the following:

- PL18-0118 (Site Approval) for the construction of a 1,168,710 square foot speculative warehouse building on Parcel 1 of the project site.
- PL18-0119 (Vesting Tentative Parcel Map No. 20071) a request to subdivide the 97-acre project site into two lots with Parcel 1 being approximately 54 acres and Parcel 2 approximately 43 acres.
- PL18-0120 (Site Approval) for the construction of a 914,040 square foot speculative warehouse building on Parcel 2 of the project site.
- PL19-0011 (Special Conditional Use Permit) a request to allow loading doors for the building on Parcel 1 to face Bickmore Avenue.

ISSUES/ANALYSIS

Following the initial approval of land use entitlements by the Planning Commission, the City's Zoning Code grants the Director of Development Services authority to approve three one-year time extensions for a Site Approval and Special Conditional Use Permit. Any additional time extension beyond the initial three one-year extensions is required to receive approval by the Planning Commission. Majestic Realty has continued to coordinate with the USACOE and in Fall 2024 received the necessary approvals from the USACOE. Additionally, final map approval for PL18-0119 (Vesting Tentative Parcel Map No. 20071) is scheduled for approval by the City Council in May which will allow for recordation of the map. With both final map scheduled and the USACOE approval, a one-year time extension is currently being requested to allow time for the applicant to process necessary plans through the City's plan check process and receive all required permits to proceed with the construction of the project. If the request for the time extension is approved, approval of the project would expire May 17, 2027.

PUBLIC NOTICE

A 10-day notice was mailed to all property owners within a 300-foot radius of the project site. In addition, a notice was published in the *Chino Champion* on April 4, 2026, and the City posted information on the project on social media outlets. In response to public notice, no comments have been received. The notice exceeds legal noticing requirements.

ENVIRONMENTAL REVIEW

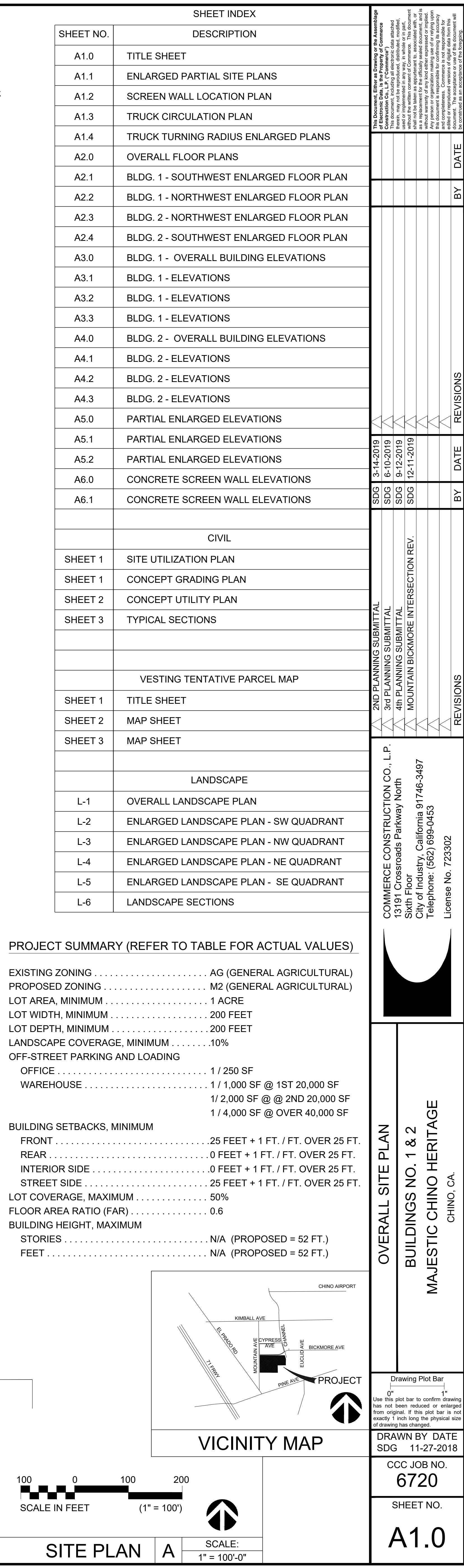
The Majestic Chino Heritage Environmental Impact Report (EIR) (SCH No. 2019039133) was prepared for this project pursuant to Sections 15080 through 15097 of the California

PLANNING COMMISSION MEETING DATE: APRIL 15, 2026

TITLE: PL18-0118.TE05 (SITE APPROVAL - TIME EXTENSION), PL18-0120.TE05 (SITE APPROVAL - TIME EXTENSION), AND PL19-0011.TE05 (SPECIAL CONDITIONAL USE PERMIT - TIME EXTENSION).

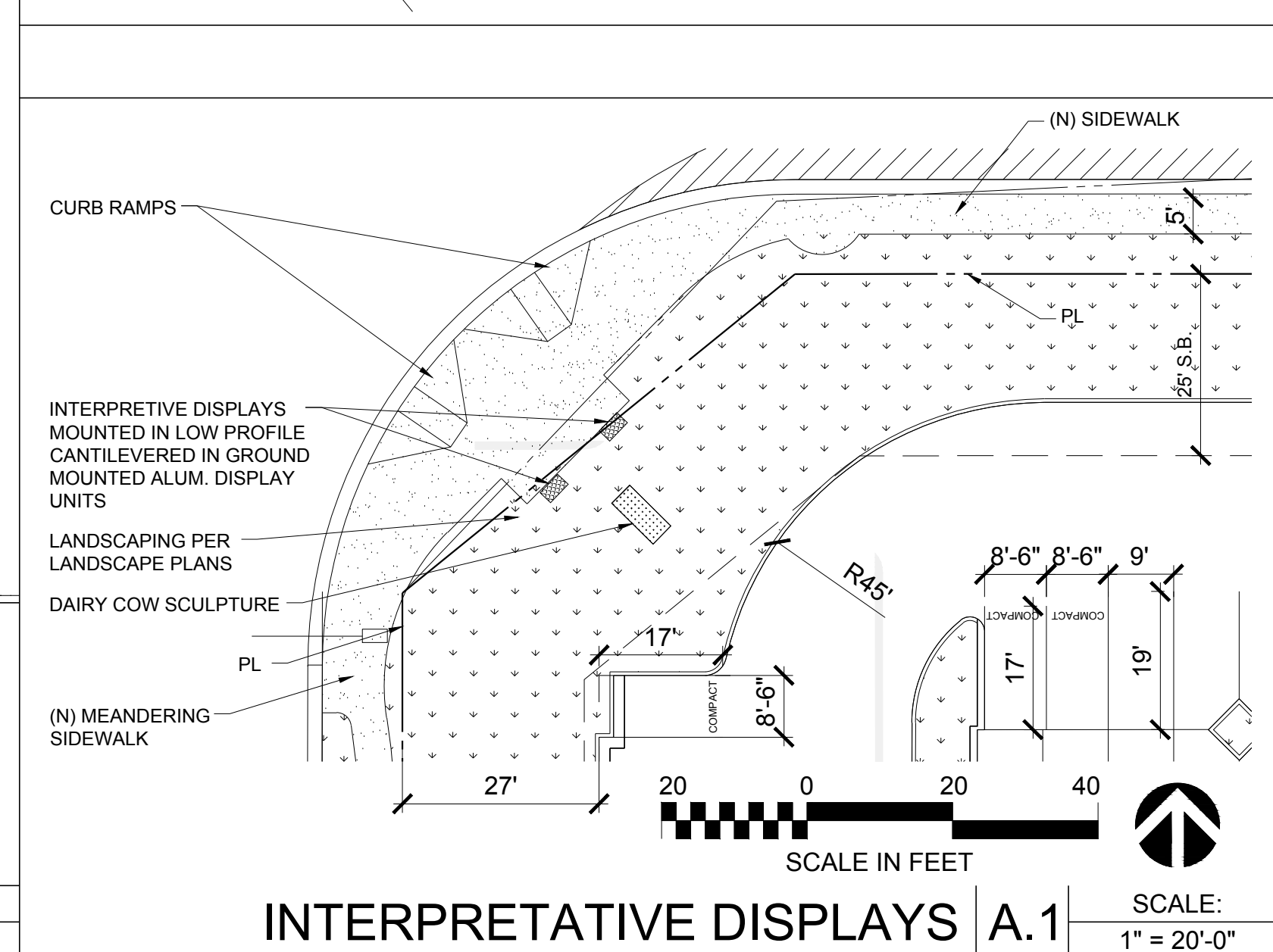
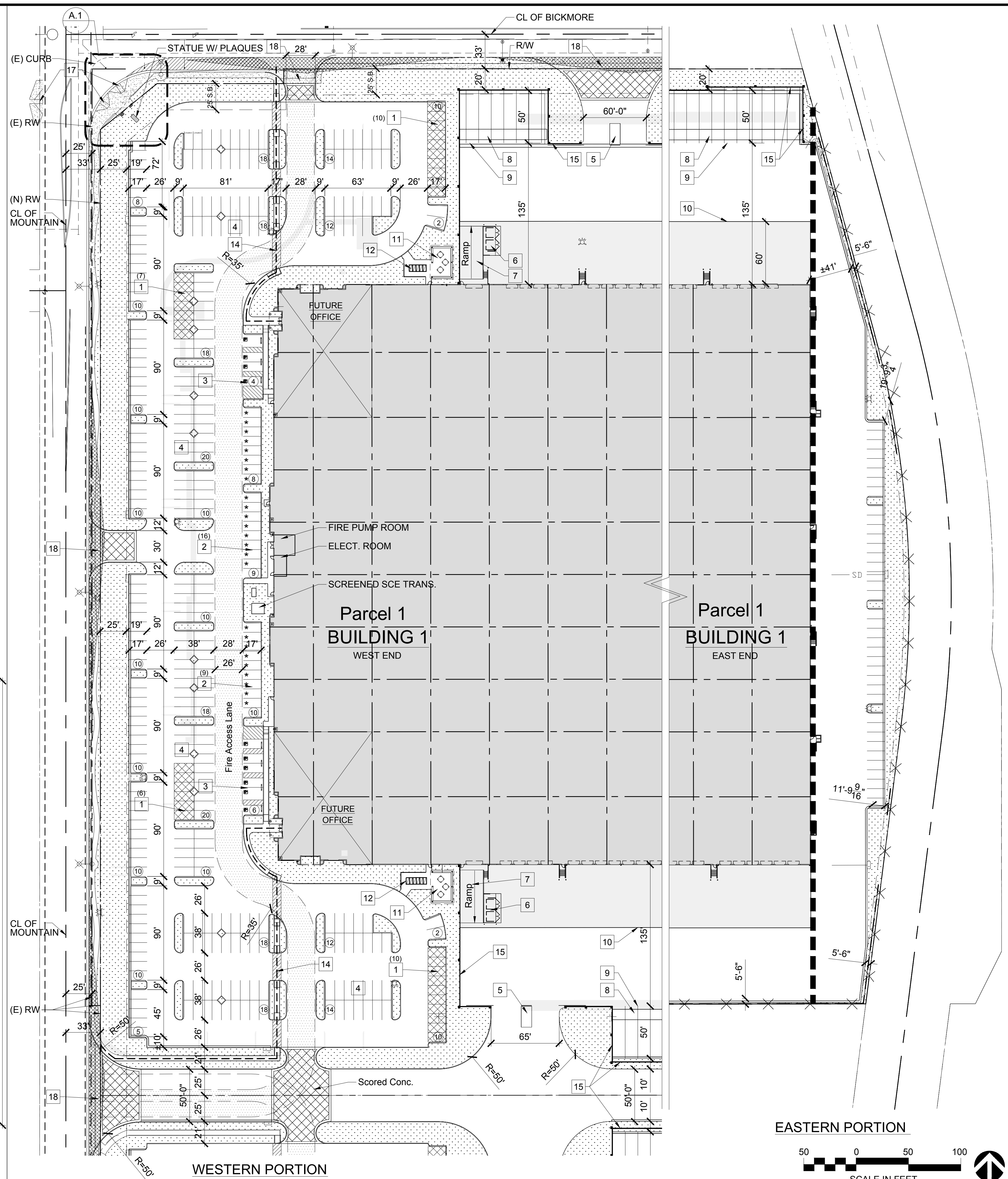
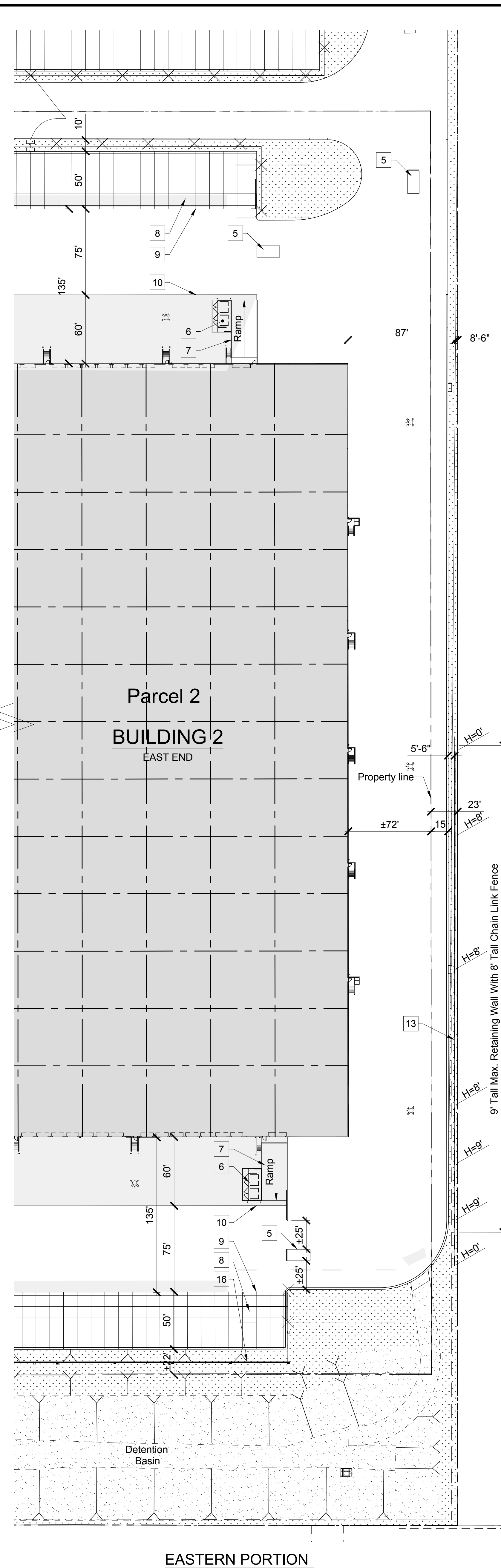
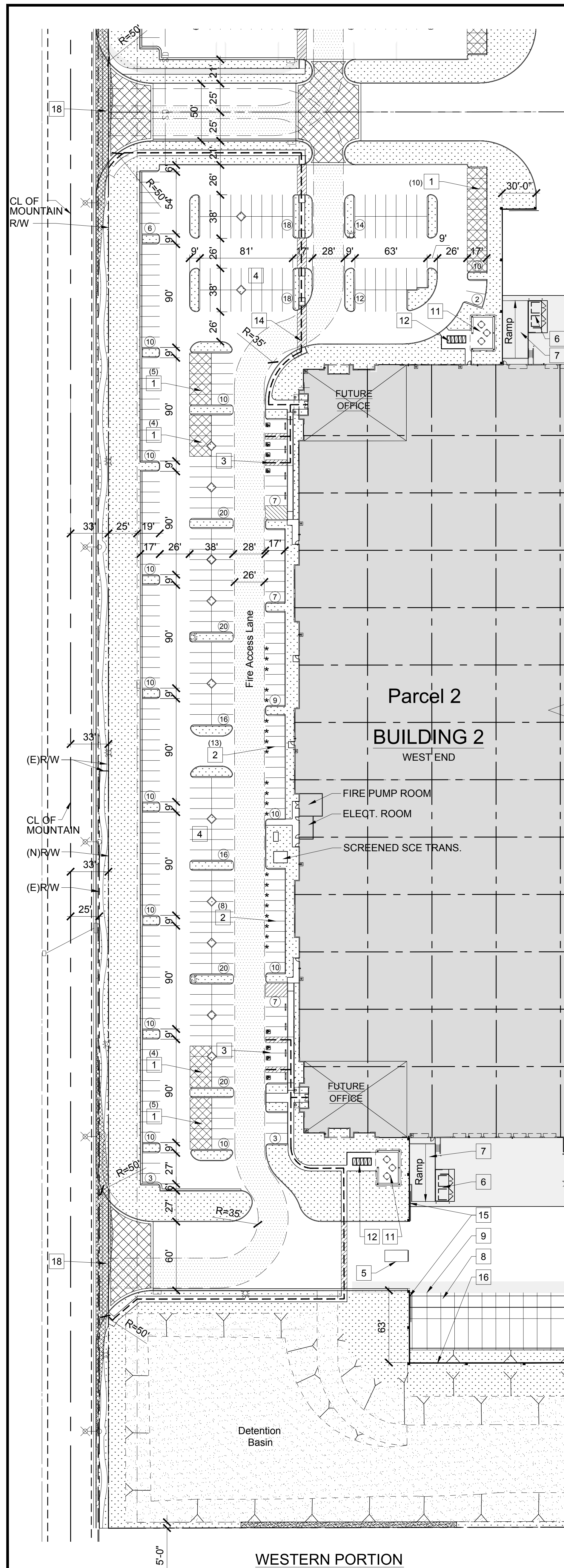
PAGE: 3

Environmental Quality Act (CEQA) Guidelines and was certified by the Chino City Council on June 1, 2021. The proposed time extension does not include any change to the project and therefore is within the scope of the EIR, which adequately describes the activity for the purposes of CEQA. Additional environmental review is not required.



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SCALE IN FEET (1" = 100')

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BUILDING NO. 1 PARTIAL ENLARGED SITE PLAN A	
ENTRY KEYNOTES:	
10	CONCRETE TRUCK APRON
11	EMPLOYEE BREAK AREA
12	BIKE LOCKERS ON CONCRETE SLAB
13	RETAINING WALL
14	ACCESSIBLE ACCESS TO PUBLIC WAY
15	13' TALL CONCRETE SCREEN WALL
16	8' TALL CONC. SCREEN WALL ON TOP OF 8' LANDSCAPE BERM
17	CURB RAMP
18	ACCESSIBLE PATH OF TRAVEL WITH 2% MAX. CROSS SLOPE
1	CLEAN AIR / VAN POOL / EV PARKING SPACE
2	FUTURE EV CHARGING PARKING SPACE
3	ACCESSIBLE 9'X19' PARKING STALLS
4	STANDARD 9'X19' PARKING STALLS
5	FUTURE MODULAR GUARD HOUSE
6	COVERED TRASH ENCLOSURE
7	GRADE LEVEL RAMP
8	CONCRETE DOLLY PAD
9	12' X 50' TRAILER PARKING STALLS

ENLARGED PARTIAL SITE PLANS BUILDINGS NO. 1 & 2 MAJESTIC CHINO HERITAGE CHINO, CA		COMMERCIAL CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Sixth Floor City of Industry, California 91746-3497 Telephone: (626) 699-0453 License No. 723302	
Drawing Plot Bar Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.		Drawing Plot Bar Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.	
CCC JOB NO. 6720		DRAWN BY DATE SDG 11-27-2018	
SHEET NO. A1.1		REVISIONS BY DATE	
2ND PLANNING SUBMITTAL 3rd PLANNING SUBMITTAL 4th PLANNING SUBMITTAL MOUNTAIN BICKMORE INTERSECTION REV.		SDG 3-14-2018 SDG 6-10-2019 SDG 9-12-2019 SDG 12-11-2019	
This Drawing, When a Drawing of the Advertisement Construction Co., L.P. is a "Contract" in actual nature may be incorporated, distributed, modified, altered, or otherwise used in any manner without the written consent of the advertiser. The advertiser warrants that the information contained herein is true and correct. The advertiser warrants that the information is not to be used for any other purpose without the written consent of the advertiser. The advertiser is responsible for obtaining all necessary permits and for the accuracy of the information contained in this drawing. The advertiser is not responsible for the accuracy of the information contained in any other drawing.		DATE BY REVISIONS	

NORTH WEST CORNER	8	SCALE:
		1" = 60'-0"

CENTRAL WEST	9	SCALE: 1" = 60'-0"
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SCALE IN FEET (1" = 60')

SOUTH WEST CORNER	10	SCALE: 1" = 100'-0"
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NORTH CENTRAL WEST		6	S 1"
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	CENTRAL CENTER	7	S 1"
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SCALE: 1" = 60'-0"	NORTH CENTRAL EAST	3	SCALE: 1" = 60'-0"
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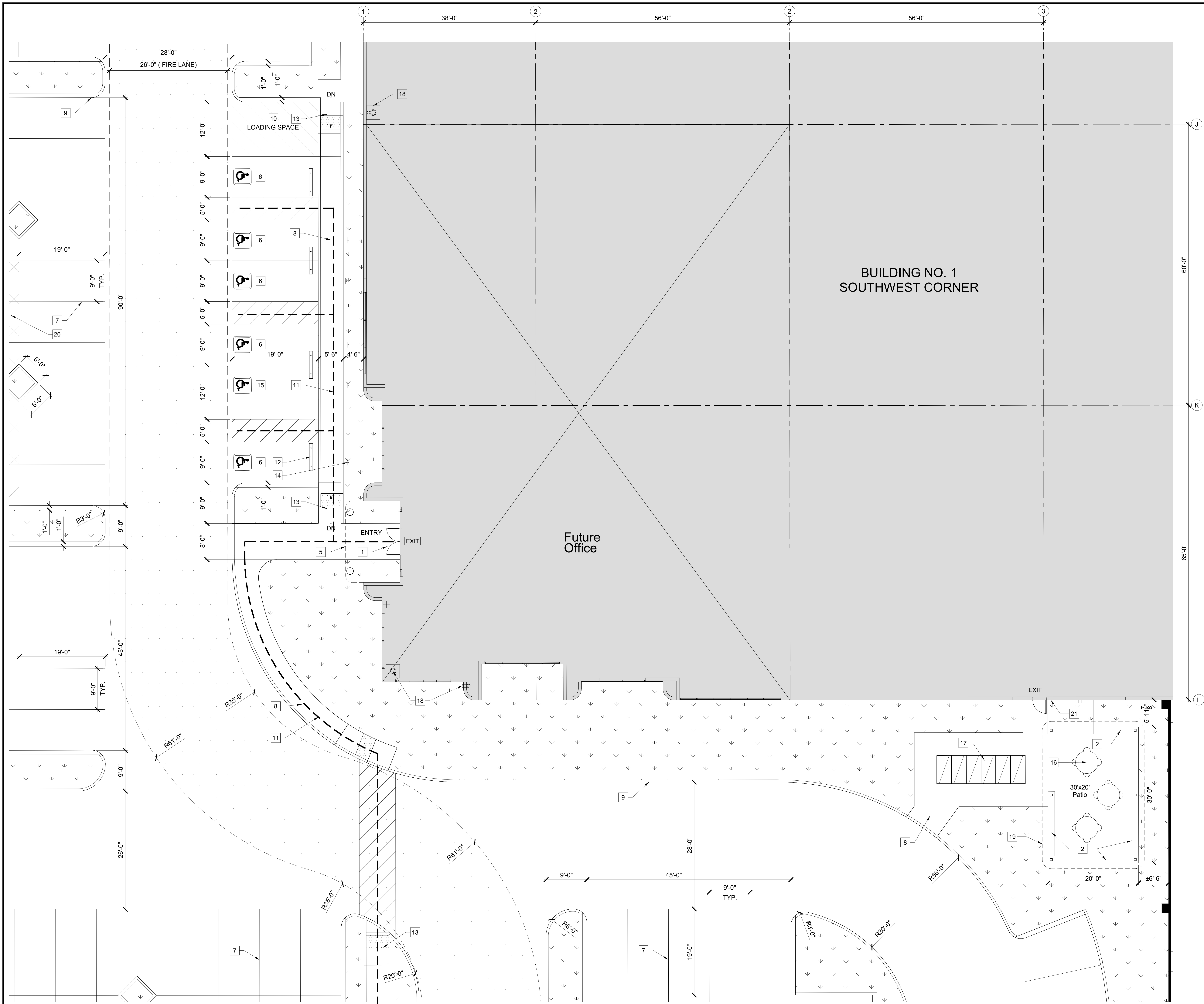
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KEY PLAN	5	SCALE: 1" = 250'-0"
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NORTH EAST CORNER	1	SCALE:
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SOUTH EAST CORNER	2	SCALE:
		1" = 60'-0"

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ENTRY KEYNOTES:

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PAIR 3'-0" W x 8'-0" H ALUM. STOREFRONT DOOR

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18" TALL x 18" DEEP CONCRETE BENCH

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SOLAR COOL GREY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM

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SOLAR COOL GREY GLASS WITH BUTT GLAZING FRAMING SYSTEM

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METAL CLAD ENTRANCE CANOPY, SEE EXTERIOR ELEVATION

6

90 DEGREE HANDICAP STALL TYP.

7

PAINTED PARKING STALL STRIPPING ON PAVEMENT PER CITY STANDARD

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CONCRETE WALK WITH MEDIUM BROOM FINISH (TYP. U.N.O.)

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CONCRETE CURB

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PAINTED LOADING AREA

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PATH OF TRAVEL ACCESSIBILITY (5'-0" MIN.)

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CONCRETE WHEEL STOP TYP.,

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CURB RAMP 1:12 SLOPE (MAX. TYP.)

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POSTED HANDICAP SIGN

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'VAN ACCESSIBLE' PARKING STALL

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MTL. TABLES, PART OF T.I. PERMIT

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MTL. DOUBLD BIKE LOCKERS

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ROOF DRAIN ABOVE

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METAL CANOPY ABOVE

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DESIGNATED CLEAN AIR VEHICLE PARKING STALLS

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HOSE BIB

2ND PLANNING SUBMITTAL

SDG 3-14-2019

3rd PLANNING SUBMITTAL

SDG 6-10-2019

4th PLANNING SUBMITTAL

SDG 9-12-2019

COMMERCIAL CONSTRUCTION CO., L.P.

13191 Crossroads Parkway North

Sixth Floor

City of Industry, California 91746-3497

Telephone: (626) 699-0455

License No. 723302

SOUTHWEST ENLARGED FLOOR PLAN

BUILDING NO. 1

MAJESTIC CHINO HERITAGE

CHINO, CA

Drawing Plot Bar

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

DRAWN BY DATE

SDG 11-27-2018

CCC JOB NO.

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SHEET NO.

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REVISIONS

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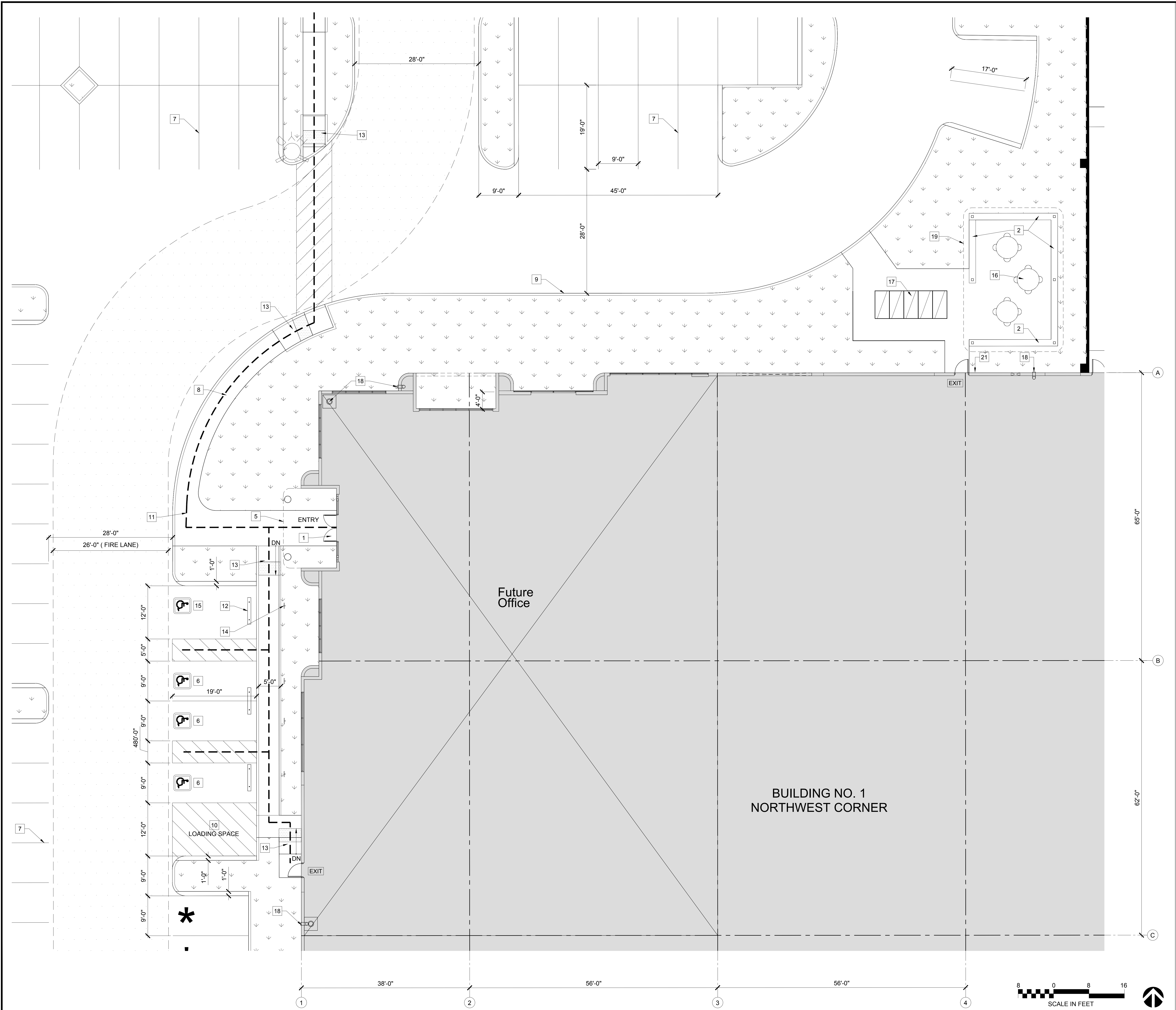
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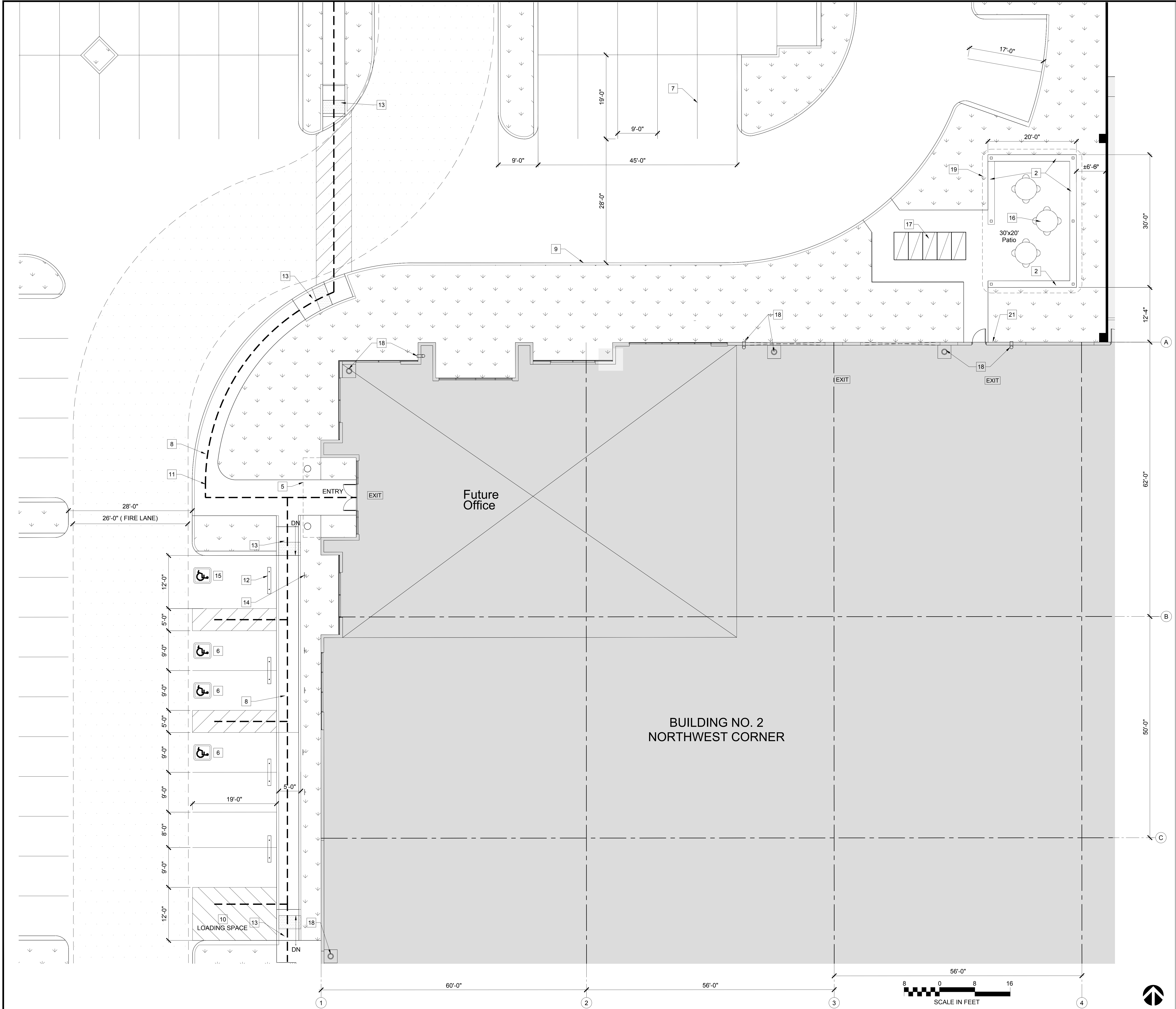
7



- ENTRY KEYNOTES:**
- 1 PAIR 3'-0" W x 8'-0" H ALUM. STOREFRONT DOOR
 - 2 18" TALL x 18" DEEP CONCRETE BENCH
 - 3 SOLAR COOL GREY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM
 - 4 SOLAR COOL GREY GLASS WITH BUTT GLAZING FRAMING SYSTEM
 - 5 METAL CLAD ENTRANCE CANOPY, SEE EXTERIOR ELEVATION
 - 6 90 DEGREE HANDICAP STALL TYP.
 - 7 PAINTED PARKING STALL STRIPPING ON PAVEMENT PER CITY STANDARD
 - 8 CONCRETE WALK WITH MEDIUM BROOM FINISH (TYP. U.N.O.)
 - 9 CONCRETE CURB
 - 10 PAINTED LOADING AREA
 - 11 PATH OF TRAVEL ACCESSIBILITY (5'-0" MIN.)
 - 12 CONCRETE WHEEL STOP TYP.,
 - 13 CURB RAMP 1:12 SLOPE (MAX. TYP.)
 - 14 POSTED HANDICAP SIGN
 - 15 'VAN ACCESSIBLE' PARKING STALL
 - 16 MTL. TABLES, PART OF T.I. PERMIT
 - 17 MTL. DOUBLD BIKE LOCKERS
 - 18 ROOF DRAIN ABOVE
 - 19 METAL CANOPY ABOVE
 - 20 DESIGNATED CLEAN AIR VEHICLE PARKING STALLS
 - 21 HOSE BIB

2ND PLANNING SUBMITTAL		SDG 3-14-2019		DATE	
3rd PLANNING SUBMITTAL		SDG 6-10-2019		DATE	
4th PLANNING SUBMITTAL		SDG 9/12/2019		DATE	
REVISIONS		REVISIONS		REVISIONS	
COMMERCE CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Sixth Floor City of Industry, California 91746-3497 Telephone: (626) 689-0453 License No. 723302		NORTHWEST ENLARGED FLOOR PLAN		BUILDING NO. 1 MAJESTIC CHINO HERITAGE CHINO, CA	
Drawing Plot Bar Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.		DRAWN BY DATE SDG 11-27-2018		CCC JOB NO. 6720	
SCALE: 1/8" = 1'-0"		SHEET NO.		A2.2	

BUILDING NO. 1 - NORTHWEST CORNER OFFICE FLOOR PLAN A



ENTRY KEYNOTES:

1

PAIR 3'-0" W x 8'-0" H ALUM. STOREFRONT DOOR

2

18" TALL x 18" DEEP CONCRETE BENCH

3

SOLAR COOL GREY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM

4

SOLAR COOL GREY GLASS WITH BUTT GLAZING FRAMING SYSTEM

5

METAL CLAD ENTRANCE CANOPY, SEE EXTERIOR ELEVATION

6

90 DEGREE HANDICAP STALL TYP.

7

PAINTED PARKING STALL STRIPPING ON PAVEMENT PER CITY STANDARD

8

CONCRETE WALK WITH MEDIUM BROOM FINISH (TYP. U.N.O.)

9

CONCRETE CURB

10

PAINTED LOADING AREA

11

PATH OF TRAVEL ACCESSIBILITY (5'-0" MIN.)

12

CONCRETE WHEEL STOP TYP.,

13

CURB RAMP 1:12 SLOPE (MAX. TYP.)

14

POSTED HANDICAP SIGN

15

'VAN ACCESSIBLE' PARKING STALL

16

MTL. TABLES, PART OF T.I. PERMIT

17

MTL. DOUBLD BIKE LOCKERS

18

ROOF DRAIN ABOVE

19

METAL CANOPY ABOVE

20

DESIGNATED CLEAN AIR VEHICLE PARKING STALLS

21

HOSE BIB

3-14-2019

SDG

2ND PLANNING SUBMITTAL

6-10-2019

SDG

3rd PLANNING SUBMITTAL

9-12-2019

SDG

4th PLANNING SUBMITTAL

COMMERCIAL CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (626) 689-0435
License No. 723302

NORTHWEST ENLARGED FLOOR PLAN

BUILDING NO. 2

MAJESTIC CHINO HERITAGE

CHINO, CA

Drawing Plot Bar

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DRAWN BY

DATE

SDG

11-27-2018

CCC JOB NO.

6720

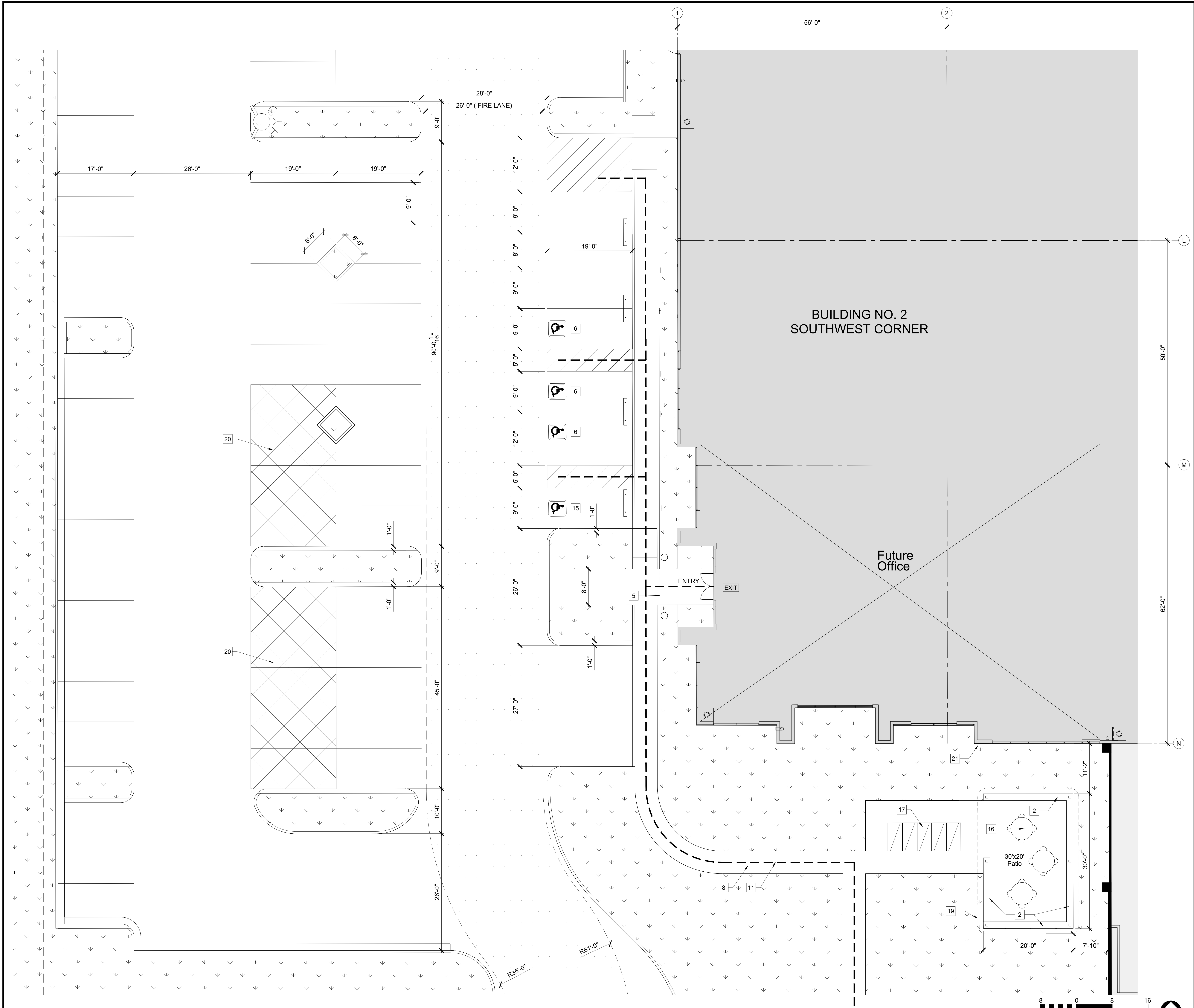
SHEET NO.

A2.3

1/8" = 1'-0"

SCALE:

23



ENTRY KEYNOTES:

1

PAIR 3'-0" W x 8'-0" H ALUM. STOREFRONT DOOR

2

18" TALL x 18" DEEP CONCRETE BENCH

3

SOLAR COOL GREY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM

4

SOLAR COOL GREY GLASS WITH BUTT GLAZING FRAMING SYSTEM

5

METAL CLAD ENTRANCE CANOPY, SEE EXTERIOR ELEVATION

6

90 DEGREE HANDICAP STALL TYP.

7

PAINTED PARKING STALL STRIPPING ON PAVEMENT PER CITY STANDARD

8

CONCRETE WALK WITH MEDIUM BROOM FINISH (TYP. U.N.O.)

9

CONCRETE CURB

10

PAINTED LOADING AREA

11

PATH OF TRAVEL ACCESSIBILITY (5'-0" MIN.)

12

CONCRETE WHEEL STOP TYP.,

13

CURB RAMP 1:12 SLOPE (MAX. TYP.)

14

POSTED HANDICAP SIGN

15

'VAN ACCESSIBLE' PARKING STALL

16

MTL. TABLES, PART OF T.I. PERMIT

17

MTL. DOUBLD BIKE LOCKERS

18

ROOF DRAIN ABOVE

19

METAL CANOPY ABOVE

20

DESIGNATED CLEAN AIR VEHICLE PARKING STALLS

21

HOSE BIB

2ND PLANNING SUBMITTAL

3rd PLANNING SUBMITTAL

4th PLANNING SUBMITTAL

SDG 3-14-2019

SDG 6-10-2019

SDG 9-12-2019

REVISIONS

BY

DATE

COMMERCE CONSTRUCTION CO., L.P.

13191 Crossroads Parkway North

Sixth Floor

City of Industry, California 91746-3497

Telephone: (626) 689-0453

License No. 723302

SOUTHWEST ENLARGED FLOOR PLAN

BUILDING NO. 2

MAJESTIC CHINO HERITAGE

CHINO, CA.

Drawing Plot Bar

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DRAWN BY DATE

SDG 11-27-2018

CCC JOB NO.

6720

SHEET NO.

A2.4

Scale

1/8" = 1'-0"

Scale

1/8" = 1'-0"

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BY	DATE	REVISIONS	BY	DATE
SDG	5-14-2019	1		
SDG	6-10-2019	2		
SDG	9-12-2019	3		

[illegible]

ELEVATIONS

BUILDING NO. 1

MAJESTIC CHINO HERITAGE

CHINO, CA

Drawing Plot Bar

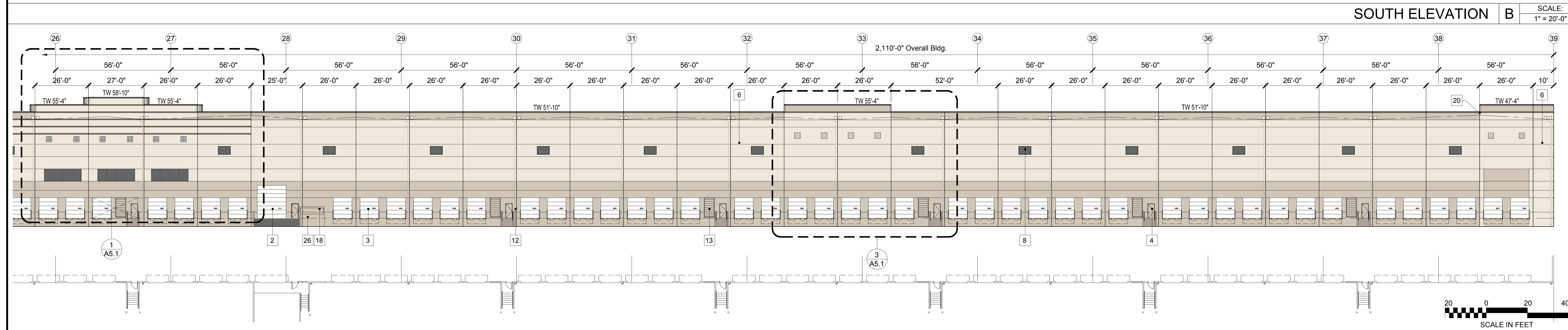
Use this plot bar to confirm drawing size. Not been reduced or enlarged from original. If this plot bar is not exactly 1" even long the physical size of drawing has changed.

DRAWN BY DATE
SDG 11-27-2018

CCC JOB NO.
6720

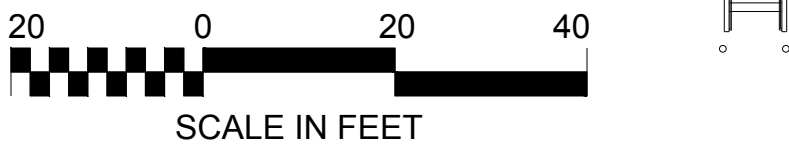
SHEET NO.

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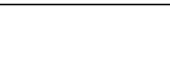
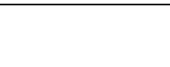
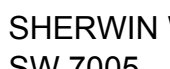
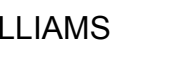
A	SCALE:
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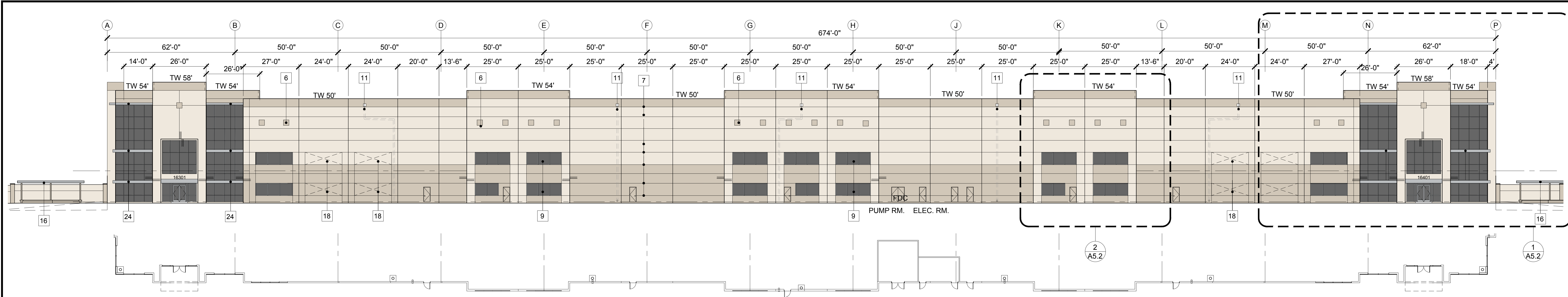
B	SCALE:
	1" = 20'-0"



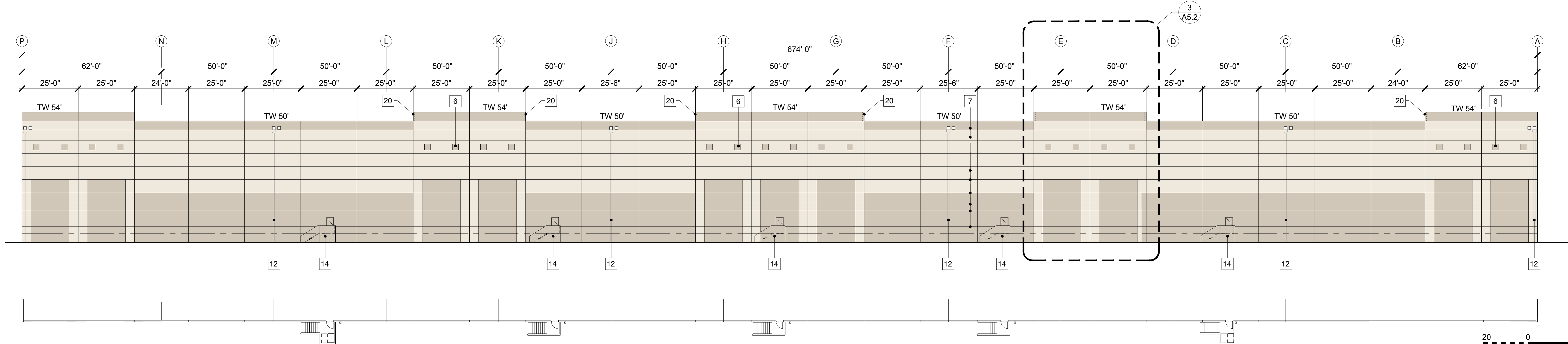
C	SCALE:
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COLOR LEGEND		Building is Tilt Up Concrete Panels	
	SHERWIN WILLIAMS SW 7005 DOWNY WHITE		SOLAR COOL GLAZING W/ CLEAR ANODZ. ALUMN. FRAME
	SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE		PRE-FINISHED OVERHEAD DOORS COLOR: WHITE
	SHERWIN WILLIAMS SW 7046 ANONYMOUS		

[illegible]



WEST ELEVATION A



EAST ELEVATION B

KEYNOTES

- PAIR 3'-0" W x 8'-0" H ALUM. STOREFRONT DOOR
- PRE-FINISHED 14'-0" WIDE x 16'-0" HIGH VERTICAL LIFT TRUCK DOOR
- PRE-FINISHED 9'-0" WIDE x 10'-0" HIGH VERTICAL LIFT TRUCK DOOR
- PAINTED 3'-0" W x 7'-0" H HOLLOW METAL DOOR
- 42" MIN. HIGH CONCRETE RAMP WALL
- 2'-8" WIDE x 2'-8" HIGH VGROOVE PAINTED ACCENT
- 3/4" VGROOVE
- 6'-0" WIDE x 4'-0" HIGH SOLAR COOL GRAY CLEARSTORY WINDOW RECESSED 3" FROM FACE OF WALL
- SOLAR COOL GRAY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM (INCLUDES SPANDREL GLASS PANELS)
- SOLAR COOL GRAY GLASS WITH BUTT GLAZING FRAMING SYSTEM (INCLUDES SPANDREL GLASS PANELS)
- INTERIOR ROOF DRAIN AND EXTERIOR OVERFLOW SCUPPER PAINTED TO MATCH ADJ. BUILDING COLOR
- EXTERIOR DOWNSPOUT AND EXTERIOR OVERFLOW SCUPPER
- MECH. INTAKE LOUVER PAINTED TO MATCH THE BUILDING
- EXTERIOR CONC. STAIR WITH GALVANIZED MTL. RAILINGS
- 13'-0" HIGH CONCRETE SCREEN WALL
- COVERED EMPLOYEE BREAK AREA BEYOND
- ENTRY CANOPY WITH METAL COMPOSITE PANEL FASCIA *ALUMAWALL 1400 SERIES* - CLASS CLEAR ANODIZED FINISH
- KNOCK-OUT PANEL FOR FUTURE OPENINGS
- GRADE LEVEL CONCRETE RAMP
- 4'-0" PANEL RETURN, TYP.
- NOT USED
- NOT USED
- NOT USED
- METAL COMPOSITE PANEL PROJECTIONS *ALUMAWALL 1400 SERIES* - CLASS CLEAR ANODIZED FINISH
- NOT USED
- CONCRETE TRASH ENCL. WITH METAL GATES
- 20" h x 3" d MTL. ADDRESS NUMBERS, FINISH TO MATCH CANOPY

COLOR LEGEND

- SHERWIN WILLIAMS SW 7005 DOWNY WHITE
- SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
- SOLAR COOL GLAZING W/ CLEAR ANODZ. ALUMN. FRAME
- PRE-FINISHED OVERHEAD DOORS COLOR: WHITE

Building is Tilt Up Concrete Panels

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SDG 3-14-2019 SDG 6-10-2019 SDG 9-12-2019		BY
2ND PLANNING SUBMITTAL 3rd PLANNING SUBMITTAL 4th PLANNING SUBMITTAL		REVISIONS
COMMERCE CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Sixth Floor City of Industry, California 91746-3497 Telephone: (626) 689-0435 License No. 723302		DATE
ELEVATIONS BUILDING NO. 2 MAJESTIC CHINO HERITAGE CHINO, CA.		BY
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DRAWN BY DATE SDG 11-27-2018		DATE
CCC JOB NO. 6720		BY
SHEET NO. A4.1		DATE



SCALE:
1" = 20'-0"

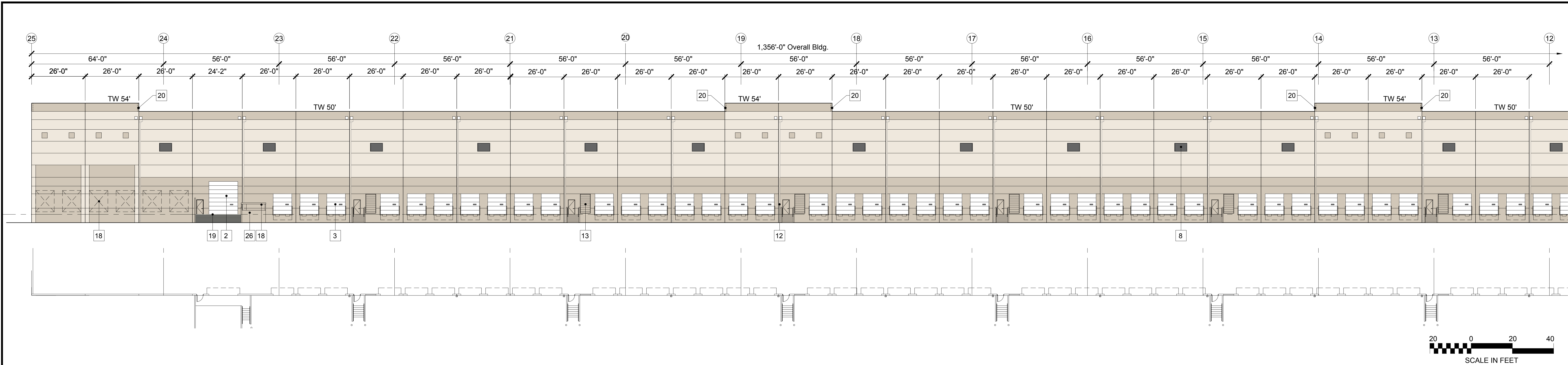


SCALE:
1" = 20'-0"

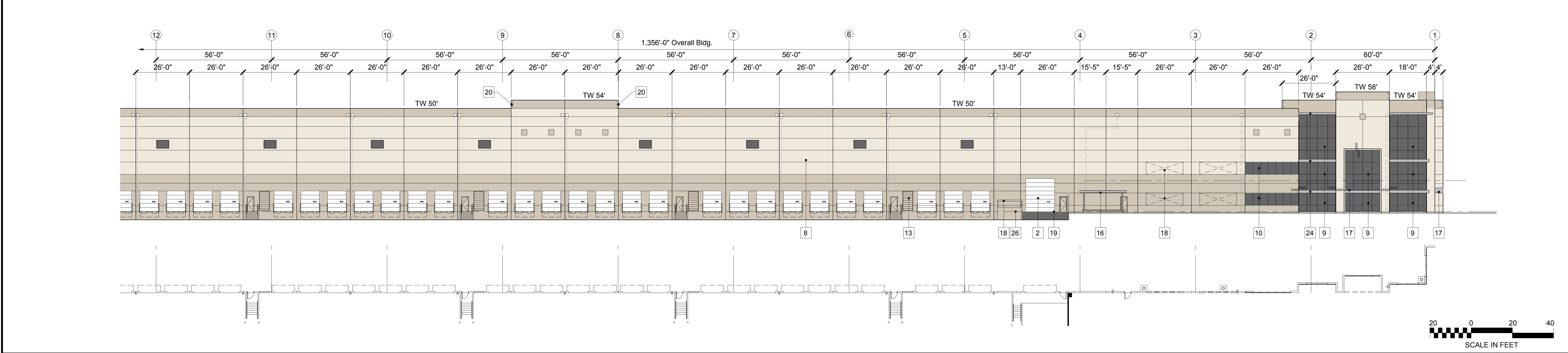
COLOR LEGEND

	SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE
	SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
	SOLAR COOL GLAZING W/ CLEAR ANODIZ ALUMN. FRAME
	PRE-FINISHED OVERHEAD DOORS COLOR: WHITE

Building is Tilt Up Concrete Panels



NORTH ELEVATION A



NORTH ELEVATION B

KEYNOTES	#	COLOR LEGEND
1	PAIR 3'-0" W x 8'-0" H ALUM. STOREFRONT DOOR	
2	PRE-FINISHED 14'-0" WIDE x 16'-0" HIGH VERTICAL LIFT TRUCK DOOR	
3	PRE-FINISHED 9'-0" WIDE x 10'-0" HIGH VERTICAL LIFT TRUCK DOOR	
4	PAINTED 3'-0" W x 7'-0" H HOLLOW METAL DOOR	
5	42" MIN. HIGH CONCRETE RAMP WALL	
6	2'-8" WIDE x 2'-8" HIGH VGROOVE PAINTED ACCENT	
7	3/4" VGROOVE	
8	6'-0" WIDE x 4'-0" HIGH SOLAR COOL GRAY CLEARSTORY WINDOW RECESSED 3" FROM FACE OF WALL	
9	SOLAR COOL GRAY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM (INCLUDES SPANDREL GLASS PANELS)	
10	SOLAR COOL GRAY GLASS WITH BUTT GLAZING FRAMING SYSTEM (INCLUDES SPANDREL GLASS PANELS)	
11	INTERIOR ROOF DRAIN AND EXTERIOR OVERFLOW SCUPPER PAINTED TO MATCH ADJ. BUILDING COLOR	
12	EXTERIOR DOWNSPOUT AND EXTERIOR OVERFLOW SCUPPER	
13	MECH. INTAKE LOUVER PAINTED TO MATCH THE BUILDING	
14	EXTERIOR CONC. STAIR WITH GALVANIZED MTL. RAILINGS	
15	13'-0" HIGH CONCRETE SCREEN WALL	
16	COVERED EMPLOYEE BREAK AREA BEYOND	
17	ENTRY CANOPY WITH METAL COMPOSITE PANEL FASCIA *ALUMAWALL 1400 SERIES* - CLASS CLEAR ANODIZED FINISH	
18	KNOCK-OUT PANEL FOR FUTURE OPENINGS	
19	GRADE LEVEL CONCRETE RAMP	
20	4'-0" PANEL RETURN, TYP.	
21	NOT USED	
22	NOT USED	
23	NOT USED	
24	METAL COMPOSITE PANEL PROJECTIONS *ALUMAWALL 1400 SERIES* - CLASS CLEAR ANODIZED FINISH	
25	NOT USED	
26	CONCRETE TRASH ENCL. WITH METAL GATES	
27	20" h x 3" d MTL. ADDRESS NUMBERS, FINISH TO MATCH CANOPY	

SHERWIN WILLIAMS SW 7005 DOWNY WHITE
SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
SOLAR COOL GLAZING W/ CLEAR ANODZ. ALUMN. FRAME
PRE-FINISHED OVERHEAD DOORS COLOR: WHITE

Building is Tilt Up Concrete Panels

32

BY

DATE

REVISIONS

DATE

BY

SDG

3-14-2019

SDG

6-10-2019

SDG

9-12-2019

2ND PLANNING SUBMITTAL

3rd PLANNING SUBMITTAL

4th PLANNING SUBMITTAL

COMMERCE CONSTRUCTION CO., L.P.

13191 Crossroads Parkway North

Sixth Floor

City of Industry, California 91746-3497

Telephone: (626) 689-0435

License No. 723302

ELEVATIONS

BUILDING NO. 2

MAJESTIC CHINO HERITAGE

CHINO, CA.

Drawing Plot Bar

Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.

DRAWN BY DATE

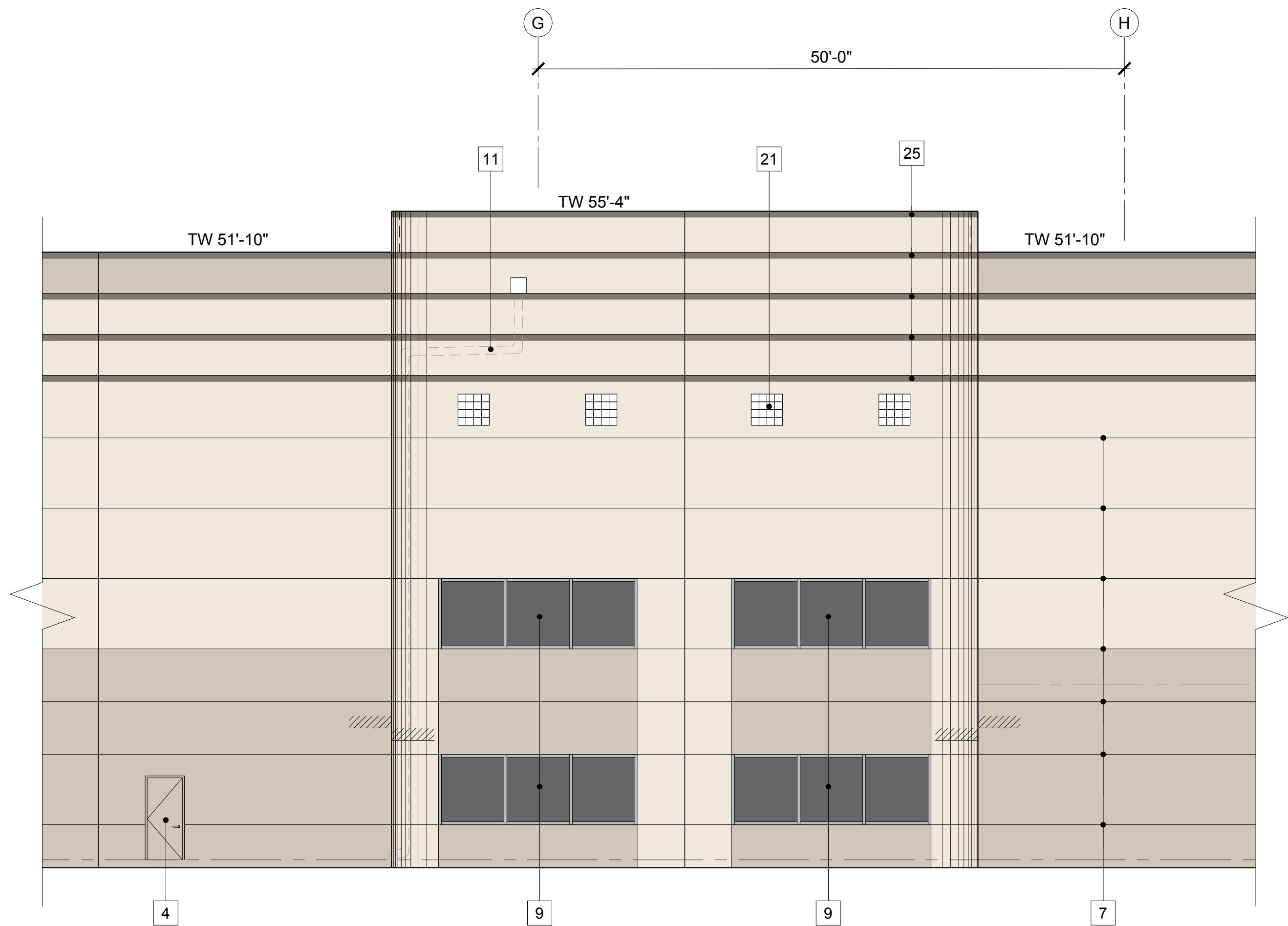
SDG 11-27-2018

CCC JOB NO.

6720

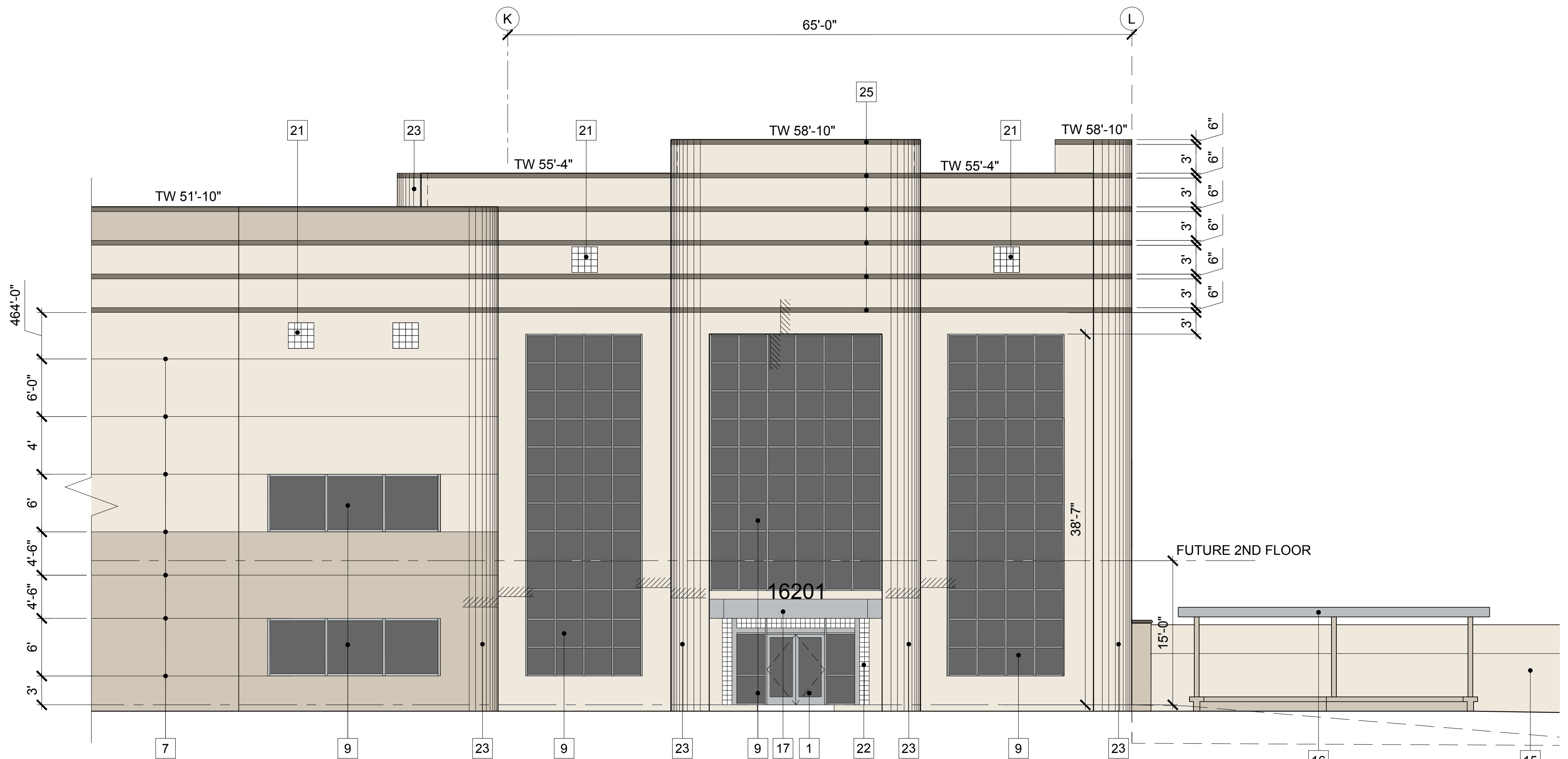
SHEET NO.

A4.3



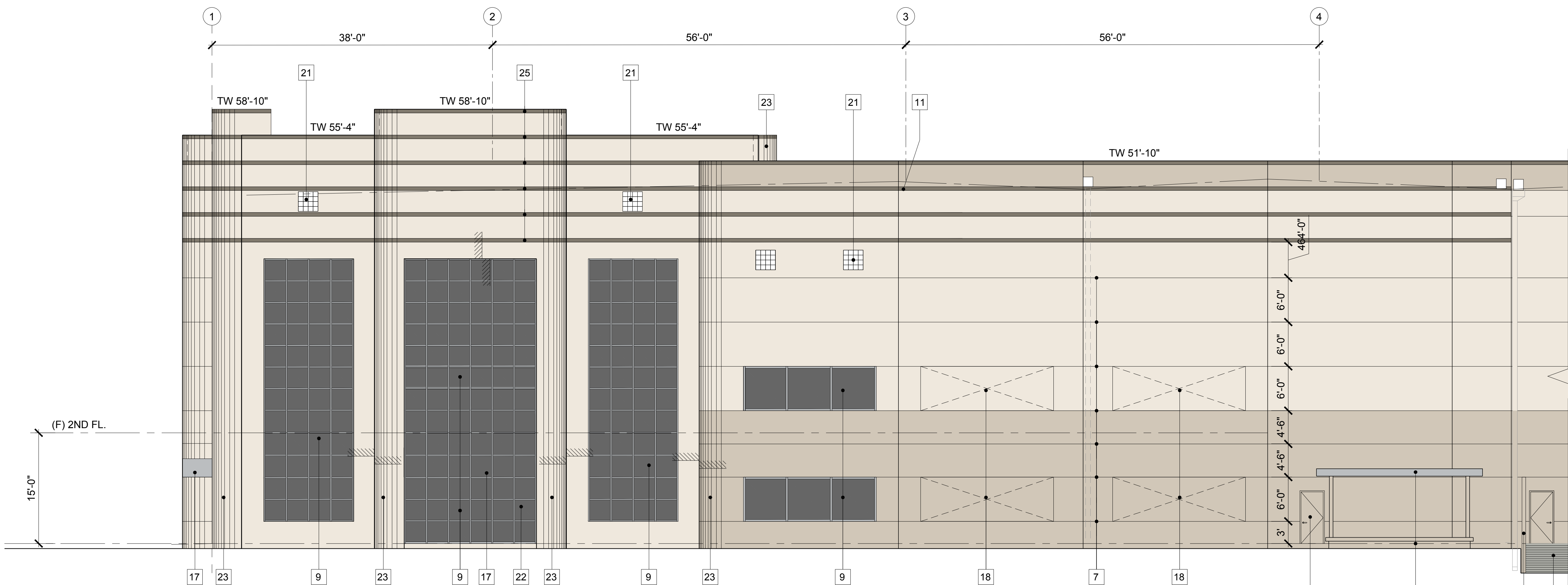
PARTIAL ENLARGED ELEVATION 3

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



PARTIAL ENLARGED ELEVATION 1

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



PARTIAL ENLARGED ELEVATION 2

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

KEYNOTES

- PAIR 3'-0" W x 8'-0" H ALUM. STOREFRONT DOOR
- PRE-FINISHED 14'-0" WIDE x 16'-0" HIGH VERTICAL LIFT TRUCK DOOR
- PRE-FINISHED 9'-0" WIDE x 10'-0" HIGH VERTICAL LIFT TRUCK DOOR
- PAINTED 3'-0" W x 7'-0" H HOLLOW METAL DOOR
- 42" MIN. HIGH CONCRETE RAMP WALL
- 2'-8" WIDE x 2'-8" HIGH VGROOVE PAINTED ACCENT
- 3/4" VGROOVE
- 6'-0" WIDE x 4'-0" HIGH SOLAR COOL GRAY CLEARSTORY WINDOW RECESSED 3" FROM FACE OF WALL
- SOLAR COOL GRAY GLASS AND CLEAR ANODIZED ALUMINUM FRAMING SYSTEM (INCLUDES SPANDREL GLASS PANELS)
- SOLAR COOL GRAY GLASS WITH BUTT GLAZING FRAMING SYSTEM (INCLUDES SPANDREL GLASS PANELS)
- INTERIOR ROOF DRAIN AND EXTERIOR OVERFLOW SCUPPER PAINTED TO MATCH ADJ. BUILDING COLOR
- EXTERIOR DOWNSPOUT AND EXTERIOR OVERFLOW SCUPPER
- MECH. INTAKE LOUVER PAINTED TO MATCH THE BUILDING
- EXTERIOR CONC. STAIR WITH GALVANIZED MTL. RAILINGS
- 13'-0" HIGH CONCRETE SCREEN WALL
- COVERED EMPLOYEE BREAK AREA BEYOND
- ENTRY CANOPY WITH METAL COMPOSITE PANEL FASCIA *ALUMAWALL 1400 SERIES* - CLASS CLEAR ANODIZED FINISH
- KNOCK-OUT PANEL FOR FUTURE OPENINGS
- GRADE LEVEL CONCRETE RAMP
- 4'-0" PANEL RETURN, TYP.
- 8" GLASS BLOCK ACCENT (2'-8" SQUARE)
- 8" GLASS BLOCK SURROUND
- CURVED METAL STUD RETURN WITH PLASTER FINISH
- METAL COMPOSITE PANEL PROJECTIONS *ALUMAWALL 1400 SERIES* - CLASS CLEAR ANODIZED FINISH
- 6" x 3/4" REVEAL
- COVERED CONCRETE TRASH ENCL. WITH METAL GATES
- 20" h x 3" d MTL. ADDRESS NUMBERS, FINISH TO MATCH CANOPY

COLOR LEGEND

- SHERWIN WILLIAMS
SW 7005
DOWNY WHITE
- SHERWIN WILLIAMS
SW 7036
ACCESSIBLE BEIGE
- SHERWIN WILLIAMS
SW 7046
ANONYMOUS
- SOLAR COOL GLAZING
W/ CLEAR ANODIZE. ALUMN. FRAME
- PRE-FINISHED OVERHEAD
DOORS
COLOR: WHITE

Building is Tilt Up Concrete Panels

COMMERCE CONSTRUCTION CO., L.P.
13191 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (626) 699-0453
License No. 723302

PARTIAL ENLARGED ELEVATIONS
BUILDING NO. 1 & 2
MAJESTIC CHINO HERITAGE
CHINO, CA.

DRAWN BY DATE
SDG 11-27-2018

CCC JOB NO.
6720

SHEET NO.

A5.0

DATE

BY

REVISIONS

DATE

BY

REVISIONS

DATE

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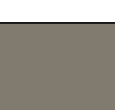
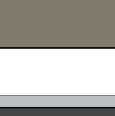
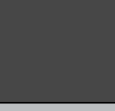
DATE

BY

REVISIONS



- ### COLOR LEGEND

- | | |
|---|---|
|  | SHERWIN WILLIAMS
SW 7005
DOWNY WHITE |
|  | SHERWIN WILLIAMS
SW 7036
ACCESSIBLE BEIGE |
|  | SHERWIN WILLIAMS
SW 7046
ANONYMOUS |
|  | SOLAR COOL GLAZING
W/ CLEAR ANODIZE ALUMN. FRAME |
|  | PRE-FINISHED OVERHEAD
DOORS
COLOR: WHITE |

Building is Tilt Up Concrete Panels

COMMERCE CONSTRUCTION CO., L.P.
131391 Crossroads Parkway North
Sixth Floor
City of Industry, California 91746-3497
Telephone: (562) 699-0453
License No. 723302

PARTIAL ENLARGED ELEVATIONS
BUILDING NO. 1
MAJESTIC CHINO HERITAGE
CHINO, CA

Drawing Plot Bar
0" 1"
Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is exactly 1 inch long the physical size of drawing has changed.

DRAWN BY DAT
SDG 11-27-201

CCC JOB NO.
6720

SHEET NO.

A5.1



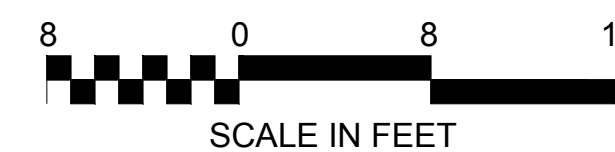
3	SCALE:
	1/8"=1' - 0"



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



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

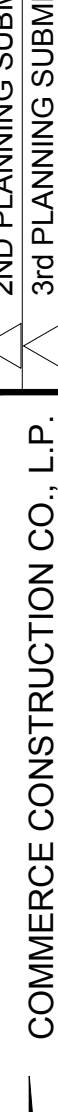


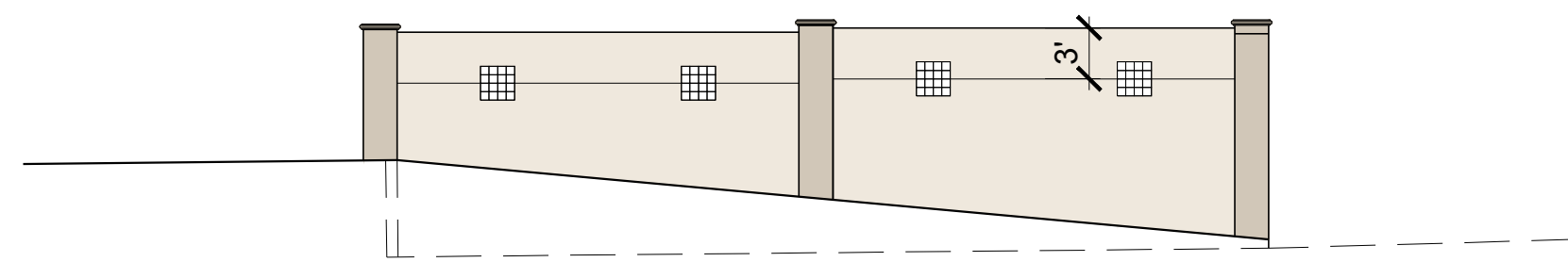
SCALE:
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- ## Building is Tilt Up Concrete Panels

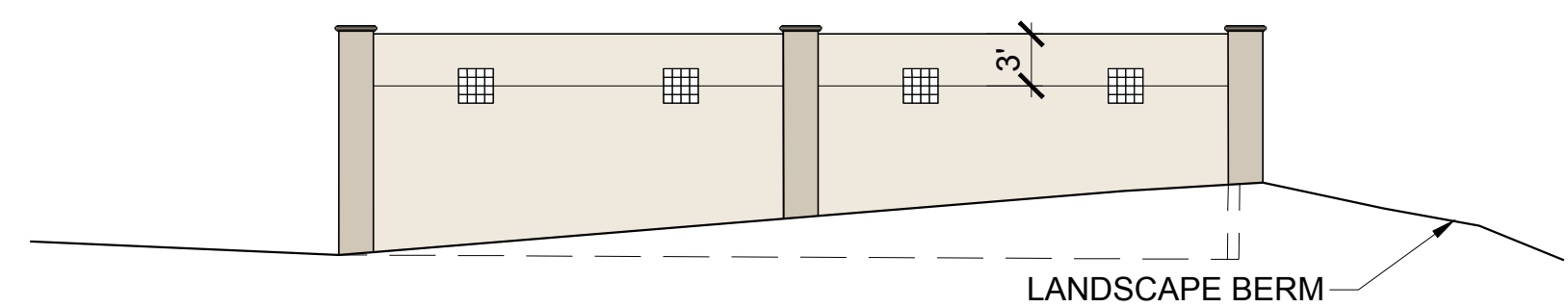
A5.2



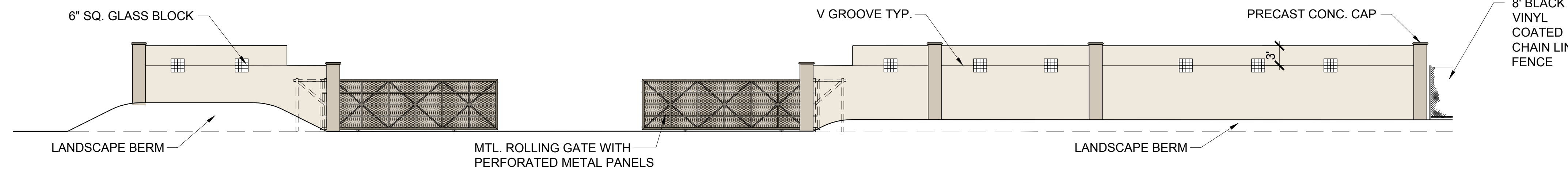
CONCRETE SCREEN WALL ELEVATIONS BUILDINGS NO. 1 & 2 MAJESTIC CHINO HERITAGE CHINO, CA.		COMMERCE CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Sixth Floor City of Industry, California 91746-3497 Telephone: (562) 689-0453 License No. 723302		SDG 3-14-2019	2ND PLANNING SUBMITTAL	Use the plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.	DRAWN BY DATE SDG 11-27-2018	CCC JOB NO. 6720	SHEET NO. A6.0	THIS DOCUMENT, BEING A DRAWING OF THE ARCHITECTURE OF THE COMMERCIAL BUILDING OF THE COMMUNITY OF CHINO, CALIFORNIA, IS THE PROPERTY OF THE ARCHITECT, AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS A VIOLATION OF THE ARCHITECT'S RIGHTS AND MAY BE SUBJECT TO LEGAL ACTION. ANY PERSON OR ORGANIZATION USING THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ARCHITECT IS RESPONSIBLE FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES. CONSENT IS NOT NECESSARY FOR THE REPRODUCTION OF THIS DOCUMENT FOR THE ARCHITECT'S OWN USE.
		SDG 6-10-2019	3rd PLANNING SUBMITTAL							
		SDG 9-12-2019	4th PLANNING SUBMITTAL							
		BY	DATE	REVISIONS	BY	DATE	REVISIONS	BY	DATE	REVISIONS



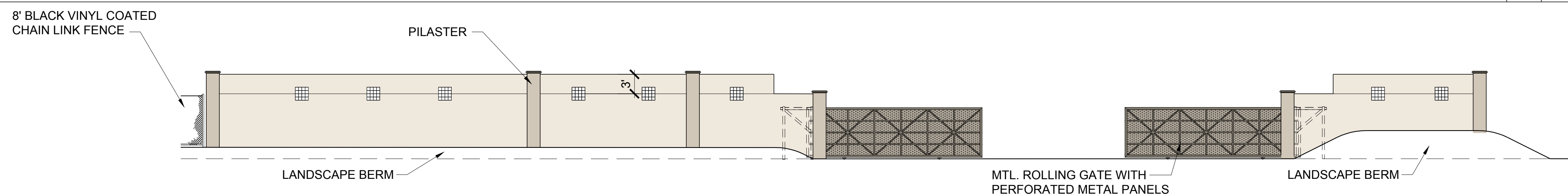
BLDG. 1 - SCREEN WALL RETURN ELEV.	2	SCALE:
		3/32" = 1'-0"



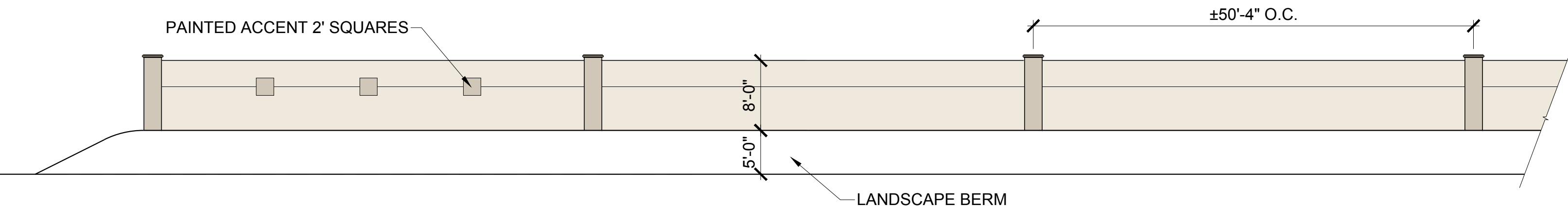
BLDG. 1 - SCREEN WALL RETURN ELEV.	4	SCALE: 3/32" = 1'-0"
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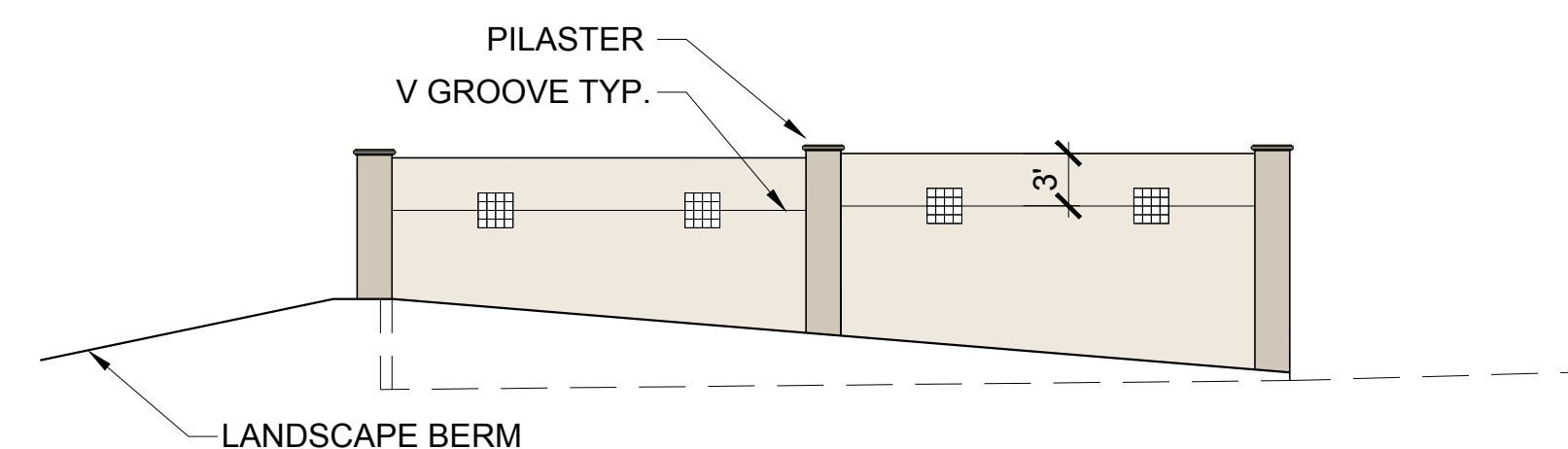
BLDG. 1 - SCREEN WALL SOUTH ELEVATION	1	SCALE: 3/32" = 1'-0"
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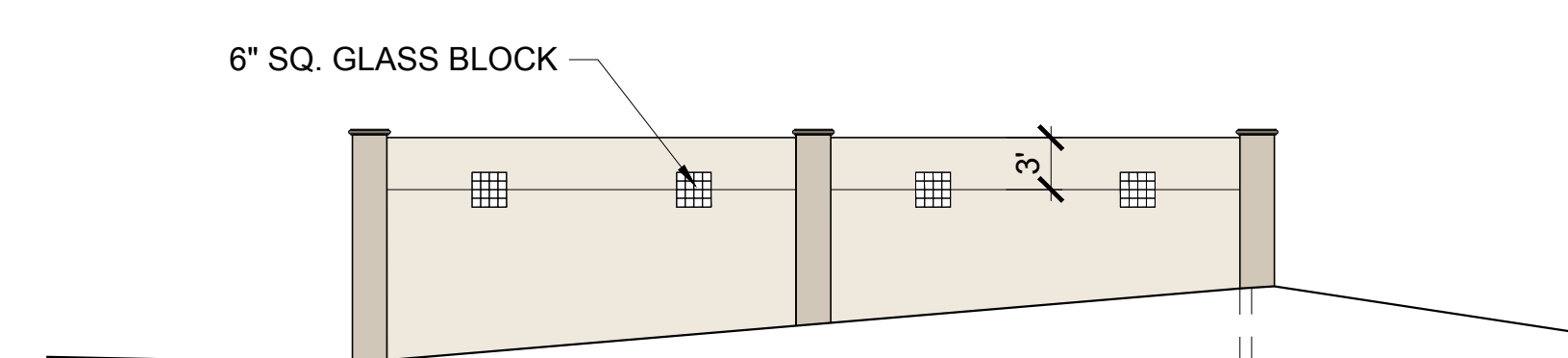
BLDG. 2 - SCREEN WALL NORTH ELEVATION	3	SCALE: 3/32" = 1'-0"
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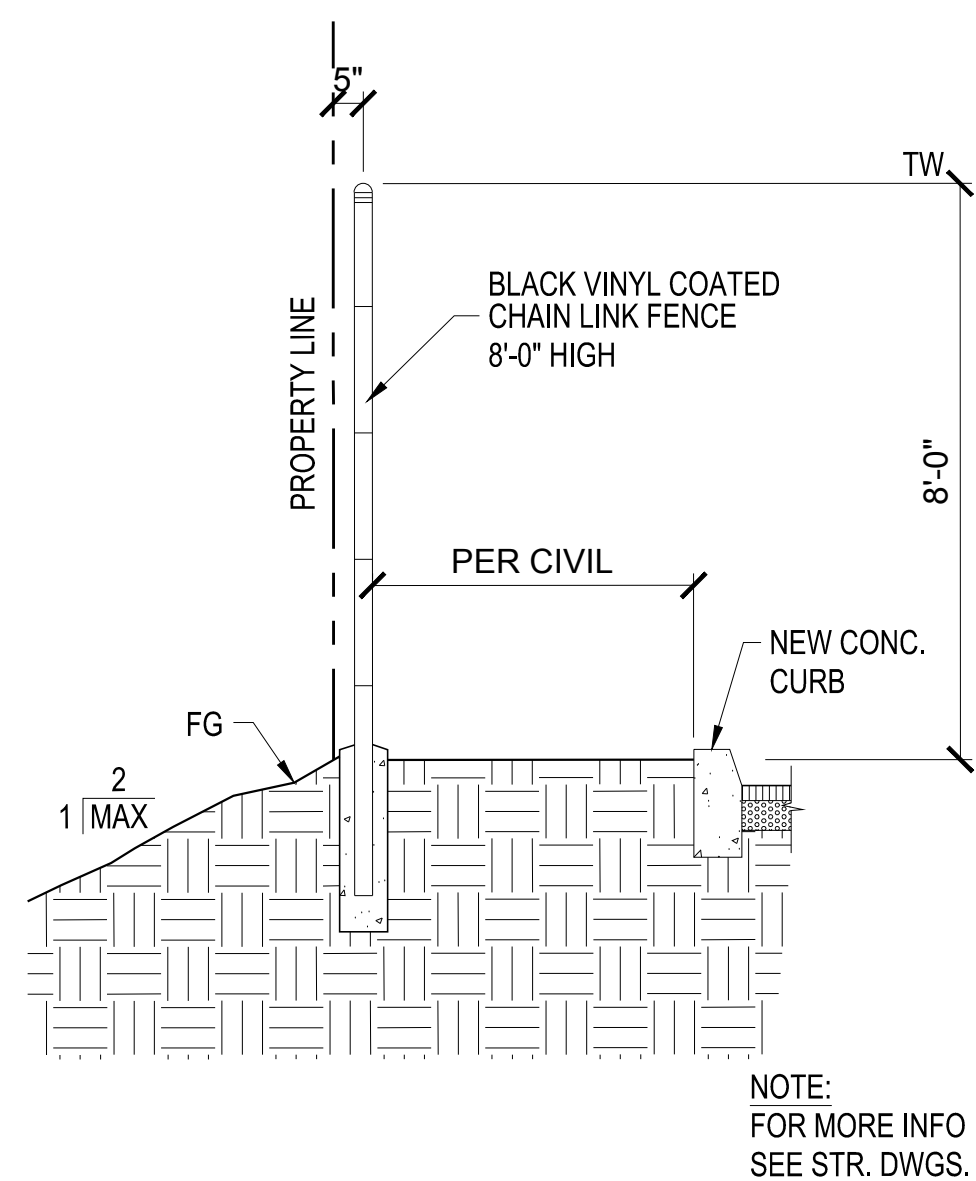
BLDG. 1 - SCREEN WALL ADJ. DETENTION BASIN	7	SCALE: 3/32" = 1'-0"
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BLDG. 1 - SCREEN WALL RETURN ELEV.	6	SCALE:
		3/32" = 1'-0"



BLDG. 1 - SCREEN WALL RETURN ELEV.	5	SCALE:
		3/32" = 1'-0"



CHAIN LINK FENCE SECTION	10	SCALE:
		3/32" = 1'-0"

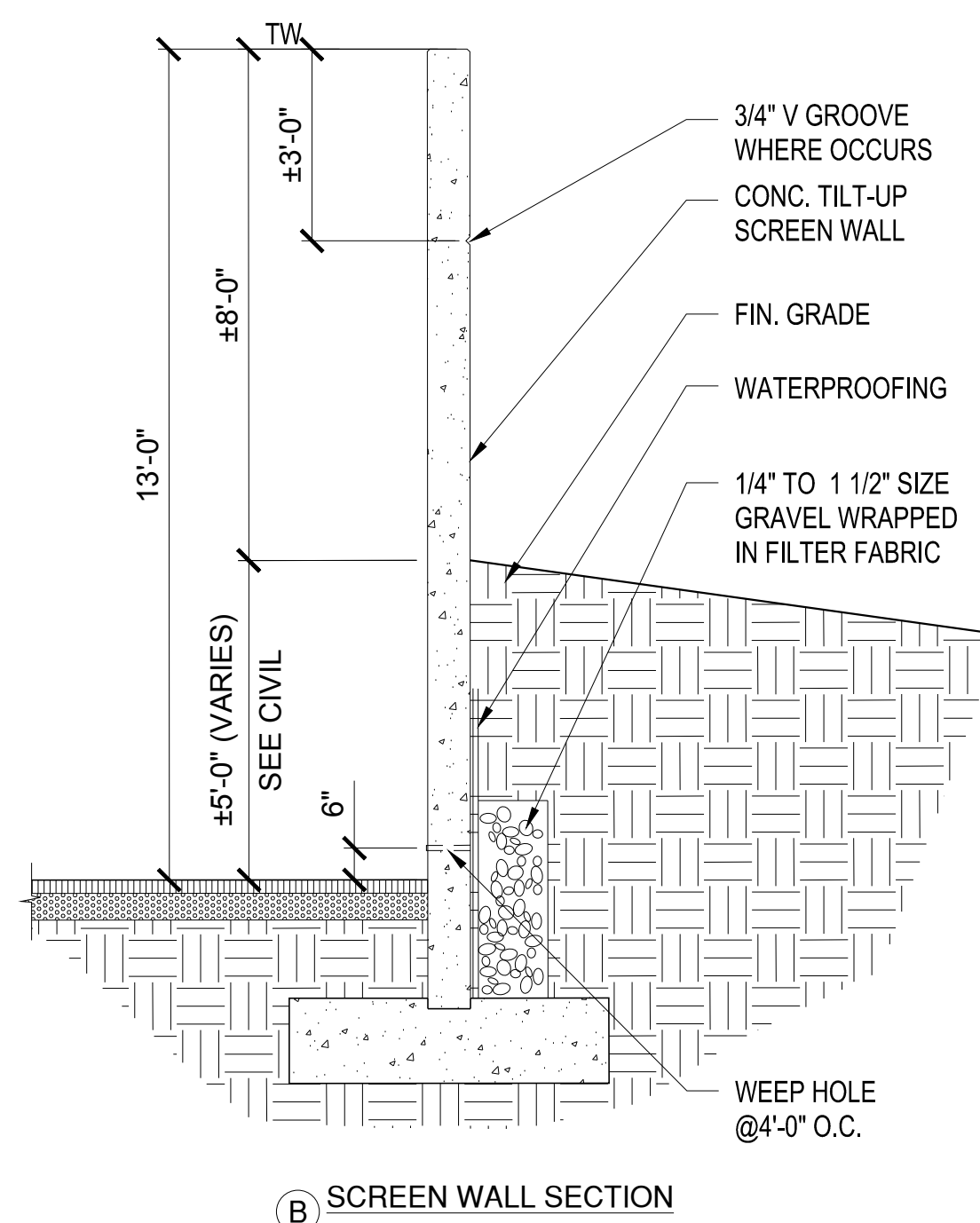
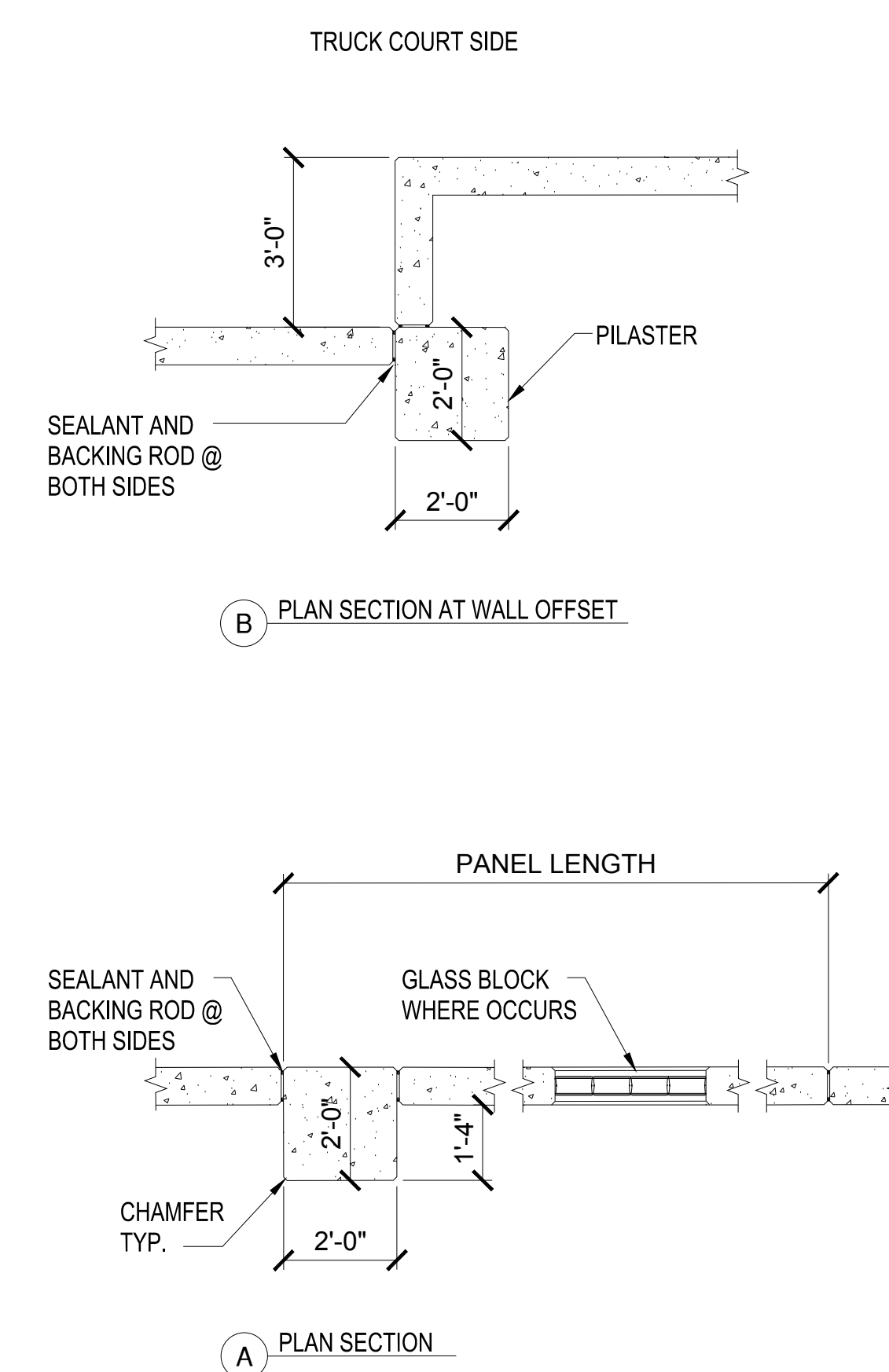


Diagram A: SCREEN WALL SECTION

Labels and Dimensions:

- 13'-0"
- TW
- 49'-0"
- ±4'-0" (VARIES) SEE CIVIL
- 6"
- CONC. TILT-UP SCREEN WALL
- FIN. GRADE
- WATERPROOFING
- 1/4" TO 1 1/2" SIZE GRAVEL WRAPPED IN FILTER FABRIC
- WEEP HOLE @4'-0" O.C.

TYPICAL SCREEN WALL DETAILS	9	SCALE:
		3/32" = 1'-0"



SCREEN WALL

PEDESTAL CAP

③ CAP VIEW

2'-1"

1'-5"

SEALANT AND BACKING ROD @ BOTH SIDES

2'-1"

1'-2"

CHAMFER, TYP.

④ PLAN SECTION

PEDESTAL CAP

3

±3'-0"

4" MIN.

3/4" V GROOVE WHERE OCCURS

9'-0"

SCREEN WALL

④

FINISH GRADE

WATER PROOFING

1' SQ. OF 1/4" TO 1/2" SIZE GRAVEL WRAPPED IN FILTER FABRIC

WEEP HOLE @4'-0" O.C.

AC PAVING

±4'-0" (Varies)

SEE ELEVATION

FOOTING PER STRUCT. DWGS.

① SCREEN WALL SECTION

TYPICAL SCREEN WALL DETAILS	8	SCALE:
		3/32" = 1'-0"

[illegible]