

THE TRIANGLE

City of Murrieta, CA



THE TRIANGLE
M U R R I E T A

Site Development Package | DP-2022-2705

Architecture

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Received - Planning Division

DP-202-2705/TTM-2022-2706
(New EP&L #: DP-2023-00017/
TTM-2023-00013)
6/21/24

robinson hill architecture, inc.
A California Corporation | 3195 B Airport Loop Dr. | Costa Mesa, CA 92626 | Telephone: (714) 825 8888



submittal 06.19.24

Cover Sheet

June 19, 2024

ARCHITECTURE

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A-00.4	Phasing Plan
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AS-02	Architectural Site Plan
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AS-05	Architectural Site Plan
AS-06	Architectural Site Plan
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LP-00	Landscape Planting Ref. Plan
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LP-03	Landscape Planting Plan
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LS-03	Tree Shade Study Plan
LS-04	Tree Shade Study Plan
LS-05	Tree Shade Study Plan
LS-06	Tree Shade Study Plan

CIVIL

Conceptual Grading Plan

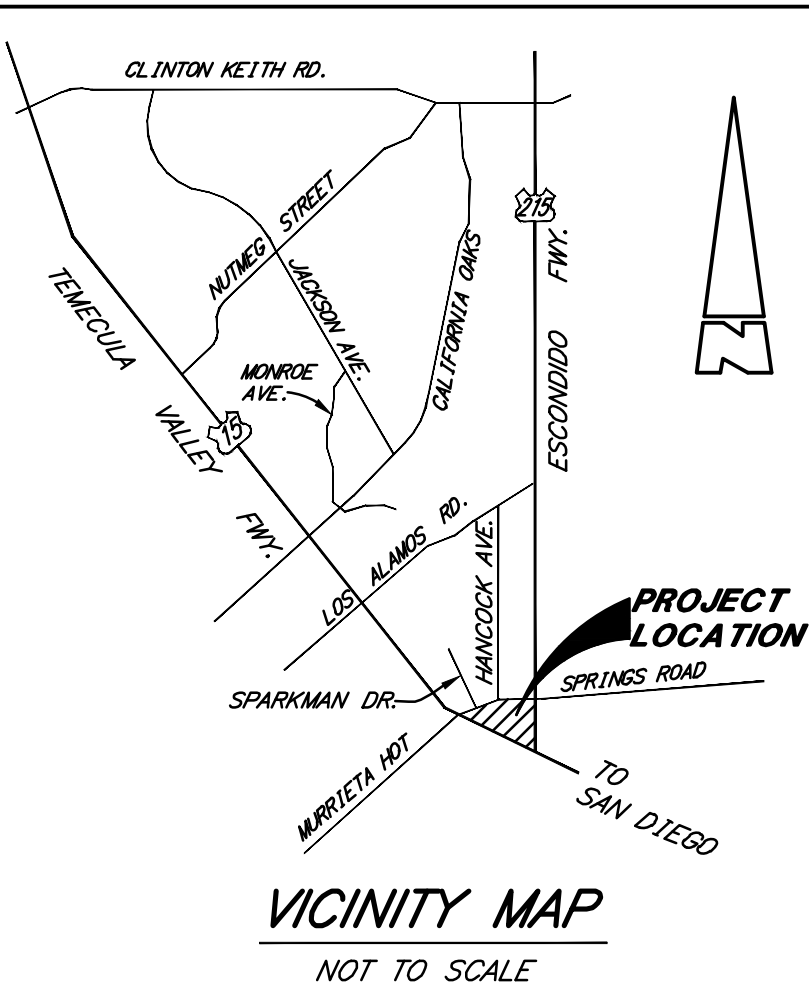
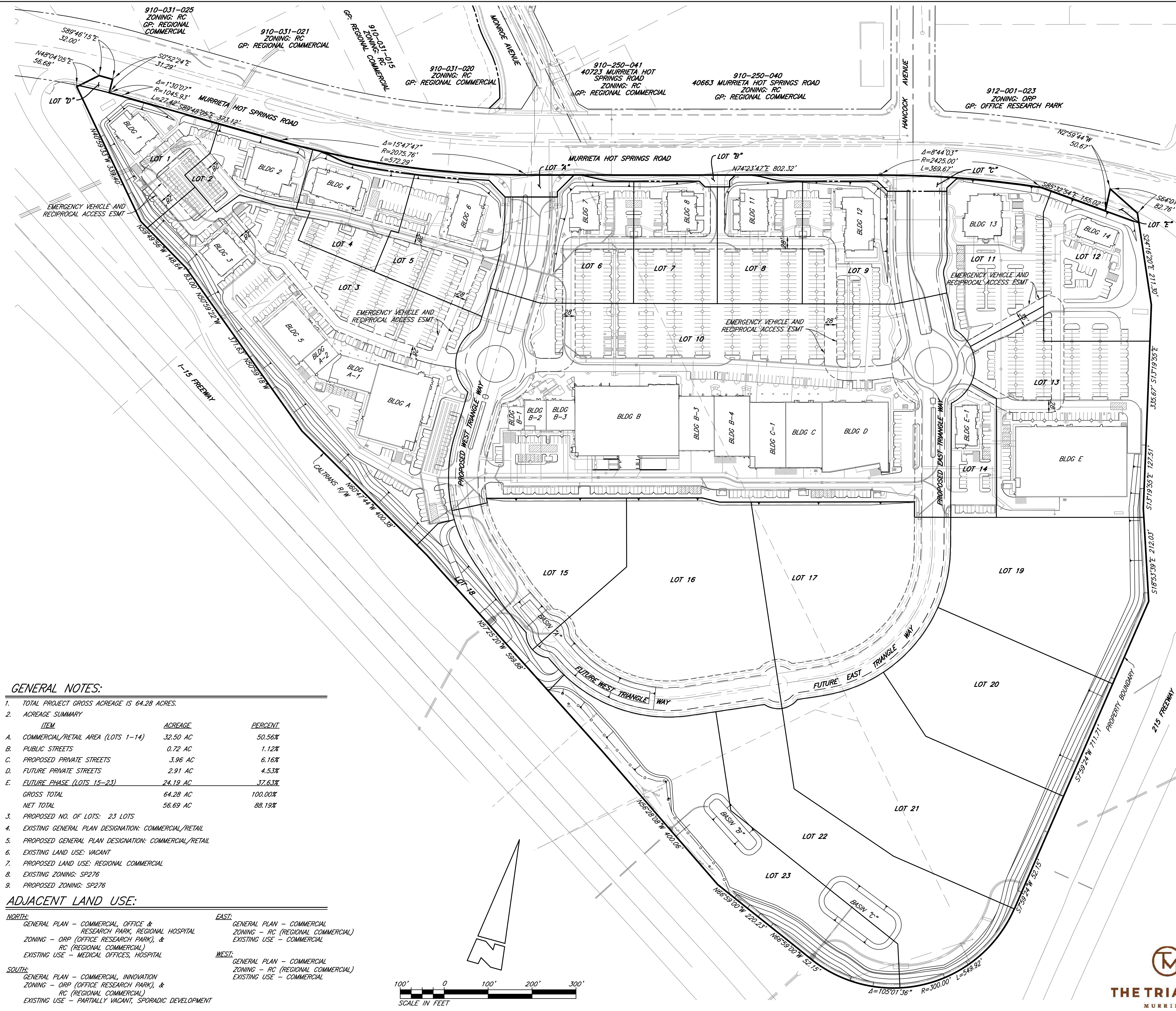
1	Cover Sheet
2	Details
3	Enlarged Plan
4	Enlarged Plan
5	Enlarged Plan
6	Enlarged Plan
7	Enlarged Plan
8	Enlarged Plan
9	Enlarged Plan
10	Enlarged Plan
11	Enlarged Plan
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Tentative Tract Map

1	Cover Sheet
2	Enlarged Plan
3	Enlarged Plan
4	Enlarged Plan
5	Enlarged Plan
6	Enlarged Plan
7	Enlarged Plan
8	Enlarged Plan

Propose Lots Exhibit

Conceptual Fire Truck Turning Plan



OWNER/APPLICANT:

DOMENIGONI-BARTON PROPERTIES, LLC
31755 WINCHESTER ROAD
WINCHESTER, CA 92596
(714) 694-0135
ATTN: ANDY DOMENIGONI

OWNER/APPLICANT:

TRES ESTRELLAS, LLC
618 WEST BASELINE ROAD
CLAREMONT, CA 91711
(909) 445-9135
ATTN: SAUL JAFFE

UTILITY CONTACTS:

WATER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
(951) 928-3777

SEWER: EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
(951) 928-3777

GAS: SOUTHERN CALIFORNIA GAS CO.
P.O. BOX 3003
REDLANDS, CA 92373
(800) 427-2200

POWER: SOUTHERN CALIFORNIA EDISON CO.
1351 E. FRANCIS ST
ONTARIO, CA 91761
(909) 930-8591

PHONE: AT&T
1265 N. VAN BUREN ST., #180
ANAHEIM, CA 92807
(714) 666-5423

CABLE: TIME WARNER
556 BIRCH STREET,
LAKE ELSINORE, CA 92530
(888) 892-2253

GENERAL NOTES:

- TOTAL PROJECT GROSS ACREAGE IS 64.28 ACRES.
- ACREAGE SUMMARY

ITEM	ACREAGE	PERCENT
A. COMMERCIAL/RETAIL AREA (LOTS 1-14)	32.50 AC	50.56%
B. PUBLIC STREETS	0.72 AC	1.12%
C. PROPOSED PRIVATE STREETS	3.96 AC	6.16%
D. FUTURE PRIVATE STREETS	2.91 AC	4.53%
E. FUTURE PHASE (LOTS 15-23)	24.19 AC	37.63%
GROSS TOTAL	64.28 AC	100.00%
NET TOTAL	56.69 AC	88.19%
- PROPOSED NO. OF LOTS: 23 LOTS
- EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL/RETAIL
- PROPOSED GENERAL PLAN DESIGNATION: COMMERCIAL/RETAIL
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: REGIONAL COMMERCIAL
- EXISTING ZONING: SP276
- PROPOSED ZONING: SP276

ADJACENT LAND USE:

NORTH: GENERAL PLAN - COMMERCIAL, OFFICE & RESEARCH PARK, REGIONAL HOSPITAL
ZONING - ORP (OFFICE RESEARCH PARK), & RC (REGIONAL COMMERCIAL)
EXISTING USE - MEDICAL OFFICES, HOSPITAL

EAST: GENERAL PLAN - COMMERCIAL
ZONING - RC (REGIONAL COMMERCIAL)
EXISTING USE - COMMERCIAL

WEST: GENERAL PLAN - COMMERCIAL
ZONING - RC (REGIONAL COMMERCIAL)
EXISTING USE - COMMERCIAL

SOUTH: GENERAL PLAN - COMMERCIAL, INNOVATION
ZONING - ORP (OFFICE RESEARCH PARK), & RC (REGIONAL COMMERCIAL)
EXISTING USE - PARTIALLY VACANT, SPORADIC DEVELOPMENT

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MURRIETA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 THROUGH 29 OF PARCEL MAP NO. 28280, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 197 OF PARCEL MAPS, PAGES 4 THROUGH 16, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER MINERAL SUBSTANCES WITH THE RIGHTS TO PROSPECT FOR, MINE, REMOVE THE SAME, AS RESERVED BY DAN L. STEPHENSON, ET AL., IN DEED RECORDED MAY 2, 1979 AS DOCUMENT NO. 89187, OF OFFICIAL RECORDS, AS TO PORTION OF PARCEL MAP 28280.

ALSO EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, AS RESERVED IN DEED FROM REGINALD A. KEANS AND MARJORIE A. KEANS, HUSBAND AND WIFE, RECORDED FEBRUARY 16, 1953 AS DOCUMENT NO. 7351 IN BOOK 1441 PAGE 526, OF OFFICIAL RECORDS, AS TO A PORTION OF PARCEL MAP 28280.

APN: 910-390-001 THROUGH 003, 910-400-001 THROUGH 018, 910-390-008 THROUGH 022

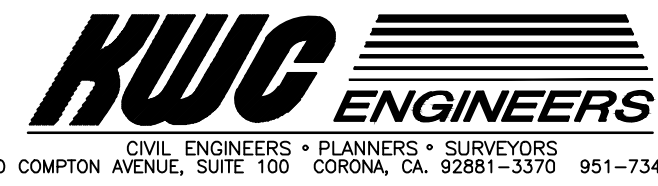
ASSESSOR'S PARCEL NUMBERS:

910-390-001, 002, 003, 910-400-001 THROUGH 018, 910-390-008 THROUGH 022



PLAN TITLE
THE TRIANGLE - DP-2022-2705
CITY OF MURRIETA

PREPARED BY:



SHEET
1 OF 1
SHEET

Parking Information							
		1/300	1/250	12.5 /1000	10 /1000	Spaces Required	Spaces Provided
Planning Area 1	Use	Detailed Breakdown					
Building 7	Credit Union		5,495	22			
Building 8	Fast Food Restaurant		6,004	24			
	Outdoor Dining		1,400		14		
Building 11	Fast Food Restaurant		6,000	24			
	Outdoor Dining		1,500		15		
Building 12	Fast Food Restaurant		8,031				
	Patron Area		5,587		56		
	Patron Area		2,444	10			
	Outdoor Dining		3,000		30		
Subtotal restaurant uses (10% of total area)			14,448				
Building B-1	Retail		1,998	8			
Building B-2	Retail		3,500	14			
Building B-3	Retail		4,550	18			
Building B	Grocery		39,967	160			
Building B-4	Retail		10,000	40			
Building B-5	Retail		11,187	45			
Building C-1	Retail		12,300	49			
Building C	Retail		12,413	50			
Building D	Retail		23,038	92			
Total Planning Area 1			144,483	556	115	671	754
Rear Parking included in above							99
% of Rear Parking							13%
Planning Area 2	Use	Detailed Breakdown					
Building 1	Restaurant		5,993	24			
Building 2	Restaurant	Total	9,092				
		Patron Area	5,590		56		
		Patron Area	1,768	7			
		Service Area	1,734	6			
		Outdoor Dining	1,000		10		
Subtotal restaurant uses (10% of total area)			7,761				
Building 3	Retail		5,818	23			
Building 4	Restaurant	Total	6,744				
		Patron Area	4,744		59		
		Service Area	2,000	7			
		Outdoor Dining	2,000		20		
Building 5	Retail		10,568	42			
Building 6	Fast Food Restaurant		6,744		68		
Building A	Arcade/Restaurant	Total	21,913				
		Arcade Area	14,345	57			
		Restaurant Patron	5,000		63		
		Restaurant Service	2,568	9			
		Outdoor Dining	1,700		17		
Building A-1	Retail		6,428	26			
Building A-3	Office		1,194	5			
Building A-2	Retail		3,122	12			
Total Planning Area 2			77,616	21	197	122	171
Rear Parking included in above							43
% of Rear Parking							7.7%
Planning Area 3	Use	Detailed Breakdown					
Building 13	Restaurant	Total	8,046				
		Service Area	2,303	8			
		Patron Area	5,743		23		
Subtotal restaurant uses (10% of total area)			5,743				
Building 14	Fast Food Restaurant		3,780		38		
		Outdoor Dining	500		5		
Building E	Gym/Fitness		41,001	164			
Building E-1	Retail		4,612	18			
Total Planning Area 3			57,439	8	205	0	43
						256	362
Total Project			279,538			1438	1675

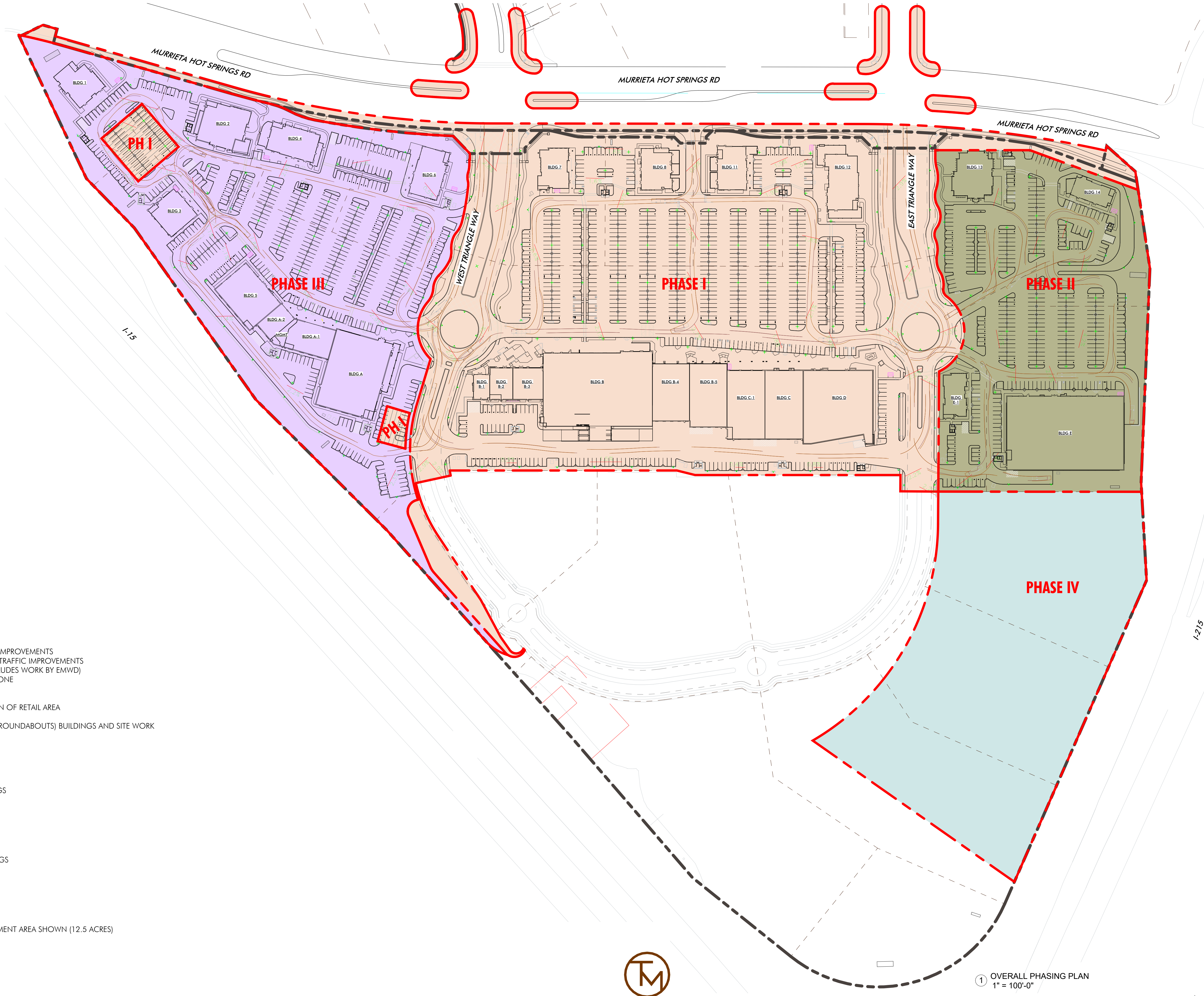
Required ADA parking		
Planning Area 1	required	provided
Total parking spaces		754
required 2%	16	20
Van spaces included in above	2	4
Planning Area 2	required	provided
Total parking spaces		559
required 2%	12	14
Van spaces included in above	2	4
Planning Area 3	required	provided
Total parking spaces		362
required 2%	7	8
Van spaces included in above	1	4

Electric Vehicle Charging					
	required	provided	PA 1	PA2	PA3
Total parking spaces		1,675	754	559	362
EV capable required (20% of total)	335	335	151	112	72
EVSE included in above (25% of EV)	84	84	38	28	18
1 in 25 required van stall incl in above	4	5	2	2	1
Note: Can be satisfied on a 1:5 ratio with DC Fast Chargers					
Med and Heavy EVSE Loading Spaces					
		provided	Med EVSE	Heavy EVSE	
Grocery Store			2	1	1
Retail/Restaurants/Gym			15	3	2
Total			17	4	3

CALGreen Bicycle Parking
Short Term Parking per CGBC 5.106.4.1.1
Minimum 5% of Motor Vehicle Parking provided.
1675 stall provided (5%) = 84 short term bicycle rack capacity required
Total short term bicycle rack capacity provided = 120 short term capacity provided
Refer to Enlarged Site Plans for location distributed across site.
Long Term Parking per CGBC 5.106.4.1.2
Secured bike parking facility provided within management building A-3 of sufficient size and area for minimum 5% of tenant-occupant vehicular parking spaces. Facility is conveniently located and lockable per 5.106.4.1.5.

Trash Enclosure Compliance					
Bldg No / name	Bldg Use	Bldg Area	Trash Encl # on site plan	Enclosure Sq ft required	Enclosure Sq ft provided
1	Restaurant	5,993	1	48	90
2	Restaurant	9,092	16	48	90
3	Retail	5,818	2	48	104
4	Restaurant	6,744	5	48	90
5	Retail	10,568			
A-2	Retail	3,122			
A-3	Management Office	1,194			
A-1	Retail	6,428			
Total of 5, A-2, A-3, A-1		21,312	3	96	110
A	Restaurant/Arcade	21,913	4	96	110
6	Fast Food Restaurant	6,744	6	48	150
7	Credit Union	5,495			
8	Fast Food Restaurant	6,004			
Total of 7,8		11,499	7	96	120
B-1	Retail	1,998			
B-2	Retail	3,500			
B-3	Retail	4,550			
Total of B-1, B-2, B-3		10,048	15	96	120
B	Grocery	39,967	2 Compactors	2 Compactors	2 Compactors
B-4	Retail	10,000			
B-5	Retail	11,187			
Total of B-4, B-5		21,187	14	96	110
C-1	Retail	12,300			
C	Retail	12,413			
Total of C-1, C		24,713	13	96	110
D	Retail	23,038	12	96	161
11	Fast Food Restaurant	6,000			
12	Fast Food Restaurant	8,031			
Total of 11, 12		14,031	8	96	110
13	Restaurant	8,046	17	48	150
14	Restaurant	3,780	9	48	90
E	Gym	41,001	10	192	216
E-1	Retail	4,612	11	48	90

Loading Zones		
Loading Zone (Per Site Plan)	Building	
LZ-1	1	
LZ-2	2 & 3 Shared	
LZ-3	4	
LZ-4	5 & A-1 thru A-3	
LZ-5	A	
LZ-6	6	
LZ-7	7 & 8	
LZ-8	11 & 12	
LZ-9	B-1 thru B-3	
LZ-10	B	
LZ-11	B-4 thru B-5	
LZ-12	C thru C-1	
LZ-13	D	
LZ-14	E-1	
LZ-15	E	
LZ-16	13	
LZ-17	14	
Note: Refer to Enlarged site plans for loading zone dimensions.		



PHASE I

- MURRIETA HOT SPRINGS ROAD IMPROVEMENTS
- MONROE/HANCOCK STREET & TRAFFIC IMPROVEMENTS
- SEWER UTILITY BACKBONE (INCLUDES WORK BY EMWD)
- WATER AND FIRE WATER BACKBONE
- ON-SITE DETENTION BASINS
- ELECTRICAL UTILITY BACKBONE
- TRIANGLE WAY TO TERMINATION OF RETAIL AREA
- CENTER RETAIL AREA (BETWEEN ROUNDABOUTS) BUILDINGS AND SITE WORK

PHASE II

- EAST RETAIL AREA AND BUILDINGS

PHASE III

- WEST RETAIL AREA AND BUILDINGS

PHASE IV

- PORTION OF FUTURE DEVELOPMENT AREA SHOWN (12.5 ACRES)



THE TRIANGLE

MURRIETA

① OVERALL PHASING PLAN
1" = 100'-0"

Architecture

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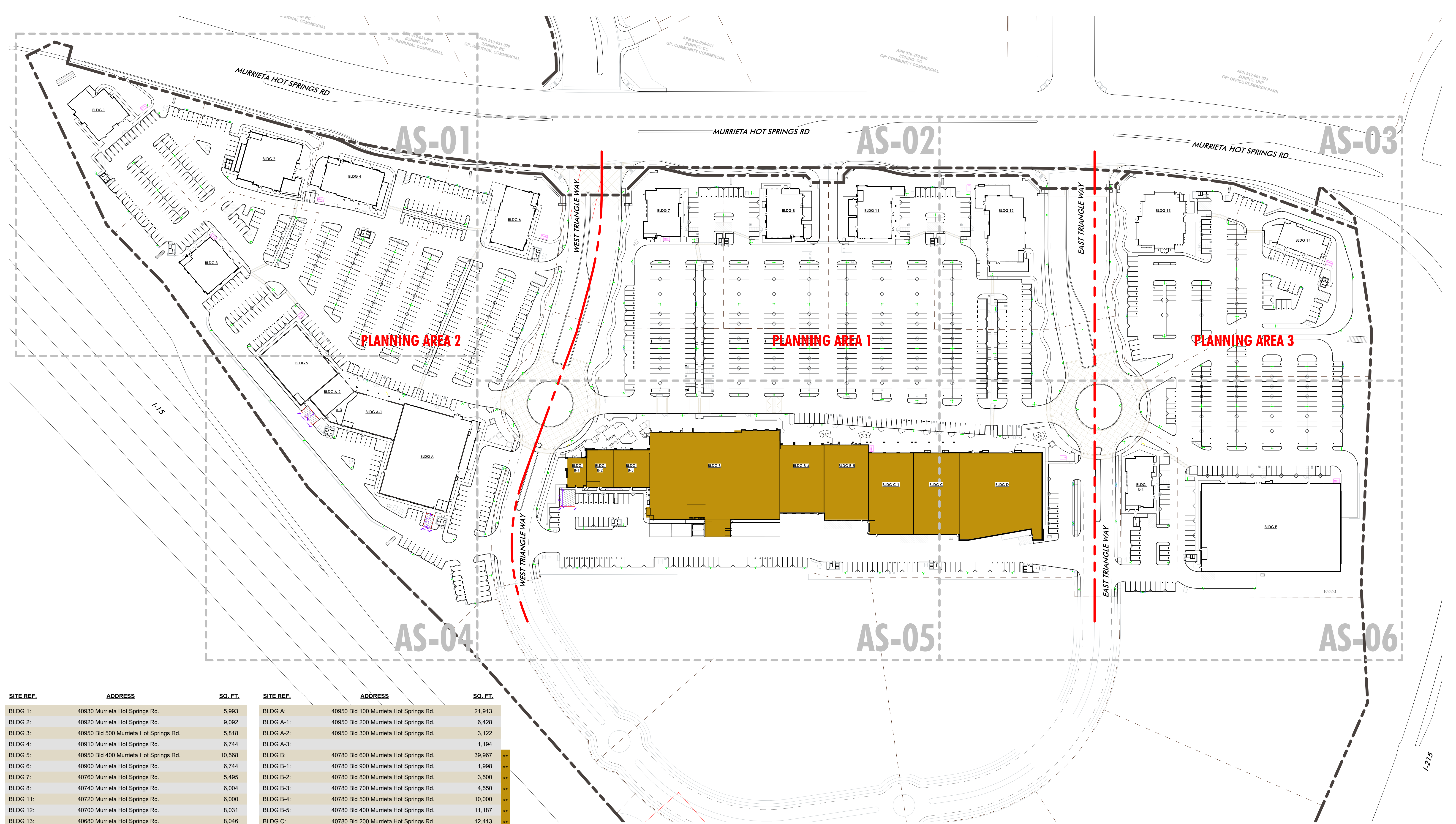
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submittal 06.19.24

A - 00.4 Conceptual Phasing Plan

June 19, 2024



SITE REF.	ADDRESS	SQ. FT.	SITE REF.	ADDRESS	SQ. FT.
BLDG 1:	40930 Murrieta Hot Springs Rd.	5,993	BLDG A:	40950 Bld 100 Murrieta Hot Springs Rd.	21,913
BLDG 2:	40920 Murrieta Hot Springs Rd.	9,092	BLDG A-1:	40950 Bld 200 Murrieta Hot Springs Rd.	6,428
BLDG 3:	40950 Bld 500 Murrieta Hot Springs Rd.	5,818	BLDG A-2:	40950 Bld 300 Murrieta Hot Springs Rd.	3,122
BLDG 4:	40910 Murrieta Hot Springs Rd.	6,744	BLDG A-3:		1,194
BLDG 5:	40950 Bld 400 Murrieta Hot Springs Rd.	10,568	BLDG B:	40780 Bld 600 Murrieta Hot Springs Rd.	39,967
BLDG 6:	40900 Murrieta Hot Springs Rd.	6,744	BLDG B-1:	40780 Bld 900 Murrieta Hot Springs Rd.	1,998
BLDG 7:	40760 Murrieta Hot Springs Rd.	5,495	BLDG B-2:	40780 Bld 800 Murrieta Hot Springs Rd.	3,500
BLDG 8:	40740 Murrieta Hot Springs Rd.	6,004	BLDG B-3:	40780 Bld 700 Murrieta Hot Springs Rd.	4,550
BLDG 11:	40720 Murrieta Hot Springs Rd.	6,000	BLDG B-4:	40780 Bld 500 Murrieta Hot Springs Rd.	10,000
BLDG 12:	40700 Murrieta Hot Springs Rd.	8,031	BLDG B-5:	40780 Bld 400 Murrieta Hot Springs Rd.	11,187
BLDG 13:	40680 Murrieta Hot Springs Rd.	8,046	BLDG C:	40780 Bld 200 Murrieta Hot Springs Rd.	12,413
BLDG 14:	40660 Murrieta Hot Springs Rd.	3,780	BLDG C-1:	40780 Bld 300 Murrieta Hot Springs Rd.	12,300
NOTE: ADDRESSING PLAN IS SUBJECT TO REVISION AND UPDATE UPON ISSUANCE OF TTM			BLDG D:	40780 Bld 100 Murrieta Hot Springs Rd.	±23,038
** INDICATED TENANT BUILDINGS B1 THRU D ARE AN UNLIMITED AREA SINGLE BUILDING OF TYPE VB CONSTRUCTION. SINGLE BUILDING SHALL HAVE 60' NO BUILD YARD AREA AROUND ENTIRE PERIMETER. REFERENCE CIVIL PLANS FOR MORE INFORMATION.			BLDG E:	40620 Murrieta Hot Springs Rd.	±41,001
			BLDG E-1:	40600 Murrieta Hot Springs Rd.	±4,612

Site Development Package

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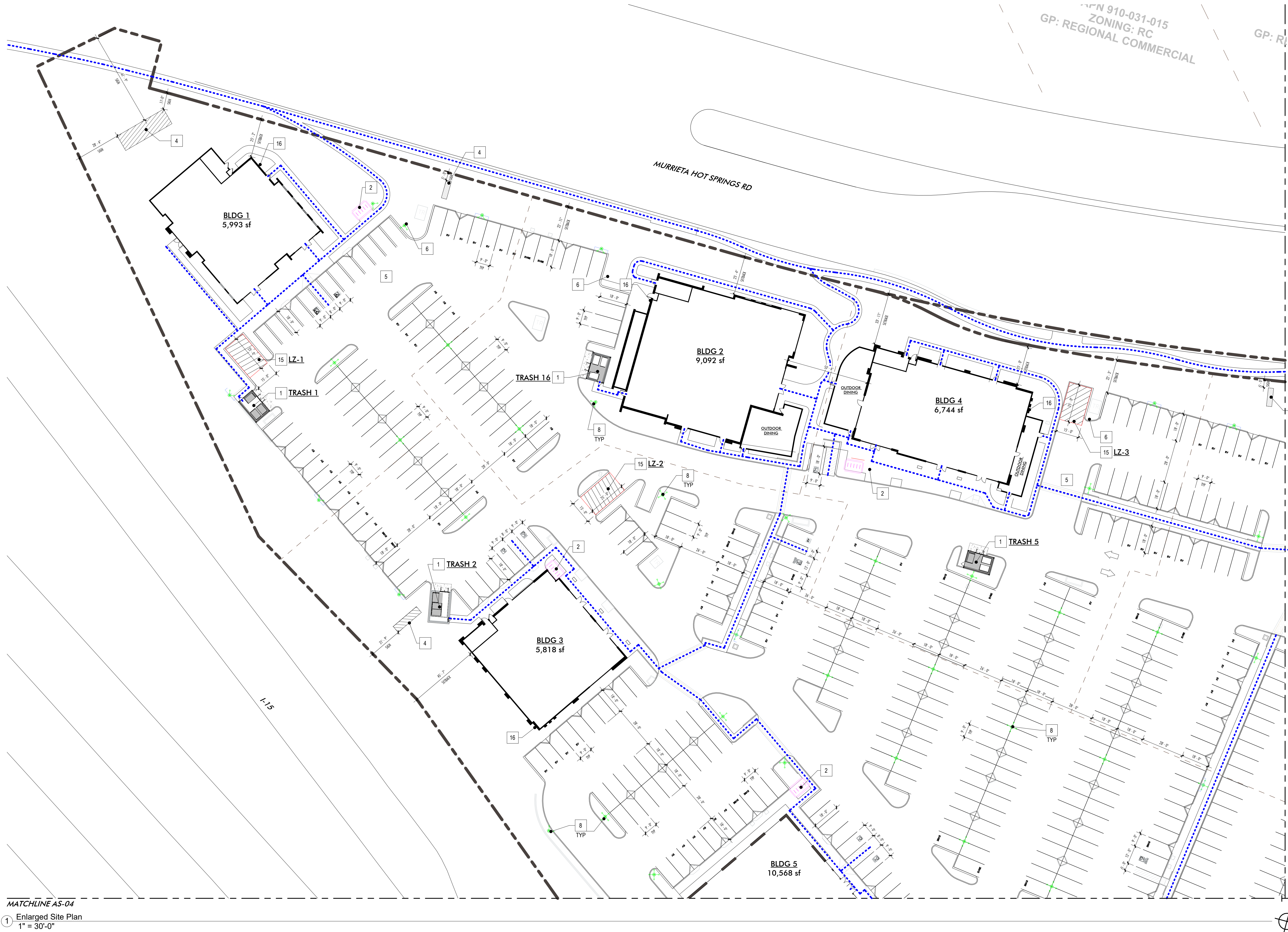
1 OVERALL SITE PLAN
1" = 80'-0"

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AS - 00

Site Plan

June 19, 2024



- GENERAL NOTES:
- ALL EXTERIOR LIGHTING, INCLUDING BUILDING LIGHTING, SHALL COMPLY WITH THE CITY OF MURRIETA MT. PALOMAR LIGHTING ORDINANCE 16.18.110 FOR FULLY CUT-OFF SHIELDED FIXTURE HOUSING AND MAXIMUM 4050 LUMENS OUTPUT PER FIXTURE.
 - RETAIL AREAS SHALL POST SIGNS LIMITING IDLING TIME FOR COMMERCIAL VEHICLES TO NO MORE THAN FIVE (5) MINUTES MAXIMUM.
 - RECYCLING RECEPTACLES WILL BE LOCATED ADJACENT TO THE TRASH RECEPTACLES IN CASUAL SEATING AND DINING AREAS AND IN PLAZAS AND COURTYARDS TO PROVIDE THE OPPORTUNITY FOR CONSUMER RECYCLING AT THE TRIANGLE.
 - ALL LOADING AREA SCREENING SHALL BE PER SPECIFIC PLAN EXHIBITS 2-13 & 2-15. EITHER LANDSCAPE OR TRENDSTONE CMU SPLIT FACE BLOCK, COLOR 'MALIBU SANDS', MINIMUM 6' IN HEIGHT.

- 1 TRASH ENCLOSURE - REF TO A-040 SERIES
- 2 BICYCLE RACK (10 BIKE CAPACITY)
- 3 TRAFFIC BOLLARD
- 4 PYLON SIGN
- 5 LOADING AREA PER TDM RIDESHARE PLAN
- 6 ELECTRICAL TRANSFORMER
- 7 SOLAR BATTERY
- 8 LIGHT STANDARD
- 9 ENTRY PILASTER & WALL
- 10 ENTRY MONUMENT WALL & SIGNAGE
- 11 M-EV LOADING
- 12 HD-EV LOADING
- 13 MAJOR PLAZA - 3,000 SF
- 14 SECONDARY PLAZA - 2,400 SF
- 15 LOADING ZONE PER CITY MUNICIPAL CODE
- 16 PROPOSED GAS METER STUB OUT. LOCATION SUBJECT TO CHANGE IN COORDINATION WITH TENANT AND UTILITY REQUIREMENTS DURING CONSTRUCTION PERMITS.

- FOR BUILDING DIMENSIONS REFER TO ENLARGED BUILDING FLOOR PLANS
- PROPERTY LINE
 - ACCESSIBLE PATH OF TRAVEL
 - LOADING ZONE - AS DIMENSIONED
* RESTAURANT BLDGS TO HAVE SHARED LOADING ZONES - REF A-00.1*
 - LOADING ZONE PER TDM RIDESHARE PLAN
 - TRUCK SITE CIRCULATION PATH - 28' MINIMUM PER DIMENSIONS
 - PARCEL/LOT LINE

MATCHLINE AS-04

1 Enlarged Site Plan
1" = 30'-0"

Site Development Package | DP-2022-2705

Architecture

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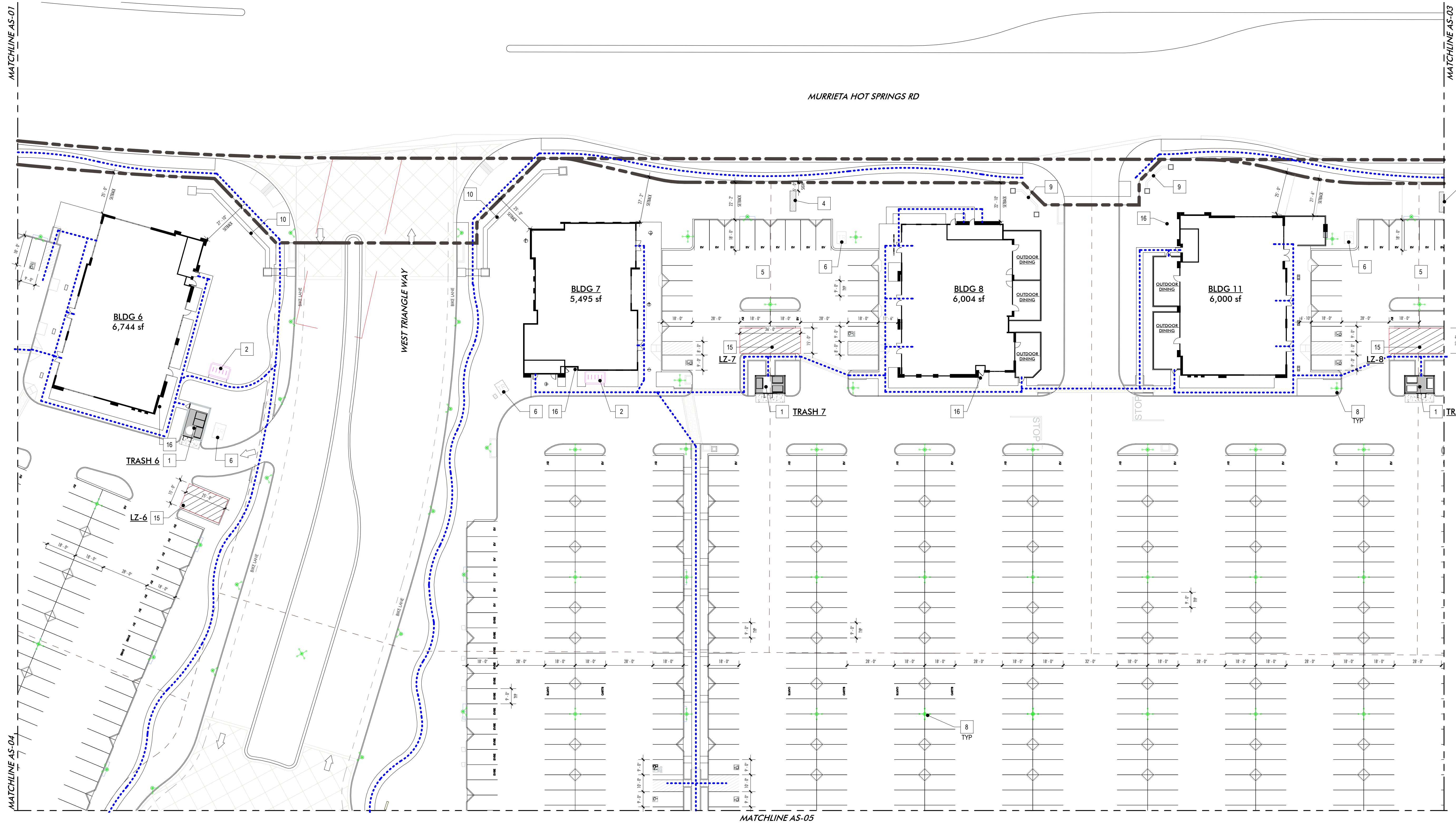


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AS - 01 Architectural Site Plan

submittal 06.19.24

June 19, 2024



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 - RETAIL AREAS SHALL POST SIGNS LIMITING IDLING TIME FOR COMMERCIAL VEHICLES TO NO MORE THAN FIVE (5) MINUTES MAXIMUM.
 - RECYCLING RECEPTACLES WILL BE LOCATED ADJACENT TO THE TRASH RECEPTACLES IN CASUAL SEATING AND DINING AREAS AND IN PLAZAS AND COURTYARDS TO PROVIDE THE OPPORTUNITY FOR CONSUMER RECYCLING AT THE TRIANGLE.
- ALL LOADING AREA SCREENING SHALL BE PER SPECIFIC PLAN EXHIBITS 2-13 & 2-15. EITHER LANDSCAPE OR TRENDSTONE CMU SPLIT FACE BLOCK, COLOR 'MALIBU SANDS'. MINIMUM 6' IN HEIGHT.

- 1 TRASH ENCLOSURE - REF TO A-040 SERIES
- 2 BICYCLE RACK (10 BIKE CAPACITY)
- 3 TRAFFIC BOLLARD
- 4 PYLON SIGN
- 5 LOADING AREA PER TDM RIDESHARE PLAN
- 6 ELECTRICAL TRANSFORMER
- 7 SOLAR BATTERY
- 8 LIGHT STANDARD
- 9 ENTRY PILASTER & WALL
- 10 ENTRY MONUMENT WALL & SIGNAGE
- 11 M-EV LOADING
- 12 HD-EV LOADING
- 13 MAJOR PLAZA - 3,000 SF
- 14 SECONDARY PLAZA - 2,400 SF
- 15 LOADING ZONE PER CITY MUNICIPAL CODE
- 16 PROPOSED GAS METER STUB OUT. LOCATION SUBJECT TO CHANGE IN COORDINATION WITH TENANT AND UTILITY REQUIREMENTS DURING CONSTRUCTION PERMITS.

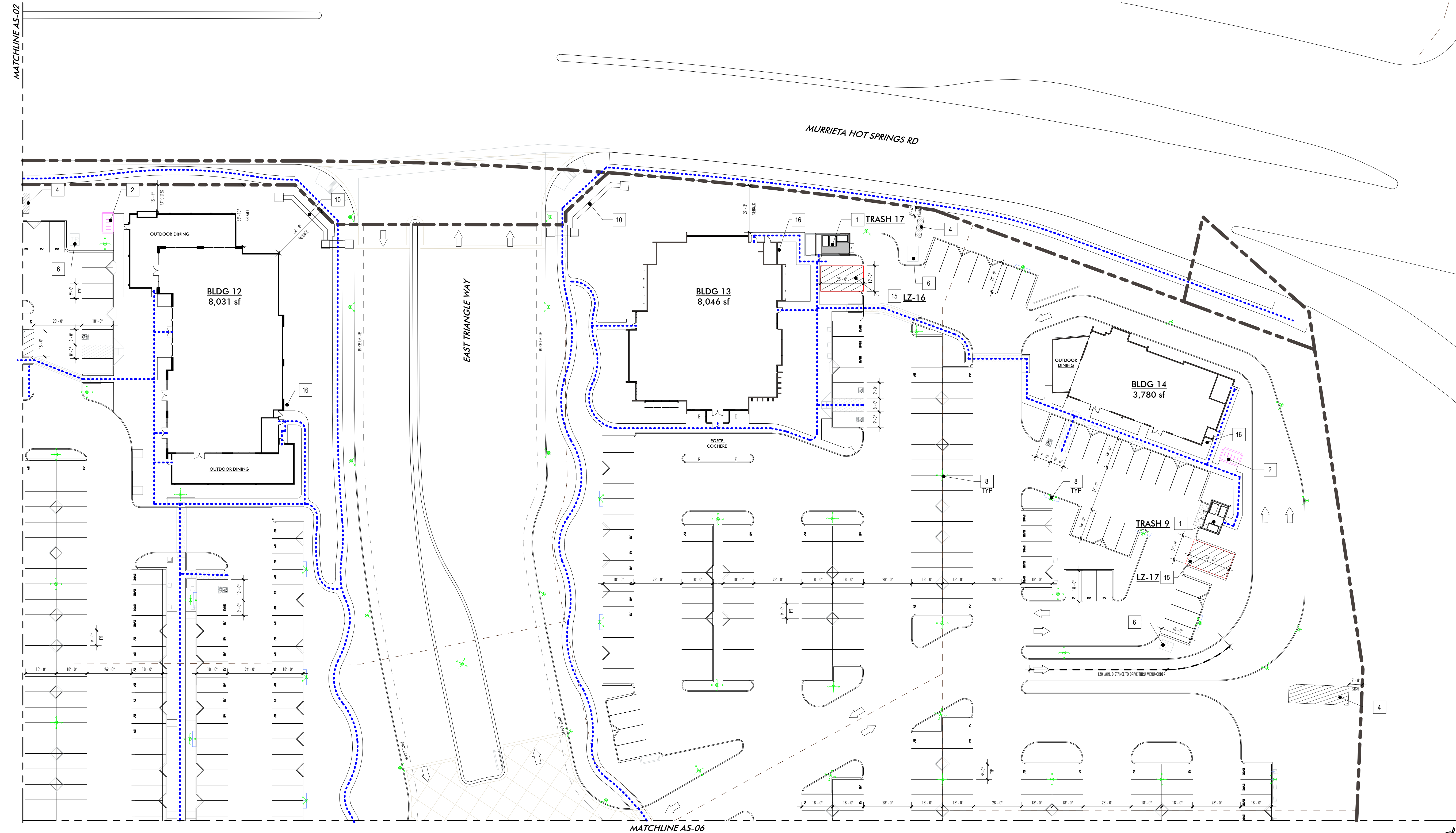
FOR BUILDING DIMENSIONS REFER TO ENLARGED BUILDING FLOOR PLANS

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- LOADING ZONE - AS DIMENSIONED
* RESTAURANT BLDGS TO HAVE SHARED LOADING ZONES - REF A-00.1*
- LOADING ZONE PER TDM RIDESHARE PLAN
- TRUCK SITE CIRCULATION PATH - 28' MINIMUM PER DIMENSIONS
- PARCEL/LOT LINE

1 Enlarged Site Plan
1" = 30'-0"



MATCHLINE AS-02



1 Enlarged Site Plan
1" = 30'-0"

GENERAL NOTES:

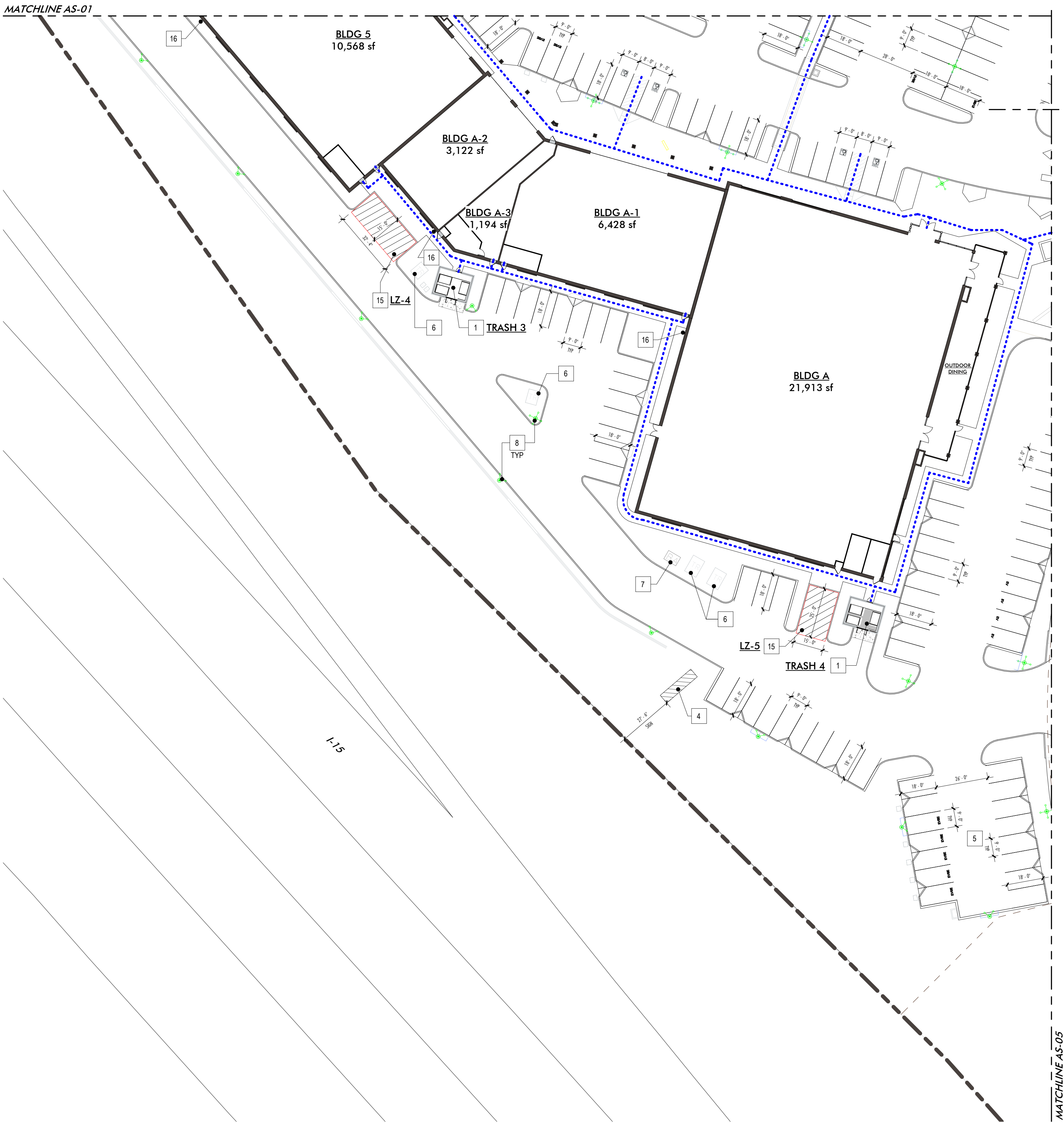
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FOR BUILDING DIMENSIONS REFER TO ENLARGED BUILDING FLOOR PLANS

- | | |
|------|--|
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Site Development Package | DP-2022-2705

Architecture

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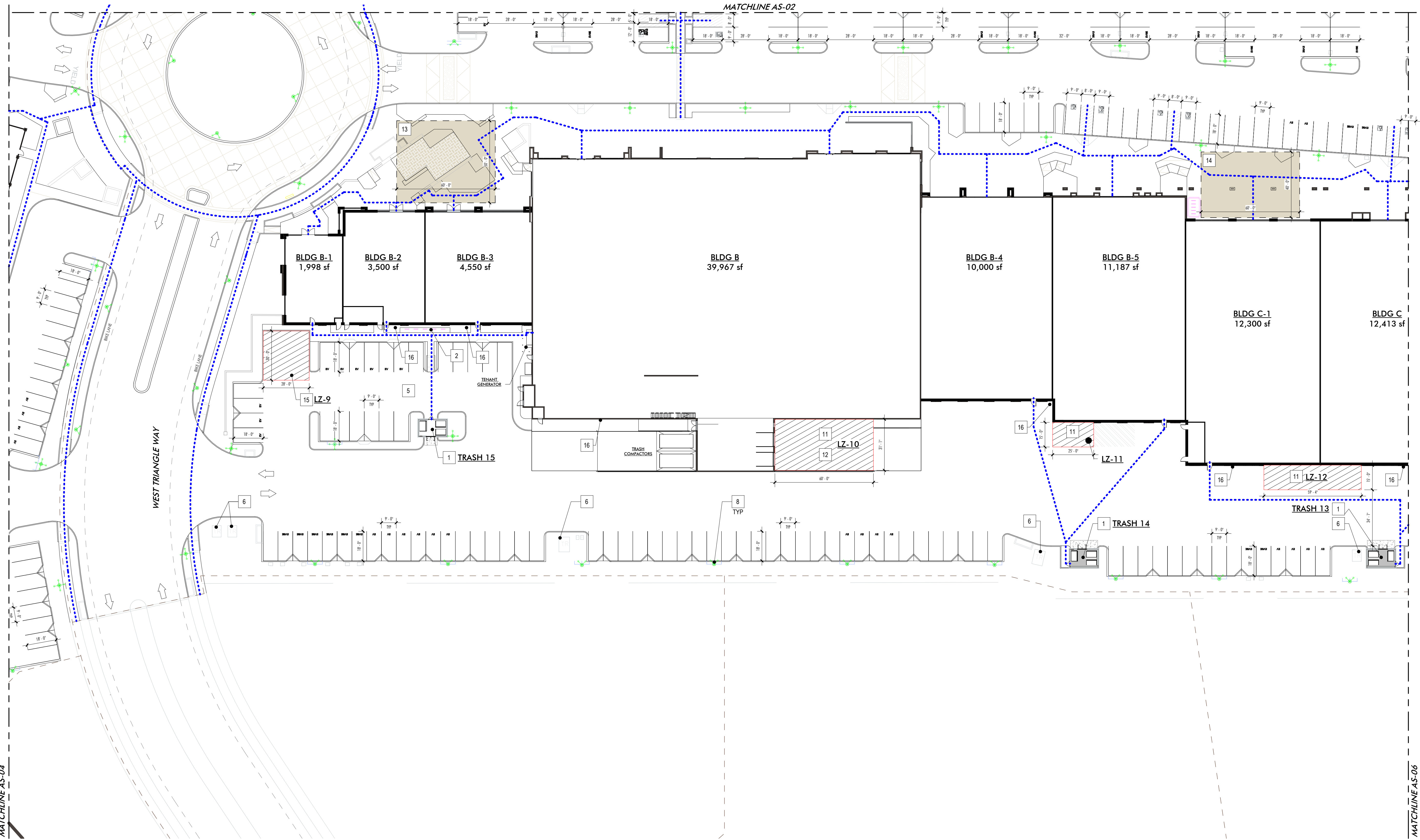


robinson hill architecture, inc.
A California Corporation | 3195 B Airport Loop Dr. | Costa Mesa, CA 92626 | Telephone: (714) 825 8888

AS - 04 Architectural Site Plan

submittal 06.19.24

June 19, 2024



1 Enlarged Site Plan
1" = 30'-0"

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Site Development Package | DP-2022-2705

Architecture

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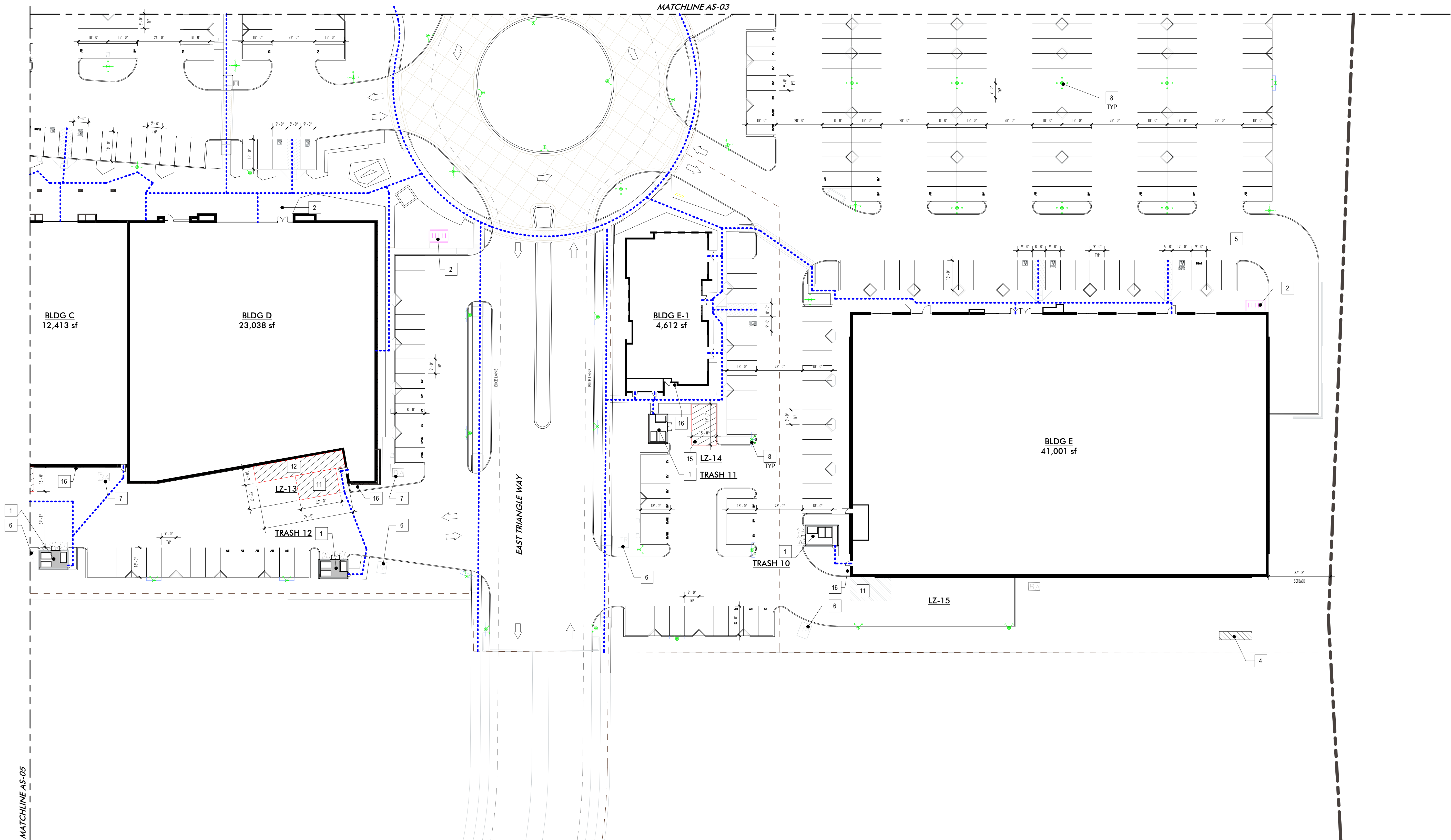


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AS - 05 Architectural Site Plan

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- FOR BUILDING DIMENSIONS REFER TO ENLARGED BUILDING FLOOR PLANS
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1 Enlarged Site Plan
1" = 30'-0"

Site Development Package | DP-2022-2705

Architecture

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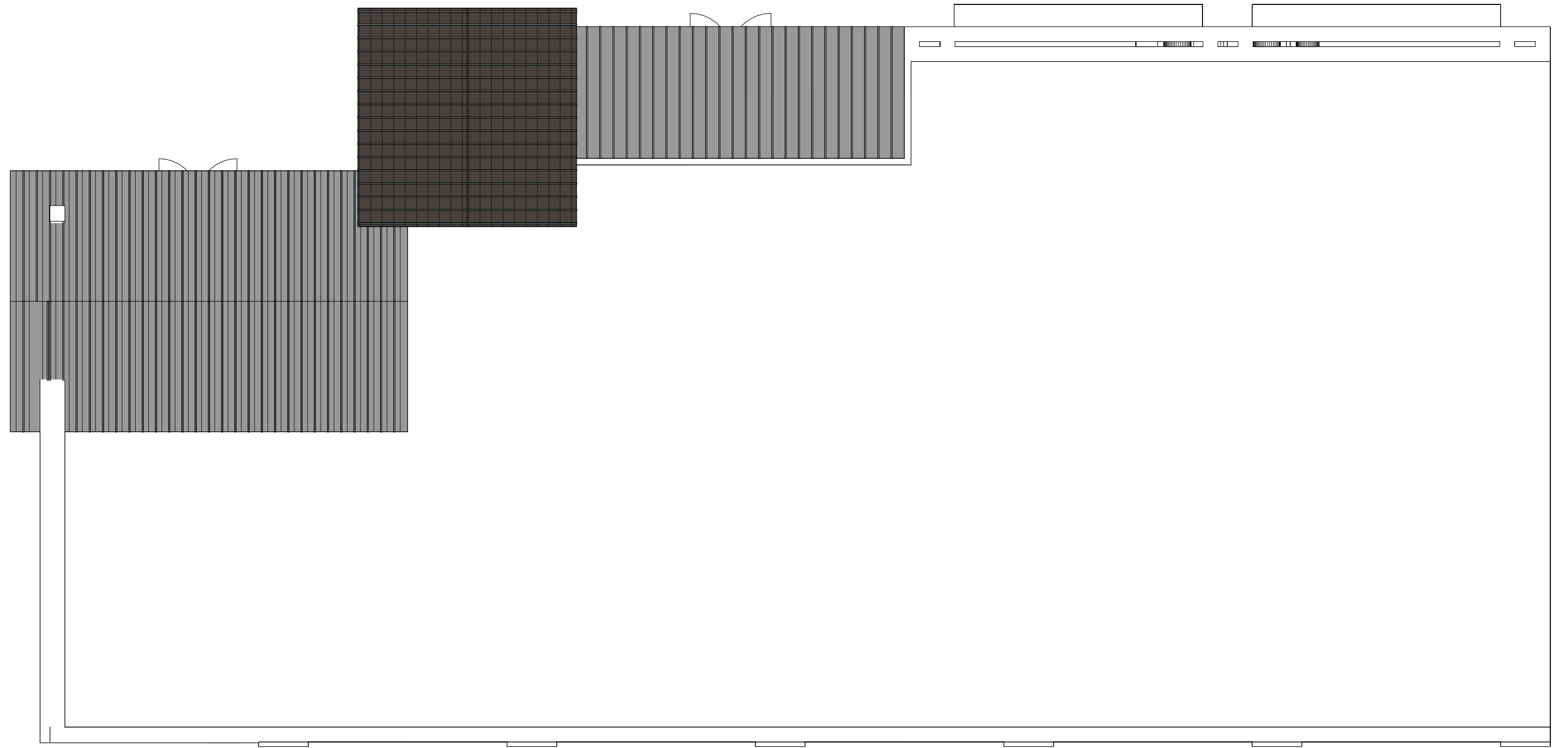
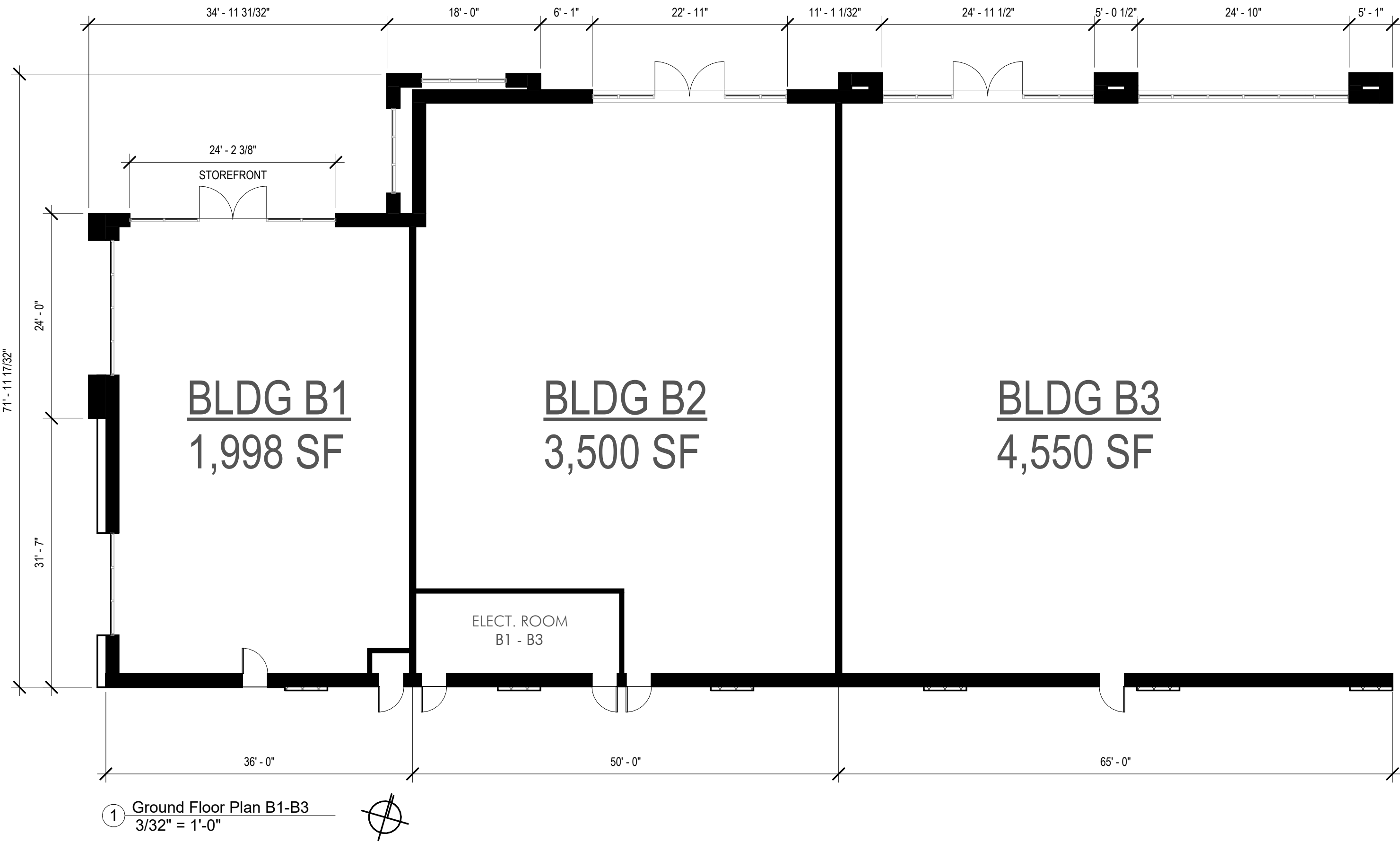


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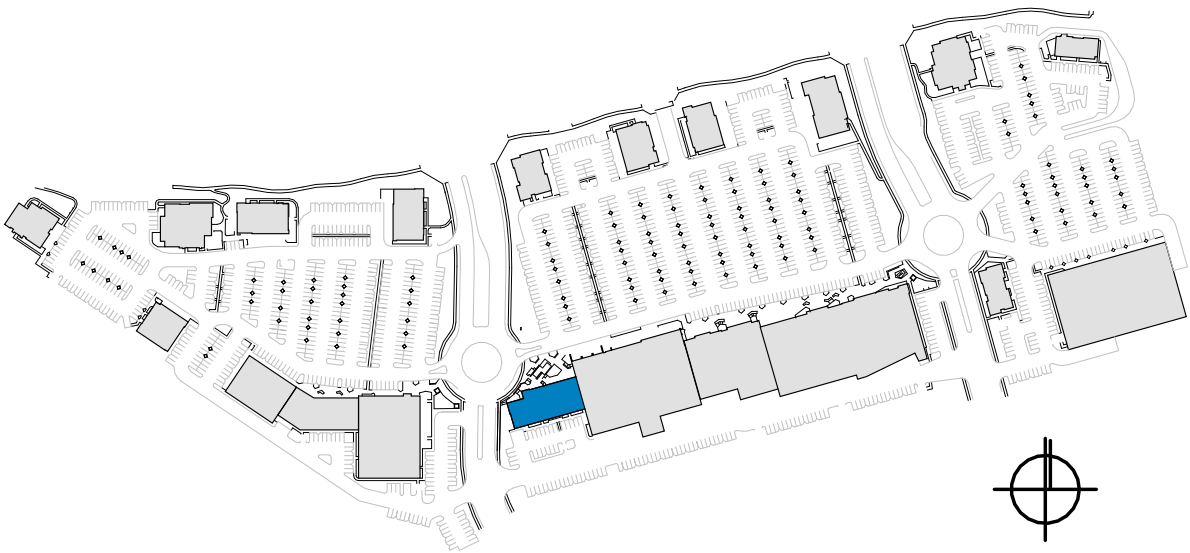
AS - 06 Architectural Site Plan

submittal 06.19.24

June 19, 2024



ALL FLAT, NON-VISIBLE PORTIONS OF BUILDING ROOFS SHALL BE COOL COLORS THAT HAVE A HIGH SOLAR REFLECTANCE AND THERMAL EMITTANCE. THESE CHARACTERISTICS REFLECT LIGHT, THEREBY REDUCING HEAT TRANSFER AND FURTHER THE ABILITY TO ALLOW HEAT TO ESCAPE FROM A SURFACE ONCE IT HAS BEEN ABSORBED

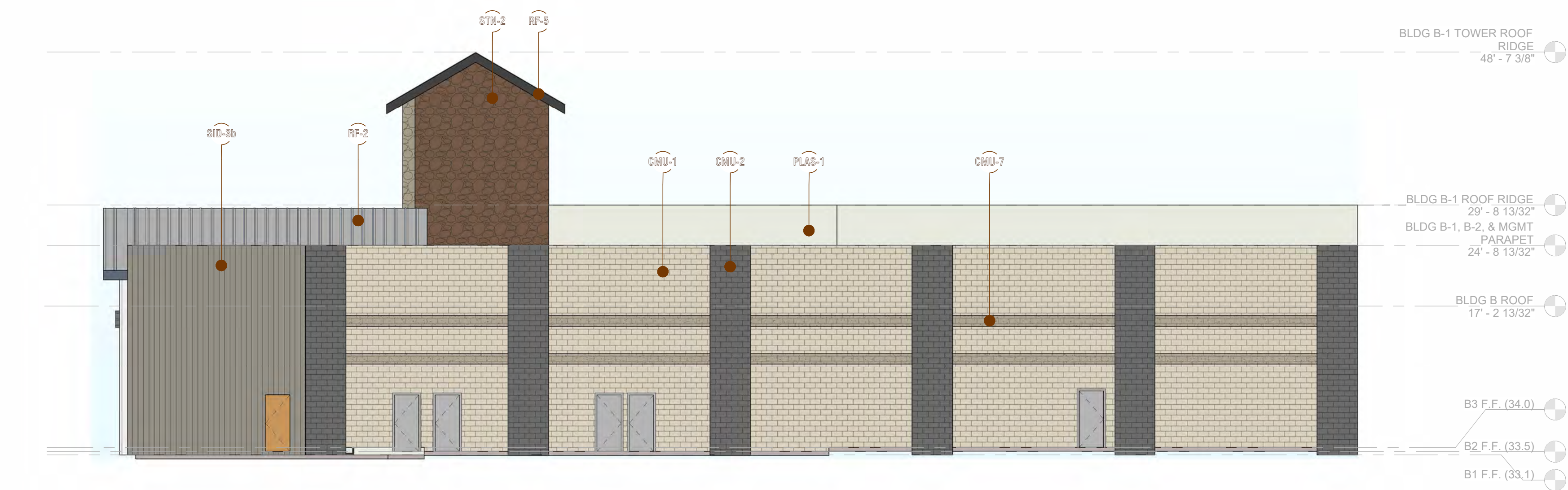




1 North Elevation - B1 to B3
3/32" = 1'-0"



2 West Elevation - B1 to B3
3/32" = 1'-0"



3 South Elevation - B1 to B3
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

CON-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

RF-1 Standing Seam - AEP 'Vintage'

RF-2 Standing Seam - AEP 'Zinc Gray'

RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

MTL-1 Anodized Aluminum Storefront | Dark Bronze

MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'

MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'

MTL-4 Decorative Brake Metal | AEP 'Vintage'

MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

FAB-1 Awning | Branded

Masonry

Precision CMU Block

CMU-1 Precision CMU - Angelus 'Warm Gray'

CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

CMU-3 Ground Face CMU - Trendstone 'Pearl White'

CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

CMU-5 Split Face CMU - Trendstone 'Black Canyon'

CMU-6 Split Face CMU - Trendstone 'Pearl White'

CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

STR-1 Stone Veneer | Creative Mines 'Whitegold'

STR-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

BVK-1 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

SID-1a Horizontal Siding - DET614 'So Chic'

SID-2a Horizontal Siding - DET600 'Dolphin Tales'

SID-3a Horizontal Siding - DE6214 'Pigeon Gray'

SID-4a Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

SID-1b Vertical Siding - DET614 'So Chic'

SID-2b Vertical Siding - DET600 'Dolphin Tales'

SID-3b Vertical Siding - DE6214 'Pigeon Gray'

SID-4b Vertical Siding - DE6385 'Black Bean'

Board & Batten

SID-1c Board & Batten - DET614 'So Chic'

SID-2c Board & Batten - DET600 'Dolphin Tales'

SID-3c Board & Batten - DE6214 'Pigeon Gray'

SID-4c Board & Batten - DE6385 'Black Bean'

Plaster

PLA-1 Plaster - DET614 'So Chic'

PLA-2 Plaster - DET600 'Dolphin Tales'

PLA-3 Plaster - DE6214 'Pigeon Gray'

PLA-4 Plaster - DE6385 'Black Bean'

Wood

WD-1 Wood Plank - Timbertech 'Weathered Teak'

WD-2 Wood Plank - Timbertech 'Tigerwood'

WD-3 Exposed Natural Wood - Clear Stain

DESIGN GUIDELINES

BUILDING MASSING:

- ☐ Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of facade.
- ☐ Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, awnings, moldings, pilasters, wall mounted lighting or other details.

ARTICULATION:

- ☐ Architectural detail through the use of columns, three-dimensional cornice bands, recessed entries, windows, awnings and canopies.
- ☐ Articulation of facades through the use of openings, recesses, balconies, arcades and overhangs that create shadow and interest.

ENTRIES:

- ☐ Buildings shall have a clearly defined primary pedestrian entry.
- ☐ Entries shall be covered with roof overhangs, awnings, trellis, or similar methods, or shall be recessed into the building to provide a sheltered entry.
- ☐ Entries should be distinguished with the use of building articulation and should give orientation and aesthetically pleasing character.

ROOFS:

- ☐ Parapets shall be used to conceal flat roofs and rooftop equipment.
- ☐ The backsides of parapets shall be consistently treated, and a continuation of the building's architectural is encouraged, in consideration of the view from nearby multi-story buildings.
- ☐ Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mass from the side view.

MATERIALS:

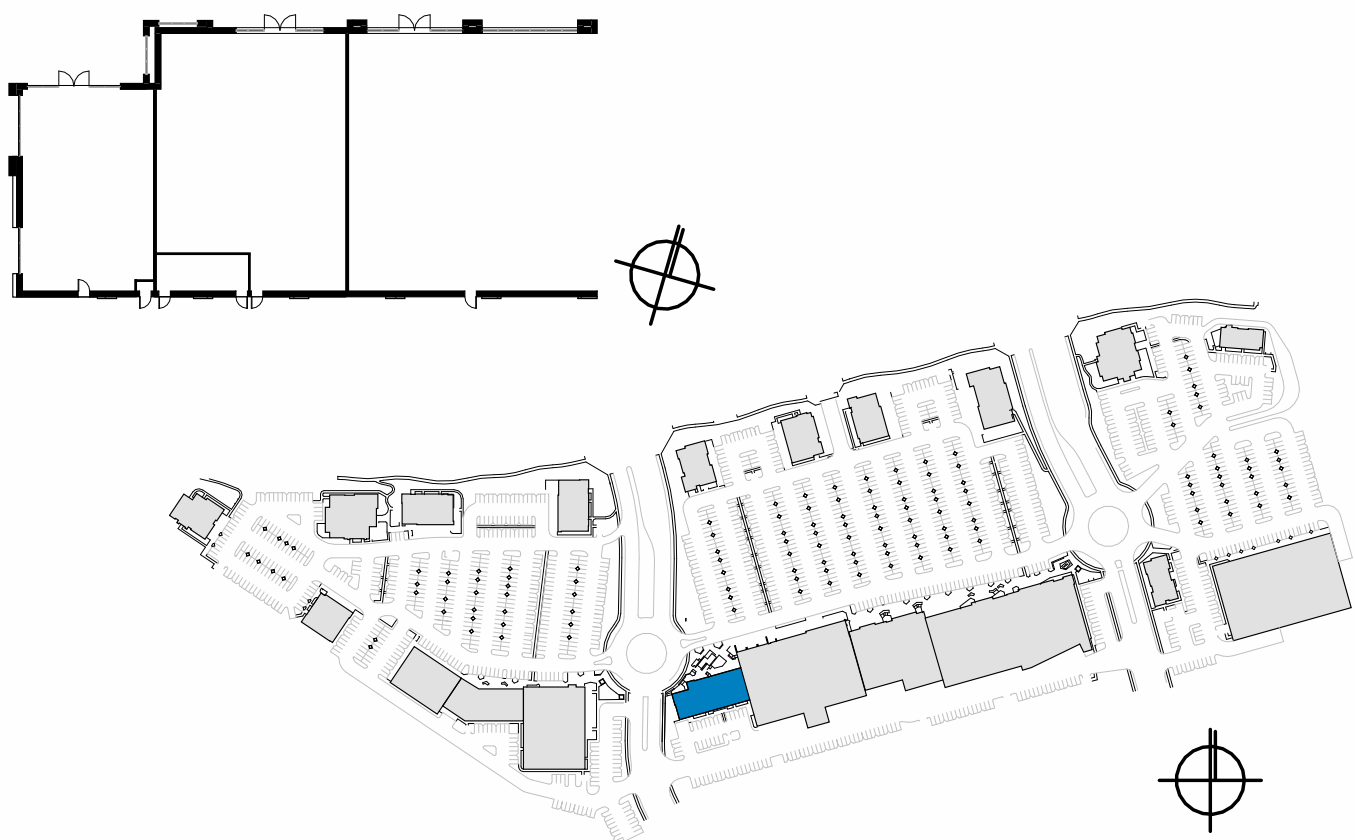
- ☐ The palette of building colors and materials should be warm and rich in tones. Building designs shall demonstrate a consistent use of colors, materials, and detailing throughout all elevations.
- ☐ Building transitions shall be harmonious between tenant spaces, with changes in materials at logical points and lines of connection.
- ☐ Materials representative of quality design should be used. These include glass, metal panels, concrete, concrete block, steel, stone, brick and stucco.
- ☐ Precast stone or concrete shall be integral color in warm earth tones. Joints shall be preblended mortar mix to match the adjacent finish, unless approved as part of an enhanced entry or other treatment.
- ☐ Stucco shall be integral color fine sand float or smooth finish.
- ☐ Metal roof profile should be standing seam with a durable painted or sealed finish.

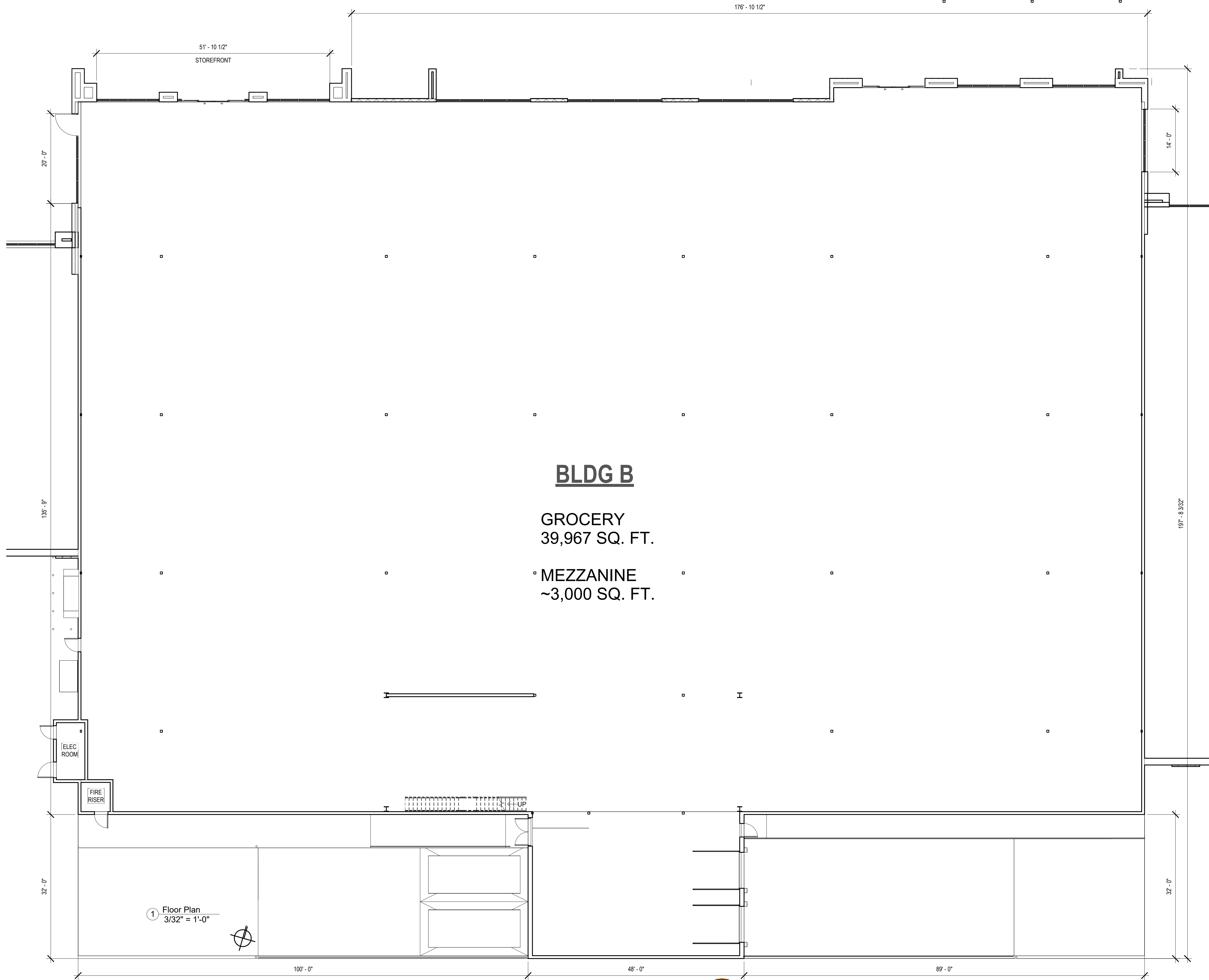
COLOR:

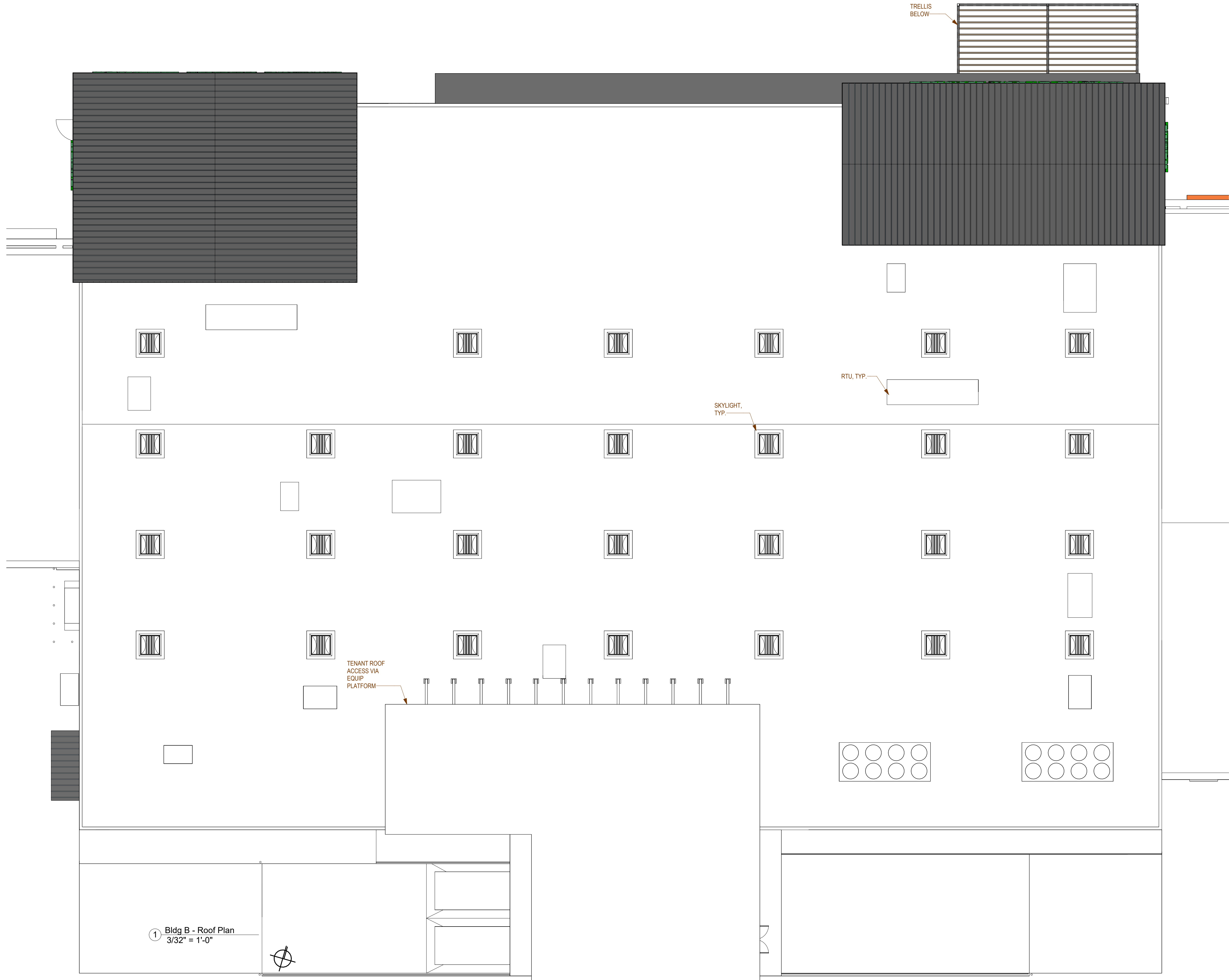
- ☐ The architectural colors shall be low reflective, subtle, neutral and complement natural earth tones. The use of high-intensity or fluorescent colors is prohibited, unless incorporated as part of an approved comprehensive signage program.
- ☐ Accent colors should be used primarily to express entries or special features. Building trim and accent areas may feature brighter colors.
- ☐ The transition between base and accent colors shall relate to changes in building materials or change of building surface planes. Colors shall not meet or change without some physical change or definition to the surface plane.

GLAZING:

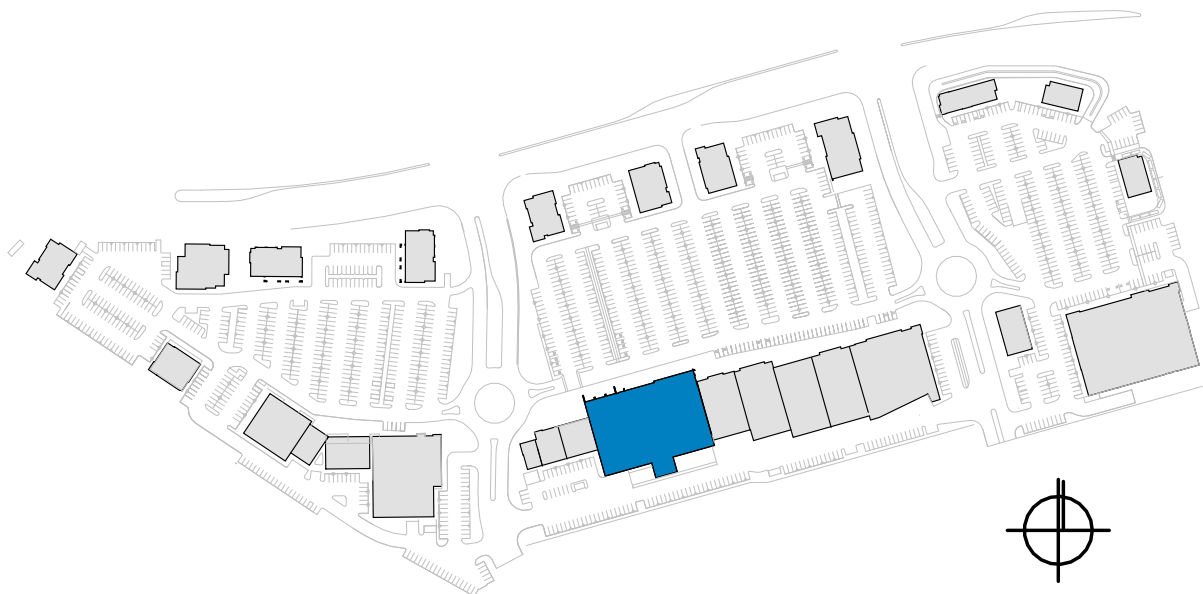
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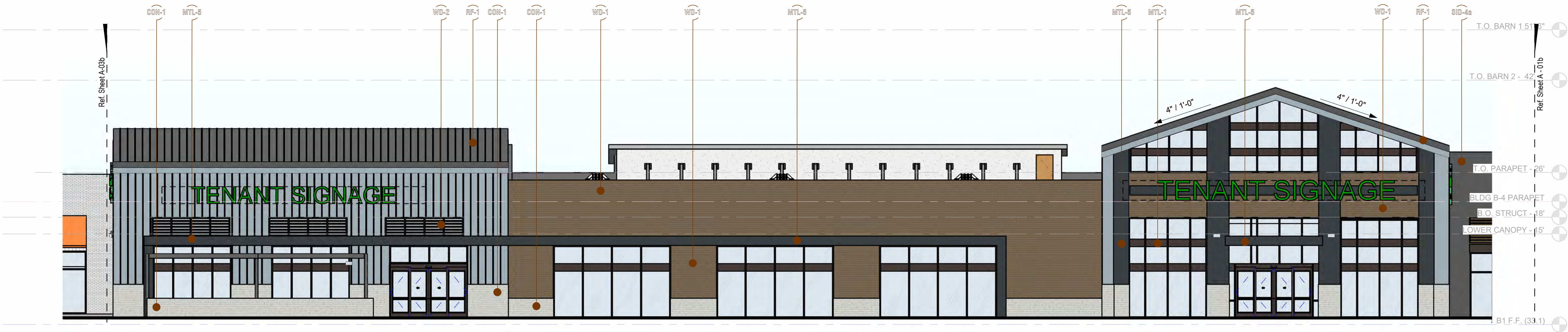




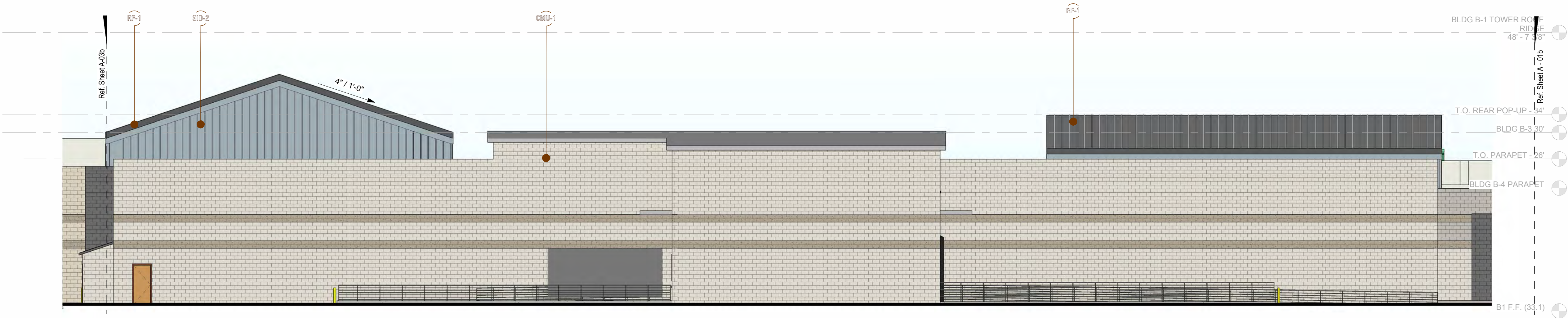


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① Bldg B - North Elevation
3/32" = 1'-0"



② Bldg B - South Elevation
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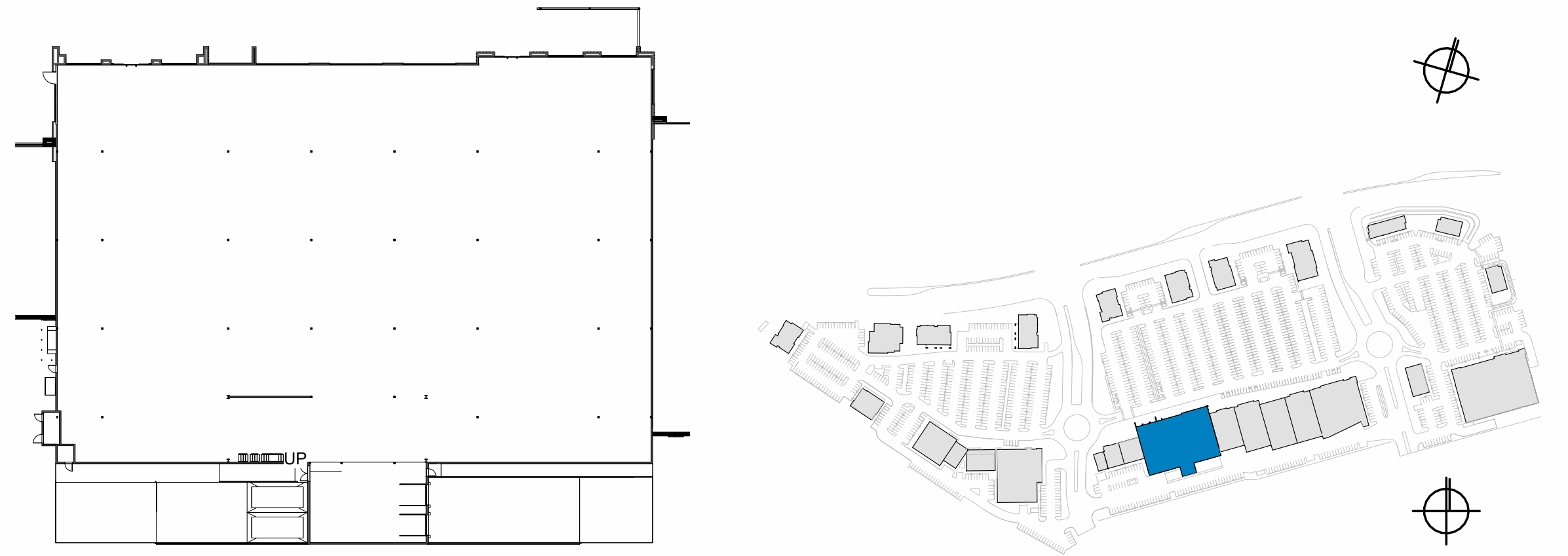
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Roofing

- RF-1 Standing Seam - AEP 'Vintage'
- RF-2 Standing Seam - AEP 'Zinc Gray'
- RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-1 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

- RF-5 Awning | Branded

Wall Siding

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- CMU-5 Split Face CMU - Trendstone 'Black Canyon'
- CMU-6 Split Face CMU - Trendstone 'Pearl White'
- CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- STV-1 Stone Veneer | Creative Mines 'Whitegold'
- STV-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

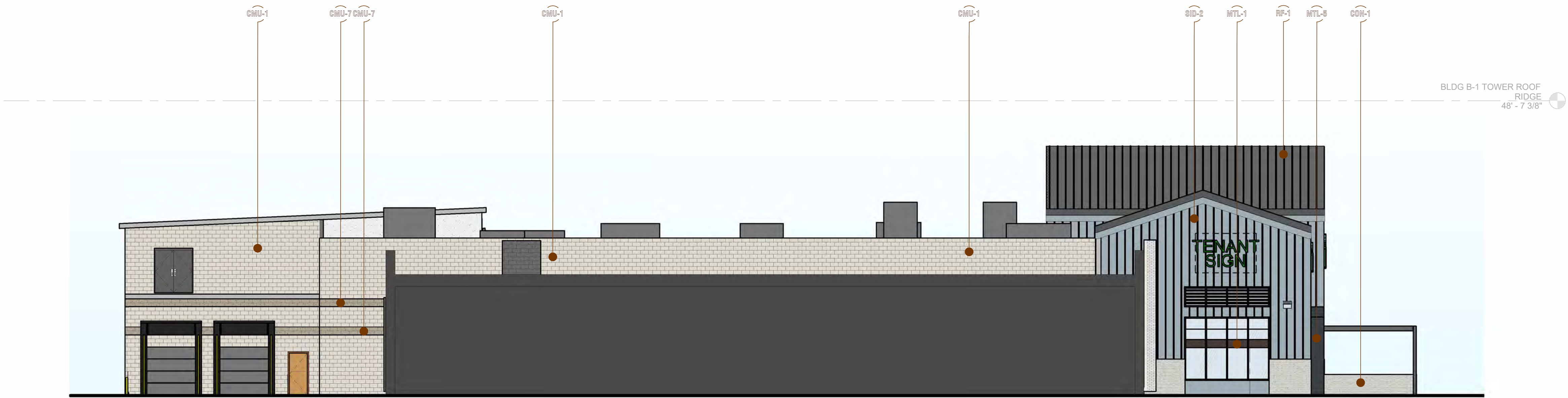
- BRV-1 Brick Veneer | Hebron 'Madison'

Plaster

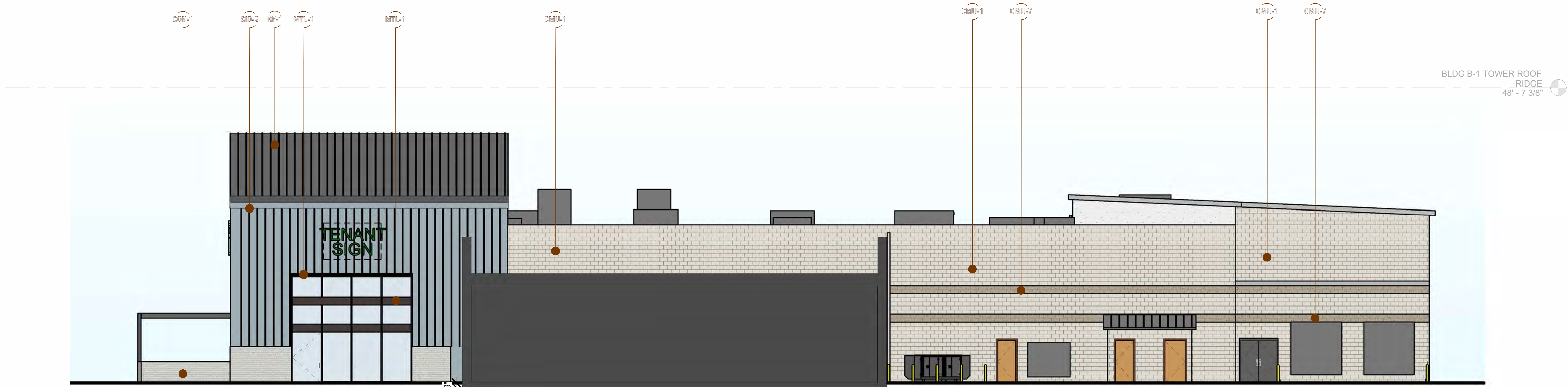
- PLA-1 Plaster - DET614 'So Chic'
- PLA-2 Plaster - DET600 'Dolphin Tales'
- PLA-3 Plaster - DE6214 'Pigeon Gray'
- PLA-4 Plaster - DE6385 'Black Bean'

Wood

- WD-1 Wood Plank - Timbertech 'Weathered Teak'
- WD-2 Wood Plank - Timbertech 'Tigerwood'
- WD-3 Exposed Natural Wood - Clear Stain



① Bldg B - East Elevation
3/32" = 1'-0"



② Bldg B - West Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

CON-3 Board Formed - Platt Stone Pre-Cast Panels

Roofing

RF-1 Standing Seam - AEP 'Vintage'

RF-2 Standing Seam - AEP 'Zinc Gray'

RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

MTL-1 Anodized Aluminum Storefront | Dark Bronze

MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'

MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'

MTL-4 Decorative Brake Metal | AEP 'Vintage'

MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

RF-3 Awning | Branded

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

SID-1A Horizontal Siding - DET614 'So Chic'

SID-2A Horizontal Siding - DET600 'Dolphin Tales'

SID-3A Horizontal Siding - DE6214 'Pigeon Gray'

SID-4A Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

SID-1V Vertical Siding - DET614 'So Chic'

SID-2V Vertical Siding - DET600 'Dolphin Tales'

SID-3V Vertical Siding - DE6214 'Pigeon Gray'

SID-4V Vertical Siding - DE6385 'Black Bean'

Board & Batten

SID-1A Board & Batten - DET614 'So Chic'

SID-2A Board & Batten - DET600 'Dolphin Tales'

SID-3A Board & Batten - DE6214 'Pigeon Gray'

SID-4A Board & Batten - DE6385 'Black Bean'

Masonry

Precision CMU Block

CMU-1 Precision CMU - Angelus 'Warm Gray'

CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

CMU-3 Ground Face CMU - Trendstone 'Pearl White'

CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

CMU-5 Split Face CMU - Trendstone 'Black Canyon'

CMU-6 Split Face CMU - Trendstone 'Pearl White'

CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

STV-1 Stone Veneer | Creative Mines 'Whitegold'

STV-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

BRV-1 Brick Veneer | Hebron 'Madison'

Plaster

PLA-1 Plaster - DET614 'So Chic'

PLA-2 Plaster - DET600 'Dolphin Tales'

PLA-3 Plaster - DE6214 'Pigeon Gray'

PLA-4 Plaster - DE6385 'Black Bean'

Wood

WB-1 Wood Plank - Timbertech 'Weathered Teak'

WB-2 Wood Plank - Timbertech 'Tigerwood'

WB-3 Exposed Natural Wood - Clear Stain

DESIGN GUIDELINES

BUILDING MASSING:

- ☐ Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of facade.
- ☐ Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, awnings, moldings, plasters, wall mounted lighting or other details.

ARTICULATION:

- ☐ Architectural detail through the use of columns, three-dimensional cornice bands, recessed entries, windows, awnings and canopies.
- ☐ Articulation of facades through the use of openings, recesses, balconies, arcades and overhangs that create shadow and interest.

ENTRIES:

- ☐ Buildings shall have a clearly defined primary pedestrian entry.
- ☐ Entries shall be covered with roof overhangs, awnings, trellis, or similar methods, or shall be recessed into the building to provide a sheltered entry.
- ☐ Entries should be distinguished with the use of building articulation and should give orientation and aesthetically pleasing character.

ROOFS:

- ☐ Parapets shall be used to conceal flat roofs and rooftop equipment.
- ☐ The backsides of parapets shall be consistently treated, and a continuation of the building's architectural is encouraged, in consideration of the view from nearby multi-story buildings.
- ☐ Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mass from the side view.

MATERIALS:

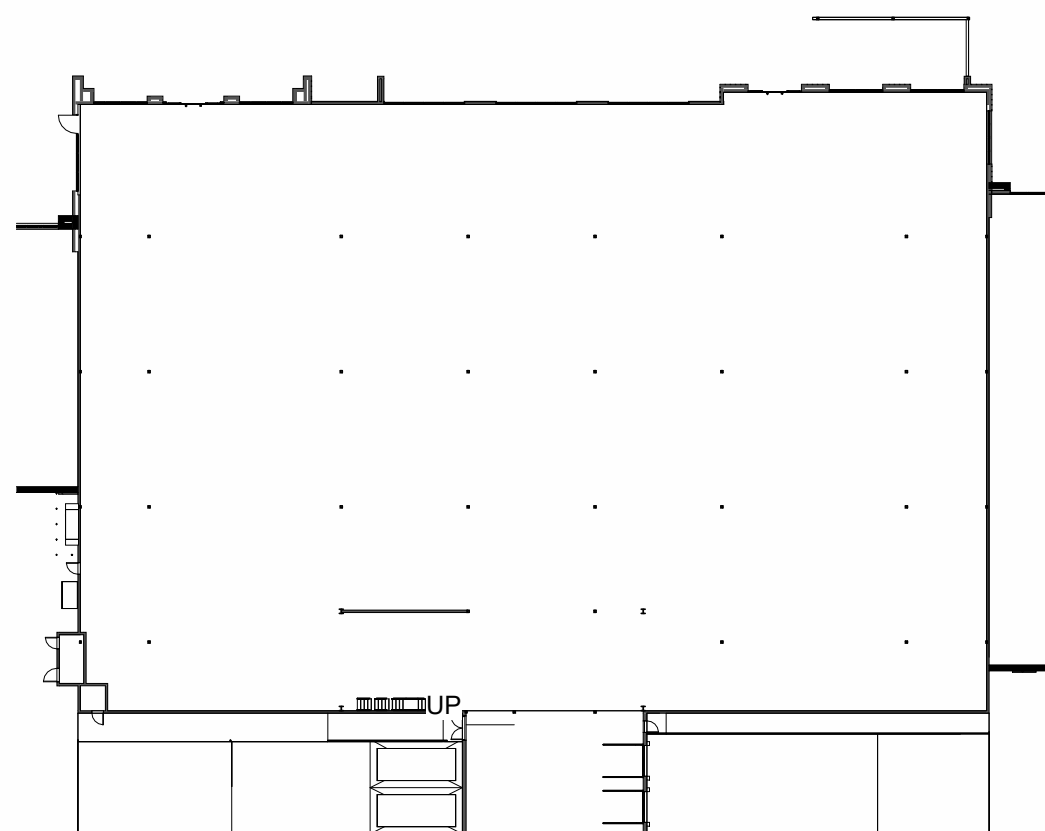
- ☐ The palette of building colors and materials should be warm and rich in tones. Building designs shall demonstrate a consistent use of colors, materials, and detailing throughout all elevations.
- ☐ Building transitions shall be harmonious between tenant spaces, with changes in materials at logical points and lines of connection.
- ☐ Materials representative of quality design should be used. These include glass, metal panels, concrete, concrete block, steel, stone, brick and stucco.
- ☐ Precast stone or concrete shall be integral color in warm earth tones. Joints shall be preblended mortar mix to match the adjacent finish, unless approved as part of an enhanced entry or other treatment.
- ☐ Stucco shall be integral color fine sand float or smooth finish.
- ☐ Metal roof profile should be standing seam with a durable painted or sealed finish.

COLOR:

- ☐ The architectural colors shall be low reflective, subtle, neutral and compliment natural earth tones. The use of high-intensity or fluorescent colors is prohibited, unless incorporated as part of an approved comprehensive signage program.
- ☐ Accent colors should be used primarily to express entries or special features. Building trim and accent areas may feature brighter colors.
- ☐ The transition between base and accent colors shall relate to changes in building materials or change of building surface planes. Colors shall not meet or change without some physical change or definition to the surface plane.

GLAZING:

- ☐ Glazing shall be clear, tinted or non-reflective. A minimal amount of neutral tinting of glass to achieve some sun control is acceptable if the glass appears essentially transparent when viewed from the outside.



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① Bldg B - Key Plan 2
1" = 50'-0"

1 04.19.2023
submittal 06.19.24

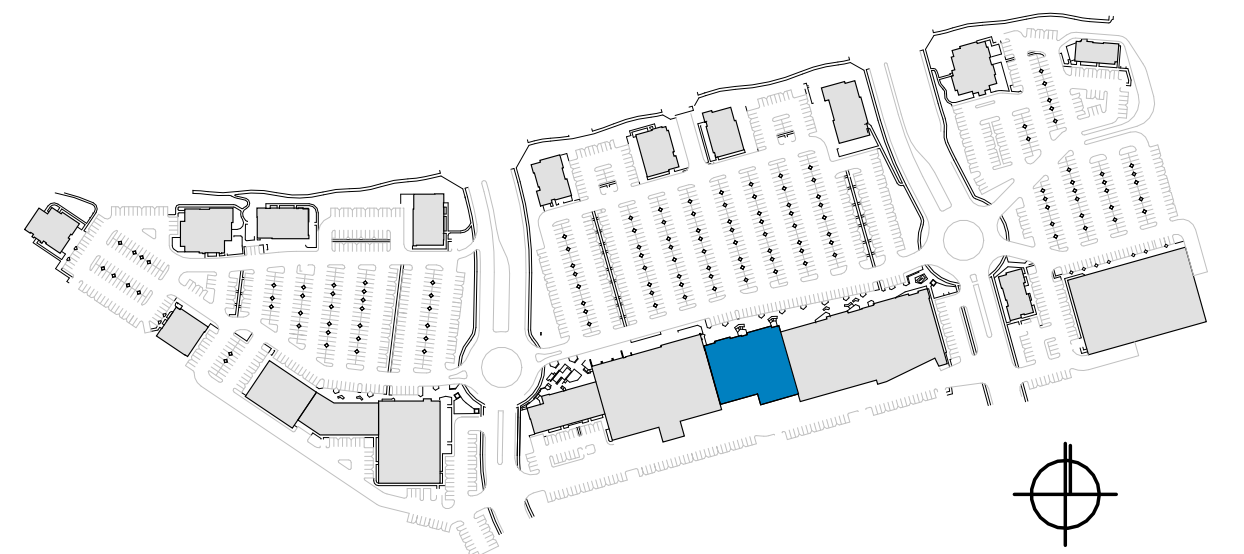
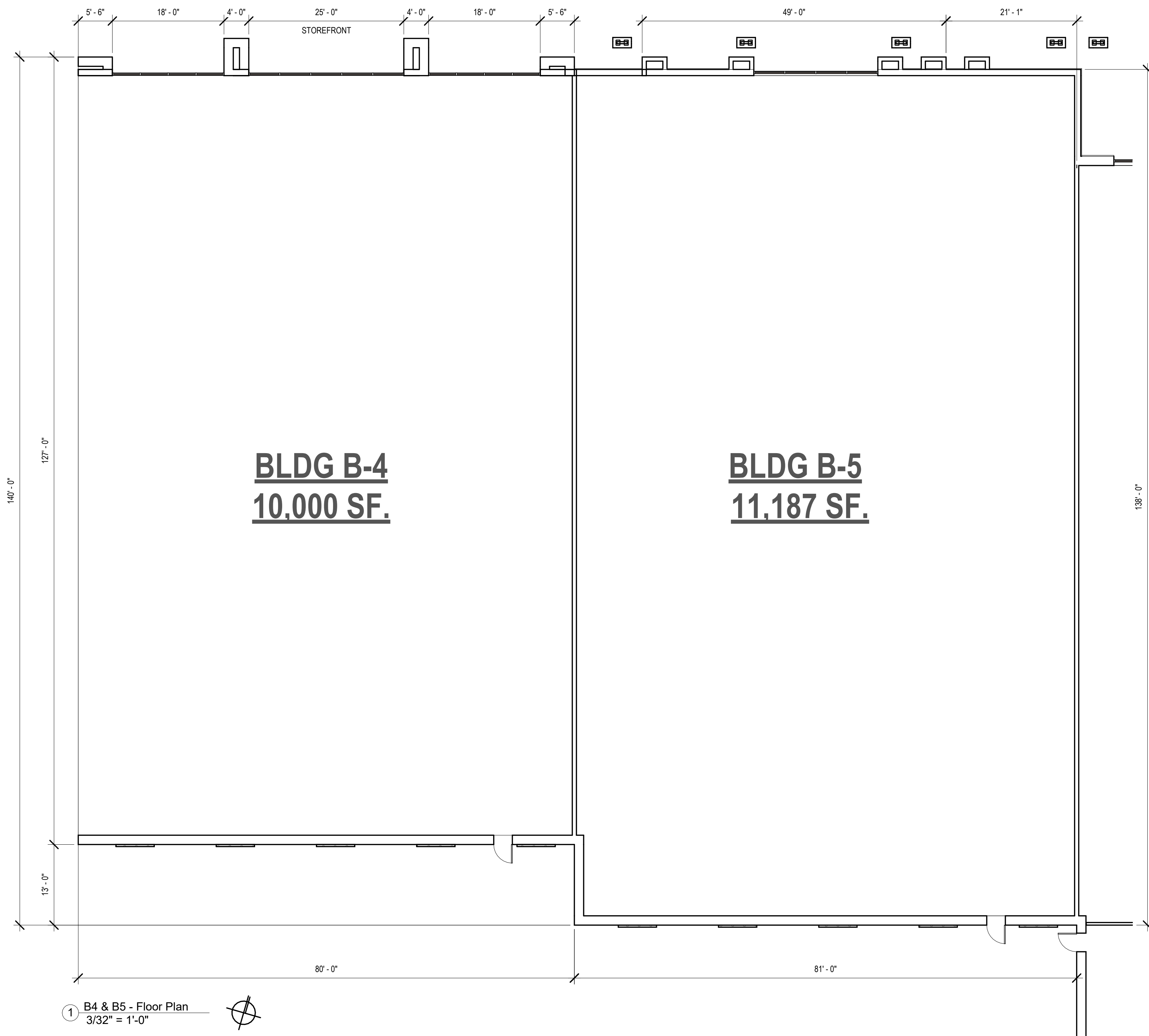
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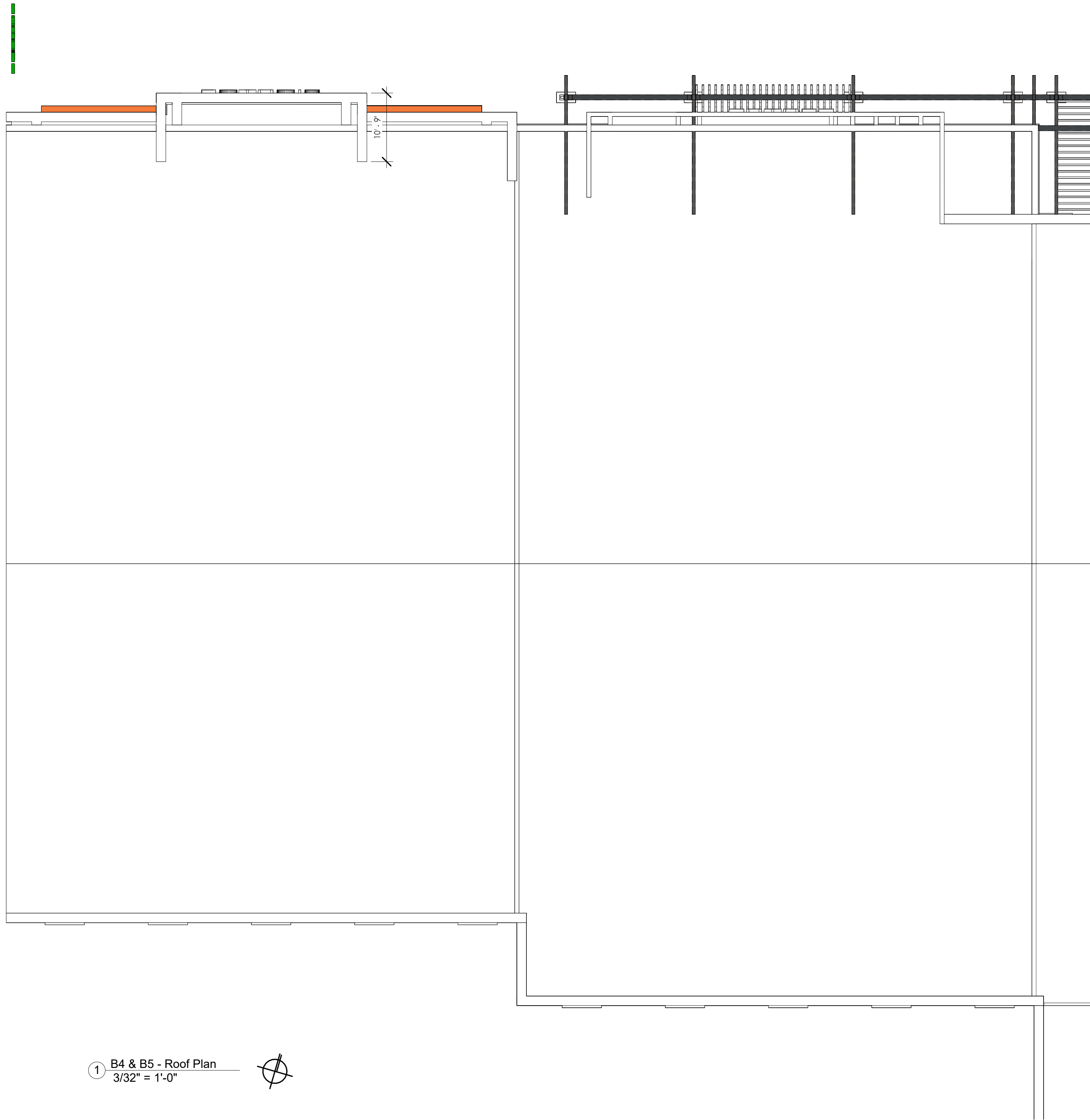
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A - 02d

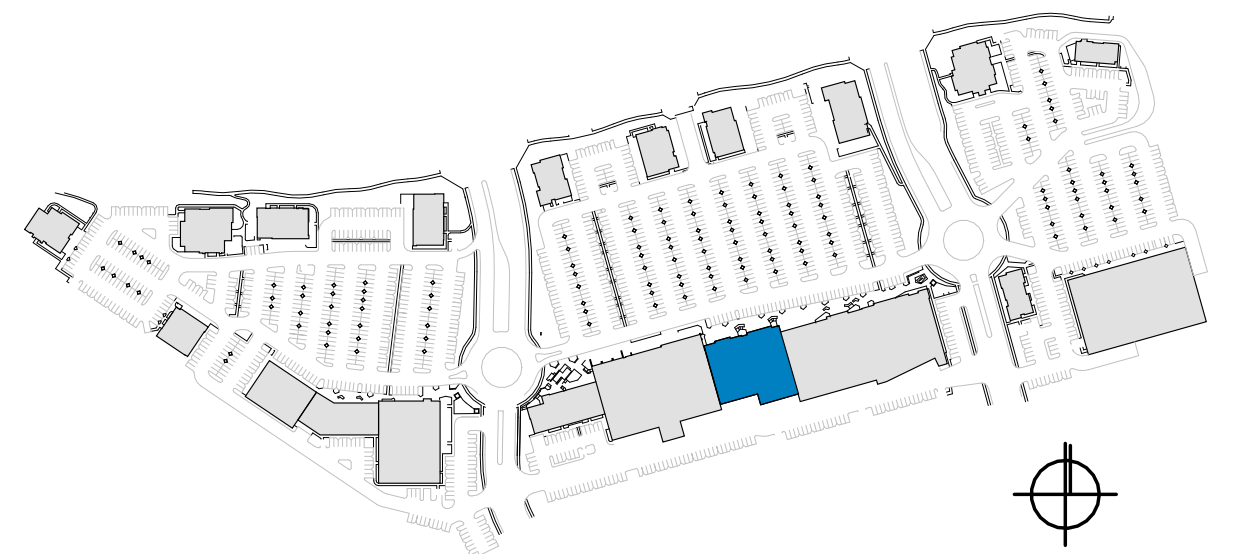
Bldg B Elevations

June 19, 2024





① B4 & B5 - Roof Plan
3/32" = 1'-0"



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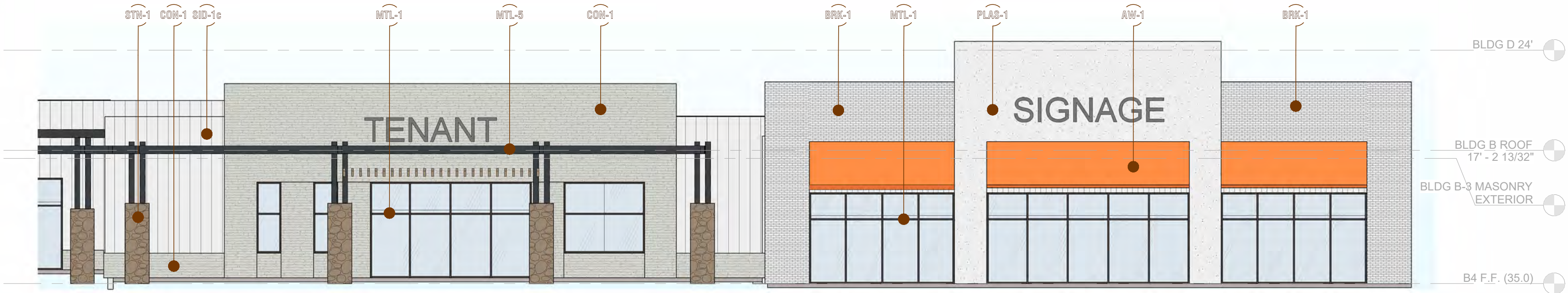


submittal 06.19.24

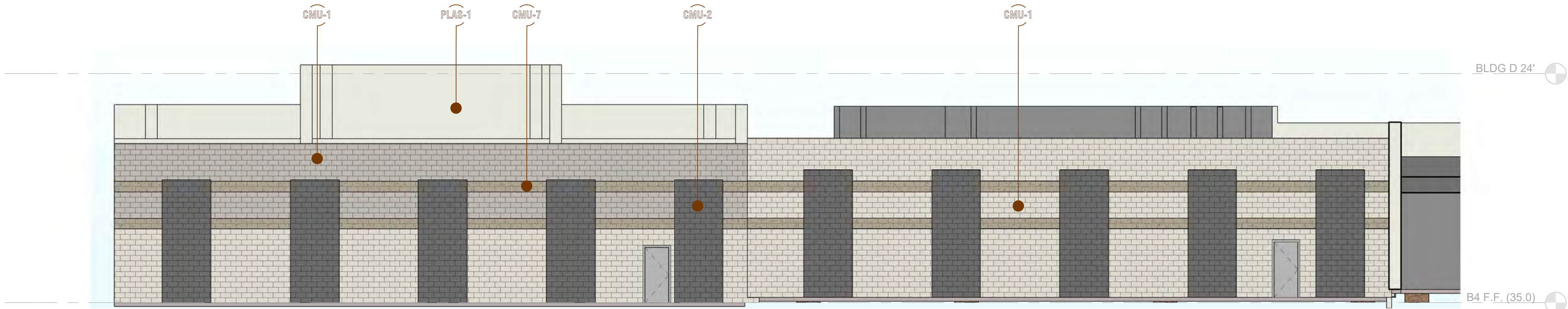
A - 03b

B4 & B5 Roof Plan

June 19, 2024



① B4 & B5 - North Elevation
3/32" = 1'-0"



② B4 & B5 - South Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

CON-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- RF-1 Standing Seam - AEP 'Vintage'
- RF-2 Standing Seam - AEP 'Zinc Gray'
- RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-1 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

- AW-1 Awning | Branded

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SID-1a Horizontal Siding - DET614 'So Chic'
- SID-2a Horizontal Siding - DET600 'Dolphin Tales'
- SID-3a Horizontal Siding - DE6214 'Pigeon Gray'
- SID-4a Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- SID-1b Vertical Siding - DET614 'So Chic'
- SID-2b Vertical Siding - DET600 'Dolphin Tales'
- SID-3b Vertical Siding - DE6214 'Pigeon Gray'
- SID-4b Vertical Siding - DE6385 'Black Bean'

Board & Batten

- SID-1c Board & Batten - DET614 'So Chic'
- SID-2c Board & Batten - DET600 'Dolphin Tales'
- SID-3c Board & Batten - DE6214 'Pigeon Gray'
- SID-4c Board & Batten - DE6385 'Black Bean'

Masonry

Precision CMU Block

- CMU-1 Precision CMU - Angelus 'Warm Gray'
- CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

- CMU-3 Ground Face CMU - Trendstone 'Pearl White'
- CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

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- CMU-6 Split Face CMU - Trendstone 'Pearl White'
- CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- STV-1 Stone Veneer | Creative Mines 'Whitegold'
- STV-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- BRV-1 Brick Veneer | Hebron 'Madison'

Plaster

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- PLAS-2 Plaster - DET600 'Dolphin Tales'
- PLAS-3 Plaster - DE6214 'Pigeon Gray'
- PLAS-4 Plaster - DE6385 'Black Bean'

Wood

- WP-1 Wood Plank - Timbertech 'Weathered Teak'
- WP-2 Wood Plank - Timbertech 'Tigerwood'
- WP-3 Exposed Natural Wood - Clear Stain

DESIGN GUIDELINES

BUILDING MASSING:

- ☐ Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of facade.
- ☐ Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, awnings, moldings, pilasters, wall mounted lighting or other details.

ARTICULATION:

- ☐ Architectural detail through the use of columns, three-dimensional cornice bands, recessed entries, windows, awnings and canopies.
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ROOFS:

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- ☐ Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mass from the side view.

MATERIALS:

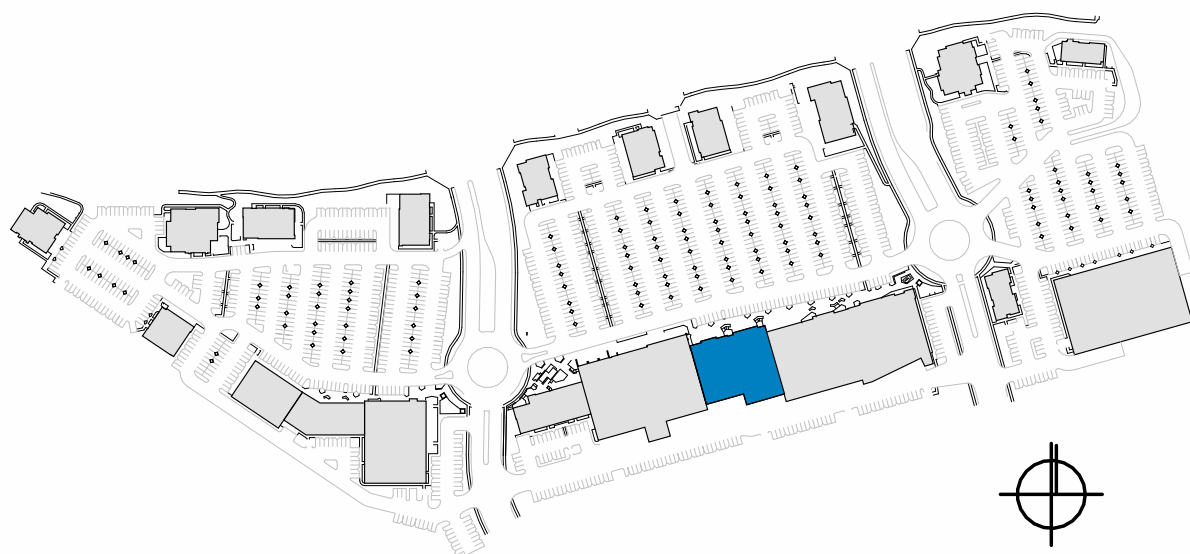
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COLOR:

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- ☐ The transition between base and accent colors shall relate to changes in building materials or change of building surface planes. Colors shall not meet or change without some physical change or definition to the surface plane.

GLAZING:

- ☐ Glazing shall be clear, tinted or non-reflective. A minimal amount of neutral tinting of glass to achieve some sun control is acceptable if the glass appears essentially transparent when viewed from the outside.



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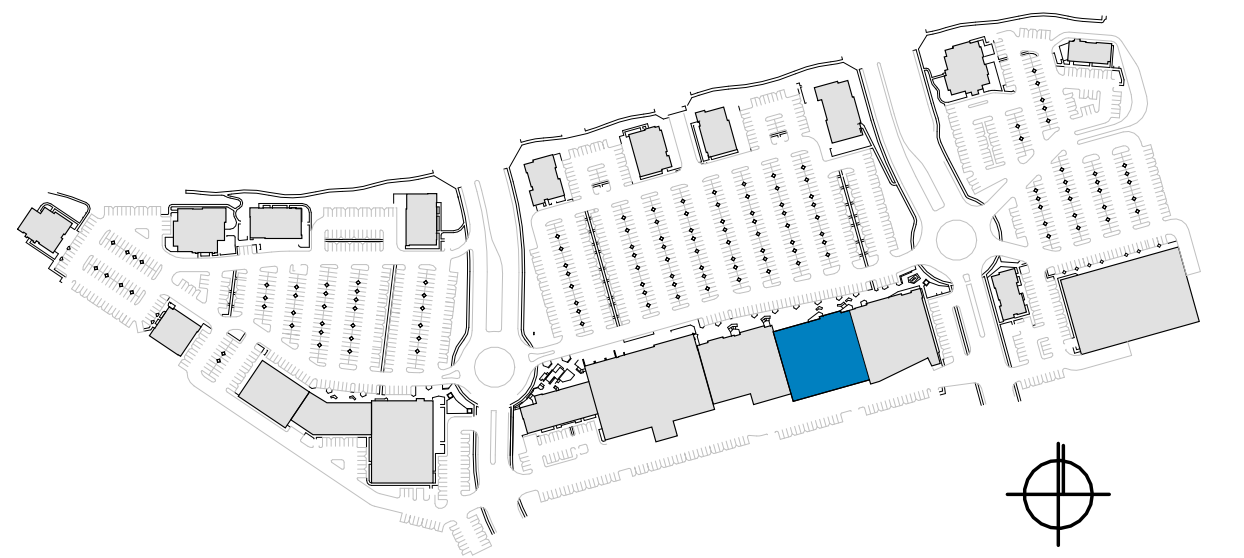
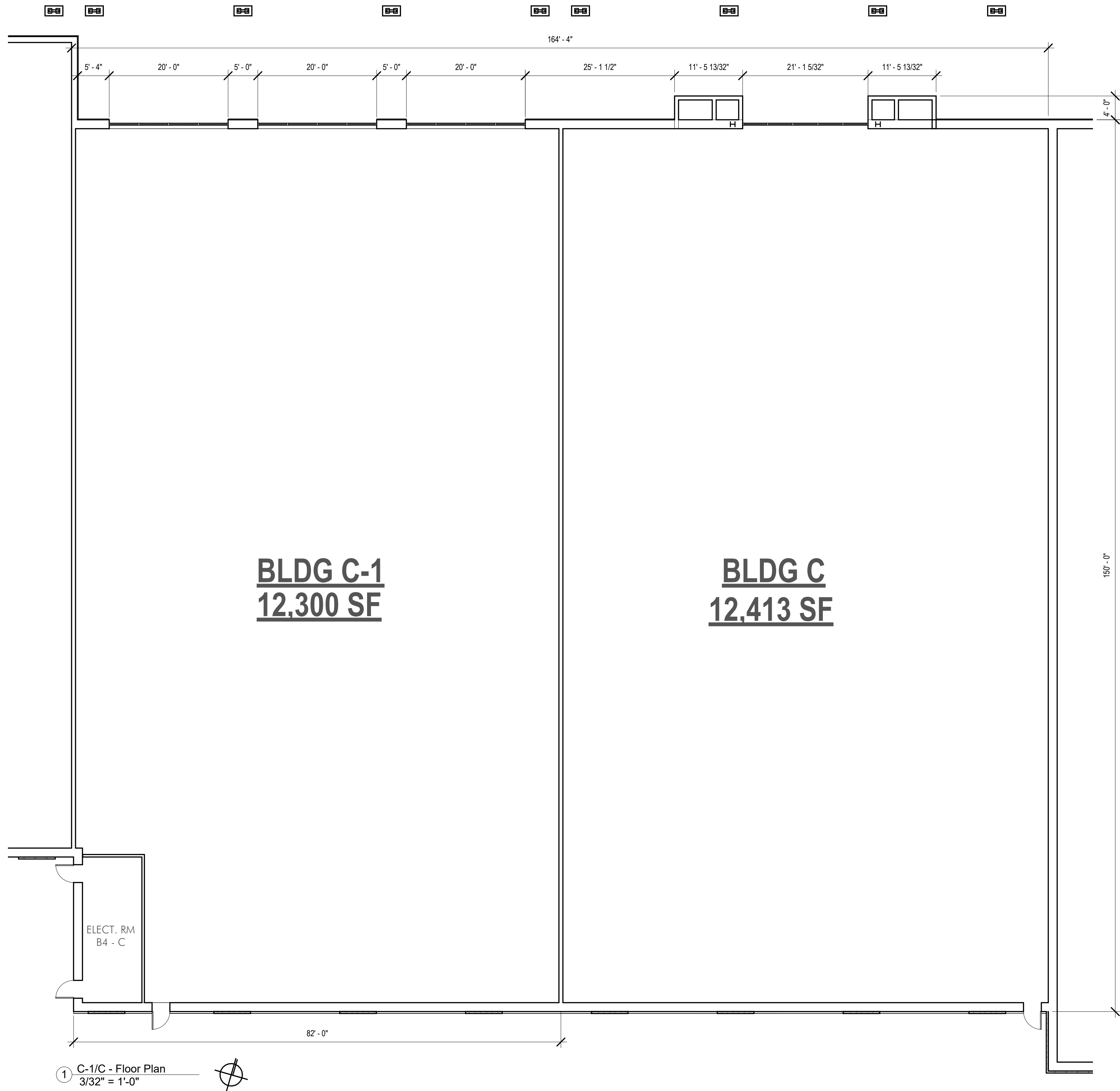


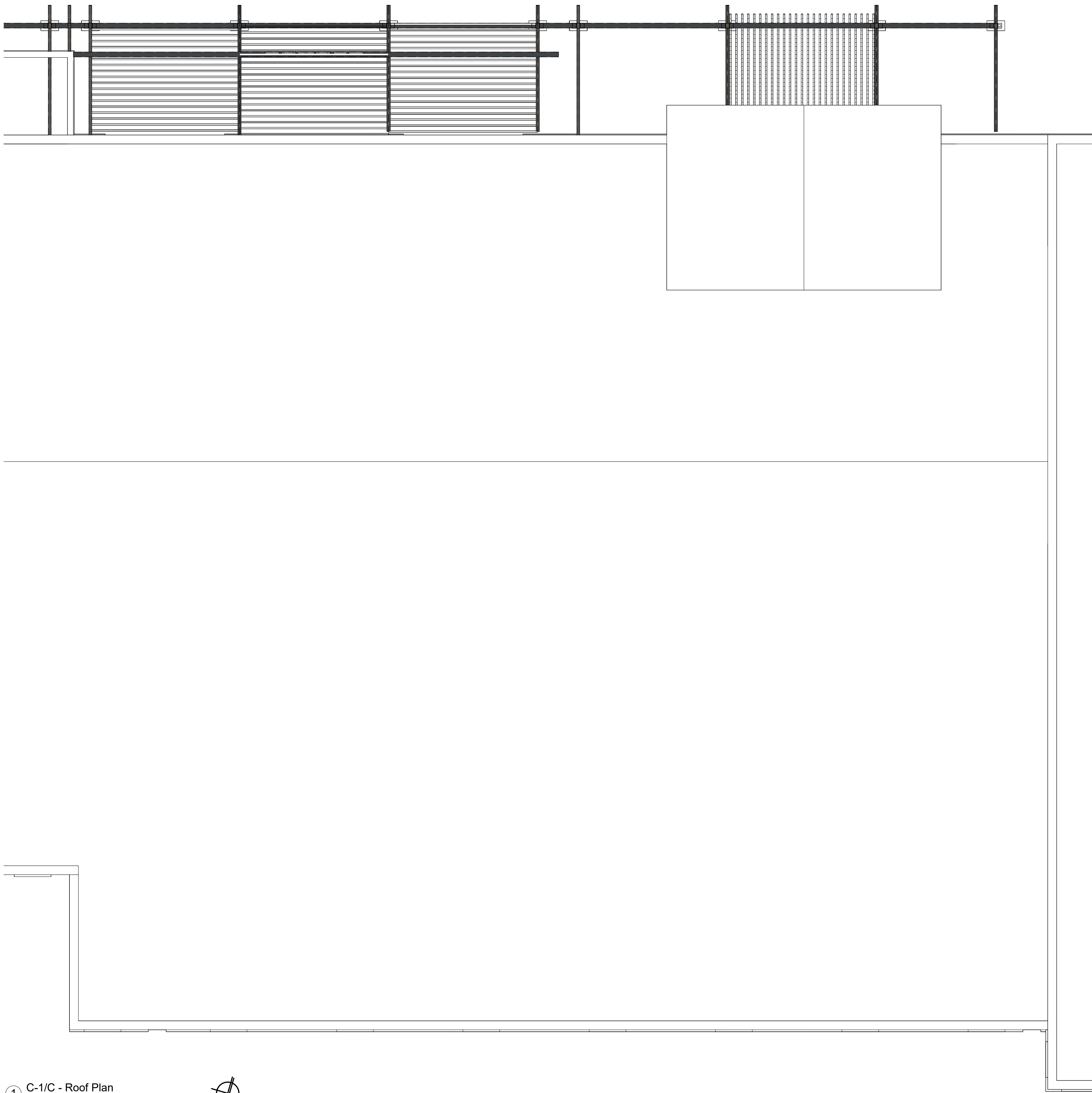
submittal 06.19.24

A - 03c

B4 & B5 Elevations

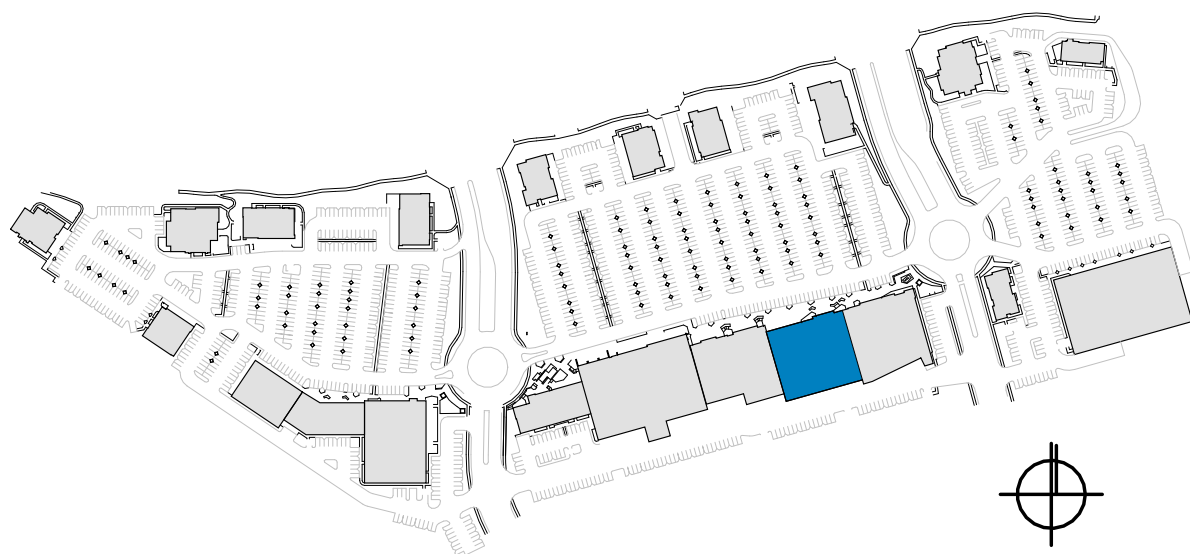
June 19, 2024

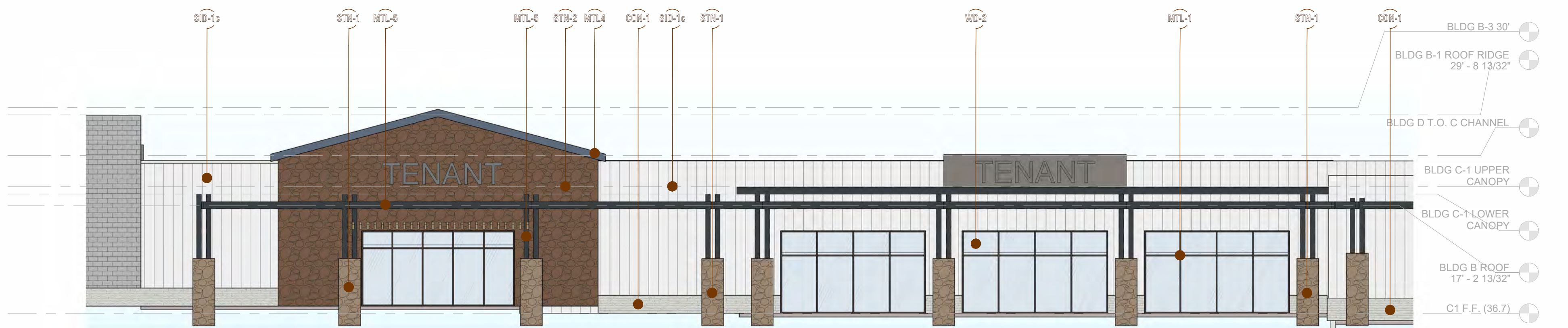




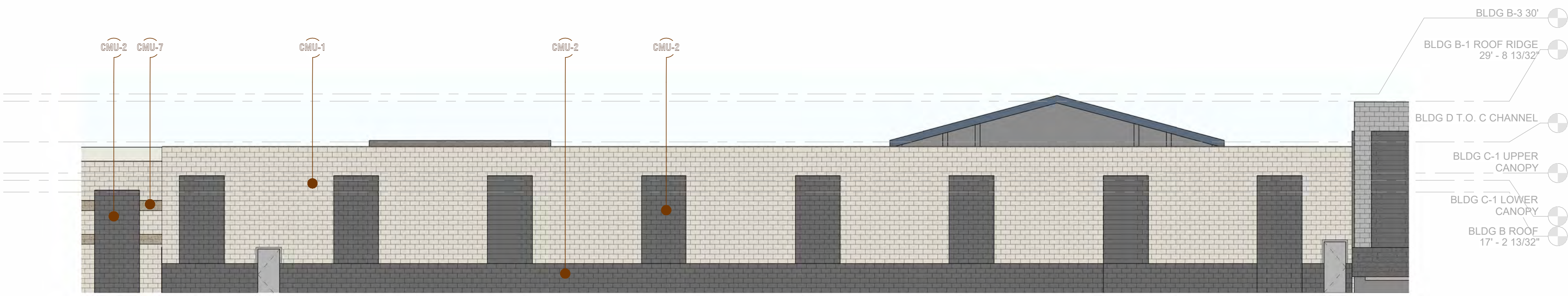
① C-1/C - Roof Plan
3/32" = 1'-0"

ALL FLAT, NON-VISIBLE PORTIONS OF BUILDING ROOFS SHALL BE COOL COLORS THAT HAVE A HIGH SOLAR REFLECTANCE AND THERMAL EMITTANCE. THESE CHARACTERISTICS REFLECT LIGHT, THEREBY REDUCING HEAT TRANSFER AND FURTHER THE ABILITY TO ALLOW HEAT TO ESCAPE FROM A SURFACE ONCE IT HAS BEEN ABSORBED





① C1/C - North Elevation
3/32" = 1'-0"



② C1/C - South Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

CON-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- ROF-1 Standing Seam - AEP 'Vintage'
- ROF-2 Standing Seam - AEP 'Zinc Gray'
- ROF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-1 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

AWB-1 Awning | Branded

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SID-1a Horizontal Siding - DET614 'So Chic'
- SID-2a Horizontal Siding - DET600 'Dolphin Tales'
- SID-3a Horizontal Siding - DE6214 'Pigeon Gray'
- SID-4a Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- SID-1b Vertical Siding - DET614 'So Chic'
- SID-2b Vertical Siding - DET600 'Dolphin Tales'
- SID-3b Vertical Siding - DE6214 'Pigeon Gray'
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Board & Batten

- SID-1c Board & Batten - DET614 'So Chic'
- SID-2c Board & Batten - DET600 'Dolphin Tales'
- SID-3c Board & Batten - DE6214 'Pigeon Gray'
- SID-4c Board & Batten - DE6385 'Black Bean'

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BRV-1 Brick Veneer | Hebron 'Madison'

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- ☐ Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mass from the side view.

MATERIALS:

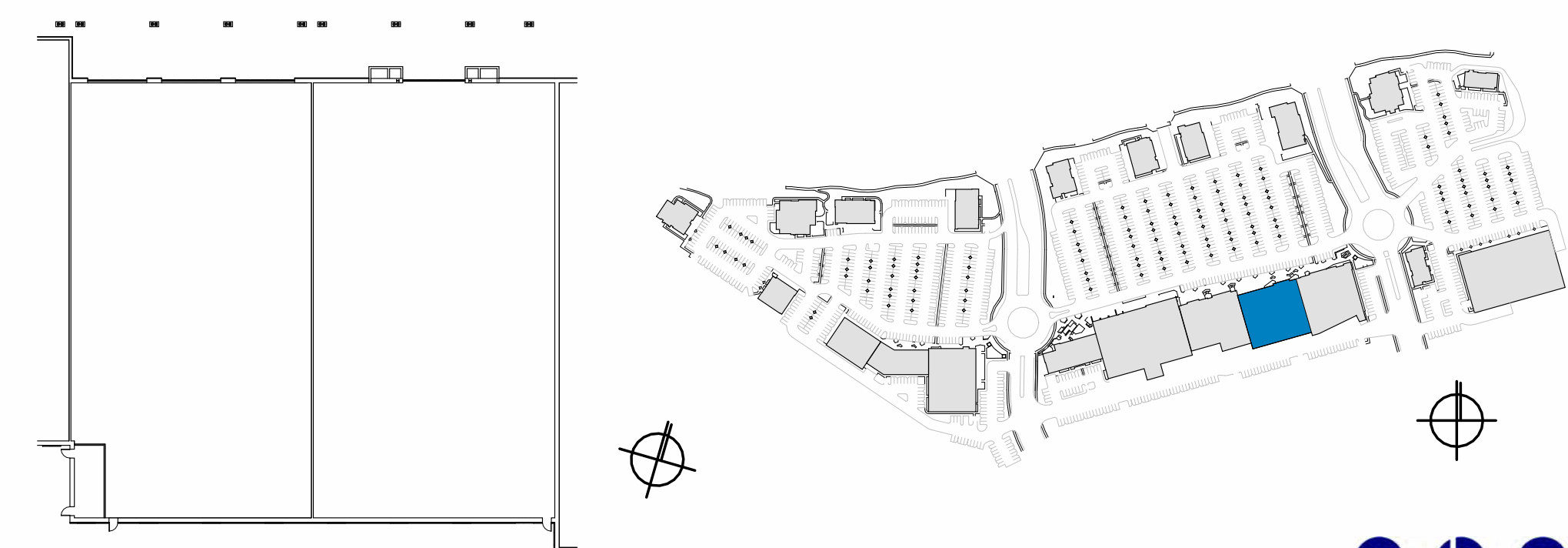
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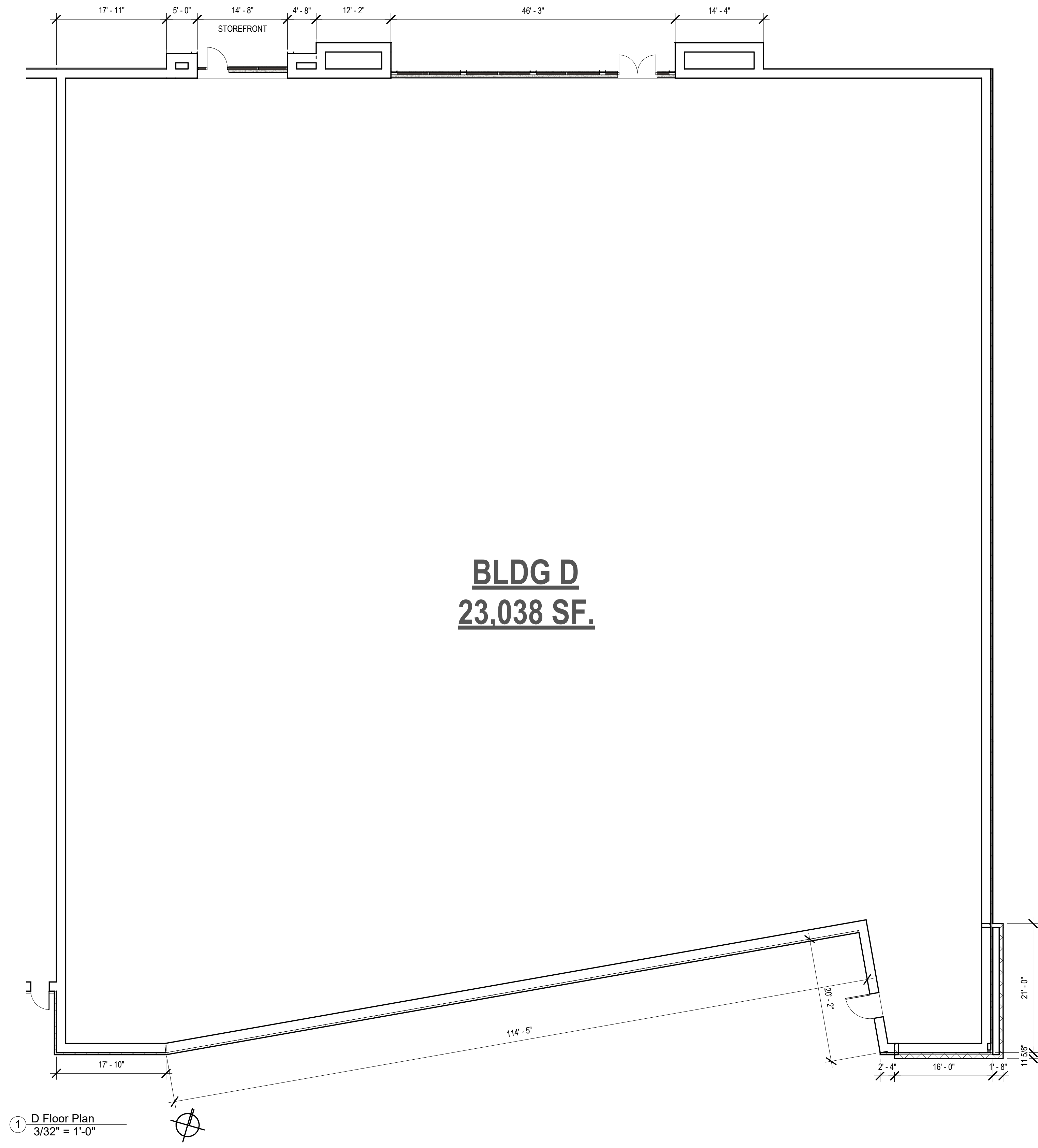


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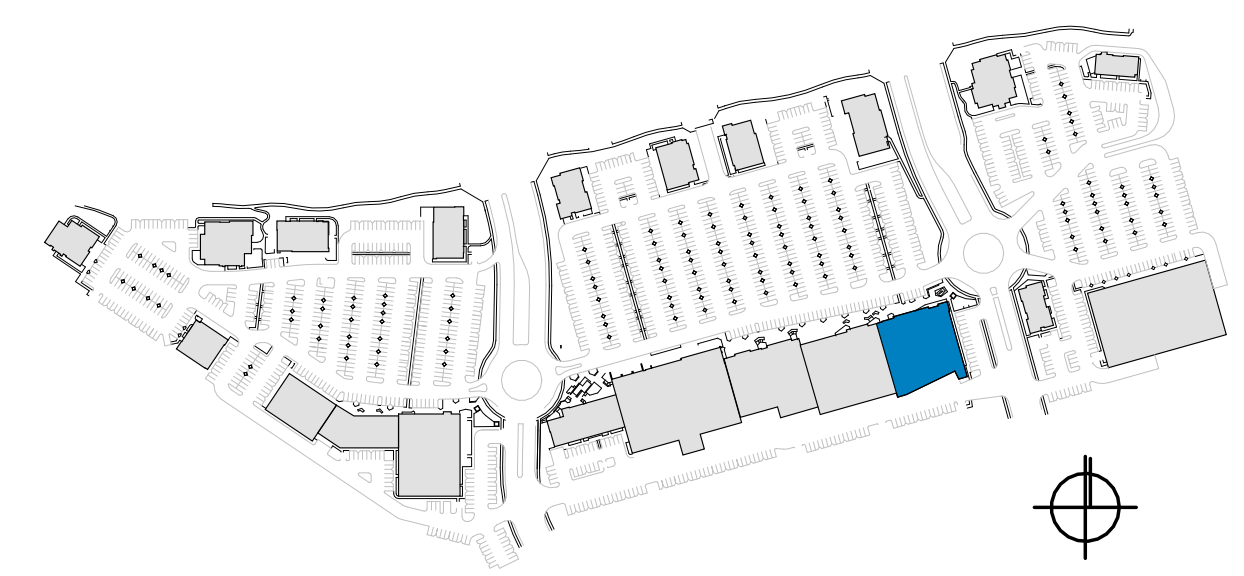
A - 04c

C & C-1 Elevations

June 19, 2024



BLDG D
23,038 SF.



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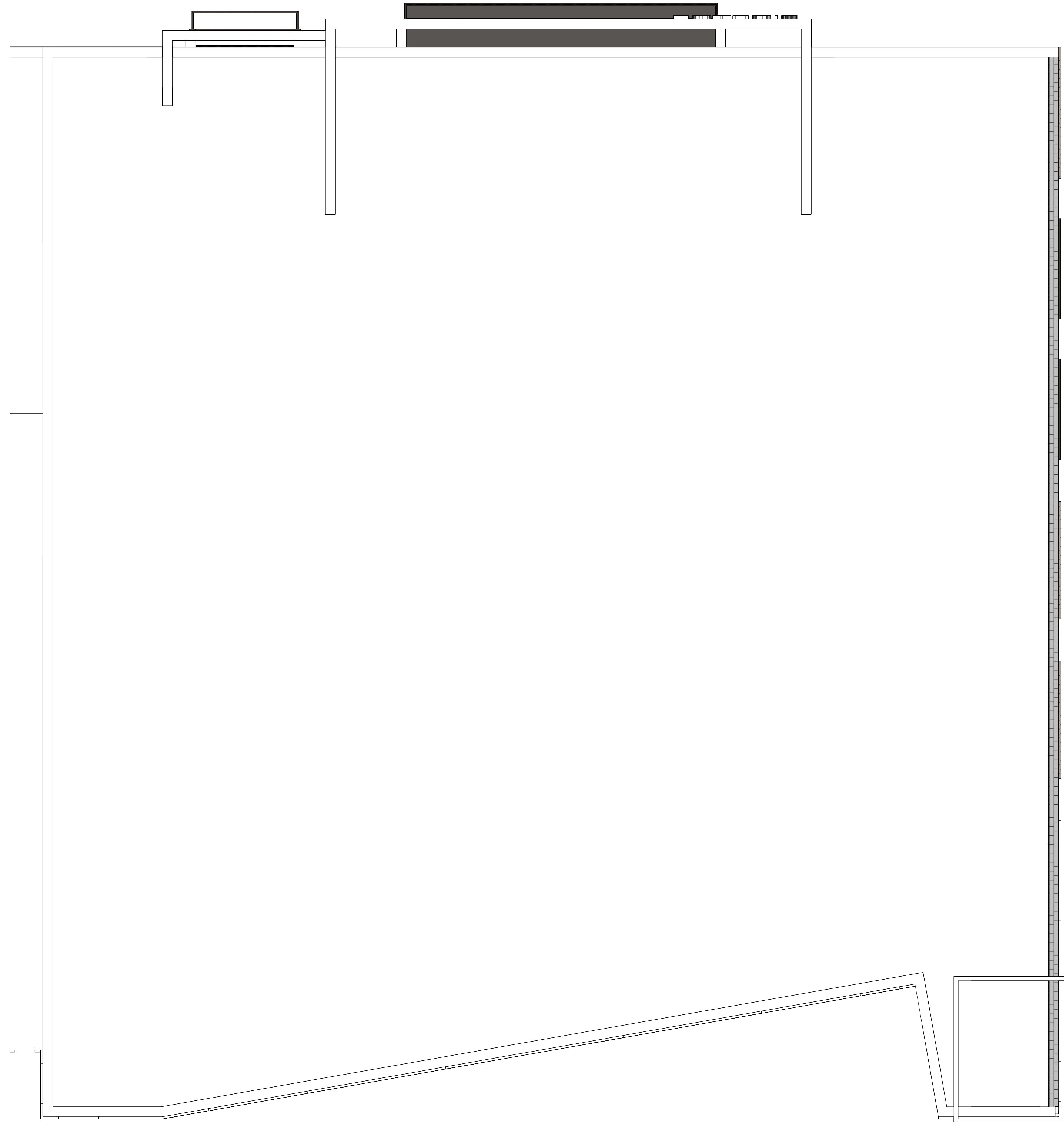


submittal 06.19.24

A - 05a

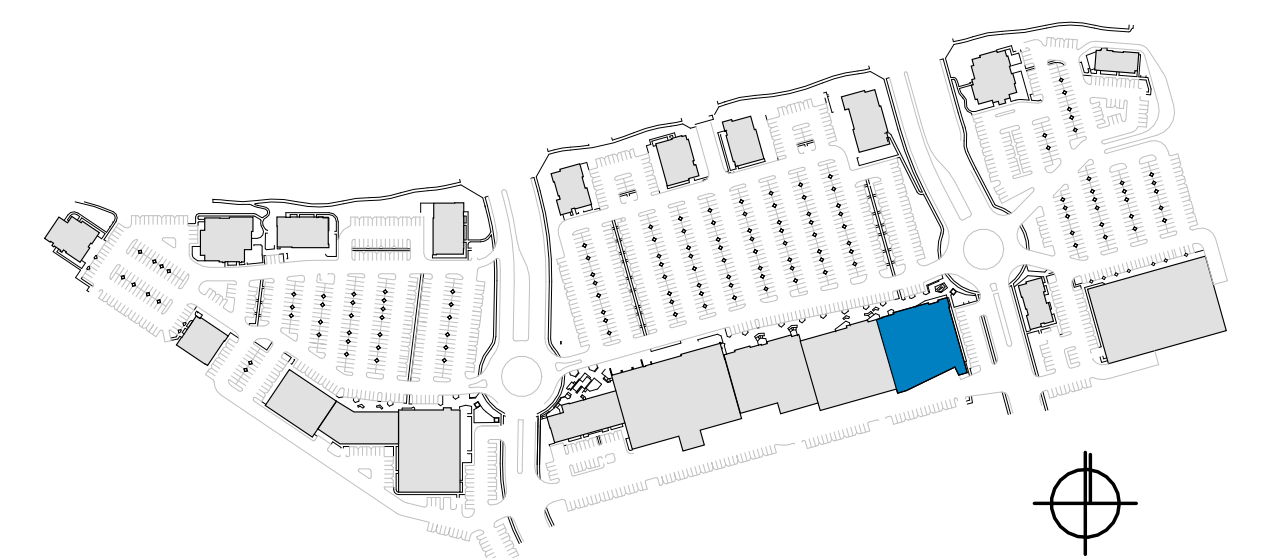
D Floor Plan

June 19, 2024



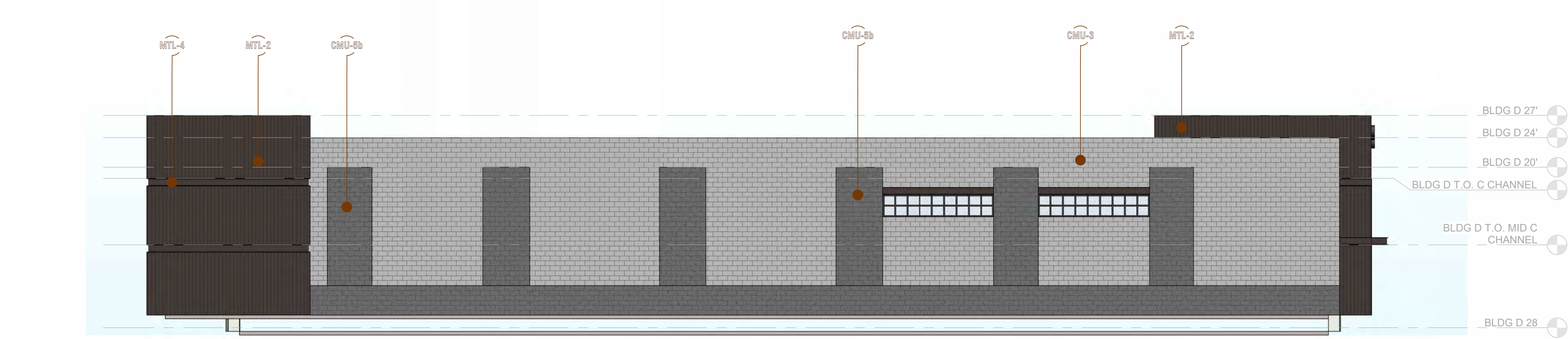
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① D Roof Plan
3/32" = 1'-0"

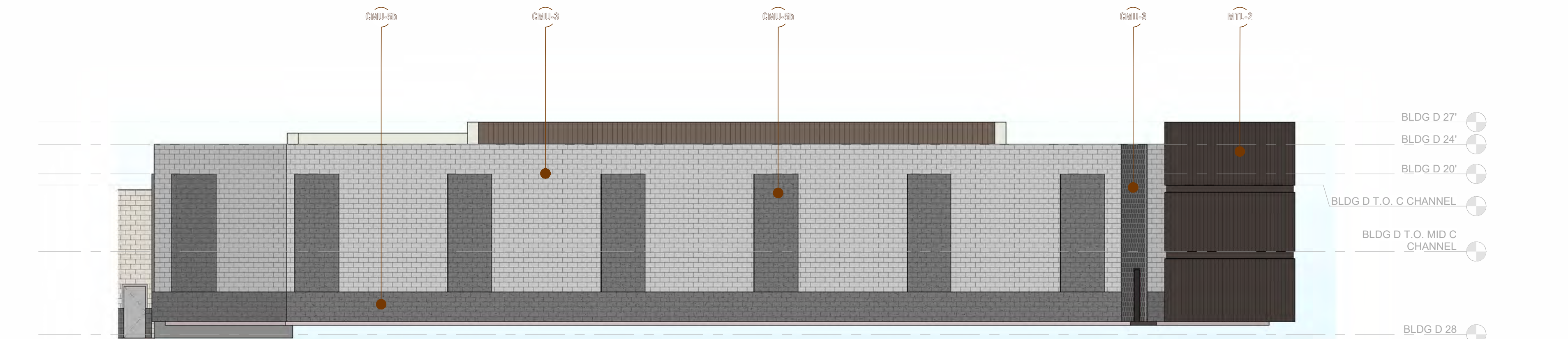




① D - North Elevation
3/32" = 1'-0"



② D - East Elevation
3/32" = 1'-0"



③ D - South Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

CMU-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- RF-1 Standing Seam - AEP 'Vintage'
- RF-2 Standing Seam - AEP 'Zinc Gray'
- RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-1 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

- AW-1 Awning | Branded

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SS-1a Horizontal Siding - DET614 'So Chic'
- SS-2a Horizontal Siding - DET600 'Dolphin Tales'
- SS-3a Horizontal Siding - DE6214 'Pigeon Gray'
- SS-4a Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- SS-1b Vertical Siding - DET614 'So Chic'
- SS-2b Vertical Siding - DET600 'Dolphin Tales'
- SS-3b Vertical Siding - DE6214 'Pigeon Gray'
- SS-4b Vertical Siding - DE6385 'Black Bean'

Board & Batten

- SS-1c Board & Batten - DET614 'So Chic'
- SS-2c Board & Batten - DET600 'Dolphin Tales'
- SS-3c Board & Batten - DE6214 'Pigeon Gray'
- SS-4c Board & Batten - DE6385 'Black Bean'

Masonry

Precision CMU Block

- CMU-1 Precision CMU - Angelus 'Warm Gray'
- CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

- CMU-3 Ground Face CMU - Trendstone 'Pearl White'
- CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

- CMU-5 Split Face CMU - Trendstone 'Black Canyon'
- CMU-6 Split Face CMU - Trendstone 'Pearl White'
- CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- STV-1 Stone Veneer | Creative Mines 'Whitegold'
- STV-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- BRV-1 Brick Veneer | Hebron 'Madison'

Plaster

- PLAS-1 Plaster - DET614 'So Chic'
- PLAS-2 Plaster - DET600 'Dolphin Tales'
- PLAS-3 Plaster - DE6214 'Pigeon Gray'
- PLAS-4 Plaster - DE6385 'Black Bean'

Wood

- WD-1 Wood Plank - Timbertech 'Weathered Teak'
- WD-2 Wood Plank - Timbertech 'Tigerwood'
- WD-3 Exposed Natural Wood - Clear Stain

DESIGN GUIDELINES

BUILDING MASSING:

- ☐ Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of facade.
- ☐ Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, awnings, moldings, pilasters, wall mounted lighting or other details.

ARTICULATION:

- ☐ Architectural detail through the use of columns, three-dimensional cornice bands, recessed entries, windows, awnings and canopies.
- ☐ Articulation of facades through the use of openings, recesses, balconies, arcades and overhangs that create shadow and interest.

ENTRIES:

- ☐ Buildings shall have a clearly defined primary pedestrian entry.
- ☐ Entries shall be covered with roof overhangs, awnings, trellis, or similar methods, or shall be recessed into the building to provide a sheltered entry.
- ☐ Entries should be distinguished with the use of building articulation and should give orientation and aesthetically pleasing character.

ROOFS:

- ☐ Parapets shall be used to conceal flat roofs and rooftop equipment.
- ☐ The backsides of parapets shall be consistently treated, and a continuation of the building's architectural is encouraged, in consideration of the view from nearby multi-story buildings.
- ☐ Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mass from the side view.

MATERIALS:

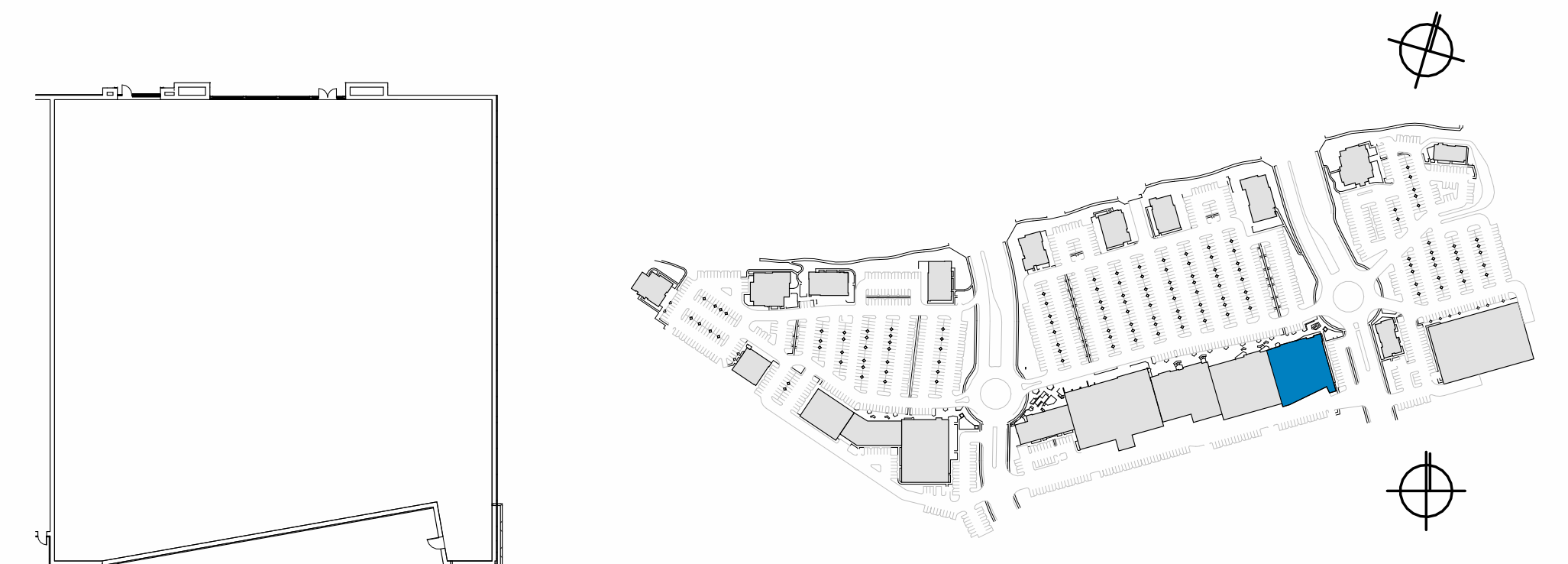
- ☐ The palette of building colors and materials should be warm and rich in tones. Building designs shall demonstrate a consistent use of colors, materials, and detailing throughout all elevations.
- ☐ Building transitions shall be harmonious between tenant spaces, with changes in materials at logical points and lines of connection.
- ☐ Materials representative of quality design should be used. These include glass, metal panels, concrete, concrete block, steel, stone, brick and stucco.
- ☐ Precast stone or concrete shall be integral color in warm earth tones. Joints shall be preblended mortar mix to match the adjacent finish, unless approved as part of an enhanced entry or other treatment.
- ☐ Stucco shall be integral color fine sand float or smooth finish.
- ☐ Metal roof profile should be standing seam with a durable painted or sealed finish.

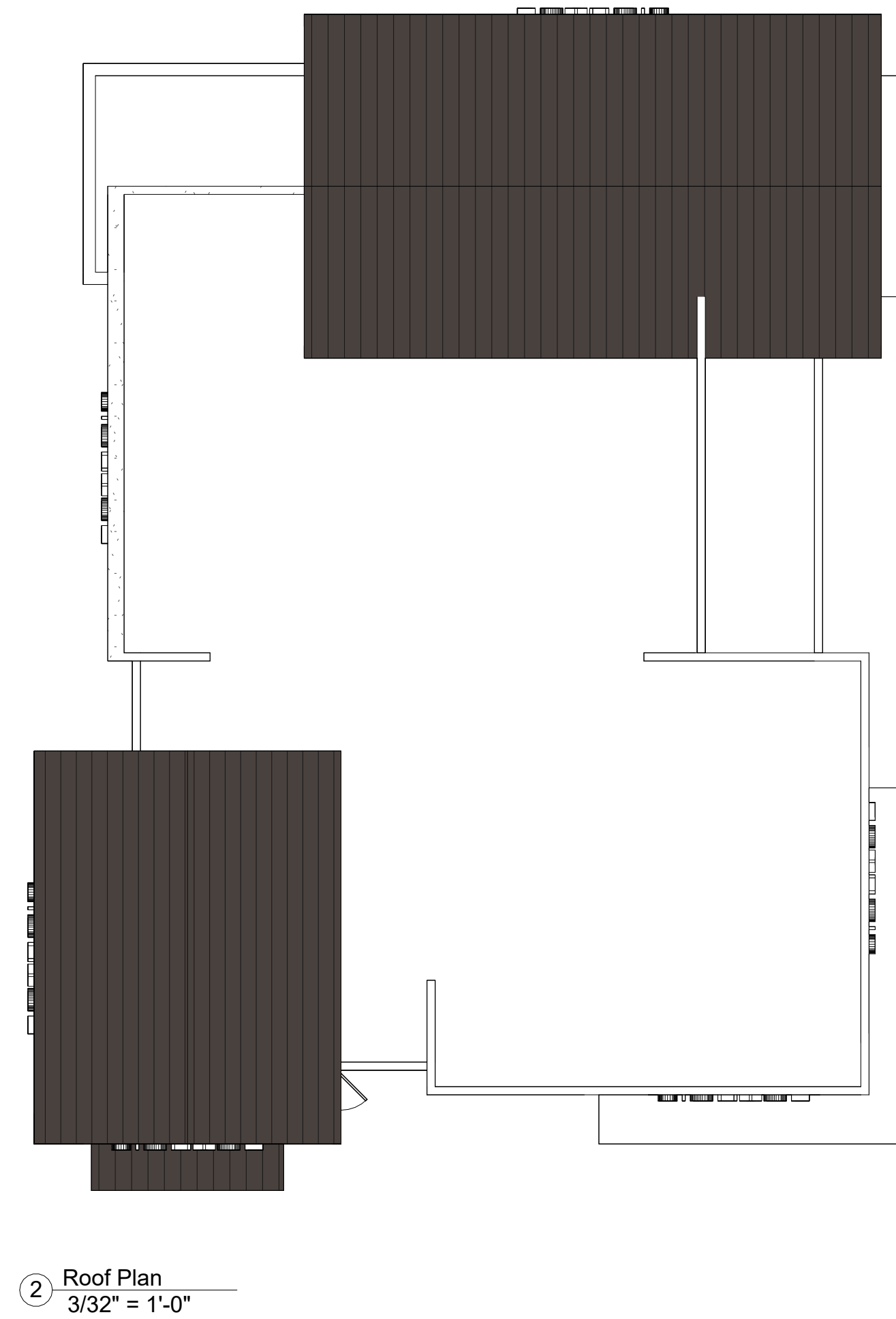
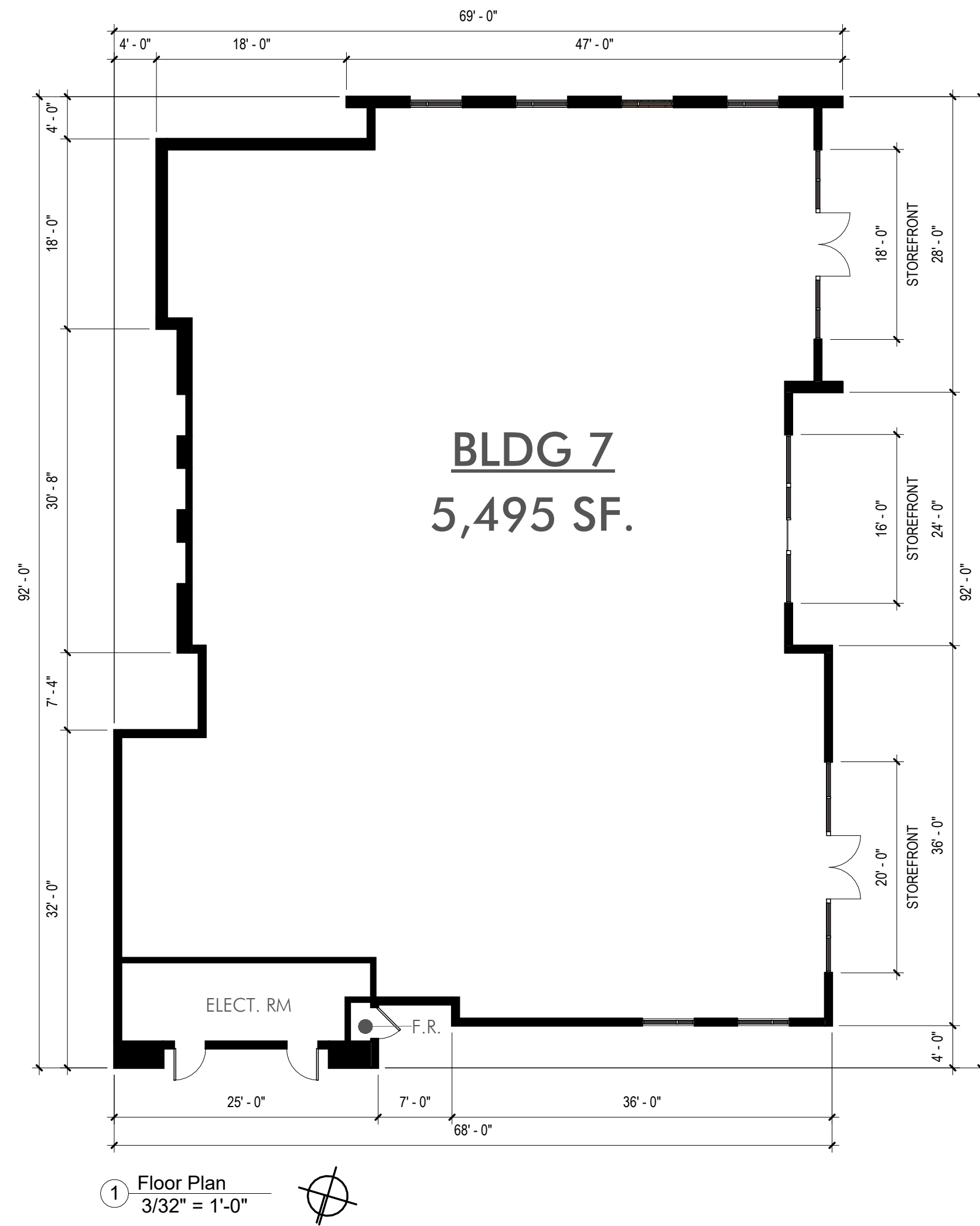
COLOR:

- ☐ The architectural colors shall be low reflective, subtle, neutral and complement natural earth tones. The use of high-intensity or fluorescent colors is prohibited, unless incorporated as part of an approved comprehensive signage program.
- ☐ Accent colors should be used primarily to express entries or special features. Building trim and accent areas may feature brighter colors.
- ☐ The transition between base and accent colors shall relate to changes in building materials or change of building surface planes. Colors shall not meet or change without some physical change or definition to the surface plane.

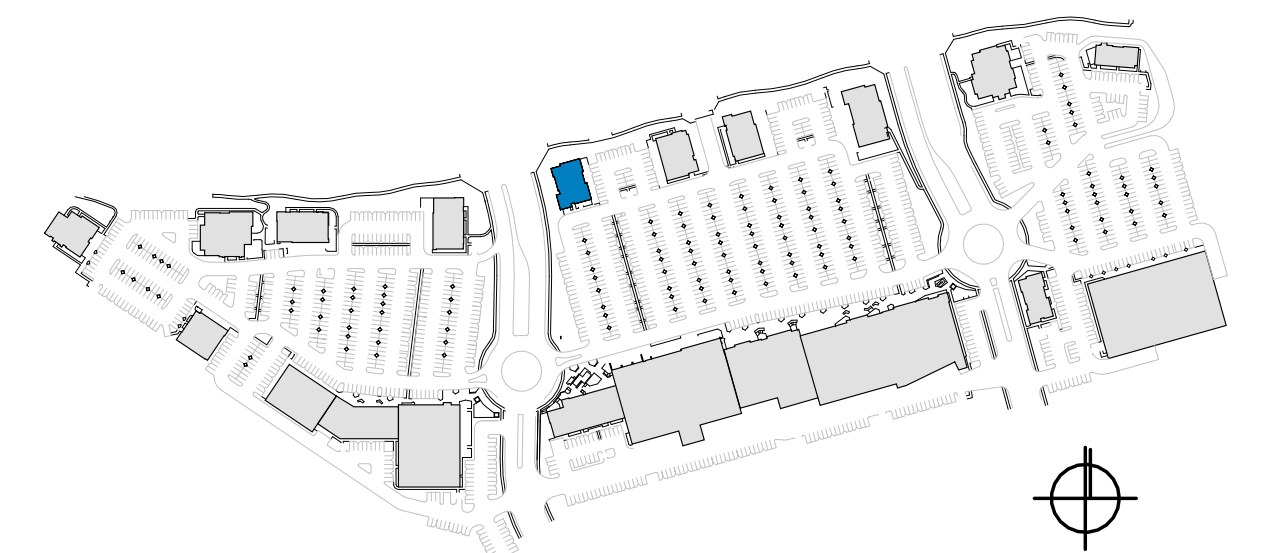
GLAZING:

- ☐ Glazing shall be clear, tinted or non-reflective. A minimal amount of neutral tinting of glass to achieve some sun control is acceptable if the glass appears essentially transparent when viewed from the outside.





ALL FLAT, NON-VISIBLE PORTIONS OF BUILDING ROOFS SHALL BE COOL COLORS THAT HAVE A HIGH SOLAR REFLECTANCE AND THERMAL EMITTANCE. THESE CHARACTERISTICS REFLECT LIGHT, THEREBY REDUCING HEAT TRANSFER AND FURTHER THE ABILITY TO ALLOW HEAT TO ESCAPE FROM A SURFACE ONCE IT HAS BEEN ABSORBED



DESIGN GUIDELINES

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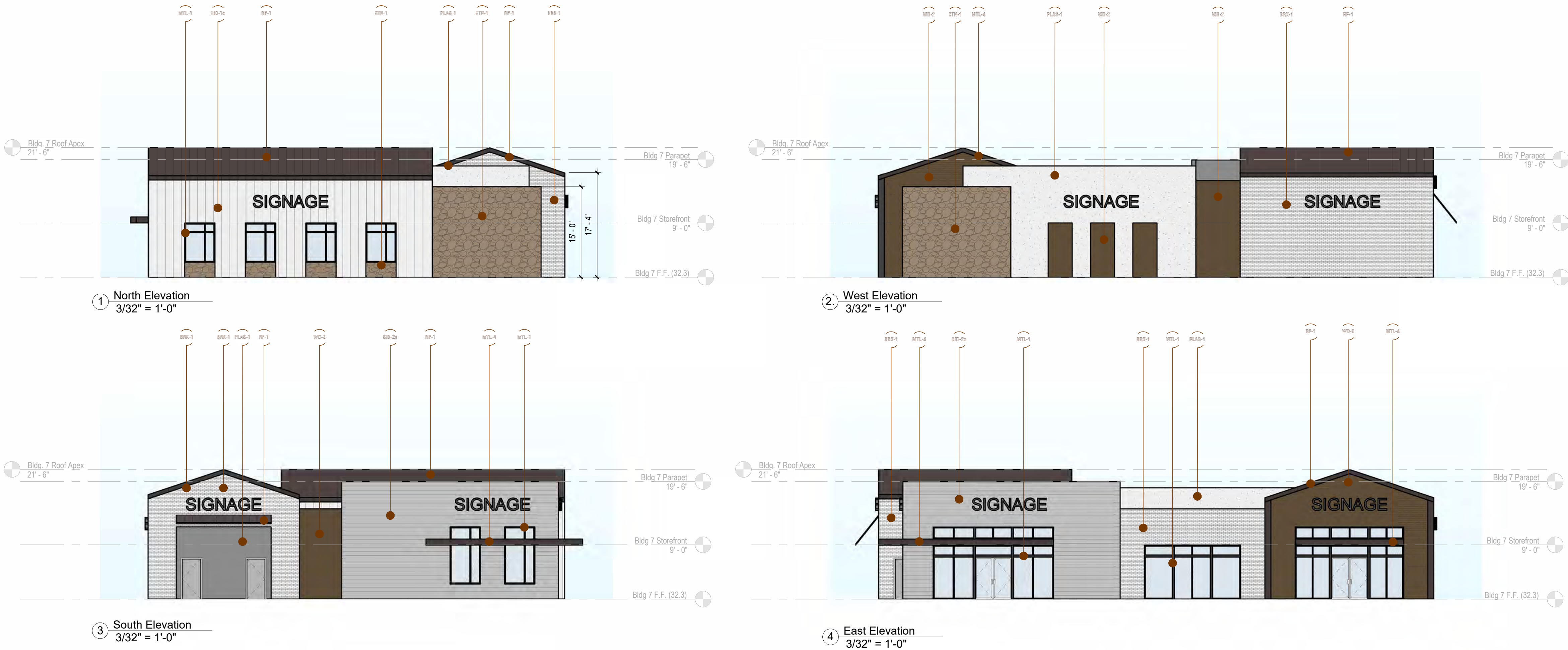
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GLAZING:

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MATERIAL PALETTE

Concrete

- CMU-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- RF-1 Standing Seam - AEP 'Vintage'
- RF-2 Standing Seam - AEP 'Zinc Gray'
- RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-1 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

- AW-1 Awning | Branded

Masonry

Precision CMU Block

- CMU-1 Precision CMU - Angelus 'Warm Gray'
- CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

- CMU-3 Ground Face CMU - Trendstone 'Pearl White'
- CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

- CMU-5 Split Face CMU - Trendstone 'Black Canyon'
- CMU-6 Split Face CMU - Trendstone 'Pearl White'
- CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- ETV-1 Stone Veneer | Creative Mines 'Whitegold'
- ETV-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- BVE-1 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- HS-1 Horizontal Siding - DET614 'So Chic'
- HS-2 Horizontal Siding - DET600 'Dolphin Tales'
- HS-3 Horizontal Siding - DE6214 'Pigeon Gray'
- HS-4 Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- VS-1 Vertical Siding - DET614 'So Chic'
- VS-2 Vertical Siding - DET600 'Dolphin Tales'
- VS-3 Vertical Siding - DE6214 'Pigeon Gray'
- VS-4 Vertical Siding - DE6385 'Black Bean'

Board & Batten

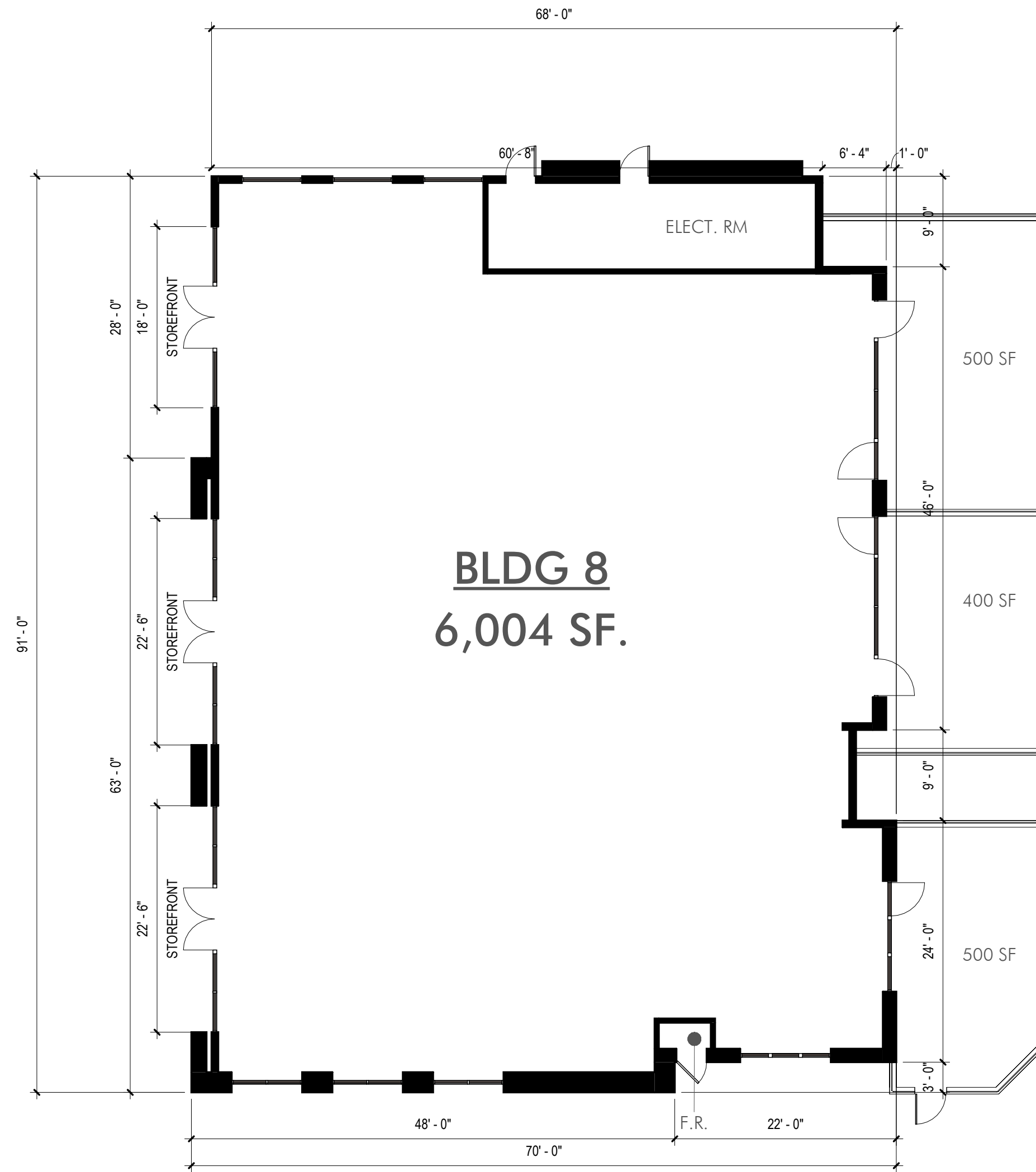
- BB-1 Board & Batten - DET614 'So Chic'
- BB-2 Board & Batten - DET600 'Dolphin Tales'
- BB-3 Board & Batten - DE6214 'Pigeon Gray'
- BB-4 Board & Batten - DE6385 'Black Bean'

Plaster

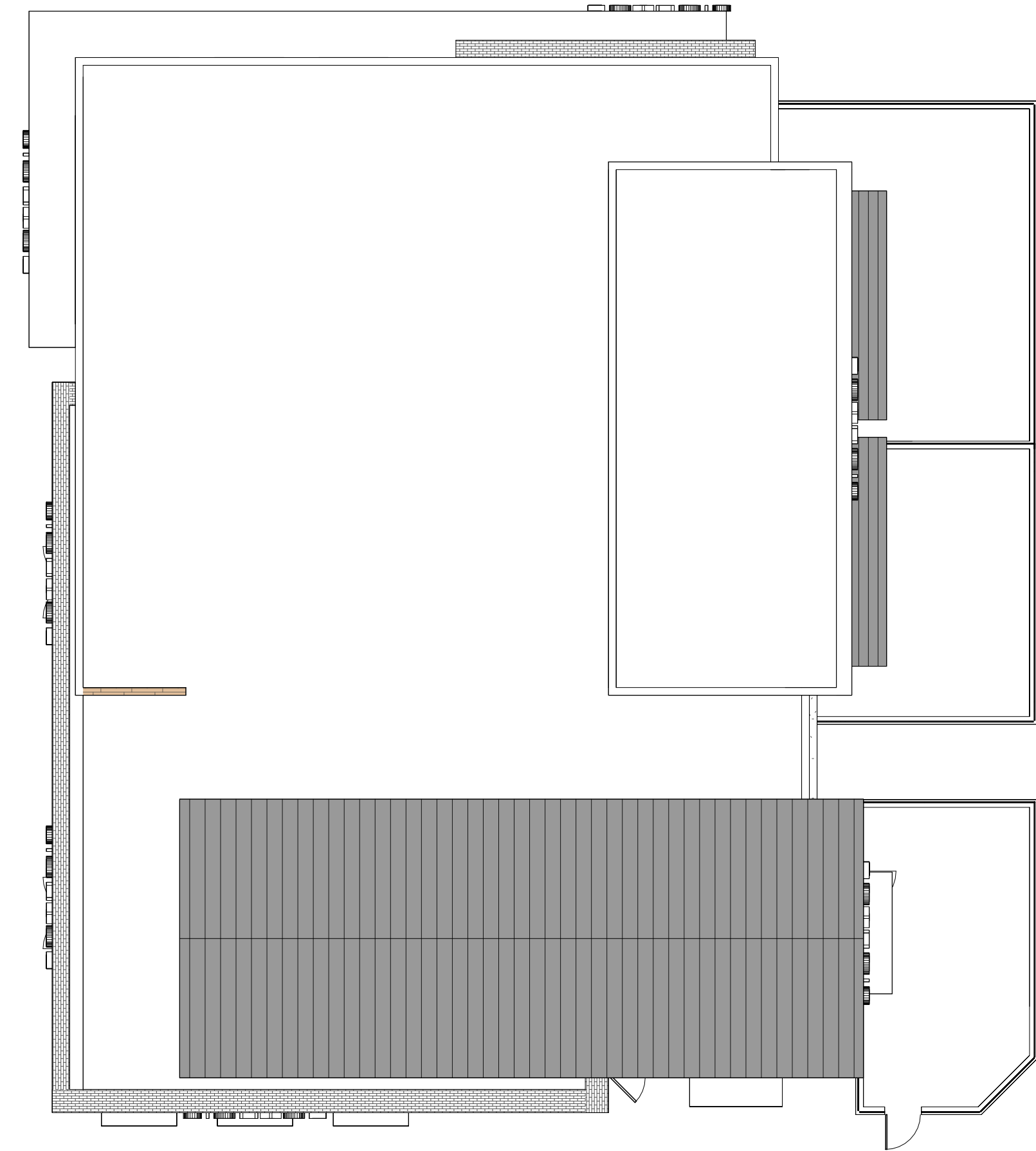
- PLA-1 Plaster - DET614 'So Chic'
- PLA-2 Plaster - DET600 'Dolphin Tales'
- PLA-3 Plaster - DE6214 'Pigeon Gray'
- PLA-4 Plaster - DE6385 'Black Bean'

Wood

- WD-1 Wood Plank - Timbertech 'Weathered Teak'
- WD-2 Wood Plank - Timbertech 'Tigerwood'
- WD-3 Exposed Natural Wood - Clear Stain

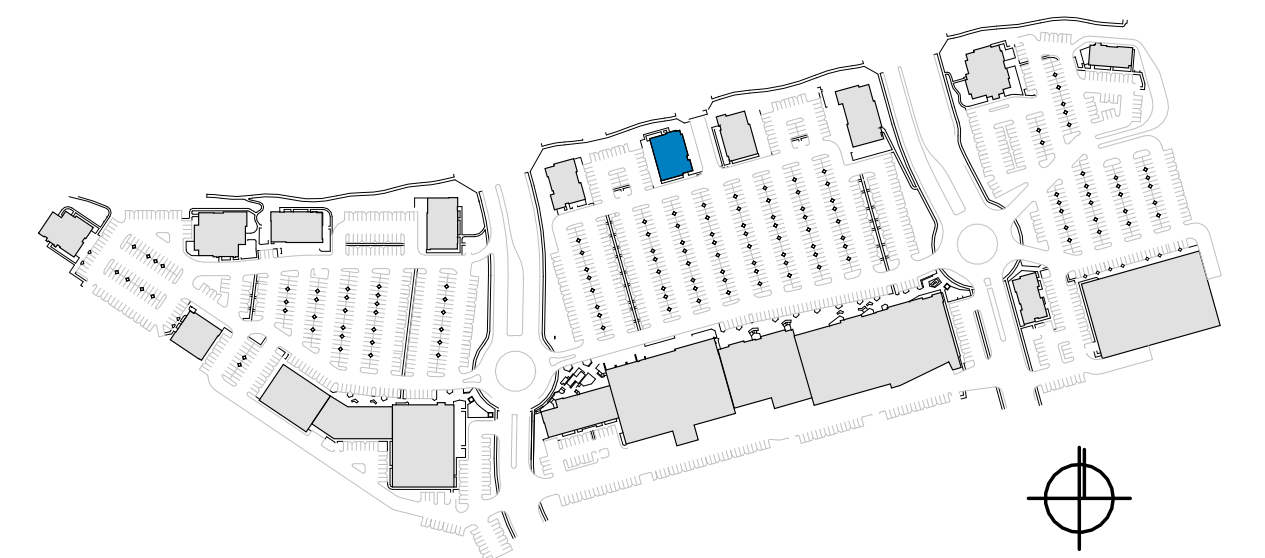


① Floor Plan
3/32" = 1'-0"



② Roof Plan
3/32" = 1'-0"

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MATERIAL PALETTE

Concrete

CON-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- ROF-1 Standing Seam - AEP 'Vintage'
- ROF-2 Standing Seam - AEP 'Zinc Gray'
- ROF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-1 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

- FA-1 Awning | Branded

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SHD-1A Horizontal Siding - DET614 'So Chic'
- SHD-2A Horizontal Siding - DET600 'Dolphin Tales'
- SHD-3A Horizontal Siding - DE6214 'Pigeon Gray'
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Vertical Shiplap - Hardie Artisan Series

- SHD-1B Vertical Siding - DET614 'So Chic'
- SHD-2B Vertical Siding - DET600 'Dolphin Tales'
- SHD-3B Vertical Siding - DE6214 'Pigeon Gray'
- SHD-4B Vertical Siding - DE6385 'Black Bean'

Board & Batten

- SHD-1C Board & Batten - DET614 'So Chic'
- SHD-2C Board & Batten - DET600 'Dolphin Tales'
- SHD-3C Board & Batten - DE6214 'Pigeon Gray'
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Masonry

Precision CMU Block

- CMU-1 Precision CMU - Angelus 'Warm Gray'
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Engineered Stone Veneer - Creative Mines Orchard Limestone

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- ETV-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- BRV-1 Brick Veneer | Hebron 'Madison'

Plaster

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- WD-2 Wood Plank - Timbertech 'Tigerwood'
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DESIGN GUIDELINES

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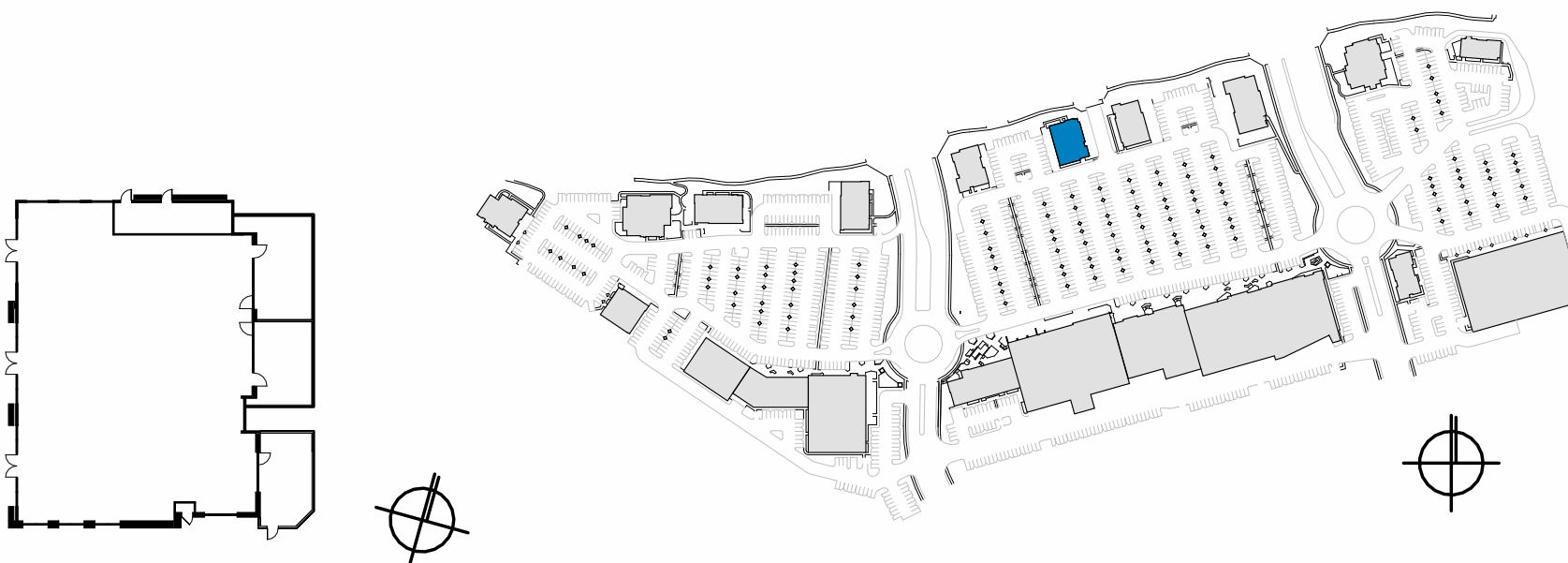
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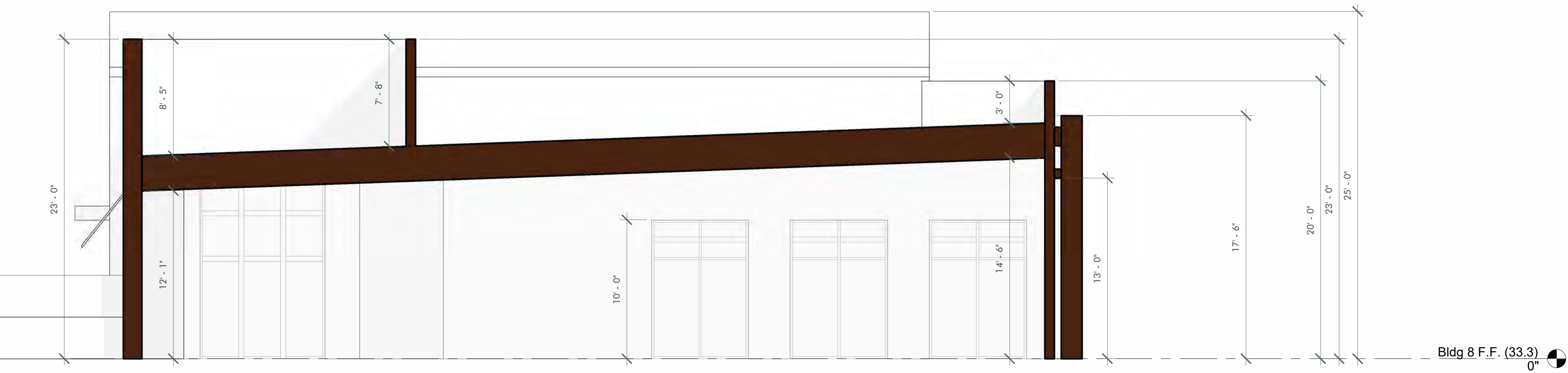
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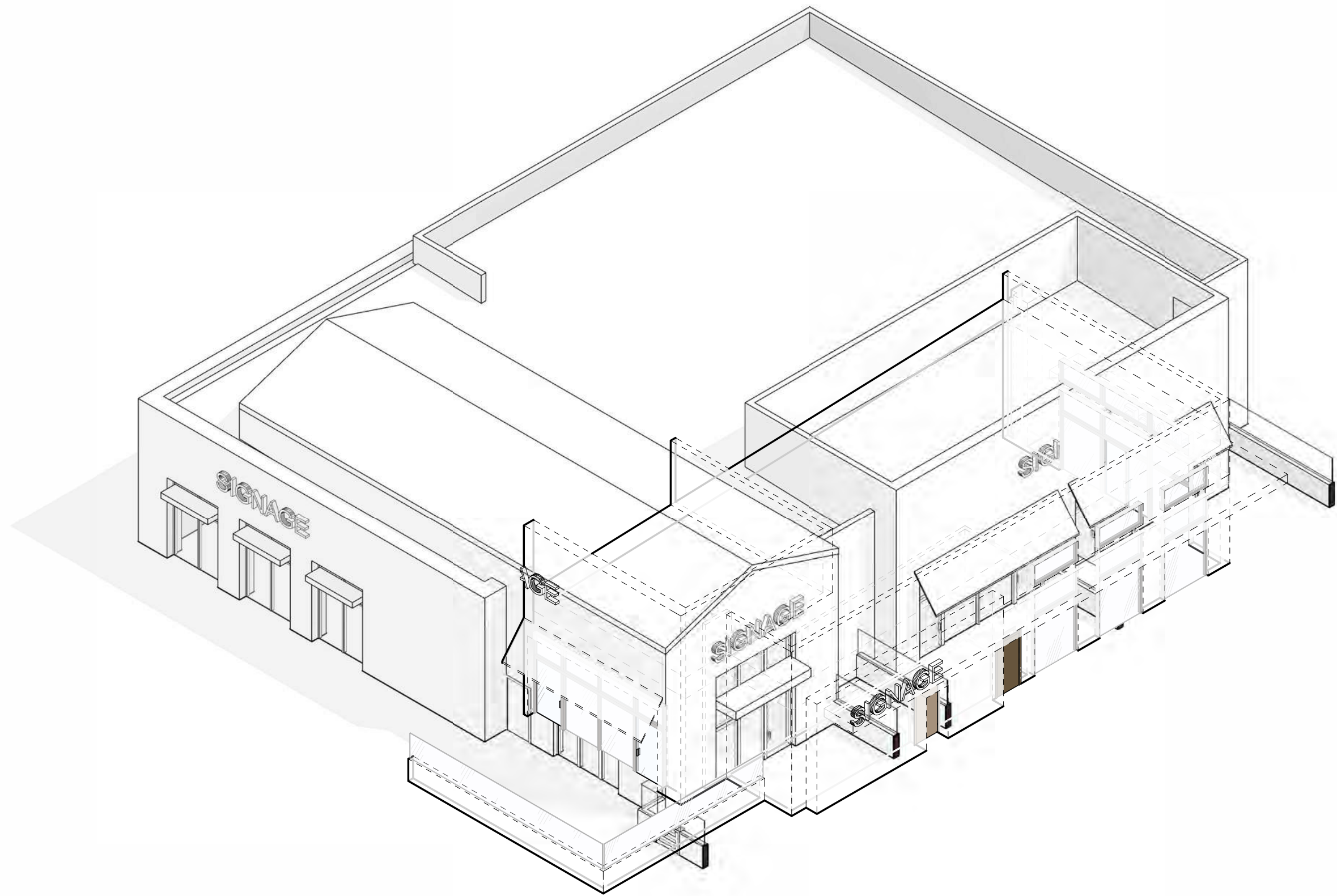
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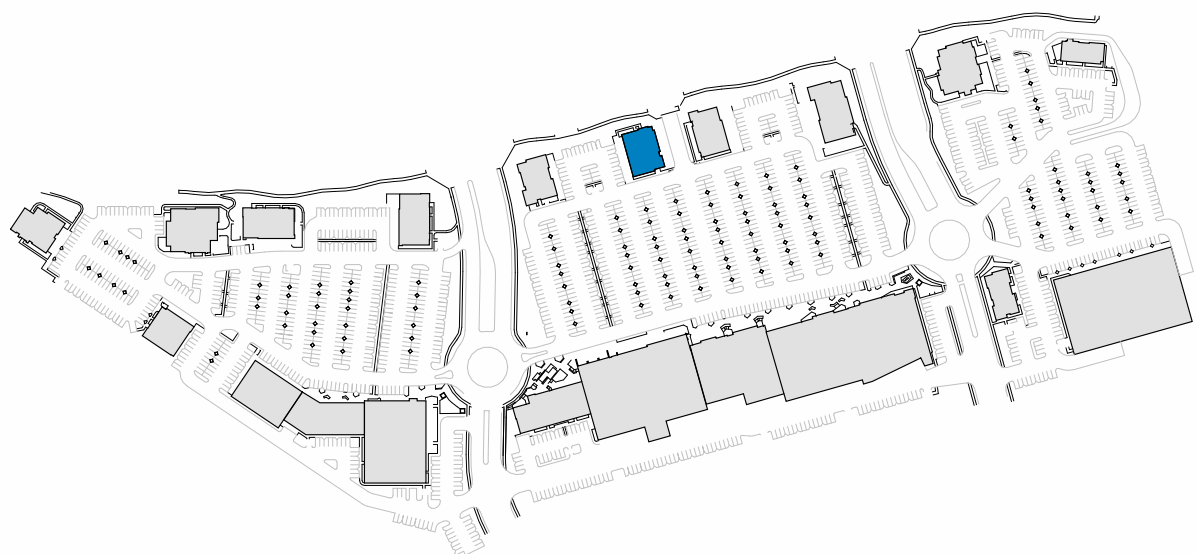
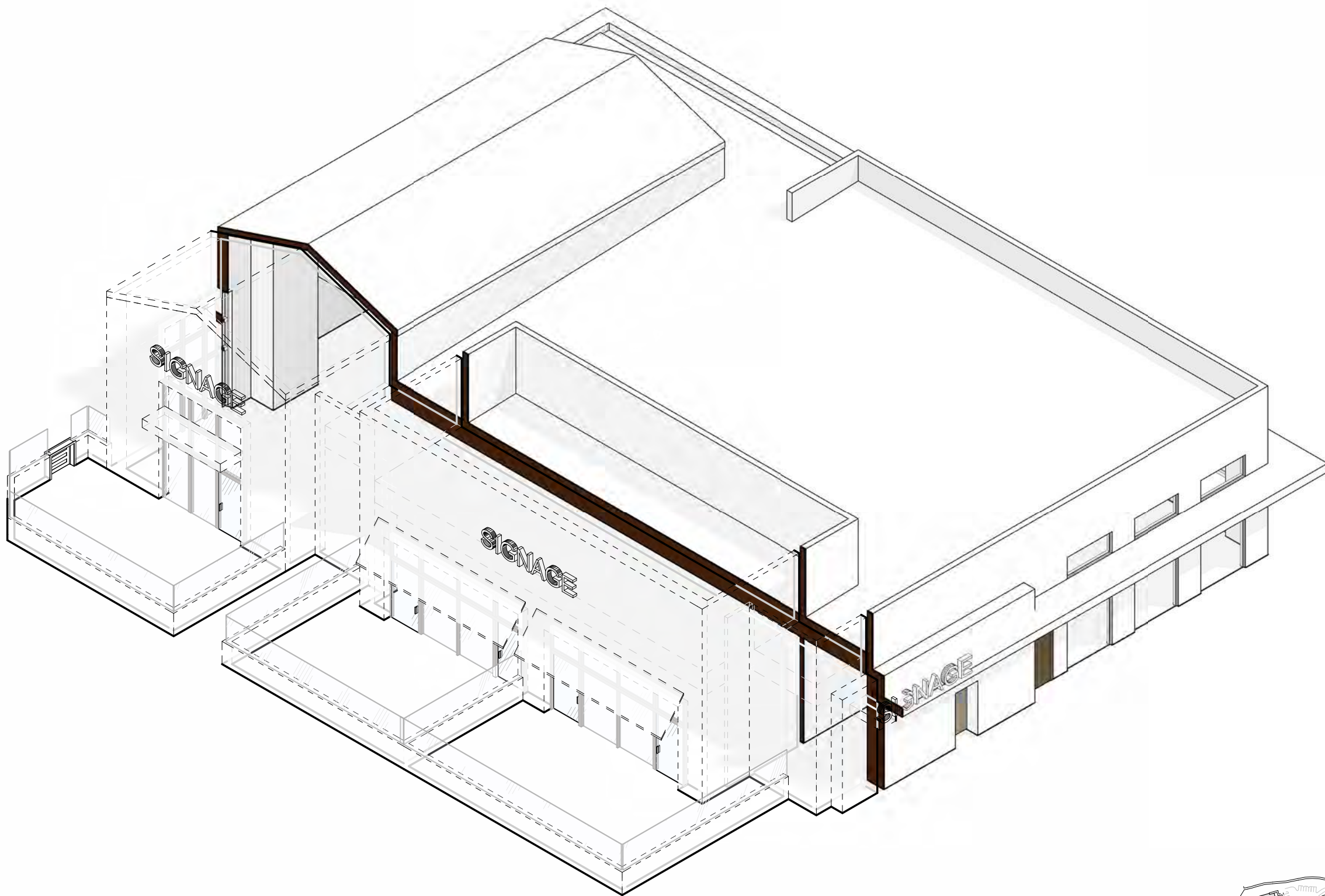




① Section 1
3/16" = 1'-0"



② Section 2
3/16" = 1'-0"



THE TRIANGLE
MURRIETA

Site Development Package | DP-2022-2705

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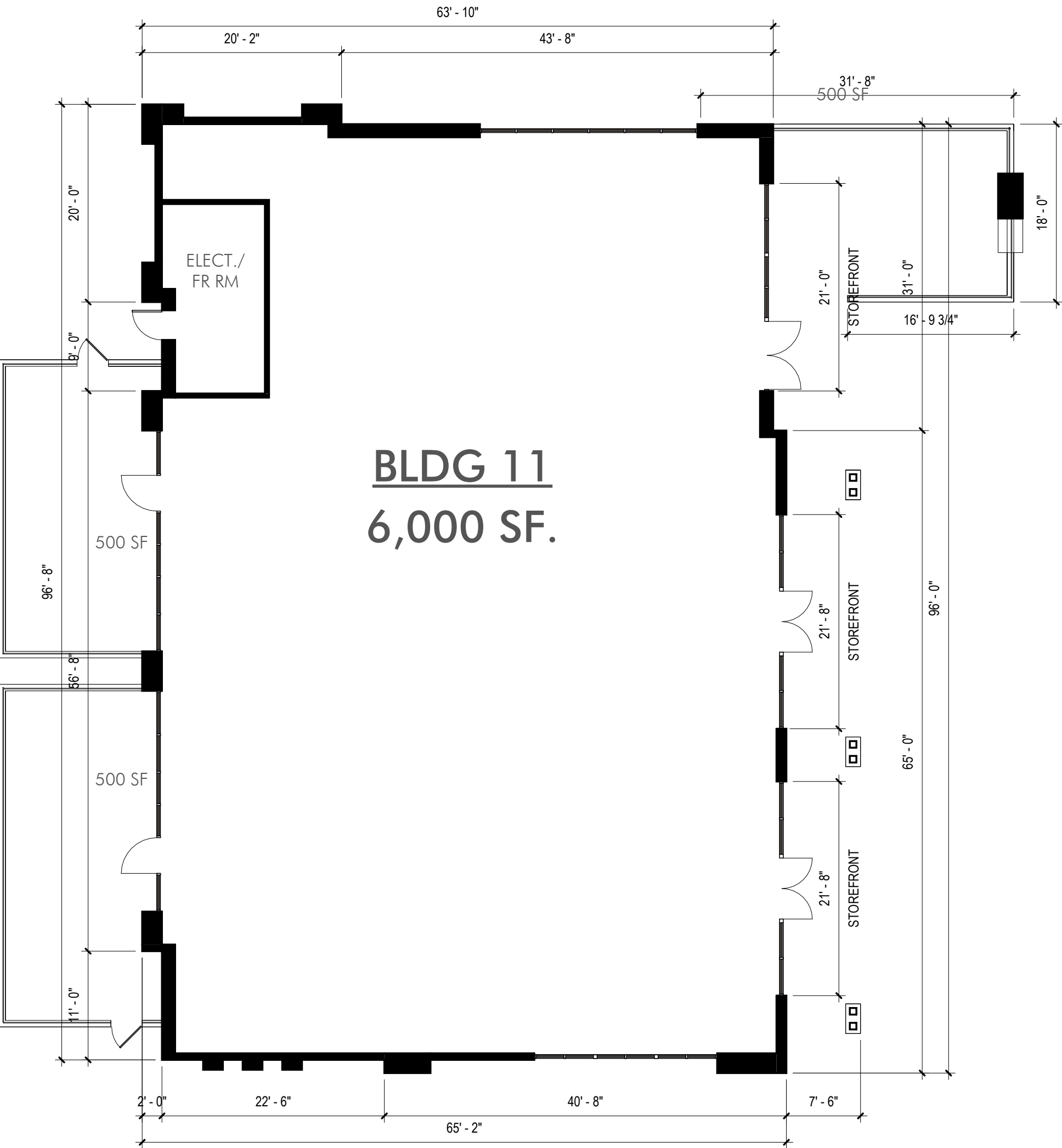
robinson hill architecture, inc.
A California Corporation | 3195 B Airport Loop Dr. | Costa Mesa, CA 92626 | Telephone: (714) 825 8888



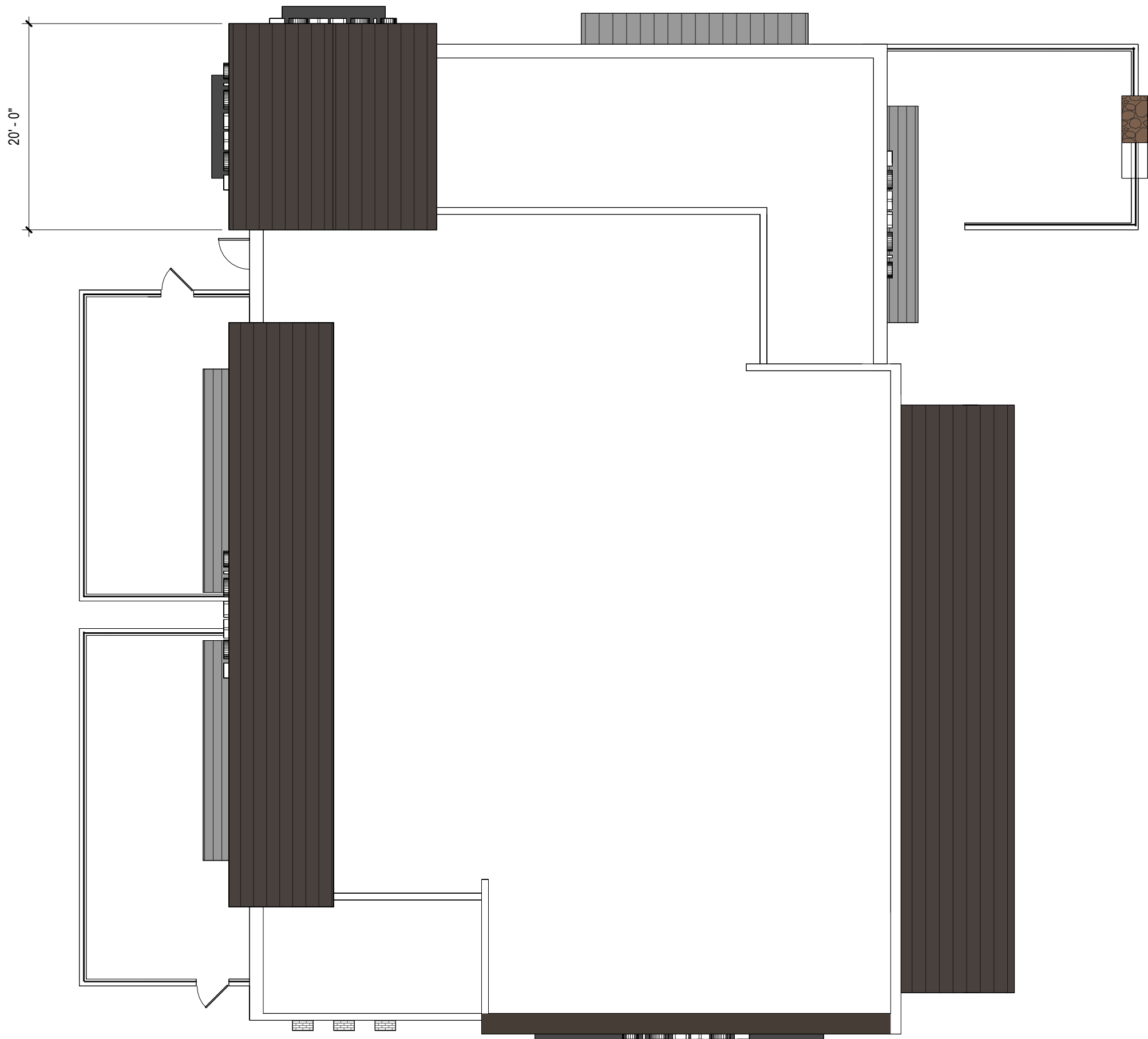
submittal 06.19.24

A - 07c

Sections
June 19, 2024

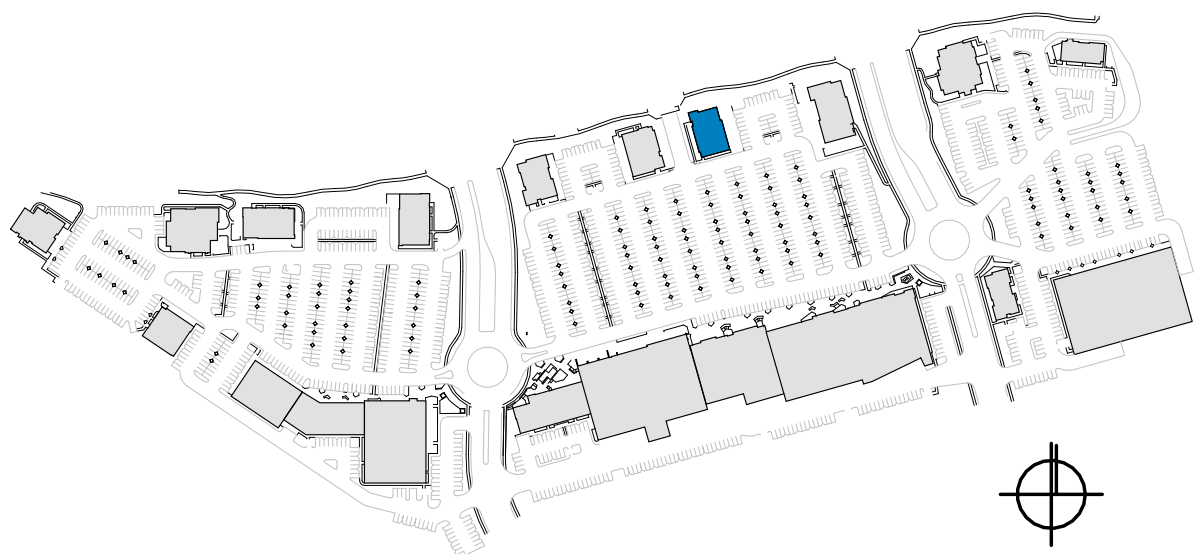


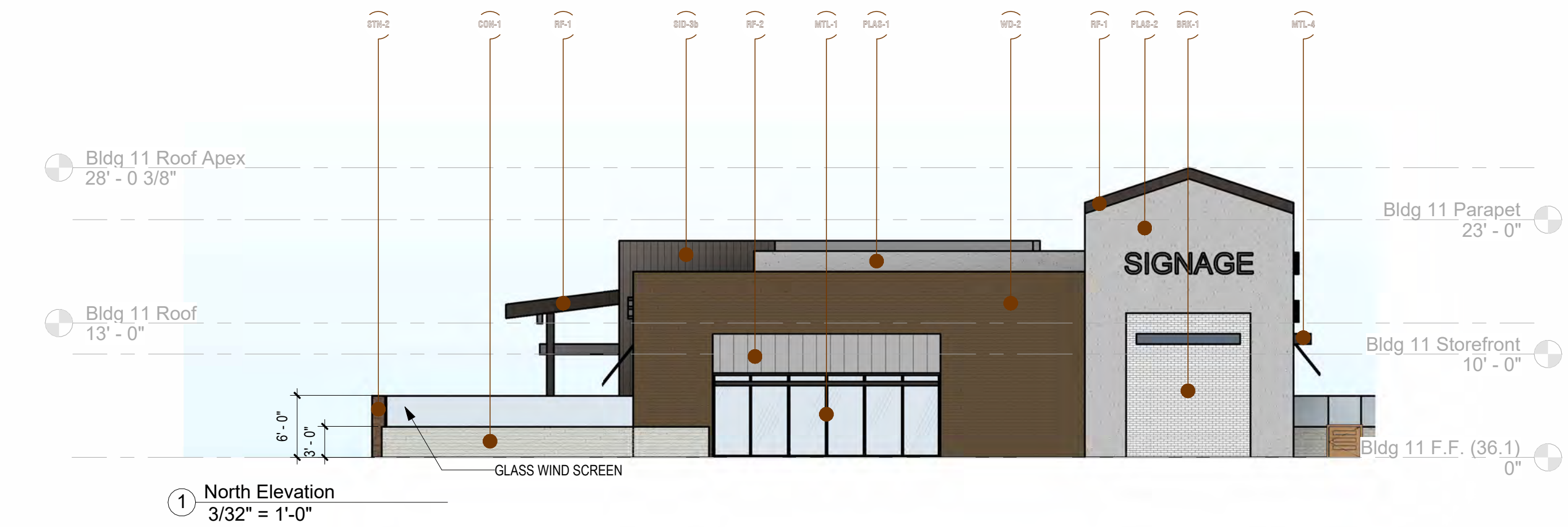
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MATERIAL PALETTE

Concrete

CDB-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- RP-1 Standing Seam - AEP 'Vintage'
- RP-2 Standing Seam - AEP 'Zinc Gray'
- RP-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

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Fabric

AW-1 Awning | Branded

Wall Siding

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Board & Batten

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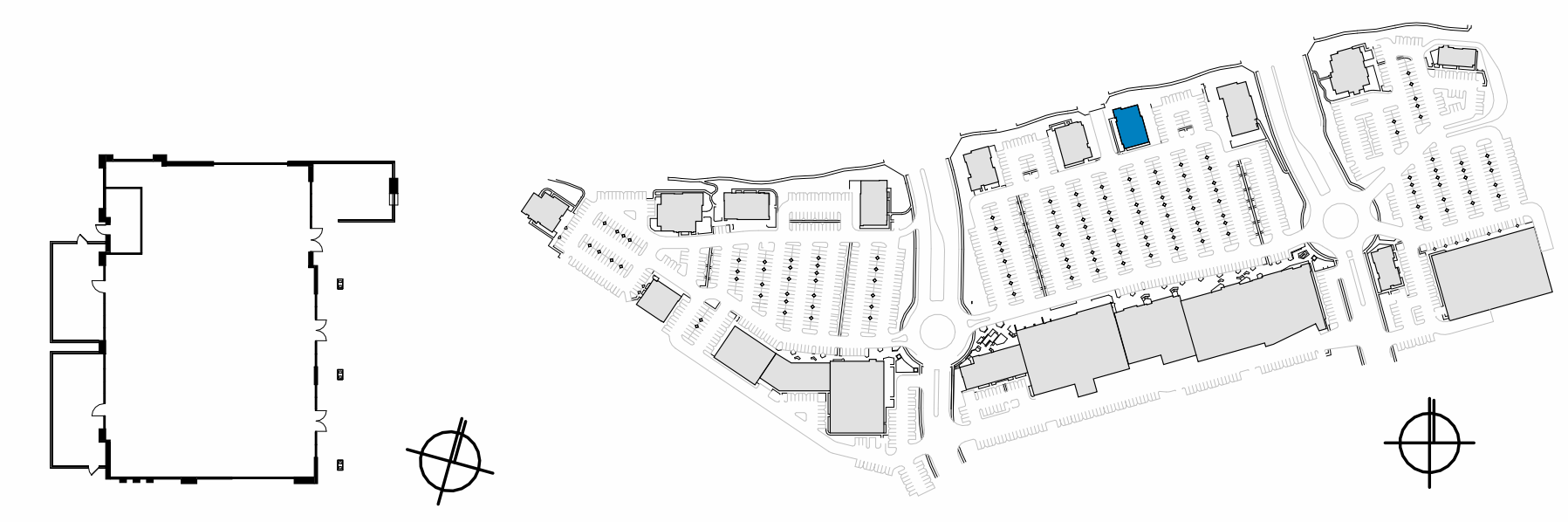
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- ☐ Precast stone or concrete shall be integral color in warm earth tones. Joints shall be preblended mortar mix to match the adjacent finish, unless approved as part of an enhanced entry or other treatment.
- ☐ Stucco shall be integral color fine sand float or smooth finish.
- ☐ Metal roof profile should be standing seam with a durable painted or sealed finish.

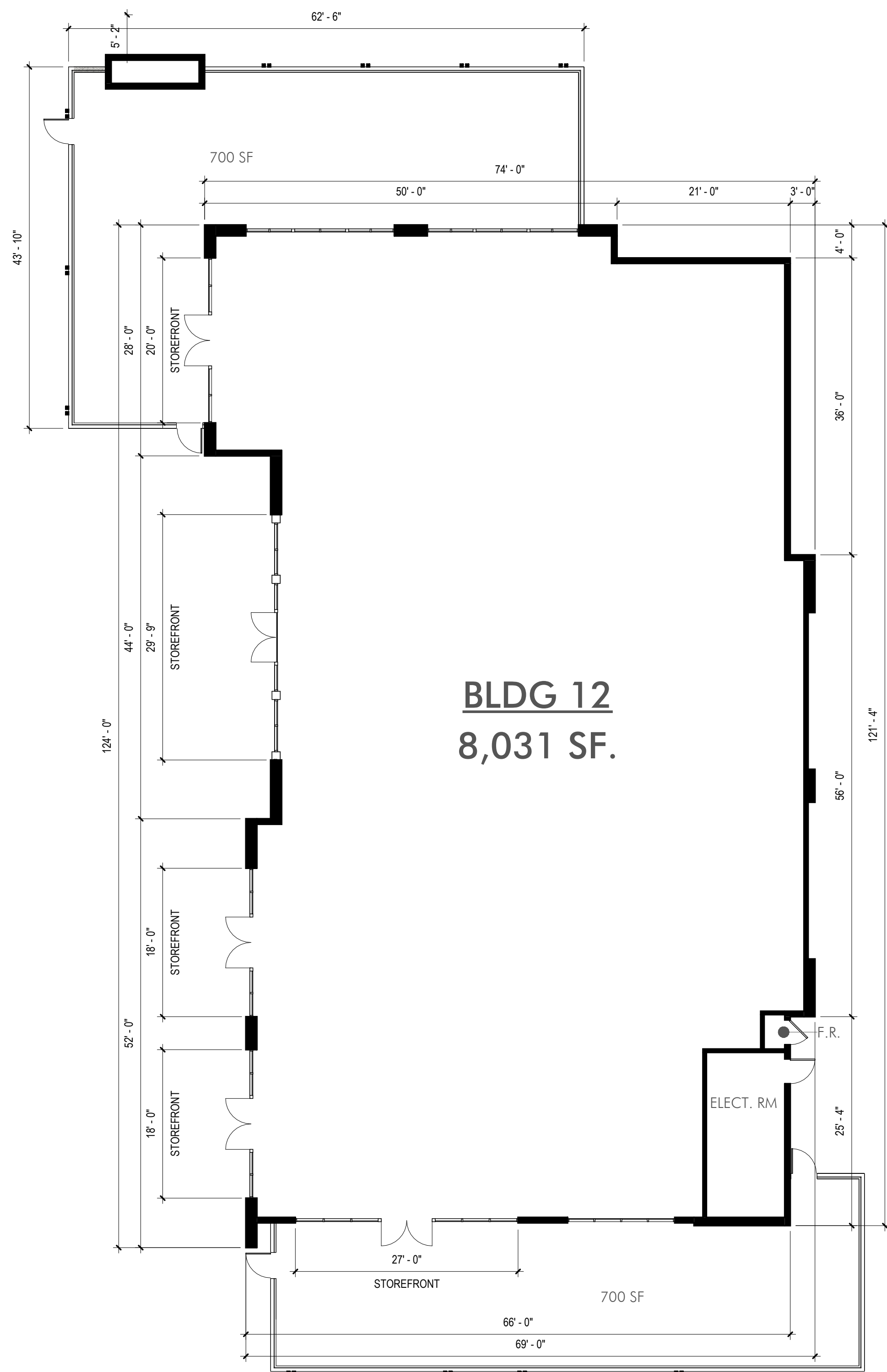
COLOR:

- ☐ The architectural colors shall be low reflective, subtle, neutral and complement natural earth tones. The use of high-intensity or fluorescent colors is prohibited, unless incorporated as part of an approved comprehensive signage program.
- ☐ Accent colors should be used primarily to express entries or special features. Building trim and accent areas may feature brighter colors.
- ☐ The transition between base and accent colors shall relate to changes in building materials or change of building surface planes. Colors shall not meet or change without some physical change or definition to the surface plane.

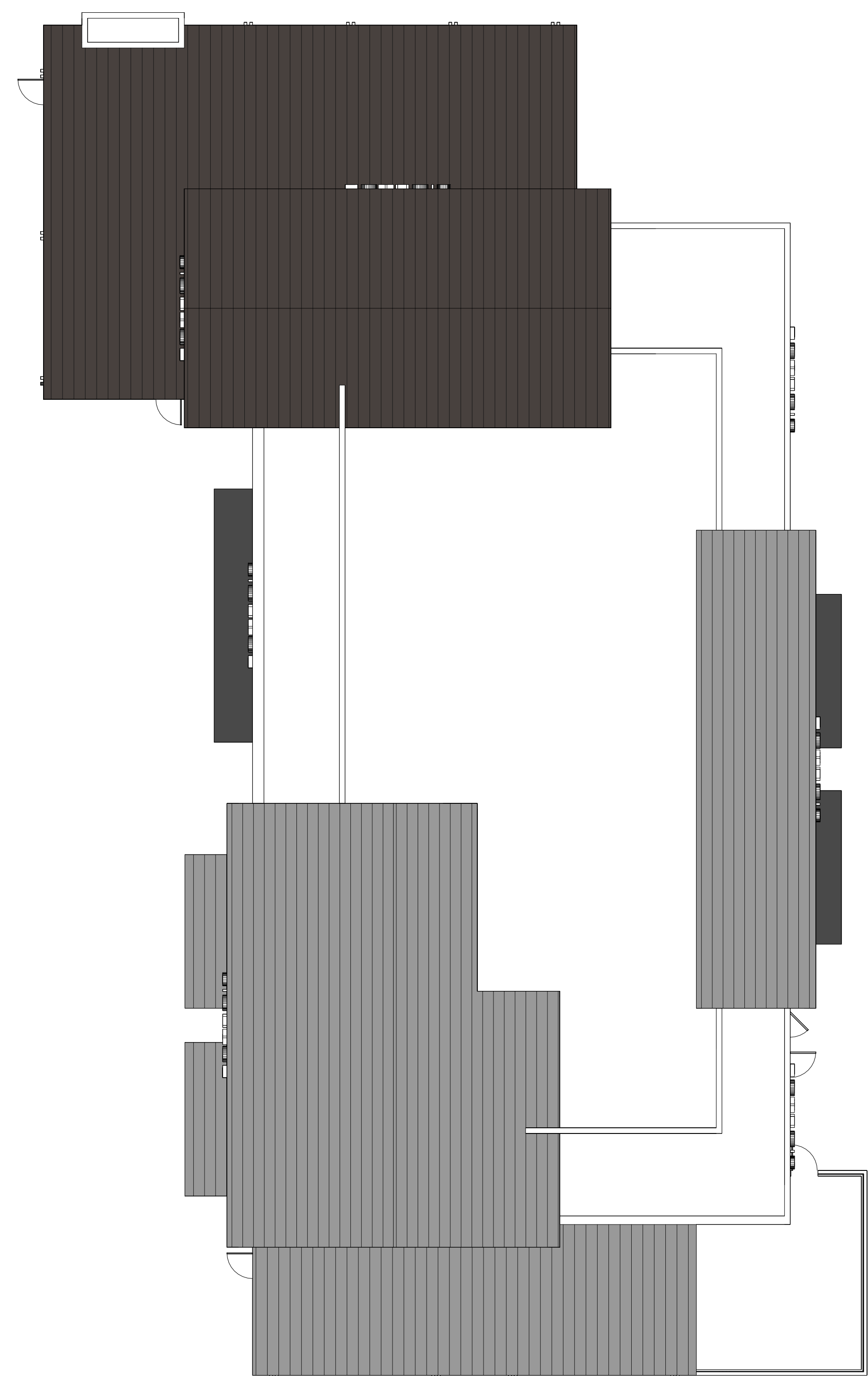
GLAZING:

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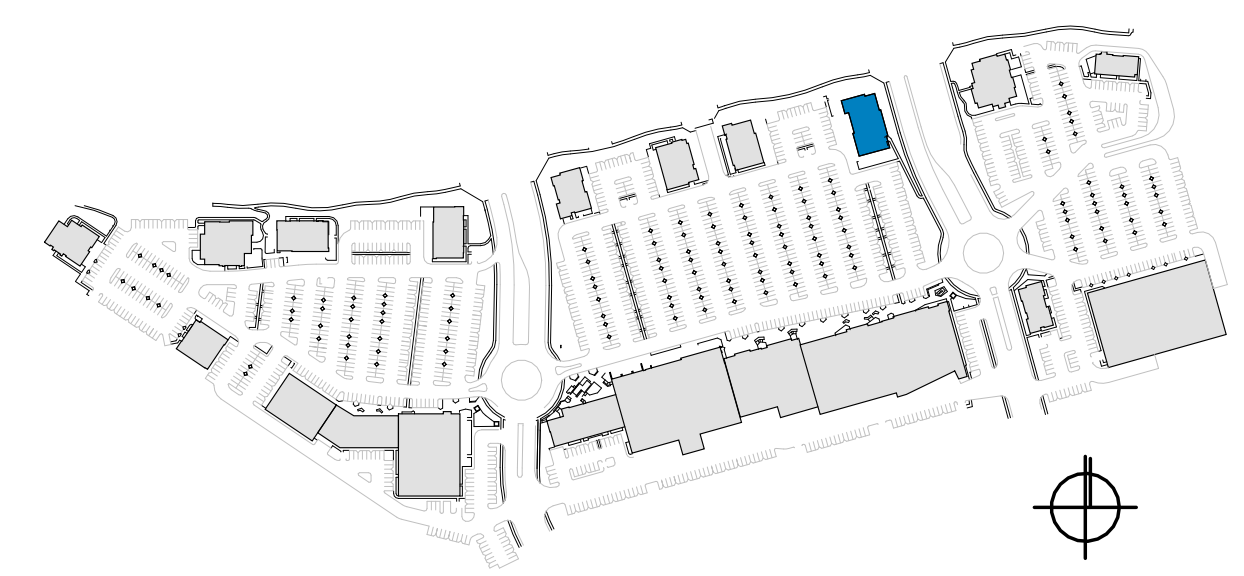


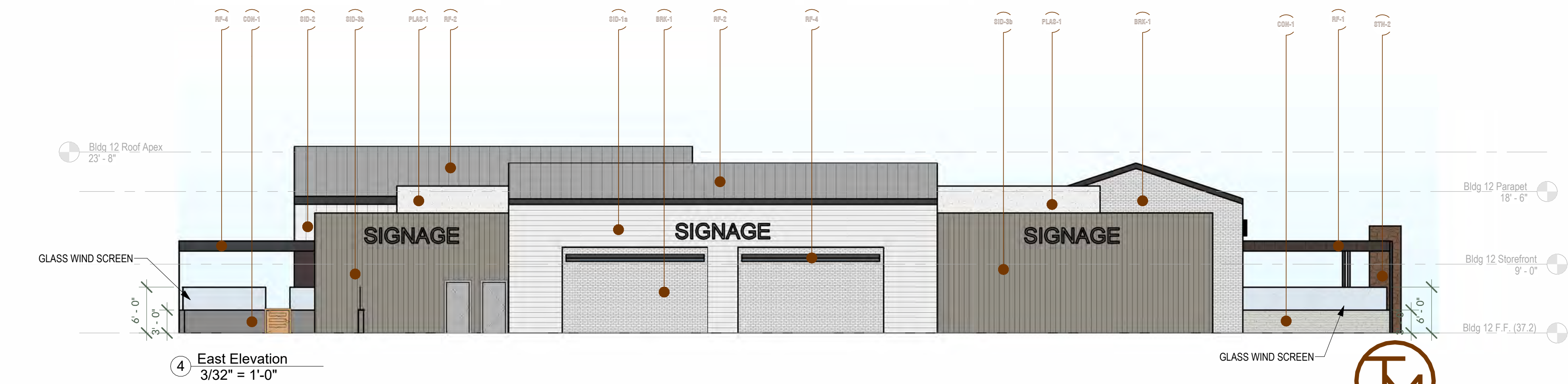
① Floor Plan
3/32" = 1'-0"



② Roof Plan
3/32" = 1'-0"

ALL FLAT, NON-VISIBLE PORTIONS OF BUILDING ROOFS SHALL BE COOL COLORS THAT HAVE A HIGH SOLAR REFLECTANCE AND THERMAL EMITTANCE. THESE CHARACTERISTICS REFLECT LIGHT, THEREBY REDUCING HEAT TRANSFER AND FURTHER THE ABILITY TO ALLOW HEAT TO ESCAPE FROM A SURFACE ONCE IT HAS BEEN ABSORBED





MATERIAL PALETTE

Concrete

C06-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

RF-1 Standing Seam - AEP 'Vintage'

RF-2 Standing Seam - AEP 'Zinc Gray'

RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

MTL-2 Anodized Aluminum Storefront | Dark Bronze

MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'

MTL-2 Corrugated Siding | AEP Span HR-36 'Weathered Copper'

MTL-4 Decorative Brake Metal | AEP 'Vintage'

MTL-4 Painted Steel | RAL 7021 'Black Gray'

Fabric

AB-1 Awning | Branded

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

SID-1a Horizontal Siding - DET614 'So Chic'

SID-2a Horizontal Siding - DET600 'Dolphin Tales'

SID-3a Horizontal Siding - DE6214 'Pigeon Gray'

SID-4a Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

SID-1b Vertical Siding - DET614 'So Chic'

SID-2b Vertical Siding - DET600 'Dolphin Tales'

SID-3b Vertical Siding - DE6214 'Pigeon Gray'

SID-4b Vertical Siding - DE6385 'Black Bean'

Board & Batten

SID-1c Board & Batten - DET614 'So Chic'

SID-2c Board & Batten - DET600 'Dolphin Tales'

SID-3c Board & Batten - DE6214 'Pigeon Gray'

SID-4c Board & Batten - DE6385 'Black Bean'

Masonry

Precision CMU Block

CMU-1 Precision CMU - Angelus 'Warm Gray'

CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

CMU-3 Ground Face CMU - Trendstone 'Pearl White'

CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

CMU-5 Split Face CMU - Trendstone 'Black Canyon'

CMU-6 Split Face CMU - Trendstone 'Pearl White'

CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

ETV-1 Stone Veneer | Creative Mines 'Whitegold'

ETV-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

BRV-1 Brick Veneer | Hebron 'Madison'

Plaster

PLAS-1 Plaster - DET614 'So Chic'

PLAS-2 Plaster - DET600 'Dolphin Tales'

PLAS-3 Plaster - DE6214 'Pigeon Gray'

PLAS-4 Plaster - DE6385 'Black Bean'

Wood

WD-1 Wood Plank - Timbertech 'Weathered Teak'

WD-2 Wood Plank - Timbertech 'Tigerwood'

WD-3 Exposed Natural Wood - Clear Stain

DESIGN GUIDELINES

BUILDING MASSING:

- ☐ Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of facade.
- ☐ Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, awnings, moldings, pilasters, wall mounted lighting or other details.

ARTICULATION:

- ☐ Architectural detail through the use of columns, three-dimensional cornice bands, recessed entries, windows, awnings and canopies.
- ☐ Articulation of facades through the use of openings, recesses, balconies, arcades and overhangs that create shadow and interest.

ENTRIES:

- ☐ Buildings shall have a clearly defined primary pedestrian entry.
- ☐ Entries shall be covered with roof overhangs, awnings, trellis, or similar methods, or shall be recessed into the building to provide a sheltered entry.
- ☐ Entries should be distinguished with the use of building articulation and should give orientation and aesthetically pleasing character.

ROOFS:

- ☐ Parapets shall be used to conceal flat roofs and rooftop equipment.
- ☐ The backsides of parapets shall be consistently treated, and a continuation of the building's architectural is encouraged, in consideration of the view from nearby multi-story buildings.
- ☐ Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mass from the side view.

MATERIALS:

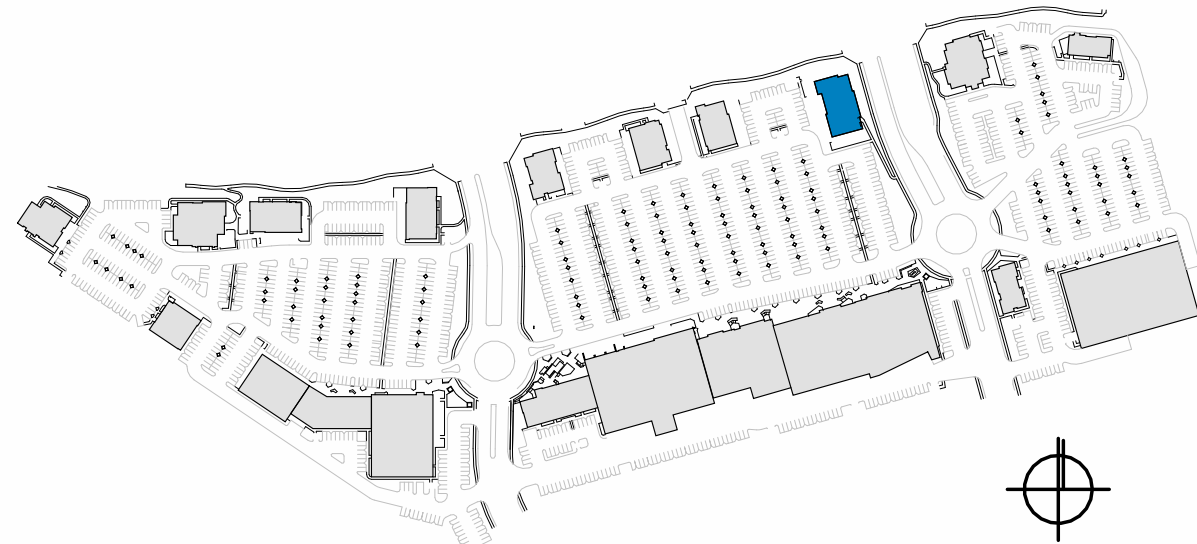
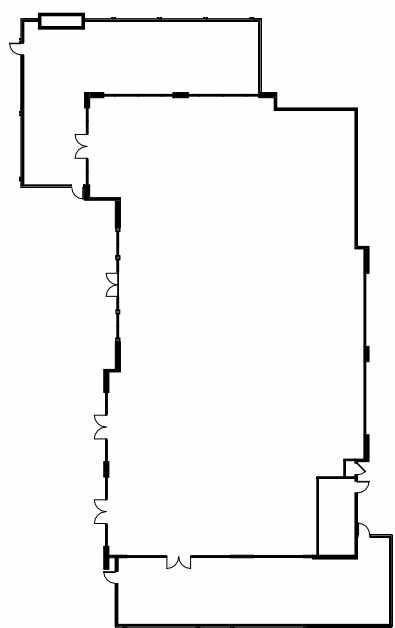
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- ☐ Metal roof profile should be standing seam with a durable painted or sealed finish.

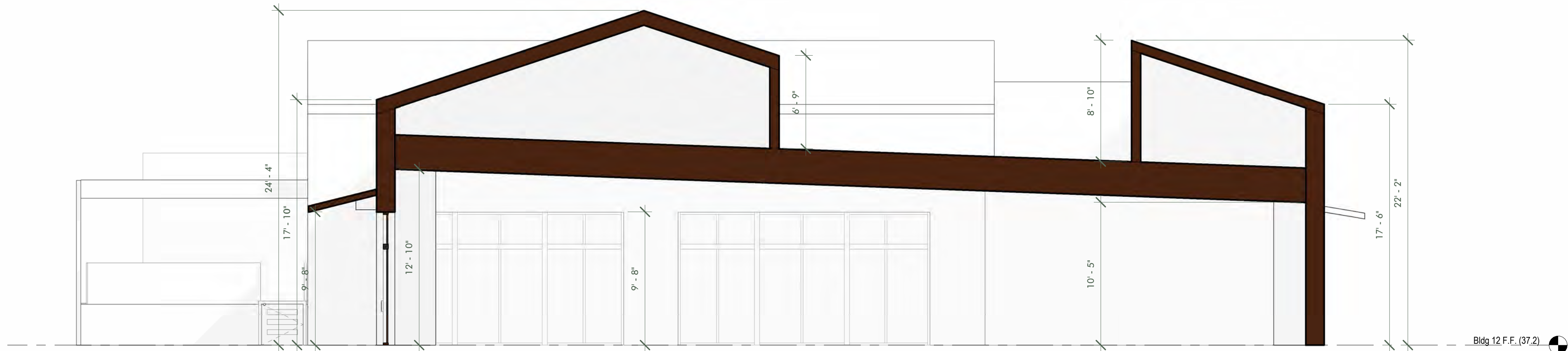
COLOR:

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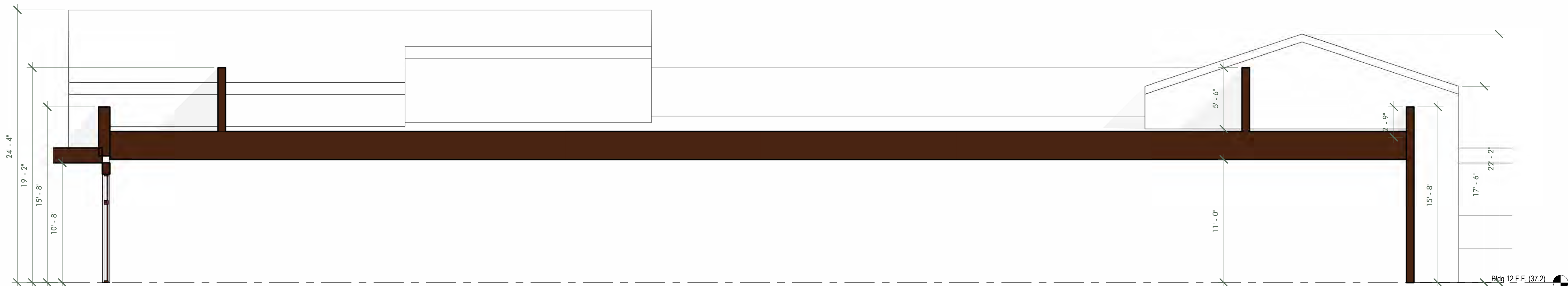
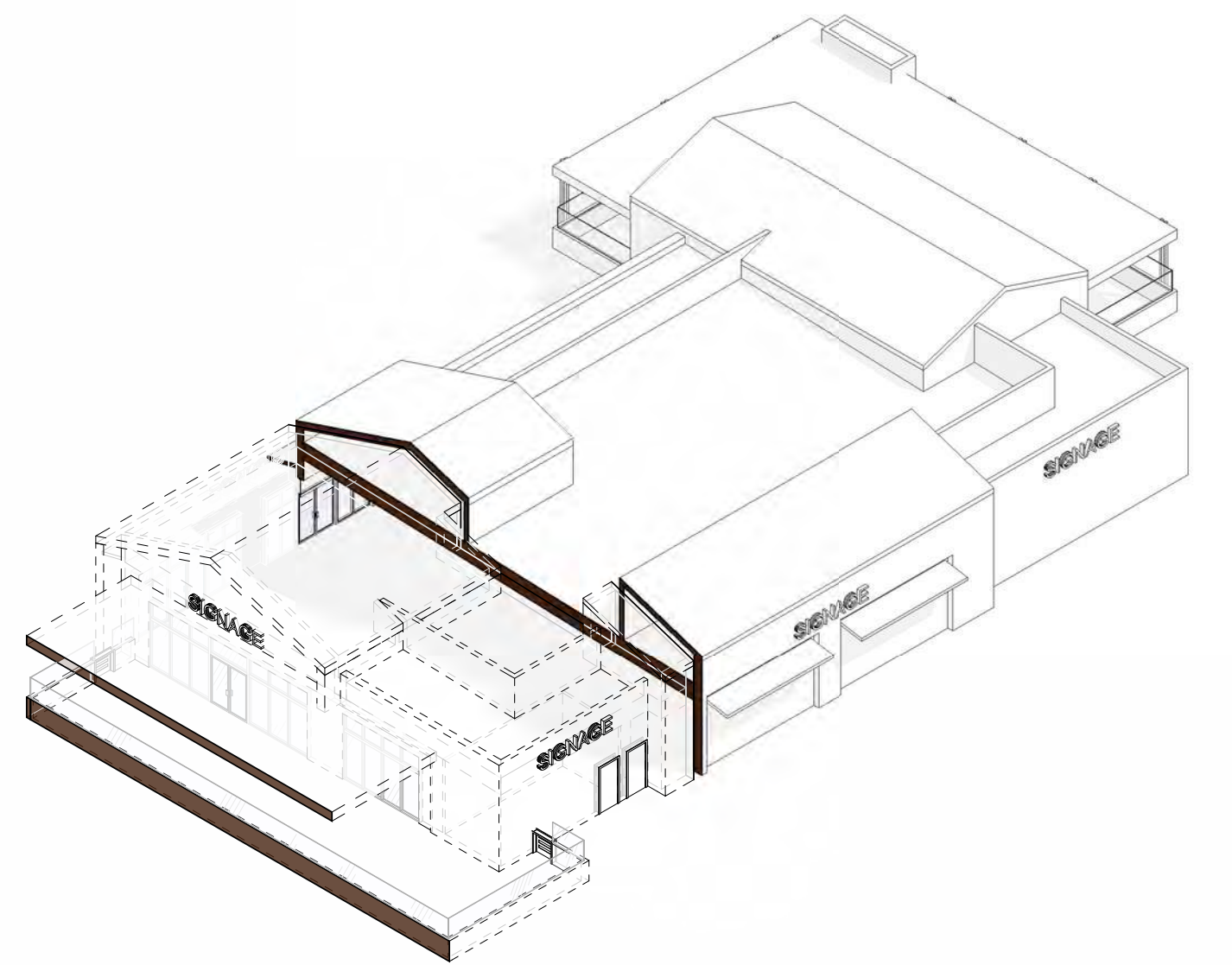
GLAZING:

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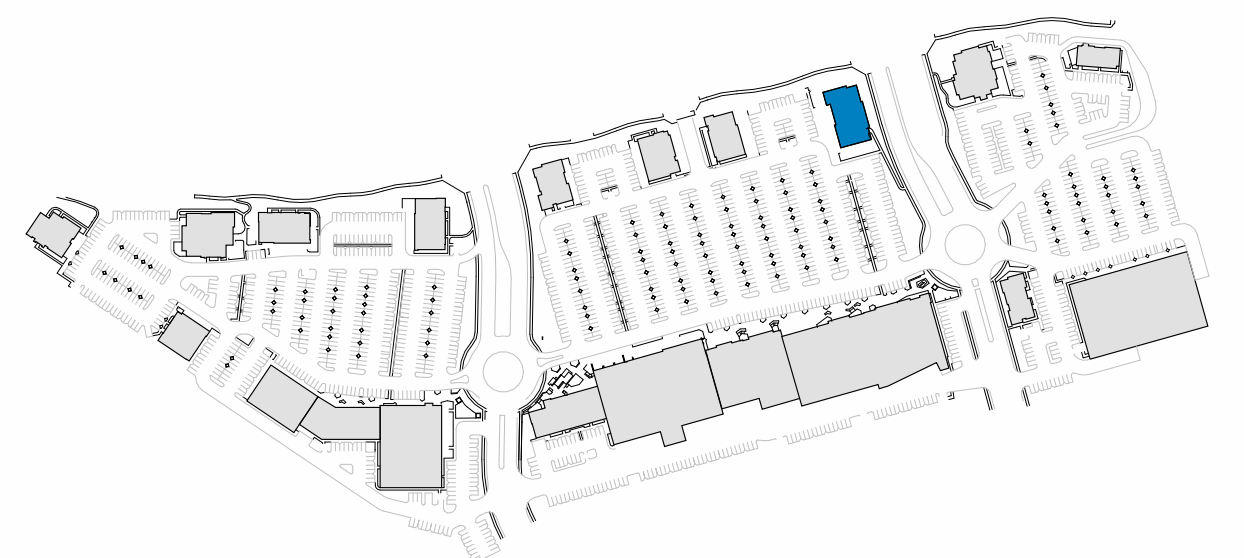
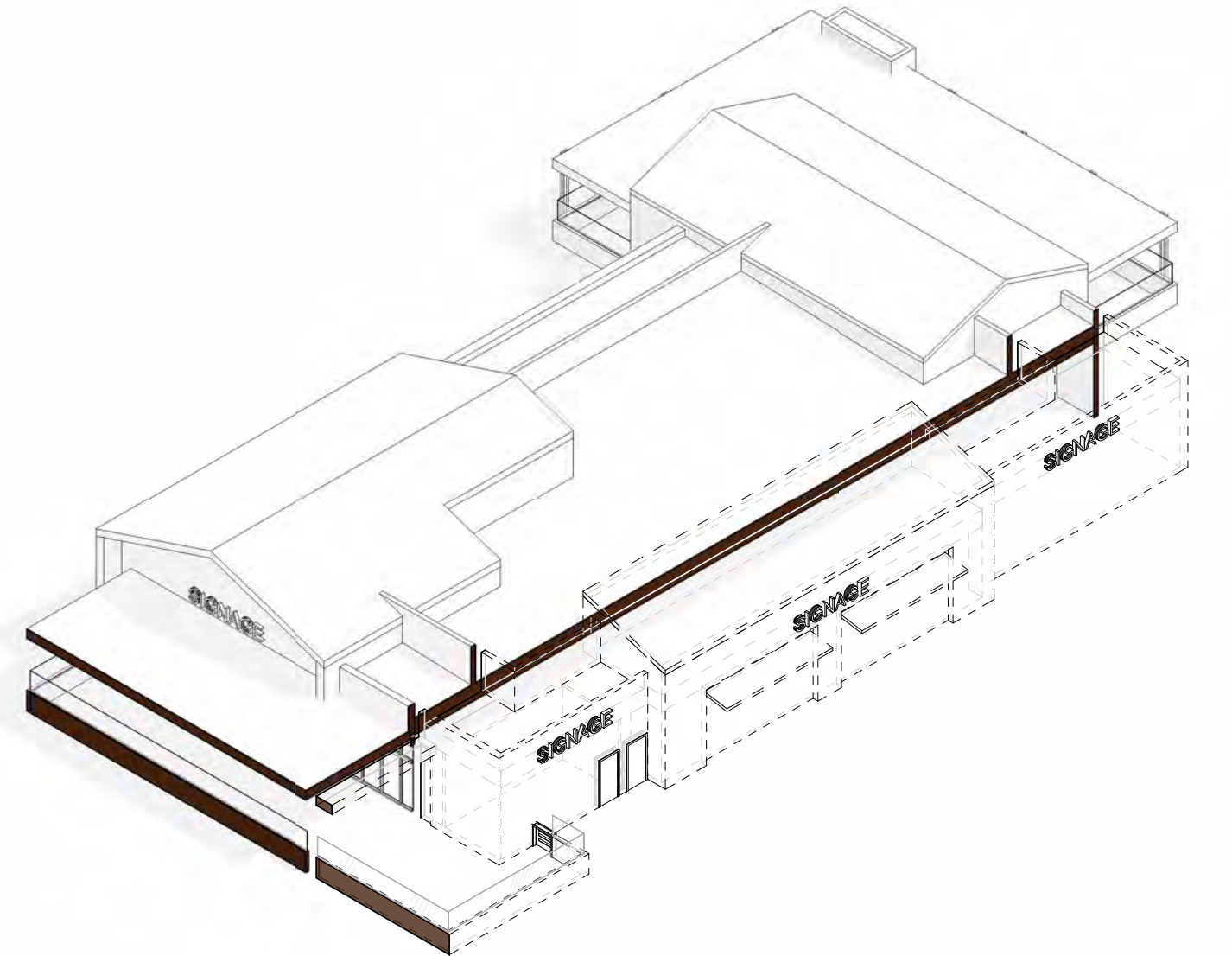


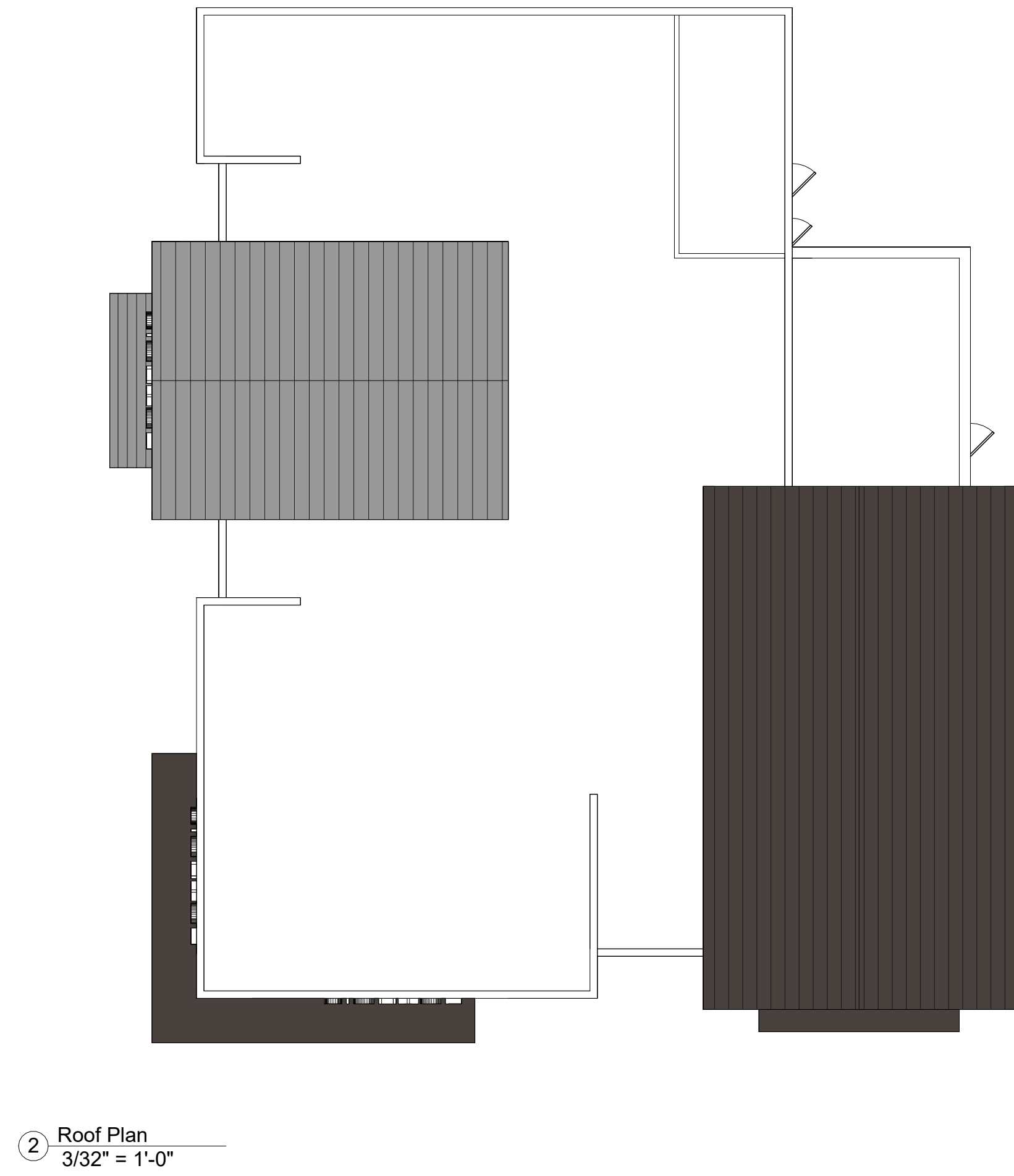
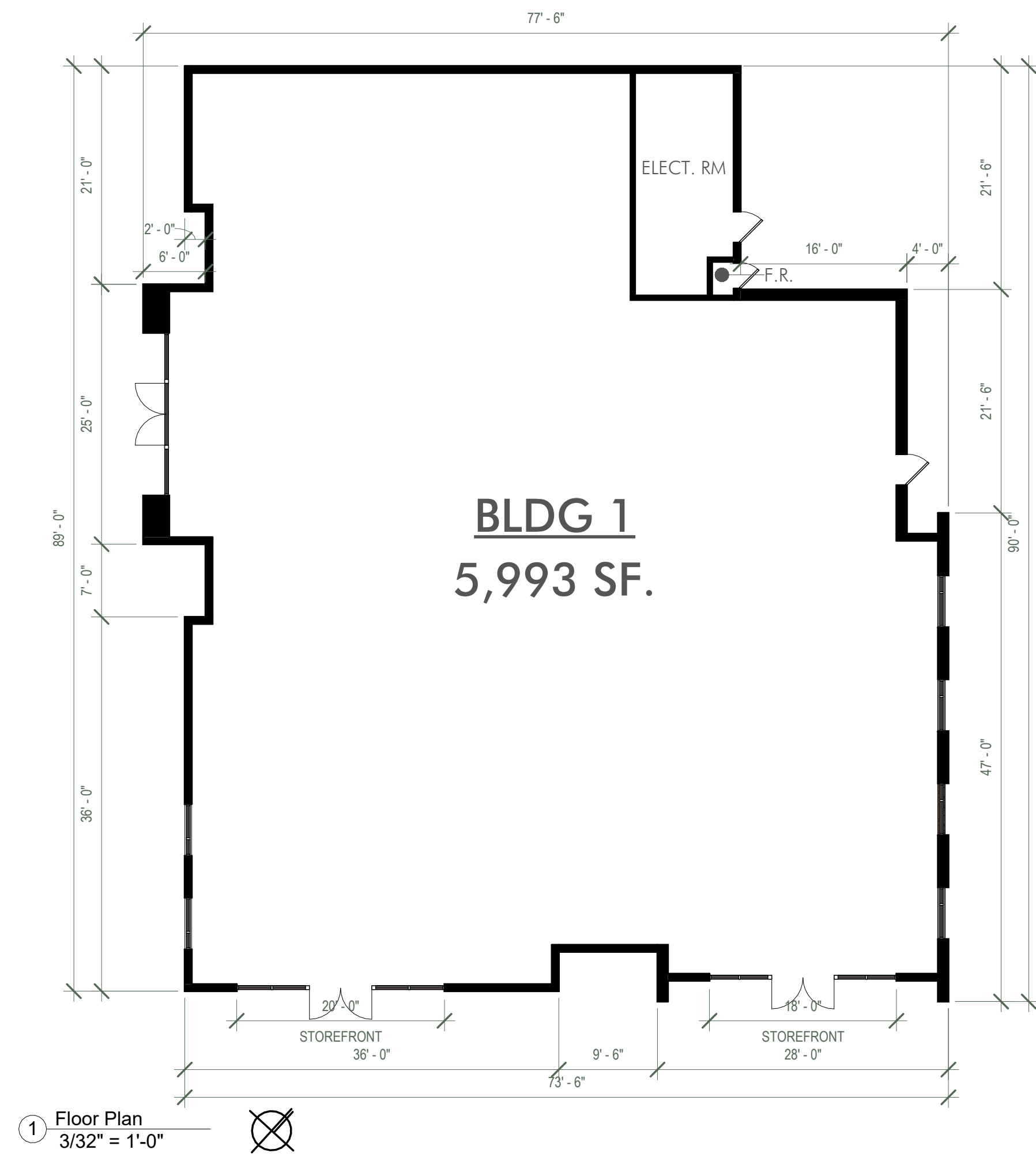


② Section 1
3/16" = 1'-0"

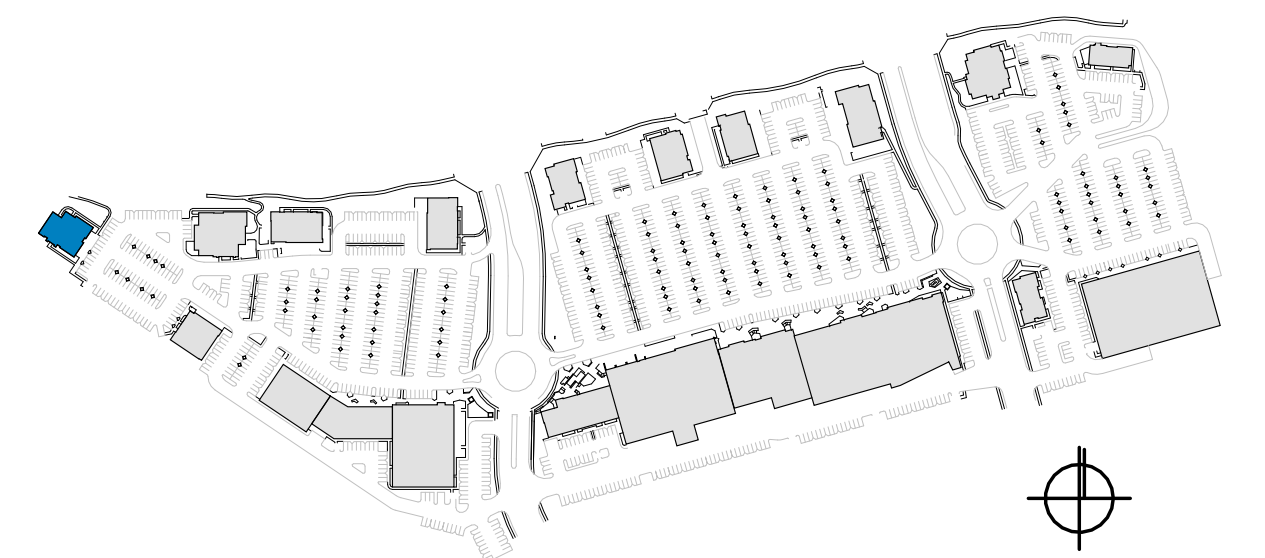


① Section 2
3/16" = 1'-0"





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DESIGN GUIDELINES

BUILDING MASSING:

- ☐ Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of facade.
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MATERIALS:

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COLOR:

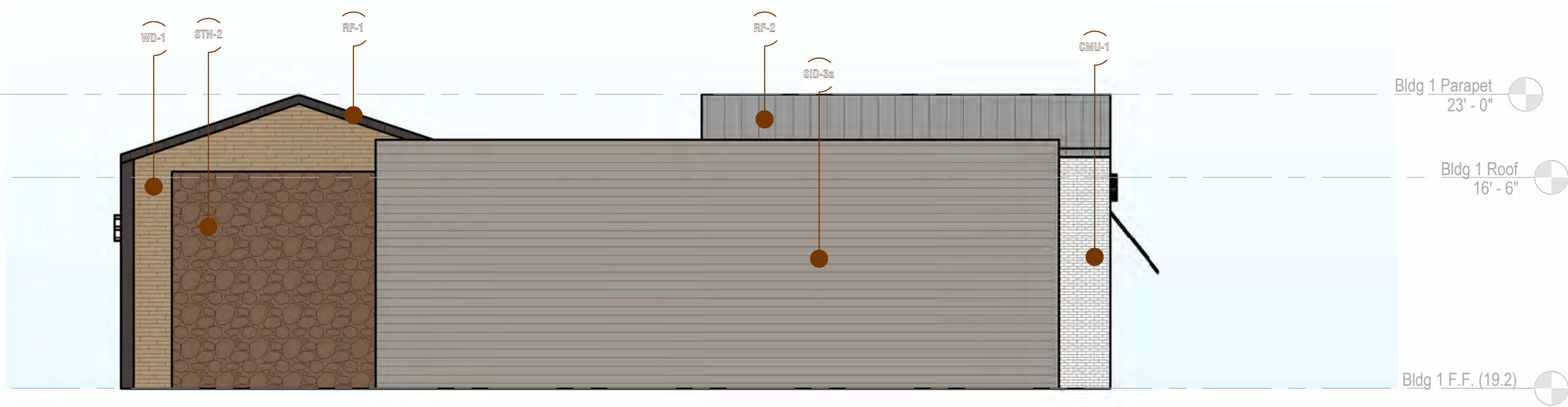
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GLAZING:

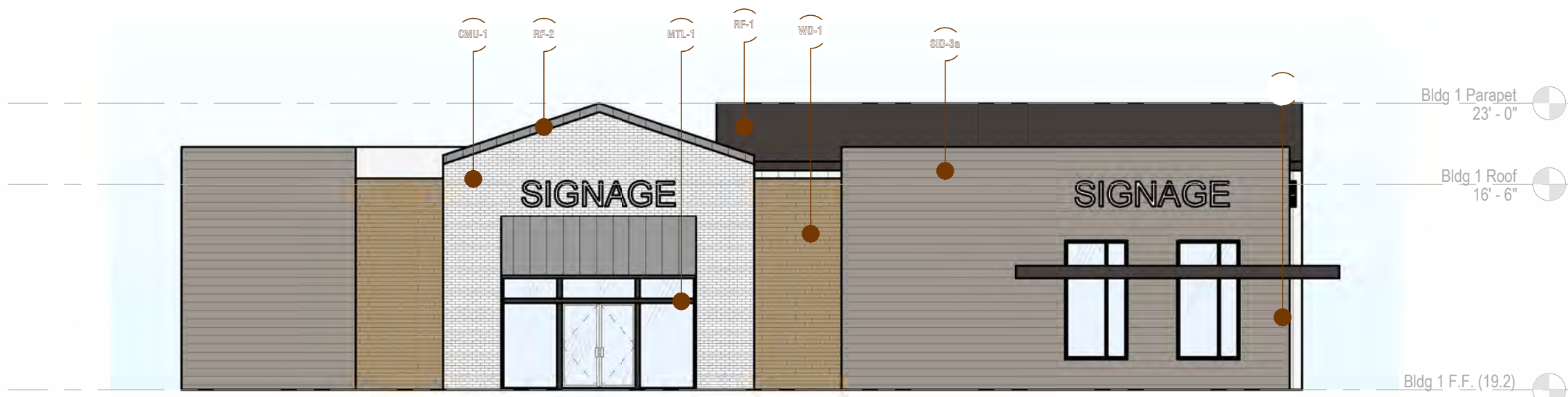
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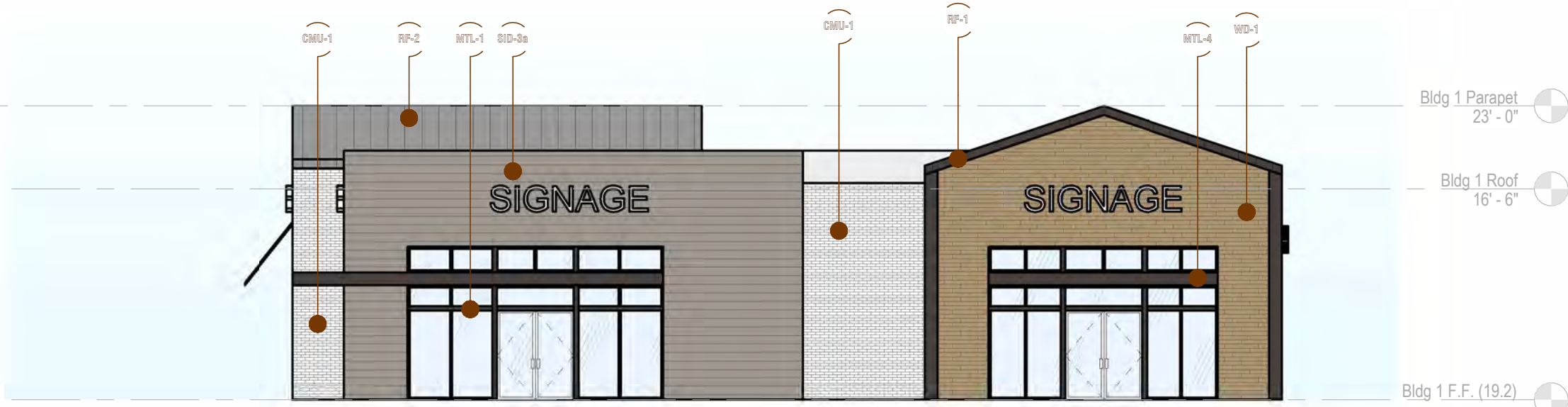
3 North Elevation
3/32" = 1'-0"



4 West Elevation
3/32" = 1'-0"



6 South Elevation
3/32" = 1'-0"



5 East Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

CON-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- RF-1 Standing Seam - AEP 'Vintage'
- RF-2 Standing Seam - AEP 'Zinc Gray'
- RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-1 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

AW-1 Awning | Branded

Masonry

Precision CMU Block

- CMU-1 Precision CMU - Angelus 'Warm Gray'
- CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

- CMU-3 Ground Face CMU - Trendstone 'Pearl White'
- CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

- CMU-5 Split Face CMU - Trendstone 'Black Canyon'
- CMU-6 Split Face CMU - Trendstone 'Pearl White'
- CMU-7 Split Face CMU - Trendstone 'Pigeon Gray'
- CMU-8 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- STW-1 Stone Veneer | Creative Mines 'Whitegold'
- STW-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- CMU-9 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SID-14 Horizontal Siding - DET614 'So Chic'
- SID-24 Horizontal Siding - DET600 'Dolphin Tales'
- SID-34 Horizontal Siding - DE6214 'Pigeon Gray'
- SID-44 Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- SID-13 Vertical Siding - DET614 'So Chic'
- SID-23 Vertical Siding - DET600 'Dolphin Tales'
- SID-33 Vertical Siding - DE6214 'Pigeon Gray'
- SID-43 Vertical Siding - DE6385 'Black Bean'

Board & Batten

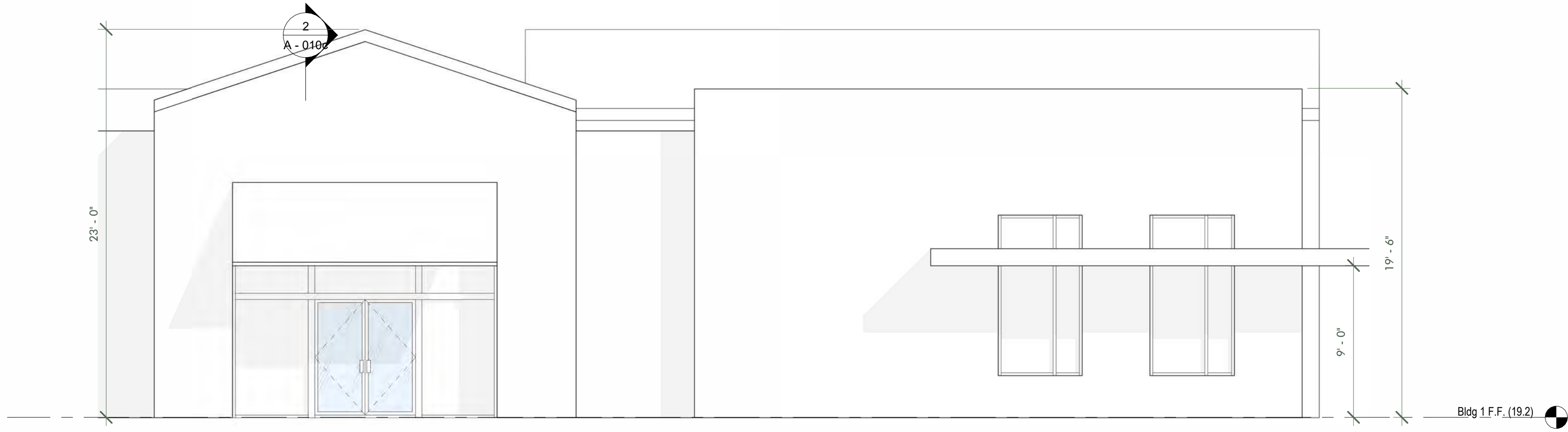
- SID-12 Board & Batten - DET614 'So Chic'
- SID-22 Board & Batten - DET600 'Dolphin Tales'
- SID-32 Board & Batten - DE6214 'Pigeon Gray'
- SID-42 Board & Batten - DE6385 'Black Bean'

Plaster

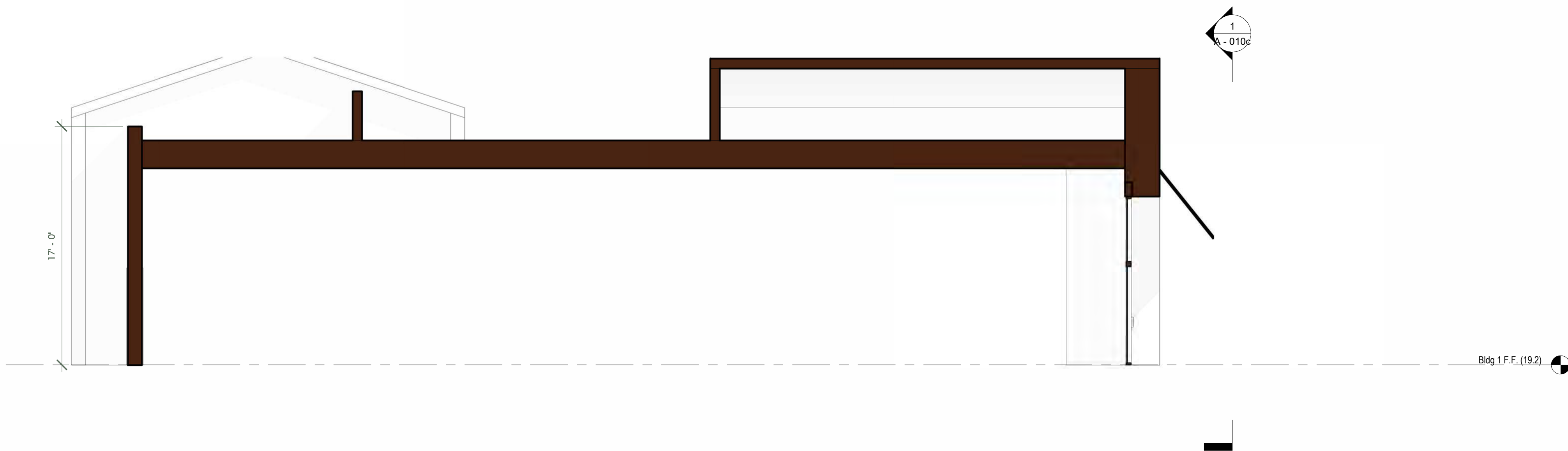
- PLA-1 Plaster - DET614 'So Chic'
- PLA-2 Plaster - DET600 'Dolphin Tales'
- PLA-3 Plaster - DE6214 'Pigeon Gray'
- PLA-4 Plaster - DE6385 'Black Bean'

Wood

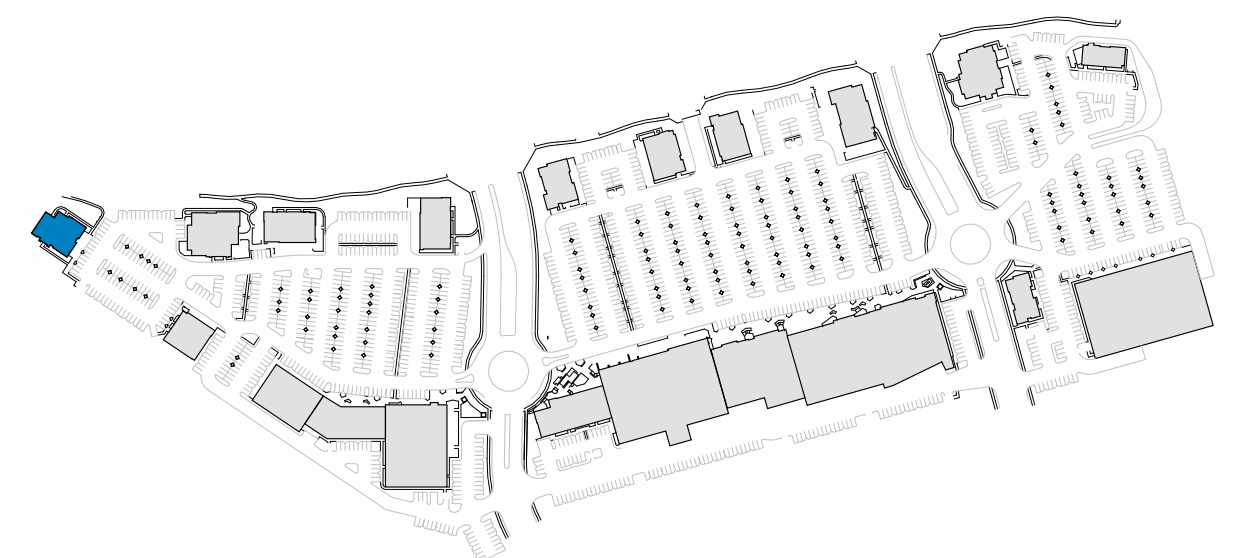
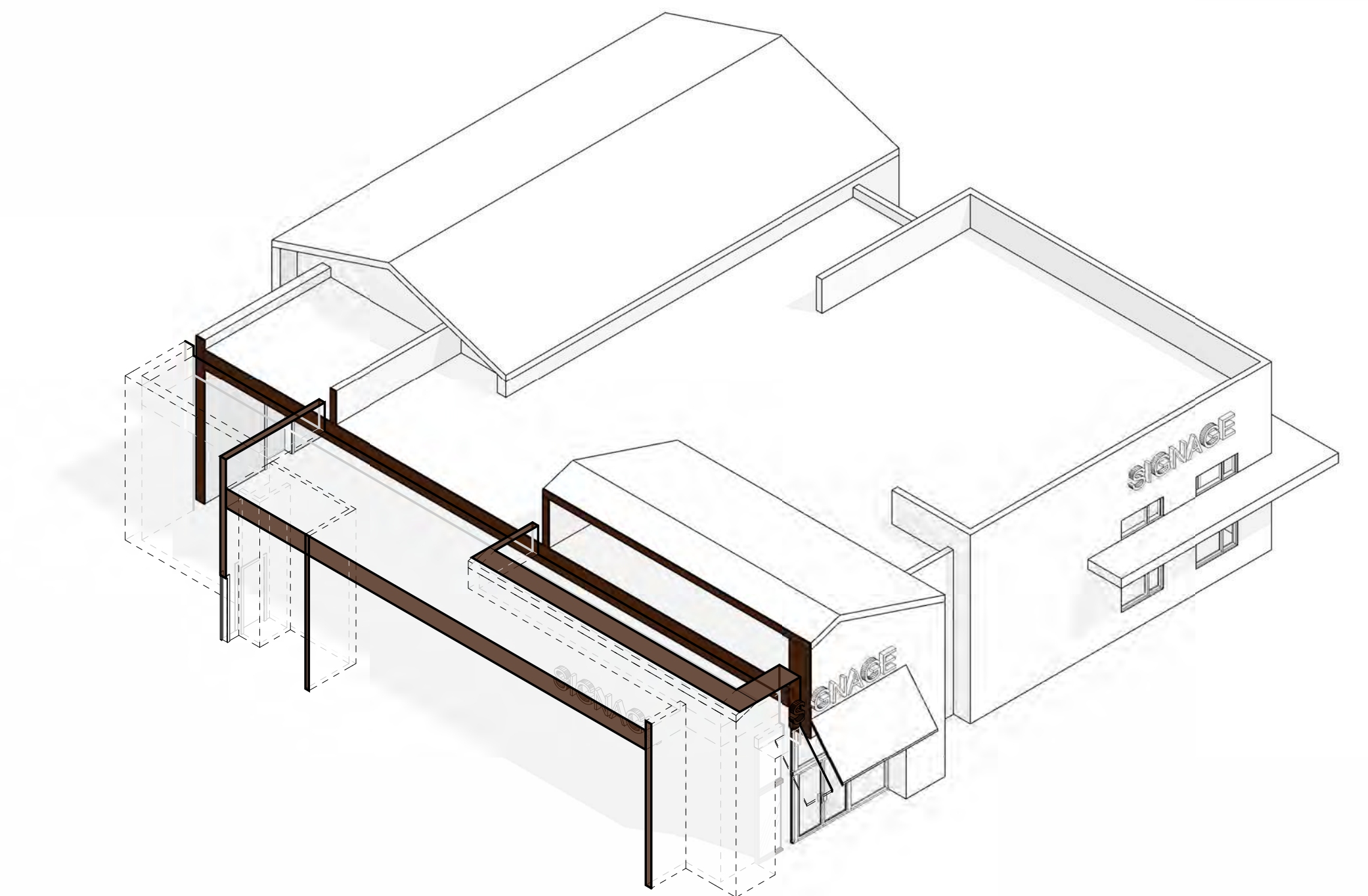
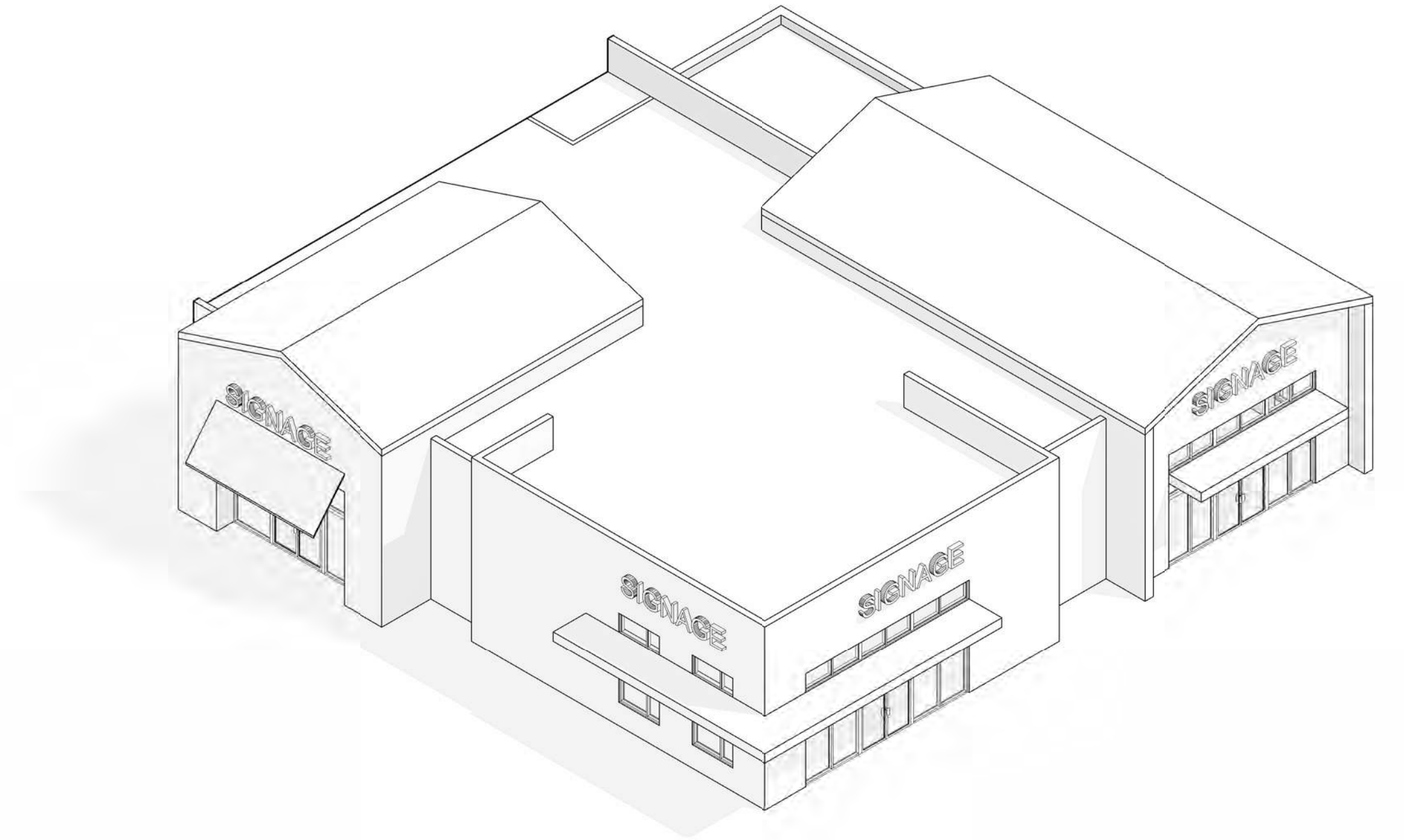
- WD-1 Wood Plank - Timbertech 'Weathered Teak'
- WD-2 Wood Plank - Timbertech 'Tigerwood'
- WD-3 Exposed Natural Wood - Clear Stain

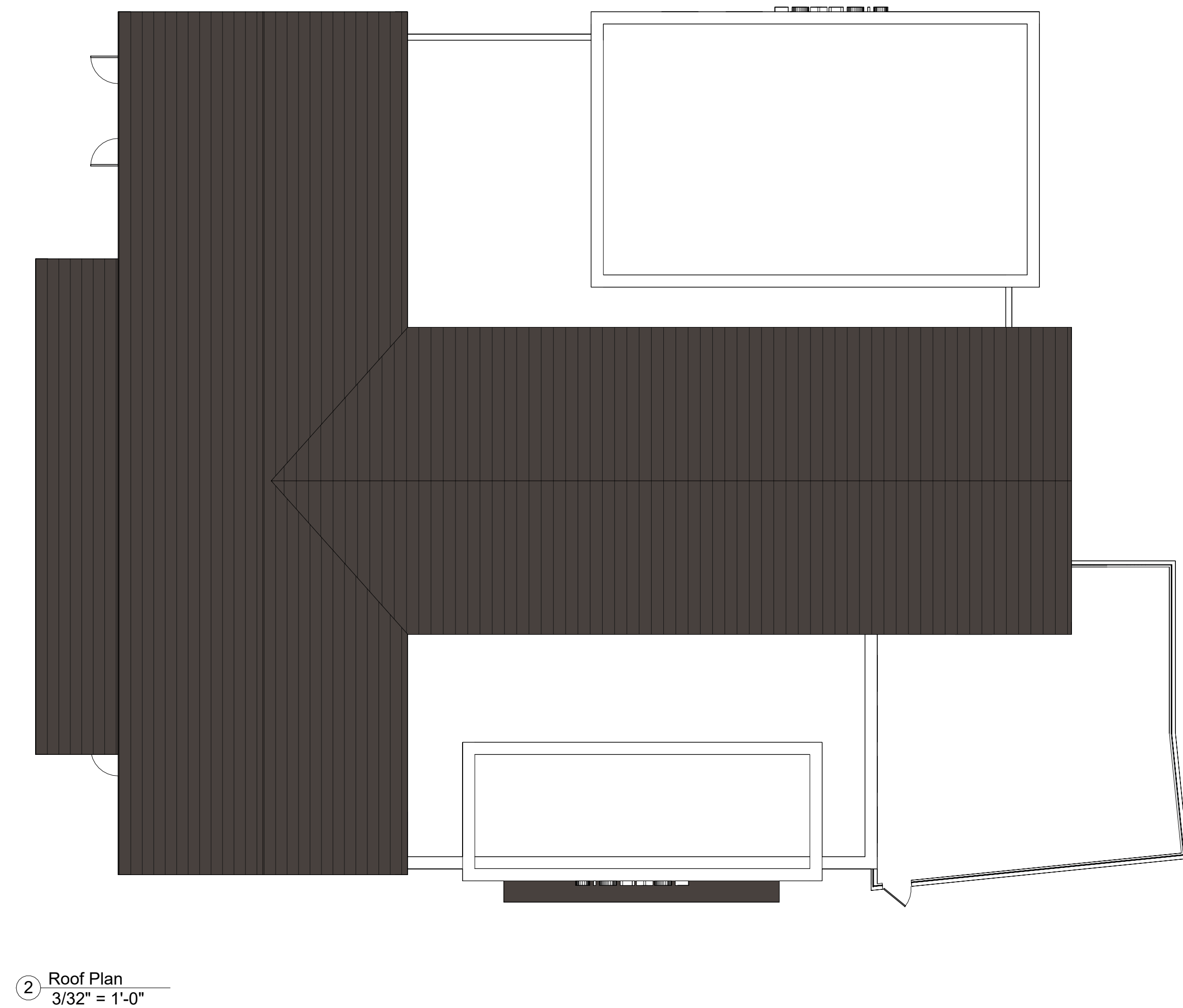
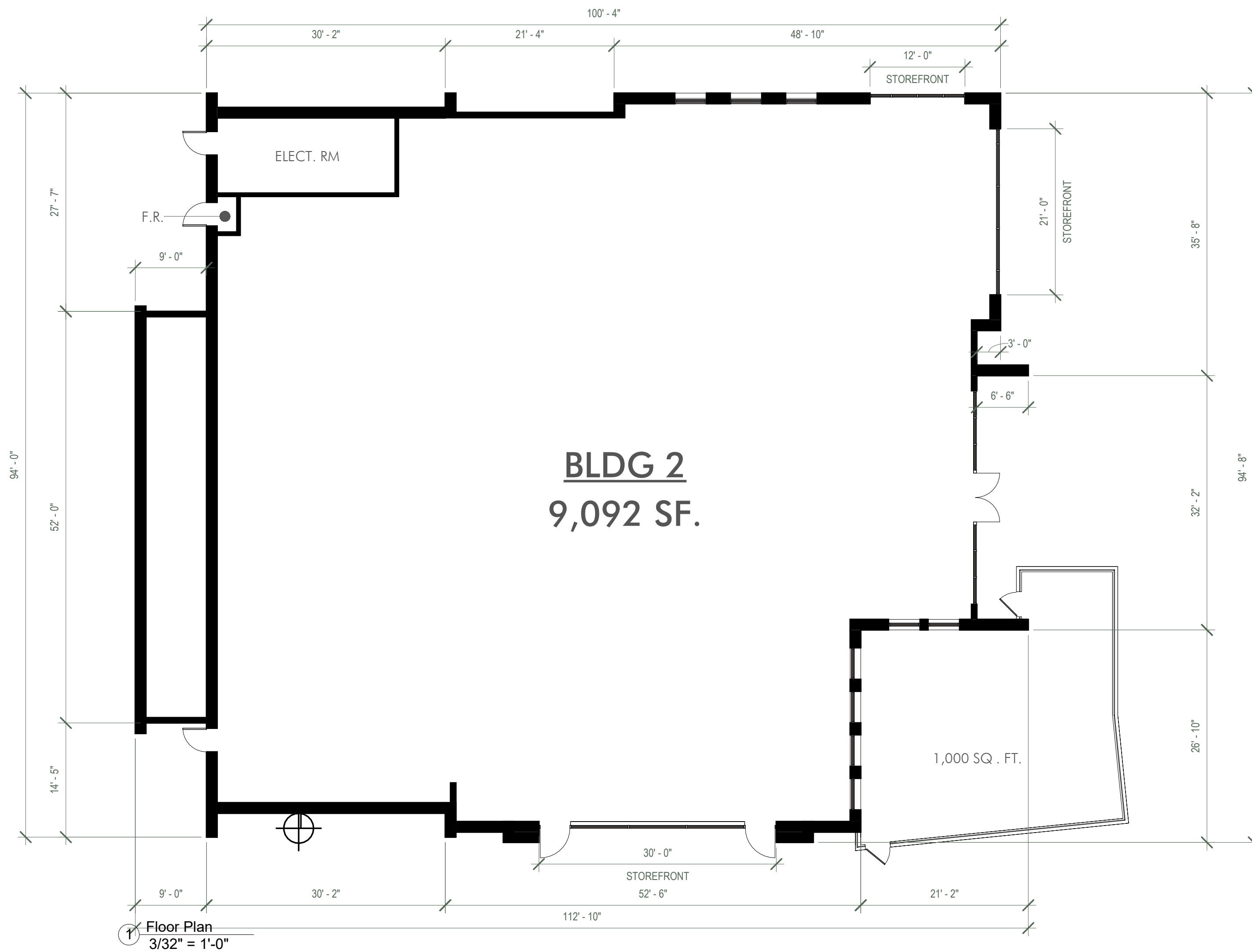


① Section 1
3/16" = 1'-0"

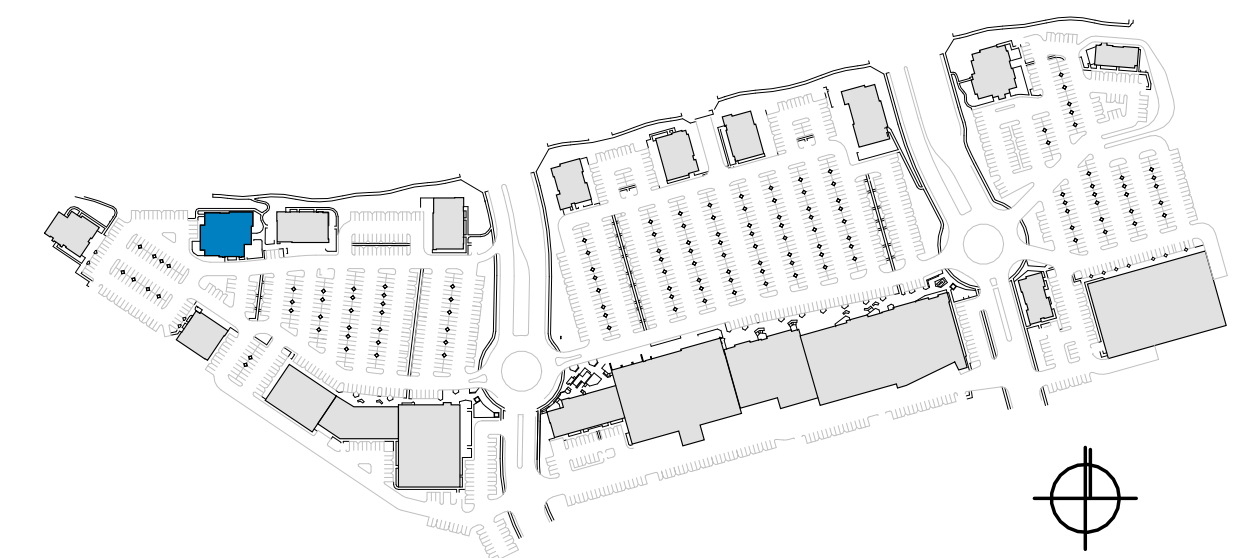


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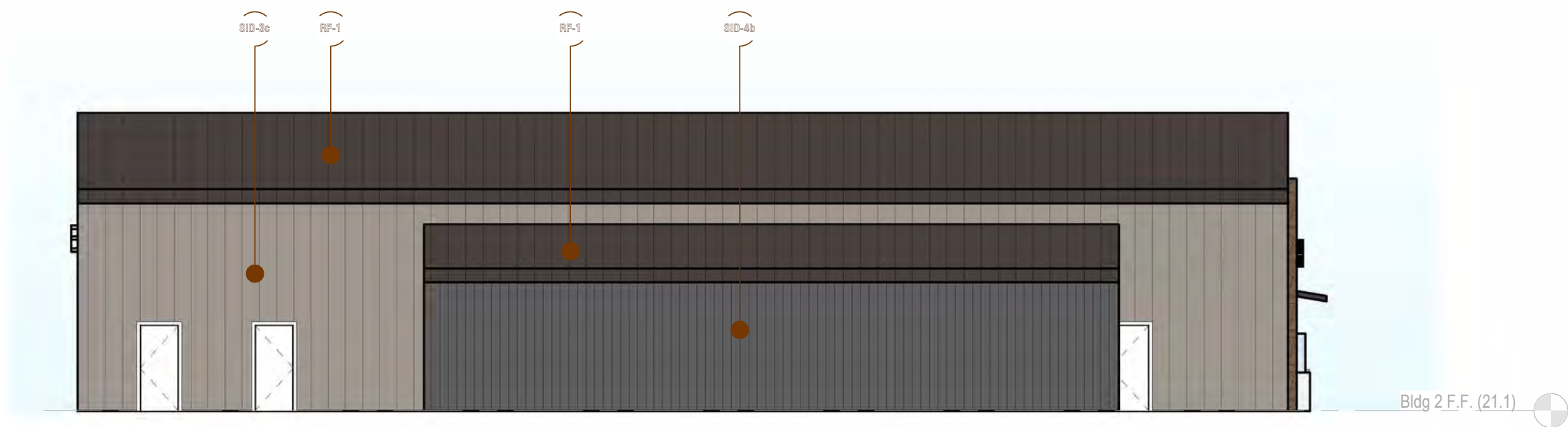
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3 North Elevation
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6 West Elevation
3/32" = 1'-0"



4 South Elevation
3/32" = 1'-0"



5 East Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

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- RF-2 Standing Seam - AEP 'Zinc Gray'
- RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

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- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

AW-1 Awning | Branded

Masonry

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Ground Face CMU Block

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Split Face CMU Block

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- CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

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- STR-1 Stone Veneer | Creative Mines 'Whitegold'
- STR-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

BRK-1 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SID-1a Horizontal Siding - DET614 'So Chic'
- SID-2a Horizontal Siding - DET600 'Dolphin Tales'
- SID-3a Horizontal Siding - DE6214 'Pigeon Gray'
- SID-4a Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- SID-1b Vertical Siding - DET614 'So Chic'
- SID-2b Vertical Siding - DET600 'Dolphin Tales'
- SID-3b Vertical Siding - DE6214 'Pigeon Gray'
- SID-4b Vertical Siding - DE6385 'Black Bean'

Board & Batten

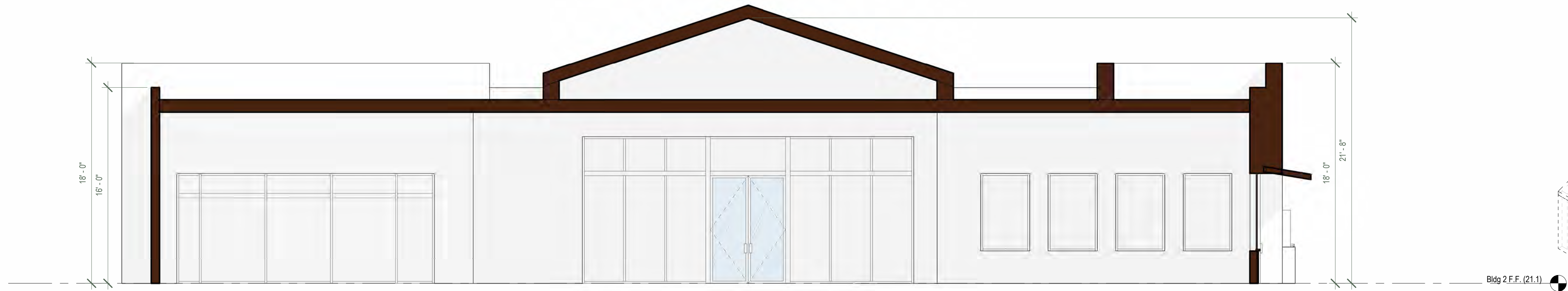
- SID-1c Board & Batten - DET614 'So Chic'
- SID-2c Board & Batten - DET600 'Dolphin Tales'
- SID-3c Board & Batten - DE6214 'Pigeon Gray'
- SID-4c Board & Batten - DE6385 'Black Bean'

Plaster

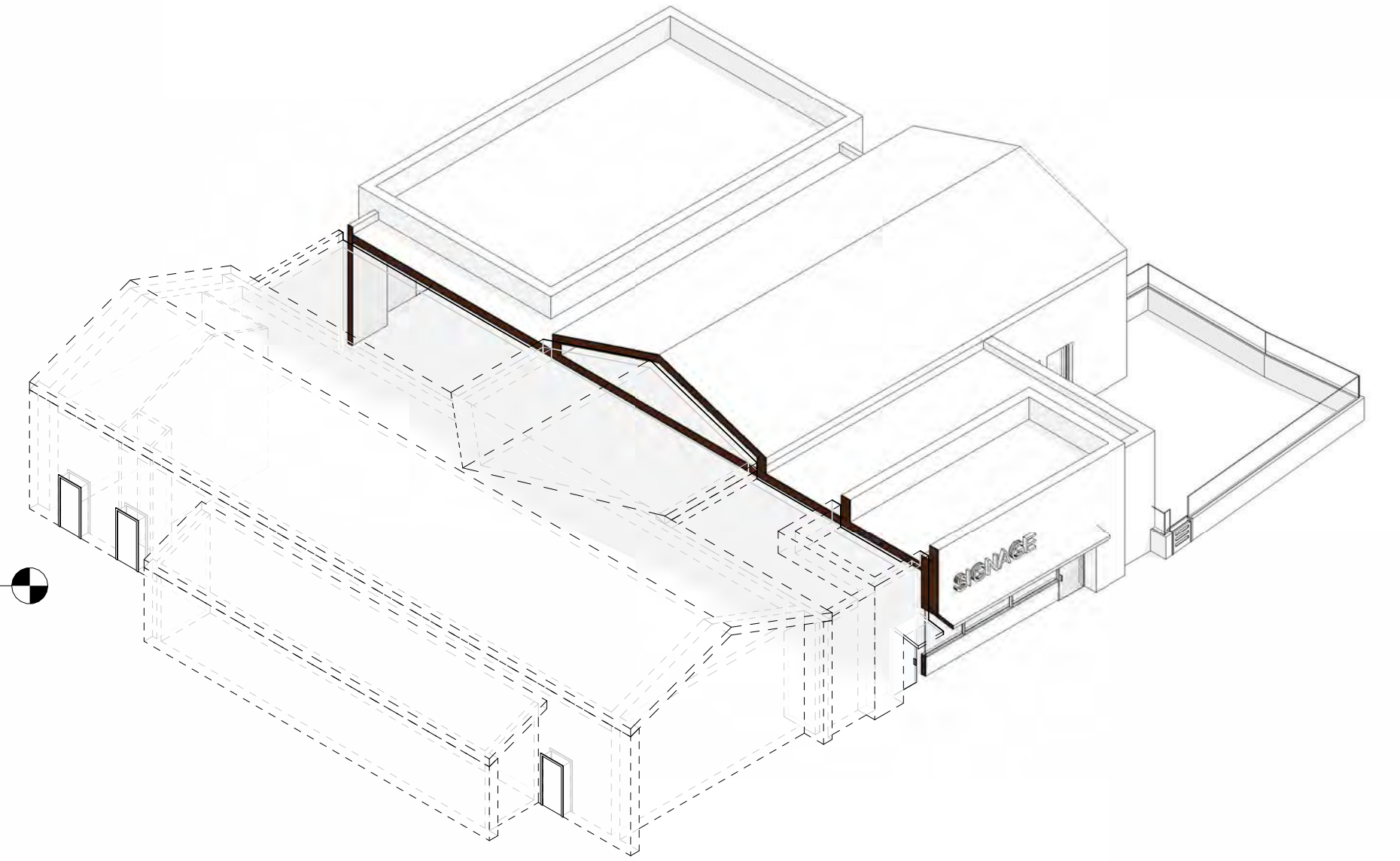
- PLAS-1 Plaster - DET614 'So Chic'
- PLAS-2 Plaster - DET600 'Dolphin Tales'
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Wood

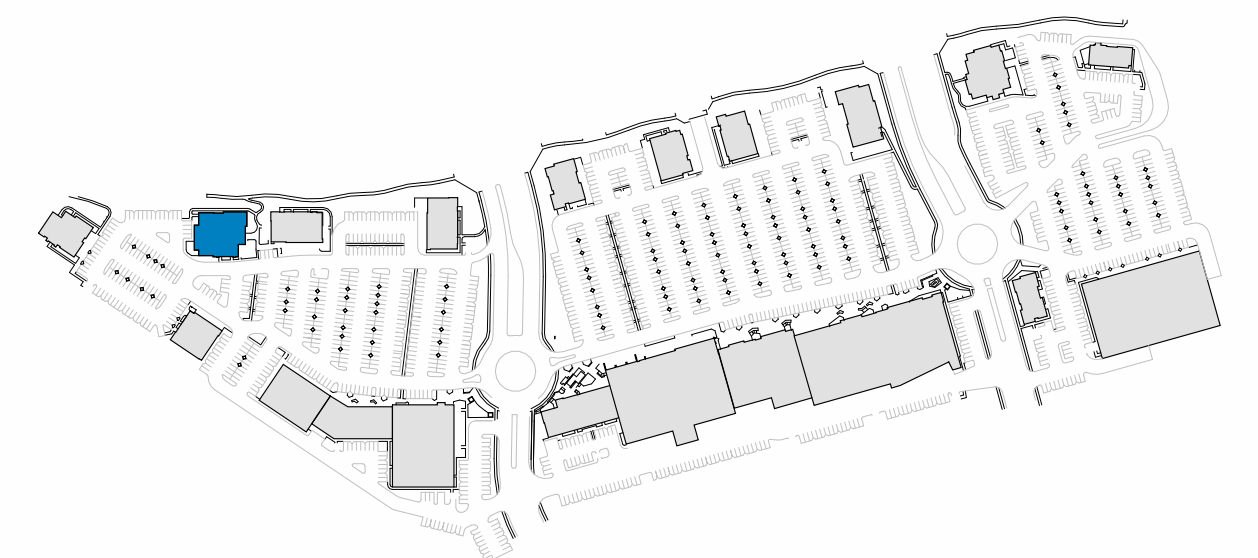
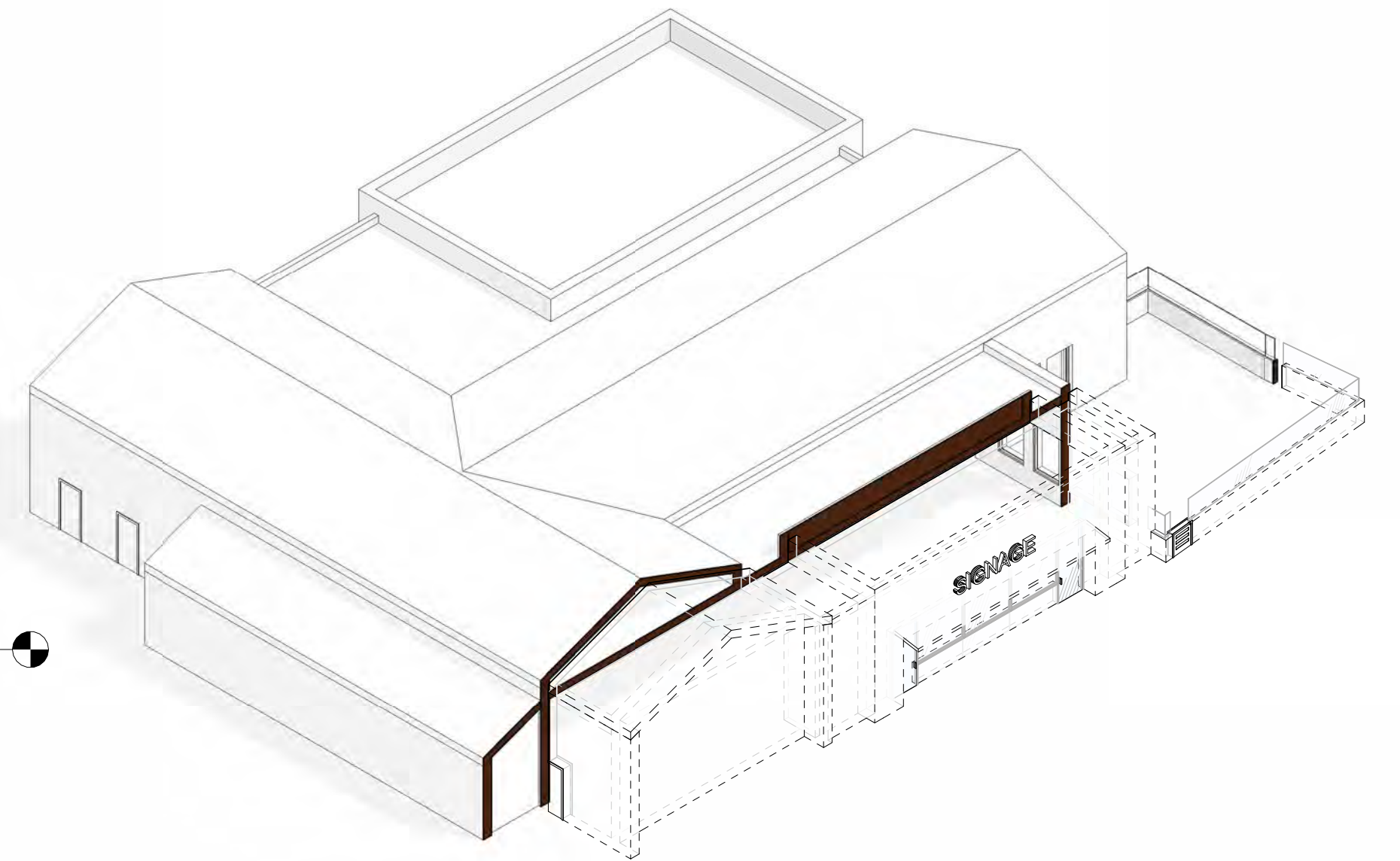
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- WD-2 Wood Plank - Timbertech 'Tigerwood'
- WD-3 Exposed Natural Wood - Clear Stain

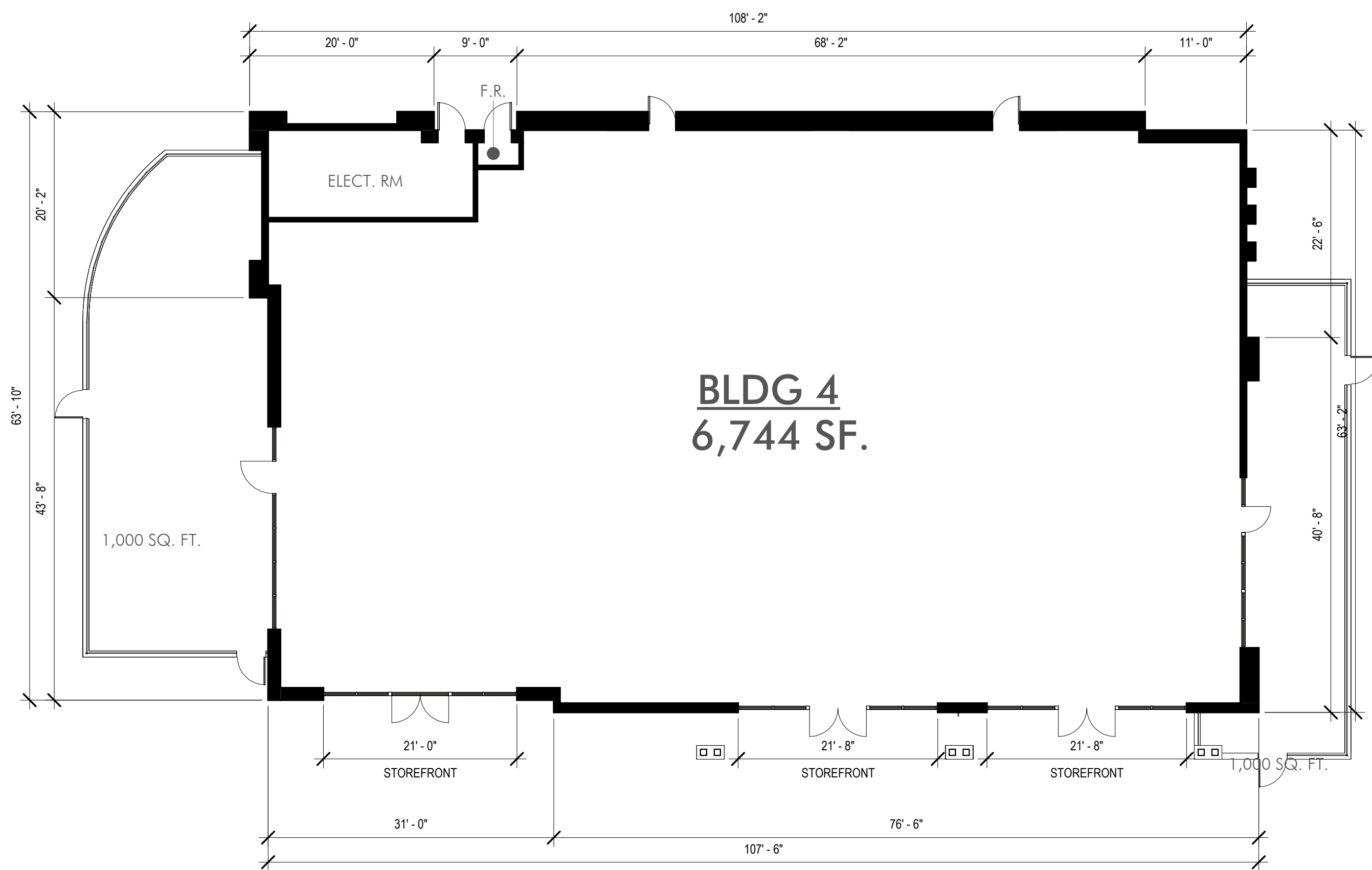


① Section 1
3/16" = 1'-0"

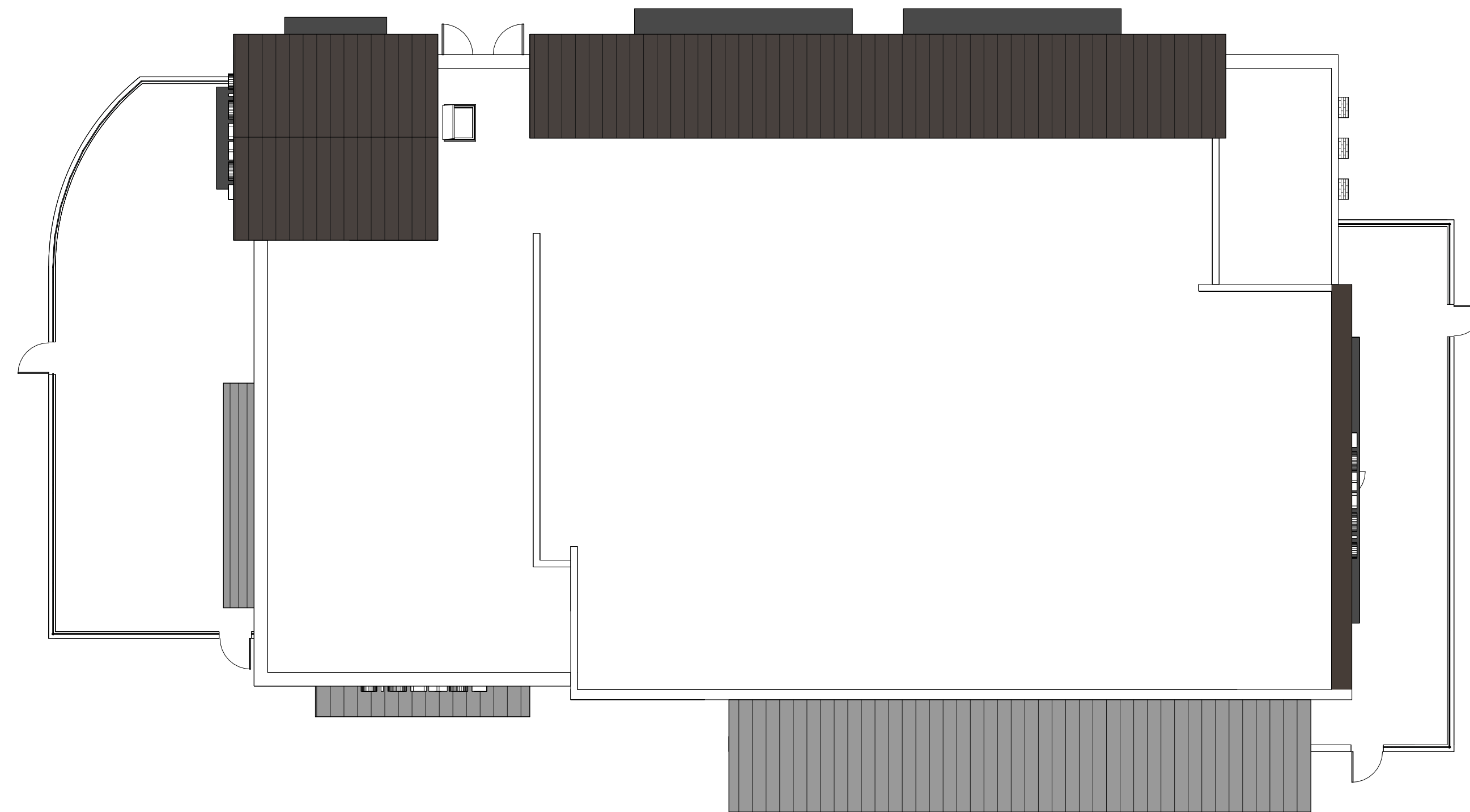
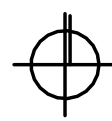


② Section 2
3/16" = 1'-0"



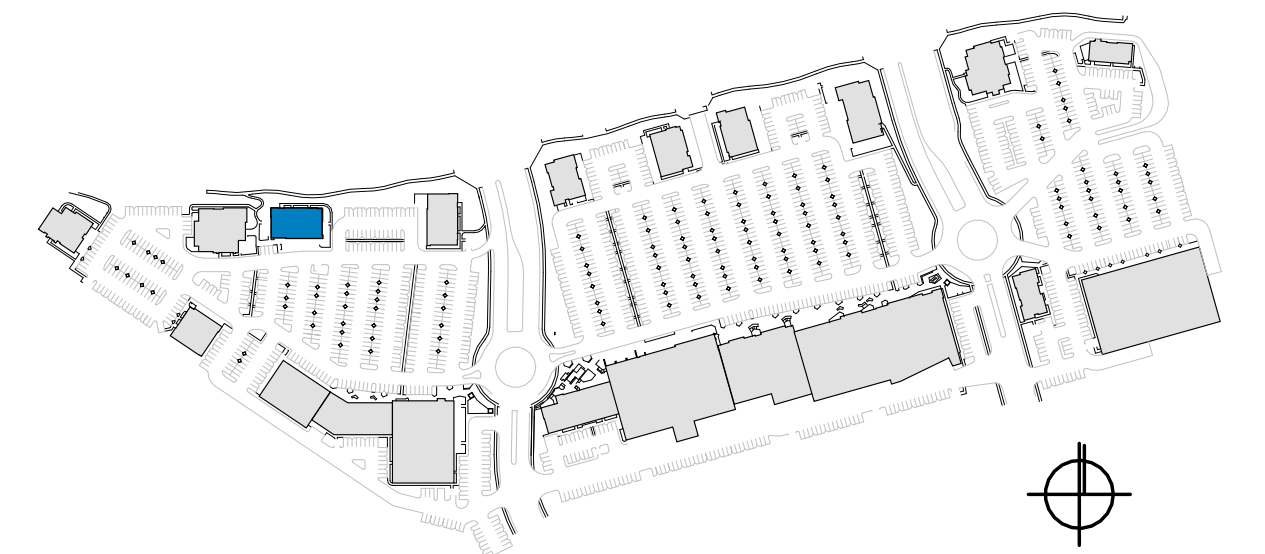


① Floor Plan
3/32" = 1'-0"



② Roof Plan
3/32" = 1'-0"

ALL FLAT, NON-VISIBLE PORTIONS OF BUILDING ROOFS SHALL BE COOL COLORS THAT HAVE A HIGH SOLAR REFLECTANCE AND THERMAL EMITTANCE. THESE CHARACTERISTICS REFLECT LIGHT, THEREBY REDUCING HEAT TRANSFER AND FURTHER THE ABILITY TO ALLOW HEAT TO ESCAPE FROM A SURFACE ONCE IT HAS BEEN ABSORBED



DESIGN GUIDELINES

BUILDING MASSING:

- ☐ Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the lengh of facade.
- ☐ Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, awnings, moldings, pilasters, wall mounted lighting or other details.

ARTICULATION:

- ☐ Architectural detail through the use of columns, three-dimensional cornice bands, recessed entries, windows, awnings and canopies.
- ☐ Articulation of facades through the use of openings, recesses, balconies, arcades and overhangs that create shadow and interest.

ENTRIES:

- ☐ Buildings shall have a clearly defined primary pedestrian entry.
- ☐ Entries shall be covered with roof overhangs, awnings, trellis, or similar methods, or shall be recessed into the building to provide a sheltered entry.
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ROOFS:

- ☐ Parapets shal be used to conceal flat roofs and rooftop equipment.
- ☐ The backsides of parapets shall be consistently treated, and a continuation of the building's architectural is encouraged, in consideration of the view from nearby multi-story buildings.
- ☐ Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mess from the side view.

MATERIALS:

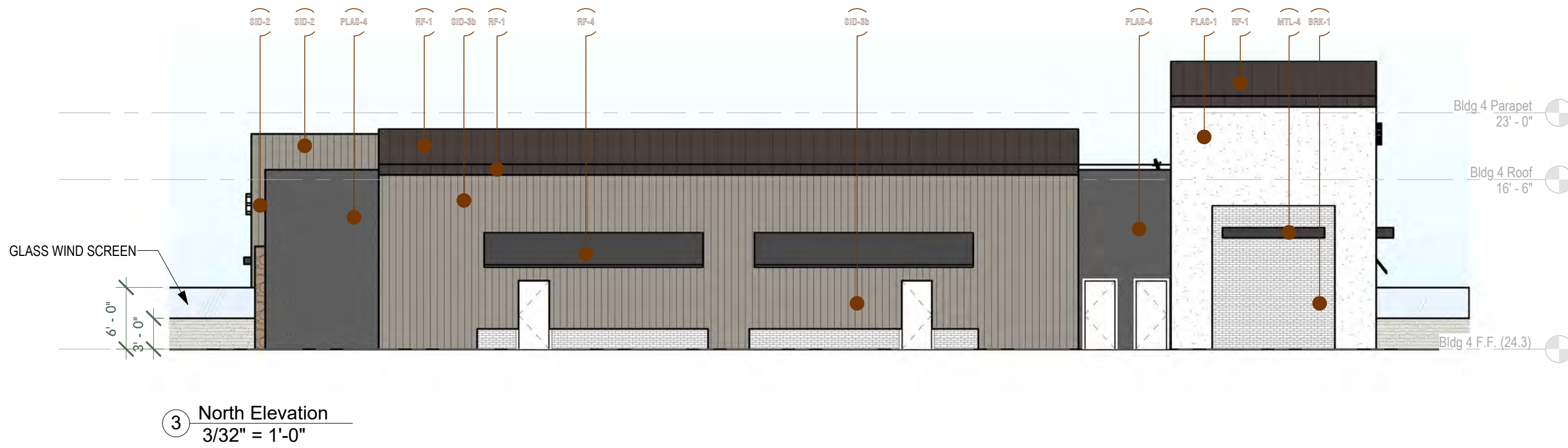
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- ☐ Materials representative of quality design should be used. These include glass, metal panels, concrete, concrete block, steel, stone, brick and stucco.
- ☐ Precast stone or concrete shall be integral color in warm earth tones. Joints shall be preblended mortar mix to match the adjacent finish, unless approved as part of an enhanced entry or other treatment.
- ☐ Stucco shall be integral color fine sand float or smooth finish.
- ☐ Metal roof profile should be standing seam with a durable painted or sealed finish.

COLOR:

- ☐ The architectural colors shall be low reflective, subtle, neutral and compliment natural earth tones. The use of high-intensity or fluorescent colors is prohibited, unless incorporated as part of an approved comprehensive signage program.
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GLAZING:

- ☐ Glazing shall be clear, tinted or non-reflective. A minimal amount of neutral tinting of glass to achieve some sun control is acceptable if the glass appears essentially transparent when viewed from the outside.



MATERIAL PALETTE

Concrete

COR-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- RF-1 Standing Seam - AEP 'Vintage'
- RF-2 Standing Seam - AEP 'Zinc Gray'
- RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- WTL-1 Anodized Aluminum Storefront | Dark Bronze
- WTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- WTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- WTL-4 Decorative Brake Metal | AEP 'Vintage'
- WTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

AW-1 Awning | Branded

Masonry

Precision CMU Block

- CMB-1 Precision CMU - Angelus 'Warm Gray'
- CMB-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

- CMB-3 Ground Face CMU - Trendstone 'Pearl White'
- CMB-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

- CMB-5 Split Face CMU - Trendstone 'Black Canyon'
- CMB-6 Split Face CMU - Trendstone 'Pearl White'
- CMB-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- STN-1 Stone Veneer | Creative Mines 'Whitegold'
- STN-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- BRK-1 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SID-1a Horizontal Siding - DET614 'So Chic'
- SID-2a Horizontal Siding - DET600 'Dolphin Tales'
- SID-3a Horizontal Siding - DE6214 'Pigeon Gray'
- SID-4a Horizontal Siding - DE6385 'Black Bean'

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- SID-3b Vertical Siding - DE6214 'Pigeon Gray'
- SID-4b Vertical Siding - DE6385 'Black Bean'

Board & Batten

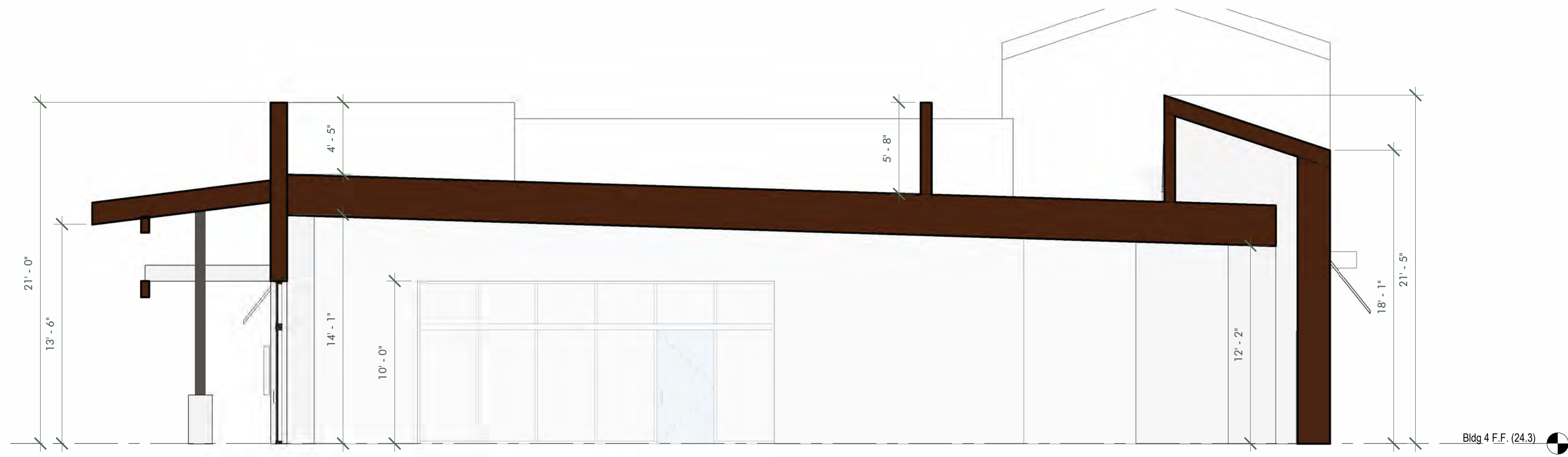
- SID-1c Board & Batten - DET614 'So Chic'
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- SID-3c Board & Batten - DE6214 'Pigeon Gray'
- SID-4c Board & Batten - DE6385 'Black Bean'

Plaster

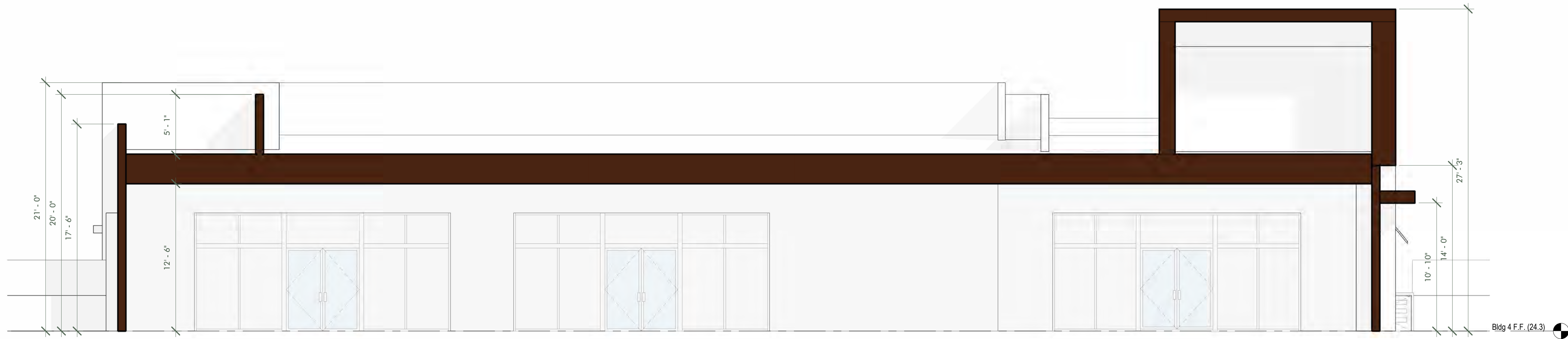
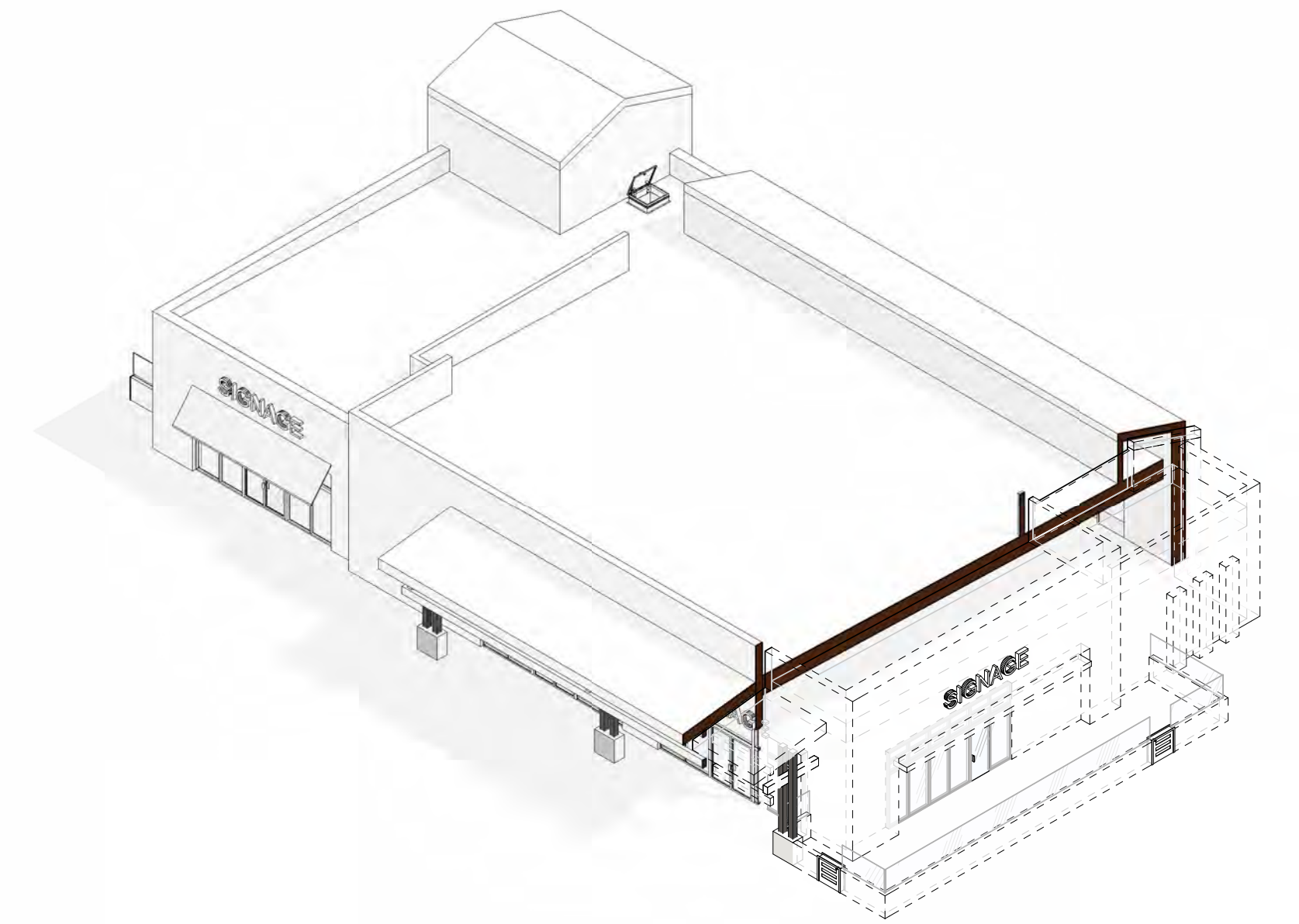
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- PLAS-2 Plaster - DET600 'Dolphin Tales'
- PLAS-3 Plaster - DE6214 'Pigeon Gray'
- PLAS-4 Plaster - DE6385 'Black Bean'

Wood

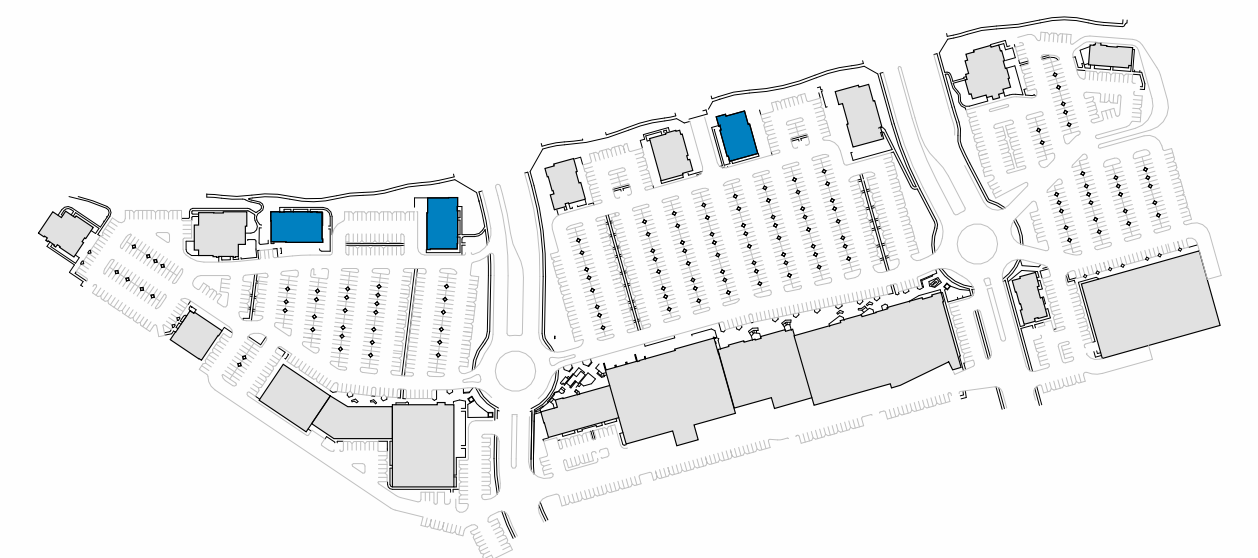
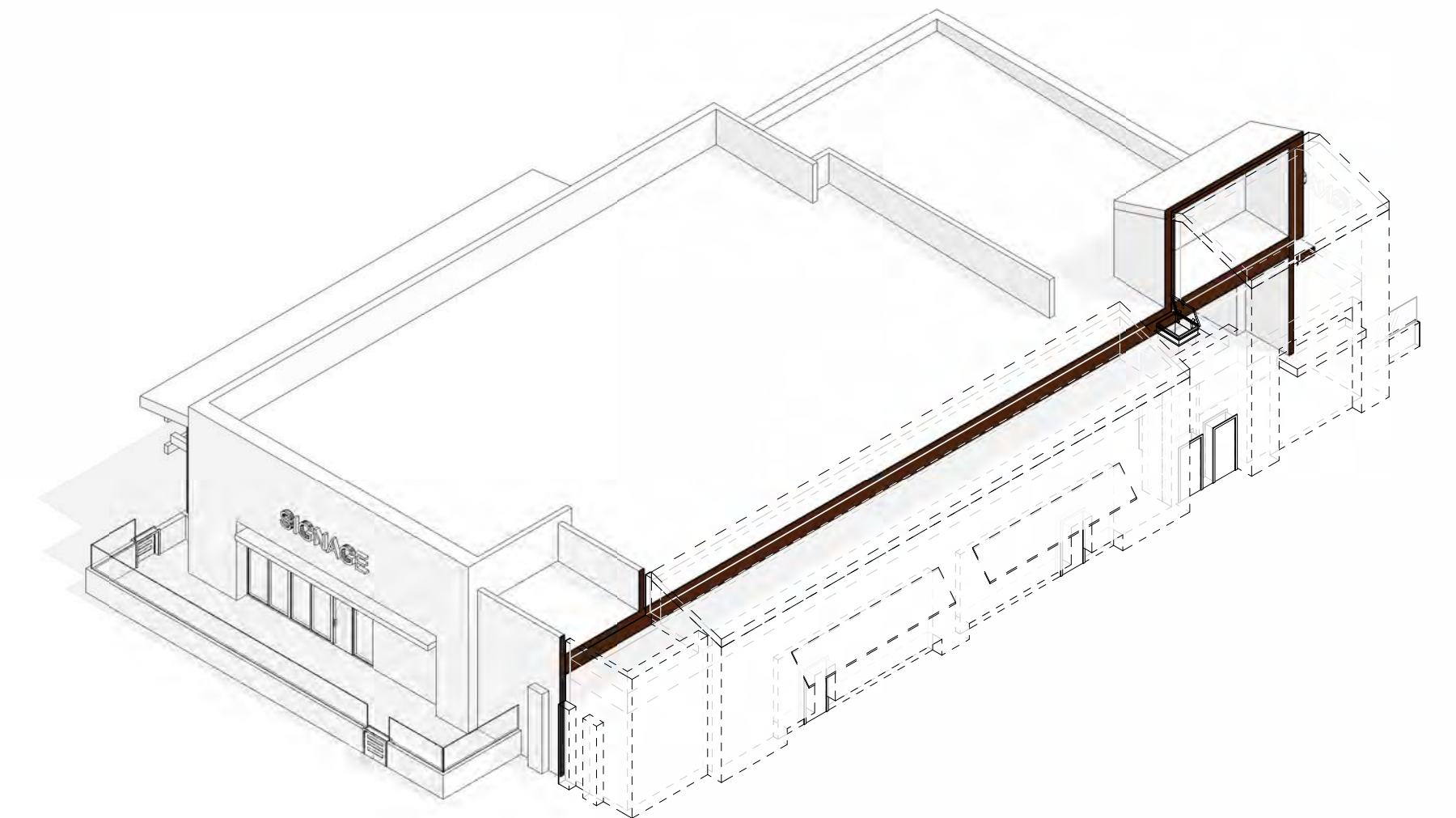
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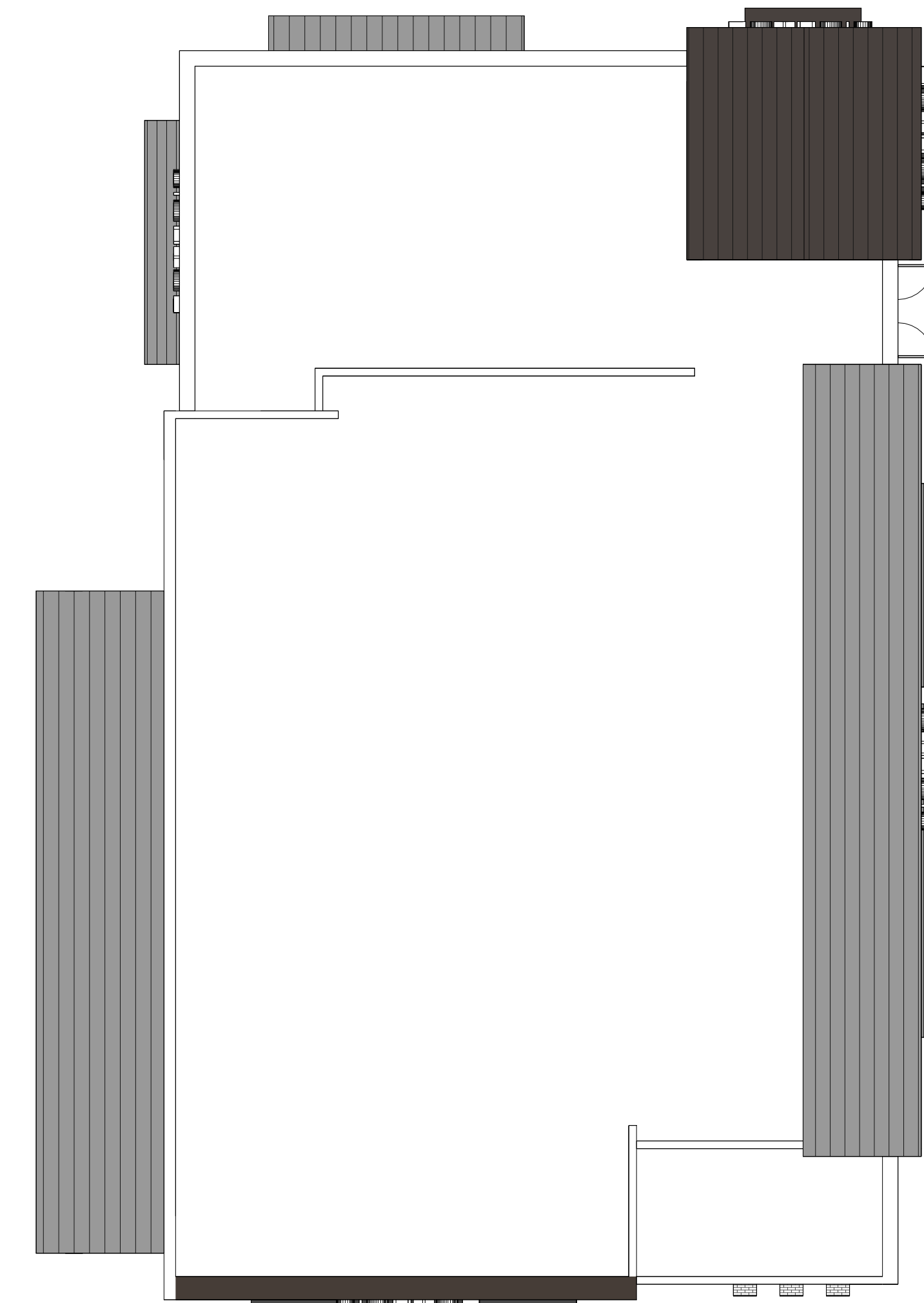
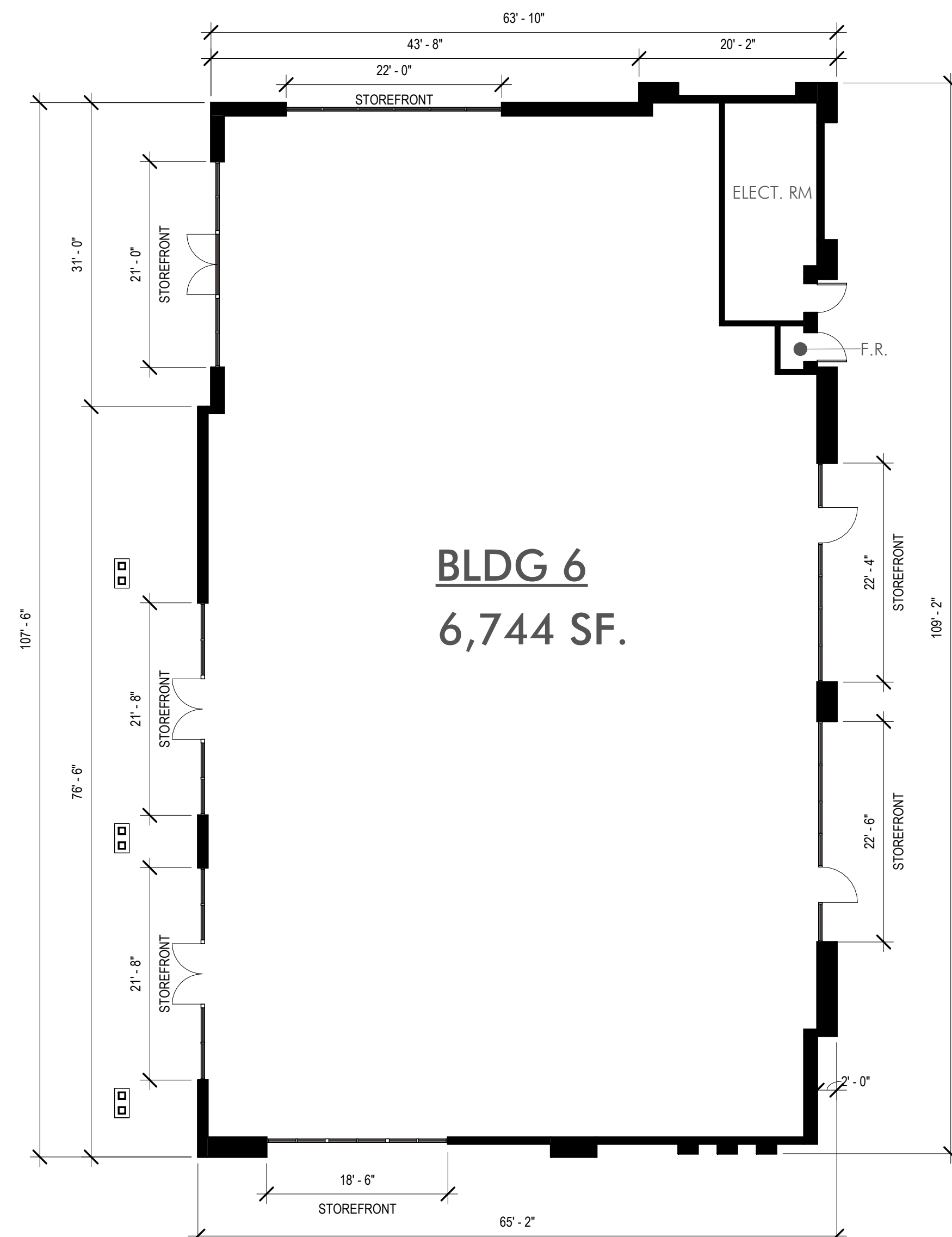


① Section 1
3/16" = 1'-0"

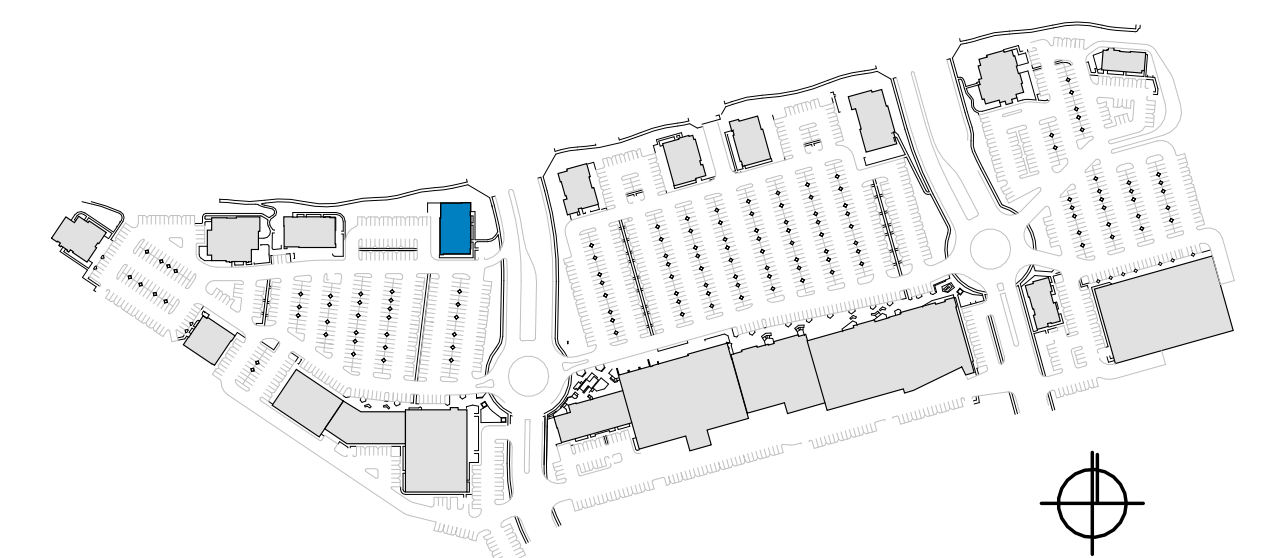


② Section 2
3/16" = 1'-0"





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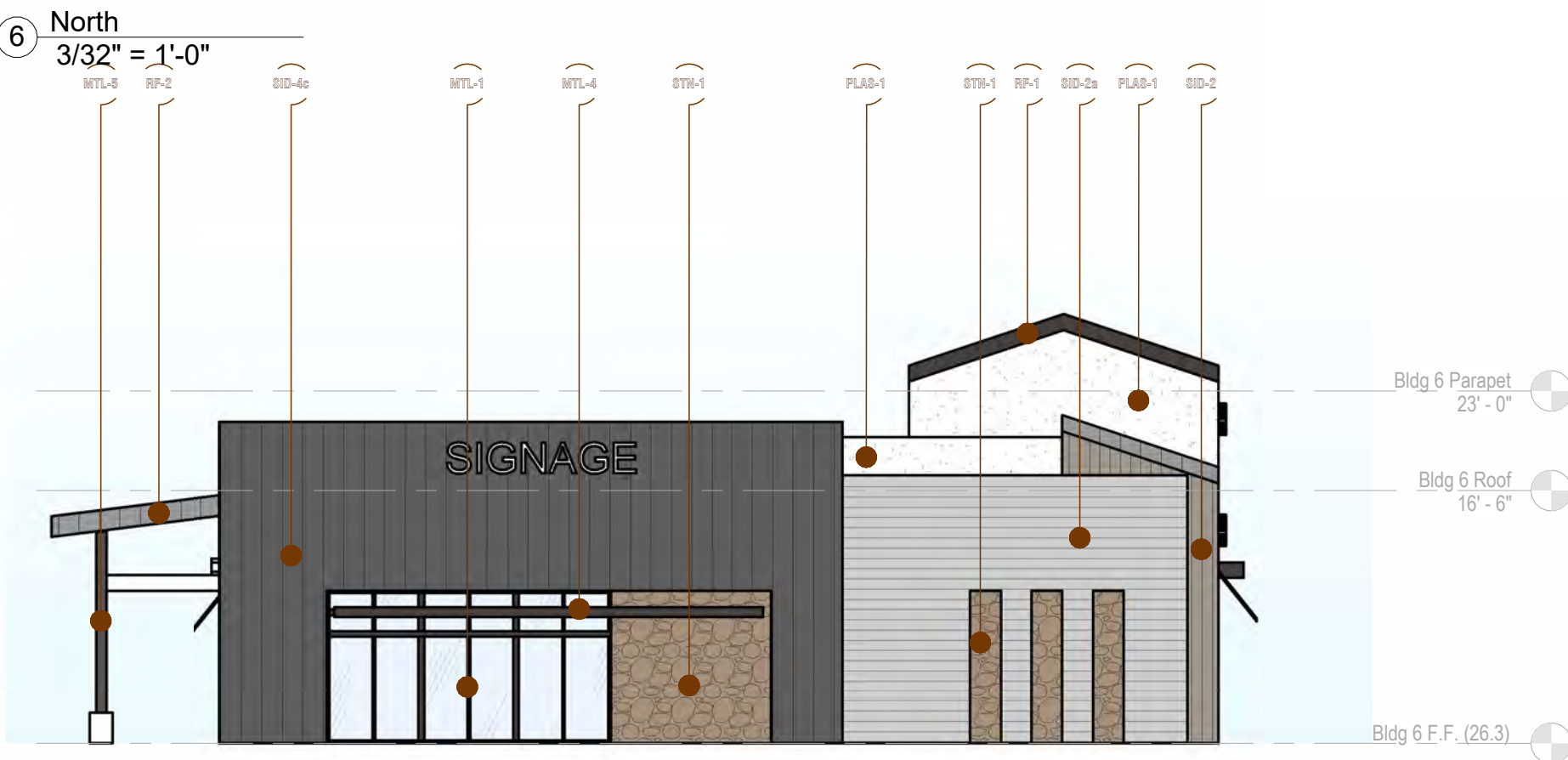
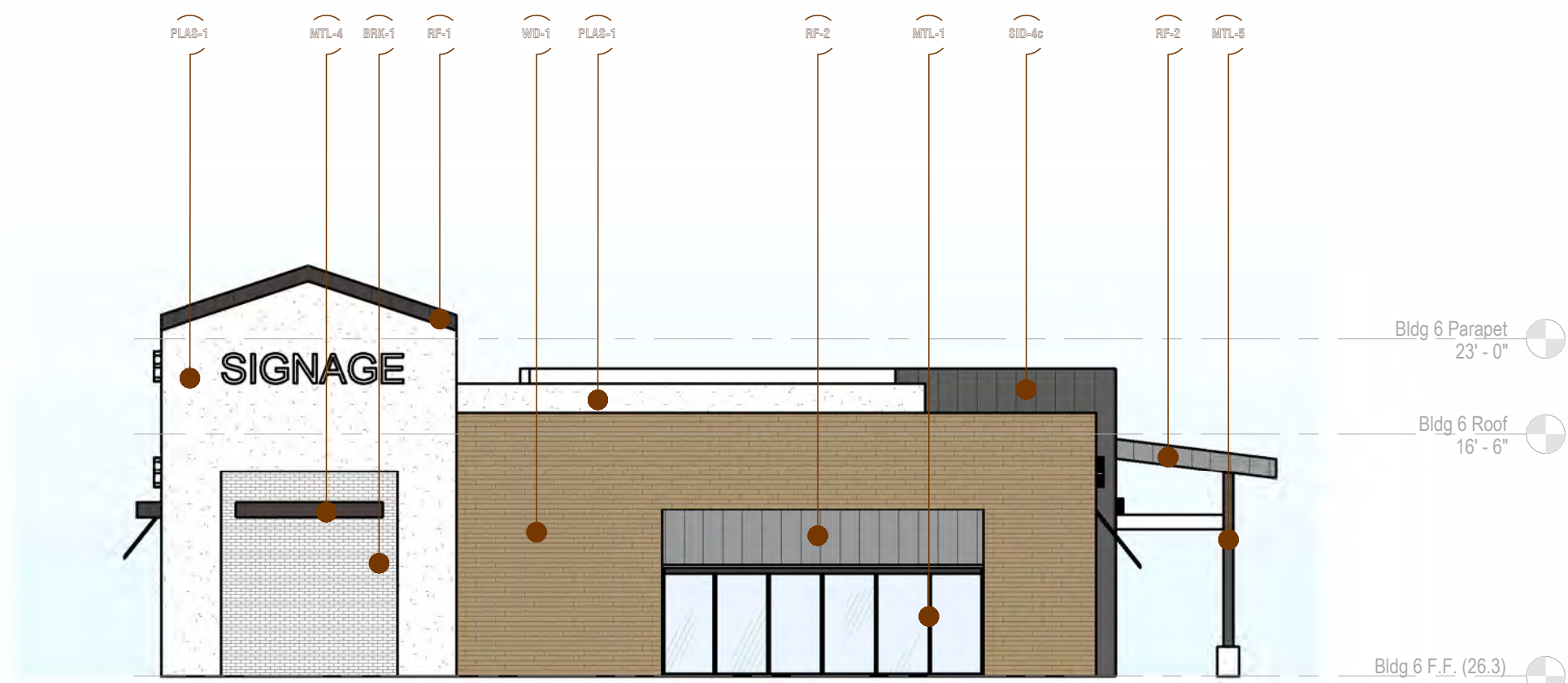
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COLOR:

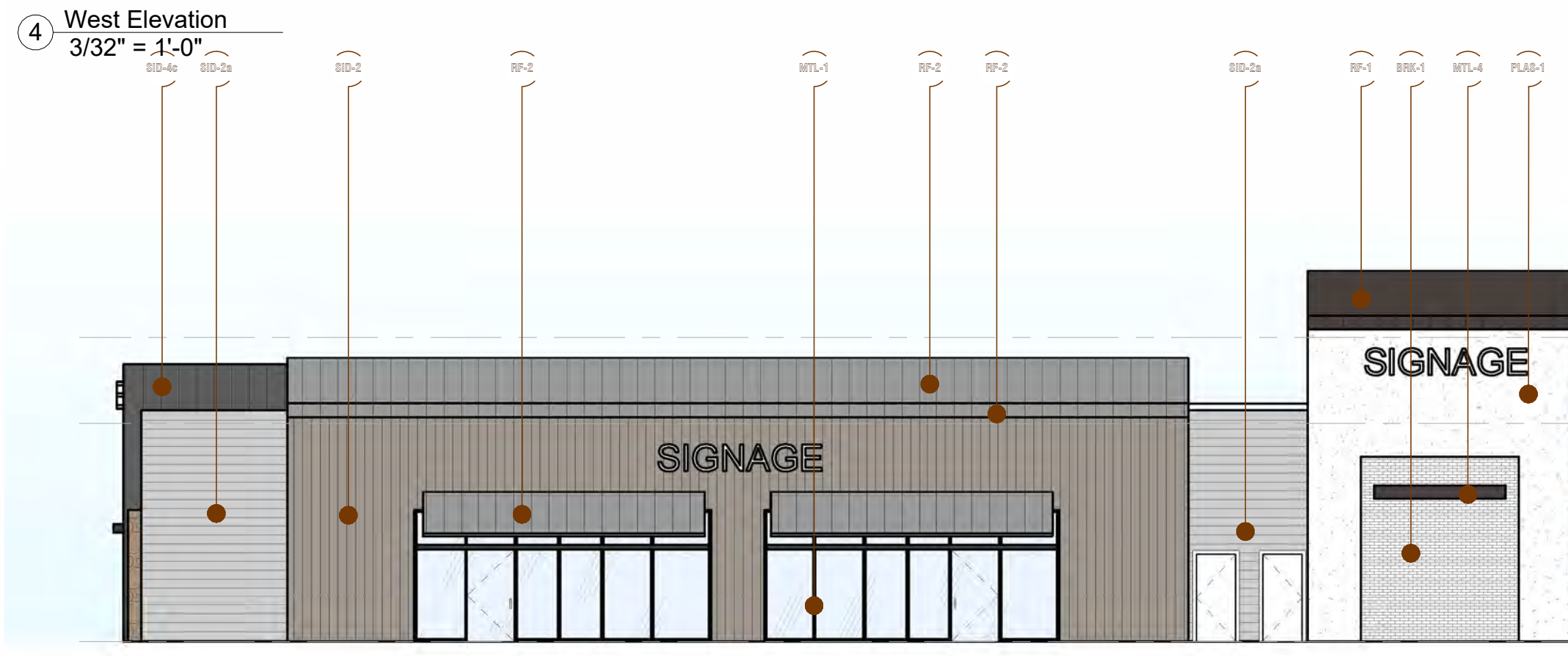
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5 South
3/32" = 1'-0"



3 East Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

COR-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- RP-1 Standing Seam - AEP 'Vintage'
- RP-2 Standing Seam - AEP 'Zinc Gray'
- RP-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-2 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-2 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-2 Decorative Brake Metal | AEP 'Vintage'
- MTL-2 Painted Steel | RAL 7021 'Black Gray'

Fabric

AW-1 Awning | Branded

Masonry

Precision CMU Block

- CMU-1 Precision CMU - Angelus 'Warm Gray'
- CMU-2 Precision CMU - Trendstone 'Black Canyon'
- CMU-3 Ground Face CMU - Trendstone 'Pearl White'
- CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

- CMU-5 Split Face CMU - Trendstone 'Black Canyon'
- CMU-6 Split Face CMU - Trendstone 'Pearl White'
- CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- STD-1 Stone Veneer | Creative Mines 'Whitegold'
- STD-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

BRK-1 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SID-1a Horizontal Siding - DET614 'So Chic'
- SID-2a Horizontal Siding - DET600 'Dolphin Tales'
- SID-3a Horizontal Siding - DE6214 'Pigeon Gray'
- SID-4a Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- SID-1b Vertical Siding - DET614 'So Chic'
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- SID-3b Vertical Siding - DE6214 'Pigeon Gray'
- SID-4b Vertical Siding - DE6385 'Black Bean'

Board & Batten

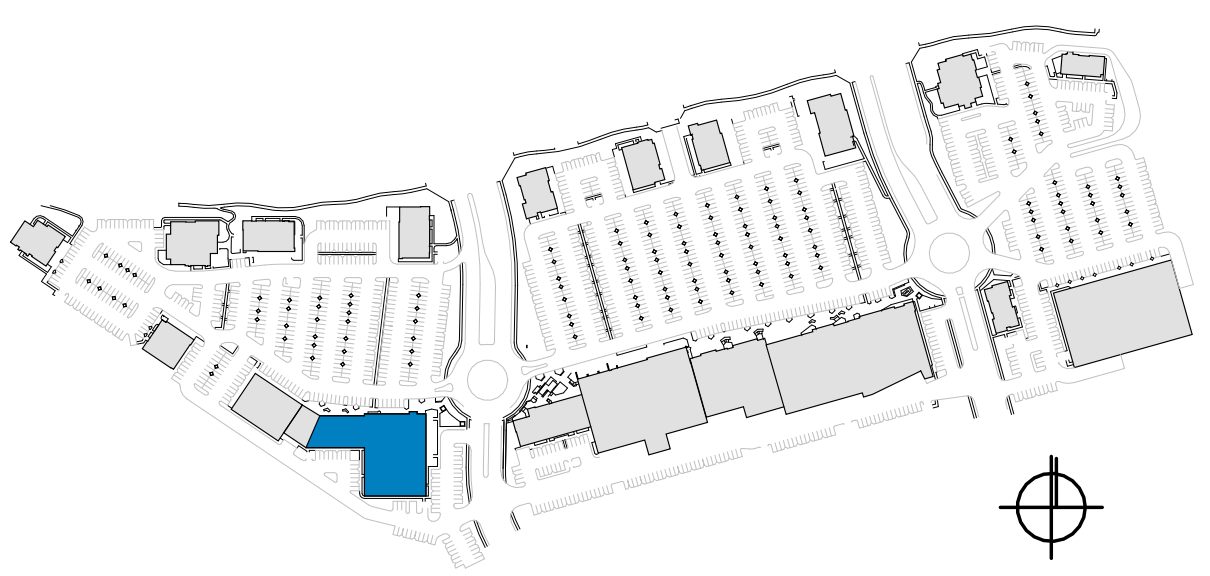
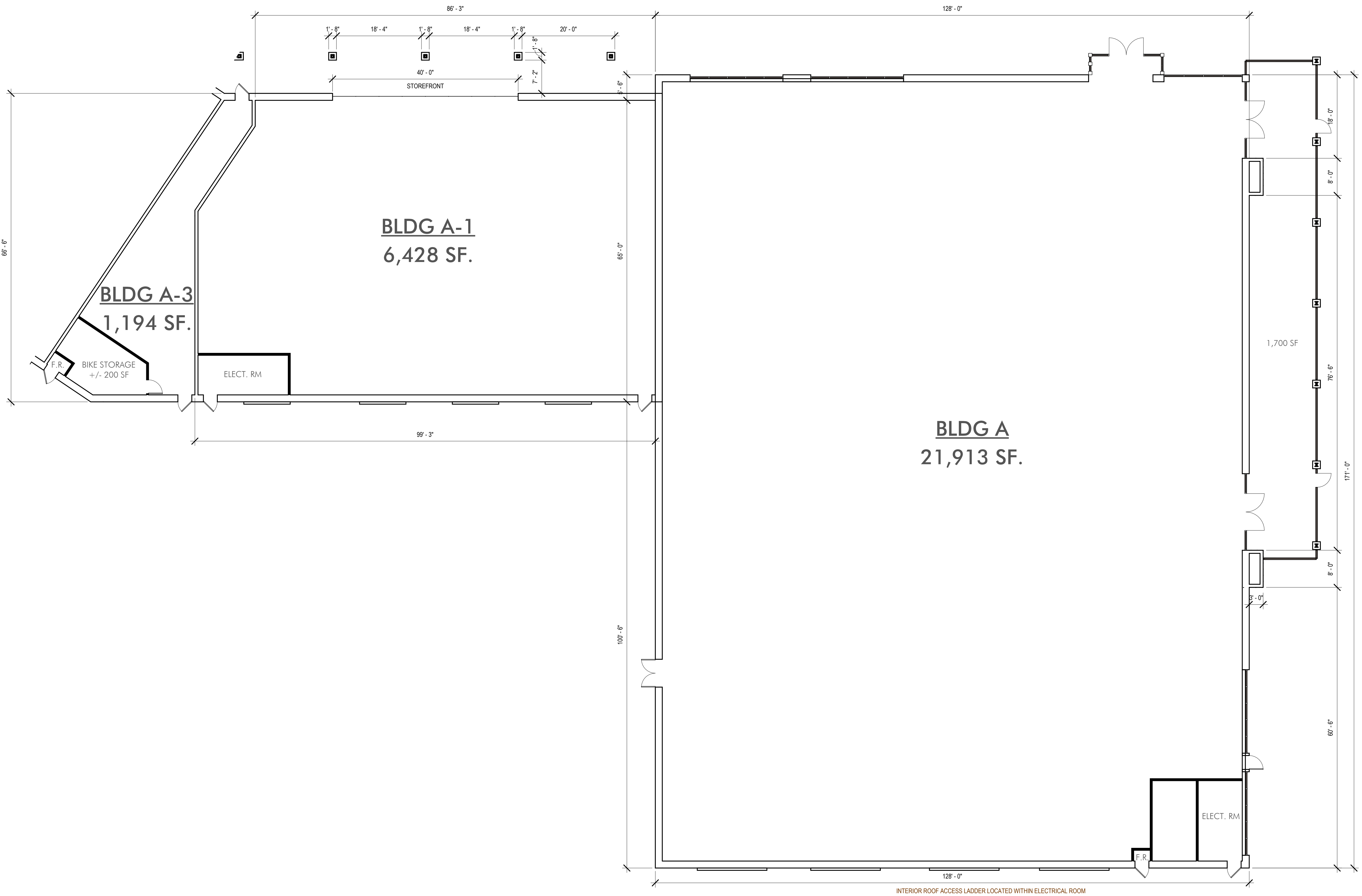
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- SID-2c Board & Batten - DET600 'Dolphin Tales'
- SID-3c Board & Batten - DE6214 'Pigeon Gray'
- SID-4c Board & Batten - DE6385 'Black Bean'

Plaster

- PLAB-1 Plaster - DET614 'So Chic'
- PLAB-2 Plaster - DET600 'Dolphin Tales'
- PLAB-3 Plaster - DE6214 'Pigeon Gray'
- PLAB-4 Plaster - DE6385 'Black Bean'

Wood

- WD-1 Wood Plank - Timbertech 'Weathered Teak'
- WD-2 Wood Plank - Timbertech 'Tigerwood'
- WD-3 Exposed Natural Wood - Clear Stain



BLDG A-1 - Floor Plan
3/32" = 1'-0"

Site Development Package | DP-2022-2705

Architecture

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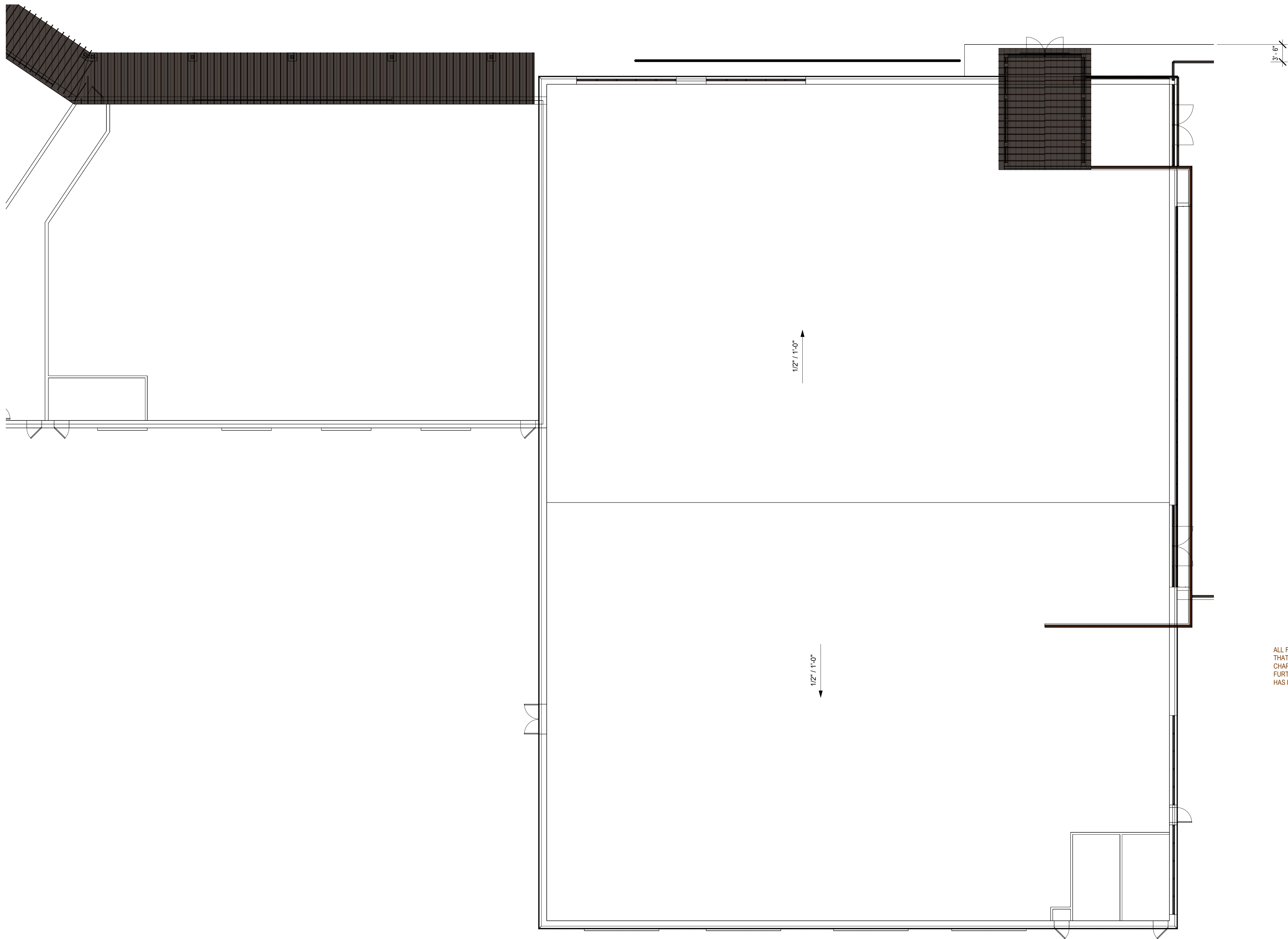
robinson hill architecture, inc.
A California Corporation | 3195 B Airport Loop Dr. | Costa Mesa, CA 92626 | Telephone: (714) 825 8888



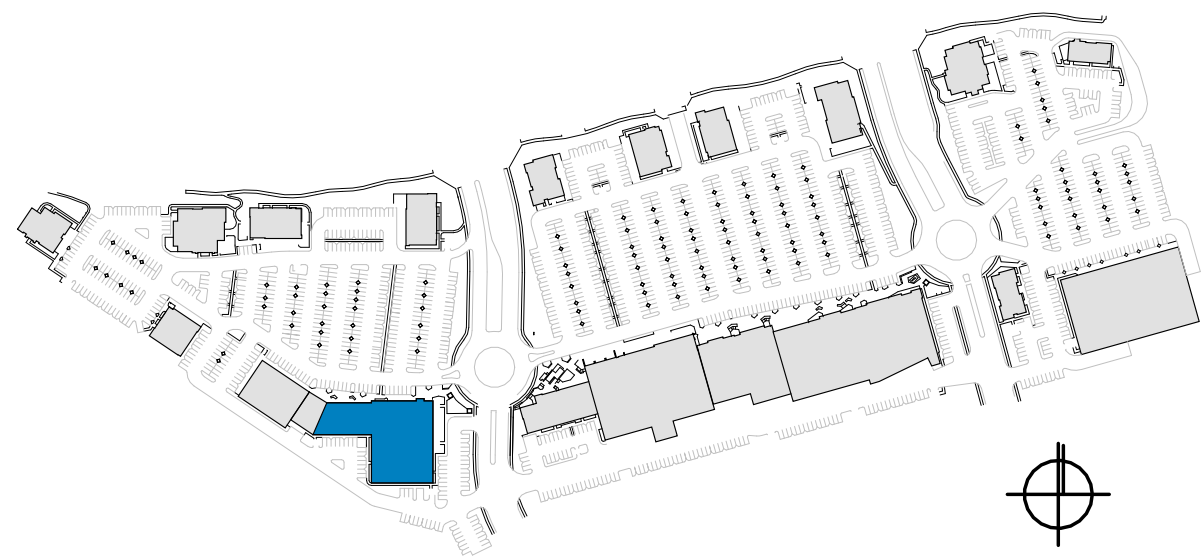
submittal 06.19.24

A - 014a **A & A-1 Floor Plan**

June 19, 2024



ALL FLAT, NON-VISIBLE PORTIONS OF BUILDING ROOFS SHALL BE COOL COLORS THAT HAVE A HIGH SOLAR REFLECTANCE AND THERMAL EMITTANCE. THESE CHARACTERISTICS REFLECT LIGHT, THEREBY REDUCING HEAT TRANSFER AND FURTHER THE ABILITY TO ALLOW HEAT TO ESCAPE FROM A SURFACE ONCE IT HAS BEEN ABSORBED



① A/A-1 Roof P.Lan
3/32" = 1'-0"



Site Development Package | DP-2022-2705

Architecture

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submittal 06.19.24

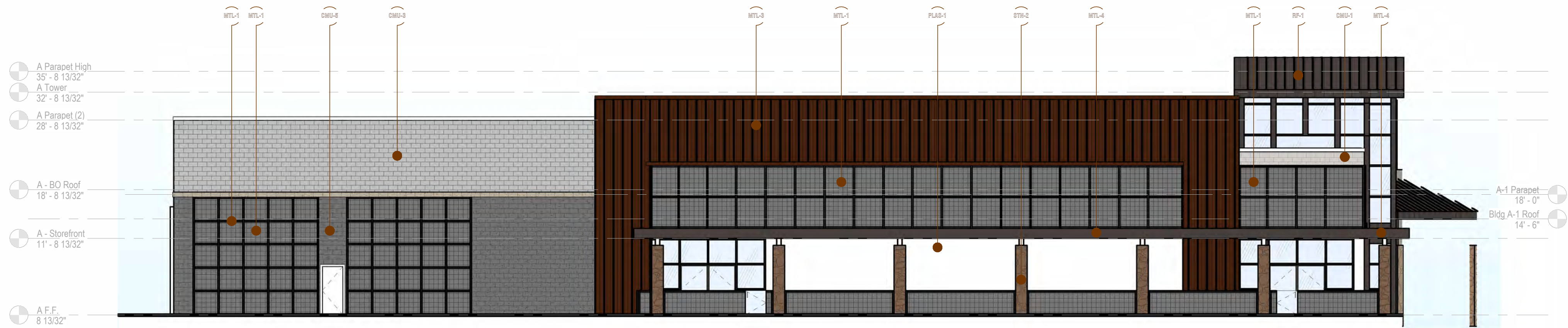
A - 014b

A & A-1 Roof Plan

June 19, 2024



⑤ A/A-1 - North Elevation
3/32" = 1'-0"



② A/A-1 - East Elevation
3/32" = 1'-0"



③ A/A-1 - South Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

Board Formed - Platt Stone Pre-Cast Panels

Roofing

- Standing Seam - AEP 'Vintage'
- Standing Seam - AEP 'Zinc Gray'
- Shingle Roof - Malarkey's 'Desert Noir'

Metal

- Anodized Aluminum Storefront | Dark Bronze
- Corrugated Siding | AEP Span HR-36 'Vintage'
- Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- Decorative Brake Metal | AEP 'Vintage'
- Painted Steel | RAL 7021 'Black Gray'

Masonry

Precision CMU Block

- Precision CMU - Angelus 'Warm Gray'
- Precision CMU - Trendstone 'Black Canyon'

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- Board & Batten - DET614 'So Chic'
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Plaster

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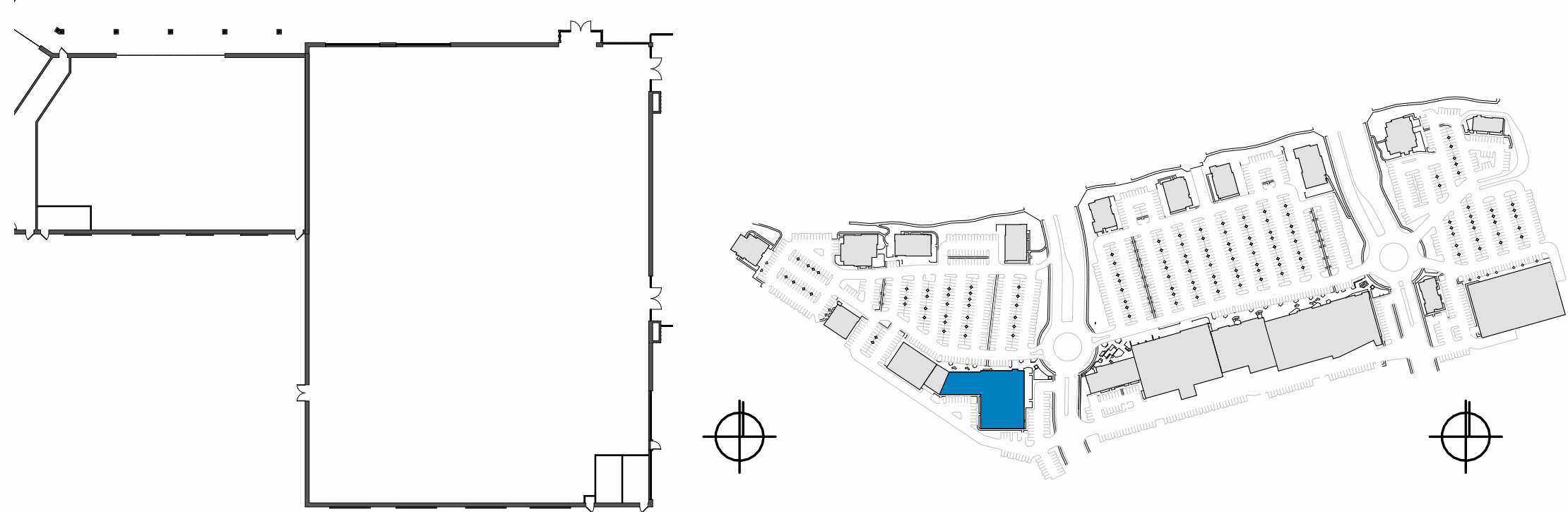
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Site Development Package | DP-2022-2705

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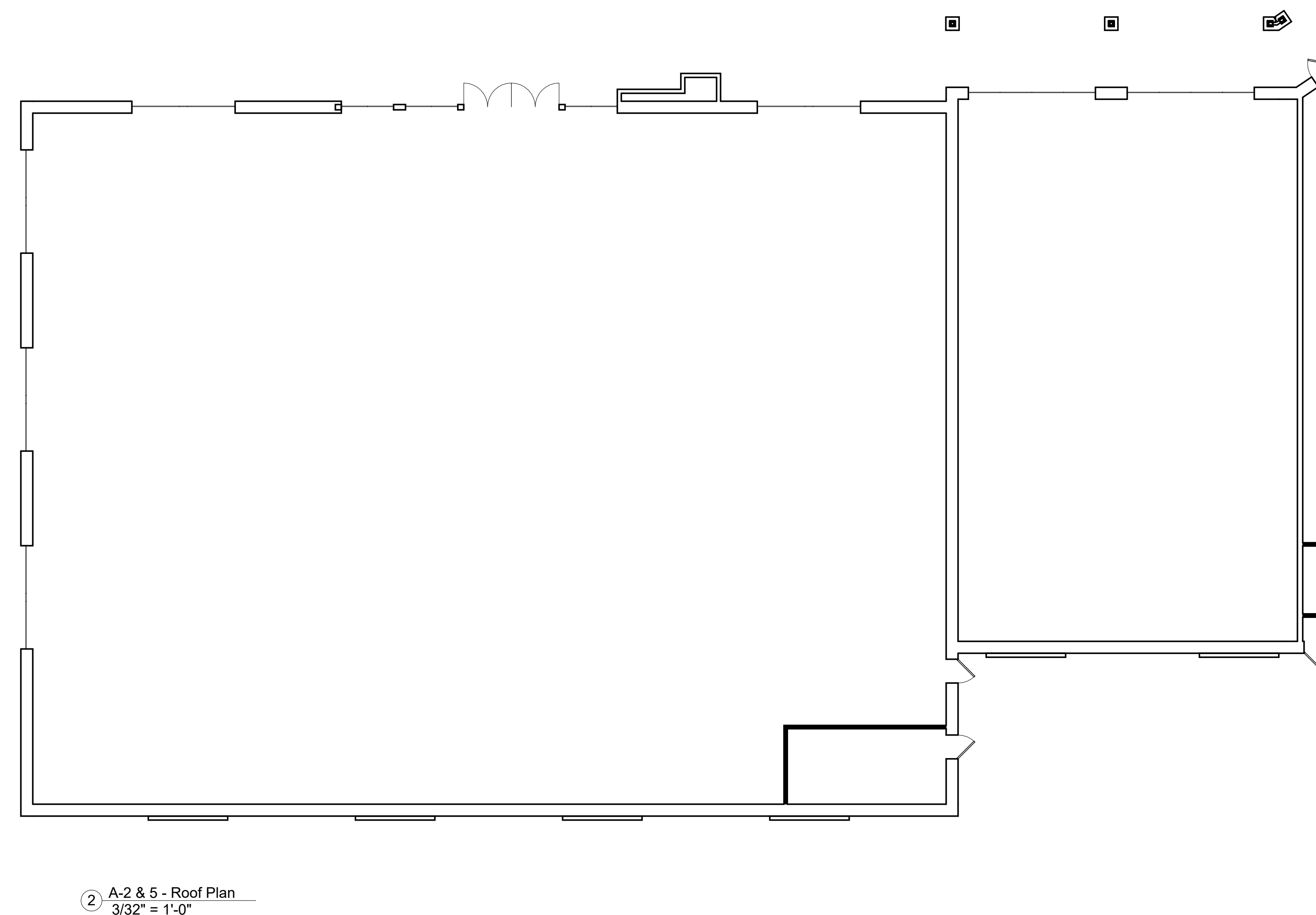


submission 06.19.24

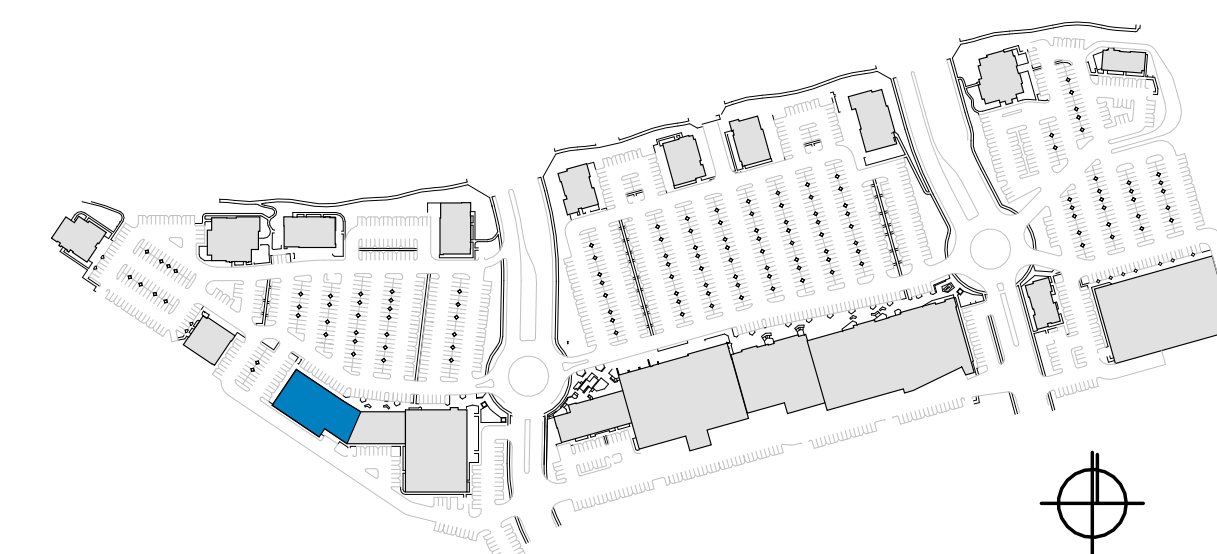
A - 014c

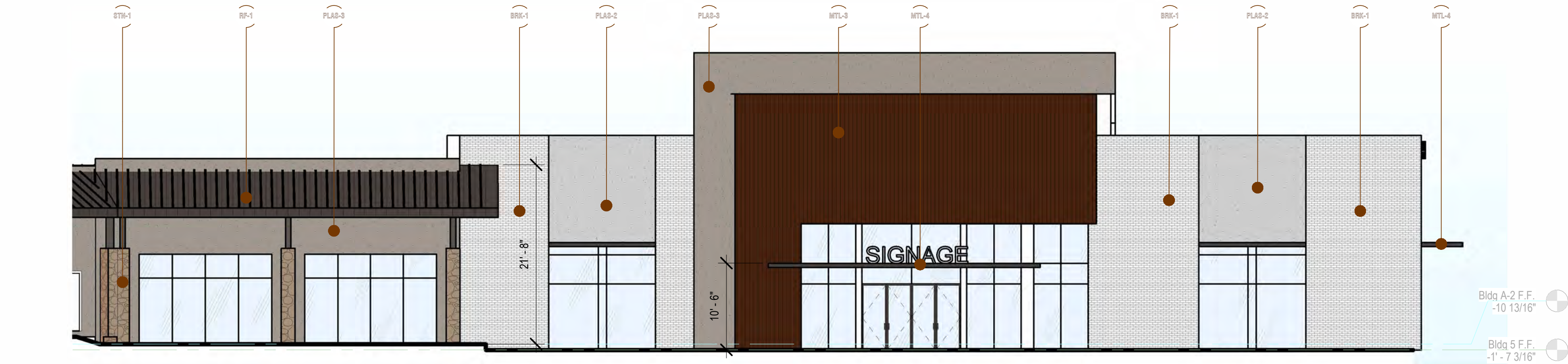
A & A-1 Elevations

June 19, 2024

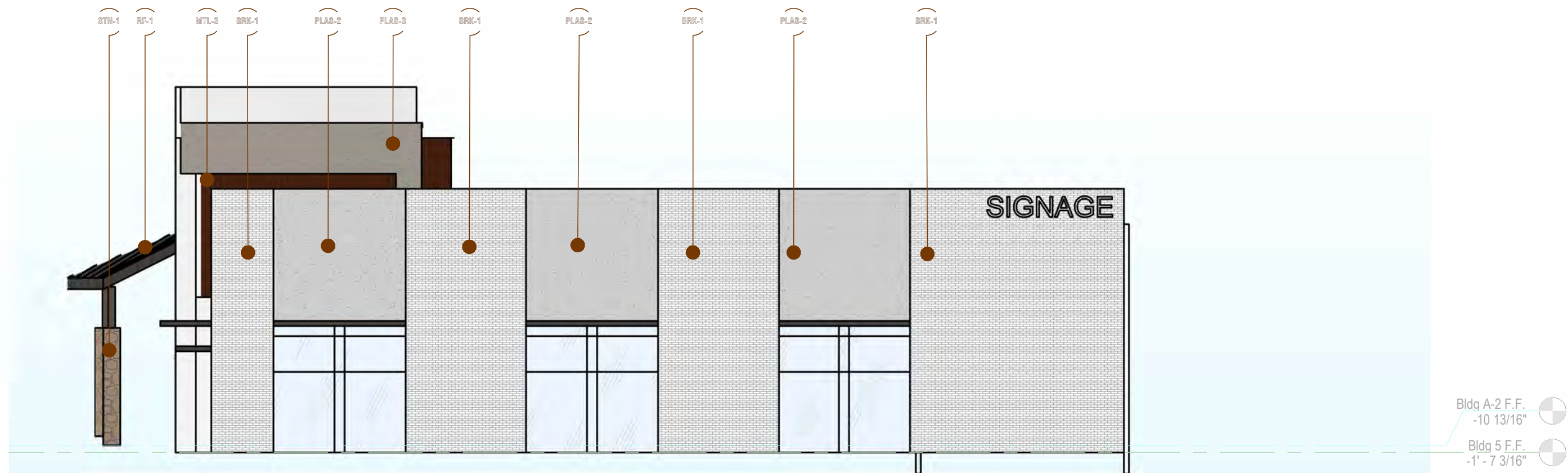


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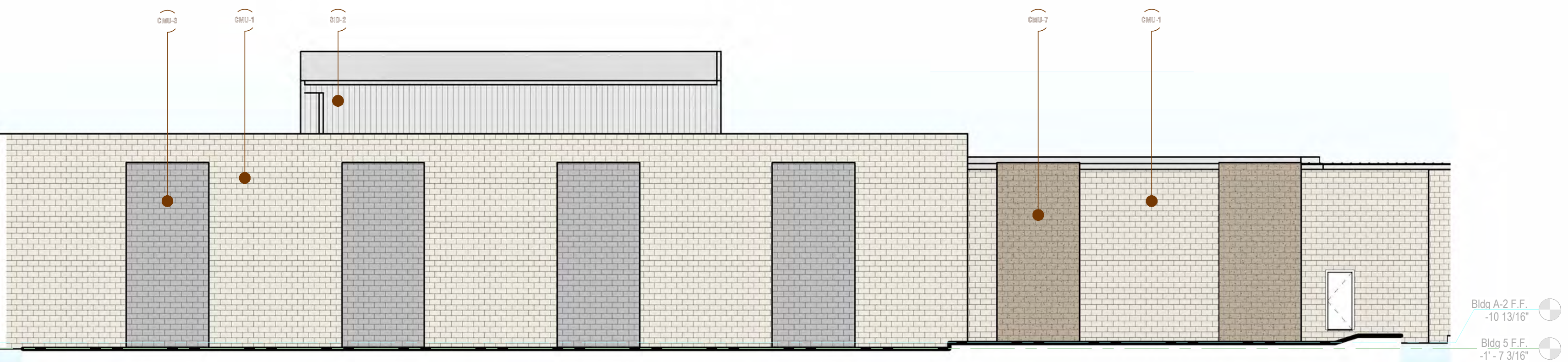




1 A-2/5 - North Elevation
3/32" = 1'-0"



3 A-2/5 - West Elevation
3/32" = 1'-0"



2 A-2/5 - South Elevation
3/32" = 1'-0"

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- CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

- CMU-3 Ground Face CMU - Trendstone 'Pearl White'
- CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

- CMU-5 Split Face CMU - Trendstone 'Black Canyon'
- CMU-6 Split Face CMU - Trendstone 'Pearl White'
- CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- STN-1 Stone Veneer | Creative Mines 'Whitegold'
- STN-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- BRV-1 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SD-1a Horizontal Siding - DET614 'So Chic'
- SD-1b Horizontal Siding - DET600 'Dolphin Tales'
- SD-1c Horizontal Siding - DE6214 'Pigeon Gray'
- SD-1d Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- SD-2a Vertical Siding - DET614 'So Chic'
- SD-2b Vertical Siding - DET600 'Dolphin Tales'
- SD-2c Vertical Siding - DE6214 'Pigeon Gray'
- SD-2d Vertical Siding - DE6385 'Black Bean'

Board & Batten

- SD-3a Board & Batten - DET614 'So Chic'
- SD-3b Board & Batten - DET600 'Dolphin Tales'
- SD-3c Board & Batten - DE6214 'Pigeon Gray'
- SD-3d Board & Batten - DE6385 'Black Bean'

Plaster

- PLAB-1 Plaster - DET614 'So Chic'
- PLAB-2 Plaster - DET600 'Dolphin Tales'
- PLAB-3 Plaster - DE6214 'Pigeon Gray'
- PLAB-4 Plaster - DE6385 'Black Bean'

Wood

- WD-1 Wood Plank - Timbertech 'Weathered Teak'
- WD-2 Wood Plank - Timbertech 'Tigerwood'
- WD-3 Exposed Natural Wood - Clear Stain

DESIGN GUIDELINES

BUILDING MASSING:

- ☐ Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of facade.
- ☐ Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, awnings, moldings, pilasters, wall mounted lighting or other details.

ARTICULATION:

- ☐ Architectural detail through the use of columns, three-dimensional cornice bands, recessed entries, windows, awnings and canopies.
- ☐ Articulation of facades through the use of openings, recesses, balconies, arcades and overhangs that create shadow and interest.

ENTRIES:

- ☐ Buildings shall have a clearly defined primary pedestrian entry.
- ☐ Entries shall be covered with roof overhangs, awnings, trellis, or similar methods, or shall be recessed into the building to provide a sheltered entry.
- ☐ Entries should be distinguished with the use of building articulation and should give orientation and aesthetically pleasing character.

ROOFS:

- ☐ Parapets shall be used to conceal flat roofs and rooftop equipment.
- ☐ The backsides of parapets shall be consistently treated, and a continuation of the building's architectural is encouraged, in consideration of the view from nearby multi-story buildings.
- ☐ Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mass from the side view.

MATERIALS:

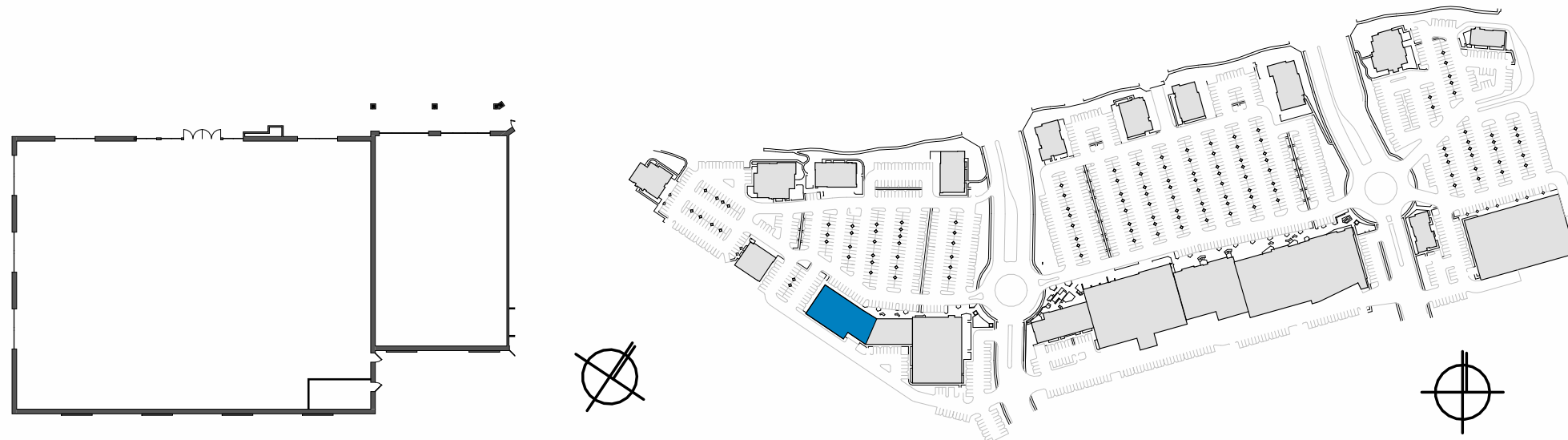
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- ☐ Stucco shall be integral color fine sand float or smooth finish.
- ☐ Metal roof profile should be standing seam with a durable painted or sealed finish.

COLOR:

- ☐ The architectural colors shall be low reflective, subtle, neutral and complement natural earth tones. The use of high-intensity or fluorescent colors is prohibited, unless incorporated as part of an approved comprehensive signage program.
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GLAZING:

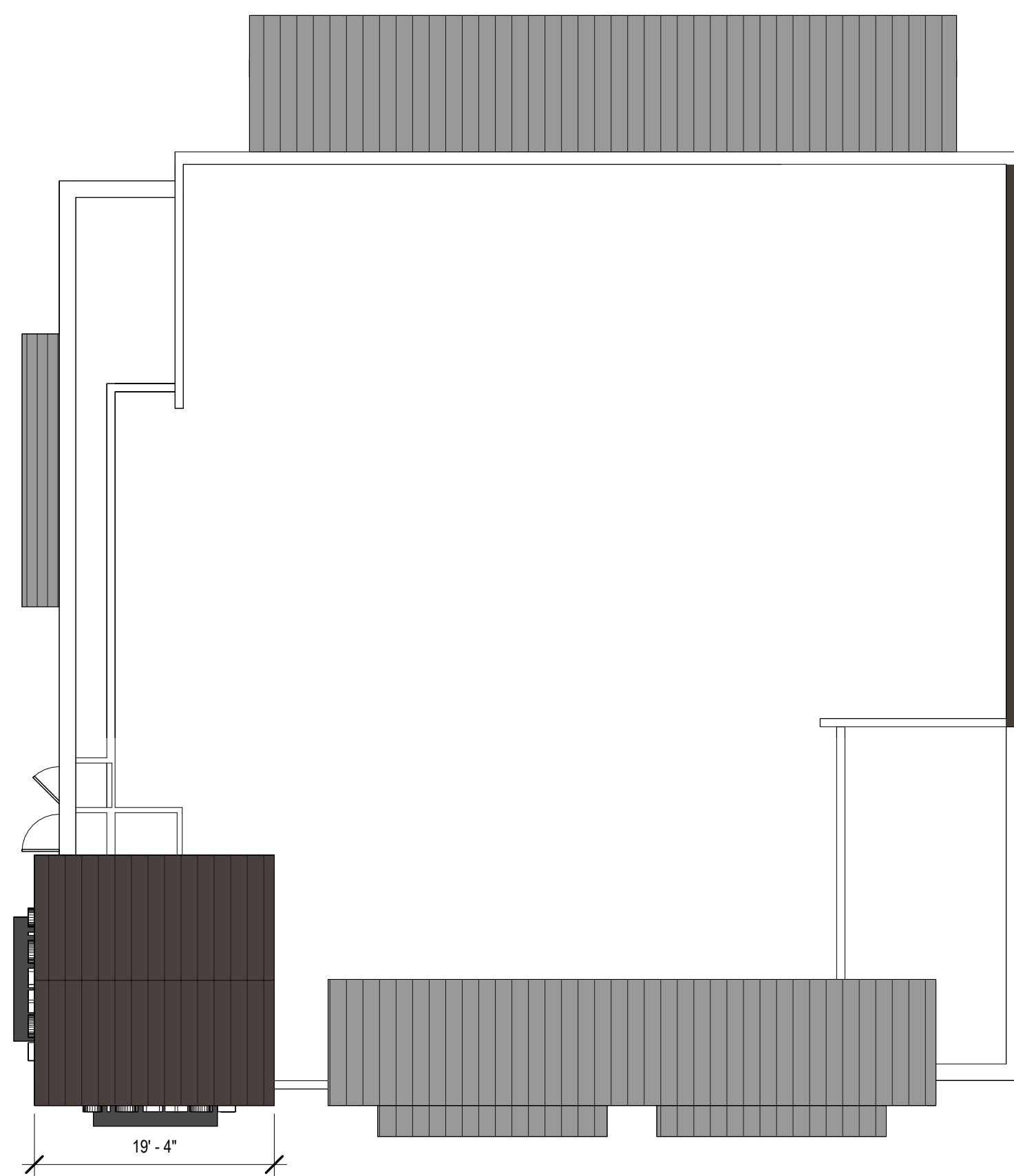
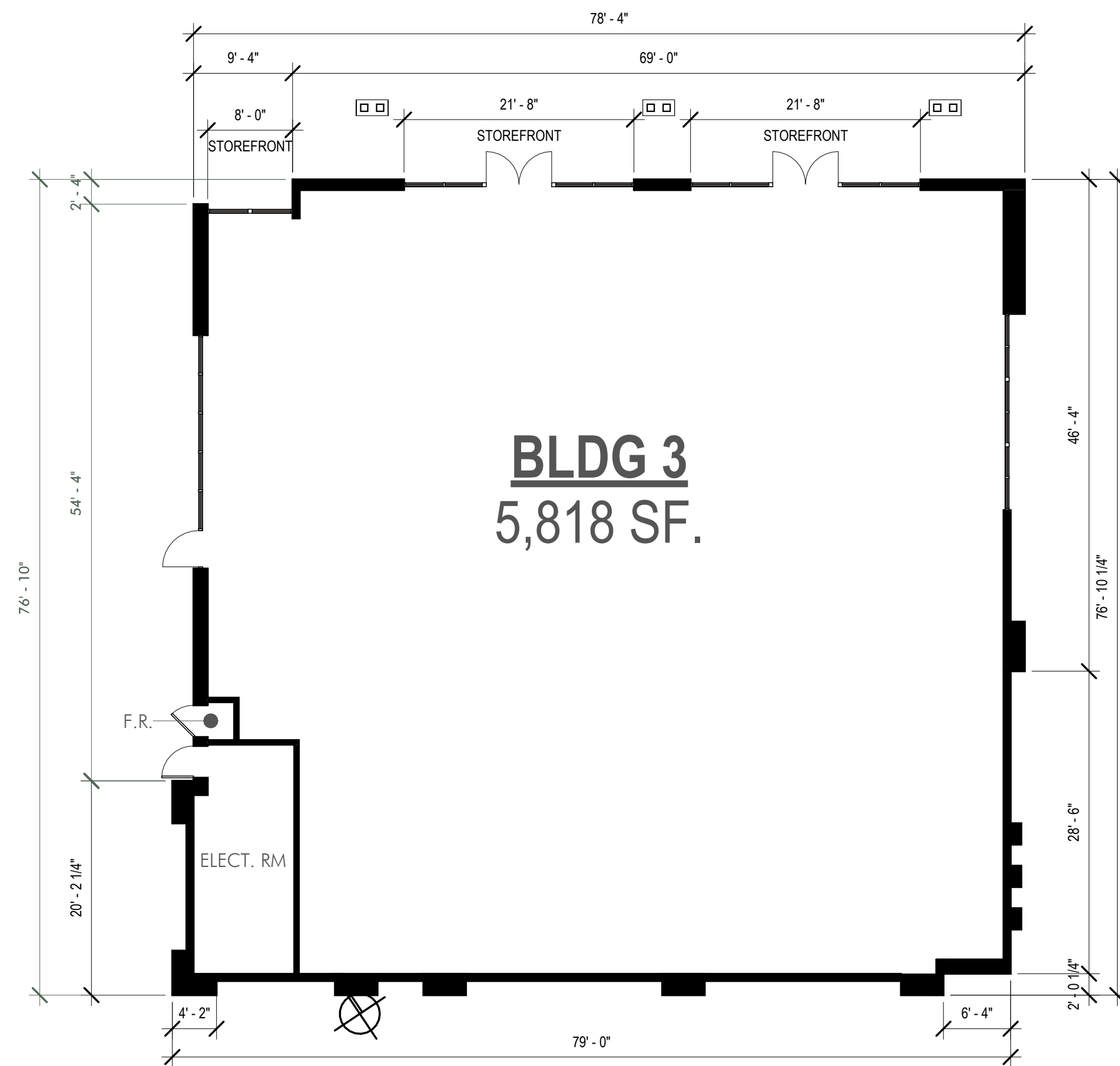
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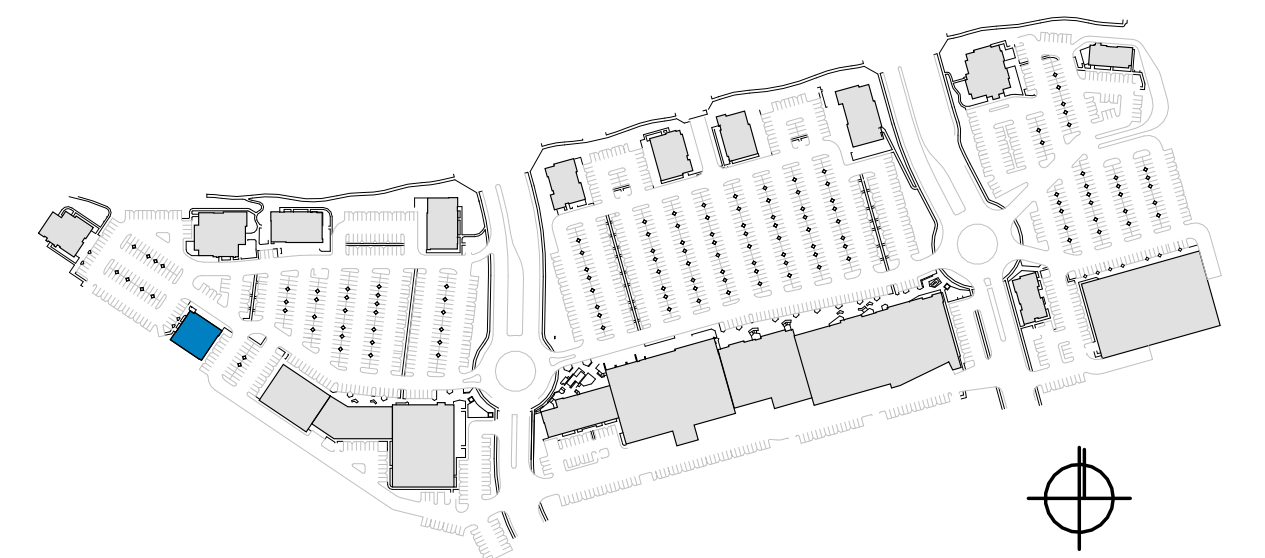
Site Development Package | DP-2022-2705

Architecture

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ALL FLAT, NON-VISIBLE PORTIONS OF BUILDING ROOFS SHALL BE COOL COLORS THAT HAVE A HIGH SOLAR REFLECTANCE AND THERMAL EMITTANCE. THESE CHARACTERISTICS REFLECT LIGHT, THEREBY REDUCING HEAT TRANSFER AND FURTHER THE ABILITY TO ALLOW HEAT TO ESCAPE FROM A SURFACE ONCE IT HAS BEEN ABSORBED.



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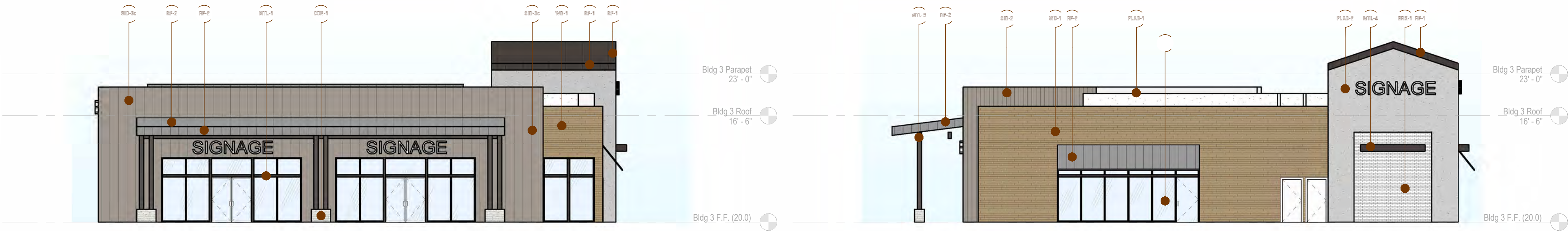
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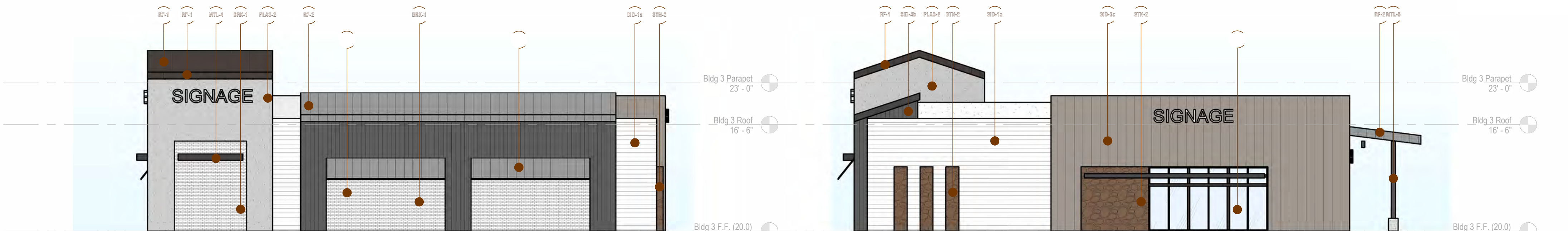
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3 North Elevation
3/32" = 1'-0"

6 West Elevation
3/32" = 1'-0"



4 South Elevation
3/32" = 1'-0"

5 East Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

CONC-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- RF-1 Standing Seam - AEP 'Vintage'
- RF-2 Standing Seam - AEP 'Zinc Gray'
- RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-1 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

AWING-1 Awning | Branded

Masonry

Precision CMU Block

- CMU-1 Precision CMU - Angelus 'Warm Gray'
- CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

- CMU-3 Ground Face CMU - Trendstone 'Pearl White'
- CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

- CMU-5 Split Face CMU - Trendstone 'Black Canyon'
- CMU-6 Split Face CMU - Trendstone 'Pearl White'
- CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- ETV-1 Stone Veneer | Creative Mines 'Whitegold'
- ETV-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- BRV-1 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SHD-1 Horizontal Siding - DET614 'So Chic'
- SHD-2 Horizontal Siding - DET600 'Dolphin Tales'
- SHD-3 Horizontal Siding - DE6214 'Pigeon Gray'
- SHD-4 Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- SHD-5 Vertical Siding - DET614 'So Chic'
- SHD-6 Vertical Siding - DET600 'Dolphin Tales'
- SHD-7 Vertical Siding - DE6214 'Pigeon Gray'
- SHD-8 Vertical Siding - DE6385 'Black Bean'

Board & Batten

- SHD-9 Board & Batten - DET614 'So Chic'
- SHD-10 Board & Batten - DET600 'Dolphin Tales'
- SHD-11 Board & Batten - DE6214 'Pigeon Gray'
- SHD-12 Board & Batten - DE6385 'Black Bean'

Plaster

- PLAS-1 Plaster - DET614 'So Chic'
- PLAS-2 Plaster - DET600 'Dolphin Tales'
- PLAS-3 Plaster - DE6214 'Pigeon Gray'
- PLAS-4 Plaster - DE6385 'Black Bean'

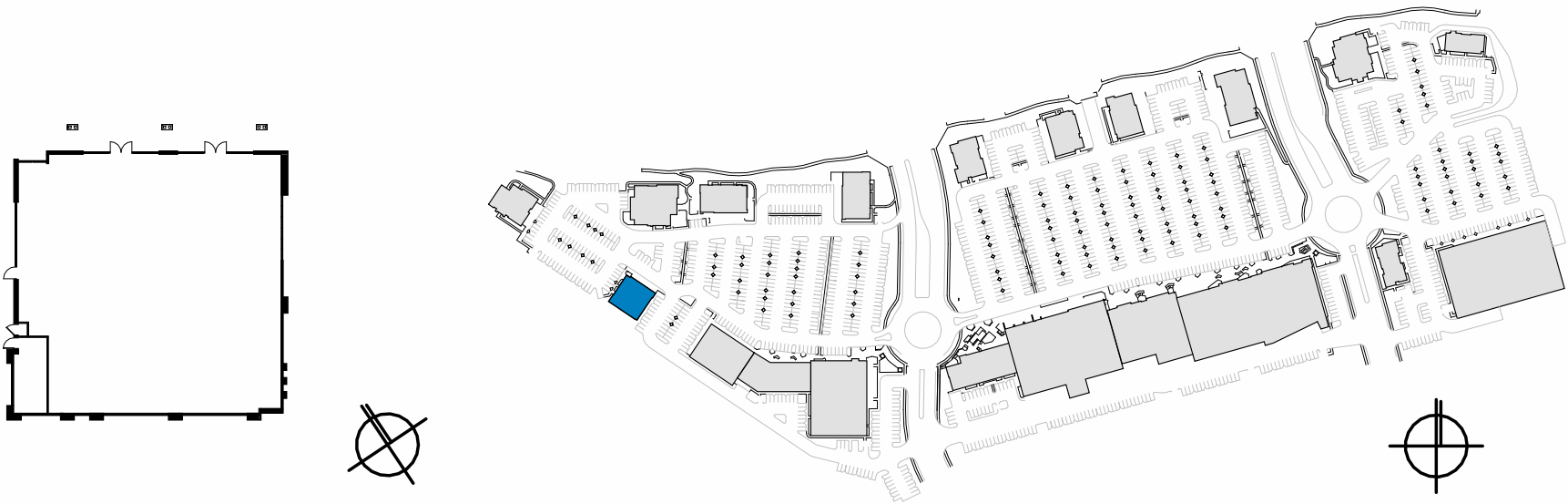
Wood

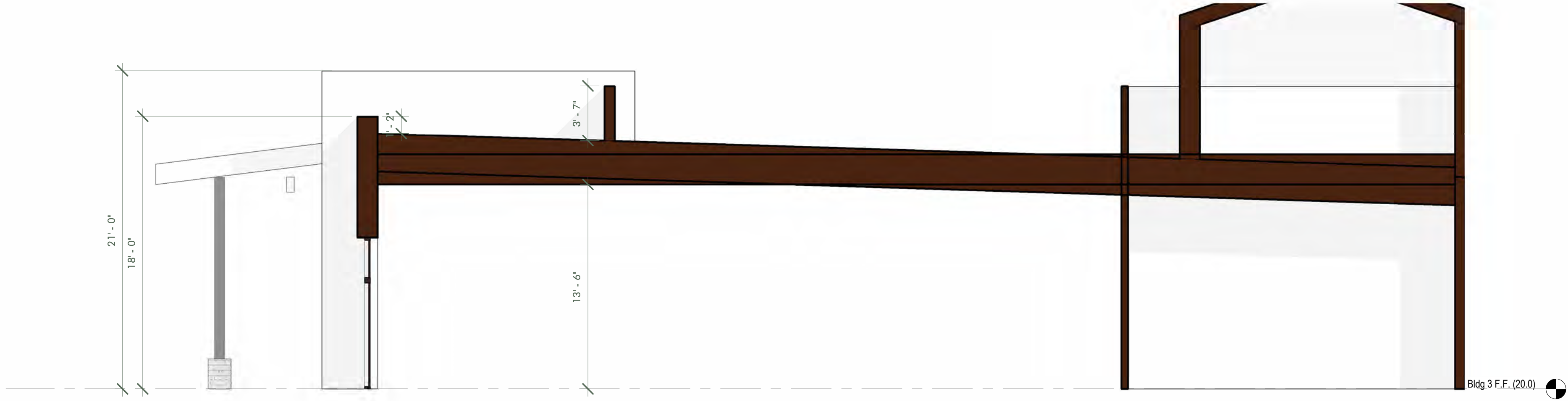
- WDB-1 Wood Plank - Timbertech 'Weathered Teak'
- WDB-2 Wood Plank - Timbertech 'Tigerwood'
- WDB-3 Exposed Natural Wood - Clear Stain



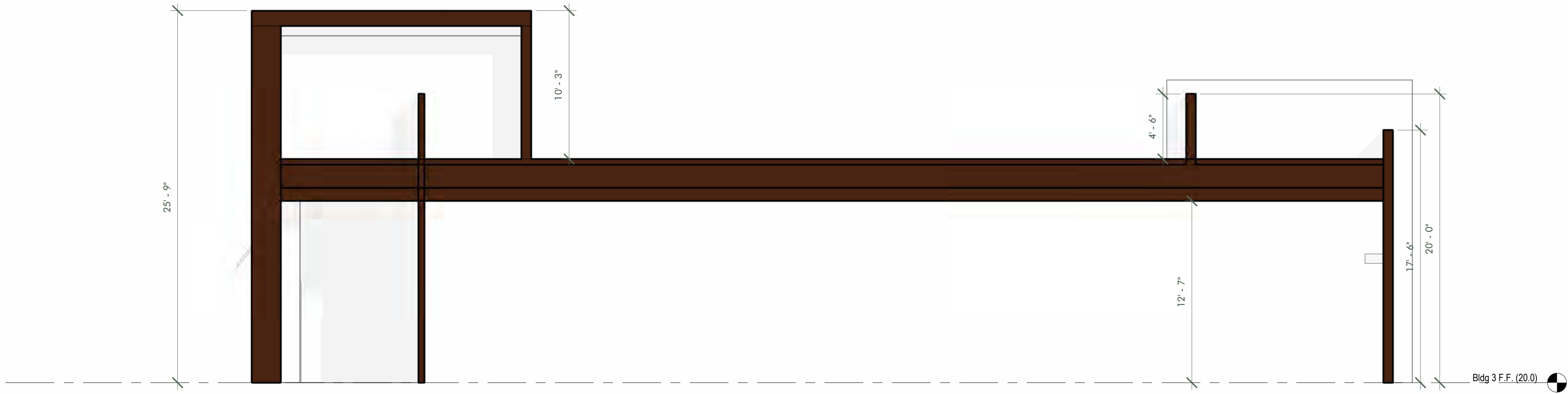
THE TRIANGLE

MURRIETA

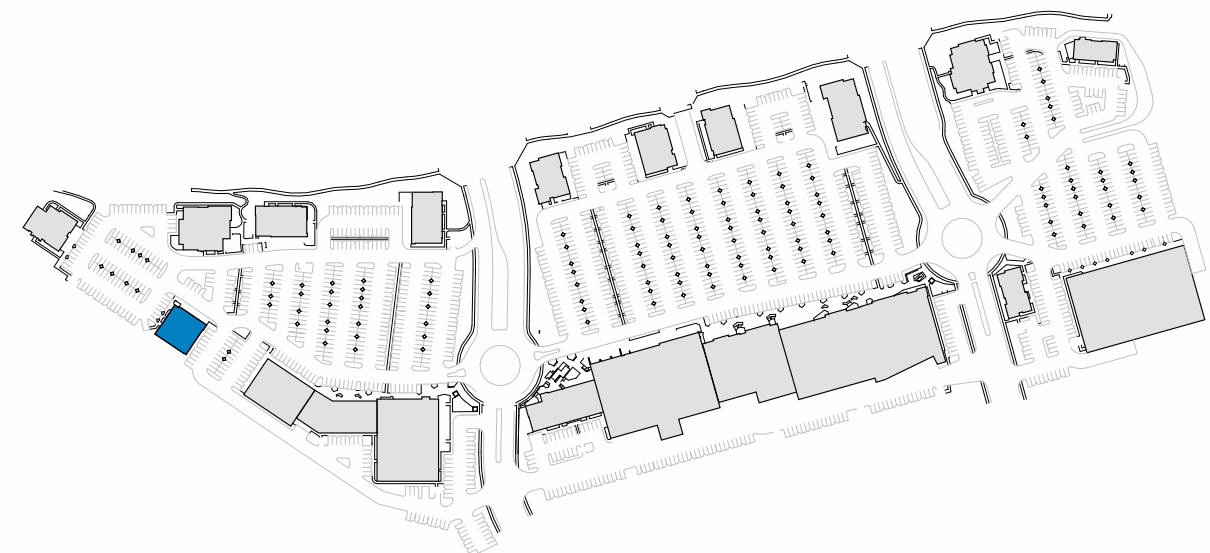
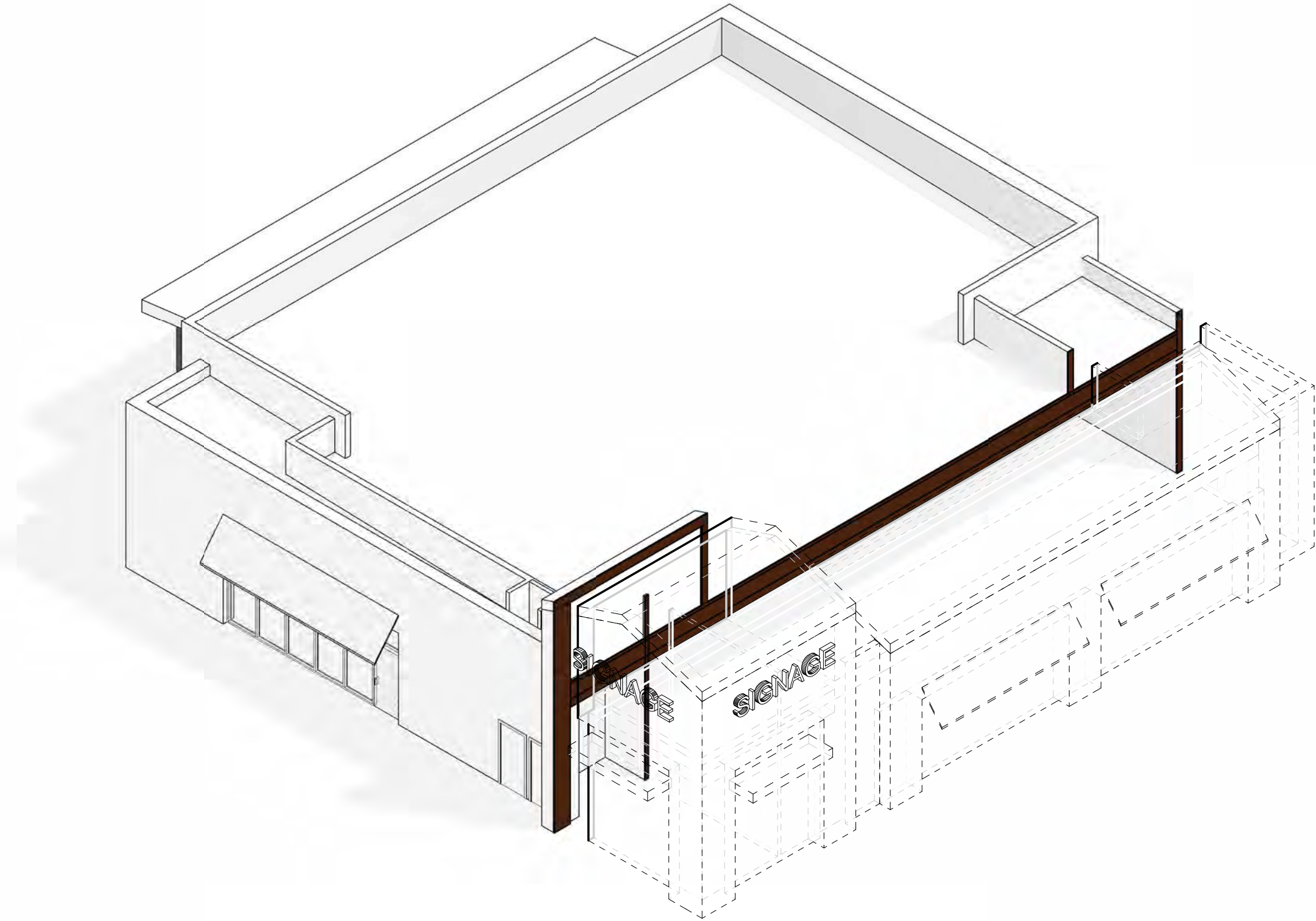
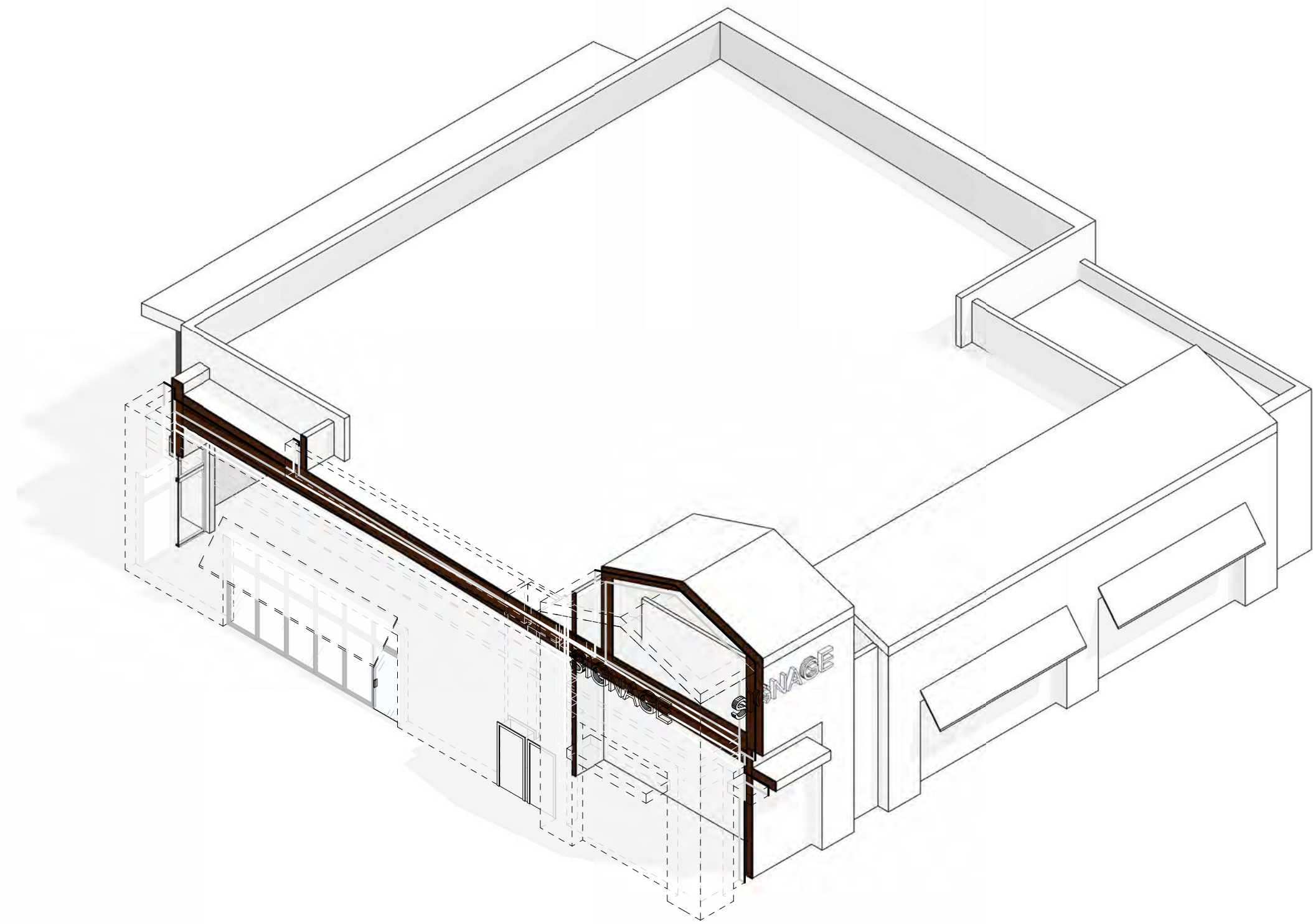


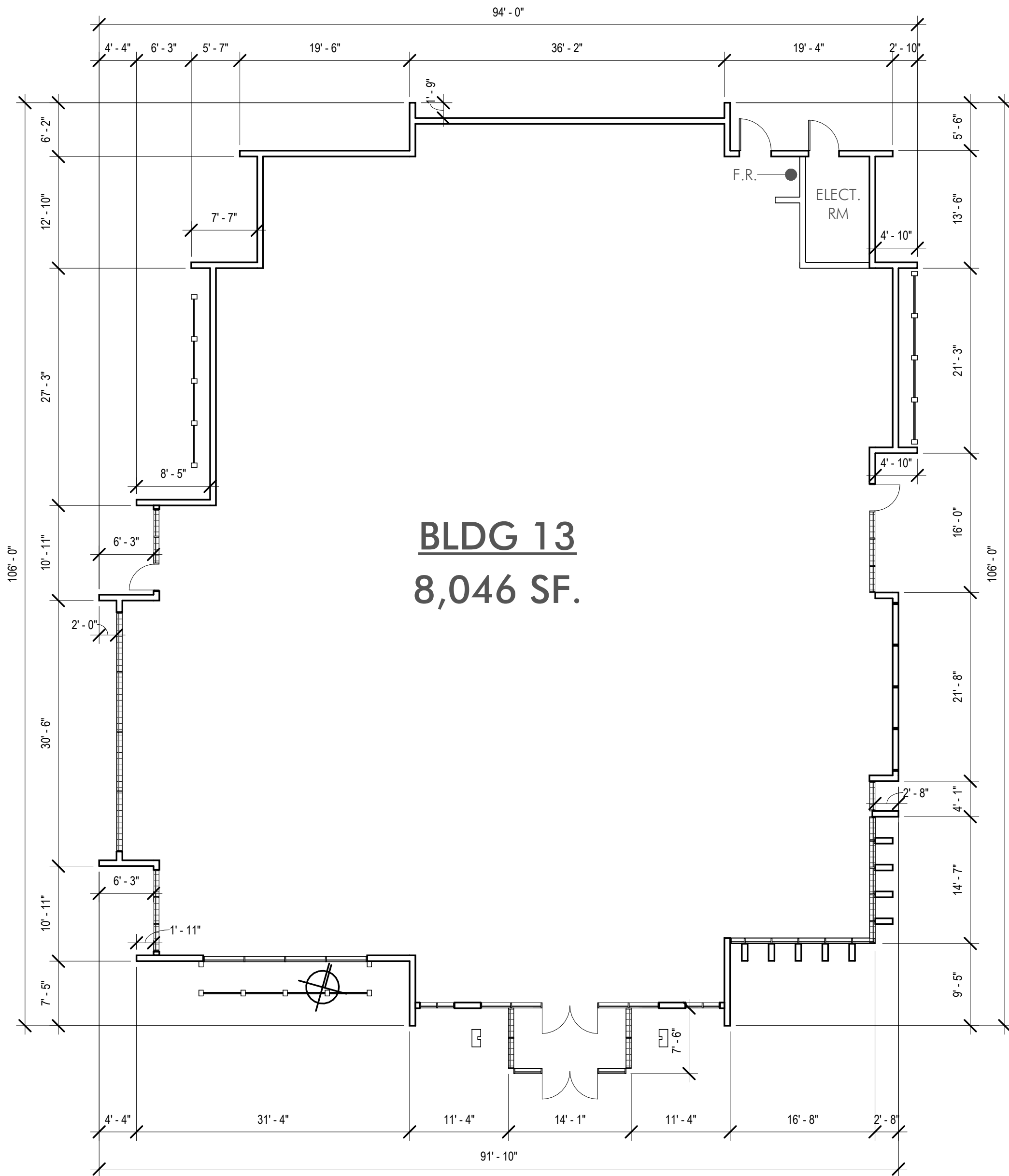


② Section 1
3/16" = 1'-0"

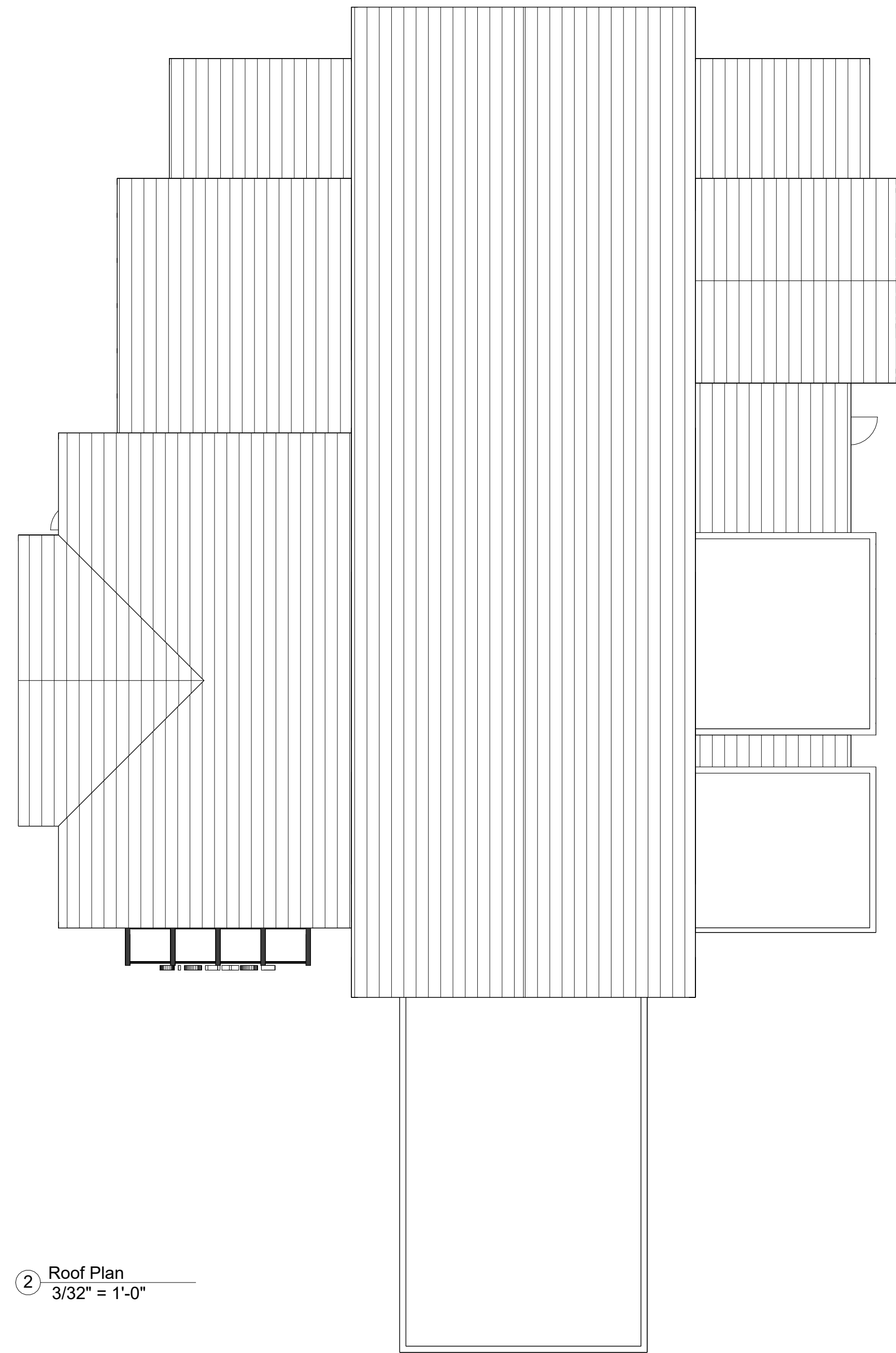


③ Section 3
3/16" = 1'-0"



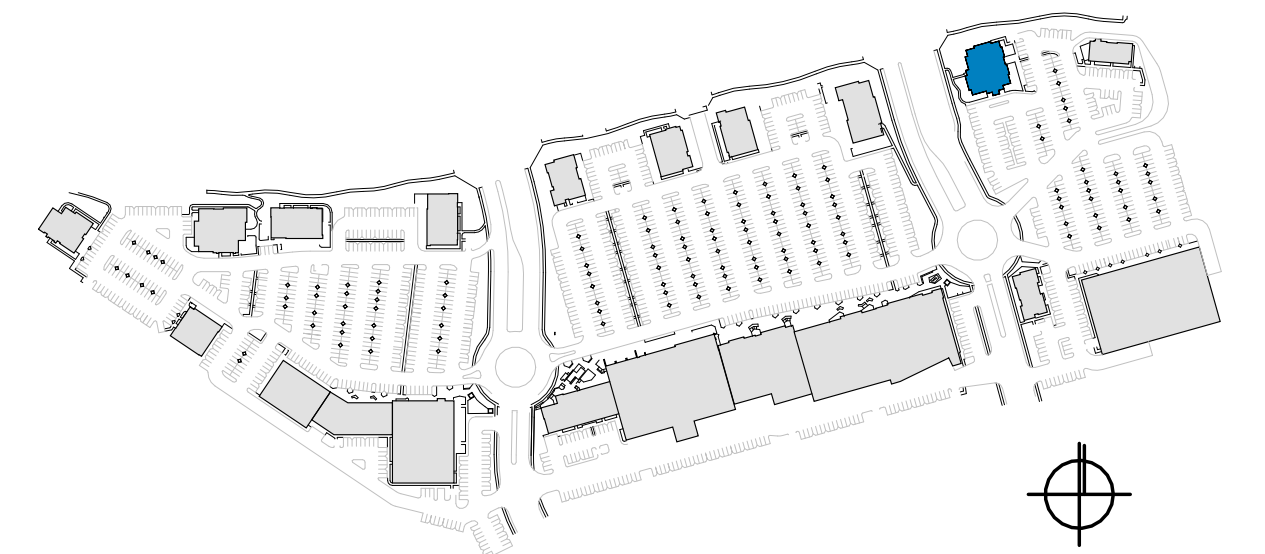


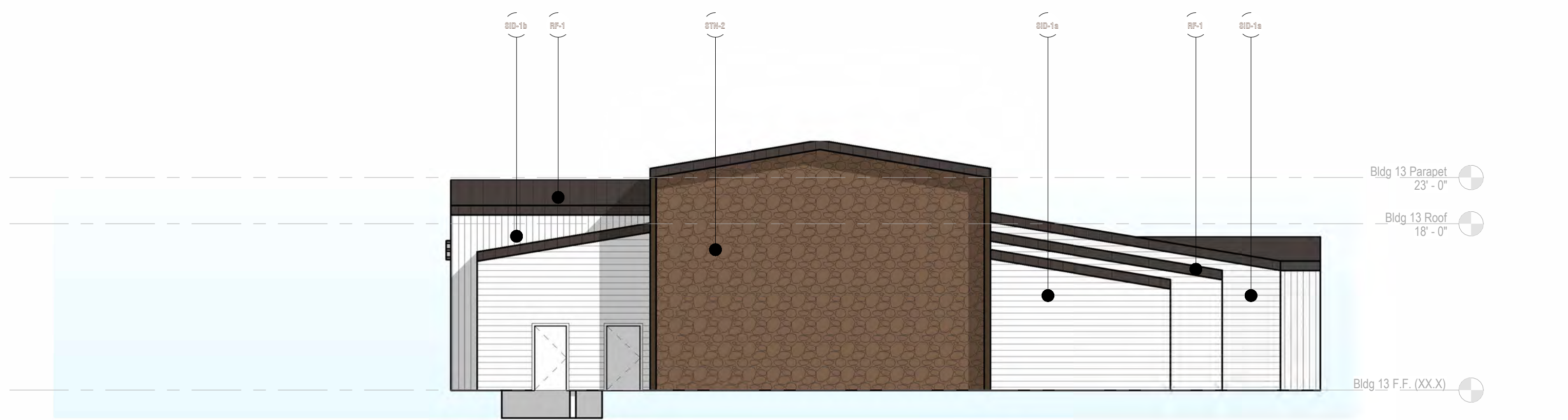
① Floor Plan
3/32" = 1'-0"



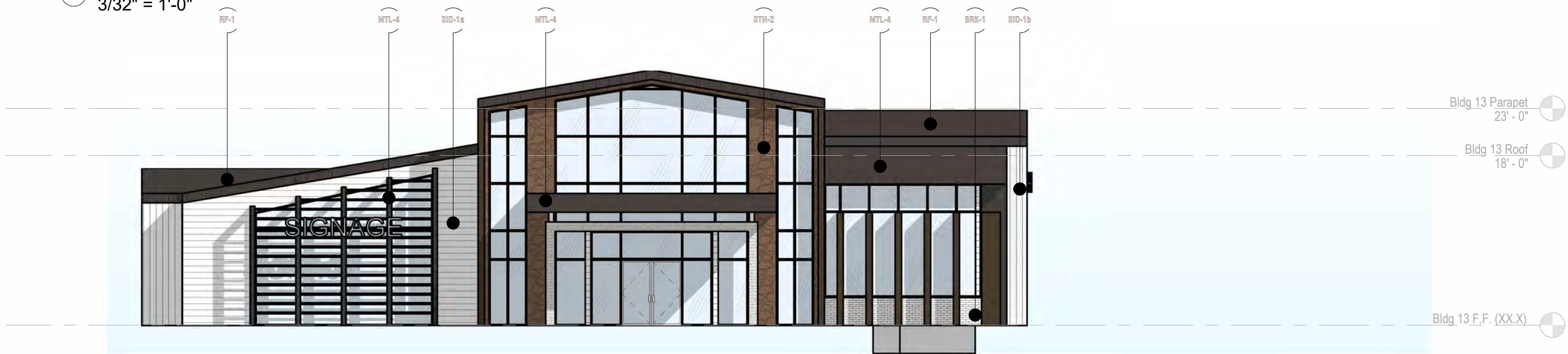
② Roof Plan
3/32" = 1'-0"

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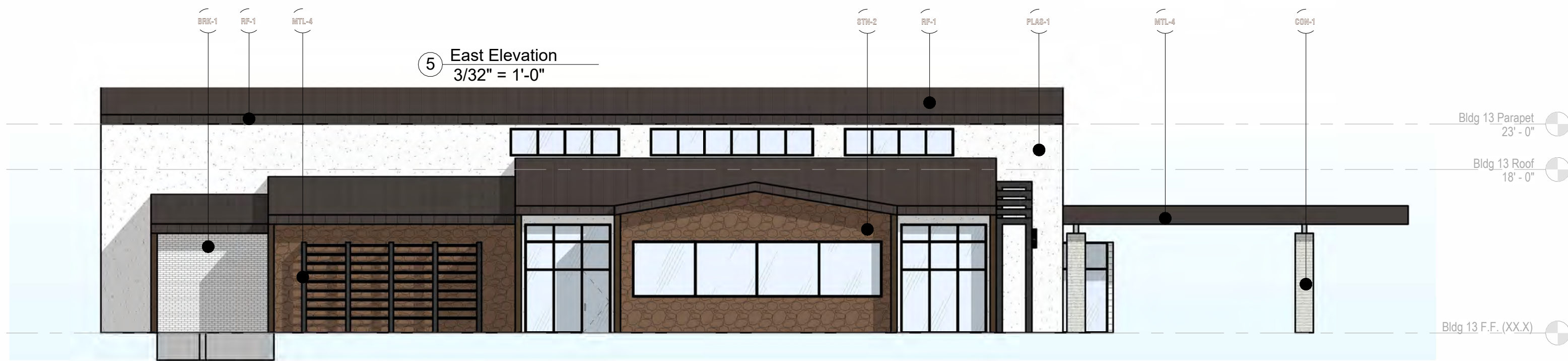
③ North Elevation
3/32" = 1'-0"



④ South Elevation
3/32" = 1'-0"



⑤ East Elevation
3/32" = 1'-0"



⑥ 13 - West Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

CON-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

RP-1 Standing Seam - AEP 'Vintage'
RP-2 Standing Seam - AEP 'Zinc Gray'
RP-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

MTL-1 Anodized Aluminum Storefront | Dark Bronze
MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
MTL-4 Decorative Brake Metal | AEP 'Vintage'
MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

BF-3 Awning | Branded

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

SID-14 Horizontal Siding - DET614 'So Chic'
SID-24 Horizontal Siding - DET600 'Dolphin Tales'
SID-34 Horizontal Siding - DE6214 'Pigeon Gray'
SID-44 Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

SID-13 Vertical Siding - DET614 'So Chic'
SID-23 Vertical Siding - DET600 'Dolphin Tales'
SID-33 Vertical Siding - DE6214 'Pigeon Gray'
SID-43 Vertical Siding - DE6385 'Black Bean'

Board & Batten

SID-14 Board & Batten - DET614 'So Chic'
SID-24 Board & Batten - DET600 'Dolphin Tales'
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CMU-1 Precision CMU - Angelus 'Warm Gray'
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DESIGN GUIDELINES

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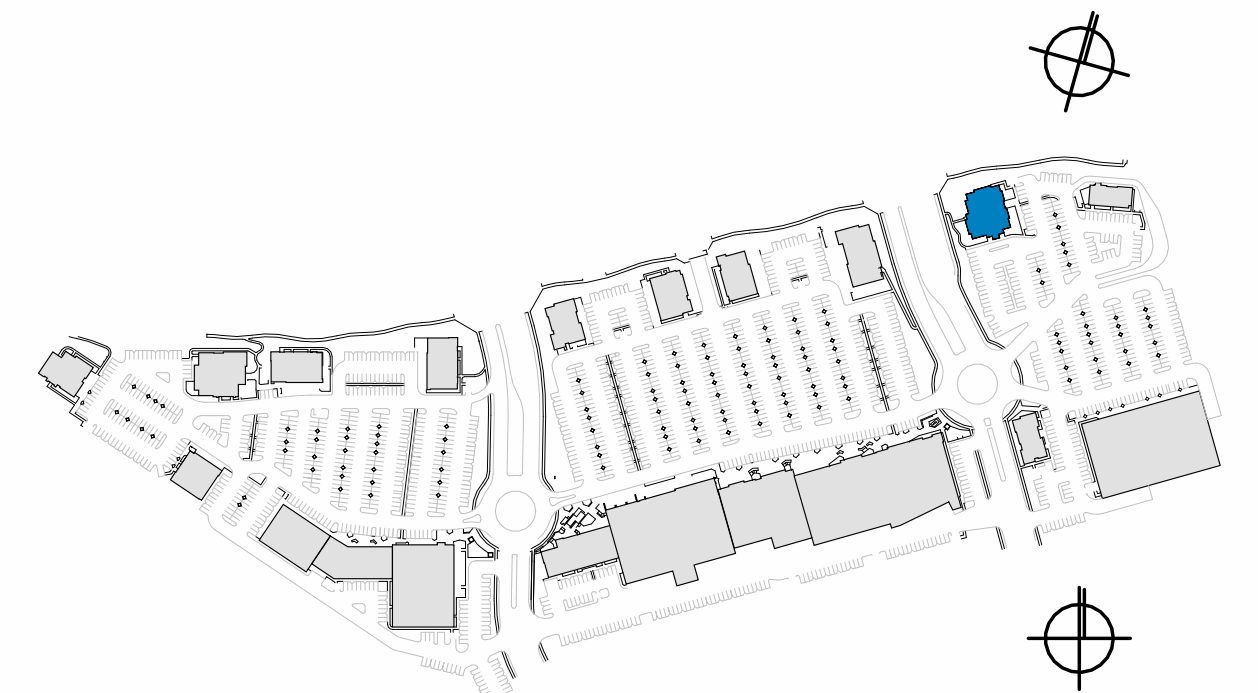
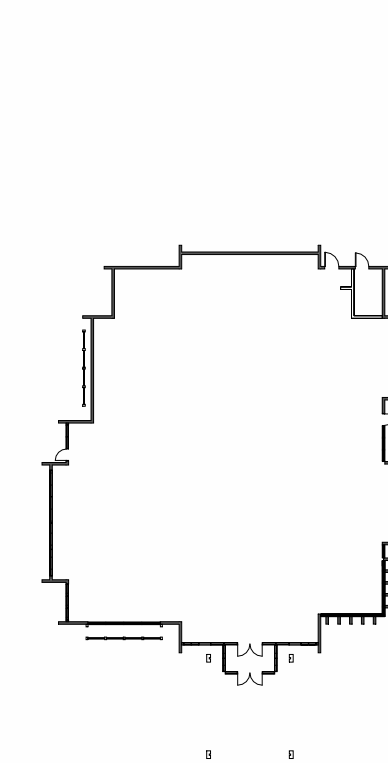
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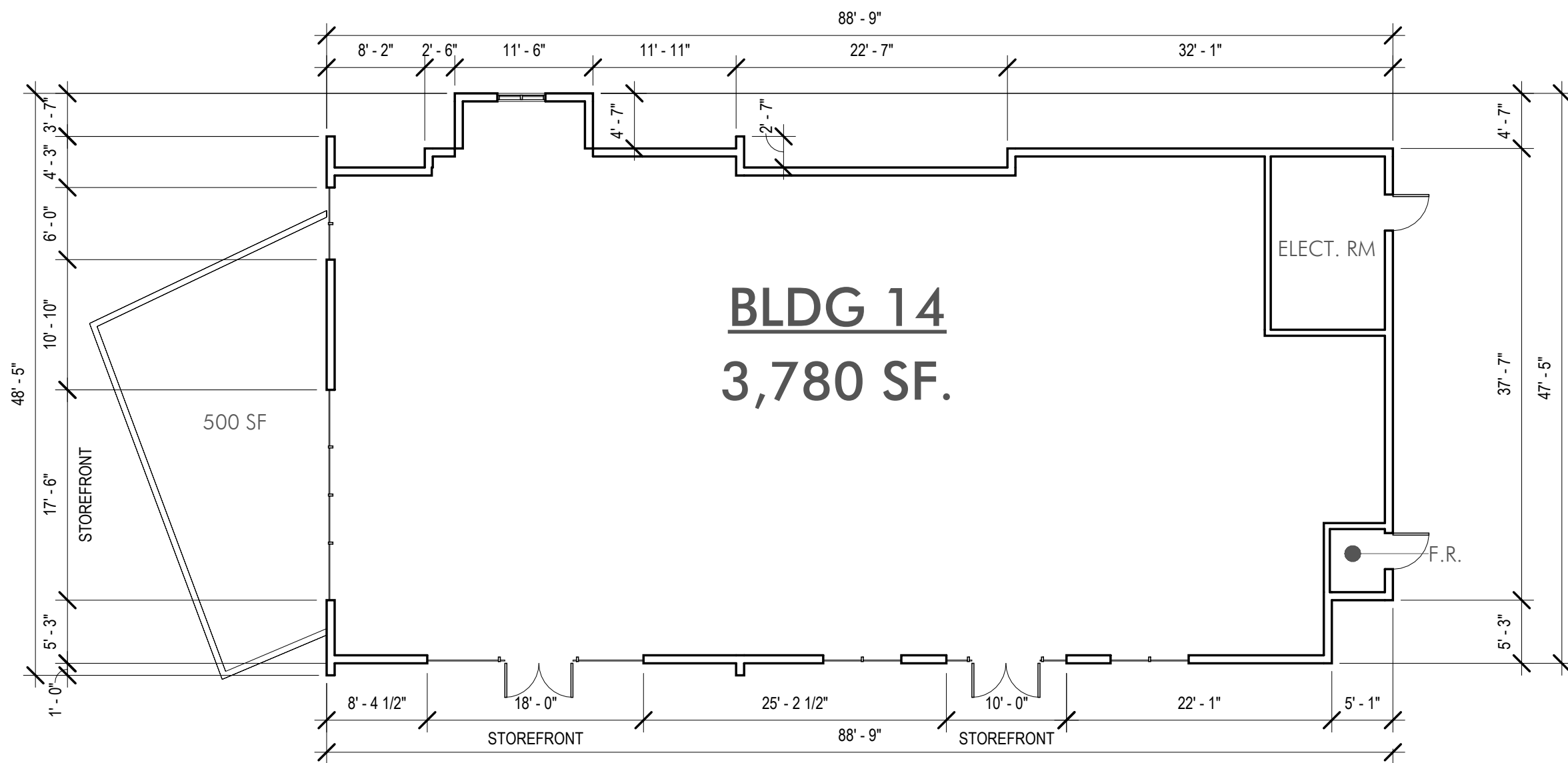
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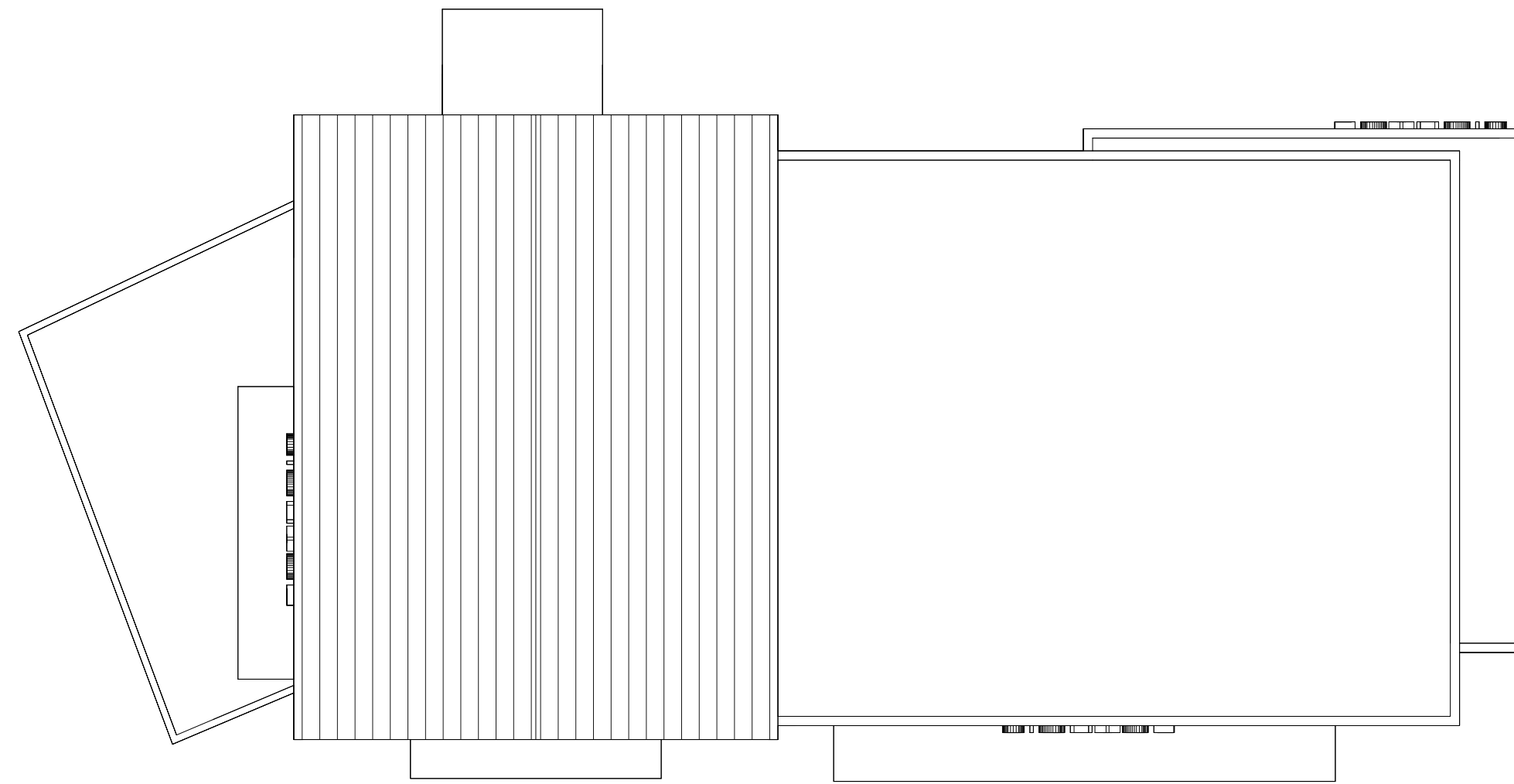
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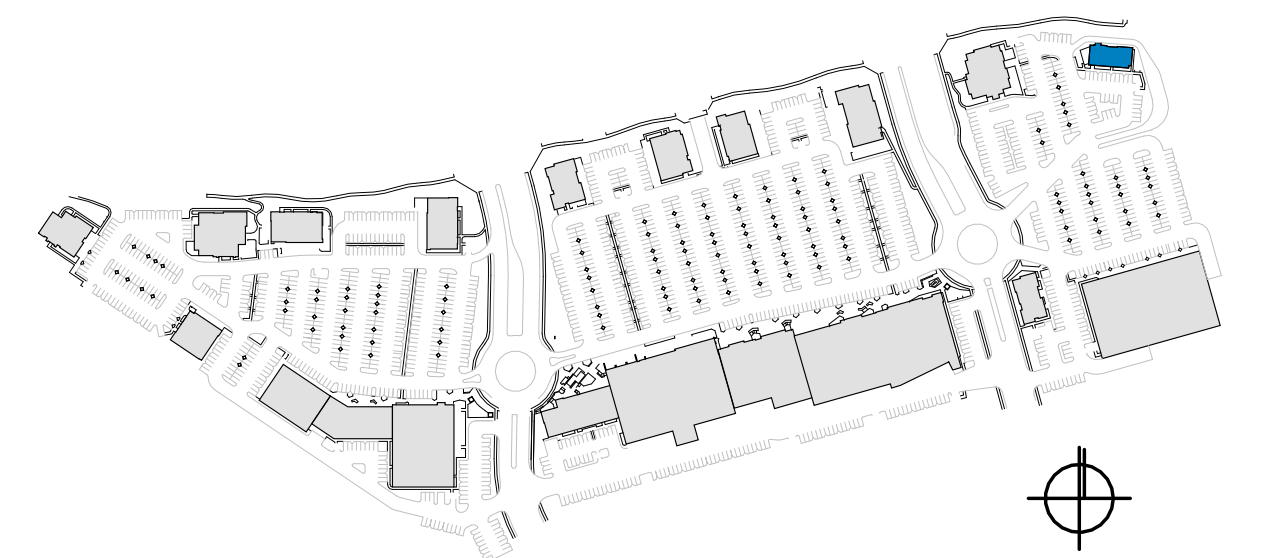


① Floor Plan
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② Roof Plan
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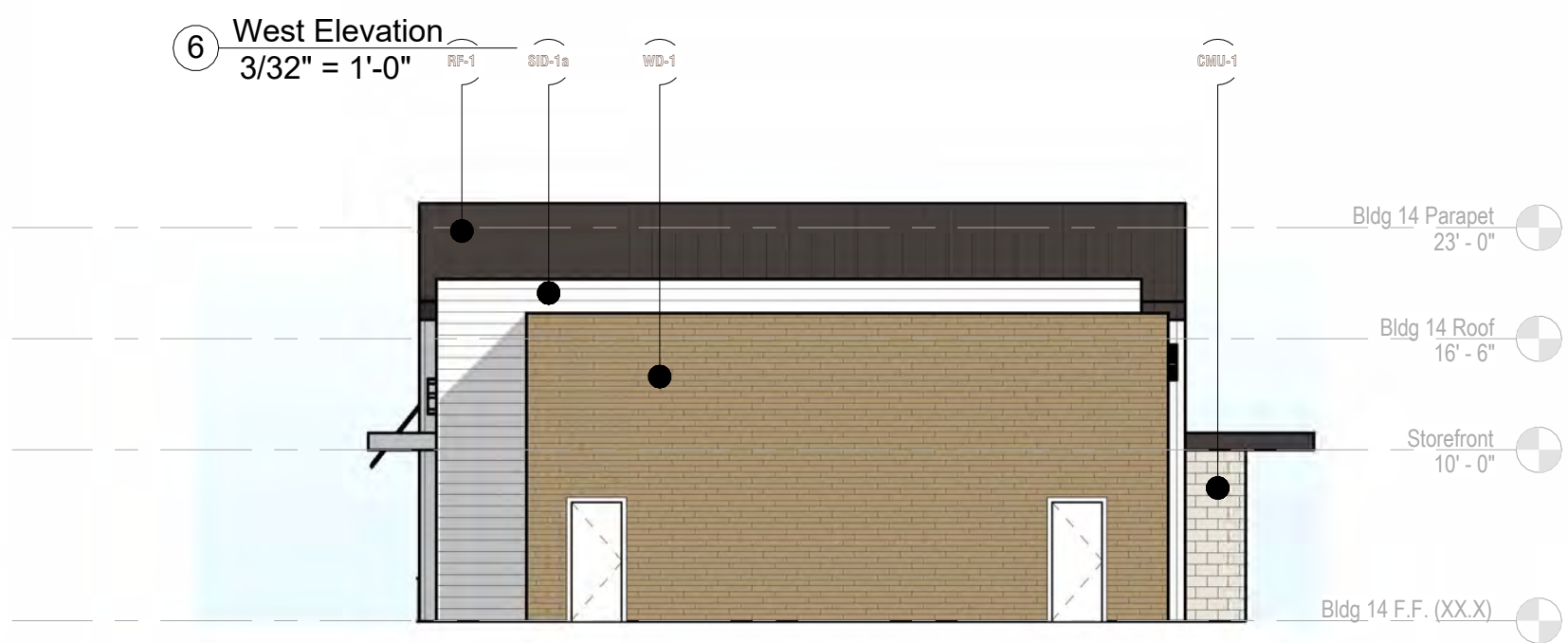
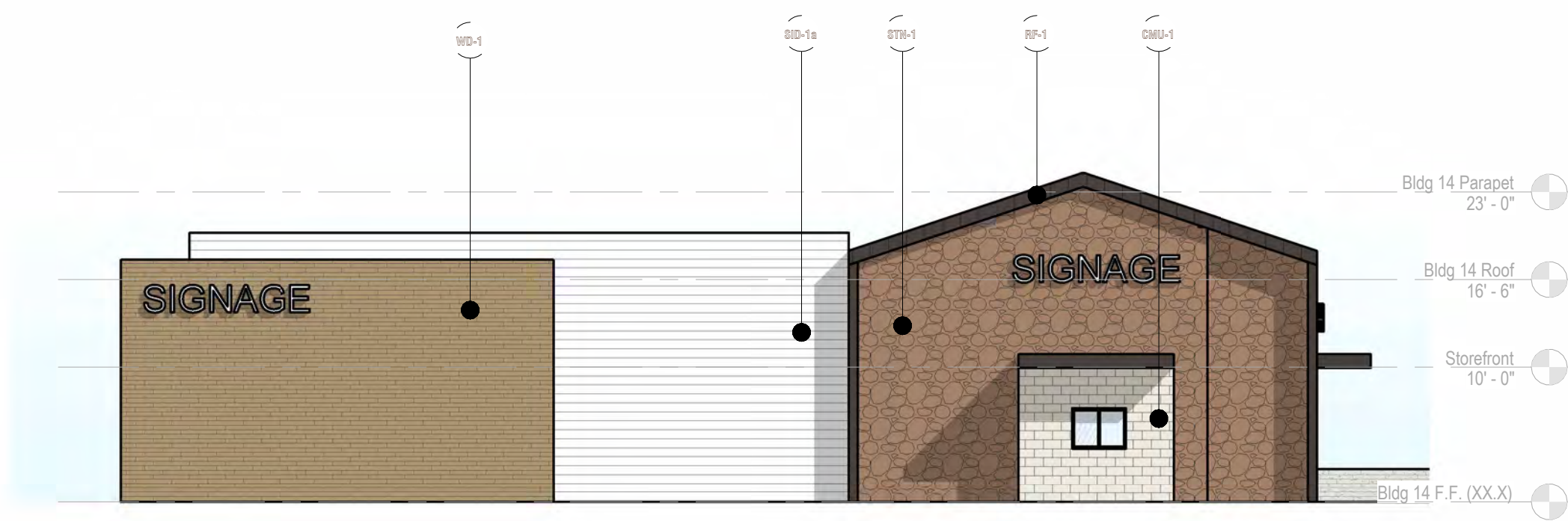
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RP-2 Standing Seam - AEP 'Zinc Gray'
RP-3 Shingle Roof - Malarkey's 'Desert Noir'

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MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
MTL-4 Decorative Brake Metal | AEP 'Vintage'
MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

RP-4 Awning | Branded

Masonry

Precision CMU Block

CMU-1 Precision CMU - Angelus 'Warm Gray'
CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

CMU-3 Ground Face CMU - Trendstone 'Pearl White'
CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

CMU-5 Split Face CMU - Trendstone 'Black Canyon'
CMU-6 Split Face CMU - Trendstone 'Pearl White'
CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

ETV-1 Stone Veneer | Creative Mines 'Whitegold'
ETV-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

BRV-1 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

SHD-1 Horizontal Siding - DET614 'So Chic'
SHD-2 Horizontal Siding - DET600 'Dolphin Tales'
SHD-3 Horizontal Siding - DE6214 'Pigeon Gray'
SHD-4 Horizontal Siding - DE6385 'Black Bear'

Vertical Shiplap - Hardie Artisan Series

SHD-1a Vertical Siding - DET614 'So Chic'
SHD-2a Vertical Siding - DET600 'Dolphin Tales'
SHD-3a Vertical Siding - DE6214 'Pigeon Gray'
SHD-4a Vertical Siding - DE6385 'Black Bear'

Board & Batten

SHD-1b Board & Batten - DET614 'So Chic'
SHD-2b Board & Batten - DET600 'Dolphin Tales'
SHD-3b Board & Batten - DE6214 'Pigeon Gray'
SHD-4b Board & Batten - DE6385 'Black Bear'

Plaster

PLAS-1 Plaster - DET614 'So Chic'
PLAS-2 Plaster - DET600 'Dolphin Tales'
PLAS-3 Plaster - DE6214 'Pigeon Gray'
PLAS-4 Plaster - DE6385 'Black Bear'

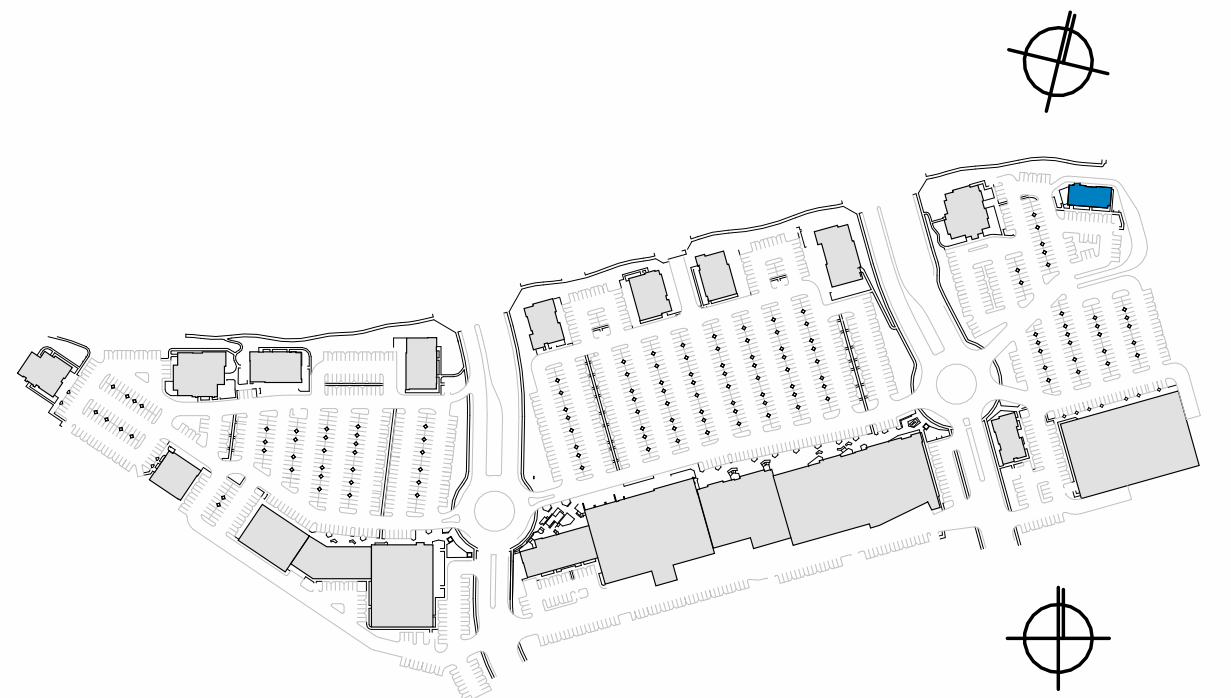
Wood

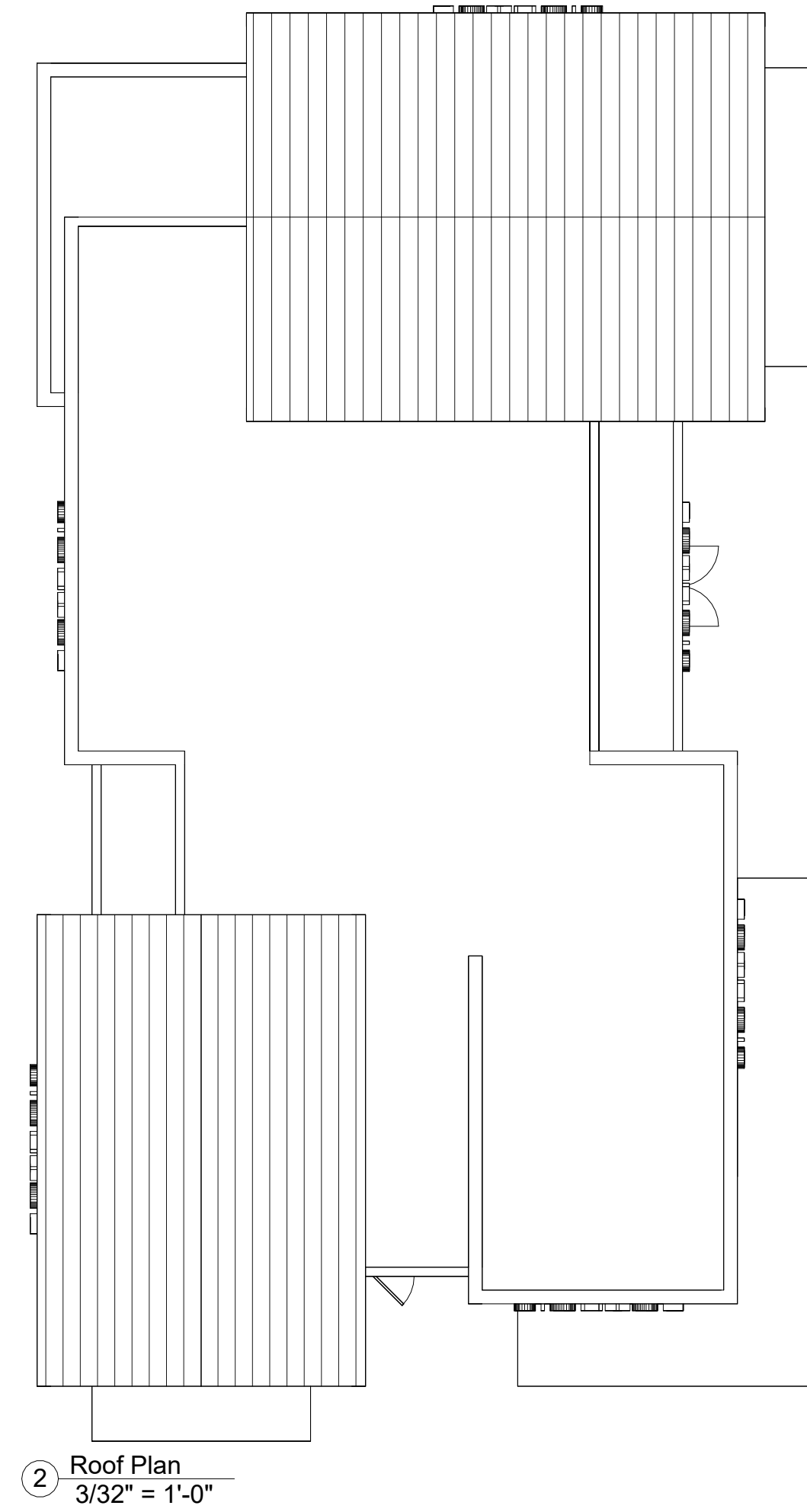
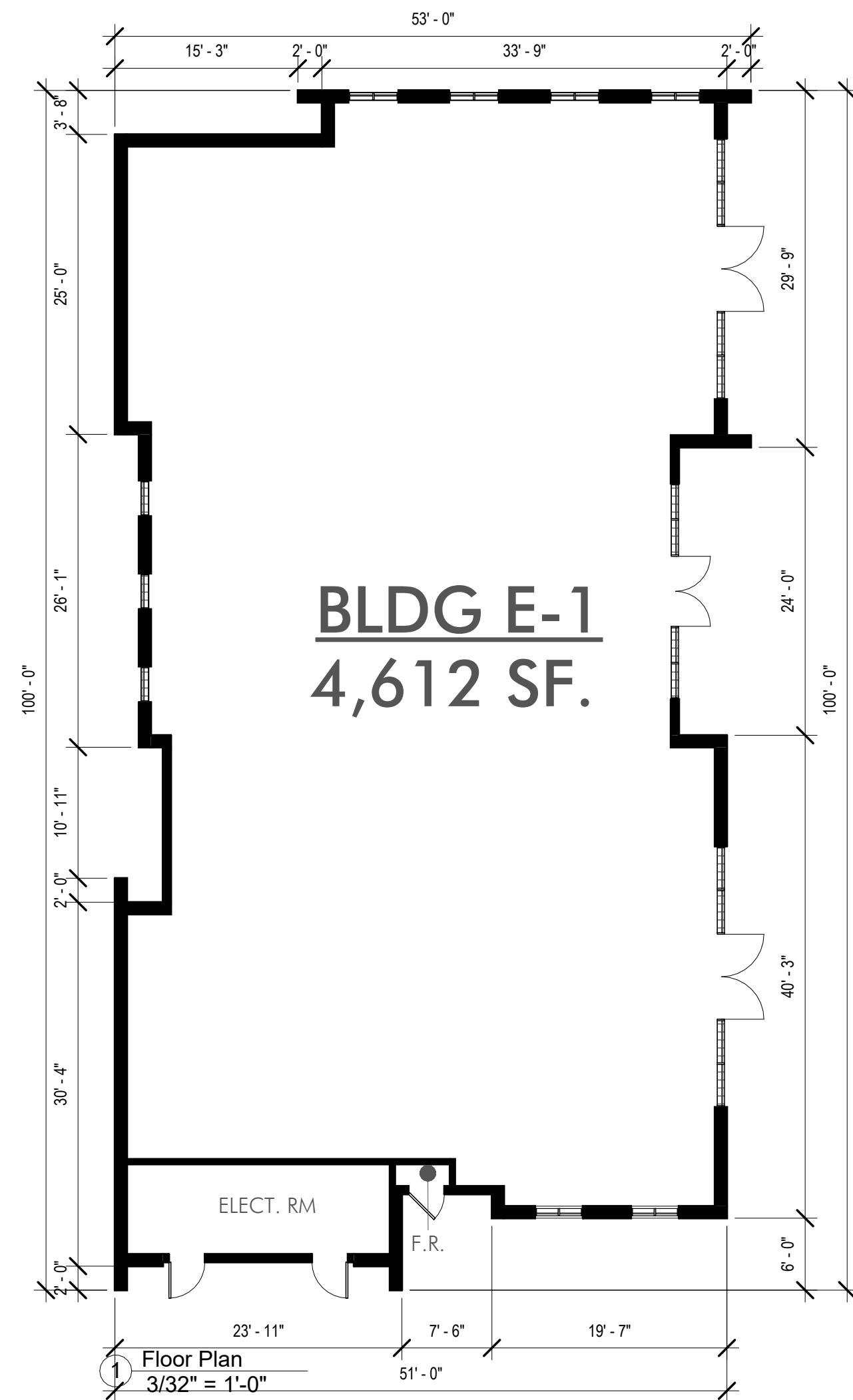
WD-1 Wood Plank - Timbertech 'Weathered Teak'
WD-2 Wood Plank - Timbertech 'Tigerwood'
WD-3 Exposed Natural Wood - Clear Stain



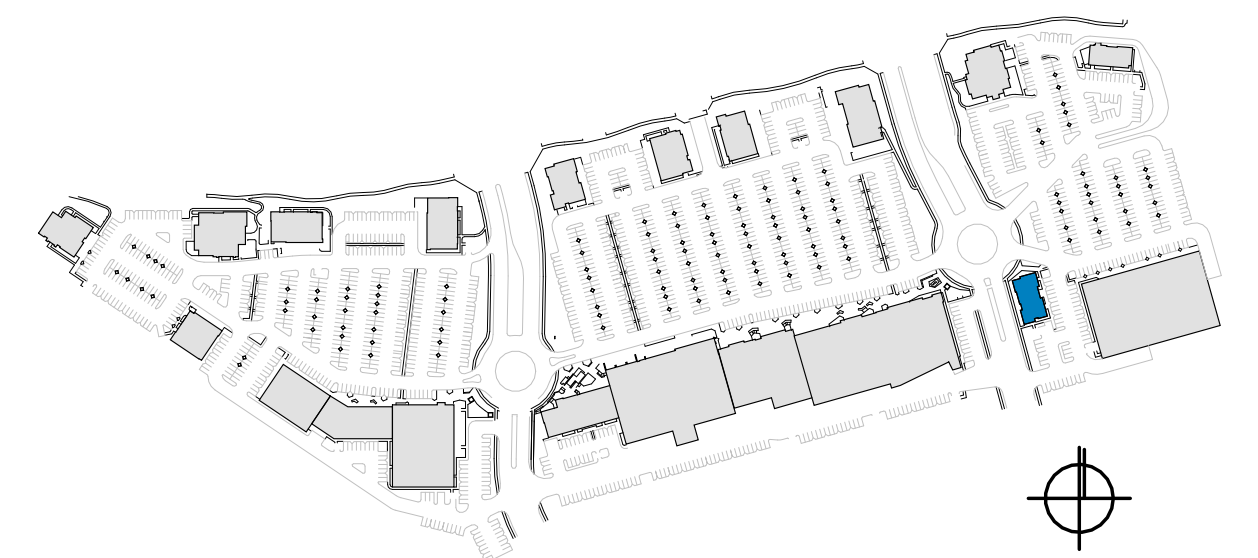
THE TRIANGLE

MURRIETA





ALL FLAT, NON-VISIBLE PORTIONS OF BUILDING ROOFS SHALL BE COOL COLORS THAT HAVE A HIGH SOLAR REFLECTANCE AND THERMAL EMITTANCE. THESE CHARACTERISTICS REFLECT LIGHT, THEREBY REDUCING HEAT TRANSFER AND FURTHER THE ABILITY TO ALLOW HEAT TO ESCAPE FROM A SURFACE ONCE IT HAS BEEN ABSORBED



DESIGN GUIDELINES

BUILDING MASSING:

- ☐ Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of facade.
- ☐ Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, awnings, moldings, pilasters, wall mounted lighting or other details.

ARTICULATION:

- ☐ Architectural detail through the use of columns, three-dimensional cornice bands, recessed entries, windows, awnings and canopies.
- ☐ Articulation of facades through the use of openings, recesses, balconies, arcades and overhangs that create shadow and interest.

ENTRIES:

- ☐ Buildings shall have a clearly defined primary pedestrian entry.
- ☐ Entries shall be covered with roof overhangs, awnings, trellis, or similar methods, or shall be recessed into the building to provide a sheltered entry.
- ☐ Entries should be distinguished with the use of building articulation and should give orientation and aesthetically pleasing character.

ROOFS:

- ☐ Parapets shall be used to conceal flat roofs and rooftop equipment.
- ☐ The backsides of parapets shall be consistently treated, and a continuation of the building's architectural is encouraged, in consideration of the view from nearby multi-story buildings.
- ☐ Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mass from the side view.

MATERIALS:

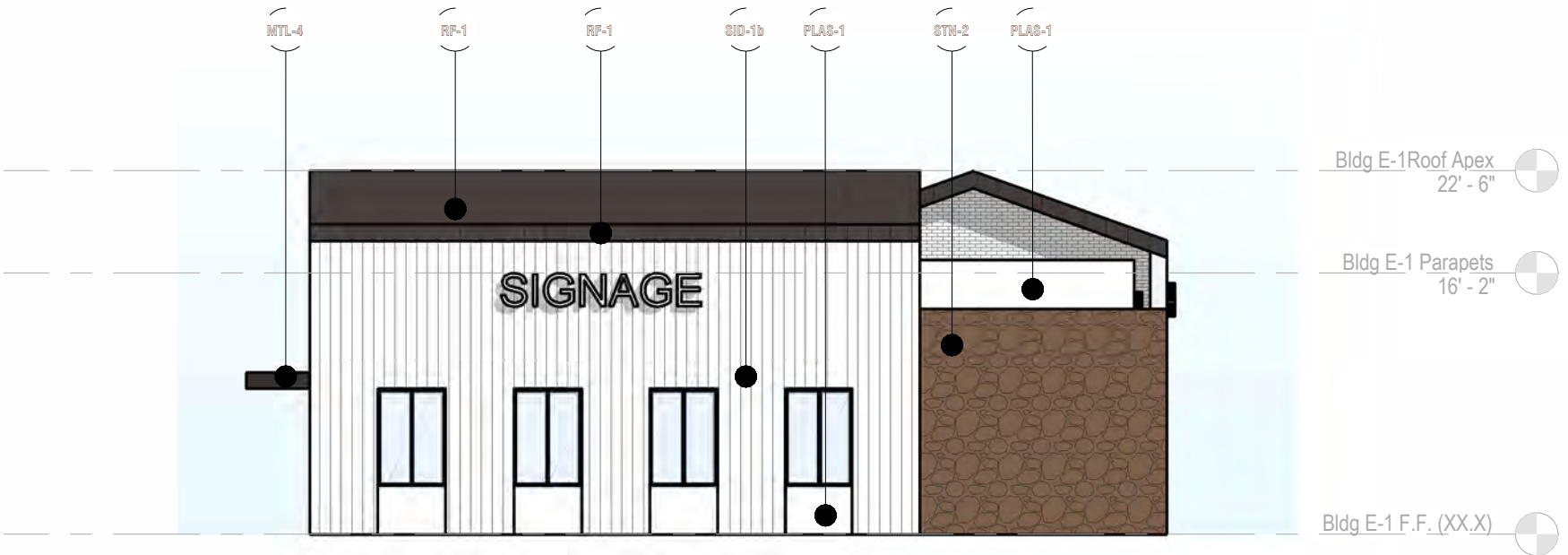
- ☐ The palette of building colors and materials should be warm and rich in tones. Building designs shall demonstrate a consistent use of colors, materials, and detailing throughout all elevations.
- ☐ Building transitions shall be harmonious between tenant spaces, with changes in materials at logical points and lines of connection.
- ☐ Materials representative of quality design should be used. These include glass, metal panels, concrete, concrete block, steel, stone, brick and stucco.
- ☐ Precast stone or concrete shall be integral color in warm earth tones. Joints shall be preblended mortar mix to match the adjacent finish, unless approved as part of an enhanced entry or other treatment.
- ☐ Stucco shall be integral color fine sand float or smooth finish.
- ☐ Metal roof profile should be standing seam with a durable painted or sealed finish.

COLOR:

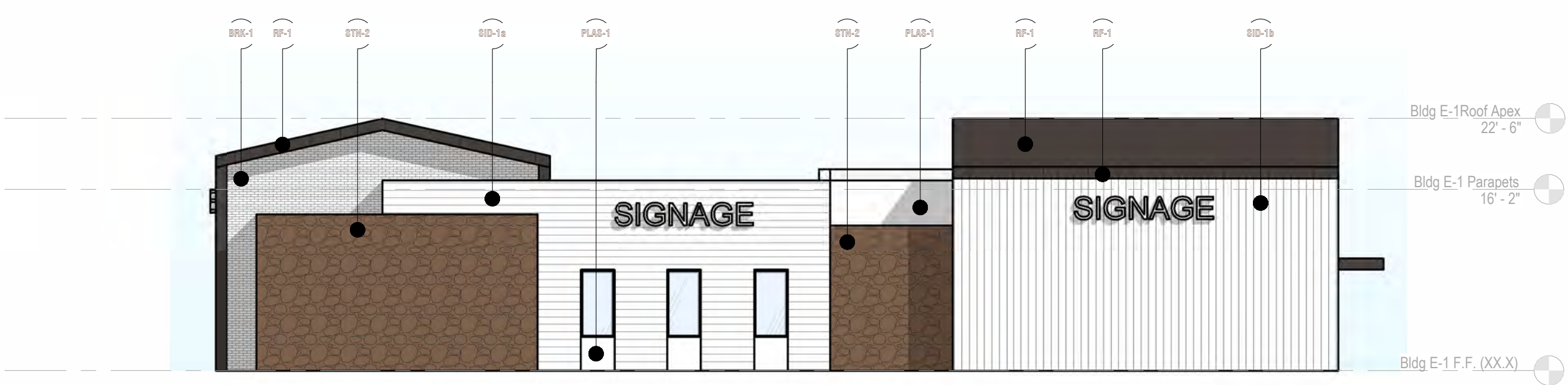
- ☐ The architectural colors shall be low reflective, subtle, neutral and compliment natural earth tones. The use of high-intensity or fluorescent colors is prohibited, unless incorporated as part of an approved comprehensive signage program.
- ☐ Accent colors should be used primarily to express entries or special features. Building trim and accent areas may feature brighter colors.
- ☐ The transition between base and accent colors shall relate to changes in building materials or change of building surface planes. Colors shall not meet or change without some physical change or definition to the surface plane.

GLAZING:

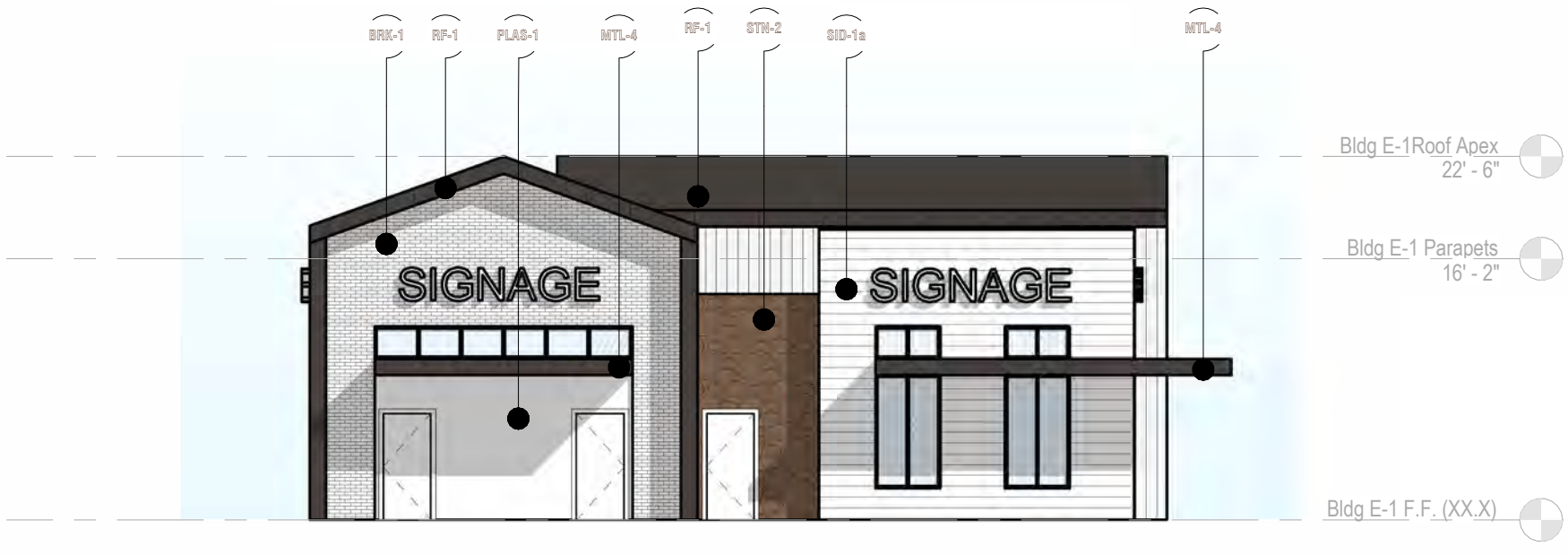
- ☐ Glazing shall be clear, tinted or non-reflective. A minimal amount of neutral tinting of glass to achieve some sun control is acceptable if the glass appears essentially transparent when viewed from the outside.



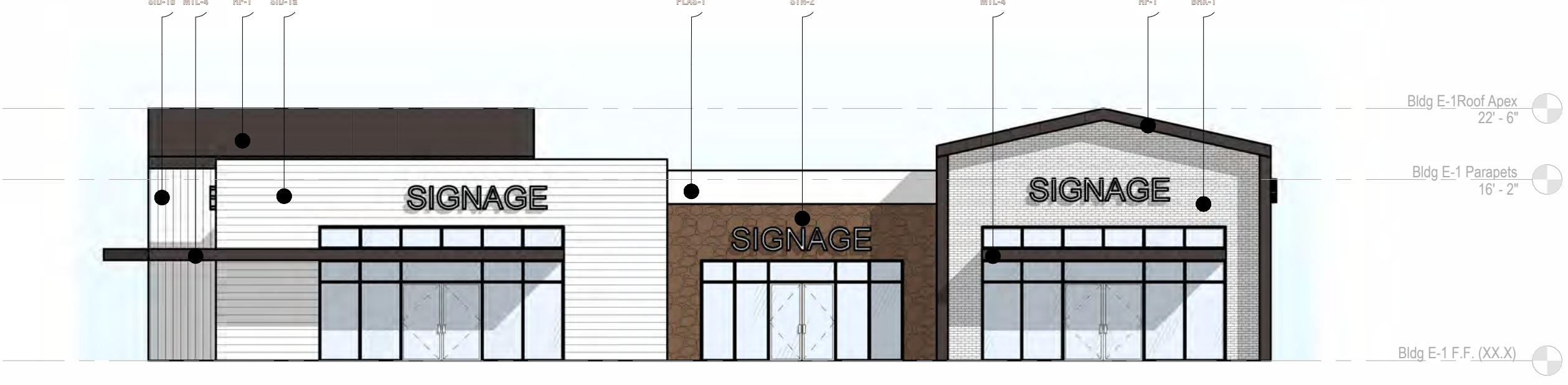
3 North Elevation
3/32" = 1'-0"



6 West Elevation
3/32" = 1'-0"



5 South Elevation
3/32" = 1'-0"



4 East Elevation
3/32" = 1'-0"

MATERIAL PALETTE

Concrete

CON-1 Board Formed - Platt Stone Pre-Cast Panels

Roofing

- RF-1 Standing Seam - AEP 'Vintage'
- RF-2 Standing Seam - AEP 'Zinc Gray'
- RF-3 Shingle Roof - Malarkey's 'Desert Noir'

Metal

- MTL-1 Anodized Aluminum Storefront | Dark Bronze
- MTL-2 Corrugated Siding | AEP Span HR-36 'Vintage'
- MTL-3 Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- MTL-4 Decorative Brake Metal | AEP 'Vintage'
- MTL-5 Painted Steel | RAL 7021 'Black Gray'

Fabric

- RF-4 Awning | Branded

Masonry

Precision CMU Block

- CMU-1 Precision CMU - Angelus 'Warm Gray'
- CMU-2 Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

- CMU-3 Ground Face CMU - Trendstone 'Pearl White'
- CMU-4 Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

- CMU-5 Split Face CMU - Trendstone 'Black Canyon'
- CMU-6 Split Face CMU - Trendstone 'Pearl White'
- CMU-7 Split Face CMU - Trendstone 'Malibu Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- STR-1 Stone Veneer | Creative Mines 'Whitegold'
- STR-2 Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- BRG-1 Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- SID-1a Horizontal Siding - DET614 'So Chic'
- SID-2a Horizontal Siding - DET600 'Dolphin Tales'
- SID-3a Horizontal Siding - DE6214 'Pigeon Gray'
- SID-4a Horizontal Siding - DE6385 'Black Bean'

Vertical Shiplap - Hardie Artisan Series

- SID-1b Vertical Siding - DET614 'So Chic'
- SID-2b Vertical Siding - DET600 'Dolphin Tales'
- SID-3b Vertical Siding - DE6214 'Pigeon Gray'
- SID-4b Vertical Siding - DE6385 'Black Bean'

Board & Batten

- SID-1c Board & Batten - DET614 'So Chic'
- SID-2c Board & Batten - DET600 'Dolphin Tales'
- SID-3c Board & Batten - DE6214 'Pigeon Gray'
- SID-4c Board & Batten - DE6385 'Black Bean'

Plaster

- PLAB-1 Plaster - DET614 'So Chic'
- PLAB-2 Plaster - DET600 'Dolphin Tales'
- PLAB-3 Plaster - DE6214 'Pigeon Gray'
- PLAB-4 Plaster - DE6385 'Black Bean'

Wood

- WTD-1 Wood Plank - Timbertech 'Weathered Teak'
- WTD-2 Wood Plank - Timbertech 'Tigerwood'
- WTD-3 Exposed Natural Wood - Clear Stain



THE TRIANGLE
MURRIETA



robinson hill architecture, inc.

A California Corporation | 3195 B Airport Loop Dr. | Costa Mesa, CA 92626 | Telephone: (714) 825 8888



A - 020b

Bldg E-1 Elevations

submittal 06.19.24

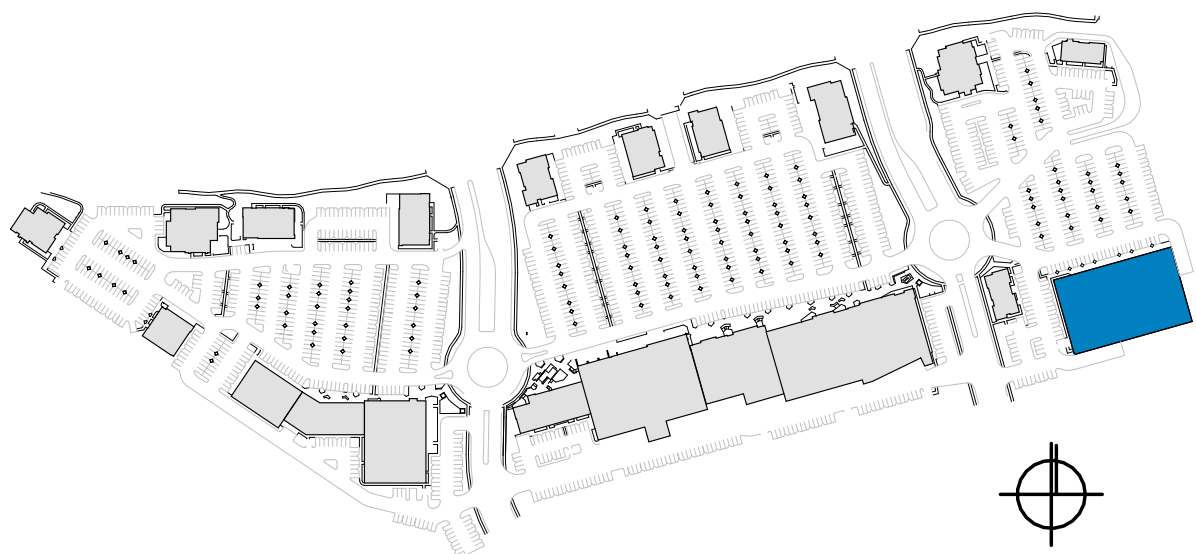
June 19, 2024



Structures shall be designed to avoid a "box-like," impersonal appearance. Provide horizontal and vertical wall articulation through the use of arcades, towers, wall recesses and projections, and setting back upper floors. Facades should incorporate wall plane projections and recesses having a depth of at least three percent of the length of the facade and extending at least twenty (20) percent of the length of the facade. Provide architectural detail through the use of columns, three-dimensional decorative cornice bands, recessed entries and windows, and awnings and canopies. Provide full roofs with substantial overhangs. Incorporate decorative parapets where roof overhangs are not provided. Use different, but compatible, building materials with varying textures and colors.

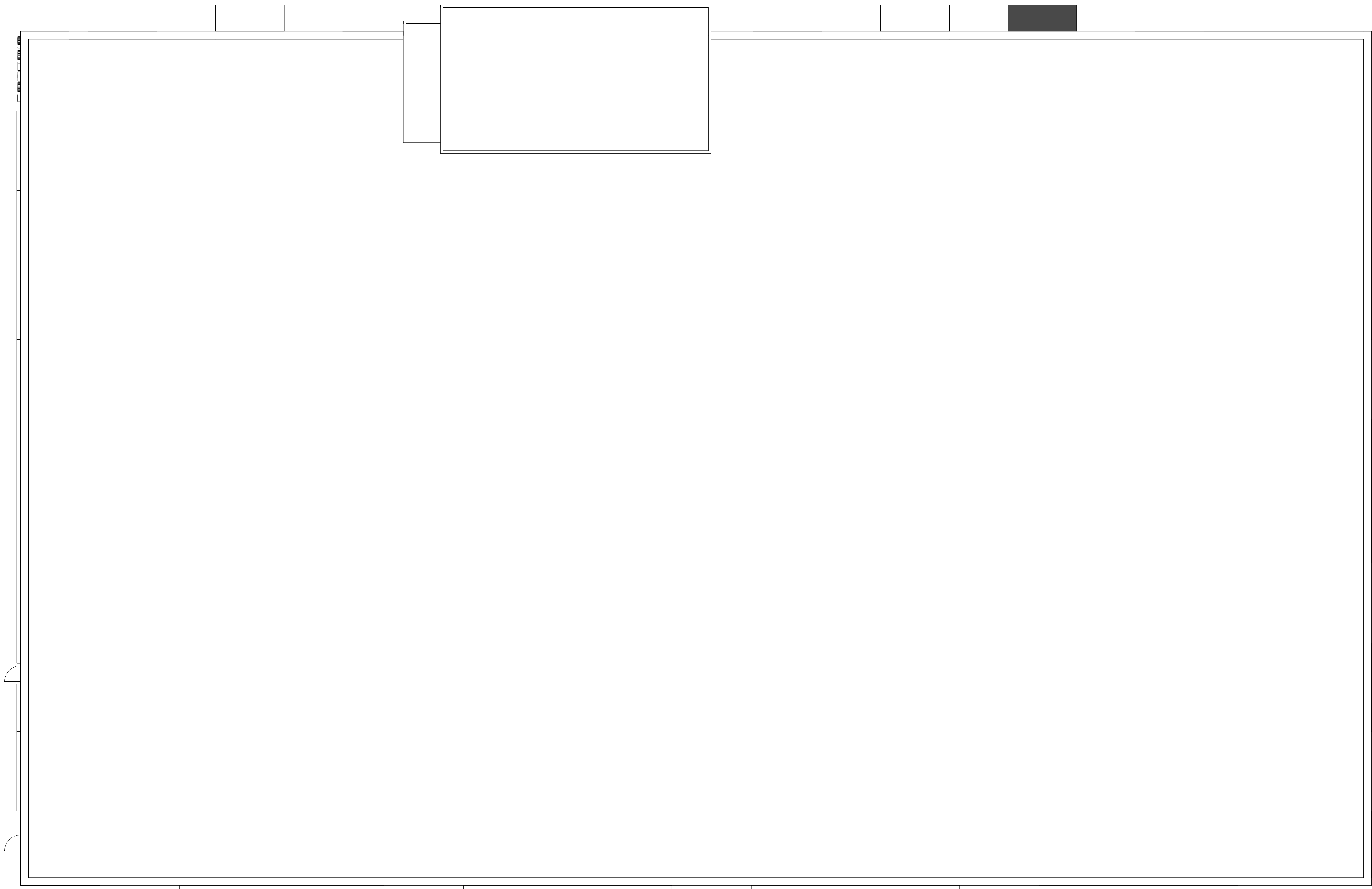
- Entries shall be protected from the elements and shall create a focus and sense of entry for the building by use of at least two of the following design features:
- 1) Provide wall recesses.
 - 2) Use roof overhangs.
 - 3) Incorporate canopies and awnings.
 - 4) Include arcades.
 - 5) Install pedestrian-oriented signs.

- Variations in roof lines shall be used to add interest to, and reduce the massive scale of large commercial buildings. Roofs shall incorporate at least two of the following features:
- 1) Parapets concealing flat roofs and rooftop equipment. The average height of a parapet shall not exceed fifteen (15) percent of the height of the supporting wall and parapets shall not at any point exceed one-third of the height of the supporting wall. Parapets shall incorporate a three-dimensional cornice.
 - 2) Overhanging eaves, extending at least three feet past the supporting walls.
 - 3) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot for vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run.
 - 4) Three or more roof slope planes.



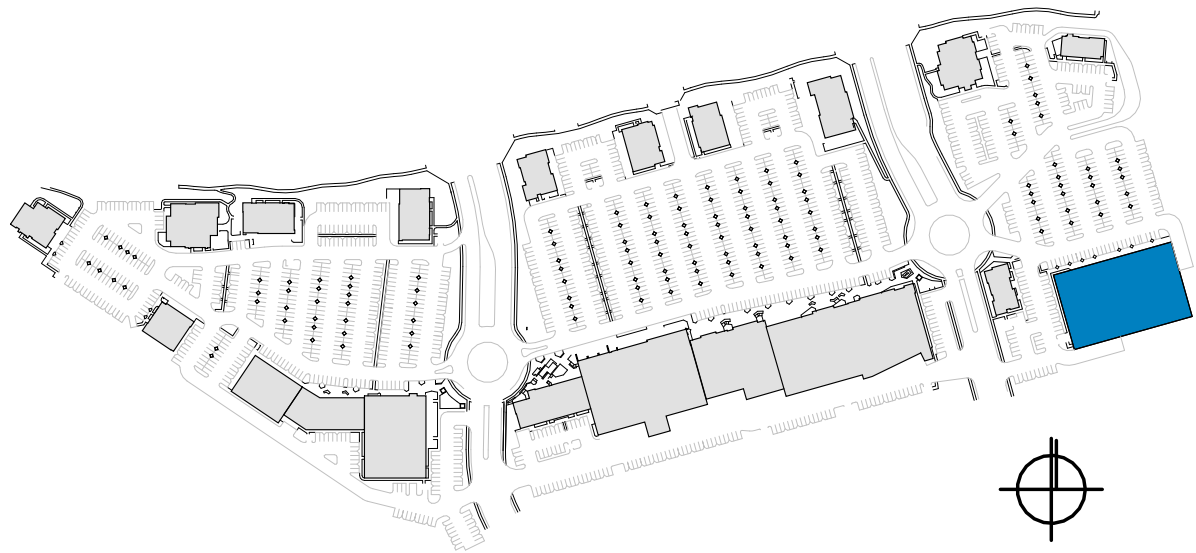
1 Floor Plan
3/32" = 1'-0"

Site Development Package | DP-22-2705



ALL FLAT, NON-VISIBLE PORTIONS OF BUILDING ROOFS SHALL BE COOL COLORS THAT HAVE A HIGH SOLAR REFLECTANCE AND THERMAL EMITTANCE. THESE CHARACTERISTICS REFLECT LIGHT, THEREBY REDUCING HEAT TRANSFER AND FURTHER THE ABILITY TO ALLOW HEAT TO ESCAPE FROM A SURFACE ONCE IT HAS BEEN ABSORBED

1 Roof Plan
3/32" = 1'-0"



Site Development Package | DP-22-2705



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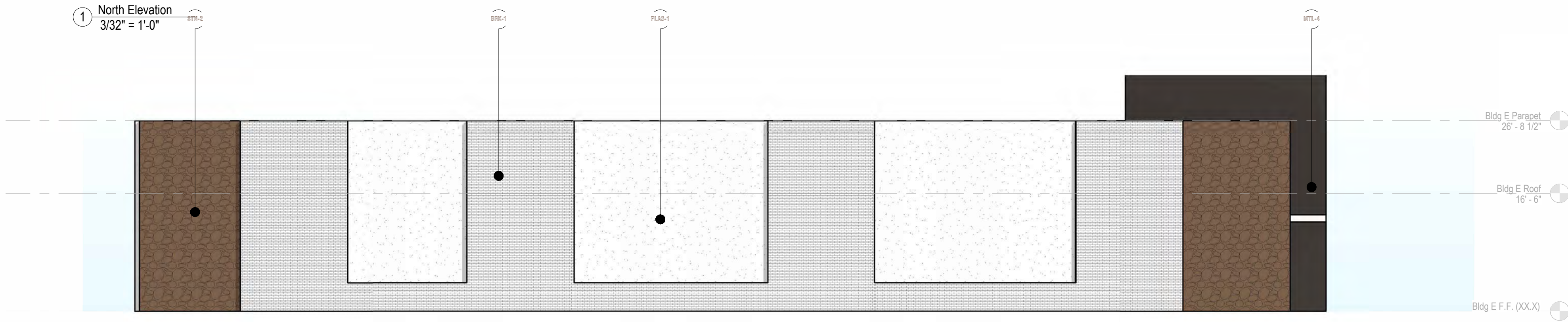


submittal 06.19.24

A - 021b

Bldg E Roof Plan

June 19, 2024



MATERIAL PALETTE

Concrete

Board Formed - Platt Stone Pre-Cast Panels

Roofing

- Standing Seam - AEP 'Vintage'
- Standing Seam - AEP 'Zinc Gray'
- Shingle Roof - Malarkey's 'Desert Noir'

Metal

- Anodized Aluminum Storefront | Dark Bronze
- Corrugated Siding | AEP Span HR-36 'Vintage'
- Corrugated Siding | AEP Span HR-36 'Weathered Copper'
- Decorative Brake Metal | AEP 'Vintage'
- Painted Steel | RAL 7021 'Black Gray'

Fabric

- Awning | Branded

Masonry

Precision CMU Block

- Precision CMU - Angelus 'Warm Gray'
- Precision CMU - Trendstone 'Black Canyon'

Ground Face CMU Block

- Ground Face CMU - Trendstone 'Pearl White'
- Ground Face CMU - Trendstone 'Pebble Beach'

Split Face CMU Block

- Split Face CMU - Trendstone 'Black Canyon'
- Split Face CMU - Trendstone 'Pearl White'
- Split Face CMU - Trendstone 'Mailou Sands'

Engineered Stone Veneer - Creative Mines Orchard Limestone

- Stone Veneer | Creative Mines 'Whitegold'
- Stone Veneer | Creative Mines 'Tortoiseshell'

Brick Veneer - Hebron Americana Collection

- Brick Veneer | Hebron 'Madison'

Wall Siding

Horizontal Shiplap - Hardie Artisan Series

- Horizontal Siding - DET614 'So Chic'
- Horizontal Siding - DET600 'Dolphin Tales'
- Horizontal Siding - DE6214 'Pigeon Gray'
- Horizontal Siding - DE6385 'Black Bean'

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- Vertical Siding - DET614 'So Chic'
- Vertical Siding - DET600 'Dolphin Tales'
- Vertical Siding - DE6214 'Pigeon Gray'
- Vertical Siding - DE6385 'Black Bean'

Board & Batten

- Board & Batten - DET614 'So Chic'
- Board & Batten - DET600 'Dolphin Tales'
- Board & Batten - DE6214 'Pigeon Gray'
- Board & Batten - DE6385 'Black Bean'

Plaster

- Plaster - DET614 'So Chic'
- Plaster - DET600 'Dolphin Tales'
- Plaster - DE6214 'Pigeon Gray'
- Plaster - DE6385 'Black Bean'

Wood

- Wood Plank - Timbertech 'Weathered Teak'
- Wood Plank - Timbertech 'Tigerwood'
- Exposed Natural Wood - Clear Stain

DESIGN GUIDELINES

BUILDING MASSING:

- Horizontal and vertical wall articulation. Facades shall incorporate wall plane projections and recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of facade.
- Building scale shall be reduced through the proper use of window patterns, structural bays, roof overhangs, awnings, moldings, pilasters, wall mounted lighting or other details.

ARTICULATION:

- Architectural detail through the use of columns, three-dimensional cornice bands, recessed entries, windows, awnings and canopies.
- Articulation of facades through the use of openings, recesses, balconies, arcades and overhangs that create shadow and interest.

ENTRIES:

- Buildings shall have a clearly defined primary pedestrian entry.
- Entries shall be covered with roof overhangs, awnings, trellis, or similar methods, or shall be recessed into the building to provide a sheltered entry.
- Entries should be distinguished with the use of building articulation and should give orientation and aesthetically pleasing character.

ROOFS:

- Parapets shall be used to conceal flat roofs and rooftop equipment.
- The backsides of parapets shall be consistently treated, and a continuation of the building's architectural is encouraged, in consideration of the view from nearby multi-story buildings.
- Parapet's returns over the roof should be a minimum of 5'-0" to present more of a building mass from the side view.

MATERIALS:

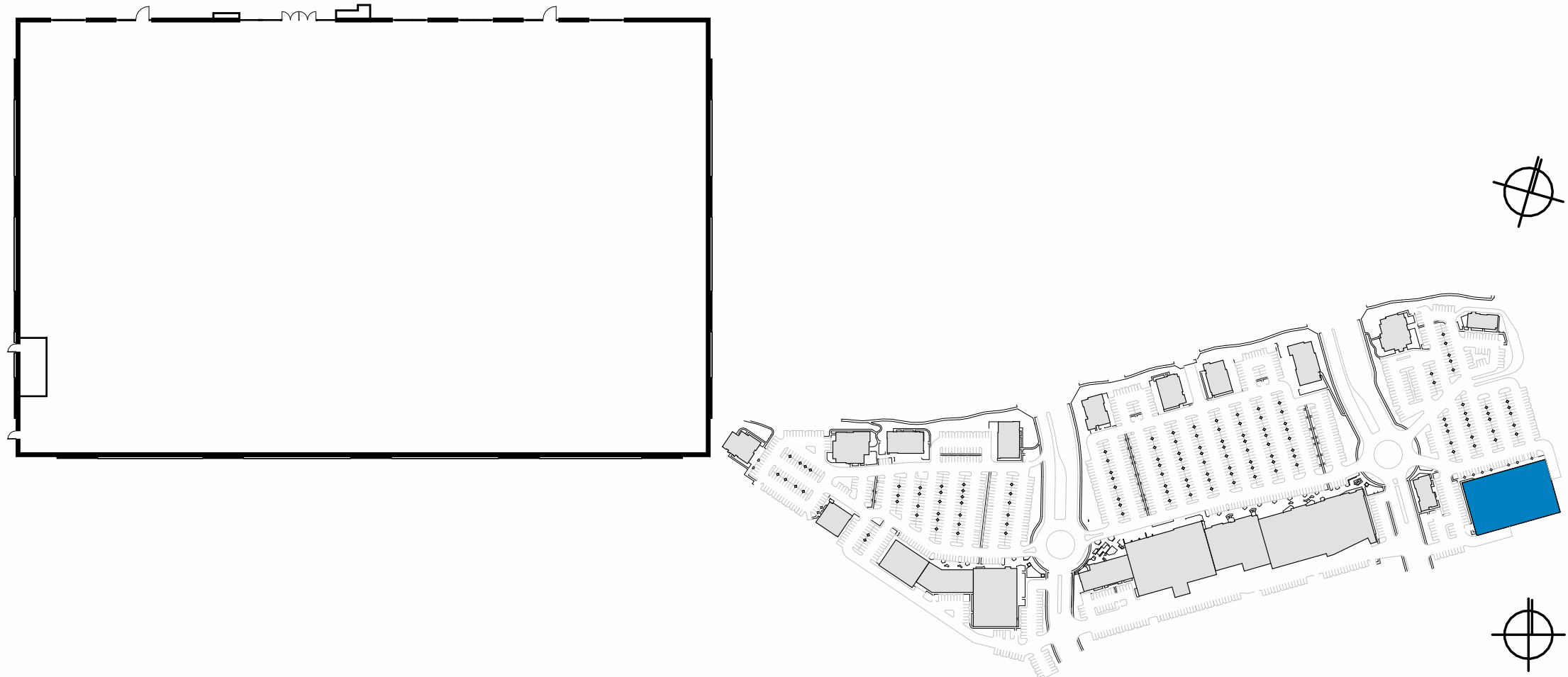
- The palette of building colors and materials should be warm and rich in tones. Building designs shall demonstrate a consistent use of colors, materials, and detailing throughout all elevations.
- Building transitions shall be harmonious between tenant spaces, with changes in materials at logical points and lines of connection.
- Materials representative of quality design should be used. These include glass, metal panels, concrete, concrete block, steel, stone, brick and stucco.
- Precast stone or concrete shall be integral color in warm earth tones. Joints shall be preblended mortar mix to match the adjacent finish, unless approved as part of an enhanced entry or other treatment.
- Stucco shall be integral color fine sand float or smooth finish.
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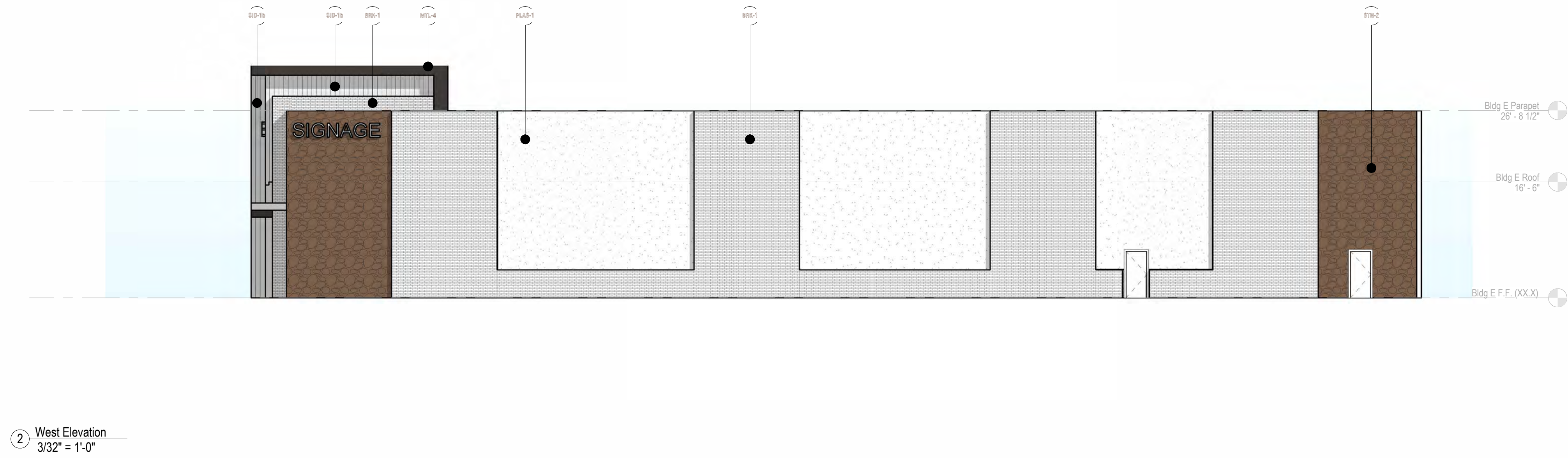
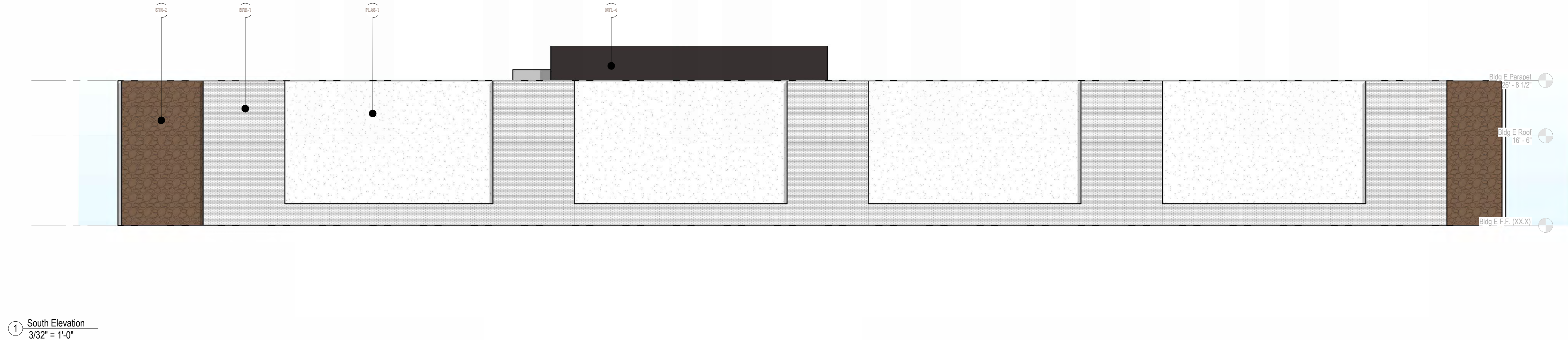
COLOR:

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GLAZING:

- Glazing shall be clear, tinted or non-reflective. A minimal amount of neutral tinting of glass to achieve some sun control is acceptable if the glass appears essentially transparent when viewed from the outside.





MATERIAL PALETTE

Concrete	
	Board Formed - Platt Stone Pre-Cast Panels
Roofing	
	Standing Seam - AEP 'Vintage'
	Standing Seam - AEP 'Zinc Gray'
	Shingle Roof - Malarkey's 'Desert Noir'
Metal	
	Anodized Aluminum Storefront Dark Bronze
	Corrugated Siding AEP Span HR-36 'Vintage'
	Corrugated Siding AEP Span HR-36 'Weathered Copper'
	Decorative Brake Metal AEP 'Vintage'
	Painted Steel RAL 7021 'Black Gray'
Fabric	
	Awning Branded
Masonry	
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	Stone Veneer Creative Mines 'Whitegold'
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Brick Veneer - Hebron Americana Collection	
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	Board & Batten - DE6385 'Black Bean'
Plaster	
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	Plaster - DET600 'Dolphin Tales'
	Plaster - DE6214 'Pigeon Gray'
	Plaster - DE6385 'Black Bean'
Wood	
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	Exposed Natural Wood - Clear Stain

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- ☐ Glazing shall be clear, tinted or non-reflective. A minimal amount of neutral tinting of glass to achieve some sun control is acceptable if the glass appears essentially transparent when viewed from the outside.

MATERIAL PALETTE

Masonry

- CMU-1 Ground Face CMU
- CMU-2 Split Face CMU | Trendstone 'Black Canyon'
- STN-1 Stone Veneer | Creative Mines 'Whitegold'

Metal

- MTL-1 Perforated Metal Mesh | Painted Black
- MTL-2 Anodized Aluminum Storefront | Dark Bronze
- SDS-1 Corrugated Metal Siding | AEP 'Weathered Copper'
- RF-1 Standing Seam - AEP 'Zinc Gray'
- MTL-3 Exposed Structural Steel | RAL 'Black Gray'
- SDS-2 Wood Look Aluminum Plank
- MTL-4 Louvered Shade Screen
- SDS-3 Brake Metal Cladding
- SDS-4 Aluminum Composite Panel
- MTL-5 Decorative Steel
- SDS-5 Corrugated Metal Siding | AEP 'Vintage'
- RF-2 Galvanized Canopy
- RF-3 Galvanized Fascia

Cementitious

- SDS-6 Board & Batten Siding
- SDS-7 Tongue & Groove Vertical Siding
- SDS-8 Tongue & Groove Horizontal Siding
- RF-4 Shingle Roofing
- RF-5 Shingle Roofing

Concrete

- CON-1 Board Formed - Platt Stone Pre-Cast Panels

Plaster

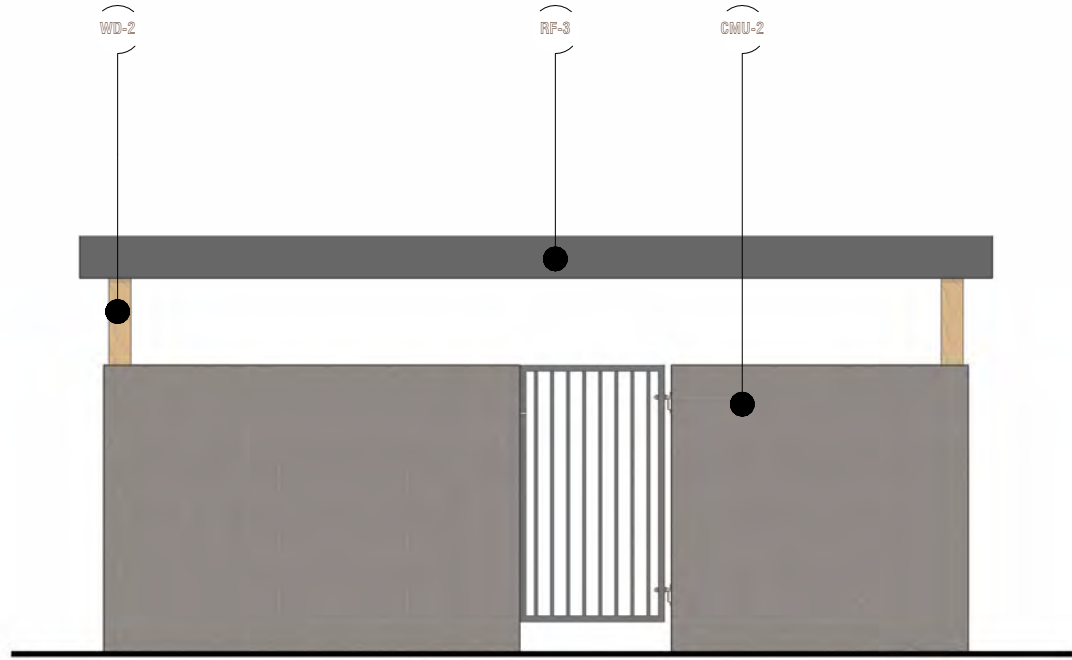
- PLAB-1 Smooth Hand-Troweled | Integral Color 'White'

Fabric

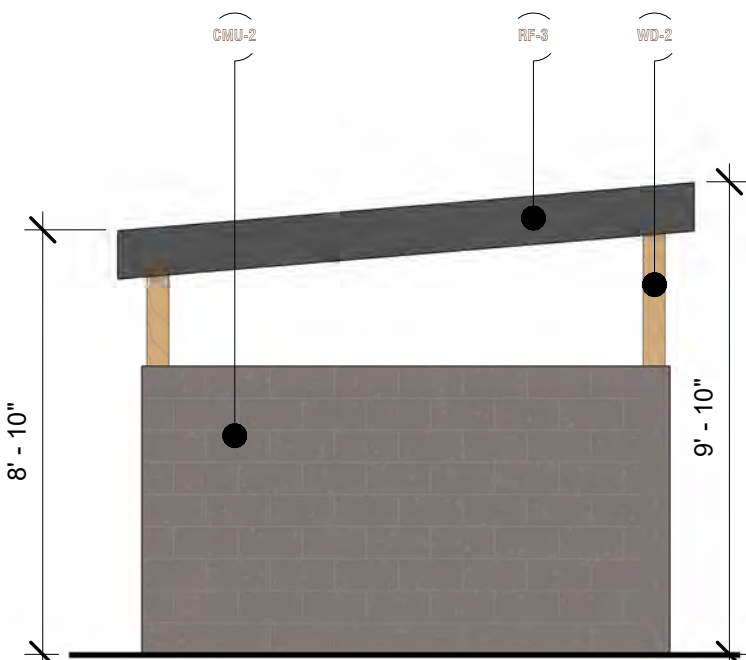
- RF-6 Awning | Branded

Wood

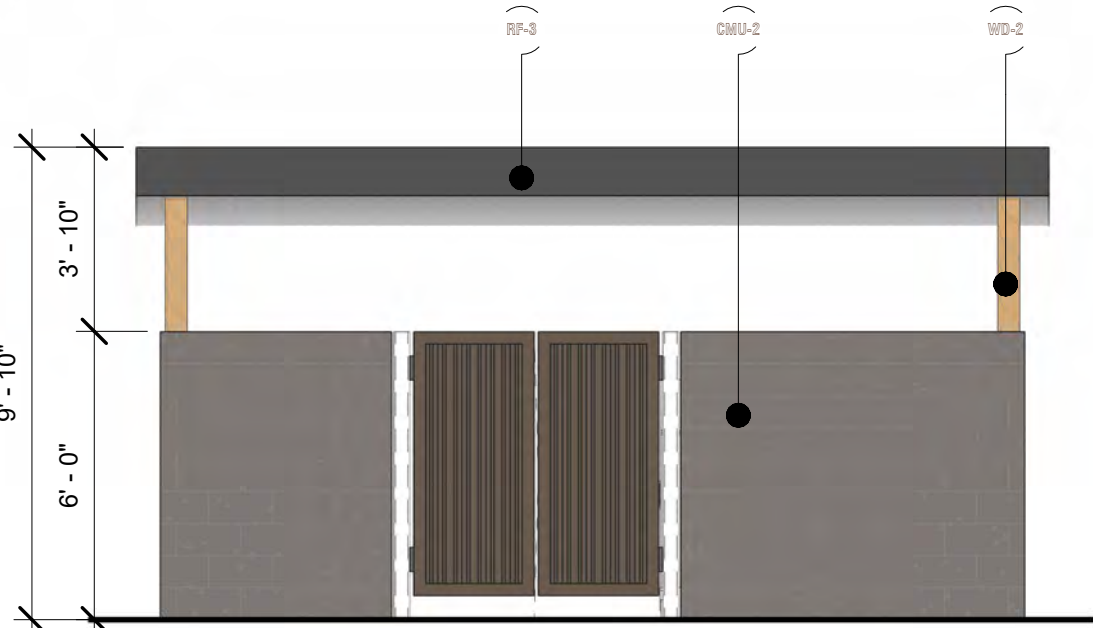
- WTD-1 Exposed Beam
- WTD-2 Exposed Column
- WTD-3 Exposed Natural Wood - Clear Stain



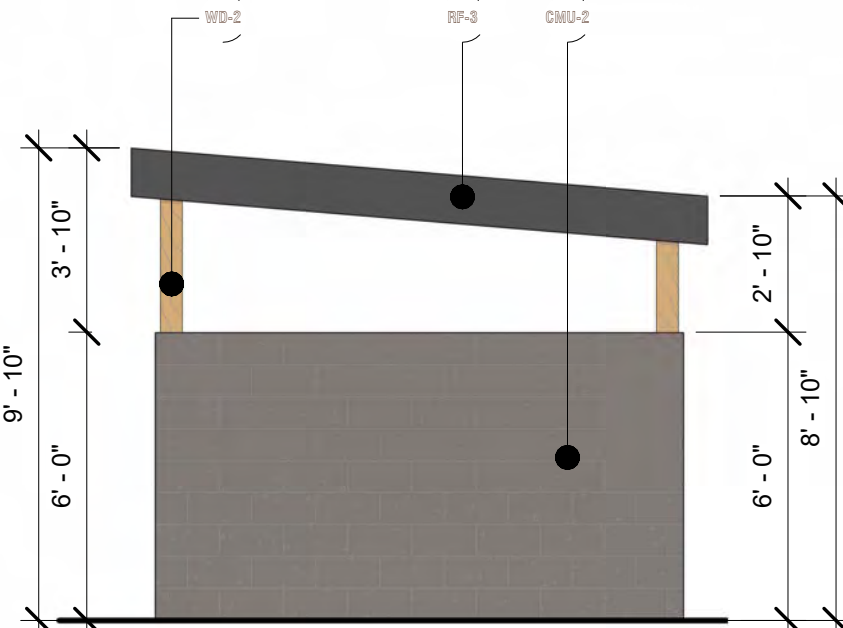
7 Trash Enclosure AA
1/4" = 1'-0"



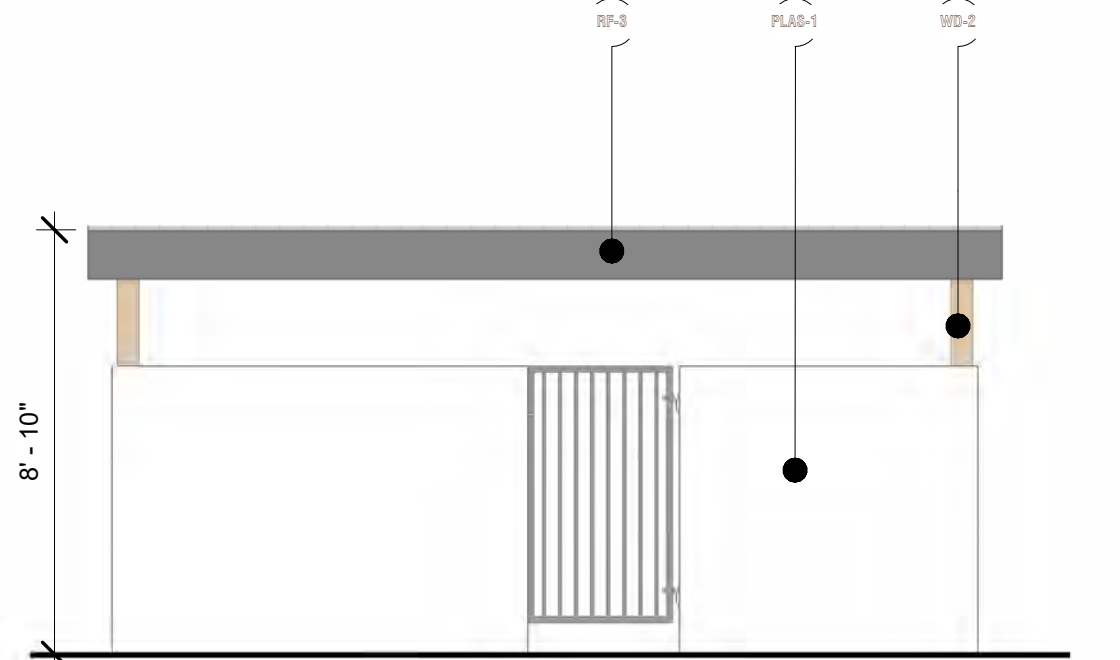
6 Trash Enclosure AA
1/4" = 1'-0"



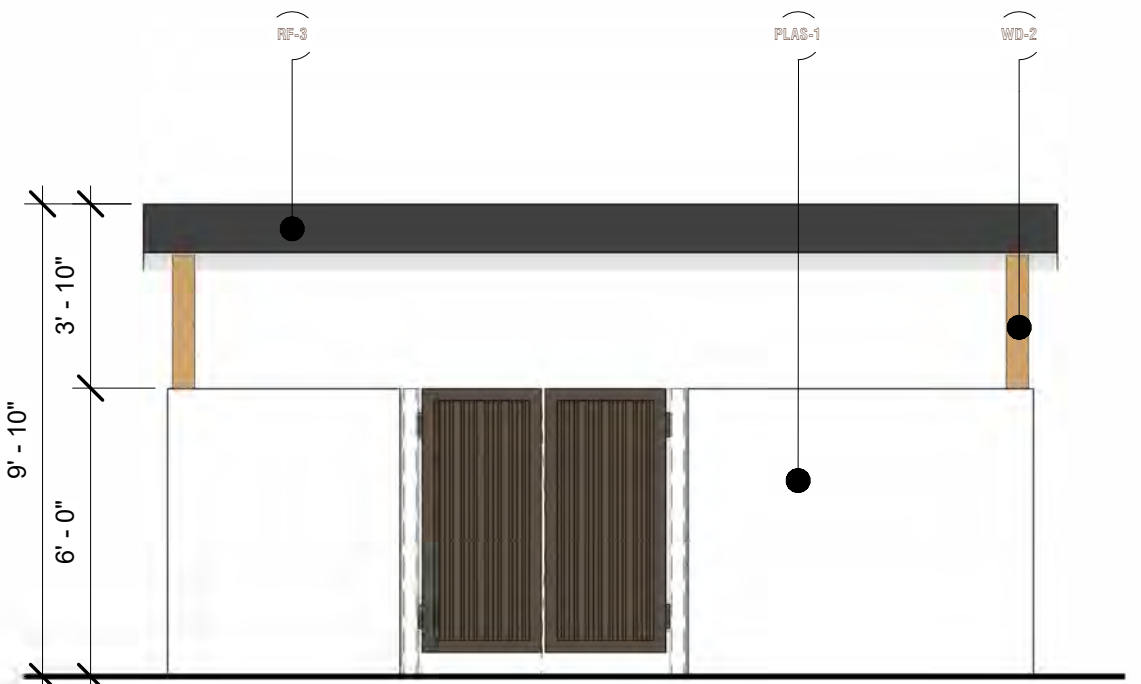
5 Trash Enclosure AA
1/4" = 1'-0"



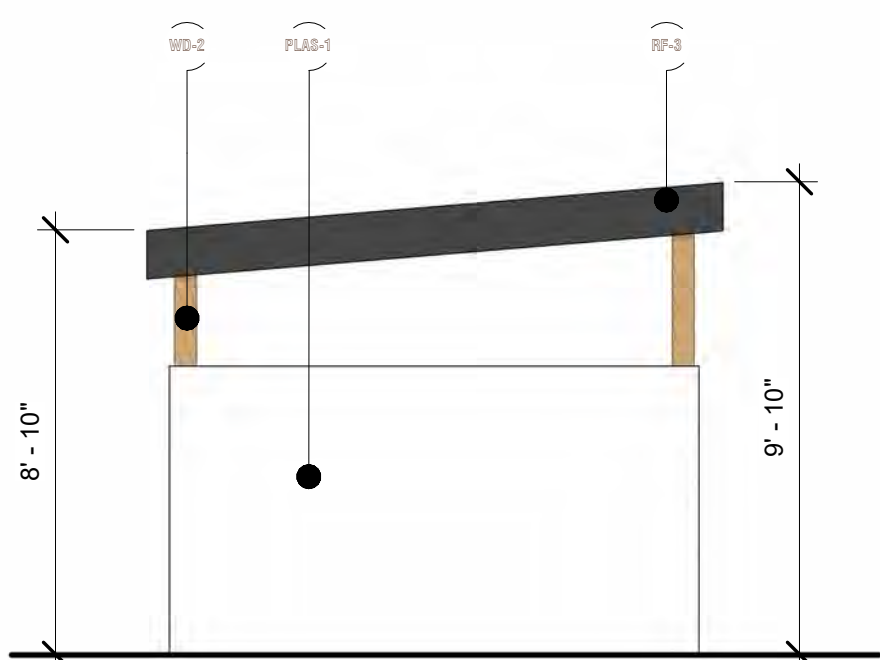
4 Trash Enclosure AA
1/4" = 1'-0"



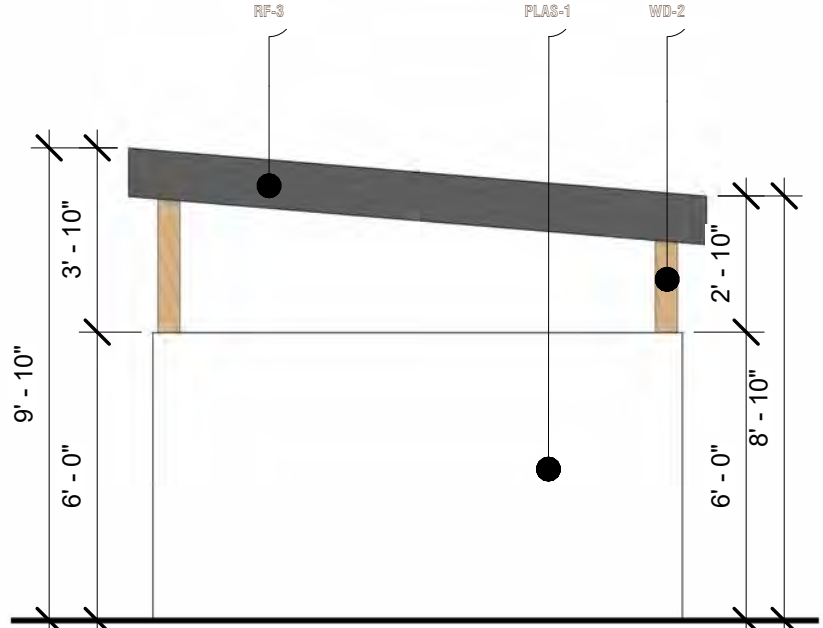
11 Trash Enclosure A
1/4" = 1'-0"



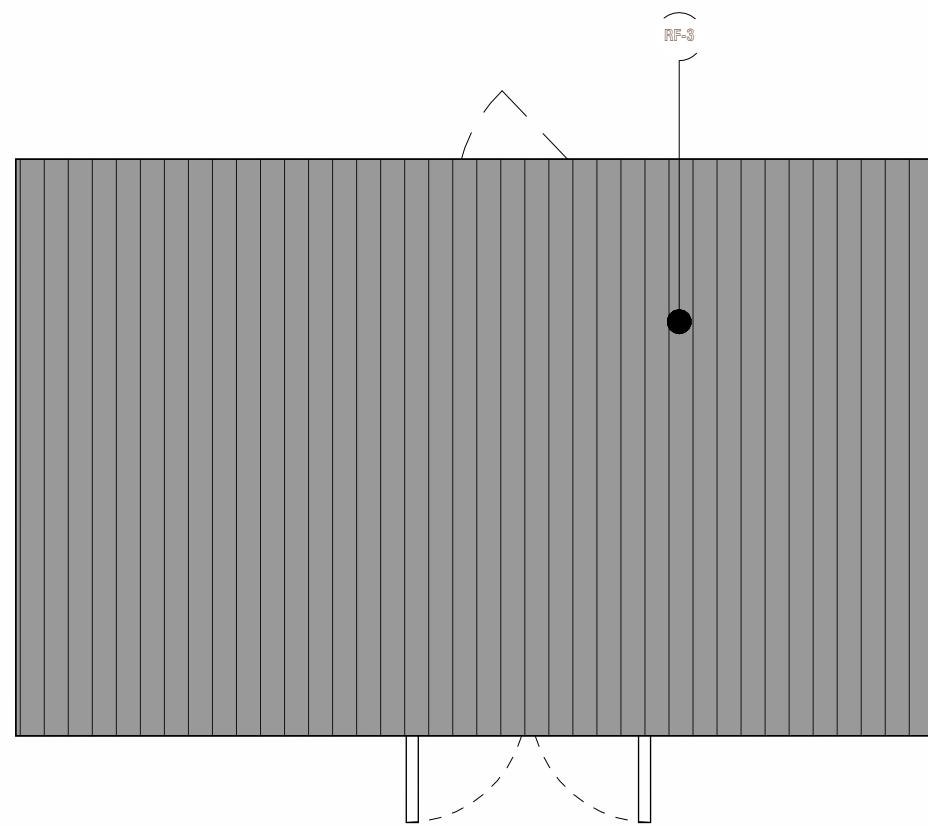
9 Trash Enclosure A
1/4" = 1'-0"



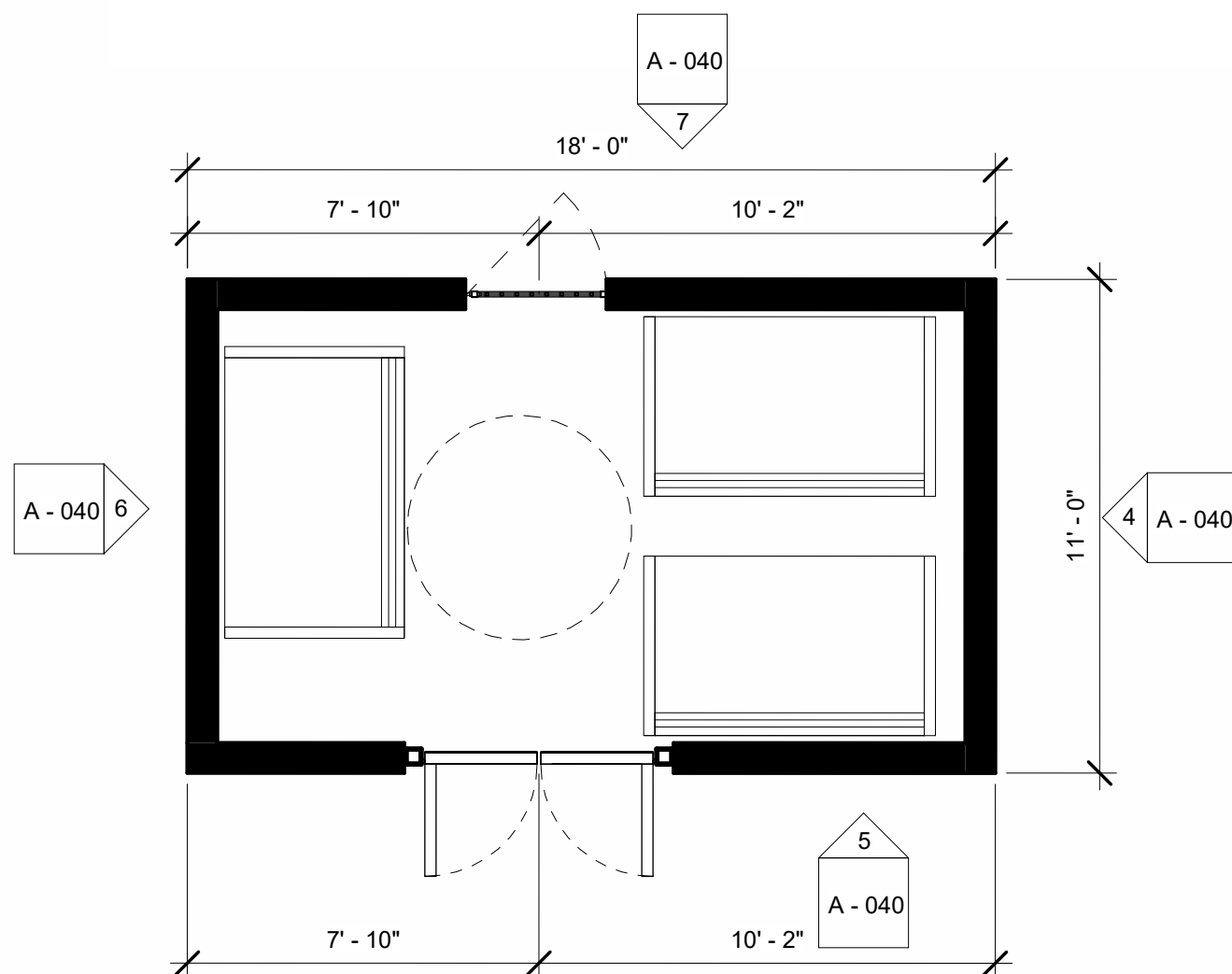
10 Trash Enclosure A
1/4" = 1'-0"



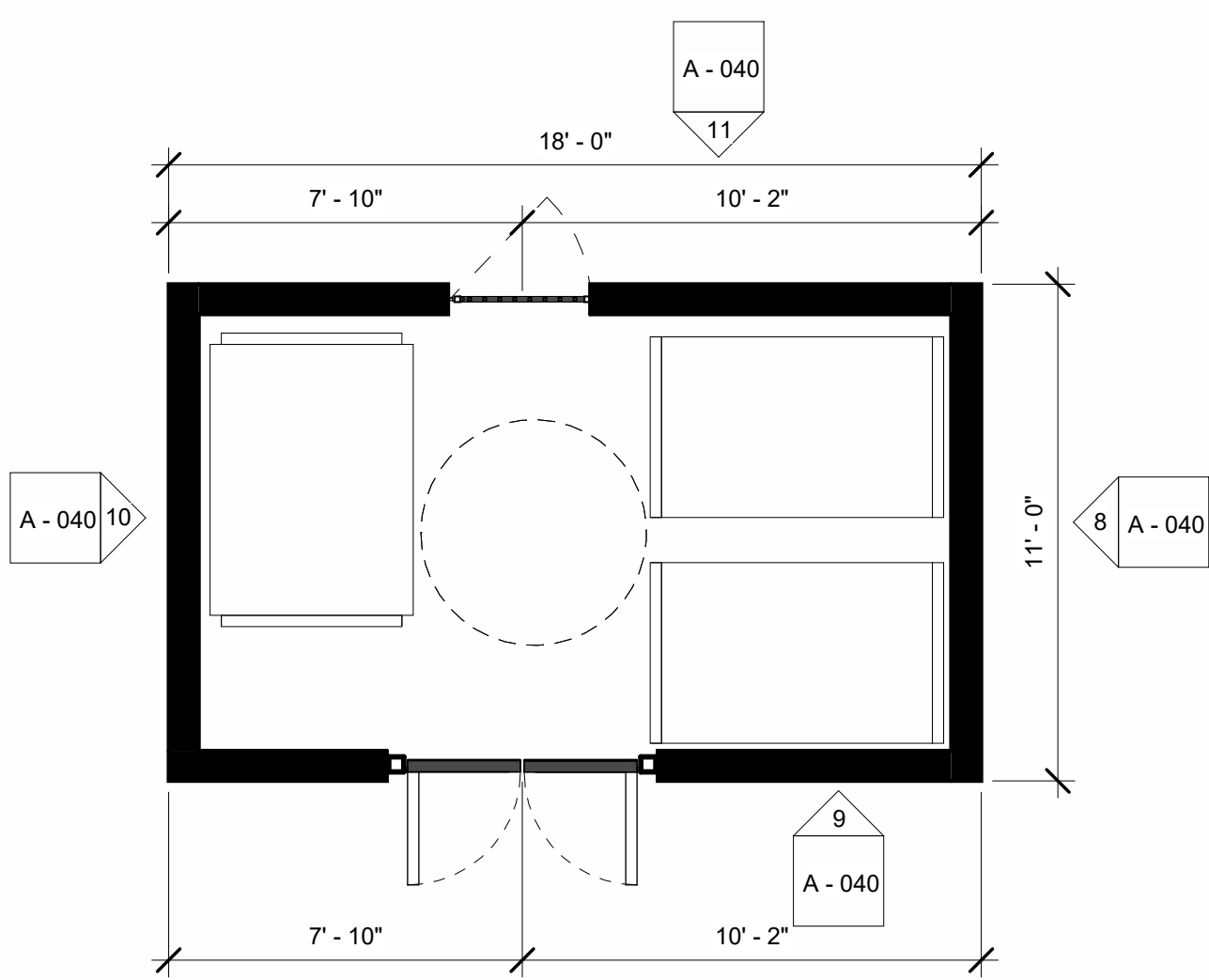
8 Trash Enclosure A
1/4" = 1'-0"



3 Trash Enclosure A & AA Roof Plan
1/4" = 1'-0"



2 Trash Enclosure AA
1/4" = 1'-0"



1 Trash Enclosure A
1/4" = 1'-0"



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submittal 06.19.24

A - 040

Trash Enclosure

June 19, 2024

MATERIAL PALETTE

Masonry

- Ground Face CMU
- Split Face CMU | Trendstone 'Black Canyon'
- Stone Veneer | Creative Mines 'Whitegold'

Metal

- Perforated Metal Mesh | Painted Black
- Anodized Aluminum Storefront | Dark Bronze
- Corrugated Metal Siding | AEP 'Weathered Copper'
- Standing Seam - AEP 'Zinc Gray'
- Exposed Structural Steel | RAL 'Black Gray'
- Wood Look Aluminum Plank
- Louvered Shade Screen
- Brake Metal Cladding
- Aluminum Composite Panel
- Decorative Steel
- Corrugated Metal Siding | AEP 'Vintage'
- Galvanized Canopy
- Galvanized Fascia

Cementitious

- Board & Batten Siding
- Tongue & Groove Vertical Siding
- Tongue & Groove Horizontal Siding
- Shingle Roofing
- Shingle Roofing

Concrete

- Board Formed - Platt Stone Pre-Cast Panels

Plaster

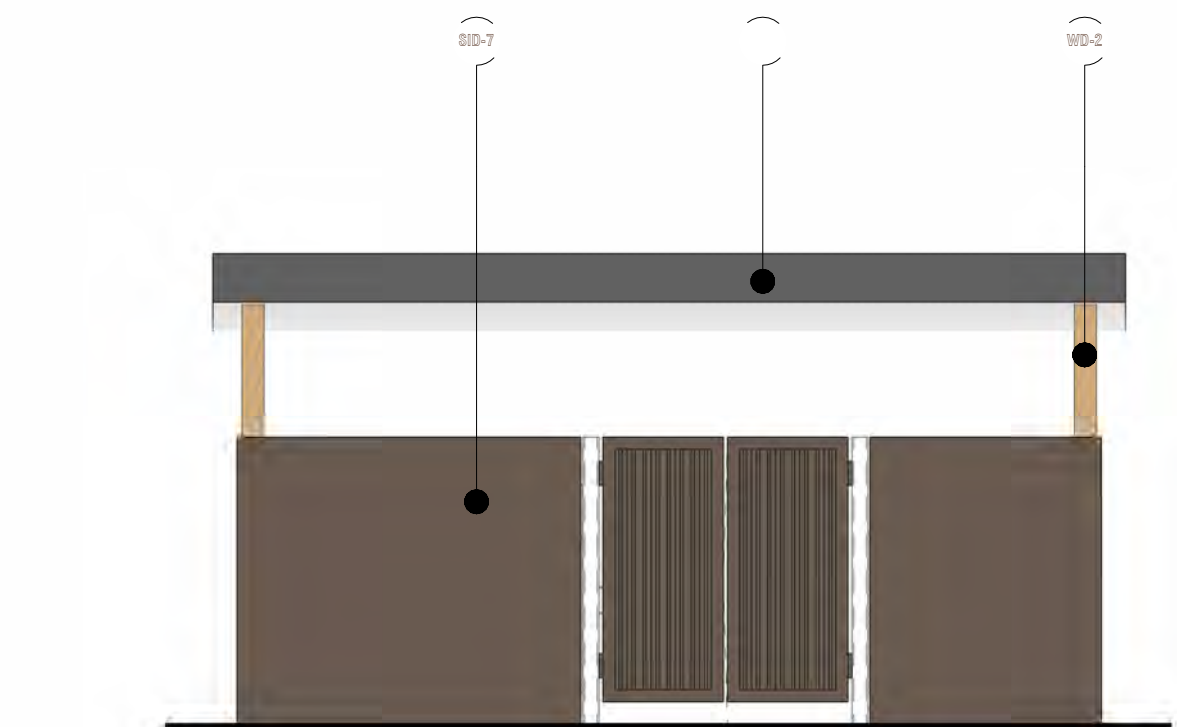
- Smooth Hand-Troweled | Integral Color 'White'

Fabric

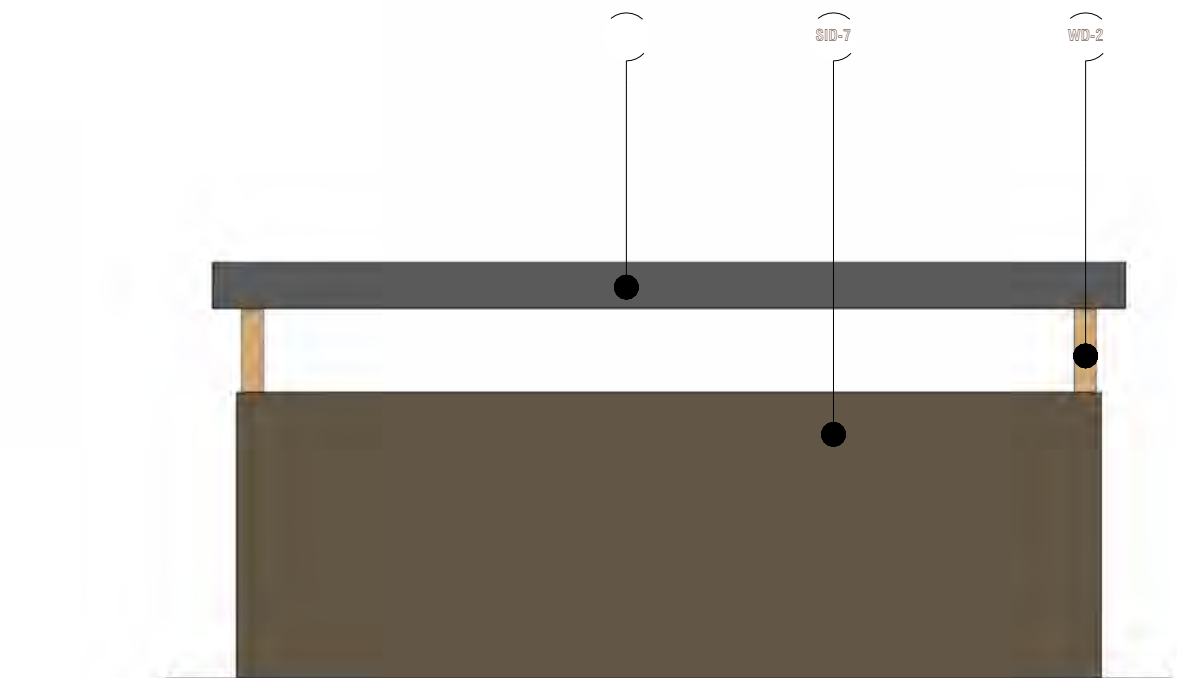
- Awning | Branded

Wood

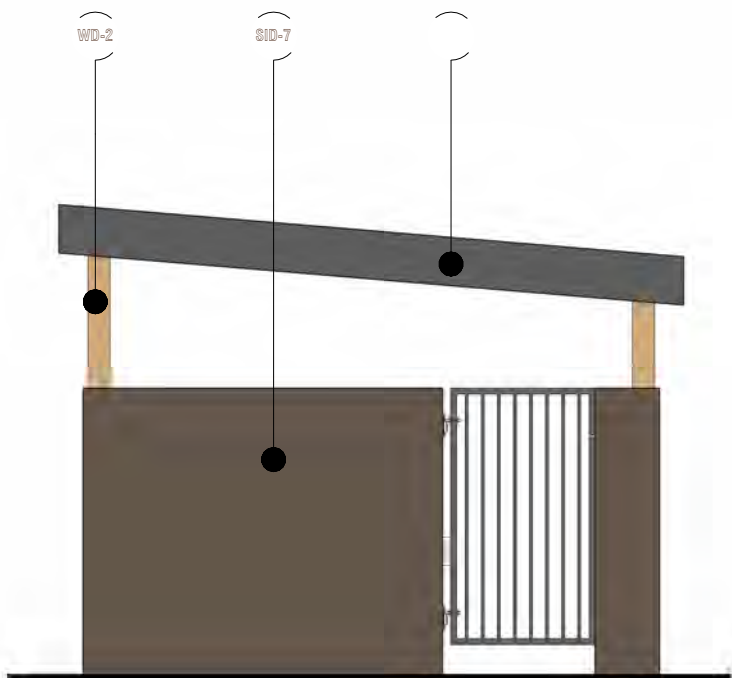
- Exposed Beam
- Exposed Column
- Exposed Natural Wood - Clear Stain



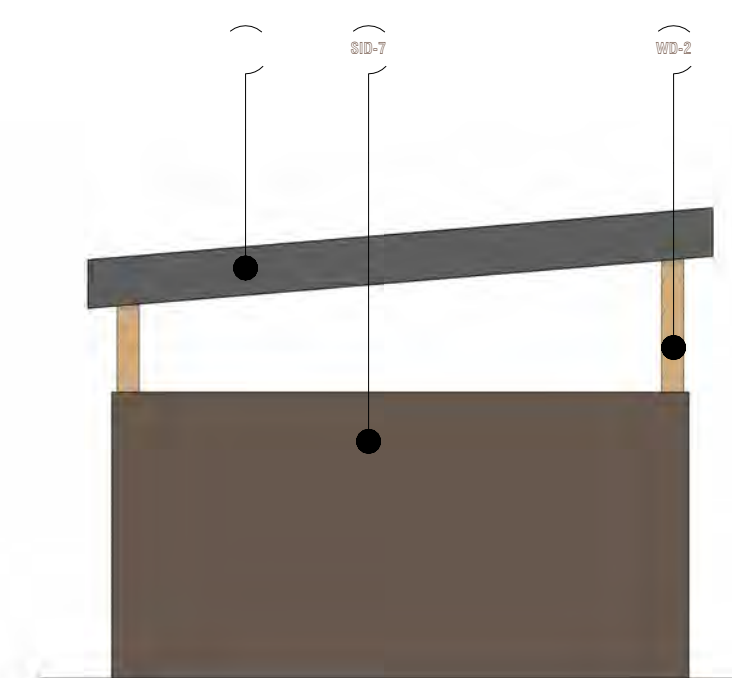
10 Trash Enclosure BB
1/4" = 1'-0"



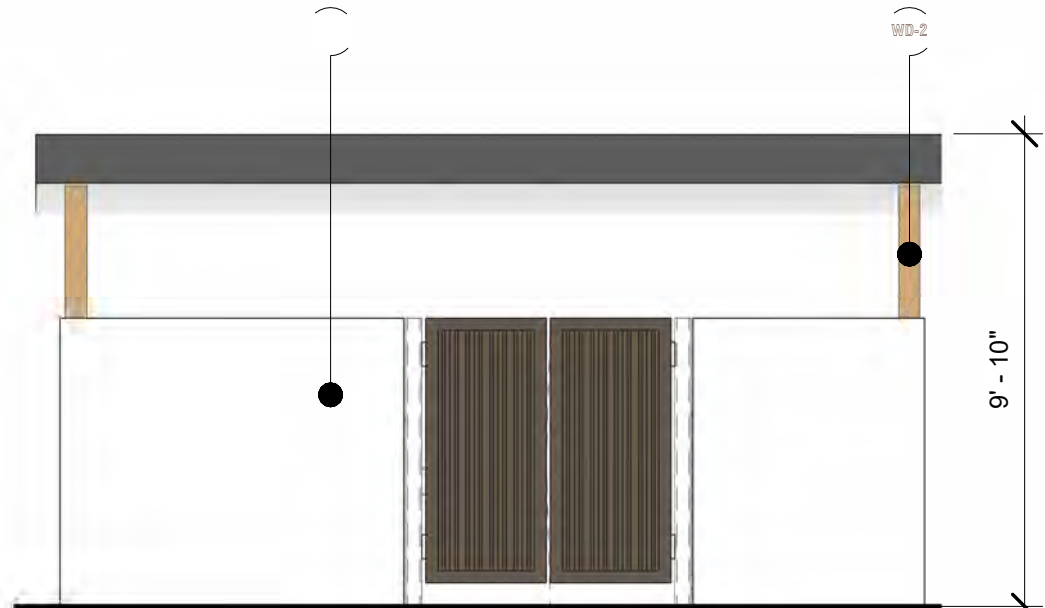
9 Trash Enclosure BB
1/4" = 1'-0"



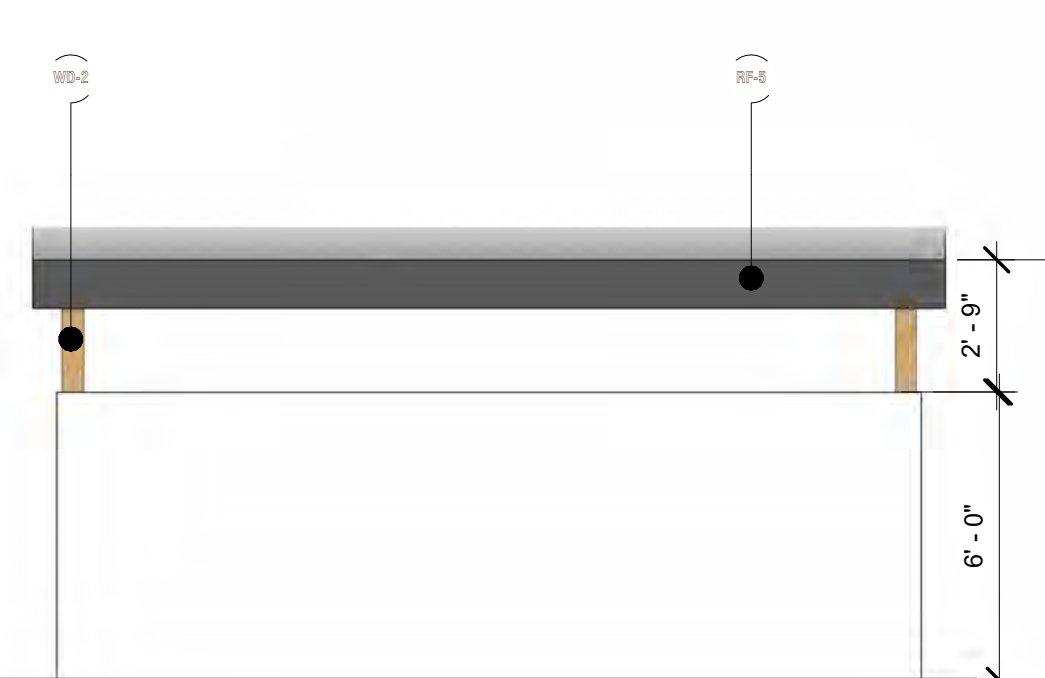
11 Trash Enclosure BB
1/4" = 1'-0"



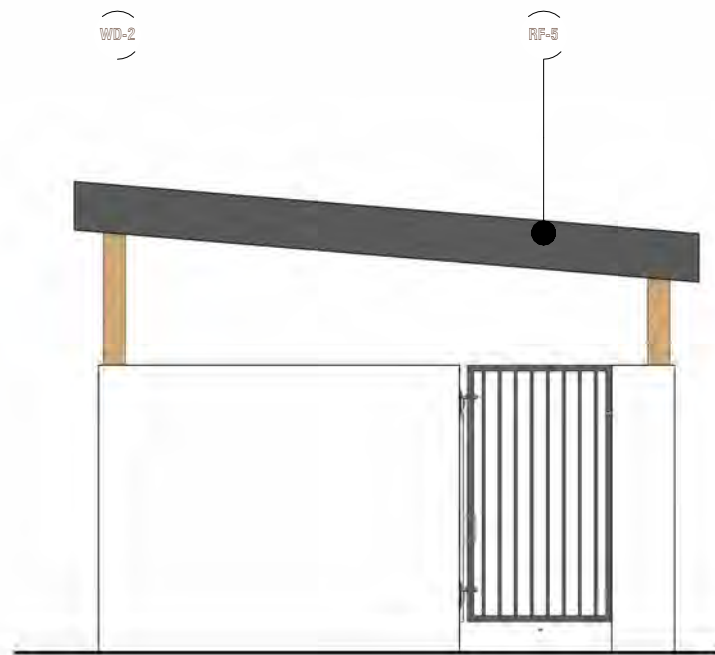
8 Trash Enclosure BB
1/4" = 1'-0"



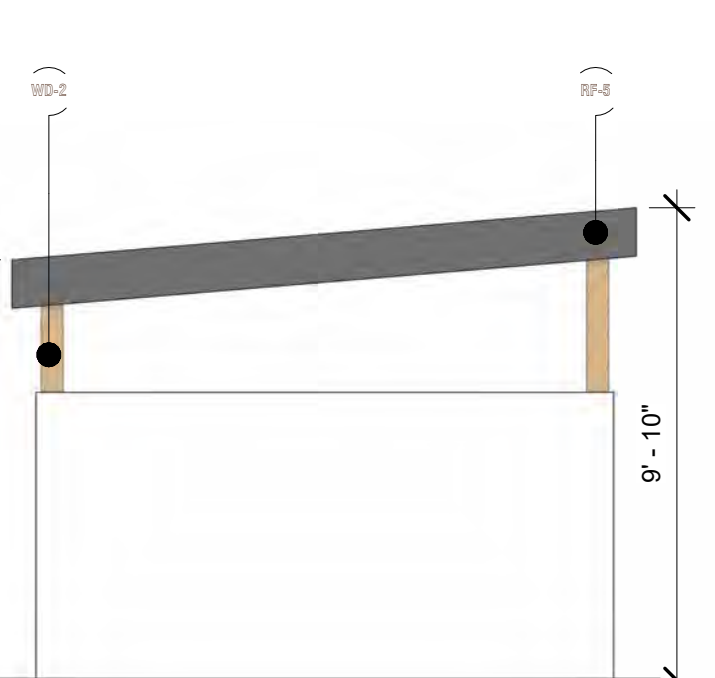
7 Trash Enclosure B
1/4" = 1'-0"



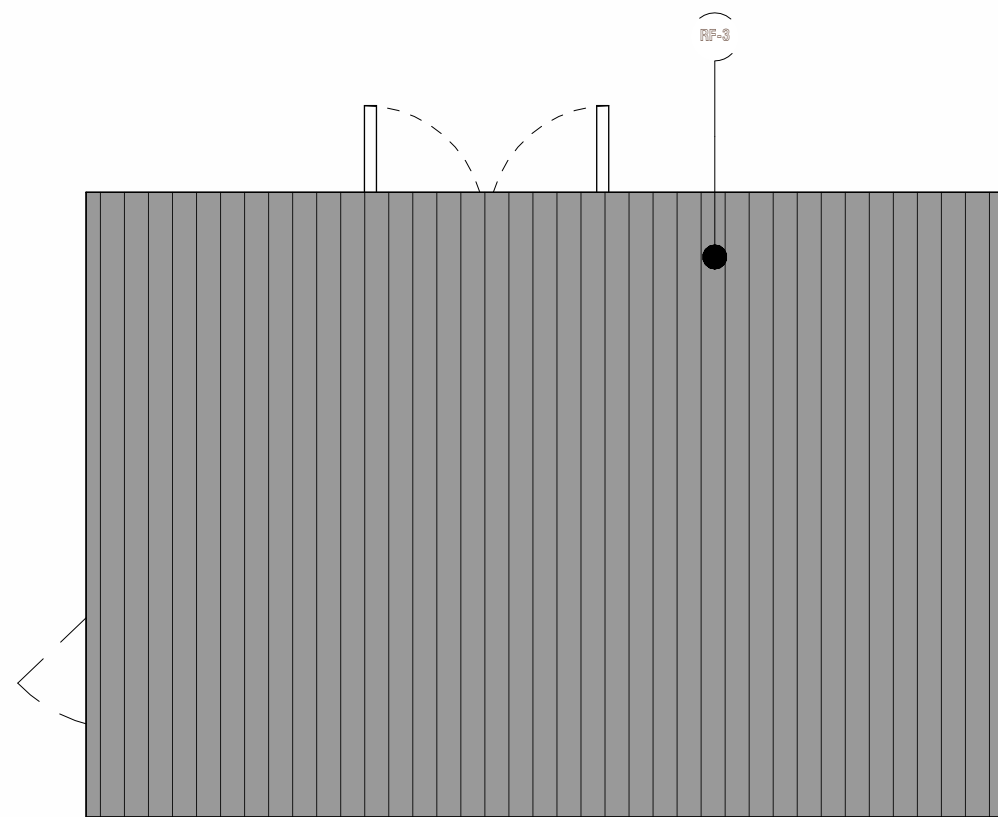
5 Trash Enclosure B
1/4" = 1'-0"



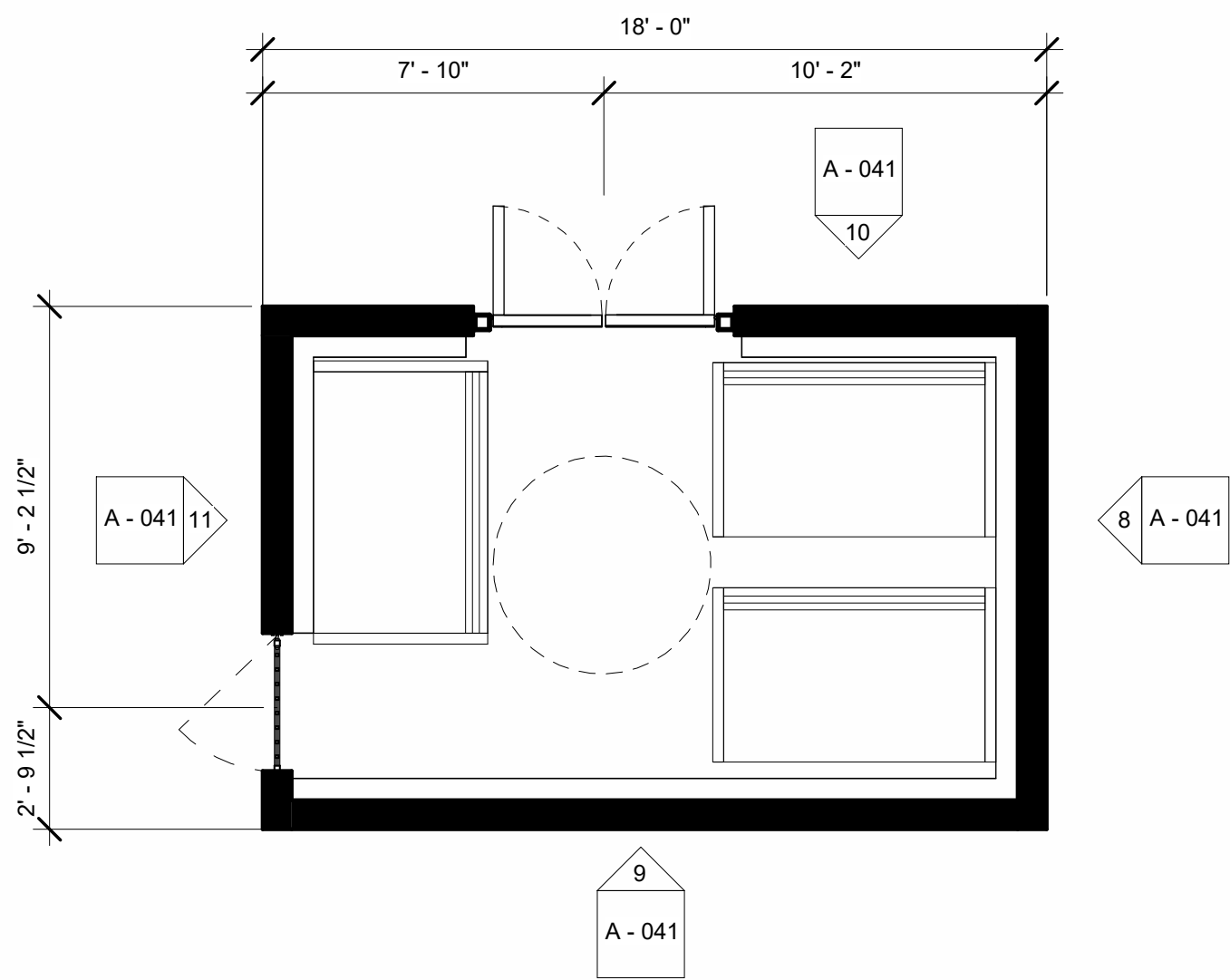
6 Trash Enclosure B
1/4" = 1'-0"



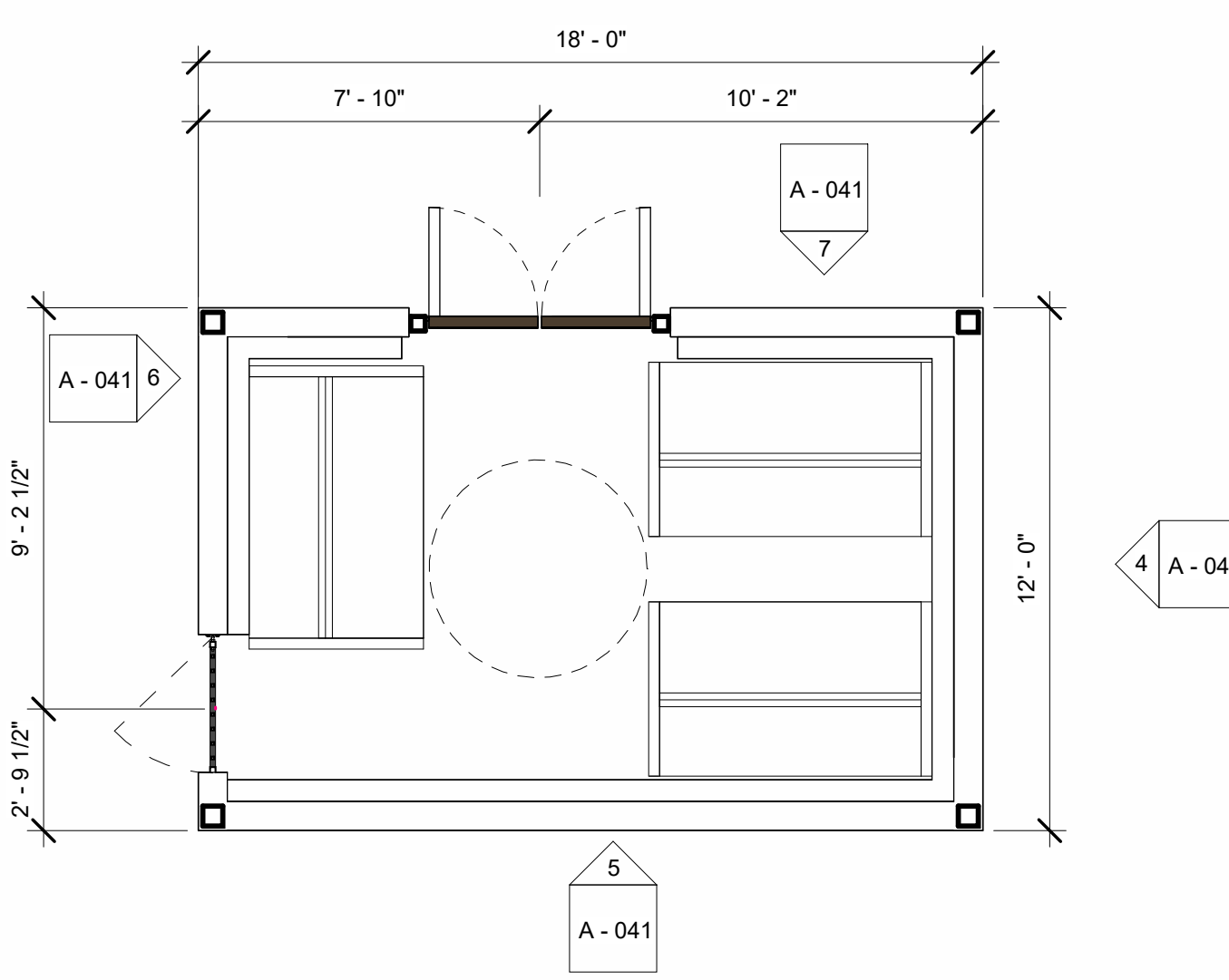
4 Trash Enclosure B
1/4" = 1'-0"



3 Trash Enclosure B & BB Roof Plan
1/4" = 1'-0"



2 Trash Enclosure BB
1/4" = 1'-0"



1 Trash Enclosure B
1/4" = 1'-0"



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submittal 06.19.24

A - 041

Trash Enclosure

June 19, 2024

MATERIAL PALETTE

Masonry

- CMU-1 Ground Face CMU
- CMU-2 Split Face CMU | Trendstone 'Black Canyon'
- STN-1 Stone Veneer | Creative Mines 'Whitegold'

Metal

- MTL-1 Perforated Metal Mesh | Painted Black
- MTL-2 Anodized Aluminum Storefront | Dark Bronze
- SDS-1 Corrugated Metal Siding | AEP 'Weathered Copper'
- RF-1 Standing Seam - AEP 'Zinc Gray'
- MTL-3 Exposed Structural Steel | RAL 'Black Gray'
- SDS-2 Wood Look Aluminum Plank
- MTL-4 Louvered Shade Screen
- SDS-3 Brake Metal Cladding
- SDS-4 Aluminum Composite Panel
- MTL-5 Decorative Steel
- SDS-5 Corrugated Metal Siding | AEP 'Vintage'
- RF-2 Galvanized Canopy
- RF-3 Galvanized Fascia

Cementitious

- SDS-6 Board & Batten Siding
- SDS-7 Tongue & Groove Vertical Siding
- SDS-8 Tongue & Groove Horizontal Siding
- RF-4 Shingle Roofing
- RF-5 Shingle Roofing

Concrete

- CON-1 Board Formed - Platt Stone Pre-Cast Panels

Plaster

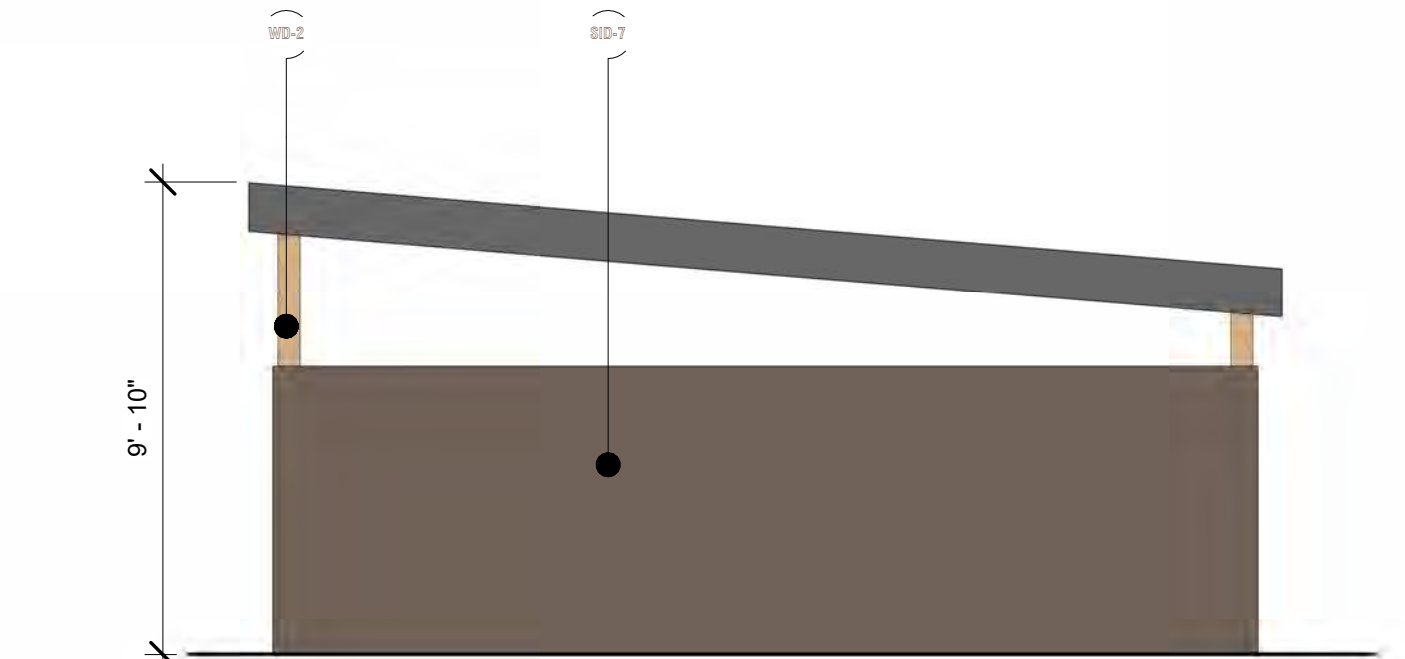
- PLD-1 Smooth Hand-Troweled | Integral Color 'White'

Fabric

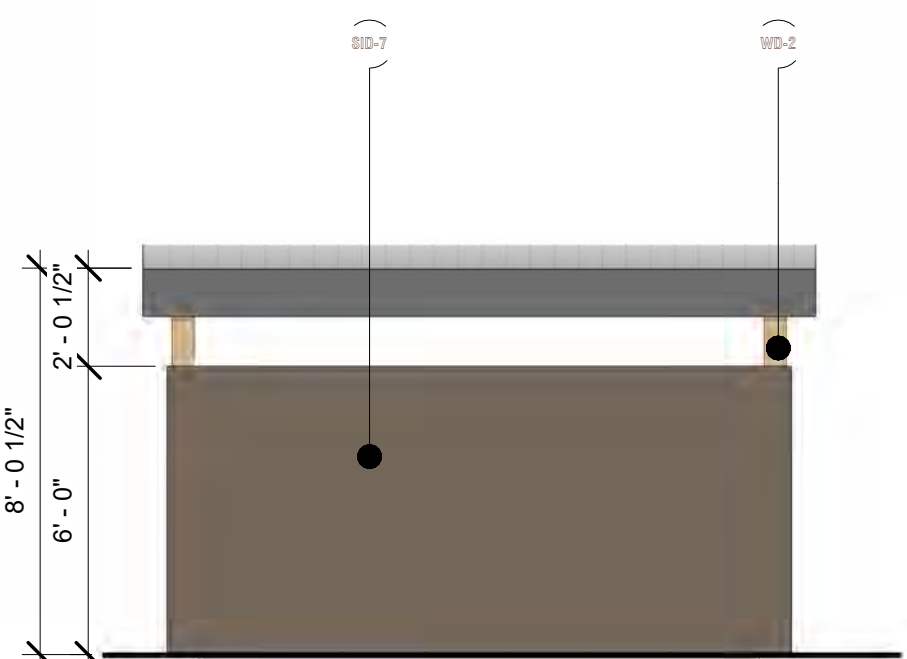
- RF-6 Awning | Branded

Wood

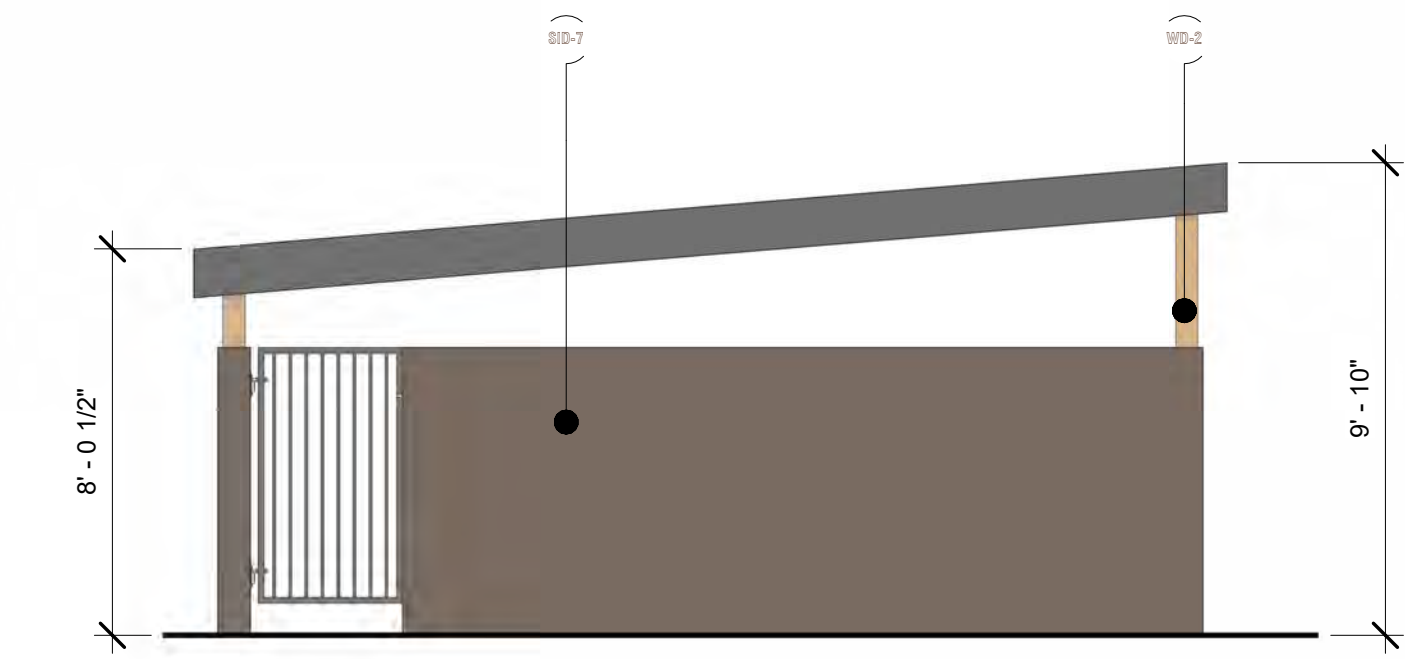
- WTD-1 Exposed Beam
- WTD-2 Exposed Column
- WTD-3 Exposed Natural Wood - Clear Stain



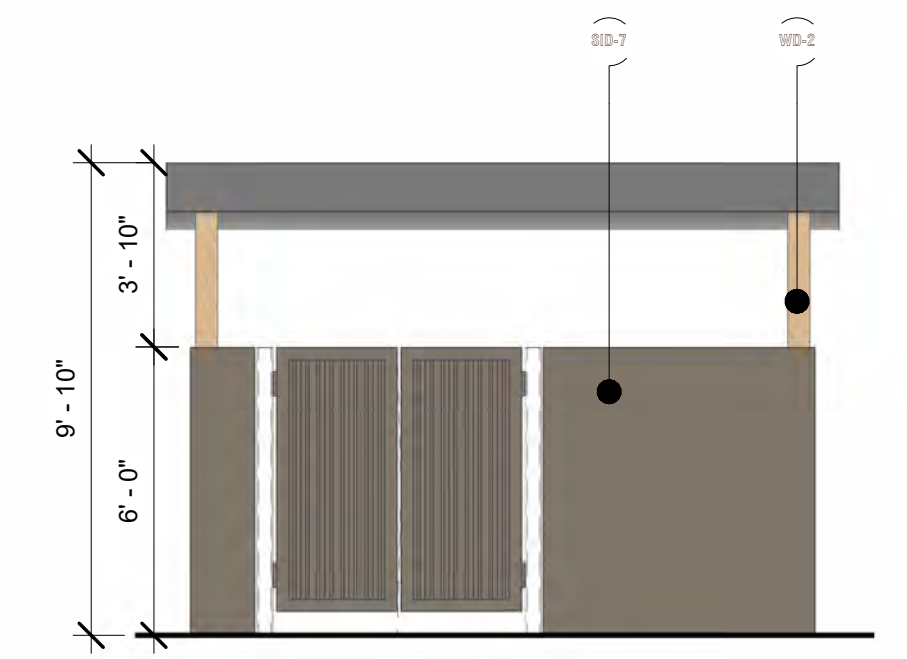
10 Trash Enclosure C
1/4" = 1'-0"



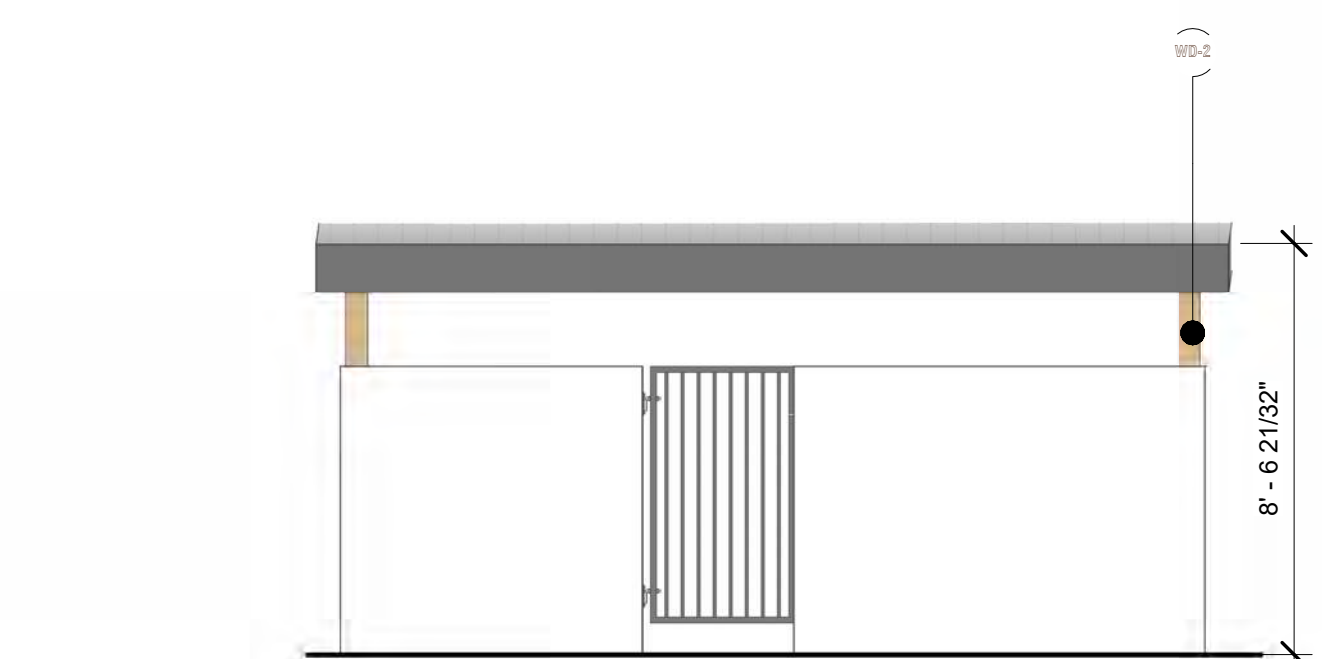
9 Trash Enclosure C
1/4" = 1'-0"



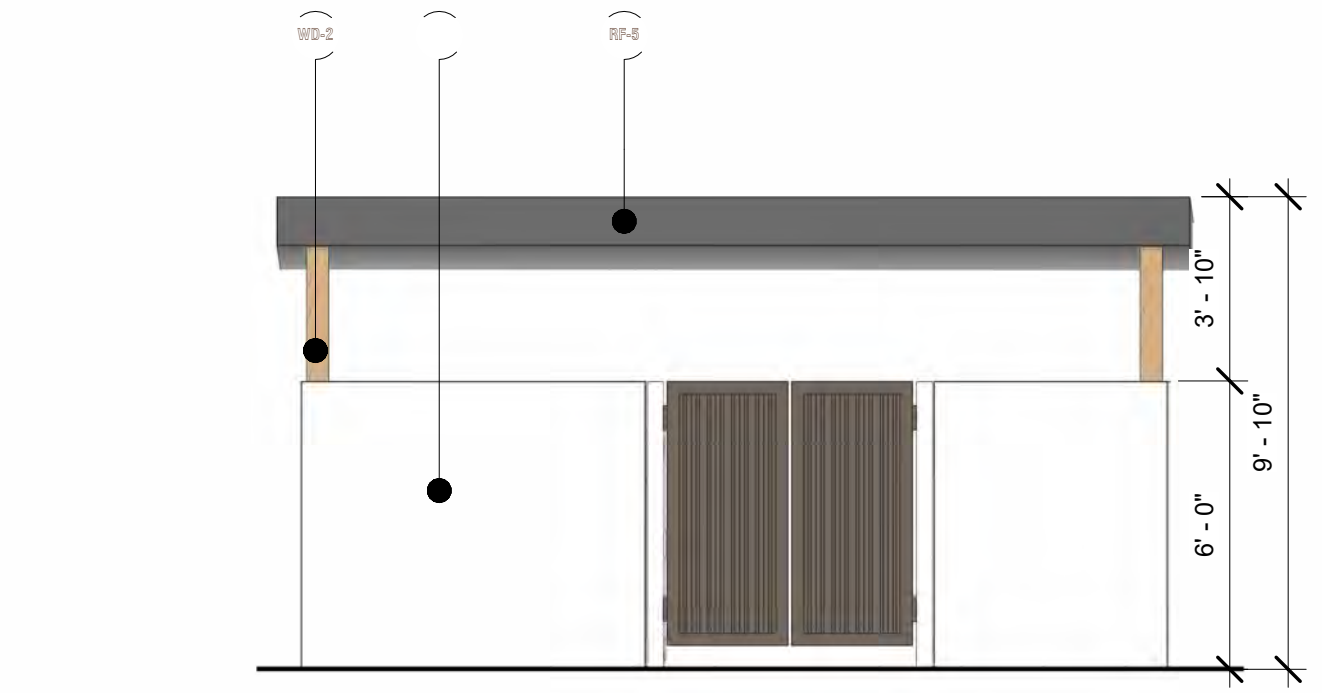
8 Trash Enclosure C
1/4" = 1'-0"



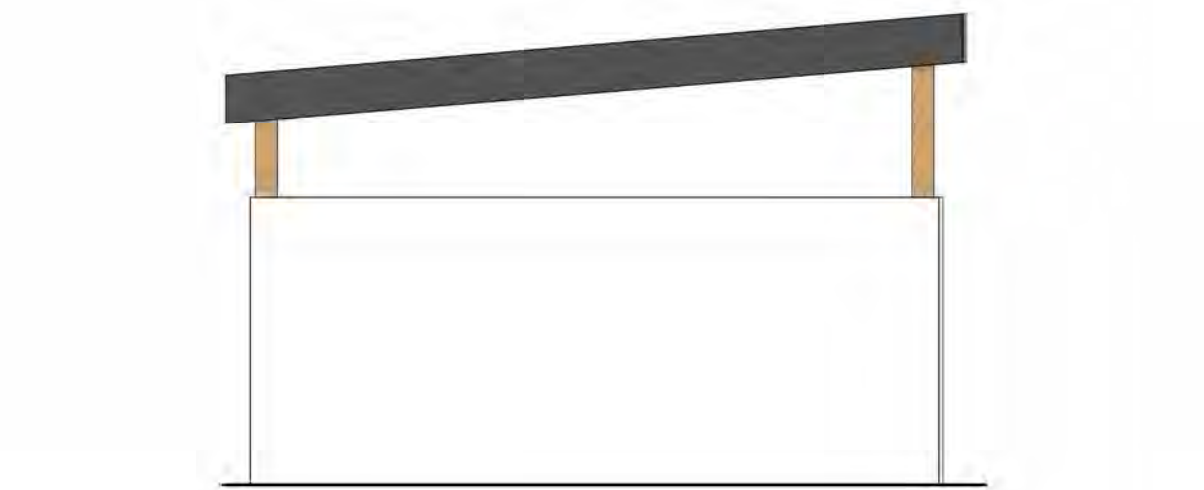
7 Trash Enclosure C
1/4" = 1'-0"



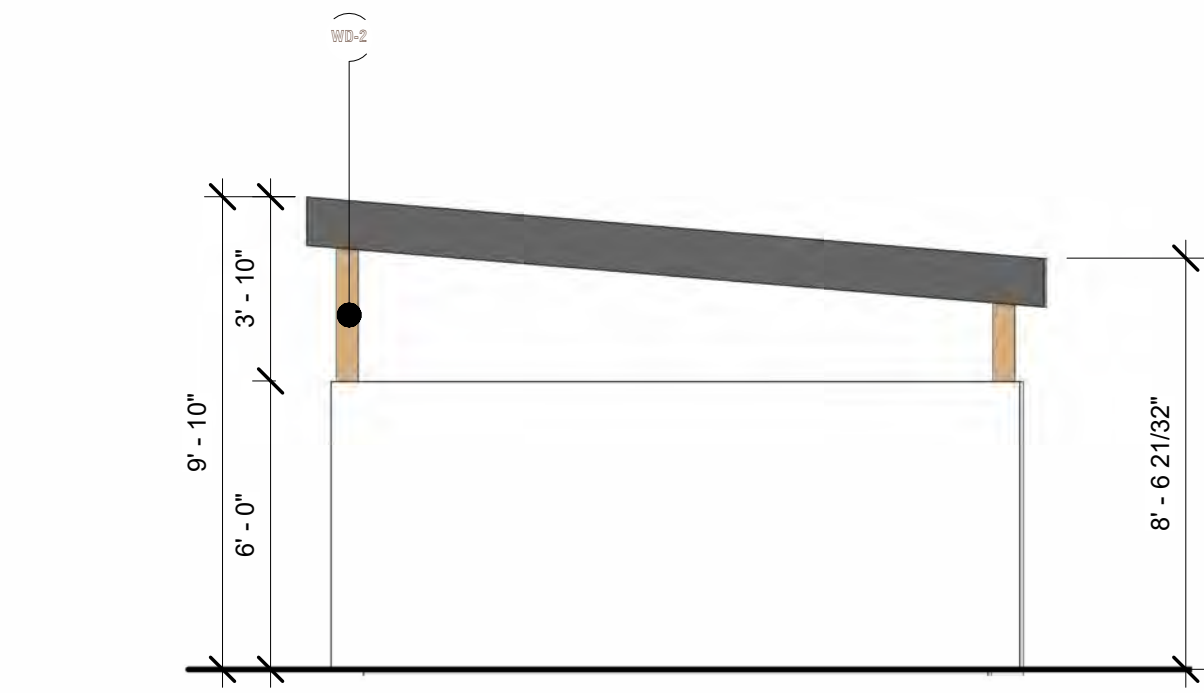
6 Trash Enclosure A1
1/4" = 1'-0"



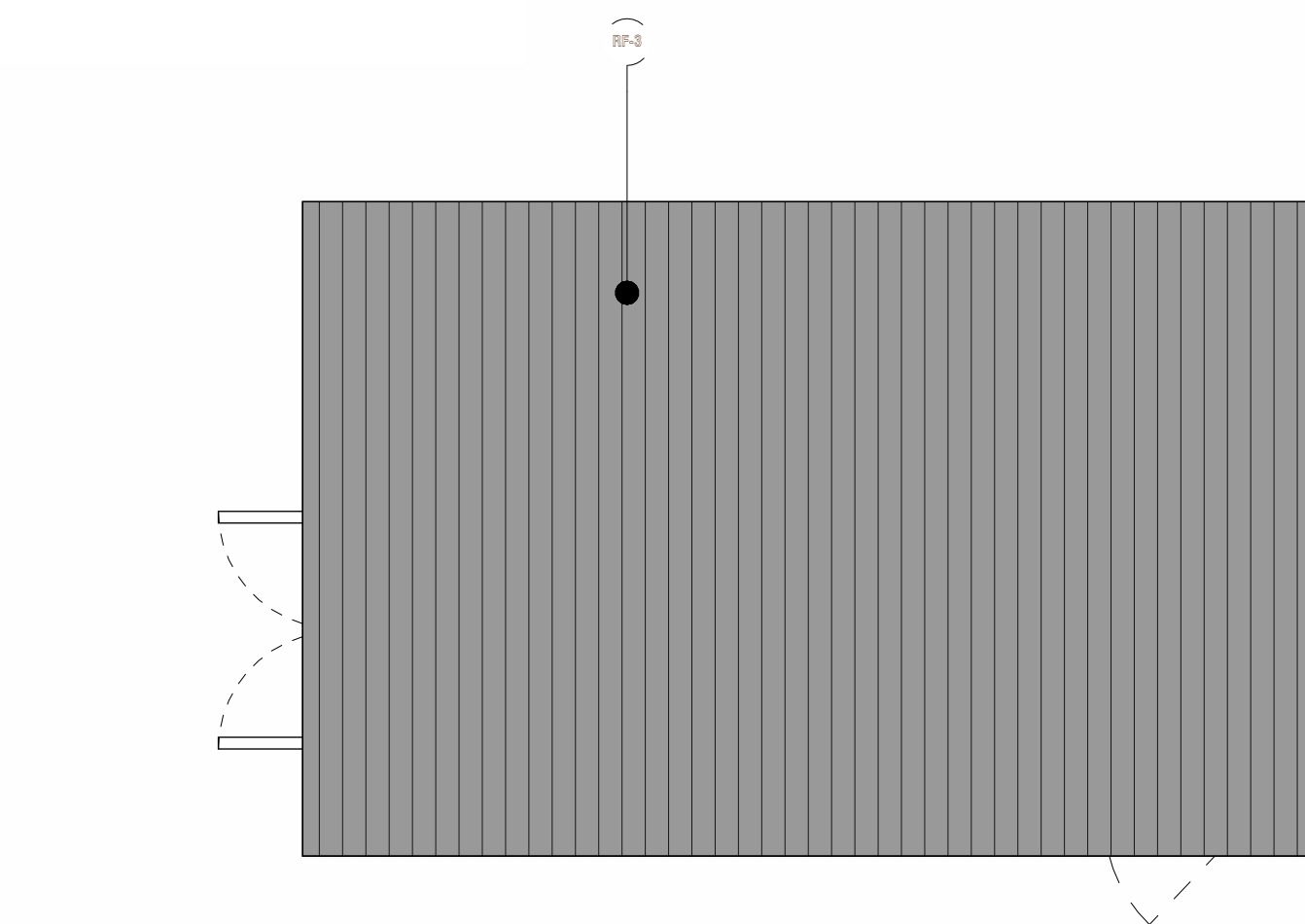
4 Trash Enclosure A1
1/4" = 1'-0"



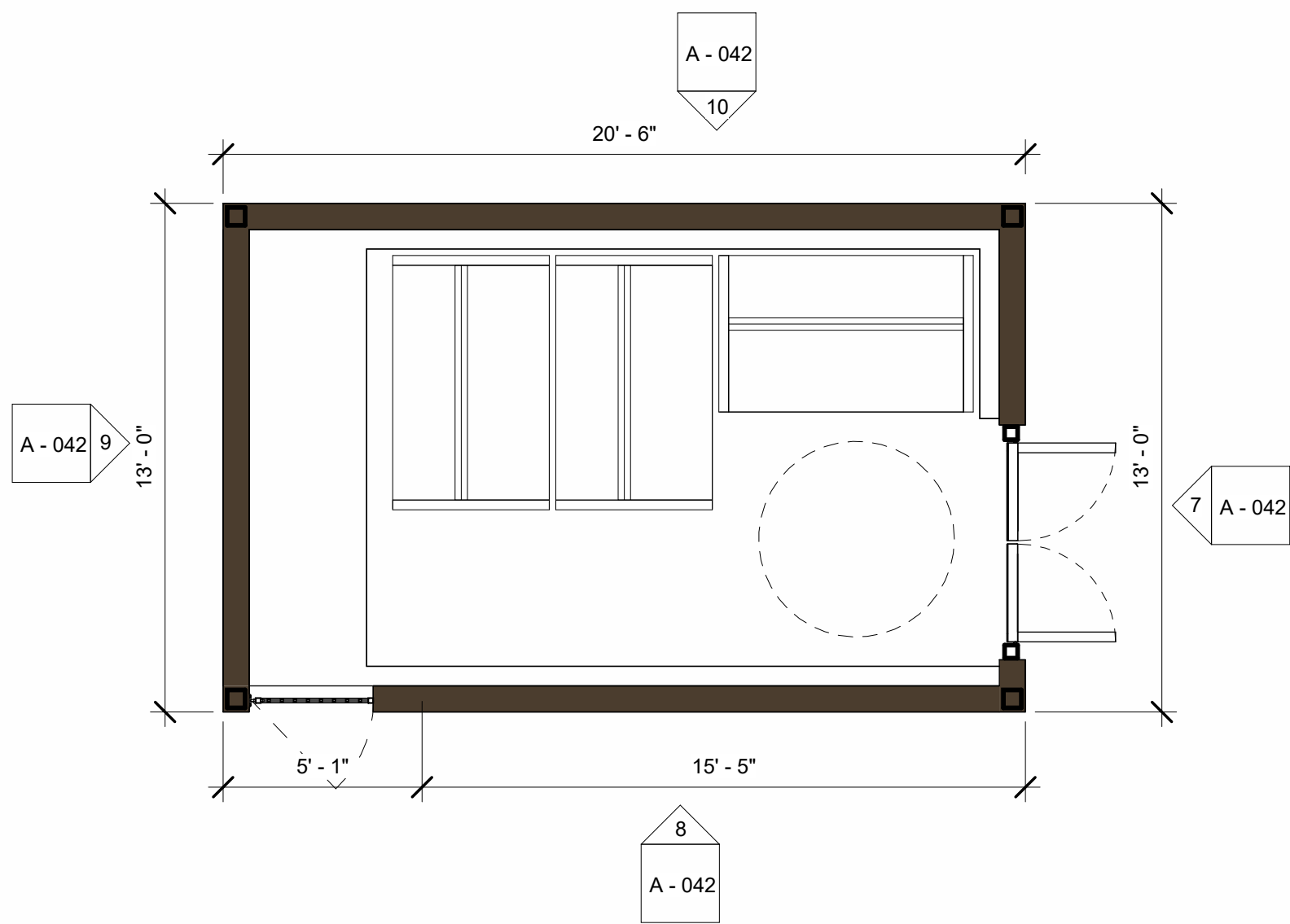
5 Trash Enclosure A1
1/4" = 1'-0"



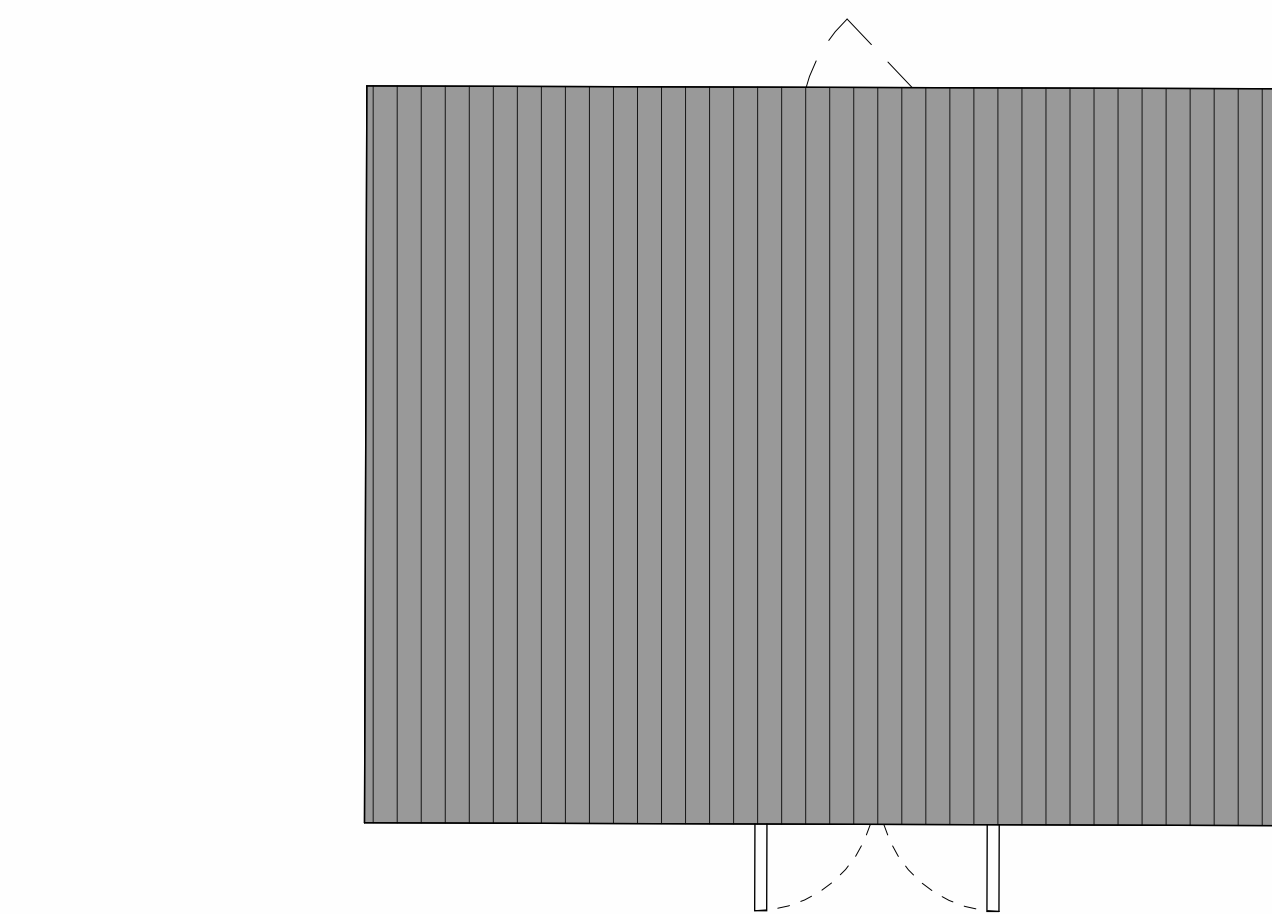
3 Trash Enclosure A1
1/4" = 1'-0"



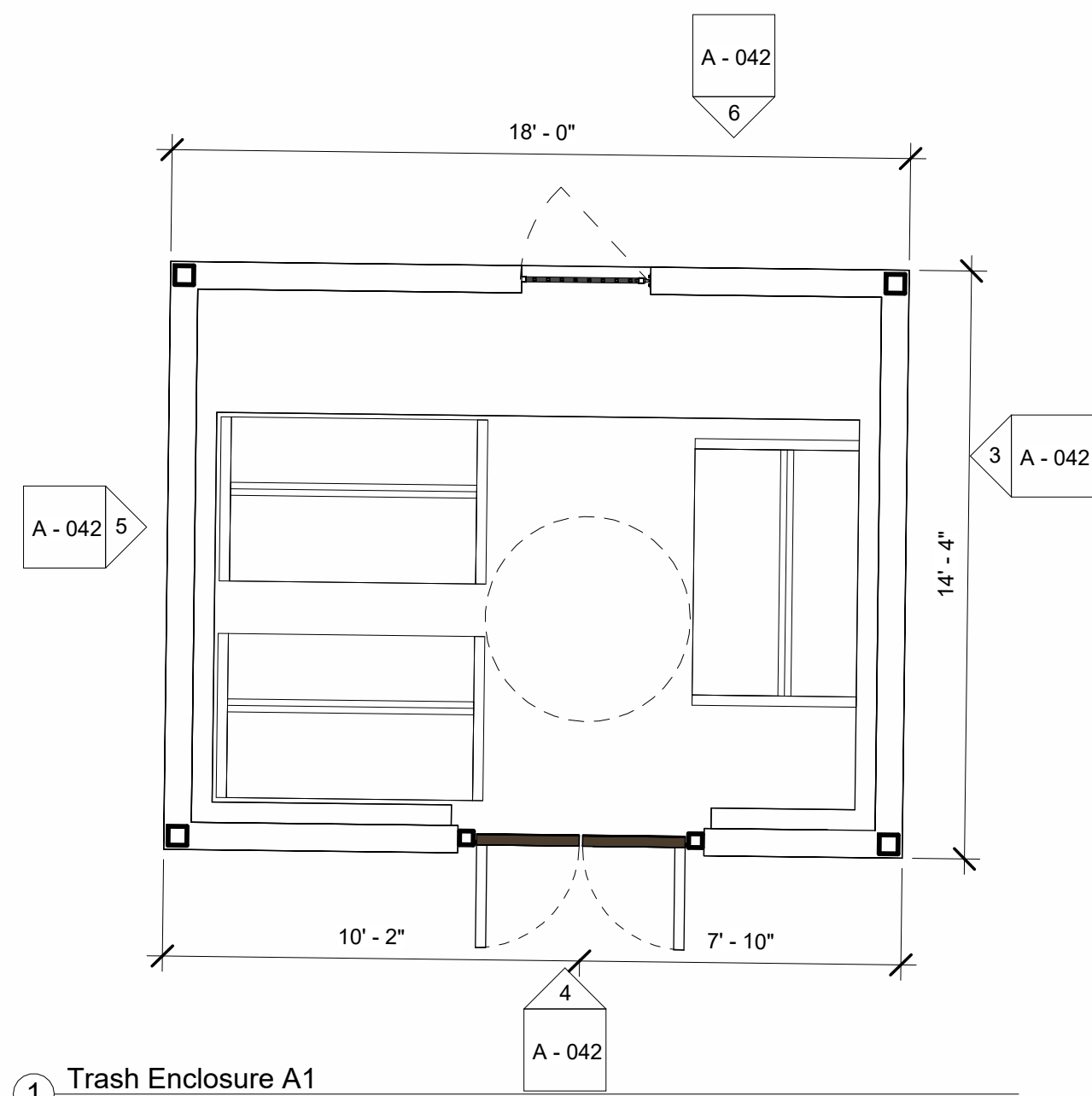
12 Trash Enclosure C Roof Plan
1/4" = 1'-0"



2 Trash Enclosure C
1/4" = 1'-0"



11 Trash Enclosure A1 Roof Plan
1/4" = 1'-0"



1 Trash Enclosure A1
1/4" = 1'-0"



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A - 042

Trash Enclosure

June 19, 2024



RETAINING WALLS

WHERE VISIBLE AND ABOVE GRADE, WALL SHALL BE SPLIT FACE CMU
CMU-7: TRENDSTONE 'MALIBU SANDS'

PRECISION CMU SHALL BE USED WHERE NOT VISIBLE
CMU-1: ANGELUS 'WARM GRAY'

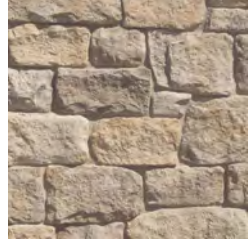


SIGNAGE WALLS

REFER TO SHEET A-051 FOR FURTHER INFORMATION

SCREEN WALLS

CREATIVE MINES CRAFT ORCHARD 'WHITEGOLD' STONE VENEER
OVER PRECISION CMU BLOCK WALL

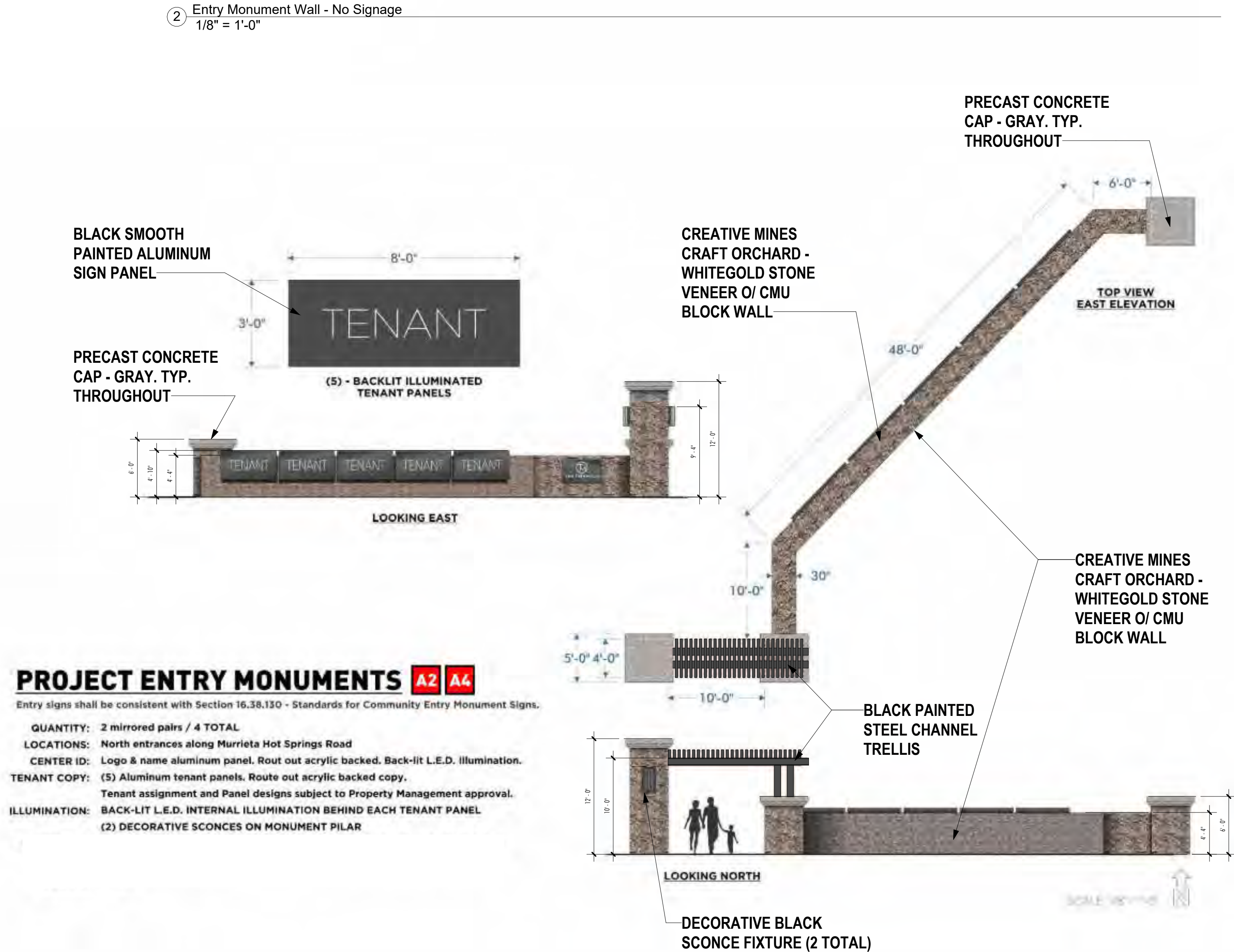
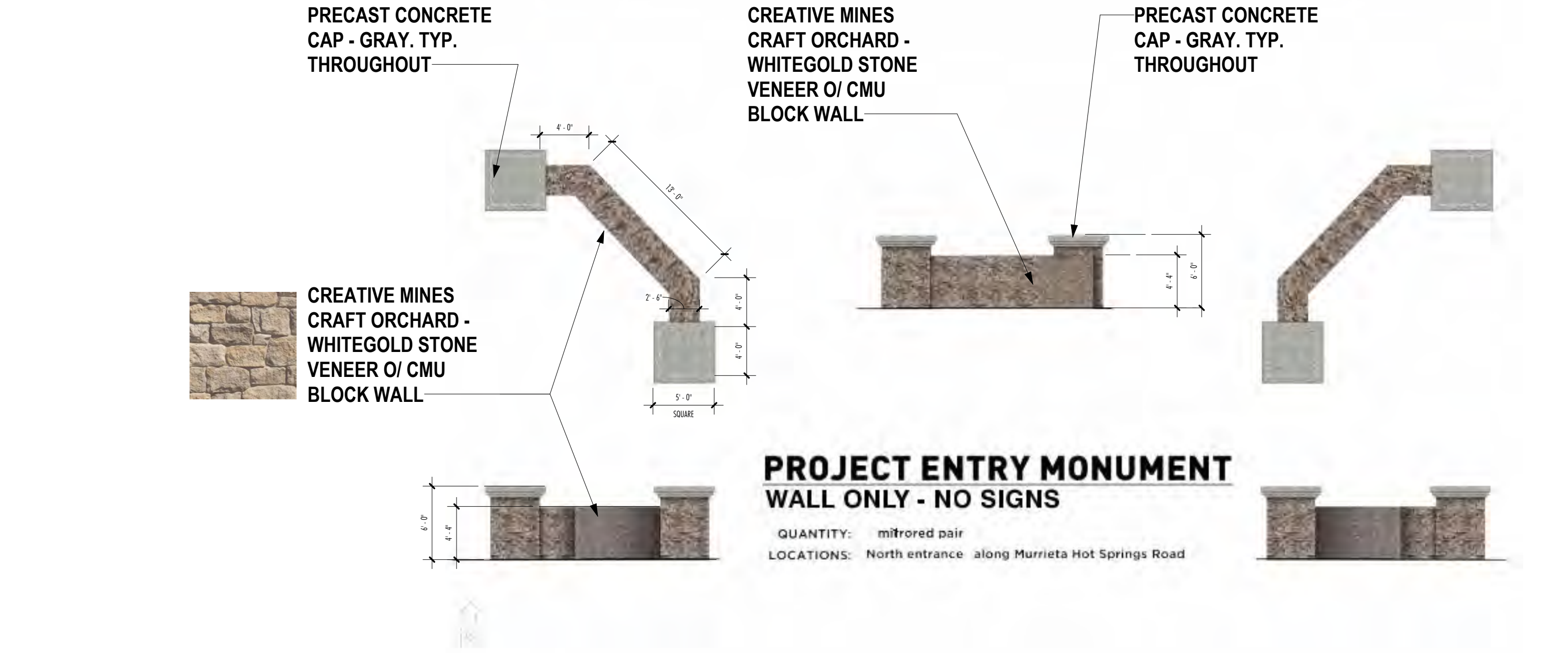
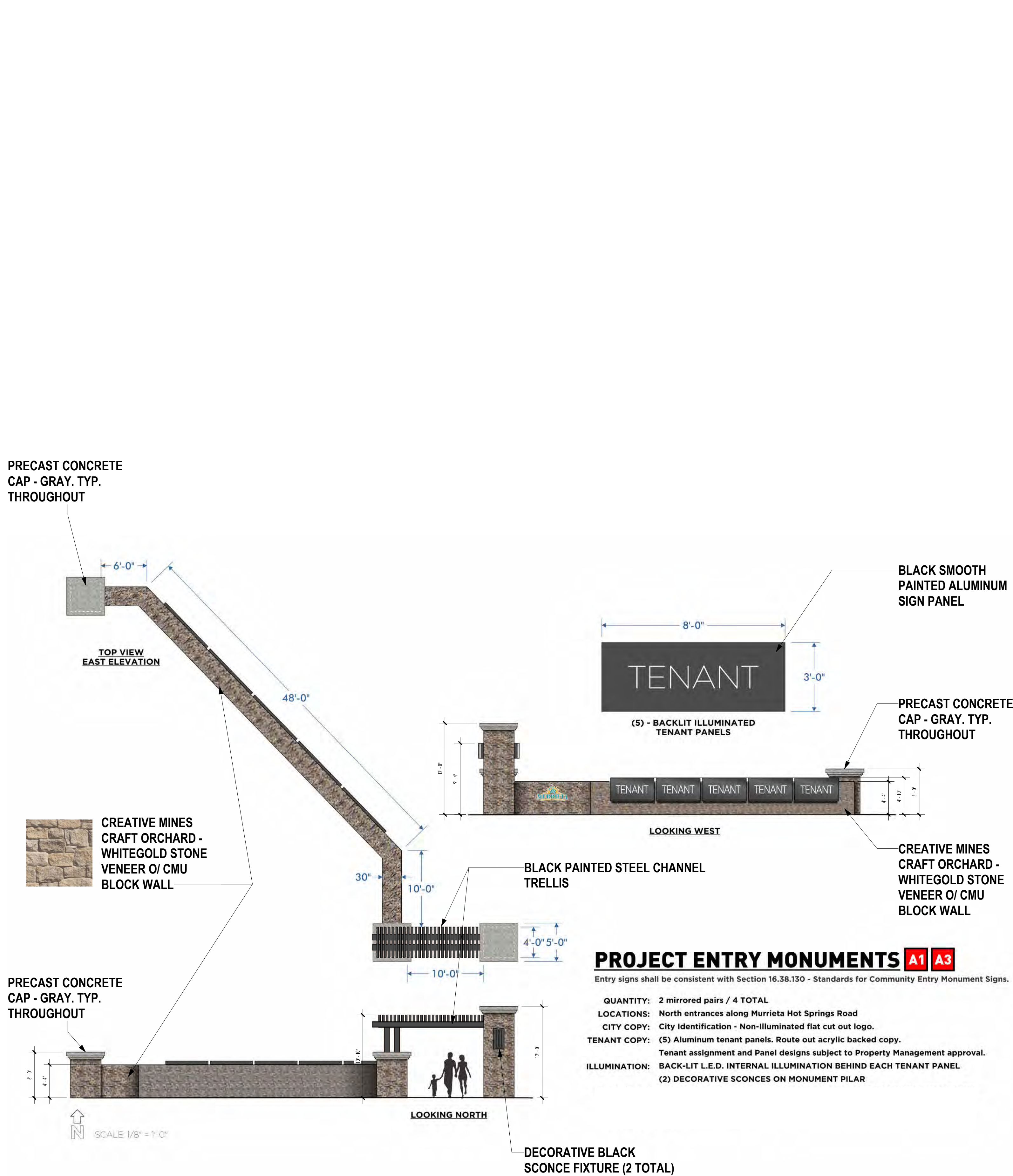


IRON FENCING

TEMPORARY POLE GATE SHALL BE PROVIDED AT CROSSING OF LOOP
ROAD FOR FUTURE DEVELOPMENT & CONSTRUCTION EQUIPMENT
ACCESS

IRON FENCE TO BE PAINTED BLACK TO MATCH MONUMENT TRELLIS





① Entry Monument Sign
1/8" = 1'-0"

② Entry Monument Wall - No Signage
1/8" = 1'-0"

Site Development Package | DP-2022-2705

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