

Exhibit 6 - Project Plans



AERIAL MAP

SITE PLAN KEYNOTES

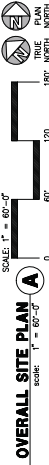
- 1. HEAVY BROWN FINISH CONC. PAVEMENT.
- 2. ASPHALT CONCRETE (AC) PAVING, SEE CIV. DWGS.
- 3. CONCRETE WALKWAY.
- 4. DRIVEWAY APRONS PER CITY STANDARD.
- 5. BIKE RACK LOCATIONS PROVIDE ELEV. STOPS UP.
- 6. PROVIDE METAL MANUAL OPERATED GATES W/ WOOD-PAO.
- 7. LOOK FOR FIRE DEPARTMENT STANDARDS.
- 8. CONC. FILL GUARD POST & DIA. UNDO. 4" N.
- 9. 8" W/ WROUGHT IRON FENCE.
- 10. LANDSCAPE, SEE LANDSCAPE DWGS. LANDSCAPE AREAS INDICATED BY TRUSH TAGGING, PER CITY STANDARDS.
- 11. PROPOSED TRAIL.
- 12. FIRE-CAST CONC. WHEEL STOP.
- 13. PROVIDE CONC. PAVING GATE FOR FIRE DEPARTMENT ACCESS ONLY.
- 14. PROPOSED STORM DRAIN INLET.
- 15. NEW DOCK DOOR AMOUNT.
- 16. HANDICAP ACCESSIBLE RAMP.
- 17. HORIZONTAL SIGNAGE.
- 18. APPROXIMATE LOCATION OF TRANSFORMER, CONTRACTOR TO VERIFY WITH S.C.E.
- 19. HANDICAPPED PARKING STALL SIGN.
- 20. EMPLOYEE BREAK/SMOKING AREA.

SITE PLAN GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRD. UNDO.
- 2. SEE CIV. PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- 3. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- 4. PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION, CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- 5. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE CIV. DRAWINGS.
- 6. CONTRACTOR TO REFER TO CIV. DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STAGING LAYOUT PURPOSES.
- 7. CONCRETE SEAMALTS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 12' MAX. SPACING.
- 8. O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' MAX. SPACING.
- 9. PAINT CURBS AND PROVIDE SIGNS TO INDICATE FIRE LINES AS REQUIRED BY OREGON FIRE DEPARTMENT STANDARD B-001.
- 10. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 11. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL PROVIDE A STATEMENT OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- 12. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY FACILITY DEVELOPMENT GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- 13. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM 6X INCHES (6") HIGH CURB.
- 14. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT.
- 15. ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR ONE YEAR AFTER COMPLETION OF THE PROJECT. THE GRADING TRUSH COMPACTOR TO BE INSTALLED INSIDE THE BUILDING.

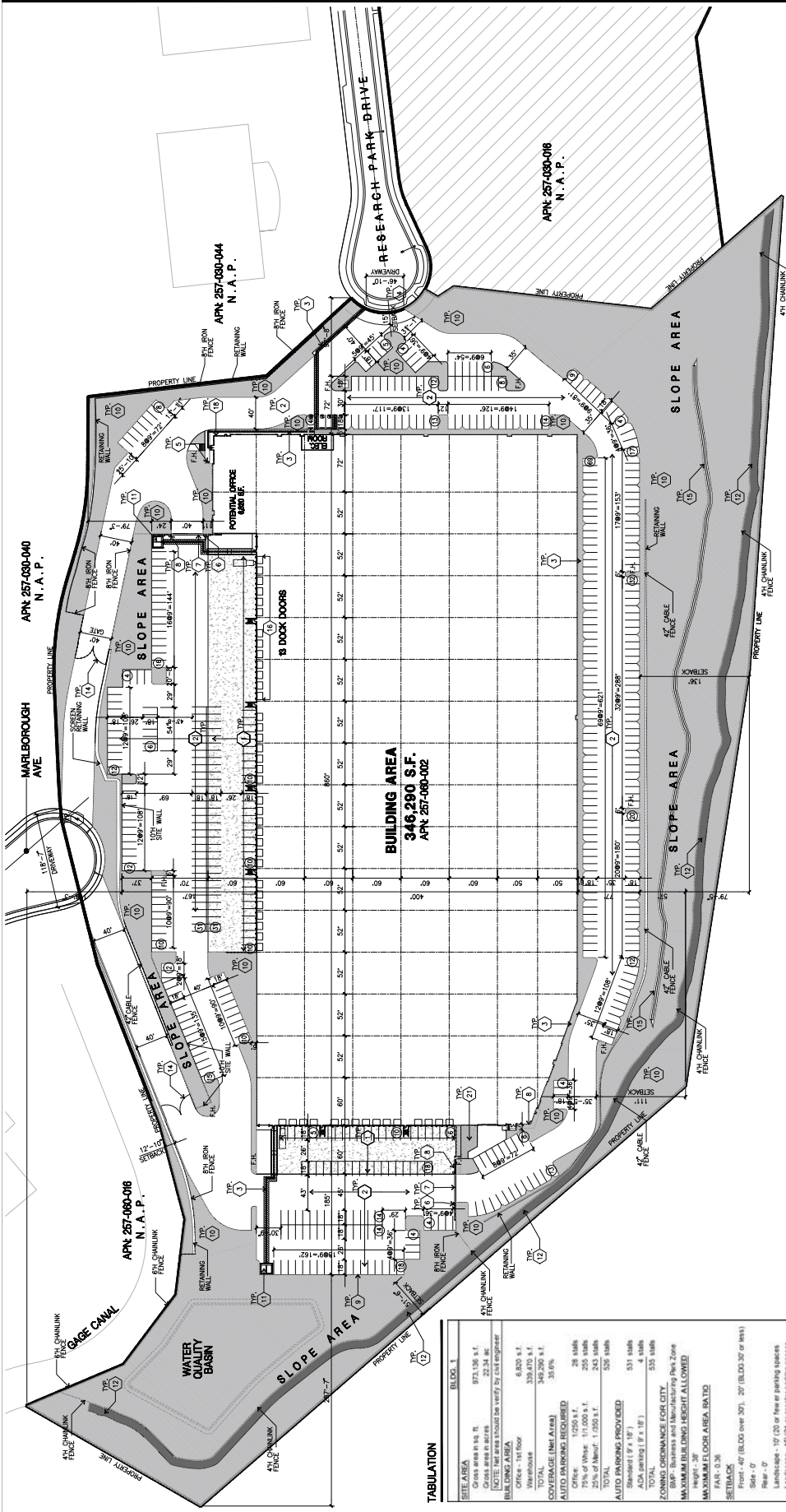
SITE LEGEND

- UNLANDSCAPED AREA
- AC PAVING - SEE "C"
- CONCRETE PAVING
- SEE "C" FOR FINISH
- 25' WIDE FIRE APPARATUS STALL (9' X 18')
- F.E. FIRE EFFICIENT VEHICLE STALL (9' X 18')
- C.P. CARPENTRY VEHICLE STALL (9' X 18')
- BE IDENTIFIED WITH PAINTED RED CURBS AND PAINTING PER CITY OF PORTLAND FIRE DEPT.
- PRIVATE FIRE VEHICLE STALL (9' X 18')
- APPROXIMATE LOCATION
- NEW APPLIED TRAIL
- EXISTING TRAIL
- POINT OF AERIAL LADDER ROOF ACCESS
- PAVING A SIGN AT EVERY JUNCTION OF ACCESSIBLE PATH DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE FACILITY ENTRANCES AND CORNERS WITH 111165 THROUGH 111161.6



TABULATION

SITE AREA	
Grass area in sq. ft.	973,136 s.f.
NOTE: Net area enclosed on verify by field engineer	
BUILDING AREA	
Office - 1st floor	6,820 s.f.
Warehouse	338,470 s.f.
TOTAL	345,290 s.f.
COSTS (See Item Area)	
Office	1,200 s.f.
75% of Warehouse	11,000 s.f.
25% of Warehouse	1,500 s.f.
TOTAL	13,700 s.f.
AUTO PARKING REQUIRED	
Office	531 stalls
Warehouse	535 stalls
TOTAL	1,066 stalls
ZONING ORIGINATOR FOR CITY	
BMP - Business and Manufacturing Plus Zone	MAXIMUM FLOOR AREA RATIO
MAXIMUM FLOOR AREA RATIO	FAIR - 0.36
SETBACKS	
Front - 40' (BLDG over 50', 20' (BLDG 30' or less)	
Side - 0'	
Rear - 0'	
Landscaping - 10' (20' or more at parking spaces)	
UNDEVELOPED - 15' (20' or more at parking spaces)	



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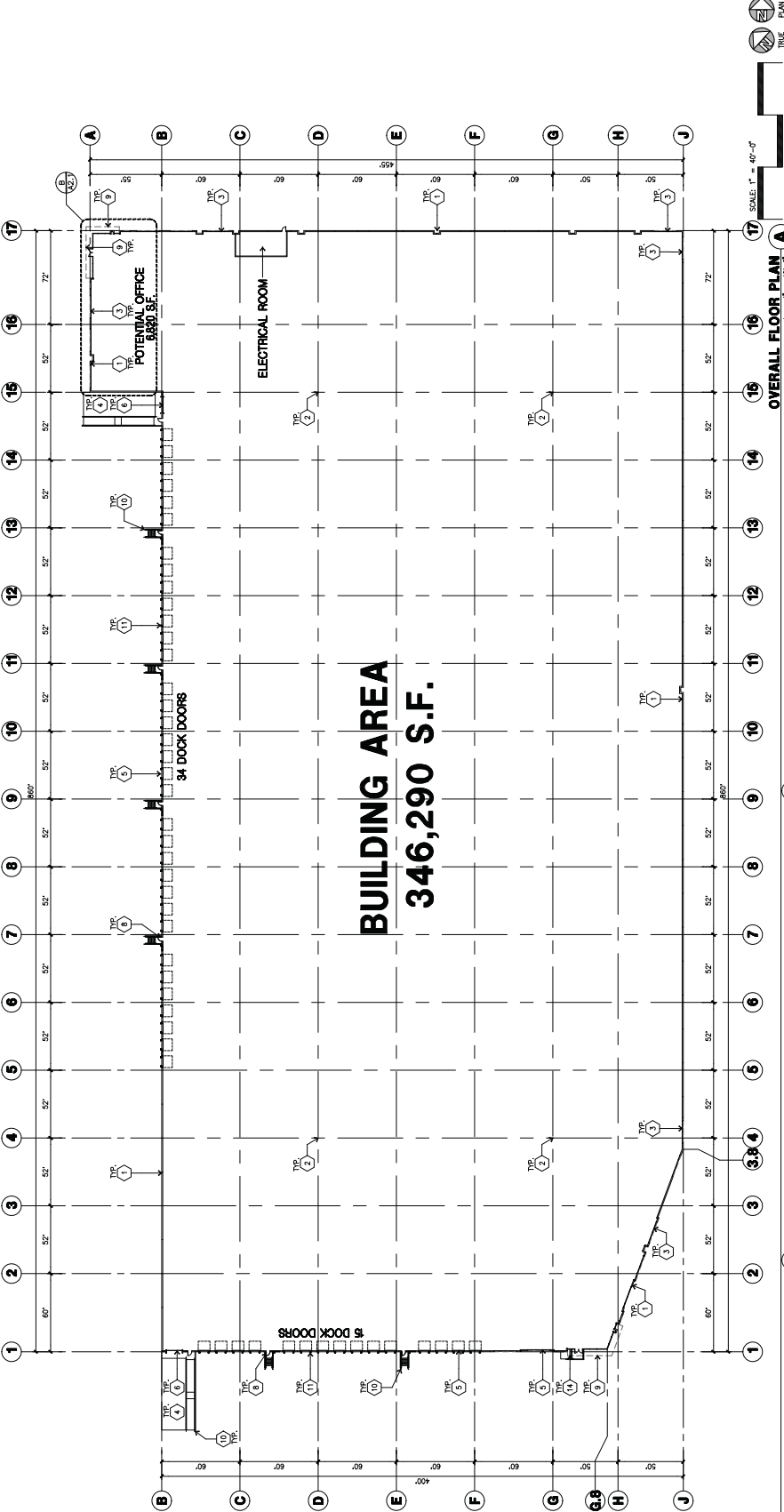
Project:
Research Park Dr
&
Marlborough Ave
780 Marlborough
Riverside, CA 92507

Consultants:
Civil: ROCK ENGINEERING
Structural: ROCK ENGINEERING
Mechanical: ROCK ENGINEERING
Electrical: VAL ELECTRIC INC
Landscape: HUNTERLANDSCAPE
Fire Protection: ROCK ENGINEERING
Soils Engineer: ROCK ENGINEERING

Time: Overall site plan

Project Number: 16512
Drawn by: N.J.H.
Date: 12/28/17
Revised: 12/28/17

Sheet:
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KEYNOTES - FLOOR PLAN

- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STONEWALL SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL ON BOTH SIDES.
- 8'-0" X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIN 90 MPH, EXPOSURE "C".
- 22' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST WIN 90 MPH, EXPOSURE "C".
- 5'-0" X 5'-0" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYPE-C AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MATCHING EXTERIOR FINISH. MAX. PROVIDE 1" MAX. WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 3'X7' HOLLOW METAL EXTERIOR MAN DOOR DESIGNED TO RESIST WIN 90 MPH, EXPOSURE "C".
- SOFT LINE ABOVE
- CONC. FILLED GUARD POST, 6" DIA. U.N.O., 42"H.
- DOCK DOOR BUMPER.
- FUTURE KNOCK OUT PANEL.
- TRASH COMPACTOR(N.I.C.), PROVIDE FIRE SPRINKLER PER CODE REQUIREMENT.
- CONCRETE STAIR.
- EXTERIOR METAL DOWNSPOUT WITH OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER.
- METAL CANOPY ABOVE

GENERAL NOTES - FLOOR PLAN

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- THE BUILDING FLOOR SLAB IS FLAT. SEE "C" DRAWINGS FOR FINISH.
- CONCRETE EXTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COOR.
- DOCK DOOR FINISH TO BE MATCHING EXTERIOR FINISH.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL GROUTLINE OR FACE OF STUD U.N.O.
- SEE CHIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
- CONTRACTOR TO PROVIDE ACTUAL FIELD CONDITIONS.
- CONTRACTOR TO PROVIDE ACCESS TO THE DRAINAGE SLAB CLEAN. ALL EQUIPMENT TO BE DUMPED INCLUDING CARS AND TRUCKS.

PAINT NOTES

- INTERIOR CONCRETE WALL : SINGLE COAT OF ACRYLIC PAINT ON INTERIOR WALLS.
- ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, BEAMS, JOISTS, & GIRDERS.

CAUTION - IF THIS SHEET IS NOT A 36" X 48" IT IS A REDUCED PRINT

ENLARGED FLOOR PLAN

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

POTENTIAL OFFICE
8,820 S.F.



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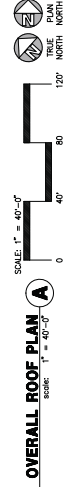
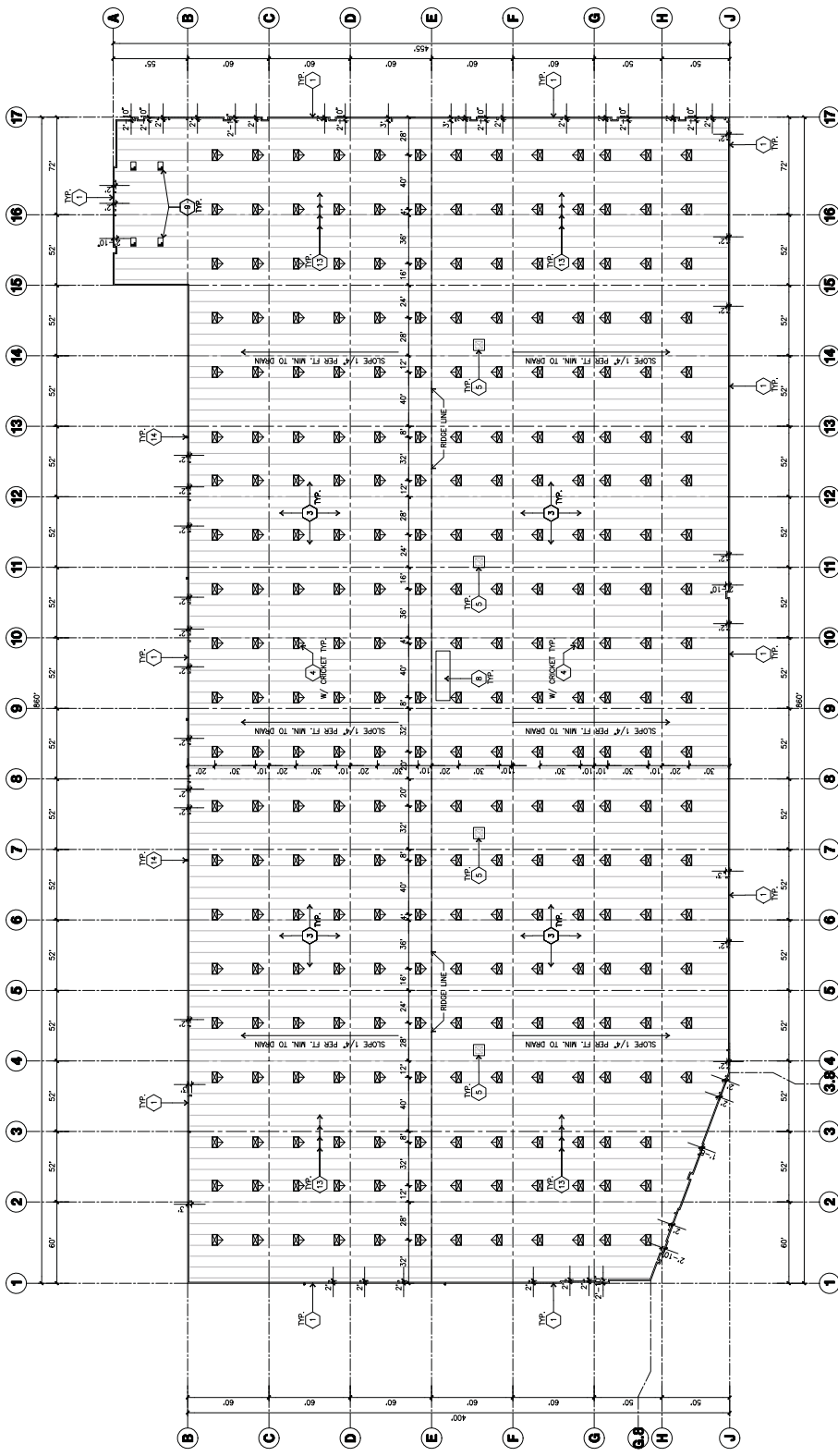
Project:
Research Park Dr
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Marlborough Ave
780 Marlborough
Riverside, CA 92507

Consultants:
Civil: ROCK ENGINEERING
Structural:
Mechanical:
Plumbing:
Electrical: VAL ELECTRIC INC
Landscape: HUNTERLANDSCAPE
Fire Protection:
Soils Engineer:

Time: OVERALL ROOF PLAN

Project Number: 18812
Drawn by: N.H.
Date: 12/28/17
Revised:

Sheet:
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SKYLIGHT CALCULATIONS	
PROJECT:	CLEAR HEIGHT IN WAREHOUSE AREA = 32 FT. FROM GRID C TO J
GENERAL:	YES
EXTERIOR METAL DOWNSPOUT	YES
W/ OVERFLOW SCUPPER	YES
INTERIOR ROOF DRAIN	2.5 X 6.640 S.F. (270 EA.)
W/ OVERFLOW SCUPPER	SKYLIGHT PROVIDED
BUILDING AREA (FOOT PRINT) =	346,330 S.F.

ROOF LEGEND

- 4' X 8' CURB MOUNTED SKYLIGHT
- PROVIDE 4\"/>

ROOF PLAN KEYNOTES

- CONCRETE PARAPET
- NOT USED
- EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
- EXHAUST FAN
- ROOF HATCH
- INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
- ROOF ADDRESS PAINTED BLACK 4\"/>
- ROOF HVAC UNIT
- INTERIOR ROOF AND OVERFLOW DRAIN
- NOT USED
- PARAPET RETURN
- STRUCTURAL JOIST
- EXTERIOR ROOF DRAIN WITH 2 OVERFLOW SCUPPERS

CAUTION : IF THIS SHEET IS NOT A 24\"/>