

**BUILDING DESIGN CRITERIA  
CAMARILLO RANCH BUSINESS PARK  
LOTS 5, 6 AND 9**

Three (3) concrete tilt-up buildings  
located at Camarillo Ranch Business Park,  
City of Camarillo, County of Ventura, California

**OWNER/DEVELOPER:**

Ridge Property Trust  
201 Covina Avenue, Suite 8  
Long Beach, California 90803  
tel: (562) 856-3819 fax: (562) 856-3820

**PROJECT MANAGER:**

Zephyr Development Corporation  
299 West Hillcrest, Suite 104  
Thousand Oaks, CA 91360  
tel: (805) 777-1022 fax: (805) 777-1043

**ARCHITECT:**

Ware Malcomb  
20950 Warner Center Lane  
Woodland Hills, CA 91367  
tel: (818) 999-2151 fax: (818) 999-2299

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WARE MALCOMB JOB # 043-005-00**

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1. BUILDING CONSTRUCTION TYPE AND CODES:

- A. Building Size:      Lot 5            35,231 sf  
                             Lot 6            48,526 sf  
                             Lot 9            52,293 sf  
  
                             Total            136,050 sf
- B. III-N with a fully supervised automatic fire sprinkler system.
- C. 1998 California Building Code (CBC) Edition.
- D. 1999 NFPA-13, and 2001 California Fire Code.
- E. Occupancy:            Office:                    B  
                                     Light Manufacturing:    F-1  
                                     Warehouse:                S-1
- F. Area Justification:    Basic Allowable Area = 12,000 sf plus four (4) yards of 60' wide = Unlimited Area.

2. BUILDING CRITERIA:

- A. Dock Height:            48" at dock high doors.
- B. Dock Apron:            All concrete (refer to geotechnical/soils report).
- C. Column Spacing:        Refer to floor plan.
- D. Clear Height:            24'-0" minimum clear height throughout.
- E. High-Piled Storage:    Class I through Class IV commodities.
- F. Office Area:            None. Shell buildings only. Perimeter walls to be designed for mezzanine loads at entire length of entry wall and at side walls to the first column bay.

3. ROOF FRAMING:

- A. Hybrid Steel Truss Panelized Wood Roof Joist load design:
- Steel Joist Dead Load                    = 12 PSF  
      Steel Girder Dead Load                = 14 PSF  
      Steel Joist/Girder Live Load (reducible) = 20 PSF
- B. All structural steel trusses to be gray primed painted.
- C. Add 3 PSF dead load over all office areas for suspended ceiling loads.
- D. Include additional loads for 4" diameter and larger sprinkler mains.

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- E. All structural steel roof support columns to be 8" x 8" square steel tube as directed by the structural engineer.
  - F. Column spacing per floor plan.
  - G. Allow for drag strut steel beams at re-entrant building corners for roof structure bid.
  - H. Provide for 1/2" min. thick OSB roof sheathing diaphragm per structural plans.
  - I. Provide for OSB moisture inspection (top & bottom) and gap distance by an inspector approved by the OSB manufacturer, prior to any roofing membrane installation.
  - J. All seismic metal straps to be designed below the roof diaphragm.
  - K. All roof diaphragm nails are to be galvanized screw shank.
  - L. All sub-purlin hangers to be SIMPSON "z-max" galvanized type.
4. SMOKEHATCH/SKYLIGHTS:
- A. Provide two percent (2%) total of building area 48" x 96" ventilated smoke-hatch/skylights mounted on wood curb with three hundred sixty (360) degrees Fahrenheit fusible link. The skylights are to be provided with sealant at perimeter where mounted to wood curb. BRISTOLITE Model #4896-SSHD-CM-1-FTH-MF-BR-HW-M1 or an alternate approved by the Owner and Architect.
5. ROOFING:
- A. 3-Ply built-up composition roofing, Class "A". **[SEE BID ALTERNATES, BELOW]**
  - B. General Contractor to provide a two (2) year watertight guarantee.
  - C. Material manufacturer warranty to be determined. **[SEE BID ALTERNATES, BELOW]**
  - D. Provide for continuous full time roofing inspection by CRC Roofing Consultants, 1805 East Dyer Road, Suite 110, Santa Ana, CA 92705, (949-261-5650), or an alternate approved by the Owner and Architect.
6. ROOF INSULATION:
- A. None. **[SEE BID ALTERNATES, BELOW]**
7. CONCRETE FLOOR SLAB:
- A. 5" thick 4,000 PSI at 28 days concrete design mix to allow for 1½" maximum aggregate size with concrete slump to be 4" plus, or minus 1". Reinforce floor slab with No. 3 rebar (or mesh equivalent product) at twenty-four inches (24") on center each way throughout. **[SEE BID ALTERNATES, BELOW]**

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- B. Provide 10 mil Visqueen vapor barrier overlain by 2" of clean sand under slab at future office area per geotechnical/soils report.
- C. All floor slabs to be placed on compacted native soil unless stated otherwise in the geotechnical/soils report (refer to item K below).
- D. Provide "burnished" floor finish throughout entire warehouse floor slab, only, (future office areas excluded).
- E. Floor Flatness:  $F_f = 40$  (minimum average)
- F. Floor Levelness:  $F_l = 30$  (minimum average)
- G. Provide  $\frac{3}{4}$ " diameter X 16" long smooth greased dowels spaced at 12" on center at all construction joints.
- H. G-2000 soft cut control joints must be 1" minimum depth immediately after finish troweling. (A soft cut Model 280 is not allowed.)
- I. Floor joint spacing to be 18'-0" maximum center-to-center spacing (warehouse and future office area).
- J. Floor slab to be wet cured with BURLENE or TRANSGUARD blankets for a minimum period of seven (7) days (except at future office area).
- K. Sub-grade compaction under floor slab to be 95% minimum for the upper most 12".
- L. Floor Sealer – None [**SEE BID ALTERNATES, BELOW**]
- M. No ready mix trucks will be permitted to drive or operate on any portion of the building floor slab. A maximum of an 8-cubic yard ready mix truck may be allowed on the floor slab for perimeter closure strip concrete placement.
- N. All equipment used on the floor slab during the construction phase of work shall be properly protected (diapered) to prohibit oils from leaking on the floor slab.
- O. All foundations to be a minimum of 2,500 PSI, or greater, concrete reinforced per structural engineer's requirements.
- P. Provide 3'-0" wide perimeter floor pour strips at all walls, unless noted otherwise on structural drawings.
- Q. Clean out saw cut joints at end of project.
- R. Diamond control joints at all columns.
- S. All floor slab nail or brace frame holes filled with approved two (2)-part epoxy compound to match concrete color. Use PEGA BOND LV 2000, BURKE Epoxy Injection Resin, or equivalent.

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- T. All floor slab panel form nail holes to be predrilled and wood doweled prior to nailing. Brace holes to be predrilled. Preferred method of chamfer strips is two-sided tape.
  - U. All panel construction markings on floor slab shall be to a minimum necessary, and removed where possible, prior to sealing the concrete floor slab.
8. CONCRETE WALL PANELS:
- A. Chamfer and reveal strips attached to floor slab must be properly patched prior to sealing floor slab.
  - B. Concrete Panels: Panel thickness, reinforcing, and concrete psi as determined by structural engineer.
  - C. All wall panels are to be tied with rebar into floor slab as determined by structural engineer.
  - D. Properly sack and patch all wall lift point pockets once walls have been erected.
9. TRUCK COURT/LOADING APRON:
- A. 3500 PSI concrete design mix. Refer to geotechnical/soils report for thickness. The control and construction joint spacing to be a maximum of 15'-0" center-to-center. Provide 3/4" diameter x 16" long smooth dowels spaced at 12" on center at all construction joints. The area shall be per the site plan.
  - B. Site concrete to be placed over compacted native soils to 95% for the upper most 12".
10. SITE PAVING:
- A. Parking Areas: Asphalt paving, per geotechnical/soils reports.
  - B. Truck Drive Aisles: Asphalt paving, per geotechnical/soils report.
11. GLAZING:
- A. All exterior glazing to be medium performance glass set in front glazed bronze anodized aluminum system. Systems to be wet sealed and designed for 90-MPH minimum wind loads or latest adopted edition of the CBC (refer to exterior elevations).
12. ELECTRICAL:
- A. Electrical service to be an 800-amp main switchboard at 277/480 volt, 3-phase, 4-wire service, expandable to 2,000 amps.
  - B. Parking lot lighting to be Metal Halide mounted on the walls and/or steel poles with concrete bases for a maximum total height of twenty (20') feet (including poles). Lighting levels shall be at least one (1) foot-candle on the path ways between the parking stalls and the buildings. Lighting levels and fixture height shall be verified by the electrical design-build subcontractor with the City of Camarillo planning department.

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- C. Provide and install exterior soffit lights at exterior soffit at building entry(s).
  - D. Provide and install electrical hook up for landscape irrigation controller(s).
  - E. Exit lighting to meet CBC, NFPA, and UFC editions currently enforced by the governing agencies.
  - F. Provide for telephone service stub and required telephone backboard in the electrical room.
  - G. Provide conduits to all required fire sprinkler devices required to be monitored by a central station monitoring company.
  - H. Provide for electric room enclosure per electrical utility company requirements.
  - I. Provide building address to meet City of Camarillo requirements.
13. GAS:
- A. Piping:
    - 1. Piping shall be continuously and permanently marked with manufacturer's name, type of material, size, pressure rating, and the applicable ASTM, ANSI, UL, or NSF listing. On plastic pipe, date of extrusion must also be marked.
    - 2. Underground non-ferrous pressure pipes shall be installed with proper color tracer wires.
    - 3. P-1: Polyethylene plastic pipe, ASTM D1248 and D2513, standard dimension ratio 11, rated at 80 psi working pressure at 73 degrees F. for 3 inches and smaller, SDR 11.5 rated at 76 psi at 73 degrees F. for 4 inches and above, butt or socket type fittings, joined by heat fusion, color orange or yellow, Plexco PE 2406, Phillips, or equal. Transition to anodeless steel riser at meter, regulator, or building wall. (Furnished for natural gas below grade only.)
    - 4. PF-2: Polyethylene plastic fittings, ASTM D 3261 and D 2683, standard dimension ratio 11, rated at 80 psi working pressure at 73 degrees F. for 3 inches and smaller, SDR 11.5 rated at 76 psi at 73 degrees F. for 4 inches and above, butt or socket type fittings, joined by heat fusion, color orange or yellow, Plexco, Phillips, or equal. (Provide with P-1)
    - 5. P-3: Steel, black, Schedule 40, ASTM A53A, Type E, ERW by US Steel, Laclede, or equal.
    - 6. PF-4: Malleable iron, Class 125, ANSI B 16.3, threaded or welded Schedule 40 black steel for 2 inches and below and welded for 2-1/2 inches and above. (Provide with P-3, by Stockham, Grinnell, or equal).

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B. Pipe and Fitting Requirements Schedule:

1. Unless otherwise specified or indicated on Drawings, pipe and fittings shall be installed in accordance with the following table:

Table 1 / Pipe And Fitting Schedule

<u>Use</u>	<u>Limits</u>	<u>Pipe</u>	<u>Fittings</u>	<u>Material</u>
Gas Natural	Underground	P-1	PF-2	Polyethylene
Gas Natural	Above ground	P-3	PF-4	Black Steel

14. PLUMBING:

- A. All plumbing fixtures to be AMERICAN STANDARD or an approved equivalent by the Architect.
- B. Provide interior roof drains with overflow scuppers throughout (refer to roof plans).
- C. Provide one (1) domestic sewer service to the building with required monitoring manhole per City of Camarillo requirements.
- D. Provide and install a two-inch (2") domestic water service (must accommodate flush valve toilets).
- E. Provide and install a one and one-half inch (1.5") landscape irrigation service.

15. ROOF ACCESS:

- A. Provide and install one (1) steel roof access ladder with ladder up device to meet OSHA requirements. Ladder must be located at an area in the building with a 42" minimum height roof parapet.
- B. Provide and install one (1) BRISTOLITE roof access hatch with locking device, or an approved equivalent.

16. LANDSCAPE AND IRRIGATION:

- A. Landscape and irrigation to meet the City of Camarillo standards and conditions of approval.
- B. Provide and install quick-couplers at the irrigation system.
- C. All irrigation systems to be automatic and meet City of Camarillo requirements.
- D. Provide and install separate water meter for landscape irrigation.

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17. DOCK EQUIPMENT:

- A. Provide and install steel jamb guards at all overhead doors.
- B. Provide and install two (2) 10" X 24" X 4" thick laminated rubber dock bumpers at each dock-high door location.

18. OVERHEAD DOORS:

A. Manufacturer:

- 1) Clopay Company - Model 624
- 2) Overhead Door Corporation - Model 424
- 3) Northwest Door, Inc. - Model 924

B. Design:

- 1) Vertical Lift Sectional Doors shall be steel sectional overhead type. Each door provided as one complete unit including section, brackets, tracks, counter-balance (Torsion) and hardware.
- 2) Door manufacturer shall confirm with governing agencies that doors will meet all security ordinances.
- 3) Operation is to be manual for 9'-0" wide x 10'-0" high and 10'-6" wide x dock doors and reduced chain drive hoists with chain operable from 3'-0" above finish floor for doors 12'-0" wide x 14'-0" high and larger. Provide track or wall mounted chain locks. See door schedule for location and sizes.
- 4) When electric operation is specified, use high lift track (jackshaft opener).

C. Materials: (Sectional Doors)

- 1) Sections shall be minimum 2" thick roll formed 24 GA steel, hot dipped galvanized G-60 per ASTM A-924, A-653, phosphate coated, pre-painted with primer and baked on white polyester top coat. End stiles to wrap face of section full 1-3/8". Minimum 18 GA end stiles up to 14'-2", over 14'-2", 16 GA minimum. Bottom section reinforced with full-length aluminum or galvanized steel astragal retainer. Astragal to be flexible PVC vinyl to form seal at floor. Polyurethane foam strips applied to end stiles to stop air and light infiltration. Provide heavy-duty step plate at bottom section for final closure. Door sections to be 3" larger than opening width dimension.
- 2) All hinges and brackets to be hot-dipped galvanized steel, 14 GA minimum. Ten ball steel rollers with case hardened steel races.
- 3) Vertical tracks to be minimum 16 GA galvanized steel tapered and mounted for wedge type closing. Horizontal tracks where required to be minimum 14 GA galvanized steel, reinforced with minimum 13 GA galvanized angles as required by manufacturer. Three inch tracks where recommended to be 12 GA (Angle Mounted).

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- 4) Door assembly to be operated by a torsion spring counter-balance mechanism with helically wound, oil tempered torsion springs (two or more as required) high cycle (50,000 cycles) mounted on a galvanized steel tube or solid steel shaft as required by size, weight, and cycle requirements. Cable drums are die cast aluminum with 7 to 1 safety factor galvanized aircraft cable.
  - 5) Locking shall be spring loaded inside slide lock one side of door mounted to end stile.
  - 6) Provide vision lights approximately 5" x 20" with type D neoprene gasket seal and tempered glass. Install at 5'-0" A.F.F.
  - 7) Doors 12'-0" wide shall use 3" rollers with 3" track.
  - 8) Provide and install PVC seal at the top of door (top section) typical all overhead doors.
- D. All overhead doors to be vertical lift sectional type, 9'-0" wide x 10' high dock doors, and 12' wide x 14' high at grade level/ramp areas.
- E. Doors to be factory painted color to be selected by Architect.
- F. Execution:
- 1) Examination: Inspect all door openings to ascertain that proper installation can proceed.
- G. Installation:
- 1) Doors shall be erected by a licensed contractor in strict accordance with factory instructions and be journeyed experienced in this type of work with a minimum of 5 years of selling, installing and servicing these types of overhead doors with an adequate supply of parts.
  - 2) Furnish all inserts and sleeve anchor devices, which may be set in concrete for the installation of the doors. Do not use shot pins. Provide setting drawings, templates, instruction, and directions for installation of anchorage devices. Coordinate delivery with other work to avoid delay.
  - 3) Doors shall be tested for proper operation, and shall operate smoothly without binding of excessive closing or opening speed.
19. PAINING:
- A. Exterior: Two (2) coats acrylic flat; spray on first coat, roll on second coat.
  - B. Interior Warehouse: None. [SEE BID ALTERNATES, BELOW]
  - C. Interior Structural Columns: None. [SEE BID ALTERNATES, BELOW]
  - D. Paint Touch-up: Properly touch-up paint at all field welded steel connections (i.e. "V Brace" frames, steel ledgers, etc.)
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20. EXTERIOR DOORS:

- A. 1 3/4" hollow metal doors. Self-closing where applicable to meet city security requirements. Provide heavy-duty spring chain for 90° opening.
- B. Entry doors to be aluminum frame tempered glass with brush chrome finish push/pull bars (self-closing) designed for 90-mph wind load. (Less active door to be anchored to floor and head.)
- C. Warehouse exit doors to be provided every one hundred feet (100') on center.

21. HARDWARE:

- A. SCHLAGE extra heavy-duty commercial grade, ("D" Series) lever type handles to meet ADA requirements with brush chrome finish for interior doors. Use "L" Series 06 Design for exterior metal doors.

22. EXTERIOR SOFFITS:

- A. 5/8" exterior grade soffit board (painted)

23. PUBLIC SIDEWALKS:

- A. Provide for public sidewalks at all street frontages if required by the City of Camarillo.

24. FIRE SPRINKLERS:

- A. Fully supervised automatic fire sprinkler system with all required fire hydrants necessary to meet Ventura County Fire Department requirements. System to be designed per NFPA-13 1999 standards for a 0.60 GPM/2000 SF capacity.

25. FIRE EXTINGUISHERS: (Verify with the local fire department)

- A. Warehouse Areas: Provide (1) 4A40BC fire extinguisher per 4,000 SF with a maximum travel distance of 75'-0" between units.
- B. Office Areas: Provide (1) 2A10BC fire extinguisher for 6,000 SF with a maximum travel distance of 75'-0" between units.

26. SIGNAGE:

- A. Provide all required accessible signs for building site(s) and building interiors. Provide 3" thick high-density foam with plastic face x 16" high address numbers adhered to building concrete wall panel. Color of plastic must contrast with building color. Subject to approval by the City of Camarillo planning department.

27. EXCLUSIONS:

- A. Storage rack systems;

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- B. In rack fire sprinkler systems;
- C. Draft curtains;
- D. Warehouse lighting [**SEE BID ALTERNATES, BELOW**];
- E. Aisle striping inside building;
- F. Telephone systems, PA systems, and computer wiring;
- G. Office improvements and mezzanine construction;
- H. Mechanical heating, ventilation and air-conditioning systems and equipment.

28. **BID ALTERNATES:**

- A. Roofing: 4-Ply ConGlas ND24 CAP or approved equivalent built-up composition roofing, Class "A" with a 10-year no dollars limit (NDL) manufacturer's warranty.
- B. White-scrim type foil insulation to be installed at underside of roof installed per manufacturer's specifications.
- C. Concrete floor slab: 6" thick 4,000 PSI at 28 days concrete design mix to allow for 1½" maximum aggregate size with concrete slump to be 4" plus, or minus 1". Reinforce floor slab with No. 4 rebar (or mesh equivalent product) at twenty-four inches (24") on center each way throughout.
- D. Warehouse floor slab to receive one-coat LAPIDOLITH clear sealer installed per manufacturer's specifications.
- E. All warehouse floor construction and control joints (except at future office areas) to be filled with MM-80 semi-rigid epoxy joint filler per manufacturer's specifications.
- F. Interior warehouse walls to be painted with one (1) coat of flat paint.
- G. Interior structural columns to be factory primed and painted "safety-yellow" from the finish floor to a height of 8'-0".
- H. General warehouse lighting at 25 foot-candles as measured from finished floor.