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PROJECT DATA

BUILDING DEPARTMENT:	CITY OF CHULA VISTA
APPLICABLE CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2019 STATE OF CALIFORNIA ENERGY CODE 2019 STATE OF CALIFORNIA GREEN BUILDING CODE 2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS TITLE 19 OF THE CHULA VISTA MUNICIPAL CODE (CVMC)
ZONING CLASSIFICATION:	ILP (LIMITED INDUSTRIAL PRECISE PLAN)
GENERAL PLAN DESIGNATION:	LIMITED INDUSTRIAL
OCCUPANCY CLASSIFICATION:	PER CBC CHAPTER S-1
OCCUPANCY SEPARATION:	PER CBC TABLE 508.4 - NO SEPARATION REQUIREMENT
TYPE OF CONSTRUCTION:	VB - PER CBC CHAPTER 6 (SECTION 602)
SPRINKLERED:	YES
NUMBER OF STORIES:	1
ASSESSOR'S PARCEL NO.:	644-040-01
LEGAL DESCRIPTION:	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 1 IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, 812 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, 515 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 508 FEET; THENCE EASTERLY AT RIGHT ANGLES 13 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION, 1320 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WEST ALONG SAID NORTH LINE, 528 FEET TO THE POINT OF BEGINNING.
PROJECT SCOPE:	NEW 1-STORY WAREHOUSE BUILDING WITH TWO MEZZANINES TOTALING 178,156 SF.
TENANT OCCUPANCY:	WAREHOUSE (S-1) 173,432 SF

LOT:	423,779 S.F.	9.72 (ACRES)
BUILDING AREA (FOOTPRINT)	178,156	S.F.
BUILDING COVERAGE:	41	%
FAR:	0.41	
LANDSCAPE AREA REQUIRED (15%):	63,567	S.F.
LANDSCAPE PROVIDED:	63,567	S.F.
LANDSCAPE COVERAGE:	15.1	%
TOTAL PARKING LOT AREA:	44,461	S.F.
PARKING AREA LANDSCAPE REQUIRED (10%):	4,446	S.F.
PARKING LANDSCAPE PROVIDED:	7,286	S.F.
WAREHOUSE_168,926 S.F. /1000	169	REQUIRED
OFFICE_4,506 S.F./300	15	REQUIRED
MEZZANINE_4,724 S.F./300	16	REQUIRED
TOTAL REQUIRED:	200	REQUIRED
TOTAL PROVIDED:	200	REQUIRED
STANDARD PARKING PROVIDED:	192	STALLS
ACCESSIBLE PARKING REQUIRED:	6	STALLS
ACCESSIBLE PARKING PROVIDED:	6	STALLS
VAN ACCESSIBLE PARKING PROVIDED:	1	STALLS
CLEAN AIR VEHICLE REQUIRED:	21	STALLS
EV CHARGING REQUIRED:	18	STALLS
BICYCLE PARKING REQUIRED:	10	STALLS
BICYCLE LOCKERS REQUIRED:	10	STALLS

PROJECT DESCRIPTION

THIS PROJECT IS A NEW GROUND UP COMMERCIAL BUILDING (173,432 S.F.) ON CONCRETE SLAB WITH SHELL AND FUTURE FIRST FLOOR OFFICE AREA (4,506 S.F.) WITH MEZZANINE (4,724 S.F.) BUILD OUT, WAREHOUSE WITH LOADING DOCKS AND ROLL UP DOORS AND RAMPS, TRASH ENCLOSURE, LANDSCAPE AND ASSOCIATED SITE WORK, MECHANICAL, PLUMBING AND ELECTRICAL. INCLUDED IS A STAND-ALONE ELEVATOR TOWER PROVIDING ACCESS FROM STREET LEVEL TO BUILDING PAD ELEVATION.

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SHEET INDEX

ARCHITECTURAL

AD0.1	TITLE SHEET
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AD2.1	PARTIAL FLOOR PLAN
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AD4.1	EXTERIOR ELEVATIONS
AD4.2	EXTERIOR ELEVATIONS
AD4.3	EXTERIOR ELEVATIONS
AD5.0	BUILDING SECTIONS
AD5.1	BUILDING SECTIONS
AD6.0	ELEVATOR & TRASH ENCLOSURE PLANS
AD7.0	PERSPECTIVES

ARCHITECTURAL SHEET COUNT: 16

ELECTRICAL

E001	NOTE SHEET
E002	LIGHTING DETAIL SHEET
E011	SITE LIGHTING PLAN
E100	PHOTOMETRICS

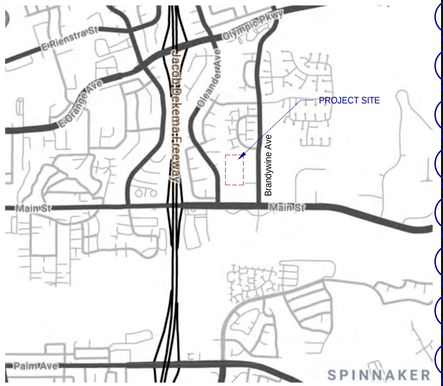
ELECTRICAL SHEET COUNT: 4

LANDSCAPE

L1.1	PRELIMINARY LANDSCAPE PLAN
L2.1	PRELIMINARY LANDSCAPE PLAN

LANDSCAPE SHEET COUNT: 2

VICINITY MAP



NOT TO SCALE

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PHOENIX, AZ 85016
858-378-4036

Andrew Gracey
858-378-4036
andrew@onpointdev.vom

GENERAL CONTRACTOR

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IRVINE, CA 92618

SOO WAI-KIN
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soo@ridgela.com

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TITLE SHEET

	DATE	REMARKS
1	11/22/2021	DESIGN REVIEW SUBMITTAL
3	7/22/2022	DESIGN REVIEW SUBMITTAL 2

PA/PM:	M.F.C.
DRAWN BY.:	JDC
JOB NO.:	SDG21-0056-00

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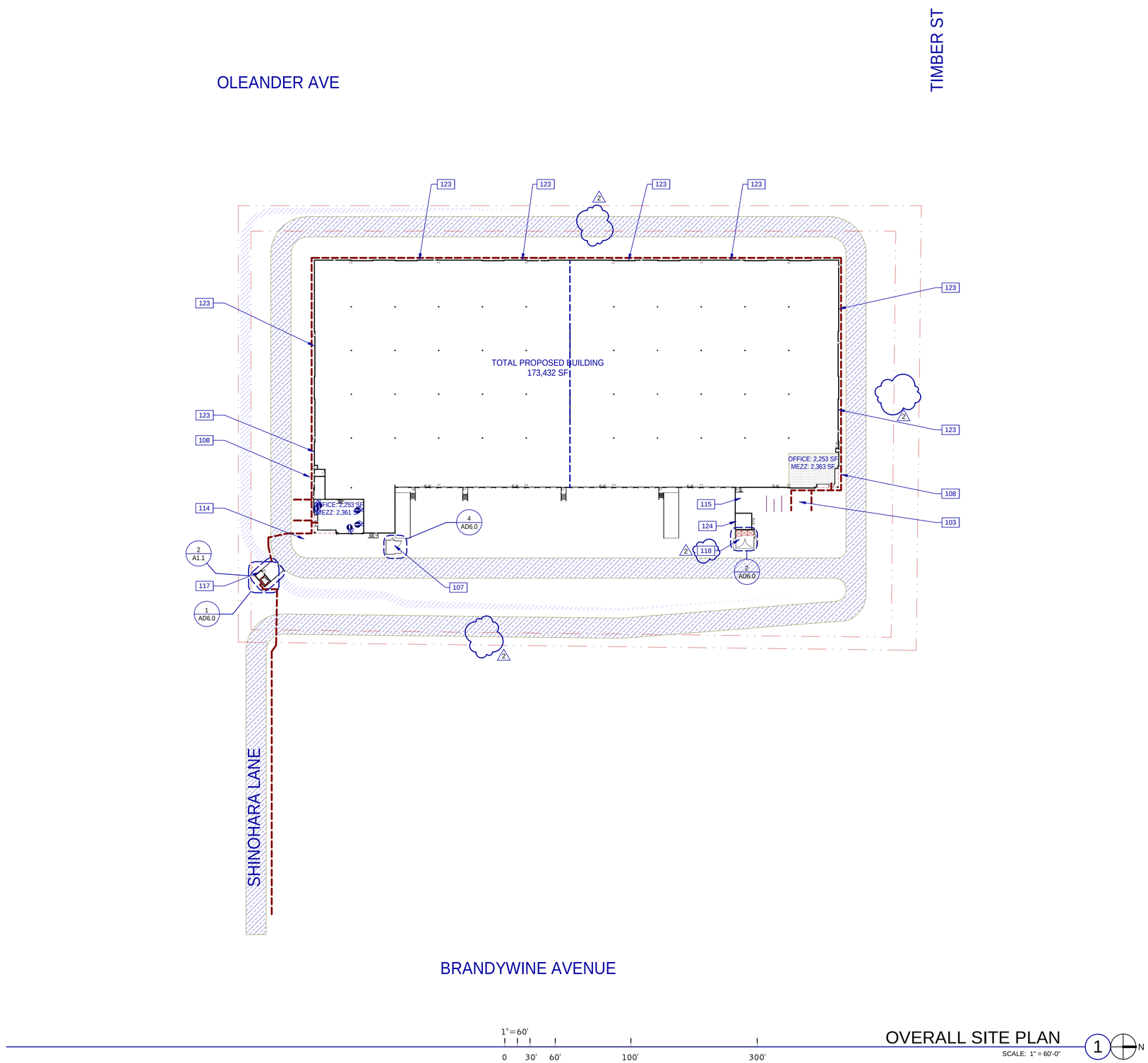

OVERALL SITE PLAN

SCALE: 1" = 60'-0"

KEYNOTES:

103	ACCESSIBLE PARKING STALL WITH SIGNAGE.
107	TRASH ENCLOSURE WITH RECYCLE BIN.
108	ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS.
114	BIKE RACK.
115	AMENITY AREA - REFER TO LANDSCAPE PLANS.
117	ELEVATOR TOWER.
118	TRASH ENCLOSURE WITH RECYCLE BIN AND FOOD WASTE/ORGANICS RECYCLING.
123	HOSE BIBB.
124	FIRE PUMP ROOM.

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FUTURE DOCK HIGH TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER

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SITE PLAN

	DATE	REMARKS
1	11/22/2021	DESIGN REVIEW SUBMITTAL
2	02/25/2022	DESIGN REVIEW RESUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDG21-0056-00

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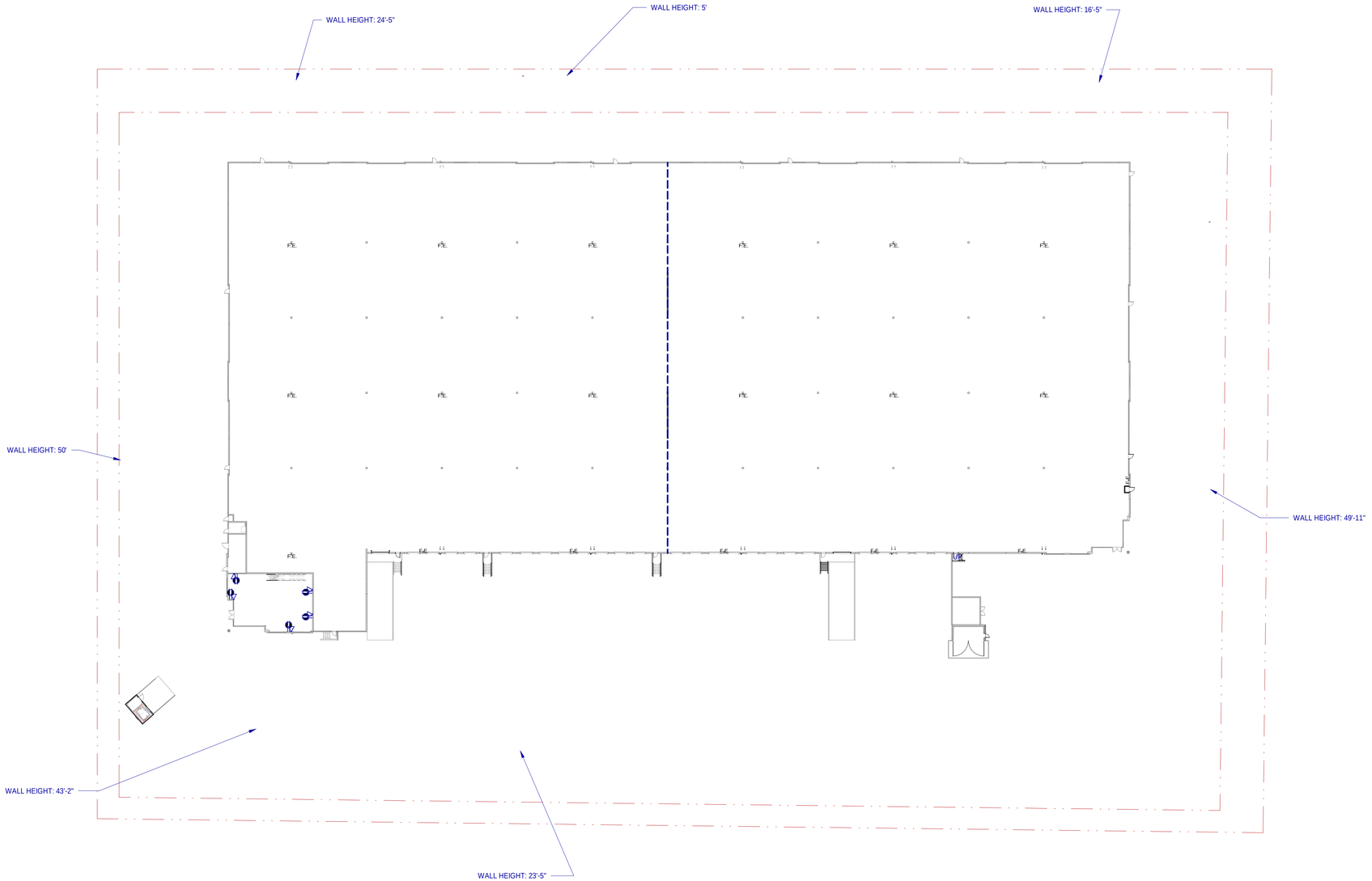

WALL AND FENCE PLAN

SCALE: 1" = 40'-0"

1

KEYNOTES:

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FUTURE DOCK HIGH TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER

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WALL AND FENCE PLAN

DATE	REMARKS

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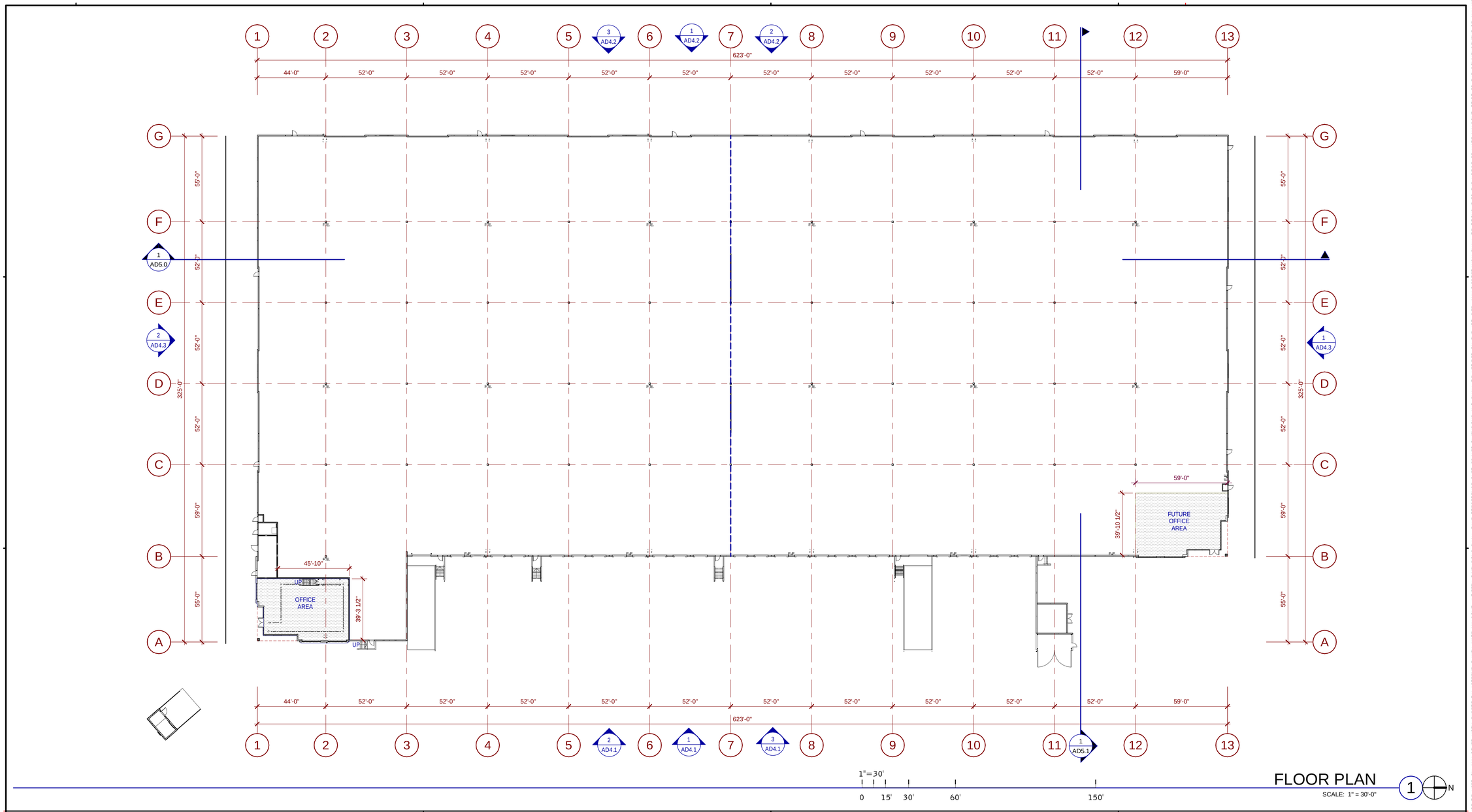

FLOOR PLAN

SCALE: 1" = 30'-0"

LEGEND

WALL LEGEND

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

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OVERALL FLOOR PLAN

	DATE	REMARKS
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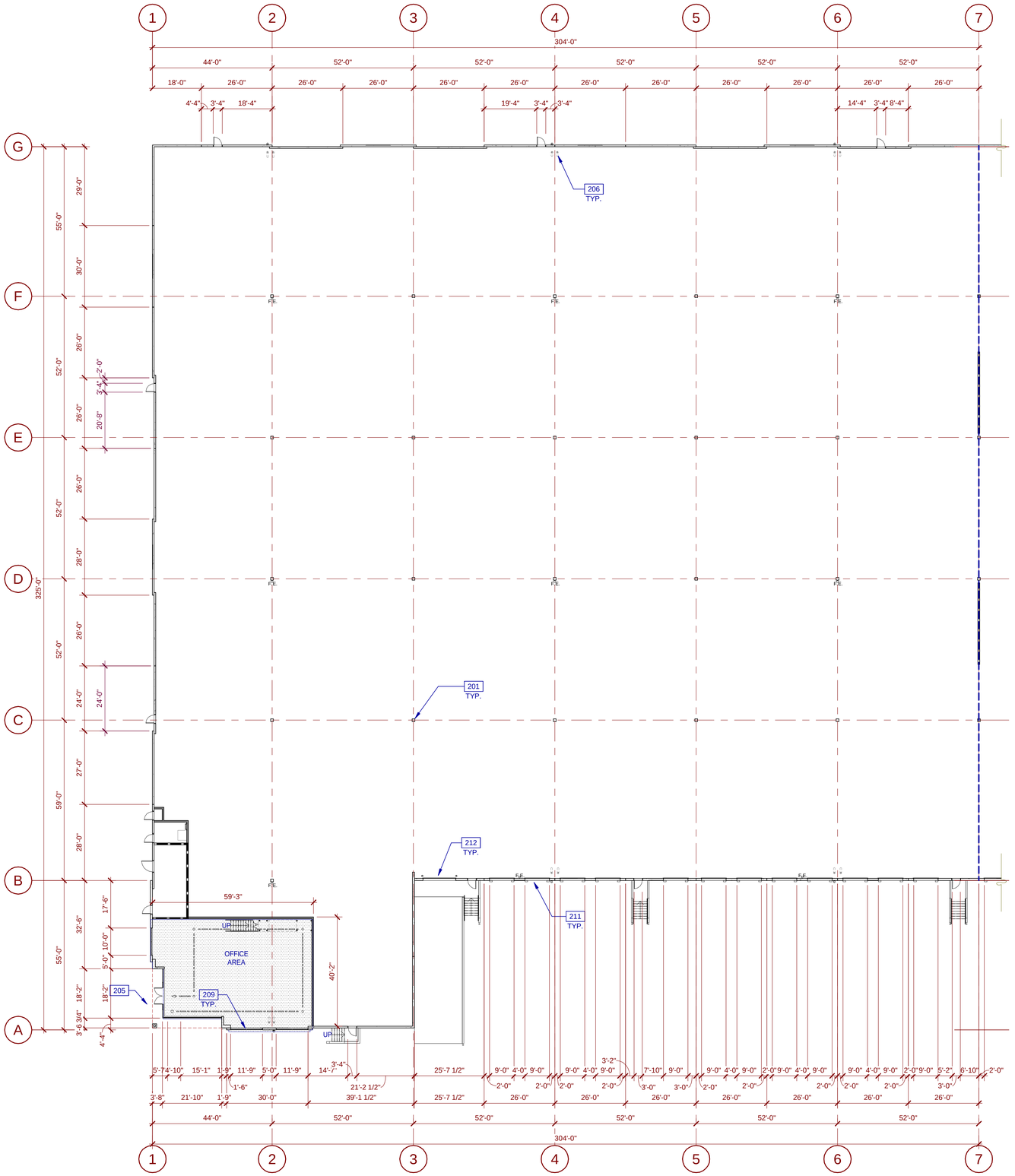

1"=20'

0 10' 20' 40' 100'

PARTIAL FLOOR PLAN - SOUTH

SCALE: 1" = 20'-0"

1 N

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

201	STRUCTURAL COLUMN, TYP.
205	LINE OF BUILDING OVERHANG ABOVE.
206	ROOF DRAIN PIPE.
209	ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLAZING UNITS.
211	9' x 10' SECTIONAL DOOR, PAINTED.
212	14' x 12' SECTIONAL DOOR.

WALL LEGEND

CONCRETE WALL

FULL HEIGHT WALL 2 A8.4

INTERIOR RATED PARTITION 1 A8.4

LEGEND

PROPOSED OFFICE AREA

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PARTIAL FLOOR PLAN

	DATE	REMARKS
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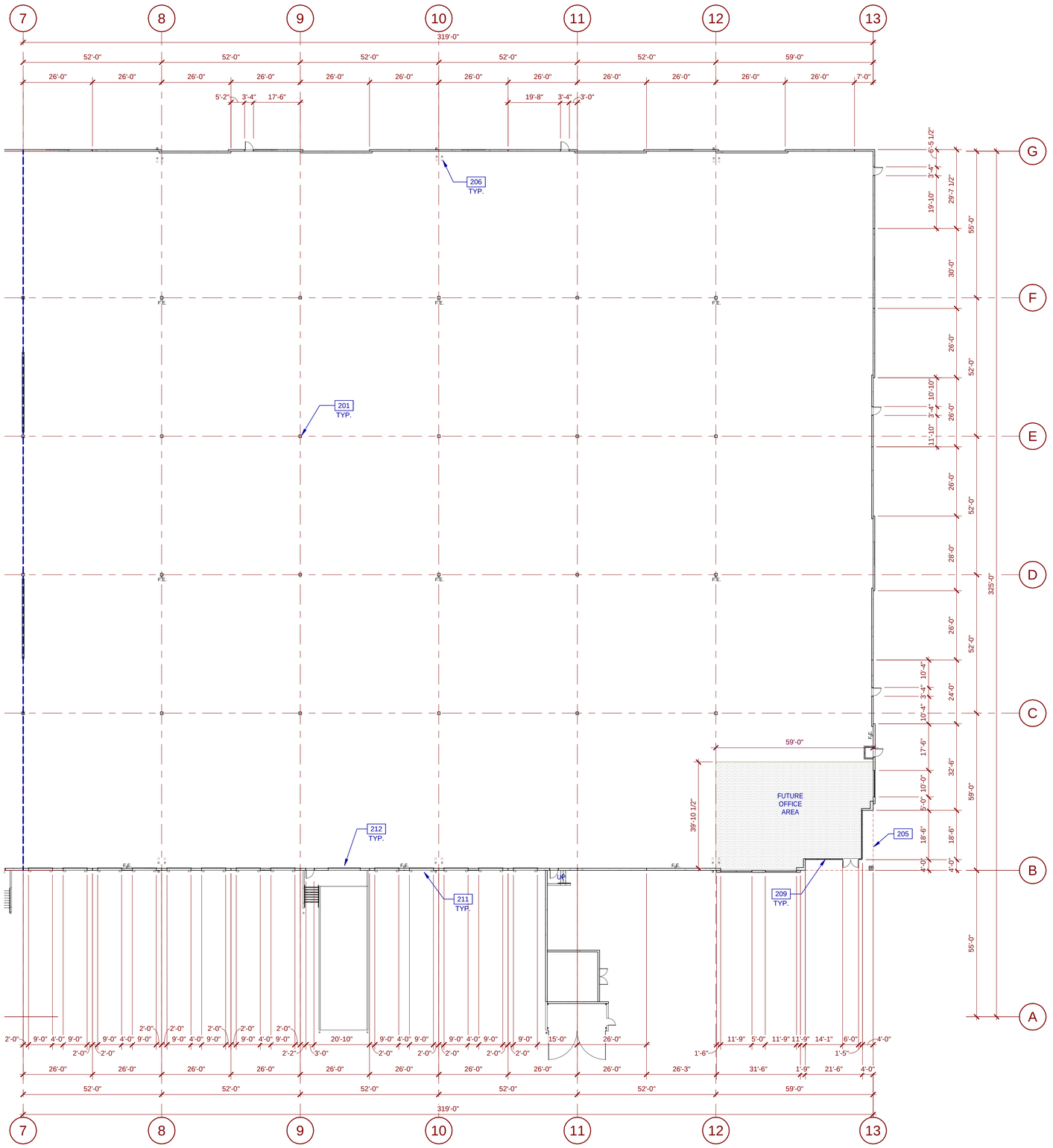

1"=20'

0 10' 20' 40' 100'

PARTIAL FLOOR PLAN - NORTH

SCALE: 1" = 20'-0"

1

N

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

201 STRUCTURAL COLUMN, TYP.
205 LINE OF BUILDING OVERHANG ABOVE.
206 ROOF DRAIN PIPE.
209 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLAZING UNITS.
211 9' x 10' SECTIONAL DOOR, PAINTED.
212 14' x 12' SECTIONAL DOOR.

WALL LEGEND

CONCRETE WALL
FULL HEIGHT WALL 2 A8.4
INTERIOR RATED PARTITION 1 A8.4

LEGEND

PROPOSED OFFICE AREA

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PARTIAL FLOOR PLAN

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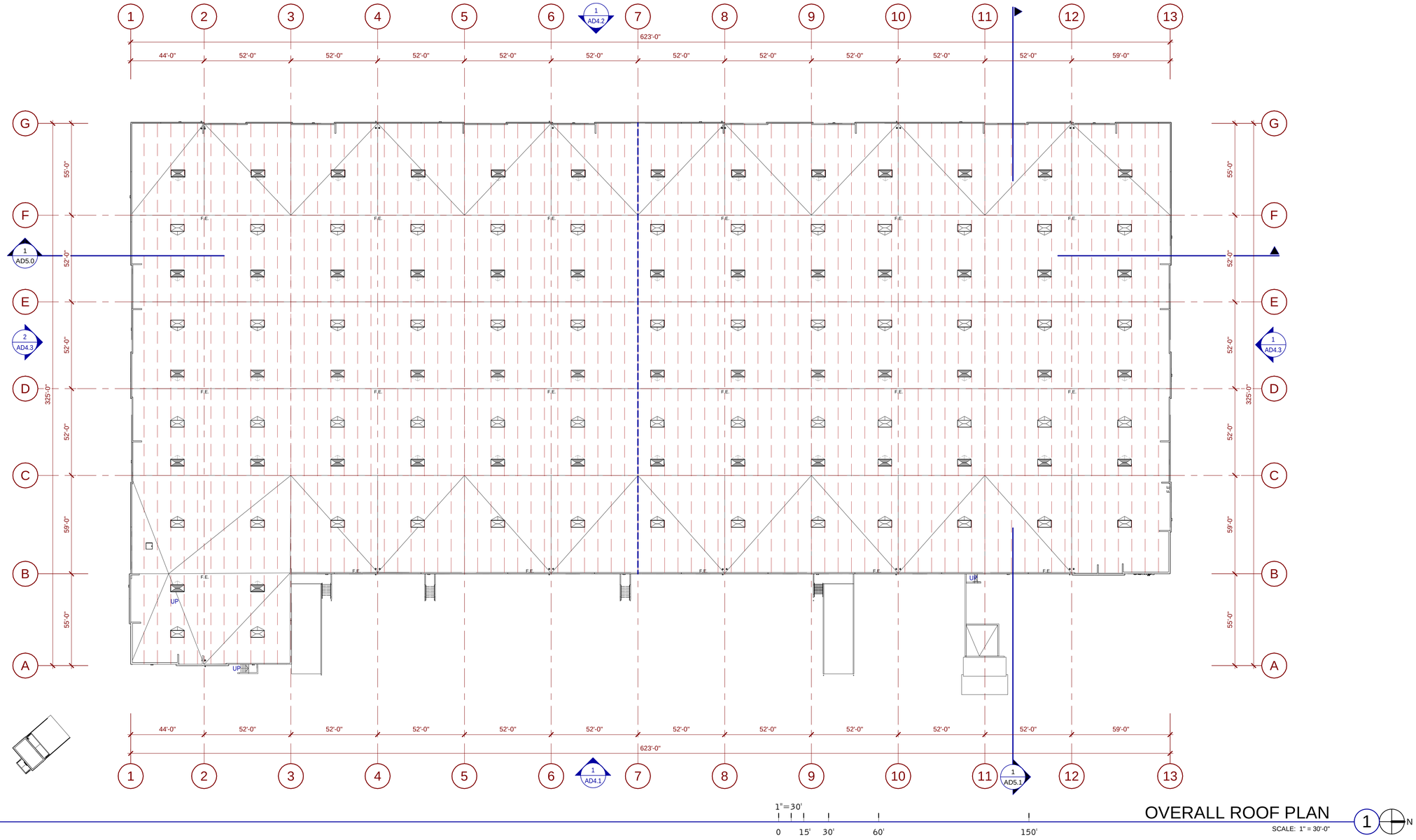

OVERALL ROOF PLAN

SCALE: 1" = 30'-0"

1"=30'

0 15' 30' 60' 150'

N

NOTES:

1. ALL ROOF APPURTENANCES WILL NOT BE VISIBLE FROM THE ADJACENT RESIDENTIAL PROPERTIES OR OLEANDER AVENUE.

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OVERALL ROOF PLAN

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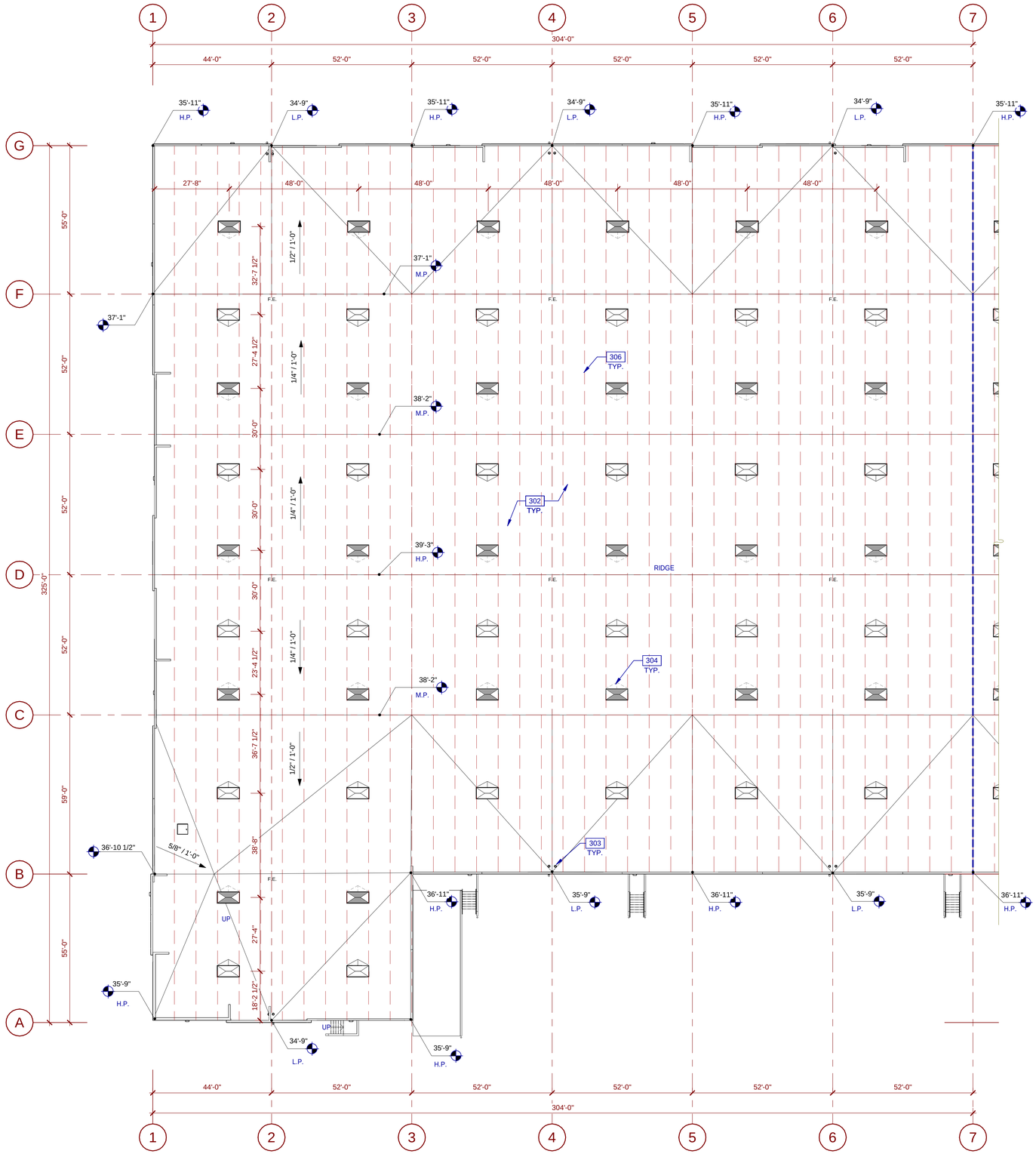

PARTIAL ROOF PLAN - SOUTH

1"=20'

0 10' 20' 40' 100'

SCALE: 1" = 20'-0"

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

302 BUILT-UP ROOFING.
303 ROOF DRAIN AND OVERFLOW DRAIN LOCATION.
304 CRICKET.
306 LINE OF STRUCTURAL FRAMING BELOW DECK (HIDDEN).

ABBREVIATIONS

H.P. = TOP OF ROOFING - HIGH POINT
L.P. = TOP OF ROOFING - LOW POINT
M.P. = TOP OF ROOFING - MID POINT

CALCULATIONS

SKYLIGHTS:

SKYLIGHT SIZE: 48"x96"=32 S.F.

(WAREHOUSE AREA S.F.) x 2.0% / (SKYLIGHT SIZE) = 168,926 x .02 / 32

DESIRED: 106 SKYLIGHTS
PROVIDED: 106 SKYLIGHTS

FUTURE SOLAR:

ROOF AREA:	173,461	S.F.
SKYLIGHT AREA:	3,456	S.F.
ROOF AREA LESS SKYLIGHT:	170,005	S.F.
15% OF ROOF AREA (LESS SKYLIGHTS):	25,501	S.F.
TOTAL AREA FOR FUTURE SOLAR REQUIRED:	25,501	S.F.*
TOTAL AREA FOR FUTURE SOLAR PROVIDED:	XXX,XXX	S.F.

* CEC SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.

LEGEND

SKYLIGHT: (2%)
COORDINATE EXACT LOCATION TO PREVENT CONFLICT WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.

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PARTIAL ROOF PLAN

#	DATE	REMARKS
1	11/22/2021	DESIGN REVIEW SUBMITTAL

PA/PM:	Approver
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JOB NO.:	SDG21-0056-00

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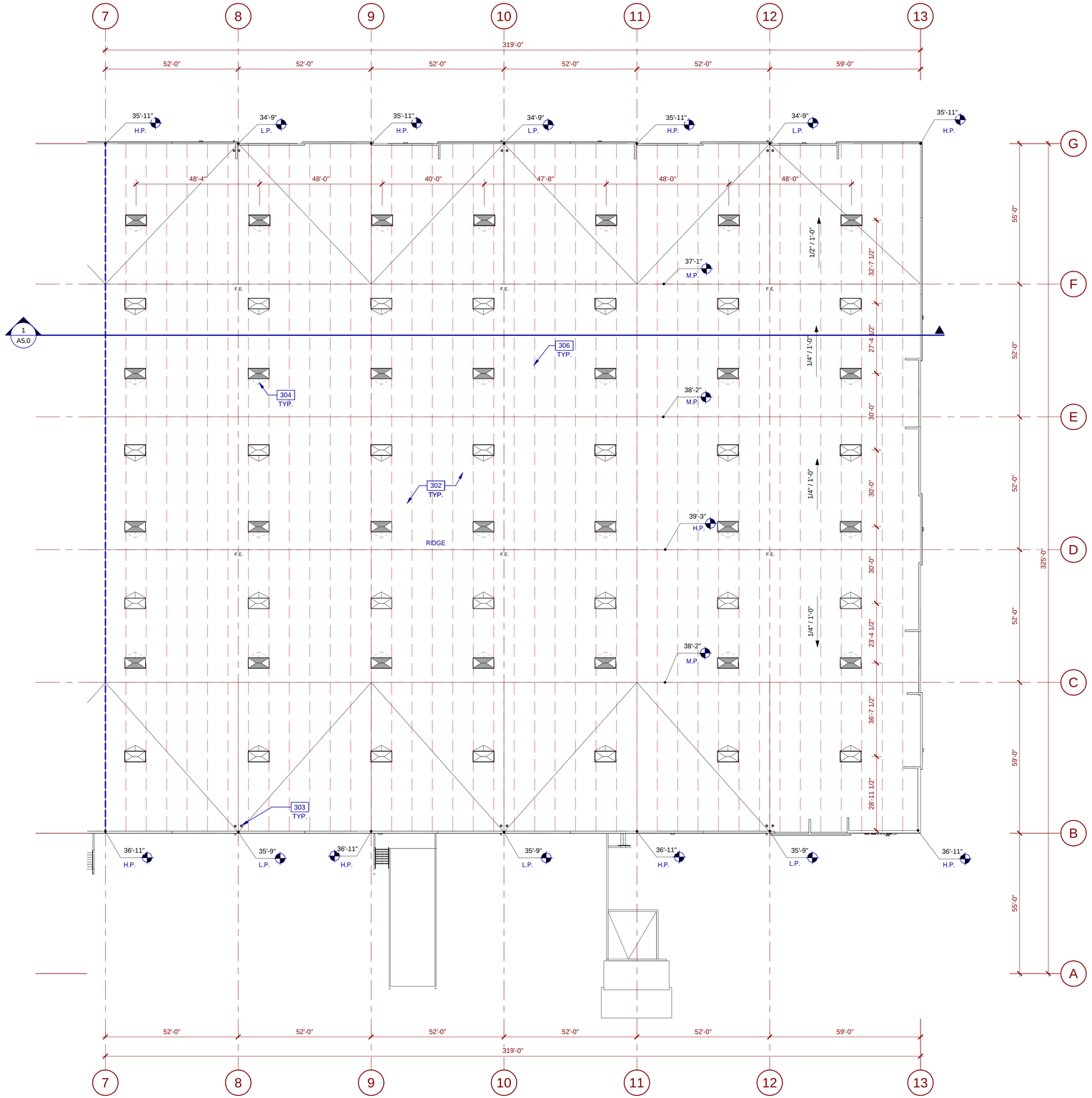

PARTIAL ROOF PLAN - NORTH

SCALE: 1" = 20'-0"

1"=20'

0 10' 20' 40' 100'

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

302 BUILT-UP ROOFING.
303 ROOF DRAIN AND OVERFLOW DRAIN LOCATION.
304 CRICKET.
306 LINE OF STRUCTURAL FRAMING BELOW DECK (HIDDEN).

ABBREVIATIONS

H.P. = TOP OF ROOFING - HIGH POINT
L.P. = TOP OF ROOFING - LOW POINT
M.P. = TOP OF ROOFING - MID POINT

CALCULATIONS

SKYLIGHTS:

SKYLIGHT SIZE: 48"x96"=32 S.F.

$$\frac{\text{(WAREHOUSE AREA S.F.) x 2.0\%}}{\text{(SKYLIGHT SIZE)}} = \frac{168,926 \times .02}{32}$$

DESIRED: 106 SKYLIGHTS
PROVIDED: 106 SKYLIGHTS

FUTURE SOLAR:

ROOF AREA:	173,461	S.F.
SKYLIGHT AREA:	3,456	S.F.
ROOF AREA LESS SKYLIGHT:	170,005	S.F.
15% OF ROOF AREA (LESS SKYLIGHTS):	25,501	S.F.
TOTAL AREA FOR FUTURE SOLAR REQUIRED:	25,501	S.F.*
TOTAL AREA FOR FUTURE SOLAR PROVIDED:	XXX,XXX	S.F.

* CEC SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.

LEGEND

SKYLIGHT: (2%)
COORDINATE EXACT LOCATION TO PREVENT CONFLICT WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.

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PARTIAL ROOF PLAN

	DATE	REMARKS
1	11/22/2021	DESIGN REVIEW SUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDG21-0056-00

SHEET
AD3.2

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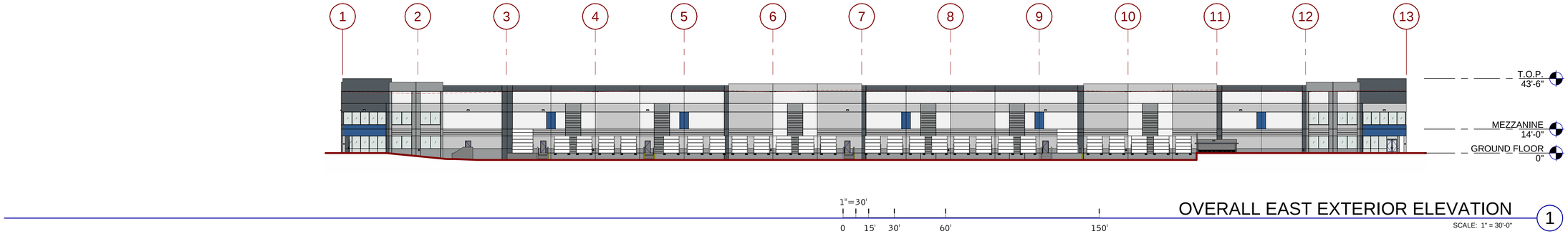
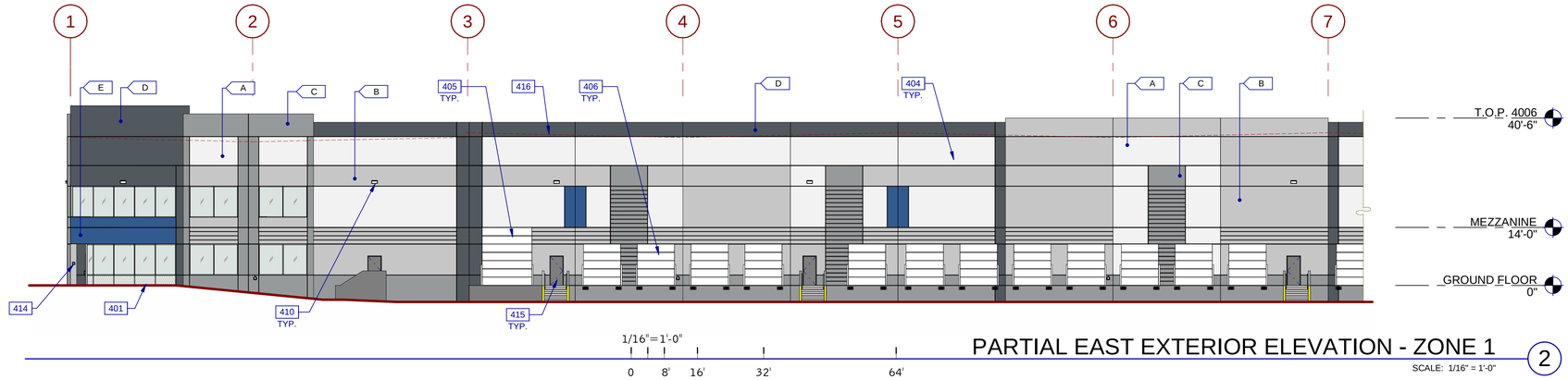


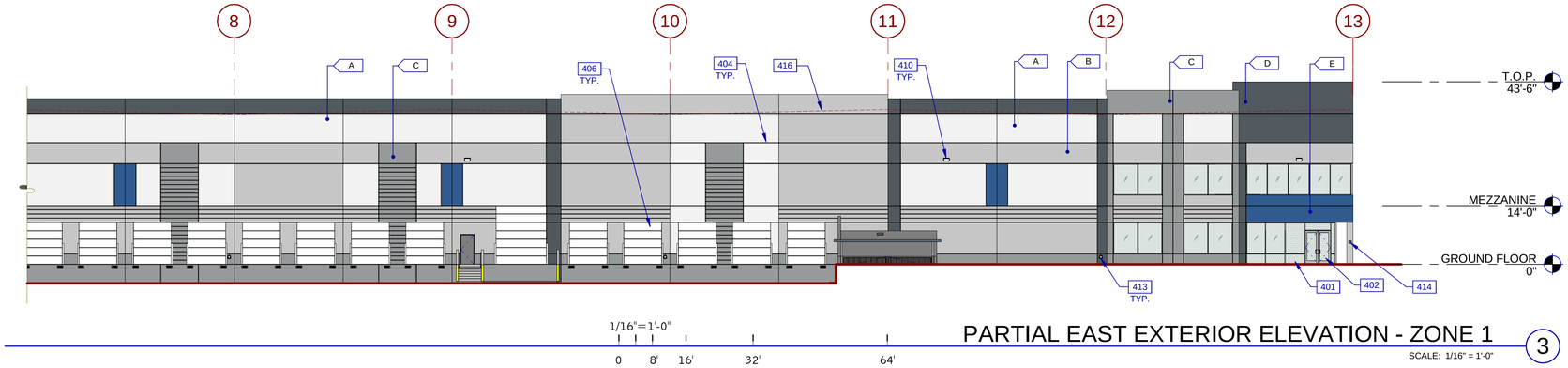
OVERALL EAST EXTERIOR ELEVATION 1

SCALE: 1" = 30'-0"



PARTIAL EAST EXTERIOR ELEVATION - ZONE 1 2

SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION - ZONE 1 3

SCALE: 1/16" = 1'-0"

LEGEND

GLASS:

VISION GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLAR GRAY GLASS
U FACTOR = 0.29 AND SHGC = 0.25
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

LEGEND

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: SW 7006 EXTRA WHITE
- B — SECONDARY COLOR: SW 7071 GRAY SCREEN
- C — ACCENT COLOR: SW7073 NETWORK GRAY
- D — ACCENT COLOR: SW 7075 WEB GRAY
- E — ACCENT COLOR IS A CUSTOM COLOR TO MATCH ONPOINT DEVELOPMENT BLUE

KEYNOTES: -

SEE SHEET A0.2 FOR GENERAL NOTES

401 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLAZING UNITS.
402 ALUMINUM STOREFRONT DOOR.
404 V-SHAPED REVEAL.
405 14' X 12' SECTIONAL DOOR, PAINTED.
406 9' x 10' SECTIONAL DOOR, PAINTED.
410 WALL PACK LIGHT. SEE ELECTRICAL DRAWINGS FOR SPECIFICATION.
413 SECONDARY OVERFLOW WITH COW'S TONGUE.
414 KNOX BOX.
415 3'-0" X 7'-0" EGRESS DOOR.
416 LINE OF ROOF BEYOND.

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EXTERIOR ELEVATIONS

	DATE	REMARKS
1	11/22/2021	DESIGN REVIEW SUBMITTAL
2	02/25/2022	DESIGN REVIEW RESUBMITTAL

PA/PM:	Approver
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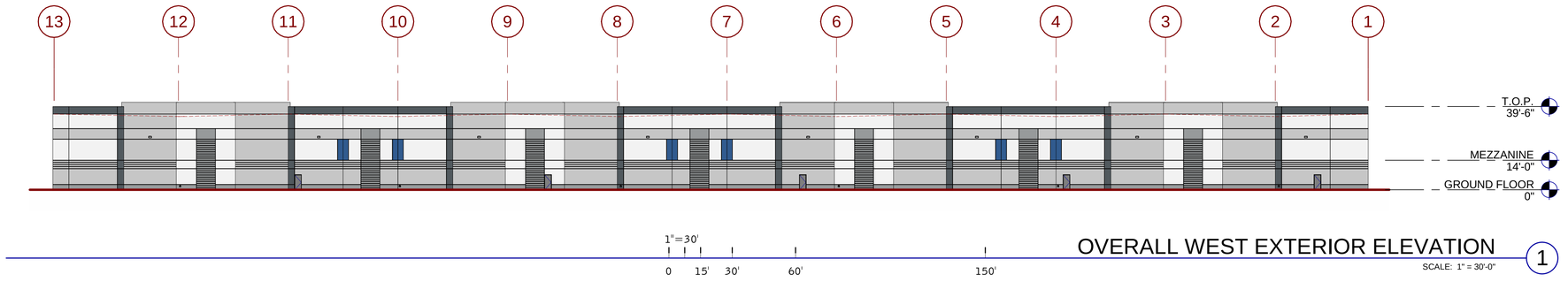
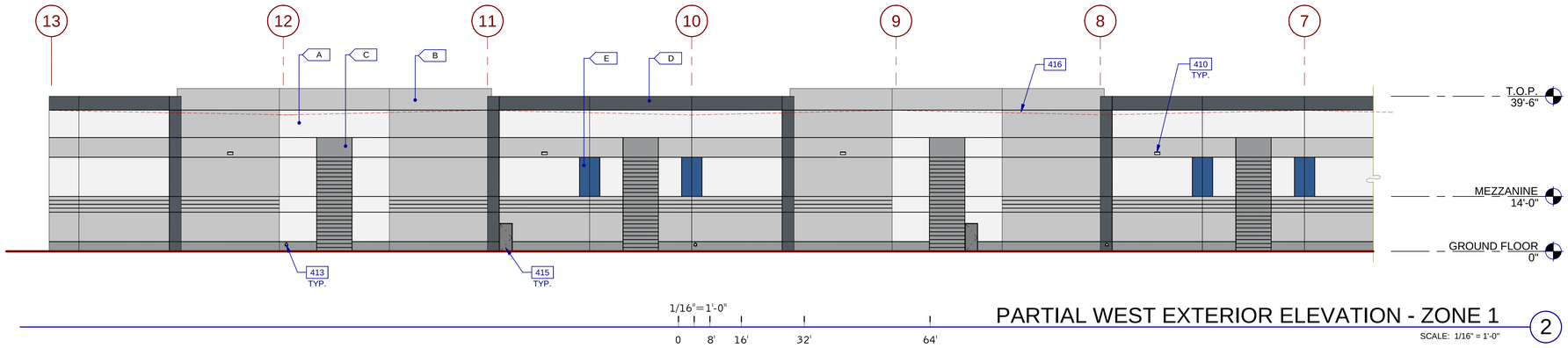


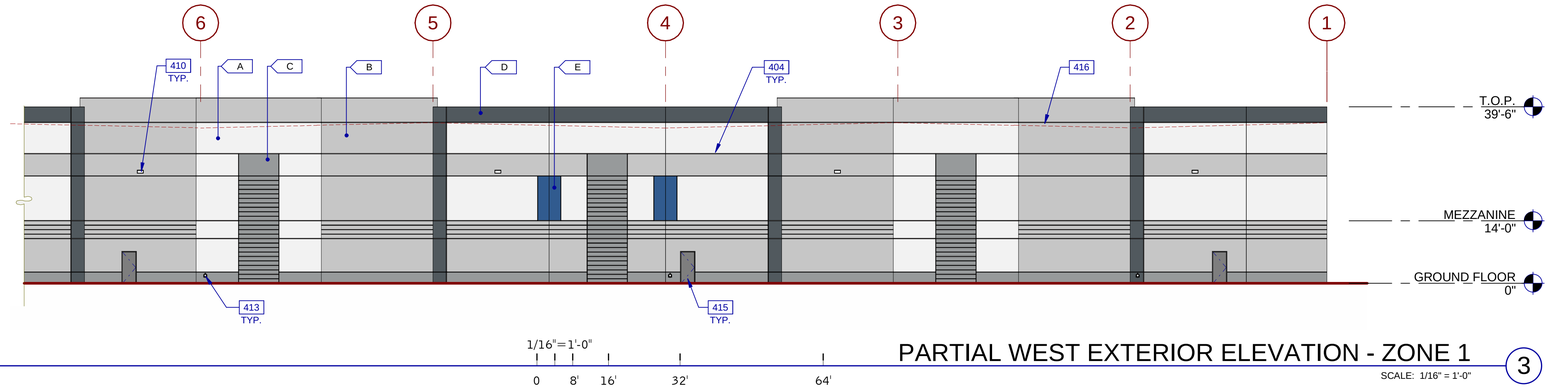
OVERALL WEST EXTERIOR ELEVATION 1

SCALE: 1" = 30'-0"



PARTIAL WEST EXTERIOR ELEVATION - ZONE 1 2

SCALE: 1/16" = 1'-0"



PARTIAL WEST EXTERIOR ELEVATION - ZONE 1 3

SCALE: 1/16" = 1'-0"

LEGEND

GLASS:

VISION GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLAR GRAY GLASS
U FACTOR = 0.29 AND SHGC = 0.25
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

LEGEND

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- D — ACCENT COLOR: SW 7075 WEB GRAY
- E — ACCENT COLOR IS A CUSTOM COLOR TO MATCH ONPOINT DEVELOPMENT BLUE

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

404 V-SHAPED REVEAL.
410 WALL PACK LIGHT. SEE ELECTRICAL DRAWINGS FOR SPECIFICATION.
413 SECONDARY OVERFLOW WITH COW'S TONGUE.
415 3'-0" X 7'-0" EGRESS DOOR.
416 LINE OF ROOF BEYOND.

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EXTERIOR ELEVATIONS

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2	02/25/2022	DESIGN REVIEW RESUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDG21-0056-00

SHEET
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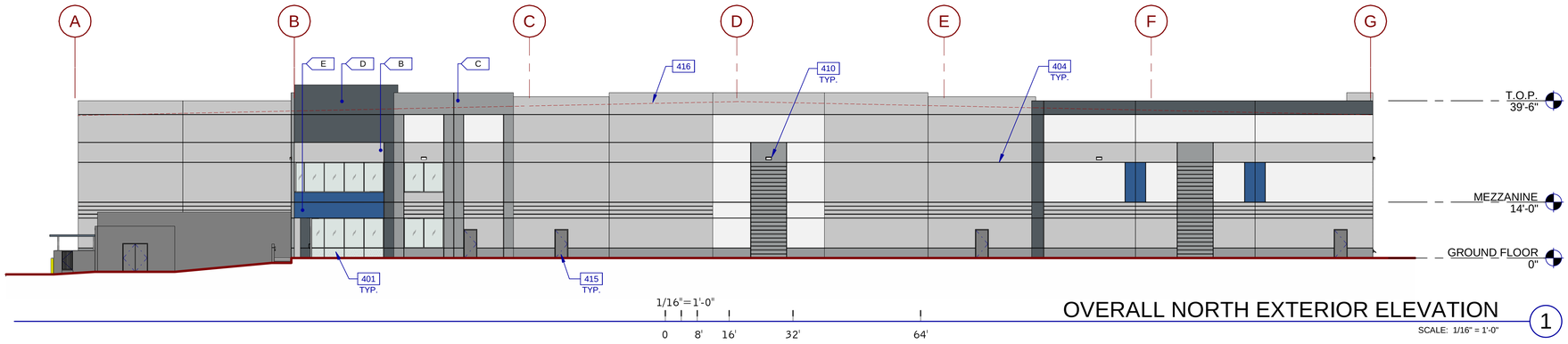
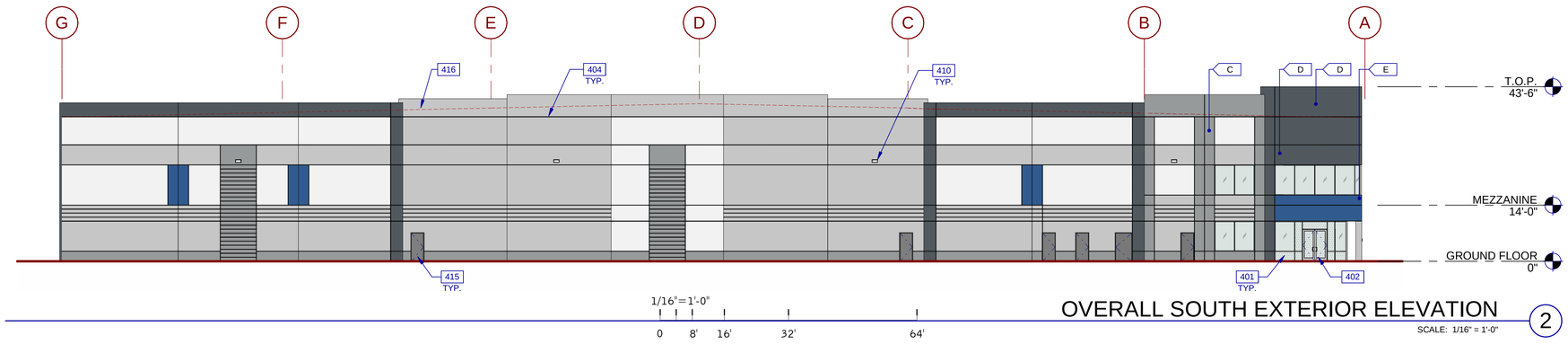


OVERALL NORTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

1



OVERALL SOUTH EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

2

LEGEND

GLASS:

VISION GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
SOLAR GRAY GLASS
U FACTOR = 0.29 AND SHGC = 0.25
GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

LEGEND

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: SW 7006 EXTRA WHITE
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- E — ACCENT COLOR IS A CUSTOM COLOR TO MATCH ONPOINT DEVELOPMENT BLUE

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

401 ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLAZING UNITS.
402 ALUMINUM STOREFRONT DOOR.
404 V-SHAPED REVEAL.
410 WALL PACK LIGHT. SEE ELECTRICAL DRAWINGS FOR SPECIFICATION.
415 3'-0" X 7'-0" EGRESS DOOR.
416 LINE OF ROOF BEYOND.

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EXTERIOR ELEVATIONS

	DATE	REMARKS
1	11/22/2021	DESIGN REVIEW SUBMITTAL
2	02/25/2022	DESIGN REVIEW RESUBMITTAL

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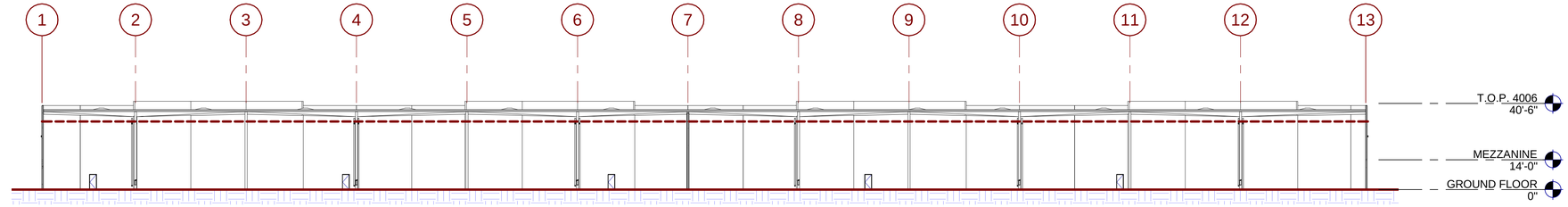
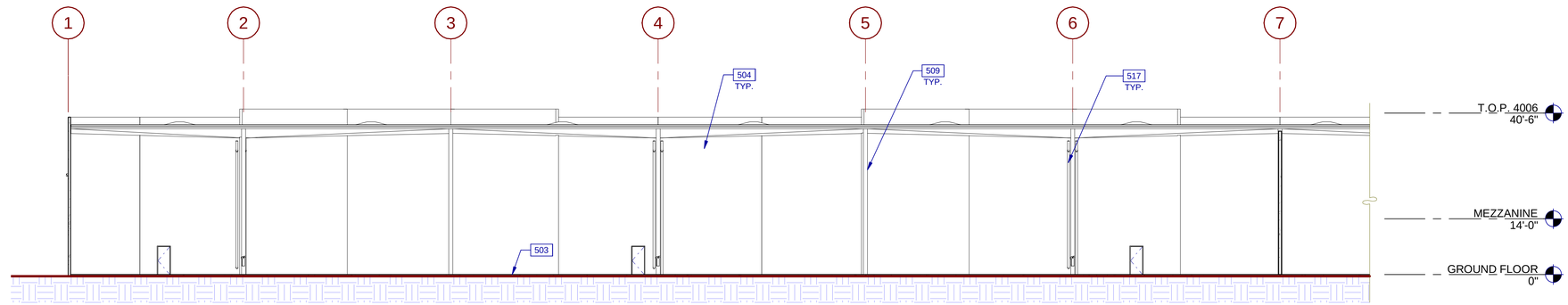


1"=30'
0 15' 30' 60' 150'

NORTH-SOUTH OVERALL BUILDING SECTION

SCALE: 1" = 30'-0"

1

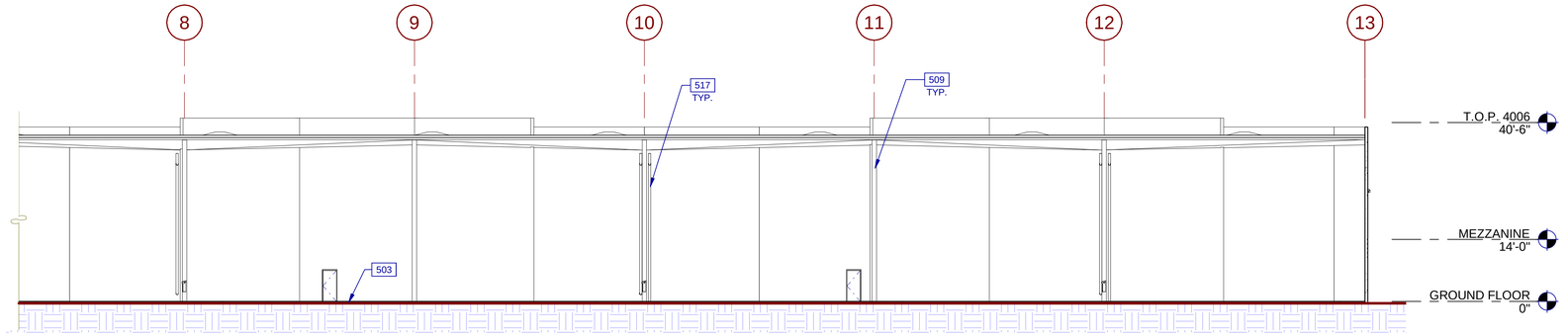


1/16"=1'-0"
0 8' 16' 32' 64'

NORTH-SOUTH PARTIAL BUILDING SECTION

SCALE: 1/16" = 1'-0"

2



1/16"=1'-0"
0 8' 16' 32' 64'

NORTH-SOUTH PARTIAL BUILDING SECTION

SCALE: 1/16" = 1'-0"

3

LEGEND

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

503 CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

504 CONCRETE PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

509 STRUCTURAL COLUMN BEYOND PAINTED SAFETY YELLOW UP TO 12' AFF. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

517 ROOF DRAIN. SEE ROOF PLANS AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

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BUILDING SECTIONS

	DATE	REMARKS
1	11/22/2021	DESIGN REVIEW SUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDG21-0056-00

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AD5.0

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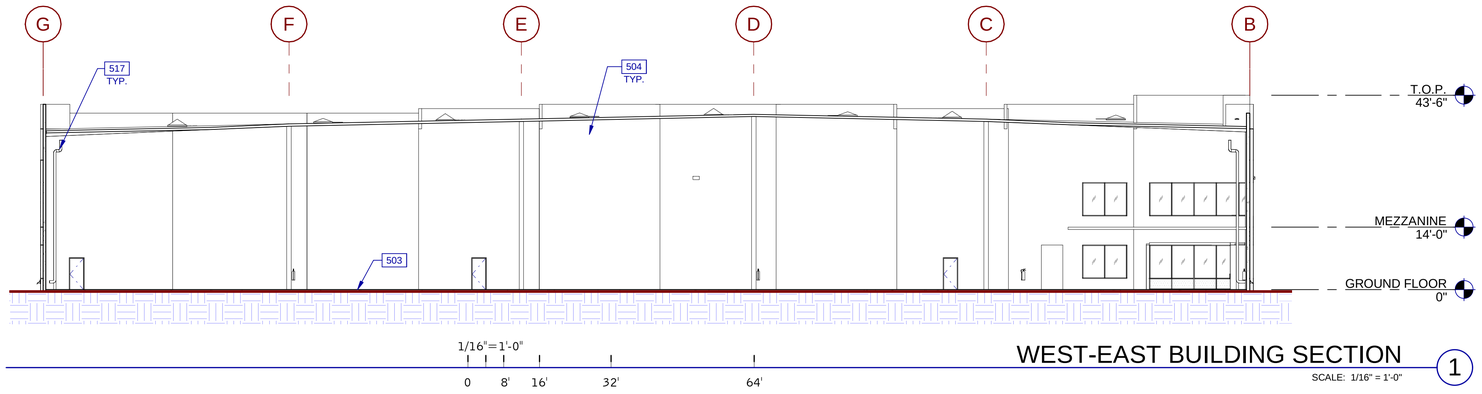

WEST-EAST BUILDING SECTION

SCALE: 1/16" = 1'-0"

1

LEGEND

LEGEND

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

503 CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
504 CONCRETE PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
517 ROOF DRAIN. SEE ROOF PLANS AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.

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BUILDING SECTIONS

	DATE	REMARKS
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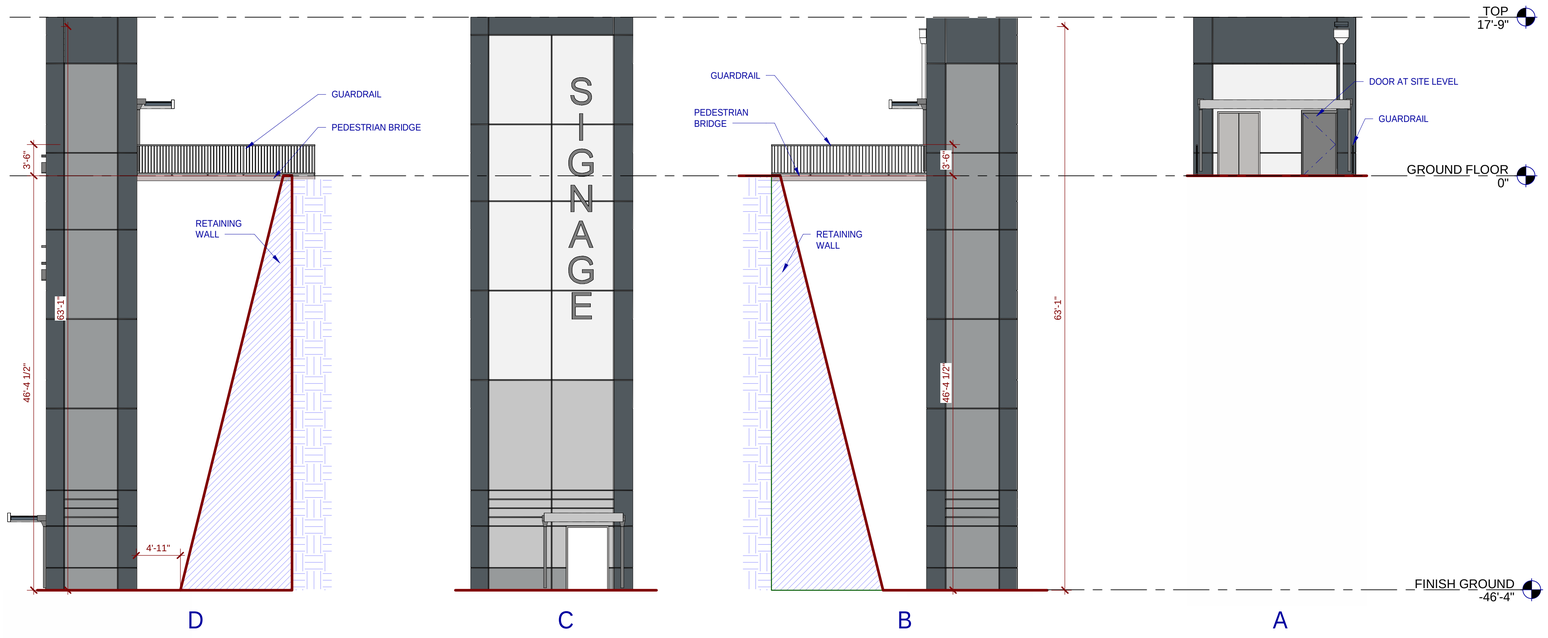
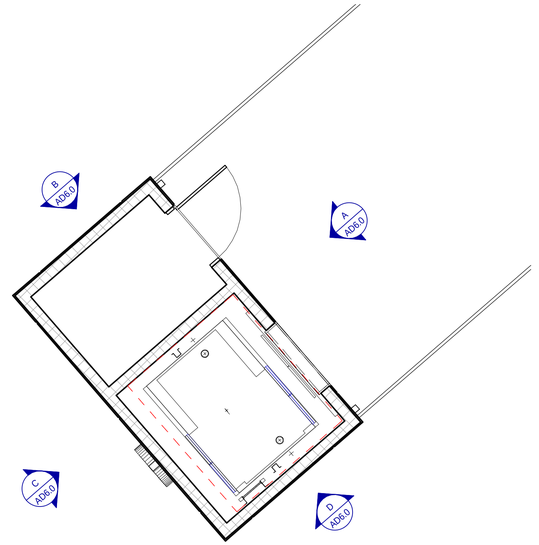
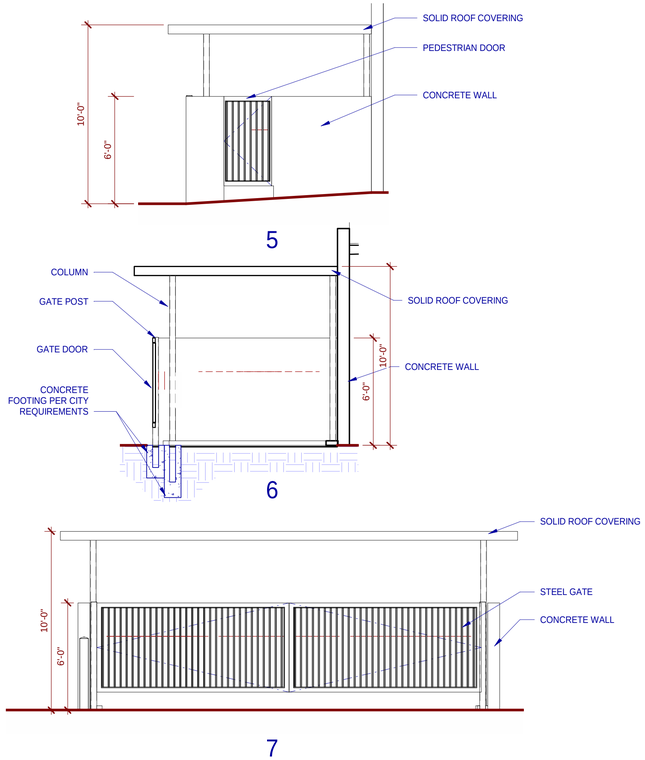


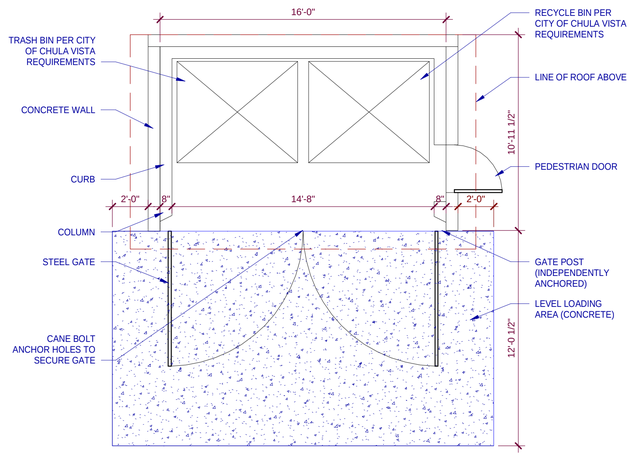


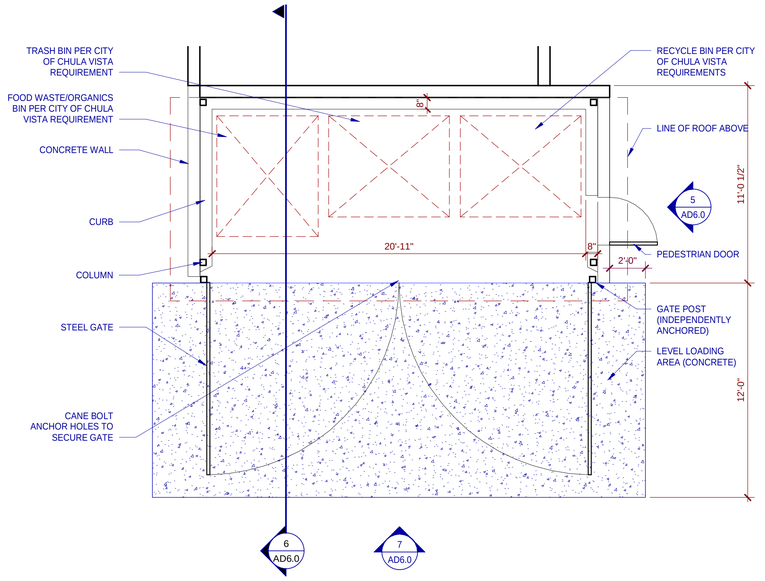
ENLARGED ELEVATOR PLAN AND ELEVATIONS

SCALE: 1/4" = 1'-0"

1







ENLARGED TRASH ENCLOSURE PLAN AND ELEVATIONS

SCALE: 1/4" = 1'-0"

2

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ELEVATOR & TRASH ENCLOSURE PLANS

	DATE	REMARKS
1	11/22/2021	DESIGN REVIEW SUBMITTAL
2	02/25/2022	DESIGN REVIEW RESUBMITTAL

PA/PM:	Approver
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AD6.0

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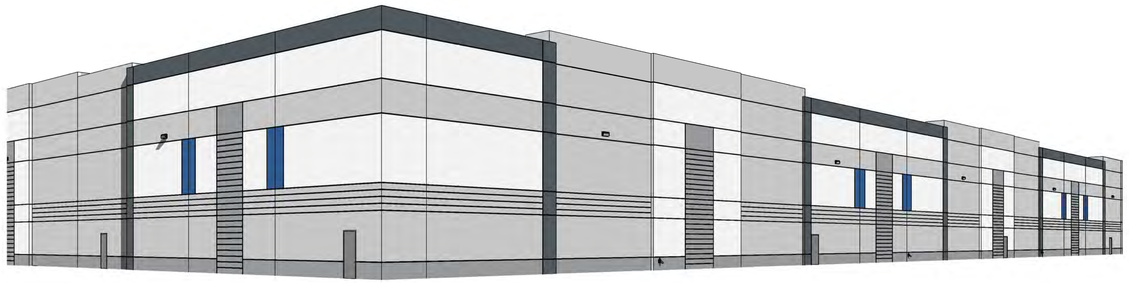
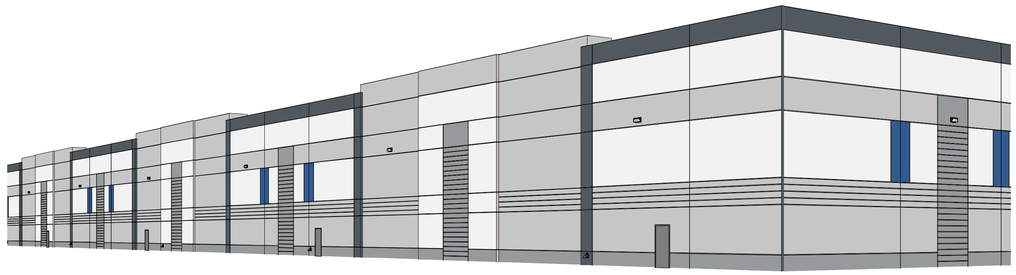


NORTH-WEST PERSPECTIVE

SCALE:

3



SOUTH-WEST PERSPECTIVE

SCALE:

1



SOUTH-EAST PERSPECTIVE

SCALE:

2

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PERSPECTIVES

DATE	REMARKS

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DRAWN BY.:	Author
JOB NO.:	SDG21-0056-00

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AD7.0

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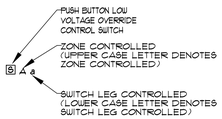
LIGHTING CONTROL PANEL SEE CONTROL DETAIL AND SCHEDULES FOR MORE INFORMATION



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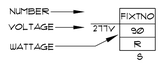

S	SURFACE
P	PENDANT
PT	POLE TOP
CH	CHAIN HUNG

S4ID ALL INTERIOR OFFICES SHALL BE PROVIDED WITH DECORA TYPE SWITCHES, SINGLE POLE 20A, MTD 48" AFF TO TOP DESIGNATED TO CONTROL LIGHTING IN CIRCUIT LEGS. DEVICE: WHITE COVER PLATE: WHITE

2- DOUBLE POLE	K - KEYED SWITCH
3- THREE WAY	M - HORSEPOWER RATED MOTOR SWITCH
4- FOUR WAY	MTO - MANUAL MOTOR STARTER WITH THERMAL OVERLOADS
PL - PILOT LIGHT	DIM - LOAD RATED DIMMER
T - ROTARY TIMER	PB - PUSH-BUTTON

LAB AREA DEVICE TYPES
100% OF ALL LAB WALL SWITCHES TO BE SPST TYPE WITH STAINLESS STEEL COVERPLATES

MS WALL MOUNTED MOTION CONTROLLED LIGHTING SWITCH WITH INTEGRAL DIMMING SWITCHING SEE DETAILS FOR DESCRIPTIONS

M LED MODULE RELAY PACK. SEE DETAILS FOR DESCRIPTIONS

CEILING MOUNTED ULTRASONIC MOTION SENSOR. SEE PLANS FOR DIRECTIONS DEVICE: WHITE

EXIT SIGN WITH 90 MINUTE BATTERY PACK. REFER TO FIXTURE SCHEDULE

LL LOW LEVEL EXIT SIGN WITH 90MIN BATTERY PACK MTD 18" AFF TO CENTER. REFER TO FIXTURE SCHEDULE.

EGRESS LIGHTING WITH 90 MINUTE BATTERY PACK. REFER TO FIXTURE SCHEDULE

SEE LIGHTING FIXTURE SCHEDULE ON SHEET E1.3 FOR FIXTURE SYMBOL AND SPECIFICATIONS

LIGHTING SYMBOLS

1. ALL CONDUCTORS SHALL BE STRANDED COPPER FOR SIZES ABOVE #12AWG. CONDUCTORS #12AWG AND SMALLER SHALL BE SOLID. AC CABLE IS NOT ALLOWED AND SHALL NOT BE INSTALLED. AN EQUIPMENT GROUND CONDUCTOR SHALL BE INSTALLED IN ALL FLEXIBLE CONDUITS. ALL BRANCH CIRCUITS SHALL BE INSTALLED WITH A GREEN GROUND CONDUCTOR.
2. ELECTRICAL CONTRACTOR TO REVIEW OTHER DISCIPLINE DRAWINGS AND INDICATE CONFLICTS OF CONDUIT ROUTING, UNDERGROUND COORDINATION AND CEILING HEIGHT CONFLICTS.
3. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SPACES ADJACENT TO WORK DURING THE COURSE OF DEMOLITION AND NEW WORK. ALL REPAIRS OF DAMAGED AREAS ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
4. ALL ELECTRICAL DEVICES, EQUIPMENT, AND LIGHT FIXTURES SHALL BE INSTALLED PER CALIFORNIA A.D.A. REQUIREMENTS.
5. ALL ELECTRICAL AND TEL/DATA CONDUIT AND RELATED FITTINGS SHALL BE CONCEALED. ANY LOCATIONS IN PUBLIC VIEW SHALL BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER AND APPROVED PRIOR TO INSTALLATION. ALL CONDUIT RUNS SHOWN ARE DIAGRAMMATIC. COORDINATE ALL CONDUIT RUNS WITH OTHER DISCIPLINES.
6. ELECTRICAL WORK INSTALLED UNDER THIS PERMIT TO COMPLY WITH 2019 CALIFORNIA ELECTRICAL CODE, LOCAL AND STATE ENERGY STANDARDS AND ALL OTHER APPLICABLE CODES.
7. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL WEATHERPROOF DEVICES, JUNCTION BOXES, FITTINGS, CONDUIT AND PULLBOXES AT ALL DAMP AND WET LOCATIONS.
8. ELECTRICAL CONTRACTOR SHALL COORDINATE REQUIRED ELECTRICAL SHUTDOWNS WITH OWNER 7 DAYS PRIOR TO SHUTDOWN. ALL SCHEDULED UTILITY SHUTDOWNS SHOULD BE SCHEDULED FOR AFTER HOURS WORK FOR OCCUPIED BUILDINGS. THE CONTINUITY OF POWER FOR AREAS OUTSIDE THE PERMITTED WORK SHALL BE MAINTAINED UNLESS A SHUTDOWN IS SCHEDULED.
9. ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO BID COMPLETION.
10. ELECTRICAL CONTRACTOR SHALL COORDINATE REQUIRED UTILITY METER APPLICATIONS AND ASSIST OWNER FOR PROPER METER RELEASE SCHEDULE.
11. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL REQUIRED MATERIALS FOR JOB COMPLETION. ELECTRICAL CONTRACTOR SHALL COORDINATE PROCUREMENT OF LONG LEAD ITEMS, AND COORDINATE STORAGE OF MATERIALS TO AVOID DAMAGE PRIOR TO INSTALLATION.
12. ALL EMPTY CONDUITS ARE TO BE PROVIDED WITH PULL ROPES. LABEL EACH END OF CONDUIT TO INDICATE EXACT DESTINATION.
13. ELECTRICAL PANELS SHALL NOT BE LOCATED WITHIN FIRE-RATED CORRIDORS.
14. ALL MATERIALS USED UNDER THIS PERMIT SHALL BE NEW AND BEAR THE APPROPRIATE UL LABEL. USED OR RE-CONDITIONED MATERIALS ARE PROHIBITED.
15. ALL PERMANENTLY INSTALLED EQUIPMENT SHALL BEAR A UL LABEL OR NATIONALLY RECOGNIZED TESTING AGENCY CERTIFICATION.
16. PROVIDE AND INSTALL CLEAR ADHESIVE LABELS INDICATING PANEL AND CIRCUIT NUMBER ON ALL OUTLETS AND SWITCHES, LETTER HEIGHT TO BE 1/4"
17. ALL SYSTEMS FURNITURE CIRCUITS AND HOMERUNS TO BE PROVIDED WITH DEDICATED NEUTRAL CONDUCTORS PER CIRCUITS.
18. ALL MULTIWIRE BRANCH CIRCUITS SHALL BE INSTALLED WITH AN IDENTIFIED HANDLE TIE OR A 2-POLE/3-POLE CIRCUIT BREAKER PROVIDES THE REQUIRED SIMULTANEOUS OPENING OF THE UNGROUNDED CONDUCTORS PER NEC 240.15 (B)
19. ALL OUTLET DEVICES TO HAVE CLEAR ADHESIVE LABEL INDICATING PANEL AND CIRCUIT NUMBER ON INSIDE OF BOX AND OUTSIDE OF COVERPLATE.

GENERAL NOTES

DATA OUTLET WITH TRIM RING, PULL STRING TO ACCESSIBLE CEILING SPACE. +18" A.F.F. TO CENTER

TELEPHONE OUTLET WITH TRIM RING, PULL STRING TO ACCESSIBLE CEILING SPACE. +18" A.F.F. TO CENTER

TELECOMMUNICATIONS OUTLET WITH TRIM RING, PULL STRING TO ACCESSIBLE CEILING SPACE. +18" A.F.F. TO CENTER

TELECOMMUNICATIONS OUTLET WITH TRIM RING, PULL STRING WITH (1) 1" FLEX CONDUIT TO ACCESSIBLE CEILING SPACE. +18" A.F.F. TO CENTER

TELECOMMUNICATION OUTLET FLUSH FLOOR MOUNTED ON FIRE RATED POKE-THRU.

TELECOMMUNICATIONS CONDUIT ONLY, 1"C.O. U.O.N.

DH ELECTROMAGNETIC DOOR HOLDER

IC INTERCOM LOCATION

CR CARD READER

DS ELECTRIC DOOR STRIKE

¾" FIRE RATED PLYWOOD BACKBOARD WITH #6 AWG GROUND TO BUILDING SYSTEM GROUND.

CLOSED SIDE CABLE TRAY PER PLANS. COORDINATE ROUTING WITH OTHER DISCIPLINES

TEL/DATA SYMBOLS

FUSED SWITCH, SEE SINGLE-LINE DIAGRAM FOR MORE INFORMATION

CIRCUIT BREAKER, SEE SINGLE-LINE DIAGRAM FOR MORE INFORMATION

TRANSFORMER, SEE SINGLE-LINE DIAGRAM FOR MORE INFORMATION

SHIELDED TRANSFORMER, SEE SINGLE-LINE DIAGRAM FOR MORE INFORMATION

CURRENT TRANSFORMER

POTENTIAL TRANSFORMER

DRAW OUT DEVICE

ATS NL OL AUTOMATIC TRANSFER SWITCH- OPEN TRANSITION WITH IN-PHASE MONITOR.

NEW PANEL L1 PANELBOARD
LOAD NOMENCLATURE:
L - LIGHTING
H - HOUSE
OP - OFFICE POWER
M - MECHANICAL
MP - MECHANICAL (208V)
LP - LAB POWER
CP - COMPUTER ROOM
K - KITCHEN
NUMBER INDICATES FLOOR LEVEL

M METER
M - UTILITY METER
VM - VOLT METER
AM - AMMETER
VAR - VARMETER
WM - WATTMETER
WHM - WATTHOUR METER
WDM - WATTHOUR DEMAND METER

GFI GROUND FAULT CIRCUIT INTERRUPTER

DL DOUBLE LUG

SS SOLID STATE DEVICE

FT FEED THROUGH PANELBOARD

R HEAVY DUTY SPST OR DPST RELAY (SIEMENS 'FRD' SERIES OR EQUAL) IN NEMA 1 OR NEMA 3R ENCLOSURE WITH 120V CONTACT COIL.

ST SHUNT TRIP DEVICE

PROVIDE LIQUID TIGHT FINAL CONNECTION TO EQUIPMENT

RACEWAY OR WIREWAY ASSEMBLY DOWN

RACEWAY OR WIREWAY ASSEMBLY UP

HOMERUN TO PANEL, CIRCUITS AS INDICATED

UNDERGROUND HOMERUN TO PANEL, CIRCUITS AS INDICATED

CONCEALED EMT CONDUIT WITH THWN/THHN WIRE 2#12AWG, ½"C MINIMUM.

CONCEALED EMT CONDUIT WITH THWN/THHN WIRE 3#12AWG, ½"C MINIMUM.

#Ø CONCEALED EMT CONDUIT WITH THWN/THHN WIRE 3#ØAWG, ¾"C MINIMUM.

#ØN CONCEALED EMT CONDUIT WITH THW WIRE (3)#12AWG, (1)#ØAWG NEUTRAL ¾"C MINIMUM.

STUBBED CONDUIT WITH PLASTIC BUSHING

UNDERGROUND CAPPED CONDUIT

SEAL FITTING INSTALLED PER PLANS

PULL BOX SIZED PER NEC CODE

MOTOR (PROVIDED BY OTHERS)

POWER SYMBOLS

J JUNCTION BOX

JH WALL MOUNTED JUNCTION BOX

L5-30R NEMA 5-30R 120V RECEPTACLE
NEMA CONFIGURATION AS NEEDED

DUPLEX RECEPTACLE MTD 18" AFF TO CENTER
COVER PLATE COLOR: WHITE

DEVICE TYPE		DEVICE COLOR
	STANDARD	WHITE
IG	ISOLATED GROUND	ORANGE WITH TRIANGLE IDENTIFICATION
D	DEDICATED 20A RATED 5-20R	GRAY
GFI	20A GFI RATED	WHITE
UPS	15A OR 20A UPS	GRAY
EG	EMERGENCY	RED
TVSS	80-150 JOULE TVSS	BLUE

LAB AREA DEVICE TYPES
100% OF ALL LAB RECEPTACLES TO BE 20A RATED 5-20R WITH STAINLESS STEEL COVERPLATES

DOUBLE DUPLEX RECEPTACLE MTD 18" AFF TO CENTER SCHEDULE AS NOTED ABOVE

SPLIT WIRED 15A ½HOT, ½ SWITCHED OUTLET COLOR: WHITE

SURFACE MOUNTED DUPLEX RECEPTACLE PROVIDE CAST BOX AND STAINLESS STEEL COVER PLATE

SURFACE MOUNTED DOUBLE DUPLEX RECEPTACLE PROVIDE CAST BOX AND STAINLESS STEEL COVER PLATE

208V/1Ø RECEPTACLE NEMA CONFIGURATION AS NOTED

208V/3Ø RECEPTACLE NEMA CONFIGURATION AS NOTED

SURFACE MOUNTED 208V/3Ø RECEPTACLE NEMA CONFIGURATION AS NOTED

FLOOR BOX WITH DOUBLE DUPLEX RECEPTACLE AND SINGLE GANG TEL/DATA RECEPTACLE

FLOOR BOX WITH DUPLEX RECEPTACLE AND SINGLE GANG TEL/DATA RECEPTACLE

SPECIALTY FLOOR BOX PER PLANS MULTIPLE GANG BOX. SEE SPECS

POKE THROUGH BOX WITH DOUBLE DUPLEX RECEPTACLE AND SINGLE GANG TEL/DATA RECEPTACLE

POKE THROUGH BOX WITH DUPLEX RECEPTACLE AND SINGLE GANG TEL/DATA RECEPTACLE

SPECIALTY POKE THROUGH BOX PER PLANS MULTIPLE GANG BOX. SEE SPECS

PEDESTAL MOUNTED DOUBLE DUPLEX RECEPTACLE MANUF: HUBBELL #SA6688 W/STAINLESS STEEL COVER PLATES

PEDESTAL MOUNTED DUPLEX RECEPTACLE MANUF: HUBBELL #SA6686 W/STAINLESS STEEL COVER PLATES

ROOF MOUNTED WEATHERPROOF, GFI WORK OUTLET PROVIDE CAST BOX W/STAINLESS STEEL WP COVER

EXTERNALLY OPERATED FUSED DISCONNECT SWITCH PROVIDE PER NEMA RATING REQUIRED

COMBINATION FVNR MAGNETIC MOTOR STARTER AND DISCONNECT RATING AND POLES AS INDICATED. PROVIDE WITH OVERLOAD PER HORSEPOWER REQUIREMENTS, CPT, H.O.A. WITH PILOT LIGHTS PROVIDE WITH (1) EACH N.O. AND N.C. AUX CONTACTS

FVNR MAGNETIC STARTER WITH OVERLOAD PER HORSEPOWER REQUIREMENTS, CPT, H.O.A. WITH PILOT LIGHTS PROVIDE WITH (1) EACH N.O. AND N.C. AUX CONTACTS

PP DUAL CHASE POWER POLE

VFD VARIABLE FREQUENCY DRIVE(PROVIDED BY OTHERS)

WALL MOUNTED UTILITY METER AND SERVICE DISCONNECT

FLUSH MOUNTED PANELBOARD

SURFACE MOUNTED PANELBOARD

SURFACE MOUNTED LIGHTING CONTROL PANEL, U.O.N.

FLUSH MOUNTED LIGHTING DIMMING PANEL, U.O.N.

FIRE RATED DOUBLE DUPLEX POKE THROUGH SEE DETAILS FOR MORE INFORMATION

FIRE RATED SYSTEMS FURNITURE FEED POKE THROUGH SEE DETAILS FOR MORE INFORMATION

NOTE SHEET

A	AMPERES
AC	ALTERNATING CURRENT
AIC	AMPERES INTERRUPTING CAPACITY
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AF	AMP FRAME/AMP FUSE
AL	ALUMINUM
ARCH	ARCHITECT OR ARCHITECTURAL
AS	AMP SWITCH
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BKBD	BACKBOARD
C	CONDUIT WITH WIRE
CATV	CABLE TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CB	CIRCUIT BREAKER
CLF	CURRENT LIMITING FUSE
CO	CONDUIT ONLY WITH NYLON PULL CORD
CONTR	CONTRACTOR
CPT	CONTROL POWER TRANSFORMER
CU	COPPER
CT	CURRENT TRANSFORMER
CW	COLD WATER
D	DEDICATED OUTLET
DC	DIRECT CURRENT
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DWGS	DRAWINGS
EA	EACH
EB	90-MINUTE BATTERY CONNECTED TO UNIT
EC	ELECTRICAL CONTRACTOR
ED	'IOTA' LED EMERGENCY DRIVER (IF AC DRIVER IS EXTERNAL) OR 'IOTA' MICRO INVERTER (IF DRIVER IS INTERNAL TO FIXTURE) QUANTITY OF MICRO INVERTERS PER INVERTER DIVIDED BY FIXTURE WATTAGE) PROVIDE ADDITIONAL VOLTAGE SENSING CIRCUIT FOR SWITCHED FIXTURES
EG	EMERGENCY GENERATOR CONNECTION
EGB	EMERGENCY GENERATOR AND 90-MINUTE BATTERY BACKUP
EF	EXHAUST FAN
ELECT	ELECTRICAL
ELEV	ELEVATION/ELEVATOR
EMT	ELECTRO-METALLIC TUBING
EXIST	EXISTING
EXO	EXTERNALLY OPERATED CIRCUIT BREAKER
FA	FIRE ALARM
FC	FOOT CANDLE
FF	FURNITURE FEED
FIXT	FIXTURE
FLUOR	FLUORESCENT
FT, '	FEET OR FOOT
FVNR	FULL VOLTAGE NON-REVERSING
G	GROUND BUS OR WIRE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GEN	GENERATOR
GFCI	GROUND FAULT CURRENT INTERRUPTER
GFR	GROUND FAULT RELAY
GG	GREEN GROUND WIRE
GRD	GROUND
	HORIZONTAL
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
HR	HEIGHT
HT	HOUR
HV	HIGH VOLTAGE
HZ	HERTZ
IG	ISOLATED GROUND BUS OR WIRE
IMC	INTERMEDIATE METAL CONDUIT
INCAND	INCANDESCENT
INV.	INVERTER
J-BOX	JUNCTION BOX
KS	KNEE SPACE
KVA	KILO-VOLTAMPERE
KW	KILO-WATT
KWH	KILO-WATT-HOUR
LBS	POUNDS
LF	LINEAL FEET
LTG	LIGHTING
LV	LOW VOLTAGE
MANUF	MANUFACTURER
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MC	MECHANICAL CONTRACTOR
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTION
MECH	MECHANICAL
MIN	MINIMUM
MH	METAL HALIDE
MLO	MAIN LUGS ONLY
MTG	MOUNTING
MV	MERCURY VAPOR
N	NEUTRAL
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
NO	NORMALLY OPEN
OC	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
P	PEDESTAL MOUNT
PB	PULL BOX
PC	PHOTOCELL CONTROL
PCTC	PHOTOCELL/TIMECLOCK CONTROL
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATING VALVE
PL	PILOT LIGHT
PVC	POLYVINYL CHLORIDE
PWR	POWER
PP	POWER POLE
PT	POTENTIAL TRANSFORMER
QR	FIXTURE WITH QUARTZ RESTRIKE
QTY	QUANTITY
RECEPT	RECEPTACLE
REFER	REFRIGERATOR
RGS	RIGID GALVANIZED STEEL
SD	SMOKE DETECTOR
SPEC	SPECIFICATION
SQ FT	SQUARE FEET OR SQUARE FOOT
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TEMP	TEMPERATURE OR TEMPORARY
TV	TELEVISION
TEL, TELE	TELEPHONE
TC	TIME CLOCK
TL	TWIST LOCK
TRANSF	TRANSFORMER
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UGPS	UNDERGROUND PULL SECTION
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
VA	VOLT-AMPERE
VFD	VARIABLE FREQUENCY DRIVE
WH	WATER HEATER
WP	WEATHER PROOF DEVICE OR COVER
X	EXISTING
XFMR	TRANSFORMER
XL	EXISTING TO BE RELOCATED
XN	NEW LOCATION OF RELOCATED FIXTURE OR DEVICE
XR	EXISTING TO BE REMOVED

ABBREVIATIONS

SHEET INDEX

Sheet Number	Sheet Title
E001	NOTE SHEET
E002	LIGHTING DETAIL SHEET
E011	SITE LIGHTING PLAN
E100	PHOTOMETRICS

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NOTE SHEET

DATE	REMARKS

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDG21-0056-00

SHEET
E001

10/28/2021 11:52:53 AM

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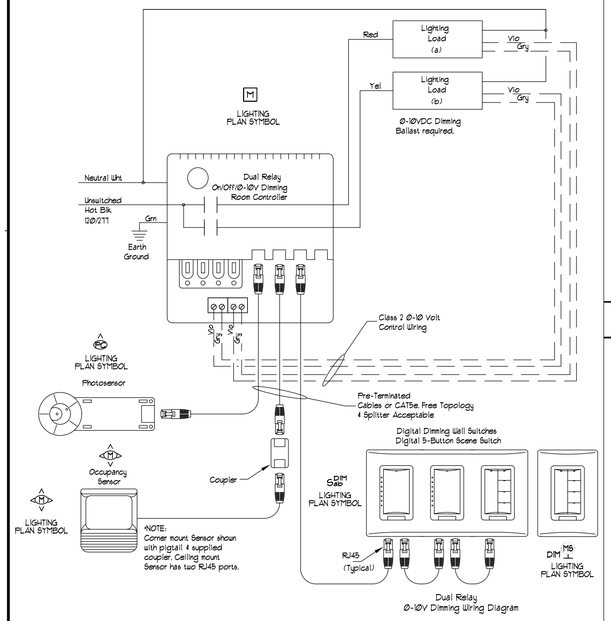
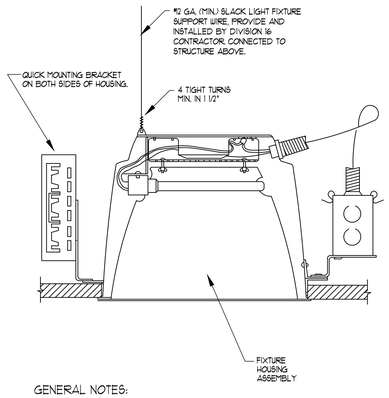


LIGHTING CONTROL WIRING DIAGRAM | 6

EMERGENCY LIGHTING DIAGRAM | 7

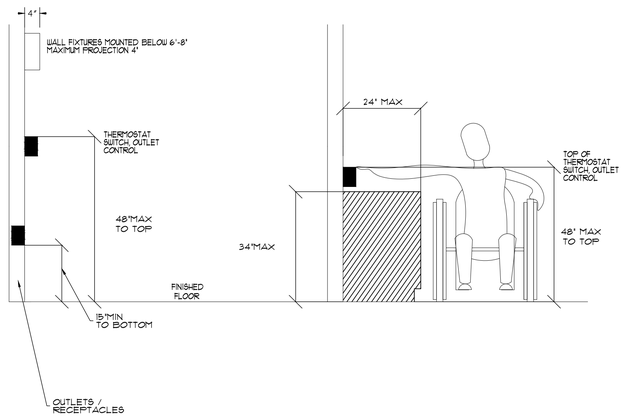


GENERAL NOTES:

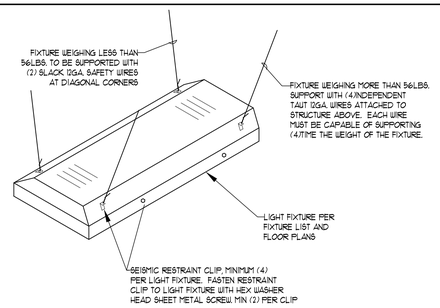
1. LIGHT FIXTURE MUST BE CONNECTED TO (1) VERTICAL 12GA. WIRE ATTACHED TO OPPOSING CORNERS ALONG THE FIXTURE'S DIAGONAL. WIRES MAY BE SLACK PER CBC STANDARD NO. 2501A5.4.2, 2501A5.8
2. LIGHT FIXTURE SAFETY WIRE SHALL CONFORM WITH UBC TABLE 25-A.

16511-03A

RECESSED CAN LIGHT FIXTURE SUPPORT DETAIL | 5



ADA MOUNTING HEIGHT DETAIL | 3



GENERAL NOTES:

1. LIGHT FIXTURE MUST BE CONNECTED TO (1) VERTICAL 12GA WIRE ATTACHED TO OPPOSING CORNERS ALONG THE FIXTURE'S DIAGONAL. WIRES MAY BE SLACK PER CBC STANDARD NO. 2501A5.4.2, 2501A5.8
2. LIGHT FIXTURE SAFETY WIRE SHALL CONFORM WITH UBC TABLE 25-A.
3. INSTALL (4) METAL SCREWS, (2) ON EACH SIDE THROUGH FIXTURE INTO MAIN "T" BAR RUNNER.

16511-03

FIXTURE SEISMIC SUPPORT DETAIL | 4

	FIXTURE TYPE	MANUFACTURER INFORMATION	FIXTURE DESCRIPTION	VOLT WATTS	LAMP
	X1	HUBBELL VPL/80L-180/3K7/3/UNV/K 7PR-TL BL	EXTERIOR SINGLE LED POLE TOP LIGHT FIXTURE. PROVIDE WITH PHOTOCELL SENSOR PARKING LOT	120V 113W	LED 3000K
	X2	HUBBELL LNC2-12L-3K-070-3-U EM	EXTERIOR LED WALL SCONCE LIGHT FIXTURE. PROVIDE WITH 90 MINUTE BACK UP BATTERY PACK.	277V 29W	LED 3000K
	X3	HUBBELL LNC2-18L-3K-070-3-4 MVOLT	EXTERIOR LED WALL SCONCE LIGHT FIXTURE.	277V 44W	LED 3000K
	X4	HUBBELL LNC4-44L-3K-105-4-4 MVOLT	EXTERIOR LED WALL SCONCE LIGHT FIXTURE.	277V 152W	LED 3000K
	X5	HUBBELL VPL/80L-180L/3K7/3/UV /K 7PR-TL BL	EXTERIOR DOUBLE POLE TOP LIGHT FIXTURE PROVIDE WITH PHOTOCELL SENSOR PARKING LOT	277V 133W	LED 3000K

LIGHTING NOTE:
CONFIRM ALL MOUNTING HEIGHT, LENGTHS AND FINISHES WITH ARCHITECT.

FIXTURE LIST | 1

AREA CONTROLS
ALL LUMINAIRES SHALL BE FUNCTIONALLY CONTROLLED WITH MANUAL ON AND OFF LIGHTING CONTROLS. EACH AREA ENCLOSED BY CEILING-HEIGHT PARTITIONS SHALL BE INDEPENDENTLY CONTROLLED.

MULTI-LEVEL LIGHTING CONTROLS
THE GENERAL LIGHTING OF ANY ENCLOSED AREA 100SF OR LARGER WITH A CONNECTED LIGHTING LOAD THAT EXCEEDS 0.5 WATTS PER SQUARE FOOT SHALL PROVIDE MULTI-LEVEL LIGHTING CONTROLS.
DIMMABLE LUMINAIRES SHALL BE CONTROLLED BY A DIMMER CONTROL THAT IS CAPABLE OF CONTROLLING LIGHTING THROUGH ALL REQUIRED LIGHTING CONTROL STEPS AND THAT ALLOWS THE MANUAL ON AND OFF FUNCTIONALITY REQUIRED BY SECTION 130.1(A)

SHUT-OFF CONTROLS
LUMINAIRES SHALL BE CONTROLLED WITH AN OCCUPANT SENSING CONTROL, AUTOMATIC TIME SWITCH CONTROL, OR OTHER CONTROL CAPABLE OF AUTOMATICALLY SHUTTING OFF ALL OF THE LIGHTING WHEN THE SPACE IS UNOCCUPIED.

AUTOMATIC CONTROL DEVICES CERTIFIED
ALL AUTOMATIC CONTROL DEVICES SPECIFIED ARE CERTIFIED, ALL ALTERNATE EQUIPMENT SHALL BE CERTIFIED AND INSTALLED AS DIRECTED BY THE MANUFACTURER.

OCCUPANT-SENSING LIGHTING CONTROLS
OFFICES EQUAL OR UNDER THAN 250SQFT
-CONFERENCE ROOMS OF ANY SIZE
-MULTIPURPOSE ROOMS UNDER 1000SQFT
-CLASSROOMS OF ANY SIZE
-SECONDARY SPACES
-INDOOR PARKING AREAS
INDOOR PARKING AREAS, INCLUDING PARKING GARAGES, AND SECONDARY SPACES ARE NEW ADDITIONS

SECONDARY SPACES
UNDER THE 2016 CODE, OCCUPANT-SENSING CONTROLS MUST AUTOMATICALLY REDUCE LIGHTING POWER BY 50% IN THESE AREAS WHEN THEY ARE UNOCCUPIED:
-CORRIDORS AND STAIRWELLS
-WAREHOUSE AISLES AND OPEN AREAS
-LIBRARY BOOK STACK AISLES 10 FT IN LENGTH AND ACCESSIBLE FROM ONLY ONE END AND THOSE 20 FT IN LENGTH AND ACCESSIBLE FROM BOTH ENDS

INDIVIDUAL ROOMS IN AREAS LARGER THAN 100FT MUST:
-INCORPORATE MULTI-LEVEL LIGHTING CONTROLS OR CONTINUOUS DIMMING, DEPENDING ON THE LAMP TYPE
-MEET THE UNIFORMITY REQUIREMENTS IN TABLE 130.1-A
-HAVE AT LEAST ONE OF THE FOLLOWING TYPES OF CONTROLS FOR EACH LUMINAIRE:
-MANUAL CONTINUOUS DIMMING AND ON / OFF CONTROL (SECTION 130.1(A))
-LUMEN MAINTENANCE (SECTION 100.1)
-TUNING (SECTION 100.1)
-AUTOMATIC DAYLIGHTING CONTROLS (SECTION 130.1(D))
-DEMAND RESPONSE CONTROLS (SECTION 130.1(E))

DAYLIT AREA CONTROL
ALL ROOMS WITH WINDOWS AND SKYLIGHTS, THAT ARE GREATER THAN 250 SQUARE FEET, AND THAT ALLOW FOR THE EFFECTIVE USE OF DAYLIGHT IN THE AREA SHALL BE CAPABLE OF DIMMING IN THAT DAYLIT AREA.

DEMAND RESPONSE
ALL NON-RESIDENTIAL BUILDINGS LARGER 10,000 SQFT BE CAPABLE OF:
AUTOMATICALLY RESPONDING TO A D.R. SIGNAL, SO THAT:
TOTAL ENERGY USE FOR LIGHTING CAN AUTOMATICALLY DROP TO A LEVEL AT LEAST 15% BELOW THE BUILDING'S MAXIMUM TOTAL LIGHTING POWER
-LIGHTING IS REDUCED IN A MANNER CONSISTENT WITH REQUIREMENTS FOR UNIFORM ILLUMINATION LEVELS (LISTED IN TABLE 130.1-A)

OUTDOOR LIGHTING
NOT IN SCOPE.

2019 TITLE 24 MANDATORY NOTES | 2

LIGHTING DETAIL SHEET

WARE MALCOMB
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3911 Sorrento Valley Blvd, Suite #120
San Diego, CA 92121
P 858.638.7277

517 SHINOHARA LANE
CHULA VISTA, CA 91911

LIGHTING DETAIL SHEET

DATE	REMARKS

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDG21-0056-00

SHEET
E002

mpe consulting
ELECTRICAL ENGINEERS
10807 Thornmint Road Ste. 200
San Diego, CA 92127
p: 858.673.4445
www.mpeconsulting.com

REGISTERED PROFESSIONAL ENGINEER
DANIEL W. MAYDRGAS
E018377
Exp. 6-30-22
ELECTRICAL
STATE OF CALIFORNIA

21-556

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

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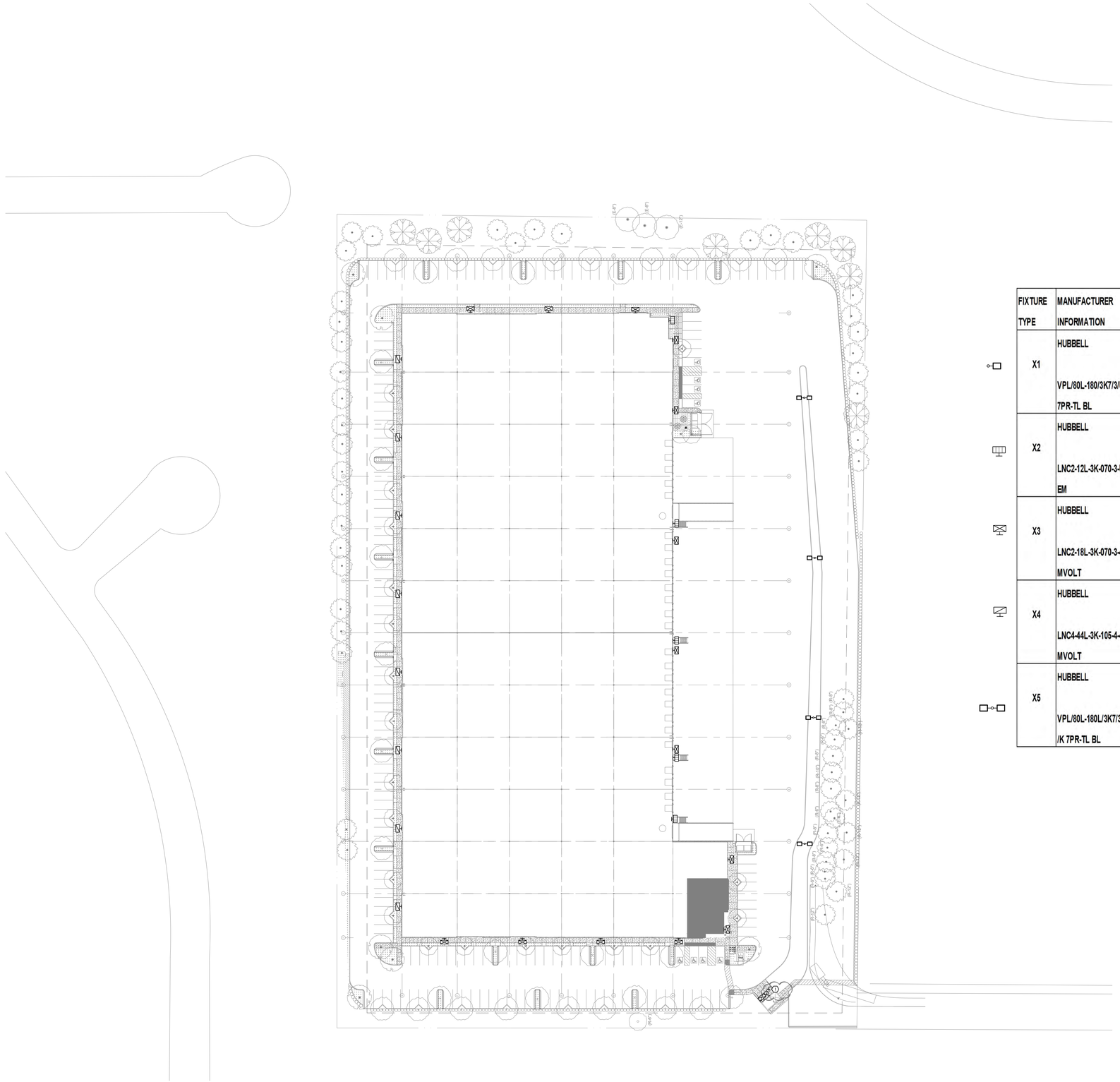

FIXTURE TYPE	MANUFACTURER INFORMATION	FIXTURE DESCRIPTION	VOLT WATTS	LAMP
X1	HUBBELL VPL/80L-180/3K7/3/UNV/K 7PR-TL BL	EXTERIOR SINGLE LED POLE TOP LIGHT FIXTURE. PROVIDE WITH PHOTOCELL SENSOR PARKING LOT	120V 113W	LED 3000K
X2	HUBBELL LNC2-12L-3K-070-3-U EM	EXTERIOR LED WALL SCONCE LIGHT FIXTURE. PROVIDE WITH 90 MINUTE BACK UP BATTERY PACK.	277V 29W	LED 3000K
X3	HUBBELL LNC2-18L-3K-070-3-4 MVOLT	EXTERIOR LED WALL SCONCE LIGHT FIXTURE.	277V 44W	LED 3000K
X4	HUBBELL LNC4-44L-3K-105-4-4 MVOLT	EXTERIOR LED WALL SCONCE LIGHT FIXTURE.	277V 152W	LED 3000K
X5	HUBBELL VPL/80L-180L/3K7/3/UV /K 7PR-TL BL	EXTERIOR DOUBLE POLE TOP LIGHT FIXTURE PROVIDE WITH PHOTOCELL SENSOR PARKING LOT	277V 133W	LED 3000K

SHEET NOTES:

1. PROVIDE ELECTRICAL CONNECTION FOR SIGNAGE LIGHT FIXTURE.

SITE LIGHTING PLAN

SCALE: 1/30" = 1'-0"

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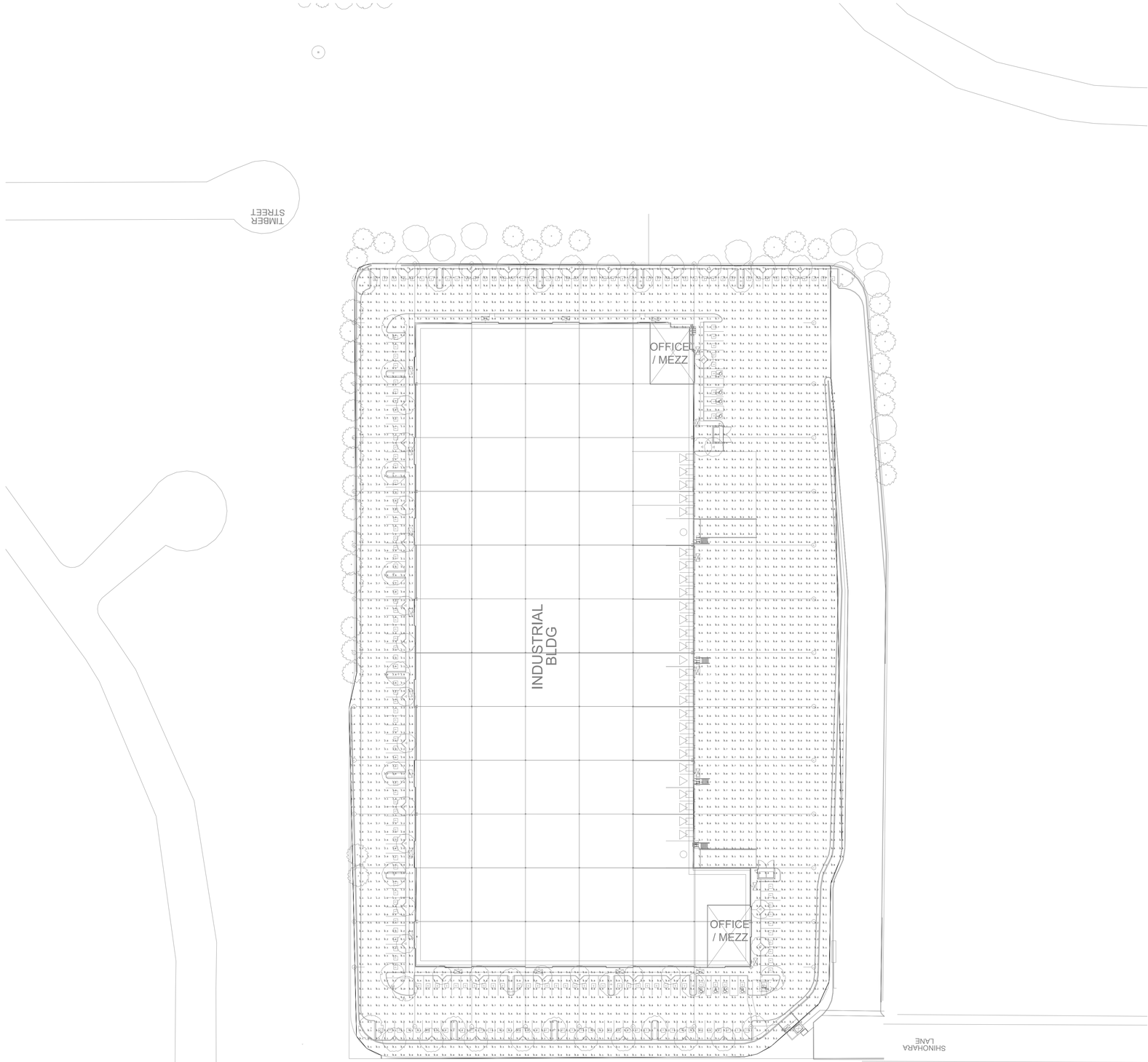

PHOTOMETRICS

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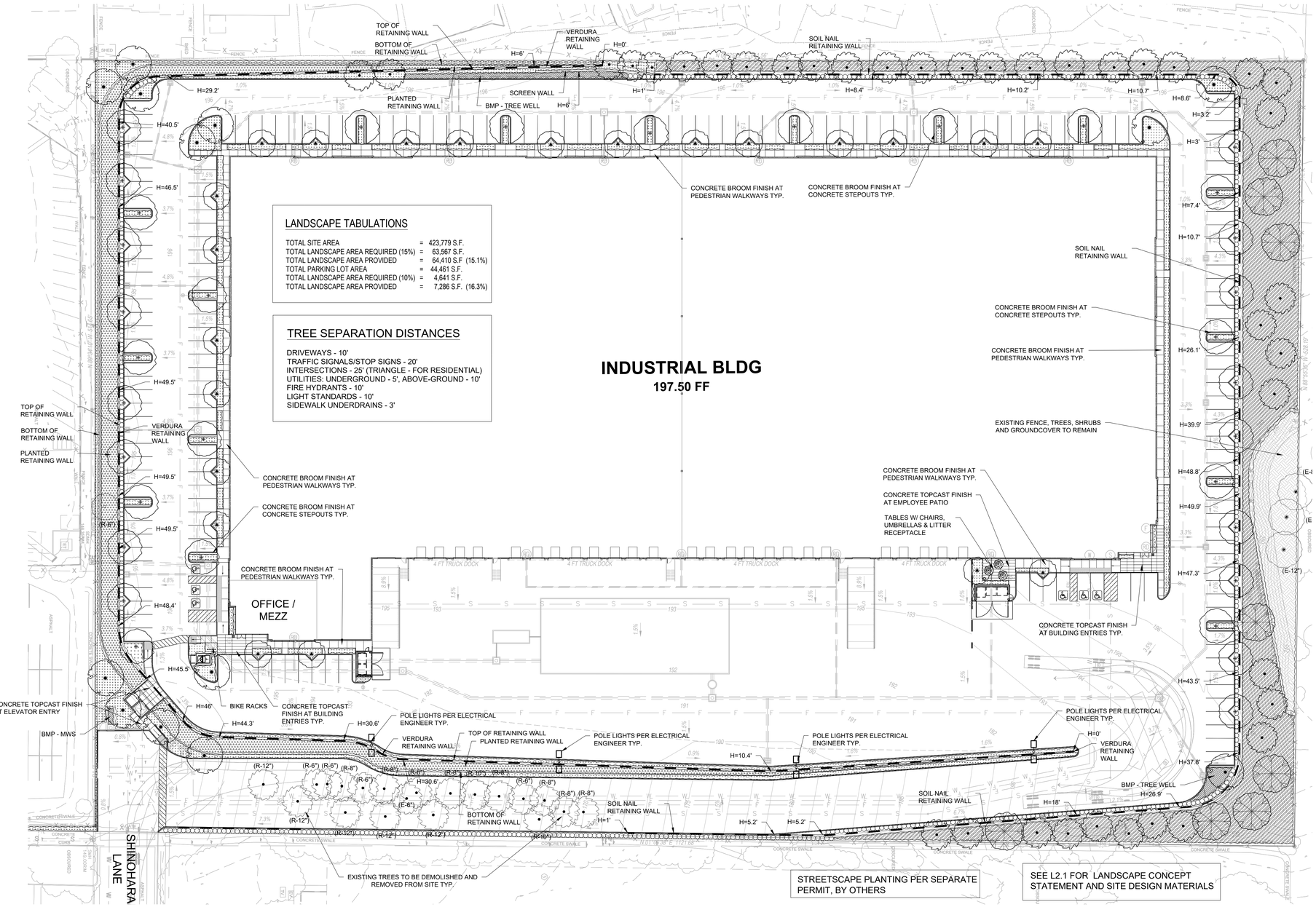

PROPOSED PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX STD.	8'H X 3'W X 1-1/2"CAL.	L	SMALL FLOWERING TREE
	PINUS ELDARICA	AFGHAN PINE	24" BOX STD.	9'H X 3'W X 1-1/4" CAL	L	VERTICAL EVERGREEN
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX STD.	10'H X 4'W X 1-1/2" CAL.	M	DECIDUOUS CANOPY
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX STD.	9'H X 3'W X 1-1/4" CAL.	L	EVERGREEN CANOPY
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	9'H X 3'W X 1-1/4" CAL.	L	EVERGREEN CANOPY

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	ALOE VERA	MEDICINAL ALOE	1 GAL.	24" O.C.	L	SMALL SUCCULENT
	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL.	36" O.C.	L	EVERGREEN LOW SHRUB
	CARISSA M. 'GREEN CARPET'	DWARF NATAL PLUM	1 GAL.	30" O.C.	L	EVERGREEN LOW SHRUB
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GAL.	24" O.C.	M	ORNAMENTAL GRASS
	CEANOTHUS G. 'POINT REYES'	POINT REYES CREEPER	1 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	CHONDROPETALUM TECTORUM	CAPE REED	1 GAL.	36" O.C.	L	UPRIGHT ACCENT
	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT
	DIANELLA T. 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	36" O.C.	L	UPRIGHT ACCENT
	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS YUCCA	5 GAL.	36" O.C.	L	UPRIGHT ACCENT
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	60" O.C.	L	LARGE SHRUB
	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	MUHLENBERGIA C. 'REGAL MIST'	PINK MUHLY	1 GAL.	36" O.C.	M	ORNAMENTAL GRASS
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS	24" O.C.	L	EVERGREEN GROUNDCOVER
	OLEA 'MONTRA'	LITTLE OLLIE	5 GAL.	48" O.C.	L	LARGE SHRUB
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL.	36" O.C.	L	EVERGREEN SHRUB
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	SENECIO SERPENS	BLUE CHALKSTICKS	FLATS	12" O.C.	L	SUCCULENT GROUNDCOVER
	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL.	36" O.C.	L	EVERGREEN HEDGE

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF CHULA VISTA.

PROPOSED PLANT SCHEDULE - SLOPES

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	1 GAL.	8' O.C.	L	EVERGREEN LOW SHRUB
	BOUGAINVILLEA 'LA JOLLA'	RED SHRUB BOUGAINVILLEA	1 GAL.	48" O.C.	L	FLOWERING SHRUB
	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	1 GAL.	48" O.C.	L	EVERGREEN LOW SHRUB
	ECHIUM FASTUOSUM	PRIDE OF MADEIRA	5 GAL.	48" O.C.	L	UPRIGHT SHRUB
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	60" O.C.	L	LARGE SHRUB
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PROSTRATE MYOPORUM	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
	RHUS OVATA	SUGAR BUSH	1 GAL.	60" O.C.	L	LARGE SHRUB

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF CHULA VISTA.

1" = 30'

0 15 30 60 150

NORTH

EXISTING TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	EUCALYPTUS SIDEROXYLON	RED IRONBARK
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD
	PINUS SPP.	PINE
	EXISTING LANDSCAPE TO REMAIN & PROTECTED-IN-PLACE	-

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE. THE NUMBER NEXT TO THE (E) OR (R) INDICATES THE TREE CALIPER MEASURED AT BREAST HEIGHT (DBH).

PROPOSED PLANT SCHEDULE - VERDURA WALLS

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	FICUS PUMILA	CREEPING FIG	4" POT	1 PER CELL	M	SPREADING VINE
	VERBENA SPP.	VERBENA	4" POT	1 PER CELL	M	TRAILING PERRENIAL
	BOUGAINVILLEA SPP.	BOUGAINVILLEA	4" POT	1 PER CELL	L	TRAILING PERRENIAL
	ROSMARINUS O. 'PROSTRATUS	PROSTRATE ROSEMARY	4" POT	1 PER CELL	L	SPREADING GROUNDCOVER
	LORNICERA SPP.	HONEYSUCKLE	4" POT	1 PER CELL	L	TRAILING PERRENIAL

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF CHULA VISTA.

PROPOSED PLANT SCHEDULE - BIOSWALE

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	BIOSWALE GRASS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	L	BIOSWALE GRASS

WATER USE KEY:
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STATEMENT OF COMPLIANCE

I AM FAMILIAR WITH AND AGREE TO COMPLY WITH THE REQUIREMENTS OF THE LANDSCAPE IMPROVEMENT PLANS AS DESCRIBED IN CHAPTER 20.12 OF THE CITY OF CHULA VISTA MUNICIPAL CODE. I HAVE PREPARED THESE PLANS IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THE REGULATIONS TO PROVIDE EFFICIENT WATER USE.

TRAVIS EBBERT, LANDSCAPE ARCHITECT | RLA #4624 | 02/25/2022 DATE

ONPOINT DEVELOPMENT

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

Preliminary Landscape Plan

517 Shinohara Lane
Chula Vista, CA, 91911

WARE MALCOMB

SDG21-0056-00
02/25/2022

SHEET
L1.1

J:\Dwgs\OnPoint\517 Shinohara\1-3D\shinohara-plp.dwg Fri, 25 Feb 2022 4:25pm Plotted by: Soo

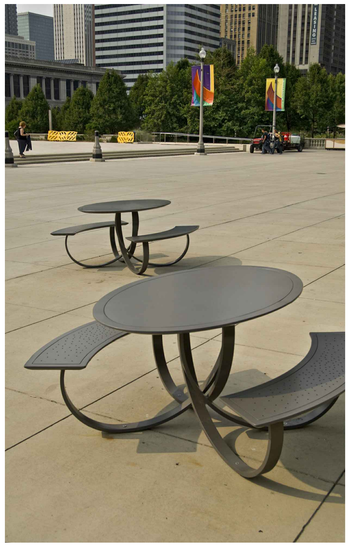


NATURAL COLOR CONCRETE W/ ACID ETCH OR TOPCAST FINISH AT BUILDING ENTRIES & EMPLOYEE PATIOS



NATURAL COLOR CONCRETE W/ MEDIUM BROOM FINISH AT PEDESTRIAN WALKWAYS

HARDSCAPE MATERIAL AND FINISHES



LANDSCAPE FORMS
TABLES AND CHAIRS AT EMPLOYEE PATIO



TUUCI COMMERCIAL UMBRELLAS AT EMPLOYEE PATIO

SITE FURNISHINGS



BEACON-HUBBLE VIPER LARGE STRIKE OPTIC
PARKING POLE LIGHT
BLACK TEXTURED
SEE E1.1 FOR COMPLETE SPECIFICATIONS

SITE LIGHTING



VERDURA WALL RETAINING WALL
BY SOIL RENTENTION
COLOR TBD



SOIL NAIL WALL
SMOOTH TROWEL FINISH
COLOR TBD

RETAINING WALL SPECIFICATIONS

LANDSCAPE CONCEPT STATEMENT OF COMPLIANCE

THIS LANDSCAPE DESIGN AND THE FINAL LANDSCAPE PLANS WILL REFLECT CONFORMANCE WITH THE CITY OF CHULA VISTA'S LANDSCAPE WATER CONSERVATION ORDINANCE (CVMC20.12), PROMOTING WATER CONSERVATION THROUGH THE USE OF MODERATE NAD LOW-WATER REQUIRING PLANT SPECIES, GROUPING OF PLANT MATERIALS WITH SIMILAR WATER REQUIREMENTS AND IMPLEMENTING A LOW-VOLUME AND EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE DESIGN CONCEPT STATEMENT

THE LANDSCAPE DESIGN WILL BE SUSTAINABLE WITH AN EMPHASIS ON DROUGHT TOLERANT, NATIVE OR ADAPTIVE SPECIES THAT ARE LONG LIVED AND EASILY MAINTAINED IN THEIR NATURAL FORM. APPROXIMATELY 90% OF THE PLANTS USED WILL HAVE LOW WATER REQUIREMENTS BASED UPON THE "2017 WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS) AND WILL CONFORM TO CURRENT WATER CONSERVATION STANDARDS INCLUDING THE CITY OF CHULA VISTA LANDSCAPE WATER CONSERVATION ORDINANCE. PLANT MATERIAL WILL BE GROUPED BY HYDROZONES THAT HAVE SIMILAR WATER NEEDS.

EVERGREEN TREES WILL BE USED TO PROVIDE SHADE OVER PARKING AREAS AND TO SOFTEN THE BUILDING FACADE, WHILE FLOWERING DECIDUOUS TREES WILL BE USED TO ACCENTUATE THE BUILDING ENTRY AND OUTDOOR PATIO SPACES. HEDGES WILL BE USED TO SCREEN PARKING AREAS FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT PARCELS, AND EVERGREEN VINES WILL BE USED TO HELP SCREEN THE TRASH ENCLOSURE. SHRUBS AND GROUND COVERS WITH VARYING FORMS, COLORS AND TEXTURES WILL BE USED THROUGHOUT THE PROJECT TO PROVIDE INTEREST. THE PLANT PALETTE WILL COMPLEMENT THE ADJACENT PARCELS AND STREETSCAPE TO HELP VISUALLY BLEND THE PROJECT INTO THE SURROUNDING OTAY RIVER BUSINESS PARK.

IRRIGATION DESIGN CONCEPT STATEMENT

IRRIGATION DESIGN WILL CONFORM TO CURRENT WATER CONSERVATION STANDARDS INCLUDING THE CITY OF CHULA VISTA LANDSCAPE WATER CONSERVATION ORDINANCE AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). IRRIGATION WILL BE DISTRIBUTED BY IN LINE DRIP TUBING AND A SMART IRRIGATION CONTROLLER WITH RAIN SHUT-OFF CAPABILITIES. THE VALVES WILL BE GROUPED BY HYDROZONE, EXPOSURE, SOIL TYPE AND GRADING FEATURES.

MAINTENANCE RESPONSIBILITY STATEMENT

OWNER IS RESPONSIBLE FOR INSTALLATION AND ONGOING MAINTENANCE OF IRRIGATION AND PLANTING WITHIN BOTH THE PUBLIC RIGHT-OF-WAY AND THE PROPERTY ITSELF.

1" = 30'

0 15 30 60 150

NORTH

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