MAJOR PLOT PLAN REVIEW FOR :

Menifee Business Park

33521 ZEIDERS ROAD, MENIFEE, CALIFORNIA 92584

LANDSCAPE DATA

A. TOTAL PROJECT SITE AREA (GROSS AREA MINUS R/W): 872,534 SF
B. TOTAL LANDSCAPED AREA/ON SITE: 115,976 SF. (AC)
C. LANDSCAPED AREA PERCENTAGE: 13.26%
D. TOTAL OFF-SITE/CFD AREA (R/W): 21,112 SF
E. TOTAL OFF-SITE LANDSCAPE AREA (EXC. SIDEWALKS): 6,438 SF.
F. PARKING LOT LANDSCAPE AREA PERCENTAGE: 17,187 SF. (14.85%)
G. TOTAL BUILDING FACADES IN PUBLIC VIEW FROM R/W:
- ZEIDERS RD. ROW: 365 LF.
H. TOTAL TREES REQD TO SCREEN BUILDING FACADES (1 TREE/30 LF)
- ZEIDERS RD. ROW: 13
I. TOTAL TREES PROVIDED TO SCREEN BUILDING FACADES: 25
J. TOTAL SITE PERIMETER LENGTH (NORTH, WEST & SOUTH SIDES): 3126 LF.
K. TOTAL PERIMETER TREES REQUIRED (1 TREE/30 LF):105
L. TOTAL PERIMETER TREES PROVIDED:110
M. TOTAL PARKING SPACES PROVIDED: 677
N. TOTAL PARKING LOT TREES REQUIRED (1 TREE/4 SP.) 170
O. TOTAL PARKING LOT TREES PROVIDED: 236
P. TOTAL STREET TREES REQUIRED (1 TREE/30 LF): 20
Q. TOTAL STREET TREES PROVIDED: 18
R. TREE TYPES
- DECIDUOUS: 56 TREES (14%)
- EVERGREEN: 110 TREES (26%)
- BROADLEAF EVERGEEN: 251 TREES (60%)
S. TREE BOX SIZES
- 24" BOX: 285 (68%)
- 36"+ BOX: 132 (32%)

UTILITIES PROVEYORS

WATER / SEWER:
EASTERN MUNICIPAL WATER DISTRICT
PHONE: (951) 928-3777

TELEPHONE / DATA:
FRONTIER COMMUNICATIONS
PHONE: 1-877-530-0911

ELECTRICAL:
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE ROAD
MENIFEE, CA 92585
PHONE: (800) 655-4555

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
P.O. BOX 1626
MONTEREY PARK, CA 91754-8626
PHONE: (800) 427-2200

WASTE MANAGEMENT
WASTE MANAGEMENT OF INLAND EMPIRE
17700 INDIAN ST, MORENO VALLEY, CA 92551
PHONE: (951) 842-3249

CODES

THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE
THE CURRENT EDITION OF CCR TITLE 24 INCLUDES:
CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

2022 (CBC) CALIFORNIA BUILDING CODE
2022 (CMC) CALIFORNIA MECHANICAL CODE
2022 (CPC) CALIFORNIA PLUMBING CODE
2022 (CFC) CALIFORNIA FIRE CODE
2022 (CEC) CALIFORNIA ELECTRICAL CODE
2022 (CEBC) CALIFORNIA EXISTING BUILDING CODE
2022 (CGBC) CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA REFERENCE STANDARDS CODE
CAC -TITLE 24 2022 CALIFORNIA ENERGY CODE

NFPA 13 - SPRINKLER SYSTEMS, 2016 EDITION
NFPA 72 - FIRE ALARM & SIGNALING CODE, 2016 EDITION

FIRE NOTES

1. ALL BUILDING WILL BE FULLY SPRINKLERED
2. DESIGNATED FIRE LANES SHALL BECOME THE RESPONSIBILITY OF THE DEVELOPER TO HAVE SAID ACCESS RESTRICTIONS RECORDED, THAT THE OWNER IS RESPONSIBLE TO PROVIDE AND MAINTAIN TO IDENTIFY AND ENSURE ENFORCEMENT OF THOSE DESIGNATED ACCESS.
3. HIGH PILE STORAGE RELATED TO THE LOGISTICS DISTRIBUTION USES WILL NOT BE ALLOWED IN THE PROPOSED BUILDINGS BASED ON THE BUILDING TYPES ALLOWED BY THE ZONING CODE. ALL PROPOSED USES WILL BE REVIEWED BY THE STAFF AT THE TIME OF THE TENANT IMPROVEMENT APPLICATION SUBMITTAL AS GOVERNED BY THE FINAL CONDITIONS OF APPROVAL

GENERAL NOTES

1. ALL PAVING IN THE LOADING AND REFUSE AREAS TO BE CONCRETE ENGINEERED TO WITHSTAND THE WEIGHT OF MULTIPLE WEEKLY TRIPS BY POTENTIALLY FULLY LOADED SEMI TRAILER TRUCKS
2. ALL GREEN WASTE AND GRASS CLIPPINGS ARE TO BE COLLECTED AND DELIVERED TO A LOCAL COMPOSTING FACILITY.

DEPARTMENT OF ENVIRONMENTAL HEALTH

1. BUSINESSES ARE REQUIRED TO EITHER:
1.1. SUBSCRIBE TO AND PARTICIPATE IN THEIR JURISDICTION'S ORGANICS CURBSIDE COLLECTION SERVICE OR
1.2. SELF-HAUL ORGANIC WASTE TO A SPECIFIED COMPOSTING FACILITY, COMMUNITY COMPOSTING PROGRAM, OR OTHER COLLECTION ACTIVITY OR PROGRAM.
2. NOTE: BUSINESSES ALSO HAVE THE RIGHT TO DONATE OR SELL THEIR RECYCLABLE MATERIALS (PUBLIC RESOURCES CODE SECTION 41952).
3. BUSINESSES MUST PROVIDE COLLECTION CONTAINERS FOR ORGANIC WASTE AND RECYCLABLES IN ALL AREAS WHERE DISPOSAL CONTAINERS ARE PROVIDED FOR CUSTOMERS, EXCEPT IN RESTROOMS.
4. HOWEVER, IF A BUSINESS DOES NOT GENERATE ANY OF THE MATERIALS THAT WOULD BE COLLECTED IN A SPECIFIC CONTAINER, THEN IT DOES NOT HAVE TO PROVIDE THAT PARTICULAR CONTAINER.
5. INTERNAL CONTAINERS MUST CONFORM TO THE PROPER COLOR REQUIREMENTS OR LABELING REQUIREMENTS.
6. IF A BUSINESS CHOOSES TO USE CONTAINERS THAT ARE THE CORRECT COLOR, INTERNAL CONTAINERS DO NOT NEED TO BE REPLACED UNTIL THEY ARE NO LONGER FUNCTIONAL OR UNTIL JANUARY 1, 2036, WHICHEVER COMES FIRST.
7.
8. TO REDUCE CONTAMINATION, BUSINESSES MUST PROVIDE EDUCATION TO EMPLOYEES, CONTRACTORS, TENANTS, AND CUSTOMERS REGARDING HOW TO PROPERLY SORT ORGANIC MATERIAL INTO THE CORRECT CONTAINERS.
9. BUSINESSES MUST PERIODICALLY:
9.1. INSPECT ORGANIC WASTE CONTAINERS FOR CONTAMINATION
9.2. INFORM EMPLOYEES IF CONTAINERS ARE CONTAMINATED
9.3. INSTRUCT EMPLOYEES ABOUT HOW TO PROPERLY SORT MATERIAL INTO THE CORRECT CONTAINERS.
10. BUSINESSES MUST PROVIDE ORGANIC WASTE COLLECTION SERVICES FOR:
10.1. EMPLOYEES
10.2. TENANTS
10.3. CONTRACTORS
10.4. CUSTOMERS
11. THEY MUST SUPPLY AND ALLOW ACCESS TO AN ADEQUATE NUMBER, SIZE, AND LOCATION OF CONTAINERS WITH THE CORRECT LABELS OR CONTAINER COLORS.
12. THEY MUST ALSO
12.1. ANNUALLY EDUCATE EMPLOYEES, CONTRACTORS, CUSTOMERS, AND TENANTS ON HOW TO PROPERLY SORT ORGANIC WASTE INTO THE CORRECT BINS, AND
12.2. PROVIDE INFORMATION TO NEW TENANTS WITHIN 14 DAYS OF OCCUPATION OF THE PREMISES.
12.3. EMPLOYEES, CONTACTORS, TENANTS, AND CUSTOMERS MUST PROPERLY SORT ORGANIC MATERIALS INTO THE CORRECT CONTAINERS AT BUSINESS ESTABLISHMENTS.

PROJECT DATA

SPECIFIC PLAN/ ZONE :	ECONOMIC DEVELOPMENT CORRIDOR- SOUTHERN GATEWAY (EDC-SG)
ACCESSORS PARCEL NO.	APN 384-150-001
LEGAL DESCRIPTION;	NO. 2001-362306 NORTH 662.00' OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SEC. 22, T6S, R3W, S.B.M.
CITY ENTITLEMENT:	MAJOR PLOT PLAN
SPECIFIC PLAN:	N/A
ZONE:	EDC-SG (ECONOMIC DEVELOPMENT CORRIDOR)
EXISTING USE :	SINGLE FAMILY RESIDENT
PROPOSED USE :	INDUSTRIAL
FRONT SETBACK :	25 FEET
REAR SETBACK :	10 FEET
SIDE YARD SETBACK :	0 FEET
STREET SIDE SETBACK:	25 FEET MINIMUM
PROPOSED BUILDING HEIGHT:	40'-0"
MAXIMUM ALLOWED BUILDING HT :	75'-0" AT ARCHITECTURAL FEATURE
TOTAL SITE AREA :	GROSS SITE AREA: 20.03 AC (872,533 SF) NET SITE AREA: 18.68 (813,579 SF)
TOTAL BUILDING AREA:	337,770 SF
F.A.R. (TO NET SITE AREA):	.42
CONSTRUCTION TYPE :	III - B (FULLY-SPRINKLERED)
OCCUPANCY CLASSIFICATION :	B, F1, S1
MAX. BUILDING COVERAGE :	70%
SIGNAGE:	FUTURE SEPARATE SIGN PERMIT REQUIRED (NOT INCLUDED IN THIS APPLICATION)

BUILDING AREA

BUILDING	FLOOR PLAN	MEZZANIE	TOTAL SQUARE FOOTAGE
A	21,100 FT	2,000 FT	23,100 FT
B	21,100 FT	2,000 FT	23,100 FT
C	21,100 FT	2,000 FT	23,100 FT
D	34,840 FT	3,000 FT	37,840 FT
E	33,500 FT	3,000 FT	36,500 FT
F	29,080 FT	3,000 FT	32,080 FT
G	34,840 FT	3,000 FT	37,840 FT
H	33,500 FT	3,000 FT	36,500 FT
I	29,080 FT	3,000 FT	32,080 FT
J	27,230 FT	2,400 FT	29,630 FT
K	23,600 FT	2,400 FT	26,000 FT
	308,970 FT	**28,800 FT**	**337,770 FT**

PROJECT DIRECTORY

LEGAL JURISDICTION
CITY OF MENIFEE
29844 HAUN ROAD
MENIFEE, CA 92586
PHONE: (951) 672 -6777

OWNER:
PEMCOR INVESTMENT CORP
VANCOUVER, BC CANADA
CONTACT: PAUL MAYER

PLANNING SERVICES :
MCKENNA LANIER GROUP
30650 RANCHO CALIFORNIA ROAD
SUITE D 406-166
TEMECULA, CA 92591
PHONE: (949) 701-1606
CONTACT: MARY MCKENNA LANIER

ARCHITECT:
SCA ARCHITECTURE
13280 EVENING CREEK DRIVE SOUTH
SUITE 125
SAN DIEGO, CA 92128
PHONE: (858) 793-4777
CONTACT: MILOS MAKARIC

CIVIL ENGINEER:
PLSA
1911 SAN DIEGO AVE, STE A
SAN DIEGO, CA 92102
PHONE: (949) 661-6695
CONTACT: GREG LANG

LANDSCAPE ARCHITECT:
RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DRIVE
SUITE 200
IRVINE, CA 92618
PHONE: (949) 387-1323
CONTACT: JIAO YANG

ELECTRICAL ENGINEER:
MPE CONSULTING
10807 THORNMINT RD
SAN DIEGO, CA 92127
PHONE: (858) 673-4445
CONTACT: DAN MAYORGAS

SCOPE OF WORK

1. ELEVEN (11) PROPOSED OF OFFICE / LIGHT INDUSTRIAL BUILDINGS OF 308,907 S.F. FIRST FLOOR AND 28,800 S.F. OF MEZZANINE AREA TOTALING 337,770 S.F.
2. ALL BUILDINGS WILL INCLUDE ALL ASSOCIATED SEWER, WATER, AND FIRE LINES AS REQUIRED BY THE CITY OF MENIFEE
3. ALL BUILDINGS WILL BE FIRE SPRINKLERED PER FIRE CODE
4. NEW REFUSE & RECYCLE ENCLOSURE AREA (11 LOCATIONS)
5. COLD-SHELL LIGHT INDUSTRIAL WITH FUTURE TENANT IMPROVEMENTS

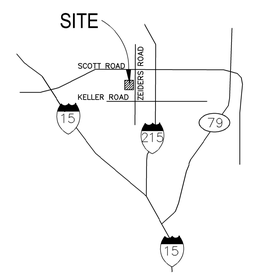
PARKING CALCULATIONS

TOTAL BUILDING AREA	337,770 S.F.
TOTAL REQUIRED PARKING SPACES	
OFFICE: 25% = 84,443 SF @ 1/250	338 STALLS
FABRICATION: 15% = 50,666 SF @ 1/500	102 STALLS
STORAGE: 60% = 202,662 SF @ 1/1000	203 STALLS
TOTAL REQUIRED	643 SPACES
TOTAL PARKING PROVIDED	677 SPACES
TOTAL PARKING RATIO	2.00 / 1,000
FUTURE ELECTRIC VEHICLE CHARGING: (CAL GREEN TABLE 5.106.5.3.1)	135 REQUIRED (20% OF 677 TOTAL PARKING) (2 VAN, 4 AMBULATORY, 2 ADA)
ELECTRIC VEHICLE CHARGING: (CAL GREEN TABLE 5.106.5.2)	34 PROVIDED (25% OF 135 REQUIRED) (RACEWAY INSTALLED, INCLUDING 1 VAN ACCESSIBLE AND 1 ACCESSIBLE)
CLEAN AIR / VANPOOL / EV 12% EVCS (CAL GREEN TABLE 5.106.4.1)	79 REQUIRED (OF 659 TOTAL STALLS) 79 PROVIDED
SHORT-TERM BICYCLE PARKING (CAL GREEN TABLE 5.106.4.2)	659 STALLS X .05 = 14 REQUIRED 33 PROVIDED (OUTDOOR BIKE RACKS)
LONG-TERM BICYCLE PARKING	659 STALLS X .05 = 14 REQUIRED 33 PROVIDED (INDOOR BIKE LOCKERS)
VAN ACCESSIBLE STALLS (11B-208.2)	5 REQUIRED, 5 PROVIDED
ACCESSIBLE STALLS (11B-208.2)	14 REQUIRED, 36 PROVIDED (2% OF 688 STALLS) (SEE AS2 FOR ACCESSIBLE DETAILS)
USPS PARKING	8 PROVIDED
CITY OF MENIFEE: BICYCLE 9.215.040-5	1 BICYCLE STALL PER 25 PARKING STALLS (CLASS 1 OR 2) 27 BICYCLE STALL REQUIRED (677 PARKING STALLS) 27 BICYCLE STALLS PROVIDED CLASS I. COVERED, LOCKABLE ENCLOSURES WITH PERMANENTLY ANCHORED RACKS CLASS II. LOCKABLE BICYCLE ROOMS WITH PERMANENTLY ANCHORED RACKS. WHERE THE BICYCLIST SUPPLIES ONLY A PADLOCK.

SHEET INDEX

TS1	TITLE SHEET
CIVIL	
C01	CIVIL TITLE SHEET
C02	EXISTING SITE CONDITIONS
C03	SITE SECTIONS
C04	PRELIMINARY STREET IMPROVEMENT PLAN
C05	PRELIMINARY GRADING PLAN
C06	PRELIMINARY UTILITY PLAN
C07	PRELIMINARY FIRE PLAN
ARCHITECTURAL	
AS1	SITE PLAN
AS1A	FIRE ACCESS SITE PLAN
A1.1	FLOOR PLANS BUILDINGS A, B, C, AND D & G
A1.2	FLOOR PLANS BUILDINGS E & H AND F & I
A1.3	FLOOR PLANS BUILDINGS J & K
A2.1	ROOF PLANS BUILDINGS A, B, C, AND D & G
A2.2	ROOF PLANS BUILDINGS E & H AND F & I
A2.3	ROOF PLANS BUILDINGS J & K
A3.0	OVERALL EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS BUILDINGS A, B, C, AND D & G
A3.2	EXTERIOR ELEVATIONS BUILDINGS E & H AND F & I
A3.3	EXTERIOR ELEVATIONS BUILDINGS J & K
A3.1A	COLOR EXTERIOR ELEVATIONS BUILDINGS A, B, C, AND D & G
A3.2A	COLOR EXTERIOR ELEVATIONS BUILDINGS E & H AND F & I
A3.3A	COLOR EXTERIOR ELEVATIONS BUILDINGS J & K
A4.0	OVERALL SITE SECTIONS
A5.0	EXTERIOR COLOR RENDERINGS
ELECTRICAL	
E001	NOTE SHEET
E002	LIGHTING DETAIL SHEET
E010	SITE UTILITY PLAN
E011	SITE LIGHTING PLAN
E012	ENLARGED SITE LIGHTING PLAN #1
E013	ENLARGED SITE LIGHTING PLAN #2
E014	ENLARGED SITE LIGHTING PLAN #3
E015	SITE PHOTOMETRICS
E101	LIGHT FIXTURE CUT SHEETS
E102	LIGHT FIXTURE CUT SHEETS
LANDSCAPE	
L0.0	COVER SHEET
L1.1	PRELIMINARY LANDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L2.1	ENLARGEMENTS
L3.1	PRELIMINARY PLANTING PLAN
L4.1	PRELIMINARY PLANTING IMAGERY
L5.1	PRELIMINARY TREE SHADE PLAN
L6.1	PRELIMINARY IRRIGATION PLAN
L7.1	PRELIMINARY MAINTENANCE EXHIBIT

VICINITY MAP



NOT TO SCALE

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SAGER
No. 32701
Rev 11/30/25
STATE OF CALIFORNIA

Menifee Business Park
33521 ZEIDERS ROAD
MENIFEE, CA 92584
TITLE SHEET

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

△	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	TS1

PRELIMINARY GRADING AND UTILITY PLANS FOR:

MENIFEE BUSINESS PARK

LEGEND

PROPOSED IMPROVEMENTS

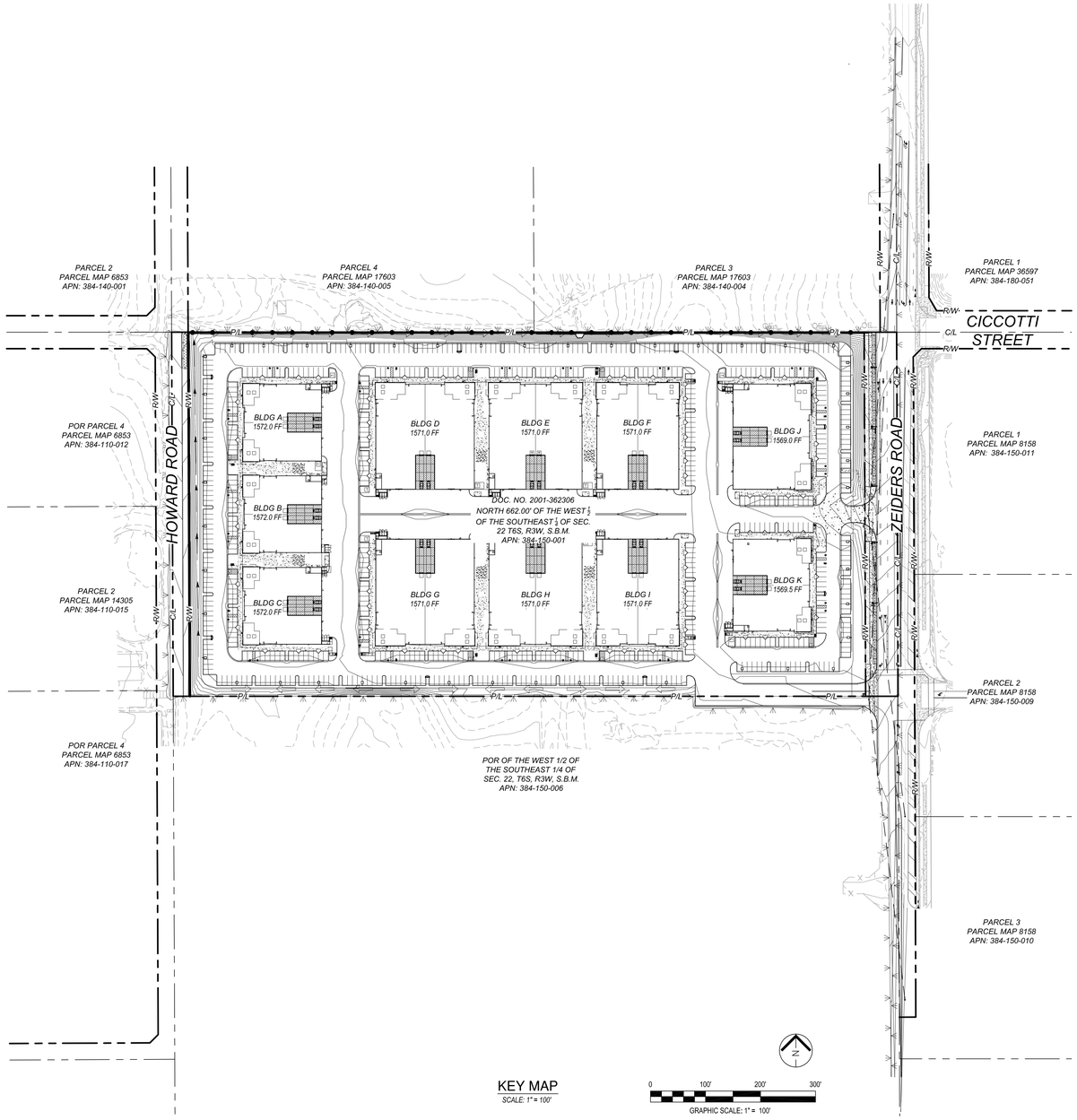
IMPROVEMENT	SYMBOL
RIGHT-OF-WAY	R/W
PROPERTY LINE	P/L
CENTER LINE	C/L
PROPOSED CONTOUR	293
EXISTING CONTOUR	290
SPOT ELEVATION	293.00 TC
FLOW DIRECTION AND SLOPE	2.0%
LIMIT OF GRADING	
SETBACK LINE	
6" CURB AND GUTTER	
6" CURB	
3' RIBBON GUTTER	
CONCRETE BROW DITCH	
RETAINING WALL	
PEDESTRIAN SIDEWALK PAVING	
PEDESTRIAN PERVIOUS SURFACE PAVEMENT	
VEHICULAR CONCRETE PAVING	
VEHICULAR ASPHALT PAVING	
BIOFILTRATION BASIN	
PRIVATE STORM DRAIN PIPE (SIZE & TYPE PER PLAN)	SD
PRIVATE X" PVC WATER	W
PRIVATE X" PVC FIRE	F
PRIVATE X" PVC SEWER	S
PVT. X" SEWER CLEANOUT	S
WATER METER & BACKFLOW	W BF
ROOF DRAIN	RD
BUILDING SEWER POINT OF CONNECTION	S
BUILDING WATER POINT OF CONNECTION	W
FIRE SPRINKLER RISER	F
PRIVATE FIRE HYDRANT	
GATE VALVE	
THRUST BLOCK	
STORM DRAIN CLEANOUT	
BROOKS BOX CATCH BASIN (SIZE PER PLAN)	
CATCH BASIN	
CATCH BASIN	
WING HEADWALL	
RIP RAP	
BACKFLOW PREVENTION ASSEMBLY	
TRUNCATED DOMES	
BIOCLEAN MODULAR WETLAND SYSTEM	
UNDERGROUND DETENTION VAULT	

EXISTING IMPROVEMENTS

ITEM	SYMBOL
EXISTING WATER	W
EXISTING RECYCLED WATER	RW
EXISTING SEWER	S
EXISTING STORM DRAIN	SD
EXISTING TELEPHONE	T
EXISTING UNDERGROUND ELECTRIC	E
EXISTING SEWER MANHOLE	
EXISTING WATER METER	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING STREET LIGHT	
EXISTING MONUMENT (PROTECT IN PLACE)	
EXISTING IRRIGATION WATER SERVICE	I

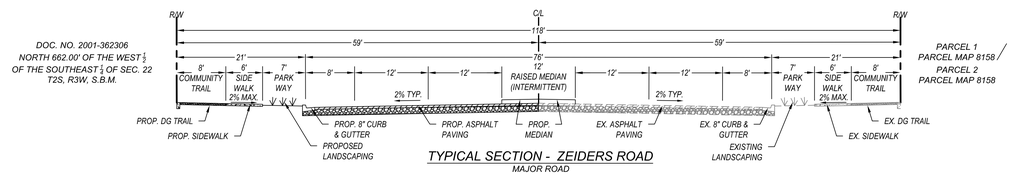
ABBREVIATIONS

AR/AV	AIR-RELEASE & AIR/VACUUM VALVE
BO	BLOW-OFF
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
DI	DUCTILE IRON
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
GF	FACE OF GARAGE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
IE	INVERT ELEVATION
LP	LOW POINT
TB	THRUST BLOCK
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STAIR
TW	TOP OF WALL
WAS	WATER AGENCIES' STANDARDS

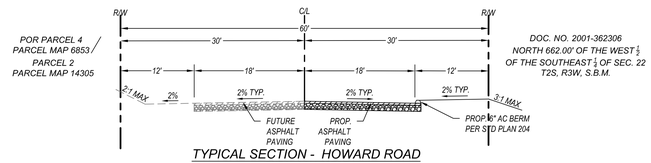


KEY MAP
SCALE: 1" = 100'

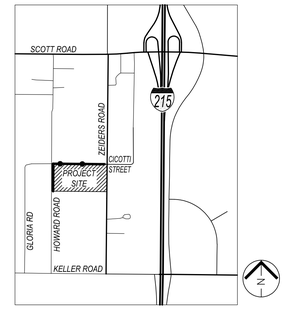
GRAPHIC SCALE: 1" = 100'



TYPICAL SECTION - ZEIDERS ROAD
MAJOR ROAD



TYPICAL SECTION - HOWARD ROAD
RURAL COLLECTOR



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE NORTH 662 FEET OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ASSESSORS PARCEL NUMBER

384-150-001

SITE ADDRESS

33521 ZEIDERS ROAD
MENIFEE, CA 92584

DEVELOPER

PEMCOR PROPERTIES
PO BOX 903
RANCHO SANTA FE, CA 92067
(858)-888-2488

TOPOGRAPHY SOURCE

AERIAL TOPOGRAPHY PERFORMED BY INLAND AERIAL SURVEYS, INC. LOCATED AT 7117 ARLINGTON AVE., SUITE A, RIVERSIDE, CA 92503 ON 11/1/2022. SUPPLEMENTAL FIELD TOPOGRAPHY PERFORMED BY PLSA LOCATED AT 119 ABERDEEN DRIVE, CARDIFF, CA 92007 ON 11/29/2023.

BENCHMARK

ELEVATIONS ARE BASED ON BENCHMARK 600-22-68 FROM THE COUNTY OF RIVERSIDE VERTICAL CONTROL BOOK. ELEV=1541.00 NAVD88

TOTAL DISTURBED AREA

TOTAL DISTURBED AREA = 20.60 ACRES

PRELIMINARY GRADING QUANTITIES/EARTHWORK

GRADED AREA	20.6 [ACRES]	MAX. CUT DEPTH	±10' [FT]
CUT QUANTITIES	52,300 [CYD]	MAX CUT SLOPE RATIO	2:1
FILL QUANTITIES	50,300 [CYD]	MAX. FILL DEPTH	±10' [FT]
EXPORT	2,000 [CYD]	MAX FILL SLOPE RATIO	2:1
REMEDIAL GRADING	±75,000 [CYD]	MAX. REMEDIAL DEPTH	±13' [FT]

THIS PROJECT PROPOSES TO EXPORT MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

NOTE:
THE GRADING QUANTITIES ABOVE ARE AN ESTIMATE FOR PERMITTING PURPOSES ONLY. THE QUANTITIES ABOVE DO NOT REFLECT SPOILS DUE TO LOSS FROM CLEARING AND GRUBBING, STRIPPING, SHRINKAGE, SWELL, BULKING, UNSUITABLE MATERIALS, REMEDIAL GRADING, UTILITY TRENCH SPOILS, UNDERGROUND STORM WATER VAULTS, RETAINING WALL BACKFILL, BUILDING FOUNDATIONS/FOOTINGS, ETC. SUBGRADE IS ASSUMED TO BE 1-FOOT BELOW PROPOSED FINISH GRADE TO ACCOUNT FOR PAVEMENT AND SLAB THICKNESS.

ENGINEER OF WORK

GREGORY W. LANG — 3/6/2025 — DATE

REGISTERED PROFESSIONAL ENGINEER
GREGORY W. LANG
No. RCE 68075
EXP. 06-30-25
Civil
STATE OF CALIFORNIA

SHEET INDEX

C01 - TITLE SHEET
C02 - EXISTING CONDITIONS PLAN
C03 - SITE SECTIONS
C04 - PRELIMINARY STREET IMPROVEMENT PLAN
C05 - PLAN PRELIMINARY GRADING PLAN
C06 - PRELIMINARY UTILITY PLAN
C07 - PRELIMINARY FIRE PLAN
C08 - PRELIMINARY PHASING PLAN

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PLSA
PLSAENGINEERING.COM

Menifee Business Park
33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

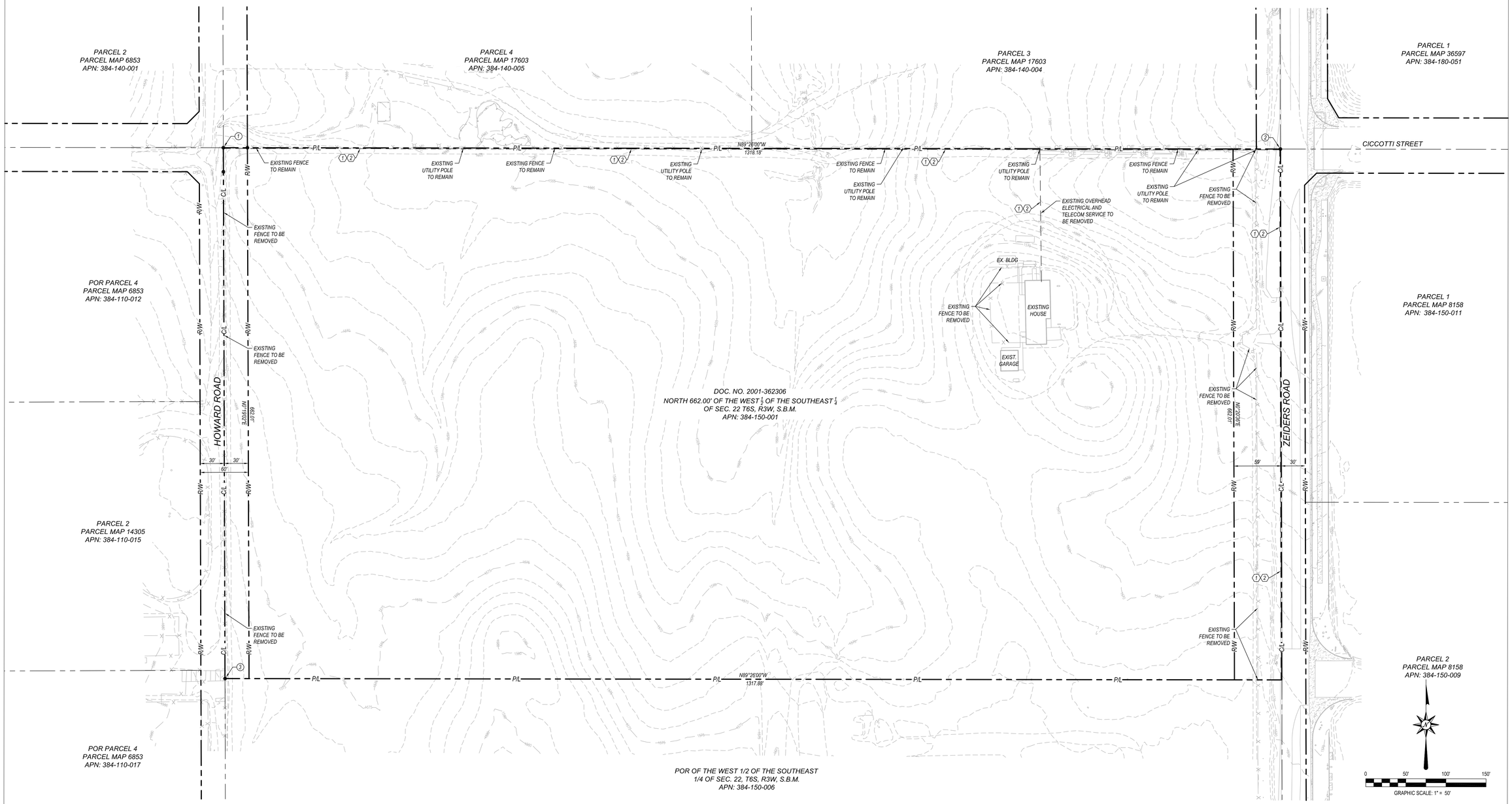
Revision Dates

1	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3rd Design Review	5/21/2024
4th Design Review	9/4/2024
5th Design Review	10/25/2024
Construction Set	-

Drawing Date	3/6/2025
Check By	RMT
Drawn By	MLM
Scale	AS NOTED
Job Number	3983
Sheet Number	C01



EXISTING CONDITIONS PLAN

SCALE: 1" = 50'

EASEMENTS

1. CALIFORNIA ELECTRIC POWER COMPANY HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED NOVEMBER 1, 1945, INSTRUMENT NO 1945-5, OR. NO WIDTH GIVEN.
2. CALIFORNIA ELECTRIC POWER COMPANY HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES RECORDED OCTOBER 13, 1960, INSTRUMENT NO 88717, OR. DOES NOT AFFECT, LIES SOUTH OF SUBJECT PROPERTY.

FOUND MONUMENTS

1. FOUND 3/4" IRON PIPE WITH TAG LS 6932 UP 0.5' IN FENCE POST FOOTING, IFTS 30' REFERENCE PIPES PER PM 21/32 & PM 104/89. ACCEPTED AS C 1/4 CORNER SECTION 22.
2. FOUND 1" IRON PIPE WITH TAG LS 6932. ACCEPTED AS THE NE CORNER W 1/2 SE 1/4 SECTION 22
3. FOUND 1" IP WITH TAG LS 3962 FLUSH, NO REFERENCE. S 89°26'00" E 0.18', HELD FOR E/W LINE.

DEMOLITION NOTE:

1. ALL EXISTING STRUCTURES ON SITE ARE TO BE REMOVED PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES.

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PLSA
PLSAENGINEERING.COM

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

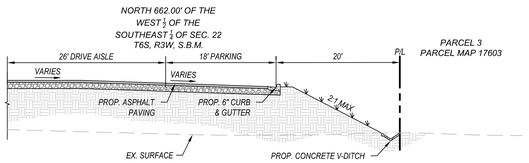
PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

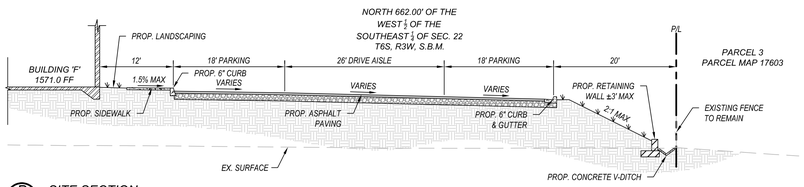
1	-	-

Issue Dates

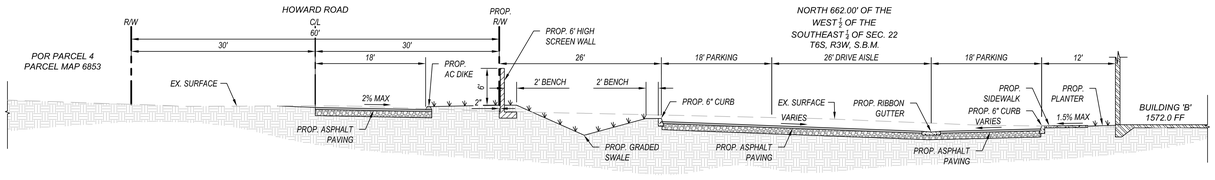
1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3rd Design Review	5/21/2024
4th Design Review	9/4/2024
5th Design Review	10/25/2024
Construction Set	-
Drawing Date	3/6/2025
Check By	RMT
Drawn By	MLM
Scale	AS NOTED
Job Number	3983
Sheet Number	C02



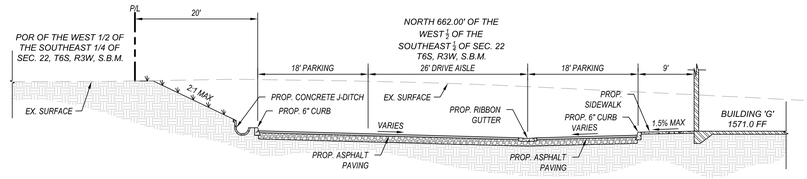
A/3 SITE SECTION
SEE PRELIMINARY GRADING PLAN SHEET C05
NOT TO SCALE



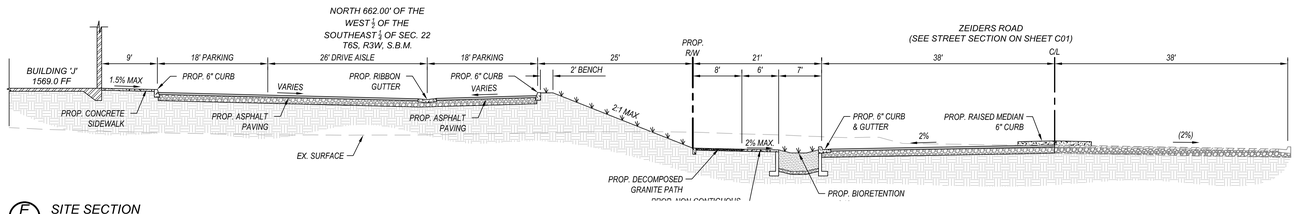
B/3 SITE SECTION
SEE PRELIMINARY GRADING PLAN SHEET C05
NOT TO SCALE



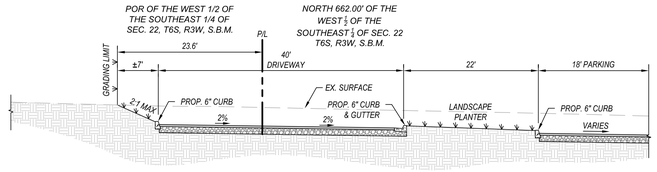
C/3 SITE SECTION
SEE PRELIMINARY GRADING PLAN SHEET C05
NOT TO SCALE



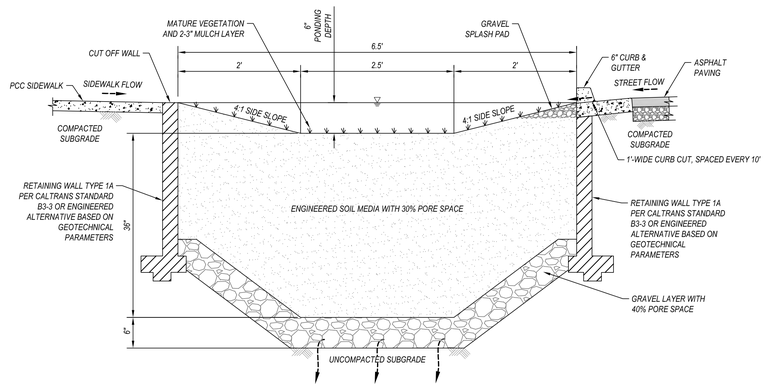
D/3 SITE SECTION
SEE PRELIMINARY GRADING PLAN SHEET C05
NOT TO SCALE



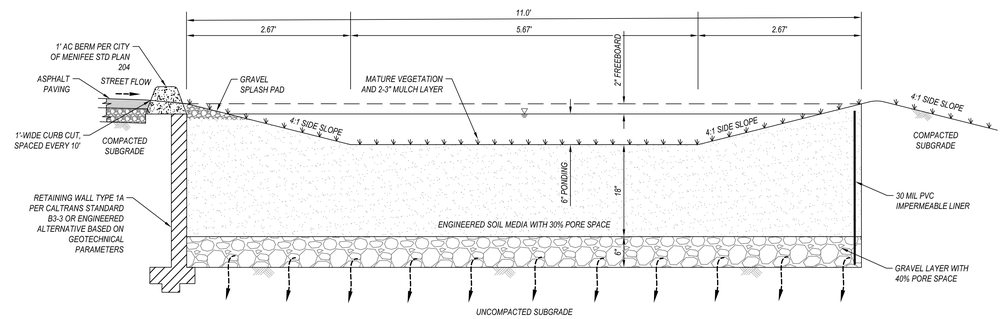
E/3 SITE SECTION
SEE PRELIMINARY GRADING PLAN SHEET C05
NOT TO SCALE



F/3 SITE SECTION
SEE PRELIMINARY GRADING PLAN SHEET C05
NOT TO SCALE



G/3 TYPICAL BIORETENTION DETAIL - BASIN 5A & 5B
SEE PRELIMINARY STREET IMPROVEMENT PLAN SHEET C04
NOT TO SCALE



H/3 BIORETENTION DETAIL - BASIN 6
SEE PRELIMINARY STREET IMPROVEMENT PLAN SHEET C04
NOT TO SCALE

SCA ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PLSA
PLSAENGINEERING.COM

Menifee Business Park
33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

1	-	-

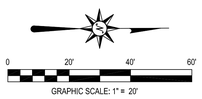
Issue Dates

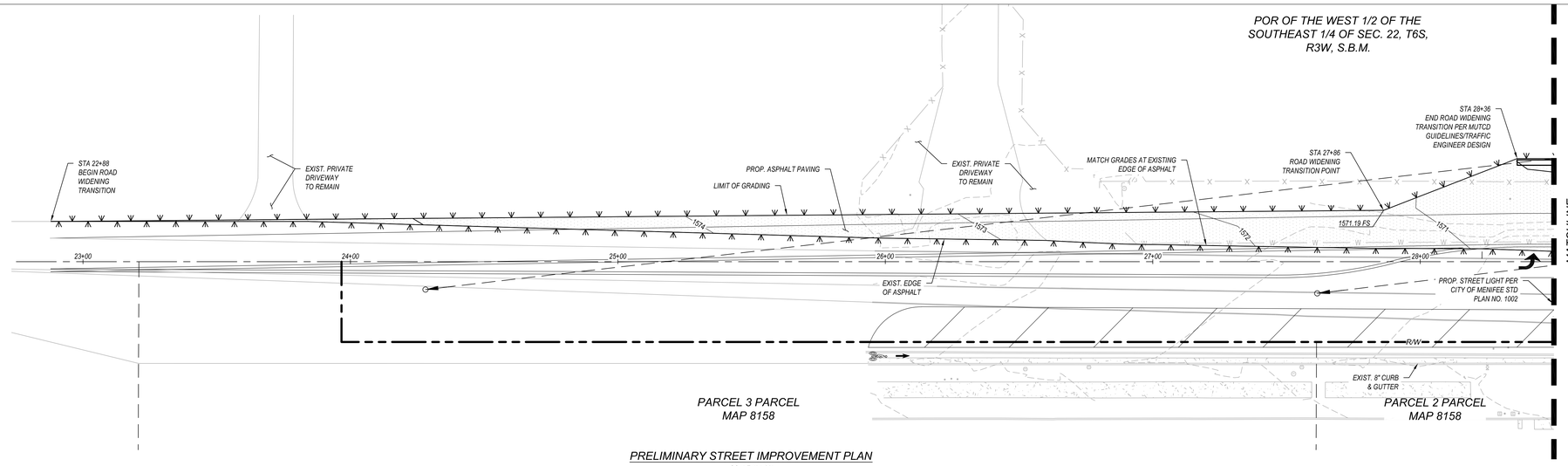
1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3rd Design Review	5/21/2024
4th Design Review	9/4/2024
5th Design Review	10/25/2024
Construction Set	-

Drawing Date 3/6/2025
Check By RMT
Drawn By MLM
Scale AS NOTED
Job Number 3983
Sheet Number C03

PRELIMINARY IMPROVEMENT PLAN NOTES:

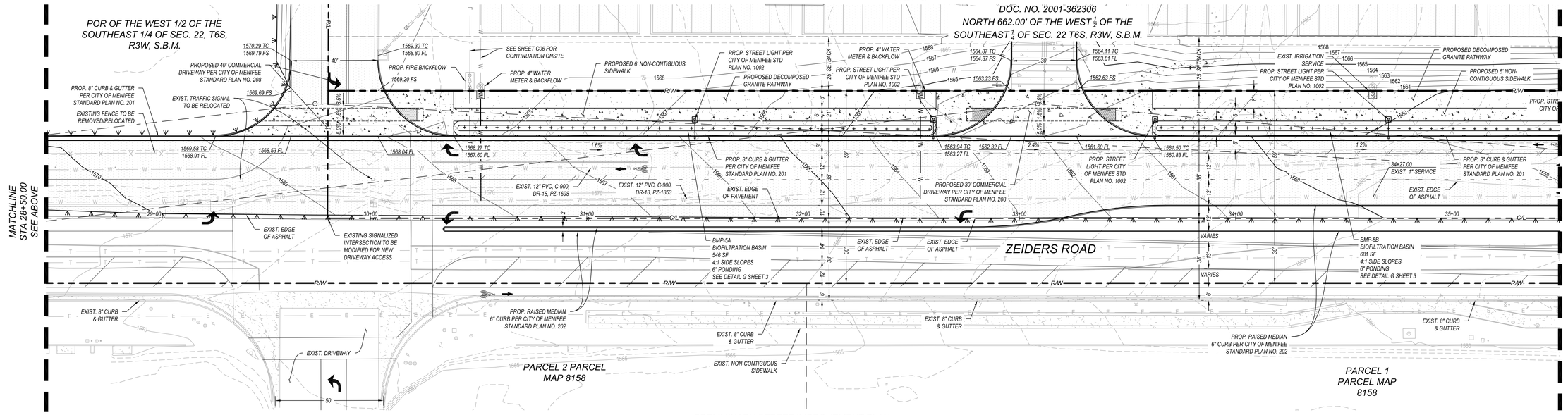
1. ALL EXISTING STRIPING TO BE REMOVED WHERE NEW STRIPING IS PROPOSED ON THIS PLAN.
2. PROPERTY BOUNDARY INFORMATION IS SHOWN TO THE EXTENT AVAILABLE ON THIS PLAN.
3. SOME EXISTING CONDITIONS ARE SHOWN FOR REFERENCE ONLY AND NOT INTENDED FOR REFERENCE TO FINAL CONDITION FOR CONSTRUCTION ACTIVITIES.





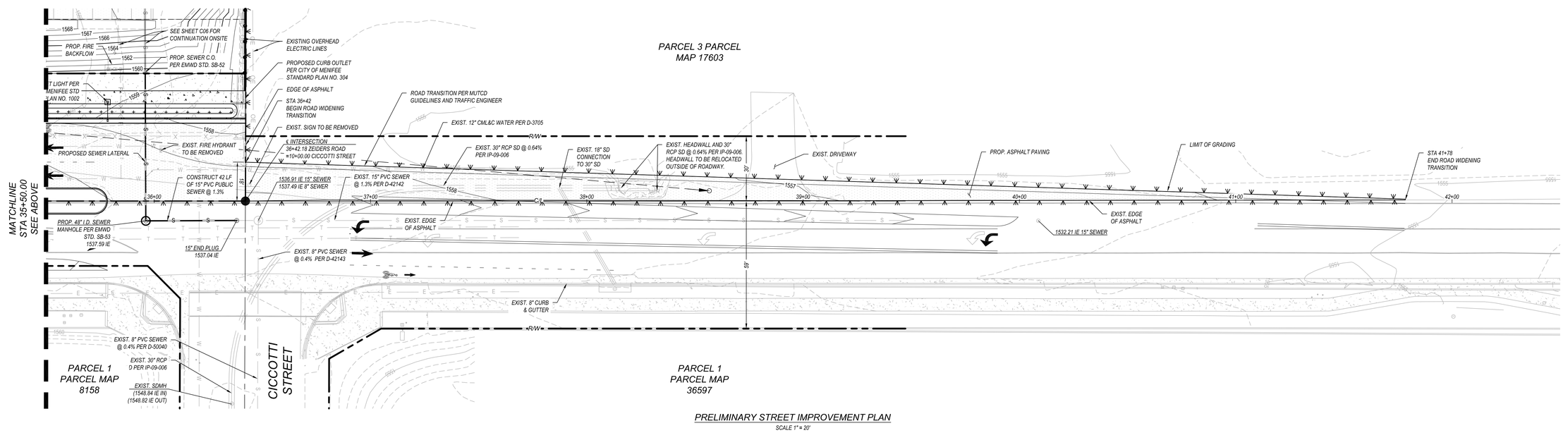
PRELIMINARY STREET IMPROVEMENT PLAN

SCALE 1" = 20'



PRELIMINARY STREET IMPROVEMENT PLAN

SCALE 1" = 20'



PRELIMINARY STREET IMPROVEMENT PLAN

SCALE 1" = 20'

SCA ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PLSA
PLSAENGINEERING.COM

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

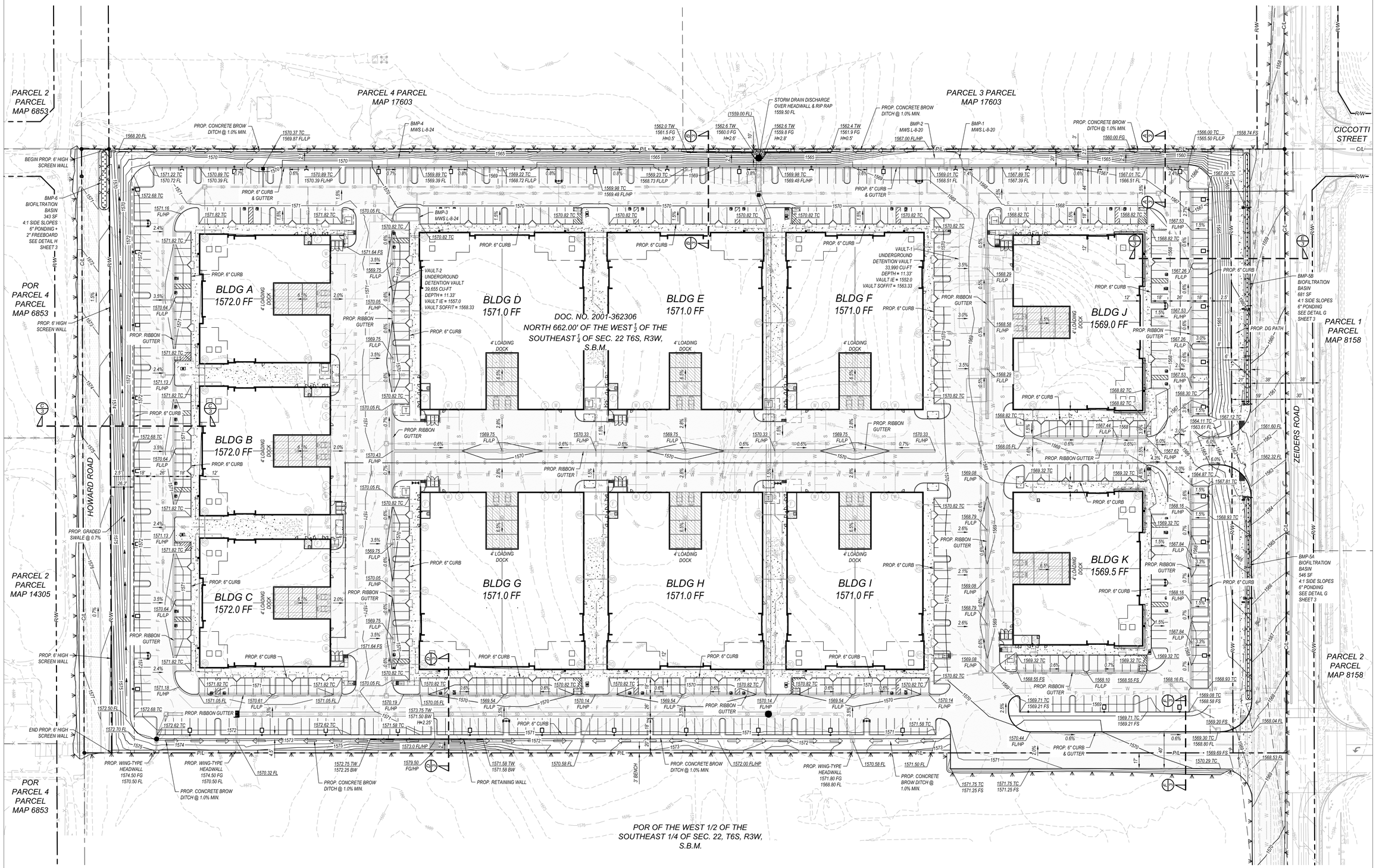
PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

△	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3rd Design Review	5/21/2024
4th Design Review	9/4/2024
5th Design Review	10/25/2024
Construction Set	-
Drawing Date	3/6/2025
Check By	RMT
Drawn By	MLM
Scale	AS NOTED
Job Number	3983
Sheet Number	C04



sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PLSA
PLSAENGINEERING.COM

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

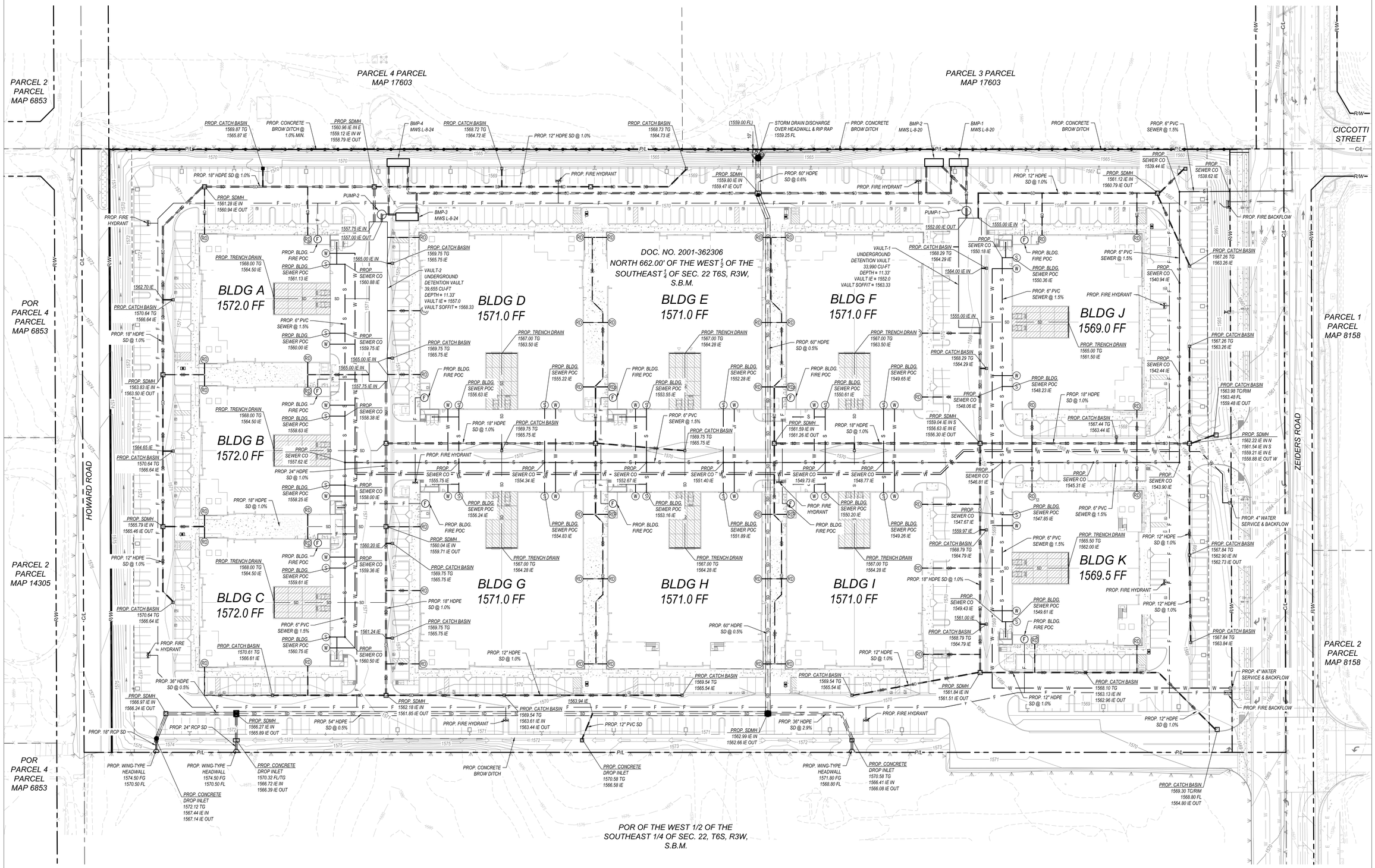
Revision Dates

△	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3rd Design Review	5/21/2024
4th Design Review	9/4/2024
5th Design Review	10/25/2024
Construction Set	-

Drawing Date 3/6/2025
Check By RMT
Drawn By MLM
Scale AS NOTED
Job Number 3983
Sheet Number C05



sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PLSA
PLSAENGINEERING.COM

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

△	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3rd Design Review	5/21/2024
4th Design Review	9/4/2024
5th Design Review	10/25/2024
Construction Set	-

Drawing Date 3/6/2025

Check By RMT

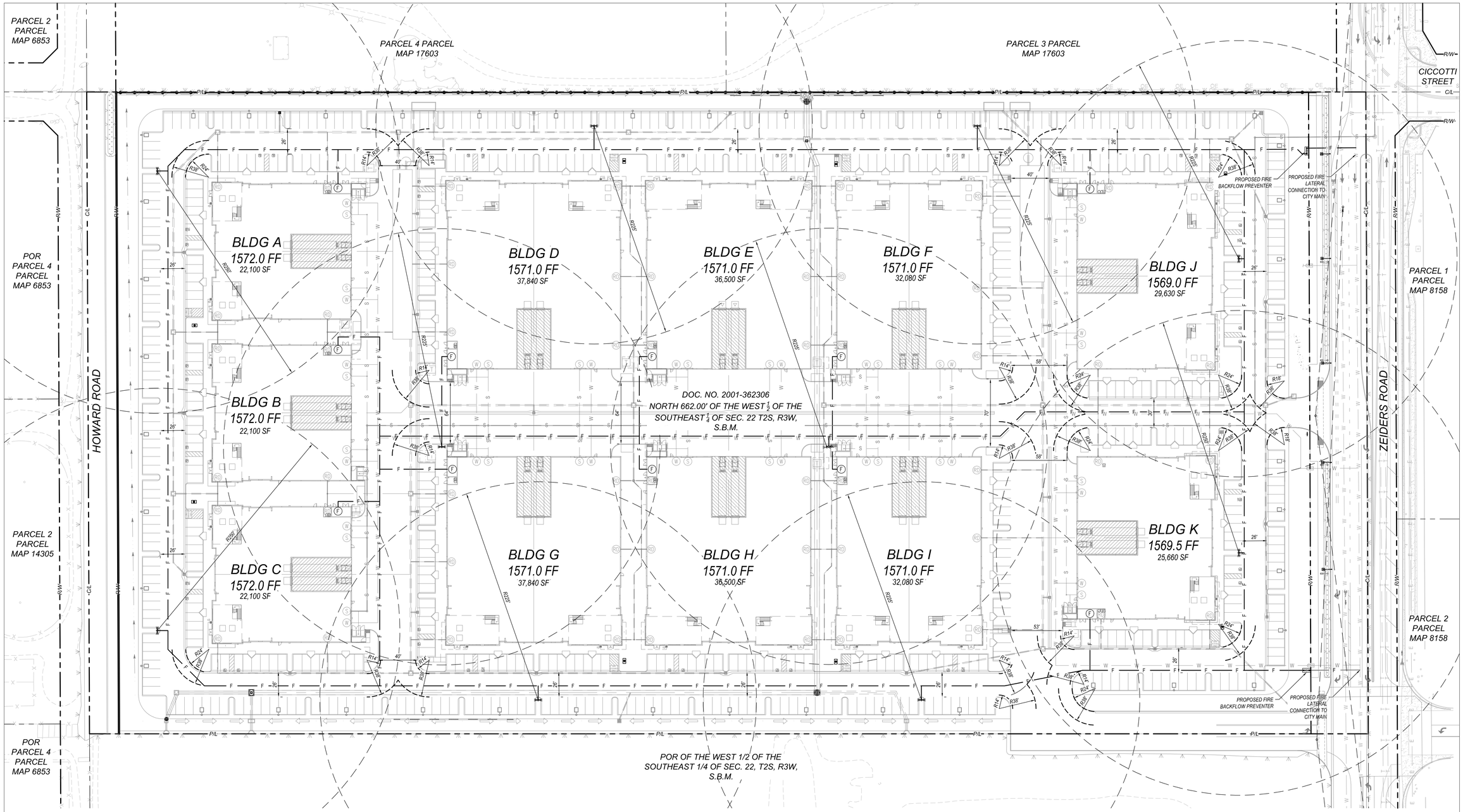
Drawn By MLM

Scale AS NOTED

Job Number 3983

Sheet Number

C06



PRELIMINARY FIRE PLAN

SCALE 1" = 40'

0 40' 80' 120'

GRAPHIC SCALE: 1" = 40'

LEGEND

- PROPOSED PRIVATE FIRE LINE ..... F
- PROPOSED FIRE BACKFLOW .....
- PROPOSED FIRE HYDRANT .....
- PROPOSED FIRE HYDRANT SPACING (AS INDICATED) .....
- TURNING RADII (AS INDICATED) PER RIVERSIDE COUNTY FIRE DEPT. TECHNICAL POLICY TP22-002 .....

PAVING NOTE

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS [80,000 POUND LIVE LOAD (GROSS VEHICULAR WEIGHT) DISTRIBUTED OVER TWO AXLES] AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES [REAR WHEEL DRIVE APPARATUS] FOR THE LENGTH AND GRADES OF THE FIRE APPARATUS ACCESS ROAD.
2. SEE SHEET C05 FOR PAVING AREAS ON THE SITE.

FIRE FLOW DEMAND TABLE

BUILDING	BUILDING AREA (SF)	CONSTRUCTION TYPE	FIRE FLOW FROM CFC APP. B (GPM)	DISCOUNT FOR FIRE SPRINKLERS	REDUCED FIRE FLOW (GPM)	FLOW DURATION (HRS)	FIRE HYDRANTS REQUIRED	AVG. SPACING BETWEEN HYDRANTS (FT)	MAX DISTANCE FROM STREET/ROAD TO FIRE HYDRANT (FT)
A	22,100	III-B	3,250	50%	1,675	3	1	500	250
B	22,100	III-B	3,250	50%	1,675	3	1	500	250
C	22,100	III-B	3,250	50%	1,675	3	1	500	250
D	37,840	III-B	4,000	50%	2,000	4	2	450	225
E	36,500	III-B	4,000	50%	2,000	4	2	450	225
F	32,080	III-B	3,750	50%	1,875	3	2	450	225
G	37,840	III-B	4,000	50%	2,000	4	2	450	225
H	36,500	III-B	4,000	50%	2,000	4	2	450	225
I	32,080	III-B	3,750	50%	1,875	3	2	450	225
J	29,630	III-B	3,750	50%	1,875	3	2	450	225
K	25,660	III-B	3,250	50%	1,625	3	1	500	250

FIRE FLOW NOTES:

1. REFERENCE 2022 CALIFORNIA FIRE CODE APPENDIX B & C
2. REFERENCE CITY OF MENIFEE MUNICIPAL CODE SECTION 8.20 FOR REFERENCE TO APPLICATION AND ADOPTION OF THE CALIFORNIA FIRE CODE BY THE CITY OF MENIFEE.
3. NUMBER OF FIRE HYDRANTS REQUIRED AND AVERAGE SPACING BETWEEN HYDRANTS IS BASED ON 2022 CALIFORNIA FIRE CODE APPENDIX B AT THE REDUCED FIRE FLOW RATE SHOWN ABOVE.

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PLSA
PLSAENGINEERING.COM

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

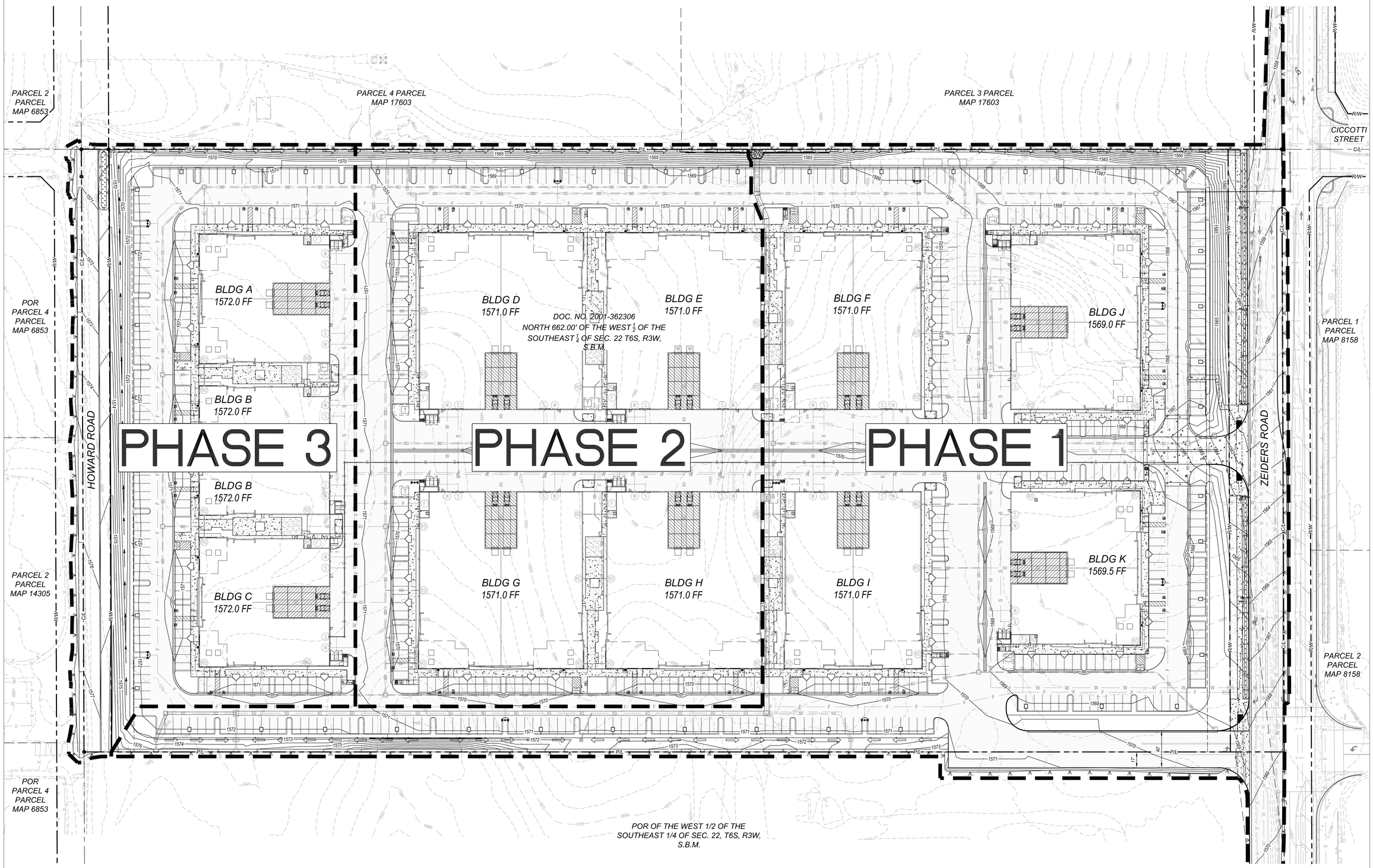
PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

△	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3rd Design Review	5/21/2024
4th Design Review	9/4/2024
5th Design Review	10/25/2024
Construction Set	-
Drawing Date	3/6/2025
Check By	RMT
Drawn By	MLM
Scale	AS NOTED
Job Number	3983
Sheet Number	C07



PRELIMINARY PHASING PLAN

SCALE 1" = 40'

0 40' 80' 120'

GRAPHIC SCALE: 1" = 40'

LEGEND

APPROXIMATE PHASE BOUNDARY

PRELIMINARY PHASING PLAN

PHASE 1: BUILDINGS 'F', 'I', 'J', AND 'K' WITH ASSOCIATED SITE IMPROVEMENTS AND REQUIRED UTILITIES ALONG WITH ZEIDERS ROAD STREET IMPROVEMENTS.

PHASE 2: BUILDINGS 'D', 'E', 'G', AND 'H' WITH ASSOCIATED SITE IMPROVEMENTS AND REQUIRED UTILITIES.

PHASE 3: BUILDINGS 'A', 'B', AND 'C' WITH ASSOCIATED SITE IMPROVEMENTS AND REQUIRED UTILITIES.

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PLSA
PLSAENGINEERING.COM

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

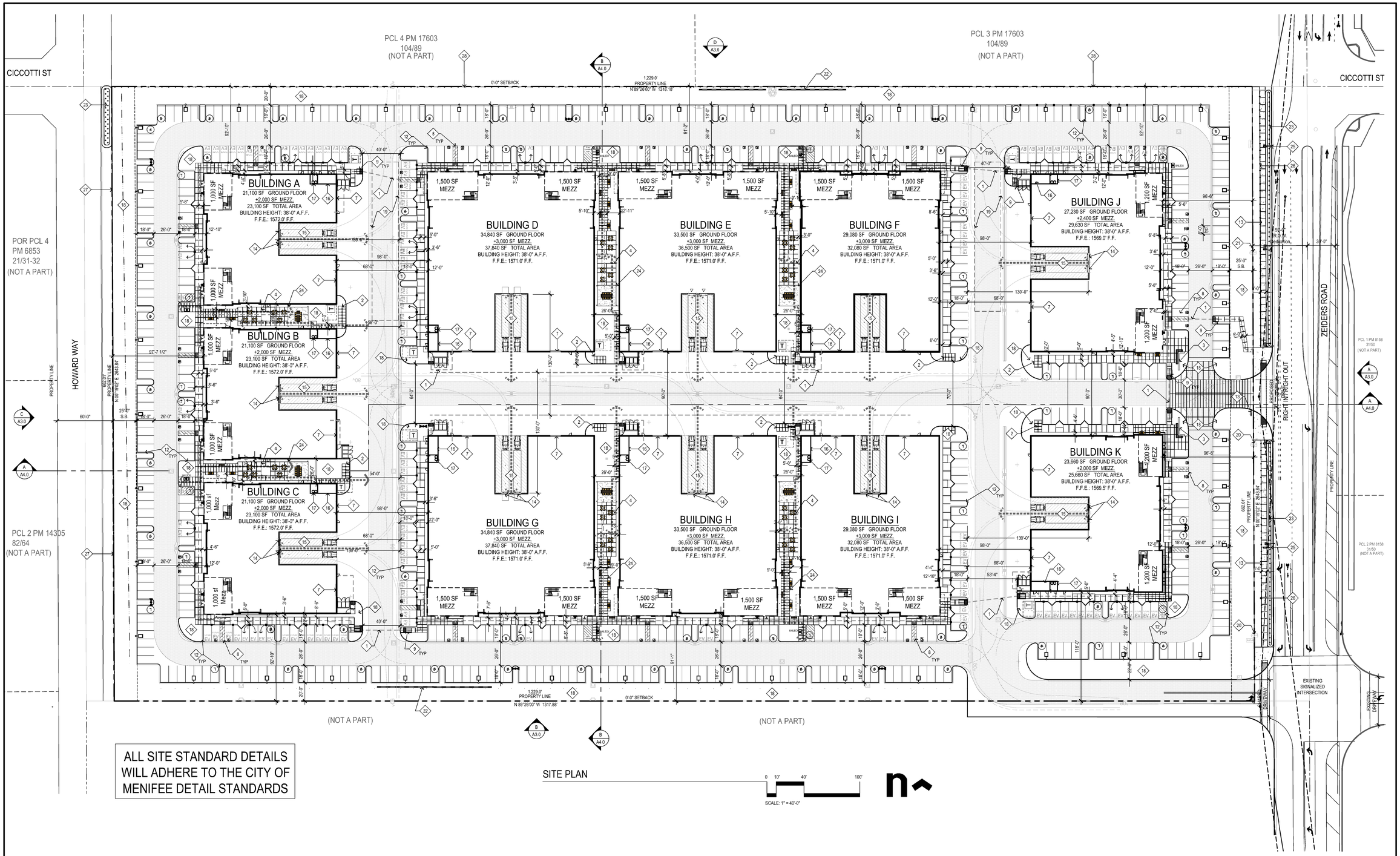
△	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3rd Design Review	5/21/2024
4th Design Review	9/4/2024
5th Design Review	10/25/2024
Construction Set	-
Drawing Date	3/6/2025
Check By	RMT
Drawn By	MLM
Scale	AS NOTED
Job Number	3983

Sheet Number

C08



ALL SITE STANDARD DETAILS WILL ADHERE TO THE CITY OF MENIFEE DETAIL STANDARDS

SITE PLAN

SCALE: 1" = 40'-0"

SITE PLAN LEGEND

- PROPERTY LINES
- SETBACK LINES
- SITE ACCESSIBLE PATH OF TRAVEL (MIN. 5' WIDE)
- PROPOSED FIRE HYDRANT (NEW PRIVATE U.N.O.) FINAL LOCATION UPON APPROVAL OF THE FIRE DEPARTMENT:
- FIRE BACKFLOW (NEW PRIVATE U.N.O.) FINAL LOCATION UPON APPROVAL OF THE FIRE DEPARTMENT:
- ELECTRICAL TRANSFORMER PAD:
- 20'-0" HIGH PARKING LOT LIGHTS PER ELECTRICAL DRAWINGS:
- ACCESSIBLE PARKING STALL PER CITY STANDARDS:
- TRUCK TURNING ANALYSIS OF SEMI-TRUCK BACKING INTO LOADING DOCK FOR BLDGS (63' MIN. RADII)
- TYPICAL PARKING STALLS PER CITY STANDARDS: 18'-0" / 9'-0" / 5 — PARKING STALL COUNT
- PROPOSED REFUSE & RECYCLE ENCLOSURES: PER CITY STANDARDS
- PATIO TABLE & BENCH W/ UMBRELLA, LITTER CANS W/ RECYCLING PROVIDED AT EACH TABLE AREA. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- ELECTRIC VEHICLE CHARGING STATION PER CITY STANDARDS:
- FUTURE ELECTRIC VEHICLE CHARGING STATION CONDUIT ONLY.
- DESIGNATED USPS APPROVED PARKING STALL w/ ADJACENT GROUND-MTD. USPS APPROVED TENANT MAILBOX W/LETTER LOCKER MAILBOX ON A 6" SLAB: MAILBOX

SITE PLAN KEYNOTES

1. DRIVE AISLE CROSSINGS WITH THE FOLLOWING FOR PEDESTRIAN SAFETY : ACCESSIBLE PATH AT LESS THAN 2% SLOPE, PAINTED 4-FT. W. PEDESTRIAN PATH WITH DIRECTIONAL SIGNAGE, ACCESSIBLE CURB RAMPS PER CITY STDS., TRUNCATED DOME INDICATORS PER CITY STDS. AT DRIVE AISLE CROSSINGS
2. SHORT-TERM BIKE PARKING - LOOP BIKE RACK. SEE TITLE SHEET FOR REQUIRED SPACES AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
3. MONUMENT SIGN
4. AMENITY AREA - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
5. CARPOOL AND ZERO EMISSION PARKING STALLS
6. ELECTRIC VEHICLE CHARGING STATIONS (RACEWAY INSTALLED)
7. GRADE LEVEL DOOR
8. ACCESSIBLE PARKING SPACE PER CITY STANDARDS
9. ACCESSIBLE CURB RAMP PER CITY STANDARDS
10. CONCRETE PEDESTRIAN RAMP PER CITY STANDARDS
11. CONCRETE SIDEWALK AT STREET
12. 1'-0" WIDE CONCRETE "STEP-OFF"
13. STOP SIGN
14. ROLL UP DOORS AT DOCK
15. COVERED TRUCK DOCK
16. ELECTRICAL ROOM
17. FIRE CONTROL RISER ROOM / ROOF ACCESS
18. LANDSCAPED AREA PER LANDSCAPE DRAWINGS
19. UNDERGROUND WATER QUALITY VAULT PER CIVIL DRAWINGS
20. WATER METER PER CIVIL DRAWINGS
21. EXISTING IRRIGATION SERVICE PER CIVIL DRAWINGS
22. RETAINING WALL PER CIVIL DRAWINGS
23. WATER QUALITY BASIN PER CIVIL DRAWINGS
24. LIGHT BOLLARD PER ELECTRICAL DRAWINGS
25. CITY OF MENIFEE STREET LIGHT STANDARD
26. PVC RAIL FENCE PER CITY STANDARD 1301.04 & 1301.05
27. 6'-0" HT. CMU SCREEN WALL. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
28. EXISTING CHAINLINK FENCE TO REMAIN

sca
ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SAGE
No. 12701
Rev 11/30/25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

SITE PLAN

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

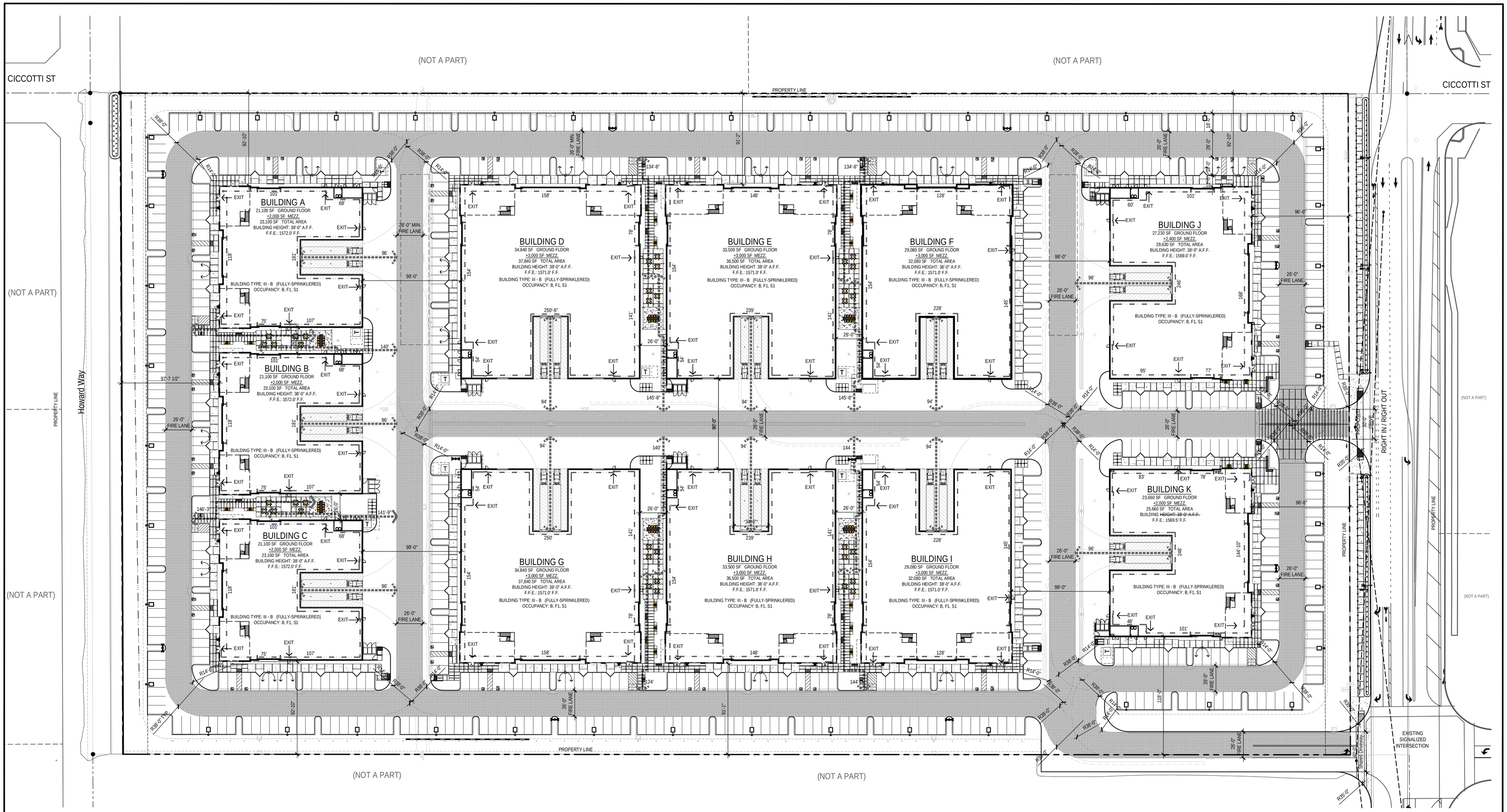
Revision Dates

	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	AS1



FIRE TRUCK ACCESS PLAN

0 10' 40' 100'

SCALE: 1" = 40'-0"

FIRE ACCESS SITE PLAN LEGEND

PROPERTY LINES

SETBACK LINES

ACCESS WALKWAYS (MIN. 5' WIDE) SEE SHT. AS1 FOR DIMENSIONS

PROPOSED FIRE HYDRANT (NEW PRIVATE U.N.O.) FINAL LOCATION UPON APPROVAL OF THE FIRE DEPARTMENT:

FIRE BACKFLOW (NEW PRIVATE U.N.O.) FINAL LOCATION UPON APPROVAL OF THE FIRE DEPARTMENT:

26'-0" MIN. FIRE LANE:
WHERE THE VERTICAL DISTANCE BETWEEN GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED. AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OF PORTION THEREOF, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES

FIRE DEPARTMENT ACCESS 150 FT MAXIMUM FIRE HOSE PULL: 150'

1. ALL BUILDINGS ARE TO BE EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER
2. NO HIGH PILE STORAGE TO BE INSTALLED
3. MAXIMUM DISTANCE BETWEEN EXITS - TABLE 1017.2 300'
   - OCC. B: 300 FT.
   - OCC. S1: 250 FT.
   - OCC. F1: 250 FT.

FIRE APPARATUS ACCESS ROADS:
FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED TO SUPPORT THE IMPOSE LOADS OF FIRE APPARATUS [80,000 POUND LIVE LOAD (GROSS VEHICULAR WEIGHT) DISTRIBUTED OVER TWO AXLES] AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES [REAR WHEEL DRIVE APPARATUS] FOR THE LENGTH AND GRADE(S) OF THE FIRE APPARATUS ACCESS ROAD

TYPICAL PARKING STALLS PER CITY STANDARD: 21 / A52 — 18'-0" × 9'-0" — 5 PARKING STALL COUNT

PROPOSED REFUSE & RECYCLE ENCLOSURES PER CITY STANDARDS 1 / A52, 2 / A52

PATIO TABLE & BENCH W/ UMBRELLA, LITTER CANS W/ RECYCLING PROVIDED AT EACH TABLE AREA. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

ELECTRIC VEHICLE CHARGING STATION 15 / A52

FUTURE ELECTRIC VEHICLE CHARGING STATION CONDUIT ONLY.

DESIGNATED USPS APPROVED PARKING STALL w/ ADJACENT GROUND-MTD. USPS APPROVED TENANT MAILBOX W/LETTER LOCKER MAILBOX ON A 6" SLAB — MAILBOX — 29 / A52

KNOX BOX - OBTAIN APPROVAL OF FINAL LOCATION AND NUMBER WITH THE CITY OF MENIFEE FIRE MARSHAL. KB

20'-0" HIGH PARKING LOT LIGHTS: 24 / A52

ACCESSIBLE PARKING STALL: 11 / A52

ELECTRICAL TRANSFORMER PAD: T

FIRE ROAD ACCESS RADIUS PER FIRE DEPT. STANDARDS COUNTY OF RIVERSIDE FIRE DEPT. TECH. POLICY TP22-002 SEE SHEET C07 FOR ADDITIONAL INFORMATION — R14'-0" / R38'-0"

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED ARCHITECT — CHERYL D. SAGON — No. 12701 — REN 11/30/25 — STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

FIRE ACCESS SITE PLAN

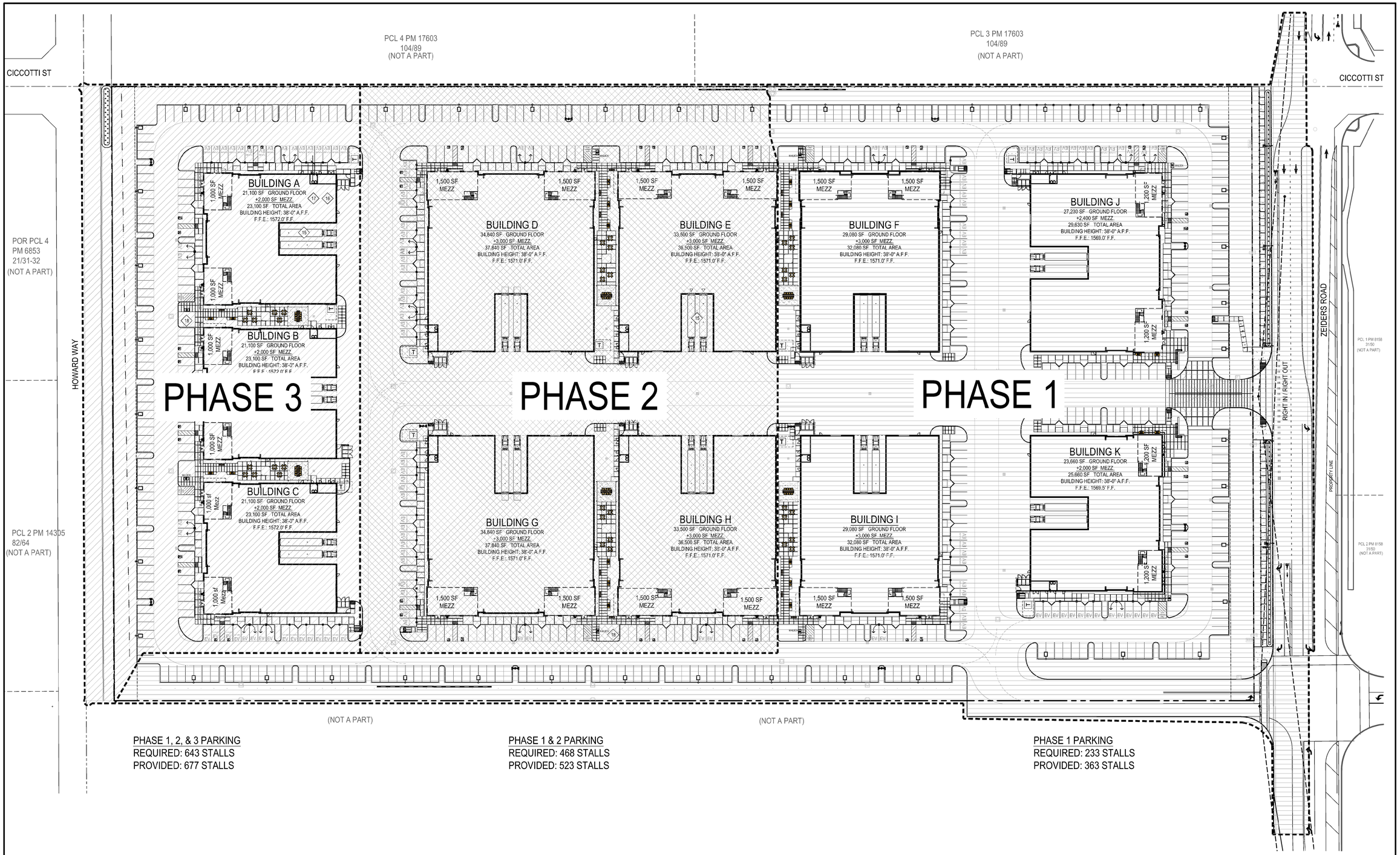
PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	AS1A



PHASE 1, 2, & 3 PARKING
REQUIRED: 643 STALLS
PROVIDED: 677 STALLS

PHASE 1 & 2 PARKING
REQUIRED: 468 STALLS
PROVIDED: 523 STALLS

PHASE 1 PARKING
REQUIRED: 233 STALLS
PROVIDED: 363 STALLS

PRELIMINARY PHASING SITE PLAN

0 10' 40' 100'
SCALE: 1" = 40'-0"

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SMITH
No. C31701
REN 11/30/25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

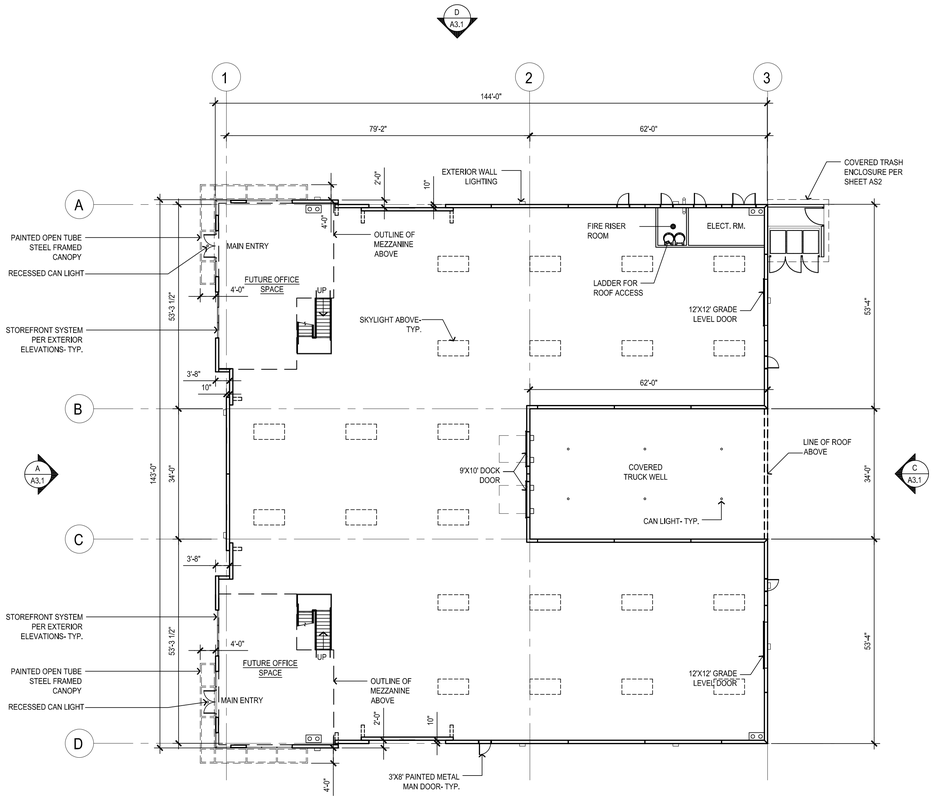
SITE PLAN

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

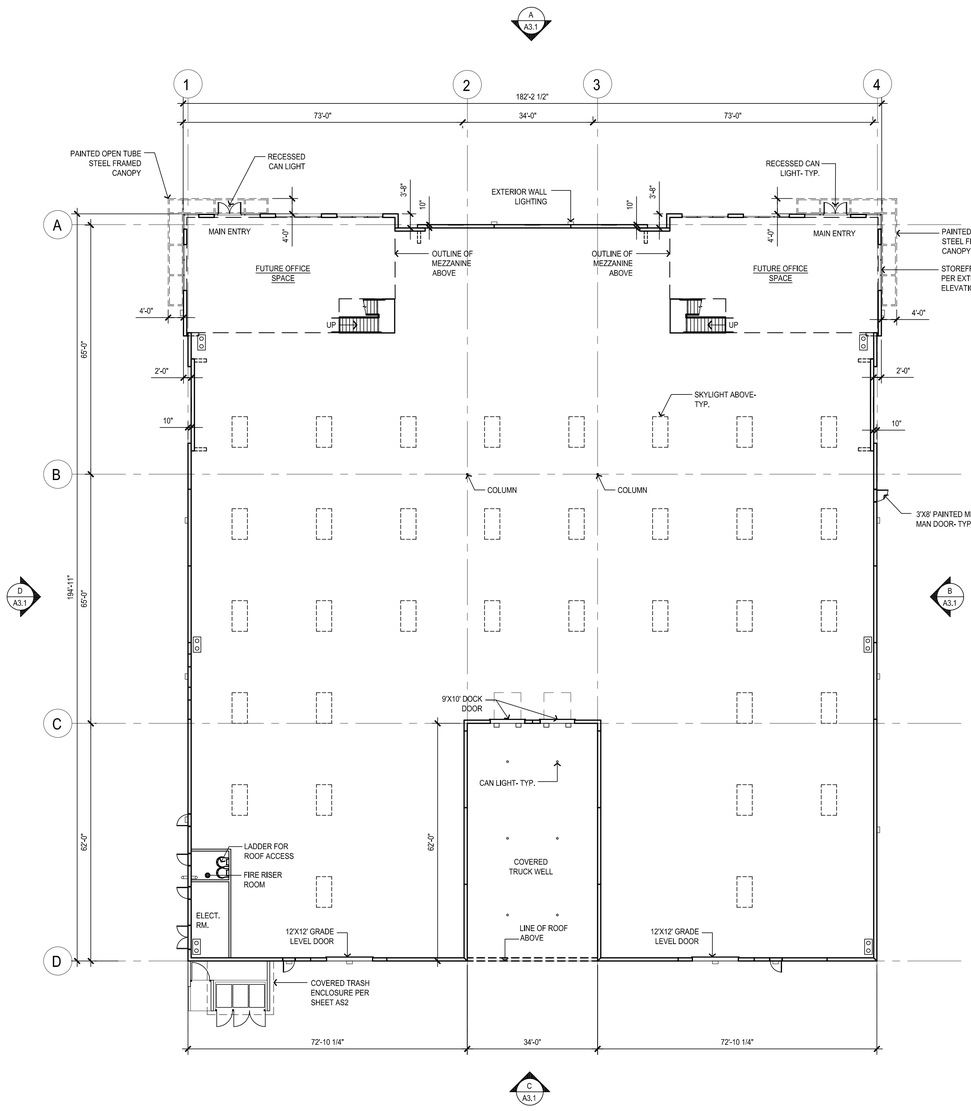
1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	AS2



BUILDINGS A, B, AND C - FLOOR PLAN

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



BUILDINGS D AND G - FLOOR PLAN

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

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT CHERYL D. SMITH NO. 12701 REN 11/30/25 STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

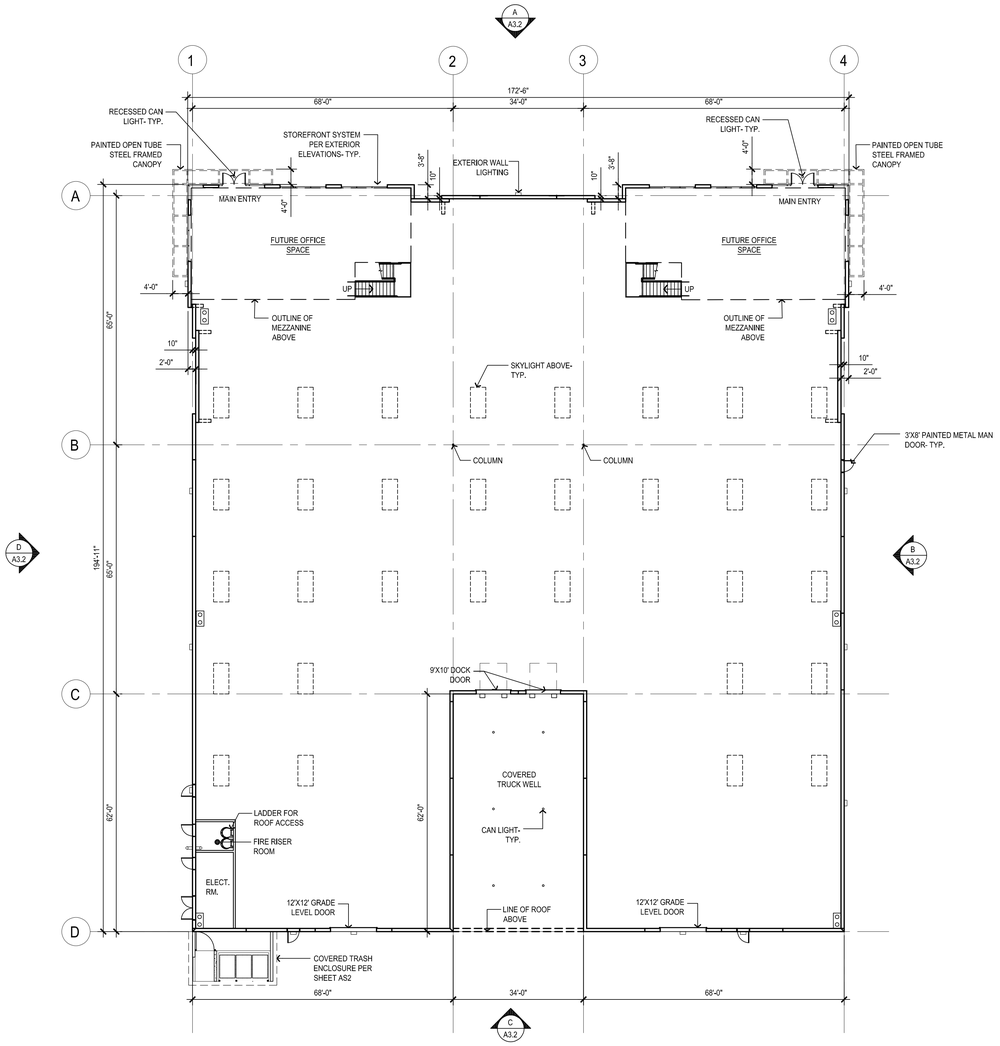
FLOOR PLANS BUILDINGS A, B, C, D, & G

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

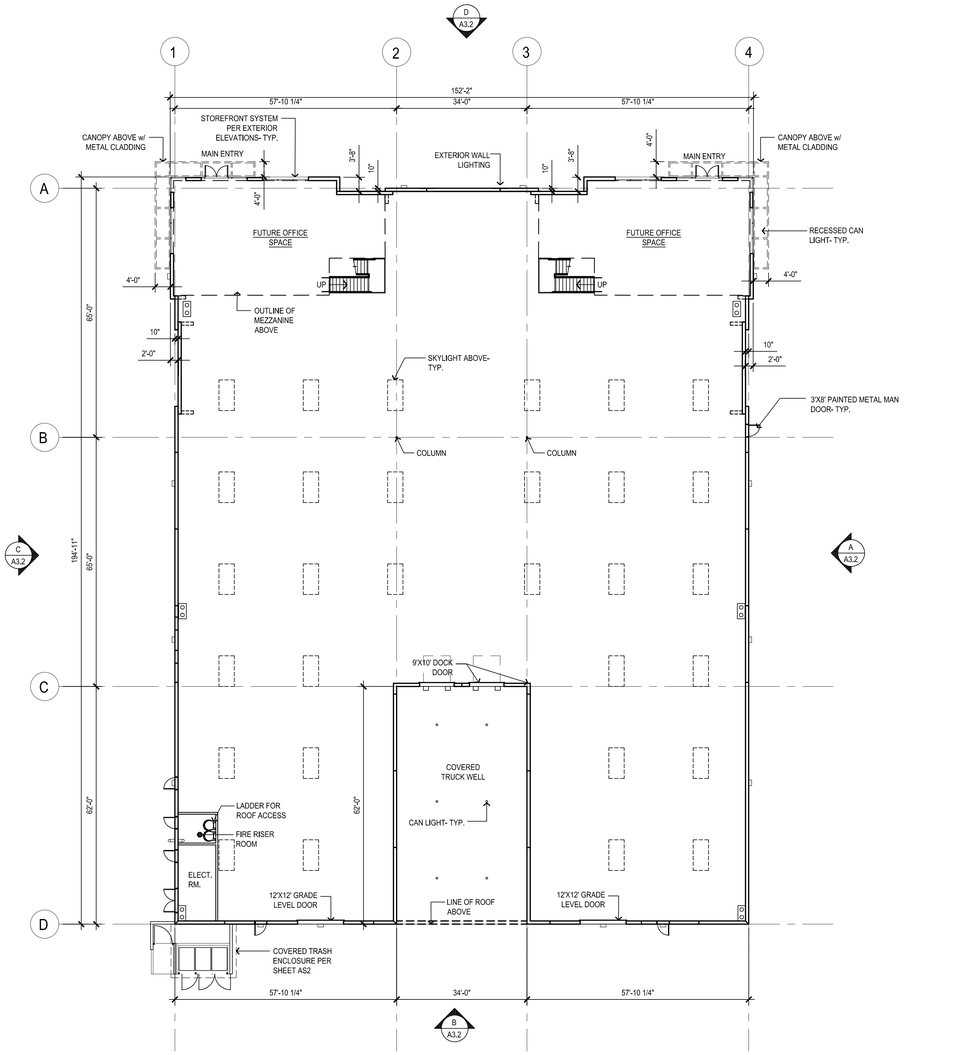
Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A1.1



BUILDINGS E AND H - FLOOR PLAN

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

0 8' 16' 32'



BUILDINGS F AND I - FLOOR PLAN

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

0 8' 16' 32'

sca
ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SMITH
No. 12701
Rev 11/30/25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

FLOOR PLANS BUILDINGS E, H, & J

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

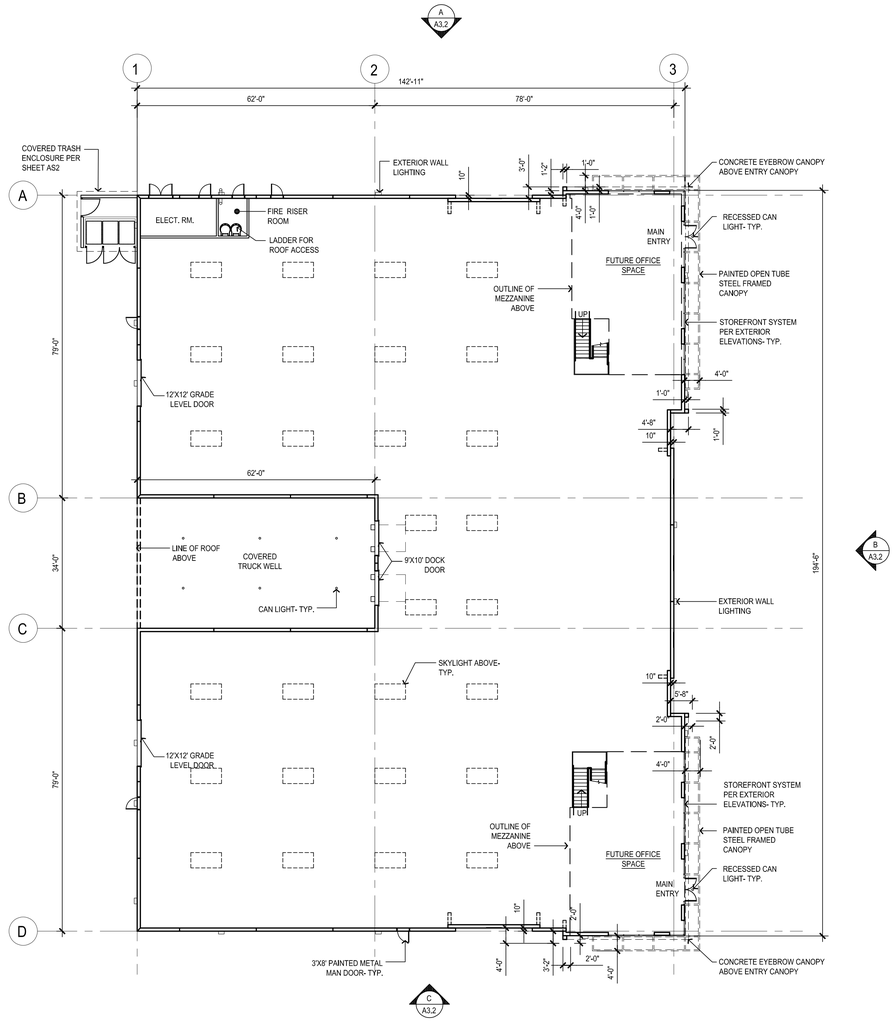
Revision Dates

-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

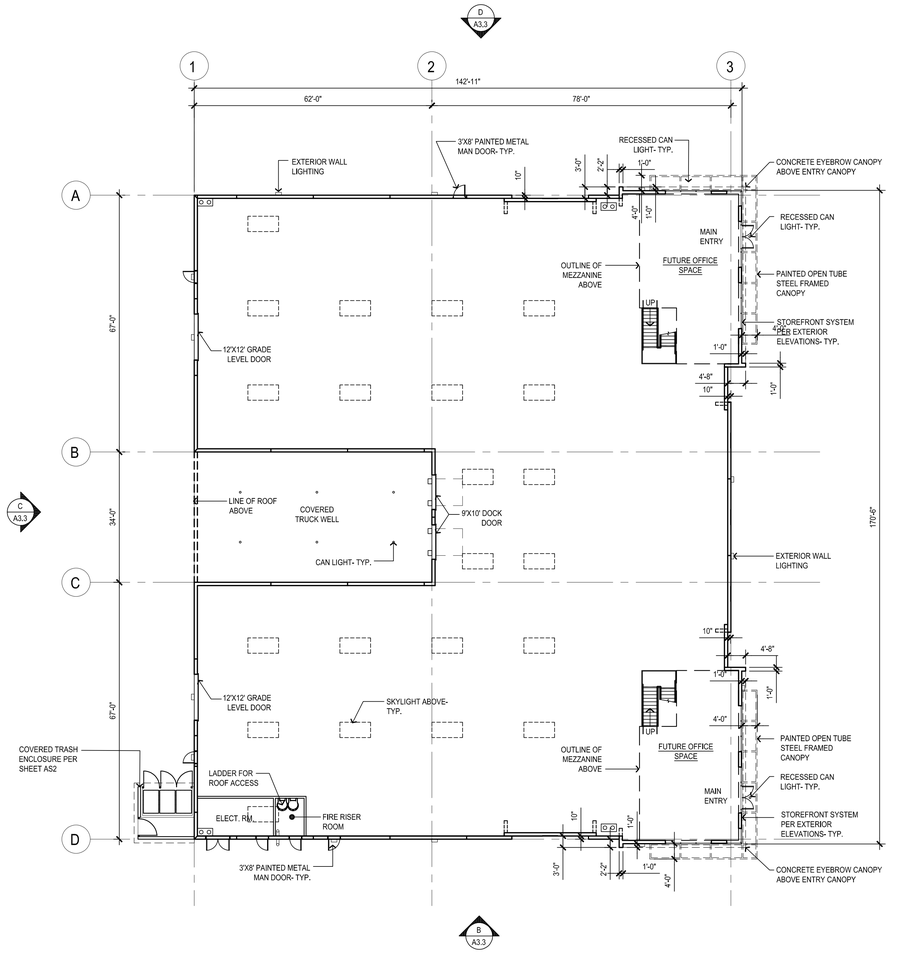
Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A1.2



BUILDINGS J - FLOOR PLAN

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

0 8' 16' 32'



BUILDING K - FLOOR PLAN

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

0 8' 16' 32'

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT CHERYL D. SMITH NO. 12701 REN 11/30/25 STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

FLOOR PLANS BUILDINGS F, I, & K

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

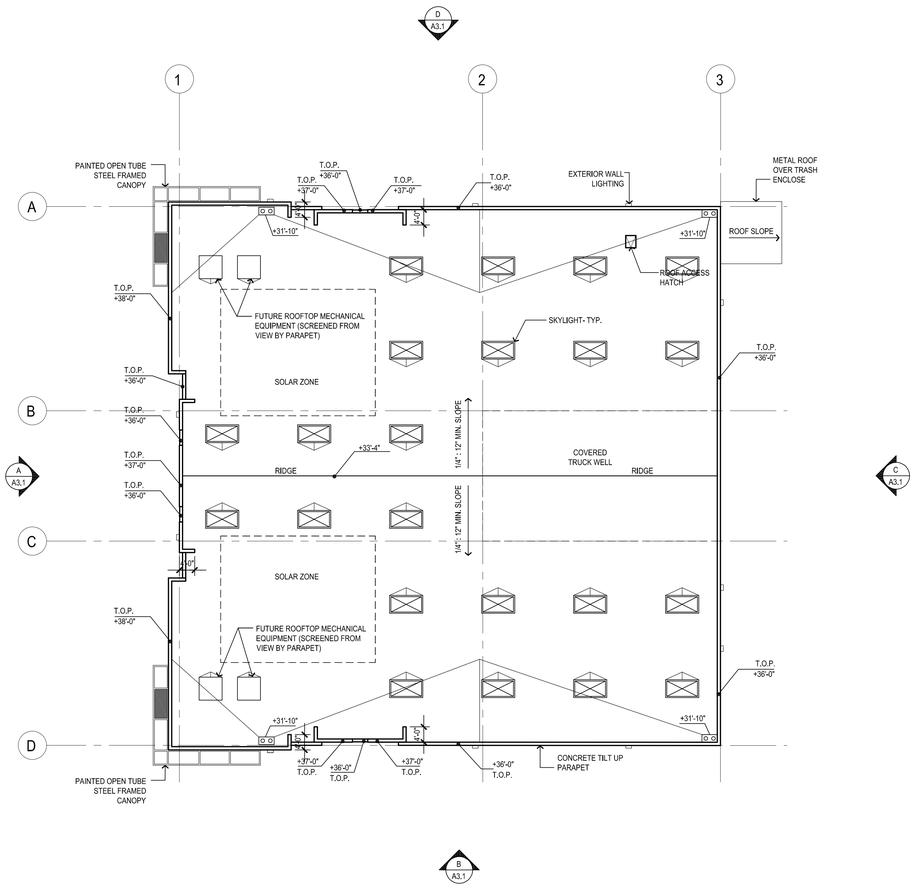
Revision Dates

-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A1.3



BUILDINGS A, B, AND C - ROOF PLAN

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

0 8' 16' 32'

ROOF CALCULATIONS:

SKYLIGHT PER CEC SECTION 140.3 (MINIMUM 3% OF ROOF AREA)

ROOF AREA= 22,222 SF

REQUIRED SKYLIGHT AREA = 22,222 SF x 3% = 667 SF

MINIMUM SKYLIGHT SIZE = 4' X 8' (32 SF)

TOTAL NUMBER OF SKYLIGHTS REQUIRED FOR DAYLIGHTING = 21

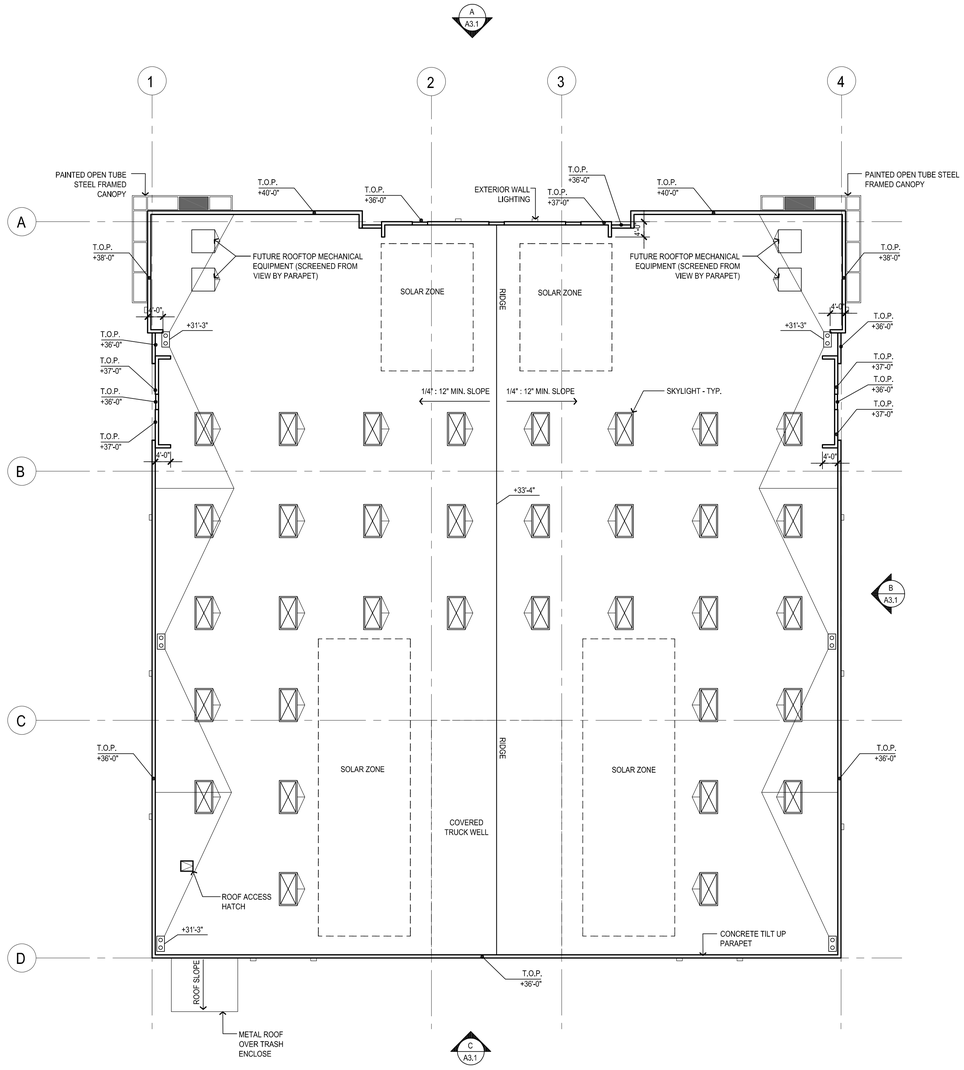
TOTAL NUMBER OF SKYLIGHTS PROVIDED = 22

SOLAR ZONE CALCULATION

22,222 SF **TOTAL ROOF AREA**
- 667 SF **TOTAL REQUIRED SKYLIGHT AREA**
21,555 **SF x 15%** = 3,233 SF

3,233 SF = **REQUIRED SOLAR AREA**

3,233 SF = **PROPOSED SOLAR AREA**



BUILDINGS D AND G - ROOF PLAN

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

0 8' 16' 32'

ROOF CALCULATIONS:

SKYLIGHT PER CEC SECTION 140.3 (MINIMUM 3% OF ROOF AREA)

ROOF AREA= 34,883 SF

REQUIRED SKYLIGHT AREA = 34,883 SF x 3% = 1,046 SF

MINIMUM SKYLIGHT SIZE = 4' X 8' (32 SF)

TOTAL NUMBER OF SKYLIGHTS REQUIRED FOR DAYLIGHTING = 34

TOTAL NUMBER OF SKYLIGHTS PROVIDED = 34

SOLAR ZONE CALCULATION

34,883 SF **TOTAL ROOF AREA**
- 1,046 SF **TOTAL REQUIRED SKYLIGHT AREA**
33,837 **SF x 15%** = 5,076 SF

5,076 SF = **REQUIRED SOLAR AREA**

5,076 SF = **PROPOSED SOLAR AREA**

ROOF PLAN LEGEND:

ROOF HEIGHTS ARE GIVEN ABOVE THE FIRST FLOOR FINISH SLAB ELEVATIONS TO TOP OF ROOF SHEATHING.

0'-0" — ROOF ELEVATION, FINISH FLOOR TO TOP OF ROOF SHEATHING (TYP U.O.N.)

0'-0" T.O.P. — TOP OF PARAPET ELEVATION, FINISH FLOOR TO TOP OF PARAPET (TYP U.O.N.)

1/4" / FT. SLOPE — DENOTES MIN. ROOF SLOPE FLOW LINE

4'x8' SINGLE CURB MOUNTED SINGE DOME SKYLIGHT WITH SMOKE HATCH AND FALL PROTECTION PER OSHA REQUIREMENTS

ROOF DRAINS, OVERFLOW DRAINS, AND DOWNSPOUTS

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT CHERYL D. SMITH NO. 12701 REN 11/30/25 STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

ROOF PLANS BUILDINGS A, B, C, AND D & G

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

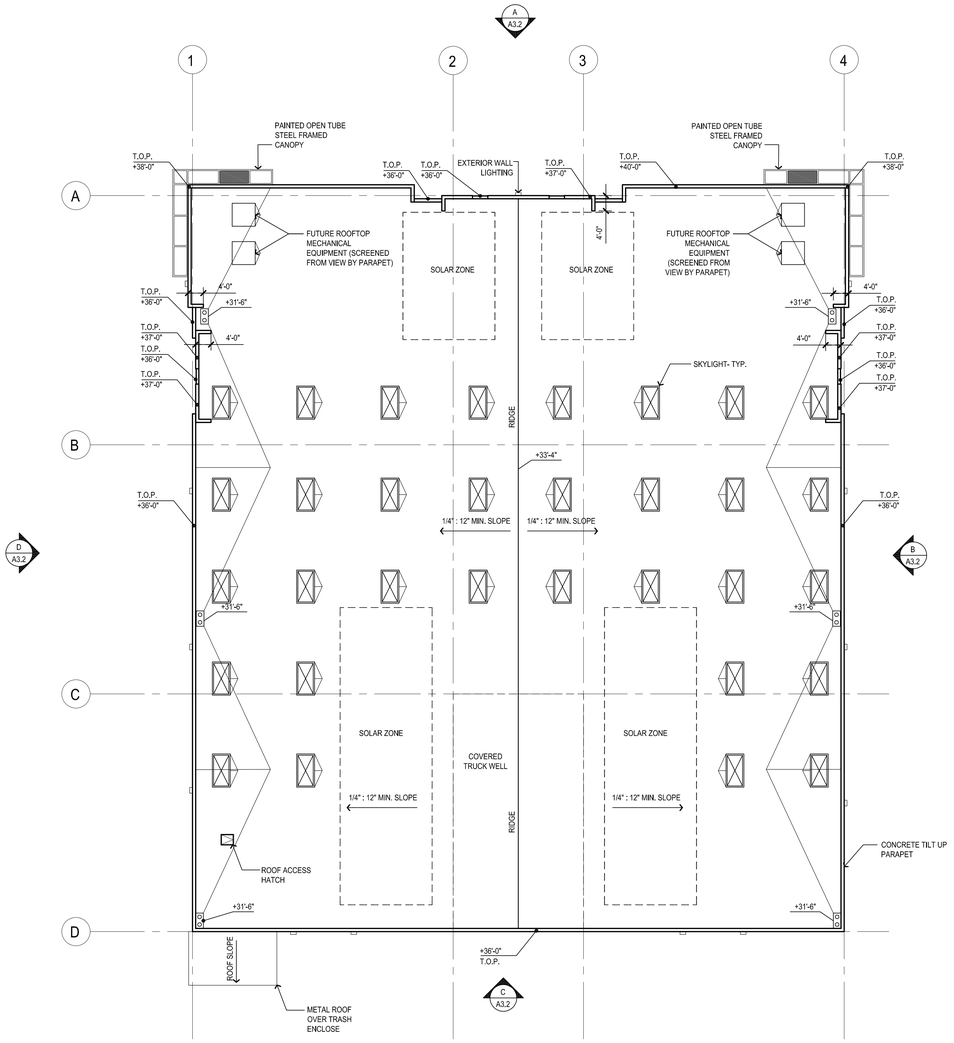
1	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date 3/15/2024
Check By MM
Drawn By NDB
Scale AS NOTED
Job Number 23020.S
Sheet Number

A2.1



BUILDINGS E AND H - ROOF PLAN

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

0 8' 16' 32'

ROOF CALCULATIONS:

SKYLIGHT PER CEC SECTION 140.3 (MINIMUM 3% OF ROOF AREA)

ROOF AREA= 33,008 SF

REQUIRED SKYLIGHT AREA = 33,008 SF x 3% = 990 SF

MINIMUM SKYLIGHT SIZE = 4' X 8' (32 SF)

TOTAL NUMBER OF SKYLIGHTS REQUIRED FOR DAYLIGHTING = 31

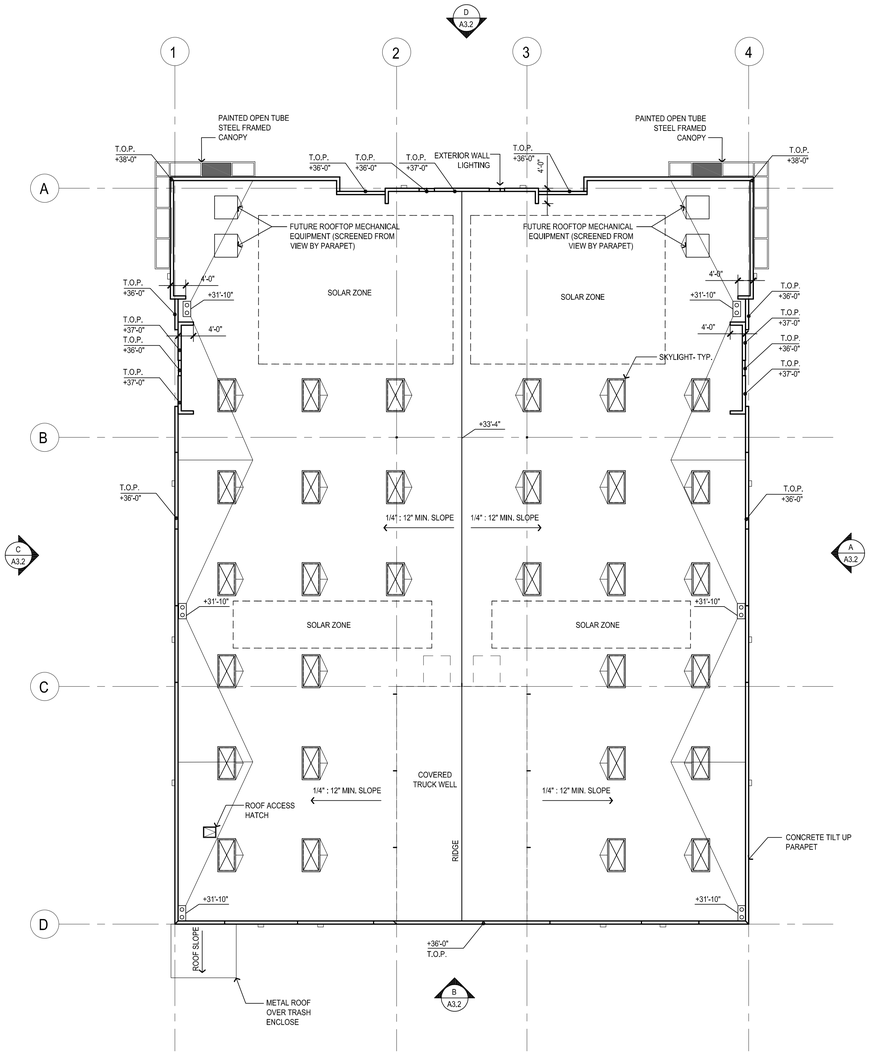
TOTAL NUMBER OF SKYLIGHTS PROVIDED = 32

SOLAR ZONE CALCULATION

33,008 SF **TOTAL ROOF AREA**
- 990 SF **TOTAL REQUIRED SKYLIGHT AREA**
32,018 SF **SF x 15% =** 4,803 **SF**

4,803 SF = **REQUIRED SOLAR AREA**

4,803 SF = **PROPOSED SOLAR AREA**



BUILDINGS F AND I - ROOF PLAN

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

0 8' 16' 32'

ROOF CALCULATIONS:

SKYLIGHT PER CEC SECTION 140.3 (MINIMUM 3% OF ROOF AREA)

ROOF AREA= 32,092 SF

REQUIRED SKYLIGHT AREA = 32,092 SF x 3% = 963 SF

MINIMUM SKYLIGHT SIZE = 4' X 8' (32 SF)

TOTAL NUMBER OF SKYLIGHTS REQUIRED FOR DAYLIGHTING = 30

TOTAL NUMBER OF SKYLIGHTS PROVIDED = 30

SOLAR ZONE CALCULATION

32,092 SF **TOTAL ROOF AREA**
- 963 SF **TOTAL REQUIRED SKYLIGHT AREA**
31,129 **SF x 15% =** 4,363 **SF**

4,669 SF = **REQUIRED SOLAR AREA**

4,669 SF = **PROPOSED SOLAR AREA**

ROOF PLAN LEGEND:

ROOF HEIGHTS ARE GIVEN ABOVE THE FIRST FLOOR FINISH SLAB ELEVATIONS TO TOP OF ROOF SHEATHING.

0'-0" — ROOF ELEVATION, FINISH FLOOR TO TOP OF ROOF SHEATHING (TYP U.O.N.)

0'-0" T.O.P. — TOP OF PARAPET ELEVATION, FINISH FLOOR TO TOP OF PARAPET (TYP U.O.N.)

1/4" / FT. SLOPE — DENOTES MIN. ROOF SLOPE FLOW LINE

4'x8' SINGLE CURB MOUNTED SINGE DOME SKYLIGHT WITH SMOKE HATCH AND FALL PROTECTION PER OSHA REQUIREMENTS

ROOF DRAINS, OVERFLOW DRAINS, AND DOWNSPOUTS

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT CHERYL D. SMITH NO. 12701 REN 11/30/25 STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

ROOF PLANS BUILDINGS E, H AND J, K

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

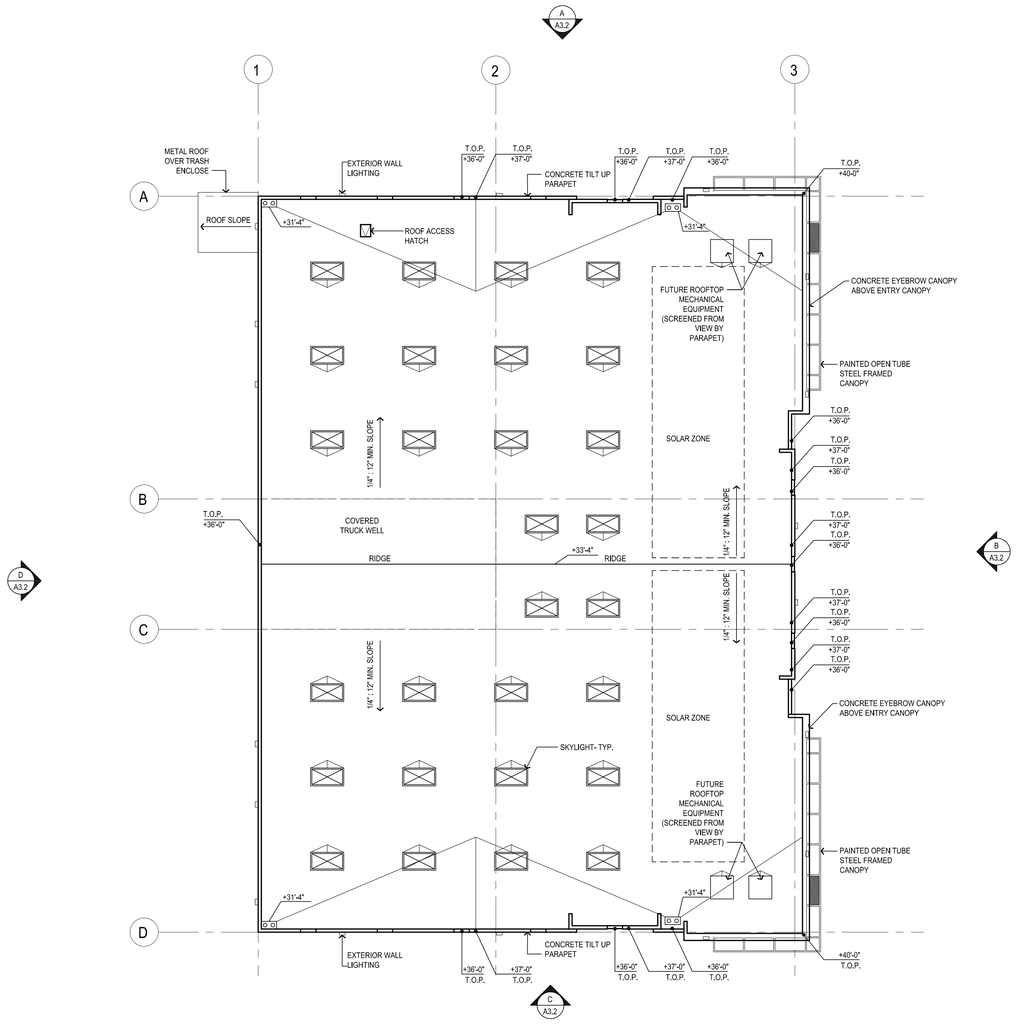
1	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date 3/15/2024
Check By MM
Drawn By NDB
Scale AS NOTED
Job Number 23020.S
Sheet Number

A2.2



BUILDINGS J - ROOF PLAN

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

0 8' 16' 32'

ROOF CALCULATIONS:

SKYLIGHT PER CEC SECTION 140.3 (MINIMUM 3% OF ROOF AREA)

ROOF AREA= 27,243 SF

REQUIRED SKYLIGHT AREA = 27,243 SF x 3% = 817 SF

MINIMUM SKYLIGHT SIZE = 4' X 8' (32 SF)

TOTAL NUMBER OF SKYLIGHTS REQUIRED FOR DAYLIGHTING = 26

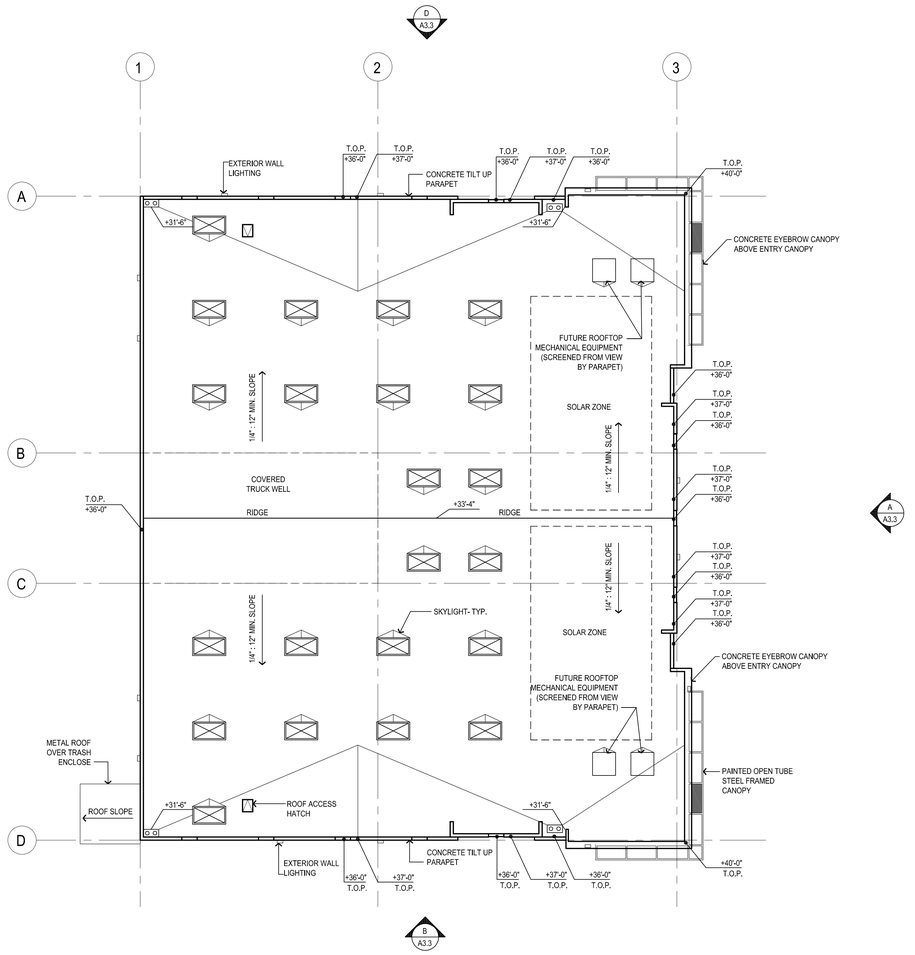
TOTAL NUMBER OF SKYLIGHTS PROVIDED = 28

SOLAR ZONE CALCULATION

27,243 SF	SF	TOTAL ROOF AREA
- 817	SF	TOTAL REQUIRED SKYLIGHT AREA
26,426	SF x 15% =	3,964 SF

3,934 SF = REQUIRED SOLAR AREA

3,934 SF = PROPOSED SOLAR AREA



BUILDING K - ROOF PLAN

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

0 8' 16' 32'

ROOF CALCULATIONS:

SKYLIGHT PER CEC SECTION 140.3 (MINIMUM 3% OF ROOF AREA)

ROOF AREA= 23,817 SF

REQUIRED SKYLIGHT AREA = 23,817 SF x 3% = 714 SF

MINIMUM SKYLIGHT SIZE = 4' X 8' (32 SF)

TOTAL NUMBER OF SKYLIGHTS REQUIRED FOR DAYLIGHTING = 22

TOTAL NUMBER OF SKYLIGHTS PROVIDED = 22

SOLAR ZONE CALCULATION

23,817	SF	TOTAL ROOF AREA
- 714	SF	TOTAL REQUIRED SKYLIGHT AREA
23,103	SF x 15% =	3,465 SF

3,465 SF = REQUIRED SOLAR AREA

3,465 SF = PROPOSED SOLAR AREA

ROOF PLAN LEGEND:

ROOF HEIGHTS ARE GIVEN ABOVE THE FIRST FLOOR FINISH SLAB ELEVATIONS TO TOP OF ROOF SHEATHING.

0'-0" — ROOF ELEVATION, FINISH FLOOR TO TOP OF ROOF SHEATHING (TYP U.O.N.)

0'-0" T.O.P. — TOP OF PARAPET ELEVATION, FINISH FLOOR TO TOP OF PARAPET (TYP U.O.N.)

1/4" / FT. SLOPE — DENOTES MIN. ROOF SLOPE FLOW LINE

4'x8' SINGLE CURB MOUNTED SINGE DOME SKYLIGHT WITH SMOKE HATCH AND FALL PROTECTION PER OSHA REQUIREMENTS

ROOF DRAINS, OVERFLOW DRAINS, AND DOWNSPOUTS

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT CHERYL D SMITH NO. 12701 REN 11/30/25 STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

ROOF PLANS BUILDINGS - J&K

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

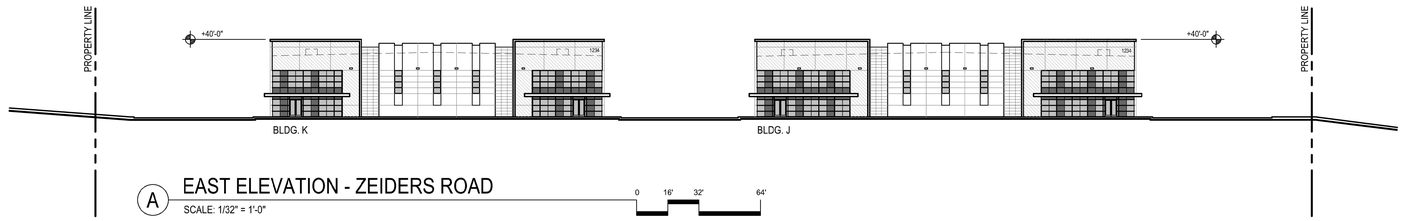
1	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date 3/15/2024
Check By MM
Drawn By NDB
Scale AS NOTED
Job Number 23020.S
Sheet Number

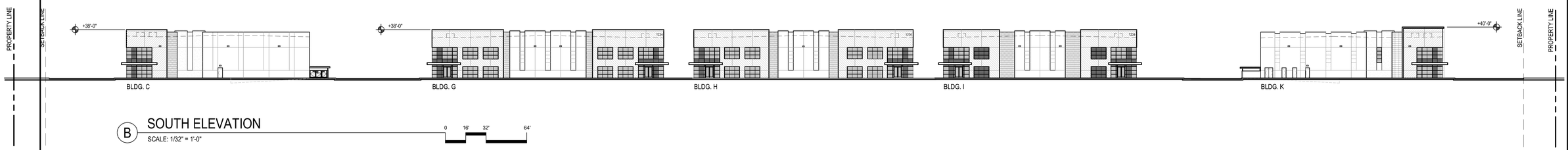
A2.3



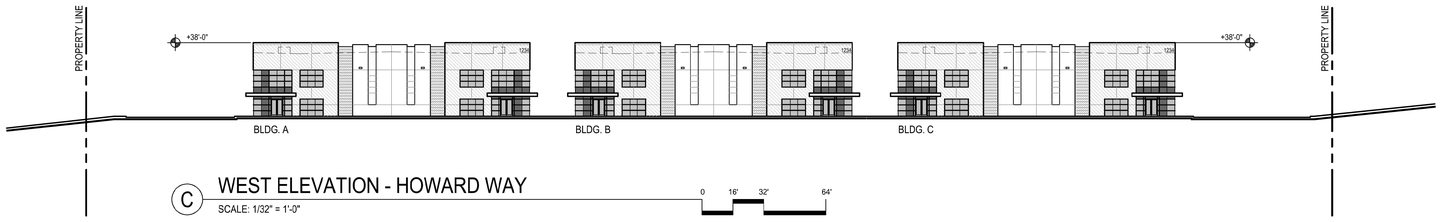
A EAST ELEVATION - ZEIDERS ROAD
SCALE: 1/32" = 1'-0"
0 16' 32' 64'

MATERIAL SCHEDULE:

	STOREFRONT GLAZING: 1/4" PACIFICA SOLARBAN 60 + 1/2" AIR SPACE + 1/4" CLEAR IN FULLY CAPTURED 2"x4" AND 2"x6" FRONT SET GLAZED ALUMINUM MULLION SYSTEM. COLOR: PPG DURANAR UC106883F SUNSTORM GALAXY SILVER. ALTERNATE BID FINISH: ARCADIA AC2-CLEAR ANODIZED
	SPANDREL GLASS: 1/4" ICD OPACI-COAT-300 #6-3130 OCEAN CRUISE
T =	TEMPERED
	PAINTED CONCRETE TILT-UP PANEL COLOR: SW 6000 SNOWFALL
	PAINTED CONCRETE TILT-UP PANEL : SW 9163 TIN LIZZIE
	PAINTED CONCRETE TILT-UP PANEL SW 7068 GRIZZLE GRAY
	PAINTED CONCRETE TILT-UP PANEL SW 7047 PORPOISE
	PORCELAIN TILE OVER THIN SET. MNF.: DALTILE. COLOR: ARTICULO STORY BROWN AR08. SIZE:18"X36"



B SOUTH ELEVATION
SCALE: 1/32" = 1'-0"
0 16' 32' 64'



C WEST ELEVATION - HOWARD WAY
SCALE: 1/32" = 1'-0"
0 16' 32' 64'

D NORTH ELEVATION
SCALE: 1/32" = 1'-0"
0 16' 32' 64'

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SNOW
No. C-27701
REN 11-30-25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

OVERALL EXTERIOR ELEVATIONS

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

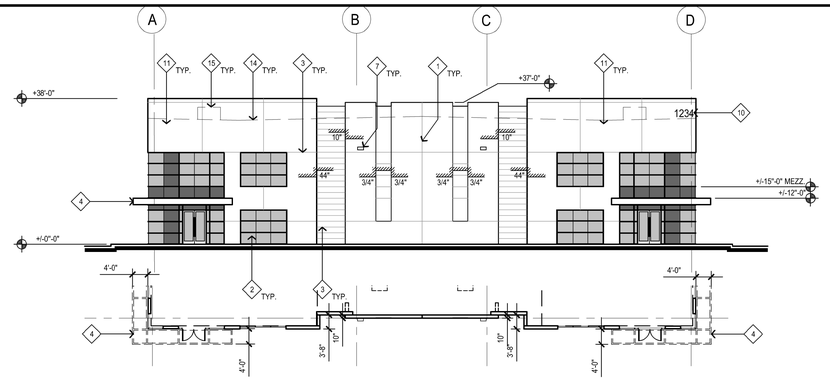
Revision Dates

△	-	-

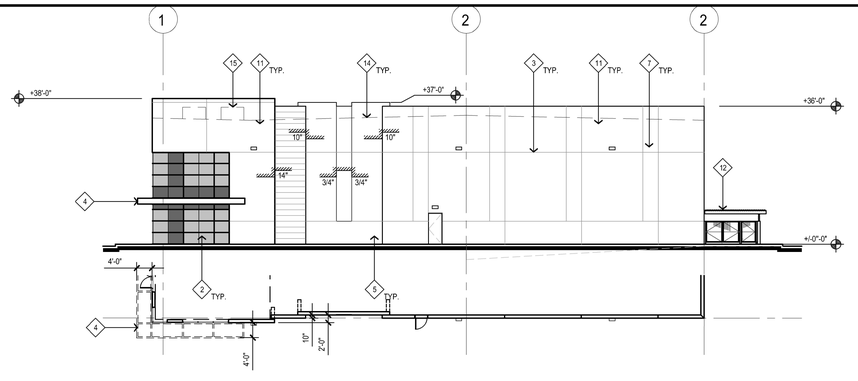
Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

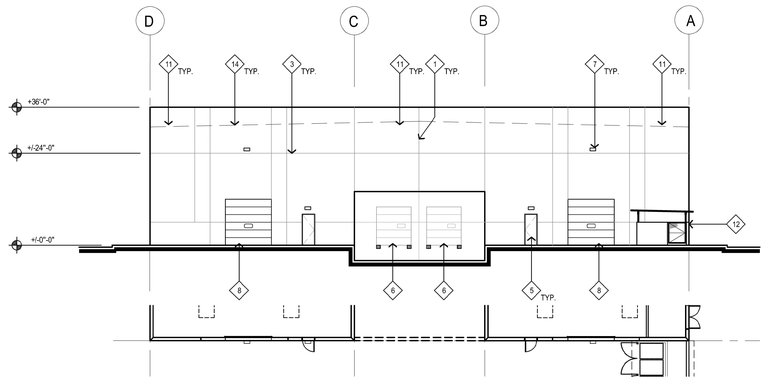
Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A3.0



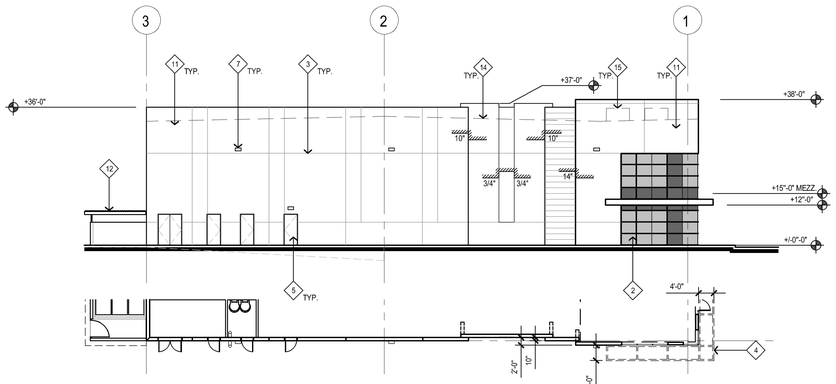
A BLDG A, B, & C - FRONT (WEST) ELEVATION
SCALE: 1/16" = 1'-0"



B BLDG A, B, & C - SIDE (SOUTH) ELEVATION
SCALE: 1/16" = 1'-0"



C BLDG A, B, & C - BACK (EAST) ELEVATION
SCALE: 1/16" = 1'-0"



D BLDG A, B, & C - SIDE (NORTH) ELEVATION
SCALE: 1/16" = 1'-0"

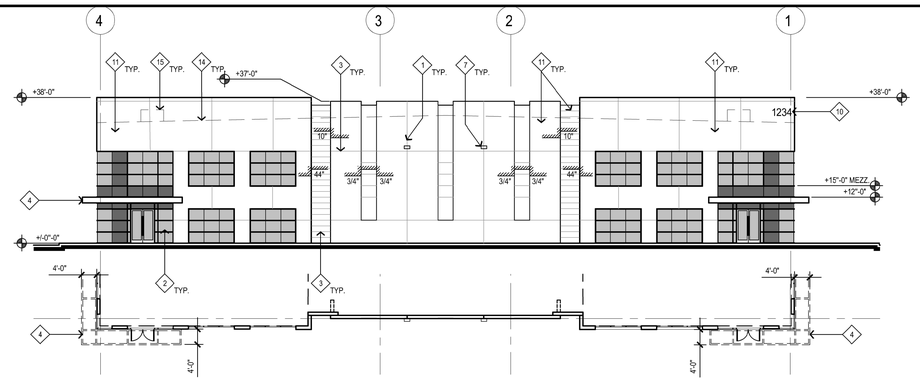
MATERIAL SCHEDULE:

- STOREFRONT GLAZING: 1/4" PACIFICA SOLARBAN 60 + 1/2" AIR SPACE + 1/4" CLEAR IN FULLY CAPTURED 2"x4" AND 2"x6" FRONT SET GLAZED ALUMINUM MULLION SYSTEM. COLOR: PPG DURANAR UC106693F SUNSTORM GALAXY SILVER. ALTERNATE BID FINISH: ARCADIA AC2-CLEAR ANODIZED
- SPANDREL GLASS: 1/4" ICD OPACI-COAT-300 #6-3130 OCEAN CRUISE
- T = TEMPERED
- PAINTED CONCRETE TILT-UP PANEL COLOR: SW 6000 SNOWFALL
- PAINTED CONCRETE TILT-UP PANEL : SW 9163 TIN LIZZIE
- PAINTED CONCRETE TILT-UP PANEL SW 7068 GRIZZLE GRAY
- PAINTED CONCRETE TILT-UP PANEL SW 7047 PORPOISE
- PORCELAIN TILE OVER THIN SET. MNF.: DALTILE. COLOR: ARTICULO STORY BROWN AR08. SIZE:18"X36"

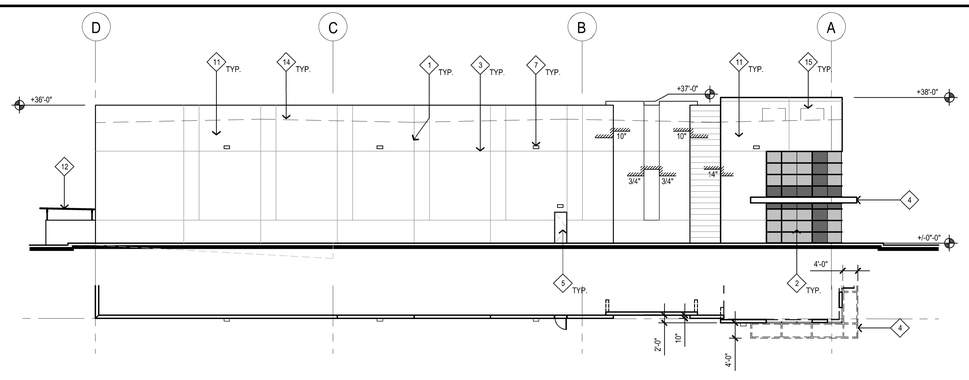
ELEVATION KEY NOTES:

NOT ALL KEYNOTES ARE USED ON THIS SHEET

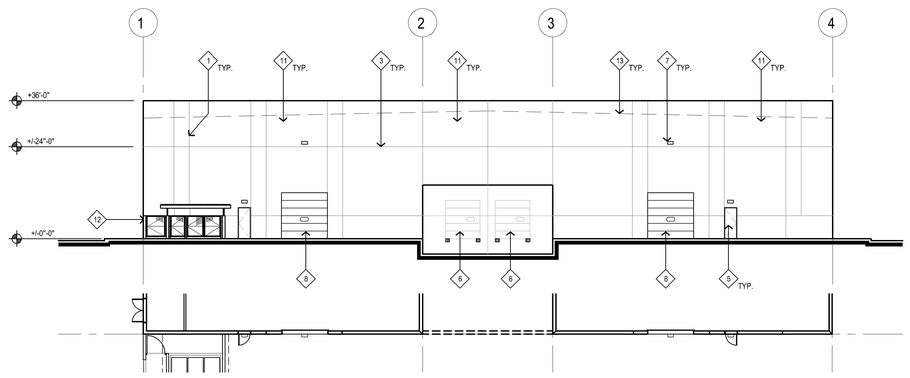
1. CONCRETE TILT-UP PANEL JOINT
2. ALUMINUM STOREFRONT SYSTEM
3. 3/4" "V" GROOVE REVEAL IN CONCRETE TILT-UP PANEL
4. PAINTED OPEN TUBE STEEL FRAMED CANOPY
5. 3' X 8' PAINTED METAL MAN DOOR
6. 9'X10' ALUMINUM DOCK LEVEL ROLL-UP DOOR WITH WINDOW PANE
7. WALL MOUNTED LIGHT FIXTURE
8. 12'X12' ALUMINUM ROLL-UP GRADE LEVEL DOOR WITH WINDOW PANE
9. ROOF OVERFLOW THROUGH WALL SCUPPER
10. 24" HIGH BUILDING NUMBERS (NUMBER AND EXACT LOCATION PER CITY OF MENIFEE)
11. TILT-UP CONCRETE WALL
12. COVERED CONCRETE TRASH INCLOSURE PER CITY STANDARDS
13. PORCELAIN TILE OVER THIN SET
14. ROOF LINE BEYOND
15. MECHANICAL PACKAGE UNIT BEHIND THE PARAPET
16. TILT-UP CONCRETE WALL EYEBROW



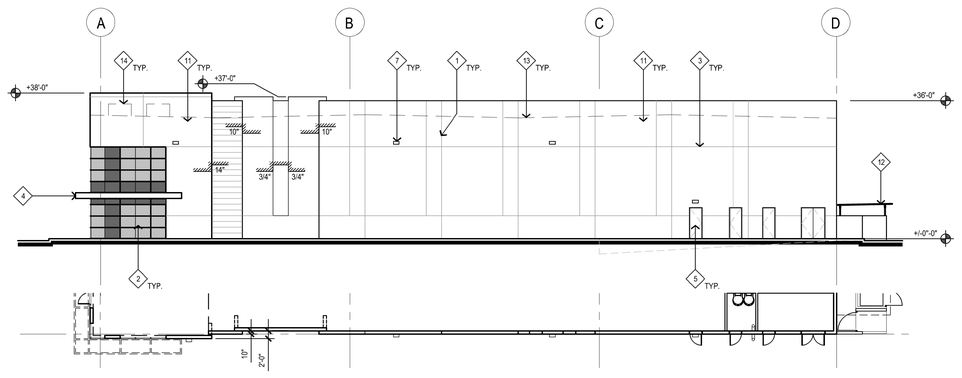
A BLDG D & G - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



B BLDG D & G - SIDE ELEVATION
SCALE: 1/16" = 1'-0"



C BLDG D & G - BACK ELEVATION
SCALE: 1/16" = 1'-0"



D BLDG D & G - SIDE ELEVATION
SCALE: 1/16" = 1'-0"

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT CHERYL D. SCA No. 12701 REN 11/30/25 STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

BUILDINGS A, B, C, D, AND D & G - EXTERIOR ELEVATIONS

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

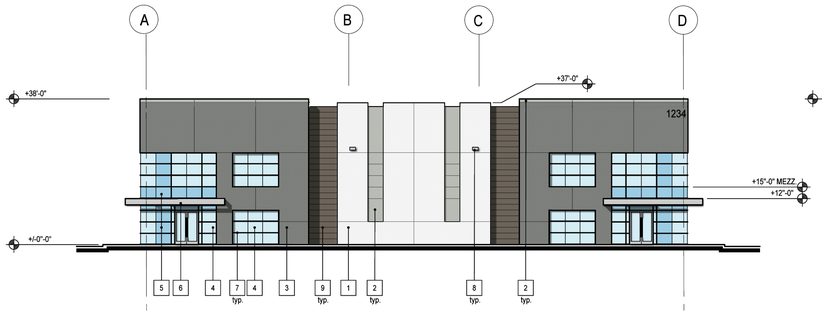
Revision Dates

1.	-

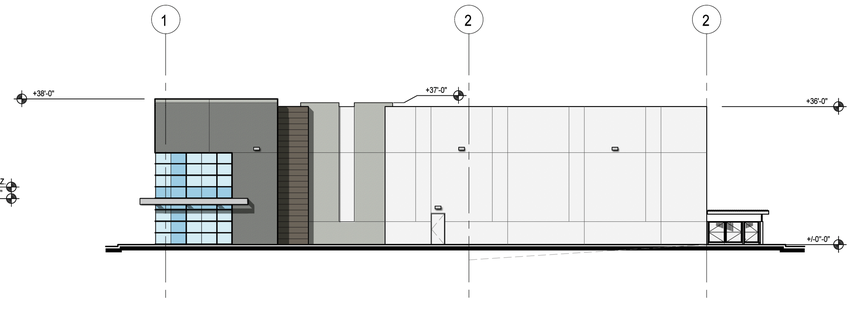
Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A3.1



A BLDG A, B, & C - FRONT (WEST) ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

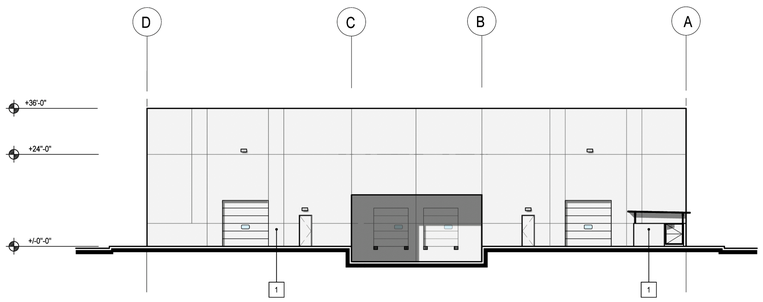


B BLDG A, B, & C - SIDE (SOUTH) ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

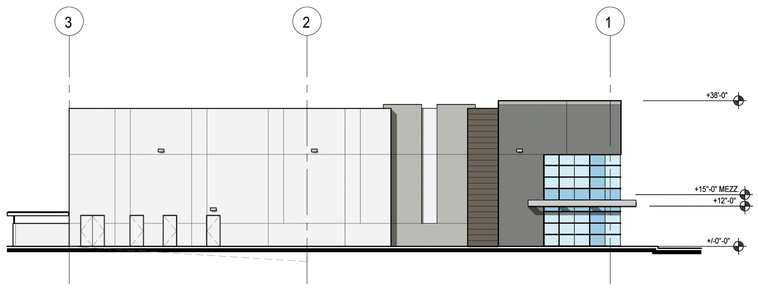
MATERIAL SCHEDULE/KEY NOTES:

SEE MATERIAL SAMPLE BOARD FOR MORE INFORMATION

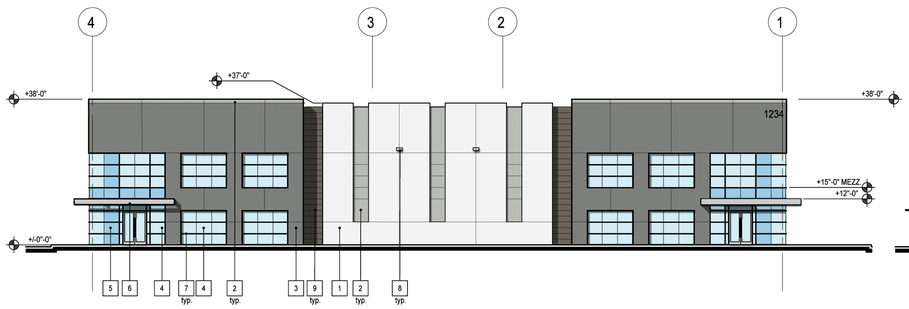
1	PAINTED CONCRETE TILT-UP PANEL COLOR: SW6000 SNOWFALL
2	PAINTED CONCRETE TILT-UP PANEL COLOR: SW2850 CHELSEA GRAY
3	PAINTED CONCRETE TILT-UP PANEL COLOR: SW9163 TIN LIZZIE
4	1" INSULATED GLASS COLOR: PPG SOLAR BAN 60 (2) PACIFICA + CLEAR
5	1/4" SPANDREL GLASS COLOR: ICD OPACI-COAT-300 #6-3130 OCEAN CRUISE
6	PAINTED OPEN TUBE STEEL FRAMED CANOPY COLOR: SW2850 CHELSEA GRAY
7	ALUMINUM WINDOW SYSTEM COLOR: PPG DURANAR SUNSTORM GALAXY SILVER UC106683F ALTERNATE BID FINISH: ARCADIA AC2-CLEAR ANODIZED
8	WALL MOUNTED LIGHT PER ELECTRICAL PLANS COLOR: NATURAL ALUMINUM
9	PAINTED CONCRETE TILT-UP PANEL COLOR: SW7047 PORPOISE
10	PORCELAIN TILE OVER THIN SET MNF: DALTILE. COLOR: ARTICULO STORY BROWN AR08. SIZE:18"X36"



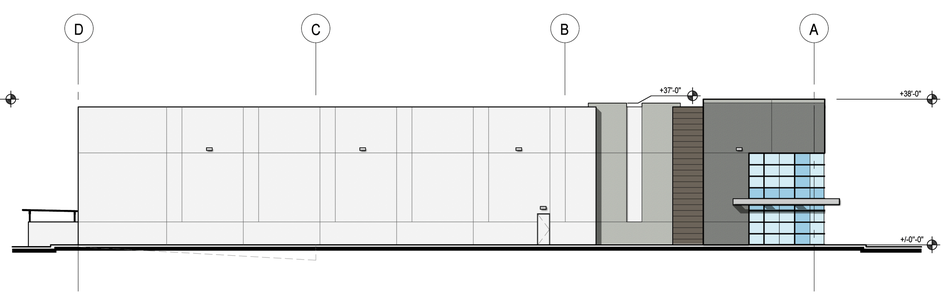
C BLDG A, B, & C - BACK (EAST) ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



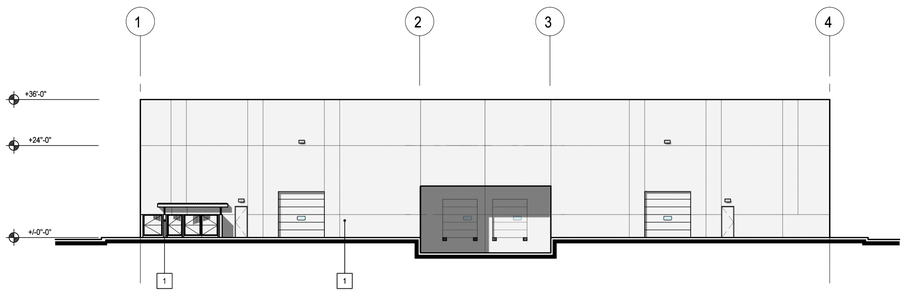
D BLDG A, B, & C - SIDE (NORTH) ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



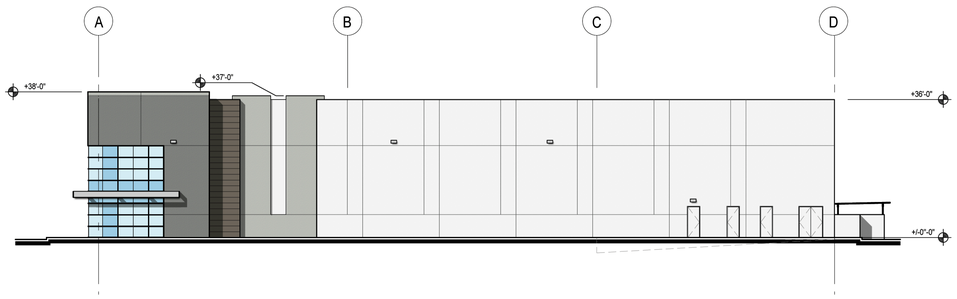
A BLDG D & G - FRONT ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



B BLDG D & G - SIDE ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



C BLDG D & G - BACK ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'



D BLDG D & G - SIDE ELEVATION
SCALE: 1/16" = 1'-0"
0 8' 16' 32'

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SCA
No. C27701
REN 11/30/25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

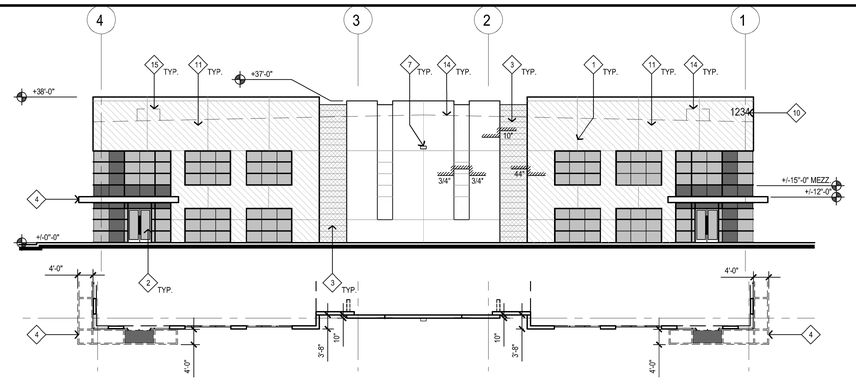
Revision Dates

1	-	-

Issue Dates

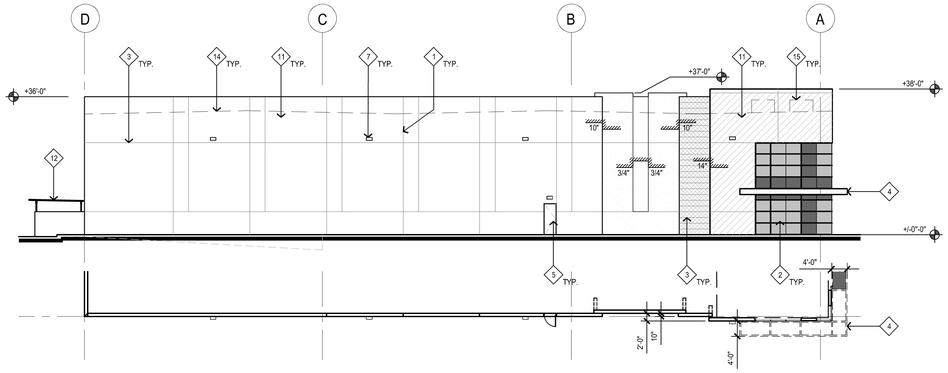
1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A3.1A



A BUILDINGS E & H - FRONT ELEVATION

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



B BUILDINGS E & H - SIDE ELEVATION

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

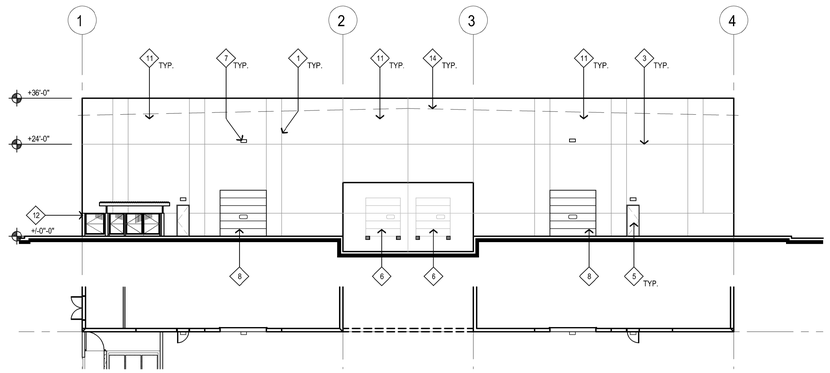
MATERIAL SCHEDULE:

- STOREFRONT GLAZING: 1/4" PACIFICA SOLARBAN 60 + 1/2" AIR SPACE + 1/4" CLEAR IN FULLY CAPTURED 2"x4" AND 2"x6" FRONT SET GLAZED ALUMINUM MULLION SYSTEM. COLOR: PPG DURANAR UC106693F SUNSTORM GALAXY SILVER. ALTERNATE BID FINISH: ARCADIA AC2-CLEAR ANODIZED
- SPANDREL GLASS: 1/4" ICD OPACI-COAT-300 #6-3130 OCEAN CRUISE
- T = TEMPERED
- PAINTED CONCRETE TILT-UP PANEL COLOR: SW 6000 SNOWFALL
- PAINTED CONCRETE TILT-UP PANEL : SW 9163 TIN LIZZIE
- PAINTED CONCRETE TILT-UP PANEL SW 7068 GRIZZLE GRAY
- PAINTED CONCRETE TILT-UP PANEL SW 7047 PORPOISE
- PORCELAIN TILE OVER THIN SET. MNF.: DALTILE. COLOR: ARTICULO STORY BROWN AR08. SIZE:18"X36"

ELEVATION KEY NOTES:

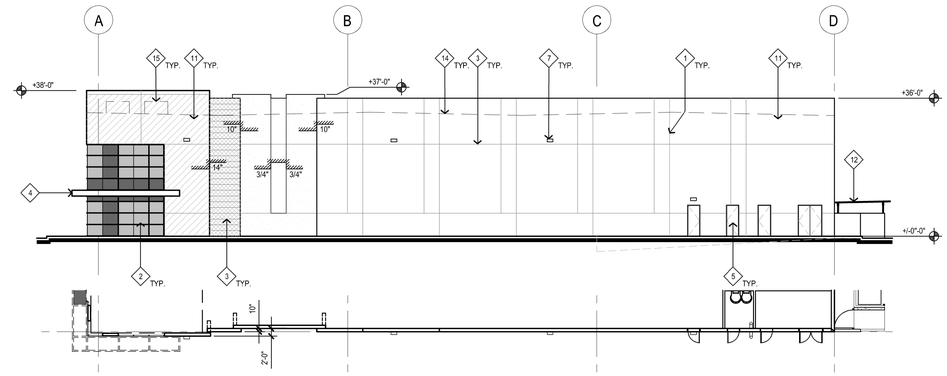
NOT ALL KEYNOTES ARE USED ON THIS SHEET

1. CONCRETE TILT-UP PANEL JOINT
2. ALUMINUM STOREFRONT SYSTEM
3. 3/4" "V" GROOVE REVEAL IN CONCRETE TILT-UP PANEL
4. PAINTED OPEN TUBE STEEL FRAMED CANOPY
5. 3' X 8' PAINTED METAL MAN DOOR
6. 9'X10' ALUMINUM DOCK LEVEL ROLL-UP DOOR WITH WINDOW PANE
7. WALL MOUNTED LIGHT FIXTURE
8. 12'X12' ALUMINUM ROLL-UP GRADE LEVEL DOOR WITH WINDOW PANE
9. ROOF OVERFLOW THROUGH WALL SCUPPER
10. 24" HIGH BUILDING NUMBERS (NUMBER AND EXACT LOCATION PER CITY OF MENIFEE)
11. TILT-UP CONCRETE WALL
12. COVERED CONCRETE TRASH INCLOSURE PER CITY STANDARDS
13. PORCELAIN TILE OVER THIN SET
14. ROOF LINE BEYOND
15. MECHANICAL PACKAGE UNIT BEHIND THE PARAPET
16. TILT-UP CONCRETE WALL EYEBROW



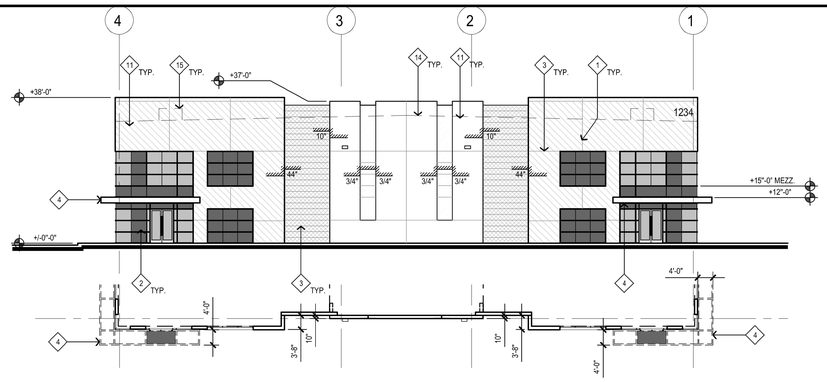
C BUILDINGS E & H - BACK ELEVATION

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



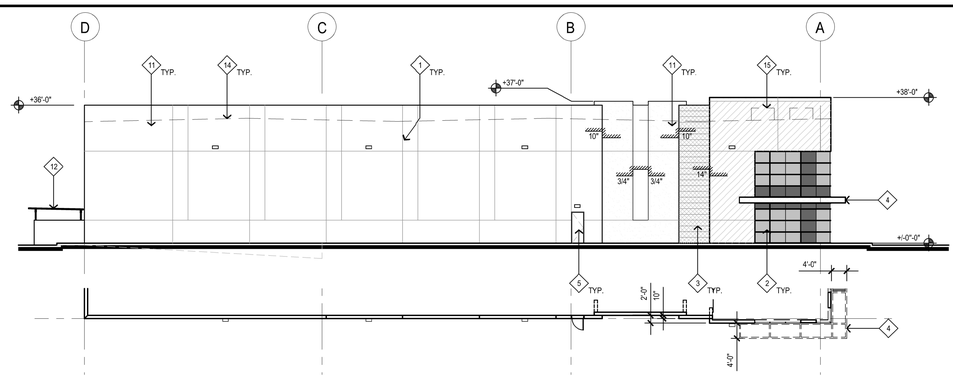
D BUILDINGS E & H - SIDE ELEVATION

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



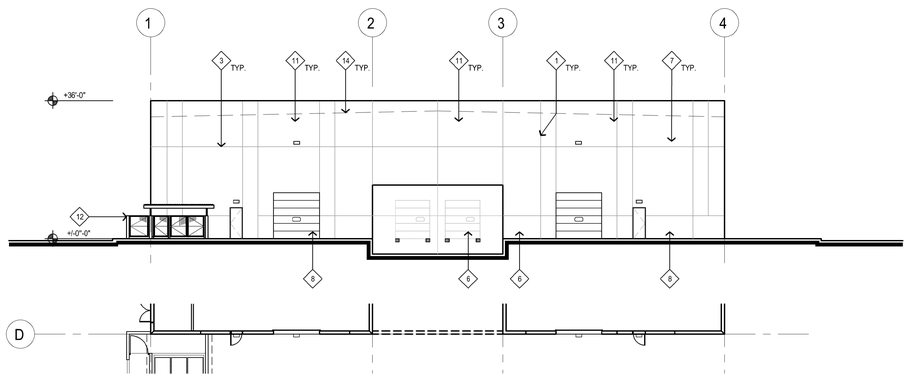
A BUILDINGS F & I - FRONT ELEVATION

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



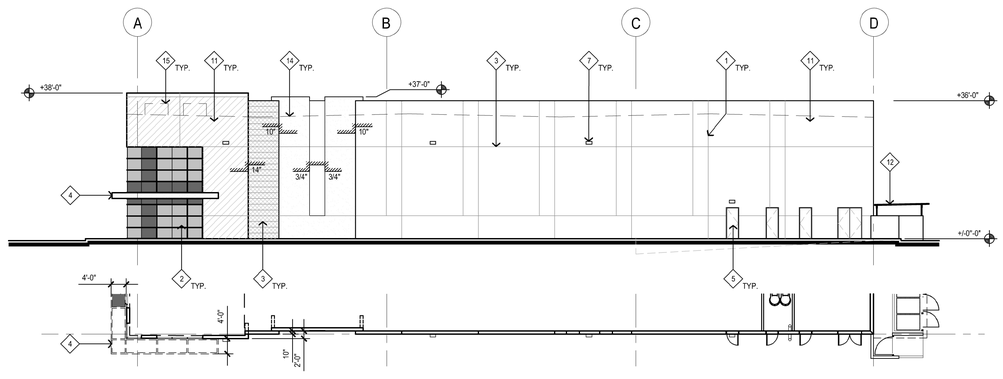
B BUILDINGS F & I - SIDE ELEVATION

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



C BUILDINGS F & I - BACK ELEVATION

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



D BUILDINGS F & I - SIDE ELEVATION

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

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT CHERYL D. SWEN No. 17701 Rev 11/30/25 STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

BUILDINGS E, H, F AND I - EXTERIOR ELEVATIONS

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

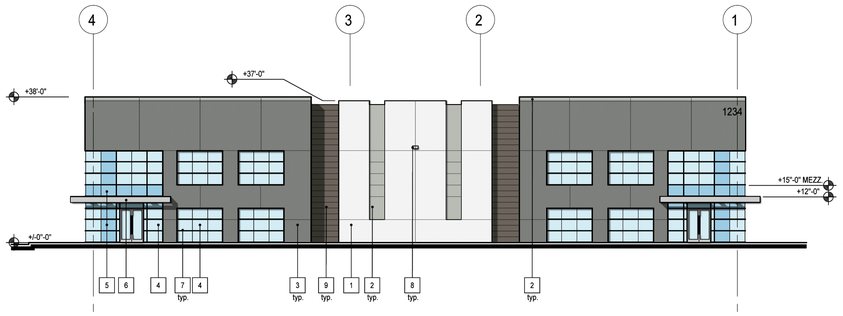
Revision Dates

△	-

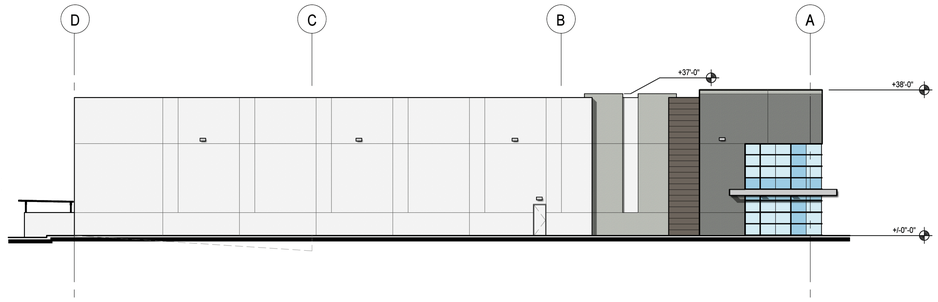
Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

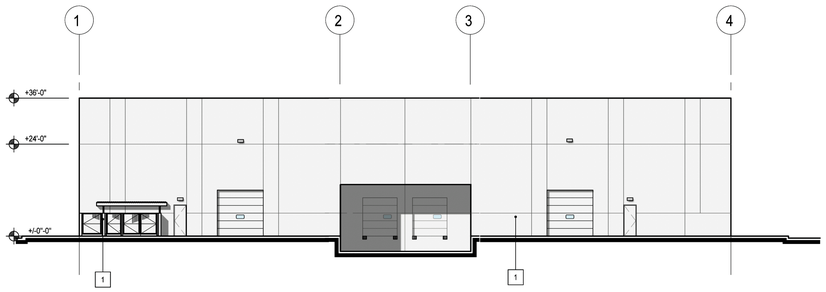
Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A3.2



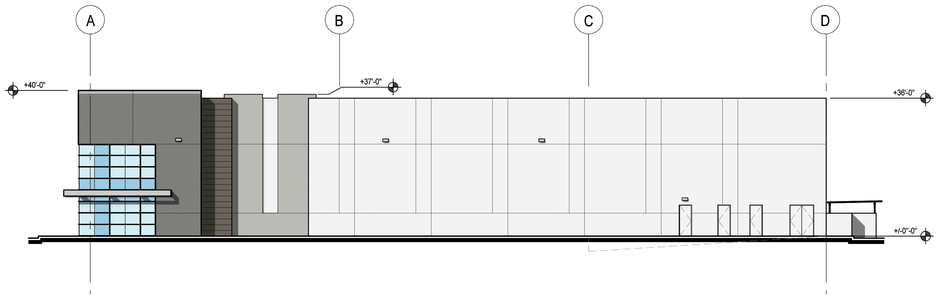
A BUILDINGS E & H - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



B BUILDINGS E & H - SIDE ELEVATION
SCALE: 1/16" = 1'-0"



C BUILDINGS E & H - BACK ELEVATION
SCALE: 1/16" = 1'-0"

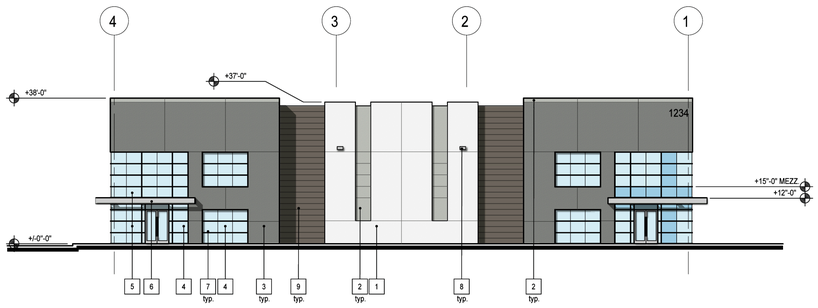


D BUILDINGS E & H - SIDE ELEVATION
SCALE: 1/16" = 1'-0"

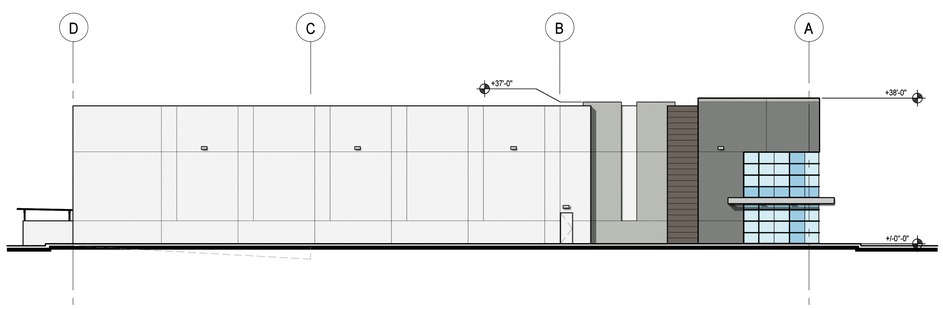
MATERIAL SCHEDULE/KEY NOTES:

SEE MATERIAL SAMPLE BOARD FOR MORE INFORMATION

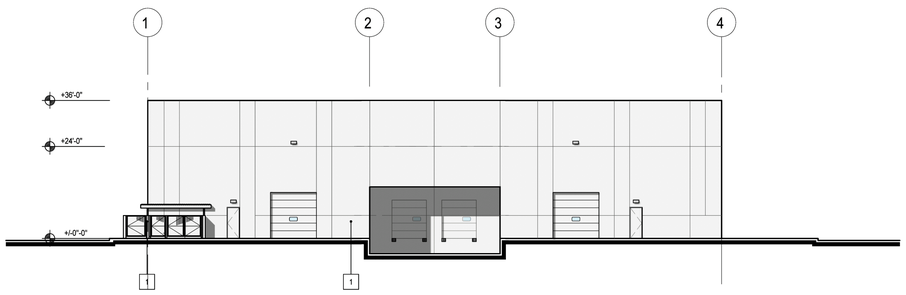
1	PAINTED CONCRETE TILT-UP PANEL COLOR: SW6000 SNOWFALL
2	PAINTED CONCRETE TILT-UP PANEL COLOR: SW2850 CHELSEA GRAY
3	PAINTED CONCRETE TILT-UP PANEL COLOR: SW9163 TIN LIZZIE
4	1" INSULATED GLASS COLOR: PPG SOLAR BAN 60 (2) PACIFICA + CLEAR
5	1/4" SPANDREL GLASS COLOR: ICD OPACI-COAT-300 #6-3130 OCEAN CRUISE
6	PAINTED OPEN TUBE STEEL FRAMED CANOPY COLOR: SW2850 CHELSEA GRAY
7	ALUMINUM WINDOW SYSTEM COLOR: PPG DURANAR SUNSTORM GALAXY SILVER UC106683F ALTERNATE BID FINISH: ARCADIA AC2-CLEAR ANODIZED
8	WALL MOUNTED LIGHT PER ELECTRICAL PLANS COLOR: NATURAL ALUMINUM
9	PAINTED CONCRETE TILT-UP PANEL COLOR: SW7047 PORPOISE
10	PORCELAIN TILE OVER THIN SET MNF: DALTILE. COLOR: ARTICULO STORY BROWN AR08. SIZE:18"X36"



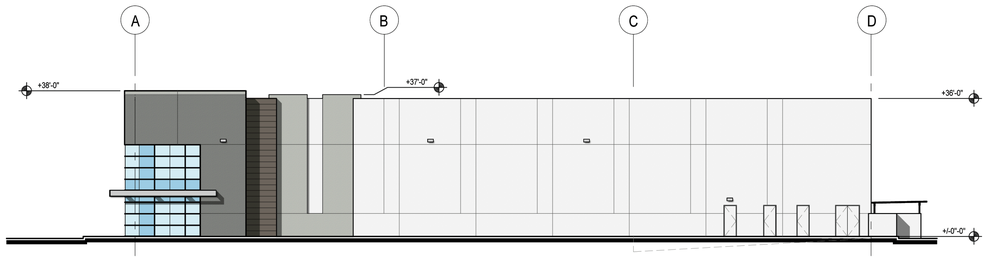
A BUILDINGS F & I - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



B BUILDINGS F & I - SIDE ELEVATION
SCALE: 1/16" = 1'-0"



C BUILDINGS F & I - BACK ELEVATION
SCALE: 1/16" = 1'-0"



D BUILDINGS F & I - SIDE ELEVATION
SCALE: 1/16" = 1'-0"

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SMITH
No. 17701
REN 11/30/25
STATE OF CALIFORNIA

Menifee Business Park

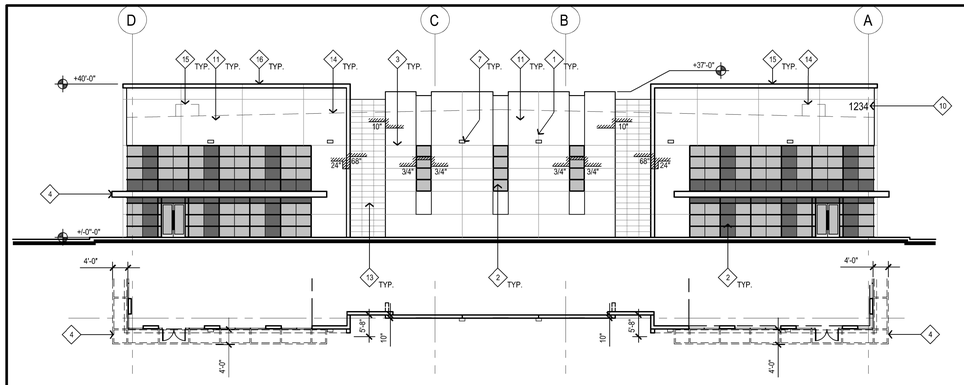
33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

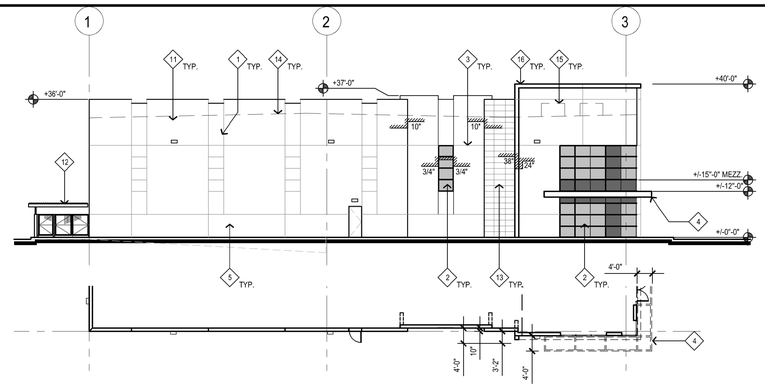
1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A3.2A



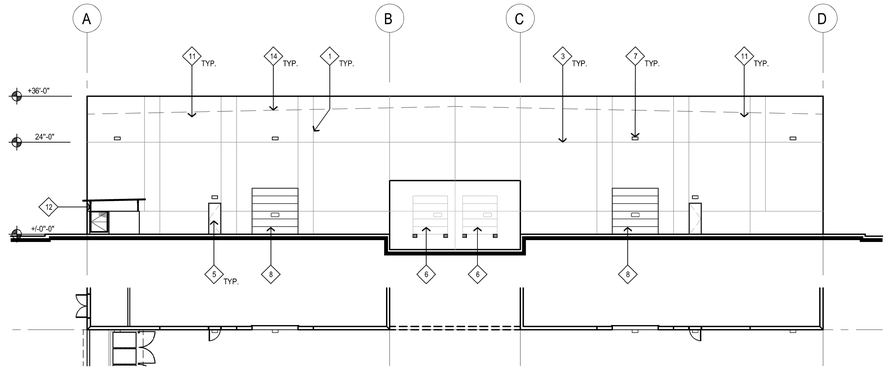
A BUILDING J - FRONT (EAST) ELEVATION

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



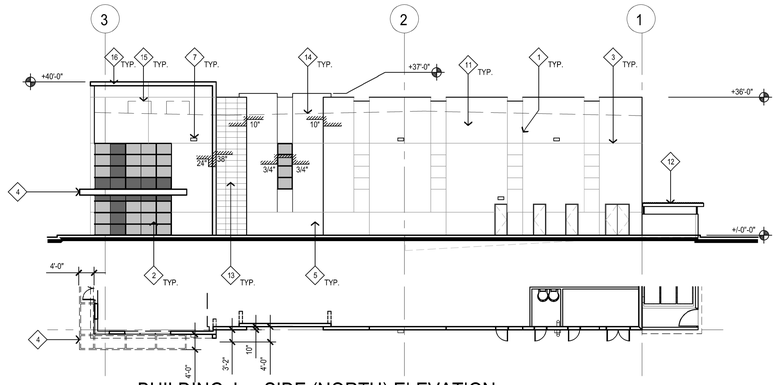
B BUILDING J - SIDE (SOUTH) ELEVATION

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



C BUILDING J - BACK (WEST) ELEVATION

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



D BUILDING J - SIDE (NORTH) ELEVATION

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

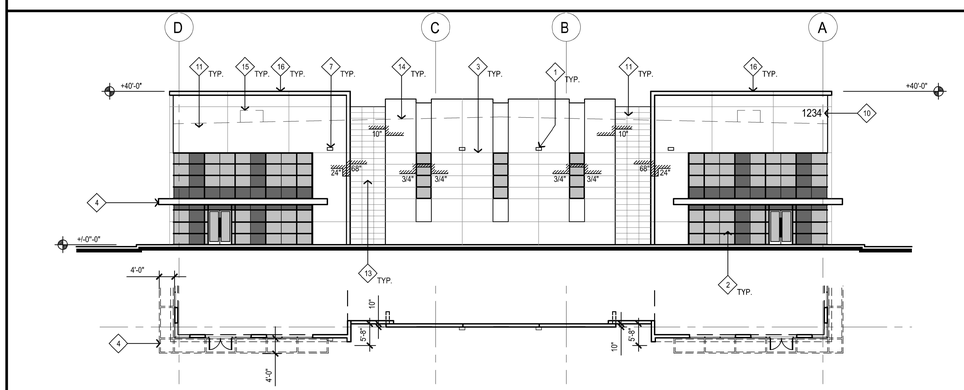
MATERIAL SCHEDULE:

- STOREFRONT GLAZING: 1/4" PACIFICA SOLARBAN 60 + 1/2" AIR SPACE + 1/4" CLEAR IN FULLY CAPTURED 2"x4" AND 2"x6" FRONT SET GLAZED ALUMINUM MULLION SYSTEM. COLOR: PPG DURANAR UC19693F SUNSTORM GALAXY SILVER. ALTERNATE BID FINISH: ARCADIA AC2-CLEAR ANODIZED
- SPANDREL GLASS: 1/4" ICD OPACI-COAT-300 #6-3130 OCEAN CRUISE
- T = TEMPERED
- PAINTED CONCRETE TILT-UP PANEL COLOR: SW 6000 SNOWFALL
- PAINTED CONCRETE TILT-UP PANEL : SW 9163 TIN LIZZIE
- PAINTED CONCRETE TILT-UP PANEL SW 7068 GRIZZLE GRAY
- PAINTED CONCRETE TILT-UP PANEL SW 7047 PORPOISE
- PORCELAIN TILE OVER THIN SET. MNF.: DALTILE. COLOR: ARTICULO STORY BROWN AR08. SIZE: 18"X36"

ELEVATION KEY NOTES:

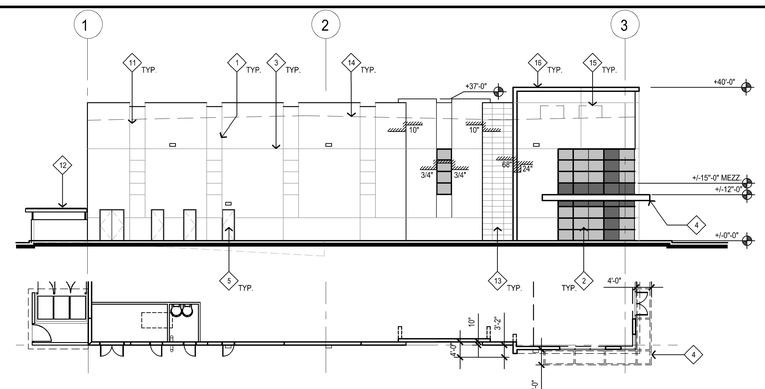
NOT ALL KEYNOTES ARE USED ON THIS SHEET

1. CONCRETE TILT-UP PANEL JOINT
2. ALUMINUM STOREFRONT SYSTEM
3. 3/4" "V" GROOVE REVEAL IN CONCRETE TILT-UP PANEL
4. PAINTED OPEN TUBE STEEL FRAMED CANOPY
5. 3' X 8' PAINTED METAL MAN DOOR
6. 9'X10' ALUMINUM DOCK LEVEL ROLL-UP DOOR WITH WINDOW PANE
7. WALL MOUNTED LIGHT FIXTURE
8. 12'X12' ALUMINUM ROLL-UP GRADE LEVEL DOOR WITH WINDOW PANE
9. ROOF OVERFLOW THROUGH WALL SCUPPER
10. 24" HIGH BUILDING NUMBERS (NUMBER AND EXACT LOCATION PER CITY OF MENIFEE)
11. TILT-UP CONCRETE WALL
12. COVERED CONCRETE TRASH INCLOSURE PER CITY STANDARDS
13. PORCELAIN TILE OVER THIN SET
14. ROOF LINE BEYOND
15. MECHANICAL PACKAGE UNIT BEHIND THE PARAPET
16. TILT-UP CONCRETE WALL EYEBROW



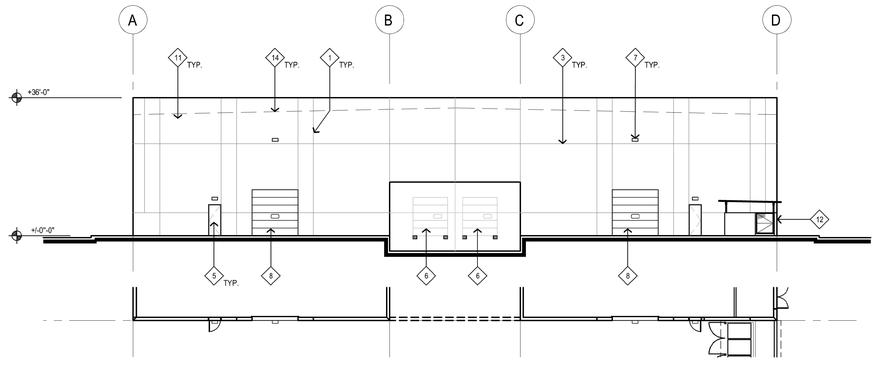
A BUILDING K - FRONT (EAST) ELEVATION

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



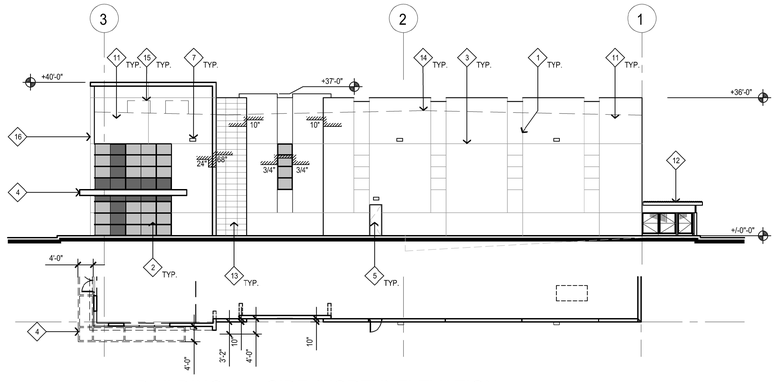
B BUILDING K - SIDE (SOUTH) ELEVATION

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



C BUILDING K - BACK (WEST) ELEVATION

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



D BUILDING K - SIDE (NORTH) ELEVATION

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

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SWITZER
No. 17701
Rev 11/30/25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

BUILDINGS J & K - EXTERIOR ELEVATIONS

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

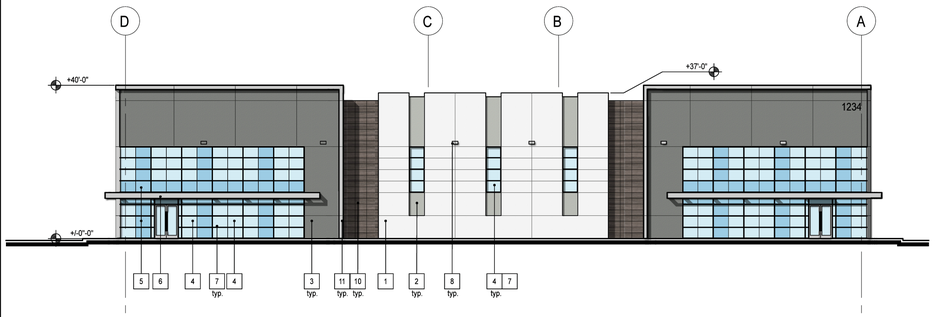
Revision Dates

-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

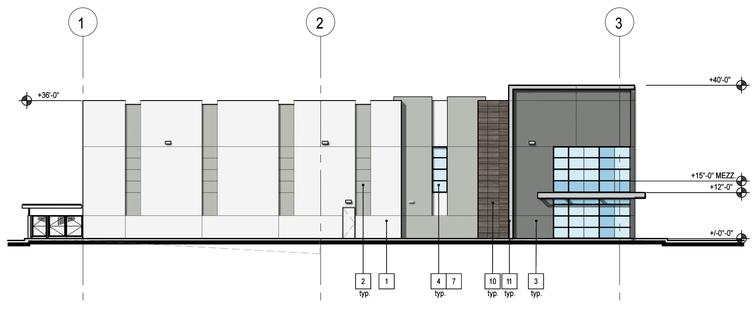
Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A3.3



A BUILDING J - FRONT (EAST) ELEVATION

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

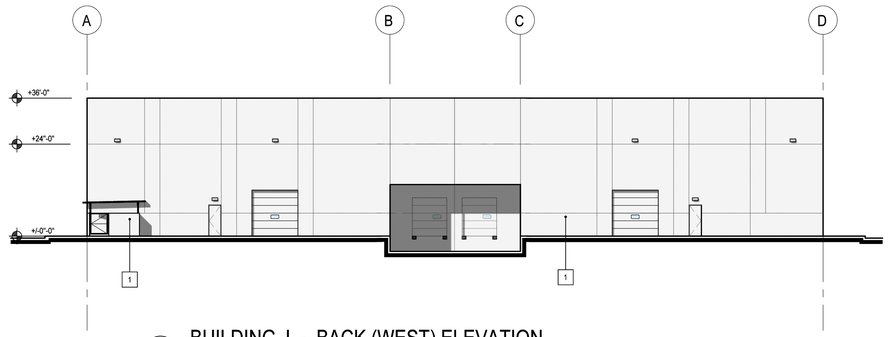
0 8' 16' 32'



B BUILDING J - SIDE (SOUTH) ELEVATION

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

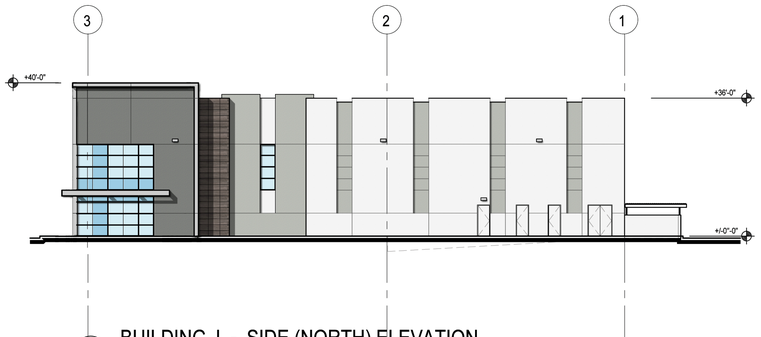
0 8' 16' 32'



C BUILDING J - BACK (WEST) ELEVATION

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

0 8' 16' 32'



D BUILDING J - SIDE (NORTH) ELEVATION

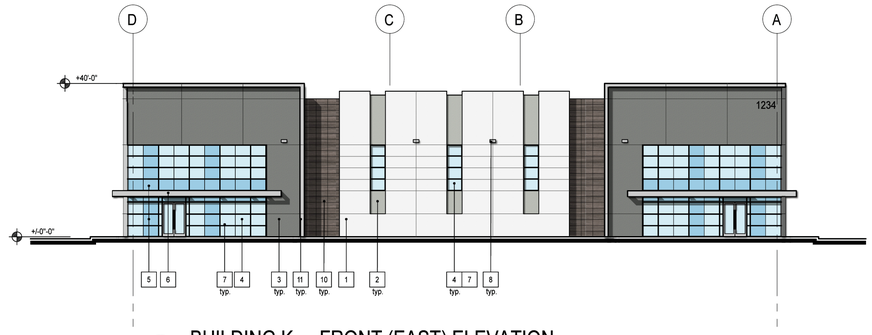
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

MATERIAL SCHEDULE/KEY NOTES:

SEE MATERIAL SAMPLE BOARD FOR MORE INFORMATION

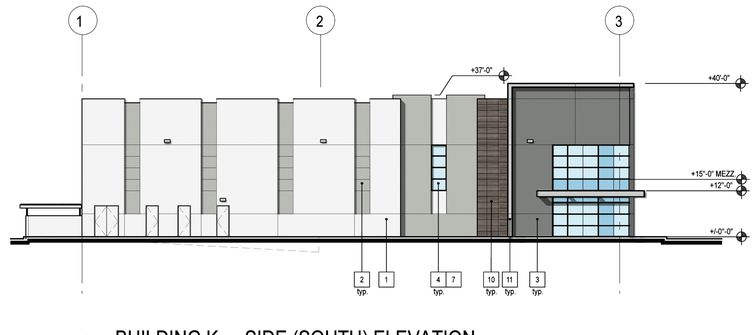
1	PAINTED CONCRETE TILT-UP PANEL COLOR: SW6000 SNOWFALL
2	PAINTED CONCRETE TILT-UP PANEL COLOR: SW2850 CHELSEA GRAY
3	PAINTED CONCRETE TILT-UP PANEL COLOR: SW9163 TIN LIZZIE
4	1" INSULATED GLASS COLOR: PPG SOLAR BAN 60 (2) PACIFICA + CLEAR
5	1/4" SPANDREL GLASS COLOR: ICD OPACI-COAT-300 #6-3130 OCEAN CRUISE
6	PAINTED OPEN TUBE STEEL FRAMED CANOPY COLOR: SW2850 CHELSEA GRAY
7	ALUMINUM WINDOW SYSTEM COLOR: PPG DURANAR SUNSTORM GALAXY SILVER UC106683F ALTERNATE BID FINISH: ARCADIA AC2-CLEAR ANODIZED
8	WALL MOUNTED LIGHT PER ELECTRICAL PLANS COLOR: NATURAL ALUMINUM
9	PAINTED CONCRETE TILT-UP PANEL COLOR: SW7047 PORPOISE
10	PORCELAIN TILE OVER THIN SET MNF: DALTILE. COLOR: ARTICULO STORY BROWN AR08. SIZE:18"X36"
11	TILT UP CONCRETE EYEBROOW COLOR: SW2850 CHELSEA GRAY



A BUILDING K - FRONT (EAST) ELEVATION

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

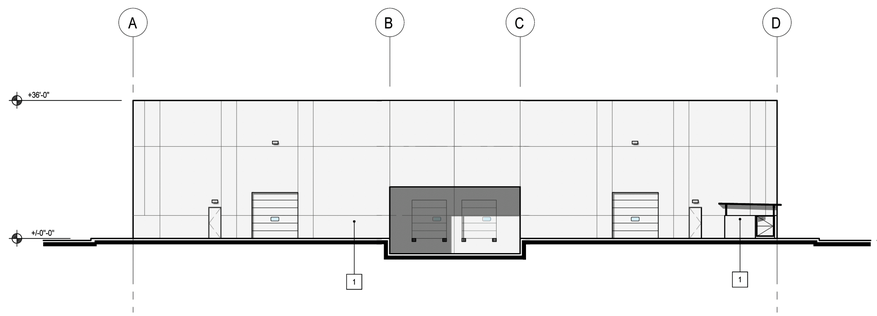
0 8' 16' 32'



B BUILDING K - SIDE (SOUTH) ELEVATION

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

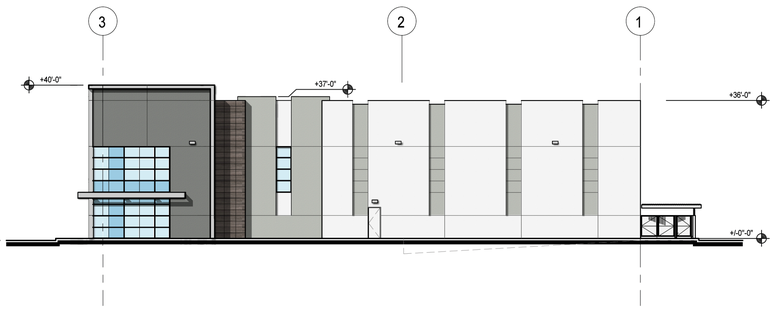
0 8' 16' 32'



C BUILDING K - BACK (WEST) ELEVATION

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

0 8' 16' 32'



D BUILDING K - SIDE (NORTH) ELEVATION

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

0 8' 16' 32'

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SCA
No. 32701
REN 11/30/25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

1	-	-

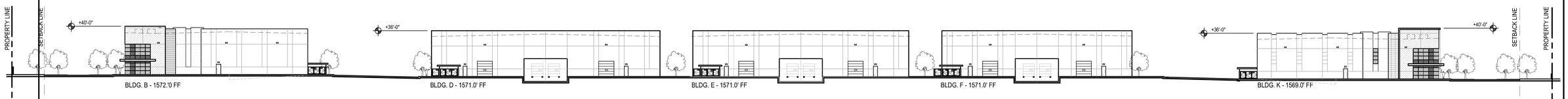
Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

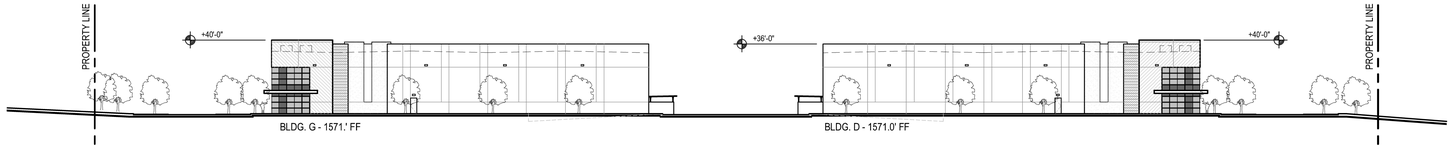
Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S

Sheet Number

A3.3A



A SITE SECTION A-A (EAST / WEST)
SCALE: 1/32" = 1'-0"
0 16' 32' 64'



B SITE SECTION B-B (NORTH / SOUTH)
SCALE: 1/32" = 1'-0"
0 16' 32' 64'

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SMITH
No. 13701
REN 11/30/25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

OVERALL SITE SECTIONS

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

△	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A4.0

A PROJECT ENTRY - BLDGS J & K FACING ZEIDERS ROAD

B OVERALL PROJECT ARIEL VIEW

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2025 SCA ARCHITECTURE

LICENSED ARCHITECT
CHERYL D. SMITH
No. C31701
REN 11/30/25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

EXTERIOR RENDERINGS

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

△	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/06/2025

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	A5.0

Sheet List Table

Sheet Number	Sheet Title
E001	NOTE SHEET
E002	LIGHTING DETAIL SHEET
E011	SITE LIGHTING PLAN
E012	ENLARGED SITE LIGHTING PLAN 1
E013	ENLARGED SITE LIGHTING PLAN 2
E014	ENLARGED SITE LIGHTING PLAN 3
E015	SITE PHOTOMETRICS
E101	DETAIL SHEET - 1
E102	DETAIL SHEET - 2

SHEET INDEX

GENERAL NOTES
LIGHTING SYMBOLS
ABBREVIATIONS
POWER SYMBOLS
TEL/DATA SYMBOLS
NOTE SHEET

GENERAL NOTES

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 2014 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 FLUORESCENT FIXTURES FOR INTERIOR TYPE OR EXTERIOR TYPE WITH DOUBLE-ENDED LAMPS SHALL BE PROVIDED WITH A FACTORY DISCONNECTING MEANS TO DISCONNECT ALL CONDUCTORS OF THE FIXTURE BALLAST PER NEC 410.73(G).
18. PROVIDE 120V CONNECTION TO DOOR HARDWARE/CONTROLLER AS REQUIRED. COORDINATE FINAL REQUIREMENTS WITH HARDWARE AND SECURITY VENDORS.
19. ALL SYSTEMS FURNITURE CIRCUITS AND HOMERUNS TO BE PROVIDED WITH DEDICATED NEUTRAL CONDUCTORS PER CIRCUITS.
20. ALL MULTIWIRE BRANCH CIRCUITS SHALL BE INSTALLED WITH DEDICATED NEUTRALS ROUTED IN HOMERUN TO THE PANEL FOR EACH CIRCUIT BEING UTILIZED PER NEC 2014 SECTION 210.4(D).
21. ALL OUTLET DEVICES TO HAVE CLEAR ADHESIVE LABEL INDICATING PANEL AND CIRCUIT NUMBER ON INSIDE OF BOX AND OUTSIDE OF COVERPLATE.

LIGHTING CONTROL PANEL SEE CONTROL DETAIL AND SCHEDULES FOR MORE INFORMATION

PUSH BUTTON LOW VOLTAGE OVERRIDE CONTROL SWITCH

ZONE CONTROLLED (UPPER CASE LETTER DENOTES ZONE CONTROLLED)

SWITCH LEG CONTROLLED (LOWER CASE LETTER DENOTES SWITCH LEG CONTROLLED)

FIXTURE CALLOUT:

NUMBER → FIXTNO
VOLTAGE → 277V
WATTAGE → 90

MOUNTING TYPE:
- R - RECESSED
- S - SURFACE
- P - PENDANT
- PT - POLE TOP
- CH - CHAIN HUNG

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

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

WALL MOUNTED MOTION CONTROLLED LIGHTING SWITCH WITH INTEGRAL BI-LEVEL SWITCHING, ULTRASONIC TYPE SEE DETAILS FOR DESCRIPTIONS DEVICE: WHITE MTD 48" AFF TO TOP

MOTION SENSOR MOTION CONTROLLER SEE DETAILS FOR DESCRIPTIONS

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

POLE MOUNTED LIGHT FIXTURE. REFER TO FIXTURE SCHEDULE

EXTERIOR WALL PACK FIXTURE REFER TO FIXTURE SCHEDULE

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

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

RECESSED FIXTURE IN T-BAR CEILING REFER TO FIXTURE SCHEDULE

SURFACE FIXTURE PER PLAN REFER TO FIXTURE SCHEDULE

SURFACE STRIP FLUORESCENT REFER TO FIXTURE SCHEDULE

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

LIGHTING SYMBOLS

JUNCTION BOX
WALL MOUNTED JUNCTION BOX
5-20R 120V RECEPTACLE NEMA CONFIGURATION AS NEEDED
DUPLEX RECEPTACLE MTD 18" AFF TO CENTER COVER PLATE COLOR: WHITE

DEVICE TYPE	STANDARD	DEVICE COLOR
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/1Φ RECEPTACLE NEMA CONFIGURATION AS NOTED
208V/3Φ RECEPTACLE NEMA CONFIGURATION AS NOTED
SURFACE MOUNTED 208V/3Φ 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 #S4688 W/STAINLESS STEEL COVER PLATES
PEDESTAL MOUNTED DUPLEX RECEPTACLE MANUF: HUBBELL #S4668 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
DUAL CHASE POWER POLE
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

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
AUTOMATIC TRANSFER SWITCH- OPEN TRANSITION WITH IN-PHASE MONITOR.
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
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
SG SOLID STATE DEVICE
FT FEED THROUGH PANELBOARD
K HEAVY DUTY SPST OR DPST RELAY (SIEMENS "PRD" 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.
CONCEALED EMT CONDUIT WITH THWN/THHN WIRE 3#10AWG, ¾"C MINIMUM.
CONCEALED EMT CONDUIT WITH THW WIRE (3)#12AWG, (1)#10AWG 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)

ABBREVIATIONS

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-METALIC 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
H	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-VOLT-AMPERE
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

TEL/DATA SYMBOLS

DATA OUTLET WITH TRIM RING, FULL STRING TO ACCESSIBLE CEILING SPACE. +18" AFF. TO CENTER
TELEPHONE OUTLET WITH TRIM RING, FULL STRING TO ACCESSIBLE CEILING SPACE. +18" AFF. TO CENTER
TELECOMMUNICATIONS OUTLET WITH TRIM RING, FULL STRING TO ACCESSIBLE CEILING SPACE. +18" AFF. TO CENTER
TELECOMMUNICATIONS OUTLET WITH TRIM RING, FULL STRING WITH (1) 1" FLEX CONDUIT TO . ACCESSIBLE CEILING SPACE. +18" AFF. TO CENTER
TELECOMMUNICATION OUTLET FLUSH FLOOR MOUNTED ON FIRE RATED POKE-THRU.
TELECOMMUNICATIONS CONDUIT ONLY, 1"C.O. U.O.N.
SPEAKER BACK BOX LOCATION
INTERCOM J-BOX LOCATION
ELECTROMAGNETIC DOOR HOLDER
INTERCOM LOCATION
CARD READER
ELECTRIC DOOR STRIKE
¾" FIRE RATED PLYWOOD BACKBOARD WITH #6AWG GROUND TO BUILDING SYSTEM GROUND.
CLOSED SIDE CABLE TRAY PER PLANS. COORDINATE ROUTING WITH OTHER DISCIPLINES
OPEN LADDLER CABLE TRAY PER PLANS. COORDINATE ROUTING WITH OTHER DISCIPLINES

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

REGISTERED PROFESSIONAL ENGINEER
RAMNEEL N. MAYORGA
E018377
Exp. 6-30-24
ELECTRICAL
STATE OF CALIFORNIA
23-443

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PEMCOR-ZEIDERS ROAD
33521 ZEIDERS ROAD
MENIFEE, CA 92584

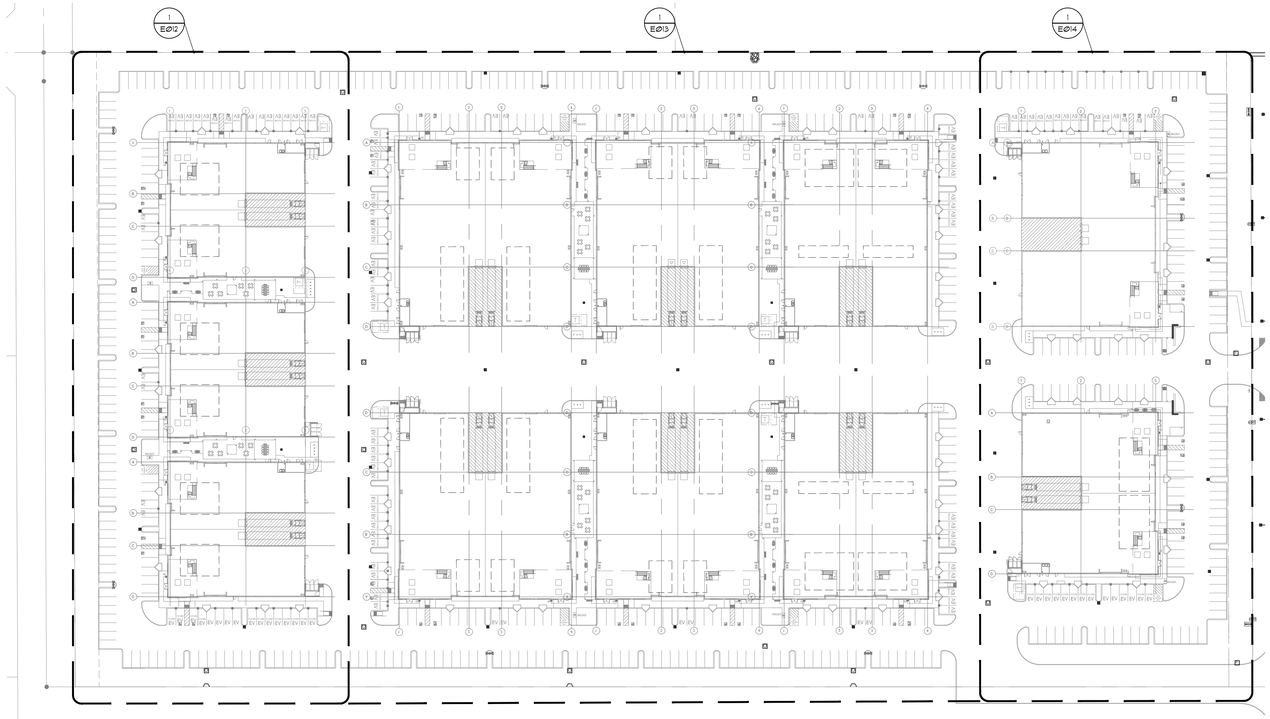
PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

1	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	-
Bid Set	-
Permit Set	-
Construction Set	-
Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	E001



SITE LIGHTING PLAN

SCALE:
1/64" = 1'-0"

SHEET NOTES:

1. LOCATION OF MAIN ELECTRICAL ROOM WITH PANEL 'HLB', 'HPB' AND LIGHTING CONTROL PANEL.
2. ROUTE CIRCUIT VIA LIGHTING CONTROL PANEL. SEE SHEET E002 FOR CONTROL PANEL RELAY SCHEDULE.
3. STUB (1) 3/4" C.O. FOR FUTURE LIGHTING.

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

REGISTERED PROFESSIONAL ENGINEER
DANIEL N. MAYORGA
E018377
Exp. 6-30-24
ELECTRICAL
STATE OF CALIFORNIA

23-443

sca
ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PEMCOR-ZEIDERS ROAD

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

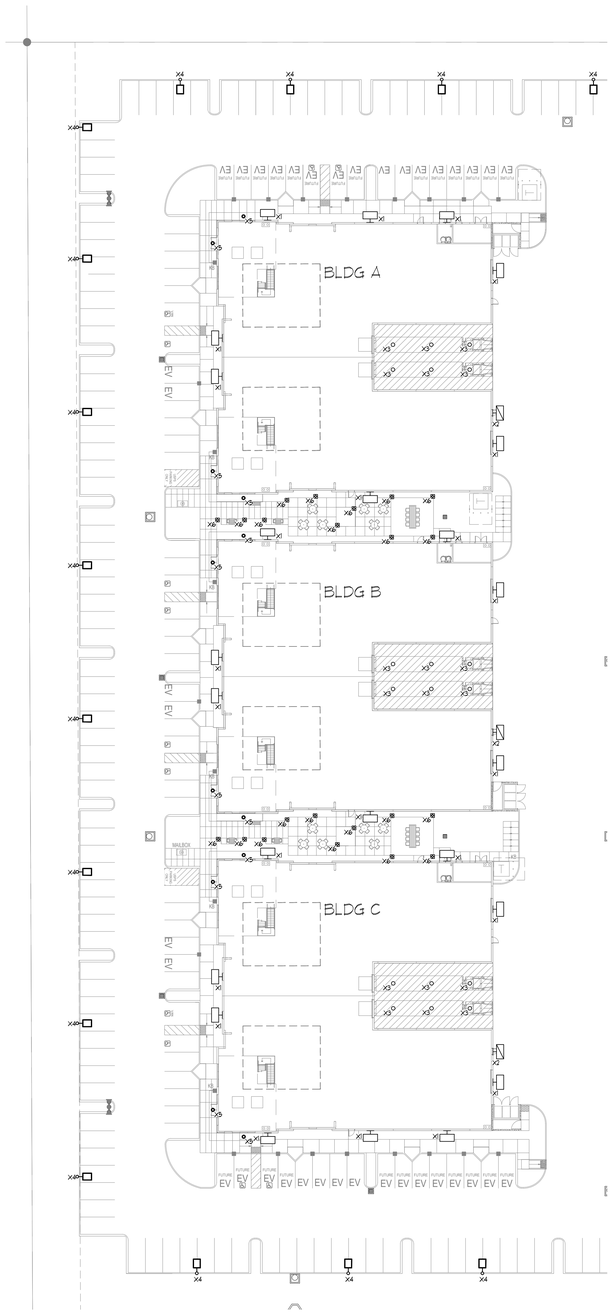
1.	

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	-
Bid Set	-
Permit Set	-
Construction Set	-
Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S

Sheet Number

E011



SHEET NOTES:

1. LOCATION OF MAIN ELECTRICAL ROOM WITH PANEL 'HLB', 'HPB' AND LIGHTING CONTROL PANEL.
2. ROUTE CIRCUIT VIA LIGHTING CONTROL PANEL. SEE SHEET E0001 FOR CONTROL PANEL RELAY SCHEDULE.
3. STUB (1) 3/4" C.O. FOR FUTURE LIGHTING.

ENLARGED SITE LIGHTING PLAN 1

SCALE: 1/32" = 1'-0"

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

REGISTERED PROFESSIONAL ENGINEER
DANIEL W. MAYORGA
E018377
Exp. 6-30-24
ELECTRICAL
STATE OF CALIFORNIA

23-443

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PEMCOR-ZEIDERS ROAD

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

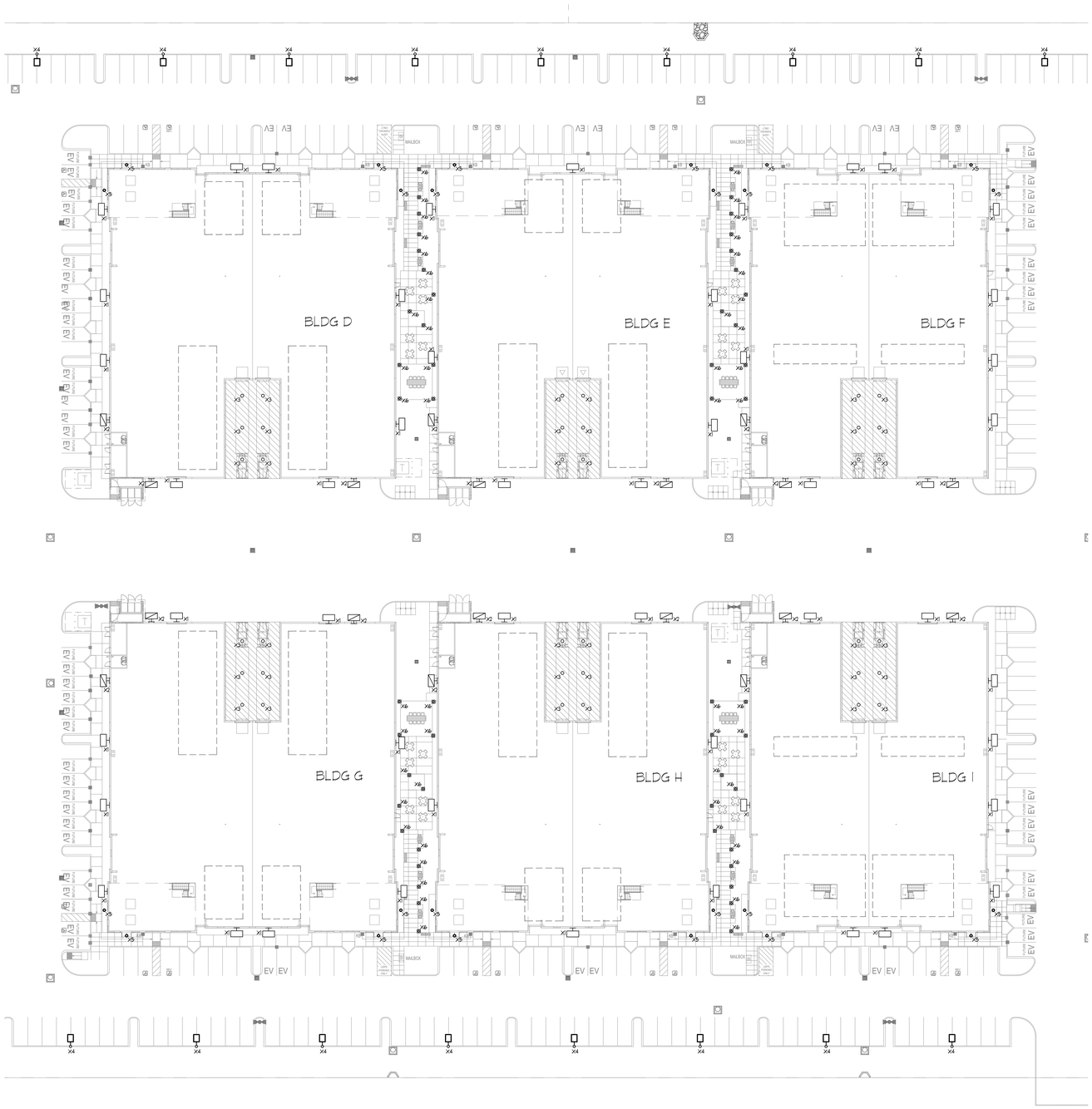
Revision Dates

1	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	E012



SHEET NOTES:

1. LOCATION OF MAIN ELECTRICAL ROOM WITH PANEL 'HLB', 'HPB' AND LIGHTING CONTROL PANEL.
2. ROUTE CIRCUIT VIA LIGHTING CONTROL PANEL. SEE SHEET E0.01 FOR CONTROL PANEL RELAY SCHEDULE.
3. STUB (1) 3/4" C.O. FOR FUTURE LIGHTING.

ENLARGED SITE LIGHTING PLAN 2

SCALE: 1/32" = 1'-0"

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

REGISTERED PROFESSIONAL ENGINEER
DANIEL W. MAYORGA
E018377
Exp. 6-30-24
ELECTRICAL
STATE OF CALIFORNIA

23-443

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PEMCOR-ZEIDERS ROAD
33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

1	-	-

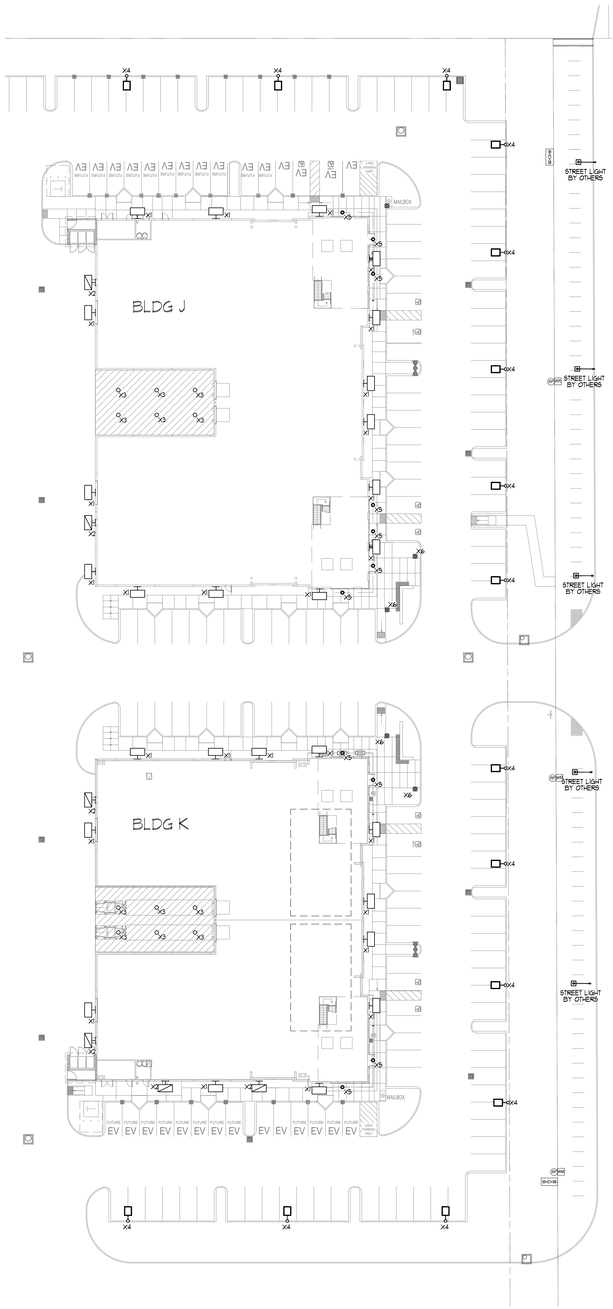
Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S

Sheet Number

E013



SHEET NOTES:

1. LOCATION OF MAIN ELECTRICAL ROOM WITH PANEL 'HLB', 'HPB' AND LIGHTING CONTROL PANEL.
2. ROUTE CIRCUIT VIA LIGHTING CONTROL PANEL. SEE SHEET E0001 FOR CONTROL PANEL RELAY SCHEDULE.
3. STUB (1) 3/4" C.O. FOR FUTURE LIGHTING.

ENLARGED SITE LIGHTING PLAN 3

SCALE: 1/32" = 1'-0"

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

REGISTERED PROFESSIONAL ENGINEER
DANIEL W. MAYFORTH
E018377
Exp. 6-30-24
ELECTRICAL
STATE OF CALIFORNIA

23-445

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PEMCOR-ZEIDERS ROAD

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

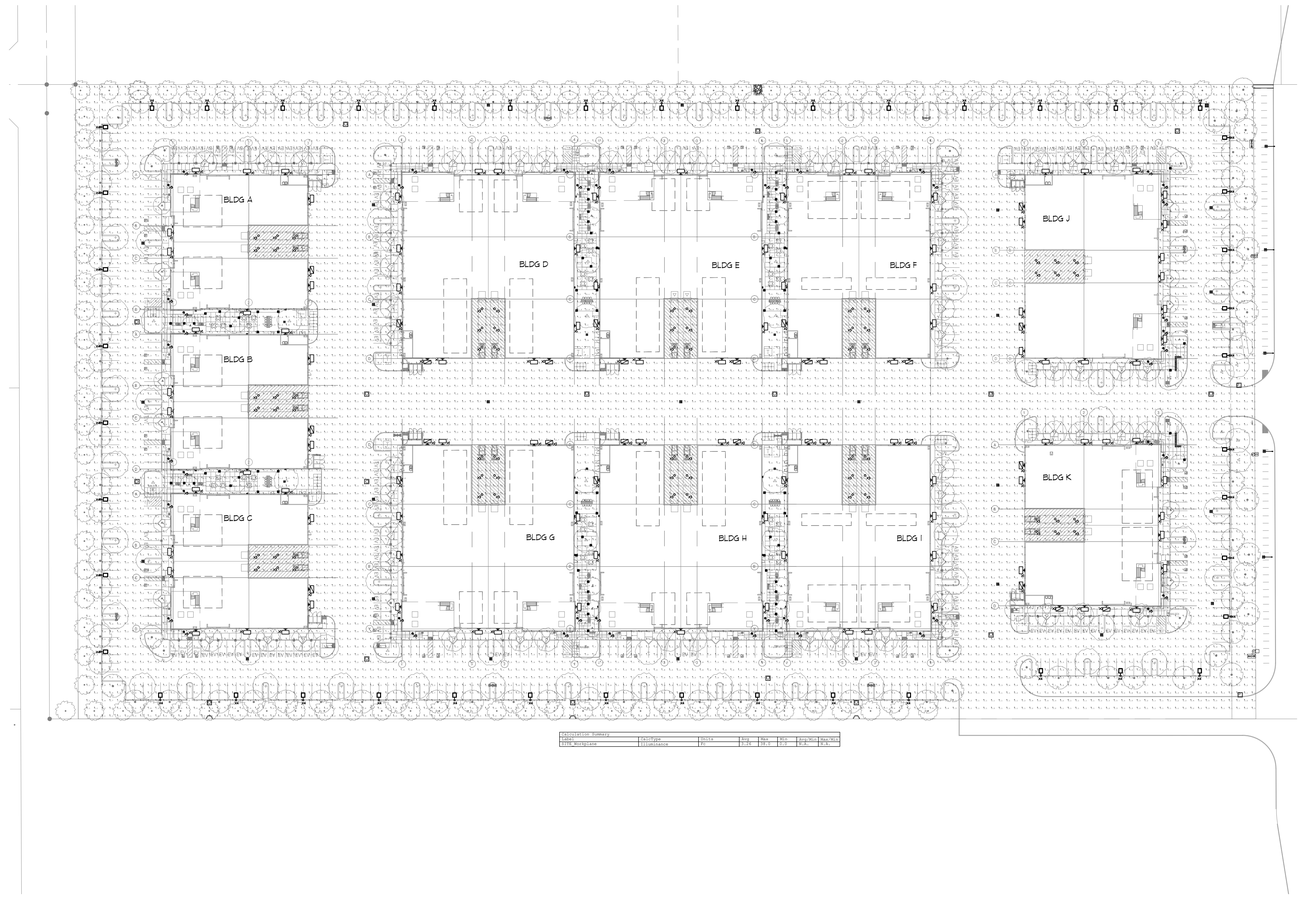
Revision Dates

1	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	E014



SITE PHOTOMETRICS

SCALE:
1/64" = 1'-0"

sca
ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PEMCOR-ZEIDERS ROAD

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

1	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	E015

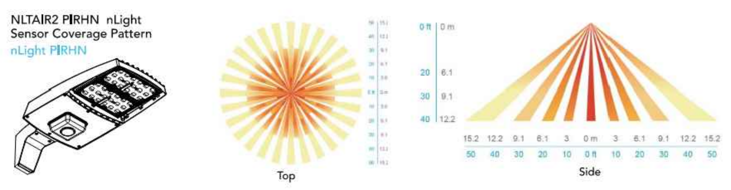
mpe consulting
ELECTRICAL ENGINEERS
10807 Thornmint Road Suite 200
San Diego, CA 92127
p: 858.673.4445
www.mpeconsulting.com

REGISTERED PROFESSIONAL ENGINEER
DANIEL W. MAYORGA
E018377
Exp. 6-30-24
ELECTRICAL
STATE OF CALIFORNIA

23-443

nLight Control - Sensor Coverage and Settings

NLTAIR2 PIRHN nLight Sensor Coverage Pattern
nLight PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX2 delivers 11,000 to 31,000 lumens and is ideal for replacing 250W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION AND DESIGN
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. Vibration rated per ANSI C136.31: 3G Mountings: Include SPA, RPA, MA, IS, AASP, AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row) and AFR rotated AFRR90 and AFRL90.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCTs of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

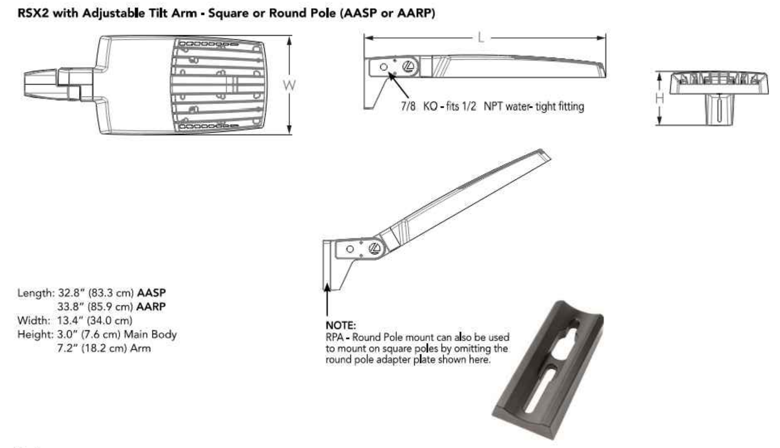
BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions

RSX2 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)

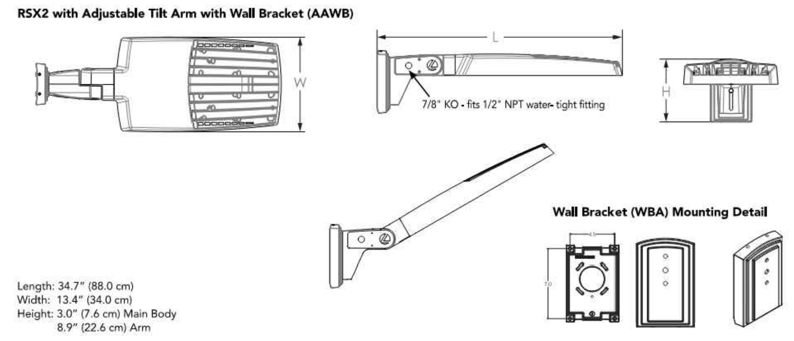


Length: 32.8" (83.3 cm) **AASP**
33.8" (85.9 cm) **AARP**
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.2 cm) Arm

NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Notes
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.
AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX2 with Adjustable Tilt Arm with Wall Bracket (AAWB)



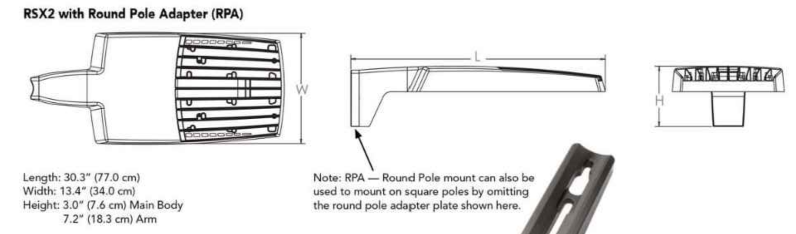
Length: 34.7" (88.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Dimensions & Weights

Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	30 lbs
RPA	32 lbs
MA	30 lbs
WBA	33 lbs
WBASC	36 lbs
IS	33 lbs
AASP	33 lbs
AARP	35 lbs
AAWB	36 lbs
AAWSC	39 lbs

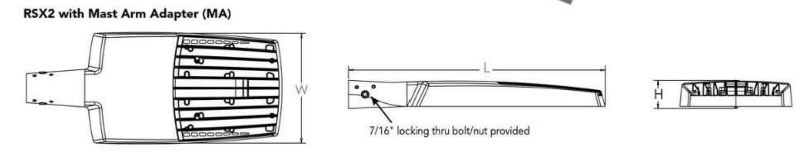
RSX2 with Round Pole Adapter (RPA)



Length: 30.3" (77.0 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

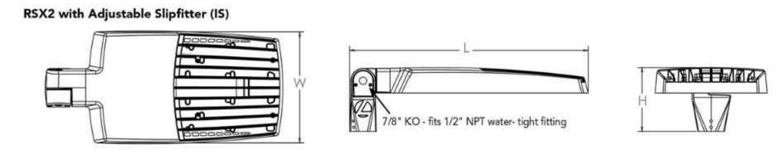
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

RSX2 with Mast Arm Adapter (MA)



Length: 30.6" (77.7 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

RSX2 with Adjustable Slipfitter (IS)

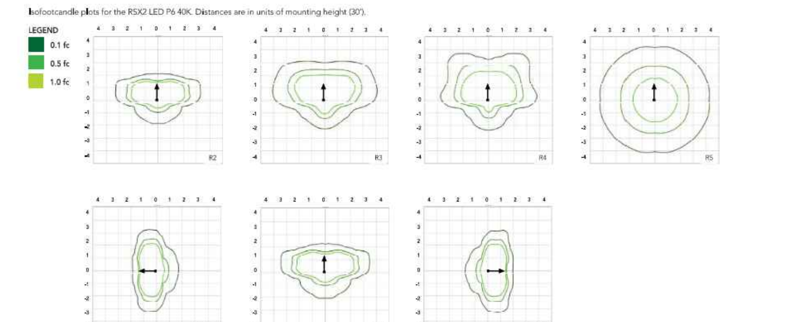


Length: 28.3" (71.9 cm)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX2 LED P6 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	71W	0.59	0.34	0.30	0.26	0.20	0.15
P2	111W	0.93	0.53	0.46	0.40	0.32	0.23
P3	147W	1.23	0.70	0.61	0.53	0.42	0.31
P4	187W	1.55	0.90	0.78	0.68	0.53	0.38
P5	210W	1.75	1.01	0.87	0.76	0.60	0.44
P6	244W	2.03	1.17	1.01	0.88	0.70	0.51

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

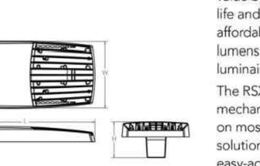
Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

RSX2 LED
Area Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



EPA (ft²@0°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

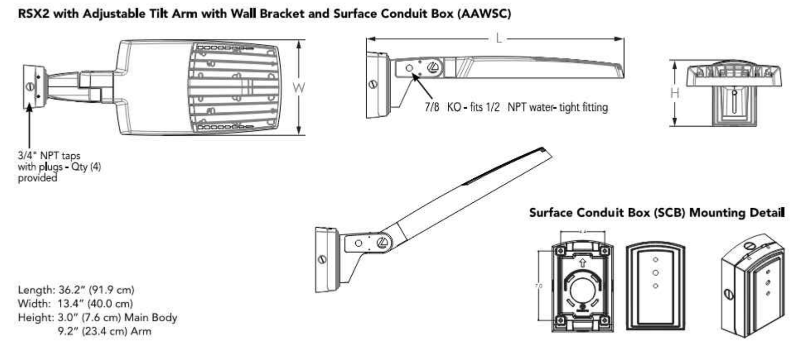
RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 P2 P3 P4 P5 P6	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide[1] R5S Type 5 Short[1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V)[2] HVOLT (347V-480V)[3] XVOLT (277V-480V)[4] (use specific voltage for options as noted) 120[5] 277[5] 208[5] 347[5] 240[5] 480[5]	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon)[6] WBA Wall bracket[1] WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting[6] AARP Adjustable tilt arm round pole mounting[6] AAWB Adjustable tilt arm with wall bracket[6] AAWSC Adjustable tilt arm wall bracket and surface conduit box[6]

Options		Finish
Shipped Installed HS House-side shield[7] PE Photocontrol, button style[8,9] PEX Photocontrol external threaded, adjustable[9,10] PER7 Seven-wire twist-lock receptacle only (no controls)[9,11,12,13] CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347)[5] DF Double fuse (208, 240, 480)[5] SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output[9,13] DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[9,13] DS Dual switching[9,14]	**Shipped Installed** *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 nLight AIR generation 2[13,15,16] PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2)[13,16,17] BAA Buy America(n) Act Compliant *Note: PIRHN with nLight Air can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted. **Shipped Separately (requires some field assembly)** EGS External glare shield[6] EGFV External glare full visor (360° around light aperture)[7] BS Bird spikes[18]	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White

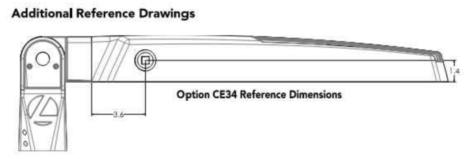
Dimensions

RSX2 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

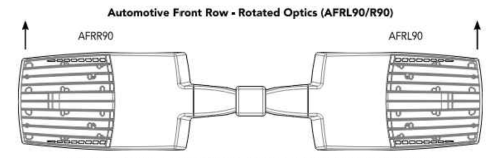


Length: 36.2" (91.9 cm)
Width: 13.4" (40.0 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Additional Reference Drawings



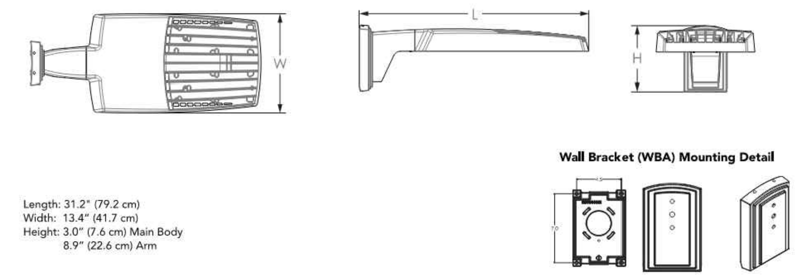
Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

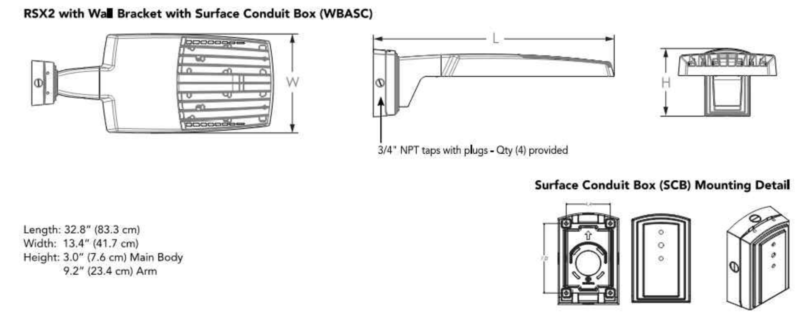
Dimensions

RSX2 with Wall Bracket (WBA)



Length: 31.2" (79.2 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

RSX2 with Wall Bracket with Surface Conduit Box (WBASC)



Length: 32.8" (83.3 cm)
Width: 13.4" (41.7 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	71W	R2	10,040	2	0	1	139	11,031	2	0	1	153	11,031	2	0	1	153
		R3	10,005	2	0	2	141	10,992	2	0	2	155	10,992	2	0	2	155
		R3S	10,271	2	0	2	143	11,285	2	0	2	157	11,285	2	0	2	157
		R4	10,136	2	0	2	143	11,136	2	0	2	157	11,136	2	0	2	157
		R4S	9,779	2	0	2	138	10,744	2	0	2	151	10,744	2	0	2	151
		R5	10,271	4	0	2	145	11,285	4	0	2	159	11,285	4	0	2	159
		R5S	10,544	3	0	1	149	11,585	3	0	2	163	11,585	3	0	2	163
		AFR	10,026	2	0	1	141	11,016	2	0	1	155	11,016	2	0	1	155
		AFRR90	10,122	3	0	2	140	11,121	3	0	2	154	11,121	3	0	2	154
		AFRL90	10,164	3	0	2	141	11,167	3	0	2	155	11,167	3	0	2	155
P2	111W	R2	15,712	2	0	2	138	17,263	2	0	2	151	17,263	2	0	2	151
		R3	15,657	2	0	3	141	17,202	3	0	3	155	17,202	3	0	3	155
		R3S	16,075	2	0	2	141	17,661	2	0	2	155	17,661	2	0	2	155
		R4	15,862	2	0	3	143	17,427	2	0	3	157	17,427	2	0	3	157
		R4S	15,304	2	0	2	138	16,815	2	0	2	151	16,815	2	0	2	151
		R5	16,075	4	0	2	145	17,661	5	0	3	159	17,661	5	0	3	159
		R5S	16,502	4	0	2	149	18,130	4	0	2	163	18,130	4	0	2	163
		AFR	15,691	2	0	2	141	17,240	2	0	2	155	17,240	2	0	2	155
		AFRR90	15,841	3	0	3	139	17,404	4	0	3	153	17,404	4	0	3	153
		AFRL90	15,907	3	0	3	139	17,477	4	0	3	153	17,477	4	0	3	153
P3	147W	R2	19,855	3	0	2	132	21,814	3	0	2	145	21,814	3	0	2	145
		R3	19,785	3	0	3	135	21,737	3	0	4	148	21,737	3	0	4	148
		R3S	20,312	3	0	3	135	22,317	3	0	3	149	22,317	3	0	3	149
		R4	20,044	3	0	3	136	22,022	3	0	4	150	22,022	3	0	4	150
		R4S	19,339	3	0	3	132	21,247	3	0	3	145	21,247	3	0	3	145
		R5	20,313	5	0	3	138	22,317	5	0	3	152	22,317	5	0	3	152
		R5S	20,852	4	0	2	142	22,910	4	0	2	156	22,910	4	0	2	156
		AFR	19,828	3	0	2	135	21,785	3	0	2	148	21,785	3	0	2	148
		AFRR90	20,017	4	0	3	133	21,992	4	0	3	147	21,992	4	0	3	147
		AFRL90	20,101	4	0	3	134	22,084	4	0	3	147	22,084	4	0	3	147
P4	187W	R2	22,836	3	0	2	120	25,090	3	0	2	132	25,090	3	0	2	132
		R3	22,756	3	0	4	122	25,002	3	0	4	134	25,002	3	0	4	134
		R3S	23,363	3	0	3	123	25,668	3	0	3	135	25,668	3	0	3	135
		R4	23,054	3	0	4	123	25,329	3	0	4	135	25,329	3	0	4	135
		R4S	22,243	3	0	3	119	25,059	3	0	3	134	25,059	3	0	3	134
		R5	23,363	5	0	3	125	25,669	5	0	4	137	25,669	5	0	4	137
		R5S	23,983	4	0	2	128	26,350	4	0	2	141	26,350	4	0	2	141
		AFR	22,806	3	0	2	122	25,056	3	0	2	134	25,056	3	0	2	134
		AFRR90	23,023	4	0	3	121	25,295	4	0	3	133	25,295	4	0	3	133
		AFRL90	23,120	4	0	3	122	25,401	4	0	3	134	25,401	4	0	3	134
P5	210W	R2	26,141	3	0	2	122	28,721	3	0	2	135	28,721	3	0	2	135
		R3	26,049	3	0	4	124	28,620	3	0	4	136	28,620	3	0	4	136
		R3S	26,744	3	0	3	125	29,383	3	0	4	138	29,383	3	0	4	138
		R4	26,390	3	0	4	126	28,994	3	0	4	138	28,994	3	0	4	138
		R4S	25,462	3	0	3	121	27,974	3	0	3	133	27,974	3	0	3	133
		R5	26,744	5	0	4	127	29,383	5	0	4	140	29,383	5	0	4	140
		R5S	27,454	4	0	2	131	30,163	4	0	2	144	30,163	4	0	2	144
		AFR	26,106	3	0	2	124	28,682	3	0	2	137	28,682	3	0	2	137
		AFRR90	26,354	4	0	3	123	28,955	5	0	3	136	28,955	5	0	3	136
		AFRL90	26,465	4	0	3	124	29,077	5	0	3	136	29,077	5	0	3	136
P6	244W	R2	27,646	3	0	2	112	30,374	3	0	2	123	30,374	3	0	2	123
		R3	27,549	3	0	4	113	30,267	3	0	4	124	30,267	3	0	4	124
		R3S	28,283	3	0	3	115	31,075	3	0	4	126	31,075	3	0	4	126
		R4	27,909	3	0	4	114	30,663	3	0	4	126	30,663	3	0	4	126
		R4S	26,928	3	0	3	110	29,585	3	0	3	121	29,585	3	0	3	121
		R5	28,284	5	0	4	116	31,075	5	0	4	127	31,075	5	0	4	127
		R5S	29,035	4	0	2	119	31,900	5	0	3	131	31,900	5	0	3	131
		AFR	27,608	3	0	2	112	30,332	3	0	2	123	30,332	3	0	2	123
		AFRR90	27,872	4	0	3	113	30,622	5	0	3	124	30,622	5	0	3	124
		AFRL90	27,989	4	0	3	113	30,751	5	0	3	125	30,751	5	0	3	125

Ordering Information

Accessories
Ordered and shipped separately.

RSX2HS	RSX2 House side shield (includes 2 shields)
RSX2EGS (FINISH) U	External glare shield (specify finish)
RSX2HSAFRR (FINISH) U	RSX2 House side shields for AFR rotated optics (includes 2 shields)
RSX2EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish)[1]
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell-SSL twist-lock (120-277V)[19]
DLL347F 1.5 CUL JU	Photocell-SSL twist-lock (347V)[19]
DLL480F 1.5 CUL JU	Photocell-SSL twist-lock (480V)[19]
DSHORT SBK U	Shorting cap[19]

NOTES
1 Any Type 5 distribution, is not available with WBA.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
4 XVOLT driver not available with P1. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
5 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6 Maximum tilt is 90° above horizontal.
7 It may be ordered as an accessory.
8 Requires MVOLT or 347V.
9 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, DS, PIRHN).
10 Requires 120V, 208V, 240V, or 277V.
11 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
12 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
13 Two or more of the following options cannot be combined including DMG, DS, PER7, FAO and PIRHN.
14 DS only available on performance package P5 and P6.
15 Must be ordered with PIRHN.
16 Requires MVOLT or HVOLT.
17 Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
18 Must be ordered with fixture for factory pre-drilling.
19 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

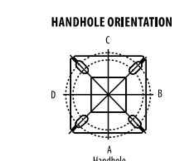
External Shields

House Side Shield | External Glare Shield | External 360 Full Visor

Pole/Mounting Informatiion

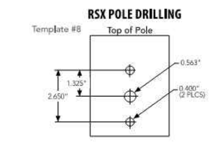
Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION

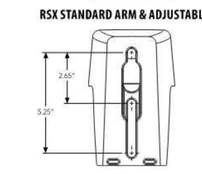


RSX POLE DRILLING

Template #8 Top of Pole



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2-7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX2 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Tilt	Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
SPA - Square Pole Adaptor	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
RPA - Round Pole Adaptor		0.74	1.27	1.37	1.9	1.71	2.49	1.42	2.16	2.84
MA - Mast Arm Adaptor		0.61	1.14	1.11	1.64	1.45	2.23	1.29	1.9	2.58
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.69	1.22	1.27	1.8	1.61	2.39	1.37	2.06	2.74
	10°	0.53	1.06	1.05	1.58	1.37	2.08	1.06	1.59	2.12
	20°	0.52	1.02	1.03	1.52	1.33	2.02	1.03	1.55	2.07
	30°	0.64	1.11	1.18	1.63	1.45	2.21	1.27	1.91	2.54
	40°	0.81	1.21	1.35	1.74	1.65	2.39	1.62	2.43	3.23
	45°	0.91	1.25	1.5	1.81	1.75	2.48	1.82	2.73	3.64
	50°	1.34	1.83	2.17	2.61	2.56	3.62	2.68	4.02	5.36
	60°	2.2	2.97	3.57	4.24	4.17	5.89	4.41	6.61	8.82
	70°	2.86	4.13	4.7	5.89	5.71	8.21	5.71	8.57	11.42
	80°	3.4	5.13	5.67	7.34	7.09	10.21	6.79	10.19	13.59
	90°	3.85	5.96	6.55	8.58	8.31	11.88	7.70	11.56	15.41

LITHONIA RSX2 POLE TOP FIXTURE CUT SHEET | 1

DETAIL SHEET - 1

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PEMCOR-ZEIDERS ROAD
33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. #	PR23-0057
DR PROJECT #	PLN23-0245
CD PROJECT #	-

Revision Dates

△	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	E101

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

REGISTERED PROFESSIONAL ENGINEER
DANIEL W. MAYORGAS
E018377
Exp. 6-30-24
ELECTRICAL
STATE OF CALIFORNIA

23-443

KBR8 LED
LED Specification Bollard

BAA

Catalog Number
Notes
Type

Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

8" Round (203.2mm)
Height: 40" (1016.0mm)
Weight (max): 27 lbs (12.25 kg)

Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED											
Series	LOPs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBR8 LED	Asymmetric 1C (1LOP) Symmetric 16C (16 LOPs)	200 530 mA 450 450 mA 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [1]	ASY Asymmetric SYM Symmetric	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3] 480 [3]	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [4] ELCW Emergency battery backup, CEC compliant (cold weather), 5W, 3000K CCT [5]	Shipped installed SF Single fuse (120, 277, 347V) [6] DF Double fuse (208, 240V) [6] KO4 24" overall height KO5 30" overall height KO6 36" overall height FG Ground lug(s) factory installed LTAB Without anchor bolts (3) drill holes LTAB4 4 bolt anchor base with (3) anchor bolts [7]	DDBXD Natural aluminum DDBSD Dark bronze DNLBD Black DNATSD Textured dark bronze DNLBSD Textured black DNATSD Textured natural aluminum DNHGSD Textured white

Accessories
Ordered and shipped separately.
MSWB-2 Anchor bolts for KBR8 LED [7]

NOTES
1. Only available in the 16C, 40K version.
2. Only available with PE or PER option.
3. Only available with 450-480mA version.
4. Not available with ELCW.
5. Not available with 1C configuration. Long Run voltage from 120-277V (50/60Hz). Specify 120, 208, 240 or 277 at options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with KO5 (KBR8 2)
7. Not available with KO4, KO5, KO6, FG, DF, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MSWB-2 not available with LTAB4 option.

© 2012-2022 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/-10% when operating between 120-480V +/- 10%.

Light Engine	Drive Current	System Watts	3000 K				4000 K				5000 K				Limited Wavelength Amber			
			Lumens	CRI	R9	TM-30	Lumens	CRI	R9	TM-30	Lumens	CRI	R9	TM-30	Lumens	CRI	R9	TM-30
Asymmetric 1 Engine (1LOPs)	350	16	645	80	1	1	1	1	889	81	1	1	1	876	84	1	0	1
	530	22	947	81	1	1	1	1	1,305	84	1	1	1	1,282	86	1	0	1
	700	31	1,214	80	1	1	1	1	1,537	81	1	1	1	1,486	82	1	0	1
	Amber 455	16													524	20	0	1
Symmetric 4 Engines (16LOPs)	350	29	880	80	1	0	0	0	1,156	76	1	0	0	1,203	68	1	0	0
	530	39	1,254	80	1	0	0	0	1,538	77	1	0	0	1,516	69	1	0	0
	700	51	1,668	81	1	0	0	0	2,022	52	1	0	0	2,100	56	2	0	0
	Amber 455	29													574	39	0	0	0

Note: Available with phosphor-converted amber LEDs (incorrelcolor AMBPC). These LEDs produce light with 97+% >590 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

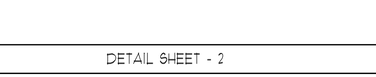
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
1LOC	350	16W	0.138	0.116	0.114	0.109	0.103
	530	22W	0.189	0.159	0.156	0.150	0.139
	700	31W	0.258	0.216	0.208	0.202	0.189
	Amber 455	16W	0.141	0.120	0.115	0.110	0.104
4OC	350	29W	0.251	0.212	0.228	0.222	0.214
	530	39W	0.282	0.279	0.262	0.246	0.233
	700	51W	0.505	0.426	0.407	0.395	0.363
	Amber 455	29W	0.199	0.170	0.152	0.123	0.114

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KBR8 bollard homepage.

Isofootcandle plots for the KBR LED Bollards. Distances are in units of mounting height (H).



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION
One piece 8 inch round extruded aluminum shaft with thick side walls for maximum strength. Top and bottom spun aluminum caps are welded in place. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360 degree rotation for precise alignment during installation. Three 3/4" x 11" anchor bolts with double nuts and washers and 3/16" bolt circle templates ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc enriched super durable TGIC thermoset polyester powder coat finish applied to a properly prepared surface for maximum retention of gloss and luster. A highly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 rated LED light engine provides smoothly graduated illumination without any hotspots. Light engines are available in standard 4000 K (+/-70 CRI) or optional 3000 K (+80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L70/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy American(s) government procurement requirements under FAR, DFARS and DOT programs. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

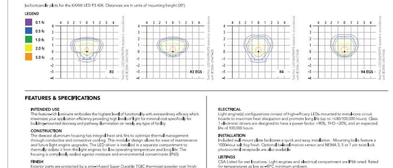
© 2012-2022 Acuity Brands Lighting, Inc. All rights reserved.

LITHONIA KBR8 BOLLARD FIXTURE CUT SHEET | 2

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KAXW homepage.

Isofootcandle plots for the KAXW LED P3 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE
The clean lines of the KAXW wall luminaire are ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION
One piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conduction and convective cooling. The modular design allows for ease of maintenance and future light source upgrades. The LED driver is mounted in a separate compartment for ease of service. Housing is IP66 rated for maximum protection against solid objects and liquids. Housing is corrosion resistant against moisture and environmental contaminants (IP66).

FINISH
Exterior parts are protected by a powdercoat Super Durable TGIC thermoset polyester coat finish that provides superior resistance to corrosion and weathering. A highly controlled five-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and nontextured finishes.

OPTICS
Precision-molded, long-life lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K minimum 70 CRI configurations. The KAXW has zero uplight and qualifies as a Dark Sky Friendly luminaire, meeting all criteria that is consistent with the IDA/IES Model Lighting Ordinance for eliminating wasted uplight.

ELECTRICAL
Light engine(s) configurations consist of 9 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to >L80/100,000 hours). Class 2 electronic drivers are designed for a new power factor, >90%, THD <20%, and an expected life of 100,000 hours.

INSTALLATION
Included universal mounting bracket attaches quickly and easily to any 4" round or square outlet box. Mounting bracket features a keyhole slot for hook-mounting during installation. Optional dusk-to-dawn sensor and NEMA 5, 7 or 7 pin twist-lock photocontrol receptacle are also available.

LISTINGS
CSA Listed for use in wet locations. Light engines and electrical compartment are IP66 rated. Rated for temperatures as low as -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be listed. Please refer to the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

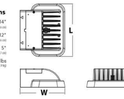
© 2015-2019 Acuity Brands Lighting, Inc. All rights reserved.

LITHONIA KAXW WALL PACK FIXTURE CUT SHEET | 1

KAXW
LED Wall Luminaire

Specifications

Length: 14" (355.6mm)
Width: 12" (304.8mm)
Height: 9" (227mm)
Weight (max): 19.7 lbs (8.9kg)



Catalog Number
Notes
Type

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAXW LED P3 40K R3 MVOLT DDBXD

KAXW LED								
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
KAXW LED	P1 P2 P3	30K 3000 K 40K 4000 K 50K 5000 K	R3 Type 3 R4 Type 4	MVOLT [1] 120 [2] 208 [2] 240 [2] 277 [2] 347 [2] 480 [2]	Shipped included (blank) Surface mounting bracket	Shipped installed PCR Dusk-to-dawn with multi-level, multi-switch ordered separately [3] PCR2 Part-night multi-level, multi-switch ordered separately [3] PCR7 Seven-wire receptacle only, multi-switch ordered separately [3] PIR Motion sensor, 8' mounting height, multi-level, multi-switch [4] PIR1FC3V 8-level, motion/ambient sensor, 8' mounting height, ambient sensor enabled at 3fc [4] PIR1FC1V 8-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [4]	Shipped included SF Single fuse (120, 277, or 347V) [5] DF Double fuse (208, 240, or 480V) [5] WG Wire guard (black) [6] U2S Single Cannot Mix [7] NLS Night Limited Style [7] Shipped separately BSW Bird deterrent spikes [8] EGS External gasket (black) [9]	DDBXD Dark bronze DBLXD Black DNATXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DNHGXD Textured white DSSTXD Textured sandstone

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available in the P1 performance package.
3. Not available with XCAWM. See PER5 or PER7 option.
4. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Accessories information.
5. Not available with 347V. Fuse ordered and shipped as a separate line item from Acuity Brands Controls.
6. Specifies the Tamper Switch (MSCKT-1) DSP control; see www.acuitybrands.com/products/controls/msckt-1-dsp for more information. Not available with XPIR or PIR1FC3V. Must specify 120V or 277V. Requires PER or separate cord set.
7. Not available with PER5 or PER7 options.
8. Must specify 208, 240, or 480V option.
9. Must specify 208, 240, or 480V option.
10. Also available as a separate accessory; see Accessories information.
11. Requires a contractor supplied 12" SWF nipple/plug.
12. Requires luminaire to be specified with PCR, PCR2 or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Accessories
Ordered and shipped separately.
BLC/LTT-1 U Photocell - SSL twist-lock (120-277V) *
BLC/HDT-1 U DIM M Photocell - SSL twist-lock (347V) *
DSHORT SBK U Shorting cap
KAXWSQS U Square side shield
KAXWRS U Round side shield
KAXWEGS U External gasket (black) **

Electrical Load

Performance Package	System Watts	120	208	240	277	347	480
		Current (A)					
P1	29W	0.25	0.15	0.13	0.11	0.09	0.07
	36	0.31	0.18	0.16	0.14	0.11	0.08
P2	45W	0.39	0.23	0.20	0.17	0.14	0.10
	54	0.47	0.27	0.24	0.20	0.16	0.12
P3	79W	0.67	0.39	0.34	0.29	0.23	0.17
	94	0.80	0.46	0.40	0.34	0.27	0.20

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	CCT	3K (3000 K, 70 CRI)				4K (4000 K, 70 CRI)				5K (5000 K, 70 CRI)			
			Lumens	TM-30			Lumens	TM-30			Lumens	TM-30		
				Rf	Rg	BAF		Rf	Rg	BAF		Rf	Rg	BAF
P1	29W	R3	3,422	1	0	1.16	3,595	1	0	1.17	3,622	1	0	1.17
	36	R4	3,972	1	0	1.16	3,845	1	0	1.17	3,907	1	0	1.18
P2	45W	R3	5,731	1	0	1.17	6,173	1	0	1.17	6,222	1	0	1.17
	54	R4	6,651	1	0	1.16	6,605	1	0	1.17	6,708	1	0	1.17
P3	79W	R3	8,852	1	0	1.17	9,440	2	0	1.18	9,601	2	0	1.18
	94	R4	9,599	1	0	1.17	9,798	2	0	1.18	9,878	2	0	1.18

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine the relative lumen output for average ambient temperatures other than 25°C.

* Shaded cells indicate entire dynamic temperature sensing.

Ambient	Performance Package/Watts*		
	P1	P2	P3
0°C	1.03	1.03	1.03
10°C	1.02	1.02	1.02
25°C	1.01	1.01	1.01
30°C	1	1	1
35°C	0.99	0.99	0.99
40°C	0.97	0.97	0.97
45°C	0.96	0.96	0.96
50°C	0.95	0.95	0.95

Projected LED Lumen Maintenance

Operating Hours	25,000	50,000	100,000
Lumen Maintenance Factor	>0.94	>0.89	>0.80

Values are calculated according to IESNA TM-21 methodology and valid up to 40°C.

PER Table

Control	PER (5 wire)	PER7 (7 wire)	
		Wires to Wires	Wires to Wires*
Photocontrol Only (Dusk-to-Dawn)	✔	⚠ Need to shortneutral and ground	⚠ Need to shortneutral and ground
XCAW	✔	⚠ Need to shortneutral and ground	⚠ Need to shortneutral and ground
XCAW with Wireless Control or ⏻	✔	⚠ Need to shortneutral and ground	⚠ Need to shortneutral and ground
Motion sensor	✔	⚠ Need to shortneutral and ground	⚠ Need to shortneutral and ground
Future proof	✔	⚠ Need to shortneutral and ground	⚠ Need to shortneutral and ground
Future proof* with Wireless Control or ⏻	✔	⚠ Need to shortneutral and ground	✔ Need to shortneutral and ground

✔ Recommended
⚠ Alternate
*Advanced mode. ⏻ Bluetooth® enabled.

© 2017-2019 Acuity Brands Lighting, Inc. All rights reserved.

DETAIL SHEET - 2

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

REGISTERED PROFESSIONAL ENGINEER
DANIEL W. MAYHORN
E018377
Exp. 6-30-24
ELECTRICAL
STATE OF CALIFORNIA

23-443

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

PEMCOR-ZEIDERS ROAD
33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLNZ3-0245
CD PROJECT # -

Revision Dates

1		1

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	-
Bid Set	-
Permit Set	-
Construction Set	-
Drawing Date	3/15/2024
Check By	MM
Drawn By	NDB
Scale	AS NOTED
Job Number	23020.S
Sheet Number	E102

MENIFEE INDUSTRIAL PARK

PRELIMINARY LANDSCAPE PLANS

33512 ZEIDERS RD.
MENIFEE, CA
APN: 384-150-001

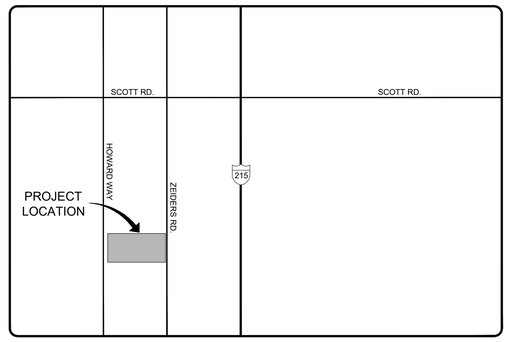
CITY NOTES

1. PLANS SHALL COMPLY WITH CITY OF MENIFEE, LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, MMC 15.04; LANDSCAPING STANDARDS, MMC 9.195; MENIFEE COMMUNITY DEVELOPMENT DESIGN GUIDELINES; AND STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2015).
2. CFD/OFF SITE IRRIGATION SYSTEMS (PUBLIC RIGHTS-OF-WAY) SHALL BE SEPARATE FROM ANY ASSOCIATION/PRIVATE ON SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAIN LINE). OFF SITE AND ON SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE HEADERS (6" X 8") OR OTHER APPROVED SUITABLE BARRIER ALONG THE PROPERTY LINE.
3. ALL GROUND-MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING, SUCH AS DENSE EVERGREEN SHRUBS
4. IMPROVEMENTS FOR SIGNAGE, PERIMETER WALLS, FENCING, PILASTERS, ETC. SHALL BE MAINTAINED BY THE ASSOCIATION OR PRIVATE OWNER(S).
5. PROPOSED LANDSCAPE TREATMENT SHALL PROVIDE EFFECTIVE SCREENING OF UTILITY STRUCTURES, TRASH ENCLOSURES,BACKFLOW PREVENTERS, DOUBLE CHECK DETECTOR ASSEMBLIES (FIRE DEPT.), ETC.
6.
7. ALL PARKING LOT AREAS AND EXPANSIVE CONTINUOUS BUILDING FACADES VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFF SITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, WALLS, EARTH BERMS OR A COMBINATION THEREOF.
8. ACCENT TREES AT ENHANCED PLANTING LOCATION SHALL BE 36-INCH BOX SIZE, OR LARGER, AS DETERMINED BY THE CITY DURING REVIEW OF THE LANDSCAPE WORKING DRAWING SUBMITTAL.
9. ALL RETAINING WALLS SHALL HAVE LANDSCAPING AT THE BASE TO DETER GRAFFITI AND SOFTEN ITS APPEARANCE.
10. PLANTERS SHALL BE SEPARATED FROM PARKING AREAS BY A 6-INCH RAISED CURB OR EQUIVALENT.
11. PRELIMINARY LANDSCAPE PLAN SHOWS GENERAL LOCATIONS FOR TREES, SHRUBS, AND GROUNDCOVER, BUT DOES NOT SPECIFY THE SIZE AND SPECIFIC TYPE OF EACH PLANT FOR ALL LOCATIONS. THEREFORE, THE CITY'S PLANNING DIVISION MAY REQUIRE THE ADDITION OF PLANTS, CHANGE THE SPACING OF PLANTS, CHANGE THE TYPE OR SPECIES OF PLANTS, OR CHANGE THE SIZE OF PLANTS ON THE LANDSCAPE WORKING DRAWINGS.
12. A MINIMUM OF 50% OF SITE PLANTINGS SHALL BE EVERGREEN BROADLEAF TREE SPECIES.

ABBREVIATIONS

@	AT
℄	CENTERLINE
#	NUMBER
AC	ASPHALTIC CONCRETE
CF	CUBIC FOOT
CLR	CLEAR
CONC	CONCRETE
CTR	CENTER
DIA	DIAMETER
DIM	DIMENSION
EJ	EXPANSION JOINT
EQ	EQUAL
E.W.	EACH WAY
EX.	EXISTING
FG	FINISH GRADE
FS	FINISH SURFACE
GA	GAUGE
GALV	GALVANIZED
HORIZ	HORIZONTAL
HT	HEIGHT
I.D.	INSIDE DIAMETER
INCL	INCLUDING
INV	INVERT ELEVATION
L.O.W.	LIMIT OF WORK
M	METER
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
N.A.P.	NOT A PART
NCN	NO COMMON NAME
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PL	PROPERTY LINE
P.A.	PLANTER AREA
P.I.P	POURED IN PLACE
R	RADIUS
REV	REVISION
R.O.W.	RIGHT OF WAY
SHT	SHEET
SPEC	SPECIFICATION
SF	SQUARE FOOT
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
T	TRANSFORMER
T.C.	TOP OF CURB
T.D.	TOP OF DRAIN
T.R.	TOP OF RAILING
T.S.	TOP OF STEP
T.W.	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
W/	WITH
W.I.	WROUGHT IRON
WT	WEIGHT

VICINITY MAP



PROJECT TEAM

OWNER
PEMCOR INVESTMENT GROUP
VANCOUVER, BC, CANADA
CITY, CA ZIP
CONTACT: PAUL MAYER
EMAIL: PM@PEMCOR.NET
PH: 858.888.2488

CIVIL
PLSA ENGINEERING
1911 SAN DIEGO AVE., STE 'A'
SAN DIEGO, CA,92102
CONTACT: GREG LANG
EMAIL: greg@sca-sd.com
PH: (949) 661-6695

ELECTRICAL
MPE CONSULTING
10807 THORNMINT RD.
SAN DIEGO, CA,92127
CONTACT: DENNY HIRZEL
EMAIL: dennyh@mpeconsulting.com
PH: (858) 673-4445

ARCHITECT
SCA ARCHITECTURE
13280 EVENING CREEK DR. S.,
SUITE 125
SAN DIEGO, CA, 92128
CONTACT: MILOS MAKARIC
EMAIL: milosm@sca-sd.com
PH: (858) 793-4777

LANDSCAPE
RLA
8841 RESEARCH DR. SUITE 200
IRVINE, CA, 92618
CONTACT: JIAO YANG
EMAIL: jiao@ridgela.com
PH: (949) 387-1323 x 30

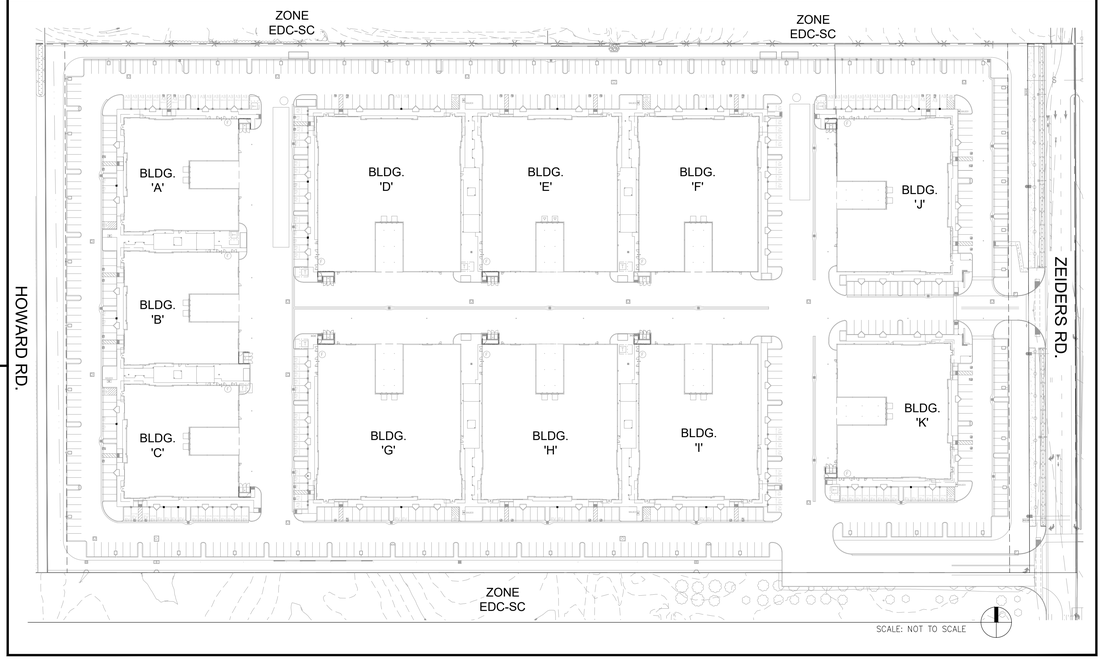
SHEET INDEX

SHEET NO.	DESCRIPTION	SCALE
L0.0	COVER SHEET	-
L1.1	PRELIMINARY LANDSCAPE PLAN	1" = 30'-0"
L1.2	PRELIMINARY LANDSCAPE PLAN	1" = 30'-0"
L2.1	PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS	1" = 10'-0"
L3.1	PERLIMINARY PLANTING PLAN	1" = 40'-0"
L4.1	PRELIMINARY PLANTING IMAGERY	-
L5.1	PRELIMINARY TREE SHADE PLAN	1" = 40'-0"
L6.1	PRELIMINARY IRRIGATION PLAN	1" = 40'-0"
L7.1	PRELIMINARY MAINTENANCE EXHIBIT	1" = 40'-0"

LANDSCAPE CALCULATIONS

A. TOTAL PROJECT SITE AREA (GROSS AREA MINUS R/W): 872,534 SF
B. TOTAL LANDSCAPED AREA/ON SITE: 115,976 SF. (AC)
C. LANDSCAPED AREA PERCENTAGE: 13.26%
D. TOTAL OFF-SITE/CFD AREA (R/W): 21,112 SF.
E. TOTAL OFF-SITE LANDSCAPE AREA (EXC. SIDEWALKS): 6,438 SF.
F. PARKING LOT LANDSCAPE AREA PERCENTAGE: 17,187 SF. (14.85%)
G. TOTAL BUILDING FACADES IN PUBLIC VIEW FROM R/W:
   - ZEIDER'S RD. ROW: 365 LF.
H. TOTAL TREES REQ'D TO SCREEN BUILDING FACADES (1 TREE/30 LF)
   - ZEIDER'S RD. ROW: 13
I. TOTAL TREES PROVIDED TO SCREEN BUILDING FACADES: 25
J. TOTAL SITE PERIMETER LENGTH (NORTH, WEST & SOUTH SIDES): 3126 LF.
K. TOTAL PERIMETER TREES REQUIRED (1 TREE/30 LF):105
L. TOTAL PERIMETER TREES PROVIDED:110
M. TOTAL PARKING SPACES PROVIDED: 677
N. TOTAL PARKING LOT TREES REQUIRED (1 TREE/4 SP.) 170
O. TOTAL PARKING LOT TREES PROVIDED: 236
P. TOTAL STREET TREES REQUIRED (1 TREE/30 LF): 20
Q. TOTAL STREET TREES PROVIDED: 18
R. TREE TYPES
   - DECIDUOUS: 56 TREES (14%)
   - EVERGREEN: 110 TREES (26%)
   - BROADLEAF EVERGEEN: 251 TREES (60%)
S. TREE BOX SIZES
   - 24" BOX: 285 (68%)
   - 36"+ BOX: 132 (32%)

SITE MAP



sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
DENNIS EBBERT
07/31/26
Renewal Date
03/06/25
Date
STATE OF CALIFORNIA

Menifee Business Park
33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

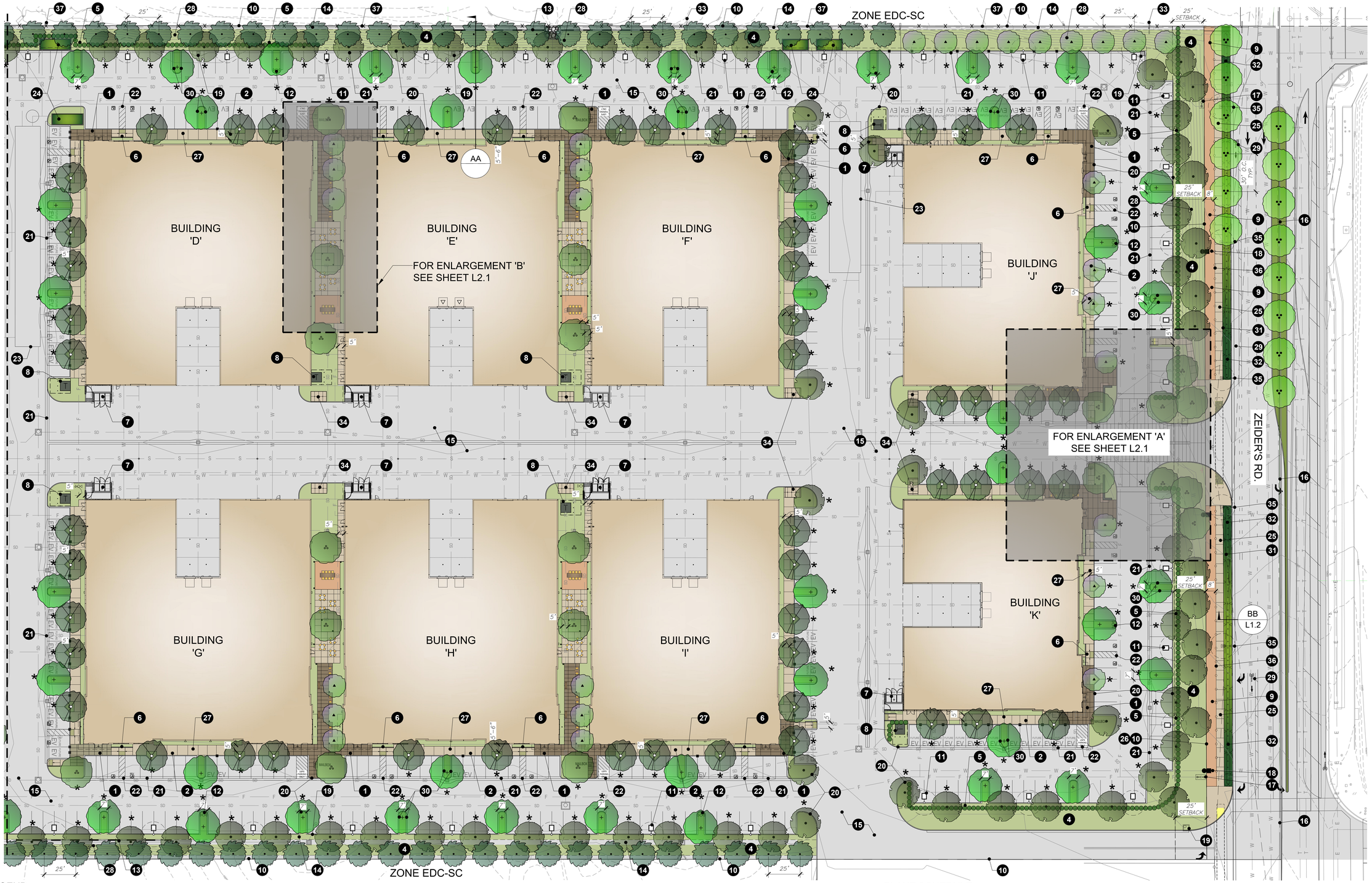
Revision Dates

△	-	-

Issue Dates
1st Design Review 12/18/2023
2nd Design Review 3/15/2024
3nd Design Review 5/21/2024
4th Design Review 9/04/2024
5th Design Review 10/25/2024
6th Design Review 03/06/2025
Construction Set -

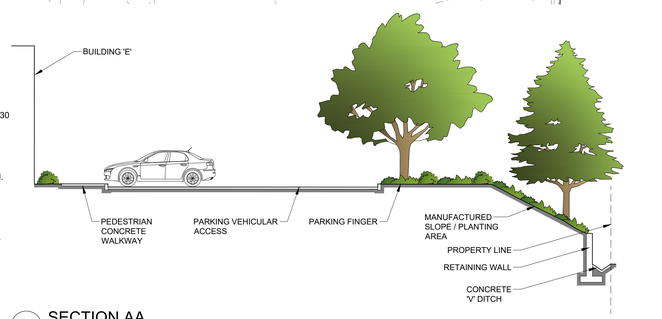
Drawing Date 03/06/2025
Check By JY
Drawn By MCJ
Scale AS NOTED
Job Number 23020.S
Sheet Number

L0.0



LEGEND

1. ENHANCED INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST 05 FINISH AT BUILDING ENTRIES.
2. NATURAL GRAY CONCRETE PAVING WITH MEDIUM BROOM FINISH
3. ENHANCED VEHICULAR INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST 05 FINISH
4. LOW WATER LANDSCAPE AREA
5. PARKING LOT SCREENING HEDGE
6. ACCESSIBLE CURB RAMP
7. TRASH ENCLOSURE PER ARCHITECTS PLANS
8. TRANSFORMER PER ELECTRICAL PLANS
9. 8' WIDE DECOMPOSED GRANITE TRAIL PER CITY STANDARD PLAN 1301.20. SHEET L1.2.
10. PROPERTY LINE
11. SITE PARKING LIGHT POLE WITH 15' RADIUS CLEARANCE.
12. FIRE HYDRANT
13. RETAINING WALL
14. CONCRETE BROW DITCH
15. PROPOSED ASPHALT PAVING
16. STREET CENTER LINE
17. PROPERTY FIRE BACKFLOW
18. PROPERTY 4" WATER SERVICE AND BACKFLOW
19. STORM DRAIN CATCH BASIN
20. CONCRETE CURB
21. CONCRETE GUTTER PER CIVIL PLANS
22. PAVEMENT STRIPING PER ARCHITECTS PLANS
23. BELOW GRADE STORM WATER STORAGE TANK PER CIVIL PLANS.
24. MODULAR WETLAND UNIT PER CIVIL ENGINEER'S PLANS.
25. OFFSITE CONCRETE SIDEWALK PER CIVIL ENGINEER'S PLANS.
26. RIGHT OF WAY LINE
27. ACCESSIBLE PATH OF TRAVEL
28. MANUFACTURED SLOPE. SEE CIVIL GRADING PLAN.
29. CLASS II BIKE LANE - SUBREGIONAL ROUTE PER CITY STANDARD PLAN 1301.20 SHEET L1.2.
30. 12" WIDE CONCRETE STEP-OUT AT FINGER ISLANDS. (TYPICAL)
31. SIGHT DISTANCE LINES. LANDSCAPE MATERIALS OVER 30 INCHES IN HEIGHT SHALL NOT BE PLACED IN SIGHT DISTANCE RESTRICTED AREAS.
32. OFF-SITE BMP BASIN. SEE DETAIL SHEET L1.2.
33. EXISTING ABOVE GRADE ELECTRICAL LINES TO REMAIN.
34. BIKE RACKS
35. STREET LIGHTS
36. PVC RAIL FENCE PER CITY STANDARD 1301.04 & 1301.05
37. EXISTING CHAIN LINK FENCE
38. 6' TALL CMU SCREEN WALL



AA SECTION AA
SCALE: 1" = 10'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	SEARSIA LANCEA	AFRICAN SUMAC
	LAGERSTROEMIA INDICA X 'TUSCARORA'	CORAL CRAPE MYRTLE
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM CERCIDIUM
	PINUS ELDARICA	MONDELL PINE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	CINAMOMUM CAMPHORA	CAMPHOR TREE

PLANT SCHEDULE - RIGHT OF WAY

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA PLANE TREE

0 30 60 90

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
DENNIS EBBERT
07/31/26
Renewal Date
03/07/25
Date
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

1	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/07/2025
Construction Set	-

Drawing Date 03/06/2025
Check By JY
Drawn By MCJ
Scale AS NOTED
Job Number 23020.S
Sheet Number
PRELIMINARY LANDSCAPE PLAN

L1.1

PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SP. X CAL.	WATER USE	DESCRIPTION
TREES							
		SEARSIA LANCEA	AFRICAN SUMAC	24" BOX STD.	8'H X 3'S X 3/4" CAL.	M	BUILDING SCREENING TREE (35'H X 30'W) EVERGREEN
		LAGERSTROEMIA INDICA X 'TUSCARORA'	CORAL CRAPE MYRTLE	24" BOX STD.	10'H X 4'S X 1-1/4" CAL.	M	ACCENT TREE (15'H X 15'W) DECIDUOUS
		CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM CERCIDIUM	60" BOX MULTI	15'H X 11'S	VL	ACCENT TREE (20'H X 25'W) DECIDUOUS
		PINUS ELDARICA	MONDELL PINE	24" BOX STD.	10'H X 5'S X 1-1/4" CAL.	L	PERIMETER SCREENING TREE (80'H X 20'S) EVERGREEN
		QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX STD.	10'H X 4'S X 2" CAL.	L	PERIMETER SCREENING TREE (70'H X 70'S) EVERGREEN
		CINAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX STD.	11'H X 4'S X 1-1/4" CAL.	M	PARKING LOT TREE (50'H X 50'W) EVERGREEN
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
SHRUBS, GRASSES, & GROUNDCOVERS							
	AGA BF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	48" O.C.	L	LARGE ACCENT SUCCULENT
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	12" O.C.	L	SMALL ACCENT SUCCULENT
	BAC CEN	BACCHARIS CENTENNIAL	CENTENNIAL DESERT BROOM	5 GAL.	48" O.C.	L	SPREADING LOW SHRUB
	CAL LI	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	L	LOW FLOWERING SHRUB
	DIA CB	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL.	18" O.C.	M	STRAPPY ACCENT
	HES BL	HESPERALOE PAR. 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	30" O.C.	L	MEDIUM ACCENT SUCCULENT
	JUN PAT	JUNCUS PATENS	CALIFORNIA GREY RUSH	5 GAL.	18" O.C.	L	ORNAMENTAL GRASS
	MUH CAP	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	PYR LOW	PYRACANTHA COCCINEA 'LOWBOY'	SCARLET FIRETHORN	5 GAL.	60" O.C.	M	LOW SPREADING SHRUB
	WES WG	WESTRINGIA 'WYNYABBIE GEM'	WYNABBIE GEM WESTRINGIA	5 GAL.	30" O.C.	L	SCREENING SHRUB
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	48" O.C.	L	LOW SPREADING GROUNDCOVER
	WES MUN	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL.	30" O.C.	L	LOW SPREADING SHRUB
VINES							
▼	MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.	PER PLAN	L	FLOWERING VINE

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 'A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN MENIFEE CALIFORNIA' (ALSO REFERRED TO AS WUCOLS) FOR REGION 4.

NOTE: MINIMUM NURSERY CONTAINER SIZES FOR TREES SHALL BE 24 - INCH BOX, SHRUBS - 5 GALLON, AND GROUNDCOVERS/GRASSES/PERENNIALS - 1 GALLON. A MINIMUM OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE 36 INCH BOX SIZE OR LARGER.

NOTE: LANDSCAPE MATERIALS OVER 30 INCHES IN HEIGHT SHALL NOT BE PLACED IN SIGHT DISTANCE RESTRICTED AREAS.

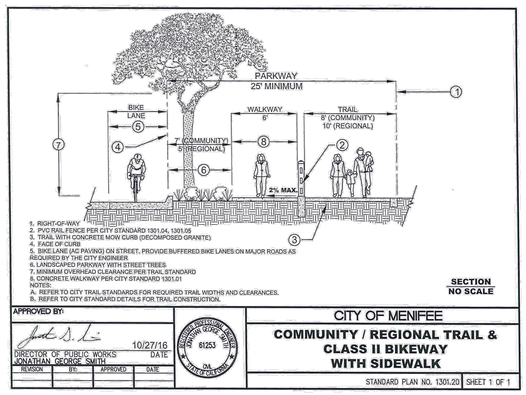
* INDICATES PARKING LOT TREE

PLANT SCHEDULE - RIGHT OF WAY

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SP X CAL. (MIN)	WATER USE	DESCRIPTION
TREES							
		PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA PLANE TREE	24" BOX STD.	8'H X 4'S X 1-1/4" CAL.	L	STREET TREE (20'H X 20'S) EVERGREEN
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
SHRUBS, GRASSES, & GROUNDCOVERS							
	BAC CEN	BACCHARIS CENTENNIAL	CENTENNIAL DESERT BROOM	5 GAL.	48" O.C.	L	SPREADING LOW SHRUB
	DIA CB	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL.	18" O.C.	M	STRAPPY ACCENT
	HES BL	HESPERALOE PAR. 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	30" O.C.	L	MEDIUM ACCENT SUCCULENT
	MUH CAP	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	PYR LOW	PYRACANTHA COCCINEA 'LOWBOY'	SCARLET FIRETHORN	5 GAL.	60" O.C.	M	LOW SPREADING SHRUB
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	48" O.C.	L	LOW SPREADING GROUNDCOVER

MODULAR WETLAND & TREE WELLS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
SHRUBS, GRASSES, & GROUNDCOVERS							
	JUN PAT	JUNCUS PATENS	GRAY RUSH	5 GAL.	24" O.C.	L	EVERGREEN PERRENIAL
	LEY CP	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL.	24" O.C.	L	EVERGREEN PERRENIAL
	CAR SPI	CAREX SPISSA	SAN DEIGO SEDGE	5 GAL.	24" O.C.	L	EVERGREEN PERRENIAL
	MUH RIG	MUHLENBERGIA RIGENS	DEERGRASS	5 GAL.	48" O.C.	L	EVERGREEN PERRENIAL



SITE INFORMATION

ADDRESS: 33521 ZEIDERS RD.
ASSESSOR'S PARCEL NUMBERS:
ZONE: INDUSTRIAL

NOTES

1. PLANS SHALL COMPLY WITH CITY OF MENIFEE, LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, MMC 15.04; LANDSCAPING STANDARDS, MMC 9.195; MENIFEE COMMUNITY DEVELOPMENT DESIGN GUIDELINES; AND STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2015).
2. CFD/OFF SITE IRRIGATION SYSTEMS (PUBLIC RIGHTS-OF-WAY) SHALL BE SEPARATE FROM ANY ASSOCIATION/PRIVATE ON SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAIN LINE). OFF SITE AND ON SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE HEADERS (6" X 8") OR OTHER APPROVED SUITABLE BARRIER ALONG THE PROPERTY LINE.
3. ALL GROUND-MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING, SUCH AS DENSE EVERGREEN SHRUBS
4. IMPROVEMENTS FOR SIGNAGE, PERIMETER WALLS, FENCING, PILASTERS, ETC. SHALL BE MAINTAINED BY THE ASSOCIATION OR PRIVATE OWNER(S).
5. PROPOSED LANDSCAPE TREATMENT SHALL PROVIDE EFFECTIVE SCREENING OF UTILITY STRUCTURES, TRASH ENCLOSURES,BACKFLOW PREVENTERS, DOUBLE CHECK DETECTOR ASSEMBLIES (FIRE DEPT.), ETC.
6.
7. ALL PARKING LOT AREAS AND EXPANSIVE CONTINUOUS BUILDING FACADES VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFF SITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, WALLS, EARTH BERMS OR A COMBINATION THEREOF.
8. ACCENT TREES AT ENHANCED PLANTING LOCATION SHALL BE 36-INCH BOX SIZE, OR LARGER, AS DETERMINED BY THE CITY DURING REVIEW OF THE LANDSCAPE WORKING DRAWING SUBMITTAL.
9. ALL RETAINING WALLS SHALL HAVE LANDSCAPING AT THE BASE TO DETER GRAFFITI AND SOFTEN ITS APPEARANCE.
10. PLANTERS SHALL BE SEPARATED FROM PARKING AREAS BY A 6-INCH RAISED CURB OR EQUIVALENT.
11. LANDSCAPE SHALL BE IN CONFORMANCE WITH REQUIREMENT OF CITY LANDSCAPE ORDINANCE 2015-167 (MMC 9.86), "PARK DESIGN, LANDSCAPING AND TREE PRESERVATION."
12. PRELIMINARY LANDSCAPE PLAN SHOWS GENERAL LOCATIONS FOR TREES, SHRUBS, AND GROUNDCOVER, BUT DOES NOT SPECIFY THE SIZE AND SPECIFIC TYPE OF EACH PLANT FOR ALL LOCATIONS. THEREFORE, THE CITY'S PLANNING DIVISION MAY REQUIRE THE ADDITION OF PLANTS, CHANGE THE SPACING OF PLANTS, CHANGE THE TYPE OR SPECIES OF PLANTS, OR CHANGE THE SIZE OF PLANTS ON THE LANDSCAPE WORKING DRAWINGS.

LANDSCAPE REQUIREMENTS

- PARKING LOT TREES: 1 TREE PER 4 STALLS
- 702 PARKING STALLS: 176 TREES REQUIRED, 196 PROVIDED

- PARKING LOT LANDCAPE: 10% PARKING LOT AREA
- 113,724 SF. PARKING: 11,372 SF. LANDSCAPE REQUIRED
- 14,450 SF. LANDSCAPE PROVIDED (12.70%)

- SITE LANDSCAPE: 10% SITE AREA
- 832,899 SF. SITE AREA (19.12 ACRES): 83,290 SF. REQUIRED
- 121,879 SF. SITE LANDSCAPE PROVIDED (15%)

- ON SITE PERIMETER TREES: 1 TREE PER 30 LF
- 3,838 LIN. FT. PERIMETER: TREES REQUIRED 128, TREES PROVIDED

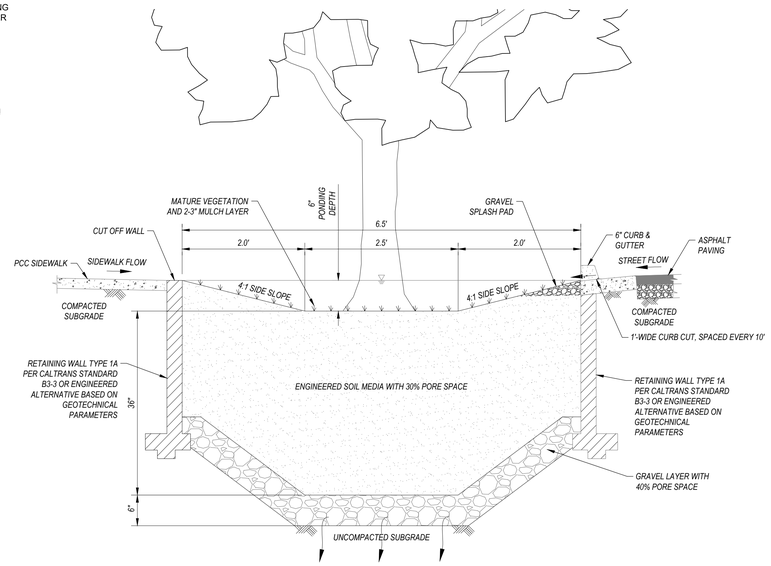
- OFF SITE (CITY PROVIDED) STREET TREES:

LANDSCAPE SCREENING NOTES

- ALL PARKING LOT AREAS VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFF SITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, LOW WALLS, EARTH BERMS OR A COMBINATION THEREOF.
- ALL OUTDOOR MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, LOW WALLS, EARTH BERMS OR A COMBINATION THEREOF.
- ALL DRIVE-THROUGH LANES SHALL BE SCREENED FROM ADJACENT STREET RIGHTS-OF-WAY WITH DENSE EVERGREEN SHRUB HEDGES (4 FEET HGT. MAX.) IN MINIMUM 5-FOOT WIDE PLANTERS BETWEEN THE DRIVE-THROUGH AND RIGHT-OF-WAY.

MAINTENANCE NOTE

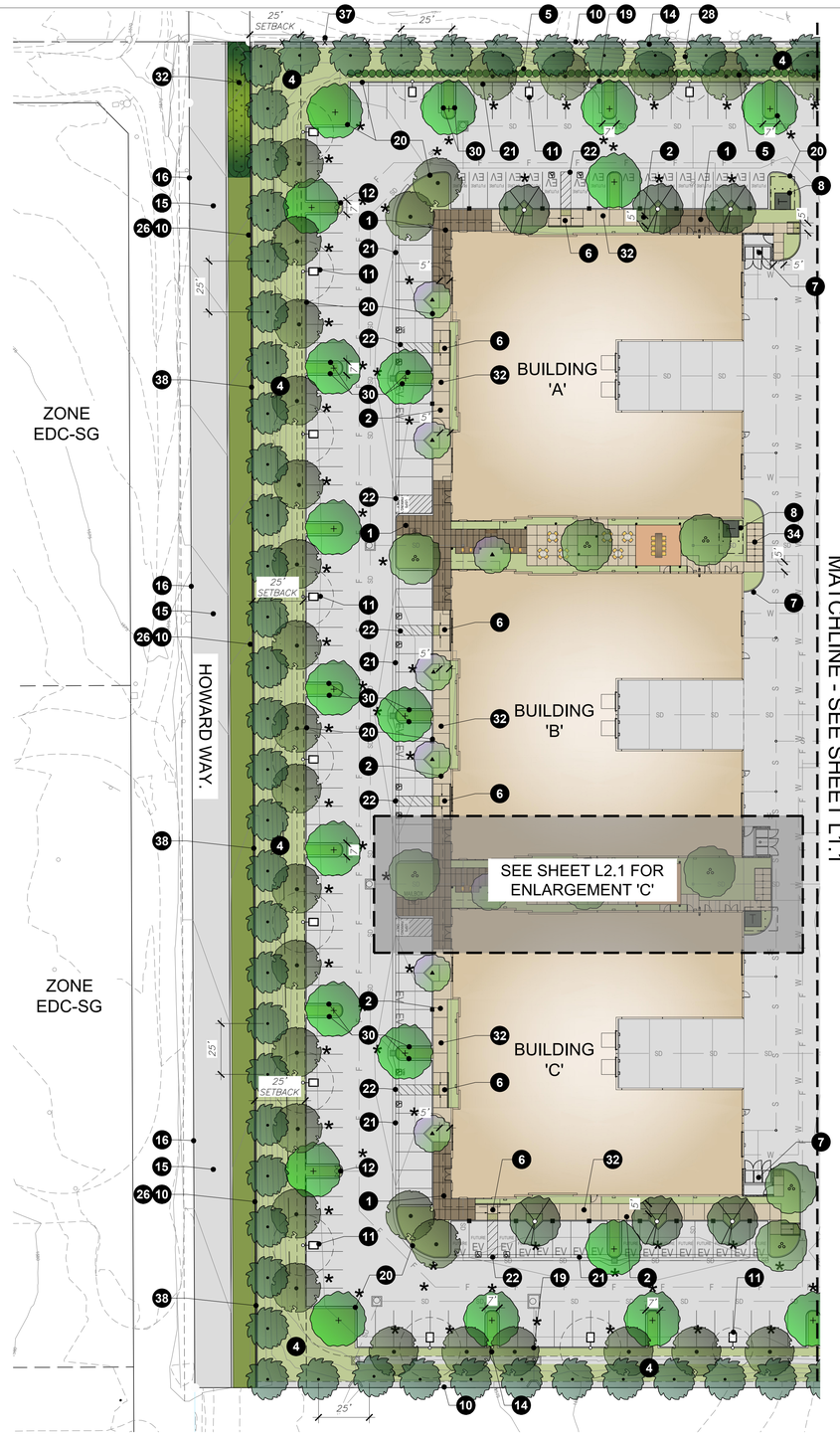
ALL ON SITE LANDSCAPE AREAS/IMPROVEMENTS SHOWN ON PLAN SHALL BE PERMANENTLY AND FULLY MAINTAINED BY THE PROPERTY OWNER(S)



SECTION B-B
TYPICAL BMP BASIN SECTION - SCALE NTS

LEGEND

1. ENHANCED INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST 05 FINISH AT BUILDING ENTRIES.
2. NATURAL GRAY CONCRETE PAVING WITH MEDIUM BROOM FINISH
3. ENHANCED VEHICULAR INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST 05 FINISH
4. LOW WATER LANDSCAPE AREA
5. PARKING LOT SCREENING HEDGE
6. ACCESSIBLE CURB RAMP
7. TRASH ENCLOSURE PER ARCHITECTS PLANS
8. TRANSFORMER PER ELECTRICAL PLANS
9. 8' WIDE DECOMPOSED GRANITE TRAIL PER CITY STANDARD PLAN 1301.20.
10. PROPERTY LINE
11. SITE PARKING LIGHT POLE WITH 15' RADIUS CLEARANCE.
12. FIRE HYDRANT
13. RETAINING WALL
14. CONCRETE BROW DITCH
15. PROPOSED ASPHALT PAVING
16. STREET CENTER LINE
17. PROPERTY FIRE BACKFLOW
18. PROPERTY 4" WATER SERVICE AND BACKFLOW
19. STORM DRAIN CATCH BASIN
20. CONCRETE CURB
21. CONCRETE GUTTER PER CIVIL PLANS
22. PAVEMENT STRIPING PER ARCHITECTS PLANS
23. BELOW GRADE STORM WATER STORAGE TANK PER CIVIL PLANS.
24. MODULAR WETLAND UNIT PER CIVIL ENGINEER'S PLANS.
25. OFFSITE CONCRETE SIDEWALK PER CIVIL ENGINEER'S PLANS.
26. RIGHT OF WAY LINE
27. ACCESSIBLE PATH OF TRAVEL
28. MANUFACTURED SLOPE. SEE CIVIL GRADING PLAN.
29. CLASS II BIKE LANE - SUBREGIONAL ROUTE.
30. 12" WIDE CONCRETE SEP-OUT AT FINGER ISLANDS. (TYPICAL)
31. SIGHT DISTANCE LINES. LANDSCAPE MATERIALS OVER 30 INCHES IN HEIGHT SHALL NOT BE PLACED IN SIGHT DISTANCE RESTRICTED AREAS.
32. OFF-SITE BMP BASIN. SEE DETAILTHIS SHEET.
33. EXISTING ABOVE GRADE ELECTRICAL LINES TO REMAIN.
34. BIKE RACK
35. STREET LIGHTS
36. PVC RAIL FENCE PER CITY STANDARD 1301.04 & 1301.05
37. EXISTING CHAIN LINK FENCE
38. 6' TALL CMU SCREEN WALL



0 30 60 90

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
DAWN EBBERT
07/31/26
Renewal Date
03/07/25
Date
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

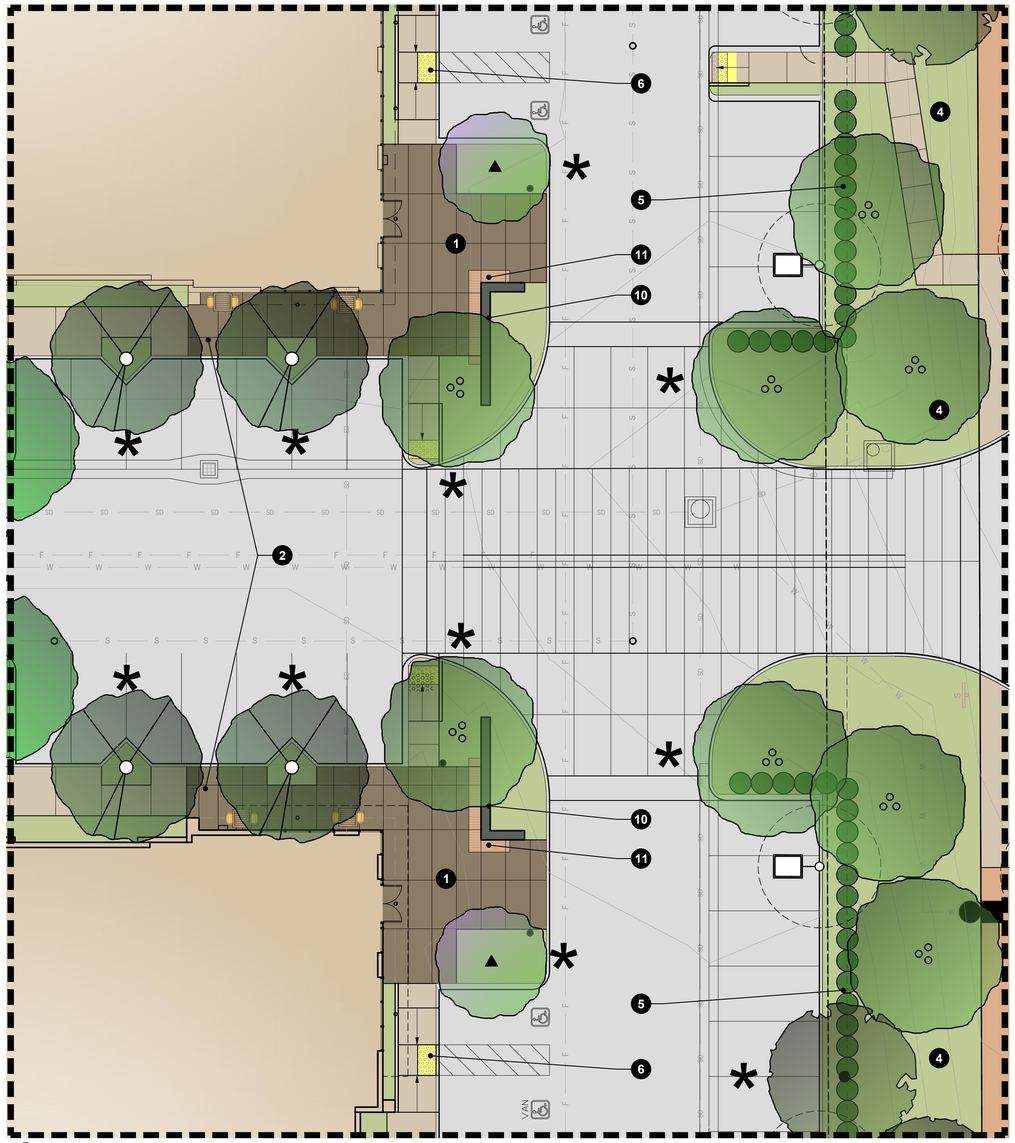
1	-	-

Issue Dates

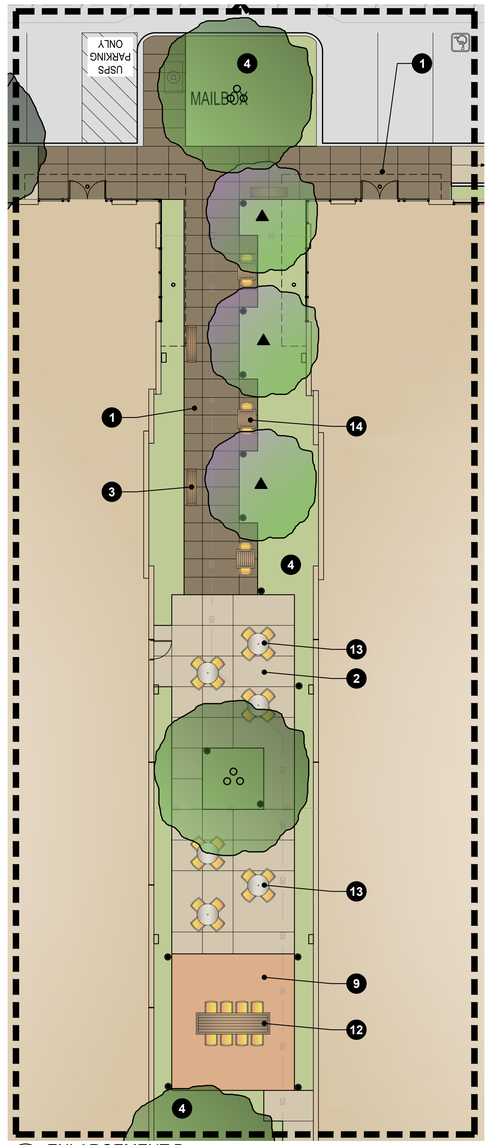
1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/07/2025
Construction Set	-

Drawing Date 03/06/2025
Check By JY
Drawn By MCJ
Scale AS NOTED
Job Number 23020.S
Sheet Number PRELIMINARY LANDSCAPE PLAN

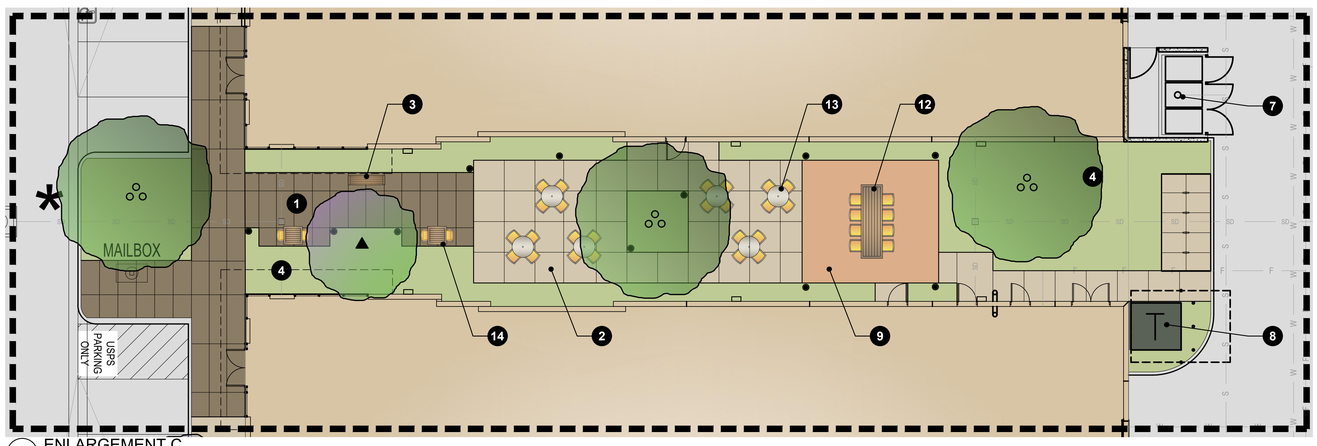
L1.2



A ENLARGEMENT A
SCALE: 1" = 1'-0"



B ENLARGEMENT B
SCALE: 1" = 1'-0"



C ENLARGEMENT C
SCALE: 1" = 1'-0"

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SP. X CAL.	WATER USE	DESCRIPTION
TREES						
	SEARSIA LANCEA	AFRICAN SUMAC	24" BOX STD.	8'H X 3'S X 3/4" CAL.	M	BUILDING SCREENING TREE (35'H X 30'W) EVERGREEN
	LAGERSTROEMIA INDICA X 'TUSCARORA'	CORAL CRAPE MYRTLE	24" BOX STD.	10'H X 4'S X 1-1/4" CAL.	M	ACCENT TREE (15'H X 15'W) DECIDUOUS
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM CERCIDIUM	60" BOX MULTI	15'H X 11'S	VL	ACCENT TREE (20'H X 25'W) DECIDUOUS
	PINUS ELDARICA	MONDELL PINE	24" BOX STD.	10'H X 5'S X 1-1/4" CAL.	L	PERIMETER SCREENING TREE (80'H X 20'S) EVERGREEN
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX STD.	10'H X 4'S X 2" CAL.	L	PERIMETER SCREENING TREE (70'H X 70'S) EVERGREEN
	CINAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX STD.	11'H X 4'S X 1-1/4" CAL.	M	PARKING LOT TREE (50'H X 50'W) EVERGREEN

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
SHRUBS, GRASSES, & GROUNDCOVERS							
	AGA BF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	48" O.C.	L	LARGE ACCENT SUCCULENT
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	12" O.C.	L	SMALL ACCENT SUCCULENT
	BAC CEN	BACCHARIS CENTENNIAL	CENTENNIAL DESERT BROOM	5 GAL.	48" O.C.	L	SPREADING LOW SHRUB
	CAL LJ	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	L	LOW FLOWERING SHRUB
	DIA CE	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL.	18" O.C.	M	STRAPPY ACCENT
	HES BL	HESPERALOE PAR. 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	30" O.C.	L	MEDIUM ACCENT SUCCULENT
	JUN PAT	JUNCUS PATENS	CALIFORNIA GREY RUSH	5 GAL.	18" O.C.	L	ORNAMENTAL GRASS
	MUH CAP	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	PYR LOW	PYRACANTHA COCCINEA 'LOWBOY'	SCARLET FIRETHORN	5 GAL.	60" O.C.	M	LOW SPREADING SHRUB
	WES WG	WESTRINGIA 'WYNYABBIE GEM'	WYNABBIE GEM WESTRINGIA	5 GAL.	30" O.C.	L	SCREENING SHRUB
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	48" O.C.	L	LOW SPREADING GROUNDCOVER
	WES MUN	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL.	30" O.C.	L	LOW SPREADING SHRUB
VINES							
▼	MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.	PER PLAN	L	FLOWERING VINE

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 'A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN MENIFEE CALIFORNIA' (ALSO REFERRED TO AS WUCOLS) FOR REGION 4.

NOTE: MINIMUM NURSERY CONTAINER SIZES FOR TREES SHALL BE 24 - INCH BOX, SHRUBS - 5 GALLON, AND GROUNDCOVERS/GRASSES/PERENNIALS - 1 GALLON. A MINIMUM OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE 36 INCH BOX SIZE OR LARGER.

NOTE: LANDSCAPE MATERIALS OVER 30 INCHES IN HEIGHT SHALL NOT BE PLACED IN SIGHT DISTANCE RESTRICTED AREAS.

* INDICATES PARKING LOT TREE

LEGEND

1. ENHANCED INTEGRAL COLOR CONCRETE PAVING WITH TOPCAST 05 FINISH AT BUILDING ENTRIES.
2. NATURAL GRAY CONCRETE PAVING WITH MEDIUM BROOM FINISH
3. BENCH
4. LOW WATER LANDSCAPE AREA
5. PARKING LOT SCREENING HEDGE
6. ACCESSIBLE CURB RAMP
7. TRASH ENCLOSURE PER ARCHITECTS PLANS
8. TRANSFORMER PER ELECTRICAL PLANS
9. DECOMPOSED GRANITE PAVING
10. MONUMENT WALL WITH PROJECT SIGNAGE. SEPERATE PERMIT REQUIRED
11. CANTILEVERED WOODEN BENCH
12. OUTDOOR CONFERENCE TABLE
13. ROUND OUTDOOR 4 SEAT DINING TABLES
14. RECTANGULAR 2 SEAT DINING TABLES

0 5 10 20 30

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
DAVID EBBERT
07/31/26
03/07/25
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

1	-	-

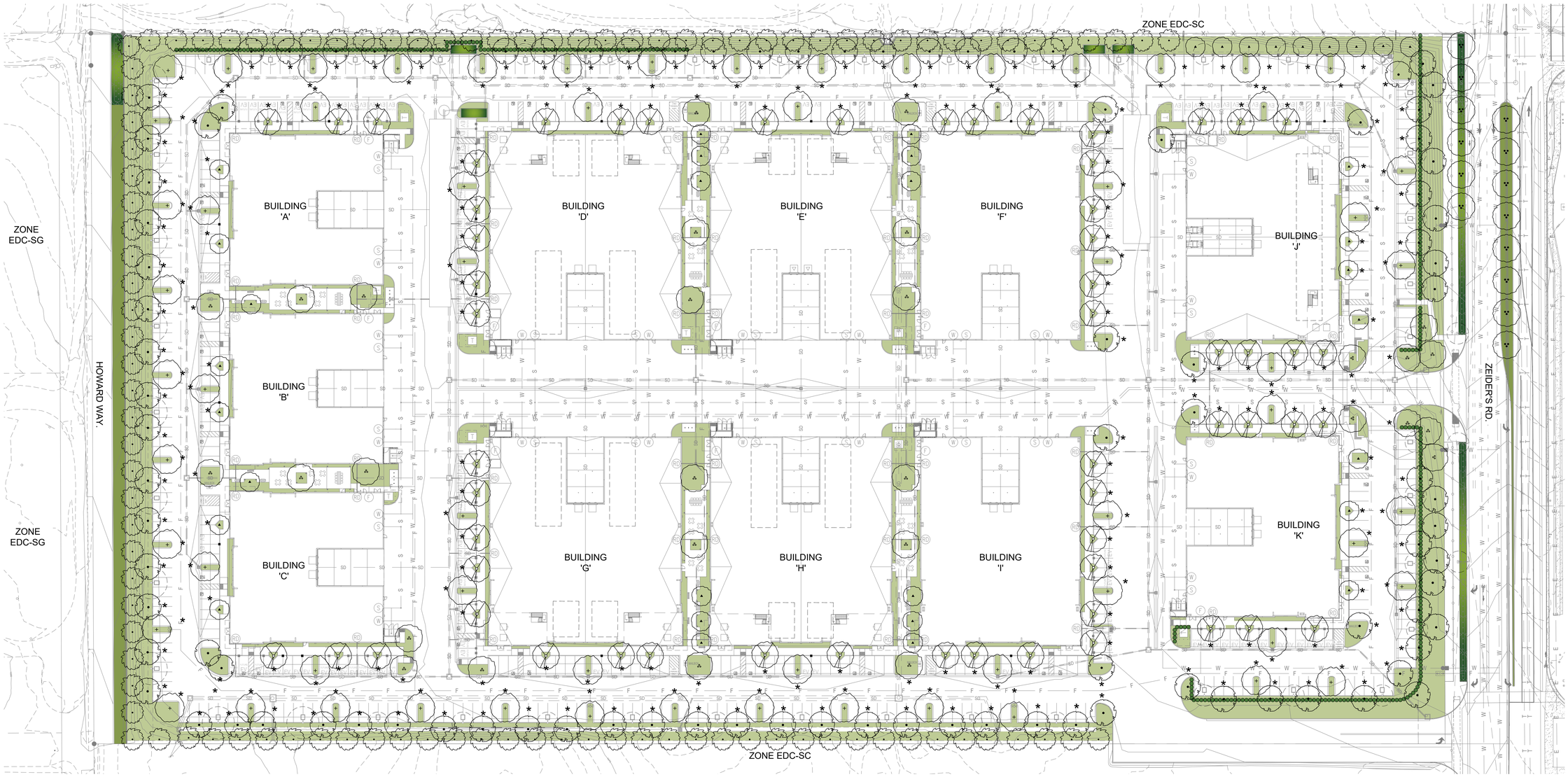
Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/07/2025
Construction Set	-

Drawing Date 03/06/2025
Check By JY
Drawn By MCJ
Scale AS NOTED
Job Number 23020.S

Sheet Number
PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS

L2.1



PLANT SCHEDULE - RIGHT OF WAY

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SP X CAL. (MIN)	WATER USE	DESCRIPTION
TREES							
		PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA PLANE TREE	24" BOX STD.	8'H X 4'S X 1-1/4" CAL.	L	STREET TREE (20'H X 20'S) EVERGREEN
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
SHRUBS, GRASSES, & GROUNDCOVERS							
	BAC CEN	BACCHARIS CENTENNIAL	CENTENNIAL DESERT BROOM	5 GAL.	48" O.C.	L	SPREADING LOW SHRUB
	DIA CB	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL.	18" O.C.	M	STRAPPY ACCENT
	HES BL	HESPERALOE PAR. 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	30" O.C.	L	MEDIUM ACCENT SUCCULENT
	MUH CAP	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	PYR LOW	PYRACANTHA COCCINEA 'LOWBOY'	SCARLET FIRETHORN	5 GAL.	60" O.C.	M	LOW SPREADING SHRUB
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	48" O.C.	L	LOW SPREADING GROUNDCOVER

MODULAR WETLAND & TREE WELLS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
SHRUBS, GRASSES, & GROUNDCOVERS							
	JUN PAT	JUNCUS PATENS	GRAY RUSH	5 GAL.	24" O.C.	L	EVERGREEN PERRENIAL
	LEY CP	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL.	24" O.C.	L	EVERGREEN PERRENIAL
	CAR SPI	CAREX SPISSA	SAN DEIGO SEDGE	5 GAL.	24" O.C.	L	EVERGREEN PERRENIAL
	MUH RIG	MUHLENBERGIA RIGENS	DEERGRASS	5 GAL.	48" O.C.	L	EVERGREEN PERRENIAL

PLANT SCHEDULE CONTINUED.

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
SHRUBS, GRASSES, & GROUNDCOVERS							
	AGA BF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL.	48" O.C.	L	LARGE ACCENT SUCCULENT
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	5 GAL.	12" O.C.	L	SMALL ACCENT SUCCULENT
	BAC CEN	BACCHARIS CENTENNIAL	CENTENNIAL DESERT BROOM	5 GAL.	48" O.C.	L	SPREADING LOW SHRUB
	CAL LJ	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	L	LOW FLOWERING SHRUB
	DIA CB	DIANELLA CAERULEA 'CASSA BLUE'	CASSA BLUE DIANELLA	1 GAL.	18" O.C.	M	STRAPPY ACCENT
	HES BL	HESPERALOE PAR. 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	30" O.C.	L	MEDIUM ACCENT SUCCULENT
	JUN PAT	JUNCUS PATENS	CALIFORNIA GREY RUSH	5 GAL.	18" O.C.	L	ORNAMENTAL GRASS
	MUH CAP	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	PYR LOW	PYRACANTHA COCCINEA 'LOWBOY'	SCARLET FIRETHORN	5 GAL.	60" O.C.	M	LOW SPREADING SHRUB
	WES WG	WESTRINGIA 'WYNYABBIE GEM'	WYNABBIE GEM WESTRINGIA	5 GAL.	30" O.C.	L	SCREENING SHRUB
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	48" O.C.	L	LOW SPREADING GROUNDCOVER
	WES MUN	WESTRINGIA FRUTICOSA 'MUNDI'	MUNDI COAST ROSEMARY	5 GAL.	30" O.C.	L	LOW SPREADING SHRUB
VINES							
▼	MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.	PER PLAN	L	FLOWERING VINE

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 'A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN MENIFEE CALIFORNIA' (ALSO REFERRED TO AS WUCOLS) FOR REGION 4.

NOTE: MINIMUM NURSERY CONTAINER SIZES FOR TREES SHALL BE 24 - INCH BOX, SHRUBS - 5 GALLON, AND GROUNDCOVERS/GRASSES/PERENNIALS - 1 GALLON. A MINIMUM OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE 36 INCH BOX SIZE OR LARGER.

NOTE: LANDSCAPE MATERIALS OVER 30 INCHES IN HEIGHT SHALL NOT BE PLACED IN SIGHT DISTANCE RESTRICTED AREAS.

* INDICATES PARKING LOT TREE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SP. X CAL.	WATER USE	DESCRIPTION
TREES						
	SEARSIA LANCEA	AFRICAN SUMAC	24" BOX STD.	8'H X 3'S X 3/4" CAL.	M	BUILDING SCREENING TREE (35'H X 30'W) EVERGREEN
	LAGERSTROEMIA INDICA X 'TUSCARORA'	CORAL CRAPE MYRTLE	24" BOX STD.	10'H X 4'S X 1-1/4" CAL.	M	ACCENT TREE (15'H X 15'W) DECIDUOUS
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM CERCIDIUM	60" BOX MULTI	15'H X 11'S	VL	ACCENT TREE (20'H X 25'W) DECIDUOUS
	PINUS ELDARICA	MONDELL PINE	24" BOX STD.	10'H X 5'S X 1-1/4" CAL.	L	PERIMETER SCREENING TREE (80'H X 20'S) EVERGREEN
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX STD.	10'H X 4'S X 2" CAL.	L	PERIMETER SCREENING TREE (70'H X 70'S) EVERGREEN
	CINAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX STD.	11'H X 4'S X 1-1/4" CAL.	M	PARKING LOT TREE (50'H X 50'W) EVERGREEN

0 20 40 80 120

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
DENNIS EBBERT
07/31/26
Renewal Date
03/07/25
Date
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/07/2025
Construction Set	-

Drawing Date 03/06/2025
Check By JY
Drawn By MCJ
Scale AS NOTED
Job Number 23020.S

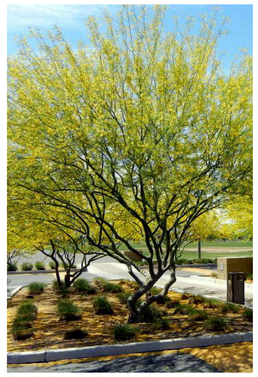
Sheet Number
PRELIMINARY PLANTING PLAN

L3.1

TREES

SERSIA LANCEA /
AFRICAN SUMAC

LAGERSTROEMIA F. 'TUSCARORA' /
TUSCARORA CRAPE MYRTLE


CERCIDIUM 'DESERT MUSEUM' /
DESERT MUSEUM PALO VERDE

PINUS ELDARICA /
AFGHAN PINE

QUERCUS AGRIFOLIA /
COAST LIVE OAK

CINNAMOMMUM CAMPHORA /
CAMPHOR TREE

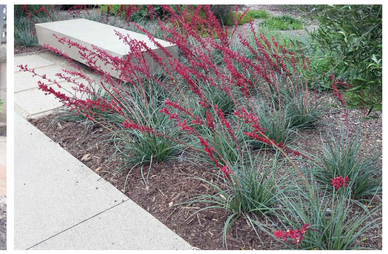
SHRUBS, VINES & GROUNDCOVERS

AGAVE 'BLUE FLAME' /
BLUE FLAME AGAVE

ALOE 'BLUE ELF' /
BLUE ELF ALOE

BACCHARIS 'CENTENNIAL' /
CENTENNIAL COYOTE BRUSH

CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLE BRUSH


HESPERALOE 'BRAKELIGHTS' /
BRAKELIGHTS YUCCA

JUNCUS PATENS /
GREY RUSH

MUHLENBERGIA RIGENS /
DEER GRASS

PYRACANTHA COCCINEA 'LOWBOY' /
LOWBOY FIRETHORN

WESTRINGIA F. 'WYNYABBIE GEM' /
WYNYABBIE GEM COAST ROSEMARY

ROSMARINUS OFFICINALIS 'PROSTRATUS' /
CREEPING ROSEMARY

WESTRINGIA F. 'MUNDI' /
MUNDI COAST ROSEMARY

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
DAVID EBBERT
07/31/26
03/07/25
Date
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

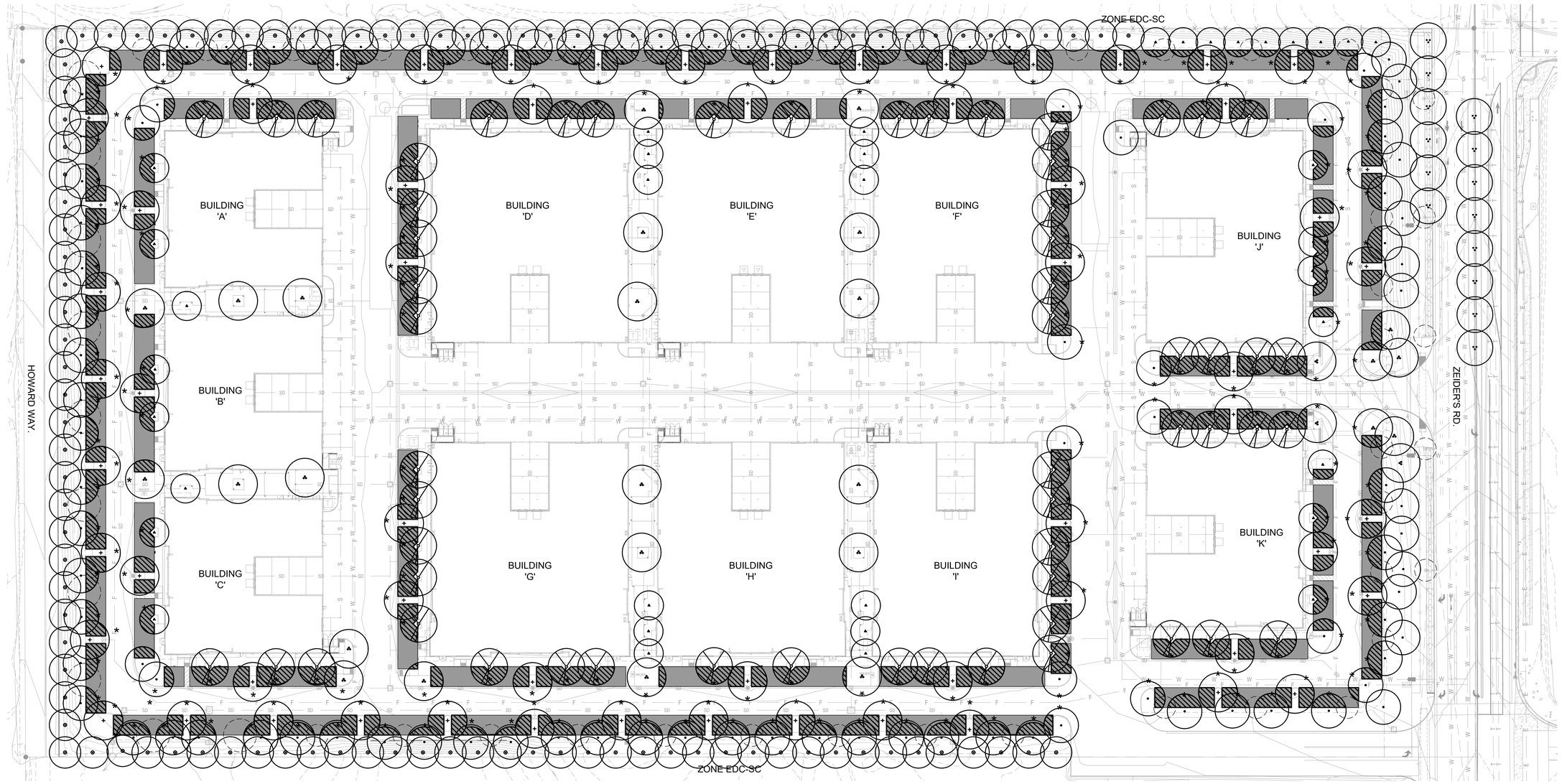
1	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/07/2025
Construction Set	-

Drawing Date 03/06/2025
Check By JY
Drawn By MCJ
Scale AS NOTED
Job Number 23020.S
Sheet Number
PRELIMINARY PLANTING IMAGERY

L4.1



SHADE AND PARKING AREA LEGEND

AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION

SHADE PROVIDED BY TREES AT 15 YEARS GROWTH

SHADE CALCULATIONS

TOTAL AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION	= 108,911 S.F.
TOTAL REQUIRED SHADE AREA AT PARKING AREA & ASSOCIATED CIRCULATION	= 54,455 S.F. (50%)
TOTAL AREA OF SHADE FROM TREES (TREES AT 10 YEARS MATURITY)	= 68,726 S.F.
TOTAL SHADED AREA	**= 63%**

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SP. X CAL.	WATER USE	DESCRIPTION
TREES						
	SEARSIA LANCEA	AFRICAN SUMAC	24" BOX STD.	8'H X 3'S X 3/4" CAL.	M	BUILDING SCREENING TREE (35'H X 30'W) EVERGREEN
	LAGERSTROEMIA INDICA X 'TUSCARORA'	CORAL CRAPE MYRTLE	24" BOX STD.	10'H X 4'S X 1-1/4" CAL.	M	ACCENT TREE (15'H X 15'W) DECIDUOUS
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM CERCIDIUM	60" BOX MULTI	15'H X 11'S	VL	ACCENT TREE (20'H X 25'W) DECIDUOUS
	PINUS ELDARICA	MONDELL PINE	24" BOX STD.	10'H X 5'S X 1-1/4" CAL.	L	PERIMETER SCREENING TREE (80'H X 20'S) EVERGREEN
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX STD.	10'H X 4'S X 2" CAL.	L	PERIMETER SCREENING TREE (70'H X 70'S) EVERGREEN
	CINAMOMUM CAMPHORA	CAMPHOR TREE	24" BOX STD.	11'H X 4'S X 1-1/4" CAL.	M	PARKING LOT TREE (50'H X 50'W) EVERGREEN

PLANT SCHEDULE - RIGHT OF WAY

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SP X CAL. (MIN)	WATER USE	DESCRIPTION
TREES						
	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA PLANE TREE	24" BOX STD.	8'H X 4'S X 1-1/4" CAL.	L	STREET TREE (20'H X 20'S) EVERGREEN

0 20 40 80 120

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
DAVID EBBERT
07/31/26
03/07/25
Date
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

1	-	-

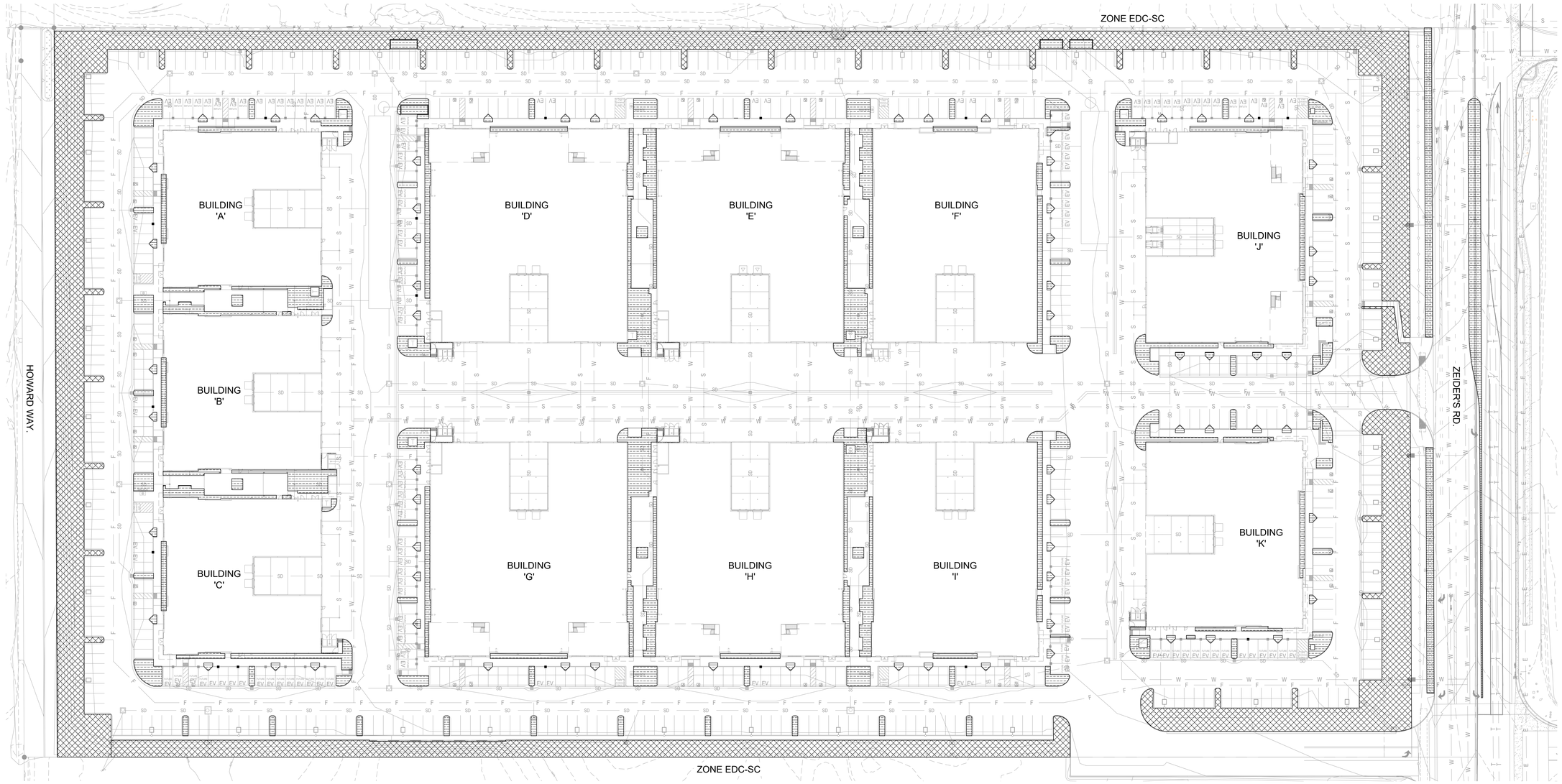
Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/07/2025
Construction Set	-

Drawing Date 03/06/2025
Check By JY
Drawn By MCJ
Scale AS NOTED
Job Number 23020.S

Sheet Number
PRELIMINARY TREE SHADE PLAN

L5.1



IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP, BUBBLER, POINT-TO-POINT, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENIFEE AND EMWD SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF EMWD AND THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MENIFEE ORDINANCE NO. 2009-61, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS," AND LANDSCAPE STANDARDS.

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF MENIFEE, AND EMWD STANDARDS AND REQUIREMENTS.

POINT-TO-POINT DRIP IRRIGATION SYSTEMS ONLY SHALL BE UTILIZED IN CITY-MAINTAINED PARKS AND CFD LANDSCAPED AREAS UNLESS OTHERWISE APPROVED BY THE CITY OF MENIFEE COMMUNITY SERVICES DEPARTMENT.

Appendix A Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o) 57.3 — Project Type: Non-Residential — 0.45

Hydrozone # / Planting Description *	Plant Factor (PF)	Irrigation Method [b]	Irrigation Efficiency (IE) [c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) [d]
Regular Landscape Areas							
1- Shrub Drip (LOW)	0.2	Drip	0.81	0.25	45,414	11213	398365
2- Shrub Spray (LOW)	0.2	Drip	0.71	0.28	73,840	20800	738941
3 - Tree Bubbler (LOW)	0.4	Bubbler	0.77	0.52	1912	993	35286
4 -Tree Bubbler (MOD)	0.6	Bubbler	0.77	0.78	1248	972	34548
				Totals	122414	22766	1207140
Special Landscape Areas							
SLA-1 N/A				1	0	0	0
				Totals	0	0	0
						ETWU Total Gallons [d]	1,207,140
						Maximum Allowed Water Allowance (MAWA) Gallons [c]	1,230,976

*** Hydrozone# / Planting Description** e.g.
1) Drip Low water use planting
2) Spray Moderate water use planting
3) Tree Bubbler Moderate water use

*** Irrigation Method**
1) Overhead Spray
2) Drip
3) Rotary
4) Rotor
5) Bubbler

*** Irrigation Efficiency**
1) 0.73 for Spray Head
2) 0.81 for Drip
3) 0.73 Rotary
4) 0.73 Rotor
5) 0.77 Bubbler

[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

*** MAWA (Annual Gallons Allowed)** = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area		22766
Total Area		77000
Average ETAF		0.30

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	22766	(B+D)
Total Area	77000	(A+C)
Average ETAF	0.30	(B+D) ÷ (A+C)

HYDROZONE LEGEND

Plant Factor (Water Use) - from WUCOLS
Selected based on type of plants in hydrozones:

VLW = 0.1 - Very Low Water Use Plants
LW = 0.1 - 0.3 - Low Water Use Plants
MW = 0.4 - 0.6 - Moderate Water Use Plants
HW = 0.7 - 0.9 - High Water Use Plants

IE - Irrigation Efficiency

S = Spray .71
M = Micro Spray .73
R = Rotor .73
B = Bubbler .77
D = Drip .81

SPRAY SYSTEM

DRIP SYSTEM

STATEMENT OF WATER CONSERVATION

Please note the following principles of design utilized on this project directed specifically as conserving water and improving the efficiency of the irrigation system:

Irrigation design utilizing drip irrigation with 90% efficiency and up to 40% reduction in water usage.
All head spaced head to head 100% of manufacturers recommended radius.
All sprinkler heads utilize matched precipitation nozzles and check valves.
All sprinkler heads utilize pressure compensating screens.
Triangular spacing utilized for head layout throughout irrigation system.
Irrigation zones separated by plant material types.
Irrigation zones separated by exposure and orientation.
Utilization of irrigation system master valve.
Utilization of irrigation system flow sensor.
Utilization of rain shut-off device connected to irrigation controller.
Utilization of controller with water budgeting feature.

IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE MAINTENANCE STAFF. AN IRRIGATION AUDIT, IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT AND EVERY 5 YEARS THEREAFTER. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN

IRRIGATION VALVE CALLOUT

CONTROLLER LETTER / VALVE NUMBER — A2 | 1.5" — VALVE SIZE
GALLONS PER MINUTE G.P.M. — 16 GPM | 30 PSI — OPERATING PRESSURE (P.S.I.)
HYDROZONE PLANT FACTOR — LW | D — IRRIGATION TYPE & (IE) EFFICIENCY - SEE VALVE HYDROZONE LEGEND (BELOW)
LANDSCAPE HYDROZONE AREA SQUARE FOOTAGE — 2000 | 64 A.R. — APPLICATION RATE IN INCHES PER HOUR

Potable / Domestic Water Irrigation Meter Information

ADDRESS: 33521 ZEIDERS RD. MENIFEE, CA	WATER PURVEYOR: E.M.W.D. PH # (951) 928-3777
METER SIZE	TBD
STATIC PRESSURE	TBD
AREA SERVED (ACRES OR SQ./FT)	122,414 SQ. FT. 2.8 AC.
EST. ANNUAL WATER USE	TBD CCF / YR 484,468 GAL / YR

0 20 40 80 120

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT — DAVID EBBERT — 07/31/26 — 03/07/25 — STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

1	-	

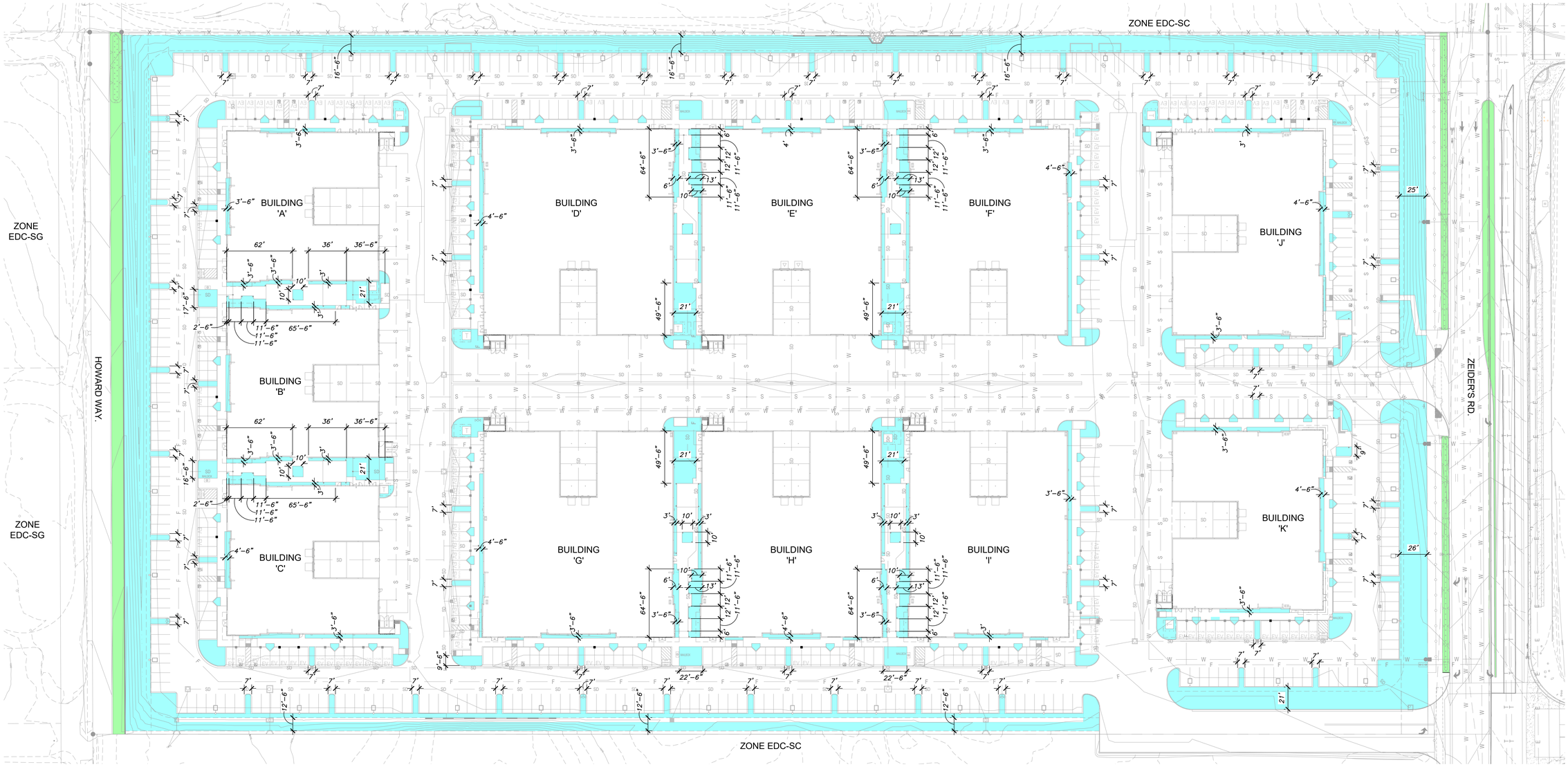
Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/07/2025
Construction Set	-

Drawing Date 03/06/2025
Check By JY
Drawn By MCJ
Scale AS NOTED
Job Number 23020.S

Sheet Number
PRELIMINARY IRRIGATION PLAN

L6.1



LANDSCAPE MAINTENANCE AND SEPARATION NOTE--LCP:

THE LANDSCAPE CONCEPT PLAN INDICATES LANDSCAPE IMPROVEMENTS FOR BOTH ON SITE AND OFF SITE (PUBLIC RIGHTS-OF-WAY, PARKS, ETC.) AREAS. THE PROPERTY OWNER SHALL MAINTAIN OFF SITE AREAS UNTIL SUCH TIME AS THE OFF SITE LANDSCAPE AREAS ARE ANNEXED INTO A SPECIAL DISTRICT (CFD OR L&LMD) AND ACCEPTED BY THE CITY FOR MAINTENANCE PURPOSES. THE PROPERTY OWNER ACKNOWLEDGES THAT SEPARATE WATER AND ELECTRIC METERS FOR IRRIGATION USE ARE REQUIRED TO BE INSTALLED BY THE OWNER PRIOR TO THE CITY'S ACCEPTANCE OF THE OFF SITE AREAS FOR MAINTENANCE BY THE SPECIAL DISTRICT. IN ADDITION, PROPERTY OWNER ACKNOWLEDGES THAT COSTS FOR ANNEXATION INTO THE SPECIAL DISTRICT, AND INSTALLATION OF THE IRRIGATION WATER AND ELECTRIC METERS, SHALL BE BORNE BY THE PROPERTY OWNER.

LANDSCAPE IMPROVEMENTS IN OFF SITE AREAS/PUBLIC RIGHTS-OF-WAY SHALL BE SEPARATED FROM PRIVATELY-MAINTAINED ON SITE LANDSCAPE AREAS WITH A CITY-STANDARD, CONTINUOUS CONCRETE MOW CURB (6" X 8") ALONG THE PROPERTY LINE (ON SITE).

CFD MAINTAINED LANDSCAPE AREA

OWNER MAINTAINED LANDSCAPE AREA

0 20 40 80 120

sca ARCHITECTURE
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

©2023 SCA ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
DAWN EBBERT
07/31/26
03/07/25
Date
STATE OF CALIFORNIA

Menifee Business Park

33521 ZEIDERS ROAD
MENIFEE, CA 92584

PREAPP. # PR23-0057
DR PROJECT # PLN23-0245
CD PROJECT # -

Revision Dates

1	-	-

Issue Dates

1st Design Review	12/18/2023
2nd Design Review	3/15/2024
3nd Design Review	5/21/2024
4th Design Review	9/04/2024
5th Design Review	10/25/2024
6th Design Review	03/07/2025
Construction Set	-

Drawing Date 03/06/2025
Check By JY
Drawn By MCJ
Scale AS NOTED
Job Number 23020.S
Sheet Number
PRELIMINARY MAINTENANCE EXHIBIT

L7.1