# APPENDIX 1.0 –

## Site Plan & Conceptual Architectural Plans

# CORDOVA BUSINESS CENTER

22411 Cordova Road
Apple Valley, CA 92307

## SITE PLAN REVIEW PACKAGE

OCTOBER 14, 2024




HED

Entitlement Strategies Group, Inc.
40 Years Charting the Course to Exceptional Development

RED BRICK CONSULTING
ENGINEERS & ARCHITECTS

HED PROJECT #: 2022-RR019-003

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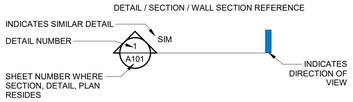
## ABBREVIATIONS

| | |
|---|---|
| ADJ | ADJACENT, ADJUSTABLE |
| AFF | ABOVE FINISHED FLOOR |
| ALT | ALTERNATE |
| BLDG | BUILDING |
| CIP | CAST-IN-PLACE |
| CJ | CONSTRUCTION JOINT, CONTROL JOINT |
| CL | CENTERLINE |
| CLG | CEILING |
| CLR | CLEAR, CLEARANCE |
| CMU | CONCRETE MASONRY UNIT(S) |
| COL | COLUMN |
| CONC | CONCRETE |
| DET | DETAIL |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DN | DOWN |
| DWG | DRAWING |
| EA | EACH |
| EF | EXHAUST FAN |
| EJ | EXPANSION JOINT |
| EL | ELEVATION (GRADE) |
| EWC | ELECTRIC WATER COOLER |
| EXIST | EXISTING |
| EXP | EXPOSED |
| EXT | EXTERIOR |
| FD | FLOOR DRAIN |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FFE | FURNITURE, FIXTURES & EQUIPMENT |
| FIN | FINISH, FINISHED |
| FR | FIRE RATED, FIRE RETARDANT |
| FRTW | FIRE RETARDANT TREATED WOOD |
| GA | GAUGE |
| GALV | GALVANIZED |
| GYP BD | GYPSUM BOARD |
| HM | HOLLOW METAL |
| HORIZ | HORIZONTAL |
| INT | INTERIOR |
| MAX | MAXIMUM |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MO | MASONRY OPENING |
| NIC | NOT IN CONTRACT |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OFCI | OWNER FURNISHED CONTRACTOR INSTALLED |
| OFOI | OWNER FURNISHED OWNER INSTALLED |
| OH | OPPOSITE HAND |
| OPP | OPPOSITE |
| PL | PROPERTY LINE |
| PPT | PRESERVATIVE PRESSURE TREATED |
| PR | PAIR |
| PSF | PER SQUARE FOOT |
| RD | ROOF DRAIN |
| SF | SQUARE FOOT |
| SIM | SIMILAR |
| SPEC | SPECIFICATIONS |
| TYP | TYPICAL |
| UL | UNDERWRITER'S LABORATORIES |
| UON | UNLESS OTHERWISE NOTED |
| VERT | VERTICAL |
| VIF | VERIFY IN FIELD |
| W/ | WITH |
| W/O | WITHOUT |

## REFERENCE SYMBOLS

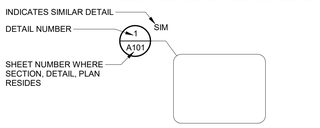
DETAIL / SECTION / WALL SECTION REFERENCE




BUILDING SECTION REFERENCE




CALLOUT / ENLARGED PLAN / DETAIL REFERENCE




EXTERIOR ELEVATION INTERIOR ELEVATION




## PROJECT INFORMATION

**SITE AREAS:**

| | | |
|---|---|---|
| GROSS SITE AREA | 1,297,738 | SF |
| | (29.79 | AC) |
| SITE AREA (NET) | 1,193,078 | SF |
| | (27.39 | AC) |
| LANDSCAPE | 181,836 | SF |
| BUILDING FOOTPRINT | 494,000 | SF |
| LOT COVERAGE PROVIDED | 38.07 | % |
| MAX. COVERAGE ALLOWED | 45 | % |
| F.A.R. (GROSS) | .40 | |

**ASSESSOR'S PARCEL NUMBER** **0463-491-09-0000**

| | | |
|---|---|---|
| MAX BUILDING HEIGHT ALLOWED (PER NAVISP PLANNING REGULATIONS) | 100 | FT |

EMPLOYEE EATING AREA PROVIDED

| | | |
|---|---|---|
| EMPLOYEE EATING AREA #1 | 2,332 | SF |
| EMPLOYEE EATING AREA #2 | 1,670 | SF |
| EMPLOYEE EATING AREA #3 | 1,305 | SF |
| TOTAL EMPLOYEE EATING AREA PROVIDED | 5,307 | SF |

| **LOT SIZE** | **WIDTH (MIN.)** | **DEPTH (MIN.)** |
|---|---|---|
| REQUIRED: | 200 FT | 200 FT |
| LOT TOTAL: | 1424'-3" | 1431'-11" |
| NORTH SECTION: | 1424'-3" | 623'-4" |
| WEST SECTION: | 155'-8" | 665'-10" |
| SOUTH SECTION | 1424'-3" | 142'-9" |

| **BUILDING SETBACKS:** | **REQUIRED (MIN.)** | **PROVIDED** |
|---|---|---|
| FRONT OR STREET SIDE: | | |
| ON CENTRAL ROAD | N/A | 65'-0" |
| ON ANY OTHER ROAD | 25 FT | 98'-0" |
| INTERIOR SIDE YARD: | 0 FT | 60'-8" |
| REAR: | 15 FT | 950'-1 1/2" |

| **LANDSCAPING SETBACKS:** | **REQUIRED (MIN.)** | **PROVIDED** |
|---|---|---|
| FRONT OR STREET SIDE: | | |
| ON CENTRAL ROAD | N/A | 25'-0" |
| ON ANY OTHER ROAD | 15 FT | 15'-0" |
| INTERIOR: | NONE | 0' - 5' * |

* PROVIDED SETBACK VARIES - SEE PLAN FOR EACH LOCATION.

**BUILDING AREAS:**

PROPOSED BUILDING AREA

| | | |
|---|---|---|
| FIRST FLOOR | 494,000 | SF |
| MEZZANINE FLOOR(S) | 10,508 | SF |
| TOTAL BUILDING AREA | 504,508 | SF |

**PARKING SUMMARY:**

| | | | |
|---|---|---|---|
| GROSS FLOOR AREA | | 504,508 | SF |
| WAREHOUSE | @ 95.4% | 481,492 | SF |
| POTENTIAL OFFICE (ACCESSORY USE) | @ 4.6% | 23,016 | SF |

**PARKING REQUIRED**

| | | | |
|---|---|---|---|
| **TOTAL VEHICLE PARKING REQUIRED** | | **515** | **STALLS** |
| 1/500 FOR FIRST 10,000 GSF | | **20** | **STALLS** |
| 1/1000 BEYOND FIRST 10,000 GSF | | **495** | **STALLS** |
| ACCESSIBLE PARKING STALLS | @ 2% | 11 | STALLS |
| ELECTRIC VEHICLE PARKING STALLS | @ 20% | 103 | STALLS |
| INSTALLED EV PARKING STALLS | @ 25% OF 20% | 26 | STALLS |
| FUTURE EV PARKING STALLS | @ 75% OF 20% | 77 | STALLS |
| CLEAN AIR / VANPOOL / CARPOOL STALLS | @ 8% | 41 | STALLS |
| **TOTAL BICYCLE PARKING REQUIRED** | | **52** | **STALLS** |
| SHORT-TERM BICYCLE PARKING | @ 5% | 26 | SPOTS |
| LONG-TERM BICYCLE PARKING | @ 5% | 26 | SPOTS |

**PARKING PROVIDED**

| | | | |
|---|---|---|---|
| **TOTAL VEHICLE PARKING PROVIDED** | | **528** | **STALLS** |
| STANDARD PARKING STALLS | | 151 | STALLS |
| COMPACT PARKING STALLS | | 25 | STALLS |
| ACCESSIBLE PARKING STALLS | | 11 | STALLS |
| STANDARD | 9 STALLS | | |
| VAN | 2 STALLS | | |
| INSTALLED EV PARKING STALLS | @ 25% OF 20% | 27 | STALLS |
| CLEAN AIR / VANPOOL / CARPOOL STALLS | @ 8% | 42 | STALLS |
| TANDEM PARKING STALLS | | 136 | STALLS |
| **TOTAL BICYCLE PARKING PROVIDED** | | **54** | **STALLS** |
| SHORT-TERM BICYCLE PARKING | @ 5% | 27 | SPOTS |
| LONG-TERM BICYCLE PARKING | @ 5% | 27 | SPOTS |
| **TOTAL TRAILER PARKING PROVIDED** | | **136** | **STALLS** |
| FUTURE EV PARKING STALLS | @ 75% OF 20% | 79 | STALLS |

(TO BE A PART OF STANDARD PARKING STALLS ABOVE UNTIL CONVERTED)

## BUILDING CODE ANALYSIS

(ALL CODE ANALYSIS BELOW IS AS REGULATED BY THE CALIFORNIA BUILDING CODE)

**JURISDICTION:** TOWN OF APPLE VALLEY

**APPLICABLE CODES:**

| | |
|---|---|
| BUILDING: | 2022 CALIFORNIA BUILDING CODE |
| STRUCTURAL: | 2022 CALIFORNIA BUILDING CODE |
| MECHANICAL: | 2022 CALIFORNIA MECHANICAL CODE |
| ELECTRICAL: | 2022 CALIFORNIA ELECTRICAL CODE |
| PLUMBING: | 2022 CALIFORNIA PLUMBING CODE |
| FIRE / LIFE SAFETY: | 2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) |
| ENERGY: | 2022 CALIFORNIA ENERGY CODE |
| | 2022 CALIFORNIA GREEN BUILDING CODE |
| ACCESSIBILITY: | 2022 CALIFORNIA BUILDING CODE, CHAPTER 11B ACCESSIBILITY STANDARDS |

**CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE**

OCCUPANCY GROUP(S)

NON-SEPARATED OCCUPANCIES:

| | | | |
|---|---|---|---|
| B | BUSINESS | SEC. 304 | |
| S-1 | MODERATE HAZARD STORAGE | SEC. 311 | |
| NO REQUIRED RATING SEPARATION | | TABLE 508.4 | |

**CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS**

ALLOWABLE BUILDING HEIGHT (PER CALIFORNIA BUILDING CODE)

MAIN OCCUPANCY S-1

SPRINKLERED YES

| | MAXIMUM | PROVIDED | |
|---|---|---|---|
| HEIGHT IN FEET | 75'-0" | 55'-9" | TABLE 504.3 |
| HEIGHT IN STORIES | 4 | 1 | TABLE 504.4 |

ALLOWABLE FLOOR AREA

WITH AUTOMATIC SPRINKLERS AND OPEN YARDS GREATER THAN 60 FEET ON ALL SIDES, ALLOWABLE AREA IS **UNLIMITED**.

**CHAPTER 6: TYPES OF CONSTRUCTION**

CONSTRUCTION TYPE III-B SEC. 602

FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS TABLE 601

| | |
|---|---|
| STRUCTURAL FRAME: | 0 HR. |
| BEARING WALLS | |
| EXTERIOR: | 2 HR. |
| INTERIOR: | 0 HR. |
| NON-BEARING WALLS | |
| EXTERIOR: | 0 HR. |
| INTERIOR: | 0 HR. |
| FLOOR: | 0 HR. |
| ROOF: | 0 HR. |
| SHAFT: | 1 HR. SEC. 713.4 |

**CHAPTER 7: FIRE AND SMOKE PREVENTION FEATURES**

EXTERIOR WALL OPENINGS UNPROTECTED, SPRINKLERED TABLE 705.8

| | |
|---|---|
| NORTH: | >20 FEET |
| EAST: | >20 FEET |
| SOUTH: | >20 FEET |
| WEST: | >20 FEET |

UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED

**CHAPTER 9: FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

| | | |
|---|---|---|
| SPRINKLER SYSTEM | **ESFR** | SEC. 903.2.9 |
| AUTOMATIC SPRINKLER SYSTEM PROVIDED SHALL BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13. | | SEC. 903.3.1.1 |
| AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED WITH MONITORING AND ALARMS. | | SEC. 903.4 |
| SMOKE AND HEAT VENTS ARE NOT REQUIRED WHERE ESFR SPRINKLER SYSTEM IS PROVIDED. | | SEC. 910.2 |

## SHEET INDEX



| SHEET NUMBER | SHEET NAME | CURRENT REVISION DATE | CURRENT REVISION |
|---|---|---|---|
| GENERAL | | | |
| G000 | COVER SHEET | | |
| G001 | PROJECT DATA & SHEET INDEX | | |
| G002 | PERSPECTIVE VIEWS | | |
| ARCHITECTURAL | | | |
| A100-S | SITE PLAN | | |
| A100-F | FIRE SITE PLAN | | |
| A100-G | FENCING SITE PLAN | | |
| A100-L | LIGHTING SITE PLAN | | |
| A101 | GROUND FLOOR PLAN - OVERALL | | |
| A102 | MEZZANINE FLOOR PLAN - OVERALL | | |
| A201 | EXTERIOR ELEVATIONS - OVERALL | | |
| A202 | EXTERIOR ELEVATIONS - NORTH | | |
| A203 | EXTERIOR ELEVATIONS - SOUTH | | |
| A204 | EXTERIOR ELEVATIONS - EAST & WEST | | |
| A301 | ENLARGED SITE STRUCTURES | | |
| LANDSCAPE | | | |
| L100 | LANDSCAPE SITE PLAN | | |
| L101 | HARDSCAPE PLAN | | |
| L102 | HARDSCAPE PLAN | | |
| L103 | HARDSCAPE ENLARGEMENT PLAN | | |
| L104 | HARDSCAPE ENLARGEMENT PLAN | | |
| L105 | PLANTING PLAN | | |
| L106 | PLANTING PLAN | | |
| CIVIL | | | |
| C001 | PRELIMINARY GRADING & DRAINAGE PLAN | | |
| C002 | PRELIMINARY GRADING & DRAINAGE PLAN | | |
| C003 | PRELIMINARY UTILITY PLAN | | |



## PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT IS A NEW PROPOSED 1 STORY GROUND-UP COLD DARK SHELL BUILDING TOTALING 504,508 SF. THIS PROJECT INCLUDES WAREHOUSE WITH ROLL UP DOORS, ASSOCIATED SITE WORK WITH TRASH ENCLOSURES, PARKING AND STRIPING, SITE LIGHTING, LANDSCAPING, AND NEW MECHANICAL, ELECTRICAL, PLUMBING. SIGNAGE IS NOT A PART OF THIS PERMIT.

## PROJECT TEAM


**OWNER/APPLICANT/DEVELOPER:**

CORDOVA BUSINESS CENTER LLC
1019 AVENUE P, STE 501
BROOKLYN, NY 11223

ADIR COHEN
(718) 749-4920
acohen@renrealty.com

**LAND ENTITLEMENTS:**

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24005 VENTURA BLVD
CALABASAS, CA 91302

TOBY WAXMAN
(818) 425-5099
tw@entitlementstrategiesgroup.com

MAILING ADDRESS:
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PALMDALE, CA 93551

**ARCHITECT:**

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350 CAMINO DE LA REINA, STE 510
SAN DIEGO, CA 92108

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(858) 519-3988
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PM: DANIEL SCHNIZLER
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dschnizler@hed.design

**CIVIL ENGINEER:**

RED BRICK CONSULTING ENGINEERS & ARCHITECTS LLC
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SARATOGA SPRINGS, UT 84045

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david@rbcea.com

**LANDSCAPE ARCHITECT:**

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**STRUCTURAL ENGINEER:**

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**MECHANICAL ENGINEER:**

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**ELECTRICAL ENGINEER:**

HARLEY ELLIS DEVEREAUX
350 CAMINO DE LA REINA, STE 510
SAN DIEGO, CA 92108

NICKI SPARKS
(619) 398-3801
nsparks@hed.design

**PLUMBING ENGINEER:**

HARLEY ELLIS DEVEREAUX
350 CAMINO DE LA REINA, STE 510
SAN DIEGO, CA 92108


## VICINITY MAP




Client:
CORDOVA BUSINESS CENTER LLC

1019 Avenue P
Suite 501
Brooklyn, NY 11223

Project:
CORDOVA BUSINESS CENTER

PROJECT #: SPR 2023-006

22411 Cordova Road
Apple Valley, CA 92307

| Date | Issued For |
|---|---|
| 09.21.2023 | SPR Package |
| 03.07.2024 | SPR Resubmittal Package |
| 05.03.2024 | SPR Resubmittal #2 Package |
| 08.23.2024 | SPR Resubmittal #3 Package |


HED
350 Camino de la Reina,
Suite 510
San Diego, California
92108 USA

(858) 398-3800

WWW.HED.DESIGN


NOT FOR CONSTRUCTION

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2022-RR019-003

PROJECT DATA & SHEET INDEX

G001

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NORTHWEST CORNER LOOKING SOUTHEAST @ FRONT




NORTH CENTRAL LOOKING SOUTHEAST @ FRONT



SOUTHEAST CORNER LOOKING NORTHWEST @ REAR



NORTHEAST CORNER LOOKING SOUTHWEST @ FRONT

Client:
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1019 Avenue P
Suite 501
Brooklyn, NY 11223

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22411 Cordova Road
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|---|---|
| 09.21.2023 | SPR Package |
| 03.07.2024 | SPR Resubmittal Package |
| 05.03.2024 | SPR Resubmittal #2 Package |
| 08.23.2024 | SPR Resubmittal #3 Package |

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

HED
350 Camino de la Reina,
Suite 510
San Diego, California
92108 USA

(858) 398-3800

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2022-RR019-003

PERSPECTIVE VIEWS

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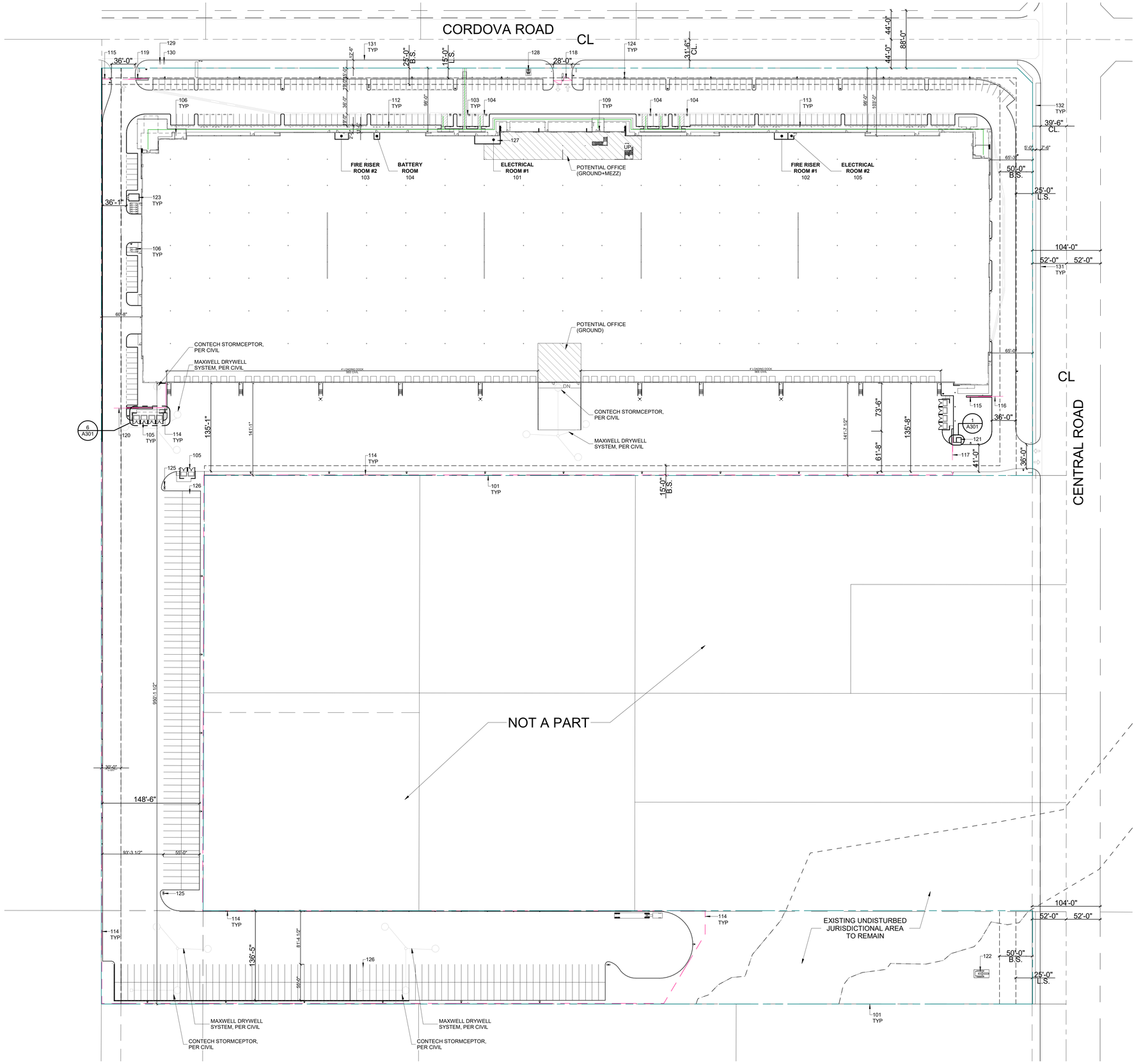


## KEYNOTES

| | |
|---|---|
| 101 | LINE DENOTES PROPERTY LINE. SEE CIVIL DRAWINGS. |
| 103 | STANDARD ACCESSIBLE PARKING STALL WITH SIGNAGE. MAXIMUM SLOPE OF PARKING SURFACE AT ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION, TO BE LESS THAN OR EQUAL TO 1:48. |
| 104 | VAN ACCESSIBLE PARKING STALL WITH SIGNAGE. MAXIMUM SLOPE OF PARKING SURFACE AT ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION, TO BE LESS THAN OR EQUAL TO 1:48. |
| 105 | TRASH AND RECYCLE BIN ENCLOSURE. |
| 106 | BIKE RACK. |
| 109 | FULLY ACCESSIBLE BUILDING ENTRANCE. |
| 112 | DUAL-PORT PEDESTAL MOUNT ELECTRIC VEHICLE CHARGING STATION WITH SIGNAGE AT EACH STALL. |
| 113 | CONDUIT FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. |
| 114 | 7'-6"H WROUGHT IRON FENCING FOR SECURITY. |
| 115 | 4'-0"H WROUGHT IRON FENCING. |
| 116 | 4'-0"H VEHICLE ONLY ENTRANCE GATE WITH KEY FOB (NO EXIT). |
| 117 | 7'-6"H TRUCK ONLY ENTRANCE GATE (NO EXIT). |
| 118 | 4'-0"H VEHICLE ONLY ENTRANCE AND EXIT GATE WITH KEY FOB. |
| 119 | 4'-0"H VEHICLE AND TRUCK EXIT GATE (NO ENTRY, EXIT ONLY). |
| 120 | 7'-6"H TRUCK ONLY EXIT GATE (NO ENTRY). |
| 121 | GUARD SHACK. |
| 122 | BUSINESS PARK MONUMENT SIGNAGE STRUCTURE. |
| 123 | FIRE PUMP HOUSE. |
| 124 | POLE LIGHT WITH SINGLE HEAD AT 22' A.F.F. |
| 125 | POLE LIGHT WITH DUAL HEAD AT 22' A.F.F. |
| 126 | TANDEM STALLS. |
| 127 | ELECTRICAL METERS TO BE LOCATED WITHIN ELECTRICAL ROOM. |
| 128 | TRANSFORMER. |
| 129 | WATER METER LOCATION. |
| 130 | IRRIGATION METER LOCATION. |
| 131 | FACE OF CURB. |
| 132 | SIDEWALK, SEE CIVIL DRAWINGS. |

## PROJECT INFORMATION

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| **TOTAL TRAILER PARKING PROVIDED** | | **136** | **STALLS** |
| FUTURE EV PARKING STALLS | @ 75% OF 20% | 79 | STALLS |

(TO BE A PART OF STANDARD PARKING STALLS ABOVE UNTIL CONVERTED)

## SITE LEGEND

- PROPERTY LINE
- PATH OF TRAVEL / ACCESSIBLE ROUTE
- WROUGHT IRON FENCE / GATE

N

SITE PLAN
1" = 60'-0"

Client:
CORDOVA BUSINESS CENTER LLC

1019 Avenue P
Suite 501
Brooklyn, NY 11223

Project:
CORDOVA BUSINESS CENTER

PROJECT #: SPR 2023-006

22411 Cordova Road
Apple Valley, CA 92307

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SITE PLAN

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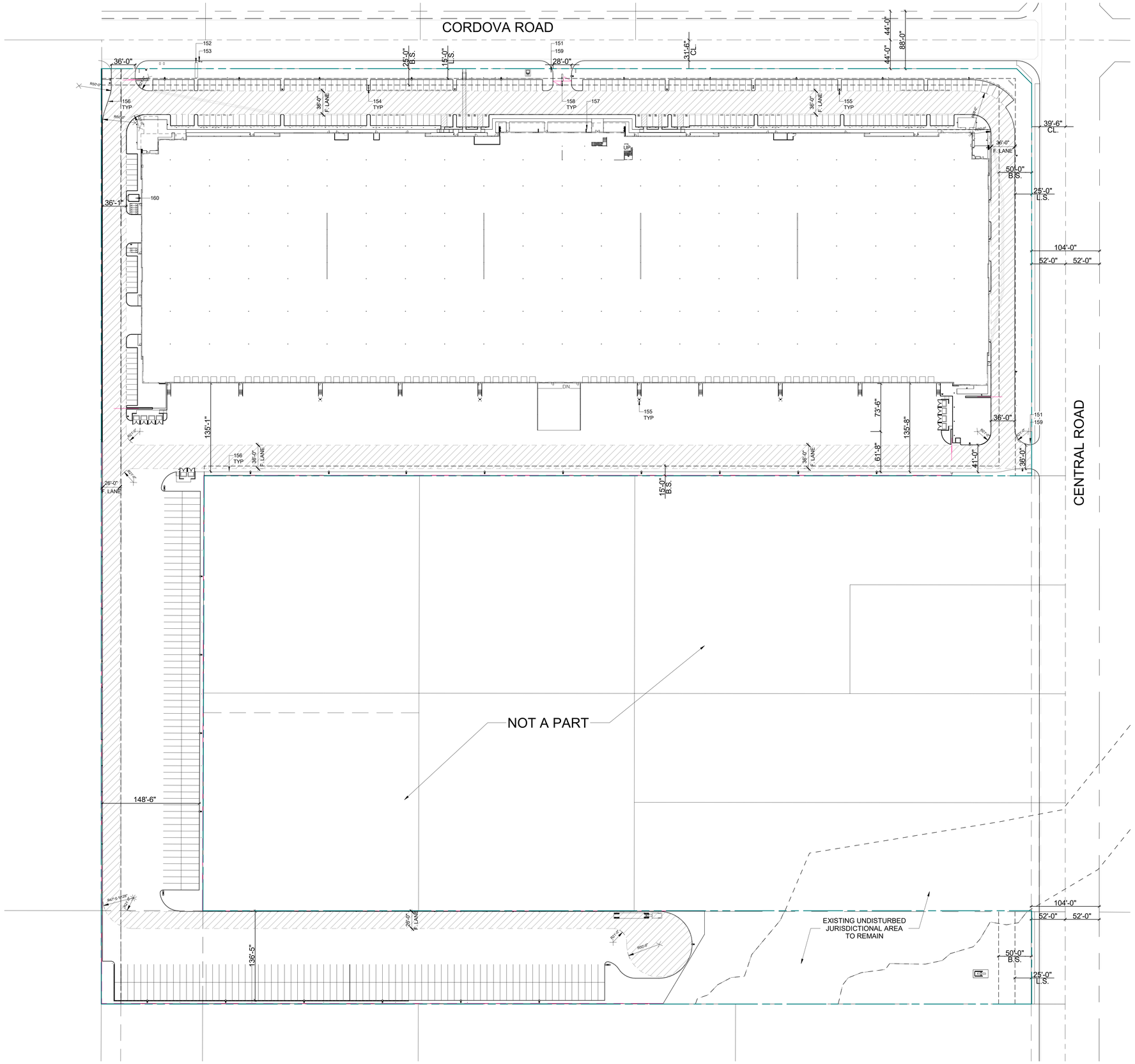


## KEYNOTES

| | |
|---|---|
| 151 | FIRE LANE ENTRY SIGNAGE. (FINAL LOCATION PER FIRE AUTHORITY) |
| 152 | BACKFLOW PREVENTOR. |
| 153 | FIRE DEPARTMENT CONNECTION (F.D.C) LOCATION. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION. |
| 154 | POST INDICATOR VALVE (P.I.V.) LOCATION. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION |
| 155 | FIRE HYDRANT LOCATION. BOLLARD PROTECTION AT ALL SIDES IN TRUCK COURT. |
| 156 | FIRE LANE CURB PAINTED RED, WITH WHITE PAINTED WORDS "FIRE LANE". FINAL LOCATION PER FIRE AUTHORITY) |
| 157 | BUILDING ENTRY KNOX BOX LOCATION. |
| 158 | SECURITY GATE KNOX BOX LOCATION. ONE KNOX BOX TO BE LOCATED AT EACH SECURITY GATE. |
| 159 | UNAUTHORIZED VEHICLE SIGNAGE WITH THE WORDS "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE". |
| 160 | FIRE PUMP HOUSE. |

1 SITE PLAN
1" = 60'-0"

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FIRE SITE PLAN

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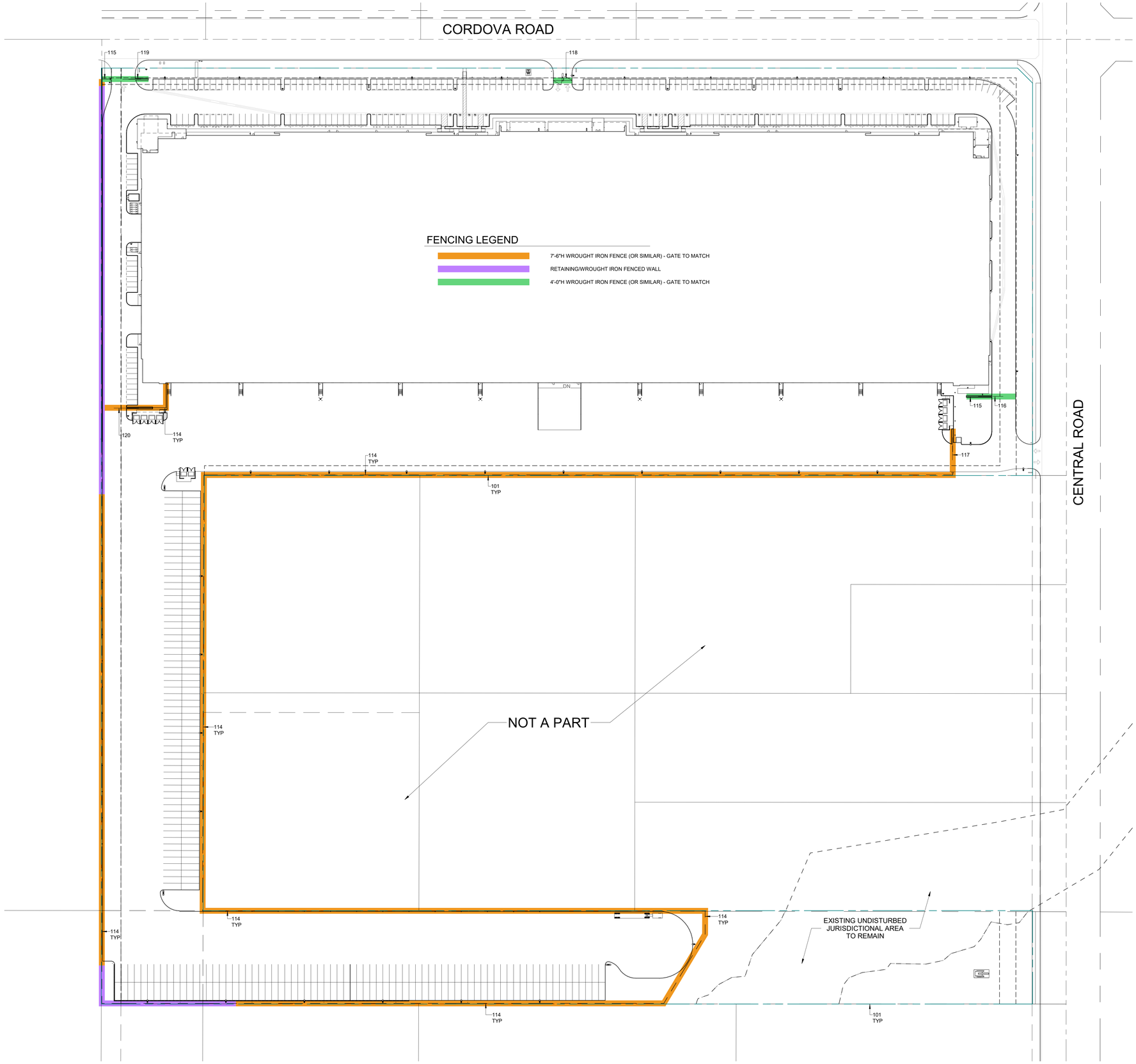


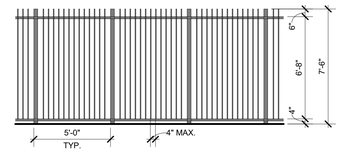

N

FENCING SITE PLAN
1" = 60'-0"

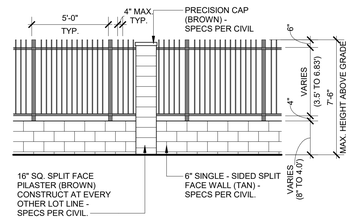
## KEYNOTES

| | |
|---|---|
| 101 | LINE DENOTES PROPERTY LINE. SEE CIVIL DRAWINGS. |
| 114 | 7'-6"H WROUGHT IRON FENCING FOR SECURITY. |
| 115 | 4'-0"H WROUGHT IRON FENCING. |
| 116 | 4'-0"H VEHICLE ONLY ENTRANCE GATE WITH KEY FOB (NO EXIT). |
| 117 | 7'-6"H TRUCK ONLY ENTRANCE GATE (NO EXIT). |
| 118 | 4'-0"H VEHICLE ONLY ENTRANCE AND EXIT GATE WITH KEY FOB. |
| 119 | 4'-0"H VEHICLE AND TRUCK EXIT GATE (NO ENTRY, EXIT ONLY). |
| 120 | 7'-6"H TRUCK ONLY EXIT GATE (NO ENTRY). |

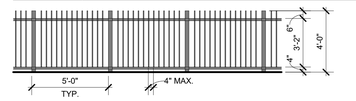
## 7'-6"H WROUGHT IRON FENCE (OR SIMILAR) - GATE TO MATCH




## RETAINING/WROUGHT IRON FENCED WALL




## 4'-0"H WROUGHT IRON FENCE (OR SIMILAR) - GATE TO MATCH




## SITE LEGEND

PROPERTY LINE

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FENCING SITE PLAN

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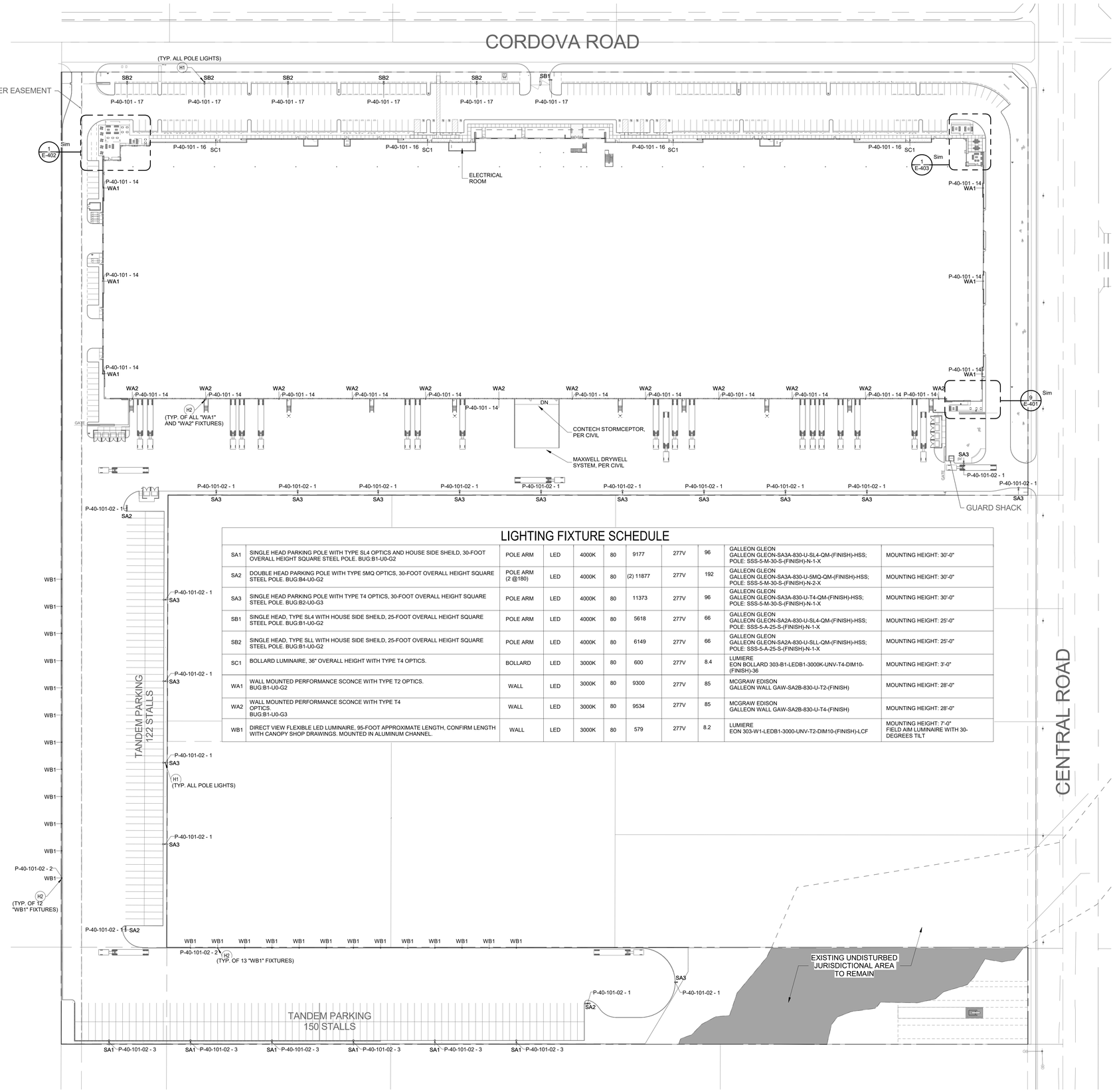


## LIGHTING FIXTURE SCHEDULE

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SA1 | SINGLE HEAD PARKING POLE WITH TYPE SL4 OPTICS AND HOUSE SIDE SHEILD, 30-FOOT OVERALL HEIGHT SQUARE STEEL POLE. BUG:B1-U0-G2 | POLE ARM | LED | 4000K | 80 | 9177 | 277V | 96 | GALLEON GLEON<br>GALLEON GLEON-SA3A-830-U-SL4-QM-(FINISH)-HSS;<br>POLE: SSS-5-M-30-S-(FINISH)-N-1-X | MOUNTING HEIGHT: 30'-0" |
| SA2 | DOUBLE HEAD PARKING POLE WITH TYPE 5MQ OPTICS, 30-FOOT OVERALL HEIGHT SQUARE STEEL POLE. BUG:B4-U0-G2 | POLE ARM (2 @180) | LED | 4000K | 80 | (2) 11877 | 277V | 192 | GALLEON GLEON<br>GALLEON GLEON-SA3A-830-U-5MQ-QM-(FINISH)-HSS;<br>POLE: SSS-5-M-30-S-(FINISH)-N-2-X | MOUNTING HEIGHT: 30'-0" |
| SA3 | SINGLE HEAD PARKING POLE WITH TYPE T4 OPTICS, 30-FOOT OVERALL HEIGHT SQUARE STEEL POLE. BUG:B2-U0-G3 | POLE ARM | LED | 4000K | 80 | 11373 | 277V | 96 | GALLEON GLEON<br>GALLEON GLEON-SA3A-830-U-T4-QM-(FINISH)-HSS;<br>POLE: SSS-5-M-30-S-(FINISH)-N-1-X | MOUNTING HEIGHT: 30'-0" |
| SB1 | SINGLE HEAD, TYPE SL4 WITH HOUSE SIDE SHEILD, 25-FOOT OVERALL HEIGHT SQUARE STEEL POLE. BUG:B1-U0-G2 | POLE ARM | LED | 4000K | 80 | 5618 | 277V | 66 | GALLEON GLEON<br>GALLEON GLEON-SA2A-830-U-SL4-QM-(FINISH)-HSS;<br>POLE: SSS-5-A-25-S-(FINISH)-N-1-X | MOUNTING HEIGHT: 25'-0" |
| SB2 | SINGLE HEAD, TYPE SLL WITH HOUSE SIDE SHEILD, 25-FOOT OVERALL HEIGHT SQUARE STEEL POLE. BUG:B1-U0-G2 | POLE ARM | LED | 4000K | 80 | 6149 | 277V | 66 | GALLEON GLEON<br>GALLEON GLEON-SA2A-830-U-SLL-QM-(FINISH)-HSS;<br>POLE: SSS-5-A-25-S-(FINISH)-N-1-X | MOUNTING HEIGHT: 25'-0" |
| SC1 | BOLLARD LUMINAIRE, 36" OVERALL HEIGHT WITH TYPE T4 OPTICS. | BOLLARD | LED | 3000K | 80 | 600 | 277V | 8.4 | LUMIERE<br>EON BOLLARD 303-B1-LEDB1-3000K-UNV-T4-DIM10-(FINISH)-36 | MOUNTING HEIGHT: 3'-0" |
| WA1 | WALL MOUNTED PERFORMANCE SCONCE WITH TYPE T2 OPTICS.<br>BUG:B1-U0-G2 | WALL | LED | 3000K | 80 | 9300 | 277V | 85 | MCGRAW EDISON<br>GALLEON WALL GAW-SA2B-830-U-T2-(FINISH) | MOUNTING HEIGHT: 28'-0" |
| WA2 | WALL MOUNTED PERFORMANCE SCONCE WITH TYPE T4 OPTICS.<br>BUG:B1-U0-G3 | WALL | LED | 3000K | 80 | 9534 | 277V | 85 | MCGRAW EDISON<br>GALLEON WALL GAW-SA2B-830-U-T4-(FINISH) | MOUNTING HEIGHT: 28'-0" |
| WB1 | DIRECT VIEW FLEXIBLE LED LUMINAIRE, 95-FOOT APPROXIMATE LENGTH, CONFIRM LENGTH WITH CANOPY SHOP DRAWINGS. MOUNTED IN ALUMINUM CHANNEL. | WALL | LED | 3000K | 80 | 579 | 277V | 8.2 | LUMIERE<br>EON 303-W1-LEDB1-3000-UNV-T2-DIM10-(FINISH)-LCF | MOUNTING HEIGHT: 7'-0"<br>FIELD AIM LUMINAIRE WITH 30-DEGREES TILT |

1 ELECTRICAL SITE - LIGHTING PLAN
1" = 60'-0"

## LIGHTING SHEET NOTES:

1. SEE DRAWING E-001 FOR GENERAL NOTES.
2. SEE DRAWING E-002 FOR ELECTRICAL SYMBOL LEGEND AND TYPICAL MOUNTING HEIGHT INFORMATION.
3. SEE DRAWING E-611 FOR LIGHTING FIXTURE SCHEDULE AND MOUNTING HEIGHT INFORMATION.
4. COORDINATE SITE LIGHT POLE LOCATIONS WITH ARCHITECTURAL AND CIVIL/LANDSCAPE DRAWINGS.
5. COORDINATE WITH CONDUIT ROUTING AND POLE INSTALLATIONS WITH EXISTING CONDITIONS AND OTHER UNDERGROUND UTILITIES PRIOR TO START OF WORK OR DIGGING.

| SHEET KEYED NOTES | |
|---|---|
| NUMBER | DESCRIPTION |
| H1 | FURNISH AND INSTALL 2#8 AWG CU, 1#10GRD IN 1-1/2" CONDUITS FROM LIGHTING POLE TO LIGHTING POLE. CONNECT ON CIRCUIT SHOWN. CONDUIT TO BE DIRECT BURRIED. COORDINATE ROUTING WITH OTHER UTILITIES AND DUCTBANKS IN ROADWAY. |
| H2 | FURNISH AND INSTALL 2#10 AWG CU, 1#12GRD IN 1" CONDUITS FROM WALL PACK LIGHT FIXTURE TO WALL PACK LIGHT FIXTURE. CONNECT ON CIRCUIT SHOWN. |

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LIGHTING SITE PLAN

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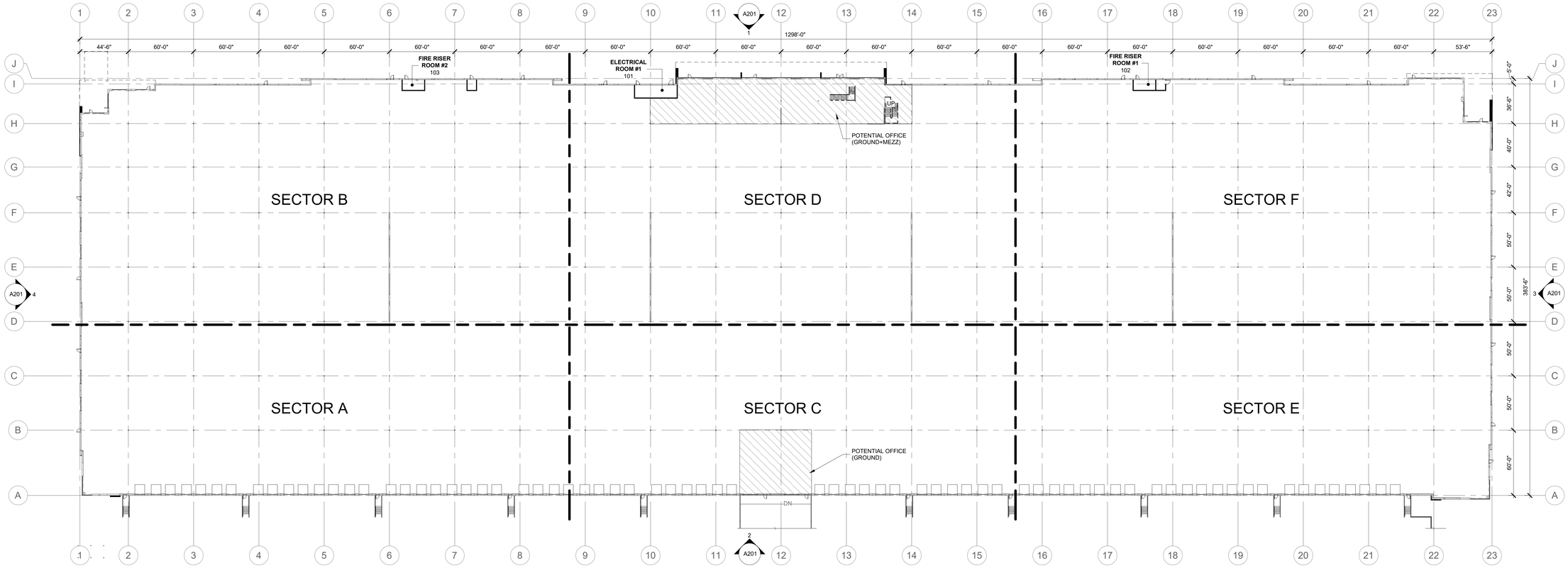


GROUND FLOOR - OVERALL
1" = 40'-0"

## WALL LEGEND

- 1 HOUR BARRIER (45 MIN / 60 MIN*)
- 2 HOUR BARRIER (90 MIN)
- METAL STUD PARTITION
- CONCRETE TILT-UP PANEL

WALL RATINGS SHOWN FOLLOWED BY OPENING PROTECTION REQUIREMENTS IN PARENTHESIS

*60-MINUTE OPENING PROTECTIVES REQUIRED FOR DOORS SERVING 1-HOUR EXIT ENCLOUSURES AND 1-HOUR SHAFTS

**45 MINUTE OPENING PROTECTIVES REQUIRED FOR DOORS ENCLOSING FIRE SERVICE ACCESS ELEVATOR LOBBIES

## KEY PLAN

| | | |
|---|---|---|
| B | D | F |
| A | C | E |

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GROUND FLOOR PLAN - OVERALL

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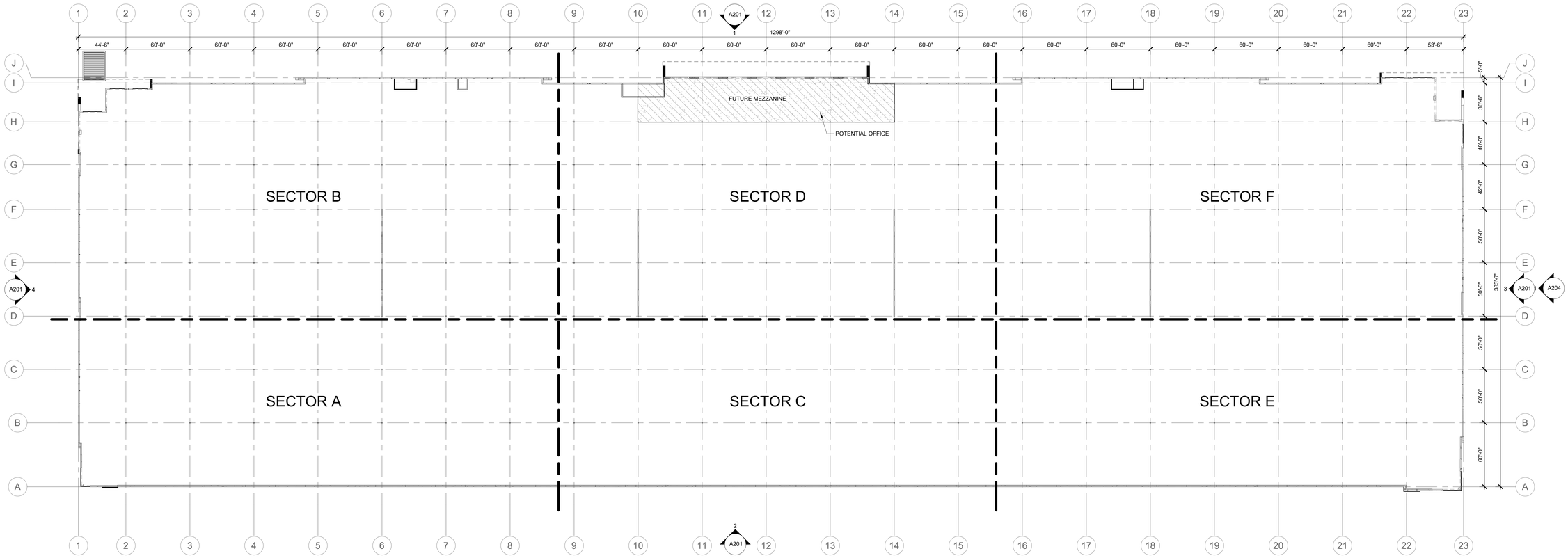


N

MEZZANINE FLOOR - OVERALL

1" = 40'-0"

## WALL LEGEND

- CONCRETE TILT-UP PANEL
- METAL STUD W/ ACM PANEL
- 1 HOUR BARRIER (45 MIN / 60 MIN*)
- 2 HOUR BARRIER (90 MIN)
- METAL STUD PARTITION

WALL RATINGS SHOWN FOLLOWED BY OPENING PROTECTION REQUIREMENTS IN PARENTHESIS

*60-MINUTE OPENING PROTECTIVES REQUIRED FOR DOORS SERVING 1-HOUR EXIT ENCLOSURES AND 1-HOUR SHAFTS

**45 MINUTE OPENING PROTECTIVES REQUIRED FOR DOORS ENCLOSING FIRE SERVICE ACCESS ELEVATOR LOBBIES

## KEY PLAN

| | | |
|---|---|---|
| B | D | F |
| A | C | E |

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MEZZANINE FLOOR PLAN - OVERALL

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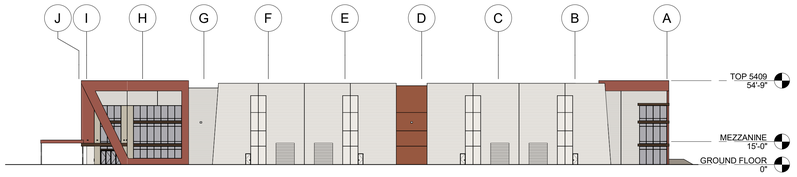
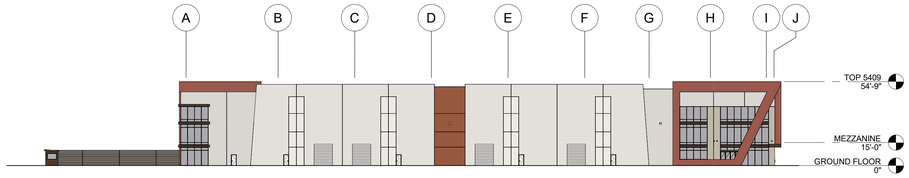


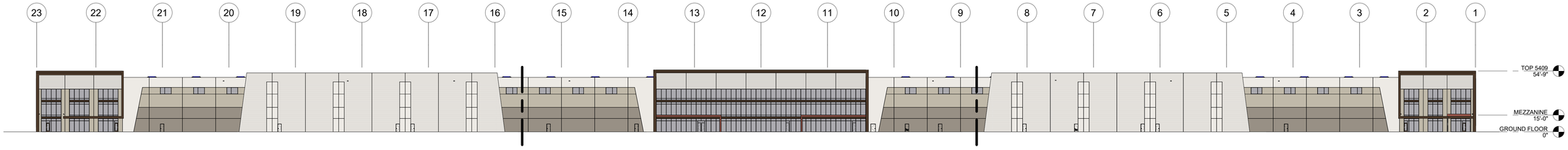

4 WEST ELEVATION - OVERALL
1" = 40'-0"




3 EAST ELEVATION - OVERALL
1" = 40'-0"




2 SOUTH ELEVATION - OVERALL
1" = 40'-0"




1 NORTH ELEVATION - OVERALL
1" = 40'-0"

## COLOR LEGEND

PT-1 - SW 7004 "SNOWBOUND"

PT-2 - SW 7638 "JOGGING PATH"

PT-3 - SW 9168 "ELEPHANT EAR"

PT-4 - SW 7047 "PORPOISE"

PT-5 - CUSTOM PAINT TO MATCH MATTE TRM RED

## MATERIAL LEGEND

GLAZING - VISION

GLAZING - TEMPERED

GLAZING SPECIFICATION:

COOL LIGHT-BRONZE (OR EQUAL)

MULLION - ALUMINUM

MULLION SPECIFICATION:

FINISH COLOR: ANODIZED ALUM. - MEDIUM BRONZE (OR EQUAL)

ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:

MATTE - TERRA COTTA (TRM RED)

ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:

MATTE - BRONZE (OR EQUAL)

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EXTERIOR ELEVATIONS - OVERALL

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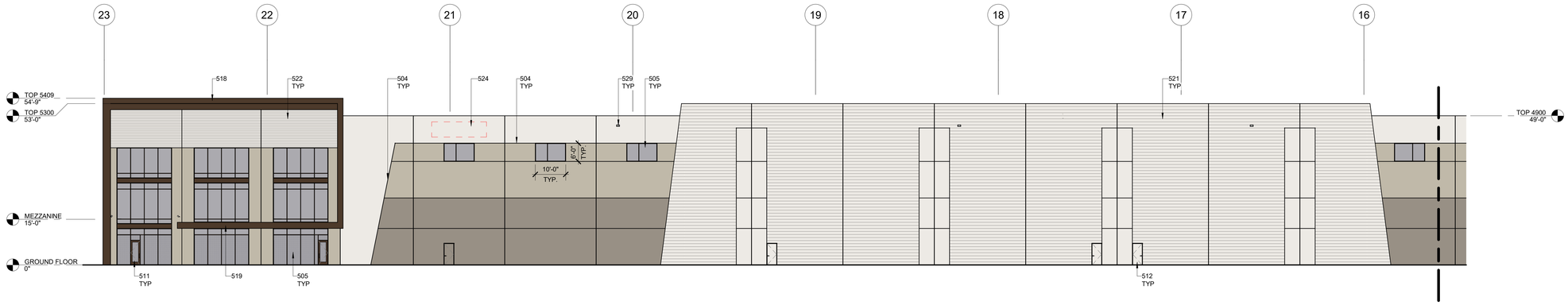
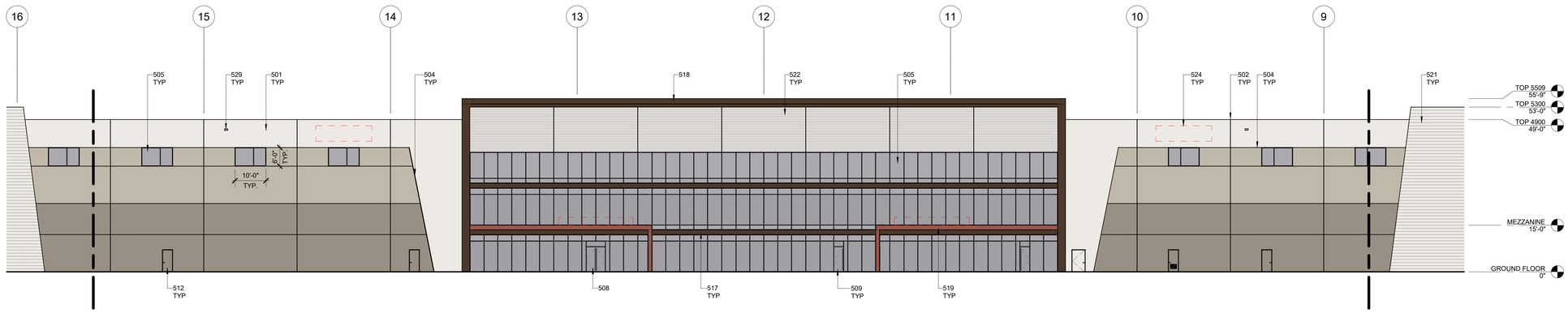


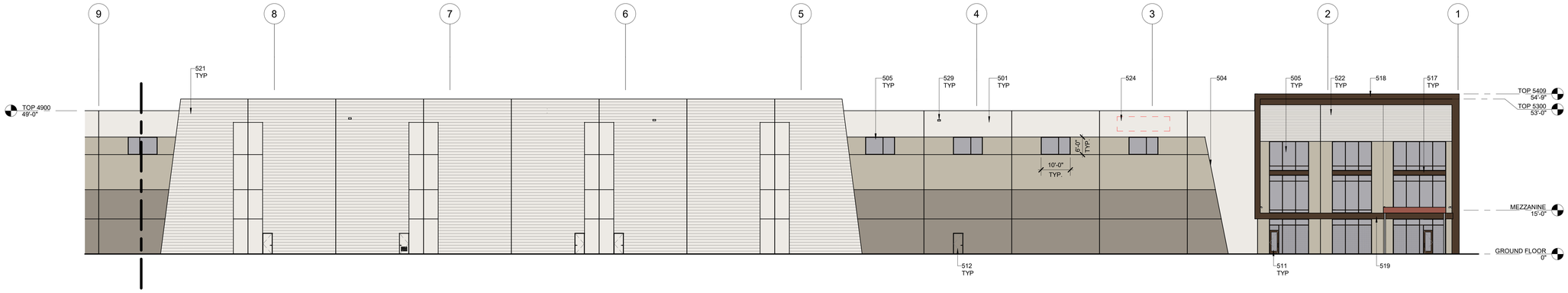

## 3 NORTH ELEVATION - SECTOR F

1/16" = 1'-0"




## 2 NORTH ELEVATION - SECTOR D

1/16" = 1'-0"




## 1 NORTH ELEVATION - SECTOR B

1/16" = 1'-0"

### KEYNOTES

| | |
|---|---|
| 501 | CONCRETE TILT-UP PANEL, PAINTED. |
| 502 | CONCRETE TILT-UP PANEL JOINT. |
| 504 | 3/4" V-REVEAL. |
| 505 | ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS. |
| 508 | 6'X8' HERCULITE DOOR. |
| 509 | 3'X8' HERCULITE DOOR. |
| 511 | 3'x8' ALUMINUM STOREFRONT DOOR. |
| 512 | 3'x7' HOLLOW METAL DOOR, PAINTED. |
| 517 | WRAPPED BREAK METAL, PAINTED. PAINT TO MATCH ADJACENT MULLIONS. |
| 518 | ALUMINUM COMPOSITE METAL BUILD-OUT WITH INTEGRATED WALL ASSEMBLY, CANOPY, AND SHADE SYSTEM. SEE PERSPECTIVE VIEWS ON SHEET G002 FOR ADDITIONAL INFORMATION. |
| 519 | ALUMINUM COMPOSITE METAL CANOPY. |
| 521 | FORMLINER WITH ±1'-0" SPACING. SPECIFICATION T.B.D. |
| 522 | FORMLINER WITH ±0'-6" SPACING. SPECIFICATION T.B.D. |
| 524 | POTENTIAL FUTURE TENANT SIGNAGE LOCATION. SIGNAGE NOT A PART OF THIS PERMIT. |
| 529 | OVERFLOW SCUPPER. |

### COLOR LEGEND

PT-1 - SW 7004 "SNOWBOUND"

PT-2 - SW 7638 "JOGGING PATH"

PT-3 - SW 9168 "ELEPHANT EAR"

PT-4 - SW 7047 "PORPOISE"

PT-5 - CUSTOM PAINT TO MATCH MATTE TRM RED

### MATERIAL LEGEND

GLAZING - VISION

GLAZING - TEMPERED

GLAZING SPECIFICATION:

COOL LIGHT-BRONZE (OR EQUAL)

MULLION - ALUMINUM

MULLION SPECIFICATION:

FINISH COLOR: ANODIZED ALUM. - MEDIUM BRONZE (OR EQUAL)

ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:

MATTE - TERRA COTTA (TRM RED)

ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:

MATTE - BRONZE (OR EQUAL)

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EXTERIOR ELEVATIONS - NORTH

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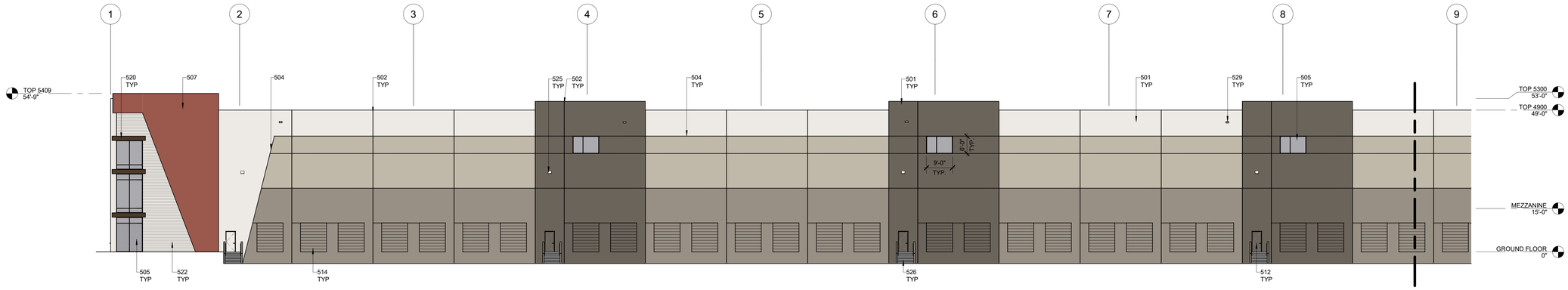
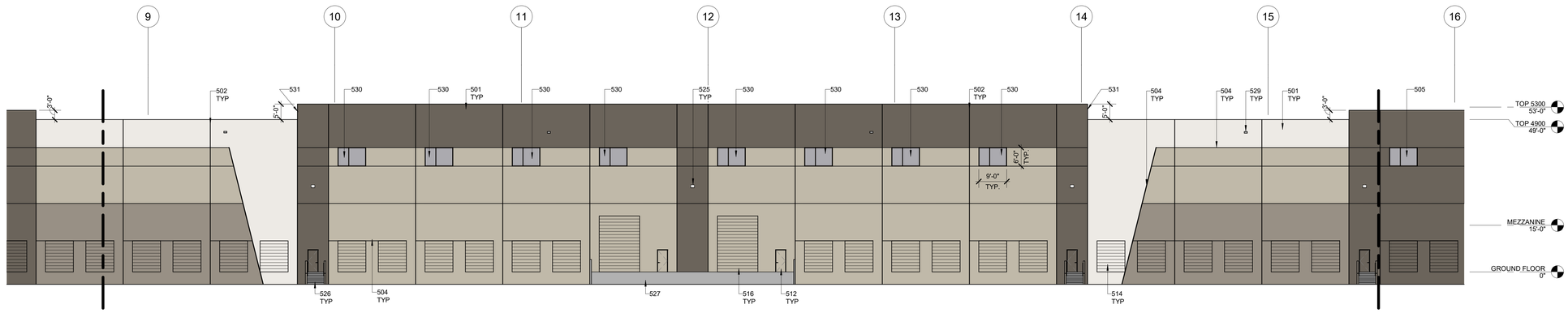


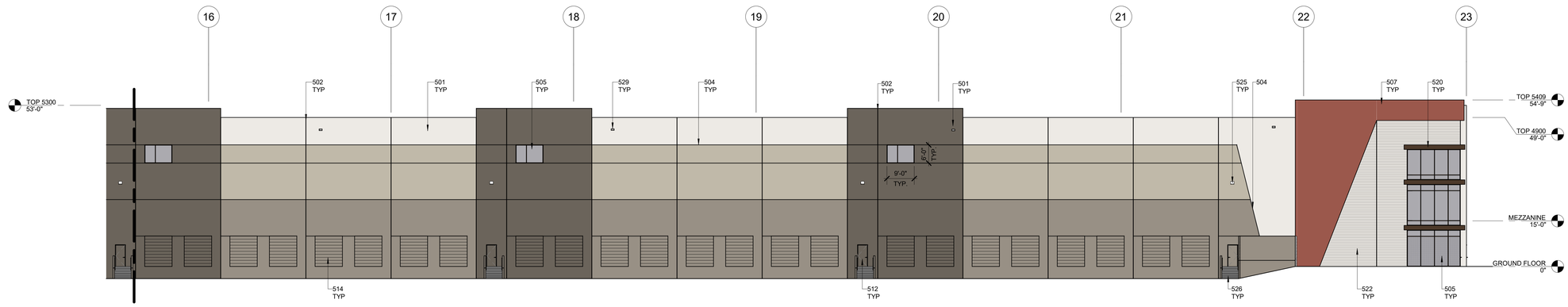

## 3 SOUTH ELEVATION - SECTOR A

1/16" = 1'-0"




## 2 SOUTH ELEVATION - SECTOR C

1/16" = 1'-0"




## 1 SOUTH ELEVATION - SECTOR E

1/16" = 1'-0"

### KEYNOTES

| | |
|---|---|
| 501 | CONCRETE TILT-UP PANEL, PAINTED. |
| 502 | CONCRETE TILT-UP PANEL JOINT. |
| 504 | 3/4" V-REVEAL. |
| 505 | ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS. |
| 507 | ALUMINUM COMPOSITE METAL WALL ASSEMBLY. |
| 512 | 3'x7' HOLLOW METAL DOOR, PAINTED. |
| 514 | 9'x10' DOCK HIGH DOOR WITH FACTORY PAINTED FINISH. |
| 516 | 13'X18' STEEL SECTIONAL DOOR, PAINTED. |
| 520 | ALUMINUM COMPOSITE METAL EYEBROW. |
| 522 | FORMLINER WITH ±0'-6" SPACING. SPECIFICATION T.B.D. |
| 525 | WALL PACKS. HEIGHT TO BE AT 28'-0" A.F.F. |
| 526 | CONCRETE STAIRS WITH CONCRETE TILT-UP LOW WALLS AND PAINTED PIPE HANDRAIL. |
| 527 | CONCRETE GRADE LOADING RAMP WITH TILT-UP LOW WALLS. |
| 529 | OVERFLOW SCUPPER. |
| 530 | CLEARSTORY ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS, +/-1'-0" RECESS FROM FACE OF PANEL. |
| 531 | 3'-0" DEEP THICKENED PROFILE EDGE. |

### COLOR LEGEND

PT-1 - SW 7004 "SNOWBOUND"

PT-2 - SW 7638 "JOGGING PATH"

PT-3 - SW 9168 "ELEPHANT EAR"

PT-4 - SW 7047 "PORPOISE"

PT-5 - CUSTOM PAINT TO MATCH MATTE TRM RED

### MATERIAL LEGEND

GLAZING - VISION

GLAZING - TEMPERED

GLAZING SPECIFICATION:

COOL LIGHT-BRONZE (OR EQUAL)

MULLION - ALUMINUM

MULLION SPECIFICATION:

FINISH COLOR: ANODIZED ALUM. - MEDIUM BRONZE (OR EQUAL)

ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:

MATTE - TERRA COTTA (TRM RED)

ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:

MATTE - BRONZE (OR EQUAL)

Client:
CORDOVA BUSINESS CENTER LLC

1019 Avenue P
Suite 501
Brooklyn, NY 11223

Project:
CORDOVA BUSINESS CENTER

PROJECT #: SPR 2023-006

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Apple Valley, CA 92307

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EXTERIOR ELEVATIONS - SOUTH

A203

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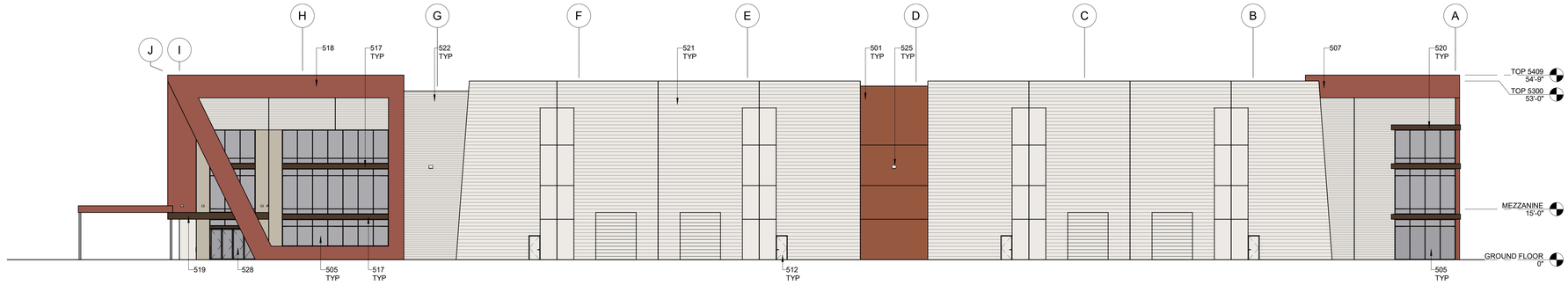
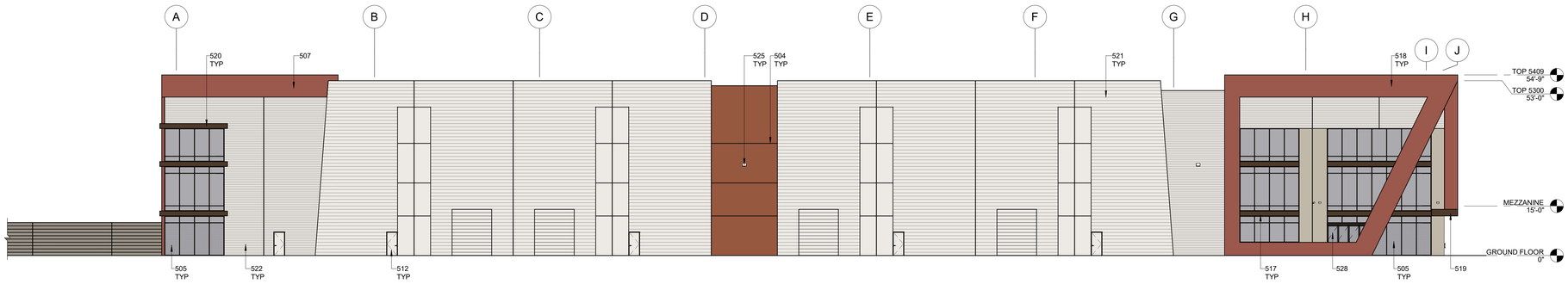



2 WEST ELEVATION

1/16" = 1'-0"




1 EAST ELEVATION

1/16" = 1'-0"

## KEYNOTES

| | |
|---|---|
| 501 | CONCRETE TILT-UP PANEL, PAINTED. |
| 504 | 3/4" V-REVEAL. |
| 505 | ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS. |
| 507 | ALUMINUM COMPOSITE METAL WALL ASSEMBLY. |
| 512 | 3'x7' HOLLOW METAL DOOR, PAINTED. |
| 517 | WRAPPED BREAK METAL, PAINTED. PAINT TO MATCH ADJACENT MULLIONS. |
| 518 | ALUMINUM COMPOSITE METAL BUILD-OUT WITH INTEGRATED WALL ASSEMBLY, CANOPY, AND SHADE SYSTEM. SEE PERSPECTIVE VIEWS ON SHEET G002 FOR ADDITIONAL INFORMATION. |
| 519 | ALUMINUM COMPOSITE METAL CANOPY. |
| 520 | ALUMINUM COMPOSITE METAL EYEBROW. |
| 521 | FORMLINER WITH ±1-0" SPACING. SPECIFICATION T.B.D. |
| 522 | FORMLINER WITH ±0'-6" SPACING. SPECIFICATION T.B.D. |
| 525 | WALL PACKS. HEIGHT TO BE AT 28'-0" A.F.F. |
| 528 | FOLDING GLASS DOOR. GLAZING TO MATCH ADJACENT GLAZING. FRAMES AND MULLIONS TO MATCH ADJACENT MULLION SYSTEM. |

## COLOR LEGEND

PT-1 - SW 7004 "SNOWBOUND"

PT-2 - SW 7638 "JOGGING PATH"

PT-3 - SW 9168 "ELEPHANT EAR"

PT-4 - SW 7047 "PORPOISE"

PT-5 - CUSTOM PAINT TO MATCH MATTE TRM RED

## MATERIAL LEGEND

GLAZING - VISION

GLAZING - TEMPERED

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MULLION - ALUMINUM

MULLION SPECIFICATION:

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ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:

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ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:

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# EXTERIOR ELEVATIONS - EAST & WEST

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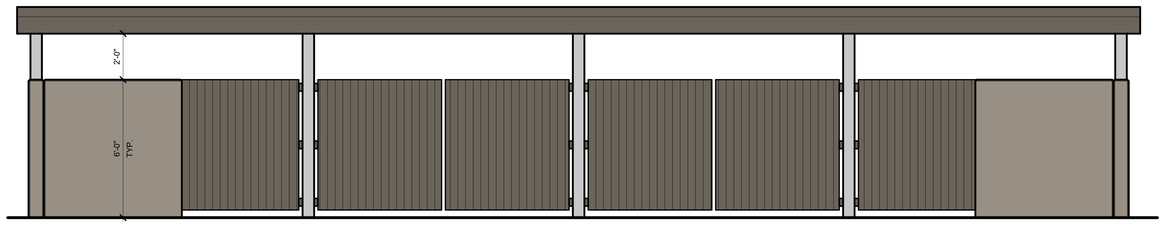
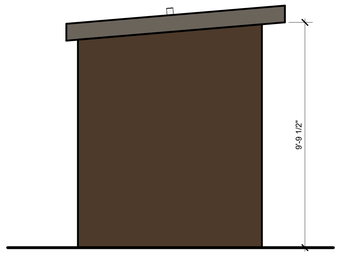
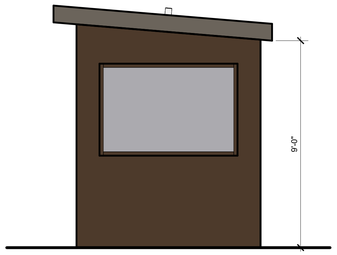


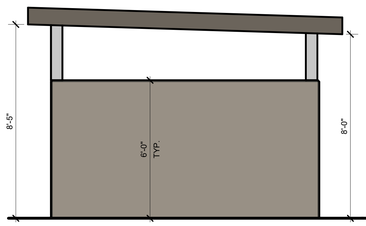

8 TRASH ENCLOSURE - NORTH
3/8" = 1'-0"



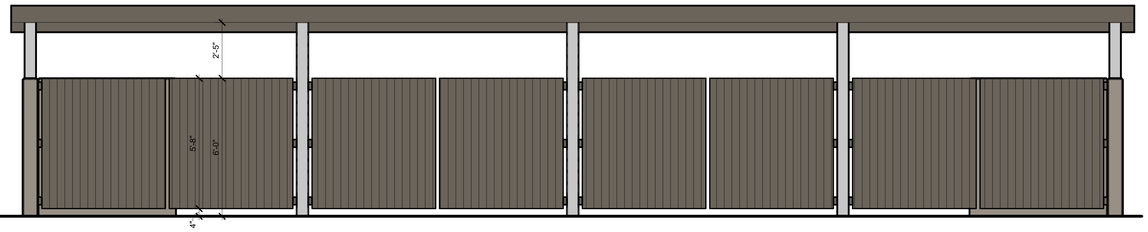

5 GUARD SHACK - WEST
3/8" = 1'-0"



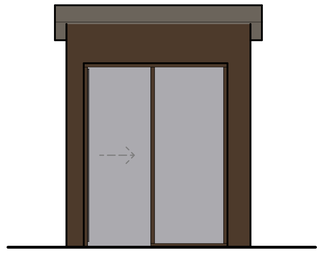

3 GUARD SHACK - EAST
3/8" = 1'-0"



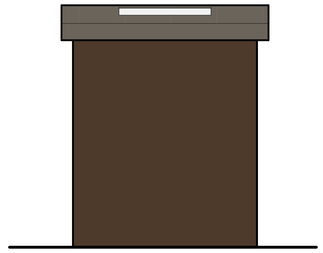

9 TRASH ENCLOSURE - EAST
3/8" = 1'-0"



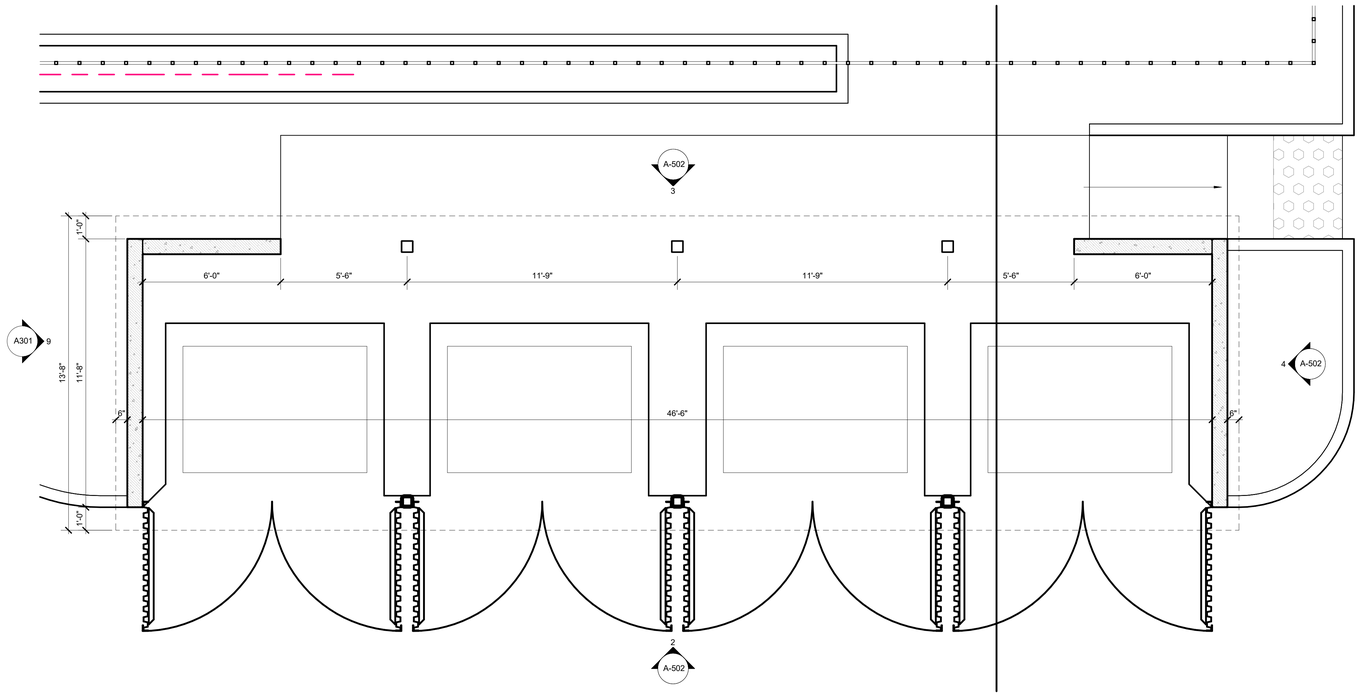

7 TRASH ENCLOSURE - SOUTH
3/8" = 1'-0"



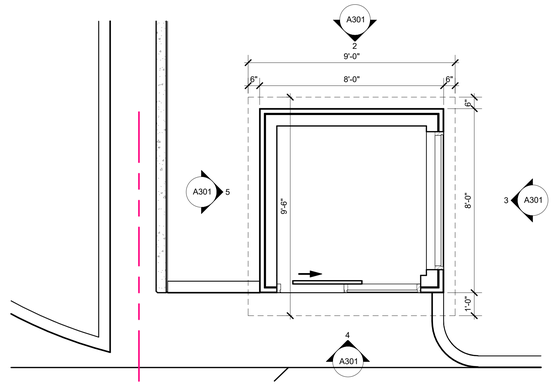
4 GUARD SHACK - SOUTH
3/8" = 1'-0"



2 GUARD SHACK - NORTH
3/8" = 1'-0"




6 ENLARGED TRASH ENCLOSURE PLAN
3/8" = 1'-0"




1 ENLARGED GUARD SHACK PLAN
3/8" = 1'-0"

## COLOR LEGEND

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PT-2 - SW 7638 "JOGGING PATH"

PT-3 - SW 9168 "ELEPHANT EAR"

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PT-5 - CUSTOM PAINT TO MATCH MATTE TRM RED

## MATERIAL LEGEND

GLAZING - VISION

GLAZING - TEMPERED

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MULLION - ALUMINUM

MULLION SPECIFICATION:
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ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:
MATTE - TERRA COTTA (TRM RED)

ALUMINUM COMPOSITE METAL

ACM SPECIFICATION:
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ENLARGED SITE STRUCTURES

A301

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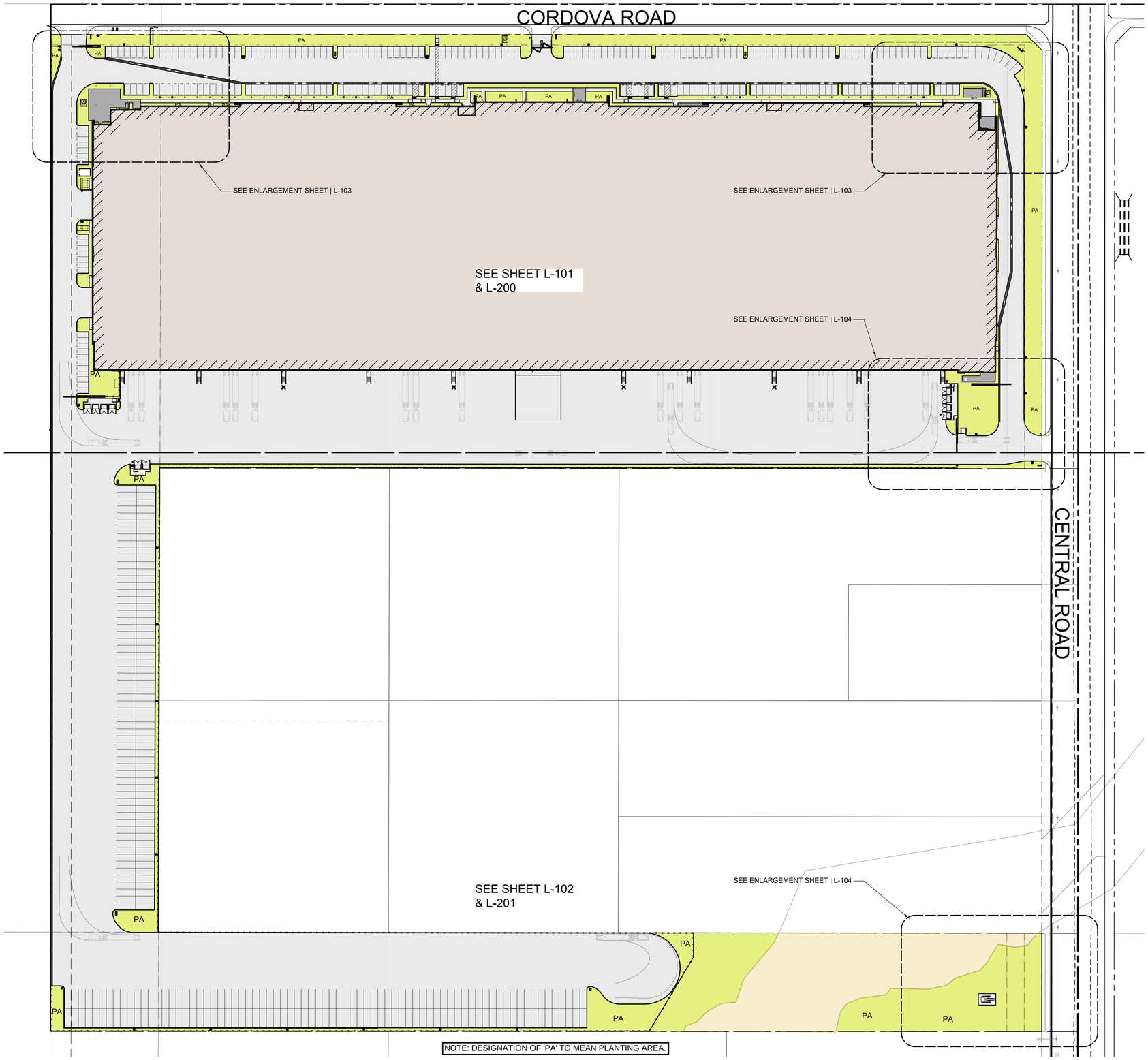


N

OVERALL LANDSCAPE SITE PLAN

1" = 60'-0"

GENERAL NOTES

A. VISIT SITE PRIOR TO SUBMITTING BIDS.

B. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.

C. DO NOT SCALE DRAWINGS.

D. ALL WORK CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE LOCATION OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

E. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.

F. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.

G. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.

H. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN; THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE LANDSCAPE ARCHITECT SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED BEFORE, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE GENERAL CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

I. A PROTECTION FENCE SHALL BE CONSTRUCTED AND MAINTAINED DURING CONSTRUCTION CONFORMING TO THE REQUIREMENTS OF THE BUILDING CODE.

J. MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION AS REQUIRED BY APPLICABLE REGULATIONS.

K. THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND THE LANDSCAPE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS.

L. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER.

M. PROVIDE FACILITIES FOR THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH C.A.C. TITLE 24 AND AS REQUIRED BY THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE.

N. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE GENERAL CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.

O. PAVING, MASONRY AND CONCRETE SUBCONTRACTORS ARE TO COORDINATE WITH THE ELECTRICIAN, DRAINLINE SUBCONTRACTOR AND IRRIGATION SUBCONTRACTOR FOR SLEEVING, PIPING AND/OR CONDUIT INSTALLATION UNDER OR THROUGH HARDSCAPE ELEMENTS.

P. VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.

Q. IN THE CASE OF DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS TAKE PRECEDENCE OVER DETAILS, AND DETAILS TAKE PRECEDENCE OVER PLANS.

R. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER.

S. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL TRADES ARE PROVIDED WITH CURRENT DRAWINGS AND SPECIFICATIONS APPROVED FOR CONSTRUCTION. DO NOT ALLOW DOCUMENTS NOT APPROVED FOR CONSTRUCTION TO BE USED IF SEEN ON SITE.

T. REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.

U. LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.

V. PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.

W. NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

X. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

Y. CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

Z. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, APPLE VALLEY MUNICIPAL CODE 13.36, AND THE NORTH APPLE VALLEY INDUSTRIAL SPECIFIC PLAN LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

60 30 0 60 120 180

SCALE: 1"=60'-0"

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

UNDERGROUND SERVICE ALERT
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": REMEMBER THAT THE USA CENTER NOTIFIES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

NOT FOR CONSTRUCTION

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LANDSCAPE SITE PLAN

L-100

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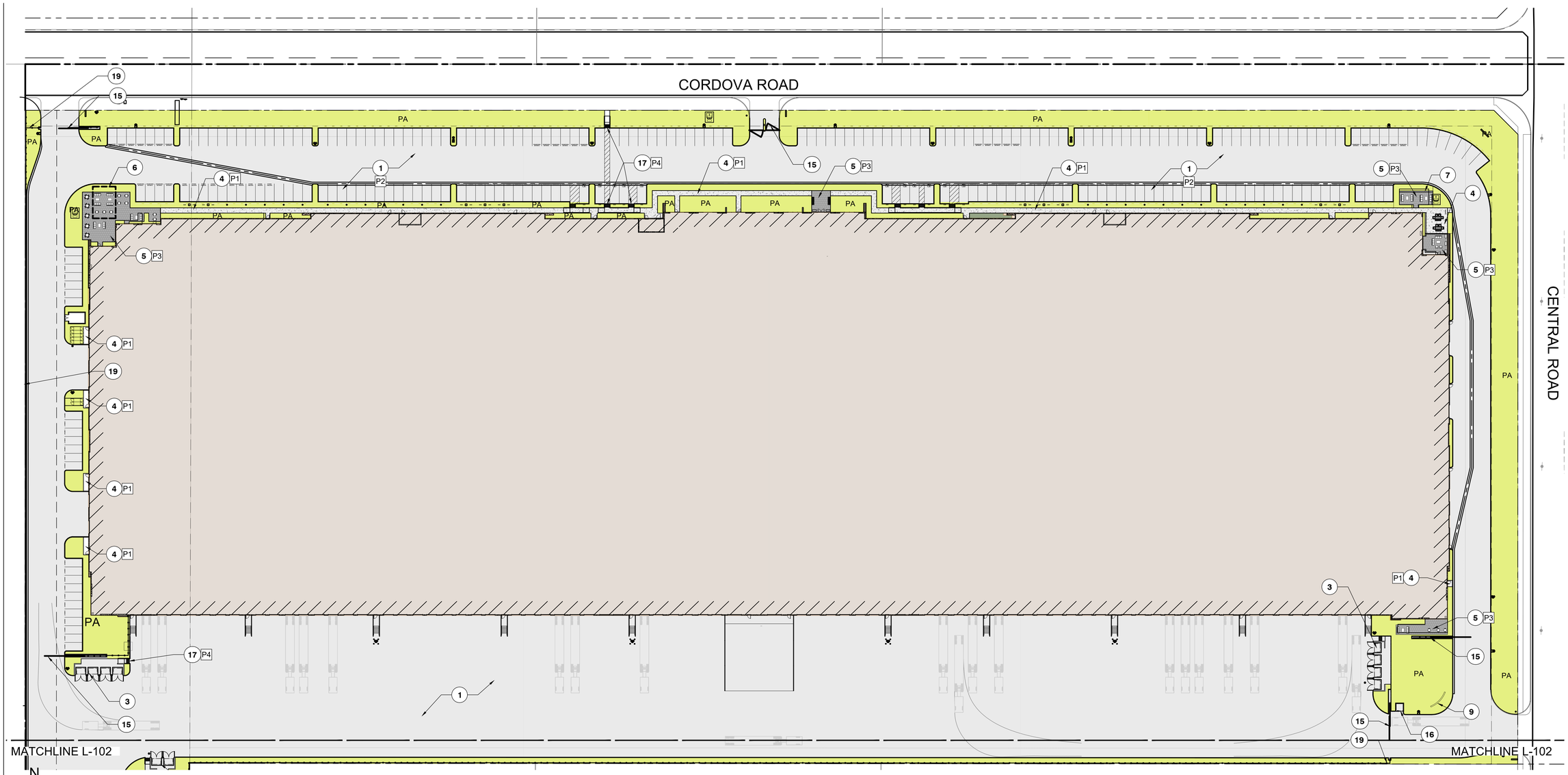


HARDSCAPE PLAN
1" = 40'-0"

## LANDSCAPE NOTES:

A. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE TOWN OF APPLE VALLEY LANDSCAPE STANDARDS MANUAL AND ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

B. MULCH SHALL BE APPLIED TO ALL AREAS OF BARE SOIL EXCEPT WHERE MULCH IS CONTRAINDICATED

C. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE OWNER/PERMITTEE.

D. ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION AT ALL TIMES, INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE MATERIALS. ANY REQUIRED PLANT MATERIAL THAT DIES POST-CONSTRUCTION SHALL BE REPLACED AT SIZES AND QUANTITIES SPECIFIED IN THESE DRAWINGS.

E. TREES SHALL BE LOCATED AND MAINTAINED TO PRESERVE A CLEAR ZONE OF AT LEAST TEN FEET FROM FIRE HYDRANTS, OVERHEAD UTILITY WIRES, STREET LIGHT LUMINARIES AND ABOVE GROUND UTILITY STRUCTURES SUCH AS TRANSFORMER ENCLOSURES.

F. PROVIDE ROOT BARRIERS FOR TEN FEET TO BOTH SIDES OF ALL STREET TREES WITH IN FIVE FEET OF ANY HARDSCAPE PAVING.

G. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED, OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|---|---|
| 1 | HARDSCAPE - SEE CIVIL PLAN |
| 2 | (E) BLUE LINE STREAM TO REMAIN |
| 3 | TRASH ENCLOSURES |
| 4 | NATURAL GREY SIDEWALK |
| 5 | ENHANCED PAVING |
| 6 | SHADE STRUCTURE |
| 7 | RETAINING SEAT WALL |
| 8 | SCULPTURAL MONUMENT |
| 9 | MONUMENT SIGNAGE |
| 10 | SITE FURNISHINGS |
| 11 | PLANTERS |
| 12 | SITE WALL TO MATCH ARCH. |
| 13 | DECORATIVE GRAVEL 'B' W/ METAL EDGING |
| 14 | DECORATIVE GRAVEL 'A' W/ METAL EDGING |
| 15 | GATE |
| 16 | GUARD SHACK |
| 17 | FURNISH AND INSTALL PRECAST CONCRETE TRUNCATED DOMES |
| 18 | DECOMPOSED GRANITE |
| 19 | FENCE |

## COLOR AND FINISH SCHEDULE

| SYMBOL | KEY | DESCRIPTION | MANUFACTURER | MODEL | COLOR | FINISH | COMMENTS |
|---|---|---|---|---|---|---|---|
| *PAVING* | | | | | | | |
| | P1 | PEDESTRIAN CONCRETE PAVING TYPE 1 | -- | -- | NATURAL | BROOM FINISH | JOINTS: SAWCUT AND DOWELED CONSTRUCTION |
| | P2 | VEHICULAR PAVING TYPE 2 | -- | -- | ASPHALT | -- | SEE CIVIL PLANS |
| | P3 | CONCRETE PAVERS | ACKER-STONE 951- 674-0047 | 18" X 18 SQUARE | CITY BLEND | RUNNING BOND | SEAL PAVERS AND GROUT WITH MANUFACTURER RECOMMENDED SEALER |
| | P4 | PRE-CAST TRUNCATED DOMES PAVERS | ACKER-STONE 951- 674-0047 | PALAZZO12"X12" TRUNCATED DOMES - FM PTD-607 | FEDERAL YELLOW | STACKED BOND PATTERN | SEAL PAVERS AND GROUT WITH MANUFACTURER RECOMMENDED SEALER |
| | P5 | GRAVEL A | SOUTHWEST BOULDER AND STONE | 6"-12" | BAJA CRESTA RUBBLE | | |
| | P6 | GRAVEL B | SOUTHWEST BOULDER AND STONE | 6"- | CRESTA RUBBLE | | |
| | P7 | DG | SOUTHWEST BOULDER AND STONE | DECOMPOSED GRANITE | DESERT GOLD | | |

NOTE: DESIGNATION OF 'PA' TO MEAN PLANTING AREA.

40 20 0 40 80 120
SCALE: 1"=40'-0"

ROOT BARRIER NOTE:
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Project:
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PROJECT #: SPR 2023-006

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2022-RR019-003

HARDSCAPE PLAN

L-101

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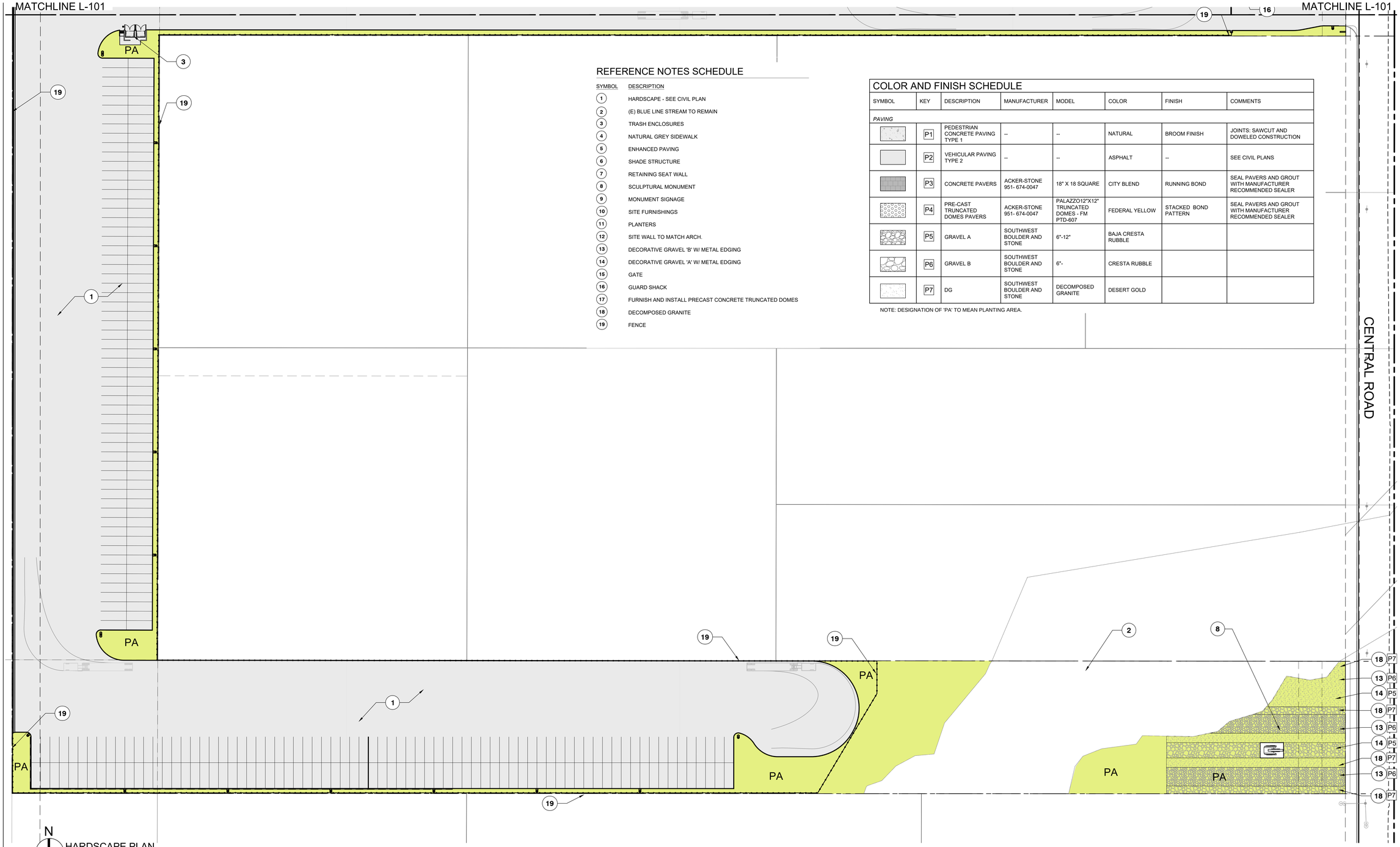


## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|---|---|
| 1 | HARDSCAPE - SEE CIVIL PLAN |
| 2 | (E) BLUE LINE STREAM TO REMAIN |
| 3 | TRASH ENCLOSURES |
| 4 | NATURAL GREY SIDEWALK |
| 5 | ENHANCED PAVING |
| 6 | SHADE STRUCTURE |
| 7 | RETAINING SEAT WALL |
| 8 | SCULPTURAL MONUMENT |
| 9 | MONUMENT SIGNAGE |
| 10 | SITE FURNISHINGS |
| 11 | PLANTERS |
| 12 | SITE WALL TO MATCH ARCH. |
| 13 | DECORATIVE GRAVEL 'B' W/ METAL EDGING |
| 14 | DECORATIVE GRAVEL 'A' W/ METAL EDGING |
| 15 | GATE |
| 16 | GUARD SHACK |
| 17 | FURNISH AND INSTALL PRECAST CONCRETE TRUNCATED DOMES |
| 18 | DECOMPOSED GRANITE |
| 19 | FENCE |

## COLOR AND FINISH SCHEDULE

| SYMBOL | KEY | DESCRIPTION | MANUFACTURER | MODEL | COLOR | FINISH | COMMENTS |
|---|---|---|---|---|---|---|---|
| *PAVING* | | | | | | | |
| | P1 | PEDESTRIAN CONCRETE PAVING TYPE 1 | -- | -- | NATURAL | BROOM FINISH | JOINTS: SAWCUT AND DOWELED CONSTRUCTION |
| | P2 | VEHICULAR PAVING TYPE 2 | -- | -- | ASPHALT | -- | SEE CIVIL PLANS |
| | P3 | CONCRETE PAVERS | ACKER-STONE 951- 674-0047 | 18" X 18 SQUARE | CITY BLEND | RUNNING BOND | SEAL PAVERS AND GROUT WITH MANUFACTURER RECOMMENDED SEALER |
| | P4 | PRE-CAST TRUNCATED DOMES PAVERS | ACKER-STONE 951- 674-0047 | PALAZZO12"X12" TRUNCATED DOMES - FM PTD-607 | FEDERAL YELLOW | STACKED BOND PATTERN | SEAL PAVERS AND GROUT WITH MANUFACTURER RECOMMENDED SEALER |
| | P5 | GRAVEL A | SOUTHWEST BOULDER AND STONE | 6"-12" | BAJA CRESTA RUBBLE | | |
| | P6 | GRAVEL B | SOUTHWEST BOULDER AND STONE | 6"- | CRESTA RUBBLE | | |
| | P7 | DG | SOUTHWEST BOULDER AND STONE | DECOMPOSED GRANITE | DESERT GOLD | | |

NOTE: DESIGNATION OF 'PA' TO MEAN PLANTING AREA.

N

HARDSCAPE PLAN

1" = 40'-0"

## HARDSCAPE NOTES:

A. DRAWING IS DIAGRAMMATIC. VERIFY ALL CONDITIONS AND LOCATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF ANY ERRORS OR DISCREPANCIES ARE FOUND, BEFORE PROCEEDING WITH ANY WORK DO NOT SCALE DRAWINGS. USE DIMENSIONS AS INDICATED ON PLAN.

B. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN APPARENT DURING DESIGN. OBTAIN DIRECTION BEFORE PROCEEDING WITH CONSTRUCTION IN SUCH CASES.

C. THE LOCATION OF ALL SERVICE RUNS, SUCH AS WATER SUPPLY, ELECTRICAL (OVERHEAD AND UNDERGROUND), TELEPHONE, SANITARY SEWER, ETC. SHOULD BE ASCERTAINED BEFORE WORK IS STARTED. WHERE THEY WILL BE AFFECTED BY EXCAVATION OR WHERE MACHINES MAY BE WORKING NEARBY, THEY SHOULD BE CAREFULLY SEALED, PROTECTED, OR DIVERTED. NOTIFY ARCHITECT OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.COORDINATE ALL UTILITY RUNS AND INSTALLATIONS (EXISTING AND NEW) PRIOR TO PAVING INSTALLATION. VERIFY ALL SLEEVES AND ELECTRIC SOURCES FOR IRRIGATION CLOCK AND LIGHTING WITH PROPER SUB-CONTRACTORS.

D. CLEAN OUT AND ADJUST EXISTING DRAINS TO ACCOMMODATE PROPOSED DRAINAGE. ADJUST LATERAL DRAIN LINES AS NECESSARY TO BEST LINK EXISTING MAIN LINES.

E. OBTAIN INSPECTION AND APPROVAL OF ALL FORMS PRIOR TO PLACING CONCRETE.

F. TRANSITIONS FROM EXISTING PAVING TO NEW PAVING SHALL BE FLUSH.

G. REFER TO PLANS AND GENERAL NOTES FOR ADDITIONAL NOTES AND INFORMATION REGARDING THE CONSTRUCTION OF THIS PROJECT.

H. CONSTRUCT ALL WALLS, PAVING, DRAIN LINES, SLEEVING, ETC. PER PLAN AND DETAILS.

I. CONCRETE TO SLOPE FROM FOUNDATION TOWARDS DRAIN INLETS AND DRAINAGE SWALES AT A MINIMUM RATE OF 1/8" PER FOOT. INSTALL CONCRETE FORMS WITH LONG, SMOOTH GRADIENTS TO ELIMINATE DIPS, RIDGES, ABRUPT CHANGES OF GRADE, AND SHARP TRANSITIONS.

J. ALL CONCRETE PAVING BANDS AND CONCRETE CAPS SHALL HAVE CONTROL JOINTS AT 5'-0" ON CENTER MAXIMUM UNLESS NOTED OTHERWISE ON THE PLANS. INSTALL EXPANSION JOINTS AT ALL VERTICAL ELEMENTS INSTALL CRACK CONTROL JOINTS AT MAX. 12'-0". ZIP JOINTS WILL NOT BE ALLOWED. INSTALL EJ'S AND CCJ'S AT 90° TO THE EDGE OF CONCRETE PAVING. SEE PLAN FOR ADDITIONAL INFORMATION AND LOCATIONS.

K. PRIOR TO PLACING CONCRETE, SUFFICIENTLY MOISTEN THE SUB-GRADE AND PROVIDE SUB-GRADE PREPARATIONS PER THE SOILS ENGINEER.

L. INSTALL TYPE II OR TYPE V CONCRETE THAT OBTAINS A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS UNLESS OTHERWISE SPECIFIED ON THESE PLANS AND DETAILS. SUBMIT DESIGN MIXES AND CONCRETE SAMPLE TO OWNER AND LANDSCAPE ARCHITECT PRIOR TO LAYING OUT PAVING. INSTALL CONCRETE FLATWORK PER RECOMMENDATIONS OF SOILS ENGINEER AND SOILS IN CASE OF CONFLICT BETWEEN SOILS REPORT AND DETAILS, THE MOST STRINGENT REQUIREMENTS WILL APPLY.

M. BACKFILL AND COMPACT BEHIND ALL WALLS AND MASONRY STRUCTURES, AS REQUIRED ON DRAWINGS AND DETAILS. BACKFILL PLANTERS WITH TOP GRADE SANDY-LOAM TOPSOIL PER PLANTING NOTES.

N. CLEAN UP AND REMOVE ALL DEBRIS FROM SITE PRIOR TO REQUESTING FINAL APPROVAL. GRADE ALL AREAS WITHIN .5 INCH OF FINISH GRADES. NOTE AREAS OF ADDITIONAL GRADING SHOWN. COORDINATE WITH LANDSCAPE ARCHITECT THE FINAL FORM OF LANDSCAPE MOUNDS.

O. ALL LF AND SF DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND CONFIRMED WITH OWNERS REP. PRIOR TO ORDERING HARDSCAPE MATERIALS.

P. ALL MATERIAL COLORS ARE TO BE VERIFIED WITH SDGE PRIOR TO ORDER AND INSTALL . ALL GREY CONCRETE SHALL MATCH EXISTING STANDARD GREY CONCRETE IN COLOR AND FINISH. ALL TAN INTEGRAL COLOR CONCRETE SHALL MATCH EXISTING TAN COLOR CONCRETE AND FINISH ON WALLS.

Q. COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE, CURRENT EDITION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN, AND WITH OTHER CURRENT RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

R. VERIFY ALL PAVING AND HARDSCAPE CONSTRUCTION DRAWINGS WITH SOIL ENGINEER'S REPORT WITH REGARD TO BASE PREPARATION AND FOOTING REQUIREMENTS. NOTIFY THE OWNER IMMEDIATELY IF SOILS REPORT RECOMMENDATIONS DIFFER FROM DRAWINGS. THE SOILS REPORT RECOMMENDATIONS, IF MORE STRINGENT THAN THE DRAWINGS, SHALL TAKE PRECEDENCE.

S. BE RESPONSIBLE FOR COORDINATION BETWEEN SUBCONTRACTORS FOR PROPER AND TIMELY PLACEMENT OF SLEEVING, PIPING AND / OR CONDUIT INSTALLATION UNDER OR THROUGH LANDSCAPE ELEMENTS.

T. LANDSCAPE LIGHT FIXTURE LOCATIONS AS INDICATED ON THESE PLANS ARE APPROXIMATE. FINAL LOCATION TO BE VERIFIED BY LANDSCAPE ARCHITECT ON SITE.

U. PROJECT WALKS SHALL NOT EXCEED A SLOPE OF 20:1 (5% GRADIENT) UNLESS OTHERWISE INDICATED.

V. HANDICAP RAMPS SHALL NOT EXCEED 12:1 OR 8.33%.

W. PLANTER AREAS SHALL NOT EXCEED 2:1 SLOPE UNLESS OTHERWISE INDICATED.

X. HOLD FINISH GRADE A MINIMUM OF 6" BELOW FINISH FLOOR, UNLESS OTHERWISE INDICATED.

Y. CONSTRUCT ALL CURVE TO CURVE AND CURVE TO TANGENT LINES TO BE NEAT, TRIM, SMOOTH AND UNIFORM.

Z. PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.

AA. DO NOT SCALE DRAWINGS.

AB. VERIFY ALL PAVING AND HARDSCAPE CONSTRUCTION DRAWINGS WITH SOIL ENGINEER'S REPORT WITH REGARD THE BASE PREPARATION AND FOOTING REQUIREMENTS. NOTIFY THE OWNER IMMEDIATELY IF SOILS REPORT RECOMMENDATIONS DIFFER FROM DRAWINGS. THE SOILS REPORT RECOMMENDATIONS, IF MORE STRINGENT THE DRAWINGS, SHALL TAKE PRECEDENCE.

40 20 0 40 80 120

SCALE: 1"=40'-0"

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HARDSCAPE PLAN

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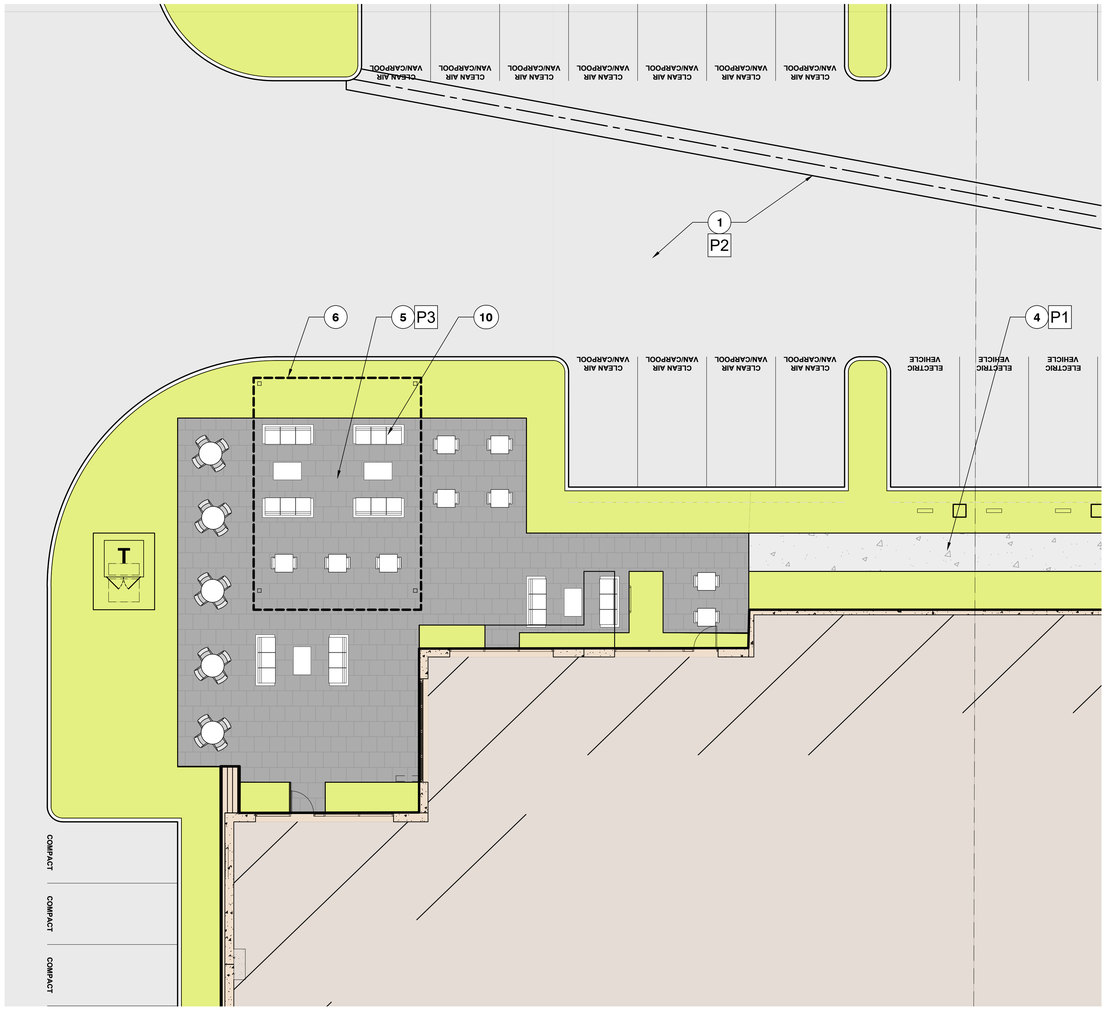
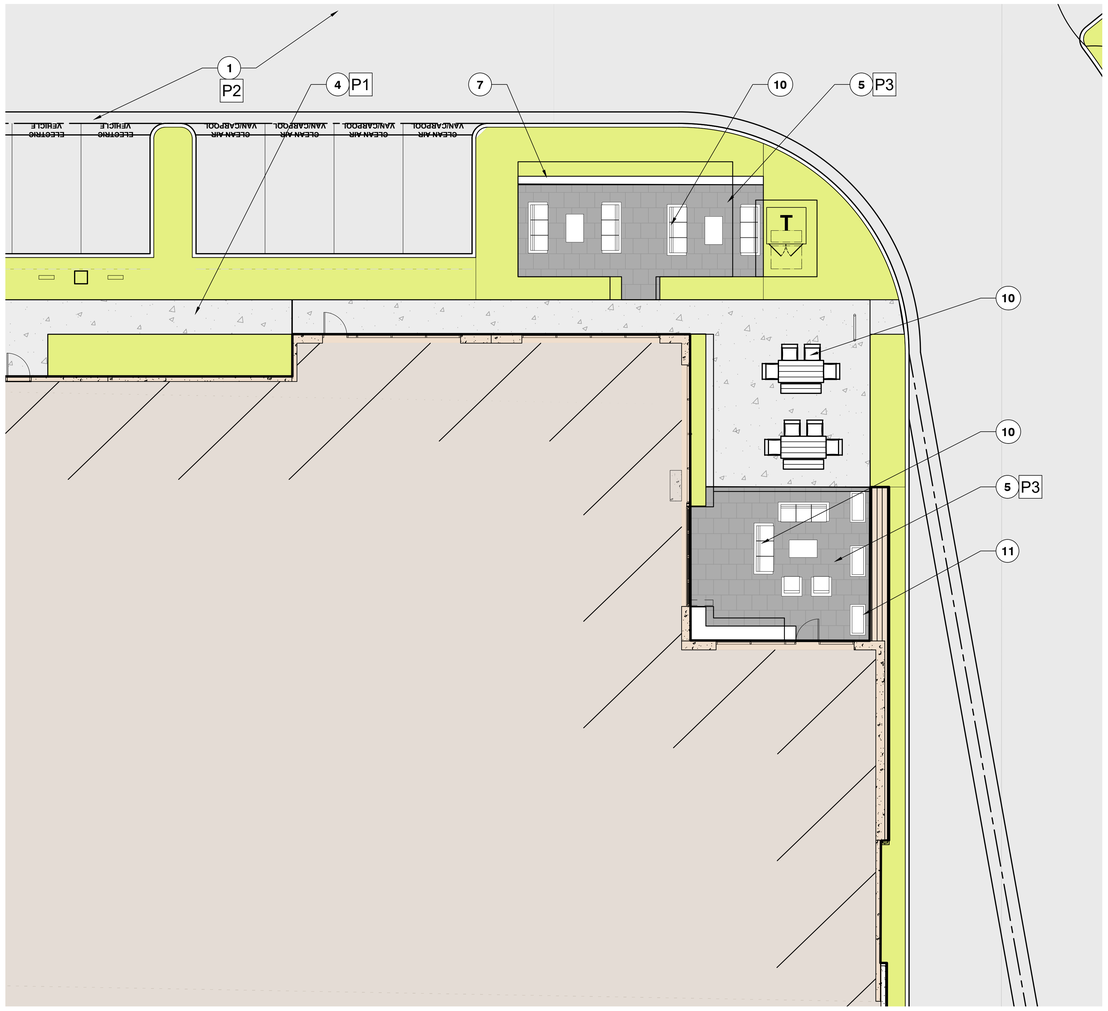



N

LANDSCAPE ENLARGEMENT PLAN A

1" = 8'-0"




N

LANDSCAPE ENLARGEMENT PLAN B

1" = 8'-0"

## COLOR AND FINISH SCHEDULE

| SYMBOL | KEY | DESCRIPTION | MANUFACTURER | MODEL | COLOR | FINISH | COMMENTS |
|---|---|---|---|---|---|---|---|
| *PAVING* | | | | | | | |
| | P1 | PEDESTRIAN CONCRETE PAVING TYPE 1 | -- | -- | NATURAL | BROOM FINISH | JOINTS: SAWCUT AND DOWELED CONSTRUCTION |
| | P2 | VEHICULAR PAVING TYPE 2 | -- | -- | ASPHALT | -- | SEE CIVIL PLANS |
| | P3 | CONCRETE PAVERS | ACKER-STONE 951- 674-0047 | 18" X 18 SQUARE | CITY BLEND | RUNNING BOND | SEAL PAVERS AND GROUT WITH MANUFACTURER RECOMMENDED SEALER |
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| | P7 | DG | SOUTHWEST BOULDER AND STONE | DECOMPOSED GRANITE | DESERT GOLD | | |

## REFERENCE NOTES SCHEDULE

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|---|---|
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| 7 | RETAINING SEAT WALL |
| 8 | SCULPTURAL MONUMENT |
| 9 | MONUMENT SIGNAGE |
| 10 | SITE FURNISHINGS |
| 11 | PLANTERS |
| 12 | SITE WALL TO MATCH ARCH. |
| 13 | DECORATIVE GRAVEL 'B' W/ METAL EDGING |
| 14 | DECORATIVE GRAVEL 'A' W/ METAL EDGING |
| 15 | GATE |
| 16 | GUARD SHACK |
| 17 | FURNISH AND INSTALL PRECAST CONCRETE TRUNCATED DOMES |
| 18 | DECOMPOSED GRANITE |
| 19 | FENCE |

8 4 0 8 16 24

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

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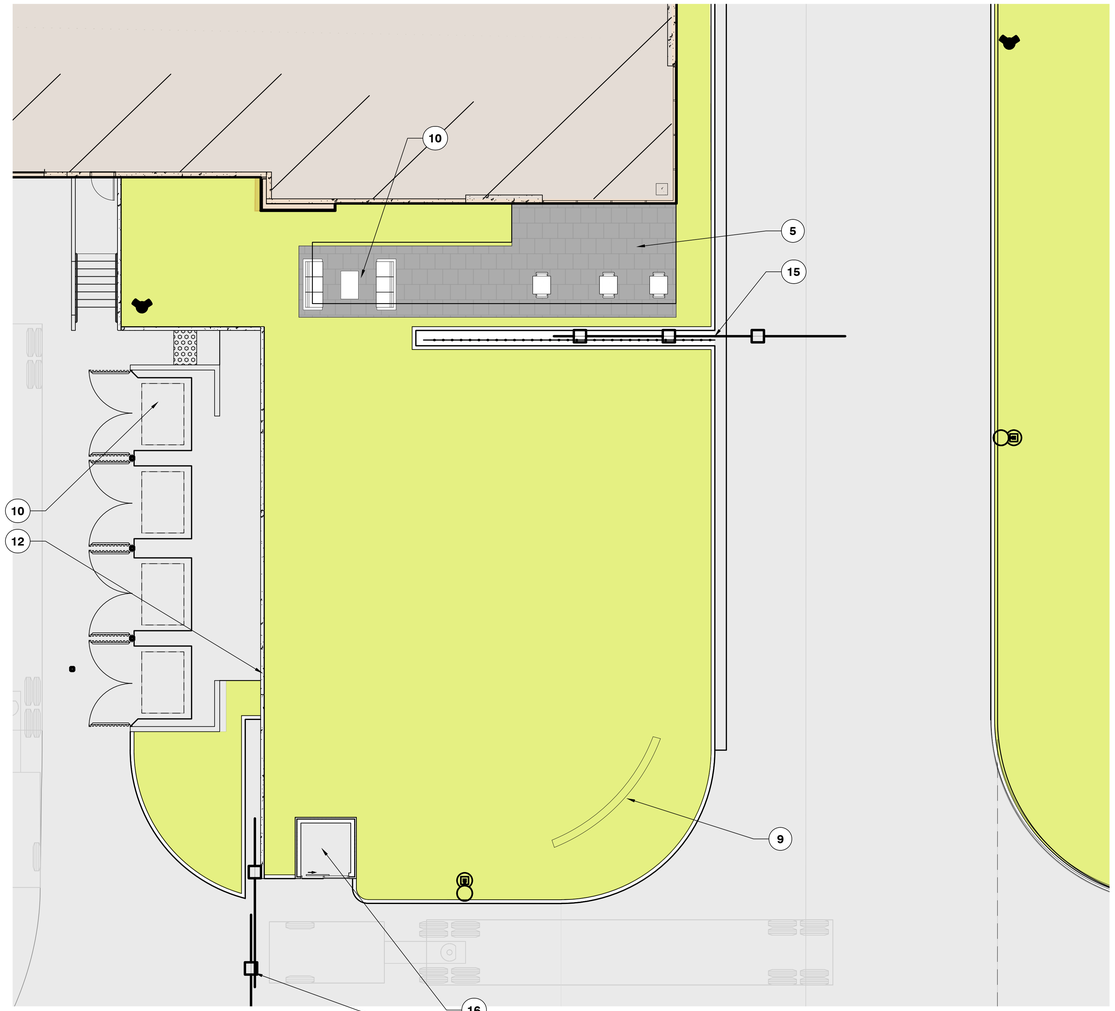
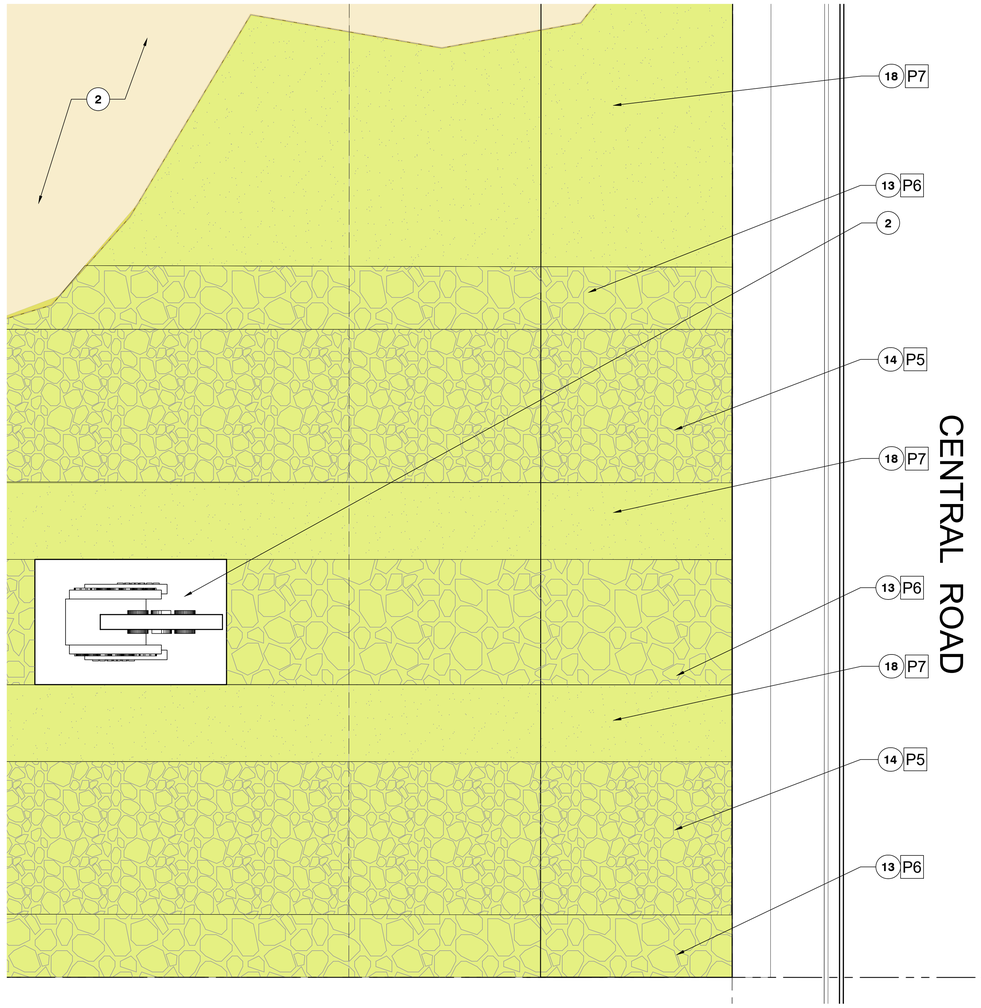



N

LANDSCAPE ENLARGEMENT PLAN C

1" = 8'-0"




N

LANDSCAPE ENLARGEMENT PLAN D

1" = 8'-0"

## COLOR AND FINISH SCHEDULE

| SYMBOL | KEY | DESCRIPTION | MANUFACTURER | MODEL | COLOR | FINISH | COMMENTS |
|---|---|---|---|---|---|---|---|
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| 16 | GUARD SHACK |
| 17 | FURNISH AND INSTALL PRECAST CONCRETE TRUNCATED DOMES |
| 18 | DECOMPOSED GRANITE |
| 19 | FENCE |

8 4 0 8 16 24

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

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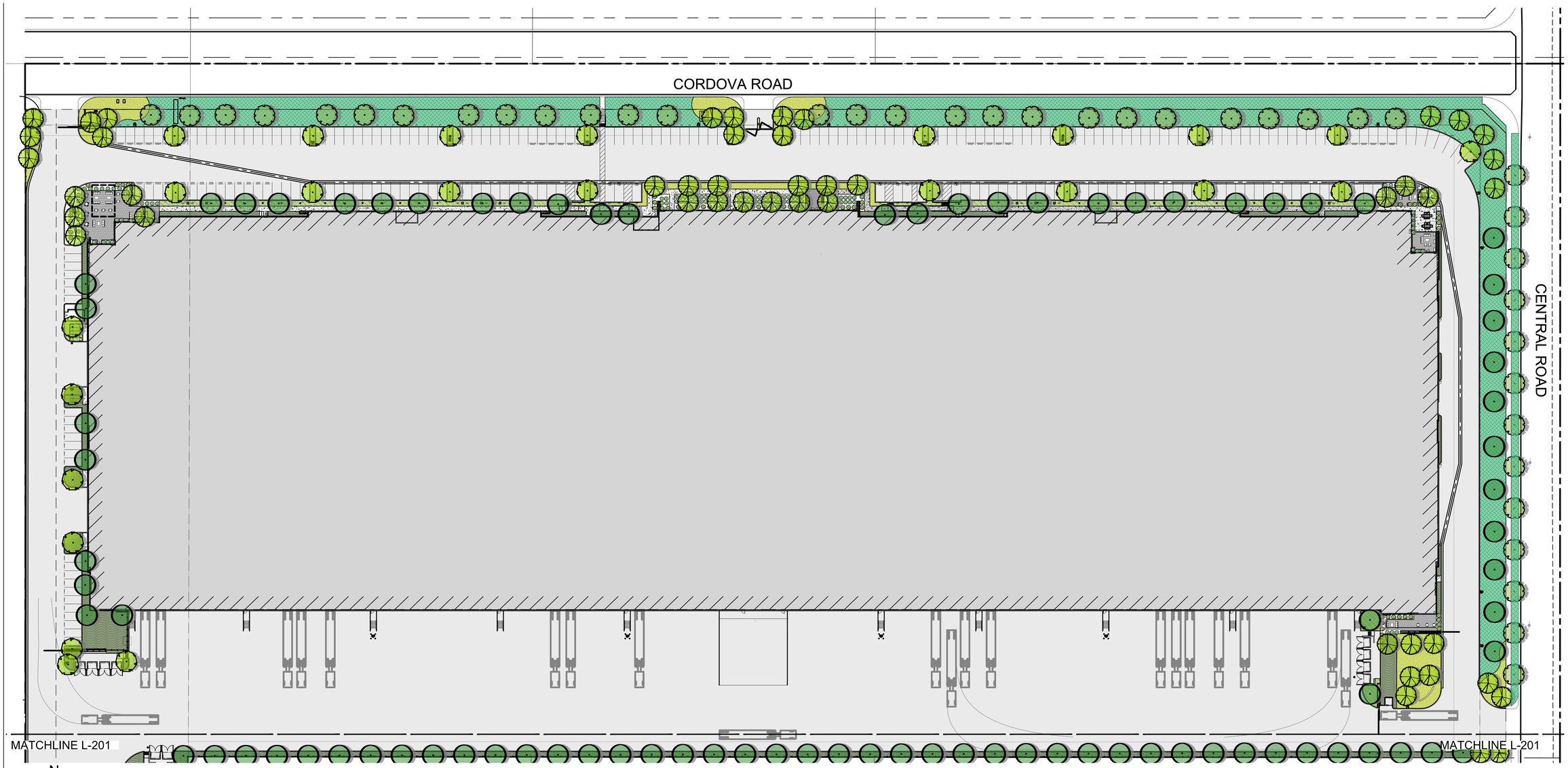


N

PLANTING PLAN
1" = 40'-0"

## PLANTING NOTES

A. REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.

B. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

C. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.

D. REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.

E. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.

F. LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.

G. OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.

H. BEFORE BIDDING AND AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED ON PLANTING PLAN. HAVE SAMPLES TESTED BY WAYPOINT ANALYTICAL, (714) 282-8777, FOR SOIL FERTILITY. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM THE OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. KILL AND REMOVE ALL EXISTING WEEDS FROM SITE AREAS PER SPECIFICATIONS.

J. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.

K. LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHY APPEARANCE OR NON-CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR THE OWNER.

L. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.

M. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

N. PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.

O. AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED ON CENTER SPACING.

P. INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.

Q. ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.

R. REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.

S. DURING THE LENGTH OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.

T. MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF) HAVING LESS THAN A 2:1 SLOPE WITH A 3" DEEP LAYER OR 2" DEEP LAYER AT SUCCULENT AND CACTI OF MULCH, PER SPECIFICATIONS, AT THE CONCLUSION OF PLANTING OPERATIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

U. CONTRACTOR SHALL REPLACE ANY EXISTING PLANT MATERIAL WHICH IS DAMAGED BY CONSTRUCTION OPERATIONS. REPLACEMENT PLANT MATERIAL MUST BE OF MATCHING SPECIES, INSTALLED FROM THE FOLLOWING MINIMUM SIZE: 15-GALLON TREE, 1-GALLON SHRUB, FLATTED GROUNDCOVER AND SODDED TURF.

V. INSTALLATIONS THAT ARE ADJACENT OPEN SPACE, NATURALIZED SLOPES OR UNDEVELOPED LAND ARE SUBJECT TO DAMAGE BY RODENTS OR DEER AND SHALL BE TREATED WITH AN APPROPRIATE REPELLENT IN A SPRAY AND/OR TABLET FORM. REPELLEX BY GROPOWER OR APPROVED EQUAL, THAT PROVIDES IMMEDIATE AND LONG TERM PROTECTION, SHALL BE USED.

W. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT OR CURB. ROOT BARRIERS ARE TO BE 'UB24-2' BY DEEP ROOT CORPORATION, (800) 458-7668, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NOTE: ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS INSTALLED ADJACENT TO A BIOSWALE SHALL NOT INTERFERE WITH DRAINAGE TO OR FROM THE BIOSWALE SYSTEM.

X. FIRE PREVENTION NOTE: MINIMUM VERTICAL CLEARANCE OF 13'-6" SHALL BE PROVIDED FROM TOP OF FIRE ACCESS ROADWAY TO LOWEST BRANCHES OF TREE AND MINIMUM OF 28 FEET IN WIDTH.

Y. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS.

Z. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE TOWN OF APPLE VALLEY GUIDELINES:

STREET TREES AND OTHER TREES SHALL BE SPACED:

- 20 FEET FROM TRAFFIC SIGNALS / STOP SIGNS
- 5 FEET (10 FEET FOR SEWER) FROM UNDERGROUND UTILITIES
- 10 FEET FROM ABOVE GROUND UTILITY STRUCTURES
- 10 FEET (5' FOR RESIDENTIAL <25 MPH) FROM DRIVEWAY ENTRIES
- 25 FEET FROM INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES).
- STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
- SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

AA. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR A FINAL LANDSCAPE INSPECTION

AB. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET.

AC. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.

AD. MULCH: ALL REQUIRED PLANTING AREAS AND AIL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION.

40 20 0 40 80 120
SCALE: 1"=40'-0"

**ROOT BARRIER NOTE:**
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL.

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Client:
CORDOVA BUSINESS CENTER LLC

1019 Avenue P
Suite 501
Brooklyn, NY 11223

Project:
CORDOVA BUSINESS CENTER

PROJECT #: SPR 2023-006

Cordova Road
Apple Valley, CA 92307

| Date | Issued For |
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| 09.21.2023 | SPR Package |
| 03.07.2024 | SPR Resubmittal Package |
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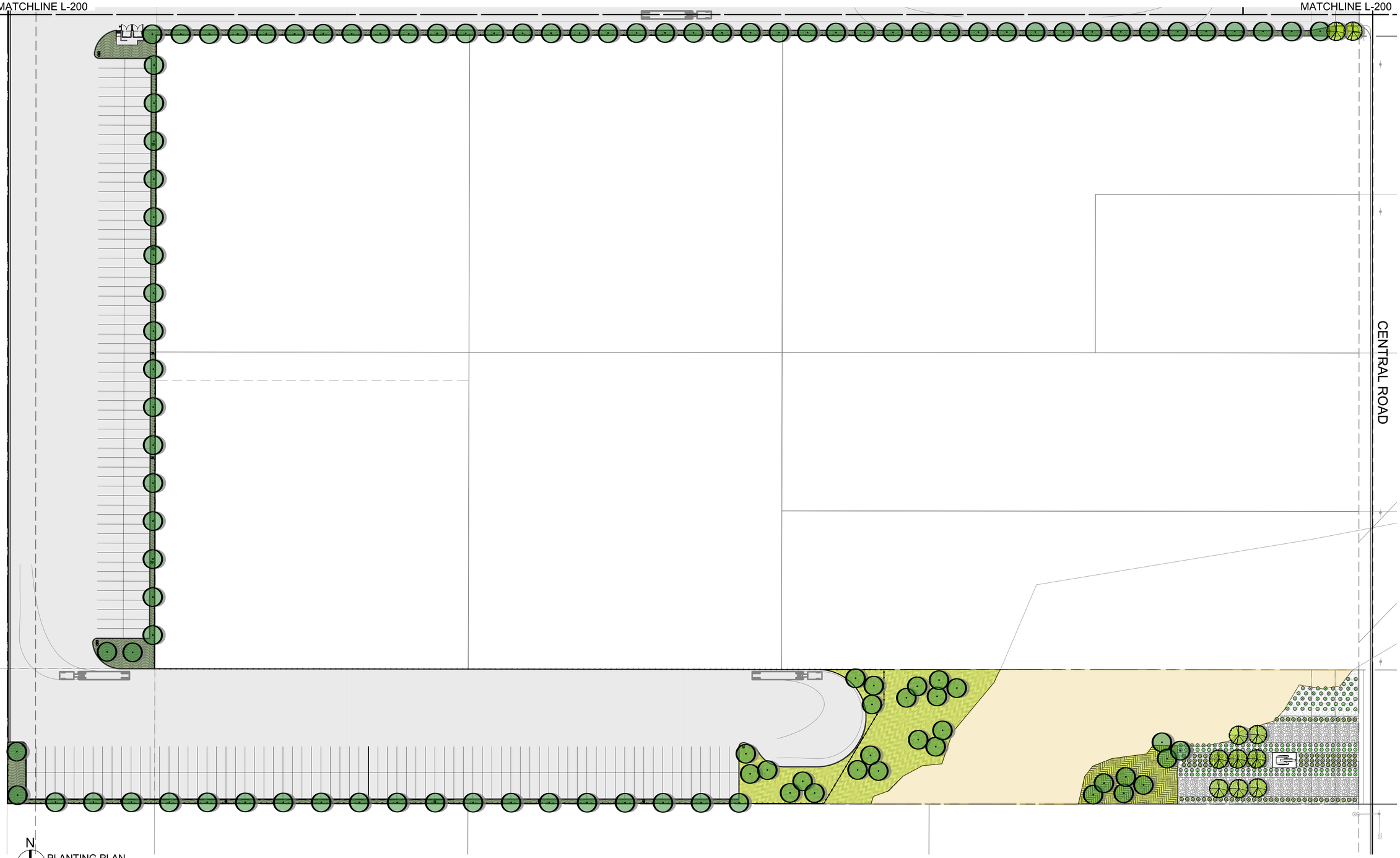
PLANTING PLAN

L-200

BIM 360://2022-RR019-003_Apple Valley Logistics Site 2/2022-RR019-003_Arch_HED.rvt

2/14/2024 4:17:29 PM
5/16/2023 4:43:51 PM

MATCHLINE L-200




N

PLANTING PLAN
1" = 40'-0"

## CONCEPT PLANT SCHEDULE

| | | | |
|---|---|---|---|
| **SCREENING TREE** | 153 | | |
| FRAXINUS VELUTINA 'ARIZONA' / ARIZONA VELVET ASH | | | 24" BOX, M |
| FRAXINUS VELUTINA 'MODESTO' / MODESTO VELVET ASH | | | 24" BOX, M |
| PINUS HALEPENSIS / ALLEPO PINE | | | 24" BOX, M |
| PLATANUS RACEMOSA / CALIFORNIA SYCAMORE | | | 24" BOX, H |
| PLATANUS X ACERIFOLIA / LONDON PLANE TREE | | | 24" BOX, H |
| PROSOPIS GLANDULOSA / HONEY MESQUITE | | | 24" BOX, L |
| RHUS LANCEA / AFRICAN SUMAC | | | 24" BOX, L |
| ULMUS PARVIFOLIA / LACEBARK ELM | | | 24" BOX, M |
| **ACCENT TREE** | 55 | | |
| ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE | | | 24" BOX, L |
| CERCIDIUM MICROPHYLLUM / LITTLE LEAF PALO VERDE | | | 24" BOX, L |
| PISTACIA CHINENSIS / CHINESE PISTACHE | | | 24" BOX, M |
| PROSOPIS CHILENSIS / CHILEAN MESQUITE | | | 24" BOX, L |
| PRUNUS CERASIFERA / PURPLE-LEAF PLUM | | | 24" BOX, M |
| ULMUS PARVIFOLIA / LACEBARK ELM | | | 24" BOX, M |
| **PARKING LOT TREE** | 24 | | |
| CERCIDIUM MICROPHYLLUM / LITTLE LEAF PALO VERDE | | | --- |
| PARKINSONIA ACULEATA / MEXICAN PALO VERDE | | | 24" BOX, L |
| ROBINIA PSEUDOACACIA / BLACK LOCUST | | | --- |
| ULMUS PARVIFOLIA / LACEBARK ELM | | | 24" BOX, M |

| | | | |
|---|---|---|---|
| **STREET TREE** | 40 | | |
| CEDRUS DEODARA / DEODAR CEDAR | | | 24" BOX, M |
| CERCIDIUM MICROPHYLLUM / LITTLE LEAF PALO VERDE | | | 24" BOX, M |
| CUPRESSUS ARIZONICA / ARIZONA CYPRESS | | | 24" BOX, M |
| ULMUS PARVIFOLIA / LACEBARK ELM | | | 24" BOX, M |
| **PATIO SCREENING SHRUBS** | 200 | | |
| LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE | | | 5 GAL., L |
| LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET | | | 5 GAL., M |
| RHUS OVATA / SUGAR BUSH | | | 5 GAL., L |
| SALVIA X 'ALLEN CHICKERING' / ALLEN CHICKERING SAGE | | | 5 GAL., L |
| **PATIO ACCENT SHRUBS** | 320 | | |
| AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE | | | 15 GAL., L |
| DASYLIRION WHEELERI / GREY DESERT SPOON | | | 5 GAL., L |
| HESPERALOE PARVIFLORA / RED YUCCA | | | 5 GAL., L |
| HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA | | | 5 GAL., L |
| PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS | | | 1 GAL., L |
| ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY | | | 5 GAL., L |
| **SCREENING SHRUBS** | 26,018 SF | | |
| CHILOPSIS LINEARIS / DESERT WILLOW - MULTI TRUNK | 155,743 | | --- |
| SIMMONDSIA CHINENSIS / JOJOBA | | | --- |
| CALLIANDRA ERIOPHYLLA / FAIRY DUSTER | | | --- |
| LARREA TRIDENTATA / CREOSOTE BUSH | | | --- |
| LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE | | | --- |
| LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS JAPANESE PRIVET | | | --- |
| RHUS OVATA / SUGAR BUSH | | | --- |

| | | |
|---|---|---|
| **PARKING ISLAND SHRUBS** | 7,130 SF | |
| ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW | | --- |
| ATRIPLEX SEMIBACCATA / AUSTRALIAN SALTBUSH | | --- |
| BACCHARIS PILULARIS / COYOTE BRUSH | | --- |
| ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY | | --- |
| **ACCENT SHRUBS** | 34,957 SF | |
| DASYLIRION WHEELERI / GREY DESERT SPOON | | --- |
| ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY | | --- |
| FREMONTODENDRON CALIFORNICUM / CALIFORNIA FLANNEL BUSH | | --- |
| GAZANIA X 'SUNBURST' / SUNBURST GAZANIA | | --- |
| HESPERALOE PARVIFLORA / RED YUCCA | | --- |
| LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER | | --- |
| LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE | | --- |
| PENNISETUM SETACEUM 'RUBRUM' / PURPLE FOUNTAIN GRASS | | --- |
| ROMNEYA COULTERI / MATILIJA POPPY | | --- |
| SALVIA X 'ALLEN CHICKERING' / ALLEN CHICKERING SAGE | | --- |
| ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA | | --- |
| **STREETSCAPE SHRUBS** | 51,759 SF | |
| BACCHARIS PILULARIS / COYOTE BRUSH | | --- |
| CALLIANDRA ERIOPHYLLA / FAIRY DUSTER | | --- |
| COTONEASTER HORIZONTALIS / ROCKSPRAY COTONEASTER | | --- |
| DASYLIRION WHEELERI / GREY DESERT SPOON | | --- |
| FOUQUIERIA SPLENDENS / OCOTILLO | | --- |
| LARREA TRIDENTATA / CREOSOTE BUSH | | --- |
| LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER | | --- |
| LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE | | --- |
| RHUS OVATA / SUGAR BUSH | | --- |
| ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA | | --- |

NOTE:

A. ALL TREES SHALL BE A MINIMUM OF 24" BOX SIZE

40 20 0 40 80 120
SCALE: 1"=40'-0"

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PLANTING PLAN

L-201

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