



PALISADE SANTEE COMMERCE CENTER

10990 WOODSIDE AVE N.
SANTEE, CA 92071



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SANTEE, CA

PROJECT

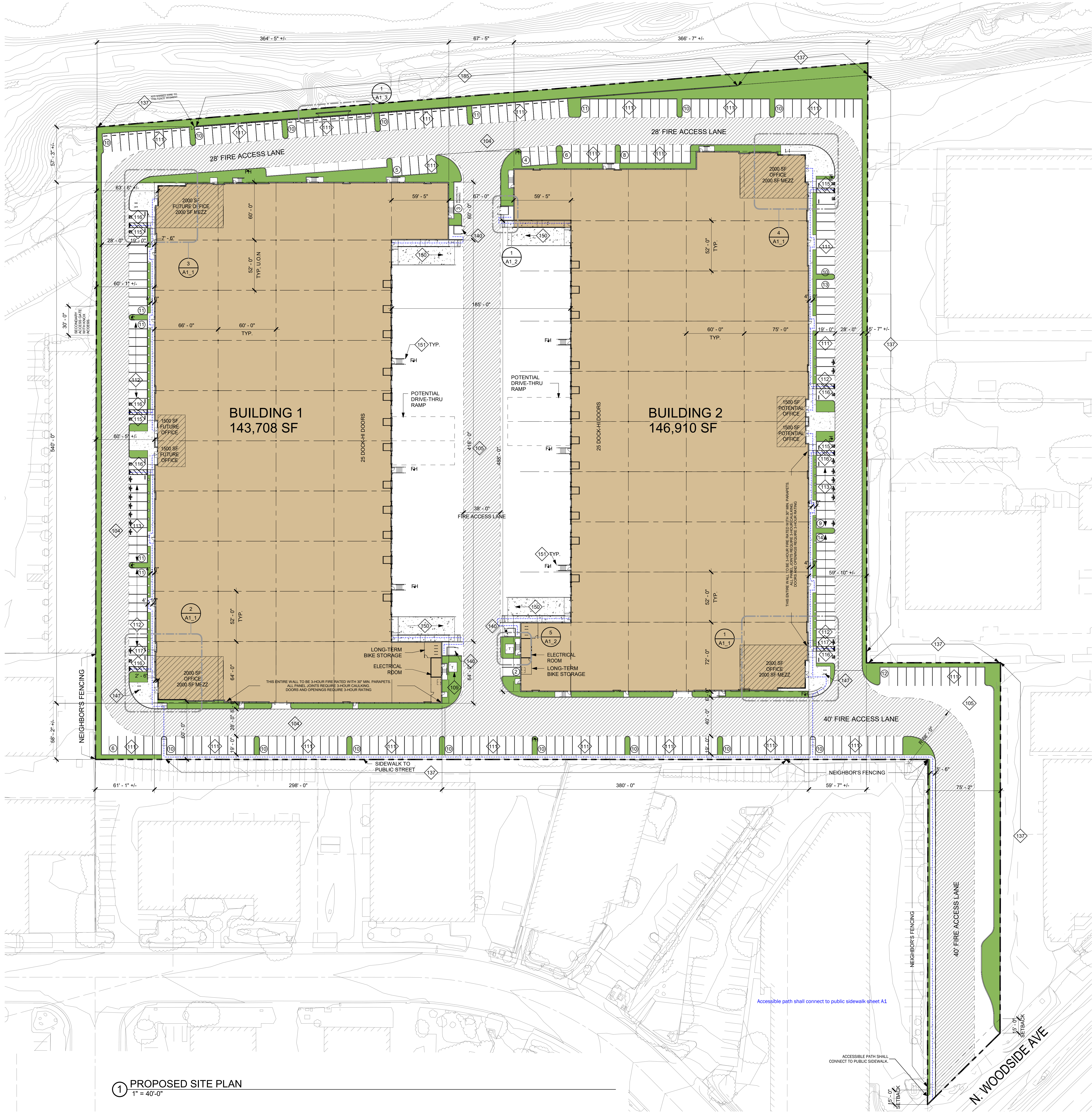


HERDMAN
ARCHITECTURE + DESIGN
A22-2164
12.11.2025

TITLE SHEET

A0

10/31/2025 10:02:01 AM









1 PROPOSED SITE PLAN
1" = 40'-0"

DEVELOPER/OWNER	KEYNOTES
NORTH PALISADE PARTNERS 1330 FACTORY PLACE #105, LOS ANGELES, CA 90013 CONTACT: BRIAN WONG PHONE: 310.242.1612 EMAIL: BRIAN.WONG@NORTHPALISADE.COM WEBSITE: WWW.NORTHPALISADE.COM	104 ASPHALT PAVING. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. 105 CONCRETE PAVING. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION (SEE STRUCTURAL DRAWINGS FOR TRUCK APRON WHEN NOT COVERED BY CIVIL DRAWINGS).
APPLICANT'S REPRESENTATIVE/ARCHITECT	109 (N) TRANSFORMER LOCATION. PROVIDE PIPE BOLLARD PROTECTION POSTS PER UTILITY COMPANY REQUIREMENTS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. 111 TYP U.O.N. STANDARD PARKING STALL. SEE 1/A1.0. 112 EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. SEE 1/A1.0 AND ELECTRICAL DRAWINGS. 113 EVCS (ELECTRIC VEHICLE CHARGING STATION) PARKING STALL. SEE 1/A1.0 AND ELECTRICAL DRAWINGS. 115 STANDARD ACCESSIBLE PARKING STALL. FOR DETAIL SHOWN BUT NOT NOTED, SEE 1/A0.2.1. 116 VAN ACCESSIBLE PARKING STALL. FOR DETAIL SHOWN BUT NOT NOTED, SEE 1/A0.2.1. 117 STANDARD ACCESSIBLE EVCS (ELECTRIC VEHICLE CHARGING STATION). SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. FOR DETAIL SHOWN BUT NOT NOTED, SEE 2/A0.2.1. 137 TUBE STEEL FENCE. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. SEE 7/A01.1. 140 TRASH ENCLOSURE W/ROOF COVERING AS REQUIRED BY JURISDICTION. SEE CIVIL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. 147 2 POSITION BIKE RACK. SEE 8/A01.2. 150 CONCRETE TRUCK RAMP W/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. 151 STEEL PIPE BOLLARD PROTECTION POST. SEE 3/A01.1. 185 FIRE SPRINKLER RISER. PROVIDE PIPE BOLLARD PROTECTION POSTS. SEE 7/A05.0 AND FIRE PROTECTION PLANS.
SCOPE OF WORK	
CONSTRUCT TWO NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITIES WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, TUBE STEEL PERIMETER FENCING, AND PRE-CAST CONCRETE WALL BY OTHERS. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT	
LEGAL DESCRIPTION & ZONING	
LEGAL DESCRIPTION: SEE CIVIL ASSESSOR'S PARCEL NO: 381-070-52-00	
PROJECT INFORMATION & AREA ANALYSIS	
BUILDING ADDRESS: 10990 WOODSIDE AVE. SANTÉE, CA 92071 CONSTRUCTION TYPE: II-B OCCUPANCY: B-1/S-1 FIRE SPRINKLER: YES (ESFR NFPA 72, NFPA 13 & NFPA 24) CLEAR HEIGHT: 36' ZONING: G-4 (GENERAL INDUSTRIAL) GENERAL PLAN: G-4 (GENERAL INDUSTRIAL) SPECIFIC PLAN: N/A FEMA FLOOD ZONE: NO FLOOD ZONE	
BUILDING SETBACKS: FRONT SETBACK: 15' SIDE SETBACK: 5' REAR SETBACK: NONE	
ALLOWABLE AREA: UNLIMITED AREA PER CBC 507 TABLE 506.2	
SHEET INDEX	
A0 TITLE SHEET A1 SITE PLAN A1.0 SITE UTILIZATION MAP A1.1 ENLARGED PARTIAL SITE PLANS A1.2 ENLARGED SITE DETAILS A1.5 FIRE ACCESS PLAN A2.1 BUILDING 1 GROUND LEVEL FLOOR PLAN A2.2 BUILDING 2 GROUND LEVEL FLOOR PLAN A4.1 BUILDING 1 EXTERIOR ELEVATIONS A4.2 BUILDING 2 EXTERIOR ELEVATIONS A5 EXTERIOR ELEVATION COLOR BOARD AD1.1 SITE DETAILS C1 CONCEPTUAL GRADING PLAN C2 CONCEPTUAL UTILITY PLAN FC-1.0 BUILDING 1 PHOTOMETRIC PLAN FC-2.0 BUILDING 2 PHOTOMETRIC PLAN L-1 CONCEPTUAL LANDSCAPE PLAN L-2 LANDSCAPE SECTIONS R-1 RENDERING R-2 RENDERING R-3 RENDERING R-4 RENDERING R-5 RENDERING	
VICINITY MAP	
WHEATLANDS CT WHEATLANDS AVE N WOODSIDE AVE PROJECT LOCATION NORTH	
SITE PLAN GENERAL NOTES	
1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS. 2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS. 3. U.O.N. ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH. 4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION. 5. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY. 6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING: A. SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%. B. THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN. C. CHANGES IN LEVEL UP TO 1/2" COMPLY WITH 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS. D. THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 8'-0" MIN. 7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N. 8. CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/A01.1 9. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/A01.1 10. ALL EXPOSED BORETENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN. 11. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS. WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/A01.2 12. PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE. THE SEE PLAN FOR LOCATION. 13. AN ANTI-GRAFFITI COATING SHALL BE PROVIDED 10 FEET ON ALL BLOCK WALLS AND STUCCO COVERED WALLS AND WRITTEN VERIFICATION OF ITS APPLICATION FROM THE DEVELOPER SHALL BE PROVIDED TO THE PLANNING DIVISION. THE TYPE AND SPECIFICATION SHALL BE LISTED WITH THE WALL PLAN DETAILS SUBMITTED TO THE BUILDING AND SAFETY DIVISION DURING BUILDING PLAN CHECK.	
LOT AREA	
SQUARE FOOTAGE 587877 SF ACRES 13.5	
FLOOR AREA RATIO	
BUILDING AREA SITE AREA FAR ALLOWABLE FAR PROVIDED 290618 SF 587877 SF 100% 49.4%	
BUILDING AREA SUMMARY	
BUILDING 1 TOTAL BUILDING AREA 143708 SF	
FINISH FLOOR	
WAREHOUSE BUILDING 1 135708 SF OFFICE BUILDING 1 2000 SF OFFICE BUILDING 1 2000 SF TOTAL FINISH FLOOR AREA 139708 SF	
MEZZANINE	
OFFICE BUILDING 1 2000 SF OFFICE BUILDING 1 2000 SF TOTAL MEZZANINE AREA 4000 SF	
TOTAL AREA BY OCCUPANCY	
WAREHOUSE 135708 SF OFFICE AREA 8000 SF	
BUILDING 2	
TOTAL BUILDING AREA 146910 SF	
FINISH FLOOR	
WAREHOUSE BUILDING 2 138910 SF OFFICE BUILDING 2 2000 SF OFFICE BUILDING 2 2000 SF TOTAL FINISH FLOOR AREA 142910 SF	
MEZZANINE	
OFFICE BUILDING 2 2000 SF OFFICE BUILDING 2 2000 SF TOTAL MEZZANINE AREA 4000 SF	
LANDSCAPE AREA SUMMARY	
*SEE LANDSCAPE PLAN	
TOTAL PARKING REQUIRED	
BUILDING USE BUILDING AREA PARKING RATIO 1X1 REQ. PARKING OFFICE AREA 16000 SF 1000 17 WAREHOUSE 274618 SF 1000 275 TOTAL 290618 SF 292	
REQUIRED PARKING BREAKDOWN	
SPACE TYPE SPACES REQUIRED STANDARD STALLS 226 STANDARD ACCESSIBLE STALLS 6 VAN ACCESSIBLE STALLS 2 EV CAPABLE STALL (w/o EVSE) 44 EVCS (EV CAPABLE STALL w/ EVSE) 13 STANDARD ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE) 1 VAN ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE) 1 TOTAL 293	
PARKING PROVIDED	
SPACE TYPE SPACES PROVIDED STANDARD STALLS 225 STANDARD ACCESSIBLE STALLS 4 VAN ACCESSIBLE STALLS 7 EV CAPABLE STALL (w/o EVSE) 43 EVCS (EV CAPABLE STALL w/ EVSE) 13 STANDARD ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE) 2 VAN ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE) 1 AMBULATORY ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE) 1 TOTAL 296	
SITE LEGEND	
LANDSCAPE AREA CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS PROPOSED OFFICE FIRE LANE PER DEPARTMENT REQUIREMENT FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/A01.1 LIGHT POLE INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #6 PROPERTY LINE DOCK HIGH TRUCK DOOR GRADE LEVEL TRUCK DOOR PARKING STALL COUNT TOTAL	



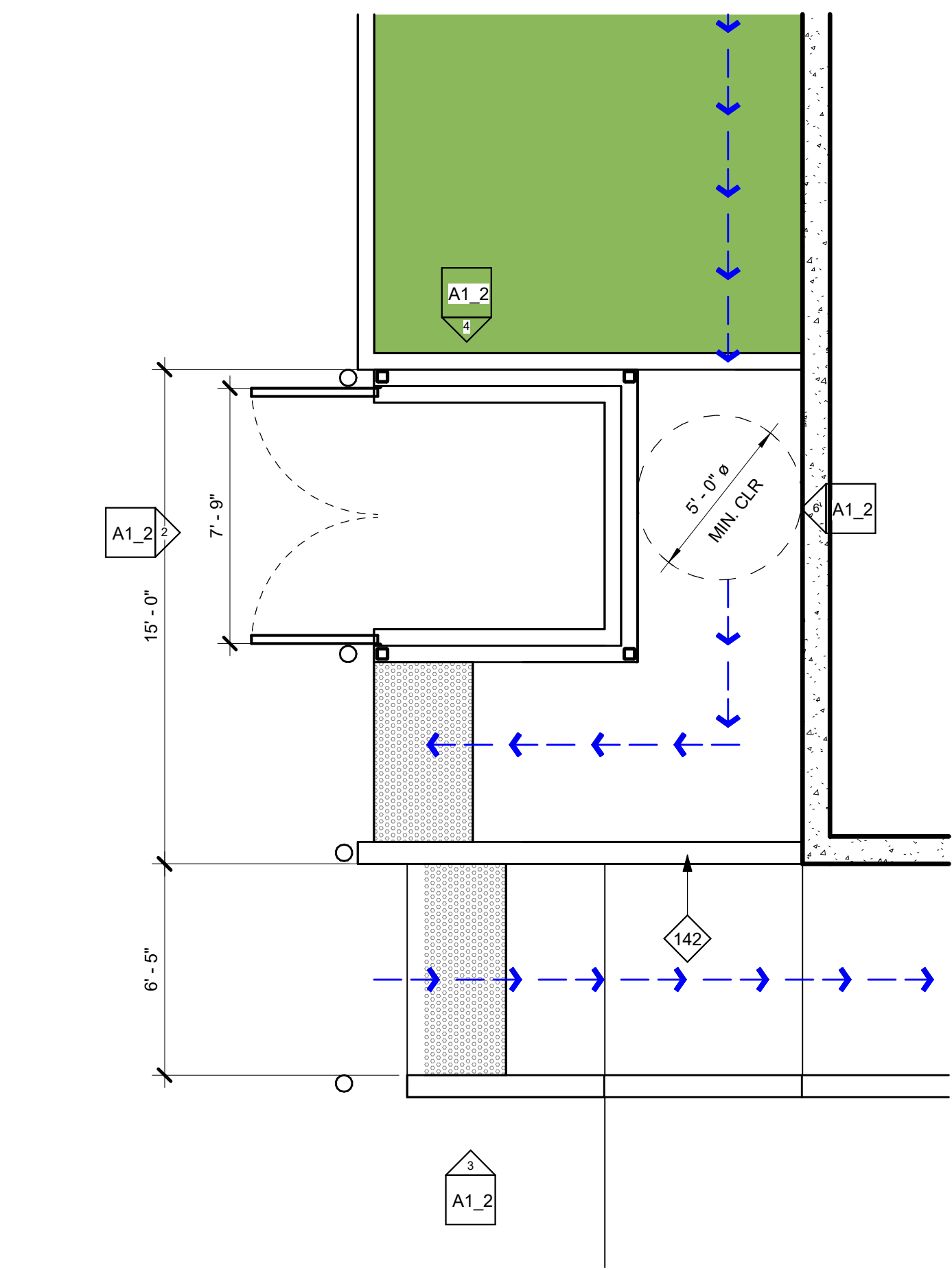
① SITE UTILIZATION MAP
1" = 80'-0"



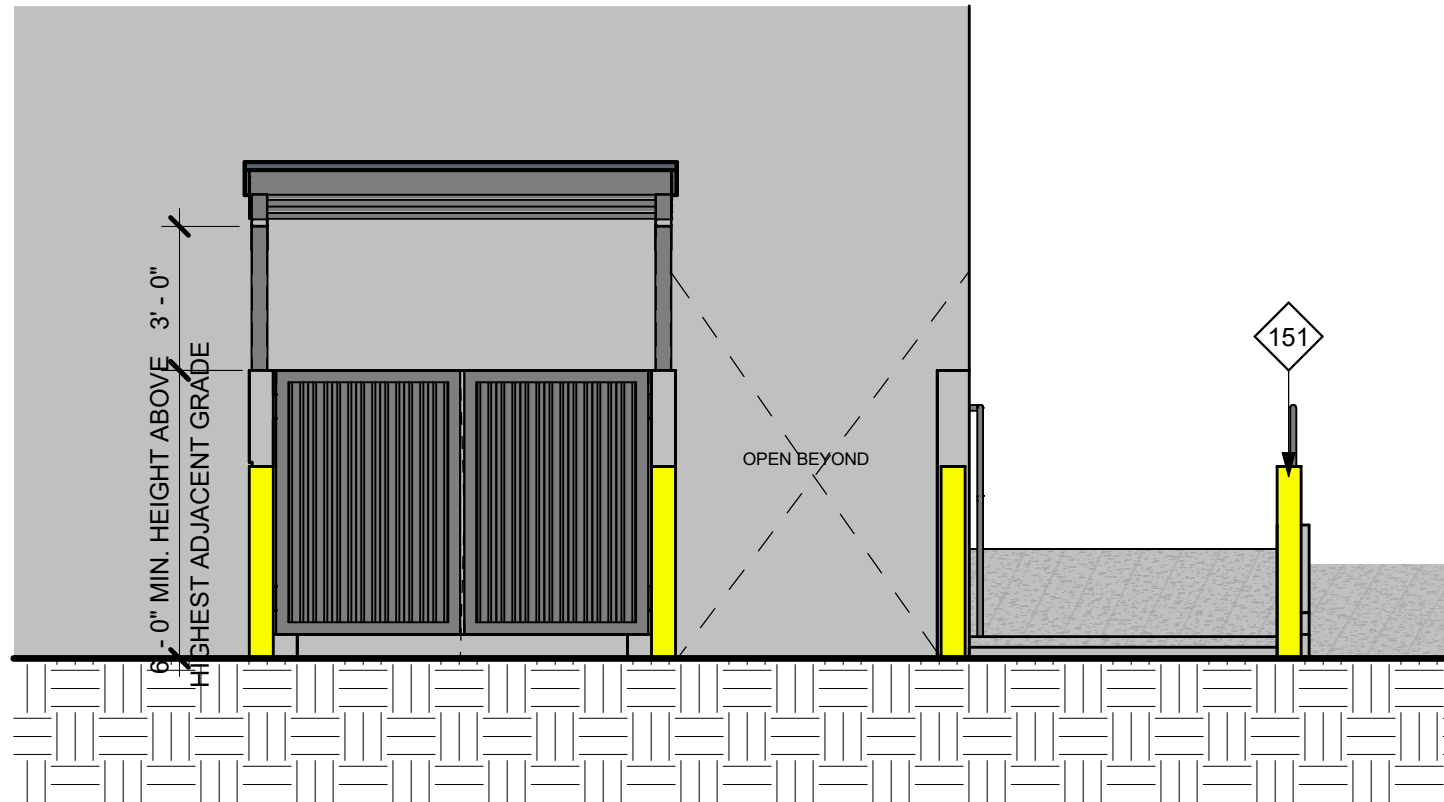
EXTERIOR COLOR SCHEDULE	
SMOOTH PRIOR TO PAINTING:	
	A EXTERIOR PAINT COLOR: SW 9995 SUPERWHITE
	B EXTERIOR PAINT COLOR: SW 7666 FLEUR DE SEL
	C EXTERIOR PAINT COLOR: SW 7674 PEPPERCON
	D STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
	E METAL PANEL
	F BLACK ANODIZED METAL CANOPY/BROW

NOTES:

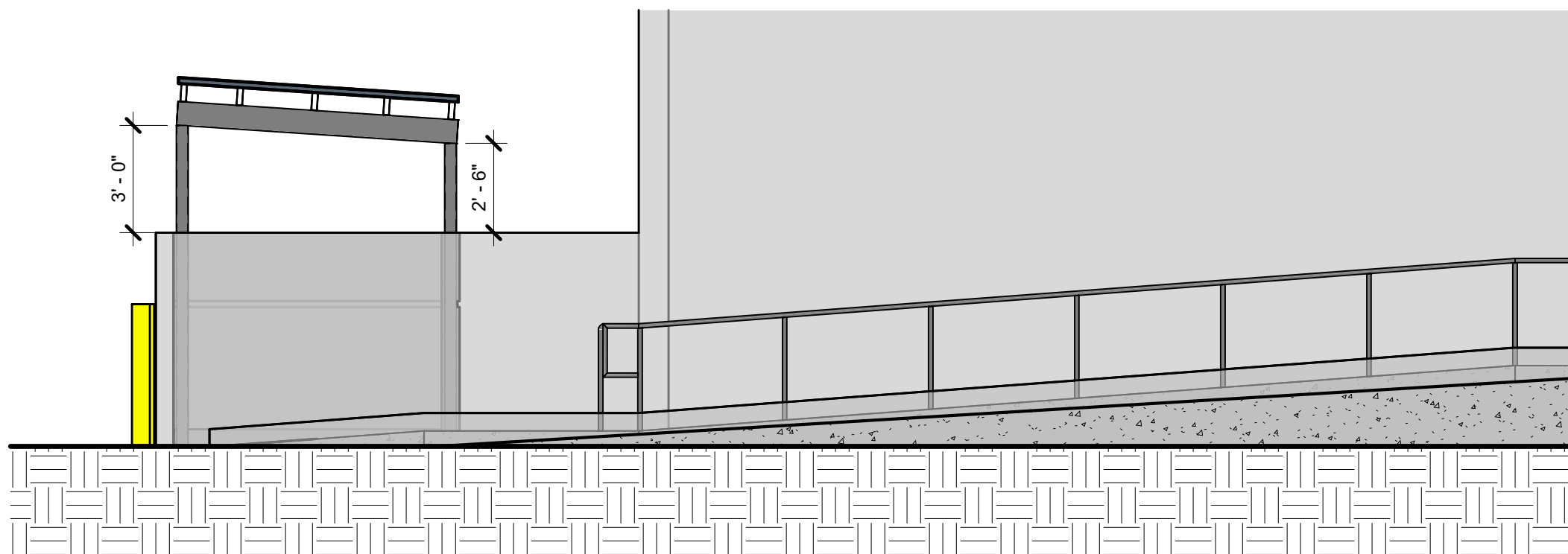
- ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED
- ALL EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE, ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
- POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPED THE PRIMER COAT FROM ADHERING TO THE WALLS.
- PAINT EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
- EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/4"x1."
- PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
- PAINT ALL WALLS WITH THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/ADA 1.
- U.O.N. PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
- ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE.
- PAINT COLOR FOR EXPOSED CANOPY FRAMING & WALL BEHIND OPEN TRELLIS SHALL BE: COLE 428 OR 429 WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS & SUPPORT COLUMNS PER COLOR LEGEND ON THIS SHEET. LIGHT POLE COLORED TO REMAIN UNPAINTED AND SMOOTH FINISH CONCRETE.
- REFER TO DIGITAL COPY OF PLANS FOR RENDERING AND FINISHES. IN ALL FINISHES, HARD COPY PLANS WILL SHOW BLACK AND WHITE ONLY.



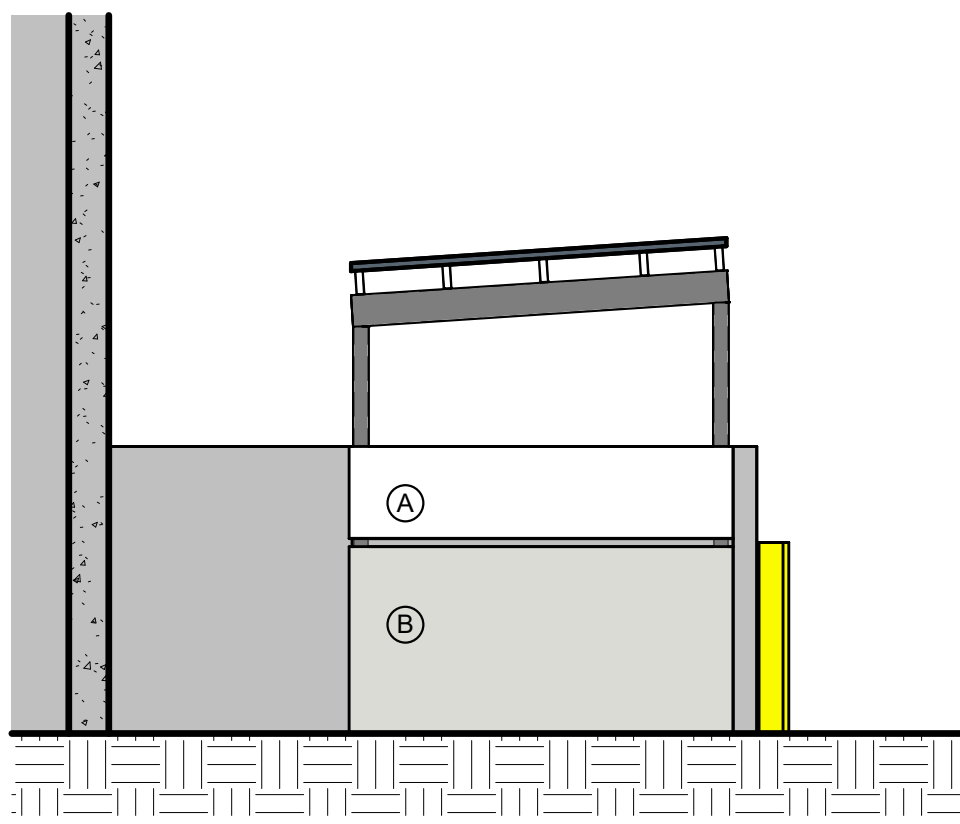
1 ENLARGED SITE PLAN - TRASH ENCLOSURE, TYP.
1/4" = 1'-0"



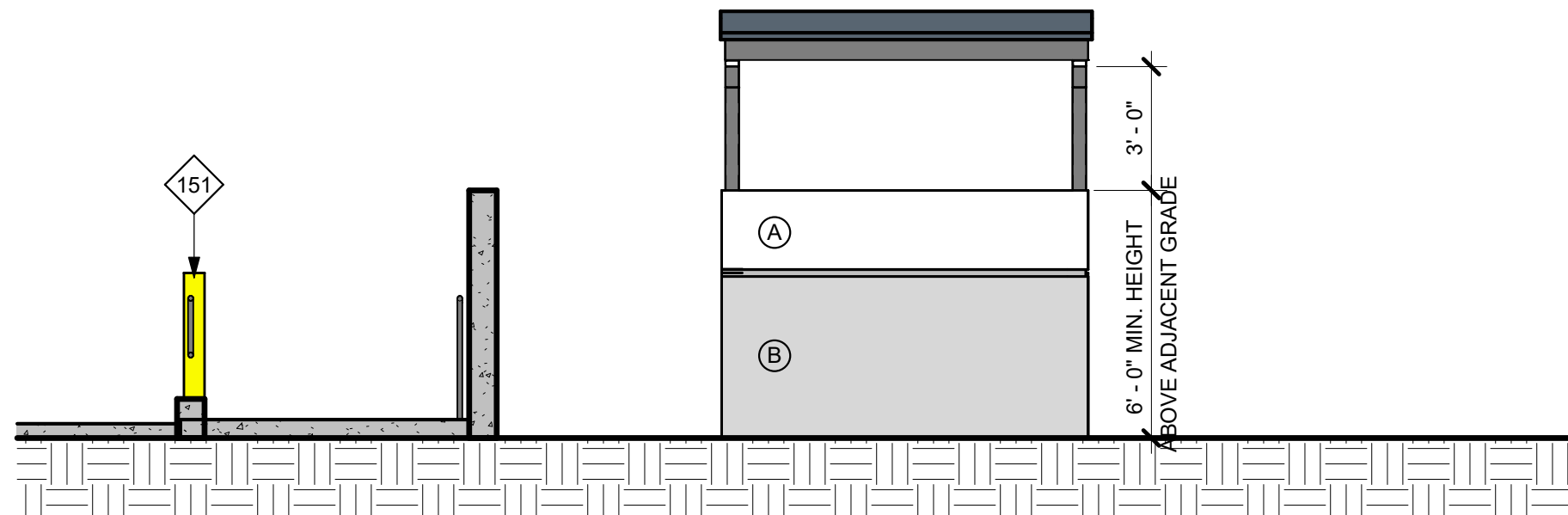
2 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



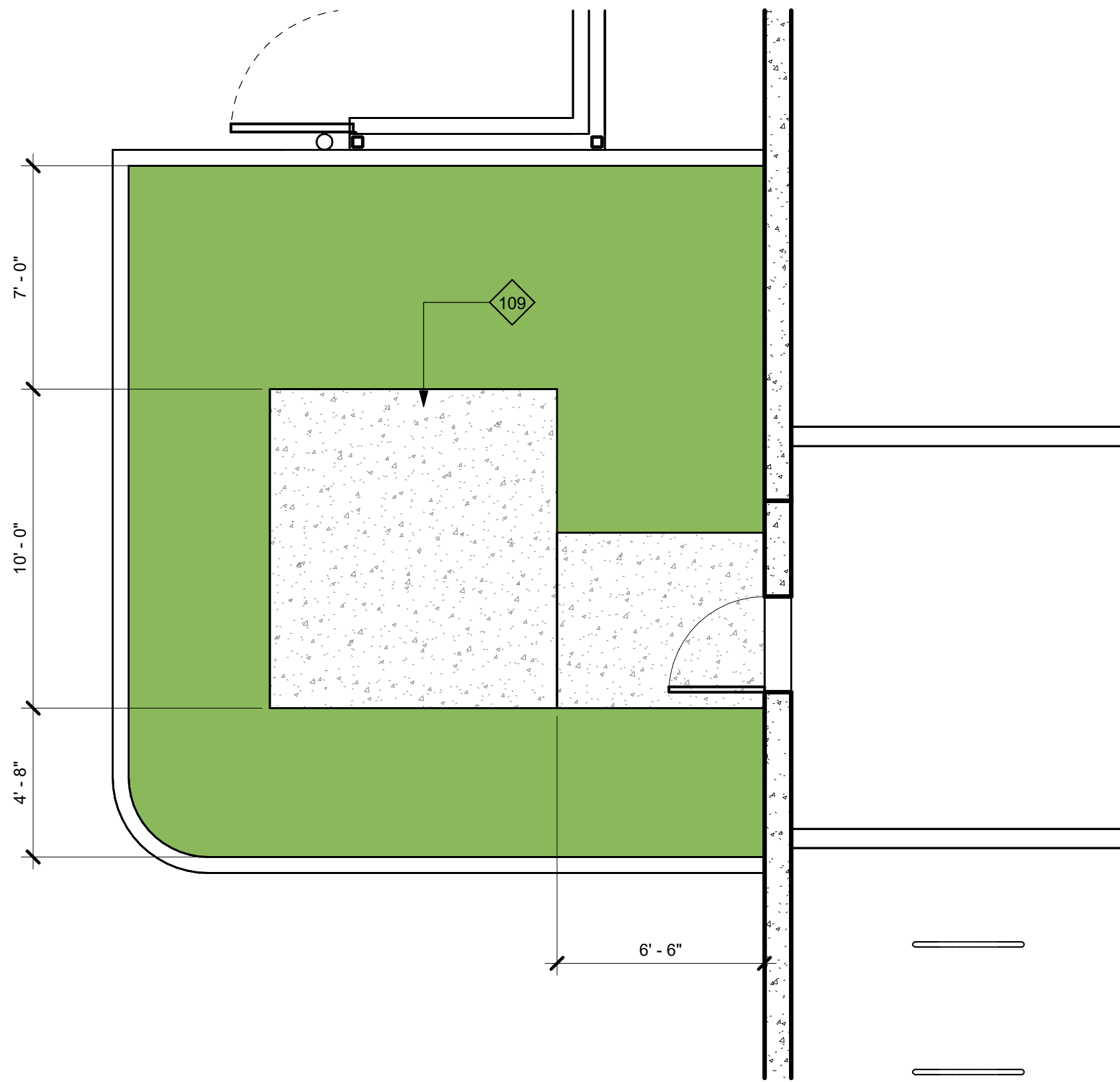
3 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE NORTH ELEVATION II
1/4" = 1'-0"



6 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



5 ENLARGED SITE PLAN - TRANSFORMER
1/4" = 1'-0"

- KEYNOTES**
- 109 (N) TRANSFORMER LOCATION. SEE LANDSCAPE FOR SCREENING
- 142 CONCRETE TILT-UP TRASH ENCLOSURE WALL. MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE
- 151 STEEL PIPE BOLLARD PROTECTION POST

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
- PROPOSED OFFICE
- FIRE LANE PER DEPARTMENT REQUIREMENT
- FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
- LIGHT POLE
- INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
- PROPERTY LINE
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- PARKING STALL COUNT TOTAL

SITE PLAN GENERAL NOTES

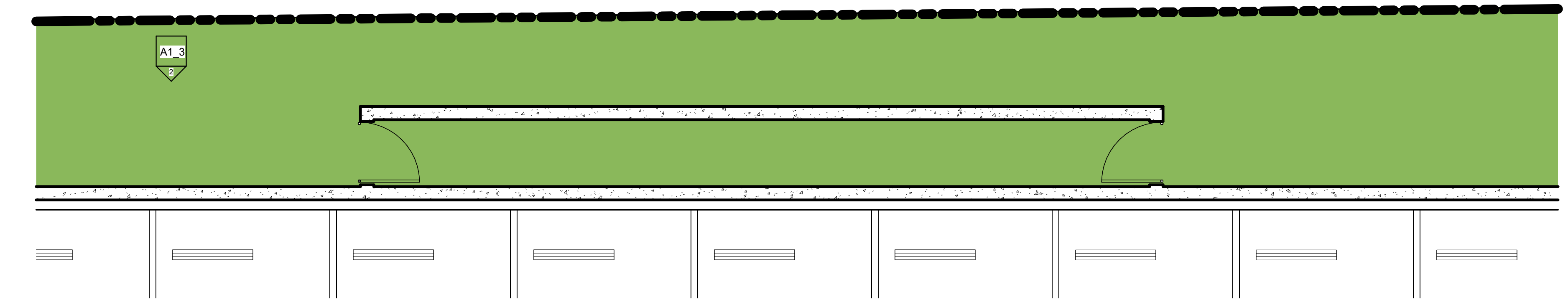
- THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS
- GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS
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 - SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
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 - CHANGES IN LEVEL UP TO 1/2" COMPLY WITH 11/AQ.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS
 - THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 8'-0" MIN.
- ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
- A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
- PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
- ALL EXPOSED BIOTENSION DEVICE COVERINGS SHALL BE PAINTED FORREST GREEN
- WHERE OCCURS. GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
- PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE THE. SEE PLAN FOR LOCATION
- AN ANTI-GRAFFITI COATING SHALL BE PROVIDED 10 FEET ON ALL BLOCK WALLS AND STUCCO COVERED WALLS AND WRITTEN VERIFICATION OF ITS APPLICATION FROM THE DEVELOPER SHALL BE PROVIDED TO THE PLANNING DIVISION. THE TYPE AND SPECIFICATION SHALL BE LISTED WITH THE WALL PLAN DETAILS SUBMITTED TO THE BUILDING AND SAFETY DIVISION DURING BUILDING PLAN CHECK.

EXTERIOR COLOR SCHEDULE

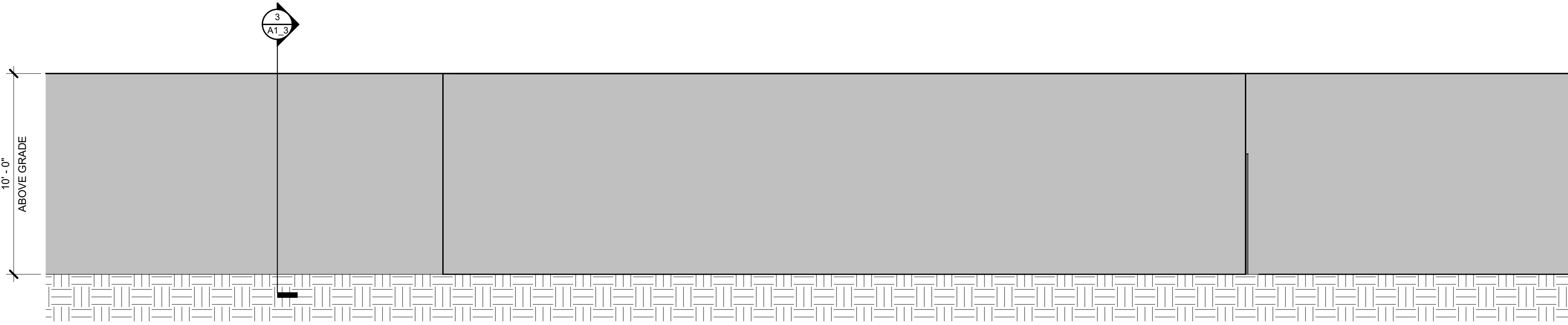
- EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
- EXTERIOR PAINT COLOR: SW 7666 FLEUR DE SEL
- EXTERIOR PAINT COLOR: SW 7674 PEPPER CORN
- STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
- METAL PANEL
- BLACK ANODIZED METAL CANOPY/BROW

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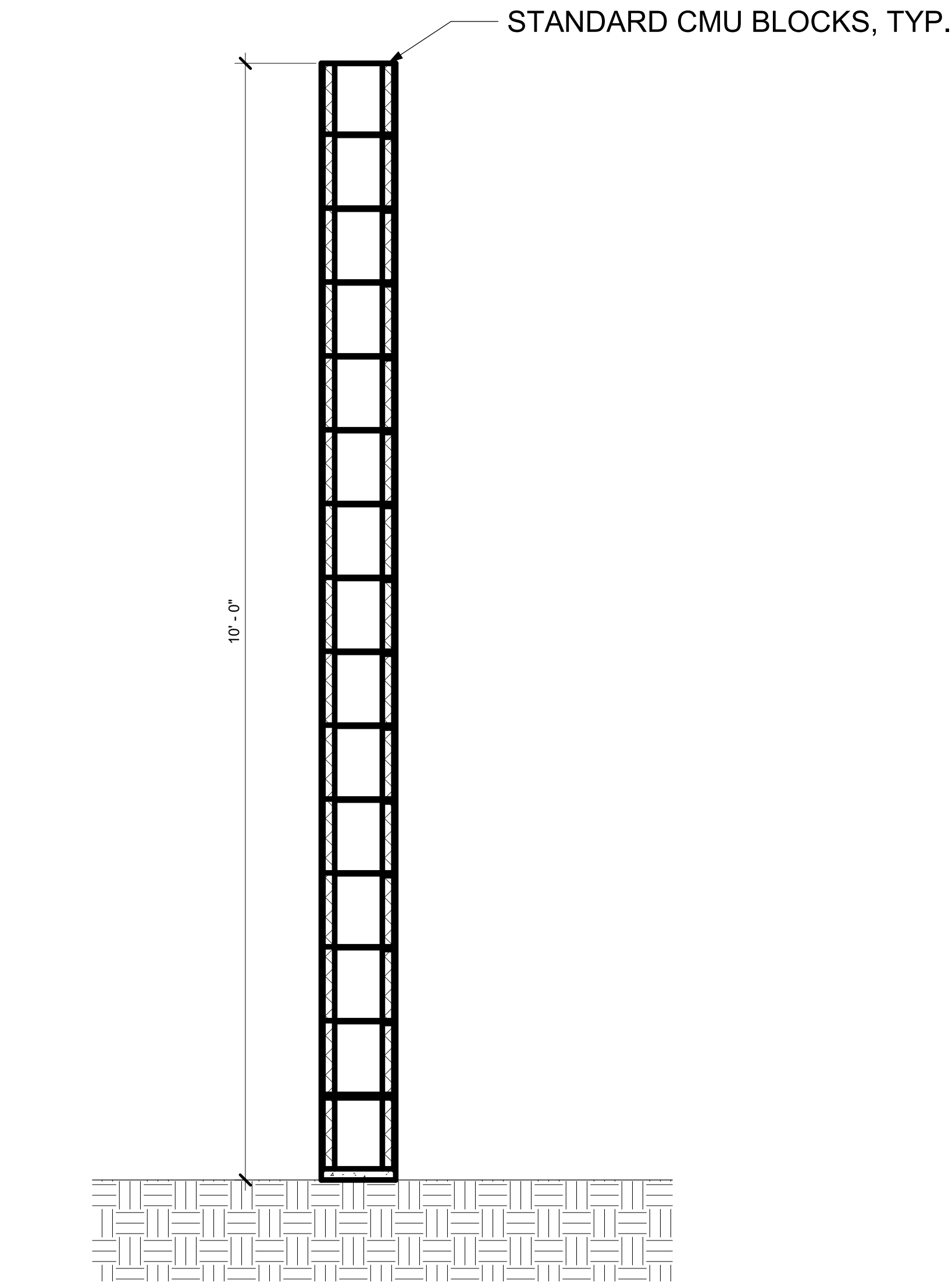
- ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING
- ALL EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT
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- EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1
- PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS
- PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/AD4.1
- U.O.N. PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR
- ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE
- PAINT COLOR FOR EXPOSED CANOPY FRAMING & WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS PER COLOR LEGEND ON THIS SHEET. LIGHT POLE BASES TO REMAIN UNPAINTED AND SMOOTH FINISH CONCRETE
- REFER TO DIGITAL COPY OF PLANS FOR RENDERING AND ELEVATIONS IN COLOR. HARD COPY PLANS WILL SHOWN BLACK AND WHITE ONLY.



1 ENLARGED SOUND WALL PLAN
1/4" = 1'-0"



2 SOUND WALL NORTH ELEVATION
1/4" = 1'-0"



3 SOUND WALL SECTION
1" = 1'-0"

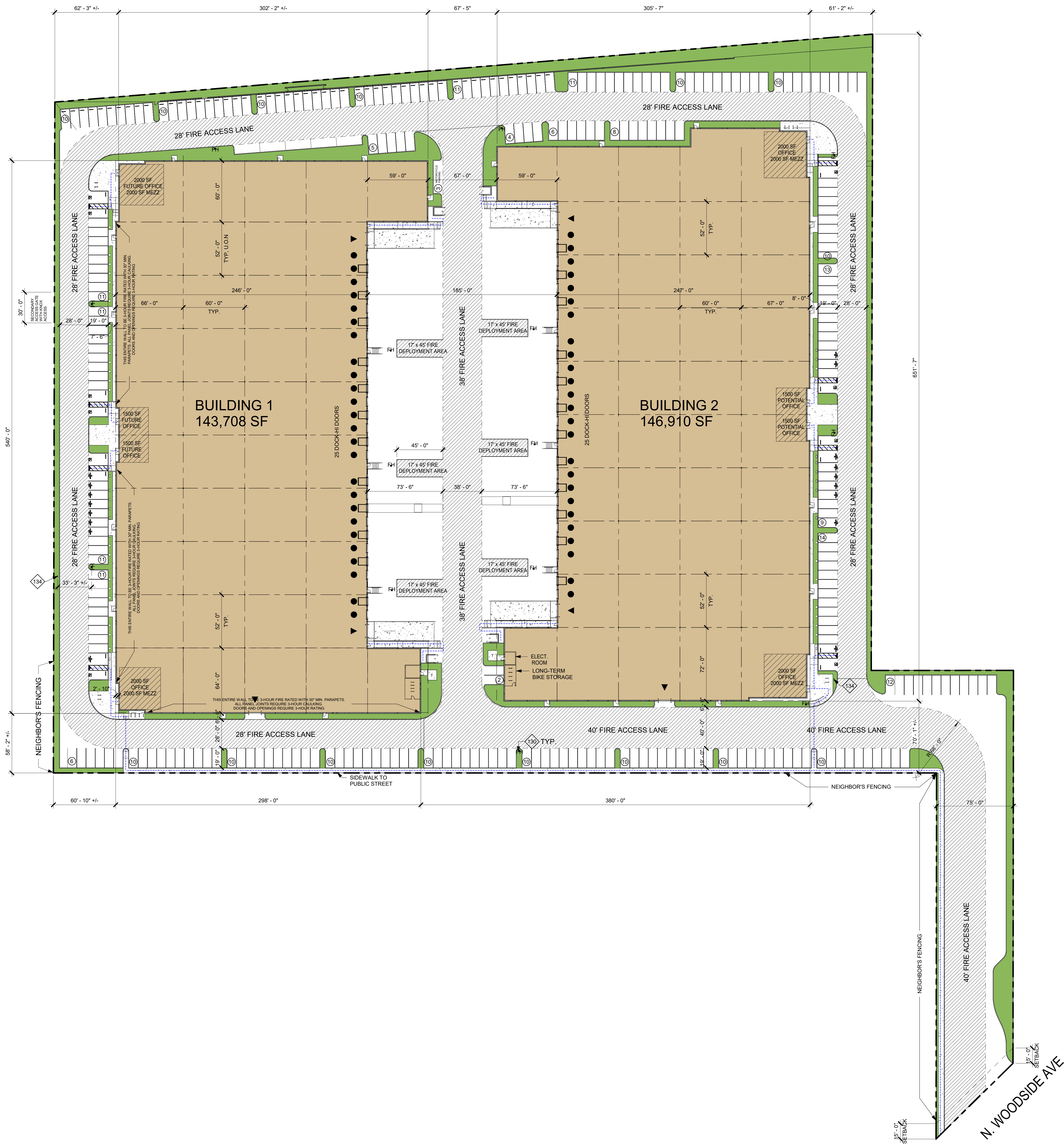
KEYNOTES

EXTERIOR COLOR SCHEDULE

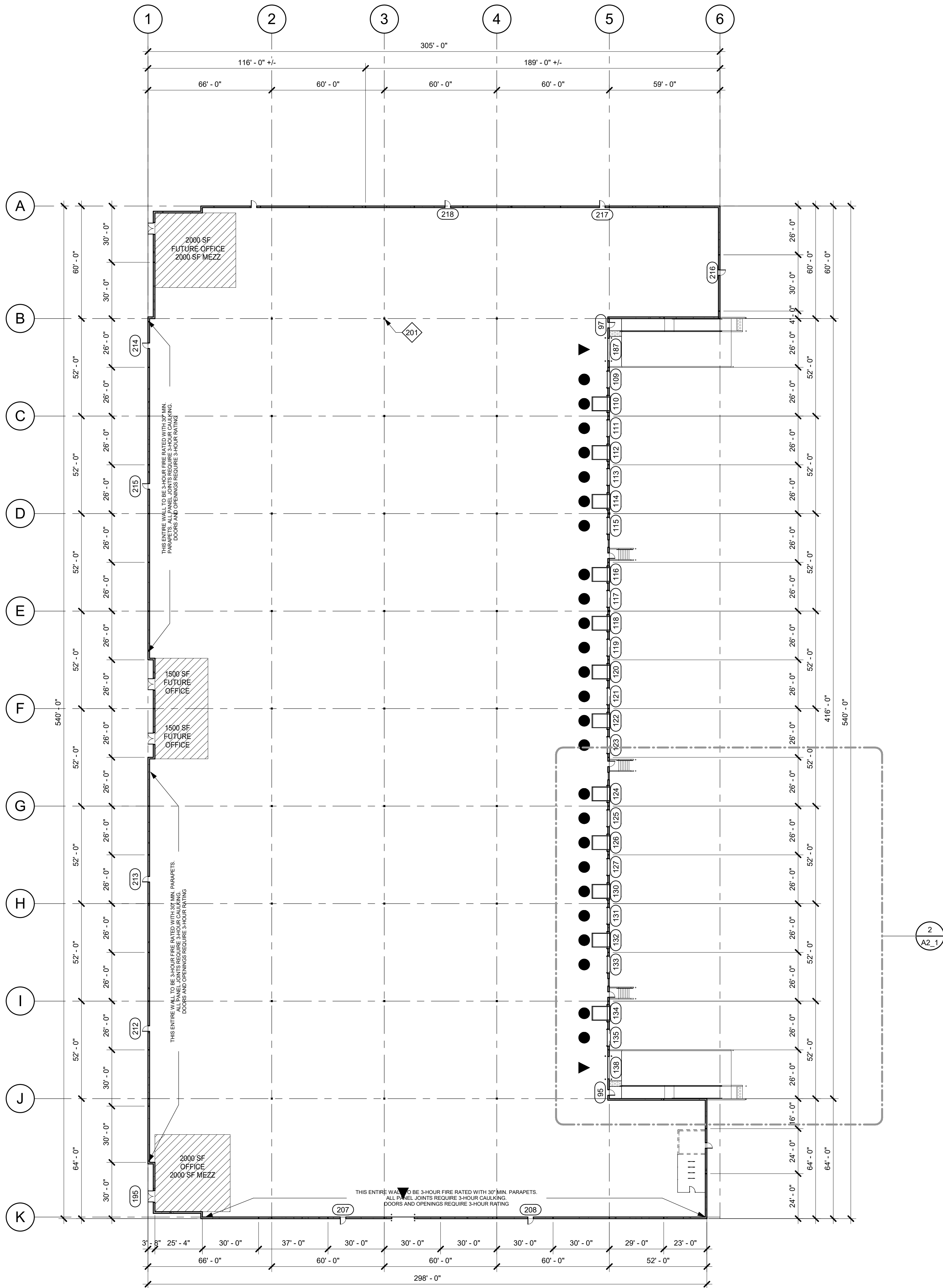
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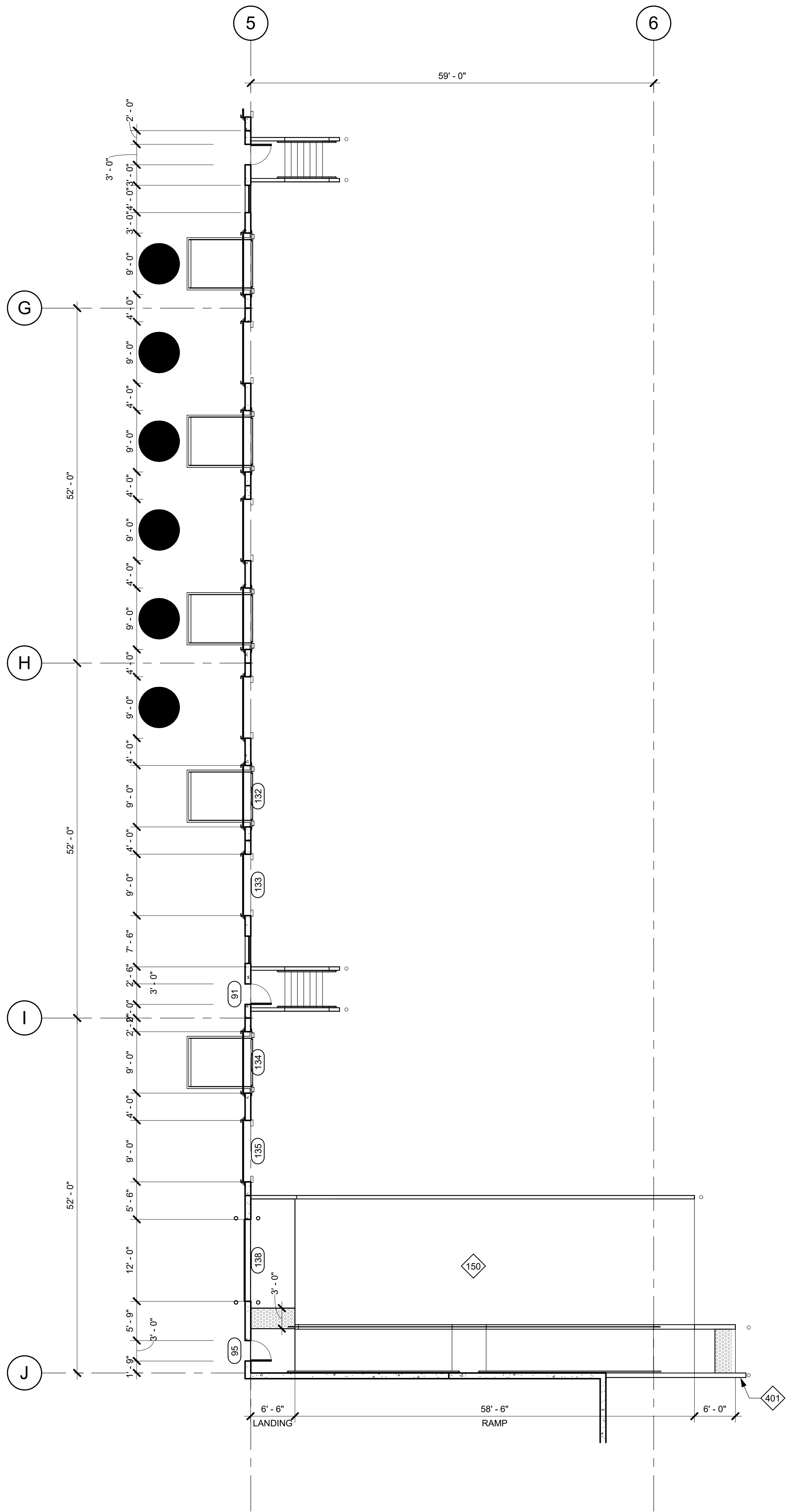
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- U.O.N. - PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
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- REFER TO DIGITAL COPY OF PLANS FOR RENDERING AND ELEVATIONS IN COLOR. HARD COPY PLANS WILL SHOWN BLACK AND WHITE ONLY.



SITE LEGEND		KEYNOTES
	LANDSCAPE AREA	130 (N) FIRE HYDRANT
	CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS	134 FIRE DEPARTMENT CONNECTION (FDC). REFER TO CIVIL DWGS.
	PROPOSED OFFICE	
	FIRE LANE PER DEPARTMENT REQUIREMENT	
	FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1	
	LIGHT POLE	
	INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #6	
	PROPERTY LINE	
	DOCK HIGH TRUCK DOOR	
	GRADE LEVEL TRUCK DOOR	
	PARKING STALL COUNT TOTAL	



1 PROPOSED BUILDING 1 FLOOR PLAN
1" = 30'-0"



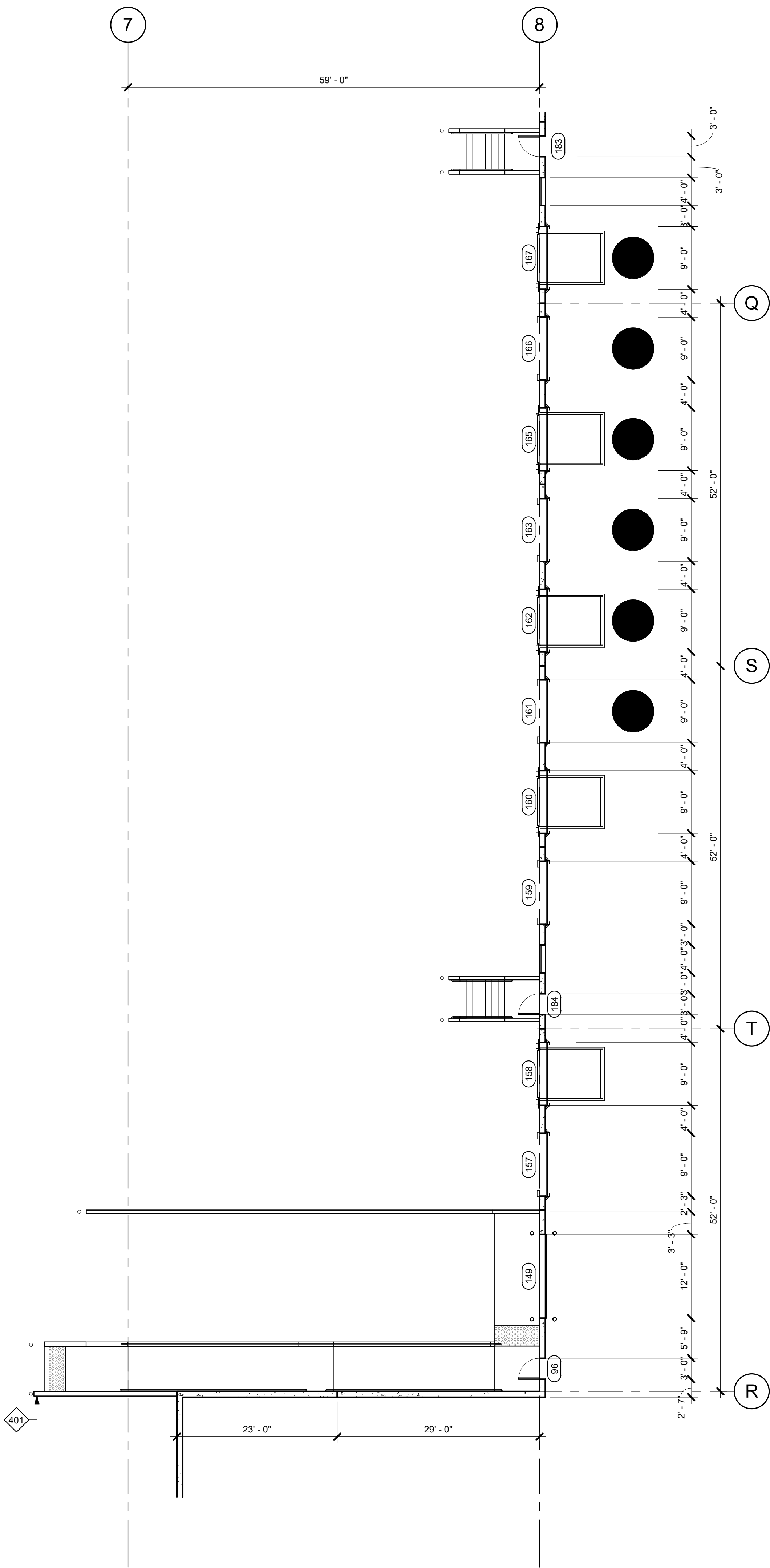
2 PROPOSED BUILDING FLOOR PLAN - ENLARGED DOCK DOOR PLAN A
1" = 10'-0"

KEYNOTES	
150	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE
201	STRUCTURAL BUILDING COLUMN
401	PAINTED CONCRETE TILT-UP WALL PANEL

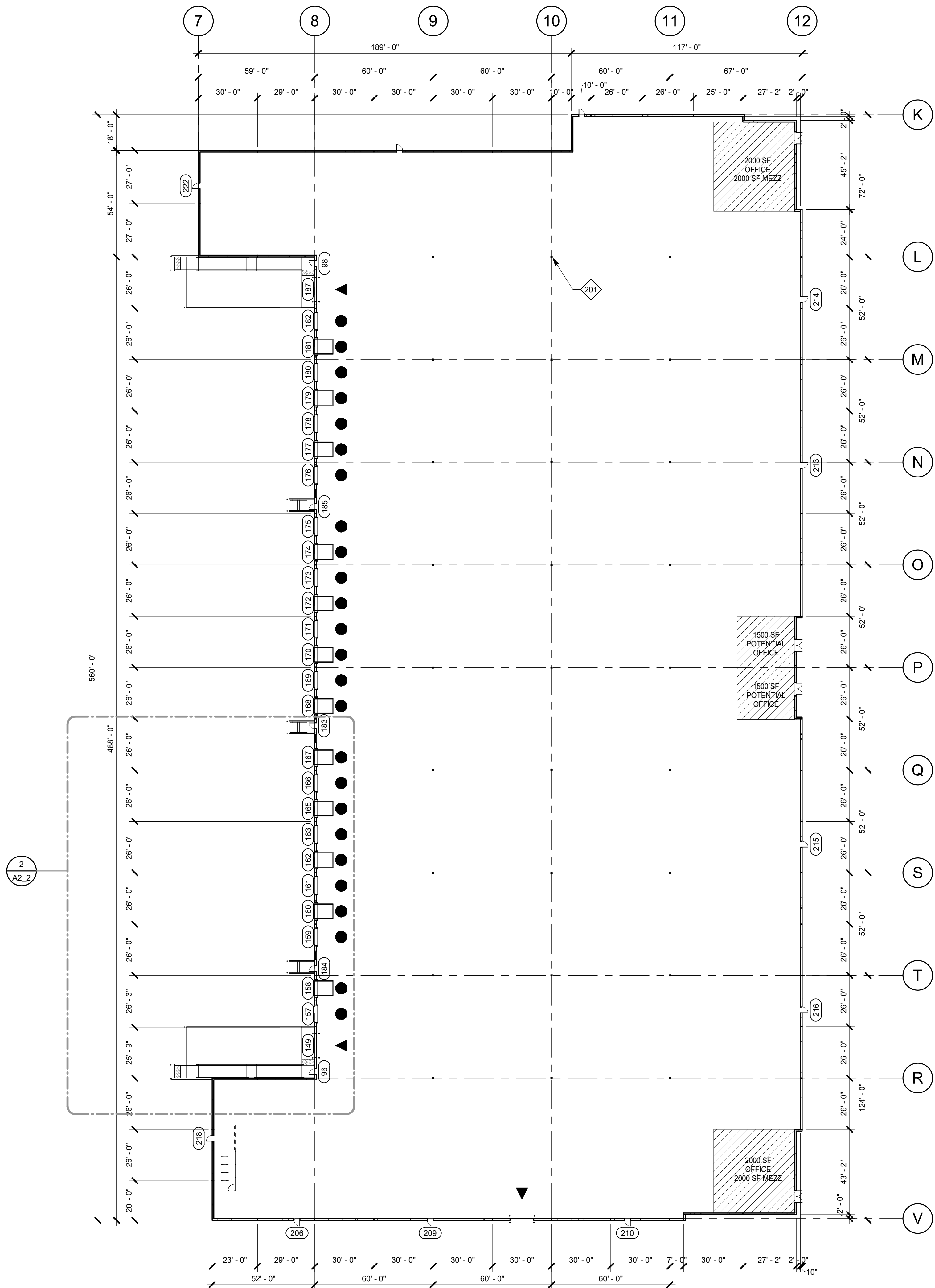
FLOOR PLAN LEGEND	
	EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
	STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
	METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	STRUCTURAL BUILDING COLUMNS
	PROVIDE VAPOR BARRIER UNDER PROPOSED AND/OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/A01.0
	FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.
	DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE
	WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
	STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE
	WALL TAG

FLOOR SLAB GENERAL NOTES	
1.	THE FLOOR SLAB THICKNESS TO BE "X". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2.	THE FLOOR SLAB TO BE CLASS V PER ACI 302.1R-04 TABLE 2.1.
3.	THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.
4.	SLOPE POUR STRIPS @ EXTERIOR PEDESTAL AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1.
5.	CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.
6.	BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.
7.	TRENCH SOIL COMPACTION TO BE 80% MIN.
8.	SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
9.	THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
10.	ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.
11.	SEE 6/A02.1 FOR SLAB PATCHING DETAIL.
12.	PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
13.	ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR -
14.	ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.
15.	CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES	
1.	WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.
2.	PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE DEPARTMENT INSPECTOR.
3.	ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS A02.3 & A02.4.
4.	U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5.	PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.
6.	SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7.	PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8.	FOR REQUIRED LANDINGS @ ALL INTERIOR & EXTERIOR DOORS. SEE 11/A02.1.
9.	NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10.	U.O.N. @ INTERIOR PARTITIONS. FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.



2 PROPOSED BUILDING FLOOR PLAN - ENLARGED DOCK DOOR PLAN B
1" = 10'-0"



1 PROPOSED BUILDING 2 FLOOR PLAN
1" = 30'-0"

KEYNOTES

201

STRUCTURAL BUILDING COLUMN

401

PAINTED CONCRETE TILT-UP WALL PANEL

EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION

STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION

WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION

STRUCTURAL BUILDING COLUMNS

PROVIDE VAPOR BARRIER UNDER PROPOSED AND/OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 4'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/A01.0

FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0

DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE

WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE

STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE

WALL TAG

FLOOR SLAB GENERAL NOTES

1.

THE FLOOR SLAB THICKNESS TO BE "X". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

2.

THE FLOOR SLAB TO BE CLASS V PER ACI 302-1R-04 TABLE 2.1.

3.

THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.

4.

SLOPE POUR STRIPS @ EXTERIOR PEDESTALIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1.

5.

CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.

6.

BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.

7.

TRENCH SOIL COMPACTION TO BE 90% MIN.

8.

SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.

9.

THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.

10.

ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB PRIOR TO SEALING.

11.

SEE 6/AD2.1 FOR SLAB PATCHING DETAIL.

12.

PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.

13.

ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR -

14.

ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILLED.

15.

CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES

1.

WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM STRENGTH OF 2,500 PSI.

2.

PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/FCO. REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT INSPECTOR.

3.

ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS ADD.3 & ADD.4.

4.

U.O.N. ALL DIMENSIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.

5.

PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS.

6.

SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.

7.

PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.

8.

FOR REQUIRED LANDINGS @ ALL INTERIOR & EXTERIOR DOORS. SEE 11/A02.1.

9.

NO SMOKING IS ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.

10.

U.O.N @ INTERIOR PARTITIONS. FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.



A22-2164
09.04.2025

BUILDING 2
OVERALL PLAN



A2_2

KEYNOTES

402

WALL REVEAL

404

PANEL JOINT

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM, U.O.N @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM. STOREFRONT SYSTEM TO BE DESIGN BUILD BY THE GENERAL CONTRACTOR. DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS.

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4" GLASS TO MATCH EXTERIOR GLASS COLOR ON COLOR LEGEND. IF SPANDREL COATING IS NOT SPECIFIED, PROVIDE PHYSICAL SAMPLES FOR ARCHITECT'S APPROVAL.

NOTES:

1.

FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.

2.

PROVIDE TEMPERED GLASS @ ALL LOCATIONS.

3.

@ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILLATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM & ALL STOREFRONT FRAMES AND CLIPS BEHIND THE GLASS BLACK.

4.

@ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

A

WHITE EXTERIOR PAINT COLOR:
SW 7005 PURE WHITE

B

LIGHT GRAY EXTERIOR PAINT COLOR:
SW 6233 SAMOVAR SILVER

C

MEDIUM GRAY EXTERIOR PAINT COLOR:
SW 9152 LET IT RAIN

D

STOREFRONT GLAZING COLOR
EXTERIOR LAYER, MEDIUM PERFORMANCE
BLUE REFLECTIVE GLAZING

E

METAL PANEL DRI-DESIGN

F

CHARCOAL ANODIZED METAL
EYEBROW/CANOPY

NOTES:

1.

ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING REGARDLESS IF COVERED BY SPANDREL GLAZING.

2.

ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT.

3.

PAINT MAIN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.

4.

U.O.N, EXTERIOR SIDE OF TRUCK DOORS TO MATCH ADJACENT WALL COLOR.

5.

POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.

6.

PAINT EXTERIOR WALLS W/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.

7.

EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.

8.

PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.

9.

@ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.

10.

PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL, WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/AD4.1

11.

U.O.N, PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.

12.

ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE.

13.

PAINT COLOR FOR EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS TO MATCH STOREFRONT FRAMING.

14.

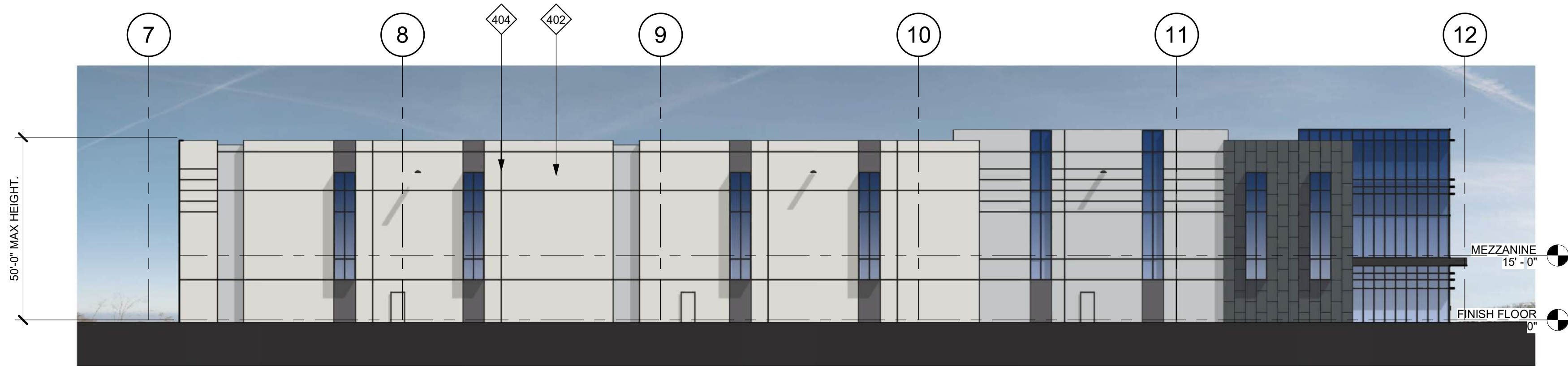
REFER TO DIGITAL COPY OF PLANS FOR RENDERING AND ELEVATION IN COLOR. HARDCOPY PLANS WILL SHOW BLACK AND WHITE ONLY.

4 BUILDING 1 NORTH ELEVATION
1" = 20'-0"

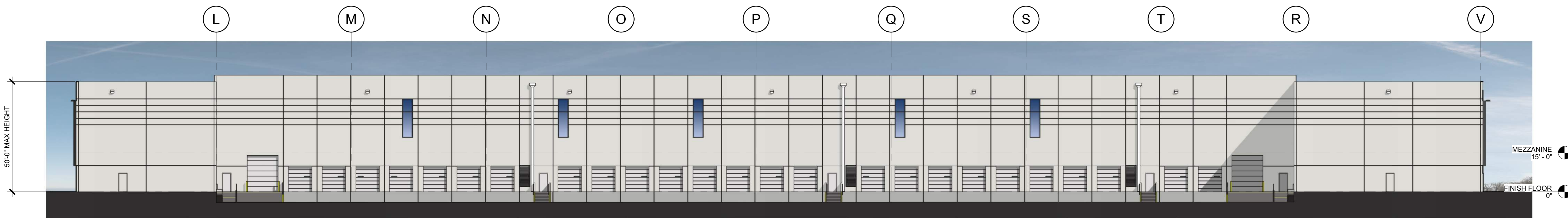
3 BUILDING 1 WEST ELEVATION
1" = 20'-0"

2 BUILDING 1 SOUTH ELEVATION
1" = 20'-0"

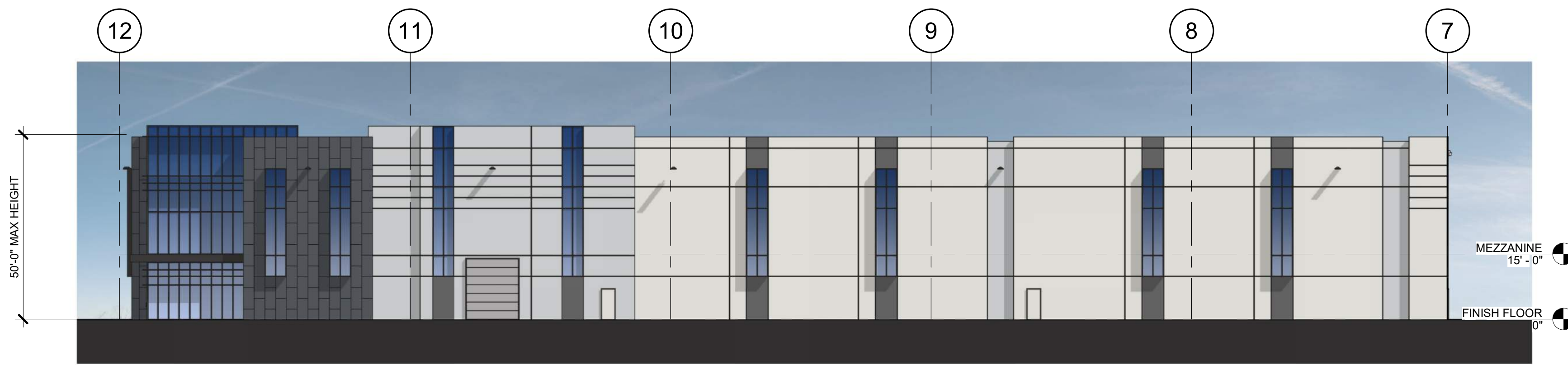
1 BUILDING 1 EAST ELEVATION
1" = 20'-0"



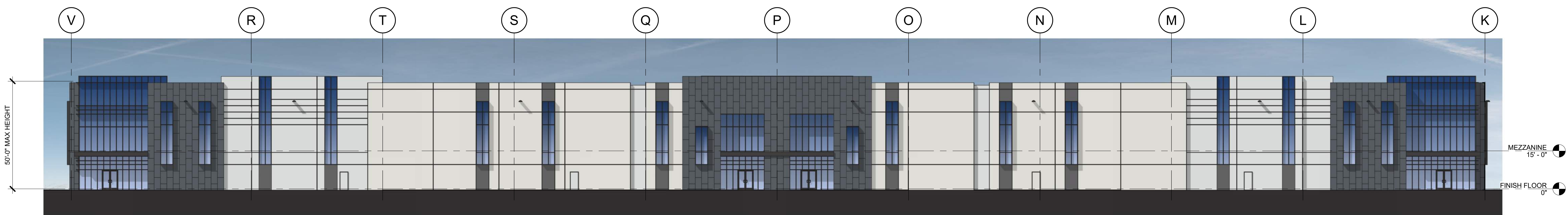
4 BUILDING 2 SOUTH ELEVATION
1" = 20'-0"



3 BUILDING 2 WEST ELEVATION
1" = 20'-0"



2 BUILDING 2 NORTH ELEVATION
1" = 20'-0"



1 BUILDING 2 EAST ELEVATION
1" = 20'-0"

KEYNOTES

402 WALL REVEAL

404 PANEL JOINT

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET SYSTEM, U.O.N @ SPANDREL SYSTEM, 2"x1 3/4" OFFSET SYSTEM, STOREFRONT SYSTEM TO BE DESIGN BUILT BY THE GENERAL CONTRACTOR. DESIGN SHALL COMPLY WITH ALL RELEVANT CODE & WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED GLASS CONSISTING OF AN OUTER LAYER OF 1/4" VISTACOL AND AN INNER LAYER OF 1/4" SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2" CLEAR GLASS.

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4" GLASS TO MATCH EXTERIOR GLASS COLOR ON COLOR LEGEND. IF SPANDREL COATING IS NOT SPECIFIED, PROVIDE PHYSICAL SAMPLES FOR ARCHITECT'S APPROVAL.

NOTES:
1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ ALL LOCATIONS.
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILLATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM & ALL STOREFRONT FRAMES AND CLIPS BEHIND THE GLASS BLACK.
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

A

WHITE EXTERIOR PAINT COLOR:
SW 6995 SUPER WHITE

B

LIGHT GRAY EXTERIOR PAINT COLOR:
SW 7666 FLEUR DE SEL

C

MEDIUM GRAY EXTERIOR PAINT COLOR:
SW 7674 PEPPERCORN

D

STOREFRONT GLAZING COLOR
EXTERIOR LAYER: MEDIUM PERFORMANCE
BLUE REFLECTIVE GLAZING

E

METAL PANEL DRI-DESIGN

F

CHARCOAL ANODIZED METAL
EYEBROW/CANOPY

NOTES:
1. ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING REGARDLESS IF COVERED BY SPANDREL GLAZING.
2. ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
3. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
4. U.O.N. EXTERIOR SIDE OF TRUCK DOORS TO MATCH ADJACENT WALL COLOR.
5. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
6. PAINT EXTERIOR WALLS W/ 1-COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
7. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1A04.1.
8. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
9. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.
10. PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2A04.1.
11. U.O.N. PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN, IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
12. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE.
13. PAINT COLOR FOR EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428 OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS TO MATCH STOREFRONT FRAMING.
14. REFER TO DIGITAL COPY OF PLANS FOR RENDERING AND ELEVATION IN COLOR. HARDCOPY PLANS WILL SHOW BLACK AND WHITE ONLY.

PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
5TH PLANNING SUBMITTAL

NORTH PALISADE
PARTNERS

HERDMAN
ARCHITECTURE + DESIGN
A22-2164
09.04.2025

EXTERIOR
ELEVATIONS

A4_2

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HERDMAN
ARCHITECTURE + DESIGN
A22-2164
09.04.2025

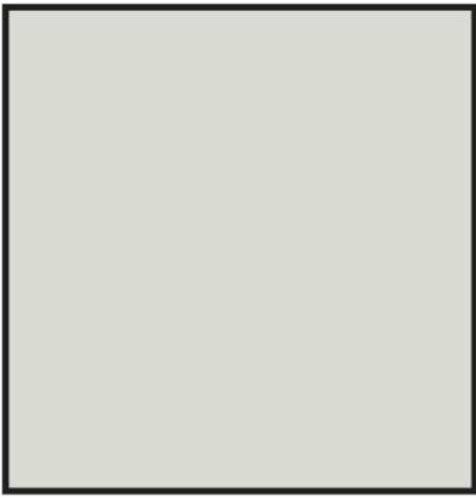
COLOR BOARD



A5



A. EXTERIOR PAINT
SW 6995 SUPERWHITE



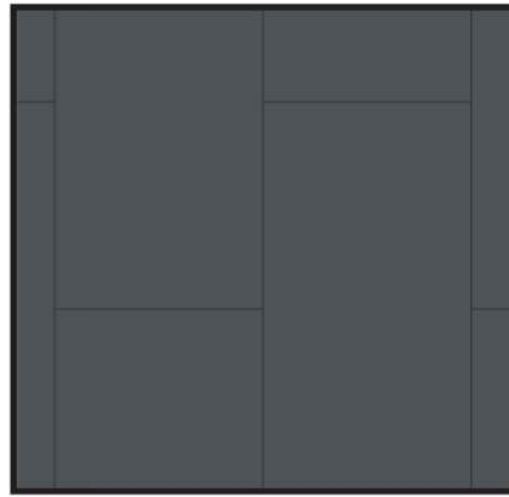
B. EXTERIOR PAINT
SW 7666 FLEUR DE SEL



C. EXTERIOR PAINT
SW 7674 PEPPERCORN



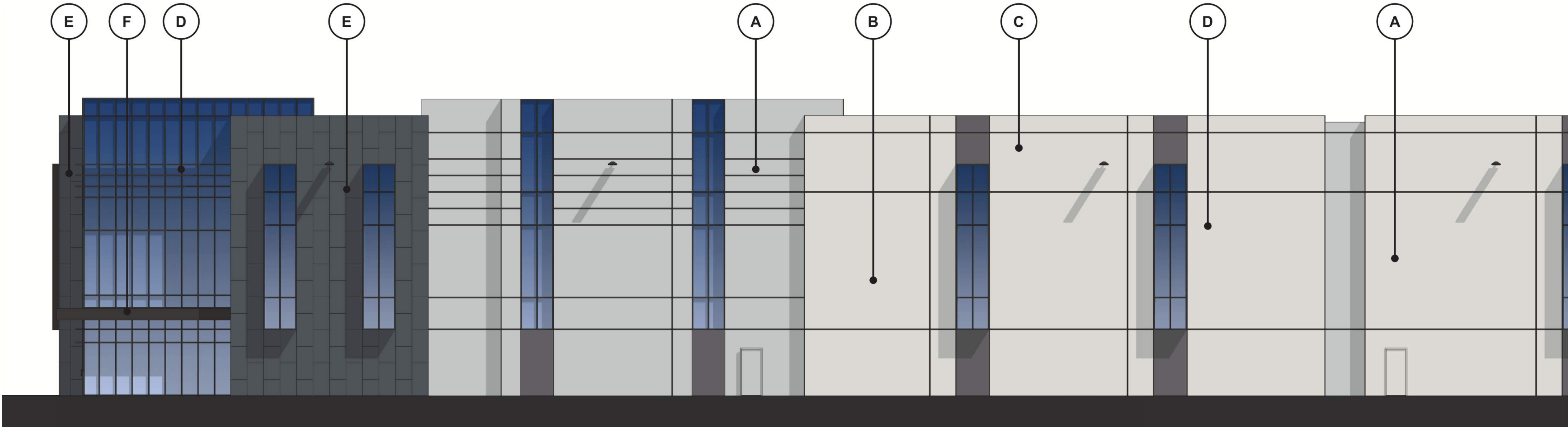
D. STOREFRONT
MEDIUM PERFORMANCE
BLUE REFLECTIVE GLAZING
BLACK ANODIZED MULLION



E. METAL PANEL
DRI-DESIGN

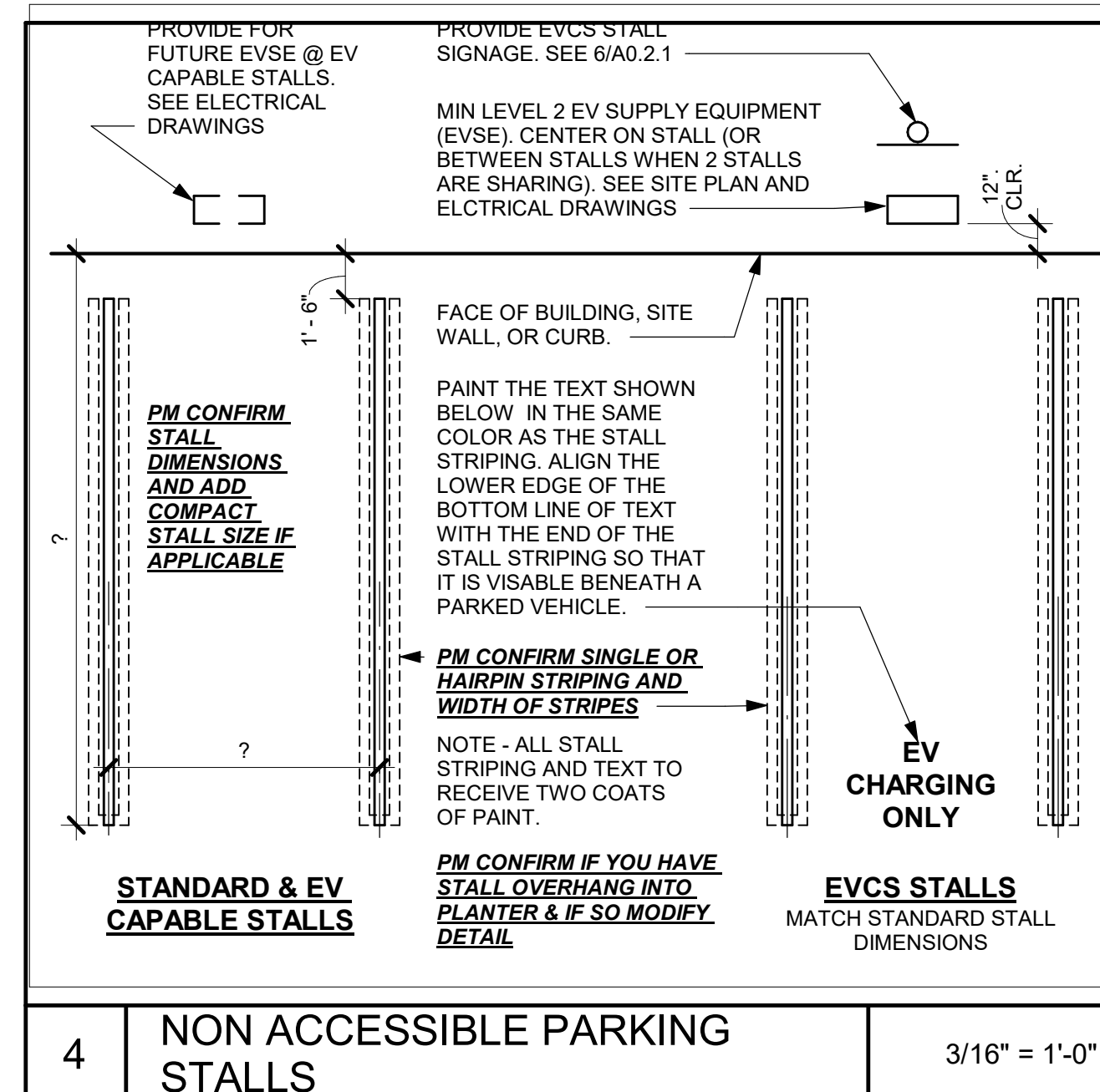
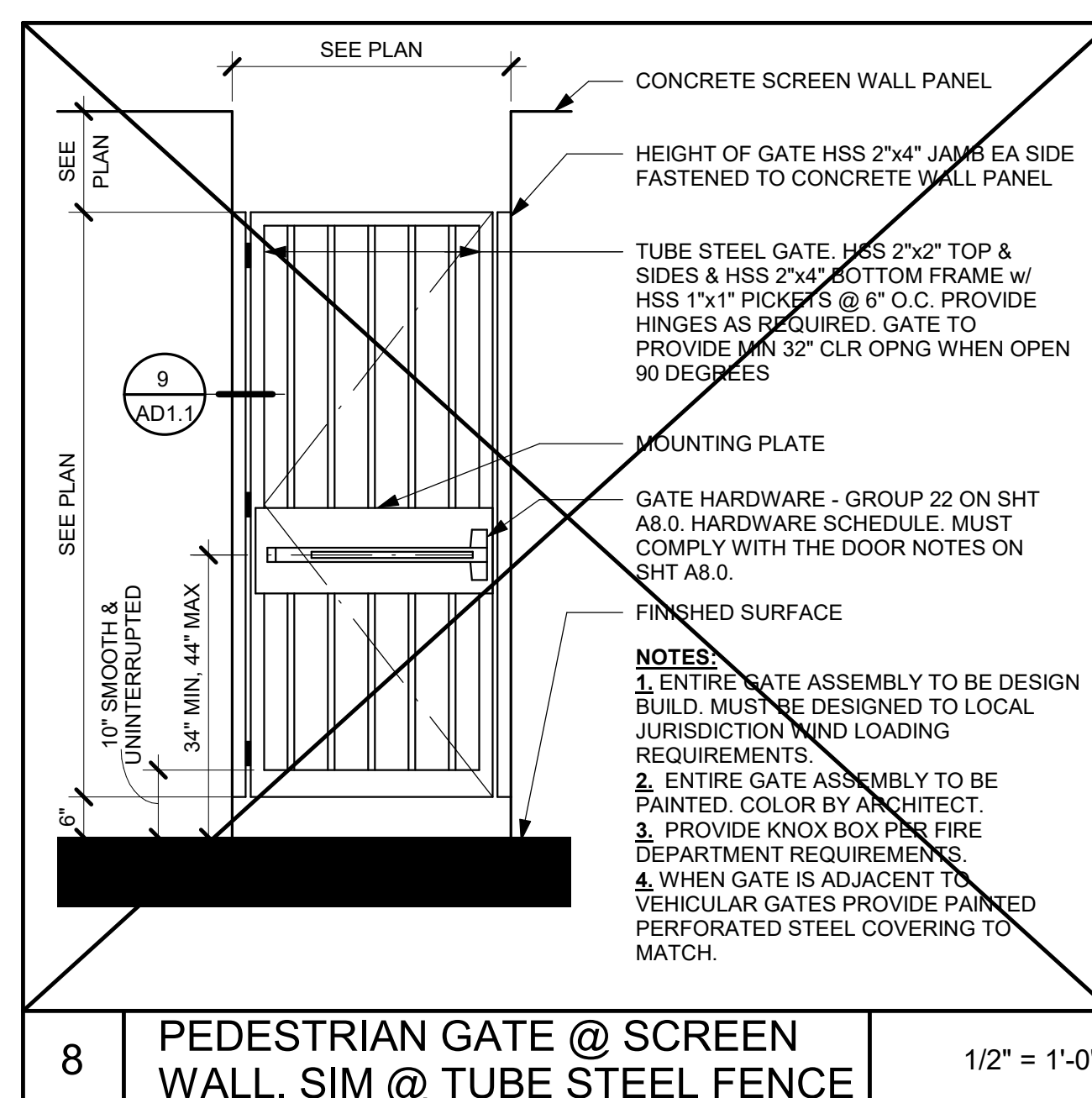
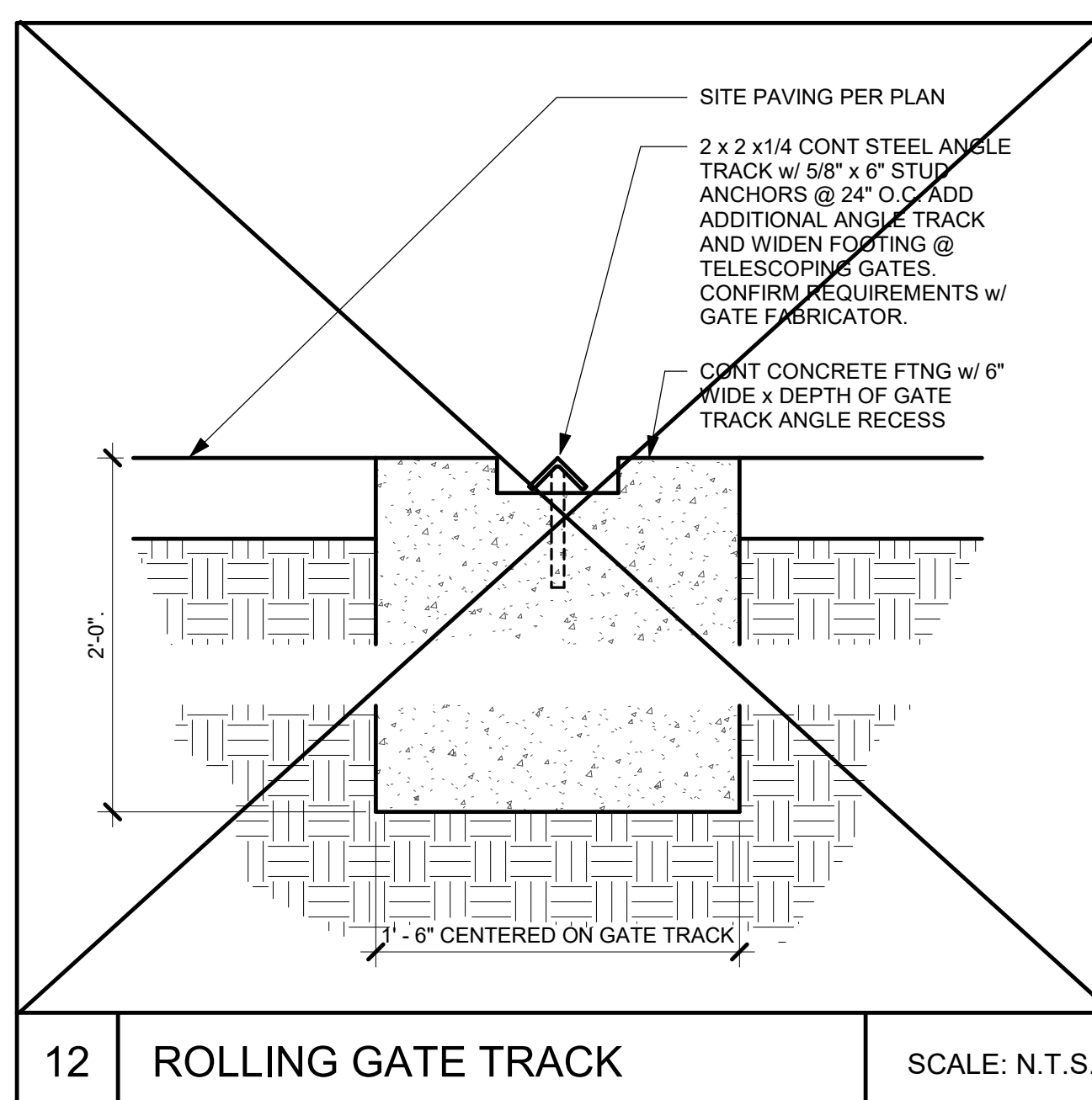
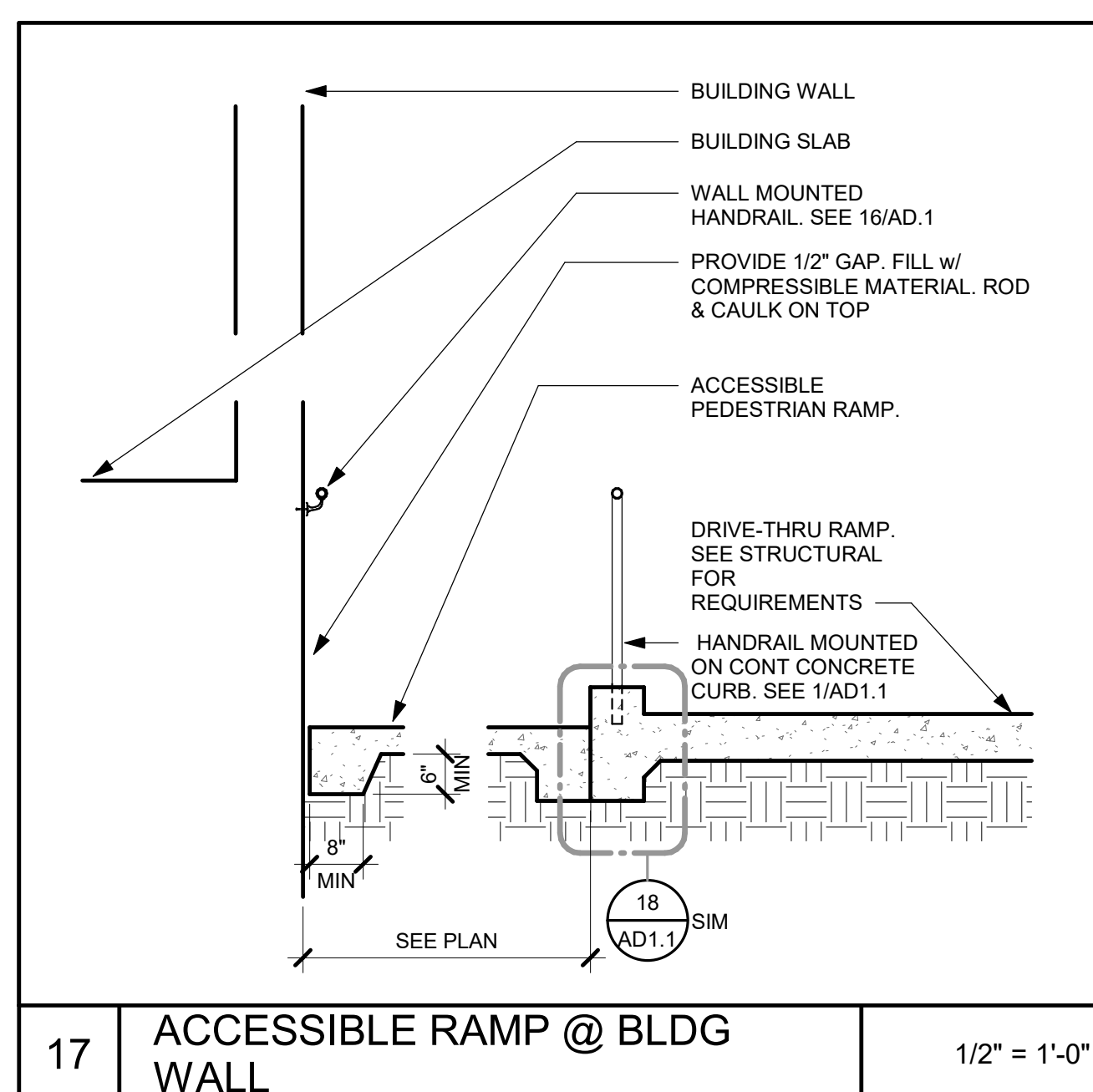
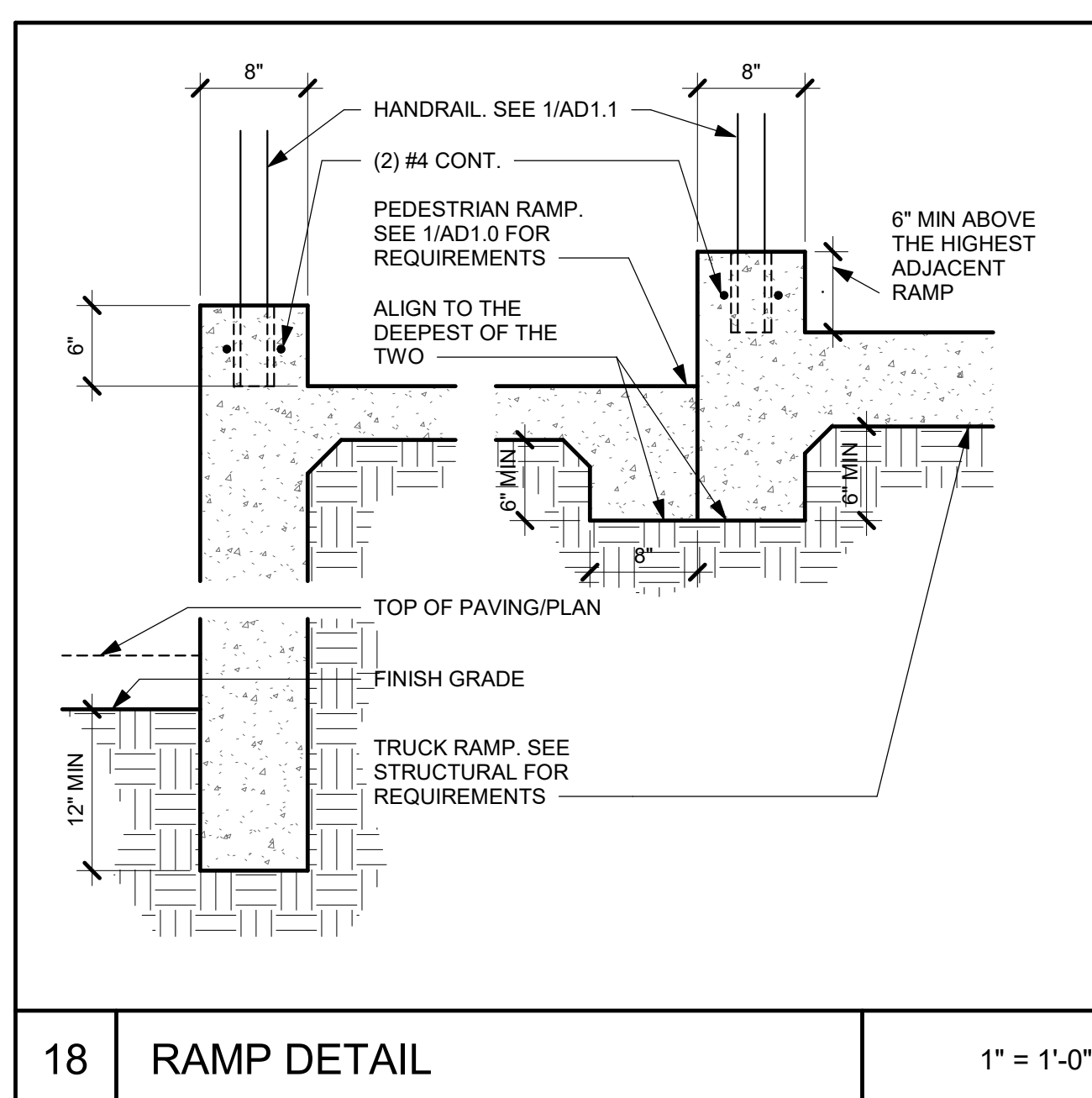
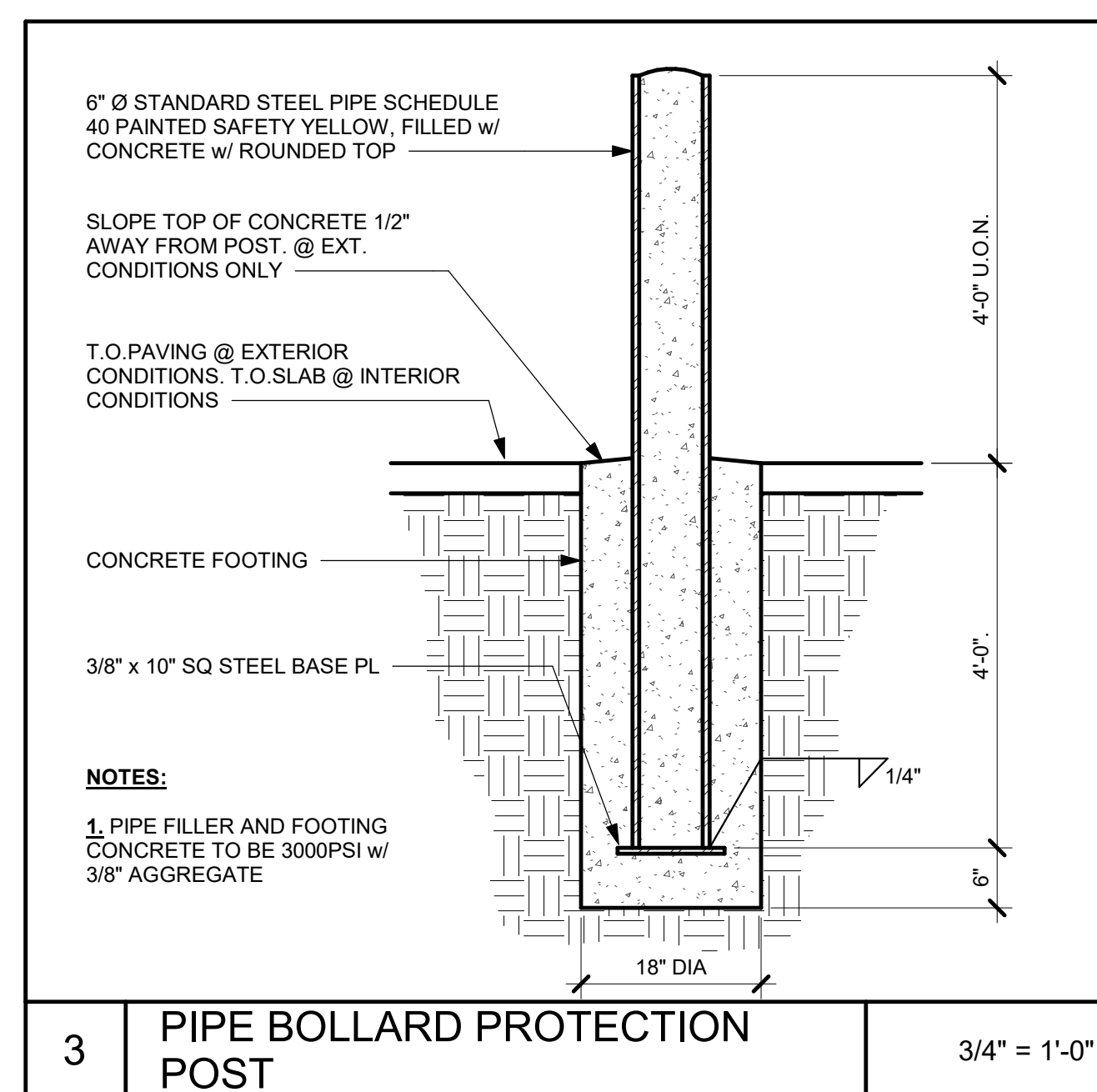
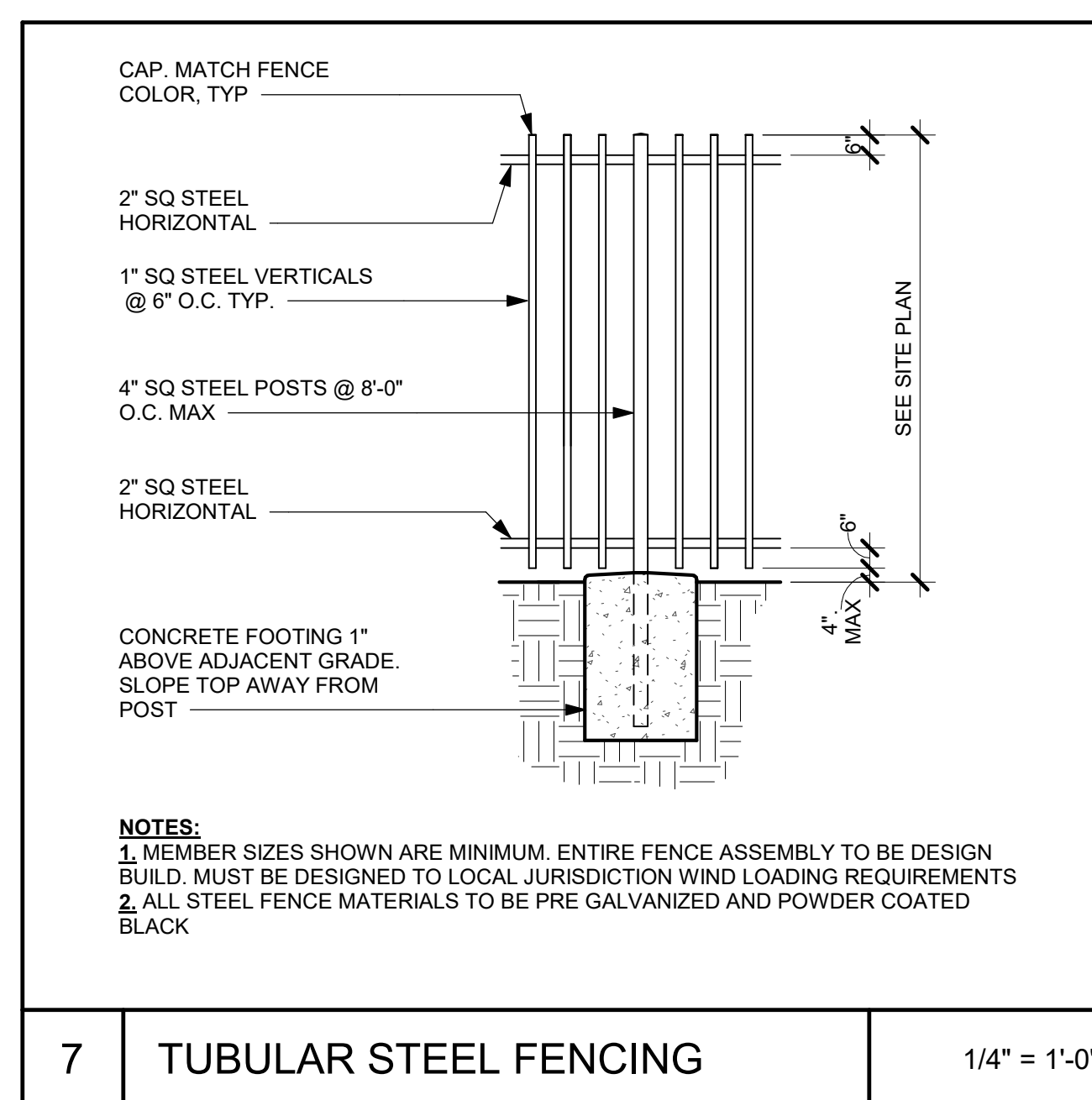
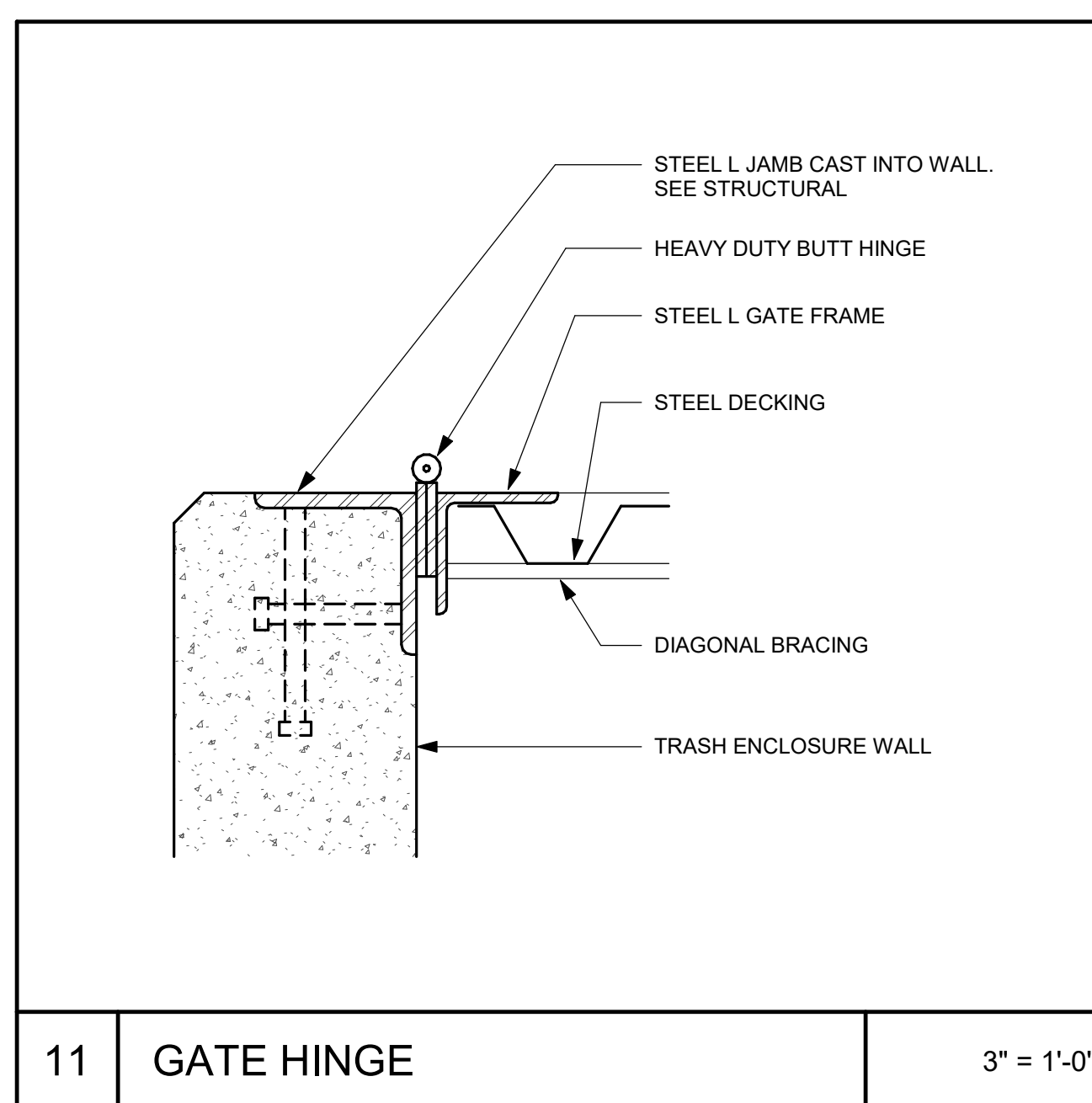
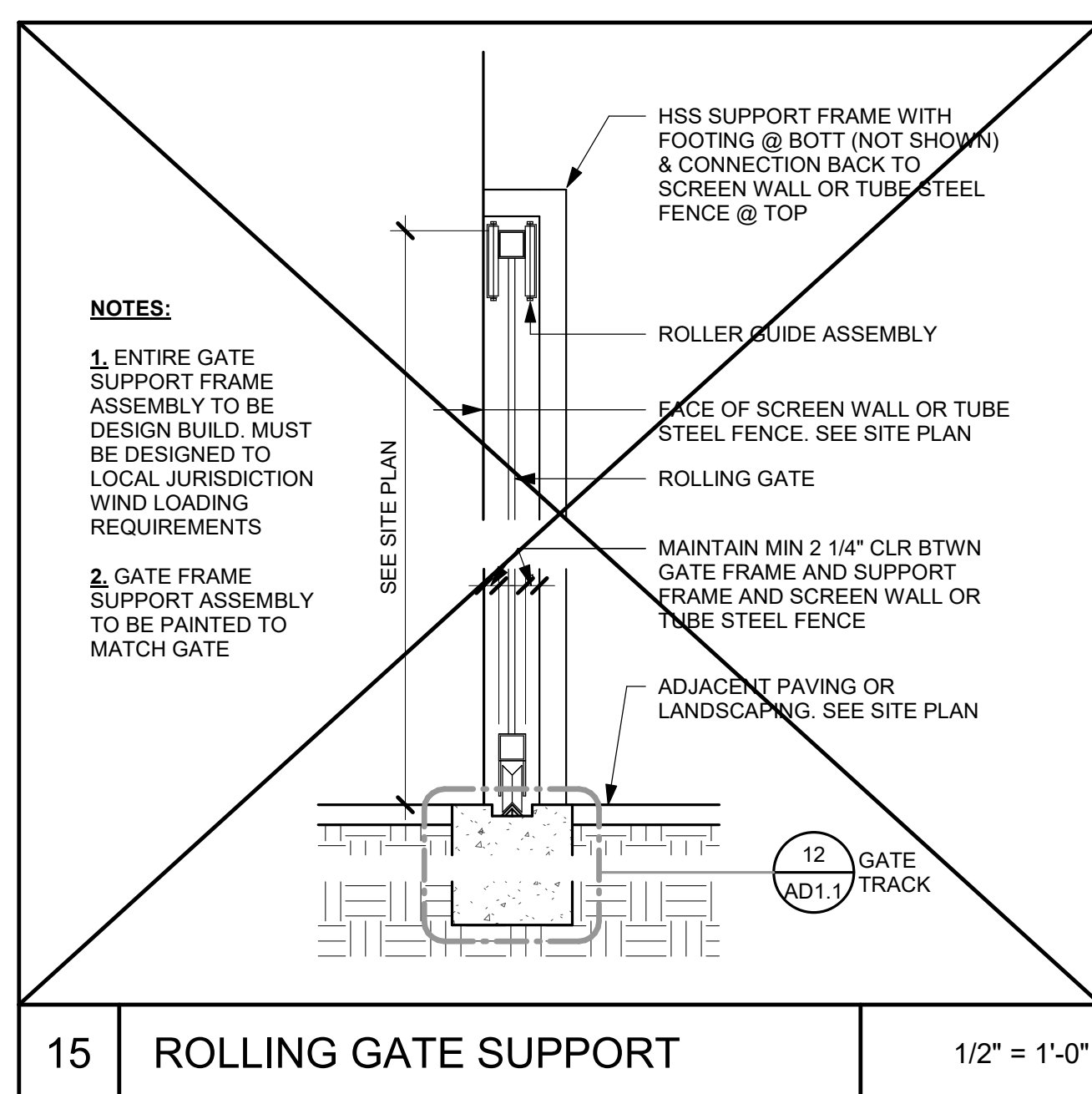
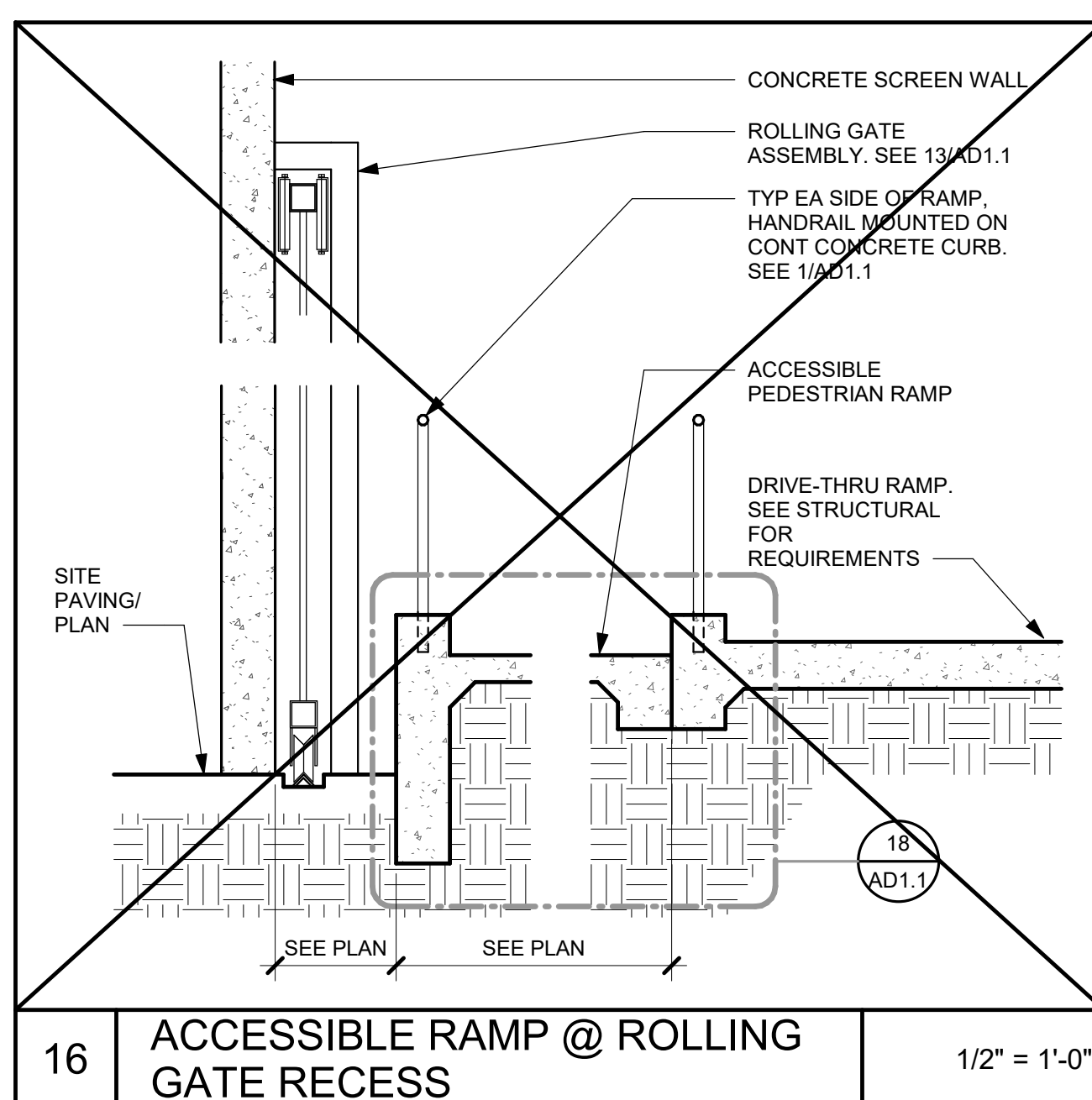
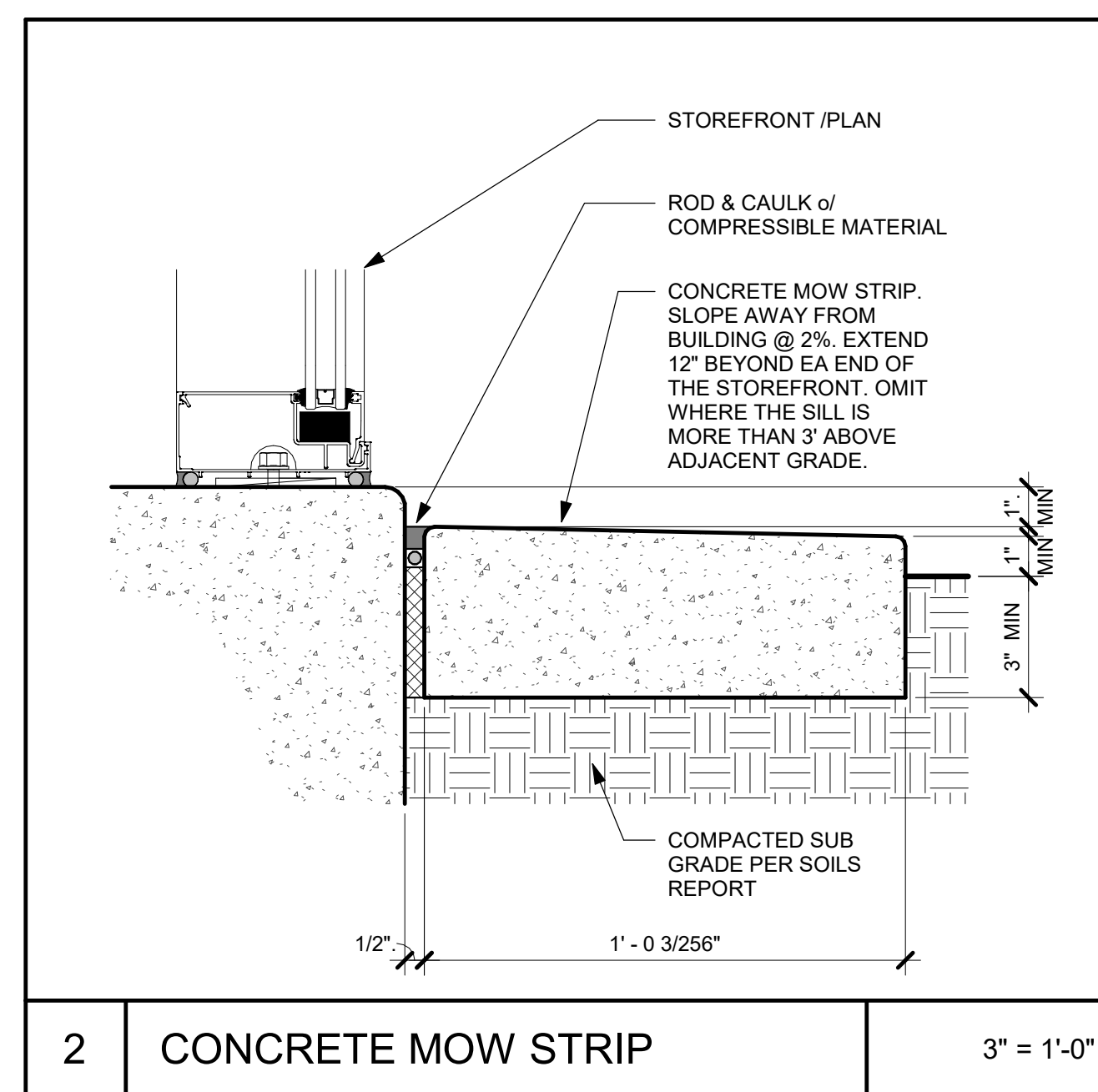
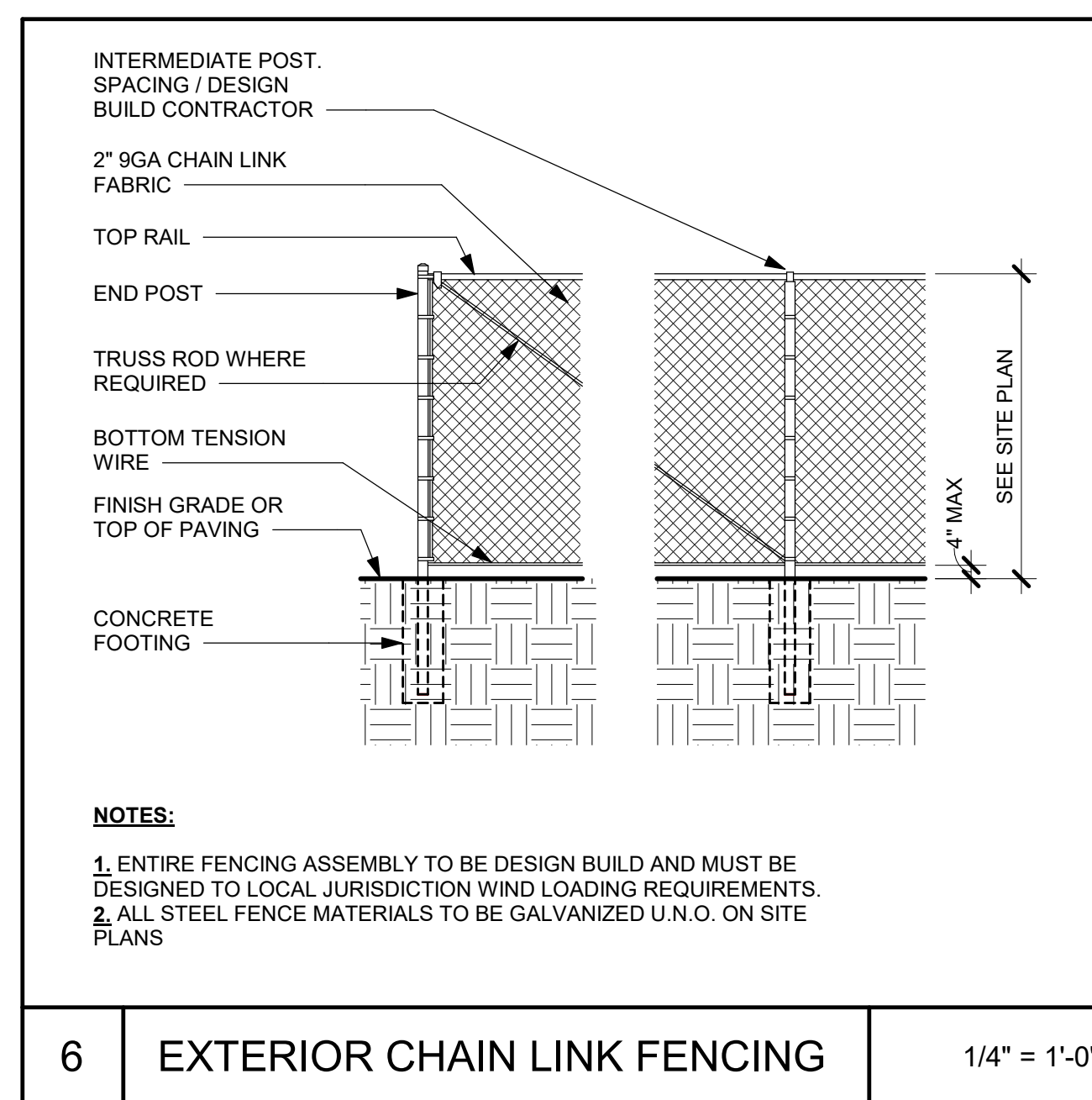
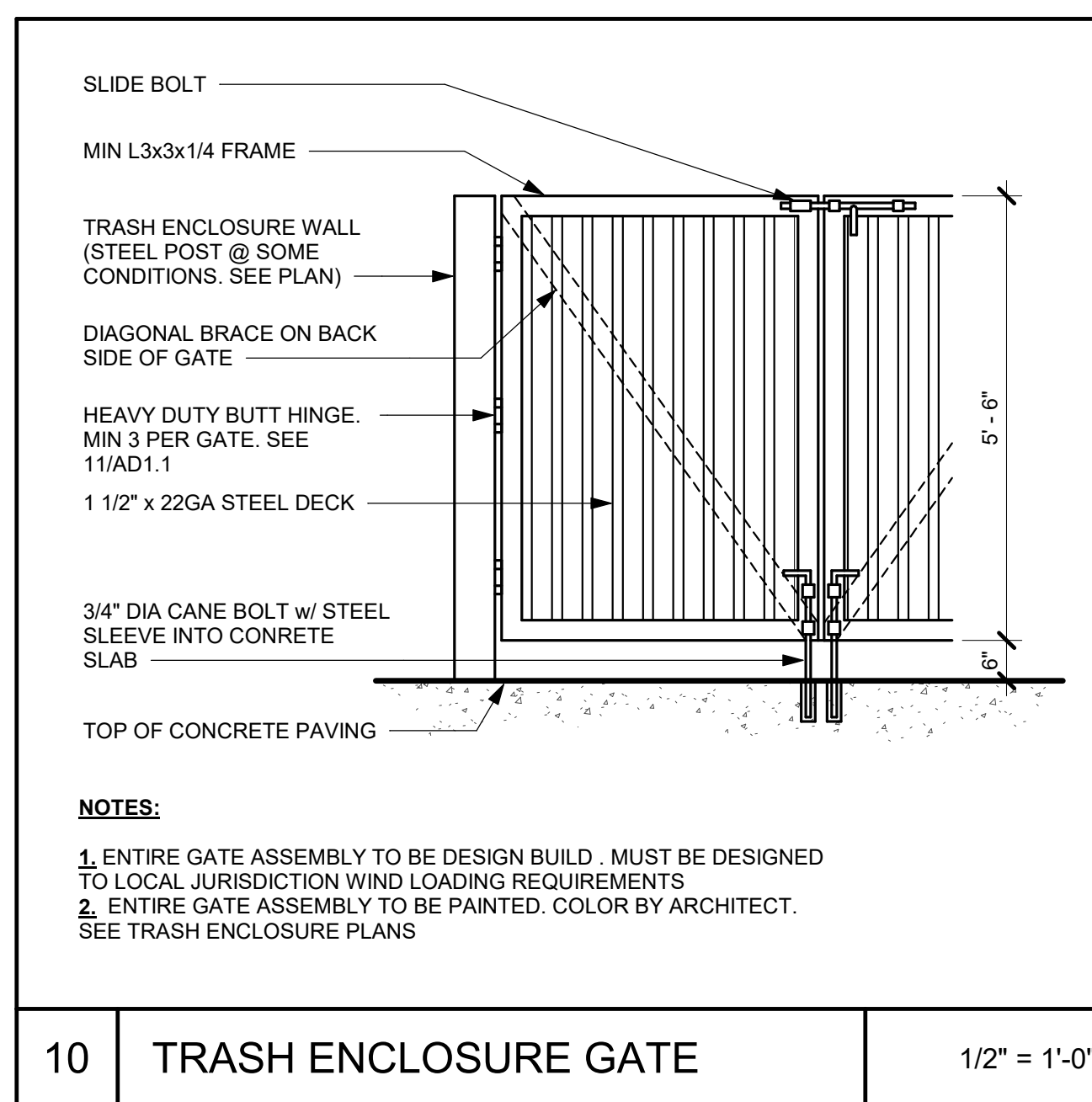
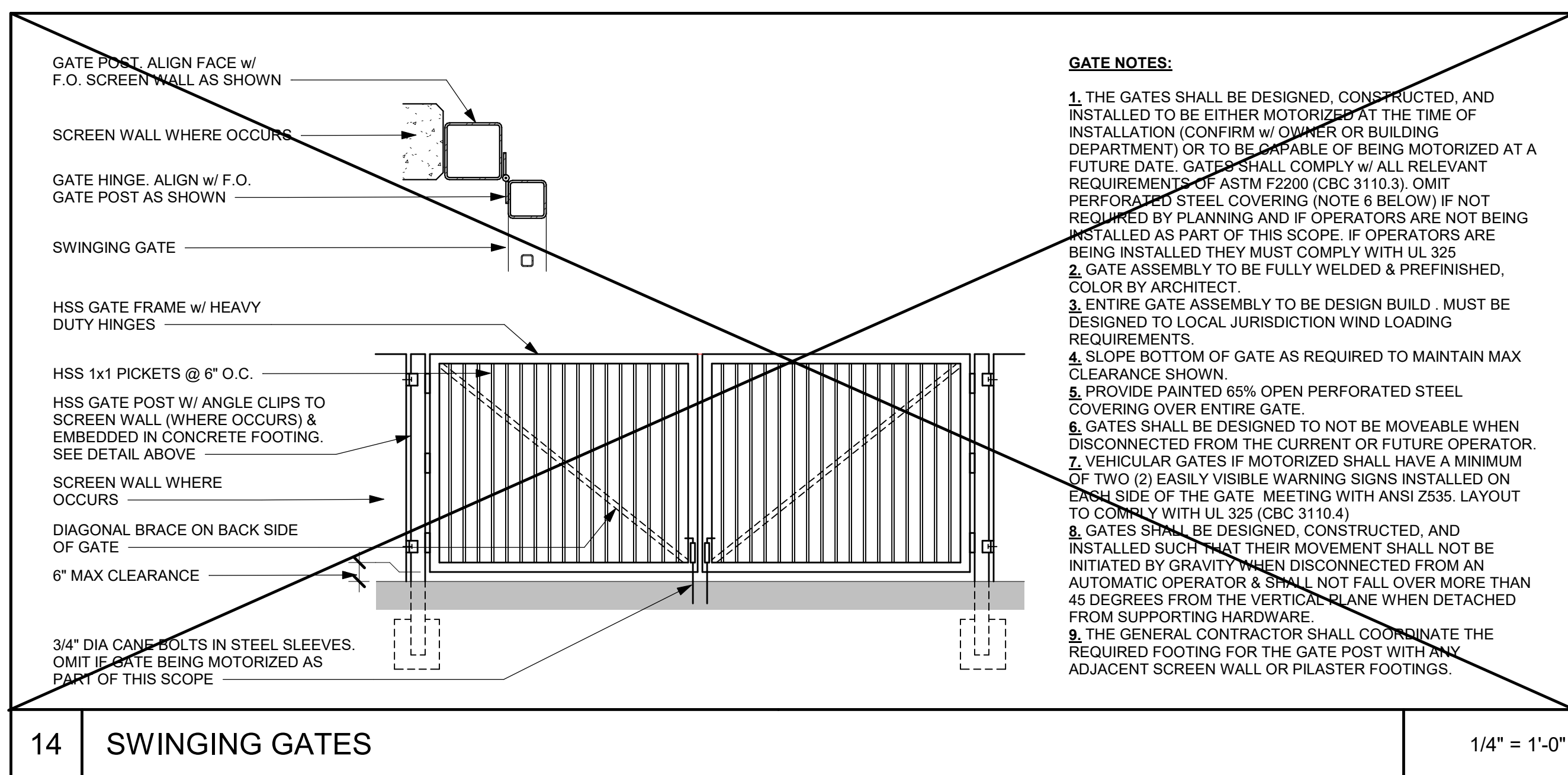
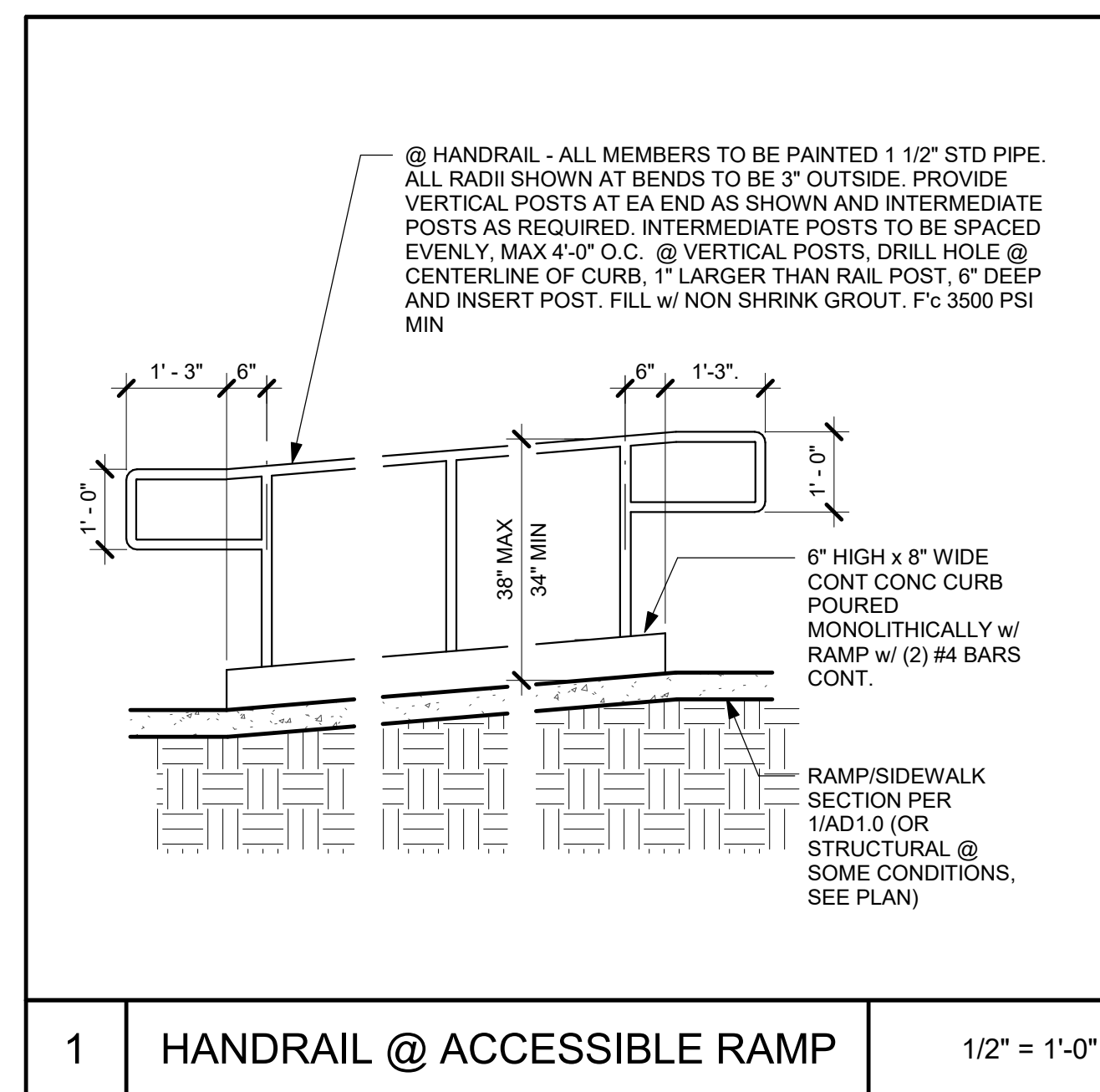
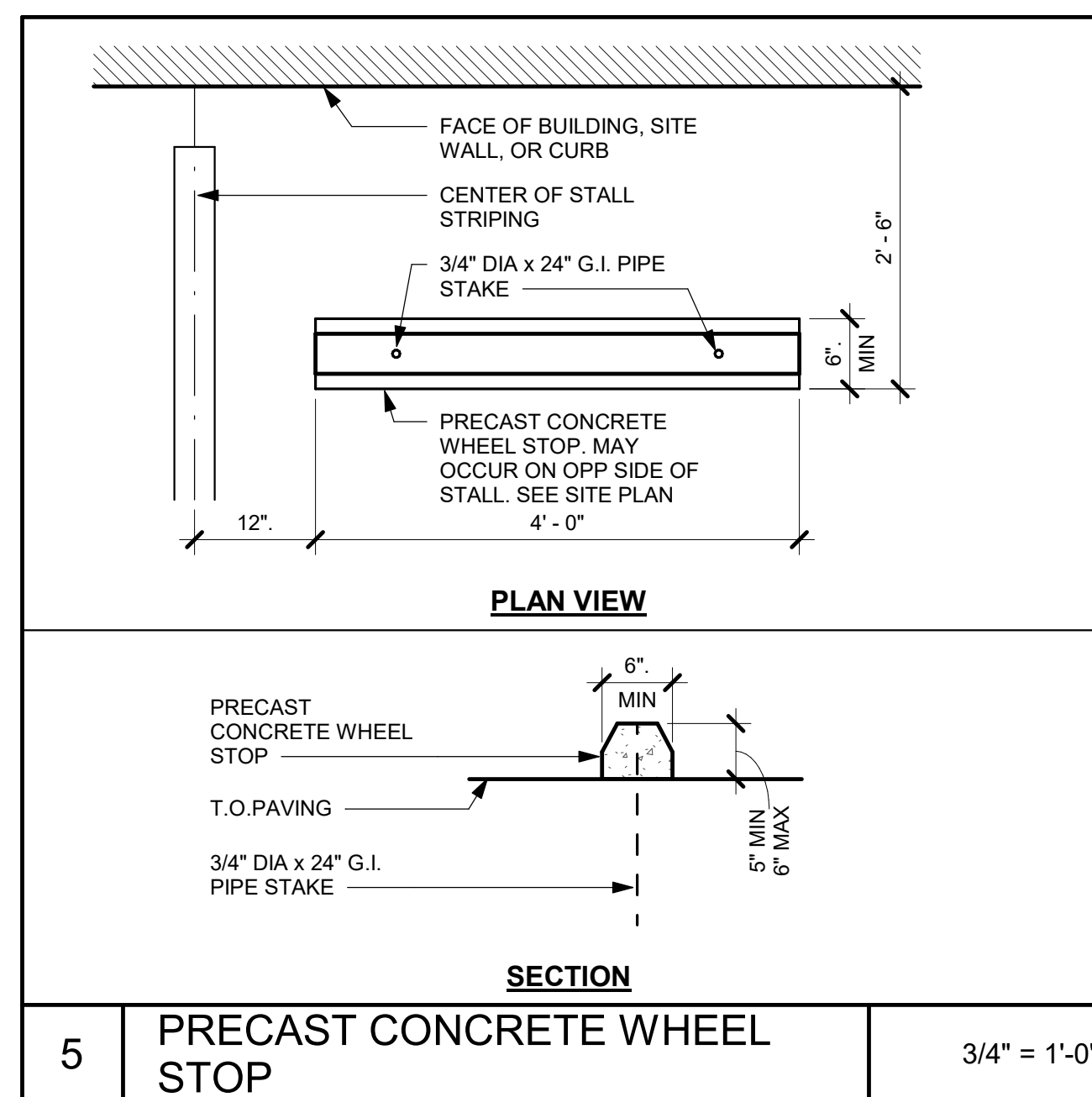
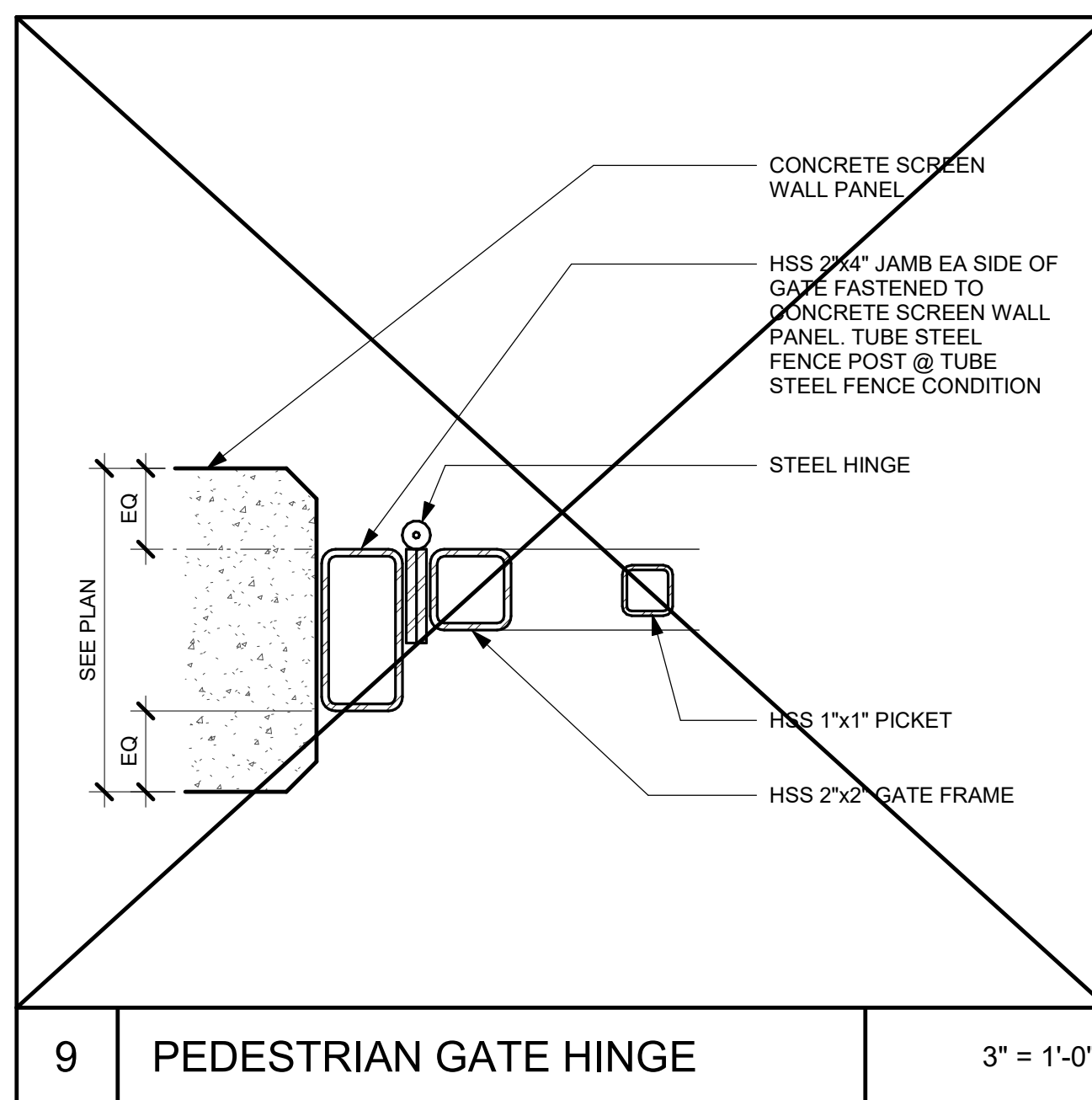
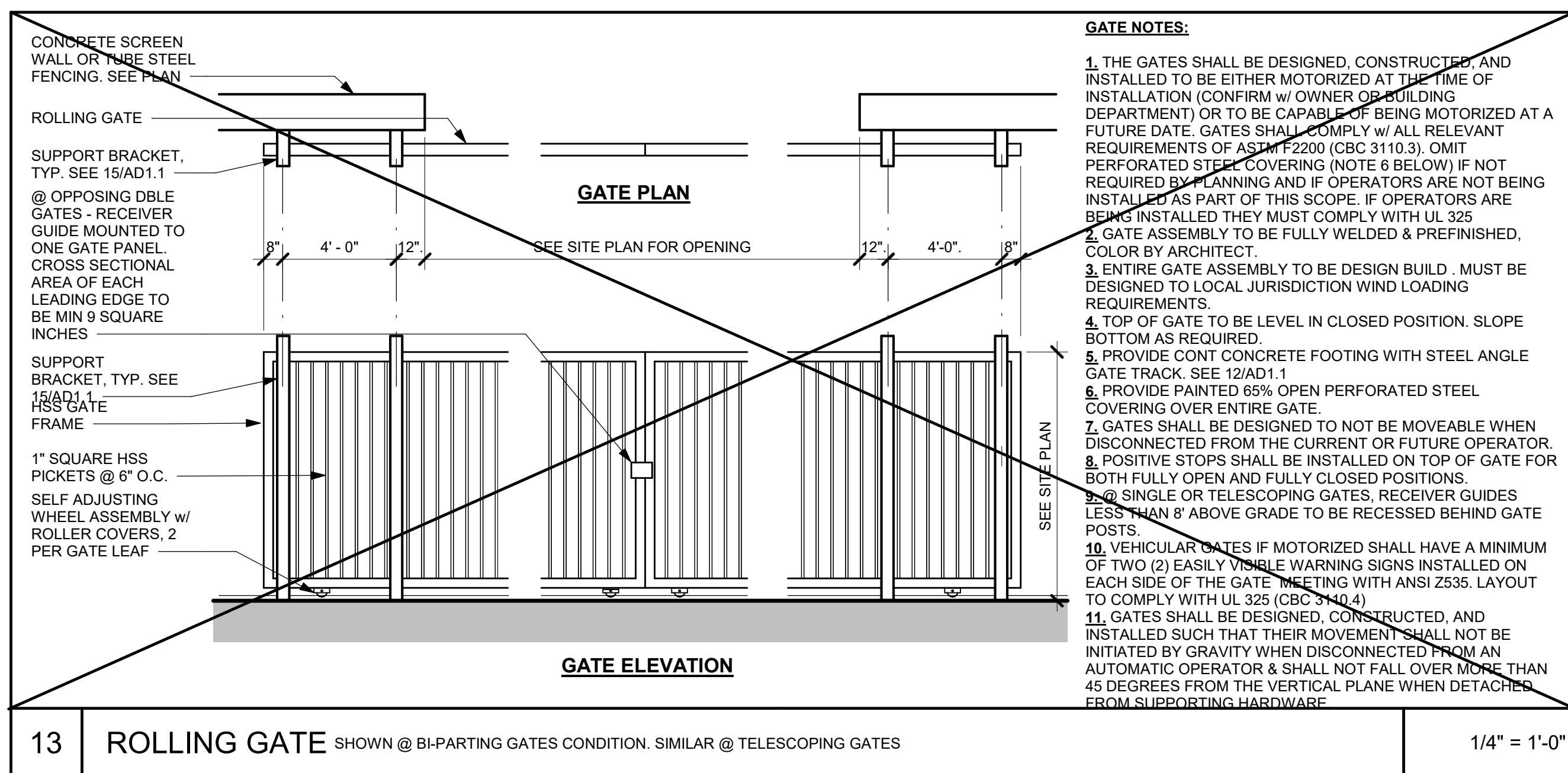


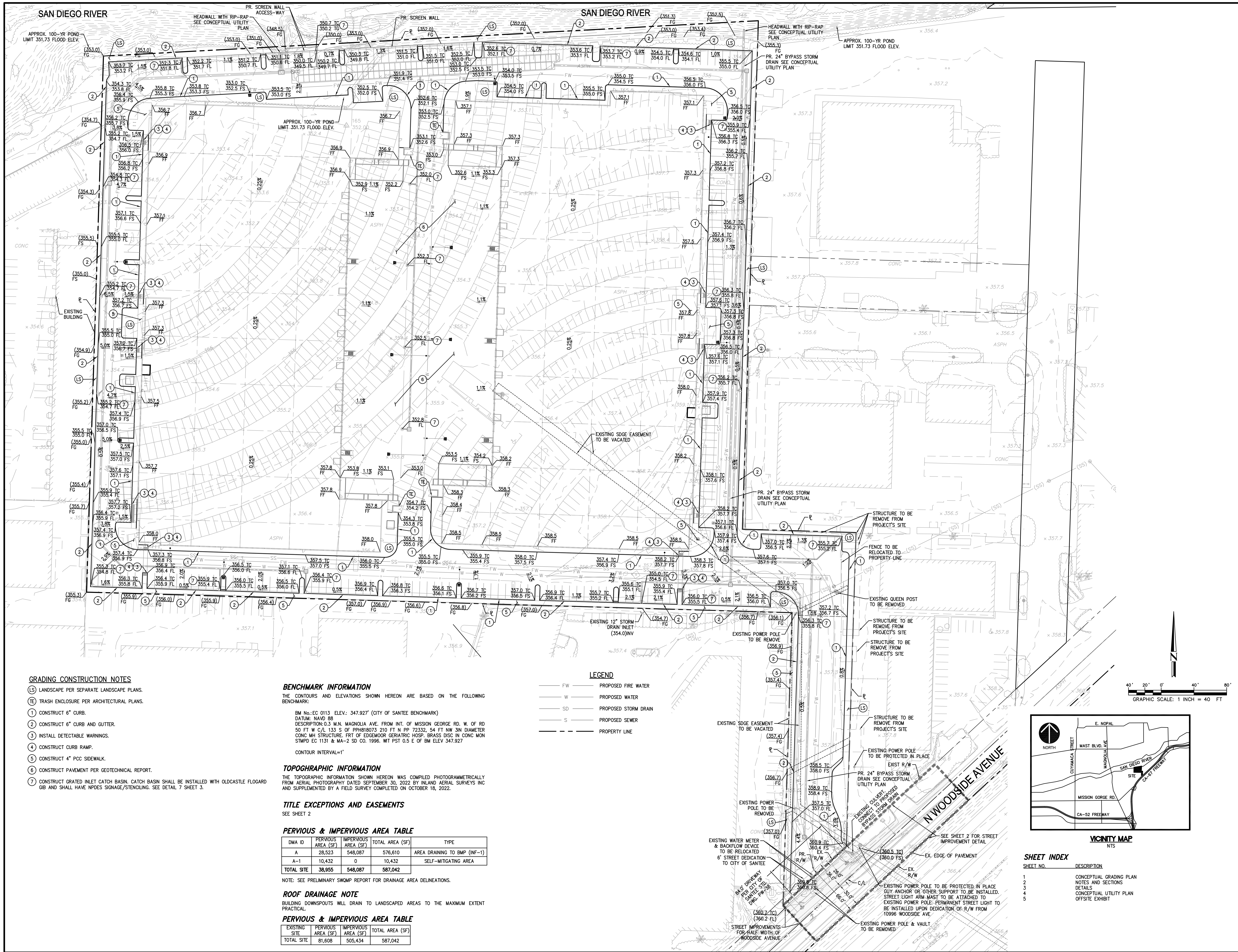
F. METAL
CHARCOAL ANODIZED METAL
EYE BROW/CANOPY



[illegible]

DRAWN BY: Approver
CHECKED BY: Checker
H-A&D JOB NO: A22-2164
ISSUE DATE: 6TH PLANNING
DRAWING SCALE: SUBMITTAL AS NOTED





10RC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road
Suite 210
Anheim Hills, CA 92808
714-665-6860

DATE: _____

NO.: REVISION: _____

PROJECT: **NPP SANTEE WOODSIDE AVE SANTEE, CA**

DRAWING NAME: **CONCEPTUAL GRADING PLAN**

ISSUE: **CONCEPTUAL**

DATE: **8/19/2025**

CHECKED: **MH** DRAWN: **MH**

DRAWING FILE: _____

PROJECT NO.: **22-534**

SHEET NUMBER: **1**

OF **5** SHEETS

SCALE: **CONCEPTUAL**

MC-7200 TENSILE REINFORCEMENT
NITS

MC-SERIES END CAP INSERT DETAIL
NITS

NORMAL CHAMBER SPECIFICATIONS
SIZE: 16 X 16 X 16 (406 X 406 X 406 mm)
CHAMBER STORAGE: 175.0 CUBIC FEET (4.98 m³)
MINIMUM INSTALLED STORAGE: 38.7 CUBIC FEET (1.09 m³)
WEIGHT (NORMAL): 205 lbs (93 kg)

NORMAL MANHOLE CAP SPECIFICATIONS
SIZE: 16 X 16 X 16 (406 X 406 X 406 mm)
END CAP STORAGE: 115.0 CUBIC FEET (3.26 m³)
WEIGHT (NORMAL): 90 lbs (40 kg)

MINIMUM MANHOLE CAP SPECIFICATIONS
SIZE: 16 X 16 X 16 (406 X 406 X 406 mm)
END CAP STORAGE: 115.0 CUBIC FEET (3.26 m³)
WEIGHT (NORMAL): 90 lbs (40 kg)

ASSEMBLY 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS.
1" (25 mm) STONE PERIMETER IN FRONT OF END CAPS AND 4" (102 mm) STONE POROSITY.

WARNING: DO NOT CUT BOTTOM OF END CAP OR END CAP FOR PART NUMBERS END WITH "P".
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS END WITH "H".
END CAP WITH A PARTIAL-CUT HOLES END WITH "H".

PART #	STUB	B	C
MC7200EP00T	0" (150 mm)	42.54" (1081 mm)	5.86" (149 mm)
MC7200EP00B	0" (150 mm)	40.50" (1029 mm)	1.07" (26 mm)
MC7200EP00T	0" (150 mm)	38.37" (975 mm)	1.33" (34 mm)
MC7200EP00B	0" (150 mm)	35.87" (912 mm)	1.33" (34 mm)
MC7200EP01T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP01B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP02T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP02B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP03T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP03B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP04T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP04B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP05T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP05B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP06T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP06B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP07T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP07B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP08T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP08B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP09T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP09B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP10T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP10B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP11T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP11B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP12T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP12B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP13T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP13B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP14T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP14B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP15T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP15B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP16T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP16B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP17T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP17B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP18T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP18B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP19T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP19B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP20T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP20B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP21T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP21B	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP22T	12" (305 mm)	32.72" (833 mm)	1.33" (34 mm)
MC7200EP22B	12" (3		

Diagram illustrating the NPDES Storm Drain Inlet Marking Stencil (Figure 7). The stencil is circular and divided into four quadrants by a horizontal and vertical line. The top half contains the text "NO DUMPING" and the bottom half contains "THIS DRAINS TO OCEAN". A fish is depicted in the center, swimming from left to right. Callout lines point to specific features:

- BLUE FEATURES ON A WHITE BACKGROUND MIN 1" LETTERING (pointing to the text in the top half)
- TYPICAL FISH OR DOLPHIN (pointing to the fish in the center)

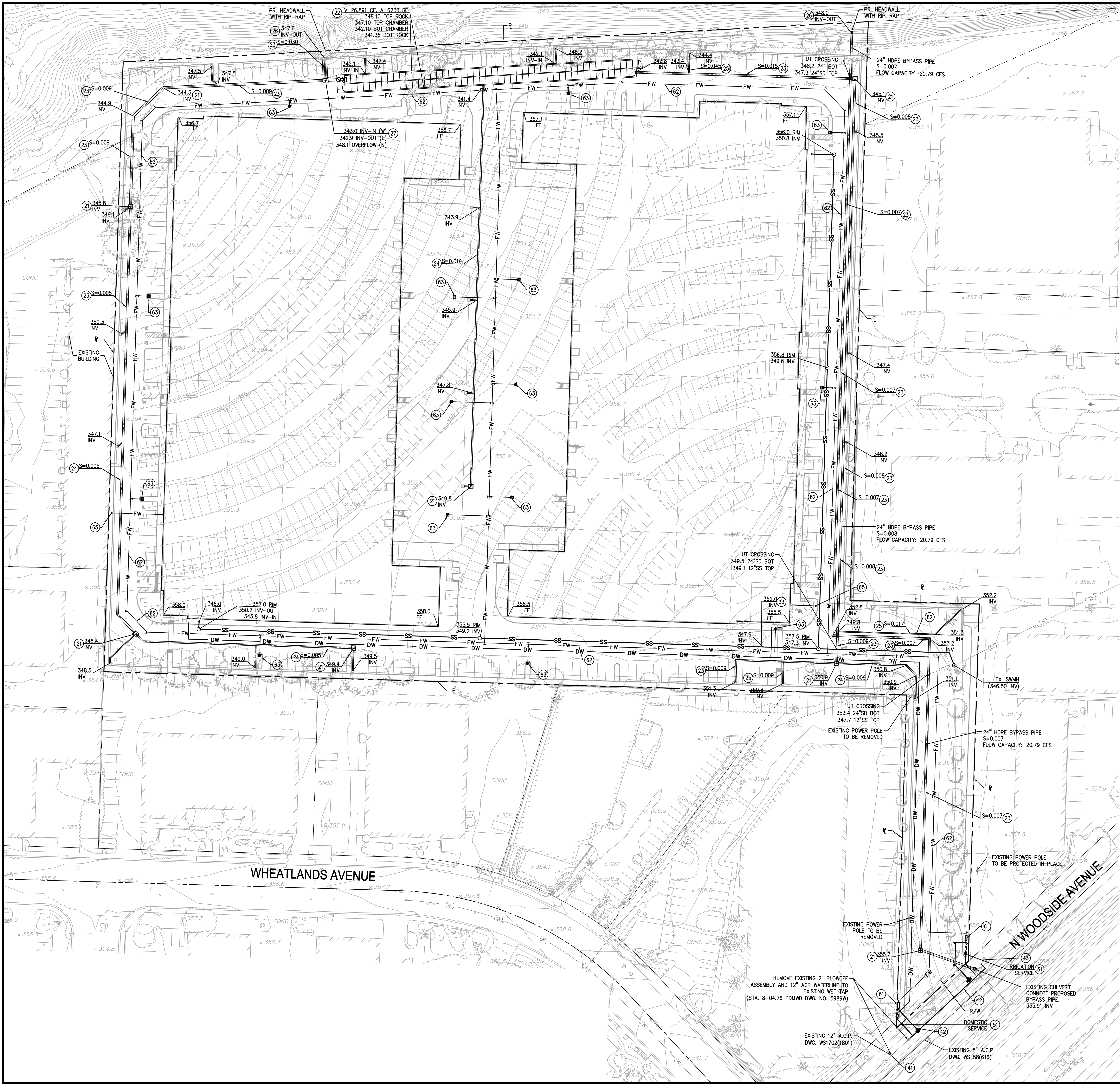
NOTE:

- ALL STORM DRAIN INLETS (CATCH BASINS) THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN SHALL BE MARKED (STENCILED OR PLACARD AFFIXED) WITH THE ABOVE NOTATION TO DISCOURAGE ILLEGAL DUMPING OF POLLUTANTS.
- CURB CUTS FOR SITE DRAINAGE SHALL BE STENCILED AT OPENING WITH THE ABOVE MARKING WITH TRAFFIC RATED PAINT
- THE ABOVE MARKING MAY VARY, GC SHOULD CONFIRM ACCEPTABILITY AND/OR USE LOCAL AGENCY PREFERRED NPDES STENCIL.

NPDES STENCIL

7

N.T.S.



LEGEND

FW PROPOSED FIRE WATER

W PROPOSED PUBLIC WATER

SD PROPOSED STORM DRAIN

S PROPOSED SEWER

PROPERTY LINE

STORM DRAIN CONSTRUCTION NOTES:

(21) CONSTRUCT STORM DRAIN MANHOLE

(22) INSTALL INFILTRATION CHAMBER SYSTEM. SEE DETAIL SHEET 3.

(23) INSTALL 24" HDPE PIPE

(24) INSTALL 18" HDPE PIPE

(25) INSTALL 12" HDPE PIPE

(26) CONSTRUCT HEADWALL OUTLET STRUCTURE WITH RIP-RAP

(27) CONSTRUCT STORM DRAIN DIVERSION MANHOLE

SEWER CONSTRUCTION NOTES:

(31) CONNECT TO EXISTING SEWER MANHOLE

(32) INSTALL 6" SDR 35 PVC SEWER LATERAL

(33) INSTALL SEWER CLEAN OUT

PUBLIC WATER CONSTRUCTION NOTES:

(41) CONNECT TO EXISTING 12" ACP AND INSTALL 12"x8"x16" TEE

(42) INSTALL 18" C-900 DR-14 PVC WATERLINE PER WSA DWG. NO. WP-02.

(43) CAP AND INSTALL 2" BLOWOFF ASSEMBLY PER WSA DWG. NO. WB-01

DOMESTIC WATER CONSTRUCTION NOTES:

(51) CONNECT TO 18" WATER SERVICE & INSTALL 2" WATER SERVICE PER WSA DWG. NO. WS-02

(52) INSTALL 2" C-900 PVC WATER LINE PER WSA DWG. NO. WP-02

(53) INSTALL 2" REDUCED PRESSURE DEVICE PER WSA DWG. NO. WR-01

FIRE WATER CONSTRUCTION NOTES

(61) INSTALL 10" RPDA PER WATER AGENCIES STANDARDS WF-05.

(62) INSTALL 12" C-900 PVC WATER LINE WSA DWG. NO. WP-02

(63) INSTALL FIRE HYDRANT PER SANTEE FIRE DEPARTMENT PRIVATE UNDERGROUND MAINS STANDARDS

(64) INSTALL PIV PER SANTEE FIRE DEPARTMENT PRIVATE UNDERGROUND MAINS STANDARDS, FINAL LOCATION TO BE CONFIRMED BY CITY OF SANTEE FIRE MARSHALL DURING PLAN CHECK

(65) INSTALL FDC PER SANTEE FIRE DEPARTMENT PRIVATE UNDERGROUND MAINS STANDARDS

PLAN VIEW

12" HDPE OUTFLOW TO CHANNEL

348.1 INV

MANHOLE PER SPPWC STD. PLAN NO. 321-2

342.9 INV

24" HDPE FLOW TO CHAMBERS

351.0 RIM

5.0'

SECTION VIEW

12" HDPE OUTFLOW TO CHANNEL

24" HDPE INFLOW

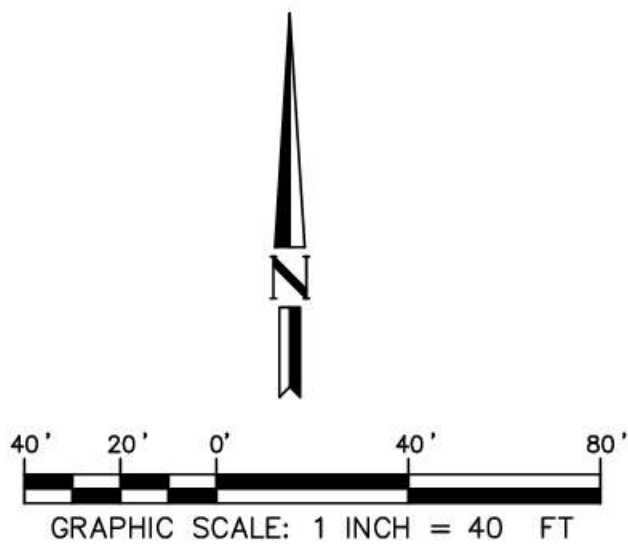
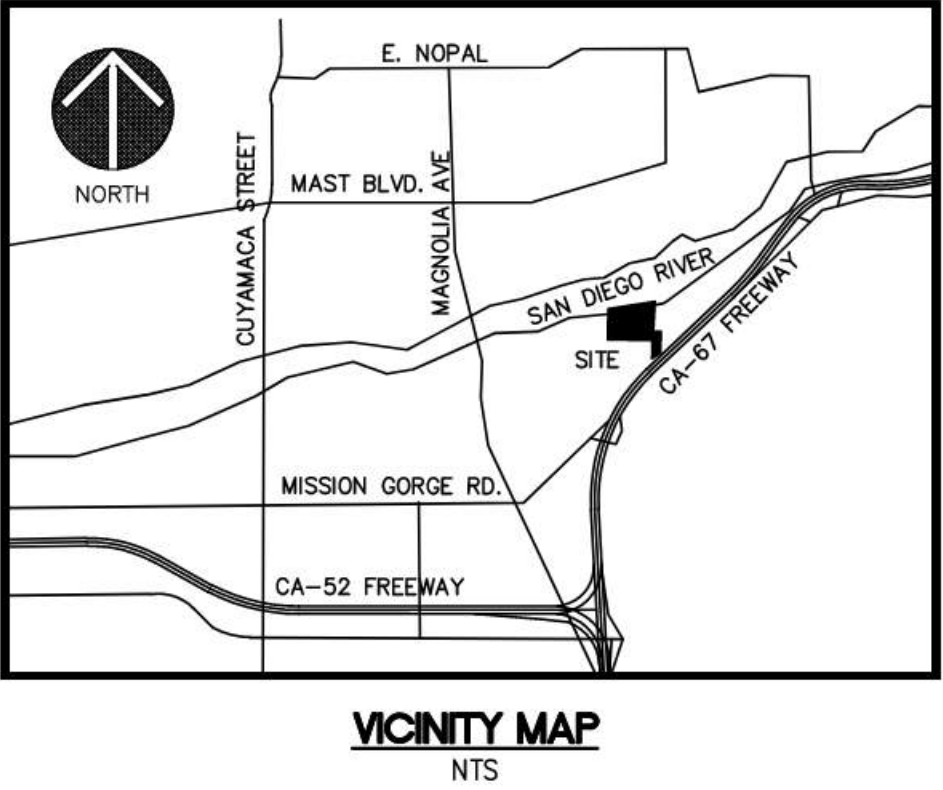
24" HDPE FLOW TO CHAMBERS

(27) DIVERSION MANHOLE DETAIL

N.T.S.

GRAPHIC SCALE: 1 INCH = 40 FT

40' 20' 0' 40' 80'



PROJECT:
NPP SANTEE
WOODSIDE AVE
SANTEE, CA
OFFSITE EXHIBIT

ISSUE: CONCEPTUAL
DATE: 8/19/2025
CHECKED: MH DRAWN: MH
DRAWING FILE:
PROJECT NO.: 22-534
SHEET NUMBER:
5
OF 5 SHEETS
SCALE: CONCEPTUAL

NO.: REVISION:

DATE:

11

DORC

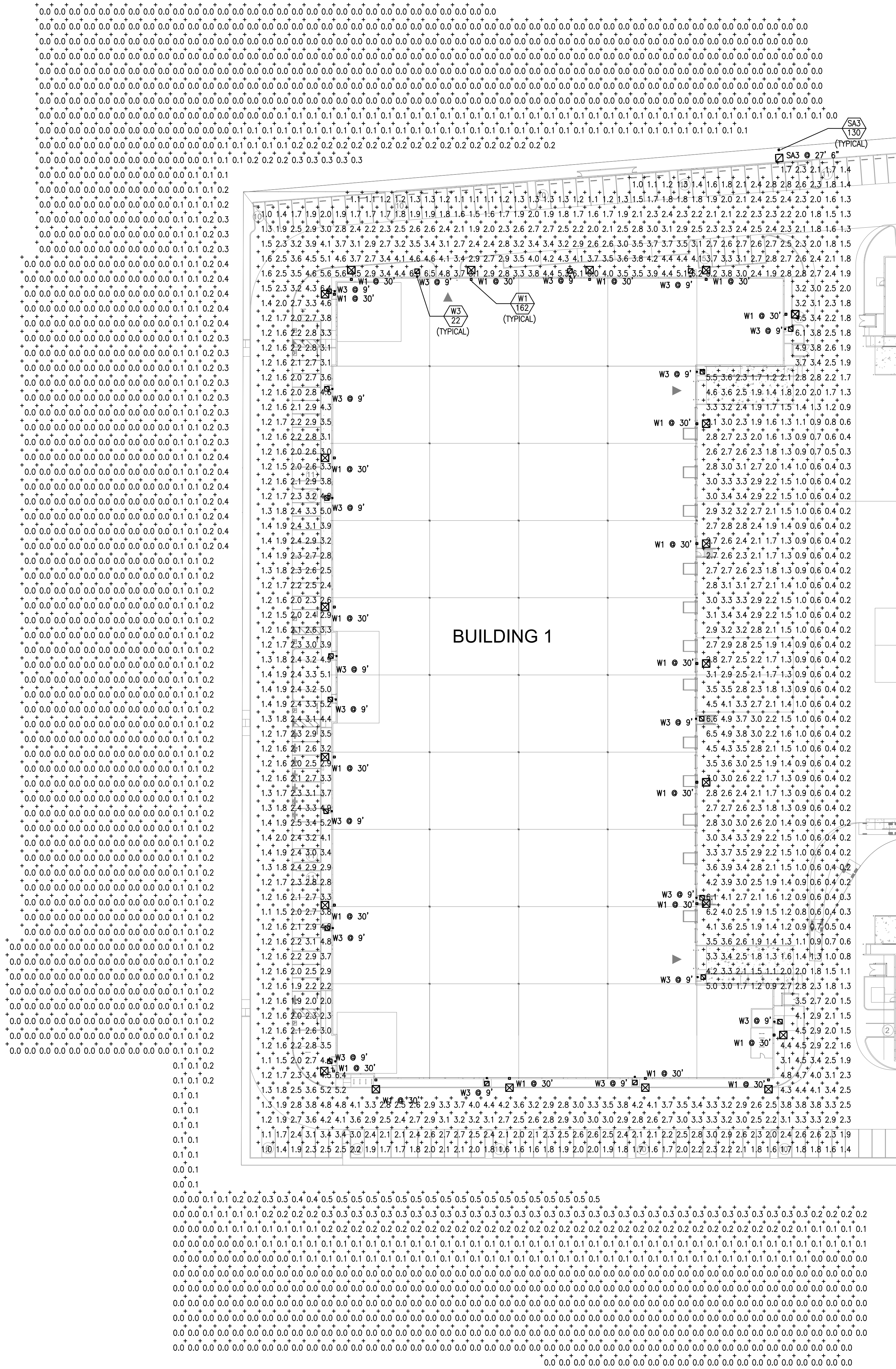
Engineering, Inc.

Civil Engineering/Land Surveying/Land Planning

180 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-635-6860

NOT FOR CONSTRUCTION

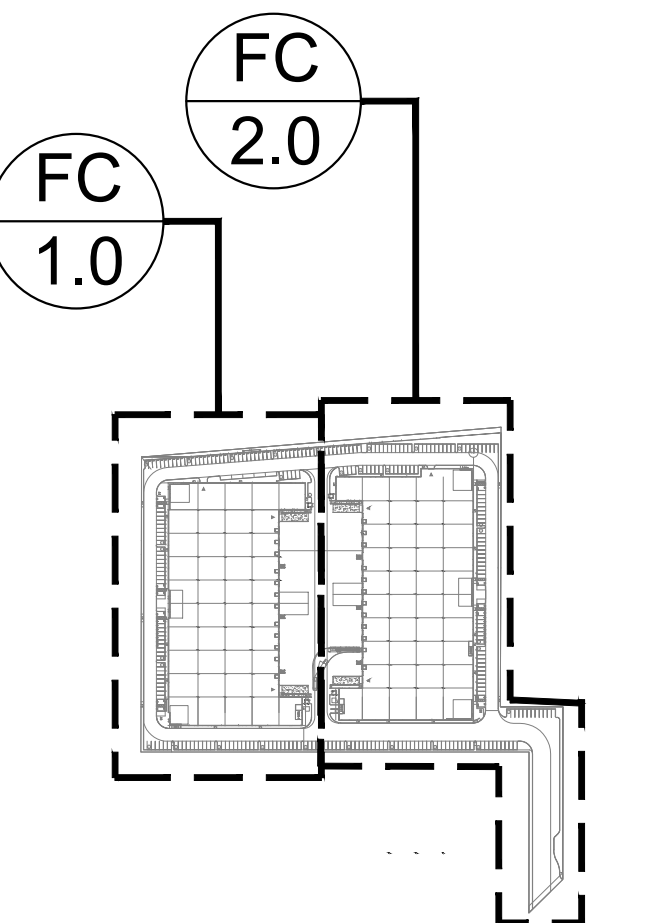
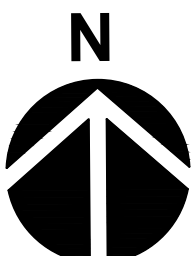
WHEATLANDS CT



WHEATLANDS AVE

ELECTRICAL SITE PHOTOMETRIC PLAN BUILDING 1

SCALE: 1"=40'-0"



KEY PLAN

SCALE: N.T.S.

Schedule	Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
		W3	19	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-LED-III-W-20LED-350mA-40K EM1 WALL MT AT 26 FT AS MA511 BUG RATING B1 UO G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20	151	0.9	21.4
		W1	21	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-LED-IV-20LED-375mA-40K EM1 WALL MT AT 26 FT AS MA511 BUG RATING B3 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	60	341	0.9	161.9
		SA3	1	U.S. ARCHITECTURAL LIGHTING	VLL-LED-III-W-BOLED-325mA-NW-HS POLE MT AT 27 FT AS MA511 BUG RATING B1 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80	167	0.9	129.4

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Truck and Drive area	+	2.3 fc	6.6 fc	0.2 fc	33.0:1	11.5:1
Spill	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED SPECIFICATIONS

OPTICAL HOUSING: Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <+.003") to facilitate thermal transfer of heat from housing and to cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING: Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly. Minimum wall thickness is .188". Feature Mounting Plate allows for mounting surface over a recessed plate. Electrical Housing anchors on the top edge of the Mounting Plate and shields heat recessed below housing to light the Electrical Housing to the Mounting Plate from the bottom.

PLED OPTICAL MODULES: Emitters (LED's) are mounted on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP65 rating. The asymmetric distributions have a micro-reflector inside the reflector which redirects the house side emitter output towards the street side and functions as a house side shading element. Detectors are injection molded H12 acrylic. Each LED reflector is sealed to the PCB over an emitter and of reflector are retained by an aluminum frame. Any one Ranel, or group of Panels in a luminaire, have the same optical pattern. LED retrofits produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVERS: Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F to 40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz (0-10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS: High output LED's are utilized with drive currents ranging from 350mA to 1050mA. TCCSR Minimum LED's are available in standard Neutral White (4000K) or optional Cool White (5000K) or Warm White (3000K). Consult factory for other LED options.

AMBER LED'S: PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to IPS lamps and provide a slight output in the blue spectral bandwidth. TBA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH: Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash or 140°F four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

U.S. Architectural Lighting

SOLID STATE AREA LIGHTING

VALULUME SERIES-LED SPECIFICATIONS

OPTICAL HOUSING: Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <+.003" over .12") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

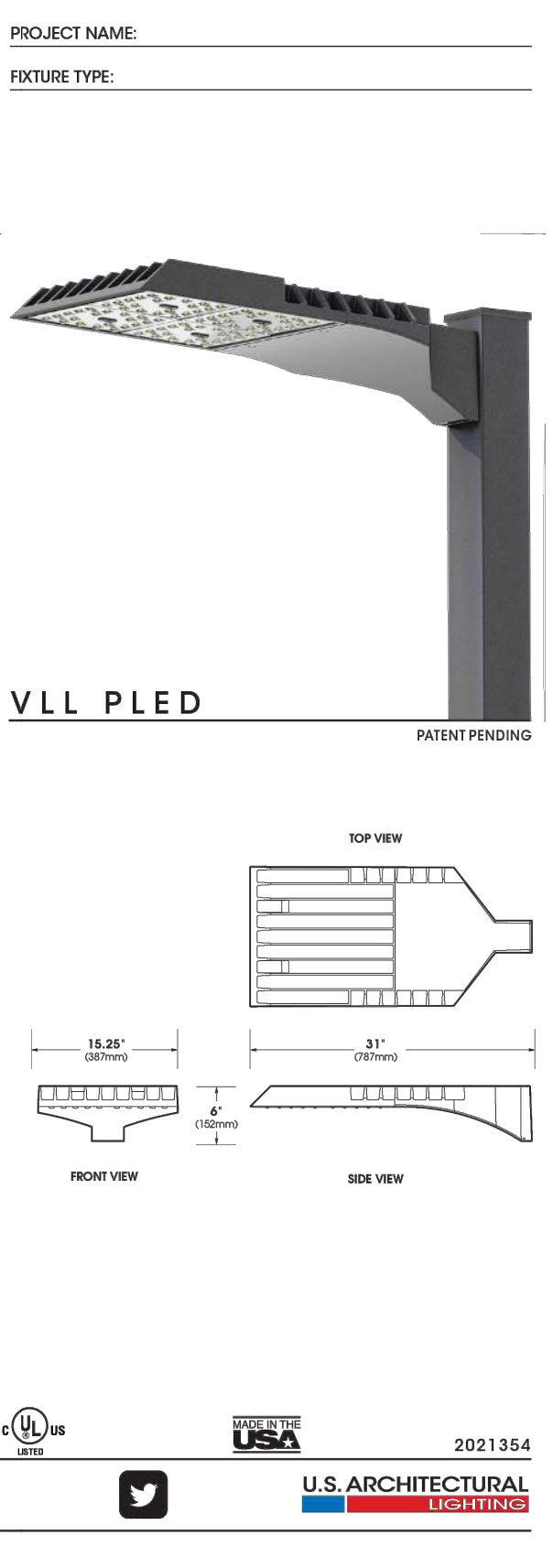
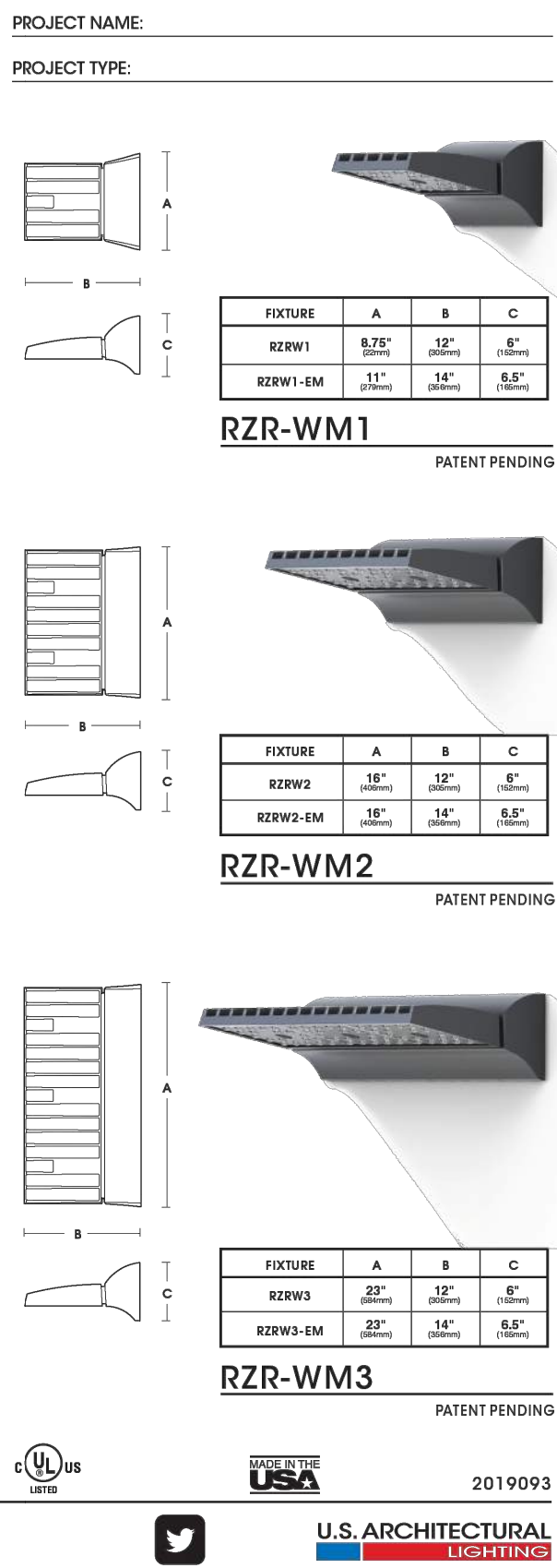
ELECTRICAL HOUSING w/ INTEGRATED ARM: Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The electrical compartment and a flat surface on the top of the arm to accommodate a photowall receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED OPTICS: Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP65 rating. In asymmetric distributions, a micro-reflector inside the reflector re-directs the house side emitter output towards the street side and functions as a house side shading element. Detectors are injection molded H12 acrylics. Each LED reflector is sealed to the PCB over an emitter and all reflectors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED reflector produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVERS: Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F to 40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz (0-10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS: High output LED's are utilized with drive currents ranging from 350mA to 1050mA. TCCSR Minimum LED's are available in standard Neutral White (4000K) or optional Cool White (5000K) or Warm White (3000K). Consult factory for other LED options.

U.S. Architectural Lighting



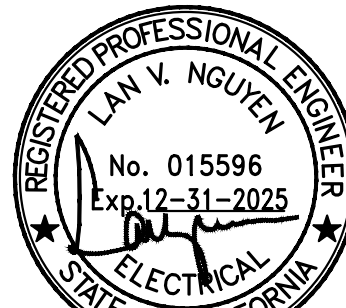
PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
1ST ENTITLEMENT SUBMITTAL



A21-2204
XX.XX.2022

SITE PHOTOMETRIC PLAN
BUILDING 1

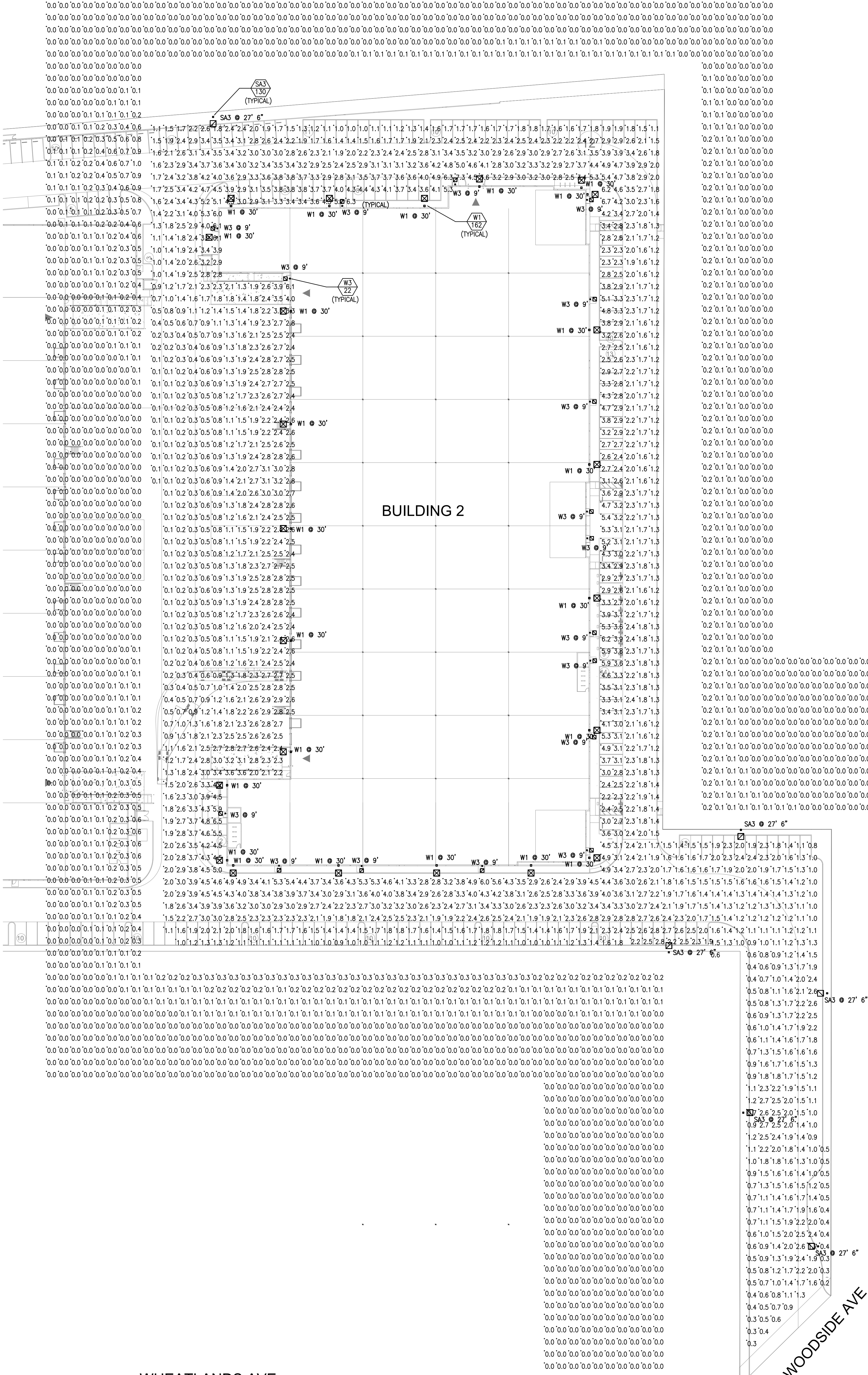


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RPM #23--001J1

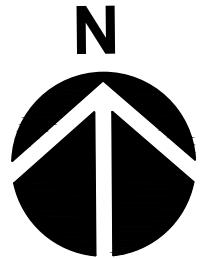
09/02/25



ELECTRICAL SITE PHOTOMETRIC PLAN BUILDING 2

SCALE: 1"=40'-0"

1



KEY PLAN

SCALE: N.T.S.

A

Schedule	Symbol	Label	QTY	Manufacturer	Catalog	Description	Number	Lamp	LLF	Input
	☐ e	W3	17	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-W-20LED-350mA-40K-EM1 WALL MT AT 4 FT APC MA511 BUG RATING B1 UO G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20	151	0.9	21.4
	☒ e	W1	23	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLED-IV-30LED-375mA-40K-EM1 WALL MT AT 26 FT APC MA511 BUG RATING B3 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	60	341	0.9	161.9
	☐ e	SA3	6	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-BOLED-325mA-NW-HS-POLE MT AT 27.5 FT APC 25 FT POLE 30 IN BASE BUG RATING B1 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80	167	0.9	129.4

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Description						
Truck and Drive area	+	2.1 fc	7.3 fc	0.1 fc	73.0:1	21.0:1
Spill	+	0.0 fc	1.0 fc	0.0 fc	N/A	N/A

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <+.003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly. Minimum wall thickness is .188". Feature Mounting Plate allows for mounting surface over a recessed plate. Electrical Housing anchors to the top edge of the Mounting Plate and shields heat received from heat source. Light the Electrical Housing to the Mounting Plate from the bottom.

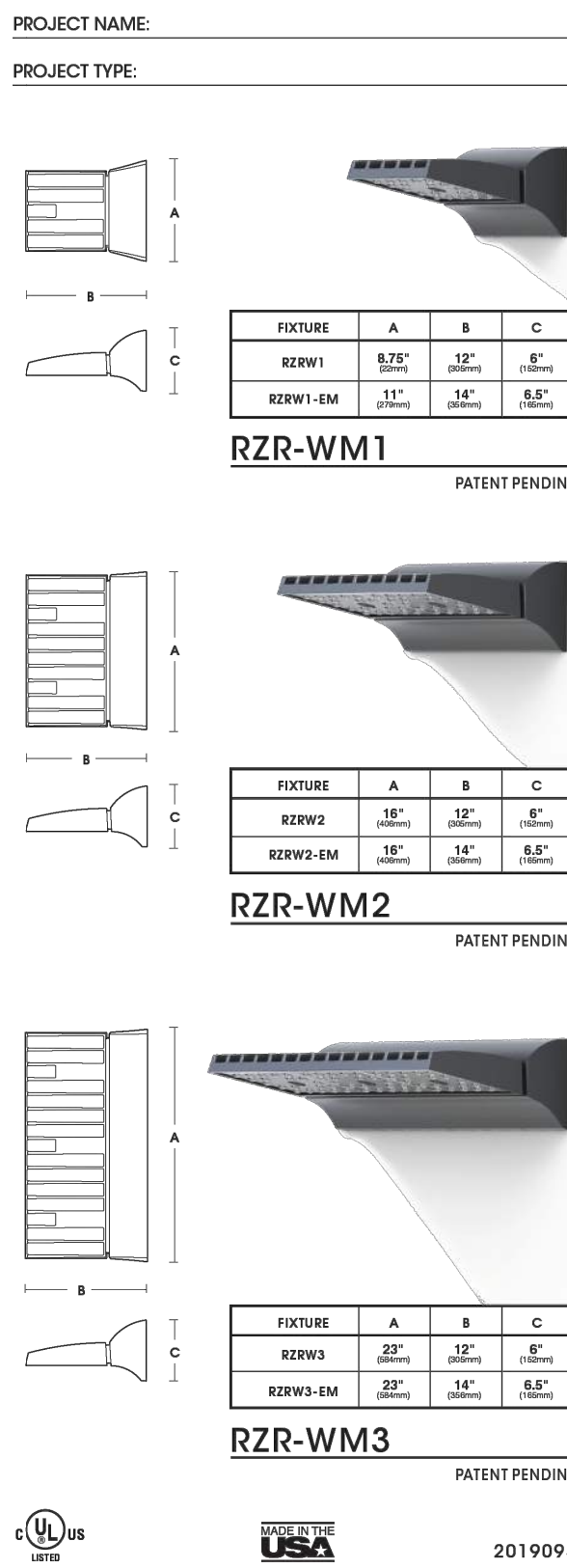
PLED® OPTICAL MODULES
Emitters (LED's) are mounted on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP66 rating. The asymmetric distributions have a micro-reflector inside the reflector which redirects the house side emitter output towards the street side and functions as a house side shielding element. Detectors are injection molded H12 acrylic. Each LED reflector is sealed to the PCB over an emitter and of reflector are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED reflectors produce standard site/area distributions. Panels are field reprogrammable and field rotatable in 90° increments.

LED DRIVERS
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer of heat to the arm to accommodate a photowall receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188".

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. RZR Minimum LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult factory for other LED options.

AMBER LED'S
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to IPS lamps and have a slight output in the blue spectral bandwidth. TBA (True Amber) LED's utilize material mounts light in the amber spectral bandwidth only without the use of phosphor.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate preheated with 20 PSI power wash at 140°F. Four step phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



SOLID STATE AREA LIGHTING

VALULUME SERIES-PLED SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <+.003" over 12") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

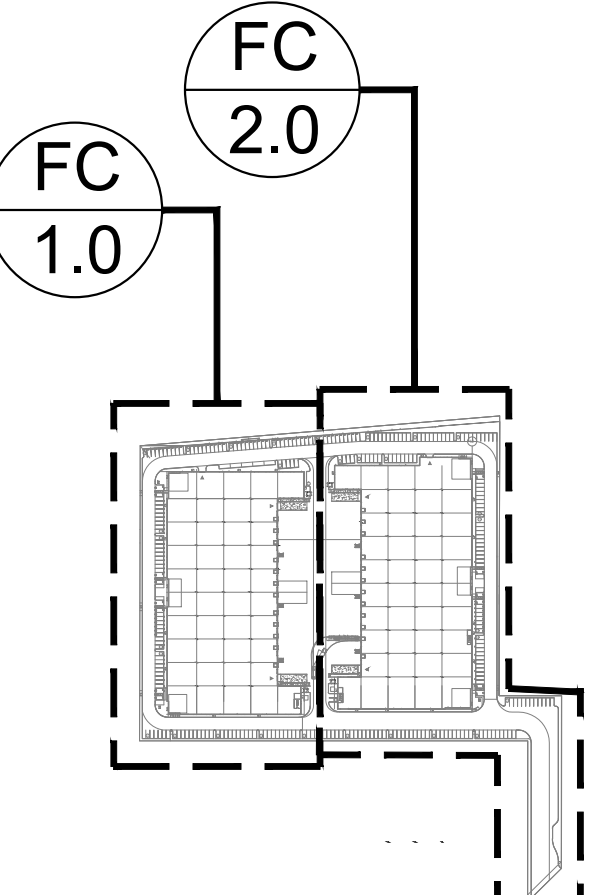
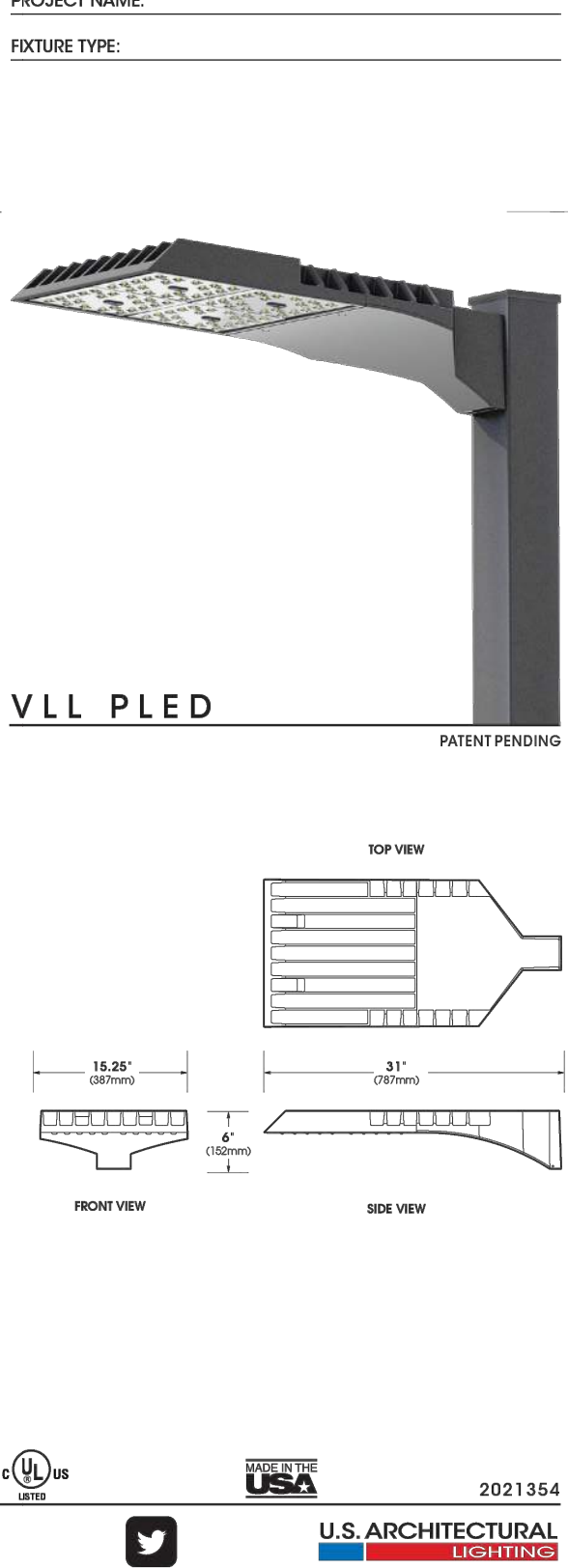
ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <+.003" over 12") to facilitate thermal transfer of heat to the arm to accommodate a photowall receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and finished driver assembly cover is integrated with wiring compartment cover.

PLED® OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the reflector redirects the house side emitter output towards the street side and functions as a house side shielding element. Detectors are injection molded H12 acrylics. Each LED reflector is sealed to the PCB over an emitter and all reflectors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED reflector produce standard site/area distributions. Panels are field reprogrammable and field rotatable in 90° increments.

LED DRIVERS
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer of heat to the arm to accommodate a photowall receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188".

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. RZR Minimum LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult factory for other LED options.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate preheated with 20 PSI power wash at 140°F. Four step phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



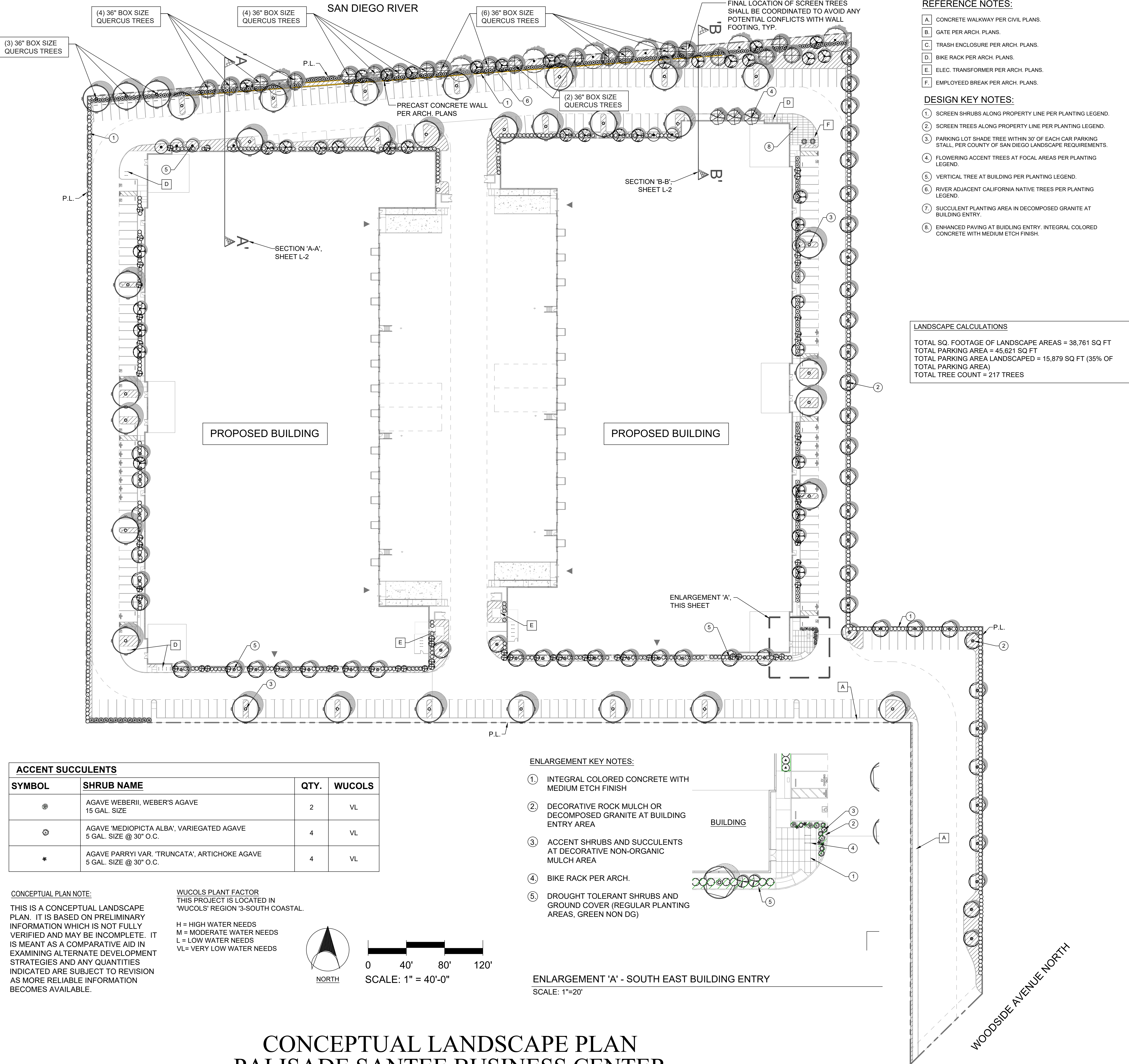
PLANTING LEGEND

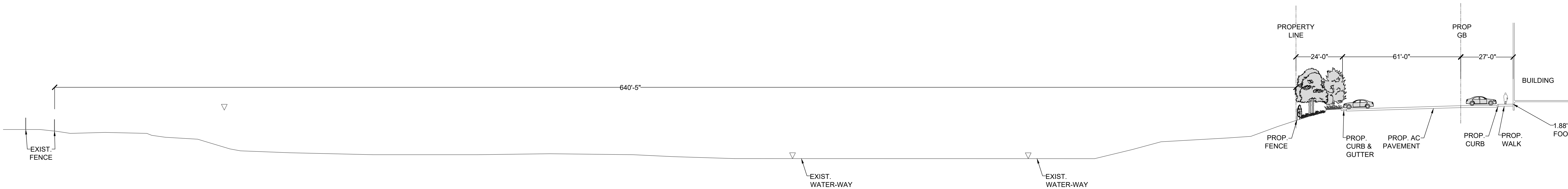
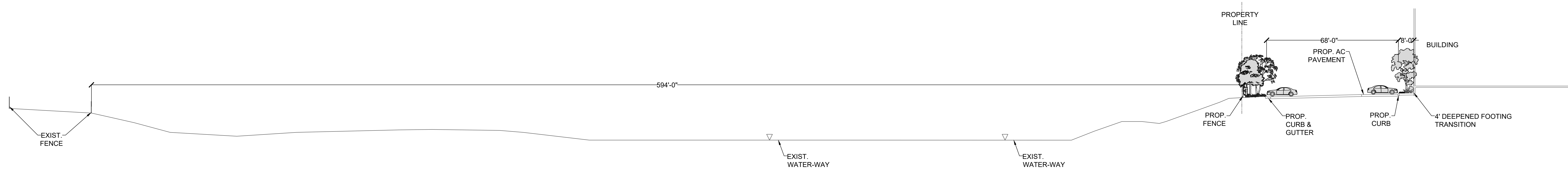
TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PRUNUS CAROLINIANA 'COMPACTA', CAROLINA LAUREL CHERRY 15 GAL. SIZE	60	L
	FLOWERING ACCENT TREE AT BLDG AND PROJECT ENTRIES CERCIDIMUM FLORIDUM, BLUE PALO VERDE 36" BOX SIZE. MULTI-TRUNK	3	L
	EVERGREEN PARKING LOT SHADE TREE QUERCUS ILEX, HOLLY OAK 24" BOX SIZE [SEE PLAN FOR LOCATION OF (3) 36" BOX SIZE]	30 - 24" 3 - 36"	L
	EVERGREEN SCREEN TREE SALIX SPP., WILLOW 24" BOX SIZE	40	L
	CALIFORNIA NATIVE SCREEN TREE QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE [SEE PLAN FOR LOCATION OF (14) 36" BOX SIZE]	7 - 24" 14 - 36"	L
	VERTICAL GROWING TREE ADJACENT TO BUILDING TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE	8	M
	VERTICAL GROWING TREE ADJACENT TO BUILDING GEUERIA PARVIFLORA, AUSTRALIAN WILLOW 15 GAL. SIZE	56	L
	CALIFORNIA NATIVE TREE PLATANUS RACEMOSA, WESTERN SYCAMORE 15 GAL. SIZE	7	M

SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:		
SYMBOL	NAME	WUCOLS
	SAMBUCUS NIGRA, ELDERBERRY 5 GAL. SIZE	L
	SENNA ARTEMISIODES, FEATHERY CASSIA 5 GAL. SIZE	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	OLEA 'LITTLE OLLIE', DWARF OLIVE 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	L
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE	L
	HETEROMELES ARBUTIFOLIA, TOYON 15 GAL. SIZE	L

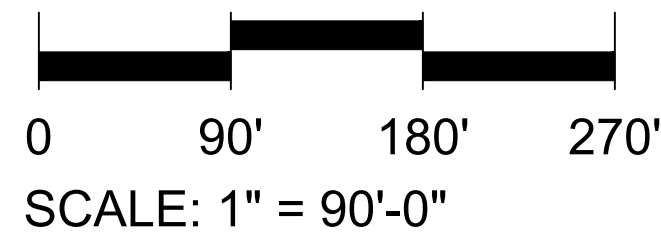
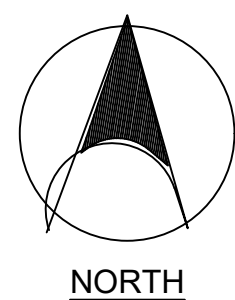
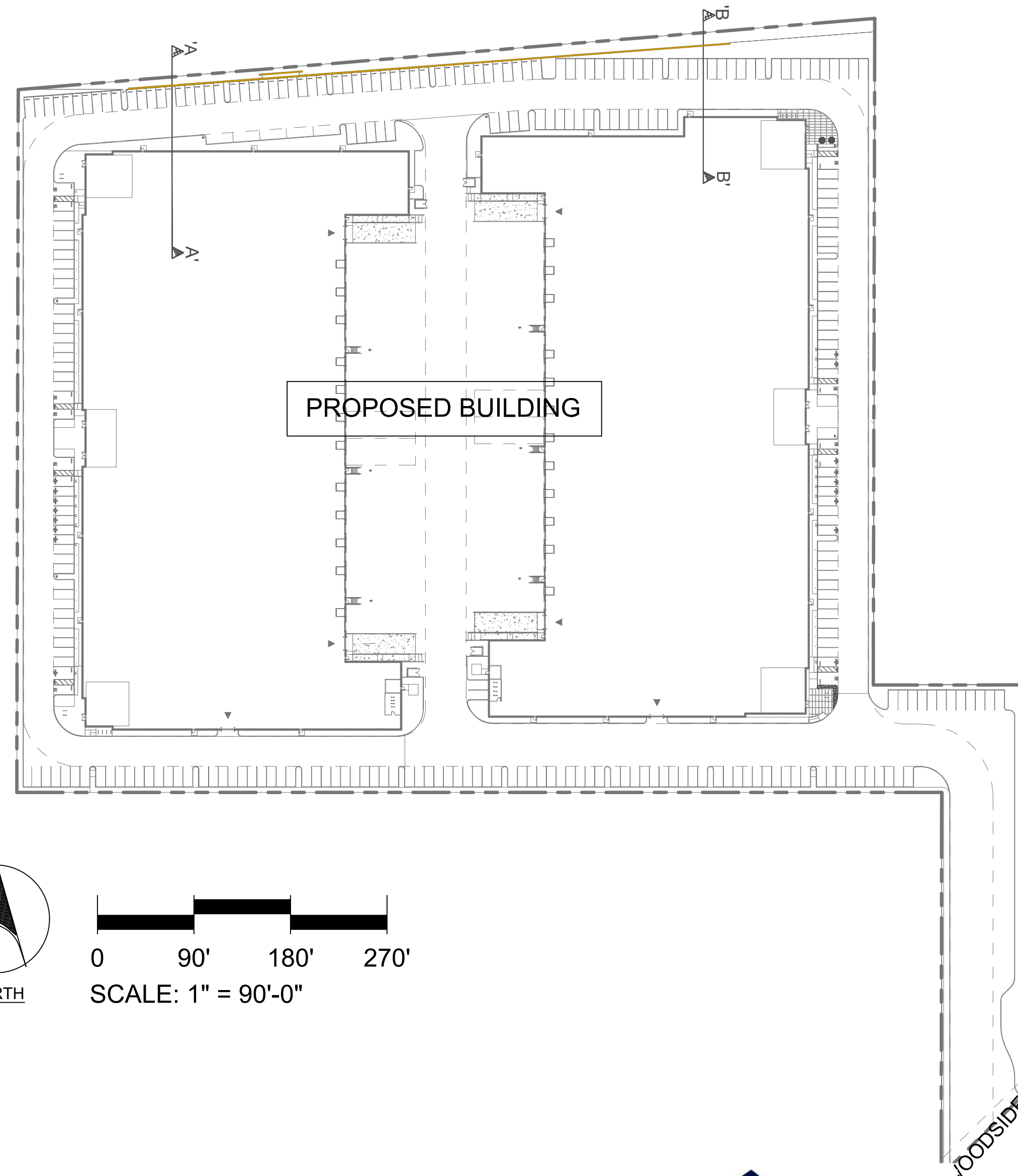
GROUND COVERS		
SYMBOL	NAME	WUCOLS
	ACHILLEA 'MOONSHINE', MOONSHINE YARROW 1 GAL. SIZE @ 24" O.C.	L
	LANTANA CAMARA 'DWARF GOLD', DWARF LANTANA 1 GAL. SIZE @ 30" O.C.	L
	STIPA PULCHRA, PURPLE NEEDGRASS 1 GAL. SIZE @ 24" O.C.	M
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA', WHITE STRIPED TASMAN FLAX LILY 1 GAL. SIZE @ 24" O.C.	M
	MYOPORUM PARVIFOLIUM, CREEPING MYOPORUM 1 GAL. SIZE @ 24" O.C.	L
	CARISSA MACROCARPA 'GREEN CARPET', NATAL PLUM 1 GAL. SIZE @ 30" O.C.	M
	ENCELIA CALIFORNIA, 5 GAL. SIZE @ 36" O.C.	L
	AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE @ 36" O.C.	L
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE WILD RYE 1 GAL. SIZE @ 36" O.C.	L
	DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 24" O.C.	M
	VERBENA 'DE LA MINA', DE LA MINA VERBENA 1 GAL. SIZE @ 24" O.C.	L
	ASCLEPIAS SUBULATA, DESERT MILKWEED 1 GAL. SIZE @ 30" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE @ 30" O.C.	L
	YUCCA ROSTRATA, YUCCA 5 GAL. SIZE @ 36" O.C.	L

NOTE: APPLY A 3" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.





SAN DIEGO RIVER



LANDSCAPE SECTIONS PALISADE SANTEE BUSINESS CENTER

SANTEE, CA

DATE: 10/31/25



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ARCHITECTURE + DESIGN

A22-2164
6TH PLANNING
SUBMITTAL 10.31.25

RENDERING



R-1



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RENDERING



R-5