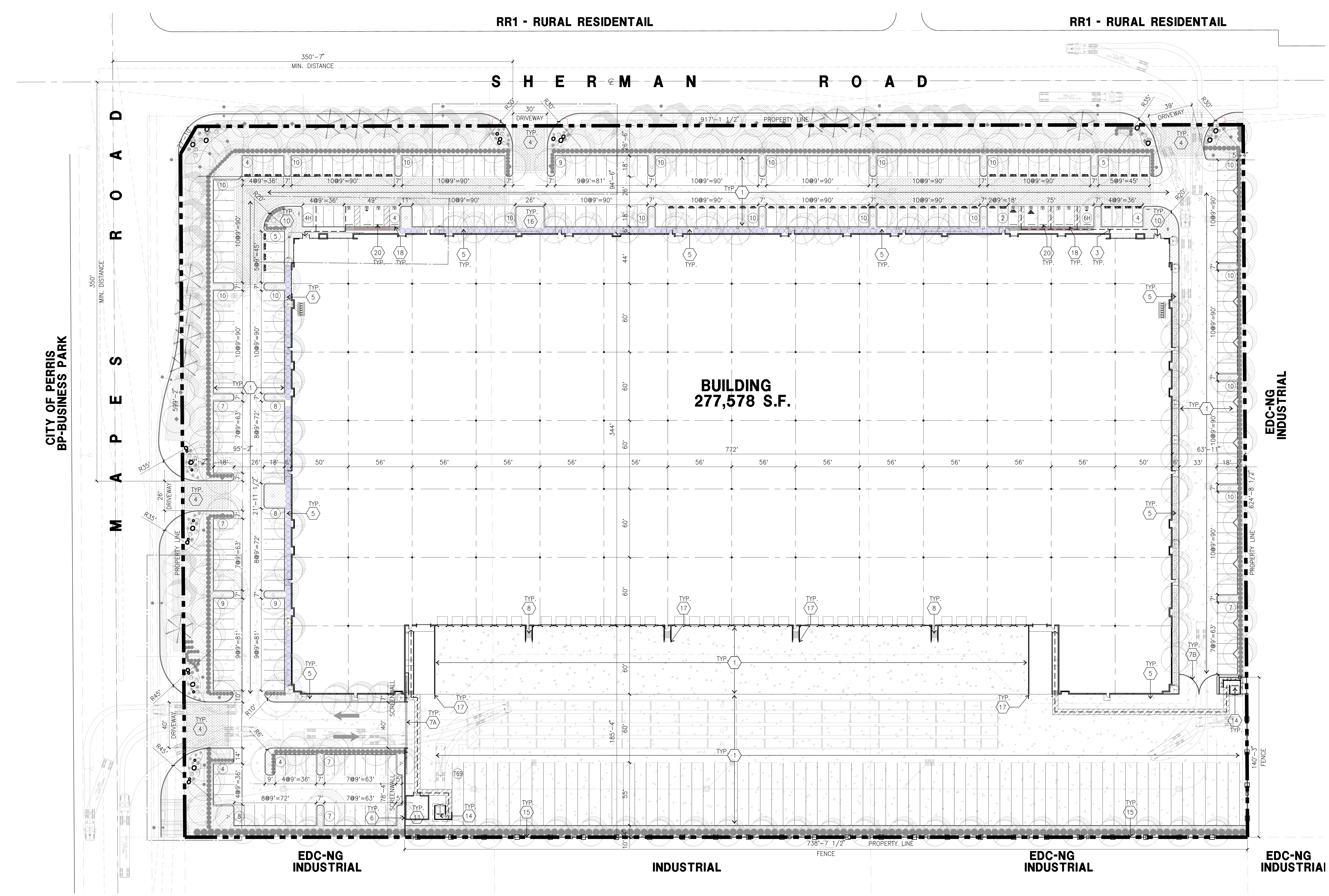


OVERALL SITE PLAN (A)
scale: 1" = 40'-0"

SCALE: 1" = 40'-0"
0 40' 80' 160'
TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT – PER CIVIL AND STRUCTURAL DRAWINGS.
2. ENHANCED PAVING.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH, SEE "L" DRAWING.
4. DRIVEWAY APRONS (ENHANCED PAVEMENT) TO BE CONSTRUCTED PER "C" AND "L" DRAWING.
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. 14'H CONCRETE TILT-UP SCREEN WALL
7A. PROVIDE METAL, MANUAL OPERATED SLIDING GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
7B. PROVIDE METAL, MANUAL OPERATED SWING GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
8. EXTERIOR CONCRETE STAIR
9. APPROXIMATE LOCATION OF TRANSFORMER
10. EMPLOYEE BREAK AREA
11. PUMP HOUSE
12. SMOKING AREA
13. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
14. COVERED TRASH ENCLOSURE
15. 8' HIGH TUBULAR STEEL FENCE ON TOP OF RETAINING WALL
16. OUTDOOR PLAZA
17. CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H,
18. HANDICAPPED PARKING STALL SIGN
19. HANDICAPPED ENTRY SIGN
20. PRE-CAST CONC. WHEEL STOP

GRADING NOTE

PAVEMENT TRANSITIONS WILL BE PROVIDED AS SHOWN ON THE CONCEPTUAL GRADING PLAN.

SITE PLAN GENERAL NOTES

1. THE SOILS REPORT PREPARED BY SOUTHERN CALIFORNIA GEOTECHNICAL DATED: -------
2. SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POLES OF ALL FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

SITE LEGEND

CONCRETE PAVING
SEE "C" DRWGS. FOR THICKNESS

ENHANCED CONCRETE PAVING
SEE "C" DRWGS. FOR THICKNESS

LANDSCAPED AREA

STANDARD PARKING
STALL (9' X 19')

HANDICAP PARKING
STALL (9' X 19')
+ 5' W/ ACCESSIBLE AISLE

HANDICAP PARKING (VAN)
STALL (12' X 19')
+ 5' W/ ACCESSIBLE AISLE

LIGHT STANDARD

EXISTING PUBLIC
FIRE HYDRANT

F.H. PRIVATE FIRE HYDRANT
APPROXIMATE LOCATION

STEEL TUBE FENCE

PROPERTY LINE

PATH OF TRAVEL
5% MAX SLOPE
2% MAX CROSS-SLOPE

26' FIRE LANE.
PROVIDE RED CURBS AND
SIGNAGE PER FIRE DEPT
REQUIREMENT

POLICE NOTES

TENANT TO INSTALL CAMERAS PROVIDING COVERAGE TO LOADING DOCKS.
DEDICATED KNOX BOX KEY FOR PD USE.
SHRUBS/VEGETATION TO BE NO HIGHER THAN THREE FEET AND TREES TO HANG NO LOWER THEN TEN FEET FROM THE GROUND. THIS PREVENTS CRIMINALS FROM HIDING BEHIND SHRUBS/VEGETATION.

ADA PARKING, EV AND CLEAN AIR CALC.

TOTAL PARKING 308
TOTAL ADA PARKING REQUIRED = 6 STALLS STANDARD STALLS WITH 2 VAN STALLS PROPOSED
CLEAN AIR PARKING REQUIRED = 12% OF TOTAL = 37 STALLS REQ AND PROPOSED
EV CHARGING REQUIRED = 10% OF TOTAL = 31 STALLS REQ AND PROPOSED

BICYCLE SPACES

TOTAL PARKING 308
SECTION 18.12 OF ORDINANCE NO 348 REQUIRES 1 PER 25 PARKING SPACES
TOTAL 13 BICYCLE PARKING SPACES REQUIRED. 4 BICYCLE RACKS (4 BIKES EACH) FOR A TOTAL OF 16 BICYCLE PARKING SPACES WILL BE PROVIDED FOR SHORT AND LONG TERM

AERIAL MAP

UTILITIES

Water Company
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
(951)928-6177

Sewage Disposal
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
(951)928-6177

Electric
SOUTHERN CALIFORNIA EDISON (SCE)
26100 MENIFEE ROAD
ROMOLAND, CA 92585
(951)928-8290

Gas
SOUTHERN CALIFORNIA GAS COMPANY
1981 W. LUGIANA AVE.
REDLANDS, CA 92374
(909)335-7827

Cable
CHARTER COMMUNICATIONS
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
(951)406-1613

Telephone
FRONTIER COMMUNICATIONS
762 W. KETTERING AVENUE
LANCASTER, CA 93534
(661)949-8604

School District
29775 HAUN RD.
MENIFEE, CA. 92586
9951) 672-1851

PROJECT DATA

SITE AREA	
In s.f.	580,873 s.f.
In acres	13.34 ac
BUILDING AREA	
Office	10,000 s.f.
Warehouse	267,578 s.f.
TOTAL	277,578 s.f.
COVERAGE	47.8%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	40 stalls
Whse: 1/1,000 s.f.	268 stalls
TOTAL	308 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	232 stalls
ADA Van (12' x 18')	2 stalls
ADA Std. (9' x 18')	6 stalls
EV ADA Van (12' x 18')	1 stalls
EV ADA Std. (9' x 18')	1 stalls
EV Ambulatory (9' x 18')	1 stalls
EV Std. (9' x 18')	28 stalls
CAV	37 stalls
TOTAL	308 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	69 stalls
TOTAL PARKING PROVIDED	
TOTAL	377 stalls
BICYCLE REQUIRED	
1 per 25 parking stalls	13 bikes
Bicyle provided	
Short term	4 bikes
Long term	10 bikes
Total	14 bikes
ZONING ORDINANCE FOR CITY	
Zoning designation: Economic Development Corridor Northern Gateway (EDC-NG)	
General plan designation: Economic Development Corridor (EDC)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 100'	
MAXIMUM FLOOR AREA RATIO	
FAR -1.0	
LANDSCAPE REQUIREMENT	
Percentage - 12%	
LANDSCAPE PROVIDED	
percent	12.0%
Planting in s.f.	55,403 s.f.
Enhanced hardscape in s.f.	14,578 s.f.
Total	69,981 s.f.
SETBACKS	
Front - 25'	
Street Side - 15'	
Rear - 10'	

PROPERTY OWNER

CIVF VI-CA4B02,LLC
DELAWARE LIMITED LIABILITY CO.
1 BEACON STREET
SUITE 2800
BOSTON, MA 02108
PHONE: (805) 215-6453
CONTACT: MICHAEL GREGG

ADDRESS OF THE PROPERTY

MAPES ROAD AND SHERMAN ROAD , MENIFEE, CA

ASSESSOR'S PARCEL NUMBER

APN: 329-030-003, 329-030-048, AND 329-030-049

APPLICANT'S RESPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE SUITE 100
IRVINE CA 92612
TEL: 949-862-2110
ATTN: JAIME CRUZ

ZONING

ZONING DESIGNATION: ECONOMIC DEVELOPMENT CORRIDOR NORTHERN GATEWAY (EDC-NG)
GENERAL PLAN DESIGNATION: ECONOMIC DEVELOPMENT CORRIDOR (EDC)

ADJACENT ZONING

NORTH SIDE: BUSINESS PARK (CITY OF PERRIS)
WEST SIDE: EDC-NG INDUSTRIAL
SOUTH SIDE: EDC-NG INDUSTRIAL
EAST SIDE: RR1 RURAL RESIDENTIAL

PROJECT DESCRIPTION

THE PROJECT IS LOCATED AT THE SOUTHWEST CORNER OF SHERMAN ROAD AND MAPES ROAD, MENIFEE, CA. THE PROJECT SITE ENCOMPASSES APPROXIMATELY 15.08 ACRES OF WHICH 13.35 ACRES IS ON OFFSITE (STREET IMPROVEMENTS ON SHERMAN ROAD AND MAPES ROAD.) PROPOSED IMPROVEMENTS INCLUDE A LIGH INDUSTRIAL WAREHOUSE APPROXIMATELY 277,578 SQUARE FEET. THERE WILL BE A TRUCK YARD ON THE WEST SIDE OF THE BUILDING. VEHICLE PARKING AREAS WILL BE LOCATED ON THE NORTHERLY, EASTERLY, AND SOUTHERLY SIDES OF THE BUILDING. LANDSCAPING WILL BE ADJACENT TO THE STREET AND SCATTERED THROUGHOUT THE SITE. PER GEOTECHNICAL INVESTIGATION, THE CALCULATED INFILTRATION RATES AT THE INFILTRATION TEST LOCATION ARE 0 INCHES PER HOUR. BASED ON THE LACK OF INFILTRATION, INFILTRATION IS NOT CONSIDERED FEASIBLE. INSTEAD, THE PROJECT PROPOSES TO USE UNDERGROUND DETENTION SYSTEMS AND PROPRIETARY BIO-TREATMENT UNITS TO TREAT RUNOFF PRODUCED BY THE 85TH PERCENTILE STORM RAINFALL DEPTH. IN ADDITION, CATCH BASIN FILTERS WILL BE PROVIDED IN ORDER TO PRE-TREAT RUNOFF PRIOR TO ENTERING WATER QUALITY FEATURES.

LEGAL DESCRIPTION

EXISTING:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 329-030-048

LOT 538 ROMOLA FARMS NO. 6A, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 63, 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: APN 329-030-049

LOT 539, TRACT ROMOLA FARMS NO. 6A, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: APN 329-030-003

LOT 537, TRACT ROMOLA FARMS NO. 6A, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 63, 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPOSED:

LOT 537, 538, AND 539, ALL LOTS OF ROMOLA FARMS NO. 6A, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 63, 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

HPA
architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

CABOT

CIVF VI-CA4B02, LLC,
A DELAWARE LIMITED LIABILITY CO.

1 Beacon St.
suite 2800
Boston, MA. 02108
805-215-6453

Project:

215 East
Commerce Center

Mapes Rd. & Sherman Rd
Menifee, CA 92571

Consultants:

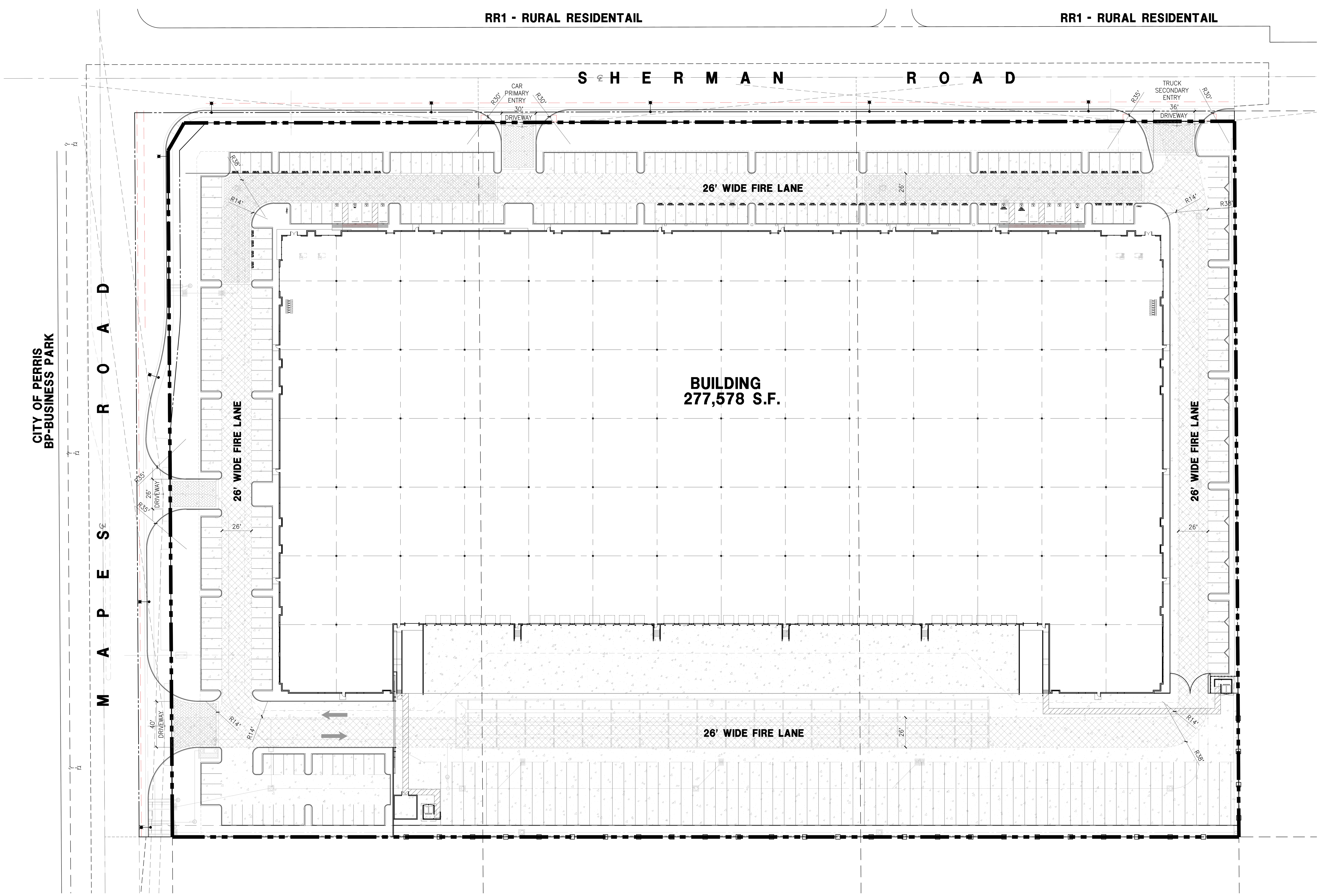
CIVIL	THIENES
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	SPLA
FIRE PROTECTION	
SOILS ENGINEER	

Title: OVERALL SITE PLAN

Project Number: 21070
Drawn by: JEC
Date: 10/25/21
Revision:

Sheet:

DAB-A1.1



OVERALL SITE PLAN (A)
scale: 1" = 40'-0"

SCALE: 1" = 40'-0"
0 40' 80' 160'
TRUE NORTH

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General plan designation: Economic Development Corridor (EDC)	
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Height - 100'	
MAXIMUM FLOOR AREA RATIO	
FAR -1.0	
LANDSCAPE REQUIREMENT	
Percentage - 12%	
LANDSCAPE PROVIDED	
percent	12.0%
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Enhanced hardscape in s.f.	14,578 s.f.
Total	69,981 s.f.
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Front - 25'	
Street Side - 15'	
Rear - 10'	

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

CABOT

CIVF VI-CA4B02, LLC,
A DELAWARE LIMITED LIABILITY CO.

1 Beacon St.
suite 2800
Boston, MA. 02108
805-215-6453

Project:

215 East
Commerce Center

Mapes Rd. & Sherman Rd
Menifee, CA 92571

Consultants:

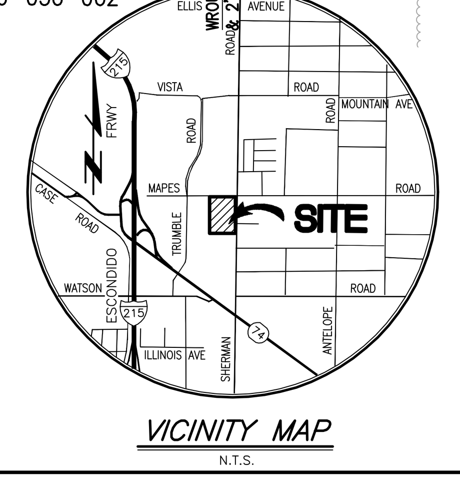
CIVIL	THIENES
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	SPLA
FIRE PROTECTION	
SOILS ENGINEER	

Title: OVERALL SITE PLAN

Project Number: 21070
Drawn by: JEC
Date: 10/25/21
Revision:

Sheet:

DAB-A1.1F



VICINITY MAP
N.T.S.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 6, NORTH AMERICAN DATUM 1983 (NAD83) BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "MLFP" AND "P584" AS BEING SOUTH 84° 41' 07.4104" EAST (BASIS OF BEARINGS) (GRID) AND REPRESENTED HEREON BY THE CENTERLINE OF SHERMAN ROAD AS BEING NORTH 0°41'23" EAST.
(2010.0 EPOCH)

BENCHMARK:

RIVERSIDE COUNTY BENCHMARK NO. "M 21-1 RESET"
373 FEET WEST ALONG ETHANA ROAD FROM THE INTERSECTION OF ETHANAC ROAD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC ROAD. 50 FEET SOUTHEAST OF THE NORTHEAST CORNER OF A 8 FOOT CHAIN LINK RIGHT-OF-WAY FENCE. 1 FOOT NORTHEAST OF AN ANGLE-POINT IN THE RIGHT-OF-WAY FENCE. 2 FEET NORT OF A MARKER POST. A BRASS DISK STAMPED H-21-1 RESET 1971 SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND.
ELEVATION = 1421.891' (NGVD 1929)

SHEET INDEX

1. CONCEPTUAL GRADING PLAN
2. GRADING SECTIONS AND EARTHWORK ANALYSIS
3. CONCEPTUAL UTILITY PLAN
4. STORM DRAIN PLAN
5. STORM DRAIN PROFILE

0 15 30 60 90
SCALE: 1" = 30'

OWNER/APPLICANT:
CIVF VI- CA4B02, LLC,
a Delaware limited liability company
1 BEACON STREET, SUITE 2800
BOSTON, MA 02108
CONTACT: MICHAEL GREGG
PHONE: (805) 215-6453
EMAIL: michael.gregg@streamrealty.com

PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

Last Update: 8/1/22
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CITY OF MENIFEE
PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN
215 EAST COMMERCE CENTER
SWC MAPES ROAD AND SHERMAN ROAD

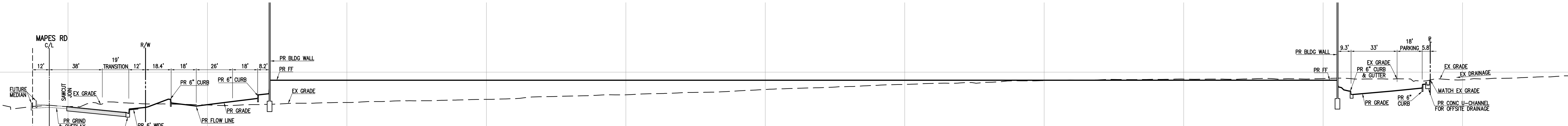
Designed by ______
Date ______
Checked by ______
Date ______
Designed by ______
Date ______
Checked by ______
Date ______

Approved by ______ Date ______

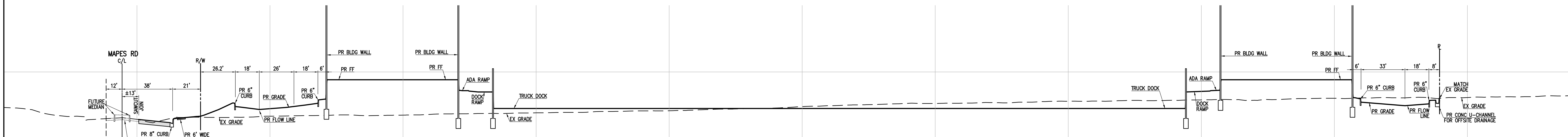
Public Works Director R.C.E. XXXXX

Sheet 1 of 5 Sheets

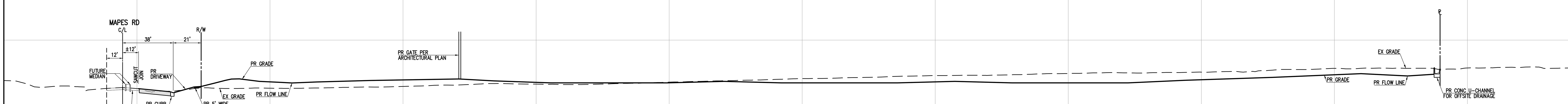
TEI JN 4031 - PLOT DATE: October 7, 2022



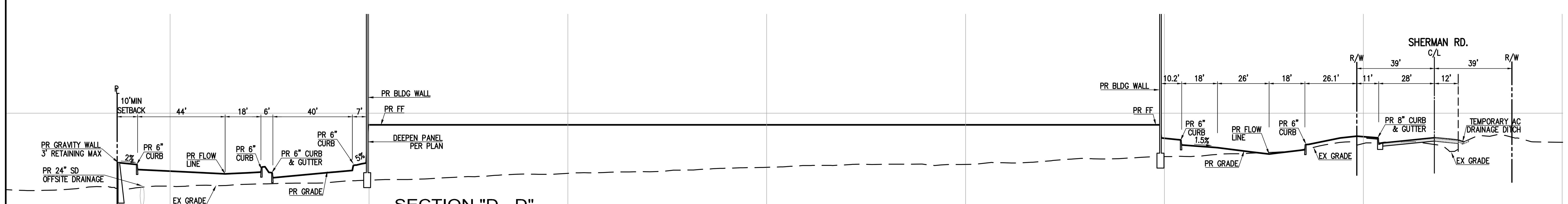
SECTION "A - A"
SCALE HORZ: 1"= 30'
VERT: 1"= 6'



SECTION "B - B"
SCALE HORZ: 1"= 30'
VERT: 1"= 6'



SECTION "C - C"
SCALE HORZ: 1"= 30'
VERT: 1"= 6'



SECTION "D - D"
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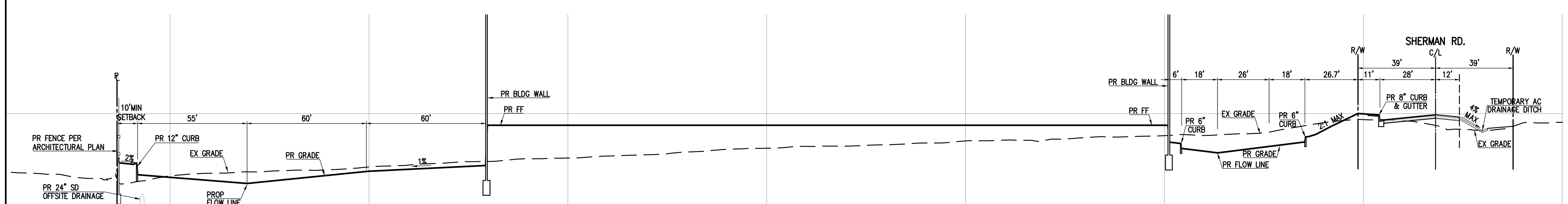
VERT: 1"= 6'



SECTION "E - E"
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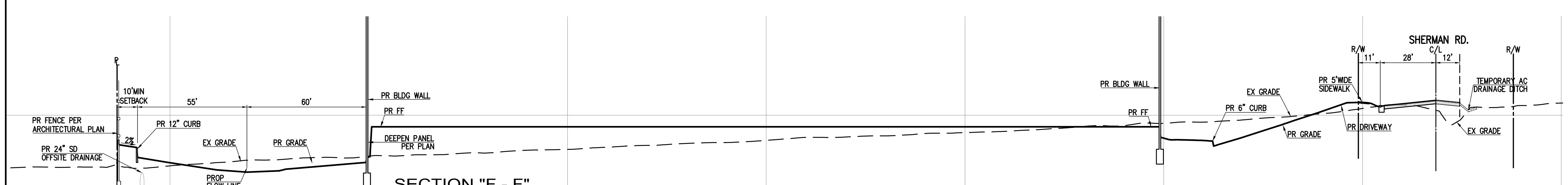
VERT: 1"= 6'



SECTION "F - F"
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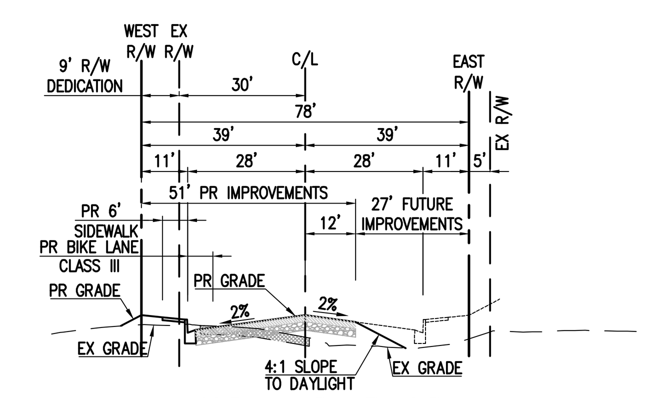
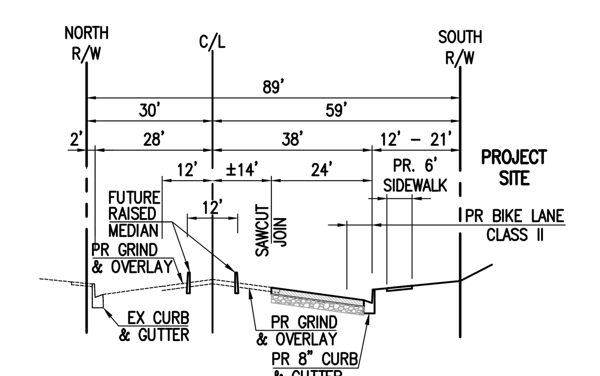
VERT: 1"= 6'



TYPICAL SECTION
SHERMAN ROAD
INDUSTRIAL COLLECTOR CITY STD 112
PRELIMINARY R-VALUE 40
6"AC/8"AB/12" COMPACTED SUBGRADE
TI=8 - 35 MPH
NOT TO SCALE



TYPICAL SECTION
MAPES ROAD
MAJOR STREET CITY STD 110
PRELIMINARY R-VALUE 40
6.5"AC/11"AB/12" COMPACTED SUBGRADE
TI=10 - 50 MPH
NOT TO SCALE

PRELIMINARY EARTHWORK ANALYSIS:

A.	GRADING AREA:	624,900	SF
B.	STRIPPING:	0.100	FT
C.	SUBSIDENCE:	0.063	FT
D.	SHRINKAGE FACTOR:	0.050	FT/FT
E.	**CALCULATED CUT: MATERIAL AVAILABLE**	12,800	CY
	REDUCTIONS TO MATERIAL AVALIABLE		
F.	STRIPPING: (AxB)/27=	(2,314)	CY
G.	SUBSIDENCE: (AxC)/27=	(1,447)	CY
H.1	SHRINKAGE: (D*E)=	(640)	CY
H.2	SHRINKAGE - TOP 12" OF BUILDING PAD	(537)	CY
H.3	OVEREX BUILDING PAD 5'	(2,148)	CY
	ADDITIONS TO MATERIAL AVAILABLE		
J.	OFFSITE STREET IMPROVEMENTS	850	CY
K.1	PIPE AND BEDDING - STORM DRAIN	1,240	CY
K.2	PIPE AND BEDDING - WATER	556	CY
K.3	PIPE AND BEDDING - SEWER	11	CY
L.	UNDERGROUND FACILITY	3,000	CY
M.	BUILDING FOOTINGS, GRADE BEAM, AND BACKFILL	650	CY
N.	WALL FOOTING AND STRUCTURAL BACKFILL	-	CY
O.	POUR STRIP	116	CY
P.	SHRINKAGE FOR K.1, K.2, K.3 & L	(68)	CY
	ADJUSTED CUT: MATERIAL AVAILABLE=	12,100	CY
Q.	**CALCULATED FILL: MATERIAL REQUIRED**	22,200	CY
	TOTAL (IMPORT) OR EXPORT:	**(10,100)**	CY

NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES, AND ARE TO BE USED BY BUILDING DEPARTMENT ONLY. CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND BID A COMPLETE JOB.

0 15 30 60 90
SCALE: 1" = 30'

CITY OF MENIFEE
PUBLIC WORKS DEPARTMENT

GRADING SECTIONS AND EARTHWORK ANALYSIS
215 EAST COMMERCE CENTER
SWC MAPES ROAD AND SHERMAN ROAD

OWNER/APPLICANT:
CIVF VI- CA4B02, LLC,
a Delaware limited liability company
1 BEACON STREET, SUITE 2800
BOSTON, MA 02108
CONTACT: MICHAEL GREGG
PHONE: (805) 215-6453
EMAIL: michael.gregg@streamrealty.com

PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

Last Update: 8/1/22
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Designed by ______
Date ______
Checked by ______
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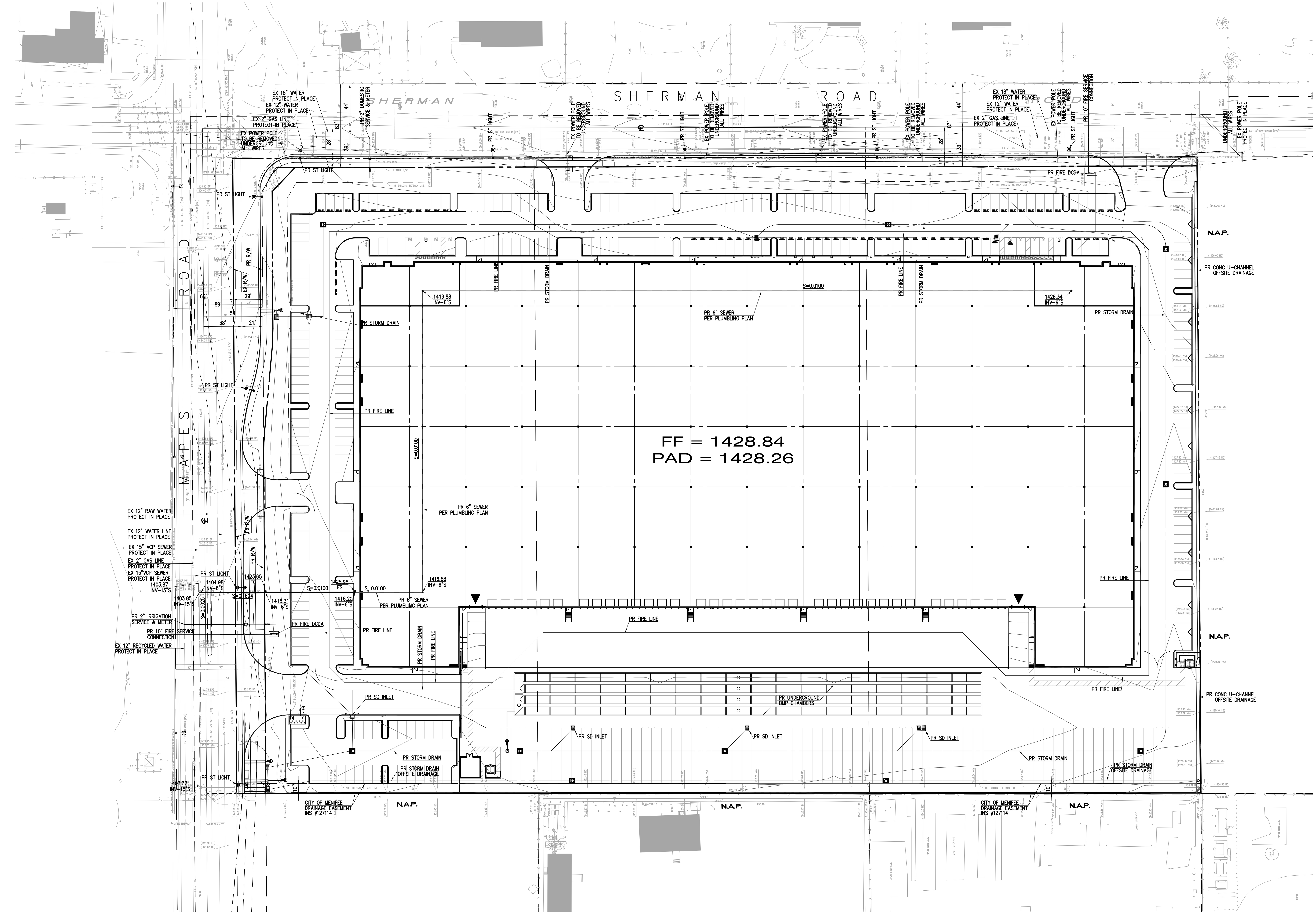
Date ______

Approved by ______ Date ______

Public Works Director R.C.E. XXXXX

TEI JN 4031 - PLOT DATE: October 7, 2022



0 15 30 60 90

SCALE: 1" = 30'

OWNER/APPLICANT:

CIVF VI- CA4B02, LLC,
a Delaware limited liability company
1 BEACON STREET, SUITE 2800
BOSTON, MA 02108
CONTACT: MICHAEL GREGG
PHONE: (805) 215-6453
EMAIL: michael.gregg@streamrealty.com

PREPARED BY:

Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

Last Update: 8/1/22
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CITY OF MENIFEE

PUBLIC WORKS DEPARTMENT

CONCEPTUAL UTILITY PLAN

215 EAST COMMERCE CENTER

SWC MAPES ROAD AND SHERMAN ROAD

Designed by ______
Date ______
Checked by ______
Date ______
Designed by ______
Date ______
Checked by ______
Date ______

Approved by ______ Date ______

Public Works Director R.C.E. XXXXX

Sheet 3 of 5 Sheets

TEI JN 4031 - PLOT DATE: October 7, 2022

0 15 30 60 90
SCALE: 1" = 30'

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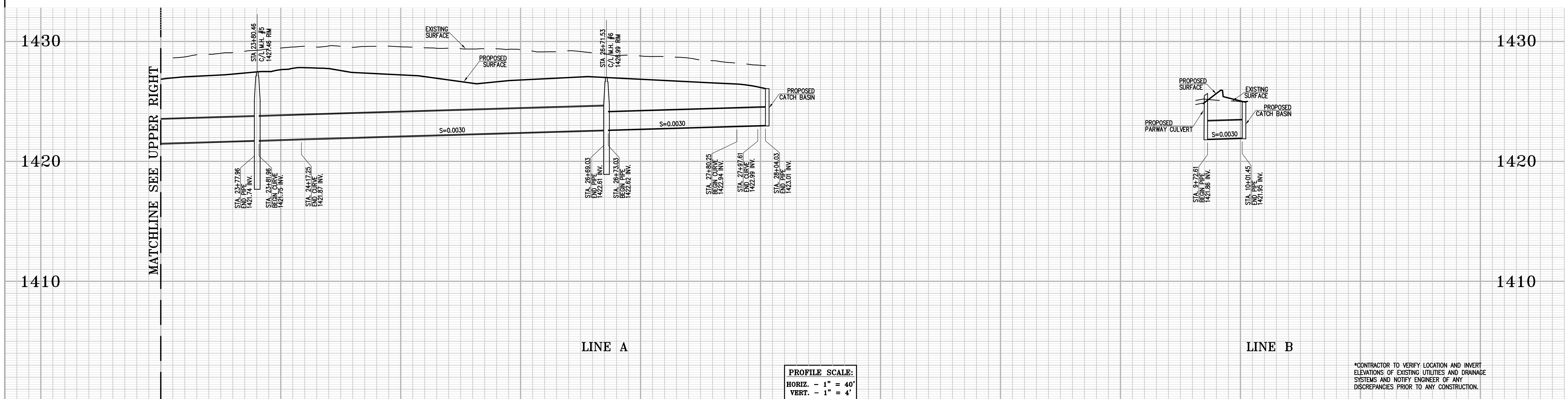
CITY OF MENIFEE
PUBLIC WORKS DEPARTMENT

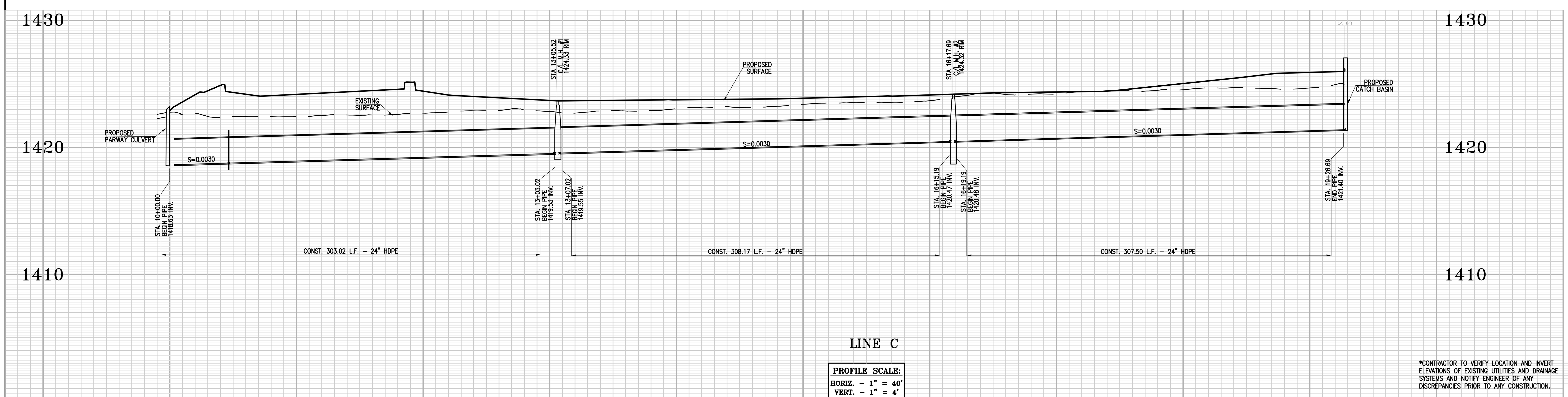
STORM DRAIN PLAN
215 EAST COMMERCE CENTER
SWC MAPES ROAD AND SHERMAN ROAD

Designed by ______ Date ______
Checked by ______ Date ______
Designed by ______ Date ______
Checked by ______ Date ______
Approved by ______ Date ______
Public Works Director ______ R.C.E. XXXXX

Sheet 4 of 5 Sheets

TEI JN 4031 - PLOT DATE: October 7, 2022





CITY OF MENIFEE
PUBLIC WORKS DEPARTMENT

STORM DRAIN PROFILES

215 EAST COMMERCE CENTER
SWC MAPES ROAD AND SHERMAN ROAD

OWNER/APPLICANT:
CIVF VI- CA4B02, LLC,
a Delaware limited liability company
1 BEACON STREET, SUITE 2800
BOSTON, MA 02108
CONTACT: MICHAEL GREGG
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LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

Last Update: 8/1/22
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Designed by ______
Date ______
Checked by ______
Date ______
Designed by ______
Date ______
Checked by ______
Date ______

Approved by ______ Date ______

Public Works Director R.C.E. XXXXX

Sheet 5 of 5 Sheets

TEI JN 4031 - PLOT DATE: October 7, 2022

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PROPOSED STREET TREE ALONG SHERMAN RD. & MAPES RD. PLATANUS A. 'COLUMBIA', LONDON PLANE TREE 24" BOX SIZE	15	M
	PROPOSED STREET TREE ALONG SHERMAN RD. & MAPES RD. QUERCUS VIRGINIANA, SOUTHERN LIVE OAK 24" BOX SIZE	12	M
	PROPOSED STREET TREE ALONG SHERMAN RD. & MAPES RD. KOELREUTERIA PANICULATA, GOLDEN RAIN TREE 24" BOX SIZE	14	M
	SECONDARY PARKING LOT TREE QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE	48	L
	PROPOSED PARKING LOT SHADE TREE QUERCUS ILEX, HOLLY OAK 24" BOX SIZE	31	L
	EVERGREEN SCREEN TREE -GEIJERIA PARVIFLORA, AUSTRALIAN WILLOW 24" BOX SIZE	25	L
	VERTICAL UPRIGHT TREE CUPRESSUS SIEMPERVIRENS, ITALIAN CYPRESS 15 GAL. SIZE	13	L
	SPECIMEN SIZE FLOWERING TREE -CERCIDIUM F. 'DESERT MUSEUM', DM PALO VERDE -CHITALPA TASHKENTENSIS, CHITALPA TREE 36" BOX SIZE	18	L
	PROPERTY LINE SCREEN TREE -QUERCUS AGRIFOLIA, COAST LIVE OAK -ACACIA BAILEYANA, BAILEY'S ACACIA 15 GAL. SIZE MIN.	32	L
	NARROW BRANCHING TREE ADJACENT TO BUILDING -BRACHYCHITON POPULNEUS, BOTTLE TREE -MELALEUCA CAJEPUT, PAPERBARK TREE -TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE	12	L / L / M

SCREEN SHRUBS- TO BE SELECTED FROM THE FOLLOWING SHRUBS:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	M
	DODONAE VISCOSA, HOPSEED BUSH 5 GAL. SIZE	L
	LEUCOPHYLLUM F. 'GREEN CLOUD', TEXAS RANGER 5 GAL. SIZE	L
	SENNA ARTIMISIOIDES, FEATHERY CASSIA 5 GAL. SIZE	L
	RHUS OVATA, SUGAR BUSH 5 GAL. SIZE	
	WESTRINGRIA F. 'WYNABIE GEM', COAST ROSEMARY 5 GAL. SIZE	L

GROUND COVER AND SHRUB MASSES -
GROUND COVER & SHRUB MASSES SHALL CONSIST OF THE FOLLOWING:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ALOE BARBARDENSIS, YELLOW ALLOE 5 GAL. SIZE	L
	AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE	L
	AGAVE 'MEDIOPICTA ALBA', DWARF WHITE STRIPED AGAVE 5 GAL. SIZE	L
	AGAVE WEBERI, WEBER'S AGAVE 15 GAL. SIZE	L
	BACCHARIS P. 'PIGEON POINT', DWARF COYOTE BRUSH 1 GAL. SIZE	L
	DIETES BICOLOR, FORNITE LILY 5 GAL. SIZE	M
	ERIGONIUM FASCICULATUM, BUCKWHEAT 1 GAL. SIZE	L
	ENCELIA CALIFORNICA, CALIFORNIA BRITTLE BRUSH 1 GAL. & 5 GAL. SIZE	L
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE	L
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE WILD RYE 1 GAL. SIZE	L
	VERBENA 'DE LA MINA', RIGID VERENA 5 GAL. SIZE	L
	MUHLENBERGIA C. 'REGAL MIST', PINK MUHLY 1 GAL. SIZE	L
	ROSEMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE	L
	VERBENA 'DE LA MINA', PURPLE VERBINA 1 GAL. SIZE	L
	WESTRINGIA F. 'GREY BOX', GREY BOX COAST ROSEMARY 5 GAL. SIZE	L

NOTE: ALL SHRUB PLANTING AREAS TO RECEIVE A 3" LAYER OF SHREDDED FINE WOOD MULCH. 2" MAX SIZE.

VINES - VINES SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
▲	FICUS PUMILLA, CREEPING FIG 5 GAL. SIZE	M

DECORATIVE ROCK MULCH

SYMBOL	DESCRIPTION
	3" LAYER OF DECORATIVE DECOMPOSED GRANITE 'GOLD' COLOR, OR DECORATIVE GRAVEL. 3" LAYER OVER WEED FILTER FABRIC

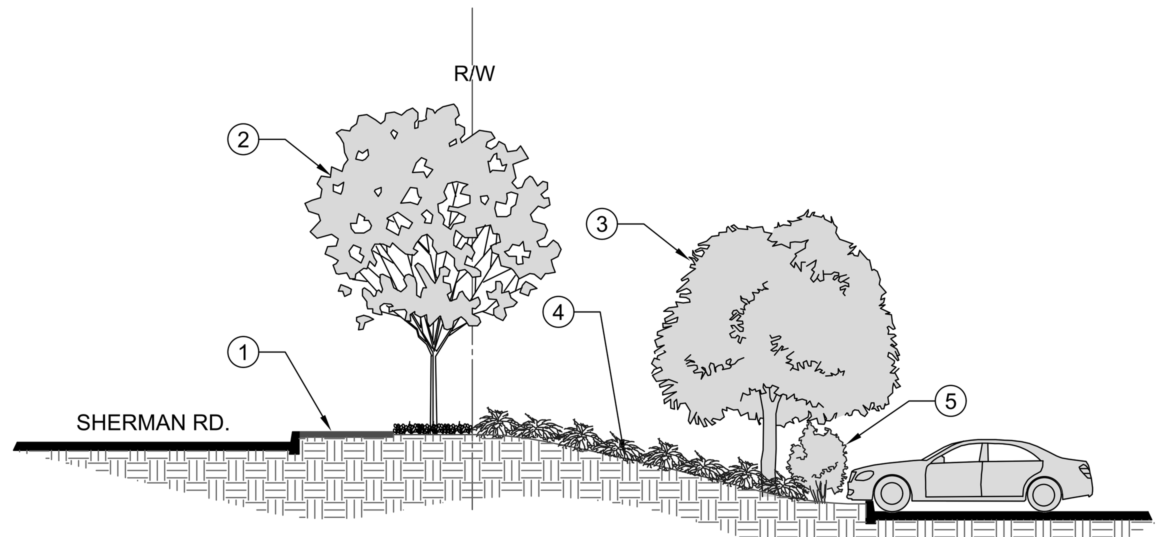
SUCCULENTS- SUCCULENTS SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	SUCCULENT NAME	WUCOLS
	AGAVE 'BLUE GLOW', BLUE GLOW AGAVE 5 GAL. SIZE	L
	ANIGOZANTHOA SPP., KANGAROO PAW 5 GAL. SIZE	L
	AGAVE MEDIOPICTA ALBA, CENTURY PLANT 5 GAL. SIZE	L

RIGHT OF WAY PLANTING PALETTE (SEE TREE LEGEND FOR STREET TREES)

R.O.W. GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE @ 36" O.C.	L
	BACCHARIS P. 'PIGEON POINT', DWARF COYOTE BRUSH 1 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA DUBIA, PINE MUHLY 1 GAL. SIZE @ 30" O.C.	L
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L



SECTION 'A-A'

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

SECTION 'A-A' KEYNOTES:

1. NEW SIDEWALK PER CIVIL DWGS.
2. PROPOSED STREET TREE PER PLANTING LEGEND.
3. NEW PARKING LOT SHADE TREE PER PLANTING LEGEND.
4. 2:1 MAX. SLOPE. EROSION CONTROL GROUND COVER PER PLANTING LEGEND.
5. EVERGREEN SCREEN SHRUB PER PLANTING LEGEND.

STORM WATER TREATMENT AREAS -
SHRUBS AND GRASSES TOLERANT OF SEASONAL WATER INUNDATION:

SYMBOL	GRASS PLANTING AT MODULAR WETLAND UNITS	WUCOLS
	LEYMUS C. 'CANYON PRINCE', BLUE WILD RYE 1 GAL. @ 36" O.C. - MUHLENBERGIA RIGENS, DEER RASS 1 GAL. @ 36" O.C.	L/M

DESIGN KEY NOTES:

1. NEW STREET TREE PER LEGEND.
2. PROPOSED NEW PARKING LOT SHADE TREE PER LEGEND.
3. DROUGHT TOLERANT SHRUBS AND GROUND COVER PER LEGEND.
4. NEW FLOWERING ACCENT TREES AT KEY FOCAL AREAS SUCH AS DRIVEWAY AND BUILDING ENTRIES.
5. VERTICAL GROWING TREE PER LEGEND.
6. EVERGREEN SCREEN TREE PER LEGEND.
7. SCREEN SHRUB PLANTING ALONG STREET FRONTAGE TO BE MAINTAINED AT 48" MIN. HEIGHT.
8. ALL TREES WITHIN SIX FEET OF HARDSCAPE OR BUILDINGS SHALL BE INSTALLED WITH LINEAR ROOT CONTROL BARRIER FROM DEEP ROOT CORPORATION (OR APPROVED SUBSTITUTION). ROOT BARRIER LENGTH SHALL BE 16 FEET MIN. CENTERED ON TREE TRUNK. ROOT BARRIER SHALL BE PLACED IN A LINEAR INSTALLATION ADJACENT TO HARDSCAPE PER MANUF. SPECIFICATIONS AND NOT ENCIRCLING ROOTBALL. ROOT CONTROL BARRIER DEPTH SHALL B 18 INCHES MIN. ADJACENT TO FLATWORK AND 24 INCHES. MIN. ADJACENT TO CURBS.
9. ENHANCED PAVING AT VEHICULAR DRIVEWAY CONSISTING OF INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH.
10. ENHANCED PAVING AT MAIN ENTRY CONSISTING OF INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH.
11. OUTDOOR GATHERING AREA CONSISTING OF INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH, BICYCLE RACK PER ARCH. PLAN AND SITE FURNISHINGS.
12. D.G. POCKETS WITH SUCCULENTS.
13. 12" WD. CONCRETE STEP OFF AT PARKING STALLS ADJACENT TO LANDSCAPE AREAS, TYP.

REFERENCE KEY NOTES:

A. TRASH ENCLOSURE PER ARCH. PLANS. VINES TRAINED TO WALL PER PLANTING PALETTE.
B. VEHICULAR GATE PER ARCH. PLANS.
C. 6" CURB PER PRELIMINARY GRADING PLANS.
D. CONCRETE ARCHITECTURAL SCREEN WALL PER ARCH. PLANS.
E. DCDA PER CIVIL PLANS.
F. LIGHT POLE STANDARD PER ARCH.
G. ELECTRICAL TRANSFORMER PER OTHERS.
H. BELOW GRADE STORM WATER STORAGE AREA, PER CIVIL PLANS
I. STORM DRAIN SYSTEM PER CIVIL PLANS.

NOTE:

- ALL SHRUB PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH. PROVIDE SUBMITTAL FOR REVIEW PRIOR TO INSTALLATION.
- MINIMUM NURSERY CONTAINER SIZES FOR TREES SHALL BE 24-INCH BOX, ACCENT TREES/ 36-INCH BOX, SHRUBS/ 5-GAL., AND GROUND COVERS/ GRASSES/ PERENNIALS/ 1 GALLON. A MIN. OF 10% OF TOTAL TREE QUANTITY SHALL BE SPECIMEN SIZE (36" BOX SIZE OR LARGER).
- PLAN SHALL COMPLY WITH CITY OF MENIFEE, LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS, MCC 15.04; LANDSCAPING STNDARDS; MMC 9.195; AND STATE OF CALIFORNIA AB 1881, THE WATER CONSERVATION IN LANDSCAPING ACT (2015).
- CFD/ OFF SITE IRRIGATION SYTEMS (PUBLIC RIGHT-OF-WAY) SHALL BE SEPARATE FROM ASSOCIATION/ PRIVATE ON SITE IRRIGATION SYSTEMS (CONTROLLERS, VALVES, MAIN LINE). OFF SITE AND ON SITE LANDSCAPE IMPROVEMENTS SHALL BE SEPARATED BY CONCRETE MOW CURBS (6"X8") OR OTHER SUITABLE BARRIER ALONG PROEPRTY LINES/ RIGHTS-OF-WAY.
- ALL GROUND-MOUNTED ELECTRICAL/ MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING.
- IMPROVEMENTS FOR SIGNAGE, PERIMETER WALLS, FENCING, PILASTERS, ETC. SHALL BE MAINTAINED BY THE ASSOCIATION OR PRIVATE OWNER(S).
- ALL PARKING LOT AREAS AND EXPANSIVE CONTINUOUS BUILDING FACADES VISIBLE FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY (OFF SITE) SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING. SCREENING SHALL INCLUDE TREES, DENSE EVERGREEN SHRUBS, WALLS EARTH BERMS OR A COMBINATION THEREOF.

GENERAL NOTES:

A. ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
B. ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.
C. THE SITE WILL BE IRRIGATED WITH RECYCLED WATER. PLEASE SEE CIVIL PLANS FOR PROPOSED RECYCLED WATER POINT OF CONNECTION ALONG
D. THERE ARE NO PROPOSED ON-SITE LIGHTING FIXTURE POLES PROPOSED.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL COMPLY WITH THE COUNTY'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND THE WATER EFFICIENT LANDSCAPE DESIGN MANUAL.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

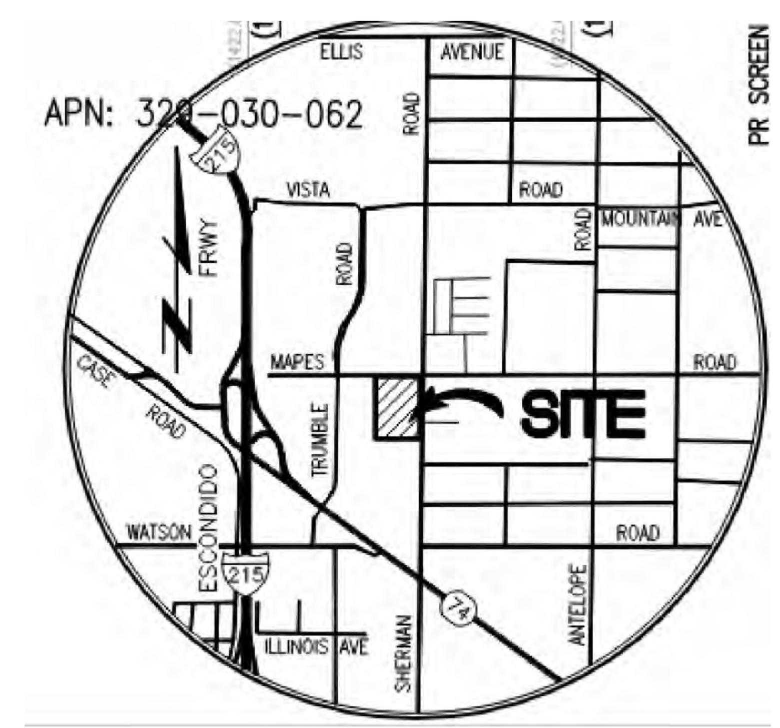
CITY NOTES:

- ALL LANDSCAPING COMPLIES WITH CITY MUNICIPAL CODE 9.195 AND 15.04 WATER USE EFFICIENCY STANDARDS.
- ALL LANDSCAPE AREAS, INCLUDING THOSE WITH DROUGHT TOLERANT PLANTS SHALL BE IRRIGATED.

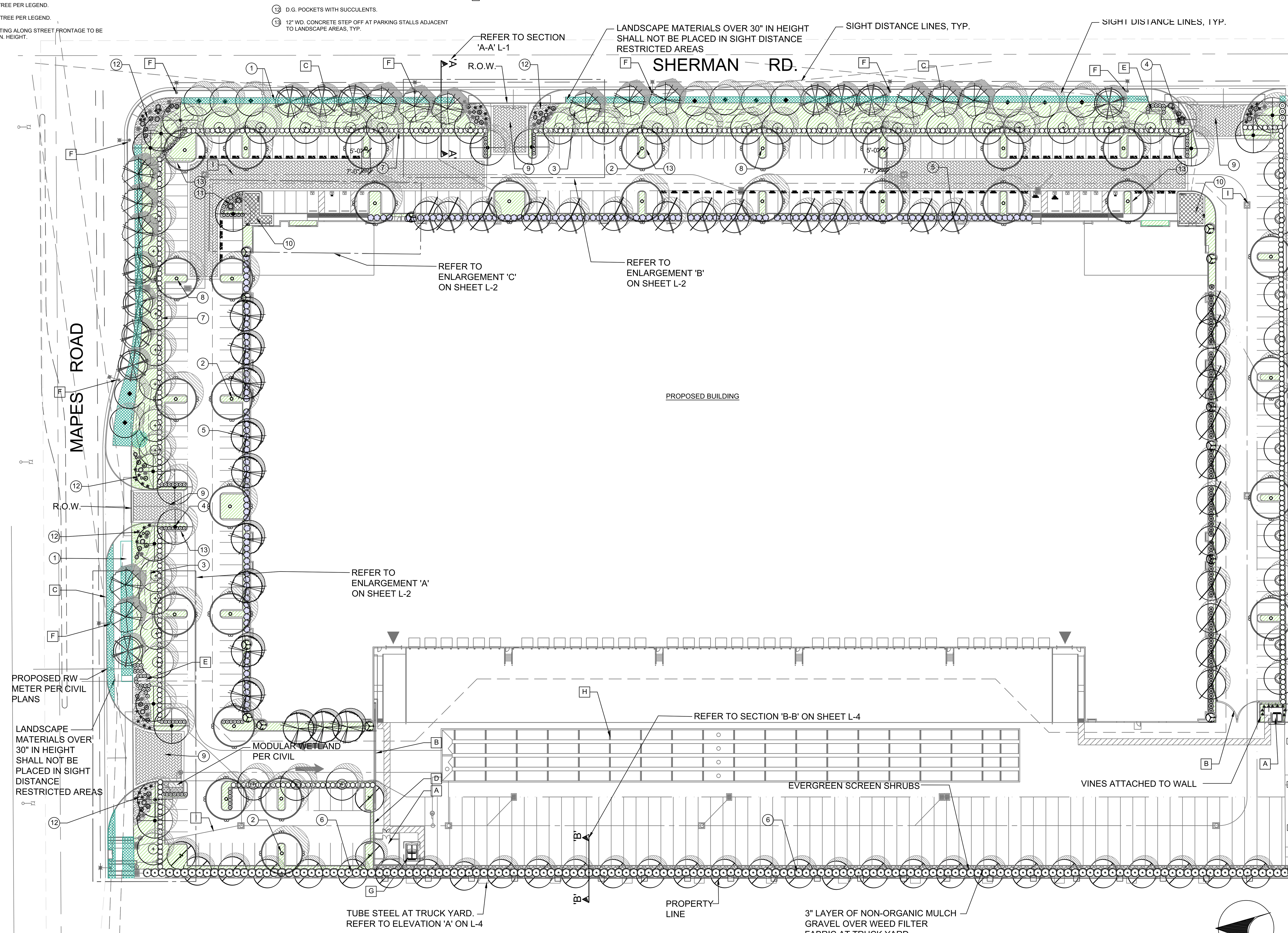
OFF-SITE PUBLIC RIGHT OF WAY LANDSCAPE AREA TO BE MAINTAINED BY THE CITY OF MENIFEE.

ALL ON-SITE LANDSCAPE AREAS TO BE MAINTAINED BY THE PROPERTY OWNER.

MINIMUM 50% OF LANDSCAPE AREAS TO BE EVERGREEN SHRUB OR GROUND COVER MATERIAL THROUGHOUT, TYPICAL



REFER TO SHEET L-4 FOR MAINTENANCE EXHIBIT



SUBMITTAL #1 02-08-22
SUBMITTAL #2 04-12-22
SUBIMTTAL #3 06-08-22
SUBMITTAL #4 08-01-22

NORTH

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

SPLA
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8993

REGISTERED LANDSCAPE ARCHITECT
SCOTT PETERSON
NO. 2076
SIGNATURE
8-01-22
DATE
STATE OF CALIFORNIA

HPA architecture

CABOT

CONCEPTUAL LANDSCAPE PLAN

215 EAST COMMERCE CENTER

DATE: AUGUST 01, 2022
APN: 329-030-003, 329-030-048, & 329-030-049
DEV22–003

L-1

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PROPOSED STREET TREE ALONG SHERMAN RD. & MAPES RD. PLATANUS A. 'COLUMBIA', LONDON PLANE TREE 24" BOX SIZE	15	M
	PROPOSED STREET TREE ALONG SHERMAN RD. & MAPES RD. QUERCUS VIRGINIANA, SOUTHERN LIVE OAK 24" BOX SIZE	12	M
	PROPOSED STREET TREE ALONG SHERMAN RD. & MAPES RD. KOELREUTERIA PANICULATA, GOLDEN RAIN TREE 24" BOX SIZE	14	M
	SECONDARY PARKING LOT TREE QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE	48	L
	PROPOSED PARKING LOT SHADE TREE QUERCUS ILEX, HOLLY OAK 24" BOX SIZE	31	L
	EVERGREEN SCREEN TREE -GEIJERIA PARVIFLORA, AUSTRALIAN WILLOW 24" BOX SIZE	25	L
	VERTICAL UPRIGHT TREE CUPRESSUS SIEMPERVIRENS, ITALIAN CYPRESS 15 GAL. SIZE	13	L
	SPECIMEN SIZE FLOWERING TREE -CERCIDIUM F. 'DESERT MUSEUM', DM PALO VERDE -CHITALPA TASHKENTENSIS, CHITALPA TREE 36" BOX SIZE	18	L
	PROPERTY LINE SCREEN TREE -QUERCUS AGRIFOLIA, COAST LIVE OAK -ACACIA BAILEYANA, BAILEY'S ACACIA 15 GAL. SIZE MIN.	32	L
	NARROW BRANCHING TREE ADJACENT TO BUILDING -BRACHYCHITON POPULNEUS, BOTTLE TREE -MELALEUCA CAJEPUT, PAPERBARK TREE -TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE	12	L / L / M

SCREEN SHRUBS- TO BE SELECTED FROM THE FOLLOWING SHRUBS:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	M
	DODONAE VISCOSA, HOPSEED BUSH 5 GAL. SIZE	L
	LEUCOPHYLLUM F. 'GREEN CLOUD', TEXAS RANGER 5 GAL. SIZE	L
	SENNA ARTIMISIOIDES, FEATHERY CASSIA 5 GAL. SIZE	L
	RHUS OVATA, SUGAR BUSH 5 GAL. SIZE	
	WESTRINGIA F. 'WYNABIE GEM', COAST ROSEMARY 5 GAL. SIZE	L

GROUND COVER AND SHRUB MASSES -
GROUND COVER & SHRUB MASSES SHALL CONSIST OF THE FOLLOWING:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ALOE BARBARDENSIS, YELLOW ALLOE 5 GAL. SIZE	L
	AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE	L
	AGAVE 'MEDIOPICTA ALBA', DWARF WHITE STRIPED AGAVE 5 GAL. SIZE	L
	AGAVE WEBERI, WEBER'S AGAVE 15 GAL. SIZE	L
	BACCHARIS P. 'PIGEON POINT', DWARF COYOTE BRUSH 1 GAL. SIZE	L
	DIETES BICOLOR, FORNITE LILY 5 GAL. SIZE	M
	ERIGONIUM FASCICULATUM, BUCKWHEAT 1 GAL. SIZE	L
	ENCELIA CALIFORNICA, CALIFORNIA BRITTLE BRUSH 1 GAL. & 5 GAL. SIZE	L
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE	L
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE WILD RYE 1 GAL. SIZE	L
	VERBENA 'DE LA MINA', RIGID VERENA 5 GAL. SIZE	L
	MUHLENBERGIA C. 'REGAL MIST', PINK MUHLY 1 GAL. SIZE	L
	ROSEMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE	L
	VERBENA 'DE LA MINA', PURPLE VERBINA 1 GAL. SIZE	L
	WESTRINGIA F. 'GREY BOX', GREY BOX COAST ROSEMARY 5 GAL. SIZE	L

NOTE: ALL SHRUB PLANTING AREAS TO RECEIVE A 3" LAYER OF SHREDDED FINE WOOD MULCH. 2" MAX SIZE.

VINES - VINES SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
▲	FICUS PUMILLA, CREEPING FIG 5 GAL. SIZE	M

DECORATIVE ROCK MULCH

SYMBOL	DESCRIPTION
	3" LAYER OF DECORATIVE DECOMPOSED GRANITE 'GOLD' COLOR, OR DECORATIVE GRAVEL. 3" LAYER OVER WEED FILTER FABRIC

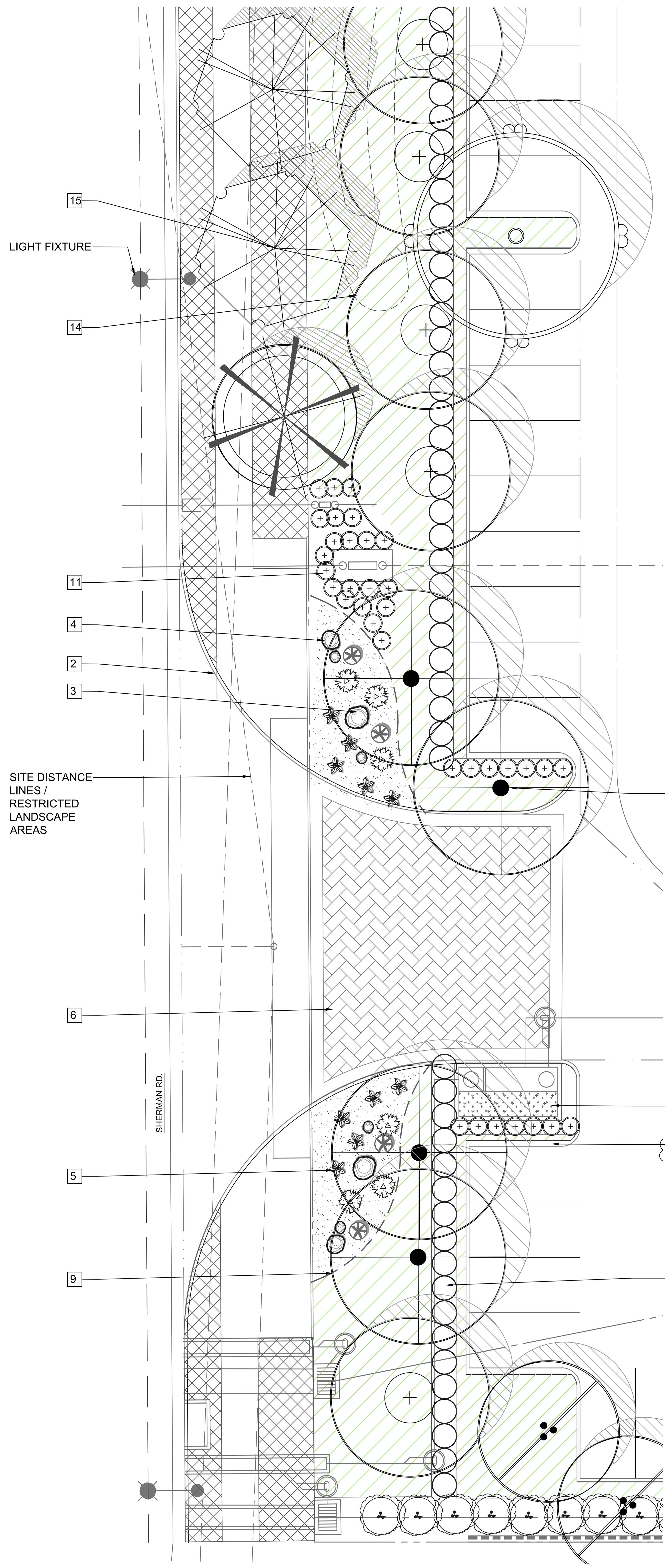
SUCCULENTS- SUCCULENTS SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	SUCCULENT NAME	WUCOLS
	AGAVE 'BLUE GLOW', BLUE GLOW AGAVE 5 GAL. SIZE	L
	ANIGOZANTHOA SPP., KANGAROO PAW 5 GAL. SIZE	L
	AGAVE MEDIOPICTA ALBA, CENTURY PLANT 5 GAL. SIZE	L

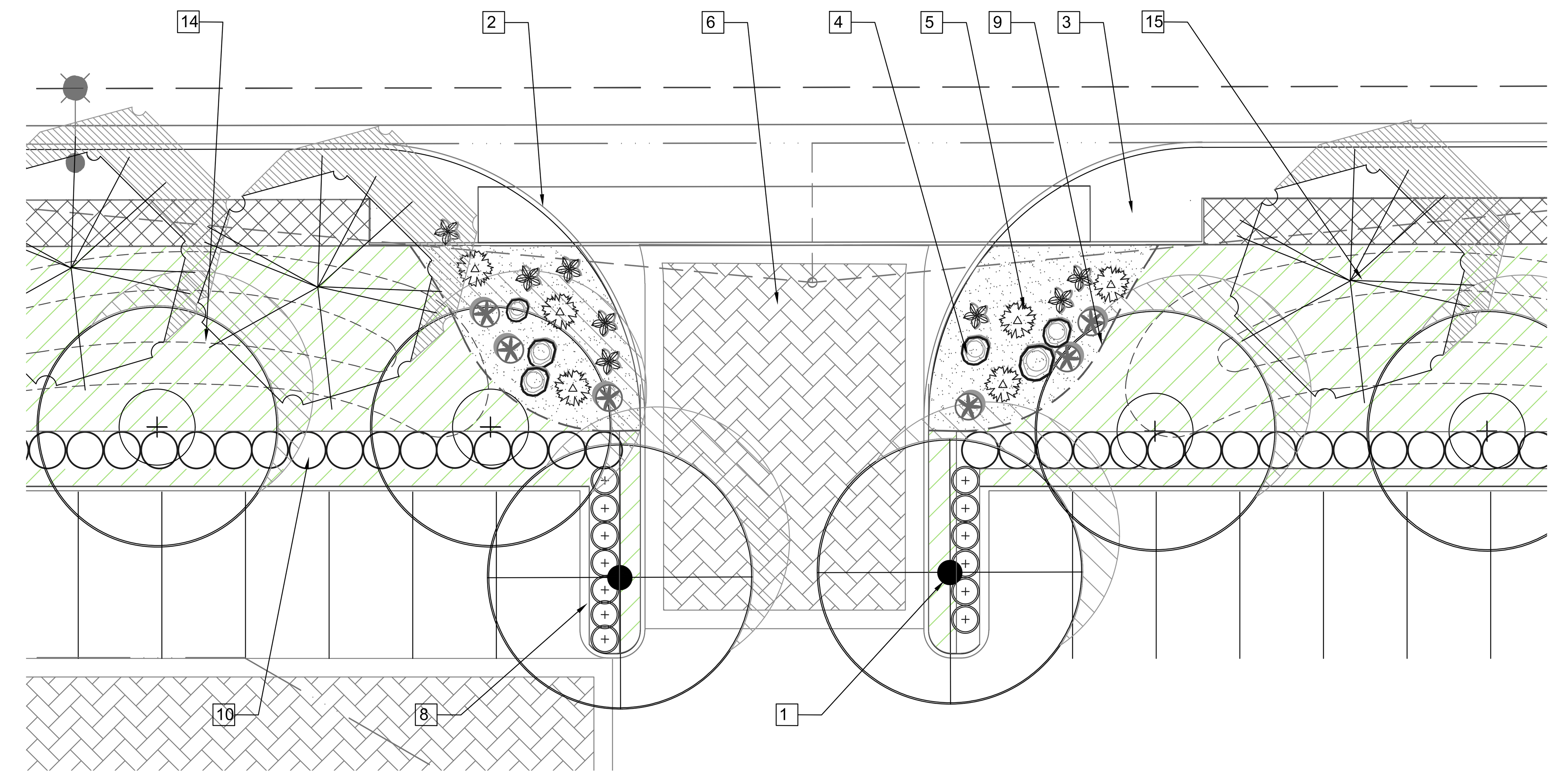
RIGHT OF WAY PLANTING PALETTE (SEE TREE LEGEND FOR STREET TREES)

R.O.W. GROUND COVER AND SHRUB MASSES

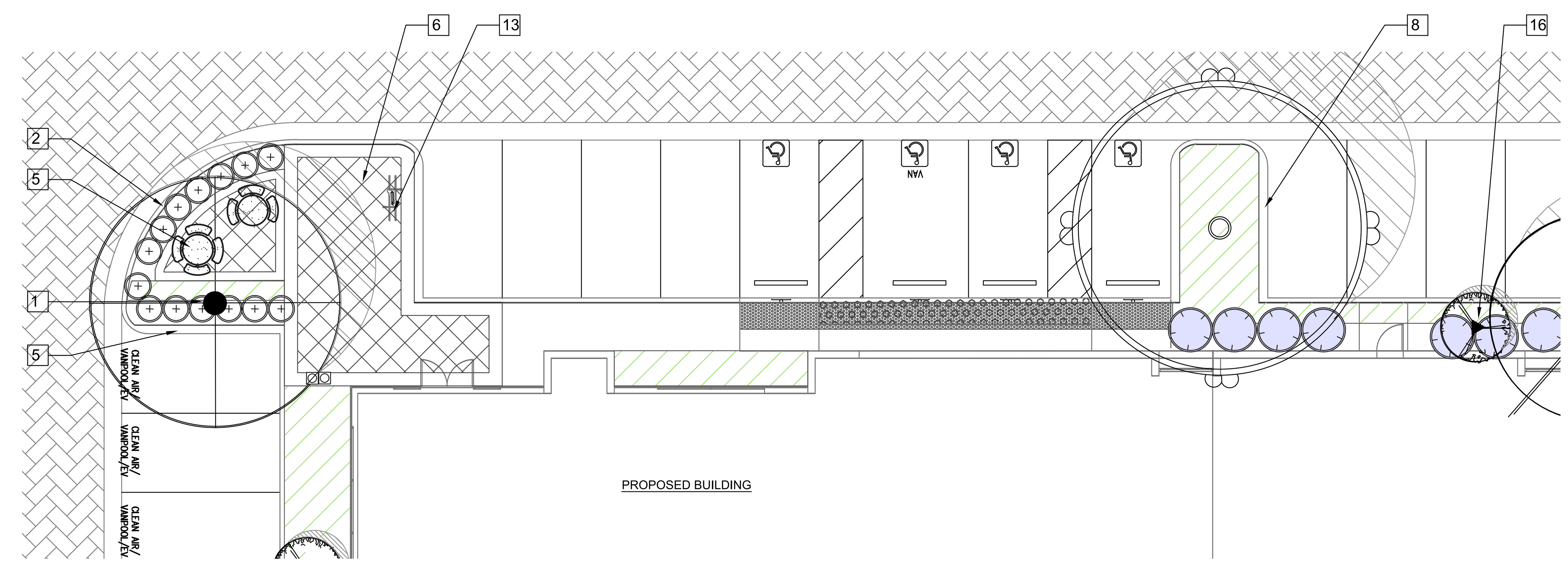
SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE @ 36" O.C.	L
	BACCHARIS P. 'PIGEON POINT', DWARF COYOTE BRUSH 1 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA DUBIA, PINE MUHLY 1 GAL. SIZE @ 30" O.C.	L
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L



ENLARGEMENT 'A' - NORTH DRIVEWAY ENLARGEMENT
SCALE: 1" = 10'-0"



ENLARGEMENT 'B' - EAST DRIVEWAY ENTRY ENLARGEMENT
SCALE: 1" = 10'-0"



ENLARGEMENT 'C' - BUILDING ENTRY ENLARGEMENT
SCALE: 1" = 10'-0"

ENLARGEMENT KEY NOTES

1. SPECIMEN SIZE FLOWERING ACCENT TREES.
2. CURB & GUTTER PER CIVIL GRADING PLANS
3. DECORATIVE ROCK OR DECOMPOSED GRANITE MULCH.
4. LARGE ACCENT BOULDERS.
5. SUCCULENTS PER SUCCULENT LEGEND ON L-1.
6. INTEGRAL COLORED CONCRETE PAVING WITH LIGHT ETCH FINISH AT BUILDING ENTRY AREAS & DRIVEWAY ENTRY PAVING
7. MODULAR WETLAND STRUCTURE PLANTED WITH GRASSES PER PLANTING LEGEND..
8. 12" WD. CONC. STEP-OFF AREA AT PARKING STALL ADJACENT TO LANDSCAPE AREAS, TYP.
9. STEEL EDGING SUCH AS 'DURA EDGE' BY JD RUSSELL OR APPROVED EQUAL.
10. PARKING LOT SCREEN SHRUBS.
11. SCREEN SHRUBS AT ABOVE GRADE UTILITIES.
12. SITE FURNISHING PER SITE FURNISHINGS LEGEND.
13. BIKE RACK PER ARCH. (2) TOTAL.
14. EARTH BERMS WITH DROUGHT TOLERANT SHRUBS GROUND COVER
15. STREET TREES PER PLANTING LEGEND.
16. NARROW UPRIGHT GROWING TREE PER PLANTING LEGEND.

KEY	DESCRIPTION
	GROUP TABLE MANUF: LANDSCAPE FORMS MODEL: 94"X22" CASUAL BACKLESS 4-SEAT W/ UMBRELLA FINISH: POWDER COATED METAL 'STEEL' UMBRELLA: 78" ALUMINUM SHADE BY LANDSCAPE FORMS. QTY: 1. SURFACE MOUNT
	ADA GROUP TABLE MANUF: LANDSCAPE FORMS MODEL: 94"X22" CASUAL BACKLESS 3-SEAT W/ UMBRELLA UMBRELLA: 78" ALUMINUM SHADE BY LANDSCAPE FORMS. FINISH: FRENCH GRAY QTY: 1. SURFACE MOUNT.
	WASTE RECEPTACLE (TRASH) MANUF: QCP-CORP MODEL: CALIFORNIA SQUARE QS-CAL2534W-C21 FINISH: FRENCH GRAY. GRAY LID. QTY: 2. SURFACE MOUNT.
	WASTE RECEPTACLE (RECYCLING) MANUF: QCP-CORP MODEL: CALIFORNIA SQUARE QS-CAL2534W-C21 (RECYCLING LID) FINISH: FRENCH GRAY. BLUE LID. QTY: 2. SURFACE MOUNT.

SUBMITTAL #1 02-08-22
SUBMITTAL #2 04-12-22
SUBMITTAL #3 06-08-22
SUBMITTAL #4 08-01-22

NORTH

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

SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8993

REGISTERED LANDSCAPE ARCHITECT SCOTT PETERSON NO. 2076 SIGNATURE 8-01-22 DATE STATE OF CALIFORNIA

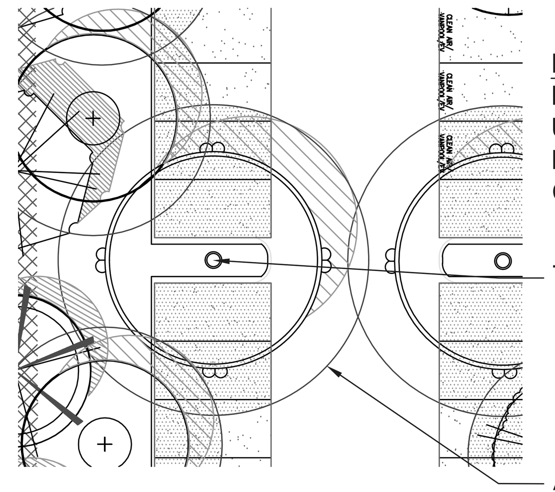
HPA architecture

CABOT

CONCEPTUAL LANDSCAPE ENLARGEMENTS

215 EAST COMMERCE CENTER

DATE: AUGUST 01, 2022
APN: 329-030-003, 329-030-048, & 329-030-049
DEV22–003

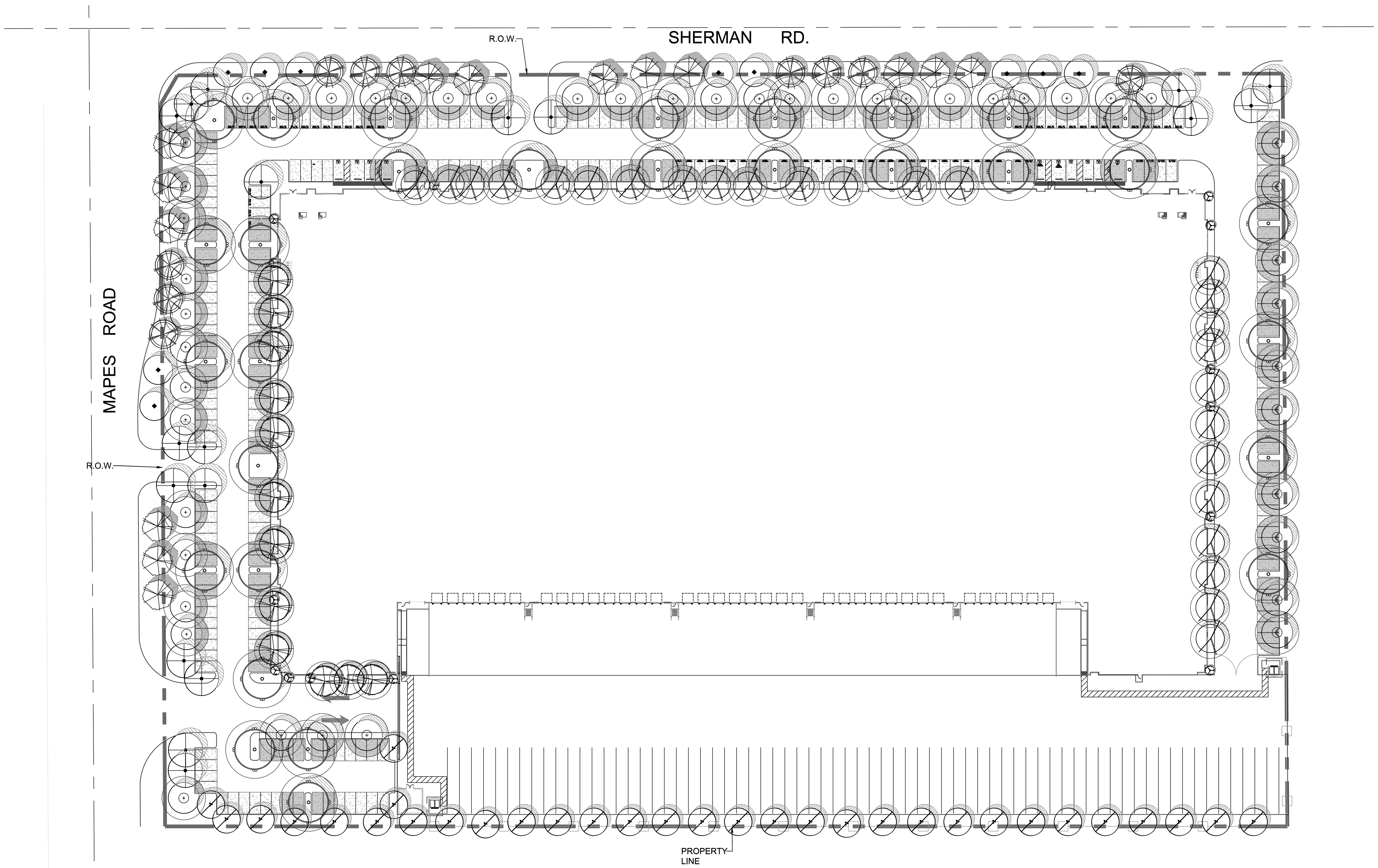


SHADE DIAGRAM

PARKING LOT SHADING CALCULATIONS:

TOTAL PARKING AREA	=	50,506 SQ. FT.
TOTAL PROJECTED SHADE AREA WITHIN 15 YRS.	=	33,100 SQ. FT.

PER MENIFEE MUNICIPAL CODE CHAPTER 9.195.040.M.
50% OF PARKING STALL AREAS TO BE SHADED WITHIN 15 YEARS AFTER PLANTING
SHADED AREA PROVIDED... = 66%



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SUBMITTAL #2 04-12-22
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NORTH

0 40' 80' 120'
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2883 VIA RANCHEROS WAY
FALLBROOK, CA 92028
PH: 760-842-8993

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PARKING LOT TREE SHADING EXHIBIT

ETHANAC ROAD & BARNETT ROAD | MENIFEE, CA

DATE: AUGUST 01, 2022
APN: 329-030-003, 329-030-048, & 329-030-049
DEV22-003

L-3

LANDSCAPE WATER USE CALCULATIONS

Reference Evapotranspiration (ETo) 57.33

Hdrozone Plant type	Plant Factor	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area sq.ft.	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Onsite low	0.3	Drip	0.9	0.33	49,386	16,462.00	585,135
Onsite Med	0.4	Drip	0.91	0.44	6,017	2,644.84	94,010
Offsite LMD	0.3	Drip	0.9	0.33	7,891	2,630.33	93,494
			0.9	0.00	0	0.00	0
				Totals	63,294	21,737.17	772,639
Special Landscape Areas							
				Totals	0		
						ETWU Total	772,639
MAWA (Annual Gallons Allowed) = ETo x 0.62 x ETAF						MAWA	1,012,392
ETWU must be less than MAWA						Difference	239,753

Reqular Landscape Areas

Total ETAF x Area	21,737.17
Total Area	63,294
Average ETAF	0.34

All Landscape Areas

Total ETAF x Area	21,737.17
Total Area	63,294
Site Average ETAF	0.34

MAINTENANCE PLAN

LANDSCAPE IN RIGHT-OF-WAY / OFF SITE PARKWAYS TO BE CFD-MAINTAINED, UNLESS OTHERWISE DIRECTED BY THE CITY.

LANDSCAPE MAINTENANCE AND SEPARATION NOTE

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

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

LANDSCAPE CALCULATIONS

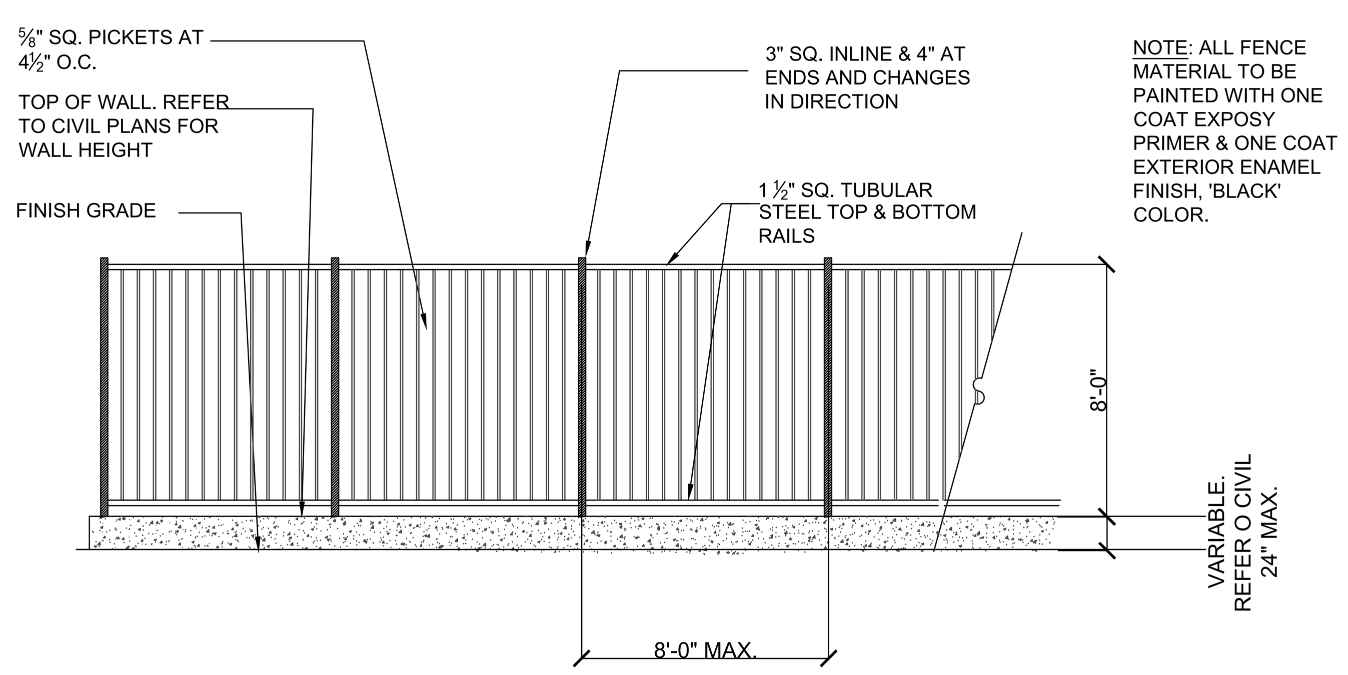
TOTAL PROJECT AREA (GROSS AREA MINUS R/W):	13.34 AC (580,873)
TOTAL LANDSCAPED AREA / ON SITE:	1.24 AC (54,403 S.F.)
LANDSCAPE AREA PERCENTAGE:	12%
TOTAL OFF SITE /CFD AREA (R/W`):	77,711 S.F. (ROAD C.L. TO R.W.)
TOTAL OFF SITE LANDSCAPE AREA:	7,891 S.F.
PARKING LOT LANDSCAPE AREA PROVIDED:	12%
TOTAL BUILDING FACADES IN PUBLIC VIEW FROM R/W:	1,171 L.F.
TOTAL TREES REQ'D TO SCREEN BUILDING FACADES:	39 EA
TOTAL TREES PROVIDED TO SCREEN BUILDING FACADES:	39 EA
TOTAL SITE PERIMETER LENGTH (NORTH, WEST, SOUTH):	2,153 L.F.
TOTAL PERIMETER TREES REQUIRED (1 TREE/ 30 L.F.):	72 EA
TOTAL PERIMETER TREES PROVIDED:	72 EA
TOTAL PARKING SPACES PROVIDED:	144 EA
TOTAL PARKING LOT TREES REQUIRED (1 TREE/ 4 STALLS):	36 EA
TOTAL PARKING LOT TREES PROVIDED:	79 EA
TOTAL STREET TREES REQUIRED (1 TREE/ 30 L.F.):	51 EA
TOTAL STREET TREES PROVIDED:	39 EA (LIMITED IN ROOM DO TO SIGNIFICANT SIGHT-LINE RESTRICTIONS)

IRRIGATION SYSTEM DESIGN STATEMENT

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

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

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

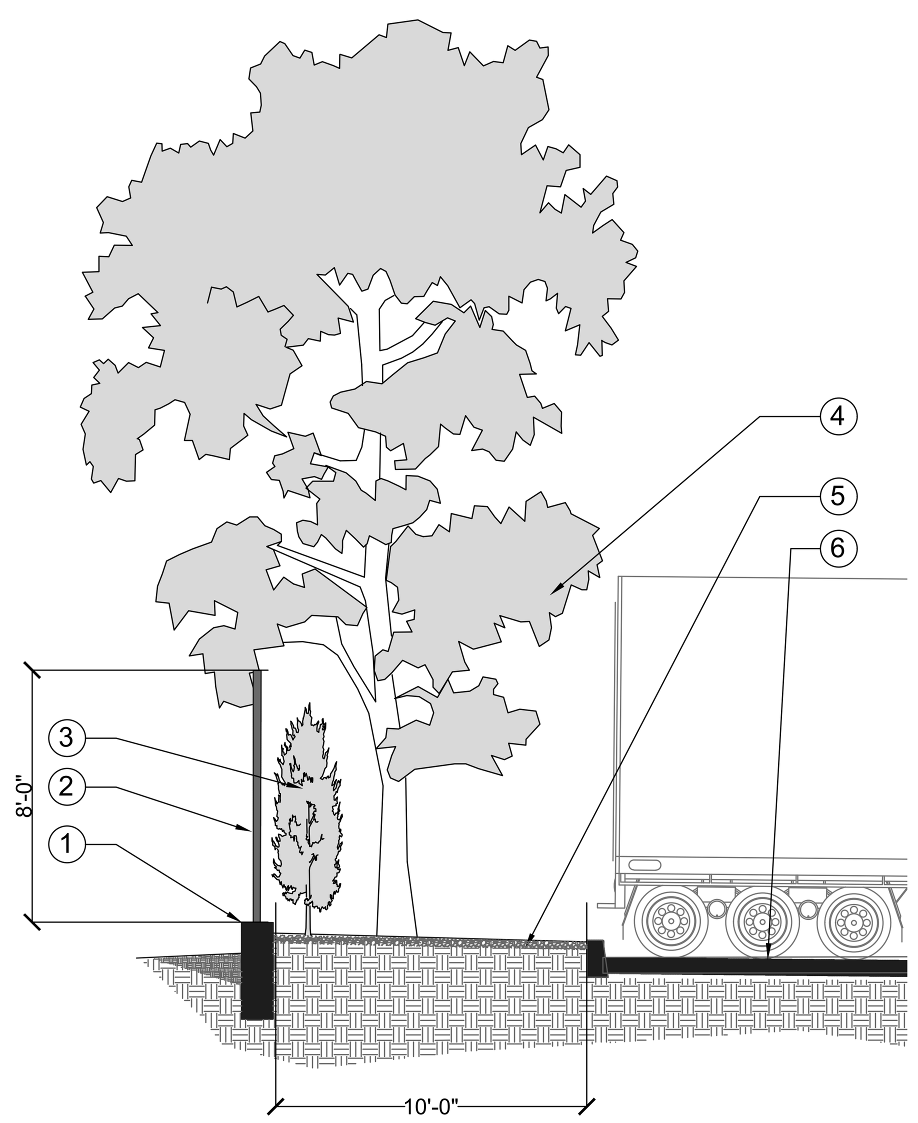


A TUBULAR STEEL FENCE (ELEVATION)

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

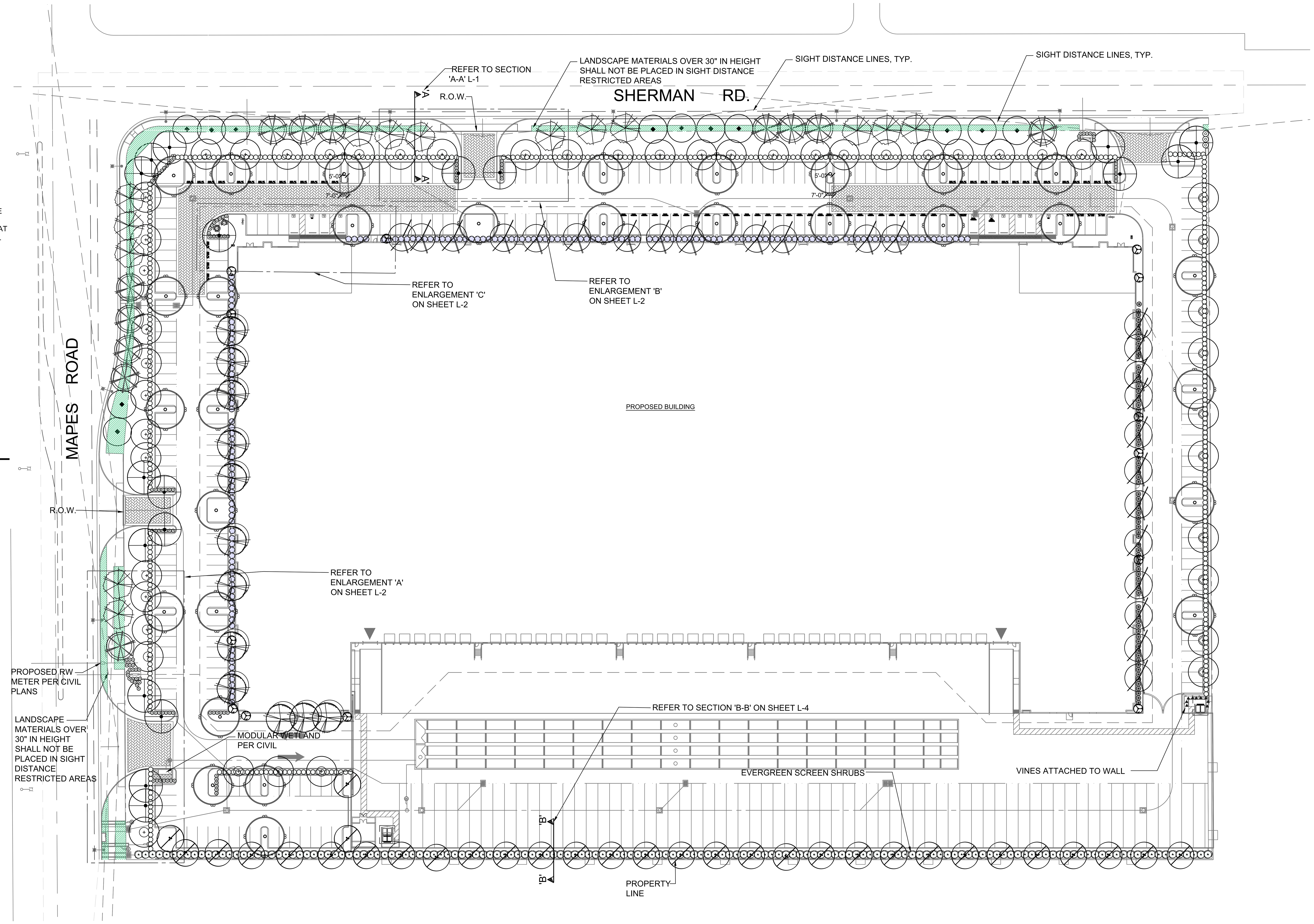
SECTION A-A' KEY NOTES:

1. GRAVITY WALL, PER CIVIL PLANS
2. 8' HT. TUBE STEEL SECURITY FENCE. TO BE PAINTED 'BLACK'
3. DENSE EVERGREEN SCREEN SHRUBS
4. SCREEN TREES PER PLAN
5. 3" LAYER OF NON-ORGANIC GRAVEL MULCH OVER WEED FILTER FABRIC (AT TRUCK YARD)
6. TRUCK YARD



SECTION 'B-B'

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



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NORTH

0 40' 80' 120'

SCALE: 1" = 40'-0"

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2883 VIA RANCHEROS WAY
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HPA architecture

CABOT

MAINTENANCE PLAN EXHIBIT

215 EAST COMMERCE CENTER

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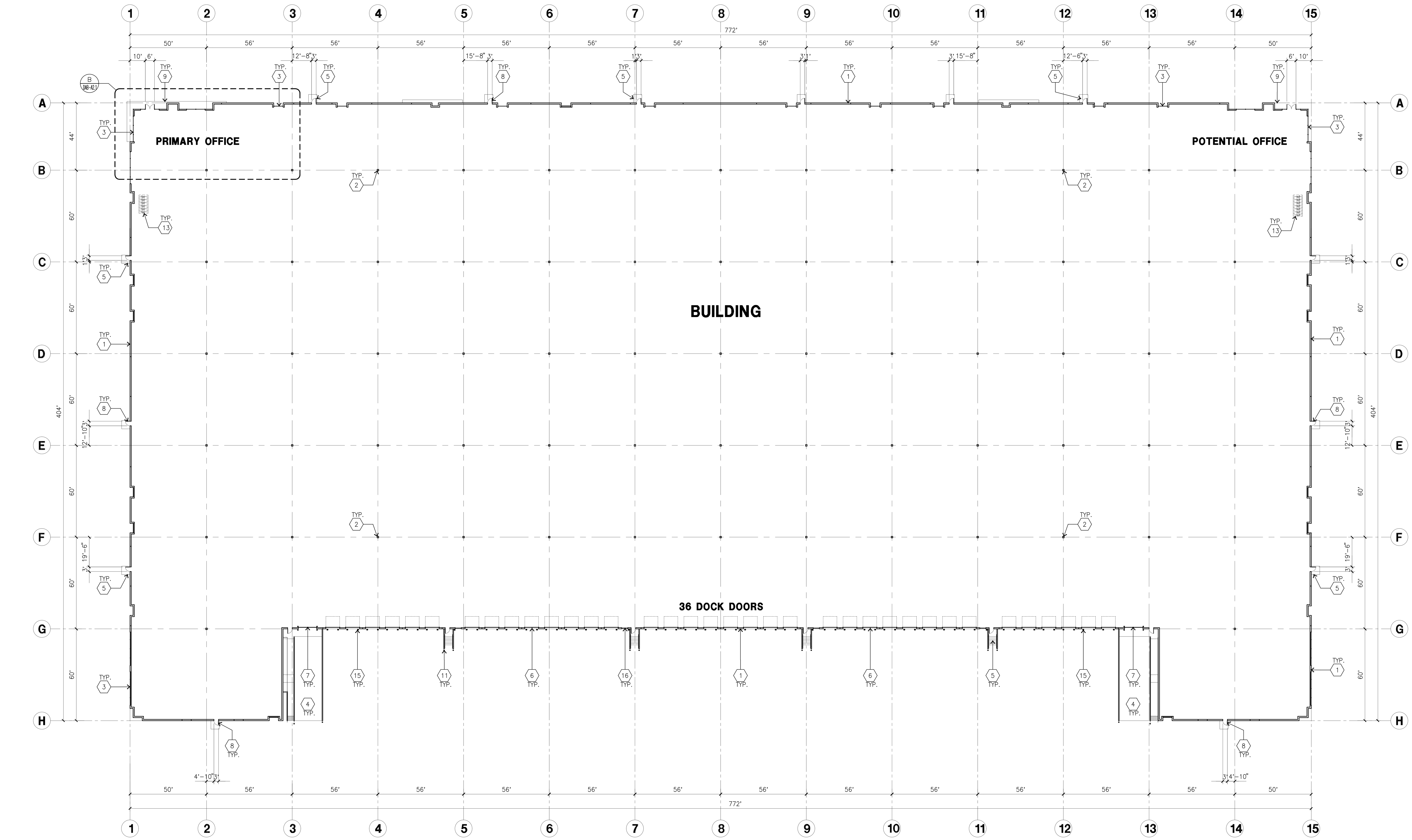
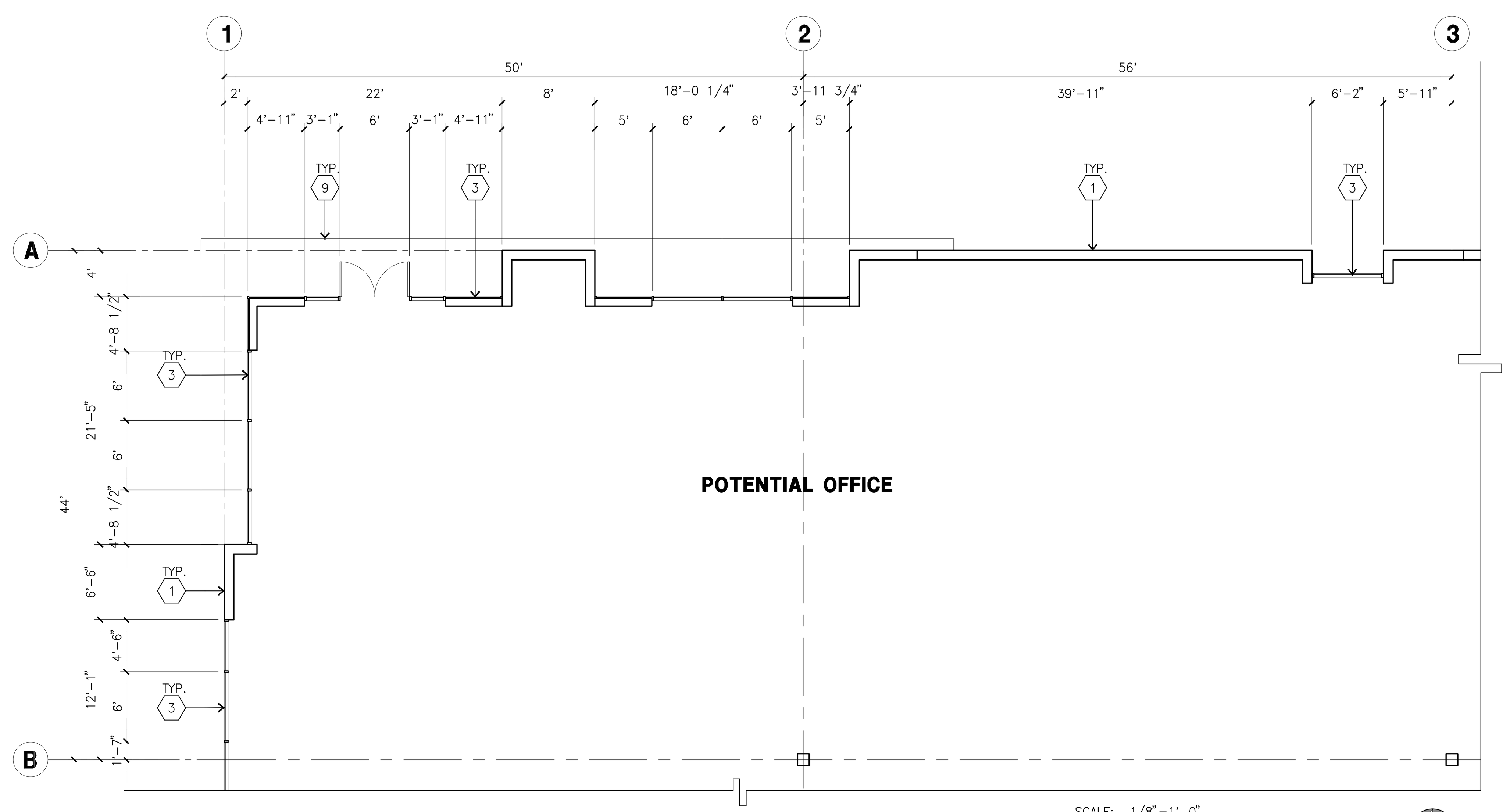
DEV22–003

L-4



OVERALL FLOOR PLAN (A)
scale: 1" = 30'-0"

SCALE: 1" = 30'-0"
0 30' 60' 90'
TRUE NORTH



ENLARGED FLOOR PLAN (B)
scale: 1/8"=1'-0"

SCALE: 1/8"=1'-0"
0 8' 16' 24'
TRUE NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP
5. 5'-6"X5'X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
6. 9'X10' TRUCK DOOR, VERTICAL LIFT, STANDARD GRADE.
7. 12'X14' DRIVE THRU, VERTICAL LIFT, STANDARD GRADE.
8. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
9. SOFFIT ABOVE
10. ROOF ACCESS LADDER
11. CONC. FILLED GUARD POST. 6" DIA. UNO 42"H.
12. INTERIOR ROOFDRAIN WITH OVERFLOW SCUPPER
13. BIKE RACK. 2'x6' SPACE ALLOWANCE. 1 PER 25 PARKING STALLS. 13 TOTAL
14. EXTERIOR CONCRETE STAIR
15. DOCK BUMPER
16. METAL LOUVER

GENERAL NOTES - FLOOR PLAN

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
C. THE BUILDING FLOOR SLAB SLOPES 1/2%, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D. FLOOR SLAB SHALL BE SEALED WITH LAPOLIDITH MANUFACTURER: SONOBORN) OR APPROVED EQUAL.
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECIEVE GREY PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

CABOT

CIVF VI-CA4B02, LLC,
A DELAWARE LIMITED LIABILITY CO.

1 Beacon St.
suite 2800
Boston, MA. 02108
805-215-6453

Project:

215 East
Commerce Center

Mapes Rd. & Sherman Rd
Menifee, CA 92571

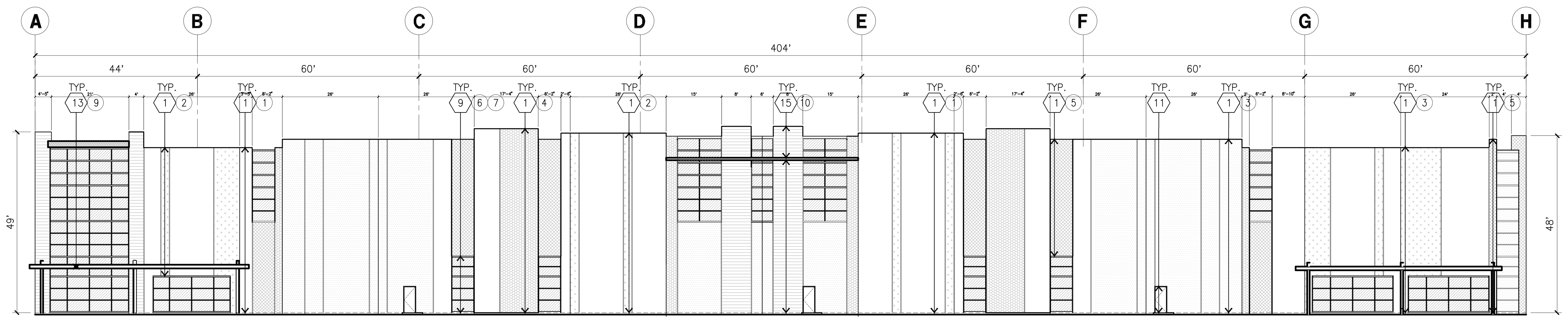
Consultants:

CIVIL	THIENES
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	SPLA
FIRE PROTECTION	
SOILS ENGINEER	

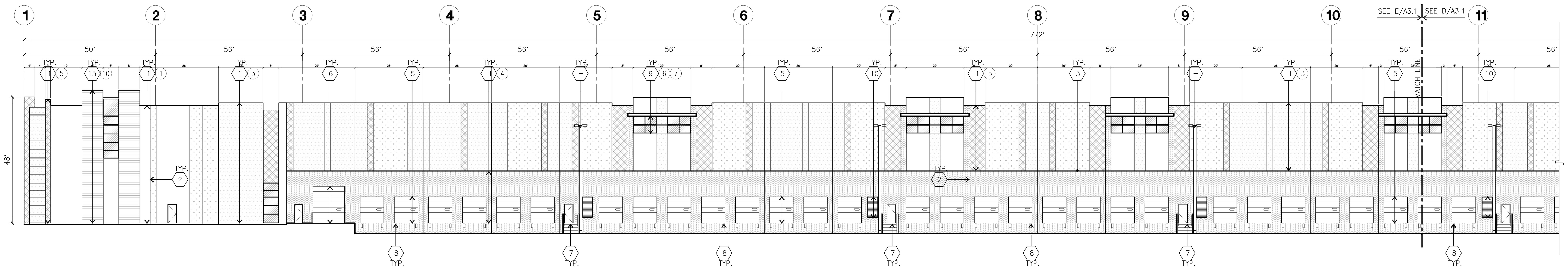
Title:	OVERALL FLOOR PLAN
Project Number:	21070
Drawn by:	JEC
Date:	10/25/21
Revision:	

Sheet:

DAB-A2.1



NORTH ELEVATION (A)
scale: 1" = 20'-0"



WEST ELEVATION (B)
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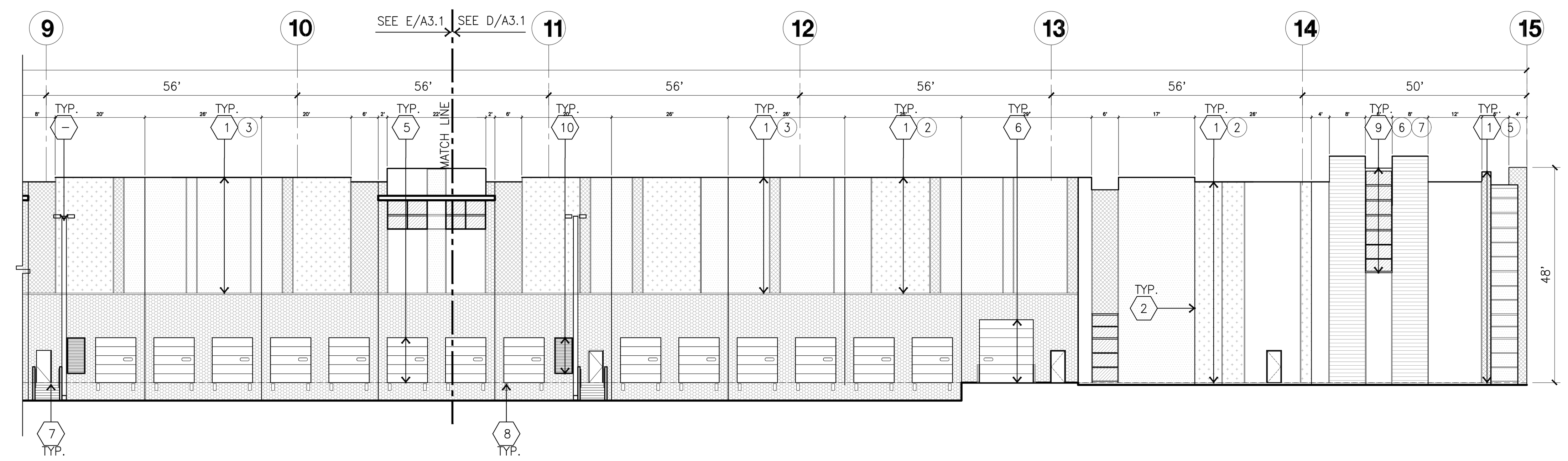
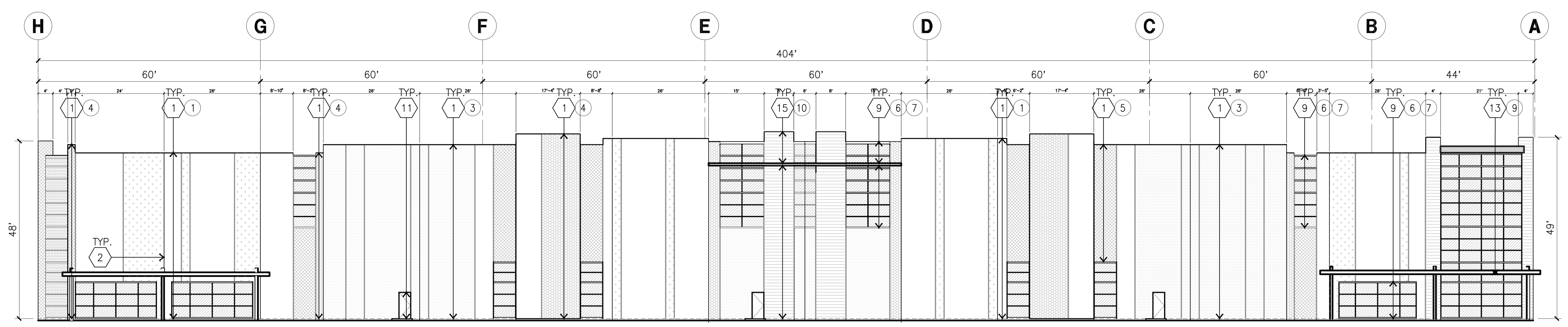


WEST ELEVATION (CON'T.) (C)
scale: C



SOUTH ELEVATION (D)
scale: 1" = 20'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED).
2. PANEL JOINT.
3. PANEL REVEAL
4. CONCRETE TILT-UP SCREEN WALL.
5. OVERHEAD DOOR @ DOCK HIGH.
6. OVERHEAD DOOR @ DRIVE THRU.
7. CONCRETE STAIR, LANDING AND CONC. GUARDRAIL.
8. DOCK BUMPER
9. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
10. LOUVER (SIZE AND LOCATION APPROX. ONLY).
11. HOLLOW METAL DOORS.
12. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER.
13. EXTERIOR CANOPY.
14. NOT USED.
15. ACCOYA WOOD PANELING PER SCHEDULE

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT- UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7005 PURE WHITE
2	CONCRETE TILT- UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7071 GRAY SCREEN
3	CONCRETE TILT- UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7073 NETWORK GRAY
4	CONCRETE TILT- UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7074 SOFTWARE
5	CONCRETE TILT- UP PANEL	PAINT BRAND	SHERWIN WILLIAMS SW 7075 WEB GRAY
6	MULLIONS	FINISH	CLEAR ANODIZED
7	GLAZING	COLOR	BLUE REFLECTIVE GLAZING
8	CONCRETE TILT- UP PANEL	PAINT BRAND	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR: SW 7075 WEB GRAY @ METAL CANOPY
9	I-BEAM METAL CANOPY	FINISH	SHERWIN WILLIAMS PRO-INDUSTRIAL, WATERBASED B53-1150 SEMI-GLOSS SHERWIN WILLIAMS SW 7005 PURE WHITE I-BEAM METAL CANOPY
10	ALUMINUM SIDING	FINISH	DIZAL FAUX WOOD ALUMINUM SIDING 104-02 JATOBA VARIEGATED DARK

GLAZING LEGEND

V TEMPERED VISION GLASS

S TEMPERED SPANDREL GLASS

ALL GLASS TO BE NON-REFLECTIVE

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. = TOP OF PARAPET - ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. ALL ROOF MOUNTED EQUIPMENT IS NOT AVAILABLE AT THIS TIME. ALL FUTURE ROOF MOUNTED EQUIPMENT SHALL BE PLACE BELOW PARAPET AND/OR ROOF LINES.

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

CABOT

CIVF VI-CA4B02, LLC,
A DELAWARE LIMITED LIABILITY CO.

1 Beacon St.
suite 2800
Boston, MA. 02108
805-215-6453

Project:

215 East
Commerce Center

Mapes Rd. & Sherman Rd
Menifee, CA 92571

Consultants:

CIVIL	THIENES
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MECHANICAL	
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ELECTRICAL	
LANDSCAPE	SPLA
FIRE PROTECTION	
SOILS ENGINEER	

Title: ELEVATION

Project Number: 21070
Drawn by: JEC
Date: 10/25/21
Revision:

Sheet:

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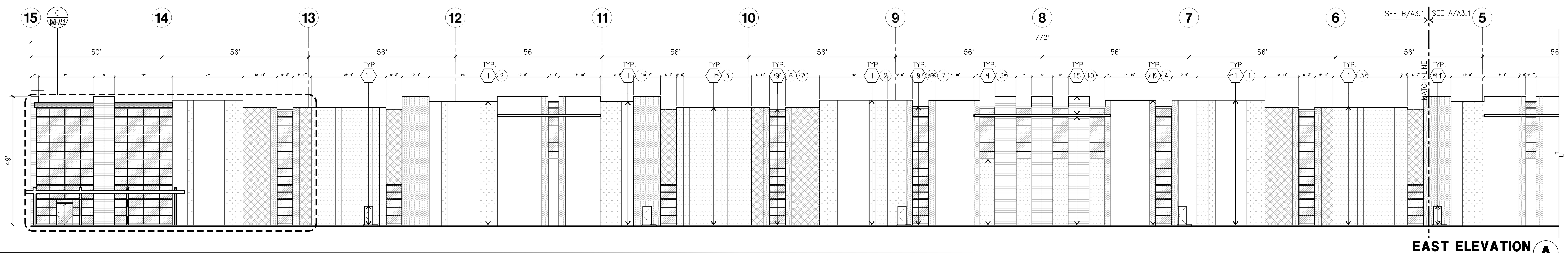
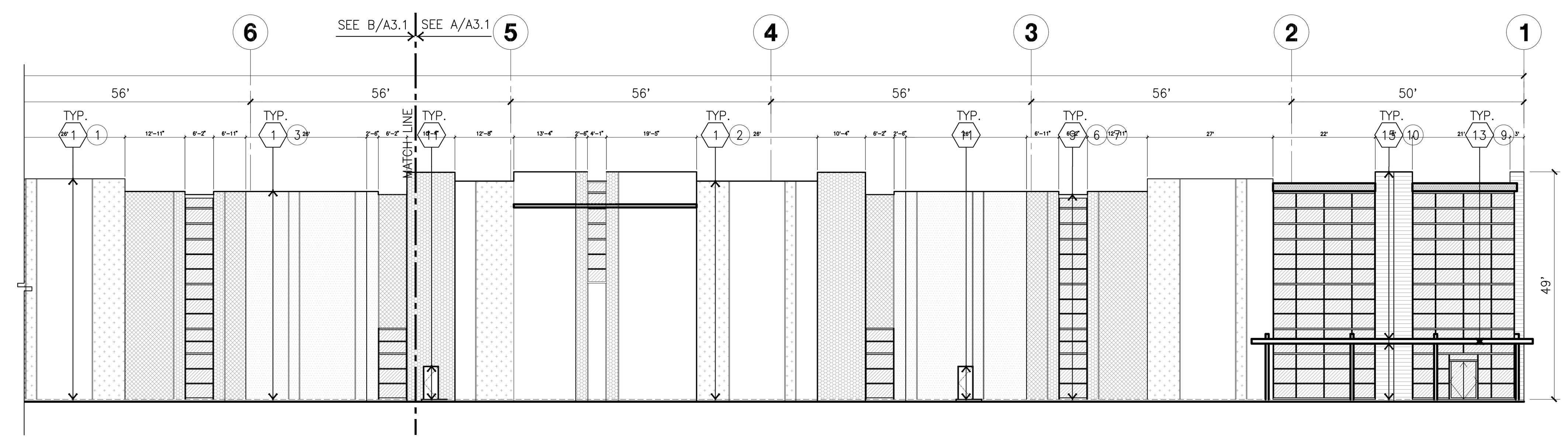


EAST ELEVATION A
scale: 1" = 20'-0"



EAST ELEVATION (CON'T.) B
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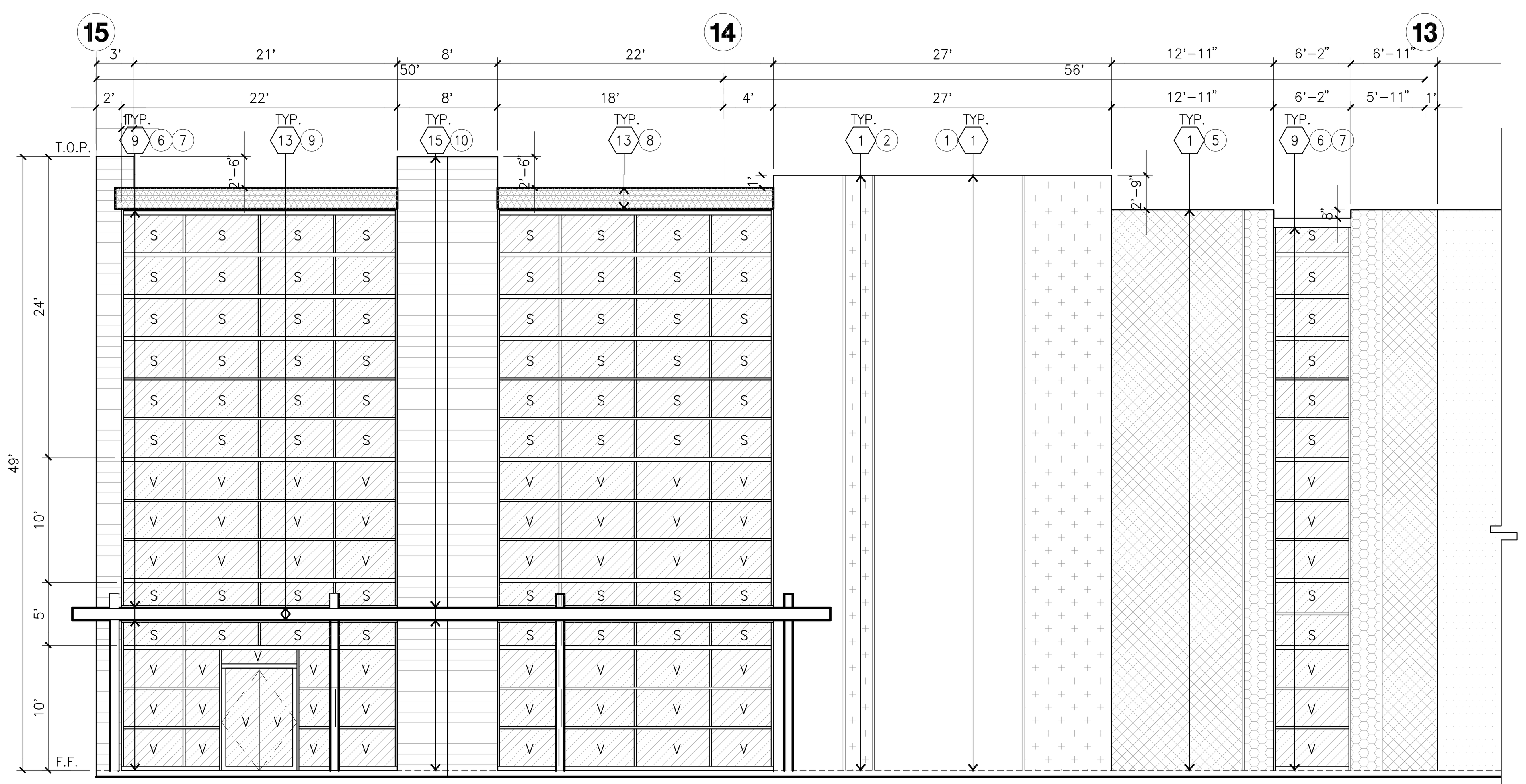

ENLARGED EAST ELEVATION C
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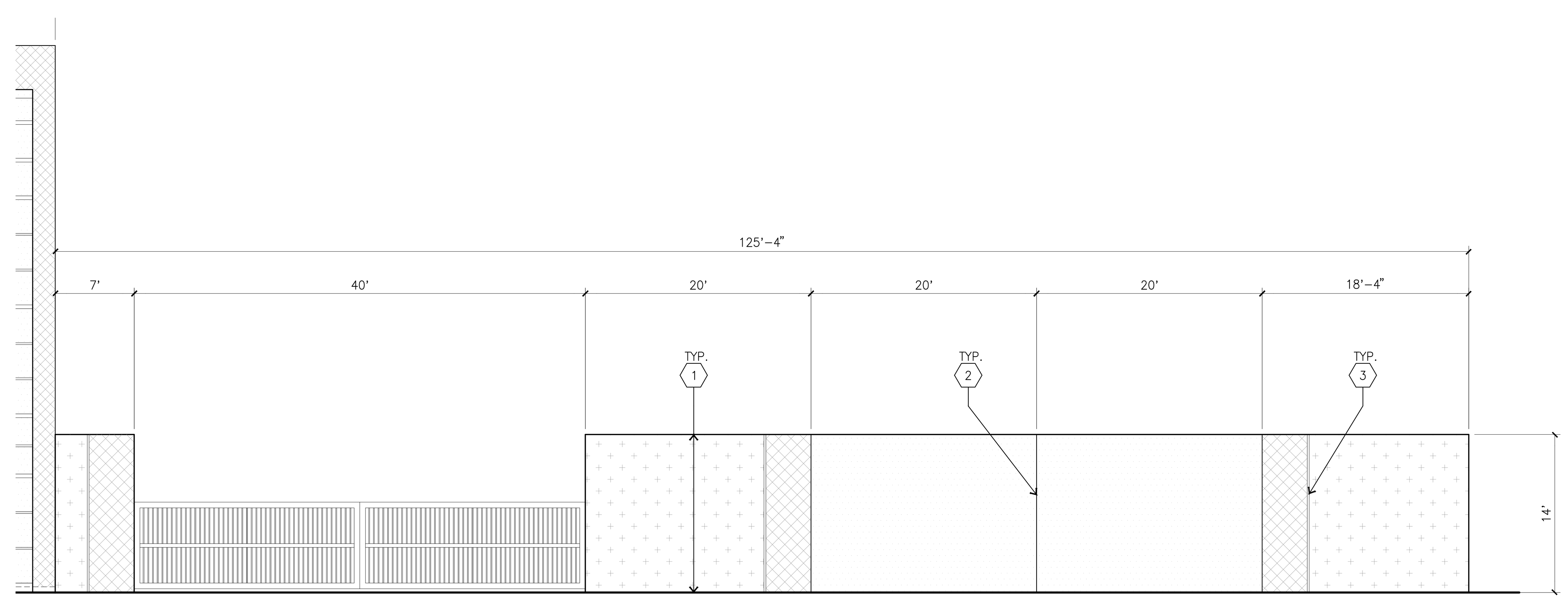

SCREEN WALL ELEVATION D
scale: 1/8"=1'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL (PAINTED).
2. PANEL JOINT.
3. PANEL REVEAL
4. CONCRETE TILT-UP SCREEN WALL.
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6. OVERHEAD DOOR @ DRIVE THRU.
7. CONCRETE STAIR, LANDING AND CONC. GUARDRAIL.
8. DOCK BUMPER
9. ALUMINUM STOREFRONT FRAMING W/ TEMPERED GLAZING AT ALL DOORS SIDELITES ADJACENT TO DOORS AND GLAZING W/ BOTTOMS LESS THAN 18" ABOVE F.F. ELEVATION.
10. LOUVER (SIZE AND LOCATION APPROX. ONLY).
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12. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER.
13. EXTERIOR CANOPY.
14. NOT USED.
15. ACCOYA WOOD PANELING PER SCHEDULE

COLOR SCHEDULE - ELEVATIONS

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6	MULLIONS	FINISH	CLEAR ANODIZED
7	GLAZING	COLOR	BLUE REFLECTIVE GLAZING
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S TEMPERED SPANDREL GLASS

ALL GLASS TO BE NON-REFLECTIVE

GENERAL NOTES - ELEVATIONS

A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
C. T.O.P. = TOP OF PARAPET - ELEVATION.
D. F.F. = FINISH FLOOR ELEVATION.
E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
G. ALL ROOF MOUNTED EQUIPMENT IS NOT AVAILABLE AT THIS TIME. ALL FUTURE ROOF MOUNTED EQUIPMENT SHALL BE PLACE BELOW PARAPET AND/OR ROOF LINES.

HPA architecture

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

Owner:

CABOT

CIVF VI-CA4B02, LLC,
A DELAWARE LIMITED LIABILITY CO.

1 Beacon St.
suite 2800
Boston, MA. 02108
805-215-6453

Project:

215 East Commerce Center

Mapes Rd. & Sherman Rd
Menifee, CA 92571

Consultants:

CIVIL	THIENES
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
LANDSCAPE	SPLA
FIRE PROTECTION	
SOILS ENGINEER	

Title: ELEVATION

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