

**SUMMARY:**

**SITE DATA**  
APN:

**LOCATION:**

**LAND (SF):**

BLDG AREA (SF):	
PAD A	9,672 SF
PAD B	2,986 SF
PAD C	4,162 SF
FUTURE PAD D	3,700 SF
EXISTING BUILDING 1	31,600 SF
<b>TOTAL</b>	<b>52,120 SF</b>

LAND / BLDG.:	3.69
BLDG. %:	77.75%

**CURRENT ZONING:**

**EXISTING USE:** RETAIL  
**PROPOSED USE:** RETAIL / RESTURANT BUILDING  
**PROPOSED BUILDING AREAS:** APPROX. 20,520 SF

**BUILDING DATA:**

TENANT	SQ. FEET.	PARKING REQ'D
<b>PAD A:</b>	<b>9,672 SF</b>	
BANK:	2,900 SF	16 (1 PER 175 SF)
BANK / OFFICE:	5,700 SF	19 (1 PER 300 SF)
SERVICE AREA:	1,072 SF	0
<b>PAD B: RESTAURANT</b>	<b>2,986 SF</b>	
RESTAURANT SEATS	= 80	27 (1 STALL PER 3 SEATS)
<b>PAD C: RESTAURANT / RETAIL</b>	<b>4,162 SF</b>	
RESTAURANT SEATS	= 36	12 (1 STALL PER 3 SEATS)
RETAIL	2,020 SF	8 (1 PER 250 SF)
<b>PAD D: RESTAURANT</b>	<b>3,700 SF</b>	
RESTAURANT SEATS	= 50	17 (1 STALL PER 3 SEATS)
RESTAURANT SEATS	= 45	15 (1 STALL PER 3 SEATS)
<b>BLDG 1: RETAIL</b>	<b>31,600 SF</b>	126 (1 PER 250 SF)
<b>TOTAL BLDG AREA:</b>	<b>52,120 SF</b>	<b>240</b>

**PARKING DATA**

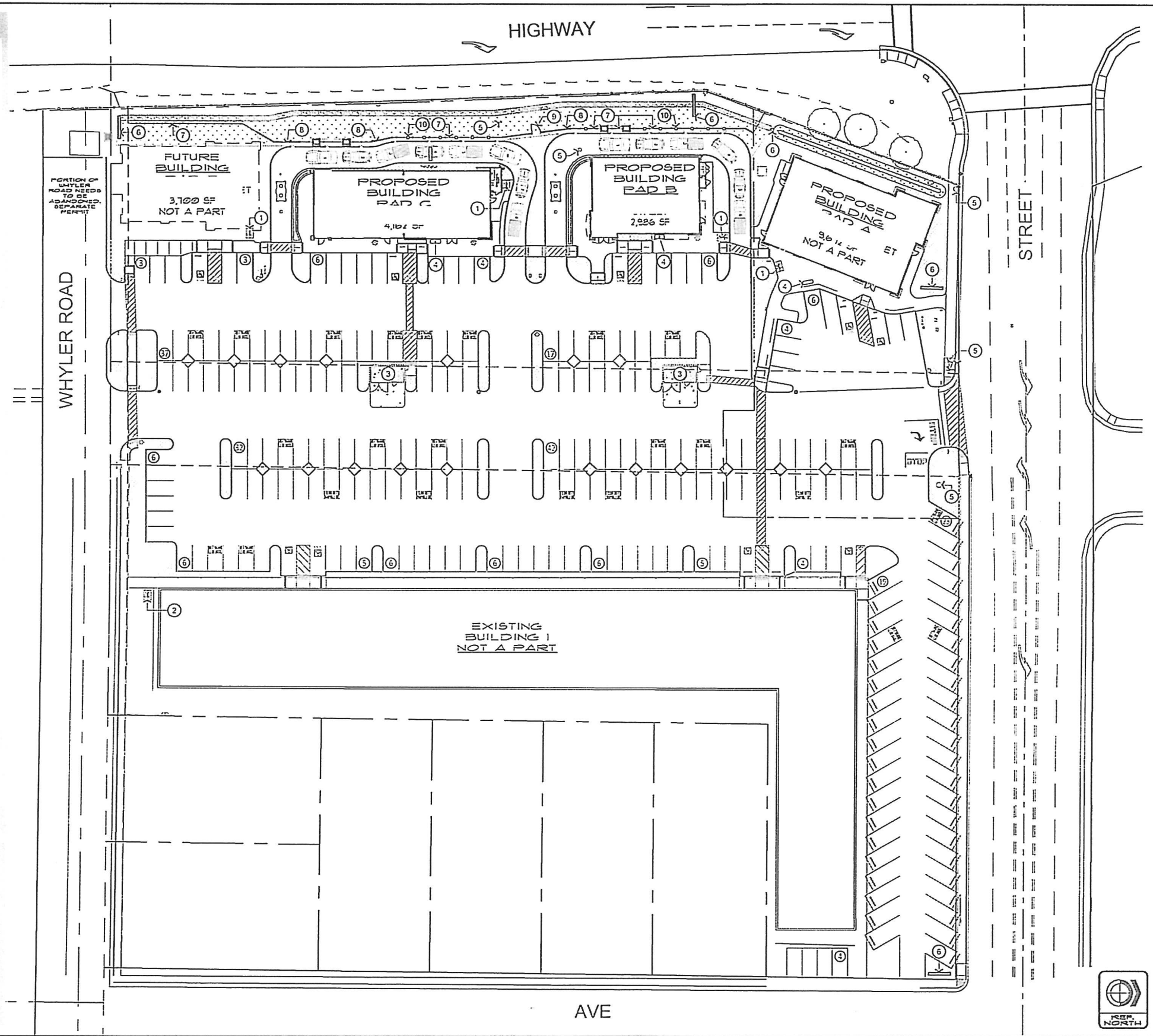
PARKING SIZES:	
STANDARD	9'x18'
ACCESSIBLE STALLS	9'x18'
<b>TOTAL PARKING REQ'D:</b>	<b>240</b>
<b>PARKING PROVIDED:</b>	
- STANDARD	220
- ACCESSIBLE	
REGULAR ACCESSIBLE STALLS	5
VAN ACCESSIBLE STALLS	4
- CLEAN AIR / VANPOOL / EV SPACES:	21
<b>TOTAL PARKING PROVIDED:</b>	<b>250 STALLS</b>

**BIKE RACKS DATA**

<b>BIKE RACKS COUNT:</b>	
SHORT TERM:	240 x 5% = 12
<b>TOTAL BIKE RACKS REQ'D:</b>	<b>12</b>
<b>BIKE RACKS PROVIDED:</b>	<b>12 (5 TOTAL RACKS WITH 2 BIKES PER RACK)</b>

**KEYED NOTES**

- 1 BICYCLE RACKS (TWO BICYCLE PER RACK)
- 2 FUTURE BICYCLE RACK
- 3 TRASH ENCLOSURE - REFER TO 1/A3 FOR DETAILS
- 4 DECORATIVE BENCH
- 5 DEMOLISH EXISTING POLE / FREESTANDING SIGNAAGE
- 6 PROPOSED MONUMENT SIGNAGE. REFER TO SIGN PACKAGE FOR SIGN DETAILS
- 7 48" HIGH DECORATIVE WROUGHT IRON SCREENING W/ CLINGING PLANTING
- 8 48" HIGH DECORATIVE CMU SCREENING SITE WALL
- 9 WROUGHT IRON ACCESS GATE
- 10 48" HIGH SPLIT FACE CMU DECORATIVE FENCE PIER



**REVISIONS**

NO.	DATE	DESCRIPTION
1		
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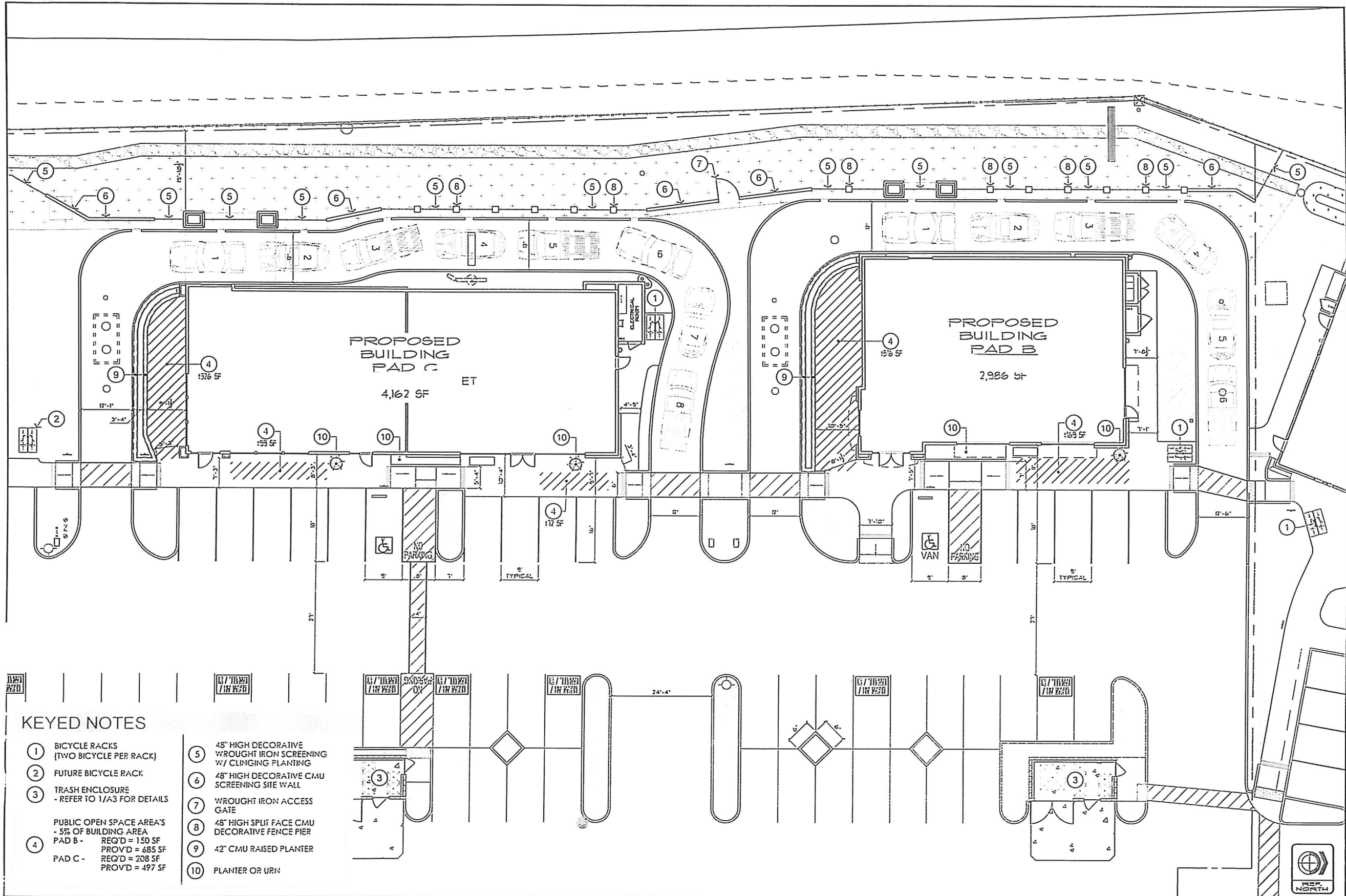
PROPOSED SITE PLAN

DATE

**A1**

Proposed Site Plan

SCALE: N.T.S.



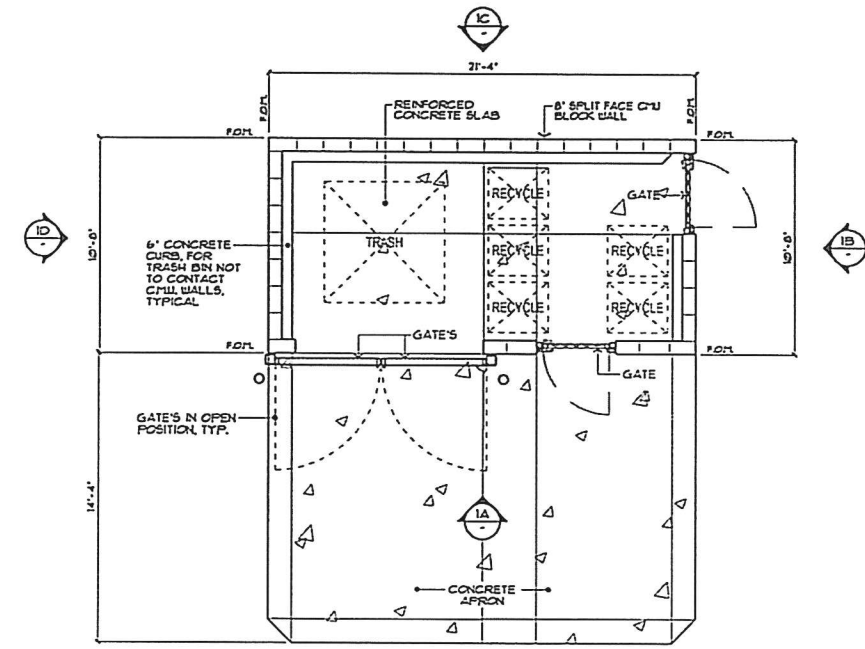
REVISIONS	
NO.	DATE
1	
2	
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**KEYED NOTES**

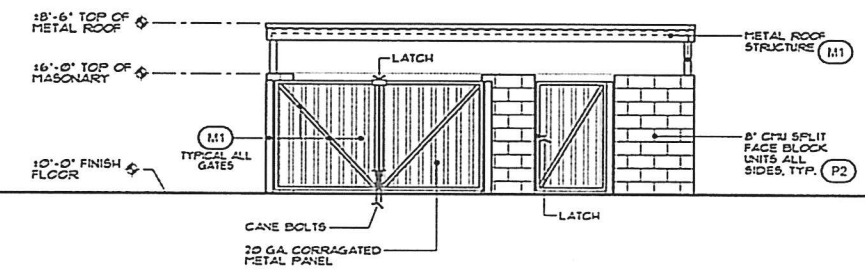
- 1 BICYCLE RACKS  
(TWO BICYCLE PER RACK)
- 2 FUTURE BICYCLE RACK
- 3 TRASH ENCLOSURE  
- REFER TO 1/A3 FOR DETAILS
- 4 PUBLIC OPEN SPACE AREA'S  
- 5% OF BUILDING AREA  
PAD B - REQ'D = 150 SF  
PROVD = 685 SF  
PAD C - REQ'D = 208 SF  
PROVD = 497 SF
- 5 48" HIGH DECORATIVE  
WROUGHT IRON SCREENING  
W/ CLINGING PLANTING
- 6 48" HIGH DECORATIVE CMU  
SCREENING SITE WALL
- 7 WROUGHT IRON ACCESS  
GATE
- 8 48" HIGH SPLIT FACE CMU  
DECORATIVE FENCE PIER
- 9 42" CMU RAISED PLANTER
- 10 PLANTER OR URN

ENLARGED  
 SITE PLAN  
 - PAD B AND C -

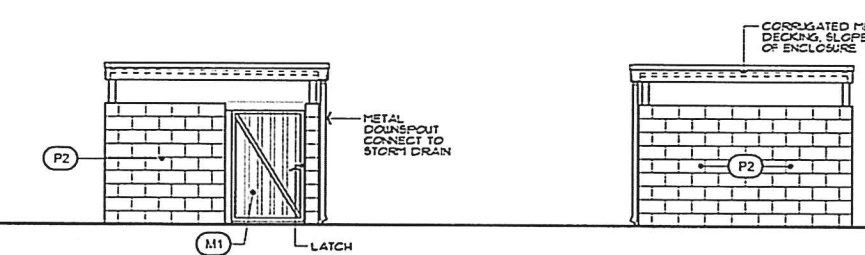
DATE: 3  
JOB NO.



PLAN

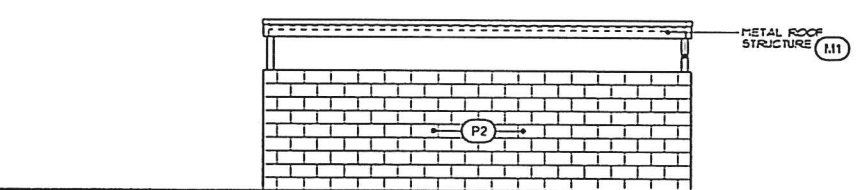


ELEVATION - A



ELEVATION - B

ELEVATION - D



ELEVATION - C

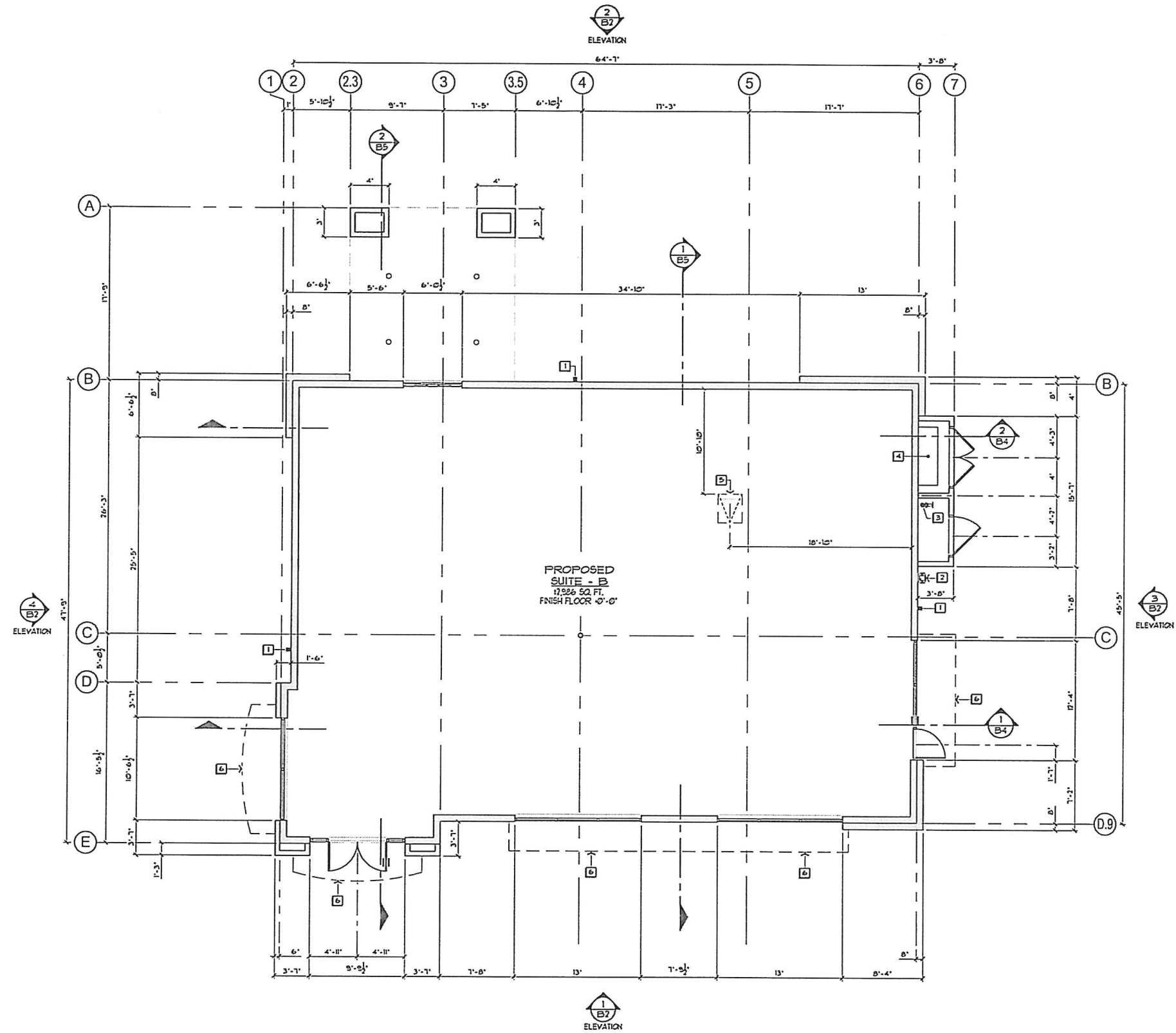
REVISIONS	
NO.	DATE

TRASH ENCLOSURE  
PLAN AND  
ELEVATIONS

DATE: 3  
JOB NO.

Floor Plan Keyed Notes

- 1 HOSE BIB
- 2 GAS METER
- 3 FIRE RISER / SPRINKLER RISER
- 4 ELECTRICAL SWITCH GEAR (MSB)
- 5 FUTURE ROOF ACCESS LADDER
- 6 AWNING / CANOPY



REVISIONS

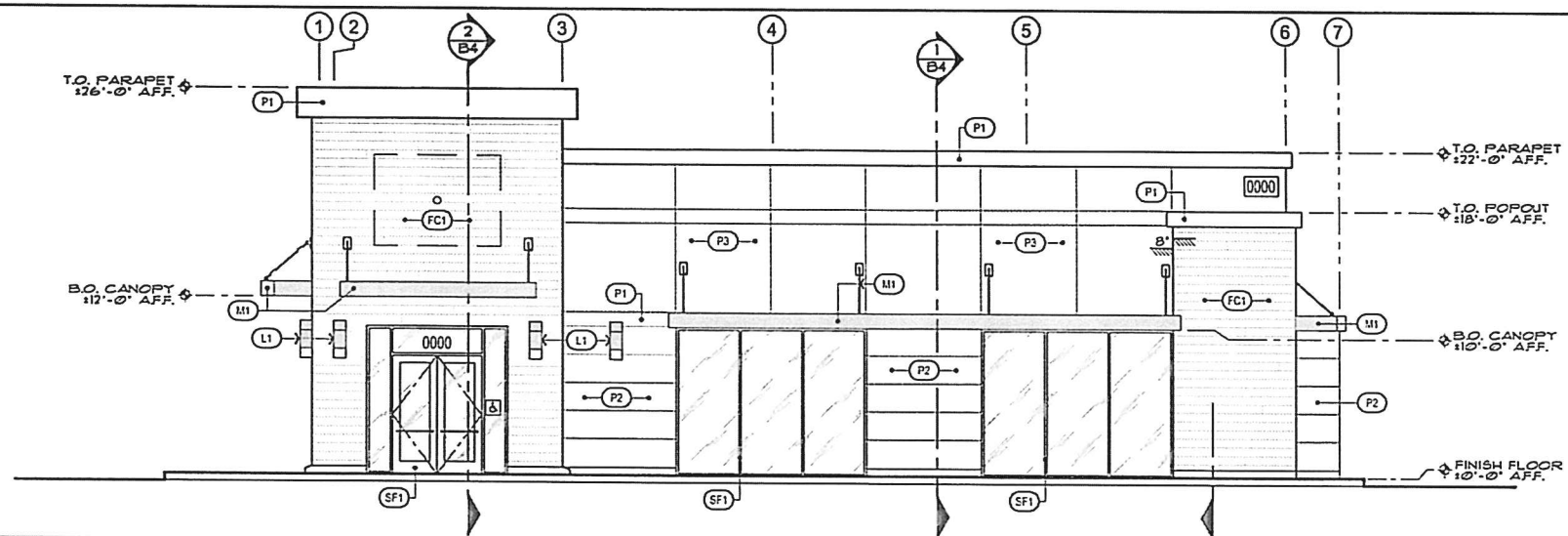
PLAN	REVISED

FLOOR PLAN - PAD B -

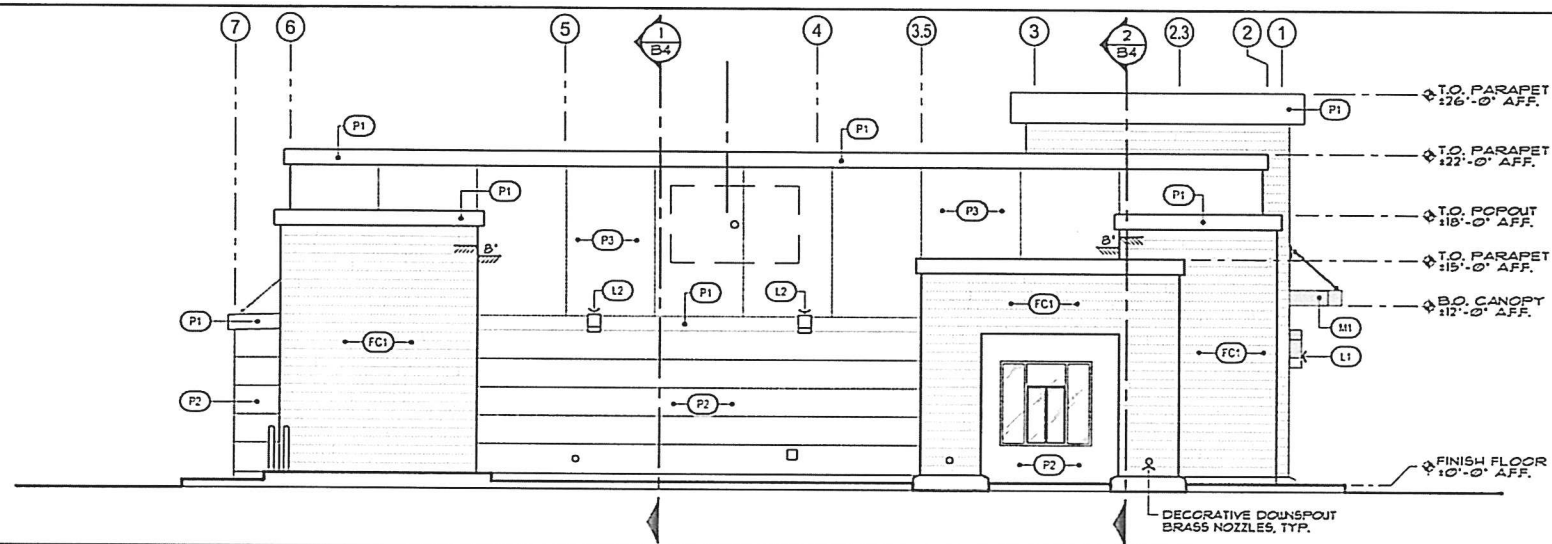


DATE: \_\_\_\_\_  
JOB NO. \_\_\_\_\_

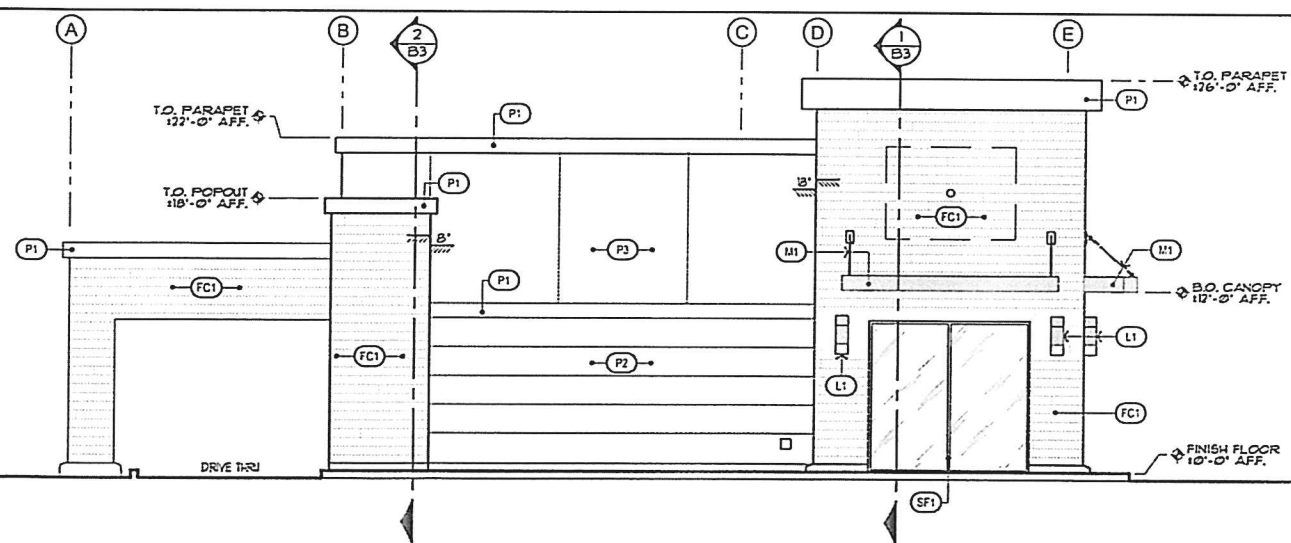
B1



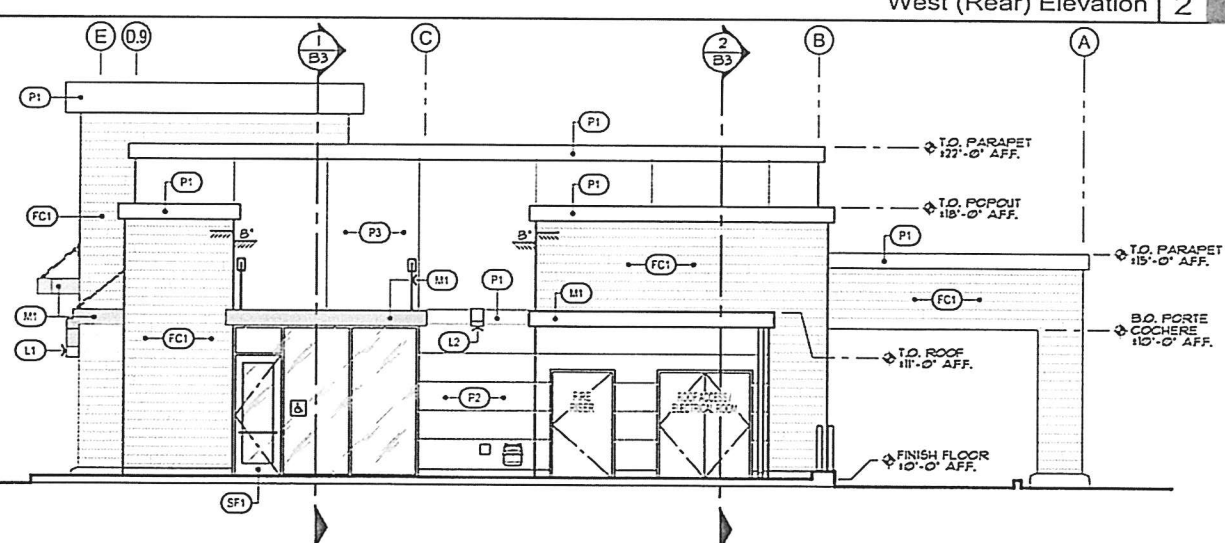
East (Front) Elevation 1



West (Rear) Elevation 2



South (Left Side) Elevation 4



North (Right Side) Elevation 3

Proposed Exterior Elevations

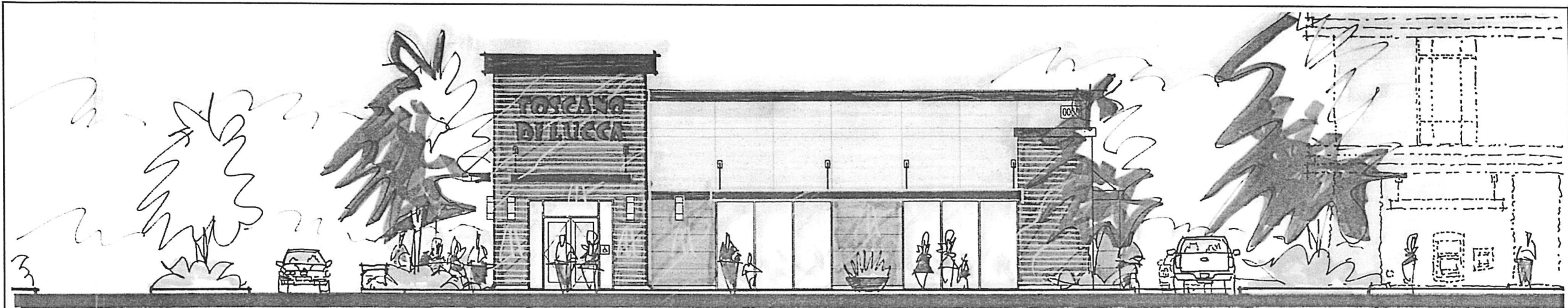
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REVISIONS	
REV#	DATE

EXTERIORS  
ELEVATIONS  
- PAD B -

DATE:  
JOB NO.

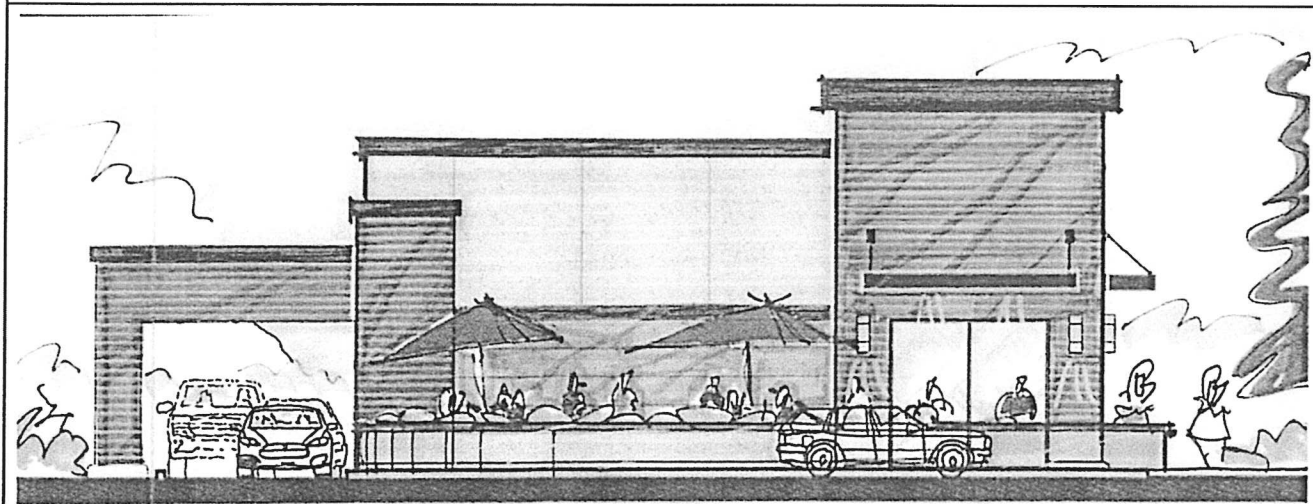
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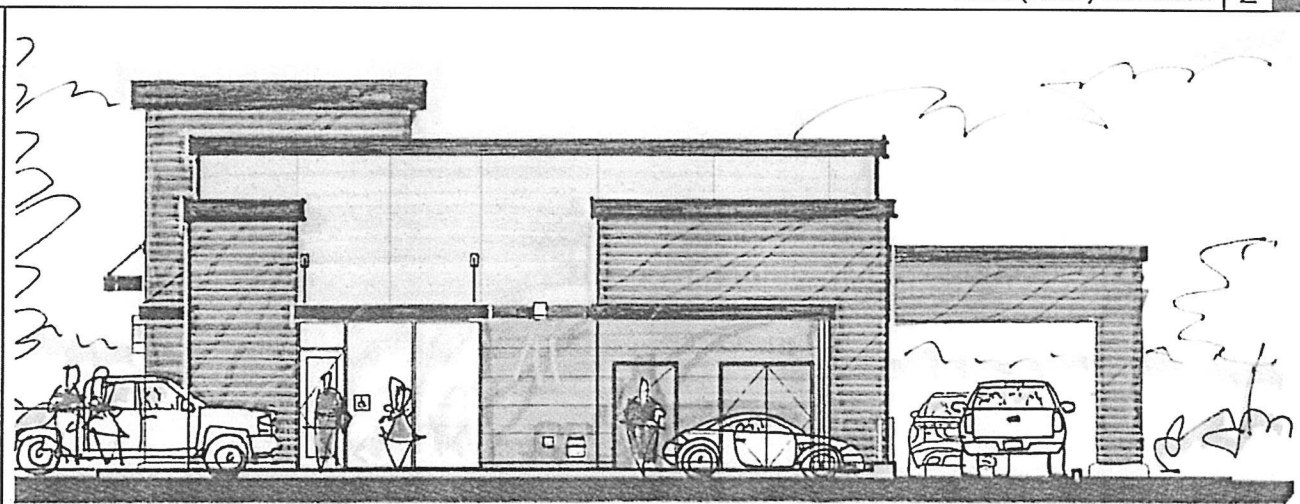
East (Front) Elevation 1



West (Rear) Elevation 2



South (Left Side) Elevation 4



North (Right Side) Elevation 3

Proposed Exterior Elevations

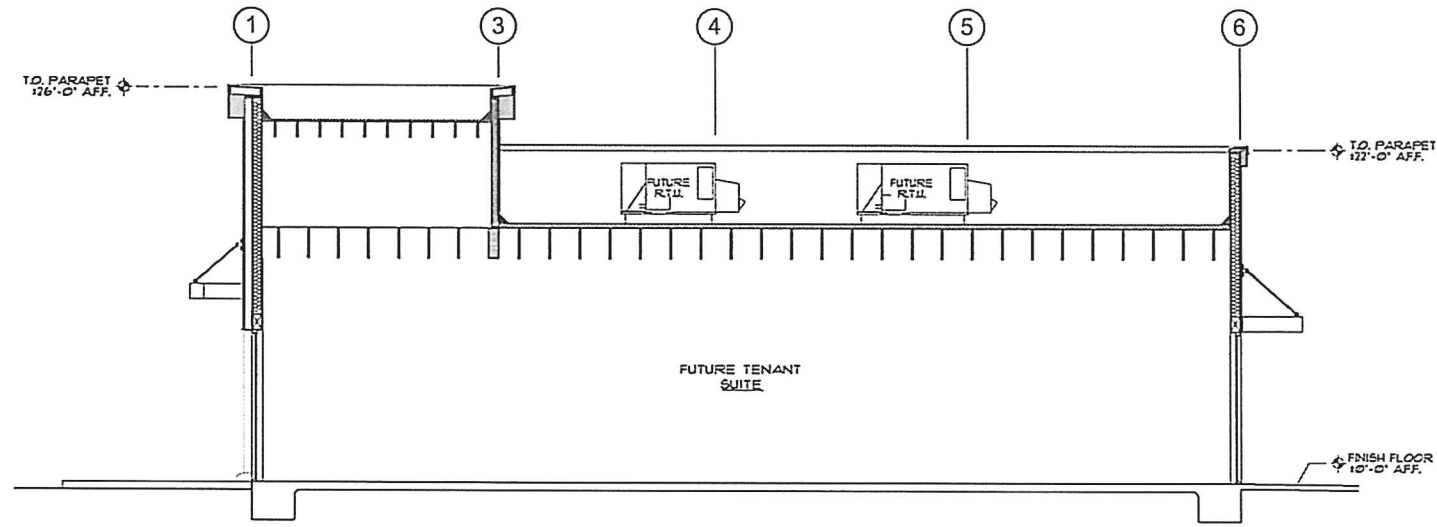
SCALE

REVISIONS	
REV. NO.	REV. DATE

COLOR EXTERIOR ELEVATIONS - PAD B -

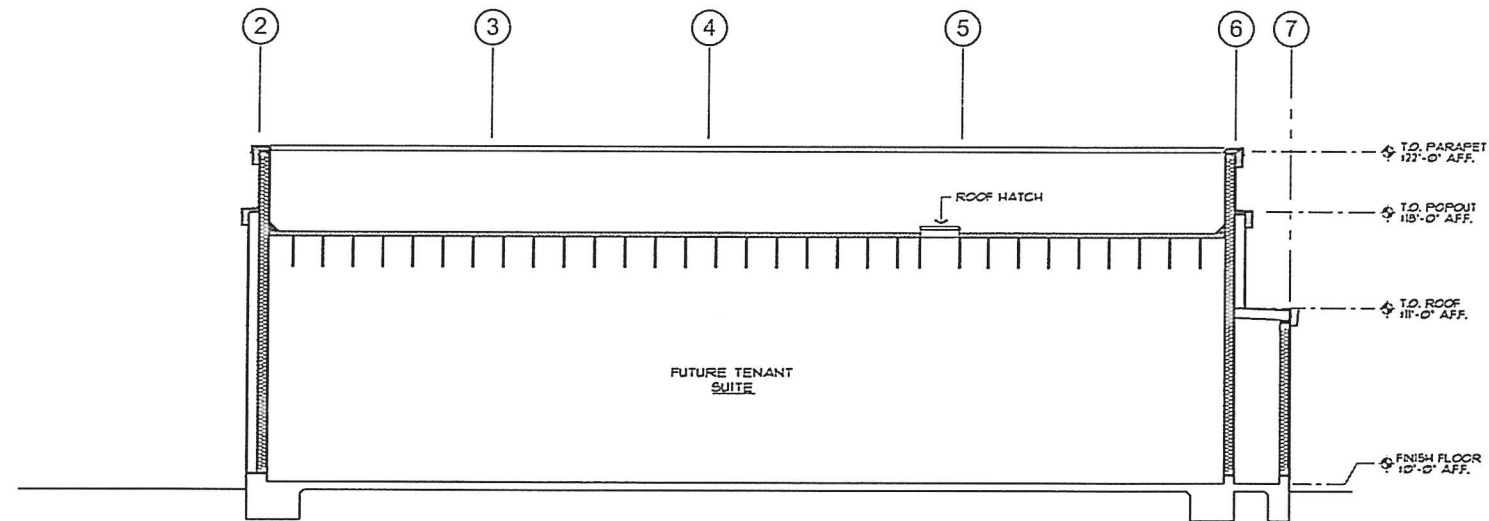
DATE:  
JOB NO.

B3



Building Section 1

SCALE: 3/16" = 1'-0"



Building Section 2

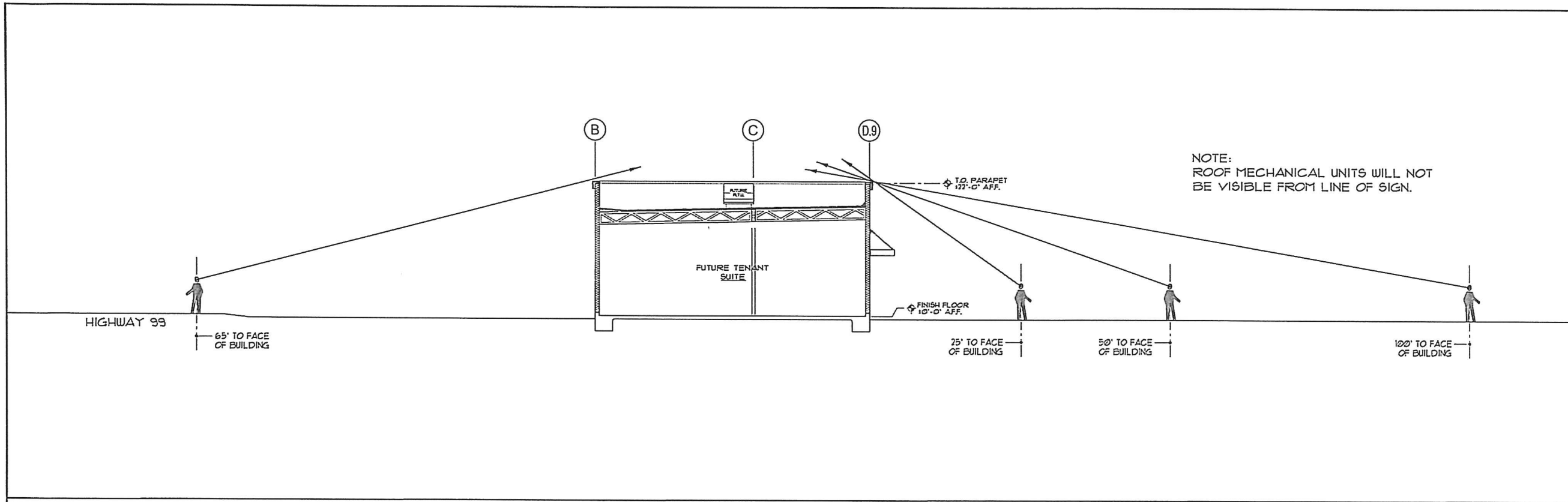
SCALE:

REVISIONS		
NO.	REVISION	DATE

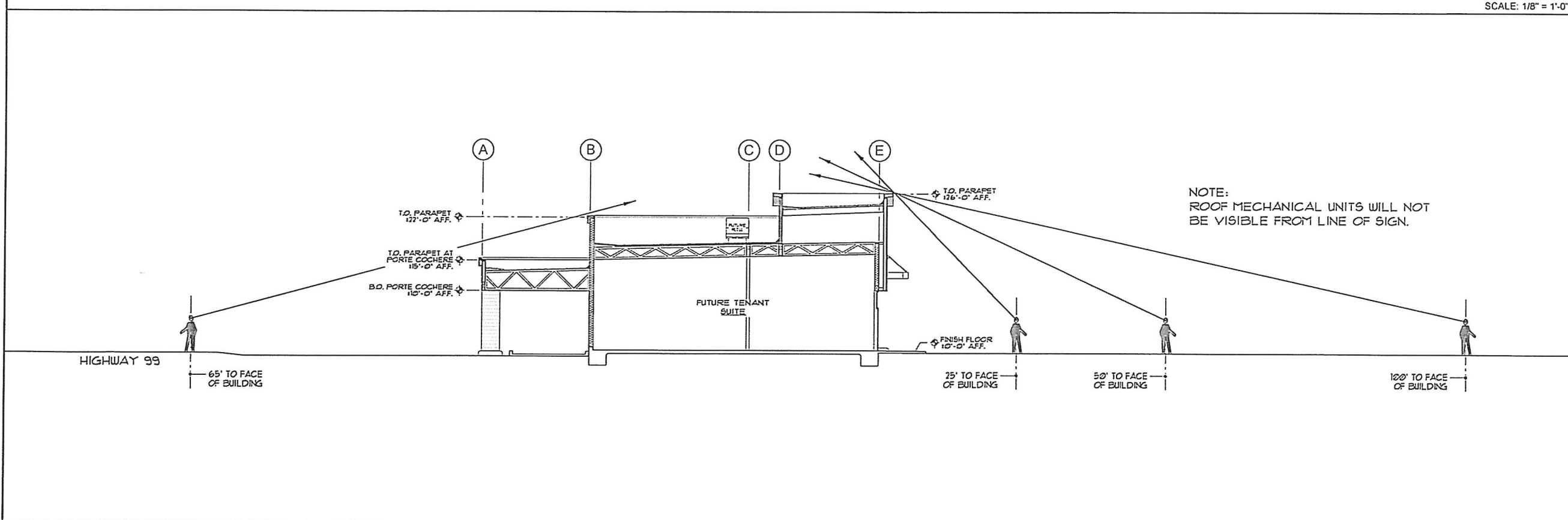
BUILDING SECTIONS  
- PAD B -

DATE:  
JOB NO.

B4



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



Building Section 2  
SCALE: 1/8" = 1'-0"

REVISIONS	
NO.	DATE

BUILDING SECTIONS  
- PAD B -

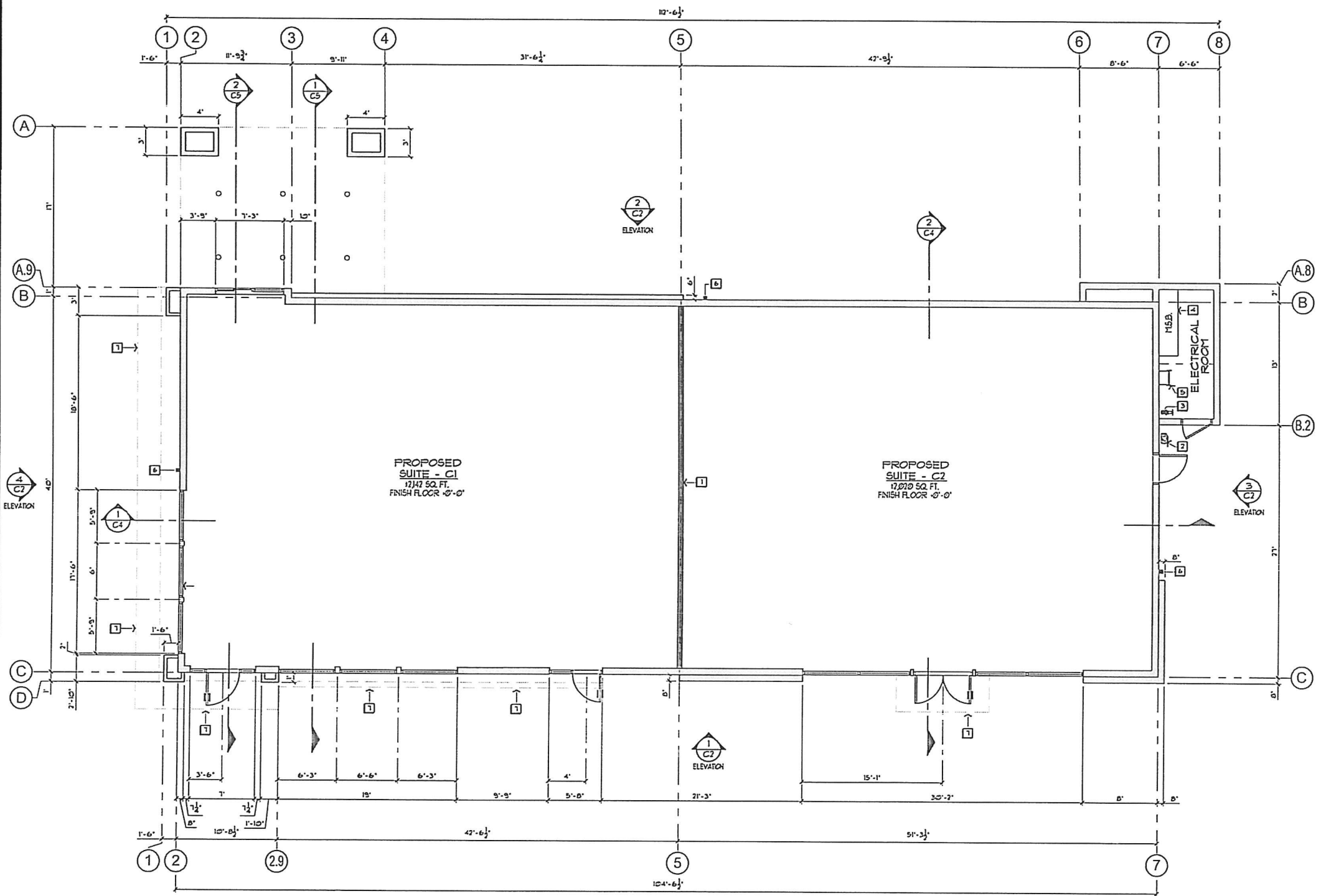
DATE  
JOB NO.

B5



**Floor Plan Keyed Notes**

- 1 HOUR FIRE OCCUPANCY SEPARATION INTERIOR PARTITION WALL, FULL HEIGHT TO UNDERSIDE OF ROOF STRUCTURE
- GAS METER
- FIRE RISER / SPRINKLER RISER
- ELECTRICAL SWITCH GEAR (M.S.B.)
- ROOF ACCESS LADDER
- HOSE BIB
- AWNING / CANOPY



AREA ANALYSIS	
SUITE - C1	12,142 SF
SUITE - C2	12,270 SF
MECHANICAL ROOM	115 SF
TOTAL BUILDING AREA	14,527 SF

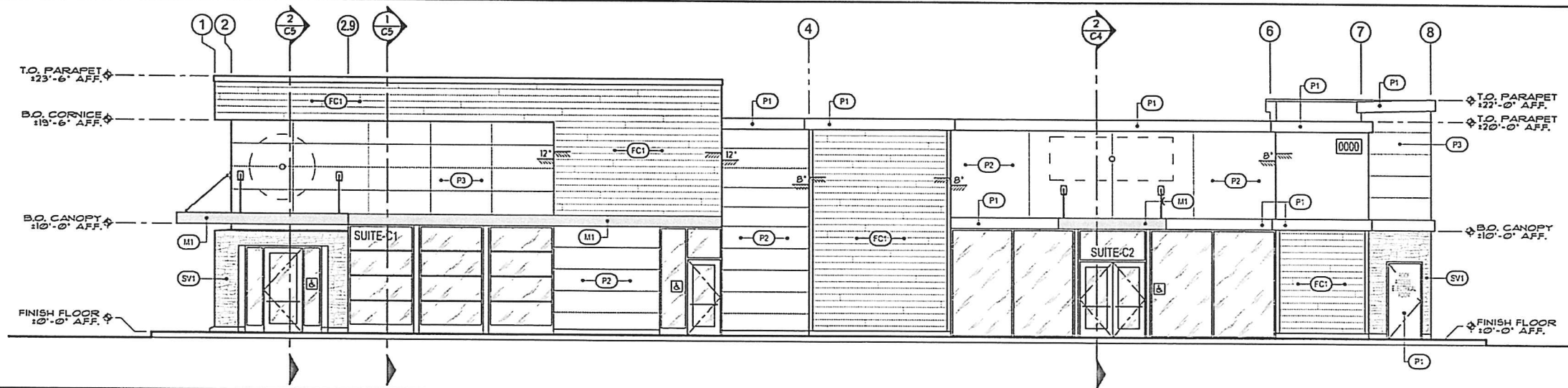
REVISIONS	

FLOOR PLAN - PAD C - 1

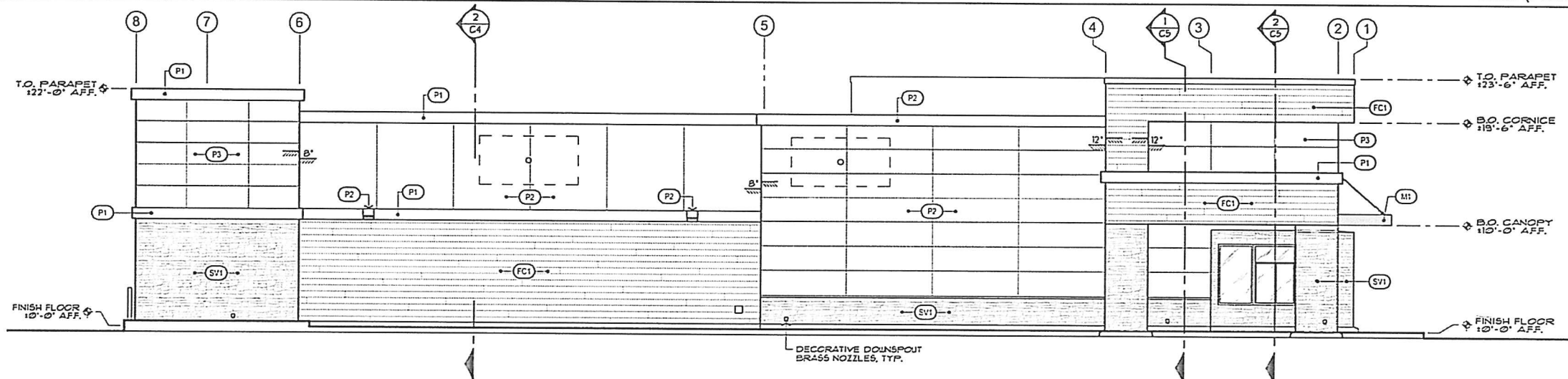
DATL  
JOB NO.

C1

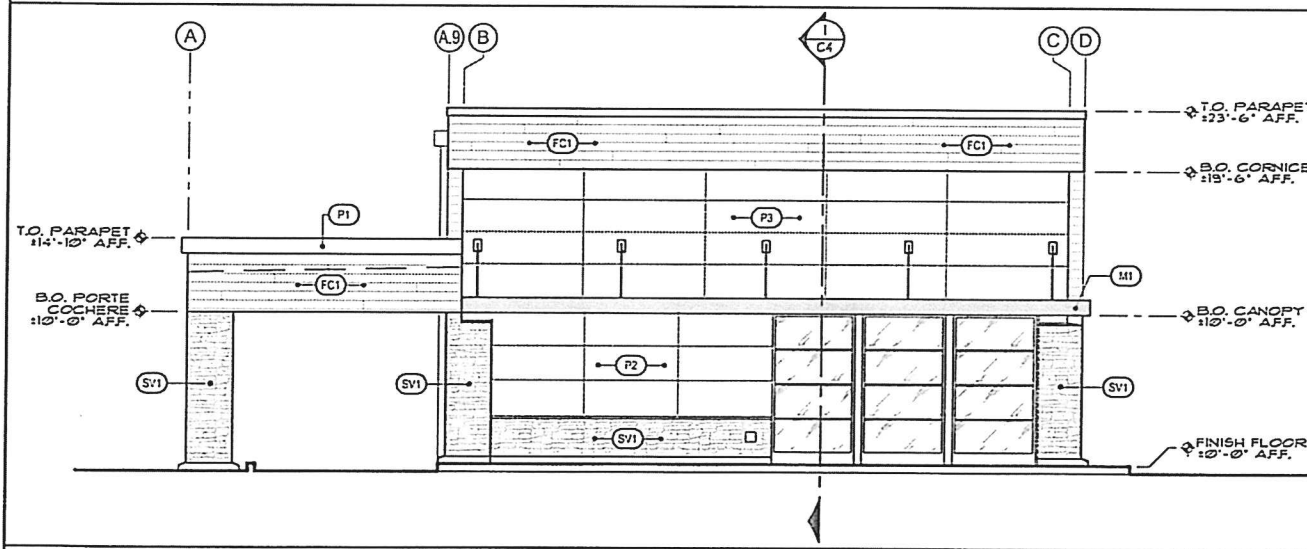




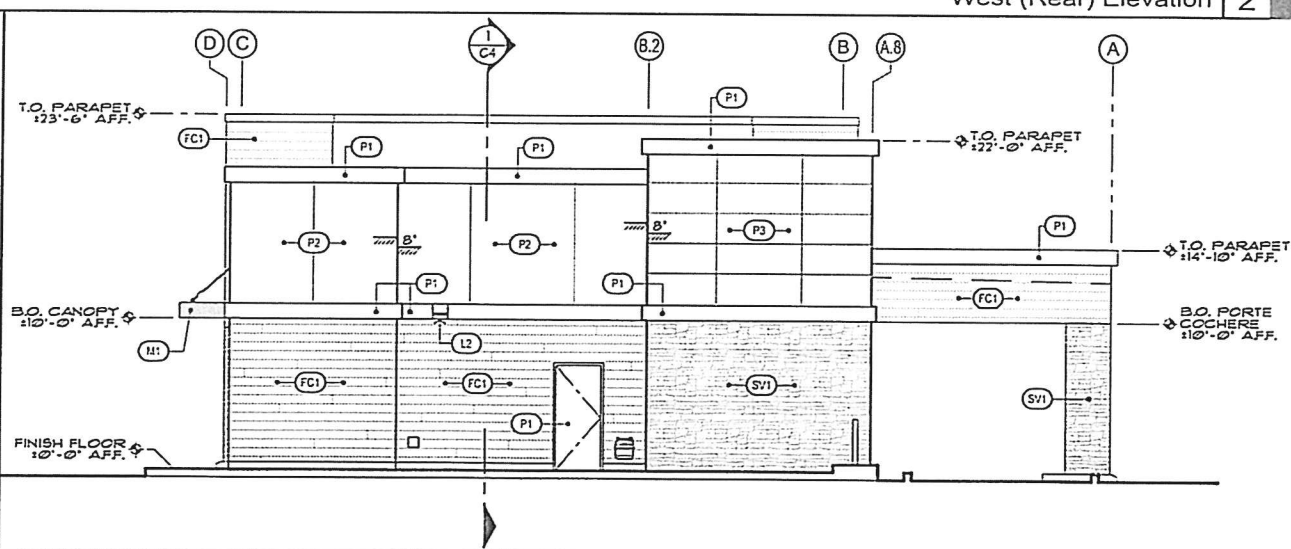
East (Front) Elevation 1



West (Rear) Elevation 2



South (Left Side) Elevation 4



North (Right Side) Elevation 3

Proposed Exterior Elevations

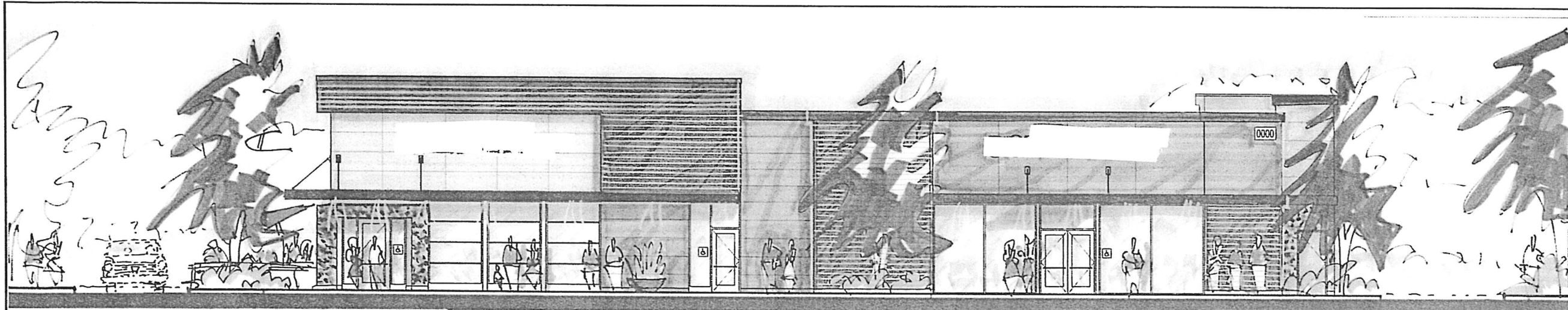
SCALE

REVISIONS	
REV. NO.	DATE

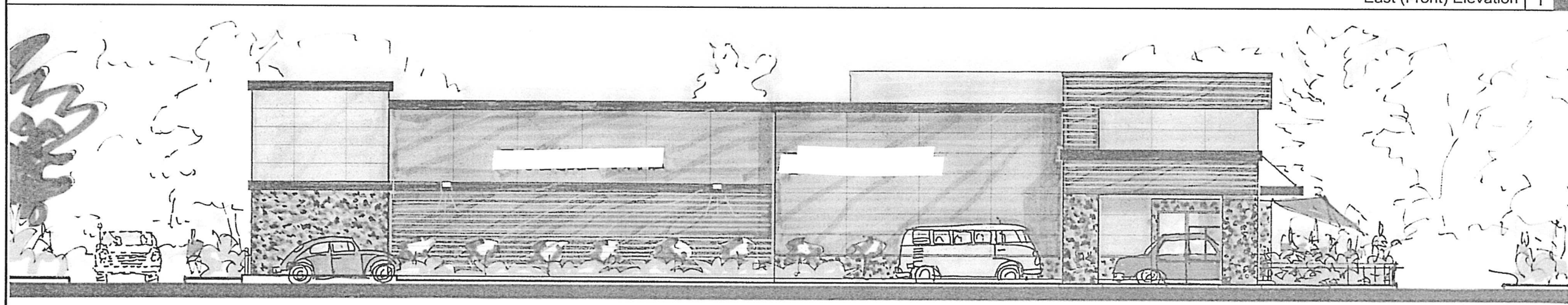
EXTERIORS  
ELEVATIONS  
- PAD C -

DATE: 1/3/20  
JOB NO. 1

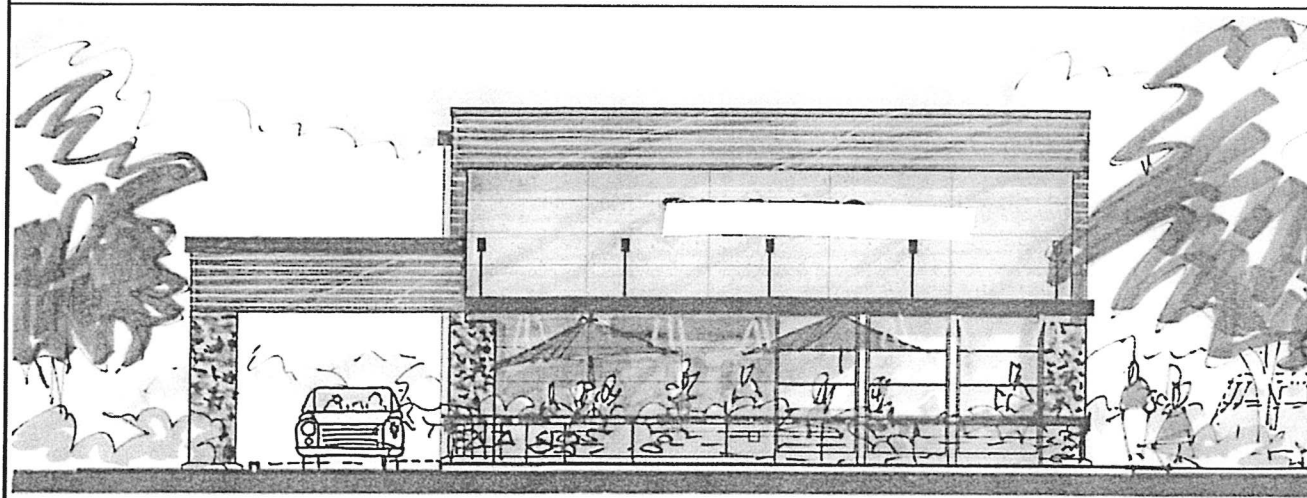
C2



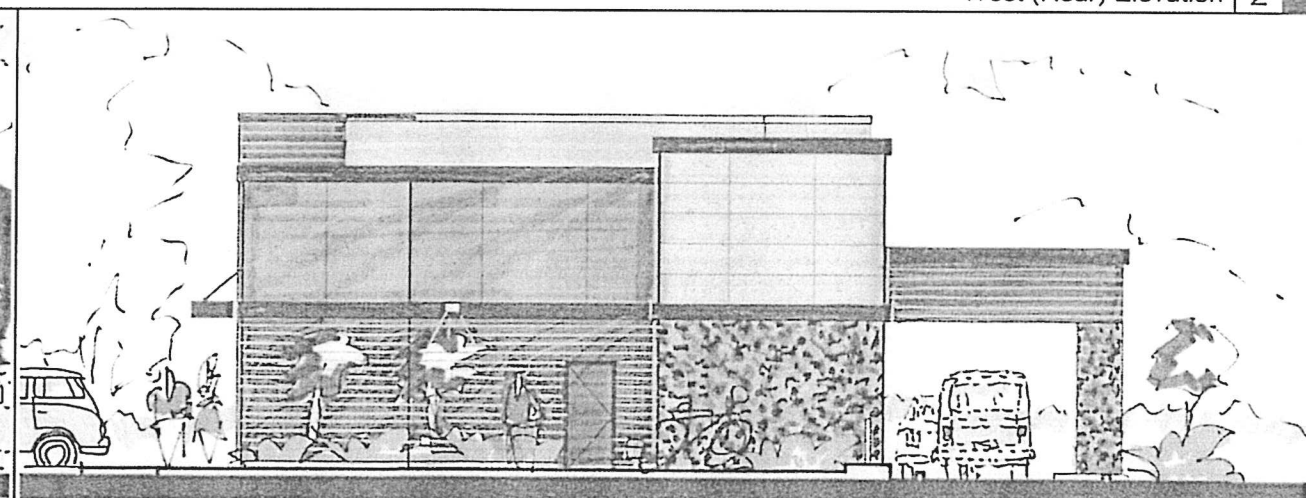
East (Front) Elevation 1



West (Rear) Elevation 2



South (Left Side) Elevation 4



North (Right Side) Elevation 3

Proposed Exterior Elevations

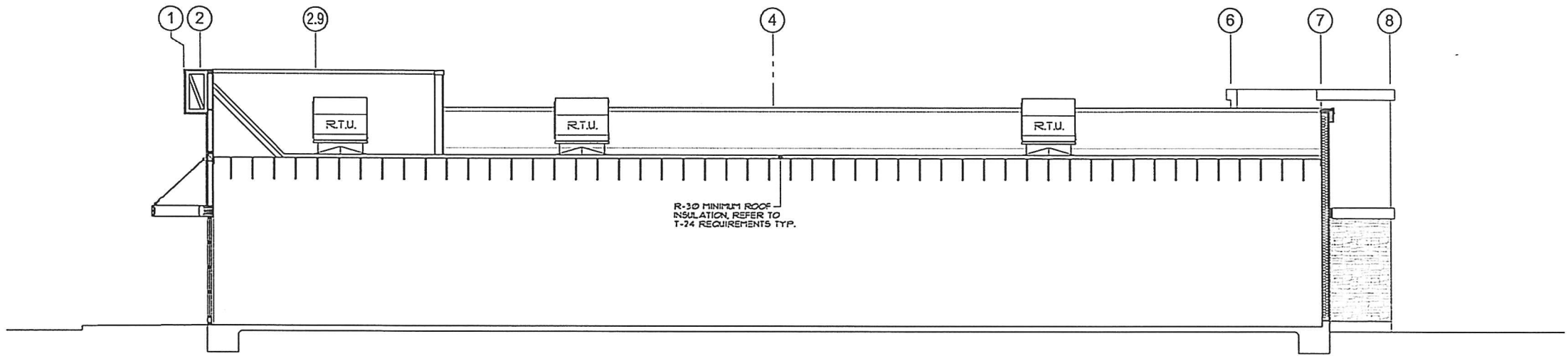
SCALE: -0'

REVISIONS	
REV. NO.	REVISION

COLOR EXTERIOR ELEVATIONS - PAD C -

DATE: ( )  
JOB NO. 3

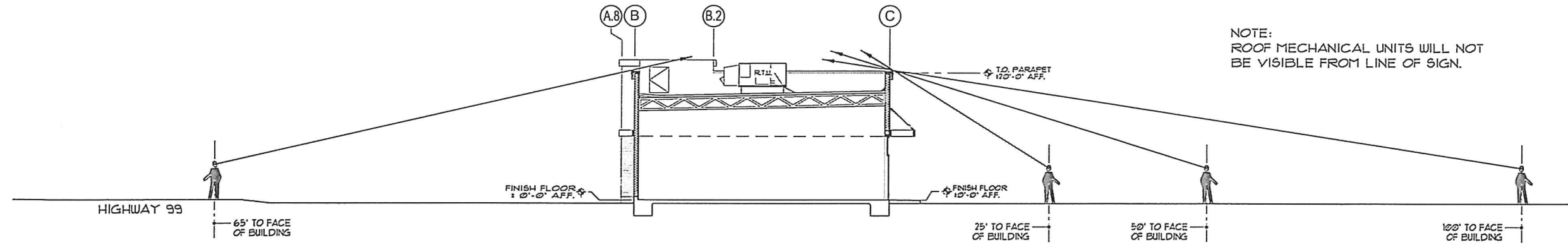
C3



Building Section | 1

SCALE: 3/16" = 1'-0"

REVISIONS	
NO.	DATE



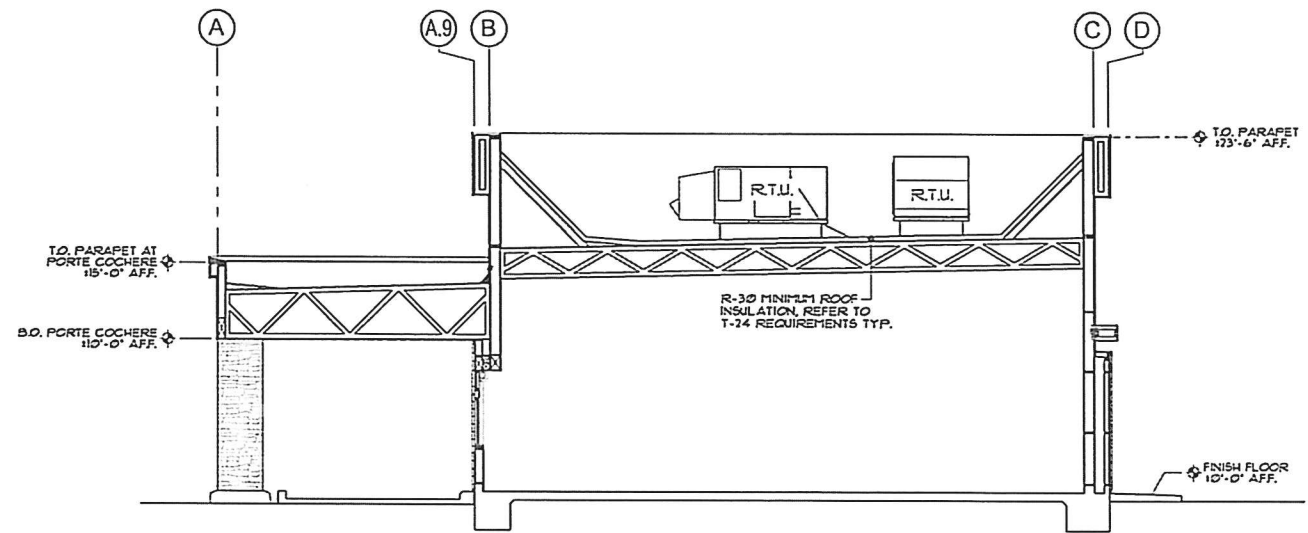
Building Section | 2

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

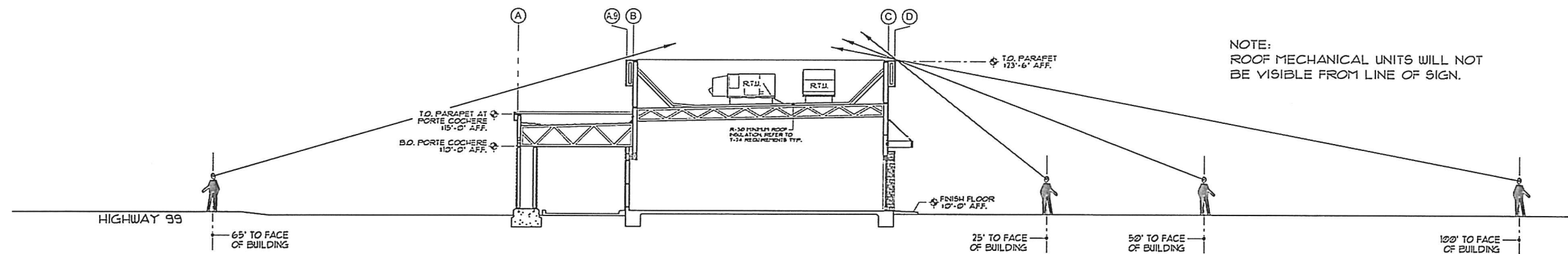
BUILDING SECTIONS - PAD C

DATE:  
JOB NO. 3

C4



Building Section 1  
SCALE: 3/16" = 1'-0"



Building Section 2  
SCALE:

REVISIONS	
REV. NO.	REV. DATE

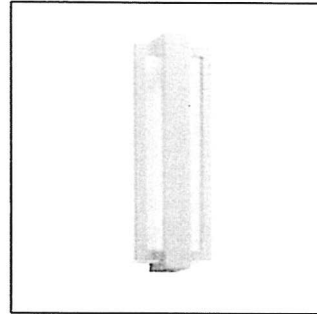
BUILDING SECTIONS - PAD C -

DATE  
JOB NO.

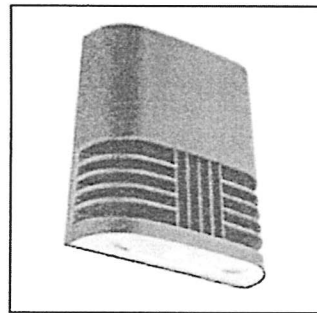
C5

### LIGHTING

- L1 LED WALL SCONCE "B"  
MFR: KICHLER  
MODEL: 49434PL
- L2 LED WALL LIGHT "C"  
MFR: LITHONIA  
MODEL: OLWX1



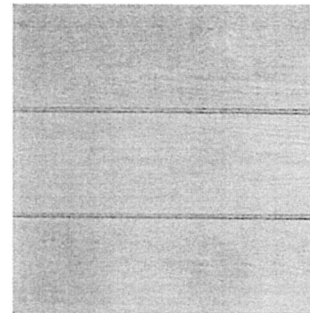
L1



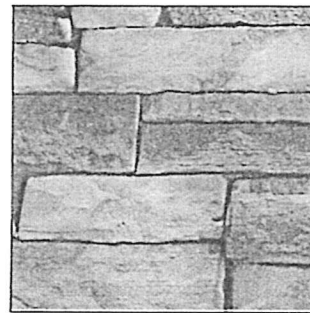
L2

### MATERIALS

- FC1 FIBER CEMENT PANELS  
MFR: NICHHA  
STYLE: VINTAGEWOOD  
COLOR: CEDAR
- SV1 STONE VENEER  
MFR: EL DORADO STONE  
STYLE: MOUNTAIN LEDGE  
PROFILE: MESA VERDE



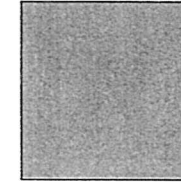
FC1



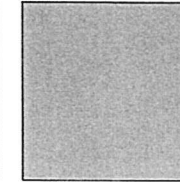
SV1

### COLORS

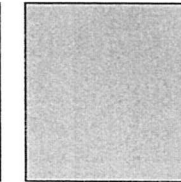
- P1 SHERWIN WILLIAMS SW7020 - BLACK FOX
- P2 SHERWIN WILLIAMS SW7026 - GRIFFIN
- P3 SHERWIN WILLIAMS SW7039 - VIRTUAL TAUPE
- M1 BENJAMIN MOORE 2133-10 - SATIN ONYX
- MH1 BENJAMIN MOORE 2133-10 - SATIN ONYX



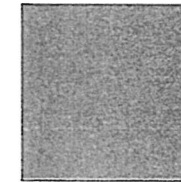
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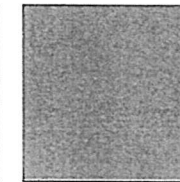
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P3



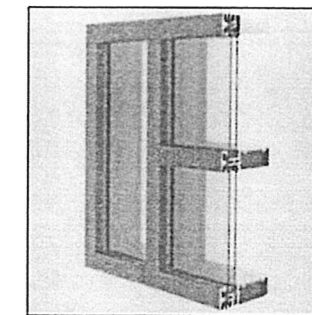
M1



MH1

### STOREFRONT SYSTEM

- SF1 BLACK ANODIZED ALUMINUM STOREFRONT



SF1

### REVISIONS

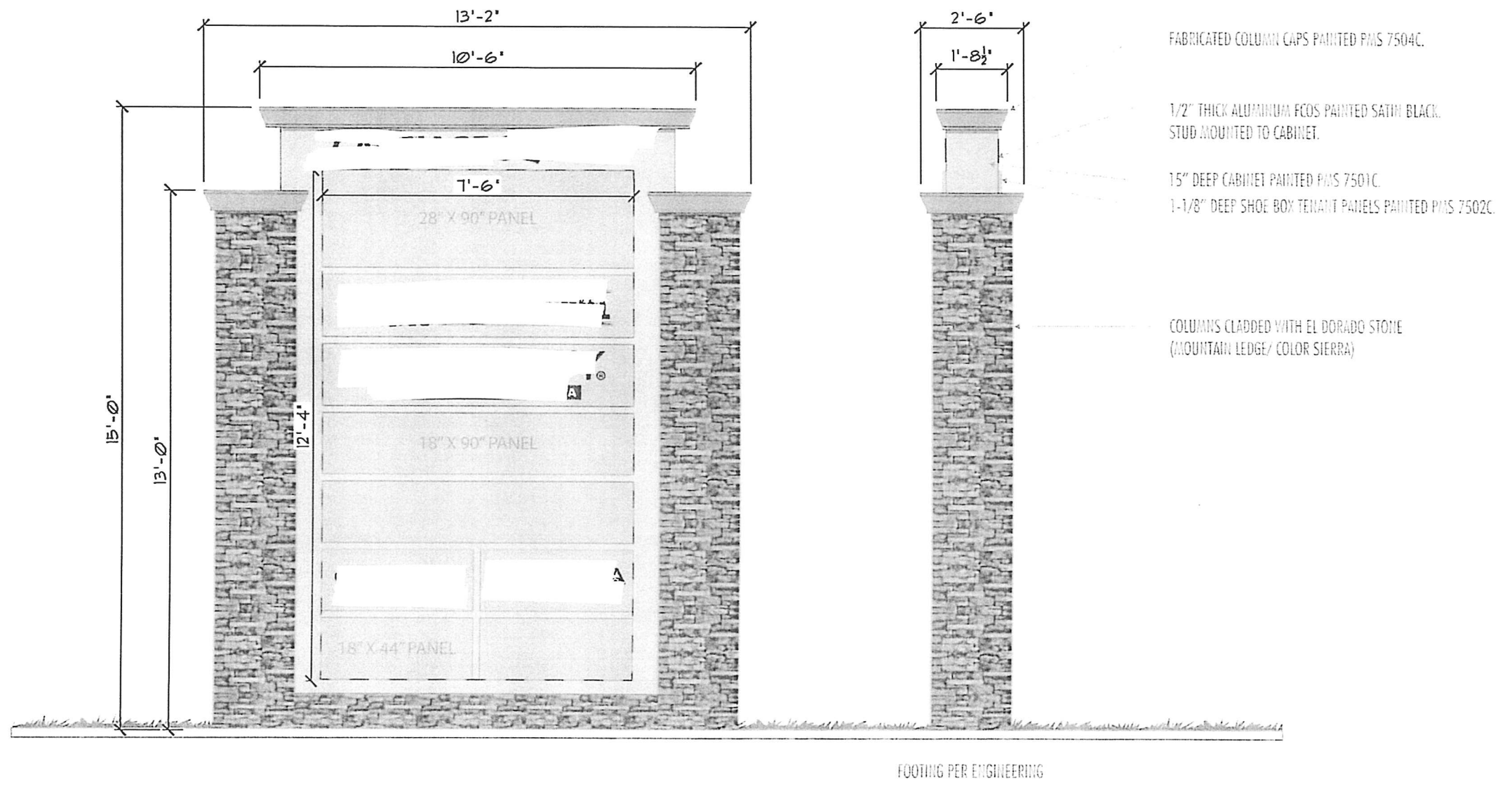
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MATERIAL AND FINISHES

DATE  
JOB NO.


M1

COMBINED COPY NOT TO EXCEED 96 SQ. FT. TOTAL  
 TOTAL TENANT SQUARE FOOTAGE = 92.5 SQ. FT.



REVISIONS	
REV. NO.	DATE

SCALE:  
 DESCRIPTION: Double Sided, Illuminated Pylon Signs

 **CONCEPT ONLY - NOT FOR PRODUCTION**

Project:	Date: 1.19.18
Address:	Revisions:
<small>All notes, errors, amendments and parts omitted or represented by this drawing are dated by, and the priority of, this drawing, and were created, reviewed and developed for use and in connection with the specific project. None of such notes, design, amendments or parts shall be used by or derived from any contract, time or otherwise, for any project whatsoever, without the written permission of Ellis &amp; Ellis.</small>	A: 01.24.18 TW    B: 1.25.18 + IP
	C: 03.29.18    D: 04.18.18
	E: 00.00.00    F: 00.00.00

Please check spelling and layouts. If approved, sign the layouts and return for production. If there are changes, please note them on the layout to which they pertain and send back for revision. Layouts must be returned no more than 72 hours after receipt, or a change order extending contract time will be issued. All signs are produced after the approval of shop drawings by client. Production time will be 6-8 weeks after layouts are received and signed without any changes. Any signs made incorrectly due to inaccurate client-approved drawings will not be the responsibility of Ellis & Ellis.

This document is submitted for review/approval of all aspects including layout, spelling, content / content, grammar, graphics, etc. By signing, I acknowledge my review / approval and further acknowledge that any requested revisions may result in additional charges. Written dimensions on these drawings shall have precedence over scaled dimensions.

Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_

This sign is intended to be installed in accordance with the requirements of article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical requirements client is responsible for:  
 1) Electrical must be within 6ft of sign.  
 2) Must have bonded earth ground from electrical panel to sign location.  
 3) N.E.C. requires dedicated circuits for signs.  
 4) No roof penetrations.

Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_

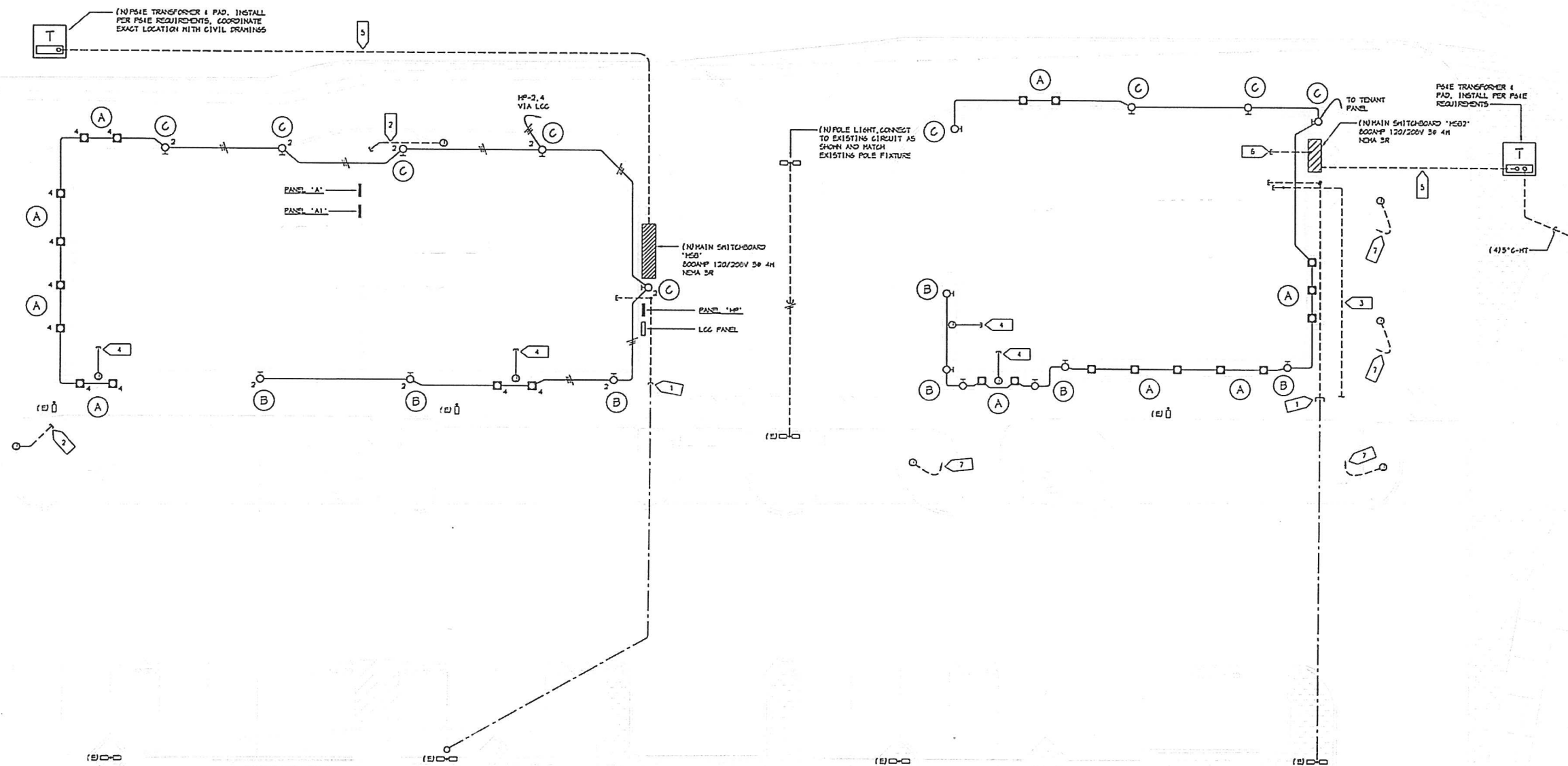
ellissigns.com

MONUMENT SIGNAGE

DATE	
JOB NO.	
S1	

### SHEET NOTES

- 1 PICK UP (E) CONDUIT STUB INTO BUILDING FOR FUTURE SECURITY CAMERAS.
- 2 STUB 1 1/2" GHT INTO TENANT SPACE FOR FUTURE CONNECTION TO DRIVEUP SIGN.
- 3 STUB 2" GHT FOR TELEPHONE SERVICE. COORDINATE EXACT LOCATION IN FIELD.
- 4 STUB 3/4" GHT FOR FUTURE TENANT SIGNAGE.
- 5 SEE ONE LINE DIAGRAM FOR CONDUIT & WIRE SIZES.
- 6 STUB (2) 1 1/2" GHT INTO SPACE FOR FUTURE CONNECTION TO TENANT PANEL.
- 7 STUB 1" GHT TO TENANT PANEL LOCATION FOR FUTURE SIGN. COORDINATE EXACT LOCATION WITH TENANT PLANS.



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REVDATE	

SITE PLAN - ELECTRICAL

DRAWN BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

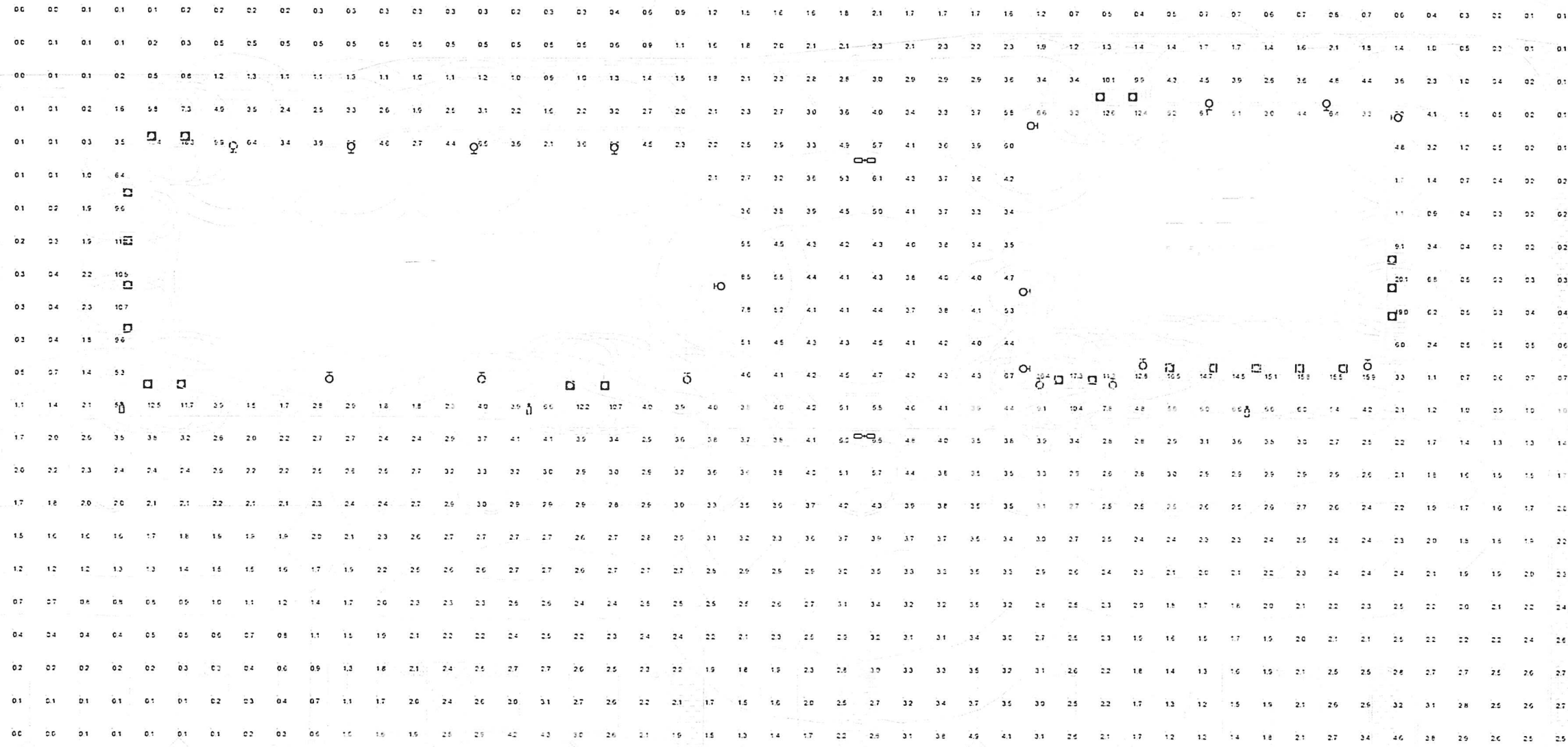
E1.0

SITE PLAN - ELECTRICAL



SCALE: 1" = 10'-0"





**SITE PLAN - PHOTOMETRIC**

North



SCALE: 1" = 10'-0"

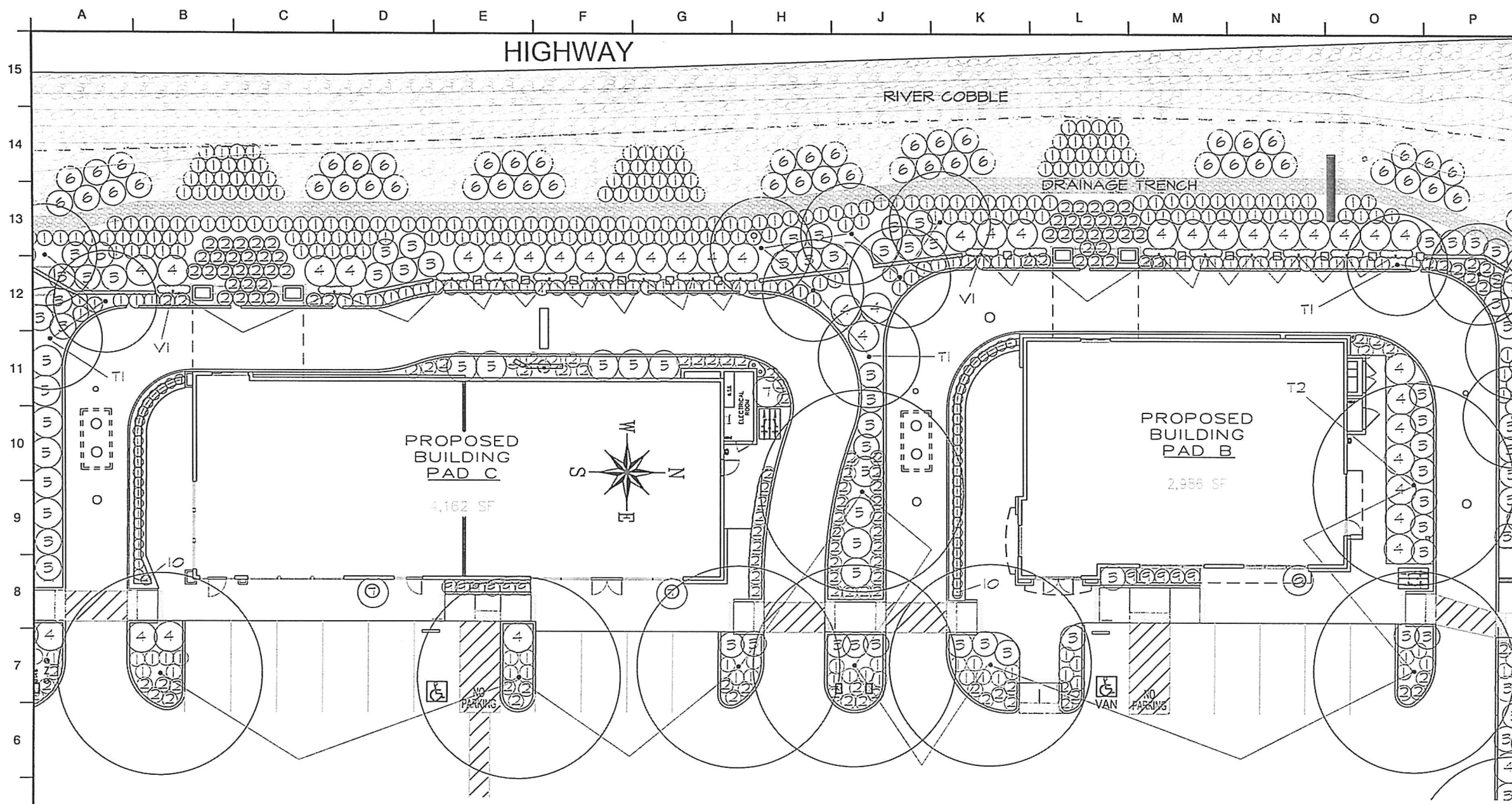
**REVISIONS**

REV	DATE	DESCRIPTION

**SITE PLAN - PHOTOMETRIC**

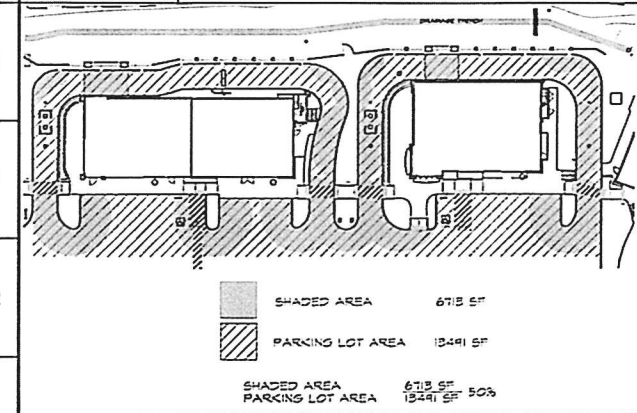
DRAWN BY:	
DATE:	
CCD JOB NO.:	

E1.1



REVISIONS	DATE

A/5 CONCEPTUAL LANDSCAPE PLAN  
SCALE 1" = 100'



A/1 PARKING LOT SHADING  
SCALE N/A

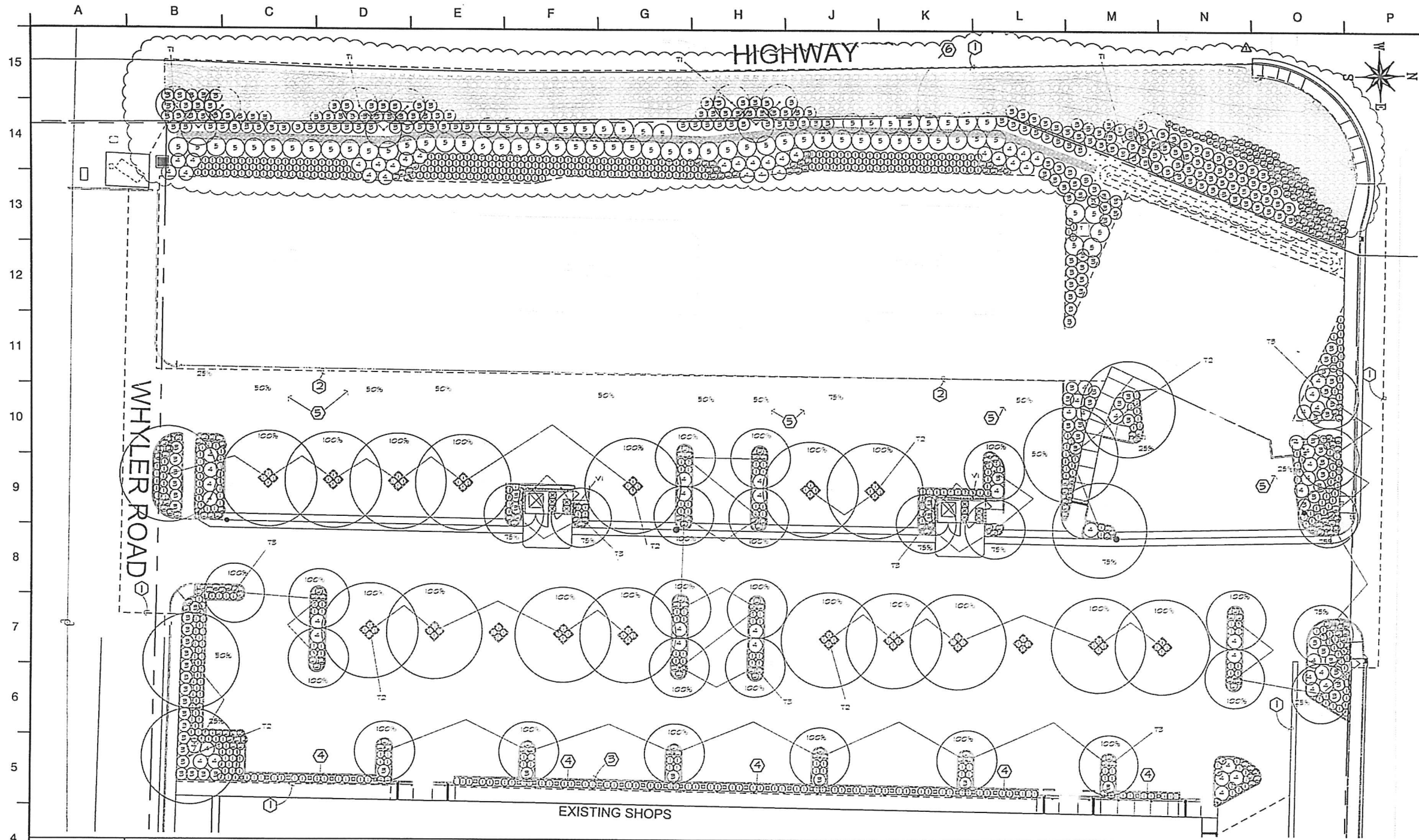
MAXIMUM APPLIED WATER ALLOWANCE		VALUES		
MANA	MANA = (ET <sub>0</sub> - Ep) / (0.8 - 0.5) SLA			
ET <sub>0</sub>	REFERENCE EVAPOTRANSPIRATION	46.70		
Ep	ETFECTIVE PRECIPITATION 20% OF ANNUAL RAINFALL	3.25		
0.8	CONVERSION FACTOR TO GALLONS PER SQUARE FOOT	0.83		
0.5	ET ADJUSTMENT FACTOR	0.1		
LA	LANDSCAPE AREA INCLUDING SPECIAL LANDSCAPE AREA	3345		
SLA	SPECIAL LANDSCAPE AREA	0		
	ADDITIONAL ADJUSTMENT FACTOR FOR SLA	0.5		
	SPECIAL LANDSCAPE AREA	0		
MANA = 34.574 GALLONS PER YEAR				
ESTIMATED TOTAL WATER USE				
ETU	ETU = (MANA * 0.83) * LA / E <sub>eff</sub> + SLA			
ETU	ESTIMATED TOTAL WATER USE	46.70		
ET <sub>0</sub>	REFERENCE EVAPOTRANSPIRATION	124		
FF	PLANT FACTOR	3345		
HA	HYPERSOPE AREA	0		
SLA	SPECIAL LANDSCAPE AREA	0		
0.83	CONVERSION FACTOR TO GALLONS PER SQUARE FOOT	0.83		
E <sub>eff</sub>	IRRIGATION EFFICIENCY	0.24		
ETU = 33822 GALLONS PER YEAR				
PLANT FACTOR				
HYPERSOPE	WATER USE TYPE	PLANT FACTOR	AREA	FF & AREA
1	LOW	3	3345	0 124
2	MEDIUM	3	0	0 0
3	HIGH	3	0	0 0
4	TOTALS		3345	0 124
	SLA		0	0 0

E/1 WATER USE  
SCALE N/A

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
1	ROSMARINUS "HUNTINGTON'S CARPET"	ROSEMARY	1 GALLON	LOW
2	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GALLON	LOW
3	RHAPHIOLEPIS INDICA "SPRINGTIME"	INDIAN HAWTHORN	5 GALLON	LOW
4	TEUCRIUM FRUTIGANS "AZUREUM"	BUSH GERMANDER	5 GALLON	LOW
5	RHAMNUS CALIFORNICA "EVE CASE"	COFFEE BERRY	5 GALLON	LOW
6	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	LOW
7	BAMBUSA M. "GOLDEN GODDESS"	GOLDEN BAMBOO	5 GALLON	LOW
8	CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	5 GALLON	LOW
9	GENISTA LYDIA	LYDIA BROOM	5 GALLON	LOW
10	STIPA TENNUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	LOW
VI	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON	LOW
T1	LAGERSTROEMIA INDICA "NATCHEZ"	CREPE MYRTLE	15 GALLON	LOW
T2	PISTACIA CHINENSIS "KEITH DAVIES"	CHINESE PISTACHE	15 GALLON	LOW

H/1 PLANTING LEGEND  
SCALE N/A

PAD B & C  
CONCEPTUAL  
LANDSCAPE  
PLAN



REVISIONS	DATE
PLAN CHECK	12/15/17

PROJECT NAME

**LANDSCAPE PLANTING PLAN**

**A/4 LANDSCAPE PLAN**  
SCALE 1" = 20'

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING/COMMENTS	WATER USE
VARIABLES		BIO FILTRATION SOD	BY DELTA BLUEGRASS	LGA
1	ROSMARINUS O. 'HUNTINGTON'S CARPET'	ROSEMARY	1 GALLON	LGA
2	AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GALLON	LGA
3	RHAPHIGLIEPIS INDICA 'SERRINGTIME'	INDIAN HAWTHORN	5 GALLON	LGA
4	TEUCRIUM FRUTICOSUM 'ADRIEM'	BUSH GERMANDER	5 GALLON	LGA
5	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	5 GALLON	LGA
T1	ARBUTUS UNEDA	STRAWBERRY TREE	15 GALLON STANDARD FORM	LGA
T2	FISTACIA CHINENSIS 'KEITH DAVIES'	CHINESE PISTACHE	15 GALLON STANDARD FORM	LGA
T3	LAGERSTROEMIA INDICA 'NATCHES'	CREEP MYRTLE	15 GALLON STANDARD FORM	LGA

- ① PHASE I OUTLINE
- ② PHASE II & III OUTLINE
- ③ 16" SQUARE GRAY CONCRETE STEPPING STONES
- ④ MULCH THIS 3' PLANTER WITH 3/8" CRUSHED ROCK LAID 2" DEEP
- ⑤ FUTURE PHASE II & III PARKING LOT SHADE TREES
- ⑥ NEW FENCING, SEE CIVIL PLANS
- 4"-12" RIVER COBBLE, 100% COVERAGE HAND PLACE IF NECESSARY ON SLOPES.

PARKING LOT AREA = 7665 SF  
LANDSCAPE AREA IN AND AROUND PARKING LOT = 8716 SF  
LANDSCAPE TO PARKING LOT PERCENTAGE = 12%

SPECIES/OTHER	% SHADE	QTY	SHADE AREA	TOTALS
CO-NEED PISTACHE	25%	3	316 SF	942 SF
LA-NEED PISTACHE	50%	8	820 SF	1552 SF
LA-NEED PISTACHE	75%	2	842 SF	1624 SF
CO-NEED PISTACHE	100%	16	1526 SF	3026 SF
CREEP MYRTLE	75%	0	0 SF	0 SF
CREEP MYRTLE	50%	0	0 SF	0 SF
CREEP MYRTLE	75%	6	561 SF	1122 SF
CREEP MYRTLE	100%	20	480 SF	960 SF
<b>TOTAL SHADE AREA</b>				<b>4022 SF</b>

PARKING LOT SHADE 4022 SF  
TOTAL PARKING LOT AREA 7665 SF = 54% PARKING LOT SHADE

**A/1 PLANTING LEGEND**  
SCALE not applicable

**F/1 KEYED NOTES**  
SCALE not applicable

**K/1 % LANDSCAPE TO LOT**  
SCALE not applicable

**N/1 SHADING CALC.**  
SCALE not applicable