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WESTCORE PROPERTIES

PACIFIC BUSINESS CENTER

BUILDING SHELL

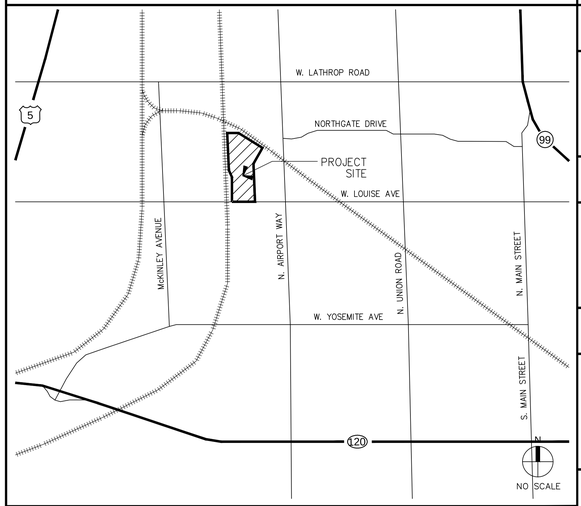
LOUISE AVENUE

MANTECA, CALIFORNIA

PLANNING SUBMITTAL

SNR10-0027-00

VICINITY MAP



PROJECT TEAM

CLIENT

WESTCORE PROPERTIES

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OAC CONSULTING

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KIER & WRIGHT CIVIL ENGINEERS
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AUBURN, CA 95603

ANGELA LONG
PH: (530) 889-0377
FAX: (530) 889-0397

PROJECT DESCRIPTION

WESTCORE PROPERTIES IS DEVELOPING A NEW 939,660 SQUARE FOOT DISTRIBUTION BUILDING SHELL. THE SITE, CURRENTLY UNDEVELOPED, SHALL BE DEVELOPED AS PART OF AN EXISTING BUSINESS CENTER. THE SITE HAS BEEN ENHANCED WITH NUMEROUS NEW TREES AND LANDSCAPED AREAS. THE PROJECT WILL INCORPORATE LANDSCAPE FEATURES TO CREATE AN AESTHETICALLY PLEASING ENVIRONMENT THAT COMPLEMENTS THE EXISTING BUSINESS CENTER AND SERVE AS STORM WATER POLLUTION PREVENTION. PARKING STALLS PROVIDE A TOTAL OF 493 CAR STALLS (0.5 STALLS PER 1,000 SF) AND 276 TRUCK STALLS.

THE BUILDING IS A ONE-STORY CONCRETE TILT-UP CONSTRUCTION WITH HIGH PERFORMANCE GLAZING AND A COLOR PALETTE THAT WILL COMPLEMENT THE EXISTING BUSINESS CENTER. THE BUILDING WILL INCORPORATE A LOADING TRUCKWELL ON THE EAST AND WEST SIDES OF THE BUILDING.

GENERAL NOTES

FIRE SUPPRESSION SYSTEMS: ALL BUILDINGS MUST BE PROTECTED BY AN APPROVED MONITORED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE TO NFPA 13, CFC, CBC, AND MANTECA MUNICIPAL CODE SECTION 15.24.
A. FIRE ALARM /SPRINKLER MONITORING SHALL BE POINT ID.
B. SPRINKLER PLANS SHALL INCLUDED ALL SOFFITS, DROPS, OR OBSTRUCTIONS.

FIRE SUPPRESSION APPROVAL. PLANS AND SPECIFICATIONS FOR FIRE SUPPRESSION SYSTEMS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. IF WORK DIFFERS FROM APPROVED PLANS, A SET OF "AS BUILT" SHALL BE SUBMITTED TO THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION.

INSPECTIONS. FIRE PROTECTION SYSTEMS (FIRE HYDRANTS, WATER MAINS, ETC.) SHALL BE INSTALLED, TESTED AND APPROVED BY THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. THE FIRE DEPARTMENT SHALL WITNESS ALL SYSTEM AND ACCEPTANCE TESTS. PLEASE PROVIDE 24-HOUR NOTICE PRIOR TO ANY SYSTEM OR ACCEPTANCE TESTS.

ALL ABOVE GROUND GAS METERS, REGULATORS, AND PIPING EXPOSED TO VEHICULAR DAMAGE SHALL BE PROTECTED IN AN APPROVED MANNER.

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C5	EROSION CONTROL PLAN
C6	STORM WATER QUALITY CONTROL PLAN

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PACIFIC BUSINESS CENTER
MANTECA, CALIFORNIA

TITLE SHEET

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	LP
JOB NO.:	

SHEET
A0.1

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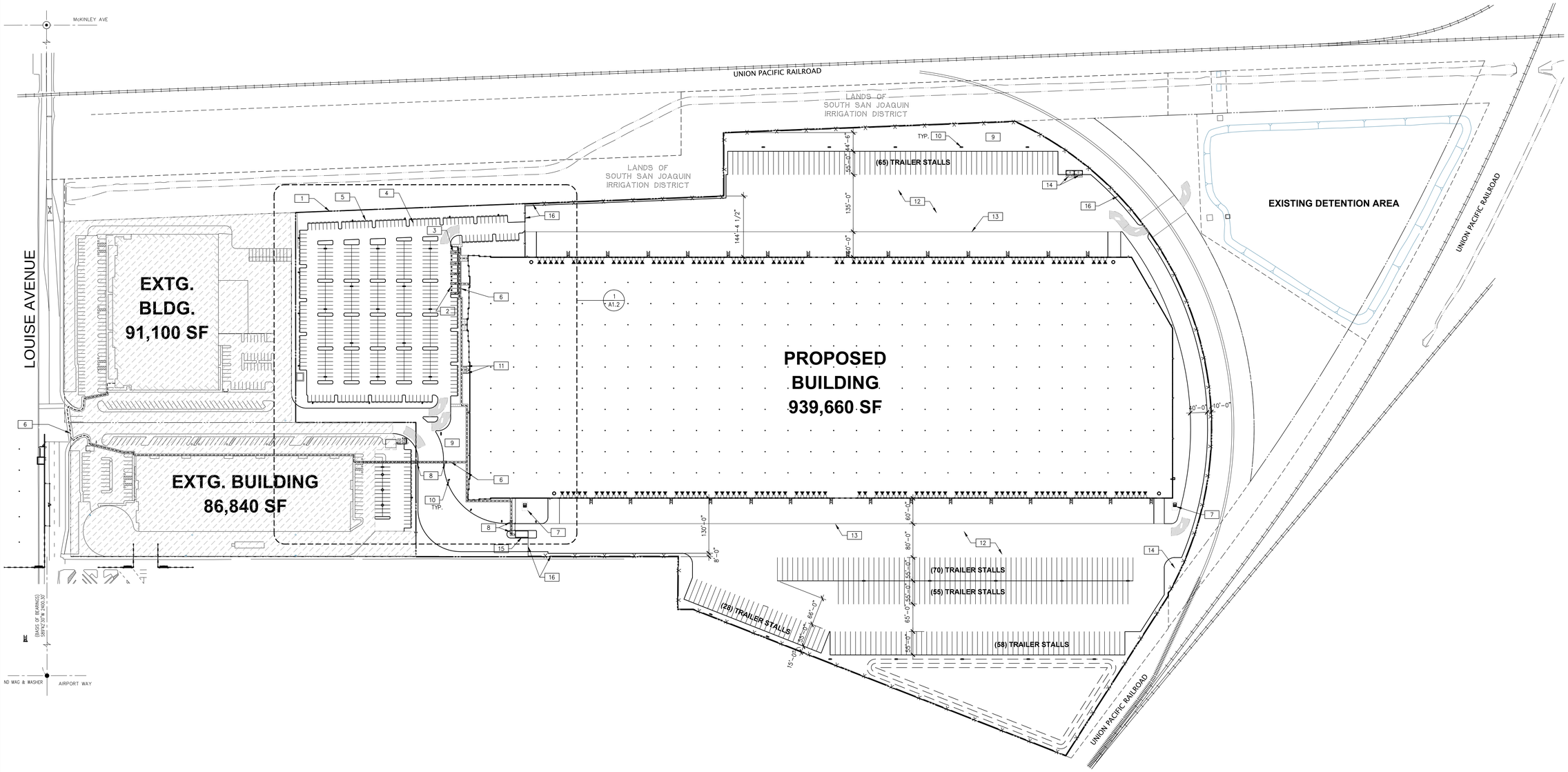

SITE PLAN

SCALE: 1"=100'-0"

PROJECT DATA

BUILDING CONSTRUCTION TYPE:	V-B	SITE AREA:	56.99 AC (2,482,465 SF)
POSSIBLE OCCUPANCY GROUPS:	B, S-1, F-1, F-2, M	TOTAL BUILDING AREA:	939,660 SF
		ALLOWABLE F.A.R.:	.5
ZONING	M-2, HEAVY INDUSTRIAL	F.A.R.:	.38
GENERAL PLAN:	H-1, HEAVY INDUSTRIAL	REQUIRED PARKING:	470 STALLS (.5/1,000)
		PROVIDED PARKING:	493 STALLS
		TRUCK PARKING:	276 STALLS
		COVERAGES:	
		BUILDING	939,660 SF (37.9%)
		LANDSCAPE	580,208 SF (23.4%)
		PARKING	
		AUTOMOBILE	74,759 SF (3.0%)
		TRUCK/TRAILER	184,139 SF (7.4%)
		PAVED AREAS (DRIVE AISLES, DRIVEWAYS)	531,557 SF (21.4%)
		LOADING DOCKS	171,668 SF (6.9%)

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- ○ GRADE LEVEL TRUCK DOOR
- POLE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS.
- FIRE TRUCK TURNING RADIUS. (HATCHED), MIN. 44' EXTERNAL RADIUS AND 25' INTERNAL RADIUS.

SITE PLAN NOTES

1. PROPERTY LINE, SEE CIVIL DRAWINGS (——·——·——)
2. ACCESSIBLE PARKING STALL WITH SIGNAGE.
3. VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
4. PAINTED PARKING STRIPING PER CITY STANDARDS.
5. 2'-0" PARKING OVERHANG.
6. ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS. (- - - - - - - - - - - -)
7. FUTURE ELECTRICAL TRANSFORMER
8. 36" WIDE DETECTABLE WARNING, TYPICAL BETWEEN PEDESTRIAN AND VEHICULAR AREAS.
9. LANDSCAPE AND IRRIGATION AREA, SEE LANDSCAPE DRAWINGS.
10. LIGHT POLE, TYPICAL.
11. BICYCLE RACKS (10 BICYCLES)
12. ASPHALT PAVING.
13. CONCRETE TRUCK WELL.
14. PROPOSED CITY STANDARD LARGE REFUSE/RECYCLING ENCLOSURE.
15. GUARD HOUSE.
16. GALVANIZED 6' HIGH CHAIN LINK FENCE, SEE DETAIL 2/A1.2.

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PACIFIC BUSINESS CENTER

MANTECA, CALIFORNIA

SITE PLAN

NO	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	cadd
JOB NO.:	

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A1.1

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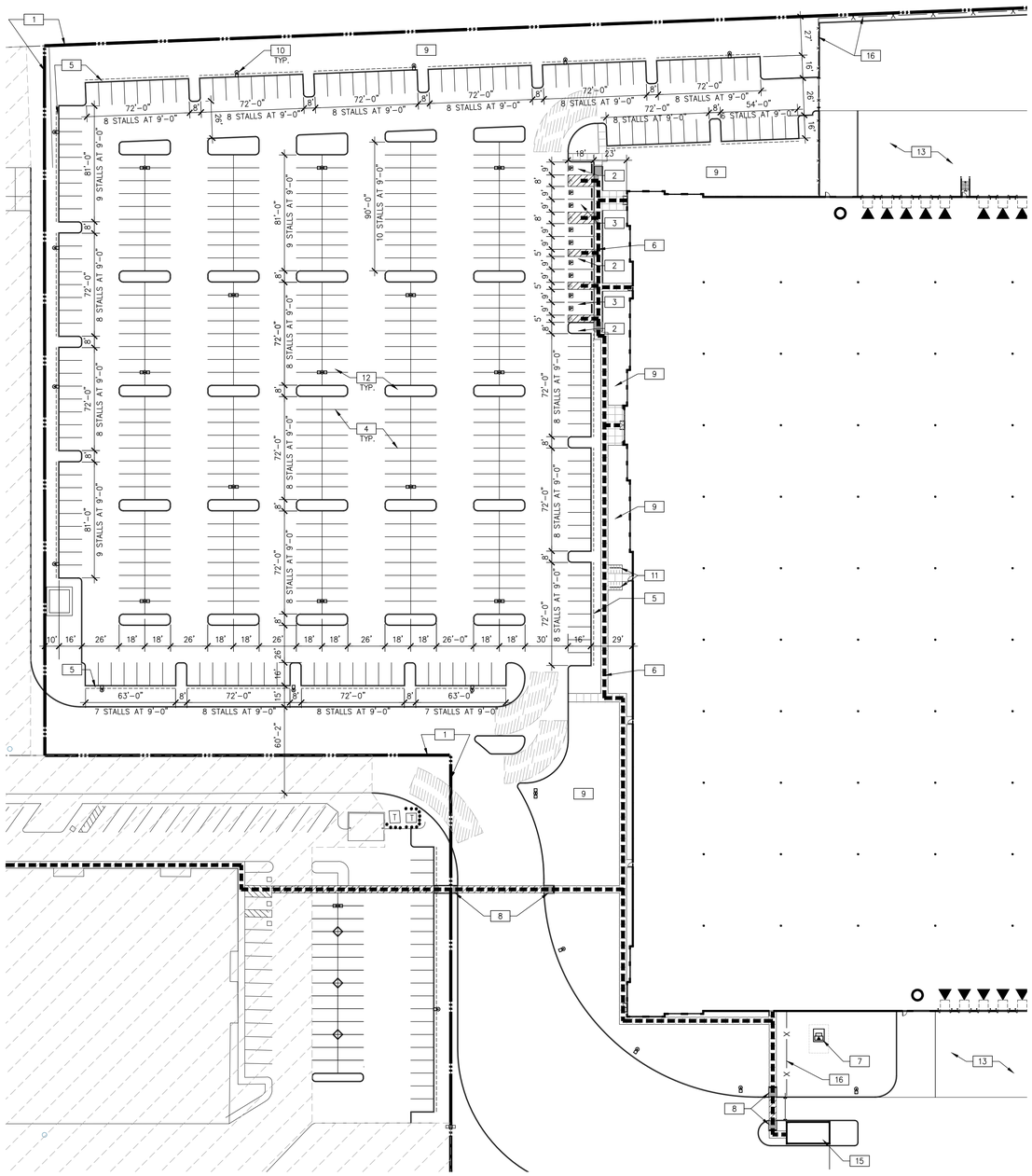
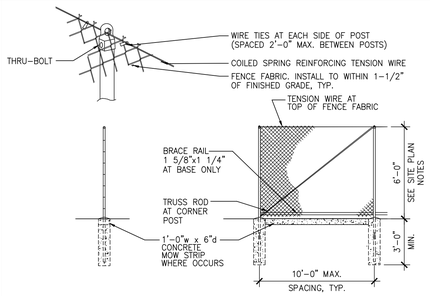


SITE PLAN
SCALE: 1"=40'-0"



CHAINLINK FENCE
SCALE: 1/4"=1'-0" ESIFE-Chain_link_fence-01 (2)

SITE LEGEND

- ▲ DOCK HIGH TRUCK DOOR
- ○ GRADE LEVEL TRUCK DOOR
- POLE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS.
- FIRE TRUCK TURNING RADIUS. (HATCHED), MIN. 44' EXTERNAL RADIUS AND 25' INTERNAL RADIUS.

SITE PLAN NOTES

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PACIFIC BUSINESS CENTER
MANTECA, CALIFORNIA

ENLARGED SITE PLAN

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	cadd
JOB NO.:	

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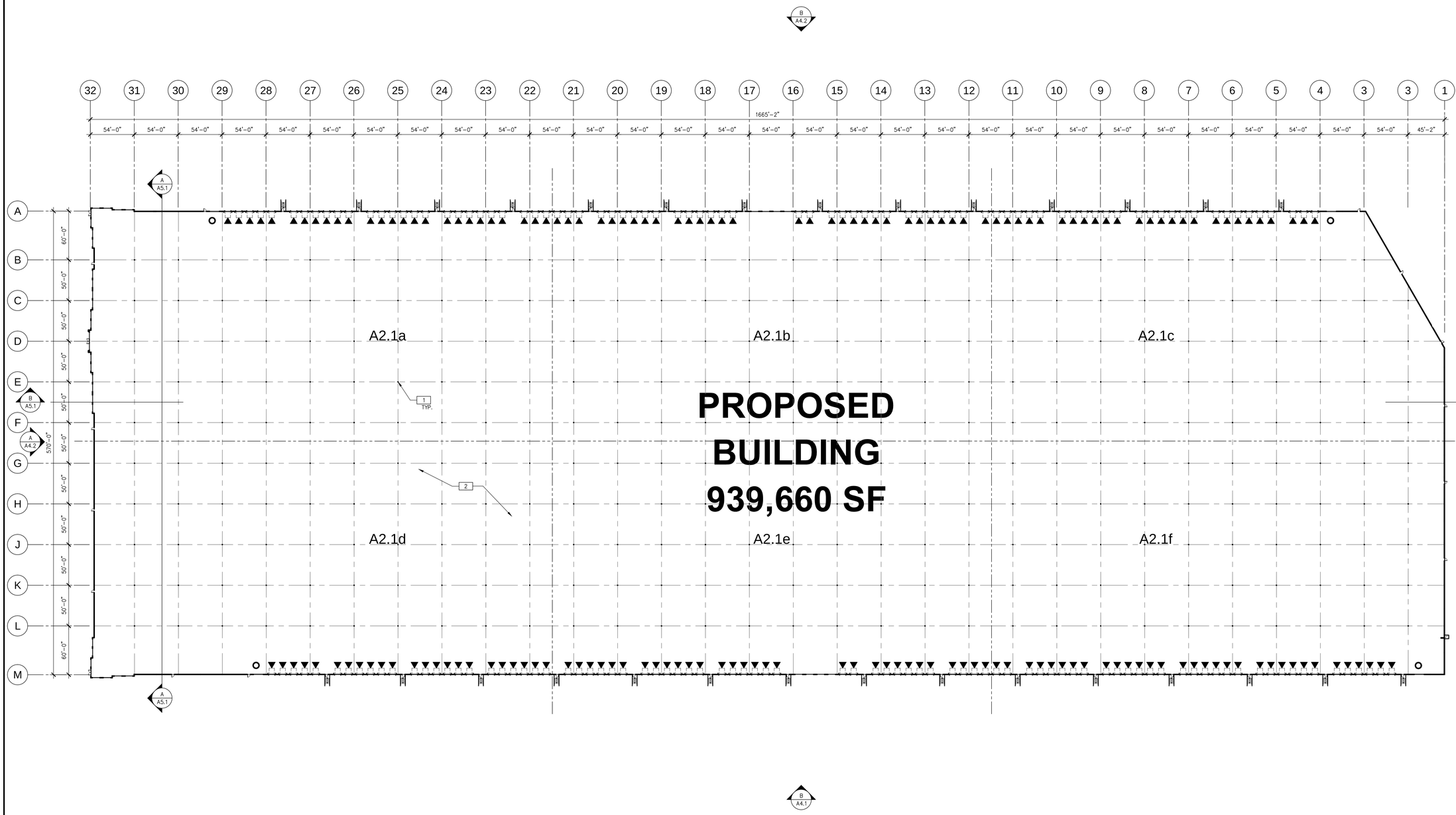


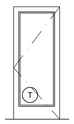
FLOOR PLAN
SCALE: 1"=50'-0"

DOOR TYPES

A ALUMINUM STOREFRONT

3'-0" X 8'-0"
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

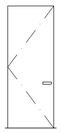
FRAME: MANUF



B **B1** HOLLOW METAL

3'-0" X 7'-0"
(4'-0" X 7'-0" @ B1)
PAINTED INSULATED HOLLOW METAL DOOR

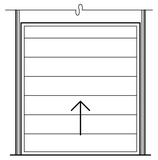
FRAME: PAINTED HOLLOW METAL



C **C1** SECTIONAL O.H. DOOR

C 9' W X 10' H DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

C1 12' W X 14' H SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.



FLOOR PLAN NOTES

1. STRUCTURAL COLUMN, SEE STRUCTURAL DRAWINGS.
2. STRUCTURAL CONCRETE SLAB, SEE STRUCTURAL DRAWINGS. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

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MANTECA, CALIFORNIA

FLOOR PLAN

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

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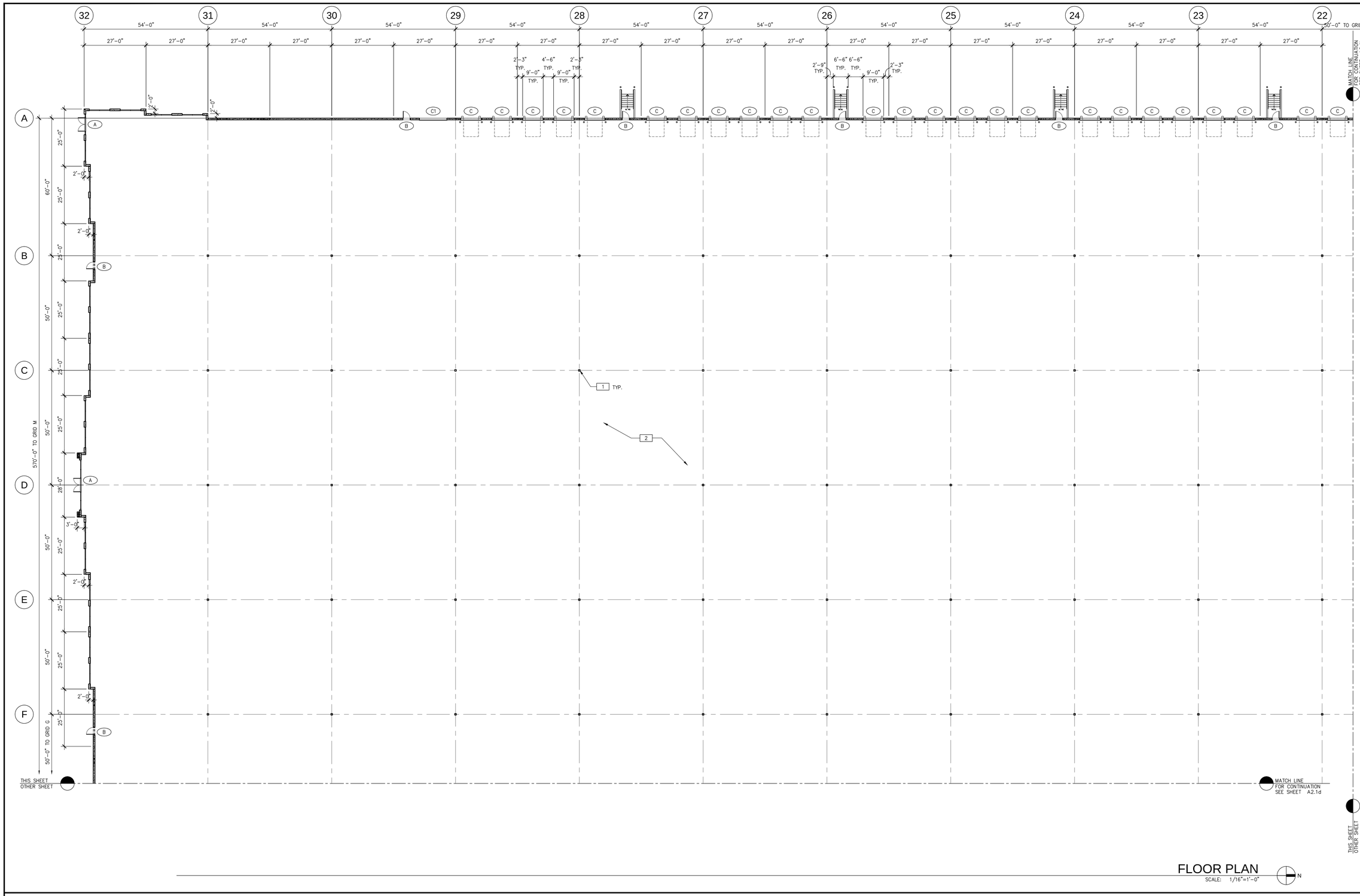


FLOOR PLAN

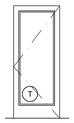
SCALE: 1/16"=1'-0"

DOOR TYPES

A ALUMINUM STOREFRONT

3'-0" X 8'-0"
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

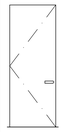
FRAME: MANUF



B **B1** HOLLOW METAL

3'-0" X 7'-0"
(4'-0" X 7'-0" @ B1)
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL



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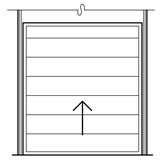

FLOOR PLAN NOTES

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2. STRUCTURAL CONCRETE SLAB, SEE STRUCTURAL DRAWINGS. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

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MANTECA, CALIFORNIA

PARTIAL FLOOR PLAN

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

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A2.1a

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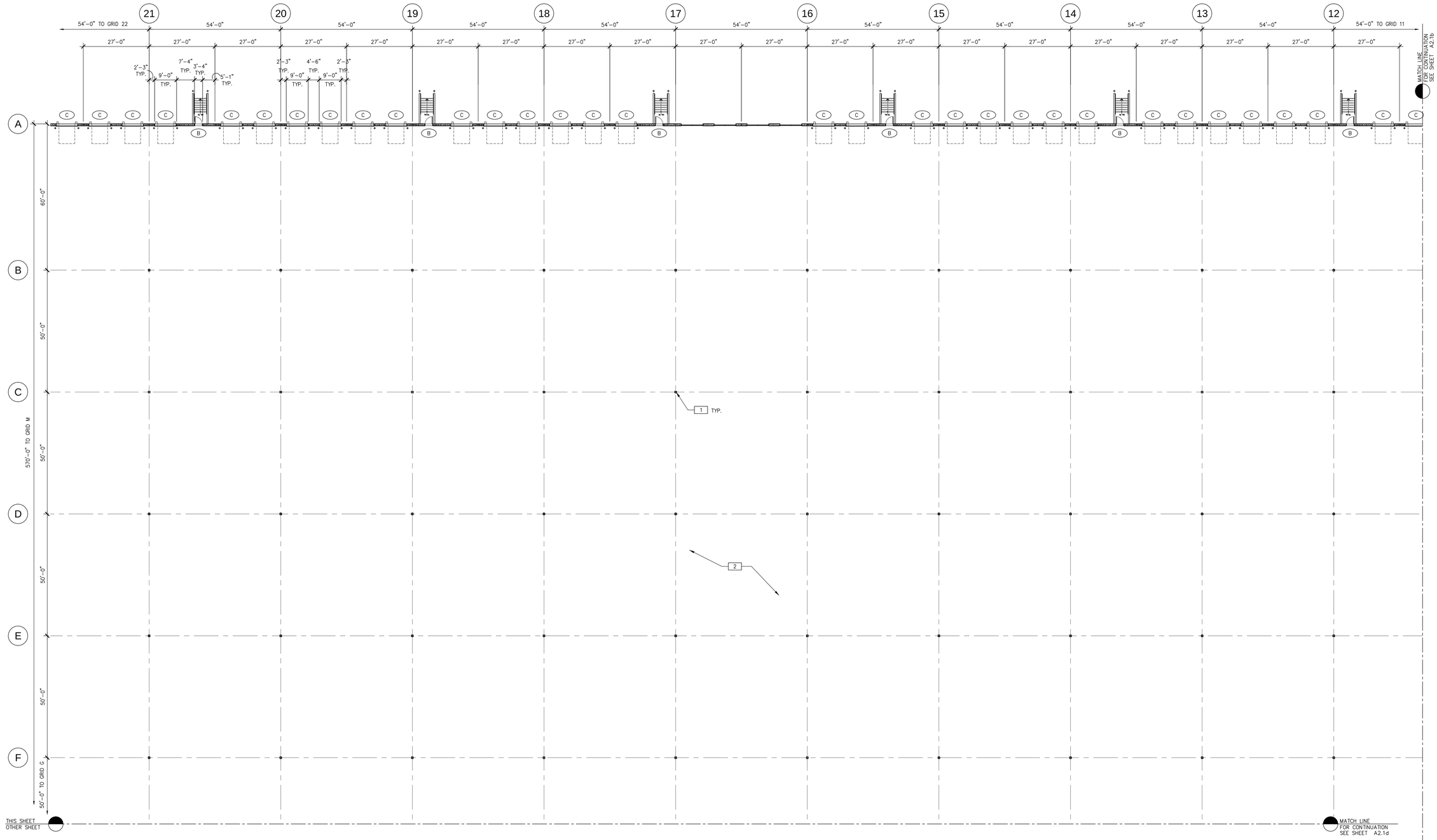


FLOOR PLAN

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

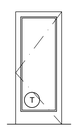
N

DOOR TYPES

A ALUMINUM STOREFRONT

3'-0" X 8'-0"
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUF



B **B1** HOLLOW METAL

3'-0" X 7'-0"
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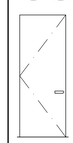
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL



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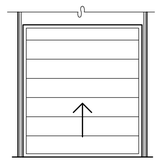
C 9' W X 10' H DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

C1 12' W X 14' H SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.



FLOOR PLAN NOTES

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PACIFIC BUSINESS CENTER

MANTECA, CALIFORNIA

PARTIAL FLOOR PLAN

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

SHEET

A2.1b

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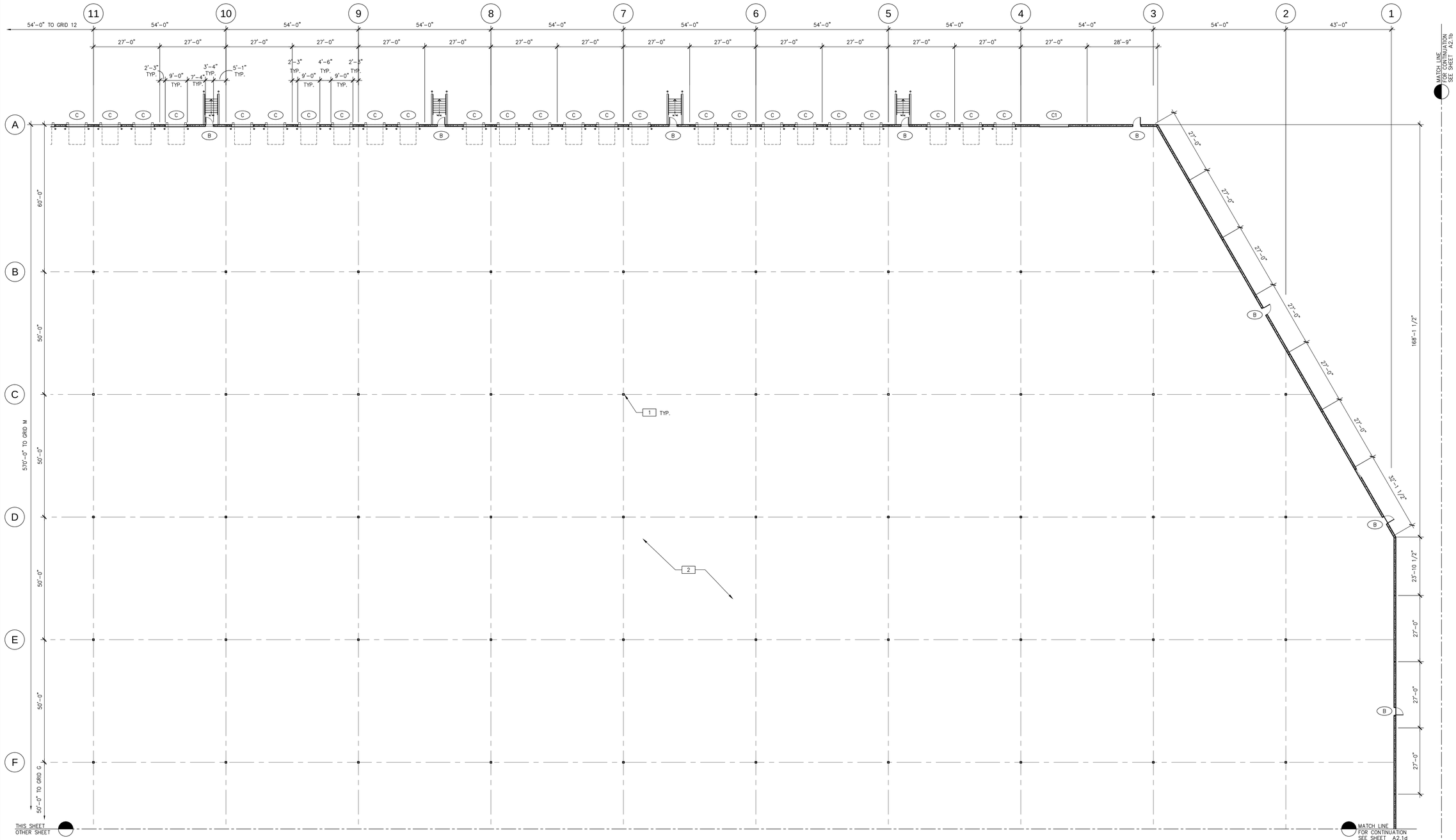


FLOOR PLAN

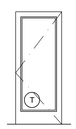
SCALE: 1/16"=1'-0"

N

DOOR TYPES

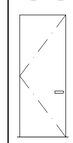
A ALUMINUM STOREFRONT — 3'-0" X 8'-0"
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

FRAME: MANUF



B **B1** HOLLOW METAL — 3'-0" X 7'-0"
(4'-0" X 7'-0" @ B1)
PAINTED INSULATED HOLLOW METAL DOOR

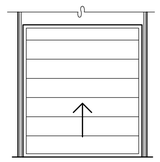
FRAME: PAINTED HOLLOW METAL



C **C1** SECTIONAL O.H. DOOR

C 9' W X 10' H DOCK HIGH SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.

C1 12' W X 14' H SECTIONAL VERTICAL LIFT OVERHEAD DOOR W/ FACTORY PAINTED FINISH.



FLOOR PLAN NOTES

1. STRUCTURAL COLUMN, SEE STRUCTURAL DRAWINGS.
2. STRUCTURAL CONCRETE SLAB, SEE STRUCTURAL DRAWINGS. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

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PACIFIC BUSINESS CENTER

MANTECA, CALIFORNIA

PARTIAL FLOOR PLAN

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

SHEET

A2.1c

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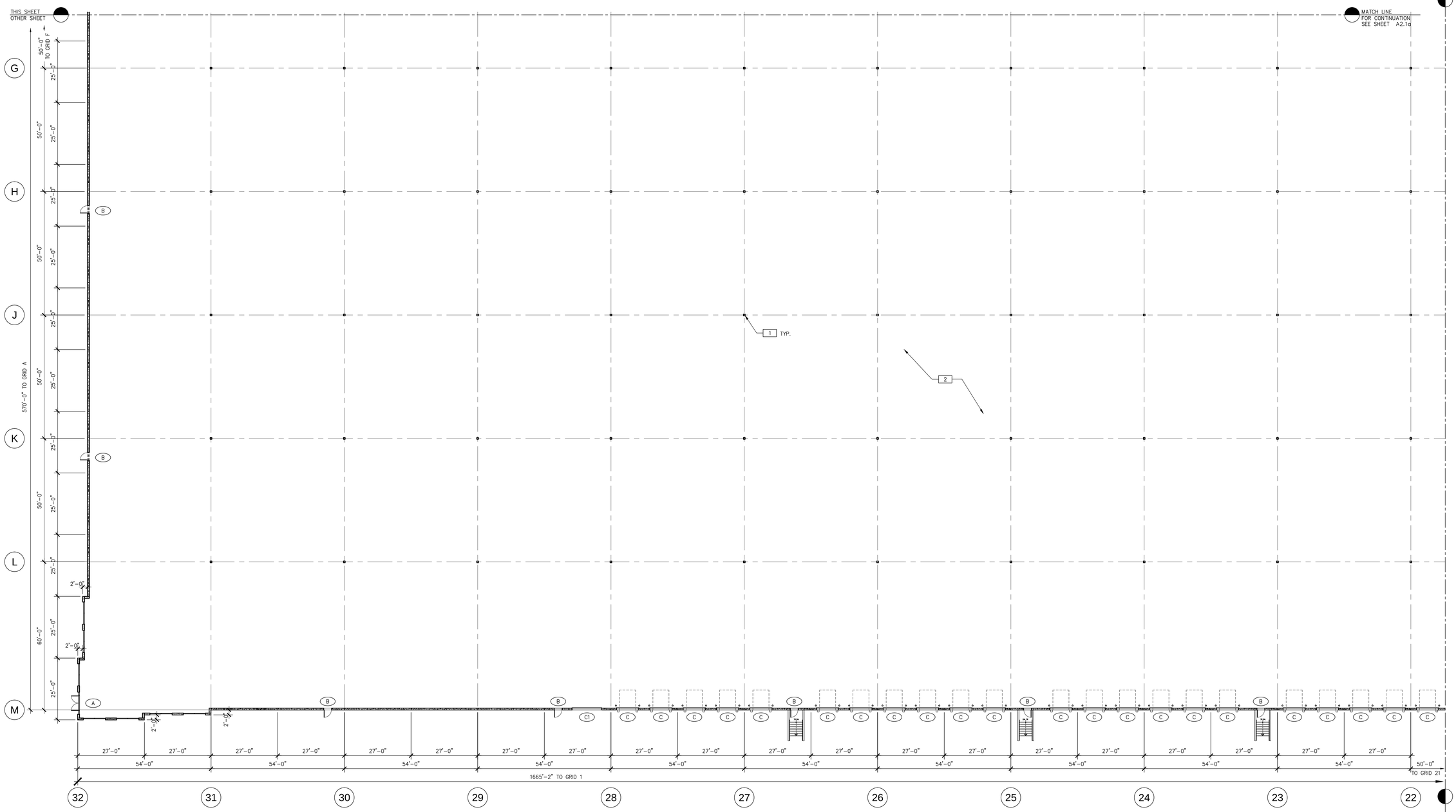


PARTIAL FLOOR PLAN

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

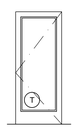
N

DOOR TYPES

A ALUMINUM STOREFRONT

3'-0" X 8'-0"
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

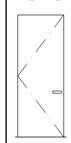
FRAME: MANUF



B **B1** HOLLOW METAL

3'-0" X 7'-0"
(4'-0" X 7'-0" @ B1)
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL



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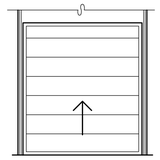

FLOOR PLAN NOTES

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2. STRUCTURAL CONCRETE SLAB, SEE STRUCTURAL DRAWINGS. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

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PACIFIC BUSINESS CENTER

MANTECA, CALIFORNIA

PARTIAL FLOOR PLAN

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	codd
JOB NO.:	

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A2.1d

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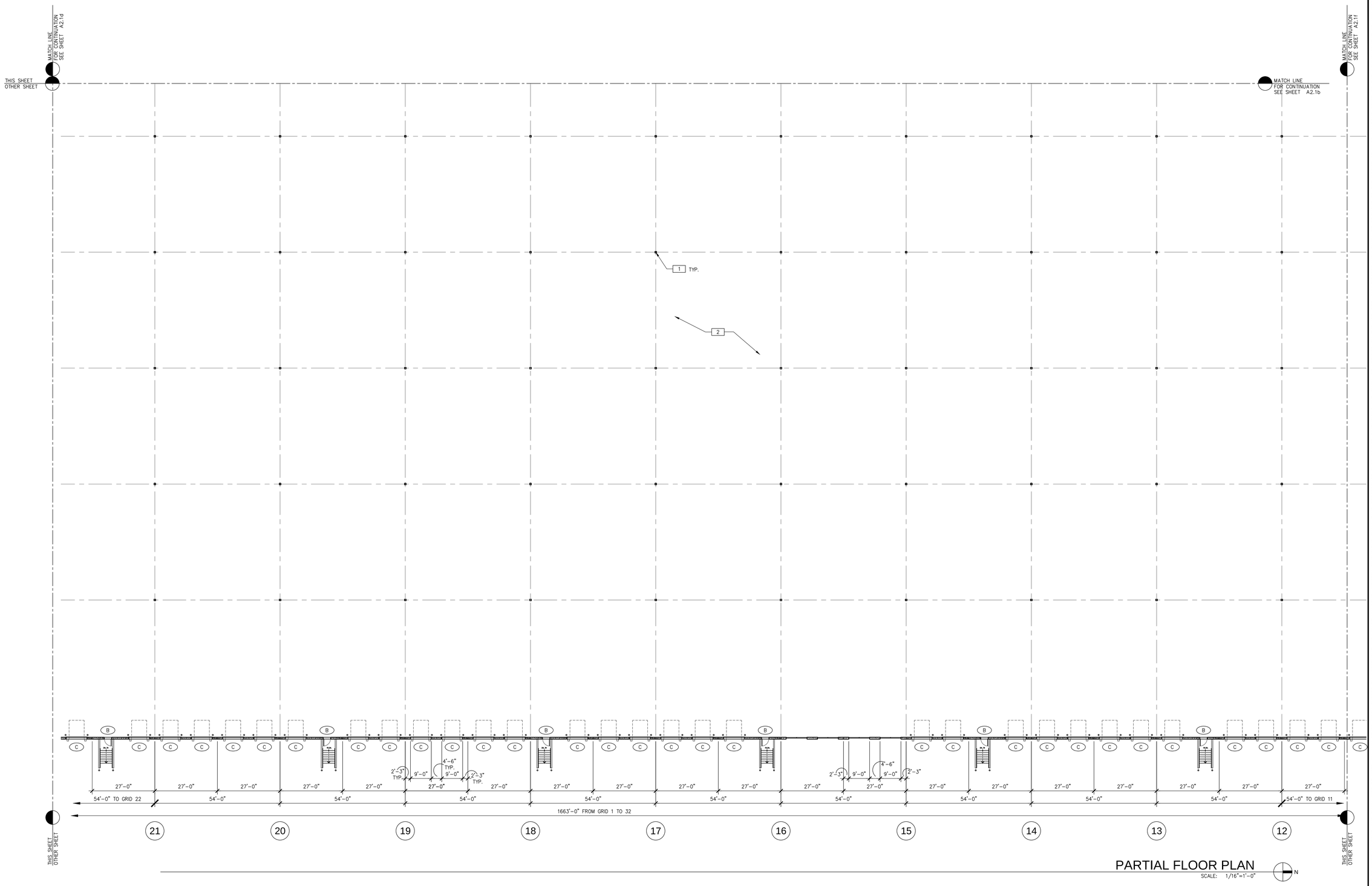


PARTIAL FLOOR PLAN

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

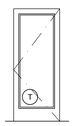
N

DOOR TYPES

A ALUMINUM STOREFRONT

3'-0" X 8'-0"
CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

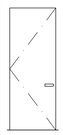
FRAME: MANUF



B **B1** HOLLOW METAL

3'-0" X 7'-0"
(4'-0" X 7'-0" @ B1)
PAINTED INSULATED HOLLOW METAL DOOR

FRAME: PAINTED HOLLOW METAL



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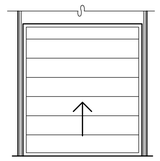

FLOOR PLAN NOTES

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PARTIAL FLOOR PLAN

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PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

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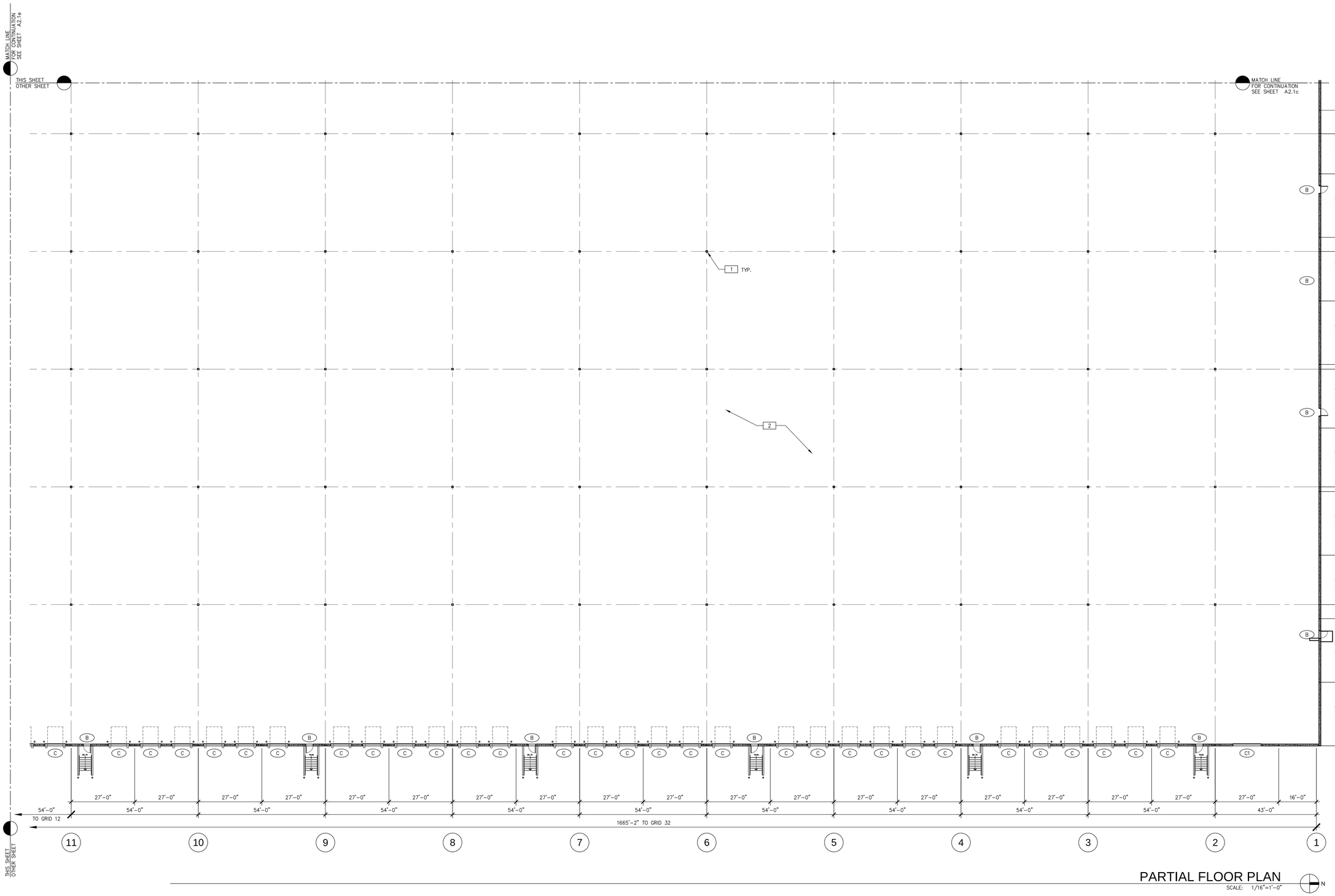

PARTIAL FLOOR PLAN

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

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DOOR TYPES

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CLEAR ANOD. ALUM. STOREFRONT DOOR W/TEMPERED GLAZING (NARROW STILE)

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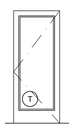

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PAINTED INSULATED HOLLOW METAL DOOR

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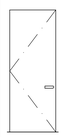

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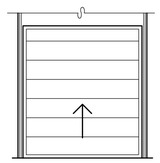

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PARTIAL FLOOR PLAN

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
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ROOF PLAN

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

N

LEGEND

SMOKE VENT/ SKYLIGHT COMBINATION: COORDINATE EXACT LOCATION TO PREVENT CONFLICT WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL CONDUITS AND LIGHTING. SEE STRUCTURAL DRAWINGS.

ROOF PLAN NOTES

1. BUILT-UP ROOFING.
2. ROOF DRAIN SUMP AND OVERFLOW DRAIN.
3. STRUCTURAL FRAMING BELOW ROOF DECK (HIDDEN). SEE STRUCTURAL DRAWINGS.
4. 4' x 8' FIBERGLASS VENTED SKYLIGHT / SMOKE HATCH. COORDINATE EXACT LOCATION TO PREVENT CONFLICT WITH FRAMING, FIRE SPRINKLER LINES, ELECTRICAL CONDUITS AND LIGHTING.
5. ROOF MOUNTED MECHANICAL UNITS, SEE MECHANICAL DRAWINGS.
6. 2'-6" HIGH PARAPET (MIN.) ABOVE ADJACENT ROOF. UPPER 18" SHALL BE OF NON-COMBUSTIBLE MATERIALS.

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ROOF PLAN

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DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

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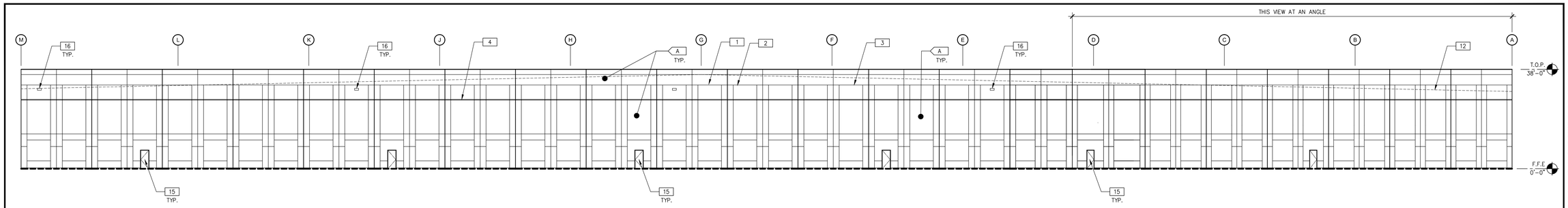
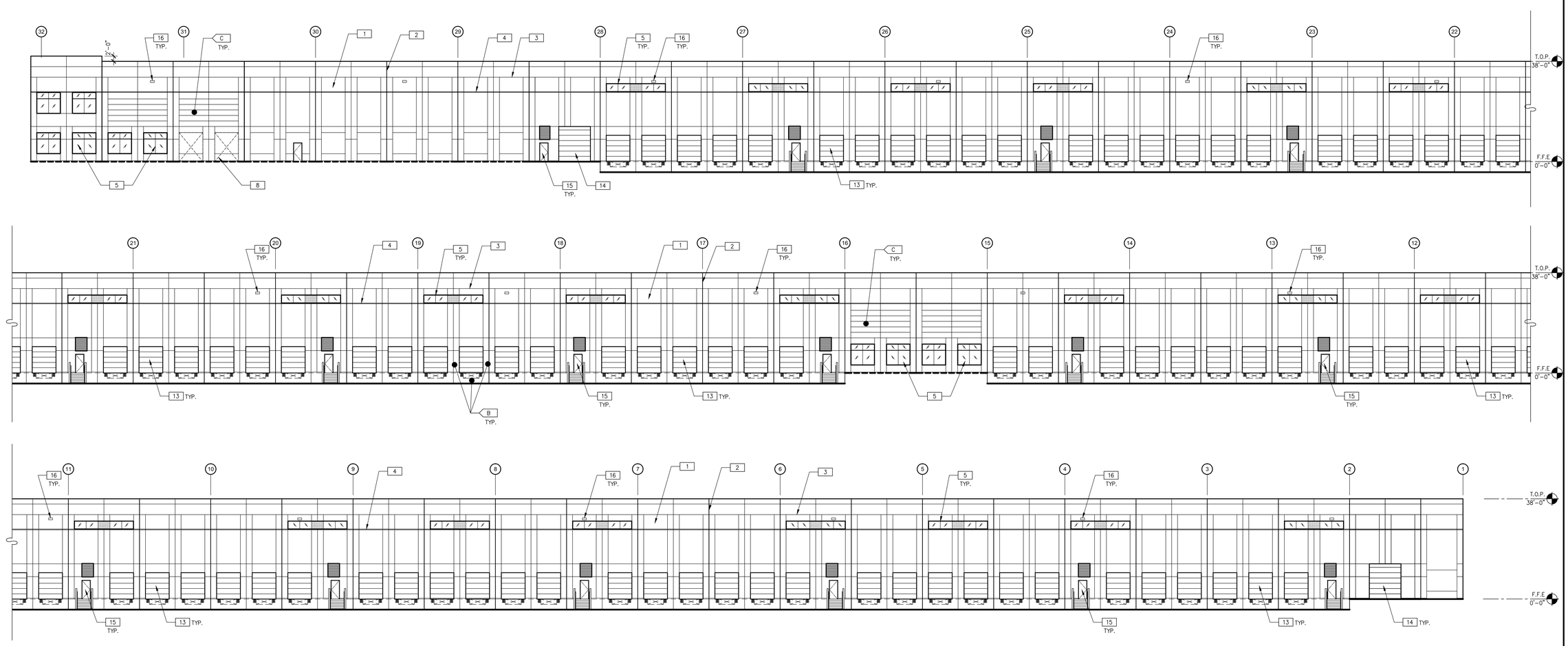


NORTH EXTERIOR ELEVATION (A)
SCALE: 1/16"=1'-0"



EAST EXTERIOR ELEVATION (B)
SCALE: 1/16"=1'-0"

LEGEND

VISION GLASS

SPANDREL GLASS

COLOR LEGEND

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: COLORLIFE FANTAIL – CL 2871W
- B — SECONDARY COLOR: COLORLIFE CRUDE – CL 2723M
- C — ACCENT COLOR: COLORLIFE AVANTE GARDE – CL 2866A

ELEVATION NOTES

1. CONCRETE WALL, PAINTED. SEE STRUCTURAL DRAWINGS
2. CONCRETE WALL JOINT. SEE STRUCTURAL DRAWINGS
3. 3/4" V-REVEAL.
4. 3/4" DEEP RECESS
5. ALUMINUM STOREFRONT SYSTEM WITH 1" THICK INSULATED GLASS.
6. FINISH GRADE VARIES, SEE CIVIL DRAWINGS.
7. FIRE DEPARTMENT APPROVED "KEY LOCK BOX". COORDINATE WITH FIRE PREVETION DIVISION
8. KNOCK OUT PANEL FOR FUTURE WINDOWS OR DOORS, SEE STRUCTURAL DRAWINGS
9. METAL CANOPY – PAINTED, SEE STRUCTURAL DRAWINGS
10. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER LOCAL JURISDICTION. SAID BUILDING ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF 6" IN HEIGHT.
11. NOT USED.
12. ROOF LINE BEYOND.
13. 9'-0" X 10'-0" DOCK HIGH DOOR.
14. 12'-0" X 14'-0" GRADE LEVEL DOOR.
15. 3'-0" X 7'-0" HOLLOW METAL PERSONNEL DOOR
16. WALL MOUNTED LIGHT FIXTURE

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MANTECA, CALIFORNIA

EXTERIOR ELEVATIONS

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
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PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

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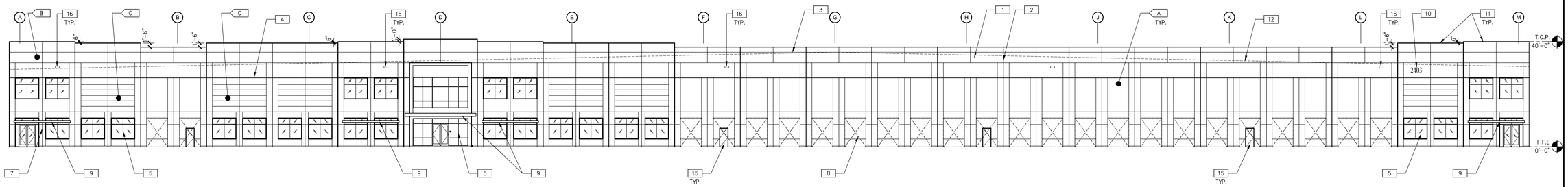
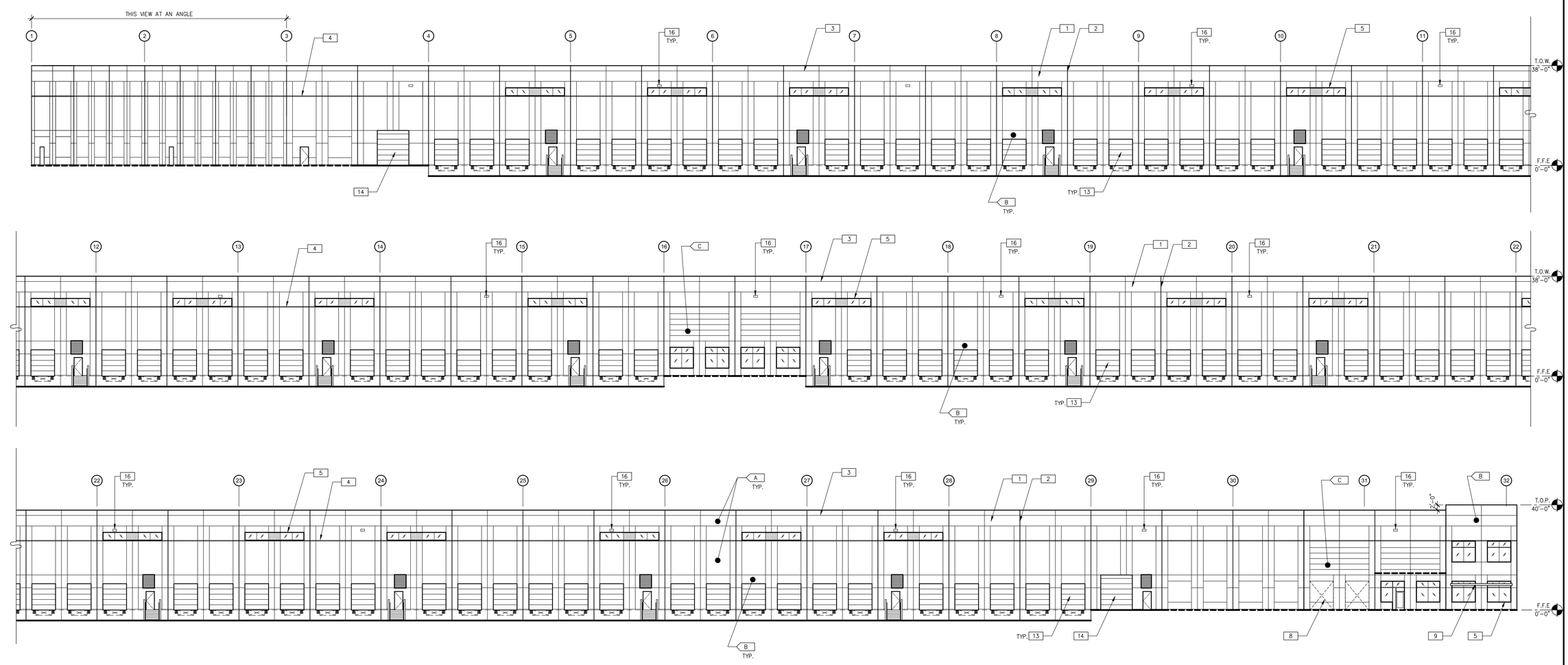


SOUTH EXTERIOR ELEVATION (A)
SCALE: 1/16"=1'-0"



WEST EXTERIOR ELEVATION (B)
SCALE: 1/16"=1'-0"

LEGEND

- VISION GLASS
- SPANDREL GLASS

COLOR LEGEND

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A — BASE COLOR: COLORLIFE FANTAIL – CL 2871W
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ELEVATION NOTES

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6. FINISH GRADE VARIES, SEE CIVIL DRAWINGS.
7. FIRE DEPARTMENT APPROVED "KEY LOCK BOX". COORDINATE WITH FIRE PREVETION DIVISION
8. KNOCK OUT PANEL FOR FUTURE WINDOWS OR DOORS, SEE STRUCTURAL DRAWINGS
9. METAL CANOPY – PAINTED, SEE STRUCTURAL DRAWINGS
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PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

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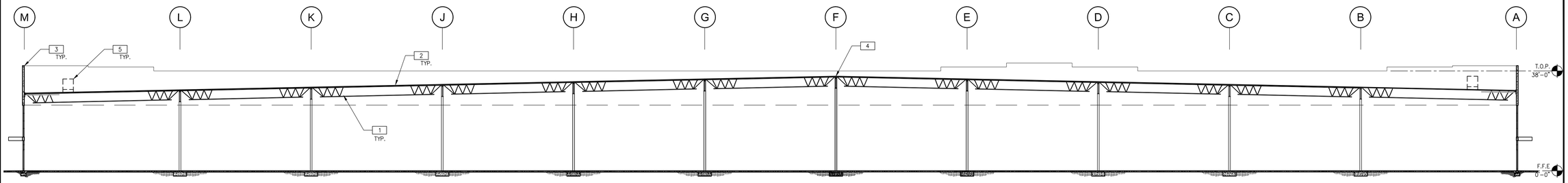
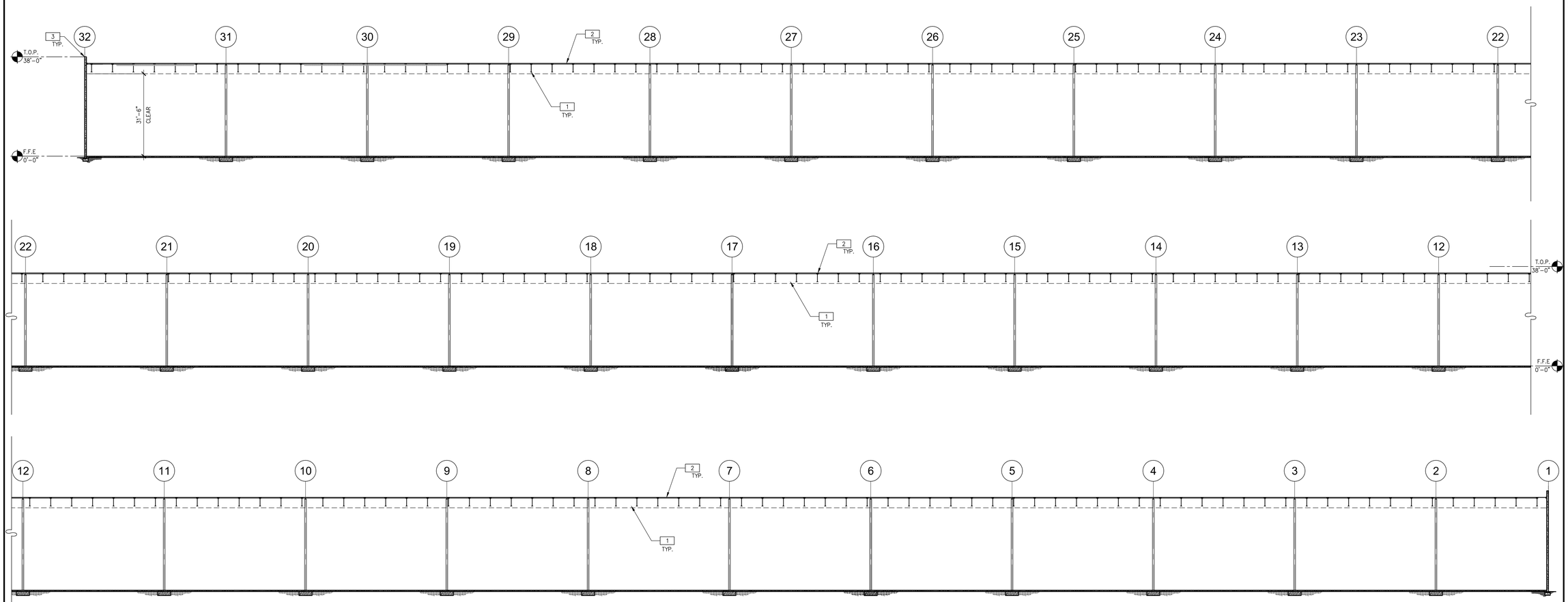


BUILDING SECTION A
SCALE: 1/16"=1'-0"



BUILDING SECTION B
SCALE: 1/16"=1'-0"

BUILDING SECTION NOTES

1. ROOF FRAMING.
2. BUILT-UP ROOFING.
3. PARAPET.
4. RIDGE.
5. ROOF MOUNTED MECHANICAL UNITS.

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PACIFIC BUSINESS CENTER
MANTECA, CALIFORNIA

BUILDING SECTIONS

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

SHEET
A5.1

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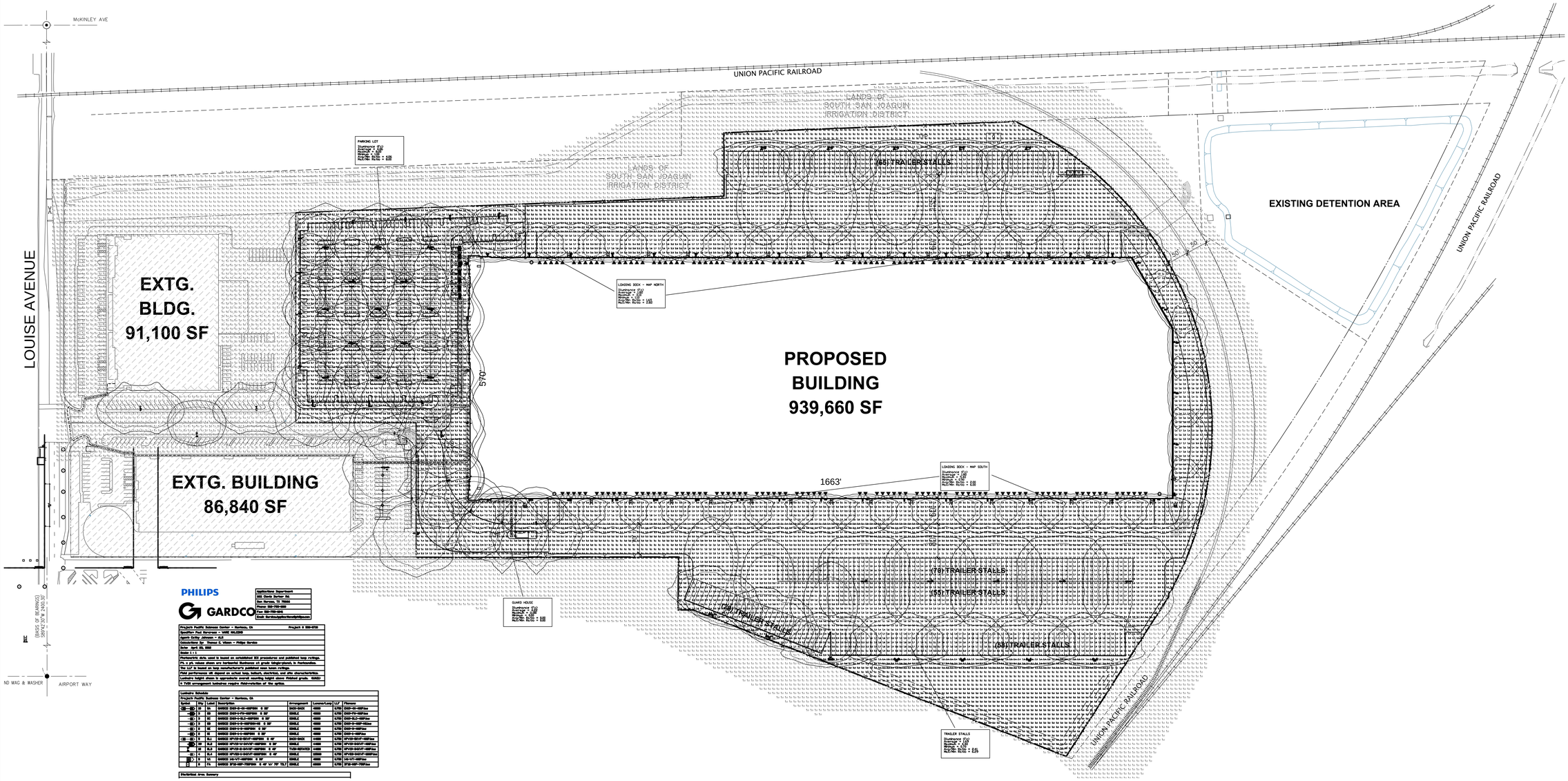

PHILIPS

GARDCO

Architectural Department
555 Davis Barker Rd.
San Marcos, TX 78666
Phone: 512-753-3000
Fax: 512-753-3001
Email: SanMarcosSpecRoom@philips.com

Project: Pacific Business Center – Manteca, CA — Project # 328-0705
SpecWare Pool Electrical – WARE MALCOMB
Agent: Cathy Johnson – ALA
Calculations By: Thomas C. Vitsos – Philips Gardco
Date: April 25, 2012
Scale: 1:1
Photometric data used is based on established IES procedures and published lamp ratings.
Fc, s pt, mount shown are horizontal illuminance at grade (single-point), in Footcandles.
The LLF is based on lamp manufacturer's published data (see lamp ratings).
Field performance will depend on actual lamp, ballast, electrical, and site characteristics.
Luminaire height shown is approximate overall mounting height above finished grade. ©2012
▲ TVSS arrangement indicates require field-verification of the system.

Luminaire Schedule

Project: Pacific Business Center – Manteca, CA

Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	Filename
	39	B4	GARDCO DSX1-D-E1-480PSMV 0 30°	DUO-SIDE	43000	0.750	DSX1-E1-480Psmv
	9	B5	GARDCO DSX1-T1V-480PSMV 0 30°	SINGLE	43000	0.750	DSX1-T1V-480Psmv
	9	B6	GARDCO DSX1-S-SLC-480PSMV 0 30°	SINGLE	43000	0.750	DSX1-SLC-480Psmv
	9	B8	GARDCO DSX1-S-480PSMV-HS 0 30°	SINGLE	43000	0.750	DSX1-S-480P-HSmv
	8	B9	GARDCO DSX1-S-E1-480PSMV 0 30°	SINGLE	43000	0.750	DSX1-S-480Psmv
	10	B10	GARDCO DSX1-S-480PSMV 0 30°	SINGLE	43000	0.750	DSX1-S-480Psmv
	8	BL1	GARDCO XFVS-2-SVVT-480PSMV 0 45°	DUO-SIDE	44000	0.750	XFVS-2SVVT-480Psmv
	18	BL2	GARDCO XFVS2-1-SVVT-480PSMV 0 30°	SINGLE	44000	0.750	XFVS2-1SVVT-480Psmv
	18	BL3	GARDCO XFVS2-2-SVVT-480PSMV 0 45°	TVSS-RENTED	44000	0.750	XFVS2-2SVVT-480Psmv
	4	BL4	GARDCO XFVS2-1-SVVT-480PSMV 0 30°	SINGLE	122000	0.750	XFVS2-1SVVT-480Psmv
	9	V1	GARDCO VK-VT-480PSMV 0 90°	SINGLE	43000	0.750	VK-VT-480Psmv
	9	P4	GARDCO EPG-48P-700PSMV 0 60° U/ 70° TILT	SINGLE	69000	0.750	EPG-48P-700Psmv

Illustrated Area Summary

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PACIFIC BUSINESS CENTER

MANTECA, CALIFORNIA

PHOTOMETRICS SITE PLAN

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PHOTOMETRICS SITE PLAN
SCALE: 1"=100'-0"

N

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

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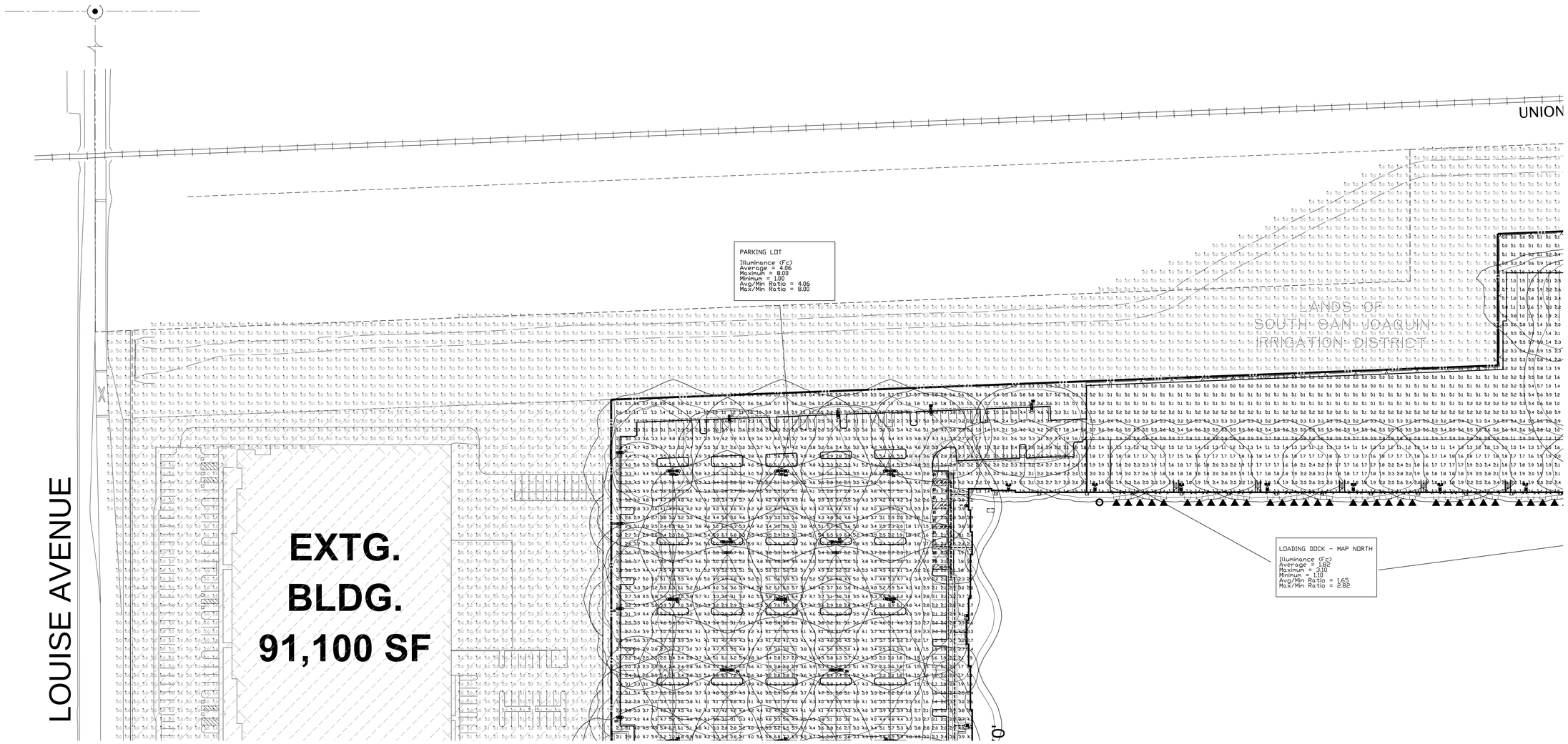


PHOTOMETRICS SITE PLAN

SCALE: 1"=50'-0"

PHILIPS / GARDCO	Applications Department 1611 Clovis Barker Rd. San Marcos, TX 78666 Phone: 512-753-1000 Fax: 512-753-1241 Email: GardcoApplications@philips.com

Project: Pacific Business Center - Manteca, CA — Project # 530-0718
Specifier: Paul Norcross - WARE MALCOMB
Agent: Cathy Johnson - ALR
Calculations By: Thomas E. Wilson - Philips Gardco
Date: April 23, 2012
Scale: 1 = 1
Photometric data used is based on established IES procedures and published lamp ratings.
Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles.
The LLF is based on lamp manufacturer's published mean lumen ratings.
Field performance will depend on actual lamp, ballast, electrical, and site characteristics.
Luminaire height shown is approximate overall mounting height above finished grade. (U.N.O.)
* TVDN arrangement luminaires require field-rotation of the optics.

Luminaire Schedule

Project: Pacific Business Center - Manteca, CA

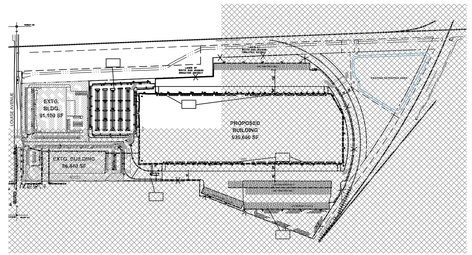
Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	Filename
	18	SA	GARDCO EH19-2-4X-400PSMH @ 32'	BACK-BACK	40000	0.750	EH19-4X-400P.ies
	3	SB	GARDCO EH19-1-FN-400PSMH @ 32'	SINGLE	40000	0.750	EH19-FN-400P.ies
	3	SC	GARDCO EH19-1-BLC-400PSMH @ 32'	SINGLE	40000	0.750	EH19-BLC-400P.ies
	3	SD	GARDCO EH19-1-3-400PSMH-HS @ 32'	SINGLE	40000	0.750	EH19-3-400P-HS.ies
	2	SE	GARDCO EH19-1-3-400PSMH @ 32'	SINGLE	40000	0.750	EH19-3-400P.ies
	2	SI	GARDCO EH19-1-1-400PSMH @ 32'	SINGLE	40000	0.750	EH19-1-400P.ies
	5	SL1	GARDCO HPV19-2-SXVF-400PSMH @ 40'	BACK-BACK	44000	0.750	HPV19-SXVF-400P.ies
	39	SL2	GARDCO HPV19-V-34VSF-400PSMH @ 30'	SINGLE	44000	0.750	HPV19-34VXF-400P.ies
	12	SL3	GARDCO HPV19-2-34VXF-400PSMH @ 40'	TVDN-ROTATED	44000	0.750	HPV19-34VXF-400P.ies
	4	SL4	GARDCO HPV23-1-34VXF-1000PSMH @ 40'	SINGLE	115000	0.750	HPV23-34VXF-1000P.ies
	5	W1	GARDCO 141-VT-400PSMH @ 20'	SINGLE	40000	0.750	141-VT-400P.ies
	8	FA	GARDCO SF12-NSP-750PSMH @ 40' W/ 75° TILT	SINGLE	68000	0.750	SF12-NSP-750P.ies

Statistical Area Summary

Project: Pacific Business Center - Manteca, CA

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
GUARD HOUSE	4.22	11.80	0.00	N.A.	N.A.	153	Fc
LOADING DOCK - MAP NORTH	1.82	3.10	1.10	1.65	2.82	946	Fc
LOADING DOCK - MAP SOUTH	1.80	5.40	0.90	2.00	6.00	870	Fc
PARKING LOT	4.06	8.00	1.00	4.06	8.00	1621	Fc
TRAILER STALLS	1.69	4.40	0.70	2.41	6.29	1821	Fc

KEY PLAN



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PACIFIC BUSINESS CENTER

MANTECA, CALIFORNIA

PHOTOMETRICS SITE PLAN

NO.	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

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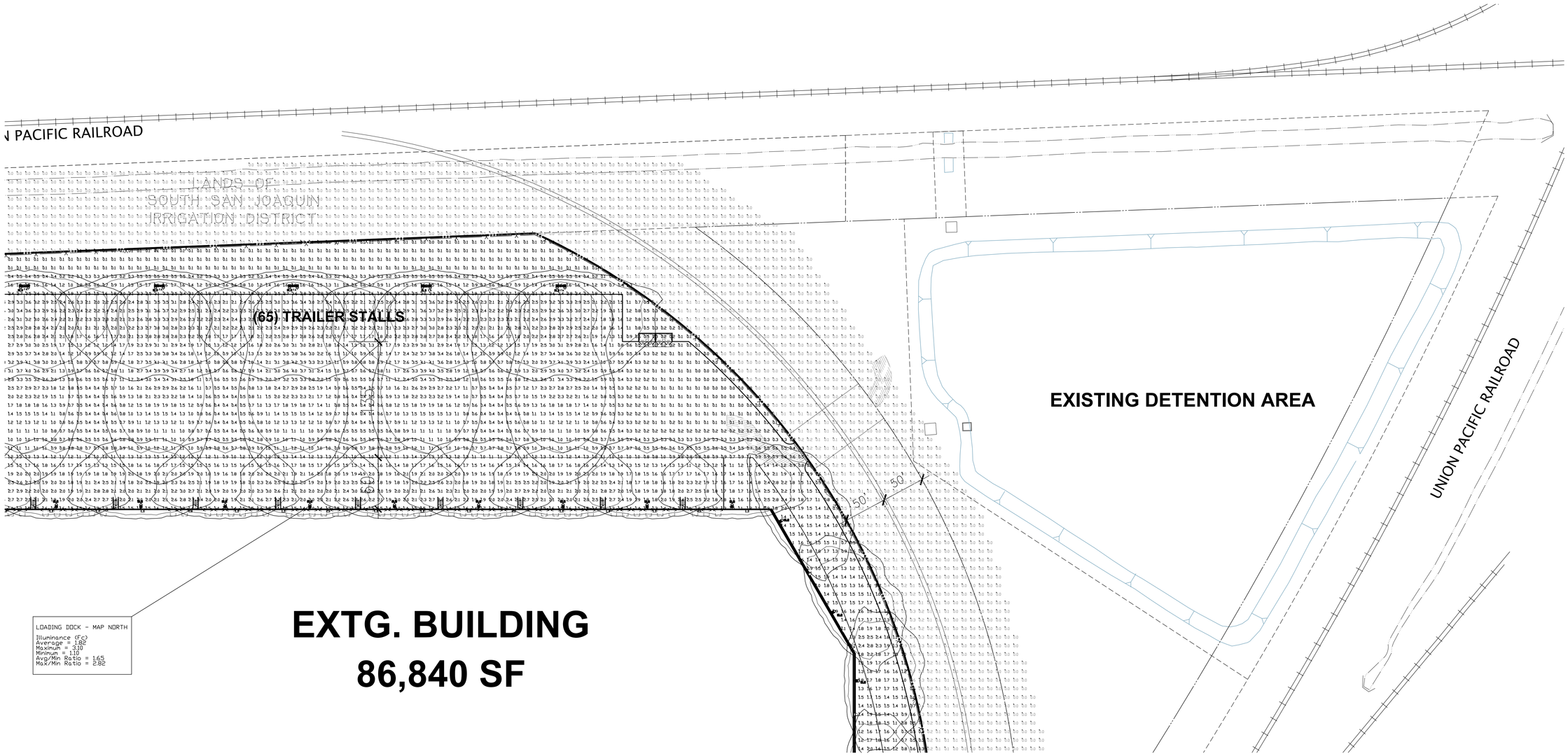

PHOTOMETRICS SITE PLAN

SCALE: 1"=50'-0"

N

PHILIPS GARDCO	Applications Department 1611 Clovis Barker Rd. San Marcos, TX 78666 Phone: 512-753-1000 Fax: 512-753-1241 Email: GardcoApplications@philips.com

Project: Pacific Business Center - Manteca, CA — Project # 530-0718
Specifier: Paul Norcross - WARE MALCOMB
Agent: Cathy Johnson - ALR
Calculations By: Thomas E. Wilson - Philips Gardco
Date: April 23, 2012
Scale: 1 = 1
Photometric data used is based on established IES procedures and published lamp ratings.
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* TVIN arrangement luminaires require field-rotation of the optics.

Luminaire Schedule

Project: Pacific Business Center - Manteca, CA

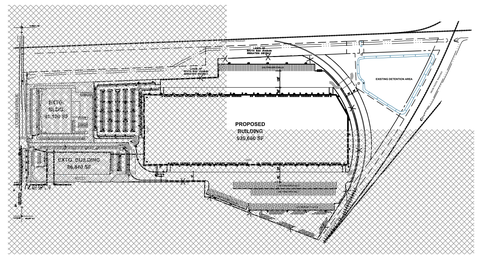
Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	Filename
	18	SA	GARDCO EH19-2-4X-400PSMH @ 32'	BACK-BACK	40000	0.750	EH19-4X-400PJes
	3	SB	GARDCO EH19-1-FN-400PSMH @ 32'	SINGLE	40000	0.750	EH19-FN-400PJes
	3	SC	GARDCO EH19-1-BLC-400PSMH @ 32'	SINGLE	40000	0.750	EH19-BLC-400PJes
	3	SD	GARDCO EH19-1-3-400PSMH-HS @ 32'	SINGLE	40000	0.750	EH19-3-400P-HSJes
	2	SE	GARDCO EH19-1-3-400PSMH @ 32'	SINGLE	40000	0.750	EH19-3-400PJes
	2	SI	GARDCO EH19-1-1-400PSMH @ 32'	SINGLE	40000	0.750	EH19-1-400PJes
	5	SL1	GARDCO HPV19-2-SXVF-400PSMH @ 40'	BACK-BACK	44000	0.750	HPV19-SXVF-400PJes
	39	SL2	GARDCO HPV19-V-34VF-400PSMH @ 30'	SINGLE	44000	0.750	HPV19-34XVF-400PJes
	12	SL3	GARDCO HPV19-2-34VF-400PSMH @ 40'	TVIN-ROTATED	44000	0.750	HPV19-34XVF-400PJes
	4	SL4	GARDCO HPV23-1-34XVF-1000PSMH @ 40'	SINGLE	115000	0.750	HPV23-34XVF-1000PJes
	5	W1	GARDCO 141-VT-400PSMH @ 30'	SINGLE	40000	0.750	141-VT-400PJes
	8	FA	GARDCO BF12-NSP-750PSMH @ 40' W/ 75° TILT	SINGLE	68000	0.750	BF12-NSP-750PJes

Statistical Area Summary

Project: Pacific Business Center - Manteca, CA

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
GUARD HOUSE	4.22	11.80	0.00	N.A.	N.A.	153	Fc
LOADING DOCK - MAP NORTH	1.82	3.10	1.10	1.65	2.82	846	Fc
LOADING DOCK - MAP SOUTH	1.80	5.40	0.90	2.00	6.00	870	Fc
PARKING LOT	4.06	8.00	1.00	4.06	8.00	1621	Fc
TRAILER STALLS	1.69	4.40	0.70	2.41	6.29	1821	Fc

KEY PLAN



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PACIFIC BUSINESS CENTER

MANTECA, CALIFORNIA

PHOTOMETRICS SITE PLAN

	DATE	REMARKS
1	05.17.12	PLANNING SUBMITTAL
2	07.16.12	PLANNING RESUBMITTAL

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

SHEET

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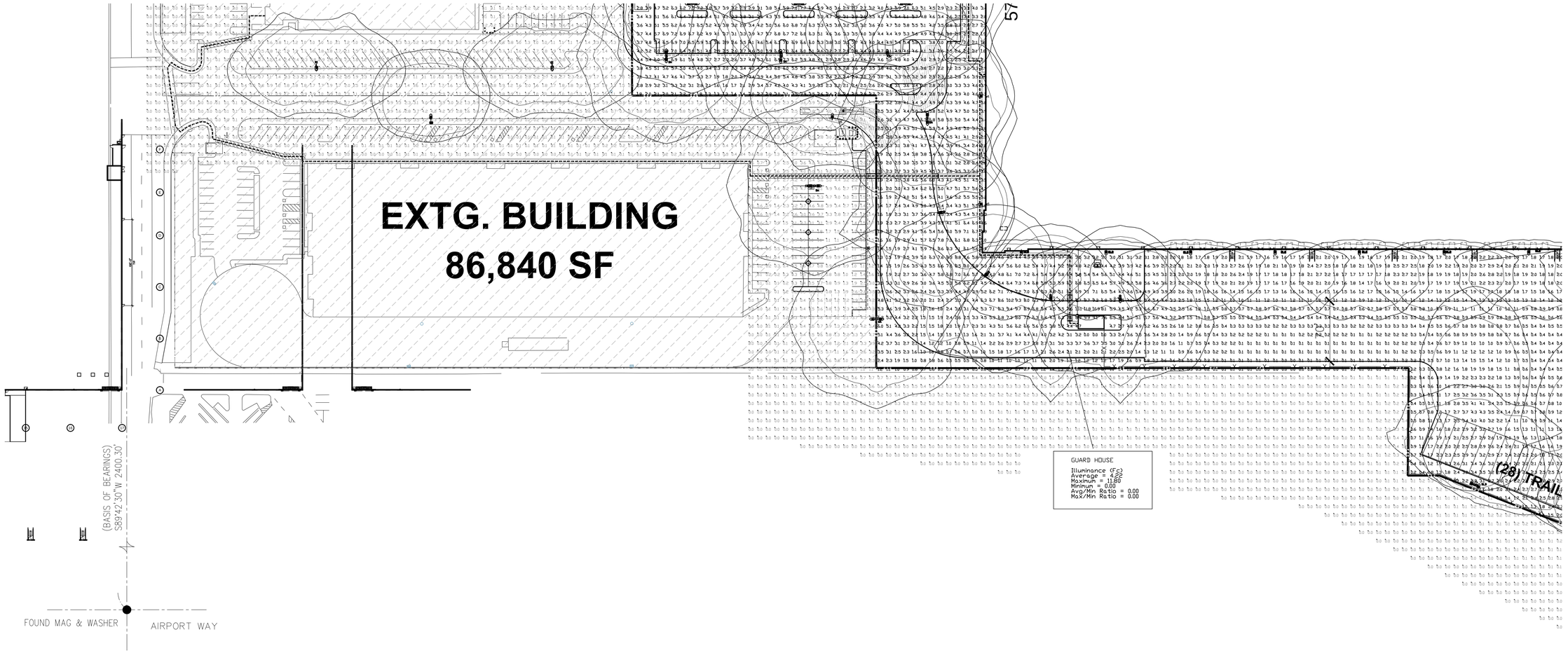

PHOTOMETRICS SITE PLAN

SCALE: 1"=50'-0"

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GARDCO

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San Marcos, TX. 78666
Phone: 512-753-1000
Fax: 512-753-1241
Email: GardcoApplications@philips.com

Projects Pacific Business Center - Manteca, CA	Project # 530-0718
Specifier: Paul Norcross - WARE MALCOMB	
Agents: Cathy Johnson - ALR	
Calculations By: Thomas E. Wilson - Philips Gardco	
Date: April 23, 2012	
Scale: 1 : 1	
Photometric data used is based on established IES procedures and published lamp ratings.	
Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in Footcandles.	
The LLF is based on lamp manufacturer's published mean lumen ratings.	
Field performance will depend on actual lamp, ballast, electrical, and site characteristics.	
Luminaire height shown is approximate overall mounting height above finished grade. (LUM1)	
* TVIN arrangement luminaires require field-rotation of the optics.	

Luminaire Schedule

Projects Pacific Business Center - Manteca, CA

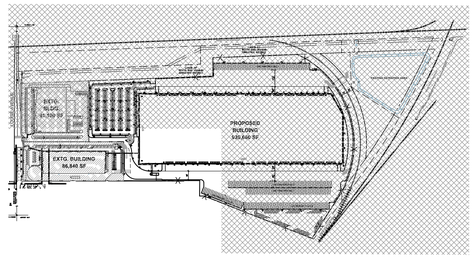
Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	Filename
	18	SA	GARDCO EH19-2-4X-400PSMH @ 32'	BACK-BACK	40000	0.750	EH19-4X-400P.ies
	3	SB	GARDCO EH19-1-FN-400PSMH @ 32'	SINGLE	40000	0.750	EH19-FN-400P.ies
	3	SC	GARDCO EH19-1-BLC-400PSMH @ 32'	SINGLE	40000	0.750	EH19-BLC-400P.ies
	3	SD	GARDCO EH19-1-3-400PSMH-HS @ 32'	SINGLE	40000	0.750	EH19-3-400P-HS.ies
	2	SE	GARDCO EH19-1-3-400PSMH @ 32'	SINGLE	40000	0.750	EH19-3-400P.ies
	2	SI	GARDCO EH19-1-1-400PSMH @ 32'	SINGLE	40000	0.750	EH19-1-400P.ies
	5	SL1	GARDCO HPV19-2-5XVF-400PSMH @ 40'	BACK-BACK	44000	0.750	HPV19-5XVF-400P.ies
	39	SL2	GARDCO HPV19-V-34VF-400PSMH @ 30'	SINGLE	44000	0.750	HPV19-34XVF-400P.ies
	12	SL3	GARDCO HPV19-2-34VF-400PSMH @ 40'	TVIN-ROTATED	44000	0.750	HPV19-34XVF-400P.ies
	4	SL4	GARDCO HPV23-1-34XVF-1000PSMH @ 40'	SINGLE	115000	0.750	HPV23-34XVF-1000P.ies
	5	W1	GARDCO 141-WT-400PSMH @ 30'	SINGLE	40000	0.750	141-WT-400P.ies
	8	FA	GARDCO BF12-MSP-750PSMH @ 40' W/ 75° TILT	SINGLE	68000	0.750	BF12-MSP-750P.ies

Statistical Area Summary

Projects Pacific Business Center - Manteca, CA

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
GUARD HOUSE	4.22	11.80	0.00	NA	NA	153	Fc
LOADING DOCK - MAP NORTH	1.82	3.10	1.10	1.65	2.82	846	Fc
LOADING DOCK - MAP SOUTH	1.80	5.40	0.90	2.00	6.00	870	Fc
PARKING LOT	4.06	8.00	1.00	4.06	8.00	1621	Fc
TRAILER STALLS	1.69	4.40	0.70	2.41	6.29	1821	Fc

KEY PLAN



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PACIFIC BUSINESS CENTER
MANTECA, CALIFORNIA

PHOTOMETRICS SITE PLAN

	DATE	REMARKS
		PLANNING SUBMITTAL
1	05.17.12	PLANNING RESUBMITTAL
2	07.16.12	

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

SHEET
PHMc

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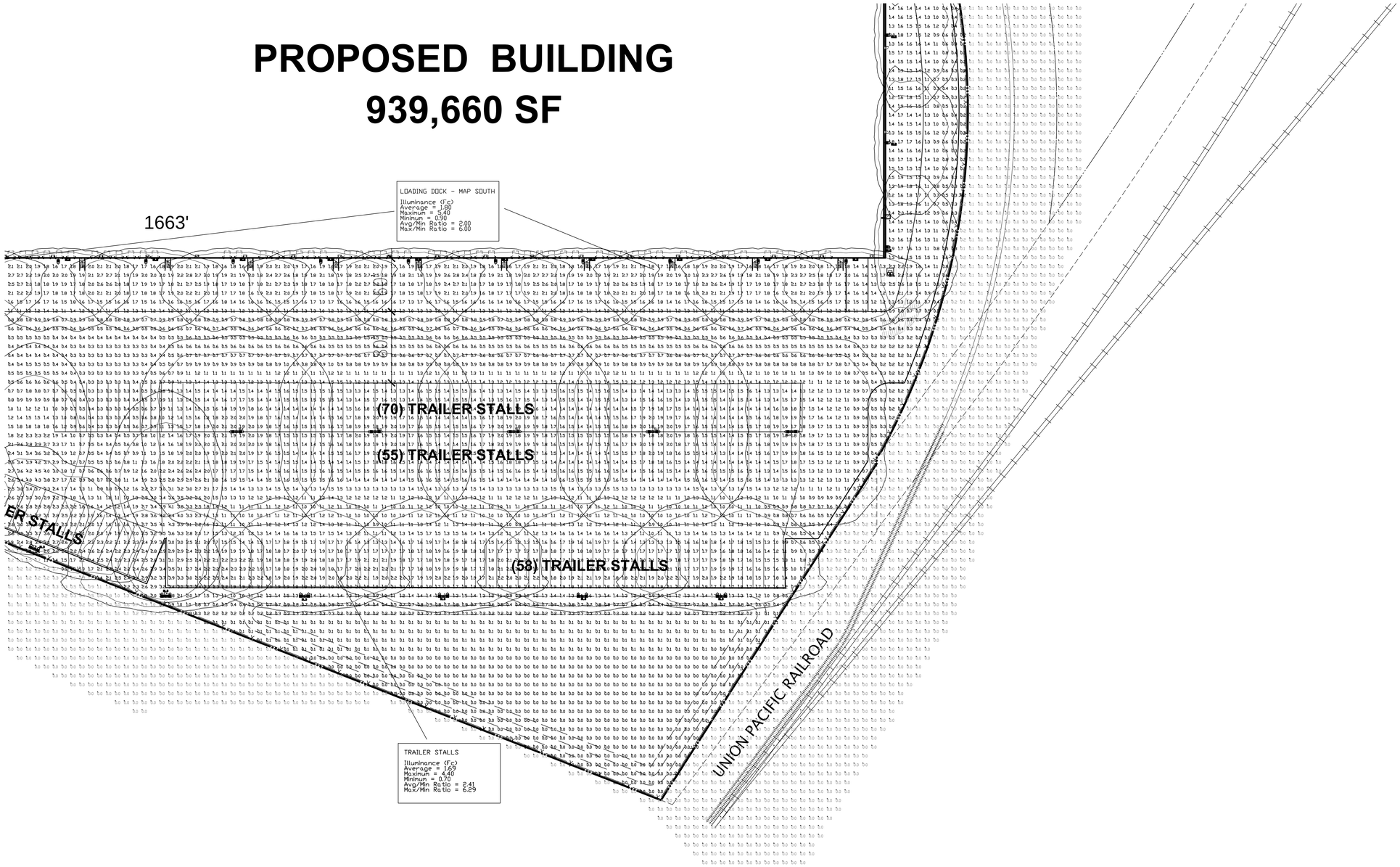
939,660 SF



PHOTOMETRICS SITE PLAN

SCALE: 1"=50'-0"

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PHILIPS GARDCO

Applications Department
1611 Clovis Barker Rd.
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Phone: 512-753-1000
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Project: Pacific Business Center - Manteca, CA — Project # 530-0718
Specifier: Paul Norcross - WARE MALCOMB
Agent: Cathy Johnson - ALR
Calculations By: Thomas E. Wilson - Philips Gardco
Date: April 23, 2012
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Luminaire Schedule

Project: Pacific Business Center - Manteca, CA

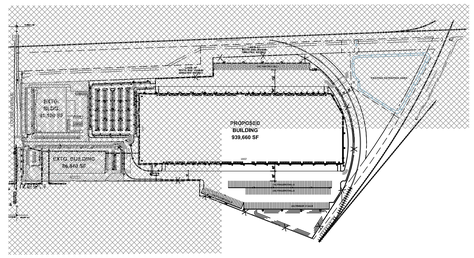
Symbol	Qty	Label	Description	Arrangement	Lumens/Lamp	LLF	Filename
	18	SA	GARDCO EH19-2-4X-400PSMH @ 32'	BACK-BACK	40000	0.750	EH19-4X-400P.ies
	3	SB	GARDCO EH19-1-FN-400PSMH @ 32'	SINGLE	40000	0.750	EH19-FN-400P.ies
	3	SC	GARDCO EH19-1-BLC-400PSMH @ 32'	SINGLE	40000	0.750	EH19-BLC-400P.ies
	3	SD	GARDCO EH19-1-3-400PSMH-HS @ 32'	SINGLE	40000	0.750	EH19-3-400P-HS.ies
	2	SE	GARDCO EH19-1-3-400PSMH @ 32'	SINGLE	40000	0.750	EH19-3-400P.ies
	2	S1	GARDCO EH19-1-1-400PSMH @ 32'	SINGLE	40000	0.750	EH19-1-400P.ies
	5	SL1	GARDCO HPV19-2-5XVF-400PSMH @ 40'	BACK-BACK	44000	0.750	HPV19-5XVF-400P.ies
	39	SL2	GARDCO HPV19-V-34VXF-400PSMH @ 30'	SINGLE	44000	0.750	HPV19-34XVF-400P.ies
	12	SL3	GARDCO HPV19-2-34VXF-400PSMH @ 40'	TVIN-ROTATED	44000	0.750	HPV19-34XVF-400P.ies
	4	SL4	GARDCO HPV23-1-34XVF-1000PSMH @ 40'	SINGLE	115000	0.750	HPV23-34XVF-1000P.ies
	5	W1	GARDCO 141-WT-400PSMH @ 30'	SINGLE	40000	0.750	141-WT-400P.ies
	8	FA	GARDCO SF12-NSP-750PSMH @ 40' V/ 75° TILT	SINGLE	68000	0.750	SF12-NSP-750P.ies

Statistical Area Summary

Project: Pacific Business Center - Manteca, CA

Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Units
GUARD HOUSE	4.22	11.80	0.00	NA	NA	153	Fc
LOADING DOCK - MAP NORTH	1.82	3.10	1.10	1.65	2.82	846	Fc
LOADING DOCK - MAP SOUTH	1.80	5.40	0.90	2.00	6.00	870	Fc
PARKING LOT	4.06	8.00	1.00	4.06	8.00	1621	Fc
TRAILER STALLS	1.69	4.40	0.70	2.41	6.29	1821	Fc

KEY PLAN



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PACIFIC BUSINESS CENTER
MANTECA, CALIFORNIA

PHOTOMETRICS SITE PLAN

	DATE	REMARKS
		PLANNING SUBMITTAL
1	05.17.12	PLANNING RESUBMITTAL
2	07.16.12	

PA / PM:	RAYMOND LEE
DRAWN BY:	ERIC KAUFFMAN
JOB NO.:	

SHEET
PHMd

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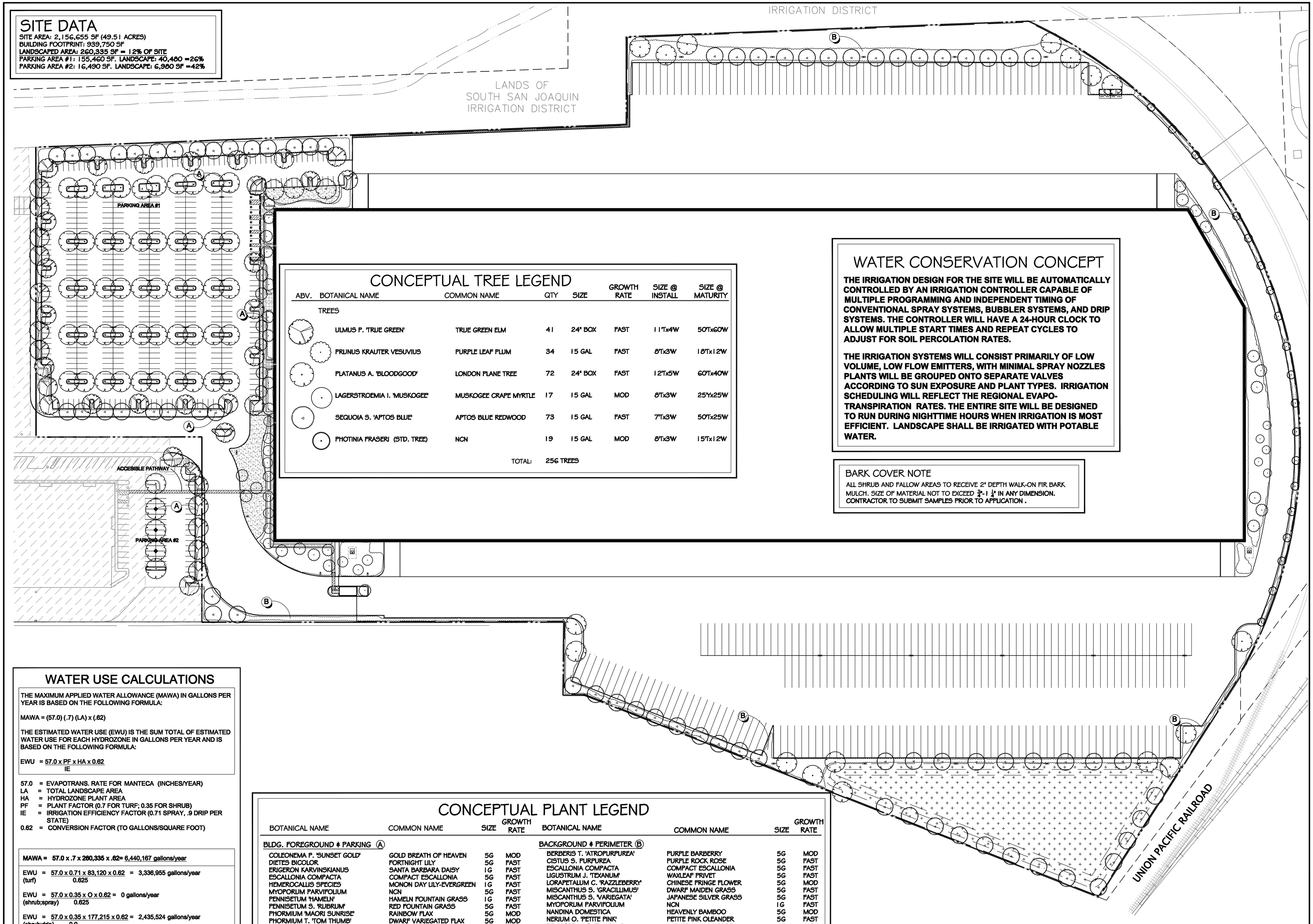
SITE DATA

SITE AREA: 2,156,655 SF (49.51 ACRES)
BUILDING FOOTPRINT: 939,750 SF
LANDSCAPED AREA: 260,335 SF = 12% OF SITE
PARKING AREA #1: 155,460 SF. LANDSCAPE: 40,480 =26%
PARKING AREA #2: 16,490 SF. LANDSCAPE: 6,980 SF =42%



CONCEPTUAL TREE LEGEND

ABV.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	GROWTH RATE	SIZE @ INSTALL	SIZE @ MATURITY
	TREES						
	ULMUS P. 'TRUE GREEN'	TRUE GREEN ELM	41	24" BOX	FAST	11'Tx4W	50'Tx60W
	PRUNUS KRAUTER VESUVIUS	PURPLE LEAF PLUM	34	15 GAL	FAST	8'Tx3W	18'Tx12W
	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	72	24" BOX	FAST	12'Tx5W	60'Tx40W
	LAGERSTROEMIA I. 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	17	15 GAL	MOD	8'Tx3W	25'Yx25W
	SEQUOIA S. 'APTOS BLUE'	APTOS BLUE REDWOOD	73	15 GAL	FAST	7'Tx3W	50'Tx25W
	PHOTINIA FRASERI (STD. TREE)	NCN	19	15 GAL	MOD	8'Tx3W	15'Tx12W
		TOTAL:	256 TREES				

WATER CONSERVATION CONCEPT

THE IRRIGATION DESIGN FOR THE SITE WILL BE AUTOMATICALLY CONTROLLED BY AN IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF CONVENTIONAL SPRAY SYSTEMS, BUBBLER SYSTEMS, AND DRIP SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW EMITTERS, WITH MINIMAL SPRAY NOZZLES PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND PLANT TYPES. IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT. LANDSCAPE SHALL BE IRRIGATED WITH POTABLE WATER.

BARK COVER NOTE

ALL SHRUB AND FALLOW AREAS TO RECEIVE 2" DEPTH WALK-ON FIR BARK MULCH. SIZE OF MATERIAL NOT TO EXCEED ¾"-1 ½" IN ANY DIMENSION. CONTRACTOR TO SUBMIT SAMPLES PRIOR TO APPLICATION .

WATER USE CALCULATIONS

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

MAWA = (57.0) (.7) (LA) x (.62)

THE ESTIMATED WATER USE (EWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$EWU = \frac{57.0 \times PF \times HA \times 0.62}{IE}$$

57.0 = EVAPOTRANS. RATE FOR MANTECA (INCHES/YEAR)
LA = TOTAL LANDSCAPE AREA
HA = HYDROZONE PLANT AREA
PF = PLANT FACTOR (0.7 FOR TURF; 0.35 FOR SHRUB)
IE = IRRIGATION EFFICIENCY FACTOR (0.71 SPRAY, .9 DRIP PER STATE)
0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)

MAWA = 57.0 x .7 x 260,335 x .62= 6,440,167 gallons/year

EWU = 57.0 x 0.71 x 83,120 x 0.62 = 3,336,955 gallons/year
(turf) 0.625

EWU = 57.0 x 0.35 x O x 0.62 = 0 gallons/year
(shrub;spray) 0.625

EWU = 57.0 x 0.35 x 177,215 x 0.62 = 2,435,524 gallons/year
(shrub;drip) 0.9

TOTAL: 5,772,479 gallons/year (<6,440,167 MAWA)

THIS CALCULATION INCLUDES ALL IRRIGATED AREAS ON SITE

ALL CALCULATIONS ON FINAL CONSTRUCTION DOCUMENTS SHALL COMPLY WITH STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

CONCEPTUAL PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	GROWTH RATE
BLDG. FOREGROUND & PARKING (A)			
COLEONEMA P. 'SUNSET GOLD'	GOLD BREATH OF HEAVEN	5G	MOD
DIETES BICOLOR	FORTNIGHT LILY	5G	FAST
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1G	FAST
ESCALLONIA COMPACTA	COMPACT ESCALLONIA	5G	FAST
HEMEROCALLIS SPECIES	MONON DAY LILY-EVERGREEN	1G	FAST
MYOPORUM PARVIFOLIUM	NCN	5G	FAST
PENNISETUM 'HAMELN'	HAMELN FOUNTAIN GRASS	1G	FAST
PENNISETUM S. 'RUBRUM'	RED FOUNTAIN GRASS	5G	FAST
PHORMIUM 'MAORI SUNRISE'	RAINBOW FLAX	5G	MOD
PHORMIUM T. 'TOM THUMB'	DWARF VARIEGATED FLAX	5G	MOD
ROSA 'NOARE'	RED CARPET ROSE	5G	FAST
STIPA TENNUISIMA	MEXICAN FEATHER GRASS	1G	FAST
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1G	MOD
TULBAGIA VIOLACEA	SOCIETY GARLIC	5G	FAST
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5G	FAST

BOTANICAL NAME	COMMON NAME	SIZE	GROWTH RATE
BACKGROUND & PERIMETER (B)			
BERBERIS T. 'ATROPURPUREA'	PURPLE BARBERRY	5G	MOD
CISTUS S. PURPUREA	PURPLE ROCK ROSE	5G	FAST
ESCALLONIA COMPACTA	COMPACT ESCALLONIA	5G	FAST
LIGUSTRUM J. 'TEXANUM'	WAXLEAF PRIVET	5G	FAST
LORAPETALUM C. 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	5G	MOD
MISCANTHUS S. 'GRACILLIMUS'	DWARF MAIDEN GRASS	5G	FAST
MISCANTHUS S. 'VARIEGATA'	JAPANESE SILVER GRASS	5G	FAST
MYOPORUM PARVIFOLIUM	NCN	1G	FAST
NANDINA DOMESTICA	HEAVENLY BAMBOO	5G	MOD
NERIUM O. 'PETITE PINK'	PETITE PINK OLEANDER	5G	FAST
PENNISETUM S. 'RUBRUM'	RED FOUNTAIN GRASS	5G	FAST
PHORMIUM T. 'RADIANCE'	RADIANCE FLAX	5G	MOD
PHOTINIA FRASERI	NCN	5G	MOD
PITTOSPORUM T. 'MARJORIE CHANNON'	MARJORIE CHANNON KOHUHU	5G	MOD
ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5G	FAST
SALVIA LEUCANTHA	MEXICAN SAGE	5G	FAST

NO-MOW FESCUE AT BIO-DETENTION AREA -SOD AVAILABLE FROM DELTA BLUEGRASS

'90/10 TALL FESCUE BLEND' SOD -AVAIL. FROM DELTA BLUE GRASS

0' 60' 120' 240'

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CONCEPTUAL LANDSCAPE PLAN

DATE	REMARKS
05-04-12	SUBMITTAL
07-10-12	SECOND SUBMITTAL

PA / PM: PN
DRAWN BY: AL
JOB NO.: SNR-0027-00

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L-1

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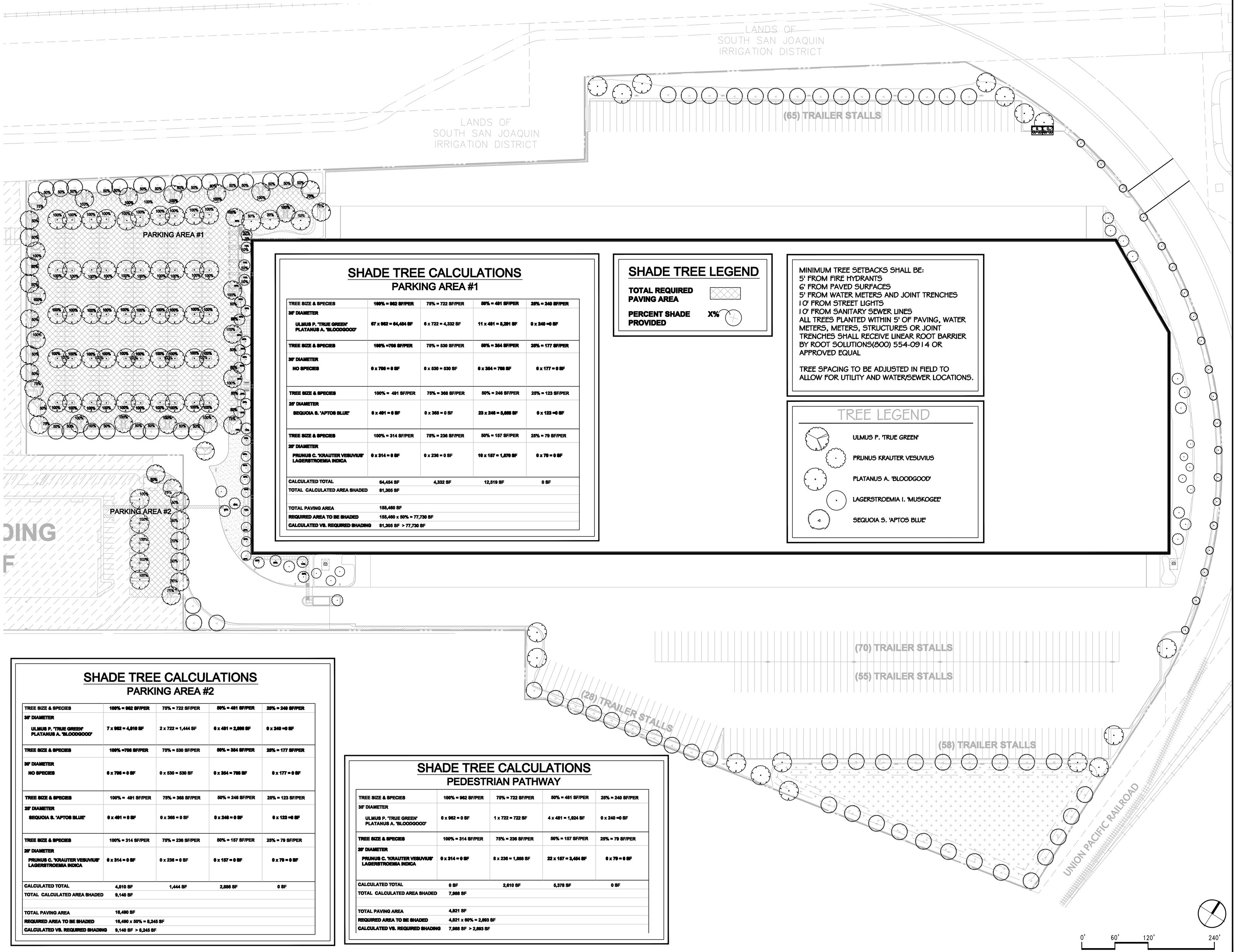

SHADE TREE CALCULATIONS
PARKING AREA #1

TREE SIZE & SPECIES	100% = 962 SF/PER	75% = 722 SF/PER	50% = 481 SF/PER	25% = 240 SF/PER
35' DIAMETER				
ULMUS P. 'TRUE GREEN' PLATANUS A. 'BLOODGOOD'	67 x 962 = 64,454 SF	6 x 722 = 4,332 SF	11 x 481 = 5,291 SF	0 x 240 =0 SF
TREE SIZE & SPECIES	100% =706 SF/PER	75% = 530 SF/PER	50% = 354 SF/PER	25% = 177 SF/PER
30' DIAMETER				
NO SPECIES	0 x 706 = 0 SF	0 x 530 = 530 SF	0 x 354 = 706 SF	0 x 177 = 0 SF
TREE SIZE & SPECIES	100% = 491 SF/PER	75% = 368 SF/PER	50% = 246 SF/PER	25% = 123 SF/PER
25' DIAMETER				
SEQUOIA S. 'APTOS BLUE'	0 x 491 = 0 SF	0 x 368 = 0 SF	23 x 246 = 5,658 SF	0 x 123 =0 SF
TREE SIZE & SPECIES	100% = 314 SF/PER	75% = 236 SF/PER	50% = 157 SF/PER	25% = 79 SF/PER
20' DIAMETER				
PRUNUS C. 'KRAUTER VESUVIUS' LAGERSTROEMIA INDICA	0 x 314 = 0 SF	0 x 236 = 0 SF	10 x 157 = 1,570 SF	0 x 79 = 0 SF
CALCULATED TOTAL	64,454 SF	4,332 SF	12,519 SF	0 SF
TOTAL CALCULATED AREA SHADED	81,305 SF			
TOTAL PAVING AREA	155,460 SF			
REQUIRED AREA TO BE SHADED	155,460 x 50% = 77,730 SF			
CALCULATED VS. REQUIRED SHADING	81,305 SF > 77,730 SF			

SHADE TREE LEGEND

TOTAL REQUIRED PAVING AREA

PERCENT SHADE PROVIDED X%

MINIMUM TREE SETBACKS SHALL BE:
5' FROM FIRE HYDRANTS
6' FROM PAVED SURFACES
5' FROM WATER METERS AND JOINT TRENCHES
10' FROM STREET LIGHTS
10' FROM SANITARY SEWER LINES
ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, METERS, STRUCTURES OR JOINT TRENCHES SHALL RECEIVE LINEAR ROOT BARRIER BY ROOT SOLUTIONS(800) 554-0914 OR APPROVED EQUAL

TREE SPACING TO BE ADJUSTED IN FIELD TO ALLOW FOR UTILITY AND WATER/SEWER LOCATIONS.

TREE LEGEND

- ULMUS P. 'TRUE GREEN'
- PRUNUS KRAUTER VESUVIUS
- PLATANUS A. 'BLOODGOOD'
- LAGERSTROEMIA I. 'MUSKOGEE'
- SEQUOIA S. 'APTOS BLUE'

SHADE TREE CALCULATIONS
PARKING AREA #2

TREE SIZE & SPECIES	100% = 962 SF/PER	75% = 722 SF/PER	50% = 481 SF/PER	25% = 240 SF/PER
35' DIAMETER				
ULMUS P. 'TRUE GREEN' PLATANUS A. 'BLOODGOOD'	7 x 962 = 4,810 SF	2 x 722 = 1,444 SF	6 x 481 = 2,886 SF	0 x 240 =0 SF
TREE SIZE & SPECIES	100% =706 SF/PER	75% = 530 SF/PER	50% = 354 SF/PER	25% = 177 SF/PER
30' DIAMETER				
NO SPECIES	0 x 706 = 0 SF	0 x 530 = 530 SF	0 x 354 = 706 SF	0 x 177 = 0 SF
TREE SIZE & SPECIES	100% = 491 SF/PER	75% = 368 SF/PER	50% = 246 SF/PER	25% = 123 SF/PER
25' DIAMETER				
SEQUOIA S. 'APTOS BLUE'	0 x 491 = 0 SF	0 x 368 = 0 SF	0 x 246 = 0 SF	0 x 123 =0 SF
TREE SIZE & SPECIES	100% = 314 SF/PER	75% = 236 SF/PER	50% = 157 SF/PER	25% = 79 SF/PER
20' DIAMETER				
PRUNUS C. 'KRAUTER VESUVIUS' LAGERSTROEMIA INDICA	0 x 314 = 0 SF	0 x 236 = 0 SF	0 x 157 = 0 SF	0 x 79 = 0 SF
CALCULATED TOTAL	4,810 SF	1,444 SF	2,886 SF	0 SF
TOTAL CALCULATED AREA SHADED	9,140 SF			
TOTAL PAVING AREA	16,490 SF			
REQUIRED AREA TO BE SHADED	16,490 x 50% = 8,245 SF			
CALCULATED VS. REQUIRED SHADING	9,140 SF > 8,245 SF			

SHADE TREE CALCULATIONS
PEDESTRIAN PATHWAY

TREE SIZE & SPECIES	100% = 962 SF/PER	75% = 722 SF/PER	50% = 481 SF/PER	25% = 240 SF/PER
35' DIAMETER				
ULMUS P. 'TRUE GREEN' PLATANUS A. 'BLOODGOOD'	0 x 962 = 0 SF	1 x 722 = 722 SF	4 x 481 = 1,924 SF	0 x 240 =0 SF
TREE SIZE & SPECIES	100% = 314 SF/PER	75% = 236 SF/PER	50% = 157 SF/PER	25% = 79 SF/PER
20' DIAMETER				
PRUNUS C. 'KRAUTER VESUVIUS' LAGERSTROEMIA INDICA	0 x 314 = 0 SF	8 x 236 = 1,888 SF	22 x 157 = 3,454 SF	0 x 79 = 0 SF
CALCULATED TOTAL	0 SF	2,610 SF	5,378 SF	0 SF
TOTAL CALCULATED AREA SHADED	7,988 SF			
TOTAL PAVING AREA	4,821 SF			
REQUIRED AREA TO BE SHADED	4,821 x 60% = 2,893 SF			
CALCULATED VS. REQUIRED SHADING	7,988 SF > 2,893 SF			

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SHADE CALCULATIONS

DATE	REMARKS
05-15-12	CITY COMMENTS
07-10-12	SECOND SUBMITTAL

PA / PM:	PN
DRAWN BY:	AL
JOB NO.:	SNR-0027-00

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