

San Marcos Industrial Park

Mission Road, San Marcos, CA 92069



License Renewal Date: 31 March 2023

douglasfranz
ARCHITECTS, INC.
4001 Westley Place, Suite 108
Newport Beach, CA 92660
(949) 450-4800

NO.	DESCRIPTION	DATE

San Marcos Industrial Park
Mission Road
San Marcos, California

COVER SHEET
DATE: 11-30-2022
SCALE:
DRAWN BY: PB
PROJECT NO: 20010.00

A.1-0



REVISIONS

San Marcos Industrial Park

Mission Road
San Marcos, California

SITE PLAN

DATE: 11-30-2022
SCALE: 1" = 40'-0"
DRAWN BY: PB
PROJECT NO.: 20010.00

A.1-1

SHEET INDEX

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SCOPE OF WORK

THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF THREE CONCRETE TILT-UP WAREHOUSE BUILDINGS ON A 10.83 ACRE SITE LOCATED BETWEEN MISSION ROAD AND WOODLAND PARKWAY

BUILDING SUMMARY

SITE AREA

GROSS	471,956 sf (10.83ac)
NET	458,150 sf (10.51)
TOTAL BUILDING AREA	152,310 sf
FAR (NET)	28.09%

BUILDING AREA SUMMARY

BUILDING 1	FOOTPRINT	57,200 sf
	2ND FLOOR	2,502 sf
TOTAL BLDG 1		54,700 sf
BUILDING 2	FOOTPRINT	36,110 sf
	2ND FLOOR	2,500 sf
TOTAL BLDG 2		38,610 sf
BUILDING 3	FOOTPRINT	32,000 sf
	2ND FLOOR	2,000 sf
TOTAL BLDG 3		34,000 sf
TOTAL BUILDING AREA		152,310 sf

PARKING SUMMARY

BUILDING 1	OFFICE (5,000SF) 1:250	20
	NHSE (34,700) 1:4,000	14
TOTAL REQUIRED		34 stalls
TOTAL PROVIDED		50 stalls
BUILDING 2	OFFICE (5,000SF) 1:250	20
	NHSE (36,215) 1:4,000	9
TOTAL REQUIRED		29 stalls
TOTAL PROVIDED		35 stalls
BUILDING 3	OFFICE (4,000SF) 1:250	16
	NHSE (30,000) 1:4,000	8
TOTAL REQUIRED		24 stalls
TOTAL PROVIDED		34 stalls
TOTAL PARKING REQUIRED		87 stalls
TOTAL PARKING PROVIDED		119 stalls
LANDSCAPE REQUIRED	47,195 sf (10%)	
LANDSCAPE PROVIDED	143,000 sf (30%)	

SITE LEGEND

- LANDSCAPE AREA
- FIRE ACCESS LANE
- CONCRETE PAVING
- ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY
5% MAX. SLOPE IN DIRECTION OF TRAVEL WITH 2% MAX. CROSS SLOPE IN ANY DIRECTION.
- ACCESSIBLE PARKING STALL W/ SIGNAGE & 2% MAX. CROSS SLOPE IN ANY DIRECTION.
- STANDARD/COMPACT PARKING STALL- 18' X 9'
- DRIVE THRU DOOR
- EXIT SIGN
- PROPERTY LINE
- SETBACK LINE
- STREET CENTER LINE

LEGAL DESCRIPTION

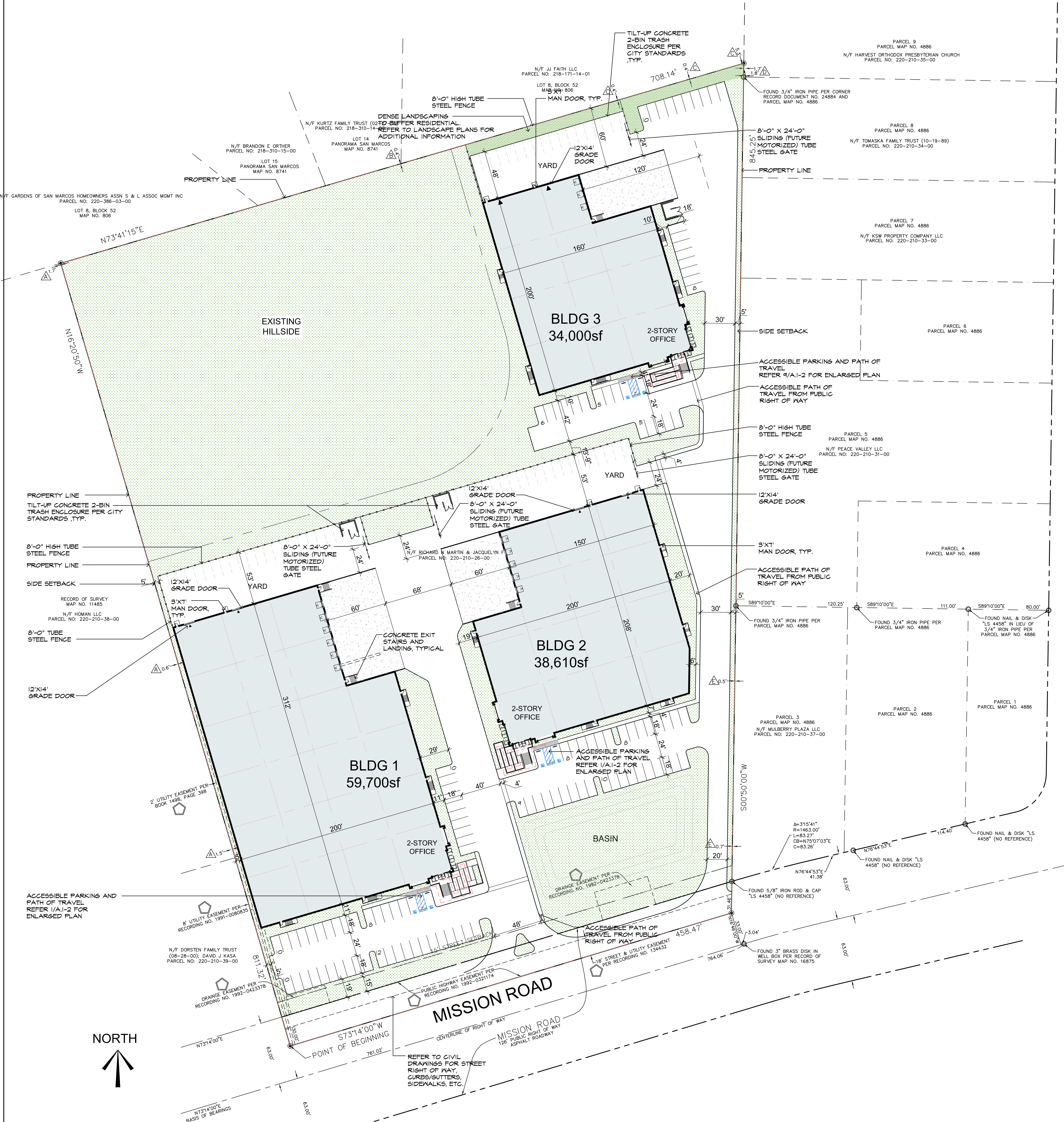
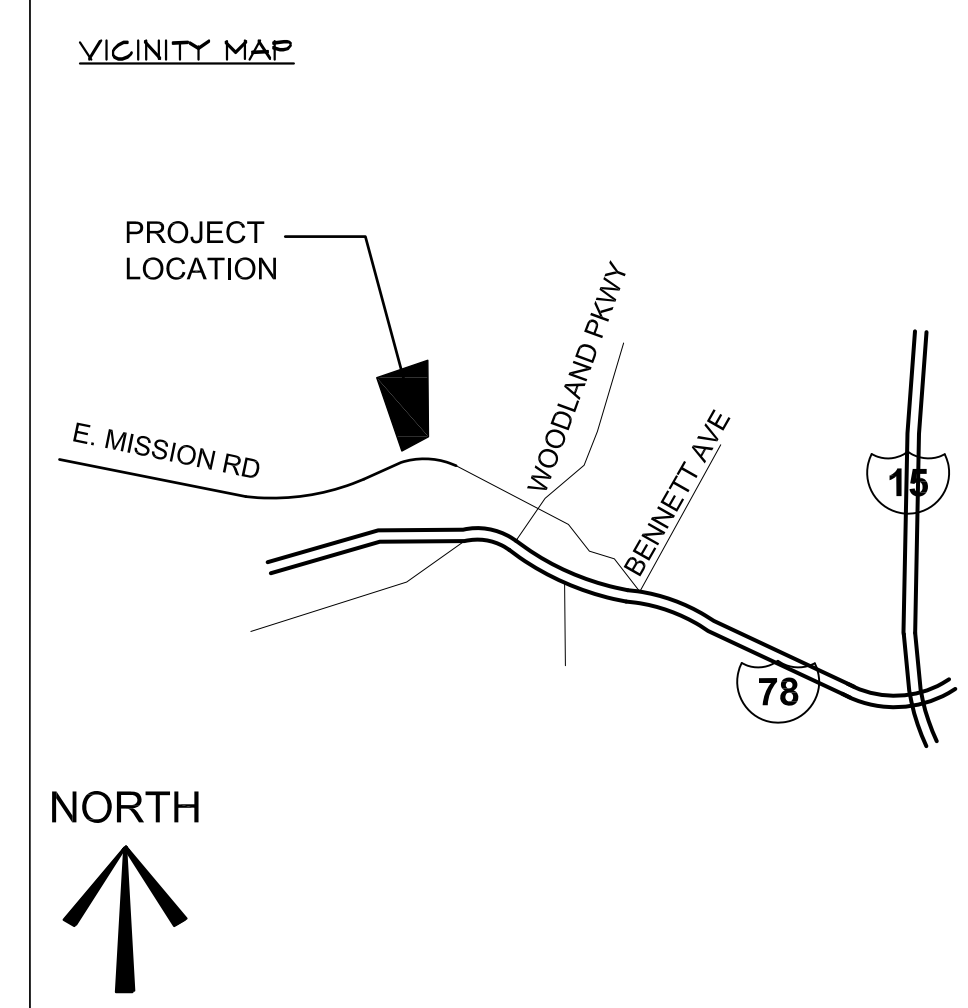
THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1, BLOCK 52 AND THOSE PORTIONS OF LOTS 1, 2 AND 9, BLOCK 53 AND PORTION OF AN UNNAMED STREET LYING BETWEEN BLOCKS 52 AND 53, IN THE RANCHO LOS VALLECITOS DE SAN MARCOS IN THE CITY OF SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF OF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

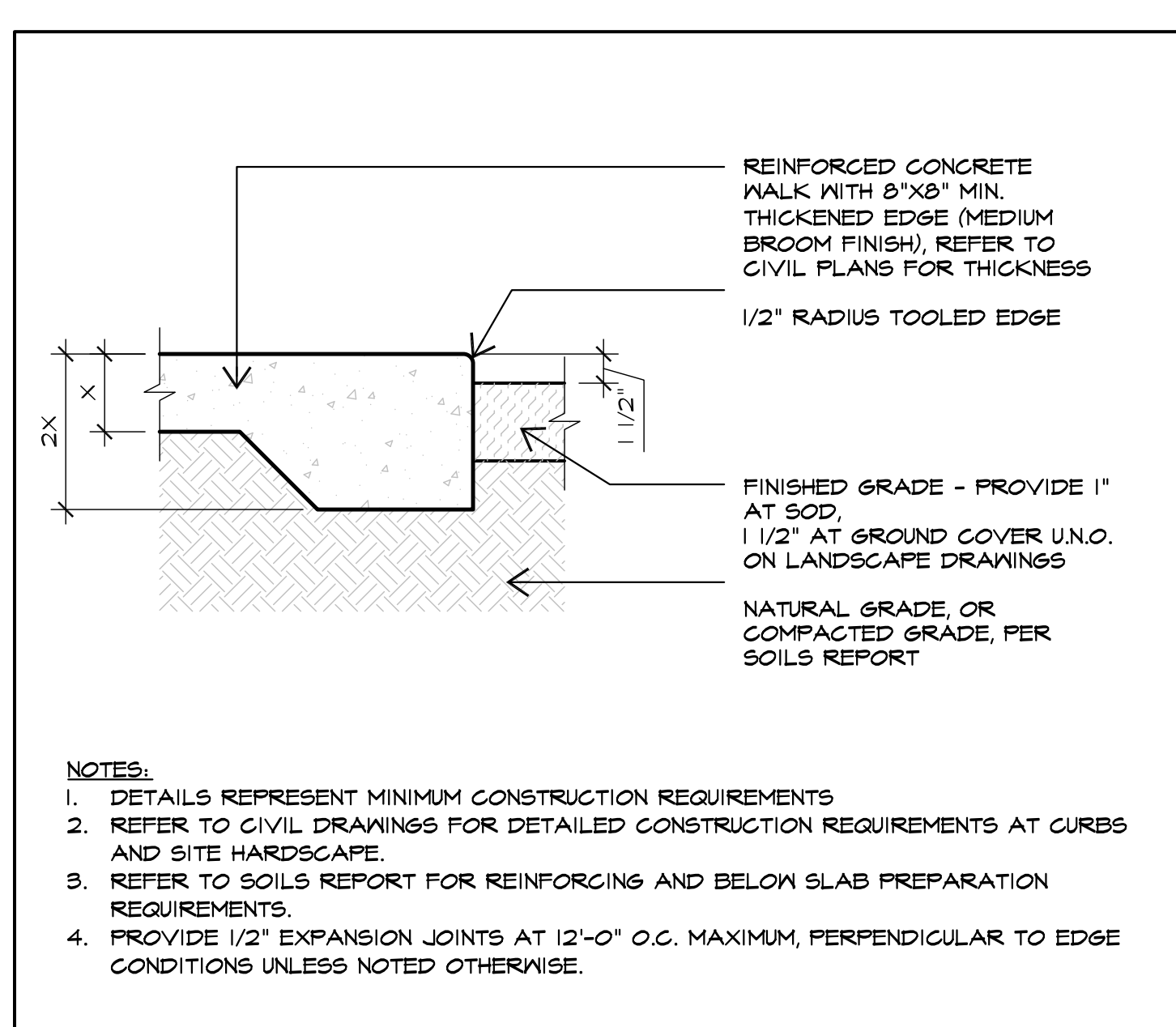
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAND LOT 1, BLOCK 52; THENCE NORTH 16° 20' 30" WEST ON THE SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 811.92' TO THE MOST WESTERLY CORNER OF THE LOT 1; THENCE NORTH 73° 41' 15" EAST ON THE NORTHWESTERLY LINE OF LOT 1 AND THE NORTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 708.14'; THENCE SOUTH 0° 50' 00" WEST, 845.25' TO A POINT IN THE SOUTHEASTERLY LINE OF SAND LOT 1, BLOCK 52, DISTANT NORTH 73° 14' 00" EAST THEREON 458.47' FROM THE POINT OF BEGINNING; THENCE SOUTH 73° 14' 00" WEST ON THE SOUTHEASTERLY LINE OF SAID LOT 1, 458.47' TO THE POINT OF THE BEGINNING

APN: 220-210-26-00

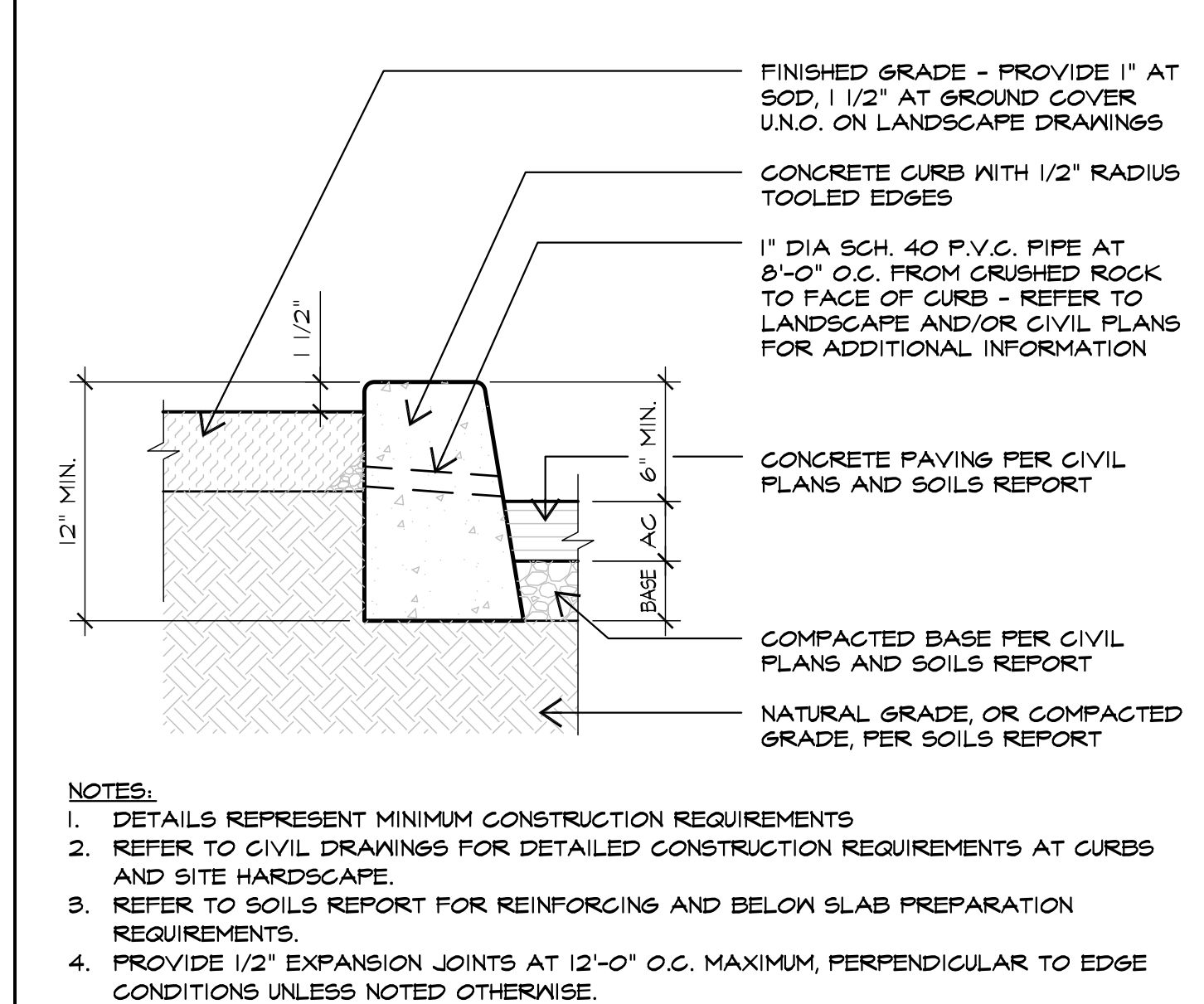
- SITE PLAN GENERAL NOTES**
- SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS
 - GENERAL CONTRACTOR TO REVIEW SOILS REPORT PREPARED BY _____ AND ANY SUBSEQUENT AMENDMENTS
 - REFER TO CIVIL DRAWINGS FOR ADDITIONAL UTILITY INFORMATION INCLUDING POINTS OF CONNECTION TO OFFSITE UTILITIES AND BUILDING POINTS OF CONNECTION
 - GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION BETWEEN OFFSITES, CIVIL, MEP, & FP DRAWINGS
 - GRADES SURROUNDING BUILDINGS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
 - REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS AND PERCENTAGE SLOPES
 - GENERAL CONTRACTOR TO CONFIRM AND COMPLY WITH ALL BUILDING, FIRE AND ENGINEERING DEPARTMENT REGULATIONS DURING CONSTRUCTION INCLUDING ANY TEMPORARY REQUIRED FACILITIES
 - ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY 6" MIN. CONCRETE CURB TYPICAL UNLESS NOTED OTHERWISE
 - ALL ADA PATHS OF TRAVEL NOTED ON PLANS TO MEET THE FOLLOWING MINIMUM REQUIREMENTS: NO ABRUPT CHANGES IN ELEVATION ALLOWABLE ALONG THE PATH OF TRAVEL. THE SLOPE AND CROSS-SLOPE SHALL NOT EXCEED 5% AND 2% RESPECTIVELY, UNLESS AND ADA COMPLIANT RAMP OR CURB IS DESIGNED BY THE CIVIL ENGINEER. IF A WALK CROSSES OR ADJOINS A VEHICLE WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A 4" DEEP DETECTABLE MARKING WHICH IS 36" WIDE COMPLYING WITH CBC SECTION 11B-TCS.1.2.3
 - ALL SPECIFICATIONS ON DRAWINGS ARE MINIMUM REQUIREMENTS ONLY. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS IN DRAWINGS AND SPECIFICATIONS VIA "RFI".
 - GENERAL CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEETS FOR TYPICAL MINIMUM SITE IMPROVEMENT STANDARDS.
 - CONCRETE MOW STRIP PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL GLAZING/STOREFRONT LOCATIONS WHERE ADJACENT TO LANDSCAPING.
 - CONCRETE SPLASH BLOCK PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL ROOF DRAIN/DOWN SPOUT TERMINATIONS AT NON CONCRETE AREAS
 - BRASS LAMB'S TONGUE TO BE PROVIDED AT ALL ROOF DRAIN OVERFLOWS THAT DAYLIGHT AT FACE OF BUILDING WALL.
 - GATES, FENCES AND WALLS MAYBE SUBJECT TO DEFERRED SUBMITTAL REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM WITH CITY AND MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



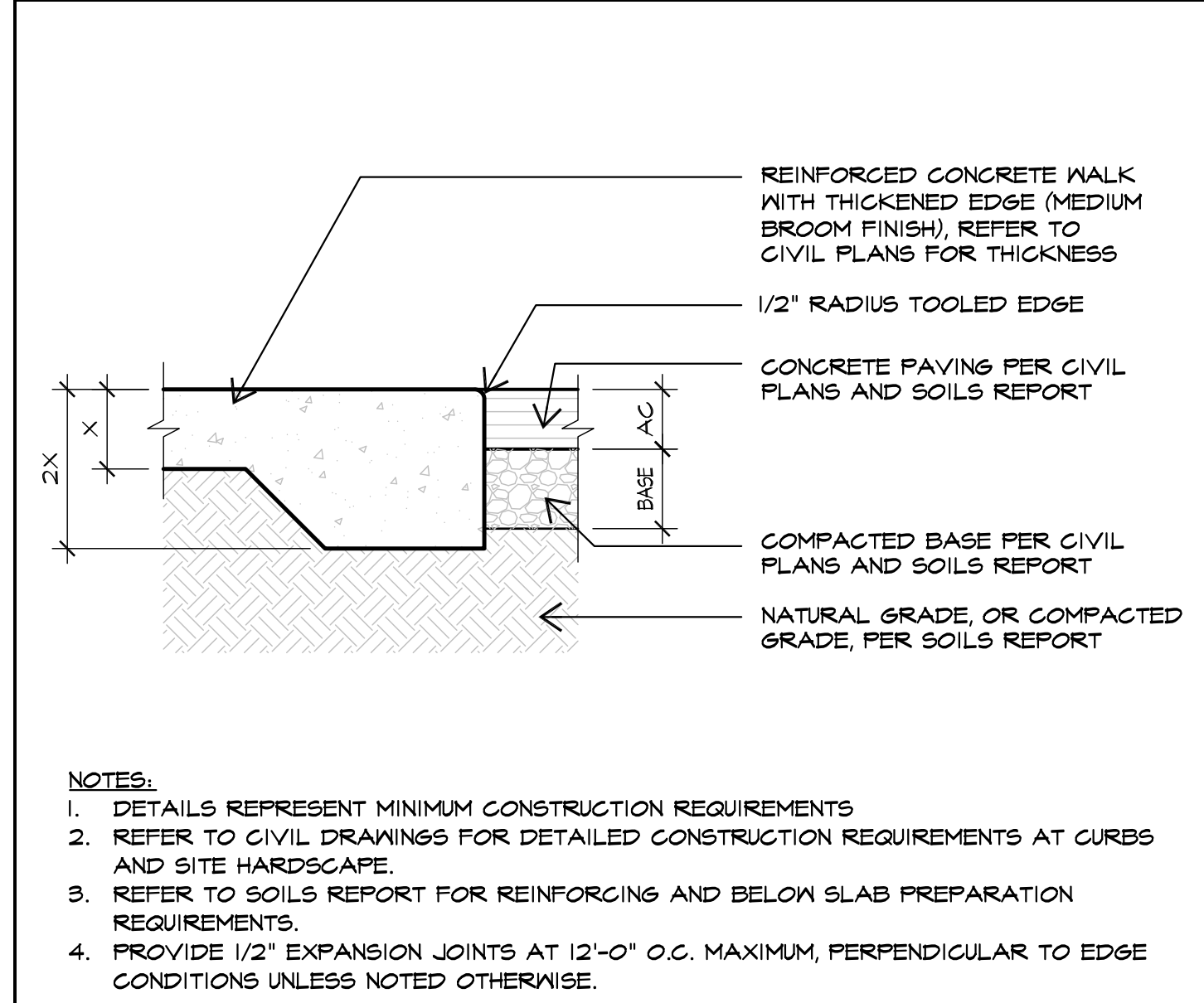
SITE PLAN
SCALE: 1" = 40'-0"



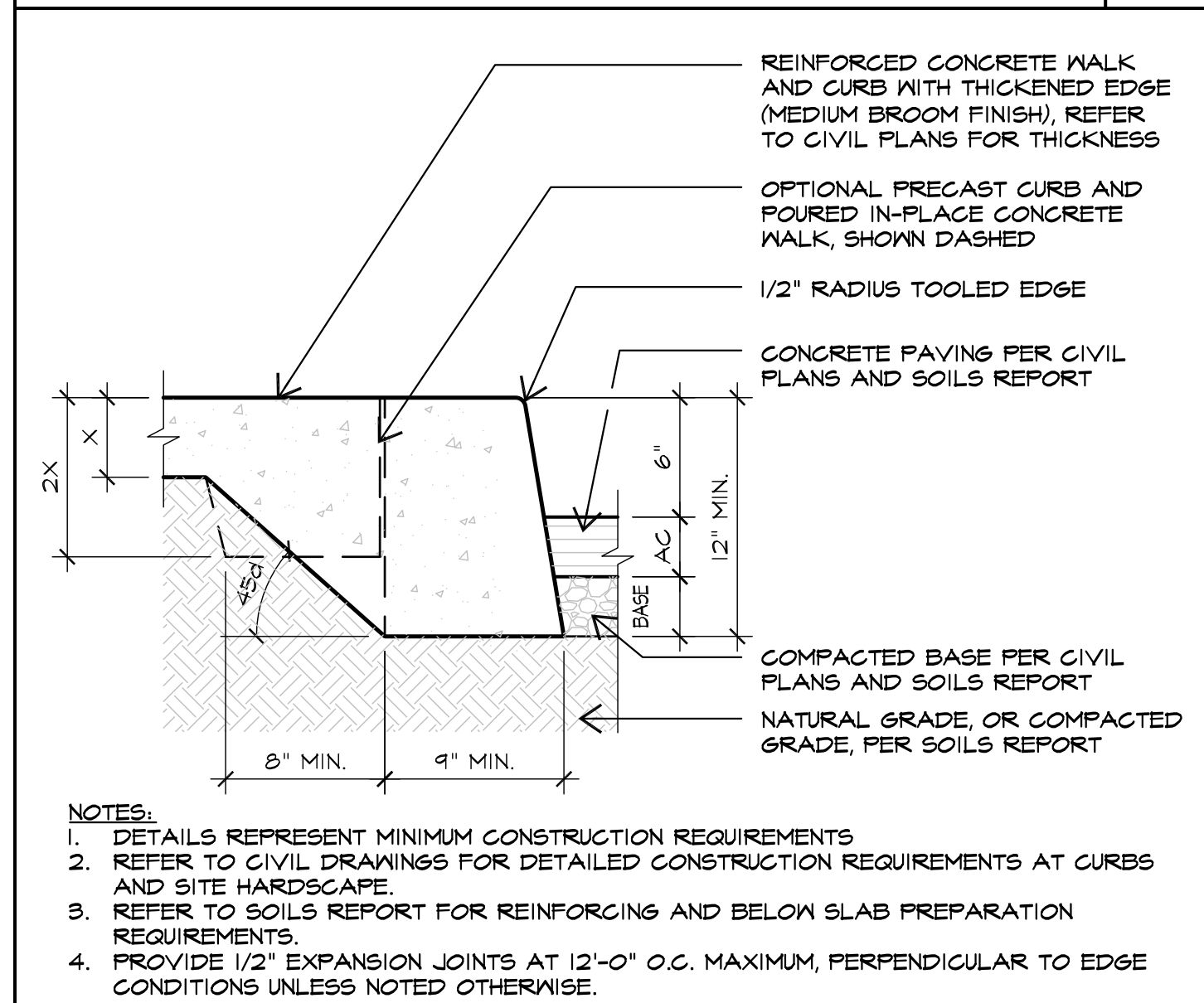
CONCRETE WALK AT LANDSCAPE 20
SCALE: 1 1/2" = 1'-0"



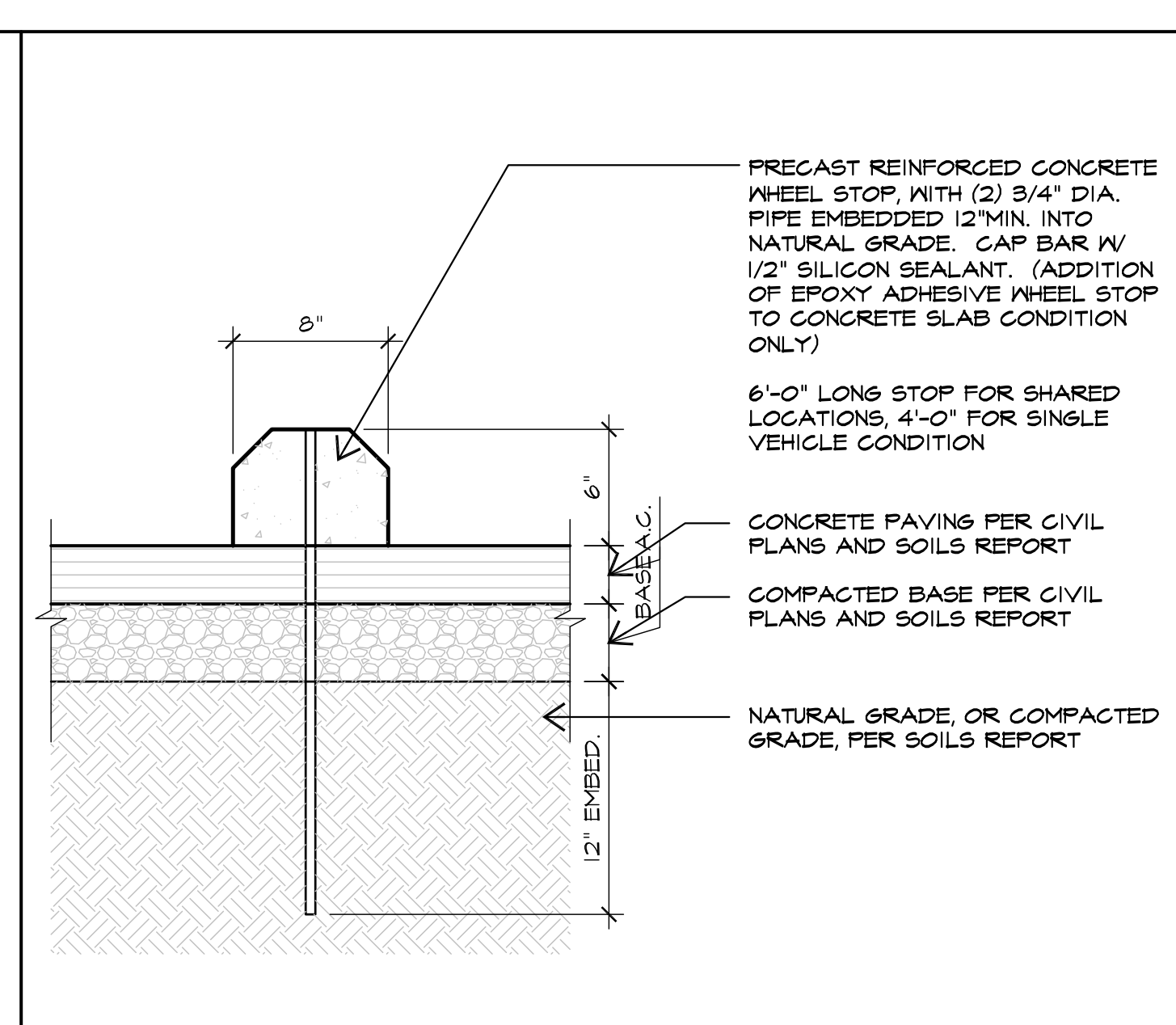
CONCRETE CURB AT LANDSCAPE 19
SCALE: 1 1/2" = 1'-0"



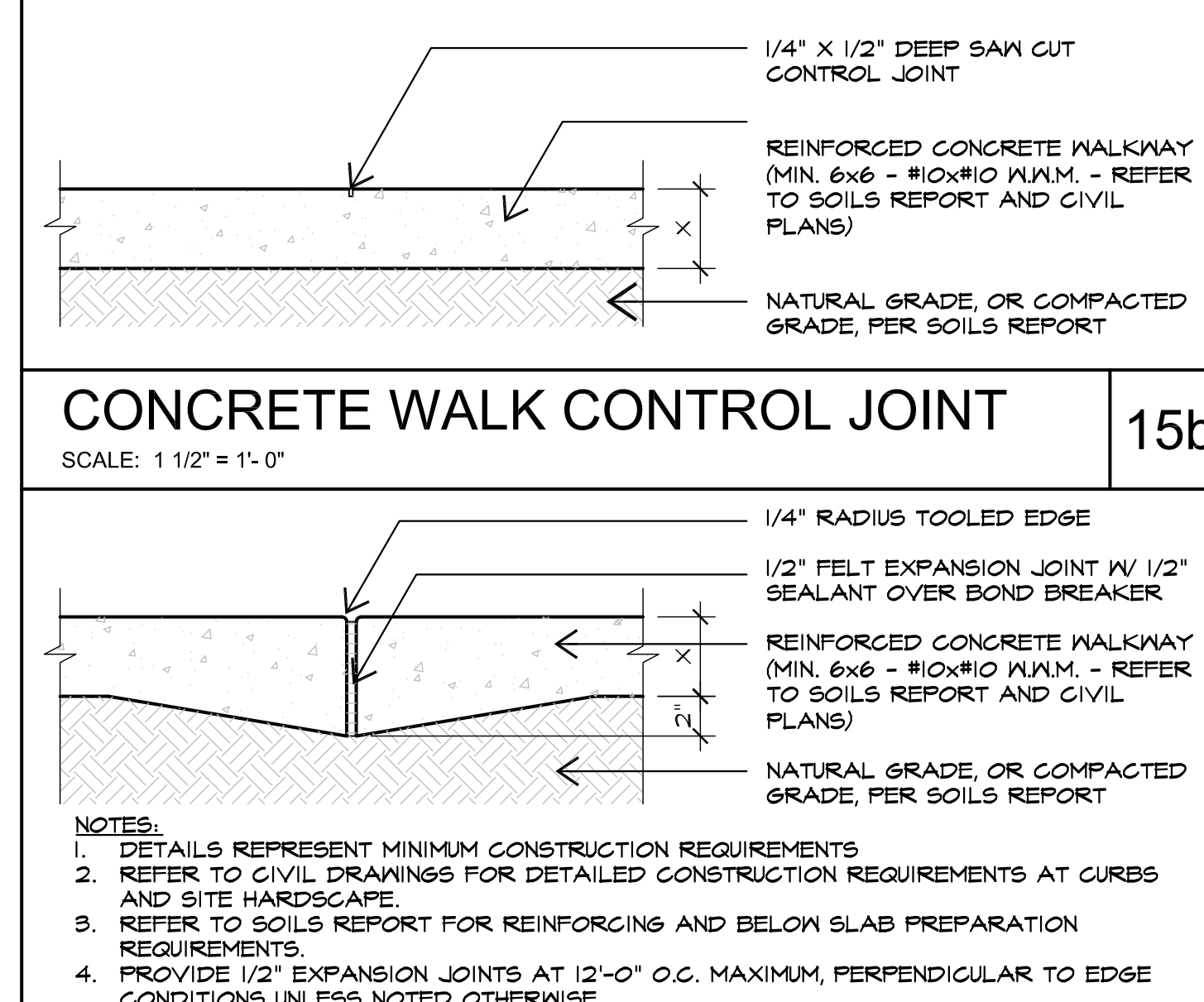
CONCRETE WALK AT A.C. PAVING 18
SCALE: 1 1/2" = 1'-0"



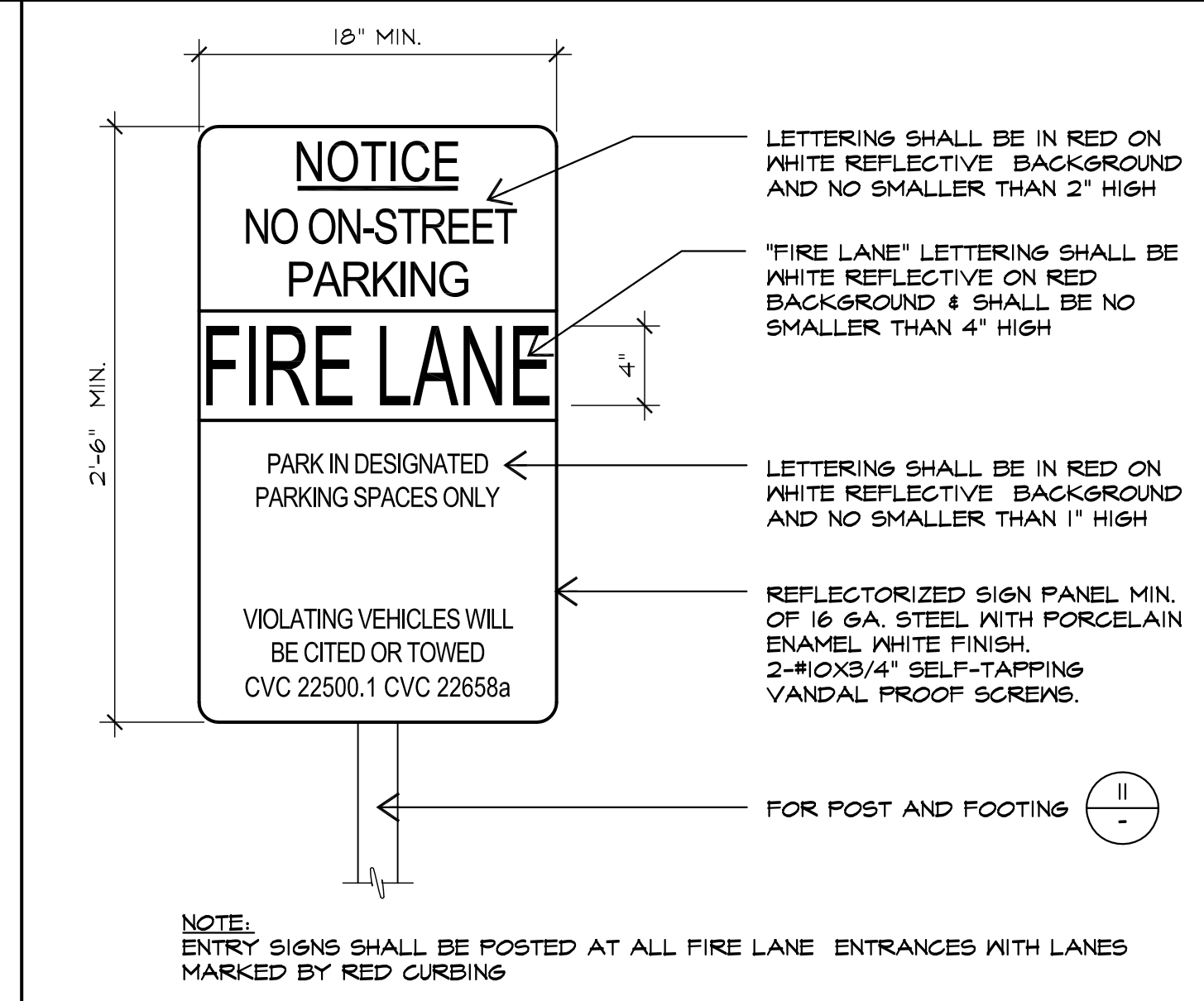
CONCRETE WALK AT CURB 17
SCALE: 1 1/2" = 1'-0"



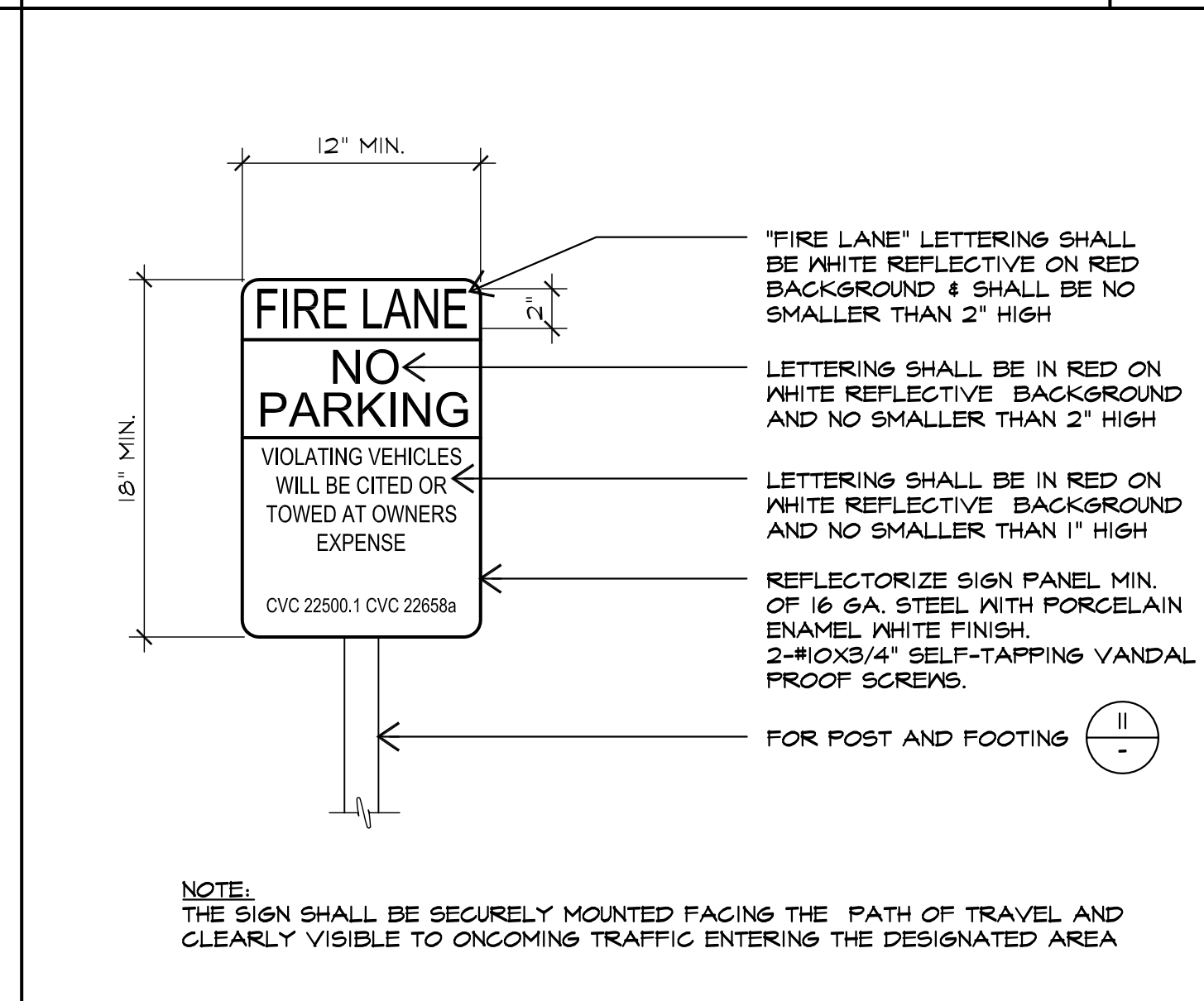
VEHICLE WHEEL STOP 16
SCALE: 1 1/2" = 1'-0"



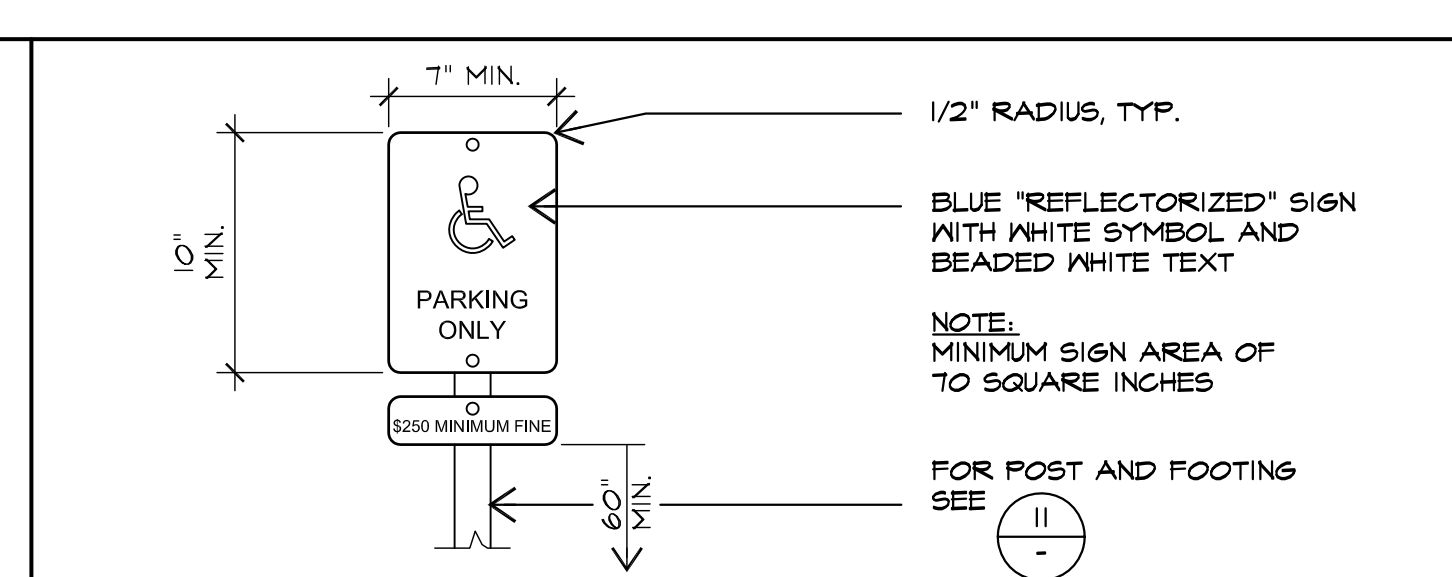
CONCRETE WALK EXPANSION JOINT 15a
SCALE: 1 1/2" = 1'-0"



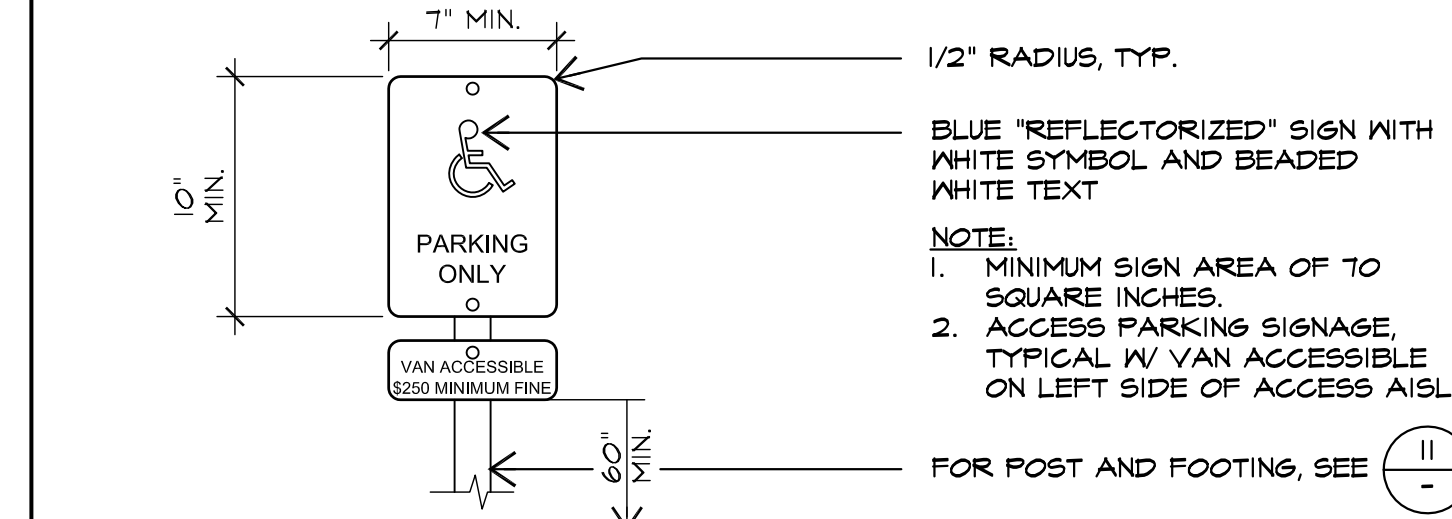
SITE ENTRANCE FIRE LANE SIGNAGE 14
SCALE: 1 1/2" = 1'-0"



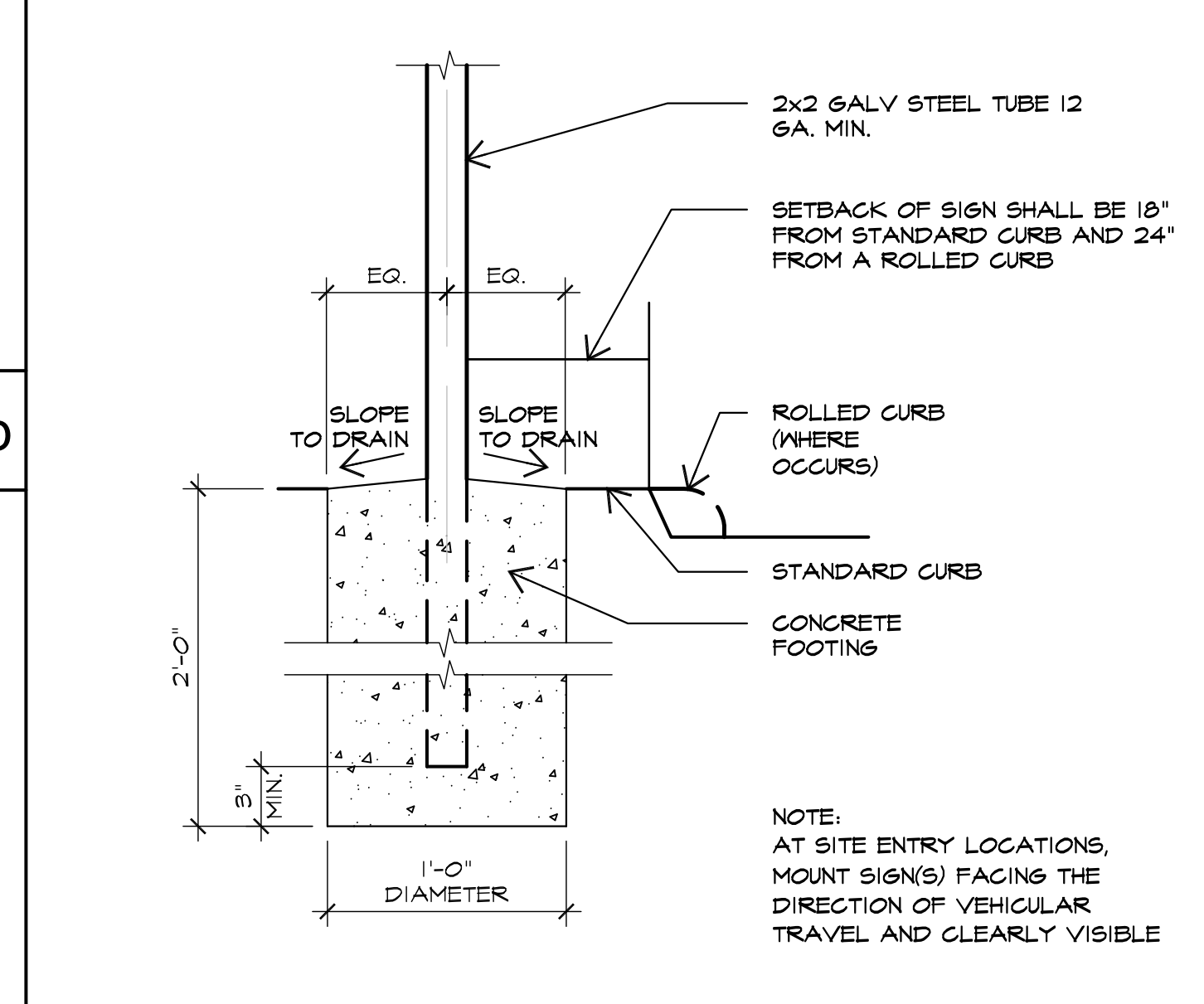
FIRE LANE SIGNAGE 13
SCALE: 1 1/2" = 1'-0"



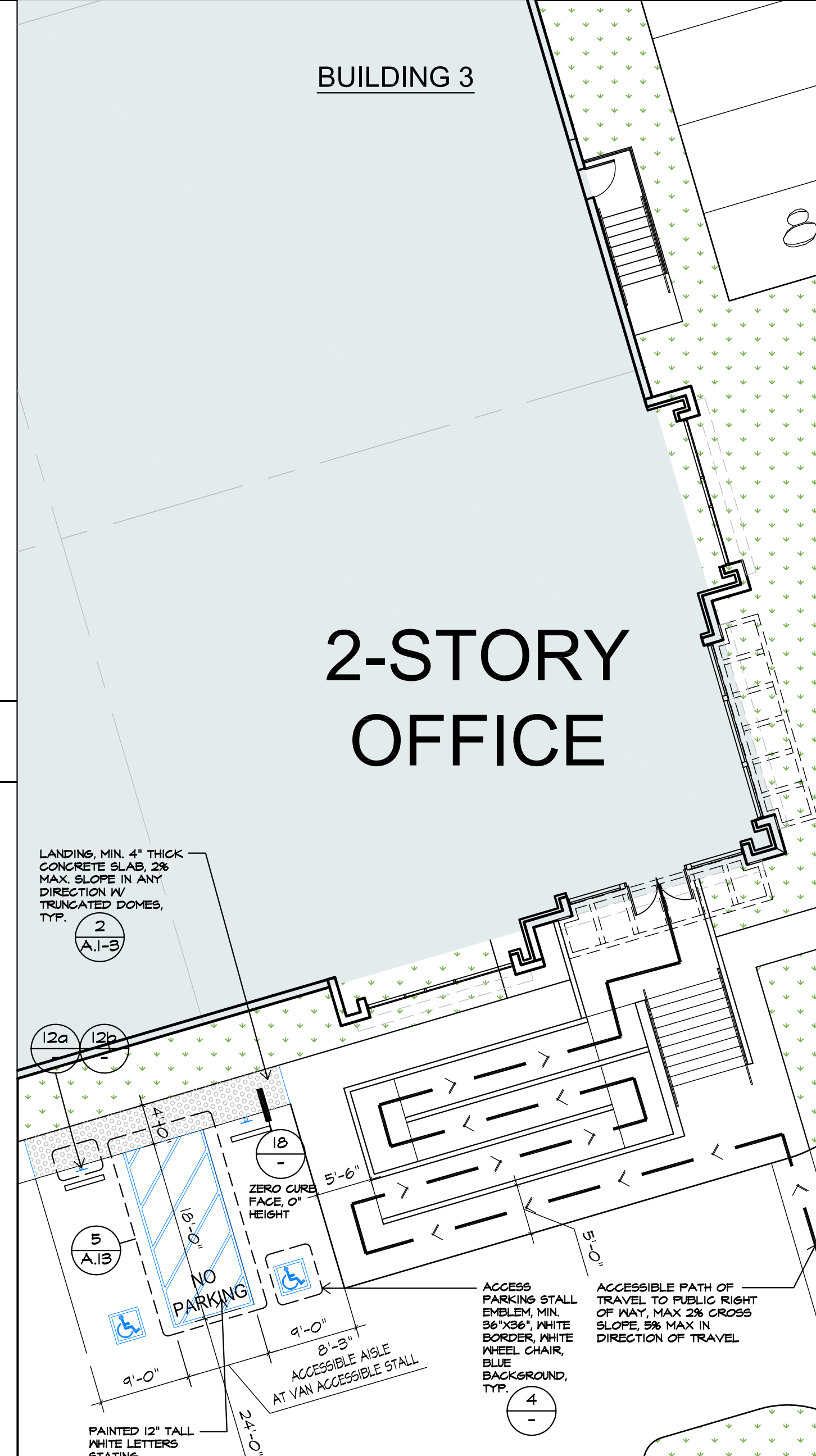
ACCESSIBLE PARKING SIGNAGE 12b
SCALE: 1 1/2" = 1'-0"



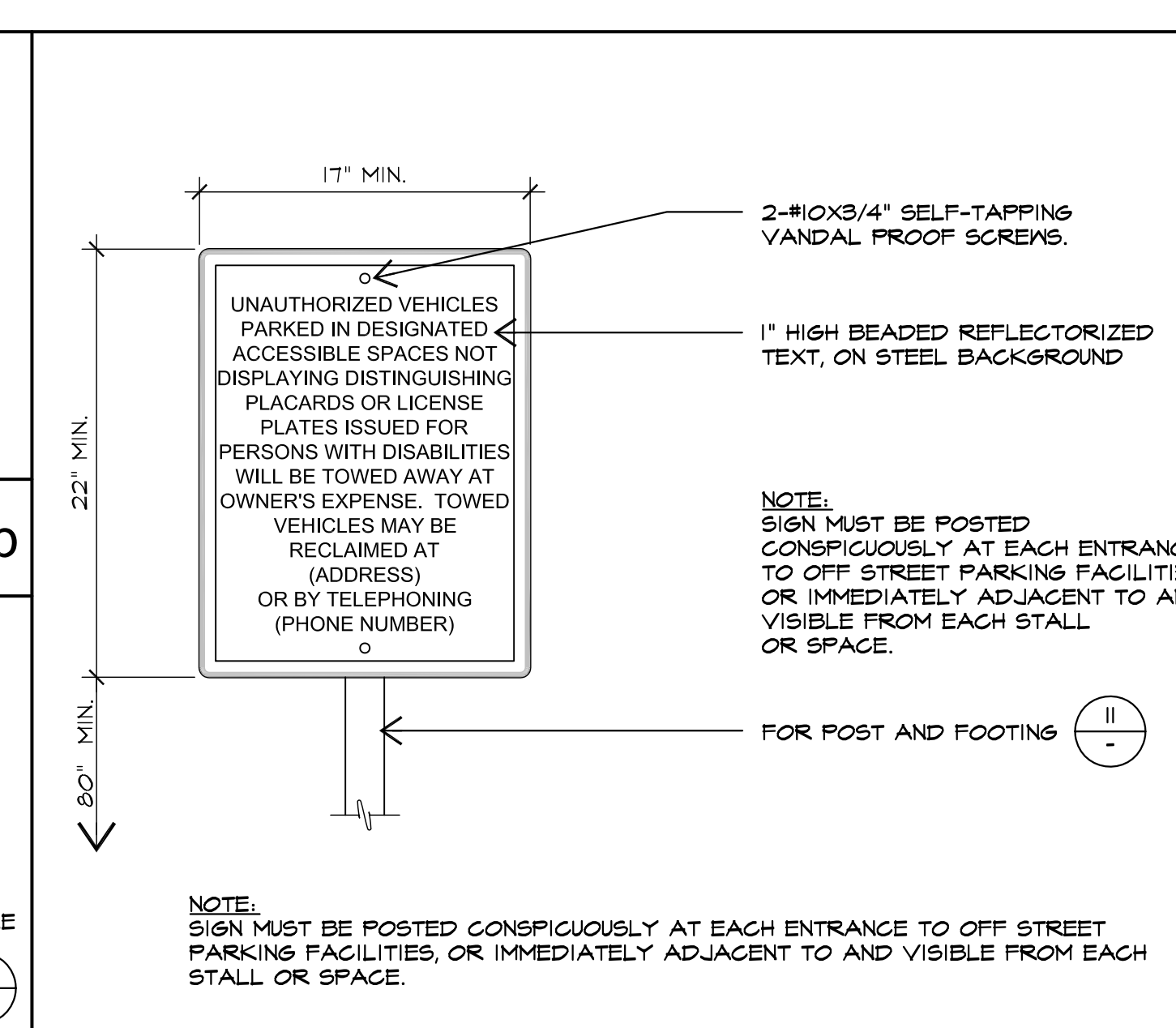
ACCESSIBLE VAN PARKING SIGNAGE 12a
SCALE: 1 1/2" = 1'-0"



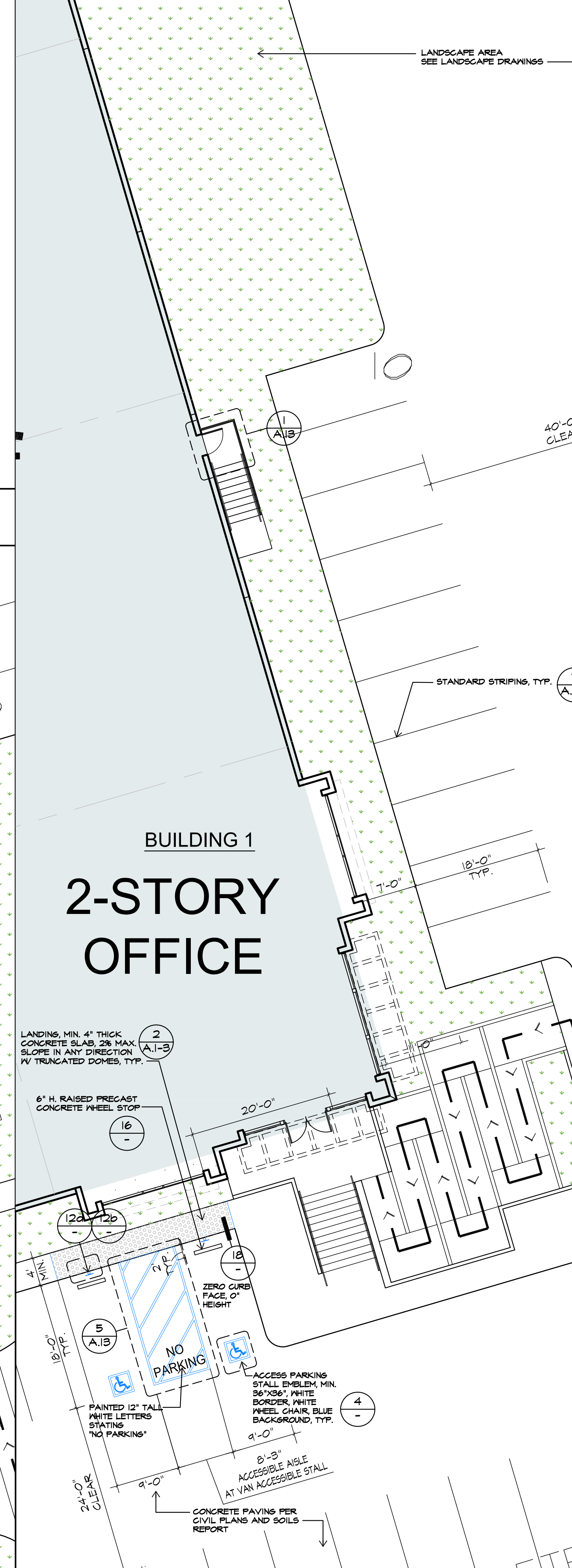
SIGN POST FOOTING 11
SCALE: 1 1/2" = 1'-0"



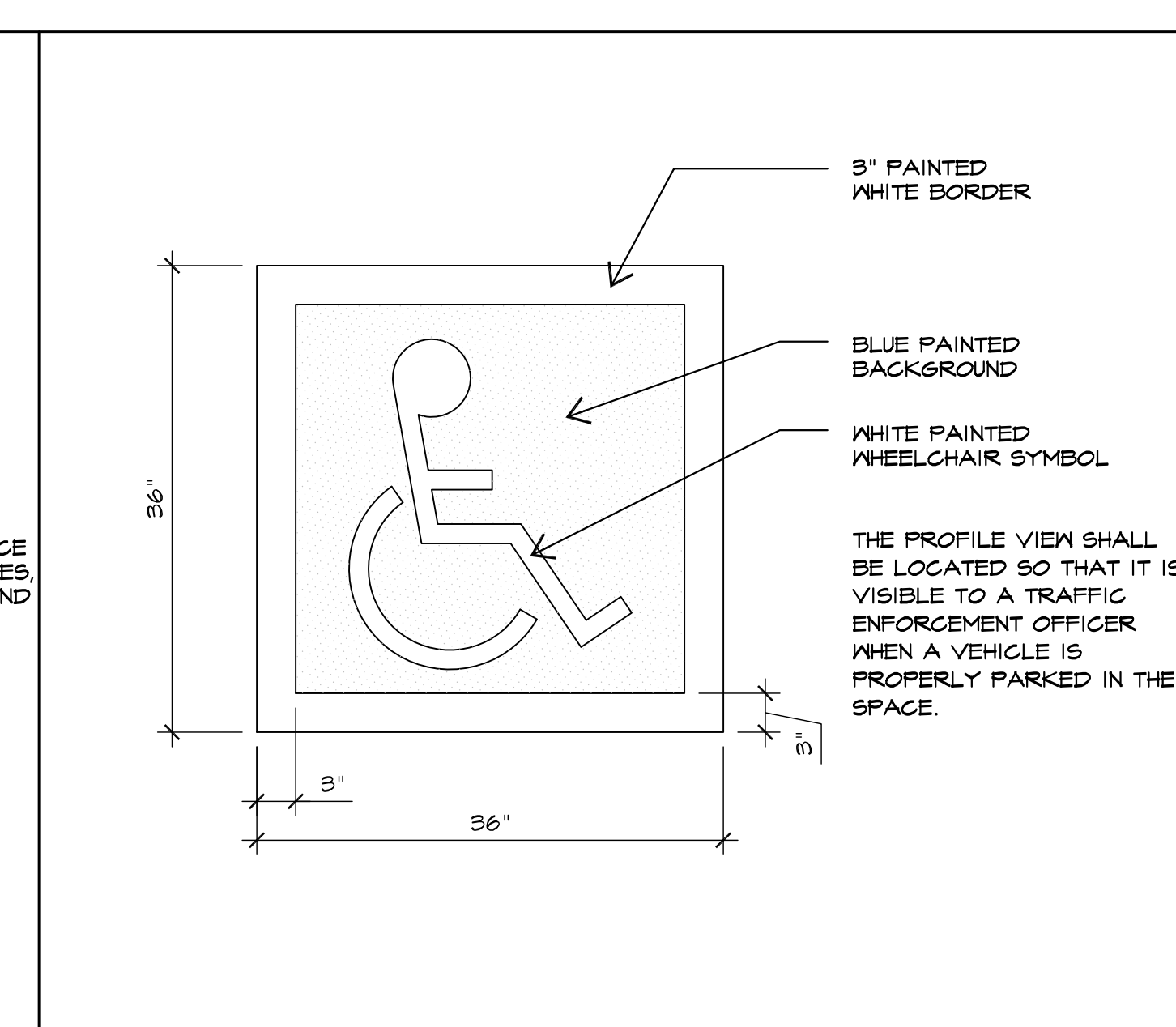
ENLARGED PARKING PLAN - BLDG 3 9
SCALE: 3/32" = 1'-0"



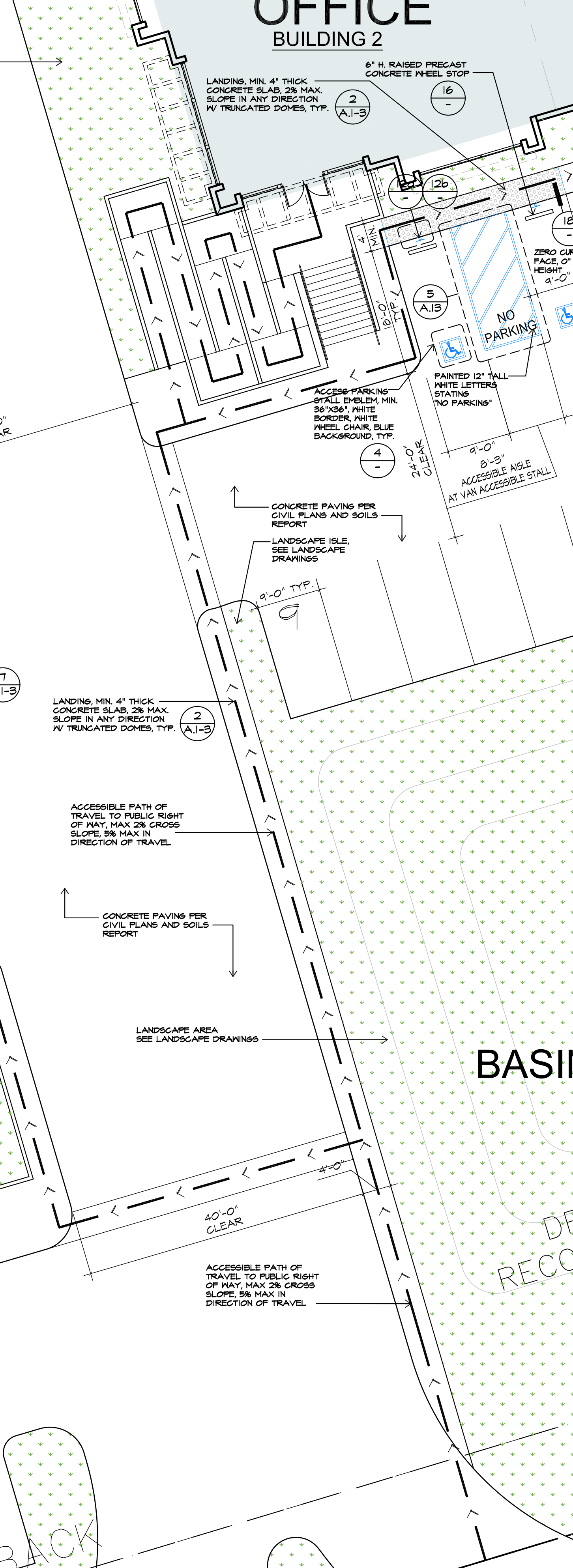
SITE ENTRANCE SIGNAGE 8
SCALE: 1 1/2" = 1'-0"



ENLARGED PARKING PLAN - BLDG 1 & BLDG 2 1
SCALE: 3/32" = 1'-0"



INTERNATIONAL SYMBOL / GRAPHIC 4
SCALE: 1" = 1'-0"



ENLARGED SITE PLAN & DETAILS 1
SCALE: 1" = 1'-0"

San Marcos Industrial Park
Mission Road
San Marcos, California

ENLARGED SITE PLAN & DETAILS

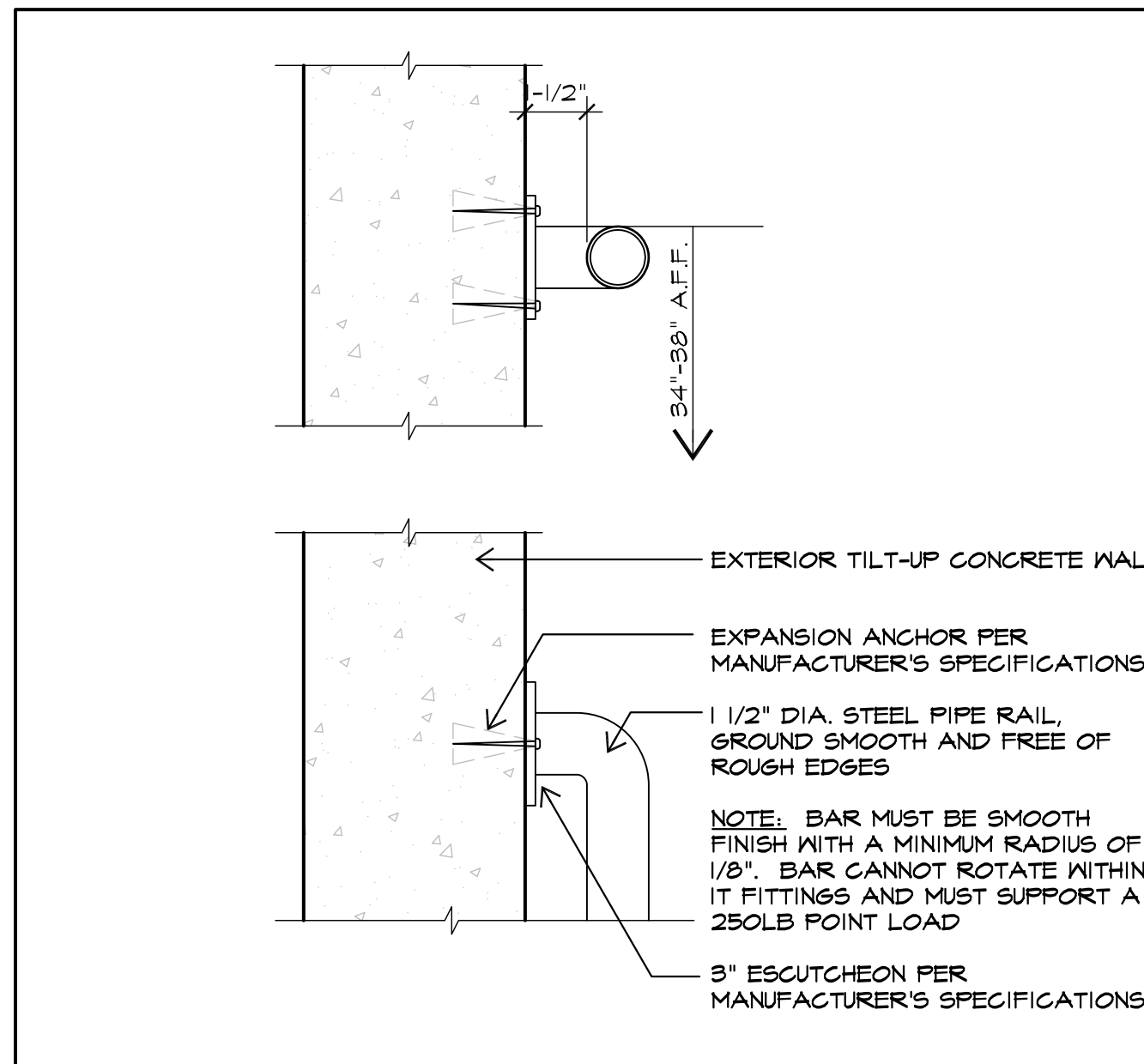
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SCALE: As Noted
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A.1-2

REVISIONS

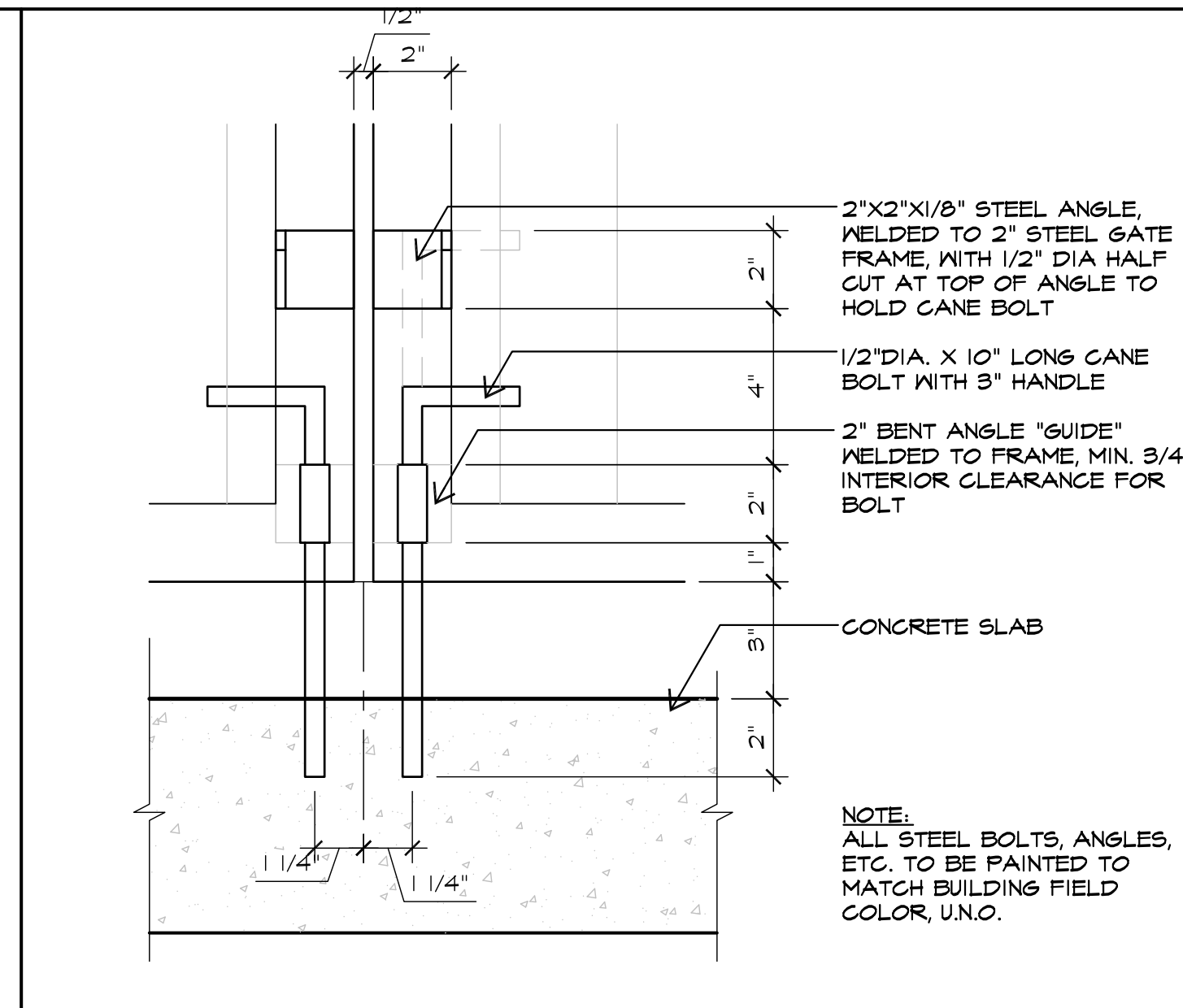
of douglasfranz inc.
4001 Westway Place, Suite 108
Newport Beach, CA 92660
(949) 590-2665

License Renewal Date: 31 March 2023



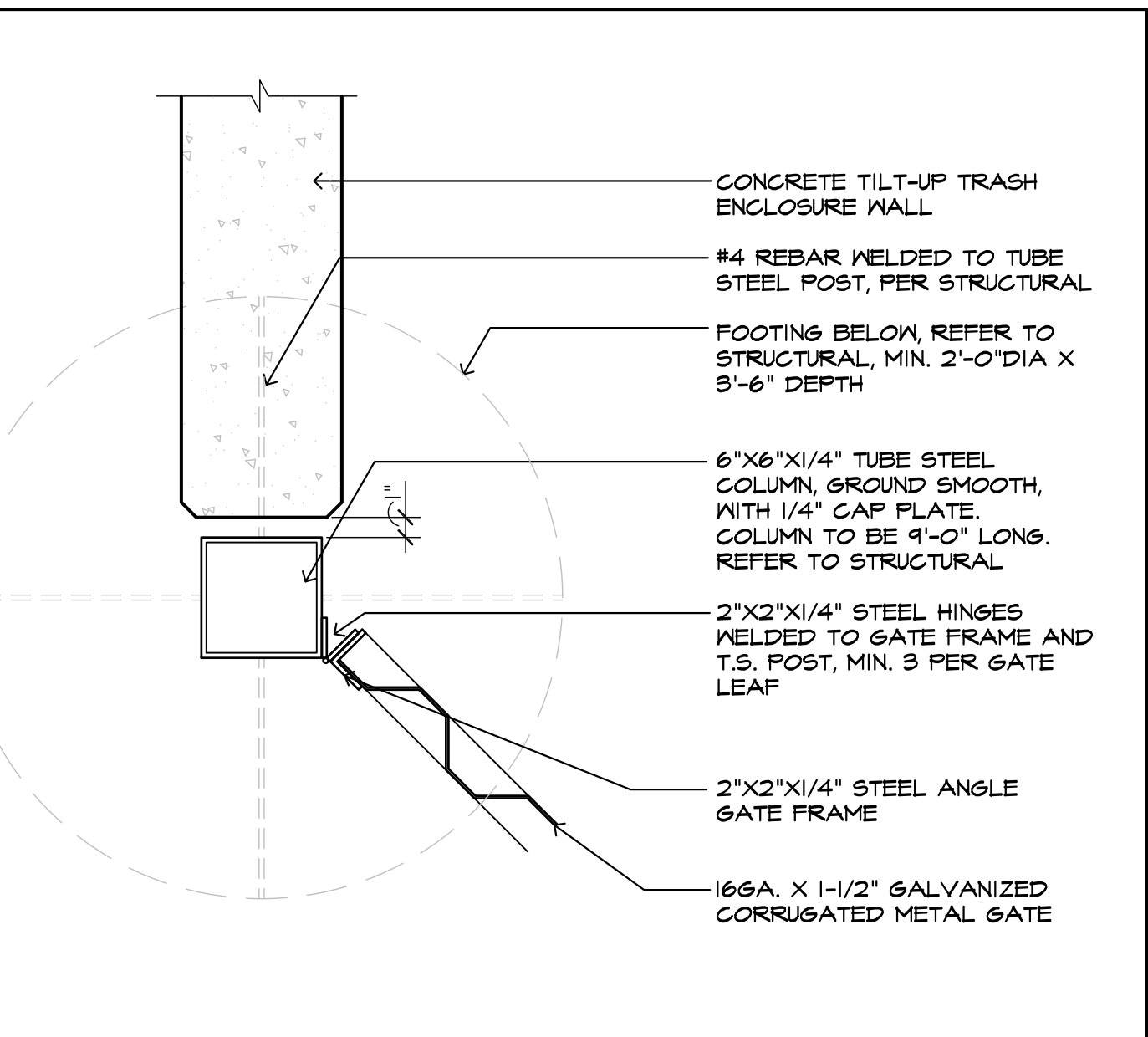
HANDRAIL AT CONC. WALL
SCALE: 1 1/2" = 1'-0"

19



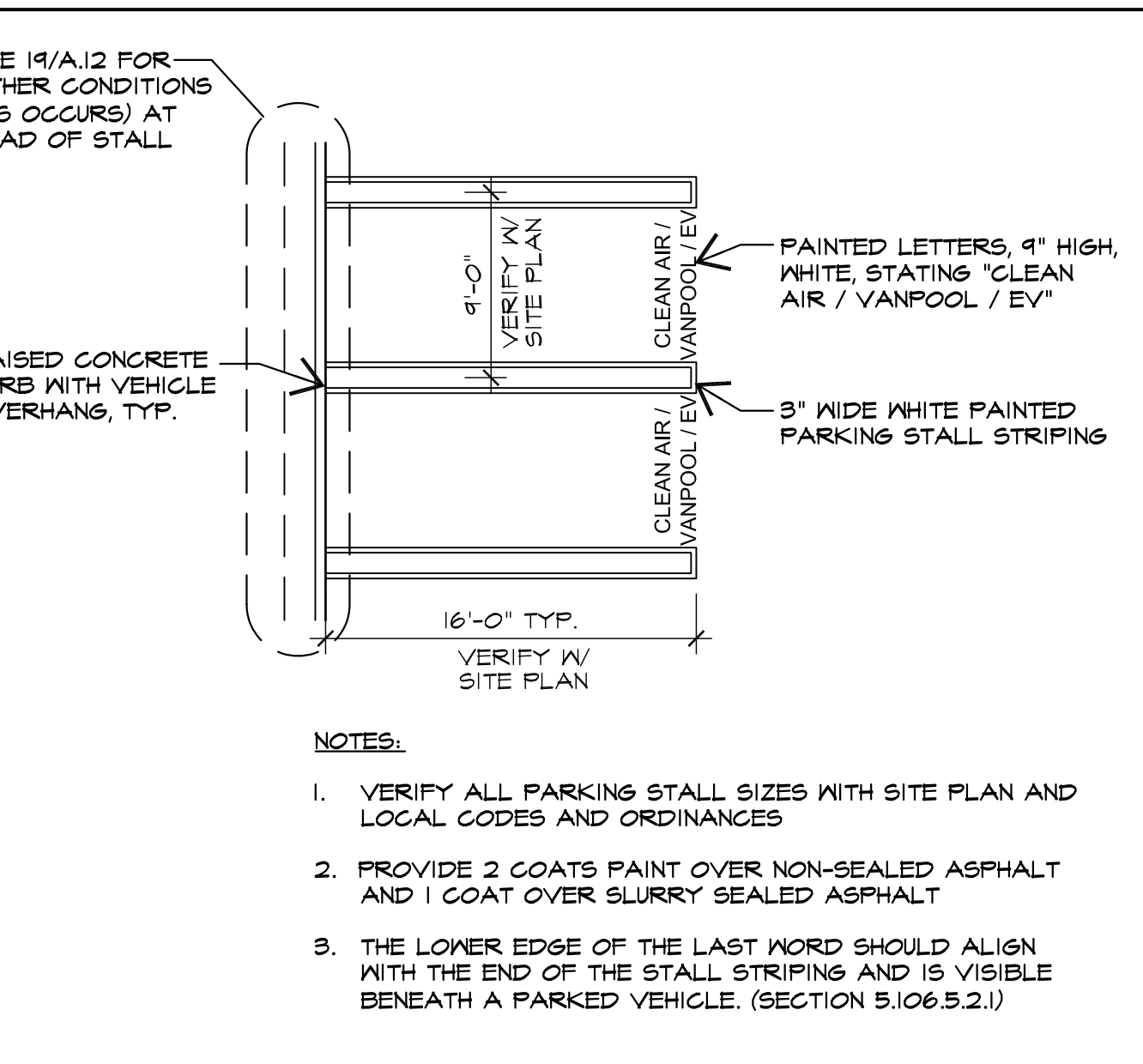
CANE BOLT
SCALE: 3" = 1'-0"

16



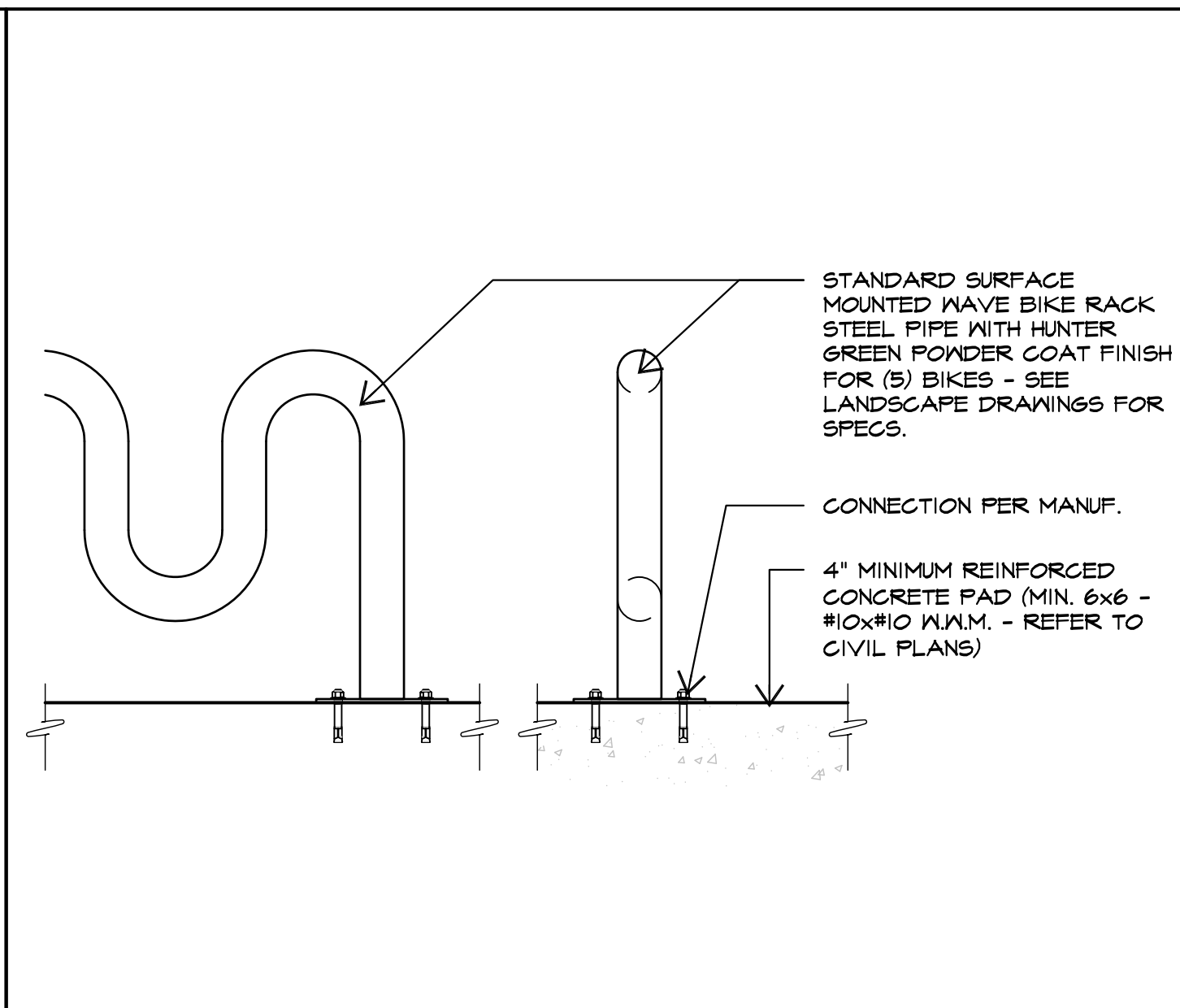
ENCLOSURE POST AND HINGE
SCALE: 1-1/2" = 1'-0"

12



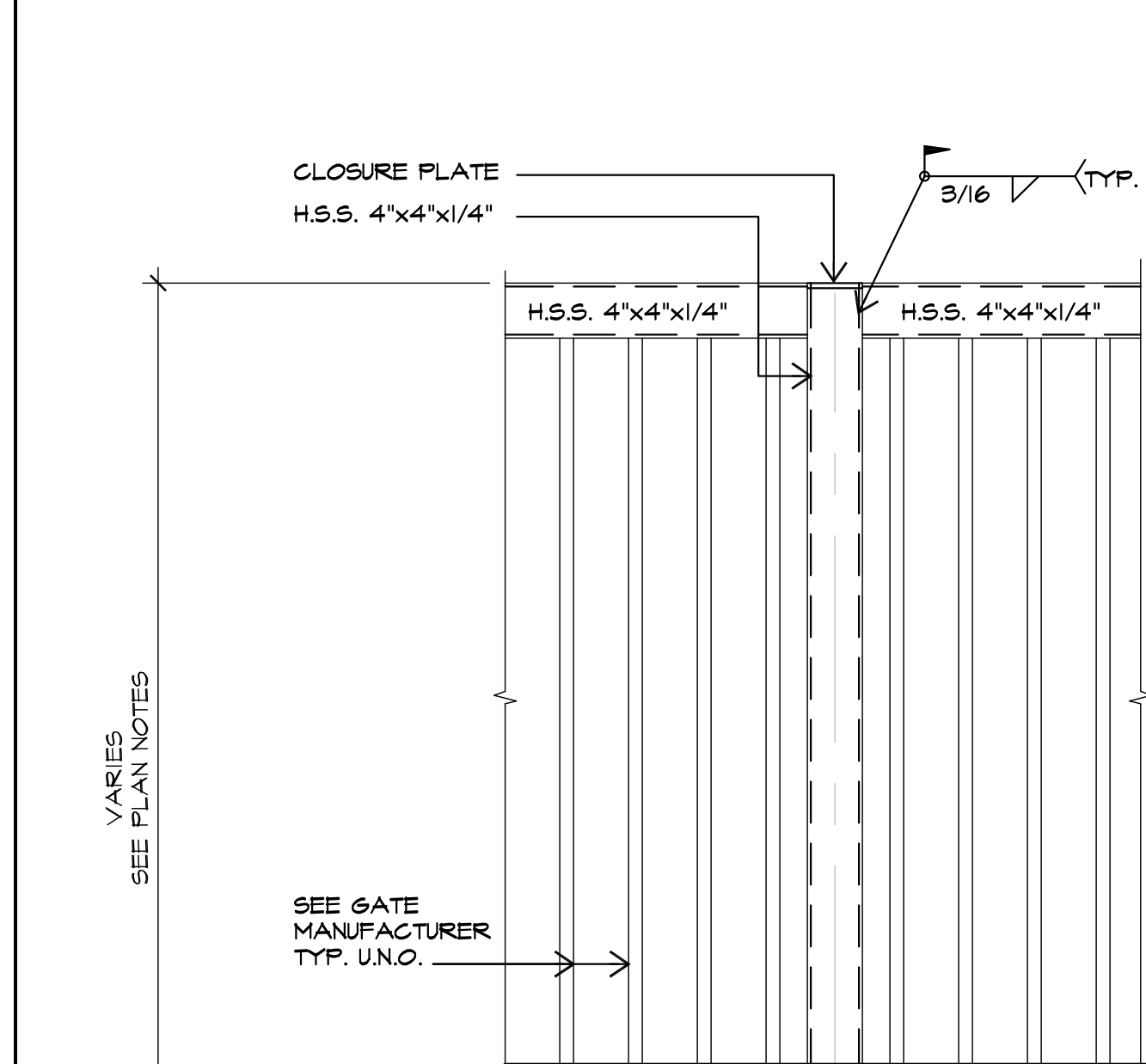
LOW EMITTING FUEL EFFICIENT
SCALE: 1 1/2" = 1'-0"

8



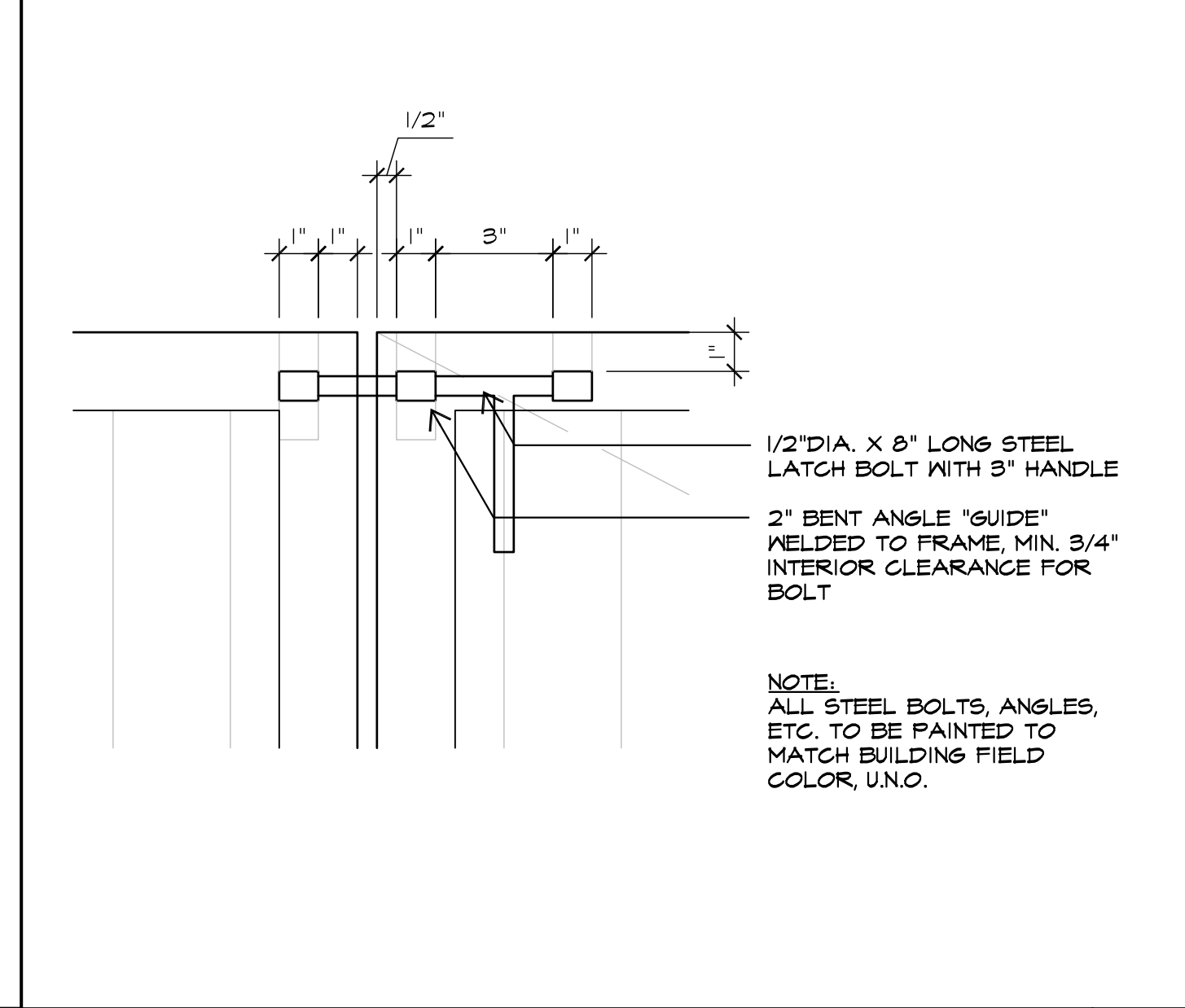
BIKE RACK
SCALE: 1 1/2" = 1'-0"

4



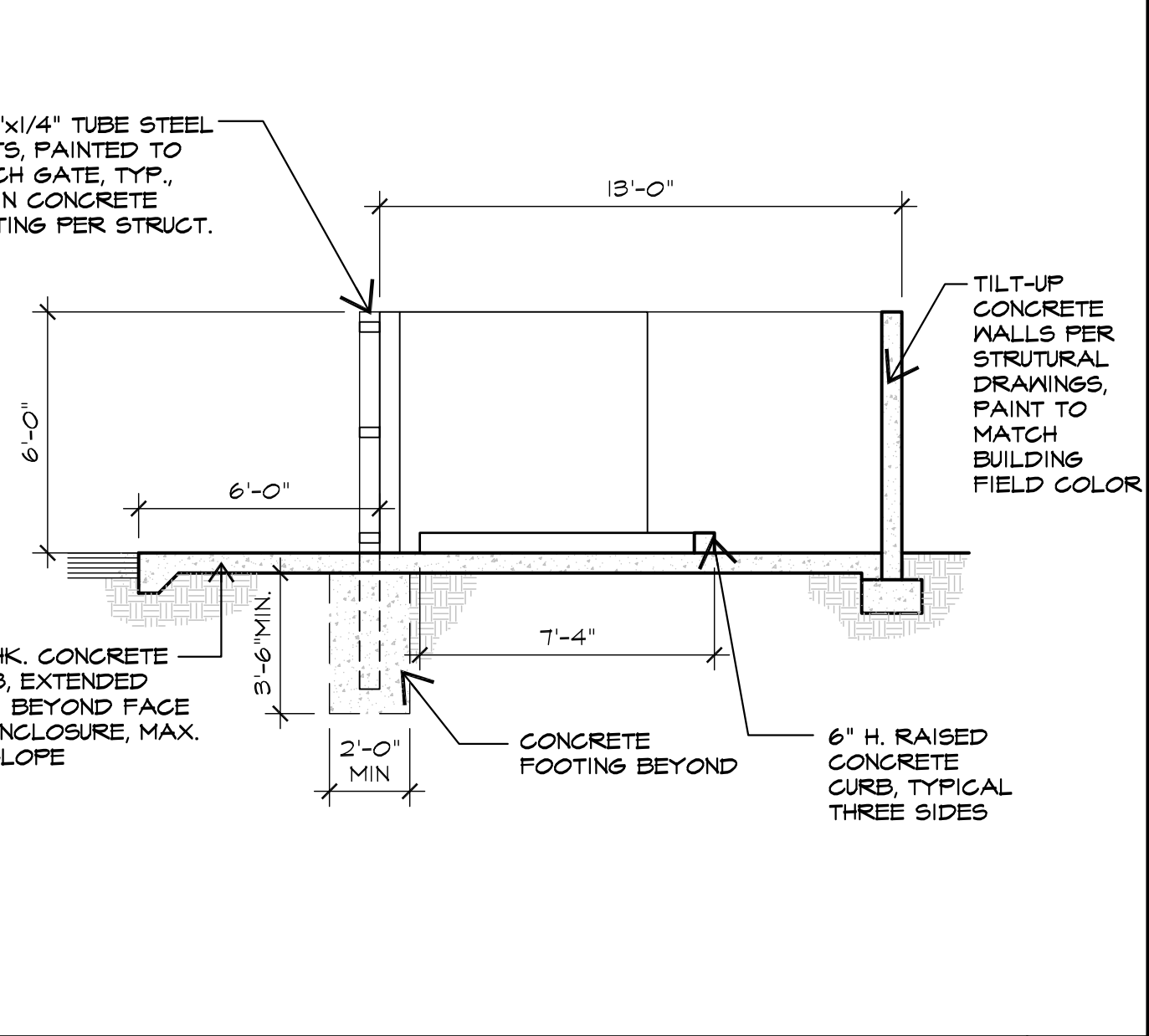
LATCH BOLT
SCALE: 3" = 1'-0"

15



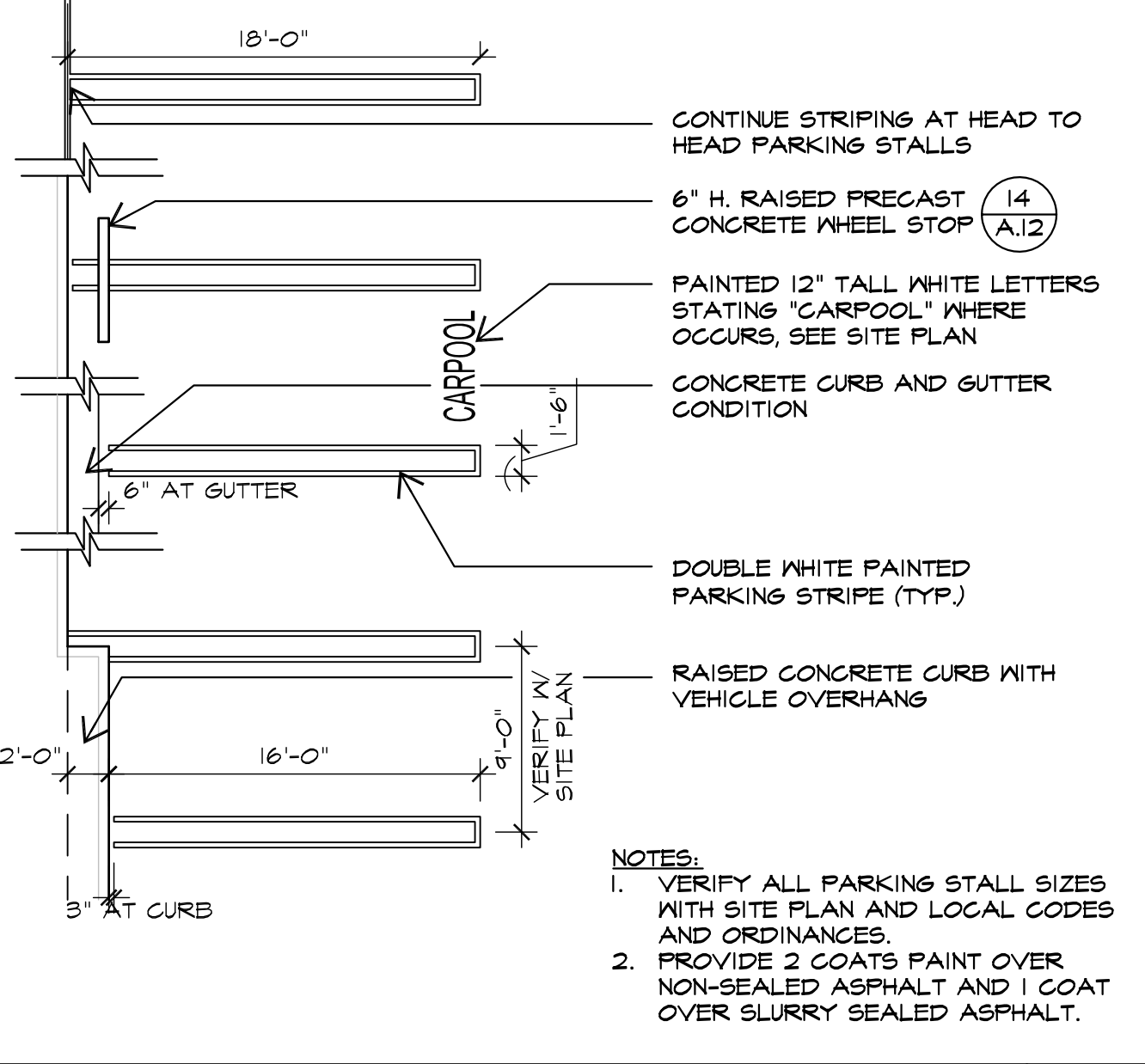
TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

11



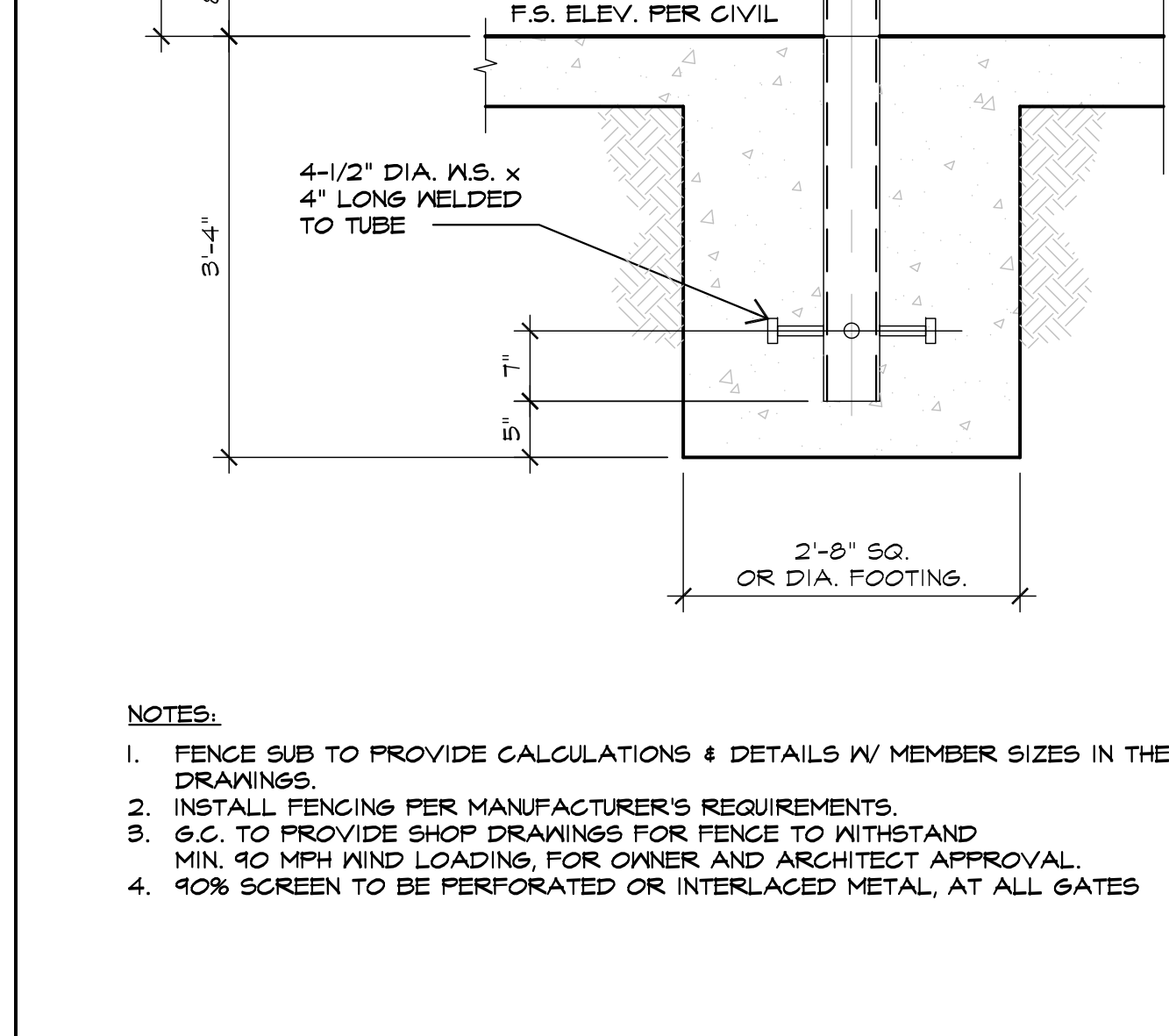
TYPICAL PARKING STRIPING
SCALE: 1/8" = 1'-0"

7



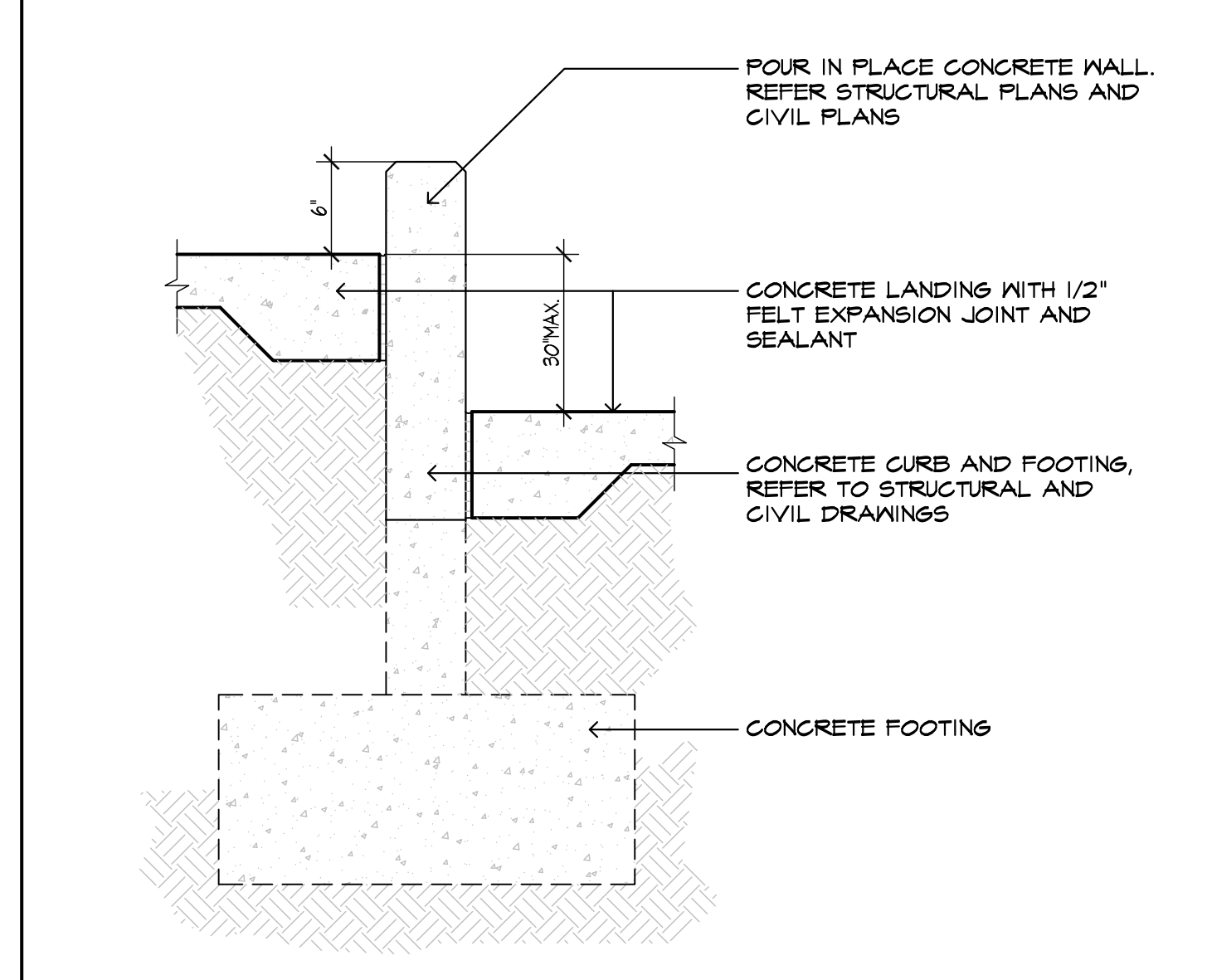
WARNING STRIPING
SCALE: 3" = 1'-0"

3



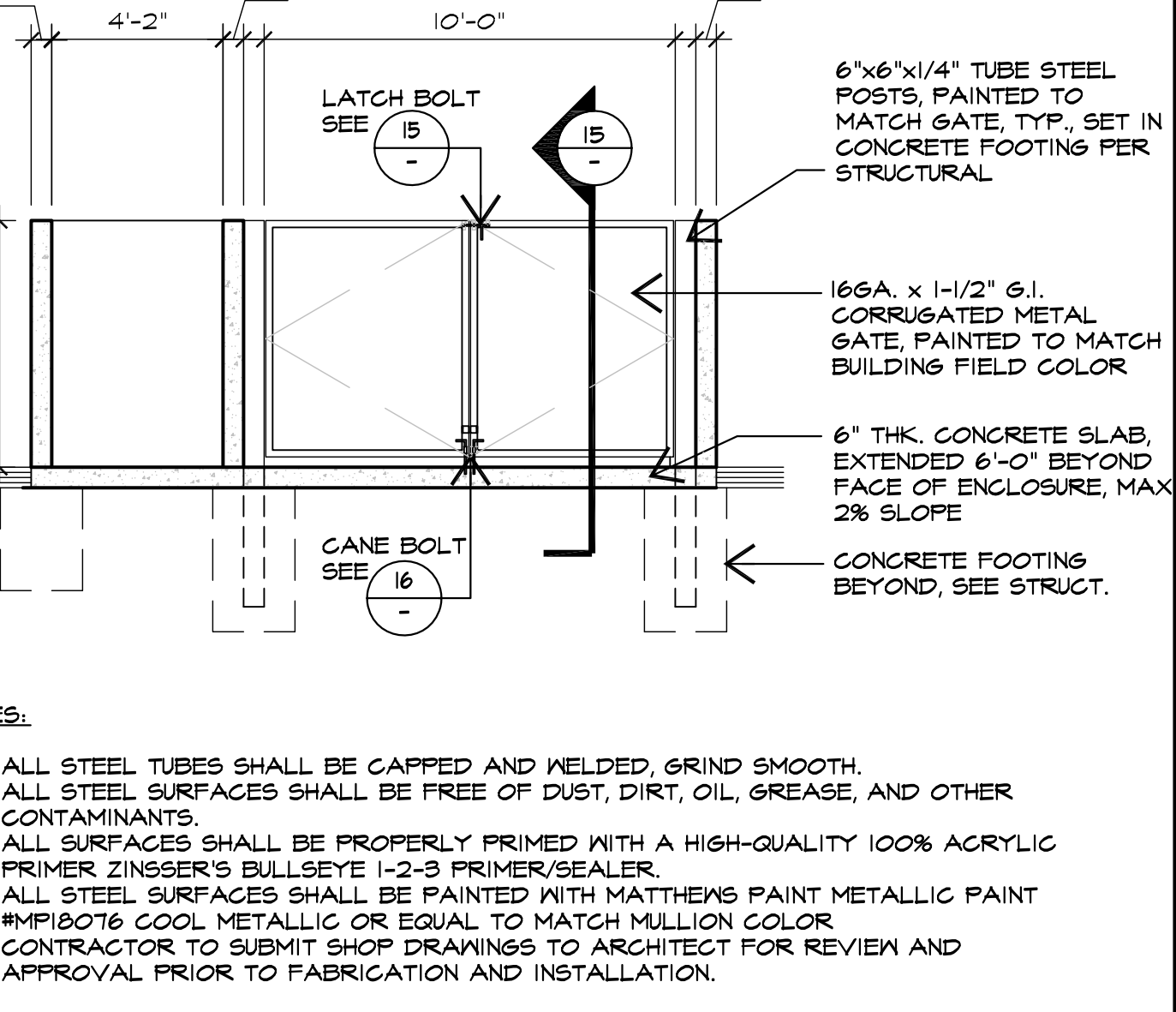
TUBE STEEL FENCE DETAIL
SCALE: 3/4" = 1'-0"

18



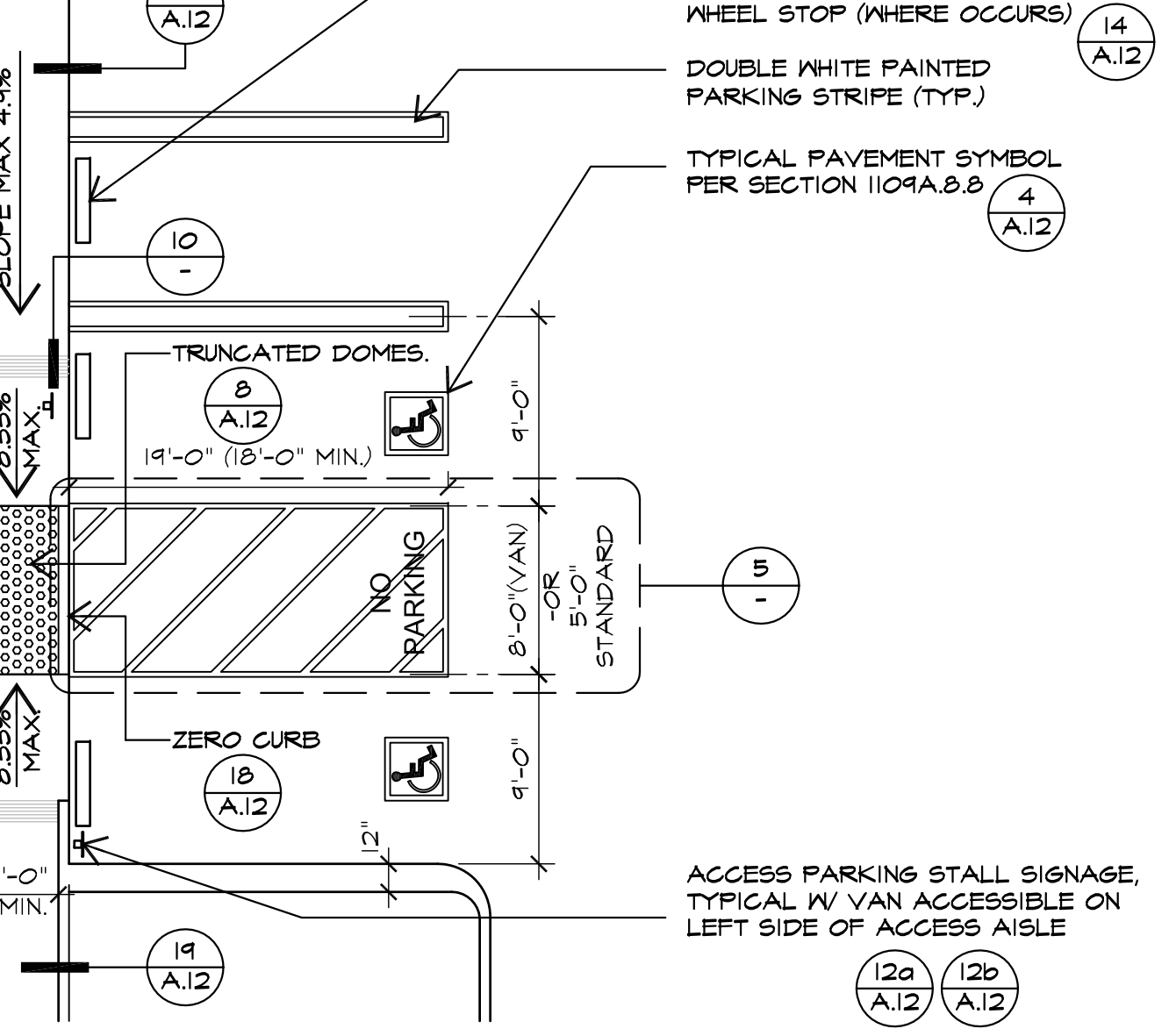
SECTION
SCALE: 1-1/2" = 1'-0"

14



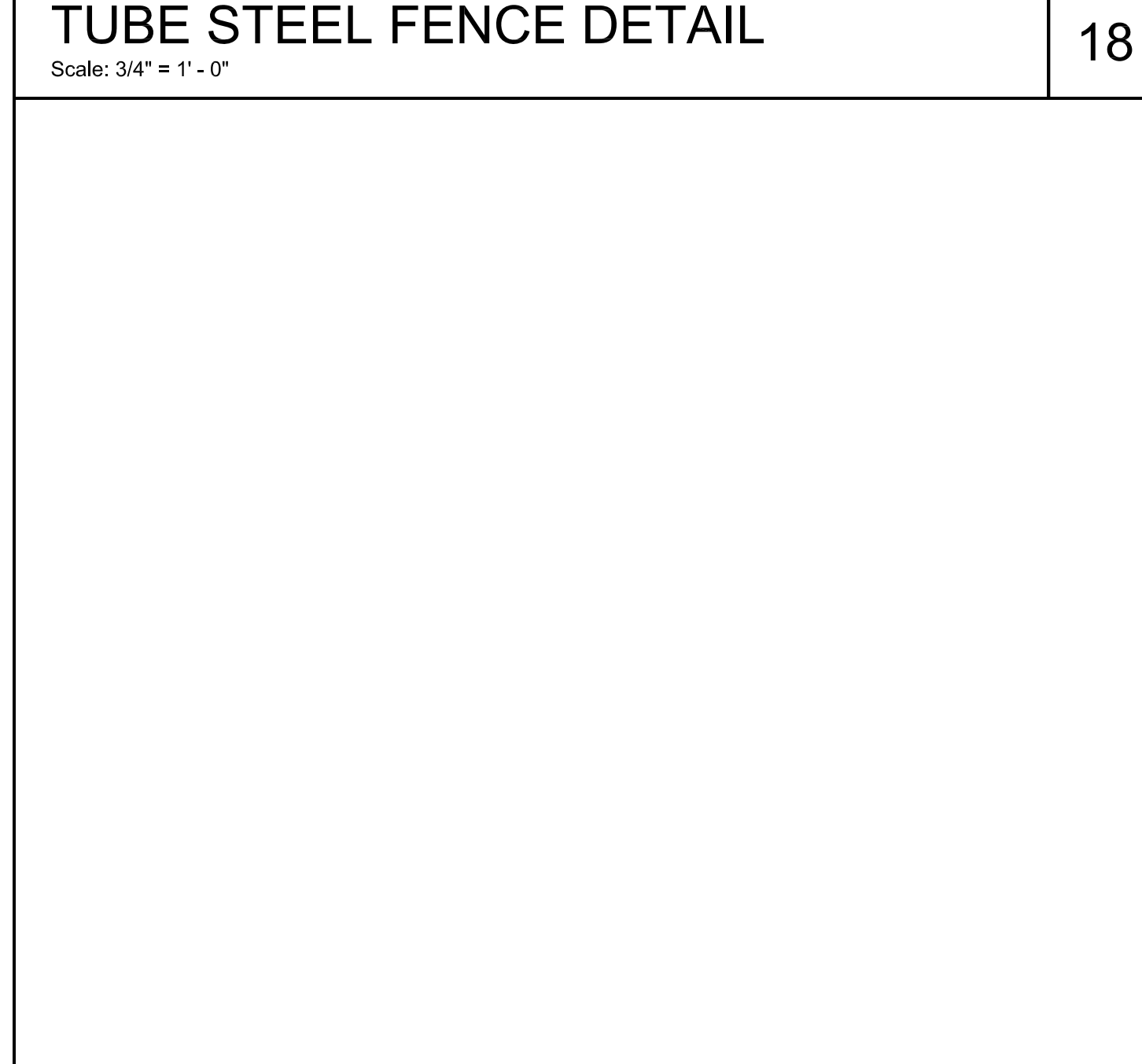
TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

10



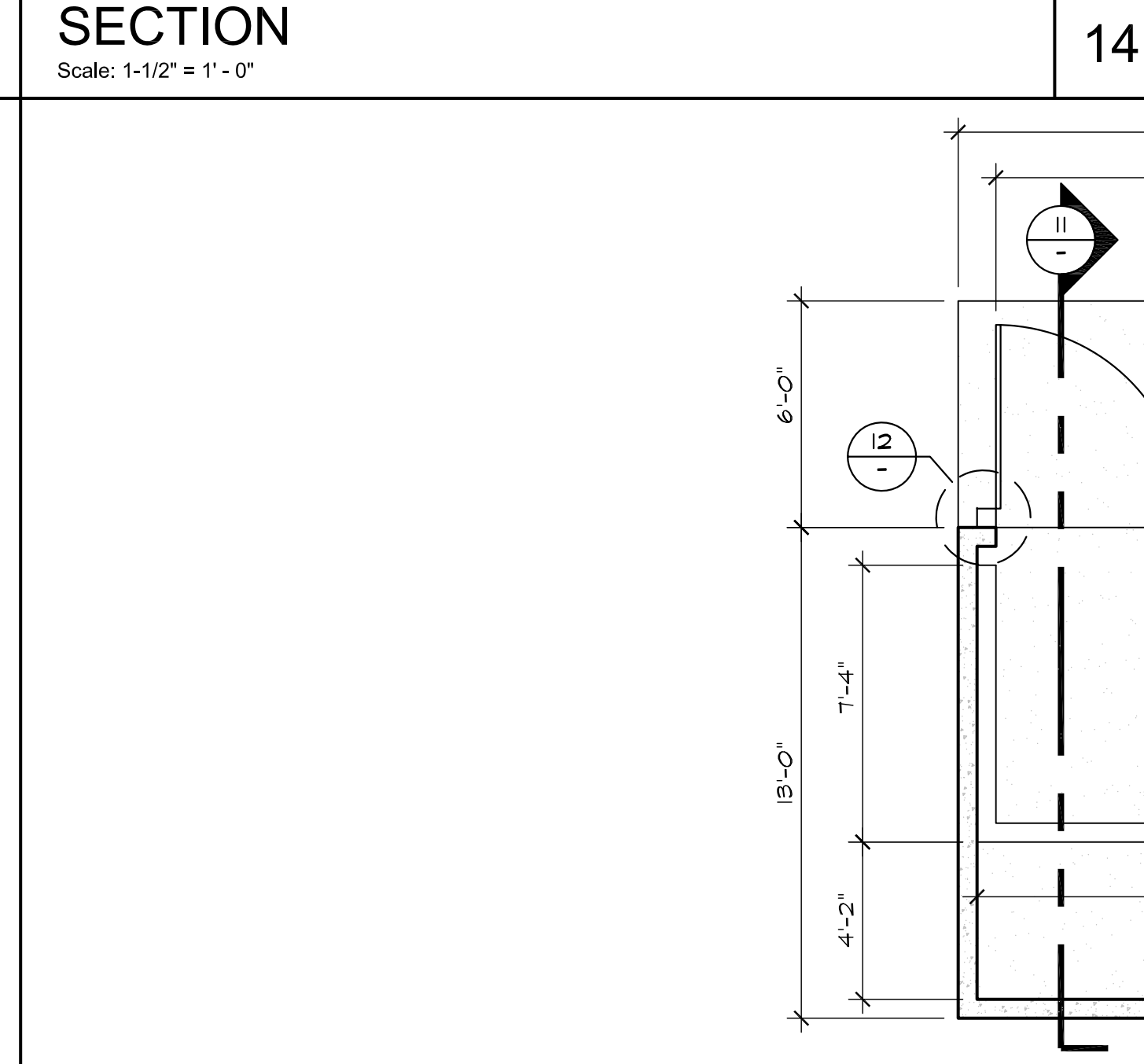
ACCESSIBLE PARKING STALLS
SCALE: 1/8" = 1'-0"

6



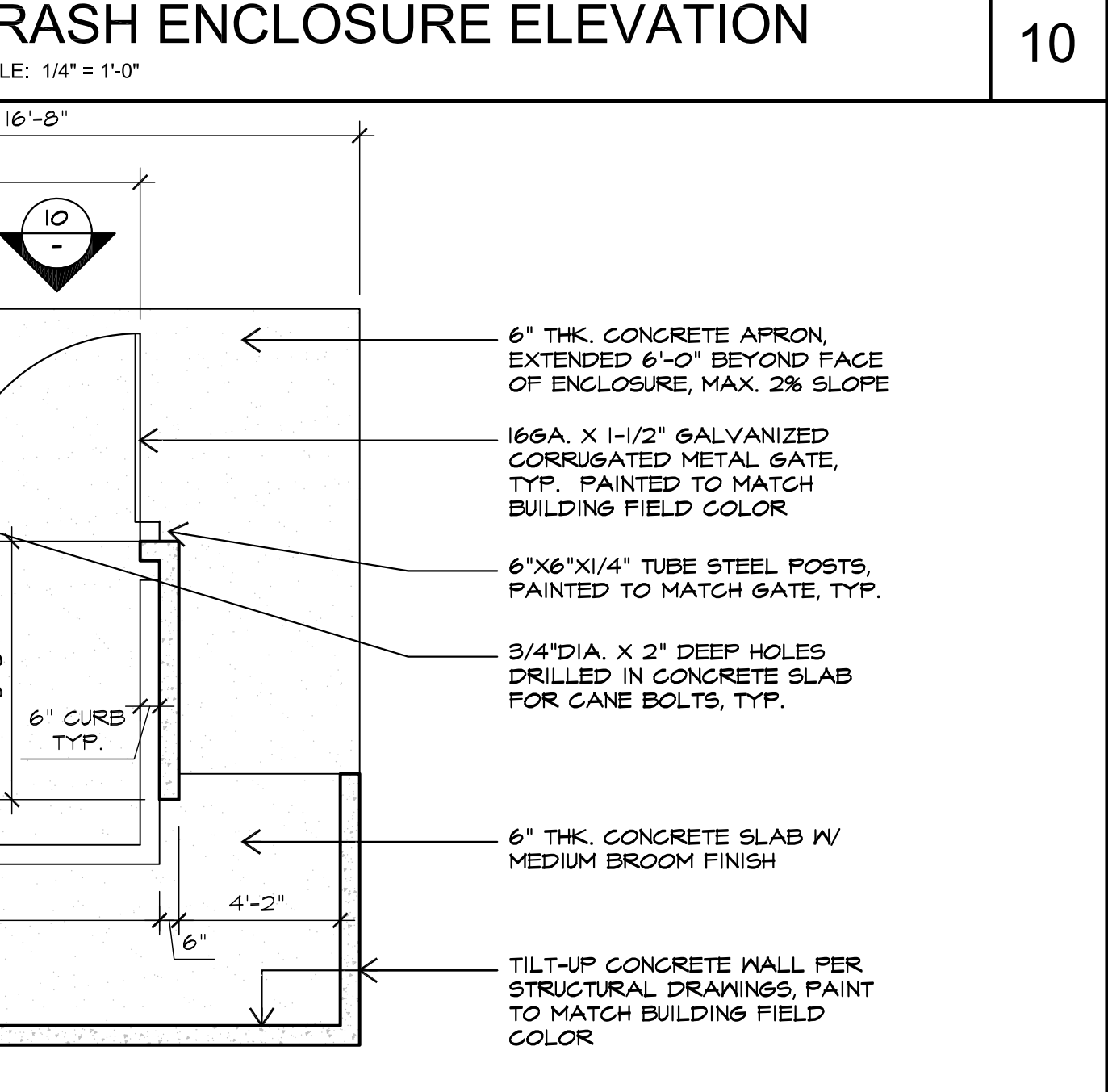
TRUNCATED DOMES
SCALE: 3" = 1'-0"

2



TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

9



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

5



CONCRETE LANDING AT EXT. DOOR
SCALE: 1/2" = 1'-0"

1

License/ Renewal Date: 31 March 2023

4001 Westside Place, Suite 108
 Newport Beach, CA 92660
 (949) 550-0265

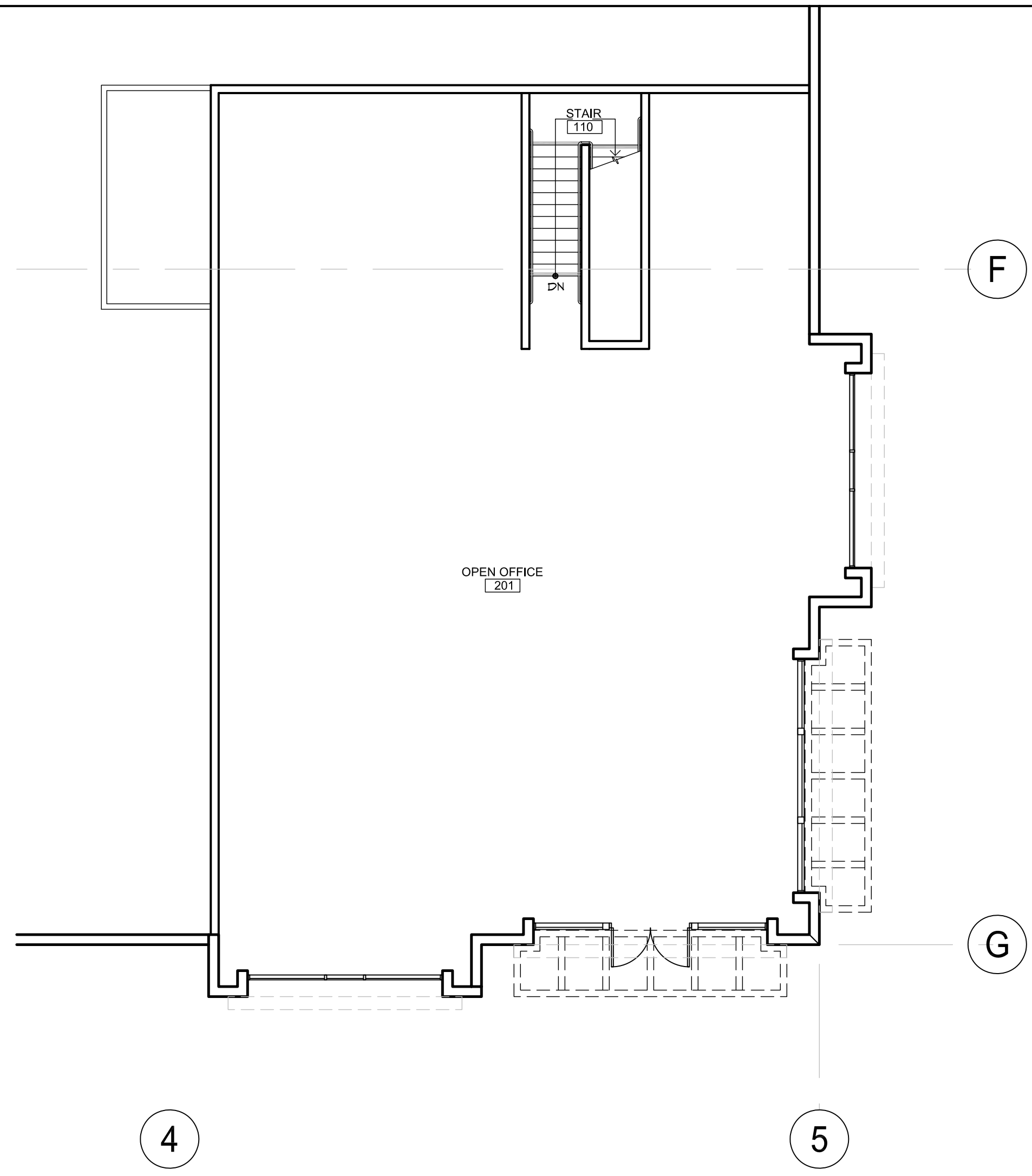
San Marcos Industrial Park

Mission Road
San Marcos, California

ENLARGED SITE PLAN & DETAILS

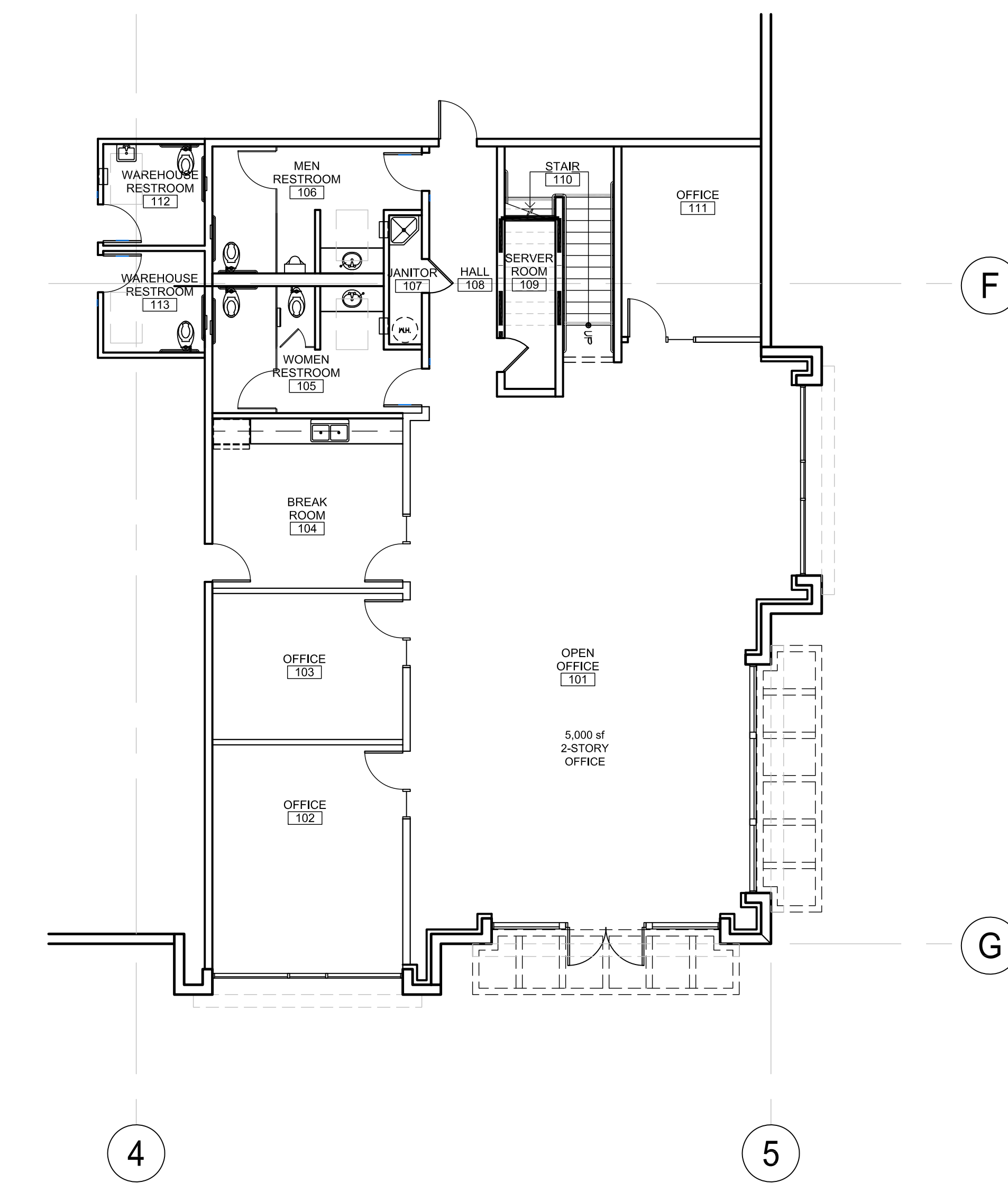
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A.1-3



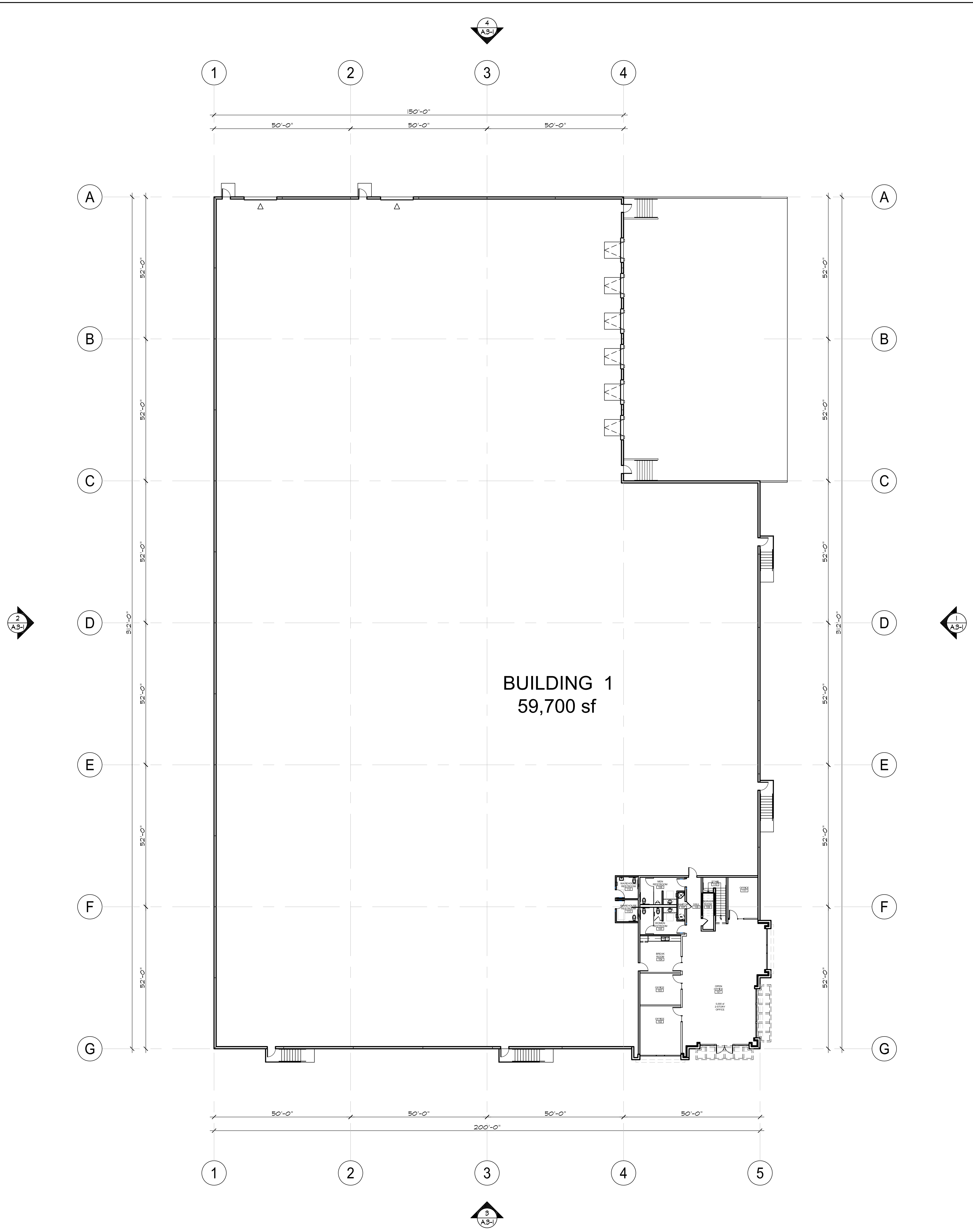
BUILDING-1: SECOND FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0"

3



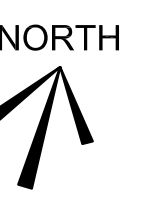
BUILDING-1: FIRST FLOOR OFFICE PLAN
SCALE: 1/8" = 1'-0"

2



BUILDING 1
59,700 sf

BUILDING 1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



BUILDING 1
FLOOR PLAN

DATE: 11-30-2022
SCALE: 1/16" = 1'-0"
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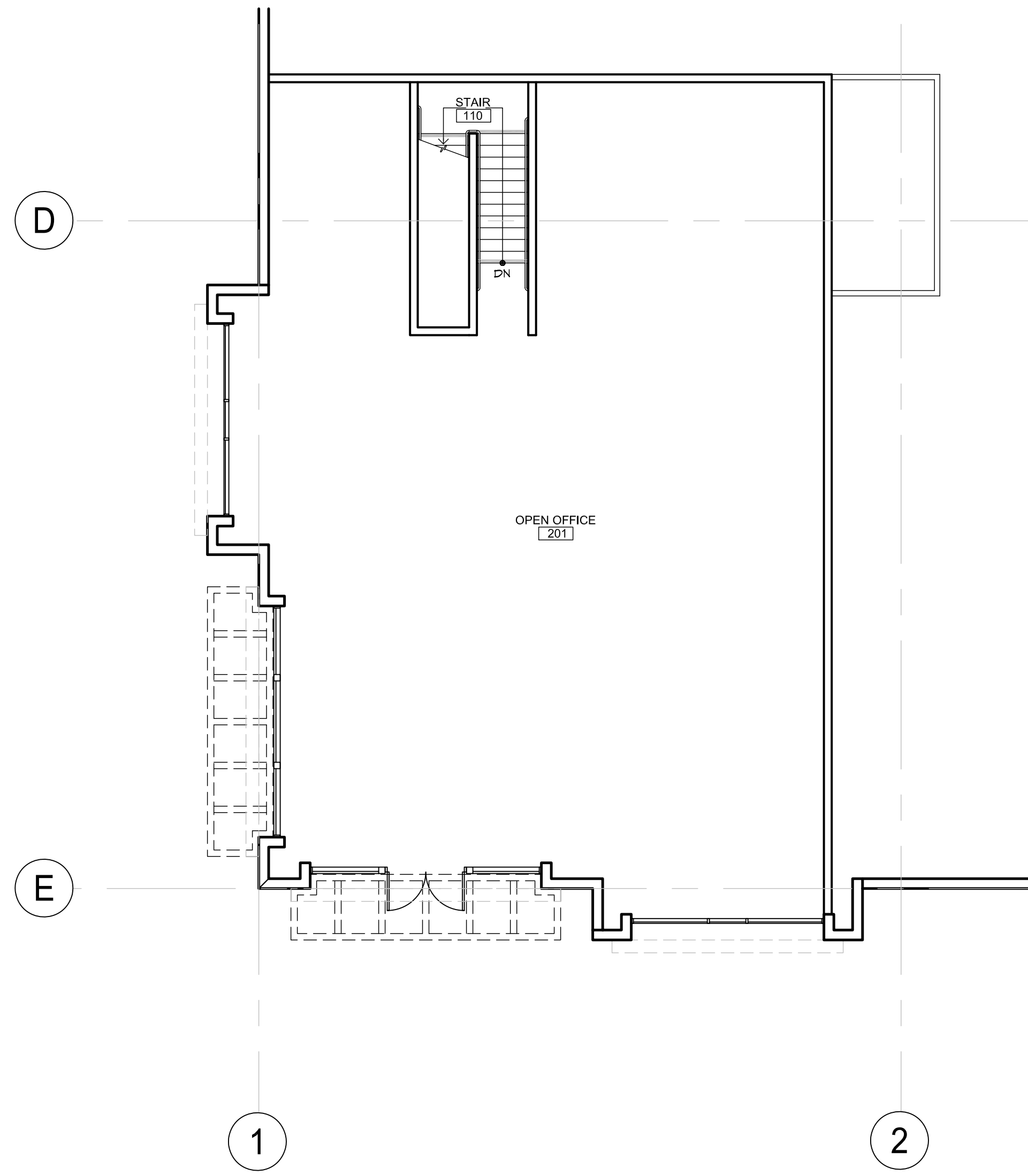
REVISIONS

A.2-1

1



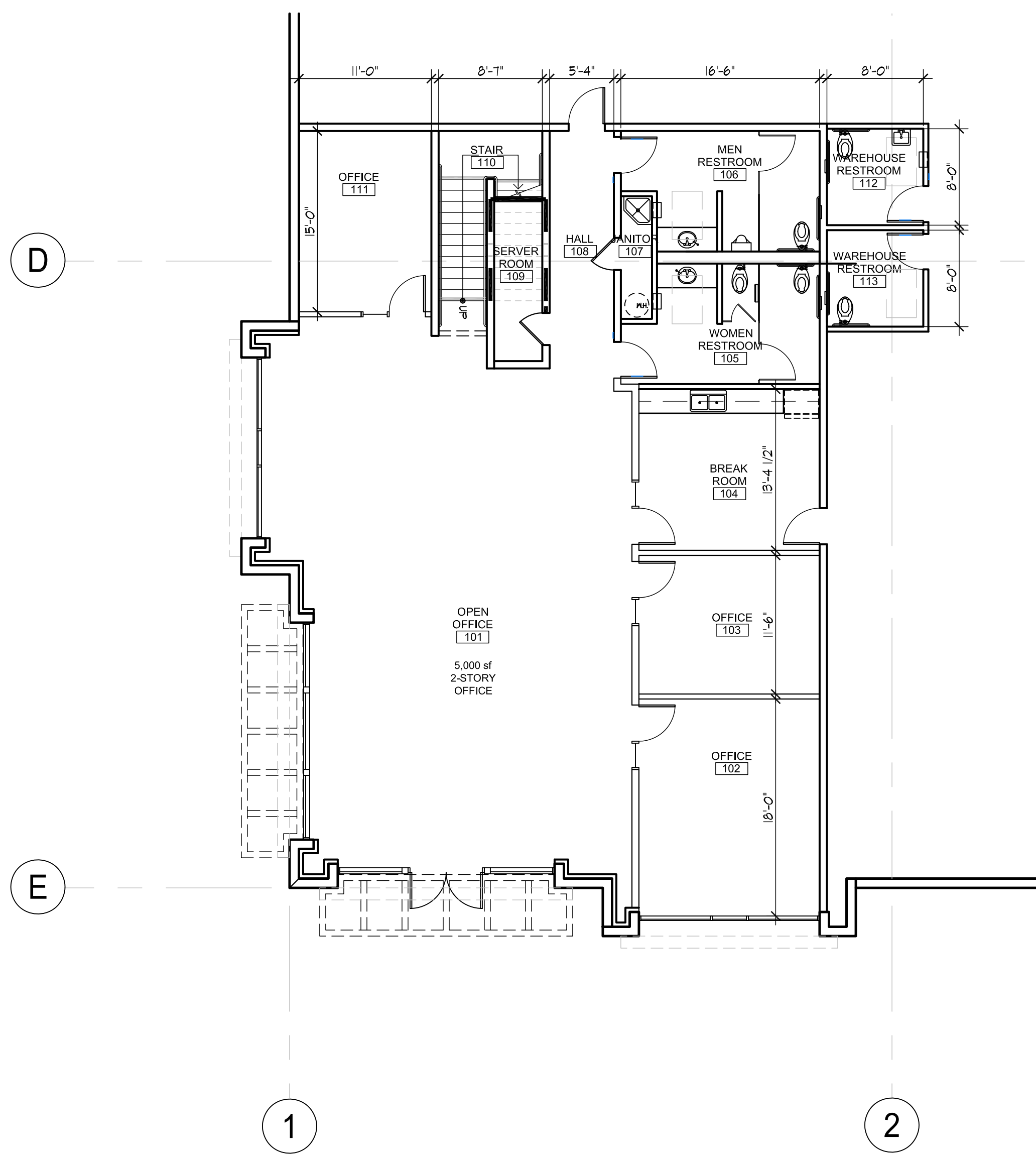
License Renewal Date: 31 March 2023



BUILDING-2: SECOND FLOOR OFFICE PLAN

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

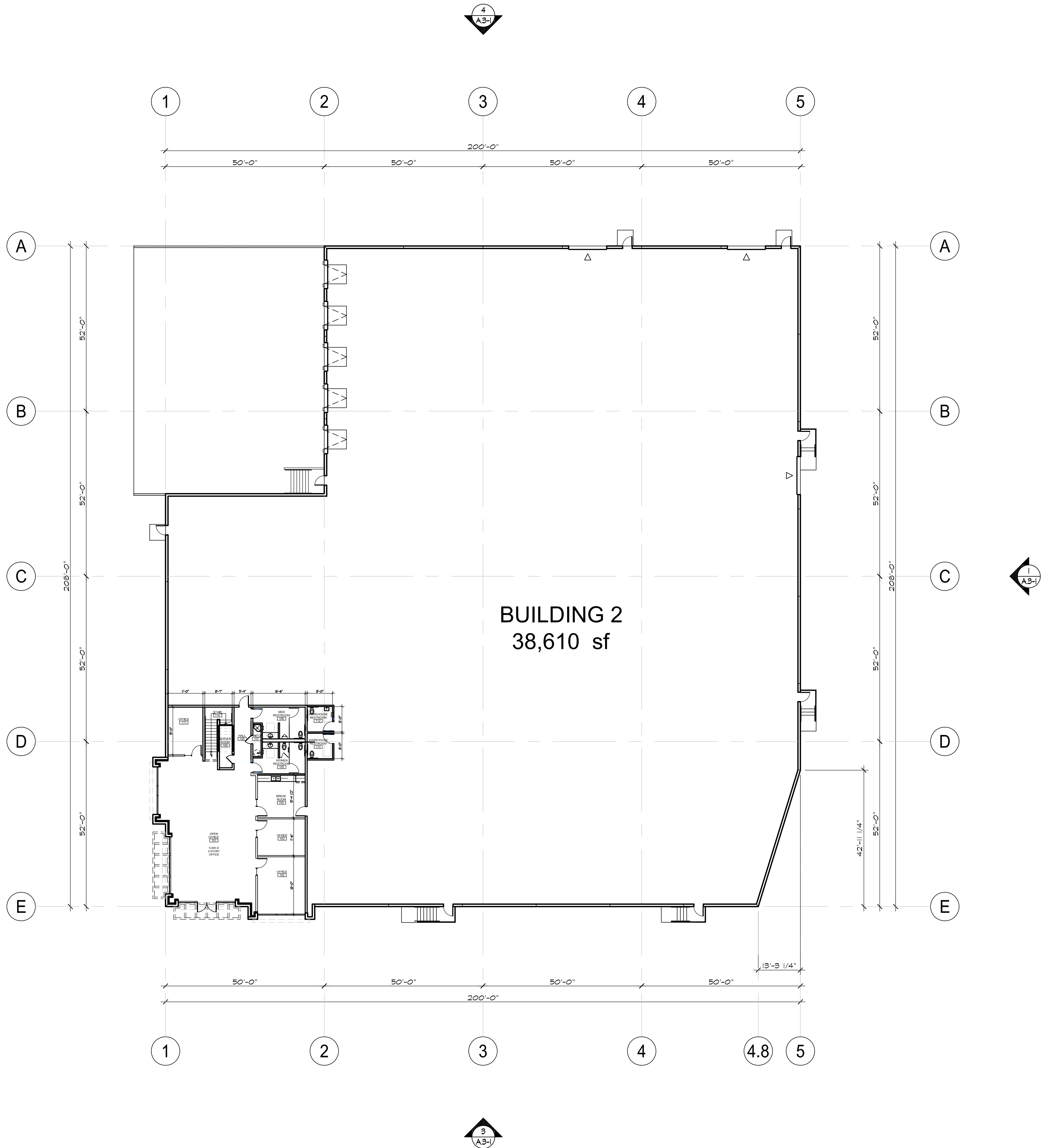
3



BUILDING-2: FIRST FLOOR OFFICE PLAN

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

2

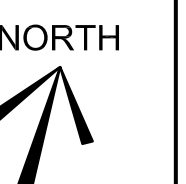


BUILDING 2
38,610 sf

BUILDING 2 FLOOR PLAN

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

1



San Marcos Industrial Park

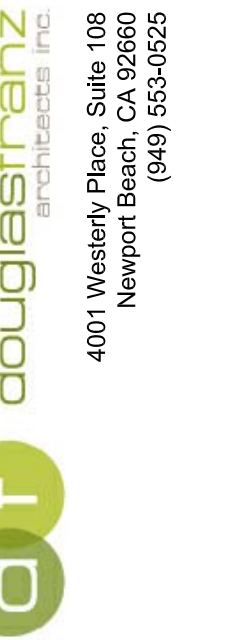
Mission Road
San Marcos, California

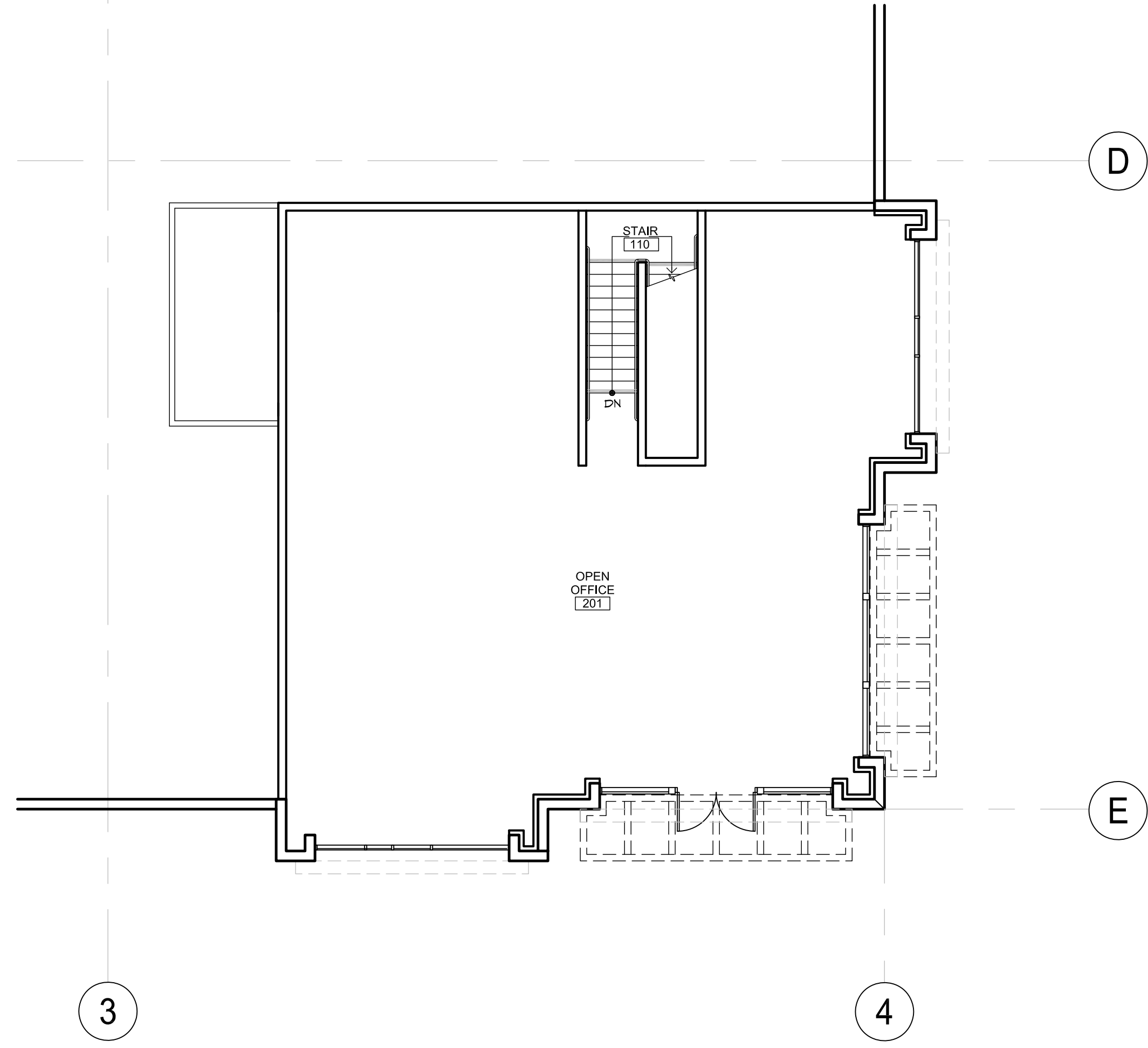
BUILDING 2 FLOOR PLAN
DATE: 11-30-2022
SCALE: 1/16" = 1'-0"
DRAWN BY: PB
PROJECT NO: 20010.00

A.2-2

REVISIONS

NO.	DESCRIPTION

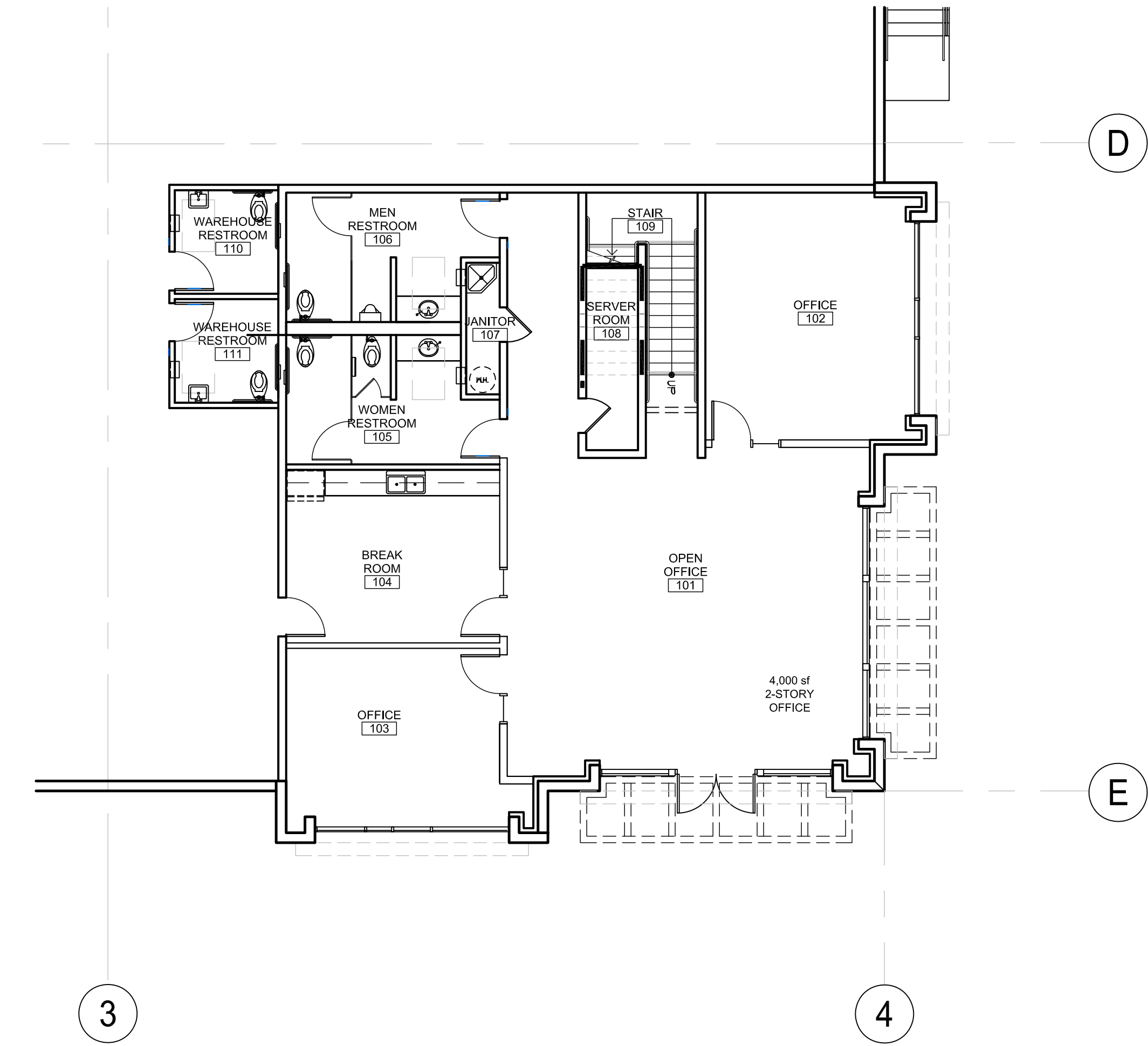




BUILDING-3: SECOND FLOOR OFFICE PLAN

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

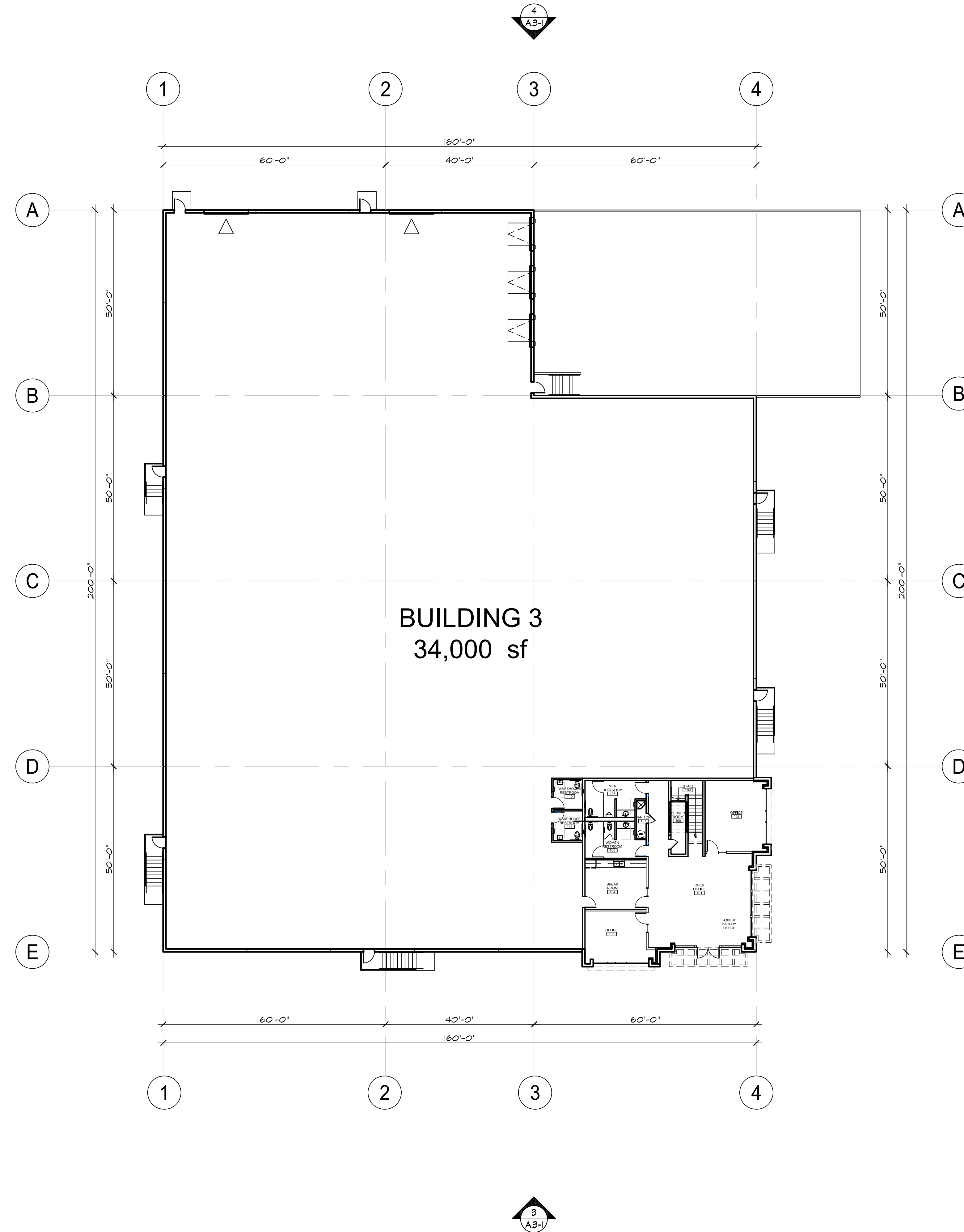
3



BUILDING-3: FIRST FLOOR OFFICE PLAN

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

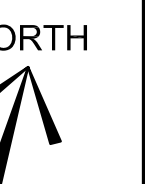
2



BUILDING 3
34,000 sf

BUILDING 3 FLOOR PLAN

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



BUILDING 3
FLOOR PLAN

DATE: 11-30-2022
SCALE: 1/16" = 1'-0"
DRAWN BY: PB
PROJECT NO.: 20010.00

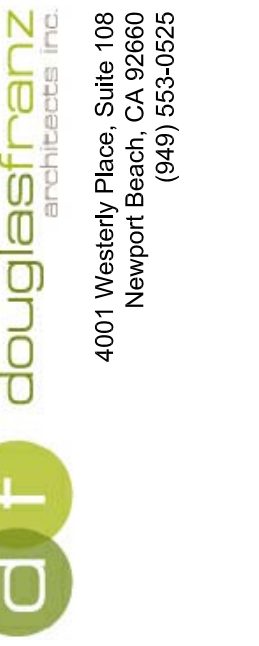
A.2-3

San Marcos Industrial Park

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San Marcos, California

REVISIONS

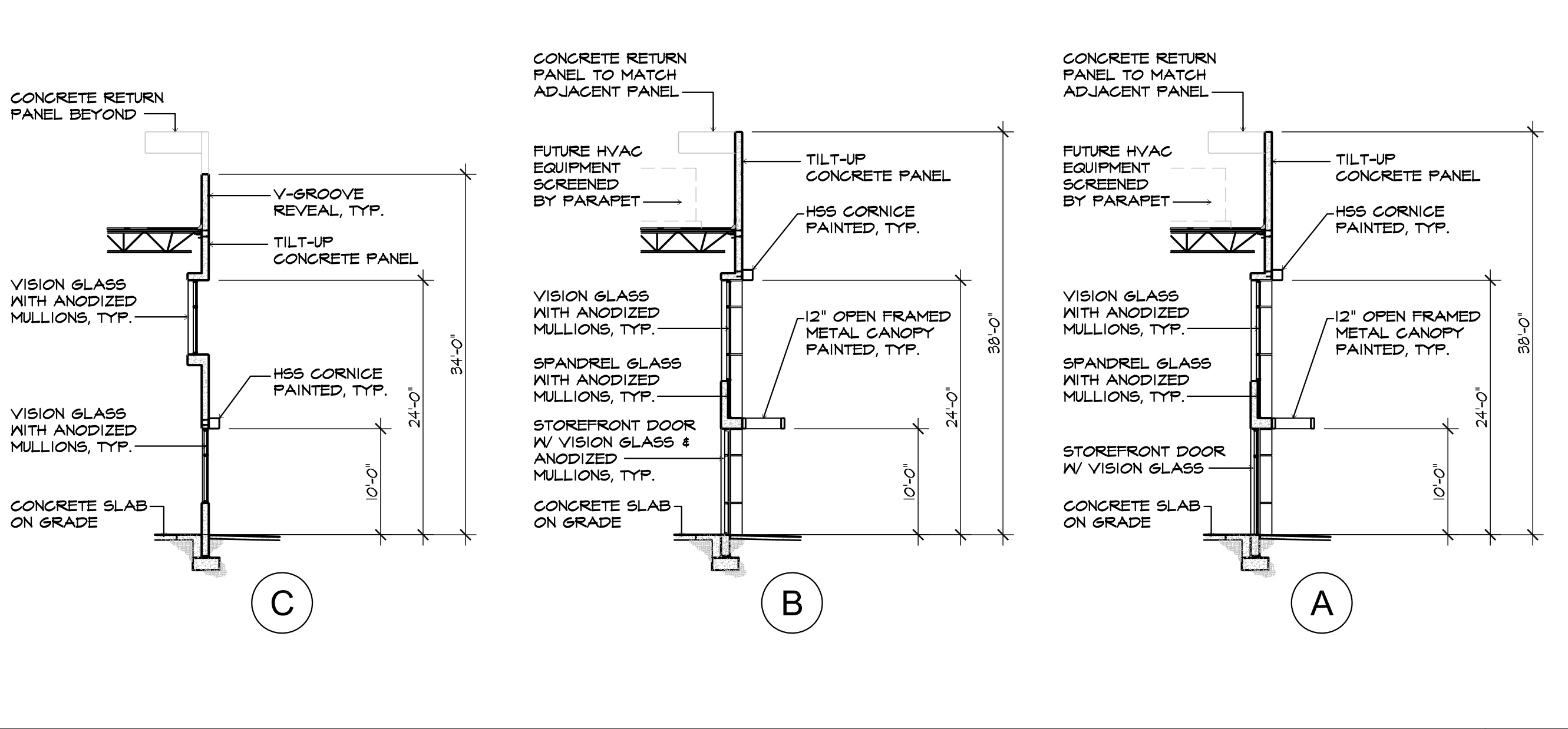
NO.	DESCRIPTION



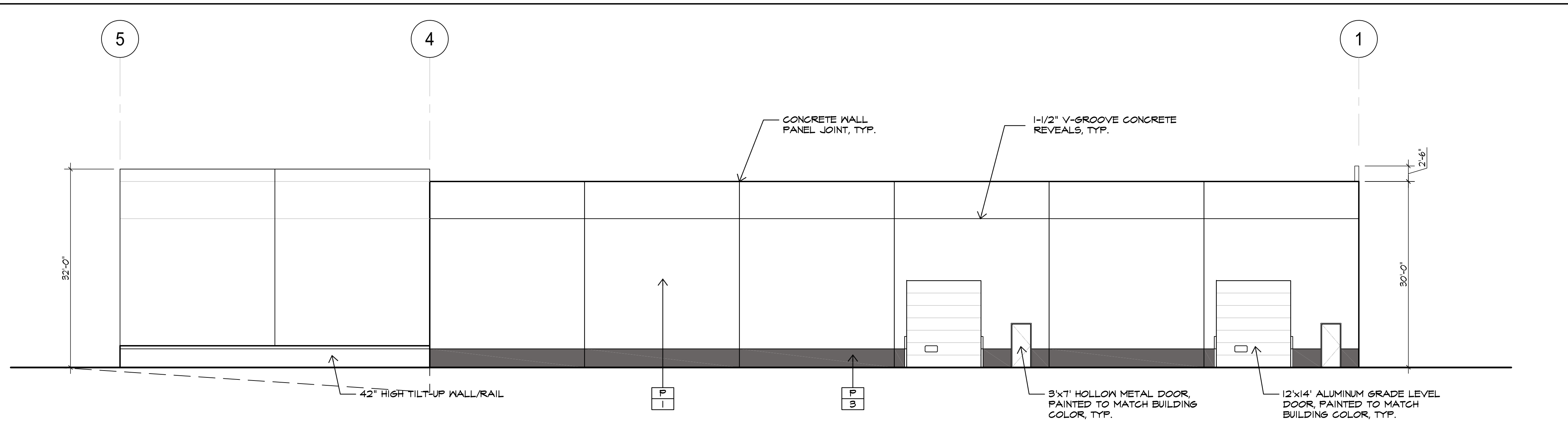
F 1	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT FIELD, PAINT COLOR: SHERWIN WILLIAMS PAINT SW 7026 ZURICH WHITE	G 1	DUAL PANE 1/4" THICK MEDIUM PERFORMANCE GLASS BY PPG INDUSTRIES, VISTACOOL (2) PACIFICA GLASS (BLUE) + CLEAR INTERIOR PANE
F 2	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT ACCENT, PAINT COLOR: SHERWIN WILLIAMS PAINT SW 7069 ARSOS	G 2	SPANDREL GLASS, PAINT FACE OF CONCRETE PANEL BLACK
F 3	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT ACCENT, PAINT COLOR: SHERWIN WILLIAMS PAINT SW 7075 WEB GRAY	M 1	2" X 4-1/2" CLEAR ANODIZED ALUMINUM FRAMING BY ARCADIA, 'CLEAR AC-2'
F 4	ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR: SHERWIN WILLIAMS CUSTOM COLOR- 'CAPROCK RED'	M 2	METAL CORNICE/CANOPY PAINTED STEEL TUBE WITH METALLIC PAINT (SILVER ALUMINUM FINISH TO MATCH MULLIONS)
F 5	ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR: MODERN MASTERS PAINT, METALLIC MESA1	M 3	METAL CORNICE / EYEBROW PAINTED WITH METALLIC PAINT - SEE COLOR F-5

- NOTES:
- EXTERIOR TILT-UP WALL SURFACES TO BE SACKED AND PATCHED SMOOTH TO RECEIVE PAINT.
 - G.C. TO PROVIDE MIN. 10" WIDE X FULL HEIGHT PAINT SAMPLES (OF EACH COLOR) ON CONCRETE WALL SURFACE FOR OWNER APPROVAL PRIOR TO FINAL PAINTING
 - PIPE STEEL GUARDRAILS, HANDRAILS, OR OTHER STEEL INDICATED AS PAINTED - SHALL HAVE ONE COAT PRIMER AND TWO COATS LATEX PAINT, U.N.O.

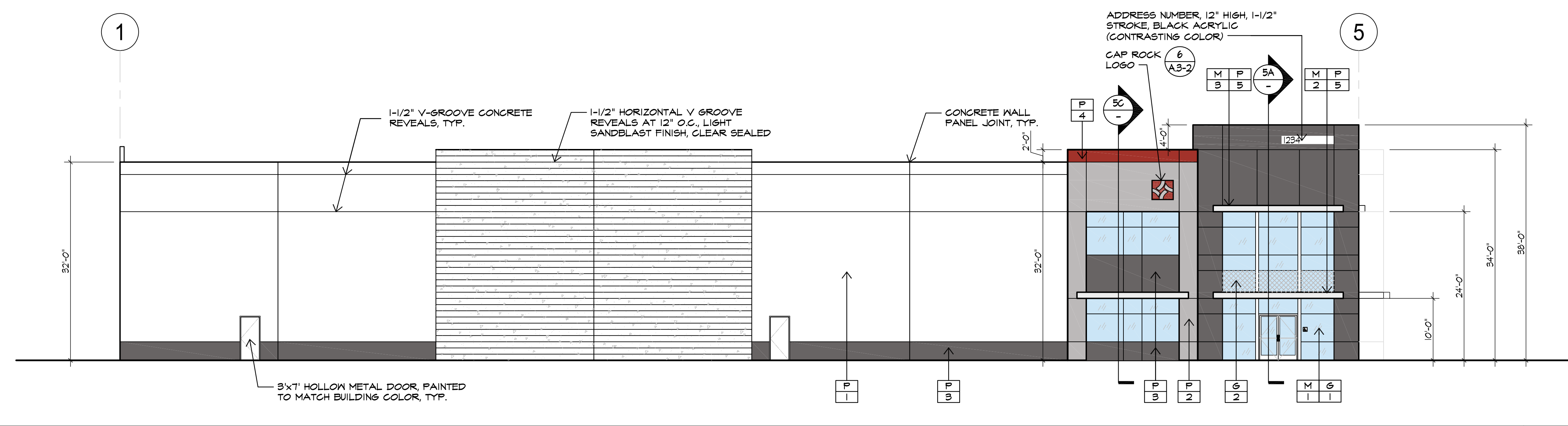
MATERIAL & FINISH LEGEND 6



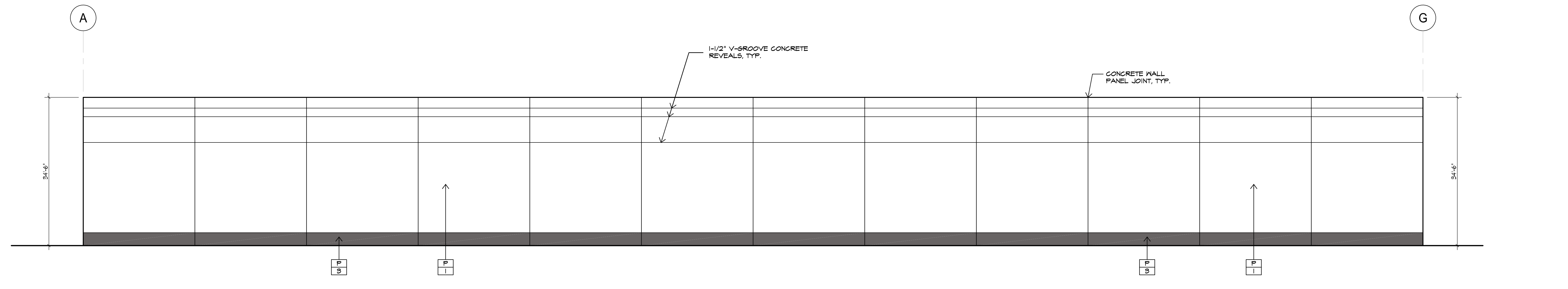
WALL SECTIONS 5
SCALE: 3/32" = 1' - 0"



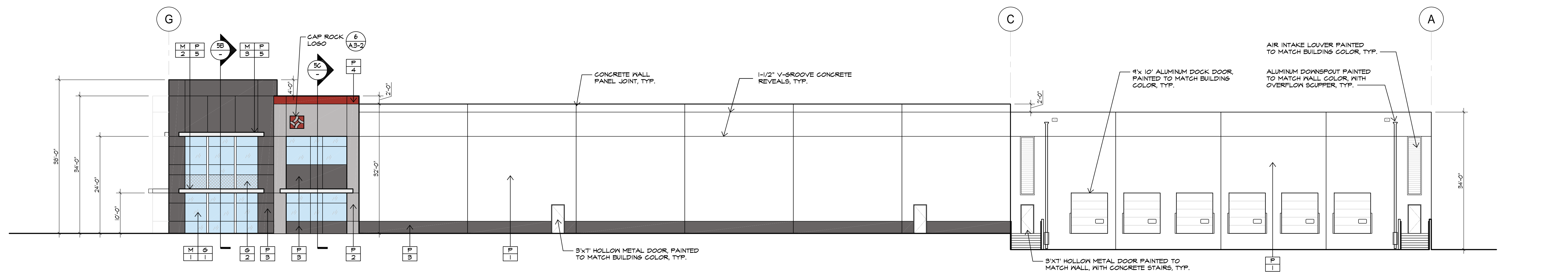
NORTH ELEVATION 4
SCALE: 3/32" = 1' - 0"



SOUTH ELEVATION 3
SCALE: 3/32" = 1' - 0"

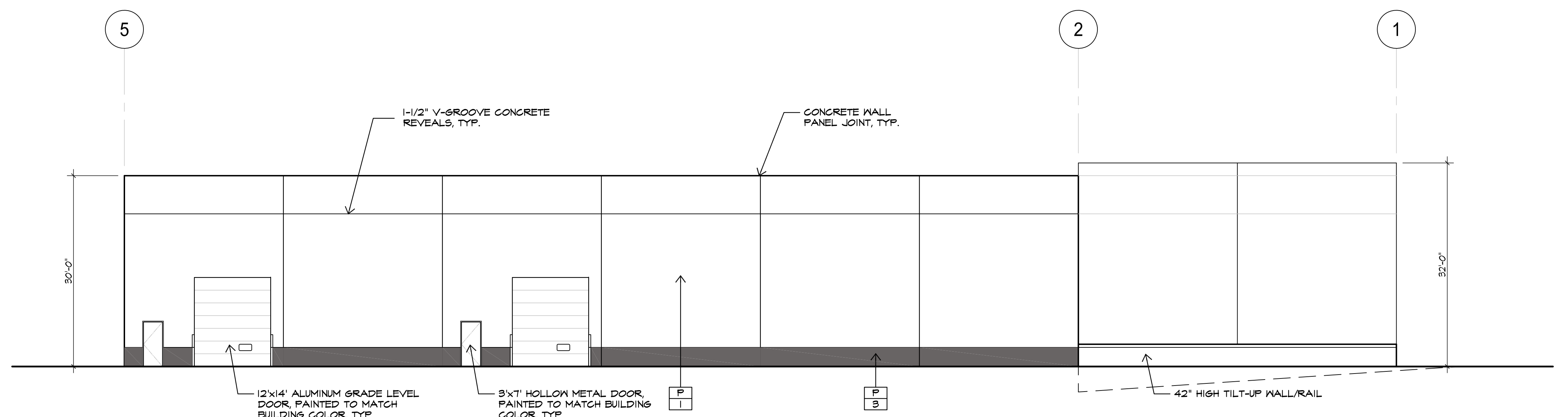


WEST ELEVATION 2
SCALE: 3/32" = 1' - 0"



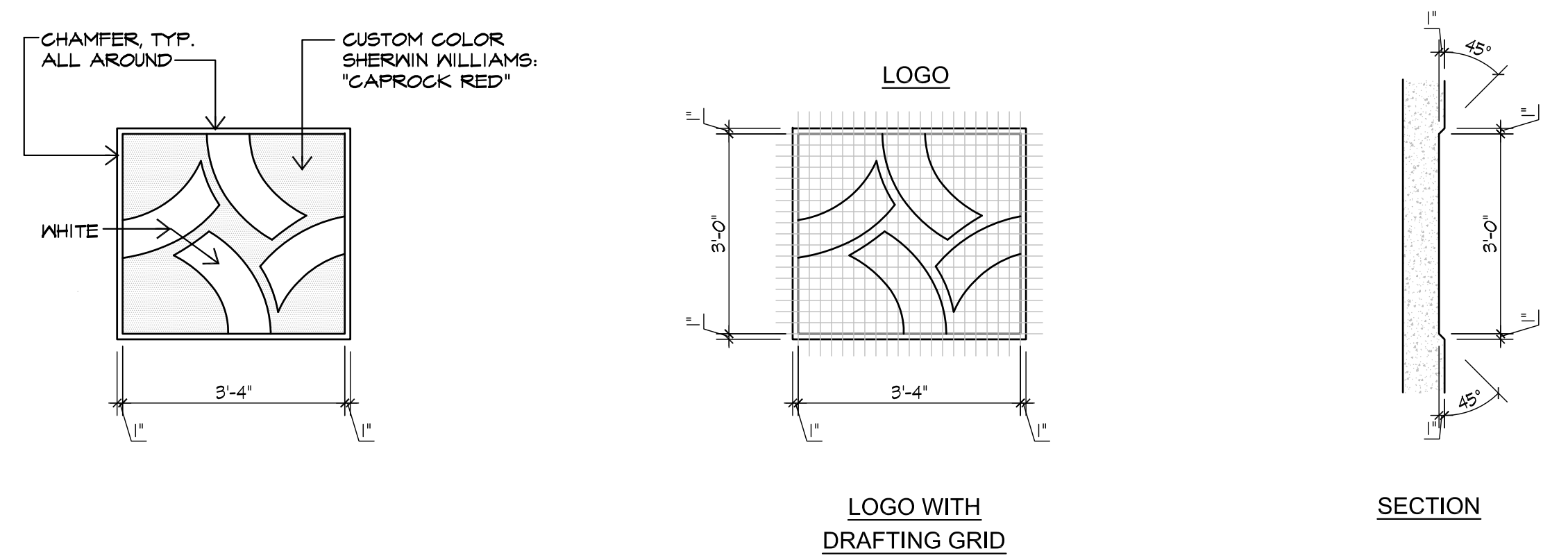
EAST ELEVATION 1
SCALE: 3/32" = 1' - 0"

REVISIONS						
BUILDING 1 EXTERIOR ELEVATIONS	DATE:	11-30-2022	SCALE:	3/32" = 1'-0"	DRAWN BY:	PB
	PROJECT NO.:	20010.00				
San Marcos Industrial Park		Mission Road San Marcos, California				
A.3-1						



NORTH ELEVATION
SCALE: 3/32" = 1' - 0"

4



EMBED LOGO DETAIL
SCALE: 1/2" = 1' - 0"

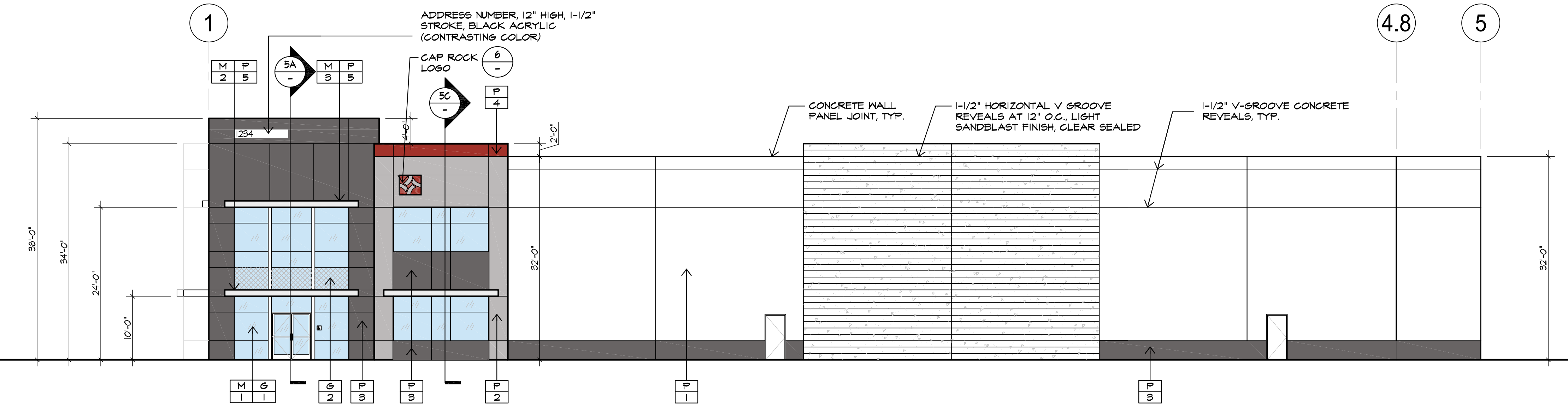
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P 1	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT FIELD PAINT COLOR: SHERWIN WILLIAMS PAINT SK 7626 'ZURICH WHITE'	G 1	DUAL PANE 1/4" THICK MEDIUM PERFORMANCE GLASS BY FFG INDUSTRIES, VISTACOOL (2) PACIFICA GLASS (BLUE) + CLEAR INTERIOR PANE
P 2	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR: SHERWIN WILLIAMS PAINT SK 1065 'ARGOS'	G 2	SPANDREL GLASS, PAINT FACE OF CONCRETE PANEL BLACK
P 3	TILT-UP CONCRETE WALL PANEL, ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR: SHERWIN WILLIAMS PAINT SK 1015 'WEB GRAY'	M 1	2" X 4-1/2" CLEAR ANODIZED ALUMINUM FRAMING BY ARGADIA, 'CLEAR AG-2'
P 4	ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR: SHERWIN WILLIAMS CUSTOM COLOR: "CAPROCK RED"	M 2	METAL CORNICE/CANOPY PAINTED STEEL TUBE WITH METALLIC PAINT (SILVER ALUMINUM FINISH TO MATCH MULLIONS)
P 5	ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR: MODERN MASTERS PAINT, METALLIC MESA1	M 3	METAL CORNICE / EYEBROW PAINTED WITH METALLIC PAINT - SEE COLOR P-5

- NOTES:**
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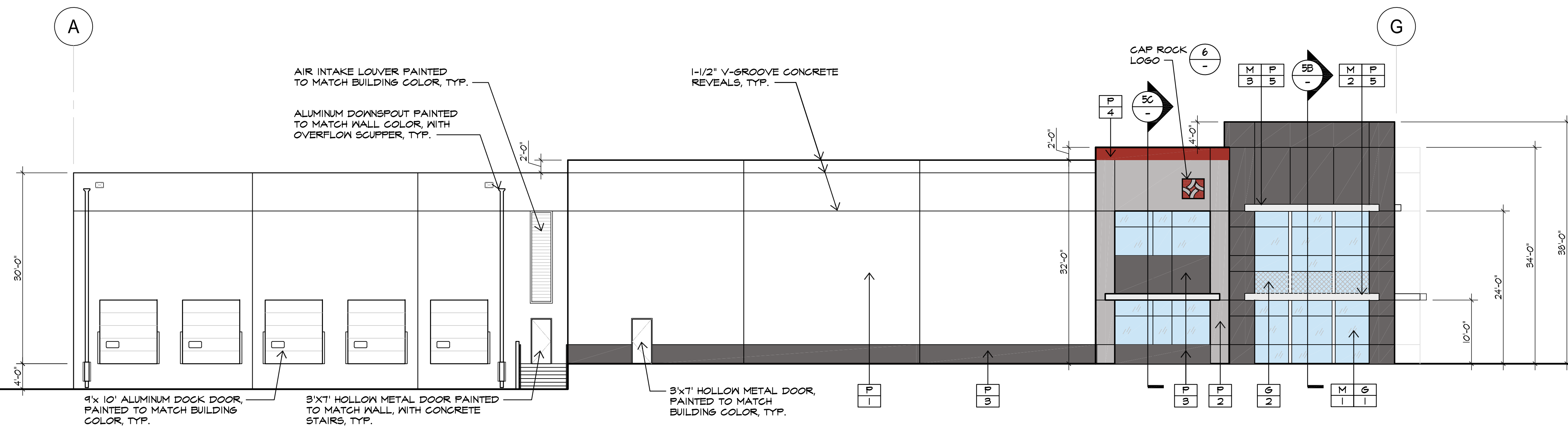
MATERIAL & FINISH LEGEND

6



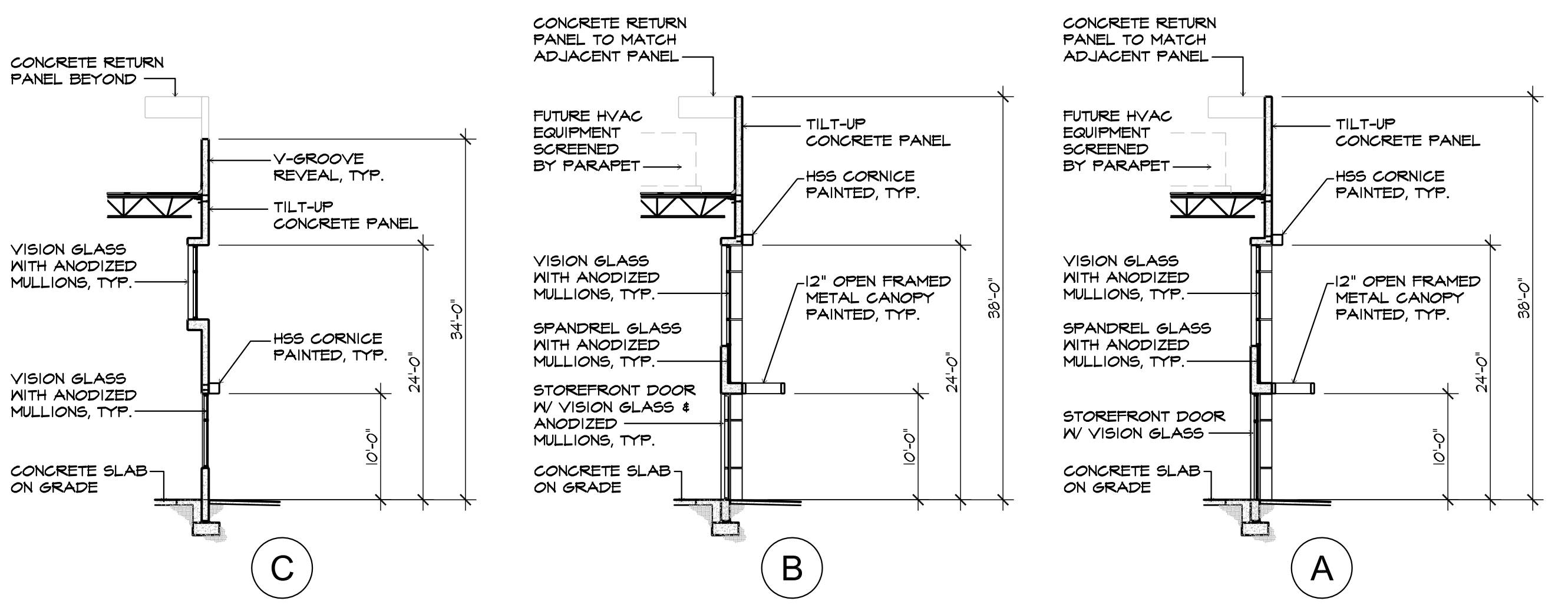
SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"

3



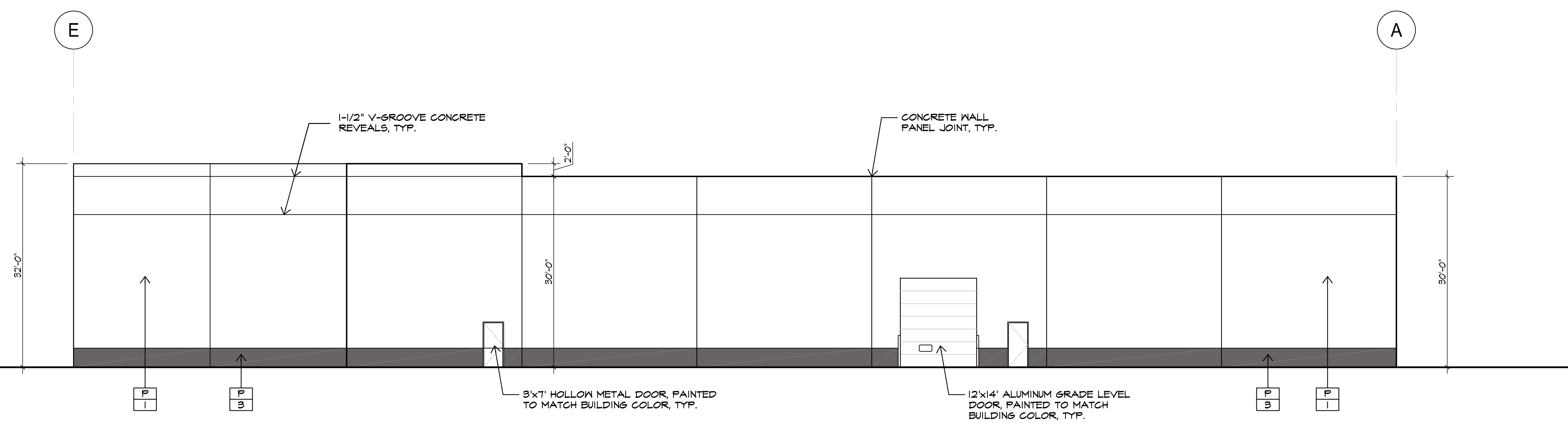
WEST ELEVATION
SCALE: 3/32" = 1' - 0"

2



WALL SECTIONS
SCALE: 3/32" = 1' - 0"

5



EAST ELEVATION
SCALE: 3/32" = 1' - 0"

1

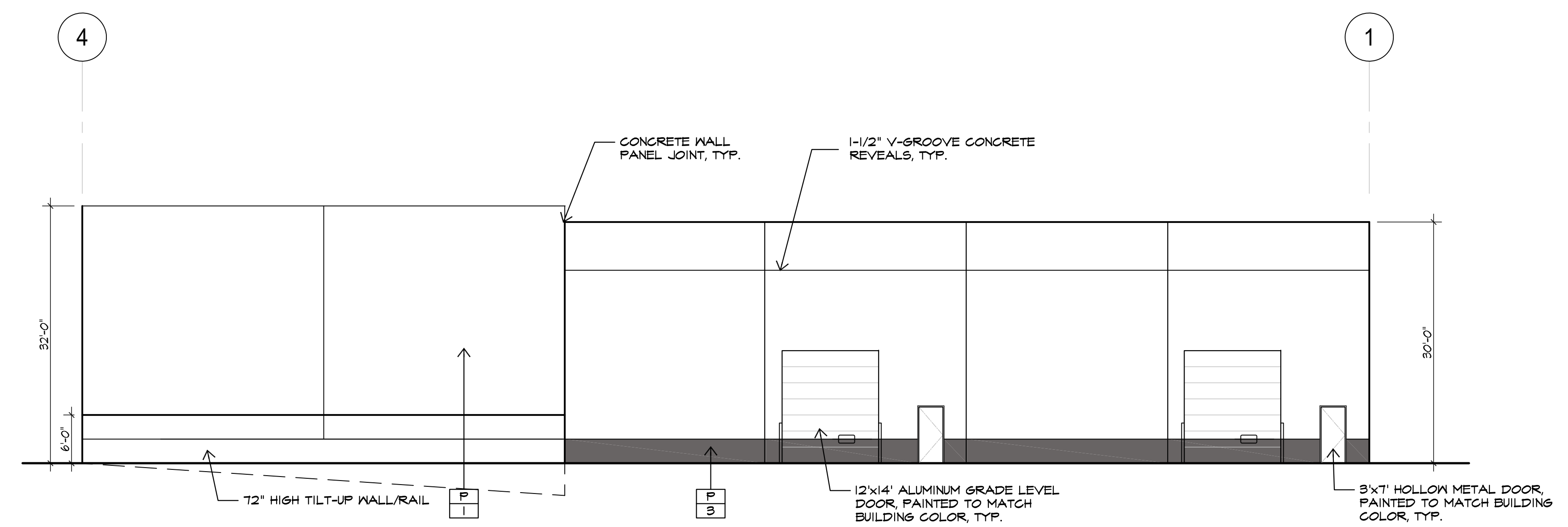
REVISIONS

San Marcos Industrial Park

Mission Road
San Marcos, California

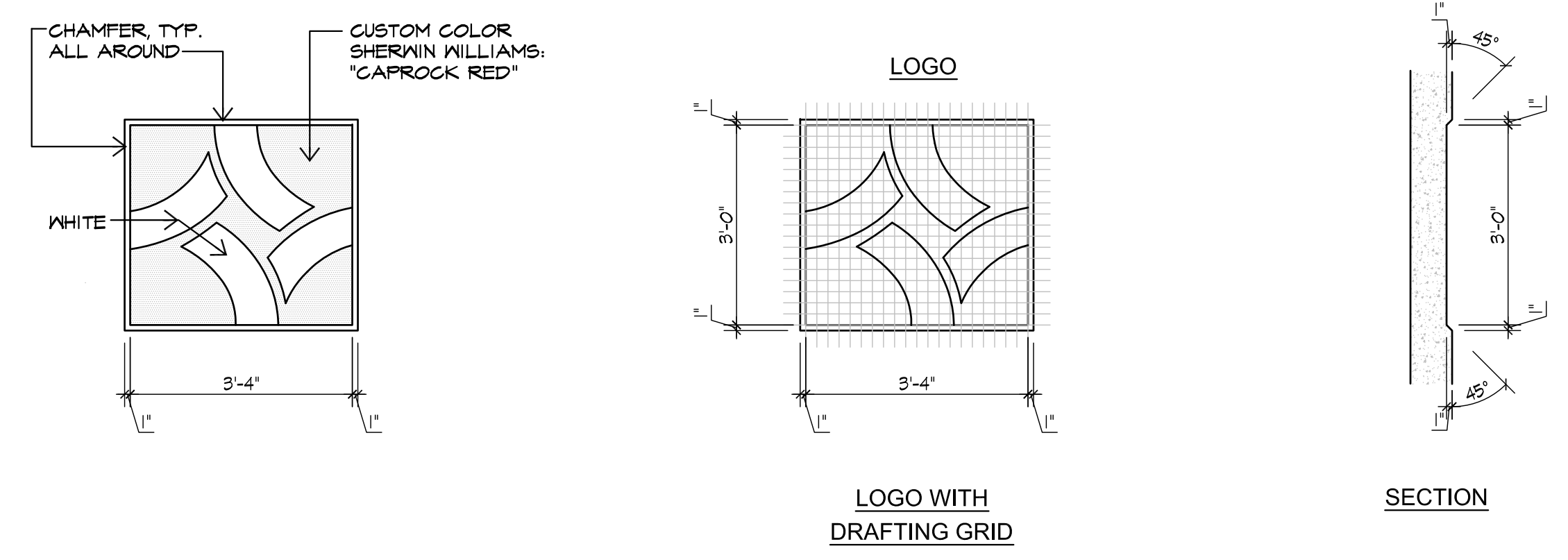
BUILDING 2 EXTERIOR ELEVATIONS	DATE: 11-30-2022	SCALE: 3/32" = 1'-0"	DRAWN BY: PB	PROJECT NO.: 20010.00
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A.3-2



NORTH ELEVATION
SCALE: 3/32" = 1' - 0"

4



EMBED LOGO DETAIL
SCALE: 1/2" = 1' - 0"

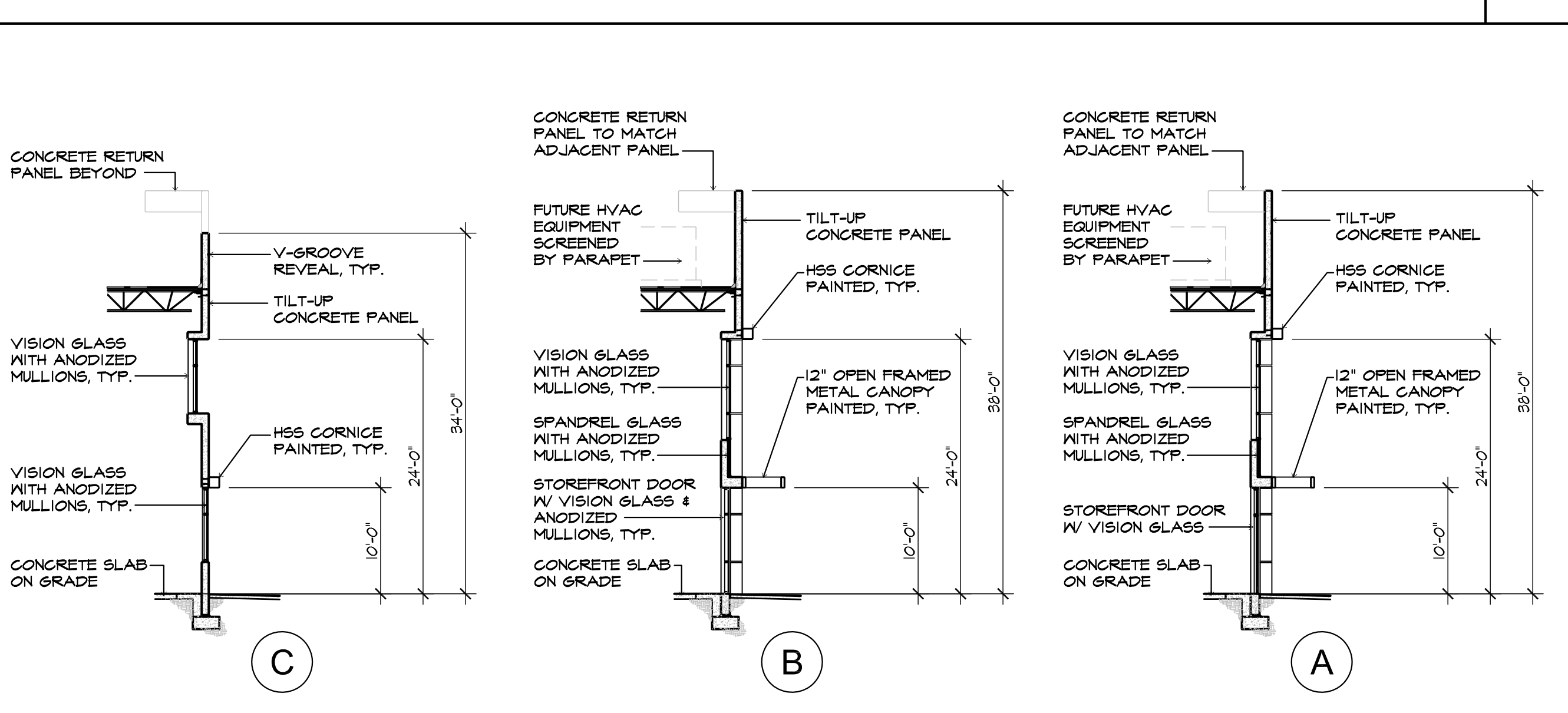
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P 5	ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR: MODERN MASTERS PAINT, METALLIC M2541	M 3	METAL CORNICE / EYEBROW PAINTED WITH METALLIC PAINT - SEE COLOR P-5

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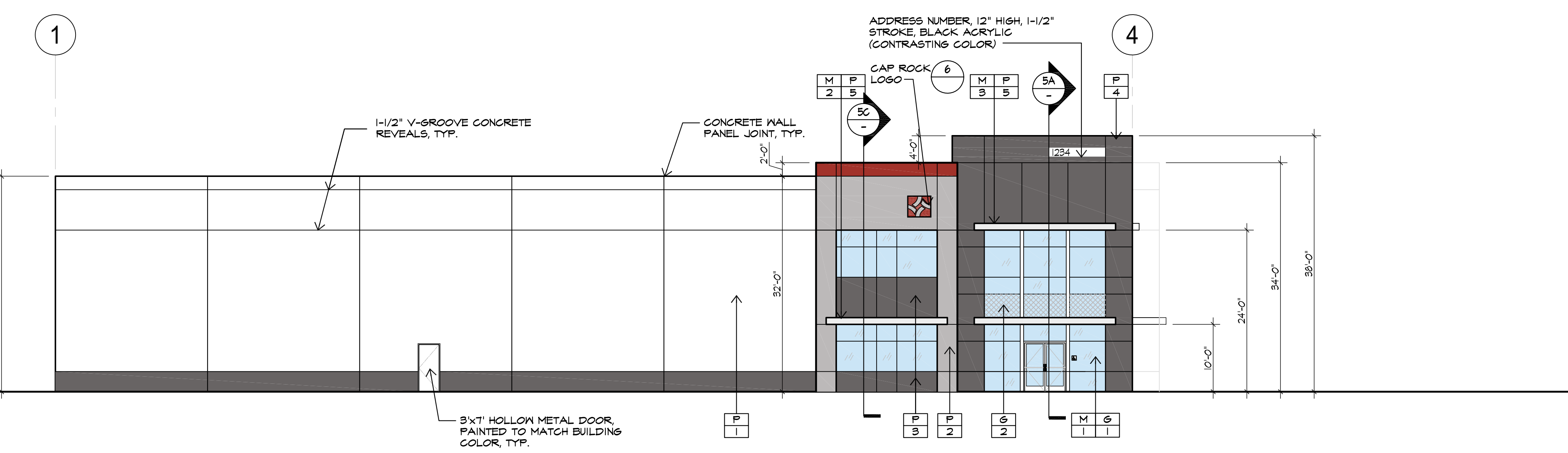
MATERIAL & FINISH LEGEND

6



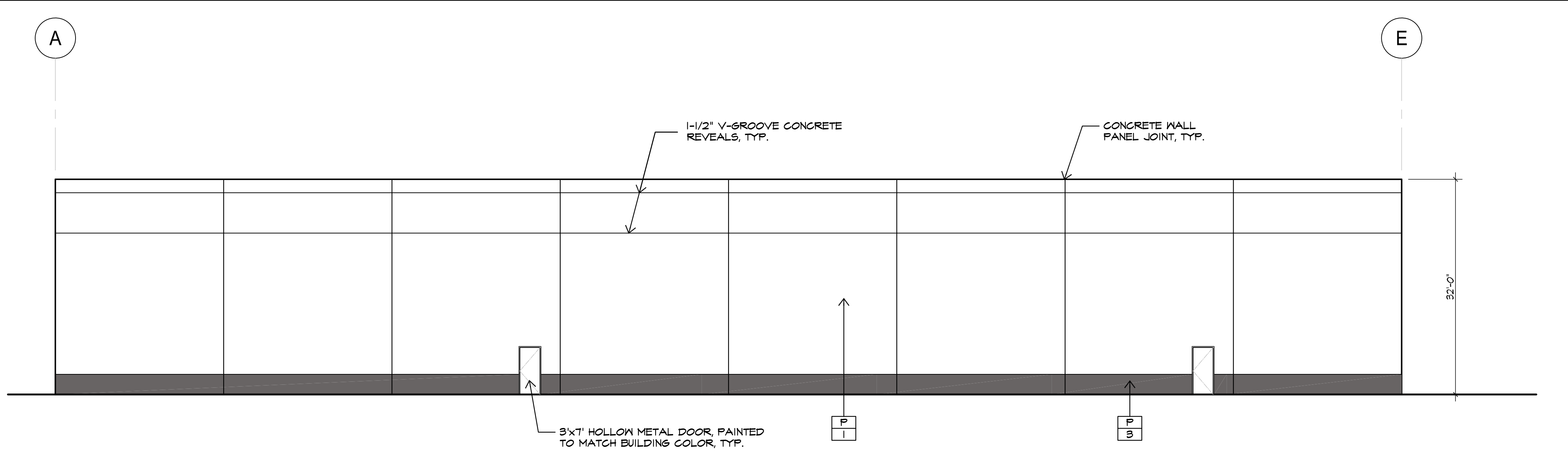
WALL SECTIONS
SCALE: 3/32" = 1' - 0"

5



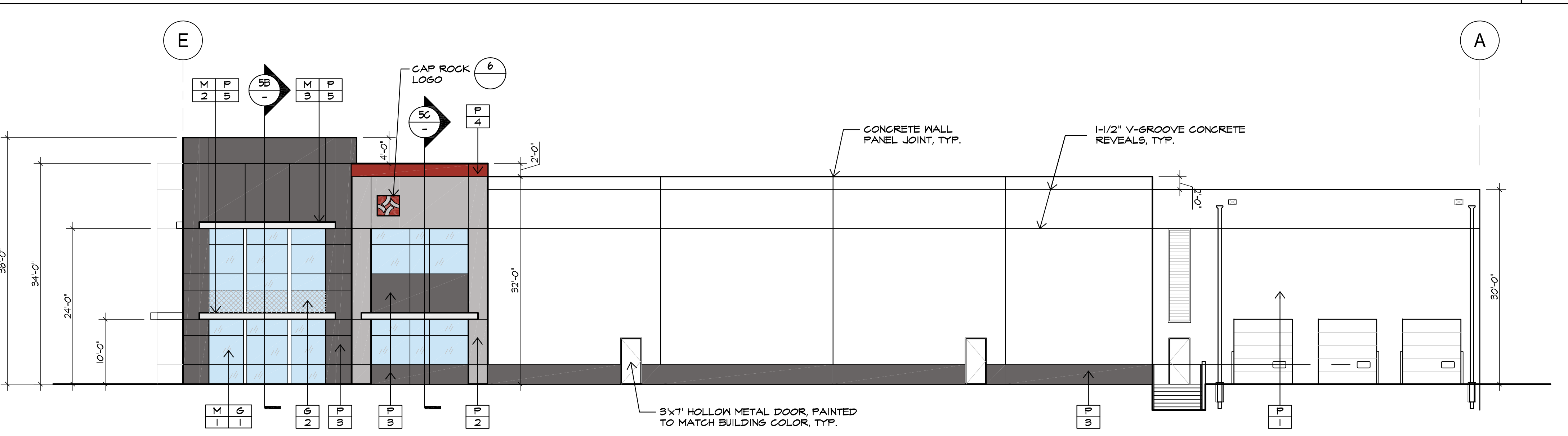
SOUTH ELEVATION
SCALE: 3/32" = 1' - 0"

3



WEST ELEVATION
SCALE: 3/32" = 1' - 0"

2



EAST ELEVATION
SCALE: 3/32" = 1' - 0"

1

REVISIONS

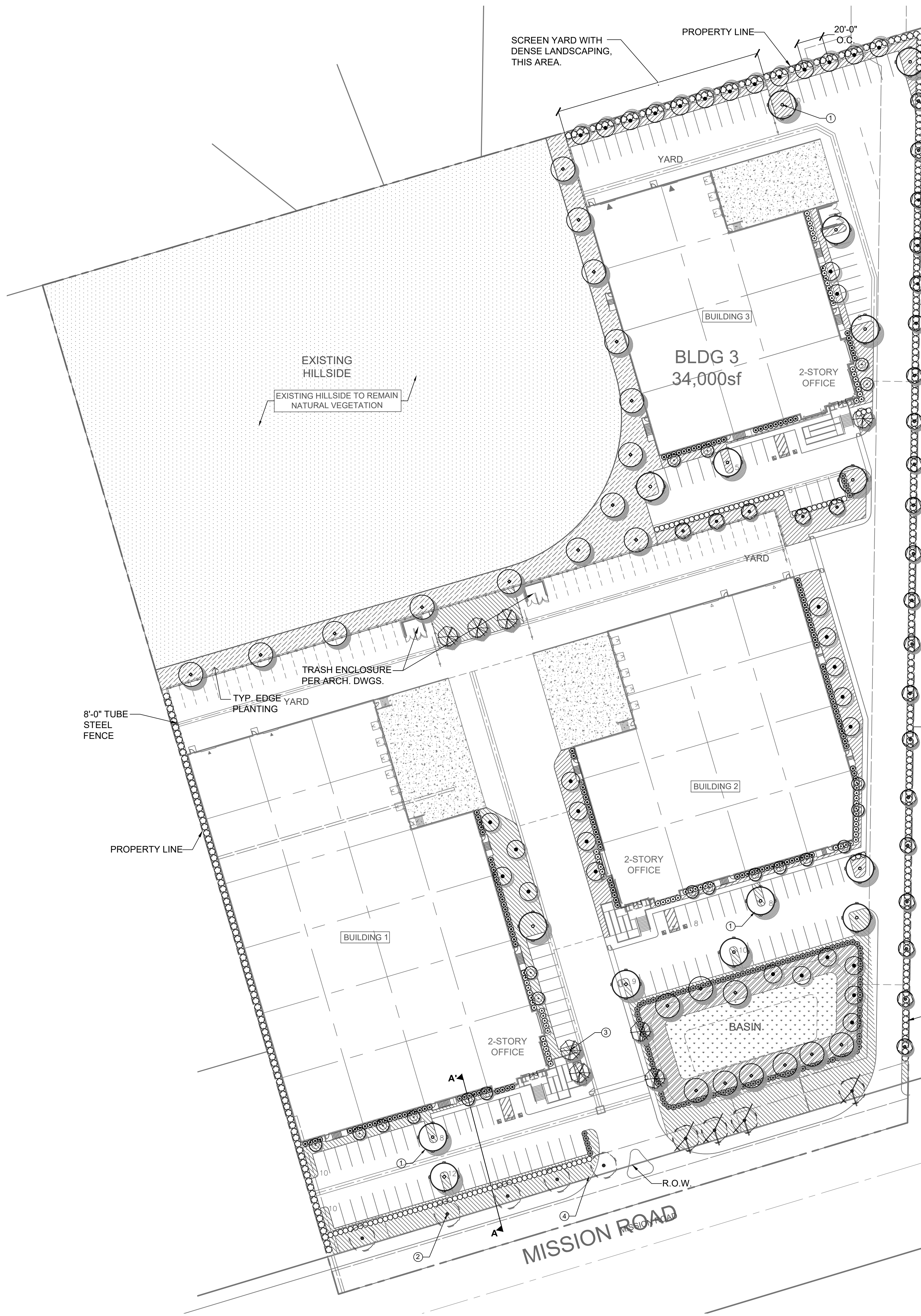
San Marcos Industrial Park

Mission Road
San Marcos, California

**BUILDING 3
EXTERIOR ELEVATIONS**

DATE:	11-30-2022
SCALE:	3/32" = 1'-0"
DRAWN BY:	PB
PROJECT NO.:	2001.0.00

A.3-3



CONCEPTUAL PLAN NOTE:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS TRANSFORMERS, BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

GENERAL NOTES:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

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 MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

DETENTION BASIN

	DETENTION BASIN BOTTOM SHALL RECEIVE A HYDROSEED MIX CONSISTING OF THE FOLLOWING:	
	<ul style="list-style-type: none"> ACHILLEA MILLEFOLIUM 1.0 LBS/ ACRE ESCHSCHOLZIA CAESPITOSA 1.0 LBS/ ACRE JUNCUS BUFONIUS 1.0 LBS/ ACRE LEYMUS TRITICODIDESRIO 6.0 LBS/ ACRE DESCHAMPSIA DESPITOSA 4.0 LBS/ ACRE FESTUCA RUBRA 'MOLATE' 10.0 LBS/ ACRE HORDEUM BRACHYANTHERUM 6.0 LBS/ ACRE MUHLENBERGIA RIGENS 1.0 LBS/ ACRE MUHLENBERGIA MICROSPERMA 3.0 LBS/ ACRE HORDEUM DEPRESSUM 3.0 LBS/ ACRE 	
	EROSION CONTROL PLANTING AT BASIN SLOPE BACCHARIS PILULARIS, COYOTE BRUSH 1 GAL. SIZE @ 30" O.C.	
	TYP. EDGE PLANTING ALONG EXISTING HILLSIDE CONSISTING OF SCREEN SHRUBS & SUPPLEMENTAL GROUND COVER.	

LANDSCAPE DATA

SITE AREA - 471,958 SF (10.83 AC)
 LANDSCAPE REQUIRED - 47,195 SF (10%)
 LANDSCAPE PROVIDED - 143,000 SF (30%)

PRELIMINARY MAWA CALCULATIONS

- TOTAL LANDSCAPE SQUARE FOOTAGE : APPROX. 143,000 SQ.FT.
 - AVERAGE PLANT FACTOR = .3
 - ETO FOR THE SAN MARCOS AREA: 42.9 INCHES/YEAR
- MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 1,711,581 GAL/YEAR
 (42.9) X (.45) X (143,000) X (.62) = 1,711,581

PER SAN MARCOS ORDINANCE SECTION 20.330.40.D.2.D PARKING LOTS SHALL BE REQUIRED TO PROVIDE TREES FOR SHADE AT A MINIMUM OF ONE (1) TREE FOR EVERY (5) PARKING SPACES, IN PLANTERS OR LANDSCAPED ISLANDS EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT.

TOTAL PARKING LOT PROVIDED = 119 STALLS
 TOTAL PARKING LOT SHADE TREE REQUIRED = 24 TREES
 TOTAL PARKING LOT SHADE TREE PROVIDED = 28 TREES

DESIGN KEY NOTES:

- TYP. PARKING LOT SHADE TREE PER LEGEND.
- NEW STREET TREE PER LEGEND.
- FLOWERING ACCENT TREE PER LEGEND.
- EXISTING SIDEWALK.

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	EXISTING STREET TREE ALONG MISSION ROAD. LIQUIDAMBAR TREES PROTECT IN PLACE	5	M
	EXISTING STREET TREE ALONG MISSION ROAD. JACARANDA MIMOSIFOLIA, JACARANDA TREES PROTECT IN PLACE	4	L
	PARKING LOT CANOPY SHADE TREE ULMUS PARVIFOLIA 'TRUE GREEN,' CHINESE ELM 24" BOX SIZE	15	M
	EVERGREEN SCREEN TREE PINUS ELGARICA 'MONDELL,' MONDELL PINE 24" BOX SIZE	34	L
	SECONDARY PARKING LOT TREE & P.L. TREE TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE	26	L
	FLOWERING ACCENT TREE PARKINSONIA FLORIDA, BLUE PALO VERDE 36" BOX SIZE	8	M
	EDGE PLANTING ALONG EXISTING HILLSIDE & BASIN PLATANUS x ACERIFOLIA 'BLOODGOOD,' LONDON PLANETREE 24" BOX SIZE	23	M
	VERTICAL ACCENT TREE AGAINST BUILDING PODOCARPUS GRACILIOR 'COLUMNAR,' FERN PINE 24" BOX SIZE	20	M

SHRUBS- SHRUBS SHALL CONSIST OF THE FOLLOWING:

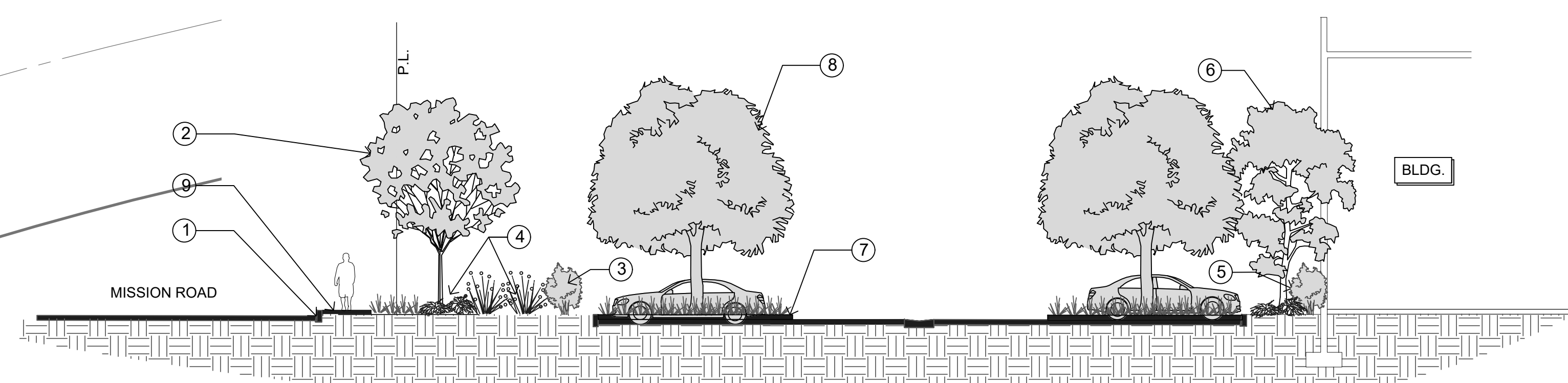
SYMBOL	SHRUB NAME	WUCOLS
	HETEROMELES ARBUTIFOLIA, TOYOON 5 GAL. SIZE	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	PRUNUS CAROLINA 'COMPACTA,' CAROLINA CHERRY 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	L

GROUND COVER AND SHRUB MASSES -

GROUND COVER AND SHRUB MASSES SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	CISTUS 'SUNSET', CREEPING ROCKROSE 5 GAL. SIZE @ 42" O.C.	L
	DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 30" O.C.	M
	ENCELIA CALIFORNICA, BUSH SUNFLOWER 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE @ 36" O.C.	L
	LEYMUS C. 'CANYON PRINCE', BLUE RYE GRASS 1 GAL. SIZE @ 36" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 5 GAL. SIZE @ 42" O.C.	L
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	SALVIA CLEVELANDII 'ALLEN CHICKERING', CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L

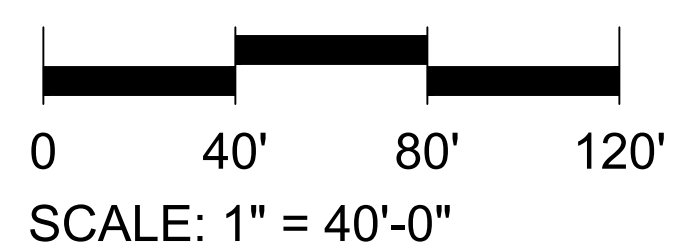
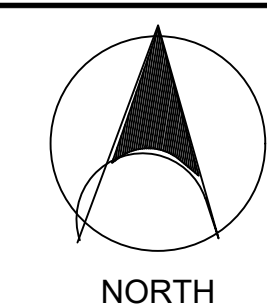
NOTE: ALL SHRUB PLANTING AREAS TO RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH



SECTION A-A'
NTS

SECTION A-A' KEY NOTES:

- STREET CURB
- EXISTING LIQUIDAMBAR STREET TREE PER LEGEND.
- SCREEN SHRUB PER LEGEND.
- ASSORTED LAYERED DROUGHT TOLERANT SHRUBS & GROUND COVER PER LEGEND
- FOUNDATION SHRUB PER LEGEND
- VERTICAL TREE ALONG BUILDING PER LEGEND.
- FINGER ISLAND.
- PARKING LOT SHADE TREE PER LEGEND.
- NEW PUBLIC SIDEWALK



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

**CONCEPTUAL LANDSCAPE PLAN
 CAPROCK SAN MARCOS**

SAN MARCOS, CA

DATE: 11-30-2022