PROJECT TEAM

OWNER:
SEEFRIED DEVELOPMENT MANAGEMENT, INC.
3333 RIVERWOOD PARKWAY, SUITE 200
ATLANTA, GA 30339
(310) 536-7900
CONTACT: BEN OCHOA
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ARCHITECT:
AO ARCHITECTS
141 N. ORANGE STREET
ORANGE, CA 92866
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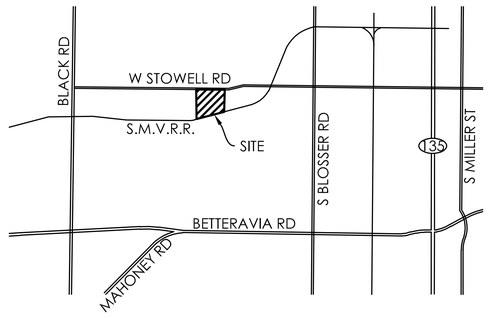
LANDSCAPE ARCHITECT:
RRM DESIGN GROUP
10 EAST FIGUEROA ST, SUITE 200
SANTA BARBARA, CA 93101
(805) 543-1794
CONTACT: CHRIS DUFOUR

CIVIL:
RRM DESIGN GROUP
10 EAST FIGUEROA ST, SUITE 200
SANTA BARBARA, CA 93101
CONTACT: ROBERT CAMACHO

STRUCTURAL:
HSA & ASSOCIATES, INC
301 N. LAKE AVE, SUITE 500
PASADENA, CA 91101
CONTACT: RAFIK GERGES



VICINITY MAP

SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER
Santa Maria, CA

COVER SHEET

ATTACHMENT G

SHEET INDEX

LEGAL DESCRIPTION

PER FIDELITY NATIONAL TITLE COMPANY PRELIMINARY REPORT ORDER NUMBER 991-30111921-KD9 DATED MAY 1, 2024, AMENDED MAY 8, 2024, AMENDMENT NO. A

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

PARCELS 3 AND 4 OR PARCEL MAP 13058, IN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 AT PAGE 60 AND 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SITE INFO

ASSESSOR'S PARCEL NUMBER:
117-820-012
117-820-013

SITE ANALYSIS

TOTAL LAND AREA	1,449,993 SF (GROSS)	1,395,195 SF (NET)
	33.3 ACRES (GROSS)	32.00 ACRES (NET)

STRUCTURES

MAIN WAREHOUSE AND OFFICE	169,104	SF
LOADING CARPORTS	67,870	SF
REMOTE RESTROOMS	906	SF
AVI STRUCTURES	1,545	SF
FSC	4,993	SF

LOT COVERAGE

GROUND LEVEL BUILDING AREA	244,418	SF
PROPOSED LOT COVERAGE	16.8%	

OCCUPANCY

PRIMARY	S-1
ACCESSORY	B, A-2, A-3

TYPE OF CONSTRUCTION
III-B

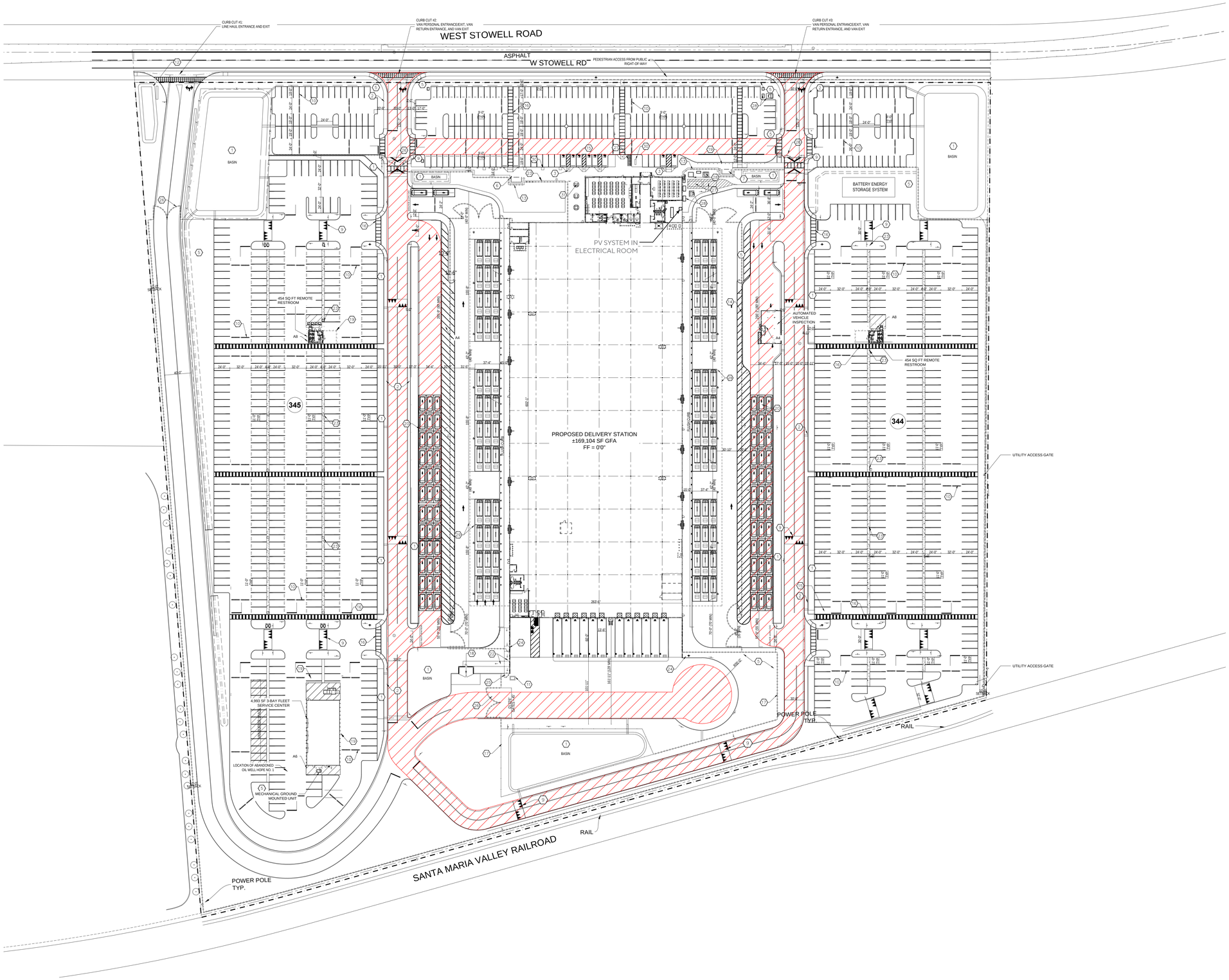
EXISTING ZONING
PLANNED DEVELOPMENT / COMMERCIAL MANUFACTURING AG

FRONT SETBACK (INDUSTRIAL COMMERCIAL COLLECTOR ROAD)	BUILDING:	20 FT
	YARD BUFFER:	10 FT

Architecture. Design. Relationships.

G1

Scale N.T.S.
Job No. 2024-0141
Date 2025-04-07



KEYNOTES

1. STORMWATER MANAGEMENT AS REQUIRED BY CODE
2. CONCRETE SIDEWALK
3. ACCESSIBLE CURB RAMP
4. RIDE SHARE DROP-OFF
5. LANDSCAPE
6. PREFABRICATED SMOKING SHELTER
7. RIDE-SHARE SHELTER
8. WHEEL STOP
9. SPEED HUMP / PEDESTRIAN TABLE
10. SPEED BUMP
11. 4'x6' TRUCK YARD SPILL KIT SHED (BY TENANT) ON 6'X8' CONCRETE PAD
12. SIGNAGE PER SIGNAGE AND STRIPING PLAN
13. PEDESTRIAN BARRIER FENCE PER SITE DETAILS
14. STRIPED TRAFFIC SEPARATION WITH JERSEY BARRIERS (OR EQUAL)
15. ACCESSIBLE PARKING STALL
16. STRIPED PEDESTRIAN ACCESS
17. YARD PERIMETER SECURITY FENCE
18. TRASH ENCLOSURE
19. BOLLARDS PER SITE PLAN ENLARGEMENTS AND SITE DETAILS
20. EMPLOYEE MUSTER AREA SIGNAGE PER SIGNAGE AND STRIPING PLAN
21. BIKE RACKS
22. 8' WIDE CONCRETE SIDEWALK (5% MAX SLOPE) WITH GUARDRAILS AND LANDINGS AS REQUIRED
23. TRASH CAN ON CONCRETE PAD
24. RETAINING WALL WITH GUARD RAIL, AS REQUIRED, PER STRUCTURAL PLANS
25. 5' WIDE MAIN GATE WITH LOCKING HARDWARE
26. PAIR OF 8'-0"H GALVANIZED MANUAL SWING GATES WITH DROP ROD AND LOCKING HARDWARE. IS REQUIRED, PROVIDE GATE WITH RUBBER ROLLERS OR TIRED. IN-GROUND TRACK SYSTEMS ARE NOT ALLOWED
27. EMERGENCY MOBILE GENERATOR PARKING
28. ELECTRICAL EQUIPMENT WITH BOLLARD PROTECTION PER ELECTRICAL PLANS
29. BUILDING CANOPY AND COLUMNS PER ARCHITECTURAL PLAN
30. BENCH
31. OUTDOOR BREAK AREA
32. LOADING ZONE SECURITY FENCE
33. 42" HIGH CABLE RAILING FENCE
34. 8' HIGH BLACK TUBULAR FENCE

LEGEND:

- 42" HIGH CABLE RAILING FENCE
- 8' HIGH BLACK TUBULAR FENCE
- PROPERTY LINE
- 30'-0" (TYPICAL) WIDE FIRE LANE (HATCHED), 24'-0" AT NORTH ELEVATION, EXTENT OF FIRE LANE CONTINUOUS CURB PAINTED RED & MARKED WITH "FIRE LANE NO PARKING" PER THE FIRE DEPARTMENT HAVING JURISDICTION

REQUIRED PARKING

WAREHOUSE	157,507 SF	1 PER 1,040 SF	151	STALLS
OFFICE	11,597 SF	1 PER 260 SF	45	STALLS
TOTALS	169,104 SF		196	STALLS REQUIRED

PROPOSED PARKING

STANDARD STALLS (9' x 19')	210	STALLS
EV CAPABLE STALLS*	54	STALLS
HANDICAP STALLS	8	STALLS
TOTAL PARKING PROVIDED	272	STALLS

*ELECTRONIC VEHICLE CHARGING STATIONS (EVCS) 25% OF OVERALL EV CAPABLE STALLS 14 STALLS

DELIVERY VAN PARKING

VAN STALLS (11' x 27')	504 STALLS
EVCS VAN STALLS (11' X 27')	202 STALLS
TOTAL DELIVERY VAN PARKING	706 STALLS

SEMI TRUCK PARKING

DOCK POSITIONS (53') 12 STALLS

HEIGHT LIMIT

MAXIMUM: 40'-0" PER SANTA MARIA ZONING
PROPOSED: *MAXIMUM HEIGHT OF ±45'-0"

*REQUEST FOR A MODIFICATION TO THE MAX BUILDING HEIGHT.

SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER

Santa Maria, CA

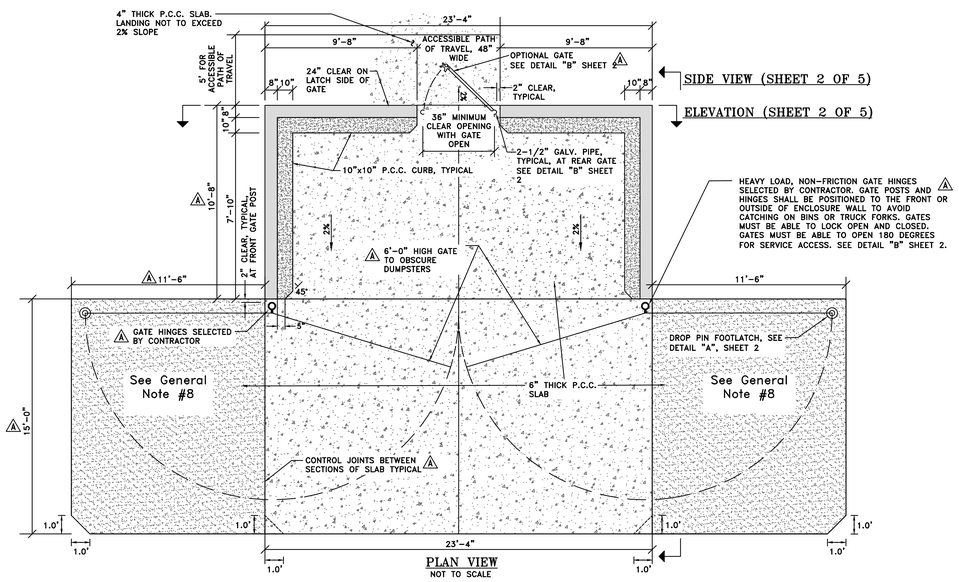
SITE PLAN

0 60' 120'

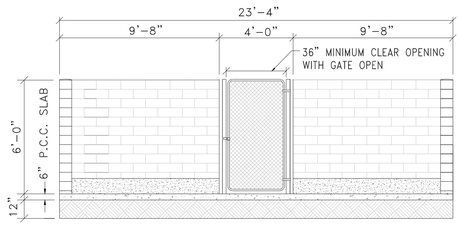
Architecture. Design. Relationships.

A1

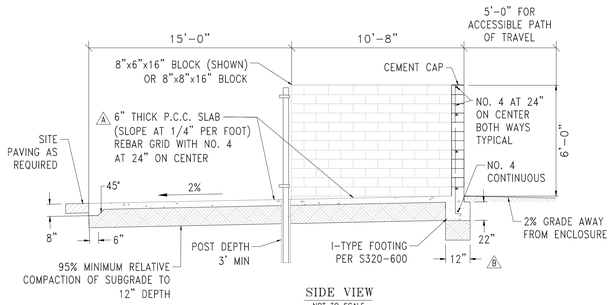
Scale 1" = 60'-0"
Job No. 2024-0141
Date 2025-04-16



PLAN VIEW
NOT TO SCALE

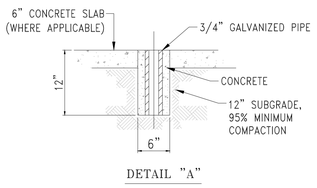


ELEVATION
NOT TO SCALE

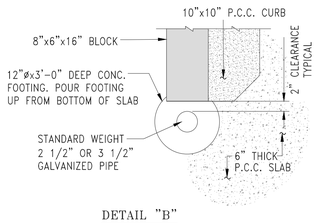


SIDE VIEW
NOT TO SCALE

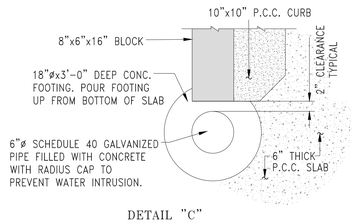
A NOTE: OPENING IS REQUIRED, BUT GATE IS OPTIONAL. OPENING SHALL BE CENTERED AT BACK OF ENCLOSURE.



DETAIL "A"



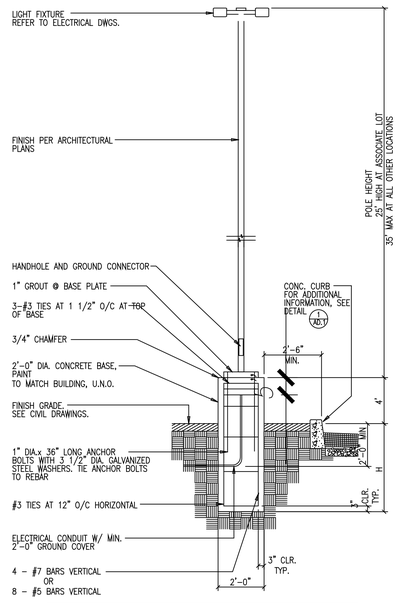
DETAIL "B"



DETAIL "C"

TRASH ENCLOSURE (PER CITY STANDARD MS-16B)

NOT TO SCALE

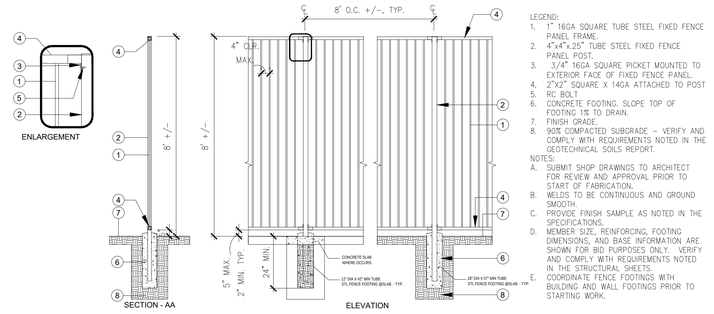


HEIGHT OF POLE ABOVE BASE	"H" WHERE CONCRETE PAVING OCCURS AT BASE	"H" WHERE A.C. PAVING OR PLANTING OCCURS AT BASE
25' – 27.5'	5'-0"	6'-0"
20' – 24'	4'-6"	5'-6"
16' – 19'	4'-0"	5'-6"
14' – 15'	4'-0"	5'-0"
10' – 13'	4'-0"	5'-0"

NOTES:
1. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEE SITE PLAN FOR LIGHT POLE LOCATIONS.
3. PROVIDE PYRAMID BASE @ PARKING LOT POLES AS ALTERNATE.
4. UNDER SEPARATE PERMIT.

LIGHT POLE AND BASE (SEE POLE LOCATIONS ON SHEET E1)

SCALE: 3/8" = 1'-0"



TUBULAR STEEL FENCE

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

GENERAL NOTES

1. MASONRY BLOCK SIZE AND TYPE, (E.G. PRECISION, SPLITFACE, SLUMP, ETC.) PROPOSED FOR CONSTRUCTION SHALL BE APPROVED BY COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. LOCATION OF ENCLOSURE(S) ON SITE SHALL BE APPROVED BY DIRECTOR OF UTILITIES PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. GROUT ALL CELLS SOLID.
4. PROVIDE CLEAN-OUT OPENINGS AT THE BOTTOM OF ALL CELLS. OPENINGS ALLOWED ON INTERIOR FACES OF TRASH ENCLOSURES ONLY.
5. TOP LIFT OF GROUT SHALL BE PLACED APPROXIMATELY ONE INCH (1") BELOW TOP OF THE WALL TO PROVIDE FOR CEMENT MORTAR CAP.
6. ANY PROPOSED DEVIATIONS FROM THESE STANDARDS WILL BE CONSIDERED AT TIME OF BUILDING PLAN CHECK. COMMENTS WILL BE NOTED ON THE PLANS AND LISTED ON COMMENTS SHEET.
7. TWO GATES ARE REQUIRED, THEY ARE TO OPEN FROM THE MIDDLE AND BE ABLE TO LOCK IN EXTENDED POSITION.
8. IF DIRECT FORK-IN ACCESS IS NOT AVAILABLE, ADDITIONAL CONCRETE PAD(S) REQUIRED.
9. REBAR FOR CONCRETE SLAB SHALL BE INSTALLED AS A GRID WITH BARS ORIENTED AT 90 DEGREES. BARS SHALL BE WIRED TOGETHER AND SUSPENDED ON BLOCKS TO KEEP GRID AT A UNIFORM DEPTH AT MIDDLE OF SLAB. A

MATERIALS

1. CONCRETE BLOCK SHALL CONFORM TO GRADE N HOLLOW LOAD-BEARING LIGHT WEIGHT UNITS, ASTM C90
2. REINFORCING STEEL SHALL CONFIRM TO ASTM A615, GRADE 40.
3. WATER SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF ACIDS, ALKALIS OR ORGANIC MATERIALS.
4. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150,TYPE II, LOW ALKALI MILL TESTED.
5. HYDRATED LIME SHALL CONFIRM TO ASTM C201, TYPE S.
6. AGGREGATE FOR MASONRY MORTAR SHALL CONFORM TO ASTM C144.
7. AGGREGATE FOR GROUT SHALL CONFORM TO ASTM C404.
8. CONCRETE FOR FOOTINGS, CURBS, AND FLATWORK SHALL BE CLASS "A" 6 SACK PER CITY STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE.

PROPORTIONS

1. MORTAR SHALL CONFORM TO TYPE S OF THE UNIFORM BUILDING CODE AND SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT TO 3 1/2 PARTS SAND, NOT LESS THAN 1/4 NOR MORE THAN 1/2 PART HYDRATED LIME; ALL PARTS BY VOLUME OF PORTLAND CEMENT USED.
2. MINIMUM MORTAR STRENGTH SHALL BE 1,800 PSI AT 28 DAYS.
3. GROUT SHALL BE COMPOSED OF ONE PART PORTLAND CEMENT, THREE PARTS CONCRETE SAND, AND TWO PARTS 3/8" PEA GRAVEL. GROUT SHALL TEST TO 2,000 PSI AT 28 DAYS.

SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER

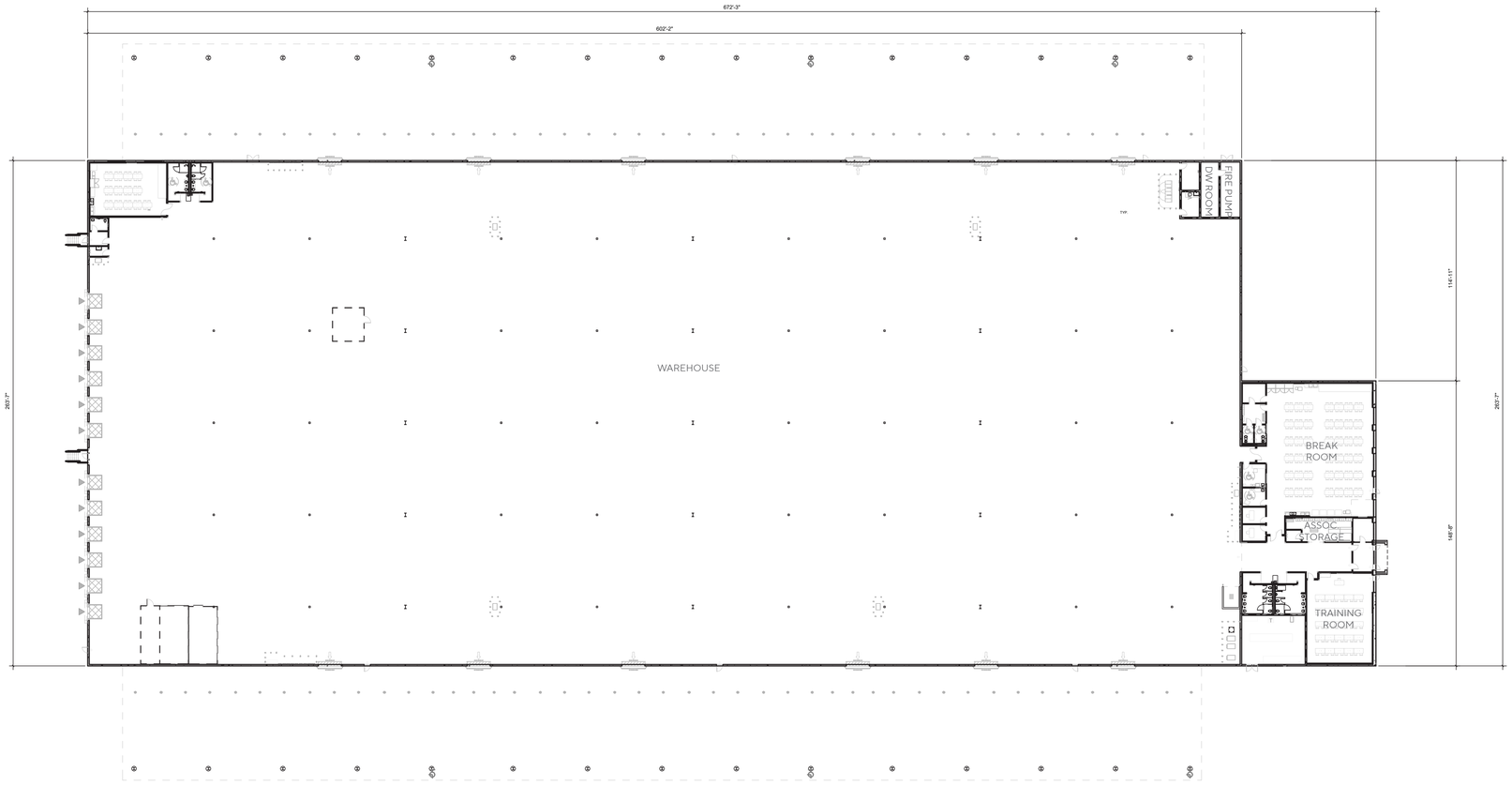
Santa Maria, CA

SITE DETAILS

Architecture. Design. Relationships.

A1a

Scale
Job No. 2024-0141
Date 2025-04-07



GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH—PILE STORAGE. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
2. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRID-LINE, OR FACE OF FINISHED WALL (U.N.O.).
3. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED.
4. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
5. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY.
6. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING, "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON—REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE ENTRY HARDWARE.
7. PROVIDE A "NO SMOKING \WITHIN 25 FEET OF BUILDING" SIGN AT 8UILDING ENTRIES, OUTDOOR AIR INTAKES AN0 0PERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS).
8. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE.
9. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
10. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC.
11. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
12. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS.
13. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL
14. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY PO\PER SOURCE.
15. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1—FOOT—CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.
16. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS:

A. AISLES AND UNENCLOSED EGRESS STAIR\DAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 10081.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TW0 0R MORE EXITS

27. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1—F00T—CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1—FOOT—CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM—TO—MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER

Santa Maria, CA

FLOOR PLAN

Delivery Station

0 30' 60'

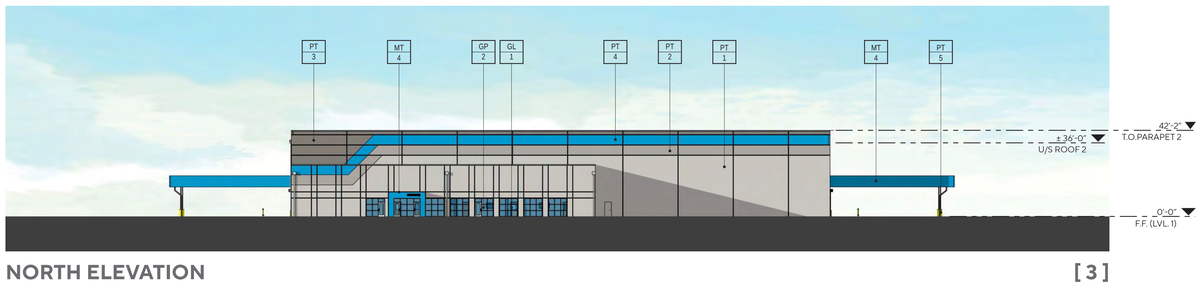
Architecture. Design. Relationships.

A2

Scale	1" = 30'-0"
Job No.	2024-0141
Date	2025-04-07

WEST ELEVATION [1]

EAST ELEVATION [2]



NORTH ELEVATION [3]

SOUTH ELEVATION [4]

PT-1
APPLIED TO CONCRETE
TILT PANELS
COLOR TO MATH
RAL 9018
PAPYRUS WHITE

PT-2
APPLIED TO CONCRETE
TILT PANELS
COLOR TO MATCH
RAL 7038
AGATE GREY

PT-3
APPLIED TO CONCRETE
TILT PANELS
COLOR TO MATCH
RAL 7023
CONCRETE GREY

PT-4
APPLIED TO CONCRETE
TILT PANELS
PANTONE
2995 C
PRIME BLUE

MT-4
PAC-CLAD
PRECISION SERIES
PRE-FINISHED METAL
PANEL TO MATCH
PRIME BLUE PANTONE

PT-5
APPLIED TO
CONCRETE BASE
COLOR TO MATCH:
YELLOW/BLACK
DIAGONAL STRIPES
OSHA CAUTION

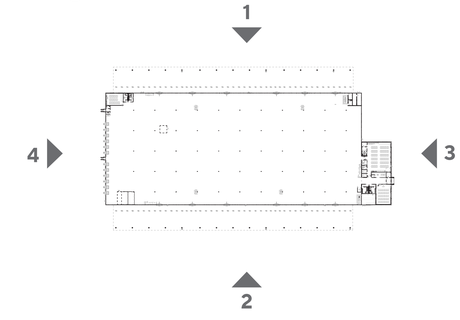
GL-1
GLASS
COLOR TO MATCH:
BLUE

GP-2
ANODIZED ALUMINUM FRAMES
COLOR TO MATCH:
RAL 7016
ANTHRACITE GREY

GENERAL NOTES

1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW.
2. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
3. PROVIDE 8'–0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
4. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMBS.
5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI–GLOSS UNLESS NOTED OTHERWISE.
6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
7. T.O.P. = TOP OF PARAPET ELEVATION
8. F.F. = FINISH FLOOR ELEVATION
9. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

KEY MAP



SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER
Santa Maria, CA

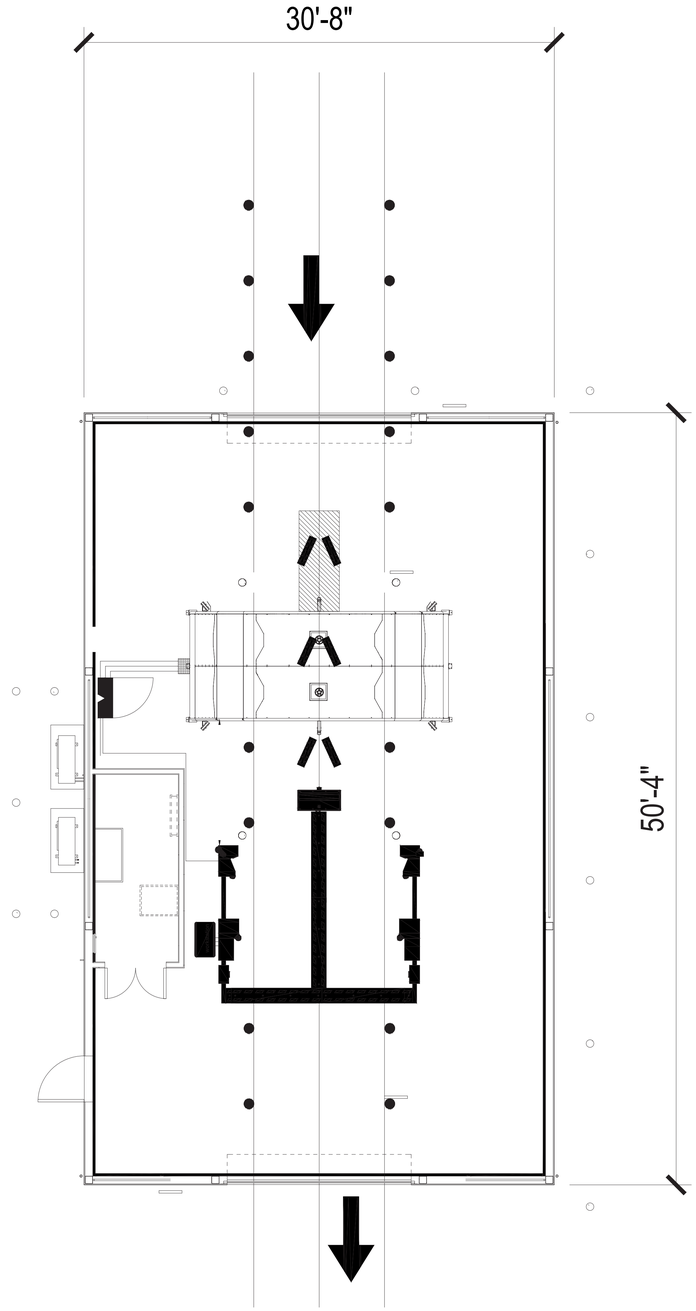
ELEVATIONS
Delivery Station

0 30' 60'

Architecture. Design. Relationships.

A3

Scale 1" = 30'-0"
Job No. 2024-0141
Date 2025-04-07



AVI TUNNEL - EAST

SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER

Santa Maria, CA

ENLARGED FLOOR PLAN

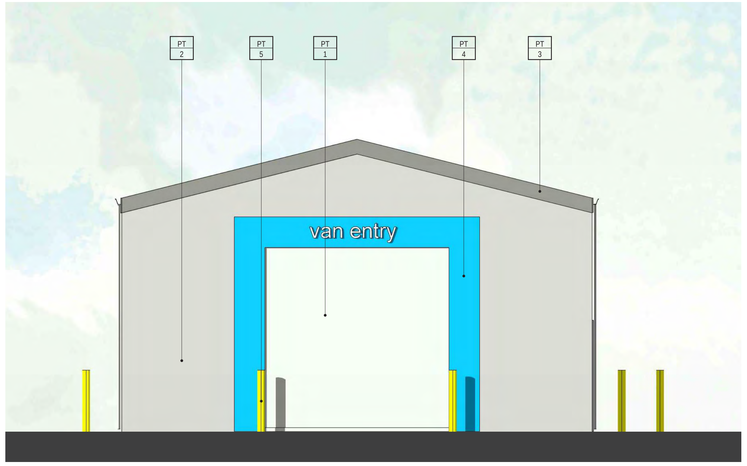
Automated Vehicle Inspection Tunnels

0 4' 8'

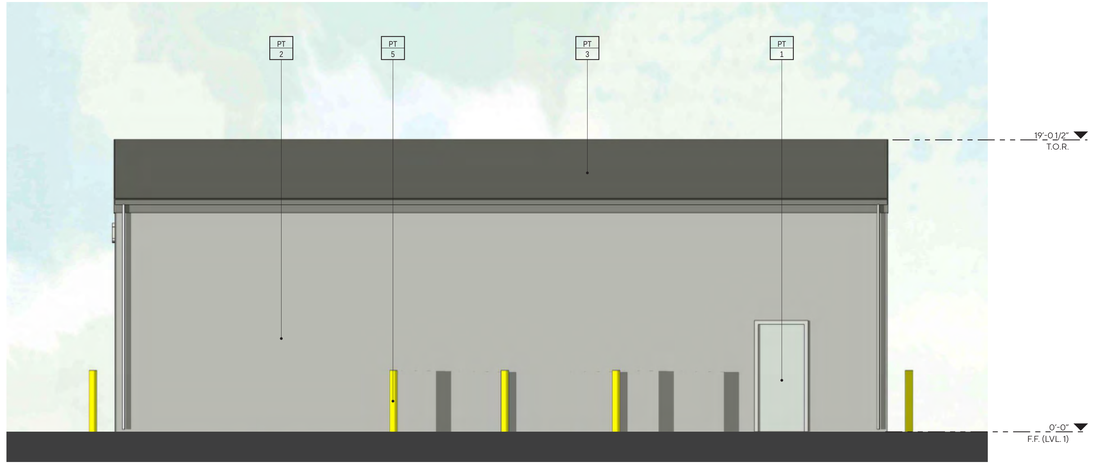
Architecture. Design. Relationships.

A4

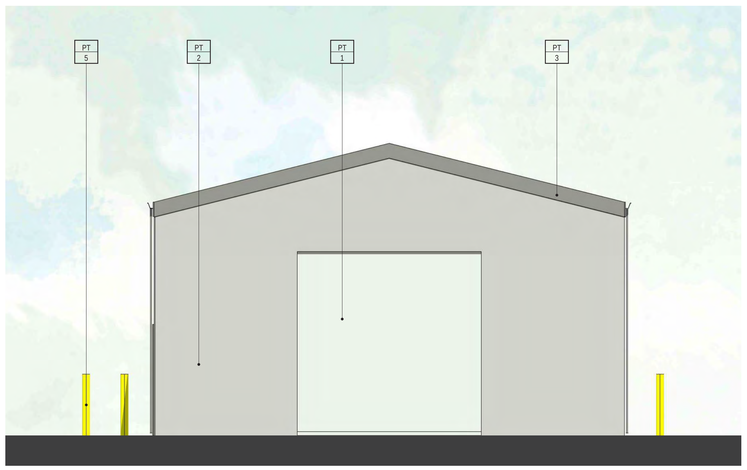
Scale	1/4" = 1'-0"
Job No.	2024-0141
Date	2025-04-07



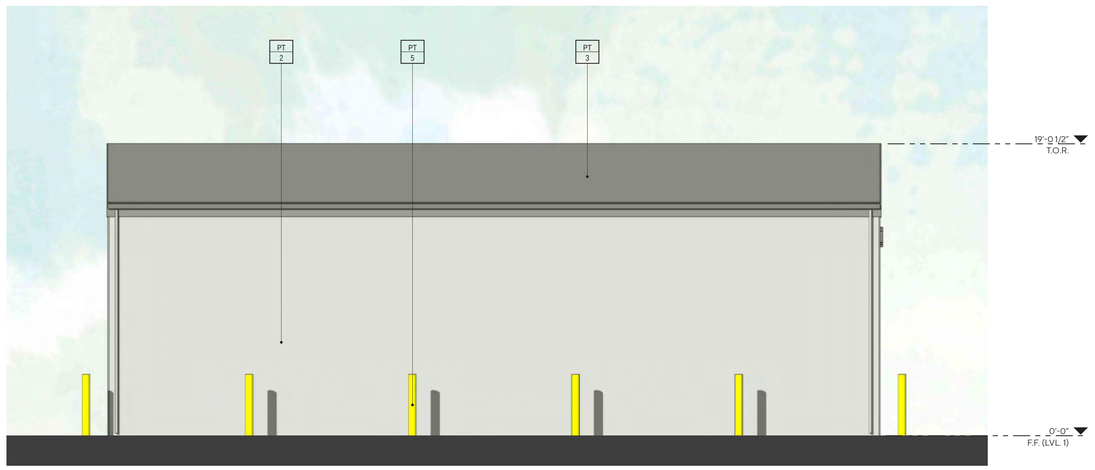
NORTH ELEVATION [1]



EAST / WEST ELEVATION [2]



SOUTH ELEVATION [3]



WEST / EAST ELEVATION [4]

GENERAL NOTES

1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW.
2. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
3. PROVIDE 8'–0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
4. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMBS.
5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI–GLOSS UNLESS NOTED OTHERWISE.
6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
7. T.O.P. = TOP OF PARAPET ELEVATION
8. F.F. = FINISH FLOOR ELEVATION
9. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

PT-1
APPLIED TO INSULAED METAL PANELS
COLOR TO MATH
RAL 9018
PAPYRUS WHITE

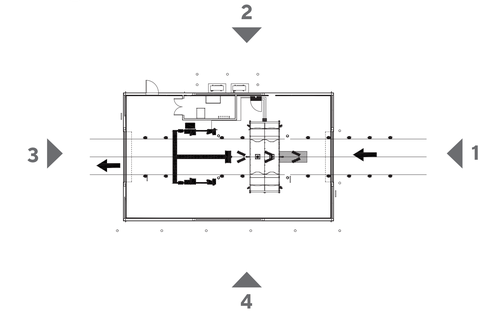
PT-2
APPLIED TO INSULAED METAL PANELS
COLOR TO MATCH
RAL 7038
AGATE GREY

PT-3
APPLIED TO INSULAED METAL PANELS
COLOR TO MATCH
RAL 7023
CONCRETE GREY

PT-4
APPLIED TO INSULAED METAL PANELS
PANTONE
2995 C
PRIME BLUE

PT-5
APPLIED TO CONCRETE BASE
COLOR TO MATCH:
SAFETY YELLOW

KEY MAP



SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER
Santa Maria, CA

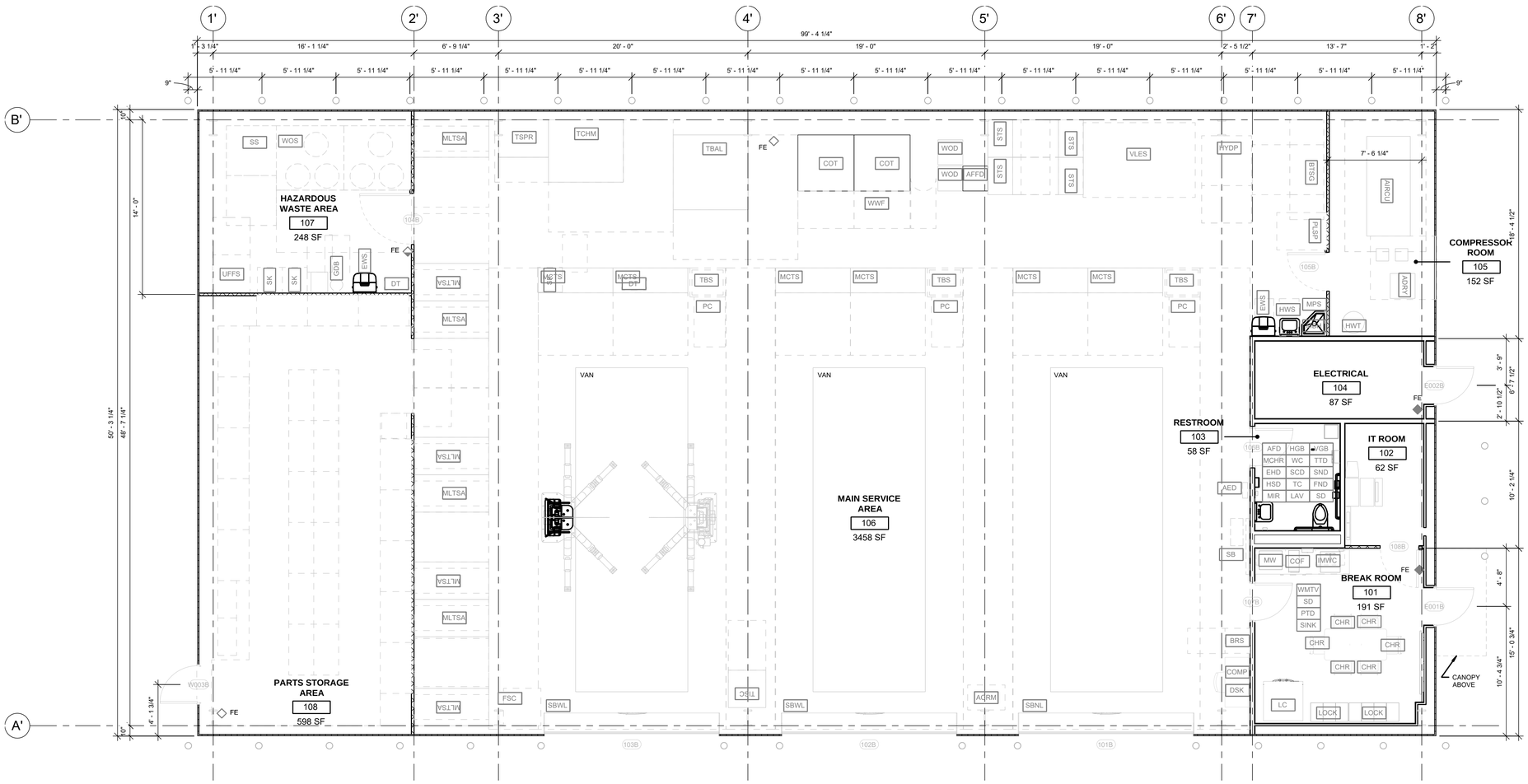
ELEVATIONS
Automated Vehicle Inspection Tunnels

0 4' 8'

Architecture. Design. Relationships.

A5

Scale 1/4" = 1'-0"
Job No. 2024-0141
Date 2025-04-07



SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER

Santa Maria, CA

ENLARGED FLOOR PLAN

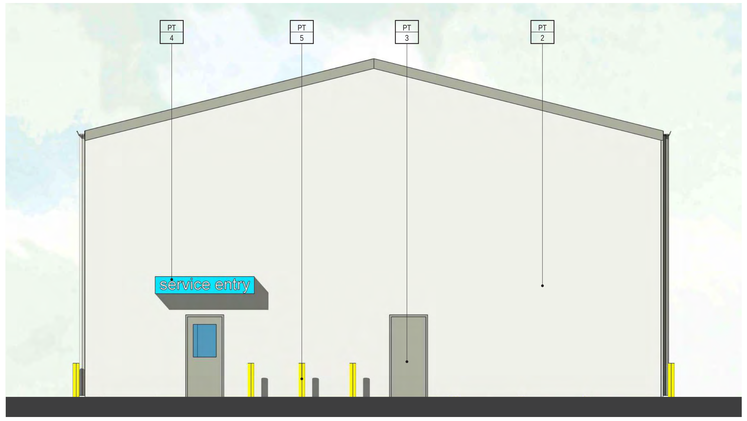
Fleet Service Center - 3-Bay

0 4' 8'

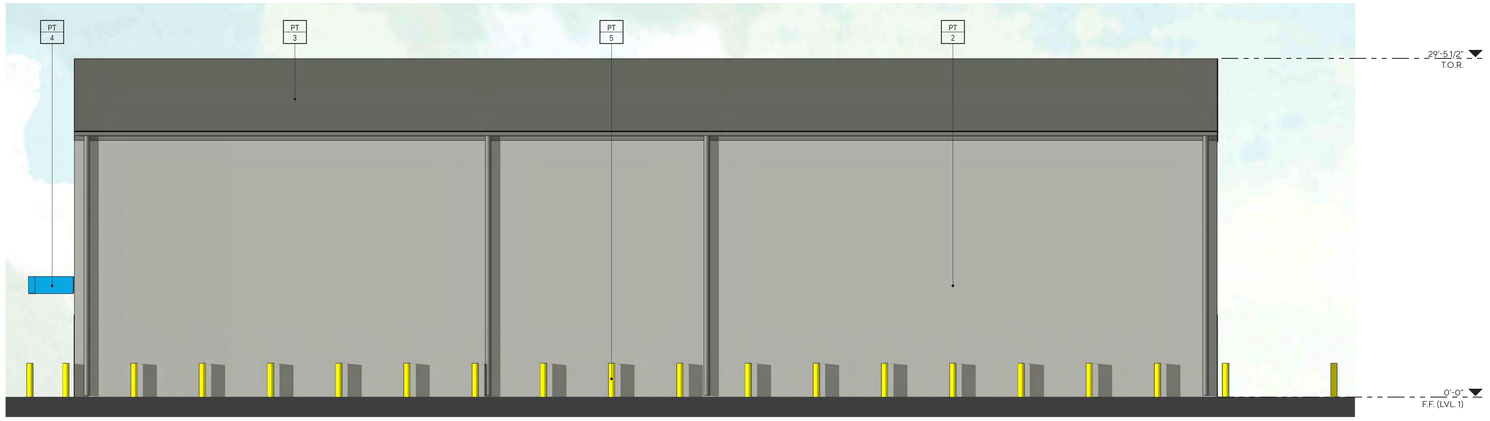
Architecture. Design. Relationships.

A6

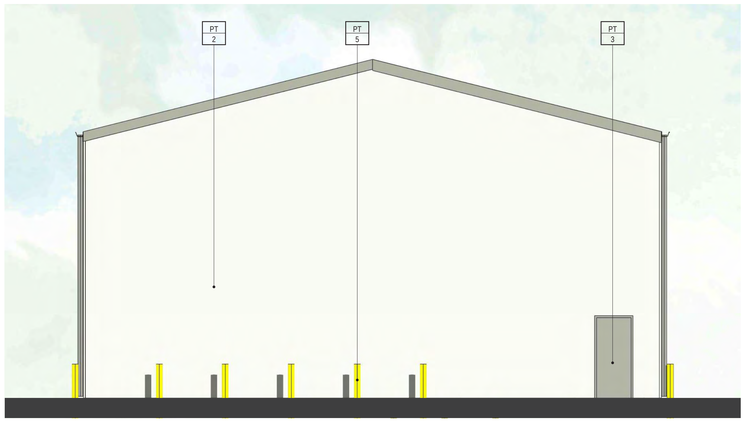
Scale	1/4" = 1'-0"
Job No.	2024-0141
Date	2025-04-07



SOUTH ELEVATION [1]



EAST ELEVATION [2]



NORTH ELEVATION [3]

WEST ELEVATION [4]

PT-1

APPLIED TO INSULAED
METAL PANELS
COLOR TO MATH
RAL 9018
PAPYRUS WHITE

PT-2

APPLIED TO INSULAED
METAL PANELS
COLOR TO MATCH
RAL 7038
AGATE GREY

PT-3

APPLIED TO INSULAED
METAL PANELS
COLOR TO MATCH
RAL 7023
CONCRETE GREY

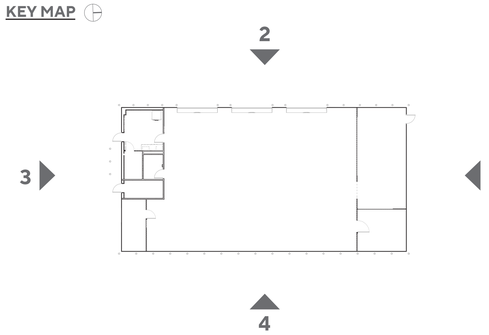
PT-4

APPLIED TO INSULAED
METAL PANELS
PANTONE
2995 C
PRIME BLUE

PT-5

APPLIED TO
CONCRETE BASE
COLOR TO MATCH:
SAFETY YELLOW

KEY MAP



SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER

Santa Maria, CA

ELEVATIONS

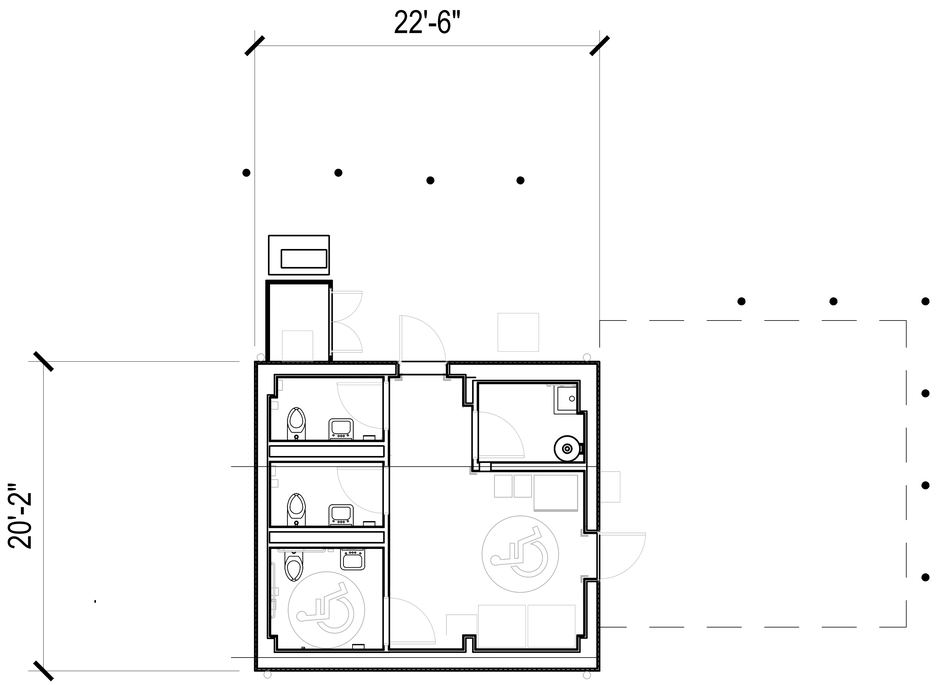
Fleet Service Center - 3-Bay

0 10' 20'

Architecture.
Design.
Relationships.

A7

Scale 3/16" = 1'-0"
Job No. 2024-0141
Date 2025-04-07



SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER

Santa Maria, CA

ENLARGED FLOOR PLAN

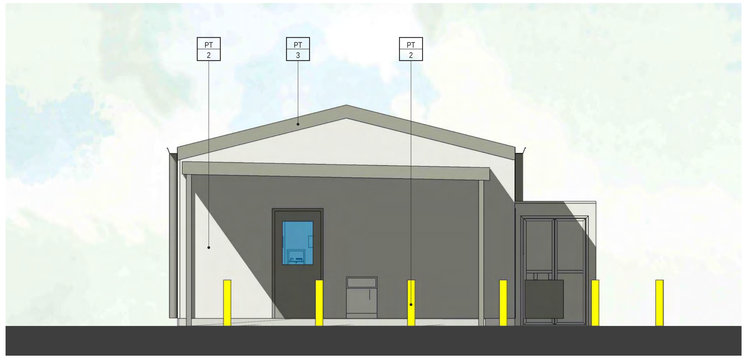
External Amenities

0 10' 20'

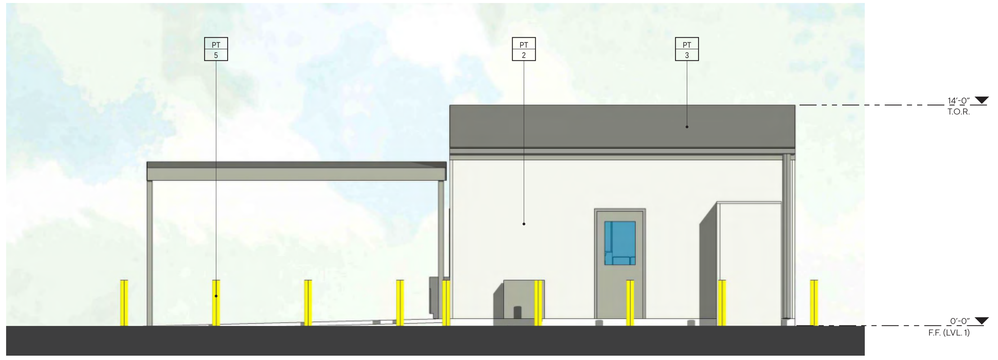
Architecture. Design. Relationships.

A8

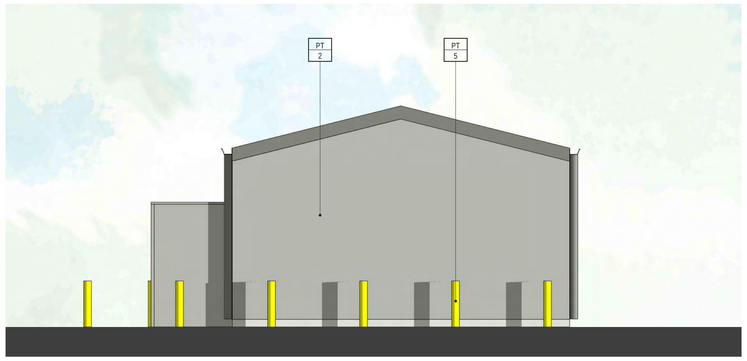
Scale 3/16" = 1'-0"
Job No. 2024-0141
Date 2025-04-07



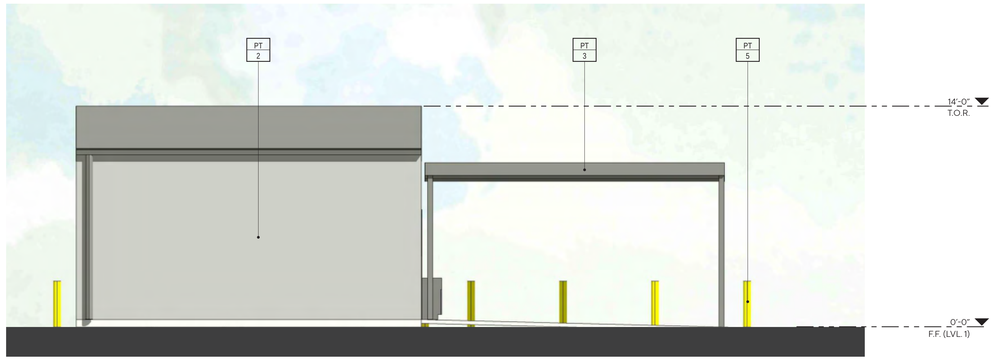
EAST ELEVATION [1]



NORTH ELEVATION [2]



WEST ELEVATION [3]



SOUTH ELEVATION [4]

GENERAL NOTES

1. MECHANICAL ROOF EQUIPMENT TO BE SCREENED FROM VIEW.
2. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS AND REVEAL LINES UNLESS NOTED OTHERWISE. REVEAL COLOR TO MATCH THE ADJACENT FIELD COLOR.
3. PROVIDE 8'—0" WIDE COLOR SAMPLE ON BUILDING, FULL HEIGHT FROM BASE TO PARAPET FOR APPROVAL BY ARCHITECT AND OWNER PRIOR TO PAINTING.
4. ALL PAINT, STAIN, SANDBLAST, ETC. FINISHES AND JOINTS/REVEALS SHOWN IN ELEVATION VIEW SHALL RETURN TO THE NEAREST INSIDE CORNER OR INTO WINDOW JAMBS.
5. ALL WALL PAINT FINISHES ARE TO BE FLAT, METAL PAINT TO BE SEMI—GLOSS UNLESS NOTED OTHERWISE.
6. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
7. T.O.P. = TOP OF PARAPET ELEVATION
8. F.F. = FINISH FLOOR ELEVATION
9. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS, AND LINTELS SHALL BE DESIGNED TO RESIST 90 MPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.

PT-1
APPLIED TO INSULAED METAL PANELS
COLOR TO MATH
RAL 9018
PAPYRUS WHITE

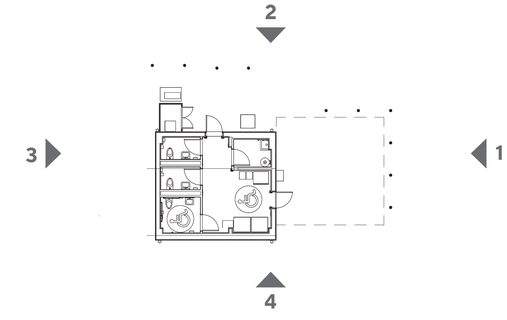
PT-2
APPLIED TO INSULAED METAL PANELS
COLOR TO MATCH
RAL 7038
AGATE GREY

PT-3
APPLIED TO INSULAED METAL PANELS
COLOR TO MATCH
RAL 7023
CONCRETE GREY

PT-4
APPLIED TO INSULAED METAL PANELS
PANTONE
2995 C
PRIME BLUE

PT-5
APPLIED TO CONCRETE BASE
COLOR TO MATCH:
SAFETY YELLOW

KEY MAP



SEEFRIED INDUSTRIAL PROPERTIES

DISTRIBUTION CENTER
Santa Maria, CA

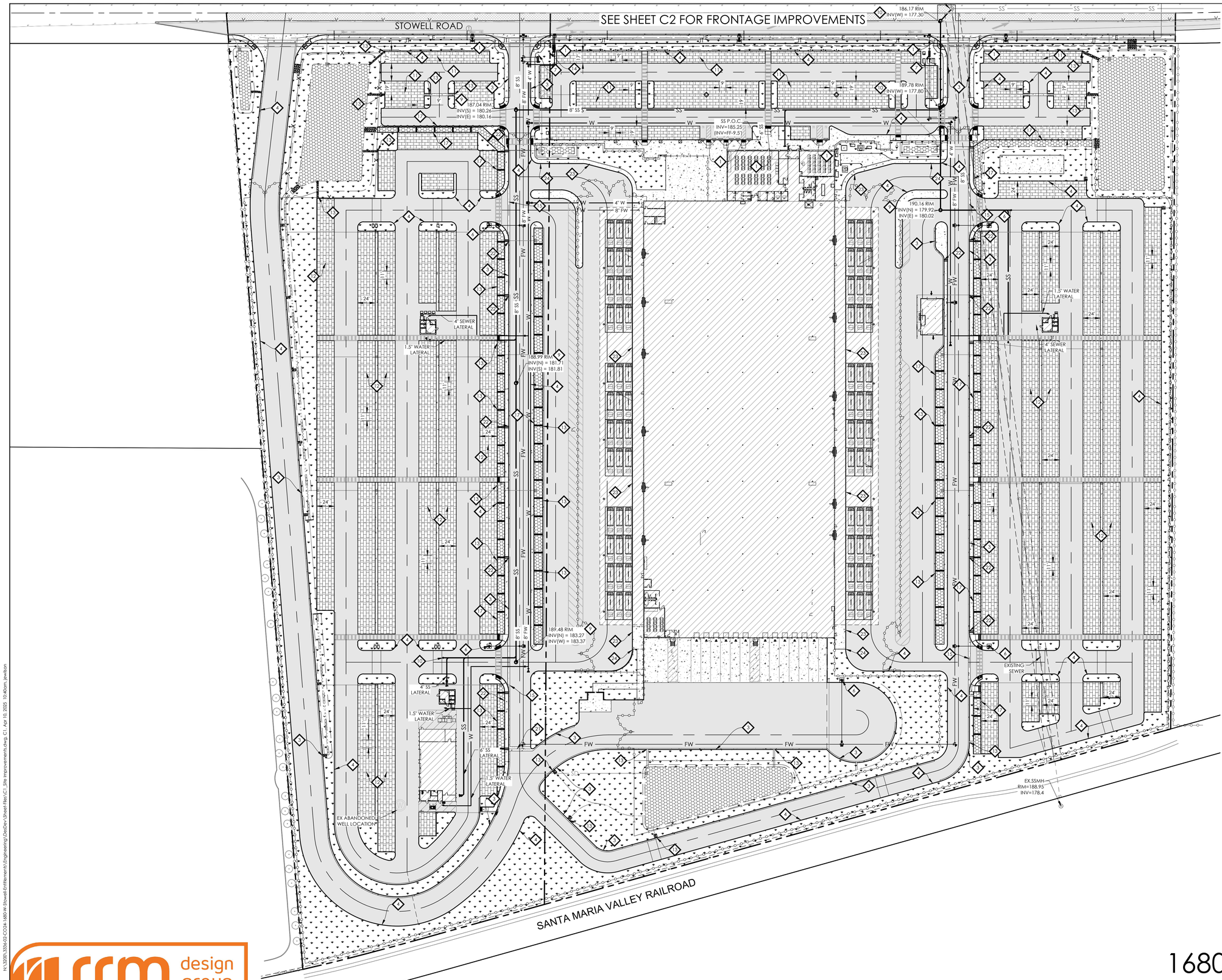
ELEVATIONS
External Amenities

0 8' 16'

Architecture. Design. Relationships.

A9

Scale 1/8" = 1'-0"
Job No. 2024-0141
Date 2025-04-07



PRELIMINARY KEY NOTES

1. ACCESSIBLE CURB RAMP PER CALTRANS STANDARD A88A.
2. CONCRETE CROSS GUTTER AND SPANDREL PER CITY STANDARD RD-18A.
3. 6" CURB AND GUTTER PER CITY STANDARD RD-11.
4. 6" CURB PER CITY STANDARD RD-11.
5. COMBINATION CURB, GUTTER, AND SIDEWALK PER CITY STANDARD RD-11.
6. FIRE HYDRANT ASSEMBLY PER CITY STANDARD WA-31.
7. 6" FIRE SERVICE BACKFLOW PREVENTION ASSEMBLY PER CITY STANDARD WA-27F.
8. DOMESTIC WATER METER PER CITY STANDARD
9. 48" SEWER MANHOLE PER CITY STANDARD SS-10D.
10. SEWER CLEANOUT PER CITY STANDARD SS-12B.
11. ASSOCIATE PARKING LOT STRIPING 9' WIDE BY 19' DEEP UNLESS NOTED OTHERWISE.
12. VAN PARKING STALL STRIPING 11' WIDE BY 24' DEEP.
13. 2' WIDE CURB CUT WITH ROCK ENERGY DISSIPATER.
14. 4" DOMESTIC BACKFLOW PREVENTION ASSEMBLY.
15. 3' WIDE VALLEY GUTTER.
16. FRONTAGE IMPROVEMENTS TO INCLUDE (2) EAST BOUND 12' TRAVEL LANES, 6' BIKE LANE, 6' SIDEWALK, AND 10' PUE WITHIN THE EXISTING 84' ROW PER SECONDARY ARTERIAL SECTION ON CITY STANDARD RD-23
17. INSTALL DEEPENED CURB ALONG BIO RETENTION FACILITIES AND WEIRS THAT SUPPORT THE DEEPENED CURBS EVERY 50 ' (TYP).
18. CONNECT PROPOSED UTILITIES TO EXISTING SERVICES WITHIN STOWELL ROAD.
19. INSTALL PEDESTRIAN BARRICADE PER CITY STANDARD RD-34A
20. INSTALL STREET LIGHT PER CITY STANDARD SL-11A IN ACCORDANCE WITH SPECIFICATION S-106.
21. 6' WIDE VALLEY GUTTER.
22. REVERSE SIDEWALK UNDERDRAIN TO OUTLET TO BIO RETENTION FACILITIES
23. INSTALL FLUSH CURB.
24. 3.0' TRANSITION FROM FLUSH CURB TO 6" CURB.

LEGEND

- PROPOSED AC
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVER AREA
- PROPOSED TREATMENT AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING/ROOF AREA
- W — PROPOSED PRIVATE 4" DOMESTIC WATER
- FW — PROPOSED PRIVATE 8" FIRE WATER
- SS — PROPOSED 8" PVC SEWER MAIN LINE. (S = 0.0025 FT/FT MIN.)
- E — PROPOSED ELECTRICAL LINE
- PROPOSED CITY STANDARD FIRE HYDRANT AND FIRE HYDRANT ASSEMBLY
- CITY STANDARD CLEANOUT
- 48" CITY STANDARD MANHOLE
- SD — PROPOSED PRIVATE STORM DRAIN (SEE GRADING AND DRAINAGE PLANS)
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER

0 60 120 180 feet
1"=60'

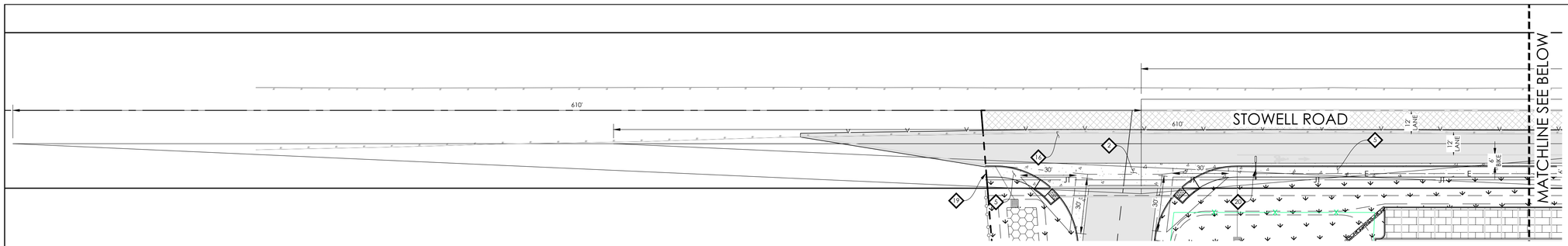
rrm design group

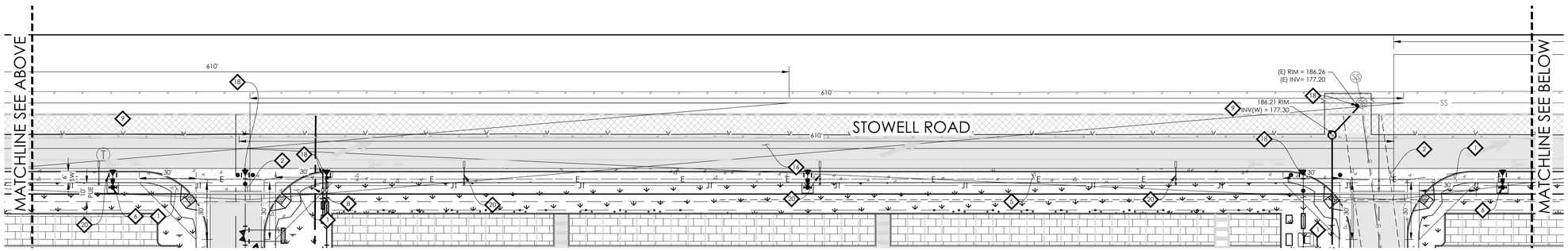
APRIL 10, 2025

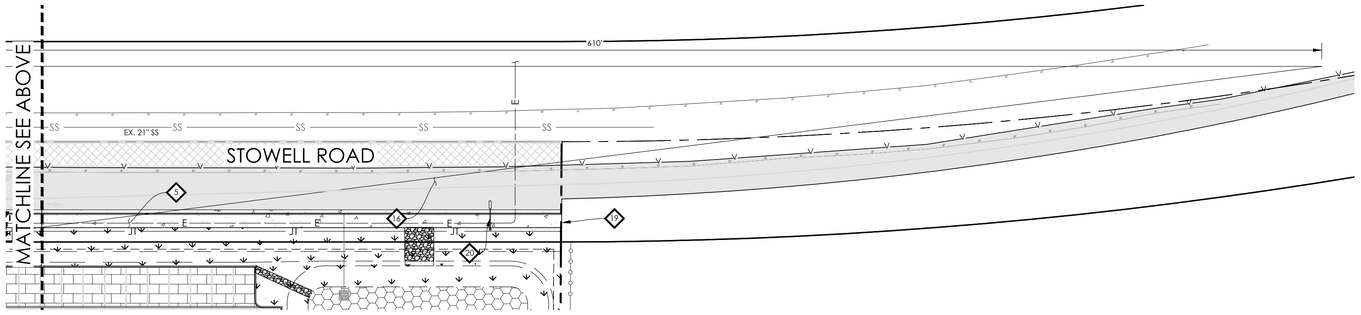
1680 STOWELL ROAD

SITE IMPROVEMENTS AND UTILITIES

C1







PRELIMINARY KEY NOTES

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11. PARKING LOT STRIPING 9' WIDE BY 18' DEEP UNLESS NOTED OTHERWISE.
12. PARKING STALL STRIPING 11' WIDE BY 24' DEEP.
13. 2' WIDE CURB CUT WITH ROCK ENERGY DISSIPATER.
14. 4" DOMESTIC BACKFLOW PREVENTION ASSEMBLY.
15. 3' WIDE VALLEY GUTTER.
16. FRONTAGE IMPROVEMENTS TO INCLUDE (2) EAST BOUND 12' TRAVEL LANES, 6' BIKE LANE, 6' SIDEWALK, AND 10' PUE WITHIN THE EXISTING 84' ROW PER SECONDARY ARTERIAL SECTION ON CITY STANDARD RD-23
17. INSTALL DEEPENED CURB ALONG BIO FILTRATION FACILITIES AND WEIRS THAT SUPPORT THE DEEPENED CURBS EVERY 50 ' (TYP).
18. CONNECT PROPOSED UTILITIES TO EXISTING SERVICES WITHIN STOWELL ROAD.
19. INSTALL PEDESTRIAN BARRICADE PER CITY STANDARD RD-34A
20. INSTALL STREET LIGHT PER CITY STANDARD SL-11A IN ACCORDANCE WITH SPECIFICATION S-106.

LEGEND

- PROPOSED AC
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVER AREA
- PROPOSED TREATMENT AREA
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING/ROOF AREA
- STOPPING SIGHT TRIANGLE
- CORNER CUTBACK SIGHT TRIANGLE
- W — PROPOSED PRIVATE 4" DOMESTIC WATER
- FW — PROPOSED PRIVATE 8" FIRE WATER
- SS — PROPOSED 8" PVC SEWER MAIN LINE. (S = 0.0025 FT/FT MIN.)
- E — PROPOSED ELECTRICAL LINE
- PROPOSED CITY STANDARD FIRE HYDRANT AND FIRE HYDRANT ASSEMBLY
- CITY STANDARD CLEANOUT
- 48" CITY STANDARD MANHOLE
- SD — PROPOSED PRIVATE STORM DRAIN (SEE GRADING AND DRAINAGE PLANS)
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER

0 30 60 90 feet
1"=30'

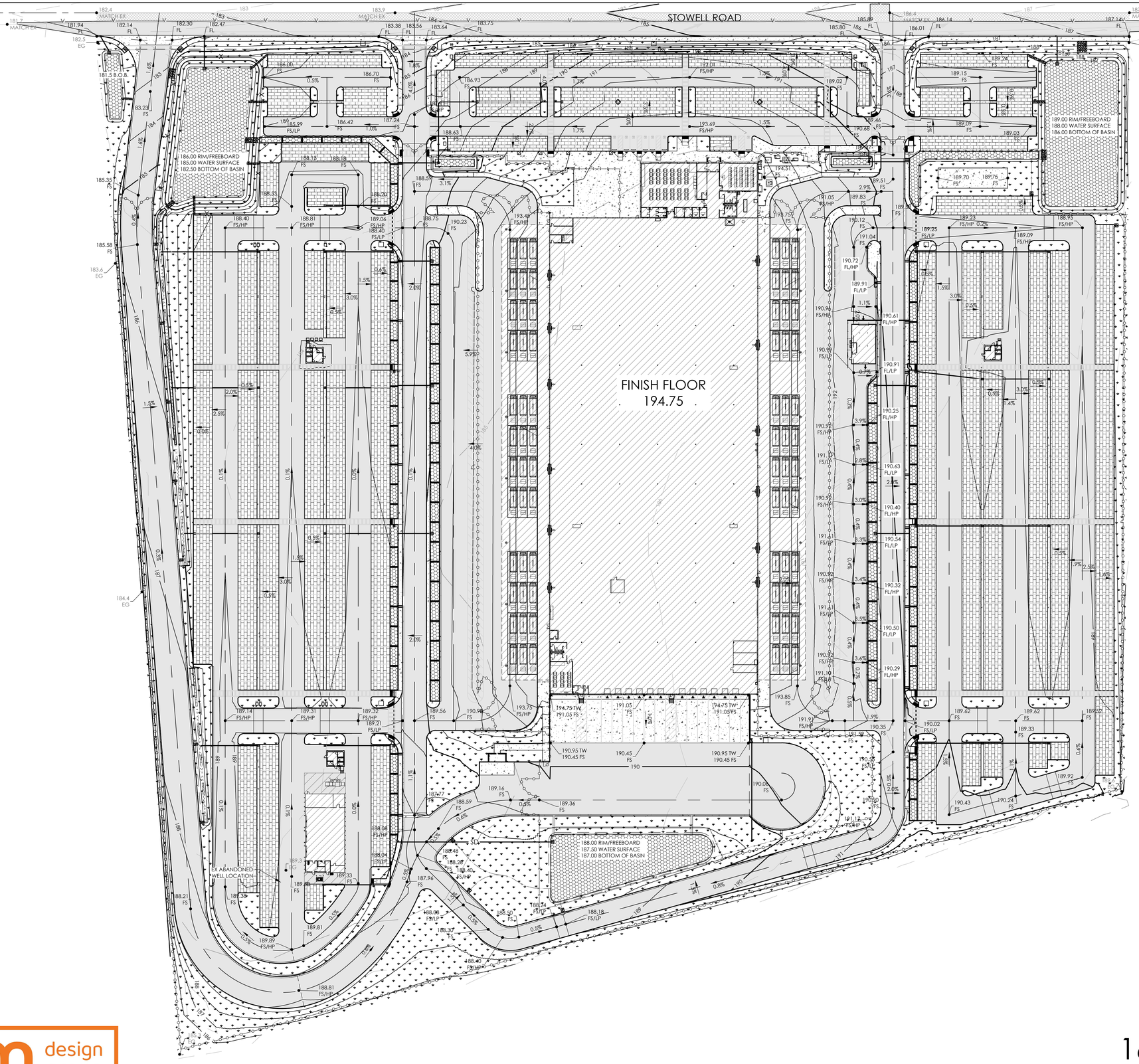
rrm design group

APRIL 10, 2025

1680 STOWELL ROAD

FRONTAGE IMPROVEMENTS

C2



LEGEND

- PROPOSED AC
- PROPOSED CONCRETE
- PROPOSED PERVIOUS PAVER AREA
- PROPOSED TREATMENT AREA
- PROPOSED TREATMENT AREA
- PROPOSED BUILDING/ROOF AREA
- SD — PROPOSED PRIVATE HDPE STORM DRAIN
- 24" SQUARE MID-STATE CATCH BASIN

ABBREVIATIONS

FF	FINISHED FLOOR
FS	FINISHED SURFACE
FL	FLOWLINE
TC	TOP OF CURB
EG	EXISTING GRADE
FG	FINISHED GRADE
INV	INVERT
TG	TOP OF GRATE
HP	HIGH POINT
LP	LOW PONT
B.O.B.	BOTTOM OF BASIN

APPROXIMATE EARTHWORK QUANTITIES

THE APPROXIMATE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE CALCULATED BETWEEN THE PROPOSED SUBGRADE AND EXISTING GRADE SURFACE, AND ARE SUBJECT TO CHANGE. THESE ESTIMATES DO NOT INCLUDE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE CONSIDERATIONS, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES. APPROXIMATE QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION AND COST ESTIMATES. CONTRACTOR IS ALSO RESPONSIBLE FOR ADJUSTMENTS TO SLOPE HINGE POINTS IN ORDER TO PROVIDE GRADED PAD AREA ADJACENT TO PATHS, WALKWAYS, AND ROADS FOR UTILITY BOXES, TRANSFORMERS, AND ABOVE GROUND UTILITY INFRASTRUCTURE.

Cut/Fill Evaluation	SF	Ft	Cu. Yd.		
	Area	Assumed Seciton	Fill (+)	Cut (-)	Net
Surface Cut/Fill	1,449,239	-	237,492	700	236,792
A C Road Hold down	591,231	1.5	-	32,846	(32,846)
Concrete Flat Work	93,422	0.7	-	2,318	(2,318)
Basin Hold Downs	72,077	4.0	-	10,678	(10,678)
Permeable Pavers	224,592	1.5	-	12,477	(12,477)
Building Foundation	250,205	3.0	-	27,801	(27,801)
TOTAL & NET	-	-	237,492	86,820	150,672 Import

NOTES

1. LID FACILITEIS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT AND EROSION. HEAVY MACHINERY WILL NOT COMPACT SOILS IN AREAS OF INFILTRATION. IF ANY SEDIMENT DISCHARGES INTO LID FACILITY, CONTRACTOR SHALL RESTORE TO PERFORMANCE DESIGN SPECIFICATIONS AS VERIFIED BY CIVIL ENGINEER. CONTRACTOR SHALL RESTORE TO PERFORMANCE DESIGN SPECIFICATIONS AS VERIFIED BY CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY GRADING OR BUILDING INSPECTOR 24-HOURS PRIOR TO INSTALLATION OF GRAVEL AND BIORETENTION SOIL TO VERIFY MATERIAL QUALITY.

0 60 120 180 feet
1"=60'

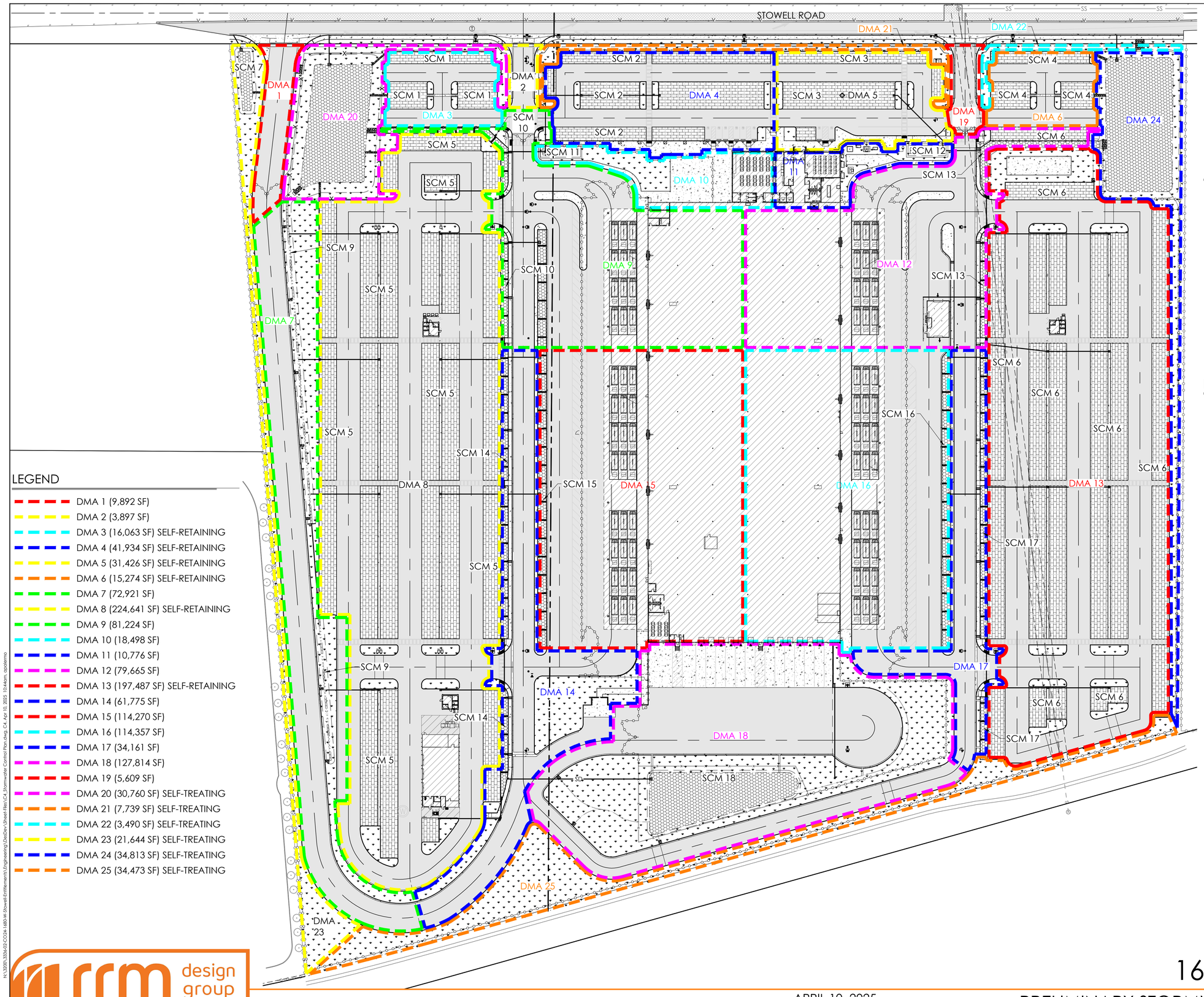
rrm design group

APRIL 10, 2025

1680 STOWELL ROAD

PRELIMINARY GRADING AND DRAINAGE PLAN

C3



LEGEND

- DMA 1 (9,892 SF)
- DMA 2 (3,897 SF)
- DMA 3 (16,063 SF) SELF-RETAINING
- DMA 4 (41,934 SF) SELF-RETAINING
- DMA 5 (31,426 SF) SELF-RETAINING
- DMA 6 (15,274 SF) SELF-RETAINING
- DMA 7 (72,921 SF)
- DMA 8 (224,641 SF) SELF-RETAINING
- DMA 9 (81,224 SF)
- DMA 10 (18,498 SF)
- DMA 11 (10,776 SF)
- DMA 12 (79,665 SF)
- DMA 13 (197,487 SF) SELF-RETAINING
- DMA 14 (61,775 SF)
- DMA 15 (114,270 SF)
- DMA 16 (114,357 SF)
- DMA 17 (34,161 SF)
- DMA 18 (127,814 SF)
- DMA 19 (5,609 SF)
- DMA 20 (30,760 SF) SELF-TREATING
- DMA 21 (7,739 SF) SELF-TREATING
- DMA 22 (3,490 SF) SELF-TREATING
- DMA 23 (21,644 SF) SELF-TREATING
- DMA 24 (34,813 SF) SELF-TREATING
- DMA 25 (34,473 SF) SELF-TREATING

PROJECT STATISTICS

(A) EXISTING CONDITION

IMPERVIOUS AREA: 625 SF

PERVIOUS AREA: 1,393,981 SF

(B) PROPOSED IMPROVEMENTS

TOTAL IMPERVIOUS AREA: 890,901 SF

PERMEABLE PAVER AREA: 224,592 SF

LANDSCAPE AREA: 279,113 SF

TOTAL PERVIOUS AREA: 503,705 SF

REQUIRED STORMWATER CONTROL MEASURES

TIER 1- RUNOFF REDUCTION
- ROOF DRAIN DISCONNECT
- MINIMIZE IMPERVIOUS AREAS

TIER 2 - WATER QUALITY (85th PERCENTILE = 0.9")
- ON-SITE RETENTION-BASED INFILTRATION

TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.5")
- PERMEABLE PAVERS AND BIORETENTION BASINS WILL RETAIN AND INFILTRATE AN APPROXIMATE VOLUME OF 248,520 CF

TIER 4 - PEAK MANAGEMENT
- ONSITE BASINS ARE SIZED TO MITIGATE REQUIRED PEAK FLOWS DISCHARGED FROM THE PROJECT. THE SITE DISCHARGE SHALL NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2-YEAR THROUGH 100-YEAR STORM EVENTS.

SANTA BARBARA FLOOD CONTROL

BOTH THE EAST AND WEST DETENTION BASIN WILL RESTRICT THE OUTFLOW DISCHARGE FLOW RATE AND FREE DRAIN TO THE STREET THROUGH A SIDEWALK UNDERDRAIN. THE WEST BASIN WILL DETAIN 42,471 CF AND THE EAST BASIN WILL DETAIN 33,292 CF. SEE THE STORM WATER CONTROL REPORT FOR SIZING INFORMATION.

0 60 120 180 feet
1"=60'

rrm design group

APRIL 10, 2025

1680 STOWELL ROAD

PRELIMINARY STORMWATER MANAGEMENT PLAN

C4

COMPLIANCE WITH MWELO

1. PROJECT INFORMATION - SEE COVER PAGE OF THIS DRAWING SET FOR ALL INFORMATION INCLUDING, DATE, PROJECT APPLICANT AND OWNER, AND ADDRESS.

   TOTAL LANDSCAPE AREA - PHASE 1: ONSITE: 279,113 SF
   SHRUBS GROUNDCOVER AND TREES - ONSITE: 279,113 SF

   TURF - 0 SF
2. PROJECT TYPE - NEW CONSTRUCTION
3. WATER SUPPLY - POTABLE
4. CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENT PACKAGE:
   X LANDSCAPE DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
   X IRRIGATION DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
   X GRADING DESIGN PLAN - PER CIVIL SHEETS
5. WATER BUDGET CALCULATIONS (MAWA) AND (ETWU). SEE BELOW.
6. I AGREE TO COMPLY WITH THE REQUIREMENTS OF MWELO.

LANDSCAPE ARCHITECT | CA LICENSE NUMBER #_4993_

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING ITEMS:
http://www.water.ca.gov/wateruseefficiency/docs/MWELO09-10-09.pdf

1. COMPOSTING
   Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area - unless contra-indicated by a soils report.
2. PLANT MATERIAL
   For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLs plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
3. IRRIGATION SYSTEM
   Shall comply with the following:
   Automatic irrigaiton controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
   Irrigation controllers shall be a type which does not lose programming data in the event the primary power source is interrupted.
   Pressure regulators shall be installed on the irrigation system o ensure the dynamic pressure of the system is within the manufactures recommended pressure range.
   All irrigaiton emiision dvices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard," All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
   Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
4. FINAL INSPECTION
   At the time of final inspection, the CONTRACTOR must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

WATER USE CALCS

Appendix B - Sample Water Efficient Landscape Worksheet

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Document Package

Reference Evapotranspiration (Eto) 52.1

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1 - DT Shrubs	0.25	Drip	0.91	0.27	203852	56003.30	1,809,018
2 - DT Trees	0.25	Bubbler	0.8	0.31	1625	507.81	16,403
3 - Mod Shrubs	0.5	Drip	0.91	0.55	69611	38247.80	1,235,481
4 - Mod Trees	0.5	Bubbler	0.8	0.63	4025	2515.63	81,260
				Totals	279113	97274.54	3,142,162
Special Landscape Areas							
Play Field				1	0		0
Edibles				1	0		0
Other				1	0		0
				Totals	0		0
						ETWU Total	3,142,162
						Maximum Allowed Water Allowance (MAWA)	4,057,159

Hydrozone #/Planting Description
E.G.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

Irrigation Method
overhead spray or drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

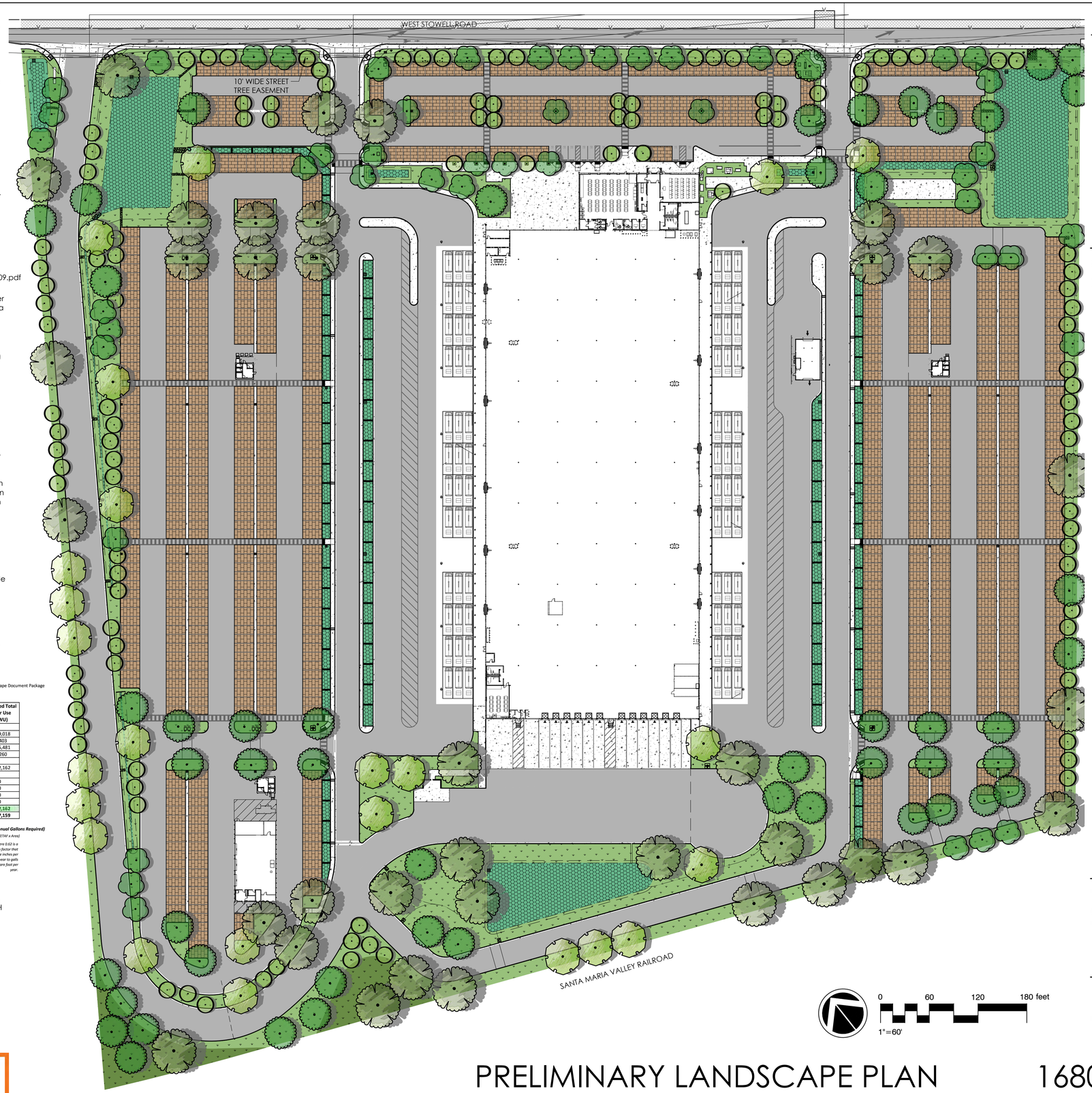
ETWU (Annual Gallons Required)
Eto x 0.62 x ((ETAF x Area)

where 0.62 is a conversion factor that converts acre inches per acre per year to gallo per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA)]+[(1-ETAF) x SLA)]

TOTAL LANDSCAPE AREA

THE TOTAL LANDSCAPE AREA FOR THIS PROJECT IS 279,113 SQFT WHICH AT 20% OF SITE COVERAGE, EXCEEDS THE CITY'S MINIMUM REQUIREMENT OF 15% MINIMUM LANDSCAPE COVERAGE.



PLANTING NOTES

1. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR ONLY. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND THE LIST, PLANS SHALL PREVAIL.
2. PLANT LOCATIONS SHOWN ON THE PLANS ARE DIAGRAMATIC. CONTRACTOR SHALL LOCATE ALL PLANT MATERIAL UNDER THE DIRECTION OF THE AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING HOLE EXCAVATION.
3. THE AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANTING LAYOUT AS WORK PROGRESSES.
4. ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL A 3" LAYER OF 'WALK ON BARK' MULCH IN ALL NON LID PLANTING AREAS AND SLOPES. REFER TO CIVIL PLANS FOR SURFACE TREATMENT ON LID AREAS.
6. CONTRACTOR SHALL PROVIDE CONCRETE MOW CURB PER PLANS AND SPECIFICATIONS BETWEEN ALL TURF AND SHRUB/GROUNDCOVER AREAS UNLESS OTHERWISE NOTED.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
TREES				
	MELALEUCA QUINQUENERVIA	PAPERBARK TREE	15 GAL	LOW
	PLATANUS MEXICANA	MEXICAN SYCAMORE	24"BOX	MODERATE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	VERY LOW
	TIPUANA TIPU	TIPU TREE	15 GAL	LOW
	ZELKOVA SERRATA	JAPANESE ZELKOVA	15 GAL	LOW

SMALL TO MEDIUM SHRUBS — 181,079 SQ FT
- ACHILLEA X 'MOONSHINE'
- AGAVE X 'BLUE GLOW'
- DIETES BICOLOR
- FESTUCA IDAHOENSIS 'SISKIYOU BLUE'
- HESPERALOE PARVIFLORA 'PERPA'
- LEYMUS CONDENSATUS 'CANYON PRINCE'
- SALVIA GREGGII 'ALBA'
- SEDUM X 'AUTUMN JOY'

MEDIUM TO LARGE SHRUBS — 33,046 SQ FT
- AGAVE AMERICANA 'MARGINATA'
- AGAVE ATTENUATA
- CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT
- FRANGULA CALIFORNICA 'LEATHERLEAF'
- HETEROMELES ARBUTIFOLIA
- PHLOMIS FRUTICOSA
- PHORMIUM TENAX
- PHYSOCARPUS OPULIFOLIUS 'MONLO'

BIOSWALE PLANTS — 69,966 SQ FT
- ELYMUS MOLLIS
- FESTUCA RUBRA
- JUNCUS PATENS
- MUHLENBERGIA RIGENS
- SESLERIA X 'GREENLEE'

PARKING AREA TREES

PROPOSED EMPLOYEE PARKING SPOTS	257
REQUIRED TREE COUNT IN EMPLOYEE PARKING AREAS (1 TREE PER 6 STALLS)	43
PROPOSED TREE COUNT IN EMPLOYEE PARKING AREAS	64

PARKING LANDSCAPE AREA

TOTAL EMPLOYEE PARKING SPOTS: $\frac{257}{20}$ x 200 = REQUIREMENT OF 2570 SQ FT

PROPOSED CENTRAL PARKING ISLAND LANDSCAPE AREA 2800 SQ FT

rrm design group

PRELIMINARY LANDSCAPE PLAN

APRIL 10, 2025

1680 STOWELL ROAD L-1

N:\3200\3334.02-CO24-1680 W Stowell Entitlements\Landscape Architecture\Total L1 Concept Design\Sheet Files\LP-3334.02.dwg, L-1, Apr 10, 2025, B1:Barn, dknight

TREES

BETULA NIGRA 'BNMTF'
DURA HEAT RIVER BIRCH

CERCIS OCCIDENTALIS
WESTERN REDBUD (MULTI-TRUNK)

OLEA EUROPAEA 'WILSONII'
WILSON OLIVE

PLATANUS MEXICANA
MEXICAN SYCAMORE

PRUNUS CERASIFERA
PURPLE-LEAF PLUM

PAVERS

PERMEABLE PAVERS
AIR VOL BLOCK, ROMAN CLASSIC

NOTES:

SEE SHEET A1 FOR FENCE TYPES AND LOCATIONS

SHRUBS

ACHILLEA X 'MOONSHINE'
MOONSHINE YARROW

AGAVE AMERICANA 'MARGINATA'
VARIEGATED CENTURY PLANT

AGAVE ATTENUATA
FOXTAIL AGAVE

AGAVE X 'BLUE GLOW'
BLUE GLOW AGAVE

CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'
YANKEE POINT CARMEL CREEPER

DIETES BICOLOR
FORTNIGHT LILY

ELYMUS MOLLIS
AMERICAN DUNEGRASS

FESTUCA IDAHOENSIS 'SISKIYOU BLUE'
SISKIYOU BLUE FESCUE

FESTUCA RUBRA
RED FESCUE

FRANGULA CALIFORNICA 'LEATHERLEAF'
LEATHERLEAF COFFEEBERRY

HESPERALOE PARVIFLORA 'PERPA'
BRAKELIGHTS RED YUCCA

HETEROMELES ARBUTIFOLIA
TOYON

JUNCUS PATENS
CALIFORNIA GRAY RUSH

LEYMUS CONDENSATUS 'CANYON PRINCE'
CANYON PRINCE GIANT WILD RYE

MUHLENBERGIA RIGENS
DEER GRASS

PHLOMIS FRUTICOSA
JERUSALEM SAGE

PHORMIUM TENAX
NEW ZEALAND FLAX

PHYSOCARPUS OPULIFOLIUS 'MONLO'
DIABLO NINEBARK

SALVIA GREGGII 'ALBA'
WHITE TEXAS SAGE

SEDUM X 'AUTUMN JOY'
AUTUMN JOY SEDUM

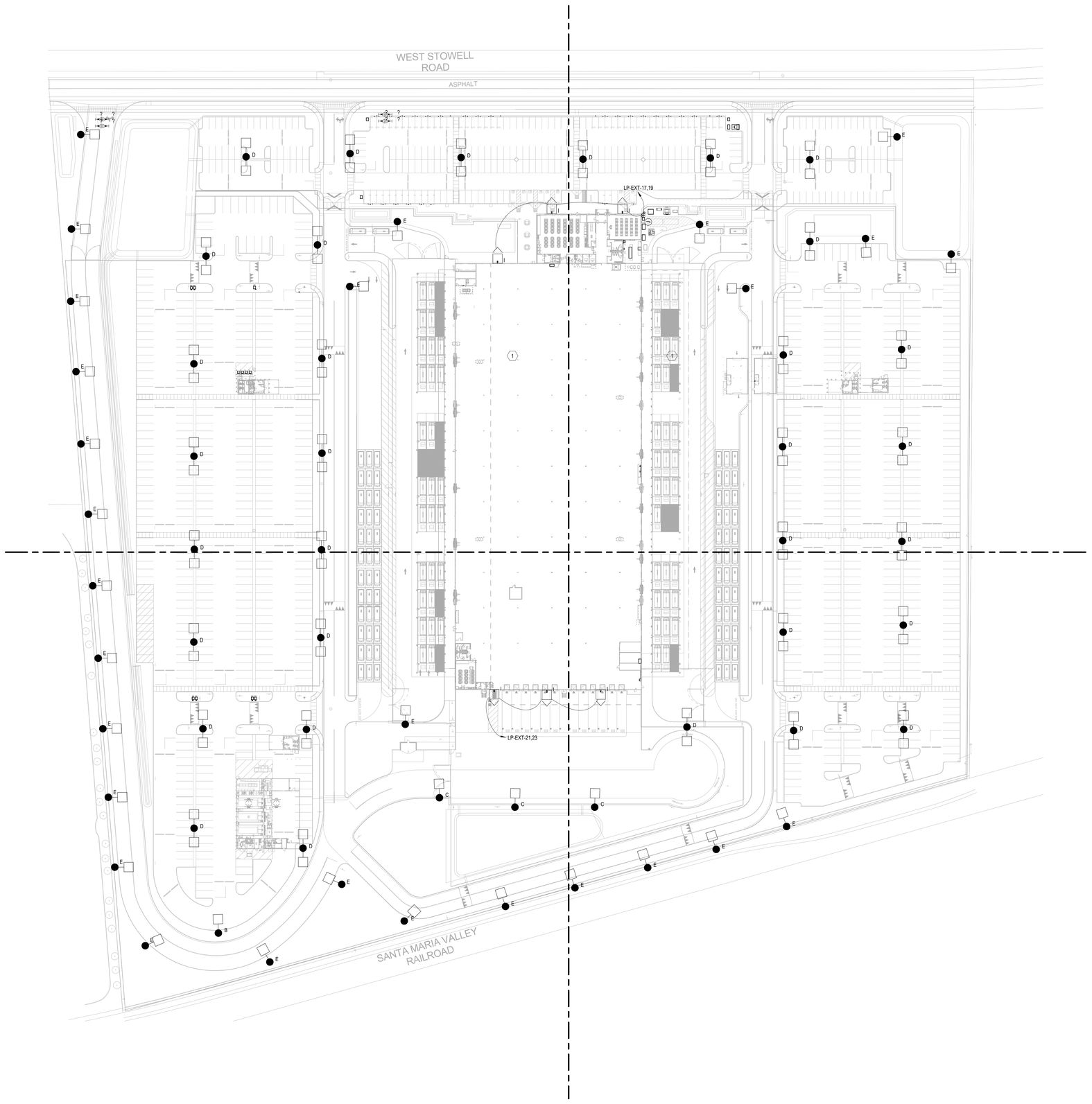
SESLERIA X 'GREENLEE'
GREENLEE MOOR GRASS

rrm design group

LANDSCAPE MATERIALS

1680 STOWELL ROAD L-2

APRIL 10, 2025



SITE GENERAL NOTES

1. ALL UNDERGROUND CONDUITS SHALL BE MINIMUM 1" SCHEDULE 40 PVC AND SHALL INCLUDE A GROUND WIRE FOR THE CIRCUIT, UNLESS NOTED OTHERWISE.
2. ALL CONDUCTORS SHALL BE #10 AWG CU, UNLESS NOTED OTHERWISE
3. GROUND AND BOND ALL EQUIPMENT IN ACCORDANCE WITH CEC
4. REFER TO ONE-LINE DIAGRAM FOR ELECTRIC SERVICE SIZE
5. FURNISH AND INSTALL PROTECTIVE BOLLARDS AS REQUIRED. COORDINATE WITH CIVIL FOR REQUIREMENTS.
6. COORDINATE CONDUIT ROUTING WITH ALL OTHER UNDERGROUND UTILITIES
7. PROVIDE METER BASE, CURRENT TRANSFORMER ENCLOSURE, AND/OR MAIN SERVICE DISCONNECT AT AND EXTERIOR LOCATION ADJACENT TO THE UTILITY TRANSFORMER, COORDINATE WITH CIVIL FOR SPACE REQUIRED.
8. SITE LIGHTING POLE AND BASES SHALL BE MOUNTED A MINIMUM OF 24" FROM ANY UNDERGROUND EV CONDUIT STUB-UP OR PULL-BOX. EV CONDUIT STUB-UP LOCAITONS SHALL HAVE HIERARCHY OVER SITE LIGHTING POLE LOCATIONS.
9. ALL POLE LOCATIONS SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER PRIOR TO BEGINNING OF WORK.
10. ALL CIRCUITS SHALL BE ROUTED THROUGH LIGHTING RELAY PLANS AND CONTROLLED VIA PHOTOSENSOR AND TIMECLOCK. PROVIDE ROOF MOUNTED PHOTOSENSOR, FACE SENSOR TOWARDS TRUE NORTH.
11. COORDINATE WITH CIVIL DRAWINGS FOR FINAL LOCATION OF PYLON AND MONUMENT ELECTRICAL LIGHTING.

KEYNOTES

1. REFER TO SHEET E1.10 FOR EXACT LOCATIONS OF TYPE H1 FIXTURE. FIXTURE TO BE MOUNTED AT 16' TYP.

1 OVERALL SITE PLAN - LIGHTING
Scale: 1" = 60'-0"

Architecture. Design. Relationships.

REGISTERED PROFESSIONAL ENGINEER
MARK N. BIGBIE
E 16307
ELECTRICAL
STATE OF CALIFORNIA
4/10/25

CONSULTANT

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Project Number:24030185
Drawn By:SS Checked By:SD

SEEFRIED INDUSTRIAL PROPERTIES

DIZ1 - DISTRIBUTION CENTER
1680 WEST STOWELL ROAD
SANTA MARIA, CA

OVERALL SITE PLAN - LIGHTING

Project Number: 2024-0141
Plan Check Number:
11/11/2024 PERMIT SET

SHEET
E1.01

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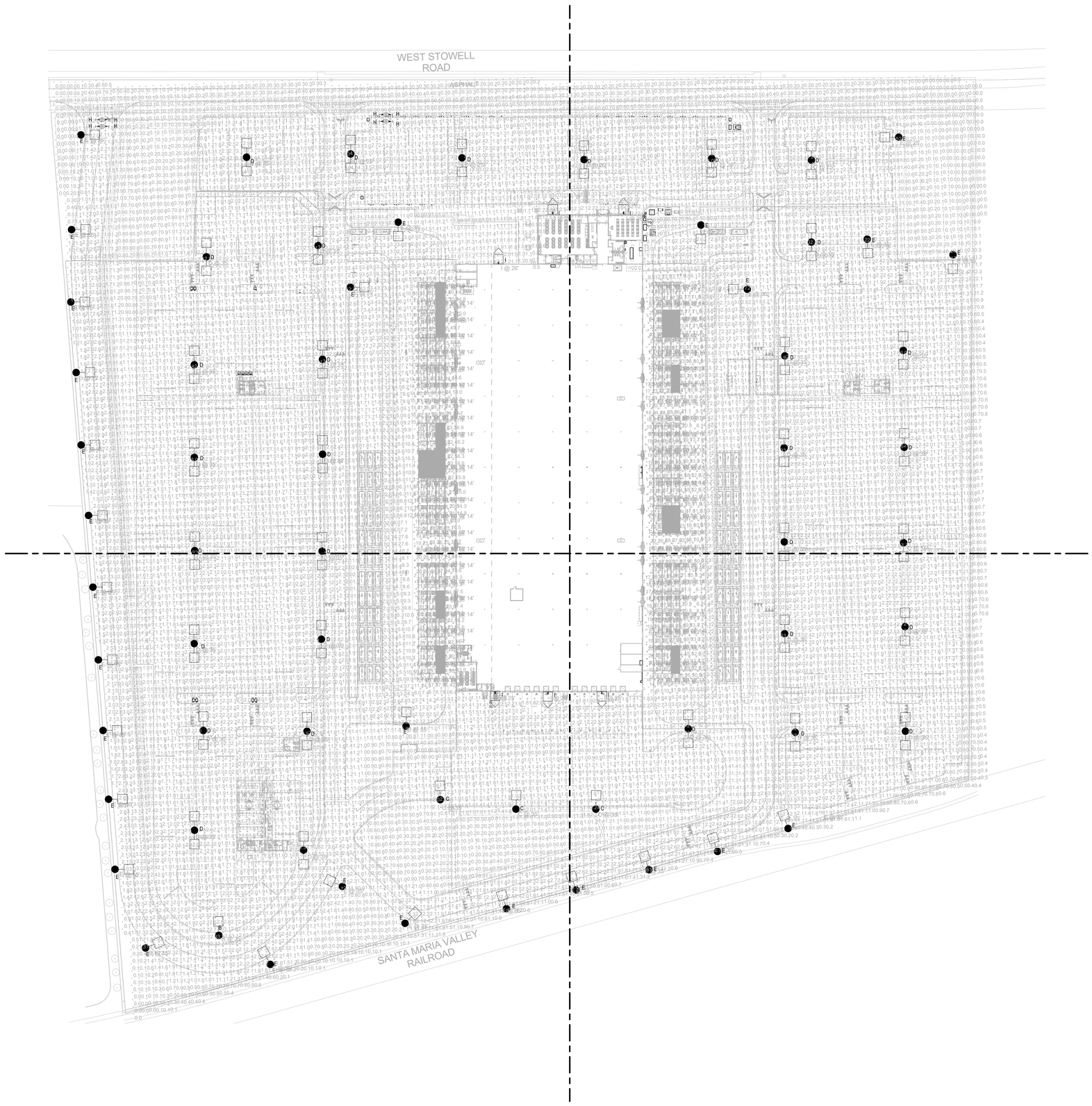

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST PARKING LOT	+	1.7 fc	3.4 fc	.4 fc	8.5:1	4.25:1
LOADING DOCK	+	2.1 fc	4. fc	1.3 fc	3.08:1	1.61:1
NORTH PARKING LOT	+	1.8 fc	5.6 fc	.5 fc	11.2:1	3.6:1
OPEN TRUCK YARD	+	1.6 fc	2.9 fc	.9 fc	3.22:1	1.78:1
UNDER CANOPY EAST	+	20.7 fc	26.1 fc	10.1 fc	2.58:1	2.05:1
UNDER CANOPY WEST	+	20.6 fc	26.1 fc	9.9 fc	2.64:1	2.08:1
VAN QUEING AREA WEST	+	3.7 fc	15.2 fc	1.6 fc	9.5:1	2.31:1
VAN QUEING EAST	+	3.8 fc	15.3 fc	1.7 fc	9:1	2.24:1
VEHICULAR ROADS	+	2.1 fc	5.1 fc	.3 fc	17:1	7:1
WEST PARKING LOT	+	1.9 fc	5.7 fc	.7 fc	8.14:1	2.71:1

1 OVERALL SITE PLAN - PHOTOMETRIC
Scale: 1" = 60'-0"

Architecture.
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SEAL

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SANTA MARIA, CA

OVERALL SITE PLAN - PHOTOMETRIC

Project Number: 2024-0141
Plan Check Number:
11/11/2024 PERMIT SET

04/14/2025	1	DELTA 1

SHEET
E1.02

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