

CONSULTANT

PROFESSIONAL SEALS

PROJECT NAME

MS MOUNTAIN VIEW PARK

42684

AVENIDA ALVARADO  
CITY OF TEMECULA,  
CALIFORNIA

SDM

OWNER

MS-MOUNTAIN VIEW LLC  
C/O SILAGI DEVELOPMENT &  
MANAGEMENT, INC.101 HODENCAMP ROAD, SUITE 200  
THOUSAND OAKS, CA 91360  
PHONE: 805-494-7704v2 1/18/2022 PLANNING SUBMITTAL 02  
v1 5/20/2022 PLANNING SUBMITTAL 01  
MARK DATE DESCRIPTIONRGA PROJECT NO: 19073.00  
OWNER PROJECT NO: -  
DRAWN BY: C.P.  
CHECK'D BY: M.G.COPYRIGHT  
RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE:

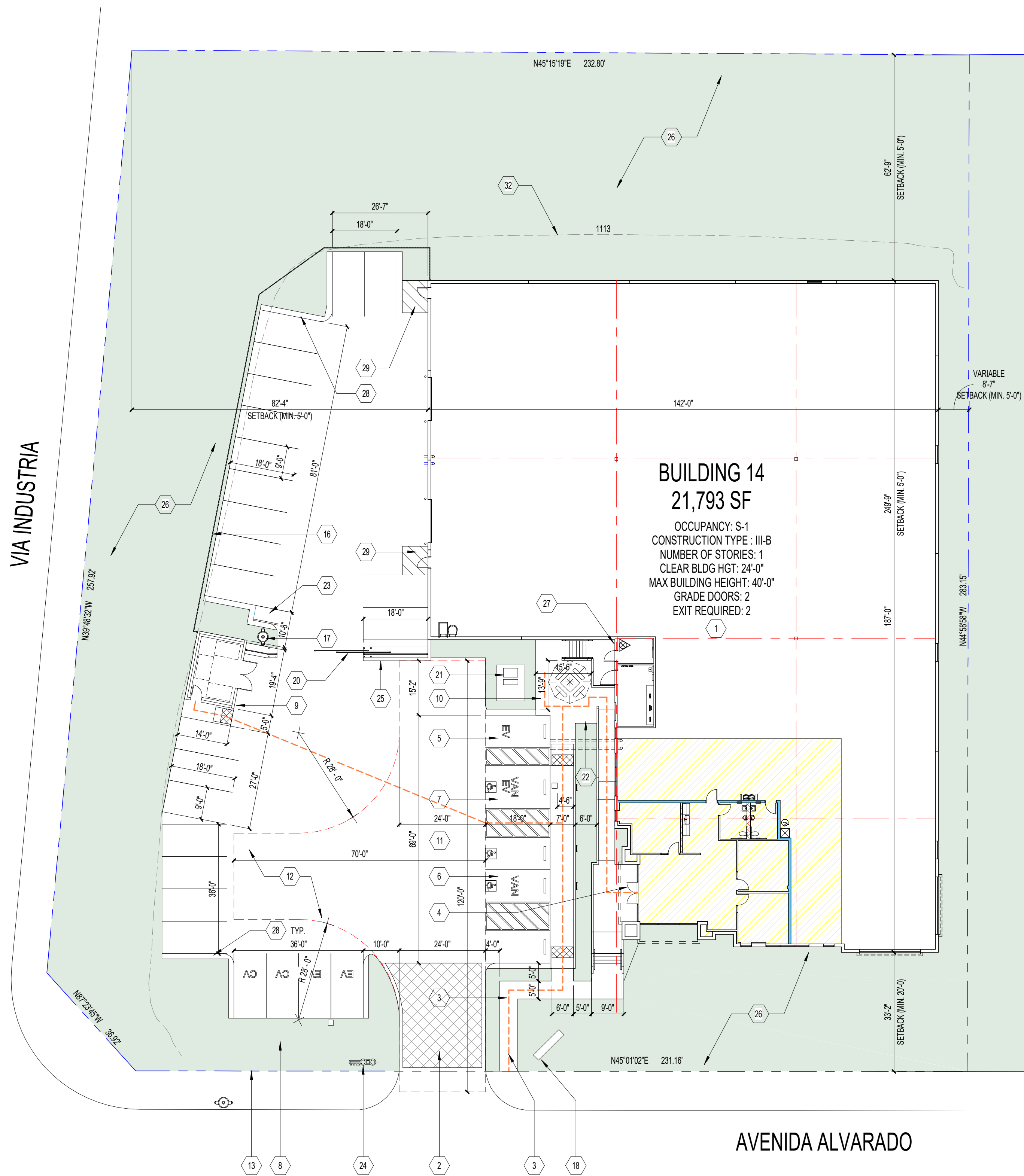
SITE PLAN

## SHEET INDEX

| SHEET NO. | SHEET NAME       | 1ST PLAN CHECK SUBMITTAL | 2ND PLAN CHECK SUBMITTAL |
|-----------|------------------|--------------------------|--------------------------|
| 14-A1-1P  | SITE PLAN        |                          |                          |
| 14-A2-1P  | FLOOR PLAN       |                          |                          |
| 14-A2-2P  | ROOF PLAN        |                          |                          |
| 14-A3-1P  | ELEVATIONS       |                          |                          |
| 14-A4-1P  | DETAILS          |                          |                          |
| 14-A5-1P  | SITE PHOTOS      |                          |                          |
| 14-A6-1P  | PERSPECTIVE VIEW |                          |                          |
| 14-A7-1P  | COLOR BOARD      |                          |                          |

## KEYNOTES

- NEW TYPE II B CONCRETE TILT UP BUILDING.
- PROPOSED CURB CUT AND DRIVE WAY APPROACH. PROVIDE 4'-0" MIN. ENHANCED PAVING AT SITE ENTRANCE AND PEDESTRIAN CROSSING WHERE INDICATED.
- ACCESSIBLE PATH OF TRAVEL.
- PRIMARY BUILDING ENTRANCE.
- 9' X 18' PARKING STALL.
- ACCESSIBLE PARKING STALL.
- FUTURE EVCS.
- LANDSCAPE AREA.
- TRASH ENCLOSURE. SEE DETAIL 7/04.1P. REFER TO DETAIL 5/04.1P FOR RING FOR PADLOCK PROVIDED.
- EMPLOYEE BREAK AREA.
- 24'-0" FIRE ACCESS LANE.
- FIRE DEPARTMENT REQUIRED HAMMER HEAD.
- PROPERTY LINE.
- EXISTING EASEMENT - REFER TO CIVIL DWGS.
- LOADING ZONE.
- PROPOSED TUBE STEEL FENCE - SEE 3/04.1
- FIRE HYDRANT.
- MONUMENT SIGN - LOCATION TBD.
- EXISTING PL TO BE REMOVED / MERGED - PER CIVIL DWGS.
- BI PARTING SLIDING GATE. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- TRANSFORMER PAD.
- BIKE RACK.
- 4'X7' MOTORCYCLE PARKING.
- DOUBLE CHECK DETECTOR VALVE.
- RETAINING WALL. SEE 14-A4-1P, DETAIL 9.
- SLOPED AREA.
- KNOX BOX FOR FIRE RISER ROOM ACCESS @ 6'-0" AFF PLACED ON THE RIGHT SIDE OF THE DOOR.
- 18" STEP OUT ADJACENT TO PARKING STALL.
- NO PARKING ZONE.
- DETENTION AREA PER CIVIL.
- FIRE DEPARTMENT ACCESS DOOR.
- TOPO LINE.

1 SITE PLAN  
1" = 20'-0"

AVENIDA ALVARADO



## VICINITY MAP



## PROJECT DIRECTORY

## OWNER / APPLICANT

SILAGI DEVELOPMENT & MANAGEMENT, INC.  
101 HODENCAMP ROAD, SUITE 200  
THOUSAND OAKS, CA 91360  
CONTACT: MOSHE SILAGI  
PHONE: 805-494-7704  
EMAIL: moshe@silagidevelopment.com  
OWNER REP: MARIO CALVILLO  
PHONE: 951-218-1803  
EMAIL: mcalvillo@eerriverside.com

## ARCHITECT

RGA, OFFICE OF ARCHITECTURAL DESIGN  
15231 ALTON PARKWAY, SUITE 100  
IRVINE, CA 92618  
CONTACT: MIKE GILL  
PHONE: 949-341-0922  
EMAIL: mgill@rga-architects.com

## CIVIL ENGINEER

SDH INC.  
14083 MERIDIAN PARKWAY  
RIVERSIDE, CA 92518  
CONTACT: STEVE SOMMERS  
PHONE: 951-683-3691  
EMAIL: steve@sdhinc.net

## LANDSCAPE ARCHITECT

SCOTT PETERSON LANDSCAPE ARCHITECT, INC.  
2883 VIA RANCHEROS WAY  
FALLBROOK, CA 92028  
CONTACT: SCOTT PETERSON  
PHONE: 951-317-3023  
EMAIL: scott@spalanc.com

## FIRE SUPPRESSION ENGINEER

GENERAL UNDERGROUND FIRE PROTECTION, INC.  
701 W GROVE AVE  
ORANGE, CA 92665  
CONTACT: VICTOR MACHADO  
PHONE: (714) 632-8646  
EMAIL: victor@gufire.com

## PROJECT DATA

|                                                   |                                                                                                                         |                             |                             |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------|
| ASSESSOR'S PARCEL NUMBER:                         | 909-290-049                                                                                                             | FLOOR AREA RATIO(S):        | 0.32                        |
| STREET ADDRESS:                                   | 42684 AVENIDA ALVARADO                                                                                                  | OCCUPANCY CLASSIFICATION:   | S-1                         |
| LEGAL DESCRIPTION OF THE PROPERTY:                | PARCEL 40 AS SHOWN BY PARCEL MAP 21382 IN PAR MAP BOOK 161, PAGE 47-60 RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA | TYPE OF CONSTRUCTION:       | III-B                       |
| ZONING DESIGNATION:                               | LI (LIGHT INDUSTRIAL)                                                                                                   | SPRINKLERS:                 | FULLY SPRINKLERED           |
| GENERAL PLAN DESIGNATION:                         | IP (INDUSTRIAL PARK)                                                                                                    | NUMBER OF STORIES:          | 1                           |
| EXISTING LAND USE / PROPOSED LAND USE:            | LI (LIGHT INDUSTRIAL)                                                                                                   | HEIGHT OF BUILDING:         | MAX BUILDING HEIGHT: 35'-0" |
| TOTAL SITE NET AREA:                              | 68,825 S.F. / 1.59 ACRES                                                                                                | BUILDING CLEAR HEIGHT:      | 24'-0"                      |
| TOTAL BUILDING AREA:                              | 21,793 S.F.                                                                                                             | DOCK DOORS:                 | 2                           |
| LOT COVERAGE:                                     | 32%                                                                                                                     | GRADE DOORS:                | 1                           |
| BUILDING AREA:                                    | 21,793 S.F.                                                                                                             |                             |                             |
| PARKING AREA:                                     | 15,211 S.F.                                                                                                             |                             |                             |
| LANDSCAPING AREA:                                 | 30,023 S.F.                                                                                                             |                             |                             |
| HARDSCAPE:                                        | 1,788 S.F.                                                                                                              |                             |                             |
| AUTO PARKING:                                     |                                                                                                                         |                             |                             |
| OFFICE:                                           | 1,800 SF                                                                                                                | OFFICE PARKING (1/200):     | 6 STALLS                    |
| WAREHOUSE:                                        | 19,993 SF                                                                                                               | WAREHOUSE PARKING (1/1000): | 20 STALLS                   |
| TOTAL AUTO PARKING:                               |                                                                                                                         |                             | 26 STALLS                   |
| NUMBER OF ACCESSIBLE SPACES:                      | 2 STALLS (1 VAN)                                                                                                        |                             | 23 STALLS                   |
| NUMBER OF EV SPACES REQUIRED:                     | 2 CLEAN AIR / VAN / POOL / EV                                                                                           |                             |                             |
| TABLES 5.106.5.2 / 5.106.5.3.3                    | 4 FUTURE EV READY                                                                                                       |                             |                             |
| NUMBER OF ACCESSIBLE EVCS PER TABLE 11B-228.3.2.1 | 1 VAN ACCESSIBLE                                                                                                        |                             |                             |
| MOTORCYCLE PARKING:                               | 1 SPACE - * REQUIRED - 1/25 AUTO PARKING PROVIDED                                                                       |                             |                             |
| BICYCLE PARKING:                                  | (1) TWO-BIKE RACK - * REQUIRED 5% OF AUTO PARKING PROVIDED                                                              |                             |                             |

|                        |                             |
|------------------------|-----------------------------|
| TYPE OF CONSTRUCTION:  | III-B                       |
| SPRINKLERS:            | FULLY SPRINKLERED           |
| NUMBER OF STORIES:     | 1                           |
| HEIGHT OF BUILDING:    | MAX BUILDING HEIGHT: 35'-0" |
| BUILDING CLEAR HEIGHT: | 24'-0"                      |
| DOCK DOORS:            | 2                           |
| GRADE DOORS:           | 1                           |

## SPACES PROVIDED

|          |           |
|----------|-----------|
| 6 STALLS | 23 STALLS |
|----------|-----------|



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101 HODENCAMP ROAD, SUITE 200  
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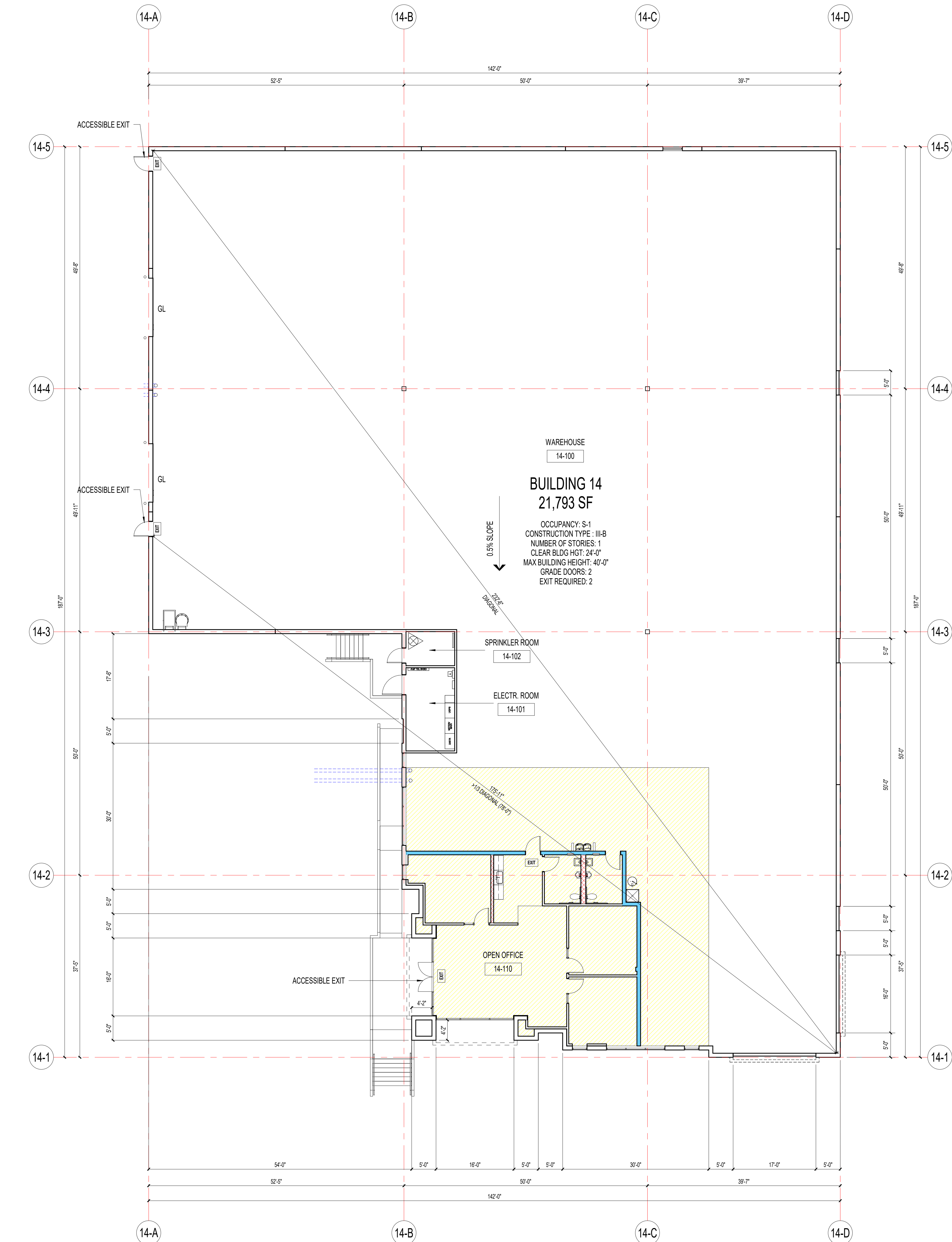
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DRAWN BY: C.P.  
CHECKD BY: M.G.

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SHEET TITLE:

FLOOR PLAN



1 FLOOR PLAN  
1" = 10'-0"

NOTES:  
1. ALL ROOF DRAINS TO BE INTERIOR.  
2. ROOF EQUIPMENT TO BE SCREEND FROM PUBLIC VIEW.





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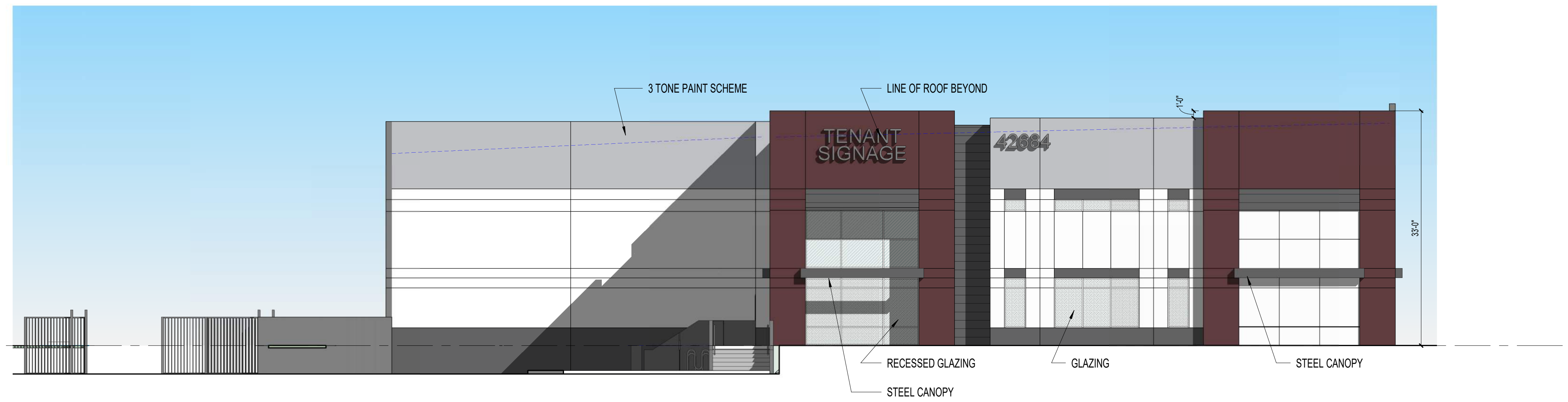
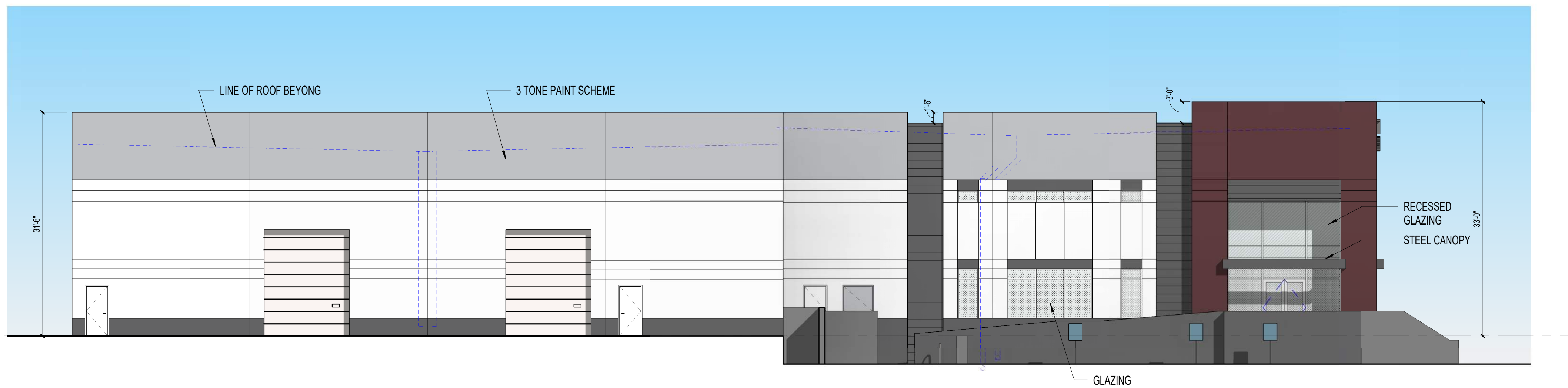
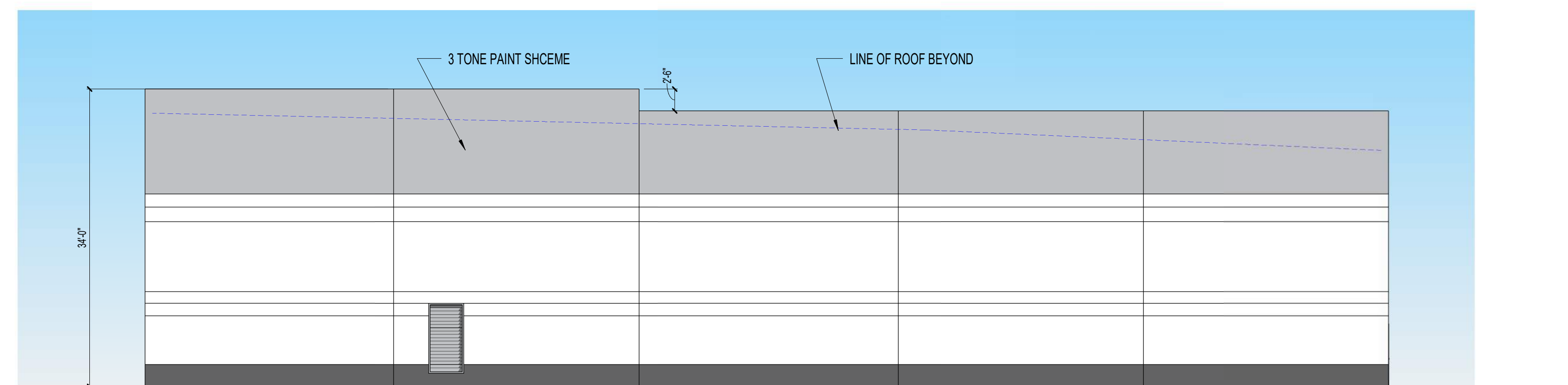
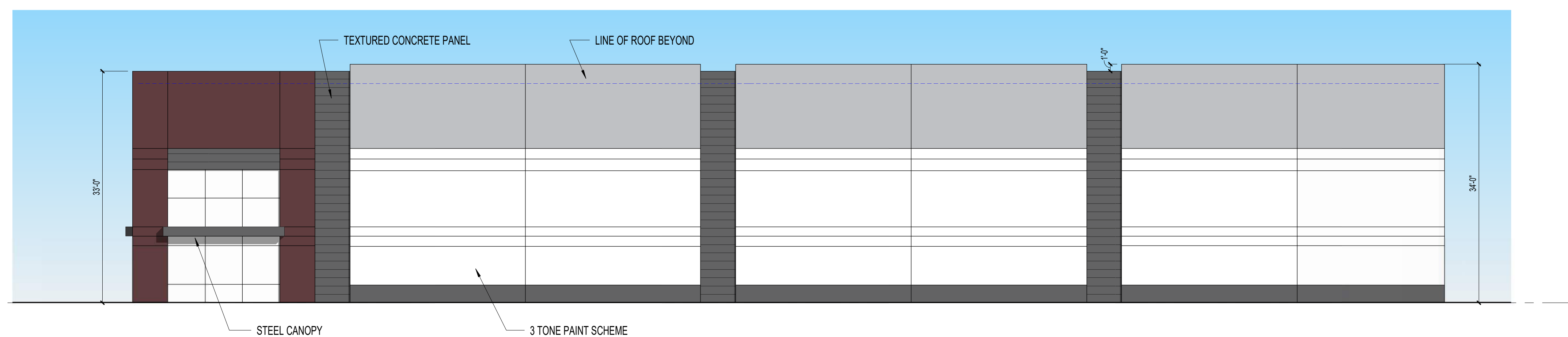
SHEET TITLE:

ELEVATIONS

APN# 909-290-049  
PA22-0593

SHEET:

14-A3-1P

1 SOUTH ELEVATION  
1" = 10'-0"2 WEST ELEVATION  
1" = 10'-0"3 NORTH ELEVATION  
1" = 10'-0"4 EAST ELEVATION  
1" = 10'-0"

## GENERAL NOTES

1. ALL ROOFTOP MECHANICAL UNITS WILL BE SCREENED FROM VIEW BY THE PARAPET WALLS.
2. REFER TO LANDSCAPE DWGS FOR EXACT SPECIES AND PLANT LOCATION.
3. MAIN DOORS TO MATCH ADJACENT WALL PAINT SCHEME.

## FINISH SCHEDULE

|                         |                         |
|-------------------------|-------------------------|
| 1. FIELD COLOR          | SW7063 NEBULOUSE WHITE  |
| 2. ACCENT COLOR         | SW7066 GRAY MATTERS     |
| 3A. ACCENT CORNER COLOR | SW6019 ROSENWALD        |
| 3B. ACCENT CORNER COLOR | SW6019 ROSENWALD        |
| 3C. ACCENT CORNER COLOR | SW6027 CORDOVAN         |
| 4. BASE ACCENT COLOR    | SW2640 WESTCHESTER GRAY |
| 5. GLAZING              | PPG VISTACOLOR PACIFICA |



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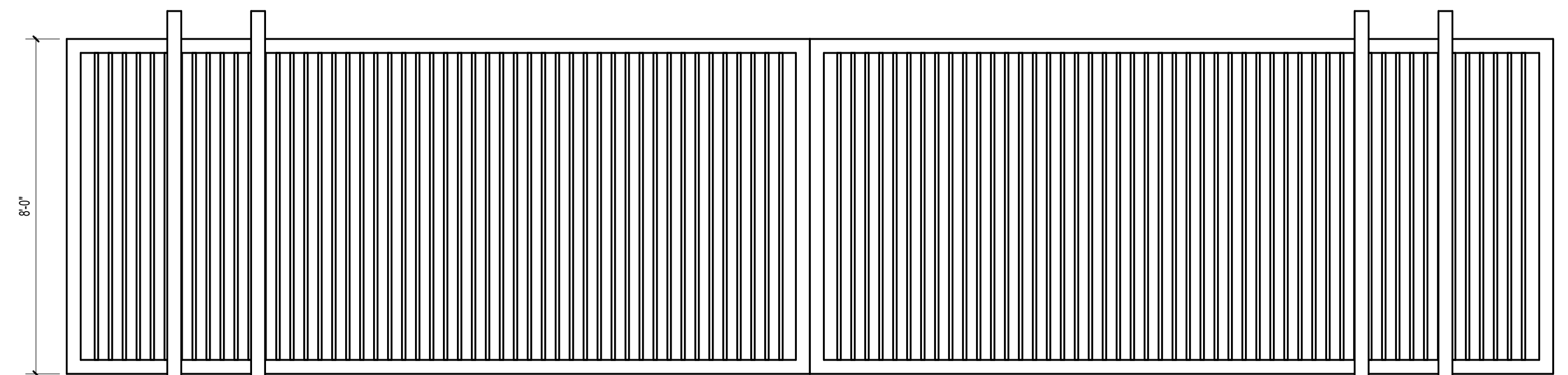
SHEET TITLE:

DETAILS

APN# 909-290-049  
PA22-0593

SHEET:

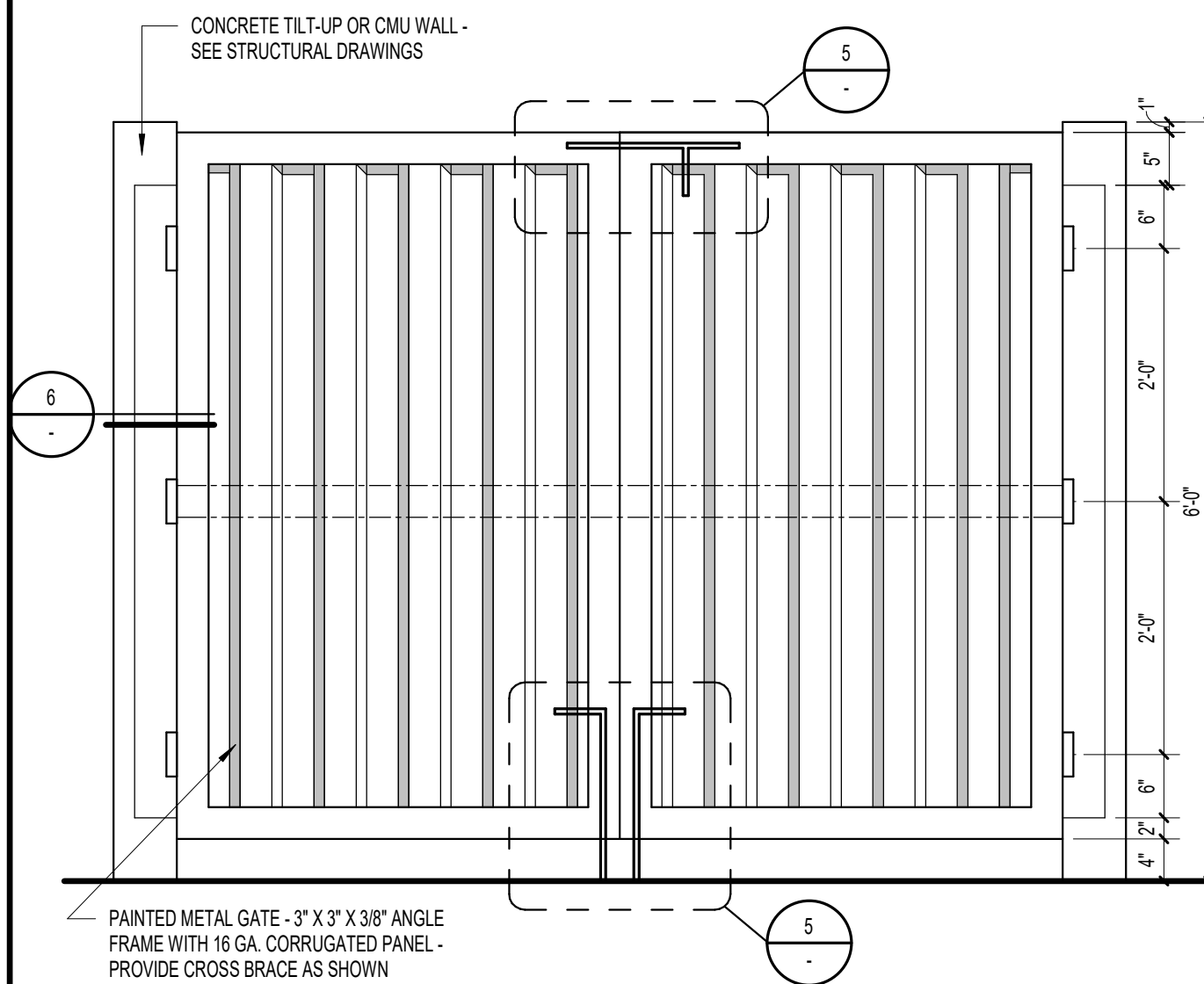
14-A4-1P



- NOTES:
1. SEE SITE PLAN FOR LOCATION.
  2. GRIND ALL WELDS SMOOTH.
  3. ALL STEEL WORK TO BE A-434 & SHOP PRIMED. PAINT FLAT BLACK TWO COATS.
  4. INCLUDE EXTERIOR DOOR / GATE CLOSER, HEAVY DUTY HINGES, AND EXTERIOR DOOR STOP.
  5. CONTRACTOR TO SUBMIT DETAILED SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION.

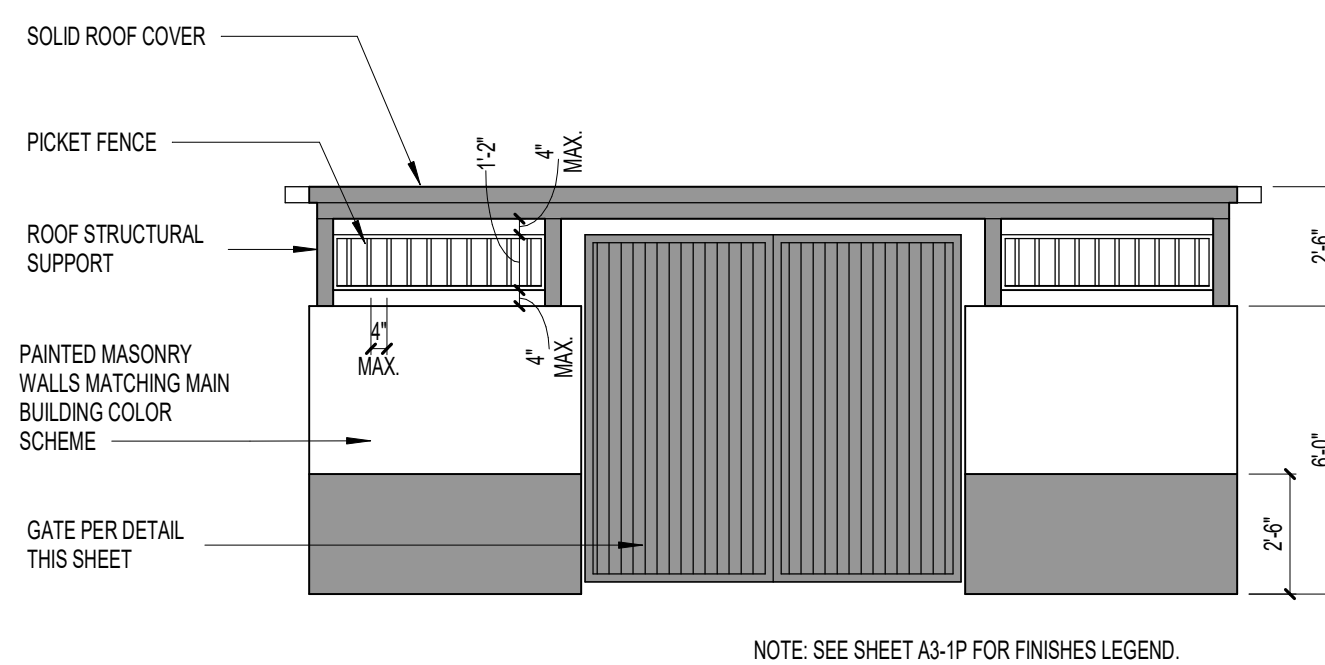
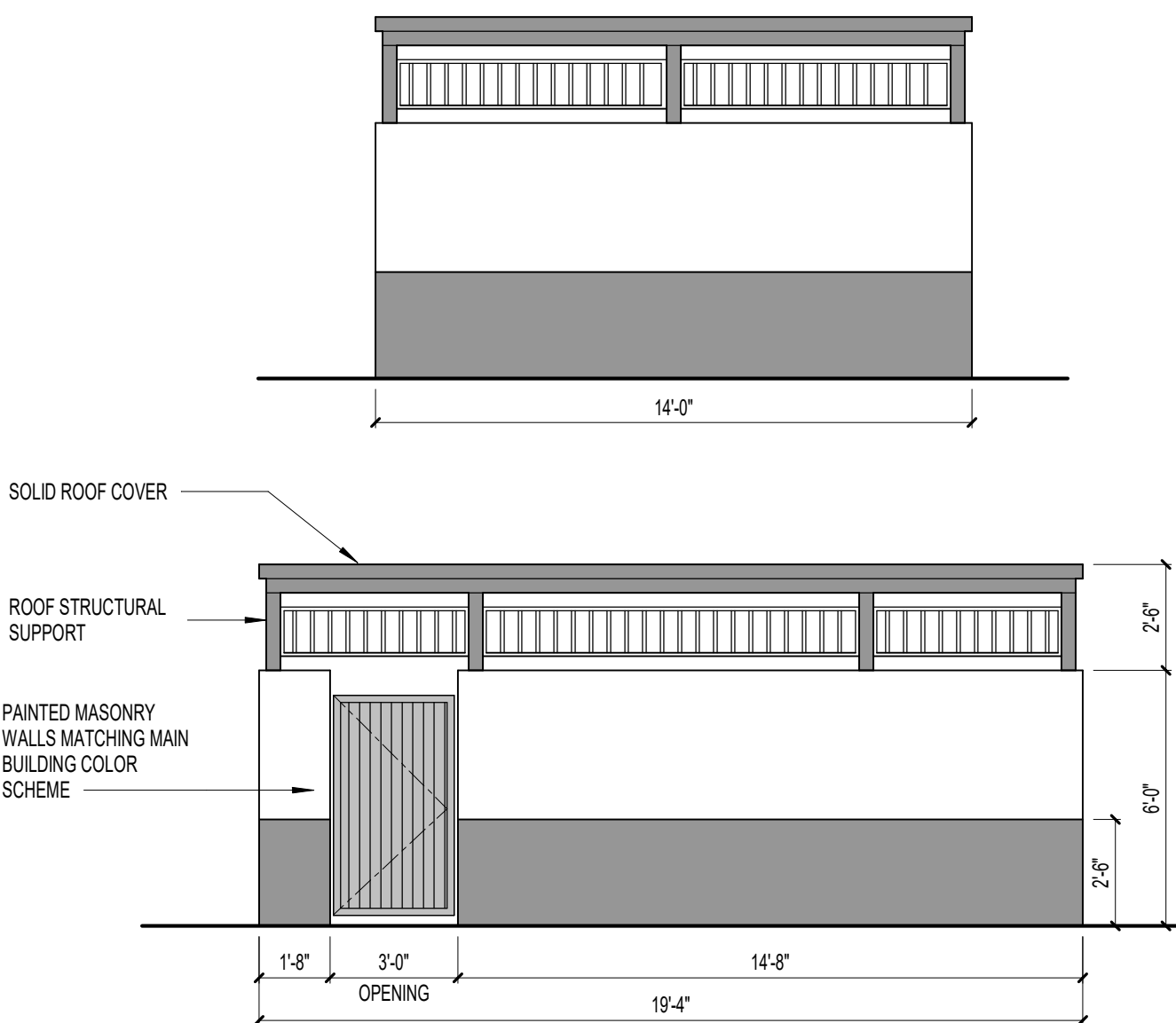
## 8 GATE ELEVATION

3/8" = 1'-0"



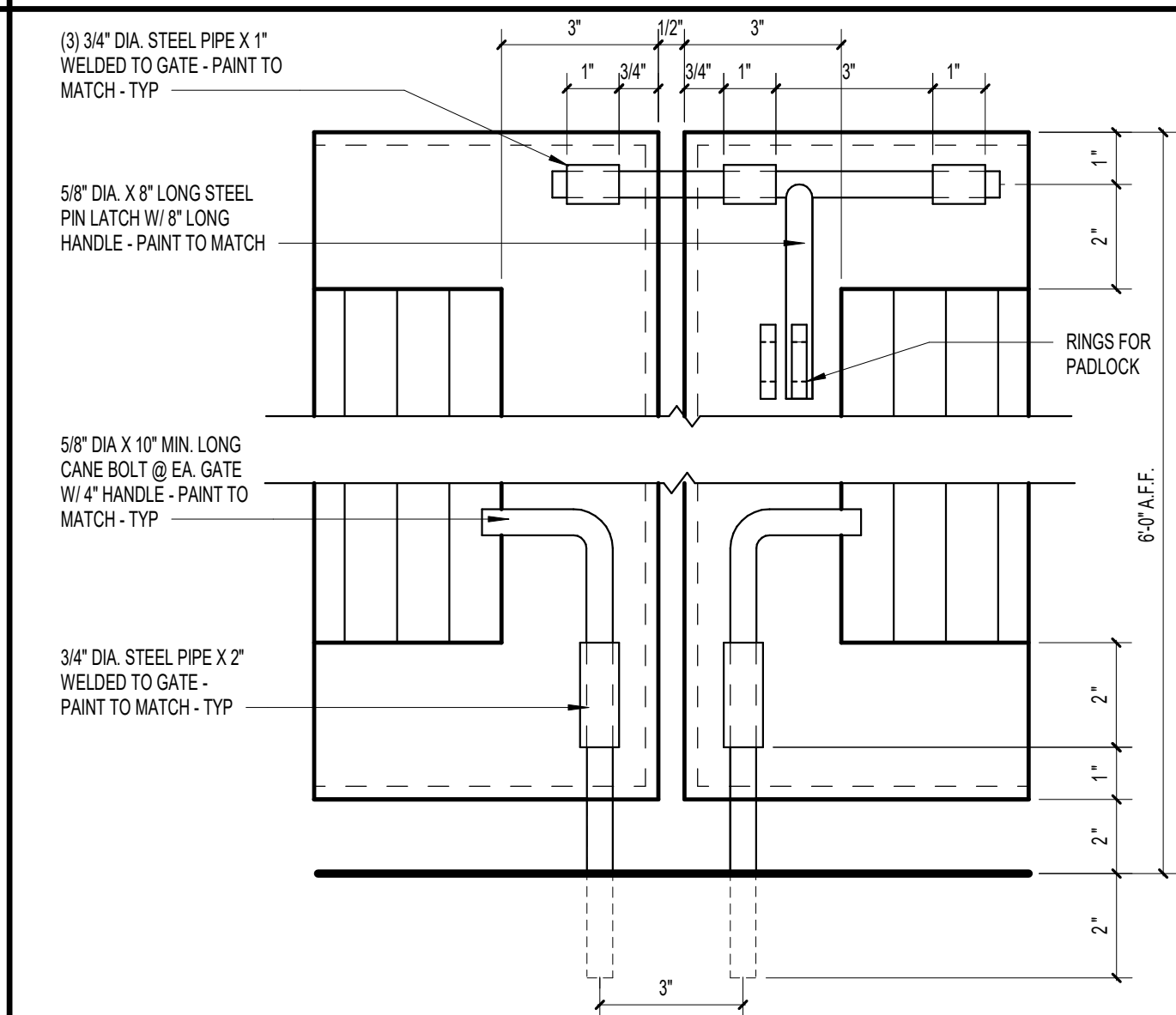
## 4 TYPICAL TRASH ENCLOSURE GATE ELEVATION

3/4" = 1'-0"



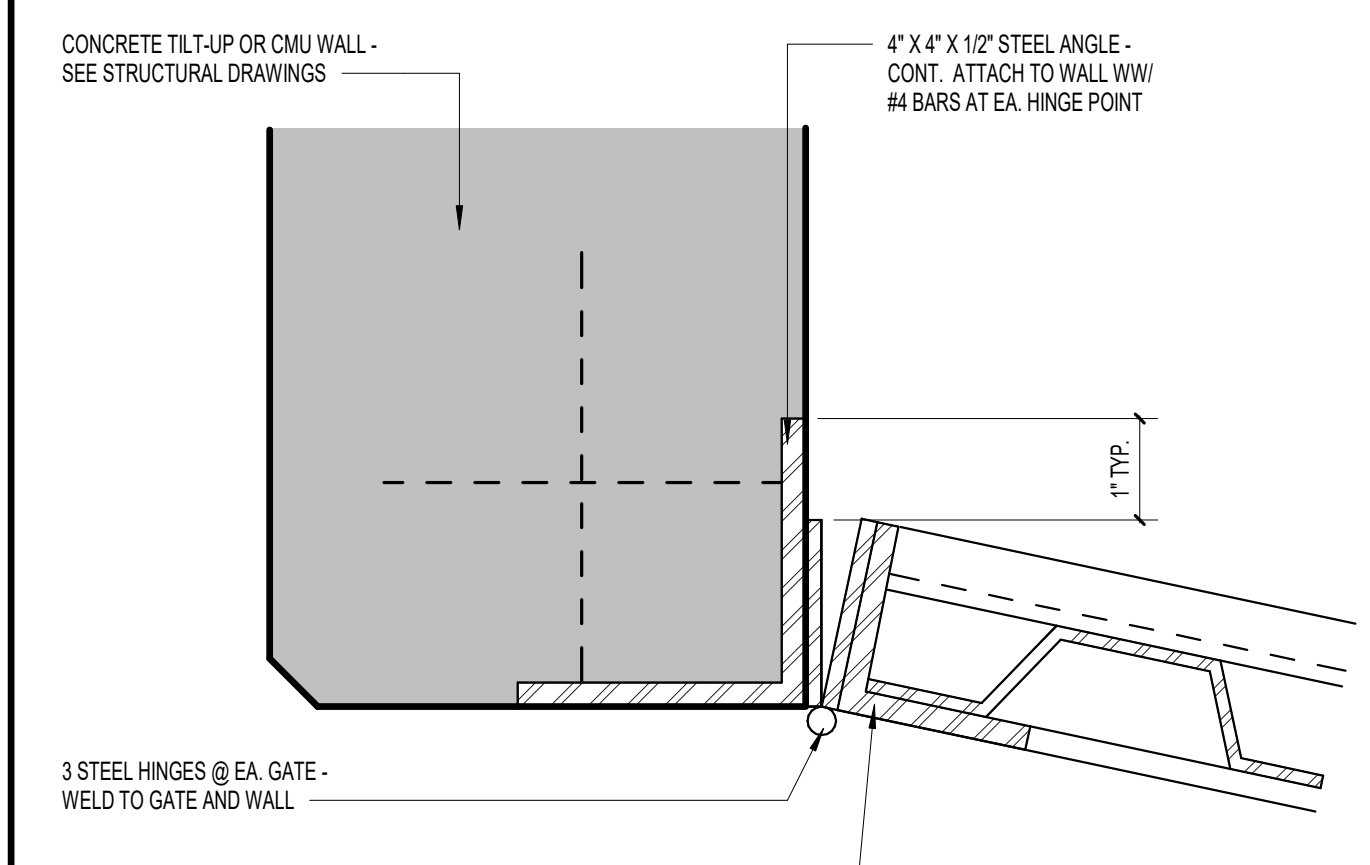
## 7 TRASH ENCLOSURE

1/4" = 1'-0"



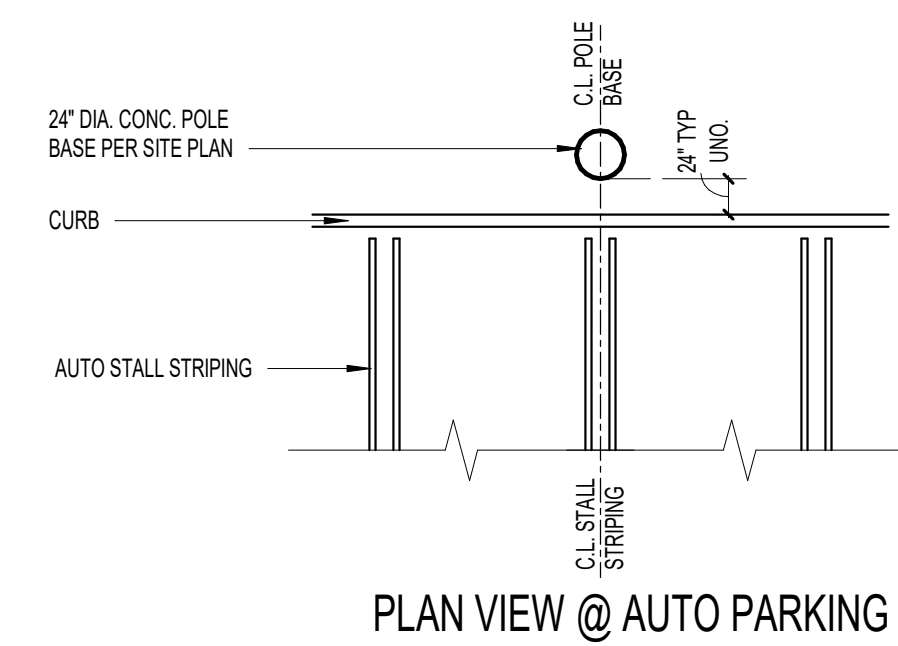
## 5 TRASH GATE LATCHES - 6 FT. HIGH GATES

3/4" = 1'-0"

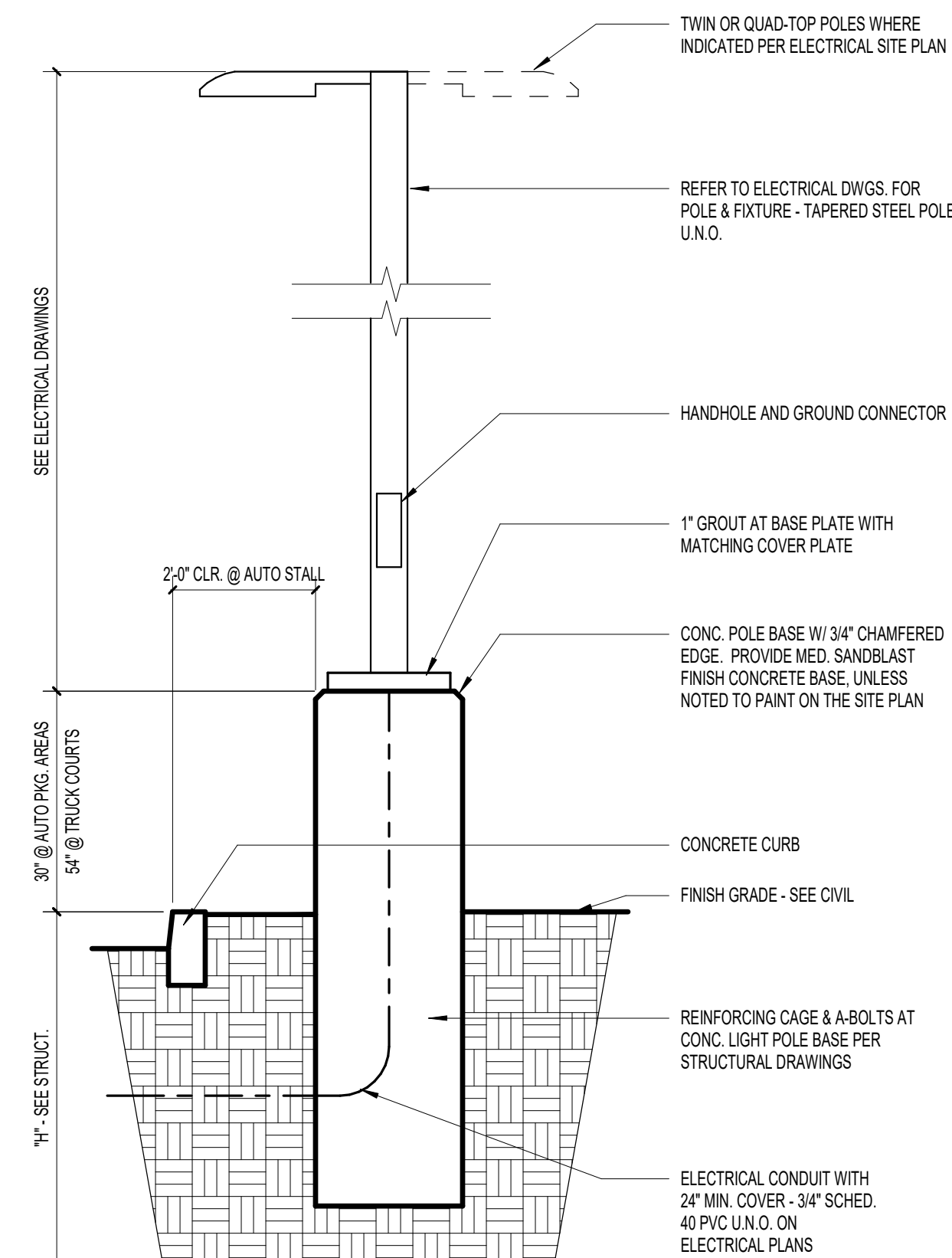


## 6 TRASH ENCLOSURE GATE &amp; HINGE

1/2" = 1'-0"



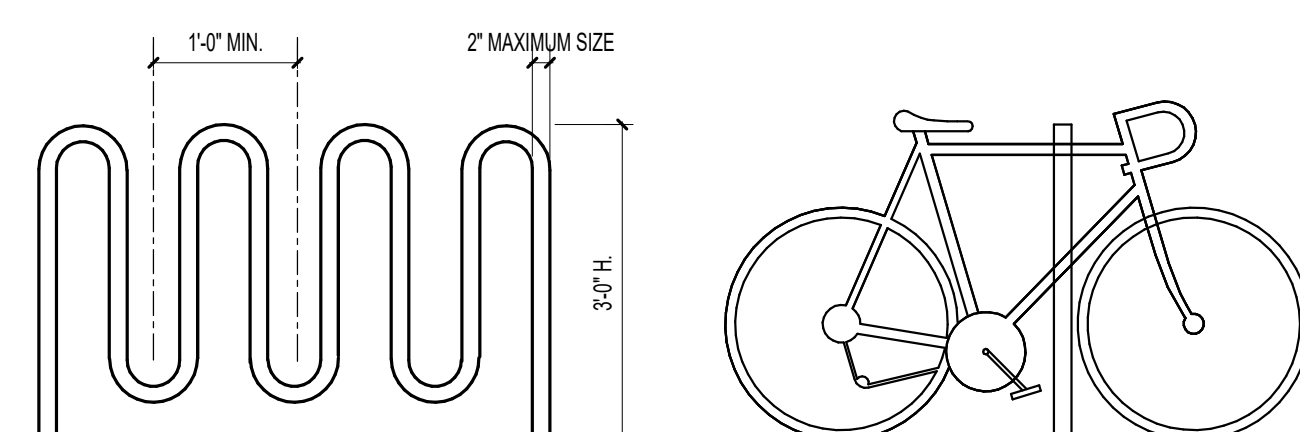
## PLAN VIEW @ AUTO PARKING



- NOTES:
1. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
  2. SEE SITE PLAN FOR LOCATIONS.
  3. SEE STRUCTURAL DRAWINGS FOR 1\"/>

## 1 LIGHT POLE &amp; BASE

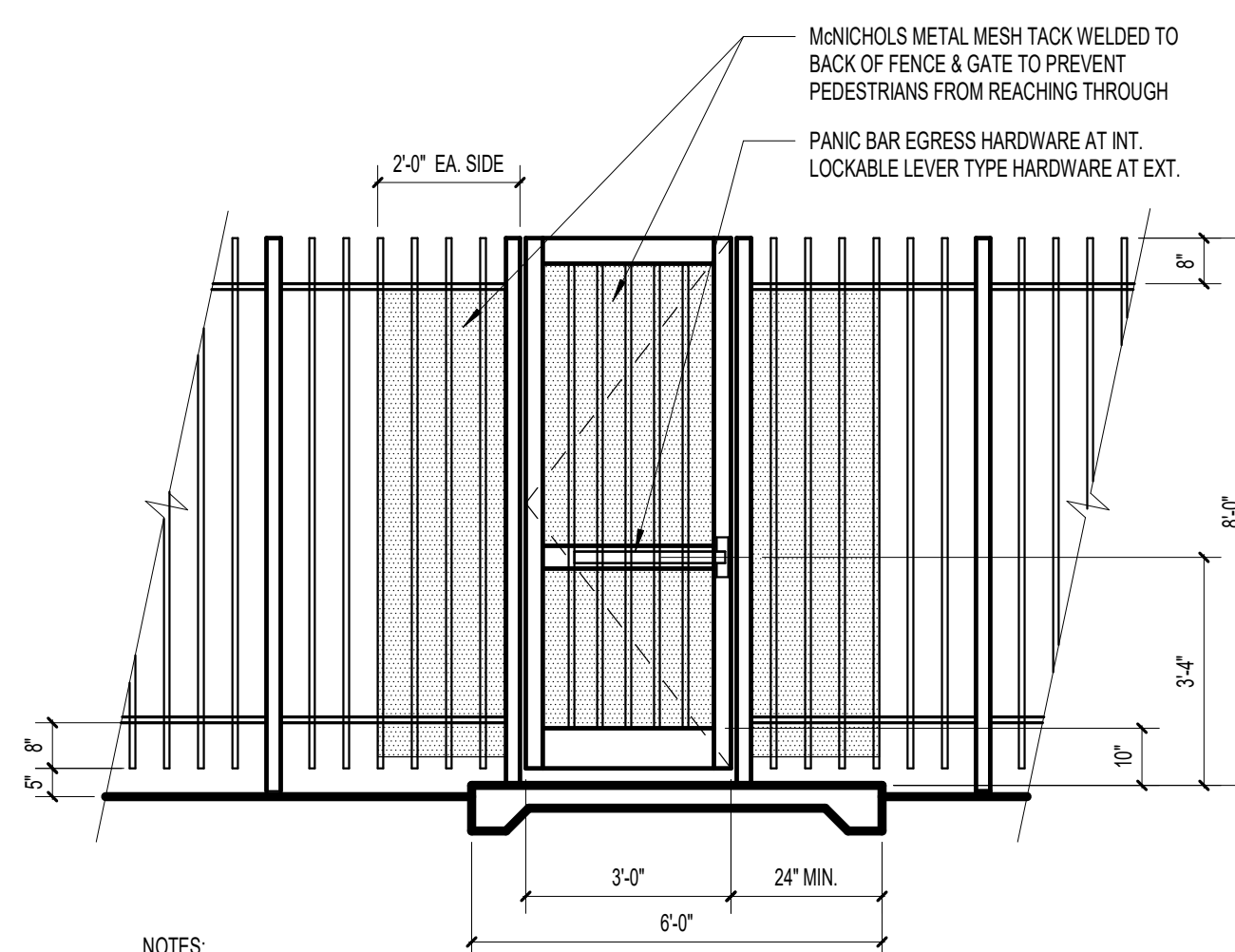
1/2" = 1'-0"



- NOTES:
1. BICYCLE RACKS MUST BE CAPABLE OF LOCKING BOTH THE FRAME AND THE WHEELS OF A BICYCLE USING EITHER A \"U\" TYPE BIKE LOCK OR A CABLE / CHAIN TYPE BIKE LOCK WHILE MAINTAINING THE BIKE IN AN UPRIGHT POSITION.
  2. BICYCLE RACKS SHALL BE INSTALLED WITH ADEQUATE SPACING (1\"/>

## 2 TYPICAL BICYCLE RIBBON RACK

3/4" = 1'-0"



- NOTES:
1. SEE SITE PLAN FOR LOCATION.
  2. GRIND ALL WELDS SMOOTH.
  3. ALL STEEL WORK TO BE A-434 & SHOP PRIMED. PAINT FLAT BLACK TWO COATS.
  4. INCLUDE EXTERIOR DOOR / GATE CLOSER, HEAVY DUTY HINGES, AND EXTERIOR DOOR STOP.
  5. CONTRACTOR TO SUBMIT DETAILED SHOP DWGS. FOR APPROVAL PRIOR TO FABRICATION.

## 3 STEEL PICKET SITE ACCESS / EXIT GATE

3/8" = 1'-0"

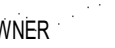


CONSULTANT

## PROFESSIONAL SEALS

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AVENIDA ALVARADO  
CITY OF TEMECULA,  
CALIFORNIA



MS-MOUNTAIN VIEW LLC  
C/O SILAGI DEVELOPMENT &  
MANAGEMENT, INC.

01 HODENCAMP ROAD, SUITE 200  
THOUSAND OAKS, CA 91360  
PHONE: 805-494-7704

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| CHECK'D BY:       | M.G.     |

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SHEET TITLE:

PERSPECTIVE VIEW

N# 909-290-049  
PA22-0593

SET: 1

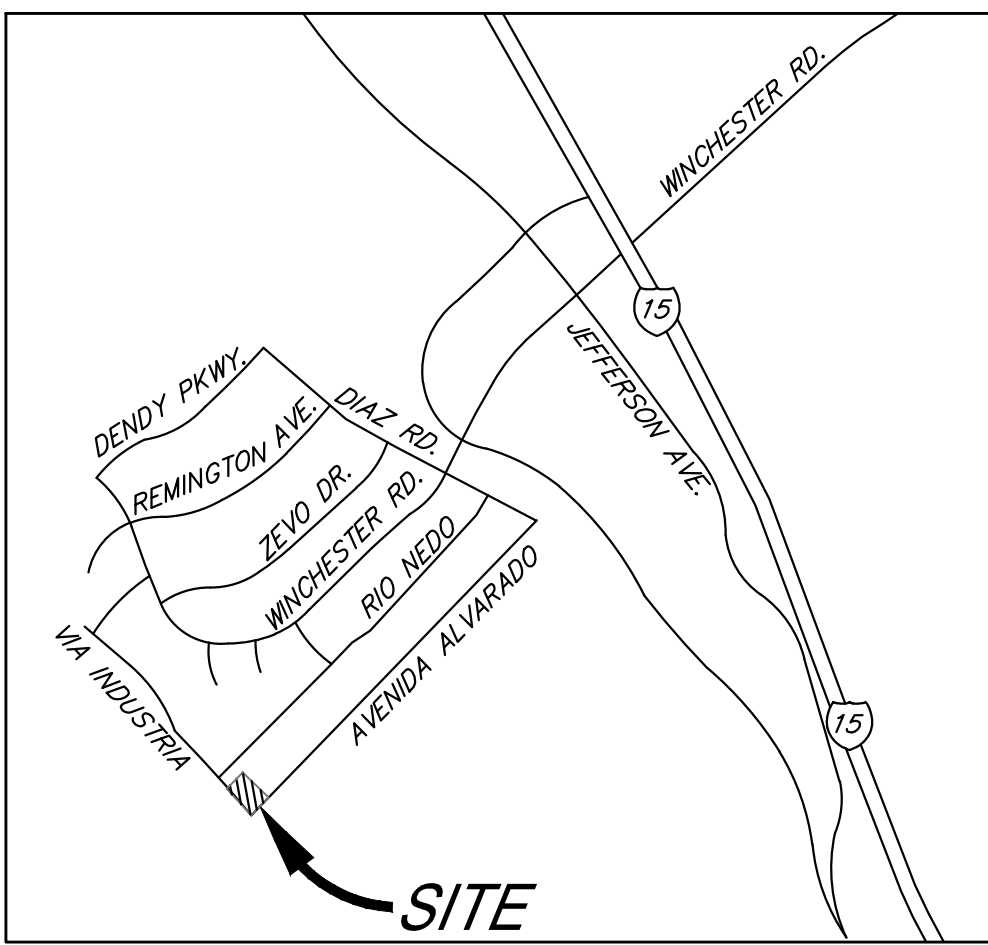
**4-A6-1P**



1

### PERSPECTIVE VIEW





SITE  
VICINITY MAP  
NOT TO SCALE

ENGINEER  
SDH & ASSOCIATES, INC.  
27363 VIA INDUSTRIA  
TEMECULA, CA 92590  
TEL: (951) 683-3691

APPLICANT  
MS-MOUNTAIN VIEW LLC  
16130 VENTURA BLVD.  
SUITE 510  
ENCINO, CA 91436  
TEL: (805) 494-7704

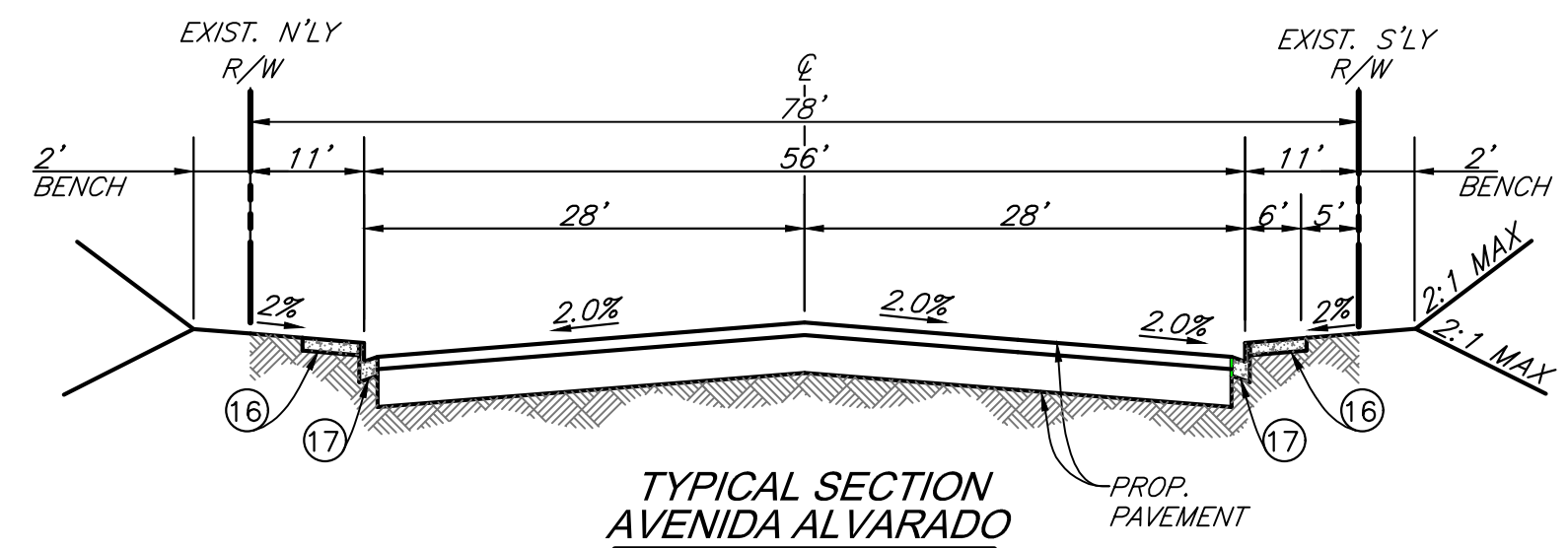
ARCHITECT  
RGA  
15231 ALTON PARKWAY  
SUITE 100  
IRVINE, CA 92618  
TEL: (949) 341-0920

LEGEND  
T.C. - TOP OF CURB  
T.R.W. - TOP OF RETAINING WALL  
F.S. - FINISHED SURFACE  
F.G. - FINISHED GRADE  
F.L. - FLOW LINE  
H.P. - HIGH POINT  
EXIST. - EXISTING  
P.E. - PAD ELEVATION  
G.B. - GRADE BREAK

PARCEL LINES  
CENTERLINE  
CURB AND GUTTER  
EXISTING CONTOUR LINE  
LOT LINE  
SLOPE  
STEM WALL HEIGHT  
FIRE HYDRANT

WATER QUALITY & HYDROMODIFICATION  
MANAGEMENT PLAN NOTES  
1) THE WATER QUALITY AND HYDROMODIFICATION BASINS IS CONSTRUCTED TO THE LATEST REQUIREMENTS OF THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD, SANTA MARGARITA WATERSHED, AS ADMINISTERED BY THE CITY OF TEMECULA.  
2) WATER QUALITY AND HYDROMODIFICATION MANAGEMENT BASIN LOTS SHALL BE RETAINED BY THE HOA.  
3) WATER QUALITY AND HYDROMODIFICATION BASIN IS AS FOLLOWS:

| BASIN ID          | BENEFITING                                  |
|-------------------|---------------------------------------------|
| BASIN 2<br>LOT 10 | PARCELS 11-14, 49-52<br>OF PARCEL MAP 21382 |



TYPICAL SECTION  
AVENIDA ALVARADO

ASSESSORS PARCEL NO.  
909-290-049

EARTHWORK  
CUT: 697 CUBIC YARDS  
FILL: 1027 CUBIC YARDS  
IMPORT: 330 CUBIC YARDS

LEGAL DESCRIPTION  
PARCELS 49 AS SHOWN BY PARCEL MAP 21382 IN  
PARCEL MAP BOOK 161, PAGE 47-50, RECORDS  
OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

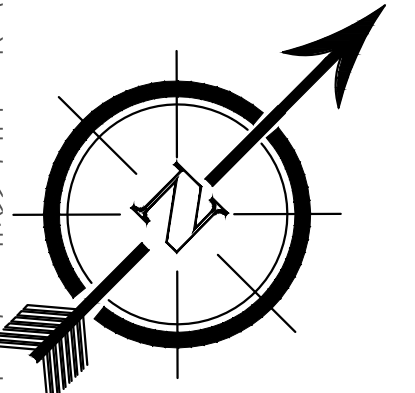
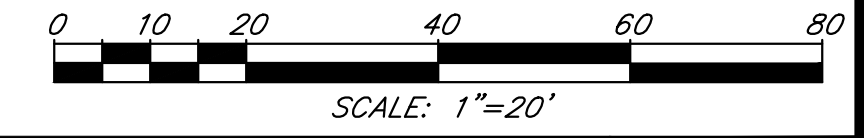
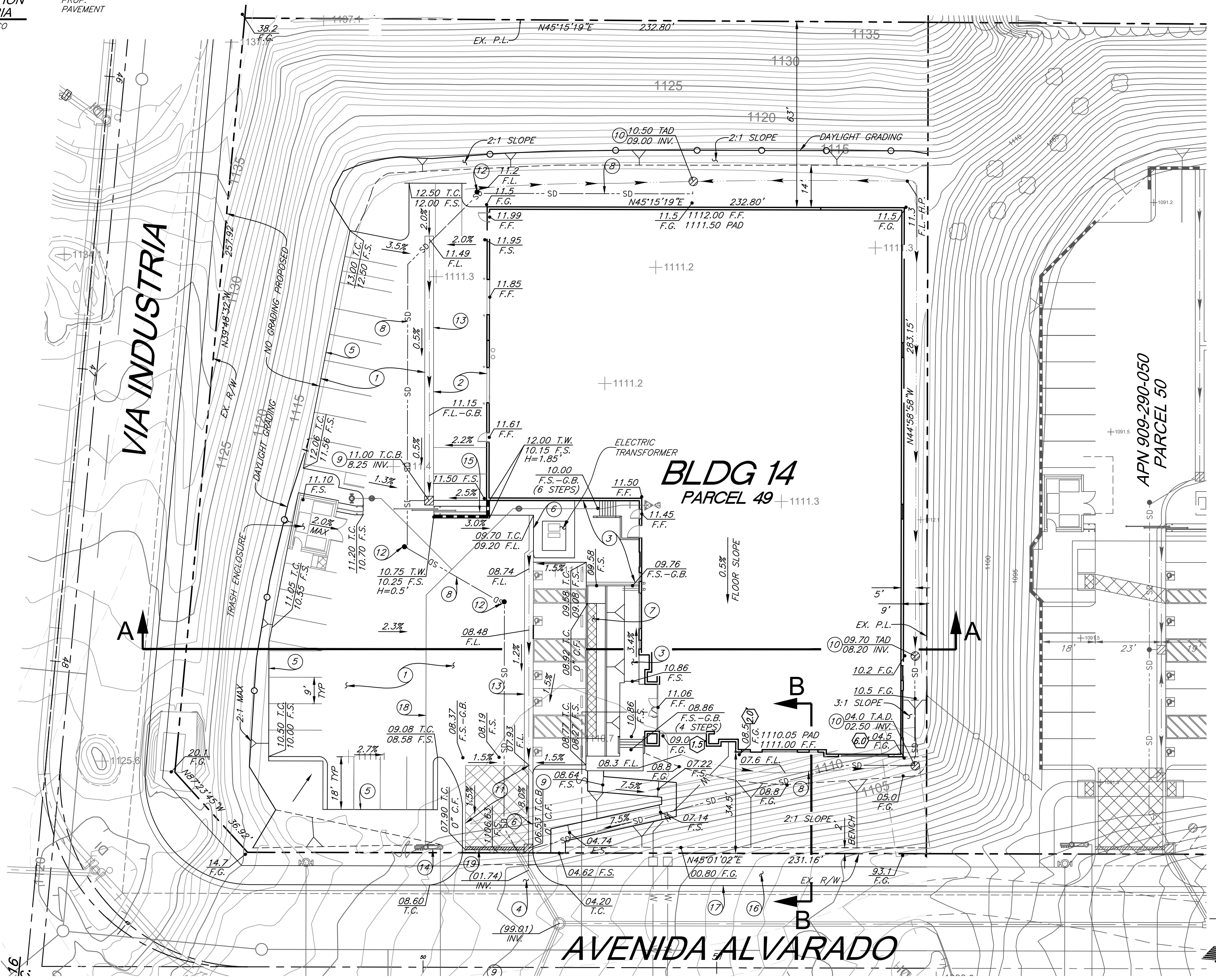
UTILITIES  
GAS: SOUTHERN CALIFORNIA GAS COMPANY .....800 422 4133  
PHONE: VERIZON .....800 422 4133  
ELECTRIC: SOUTHERN CALIFORNIA EDISON.....800 422 4133  
SEWER: EASTERN MINICIPAL WATER DISTRICT.....714 925 7676  
WATER: RANCHO CALIFORNIA WATER DISTRICT .....800 422 4133

ZONING AND GENERAL PLAN  
EXISTING ZONING: (LI) LIGHT INDUSTRIAL  
PROPOSED ZONING: (LI) LIGHT INDUSTRIAL  
EXISTING GENERAL PLAN DESIGNATION: (IP) INDUSTRIAL PARK  
PROPOSED GENERAL PLAN DESIGNATION: (IP) INDUSTRIAL PARK  
EXISTING LAND USE: VACANT

CONSTRUCTION NOTES

- 1) CONSTRUCT 3" A.C. OVER 8" A.B. PAVING
- 2) CONSTRUCT 7" THICK CONCRETE OVER NATIVE
- 3) CONSTRUCT 4" PCC CONC. PER ARCH. PLANS
- 4) CONSTRUCT COMMERCIAL DWY APPROACH PER CITY STD. 207A
- 5) CONSTRUCT 6" CURB ONLY PER CITY STD. 204A
- 6) CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200
- 7) CONSTRUCT HANDICAP ACCESS RAMP PER ARCH PLANS
- 8) CONSTRUCT HDPE STORM DRAIN
- 9) CONSTRUCT 24"x24" CATCH BASIN W/ TRAFFIC GRATE (INLET TO INCLUDE STENCILING "ONLY RAIN DOWN THE STORM DRAIN")
- 10) CONSTRUCT LANDSCAPE DRAIN W/ ATRIUM GRATE
- 11) CONSTRUCT DECORATIVE PAVING PER ARCH PLANS
- 12) CONSTRUCT STORM DRAIN CLEANOUT
- 13) CONSTRUCT 3' WIDE RIBBON GUTTER
- 14) CONSTRUCT BACKFLOW/FDC PER SEPARATE PERMIT
- 15) CONSTRUCT RETAINING WALL (MAX HEIGHT = 2')
- 16) CONSTRUCT PUBLIC SIDEWALK PER STREET IMP. PLANS AND CITY STD. 401
- 17) CONSTRUCT PUBLIC CURB & GUTTER PER STREET IMP. PLANS AND CITY STD. 201
- 18) CONSTRUCT FIRE WATER PER SEPARATE PERMIT
- 19) CONSTRUCT TRENCH DRAIN WITH TRAFFIC RATED GRATE

CONCEPTUAL GRADING PLAN  
PARCEL MAP NO.21382 PARCEL 49  
MS MOUNTAIN VIEW - BUILDING 14  
TEMECULA, CA



| REVISIONS    |             |                  |        |      |
|--------------|-------------|------------------|--------|------|
| MARK         | DESCRIPTION | BY               | APPR   | DATE |
| DESIGNED BY: | S.S.        | DRAWN BY:        | X.O.F. |      |
| CHECKED BY:  | J.C.B.      | PROJECT MANAGER: | S.J.S. |      |

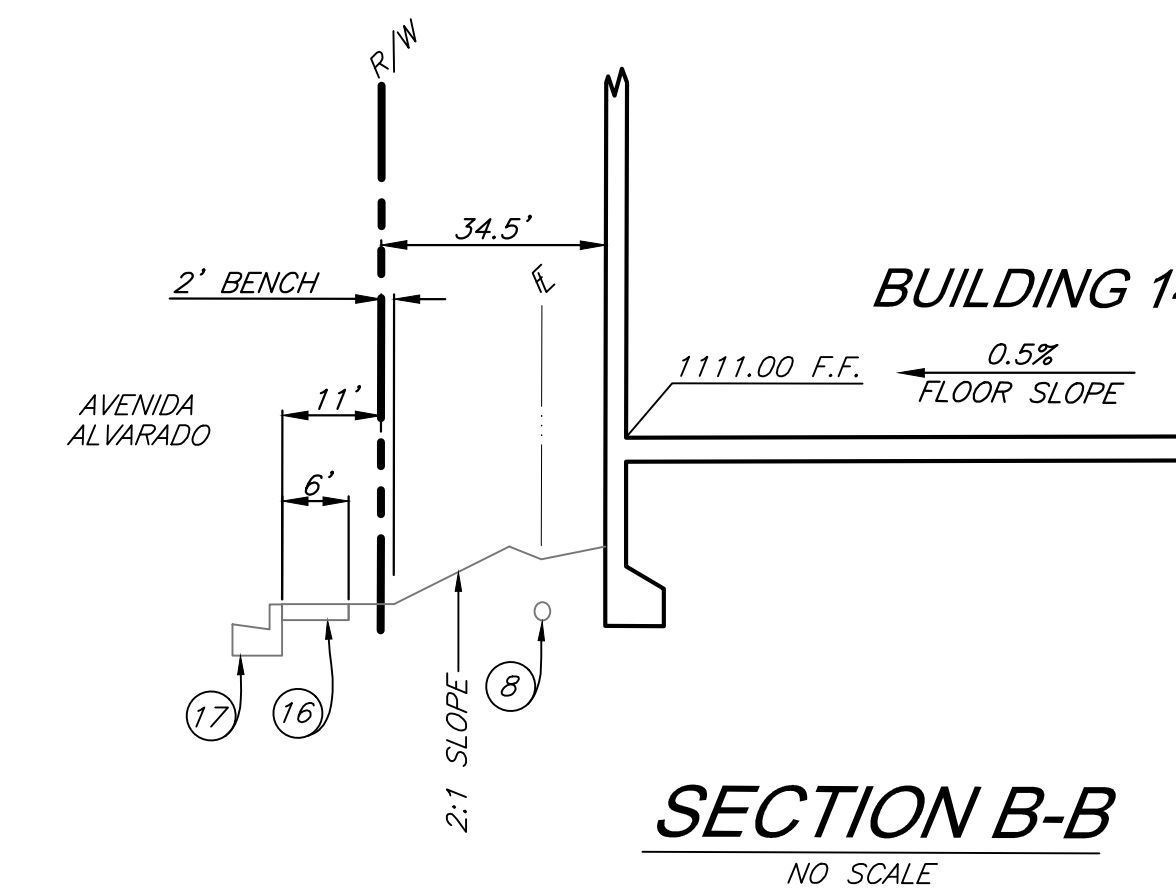
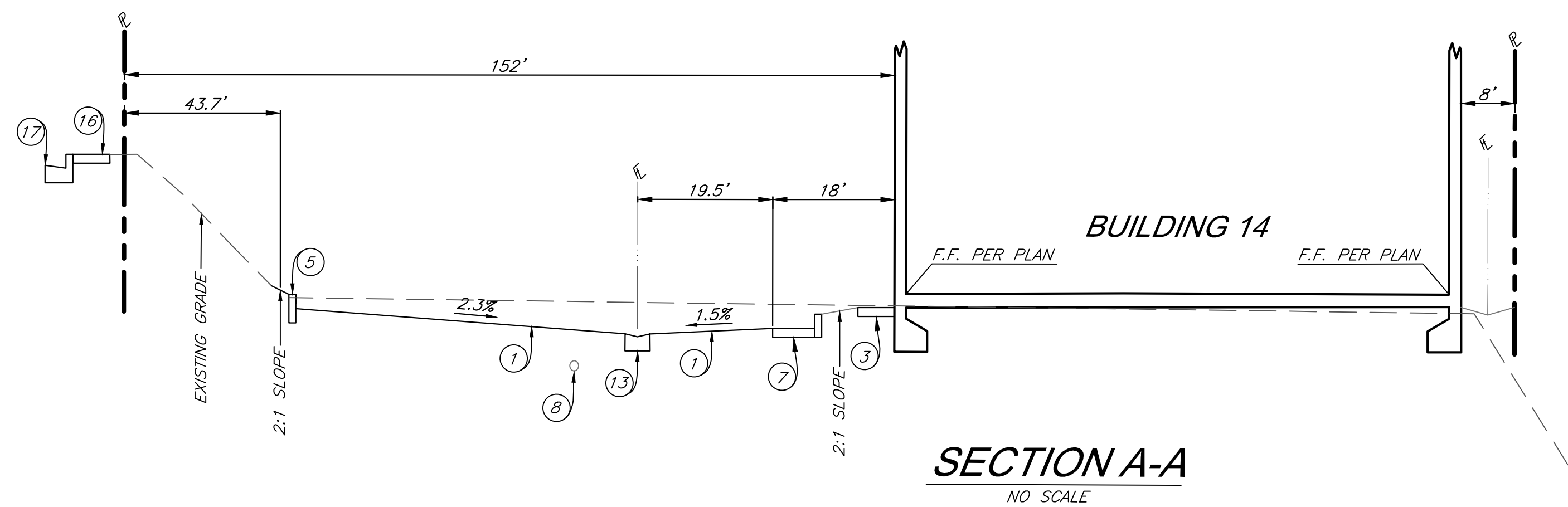
PLANNING DIVISION: DATE:  
PREPARED BY: JOSHUA BARRETT DATE:  
R.C.E. NO.: 85665 EXP. 9-30-22



PREPARED BY: SDH ASSOCIATES, INC.  
27363 VIA INDUSTRIA  
TEMECULA, CA 92590  
TEL: (951) 683-3691 FAX (951) 788-2314  
SCALE: 1"=20'  
DATE: JULY 2022

CITY OF TEMECULA  
BUILDING 14  
PARCEL MAP NO.21382 PARCEL 49  
MS MOUNTAIN VIEW  
PRELIMINARY GRADING





**CONSTRUCTION NOTES**

- ① CONSTRUCT 3" A.C. OVER 6" A.B. PAVING
- ③ CONSTRUCT 4" PCC CONC. PER ARCH. PLANS
- ⑤ CONSTRUCT 6" CURB ONLY PER CITY STD. 204A
- ⑦ CONSTRUCT HANDICAP ACCESS RAMP PER ARCH PLANS
- ⑧ CONSTRUCT HDPE STORM DRAIN
- ⑬ CONSTRUCT 3' WIDE RIBBON GUTTER
- ⑯ CONSTRUCT PUBLIC SIDEWALK PER STREET IMP. PLANS AND CITY STD. 401
- ⑰ CONSTRUCT PUBLIC CURB & GUTTER PER STREET IMP. PLANS AND CITY STD. 201

|                    |  |  |  |  |                         |  |                   |                                                                                       |              |                                                                                                                                                                                                         |  |                                                                              |  |                        |
|--------------------|--|--|--|--|-------------------------|--|-------------------|---------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------|--|------------------------|
| REVISIONS          |  |  |  |  | PLANNING DIVISION:      |  | DATE:             | SEAL:                                                                                 |              | PREPARED BY:                                                                                                                                                                                            |  | CITY OF TEMECULA                                                             |  | 2<br>OF<br>2<br>SHEETS |
|                    |  |  |  |  |                         |  |                   |  |              | <br>SDH AND ASSOCIATES INC.<br>27363 VIA INDUSTRIA<br>TEMECULA, CA 92590<br>TEL: (951) 683-3691 FAX (951) 788-2314 |  | BUILDING 14<br>PARCEL MAP NO.21382 PARCEL 49<br>MS MOUNTAIN VIEW<br>SECTIONS |  |                        |
| MARK               |  |  |  |  | DESCRIPTION             |  | BY                | APPR                                                                                  | DATE         | SCALE: NONE                                                                                                                                                                                             |  | DATE: JULY 2022                                                              |  |                        |
| DESIGNED BY: S.S.  |  |  |  |  | DRAWN BY: X.O.F.        |  | JOSHUA C. BARRETT |                                                                                       | EXP. 9-30-22 |                                                                                                                                                                                                         |  |                                                                              |  |                        |
| CHECKED BY: J.C.B. |  |  |  |  | PROJECT MANAGER: J.C.B. |  | R.C.E. NO.: 85665 |                                                                                       |              |                                                                                                                                                                                                         |  |                                                                              |  |                        |

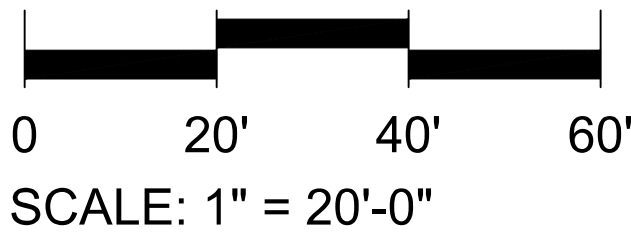
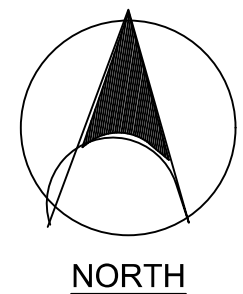




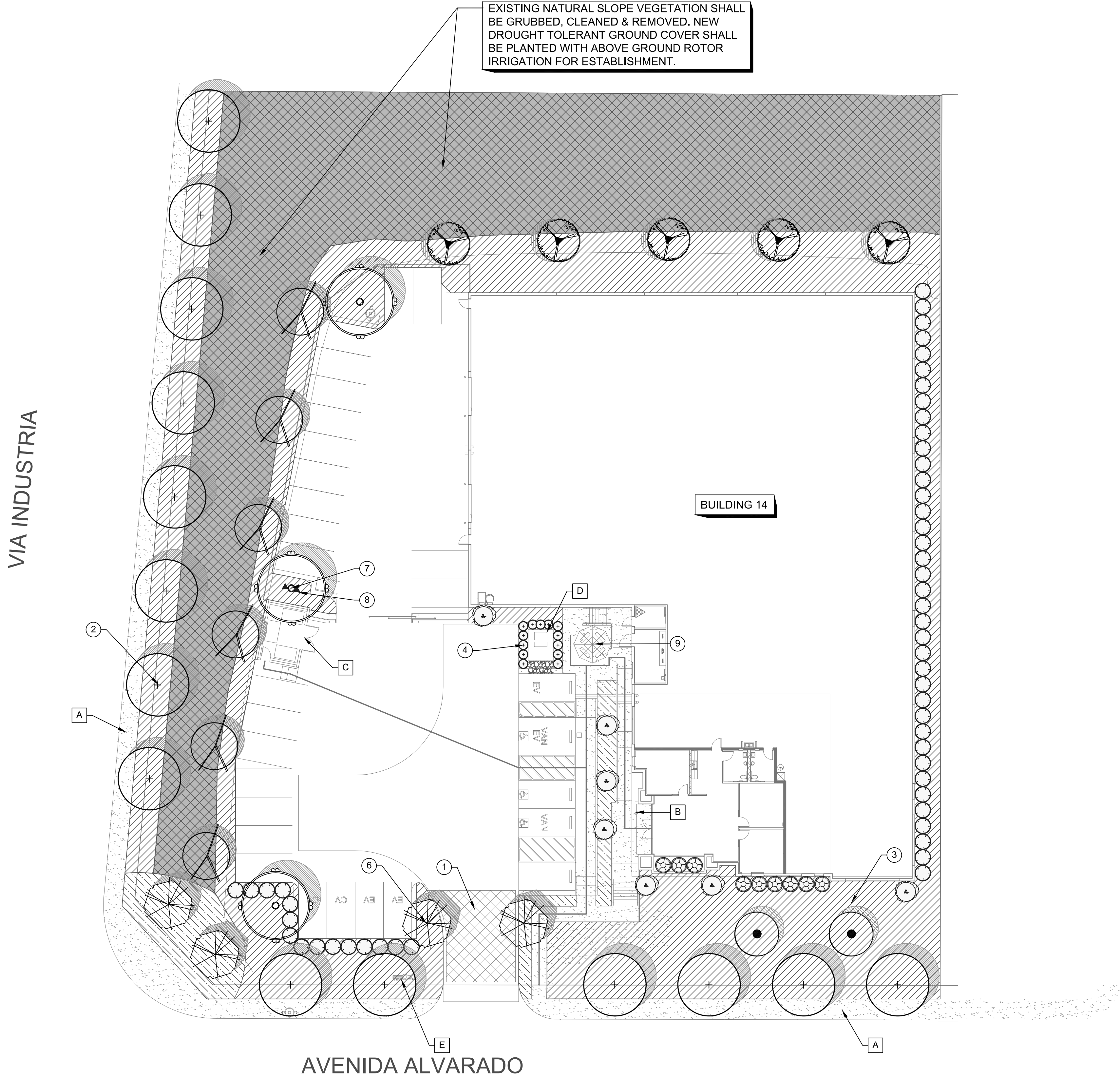
**SPLA**  
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.  
2883 VIA RANCHEROS WAY  
FALLBROOK, CA 92028  
PH: 760-842-9993

# CONCEPTUAL LANDSCAPE PLAN MS MOUNTAIN VIEW PARK BUILDING 14 - PHASE V

TEMECULA, CA



BLDG. 14: APN# 909-290-049, PA22-0593



## DESIGN KEY NOTES:

1. ENHANCED VEHICULAR ENTRY PAVING. COLORED GRID PATTERN CONC.
2. ALL TREES LOCATED 3' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS. 18" MIN. DEPTH X 10' WIDE PANEL.
3. VERTICAL TREE AGAINST BUILDING PER LEGEND.
4. SCREEN SHRUBS SURROUNDING ELECTRIC TRANSFORMER.
5. TREE ALONG PROPERTY LINE PER LEGEND.
6. FLOWERING ACCENT TREE PER LEGEND.
7. PARKING LOT SHADE TREE PER LEGEND.
8. TYP. VINES AT TRASH ENCLOSURE.
9. BREAK PATIO AREA WITH TABLES.

## REFERENCE KEY NOTES:

- A. PUBLIC SIDEWALK PER CIVIL PLANS.
- B. CONCRETE ENTRY PAVING AT BUILDING ENTRY PER ARCHITECTURAL PLANS.
- C. TRASH ENCLOSURE PER ARCHITECTURE PLANS.
- D. ELECTRICAL TRANSFORMER PER CIVIL PLANS.
- E. FIFDDC UNIT PER CIVIL PLANS.

## PARKING LOT TREE REQUIREMENTS

\*TOTAL NUMBER OF PARKING STALLS = 27  
\*PARKING LOT TREES REQUIRED AT 1 TREE PER 4 SPACES = 7  
\*NUMBER OF PARKING LOT TREES PROVIDED = 11

## LANDSCAPE DATA

LANDSCAPE SQUARE FOOTAGE:  
• ROW AREA = 2,146 SQ. FT  
(STREET FRONTAGE)  
• ON-SITE AREA = 29,649 SQ. FT

TOTAL LANDSCAPE = 31,795 SQ. FT

TOTAL NUMBER OF TREES PROVIDED = 41

## GENERAL NOTES:

- 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 BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.
- TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLERS AND STANDPIPE CONNECTIONS.

## CONCEPTUAL PLAN NOTE:

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.

## WUCOLS PLANT FACTOR

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

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

## PLANTING LEGEND

| TREES             |                                                                                                                                                              |      |        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------|
| SYMBOL            | TREE NAME                                                                                                                                                    | QTY. | WUCOLS |
|                   | PODOCARPUS GRACILIOR FERN PINE<br>24" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE.                                                                                | 2    | M      |
|                   | PINUS ELДАРICA, MONDELL PINE<br>24" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE                                                                                   | 6    | L      |
|                   | CUPRESSUS SEMPERVIRENS, MEDITERRANEAN CYPRESS<br>15 GAL. SIZE. DOUBLE STAKE                                                                                  | 7    | L      |
|                   | RHUS LANCEA, AFRICAN SUMAC<br>24" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE                                                                                     | 3    | L      |
|                   | QUERCUS ILEX, HOLY OAK<br>24" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE                                                                                         | 5    | L      |
|                   | CERCIDIUM 'DESERT MUSEUM', PALO VERDE<br>36" BOX SIZE. MULTI-TRUNK. DOUBLE STAKE                                                                             | 4    | L      |
|                   | PLATANUS X. ACERIFOLIA 'BLOODGOOD', LONDON PLANE TREE<br>24" BOX SIZE. DOUBLE STAKE. STREET TREE ALONG AVENIDA ALVARADO PLANT WITH DEEP ROOT BARRIER PANELS. | 14   | M      |
| TOTAL NO. TREES = |                                                                                                                                                              | 41   |        |

## SHRUBS - PROPOSED SHRUBS WILL BE SELECTED FROM THE FOLLOWING:

| SYMBOL | SHRUB NAME                                                   | WUCOLS |
|--------|--------------------------------------------------------------|--------|
|        | LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER<br>5 GAL. SIZE         | L      |
|        | JUSTICIA SPICIGERA, MEXICAN HONEYSUCKLE<br>5 GAL. SIZE       | L      |
|        | TAGETES LEMMONII, MOUNTAIN MARIGOLD<br>5 GAL. SIZE           | L      |
|        | LIGUSTRUM JAPONICUM 'TEXANUM', WAXLEAF PRIVET<br>5 GAL. SIZE | M      |
|        | DODONAEA VISCOSA, HOPSEED BUSH<br>5 GAL. SIZE                | M      |
|        | RHAMPHOLEPIS L. 'CLARA', INDIAN HAWTHORN<br>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 |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|        | TYPICAL NEW SLOPE PLANTING FOR EROSION CONTROL<br>ALL GRADED SLOPES                                                                                                                                           | L      |
|        | TYPICAL ACCENT PLANTING AT ENTRY DRIVES<br>ASSORTED LAYERED PLANTINGS.                                                                                                                                        | L      |
|        | NATIVE EXISTING SLOPE SHALL BE CLEANED, REMOVING ALL UNSIGHTLY VEGETATION & PLANTED WITH NEW DROUGHT TOLERANT GROUND COVER FOR EROSION CONTROL.<br>*ABOVE GRADE ROTOR HEADS ON SLOPE FOR PLANT ESTABLISHMENT. |        |

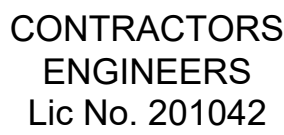
\*APPLY A 3" LAYER OF SHREDDED WOOD MULCH THROUGHOUT ALL PLANTING AREAS EXCEPT ROCK MULCH AREAS. MULCH SHALL BE FOREST FINES MULCH BY AGRISERVICE OR APPROVED EQUAL.

## VINE

| SYMBOL | VINE NAME                                                                    | QTY. | WUCOLS |
|--------|------------------------------------------------------------------------------|------|--------|
|        | FICUS REPENS, CREEPING FIG<br>5 GAL. SIZE. TRAIN ON WALL OF TRASH ENCLOSURE. | 2    | M      |

|  |                                                                                                                                                                                                |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | APPLY A 3" LAYER OF CRUSHED GRAVEL IN FRONT OF ELECTRICAL BOX ACCESS DOORS. INSTALL WEED FILTER FABRIC 'MOJAVE GOLD' AVAILABLE THROUGH KRC ROCK OR APPROVED EQUAL. PROVIDE SAMPLES FOR REVIEW. |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





**Gregg  
Electric  
Inc.**

608 W. EMPORIA ST.  
ONTARIO, CA 91762  
(909) 983-1794



These drawings must not be used for construction until approved by Gregg Electric. These drawings are the exclusive property of Gregg Electric. Its acceptance constitutes an agreement that it shall be treated as a strictly confidential document and is to be returned upon request and is not to be communicated, disclosed or copied except as expressly authorized in writing by Gregg Electric.

PROJECT:

MS MOUNTAIN  
VIEW PARK  
BUILDING 14

42672 AVENIDA ALVARADO  
CITY OF TEMECULA, CA

TITLE:

## SITE LIGHTING PLAN

DRAWN BY: GT/SL  
DATE: 1/12/21  
SCALE: 1/16"=1'-0"

| REVISION: | BY | DATE |
|-----------|----|------|
| 1 -       | -  | -    |
| 2 -       | -  | -    |
| 3 -       | -  | -    |
| 4 -       | -  | -    |
| 5 -       | -  | -    |
| 6 -       | -  | -    |
| 7 -       | -  | -    |
| 8 -       | -  | -    |
| 9 -       | -  | -    |
| 10 -      | -  | -    |

JOB NO:

SHEET

# 14ESL1



## FIXTURE LEGEND

| SYMBOL                                                                              |          | DESCRIPTION                                                                                                                 | BUG RATING | COMPLIES WITH CAL GREEN S 106.8 |
|-------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------|------------|---------------------------------|
|  | PL18-FIT | TYPE FT 18,000 LUMEN (LSI SLICE SLIM-LED-18L-SIT-FT-30-70CRI)<br>LED CUT-OFF AT 25° SQR STL POLE WITH 2'-6" HIGH CONC BASE* | B2-UO-G2   | YES                             |
|  | WL18-FIT | TYPE FT 18,000 LUMEN (LSI SLICE SLIM-LED-18L-SIT-FT-30-70CRI)<br>LED CUT-OFF AT 25° AFF WITH NO UPLIFT                      | B3-UO-G3   | YES                             |

| TABLE 2.106.8 [N]<br>MAXIMUM ALLOWABLE BACKLIFT, UPLIGHT AND GLARE (BUG) RATINGS <sup>1,2</sup>                                                                                                                                                                                                                                                                                                                                                        |                 |                 |                 |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|
| ALLOWABLE RATING                                                                                                                                                                                                                                                                                                                                                                                                                                       | LIGHTING ZONE 1 | LIGHTING ZONE 2 | LIGHTING ZONE 3 | LIGHTING ZONE 4 |
| <b>Maximum Allowable Backlight Rating<sup>3</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                 |                 |                 |
| Luminaire greater than 2 mounting heights (MH) from property line                                                                                                                                                                                                                                                                                                                                                                                      | No Limit        | No Limit        | No Limit        | No Limit        |
| Luminaire back hemisphere is 1 – 2 MH from property line                                                                                                                                                                                                                                                                                                                                                                                               | B2              | B3              | B4              | B4              |
| Luminaire back hemisphere is 0.5 – 1 MH from property line                                                                                                                                                                                                                                                                                                                                                                                             | B1              | B2              | B3              | B3              |
| Luminaire back hemisphere is less than 0.5 MH from property line                                                                                                                                                                                                                                                                                                                                                                                       | B0              | B0              | B1              | B2              |
| <b>Maximum Allowable Uplight Rating</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                 |                 |                 |
| For area lighting                                                                                                                                                                                                                                                                                                                                                                                                                                      | U0              | U0              | U0              | U0              |
| For all other outdoor lighting, including decorative luminaires                                                                                                                                                                                                                                                                                                                                                                                        | U1              | U2              | U3              | U4              |
| <b>Maximum Allowable Glare Rating</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                 |                 |                 |
| Luminaire greater than 2 MH from property line                                                                                                                                                                                                                                                                                                                                                                                                         | G1              | G2              | G3              | G4              |
| Luminaire from hemisphere is 1 – 2 MH from property line                                                                                                                                                                                                                                                                                                                                                                                               | G0              | G1              | G2              | G2              |
| Luminaire from hemisphere is 0.5 – 1 MH from property line                                                                                                                                                                                                                                                                                                                                                                                             | G0              | G0              | G1              | G1              |
| Luminaire back hemisphere is less than 0.5 MH from property line                                                                                                                                                                                                                                                                                                                                                                                       | G0              | G0              | G0              | G0              |
| 1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the <i>California Energy Code</i> and Chapter 10 of the <i>California Administrative Code</i> .                                                                                                                                                                                                                                                              |                 |                 |                 |                 |
| 2. For property that abut public walkways, bikeways, plazas and parking lots, the property line shall be considered to be 5 feet beyond the actual property line for purpose of determining compliance. For that reason, for such public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section. |                 |                 |                 |                 |
| 3. Backlighting shall mean areas such as mounting heights from the back hemisphere of luminaire distribution, the applicable reduced Backlight rating shall be met.                                                                                                                                                                                                                                                                                    |                 |                 |                 |                 |
| 4. General lighting shall mean areas such as outdoor parking, stairs or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet "U-value limits for all other outdoor lighting."                                                                                                                                                                                                                        |                 |                 |                 |                 |
| 5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.                                                                                                                                                                                                                                                               |                 |                 |                 |                 |

## CAL GREEN BUG TABLE

## SITE LIGHTING STATISTICS

| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| Site                | Illuminance | Fc    | 2.81 | 6.1 | 1.0 | 2.81    | 6.10    |

NOTE:  
OUTDOOR LUMINAIRES SHOWN ON  
THIS PLAN ARE 3,000K FIXTURES



Slice Medium - SLM  
Outdoor LED Area Light

### Features & Specifications (Cont.)

## Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LS's Duragrip® polyester powder coat finishing process. The Duragrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory
- Shipping weight: 30 lbs in carton.

### Controls

### Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

- a. The Integrated **Wireless Lighting Controller**: ALSC or ALSCH (see ordering guide) as the controls option, or
- b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCH (ordering guide for mounting heights) or
- c. The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the **5-Pin** or **7-Pin Twist Lock Controller**: ALSC UNV TL5 or ALSC UNV TL7 as an accessory

### Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
  - The 7-pin ANSI C136.41-13 photocontrol receptacle option (CRTP) is available for twist lock photocontrols or wireless control modules.
  - The Button Type Photocontrols (PC) are capable of switching luminaires ON/OFF in response to the amount of available daylight.
- ### Installation
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing servicing.
  - Included terminal block provides quick and easy on-site wiring.
  - Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products (See drawing on page 31)

## Warranty

- LSI LED Fixtures carry a 5-year warranty.
- Listings**
- Listed to UL 1598 and UL 8750.
  - RoHS Compliant.
  - American Recovery and Reinvestment Act Funding Compliant.
  - IIDA compliant; with 3000K color temperature selection.
  - Title 24 Compliant; see local ordinance for qualification information.
  - Suitable For Wet Locations.
  - IP66 rated Luminaire; IP66 rated optical chamber.
  - 3G rated for ANSI C136.31 high vibration applications

## Performance

| ELECTRICAL DATA (AMPS)* |       |      |      |      |      |      |      |
|-------------------------|-------|------|------|------|------|------|------|
| Lumens                  | Watts | 120V | 200V | 240V | 277V | 347V | 480V |
| 9L                      | 68.2  | 0.8A | 0.3A | 0.3A | 0.2A | 0.2A | 0.1A |
| 12L                     | 92.1  | 0.8A | 0.4A | 0.4A | 0.3A | 0.3A | 0.2A |
| 18L                     | 140.5 | 1.2A | 0.7A | 0.6A | 0.5A | 0.4A | 0.3A |
| 24L                     | 198.8 | 1.6A | 0.9A | 0.8A | 0.7A | 0.5A | 0.4A |
| 30L                     | 248.6 | 2.1A | 1.2A | 1.0A | 0.8A | 0.7A | 0.5A |
| 36L                     | 317.8 | 2.6A | 1.5A | 1.3A | 1.1A | 0.9A | 0.7A |
| 42L                     | 320.4 | 3.1A | 1.8A | 1.6A | 1.4A | 1.1A | 0.8A |

| Lumens | Watts | 120V | 200V | 240V | 277V | 347V | 480V |
|--------|-------|------|------|------|------|------|------|
| 9K     | 74.3  | 0.6A | 0.4A | 0.3A | 0.3A | 0.2A | 0.2A |
| 12K    | 102.9 | 0.8A | 0.5A | 0.4A | 0.4A | 0.3A | 0.3A |

| RECOMMENDED LUMEN MAINTENANCE*(24-42L) |                      |                    |                    |                    |                     |
|----------------------------------------|----------------------|--------------------|--------------------|--------------------|---------------------|
| Ambient                                | Initial <sup>1</sup> | 25 hr <sup>2</sup> | 50 hr <sup>2</sup> | 75 hr <sup>2</sup> | 100 hr <sup>2</sup> |
| 0-40 °C                                | 100%                 | 100%               | 97%                | 94%                | 92%                 |

| RECOMMENDED LUMEN MAINTENANCE*(9-18L) |                      |                    |                    |                    |                     |
|---------------------------------------|----------------------|--------------------|--------------------|--------------------|---------------------|
| Ambient                               | Initial <sup>1</sup> | 25 hr <sup>2</sup> | 50 hr <sup>2</sup> | 75 hr <sup>2</sup> | 100 hr <sup>2</sup> |
| 0-50 °C                               | 100%                 | 96%                | 91%                | 87%                | 83%                 |

In accordance with ISO/IEC 217-1, Proposed Values represent intermediate values based on five time conditions as well as on the ISO/IEC 217-1 Recommended Values for the five time conditions. The ISO/IEC 217-1, Recommended Values represent intermediate values based on five time conditions as well as on the ISO/IEC 217-1 Recommended Values for the five time conditions. The ISO/IEC 217-1, Recommended Values represent intermediate values based on five time conditions as well as on the ISO/IEC 217-1 Recommended Values for the five time conditions.

**DELIVERED LUMENS\***

| Lenses Package | Distribution | Fluoropolymer Coated Lens |            | F43 Rating | Matting |
|----------------|--------------|---------------------------|------------|------------|---------|
|                |              | Delivered Lumen           | Efficiency |            |         |
| 9K             | 1 L          | 1884                      | 86         | 83-02-01   | 74      |
|                | 2 L          | 3768                      | 90         | 83-02-01   |         |
|                | 3 L          | 5652                      | 92         | 83-02-01   |         |
|                | 3 L          | 6206                      | 96         | 80-02-01   |         |
|                | 4 L          | 7656                      | 96         | 83-02-01   |         |
|                | FT           | 8652                      | 79         | 83-02-02   |         |
|                | FT L         | 2174                      | 79         | 83-02-02   |         |
|                | FTL          | 9098                      | 80         | 83-02-02   |         |
|                | FTL RL       | 4549                      | 57         | 83-02-01   |         |
|                | 2 L          | 7656                      | 96         | 83-02-01   |         |
| 12L            | 3 L          | 7860                      | 78         | 83-02-02   | 103     |
|                | 4 L          | 9098                      | 80         | 83-02-02   |         |
|                | DW           | 2174                      | 68         | 83-02-02   |         |
|                | FT L         | 2174                      | 79         | 83-02-02   |         |
|                | FT L         | 4706                      | 80         | 83-02-02   |         |
|                | FTL          | 3606                      | 74         | 83-02-02   |         |

| Tilt Degree                                                                           |        | 0°  | 30° | 45° | Tilt Degree                                                                           |       | 0°  | 30° | 45° |
|---------------------------------------------------------------------------------------|--------|-----|-----|-----|---------------------------------------------------------------------------------------|-------|-----|-----|-----|
|  | Single | 0.5 | 2.1 | 2.6 |  | T90°  | 1.2 | 2.9 | 3.6 |
|  | Q100°  | 1.1 | 2.1 | 2.6 |  | T120° | 1.3 | 4.4 | 5.4 |
|  | Q90°   | 0.9 | 2.5 | 3.1 |  | Q90°  | 1.2 | 2.9 | 3.6 |

Specifications and dimensions subject to change without notice.

