



PALISADE SANTEE COMMERCE CENTER

10990 WOODSIDE AVE N.
SANTEE, CA 92071



PROJECT

PALISADE SANTEE COMMERCE CENTER

SANTEE, CA



HERDMAN
ARCHITECTURE + DESIGN

A22-2164

12.11.2025

TITLE SHEET

A0

10/31/2025 10:02:01 AM



1 SITE UTILIZATION MAP
1" = 80'-0"



HERDMAN
ARCHITECTURE + DESIGN

A22-2164
6TH PLANNING
SUBMITTAL 10.31.25

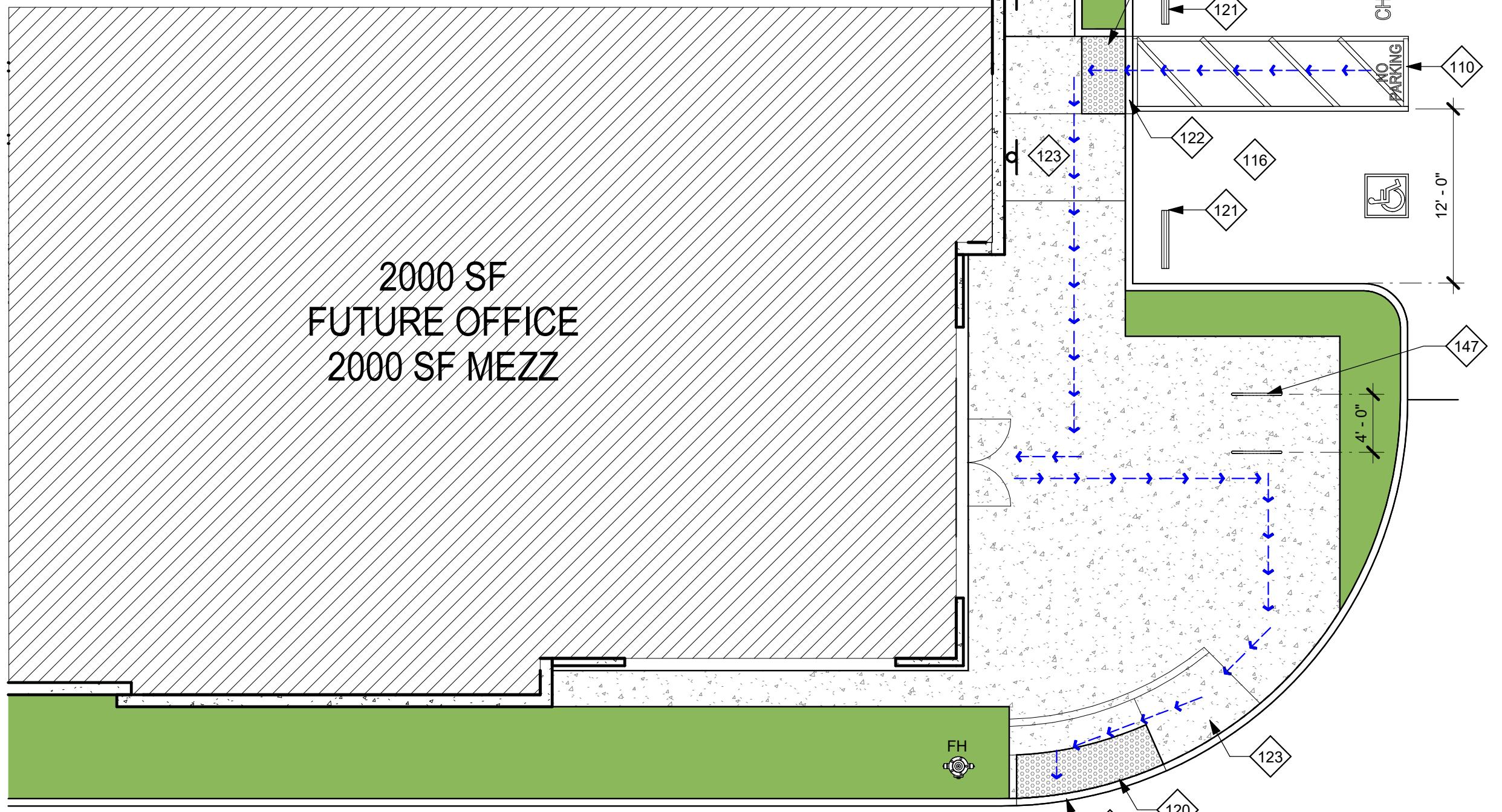
SITE
UTILIZATION
MAP



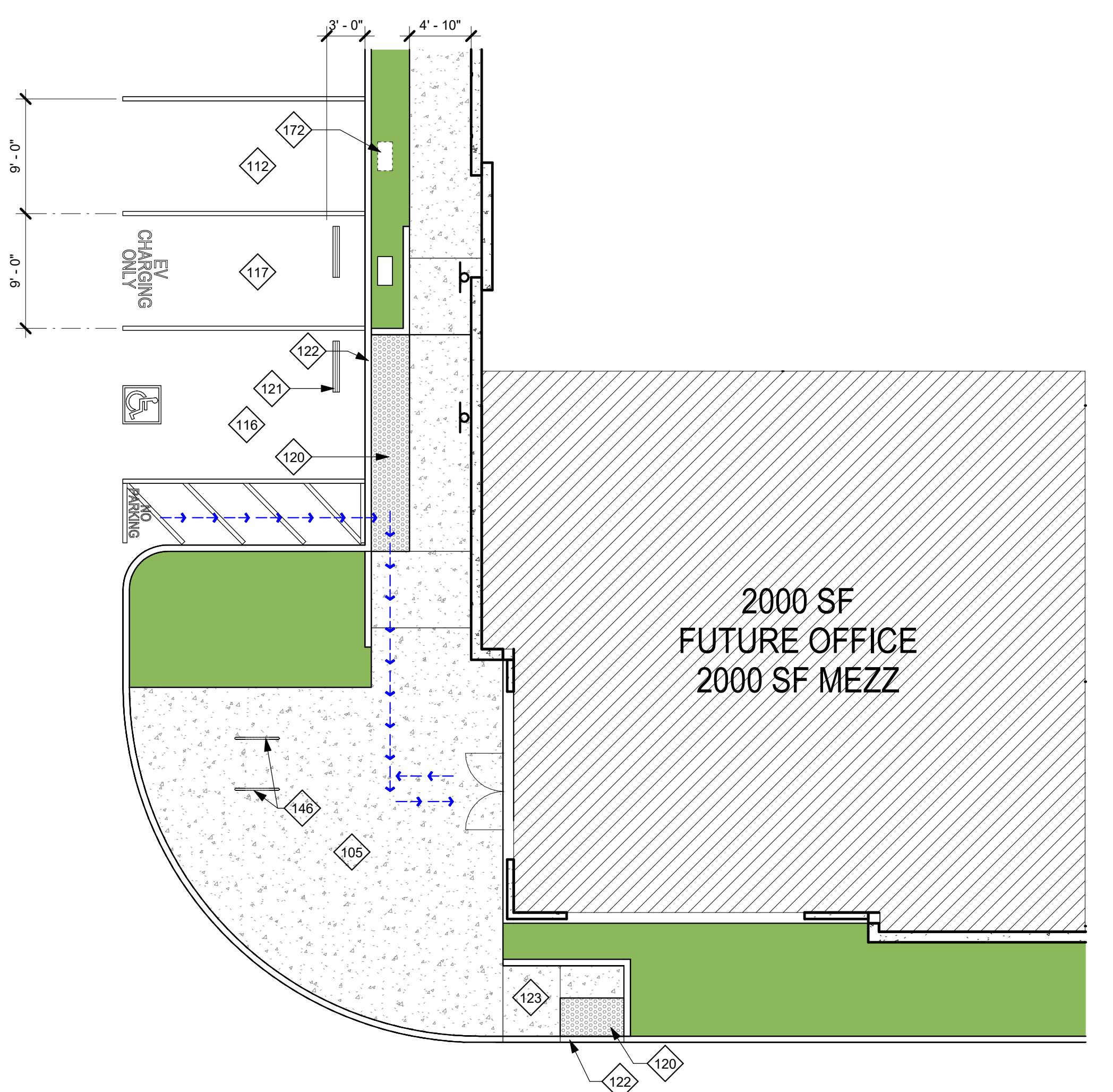
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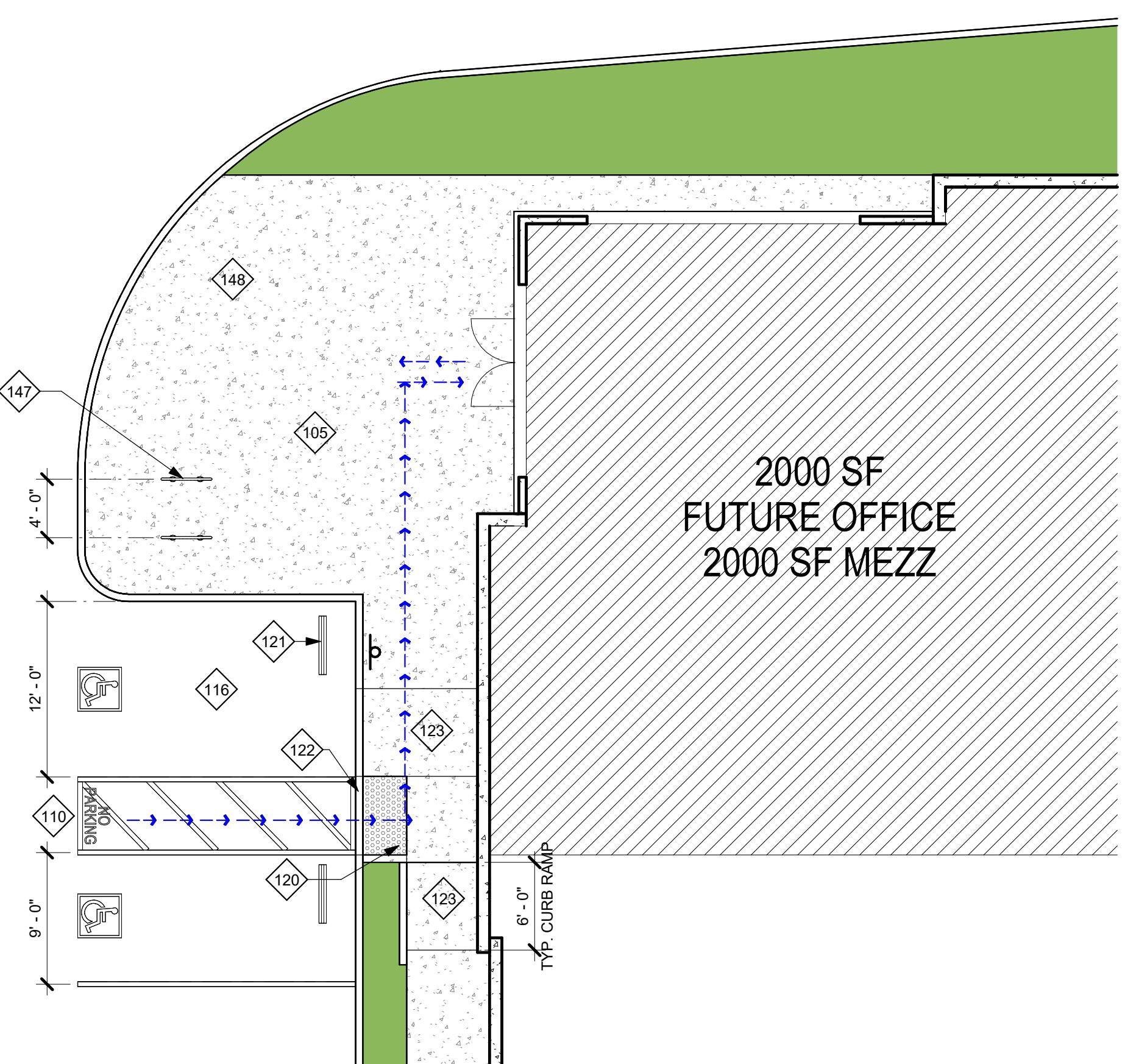
① ENLARGED SITE PLAN SOUTHEAST
1/8" = 1'-0"



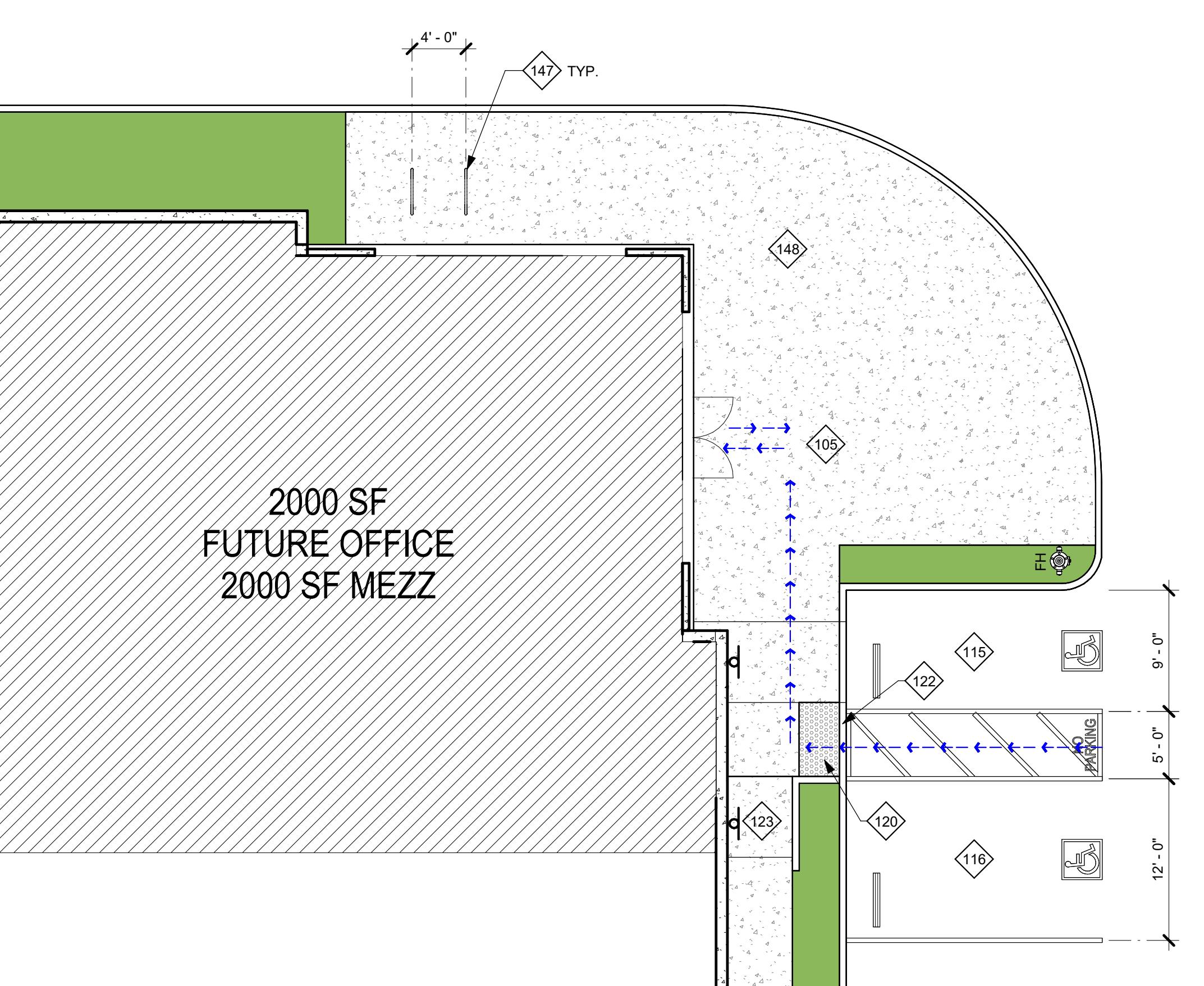
② ENLARGED SITE PLAN SOUTHWEST
1/8" = 1'-0"



③ ENLARGED SITE PLAN - NORTHWEST OFFICE
1/8" = 1'-0"



④ ENLARGED SITE PLAN - NORTHEAST CORNER
1/8" = 1'-0"



KEYNOTES ◇	
105	CONCRETE PAVING. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. SEE STRUCTURAL DRAWINGS FOR TRUCK APRON WHEN NOT COVERED BY CIVIL DRAWINGS.
110	ACCESS AISLE FOR ACCESSIBLE PARKING STALLS. SEE 1 & 2/A0.2.1.
112	EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. SEE 1/A1.0 AND TRUCK COURT. SEE 2/A0.2.1.
115	STANDARD ACCESSIBLE PARKING STALL. FOR DETAIL SHOWN BUT NOT NOTED. SEE 1/A0.2.1.
116	VAN ACCESSIBLE PARKING STALL. FOR DETAIL SHOWN BUT NOT NOTED. SEE 1/A0.2.1.
117	STANDARD ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. FOR DETAIL SHOWN BUT NOT NOTED. SEE 2/A0.2.1.
120	TRUNCATED DOME DETECTABLE WARNING SURFACE. 3'-0" DEEP IN THE DIRECTION OF TRAVEL. SEE 10/A0.2.1.
121	PRECAST CONCRETE WHEEL STOP. SEE 5AD1.1.
122	ZEPPA. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
123	CURB RAMP. 8.33% MAX SLOPE w/ 2% MAX CROSS SLOPE. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
146	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUNNEL STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. REFER TO COORDINATE DRAWINGS FOR TUNNEL WALL. REFER TO SITE WALL ELEVATIONS. SEE 8/AD1.1. PROVIDE KNOB BOX AS REQUIRED BY FIRE AUTHORITY.
147	2 POSITION BIKE RACK. SEE 8/AD1.2.
148	OUTDOOR EMPLOYEE BREAK AREA.
172	POSITIONING STATION. HEAVY DUTY 25V CHARGING CABINETS AND CHARGING DISPENSERS FOR TRUCK CHARGING ONLY. SEE ELECTRICAL DRAWINGS.

SITE LEGEND

	LANDSCAPE AREA
	CONCRETE PAVING. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. SEE PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
	PROPOSED OFFICE
	FIRE LANE PER DEPARTMENT REQUIREMENT
	FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
	LIGHT POLE
	INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
	PROPERTY LINE
	DOCK HIGH TRUCK DOOR
	GRADE LEVEL TRUCK DOOR
	PARKING STALL COUNT TOTAL

SITE PLAN GENERAL NOTES

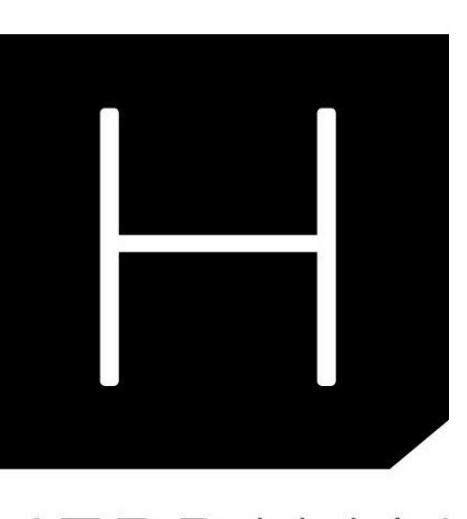
1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND PROVIDE COMMENTS AND RECOMMENDATIONS.
3. U.O.A. OR DIMENSIONS TO THE CENTERLINE OF WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO THE CENTERLINE ARE REFERRED TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
4. REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
5. REFER TO CIVIL PLANS FOR GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO VERIFY.
6. ALL ACCESS ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL COMPLY WITH THE FOLLOWING:
 - A. SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
 - B. THE CLEAR WIDTH OF THE WALKWAYS IS 4'-0" MIN. C. CHANGES IN LEVEL UP TO 12" SHALL NOT EXCEED 1/16. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
 - D. THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTES SHALL NOT BE LESS THAN 7'-0".
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N. A CONCRETE MOW TRIP EXTINGUISHING 12" BEYOND EA END OF THE CURBING SHALL BE PROVIDED. ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/A0.1.1
8. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1. REFER TO CIVIL AND FIRE PREVENTION DEVICES IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITIES. COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
9. ALL EXPOSED BIKE RETENTION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
10. PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE. SEE SITE PLAN FOR LOCATION.
11. AN EXTERIOR BIKE RETENTION DEVICE SHALL PROVIDE 10 FEET ON ALL BLOCCY WALLS AND STUCCO COVERED WALLS. AND WRITTEN VERIFICATION OF ITS APPLICATION FROM THE DEVELOPER SHALL BE PROVIDED TO THE PLANNING DIVISION. THE TYPE AND SIZE OF FIXTURES SHALL BE LISTED WITH THE BIKE RETENTION DETAILS SUBMITTED TO THE BUILDING AND SAFETY DIVISION DURING BUILDING PLAN CHECK.

EXTERIOR COLOR SCHEDULE

	A EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
	B EXTERIOR PAINT COLOR: SW 7666 FLEUR DE SEL
	C EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
	D EXTERIOR MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULIN
	E METAL PANEL
	F BLACK ANODIZED METAL CANOPY/BROW

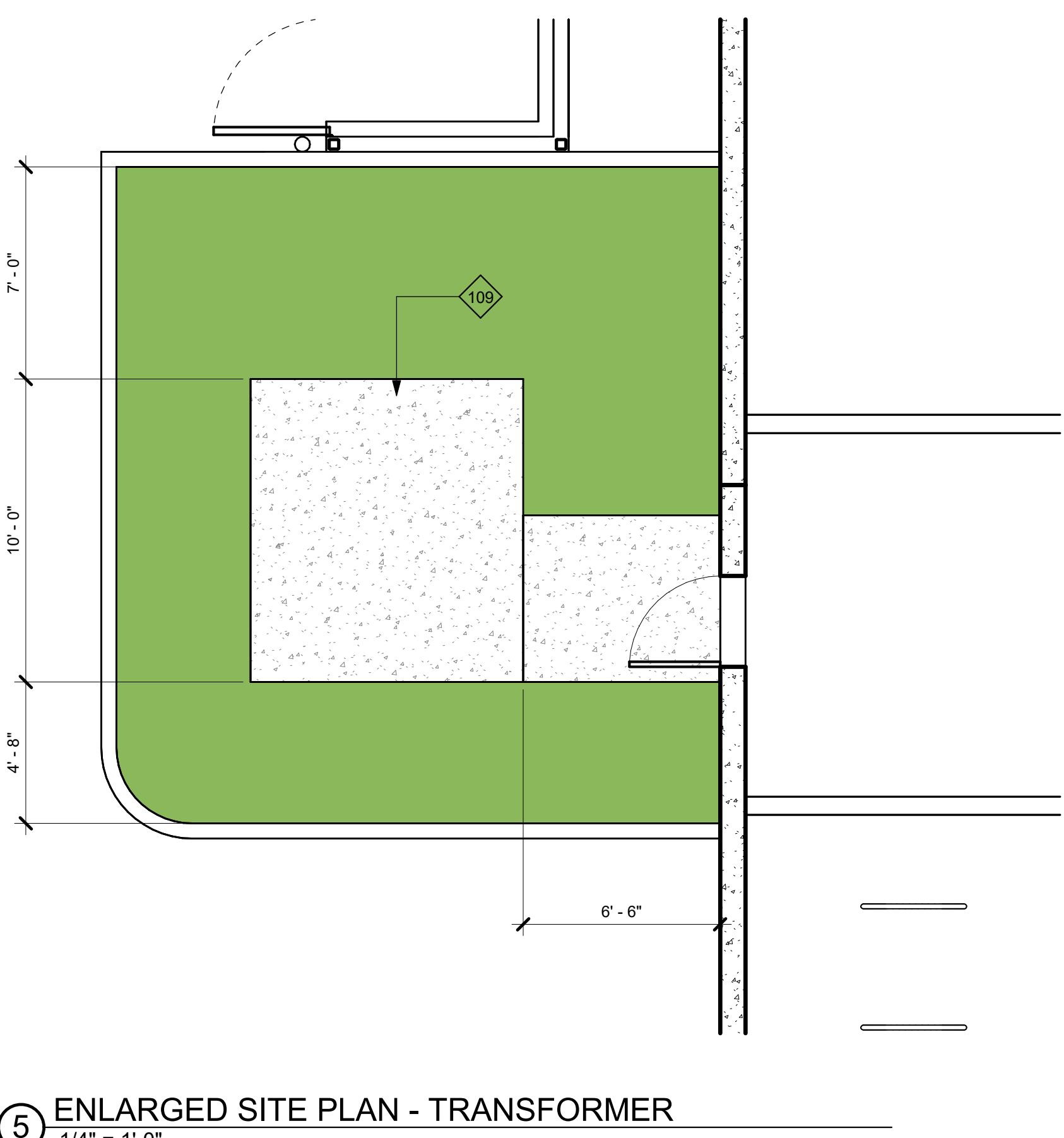
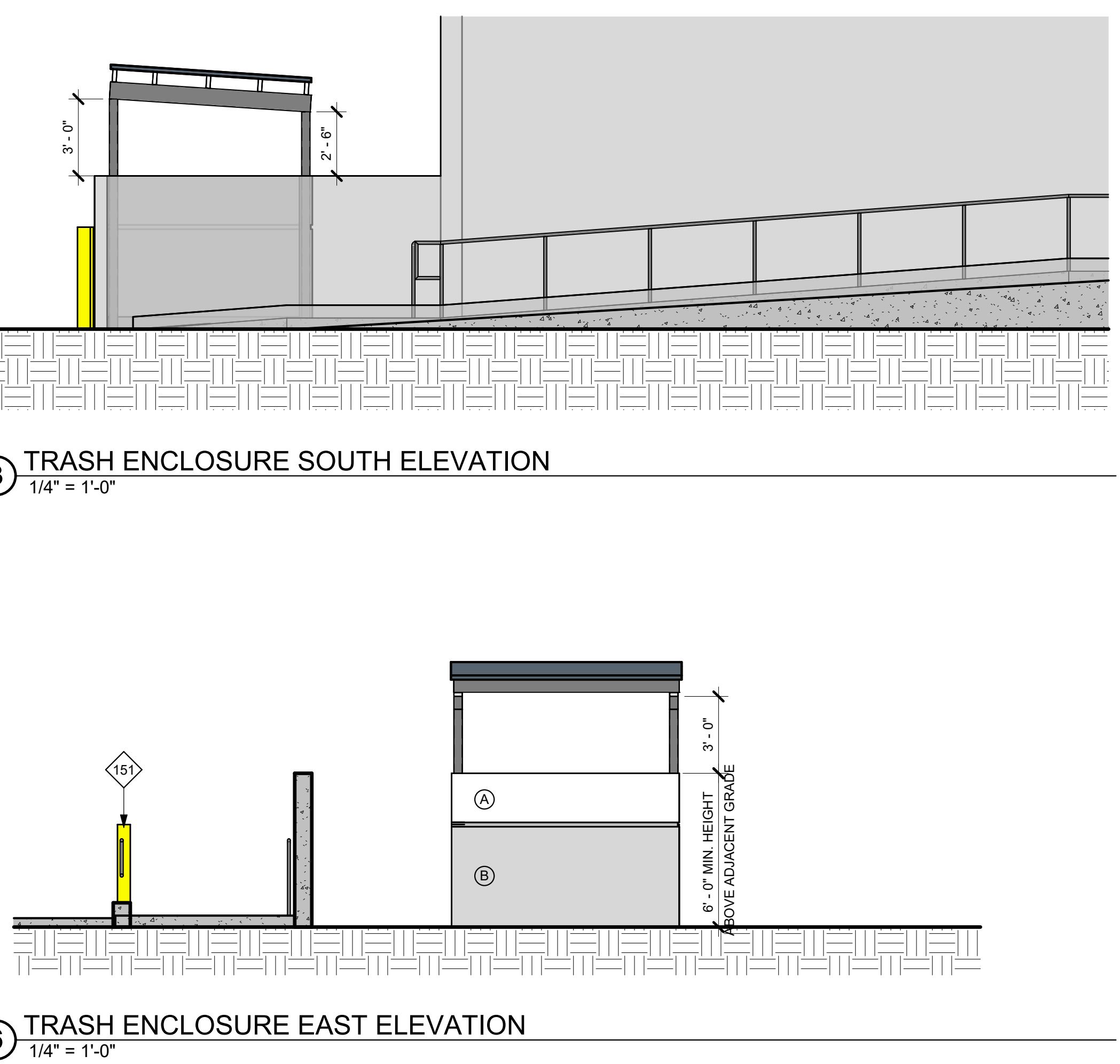
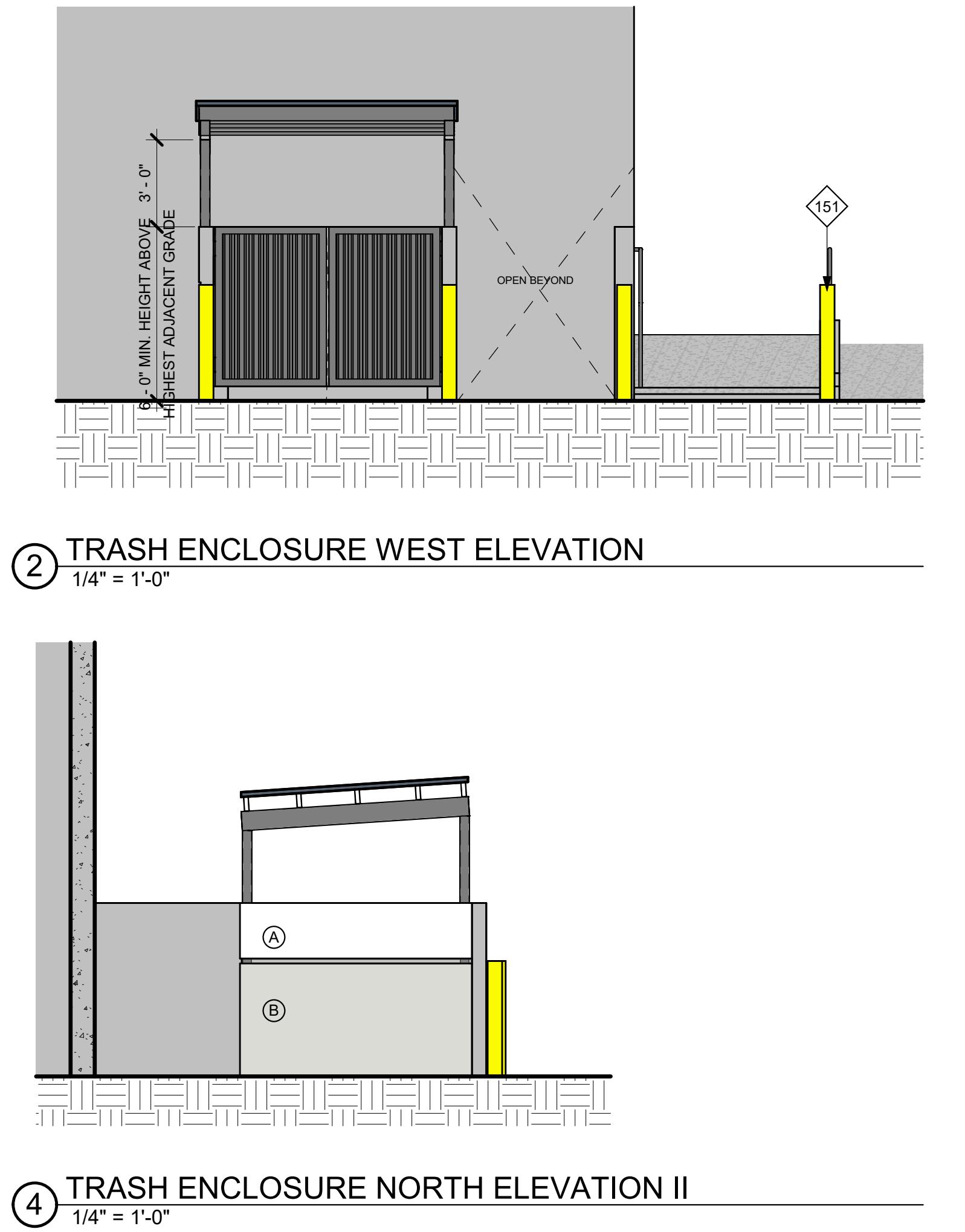
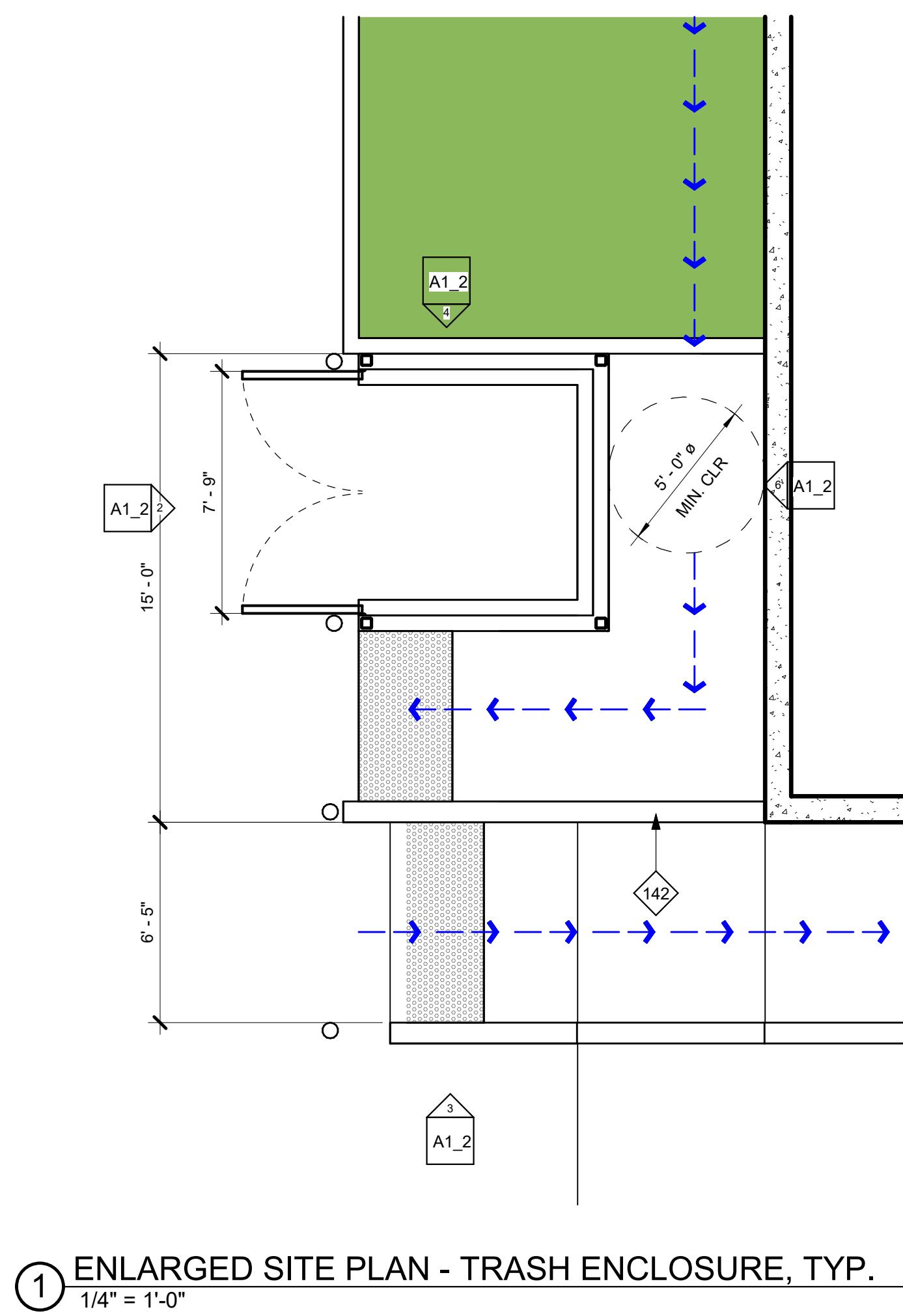
NOTES:

1. ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / Sanded SMOOTH PRIOR TO PAINTING.
2. ALL EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED TO THE MANUFACTURER'S SPECIFICATIONS. THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLLER. EXTERIOR FLAT PAINT AND BACK ROLLER SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. PAINT JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXTERIOR CONCRETE WALLS THAT ARE NOT ON PLANS ALL PANEL JOINTS SHALL BE OILED DOWN. SEE DETAIL 4/A4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. PAINT WALL REVEALS THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/A0.4.1.
8. U.O.N. PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORED SCREENS, PAINT THE BASE COLOR. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE.
9. PAINT COLOR FOR EXPOSED CANOPY AND WALL BEAMS AND SUPPORTS. SEE DETAIL 4/A4.2 OR 4/B2 WHEN OCCURS & TRASH ENCLOSURE METAL ROOF. ROOF BEAMS, & SUPPORT CONCRETE PER COLOR LISTED ON THIS SHEET. LIGHT POLE BASES TO REMAIN UNPAINTED AND SMOOTH AND CONCRETE.
10. REFER TO DIGITAL COPY OF PLANS FOR RENDERING AND ELEVATIONS IN COLOR. HARD COPY PLANS WILL SHOWN BLACK AND WHITE ONLY.



ENLARGED SITE PLANS

A1_1



SITE PLAN GENERAL NOTES

- THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
- GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW THE RECOMMENDATIONS.
- U.O.A. AND DIMENSIONS: CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS ARE SHOWN FROM THE CENTER LINE TO THE CENTER LINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH.
- REFER TO CIVIL AND MEP PLANS TO CONFIRM UTILITY INFORMATION SHOWN IN THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION.
- PROVIDE DRAINAGE DRAWS AND DRAWS FOR GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
- ALL ACCESS ROUTES INDENFIED ON THE SITE PLAN DRAWINGS SHALL COMPLY WITH THE FOLLOWING:
 - SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. SLOPES DO NOT EXCEED 2%.
 - THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
 - CHANGES IN GRADE UP TO 12" SHALL NOT EXCEED 11A/02.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
 - THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE PATH SHALL NOT BE LESS THAN 6'-0".
- ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
- A CONCRETE MORTAR TRIP EXTINGUISHING 12" BEYOND EA END OF THE TRIPPING CURB SHALL BE PROVIDED. ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/A/1.1
- PROVIDE PIPE BOLLARD PROTECTION POSTS AS PROVIDED BY THE ELECTRICAL, MECHANICAL, AND FIRE PREVENTION AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITIES, COMPANIES AND/ OR FIRE AUTHORITY SEE DETAIL 3/A/1.1
- ALL EXPOSED BIOTENTION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
- WATER SUPPLY CONTRACTOR TO PROVIDE A HOSE BIB NEAR THE MAIN BUILDING ENTRANCE THAT SEE PLAN FOR LOCATION.
- AN EXTERIOR EXPANSION JOINT SHALL BE PROVIDED 10 FEET ON ALL BLOCKY WALLS AND STUCCO COVERED WALLS. AND WRITTEN VERIFICATION OF ITS APPLICATION FROM THE DEVELOPER SHALL BE PROVIDED TO THE PLANNING DIVISION. THE TYPE AND LOCATION OF JOINTS LISTED ON THE WALL JOINT DETAILS SHALL BE REFERRED TO THE BUILDING AND SAFETY DIVISION DURING BUILDING PLAN CHECK.

EXTERIOR COLOR SCHEDULE

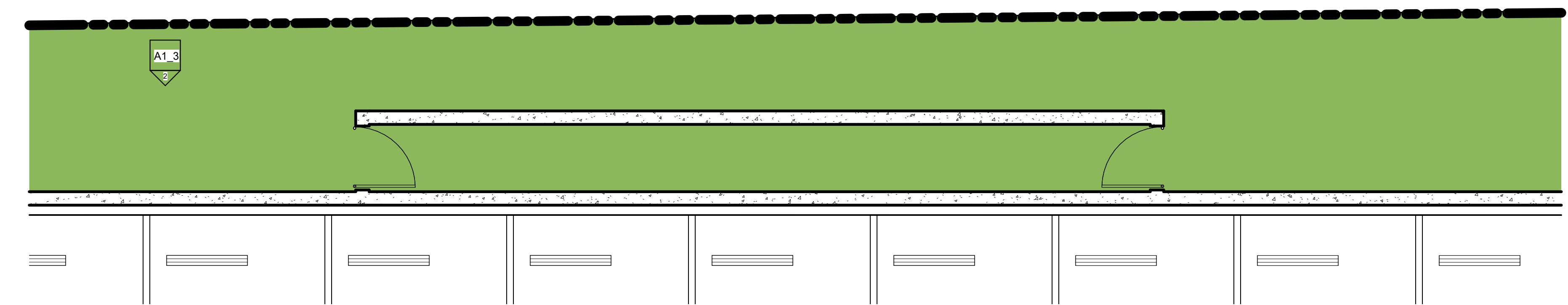
	EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
	EXTERIOR PAINT COLOR: SW 7666 FLEUR DE SEL
	EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
	STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULION
	METAL PANEL
	BLACK ANODIZED METAL CANOPY/BROW

NOTES:

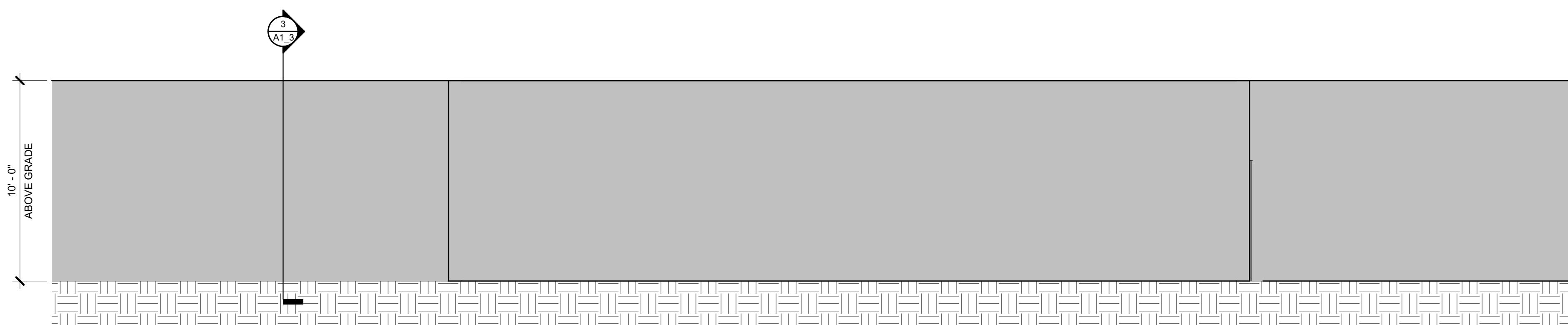
- ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / Sanded / SMOOTH PRIOR TO PAINTING.
- ALL EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED TO A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB. THE PRIMER SHALL BE REMOVED PRIOR TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
- POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
- PAINT EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK ROLL. ACRYLIC FLAT MULION PAINT THAT IS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. PAINT JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
- EXTERIOR CONCRETE WALLS THAT ARE SHOWN ON THE PLANS ALL PANEL JOINTS SHALL BE OILED PRIOR TO DETAIL 1/A/4.1.
- PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
- WALL REVEALS THE COLOR OF THE ADJACENT WALL WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/A/4.1.
- U.O.N. PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COVERS, PAINT THE BASE COLOR. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE.
- PAINT COLOR FOR EXPOSED CANOPY, ROOF & WALL BEAMS, AND METAL ROOF (SW 6995, 7666, 7674, 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS PER COLOR LEGEND ON THIS SHEET. LIGHT POLE BASES TO REMAIN UNPAINTED AND SMOOTH AND CONCRETE.
- REFER TO DIGITAL COPY OF PLANS FOR RENDERING AND ELEVATIONS IN COLOR. HARD COPY PLANS WILL SHOWN BLACK AND WHITE ONLY.

KEYNOTES ◇

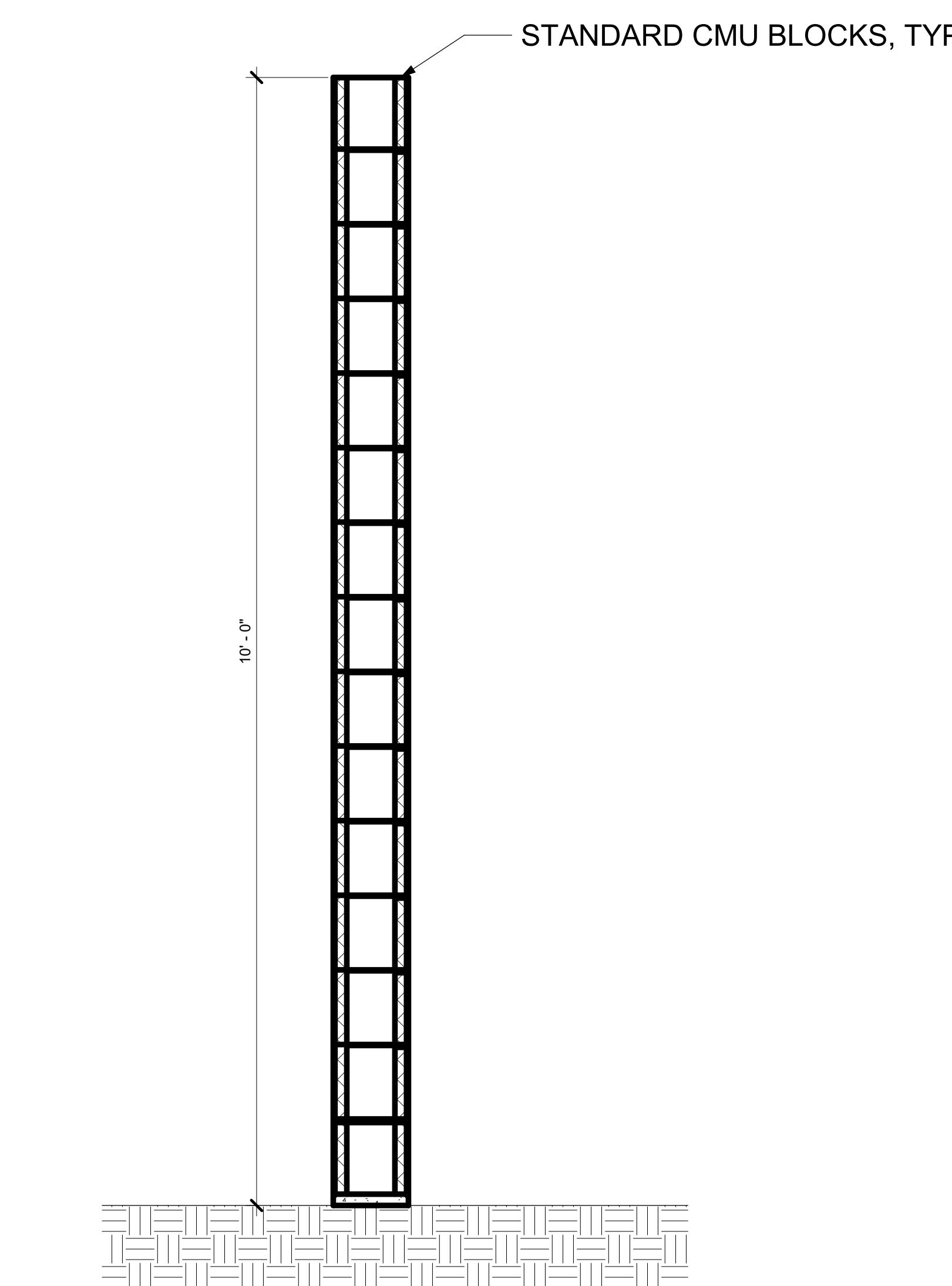
- (N) TRANSFORMER LOCATION. SEE LANDSCAPE FOR CONCRETE TILT-UP TRASH ENCLOSURE WALL. MIN HEIGHT 6'-0" ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE
- STEEL PIPE BOLLARD PROTECTION POST



ENLARGED SOUND WALL PLAN



2 SOUND WALL NORTH ELEVATION



3 SOUND WALL SECTION

KEYNOTES

EXTERIOR COLOR SCHEDULE

-  (A) EXTERIOR PAINT COLOR: SW 6995
SUPERWHITE
-  (B) EXTERIOR PAINT COLOR: SW 7666 FLEUR DE SEL
-  (C) EXTERIOR PAINT COLOR: SW 7674
PEPPERCORN
-  (D) STOREFRONT MEDIUM PERFORMANCE BLUE
REFLECTED GLAZING BLACK ANODIZED
MULLION
-  (E) METAL PANEL
-  (F) BLACK ANODIZED METAL CANOPY/BROW

NOTES:

NOTES:

1. ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING.
2. ALL EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
3. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
4. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
5. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
6. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
7. PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/AD4.1
8. U.O.N., PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
9. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE
10. PAINT COLOR FOR EXPOSED CANOPY FRAMING & WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS PER COLOR LEGEND ON THIS SHEET. LIGHT POLE BASES TO REMAIN UNPAINTED AND SMOOTH FINISH CONCRETE.
11. REFER TO DIGITAL COPY OF PLANS FOR RENDERING AND ELEVATIONS IN COLOR. HARD COPY PLANS WILL SHOWN BLACK AND WHITE ONLY.



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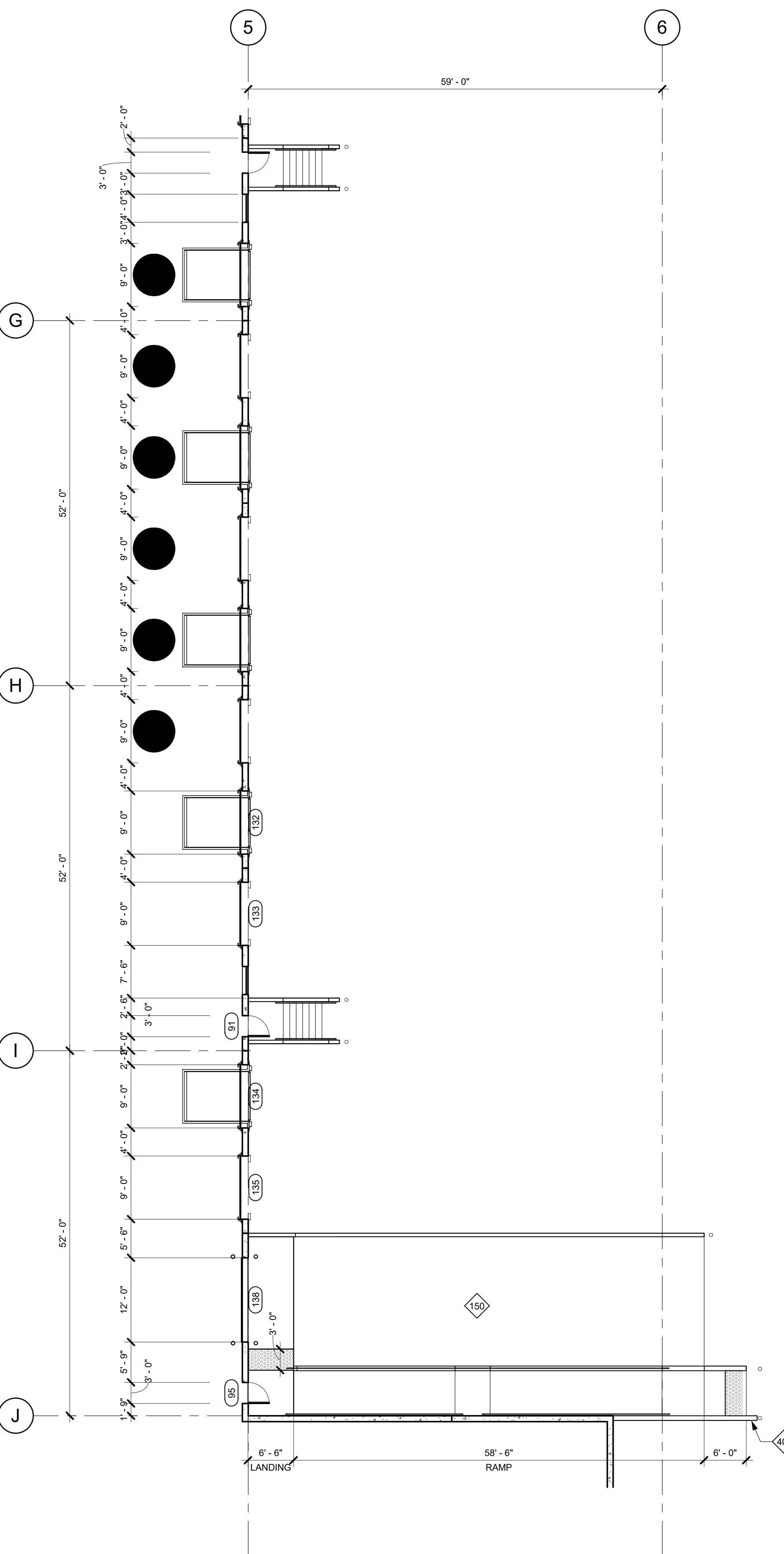
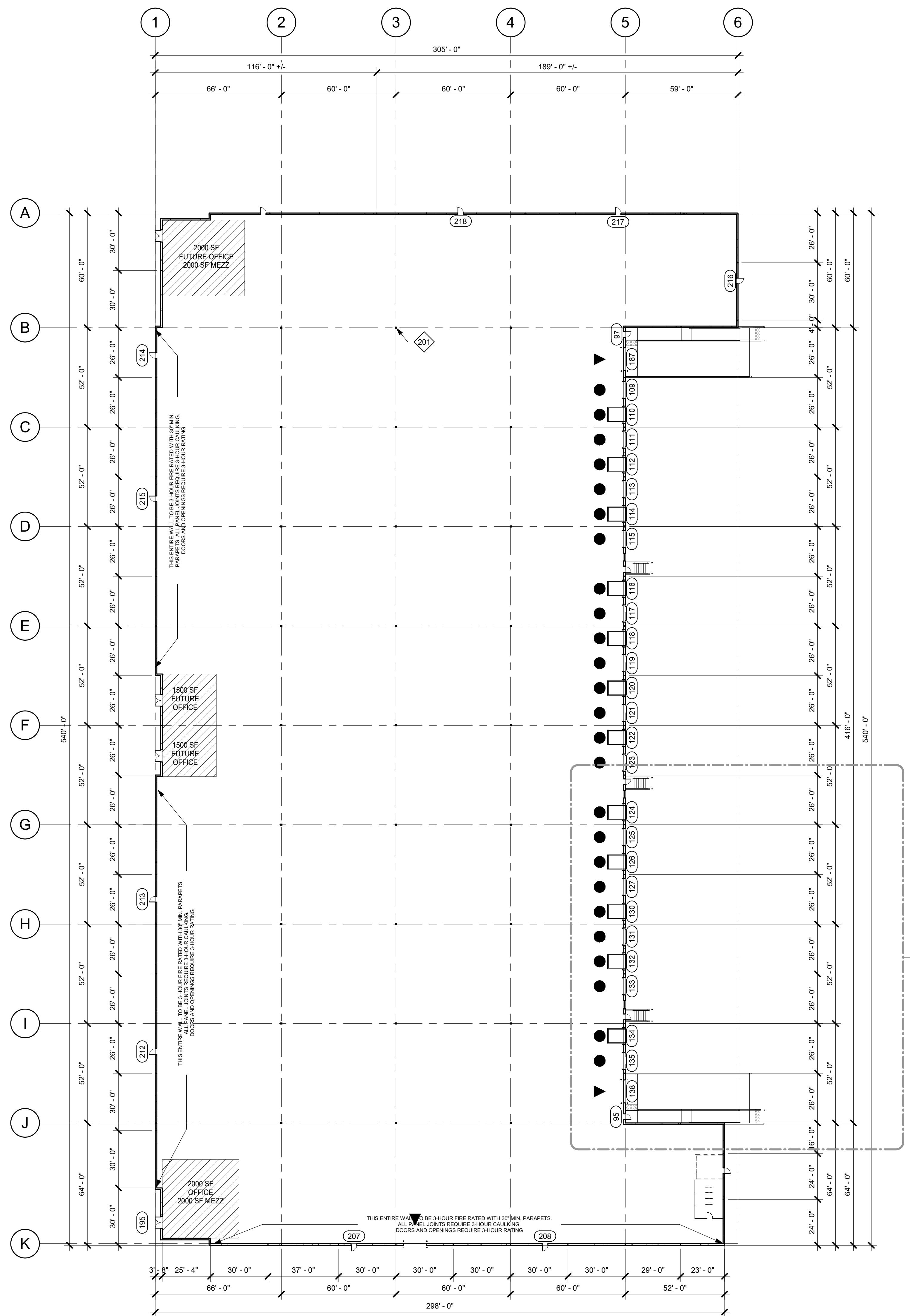
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SOUND WALL PLAN & ELEVATIONS

A1 3



SITE LEGEND	KEYNOTES
LANDSCAPE AREA	130 (N) FIRE HYDRANT
CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS	134 FIRE DEPARTMENT CONNECTION (FDC). REFER TO CIVIL DWGS.
PROPOSED OFFICE	
FIRE LANE PER DEPARTMENT REQUIREMENT	
FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3.A.D.1.	
LIGHT POLE	
INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6	
PROPERTY LINE	
DOCK HIGH TRUCK DOOR	
GRADE LEVEL TRUCK DOOR	
PARKING STALL COUNT TOTAL	



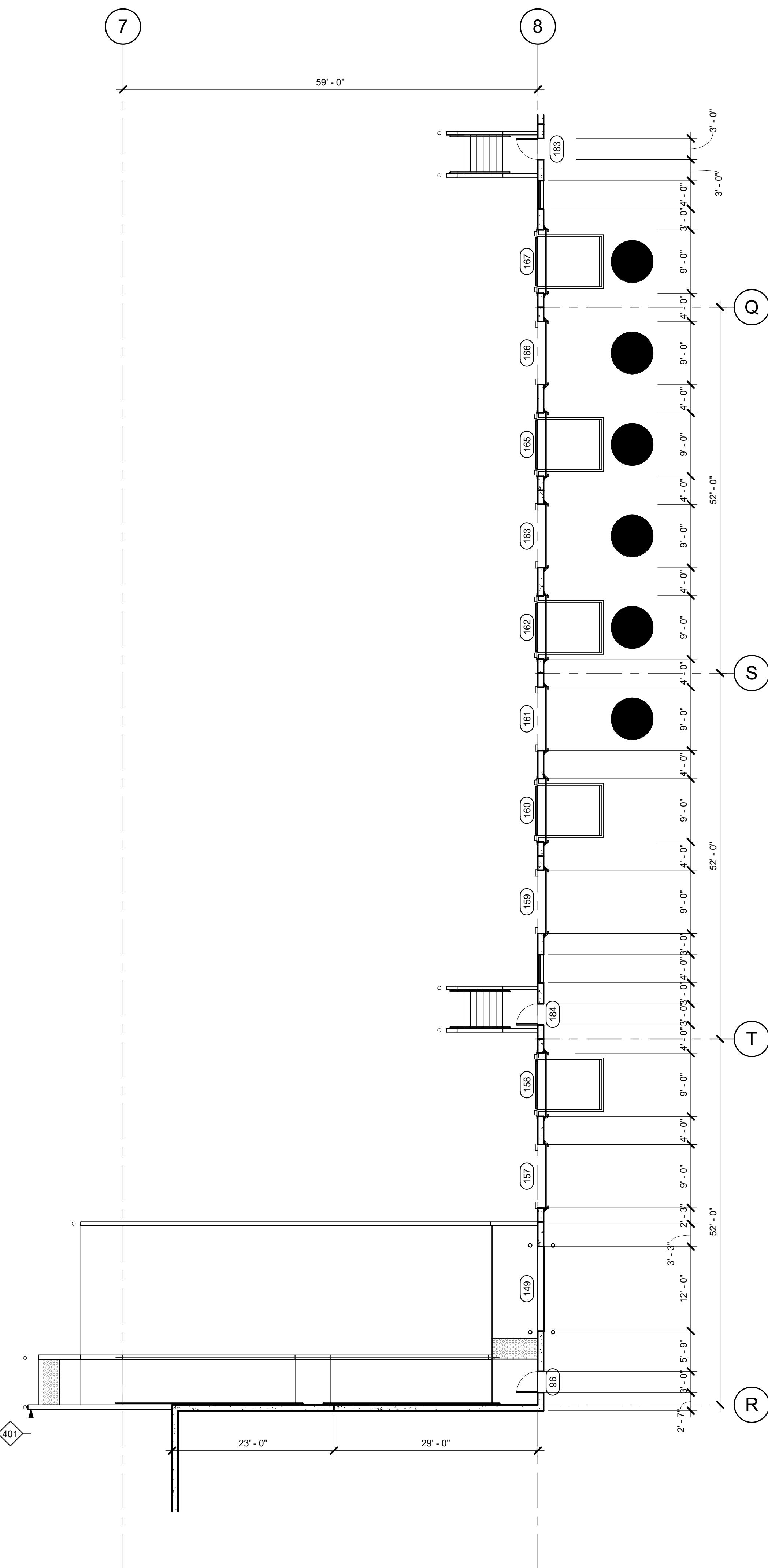
KEYNOTES ◇	
150	CONCRETE BLOCK RAMPS W/ 40" HIGH CONCRETE TILT-UP WALL ON OPEN SIDES. PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE
201	STRUCTURAL BUILDING COLUMN
401	PAINTED CONCRETE TILT-UP WALL PANEL

FLOOR PLAN LEGEND	
	EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
	STOREFRONT GLAZING SYSTEM. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
	METAL STUD NON BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION
	WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
	STRUCTURAL BUILDING COLUMNS
	PROVIDE VAPOR BARRIER UNDER PROPOSED OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 140'-0" BEYOND T1 AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/AD1.0
	FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.
	DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE
	WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
	STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE
	WALL TAG

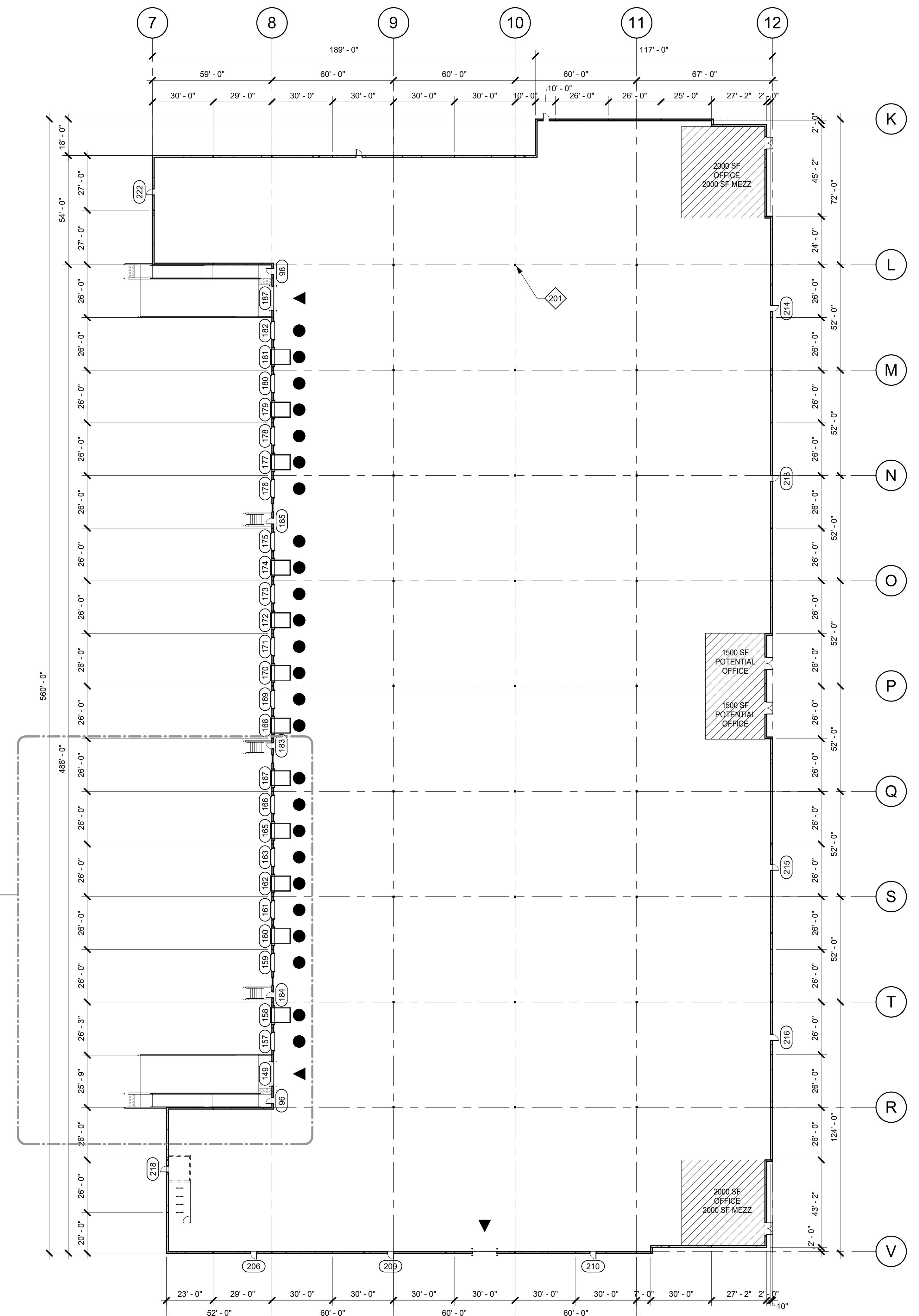
FLOOR SLAB GENERAL NOTES	
1.	THE FLOOR SLAB THICKNESS TO BE X". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2.	THE FLOOR SLAB TO BE CLASSIFIED AS 302-R-04 TABLE 21.
3.	THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS.
4.	SUPERVISORY EQUIPMENT EXCEPT PEDESTRIAN AND OVERHEAD DOORS. SEE 7 & 10/AD1.0
5.	CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION.
6.	BELLOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN.
7.	TRENCH SOIL COMPACTION TO BE 90% MIN.
8.	SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
9.	THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
10.	ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB DURING CONSTRUCTION.
11.	SEE FLOOR SLAB PATCHING DETAIL.
12.	PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS AS NOTED OTHERWISE ON SITE. SEE DRAWINGS. NO UNDER-SLAB PIPE, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK LEVELERS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
13.	ALL FLOOR NAIL OR BRAD FRAME HOLES TO BE FILLED WITH APPROVED PARTS. DO NOT USE MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =.
14.	ALL FLOOR NAIL OR BRAD FLOOR NAIL HOLES TO BE PREDRILED AND WOOD COWLED PRIOR TO NAILING. BRACE HOLES TO BE PREDRILED.
15.	CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.

FLOOR PLAN GENERAL NOTES	
1.	WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING GYP-CRETE 2000 WITH A MINIMUM THICKNESS OF 2-1/2".
2.	PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/IFC REQUIREMENTS AND LOCATIONS TO BE DETERMINED BY THE FIRE DEPARTMENT AND INSPECTOR.
3.	ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3 & AD2.4.
4.	ALL EXPOSED CONNECTIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL FINISH.
5.	PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXISTING & SIGNAGE PLANS.
6.	SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS.
7.	PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL CONTRACTOR. SEE PLANNING PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8.	FOR REQUIRED LANDINGS @ ALL INTERIOR & EXTERIOR DOORS. SEE 11/AD1.2.
9.	NO DOORS ARE ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE.
10.	U.O.N @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.



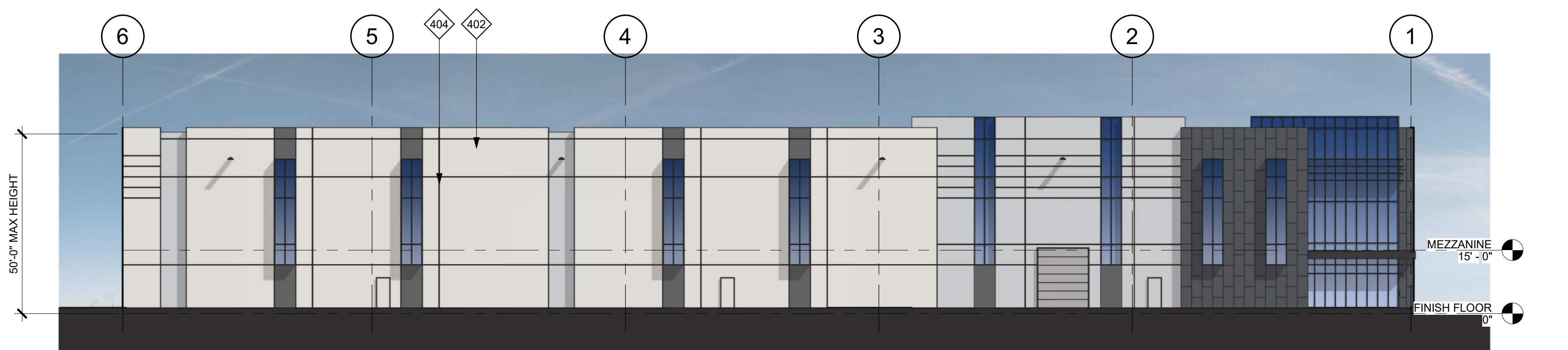


② PROPOSED BUILDING FLOOR PLAN - ENLARGED DOCK DOOR PLAN B
1" = 10'-0"

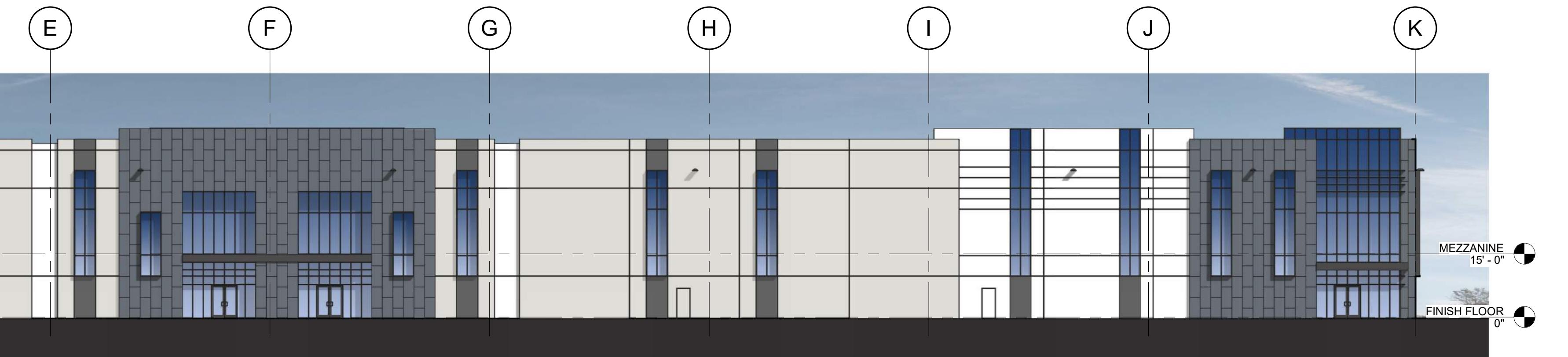


① PROPOSED BUILDING 2 FLOOR PLAN
1" = 30'-0"

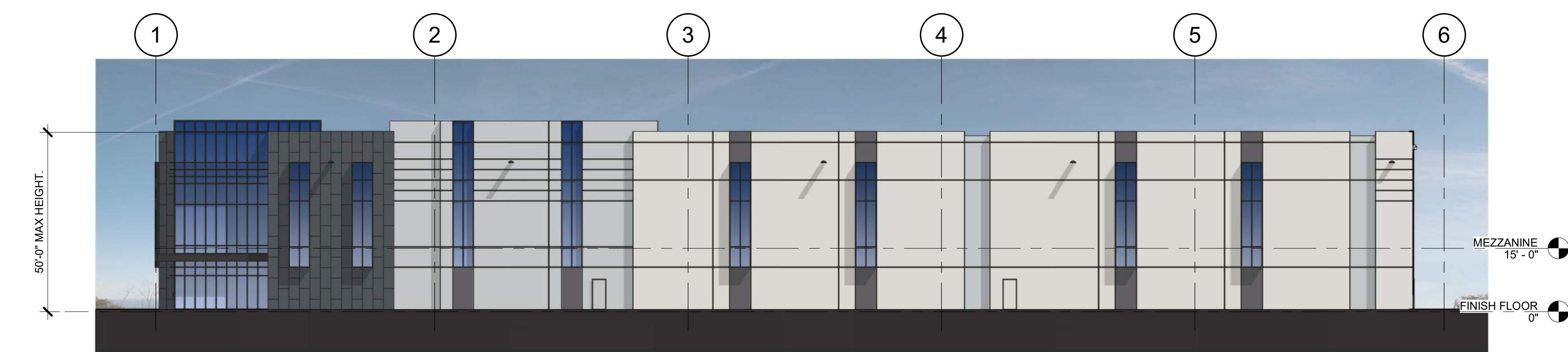
KEYNOTES ◇	
201	STRUCTURAL BUILDING COLUMN
401	PAINTED CONCRETE TILT-UP WALL PANEL
FLOOR PLAN LEGEND	
	EXTERIOR CONCRETE TILT-UP WALL PANEL OR INTERIOR CONCRETE TILT-UP MEZZANINE SHEAR WALL PANEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
	METAL STUD BEARING PARTITION WALL. SEE ENLARGED FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
	WOOD STUD BEARING WALL. SEE ENLARGED FLOOR PLANS & WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION
	STRUCTURAL BUILDING COLUMNS
	PROVIDE VAPOR BARRIER UNDER PROPOSED AND/OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T1 AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE A4.10
	FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/A5.0.
	DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE
	WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
	STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE
	WALL TAG
FLOOR SLAB GENERAL NOTES	
1. THE FLOOR SLAB THICKNESS TO BE X". SEE STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS. 2. THE FLOOR SLAB THICKNESS TO BE CLASS 1 CONCRETE 302-R-04 TABLE 21. 3. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER WHETHER OR NOT TO PROVIDE JOINT FILLER AT FLOOR SLAB CONTROL AND CONSTRUCTION JOINTS. 4. SUPPORT STRIPS FOR DOCK LEVELERS, PEDESTRIAN AND OVERHEAD DOORS. SEE 7 & 10/A4.10. 5. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT ARE PROHIBITED ON THE FLOOR SLAB DURING CONSTRUCTION. 6. BELOW FLOOR SLAB SOIL COMPACTION TO BE 95% MIN. 7. TRENCH SOIL COMPACTION TO BE 90% MIN. 8. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH. 9. THE GENERAL CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED. 10. ALL CONSTRUCTION MARKINGS SHALL BE REMOVED FROM THE FLOOR SLAB AS PRACTICABLE. 11. SEE FLOOR SLAB PATCHING DETAIL. 12. PROVIDE 10'-0" WIDE PERIMETER FLOOR POUR-STRIPS AT ALL TRUCK DOCK WALLS AND 5'-0" WIDE AT ALL OTHER WALLS NOT NOTED OTHERWISE. SEE STRUCTURAL DRAWINGS. NO UNDER-SLAB PIPE, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS. 13. ALL DOOR NAIL OR BRAD FRAME HOLES TO BE FILLED WITH APPROVED PARTS. DOOR NAIL HOLES TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =. 14. ALL FLOOR SLAB Holes TO BE PORED AND WOOD CONED NAIL HOLES TO BE PORED AND WOOD CONED NAIL HOLES TO BE PREDRILLED. 15. CHAMFER AND REVEAL STRIPS ATTACHED TO THE FLOOR SLAB MUST BE PROPERLY PATCHED PRIOR TO SEALING THE FLOOR SLAB.	
FLOOR PLAN GENERAL NOTES	
1. WHERE A MEZZANINE OCCURS AND A 1" TOPPING IS CALLED OUT FOR IN THE STRUCTURAL DRAWINGS, PROVIDE A 1" THICK TOPPING OF GYP-CRETE 2000 WITH A MINIMUM THICKNESS OF 2-1/2". 2. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT AND THE CBC/CFC REQUIREMENTS AND LOCATIONS TO BE DETERMINED IN THE FIELD BY THE FIRE DEPARTMENT AND INSPECTOR. 3. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS A2.3, & A2.4. 4. U-ON @ PARTITIONS TO CONCRETE WALLS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTER OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH. PROVIDE ILLUMINATED AND TACTILE EXIT SIGNAGE. SEE EXITING & SIGNAGE PLANS. 5. SEE CIVIL DRAWINGS FOR ALL UTILITY POINTS OF CONNECTION. GENERAL CONTRACTOR TO VERIFY LOCATIONS. 6. PROVIDE PIPE BOLLARD PROTECTION POSTS @ FIRE RISERS & ELECTRICAL GEAR AS REQUIRED BY THE ELECTRICAL AND MECHANICAL PLANS. SEE 7/A5.0 FOR ADDITIONAL INFORMATION. 8. FOR REQUIRED LANDINGS @ ALL INTERIOR & EXTERIOR DOORS. SEE 11/A4.2. 9. NO DOORS ARE ALLOWED WITHIN 25' OF ALL BUILDING ENTRANCES. PER GREEN BUILDING STANDARD CODE DIVISION 5.504.7. POST REQUIRED SIGNAGE. 10. U-O-N @ INTERIOR PARTITIONS, FINISHED HINGE SIDE OF JAMB TO BE 6" FROM FINISHED SURFACE OF INTERSECTING WALL.	



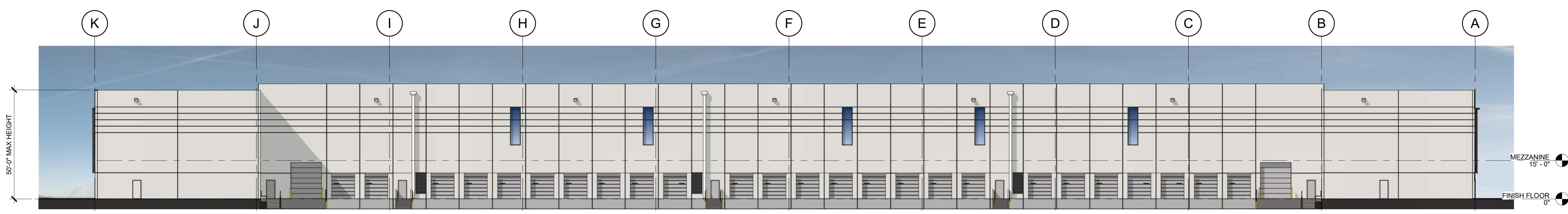
④ BUILDING 1 NORTH ELEVATION
1" = 20'-0"



③ BUILDING 1 WEST ELEVATION
1" = 20'-0"



② BUILDING 1 SOUTH ELEVATION
1" = 20'-0"



① BUILDING 1 EAST ELEVATION
1" = 20'-0"

KEYNOTES ◇	
402	WALL REVEAL
404	PANEL JOINT

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O. VISION SYSTEM: MIN 2'-4 1/2" OFFSET
SYSTEM, 2'-0" SPANDREL, 2'-0" X 3'-4"
OFFSET SYSTEM. STOREFRONT SYSTEM TO BE
DESIGN, BUILT BY THE GENERAL CONTRACTOR.
DESIGN SHALL COMPLY WITH ALL RELEVANT CODE
& WIND LOADING REQUIREMENTS.

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED
GLASS CONSTRUCTION, AN OUTER LAYER OF 1/4"
VISTACOOL AND AN INNER LAYER OF 1/4"
SOLARSHIELD 60. FOR INTERIOR GLAZING USE 1/2"
CLEAR GLASS.

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4"
CLEAR GLASS. FOR SPANDREL GLAZING COLOR
ON COLOR LEGEND. IF SPANDREL COATING IS NOT
SPECIFIED, PROVIDE PHYSICAL SAMPLES FOR
ARCHITECT'S APPROVAL.

NOTES:

1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR
COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ ALL LOCATIONS.
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE
WALL PANELS, PROVIDE 1" DIA. VENTILATION HOLES IN
THE SPANDREL SYSTEM. CONCRETE COATINGS TO
PROVIDE A SMOOTH FINISH ON THE GLASS FACING
CONCRETE SURFACES AND TO PAINT THEM & ALL
STOREFRONT FRAMES AND CLIPS BEHIND THE GLASS
BEAD.
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A
CONCRETE WALL PANEL, PROVIDE TENACITE MIRAFI 140N
FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

- (A) WHITE EXTERIOR PAINT COLOR:
SW 7005 PURE WHITE
- (B) LIGHT GRAY EXTERIOR PAINT COLOR:
SW 6233 SAMOVAR SILVER
- (C) MEDIUM GRAY EXTERIOR PAINT COLOR:
SW 9152 LET IT RAIN
- (D) STOREFRONT GLAZING COLOR
EXTERIOR LAYER: MEDIUM PERFORMANCE
BLUE REFLECTIVE GLAZING
- (E) METAL PANEL DRI-DESIGN
- (F) CHARCOAL ANODIZED METAL
EYEBROW/CANOPY

NOTES:

1. ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE
WALL PANELS SHALL BE PATCHED / SACKED / Sanded /
SMOOTH PAINTING REGARDLESS IF COVERED BY
SPANDREL GLAZING.
2. ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE
SHOP PRIMED WITH A GRAY, INDEFINITE PRIMER
PRODUCT. THE PRIMER COAT IS THE JOB SITE AND ALL
DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP
PRIOR TO ADDITIONAL COLOR PAINTING OR
COMPLETION OF THE PROJECT.
3. REMOVE ALL EXISTING GUARD RAIL, GUARD
RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL
PANEL RETURNS TO MATCH ADJACENT BUILDING WALL
COLOR, U.O.N.
4. U.O.N. COLOR OF TRUCK DOORS TO MATCH
ADJACENT WALL COLOR.
5. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO
PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL
IMPEDIE THE PRIMER COAT FROM ADHERING TO THE
WALL.
6. PAINT EXTERIOR WALLS w/ 1-COAT SPRAYED AND BACK
ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON
FLAT PAINT. THE PAINTING COLOR OF THE EXTERIOR WALL
SHALL BE SMOOTH AND FREE OF LAPPING AND OR
STREAKING, REGARDLESS OF THE COLOR.
7. EXCEPT WHERE NOTED OTHERWISE, THE PLANS ALL
PAINTED SURFACES TO BE CAULKED PER DETAIL 1A/4D.1.
8. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE
COLOR OF THE TRELLIS.
9. @ SOLID BROWNS WITH GLAZING DIRECTLY ABOVE OR
BELOW, PAINT EXPOSED METAL COLUMNS & ROOF TRusses
OF THE BROWNS TO MATCH THE BROWN COLOR.
10. PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT
WALL, WHEN THERE IS A COLOR CHANGE AT THE REVEAL,
PAINT COLOR AS DETAIL 1A/4D.1.
11. U.O.N. PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF
SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN, IF
THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
12. ALL PAINT USED SHALL BE APPROVED BY THE
MANUFACTURER AND PROPERLY USED.
13. PAINT COLOR FOR EXPOSED STEEL BROWNS & CANOPY
FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR
ROOF TRusses) & METAL COLUMNS TO MATCH
STOREFRONT FRAMING.
14. REFER TO DIGITAL COPY OF PLANS FOR RENDERING
AND ELEVATION IN COLOR. HARDCOPY PLANS WILL SHOW
BLACK AND WHITE ONLY.



BUILDING 1
EXTERIOR
ELEVATIONS

A4_1

This architectural rendering shows a modern building facade with a complex structural and cladding system. The facade is divided into several sections, each labeled with a letter from V to K. The labels are positioned above the corresponding sections. The building features a mix of dark grey, light grey, and white panels, along with vertical blue glass windows. A vertical grid of lines is overlaid on the facade, likely representing a structural or design grid. The bottom of the image shows a dark base and some small white markers. On the right side, there are two circular callouts with text: 'MEZZANINE 5'-0" and 'FINISH FLOOR 0"'. The background is a clear blue sky.

③ BUILDING 2 WEST ELEVATION
1" = 20'-0"

This architectural cross-section diagram illustrates the building's structure from the 7th floor up to the 12th floor. The diagram shows the building's exterior with a blue-tinted glass facade and a grey brick base. Internal vertical columns are shown in blue and grey. The floors are represented by horizontal lines, with the 7th floor at the bottom and the 12th floor at the top. A 'MEZZANINE' level is indicated between the 10th and 11th floors. A 'FINISH FLOOR' is shown at the base. A north arrow is located in the bottom right corner, and a scale bar indicates a height of 15' - 0" between the 7th and 12th floors.

② BUILDING 2 NORTH ELEVATION
1" = 30' 0"

This architectural cross-section diagram illustrates the vertical profile of a building. The structure features a series of levels and openings. A vertical scale on the left indicates a maximum height of 50'-0". Key levels are labeled: MEZZANINE at 15'-0", FINISH FLOOR at 0", and a top level. The diagram includes a grid of vertical and horizontal lines, with specific points marked by circles and labeled L, M, N, O, P, Q, R, S, T, and V. Blue rectangular blocks are positioned at various points along the vertical axis, likely representing structural elements or specific floor levels. The base of the building is shown in dark grey, and the sky above is blue with light clouds.

An architectural elevation drawing of a building section. The drawing shows a series of vertical columns and windows. A grid system is overlaid on the structure. Labels on the right indicate 'MEZZANINE 15' - 0"' and 'FINISH FLOOR 0"'. A compass rose is also present.

A diagram illustrating a sequence of numbered circles (7, 8, 9, 10, 11, 12) and diamond shapes (404, 402) connected by lines to a building facade. The building facade is a light blue structure with a grid of windows and doors. A vertical line with an arrow points to the right side of the facade.

KEYNOTES

402 WALL REVEAL
404 PANEL JOINT

GLAZING LEGEND & NOTES

STOREFRONT FRAMING:
U.O.N @ VISION SYSTEM, MIN 2"x4 1/2" OFFSET
SYSTEM. U.O.N. @ SPANDREL SYSTEM, 2"x1 3/4"
OFFSET SYSTEM. STOREFRONT SYSTEM TO BE
DESIGN BUILD BY THE GENERAL CONTRACTOR.
DESIGN SHALL COMPLY WITH ALL RELEVANT CODE

VISION SYSTEM GLAZING:
FOR EXTERIOR VISION GLAZING USE 1" INSULATED
GLASS CONSISTING OF AN OUTER LAYER OF 1/4"
VISTACOOL AND AN INNER LAYER OF 1/4"
SOLARBAN 60. FOR INTERIOR GLAZING USE 1/2"
CLEAR GLASS.

SPANDREL SYSTEM GLAZING:
FOR EXTERIOR SPANDREL GLAZING USE 1/4"
GLASS TO MATCH EXTERIOR GLASS COLOR ON
COLOR LEGEND. IF SPANDREL COATING IS NOT
SPECIFIED, PROVIDE PHYSICAL SAMPLES FOR
ARCHITECT'S APPROVAL

NOTES:

1. FOR GLASS AND MULLION COLORS, SEE EXTERIOR COLORS, LEGEND & NOTES, THIS SHEET.
2. PROVIDE TEMPERED GLASS @ ALL LOCATIONS.
3. @ SPANDREL SYSTEM GLAZING IN FRONT OF CONCRETE WALL PANELS, PROVIDE 1" DIA. VENTILLATION HOLES IN THE CONCRETE A MAX OF 5'-0" O.C. CONTRACTOR TO PROVIDE A SMOOTH FINISH ON THE GLASS FACING CONCRETE SURFACES AND TO PAINT THEM & ALL STOREFRONT FRAMES AND CLIPS BEHIND THE GLASS BLACK.
4. @ SPANDREL SYSTEM GLAZING NOT IN FRONT OF A CONCRETE WALL PANEL, PROVIDE TENCATE MIRAFI 140N FILTER FABRIC SHADE CLOTH.

EXTERIOR WALL COLOR LEGEND & NOTES

-  (A) WHITE EXTERIOR PAINT COLOR:
SW 6995 SUPER WHITE
-  (B) LIGHT GRAY EXTERIOR PAINT COLOR:
SW 7666 FLEUR DE SEL
-  (C) MEDIUM GRAY EXTERIOR PAINT COLOR:
SW 7674 PEPPERCORN
-  (D) STOREFRONT GLAZING COLOR
EXTERIOR LAYER: MEDIUM PERFORMANCE
BLUE REFLECTIVE GLAZING
-  (E) METAL PANEL DRI-DESIGN
-  (F) CHARCOAL ANODIZED METAL
EYEBROW/CANOPY

NOTES:

1. ALL IMPERFECTIONS ON THE SURFACE OF THE CONCRETE WALL PANELS SHALL BE PATCHED / SACKED / SANDED SMOOTH PRIOR TO PAINTING REGARDLESS IF COVERED BY SPANDREL GLAZING.
2. ALL INTERIOR AND EXTERIOR FABRICATED STEEL SHALL BE SHOP PRIMED WITH A GRAY, RUST INHIBITIVE PRIMER PRIOR TO DELIVERY TO THE JOB SITE. ANY AND ALL DAMAGE TO THE PRIMER COAT SHALL BE TOUCHED UP PRIOR TO ADDITIONAL FINAL COLOR PAINTING OR COMPLETION OF THE PROJECT.
3. PAINT MAN DOORS, STAIR & RAMP GUARD WALLS, GUARD RAILS, DOWN SPOUTS, LOUVERS, & ROOF LEVEL WALL PANEL RETURNS TO MATCH ADJACENT BUILDING WALL COLOR, U.O.N.
4. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO MATCH ADJACENT WALL COLOR.
5. POWER WASH EXTERIOR CONCRETE WALLS PRIOR TO PAINTING TO REMOVE ALL CHEMICALS AND DIRT THAT WILL IMPEDE THE PRIMER COAT FROM ADHERING TO THE WALLS.
6. PAINT EXTERIOR WALLS w/ 1- COAT SPRAYED AND BACK ROLLED ACRYLIC FLAT PRIMER AND 2-COATS SPRAYED-ON FLAT FINISH IN THE FINAL WALL COLOR. FINISHED JOB SHALL BE SMOOTH AND FREE OF LAPPING AND OR STREAKING, REGARDLESS OF THE COLOR.
7. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS ALL PANEL JOINTS SHALL BE CAULKED PER DETAIL 1/AD4.1.
8. PAINT CONCRETE BEHIND ANY OPEN TRELLIS WORK THE COLOR OF THE TRELLIS.
9. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.
10. PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/AD4.1
11. U.O.N., PAINT THE SIDE OPPOSITE THE SIDE SHOWN OF SCREEN WALLS THE SAME COLOR AS THE SIDE SHOWN. IF THERE ARE TWO COLORS SHOWN, USE THE BASE COLOR.
12. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE
13. PAINT COLOR FOR EXPOSED STEEL BROW & CANOPY FRAMING, WALL BEHIND OPEN TRELLIS (KEY NOTE 428, OR 429) WHEN OCCURS & TRASH ENCLOSURE METAL ROOF, ROOF BEAMS, & SUPPORT COLUMNS TO MATCH STOREFRONT FRAMING.
14. REFER TO DIGITAL COPY OF PLANS FOR RENDERING AND ELEVATION IN COLOR. HARDCOPY PLANS WILL SHOW BLACK AND WHITE ONLY.



HERDMAN
ARCHITECTURE + DESIGN

A22-2164

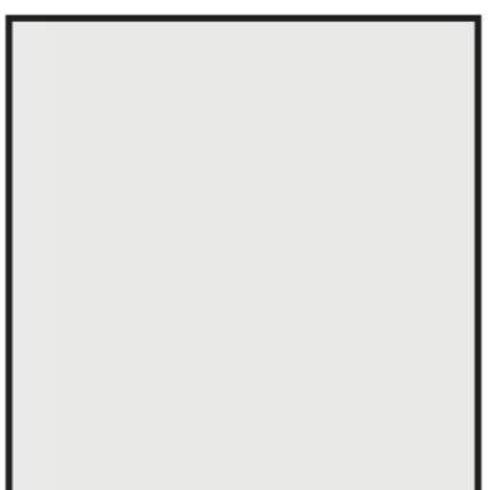
09.04.2025

COLOR BOARD



A5

10/30/2025 4:38:35 PM



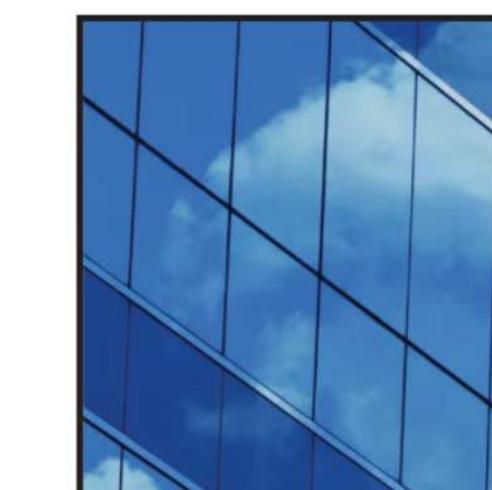
A. EXTERIOR PAINT
SW 6995 SUPERWHITE



B. EXTERIOR PAINT
SW 7666 FLEUR DE SEL



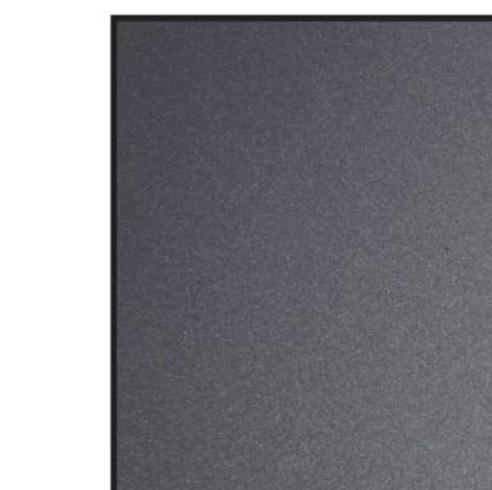
C. EXTERIOR PAINT
SW 7674 PEPPERCORN



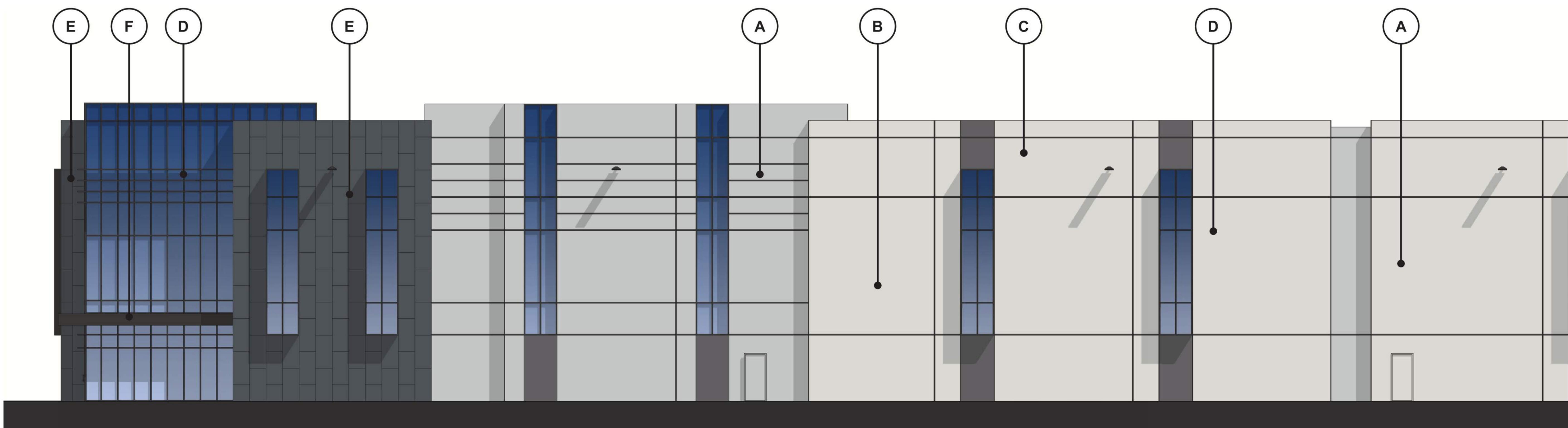
D. STOREFRONT
MEDIUM PERFORMANCE
BLUE REFLECTIVE GLAZING
BLACK ANODIZED MULLION

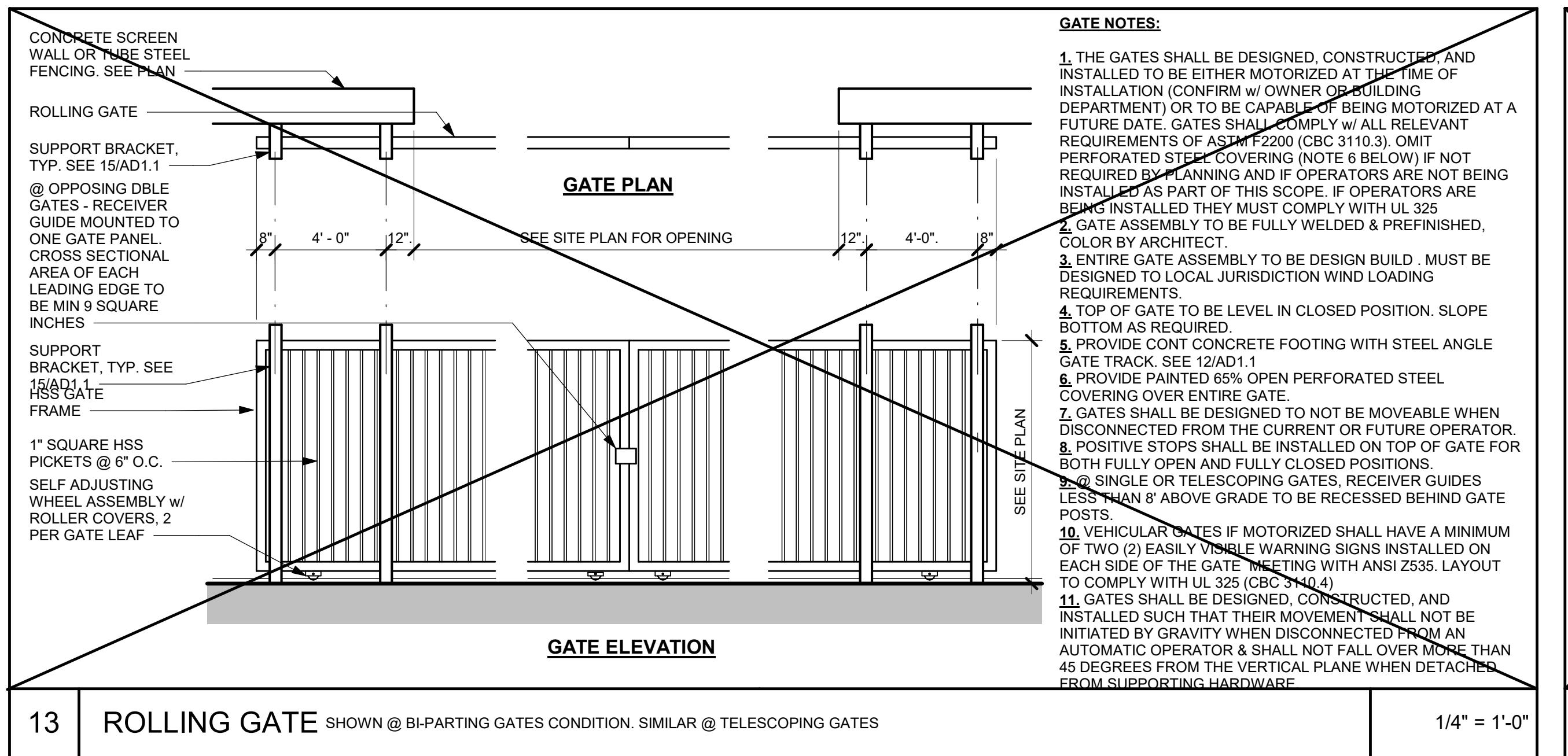


E. METAL PANEL
DRI-DESIGN

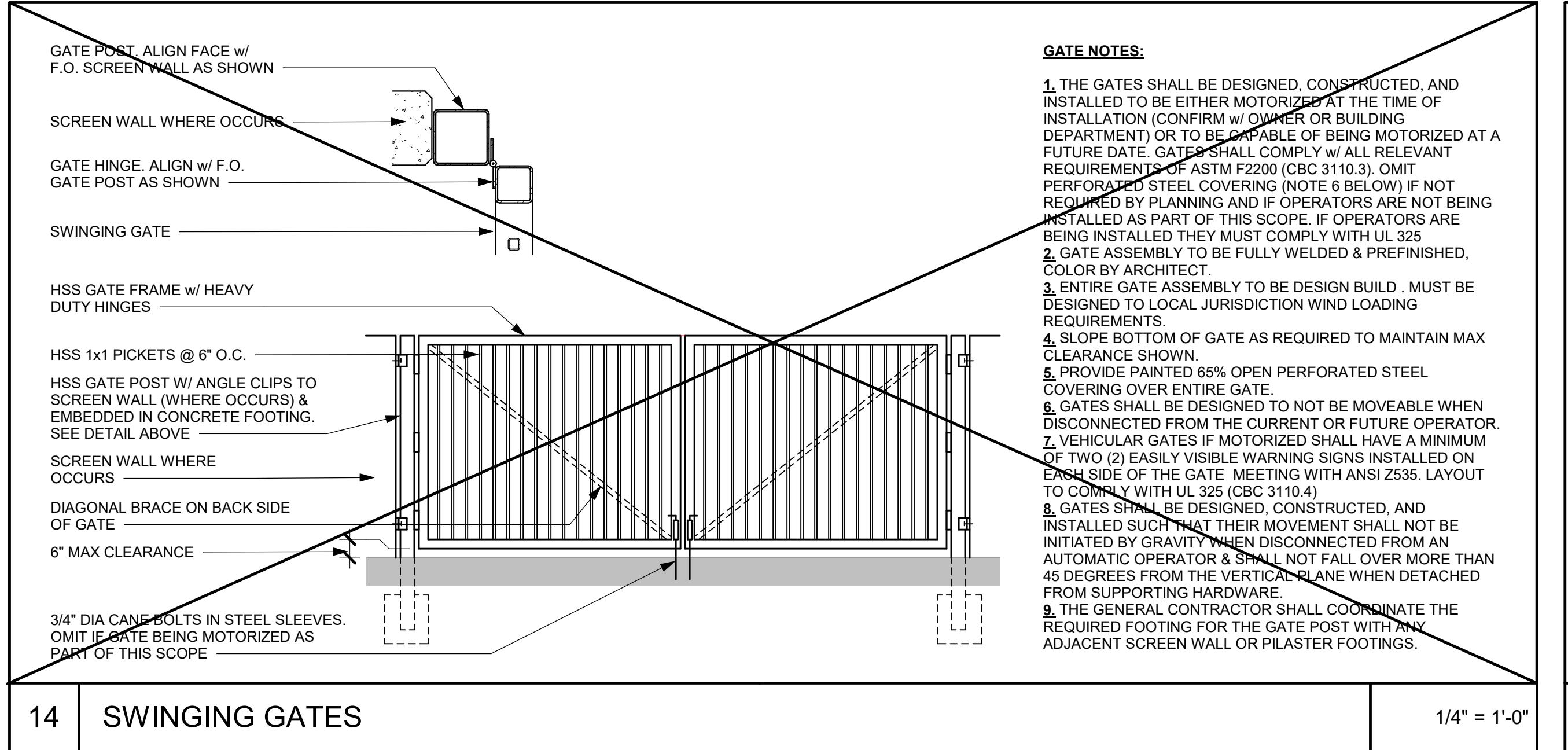


F. METAL
CHARCOAL ANODIZED METAL
EYE BROW/CANOPY

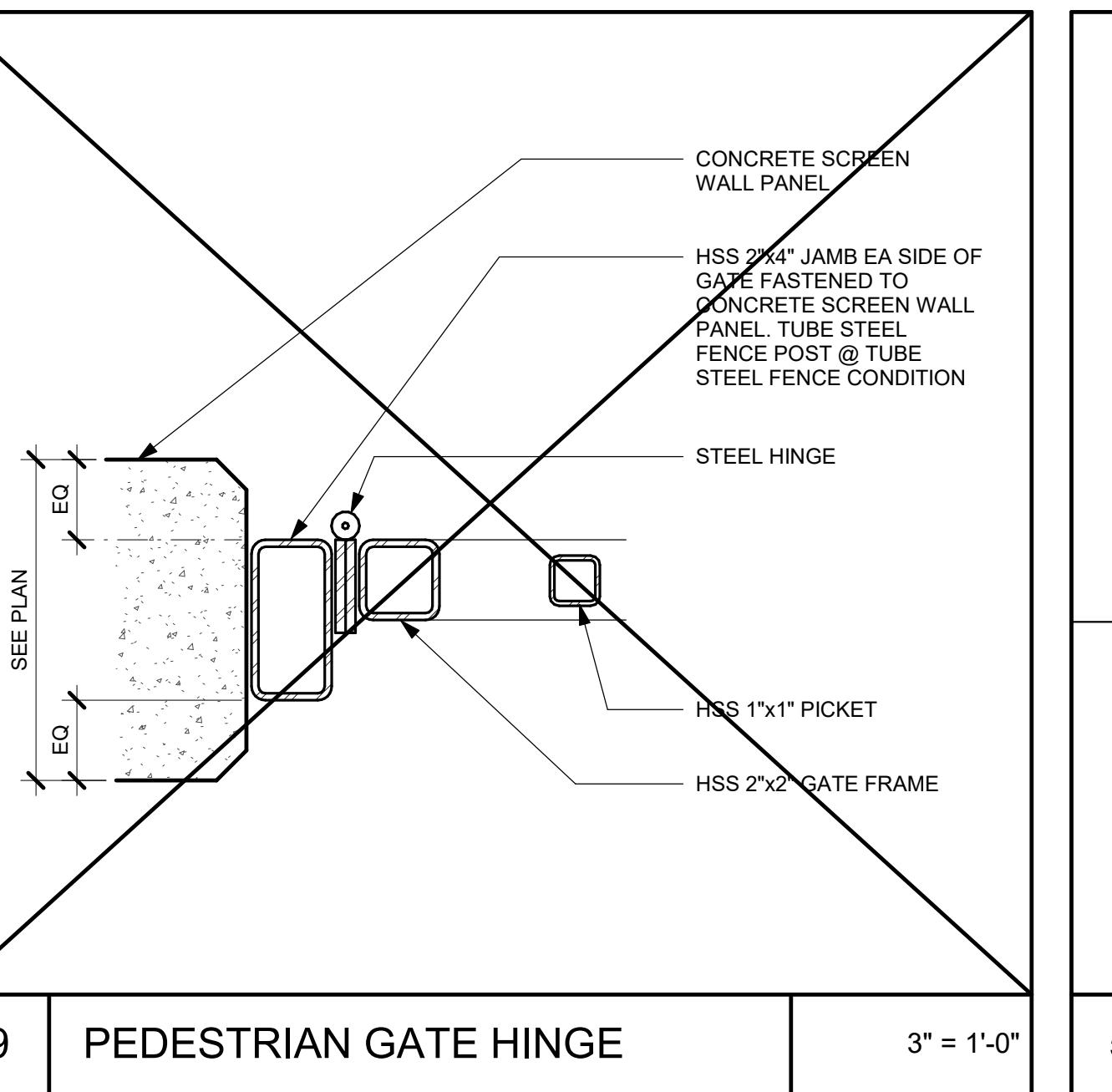




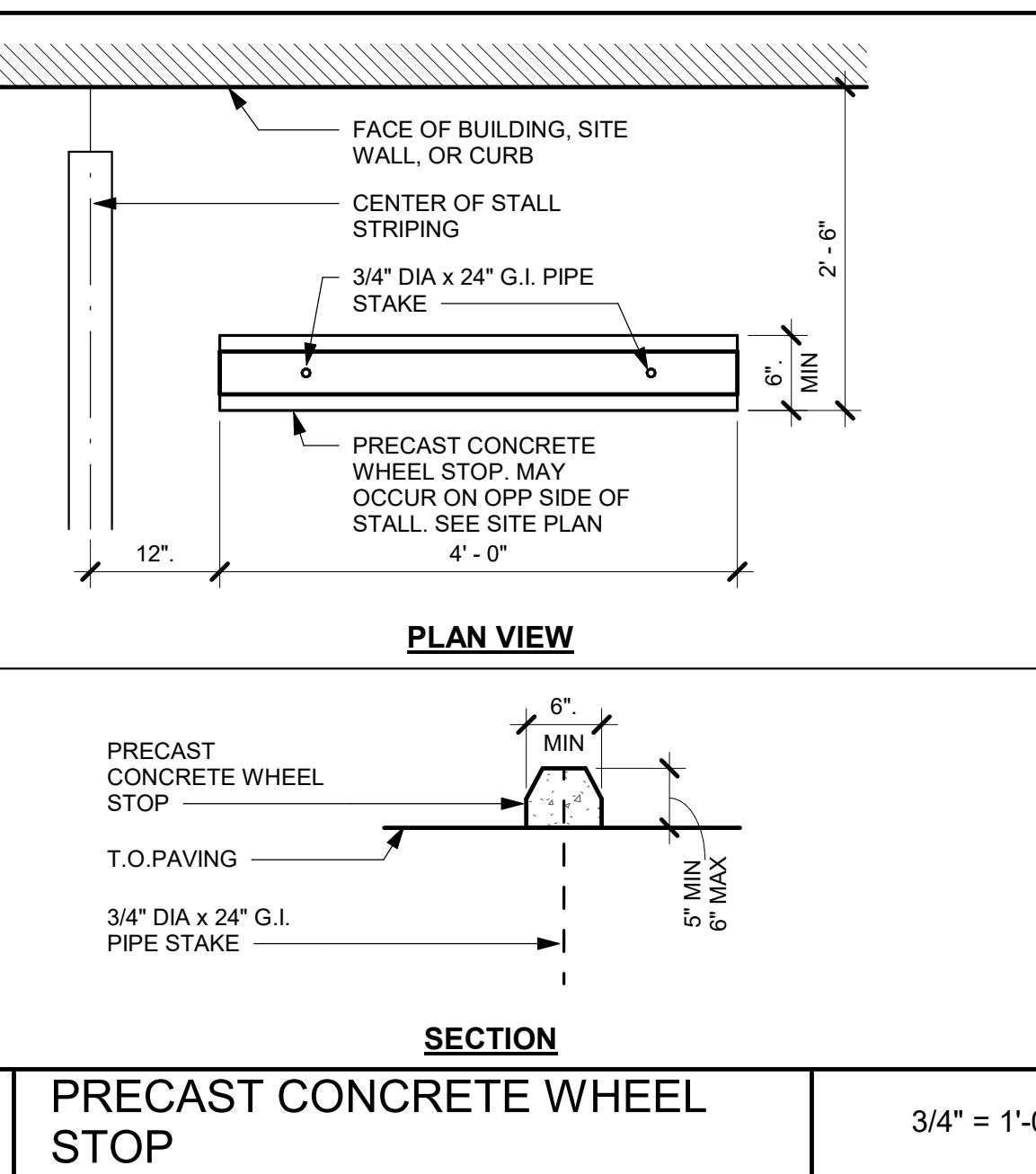
13 ROLLING GATE SHOWN @ BI-PARTING GATES CONDITION. SIMILAR @ TELESCOPING GATES



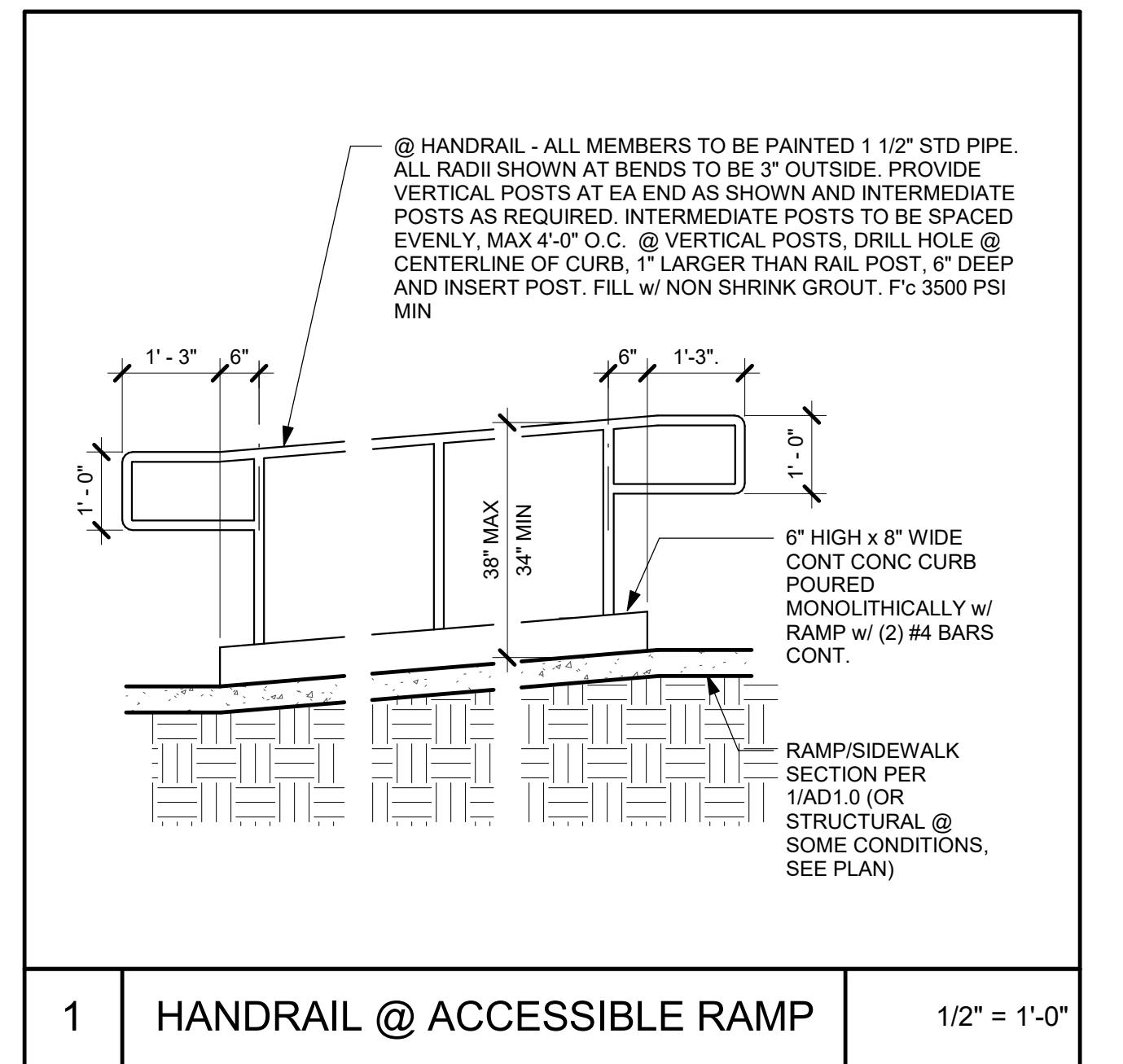
14 SWINGING GATES



9 PEDESTRIAN GATE HINGE 3" = 1'-0"



5 PRECAST CONCRETE WHEEL STOP 3/4" = 1'-0"



1 HANDRAIL @ ACCESSIBLE RAMP 1/2" = 1'-0"



HERDMAN
ARCHITECTURE + DESIGN

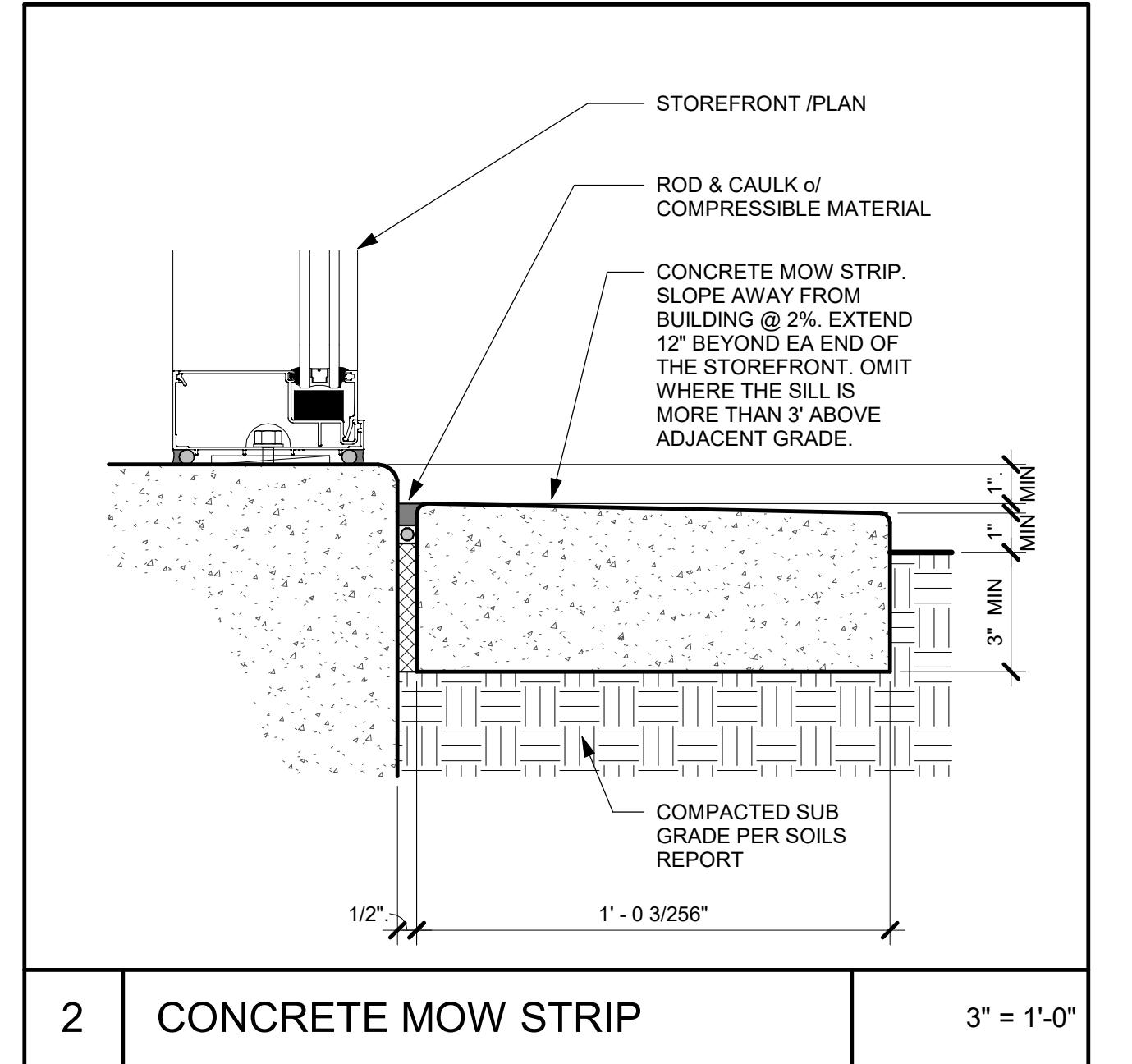
3800 EAST COAST HWY, STE. 6
CORONA DEL MAR, CA 92625
TEL: 714.389.2800
PROJECTADM@
HERDMAN-AD.COM

PROJECT NAME

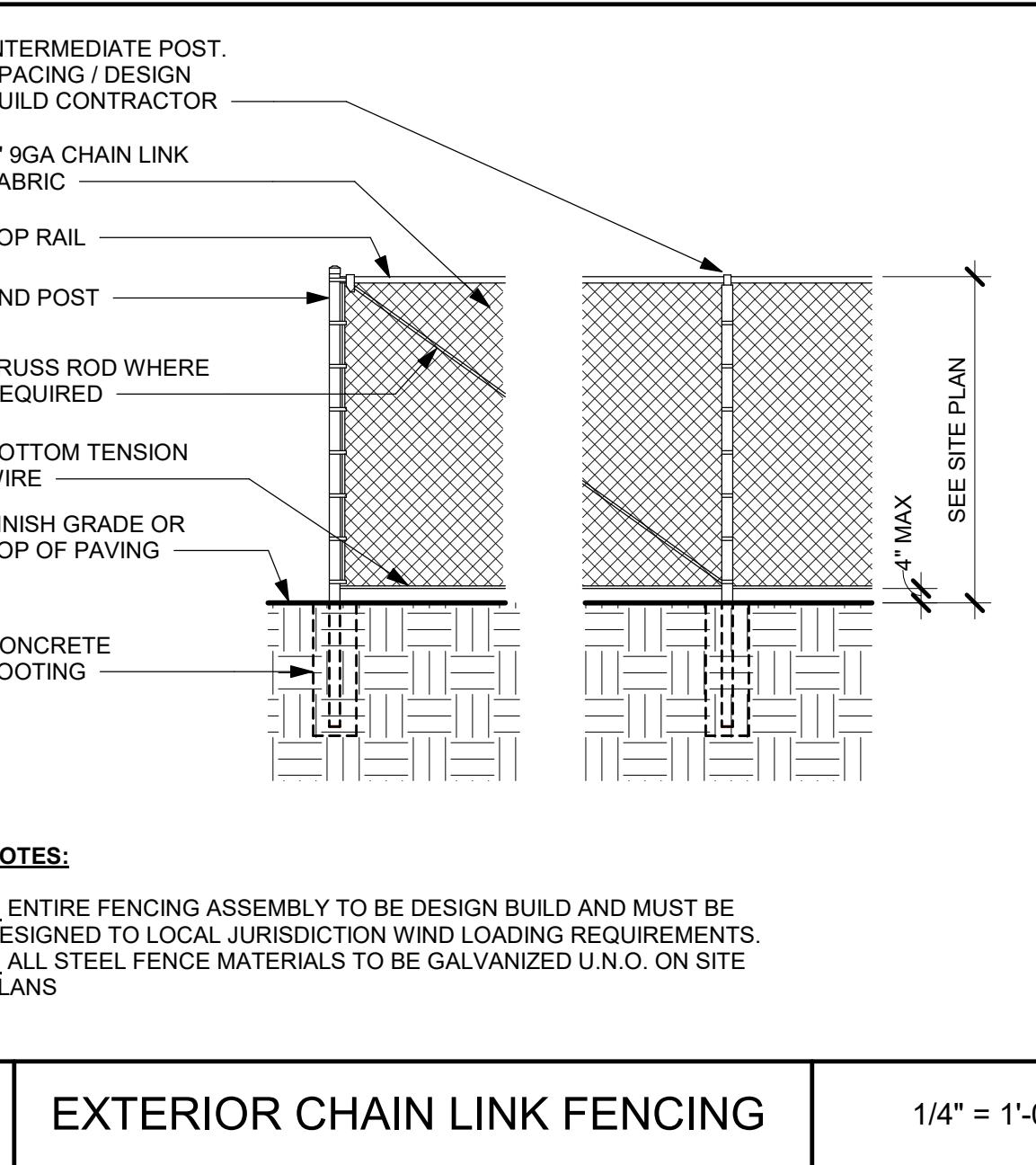
PALISADE
SANTEE
COMMERCE
CENTER

SANTEE, CA

NORTH
PALISADE
PARTNERS



10 TRASH ENCLOSURE GATE 1/2" = 1'-0"



6 EXTERIOR CHAIN LINK FENCING 1/4" = 1'-0"



2 CONCRETE MOW STRIP 3" = 1'-0"

PROJECT TEAM	
GENERAL CONTRACTOR	COMPANY NAME
STRUCTURAL ENGINEER	COMPANY NAME
CIVIL ENGINEER	COMPANY NAME
MECHANICAL ENGINEER	COMPANY NAME
PLUMBING ENGINEER	COMPANY NAME
ELECTRICAL ENGINEER	COMPANY NAME
FIRE PROTECTION	COMPANY NAME
DRAWING INFO	
ID	DATE
1	Date 1
	Revision 1

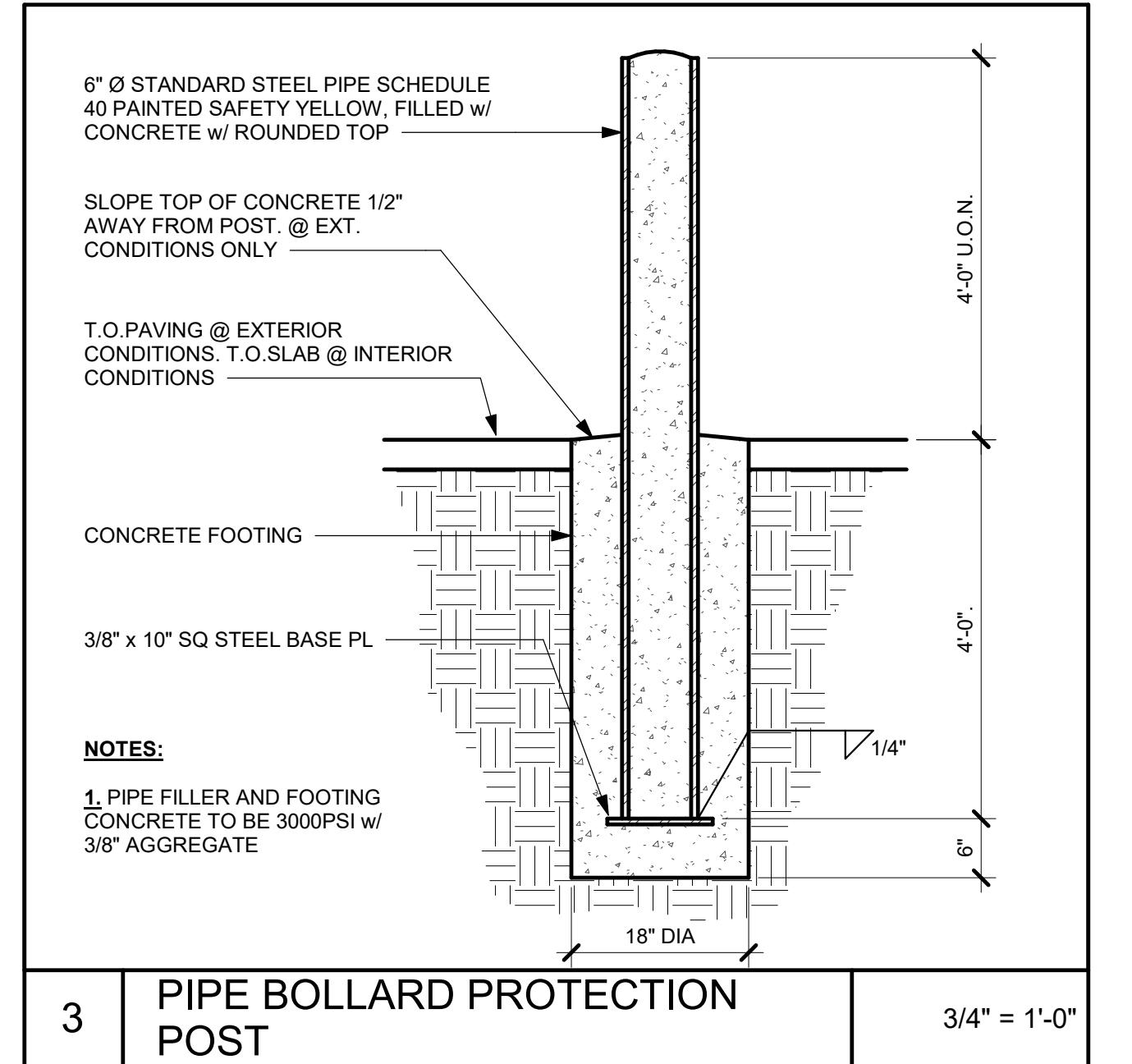
DRAWN BY:
CHECKED BY:
HARD JOB NO:
ISSUE DATE:
DRAWING SCALE:
SUBMITTALS NOTED

Approver
Checker
A2-2-21.4
GTH PLUG
Drawing Scale:
SUBMITTALS NOTED

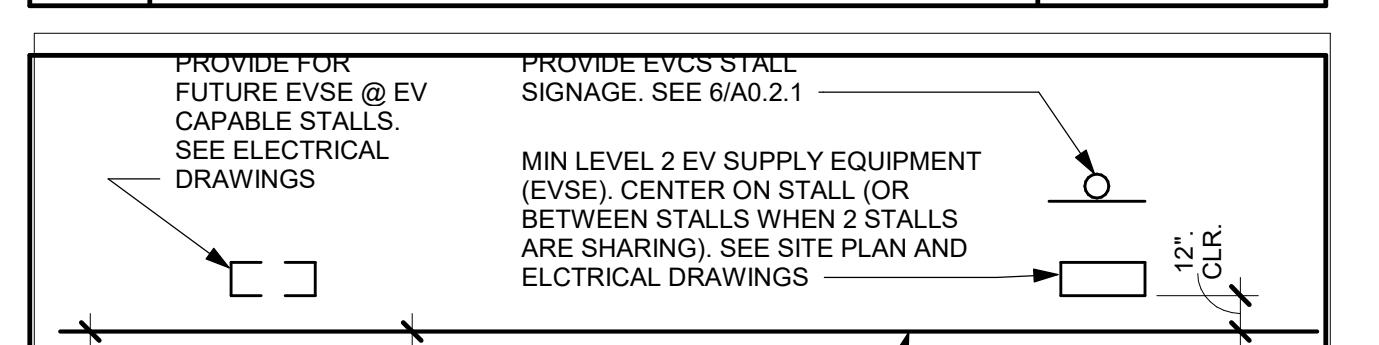
SHEET

AD1.1

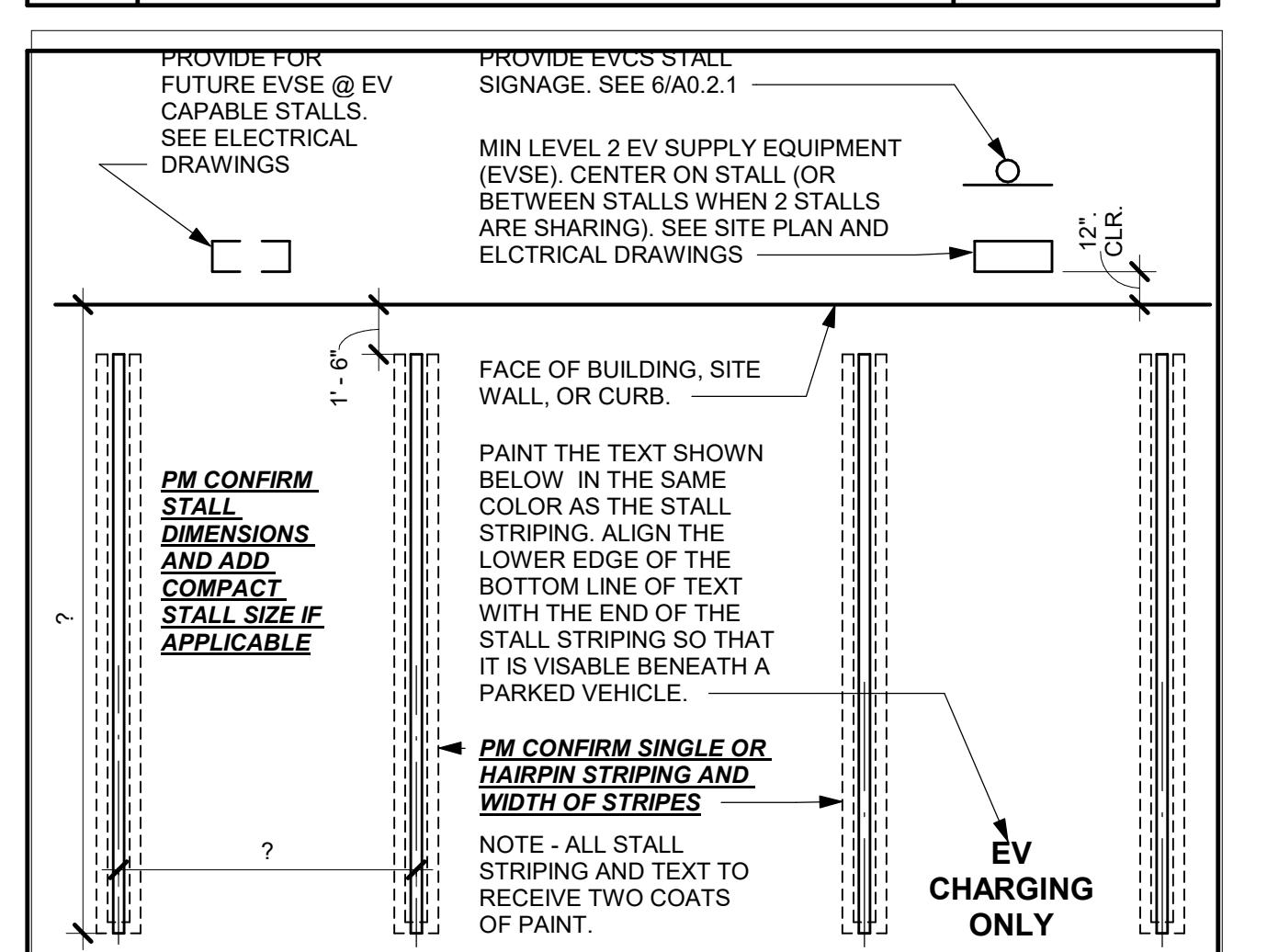
SITE DETAILS



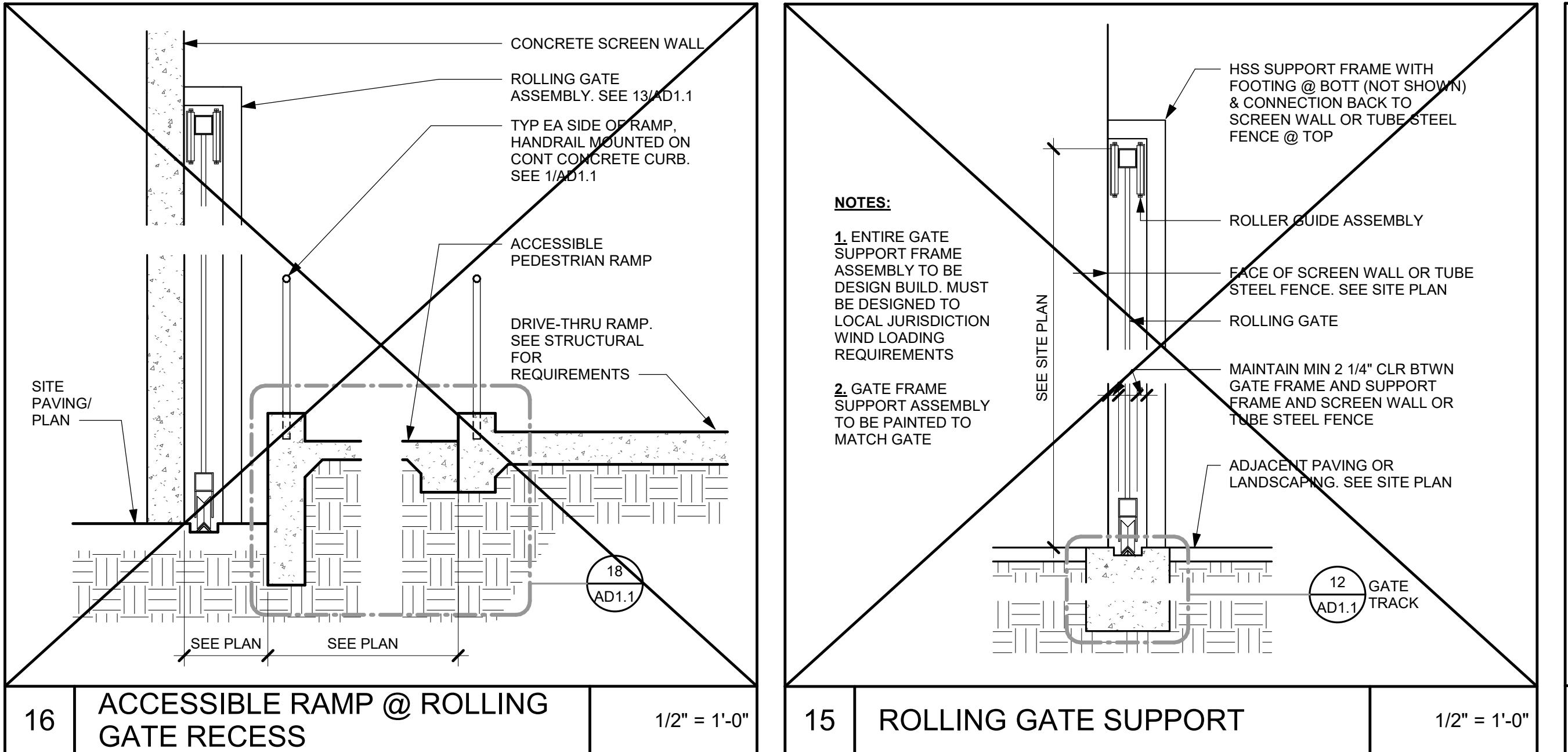
7 TUBULAR STEEL FENCING 1/4" = 1'-0"



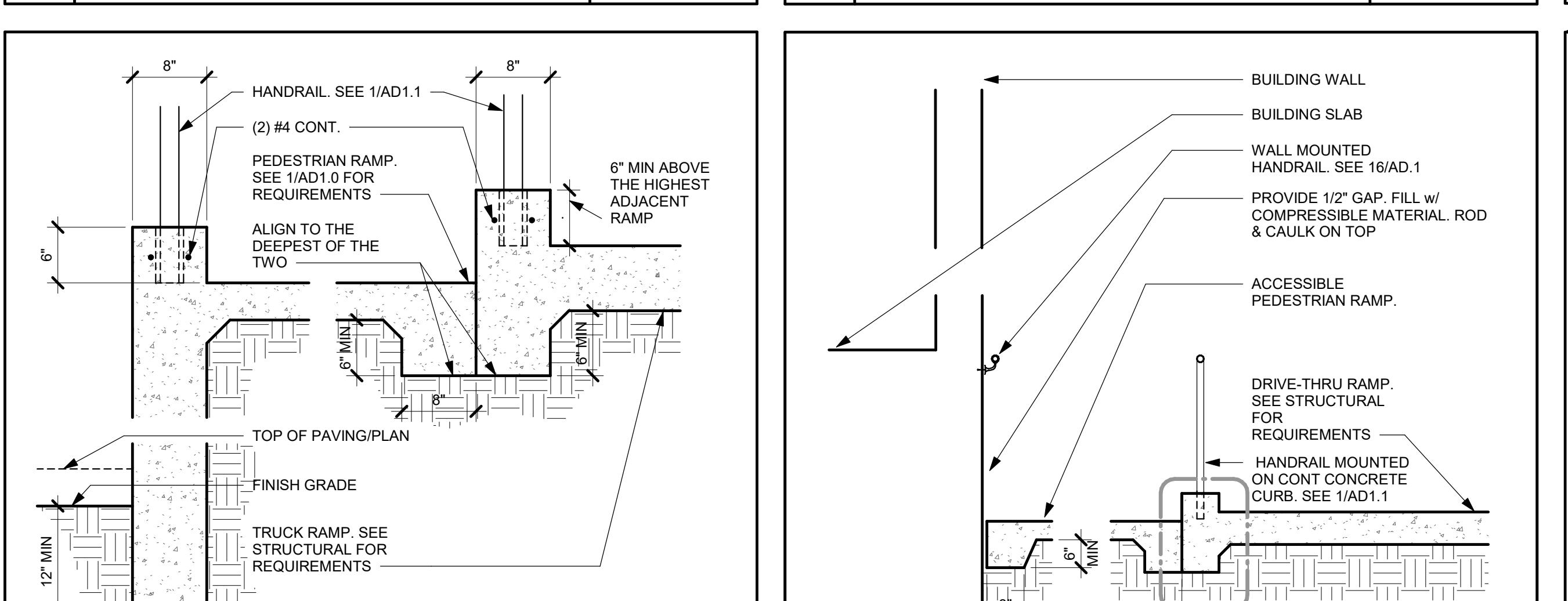
3 PIPE BOLLARD PROTECTION POST 3/4" = 1'-0"



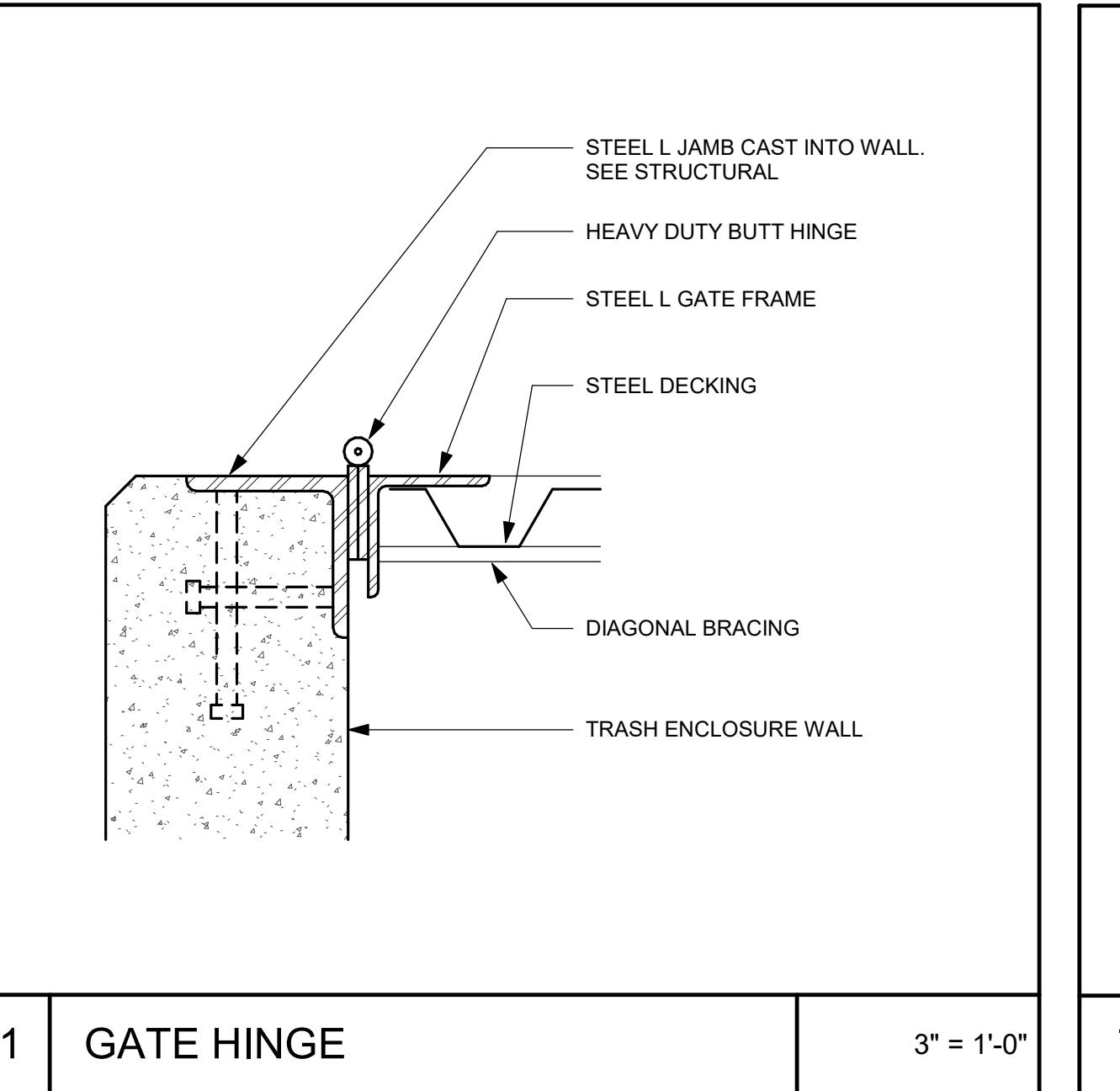
4 NON ACCESSIBLE PARKING STALLS 3/16" = 1'-0"



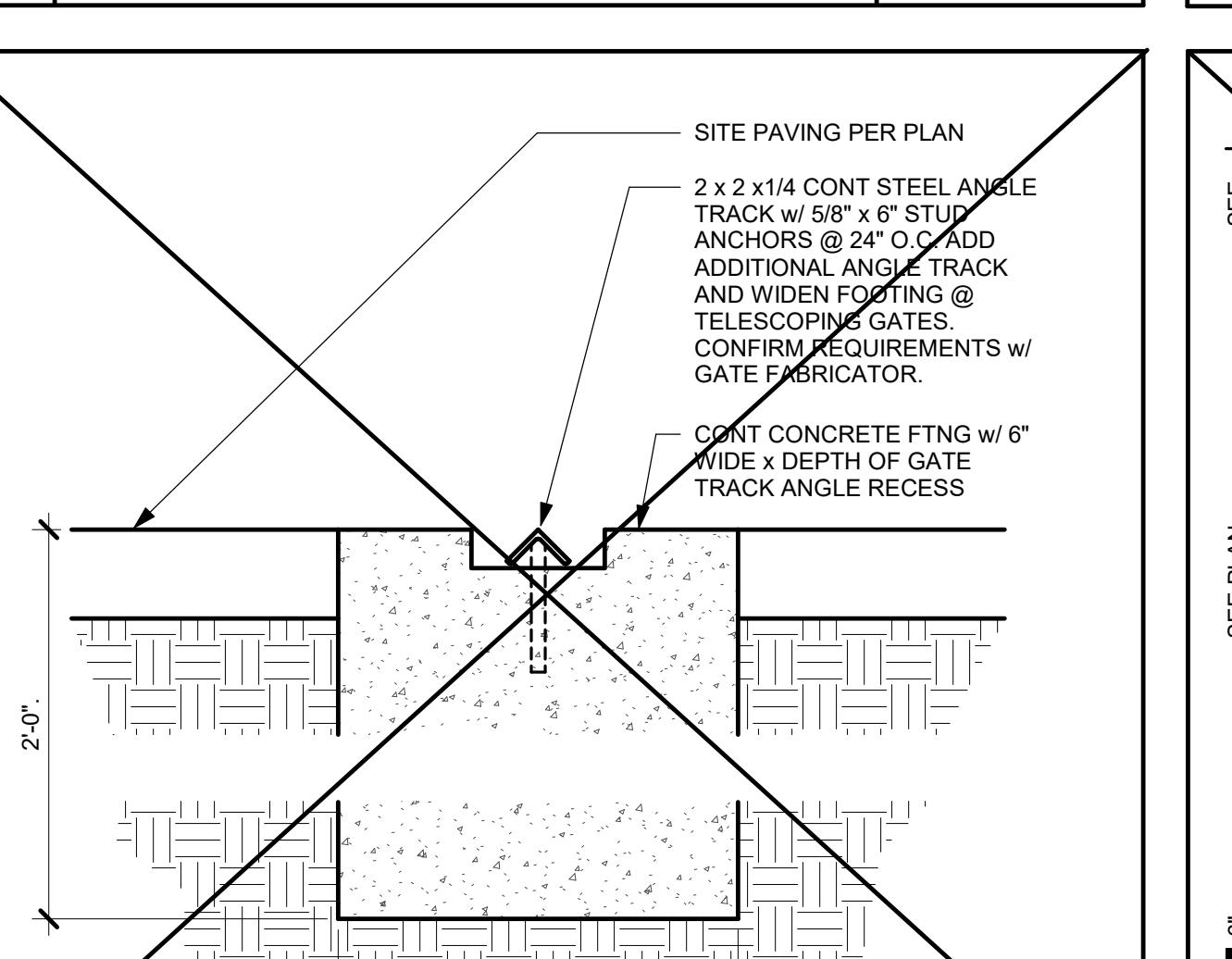
16 ACCESSIBLE RAMP @ ROLLING GATE RECESS 1/2" = 1'-0"



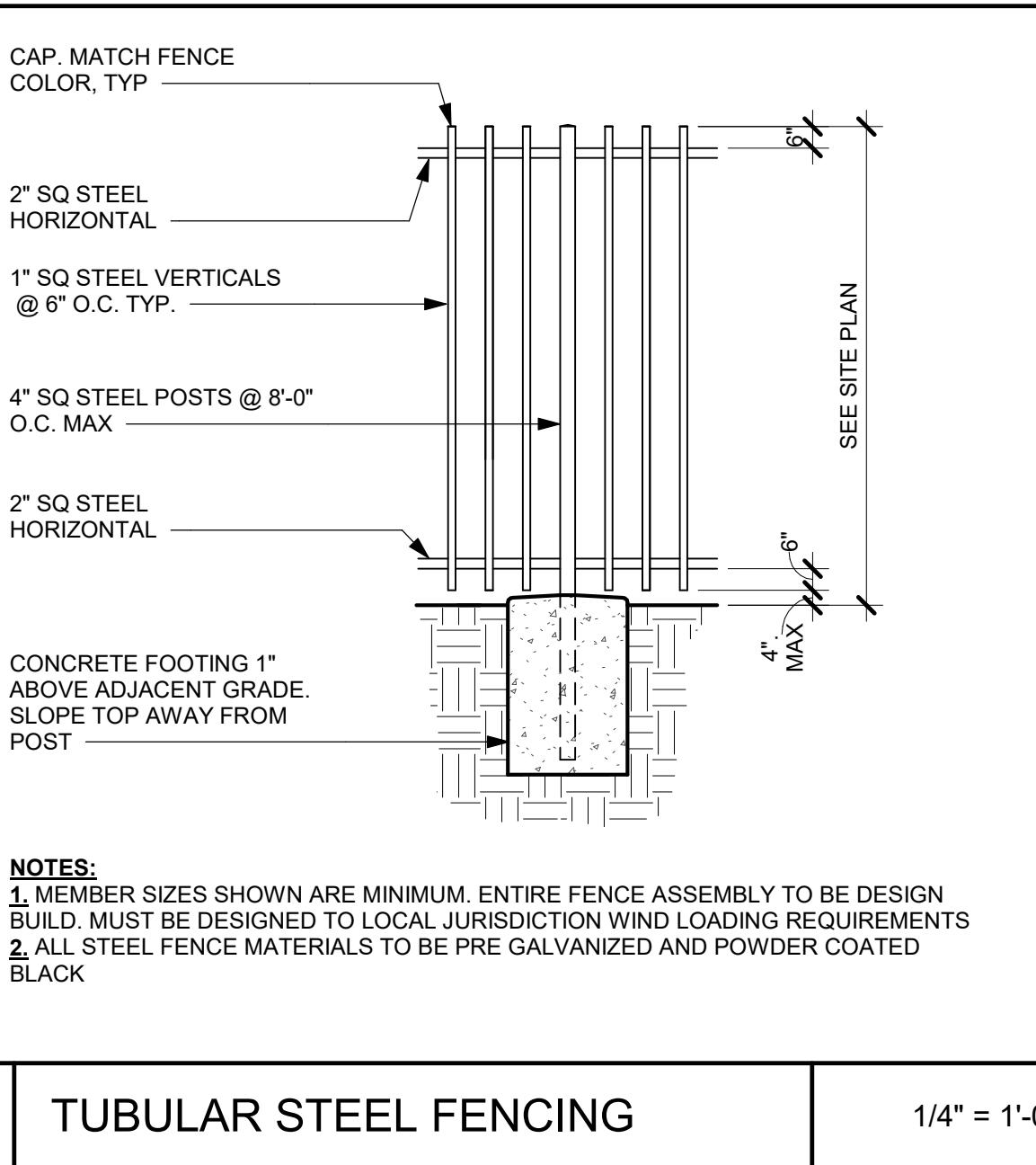
18 RAMP DETAIL 1" = 1'-0"



11 GATE HINGE 3" = 1'-0"



12 ROLLING GATE TRACK SCALE: N.T.S.



8 PEDESTRIAN GATE @ SCREEN WALL. SIM @ TUBE STEEL FENCE 1/2" = 1'-0"

DATE OF FIELD SURVEY

TAX PARCEL NO.

OCTOBER, 2022

381-070-52-00

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 00183801-021-J5-TW DATED SEPTEMBER 21, 2022 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, LOS ANGELES, CALIFORNIA [TITLE OFFICER: TED TAN/JENNIFER WRIGHT, TELEPHONE: (213) 486-4331] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER

THE FORTE FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, AS TO PARCELS 1, 2, 3, 4 AND 5; JOHN E. FORTE, TRUSTEE UNDER DECLARATION OF TRUST DATED APRIL 29, 1981, AS TO PARCEL 6 SUBJECT TO EXCEPTION NOS. 17, 18 AND 19.

TITLE EXCEPTIONS AND EASEMENTS

A-B TAXES.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2 EASEMENTS FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENT PARCEL(S) HEREIN DESCRIBED AS GRANTED AND/OR RESERVED IN VARIOUS DEEDS OF RECORD.

(DOCUMENT AFFECTS - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION - SEE THE SURVEY PLAT FOR EASEMENTS AFFECTING THE SUBJECT PROPERTY)

3 THE RIGHTS RESERVED IN THE DEED FROM H. D. WILLIAMSON AND WIFE, TO T. L. BARNES, RECORDED DECEMBER 29, 1910, IN BOOK 506, PAGE 533, DEEDS, WHICH ARE AS FOLLOWS:

"RESERVING TO THE GRANTORS, THE RIGHT AT ANY TIME TO PROTECT, IF THE GRANTEES, THEIR HEIRS AND SUCCESSORS DO NOT SUFFICIENTLY DO SO, FROM THE ENCROACHMENT OF THE SAN DIEGO RIVER, TO THE RIGHT OF WAY OF SAID DIEGO CUYAMA RAILWAY AND TO TAKE FROM ANY PART OF SAID LAND, ALL EARTH, STONES, BRUSH AND MATERIAL NECESSARY TO PROPERTY PROTECT THE WEND THEREOF, FROM THE ENCROACHMENT OF SAID RIVER."

NOTE: BY MESNE CONVEYANCES OF RECORD, THE INTEREST OF H. D. WILLIAMSON IN THE AFORESAID RIGHTS, HAS SINCE PASSED TO AND NOW VESTS IN THE COUNTY OF SAN DIEGO, A PUBLIC CORPORATION.

(DOCUMENT AFFECTS - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)

4 EASEMENT(S) GRANTED TO WALTER H. DUPEE FOR DITCH AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED MAY 6, 1913 IN BOOK 609, PAGE 278, DEEDS

NOTE: BY MESNE CONVEYANCES OF RECORD, THE INTEREST OF WALTER H. DUPEE IN THE AFORESAID DITCH, HAS SINCE PASSED TO AND NOW VESTS IN THE COUNTY OF SAN DIEGO.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [D])

5 EASEMENT(S) GRANTED TO SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY, A CORPORATION FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED JANUARY 14, 1918 IN BOOK 748, PAGE 161, DEEDS.

(DOCUMENT AFFECTS - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)

6 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT" RECORDED MAY 27, 1922 IN BOOK 890, PAGE 253, DEEDS.

(DOCUMENT AFFECTS - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)

7 THE RIGHT OF THE OWNERS OF THE PROPERTY HEREIN DESCRIBED, TO DIVERT CERTAIN AMOUNTS OF WATER FROM THE SAN DIEGO RIVER FOR BENEFICIAL USE UPON THEIR LANDS, SUBJECT HOWEVER, TO THE PRIOR RIGHTS OF THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION AND LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT TO DIVERT CERTAIN WATERS FROM SAN DIEGO RIVER, AS DECREED IN THE CERTAIN JUDGMENT RENDERED AUGUST 16, 1938, IN AN ACTION OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, ENTITLED, "PHILIP P. MARTIN, ET AL, PLAINTIFFS VS. THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, ET AL, DEFENDANTS, CASE NO. 85300."

(DOCUMENT AFFECTS - NOTHING TO PLOT)

8 EASEMENT(S) FOR ROADWAY AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MARCH 5, 1951 IN BOOK 3999, PAGE 111, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION)

TITLE EXCEPTIONS AND EASEMENTS (CONTINUED)

9 EASEMENT(S) GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION FOR THE LINE OF PIPE AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED APRIL 27, 1964 AS INSTRUMENT NO. 75573, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [B])

10 EASEMENT(S) GRANTED TO KONRAD S. LEAK AND LAURA A. LEAK, JAMES H. STRATTON, RICHARD A. MILLER, SCOTT G. MILLER AND JOHN FORTE FOR ROAD AND UTILITY AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED MARCH 19, 1965 AS INSTRUMENT NO. 49554, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [C])

11 EASEMENT(S) GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION FOR THE LINE OF POLES WITH WIRES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED AUGUST 31, 1962 AS INSTRUMENT NO. 151670, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [F])

12 AN INSTRUMENT IN FAVOR OF COUNTY OF SAN DIEGO ENTITLED "DECLARATION OF COVENANTS FOR STREET IMPROVEMENTS" RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273554, OFFICIAL RECORDS.

THIS COVENANT AND AGREEMENT PROVIDES THAT IT SHALL BE BINDING UPON ANY FUTURE OWNERS, ENCUMBRANCES, THEIR SUCCESSORS OR ASSIGNS, AND SHALL CONTINUE IN EFFECT UNTIL THE ADVISORY AGENCY APPROVES TERMINATION.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

13 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY MAP NO. 11770 RECORDED AUGUST 25, 1988.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

14 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY MAP NO. 12197 RECORDED JUNE 1, 1989.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

15 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "BOUNDARY AGREEMENT AND GRANT OF REVOCABLE LICENSE TO ENCROACH" RECORDED FEBRUARY 14, 1992 AS INSTRUMENT NO. 1992-0084989, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [E])

16 AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED "BOUNDARY AGREEMENT AND GRANT OF REVOCABLE LICENSE TO ENCROACH" RECORDED FEBRUARY 14, 1992 AS INSTRUMENT NO. 1992-0084989, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [E])

17 THE EFFECT OF A QUITCLAIM DEED RECORDED MAY 16, 1997 AS INSTRUMENT NO. 1997-0229061, OFFICIAL RECORDS.

NOTE: A PORTION OF PARCEL 1 ON SAID DEED IS STILL HELD UNDER THE TRUST REFERRED TO IN QUITCLAIM DEED RECORDED JULY 21, 1981, AS INSTRUMENT NO. 81-229662, OFFICIAL RECORDS.

(NOT A SURVEY MATTER)

18 THE EFFECT OF A QUITCLAIM DEED RECORDED MAY 16, 1997 AS INSTRUMENT NO. 1997-0229062, OFFICIAL RECORDS.

NOTE: A PORTION OF PARCEL 1 ON SAID DEED IS STILL HELD UNDER THE TRUST REFERRED TO IN QUITCLAIM DEED RECORDED JULY 21, 1981, AS INSTRUMENT NO. 81-229662, OFFICIAL RECORDS.

(NOT A SURVEY MATTER)

19 THE EFFECT OF A QUITCLAIM DEED RECORDED MAY 28, 1997 AS INSTRUMENT NO. 1997-0245849, OFFICIAL RECORDS.

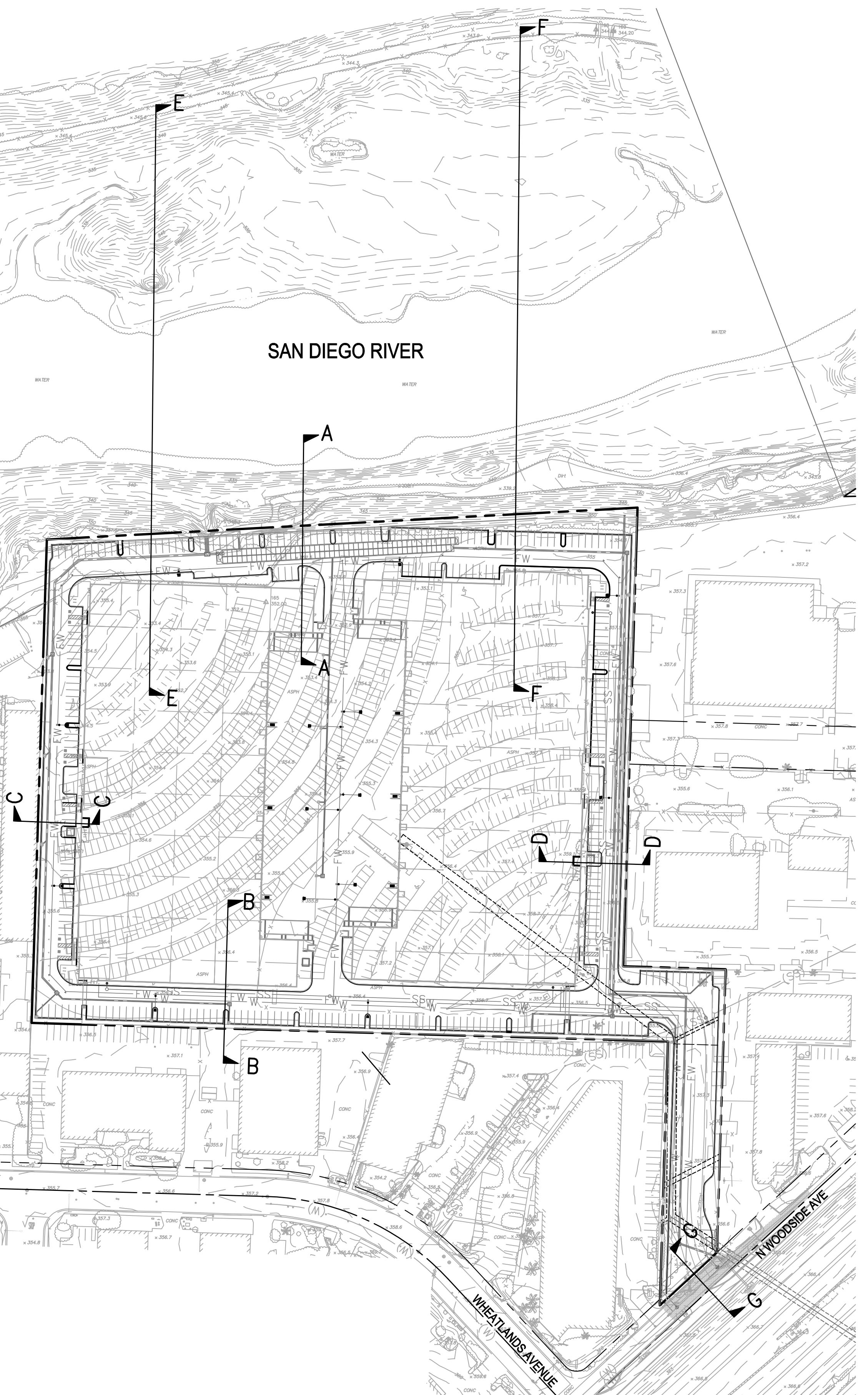
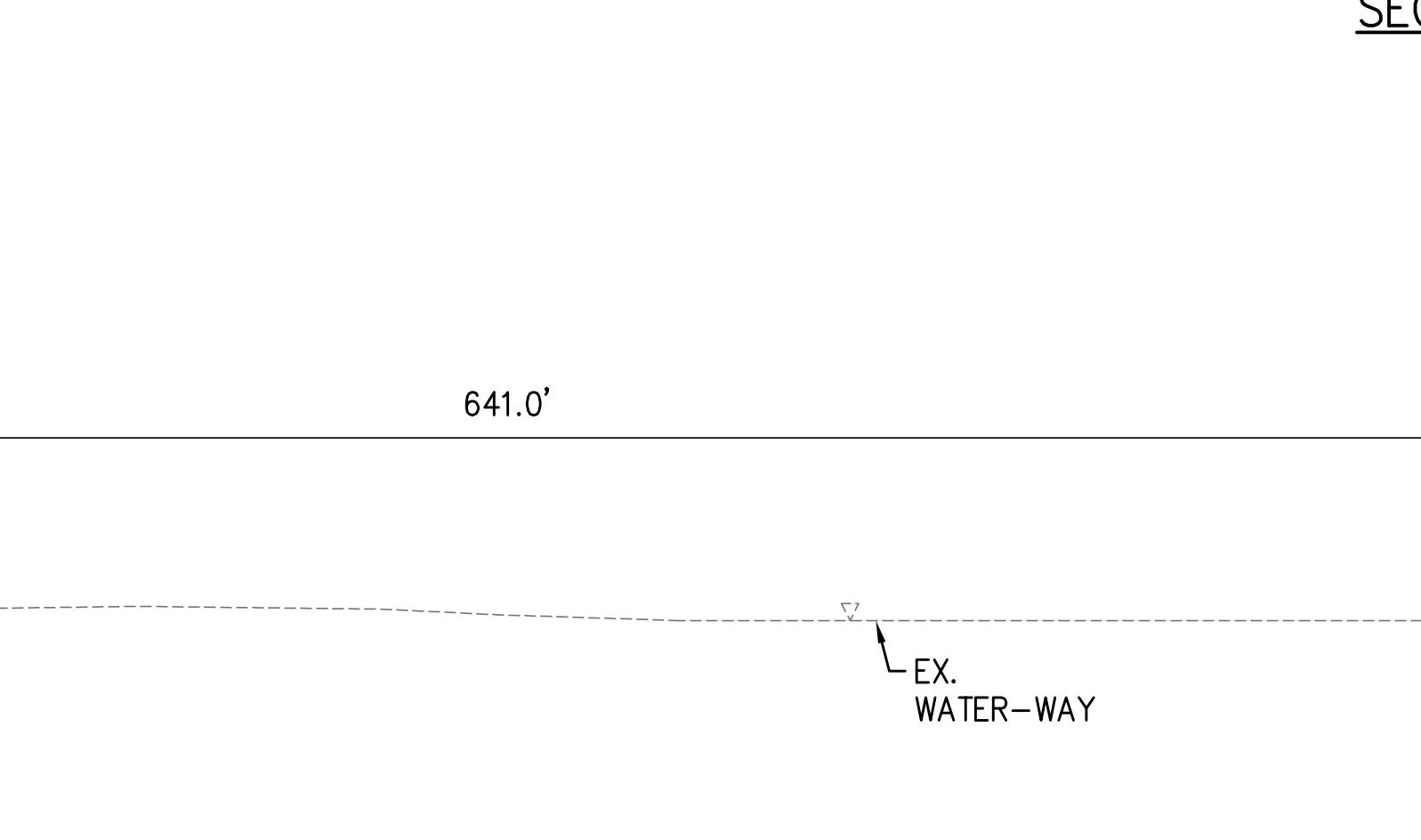
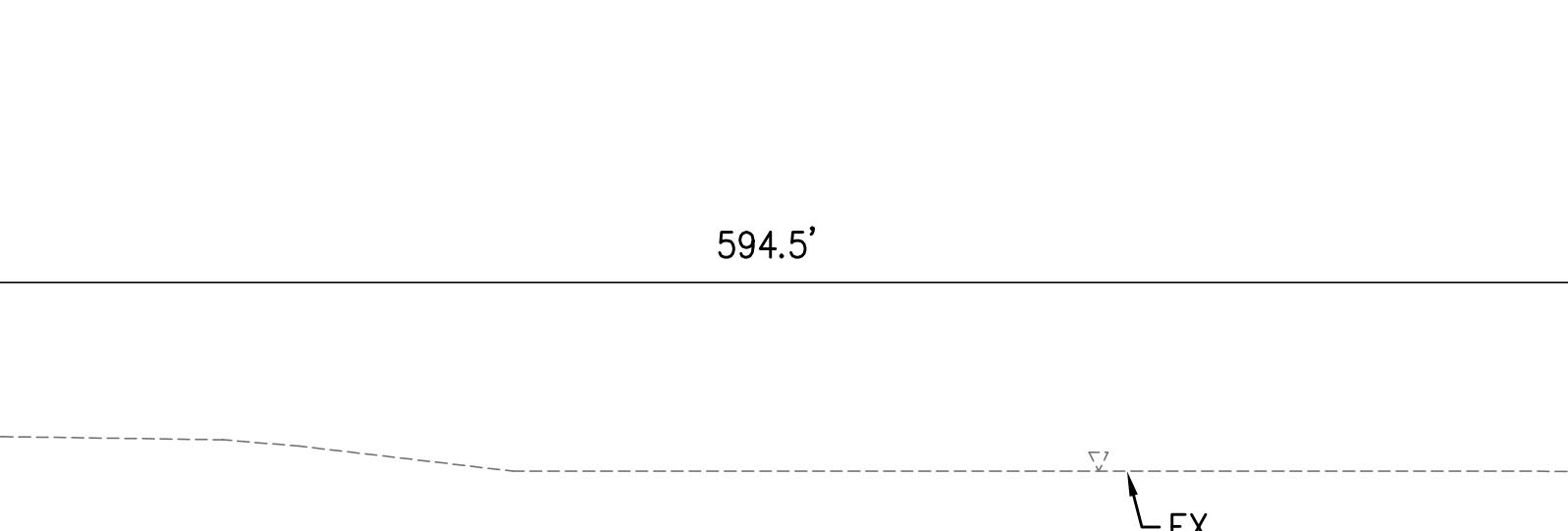
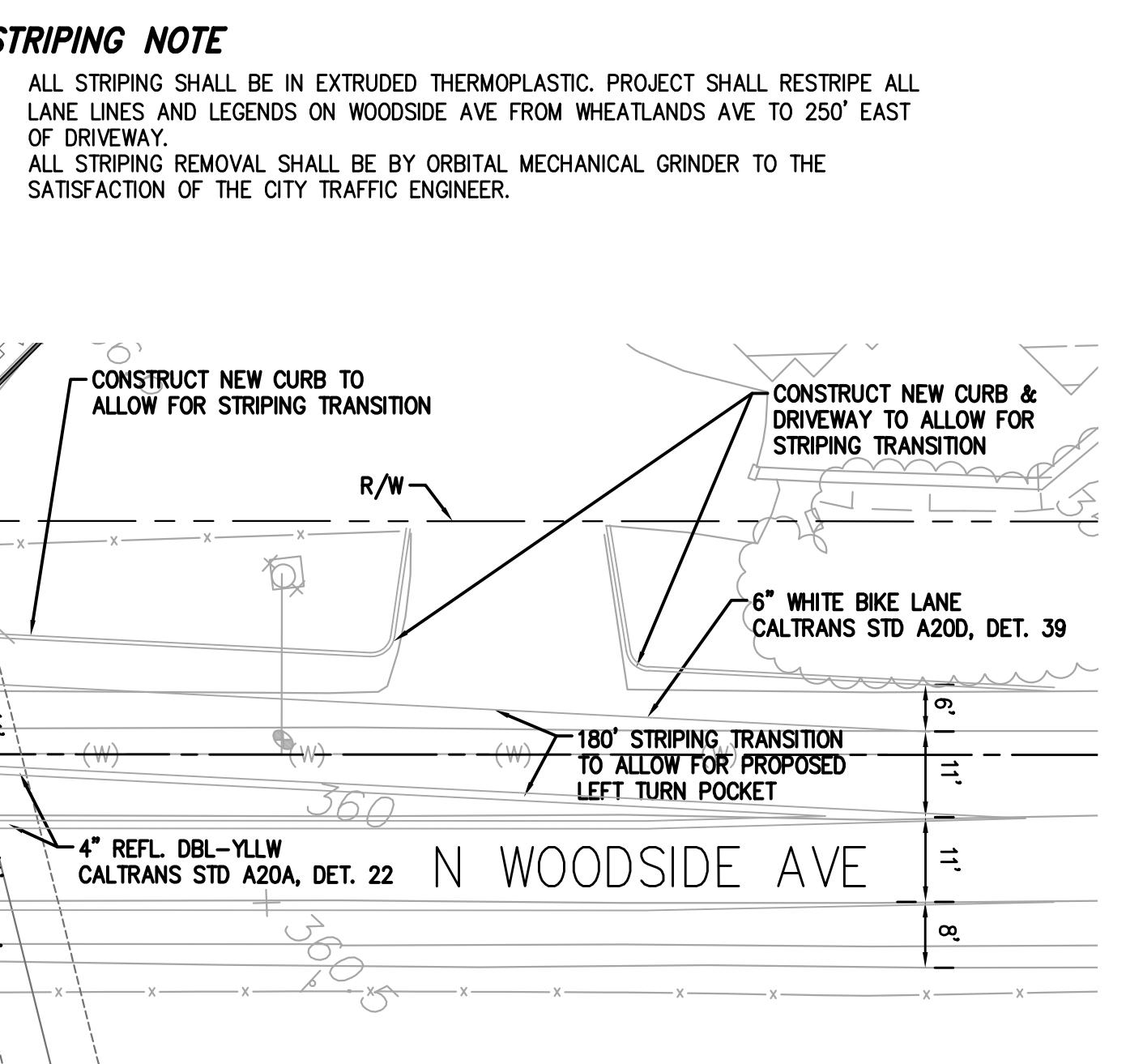
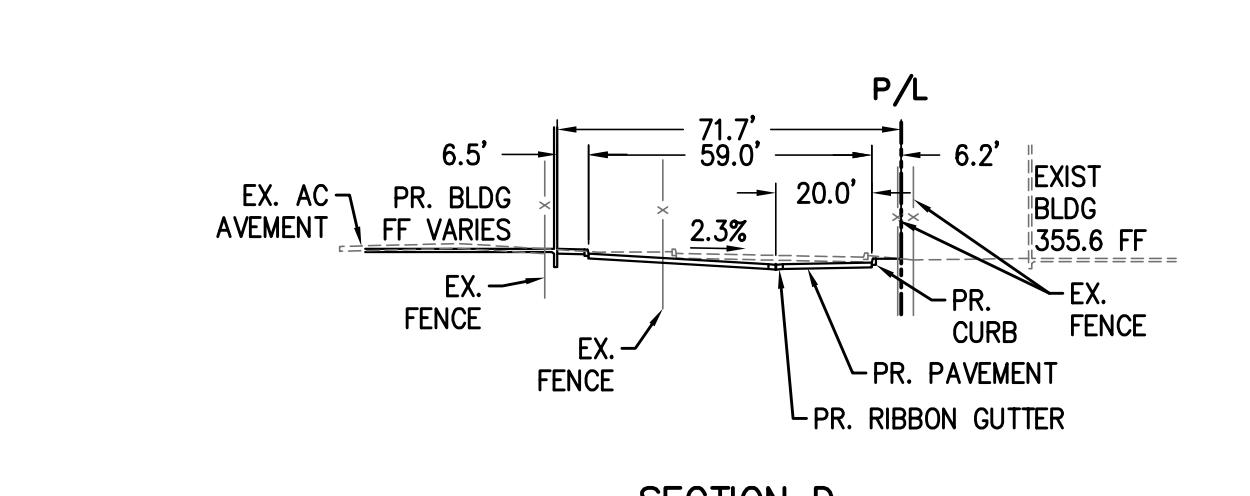
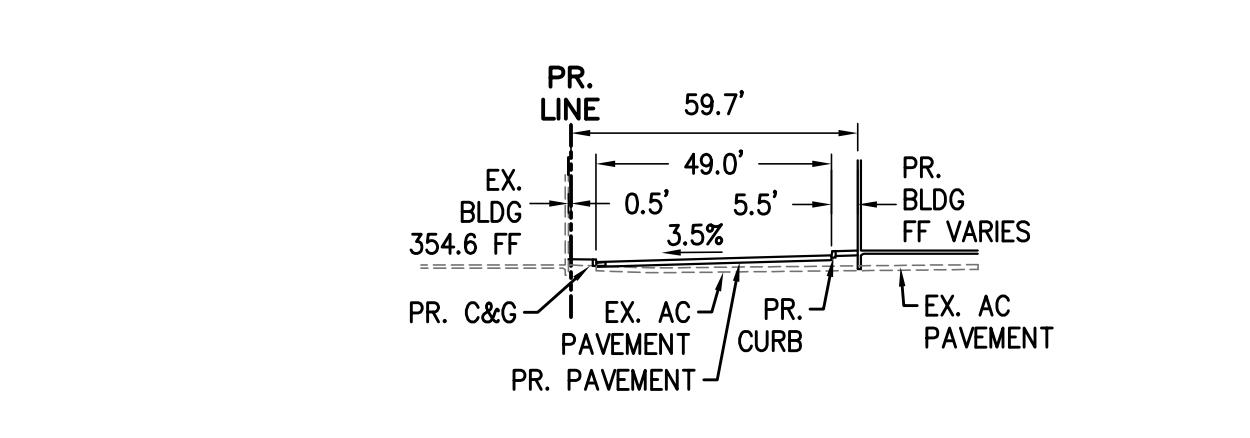
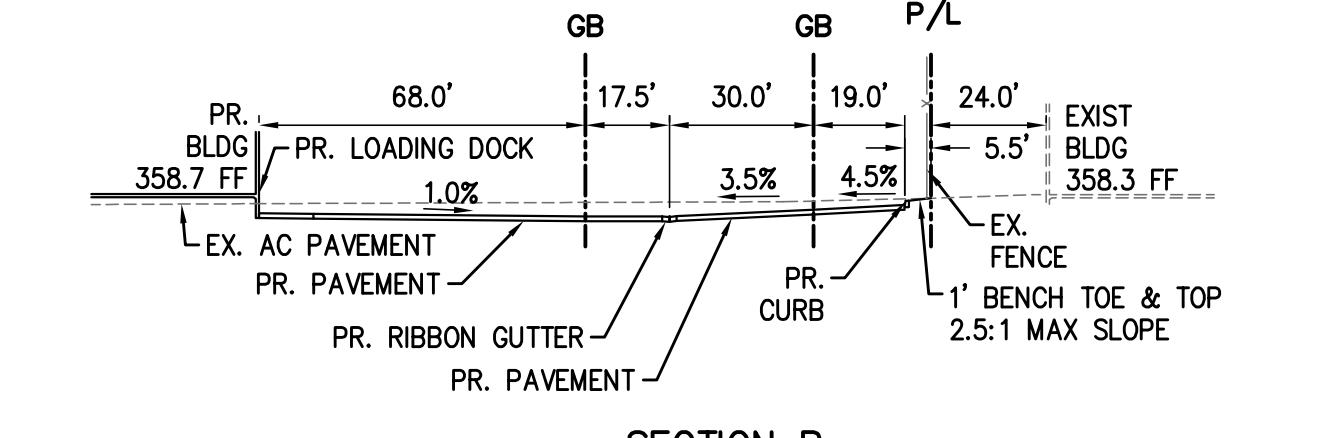
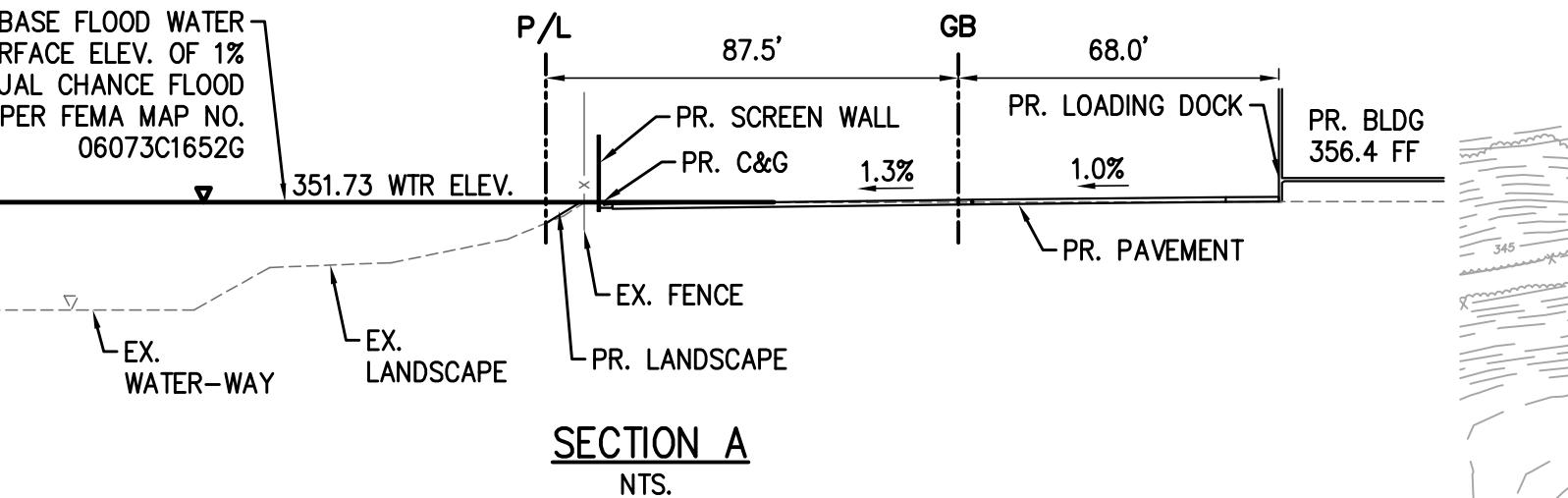
NOTE: A PORTION OF PARCEL 1 ON SAID DEED IS STILL HELD UNDER THE TRUST REFERRED TO IN QUITCLAIM DEED RECORDED JULY 21, 1981, AS INSTRUMENT NO. 81-229662, OFFICIAL RECORDS.

(NOT A SURVEY MATTER)

20 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE THE CITY OF SANTEE COMMUNITY DEVELOPMENT COMMISSION, AND THAT PROCEEDS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT RECORDED SEPTEMBER 18, 2007 AS INSTRUMENT NO. 2007-0611268, OFFICIAL RECORDS.

(DOCUMENT AFFECTS - NOTHING TO PLOT)

21-25 TITLE COMPANY STATEMENTS.



**NPP SANTEE
WOODSIDE AVE
SANTEE, CA**

NOTES, DETAILS, & SECTIONS

PROJECT: NPP SANTEE
DRAWING NAME: NPP SANTEE WOODSIDE AVE SANTEE, CA
DRAWING NUMBER: 22-534
DRAWING DATE: OCT 28 2022
ISSUE DATE: OCT 29 2022
CHECKED: MH DRAWN: MH
DRAWING FILE: 22-534
PROJECT NO.: 22-534
SHEET NUMBER: 2
OF 5 SHEETS
SCALE: CONCEPTUAL

FILE NAME: 22-534 NPP SANTEE WOODSIDE AVE SANTEE, CA
LAST SAVED ON: OCT 29 2022 17:45:00
CIVIL ENGINEERING, LAND SURVEYING/LAND PLANNING
drc Engineering, Inc.
160 S. Old Springs Road
Anaheim Hills, CA 92808
714-685-6660
NOT FOR CONSTRUCTION

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	ADS SALES REP
PROJECT NO.	



PALISADE SANTEE BUSINESS CENTER SANTEE, CA, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-7200.
2. MC-7200 CHAMBERS SHALL BE ARCH-SHAPE AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F419, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED THERMOPLASTIC CONDUIT, DRAINS, AND DRAINS/SEWER COMBINATION CLASSIFICATION 60/101".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS INTERNAL SPACES WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDIE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBER, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE CHAMBER IS CAPABLE OF WITHSTANDING 1) LONG-URATION (DEAD LOADS) AND 2) SHORT-URATION (LIVE LOADS) BASED ON THE ASSTO DESIGN TRUCK CONSIDERATION FOR MC-7200.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F297, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", CLASSIFICATION 60/101. THE DESIGN OF THE CHAMBER SHALL NOT EXCEED THE ALLOWABLE LOADS FOR THE MC-7200.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION
TO ENSURE A SECURE JOINT DURING SHIPPING AND HANDLING CHAMBERS SHALL HAVE INTERNAL INTERLOCKING STACKING LUGS.
TO ENSURE THE INTEGRITY OF THE CHAMBER SHAPE DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1".
TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 1000 IN-LBS/IN. THE ASSTO IS DEFINED IN SECTION 6.2.1 OF ASTM F419 AND TO RESET CHAMBER DEFORMATION DURING INSTALLATION, THE ASSTO DESIGN TRUCK CONSIDERATION FOR MC-7200.
8. ONLY DESIGNERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED, UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, TO SUBMIT A STRUCTURAL EVALUATION OR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
• THE CONTRACTOR SHALL SUBMIT A STRUCTURAL EVALUATION BY A REGISTERED PROFESSIONAL ENGINEER.
• THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.50 FOR THE DESIGN CONSIDERATION FOR MC-7200.
• THE CONTRACTOR MUST REPORT OBSERVATIONS WITH CHAMBER FOUNDATION BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
• THE CONTRACTOR SHALL SUBMIT A STRUCTURAL EVALUATION FOR THERMOPLASTIC PIPE.
• THE CONTRACTOR SHALL SUBMIT A STRUCTURAL EVALUATION FOR MC-7200.
EXCEPT THAT THE CONTRACTOR SHALL NOT BE USED FOR PERMITTED DEAD LOAD DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE STORMTECH MC-7200 CONSTRUCTION GUIDE.
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS.
4. BACKFILL ROWS ARE TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS.
5. BACKFILL ROWS ARE TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE FOUNDATION STONE OF THE SUBGRADE.
6. BACKFILL ROWS ARE TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE FOUNDATION STONE OF THE SUBGRADE.
7. INLET AND OUTLET MANIFOLD MUST BE INSTALLED A MINIMUM OF 12" (300 mm) FROM CHAMBER END CAPS.
8. EMBANKMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE ASSTO M3 DESIGN OF #4.
9. STONE DEPTHS SHOULD BE BROUGHT UP EVERY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN "2" (50 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED AT THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT OBSERVATIONS WITH CHAMBER FOUNDATION BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXIFORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED IN ACCORDANCE WITH THE STORMTECH MC-7200 CONSTRUCTION GUIDE.
2. THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED.

3. THE CONTRACTOR SHALL SUBMIT A STRUCTURAL EVALUATION AND ALLOWABLE LOADS FOR MC-7200 CONSTRUCTION GUIDE.

4. THE CONTRACTOR SHALL SUBMIT A STRUCTURAL EVALUATION FOR MC-7200 CONSTRUCTION GUIDE.

5. FULLY (100 mm) OF STAINLESS COVER MATERIAL OVER THE CHAMBERS IS REQUIRED FOR DUMP TRAILER TRAVEL, OR DUMPING.

USE OF DOZER TO PUSH EMBANKMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

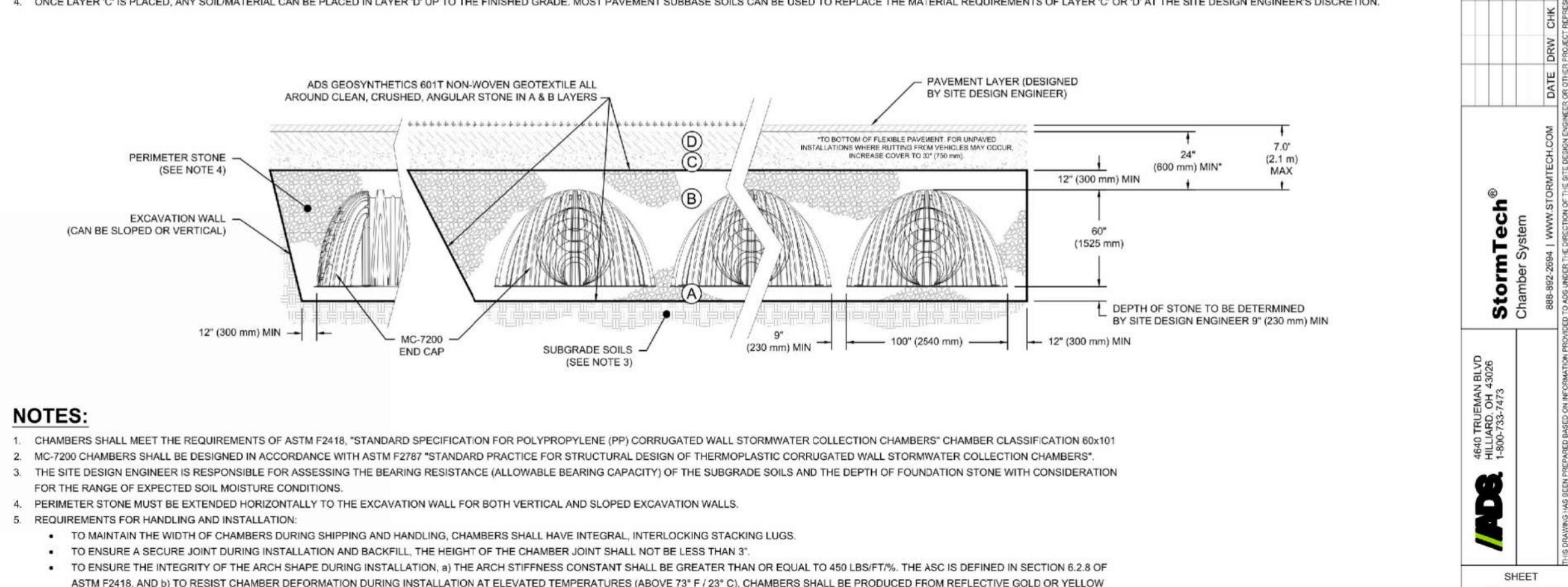
CONTACT STORMTECH AT 1-888-892-2864 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

300401.MC

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL/FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE LAYER TO THE BOTTOM OF THE 'C' LAYER. THE PAVING SUBGRADE MAY BE PART OF THE 'C' LAYER.	ANY DIRT/ROCK MATERIAL, NATIVE SOIL, OR PER ENGINEERS PLANS. CHECK PLANS FOR PAVING SUBGRADE REQUIREMENTS.	NA
C	INITIAL FILL/FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBANKMENT STONE (LAYER 'E' 100" (250 mm) ABOVE THE CHAMBER) AND GOES DOWN TO THE PAVING SUBGRADE MAY BE PART OF THE 'C' LAYER.	GRANULAR WELL-GRANDED POLYAGGREGATE MATERIALS, >35 FINES OR PROCESSED AGGREGATE.	ASHTO M145 ¹ A-1, A-2, A-3 OR 3,357, 4,467, 5,517, 6,626, 6,67, 7,78, 8,89, 9,10
B	EMBANKMENT STONE: FILL BELOW THE CHAMBERS TO THE 'C' LAYER ABOVE THE FOUNDATION STONE.	CLEAN, CRUSHED, ANGULAR STONE	ASHTO M43 ¹
A	FOUNDRY STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE BOTTOM OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	ASHTO M43 ¹

PLEASE NOTE:
1. THE LISTED ASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR 44 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (ASHTO M43)".
2. STONE DEPTHS SHOULD BE BROUGHT UP EVERY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE.
3. WHERE INFLATION SURFACES MAY BE COMPRESSED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAING OR DRAGGING WITHOUT COMPACTING EQUIPMENT. FOR SPECIAL LOAD DESIGN, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVING SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. STORMTECH MC-7200 CHAMBERS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR 44 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (ASHTO M43)".

2. MC-7200 CHAMBERS SHALL NOT BE INSTALLED IN ACCORDANCE WITH ASTM F297, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", CLASSIFICATION 60/101.

3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION OF THE CHAMBER WEIGHT.

4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

5. REQUIREMENTS FOR HANDLING AND INSTALLATION

• TO ENSURE A SECURE JOINT DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL INTERLOCKING STACKING LUGS.

• TO ENSURE THE INTEGRITY OF THE CHAMBER SHAPE DURING INSTALLATION, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1".

• TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, A 1000 IN-LBS/IN. ASSTO DESIGN TRUCK CONSIDERATION FOR MC-7200.

• TO ENSURE CHAMBER DEFORMATION DURING INSTALLATION, THE ASSTO DESIGN TRUCK CONSIDERATION FOR MC-7200.

• TO ENSURE CHAMBER DEFORMATION DURING INSTALLATION, THE ASSTO DESIGN TRUCK CONSIDERATION FOR MC-7200.

• TO ENSURE CHAMBER DEFORMATION DURING INSTALLATION, THE ASSTO DESIGN TRUCK CONSIDERATION FOR MC-7200.

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• TO ENSURE CHAMBER DEFORMATION DURING INSTALLATION, THE ASSTO DESIGN TRUCK CONSIDERATION FOR MC-7200.

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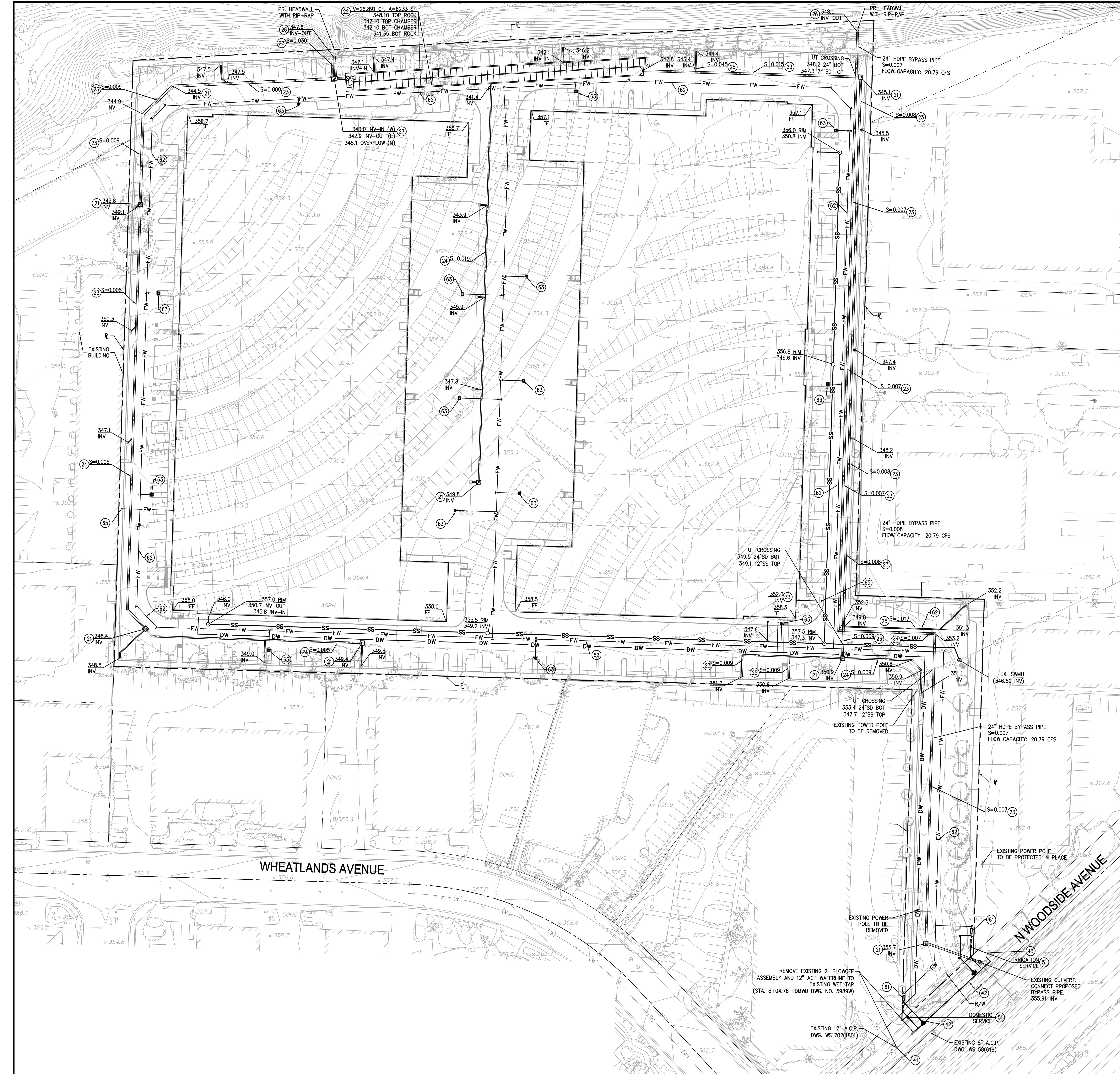
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• TO ENSURE CHAMBER DEFORMATION DURING INSTALLATION, THE ASSTO DESIGN TRUCK CONSIDERATION FOR MC-7200.

DATE: _____

NO. REVISION: _____

PROJECT: NPP SANTEE
DRAWING NAME: CONCEPTUAL UTILITY PLAN
FILE NAME: M:\\2022\\22-154-NPP_Woodside Ave_SanTEE.dwg
LAST SAVED: ON: 06-30-2025 21:09pm
DRAWN BY: MATTHEW ON: 06-30-2025 21:09pm
CHECKED: MH DRAWN: MH
DRAWING FILE: 22-634
PROJECT NO.: 22-634
SHEET NUMBER: 4
OF 5 SHEETS
SCALE: AS SHOWN



LEGEND

- FW PROPOSED FIRE WATER
- W PROPOSED PUBLIC WATER
- SD PROPOSED STORM DRAIN
- S PROPOSED SEWER
- PROPERTY LINE

STORM DRAIN CONSTRUCTION NOTES:

- (21) CONSTRUCT STORM DRAIN MANHOLE
- (22) INSTALL INFILTRATION CHAMBER SYSTEM. SEE DETAIL SHEET 3.
- (23) INSTALL 24" HDPE PIPE
- (24) INSTALL 18" HDPE PIPE
- (25) INSTALL 12" HDPE PIPE
- (26) CONSTRUCT HEADWALL OUTLET STRUCTURE WITH RIP-RAP
- (27) CONSTRUCT STORM DRAIN DIVERSION MANHOLE

SEWER CONSTRUCTION NOTES:

- (31) CONNECT TO EXISTING SEWER MANHOLE
- (32) INSTALL 6" SDR 35 PVC SEWER LATERAL
- (33) INSTALL SEWER CLEAN OUT

PUBLIC WATER CONSTRUCTION NOTES:

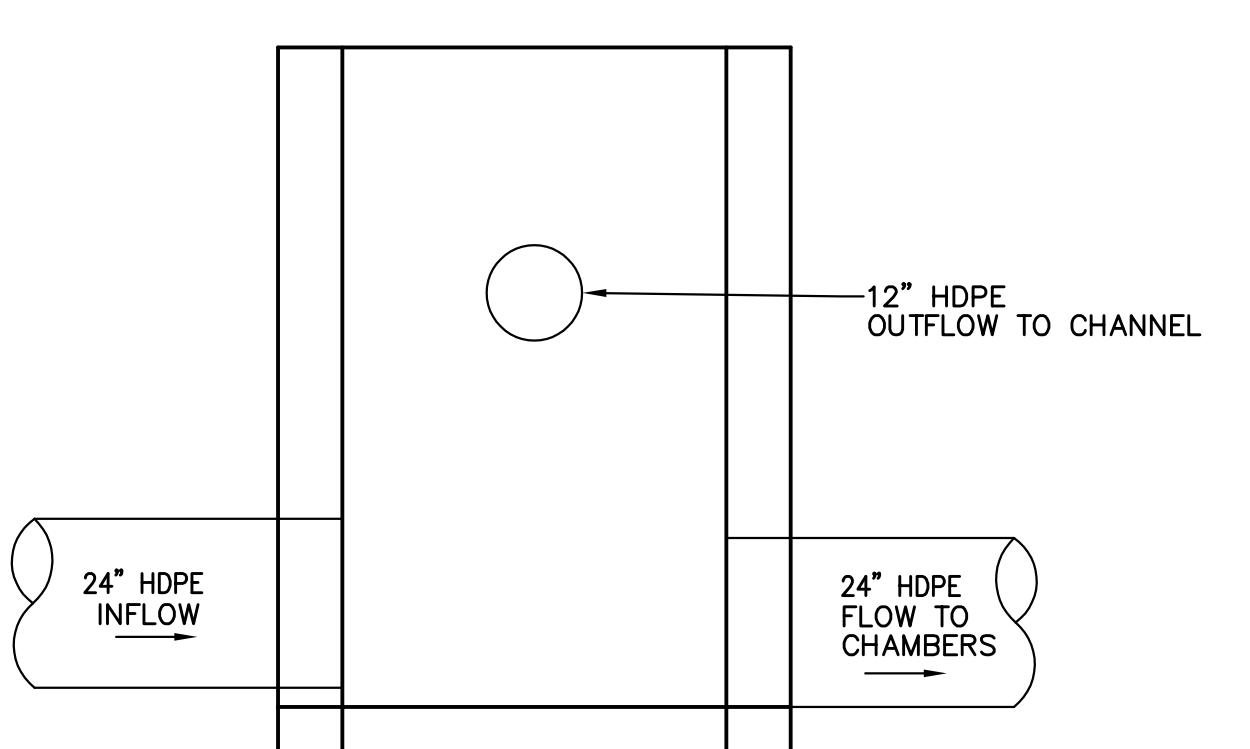
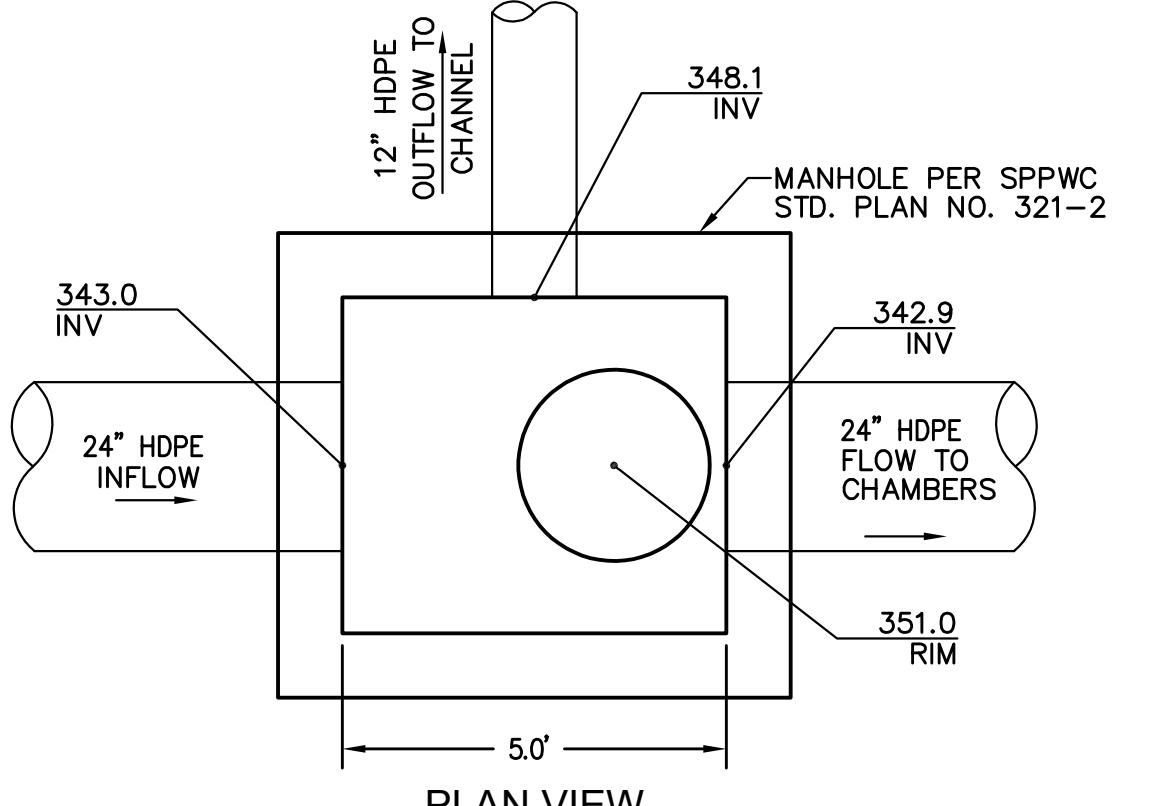
- (41) CONNECT TO EXISTING 12" ACP AND INSTALL 12"X8"X16" TEE
- (42) INSTALL 18" C-900 DR-14 PVC WATERLINE PER WSA DWG. NO. WP-02.
- (43) CAP AND INSTALL 2" BLOWOFF ASSEMBLY PER WSA DWG. NO. WB-01

DOMESTIC WATER CONSTRUCTION NOTES:

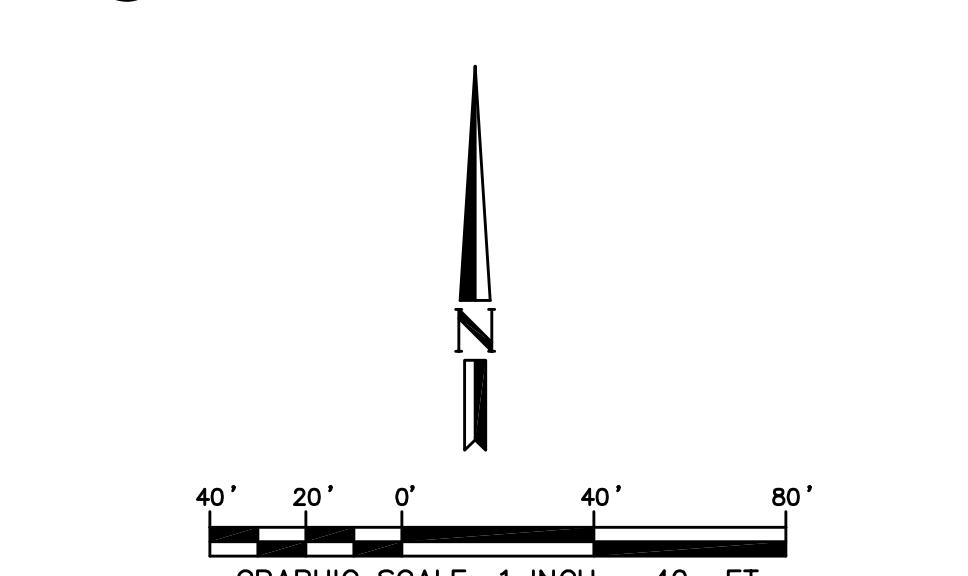
- (51) CONNECT TO 18" WATER SERVICE & INSTALL 2" WATER SERVICE PER WAS DWG. NO. WS-02
- (52) INSTALL 2" C-900 PVC WATER LINE PER WSA DWG. NO. WP-02
- (53) INSTALL 2" REDUCED PRESSURE DEVICE PER WSA DWG. NO. WR-01

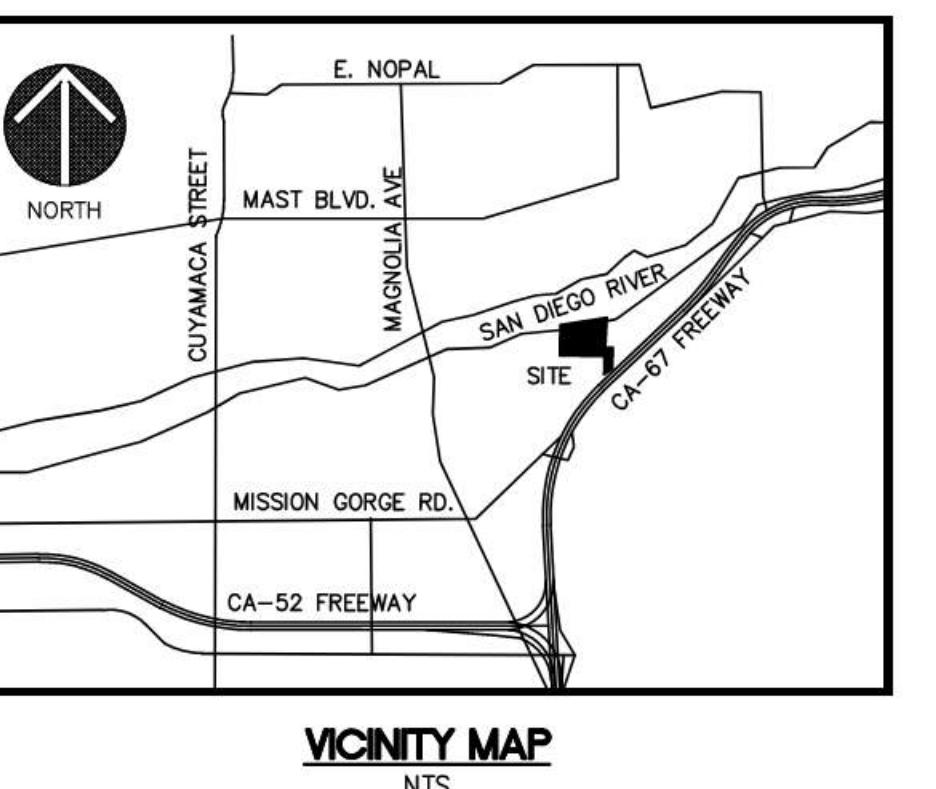
FIRE WATER CONSTRUCTION NOTES

- (61) INSTALL 10" RPDA PER WATER AGENCIES STANDARDS WF-05
- (62) INSTALL 12" C-900 PVC WATER LINE WSA DWG. NO. WP-02
- (63) INSTALL FIRE HYDRANT PER SANTEE FIRE DEPARTMENT PRIVATE UNDERGROUND MAINS STANDARDS
- (64) INSTALL PIV PER SANTEE FIRE DEPARTMENT PRIVATE UNDERGROUND MAINS STANDARDS, FINAL LOCATION TO BE CONFIRMED BY CITY OF SANTEE FIRE MARSHALL DURING PLAN CHECK
- (65) INSTALL FDC PER SANTEE FIRE DEPARTMENT PRIVATE UNDERGROUND MAINS STANDARDS



DIVERSION MANHOLE DETAIL
N.T.S.





**NPP SANTEE
WOODSIDE AVE
SANTEE, CA
OFFSITE EXHIBIT**

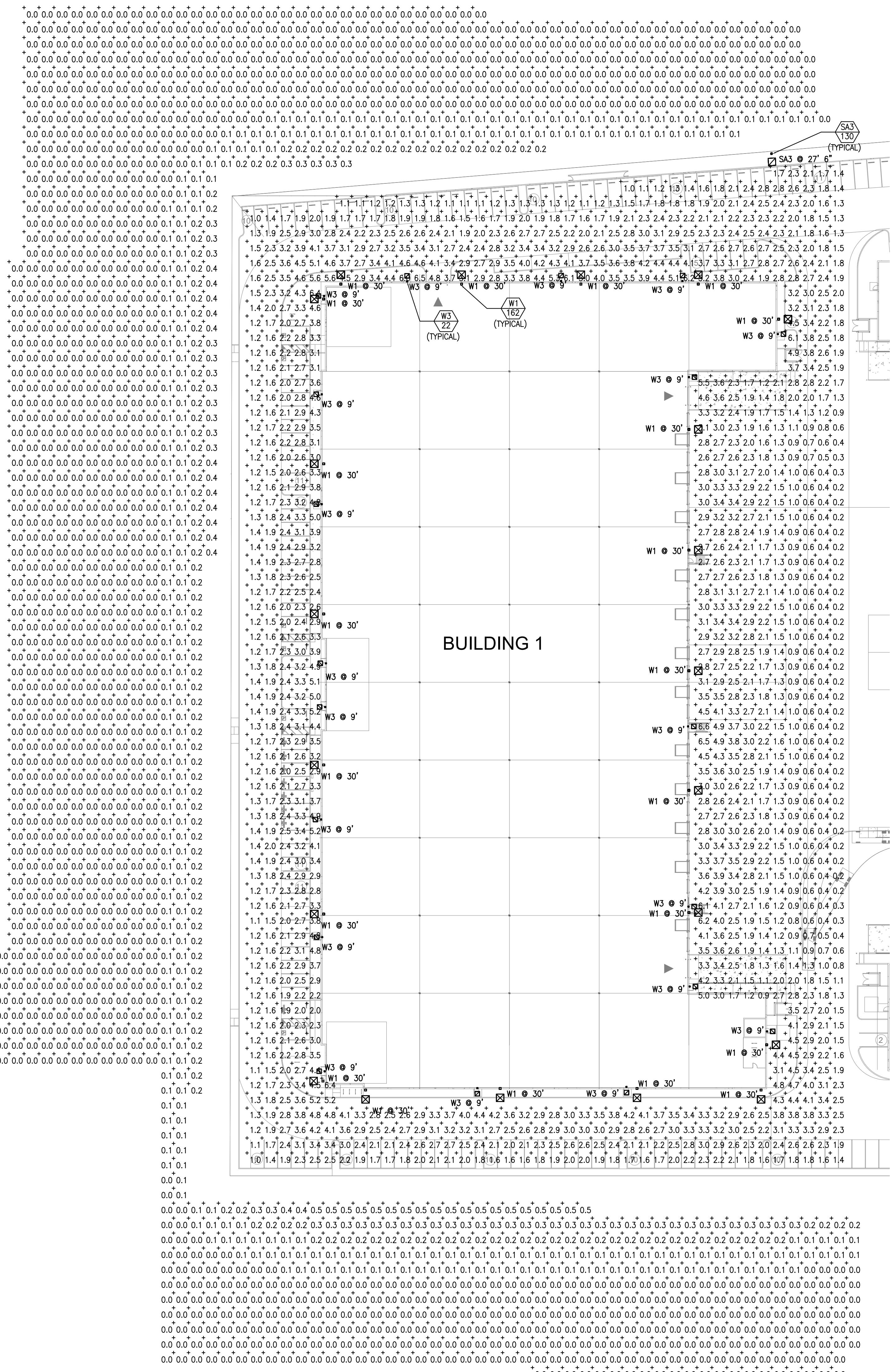
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DATE: 8/19/2025
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SHEET NUMBER: 5
OF 5 SHEETS
SCALE: CONCEPTUAL

NO. REVISION: _____
DATE: _____

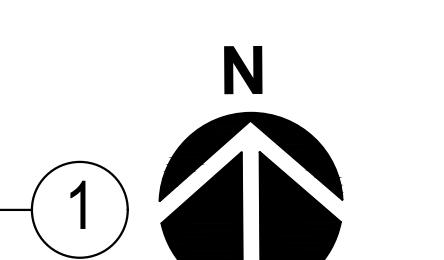
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

NOT FOR CONSTRUCTION



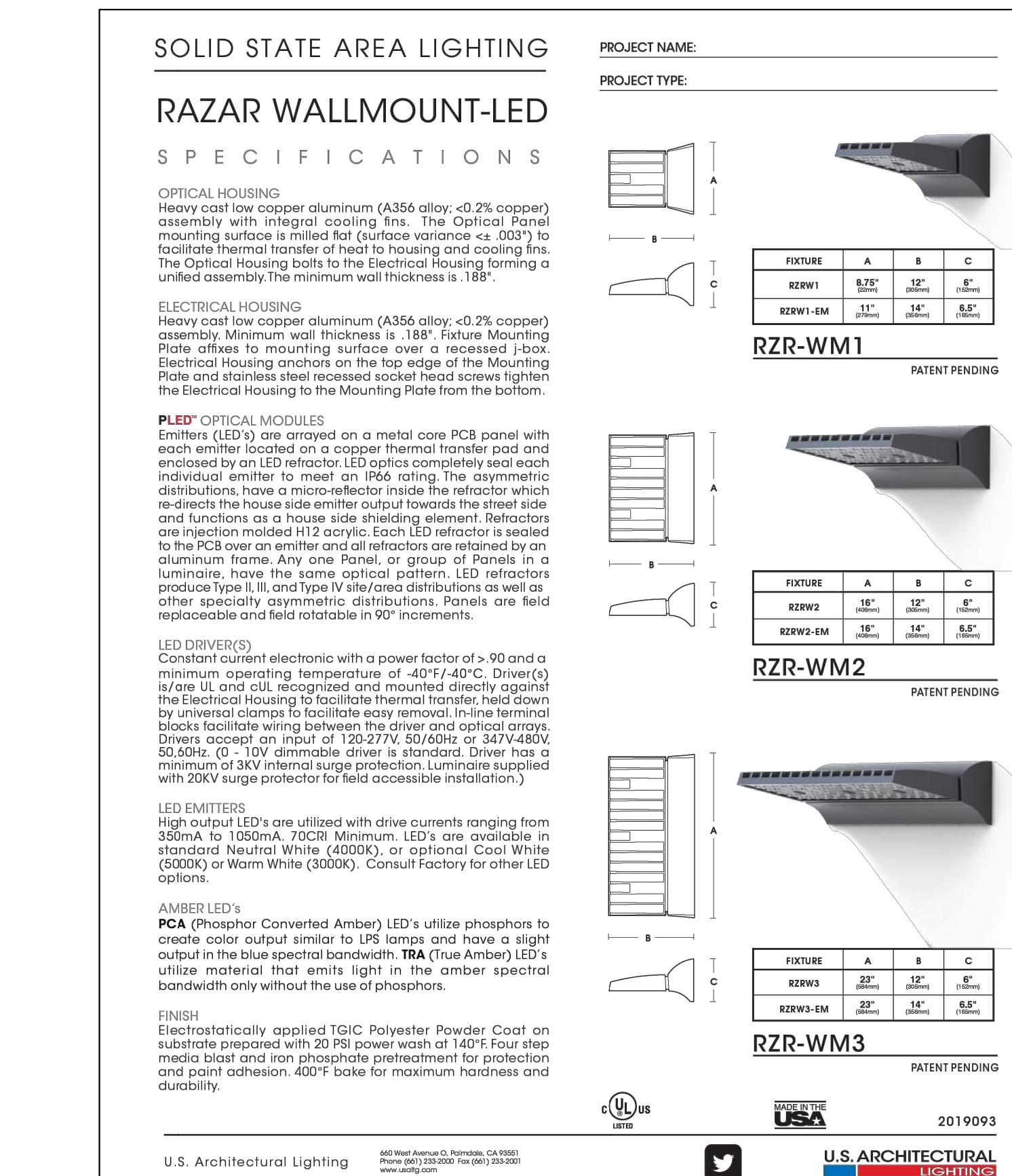
WHEATLANDS AVE

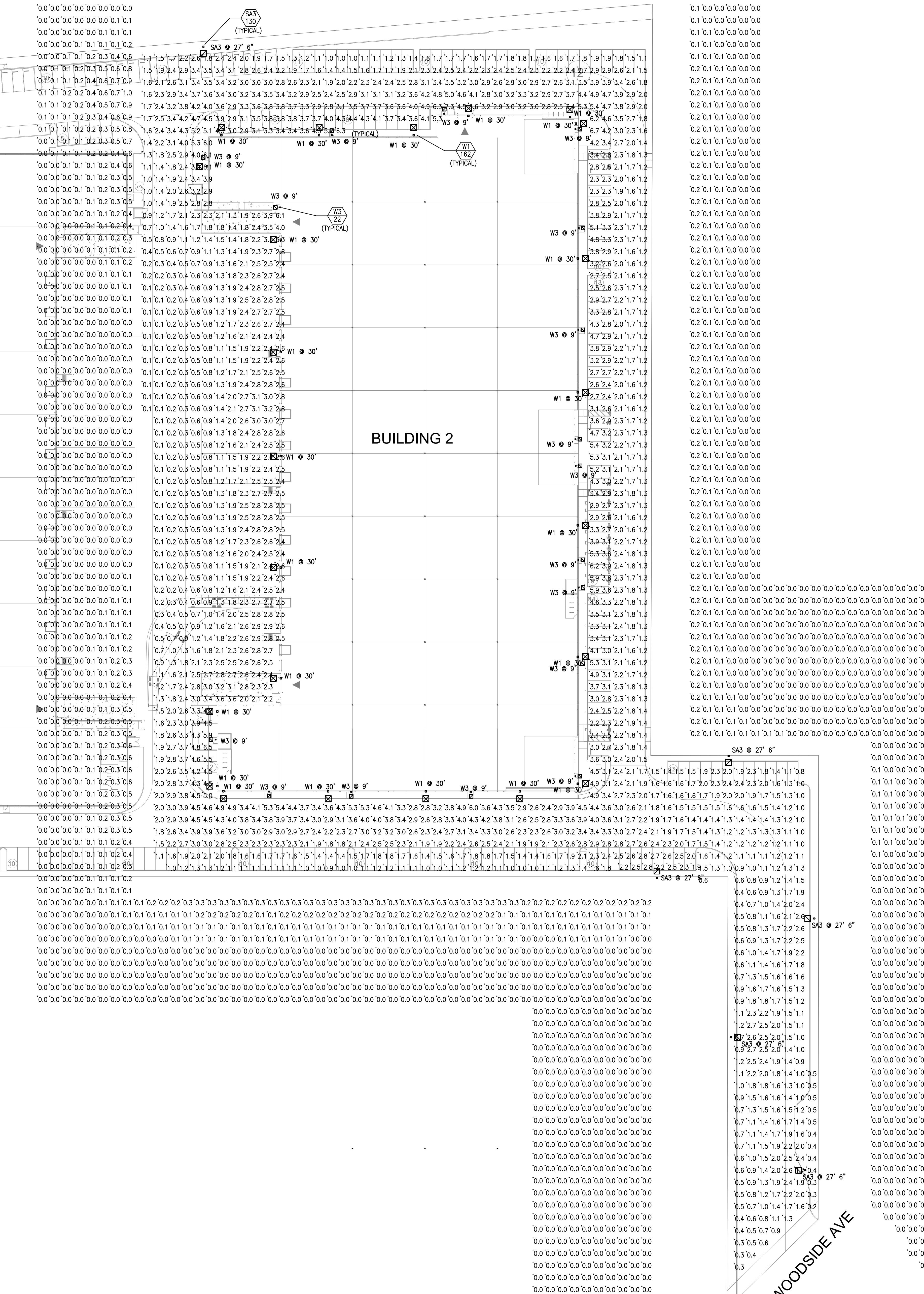


KEY PLAN

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Pow	
□▫	W3	19	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-W-20LED-350mA-40K EM1 WALL MT AT 9 FT AFG MM511 BUG RATING B1 U0 G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20	151	0.9	21.	
☒▫	W1	21	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLED-IV-60LED-875mA-NW MM511 WALL MT AT 26 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	60	341	0.9	161	
□▫	SA3	1	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED-525mA-NW-HS POLE MT AT 27.5 FT AFG 25 FT POLE 30 IN BASE BUG RATING B1 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80	167	0.9	129	

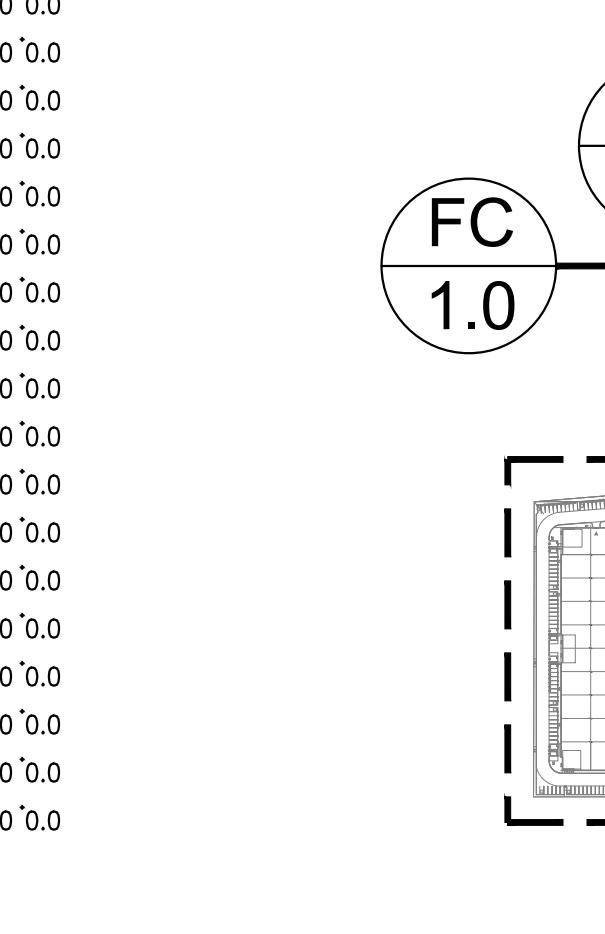
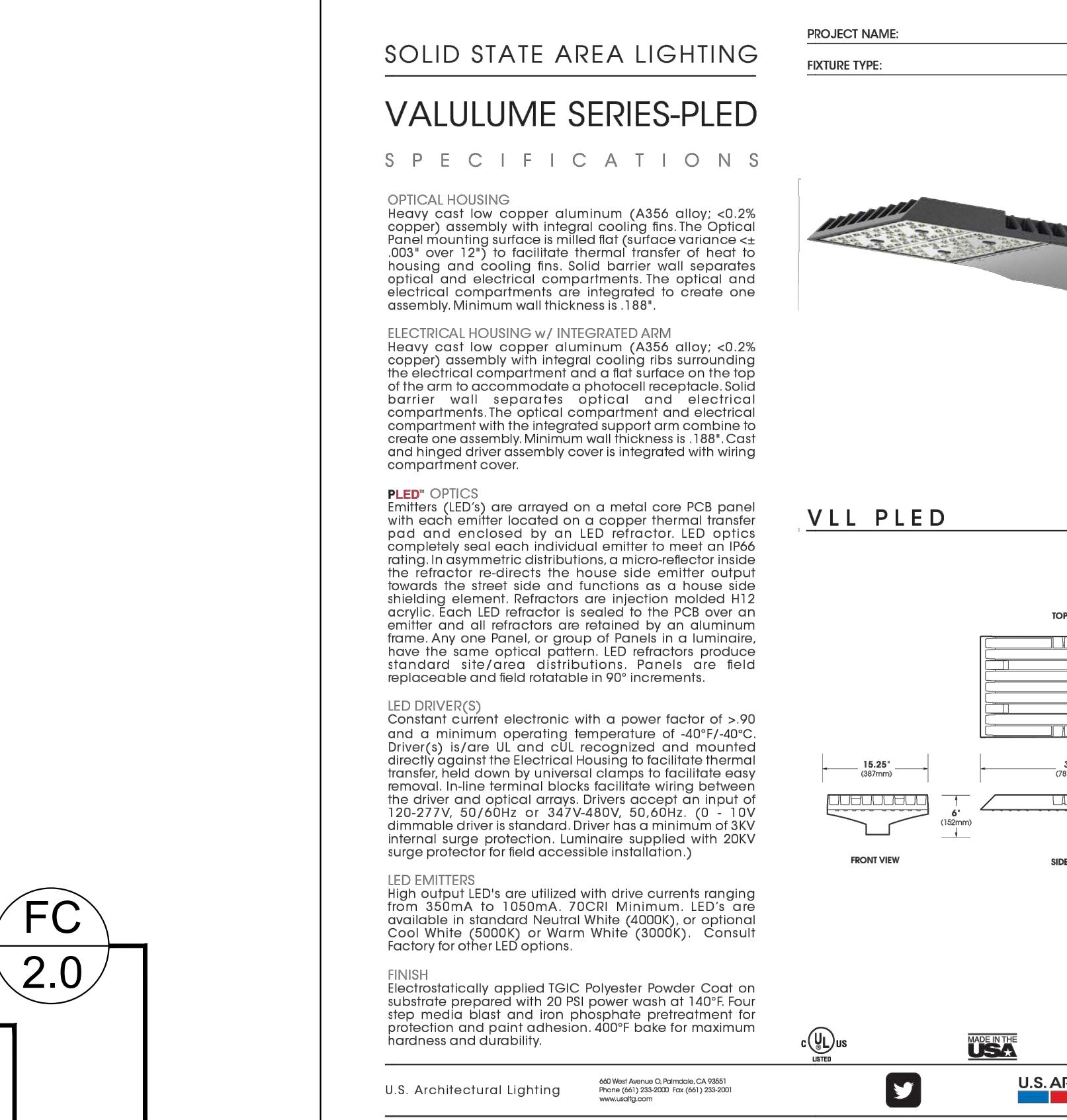
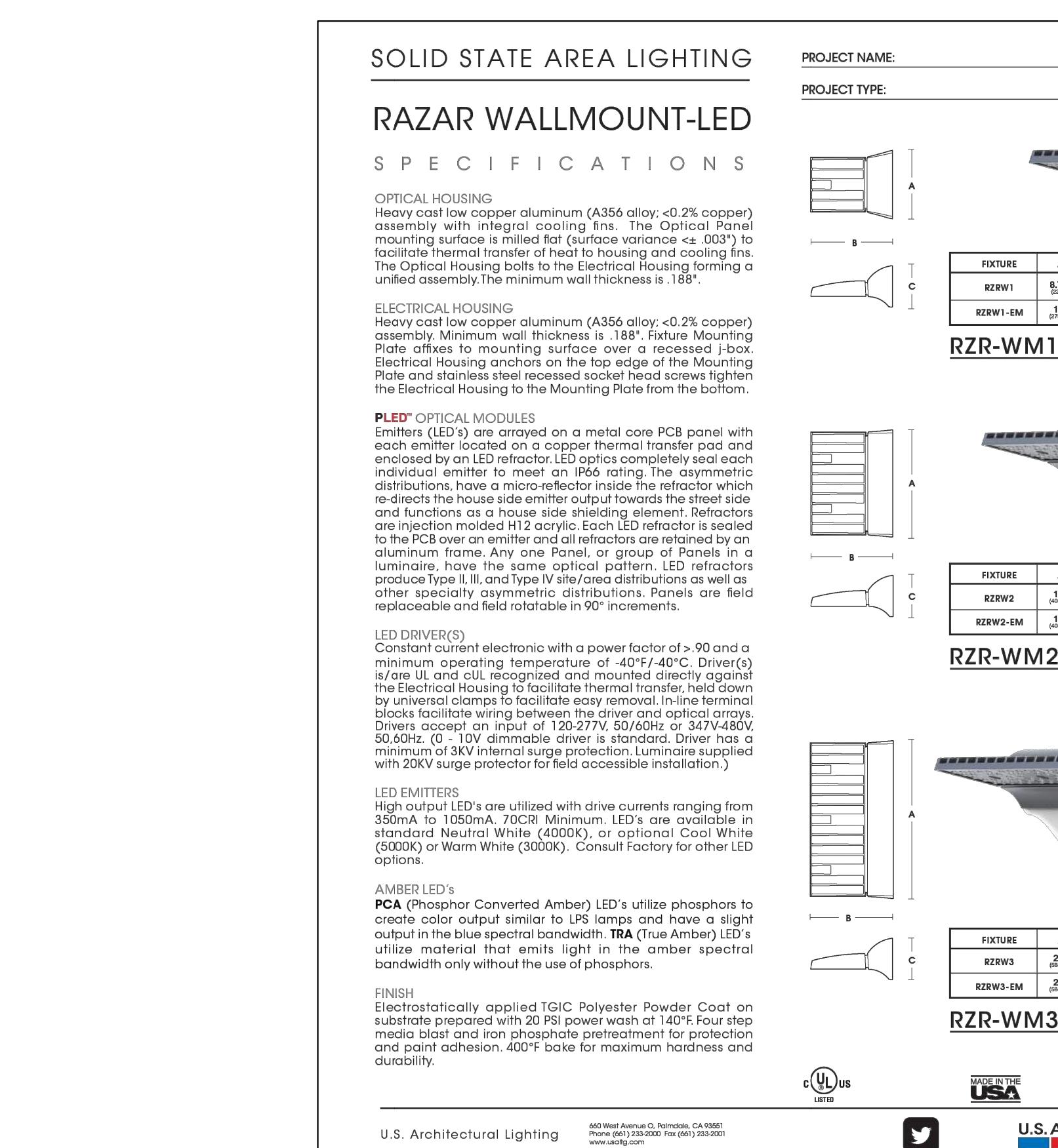
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Spill	+	0.0 fc	0.5 fc	0.0 fc	N/A	N/A

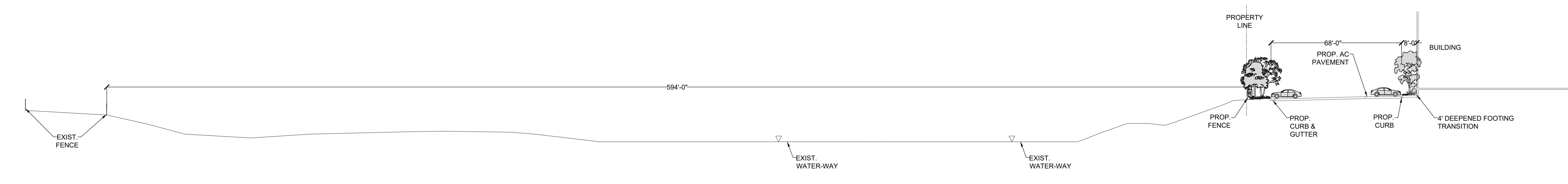




Schedule									
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	W1	23	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLED-IV-60LED-875mA-NW MM511 WALL MT AT 26 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	60	341	0.9	
	SA3	6	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-80LED-525mA-NW-HS POLE MT AT 27.5 FT AFG 25 FT POLE 30 IN BASE BUG RATING B1 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80	167	0.9	

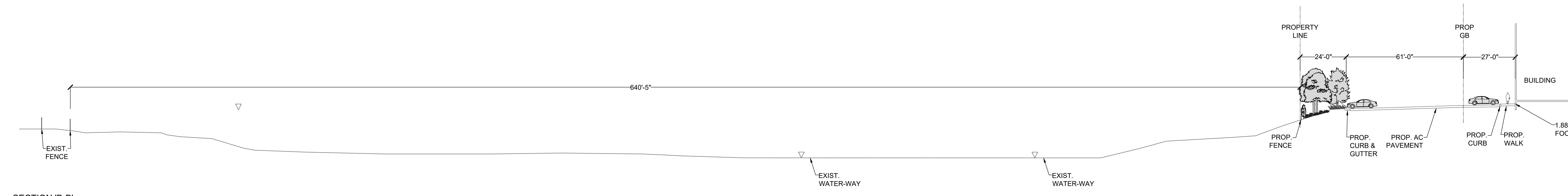
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Spill	+	0.0 fc	1.0 fc	0.0 fc





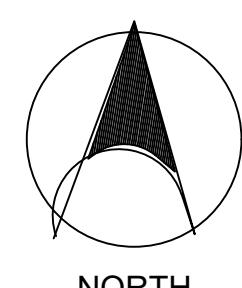
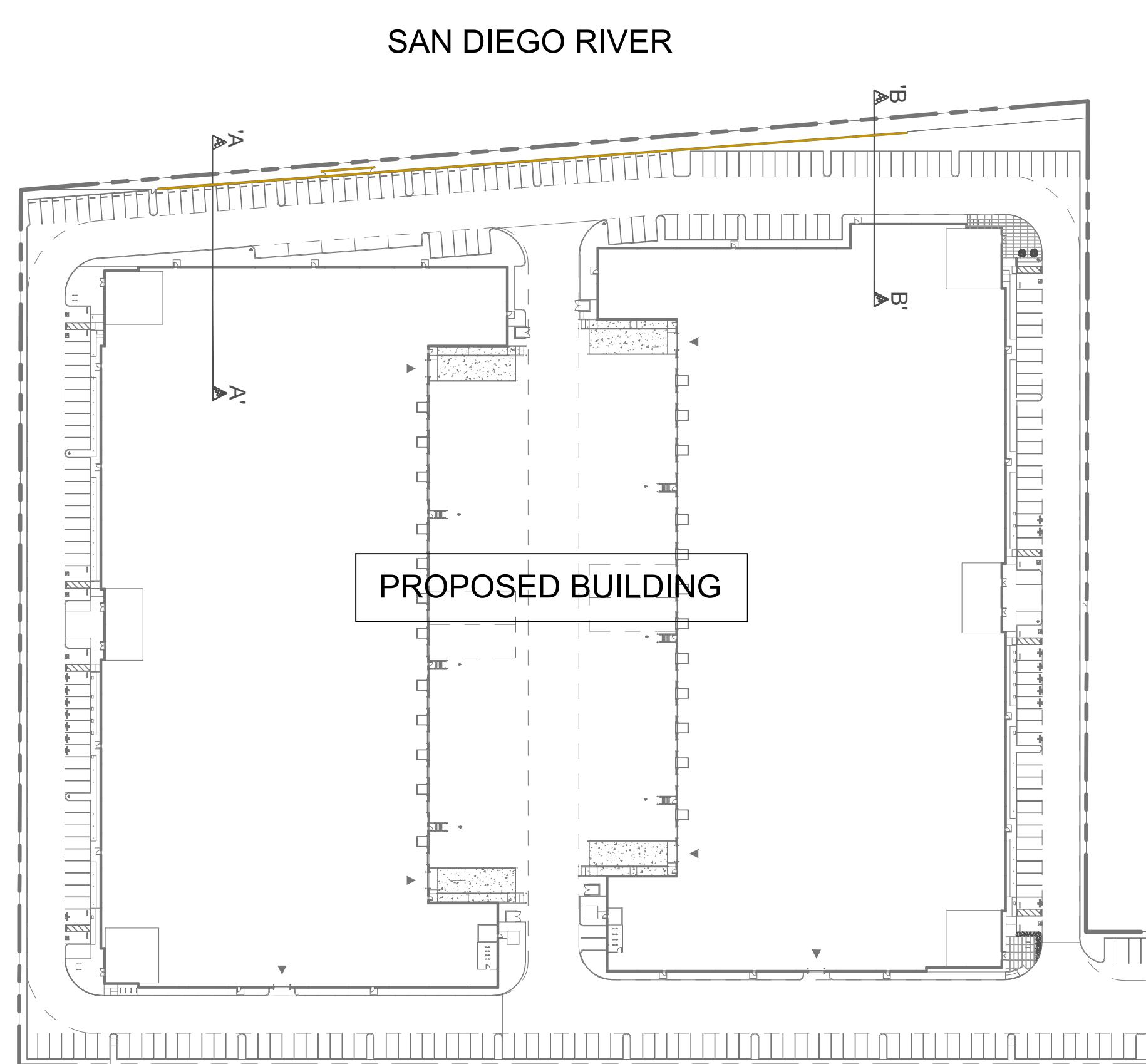
SECTION 'A-A'

SCALE: 1" = 20'-0"



SECTION 'B-B'

SCALE: 1" = 20'-0"



0
90'
180'
270'
SCALE: 1" = 90'-0"

FOODSIDE AVENUE NORTH



HERDMAN
ARCHITECTURE + DESIGN
A22-2164
6TH PLANNING
SUBMITTAL 10.31.25
RENDERING



R-1



HERDMAN
ARCHITECTURE + DESIGN

A22-2164
6TH PLANNING
SUBMITTAL 10.31.25

RENDERING



R-2

10/31/2025 10:02:24 AM



HERDMAN
ARCHITECTURE + DESIGN
A22-2164
6TH PLANNING
SUBMITTAL 10.31.25
RENDERING



R-3



HERDMAN
ARCHITECTURE + DESIGN
A22-2164
6TH PLANNING
SUBMITTAL 10.31.25
RENDERING



R-4

10/31/2025 10:02:24 AM



HERDMAN
ARCHITECTURE + DESIGN
A22-2164
6TH PLANNING
SUBMITTAL 10.31.25
RENDERING



R-5