NORTH PALISADE
PARTNERS

PALISADE SANTEE COMMERCE CENTER

10990 WOODSIDE AVE.
SANTEE, CA 92071

PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
FINAL APPROVAL SET

HERDMAN
ARCHITECTURE + DESIGN
A22-2164
02.23.2024

TITLE SHEET

NORTH

A0

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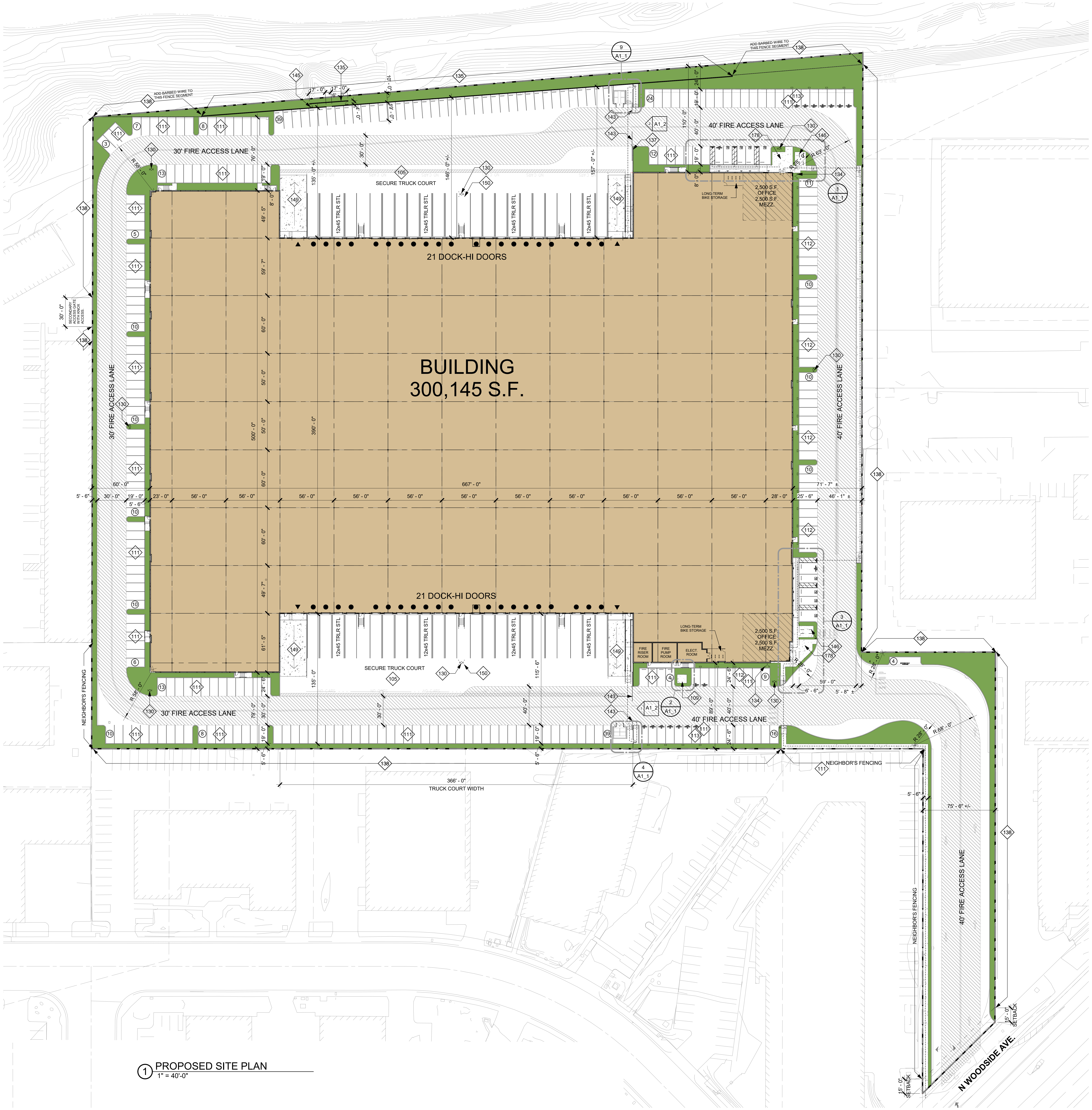

1 PROPOSED SITE PLAN
1" = 40'-0"

DEVELOPER/OWNER

NORTH PALISADE PARTNERS
1330 FACTORY PLACE #105, LOS ANGELES, CA 90013
CONTACT: BRIAN WONG
PHONE: 310.242.1612
EMAIL: BRIAN.WONG@NORTHPALISADE.COM
WEBSITE: WWW.NORTHPALISADE.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: BRIDGET HERDMAN
PHONE: 714.389.2800
EMAIL: PROJECTADMIN@HERDMAN-AD.COM

SCOPE OF WORK

CONSTRUCT NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/SWINGING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SUBMITTAL AND PERMIT

LEGAL DESCRIPTION & ZONING

LEGAL DESCRIPTION: SEE CIVIL

ASSESSOR'S PARCEL NO: 381-070-52-00

PROJECT INFORMATION & AREA ANALYSIS

BUILDING ADDRESS:	10990 WOODSIDE AVE. SANTEE, CA 92071
CONSTRUCTION TYPE:	III-B
OCCUPANCY:	B / S-1
FIRE SPRINKLER:	YES (ESFR NFPA 72, NFPA 13 & NFPA 24)
CLEAR HEIGHT:	36'

ZONING:

GENERAL PLAN:	G-I (NERAL INDUSTRIAL)
SPECIFIC PLAN:	N/A
FEMA FLOOD ZONE:	NO FLOOD ZONE

BUILDING SETBACKS:

FRONT SETBACK:	15'
SIDE SETBACK:	5'
REAR SETBACK:	NONE

ALLOWABLE AREA:
UNLIMITED AREA PER CBC 507 PER TABLE 506.2

SHEET INDEX

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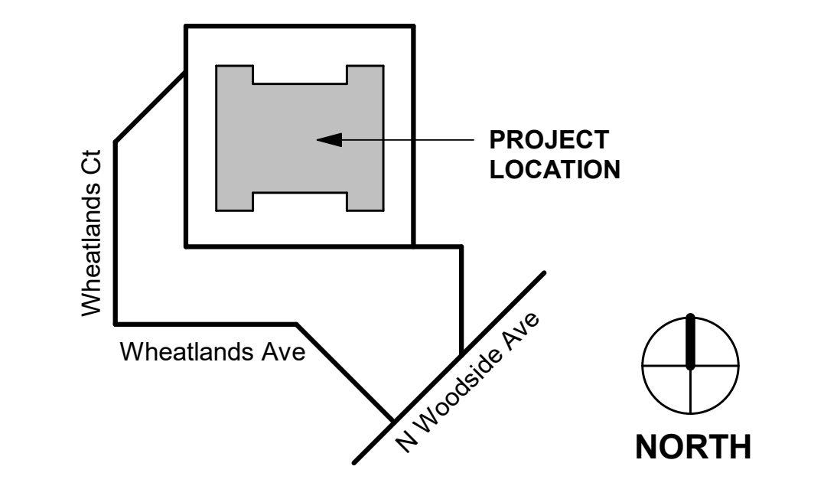
A1_4	STRIPING & SIGNAGE PLAN
A2	GROUND LEVEL FLOOR PLANS
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATION COLOR BOARD
C1	CONCEPTUAL GRADING PLAN
C2	CONCEPTUAL UTILITY PLAN
L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	LANDSCAPE SECTIONS
FC-1.0	SITE PHOTOMETRIC PLAN
R-1	RENDERING
R-2	RENDERING
R-3	RENDERING
R-4	RENDERING
R-5	RENDERING
R-6	RENDERING

VICINITY MAP



SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER 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 DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
    a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
    b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
    c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
    d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

KEYNOTES ◇

105	CONCRETE PAVING.
109	(N) TRANSFORMER LOCATION.
111	TYP U.O.N., STANDARD PARKING STALL. 9'-0" WIDE x 19'-0" DEEP
112	EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. PROVIDE FOR FUTURE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE
113	EVCS (ELECTRIC VEHICLE CHARGING STATION). PROVIDE EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT). MATCH STANDARD STALL SIZE.
130	(N) FIRE HYDRANT.
134	FIRE DEPARTMENT CONNECTION (FDC).
135	PRE-CAST CONCRETE FENCE SUPPORTED BY METAL POSTS FROM GREENFIELD FENCE. MIN HEIGHT 8'ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL.
137	TUBE STEEL FENCE. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE.
138	CHAIN LINK FENCE. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP w/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146	2 POSITION BIKE RACK.
149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). PAINT ALL SIDES OF GUARD WALLS AND HANDRAILS.SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE.
150	STEEL PIPE BOLLARD PROTECTION POST.
178	OUTDOOR EMPLOYEE BREAK AREA.

LOT AREA

SQUARE FOOTAGE	ACRES
587730 SF	13.49

FLOOR AREA RATIO

BUILDING AREA	SITE AREA	FAR ALLOWABLE	FAR PROVIDED
300145 SF	587730 SF	100%	51.1%

BUILDING AREA SUMMARY

NAME	AREA
GROUND FLOOR	
WAREHOUSE	290145 SF
OFFICE	2500 SF
OFFICE	2500 SF
	295145 SF
MEZZANINE	
OFFICE	5000 SF
	5000 SF
GROUND LEVEL + MEZZANINE	
WAREHOUSE	290145 SF
OFFICE	10000 SF
TOTAL BUILDING AREA	300145 SF

LANDSCAPE AREA SUMMARY

* SEE LANDSCAPE PLAN

TOTAL PARKING REQUIRED

BUILDING USE	BUILDING AREA	PARKING RATIO 1/X	REQ. PARKING
OFFICE	10000 SF	1000	11
WAREHOUSE	290145 SF	1000	291
TOTAL: 4	300145 SF		302

REQUIRED PARKING BREAKDOWN

SPACE TYPE	SPACES REQUIRED
STANDARD STALLS	230
STANDARD ACCESSIBLE STALLS	6
VAN ACCESSIBLE STALLS	2
EV CAPABLE STALL (w/o EVSE)	45
EVCS (EV CAPABLE STALL w/ EVSE)	16
STANDARD ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE)	1
VAN ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE)	1
TOTAL	301

PARKING PROVIDED

SPACE TYPE	SPACES PROVIDED
STANDARD STALLS	230
STANDARD ACCESSIBLE STALLS	6
VAN ACCESSIBLE STALLS	2
EV CAPABLE STALL (w/o EVSE)	45
EVCS (EV CAPABLE STALL w/ EVSE)	16
STANDARD ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE)	1
VAN ACCESSIBLE EVCS (EV CAPABLE STALL w/ EVSE)	1
TOTAL	301

SITE LEGEND

🟩	LANDSCAPE AREA
▨	CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
⊢○⊣	FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
○⊸	STREET LIGHT
→→→	INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
━ ━ ━	PROPERTY LINE
●	DOCK HIGH DOOR
▲	DRIVE THRU. DOOR

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SITE PLAN

NORTH

A1

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① PROPOSED SITE PLAN GOOGLE EXHIBIT
1" = 80'-0"

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SITE
UTILIZATION
MAP

NORTH

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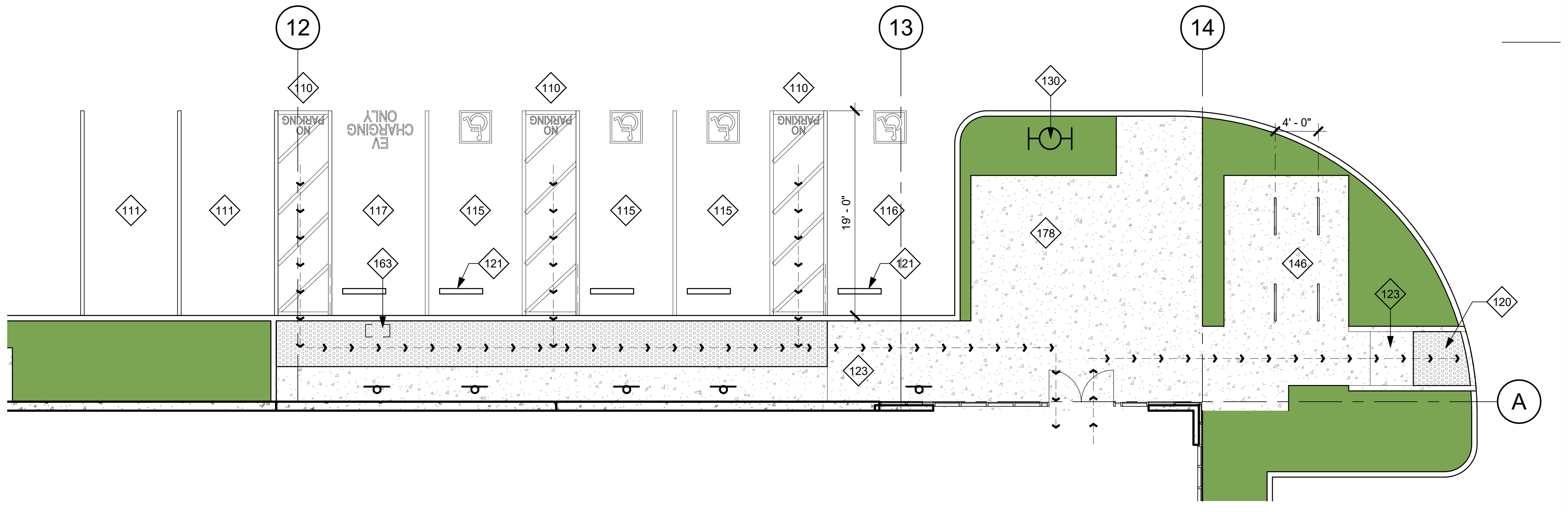
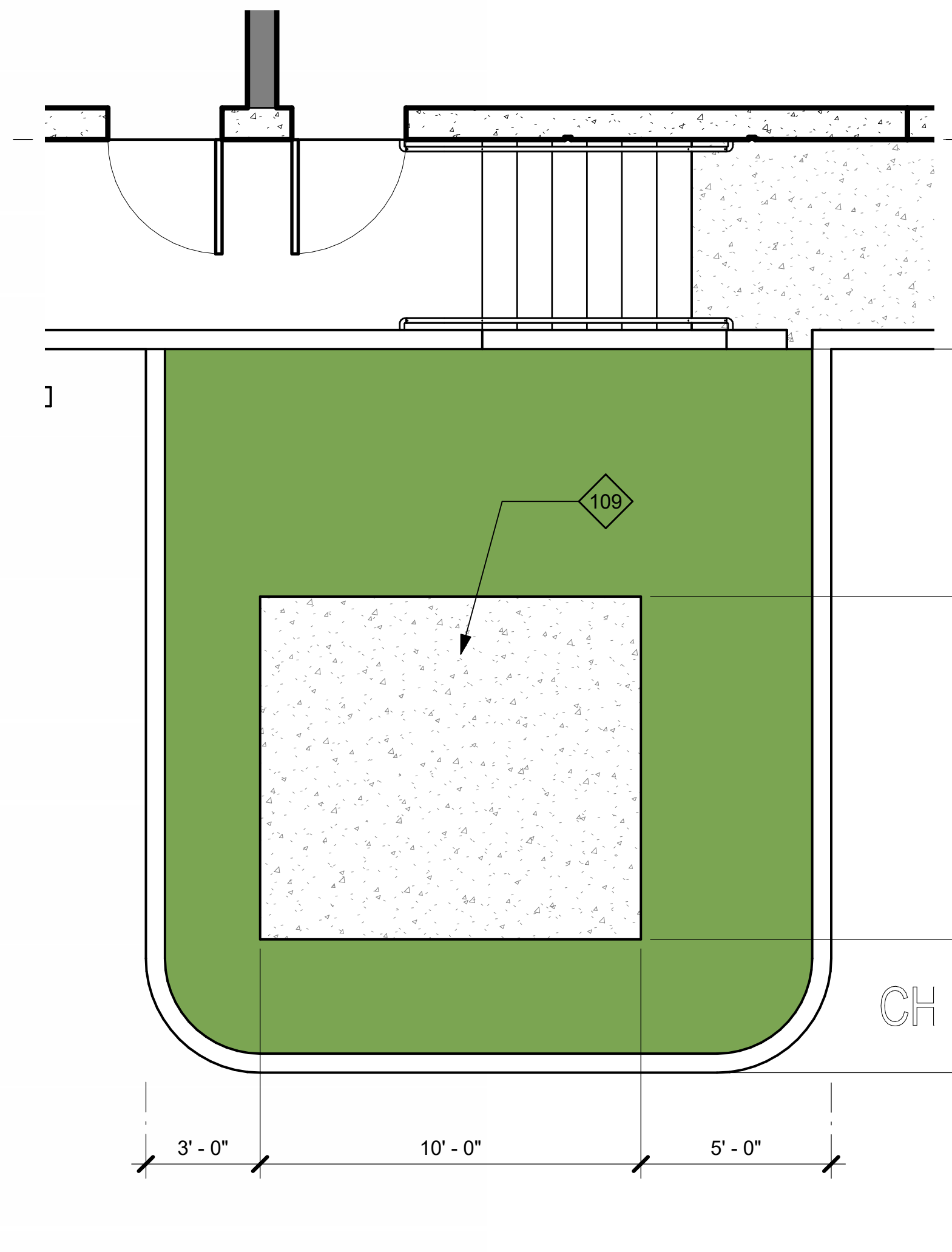
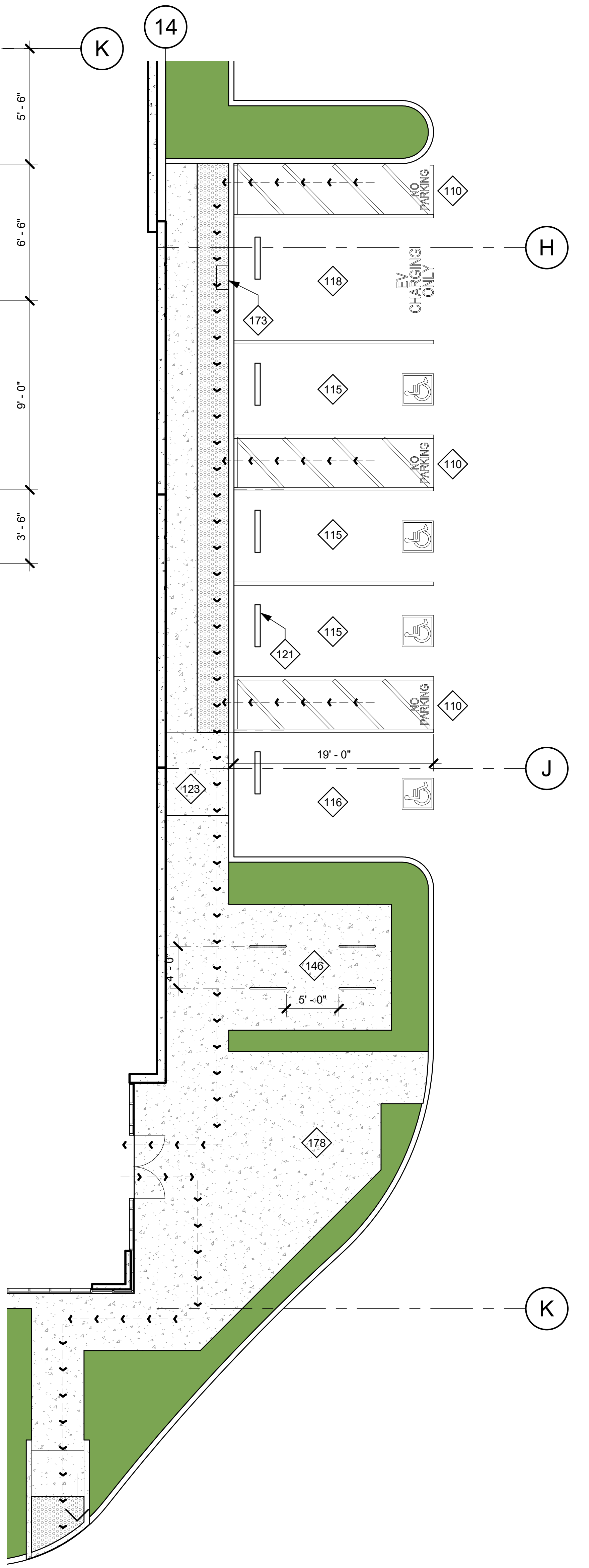


1 ENLARGED SITE PLAN - NORTH OFFICE ACCESSIBLE PARKING
1/8" = 1'-0"



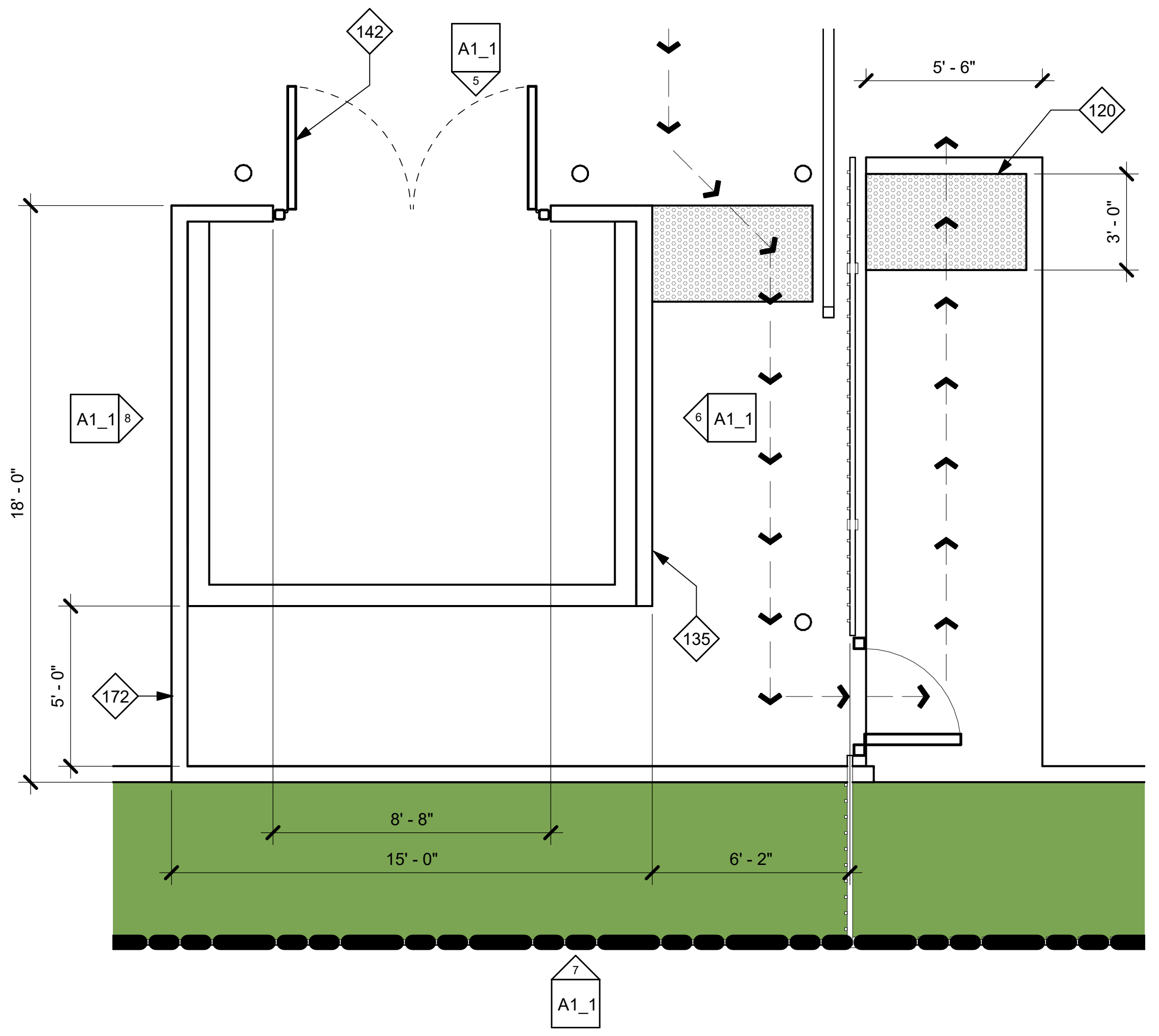
2 ENLARGED SITE PLAN - TRANSFORMER
1/4" = 1'-0"



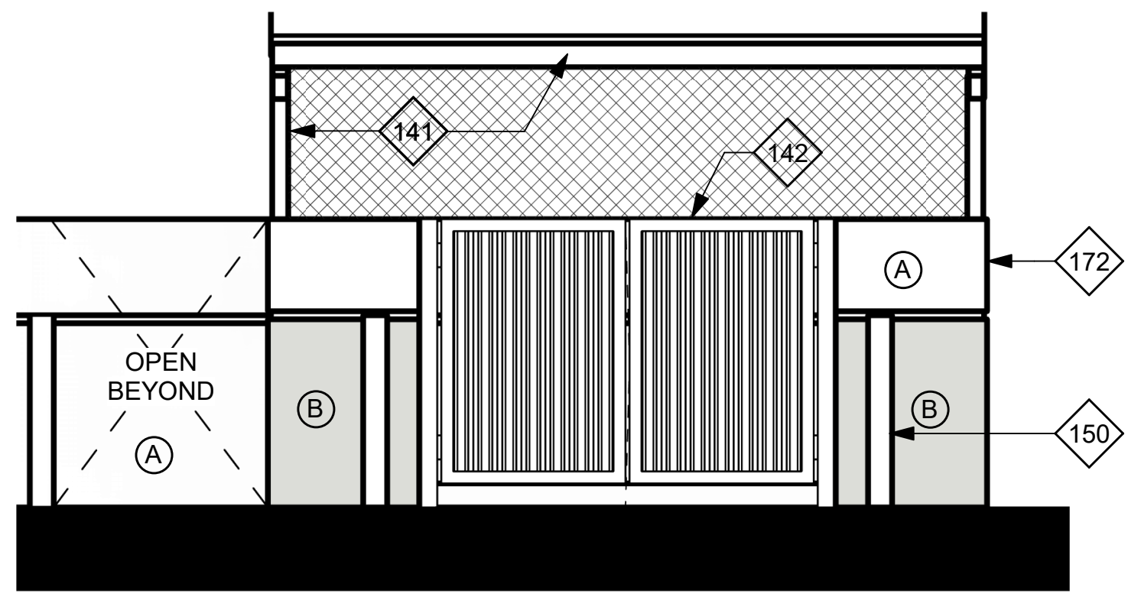
3 ENLARGED SITE PLAN - SOUTH OFFICE ACCESSIBLE PARKING
1/8" = 1'-0"

KEYNOTES

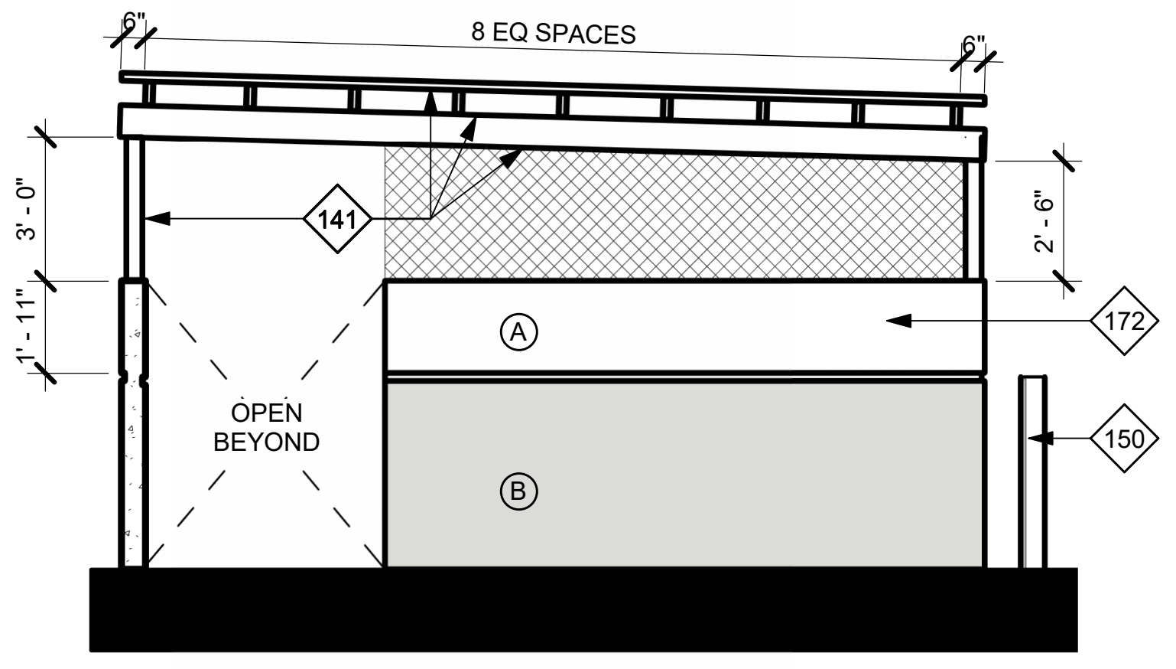
109	(N) TRANSFORMER LOCATION.
110	ACCESS AISLE FOR ACCESSIBLE PARKING STALL. 5'-0" WIDE
111	TYP U.O.N., STANDARD PARKING STALL. 9'-0" WIDE x 19'-0" DEEP
115	STANDARD ACCESSIBLE PARKING STALL. 9'-0" WIDE x DEPTH OF STANDARD STALL.
116	VAN ACCESSIBLE PARKING STALL. 12'-0" WIDE x DEPTH OF STANDARD STALL
117	STANDARD ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 9'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
118	VAN ACCESSIBLE EVCS (ELECTRICAL VEHICLE CHARGING STATION). 12'-0" WIDE x DEPTH OF STANDARD STALL. PROVIDE ELECTRIC VEHICLE SUPPLY EQUIPMENT.
120	TRUNCATED DOME DETECTABLE WARNING SURFACE. MIN 3'-0" DEEP IN THE DIRECTION OF TRAVEL.
121	PRECAST CONCRETE WHEEL STOP.
123	CURB RAMP. 8.33% MAX SLOPE w/ 2% MAX CROSS SLOPE.
130	(N) FIRE HYDRANT.
135	PRE-CAST CONCRETE FENCE SUPPORTED BY METAL POSTS FROM GREENFIELD FENCE. MIN HEIGHT 8'ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL.
137	TUBE STEEL FENCE. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE.
141	PAINTED STEEL ROOF COVERING. HSS COLUMNS, HSS BEAMS, AND METAL DECK ROOFING.
142	PAINTED STEEL TRASH ENCLOSURE GATES. ALIGN TOP OF GATES WITH TOP OF ADJACENT ENCLOSURE WALL.
145	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP w/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
146	2 POSITION BIKE RACK.
150	STEEL PIPE BOLLARD PROTECTION POST.
163	FUTURE EVCS CHARGING EQUIPMENT.
172	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.
173	LOCATION OF FUTURE MEDIUM AND HEAVY DUTY ZEV CHARGING CABINETS AND CHARGING DISPENSERS.
178	OUTDOOR EMPLOYEE BREAK AREA.
402	WALL REVEAL.



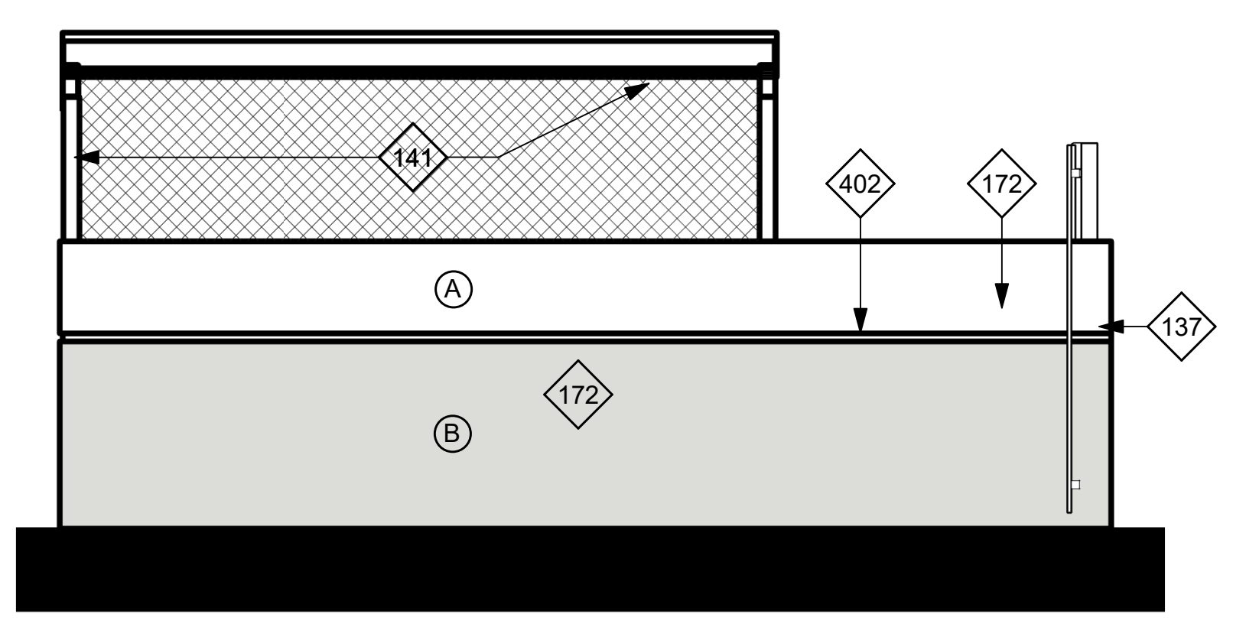
4 ENLARGED SITE PLAN - SOUTH TRASH ENCLOSURE
1/4" = 1'-0"



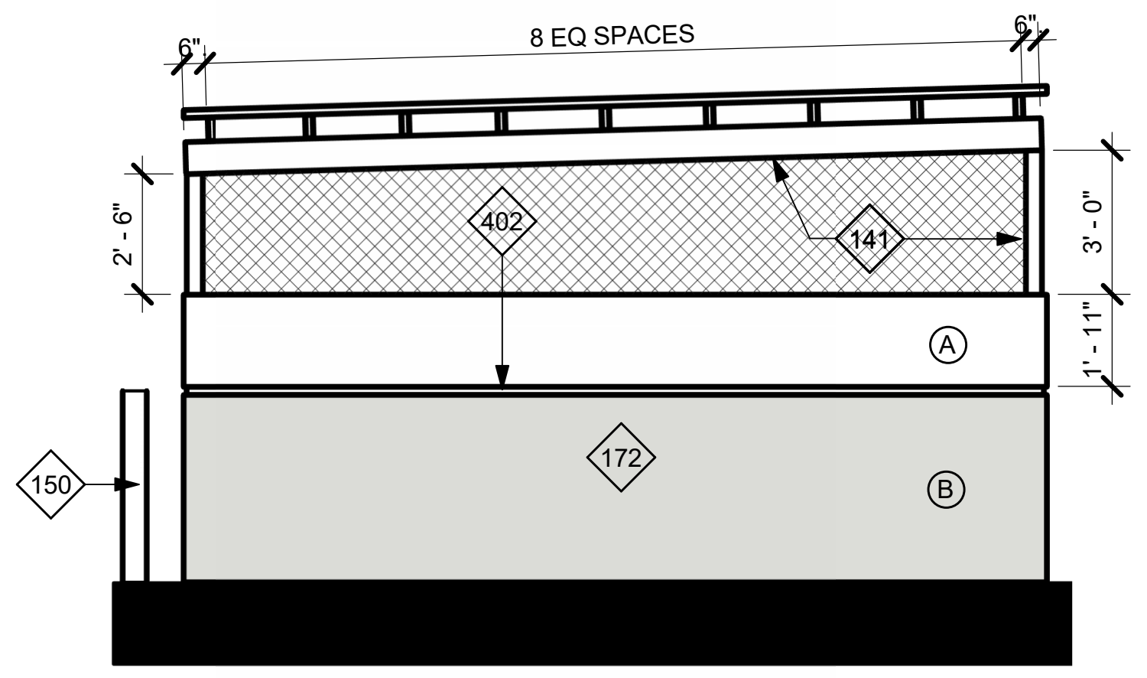
5 TRASH ENCLOSURE NORTH ELEVATION
1/4" = 1'-0"



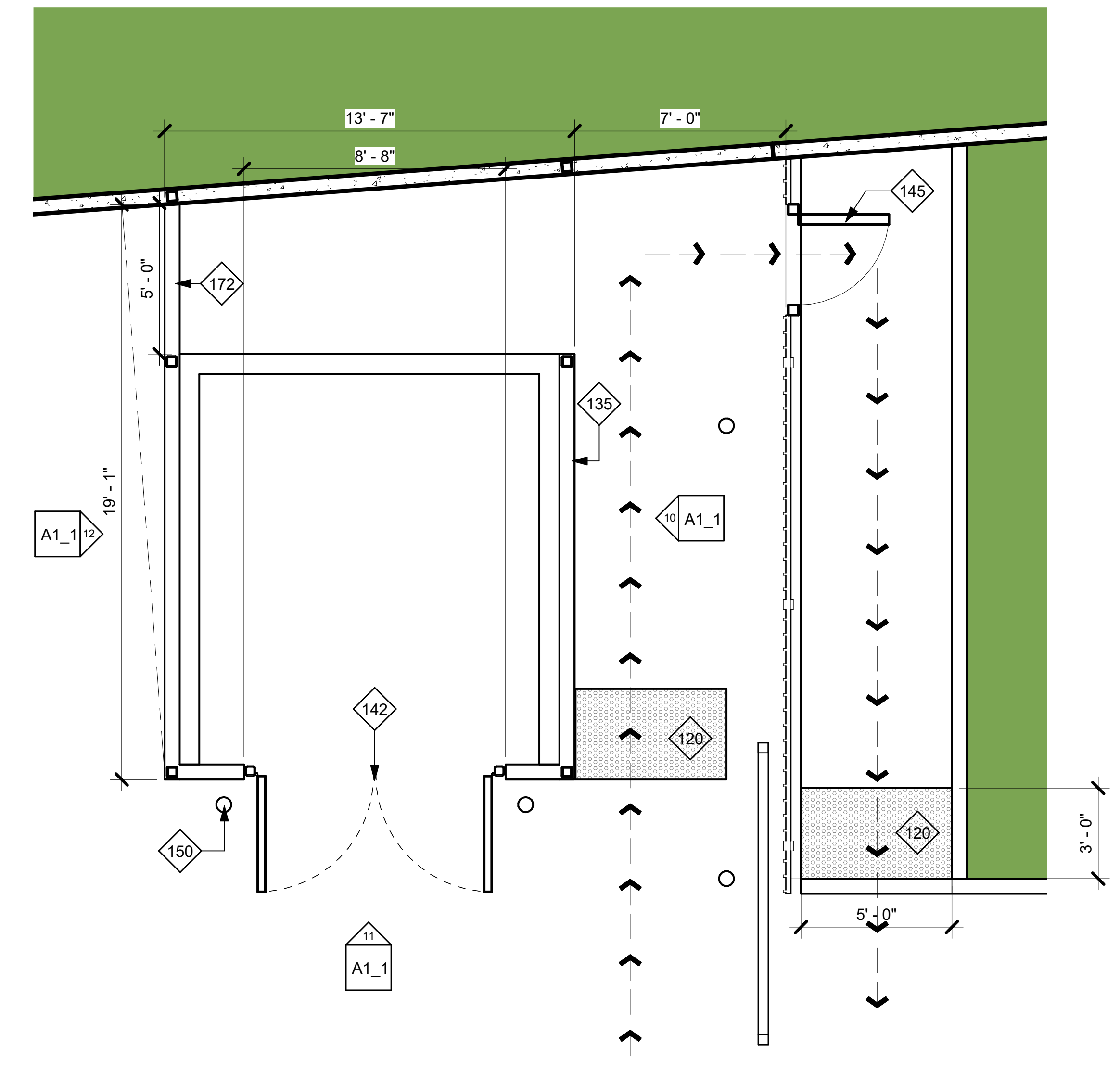
6 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



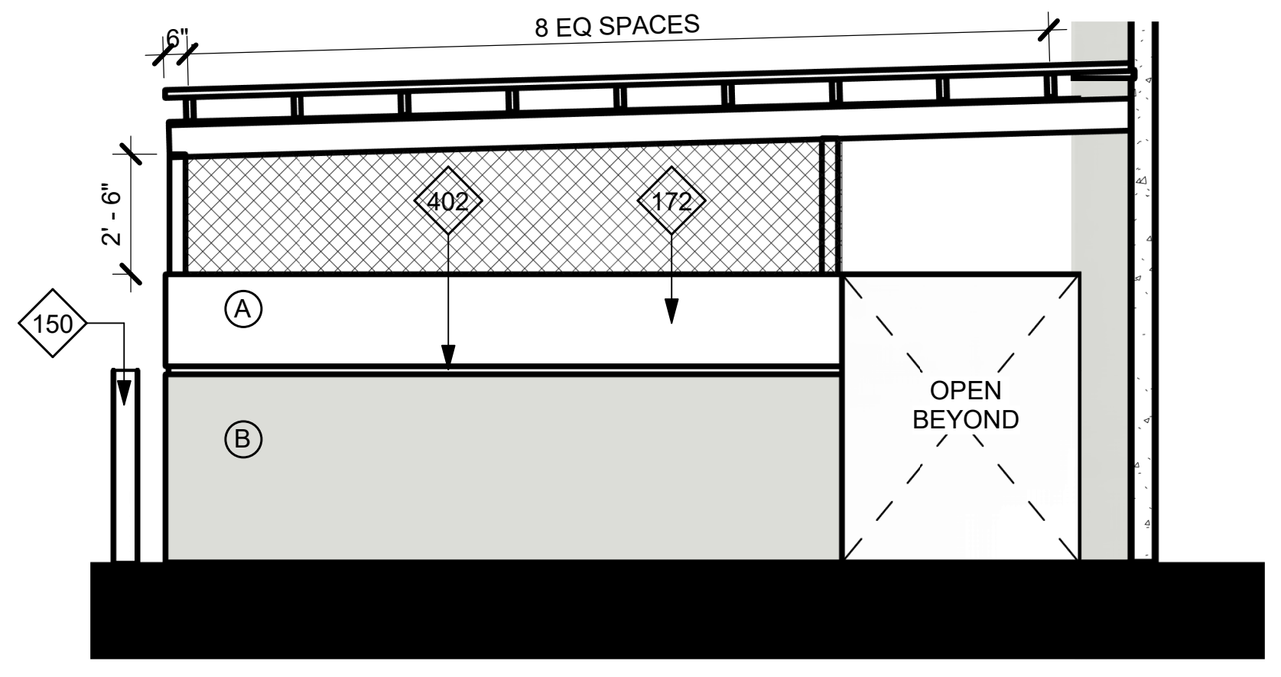
7 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



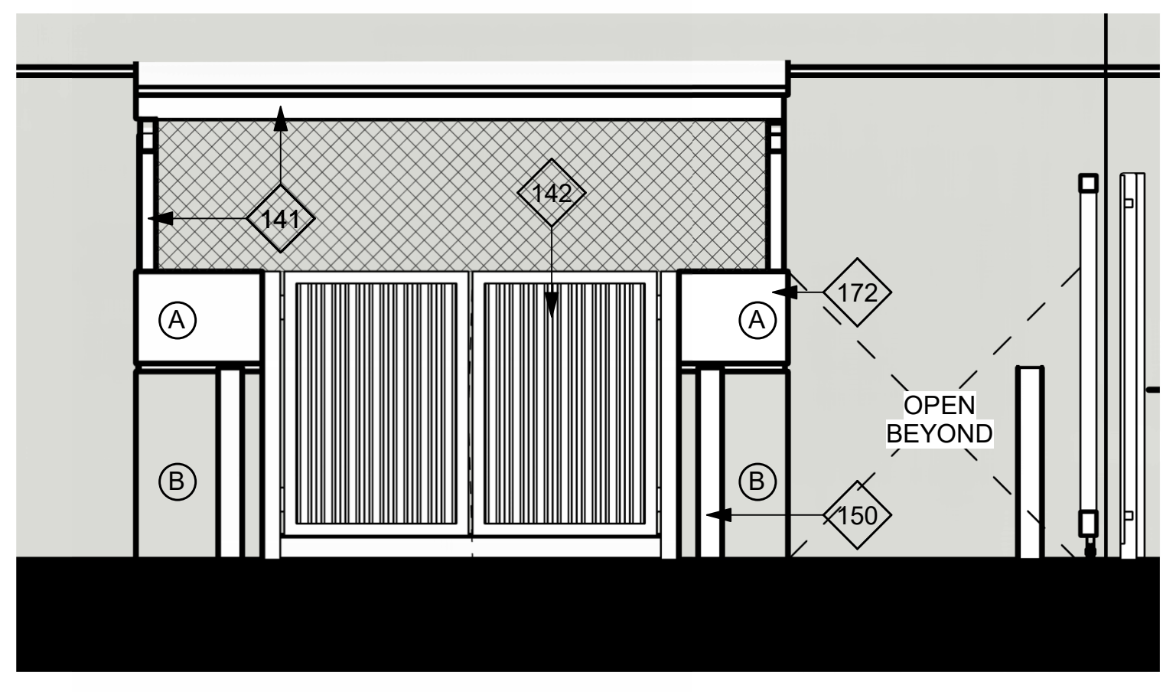
8 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"



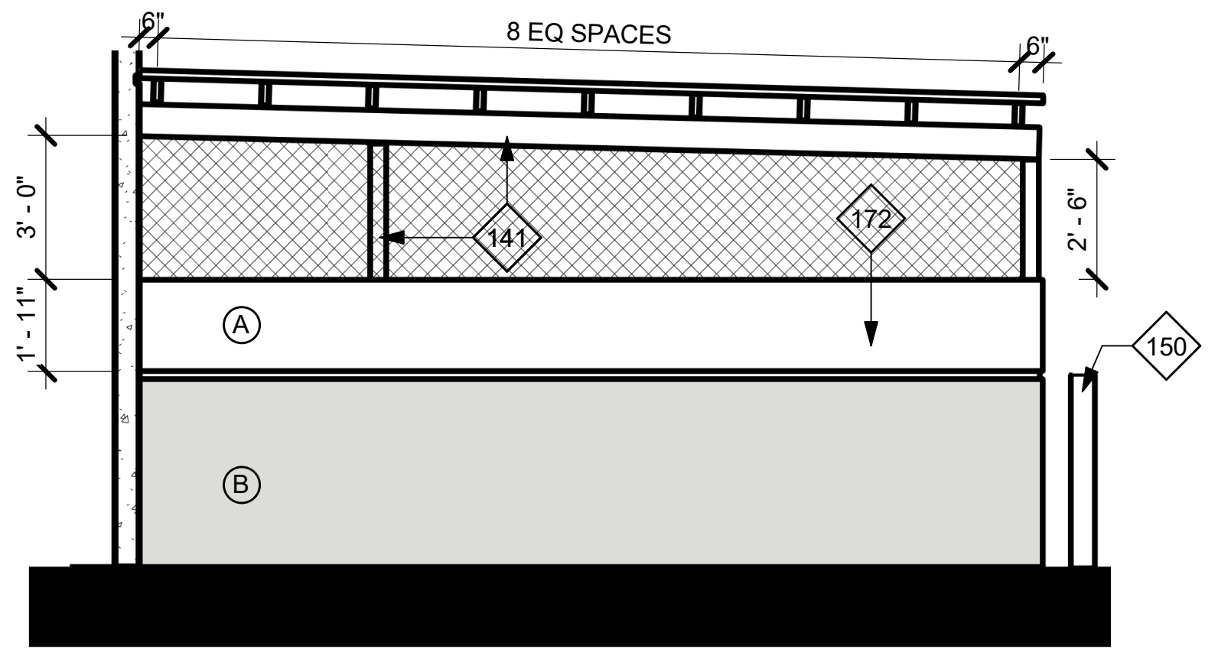
9 ENLARGED SITE PLAN - NORTH TRASH ENCLOSURE
1/4" = 1'-0"



10 TRASH ENCLOSURE EAST ELEVATION
1/4" = 1'-0"



11 TRASH ENCLOSURE SOUTH ELEVATION
1/4" = 1'-0"



12 TRASH ENCLOSURE WEST ELEVATION
1/4" = 1'-0"

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER 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 DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
   a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
   b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
   c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
   d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

SITE LEGEND

🟩	LANDSCAPE AREA
▨	CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES, & OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS
⊢○⊣	FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3/AD1.1
○⊸	STREET LIGHT
→→→→	INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY w/ SITE PLAN GENERAL NOTE #6
— — —	PROPERTY LINE
●	DOCK HIGH DOOR
▲	DRIVE THRU. DOOR

EXTERIOR COLOR SCHEDULE

☐	Ⓐ	EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
▨	Ⓑ	EXTERIOR PAINT COLOR: SW 7666 FLEUR DEL SEL
■	Ⓒ	EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
🟦	Ⓓ	STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
	Ⓔ	METAL PANEL
	Ⓕ	BLACK ANODIZED METAL CANOPY / BROW

NOTES:

1. 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.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE X INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
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. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.
8. PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/AD4.1
9. 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.
10. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE

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ENLARGED
SITE PLANS

NORTH

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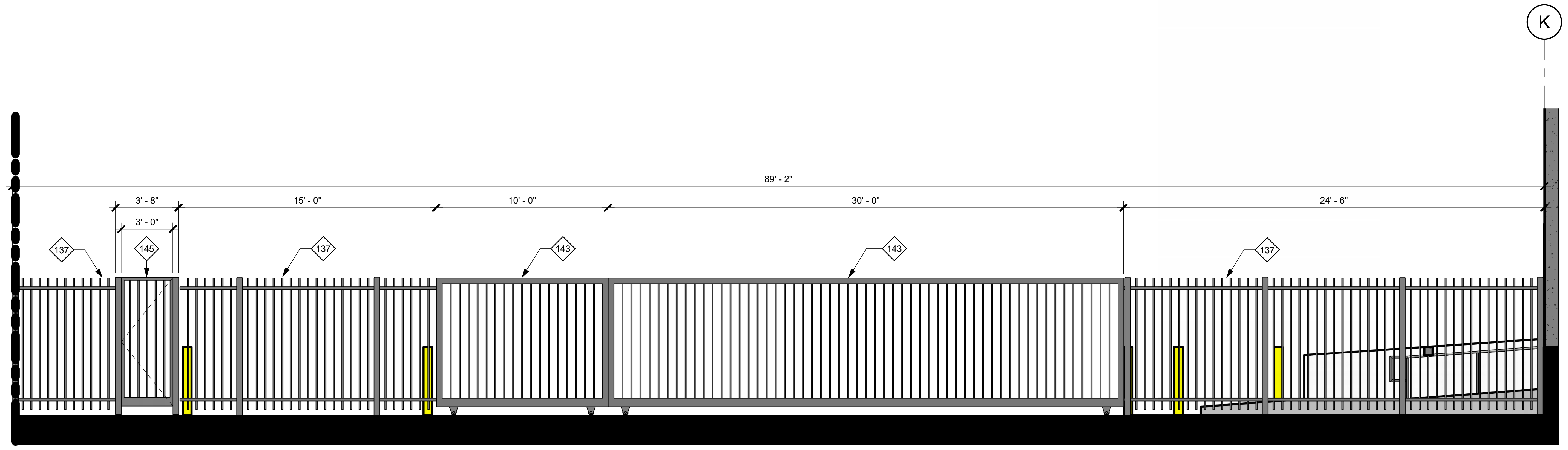
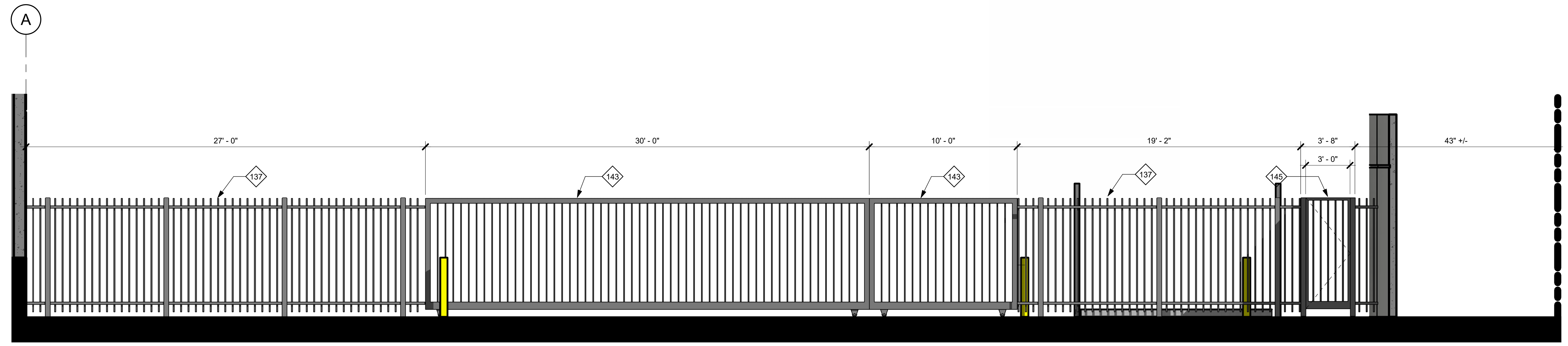


① SLIDING GATE ELEVATION - SE
1/4" = 1'-0"



② SLIDING GATE ELEVATION - NE
1/4" = 1'-0"

KEYNOTES ◇

137	TUBE STEEL FENCE. MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE.
143	PAINTED STEEL ROLLING GATE(S). MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXTERIOR ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.
145	PAINTED STEEL SWINGING PEDESTRIAN GATE. WHEN OCCURS IN TUBE STEEL FENCE, ALIGN TOP w/ FENCE HEIGHT. WHEN OCCURS IN CONCRETE SCREEN WALL, U.O.N., ALIGN TOP w/ SCREEN WALL. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY.

EXTERIOR COLOR SCHEDULE

⬜	Ⓐ	EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
▨	Ⓑ	EXTERIOR PAINT COLOR: SW 7666 FLEUR DEL SEL
■	Ⓒ	EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
🟦	Ⓓ	STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
	Ⓔ	METAL PANEL
	Ⓕ	BLACK ANODIZED METAL CANOPY / BROW

NOTES:

1. 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.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE X INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
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. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.
8. PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/AD4.1
9. 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.
10. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE

SITE PLAN GENERAL NOTES

1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS.
3. U.O.N., ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER 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 DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY.
6. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING:
    a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 5%. CROSS SLOPES DO NOT EXCEED 2%.
    b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN.
    c) CHANGES IN LEVEL UP TO 1/2" COMPLY w/ 11/A0.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE RAMPED. SEE PLANS.
    d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN.
7. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 6" HIGH, 6" WIDE CONCRETE CURB U.O.N.
8. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED @ ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 3' VERTICAL OF THE FINISHED GRADE. SEE 2/AD1.1
10. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND OR FIRE AUTHORITY SEE DETAIL 3/AD1.1
11. ALL EXPOSED BIORETENSION DEVICE COVERINGS SHALL BE PAINTED FOREST GREEN.
12. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLANTER WALLS WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 6/AD1.2
13. PROVIDE A HOSE BIB NEAR THE MAIN ENTRANCE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION.

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GATE & FENCE
ELEVATIONS

NORTH

A1_2

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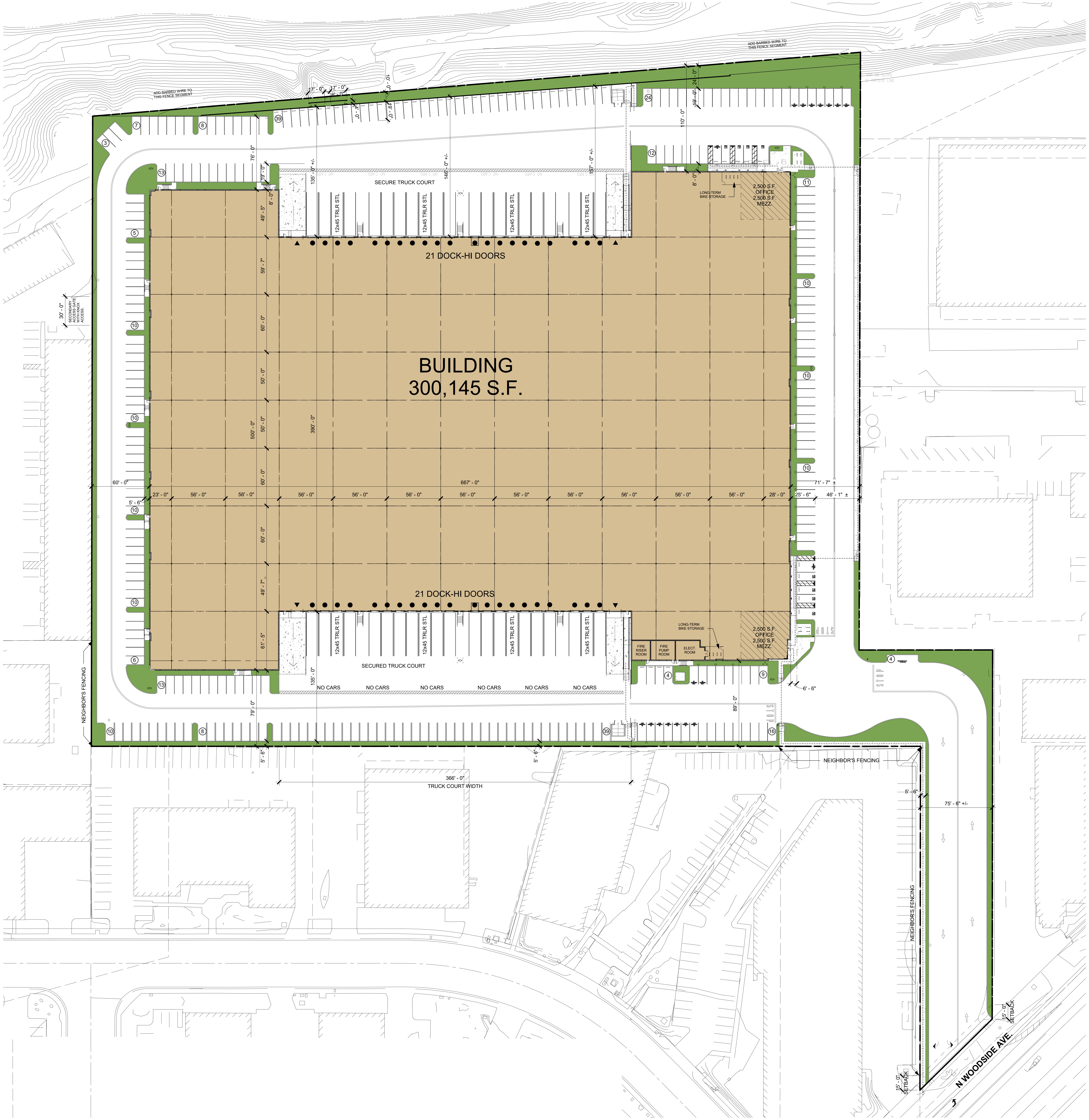

① PROPOSED SITE PLAN - STRIPING & SIGNAGE
1" = 40'-0"

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STRIPING &
SIGNAGE PLAN

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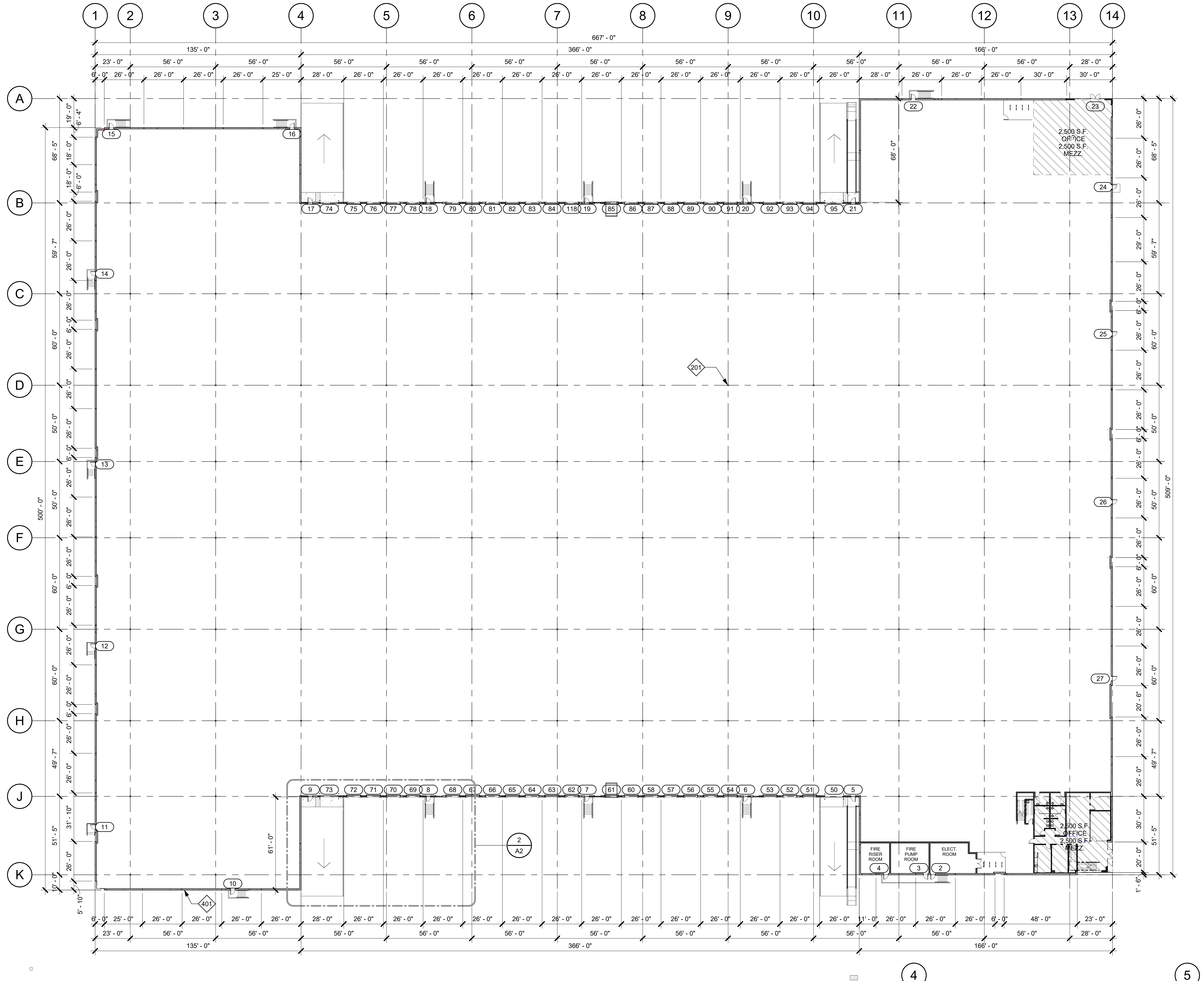
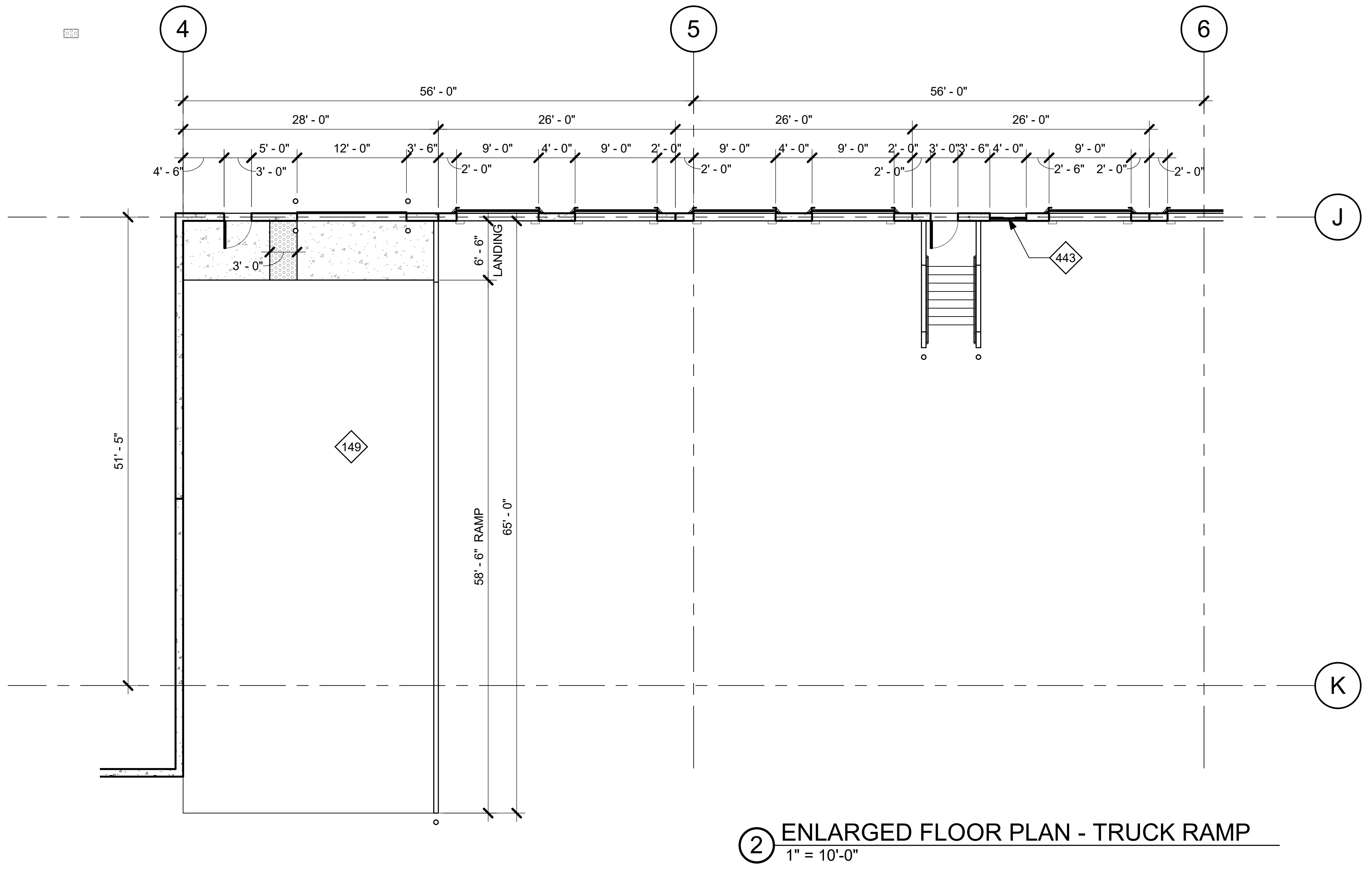


1 PROPOSED BUILDING FLOOR PLAN
1/32" = 1'-0"



2 ENLARGED FLOOR PLAN - TRUCK RAMP
1" = 10'-0"

KEYNOTES ◇

149	CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN SIDE(S). 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.
443	4'-0"w x 8'-0"h PAINTED STEEL WALL LOUVER. TOP @ +10'-0".

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 AND OR FUTURE OFFICE AREA FLOOR SLAB. EXTEND MIN 40'-0" BEYOND T.I. AREA OR AS DIMENSIONED ON THE FLOOR PLAN. SEE 4/AD1.0
△	FIRE SPRINKLER RISER. SEE FIRE PROTECTION PLANS AND 7/AD5.0.
(0000)	DOOR TAG. SEE SHEET A8.0 FOR DOOR SCHEDULE
⬡ A	WINDOW TAG. SEE SHEET A8.0 FOR WINDOW SCHEDULE
000	STOREFRONT TAG. SEE SHEETS A8.0.1 & A8.0.2 FOR STOREFRONT SCHEDULE
(00)	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 CLASS V PER ACI 302-1R-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. SLOPE POUR STRIPS @ EXTERIOR PEDESTRIAN AND OVERHEAD DOORS. SEE 5, 7, & 10/AD4.1.
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 PRIOR TO SEALING.
11. SEE 6/AD2.1 FOR 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 UNLESS NOTED OTHERWISE ON STRUCTURAL DRAWINGS. NO UNDERGROUND PIPING, CONDUITS, ETC ALLOWED IN POUR-STRIPS AT DOCK DOORS TO ALLOW FOR CURRENT OR FUTURE RECESSED DOCK LEVELERS.
13. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES TO BE FILLED WITH APPROVED 2-PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR =.
14. ALL FLOOR SLAB PANEL FORM NAIL HOLES TO BE PREDRILLED AND WOOD DOWELED PRIOR TO NAILING. BRACE 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 STRENGTH OF 2,500 PSI.
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 INSPECTOR.
3. ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS SHALL BE SEALED WITH APPROVED FIRE CAULKING. SEE SHTS AD2.3, & AD2.4.
4. U.O.N., ALL DIMENSIONS 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 EXITING & 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 AND FIRE PROTECTION PLANS. SEE 7/AD5.0 FOR ADDITIONAL INFORMATION.
8. FOR REQUIRED LANDINGS @ ACCESSIBLE DOORS, SEE 11/A0.2.1.
9. NO SMOKING IS 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.

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GROUND
LEVEL FLOOR
PLANS

NORTH

A2

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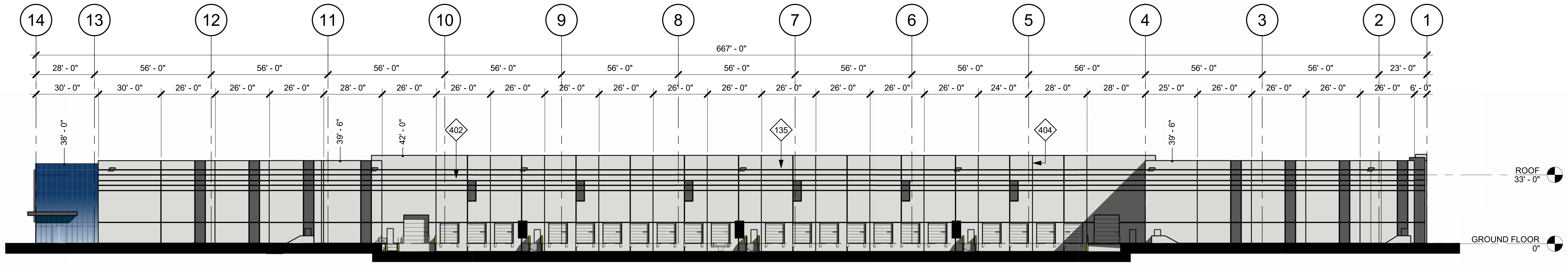
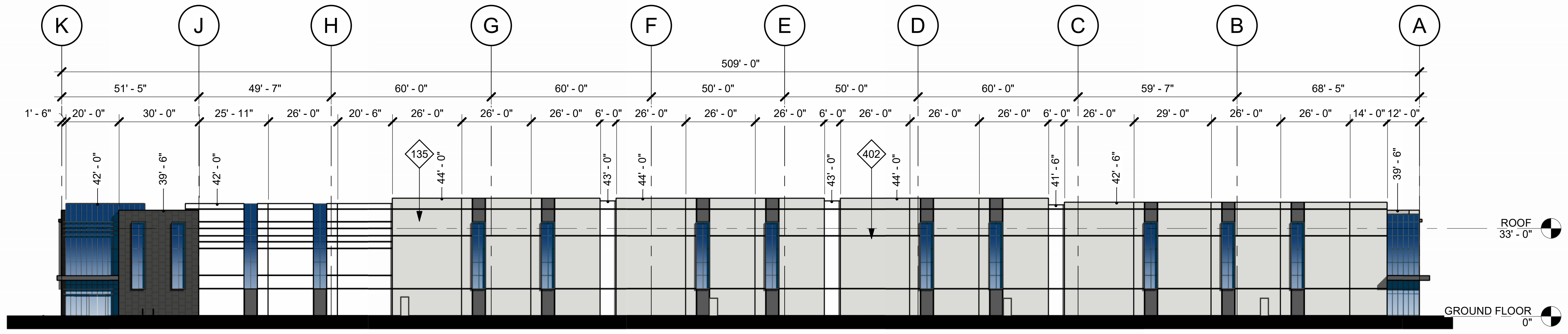
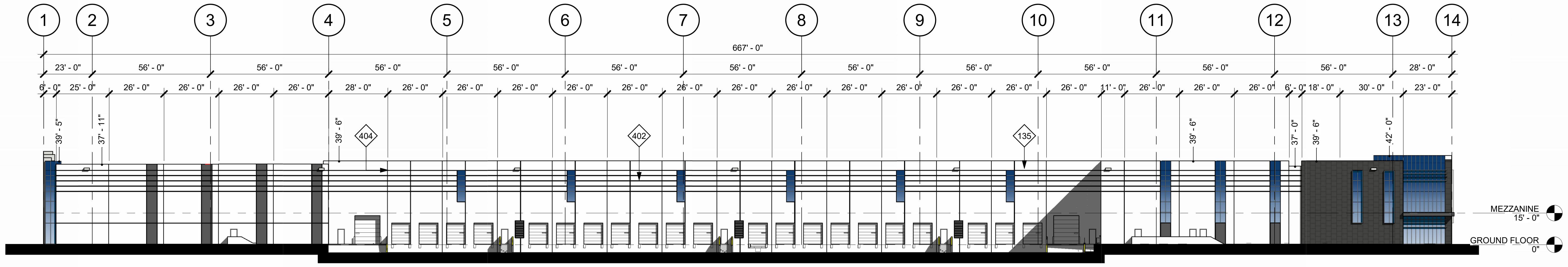


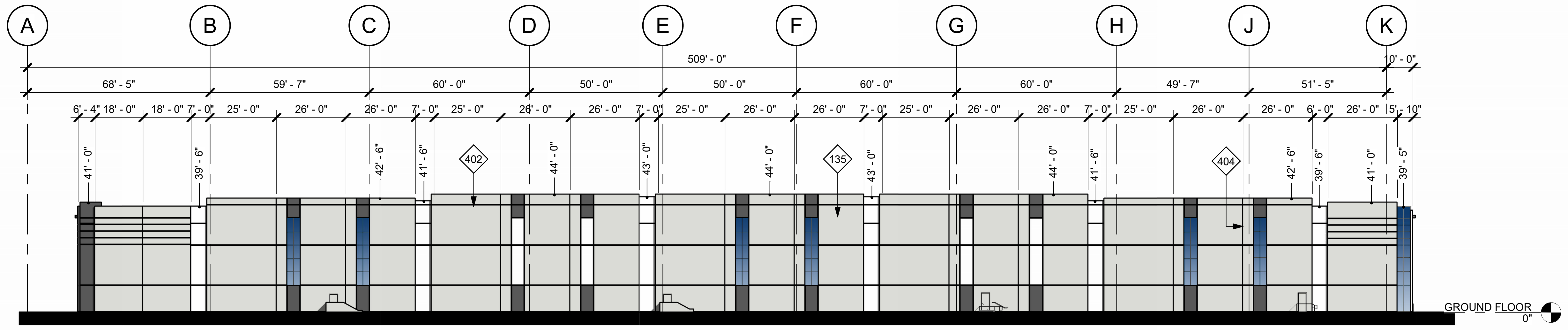
① PROPOSED NORTH ELEVATION
1" = 30'-0"



② PROPOSED EAST ELEVATION
1" = 30'-0"



③ PROPOSED SOUTH ELEVATION
1" = 30'-0"



④ PROPOSED WEST ELEVATION
1" = 30'-0"

KEYNOTES ◇

135	PRE-CAST CONCRETE FENCE SUPPORTED BY METAL POSTS FROM GREENFIELD FENCE. MIN HEIGHT 8'ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL.
402	WALL REVEAL.
404	PANEL JOINT.

EXTERIOR WALL COLOR LEGEND & NOTES

□	Ⓐ	EXTERIOR PAINT COLOR: SW 6995 SUPERWHITE
▨	Ⓑ	EXTERIOR PAINT COLOR: SW 7666 FLEUR DEL SEL
■	Ⓒ	EXTERIOR PAINT COLOR: SW 7674 PEPPERCORN
🟦	Ⓓ	STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTED GLAZING BLACK ANODIZED MULLION
	Ⓔ	METAL PANEL
	Ⓕ	BLACK ANODIZED METAL CANOPY / BROW

NOTES:

1. 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.
2. U.O.N., EXTERIOR SIDE OF TRUCK DOORS TO BE X INTERIOR SIDE TO BE PRE-FINISHED WITH MANUFACTURER'S LIGHT GRAY.
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. @ SOLID BROWS WITH GLAZING DIRECTLY ABOVE OR BELOW, PAINT THE EXPOSED WALL CHAMFER JUST ABOVE OR BELOW THE BROW TO MATCH THE BROW COLOR.
8. PAINT ALL WALL REVEALS THE COLOR OF THE ADJACENT WALL. WHEN THERE IS A COLOR CHANGE AT THE REVEAL, SEE 2/AD4.1
9. 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.
10. ALL PAINTS USED SHALL BE AS SPECIFIED BY THE MANUFACTURER FOR THE PROPOSED USE

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EXTERIOR
ELEVATIONS

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A4

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A. EXTERIOR PAINT
SW 6995 SUPERWHITE

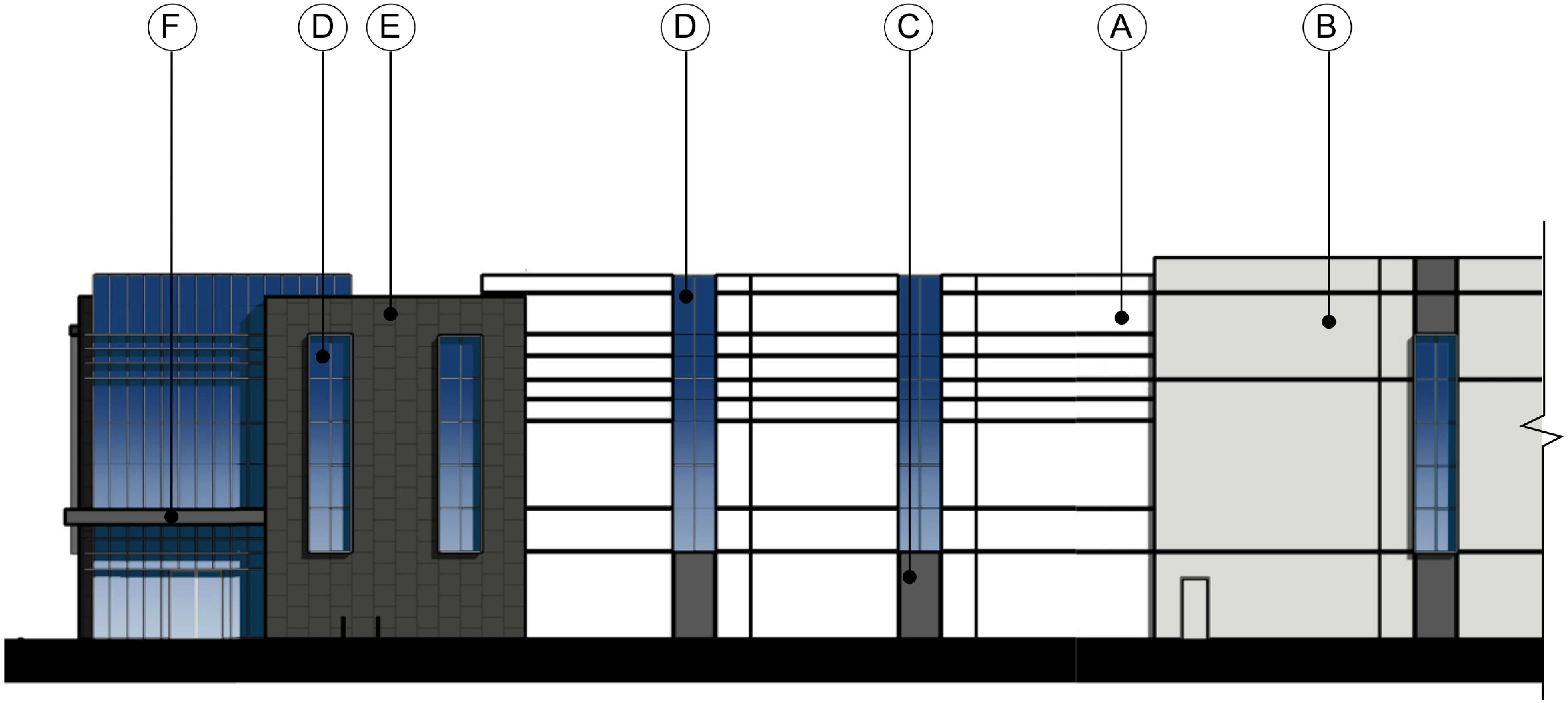
B. EXTERIOR PAINT
SW 7666 FLEUR DE SEL

C. EXTERIOR PAINT
SW 7674 PEPPERCORN

D. STOREFRONT
MEDIUM PERFORMANCE
BLUE REFLECTED GLAZING
BLACK ANODIZED MULLION

E. METAL PANEL
DRI-DESIGN

F. CHARCOAL ANODIZED
METAL EYE BROW/CANOPY



ENLARGED CORNER

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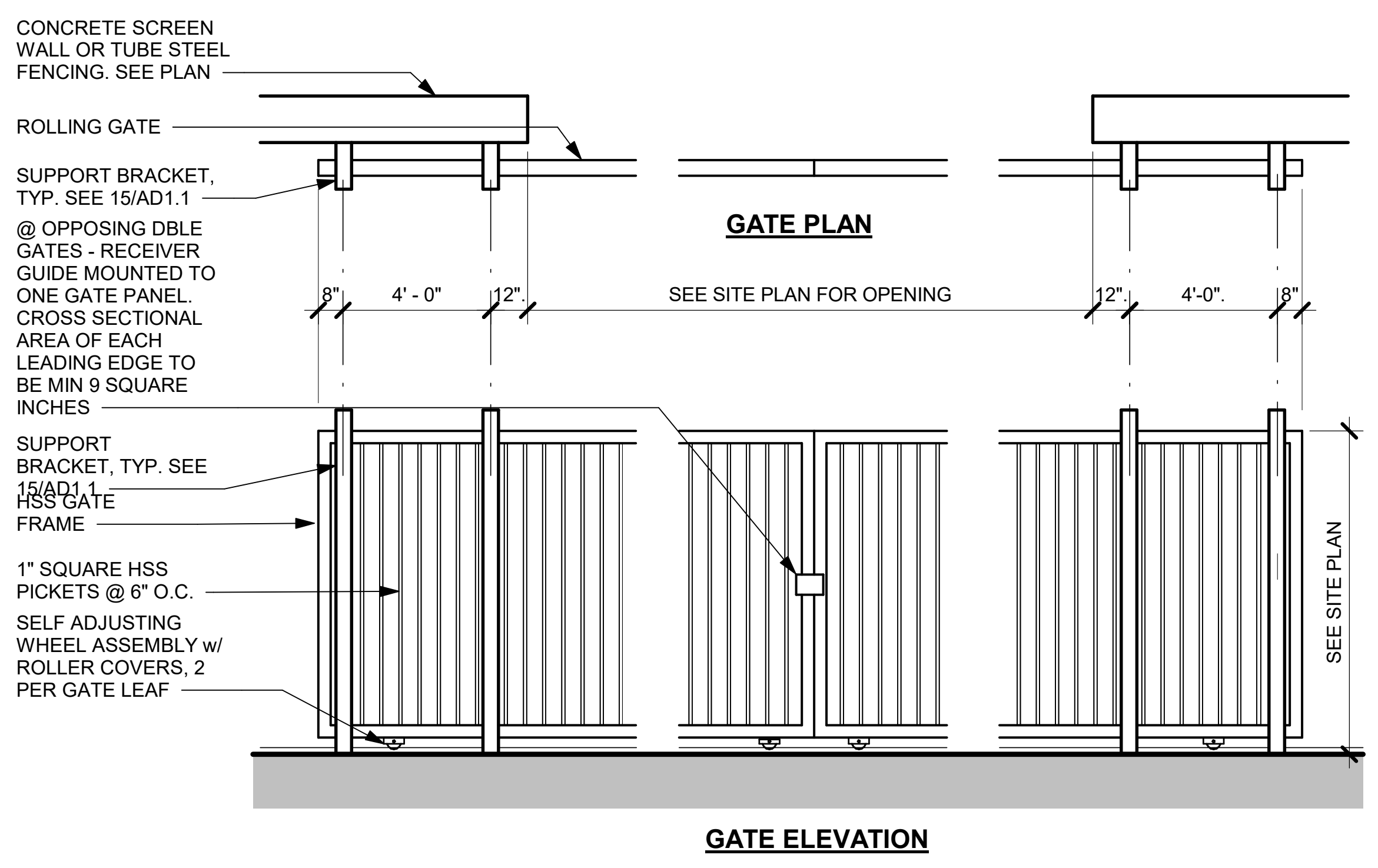
COLOR BOARD

NORTH

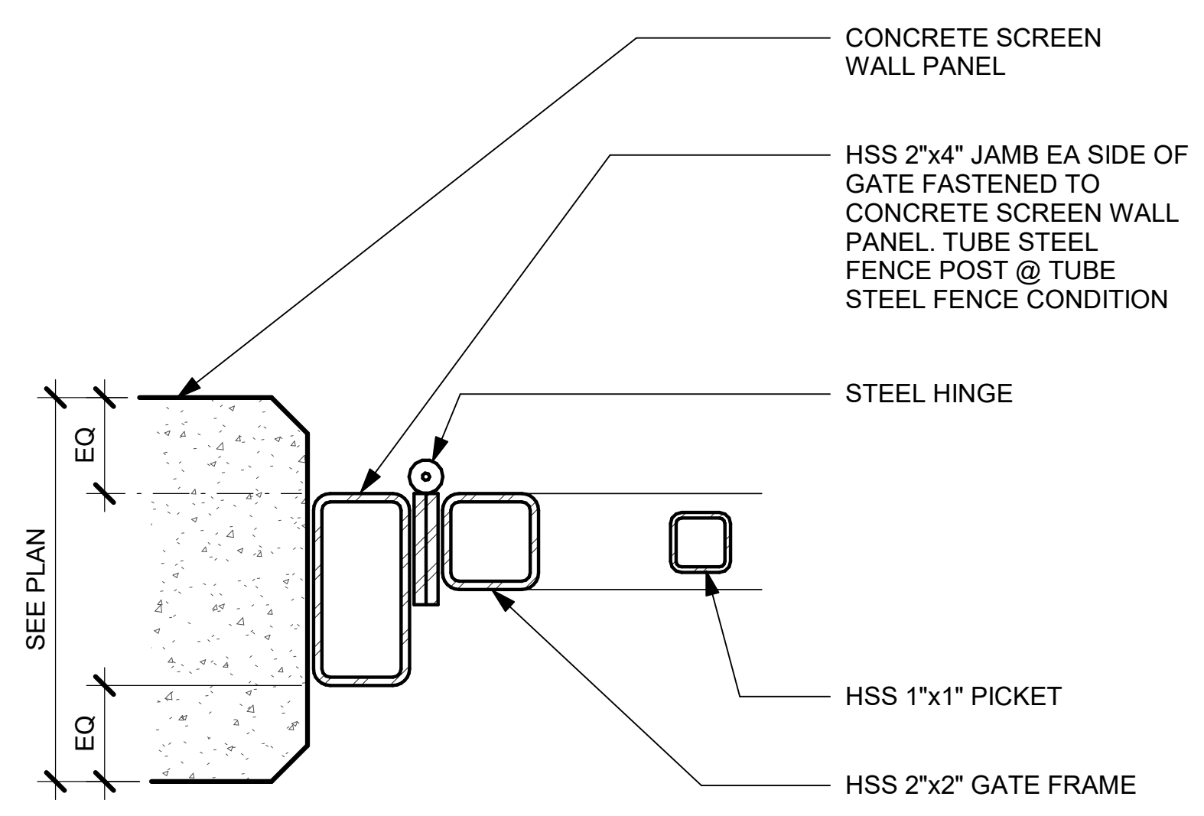
A5



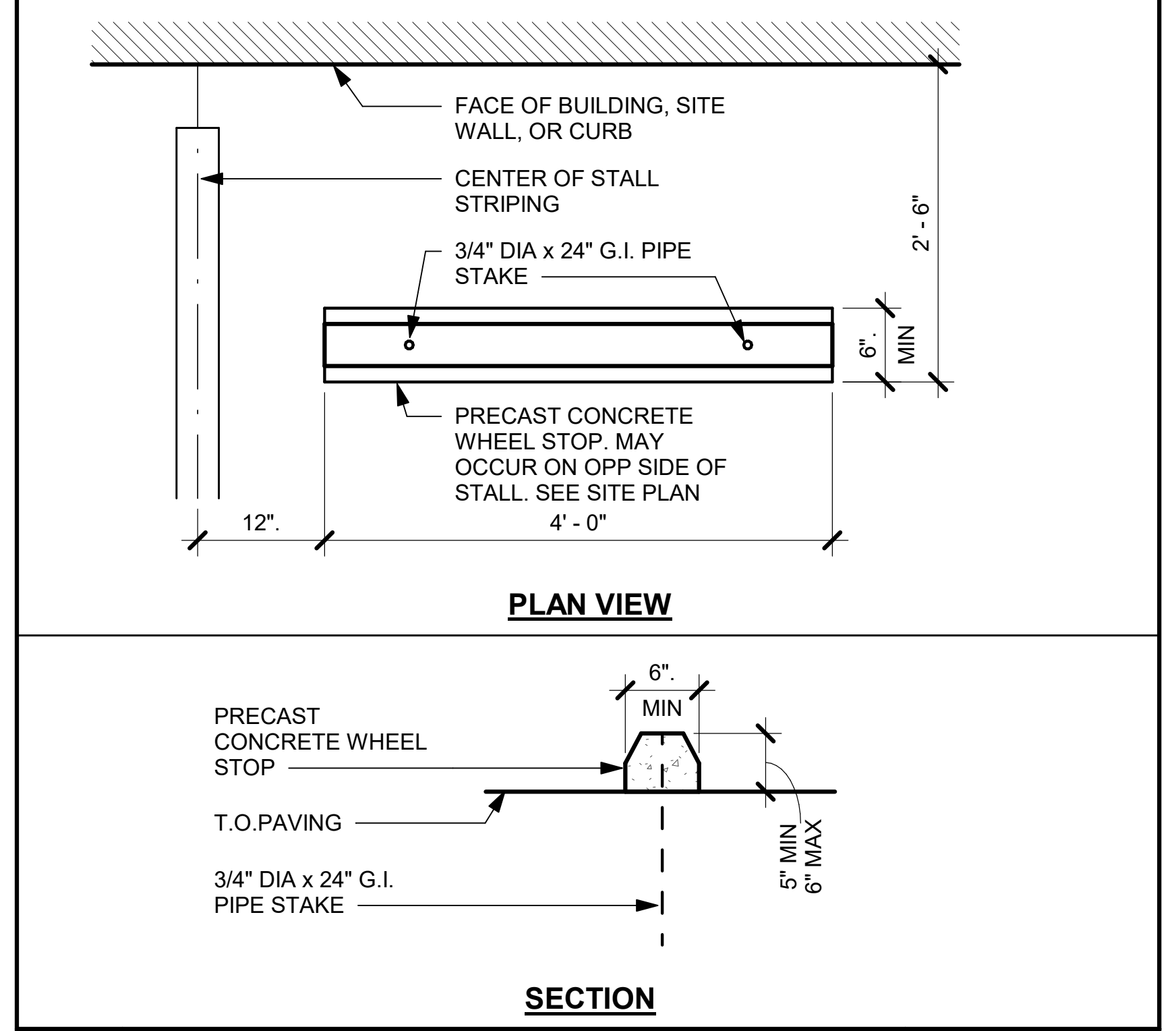
GATE NOTES:

1. THE GATES SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO BE EITHER MOTORIZED AT THE TIME OF INSTALLATION (CONFIRM w/ OWNER OR BUILDING DEPARTMENT) OR TO BE CAPABLE OF BEING MOTORIZED AT A FUTURE DATE. GATES SHALL COMPLY w/ ALL RELEVANT REQUIREMENTS OF ASTM F2200 (CBC 3110.3). OMIT PERFORATED STEEL COVERING (NOTE 6 BELOW) IF NOT REQUIRED BY PLANNING AND IF OPERATORS ARE NOT BEING INSTALLED AS PART OF THIS SCOPE. IF OPERATORS ARE BEING INSTALLED THEY MUST COMPLY WITH UL 325
2. GATE ASSEMBLY TO BE FULLY WELDED & PREFINISHED, COLOR BY ARCHITECT.
3. ENTIRE GATE ASSEMBLY TO BE DESIGN BUILD . MUST BE DESIGNED TO LOCAL JURISDICTION WIND LOADING REQUIREMENTS.
4. TOP OF GATE TO BE LEVEL IN CLOSED POSITION. SLOPE BOTTOM AS REQUIRED.
5. PROVIDE CONT CONCRETE FOOTING WITH STEEL ANGLE GATE TRACK. SEE 12/AD1.1
6. PROVIDE PAINTED 65% OPEN PERFORATED STEEL COVERING OVER ENTIRE GATE.
7. GATES SHALL BE DESIGNED TO NOT BE MOVEABLE WHEN DISCONNECTED FROM THE CURRENT OR FUTURE OPERATOR.
8. POSITIVE STOPS SHALL BE INSTALLED ON TOP OF GATE FOR BOTH FULLY OPEN AND FULLY CLOSED POSITIONS.
9. @ SINGLE OR TELESCOPING GATES, RECEIVER GUIDES LESS THAN 8' ABOVE GRADE TO BE RECESSED BEHIND GATE POSTS.
10. VEHICULAR GATES IF MOTORIZED SHALL HAVE A MINIMUM OF TWO (2) EASILY VISIBLE WARNING SIGNS INSTALLED ON EACH SIDE OF THE GATE MEETING WITH ANSI Z535. LAYOUT TO COMPLY WITH UL 325 (CBC 3110.4)
11. GATES SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED SUCH THAT THEIR MOVEMENT SHALL NOT BE INITIATED BY GRAVITY WHEN DISCONNECTED FROM AN AUTOMATIC OPERATOR & SHALL NOT FALL OVER MORE THAN 45 DEGREES FROM THE VERTICAL PLANE WHEN DETACHED FROM SUPPORTING HARDWARE

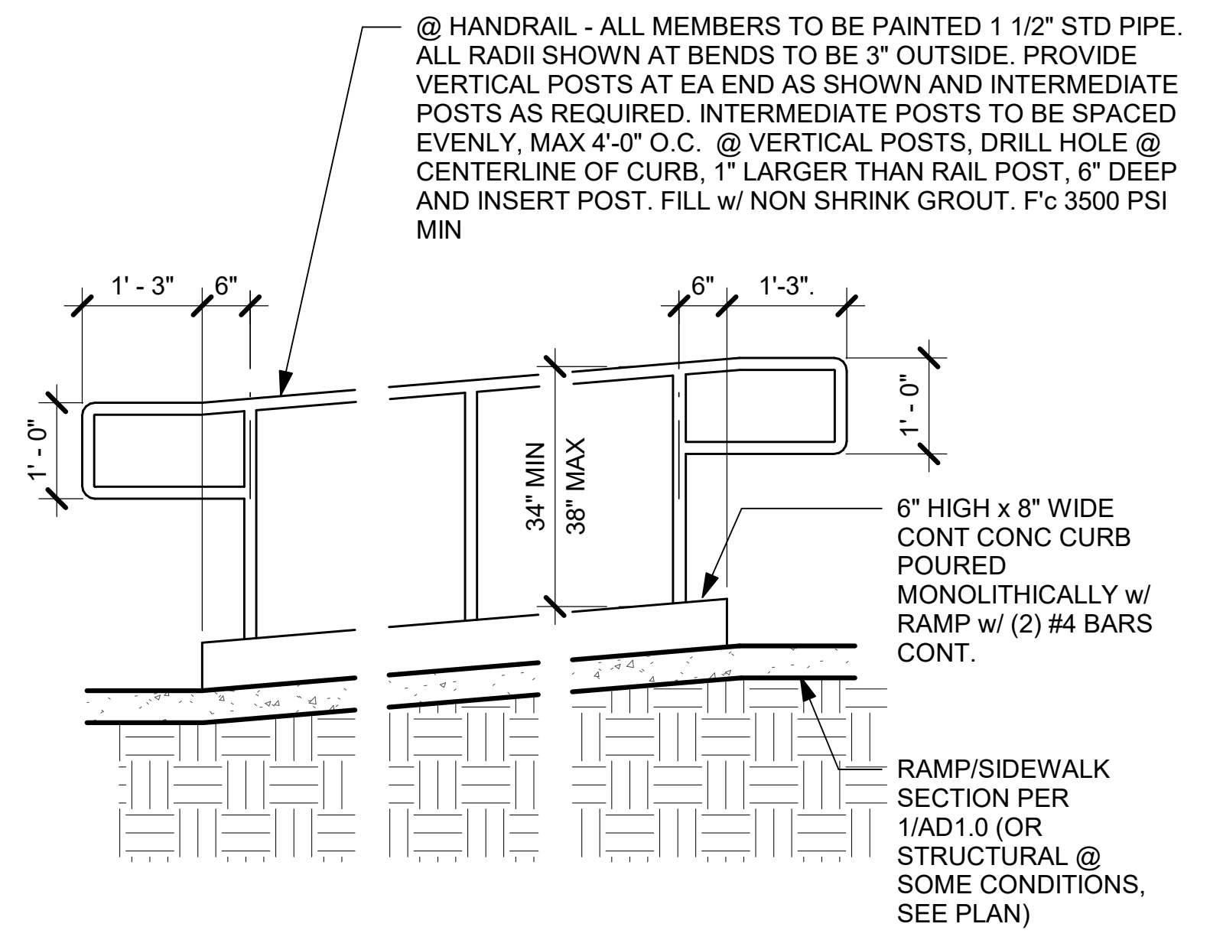
13 ROLLING GATE SHOWN @ BI-PARTING GATES CONDITION. SIMILAR @ TELESCOPING GATES — 1/4" = 1'-0"



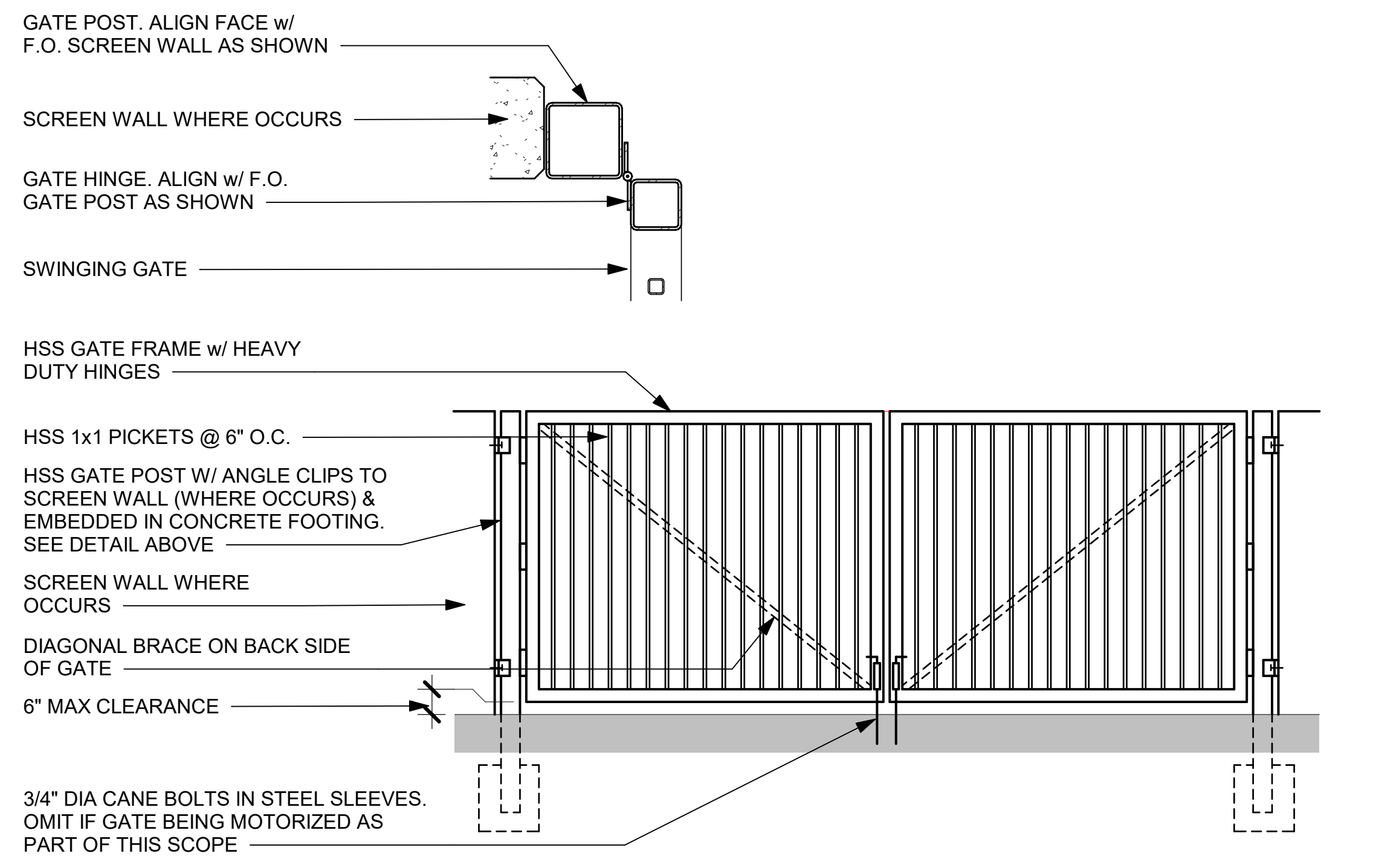
9 PEDESTRIAN GATE HINGE — 3" = 1'-0"



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



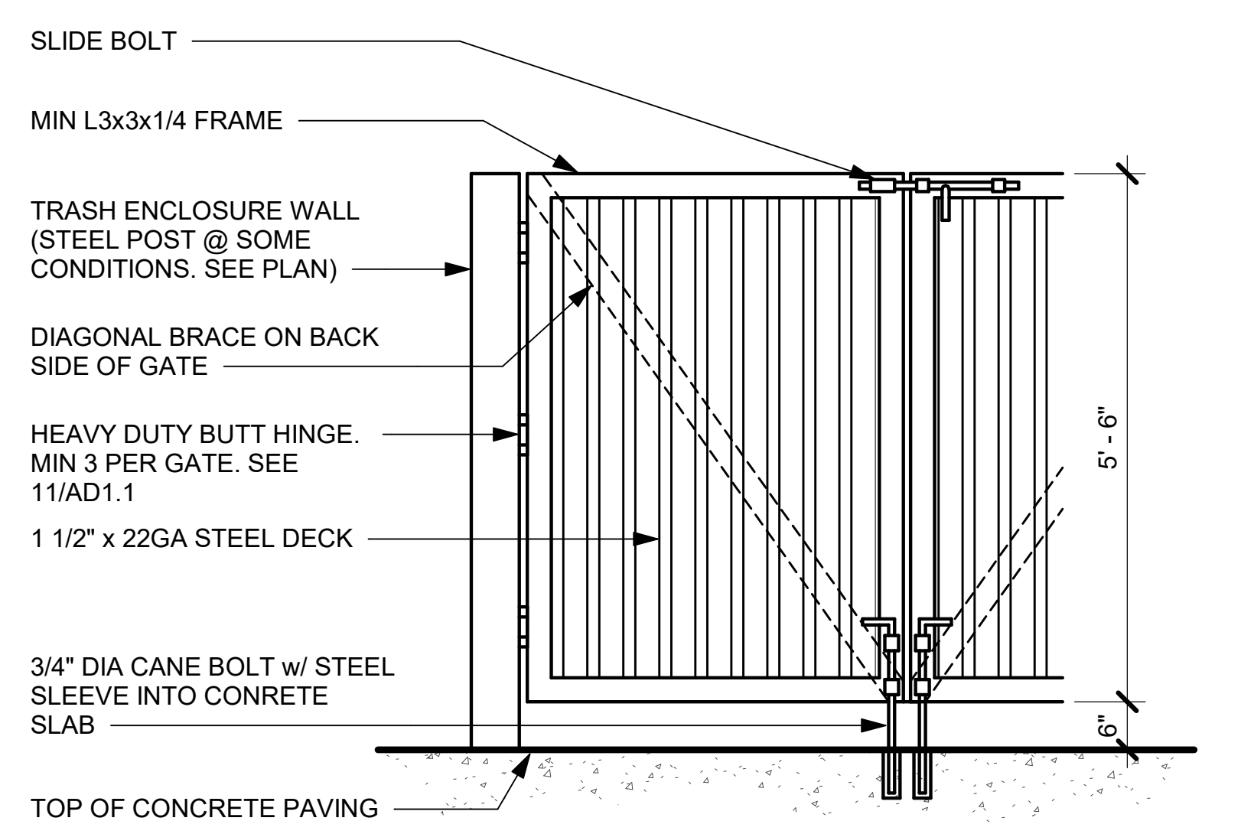
1 HANDRAIL @ ACCESSIBLE RAMP — 1/2" = 1'-0"



GATE NOTES:

1. THE GATES SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO BE EITHER MOTORIZED AT THE TIME OF INSTALLATION (CONFIRM w/ OWNER OR BUILDING DEPARTMENT) OR TO BE CAPABLE OF BEING MOTORIZED AT A FUTURE DATE. GATES SHALL COMPLY w/ ALL RELEVANT REQUIREMENTS OF ASTM F2200 (CBC 3110.3). OMIT PERFORATED STEEL COVERING (NOTE 6 BELOW) IF NOT REQUIRED BY PLANNING AND IF OPERATORS ARE NOT BEING INSTALLED AS PART OF THIS SCOPE. IF OPERATORS ARE BEING INSTALLED THEY MUST COMPLY WITH UL 325
2. GATE ASSEMBLY TO BE FULLY WELDED & PREFINISHED, COLOR BY ARCHITECT.
3. ENTIRE GATE ASSEMBLY TO BE DESIGN BUILD . MUST BE DESIGNED TO LOCAL JURISDICTION WIND LOADING REQUIREMENTS.
4. SLOPE BOTTOM OF GATE AS REQUIRED TO MAINTAIN MAX CLEARANCE SHOWN.
5. PROVIDE PAINTED 65% OPEN PERFORATED STEEL COVERING OVER ENTIRE GATE.
6. GATES SHALL BE DESIGNED TO NOT BE MOVEABLE WHEN DISCONNECTED FROM THE CURRENT OR FUTURE OPERATOR.
7. VEHICULAR GATES IF MOTORIZED SHALL HAVE A MINIMUM OF TWO (2) EASILY VISIBLE WARNING SIGNS INSTALLED ON EACH SIDE OF THE GATE MEETING WITH ANSI Z535. LAYOUT TO COMPLY WITH UL 325 (CBC 3110.4)
8. GATES SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED SUCH THAT THEIR MOVEMENT SHALL NOT BE INITIATED BY GRAVITY WHEN DISCONNECTED FROM AN AUTOMATIC OPERATOR & SHALL NOT FALL OVER MORE THAN 45 DEGREES FROM THE VERTICAL PLANE WHEN DETACHED FROM SUPPORTING HARDWARE.
9. THE GENERAL CONTRACTOR SHALL COORDINATE THE REQUIRED FOOTING FOR THE GATE POST WITH ANY ADJACENT SCREEN WALL OR PILASTER FOOTINGS.

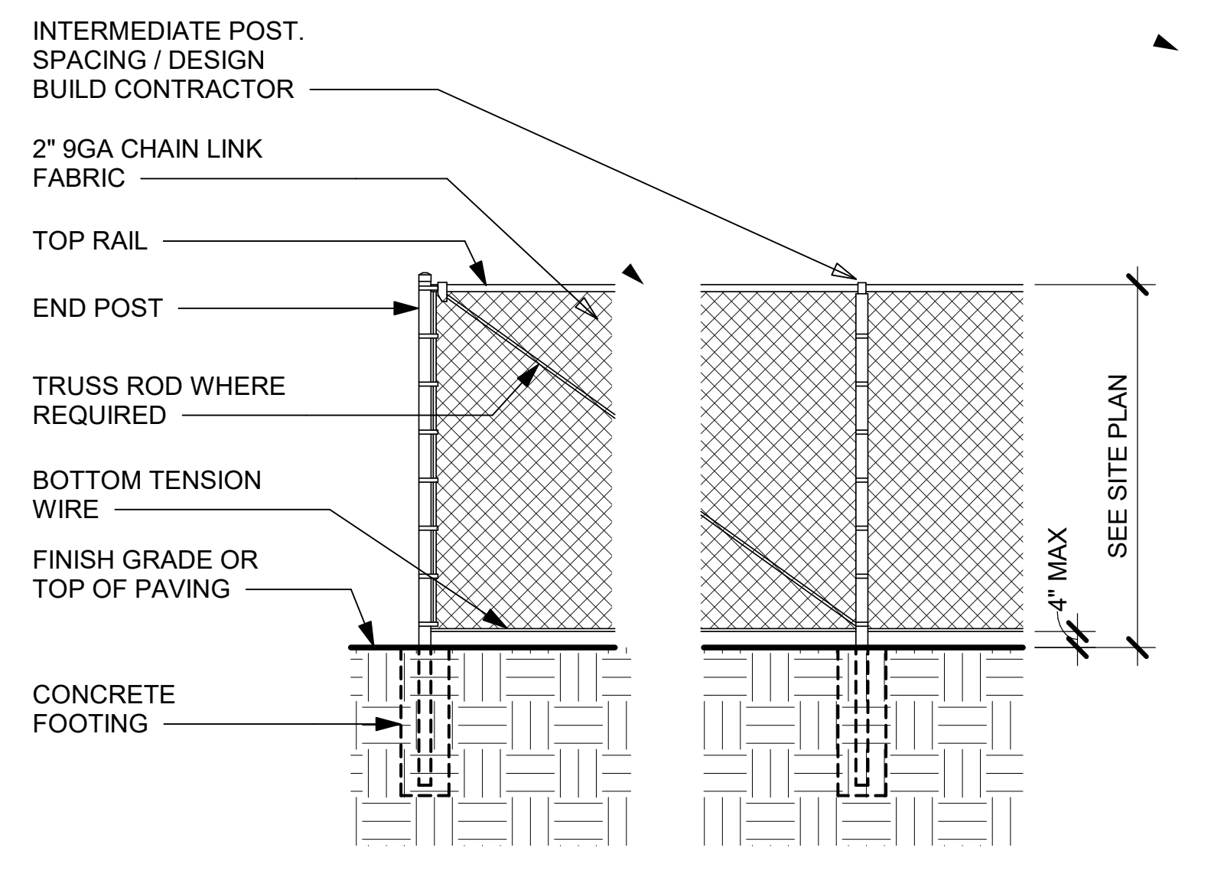
14 SWINGING GATES — 1/4" = 1'-0"



NOTES:

1. ENTIRE GATE ASSEMBLY TO BE DESIGN BUILD . MUST BE DESIGNED TO LOCAL JURISDICTION WIND LOADING REQUIREMENTS
2. ENTIRE GATE ASSEMBLY TO BE PAINTED. COLOR BY ARCHITECT. SEE TRASH ENCLOSURE PLANS

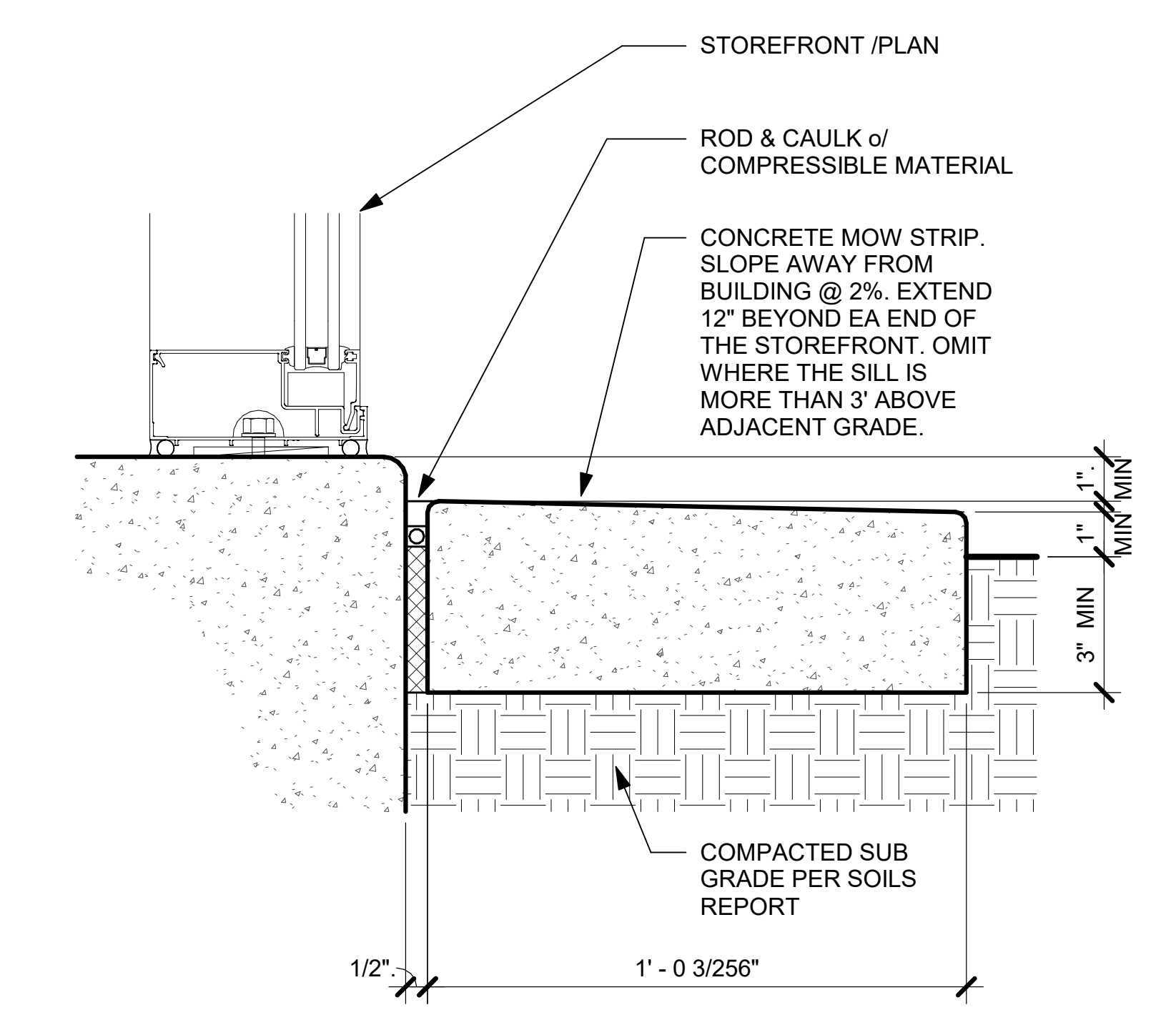
10 TRASH ENCLOSURE GATE — 1/2" = 1'-0"



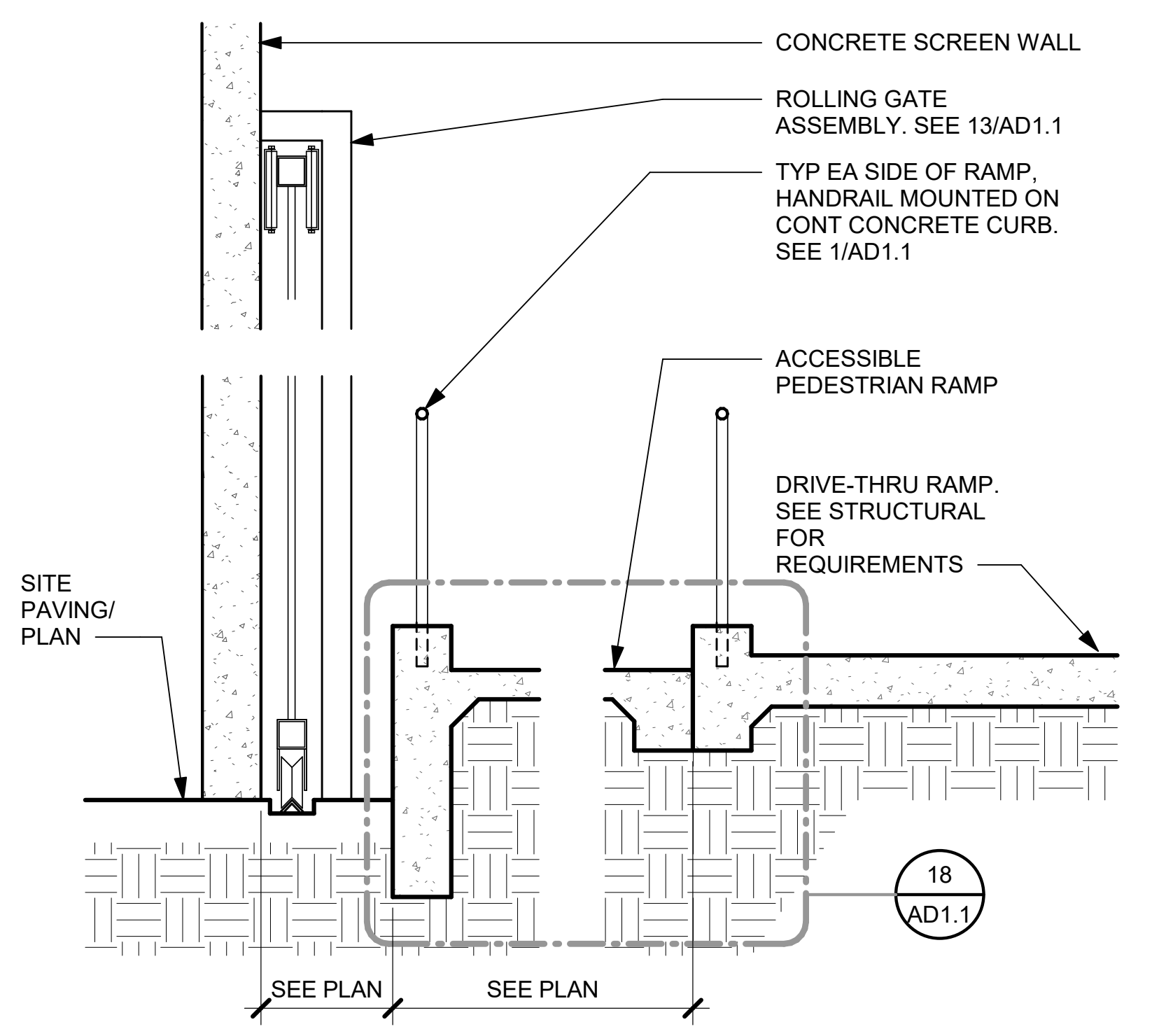
NOTES:

1. ENTIRE FENCING ASSEMBLY TO BE DESIGN BUILD AND MUST BE DESIGNED TO LOCAL JURISDICTION WIND LOADING REQUIREMENTS.
2. ALL STEEL FENCE MATERIALS TO BE GALVANIZED U.N.O. ON SITE PLANS

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



2 CONCRETE MOW STRIP — 3" = 1'-0"

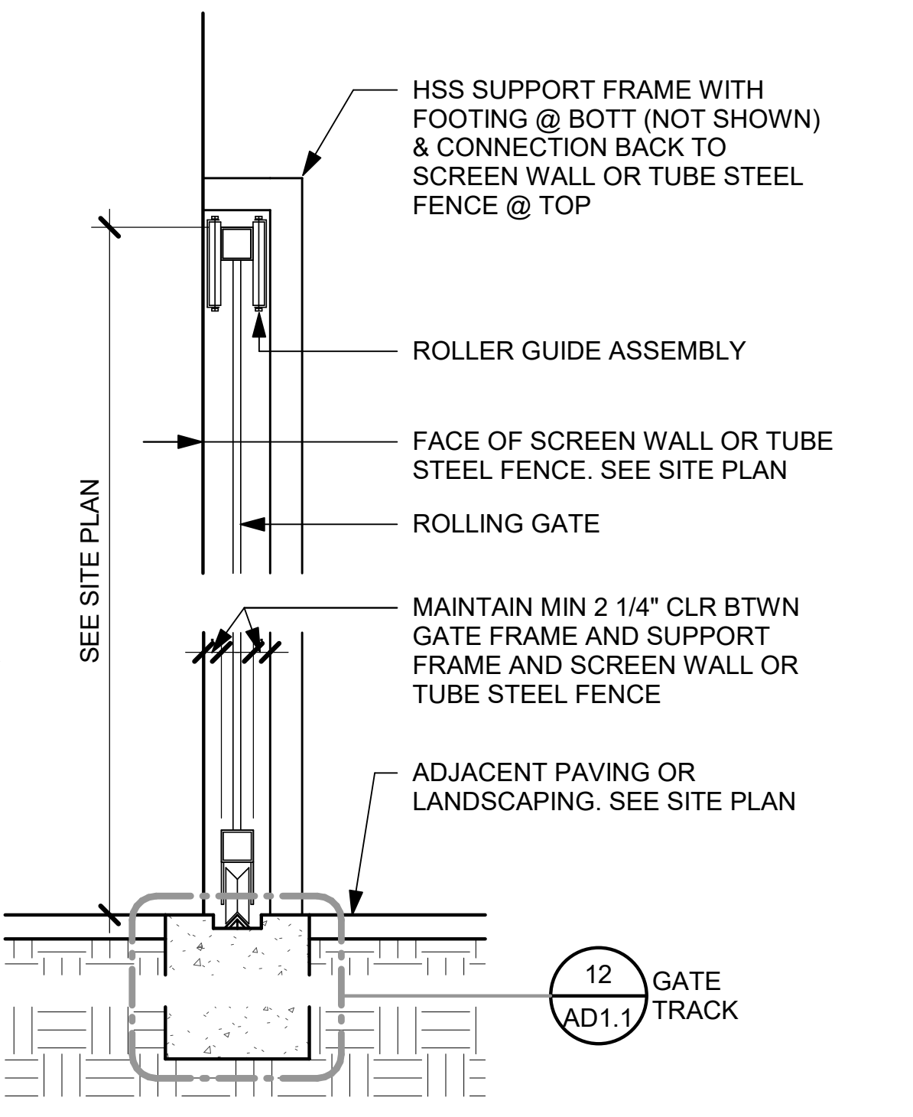


16 ACCESSIBLE RAMP @ ROLLING GATE RECESS — 1/2" = 1'-0"

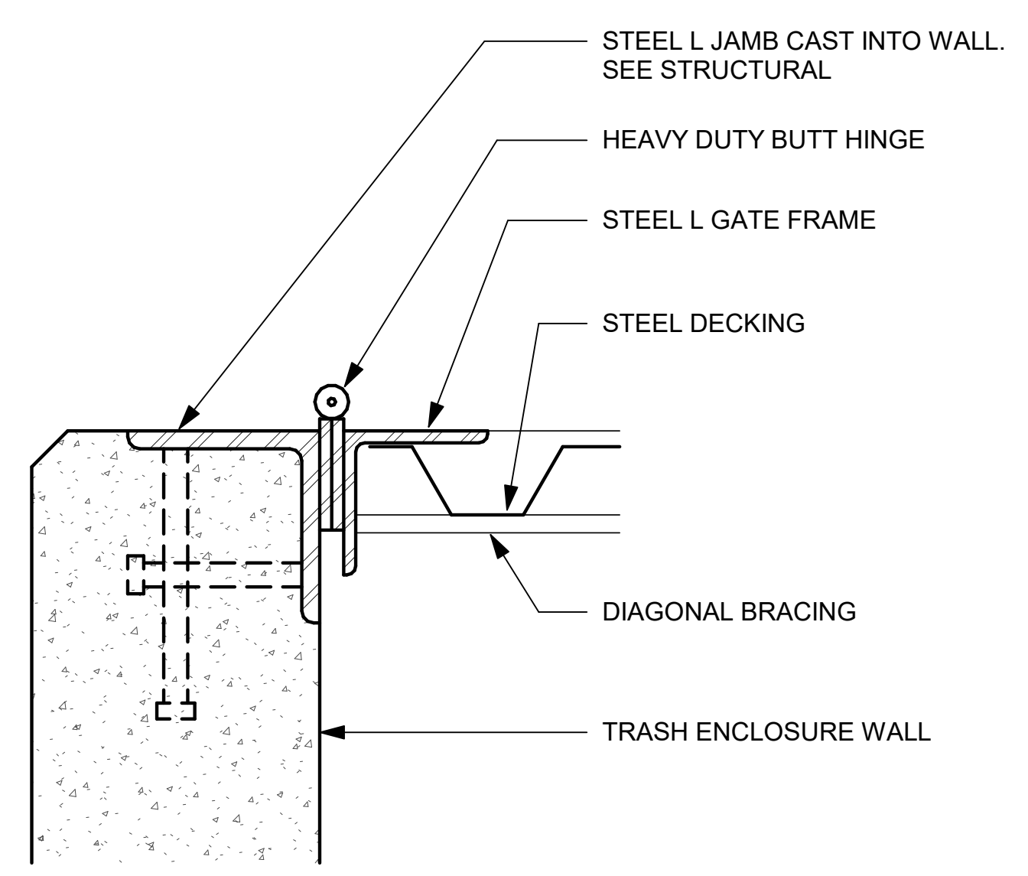
NOTES:

1. ENTIRE GATE SUPPORT FRAME ASSEMBLY TO BE DESIGN BUILD. MUST BE DESIGNED TO LOCAL JURISDICTION WIND LOADING REQUIREMENTS

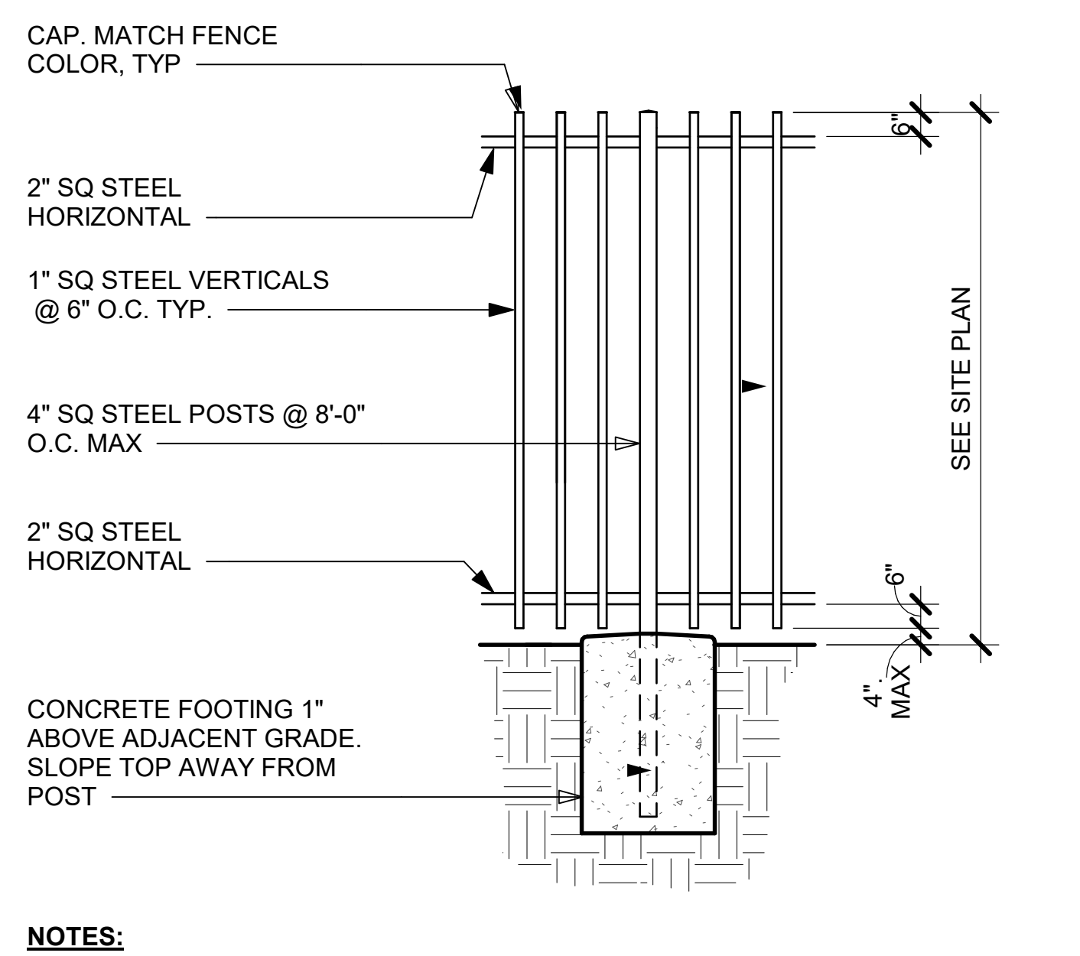
2. GATE FRAME SUPPORT ASSEMBLY TO BE PAINTED TO MATCH GATE



15 ROLLING GATE SUPPORT — 1/2" = 1'-0"

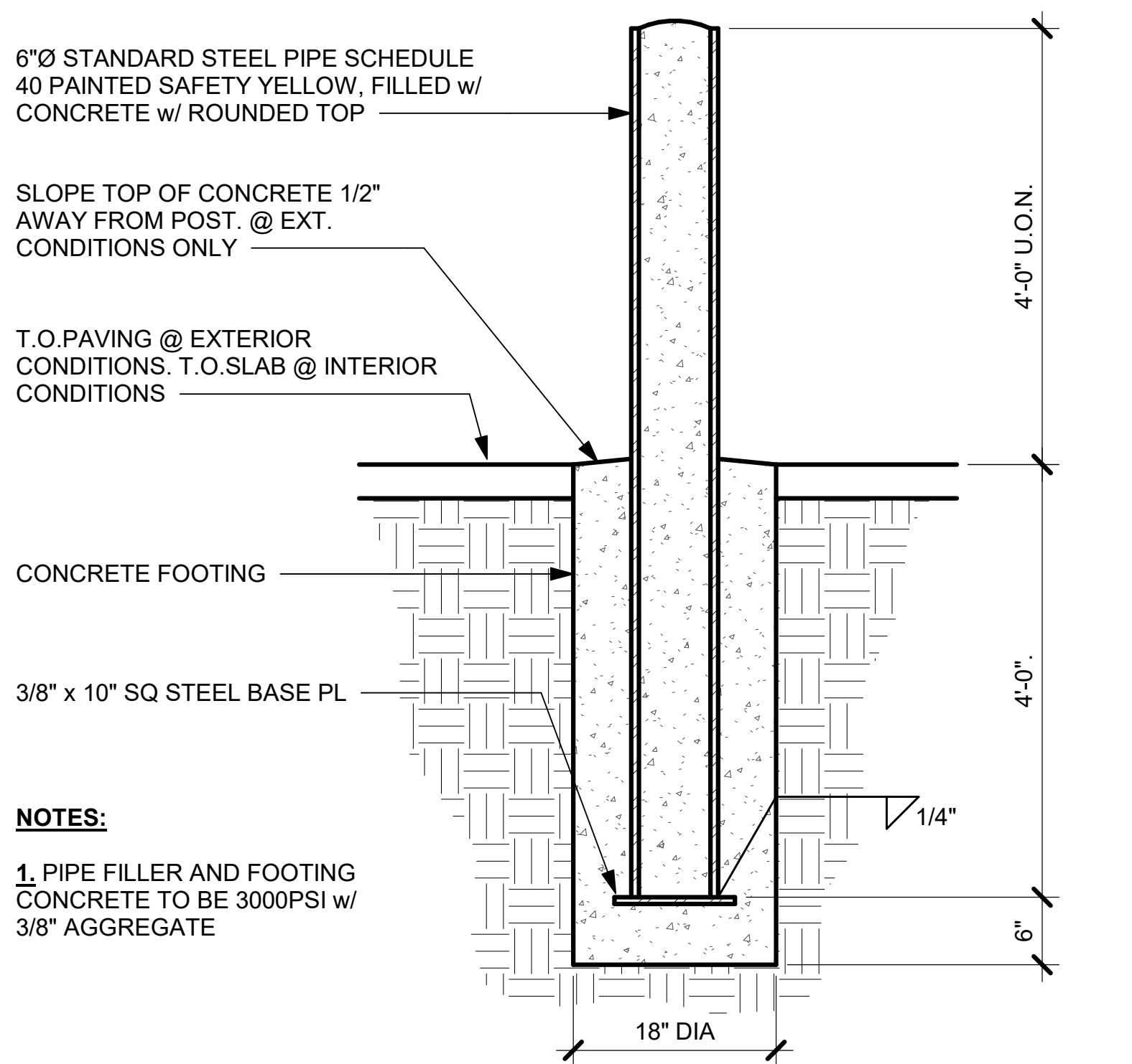


11 GATE HINGE — 3" = 1'-0"



NOTES:
1. MEMBER SIZES SHOWN ARE MINIMUM. ENTIRE FENCE ASSEMBLY TO BE DESIGN BUILD. MUST BE DESIGNED TO LOCAL JURISDICTION WIND LOADING REQUIREMENTS
2. ALL STEEL FENCE MATERIALS TO BE PRE GALVANIZED AND POWDER COATED BLACK

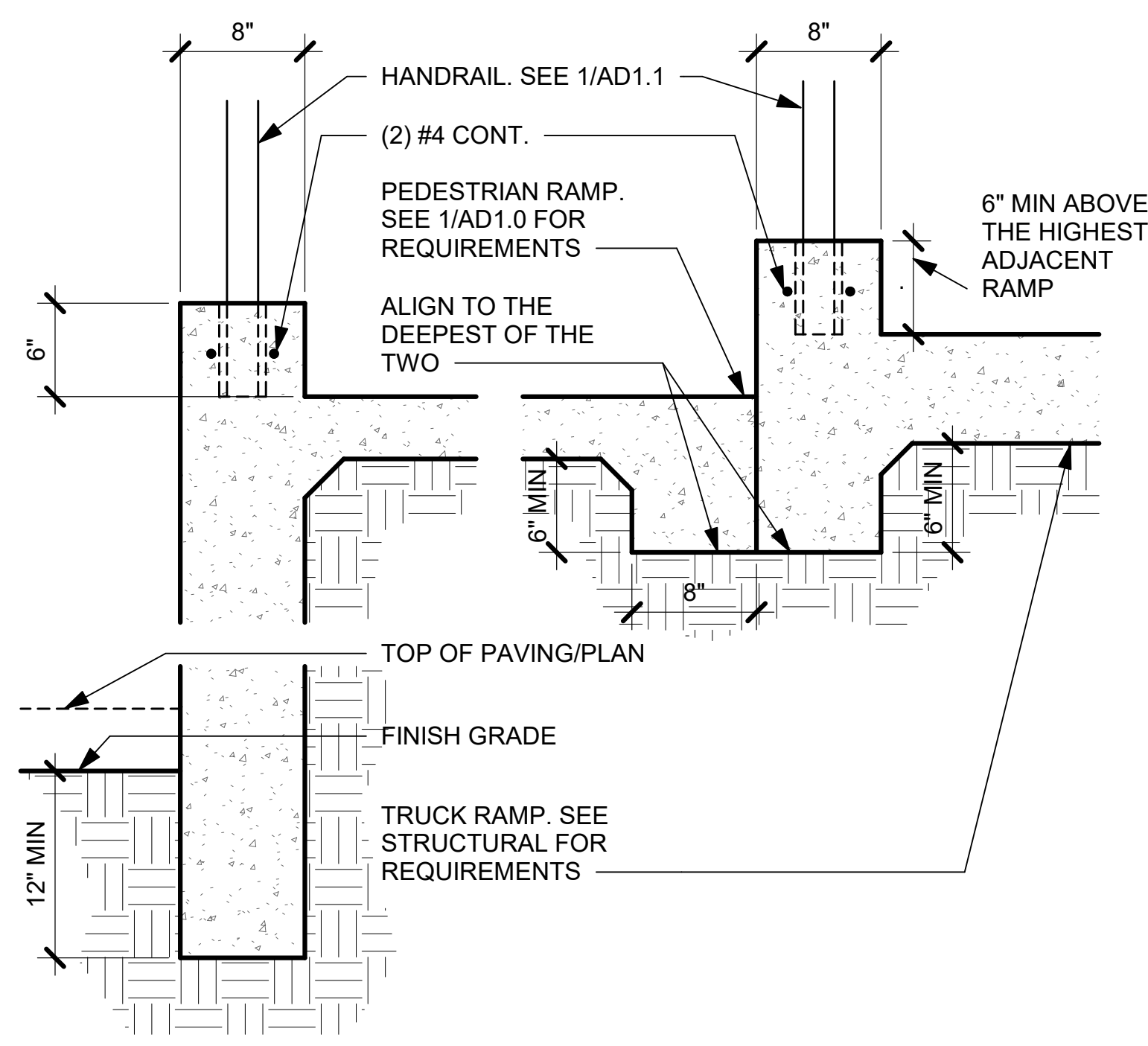
7 TUBULAR STEEL FENCING — 1/4" = 1'-0"



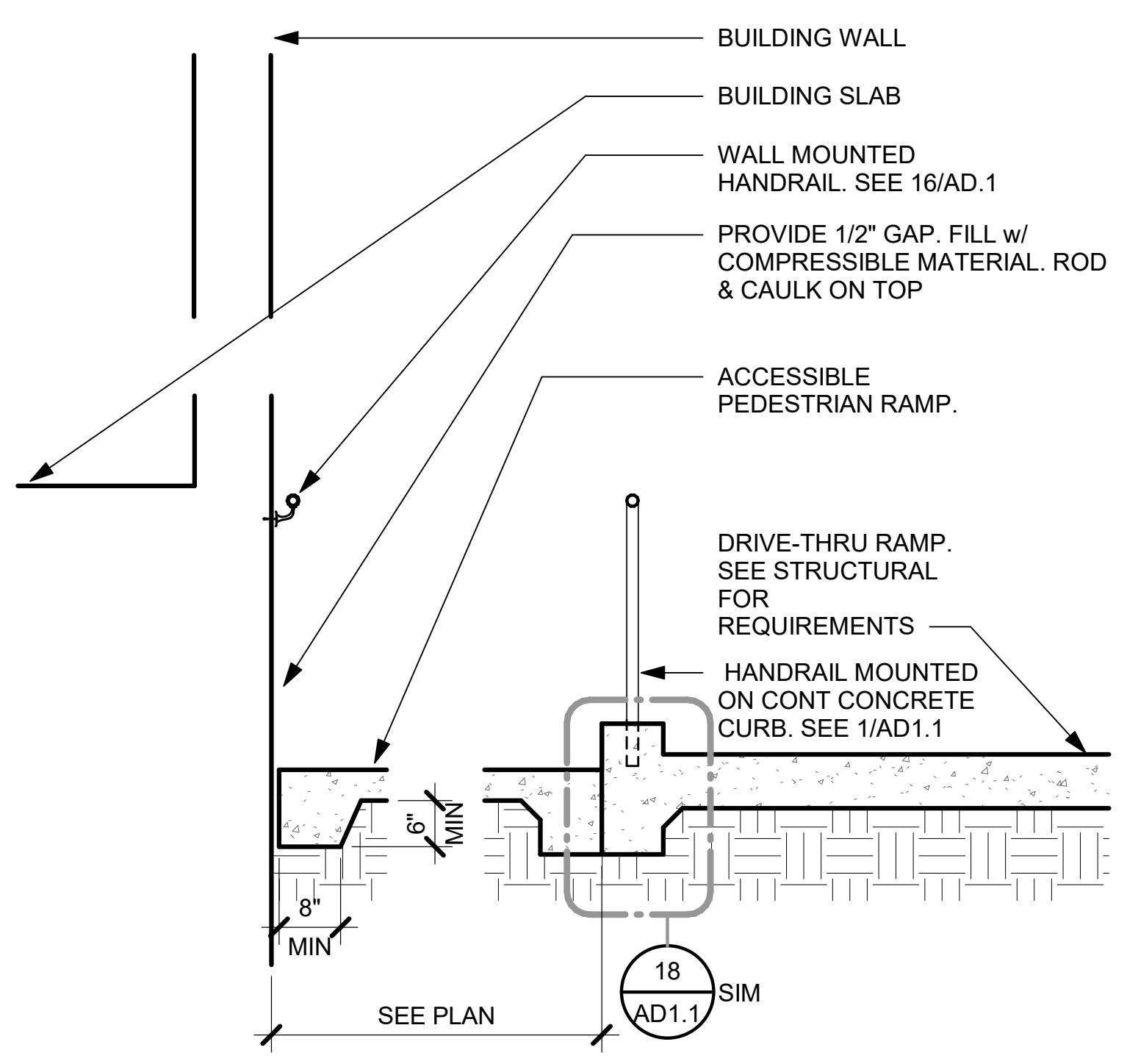
NOTES:

1. PIPE FILLER AND FOOTING CONCRETE TO BE 3000PSI w/ 3/8" AGGREGATE

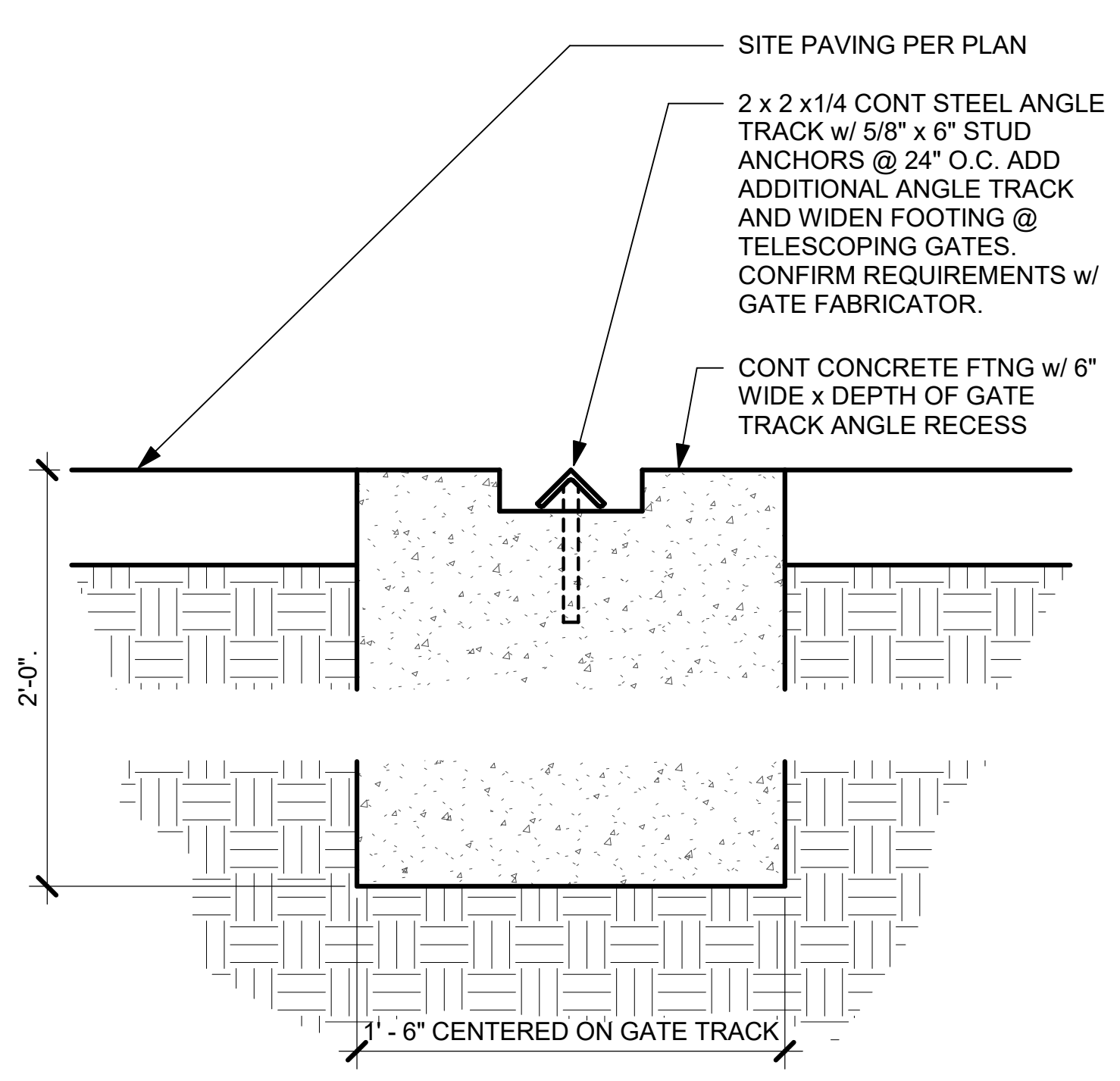
3 PIPE BOLLARD PROTECTION POST — 3/4" = 1'-0"



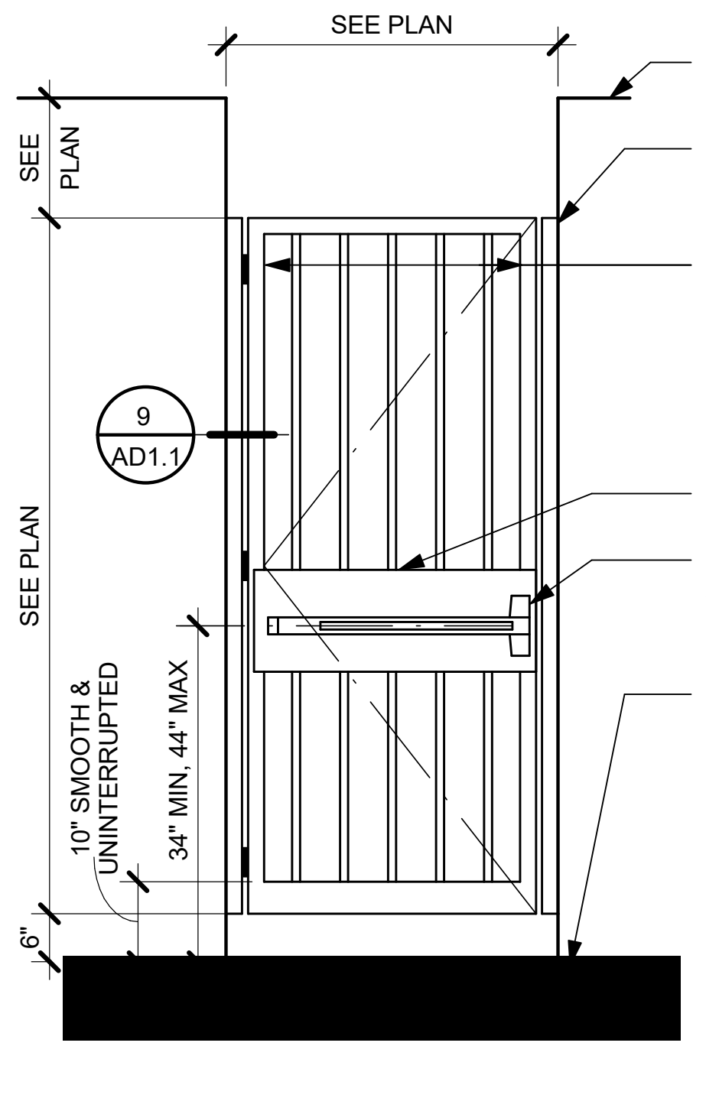
18 RAMP DETAIL — 1" = 1'-0"



17 ACCESSIBLE RAMP @ BLDG WALL — 1/2" = 1'-0"

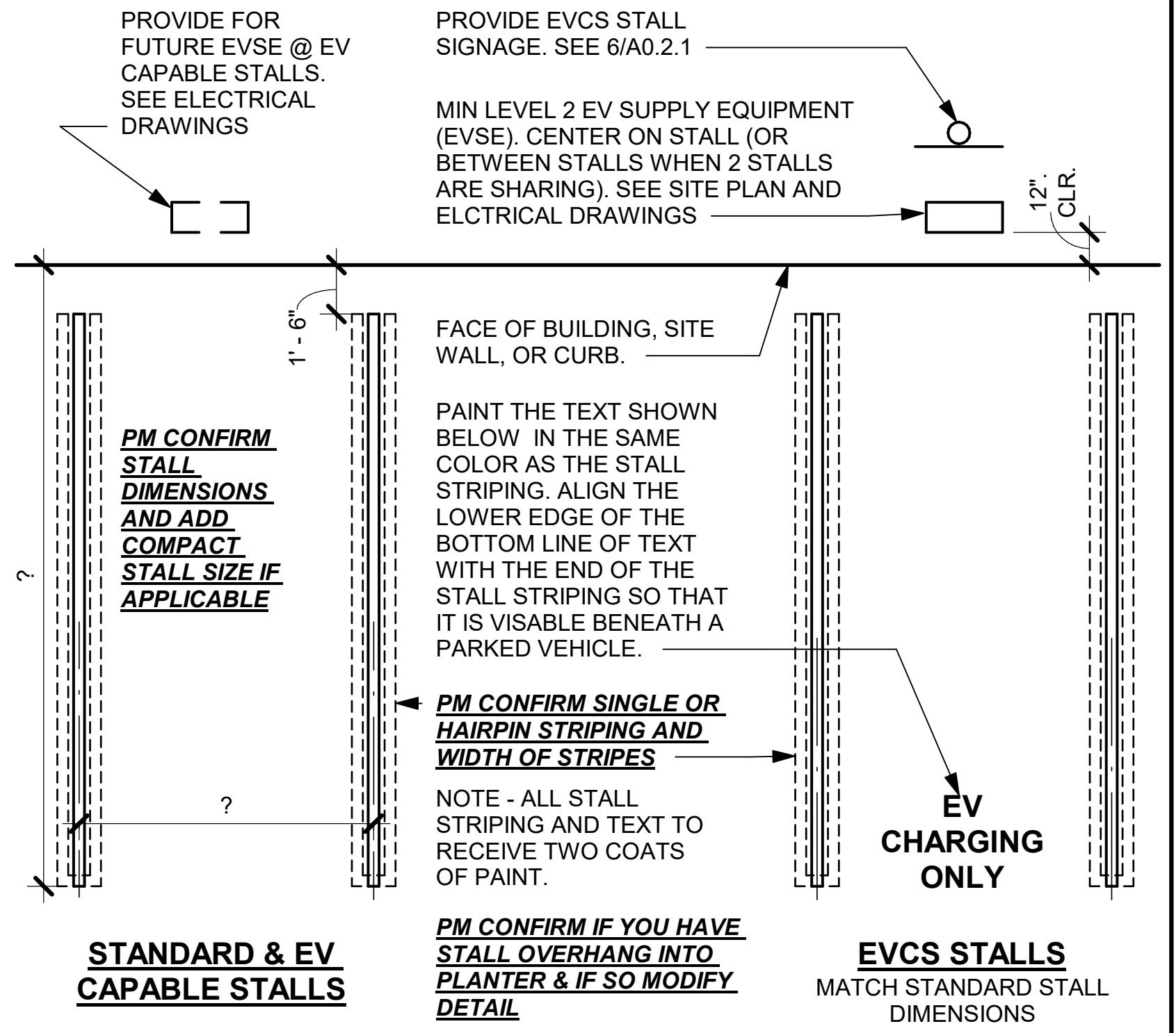


12 ROLLING GATE TRACK — SCALE: N.T.S.



NOTES:
1. ENTIRE GATE ASSEMBLY TO BE DESIGN BUILD. MUST BE DESIGNED TO LOCAL JURISDICTION WIND LOADING REQUIREMENTS.
2. ENTIRE GATE ASSEMBLY TO BE PAINTED. COLOR BY ARCHITECT.
3. PROVIDE KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS.
4. WHEN GATE IS ADJACENT TO VEHICULAR GATES PROVIDE PAINTED PERFORATED STEEL COVERING TO MATCH.

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



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

HERDMAN
ARCHITECTURE + DESIGN

C-32810
BRIDGET HERDMAN
12.31.2023
RENEWAL DATE
[redacted]

100 BAYVIEW CIRCLE SUITE 100
NEWPORT BEACH, CA 92660
TEL. 714.389.2800
PROJECTADMIN@
HERDMAN-AD.COM

PROJECT NAME

PALISADE SANTEE COMMERCE CENTER

SANTEE, CA

CLIENT

NORTH PALISADE PARTNERS

1330 FACTORY PLACE SUITE 105,
LOS ANGELES, CA 90013

PROJECT TEAM

GENERAL CONTRACTOR
COMPANY NAME
STRUCTURAL ENGINEER
KRAMER ENGINEERING
CIVIL ENGINEER
DRC ENGINEERING
MECHANICAL ENGINEER
COMPANY NAME
PLUMBING ENGINEER
COMPANY NAME
ELECTRICAL ENGINEER
COMPANY NAME
FIRE PROTECTION
COMPANY NAME

DRAWING INFO

ID	DATE	DESCRIPTION
1	Date 1	Revision 1

DRAWN BY: CC
H-A&D JOB NO: A22-2164
ISSUE DATE: 01.10.2024
DRAWING SCALE: AS NOTED

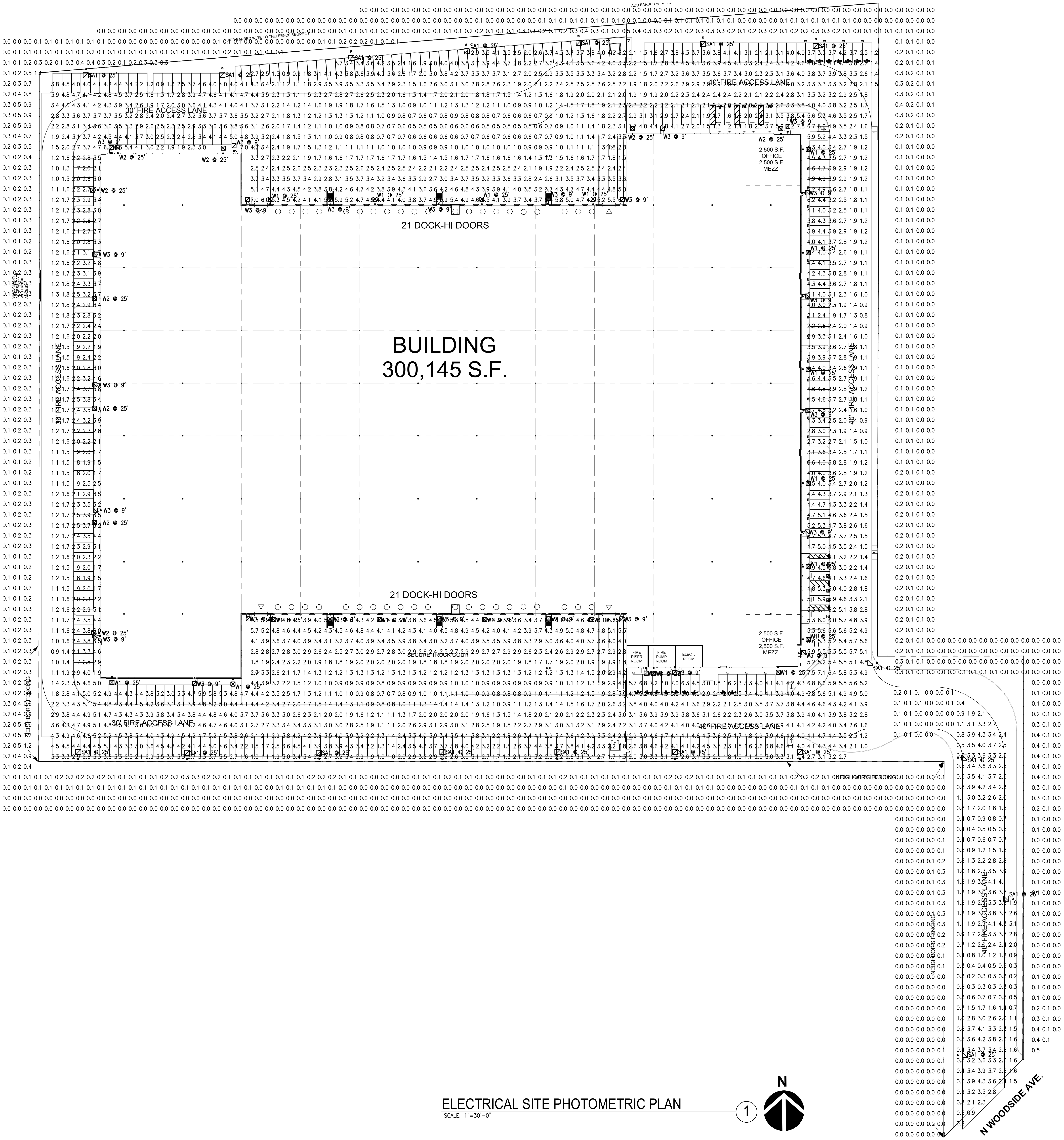
FINAL APPROVAL SET

SHEET

AD1.1

SITE DETAILS

1/5/2024 2:15:49 PM



ELECTRICAL SITE PHOTOMETRIC PLAN

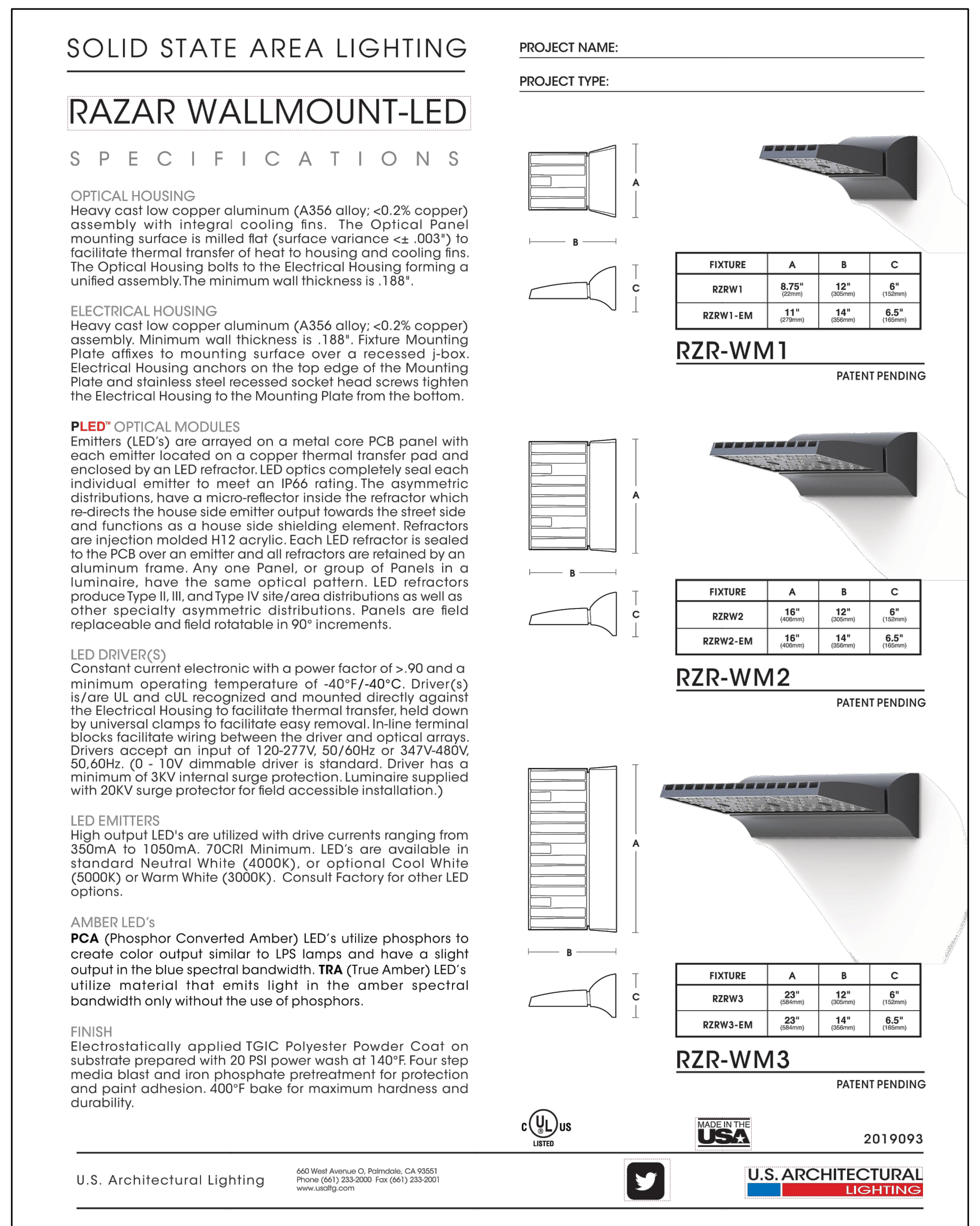
SCALE: 1"=30'-0"

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
☒	W1	18	VLL–PLED–IV––80LED–700mA–40KMM511WALL MT AT 25 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	314	0.9	173.5
☒	W2	9	VLL–PLED–III–W–80LED–525mA–40K MM511 WALL MT AT 25 FT AFG BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	218	0.9	129.4
⧄	W3	26	RZR–WM1–PLED–III–W–20LED–350mA–40K EM1MM511 WALL MT AT 9 FT AFG MM511 BUG RATING B1 U0 G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	151	0.9	21.4
⧄	SA1	18	VLL–PLED–IV–80LED–700mA–40K–HS MM511MM511 POLE MT AT 25 FT AFG 22.5 FT POLE 30 IN BASE BUG RATING B1 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	238	0.9	173.5

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.9 fc	7.8 fc	0.5 fc	15.6:1	5.8:1
Calc Zone #3	+	1.7 fc	4.3 fc	0.0 fc	N/A	N/A



SOLID STATE AREA LIGHTING

PROJECT NAME:

PROJECT TYPE:

RAZAR WALLMOUNT-LED

SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly.The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed j-box. Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten the Electrical Housing to the Mounting Plate from the bottom.

PLED™ OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. The asymmetric distributions, have a micro-reflector inside the refractor which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type II, III, and Type IV site/area distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

FIXTURE	A	B	C
RZRW1	8.75" (22mm)	12" (305mm)	6" (152mm)
RZRW1-EM	11" (279mm)	14" (356mm)	6.5" (165mm)

RZR-WM1

PATENT PENDING

FIXTURE	A	B	C
RZRW2	16" (406mm)	12" (305mm)	6" (152mm)
RZRW2-EM	16" (406mm)	14" (356mm)	6.5" (165mm)

RZR-WM2

PATENT PENDING

FIXTURE	A	B	C
RZRW3	23" (584mm)	12" (305mm)	6" (152mm)
RZRW3-EM	23" (584mm)	14" (356mm)	6.5" (165mm)

RZR-WM3

PATENT PENDING

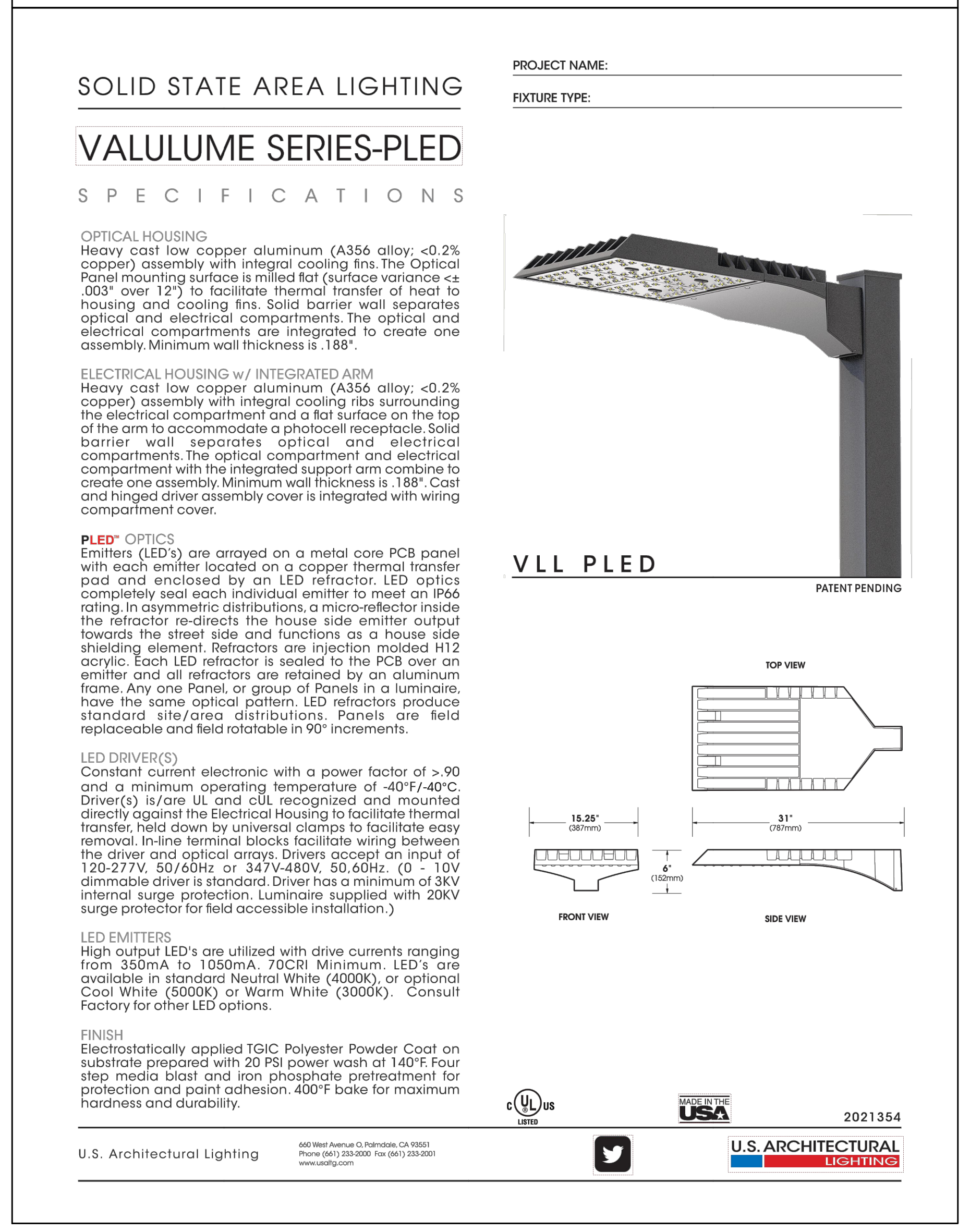
c UL us LISTED

MADE IN THE USA

2019093

U.S. Architectural Lighting
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING



SOLID STATE AREA LIGHTING

PROJECT NAME:

FIXTURE TYPE:

VALULUME SERIES-PLED

SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003" over 12") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

VLL PLED

PATENT PENDING

c UL us LISTED

MADE IN THE USA

2021354

U.S. Architectural Lighting
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
FINAL APPROVAL SET

HERDMAN
ARCHITECTURE + DESIGN
A22-2164
02.23.2024

SITE PHOTOMETRIC PLAN

RPM
Engineers, Inc.
102 DISCOVERY
Irvine, Ca. 92618
Tel: 949-880-2514
Fax: 949-450-1454
Contact: David Du
e-mail: davidd@rpmpe.com

LAN V. NGUYEN
No. 015596
Exp.12-31-2023
ELECTRICAL
08/15/2023

FC-1.0

RPM #23-001J1 08/15/23

PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
FINAL APPROVAL SET

HERDMAN
ARCHITECTURE + DESIGN
A22-2164
03.06.2024

RENDERING

NORTH

R-1

3/6/2024 9:36:41 AM

PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
FINAL APPROVAL SET

HERDMAN
ARCHITECTURE + DESIGN
A22-2164
03.06.2024

RENDERING

NORTH

R-2

3/6/2024 9:36:42 AM

PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
FINAL APPROVAL SET

HERDMAN
ARCHITECTURE + DESIGN
A22-2164
03.06.2024

RENDERING

NORTH

R-3

3/6/2024 9:36:42 AM

PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
FINAL APPROVAL SET

HERDMAN
ARCHITECTURE + DESIGN
A22-2164
03.06.2024

RENDERING

NORTH

R-4

3/6/2024 9:36:42 AM

PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
FINAL APPROVAL SET

HERDMAN
ARCHITECTURE + DESIGN
A22-2164
03.06.2024

RENDERING

NORTH

PALISADE SANTEE COMMERCE CENTER
SANTEE, CA

PROJECT
FINAL APPROVAL SET

HERDMAN
ARCHITECTURE + DESIGN
A22-2164
03.06.2024

RENDERING

NORTH

R-6

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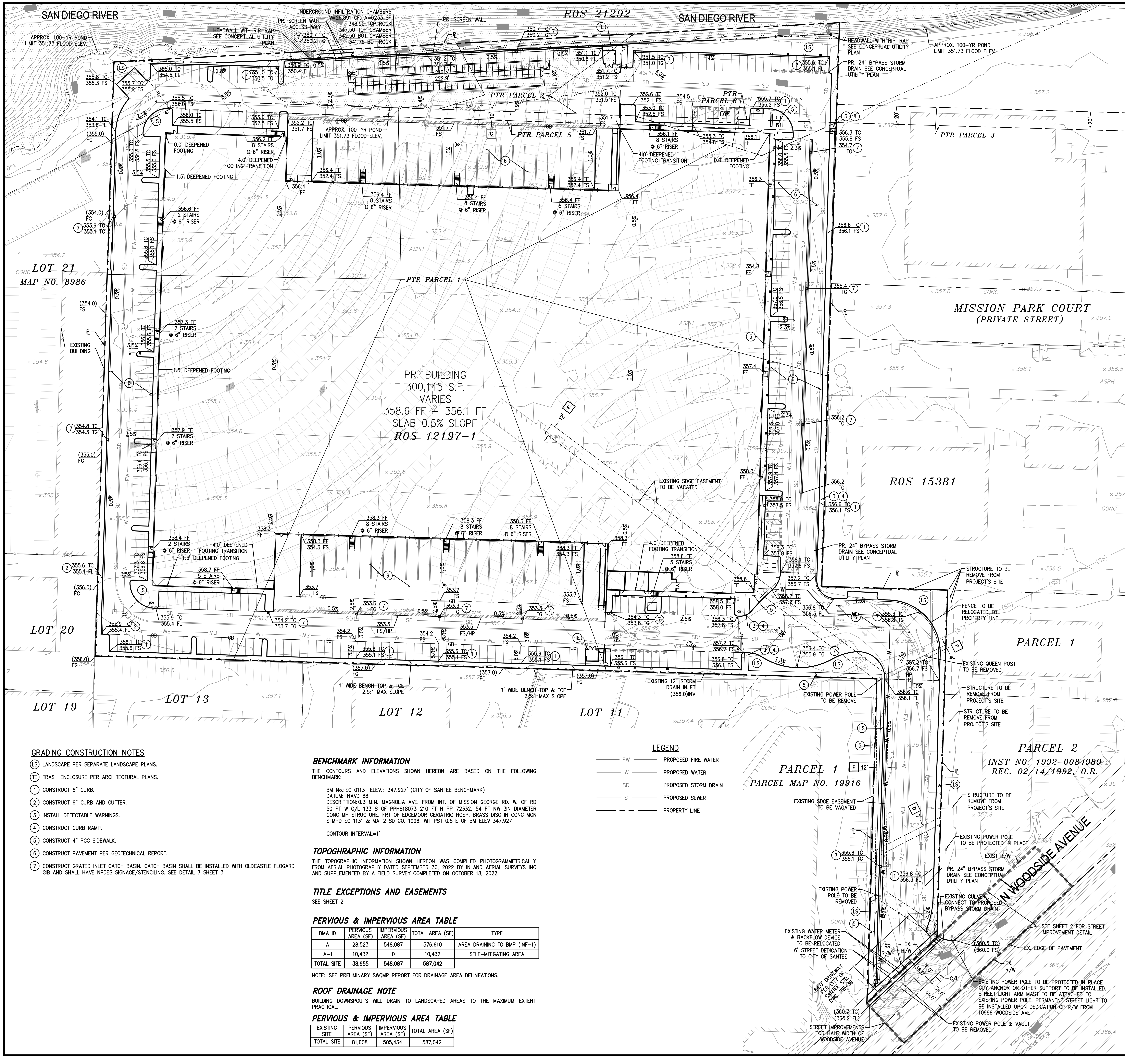


GRADING CONSTRUCTION NOTES

- (LS) LANDSCAPE PER SEPARATE LANDSCAPE PLANS.
- (TE) TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
- ① CONSTRUCT 6" CURB.
- ② CONSTRUCT 6" CURB AND GUTTER.
- ③ INSTALL DETECTABLE WARNINGS.
- ④ CONSTRUCT CURB RAMP.
- ⑤ CONSTRUCT 4" PCC SIDEWALK.
- ⑥ CONSTRUCT PAVEMENT PER GEOTECHNICAL REPORT.
- ⑦ CONSTRUCT GRATED INLET CATCH BASIN. CATCH BASIN SHALL BE INSTALLED WITH OLDCASTLE FLOGARD GIB AND SHALL HAVE NPDES SIGNAGE/STENCILING. SEE DETAIL 7 SHEET 3.

BENCHMARK INFORMATION

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: EC 0113 ELEV.: 347.927' (CITY OF SANTEE BENCHMARK)
DATUM: NAVD 88
DESCRIPTION: 0.3 M.N. MAGNOLIA AVE. FROM INT. OF MISSION GEORGE RD. W. OF RD 50 FT W C/L 133 S OF PPH818073 210 FT N PP 72332, 54 FT NW 3IN DIAMETER CONC MH STRUCTURE. FRT OF EDGEMOOR GERIATRIC HOSP. BRASS DISC IN CONC MON STMPD EC 1131 & MA-2 SD CO. 1996. WIT PST 0.5 E OF BM ELEV 347.927

CONTOUR INTERVAL=1'

TOPOGHRAPHIC INFORMATION

THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED SEPTEMBER 30, 2022 BY INLAND AERIAL SURVEYS INC AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED ON OCTOBER 18, 2022.

TITLE EXCEPTIONS AND EASEMENTS

SEE SHEET 2

PERVIOUS & IMPERVIOUS AREA TABLE

DMA ID	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	TYPE
A	28,523	548,087	576,610	AREA DRAINING TO BMP (INF-1)
A-1	10,432	0	10,432	SELF-MITIGATING AREA
TOTAL SITE	**38,955**	**548,087**	**587,042**	

NOTE: SEE PRELIMINARY SWQMP REPORT FOR DRAINAGE AREA DELINEATIONS.

ROOF DRAINAGE NOTE

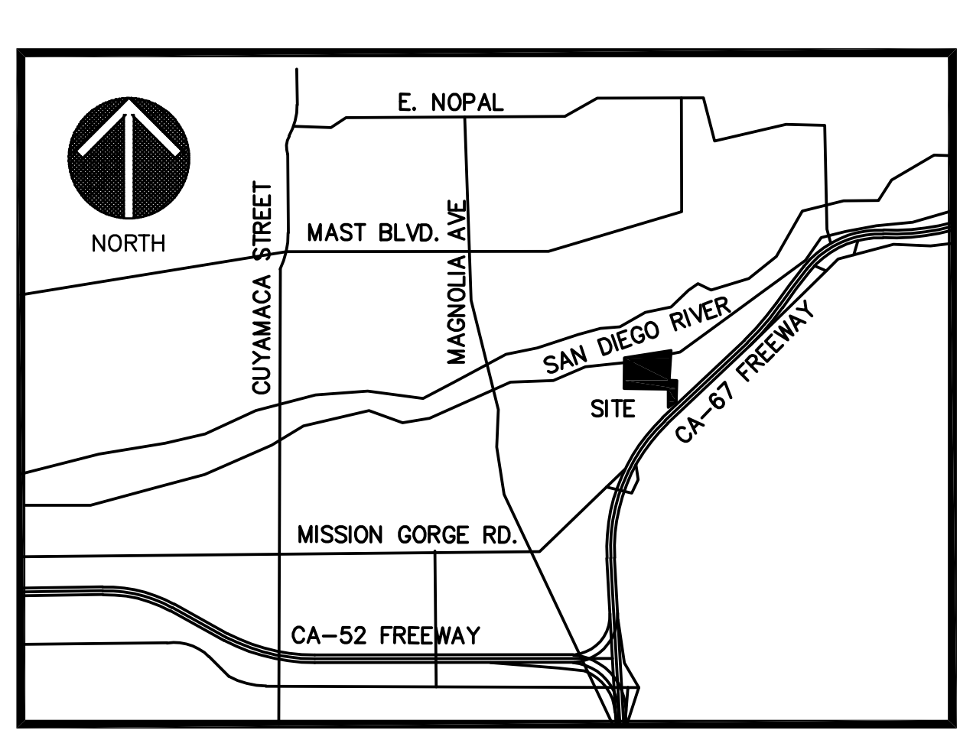
BUILDING DOWNSPOUTS WILL DRAIN TO LANDSCAPED AREAS TO THE MAXIMUM EXTENT PRACTICAL.

PERVIOUS & IMPERVIOUS AREA TABLE

EXISTING SITE	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)
TOTAL SITE	81,608	505,434	587,042

LEGEND

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



VICINITY MAP
NTS

SHEET INDEX

SHEET NO.	DESCRIPTION
1	CONCEPTUAL GRADING PLAN
2	NOTES AND SECTIONS
3	DETAILS
4	CONCEPTUAL UTILITY PLAN

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

NOT FOR CONSTRUCTION

NO.	REVISION:	DATE:

PROJECT: **NPP SANTEE**
WOODSIDE AVE
SANTEE, CA

DRAWING NAME: **CONCEPTUAL GRADING PLAN**

ISSUE:	CONCEPT
DATE:	01/31/24
CHECKED: MH	DRAWN: MH
DRAWING FILE:	8732pg101
PROJECT NO.:	22-534
SHEET NUMBER:	1 OF 4 SHEETS
SCALE:	AS SHOWN

FILENAME: M:\2022\22-534 NPP Woodside Ave Santee\CG\22-534 CG.dwg, LAST SAVED ON: Feb 14 2024 3:31pm PLOTTED BY: MATTHEW, ON: Feb 14 2024 3:32pm, CFG:

DATE OF FIELD SURVEY

OCTOBER, 2022

TAX PARCEL NO.

381-070-52-00

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 00183801-021-JI5-1TW DATED SEPTEMBER 21, 2022 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, LOS ANGELES, CALIFORNIA [TITLE OFFICER: TED TAN/JENNIFER WRIGHT, TELEPHONE: (213) 488-4331]. 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 353, 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 SAN 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 THE USE OF THE WATERS OF SAID SAN DIEGO RIVER, AS DECREED IN THAT CERTAIN JUDGMENT, RENDERED AUGUST 16, 1938, IN AN ACTION OF THE SUPERIOR COURT OF SAN DIEGO COUNTY, CALIFORNIA, ENTITLED, "PHILLIP 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 ■)

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 ■)

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. 151610, 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, ENCUMBRANCERS, 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.

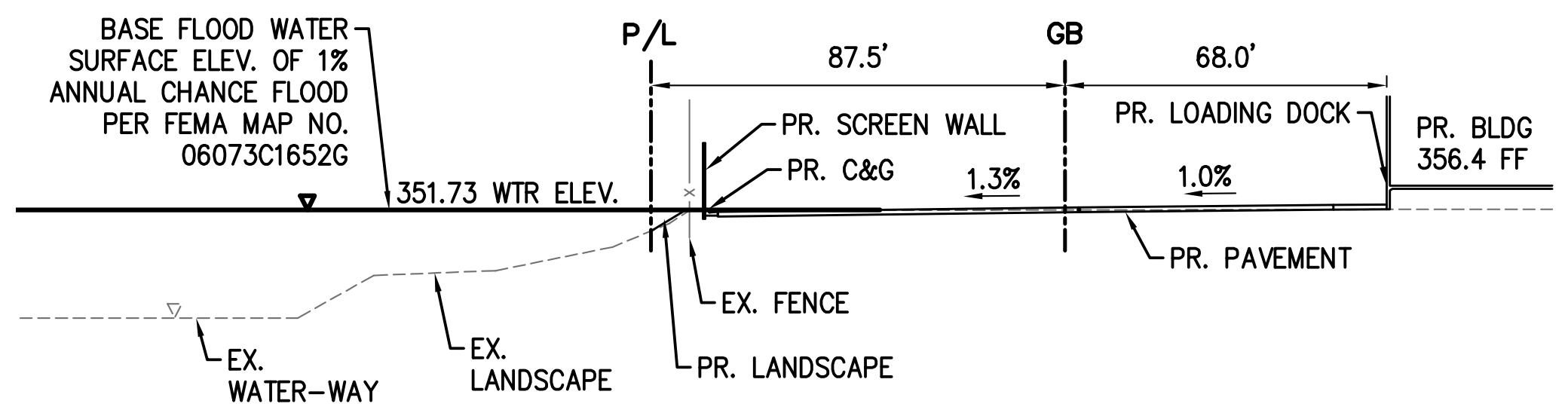
NOTE: A PORTION OF PARCEL 1 ON SAID DEED IS STILL HELD UNDER THE TRUST REFERRED TO IN QUITCLAIM DEED RECORDED JULY 21, 1981, AS INSTRUMENT NO. 81-229662, OFFICIAL RECORDS.

(NOT A SURVEY MATTER)

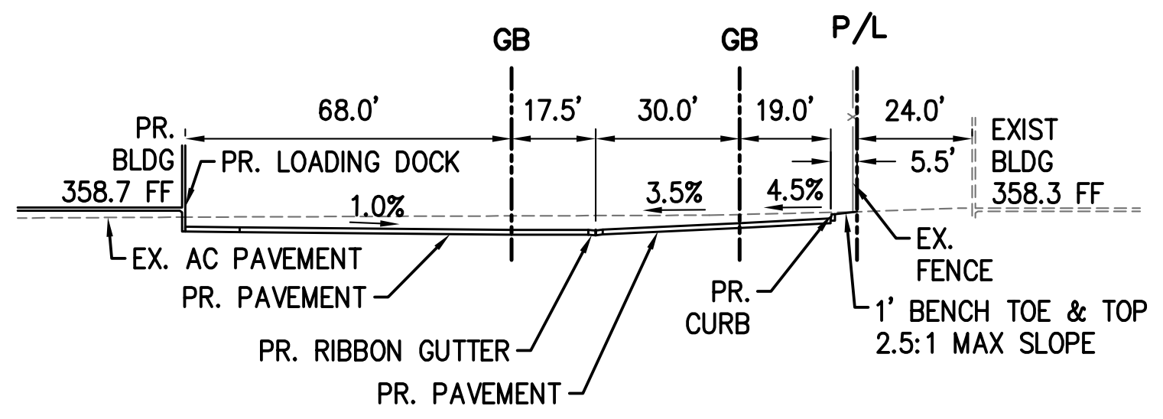
20 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE THE CITY OF SANTEE COMMUNITY DEVELOPMENT COMMISSION, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT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

(DOCUMENT AFFECTS – NOTHING TO PLOT)

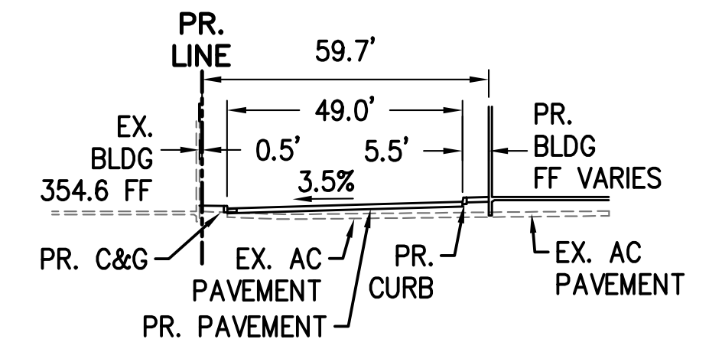
21-25 TITLE COMPANY STATEMENTS.



SECTION A
NTS.



SECTION B
NTS



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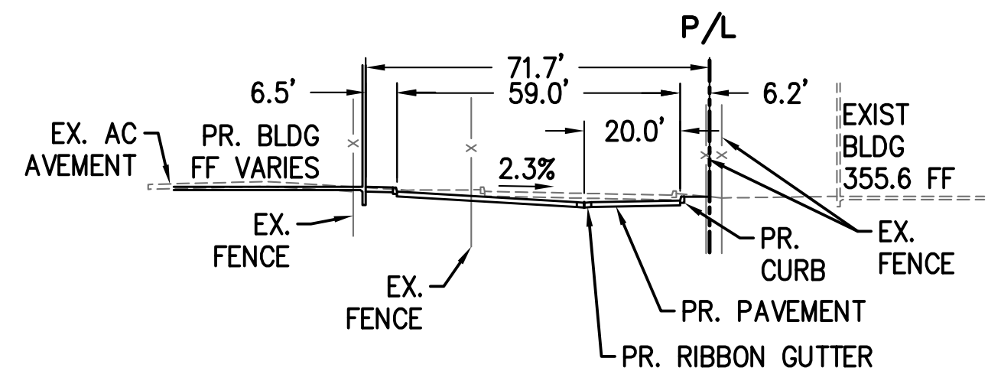
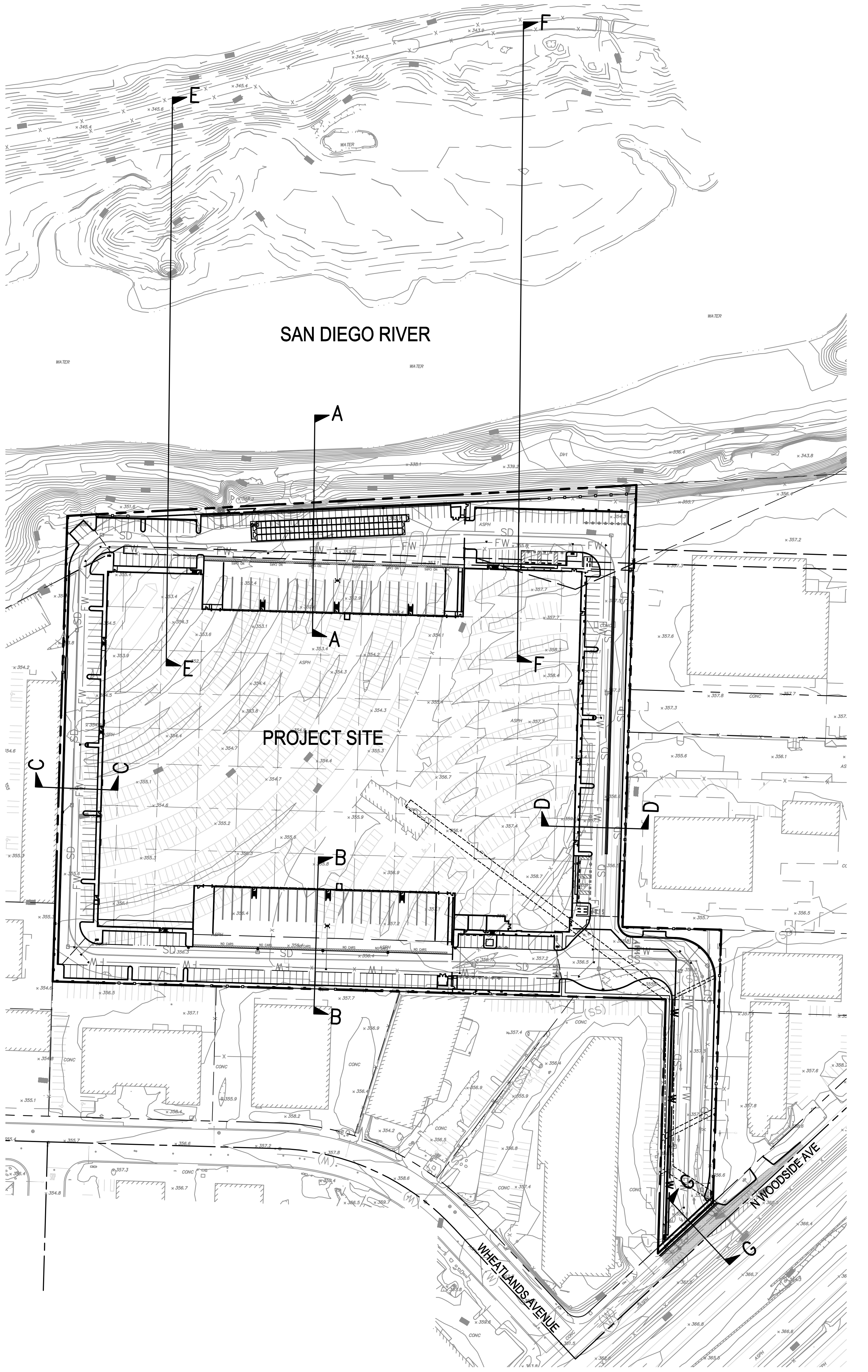
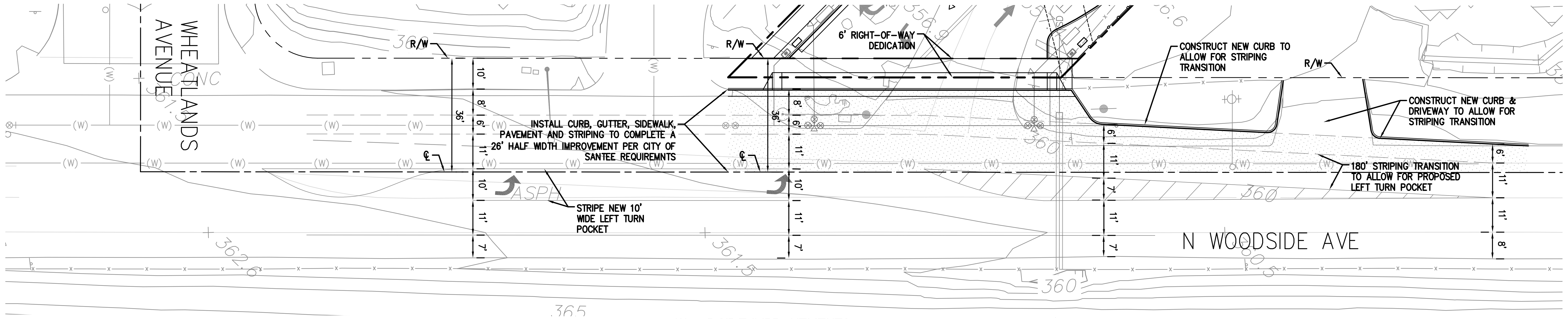
NTS



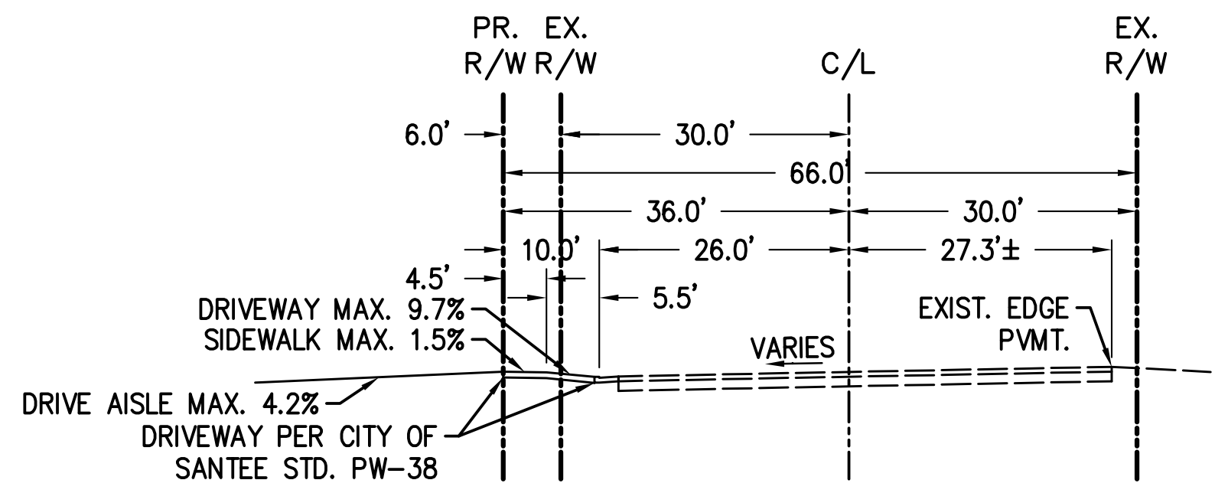
SECTION D
NTS



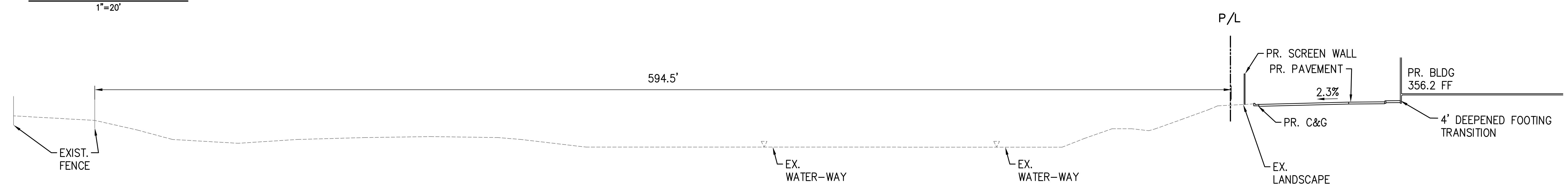
SECTION INDEX MAP
1"=100'



WOODSIDE IMPROVEMENTS
1"=20'



SECTION G
NTS.



SECTION E
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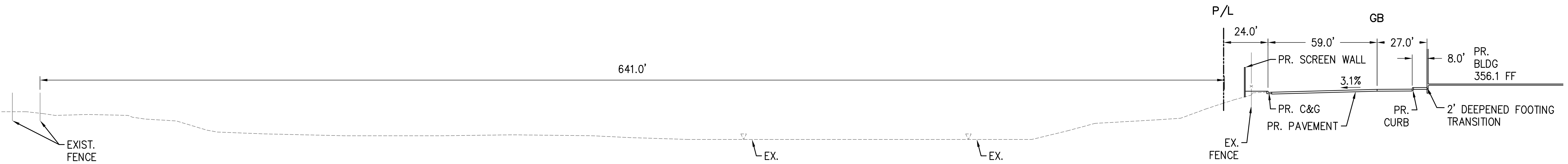


SECTION F
NTS.

NOT FOR CONSTRUCTION

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

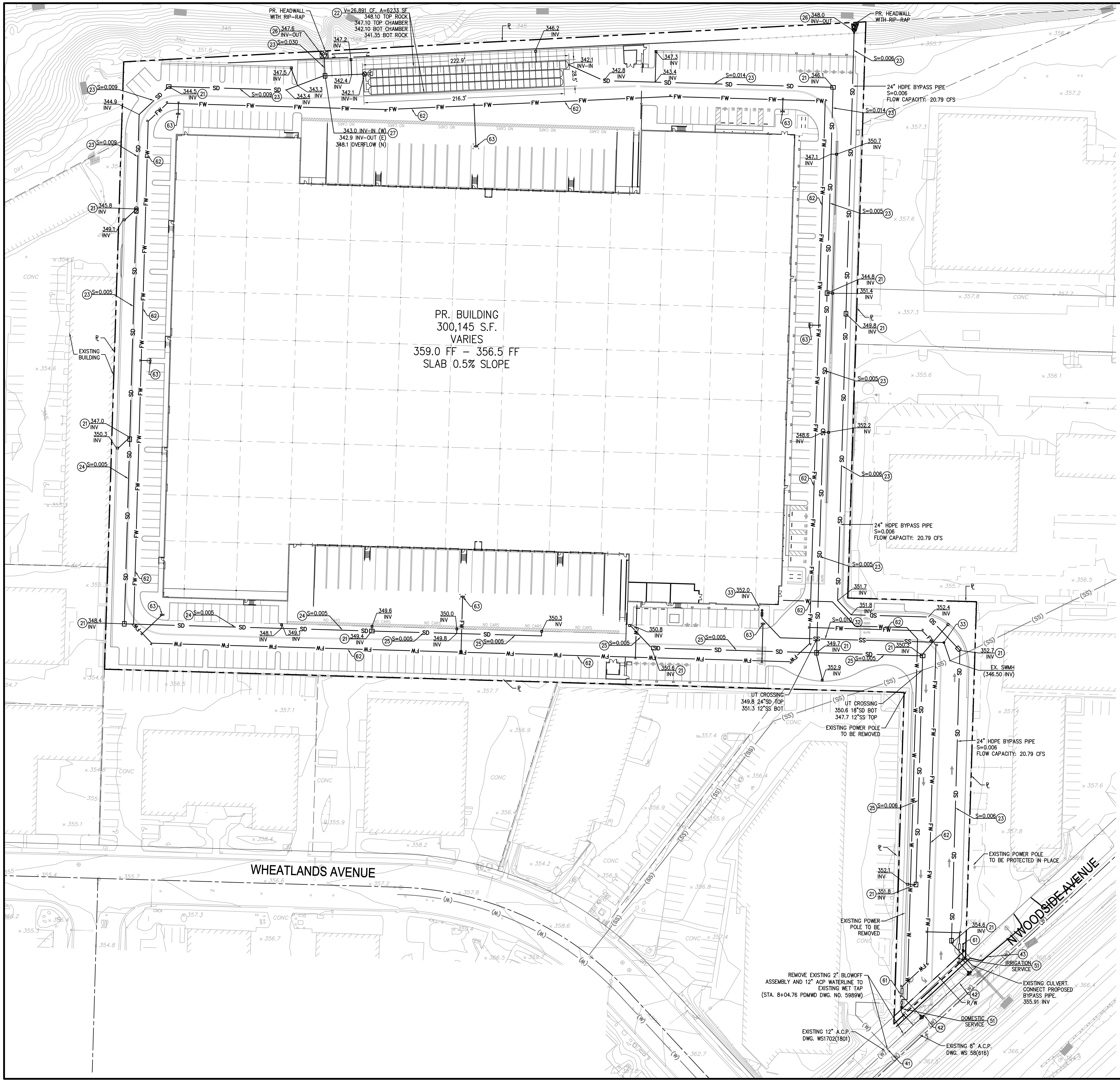
NO.:	REVISION:	DATE:

PROJECT: **NPP SANTEE**
WOODSIDE AVE
SANTEE, CA

DRAWING NAME: **NOTES AND SECTIONS**

ISSUE: CONCEPT
DATE: 01/31/24
CHECKED: MH DRAWN: MH
DRAWING FILE: 8732pg101
PROJECT NO.: 22-534
SHEET NUMBER: 2
OF 4 SHEETS
SCALE: AS SHOWN

FILENAME: M:\2022\22-534 NPP Woodside Ave Santee\CG\22-534 CG.dwg, LAST SAVED ON: Feb 14 2024 3:31pm PLOTTED BY: MATTHEW, ON: Feb 14 2024 3:32pm, CFG:



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:

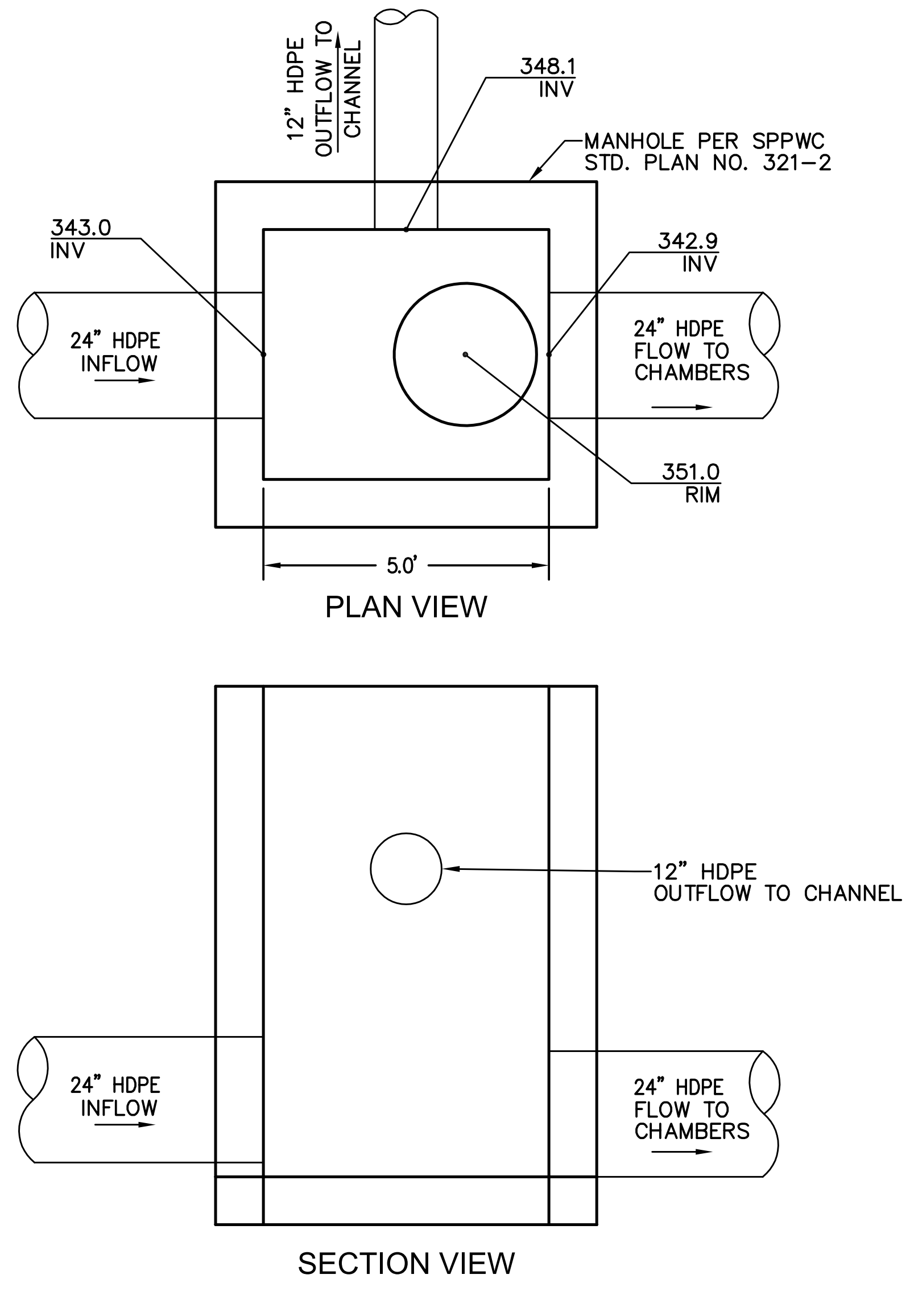
(41) CONNECT TO EXISTING 12" ACP AND INSTALL 12"X8"X16" TEE
(42) INSTALL 18" C-900 DR-14 PVC WATERLINE PER WSA DWG. NO. WP-02.
(43) CAP AND INSTALL 2" BLOWOFF ASSEMBLY PER WSA DWG. NO. WB-01

DOMESTIC WATER CONSTRUCTION NOTES:

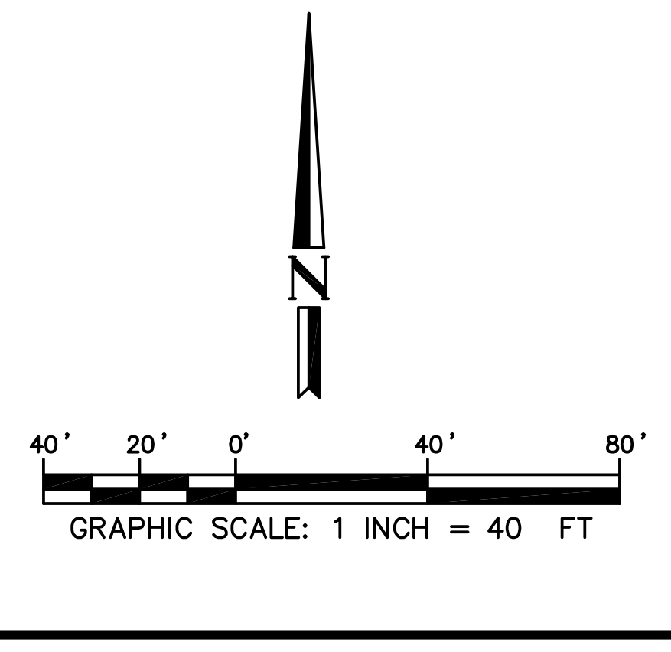
(51) CONNECT TO 18" WATER SERVICE & INSTALL 2" WATER SERVICE PER WAS DWG. NO. WS-02
(52) INSTALL 2" C-900 PVC WATER LINE PER WSA DWG. NO. WP-02
(53) INSTALL 2" REDUCED PRESSURE DEVICE PER WSA DWG. NO. WR-01

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 COUNTY OF SAN DIEGO CONSOLIDATED FIRE CODE



(27) DIVERSION MANHOLE DETAIL
N.T.S.



GRAPHIC SCALE: 1 INCH = 40 FT

NOT FOR CONSTRUCTION

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

NO.:	REVISION:	DATE:

PROJECT: **NPP SANTEE**
WOODSIDE AVE
SANTEE, CA

DRAWING NAME: **CONCEPTUAL UTILITY PLAN**

ISSUE:	CONCEPT
DATE:	01/31/24
CHECKED: MH	DRAWN: MH
DRAWING FILE:	8732pg101
PROJECT NO.:	22-534
SHEET NUMBER:	4
OF 4	SHEETS
SCALE:	AS SHOWN

FILENAME: M:\2022\22-534 NPP Woodside Ave Santee\CG\22-534 CU.dwg, LAST SAVED ON: Feb 14 2024 3:30pm PLOTTED BY: MATTHEW, ON: Feb 14 2024 3:33pm, CFG:

PLANTING LEGEND

TREES			
SYMBOL	**TREE NAME**	**QTY.**	**WUCOLS**
⊕	PRUNUS CAROLINIANA 'COMPACTA', CAROLINA LAUREL CHERRY 15 GAL. SIZE	55	L
✳	FLOWERING ACCENT TREE AT BLDG AND PROJECT ENTRIES CERCIDIUM FLORIDUM, BLUE PALO VERDE 36" BOX SIZE. MULTI-TRUNK	15	L
◯	EVERGREEN PARKING LOT SHADE TREE QUERCUS ILEX, HOLLY OAK 24" BOX SIZE [SEE PLAN FOR LOCATION OF (3) 36" BOX SIZE]	27 - 24" 3 - 36"	L
⊛	EVERGREEN SCREEN TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE	36	L
⊕	CALIFORNIA NATIVE SCREEN TREE QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE [SEE PLAN FOR LOCATION OF (16) 36" BOX SIZE]	6 - 24" 16 - 36"	L
◉	VERTICAL GROWING TREE ADJACENT TO BUILDING TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE	11	M
⬠	VERTICAL GROWING TREE ADJACENT TO BUILDING GEIJERIA PARVIFLORA, AUSTRALIAN WILLOW 15 GAL. SIZE	37	L
✿	CALIFORNIA NATIVE TREE PLATANUS RACEMOSA, WESTERN SYCAMORE 15 GAL. SIZE	7	M

SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:		
SYMBOL	**NAME**	**WUCOLS**
●●●	RHUS INTEGRIFOLIA, LEMONADE BERRY 5 GAL. SIZE	L
	SENNA ARTEMISIODES, FEATHERY CASSIA 5 GAL. SIZE	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	OLEA 'LITTLE OLLIE', DWARF OLIVE 5 GAL. SIZE	L
●	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	L
◉	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE	L
⊛	HETEROMELES ARBUTIFOLIA, TOYON 15 GAL. SIZE	L

GROUND COVERS		
SYMBOL	**NAME**	**WUCOLS**
▨	BACCHARIS PILULARIS, COYOTE BRUSH 1 GAL. SIZE @ 30" O.C.	L
	LANTANA CAMARA 'DWARF GOLD', DWARF LANTANA 1 GAL. SIZE @ 30" O.C.	L
	STIPA PULCHRA, PURPLE NEEDGRASS 1 GAL. SIZE @ 24" O.C.	M
	SALVIA CLEVLANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA', WHITE STRIPED TASMAN FLAX LILY 1 GAL. SIZE @ 24" O.C.	M
	MYOPORUM PARVIFOLIUM, CREEPING MYOPORUM 1 GAL. SIZE @ 24" O.C.	L
	CARISSA MACROCARPA 'GREEN CARPET', NATAL PLUM 1 GAL. SIZE @ 30" O.C.	M
	ENCELIA CALIFORNIA, 5 GAL. SIZE @ 36" O.C.	L
	AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE @ 36" O.C.	L
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE WILD RYE 1 GAL. SIZE @ 36" O.C.	L
	DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 24" O.C.	M
	VERBENA 'DE LA MINA', DE LA MINA VERBENA 1 GAL. SIZE @ 24" O.C.	L
	ASCLEPIAS SUBULATA, DESERT MILKWEED 1 GAL. SIZE @ 30" O.C.	L
	HESPERALOE PARVIFLORA, RED YUCCA 5 GAL. SIZE @ 30" O.C.	L
	YUCCA ROSTRATA, YUCCA 5 GAL. SIZE @ 36" O.C.	L

NOTE: APPLY A 3" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.

RODARTE LANDSCAPE ARCHITECTURE, INC.

HERDMAN ARCHITECTURE + DESIGN

NORTH PALISADE PARTNERS

REFERENCE NOTES:

- A. CONCRETE WALKWAY PER CIVIL PLANS.
- B. GATE PER ARCH. PLANS.
- C. TRASH ENCLOSURE PER ARCH. PLANS.
- D. BIKE RACK PER ARCH. PLANS.
- E. ELEC. TRANSFORMER PER ARCH. PLANS.
- F. EMPLOYEED BREAK PER ARCH. PLANS.

DESIGN KEY NOTES:

1. SCREEN SHRUBS ALONG PROPERTY LINE PER PLANTING LEGEND.
2. SCREEN TREES ALONG PROPERTY LINE PER PLANTING LEGEND.
3. PARKING LOT SHADE TREE WITHIN 30' OF EACH CAR PARKING STALL, PER COUNTY OF SAN DIEGO LANDSCAPE REQUIREMENTS.
4. FLOWERING ACCENT TREES AT FOCAL AREAS PER PLANTING LEGEND.
5. VERTICAL TREE AT BUILDING PER PLANTING LEGEND.
6. RIVER ADJACENT CALIFORNIA NATIVE TREES PER PLANTING LEGEND.
7. SUCCULENT PLANTING AREA IN DECOMPOSED GRANITE AT BUILDING ENTRY.
8. ENHANCED PAVING AT BUIDLING ENTRY. INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH.

LANDSCAPE CALCULATIONS

TOTAL SQ. FOOTAGE OF LANDSCAPE AREAS = 37,932 SQ FT
TOTAL PARKING AREA = 45,621 SQ FT
TOTAL PARKING AREA LANDSCAPED = 15,879 SQ FT (35% OF TOTAL PARKING AREA)
TOTAL TREE COUNT = 213 TREES

ACCENT SUCCULENTS			
SYMBOL	**SHRUB NAME**	**QTY.**	**WUCOLS**
⊛	AGAVE WEBERII, WEBER'S AGAVE 15 GAL. SIZE	26	VL
✲	AGAVE 'MEDIOPICTA ALBA', VARIEGATED AGAVE 5 GAL. SIZE @ 30" O.C.	22	VL
✱	AGAVE PARRYI VAR. 'TRUNCATA', ARTICHOKE AGAVE 5 GAL. SIZE @ 30" O.C.	54	VL

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.

WUCOLS PLANT FACTOR
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '3-SOUTH COASTAL.

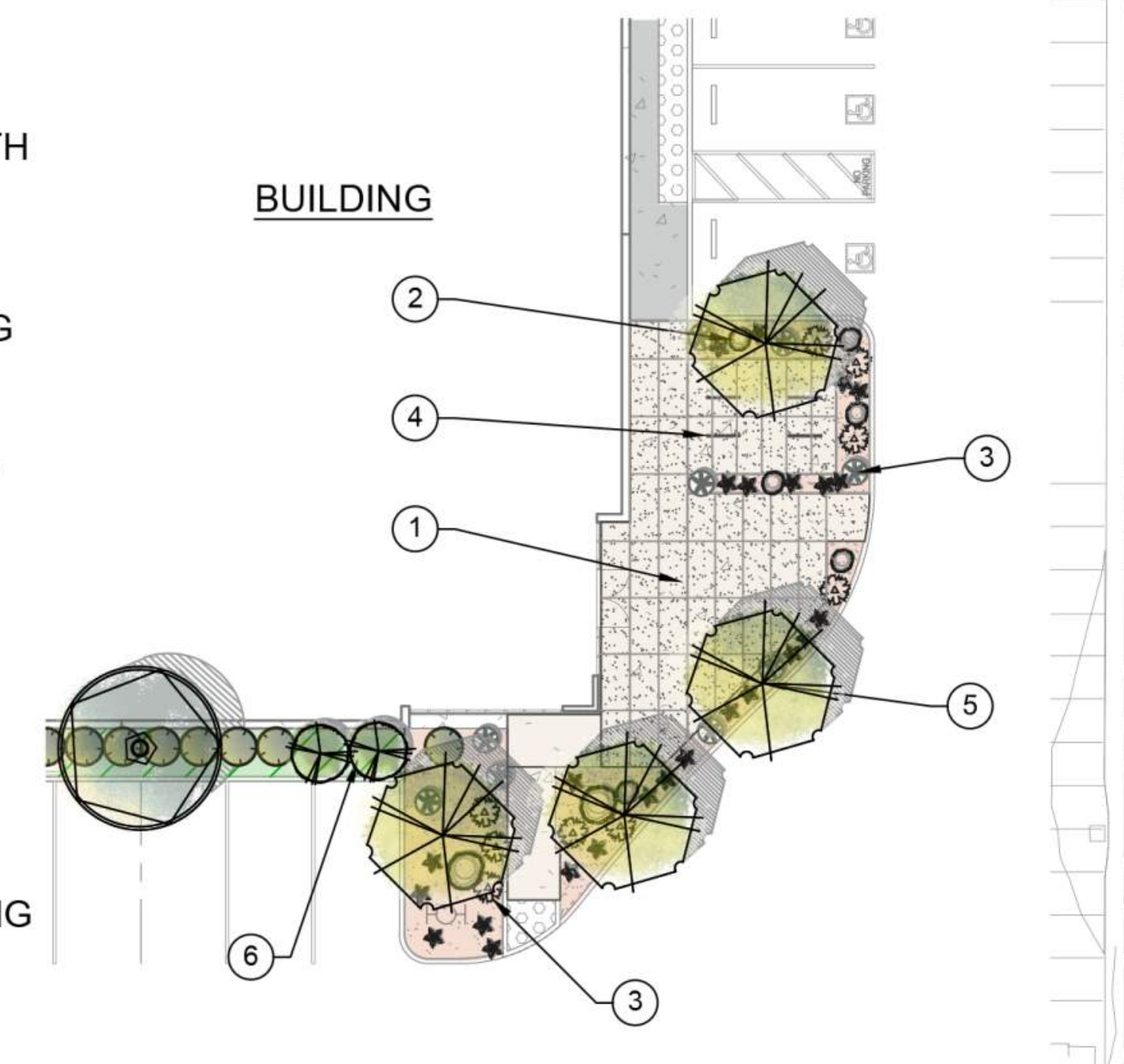
H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL= VERY LOW WATER NEEDS

NORTH

0 40' 80' 120'
SCALE: 1" = 40'-0"

ENLARGEMENT KEY NOTES:

1. INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH
2. DECORATIVE ROCK MULCH OR DECOMPOSED GRANITE AT BUILDING ENTRY AREA
3. ACCENT SHRUBS AND SUCCULENTS AT DECORATIVE NON-ORGANIC MULCH AREA
4. BIKE RACK PER ARCH.
5. FLOWERING ACCENT TREE AT BUILDING ENTRY AREA
6. DROUGHT TOLERANT SHRUBS AND GROUND COVER (REGULAR PLANTING AREASS, GREEN NON DG)



ENLARGEMENT 'A' - SOUTH EAST BUILDING ENTRY

SCALE: 1"=20'

WOODSIDE AVENUE NORTH

CONCEPTUAL LANDSCAPE PLAN
PALISADE SANTEE BUSINESS CENTER

SANTEE, CA

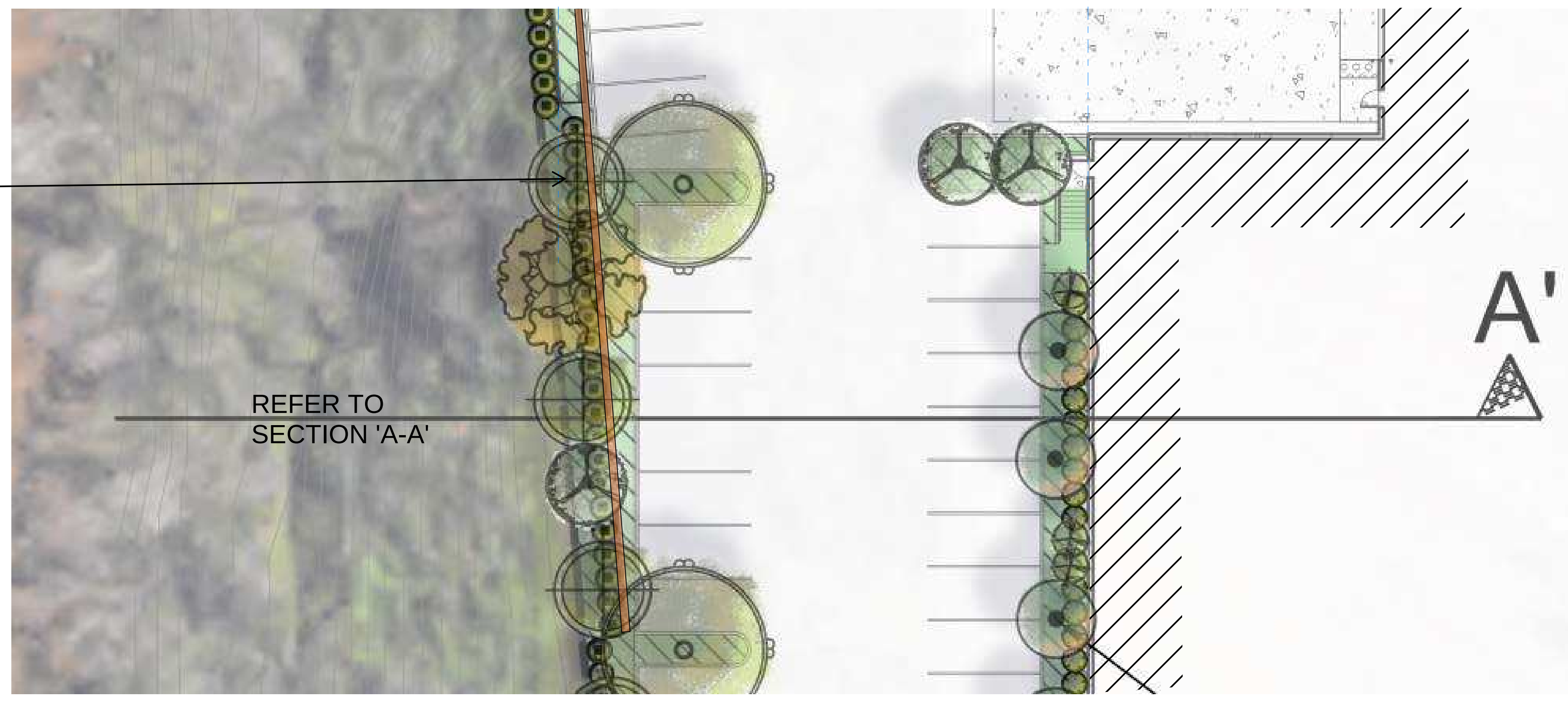
DATE: 03/05/24

L-1

SECTION 'A-A'

SCALE: 1" = 20'-0"

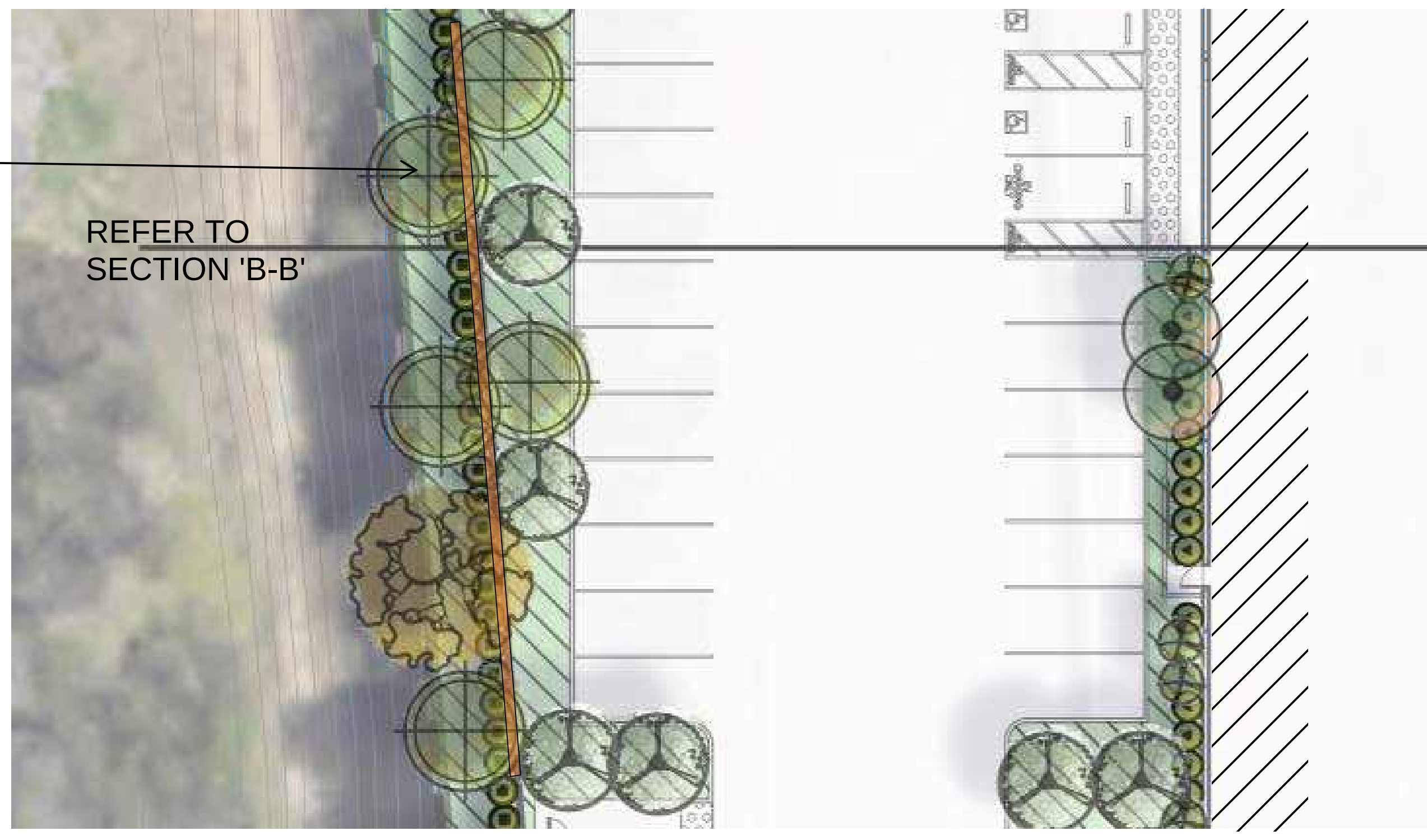
FINAL LOCATION OF SCREEN TREES SHALL BE COORDINATED TO AVOID ANY POTENTIAL CONFLICTS WITH WALL FOOTING, TYP.



SECTION 'B-B'

SCALE: 1" = 20'-0"

FINAL LOCATION OF SCREEN TREES SHALL BE COORDINATED TO AVOID ANY POTENTIAL CONFLICTS WITH WALL FOOTING, TYP.



RLA
RODARTE LANDSCAPE ARCHITECTURE, INC.

HERDMAN
ARCHITECTURE + DESIGN

NORTH PALISADE
PARTNERS

LANDSCAPE SECTIONS
PALISADE SANTEE BUSINESS CENTER

SANTEE, CA

DATE: 03/05/24

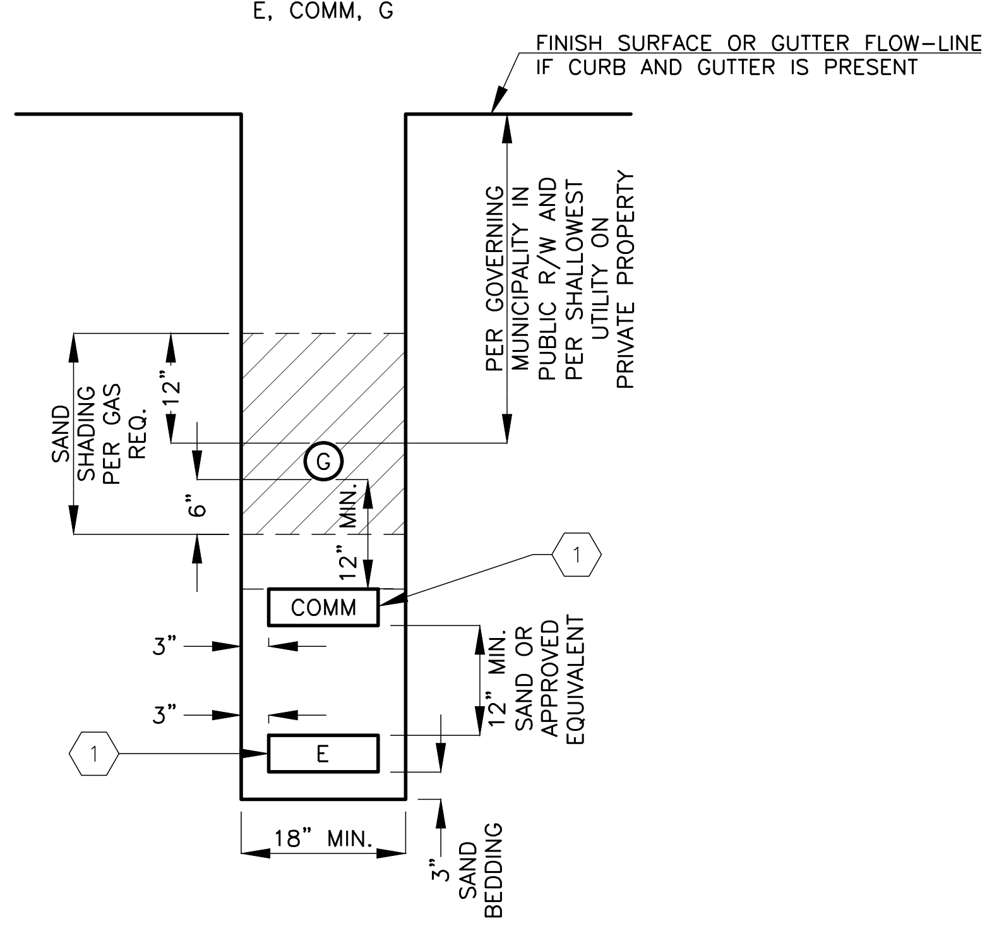
CONSTRUCTION NOTES

1. CALL "UNDERGROUND SERVICE ALERT" 1-800-422-4133 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION. EVEN THOUGH EXISTING FACILITIES ARE MARKED BY DRY UTILITY REPRESENTATIVES, THE CONTRACTOR IS RESPONSIBLE FOR EXPOSING AND, IF NECESSARY, WORKING WITH CIVIL ENGINEER TO ESTABLISH "TOP OF STRUCTURE AND BOTTOM OF STRUCTURE" ELEVATIONS TO DETERMINE IF CONFLICTS OCCUR. IN THE EVENT OF CONFLICTS, THE CONTRACTOR SHALL ISSUE A RFI FOR REVIEW AND DIRECTION. THE CONTRACTOR SHALL PROTECT-IN-PLACE ANY EXISTING UTILITIES
2. ALL WORK IN STREET RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH GOVERNING MUNICIPALITY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION AND ADDENDUM, UNLESS OTHERWISE SPECIFIED.
3. CONSTRUCTION IN STREET RIGHT-OF-WAY SHALL BE PERMITTED AND FOLLOW W.A.T.C.H. MANUAL GUIDELINES AND / OR TRAFFIC CONTROL PLAN AS REQUIRED BY GOVERNING MUNICIPALITY.
4. ALL TRAFFIC CONTROL SHALL BE DONE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
5. GOVERNING MUNICIPALITY SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE START OF WORK IN STREET RIGHT-OF-WAY.
6. ALL NEWLY PLACED CONDUIT SHALL MAINTAIN A MINIMUM COVER PER GOVERNING MUNICIPALITY REQUIREMENTS.
7. UTILITY PRE-CONSTRUCTION MEETING: IT IS ADVISABLE THAT THE CONTRACTOR CONDUCT A PRE-CONSTRUCTION MEETING EARLY IN THE CONSTRUCTION PROJECT WITH EACH UTILITY INSPECTOR SEPARATELY FROM THE OTHER DISCIPLINES TO DISCUSS EACH UTILITY'S WORK OPERATIONS INCLUDING, BUT NOT LIMITED TO, REVIEW AND APPROVAL OF CONTRACTOR'S SHOP DRAWINGS FOR MATERIALS, SITE WORK PREPARATIONS PRIOR TO MOVE-ON, PHASING, CONTRACT WORK, PLACING FACILITIES, FACILITY MAKE-UP, SPLICING, SERVICE CUT-OVER, UTILITY OUTAGE AND FACILITY REMOVAL AS APPLICABLE PER PROJECT, AND SITE WORK PREPARATION THAT EACH UTILITY REQUIRES PRIOR TO DOING ANY WORK. CONTRACTOR IS TO ALLOW TIME IN SCHEDULING WORK OPERATIONS ACCORDINGLY.
   - A. POWER DISTRIBUTION: CONTRACTOR TO INSTALL CONDUITS AND STRUCTURES PER POWER COMPANY PROVIDED PLAN. POWER CREWS WILL INSTALL CONDUCTORS AND SET POWER EQUIPMENT IN AND / OR ON CUSTOMER-PROVIDED CONDUITS AND STRUCTURES. CITY MUST APPROVE AND RELEASE TO POWER COMPANY SWITCHGEAR CLEARANCE BEFORE POWER COMPANY WILL SCHEDULE THEIR CREWS TO INSTALL THEIR FACILITIES.
   - B. TELEPHONE DISTRIBUTION: CONTRACTOR TO PROVIDE AND INSTALL CONDUIT, STRUCTURES AND APPURTENANCES PER TELEPHONE COMPANY PLAN OR DRY UTILITY COMPOSITE PLAN (DUCP). TELEPHONE TO INSTALL CABLE THROUGH CUSTOMER-PROVIDED CONDUIT AND STRUCTURES AND SET TERMINAL.
   - C. CATV DISTRIBUTION: CONTRACTOR TO PROVIDE AND INSTALL CONDUIT, STRUCTURES AND APPURTENANCES PER DRY UTILITY COMPOSITE PLAN (DUCP). CATV TO INSTALL CABLE THROUGH CUSTOMER-PROVIDED CONDUIT AND STRUCTURES AND SET TERMINATION EQUIPMENT.
   - D. GAS DISTRIBUTION: CONTRACTOR TO PROVIDE TRENCH PER DUCP AND ADD 6" SAND BEDDING TO TRENCH. CONTRACTOR MUST SECURE THE SERVICES OF A GAS COMPANY-APPROVED TRENCHING CONTRACTOR TO BACKFILL AND COMPACT TRENCH AROUND AND ABOVE GAS PIPE. GAS COMPANY WILL PROVIDE PLAN FOR GAS MAIN PIPELINE WHICH MAY OR MAY NOT INCLUDE GAS SERVICE PIPELINE. PRIOR TO GAS COMPANY SETTING METER(S) THE BUILDING HOUSE LINE MUST BE INSPECTED, APPROVED AND RELEASED TO THE GAS COMPANY BY THE LOCAL MUNICIPALITY. ONLY AFTER THIS WILL GAS COMPANY SCHEDULE METER-SET DATES. CONTRACTOR SHOULD SCHEDULE WORK OPERATIONS ACCORDINGLY.
8. PRE-TRENCH MEETING: CONTRACTOR IS TO NOTIFY UTILITY INSPECTORS A MINIMUM OF ONE (1) WEEK PRIOR TO PRE-TRENCH MEETING. PRE-TRENCH MEETING SHALL NOT BE LESS THAN (2) DAYS BEFORE TRENCHING.
9. MINIMUM RADII (UNLESS NOTED OTHERWISE):
   ELECTRIC=12½'; TELEPHONE=12½'; CATV=12½'; FIBER =12½'
10. MANDREL ALL CONDUITS AND INSTALL PULL ROPE.
    - A. ALL CONDUITS SHALL BE MANDRELLED WITH UTILITY INSPECTOR APPROVAL.
    - B. INSTALL 3/8" PULL ROPE OR MULE TAPE IN ALL COMMUNICATIONS CONDUITS.
    - C. WHERE CONDUITS ARE PICKED-UP OR INTERCEPTED, CONTRACTOR TO MANDREL AND INSTALL PULL ROPE FROM STRUCTURE TO EXISTING STRUCTURE. COORDINATE WITH RESPECTIVE UTILITY INSPECTOR.
11. "AS-BUILT" PLANS SHALL BE PROVIDED BY THE CONTRACTOR AND PROVIDED TO UTILITY INSPECTORS.
    - A. SHALL VERIFY STRUCTURE TIES.
    - B. SHALL VERIFY DUCT FOOTAGES PLACED PER THIS JOB.
    - C. SHALL RUN MULE-TAPE TO OBTAIN FINAL DUCT MEASUREMENTS
    - D. VERIFICATION SHALL BE BY ANNOTATING ON DRY UTILITY COMPOSITE PLAN TO CONFIRM DATA OR TO CORRECT DATA.
12. UNLESS OTHERWISE NOTED, CONTRACTOR IS TO CONTACT RESPECTIVE DRY UTILITY INSPECTORS BEFORE INTERCEPTING OR ENTERING LOW VOLTAGE EXISTING UTILITY STRUCTURES AND / OR CONDUITS. POWER WILL NOT ALLOW CONTRACTORS TO ENTER EXISTING STRUCTURES OR INTERCEPT EXISTING CONDUITS THAT HAVE ENERGIZED CABLES.

TYPICAL TRENCH SECTION (NTS)

JOINT TRENCH

E, COMM, G

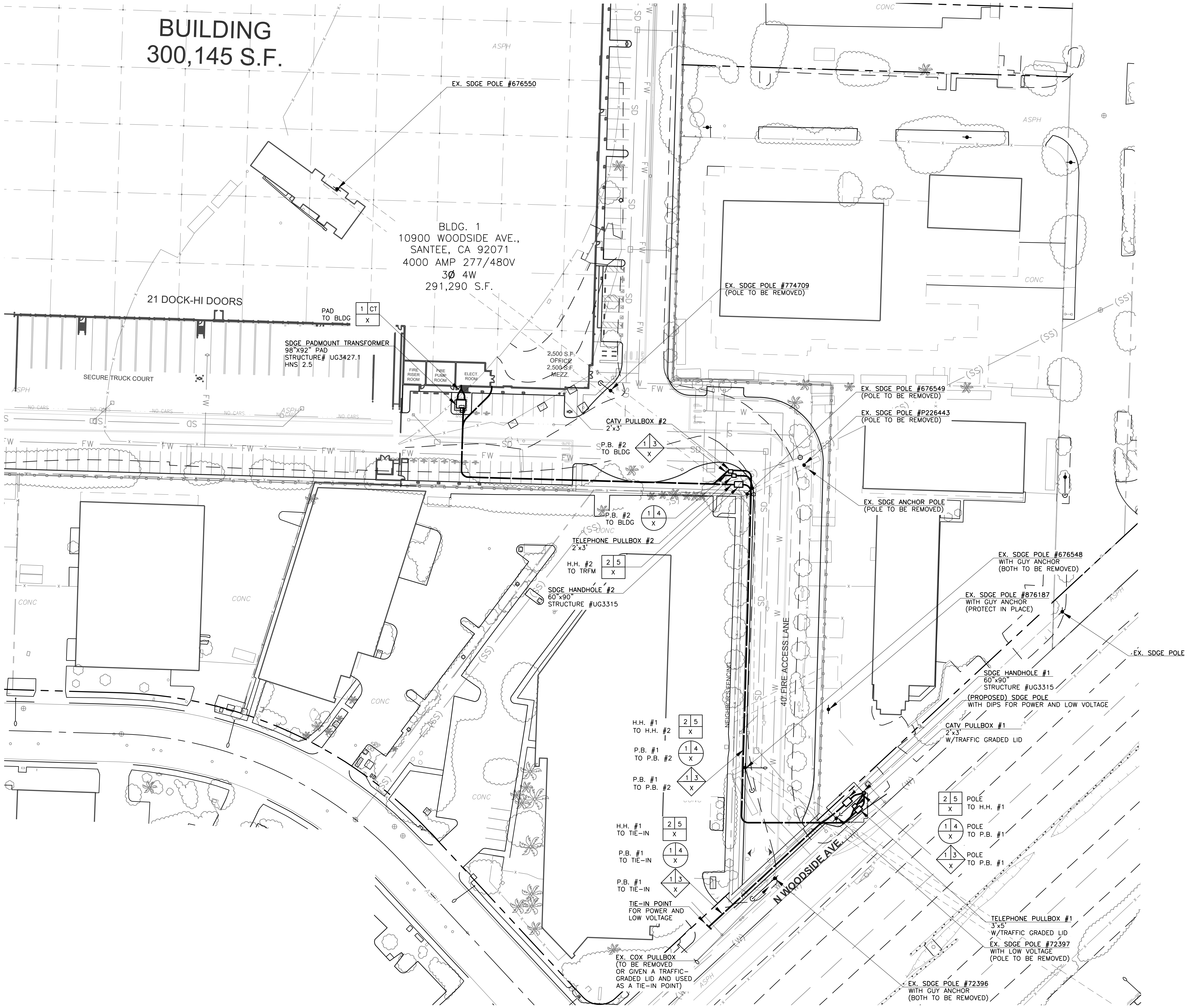


1 IF CONDUITS, DIMENSIONS ARE TO TOP & BOTTOM OF OUTSIDE OF CONDUIT. IF CONC. ENCASED, DIMENSIONS ARE TO TOP & BOTTOM OF ENCASEMENT.

DRY UTILITY COMPOSITE PLAN/UTILITY PLAN COORDINATION

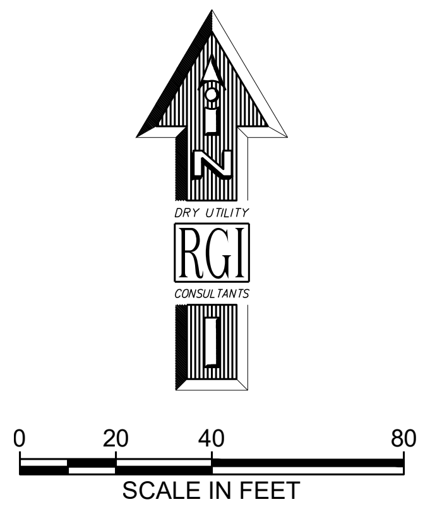
WHILE IT IS UNDERSTOOD THAT THE CONTRACTOR IS TO CONSTRUCT EACH OF THE DRY UTILITY SYSTEMS IN ACCORDANCE WITH THE RESPECTIVE DRY UTILITY COMPANY'S PLANS AND STANDARDS, IT IS ALSO POSSIBLE THAT THE PLANS PREPARED BY EACH DRY UTILITY COMPANY MAY NOT HAVE BEEN GENERATED HAVING THE LATEST CIVIL AND/OR LANDSCAPE BASE INFORMATION. THE DEVELOPER AND PROJECT TEAM HAVE SPENT CONSIDERABLE EFFORTS TO DEVELOP A DRY UTILITY COMPOSITE PLAN TO MAINTAIN THE CURRENT STATUS OF ALL THE FACILITIES TO BE CONSTRUCTED WITHIN THE PROJECT AREA; AND, THE DRY UTILITY COMPOSITE PLAN SHOULD BE USED AS A REFERENCE FOR THE CONTRACTOR DURING THE PROJECT. THE CONTRACTOR SHALL COMPARE EACH OF THE FINAL DRY UTILITY PLANS WITH THE DRY UTILITY COMPOSITE PLAN PRIOR TO AND DURING CONSTRUCTION TO INSURE THAT ALL FACILITIES TO BE INSTALLED ARE CONSISTENT WITH THE DRY UTILITY COMPOSITE PLAN. IN THE EVENT THAT THE CONTRACTOR FINDS AN INSTANCE WHERE A DRY UTILITY COMPANY'S FINAL PLAN DOES NOT MATCH THE DRY UTILITY COMPOSITE PLAN, CONTRACTOR SHALL ISSUE AN "RFI" (REQUEST FOR INFORMATION) TO OBTAIN A CLARIFICATION PRIOR TO THE CONTRACTOR INITIATING THE CONSTRUCTION OF THE ITEM OR ITEMS IN QUESTION.

NOTE TO DRY UTILITY CONTRACTOR AND PLUMBING CONTRACTOR: PRIOR TO TRENCHING FOR GAS SERVICE LINES, DRY UTILITY CONTRACTOR AND PLUMBING CONTRACTOR SHALL MEET WITH GAS CO. INSPECTOR TO CONFIRM HOUSE LINE LOCATIONS AND GAS CO. RISER LOCATION-ALL SITES ON PROJECT.



CALLOUT KEY

POWER	NUMBER OF POWER CONDUITS SIZE OF CONDUITS DUCT BANK FOOTAGE-STRUCTURE TO STRUCTURE, OR STRUCTURE TO CAP.
STREET LIGHT	NUMBER OF STREET LIGHT CONDUITS SIZE OF CONDUITS DUCT BANK FOOTAGE-STRUCTURE TO STRUCTURE, OR STRUCTURE TO CAP.
TELEPHONE	NUMBER OF TELEPHONE CONDUITS SIZE OF CONDUITS DUCT BANK FOOTAGE-STRUCTURE TO STRUCTURE, OR STRUCTURE TO CAP.
CATV	NUMBER OF CATV CONDUITS SIZE OF CONDUITS DUCT BANK FOOTAGE-STRUCTURE TO STRUCTURE, OR STRUCTURE TO CAP.
COMPETITIVE ACCESS	NUMBER OF COMPETITIVE ACCESS CONDUITS SIZE OF CONDUITS DUCT BANK FOOTAGE-STRUCTURE TO STRUCTURE, OR STRUCTURE TO CAP.
GAS	SIZE OF GAS PIPELINE FOOTAGE OF PIPELINE-CONNECTION TO CONNECTION, OR CONNECTION TO CAP.
SECURITY	NUMBER OF SEC CONDUITS SIZE OF SEC CONDUITS DUCT BANK FOOTAGE-STRUCTURE TO STRUCTURE, OR STRUCTURE TO CAP.



3RD PARTY PERMISSION NOTE:

PERMISSION TO PERFORM WORK ON ANY 3RD PARTY PRIVATE PROPERTY SHALL BE SECURED BY DEVELOPER. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACQUIRING UTILITY EASEMENT AND ACCESS PERMISSION.

REVISIONS	DATE	DESCRIPTION

UNDERGROUND SERVICE ALERT
CALL:
811
WWW.DIGALERT.ORG
TWO WORKING DAYS BEFORE YOU DIG

DEVELOPER:
COMPANY NAME
Address (951) 123-4567
Address Fax (951) 123-4567

PLANS PREPARED BY:
RGI
UTILITY CONSULTANTS
A PROACTIVE COMPANY
200 S. Main St. - Suite 316 (951) 279-7900
Corona, CA 92882-2211 Fax (951) 279-4116

DRY UTILITY COMPOSITE PLAN

10990 WOODSIDE
SANTEE, CA

DWN BY: DO	PROJECT MANAGER:	DATE: 01.10.24
CKD BY: RGI	MICAH CORDY	SHEET: 1 OF 1 SHEETS
SCALE: 1"=40'	PROJECT#:30.391.000	