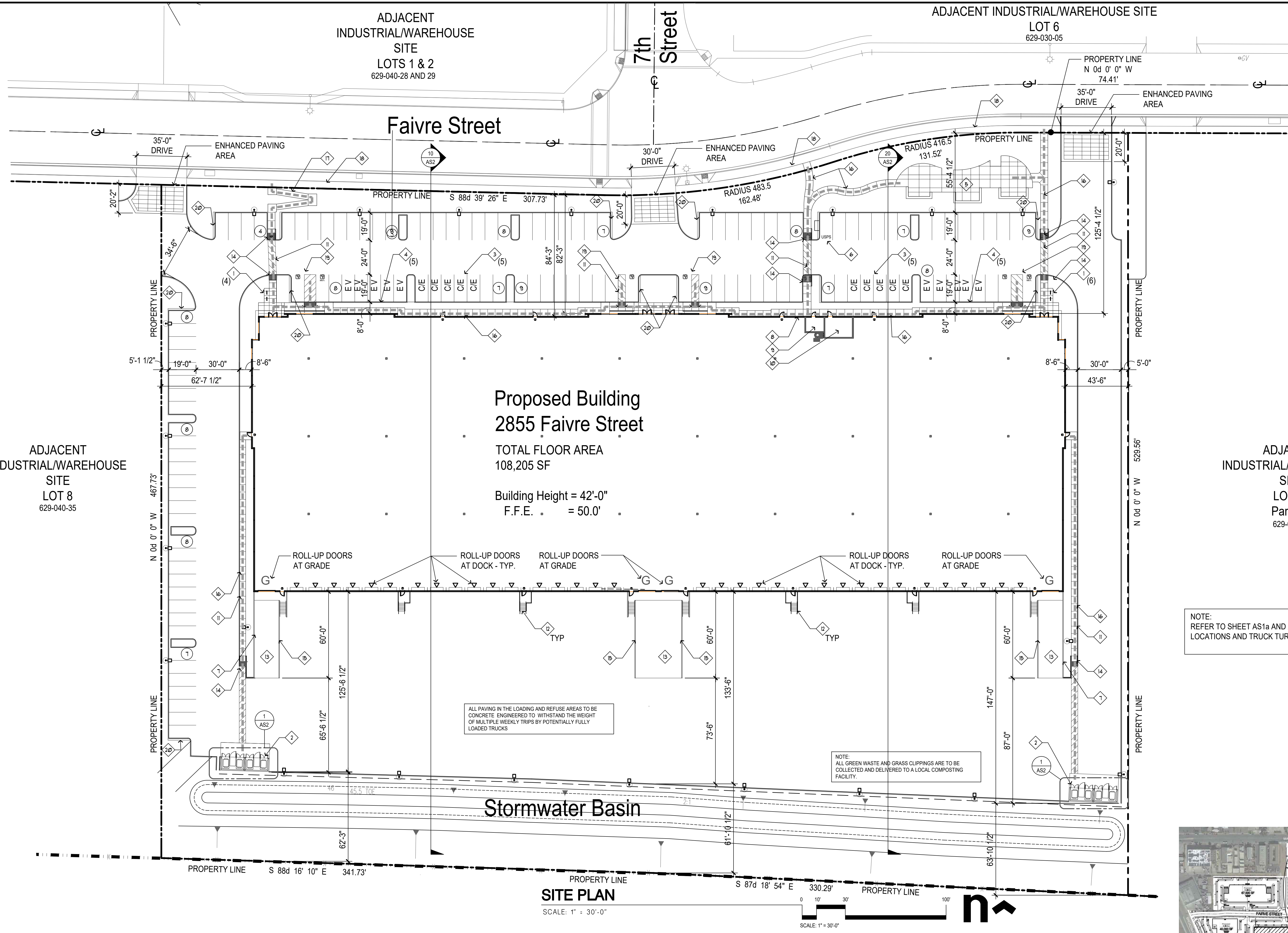
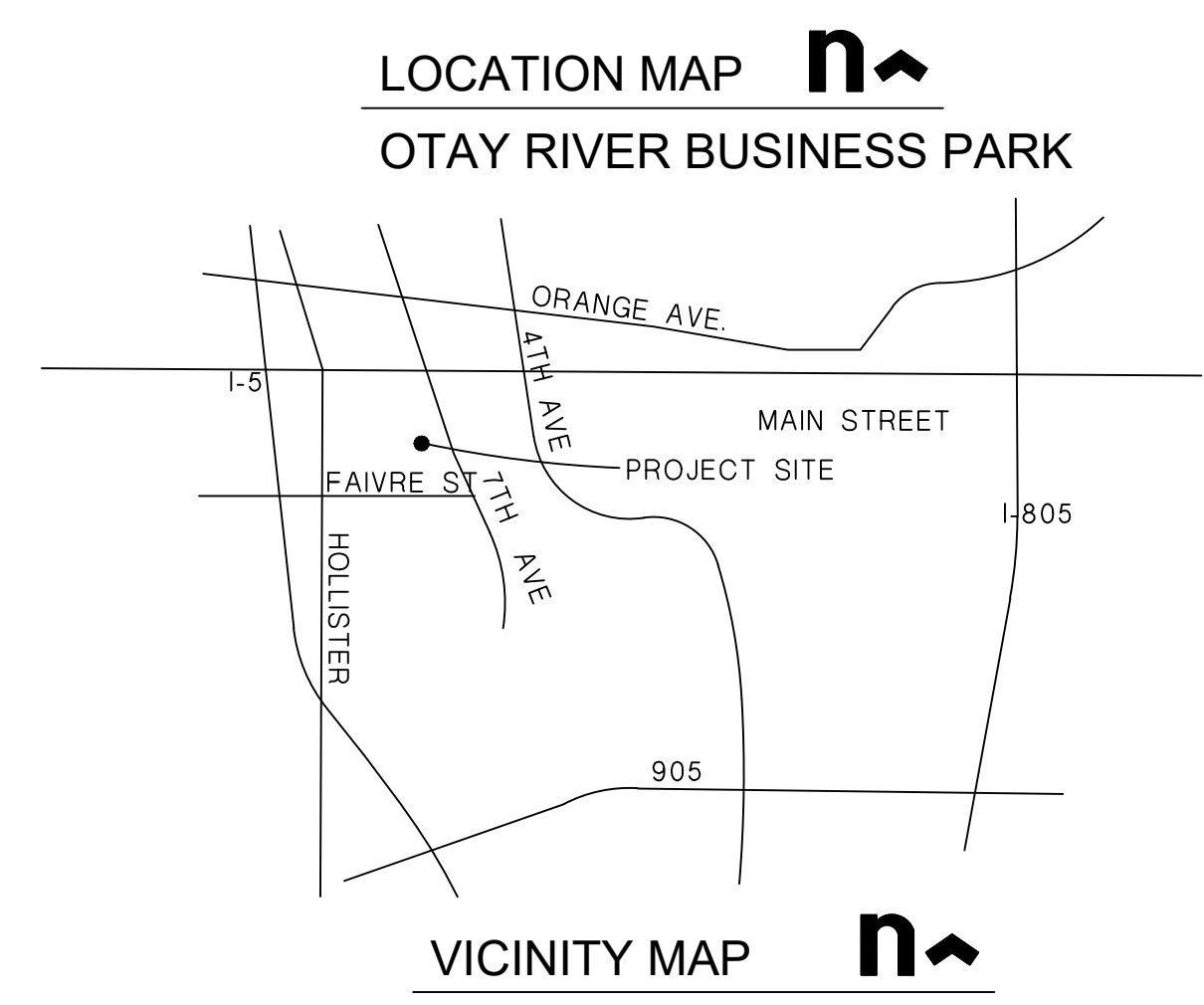
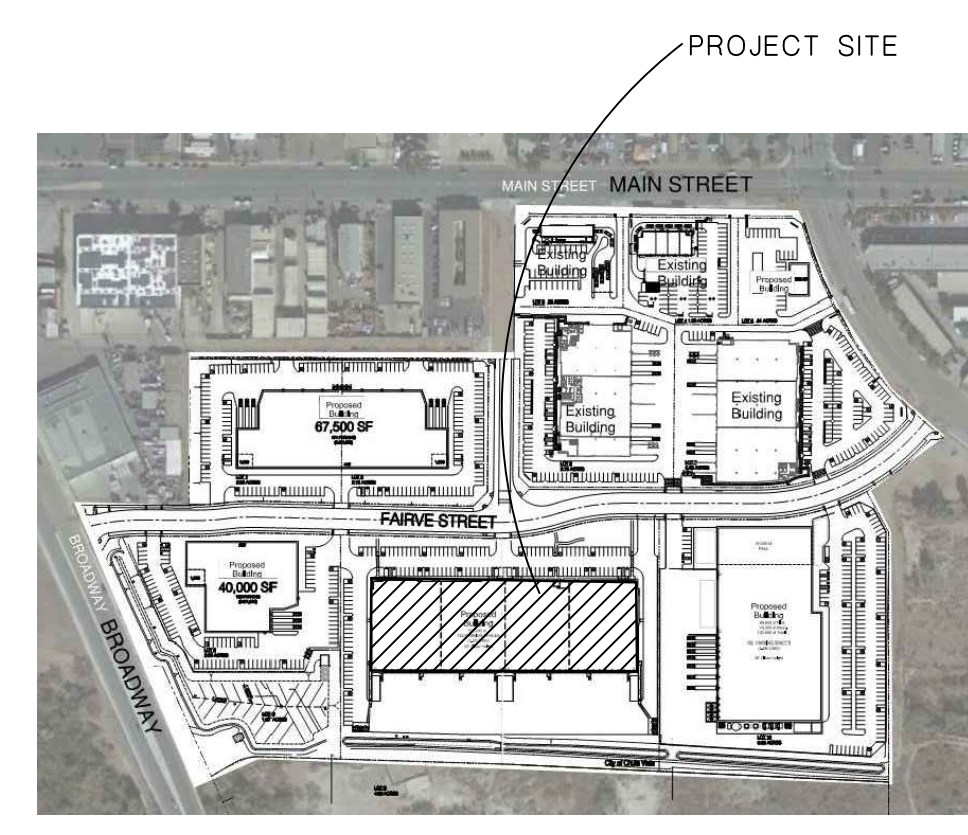


DR21-0009



NOTE:
REFER TO SHEET AS1a AND AS1b FOR FIRELANE
LOCATIONS AND TRUCK TURN RADIUS INFORMATION.



PROJECT DATA

PROJECT ADDRESS: 2855 FAIVRE STREET - PARCEL 1, ORBP
A.P.N.: 629-040-37 and 629-040-38
LEGAL DESCRIPTION:
PARCEL 1 OF ADJUSTMENT PLAT NO. LA21-0004 PER DOC. # 2021-0530386.

EXISTING ZONE: PA-3
EXISTING GENERAL PLAN: IL
PROPOSED LAND USE: LIGHT INDUSTRIAL/LIMITED COMMERCIAL

SEWER DISTRICT: CITY OF CHULA VISTA
WATER DISTRICT: SWEETWATER AUTHORITY
STORM DRAIN DISTRICT: CITY OF CHULA VISTA
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
SCHOOL DISTRICT: SWEETWATER UNION SCHOOL DISTRICT

OCCUPANCY: B, F-1, S-1
TYPE OF CONSTRUCTION: III-B
FIRE SPRINKLERED: YES
APPLICATIONS: DESIGN REVIEW

SIGNAGE: FUTURE SEPARATE SIGN PERMIT REQUIRED
(NOT INCLUDED IN THIS APPLICATION)

LOT SUMMARY

TOTAL GROSS LOT AREA: (PARCEL 1)	327,136 S.F. (7.51 ACRES)
-------------------------------------	---------------------------

FAR: 108,205 S.F. / 327,136 S.F. = 33%
LOT COVERAGE: 108,205 S.F. / 327,136 S.F. = 33%

BUILDING AREA SUMMARY

TOTAL BUILDING FLOOR AREA:	108,205 S.F.
----------------------------	--------------

CODES

THIS PROJECT WILL COMPLY WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA AND CITY OF CHULA VISTA:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA GREEN STANDARDS

FIRE NOTES

1. AN AUTOMATIC FIRE EXTINGUISHING AND DETECTION SYSTEMS SHALL BE INSTALLED
2. DESIGNATED FIRE LANES SHALL BECOME THE RESPONSIBILITY OF THE DEVELOPER TO HAVE SAID ACCESS RESTRICTIONS RECORDED, THAT THE OWNER IS RESPONSIBLE TO PROVIDE AND MAINTAIN TO IDENTIFY AND ENSURE ENFORCEMENT OF THOSE DESIGNATED ACCESS.

PARKING SUMMARY

NOTE: REFER TO FLOOR PLAN SHEET A1 FOR AREA LOCATIONS.

PARKING REQUIRED:

OFFICE: (3.3 / 1000) @ 4,800 S.F.	16 SPACES
MANUFACTURING: (1.25 / 1000) @ 45,000 S.F.	56 SPACES
WAREHOUSE: (1 / 1000) @ 58,405 S.F.	58 SPACES

TOTAL: 108,205 SF 130 REQUIRED

PARKING PROVIDED:

STANDARD STALLS (9' X 19'):	104
C/E STALLS (9' X 19'):	10
EV STALLS (9' X 19'):	9
EV (ADA) STALLS (9' X 19'):	2
ADA STALLS:	6 (1 VAN)

TOTAL: 131 PROVIDED

PROJECT DIRECTORY

OWNER/APPLICANT:
SUDBERRY PROPERTIES
5465 MOREHOUSE DR. STE 200
SAN DIEGO, CA 92121
PHONE: (858) 545-3000
CONTACT: RICH SIMONS

CIVIL ENGINEER:
K&S ENGINEERING
7801 MISSION CENTER CT 100
SAN DIEGO, CA 92108
PHONE: (619) 296-5565

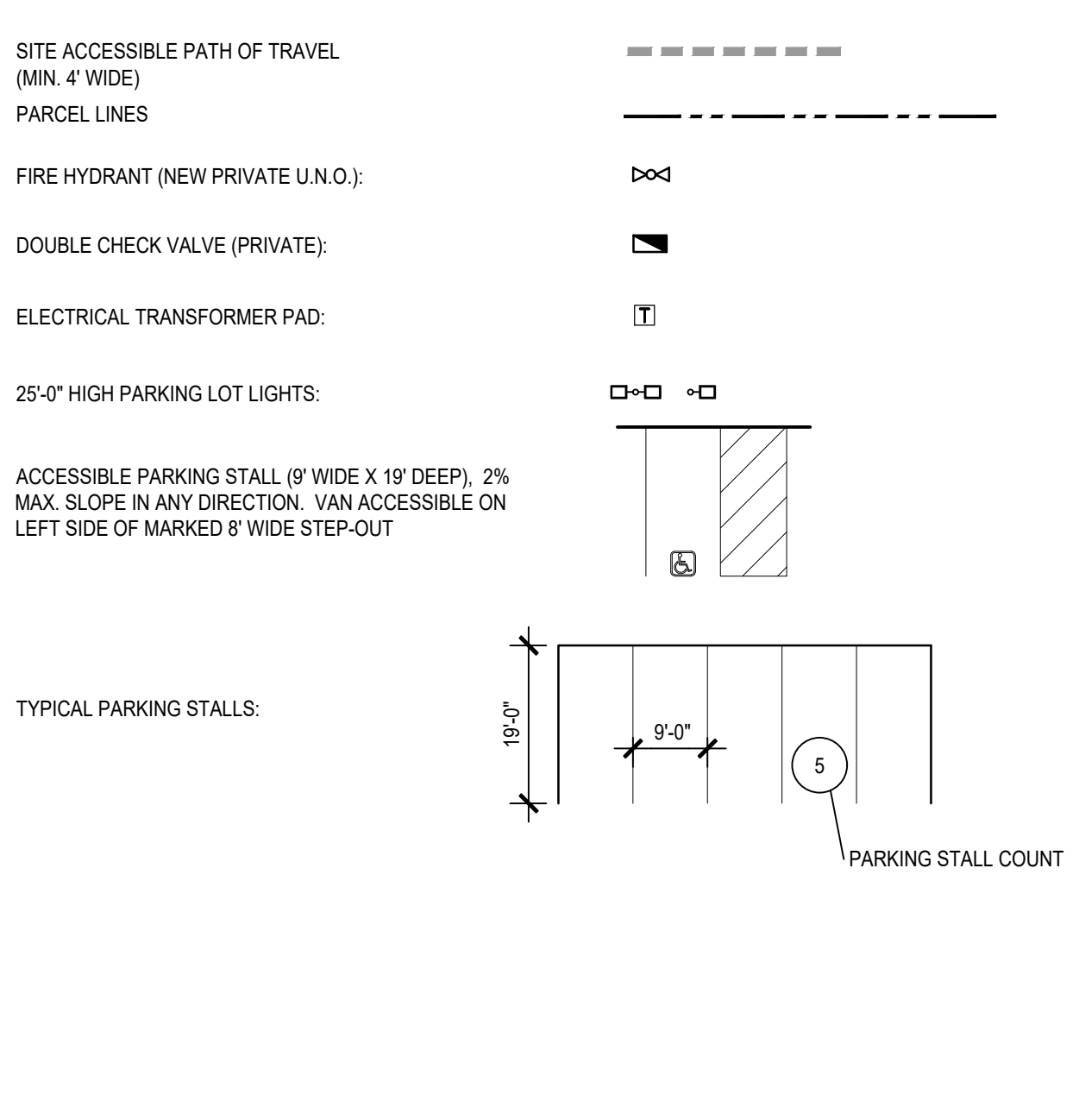
ARCHITECT:
SCA ARCHITECTURE
13280 EVENING CREEK DR # 125
SAN DIEGO, CALIFORNIA 92128
PHONE: (858) 793-4777
EMAIL: MILDS@sca-sd.com
CONTACT: MILOS MAKARIC

LANDSCAPE ARCHITECT:
RIDGE LANDSCAPE
8841 RESEARCH DR STE 200
IRVINE, CALIFORNIA 92618
PHONE: (949) 387-1323
FAX: (949) 387-1303
CONTACT: RON STARK

SHEET INDEX

- | | | |
|----|------|--------------------------------|
| 1 | AS1 | SITE PLAN |
| 2 | AS1a | FIRE ACCESS PLAN |
| 3 | AS1b | SEMI TRUCK TURN PLAN |
| 4 | AS2 | TRASH ENCLOSURE DETAILS |
| 5 | A1 | FLOOR PLAN |
| 6 | A2 | ROOF PLAN |
| 7 | A3 | EXTERIOR ELEVATIONS |
| 8 | AS1 | RENDERED EXTERIOR ELEVATIONS |
| 9 | AS2 | BUILDING FINISH EXHIBIT |
| 10 | C1 | TITLE SHEET |
| 11 | C2 | GRADING AND DRAINAGE PLAN |
| 12 | C3 | GRADING AND DRAINAGE PLAN |
| 13 | C4 | GRADING AND DRAINAGE PLAN |
| 14 | C5 | GRADING AND DRAINAGE PLAN |
| 15 | C6 | STORMWATER PLAN |
| 16 | L1.1 | PRELIMINARY LANDSCAPE PLAN |
| 17 | L2.1 | PRELIMINARY SHADING PLAN |
| 18 | E1.1 | SITE LIGHTING FIXTURES |
| 19 | E1.2 | SITE LIGHTING PHOTOMETRIC PLAN |
| 20 | E1.3 | SITE LIGHTING PLAN |

SITE PLAN LEGEND



SITE PLAN KEYNOTES

1. SHORT-TERM BIKE PARKING - LOOP BIKE RACK
2. TRASH ENCLOSURE
3. CARPOOL AND ZERO EMISSION PARKING STALLS
4. ELECTRIC VEHICLE CHARGING STATIONS (RACEWAY INSTALLED)
5. OUTDOOR AMENITY AREA - REFER TO LANDSCAPE PLANS
6. USPS PARKING STALL w/ ADJACENT GROUND-MTD. TENANT MAILBOX
7. 12' HIGH SCREEN WALL - REFER TO ELEVATIONS
8. GAS METER AND GAS STUB UP
9. FIRE CONTROL ROOM
10. ELECTRICAL ROOM
11. ACCESSIBLE PATH AT LESS THAN 2% SLOPE. PAINTED PEDESTRIAN PATH WITH DIRECTIONAL SIGNAGE. ACCESSIBLE CURB RAMPS PER CITY STDS., TRUNCATED DOME INDICATORS PER CITY STDS. AT DRIVE AISLE CROSSINGS
12. DOCK STAIRS
13. GRADE LEVEL DOCK RAMP
14. CURB RAMP - REFER TO DETAIL
15. 42" HIGH CONCRETE WALL AT GRADE LEVEL DOCK RAMP
16. 5'-0" WIDE CONCRETE SIDEWALK
17. CONCRETE PEDESTRIAN RAMP - REFER TO DETAIL
18. EXISTING CONCRETE SIDEWALK AT STREET
19. ACCESSIBLE PARKING SPACE - REFER TO DETAIL
20. 1'-0" WIDE CONCRETE 'STEP-OFF'

AS1

Revision Dates	
DESIGN REVIEW RESUBMITTAL	8/18/2021
DESIGN REVIEW RESUBMITTAL	9/10/2021
DESIGN REVIEW RESUBMITTAL	9/18/2022
DESIGN REVIEW RESUBMITTAL	8/22/2022
DESIGN REVIEW RESUBMITTAL	8/22/2023

Issue Dates	
Planning	-
SD/Pricing Set	-
Plan Check	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date 05.26.2021

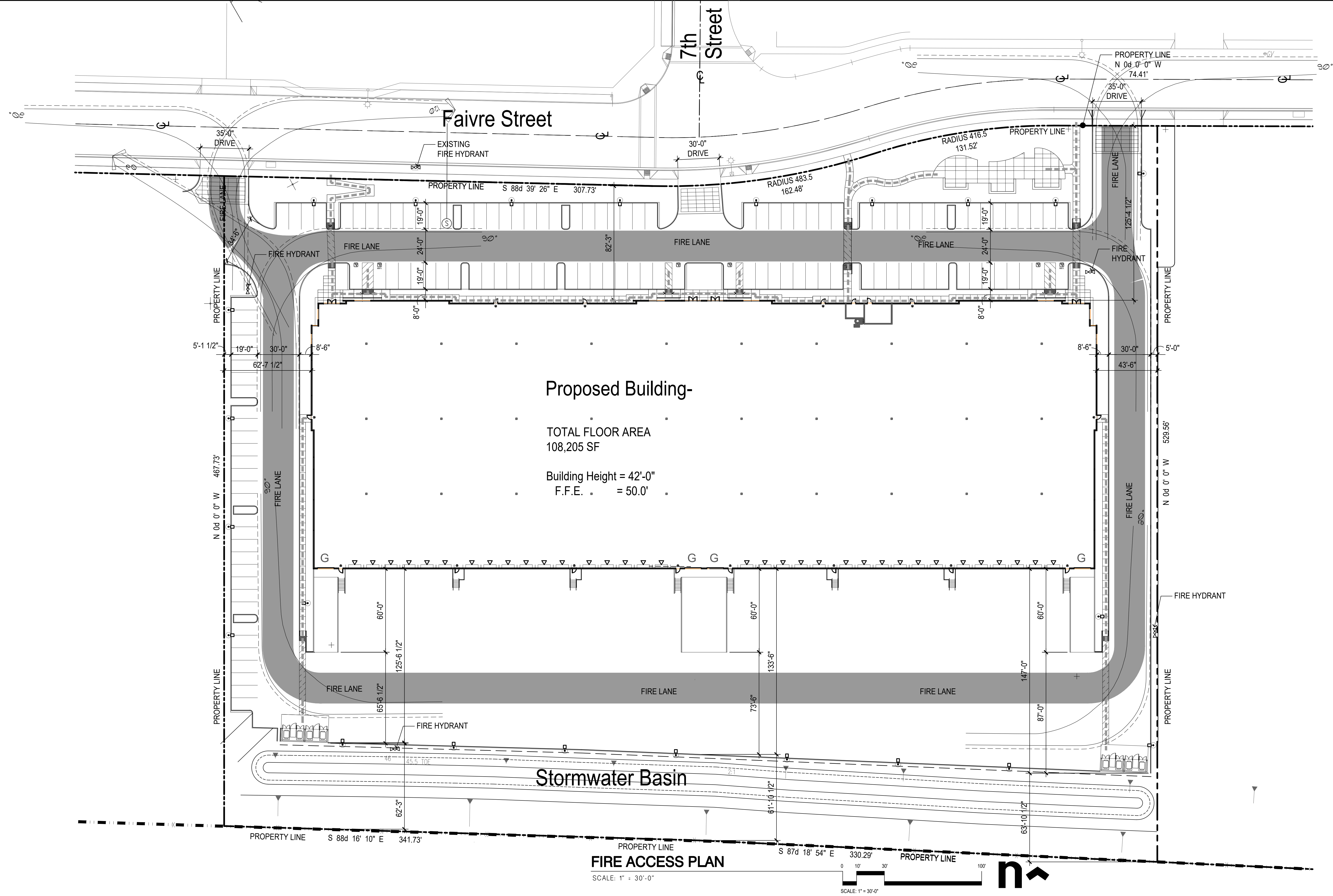
Check By BD

Drawn By BD

Scale AS NOTED

Job Number 11009.S10

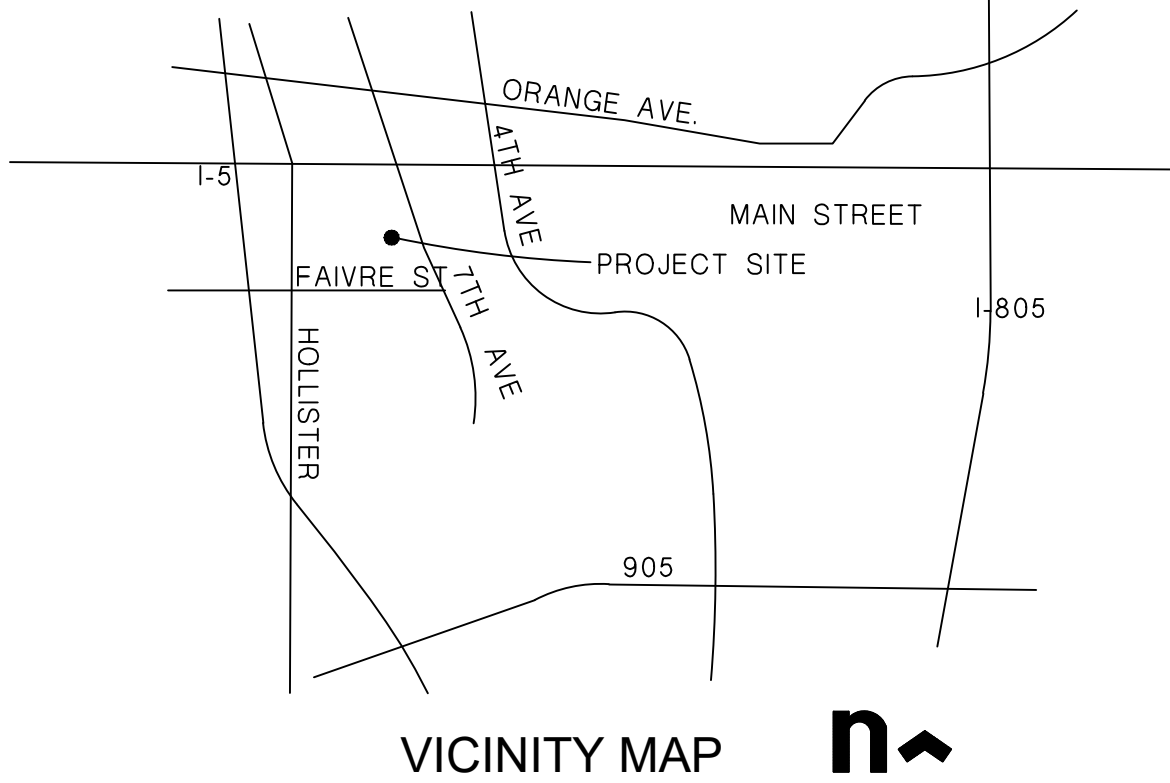
Sheet Number 2 of 20

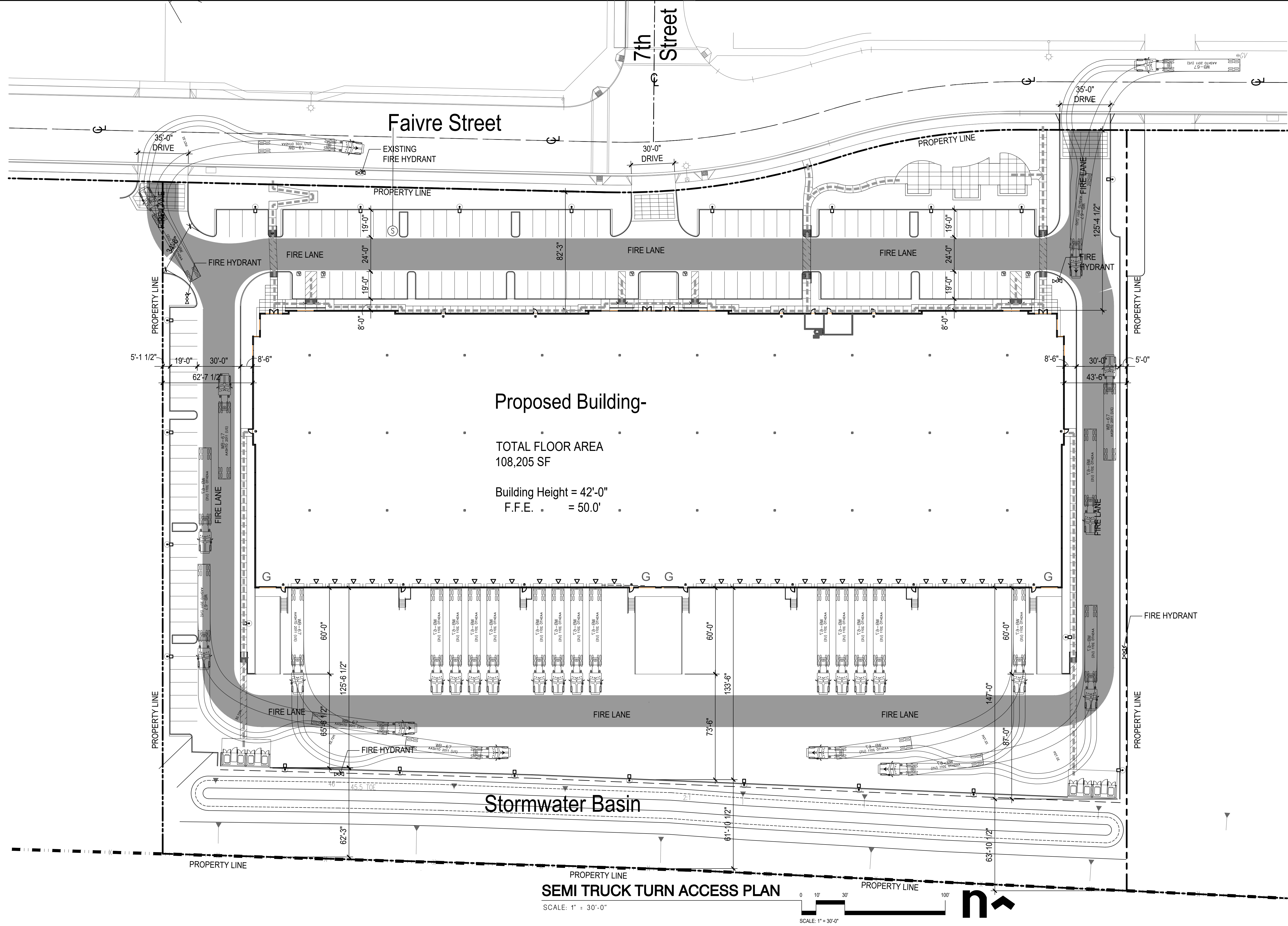


SITE PLAN LEGEND

SITE ACCESSIBLE PATH OF TRAVEL (MIN. 4' WIDE)	---
PARCEL LINES	---
FIRE HYDRANT (NEW PRIVATE U.N.O.)	⊠
DOUBLE CHECK VALVE (PRIVATE)	⊠
ELECTRICAL TRANSFORMER PAD	⊠
25'-0" HIGH PARKING LOT LIGHTS	⊠
ACCESSIBLE PARKING STALL (9' WIDE X 19' DEEP), 2% MAX. SLOPE IN ANY DIRECTION, VAN ACCESSIBLE ON LEFT SIDE OF MARKED 8' WIDE STEP-OUT	⊠
TYPICAL PARKING STALLS	⊠
FIRE LANE	---

LOCATION MAP
OTAY RIVER BUSINESS PARK





Proposed Building-

TOTAL FLOOR AREA
108,205 SF

Building Height = 42'-0"
F.F.E. = 50.0'

Stormwater Basin

SEMI TRUCK TURN ACCESS PLAN

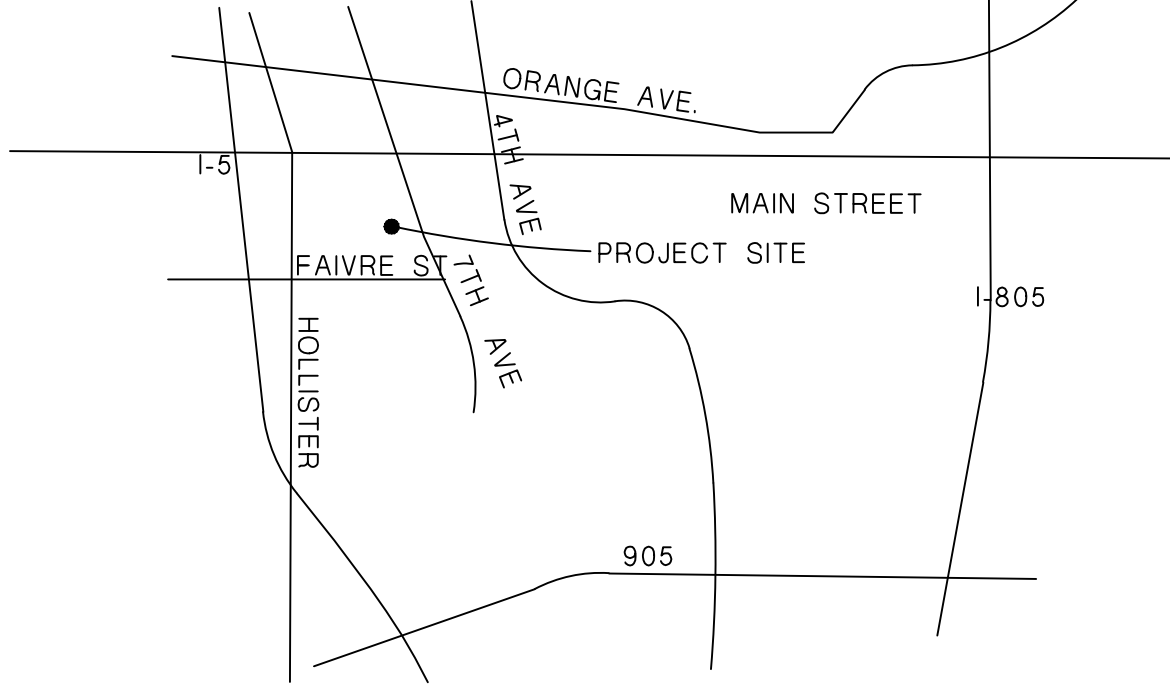
SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"

SITE PLAN LEGEND

- SITE ACCESSIBLE PATH OF TRAVEL (MIN. 4' WIDE)
- PARCEL LINES
- FIRE HYDRANT (NEW PRIVATE U.N.O.):
- DOUBLE CHECK VALVE (PRIVATE):
- ELECTRICAL TRANSFORMER PAD:
- 25'-0" HIGH PARKING LOT LIGHTS:
- ACCESSIBLE PARKING STALL (9' WIDE X 19' DEEP), 2% MAX. SLOPE IN ANY DIRECTION, VAN ACCESSIBLE ON LEFT SIDE OF MARKED 8' WIDE STEP-OUT
- TYPICAL PARKING STALLS:
- FIRE LANE:

LOCATION MAP
OTAY RIVER BUSINESS PARK



SUDBERRY PROPERTIES, INC.

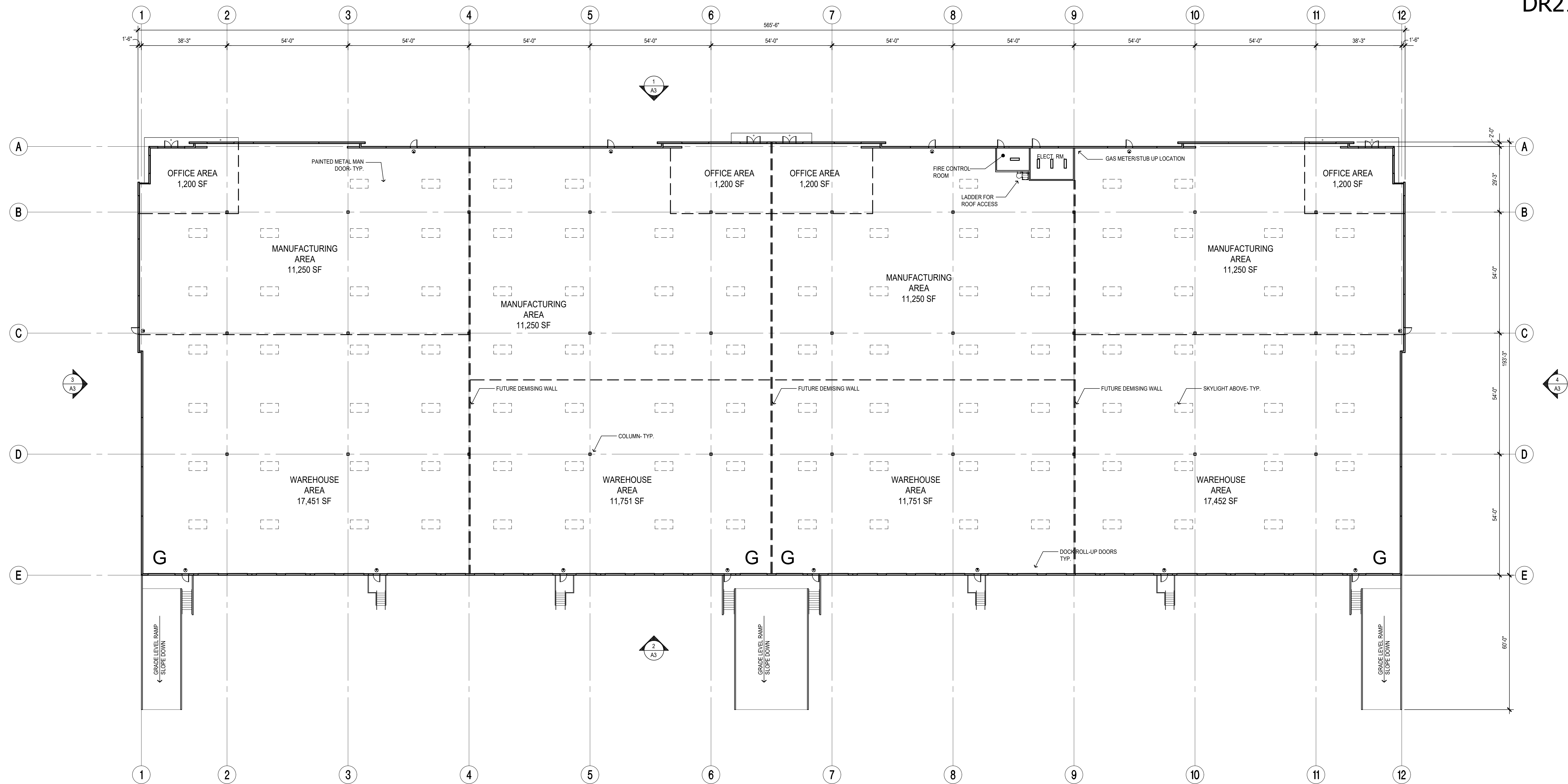
OTAY RIVER BUSINESS PARK, PARCEL 1
FAIVRE AND 7TH STREET
CHULA VISTA, CA

DR PROJECT # DR21-0009
CD PROJECT #

Revision Dates	
DESIGN REVIEW RESUBMITTAL	8/18/2021
DESIGN REVIEW RESUBMITTAL	3/1/2022
DESIGN REVIEW RESUBMITTAL	5/18/2022
DESIGN REVIEW RESUBMITTAL	8/2/2022
DESIGN REVIEW RESUBMITTAL	10/2/2022
DESIGN REVIEW RESUBMITTAL	10/2/2022

Issue Dates	
Planning	-
SD/Pricing Set	-
Plan Check	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date	05.26.2021
Check By	BD
Drawn By	BD
Scale	AS NOTED
Job Number	11009.S10
Sheet Number	3 of 20



FLOOR PLAN

SCALE: 1" = 20'-0"



SUDBERRY PROPERTIES, INC.

OTAY RIVER BUSINESS PARK, PARCEL 1
FAIVRE AND 7TH STREET
CHULA VISTA, CA
FLOOR PLAN

DR PROJECT # DR21-0009
CD PROJECT #

Revision Dates

DESIGN REVIEW RESUBMITTAL	4/18/2021
DESIGN REVIEW RESUBMITTAL	5/1/2022
DESIGN REVIEW RESUBMITTAL	5/18/2022
DESIGN REVIEW RESUBMITTAL	5/18/2022
DESIGN REVIEW RESUBMITTAL	5/22/2022
DESIGN REVIEW RESUBMITTAL	5/22/2022

Issue Dates

Planning	-
SD/Pricing Set	-
Plan Check	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date 05.26.2021

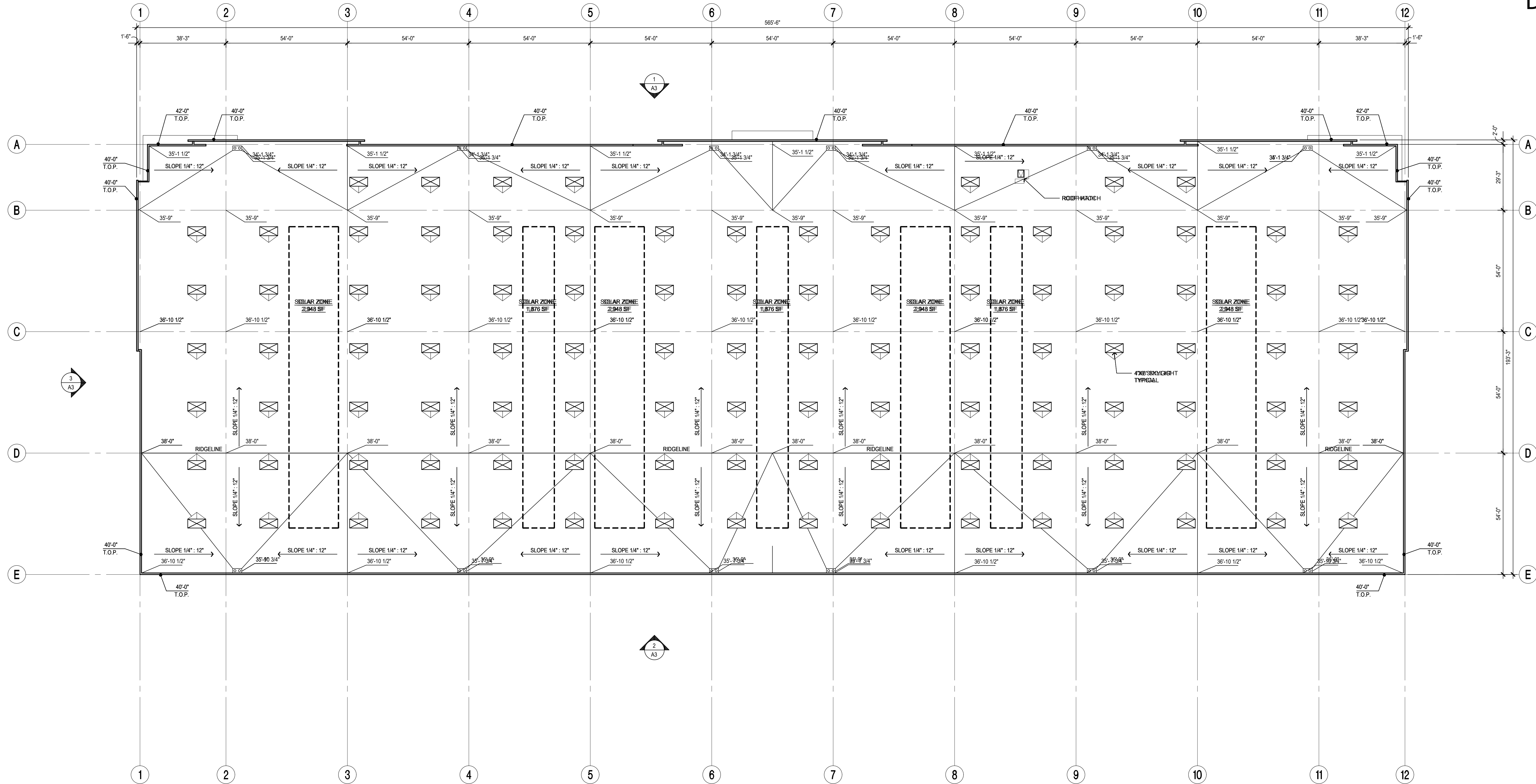
Check By BD

Drawn By BD

Scale AS NOTED

Job Number 11009.S10

Sheet Number 5 of 20



ROOF PLAN

SCALE: 1" = 20'-0"



ROOF CALCULATIONS:

SKYLIGHT PER DEC SECTION 140.3 (MINIMUM 3% OF ROOF AREA)

ROOF AREA= 108,205 SF

REQUIRED SKYLIGHT AREA = 108,205 x 3% = 3,246 SF

MINIMUM SKYLIGHT SIZE = 4' X 8' (32 SF)

TOTAL NUMBER OF SKYLIGHTS REQUIRED FOR DAYLIGHTING = 102

TOTAL NUMBER OF SKYLIGHTS PROVIDED FOR DAYLIGHTING = 103

SOLAR ZONE CALCULATION

108,205 SF TOTAL ROOF AREA
3,246 SF TOTAL REQUIRED SKYLIGHT AREA
104,959 SF x 15% = 15,744 SF
= 15,744 SF REQUIRED SOLAR AREA
= 17,420 PROPOSED SOLAR AREA

ROOF PLAN LEGEND:

ROOF HEIGHTS ARE GIVEN ABOVE THE FIRST FLOOR FINISH SLAB ELEVATIONS TO TOP OF ROOF SHEATHING.

- 0'-0" ROOF ELEVATION, FINISH FLOOR TO TOP OF ROOF SHEATHING (TYP U.O.N.)
- 0'-0" T.O.P. TOP OF PARAPET ELEVATION, FINISH FLOOR TO TOP OF PARAPET (TYP U.O.N.)
- 1/4" / FT. SLOPE DENOTES MIN. ROOF SLOPE FLOW LINE
- SINGLE CURB MOUNTED SINGE DOME SKYLIGHT WITH SMOKE HATCH AND FALL PROTECTION PER OSHA REQUIREMENTS

DR PROJECT # DR21-0009
CD PROJECT #

Revision Dates

DESIGN REVIEW RESUBMITTAL	8/18/2021
DESIGN REVIEW RESUBMITTAL	9/1/2022
DESIGN REVIEW RESUBMITTAL	9/18/2022
DESIGN REVIEW RESUBMITTAL	10/2/2022
DESIGN REVIEW RESUBMITTAL	10/2/2023

Issue Dates

Planning -
SD/Pricing Set -
Plan Check -
Bid Set -
Permit Set -
Construction Set -

Drawing Date 05.26.2021

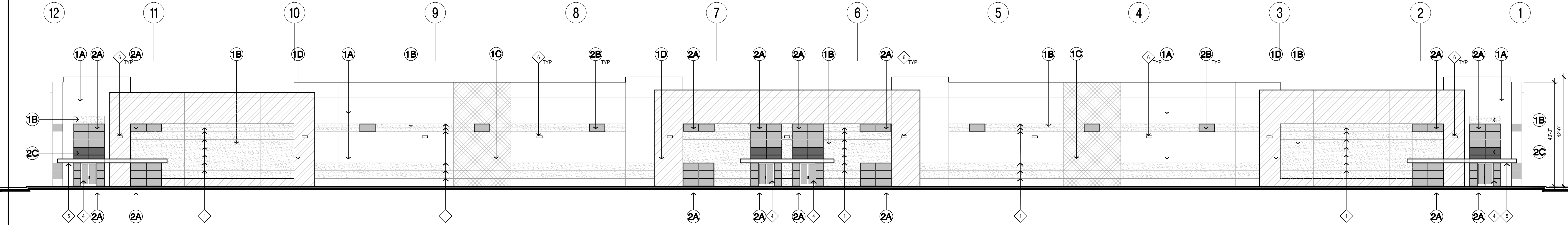
Check By BD

Drawn By BD

Scale AS NOTED

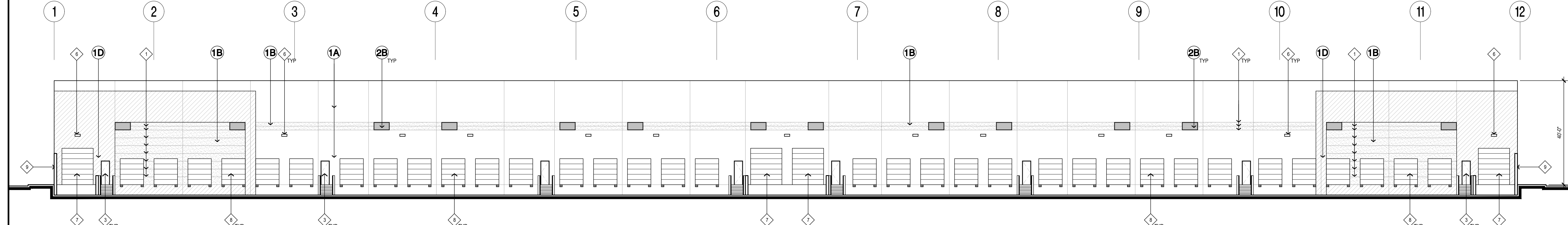
Job Number 11009.S10

Sheet Number 6 of 20



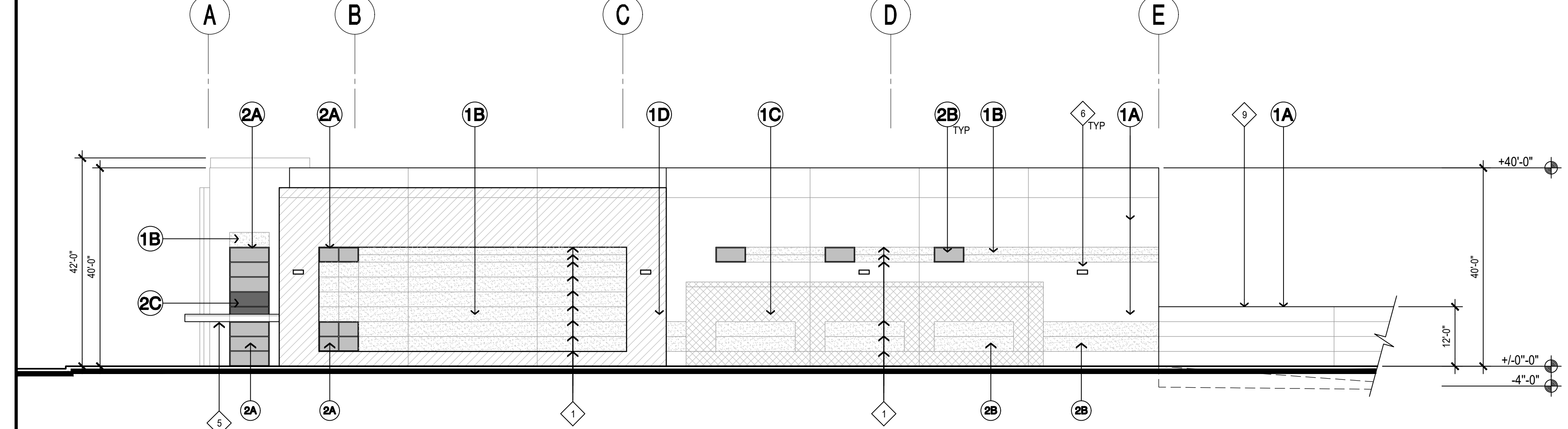
1 North Exterior Elevation

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



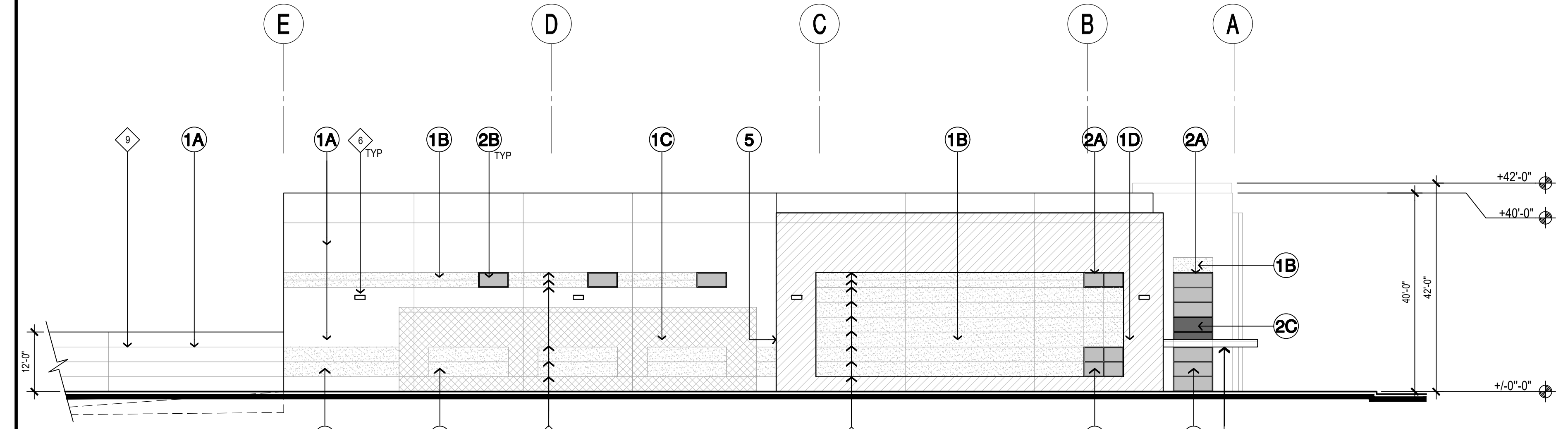
2 South Exterior Elevation

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



3 West Exterior Elevation

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



4 East Exterior Elevation

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

MATERIAL SCHEDULE:

- (2A) 2"x4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM, w/CAPTURED HORIZONTALS AND VERTICALS- w/ DUAL PANE TINTED GLAZING. GLAZING: PPG SOLARBAN 60 (2) SOLARBLUE + CLEAR. MULLIONS: CLEAR ANODIZED
- (2B) 2"x4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM, w/CAPTURED HORIZONTALS AND VERTICALS- w/ SINGLE PANE TINTED GLAZING. GLAZING: PPG SOLARBAN 60 (2) SOLARBLUE + CLEAR. MULLIONS: CLEAR ANODIZED
- (2C) 2"x4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM, w/CAPTURED HORIZONTALS AND VERTICALS- w/ SPANDREL GLAZING. GLAZING: PPG SOLARBAN 60 (1) SOLARBLUE W/ WARM GREY OPACI #2. MULLIONS: CLEAR ANODIZED
- T = TEMPERED
- (1A) PAINTED CONCRETE TILT-UP PANEL FIELD COLOR: SW 6000 SNOWFALL
- (1B) PAINTED CONCRETE TILT-UP PANEL ACCENT COLOR #1: SW 2850 CHELSEA GRAY
- (1C) PAINTED CONCRETE TILT-UP PANEL ACCENT COLOR #2: SW 9163 TIN LIZZIE
- (1D) PAINTED CONCRETE TILT-UP PANEL ACCENT COLOR #3: SW 7088 GRIZZLE GRAY

ELEVATION KEY NOTES:

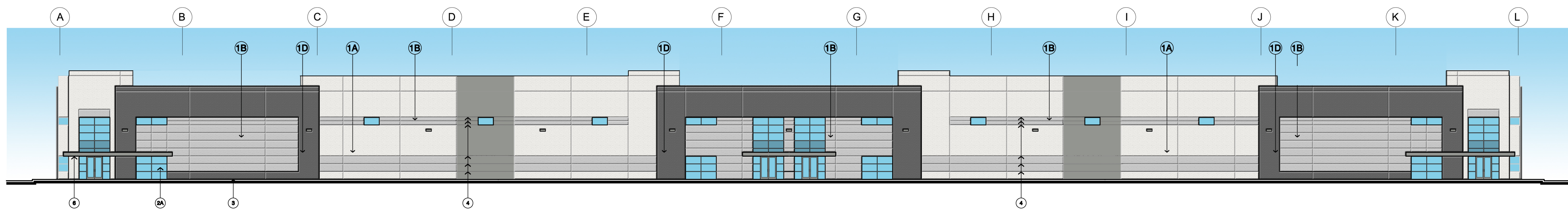
- NOT ALL KEYNOTES ARE USED ON THIS SHEET
- 1 3/4" V GROOVE REVEAL IN CONCRETE TILT-UP PANEL
- 2 NOT USED
- 3 PAINTED METAL MAN DOOR
- 4 MEDIUM STILE STOREFRONT DOOR w/ TEMPERED DUAL PANE GLAZING
- 5 METAL STUD FRAMED CANOPY w/PLYWOOD SHEATHING, WATERPROOFING MEMBRANE, AND 1/8" PREFORMED ALUMINUM PANEL SYSTEM. COLOR TO MATCH WINDOW FRAMES.
- 6 WALL MOUNTED LIGHT FIXTURE
- 7 12X14" PAINTED OVERHEAD GRADE LEVEL DOOR
- 8 9X10" PAINTED OVERHEAD DOCK DOOR
- 9 12'-0" HIGH CONCRETE SCREEN WALL

Revision Dates	
△	
△	
△	
△	

Issue Dates	
Planning	-
Design Review	-
Plan Check	-
Bid Set	-
Permit Set	-
Construction Set	-

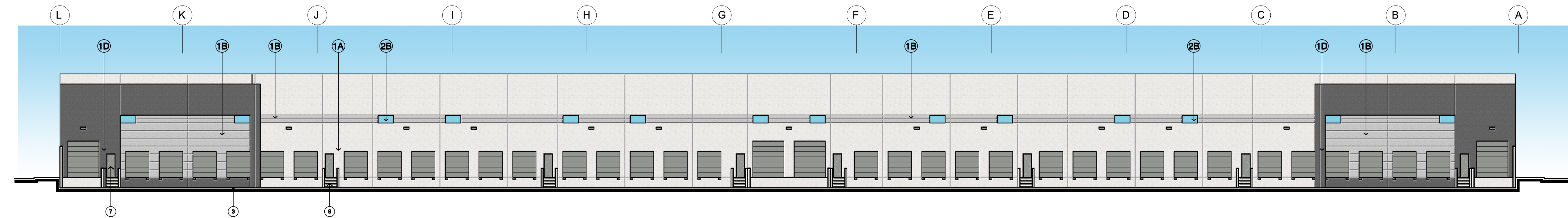
Drawing Date	
Check By	-
Drawn By	-

Scale	SEE PLAN
Job Number	I1009.S10
Sheet Number	8 of 20



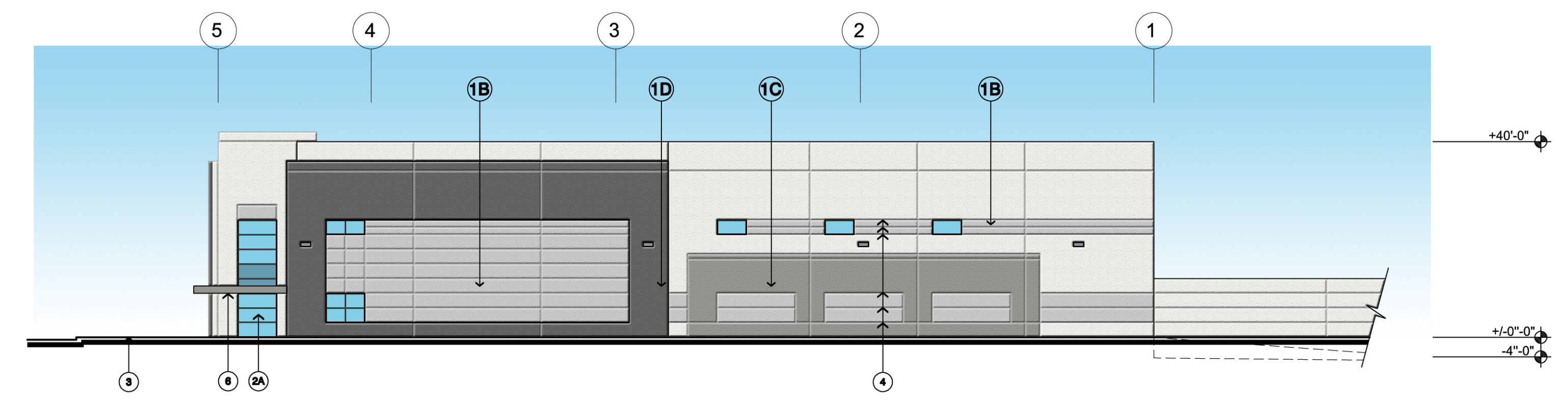
North Exterior Elevation

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



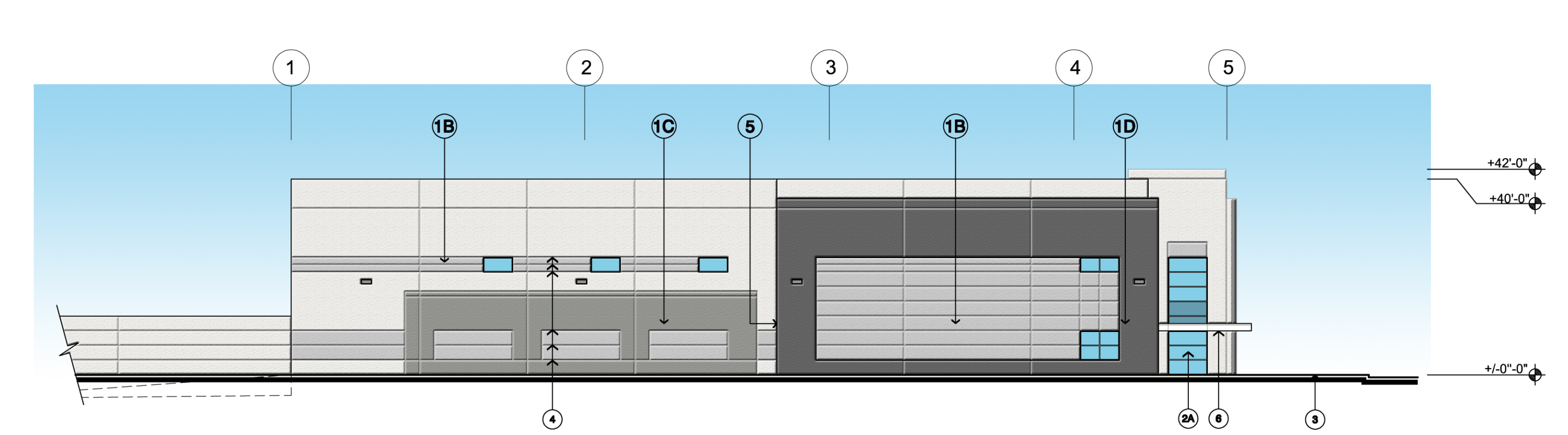
South Exterior Elevation

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



West Exterior Elevation

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



East Exterior Elevation

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

6 **CVG Grey** CANOPY METAL
4 CVG-50
UV 14.38
3.84mm

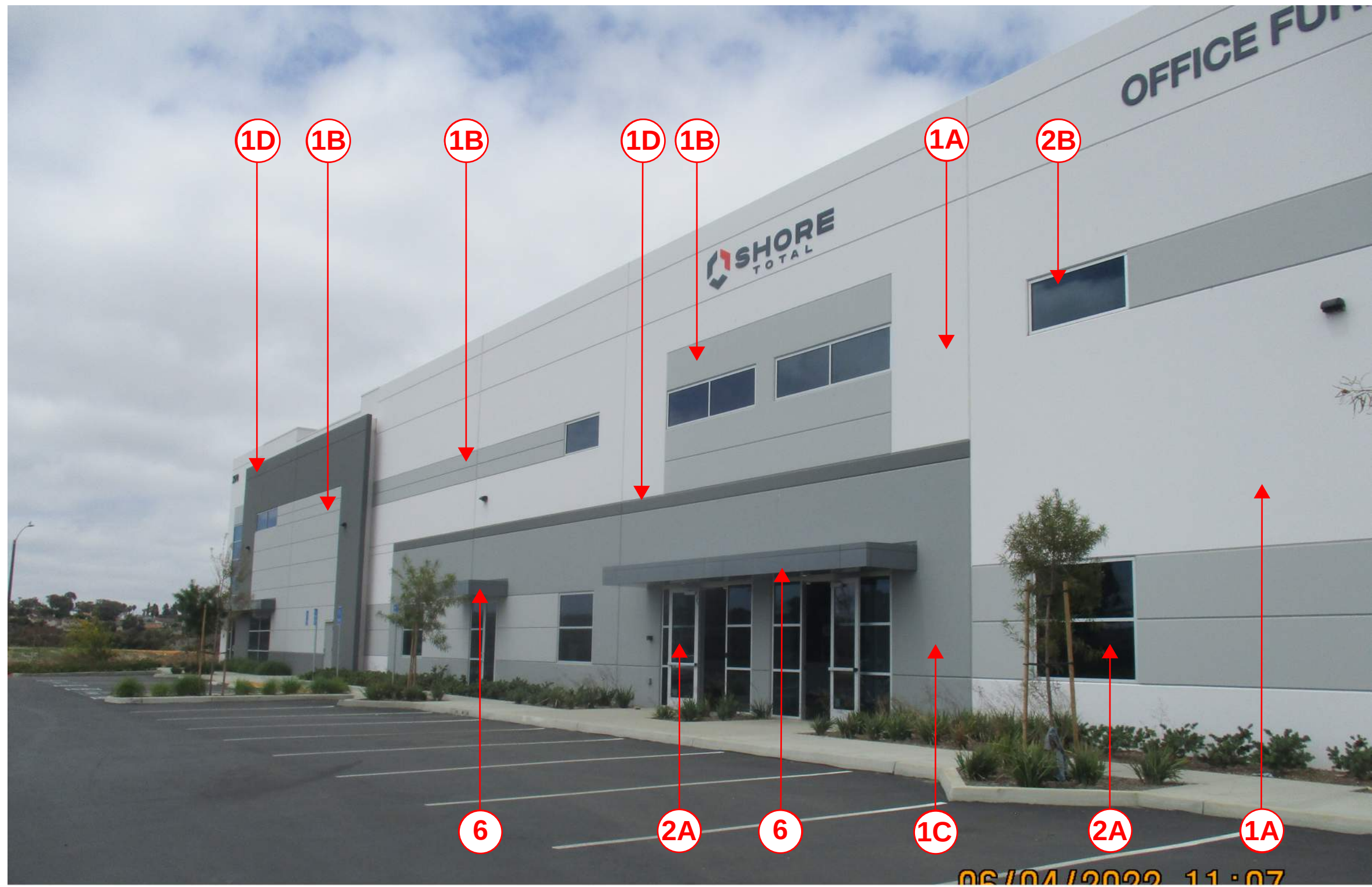
1A PAINTED CONCRETE WALL
COLOR: SW 6000 SNOWFALL

1B PAINTED CONCRETE WALL
COLOR: SW 2850 CHELSEA GRAY

1C PAINTED CONCRETE WALL
COLOR: SW 9163 TIN LIZZIE

1D PAINTED CONCRETE WALL/METAL CANOPY
COLOR: SW 7068 GRIZZLE GRAY

- LEGEND**
- 1A** PAINTED CONCRETE WALL
COLOR: SW 6000 SNOWFALL
 - 1B** PAINTED CONCRETE WALL
COLOR: SW 2850 CHELSEA GRAY
 - 1C** PAINTED CONCRETE WALL
COLOR: SW 7067 CITYSCAPE
 - 1D** PAINTED CONCRETE WALL
COLOR: SW 7068 GRIZZLE GRAY
 - 2A** 2"x4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM,
w/CAPTURED HORIZONTALS AND VERTICALS- w/ DUAL PANE
TINTED GLAZING.
GLAZING: PPG SOLARBAN 60 (2) SOLARBLUE + CLEAR.
MULLIONS: CLEAR ANODIZED
 - 2B** ALUMINUM STOREFRONT SYSTEM @ WAREHOUSE REAR
FACADE ONLY- 2"x4 1/2" STOREFRONT, FRONT SET SYSTEM-
w/SINGLE PANE TINTED GLAZING.
GLAZING: PPG SOLARBAN 60 SOLARBLUE.
MULLIONS: CLEAR ANODIZED
 - 3** FINISHED GRADE
 - 4** 3/4" REVEAL IN TILT UP PANEL
 - 5** NOT USED
 - 6** METAL STUD FRAMED CANOPY w/PLYWOOD SHEATHING,
WATERPROOFING MEMBRANE, AND 1/8" PREFORMED
ALUMINUM PANEL SYSTEM - ALPOLIC CVG GREY
 - 7** PTD. MTL. MAN DOOR COLOR TBD
 - 8** CONCRETE FIRE DEPARTMENT ACCESS STAIR
 - 9** COILING DOOR



EXISTING EAST BUILDING FRONT FACE



EXISTING NORTHEAST CORNER ENTRY



EXISTING NORTH BUILDING SIDE FACE



TYPICAL DOCK AREA



TYPICAL BUILDING ENTRY

NOTE:
THE PICTURES ON THIS SHEET ARE OF THE THE BUILDNGS ON THE ADJACENT LOTS 6 AND 7 ACROSS FAIVRE FROM THE PROPOSED PROJECT. THE PROPOSED PROJECT IS INTENDED TO MATCH THESE EXISTING BUILDINGS IN APPEARANCE TO CREATE A CAMPUS TYPE OF FEEL TO THE ORBP DEVELOPMENT.

FINISHES FROM THE PROPOSED ELEVATIONS ARE REFERENCED IN THESE PICTURES.

6

CVG Grey CANOPY METAL
4-CVG-50
URV 14.38
384mm

1A

PAINTED CONCRETE WALL
COLOR: SW 6000 SNOWFALL

1B

PAINTED CONCRETE WALL
COLOR: SW 2850 CHELSEA GRAY

1C

PAINTED CONCRETE WALL
COLOR: SW 9163 TIN LIZZIE

1D

PAINTED CONCRETE WALL/METAL CANOPY
COLOR: SW 7068 GRIZZLE GRAY

LEGEND

1A PAINTED CONCRETE WALL
COLOR: SW 6000 SNOWFALL

1B PAINTED CONCRETE WALL
COLOR: SW 2850 CHELSEA GRAY

1C PAINTED CONCRETE WALL
COLOR: SW 7067 CITYSCAPE

1D PAINTED CONCRETE WALL
COLOR: SW 7068 GRIZZLE GRAY

2A 2"x4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM, w/CAPTURED HORIZONTALS AND VERTICALS- w/ DUAL PANE TINTED GLAZING.
GLAZING: PPG SOLARBAN 60 (2) SOLARBLUE + CLEAR.
MULLIONS: CLEAR ANODIZED

2B ALUMINUM STOREFRONT SYSTEM @ WAREHOUSE REAR FACADE ONLY- 2"x4 1/2" STOREFRONT, FRONT SET SYSTEM- w/SINGLE PANE TINTED GLAZING.
GLAZING: PPG SOLARBAN 60 SOLARBLUE.
MULLIONS: CLEAR ANODIZED

3 FINISHED GRADE

4 3/4" REVEAL IN TILT UP PANEL

5 NOT USED

6 METAL STUD FRAMED CANOPY w/PLYWOOD SHEATHING, WATERPROOFING MEMBRANE, AND 1/8" PREFORMED ALUMINUM PANEL SYSTEM - ALPOLIC CVG GREY

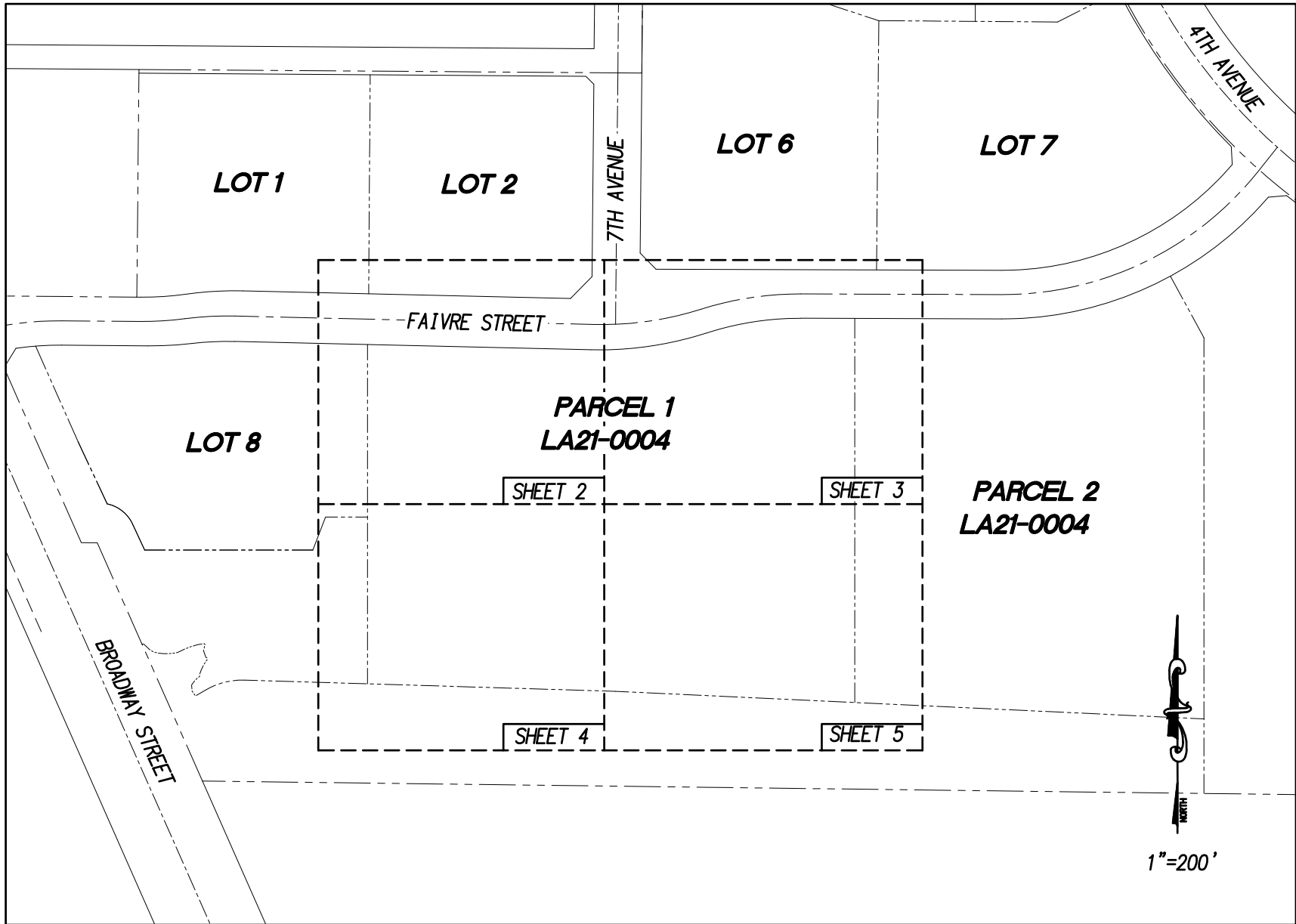
7 PTD. MTL. MAN DOOR COLOR TBD

8 CONCRETE FIRE DEPARTMENT ACCESS STAIR

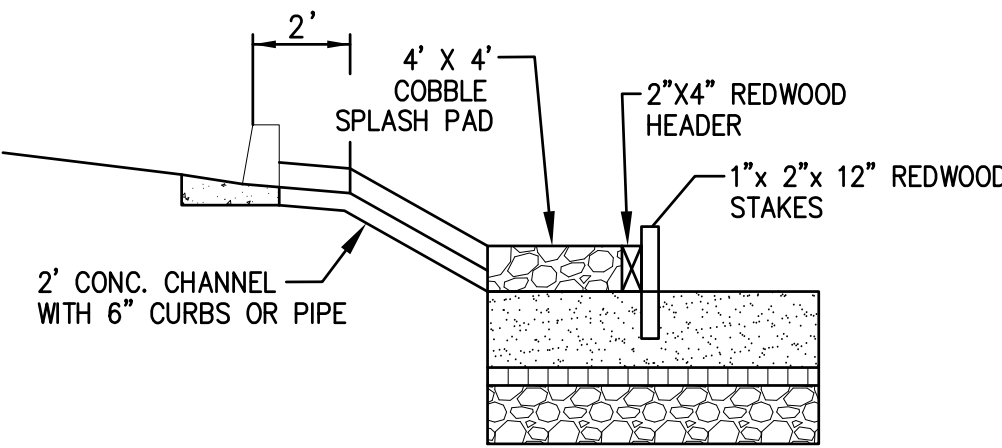
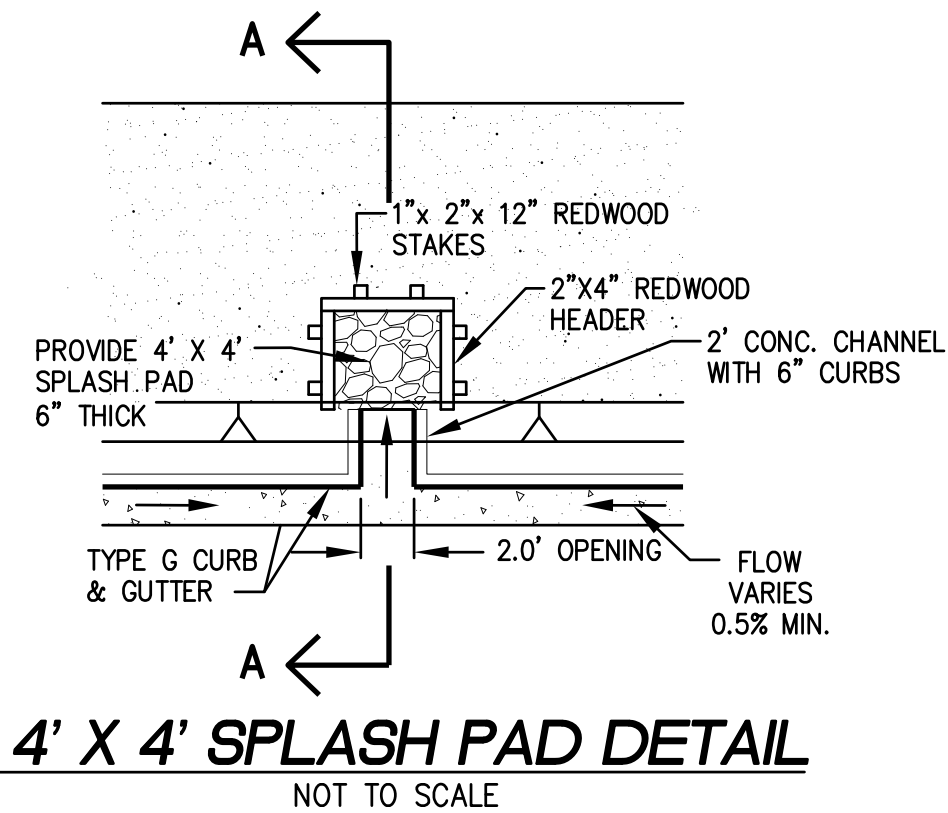
9 COILING DOOR

SWEETWATER AUTHORITY - GENERAL NOTES

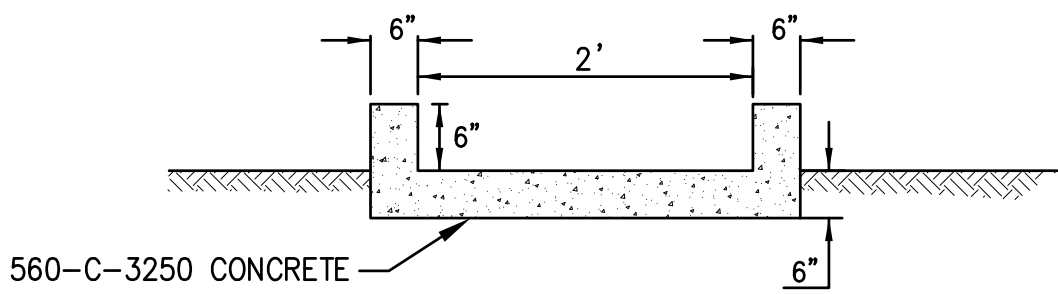
1. THE WATER FACILITIES SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SWEETWATER AUTHORITY STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER FACILITIES AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), USING THE LATEST REVISIONS OF BOTH, EFFECTIVE AT THE TIME PLANS ARE SIGNED.
2. SWEETWATER AUTHORITY STANDARD SPECIFICATIONS TAKE PRECEDENCE IN CASE OF CONFLICT WITH THESE PLANS.
3. ANY WATER FACILITIES BACKFILLED WITHOUT INSPECTION BY SWEETWATER AUTHORITY ARE SUBJECT TO EXCAVATION AND REMOVAL.
4. THE CONTRACTOR WILL SUPPLY ALL MATERIAL FOR WATER IMPROVEMENTS INCLUDING SHOP DRAWINGS WHERE APPROPRIATE.
5. APPROVED CONSTRUCTION MATERIALS ARE THOSE LISTED ON THE SWEETWATER AUTHORITY APPROVED MATERIALS LIST.
6. WET TAPS, IF REQUIRED, WILL BE ACCOMPLISHED BY A SWEETWATER AUTHORITY APPROVED TAPPING CONTRACTOR FOLLOWING THE CONTRACTOR'S EXCAVATING, PLACING, TAPPING FITTINGS, HYDROTESTING WITH CHLORINATED WATER AND PUMPING TO 150 P.S.I. TO VERIFY THAT NO LEAKS OCCUR AROUND FLANGES, JOINTS OR WELDS, PLACING CONCRETE THRUST BLOCKS AND MAKING ALL PREPARATION AS REQUIRED BY THE ENGINEER. THE CONTRACTOR IS TO PROVIDE BACKFILLING AND PAVING PER SPECIFICATIONS. FIVE WORKING DAYS NOTICE TO THE SWEETWATER AUTHORITY IS REQUIRED PRIOR TO THE TAPPING CONTRACTOR MAKING ACTUAL TAP.
7. THE CONTRACTOR IS REQUIRED TO VERIFY LOCATION OF ALL EXISTING UTILITIES WHICH MAY NOT BE SHOWN ON THESE PLANS.
8. WATER SERVICES AND SEWER LATERALS TO HAVE 10 FOOT HORIZONTAL SEPARATION.
THE CONTRACTOR TO NOTIFY ALL CONSUMERS OF CONSTRUCTION RELATED WATER SHUTDOWNS ACCORDING TO SHUTDOWN NOTIFICATION PROCEDURE.
9. CONCRETE THRUST BLOCKS SHALL BE INSTALLED ACCORDING TO SECTION 12-02 AND STANDARD DRAWING NO. 11 OF THE SWEETWATER AUTHORITY STANDARD SPECIFICATIONS. THRUST BLOCKS FOR MAINS 12" AND LARGER ARE SHOWN ON THE PLANS.
10. ALL PUBLIC IMPROVEMENTS TO BE REPLACED PER CITY OF CHULA VISTA STANDARDS, THE SAN DIEGO REGIONAL STANDARD DRAWINGS, AND THE GREEN BOOK, USING THE LATEST REVISIONS OF ALL, EFFECTIVE AT THE TIME PLANS ARE SIGNED.
11. THE SWEETWATER AUTHORITY CANNOT GUARANTEE DRY SHUT DOWNS DURING CONNECTIONS AND/OR CUT AND PLUGS OF EXISTING WATER LINES.
12. ALL ADJUSTED, RELOCATED, OR RENEWED WATER SERVICES SHALL BE INSTALLED WITH A CONSUMER BALL VALVE AND METER BOX PER SWEETWATER STANDARD SPECIFICATION DRAWING NOS. 1, 2, AND 20.
13. ALL CONNECTIONS TO EXISTING MAINS, FIRE HYDRANTS, FIRE SERVICES, AND NEW FIRE HYDRANT LATERALS, 12" AND SMALLER SHALL BE CONSTRUCTED WITH P.V.C. PIPE, USING CLOSURE COUPLINGS, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. NO SAW CUTTING OF A.C. PIPE WILL BE ALLOWED. ONLY A.C. PIPE SNAPPING WITH APPROVED TOOLS IS ALLOWED.
14. NEW PIPELINE TRENCHES ARE TO BE BACKFILLED, RESURFACED, AND STRUCTURALLY REPAIRED IN ACCORDANCE WITH THE CITY OF CHULA VISTA STANDARD DRAWING NO. GSI-03.
15. BACKFILLING OF TRENCHES, STREET RESURFACING, STRIPING AND THE INSTALLATION OF PAVEMENT MARKERS (PER CALTRANS SPECS), AND INSTALLATION OF PUBLIC IMPROVEMENTS SHALL BE SUBJECT TO APPROVAL BY THE CITY OF CHULA VISTA.
16. NO WORK SHALL COMMENCE ON THE SITE PRIOR TO A PRE-CONSTRUCTION MEETING WITH THE SWEETWATER AUTHORITY. CALL 619-409-6884 TO SCHEDULE A MEETING.
17. CROSS GUTTERS SHALL BE REPLACED ACCORDING TO THE CITY OF CHULA VISTA - CONSTRUCTION STANDARDS DRAWING NO. GSI-02.
18. A PERMIT SHALL BE OBTAINED FROM THE CITY OF CHULA VISTA ENGINEERING DEPARTMENT FOR ALL IMPROVEMENT WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SUBMIT TO THE CITY OF CHULA VISTA ENGINEERING DEPARTMENT A PROPOSED PROJECT SCHEDULE FOR ALL PHASES AND LOCATIONS OF THE PROJECT INCLUDING DATES, HOURS OF WORK, AND PROPOSED STREET CLOSURES, PRIOR TO OBTAINING PERMIT.
19. ALL OPERATIONS CONDUCTED ON THE CITY OF CHULA VISTA RIGHT-OF-WAY, INCLUDING THE IDLING, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCK EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 5:00 P.M. EACH DAY, MONDAY -FRIDAY. PRIOR APPROVAL OF THE CITY ENGINEER WILL BE REQUIRED FOR WORK BEFORE 7:00AM AND AFTER 5:00PM.
20. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO VERIFY EXISTING UTILITY LOCATIONS SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW TIME FOR REVISION REQUIRED BY EXISTING CONDITIONS.
21. SERVICE SADDLE AND DRY PACK OF PORTLAND CEMENT ARE REQUIRED ON ALL NEW SERVICE LATERALS. FOR PVC PIPE, SEE SWEETWATER AUTHORITY STANDARD SPECIFICATIONS DRAWING NO. 3 FOR PIPE SERVICE SADDLE REQUIREMENTS.
22. THE CONTRACTOR SHALL REPLACE STREET PAVEMENT SURFACE WITH MATERIAL THAT CONFORMS WITH THE ORIGINAL SURFACING, INCLUDING CHIP SEALS.
23. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SUBSTRUCTURES WHETHER SHOWN OR NOT AND PROTECT THEM FROM DAMAGE. THE EXPENSE OF REPAIR AND OR REPLACEMENT OF SAID SUBSTRUCTURES SHALL BE BORNE BY THE CONTRACTOR.
24. ALL MECHANICAL JOINT SYSTEMS TO BE INSTALLED WITH "ROMAC GRIPRING"JOINT RESTRAINTS OR EQUAL. THEY SHALL HAVE A RATED WORKING PRESSURE OF 350 PSI FOR PIPE 16" AND SMALLER, AND 250 PSI FOR PIPE GREATER THAN 16".
25. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS, THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
26. THE CONTRACTOR AGREES THAT IT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
27. ADEQUATE COMPACTION TESTING SHALL BE PERFORMED AND RESULTS SUBMITTED TO THE SWEETWATER AUTHORITY ENGINEERING DEPARTMENT.
28. DAMAGED TRAFFIC DETECTOR LOOPS MUST BE REPLACED PRIOR TO FINAL INSPECTION BY THE SWEETWATER AUTHORITY INSPECTOR.
29. ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING CURBS, GUTTERS, SIDEWALKS AND CROSS GUTTERS SHALL BE REPLACED TO CITY OF CHULA VISTA STANDARDS.
30. ALL SIDEWALKS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED FROM JOINT TO JOINT OR AS DETERMINED BY CITY OF CHULA VISTA.
31. PRIOR TO BEGINNING CONSTRUCTION ON THIS PROJECT, THE CONTRACTOR WILL SUBMIT AND OBTAIN APPROVAL FROM THE CITY OF CHULA VISTA ON A SEPARATE TRAFFIC CONTROL PLAN.
32. THE CONTRACTOR SHALL DEPOSIT INSPECTION FEES TO THE CITY OF CHULA VISTA PRIOR TO BEGINNING WORK ON THE PROJECT.
33. THE DISCHARGE OF NON STORMWATER POLLUTANTS TO THE STORMWATER CONVEYANCE SYSTEM IS PROHIBITED. ALL STORMDRAIN INLETS SHALL BE PROTECTED USING THE STANDARDIZED BEST MANAGEMENT PRACTICES AND THE USE OF GRAVEL BAGS AND/OR OTHER PROTECTIVE BARRICADES. THE CONTRACTOR SHALL BE REQUIRED TO CONSTRUCT, MONITOR, AND MAINTAIN ALL STORM WATER STANDARDIZED BEST MANAGEMENT PRACTICES AT THE SITE.
34. ALL WATER DISCHARGES RESULTING FROM TESTING AND FLUSHING SHALL BE DECHLORINATED PRIOR TO RELEASE IN ANY STORM DRAIN SYSTEM OR WATERCOURSE. ALL SAWCUT SLURRY SHALL BE REMOVED BY USE OF VACUUM.



KEY MAP / SHTS 1-5



SECTION A-A
NOT TO SCALE



CONCRETE CHANNEL DETAIL
NOT TO SCALE

TRAFFIC CONTROL/DETECTOR LOOP NOTES

1. THE CONTRACTOR SHALL LEAVE NO OPEN TRENCHES AT NIGHT OR WEEKENDS, AND TRENCHES SHALL BE BACKFILLED OR COVERED WITH STEEL PLATES AS DIRECTED BY ENGINEER AND THE CITY OF CHULA VISTA.
2. NO STOCKPILES OF PIPE OR OTHER MATERIAL WILL BE ALLOWED IN TRAVELED RIGHT-OF-WAYS AT ANY TIME, UNLESS OTHERWISE APPROVED BY THE ENGINEER AND THE CITY OF CHULA VISTA.
3. PROPERTIES ADJACENT TO THE WORK SITE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CLOSING OF DRIVEWAYS, ALLEYS, OR EXCAVATIONS IN PUBLIC RIGHT-OF-WAY ADJACENT TO PROPERTIES. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE AMOUNT OF PUBLIC PARKING OR DRIVEWAY AND ALLEY ACCESS TEMPORARILY ELIMINATED DUE TO CONSTRUCTION IN AREAS FRONTING THE PROPERTIES.
4. THE CONTRACTOR MUST SUBMIT FOR REVIEW AND APPROVAL BY THE CITY OF CHULA VISTA ANY LETTER AND/OR DOOR NOTICES USED TO NOTIFY RESIDENCES OR BUSINESSES OF WORK TO BE DONE IN AREAS FRONTING THEIR PROPERTIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE SITE DAILY ON A REGULAR BASIS AND PRIOR TO WEEKENDS FOR CONTROL OF DUST, DIRT, AND DEBRIS.
6. TRAFFIC DETECTOR LOOPS SHALL CONFORM TO THE PROVISIONS OF SECTION 86-5, DETECTORS, OF THE CALTRANS STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS.
7. THE CONTRACTOR SHALL CORE DRILL A WOUND TRAFFIC SIGNAL LOOP USING A 6" DIAMETER CORE BIT WITH DIAMOND IMPREGNATED SEGMENTS. THE SLOTS SHALL BE VERTICAL AND 0.25" WIDE BY 3.0" DEEP. ANY OTHER METHOD SHALL BE SUBMITTED FOR THE CITY OF CHULA VISTA'S APPROVAL.
8. SAWCUT TO THE APPROPRIATE PULL BOX. SAWCUT TO BE 0.25" WIDE AND 3.0" DEEP MINIMUM. IN NO CASE SHALL MINIMUM DEPTH BE GREATER THAN THE DEPTH OF PAVEMENT.
9. ALL CUTS SHALL BE WASHED CLEAN. WATER AND SLURRY SHALL BE VACUUMED OUT OR BLOWN OUT DRY WITH COMPRESSED AIR, LEAVING A CLEAN AND DRY LOOP AREA.
10. ALL LEAD-INS SHALL ENTER THE HAND HOLES AND PULL LOOP AND SHALL BE NUMBERED AND IDENTIFIED.
11. A PREWOUND LOOP WIRE FOR ROUND LOOPS MADE OF DETECTA-DUCT TRAFFIC SIGNAL LOOP WIRE SHALL BE STACKED IN THE CUTS AND SECURED FROM FLOATING BY USE OF 5/8" BACKER ROD. ALL CUTS ARE TO BE SEALED WITH A SEALANT IN ACCORDANCE WITH THE STATE OF CALIFORNIA SPECIFICATION FOR HOT-MELT RUBBERIZED ASPHALT SEALANT 86-5.01A(5) "MAX SEAL 3".
12. PREWOUND LOOPS SHALL CONSIST OF 3-6" DIAMETER TURNS OF DETECTA-DUCT LOOP WIRE, LAID 1 LOOP ON TOP OF THE OTHER AND SECURED SO EACH LOOP REMAINS IN PLACE. LOOP "TAILS" THAT RUN TO THE PULL BOX SHALL BE APPROXIMATELY 50'.

LEGEND` SHTS 1 THRU 5

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
STORM DRAIN PIPE-SIZE/TYPE PER PLAN		
TYPE 'A' CLEAN OUT (PVT)	D-09	
SPILL CONTAINMENT VAULT (PVT)		
W/MANUAL SHUT-OFF VALVE		
CONCRETE LUG (PVT)	D-63	
INLET BOX-SIZE PER PLAN (PVT)	BROOKS PRODUCT (OR EQUAL)	
TYPE 'G' CURB AND GUTTER (PVT)	SDG-151	
6" CURB (PVT)	SDG-150	
GRADE BREAK		
TOP/BOTTOM OF SLOPE		
SWALE WITH DIRECTION OF FLOW		
FINISHED SURFACE ELEVATION	480.0	
FLOW LINE ELEVATION	479.50 FL	
TOP OF GRATE ELEVATION	479.50 TG	
DAYLIGHT LINE /LIMIT OF REMEDIAL GRADING (APPROX.)		
COMMERCIAL DRIVEWAY	SDG-163	
DRAINAGE DITCH	SDG-105 TYPE B	
A.C. PAVING PER SOILS ENGINEER RECOMMENDATION		
CONCRETE WALKWAY	SDG-155	
TRUNCATED DOMES		
CURB & GUTTER		
CURB		
SIGN		
RIGHT TURN ONLY	MUTCD 2014ED REV 2 R3-5(RT)	
WATER SERVICE** (SIZE PER PLAN) (SUBMETERS TO BE INSTALLED PER BUILDING PLANS)		
IRRIGATION SERVICE** (SIZE PER PLAN)		
FIRE LATERAL	6" PVC C900	
FIRE HYDRANT ASSEMBLY	S.A.S.D. SD-6 & 7	
4" SEWER LATERAL W/BACKFLOW PREVENTER S.D.R.S.D. NOS. SS-01		
EX. SEWER END CAP		
PROPOSED 10" FIRE R.P.D.A.	SASD 15-A & 15-C	
PROPOSED POST INDICATING VALVE/ FIRE DEPARTMENT CONNECTION		
PROPOSED REDUCED PRESSURE ASSEMBLY	SASD 15-B	

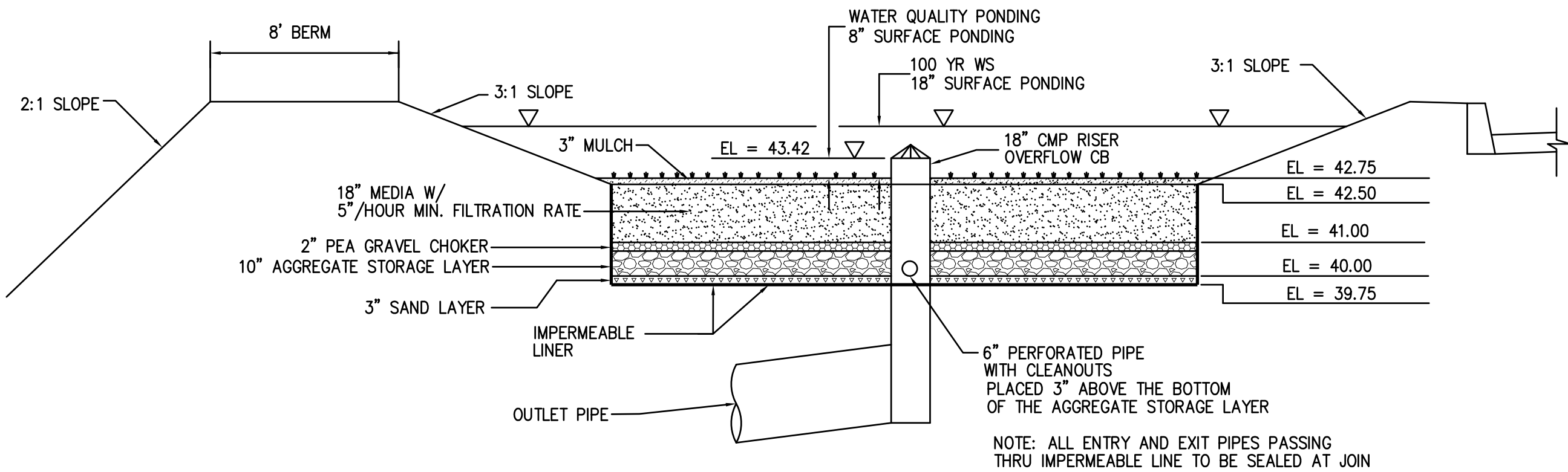
LEGEND` SHTS 1 THRU 5

EXISTING IMPROVEMENTS

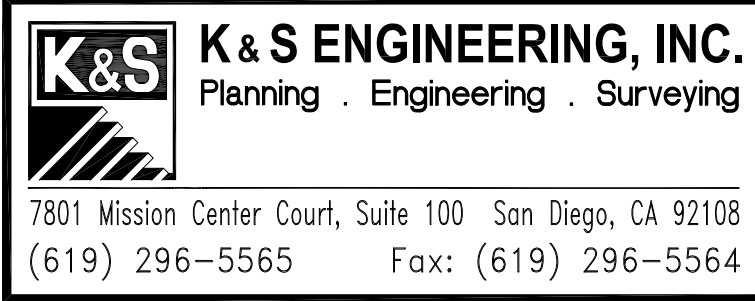
IMPROVEMENT	STANDARD DWGS.	SYMBOL
DESILT BASIN RISER (SIZE PER PLAN)		

SHEET INDEX

	SHEET #/RANGE
TITLE SHEET	1
GRADING & DRAINAGE	2-5
EROSION CONTROL PLAN	6

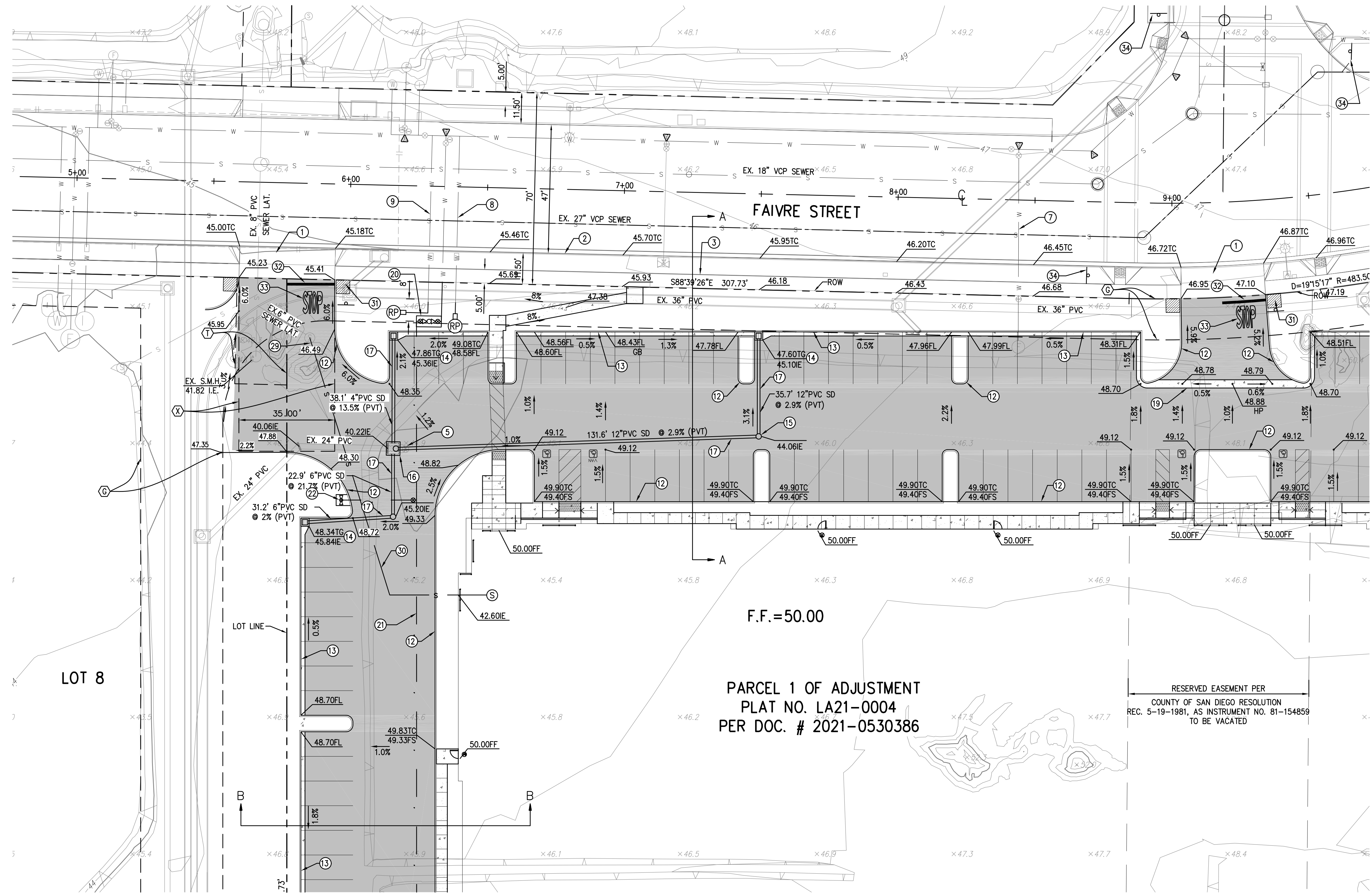


BMP 1 (PRIVATE)
BIOFILTRATION (BF-1) BASIN
SECTION
NTS



CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCH MARK	SCALE	Designed by	Drawn by	Checked By
Contractor _____						CITY OF CHULA VISTA BENCH MARK # 1600 E SIDE BROADWAY 600'± S OF FAIVRE ST. ● NE END OF BRIDGE ON BRIDGE CURB OF CURB INLET ELEV. = 46.310' (NAVOD88)	HORIZONTAL N/A VERTICAL N/A	R.I.	G.M.	K.S.
Inspector _____								Plans Prepared Under Supervision Of	Date	
Date Completed _____								KAMAL S. SWETS	R.C.E. No. 48592	

CITY OF CHULA VISTA	DEVELOPMENT SERVICES DEPARTMENT	Drawing No.
GRADING AND DRAINAGE PLANS FOR: LOTS 10 & 11 OTAY RIVER BUSINESS PARK		SHEET 1 OF 6
		W.O. NO. BL3300



FOR CONTINUATION SEE SHEET 3

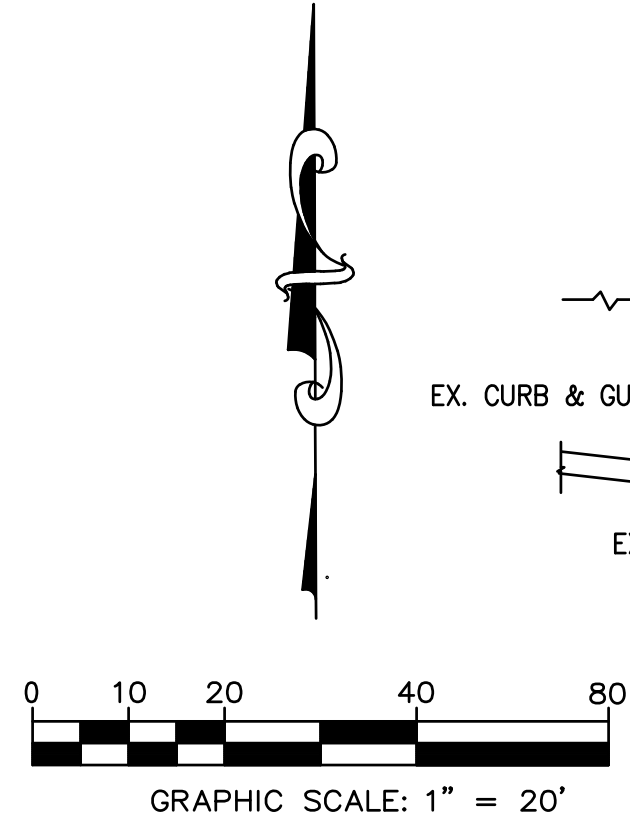
CONSTRUCTION NOTES

- 1 EXISTING CONCRETE DRIVEWAY PER CITY DWG. NO. 17051 TO REMAIN.
- 2 EXISTING CURB & GUTTER PER CITY DWG. NO. 17051 TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK PER CITY DWG. NO. 17051 TO REMAIN.
- 5 EXISTING CMP RISER AND PIPE TO BE REMOVED.
- 7 EXISTING WATER/FIRE SERVICE NOT TO BE USED.
- 8 EXISTING 2" WATER LATERAL TO BE USED FOR DOMESTIC PURPOSES. INSTALL 3/4" METER AND 3/4" BACKFLOW ASSEMBLY PER SASD 15-B. BACKFILL TRENCH FROM WATER METER TO BACKFLOW WITH 2-SACK SLURRY.
- 9 EXISTING 2" WATER LATERAL TO BE USED FOR IRRIGATION PURPOSES. INSTALL 1 1/2" METER AND 1 1/2" BACKFLOW ASSEMBLY PER SASD 15-B. BACKFILL TRENCH FROM WATER METER TO BACKFLOW WITH 2-SACK SLURRY.
- 12 CONSTRUCT 6" CURB PER SDRSD G-01
- 13 CONSTRUCT TYPE G CURB & GUTTER PER SDRSD G-02
- 14 INSTALL 24" X 24" PRECAST STORM DRAIN INLET
- 15 INSTALL PRECAST STORM DRAIN CLEANOUT
- 16 CONSTRUCT STORM DRAIN CLEANOUT TYPE A PER SDRSD D-09
- 17 INSTALL PRIVATE PVC STORM DRAIN PIPE
- 19 CONSTRUCT 3" WIDE CONCRETE GUTTER
- 20 INSTALL 10" LEAD FREE RPDA PER SASD 15-A & 15-C. CROSS EXISTING STORM DRAIN WITH MIN. 1' OF VERTICAL SEPARATION AND NO JOINTS SHALL BE PLACED IN FIRE LATERAL WITHIN 5 FEET OF THE STORM DRAIN. BACKFILL TRENCH FROM RIGHT-OF-WAY TO RPDA WITH 2-SACK SLURRY.
- 21 INSTALL FIRE LINE
- 22 INSTALL FIRE HYDRANT
- 29 REMOVE END PLUG AND CONNECT TO EXISTING 6" PVC SEWER STUB.(I.E.=41.34) CONTRACTOR TO FIELD VERIFY ELEVATION PRIOR TO START OF SEWER CONSTRUCTION.
- 30 INSTALL 124 L.F. OF 6" PVC SEWER LATERAL @ 1.0%
- 31 INSTALL STOP SIGN PER CALTRANS STANDARD R1-1 WITH "ALL WAY" PLATE
- 32 INSTALL 12" LIMIT LINE PER CALTRANS DETAIL 24E
- 33 INSTALL "STOP" PAVEMENT LEGEND PER CALTRANS STANDARD
- 34 INSTALL "ALL WAY" PLATE TO EXISTING STOP SIGN (3 TOTAL)

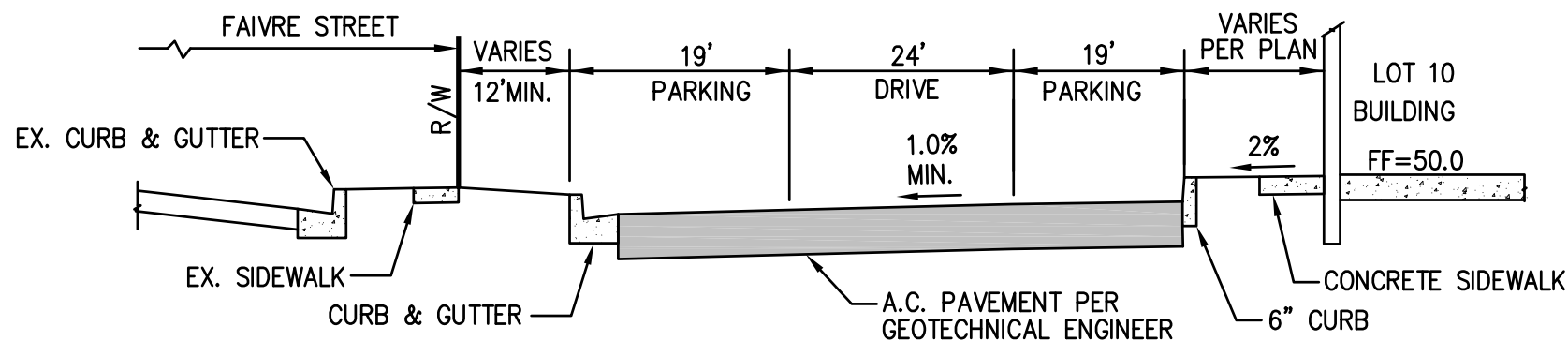
EASEMENT TABLE

- | | |
|---|--|
| D | PRIVATE STORM DRAIN EASEMENT TO BE GRANTED AT THE TIME OF SALE OF LOT PER MAP No 16399 |
| G | DRAINAGE EASEMENT PER MAP No 16399 |
| T | PRIVATE SEWER EASEMENT TO BE GRANTED AND RESERVED AT THE TIME OF SALE OF AN AFFECTED LOT. (LOTS 1 & 2, LOTS 6 & 7, LOTS 8 & 10, LOTS 11 & 12) PER MAP No 16399 |
| X | PROPOSED RECIPROCAL ACCESS EASEMENT PER DOC _____ REC. _____ |

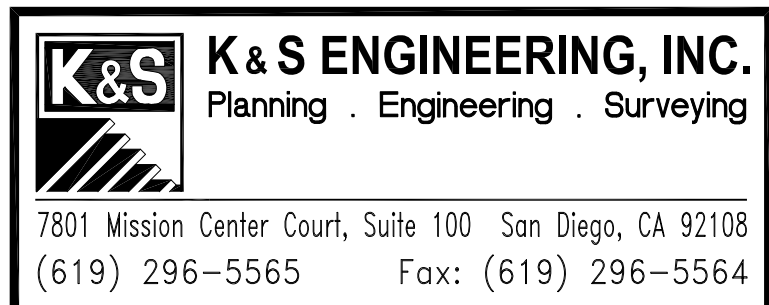
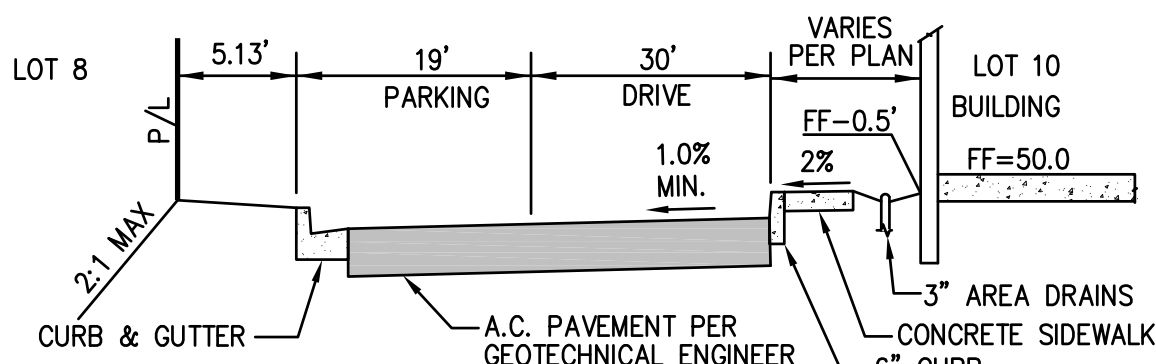
FOR CONTINUATION SEE SHEET 4



SECTION A-A
NTS



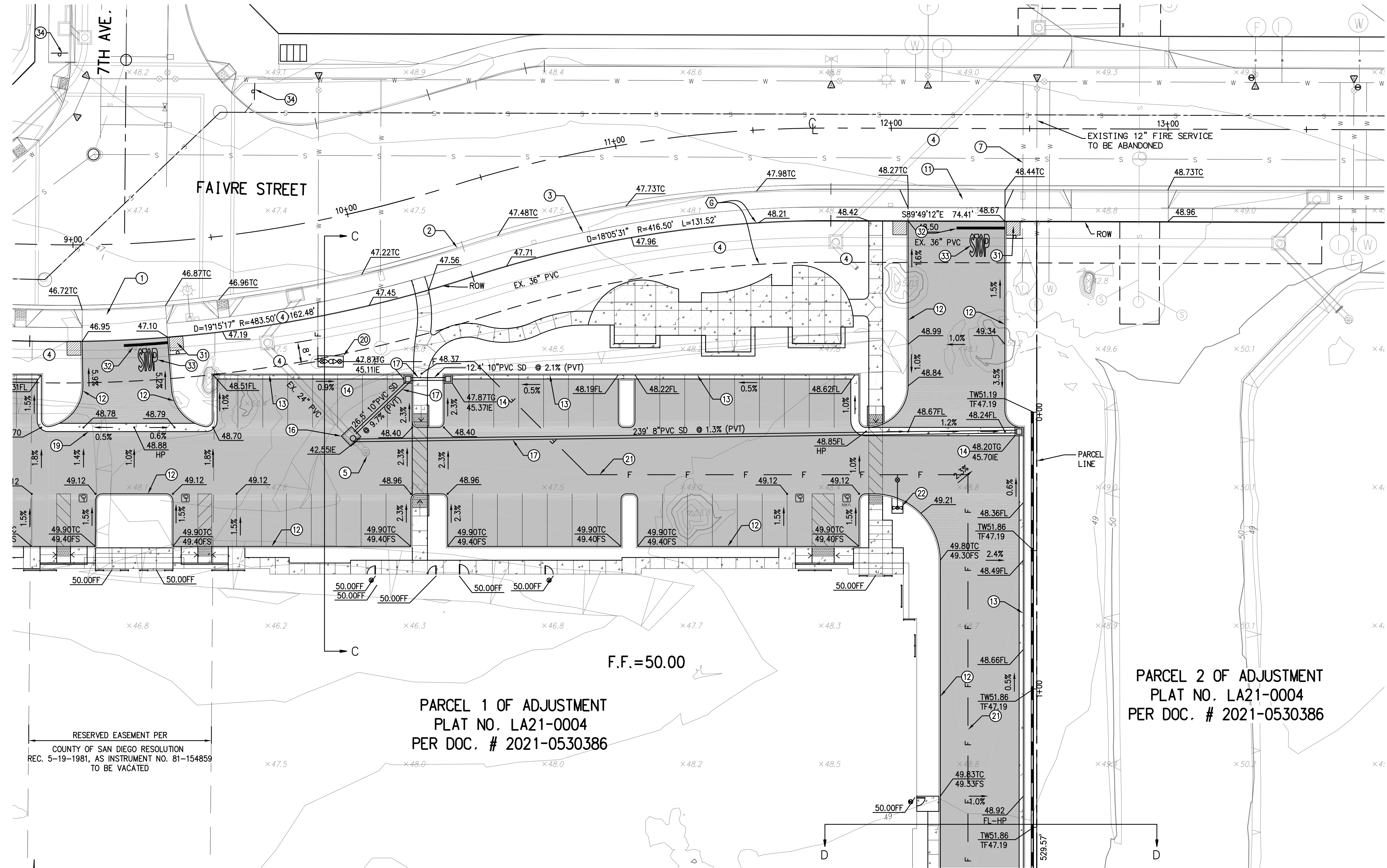
SECTION B-B
NTS



CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCH MARK	SCALE	Designed by	Drawn by	Checked By
Contractor _____						CITY OF CHULA VISTA BENCH MARK # 1600 E SIDE BROADWAY 600' S OF FAIVRE ST. NE END OF BRIDGE ON BRIDGE CURB OF CURB INLET ELEV. = 46.310' (NAV988)	HORIZONTAL 1"=20' VERTICAL N/A	R.I.	G.M.	K.S.
Inspector _____								Plans Prepared Under Supervision Of		
Date Completed _____								Date _____		
								R.C.E. No. 48592		

CITY OF CHULA VISTA	DEVELOPMENT SERVICES DEPARTMENT	Drawing No.
GRADING AND DRAINAGE PLANS FOR:		SHEET 2 OF 6
LOTS 10 & 11 OTAY RIVER BUSINESS PARK		W.O. NO. BL3300

FOR CONTINUATION SEE SHEET 2

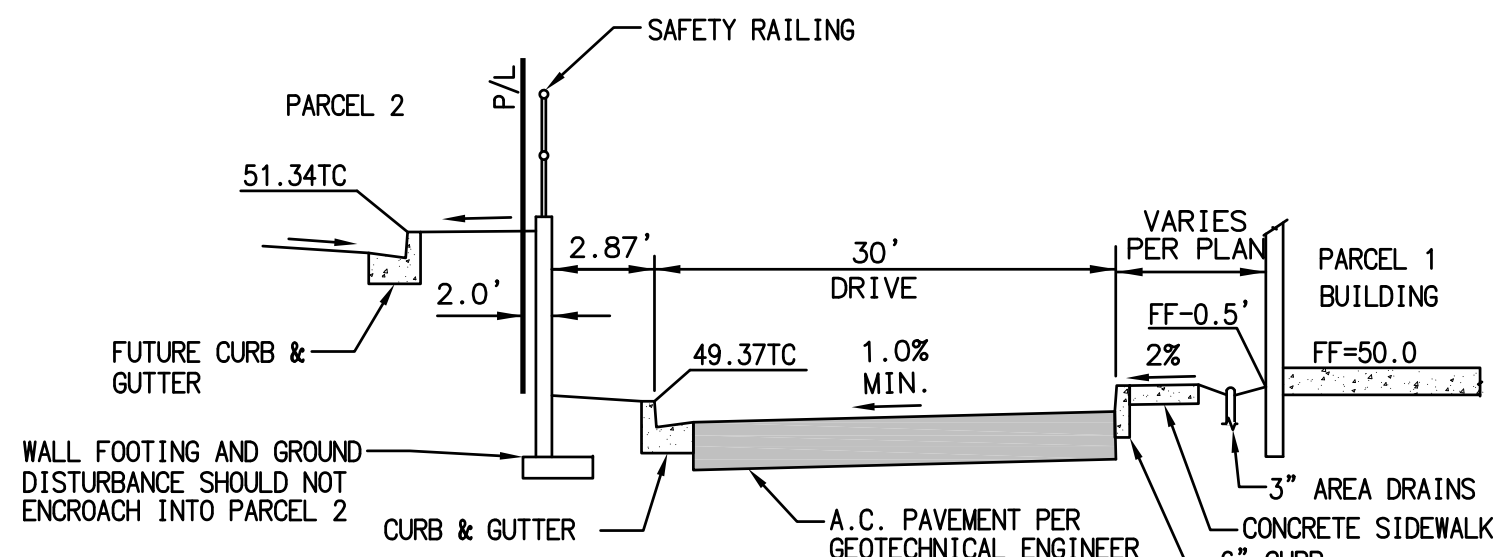
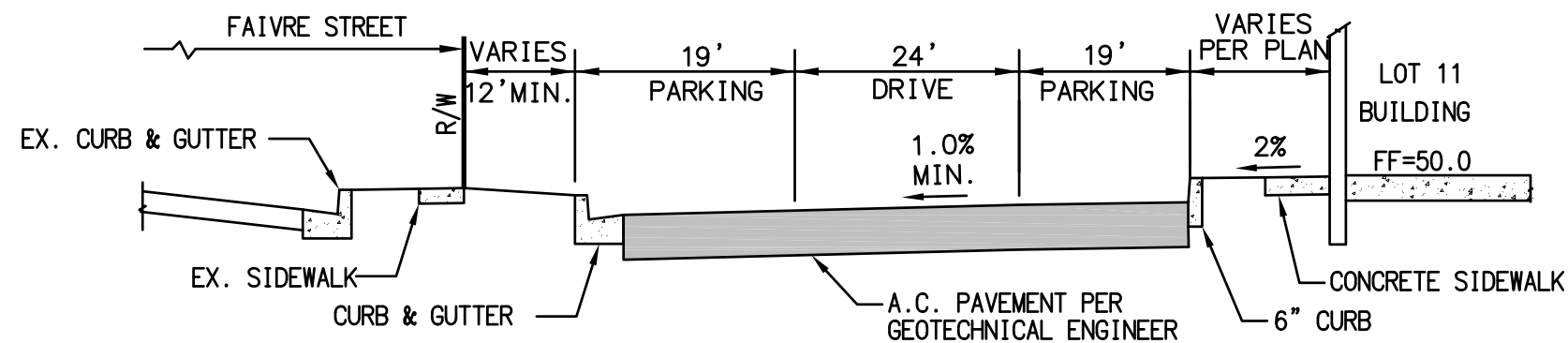
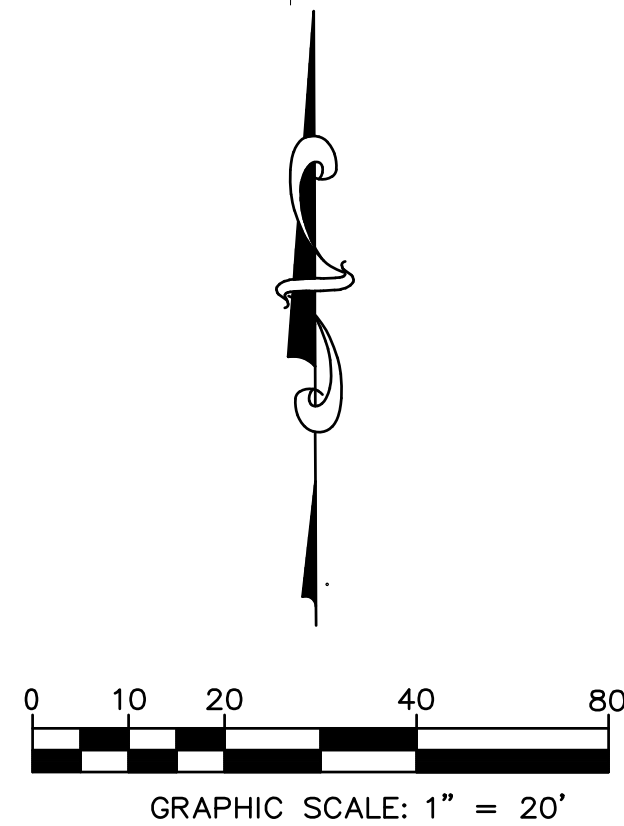


CONSTRUCTION NOTES

- EXISTING CONCRETE DRIVEWAY PER CITY DWG. NO. 17051 TO REMAIN.
- EXISTING CURB & GUTTER PER CITY DWG. NO. 17051 TO REMAIN.
- EXISTING CONCRETE SIDEWALK PER CITY DWG. NO. 17051 TO REMAIN.
- EXISTING STORM DRAIN SYSTEM PER CITY DWG. NO. 17050.
- EXISTING CMP RISER AND PIPE TO BE REMOVED.
- EXISTING WATER/FIRE SERVICE NOT TO BE USED.
- CONSTRUCT DRIVEWAY APPROACH PER CV GSI-01
- CONSTRUCT 6" CURB PER SDRSD G-01
- CONSTRUCT TYPE G CURB & GUTTER PER SDRSD G-02
- INSTALL 24" X 24" PRECAST STORM DRAIN INLET
- CONSTRUCT STORM DRAIN CLEANOUT TYPE A PER SDRSD D-09
- INSTALL PRIVATE PVC STORM DRAIN PIPE
- CONSTRUCT 3' WIDE CONCRETE GUTTER
- INSTALL 10" LEAD FREE RPDA PER SASD 15-A & 15-C. CROSS EXISTING STORM DRAIN WITH MIN. 1' OF VERTICAL SEPARATION AND NO JOINTS SHALL BE PLACED IN FIRE LATERAL WITHIN 5 FEET OF THE STORM DRAIN. BACKFILL TRENCH FROM RIGHT-OF-WAY TO RPDA WITH 2-SACK SLURRY.
- INSTALL FIRE LINE
- INSTALL FIRE HYDRANT
- INSTALL STOP SIGN PER CALTRANS STANDARD R1-1 WITH "ALL WAY" PLATE
- INSTALL 12" LIMIT LINE PER CALTRANS DETAIL 24E
- INSTALL "STOP" PAVEMENT LEGEND PER CALTRANS STANDARD
- INSTALL "ALL WAY" PLATE TO EXISTING STOP SIGN (3 TOTAL)

PARCEL 2 OF ADJUSTMENT
PLAT NO. LA21-0004
PER DOC. # 2021-0530386

FOR CONTINUATION SEE SHEET 5



K&S ENGINEERING, INC.
Planning · Engineering · Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564



CONSTRUCTION RECORD		REFERENCES	By	REVISIONS	Date	App'd	BENCH MARK	SCALE	Designed by	Drawn by	Checked By	CITY OF CHULA VISTA		DEVELOPMENT SERVICES DEPARTMENT	Drawing No.
Contractor							CITY OF CHULA VISTA BENCH MARK # 1600 E SIDE BROADWAY 600' S OF FAIVRE ST. NE END OF BRIDGE ON BRIDGE CURB OF CURB INLET ELEV. = 46.310' (NAV988)	HORIZONTAL 1"=20' VERTICAL N/A	R.I.	G.M.	K.S.	GRADING AND DRAINAGE PLANS FOR:		LOTS 10 & 11 OTAY RIVER BUSINESS PARK	SHEET 3 OF 6
Inspector															W.O. NO. BL3300
Date Completed															

FOR CONTINUATION SEE SHEET 2

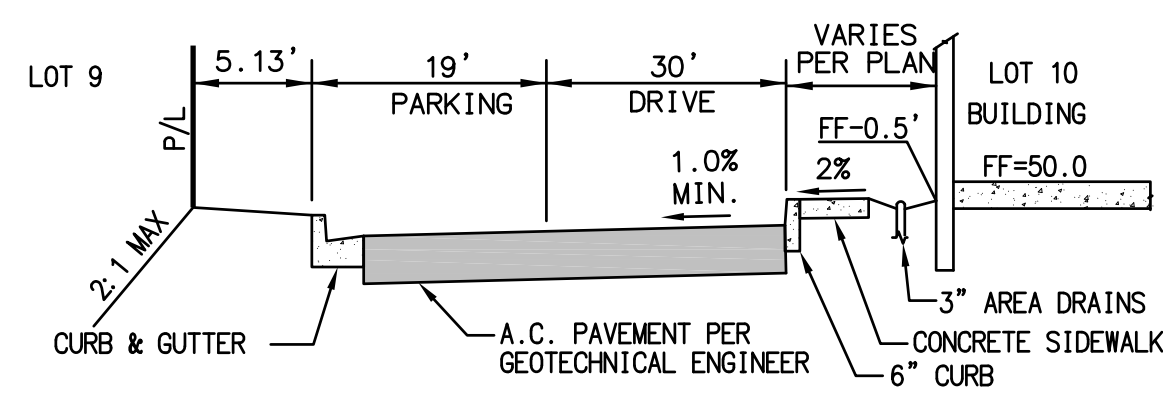
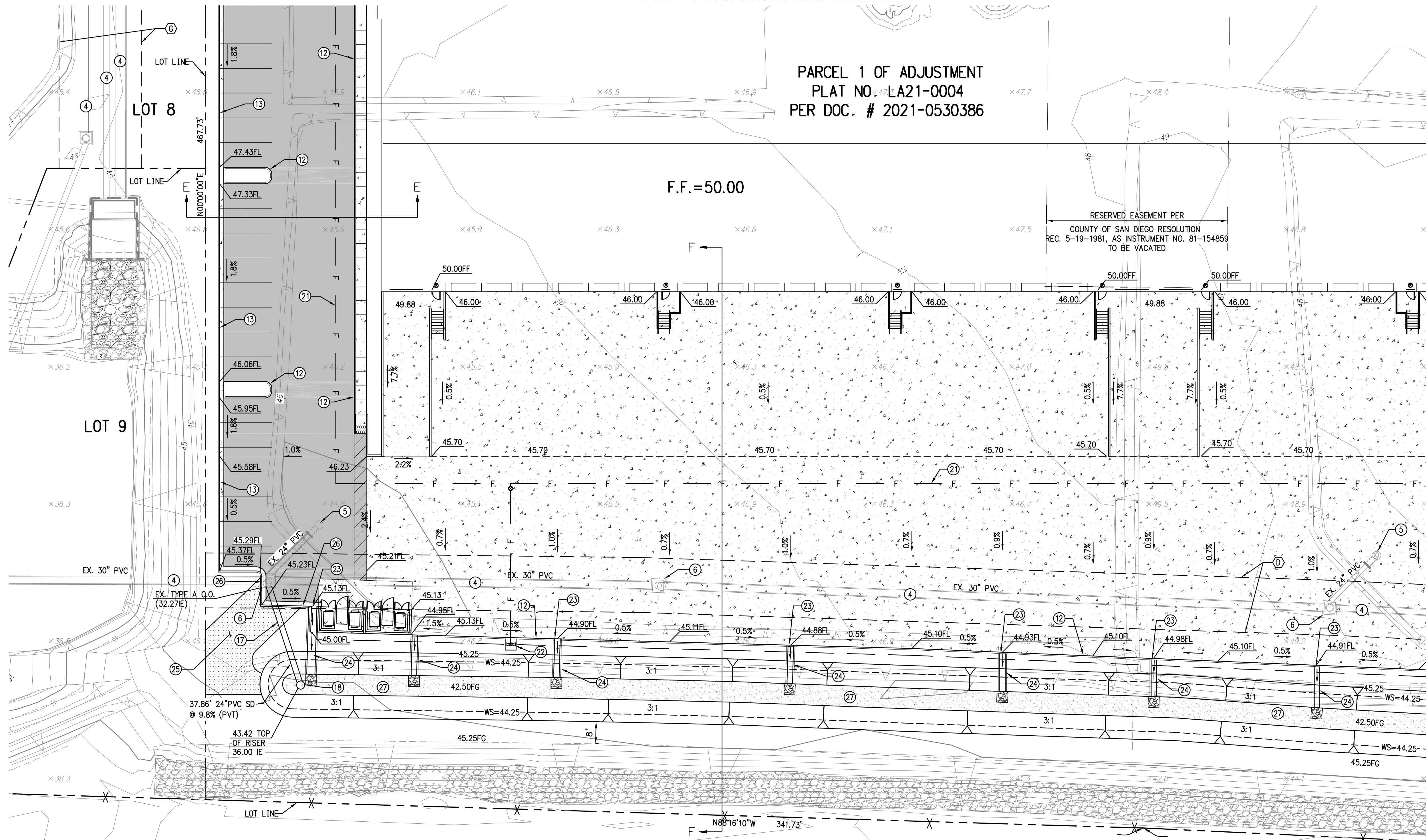
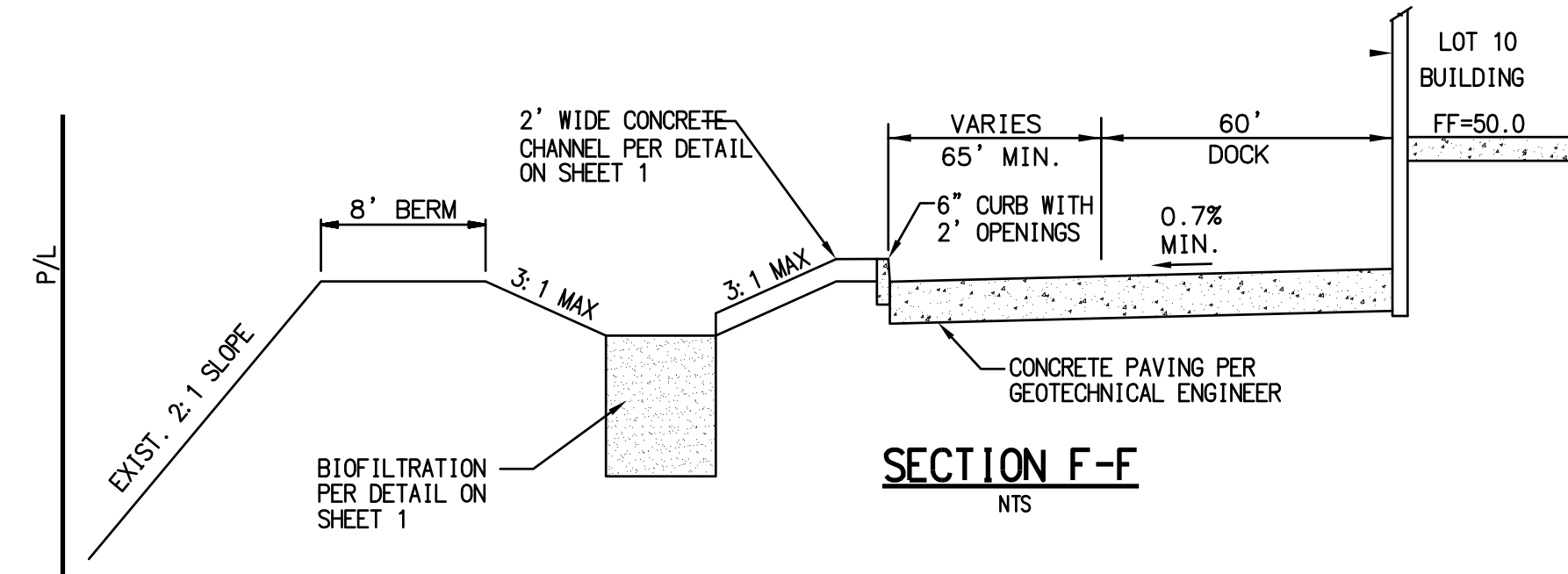
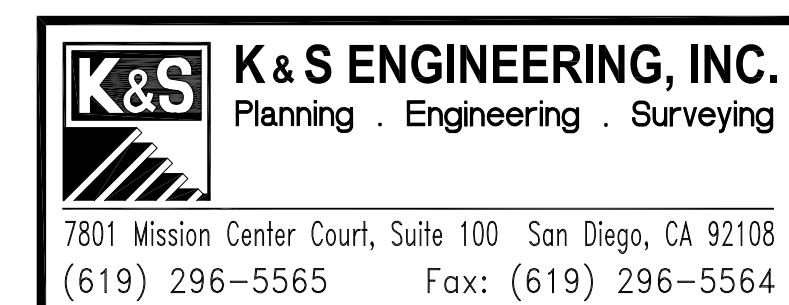
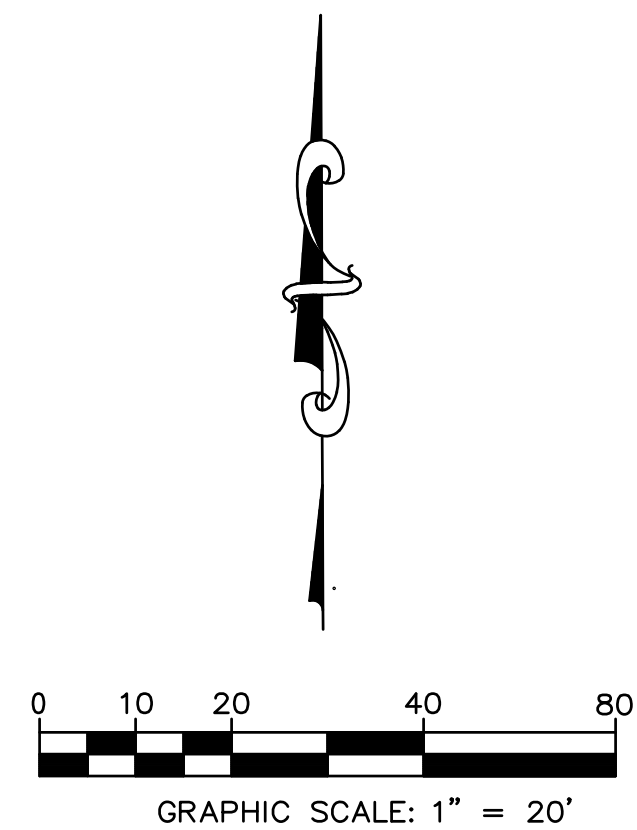
PARCEL 1 OF ADJUSTMENT
PLAT NO. LA21-0004
PER DOC. # 2021-0530386

F.F.=50.00

CONSTRUCTION NOTES

- ④ EXISTING STORM DRAIN SYSTEM PER CITY DWG. NO. 17050.
- ⑤ EXISTING CMP RISER AND PIPE TO BE REMOVED.
- ⑥ EXISTING STORM DRAIN CLEANOUT TO REMAIN. RESET TOP TO FINISH SURFACE ELEVATION.
- ⑫ CONSTRUCT 6" CURB PER SDRSD G-01
- ⑬ CONSTRUCT TYPE G CURB & GUTTER PER SDRSD G-02
- ⑰ INSTALL PRIVATE PVC STORM DRAIN PIPE
- ⑱ INSTALL 36" CMP RISER WITH TRASH RACK
- ⑲ INSTALL FIRE LINE
- ⑳ INSTALL FIRE HYDRANT
- ㉓ CONSTRUCT 24" CURB OPENING AND INSTALL BIO CLEAN CURB GUARD TRASH PROTECTOR OR EQUAL.
- ㉔ CONSTRUCT 2' WIDE CONCRETE CHANNEL WITH 6" CURBS AND SPLASH PAD PER DETAIL ON SHEET 1.
- ㉕ CONSTRUCT D.G. MAINTENANCE ACCESS ROAD FROM SITE TO EXISTING AND NEW BIORETENTION.
- ㉖ CONSTRUCT TYPE A ROLLED CURB AND GUTTER PER SDRSD G-4A
- ㉗ CONSTRUCT BIOFILTRATION BASIN PER DETAIL ON SHEET 1.

FOR CONTINUATION SEE SHEET 5

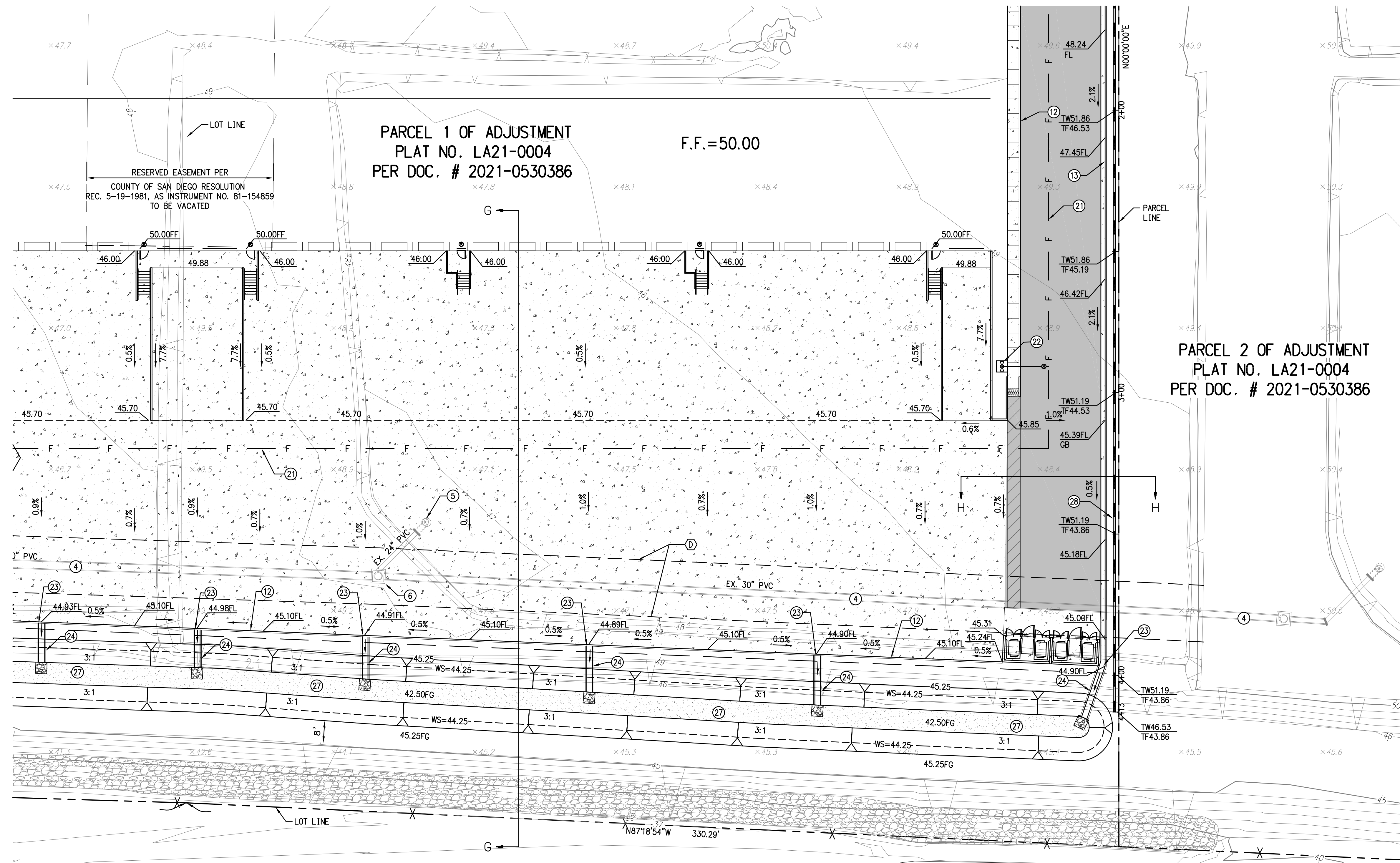
SECTION E-E
NTSSECTION F-F
NTS

CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCH MARK	SCALE	Designed by	Drawn by	Checked By
Contractor _____						CITY OF CHULA VISTA BENCH MARK # 1600 E SIDE BROADWAY 600' S OF FAIVRE ST. NE END OF BRIDGE ON BRIDGE CURB OF CURB INLET ELEV. = 46.310' (NAVOD88)	HORIZONTAL 1"=20' VERTICAL N/A	R.I.	G.M.	K.S.
Inspector _____								Plans Prepared Under Supervision Of		
Date Completed _____								Date		
								R.C.E. No.	48592	

CITY OF CHULA VISTA	DEVELOPMENT SERVICES DEPARTMENT	Drawing No.
GRADING AND DRAINAGE PLANS FOR:		
LOTS 10 & 11 OTAY RIVER BUSINESS PARK		SHEET 4 OF 6
		W.O. NO. BL3300

FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 4



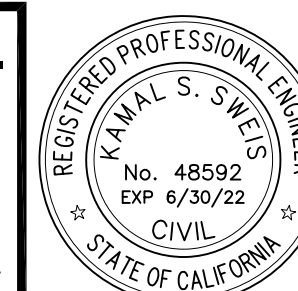
CONSTRUCTION NOTES

- ④ EXISTING STORM DRAIN SYSTEM PER CITY DWG. NO. 17050.
- ⑤ EXISTING CMP RISER AND PIPE TO BE REMOVED.
- ⑥ EXISTING STORM DRAIN CLEANOUT TO REMAIN. RESET TOP TO FINISH SURFACE ELEVATION.
- ⑫ CONSTRUCT 6" CURB PER SDRSD G-01
- ⑬ CONSTRUCT TYPE G CURB & GUTTER PER SDRSD G-02
- ⑭ INSTALL FIRE LINE
- ⑮ INSTALL FIRE HYDRANT
- ⑯ CONSTRUCT 24" CURB OPENING AND INSTALL BIO CLEAN CURB GUARD TRASH PROTECTOR OR EQUAL.
- ⑰ CONSTRUCT 2' WIDE CONCRETE CHANNEL WITH 6" CURBS AND SPLASH PAD PER DETAIL ON SHEET 1.
- ⑱ CONSTRUCT BIOFILTRATION BASIN PER DETAIL ON SHEET 1.
- ⑲ CONSTRUCT RETAINING WALL PER STRUCTURAL CALCULATIONS. PROVIDE SAFETY RAILING ON TOP OF WALL.

PARCEL 2 OF ADJUSTMENT
PLAT NO. LA21-0004
PER DOC. # 2021-0530386

SECTION G-G
NTSSECTION H-H
NTS

K&S ENGINEERING, INC.
Planning · Engineering · Surveying
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

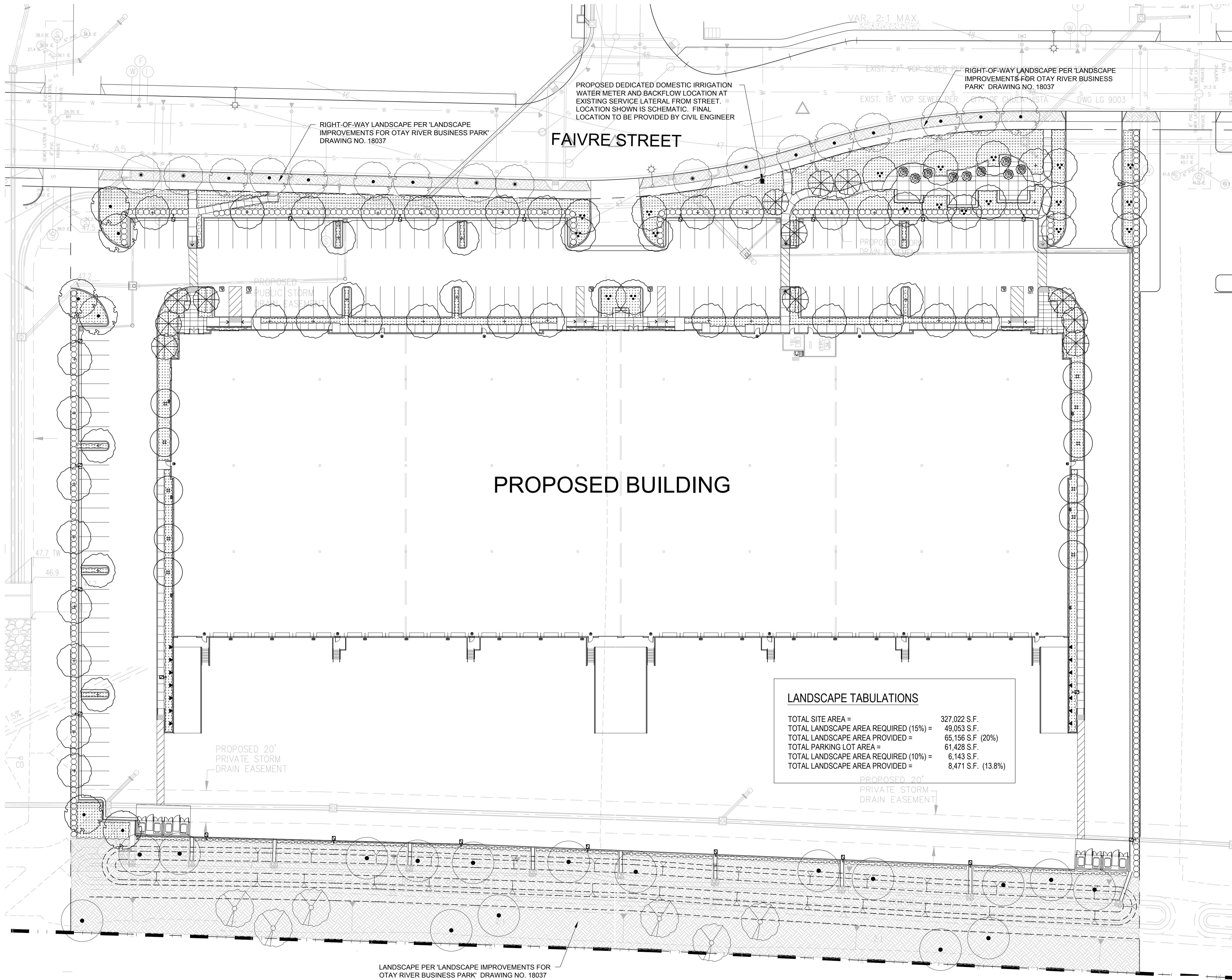


CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCH MARK	SCALE	Designed by	Drawn by	Checked By
Contractor _____						CITY OF CHULA VISTA BENCH MARK # 1600 E SIDE BROADWAY 600' S OF FAIRVIEW ST. NE END OF BRIDGE ON BRIDGE CURB OF CURB INLET ELEV. = 46.310' (NAV988)	HORIZONTAL 1"=20' VERTICAL N/A	R.I.	G.M.	K.S.
Inspector _____								Plans Prepared Under Supervision Of		
Date Completed _____									Date _____	R.C.E. No. 48592

CITY OF CHULA VISTA	DEVELOPMENT SERVICES DEPARTMENT	Drawing No.
GRADING AND DRAINAGE PLANS FOR:		SHEET 5 OF 6
LOTS 10 & 11 OTAY RIVER BUSINESS PARK		W.O. NO. BL3322

CITY OF CHULA VISTA	DEVELOPMENT SERVICES DEPARTMENT	Drawing No.
EROSION CONTROL PLAN FOR: LOTS 10 & 11 OTAY RIVER BUSINESS PARK		SHEET 6 OF 6 W.O. NO. BL 3300

J:\DWG\SMITH\ORBP Lot 10-11\1-SD\orbp10-11-plp.dwg Fri, 20 Aug 2021 1:22:26pm Plotted by: Soo



PROPOSED TREES FOR OTAY RIVER BUSINESS PARK, DWG. NO. 18037

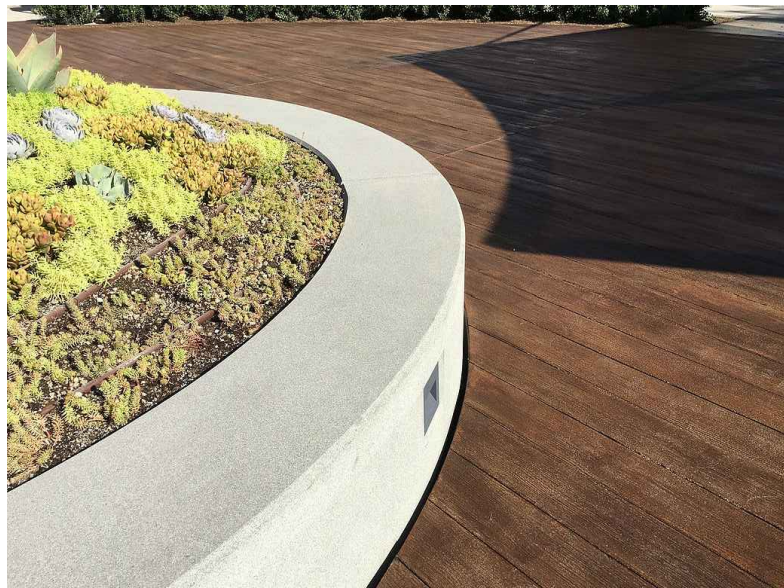
SYMBOL	BOTANICAL / COMMON NAME
	JACARANDA MIMOSIFOLIA / JACARANDA
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA / COAST LIVE OAK
	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM
	PARKWAY PLANTING AND SLOPE PLANTING PER SEPARATE PERMIT. IF ALREADY INSTALLED, PROTECT IN PLACE.

NOTE: STREETSCAPE PLANTING PER SEPARATE PERMIT.

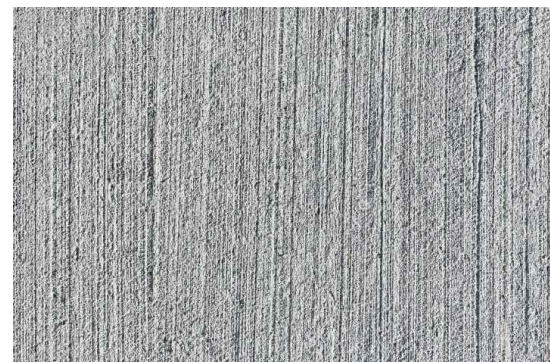
STREETSCAPE PLANTING PER SEPARATE PERMIT, BY OTHERS



NATURAL COLOR CONCRETE W/ ACID ETCH OR TOPCAST FINISH AT BUILDING ENTRIES & EMPLOYEE PATIOS

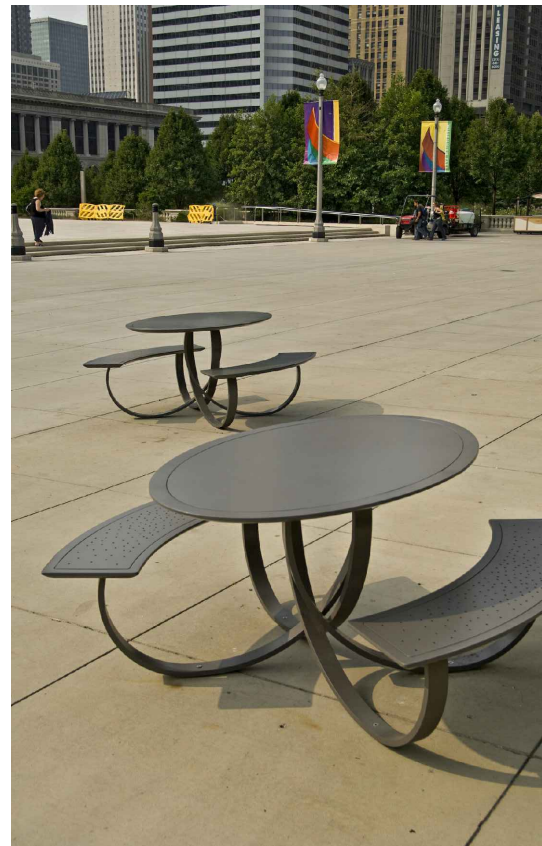


CAST-IN-PLACE NATURAL COLOR CONCRETE SEAT WALLS WITH ACID ETCH OR TOPCAST FINISH



NATURAL COLOR CONCRETE W/ MEDIUM BROOM FINISH AT PEDESTRIAN WALKWAYS

HARDSCAPE



LANDSCAPE FORMS TABLES AND CHAIRS AT EMPLOYEE PATIO

SITE FURNISHINGS



TUUCI COMMERCIAL UMBRELLAS AT EMPLOYEE PATIO



BEACON VUPER LARGE STRIKE OPTIC PARKING POLE LIGHT BLACK TEXTURED SEE E1.1 FOR COMPLETE SPECIFICATIONS



HUBBLE LNC2 LITEPAK WALL PACK LIGHT COLOR AND FINISH TO BE DETERMINED SEE E1.1 FOR COMPLETE SPECIFICATIONS

EXTERIOR LIGHTING

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/ FORM	SPACING	WATER USE	DESCRIPTION
TREES						
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX STD.	PER PLAN	L	SPECIMEN ACCENT
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX STD.	PER PLAN	M	SMALL FLOWERING
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL. STD.	PER PLAN	M	EVERGREEN VERTICAL
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM	24" BOX STD.	PER PLAN	L	EVERGREEN CANOPY
	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	PER PLAN	L	EVERGREEN CANOPY
SHRUBS, GRASSES AND GROUNDCOVERS						
	ALOE STRIATA	CORAL ALOE	1 GAL.	24" O.C.	LOW	SUCCULENT ACCENT
	ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	48" O.C.	LOW	LOW SHRUB
	BOUGAINVILLEA 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL.	30" O.C.	LOW	FLOWERING SHRUB
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	30" O.C.	LOW	MEDIUM SHRUB
	COPROSMA REPENS 'TEQUILA SUNRISE'	TEQUILA SUNRISE MIRROR PLANT	1 GAL.	24" O.C.	LOW	UPRIGHT ACCENT
	DIANELLA 'BABY BLISS'	BABY BLISS FLAX LILY	1 GAL.	24" O.C.	LOW	SMALL FOREGROUND
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	30" O.C.	LOW	ORNAMENTAL GRASS
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	24" O.C.	LOW	UPRIGHT ACCENT
	LANTANA CAMARA 'MONIKE'	TEENIE GENIE LANTANA	1 GAL.	30" O.C.	LOW	FLOWERING SHRUB
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	36" O.C.	LOW	ORNAMENTAL GRASS
	MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL.	36" O.C.	LOW	EVERGREEN GROUNDCOVER
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	42" O.C.	LOW	INFORMAL HEDGE
	FICUS REPENS	CREeping FIG	1 GAL. STAKED	PER PLAN	MOD	SCREENING VINE
WATER TREATMENT AREAS						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	BIOSWALE SLOPE GRASS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	L	BIOSWALE BASIN BOTTOM GRASS
WATER USE KEY: VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF CHULA VISTA.						
NOTE: ALL PLANTING AREAS (EXCEPT FOR BIO-RETENTION AREA) ARE TO RECEIVE A MINIMUM 3" LAYER OF MEDIUM GRIND MULCH AT THE CONCLUSION OF PLANTING.						

LANDSCAPE CONCEPT STATEMENT OF COMPLIANCE

THIS LANDSCAPE DESIGN AND THE FINAL LANDSCAPE PLANS WILL REFLECT CONFORMANCE WITH THE CITY OF CHULA VISTA'S LANDSCAPE WATER CONSERVATION ORDINANCE (CVMC20.12), PROMOTING WATER CONSERVATION THROUGH THE USE OF MODERATE NAD LOW-WATER REQUIRING PLANT SPECIES, GROUPING OF PLANT MATERIALS WITH SIMILAR WATER REQUIREMENTS AND IMPLEMENTING A LOW-VOLUME AND EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE DESIGN CONCEPT STATEMENT

THE LANDSCAPE DESIGN WILL BE SUSTAINABLE WITH AN EMPHASIS ON DROUGHT TOLERANT, NATIVE OR ADAPTIVE SPECIES THAT ARE LONG LIVED AND EASILY MAINTAINED IN THEIR NATURAL FORM. APPROXIMATELY 90% OF THE PLANTS USED WILL HAVE LOW WATER REQUIREMENTS BASED UPON THE '2017 WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (WUCOLS) AND WILL CONFORM TO CURRENT WATER CONSERVATION STANDARDS INCLUDING THE CITY OF CHULA VISTA LANDSCAPE WATER CONSERVATION ORDINANCE. PLANT MATERIAL WILL BE GROUPED BY HYDROZONES THAT HAVE SIMILAR WATER NEEDS.

EVERGREEN TREES WILL BE USED TO PROVIDE SHADE OVER PARKING AREAS AND TO SOFTEN THE BUILDING FACADE, WHILE FLOWERING DECIDUOUS TREES WILL BE USED TO ACCENTUATE THE BUILDING ENTRY AND OUTDOOR PATIO SPACES. HEDGES WILL BE USED TO SCREEN PARKING AREAS FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT PARCELS, AND EVERGREEN VINES WILL BE USED TO HELP SCREEN THE TRASH ENCLOSURE. SHRUBS AND GROUND COVERS WITH VARYING FORMS, COLORS AND TEXTURES WILL BE USED THROUGHOUT THE PROJECT TO PROVIDE INTEREST. THE PLANT PALETTE WILL COMPLEMENT THE ADJACENT PARCELS AND STREETSCAPE TO HELP VISUALLY BLEND THE PROJECT INTO THE SURROUNDING OTAY RIVER BUSINESS PARK.

IRRIGATION DESIGN CONCEPT STATEMENT

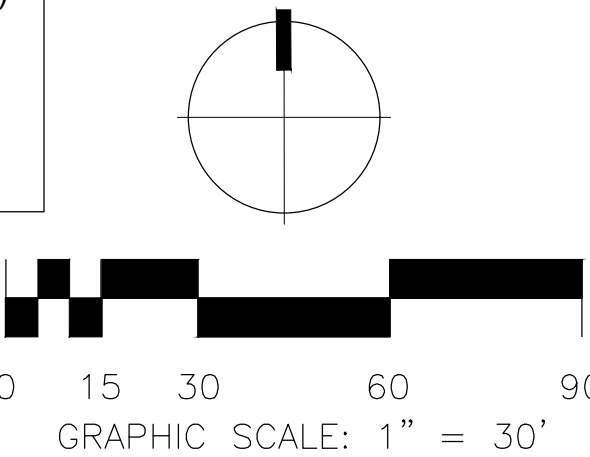
IRRIGATION DESIGN WILL CONFORM TO CURRENT WATER CONSERVATION STANDARDS INCLUDING THE CITY OF CHULA VISTA LANDSCAPE WATER CONSERVATION ORDINANCE AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). IRRIGATION WILL BE DISTRIBUTED BY IN LINE DRIP TUBING AND A SMART IRRIGATION CONTROLLER WITH RAIN SHUT-OFF CAPABILITIES. THE VALVES WILL BE GROUPED BY HYDROZONE, EXPOSURE, SOIL TYPE AND GRADING FEATURES.

MAINTENANCE RESPONSIBILITY STATEMENT

OWNER IS RESPONSIBLE FOR INSTALLATION AND ONGOING MAINTENANCE OF IRRIGATION AND PLANTING WITHIN BOTH THE PUBLIC RIGHT-OF-WAY AND THE PROPERTY ITSELF.

TREE SEPARATION DISTANCES

DRIVEWAYS - 10'
TRAFFIC SIGNALS/STOP SIGNS - 20'
INTERSECTIONS - 25' (TRIANGLE - FOR RESIDENTIAL)
UTILITIES: UNDERGROUND - 5', ABOVE-GROUND - 10'
FIRE HYDRANTS - 10'
LIGHT STANDARDS - 10'
SIDEWALK UNDERDRAINS - 3'

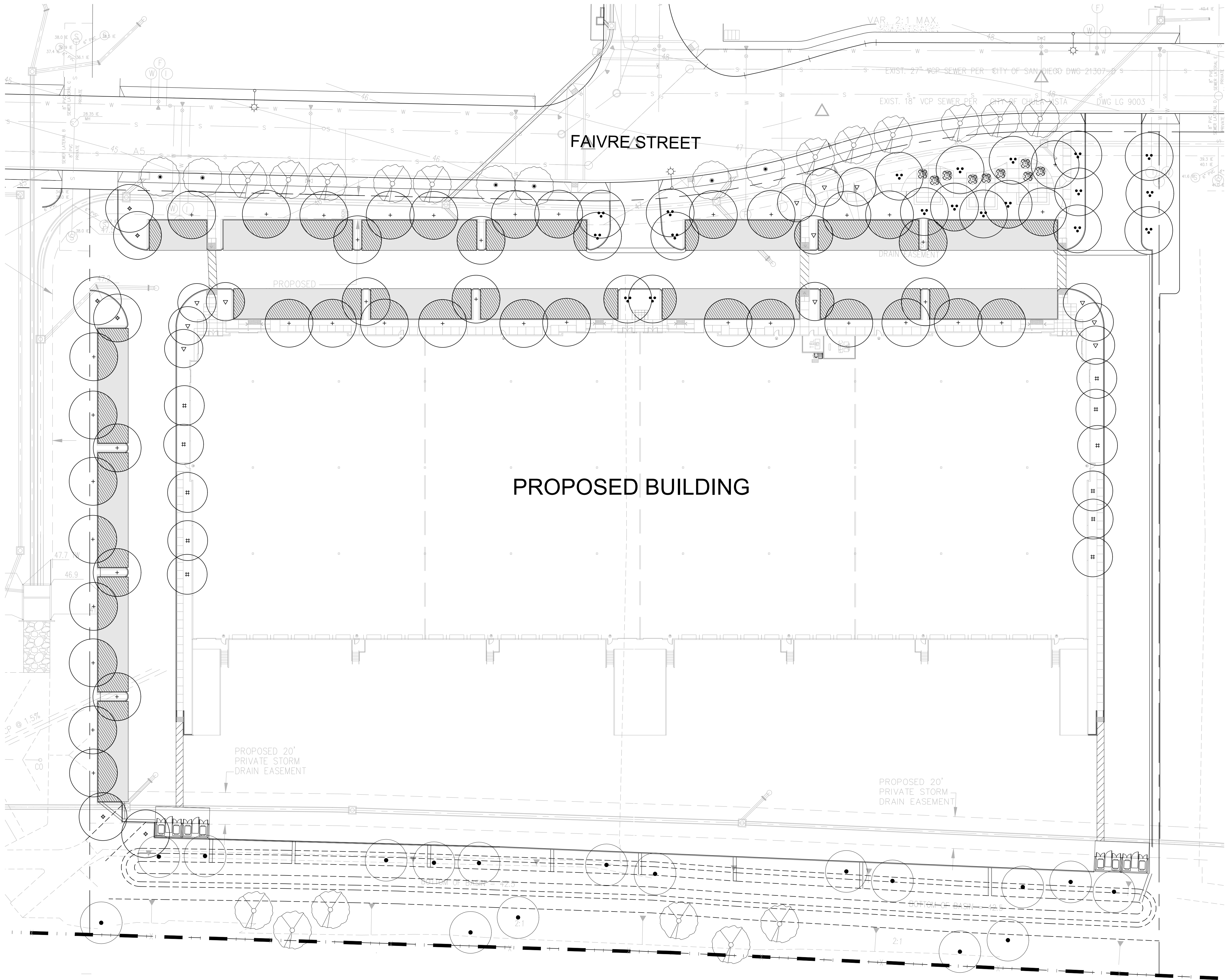


Revision Dates	
	DESIGN REVIEW RESUBMITTAL 01/16/2021
	DESIGN REVIEW RESUBMITTAL 01/11/2021
	DESIGN REVIEW RESUBMITTAL 01/16/2022
	DESIGN REVIEW RESUBMITTAL 06/02/22
	DESIGN REVIEW RESUBMITTAL 02/22/2022

Issue Dates	
Planning	-
SD/Pricing Set	-
Plan Check	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date	05.26.2021
Check By	SW
Drawn By	LA
Scale	AS NOTED
Job Number	11009.510
Sheet Number	16 of 20

J:\DWG\SMITH\otbp\10-1\1-SD\otbp\0-1-1-shade diagram.dwg Wed, 26 May 2021 1:04:38pm Plotted by: Seo



SHADE CALCULATION

TOTAL AREA OF PARKING STALLS	= 22,888 S.F.
TOTAL REQUIRED SHADE AREA (50%)	= 11,444 S.F.
TOTAL AREA OF SHADE FROM TREES (TREES AT 5 YEARS MATURITY)	= 12,559 S.F.
TOTAL SHADED AREA	= 12,559 S.F. (54.9%)

SHADE AND PAVING LEGEND

	AREA OF PARKING STALLS & ASSOCIATED VEHICULAR CIRCULATION
	SHADE PROVIDED BY TREES AT 5 YEARS GROWTH

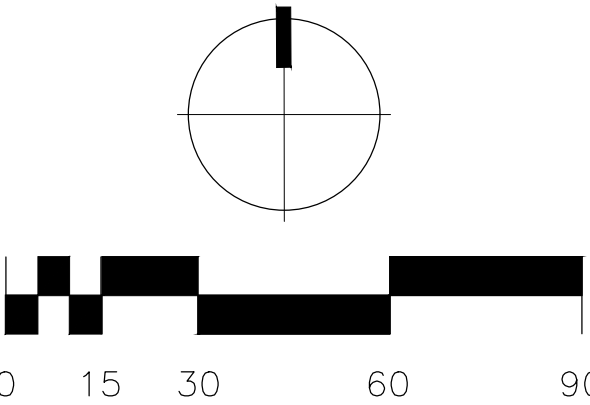
PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	CERCIDIA 'DESERT MUSEUM'	DESERT MUSEUM PALO BERDE
	CERCIS CNANDENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELM
	RHUS LANCEA	AFRICAN SUMAC

PROPOSED TREES FOR OTAY RIVER BUSINESS PARK, DWG. NO. 18037

SYMBOL	BOTANICAL / COMMON NAME
	JACARANDA MIMOSIFOLIA / JACARANDA
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA / COAST LIVE OAK
	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM

STREETSCAPE PLANTING PER
SEPARATE PERMIT, BY OTHERS



SUDBERRY PROPERTIES, INC.

OTAY RIVER BUSINESS PARK, LOTS 10 AND 11
FAIVRE AND 7TH STREET
CHULA VISTA, CA

PRELIMINARY
SHADE DIAGRAM
DR PROJECT # DR21-0009
CD PROJECT #

Revision Dates	
	DESIGN REVIEW RESUBMITTAL 01/15/2021
	DESIGN REVIEW RESUBMITTAL 01/15/2022
	DESIGN REVIEW RESUBMITTAL 01/15/2022
	DESIGN REVIEW RESUBMITTAL 06/02/2022
	DESIGN REVIEW RESUBMITTAL 02/23/2022

Issue Dates	
Planning	-
SD/Pricing Set	-
Plan Check	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date	05.26.2021
Check By	SW
Drawn By	LA
Scale	AS NOTED
Job Number	11009.S10
Sheet Number	17 of 20

L2.1

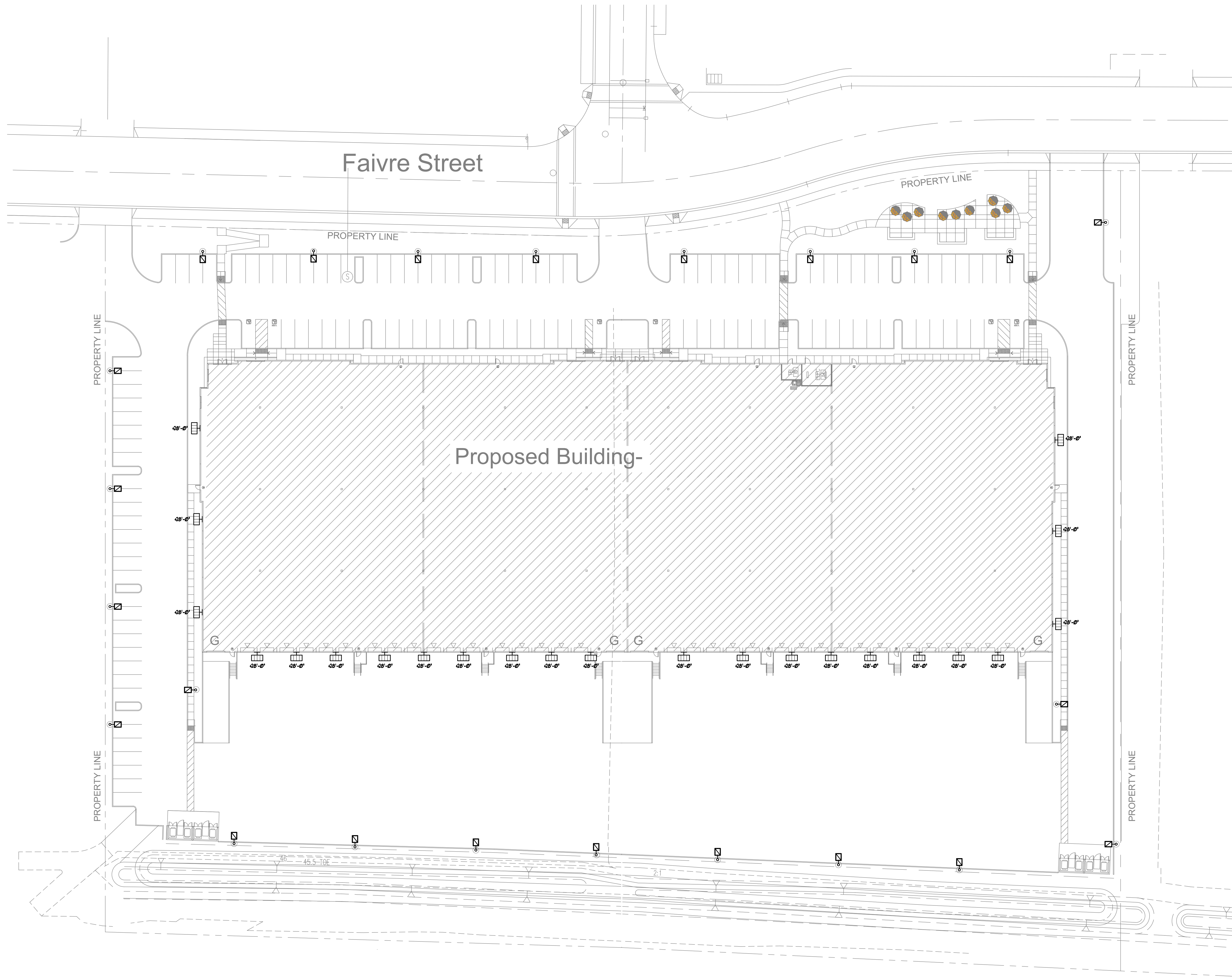
13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

A R C H I T E C T U R E

8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1223
RIDGELA.COM

E1.1





SITE LIGHTING PLAN

SCALE:
1/32" = 1'-0"

mpe
consulting
ELECTRICAL ENGINEERS

10807 Thornmint Rd Suite 200
San Diego, CA 92127
p: 858.673.4445
www.mpeconsulting.com

SUDBERRY PROPERTIES, INC.
OTAY RIVER BUSINESS PARK, LOTS 10 AND 11
FAIVRE AND 7TH STREET
CHULA VISTA, CA

DR PROJECT # DR21-0009
CD PROJECT #

Revision Dates		
DESIGN REVIEW RESUBMITTAL	8/18/2021	
DESIGN REVIEW RESUBMITTAL	3/1/2022	
DESIGN REVIEW RESUBMITTAL	5/18/2022	
DESIGN REVIEW RESUBMITTAL	8/30/2022	
DESIGN REVIEW RESUBMITTAL	8/22/2022	

Issue Dates	
Planning	-
SD/Pricing Set	-
Plan Check	-
Bid Set	-
Permit Set	-
Construction Set	-

Drawing Date 05.20.2021

Check By BD

Drawn By BD

Scale AS NOTED

Job Number 11009.S10

Sheet Number 20 of 20

E1.3

sca
ARCHITECTURE

13280 Evening Creek Drive South | Suite 125
San Diego, CA 92128
858.793.4777 | sca-sd.com

REGISTERED PROFESSIONAL ARCHITECT
PAMEL W. MATOCCOS
E018377
Exp. 6-30-23
CALIFORNIA

©2020 SCA ARCHITECTURE