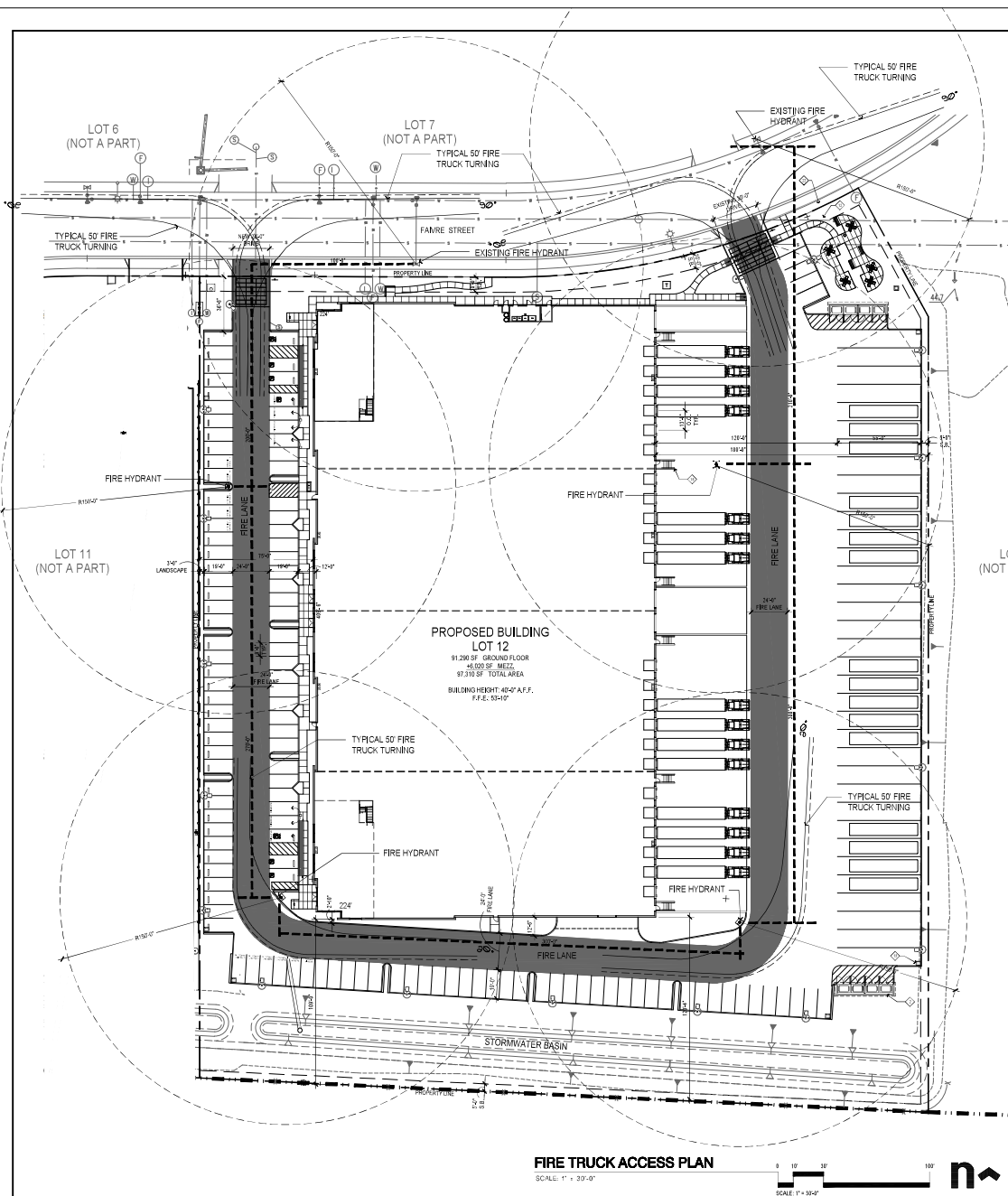


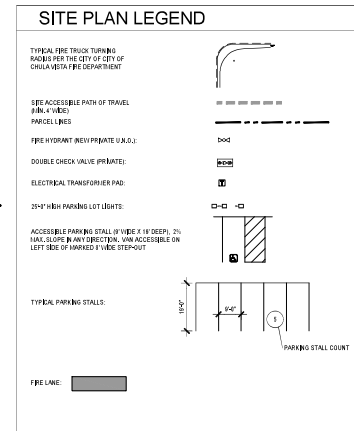
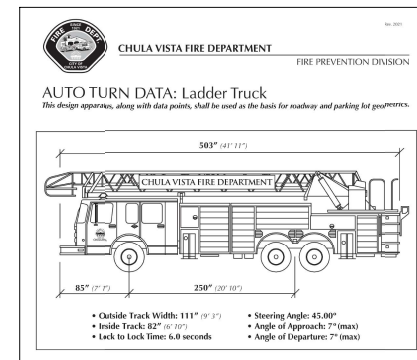
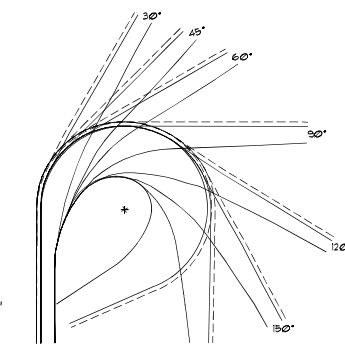


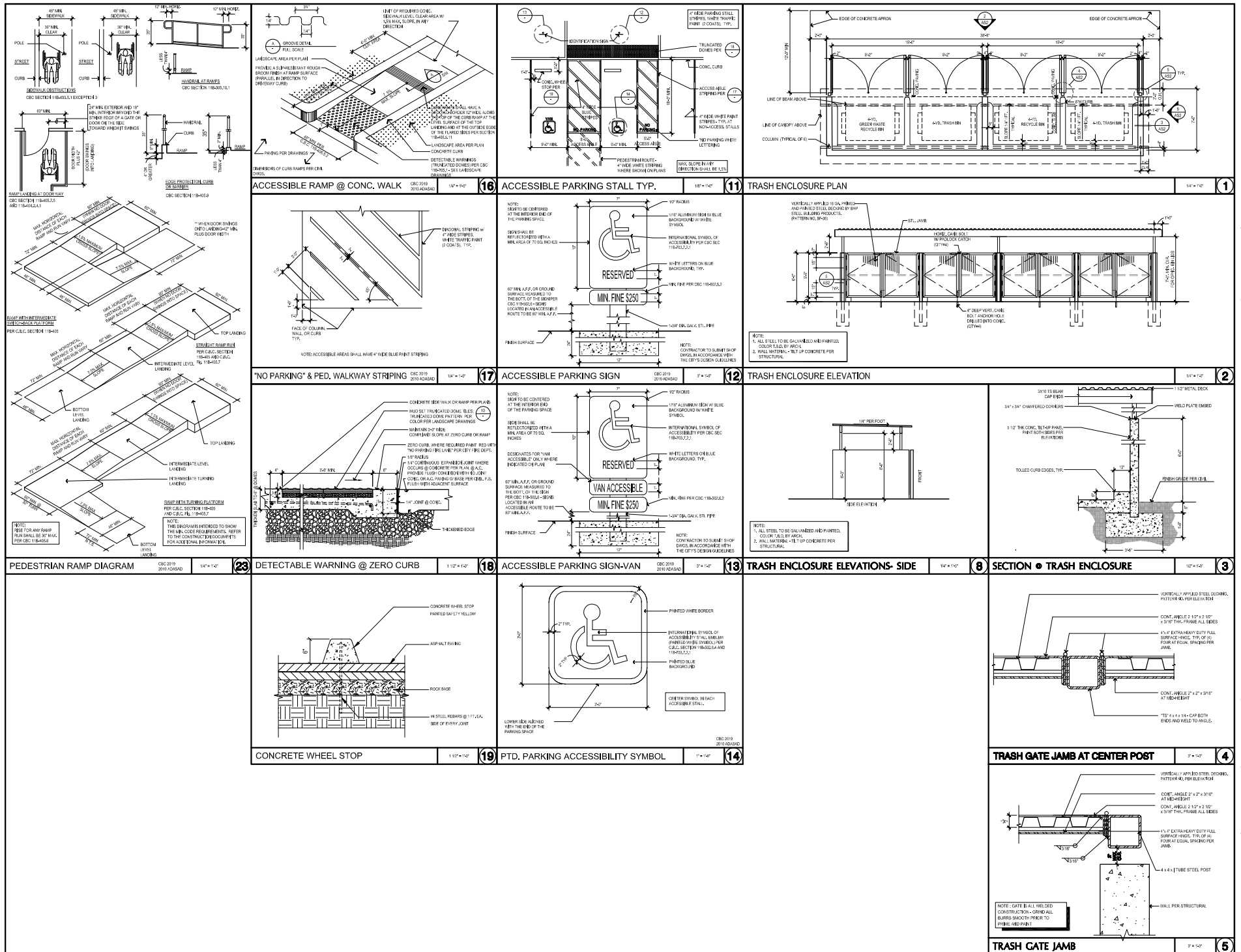
FIRE TRUCK ACCESS PLAN

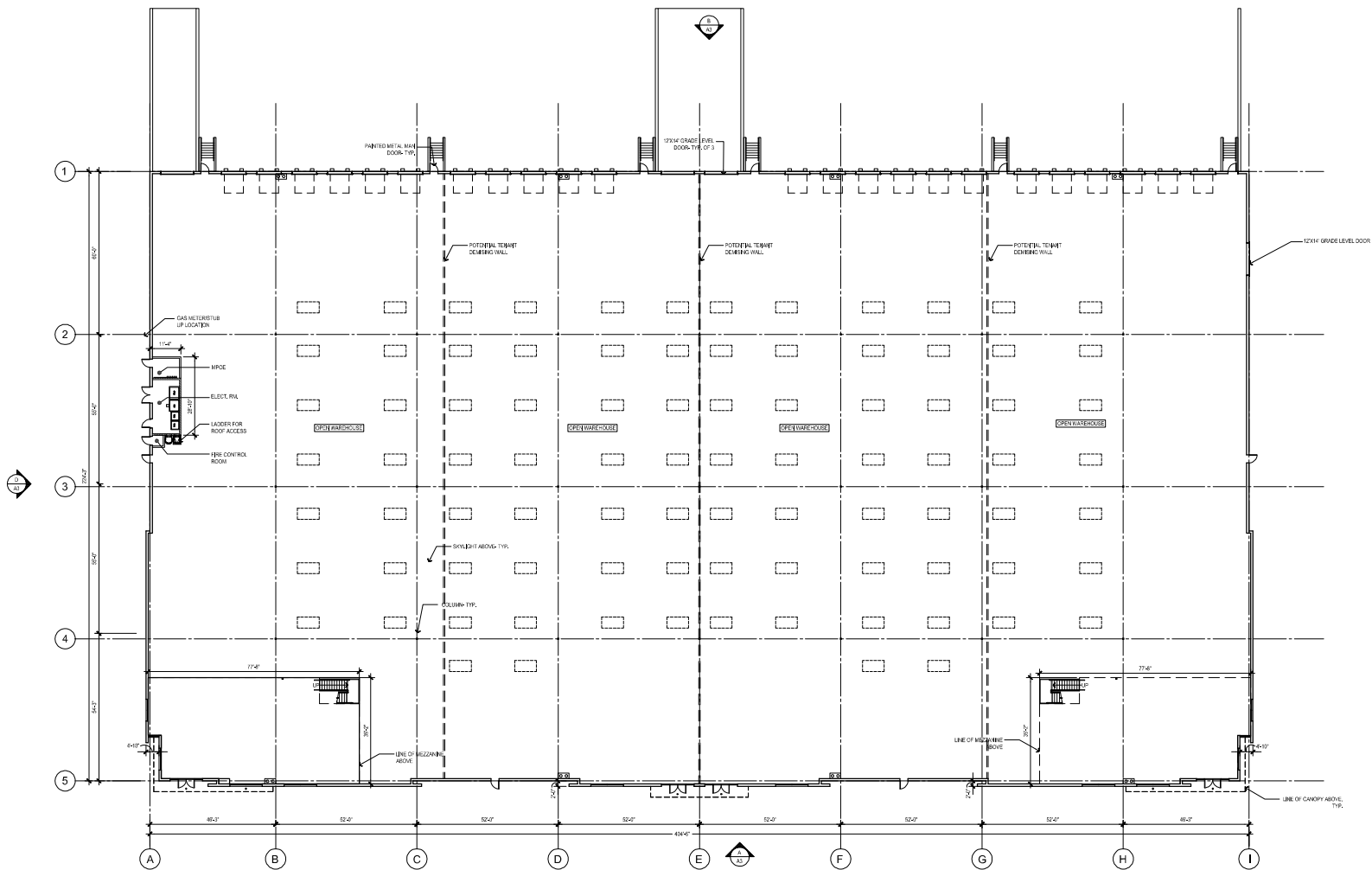
SCALE: 1" = 30'-0"

SCALE: 1" = 30'-0"

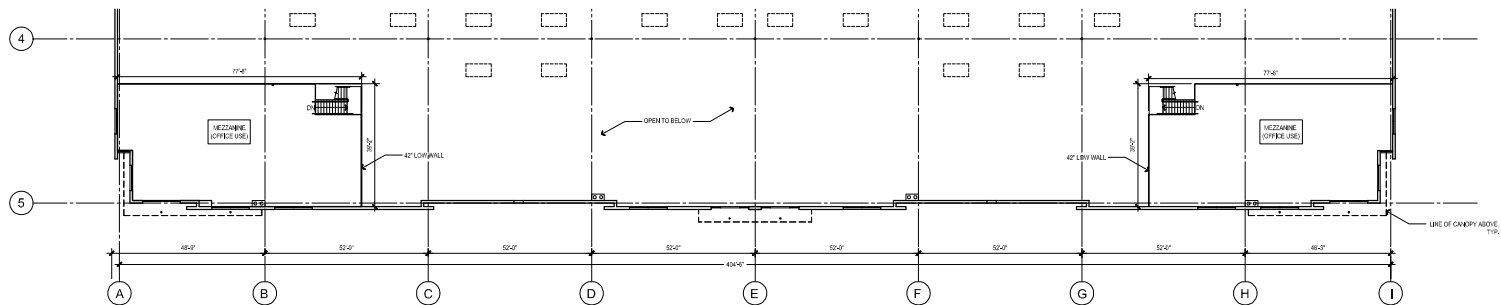
CITY OF CHULA VISTA 50' FIRE TRUCK TURNING RADIUS







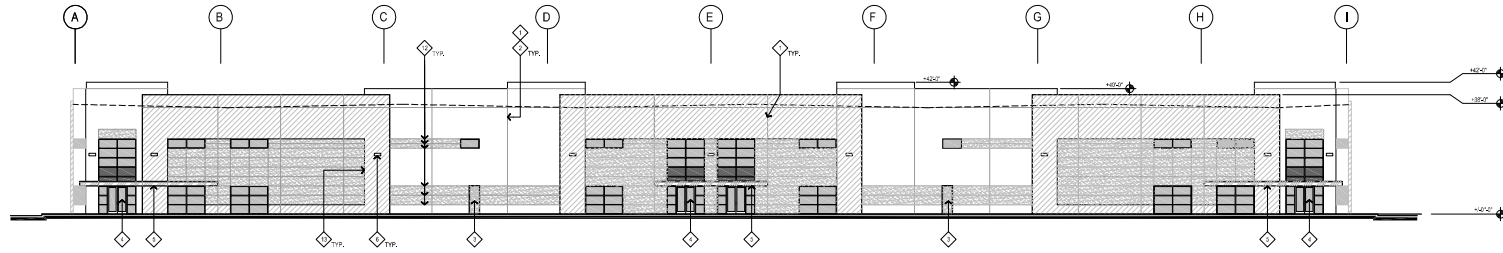
LOT 12 - GROUND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



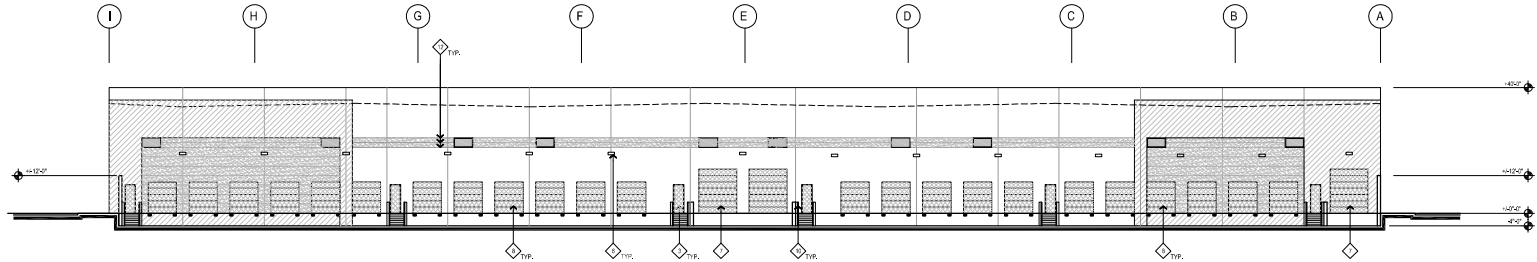
LOT 12 - MEZZANINE LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

Rev	Date	Description
1	12/07/2021	1st Design Review
2	04/20/2022	2nd Design Review
3	04/20/2022	3rd Design Review
4		4th Design Review
5		5th Design Review
6		6th Design Review
7		7th Design Review
8		8th Design Review
9		9th Design Review
10		10th Design Review

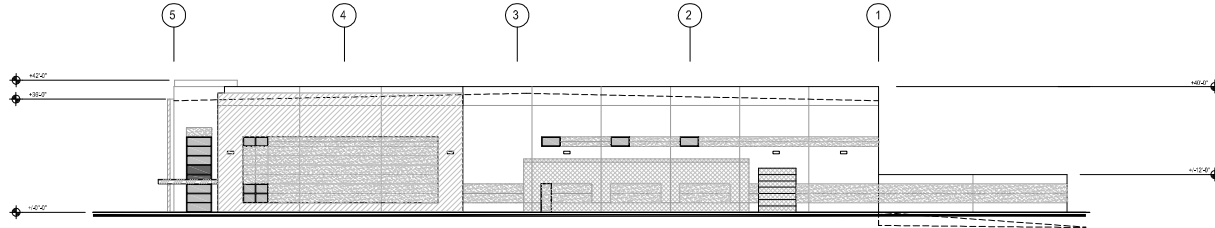
1st Design Review	12/07/2021
2nd Design Review	04/20/2022
3rd Design Review	04/20/2022
4th Design Review	
5th Design Review	
6th Design Review	
7th Design Review	
8th Design Review	
9th Design Review	
10th Design Review	



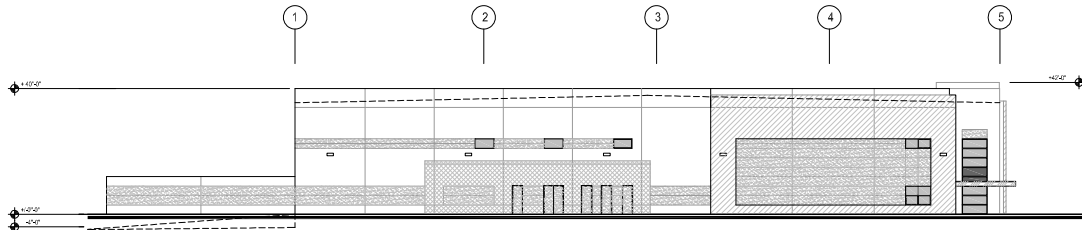
(A) WEST ELEVATION
SCALE: 1/16" = 1'-0"



(B) EAST ELEVATION
SCALE: 1/16" = 1'-0"



(C) SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



(D) NORTH ELEVATION
SCALE: 1/16" = 1'-0"

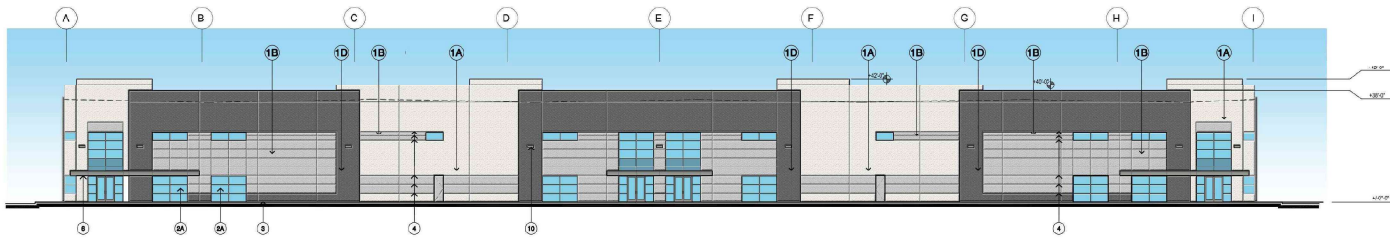
MATERIAL SCHEDULE:

-

ELEVATION KEY NOTES:

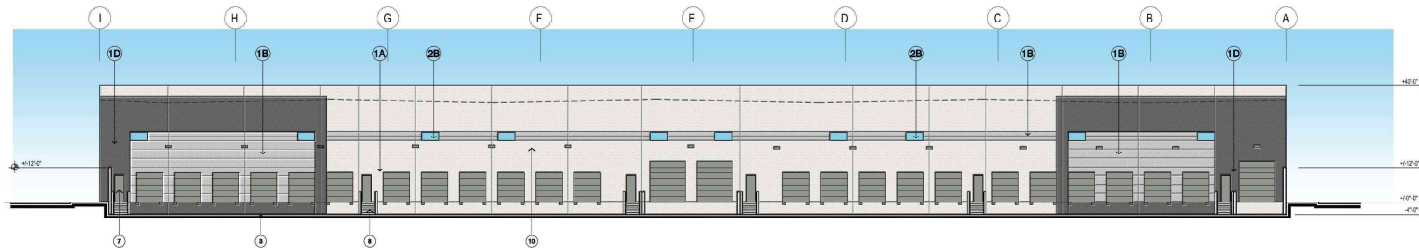
NOT ALL KEYNOTES ARE SHOWN ON THIS SHEET

- CONCRETE TILT-UP PANEL JOINT
- 3/4" V GROOVE REVEAL IN CONCRETE TILT-UP PANEL
- PAINTED METAL WINDOW
- MEDIUM STILE STOREFRONT DOOR WITH WOOD PANEL GLAZING
- METAL STUD FRAMED CANOPY WITH WOOD SLATTING, WATERPROOFING MEMBRANE, AND 1" PRE-FORMED ALUMINUM PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE
- 12"X18" PAINTED GRADE LEVEL DOOR
- 8"X18" PAINTED DOCK LEVEL DOOR
- ROOF OVERHANG TRIM WALL SOFFIT
- METAL HANDRAIL - PAINTED SW 6003 SNOWFALL
- TRADE ENCLOSURE
- 2" HORIZONTAL REVEAL IN TILT-UP PANEL
- 1" HORIZONTAL REVEAL IN TILT-UP PANEL
- METAL STUD FRAMED CANOPY WITH WOOD SLATTING, WATERPROOFING MEMBRANE, AND 1" PRE-FORMED ALUMINUM PANEL SYSTEM - ALUMINUM CURTAIN
- CONCRETE STAIRS - NATURAL GREY



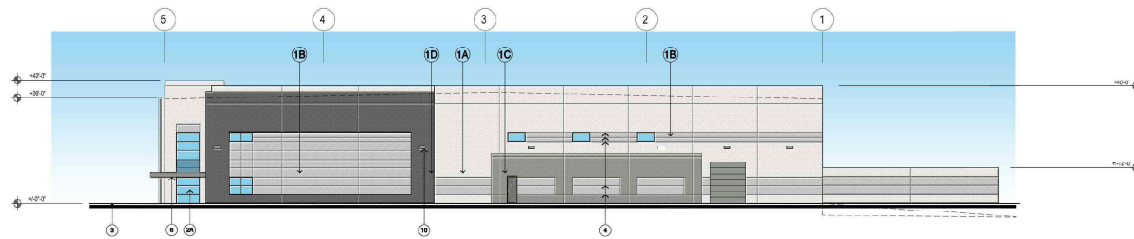
West Exterior Elevation

SCALE: 1" = 20'-0"



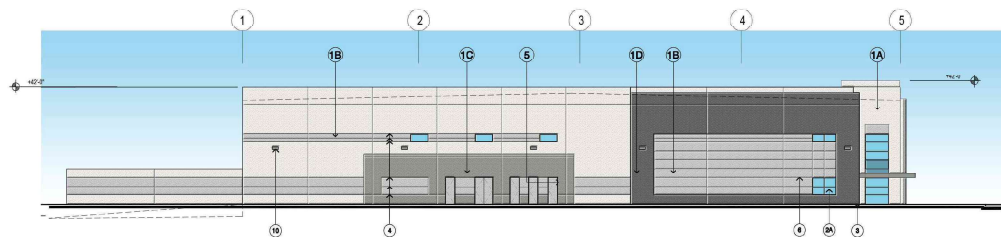
East Exterior Elevation

SCALE: 1" = 20'-0"



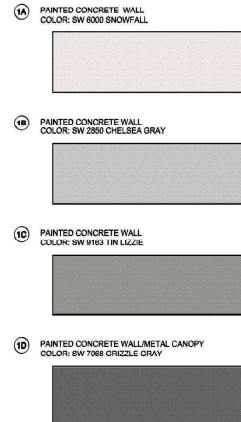
South Exterior Elevation

SCALE: 1" = 20'-0"



North Exterior Elevation

SCALE: 1" = 20'-0"



LEGEND

- 1A PAINTED CONCRETE WALL
COLOR: SW 6000 SNOWFALL
- 1B PAINTED CONCRETE WALL
COLOR: SW 2800 CHELSEA GRAY
- 1C PAINTED CONCRETE WALL
COLOR: SW 7008 GRIZZLE GRAY
- 2A 2"X4 1/2" ALUMINUM STOREFRONT, FRONT SET SYSTEM,
W/ CAPTIVE HORIZONTAL S AND VERTICAL S w/ TILT UP PANEL
TINTED GLAZING
GLAZING: PPG SOLARBAN 60 (2) SOLARBLUE + CLEAR
MULLIONS: CLEAR ANODIZED
- 2B ALUMINUM STOREFRONT SYSTEM @ WAREHOUSE REAR
FACADE ONLY - 2"X4 1/2" SYSTEM, FRONT SET SYSTEM -
W/ SINGLE PLANE TINTED GLAZING
GLAZING: PPG SOLARBAN 60 SOLARBLUE
MULLIONS: CLEAR ANODIZED
- 3 FINISHED GRADE
- 4 2" HORIZONTAL REVEAL IN TILT UP PANEL
- 5 1" VERTICAL REVEAL IN TILT UP PANEL
- 6 METAL STUD FRAMED CANOPY w/ PLYWOOD SHEATHING,
WATERPROOFING MEMBRANE, AND 1/2" PREFORMED
ALUMINUM PANELS IN 1/2" LIP - ALUMINUM TYPICAL
- 7 FTD. MET. MAIN DOOR COLOR TBD
- 8 CONCRETE FIRE DEPARTMENT ACCESS STAIR
- 9 COILING DOOR
- 10 WALL MOUNTED LIGHT. COLOR AND FINISH TO MATCH WINDOW
MULLION COLOR

Revision Dates	
1	
2	
3	
4	
5	
Issue Dates	
Planning	
Design Review	
Plan Check	
Bid Set	
Permit Set	
Construction Set	
Drawing Date	
Check By	
Drawn By	
Scale	SEE PLAN
Job Number	1100951201
Sheet Number	OF -

LEGEND SHEETS 2 AND 3

PROPOSED IMPROVEMENTS

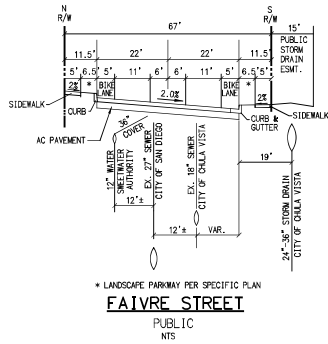
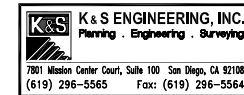
IMPROVEMENT	STANDARD DIMS.	SYMBOL
STORM DRAIN PIPE SIZE/TYPE PER PLAN (PVT)		
TYPE 1" CLEAN OUT (PVT)	D-09	
SPILL CONTAINMENT VALVE (PVT)		
MANUAL SHUT-OFF VALVE		
CONCRETE LUG (PVT)	D-63	
INLET BOX-SIZE PER PLAN (PVT) BROOKS PRODUCT (OR EQUAL)		
TYPE "6" CURB AND GUTTER (PVT)	D-02	
6" CURB (PVT)	D-01	
GRADE BREAK		
TOP/BOTTOM OF SLOPE		
SCALE WITH DIRECTION OF FLOW		
FINISHED SURFACE ELEVATION	480.0	
FLOW LINE ELEVATION	479.50 FL	
TOP OF GRATE ELEVATION	479.50 TO	
DAYLIGHT LINE /LIMIT OF REMEDIAL GRADING (APPROX.)		
A.C. PAVING PER SOILS ENGINEER RECOMMENDATION		
CONCRETE WALKWAY	D-07	
TRUNCATED DOWNS		
SIGN		
RIGHT TURN ONLY	MUTCD 2014ED REV 2 R3-5(RT)	
FIRE HYDRANT ASSEMBLY	SASD SD-6 & 7	
PROPOSED REDUCED PRESSURE DETECTOR ASSEMBLY	SASD 15-A	
PROPOSED POST INDICATING VALVE/ FIRE DEPARTMENT CONNECTION		
PROPOSED DOMESTIC REDUCED PRESSURE ASSEMBLY	SASD 15-B	
CONSTRUCT PRIVATE STRAIGHT HEADWALL TYPE A	SORSO D-30	
INSTALL PRIVATE RIP-RAP NO. 2 BACKING	SORSO D-40	

EXISTING IMPROVEMENTS

IMPROVEMENT	STANDARD DIMS.	SYMBOL
DESILT BASIN RISER		
2" WATER SERVICE		
2" IRRIGATION SERVICE		
FIRE LATERAL	12" PVC C900	
6" SENIOR LATERAL W/SHOCKFLOW PREVENTER S.D.R.S.D. NOS. SS-01		
EX. SENIOR END CAP		
FIRE HYDRANT ASSEMBLY	S.A.S.D. SD-6 & 7	

EARTHWORK QUANTITIES

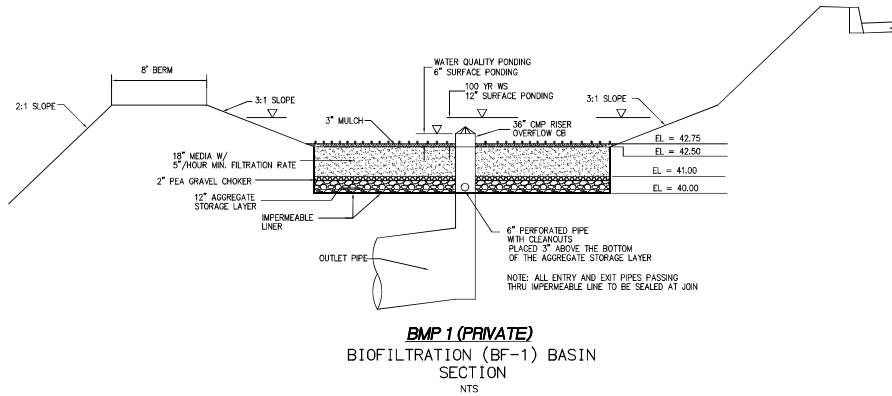
CUT: 7,874 C.Y. FILL: 10,483 C.Y.
 IMPORT: 2,509 C.Y.
 AREA TO BE GRADED: 5.88 ACRES
 GRADING QUANTITIES ARE ESTIMATED FOR BONDING PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAYMENT QUANTITIES. CONTRACTOR TO PERFORM THEIR OWN CALCULATIONS.
 QUANTITIES DO NOT INCLUDE SPOILS FROM BUILDING FOOTINGS, RETAINING WALLS AND UTILITY TRENCHES.



KEY MAP / SHTS 2-3

SHEET INDEX

TITLE SHEET	SHEET #/PAGE
GRADING & DRAINAGE	1 2 & 3
EROSION CONTROL PLAN	4



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

CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed by	Drawn by	Checked By
Contractor						CITY OF CHULA VISTA BENCHMARK # 1000 6 SIDE BROADWAY 600'± S OF FAIVRE ST. 6" 1/2" DIA 10' SPACING ON SPACING CURB OF 6" DIA 10' (1/2" DIA)	HORIZONTAL N/A VERTICAL N/A	S.M.D.	G.M.D.	K.S.S.
Inspector								Plans Prepared Under Supervision Of		
Date Completed								Date	R.G.E. No.	48592

CITY OF CHULA VISTA	DEVELOPMENT SERVICES DEPARTMENT	Drawing No.
GRADING AND DRAINAGE PLANS FOR: OTAY RIVER BUSINESS PARK PARCEL 2 (LOT 12 OF CHULA VISTA TRACT NO. PCS 16--0007)		SHEET 1 OF 4
		W.D. NO.

- 1 EXISTING CONCRETE DRIVEWAY PER CITY DWG. NO. 17051 TO REMAIN.
- 2 EXISTING CURB & GUTTER BY CITY DWG. NO. 17051 TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK PER CITY DWG. NO. 17051 TO REMAIN.
- 4 EXISTING STORM DRAIN SYSTEM PER CITY DWG. NO. 17050.
- 5 EXISTING CAP RISER AND PIPE TO BE REMOVED.
- 6 EXISTING WATER/PIE SERVICE NOT TO BE USED
- 7 EXISTING 2" WATER LATERAL TO BE USED FOR DOMESTIC PURPOSES. INSTALL 3/4" METER AND 3/4" LATERAL FREE RP PER SASS 15-B. CROSS EXISTING STORM DRAIN WITH MIN. 1 FOOT OF VERTICAL SEPARATION AND NO JOINTS SHALL BE PLACED IN WATER LATERAL WITHIN 5 FEET OF THE STORM DRAIN. BACKFILL TRENCH FROM RIGHT-OF-WAY TO RP WITH 2-SACK SURF.
- 8 EXISTING 2" WATER LATERAL TO BE USED FOR IRRIGATION PURPOSES.
- 9 EXISTING 1/2" METER AND 1/2" LATERAL FREE RP PER SASS 15-B. CROSS EXISTING STORM DRAIN WITH MIN. 1 FOOT OF VERTICAL SEPARATION AND NO JOINTS SHALL BE PLACED IN WATER LATERAL WITHIN 5 FEET OF THE STORM DRAIN. BACKFILL TRENCH FROM RIGHT-OF-WAY TO RP WITH 2-SACK SURF.
- 10 CONSTRUCT PRIVATE 6" CURB PER SORDS-G-01
- 11 CONSTRUCT PRIVATE TIE C&B& UTILITY PER SORDS-G-02
- 12 INSTALL PRIVATE 24" X 24" PRECAST CONCRETE STORM DRAIN INLET
- 13 INSTALL PRIVATE PRECAST STORM DRAIN CLEANOUT
- 14 INSTALL PRIVATE PVC STORM DRAIN PIPE
- 15 INSTALL PRIVATE 10" LEAD FREE RFDPA PER SASS 15-A AND 15-C. CROSS EXISTING STORM DRAIN WITH MIN. 1 FOOT OF VERTICAL SEPARATION AND NO JOINTS SHALL BE PLACED IN WATER LATERAL WITHIN 5 FEET OF THE STORM DRAIN. BACKFILL TRENCH FROM RIGHT-OF-WAY TO RP WITH 2-SACK SURF.
- 16 INSTALL PRIVATE PIPE LINE
- 17 INSTALL PRIVATE PIPE HYDRANT PER SEPARATE PLAN.
- 18 INSTALL PRIVATE STOP SIGN PER CALTRANS STANDARD R1-1 WITH "ALL WAY" PLATE
- 19 INSTALL PRIVATE 12" LIMIT LINE PER CALTRANS STANDARD 24E
- 20 INSTALL PRIVATE STOP PAVEMENT LEGEND PER CALTRANS STANDARD
- 21 EXISTING 30' DRIVEWAY TO BE REMOVED AND REPLACED WITH 24" DRIVEWAY PER CITY OF CHULA VISTA STD. DVG. GS-4 OF CHULA VISTA STD.
- 22 CONNECT TO EXISTING 6" PVC SEWER LATERAL CONSTRUCTED PER DWG. NO. 17051 (NO. PC2445). REMOVE EXISTING 6" END CAP AND CONNECT TO EXISTING 6" PVC SEWER LATERAL, EXTEND 6" PVC SEWER LATERAL TO FACE OF BUILDING AS SHOWN.
- 23 PROPOSED PRIVATE ENHANCED PAVING PER LANDSCAPE PLANS.
- 24 INSTALL 4 PROTECTION BOLLARDS
- 25
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FOR GRADING WITHIN LOT A
LETTER OF PERMISSION TO
GRADE BY:
DATED:

FLOOD PLAIN
100 YR



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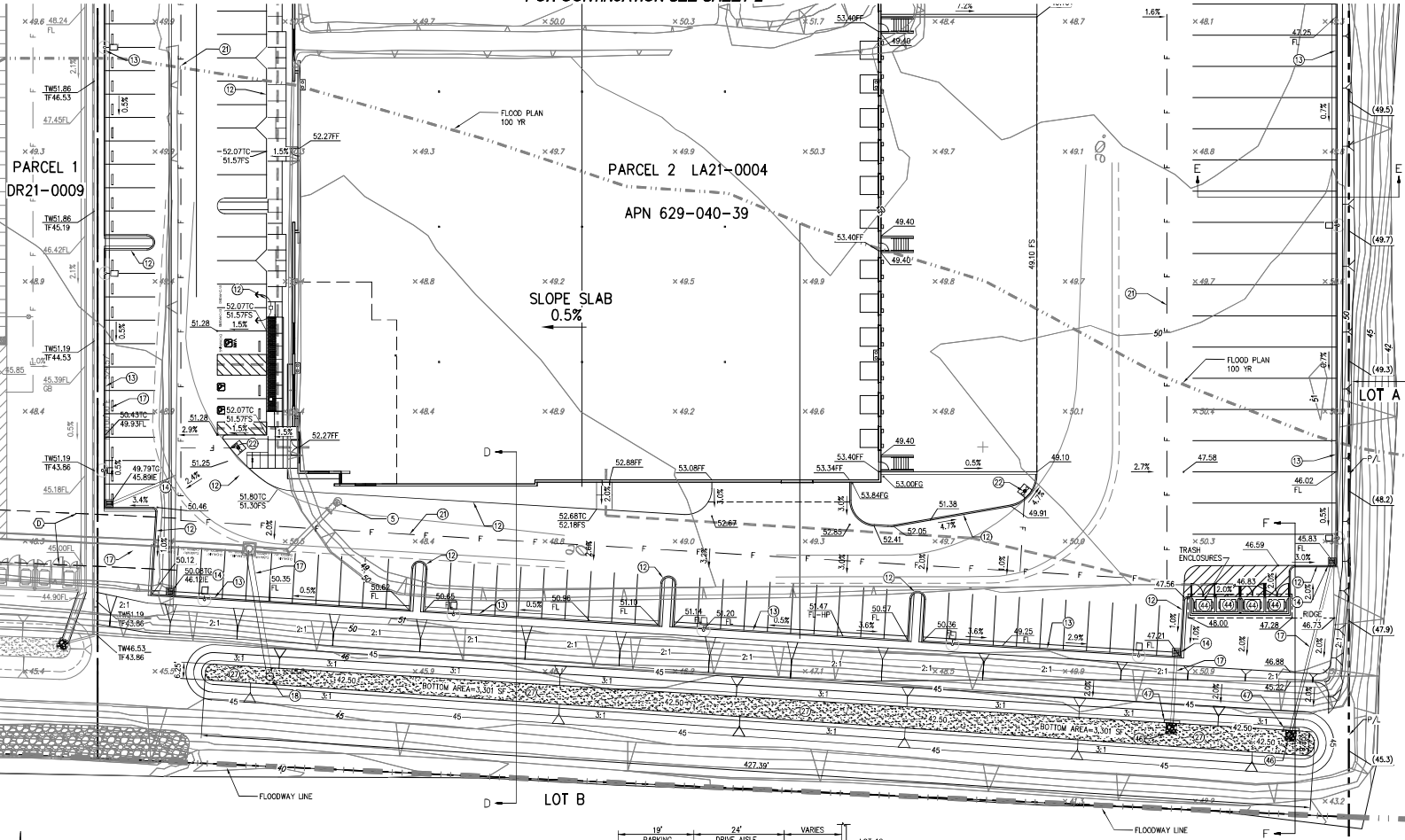
7801 Mission Center Court, Suite 100 San Diego, CA 92108
(619) 296-5565 Fax: (619) 296-5564

SECTION C-C
NTS

[illegible]

CITY OF CHULA VISTA	DEVELOPMENT SERVICES DEPARTMENT	Drawing No.
GRADING AND DRAINAGE PLANS FOR: OTAY RIVER BUSINESS PARK		SHEET 2 OF 4
PARCEL 2 (LOT 12 OF CHULA VISTA TRACT NO. PCS 16-0007)		
		W.O. NO.

FOR CONTINUATION SEE SHEET 2

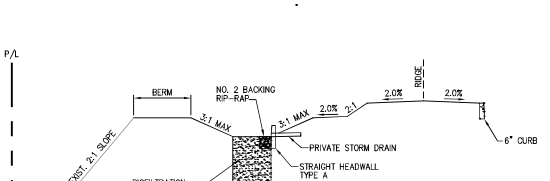
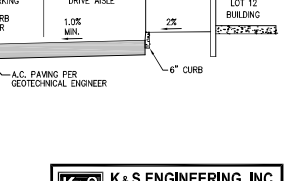
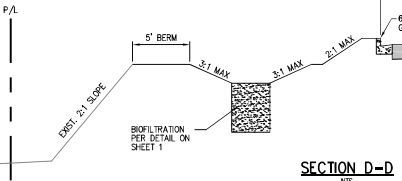
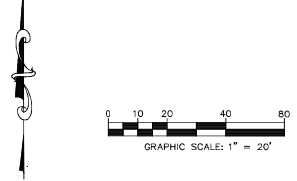
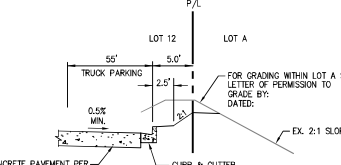


- CONSTRUCTION NOTES**
- (1) EXISTING CMP RISER AND PIPE TO BE REMOVED.
 - (2) CONSTRUCT PRIVATE 6" CURB PER SORSO G-01
 - (3) CONSTRUCT PRIVATE TYPE G CURB & GUTTER PER SORSO G-02
 - (4) INSTALL PRIVATE 24" X 24" PRECAST STORM DRAIN INLET
 - (5) INSTALL PRIVATE PVC STORM DRAIN PIPE
 - (6) INSTALL PRIVATE 36" CMP RISER WITH TRASH RACK PER DETAIL ON SHEET 6.
 - (7) INSTALL PRIVATE FIRE LINE.
 - (8) INSTALL PRIVATE FIRE HYDRANT PER SEPARATE PLAN.
 - (9) CONSTRUCT PRIVATE BIOFILTRATION BASIN (BMP # 2) PER DETAIL ON SHEET 6.
 - (10) PROPOSED TRASH ENCLOSURE PER ARCHITECT PLANS
 - (11) INSTALL PRIVATE NO. 2 BACKING RIP-RAP PER SORSO D-40.
 - (12) CONSTRUCT PRIVATE STRAIGHT HEADWALL TYPE A PER SORSO D-30.

FOR GRADING WITHIN LOT A SEE LETTER OF PERMISSION TO GRADE BY: DATED:

FEMA NOTE:
THE SITE IS LOCATED IN ZONE AE PER FEMA PANEL 2154H.

EASEMENT TABLE
(1) PRIVATE STORM DRAIN EASEMENT TO BE GRANTED AT THE TIME OF SALE OF LOT PER MAP NO. 16399



K&S ENGINEERING, INC.
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(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 # 1000	HORIZONTAL	S.M.D.	S.M.D.	K.S.S.	GRADING AND DRAINAGE PLANS FOR: OTAY RIVER BUSINESS PARK		SHEET 3 OF 4
Inspector						6 SIDE BROWWAY 600'± S OF FAIRVIEW ST.	VERTICAL	Plans Prepared Under Supervision Of			PARCEL 2 (LOT 12 OF CHULA VISTA TRACT NO. PCS 16-0007)		W.O. NO.
Date Completed						6'± SIDE OF BRIDGE ON BRIDGE CURB	N/A	Date					
						OF CURB (IN FT.)		R.O.E. No.	48992				
						ELEV. = 45.10'± (unknown)							

EROSION CONTROL

STABILIZED CONSTRUCTION ENTRANCE
GRAVEL BAGS
PERIMETER CONTROL T.B.D. BY CONTRACTOR
SILT FENCE/GRAVEL BAGS BARRIER/FIBER ROLLS
COMPOST SOOPS
MATERIAL DELIVERY AND STORAGE AREA
MATERIAL USE
STOCKPILE MANAGEMENT
SPILL PREVENTION AND CONTROL
SOLID WASTE MANAGEMENT AREA
HAZARDOUS WASTE MANAGEMENT AREA
CONCRETE WASTE MANAGEMENT AREA
SANITARY/SEPTIC WASTE MANAGEMENT AREA
STREET SWEEPING AND VACUUMING

CASQA STD. DWG.

TC-1, TC-3
SE-8, SE-10
SE-1, SE-8
SE-5, SE-13
WM-1
WM-2
WM-3
WM-4
WM-5
WM-6
WM-8
WM-9
SC-7

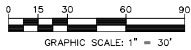


NOTE TO THE CONTRACTOR

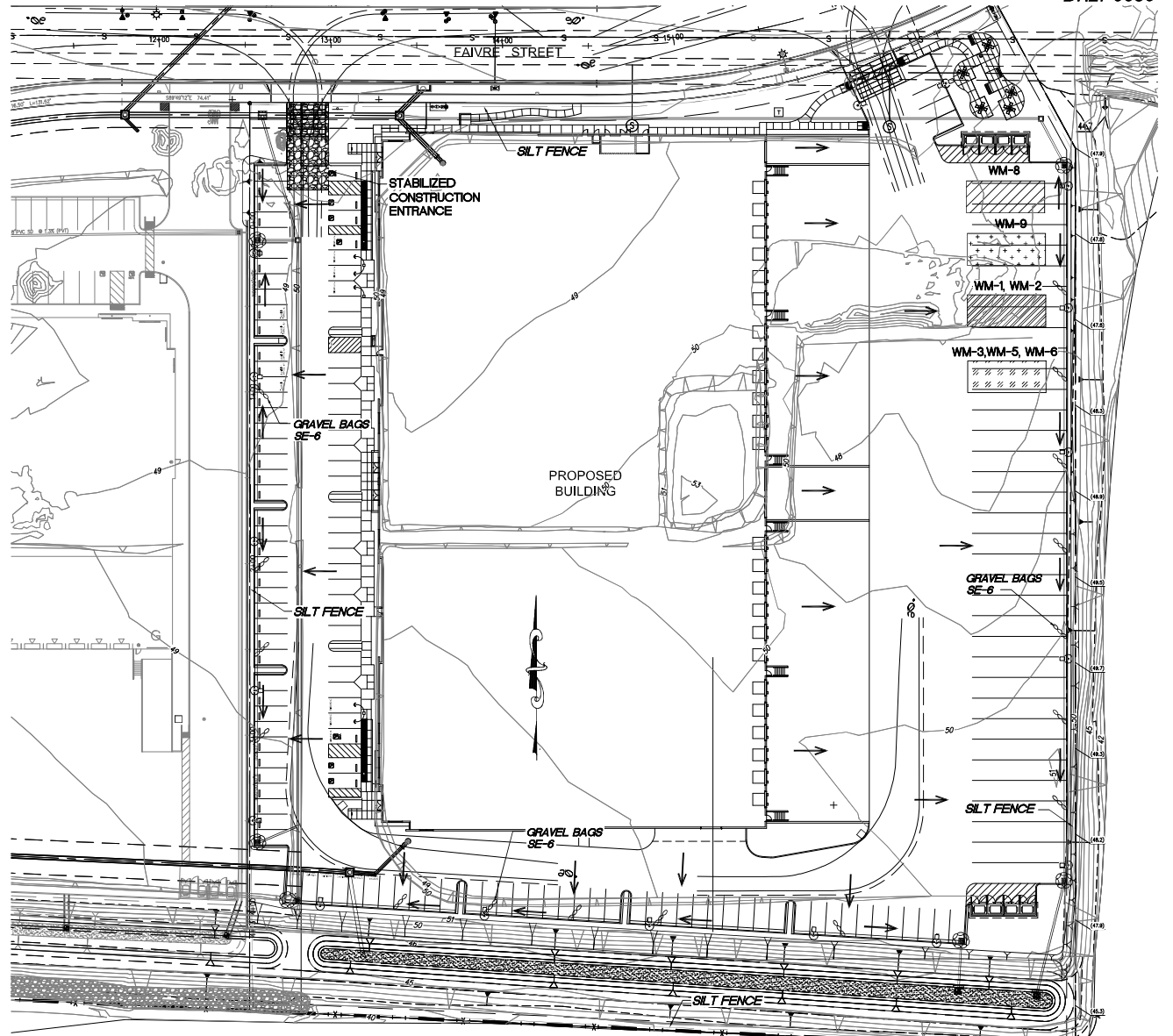
-CONSTRUCTION SITE CONDITIONS MAY DICTATE THE LOCATION OF THE BMPs. A CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL OR SWPPP PRACTITIONER MAY DETERMINE CHANGES ACCORDINGLY. BMP DATA SHEET GUIDELINES WILL BE FOLLOWED REGARDLESS OF LOCATION.

TEMPORARY EROSION CONTROL AND /OR FINAL STABILIZATION BMPs FOR DISTURBED SOIL AREAS

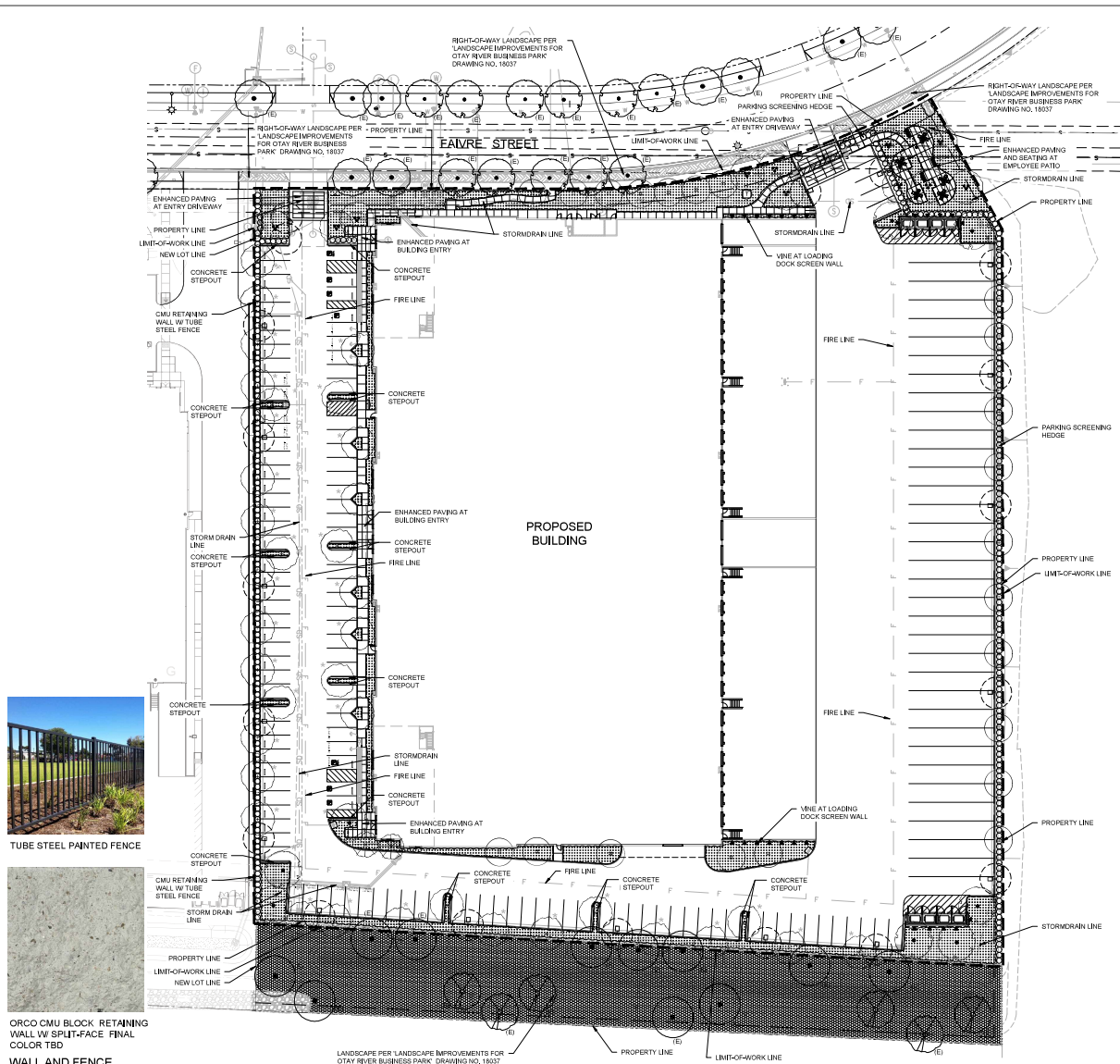
ONE OF THE FOLLOWING BMPs SHOULD BE APPLIED TO EXPOSED SOIL AREAS ON THE SITE WHILE INACTIVE.
EC-3 HYDRAULIC MULCH
EC-5 SOIL BINDERS
EC-8 WOOD MULCHING
EC-7 GEOTEXTILES AND MATS (BIODEGRADABLE)
EC-8 WOOD MULCHING



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CONSTRUCTION RECORD	REFERENCES	By	REVISIONS	Date	App'd	BENCHMARK	SCALE	Designed by	Drawn by	Checked by	CITY OF CHULA VISTA	DEVELOPMENT SERVICES DEPARTMENT	Drawing No.
Contractor						CITY OF CHULA VISTA BENCH MARK # 1000	HORIZONTAL	S.M.D.	S.M.D.	K.S.S.	GRADING AND DRAINAGE PLANS FOR: OTAY RIVER BUSINESS PARK		
Inspector						1/4" = 1' SIDE BROWWAY 600' ± S OF FAIRVIEW ST.	VERTICAL	Plans Prepared Under Supervision Of	Date	R.O.E. No. 48992	PARCEL 2 (LOT 12 OF CHULA VISTA TRACT NO. PCS 16--0007)		SHEET 4 OF 4
Date Completed						OF 648 IN. (1.5' ±) (WIDE)	N/A	KIMBL S. SHEETS					W.O. NO.

[illegible]

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.

<u>TOTAL PARKING LOT TREES</u>	
TOTAL PARKING SPACES =	124
PARKING LOT TREES REQUIRED (1 TREE / 4 STALLS) =	31
PARKING LOT TREES PROVIDED =	38 *

THIS LANDSCAPE DESIGN AND THE FINAL LANDSCAPE PLANS WILL REFLECT CONFORMANCE WITH THE CITY OF CHULA VISTA'S LANDSCAPE WATER CONSERVATION ORDINANCE (CVMC2.12), PROMOTING WATER CONSERVATION THROUGH THE USE OF MODERATE AND LOW-WATER REQUIRING PLANT SPECIES, GROUPING OF PLANT MATERIALS WITH SIMILAR WATER REQUIREMENTS AND IMPLEMENTING A LOW-VOLUME AND EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

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 DISTRICT.

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.

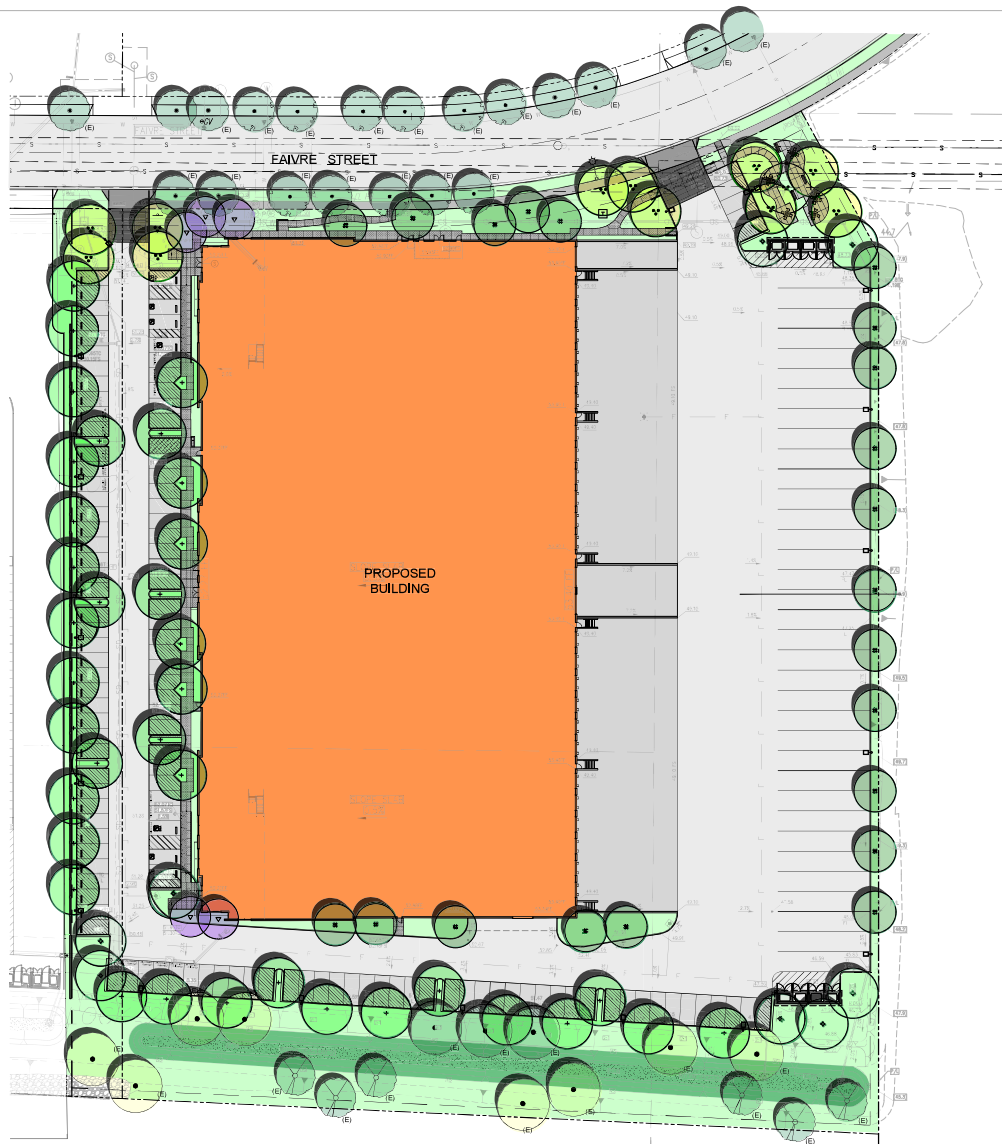
OWNER IS RESPONSIBLE FOR INSTALLATION AND ONGOING MAINTENANCE OF IRRIGATION AND PLANTING WITHIN BOTH THE PUBLIC RIGHT-OF-WAY AND THE PROPERTY ITSELF.

LANDSCAPE TABULATIONS

TOTAL SITE AREA =	265,231 S.F.
TOTAL LANDSCAPE AREA REQUIRED (15%) =	39,785 S.F.
TOTAL LANDSCAPE AREA PROVIDED =	47,801 S.F. (18%)
TOTAL PARKING LOT AREA =	41,584 S.F.
TOTAL LANDSCAPE AREA REQUIRED (10%) =	4,158 S.F.
TOTAL LANDSCAPE AREA PROVIDED =	4,305 S.F. (10.4%)

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'

2.2.



SHADE CALCULATION

TOTAL AREA OF PARKING STALLS	= 21,764 S.F.
TOTAL REQUIRED SHADE AREA (50%)	= 10,882 S.F.
TOTAL AREA OF SHADE FROM TREES (TREES AT 5 YEARS MATURITY)	= 11,625 S.F.
TOTAL SHADED AREA	= 11,625 S.F.

SHADE AND PAVING LEGEND

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

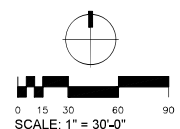
PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	CERCIDIMUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE	24" BO STD.
	CERCIS CHANDLERIS FOREST PANSY	FOREST PANSY EASTERN REDBUD	24" BO STD.
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAU STD.
	ULMUS PARVIFOLIA TRUE GREYV	TRUE GREEN ELM	24" BO STD.
	RHUS LANCEA	AFRICAN SUMAC	24" BO STD.

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

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

NOTE: PARKWAY PLANTING AND SLOPE PLANTING PER SEPARATE PERMIT



Revision Dates		
Δ	-	-

Issue Dates	
1st Design Review	12/07/2021
2nd Design Review	04/26/2022
3rd Design Review	06/10/2022
Bid Set	.
Permit Set	.
Construction Set	.

Drawing Date 04/22/2022

Check By R/A

Drawn By

Scale

AS NOTED

Job Number

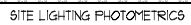
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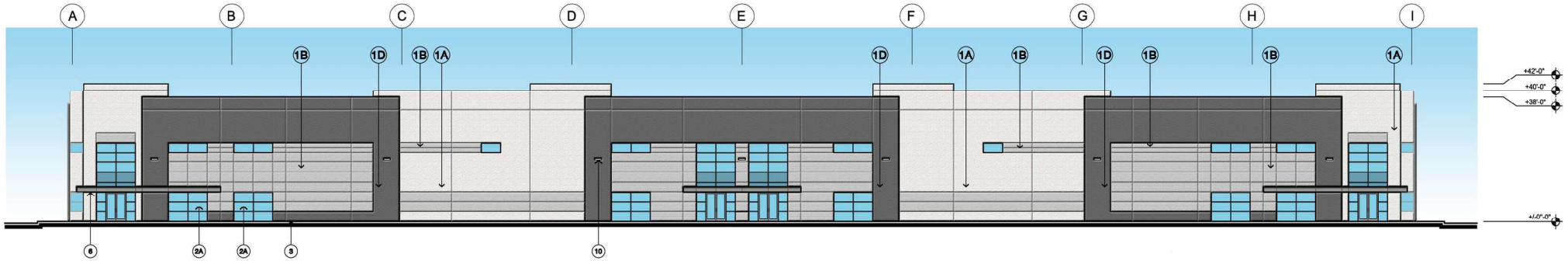
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Planning	-
Schematic Set	-
Plan Check	-
Set	-
Permit Set	-
Construction Set	-

GENERAL NOTES - ALL CONDUITS SHALL BE STRAPPED TO RISES ABOVE RAIS. CONDUITS RANGING AND SHALL BE SOLID. AC CABLE IS NOT ALLOWED AND SHALL NOT BE INSTALLED. AN EQUIPMENT GROUND CONDUCTOR SHALL BE INSTALLED IN ALL FLEXIBLE CONDUITS. ALL BRANCH CIRCUITS SHALL BE INSTALLED WITH A GREEN GROUND CONDUCTOR. - ELECTRICAL CONTRACTOR TO REVIEW OTHER DISCIPLINE DRAWINGS AND INDICATE CONFLICTS OF CONDUIT ROUTING UNDERGROUND COORDINATION AND CEILING HEIGHT CONFLICTS. - ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING BRACKS ADJACENT TO WORK DURING THE COURSE OF CONSTRUCTION AND NEW WORK. ALL REPAIRS OF DAMAGED AREAS ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. - ALL ELECTRICAL DEVICES, EQUIPMENT AND LIGHT FIXTURES SHALL BE INSTALLED PER CALIFORNIA AIA REQUIREMENTS. - ALL ELECTRICAL AND TELECOM DATA AND RELATED FITTINGS SHALL BE CONCEALED. ANY LOCATION IN PUBLIC VIEW SHALL BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER AND APPROVED PRIOR TO INSTALLATION. ALL CONDUIT RUNS SHOWN ARE DIAGNOSTICALLY COORDINATE ALL CONDUIT RUNS WITH OTHER DISCIPLINES. - ELECTRICAL WORK INSTALLED UNDER THIS PERMIT TO COMPLY WITH THE CALIFORNIA ELECTRICAL CODE, LOCAL AND STATE ENERGY STANDARDS AND ALL OTHER APPLICABLE CODES. - ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL WEATHERPROOF DEVICES, JUNCTION BOXES, FITTINGS, CONDUIT AND PULLBOXES AT ALL DAMP AND WET LOCATIONS. - ELECTRICAL CONTRACTOR SHALL COORDINATE REQUIRED ELECTRICAL WORK WITH OTHER DISCIPLINES. ALL SCHEDULED UTILITY SHUTDOWNS SHOULD BE SCHEDULED FOR PERIODS WHEN WORK FOR DISCIPLINES BUILDING THE CONTINUITY OF POWER FOR AREAS OUTSIDE THE PERMITTED WORK SHALL BE MAINTAINED UNLESS A WINDOW IS SCHEDULED. - ELECTRICAL CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO BID COMPLETION. - ELECTRICAL CONTRACTOR SHALL COORDINATE REQUIRED UTILITY METER APPLICATIONS AND ASSIST OWNER FOR PROPER METER RELEASE SCHEDULE. - ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL REQUIRED MATERIALS FOR JOB COMPLETION. ELECTRICAL CONTRACTOR SHALL COORDINATE PROSECUTION OF LONG LEAD ITEMS AND COORDINATE STORAGE OF MATERIALS TO AVOID DAMAGE PRIOR TO INSTALLATION. - ALL BRIFT CONDUITS ARE TO BE PROVIDED WITH PULL ROPES. LABEL EACH END OF CONDUIT TO INDICATE EXACT DISTRIBUTION. - ELECTRICAL PANELS SHALL NOT BE LOCATED WITHIN FIRE-RATED CORRIDORS. - ALL MATERIALS USED UNDER THIS PERMIT SHALL BE NEW AND BEAR THE APPROPRIATE UL LABEL. USED OR RE-CONDITIONED MATERIALS ARE PROHIBITED. - ALL PERMANENTLY INSTALLED EQUIPMENT SHALL BEAR A UL LABEL OR NATIONALLY RECOGNIZED TESTING AGENCY CERTIFICATION. - PROVIDE AND INSTALL CLEAR ADHESIVE LABELS INDICATING PANEL AND CIRCUIT NUMBER ON ALL OUTLETS AND SWITCHES LETTER (LEFT) TO BE (L). - ALL FLUORESCENT FIXTURES FOR INTERIOR TYPE OR EXTERIOR TYPE WITH DOUBLE-ENDED LAMP SHALL BE PROVIDED WITH A LAMP DISCONNECTING MEANS TO DISCONNECT ALL CONDUITORS OF THE FIXTURE BALLAST PER NEC 410.10(G). - PROVIDE 30V CONNECTION TO DOOR HANDICAPED CONTROLLER AS REQUIRED. COORDINATE FINAL REQUIREMENTS WITH PURCHASER AND SECURITY VENDORS. - ALL SYSTEMS FURNITURE CIRCUITS AND HOMERUNS TO BE PROVIDED WITH DESIGNATED NEUTRAL CONDUCTORS PER CIRCUITS. - ALL TELEPHONE BRANCH CIRCUITS SHALL BE INSTALLED WITH DESIGNATED NEUTRALS ROUTED IN PARALLEL TO THE PANEL FOR EACH CIRCUIT BEING UTILIZED PER NEC 804 SECTION 25(A)(4). - ALL OUTLET DEVICES TO HAVE CLEAR ADHESIVE LABELS INDICATING PANEL AND CIRCUIT NUMBER ON FACE OF BOX AND OUTSIDE OF COVER PLATE.	POWER SYMBOLS NOTE SHEET	ABBREVIATIONS TELECOM DATA SYMBOLS
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[illegible]

DR PROJECT #		DR21-0036	
Revision Dates			
Δ			
Issue Dates			
Planning			
SD/Pricing Set			
Plan Check			
Bid Set			
Permit Set			
Construction Set			
Drawing Date		04/22/2022	
Check By		AC	
Drawn By		DH	
Scale		AS NOTED	
Job Number	11009.S1201		
Sheet Number	OF 13		



West Exterior Elevation

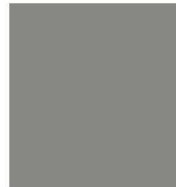
SCALE: 1" = 20'-0"



1A PAINTED CONCRETE WALL
SNOWFALL SW 6000



1B PAINTED CONCRETE WALL
CHELSEA GREY SW 2850



1C PAINTED CONCRETE WALL
TIN LIZZIE SW 9163



1D PAINTED CONCRETE WALL
GRIZZEL GRAY SW 7068



2A VISION GLASS
PPG SOLABAN 60
SOLARBLUE



2B SPANDREL GLASS
PPG OPACI-COAT-300
#6 1919 WESTERN WIND



6 METAL AWNING
ALPOLIC METAL PANELS
CVG GREY



ALUMINUM STOREFRONT
ARCADIA #11/CLEAR AC-2



10 EXTERIOR WALL MOUNTED LIGHT FIXTURE
BUBBLE GEOPAK SERIES 2
BUILDING WALL LIGHT