



"PASEO" - PARK CENTER DRIVE

S A N T E E , C A L I F O R N I A

DEVELOPER INFORMATION

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"PASEO"- PARK CENTER
 SANTEE, CA 2024-0093

Plot Date: 12.12.2024
 1st Submittal Date: 6.21.2024
 2nd Submittal Date: 10.07.2024
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TITLE SHEET

A0.00

SHEET INDEX

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- A1.01 - OPEN SPACE EXHIBIT

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- A2.01 - B400 - 4-PLEX - ELEVATIONS
- A2.02 - B400 - 4-PLEX - BUILDING PLANS

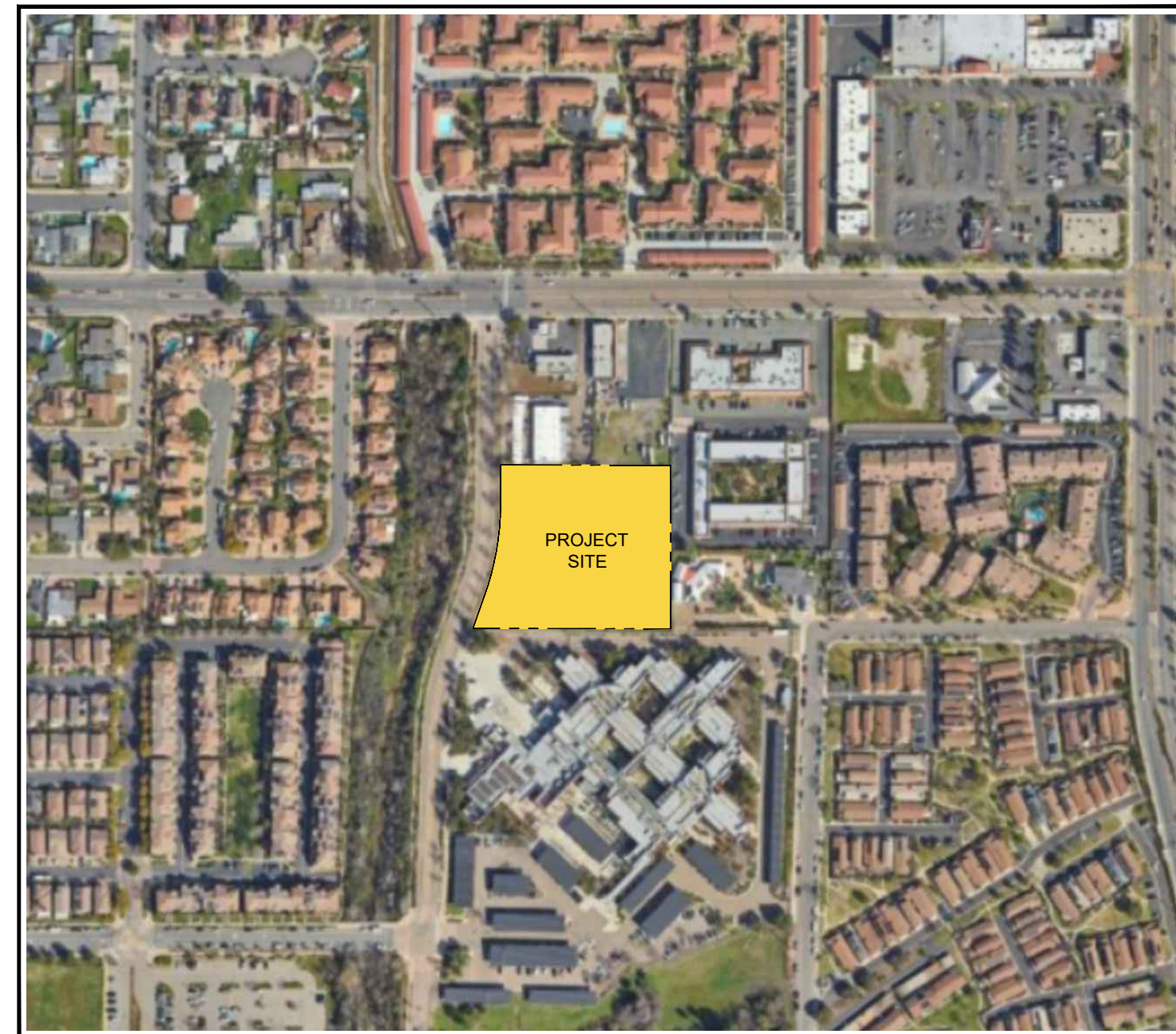
- A2.10 - B500 - 5-PLEX - PERSPECTIVE
- A2.11 - B500 - 5-PLEX - ELEVATIONS
- A2.12 - B500 - 5-PLEX - BUILDINGS PLANS

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- A2.21 - B600 - 6-PLEX - ELEVATIONS
- A2.22 - B600 - 6-PLEX - BUILDING PLANS

- A2.30 - B610 - 6-PLEX - PERSPECTIVE
- A2.31 - B610 - 6-PLEX - ELEVATIONS
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- A3.10 - PLAN 2 - UNIT PLANS
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COMMUNITY CONTEXT (1:300)



CIVIL

- TITLE SHEET
- EXISTING CONDITIONS
- CONCEPTUAL GRADING PLAN
- CONCEPTUAL UTILITY PLAN
- BMP PLAN
- DETAILS
- VESTING TENTATIVE SUBDIVISION MAP

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- L-2 - DESIGN IMAGERY
- L-3 - COMMON AREA ENLARGEMENT
- L-4 - CONCEPTUAL WALL AND FENCE PLAN
- L-5 - CONCEPTUAL SIGNAGE PLAN
- L-6 - SITE AMENITIES CUTSHEETS
- L-7 - CONCEPTUAL PLANT PALETTE
- L-9 - CONCEPTUAL PLANTING PLAN
- L-10 - CONCEPTUAL PLANT PALETTE

LIGHTING

- ES1 - ELECTRICAL SITE PLAN
- ES2 - PHOTOMETRIC SITE PLAN
- ES3 - LIGHTING FIXTURE CUTSHEETS

COLORIST

- 05 - REVISIONS
- 06 - SITE PLAN & EXTERIOR COLOR PLOTTING
- 07 - PAINT & MISCELLANEOUS ITEMS
- 08 - EXTERIOR FIXTURES
- 09 - COLOR SCHEMES
- 10 - CONCEPTUAL COLOR APPLICATION DIAGRAMS

SITE SUMMARY

APN: 381-032-07-00, 381-032-08-00		OCCUPANCY: R-2	
STREET ADDRESS: SANTEE, CA 92071		TYPE OF CONSTRUCTION: V-B	
COUNTY: SAN DIEGO		SPRINKLER SYSTEM: FULL NFPA 13	
ZONING: R-14	TOWN CENTER SPECIFIC CENTER WITH A LAND USE DESIGNATION OF R-14		NUMBER OF STORIES: 3 STORIES
LAND USE:			BUILDING HEIGHT: 45'-0" MAX (4 - STORIES)
LOT AREA (GROSS): 2.540 AC	110,642 SF	SETBACKS: CHAPTER 13 TABLE 13.10.040A	
LOT AREA (NET): 2.300 AC	100,188 SF		
PROPOSED LOT COVERAGE: 43 %	MAX LOT COVERAGE: 60 %		
PROPOSED FLOOR AREA RATIO: 0.9	MAX FLOOR AREA RATIO: 1		
		FRONT	10'
		REAR	10'
		SIDE (INTERIOR SIDE YARD)	10'
		SIDE (STREET SIDE YARD)	10'
DENSITY (GROSS): 20.87 DU/AC	14-21.9 DU/AC MAX		
NUMBER OF HOMES: 53 UNITS			

UNIT MIX SUMMARY

LEGEND	PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET/ UNIT	TOTAL NET	GARAGE SF	PRIVATE UPPER DECK	PRIVATE OPEN - PATIO/PORCH	TOTAL PRIVATE OPEN DECK
	PLAN 1	3 BD / 3 BA / SxS	13 UNITS	25%	1,345 SF	17,485 SF	532 SF	53 SF	PER SITE PLAN	689 SF
	PLAN 2	3 BD / 3 BA / TANDEM	13 UNITS	25%	1,627 SF	21,151 SF	472 SF	77 SF	PER SITE PLAN	1,001 SF
	PLAN 3	3 BD / 3 BA / SxS	27 UNITS	51%	1,737 SF	46,899 SF	496 SF	63 SF	PER SITE PLAN	1,701 SF
TOTAL			53 UNITS	100%		85,535 SF				3,391 SF
			6 UNITS	(10% ACCESSIBLE UNITS)						

BUILDING AREA CALCULATIONS

BUILDING TYPE	PLEX	DESCRIPTION	# OF BUILDINGS ON SITE	TOTAL NET AREA
B400	4-PLEX	3-STORY INTERLOCKING UNITS W/ ROW UNITS	3 BUILDING	6,446 SF
B500	5-PLEX	3-STORY ROW UNITS	1 BUILDING	8,685 SF
B600	6-PLEX	3-STORY INTERLOCKING UNITS W/ ROW UNITS	5 BUILDING	9,418 SF
B610	6-PLEX	3-STORY ROW UNITS	1 BUILDING	10,422 SF
GRAND TOTAL			10 BUILDINGS	34,971 SF

PARKING SUMMARY

REQUIRED PARKING *PER SANTEE MUNICIPAL CODE 13.24.040				
RESIDENTIAL (1 BEDROOM)	0 UNITS	x	1.5 SPACES /DU	= 0 SPACES
RESIDENTIAL (2+ BEDROOMS)	53 UNITS	x	2 SPACES /DU	= 106 SPACES
GUEST	53 UNITS	x	0.25 SPACES /DU	= 13.25 SPACES
TOTAL REQUIRED PARKING				119 SPACES
PROVIDED PARKING				
TOWNHOMES (GARAGE SPACES)	53 UNITS	x	2 SPACE /DU	= 106 SPACES
			GUEST	= 14 SPACES
TOTAL PARKING PROVIDED				120 SPACES
*1 ADA STALL INCLUDED				2.3 SPACES/ UNIT



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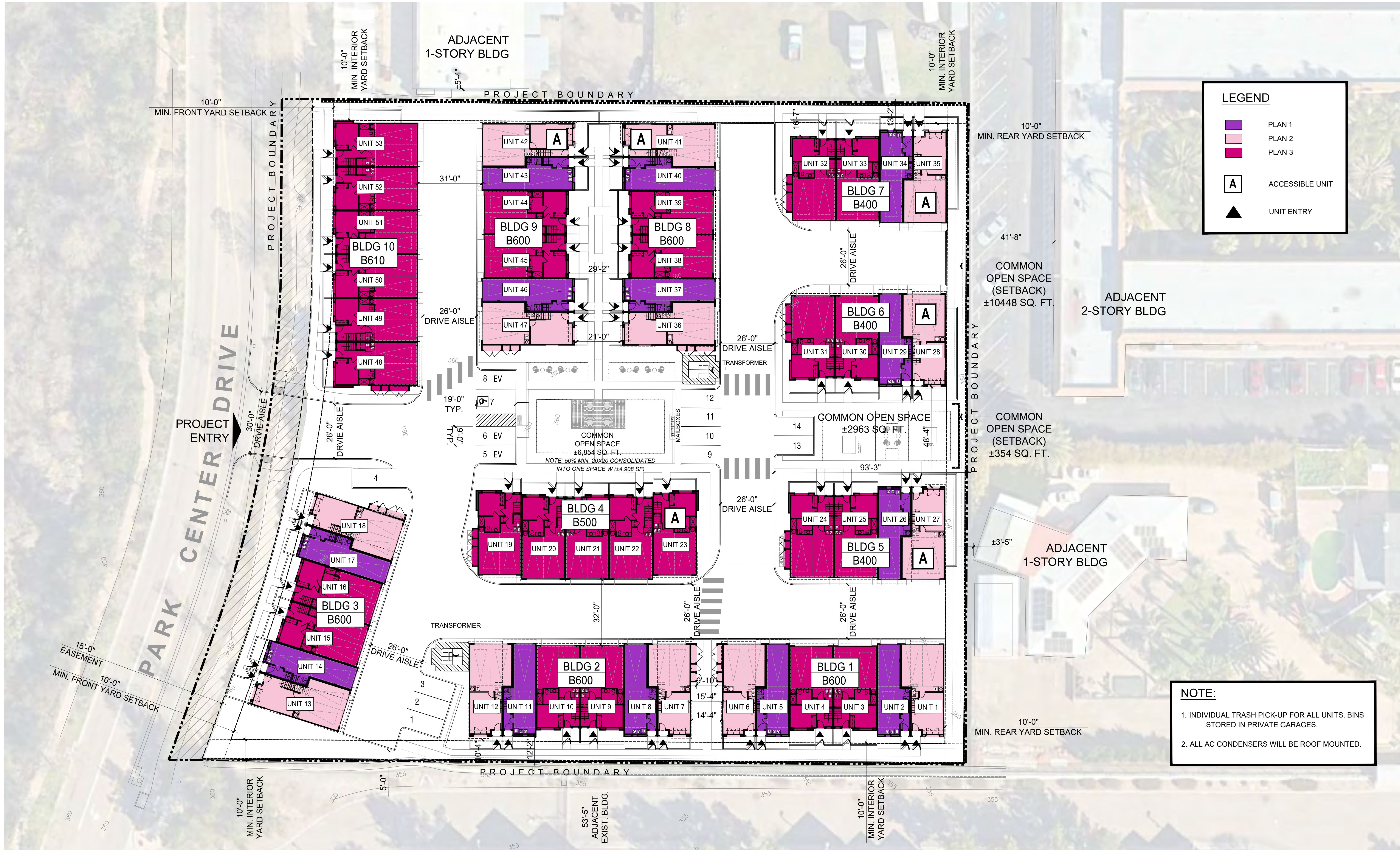
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SHEET INDEX + PROJECT SUMMARY

A0.10



LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- A ACCESSIBLE UNIT
- UNIT ENTRY

NOTE:

1. INDIVIDUAL TRASH PICK-UP FOR ALL UNITS. BINS STORED IN PRIVATE GARAGES.
2. ALL AC CONDENSERS WILL BE ROOF MOUNTED.



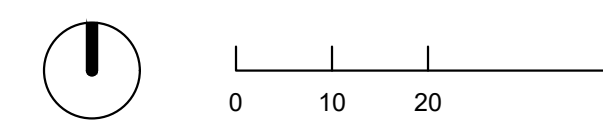
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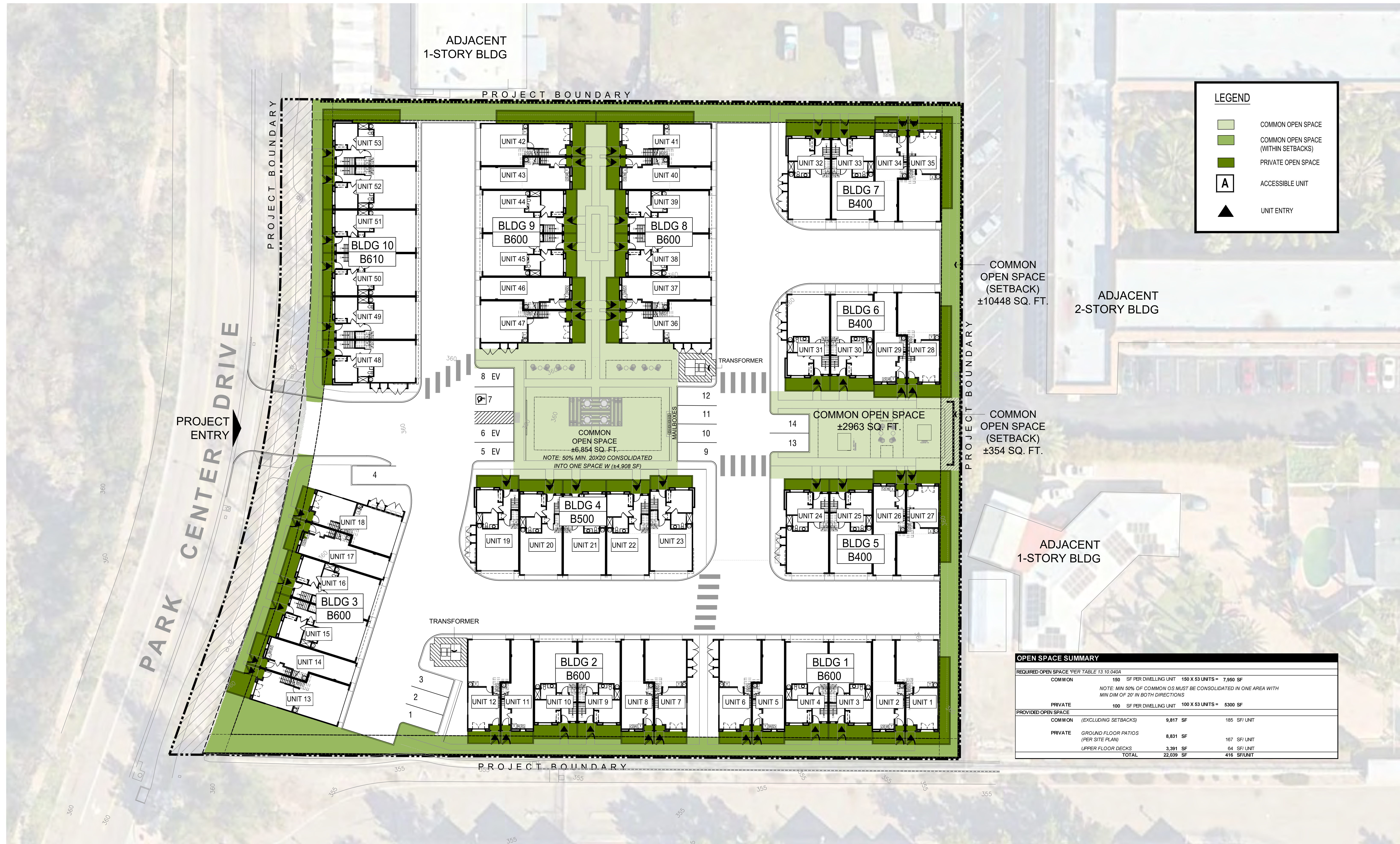
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ARCHITECTURAL SITE PLAN

A1.00



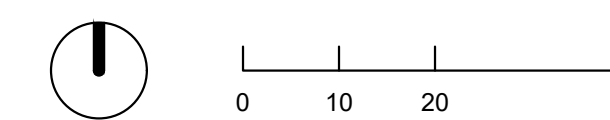
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OPEN SPACE EXHIBIT

A1.01



FRONT PERSPECTIVE



REAR PERSPECTIVE

NOTE: COLOR SCHEME 2 APPLIED
 REFER TO "EXTERIOR COLOR DESIGN PACKAGE" FOR ACCURATE COLOR/MATERIAL SAMPLES.
 COLORS & MATERIALS ARE CONCEPTUALLY DEMONSTRATED ON ELEVATIONS & PERSPECTIVES.



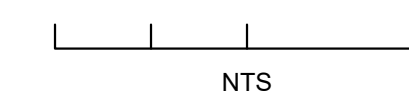
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B400-4-PLEX PERSPECTIVE

A2.00



2 - LEFT



1 - FRONT



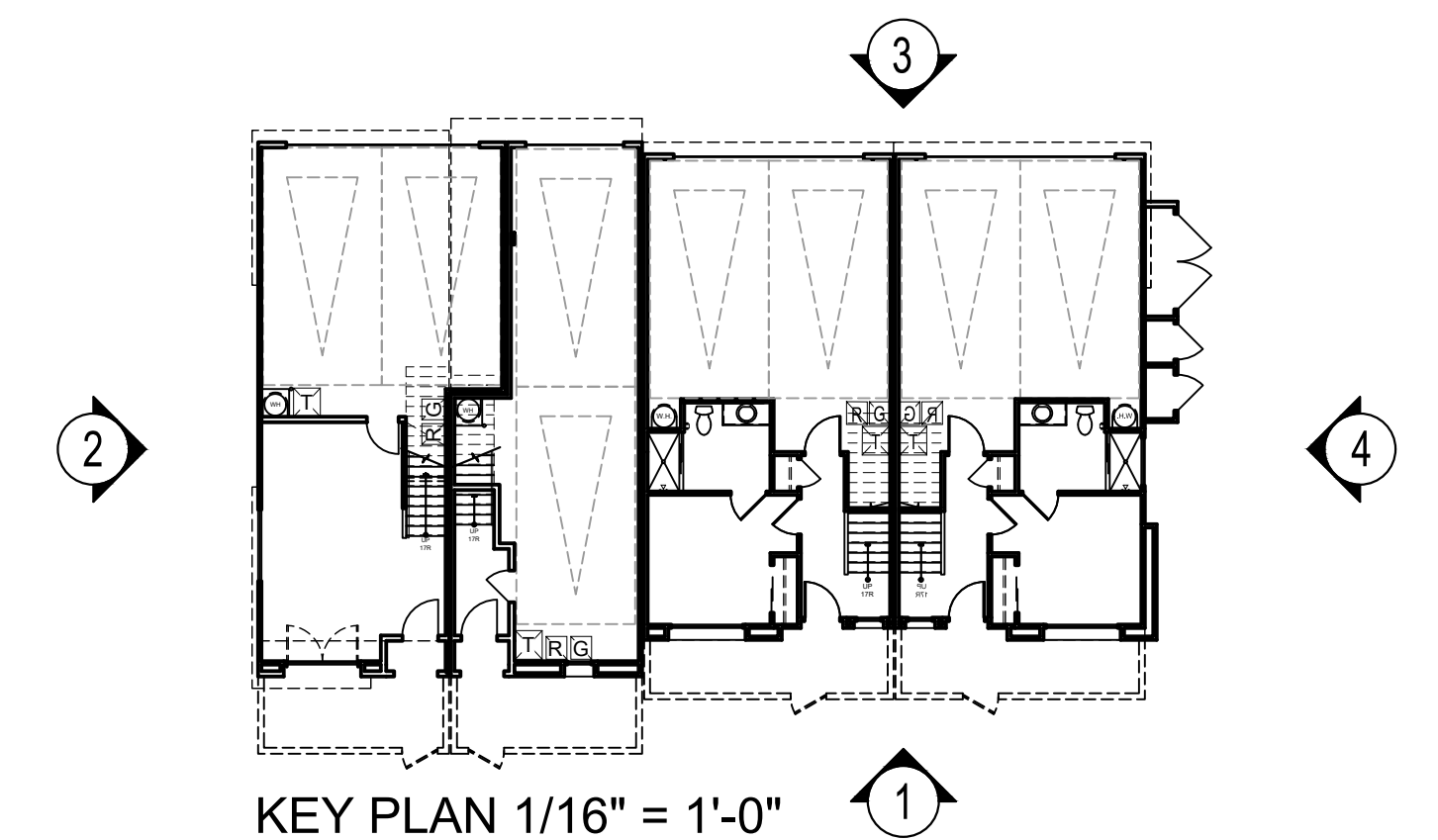
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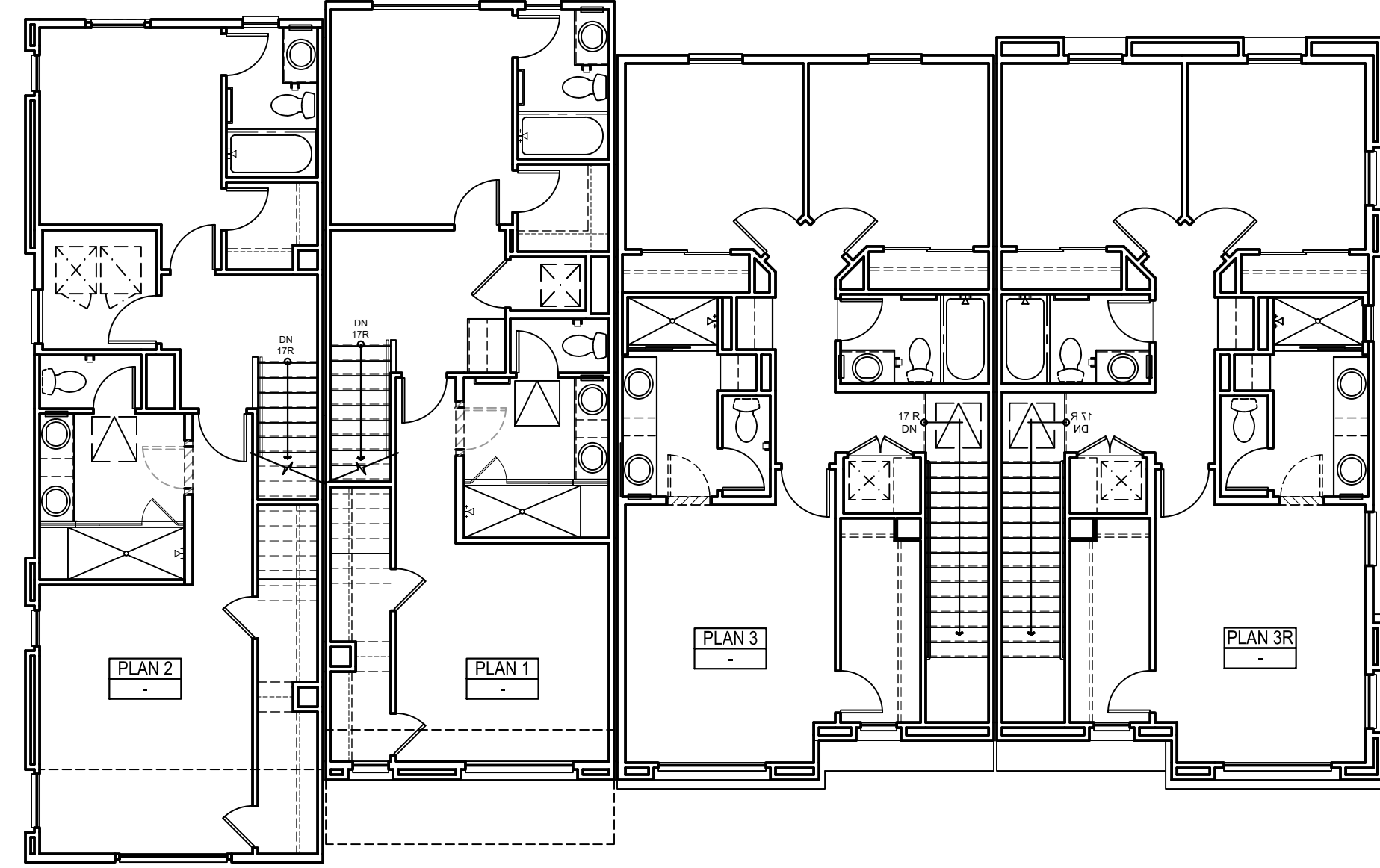
3 - REAR

MATERIAL LEGEND

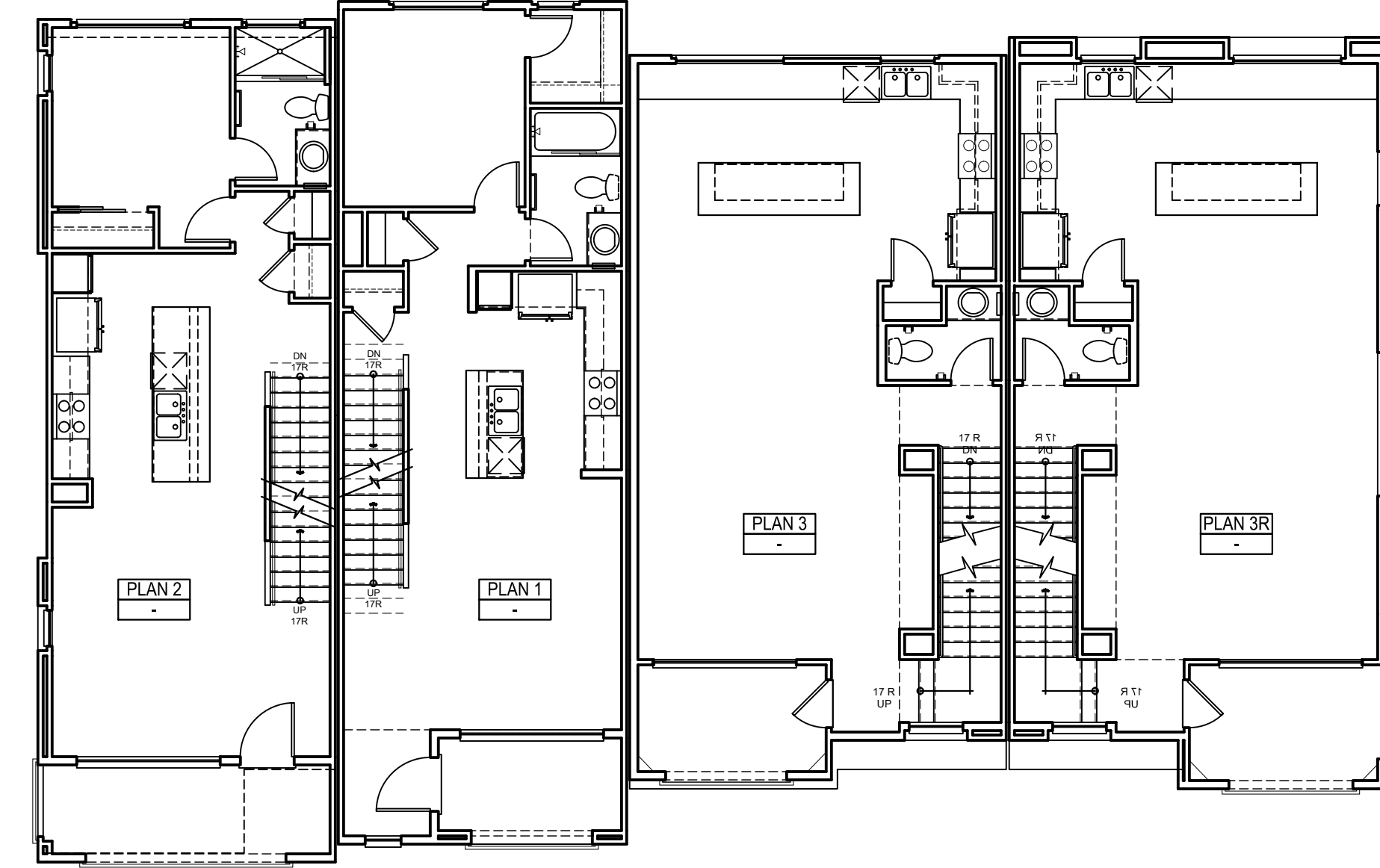
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|------------------------------|----------------------------|--------------------------------|---------------|
| 1. STUCCO LIGHT SAND FINISH | 6. METAL SECTIONAL GARAGE | 11. GABLE-END FAUX VENT RECESS | 15. DOWNSPOUT |
| 2. CONCRETE "S" TILE ROOFING | 7. METAL RAILING | 12. DECORATIVE SHUTTER | |
| 3. VINYL WINDOWS | 8. STUCCO O/ FOAM HEADER | 13. METAL AWNING | |
| 4. FIBERGLASS ENTRY DOOR | 9. STUCCO SILL TRIM | 14. UTILITY CLOSET DOORS | |
| 5. ILLUMINATED ADDRESS SIGN | 10. STUCCO O/ FOAM CORNICE | | |



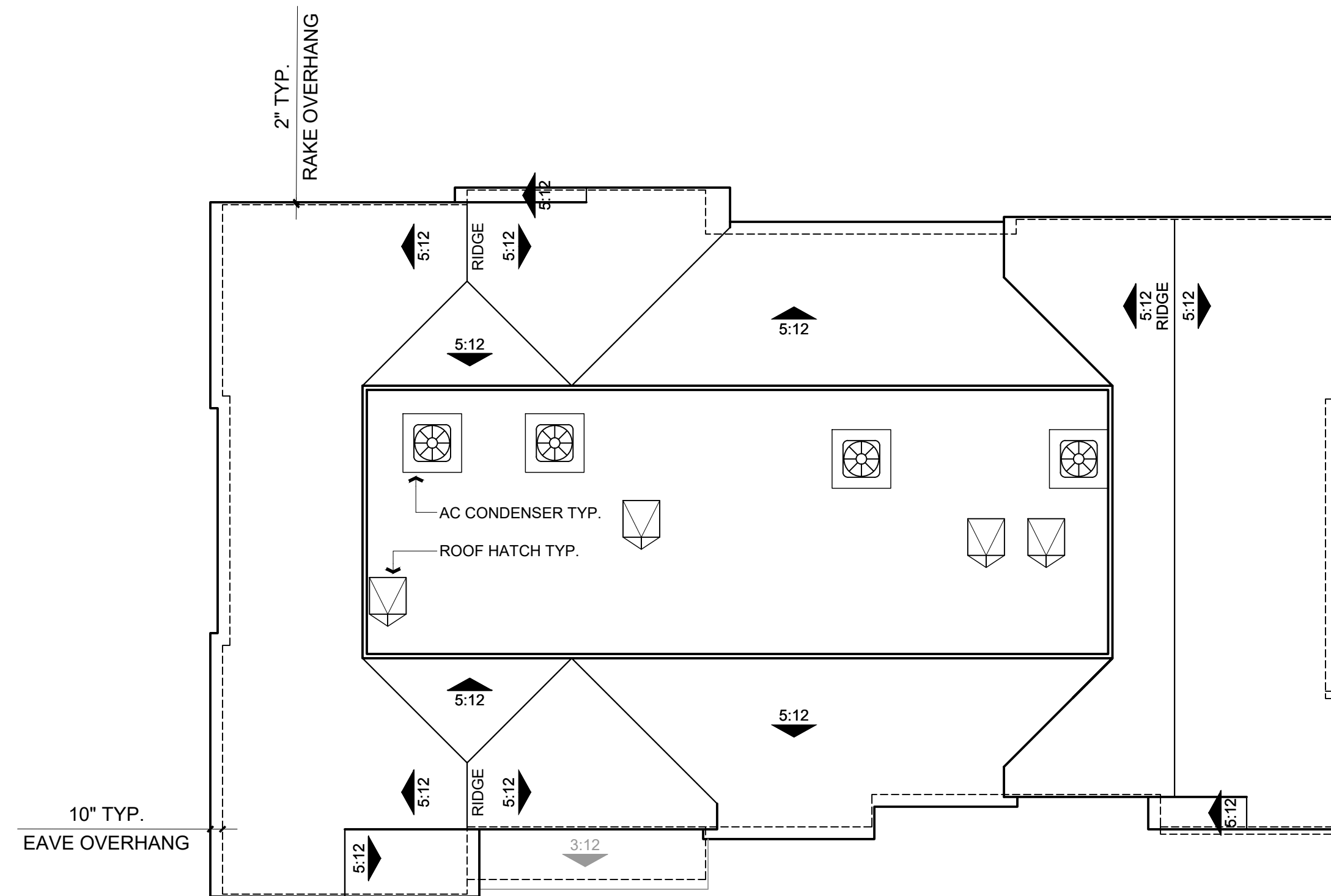
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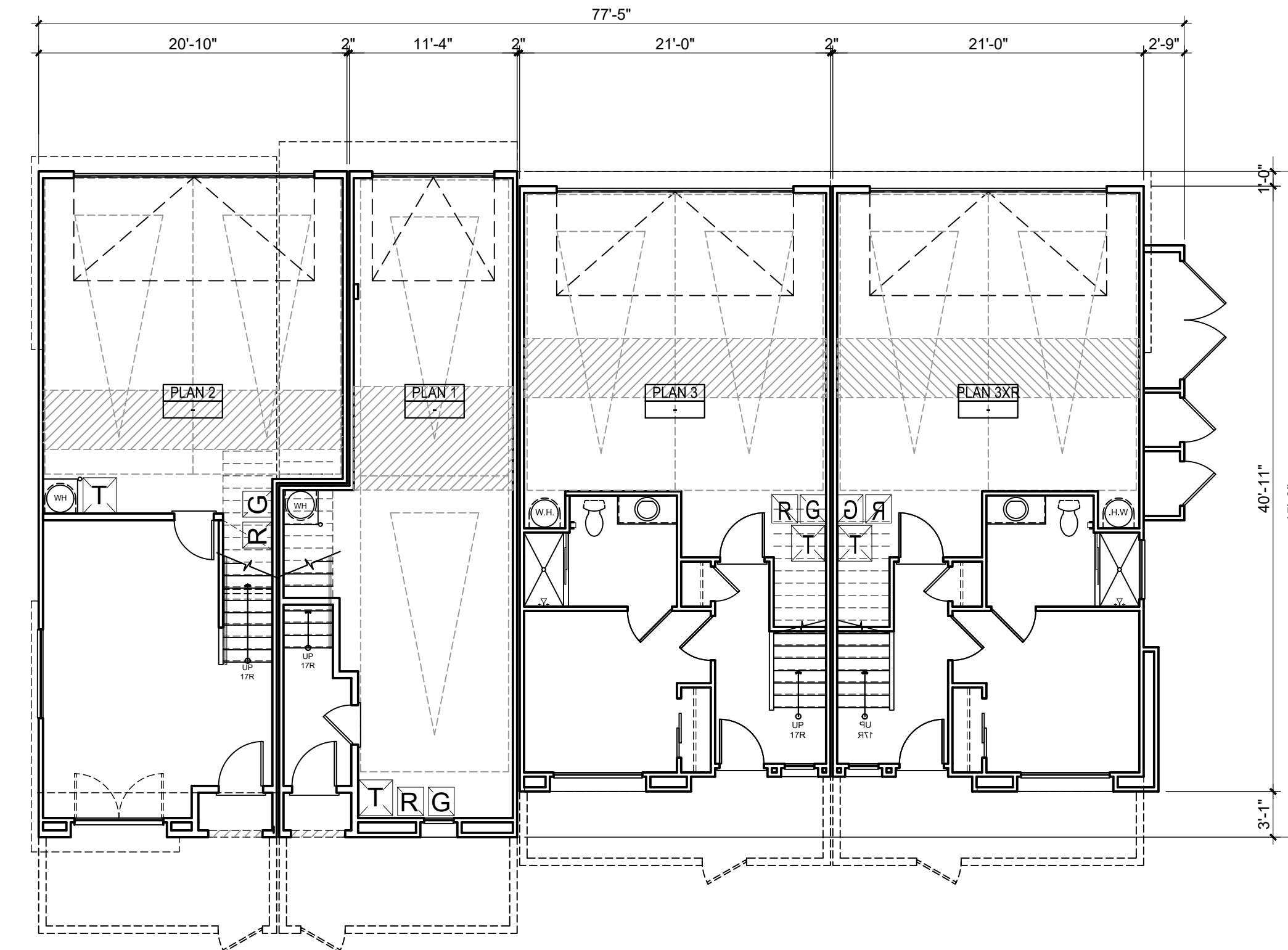
THIRD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR



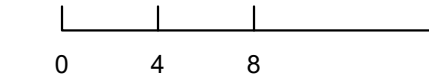
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B400-4-PLEX BUILDING PLANS
4-PLEX

A2.02



FRONT PERSPECTIVE



REAR PERSPECTIVE

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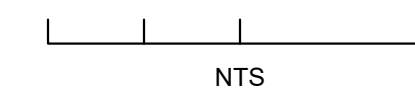
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B500-5-PLEX PERSPECTIVE

A2.10



2 - LEFT



1 - FRONT



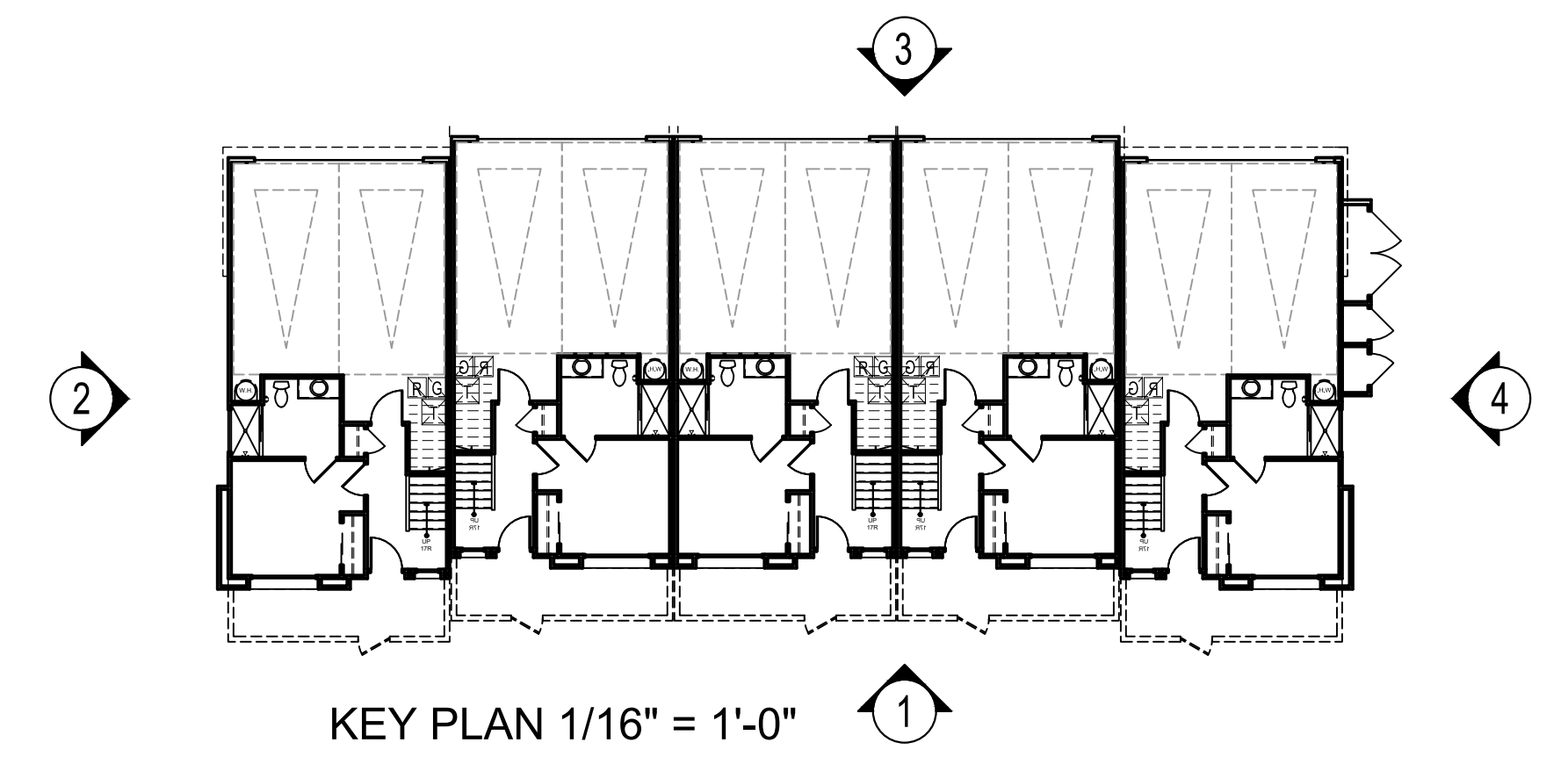
4 - RIGHT



3 - REAR

MATERIAL LEGEND

- | | | | |
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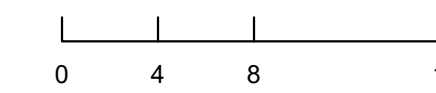
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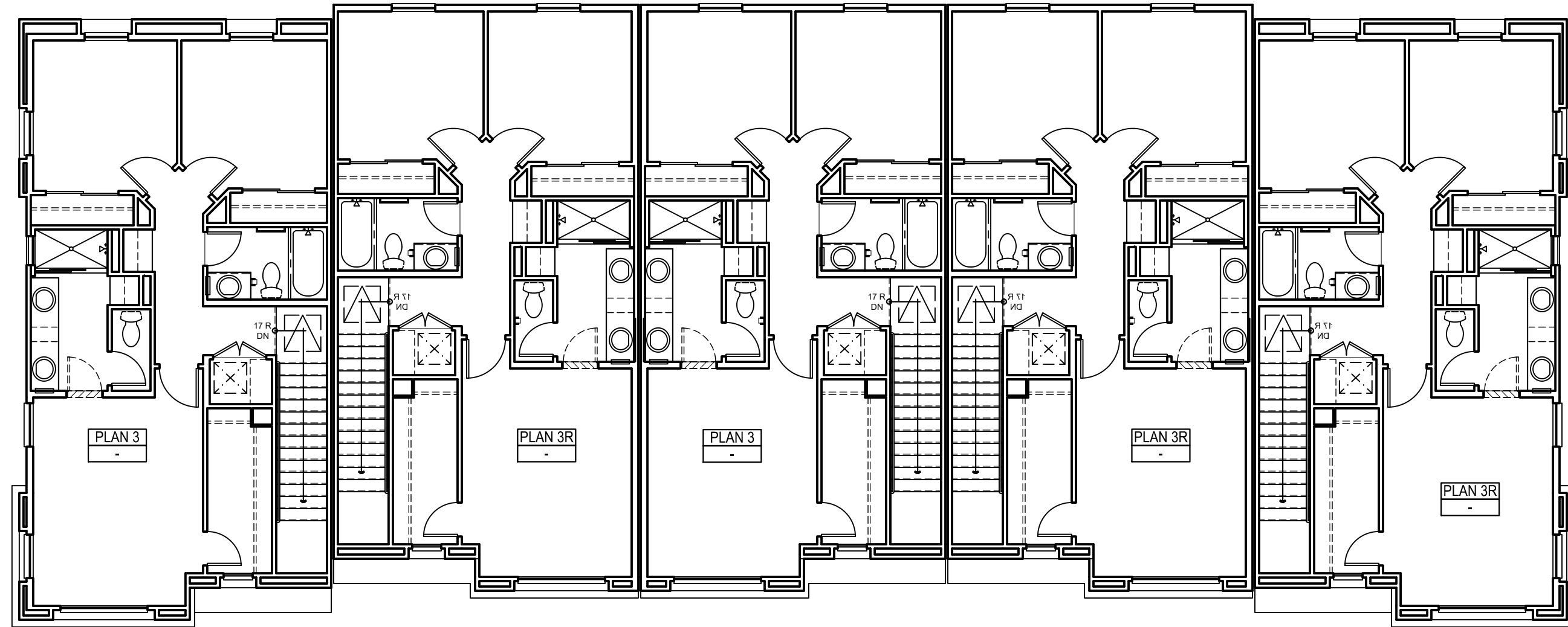
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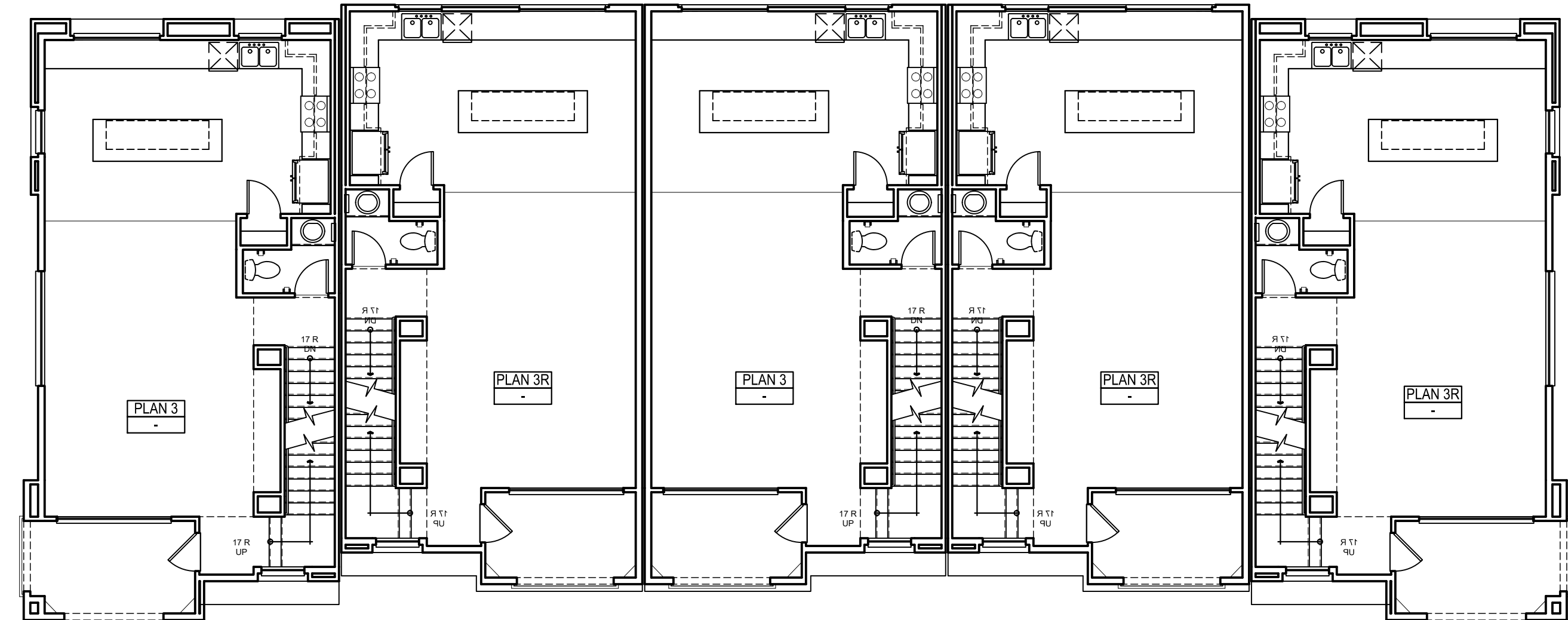


B500-5-PLEX ELEVATIONS

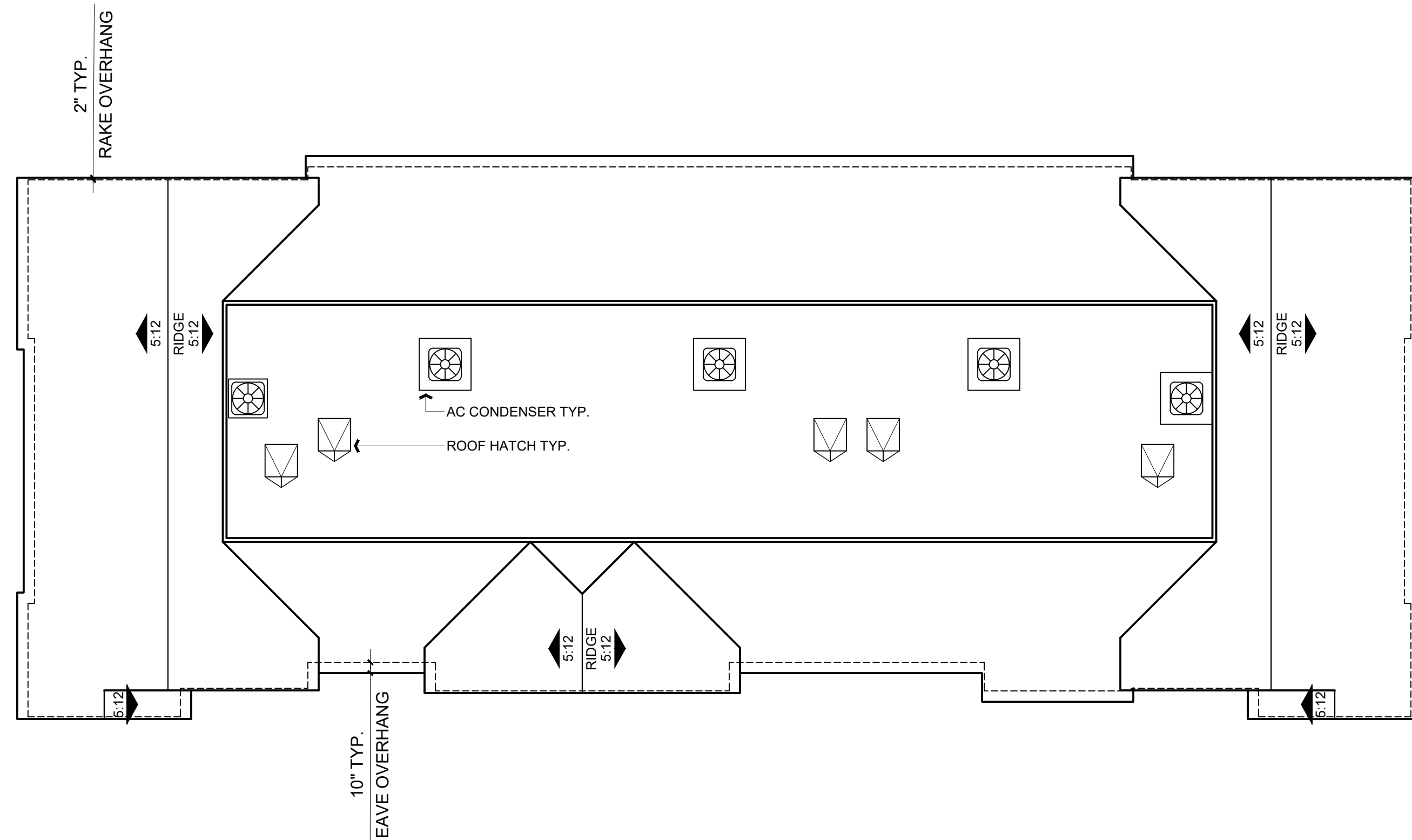
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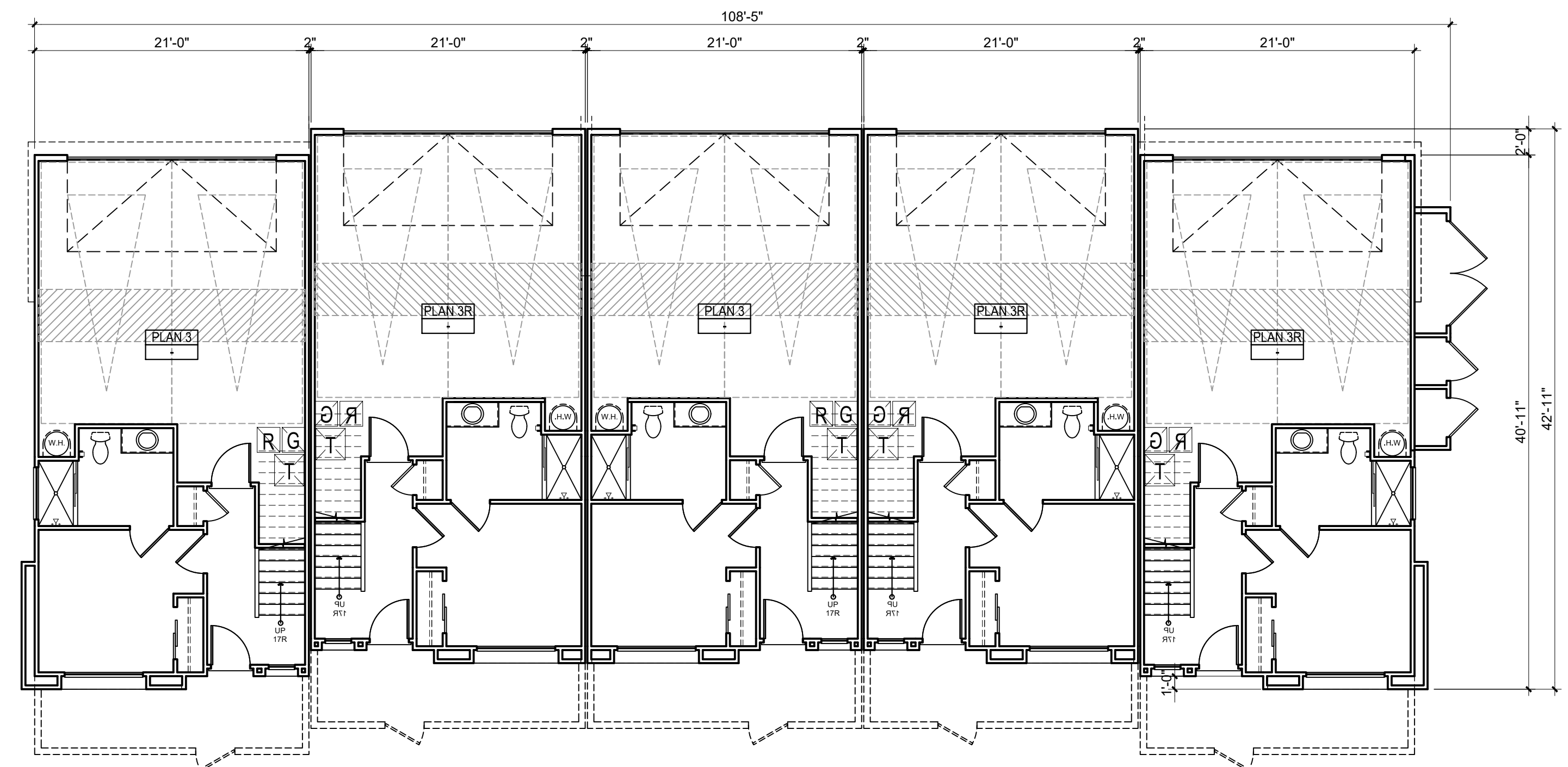
THIRD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR



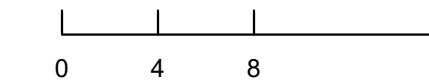
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B500-5-PLEX BUILDING PLANS

A2.12



FRONT PERSPECTIVE



REAR PERSPECTIVE

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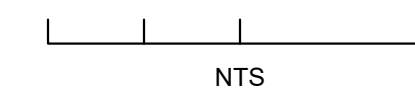
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B600-6-PLEX PERSPECTIVE

A2.20



2 - LEFT



1 - FRONT



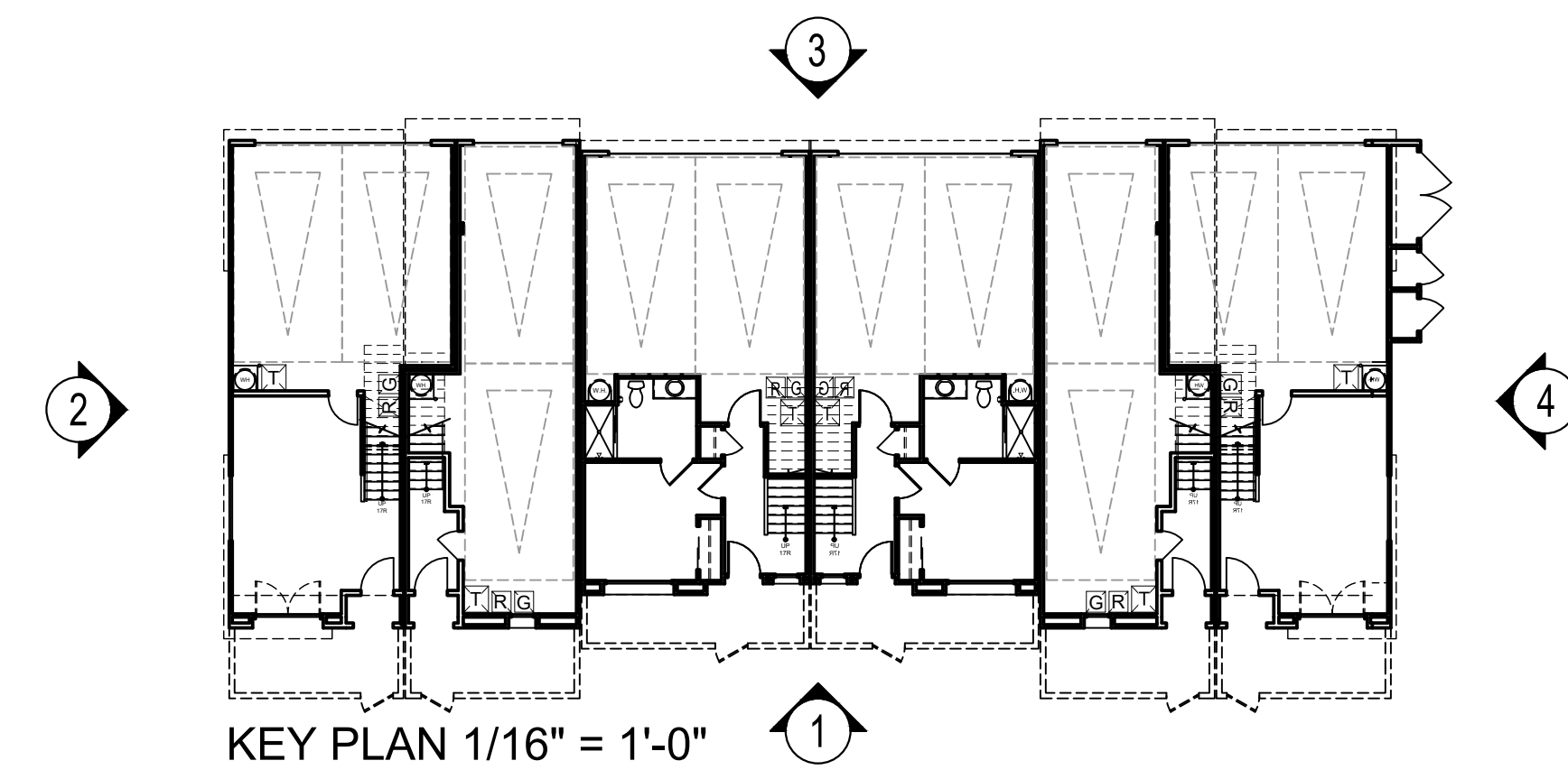
4 - RIGHT



3 - REAR

MATERIAL LEGEND

- | | | | |
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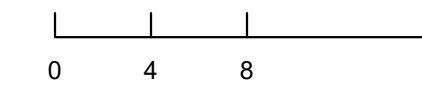
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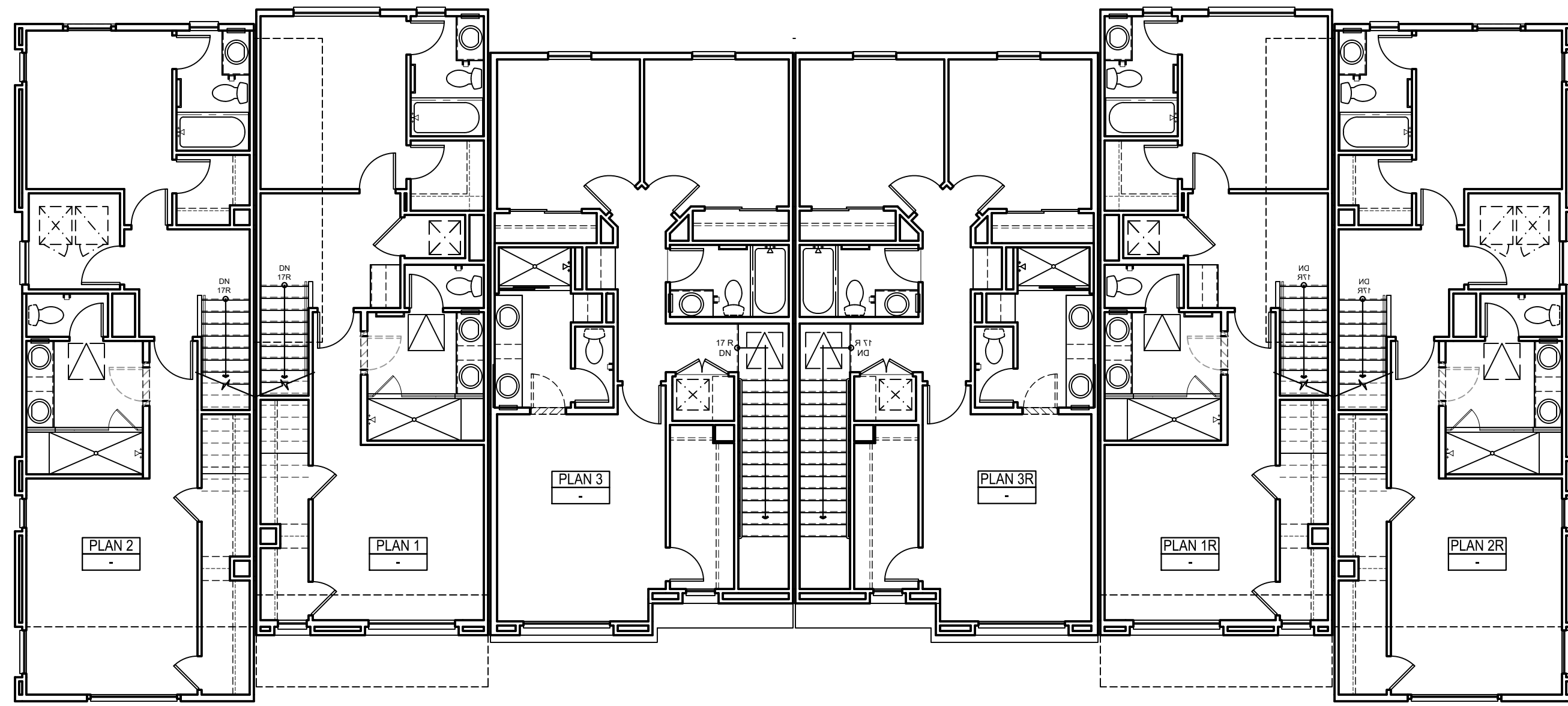
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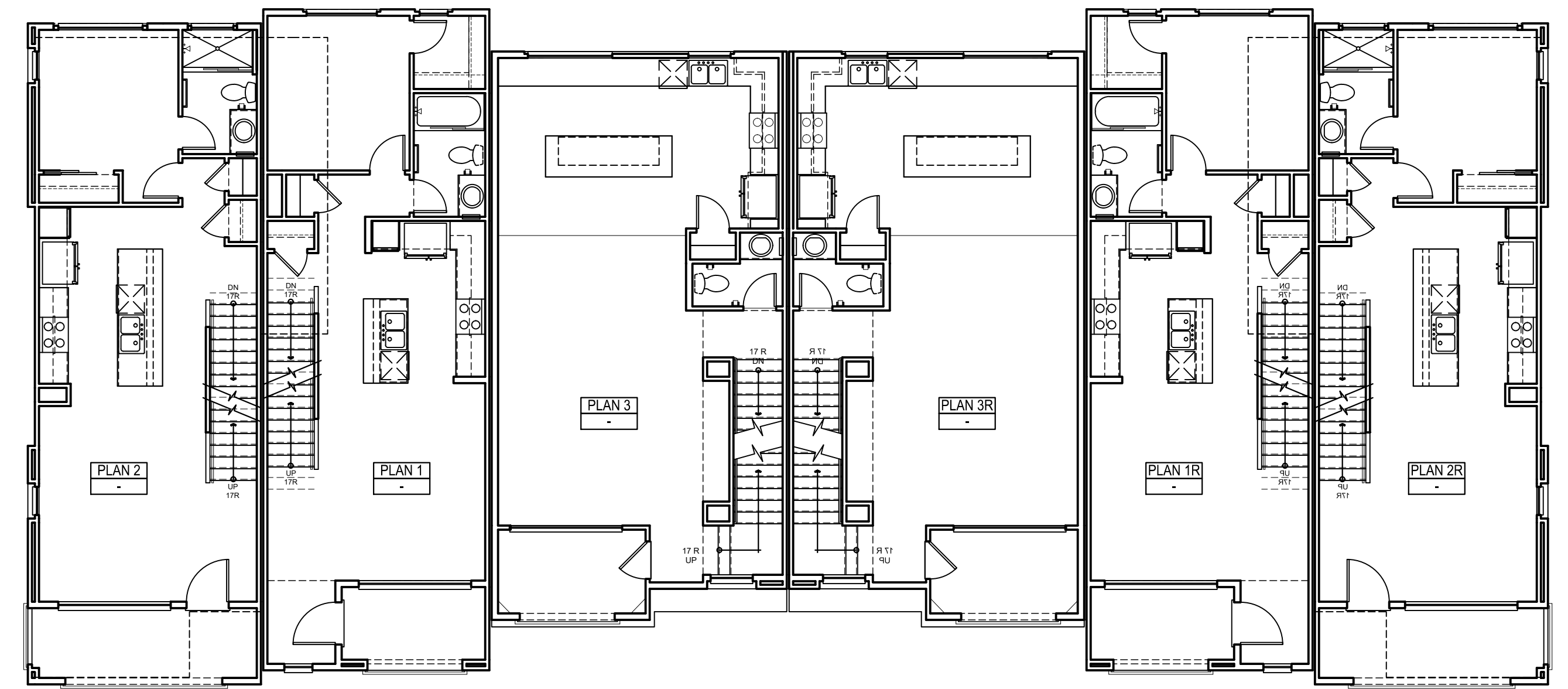


B600-6-PLEX ELEVATIONS

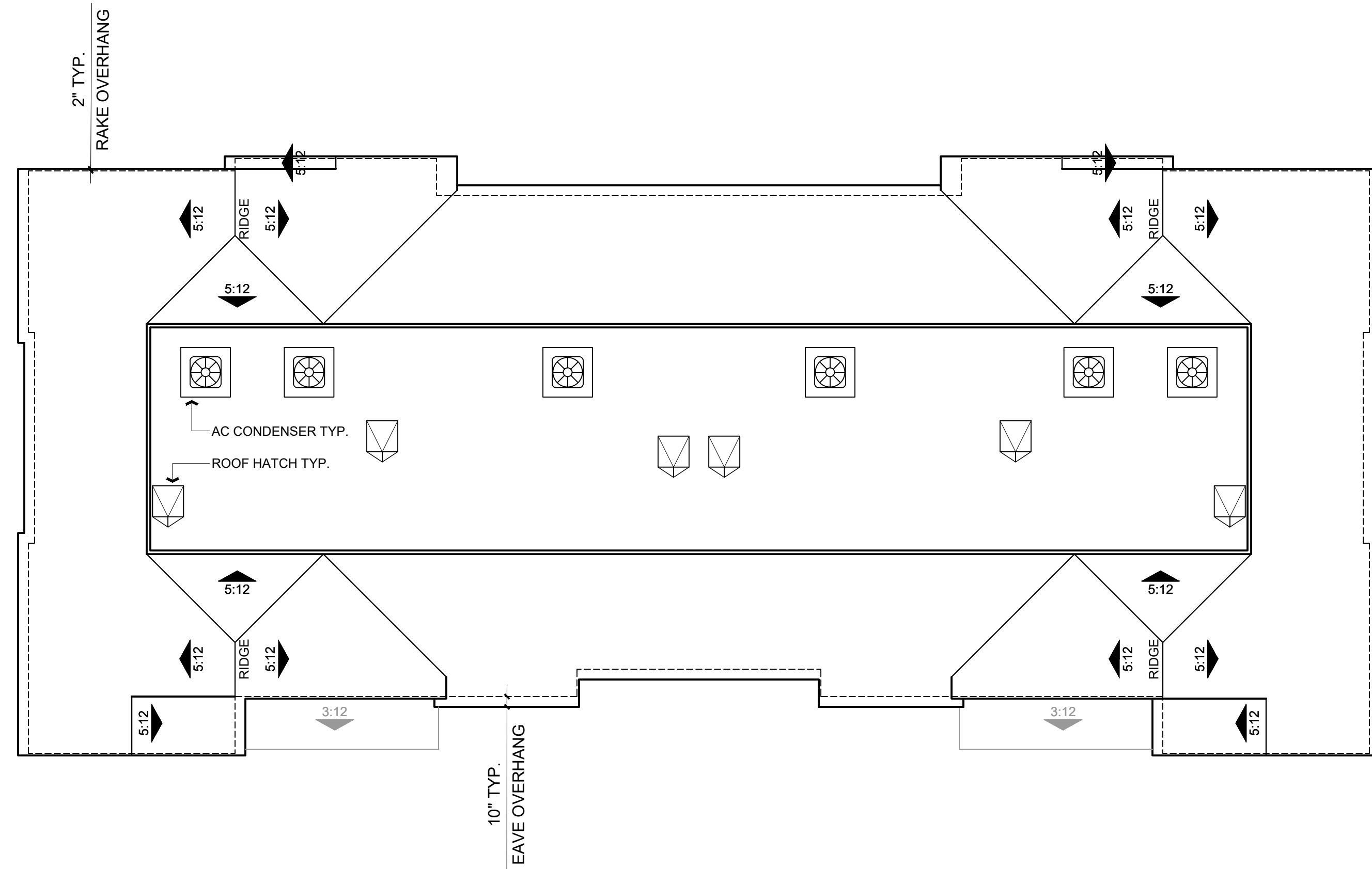
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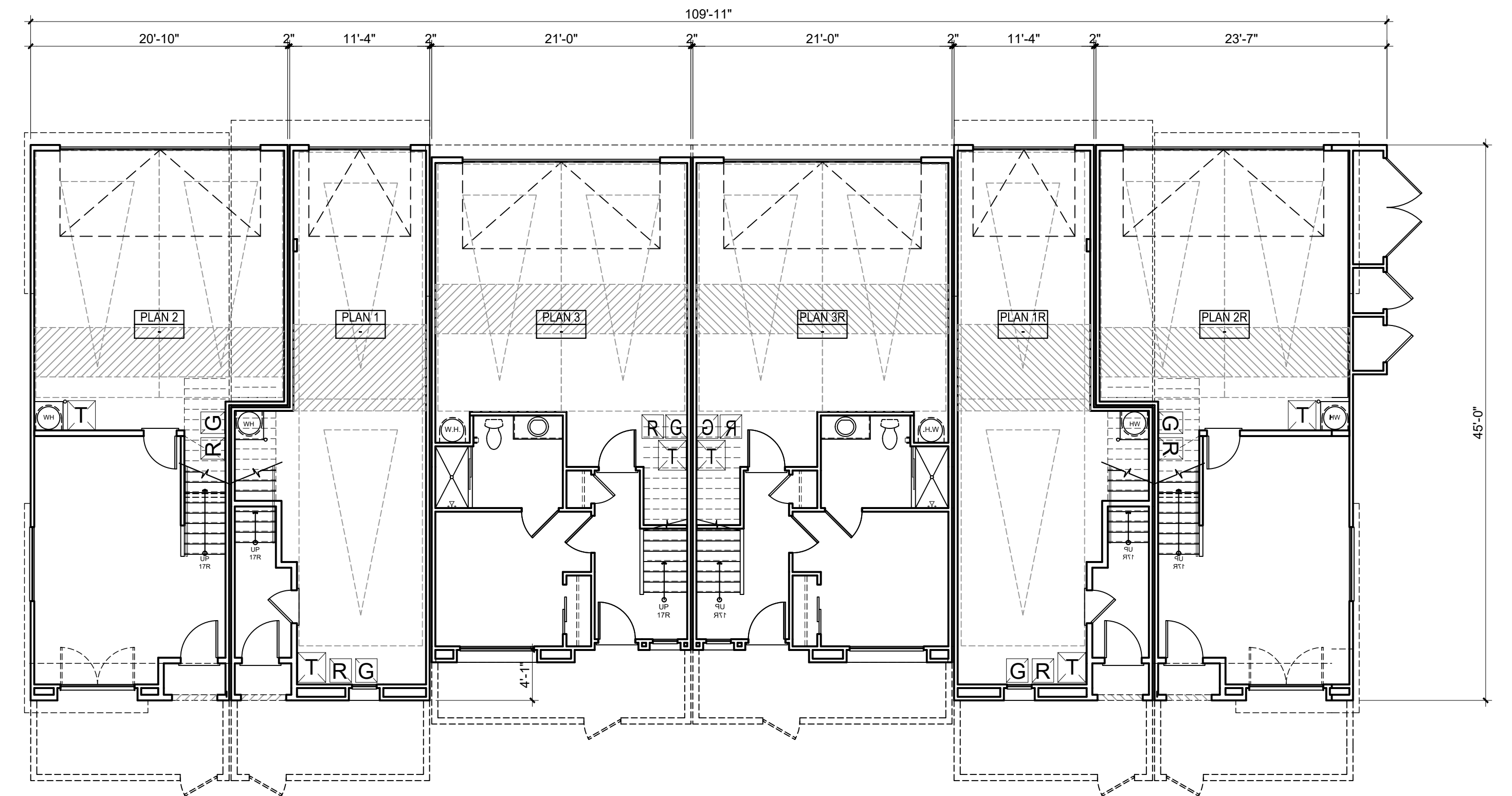
THIRD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR



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B600-6-PLEX BUILDING PLANS

A2.22



FRONT PERSPECTIVE



REAR PERSPECTIVE

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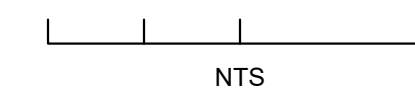
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B610-6-PLEX PERSPECTIVE

A2.30



2 - LEFT



1 - FRONT



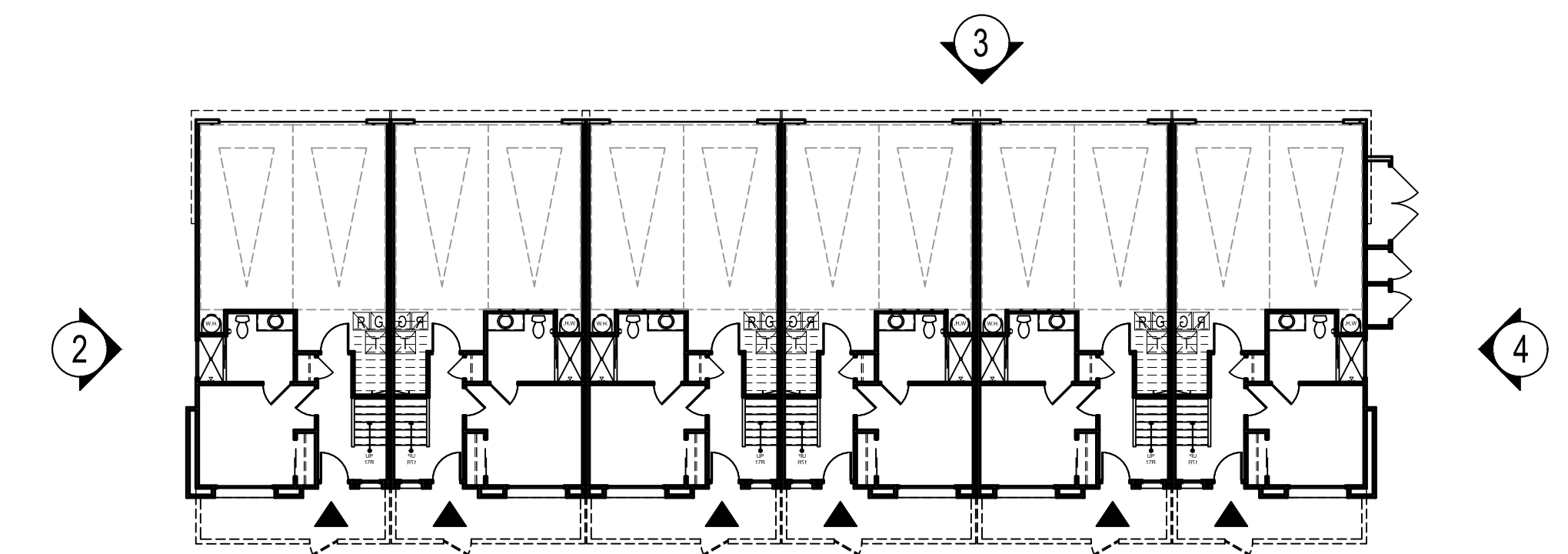
4 - RIGHT



3 - REAR

MATERIAL LEGEND

- | | | | |
|------------------------------|----------------------------|--------------------------------|---------------|
| 1. STUCCO LIGHT SAND FINISH | 6. METAL SECTIONAL GARAGE | 11. GABLE-END FAUX VENT RECESS | 15. DOWNSPOUT |
| 2. CONCRETE "S" TILE ROOFING | 7. METAL RAILING | 12. DECORATIVE SHUTTER | |
| 3. VINYL WINDOWS | 8. STUCCO O/ FOAM HEADER | 13. METAL AWNING | |
| 4. FIBERGLASS ENTRY DOOR | 9. STUCCO SILL TRIM | 14. UTILITY CLOSET DOORS | |
| 5. ILLUMINATED ADDRESS SIGN | 10. STUCCO O/ FOAM CORNICE | | |



KEY PLAN 1/16" = 1'-0"

NOTE: COLOR SCHEME 1 APPLIED
REFER TO "EXTERIOR COLOR DESIGN PACKAGE" FOR ACCURATE COLOR/MATERIAL SAMPLES.
COLORS & MATERIALS ARE CONCEPTUALLY DEMONSTRATED ON ELEVATIONS & PERSPECTIVES.



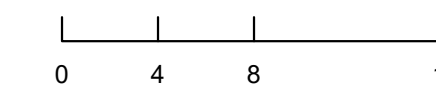
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



CITY VENTURES
121 Michelson Drive, Suite 150
Irvine, California 92612

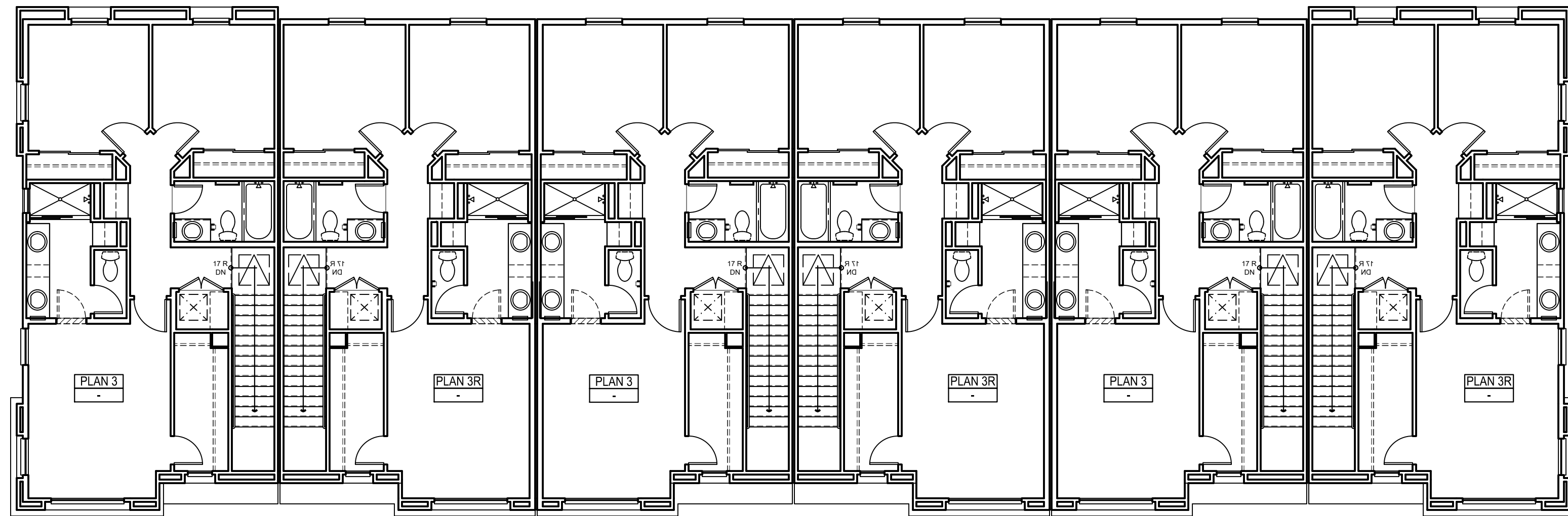
"PASEO"- PARK CENTER
SANTEE, CA 2024-0093

Plot Date: 12.12.2024
1st Submittal Date: 6.21.2024
2nd Submittal Date: 10.07.2024
3rd Submittal Date: 12.12.2024

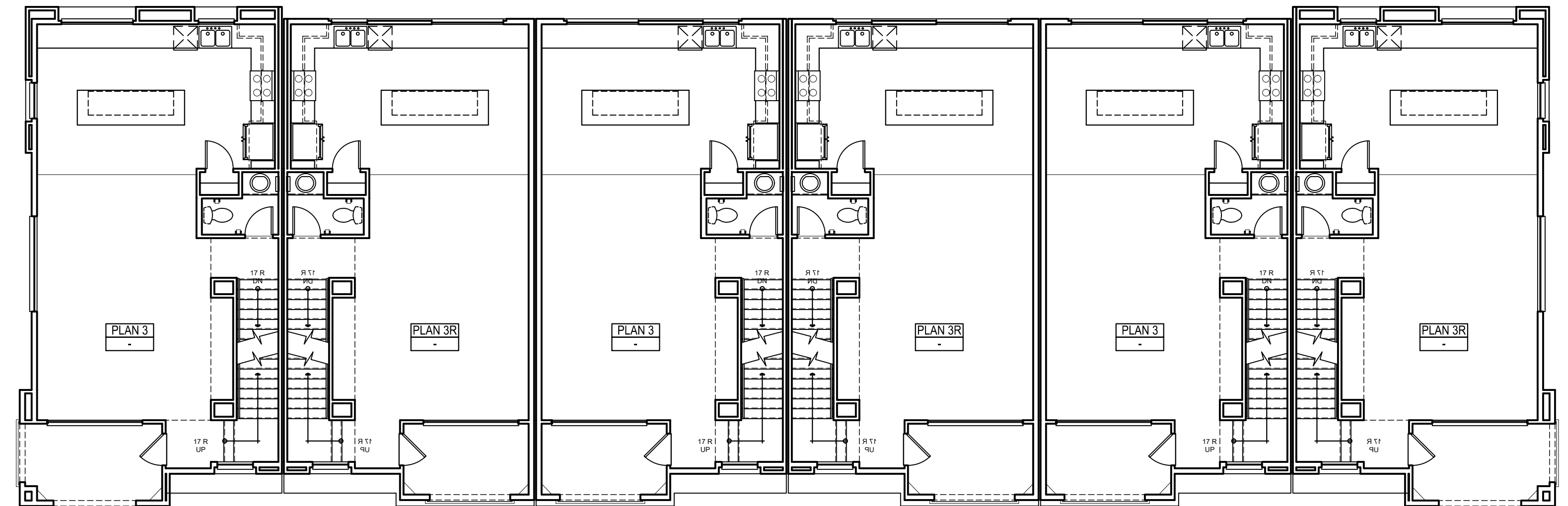


B610-6-PLEX ELEVATIONS

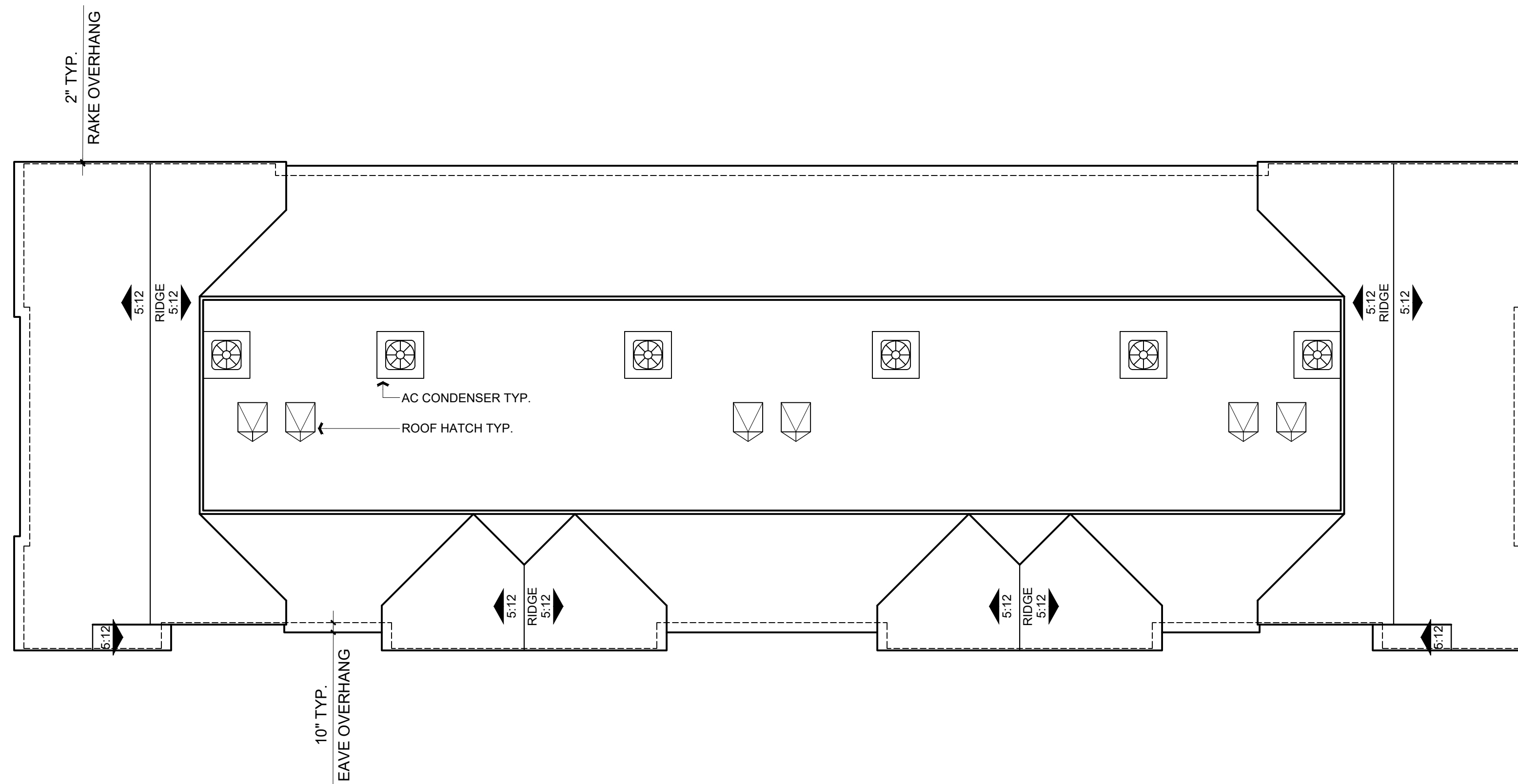
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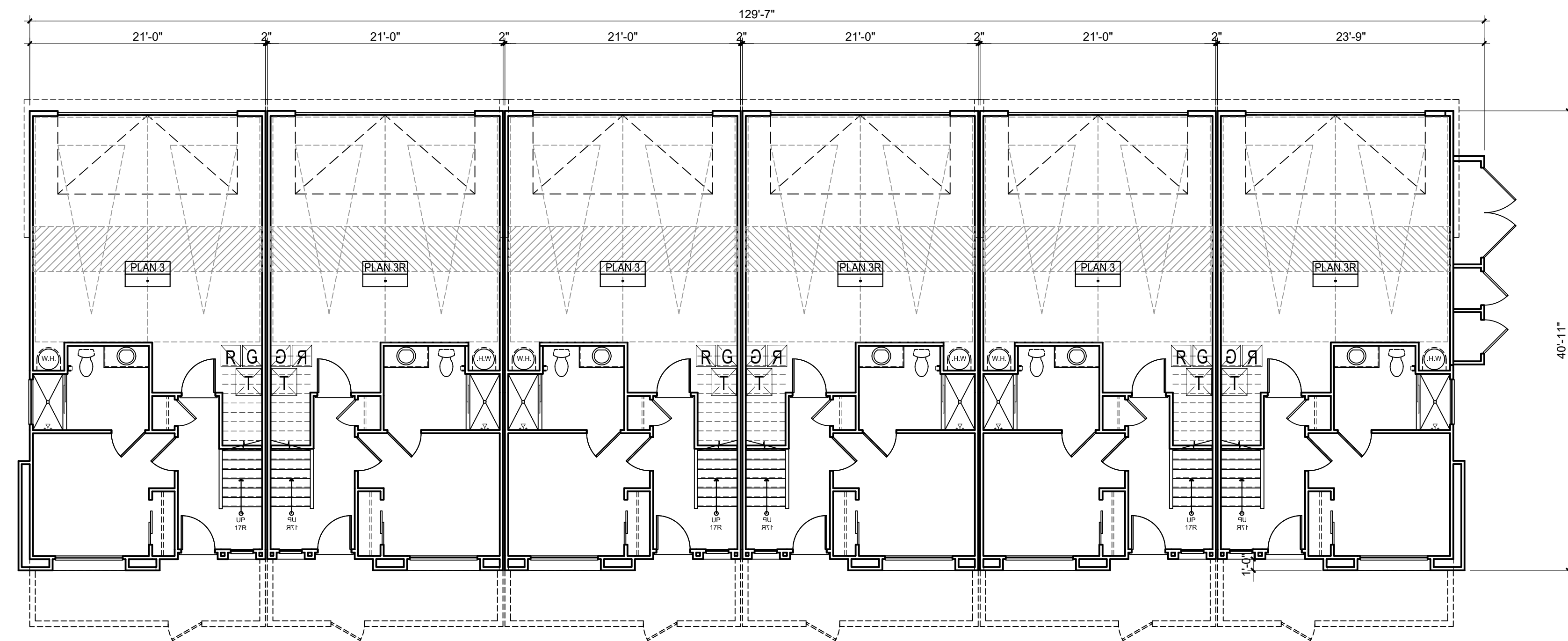
THIRD FLOOR



SECOND FLOOR



ROOF PLAN



FIRST FLOOR



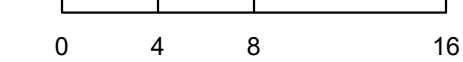
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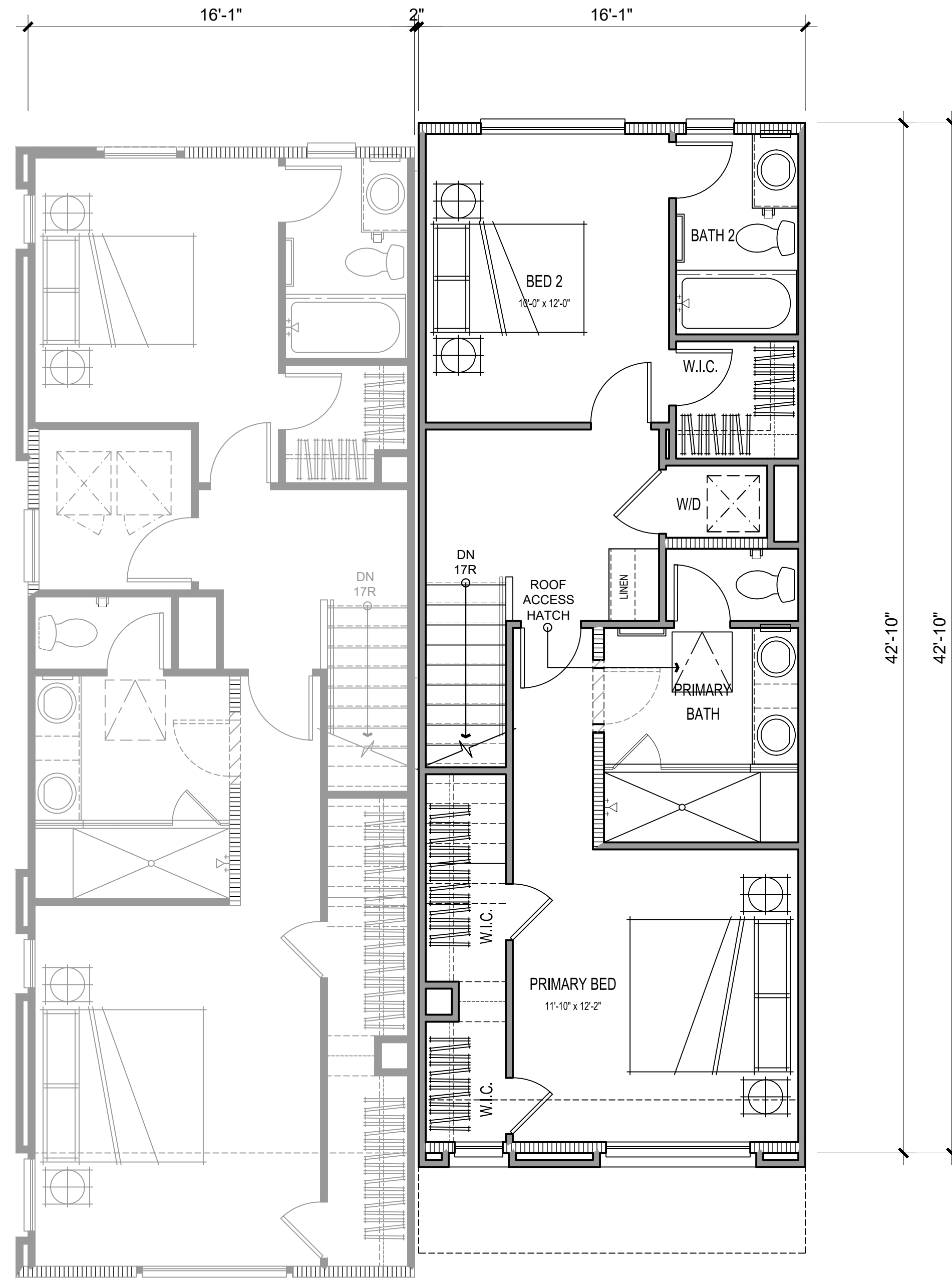
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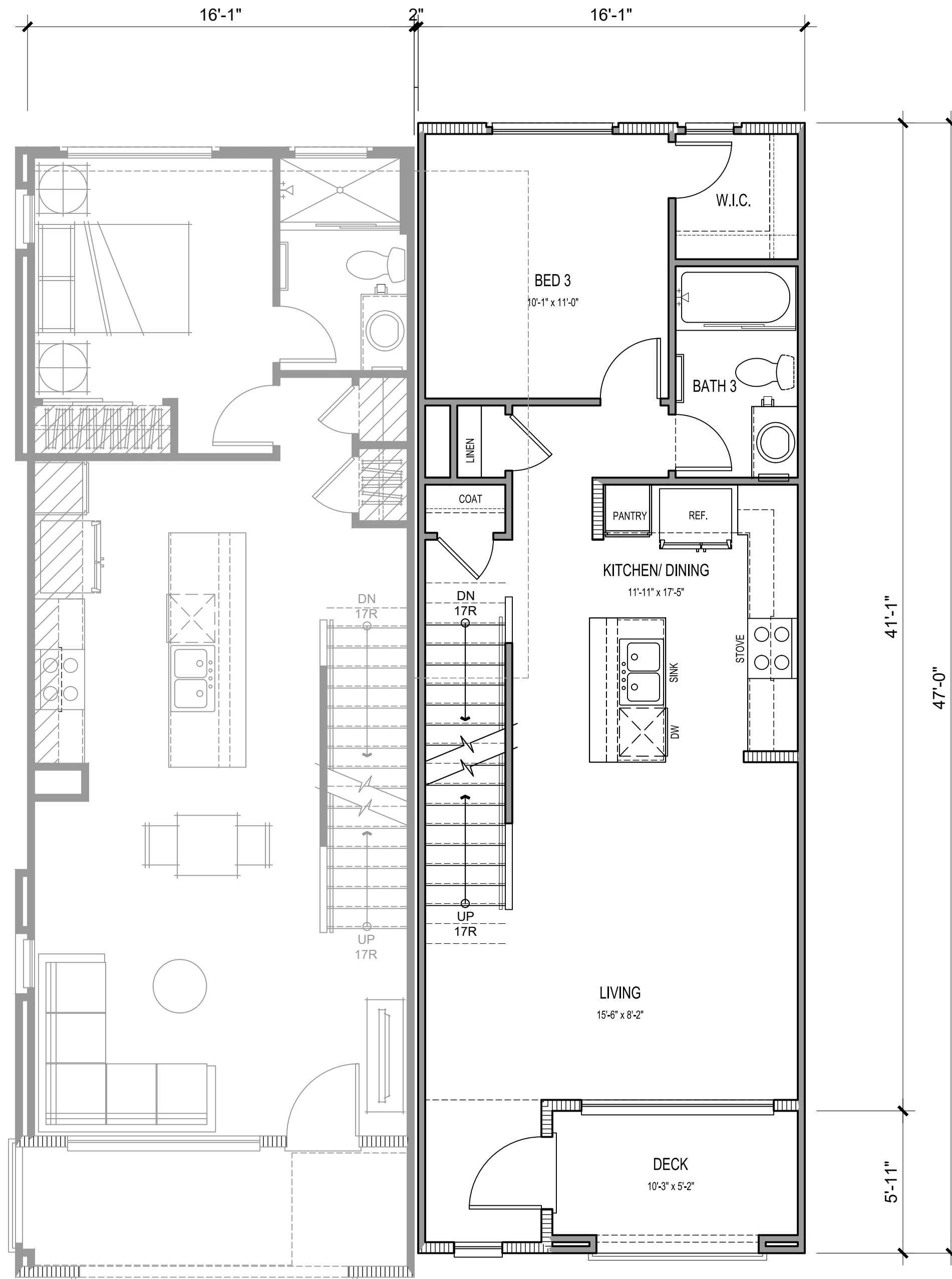


B610-6-PLEX BUILDING PLANS

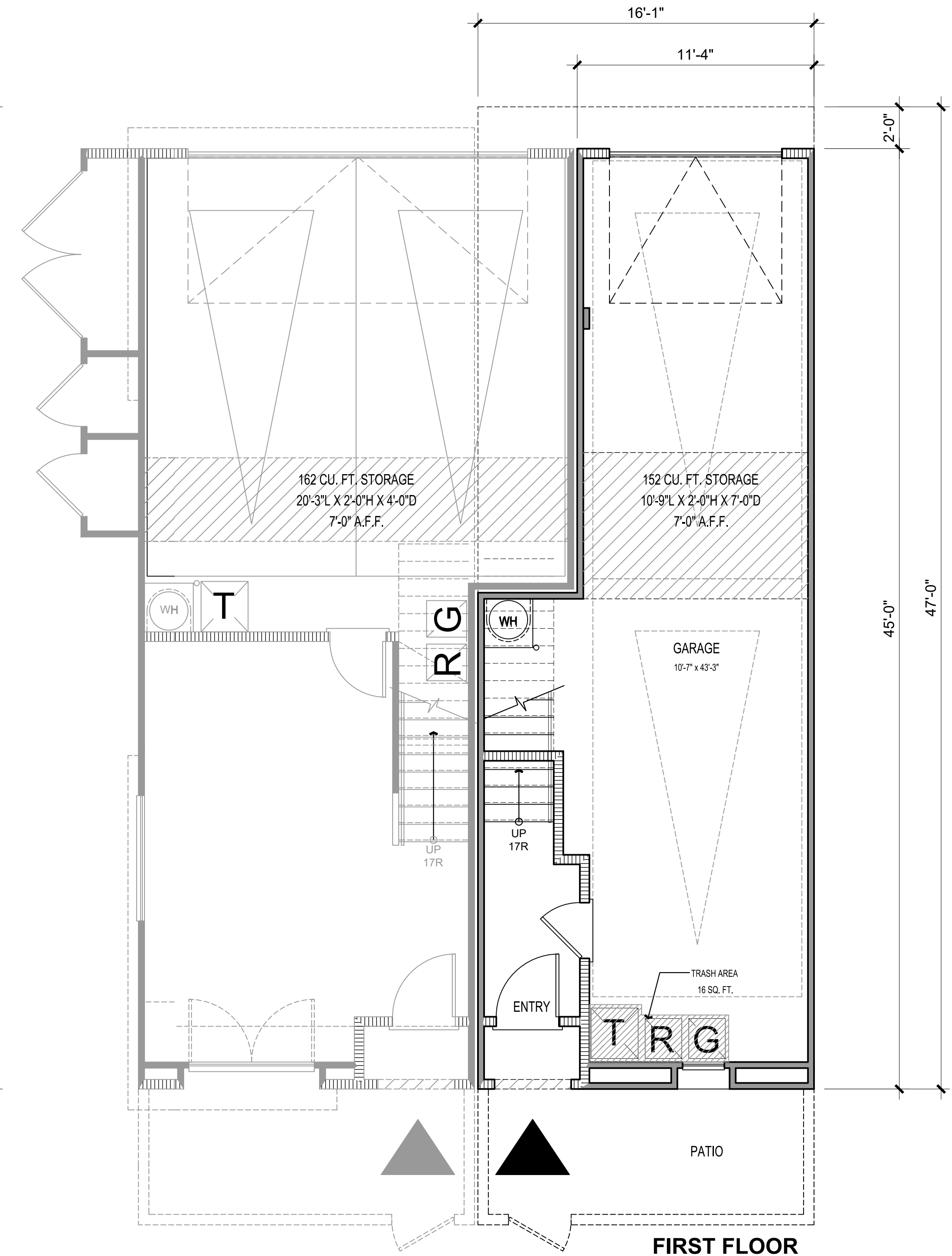
A2.32



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BEDS/ 3 BATHS

NET SF	
1ST FLOOR	85 SQ. FT.
2ND FLOOR	646 SQ. FT.
3RD FLOOR	614 SQ. FT.
TOTAL LIVING	1345 SQ. FT.
GARAGE	532 SQ. FT.
PATIO	127 SQ. FT.
DECK	53 SQ. FT.



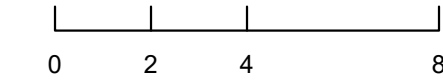
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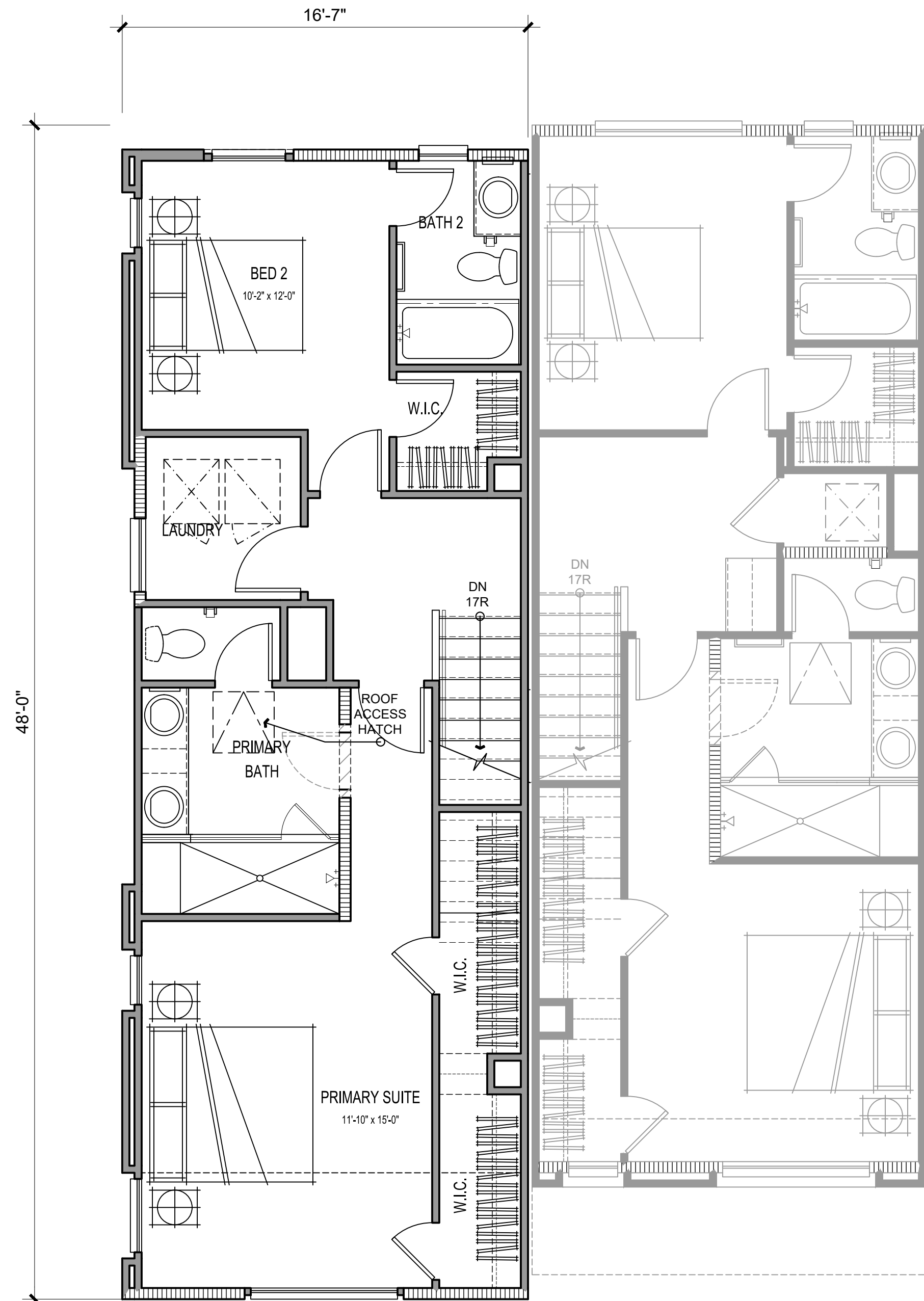
"PASEO"- PARK CENTER
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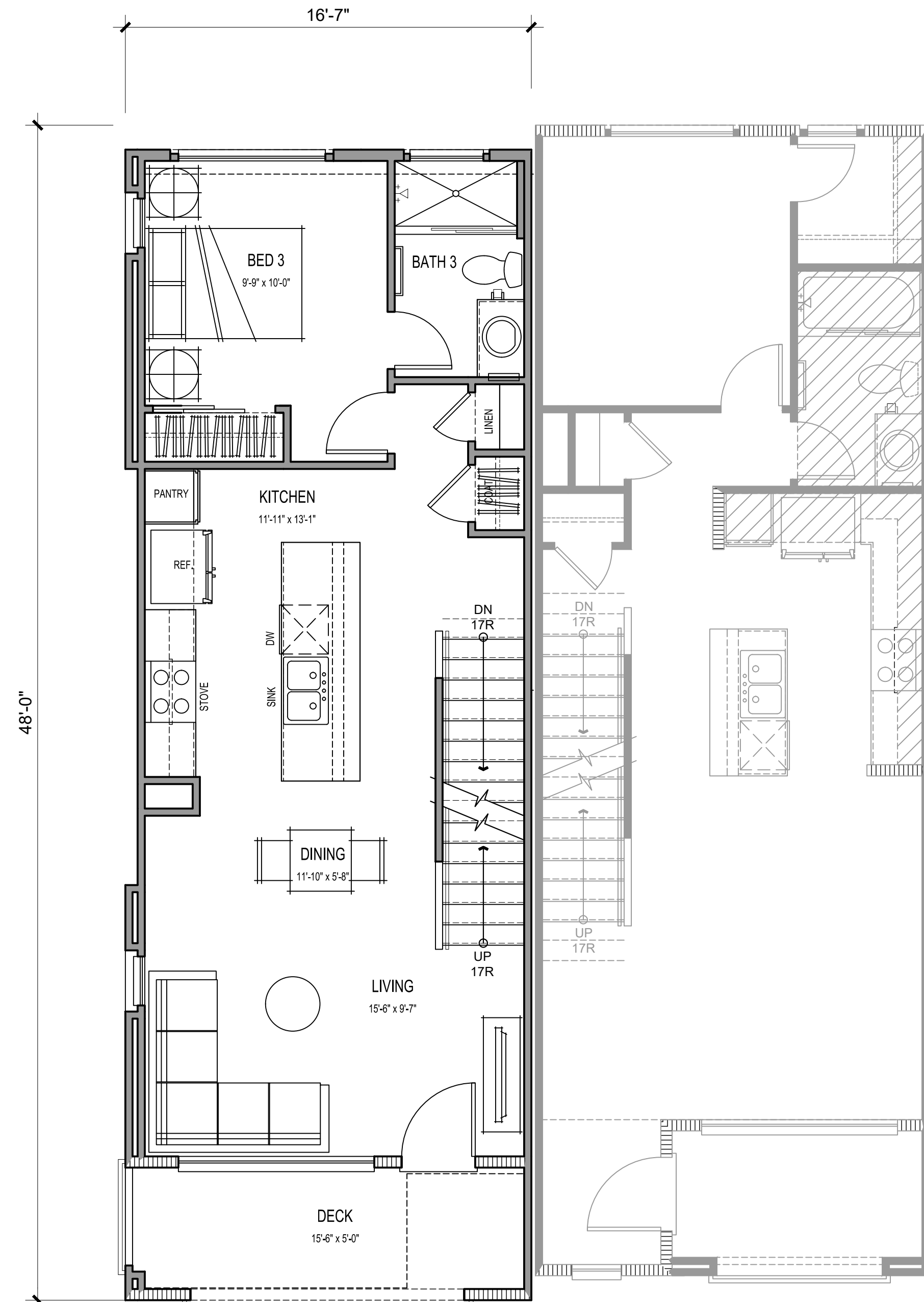


PLAN 1
UNIT PLANS

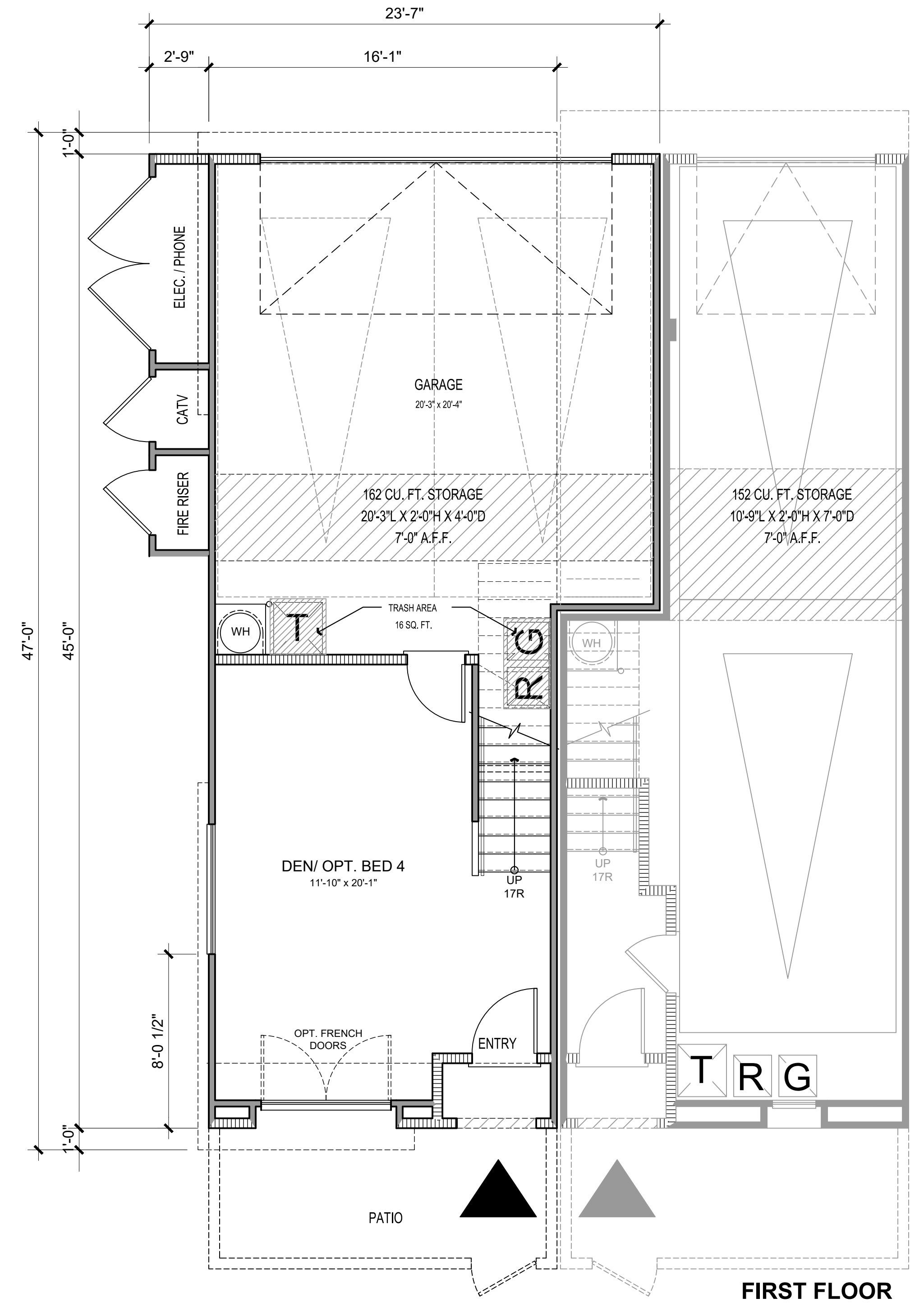
A3.00



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BEDS / 3 BATHS

NET SF	
1ST FLOOR	324 SQ. FT.
2ND FLOOR	626 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL LIVING	1627 SQ. FT.
GARAGE	472 SQ. FT.
PATIO	105 SQ. FT.
DECK	77 SQ. FT.



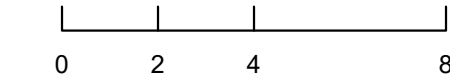
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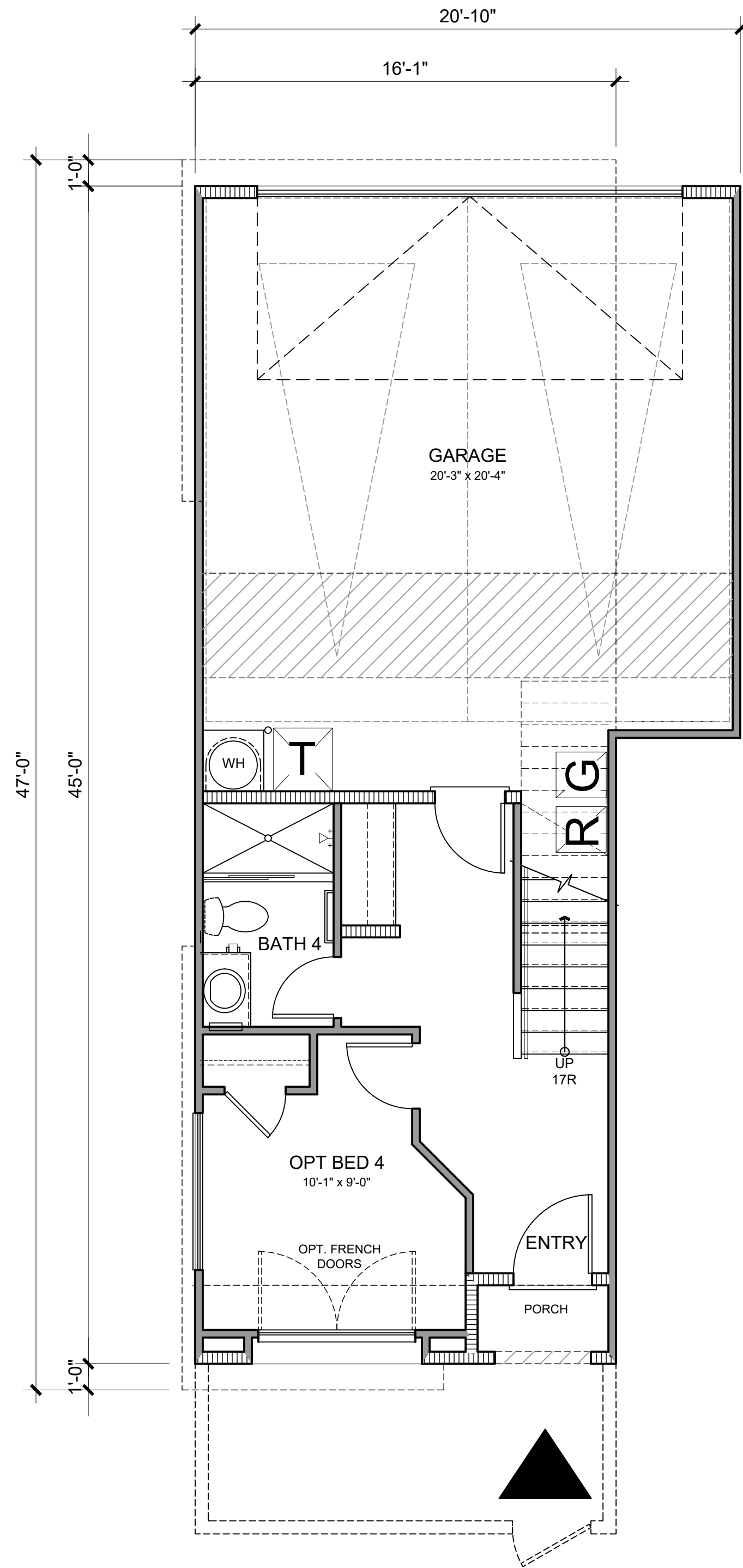
"PASEO"- PARK CENTER
SANTEE, CA 2024-0093

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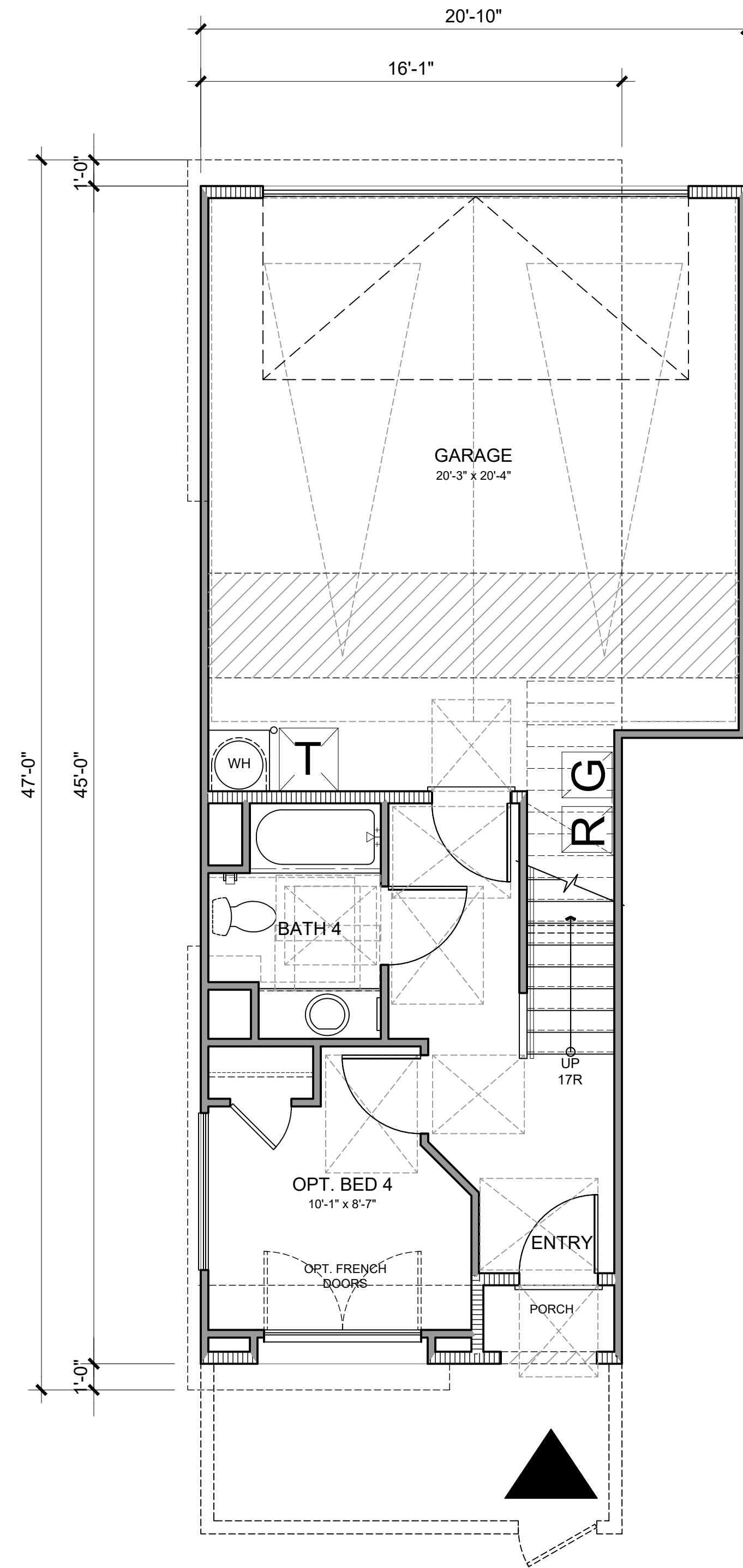


PLAN 2
UNIT PLANS

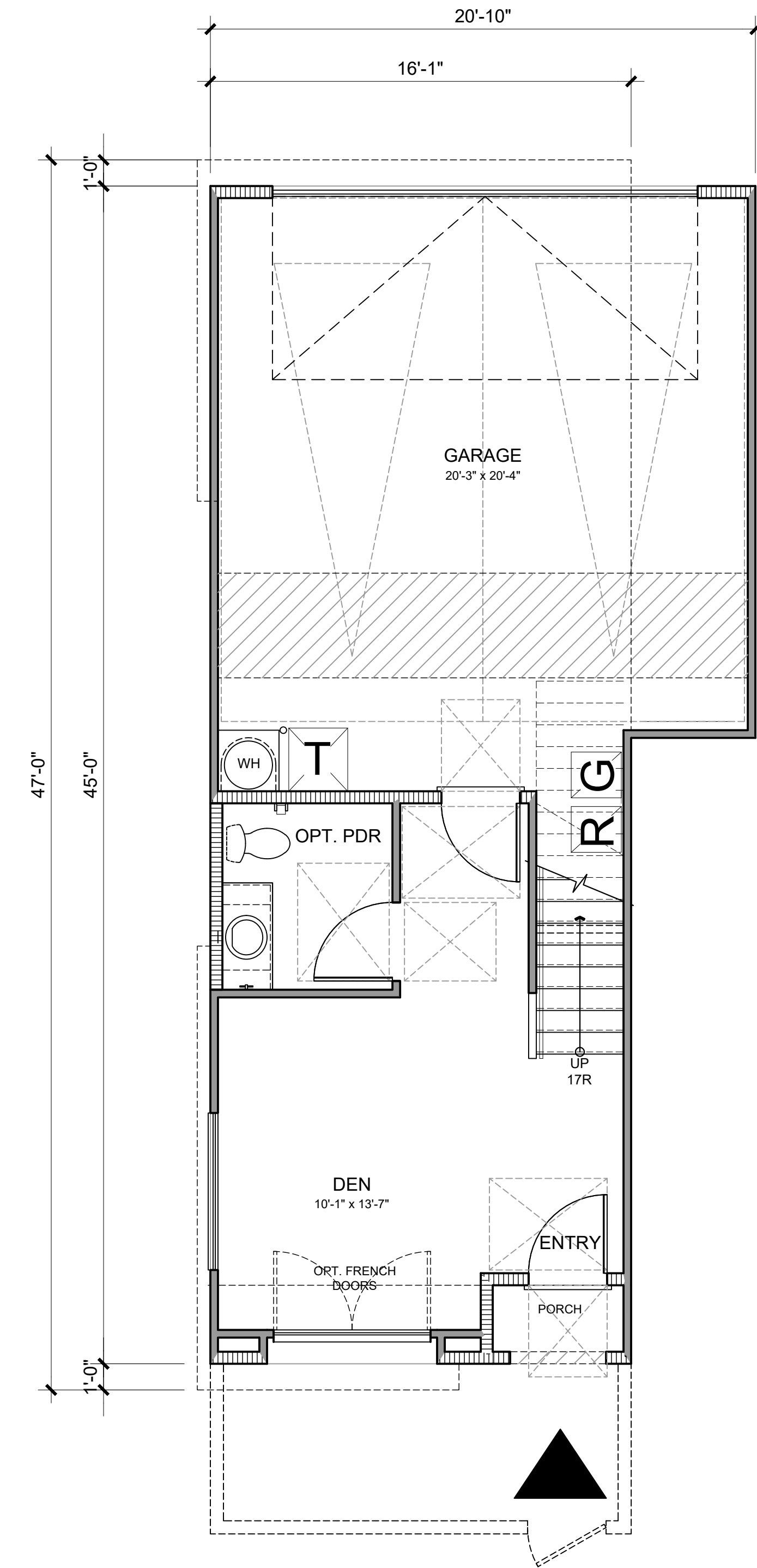
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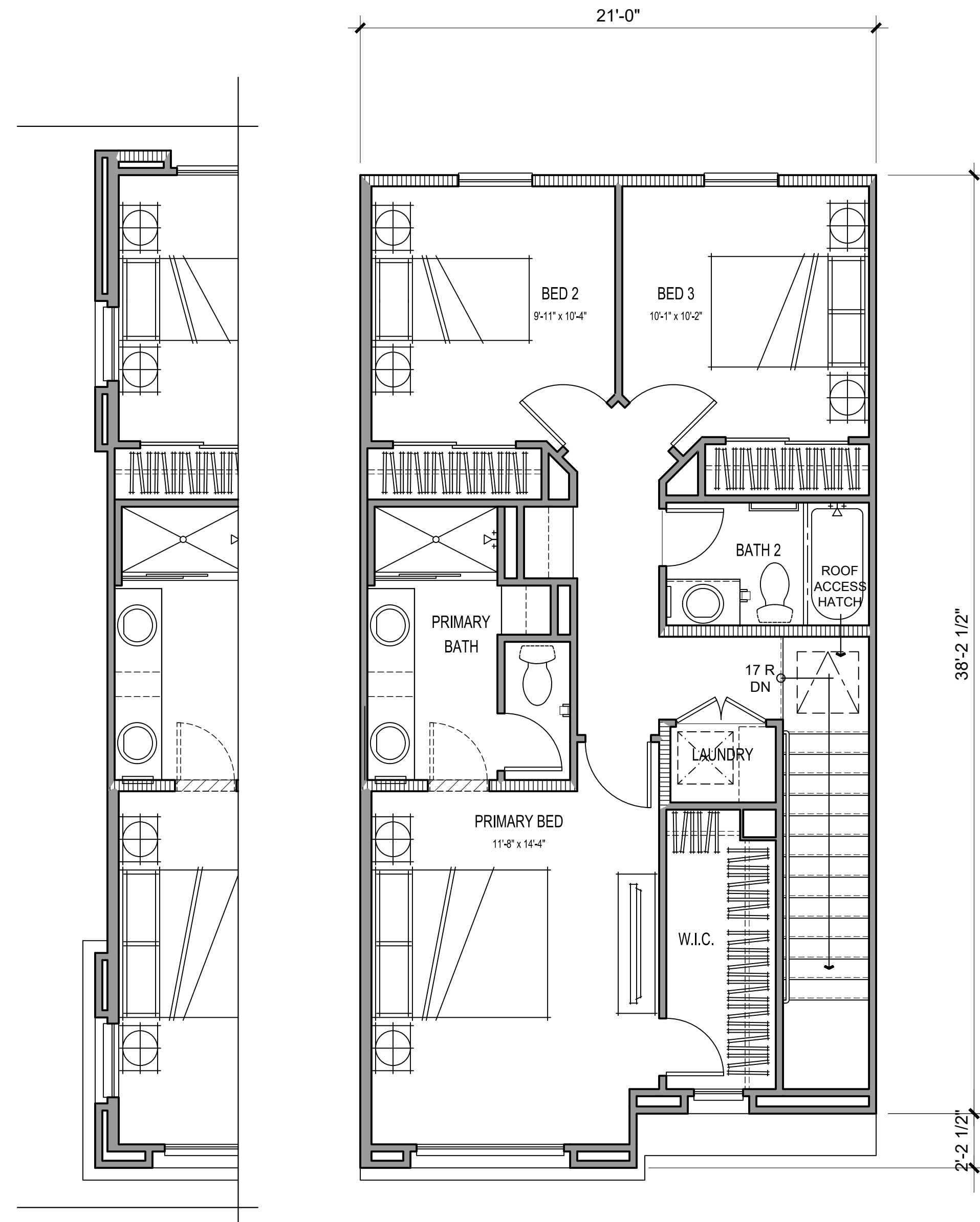
FIRST FLOOR -
OPT BED



FIRST FLOOR ACCESSIBLE -
OPT BED W ACC BATH

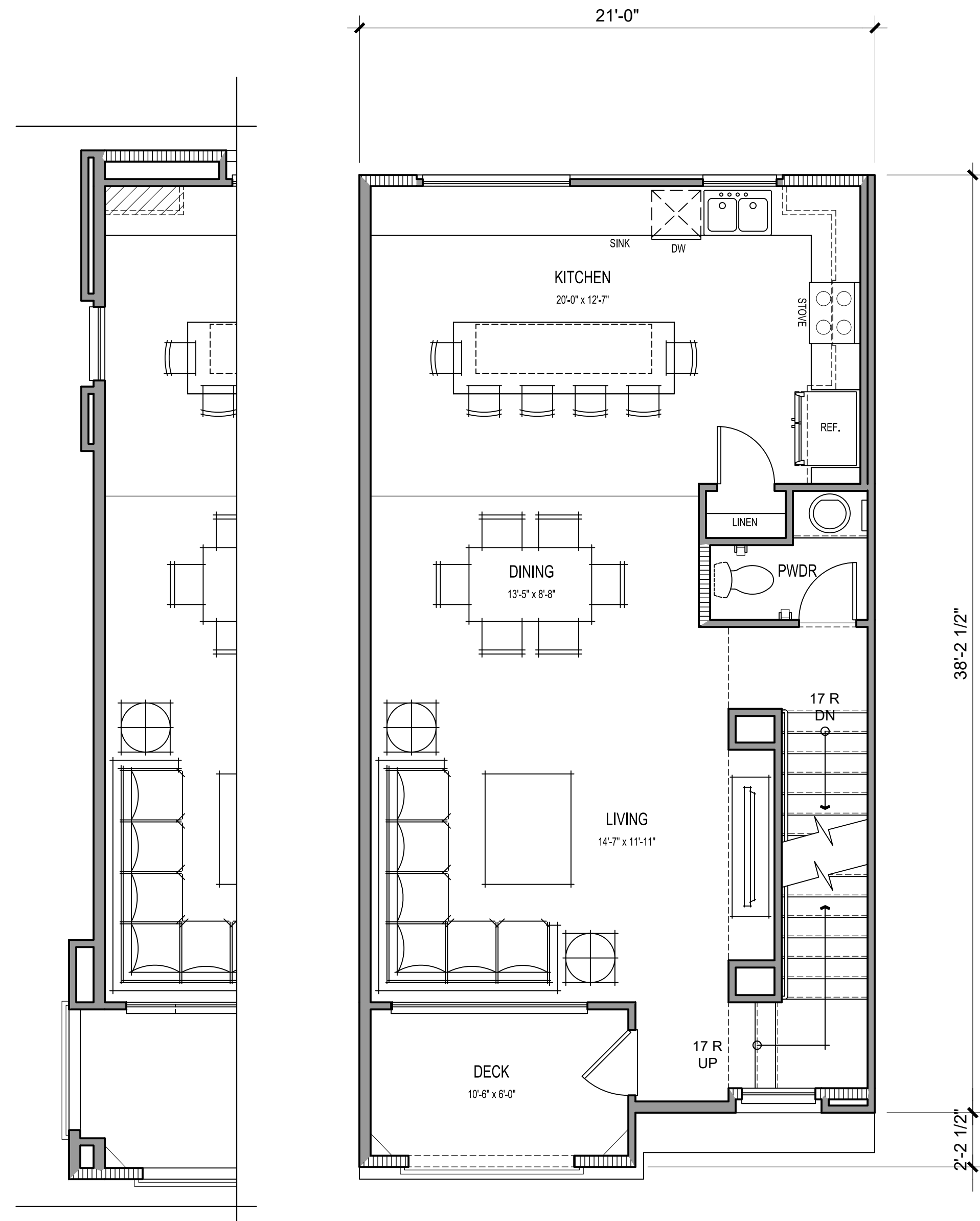


FIRST FLOOR ACCESSIBLE -
DEN W OPT PDR



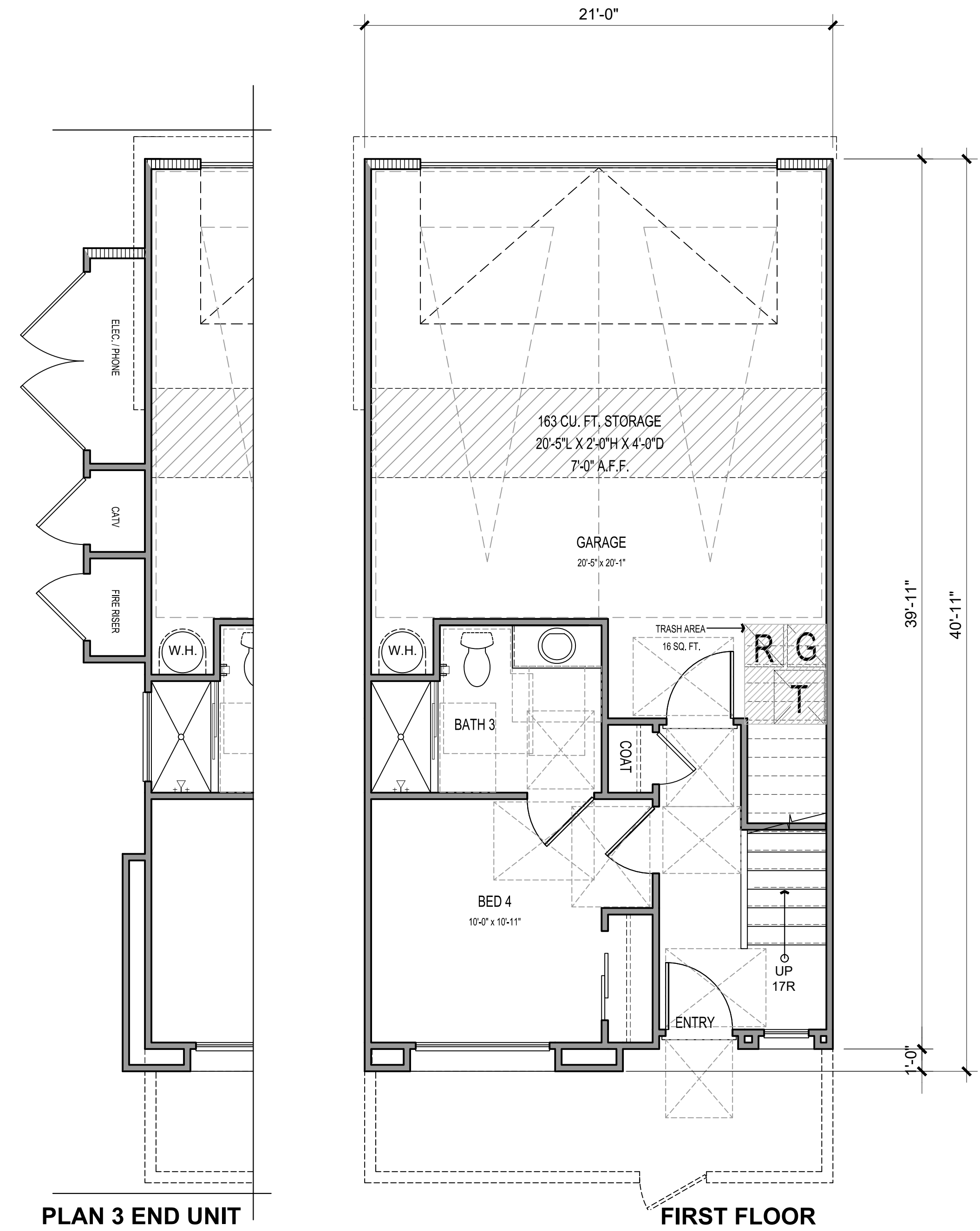
PLAN 3 END UNIT

THIRD FLOOR



PLAN 3 END UNIT

SECOND FLOOR



PLAN 3 END UNIT

FIRST FLOOR

3 BEDS/ 3 BATHS

NET SF	
1ST FLOOR	337 SQ. FT.
2ND FLOOR	705 SQ. FT.
3RD FLOOR	695 SQ. FT.
TOTAL LIVING	1737 SQ. FT.
GARAGE	504 SQ. FT.
PATIO	110 SQ. FT.
DECK	63 SQ. FT.



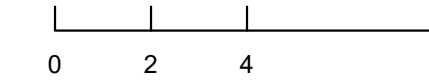
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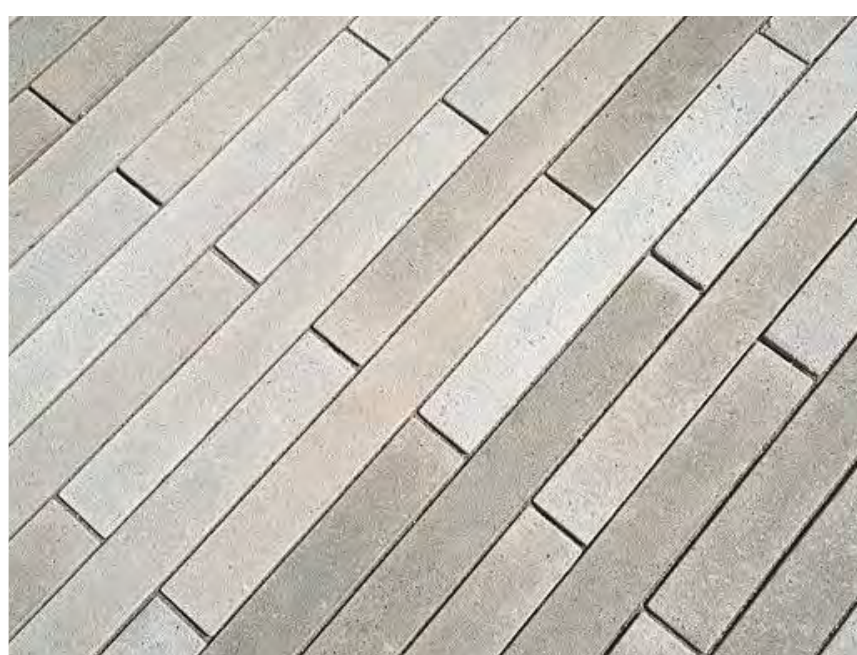
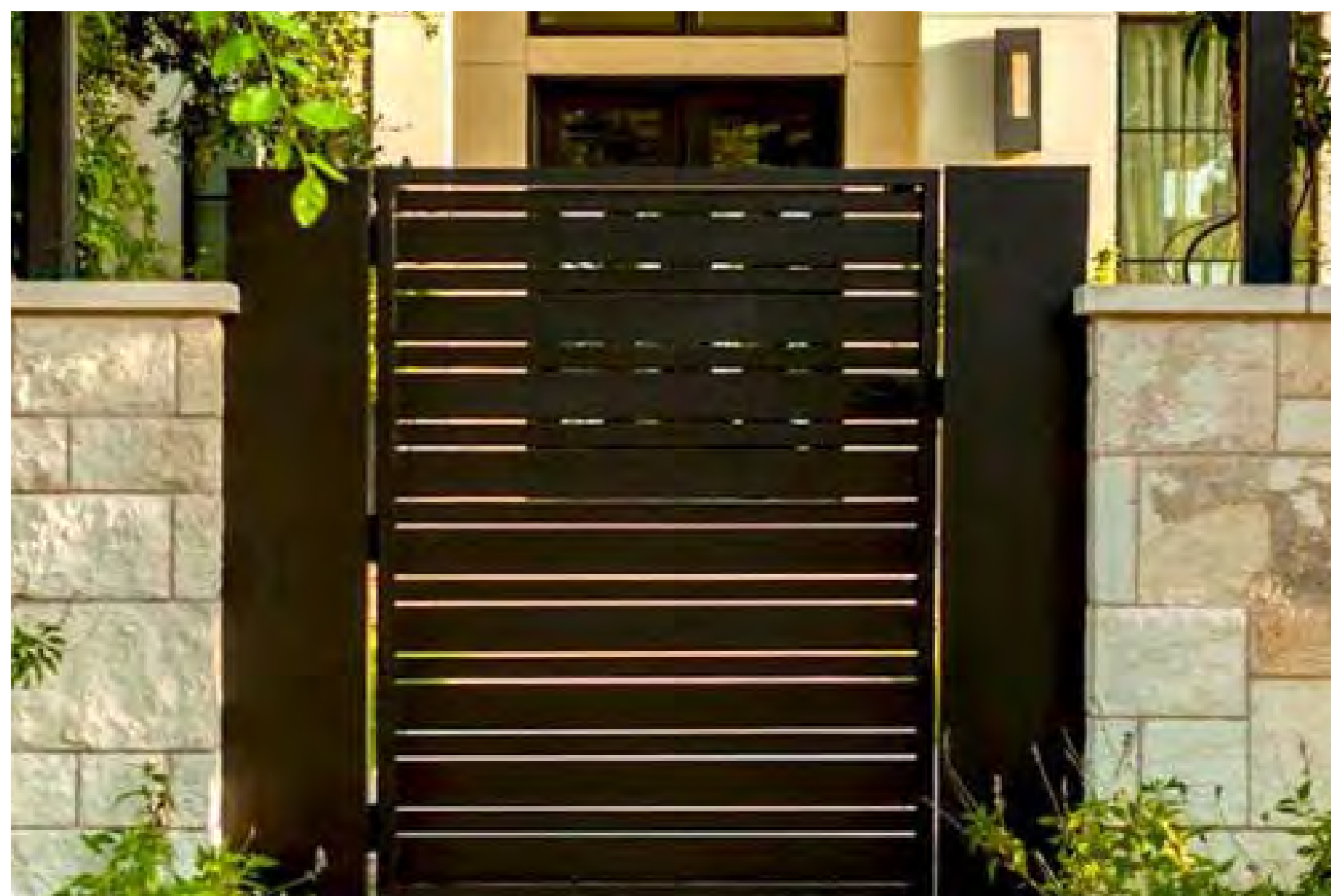
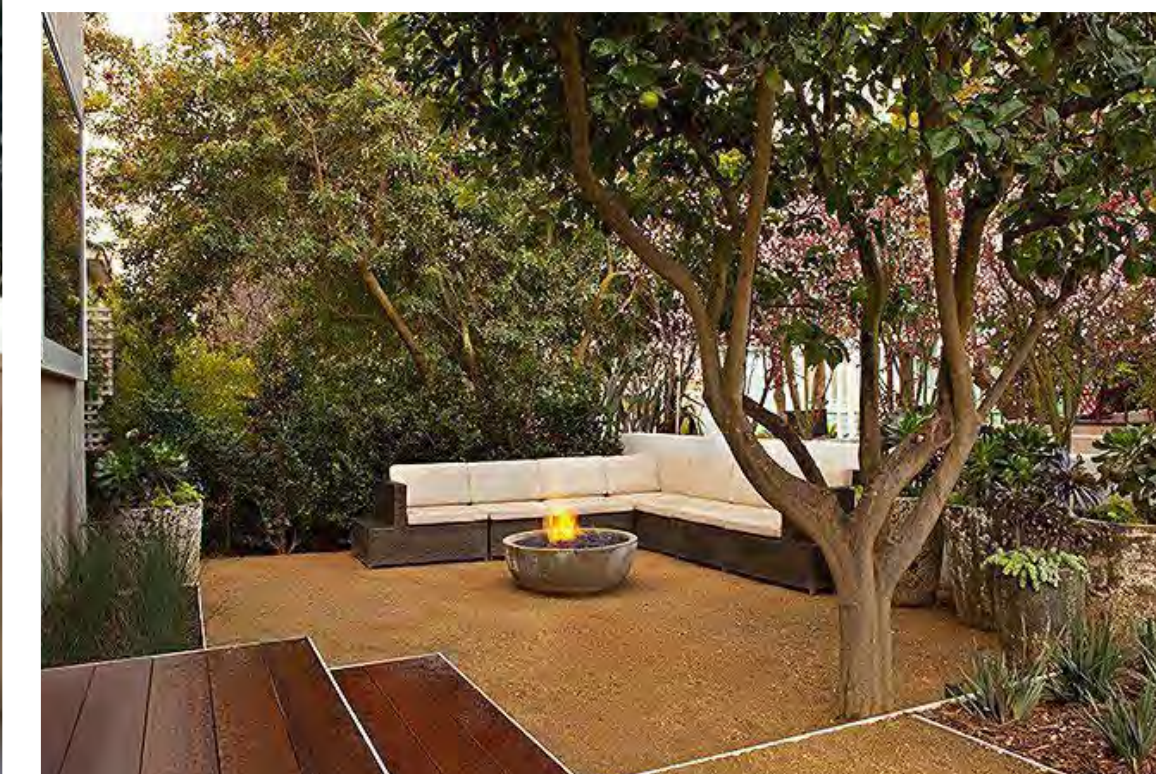
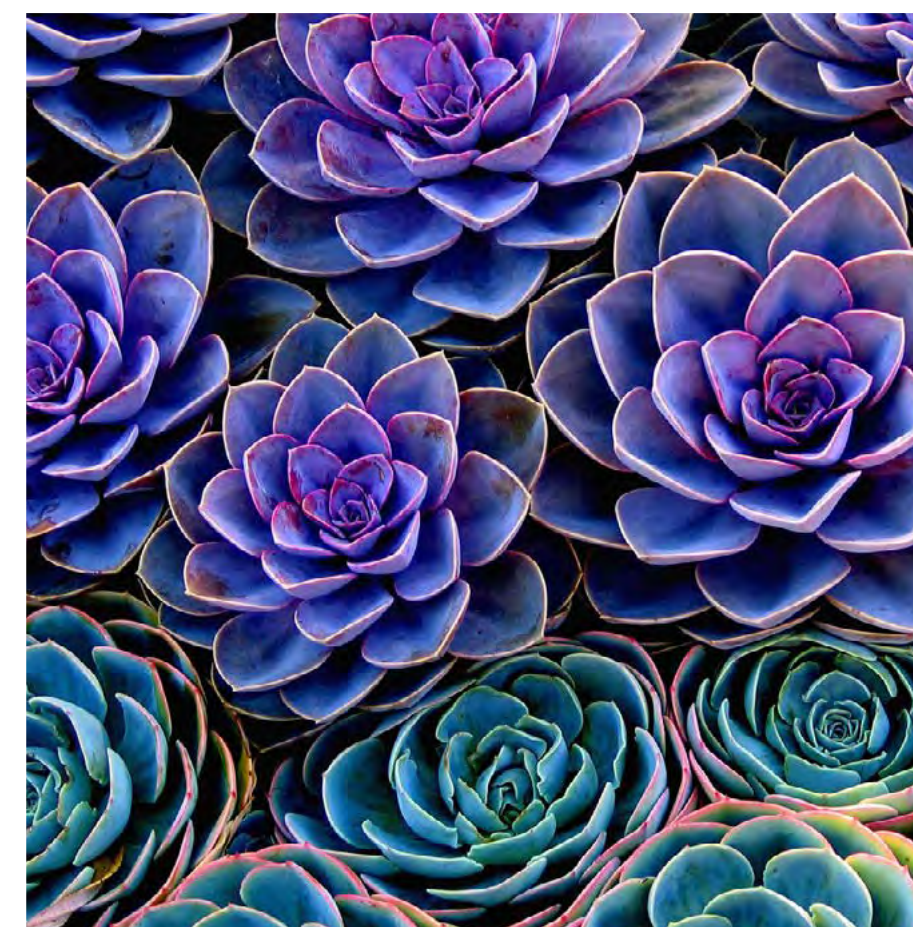
PLAN 3
UNIT PLANS

A3.20



LEGEND

- 1 Project Entry with Enhanced Paver Crosswalk
- 2 Pedestrian Sidewalk with Shade Trees
- 3 Private Patio Fence and Gate
- 4 Common Open Space, See L-3
- 5 Mailbox Cluster
- 6 Property Frontage Landscaping
- 7 Perimeter Privacy Fence & Hedge
- 8 Transformer
- 9 Existing Landscape - Protect in Place
- 10 Retaining Wall per Civil Plans
- 11 Visibility Triangle - All planting shall not exceed 18-inches in height
- 12 Perimeter Masonry Wall (6'-0" @ North Property Line & 8'-0" @ East Property Line)
- 13 Project Directory Sign
- 14 Pet Waste Station





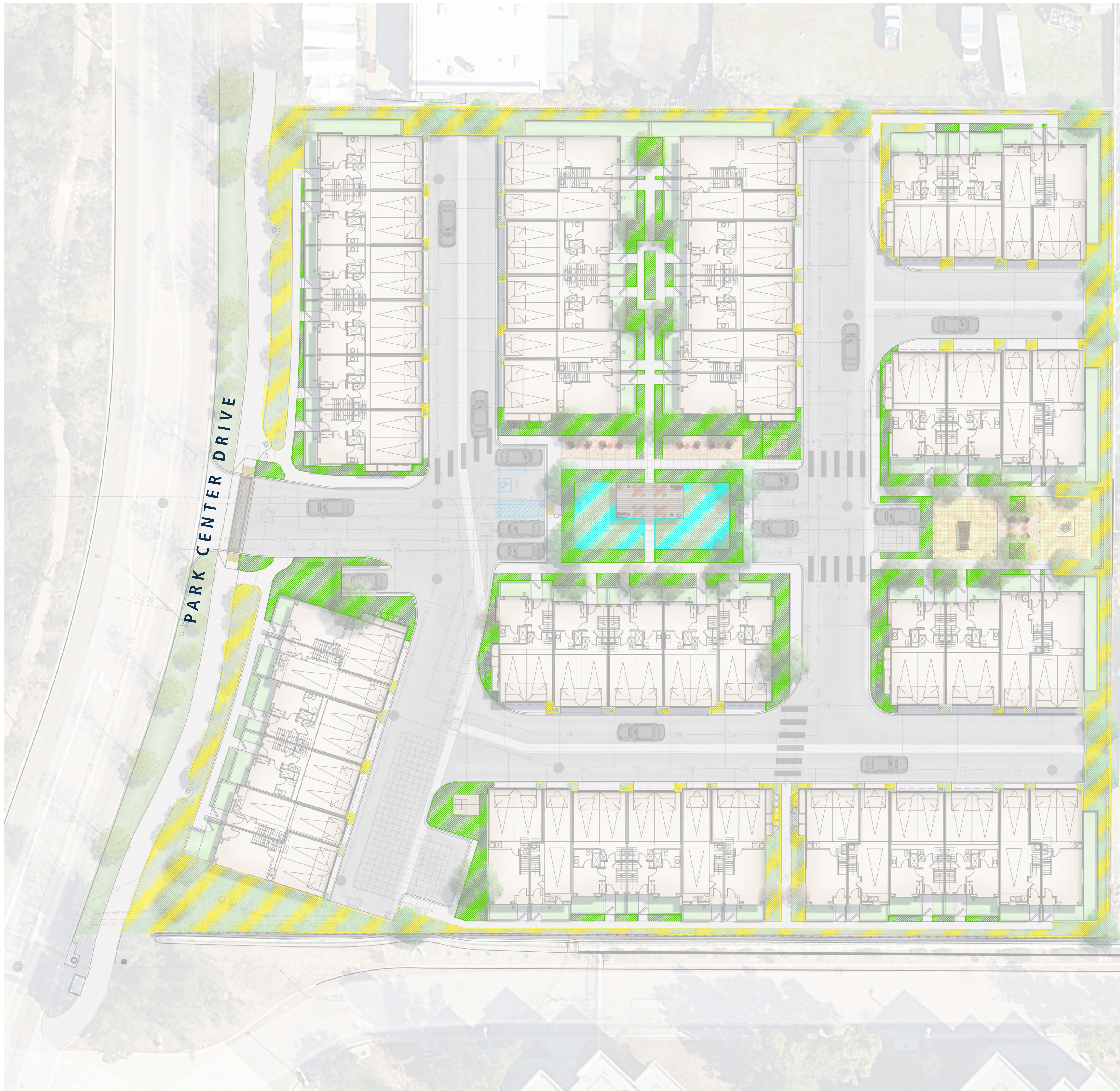
LEGEND

- 1 Event Lawn
- 2 Shade Structure with Picnic Tables & BBQ
- 3 Social Seating Area in Decomposed Granite Paving
- 4 Accent Canopy Trees
- 5 8ft Ht. Perimeter Masonry Wall
- 6 Private Patio Fence and Gate
- 7 Enclosed Natural Play Elements with Rubberized Play-ground Surface (ADA Accessible)
- 8 MailBox Cluster
- 9 Transformer
- 10 Retaining Wall per Civil Plan
- 11 Pet Waste Station



KEYMAP





LEGEND

- Low Water Usage (10,123 S.F.)
- Medium Water Usage (6,819 S.F.)
- High Water Usage (1,143 S.F.)

Project Name: Santee 5
Date: December 13, 2024

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62) + (Eto x 1.0 x SLA in Sq.ft. x 0.62) = Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	51.2	0.55	18,085	0.62	0	315,750

MAWA= Maximum Applied Water Allowance (gallons per year)
 Eto= Reference Evapotranspiration from Appendix C (inches per year)
 0.50= Evapotranspiration Adjustment Factor (ETAF)
 1.0= ETAF for Sprcial Landscaped Area
 LA= Landscaped Area includes Special Landscape Area (square feet)
 0.62= Conversion Factor (to gallons per square foot)
 0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
 SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	51.2
Landscaped Area includes Special Landscape Area (square feet)	18,085
Speical Landscape Area (square feet)	0

Estimated Annual Water Use:
Total EAWU = (Eto x KL x LA in Sq.ft. / IE) = Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Very Low Water Use	51.2	0.1	0	0.62	0.81	-
Low Water Use	51.2	0.2	10,123	0.62	0.81	79,344
Medium Water Use S	51.2	0.5	6,819	0.62	0.81	133,619
High Water Use	51.2	0.8	1,143	0.62	0.73	39,763
Special Landscape Area	51.2	1.0	-	0.62	1.00	-
Total EAWU:			18,085			252,726

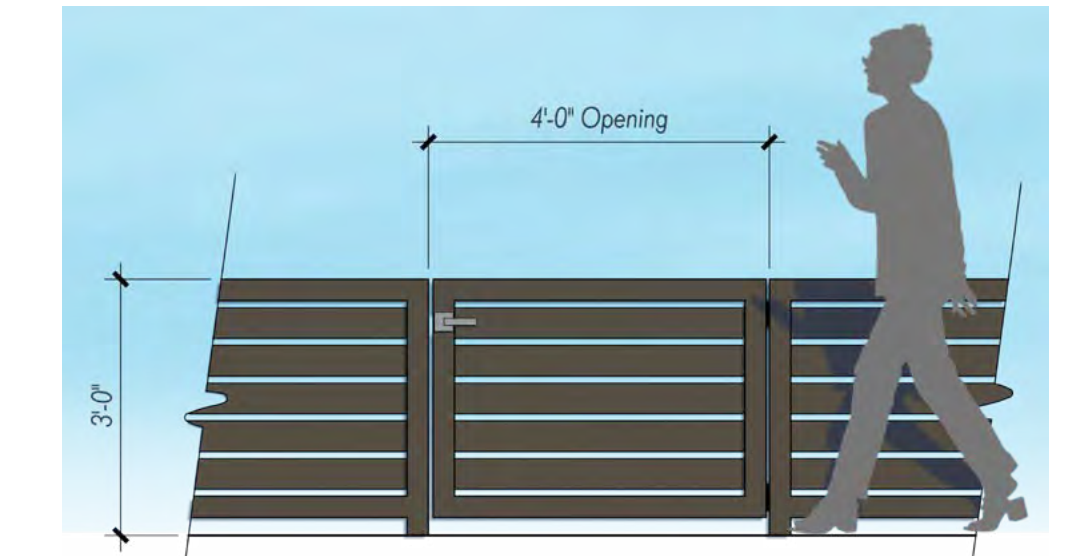
- Irrigation Note:**
- The landscape design and water use calculations for the identified property comply with the requirements of the City of Santa Ana Water Efficient Landscape Ordinance (SAMC 41-1500 through 1504), and the City of Santa Ana Water Efficient Landscape Guidelines.
 - Irrigation shown are diagrammatic. Irrigation mainline and lateral shall be installed in shrub beds where allows- lateral piping shall be installed 12" min. below grade and mainline 18" min. below grade, and provide sleeves under all hardscape areas. All irrigation valve boxes shall be located in planting areas- setback from front edge of each valve box to be a minimum of 1' from the edge of paving or turf areas.
 - All utility infrastructure and other potential conflicts including off site and below-grade that could affect irrigation design considered.



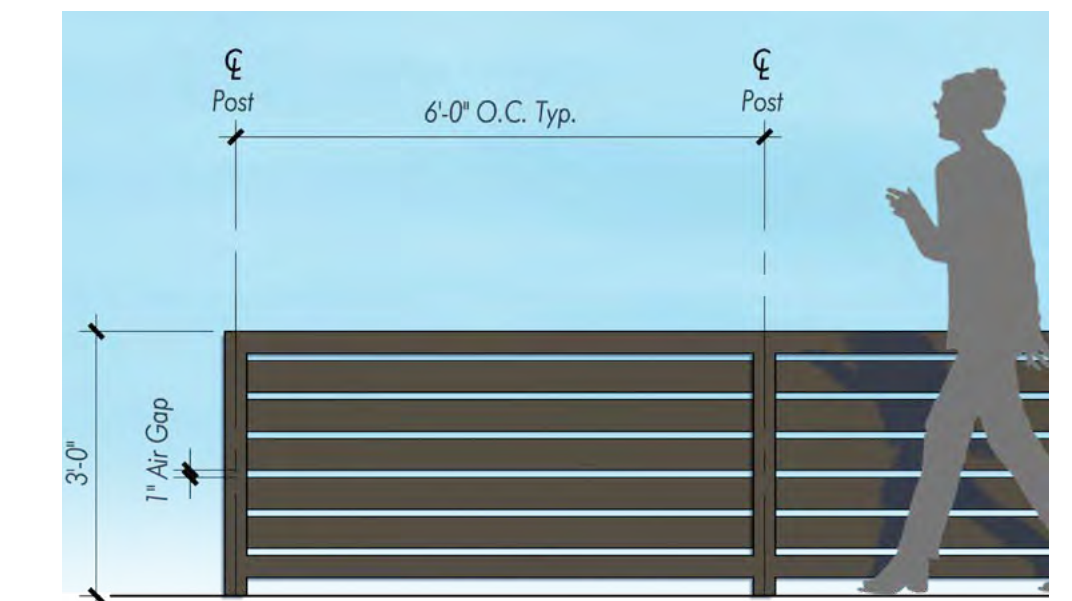
LEGEND



Steel Patio Gate
 -36" Ht. x 48"W. opening min.
 -Color to Match Architecture



Steel Patio Fence
 -36" Ht.
 -Color to Match Architecture

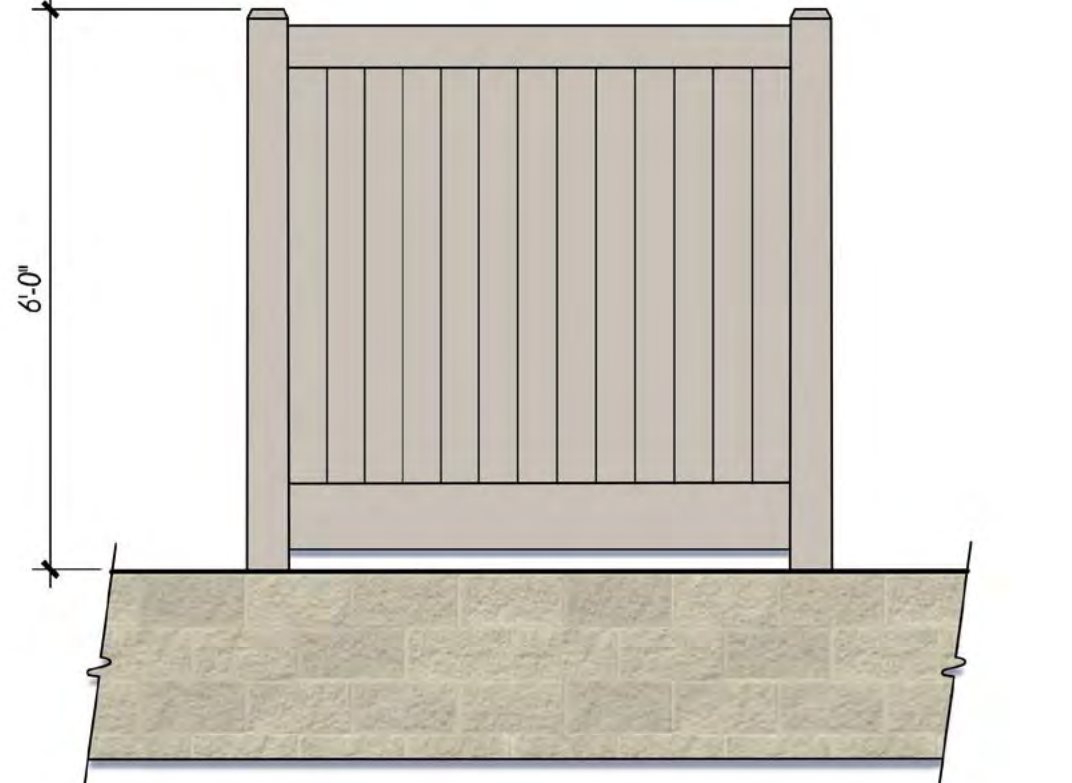


Perimeter Masonry Wall
 -6'-0" Ht. @ North Property Line,
 8'-0" Ht. @ East Property Line
 -Masonry wall: Tan color with Split-Face finish
 with Precision Accent Band

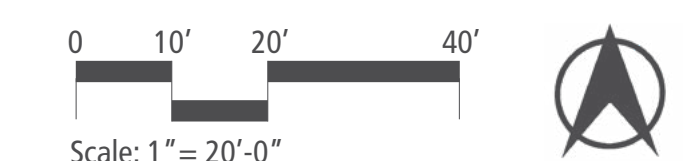


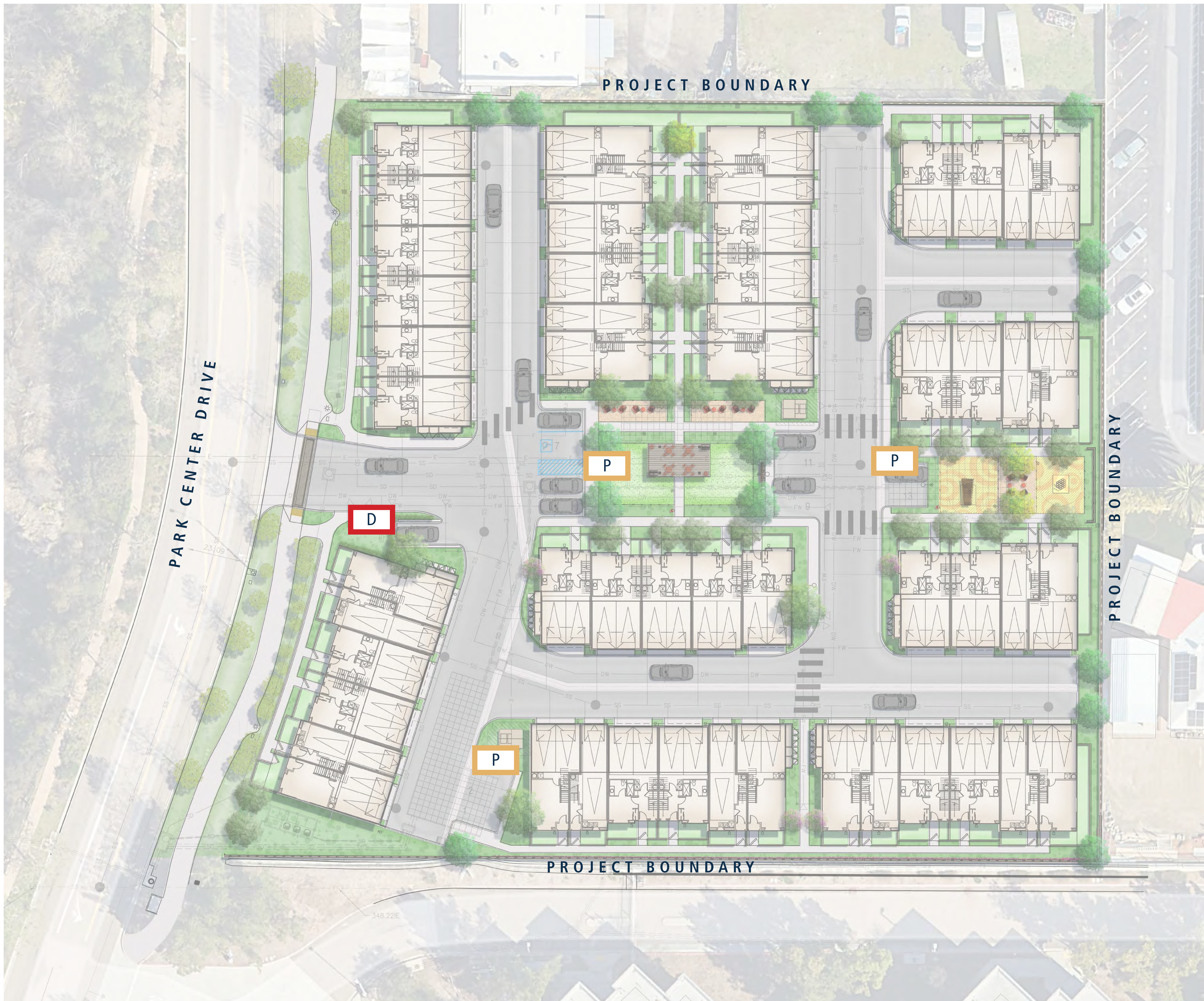
Perimeter Vinyl Fence on Retaining Wall
 -6'-0" Max Ht. Fence
 -Color to Match Architecture
 -Retaining wall: Tan color with Split-Face finish

NOTE: REFER TO
 CIVIL PLANS FOR
 RETAINING WALL
 DESIGN



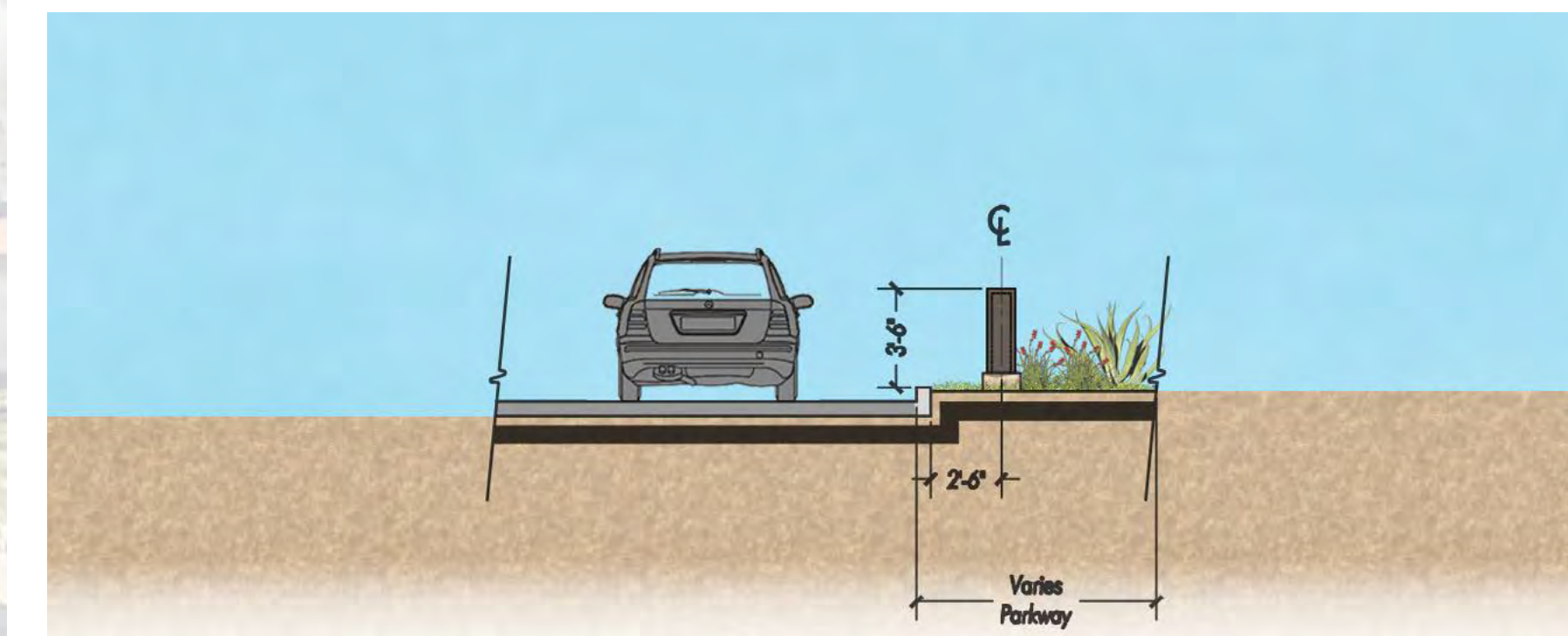
Retaining Wall Per Civil Plans



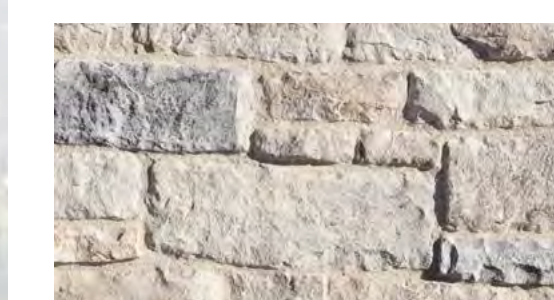


LEGEND

D Project Directory Sign



P Pedestrian Directional Sign



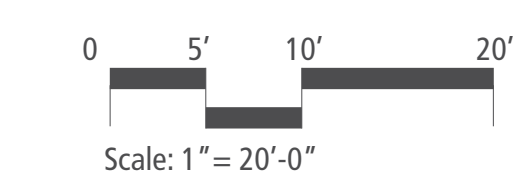
STONE VENEER



STEEL



LETTERS





LEGEND

Street Light

EVOLVE
ERLC Cobra Head
LED Roadway
Lighting

Project Name: _____
Date: _____
Version: _____

TYPE "A"

The Evolve® LED Roadway ERLC Luminaire is optimized utilizing advanced LED reflective optical systems for local and collector roadways. The modern design incorporates the heat sink directly into the unit for heat transfer to prolong LED life.

Building Exterior Led Wall Sconce

MANHATTAN TYPE "B"

223502
LARGE WALL MOUNT LANTERN
Manhattan is a classic update to the traditional train station lantern. The hand-painted Oil Rubbed Bronze finish complements the clean lines of its durable die cast construction.

DETAILS	
FINISH:	Oil Rubbed Bronze
MATERIAL:	Aluminum
GLASS:	Etched Safety
DIMMABLE:	YES, WITH DIMMABLE LAMP (NOT INCLUDED)

DIMENSIONS	
WIDTH:	11.3"
HEIGHT:	18.5"
WEIGHT:	10lb
BACK PLATE:	3.25" W X 8.75" H
EXTENSION:	12.5"
TOP TO OUTLET:	3"

LIGHT SOURCE	
LIGHT SOURCE:	Socketed
WATTAGE:	1-12w Max LED, 100w Equiv.
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	15.5"
CARTON WIDTH:	14"
CARTON HEIGHT:	22"
CARTON WEIGHT:	19"

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- 2 year finish warranty
- Dissimulated terms, robust finishes and symmetrical details complement Craftsman locales.

LED Walkway Bollards

CLXB SERIES-LED

INSTALLATION

TYPE "C"

SPECIFICATIONS

OPTICS	LAMP WATTAGE
INTERNAL LOUVER 	IL
OPAL ACRYLIC 	WA

CLXB-LED
Available in 36 LED & 24 LED

VPA - Vertical Array Available in 36 LED Max.



RECTANGULAR DINING TABLE
AT SHADE STRUCTURE



ROUND DINING TABLE
AT SHADE STRUCTURE



CHAIR
AT SHADE STRUCTURE WITH RECTANGULAR AND ROUND DINING TABLES



BBQ
AT SHADE STRUCTURES



TRASH CAN



All Aluminum Construction

Includes Pedestal



MAIL BOX



JUNIOR CRITTER - SONGBIRD
Intended user age: 2-5

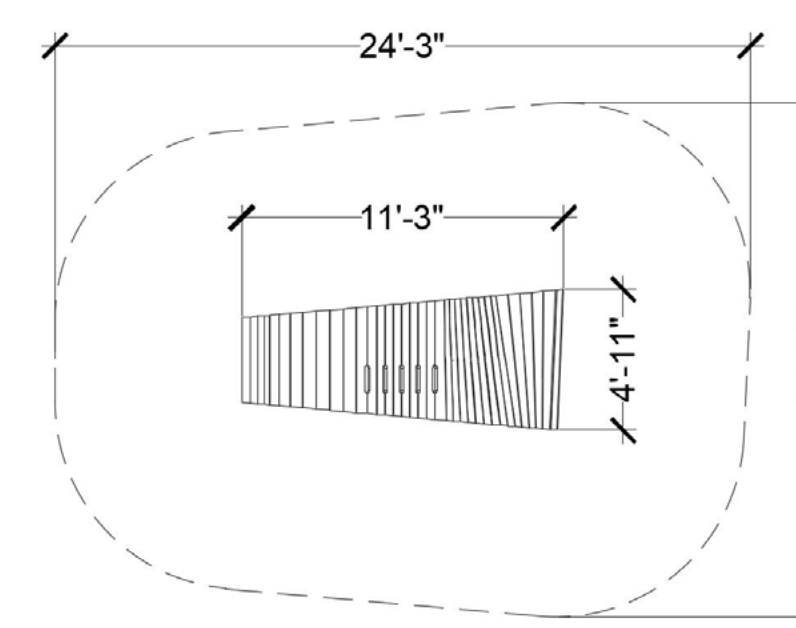
PRODUCT INFORMATION

The Songbird is a whimsical and familiar form. At six feet high, it is so much larger than life, yet inviting and playful as a playground centerpiece. In plan view, the bird's shape tapers from tail to head, and the tail twists adding personality. The Songbird creates beautiful opportunities for social play as well as climbing for the more adventurous thrill seeker.

ASTM F1487



Maximum height: 5'11"
Fall height: 5'11"
Area of Safety Surfacing: 373 ft²
User Capacity: 7



The highest designated play surface and space required are according to ASTM F1487. A buffer is included in the fall zone to account for fabrication and material variations.

Resilient safety surfacing is required within the fall zone of equipment.
If you have questions about the equipment or require changes, please contact Earthscape at 1-877-269-2972.

NATURAL PLAY ELEMENTS



STEPPER CLUSTER S1
Intended user age: 2-5

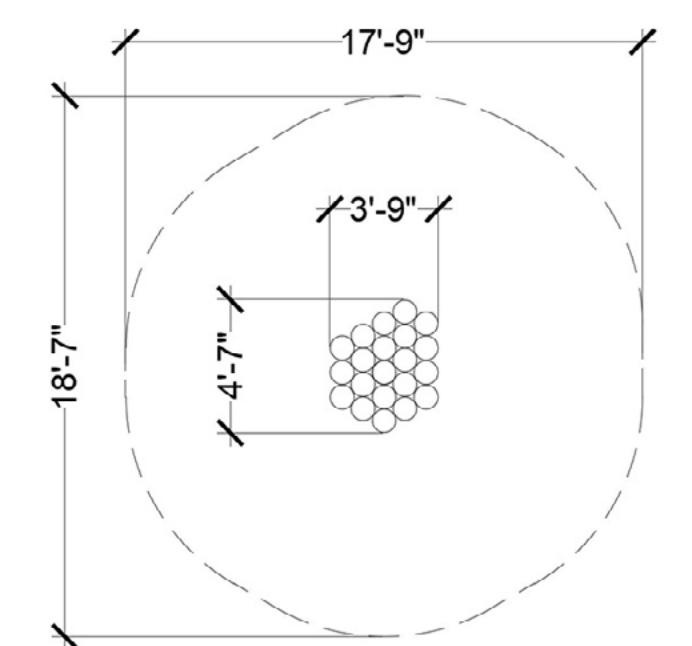
PRODUCT INFORMATION

Stepper Clusters are incredibly fun and versatile natural playground pieces that offer many types of play. Stepper Cluster S1 is the smallest configuration and the perfect height for younger children to climb and explore. It features one central post and a maximum stepper height of 2 feet (600mm).

ASTM F1487



Maximum height: 7'-0"
Maximum fall height: 2'-0"
Area of Safety Surfacing: 260 ft²



The highest designated play surface and space required are according to ASTM F1487. A buffer is included in the fall zone to account for fabrication and material variations.

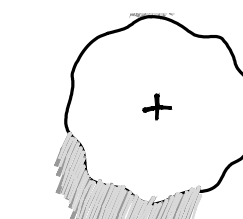

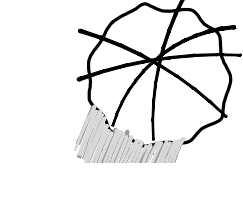
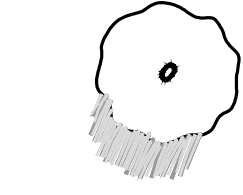
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PLANTING LEGEND

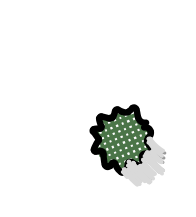
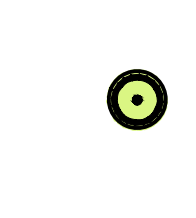
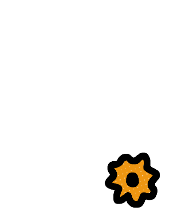

TREES:

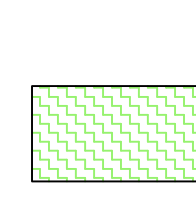
Botanical name (Common Name)

-  **SPECIMEN TREES**
Olea europaea 'Swan Hill' (Swan Hill Olive)
Quercus agrifolia (Coast Live Oak)
Quercus wislizeni (Interior Live Oak)
-  **SHADE TREES**
Arbutus unedo (Strawberry Tree)
Platanus racemosa (California Sycamore)
Ulmus parvifolia (Chinese Elm)
-  **SCREEN TREES**
Podocarpus gracilior (Fern Podocarpus)
Rhus lancea (African Sumac)
Tristania conferta (Brisbane Box)
-  **PATIO TREES**
Cercis occidentalis (Western Redbud)
Magnolia spp. (Magnolia)
Tipuana tipu (Tipu Tree)

SHRUBS:

Botanical name (Common Name)

-  **VERTICAL SHRUBS**
Prunus caroliniana 'Bright n Tight'
Raphiolepis i. 'Majestic Beauty'
-  **SCREENING SHRUBS**
Ligustrum japonicum texanum (Waxleaf Privet)
Raphiolepis i. 'Majestic Beauty' (Majestic Beauty)
Rhus integrifolia (Lemonade Berry)
-  **ACCENT SHRUBS**
Agave spp. (Agave)
Aloe vera (Aloe Vera)
Dasyliirion spp. (Desert Spoon)
Lomandra longifolia
Yucca spp. (Yucca)
-  **MEDIUM SHRUBS**
Carissa m. 'Boxwood Beauty' (Carissa)
Dietes bicolor (Fornight Lily)
Lavandula dentata (French Lavender)
Leucophyllum f. 'Green Cloud' (Green Cloud Texas Sage)
Myrtus communis (True Myrtle)
Raphiolepis i. 'Clara'

-  **GROUNDCOVERS**
Bougainvillea (Bougainvillea)
Lonicera japonica 'Halliana' (Hall's Hnoeysuckle)
Myoporum parvifolium (Myoporum)
Rosmarinus o. 'Huntington Carpet' (Rosemary)

-  **BORDER GROUNDCOVERS**
Lantana spp. (Lantana)
Senecio mandraliscae (Blue Chalk Sticks)

-  **TURFGRASS**
Cynodon dactylon spp. (Hybrid Bermuda)

-  **SCREENING VINES**
Bougainvillea spp. (Bougainvillea)
Trachelospermum jasminoides (Star Jasmine)

TREE SCHEDULE:

Total Tree Count: 50 +/-

BOTANICAL NAME	COMMON NAME	SIZE
<i>Arbutus unedo</i>	Strawberry Tree	15 gal min
<i>Cercidium 'Desert Museum'</i>	Desert Museum Palo Verde	15 gal min
<i>Cercis occidentalis</i>	Western Redbud	15 gal min
<i>Chilopsis linearis</i>	Desert Willow	15 gal min
<i>Dracaena draco</i>	Dragon Tree	15 gal min
<i>Magnolia spp.</i>	Magnolia	15 gal min
<i>Olea europaea 'Swan Hill'</i>	Swan Hill Olive	15 gal min
<i>Podocarpus gracilior</i>	Fern Podocarpus	15 gal min
<i>Platanus racemosa</i>	California Sycamore	15 gal min
<i>Pyrus kawakamii</i>	Evergreen Pear	15 gal min
<i>Quercus agrifolia</i>	Coast Live Oak	15 gal min
<i>Quercus wislizeni</i>	Interior Live Oak	15 gal min
<i>Rhus lancea</i>	African Sumac	15 gal min
<i>Tipuana tipu</i>	Tipu Tree	15 gal min
<i>Tristania conferta</i>	Brisbane Box	15 gal min
<i>Ulmus parvifolia</i>	Chinese Elm	15 gal min



SHRUB SCHEDULE:

Total Quantity: 1,050 +/-

BOTANICAL NAME	COMMON NAME	SIZE
<i>Agave spp.</i>	Agave	5 gal
<i>Aloe vera</i>	Aloe Vera	1 gal
<i>Bougainvillea spp.</i>	Bougainvillea	5 gal
<i>Carissa m. 'Boxwood Beauty'</i>	Boxwood Beauty Natal Plum	1 gal
<i>Dasyliiron spp.</i>	Desert Spoon	5 gal
<i>Dietes bicolor</i>	Fortnight Lily	5 gal
<i>Hesperaloe parviflora</i>	Red Yucca	1 gal
<i>Lavandula dentata</i>	French Lavender	1 gal
<i>Leucophyllum f. 'Green Cloud'</i>	Green Cloud Texas Sage	1 gal
<i>Ligustrum japonicum texanum</i>	Waxleaf Privet	1 gal
<i>Lomandra longifolia</i>	Spiny-headed Mat Rush	1 gal
<i>Myrtus communis</i>	True Myrtle	15 gal
<i>Prunus caroliniana 'Bright n Tight'</i>	Cherry Laurel	5 gal
<i>Rhaphiolepis i. 'Clara'</i>	Clara Indian Hawthorn	5 gal
<i>Rhaphiolepis i. 'Majestic Beauty'</i>	Majestic Beauty Hawthorn	5 gal
<i>Rhus integrifolia</i>	Lemonade Berry	5 gal
<i>Yucca spp.</i>	Yucca	5 gal



GROUNDCOVER SCHEDULE:

Total Quantity: 1,236 +/-

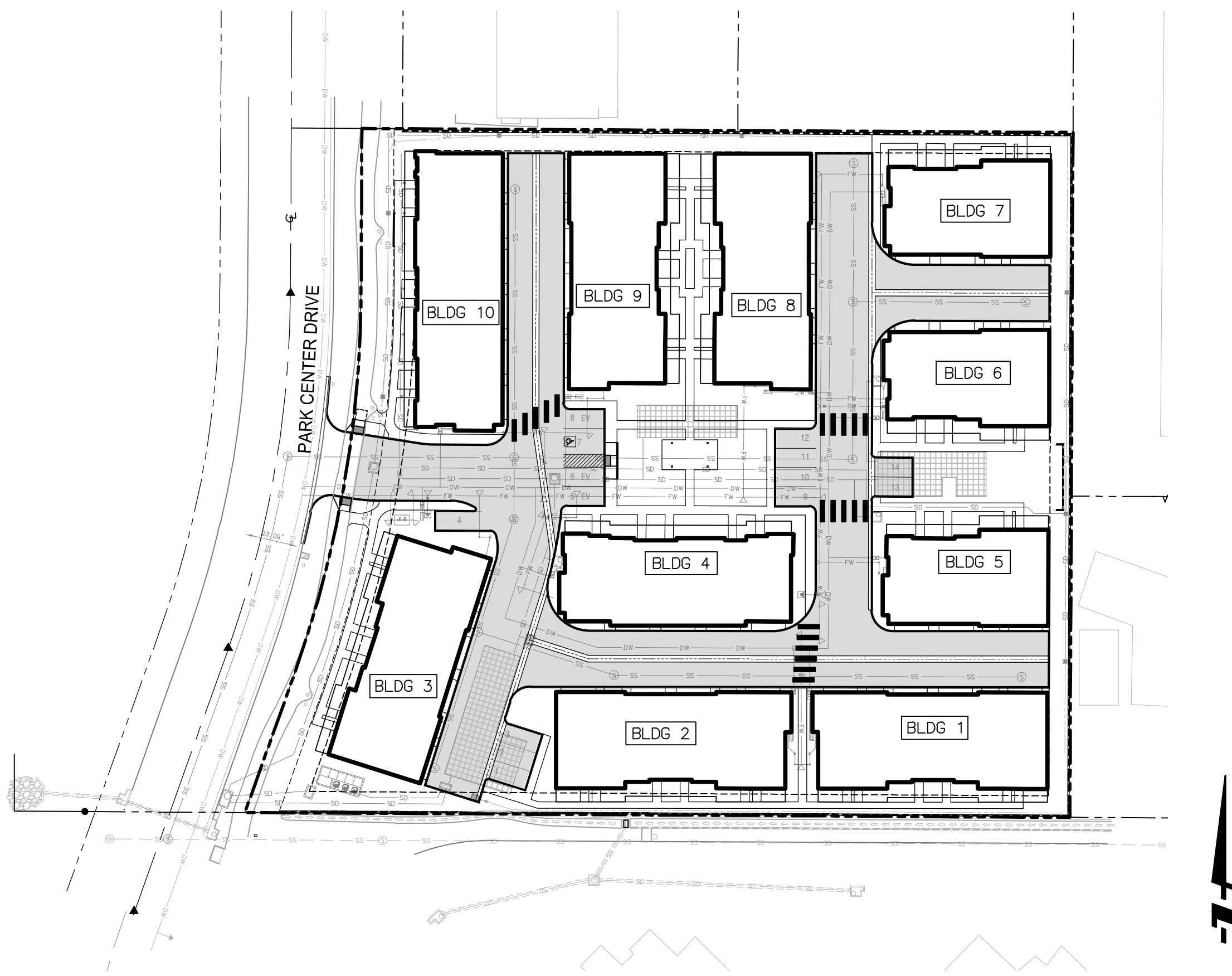
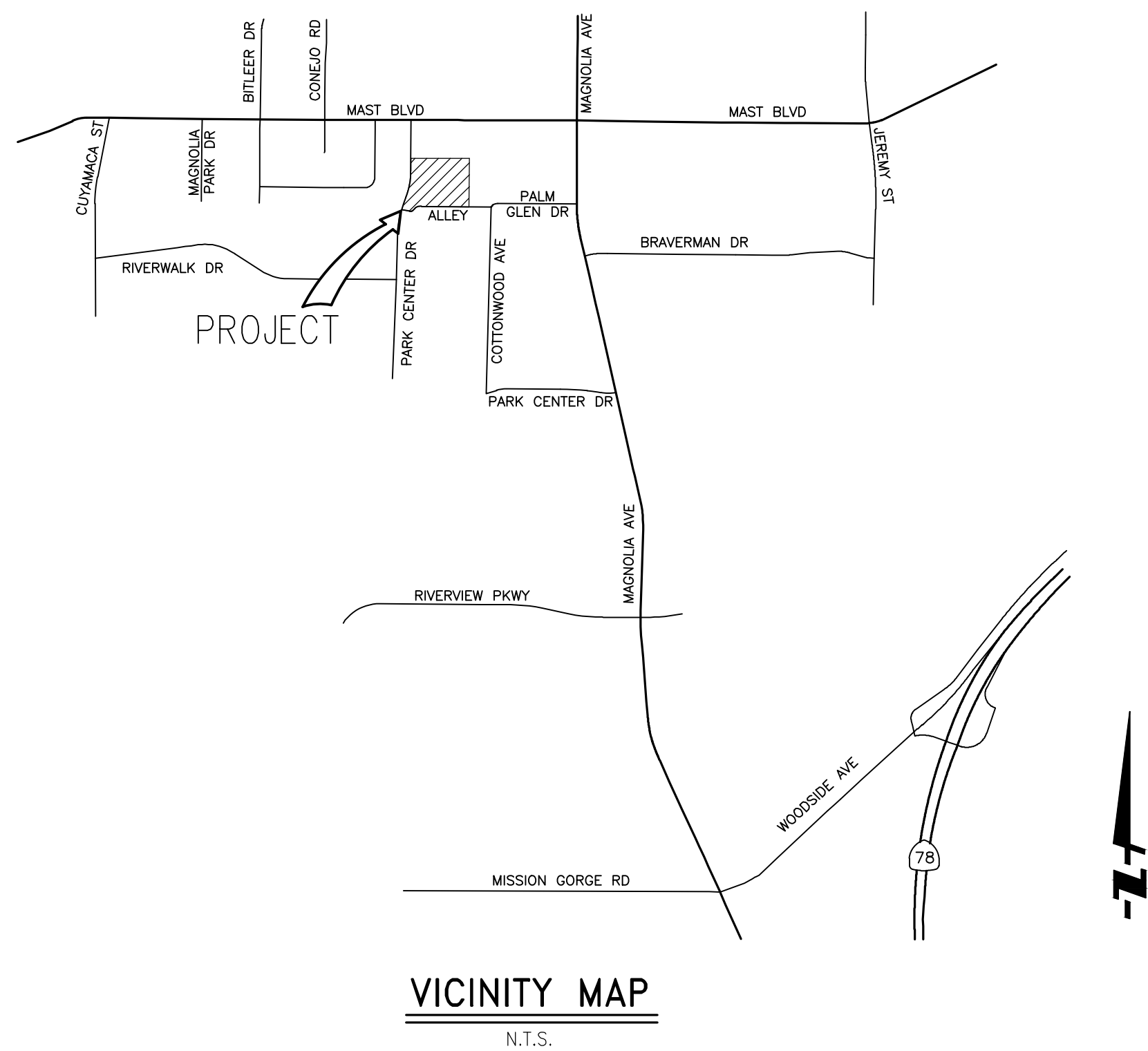
BOTANICAL NAME	COMMON NAME	SIZE
<i>Lantana spp.</i>	Lantana	1 gal
<i>Lonicera japonica 'Halliana'</i>	Hall's Honeysuckle	1 gal
<i>Myoporum parvifolium</i>	Myoporum	1 gal
<i>Rosmarinus O. 'Huntington Carpet'</i>	Rosemary Huntington Carpet	1 gal
<i>Senecio mandraliscae</i>	Blue Chalk Sticks	1 gal

- Note:
1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.
 2. Planting quantities are provided for this conceptual plan only. Final quantity of all planting shall be calculated in the Construction Documents and all quantities shall be field verified.
 3. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.
 4. All trees located within 5-feet of paving shall received a root barrier along the paving edge.
 5. All shrubs and groundcovers within visibility triangles shall not exceed 18-inches in height.



TOTAL LANDSCAPE AREA: 21,061

ENTITLEMENT PACKAGE FOR: PASEO



LOCATION MAP
SCALE: 1" = 50'

SHEET INDEX

TITLE SHEET	1
EXISTING CONDITIONS MAP	2
CONCEPTUAL GRADING PLAN	3
CONCEPTUAL UTILITY PLAN	4
BMP PLAN	5
DETAILS	6
VESTING TENTATIVE SUBDIVISION MAP	7
FIRE ACCESS PLAN	8

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (EPOCH 1991.35) ADJUSTED, GRID BEARING BETWEEN CITY OF SANTEE HORIZON AND VERTICAL CONTROL STATIONS '2401' AND '2406' PER THE CITY'S CONTROL REPORT SHEETS

BENCHMARK

DATA COMPILED BY SANGIS - TOPOGRAPHIC SURVEY TO BE PROVIDED AT LATER DATE
BENCHMARK TO BE DETERMINED AT A LATER DATE.

HYDROLOGY REPORT

PREPARED BY: FUSCOE ENGINEERING INC
DATED: 10-03-2024
PROJECT NO. 1076-006

SWQMP

PREPARED BY: FUSCOE ENGINEERING INC
DATED: 10-03-2024
PROJECT NO. 1076-006

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF THE DEVELOPMENT OF 53 MULTI-FAMILY RESIDENTIAL UNITS IN THE CITY OF SANTEE, CA.

OWNER/APPLICANT

CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
949-258-7555

ARCHITECT

KTCY
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
949-851-2133

CIVIL ENGINEER

FUSCOE ENGINEERING
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
858-554-1500

SOILS ENGINEER

ALTA CALIFORNIA GEOTECHNICAL, INC.
170 NORTH MAPLE STREET, SUITE 108
CORONA, CA 92880

PROPERTY ADDRESS

VACANT LAND, SANTEE, CA 92071

APN

381-032-07-00, 381-032-08-00

DISTURBED ACREAGE

2.50 AC

TOPOGRAPHY SOURCE

DATA COMPILED BY SANGIS - TOPOGRAPHIC SURVEY TO BE PROVIDED AT LATER DATE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EASTERLY 156.63 FEET OF THE WESTERLY 216.63 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1983.

EXCEPT THE NORTHERLY 290.00 FEET THEREOF.

PARCEL 2:

THE EASTERLY 156.64 FEET OF THE WESTERLY 373.27 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1983.

EXCEPT THE NORTHERLY 290.00 FEET THEREOF.

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF THE SOUTHERLY 30.00 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1983.

PARCEL 4:

AN EASEMENT FOR ROAD PURPOSES, WATER MAIN AND OTHER PUBLIC UTILITIES AND INCIDENTS THERETO OVER, ALONG AND ACROSS THE EASTERLY 30.00 FEET OF THE NORTHERLY 290.00 FEET OF THE WESTERLY 216.63 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.

PER PRELIMINARY TITLE REPORT BY FIDELITY NATIONAL TITLE COMPANY, DATED JANUARY 11, 2024

LEGEND

EXISTING PROPERTY/ROW LINE CENTERLINE	---
EXISTING MONUMENT	▲ ● ■
LIMITS OF RIPARIAN HABITAT	-----
DAYLIGHT LINE	=====
PROPOSED CONTOURS	--- 35 ---
EXISTING CONTOUR	--- 35 ---
GRADE BREAK	0.0% MIN
SURFACE SLOPE	0.0% MIN
PROPOSED RETAINING WALL	=====
PROPOSED SANITARY SEWER	-----
PROPOSED SANITARY SEWER MANHOLE	⊙
PROPOSED DOMESTIC WATER	-----
PROPOSED DOMESTIC WATER METER	⊞
PROPOSED DOMESTIC WATER BACKFLOW	=====
PROPOSED IRRIGATION WATER SERVICE	-----
PROPOSED IRRIGATION WATER METER	⊞
PROPOSED IRRIGATION WATER BACKFLOW	=====
PROPOSED FIRE MAIN	-----
PROPOSED FIRE HYDRANT	⊞
PROPOSED FIRE BACKFLOW	=====
PROPOSED FIRE DEPARTMENT CONNECTION	⊞
PROPOSED POST INDICATOR VALVE	⊞
PROPOSED WATER VALVE	⊞
PROPOSED SINGLE CURB	=====
PROPOSED CURB AND GUTTER	=====
ADA RAMP	=====
PROPOSED STORM DRAIN	-----
PROPOSED CURB INLET	⊞
PROPOSED STORM DRAIN CLEAN OUT	⊞
CONTECH MODULAR WETLANDS SYSTEM (MWS)	⊞
STORMTECH CHAMBERS	⊞

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BFP	BACKFLOW PREVENTER
BOP	BOTTOM OF PIPE
BTM	BOTTOM
CB	CATCH BASIN
CF	CURB FACE
CFS	CUBIC FEET PER SECOND
C, CL, C/L	CENTER LINE
CONC	CONCRETE
CONST	CONSTRUCTION
CY	CUBIC YARD
DG	DECOMPOSED GRANITE
DWY	DRIVEWAY
E	ELECTRICAL
EA	EACH
EC	END OF CURVE
ECR	END OF CURB RETURN
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EX EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FPS	FEET PER SECOND
FS	FINISH SURFACE
FW	FIRE WATER
G	GAS LINE
GB	GRADE BREAK
GFF	GARAGE FLOOR FRONT ELEVATION
GFR	GARAGE FLOOR REAR ELEVATION
HP	HIGH POINT
HDPE	HIGH-DENSITY POLYETHYLENE
INV	INVERT
IW	IRRIGATION WATER
LF	LINEAR FOOT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
PV	POST INDICATOR VALVE
R, PL, P/L	PROPERTY LINE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SCH	SCHEDULE
SD	STORM DRAIN
SDR	STANDARD DIAMETER RATIO
SEC	SECTION
SF	SQUARE FOOT
SS	SANITARY SEWER
STA	STATION
T	TELEPHONE
TC	TOP OF CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TYP	TYPICAL
UG	UNDER GROUND
VCP	VITRIFIED CLAY PIPE
W, DW	WATER, DOMESTIC WATER

PASEO

TITLE SHEET

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500

fuscoe.com

JOB NO.
1076-006

DRAWN BY:
FJ

SHEET
1 OF 9

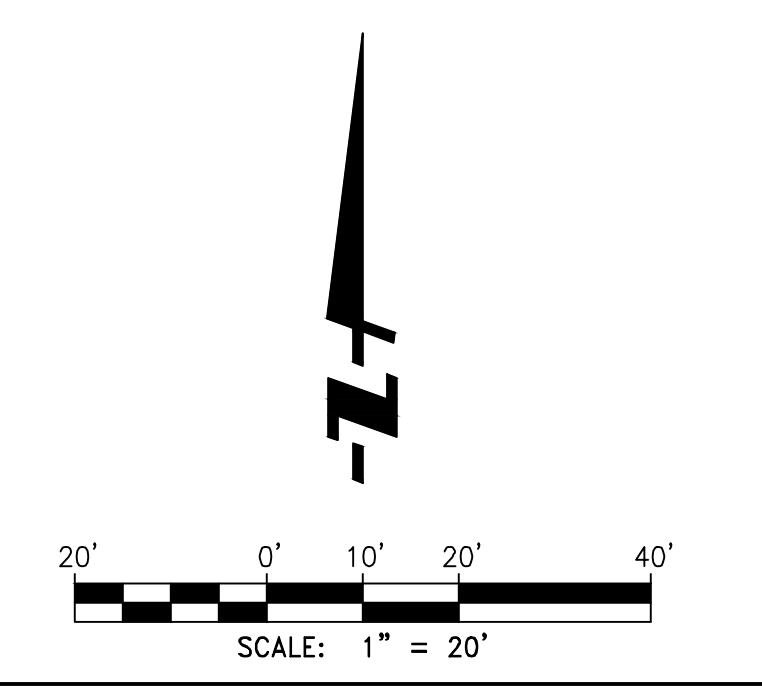
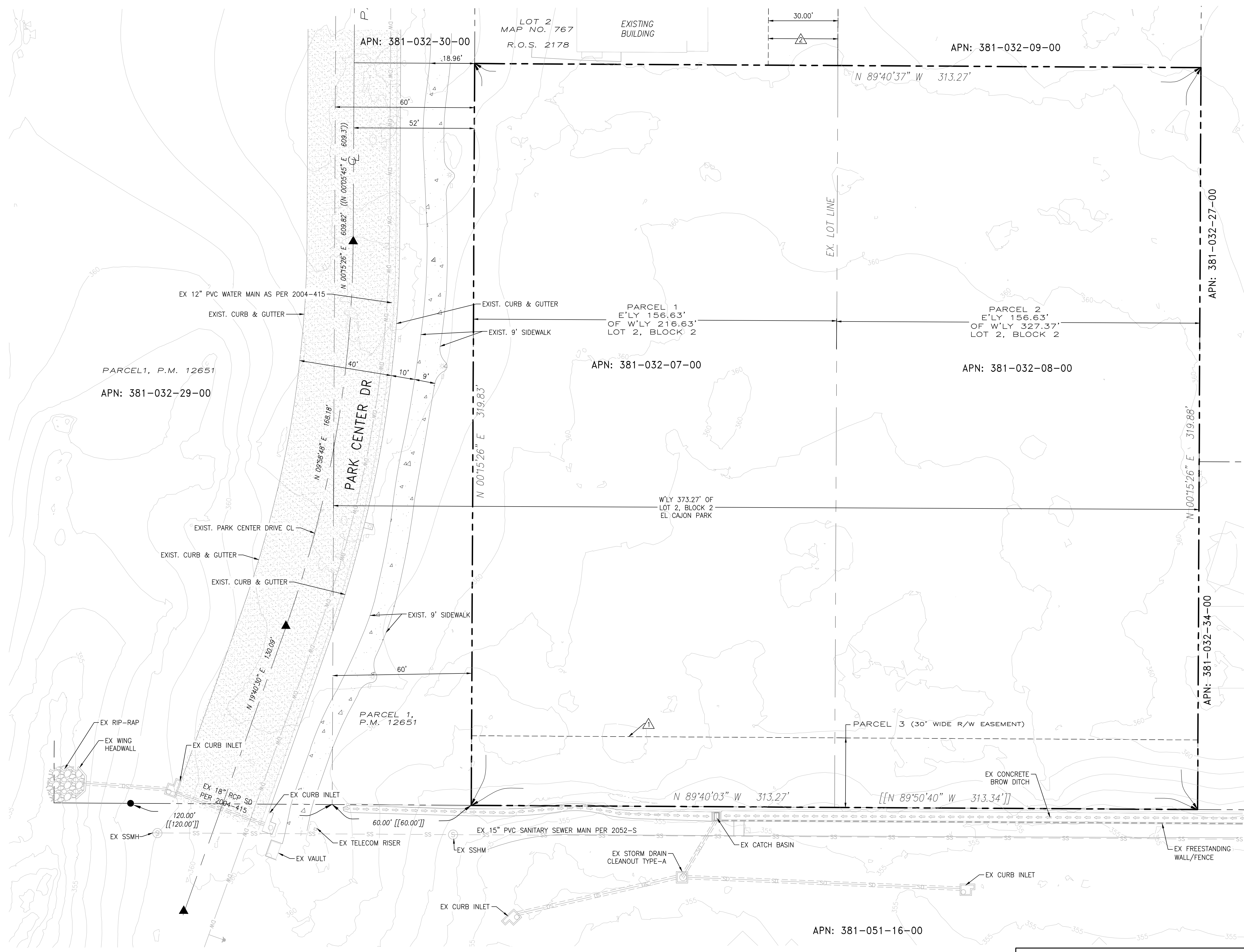
ALL PROJECTS MUST COMPLY WITH THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEERS ACT (CIVIL ENGINEERING) AND THE CALIFORNIA REGISTERED PROFESSIONAL SURVEYORS ACT (SURVEYING).

LEGEND

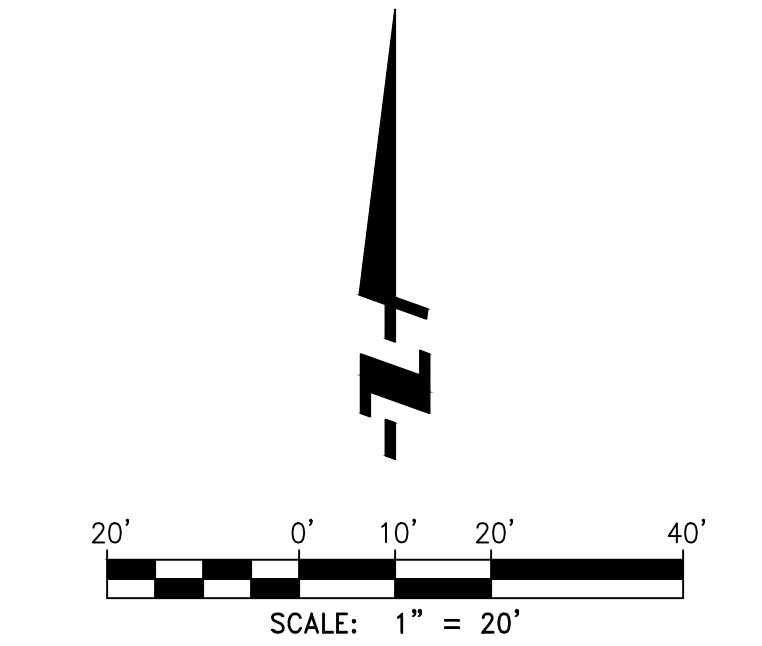
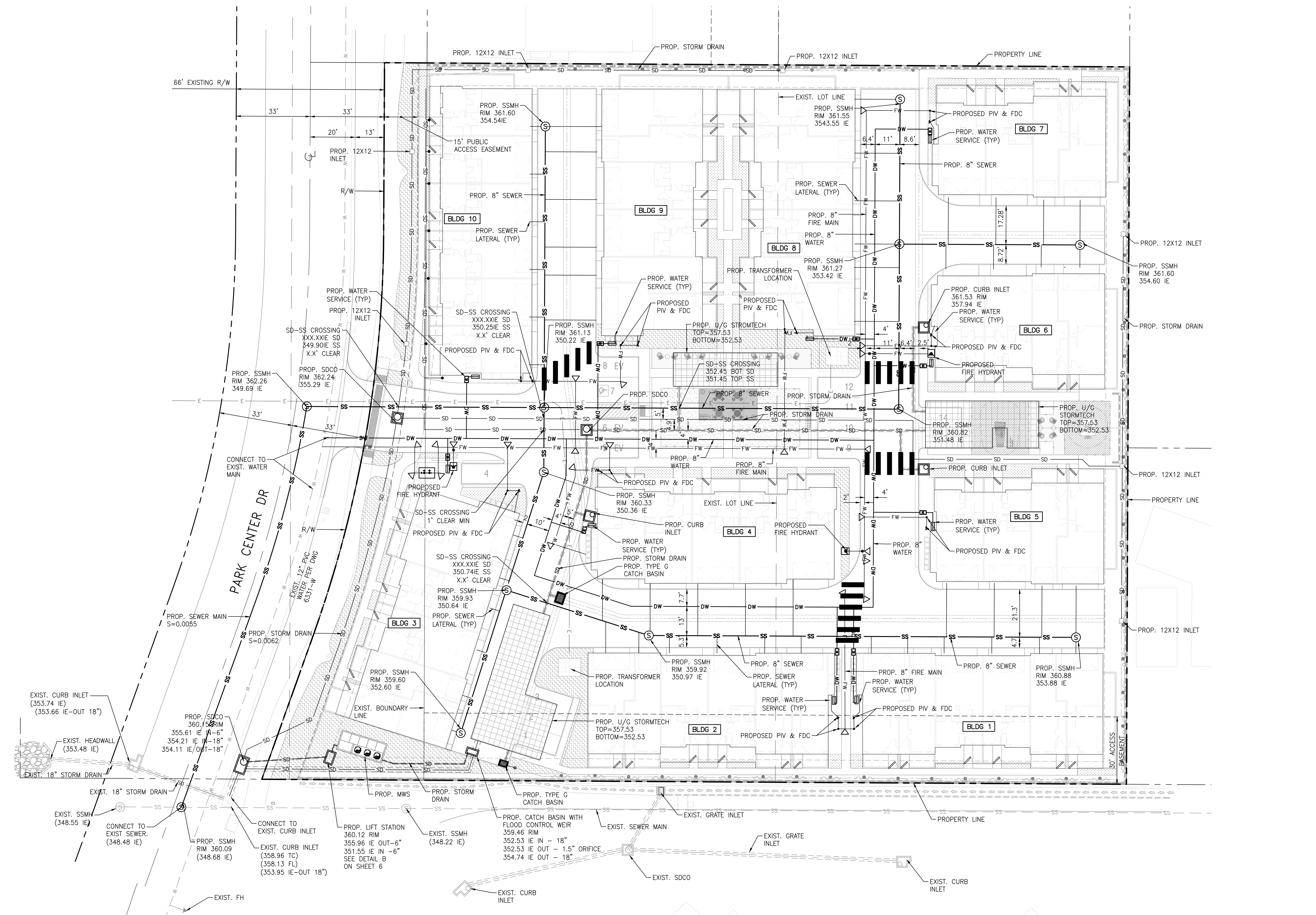
- RIGHT OF WAY ---
- EASEMENT ---
- SANITARY SEWER SS
- WATER MAIN W
- STORM DRAIN SD
- BROW DITCH ▨
- RIGHT OF WAY VACATION ▨
- CURB INLET TYPE-B □
- STORM DRAIN CLEANOUT TYPE-A □
- CATCH BASIN ▢
- SANITARY SEWER MANHOLE ⊙

EASEMENTS NOTES

- △ AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF THE SOUTHERLY 30.00 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.
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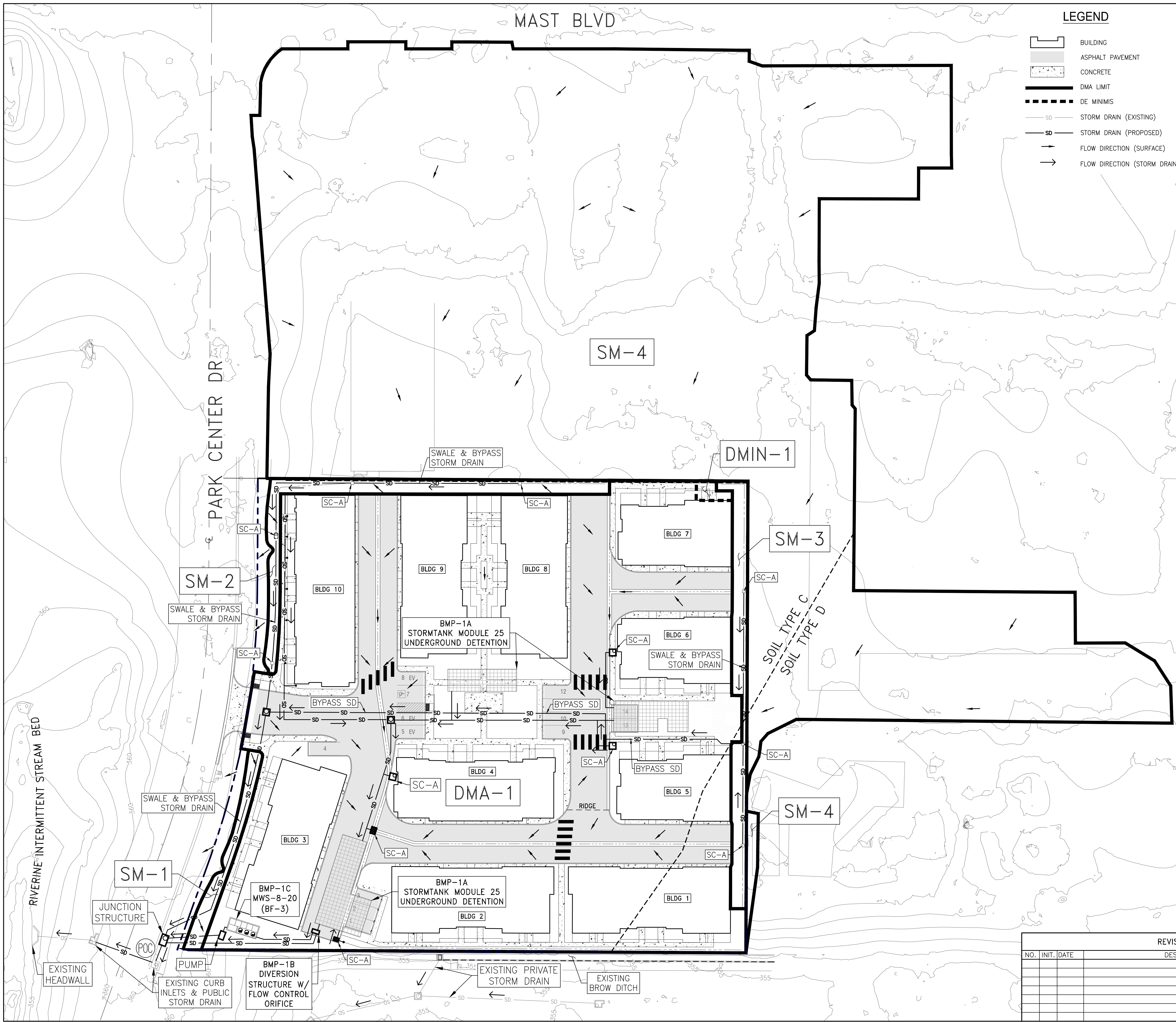
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CONCEPTUAL UTILITY PLAN

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

FUSCOE ENGINEERING	JOB NO. 1076-006 DRAWN BY: FJ SHEET 4 OF 9
6390 Greenwich Dr, Suite 170 San Diego, Ca 92122 858.554.1500 fuscoe.com	

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LEGEND

- BUILDING
- ASPHALT PAVEMENT
- CONCRETE
- DMA LIMIT
- DE MINIMIS
- STORM DRAIN (EXISTING)
- STORM DRAIN (PROPOSED)
- FLOW DIRECTION (SURFACE)
- FLOW DIRECTION (STORM DRAIN)

PASEO DMA SUMMARY						
DMA ID	DMA-1	DMIN-1	SM-1*	SM-2*	SM-3*	SM-4*
DMA Type	Treated	De Minimis	Self-Mitigating	Self-Mitigating	Self-Mitigating	Self-Mitigating
BMP ID	BMP-1	n/a	n/a	n/a	n/a	n/a
POC ID	A	n/a	n/a	n/a	n/a	n/a
BMP Type	Proprietary	n/a	n/a	n/a	n/a	n/a
Infiltration?	No	n/a	n/a	n/a	n/a	n/a
Runoff Factors	Area (sf)	Area (sf)	Area (sf)	Area (sf)	Area (sf)	Area (sf)
Impervious = 0.90	88,660	250	0	0	0	0
Pervious = 0.10	12,538	0	1,259	3,291	2,880	147,838
DMA Area	sf	ac	ac	ac	ac	ac
	2,327	0.01	0.03	0.08	0.07	3.39
% Impervious	87.61%	100.00%	0.00%	0.00%	0.00%	0.00%
Weighted Runoff Factor (C)	0.80	*SM-1, SM-2, & SM-3 are 100% pervious on-site areas that bypass proposed BMPs. SM-4 includes off-site undisturbed areas that drain toward the project site in the existing condition. SM-4 runoff is captured by swales located in SM-1, SM-2, & SM-3, diverted around proposed BMPs via proposed bypass storm drain, and not comingled with runoff from on-site impervious areas.				
85th Percentile, 24-Hr Rainfall (in)	0.50					
DCV (cf)	3,369					
BMP Size Required (cfs)	0.557					
BMP Size Provided (cfs)	0.577					
Cistern Size Provided (cf)	12,489					

PROJECT SITE INFO

- UNDERLYING HYDROLOGIC SOIL GROUP(S): NRCS TYPES C & D
- APPROXIMATE GROUNDWATER DEPTH: 10 FT < GW DEPTH > 20 FT
- EXISTING NATURAL HYDROLOGIC FEATURES: NONE
- CRITICAL COARSE SEDIMENT YIELD AREAS: NONE
- OFFSITE DRAINAGE ONTO SITE: YES

Area Breakdown	
	ac
Parcel Area	2.54
Existing Impervious	0.05
Disturbed Area	2.50
Replaced/Added Impervious	2.04
Proposed Pervious	0.46
% Increase Impervious	4005%

SOURCE CONTROL BMPS

SC-A. ONSITE STORM DRAIN INLETS
 PERMANENT CONTROLS – MARK ALL INLETS WITH THE WORDS "NO DUMPING! FLOWS TO BAY" OR SIMILAR.
 OPERATIONAL BMPS – MAINTAIN AND PERIODICALLY REPAIR OR REPLACE INLET MARKINGS. PROVIDE STORM WATER POLLUTION PREVENTION INFORMATION TO NEW SITE OWNERS, LESSEES, OR OPERATORS. SEE APPLICABLE OPERATIONAL BMPS IN FACT SHEET SC-44, "DRAINAGE SYSTEM MAINTENANCE," IN THE CASQA STORMWATER QUALITY HANDBOOKS AT WWW.CABMPHANDBOOKS.COM. INCLUDE THE FOLLOWING IN LEASE AGREEMENTS: "TENANTS SHALL NOT ALLOW ANYONE TO DISCHARGE ANYTHING TO STORM DRAINS OR TO STORE OR DEPOSIT MATERIALS SO AS TO CREATE A POTENTIAL DISCHARGE TO STORM DRAINS."

SC-D2. LANDSCAPE/OUTDOOR PESTICIDE USE
 PERMANENT CONTROLS – FINAL LANDSCAPE PLANS WILL ACCOMPLISH ALL OF THE FOLLOWING: PRESERVE EXISTING DROUGHT TOLERANT TREES, SHRUBS, AND GROUND COVER TO THE MAXIMUM EXTENT POSSIBLE. DESIGN LANDSCAPING TO MINIMIZE IRRIGATION AND RUNOFF, TO PROMOTE SURFACE INFILTRATION WHERE APPROPRIATE, AND TO MINIMIZE THE USE OF FERTILIZERS AND PESTICIDES THAT CAN CONTRIBUTE TO STORM WATER POLLUTION. WHERE LANDSCAPED AREAS ARE USED TO RETAIN OR DETAIN STORM WATER, SPECIFY PLANTS THAT ARE TOLERANT OF PERIODIC SATURATED SOIL CONDITIONS. CONSIDER USING PEST-RESISTANT PLANTS, ESPECIALLY ADJACENT TO HARDSCAPE. TO ENSURE SUCCESSFUL ESTABLISHMENT, SELECT PLANTS APPROPRIATE TO SITE SOILS, SLOPES, CLIMATE, SUN, WIND, RAIN, LAND USE, AIR MOVEMENT, ECOLOGICAL CONSISTENCY, AND PLANT INTERACTIONS.

OPERATIONAL BMPS – MAINTAIN LANDSCAPING USING MINIMUM OR NO PESTICIDES. SEE APPLICABLE OPERATIONAL BMPS IN THE FACT SHEET SC-41, "BUILDING AND GROUNDS MAINTENANCE," IN THE CASQA STORMWATER QUALITY HANDBOOKS AT WWW.CABMPHANDBOOKS.COM. PROVIDE IPM INFORMATION TO NEW OWNERS LESSEES AND OPERATORS.

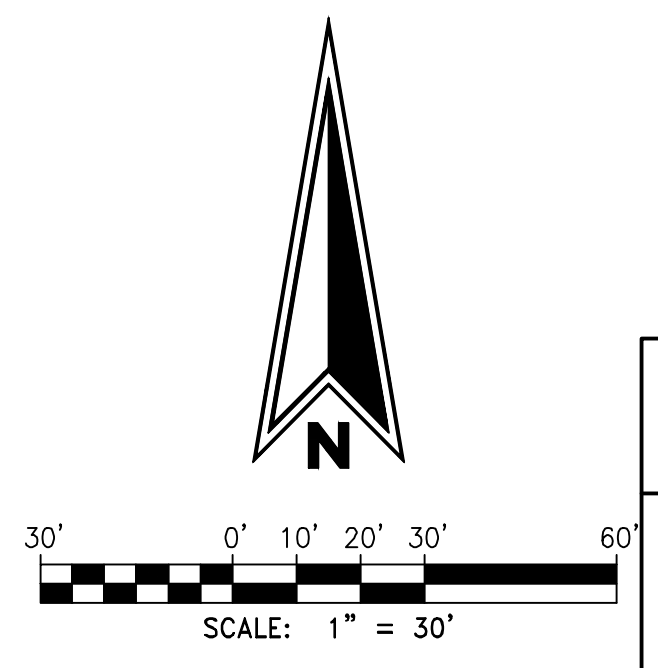
SC-N. FIRE SPRINKLER TEST WATER
 PERMANENT CONTROLS – PROVIDE A MEANS TO DRAIN FIRE SPRINKLER TEST WATER TO THE SANITARY SEWER.

OPERATIONAL BMPS – SEE THE NOTE IN FACT SHEET SC-41, "BUILDING AND GROUNDS MAINTENANCE," IN THE CASQA STORMWATER QUALITY HANDBOOKS AT WWW.CABMPHANDBOOKS.COM.

SC-O. MISCELLANEOUS DRAIN OR WASH WATER – ROOFING, GUTTERS, AND TRIM
 PERMANENT CONTROLS – AVOID ROOFING, GUTTERS, AND TRIM MADE OF COPPER OR OTHER UNPROTECTED METALS THAT MAY LEACH INTO RUNOFF.

OPERATIONAL BMPS – SEE THE NOTE IN FACT SHEET SC-41, "BUILDING AND GROUNDS MAINTENANCE," IN THE CASQA STORMWATER QUALITY HANDBOOKS AT WWW.CABMPHANDBOOKS.COM.

SC-P. PLAZAS, SIDEWALKS, AND PARKING LOTS
 OPERATIONAL BMPS – PLAZAS, SIDEWALKS, AND PARKING LOTS SHALL BE SWEEPED REGULARLY TO PREVENT THE ACCUMULATION OF LITTER AND DEBRIS. DEBRIS FROM PRESSURE WASHING SHALL BE COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. WASHWATER CONTAINING ANY CLEANING AGENT OR DEGREASER SHALL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER AND NOT DISCHARGED TO A STORM DRAIN.



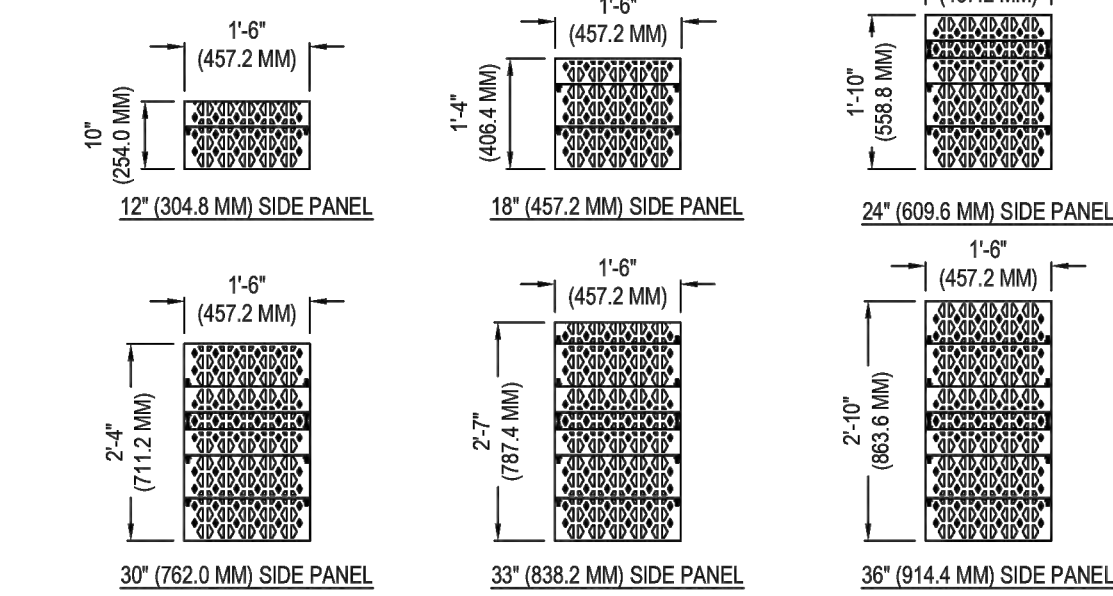
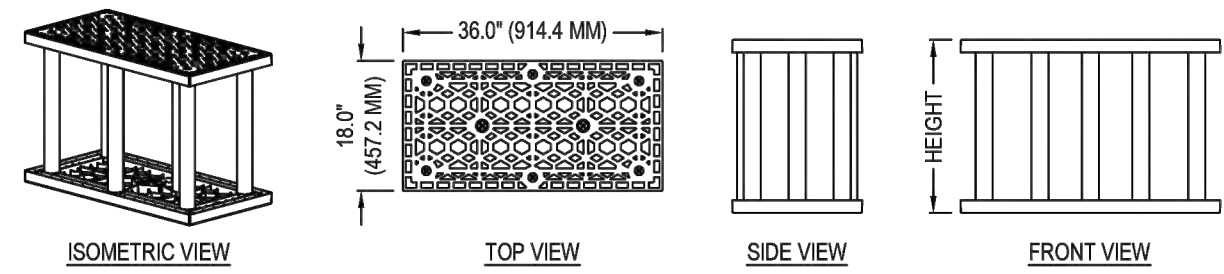
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BMP PLAN	
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DRAWN BY: FJ	
SHEET 5 OF 9	

REVISIONS					
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

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STORMTANK (BRENTWOOD INDUSTRIES)
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com



- SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
- ALL HEIGHTS TO BE CUT FROM A 36" (914.4 MM) SIDE PANEL AT PRE-Scribed LOCATIONS, EXCEPT 33" (838.2 MM) & 12" (304.8 MM) SIDE PANEL.

25 SERIES MODULE				
MODEL	HEIGHT (MM)	CAPACITY (M ³)	NOMINAL VOID (%)	NOMINAL WEIGHT (KG)
2512	12" (304.8)	4.216 CF (0.1194)	93.70%	17.56 LBS. (7.965)
2518	18" (457.2)	6.436 CF (0.1824)	95.50%	22.70 LBS. (10.29)
2524	24" (609.6)	8.656 CF (0.2454)	96.00%	26.30 LBS. (11.92)
2530	30" (762.0)	10.876 CF (0.3084)	96.50%	29.50 LBS. (13.39)
2533	33" (838.2)	11.986 CF (0.3359)	96.90%	29.82 LBS. (13.53)
2536	36" (914.4)	13.096 CF (0.3714)	97.00%	33.10 LBS. (15.01)

MANUFACTURER NOTES:

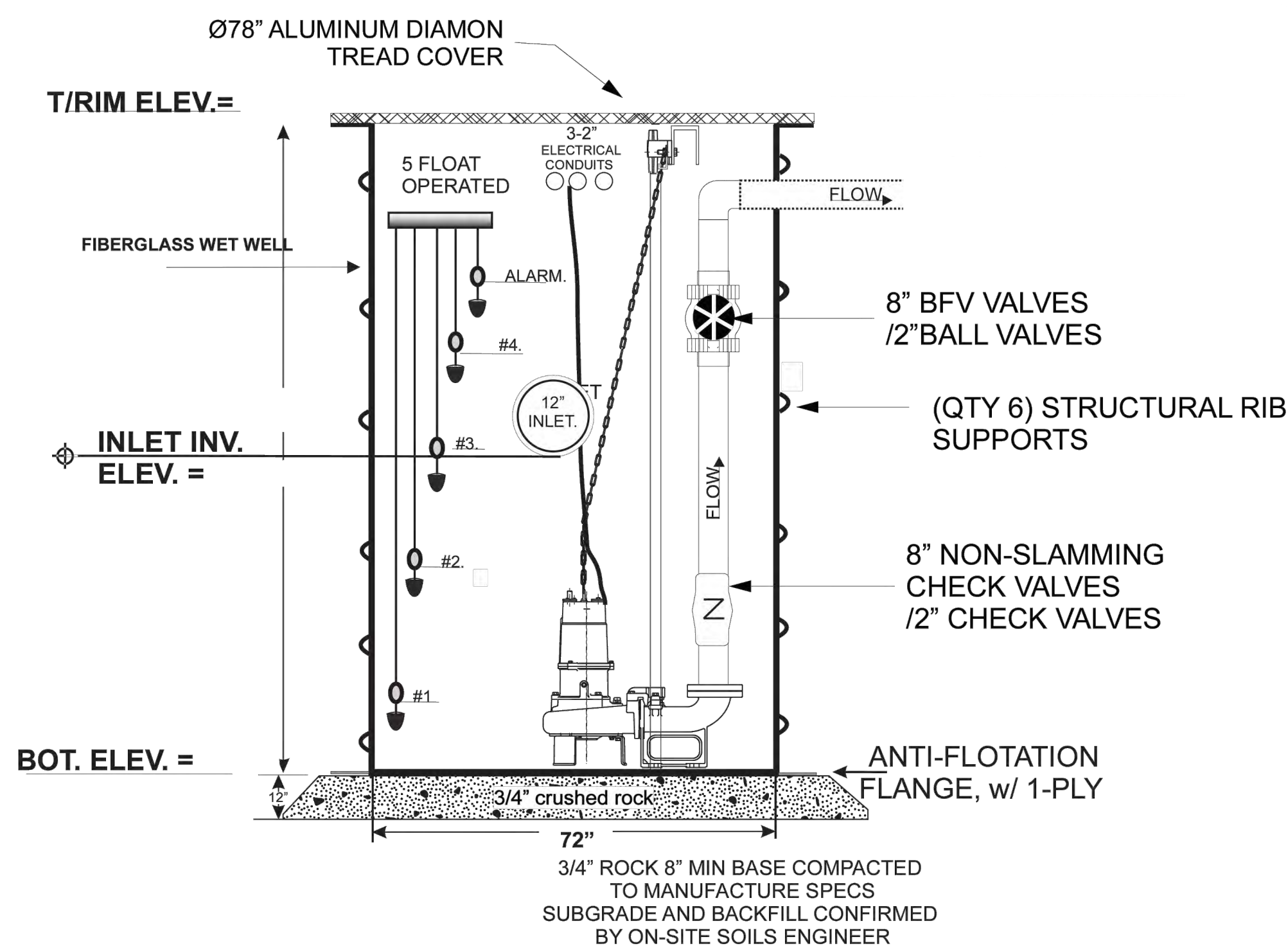
- REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4907-008



4907-008
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REVISION DATE 14/05/2020
CADdetails.com

STORMTANK MODULE 25 SERIES DETAIL (A)
NOT TO SCALE



STORM DRAIN PUMP DETAIL (B)
NOT TO SCALE

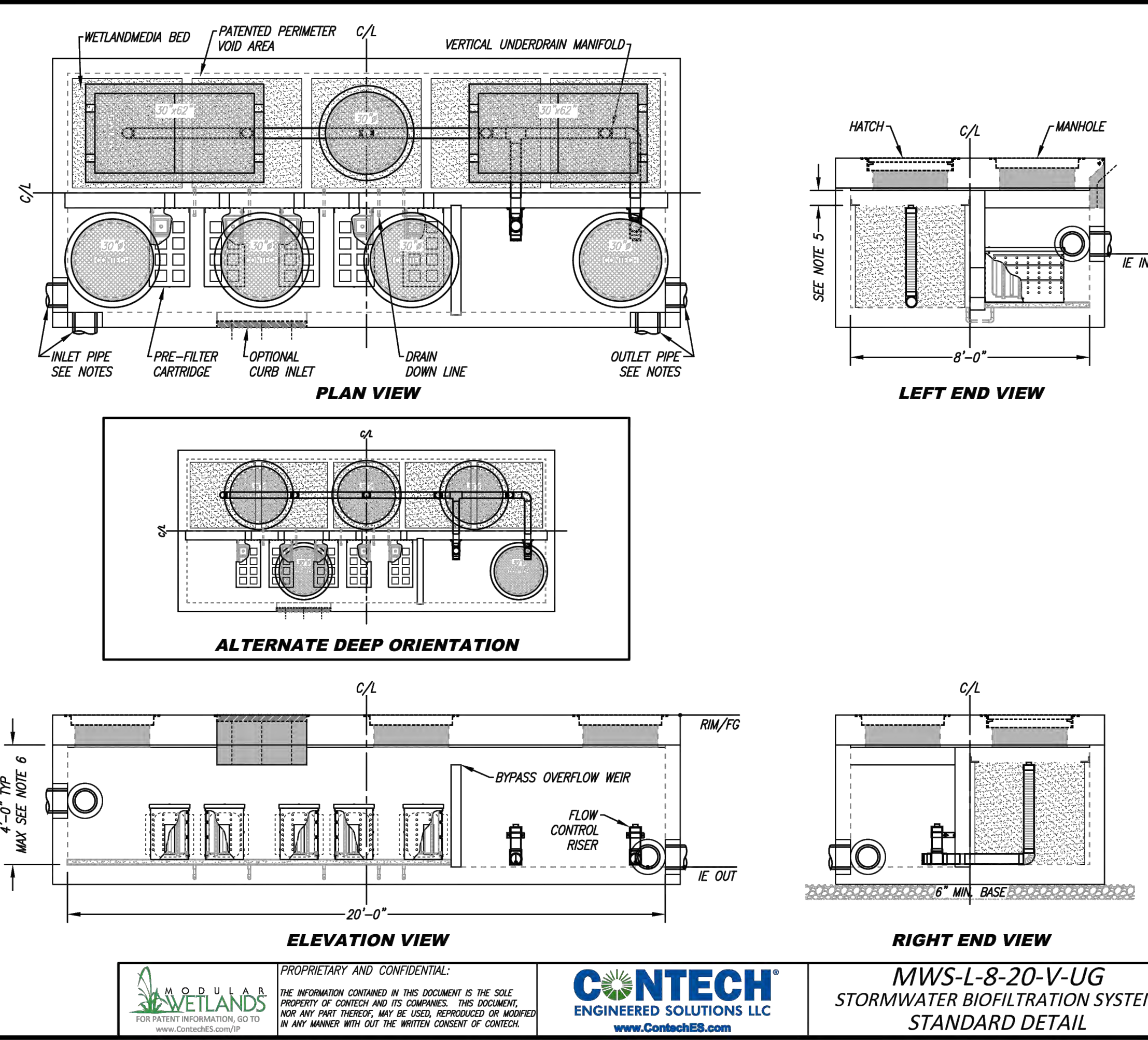
SITE SPECIFIC DATA

PROJECT NUMBER	
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	
TREATMENT REQUIRED	
TREATMENT FLOW (CFS)	
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	(CFS)
PIPE DATA	I.E. MATERIAL DIAMETER
INLET PIPE 1	
INLET PIPE 2	
OUTLET PIPE	
RIM ELEVATION	PRETREATMENT BIOFILTRATION DISCHARGE
SURFACE LOAD	PEDESTRIAN

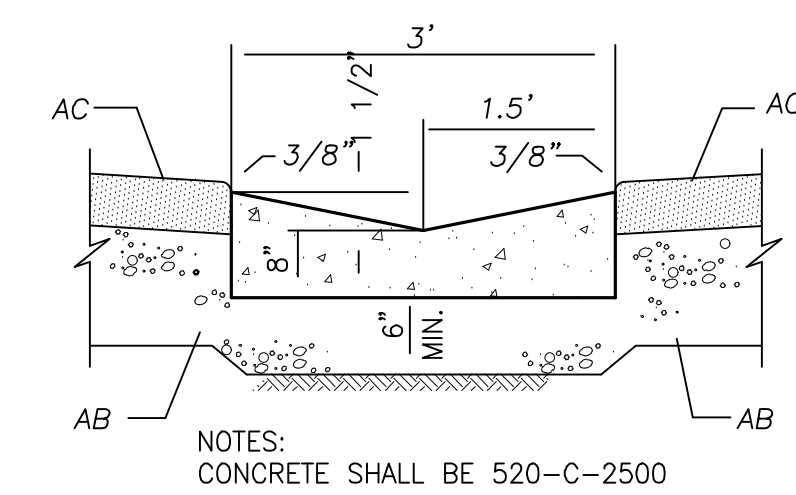
NOTES:
* PRELIMINARY ONLY - NOT FOR CONSTRUCTION

INSTALLATION NOTES

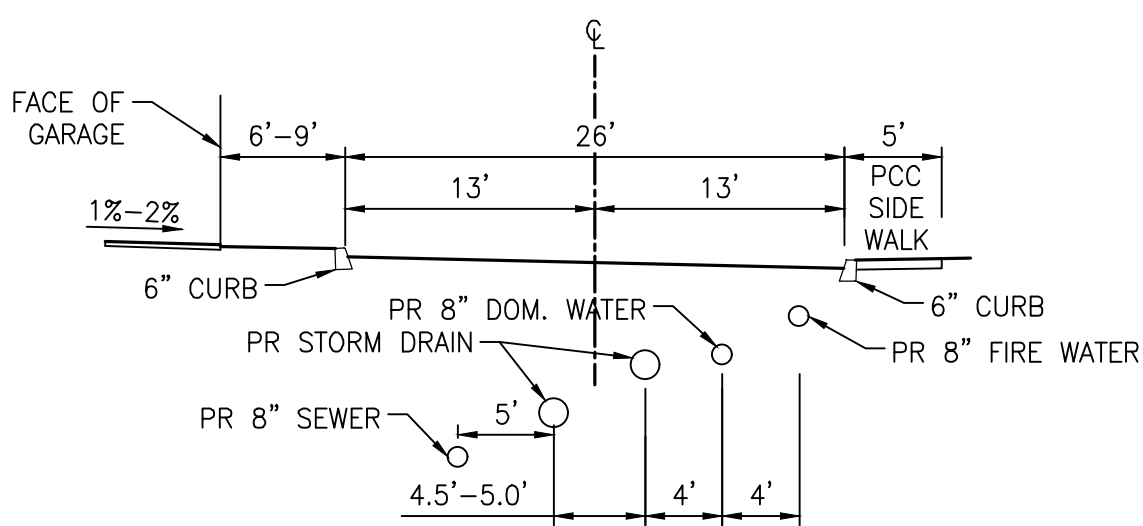
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER-TIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
- ALTERNATE DEEP FRAME & COVER ORIENTATION USED WHEN CEILING TO MEDIA DISTANCE IS 2.5' OR GREATER.
- VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.



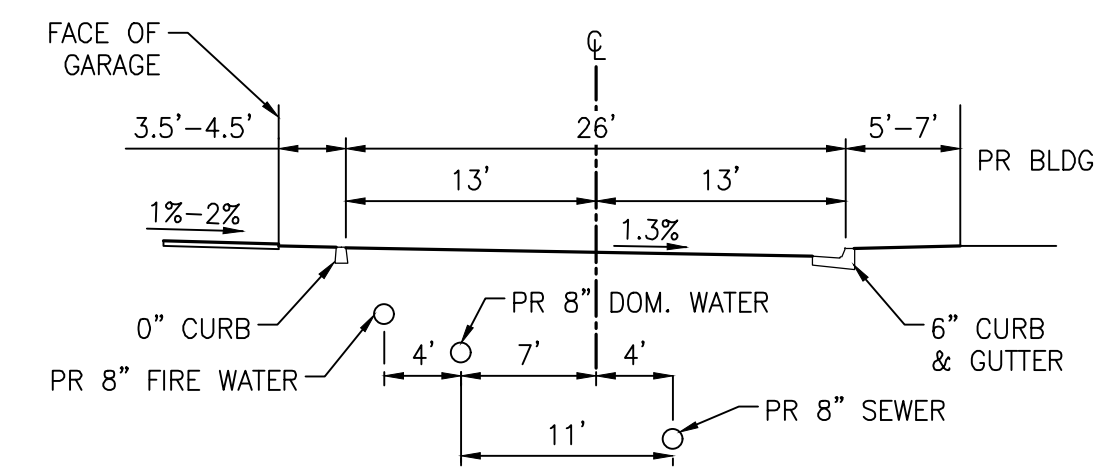
MODULAR WETLANDS SYSTEM DETAIL (C)
NOT TO SCALE



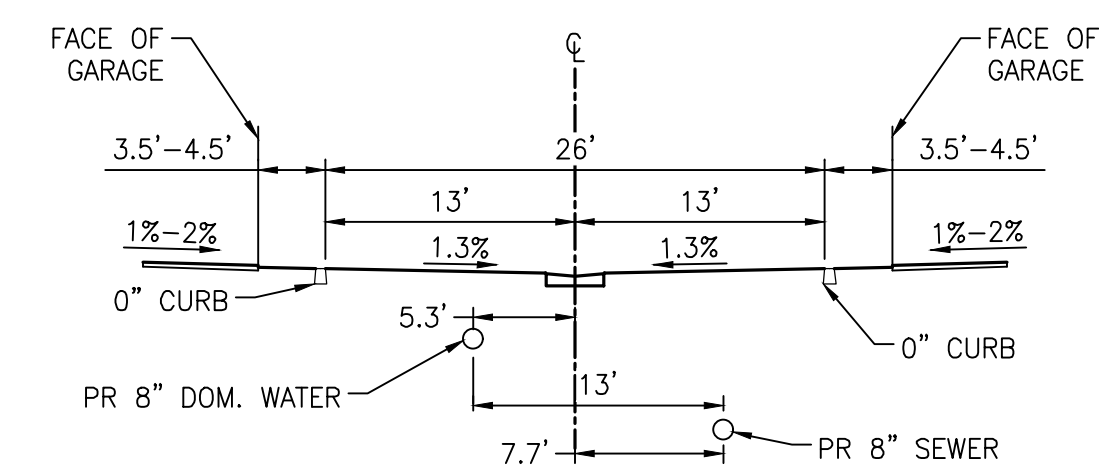
RIBBON GUTTER (D)
NOT TO SCALE



TYPICAL STREET SECTION A (1)
NOT TO SCALE



TYPICAL STREET SECTION B (2)
NOT TO SCALE



TYPICAL STREET SECTION C (3)
NOT TO SCALE

REVISIONS					
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

PASEO
DETAILS

JOB NO.
1076-006

DRAWN BY:
FJ

SHEET
6 OF 9

6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

BIO CLEAN FULL CAPTURE FILTER FOR USE IN CURB INLETS

INSTALLATION DETAIL

DETAIL OF DIAMETERS

WEIR DETAIL

FLOW PATH

MANHOLE OPENING WITH 24" FRAME AND COVER

16" DIA FILTER FLANGE

16" DIA FILTER HOUSING

HANDLE FOR REMOVAL

HANDLE MOUNT

WEIR HINGES UP FOR EASY ACCESS INTO CATCH BASIN

NON-CLOGGING SCREEN MEETS FULL CAPTURE REQUIREMENTS

BOTTOM SCREEN MEETS FULL CAPTURE REQUIREMENTS

FLOW RATES - FULL CAPTURE FILTER

FILTER TREATMENT FLOW RATE	2.85 CFS
SAFETY FACTOR	= 2
WEIR CAPACITY	= 2.85 CFS
SCREEN CAPACITY	= 4.82 CFS

TREATMENT FLOW RATE IS BASED ON THE CRITICAL POINT OF RESTRICTION, WHICH IS EITHER THE WEIR OR THE SCREEN CAPACITIES.

WEIR CAPACITY = 2.85 CFS
SCREEN CAPACITY = 4.82 CFS

FLOW RATES CALCULATED USING THE FOLLOWING EQUATION
 $Q = 50 \times A \times \sqrt{2gh}$ $C_d = 0.62$

SEE PAGE 1 FOR NOTES

NOT TO SCALE

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ENGINEERED SOLUTIONS LLC
www.ContechES.com

**CURB INLET FILTER
FULL CAPTURE FILTER
STANDARD DETAIL**

BIO CLEAN FULL CAPTURE FILTER FOR USE IN CURB INLETS

PROFILE VIEW

CONFIGURATION DETAIL

MOUNTING DETAIL

TROUGH POSITIONS FILTER BASKET DIRECTLY UNDER MANHOLE OPENING FOR EASY ACCESS

TRough

CURB OPENING

MANHOLE

WEIR

FILTER BASKET

OUTLET PIPE

16" MIN FOR 24" BASKET
24" MIN FOR 36" BASKET

MOUDTH OF INLET WILL VARY

TRough

STAINLESS STEEL DRIVE PIN

INSTALLATION NOTES

1. TROUGH SYSTEM PROVIDES FOR ENTIRE COVERAGE OF INLET OPENING SO TO DIVERT ALL FLOW TO FILTER.
2. TROUGH SYSTEM TO BE MANUFACTURED FROM MARINE GRADE FIBERGLASS, GEL COATED FOR UV PROTECTION.
3. ALL HARDWARE, FLANGE, FRAME, SHALL BE STAINLESS STEEL.
4. FILTER MANUFACTURED OF TROUGH STAINLESS STEEL.
5. FILTER MADE OF NON-CLOGGING SCREEN WITH 4.7 MM OPENINGS AND MEETS FULL CAPTURE REQUIREMENTS.
6. FILTER IS LOCATED DIRECTLY UNDER THE MANHOLE FOR EASY REMOVAL AND MAINTENANCE.
7. LENGTH OF TROUGH CAN VARY FROM 2' TO 30'.
8. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE - CONTACT CONTECH FOR MORE INFORMATION.
9. BYPASS IS FACILITATED VIA OVERFLOW OF THE TROUGH SYSTEM AND IS EQUAL TO THE CAPACITY OF THE CURB OPENING.
10. ADDITIONAL TREATMENT AND STORAGE CAPACITY CAN BE ACHIEVED BY UTILIZING MULTIPLE FILTER BASKETS.
11. STORAGE CAPACITY BASED ON BASKET HALF FULL.
12. CONCRETE STRUCTURES SOLD SEPARATELY.

PERFORMANCE NOTES

1. MEETS FULL CAPTURE REQUIREMENTS

MODEL #	TREATMENT FLOW RATE (CFS)	SOLIDS STORAGE CAPACITY (CF)
BIO-CURB-FULL-24	2.85	1.77
BIO-CURB-FULL-12	2.85	0.88

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**CURB INLET FILTER
FULL CAPTURE FILTER
STANDARD DETAIL**

CURB INLET TRASH CAPTURE DEVICE (E)
NOT TO SCALE

CONTECH FULL CAPTURE FILTER FOR USE IN GRATE INLETS

PLAN VIEW (GRATE NOT SHOWN)

ELEVATION VIEW

FLOW DIAGRAM

TOP MOUNT PLATE

MOUNT ANGLE

2" FLANGE

4" BYPASS

CATCH FILTER

CONCRETE GRATE INLET

28" MIN FOR 24" FILTER
16" MIN FOR 12" FILTER

4" MIN

HIGH FLOW BYPASS

NON-CLOGGING SCREEN MEETS FULL CAPTURE REQUIREMENTS

BOTTOM SCREEN MEETS FULL CAPTURE REQUIREMENTS

OUTFLOW

INSTALLATION NOTES:

1. ALL HARDWARE, FLANGE, FRAME, AND SCREENS SHALL BE STAINLESS STEEL.
2. OPTIONAL HYDROCARBON BOOM SHALL BE 2-INCH DIAMETER.
3. SEE PERFORMANCE REPORTS IN MANUFACTURER'S SPECIFICATIONS.
4. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE - CONTACT CONTECH FOR MORE INFORMATION.
5. BASED ON 37% OPEN AREA.
6. CONSIDERS A SAFETY FACTOR OF 2.0.
7. CONSIDERS A LOCAL DEPRESSION PONDING DEPTH OF 6 INCHES.
8. STORAGE CAPACITY BASED ON THE BASKET HALF FULL.
9. CONCRETE STRUCTURES SOLD SEPARATELY.

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MODEL #	TREATMENT FLOW RATE (CFS)	BYPASS FLOW (CFS)	SOLIDS STORAGE CAPACITY (CF)
BIO-GRATE-FULL 12-12-12	1.04	1.24	0.15
BIO-GRATE-FULL 18-18-12	1.78	2.79	0.33
BIO-GRATE-FULL 24-24-12	2.70	4.96	0.59
BIO-GRATE-FULL 24-40-12	3.70	6.35	0.88
BIO-GRATE-FULL 24-24-24	7.51	4.96	1.22
BIO-GRATE-FULL 24-40-24	9.53	6.35	1.82
BIO-GRATE-FULL 36-36-24	11.93	7.74	2.73

**GRATE INLET FILTER
FULL CAPTURE
STANDARD DETAIL**

GRATE INLET TRASH CAPTURE DEVICE (F)
NOT TO SCALE

REVISIONS					
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

PASEO

DETAILS

JOB NO.
1076-006

DRAWN BY:
FJ

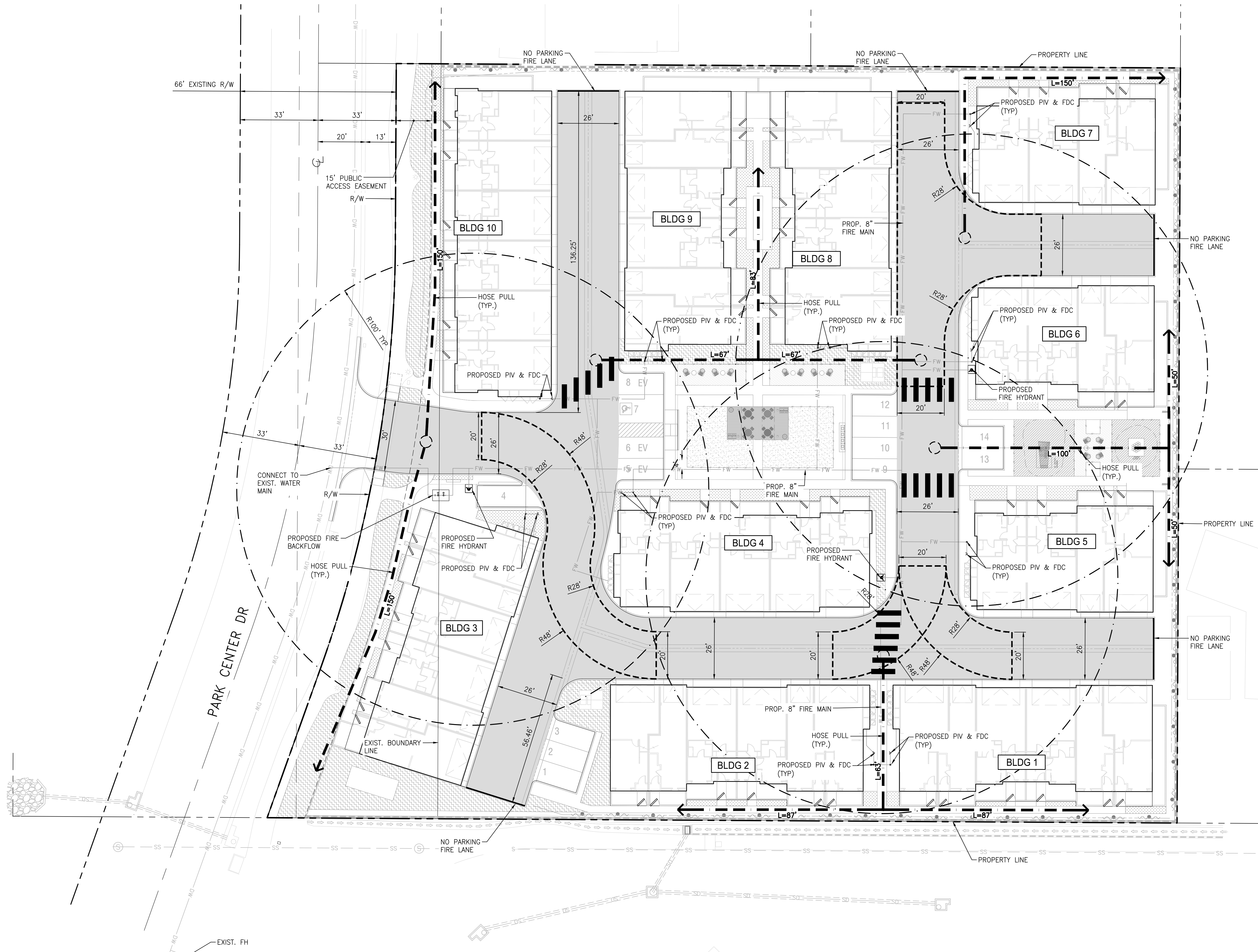
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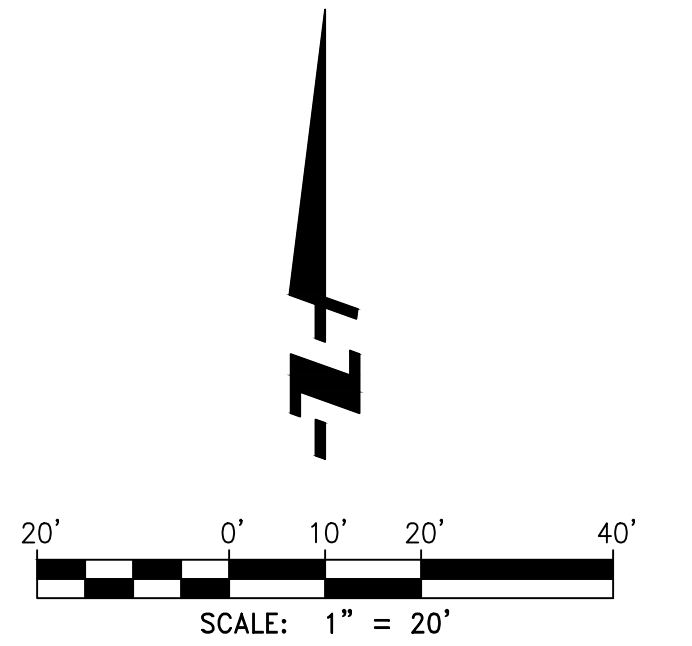
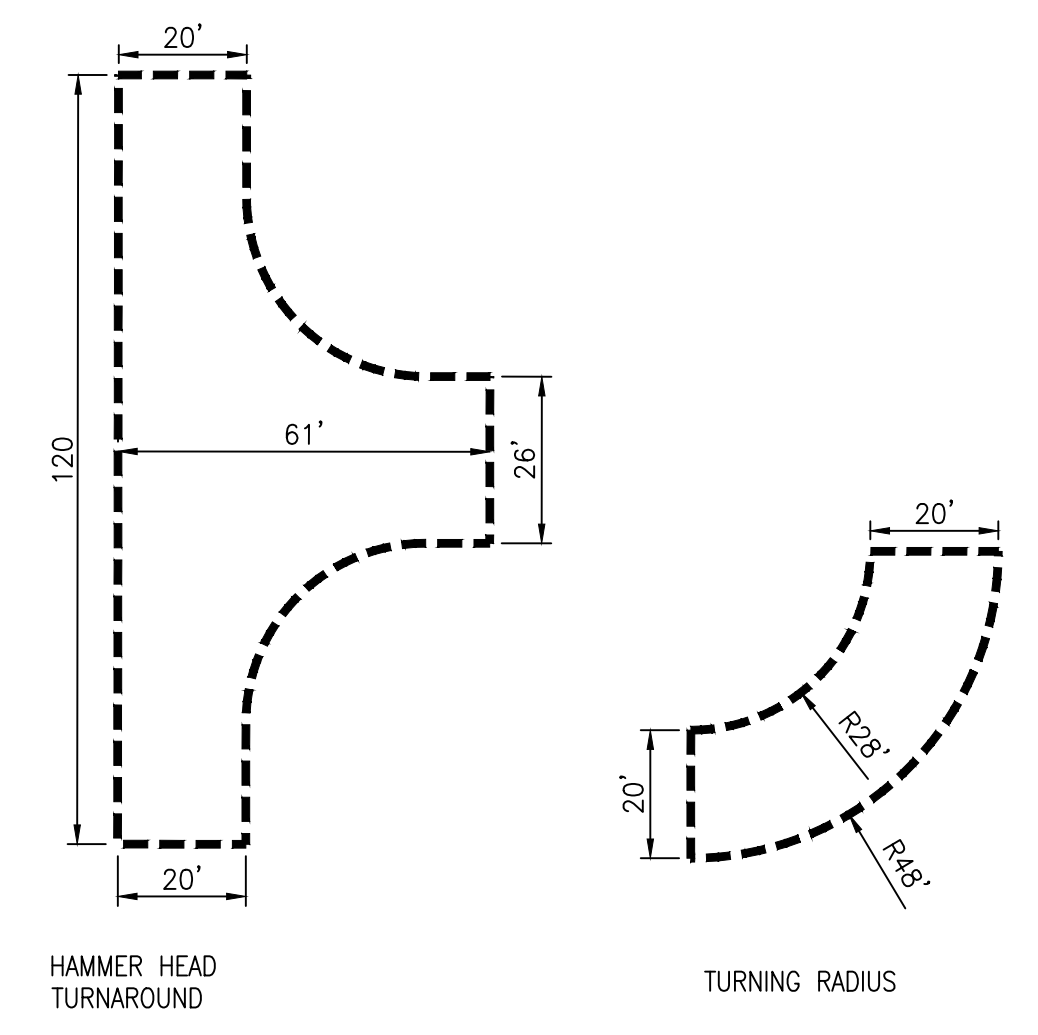
fuscoe.com

CUSTOMER COMMENTS OF FILTER ASSEMBLY: STANDARD PERFORMANCE OF FULL CAPTURE CURB INLET FILTERING - 3/17/2024 8:17 AM
 CUSTOMER COMMENTS OF FILTER ASSEMBLY: STANDARD PERFORMANCE OF FULL CAPTURE GRATE INLET FILTERING - 4/1/2024 11:01 AM
 PROJECT BY: dm4r



LEGEND

-  FIRE HYDRANT
-  PROPOSED FIRE ACCESS LANE
-  HOSE PULL LENGTH = 150' MAX.



PASEO

PRELIMINARY FIRE ACCESS PLAN

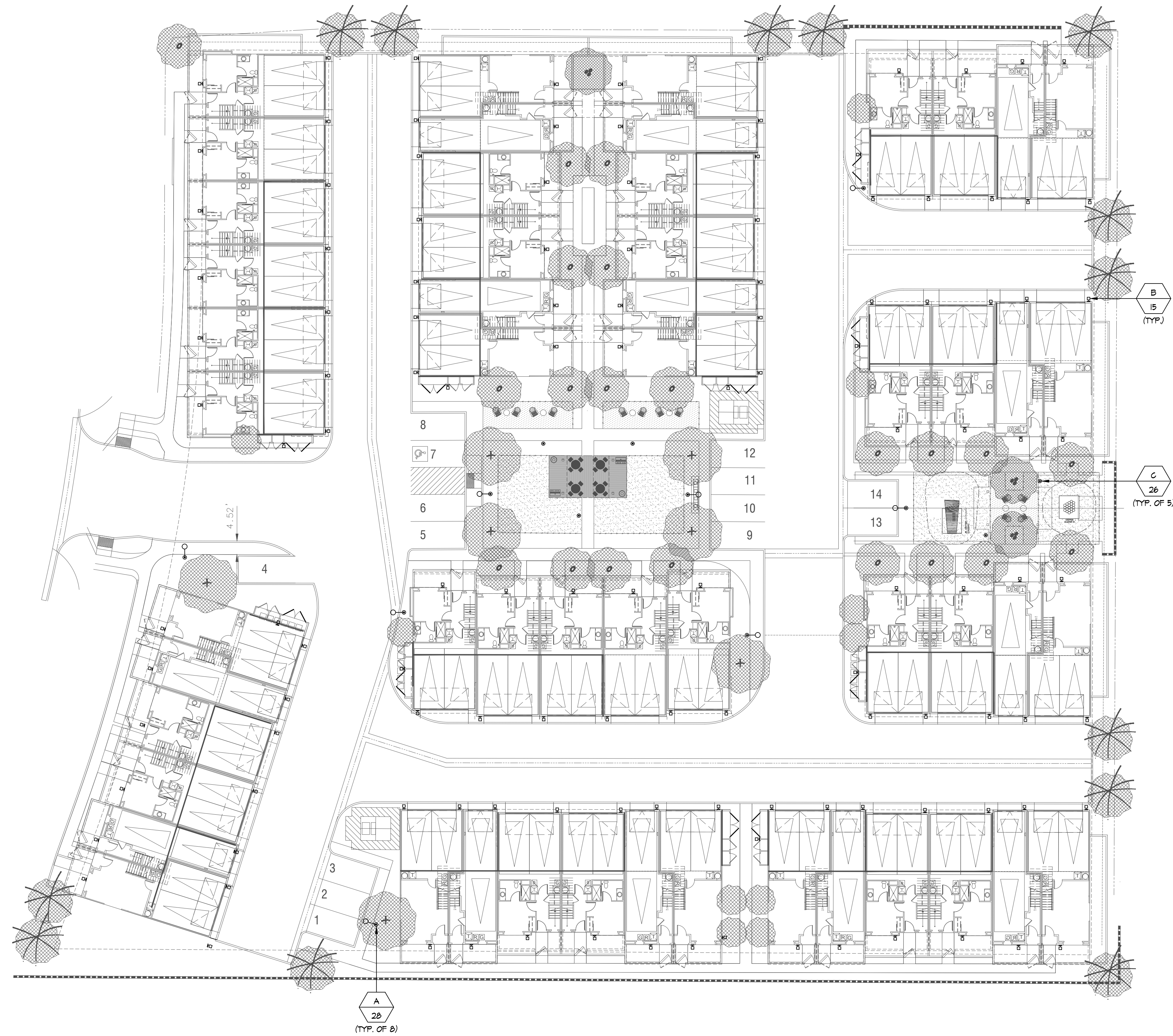
NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

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SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	FIXTURE				VOLTS	NUMBER	LAMPS AND TYPE	MOUNTING			DESCRIPTIONS AND VARIATIONS
		LED	FLUORESCENT	HALOGEN	HP S.				RECESSED	CEILING	RECESSED	
○	A	X				120	-	LED 26 WATT				LED STREET LIGHT MOUNTED AT 425'-0" A.F.S. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING 'EVOLVE' REFL-CO-04-SS-10-A-GRAY-L, OR FIXTURE SELECTED BY OWNER / ARCHITECT.
□	B	X				120	-	LED 15 WATT			X	BUILDING EXTERIOR LED HALL SCENGE. LISTED FOR NET LOCATION. HINKLEY LIGHTING 'MANHATTAN' #22290Z-LED, OR SELECTED BY OWNER.
●	C	X				120	-	LED 26 WATT				LED WALKWAY BOLLARD. PROVIDE HOUSE-SIDE SHIELDING. U.S. ARCHITECTURAL LIGHTING #GLXB-LED-NA-24LED-NH-20-(FINISH)-H5180, OR FIXTURE SELECTED BY OWNER / ARCHITECT.



SOUTHWEST GROUP
 ENGINEERING CONSULTANTS, INC.
 Electrical HVAC Plumbing Energy
 Tel (949) 387 - 8989
 Fax (949) 387 - 3993
 www.swengineering.com
 9201 Research Dr.
 Irvine, California 92618
 CHK. BY: R.M.L. SWG No. CIT231434

Developer

CITY VENTURES
 3121 MICHELSON DRIVE
 SUITE 150
 IRVINE, CALIFORNIA 92612
 PHONE NO. 949.258.7555

PASEO - PARK CENTER DRIVE

SANTEE, CA

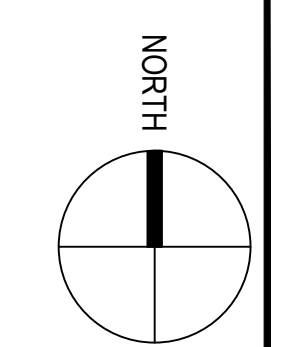
No.	Date	Description

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor throughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

License Stamp



ELECTRICAL SITE PLAN





CITY SUBMITTAL 10.09.2024

EXTERIOR COLOR DESIGN



AT DESIGN CONSULTING, INC
ARCHITECTURAL COLOR DESIGN & PROJECT THEMING
2211 MICHELSON DR SUITE 450 | IRVINE CA 92612
949.724.1619 WWW.ATDESIGNCONSULTING.COM



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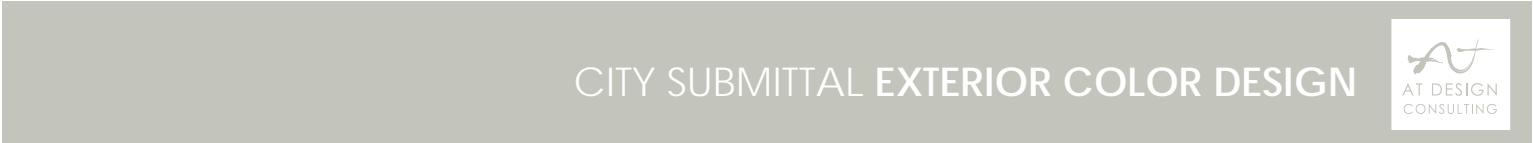
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5	REVISIONS
6	SITE PLAN & EXTERIOR COLOR PLOTTING
7	PAINT & MISCELLANEOUS ITEMS
8	COACH LIGHTS
8	ADDRESS NUMBERS
9	COLOR SCHEMES
9	Scheme 1
9	Scheme 2
10	COLOR APPICATION DIAGRAMS
10	Scheme 1: B610
11	Scheme 2: B600

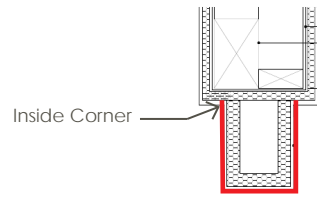


CITY SUBMITTAL EXTERIOR COLOR DESIGN





PAINT	All paint to be Sherwin Williams, unless otherwise stated differently.
PAINT FINISH	All paint prime coats and finish coats to be applied by Tradecontractor in strict conformance with manufacturer's specifications with no exceptions.
PAINT APPLICATION	Typical, <u>all paint colors should terminate at inside corners and undersides.</u> Fascia boards, overhangs, eaves, headers, etc. to be painted their designated colors with the color being applied on all sides of each item, including the undersides. See example below. Refer to color scheme schedule for paint specification.
NON-DECORATIVE ITEMS	All non-decorative items such as meter doors, non-decorative vents, etc. to be painted the same color as the adjacent field color.
ROOFTOP METALS	All rooftop metals to be painted to match the darkest color from the roof tile blend per each building's color schedule.
DIGITAL & PRINTED COLORS	Colors & textures seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.



COACH LIGHTS



MANUFACTURER: Modern Forms
 COLLECTION: Balthus
 MODEL #: WS-W28521-ORB
 FINISH: Black
 SIZE: 9" W x 21" H
 Extension: 10 3/4"
 Dark Sky: Compliant

TITLE 24 LAMP REQUIREMENT:

Light fixtures with screw-in lamp must have lamps with certification by the Energy Commission as meeting the requirements of Reference Joint Appendix JA8 per the [Lighting Title 24](#) mandatory measures. The lamp must be marked with "JA8-2022" or "JA8-2022-E" in order to be used with the fixture.

ADDRESS NUMBERS

0123456789

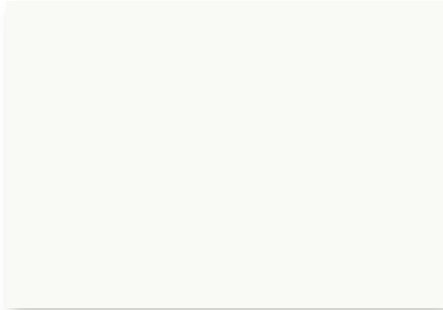
MANUFACTURER: Modern House Number
 TYPEFACE: Austin
 MATERIAL: Black
 INSTALLATION TYPE: Wall Mount
 MOUNTING HARDWARE: Yes
 PRODUCT FINISH: Clear Sealant
 SIZE: Verify with City Requirements
 HEIGHT SIZE: Per City Requirement
 THICKNESS: 3/8"
 STUD HOLES: 3/16" Pre-Drilled Stud Holes (not visible from face of number)
 STEEL STUDS: Numbers include 3/16" diameter x 2" long steel studs and 3/16" inside diameter x 1/2" long aluminum spacers.
 STANDOFFS: Include 1/2" aluminum spacers. If a subtle shadowed effect is desired, standoffs are included to slide over studs.

PRODUCT DIMENSIONS:

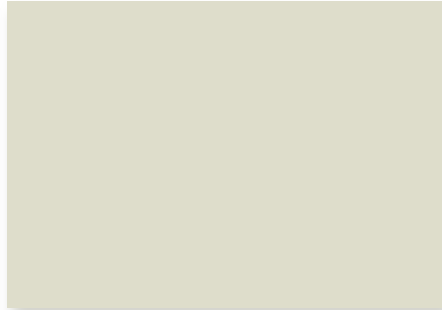
	number width								quantity of pre-drilled stud holes				
	*1"	*2"	*3"	4"	6"	8"	12"	15"	4"	6"	8"	12"	15"
0	1	2	3	4	6	8	12	15	2	2	2	4	4
1	0.25	0.5	0.87	1.16	1.74	2.32	3.48	4.36	2	2	2	3	3
2	0.75	1.5	2.13	2.84	4.26	5.68	8.52	10.65	2	2	2	3	3
3	0.75	1.5	2.22	2.96	4.43	5.92	8.87	11.09	2	2	2	3	3
4	0.75	1.5	2.32	3.1	4.65	6.2	9.3	11.62	2	2	3	3	3
5	0.75	1.25	2.18	2.87	4.3	5.74	8.6	10.75	2	2	2	3	3
6	0.75	1.5	2.18	2.91	4.36	5.82	8.72	10.9	2	2	2	4	4
7	0.75	1.5	2.21	2.95	4.42	5.9	8.86	11.07	2	2	2	3	3
8	0.75	1.5	2.06	2.75	4.13	5.5	8.21	10.26	2	2	2	4	4
9	0.75	1.5	2.18	2.91	4.36	5.82	8.72	10.9	2	2	2	4	4

SCHEME 1

BODY 1 SW 7008 ALABASTER



BODY 2 SW 6149 RELAXED KHAKI



TRIM & METAL RAILING SW 7048 URBANE BRONZE



GARAGE DR. 1, FASCIA, & FRENCH DR.
SW 7053 ADAPTIVE SHADE



GARAGE DR. 2
SW 6152 SUPERIOR BRONZE



FRONT DR. 1 SW 6207 RETREAT



FRONT DR. 2 SW 2824 RENWICK GOLDEN OAK



ROOF TILE EAGLE, BEL AIR 3817 LA SALLE BLEND



SHUTTERS & PERGOLA SW 7053 ADAPTIVE SHADE

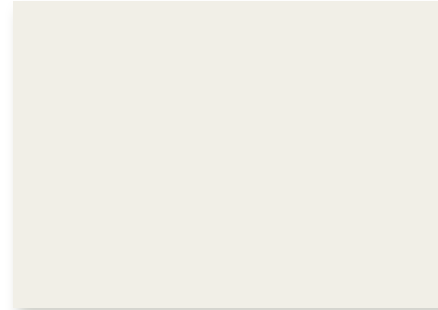


METAL AWNING SW 6207 RETREAT



SCHEME 2

BODY 1 SW 7541 GRECIAN IVORY



BODY 2 SW 7639 ETHEREAL MOOD



TRIM & METAL RAILING SW 7048 URBANE BRONZE



GARAGE DR. 1, FASCIA, & FRENCH DR.
SW 7054 OAK LEAF BROWN



GARAGE DR. 2
SW 6151 QUIVER TAN



FRONT DR. 1 SW 9100 UMBER RUST



FRONT DR. 2 SW 6201 THUNDEROUS



ROOF TILE EAGLE, BEL AIR 3817 LA SALLE BLEND



SHUTTERS & PERGOLA SW 7054 OAK LEAF BROWN



METAL AWNING SW 9100 UMBER RUST



Colors seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.



CITY SUBMITTAL EXTERIOR COLOR DESIGN



SCHEME 1: B610

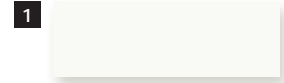


FRONT PERSPECTIVE

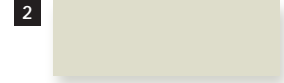


REAR PERSPECTIVE

BODY 1



BODY 2



TRIM & METAL RAILINGS



GARAGE DOOR 1, FASCIA, FRENCH DOORS



GARAGE DOOR 2



FRONT DOOR 1 & AWNINGS



FRONT DOOR 2



SHUTTERS & PERGOLA



ROOF TILE



Colors seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 2: B600

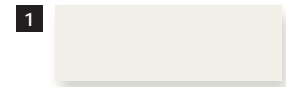


FRONT PERSPECTIVE



REAR PERSPECTIVE

BODY 1



BODY 2



TRIM & METAL RAILINGS



GARAGE DOOR 1, FASCIA, FRENCH DOORS



GARAGE DOOR 2



FRONT DOOR 1 & AWNINGS



FRONT DOOR 2



SHUTTERS & PERGOLA



ROOF TILE



Colors seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.