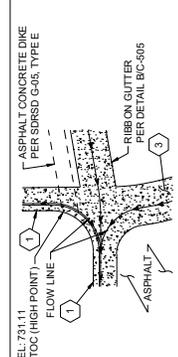
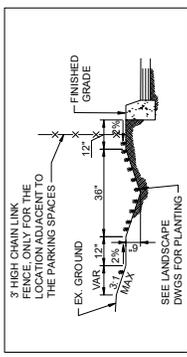
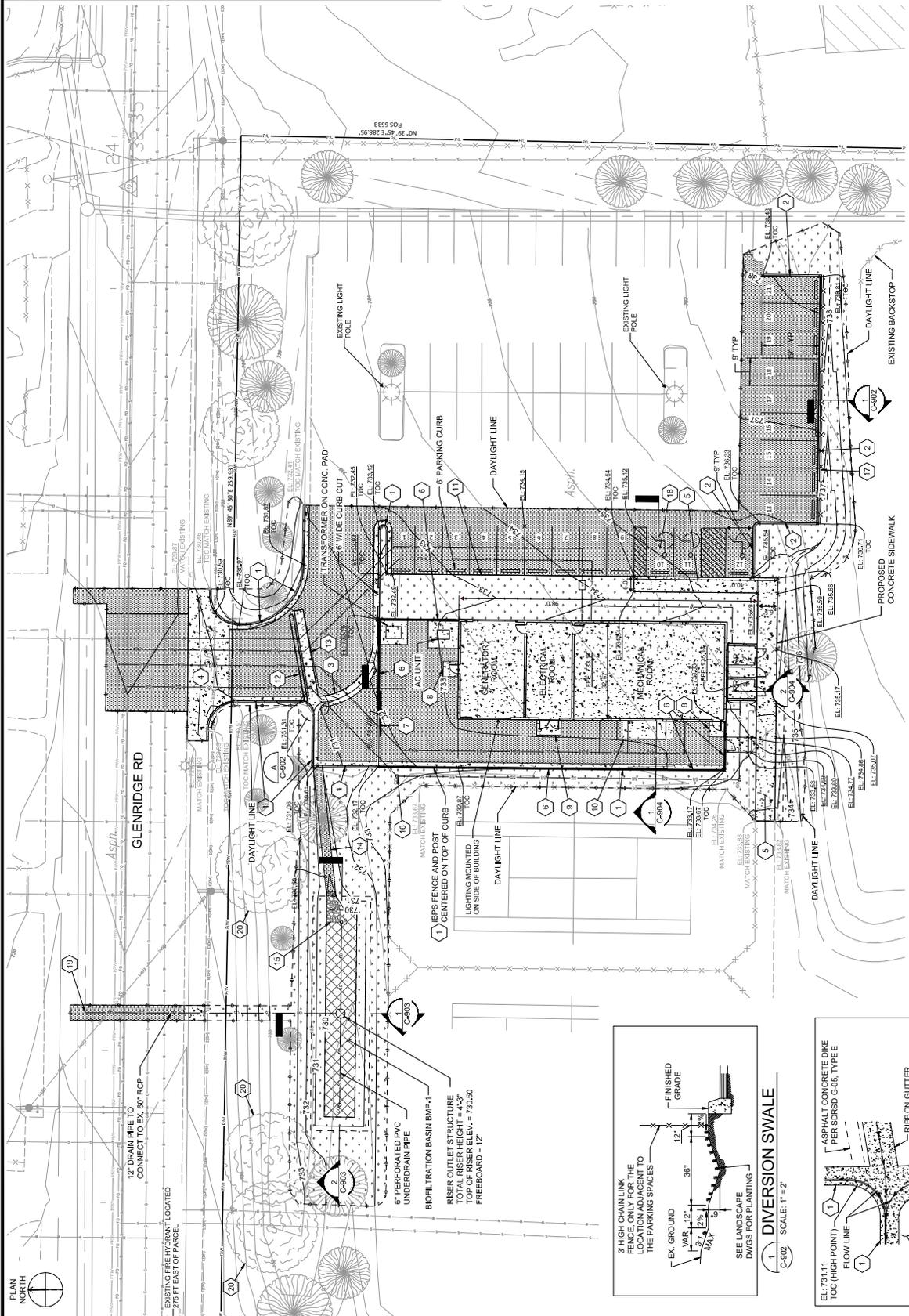




- GENERAL NOTES:**
1. ALL CURBS TO BE ADDED WILL HAVE A HEIGHT OF 6" UNLESS OTHERWISE INDICATED.
- KEY NOTES:**
1. CURB AND GUTTER PER SDRSD G-02, TYPE G.
  2. CURB PER SDRSD G-04, 6" CURB.
  3. ROLLED CURB AND GUTTER PER SDRSD G-05.
  4. CURB, GUTTER, SIDEWALK AND DRIVEWAY REPLACEMENT PER ESCONDIDO STANDARD DRAWING G-B-E.
  5. IBPS FENCE PER SDRSD G-07.
  6. IBPS FENCE - SEE ARCHITECTURAL DWGS.
  7. ROLLING GATE, SEE ARCHITECTURAL DWGS.
  8. 5X7 LANDING, 4" PCC, 1/2" BELOW FINISHED FLOOR GRADE WITH MAXIMUM 2% SLOPE IN 6'X3' LANDING, 4" PCC, 1/2" BELOW FINISHED FLOOR GRADE WITH MAXIMUM 2% SLOPE IN ANY DIRECTION.
  9. 6'X3' LANDING, 4" PCC, 1/2" BELOW FINISHED FLOOR GRADE WITH MAXIMUM 2% SLOPE IN ANY DIRECTION.
  10. 6'X3' LANDING, 4" PCC, 1/2" BELOW FINISHED FLOOR GRADE WITH MAXIMUM 2% SLOPE IN ANY DIRECTION.
  11. ASPHALT CONCRETE DIKE PER SDRSD G-05, TYPE E.
  12. ASPHALT CONCRETE DIKE PER SDRSD G-05, TYPE E.
  13. RIBBON GUTTER PER DETAIL BC-505.
  14. ASPHALT CONCRETE SPILLWAY PER SDRSD DC-505.
  15. RIPRAP ENERGY DISSIPATER PER DETAIL DC-505.
  16. CLEANOUT PER DETAIL C/C-505.
  17. ASPHALT CONCRETE PER SDRSD M-05.
  18. STRIPES 3" DISABLED PARKING STALLS PER SDRSD M-27A.
  19. CONCRETE LUG PER SDRSD D-03.
  20. EXISTING VALLEY OAK TREE TO BE PROTECTED.



**IBPS SITE CIVIL, PAVING, AND GRADING PLAN**

SCALE: 1" = 5'

DATE: 04/27/2020 BY: [Redacted]

PROJECT: IBPS - INTERMEDIATE BOOSTER PUMP STATION

CITY OF ESCONDIDO

CONTRACTOR: [Redacted]

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

APPROVED BY: [Redacted]

DATE: 04/27/2020

SCALE: 1" = 5'

VERTICAL

PROJECT: IBPS - INTERMEDIATE BOOSTER PUMP STATION

CITY OF ESCONDIDO

CONTRACTOR: [Redacted]

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

APPROVED BY: [Redacted]

DATE: 04/27/2020

SCALE: 1" = 5'

VERTICAL

PROJECT: IBPS - INTERMEDIATE BOOSTER PUMP STATION

CITY OF ESCONDIDO

CONTRACTOR: [Redacted]

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

APPROVED BY: [Redacted]

DATE: 04/27/2020

SCALE: 1" = 5'

VERTICAL

**FILANC + Brown and Caldwell**

Submitted By: [Redacted]

By: [Redacted]

Deputy Director of Utilities

**IBPS SITE CIVIL, PAVING, AND GRADING PLAN**

SCALE: 1" = 5'

DATE: 04/27/2020 BY: [Redacted]

PROJECT: IBPS - INTERMEDIATE BOOSTER PUMP STATION

CITY OF ESCONDIDO

CONTRACTOR: [Redacted]

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

APPROVED BY: [Redacted]

DATE: 04/27/2020

SCALE: 1" = 5'

VERTICAL

PROJECT: IBPS - INTERMEDIATE BOOSTER PUMP STATION

CITY OF ESCONDIDO

CONTRACTOR: [Redacted]

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

APPROVED BY: [Redacted]

DATE: 04/27/2020

SCALE: 1" = 5'

VERTICAL

**IBPS SITE CIVIL, PAVING, AND GRADING PLAN**

SCALE: 1" = 5'

DATE: 04/27/2020 BY: [Redacted]

PROJECT: IBPS - INTERMEDIATE BOOSTER PUMP STATION

CITY OF ESCONDIDO

CONTRACTOR: [Redacted]

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

APPROVED BY: [Redacted]

DATE: 04/27/2020

SCALE: 1" = 5'

VERTICAL

PROJECT: IBPS - INTERMEDIATE BOOSTER PUMP STATION

CITY OF ESCONDIDO

CONTRACTOR: [Redacted]

DESIGNED BY: [Redacted]

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

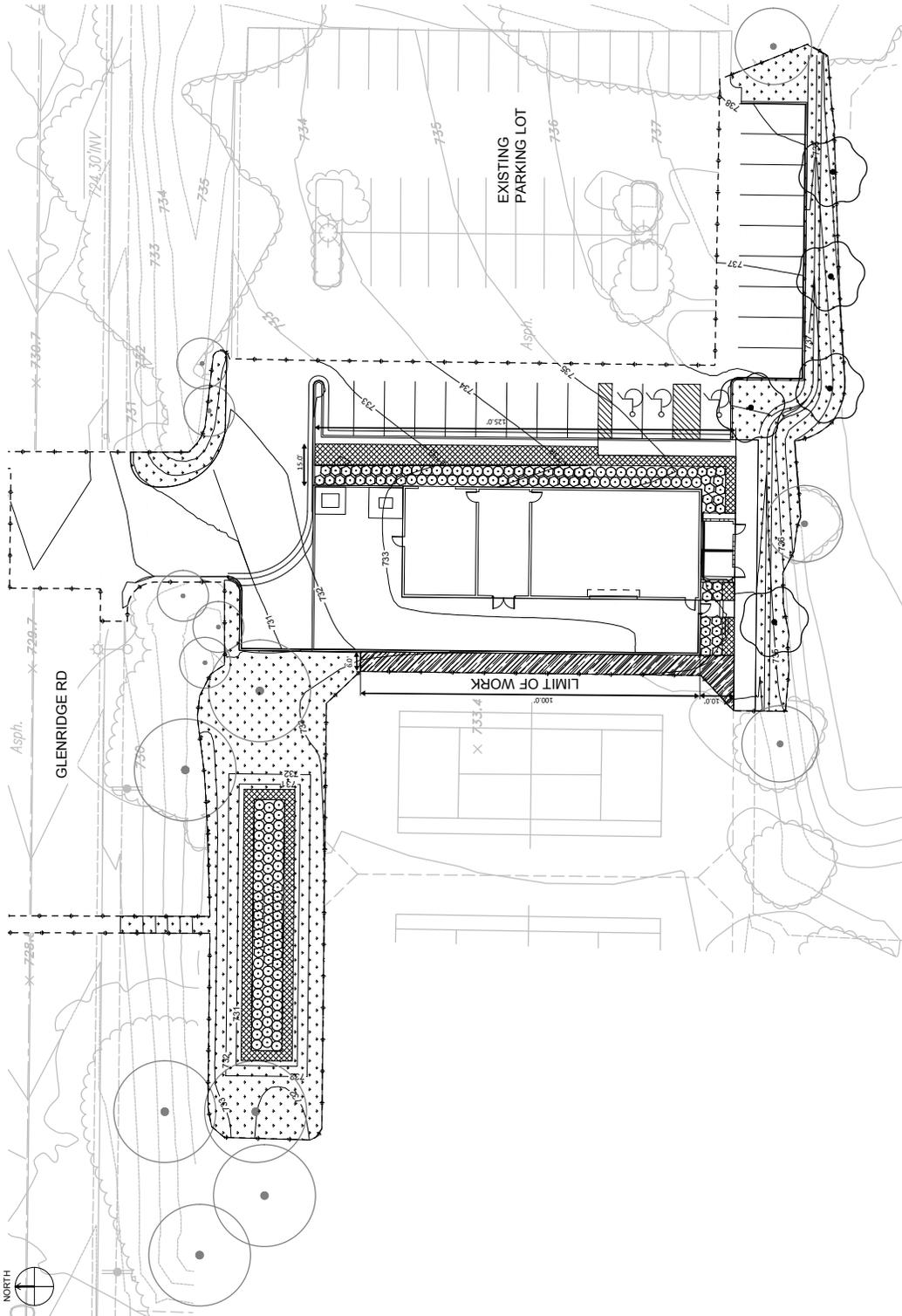
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DATE: 04/27/2020

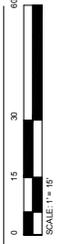
SCALE: 1" = 5'

VERTICAL





LANDSCAPE PLANTING PLAN



**IBPS PLANTING SCHEDULE**

SEE SHEET L-001 FOR COMPLETE PLANTING SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
⊙	KOELUTERIA BIPINNATA / CHINESE PLANE TREE	36"	BOX
⊙	EXISTING TREE TO REMAIN (PROTECT IN PLACE)	-	-
⊙	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
⊙	LEYMUS CONDENSATUS / CANYON PRINCEY / NATIVE BLUE RYE	1 GAL	-
⊙	MULLEBERGIA RIENS / DEER GRASS	1 GAL	-
⊙	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
⊙	CAREX SPICATA / SAN DIEGO SEDGE	1 GAL	24" 6.c.
⊙	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
⊙	LANTANA MONTEVIDENSIS / TRAILING LANTANA	1 GAL	48" 6.c.
⊙	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
⊙	SOD TO MATCH EXISTING	FLAT	-

60% PROGRESS PRINT

ESCONDIDO  
DRAWING NO.  
**L - 902**

MIRO FACILITY FOR AGRICULTURE  
CITY OF ESCONDIDO

LANDSCAPE PLANTING PLAN

Sheet of

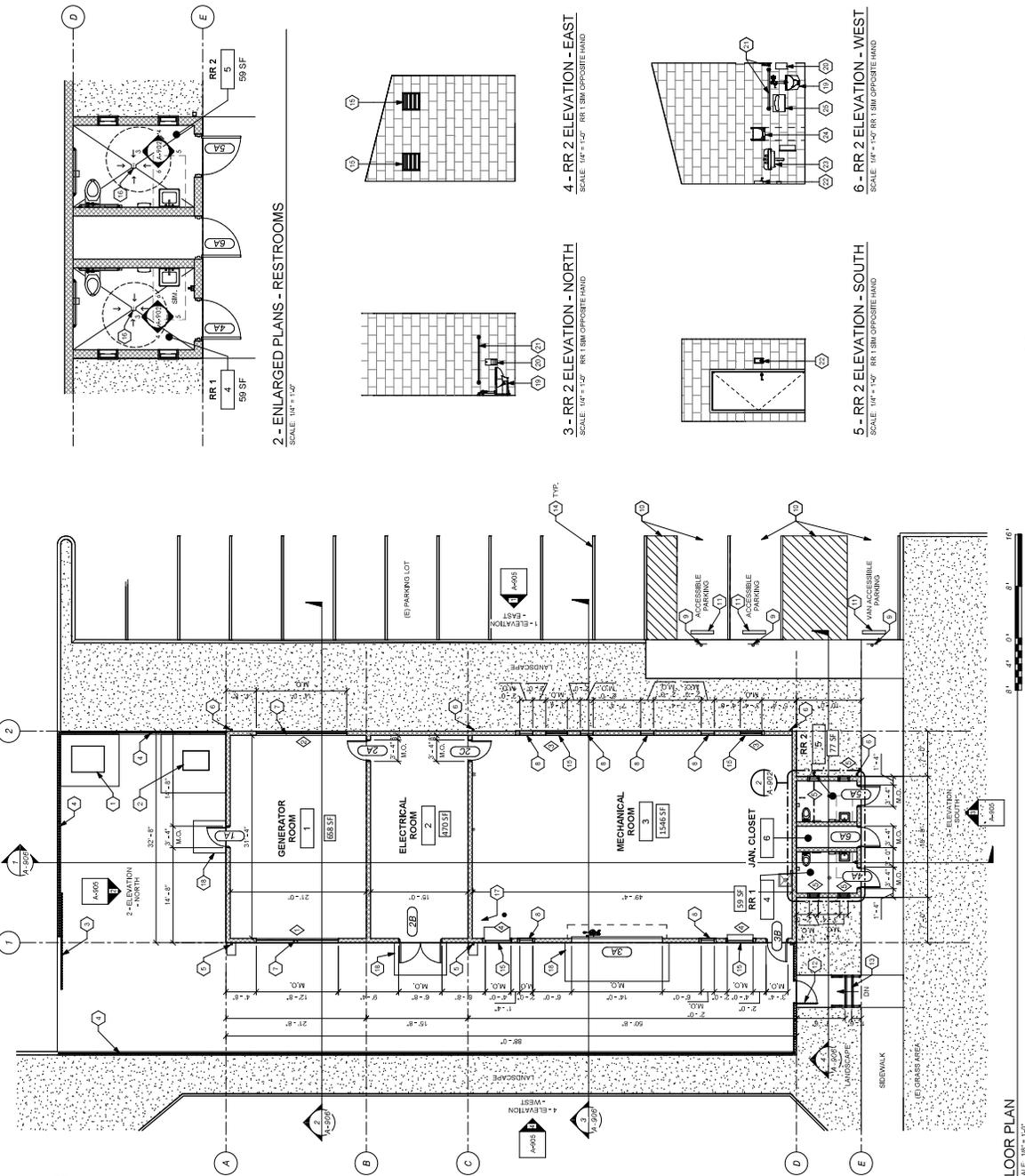
3916 Normal Street  
San Diego, CA 92103  
619.294.4477  
www.ktua.com

**FILANC + Brown and Caldwell**

Submitted By: Deputy Director of Utilities

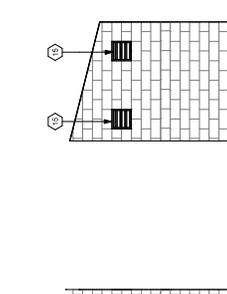
Checked By: [ ]  
Drawn By: [ ]  
Plants Prepared Under Supervision Of: [ ]  
R.C.E. No.: [ ]

CONSTRUCTION RECORD	REFERENCE	DATE	BY	REVISIONS	APPROVAL DATE	BENCH MARK	SCALE	OFFICE	FILED
CONTRACTOR									
INSPECTOR									
DATE COMPLETE									

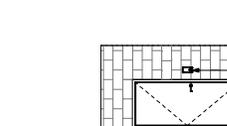


- KEYNOTES**
1. TRANSFORMER ON CONCRETE PAD
  2. 4" WROUGHT IRON FENCE
  3. ROLLING WROUGHT IRON GATE
  4. 8" WROUGHT IRON FENCE
  5. METAL DOWNSPOUT W/ CONCRETE SPLASH BLOCK
  6. METAL DOWNSPOUT DISCHARGE AT BMP AREA
  7. GENERATOR ROOM EXHAUST LOUVER
  8. OPENING FOR GLASS BLOCK ABOVE ACCESSIBLE PARKING SIGNAGE
  9. ACCESSIBLE PARKING SIGNAGE
  10. WHEEL STOP
  11. WROUGHT IRON FENCE GATE
  12. CONCRETE STRIP W/ WARNING STRIPES AND HANDRAILS ON EACH SIDE
  13. PARKING STRIPING
  14. LOUVER
  15. FLOOR DRAIN PER PLUMBING SLOPE FLOOR TO DRAIN W/ 2% MAX. 2% CROSS SLOPE
  16. UTILITY SINK
  17. ACCESSIBLE TOILET PER CIVIL DRAWINGS
  18. ACCESSIBLE TOILET
  19. TOILET PAPER DISPENSER
  20. GRAB BARS
  21. SOAP DISPENSER
  22. ACCESSIBLE SINGLE BOWL SINK
  23. HAND DRYER
  24. TOILET SEAT COVER DISPENSER

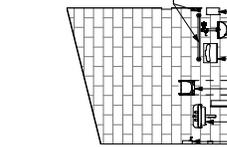
**2 - ENLARGED PLANS - RESTROOMS**  
SCALE: 1/4" = 1'-0"



**3 - RR 2 ELEVATION - NORTH**  
SCALE: 1/4" = 1'-0" RR 1 SMI OPPOSITE HAND



**4 - RR 2 ELEVATION - EAST**  
SCALE: 1/4" = 1'-0" RR 1 SMI OPPOSITE HAND



**5 - RR 2 ELEVATION - SOUTH**  
SCALE: 1/4" = 1'-0" RR 1 SMI OPPOSITE HAND



**6 - RR 2 ELEVATION - WEST**  
SCALE: 1/4" = 1'-0" RR 1 SMI OPPOSITE HAND



- LEGEND**
- 8" CMU WALL, SEE ELEVATIONS FOR DIFFERENT STYLES & COLORS
  - DOOR TYPE, SEE SCHEDULE ON SHEET 907.
  - LOUVER TYPE, SEE SCHEDULE ON SHEET 907.

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 REFERENCES: \_\_\_\_\_  
 CONSTRUCTION RECORD: \_\_\_\_\_  
 Contractor: \_\_\_\_\_  
 Inspector: \_\_\_\_\_  
 BIM: \_\_\_\_\_

SCALE: 1/8" = 1'-0"  
 0' 1" 2" 4" 8" 16'

PLAN NORTH

REVISIONS

DATE

BY

REVISIONS

ASPTD DATE

BENCH MARK

SCALE

NOTED/AS INDICATED

OFFICE

TRAFFIC

DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PLANS PREPARED UNDER SUPERVISION OF: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 P.C.E. No. \_\_\_\_\_  
 Deputy Director of Utilities

PLATT/WHITE/LAW ARCHITECTS, INC.

**FILANC + Brown and Caldwell**

Submitted: \_\_\_\_\_  
 Checked: \_\_\_\_\_

60% DESIGN

MFR0 - INTERMEDIATE BOOSTER PUMP STATION

CITY OF ESCONDIDO

IBPS FLOOR PLAN

Sheet of \_\_\_\_\_

DRWING NO. A-902  
 12/26/22

ESCONDIDO

DATE: 12/26/22

PROJECT: MFR0 - INTERMEDIATE BOOSTER PUMP STATION

SCALE: 1/8" = 1'-0"

DATE: 12/26/22

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PROJECT: MFR0 - INTERMEDIATE BOOSTER PUMP STATION

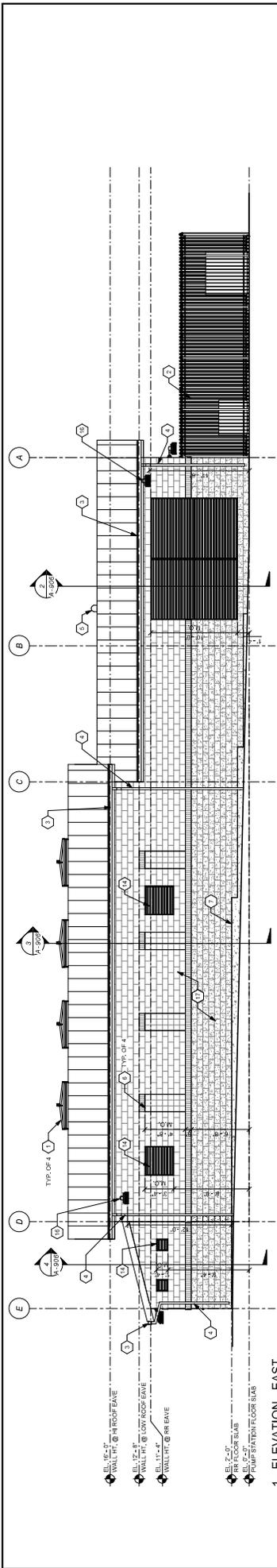
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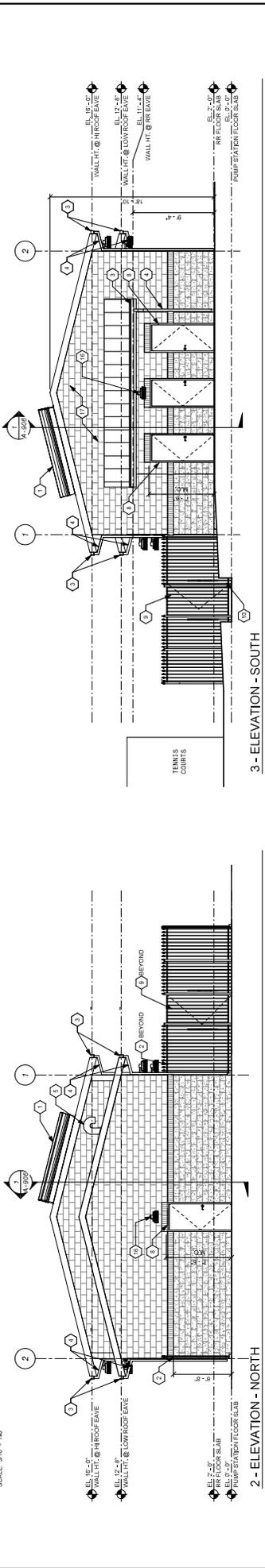
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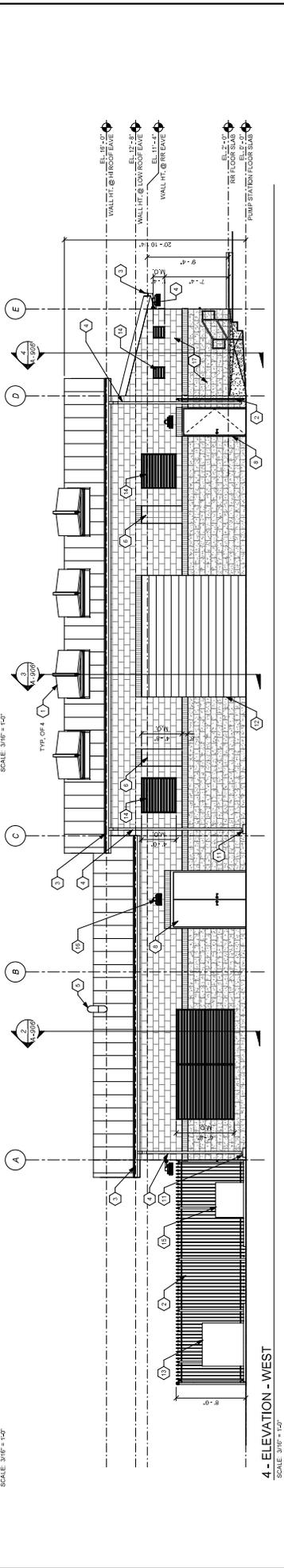
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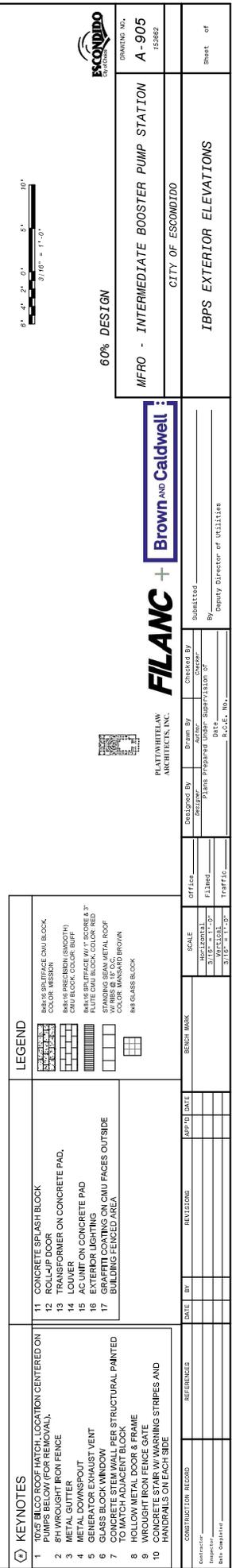
1 - ELEVATION - EAST  
SCALE: 3/16" = 1'-0"



2 - ELEVATION - NORTH  
SCALE: 3/16" = 1'-0"



3 - ELEVATION - WEST  
SCALE: 3/16" = 1'-0"



4 - ELEVATION - SOUTH  
SCALE: 3/16" = 1'-0"

DATE	BY	REVISIONS	ASPTD	DATE

CONSTRUCTION RECORD	REFERENCES

KEYNOTES
1 10'-0" BICO ROOF HATCH LOCATION CENTERED ON PUMPS BELOW FOR REMOVAL.
2 8H WROUGHT IRON FENCE
3 METAL GUTTER
4 GENERATOR EXHAUST VENT
5 CONCRETE STEAM WALL PER STRUCTURAL PAINTED TO MATCH ADJACENT BLOCK
6 HOLLOW METAL DOOR & FRAME
7 WROUGHT IRON FENCE GATE
8 CONCRETE STAR W/ WARNING STRIPES AND HANDRAILS ON EACH SIDE

LEGEND
<ul style="list-style-type: none"> <li>11 CONCRETE SLASH BLOCK</li> <li>12 ROLL-UP DOOR</li> <li>13 TRANSFORMER ON CONCRETE PAD</li> <li>14 LOUVER</li> <li>15 AC UNIT ON CONCRETE PAD</li> <li>16 EXTERIOR LIGHTING</li> <li>17 WROUGHT IRON FENCE GATE</li> </ul>

DESIGNED BY	DRAWN BY	CHECKED BY	SCALE

**FILANC + Brown and Caldwell**  
 PLATT/WHITELAW ARCHITECTS, INC.  
 60% DESIGN  
 MFR0 - INTERMEDIATE BOOSTER PUMP STATION  
 CITY OF ESCONDIDO  
 DRAWING NO. A-905  
 SHEET OF 152892



60% DESIGN

DRAWING NO. A-908  
 153692

MFR0 - INTERMEDIATE BOOSTER PUMP STATION  
 CITY OF ESCONDIDO

IBPS RENDERING 1 - GLENRIDGE RD. VIEW  
 Sheet of



PLATTWITTELLAW ARCHITECTS, INC.

**FILANC** + **Brown and Caldwell**

Submitted By: Deputy Director of Utilities

Checked By: \_\_\_\_\_  
 Created By: \_\_\_\_\_

Designed By: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Plans Prepared Under Supervision of: \_\_\_\_\_  
 P.C.E. No. \_\_\_\_\_

Office: \_\_\_\_\_  
 Filed: \_\_\_\_\_  
 Traffic: \_\_\_\_\_

Scale: \_\_\_\_\_  
 Noted: \_\_\_\_\_  
 Vertical: \_\_\_\_\_

Bench Mark: \_\_\_\_\_

ASPTD DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

DATE BY: \_\_\_\_\_

REFERENCES: \_\_\_\_\_

CONSTRUCTION RECORD: \_\_\_\_\_  
 Contractor: \_\_\_\_\_  
 Inspector: \_\_\_\_\_  
 B.M. Complete: \_\_\_\_\_



DRAWING NO. A-909  
153692

60% DESIGN

MFRO - INTERMEDIATE BOOSTER PUMP STATION  
CITY OF ESCONDIDO

Sheet of

IBPS RENDERING 2 - PARKING LOT VIEW



PLATTWITTELAW ARCHITECTS, INC.

**FILANC + Brown and Caldwell**

Submitted By: Deputy Director of Utilities

Checked By: \_\_\_\_\_  
Checked For: \_\_\_\_\_

Designed By: \_\_\_\_\_  
Reviewed By: \_\_\_\_\_  
Plans Prepared Under Supervision of: \_\_\_\_\_  
P.C.E. No.: \_\_\_\_\_

Office: \_\_\_\_\_  
Filed: \_\_\_\_\_  
Traffic: \_\_\_\_\_

Scale: \_\_\_\_\_  
Noted: \_\_\_\_\_  
Vertical: \_\_\_\_\_

Block Mark: \_\_\_\_\_

ASPTD DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

DATE BY: \_\_\_\_\_

REFERENCES: \_\_\_\_\_

CONSTRUCTION RECORD: \_\_\_\_\_

Contractor: \_\_\_\_\_  
Inspector: \_\_\_\_\_  
Bldg. Completed: \_\_\_\_\_