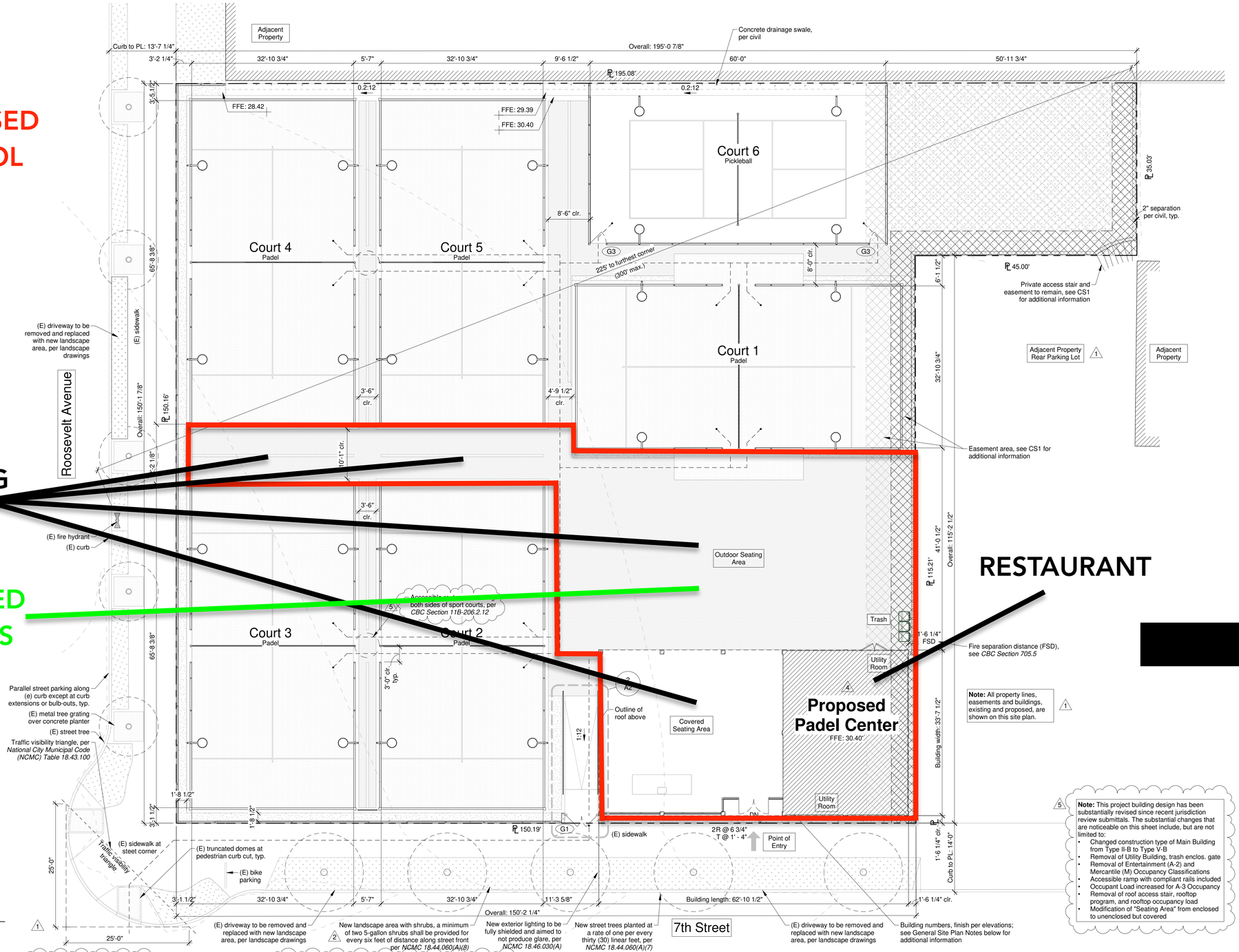
EXHIBIT A
CASE FILE NO.: 2025-27 CUP
DATE: 11/11/2025

PROPOSED ALCOHOL AREA

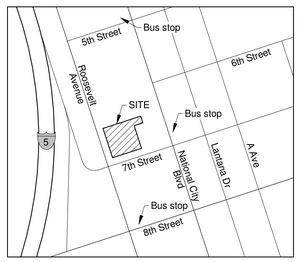
SEATING AREA

PROPOSED SPEAKERS



1 Site Plan
1" = 10'-0"

Transit Map: 1



Parking Count: 1

Vehicular Parking:

Required Parking Spaces:	0 total
Provided Parking Spaces:	0 total

Notes:
1. See the Site Plan above for existing parking locations for both vehicular and bike parking designations.

Impervious Surface Area: 5

No.	Name	Dimensions	Area
Impervious			
BLDG	Main Building	See dimensions per plans	2090 SF
CRT	Courts - Padel Wall	13" W all around Padel Courts	996 SF
CRT	Courts - Pickleball	Min. court size 44'-0" x 20-0"	3600 SF
EXT	Other Impervious	See dimensions per plans	753 SF
			7439 SF
Pervious			
CRT	Courts - Padel	Approx. 65'-7" x 32'-9" (20m x 10m)	11148 SF
EXT	Pervious (Graded)	See dimensions per plans	1850 SF
EXT	Pervious (Gravel)	See dimensions per plans	3669 SF
			16667 SF
Total disturbed area:			24106 SF

Notes:
1. All existing pervious and impervious areas are to be removed. Areas shown above are new areas.
2. Dimensions shown are approximate; accurate area tabulation may be obtained using digital design software. All areas listed are as designed.
3. Regular maintenance and upkeep of pervious surfaces will be required to ensure that surface remains pervious. Do not seal pervious surface after installation. See civil drawings for typical installation.

Note: Constructed pervious surfaces are not to be sealed.

Legend: 5

- Concrete & Hardscape
- Permeable Pavers
- Landscape
- Gravel
- Porous Concrete
- Drainage Slope
- Easement Areas, see CS1 for additional information
- Accessible Route
- Trench Drains, per Civil

General Site Plan Notes: 1

1. See GN1, Section 4.106, for California Green Building Code site development standards.
2. See Door & Gate Schedule on SC1 for additional information regarding perimeter and sport court gates.
3. See civil drawings for all stormwater best management practices (BMP).
4. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to the background. Numbers shall be min. 4" high with min. stroke width of 1/2" per *California Fire Code (CFC) 505.1*.
5. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with *UL 1037*, and shall contain keys to gain necessary access as required by the fire code official. *CFC 506.1*
6. Any portion of a fence or other structure within 5'-0" of a building shall be constructed per one of the following, per *County Building Code 92.1.7124.1*:
   A. Noncombustible material
   B. Approved exterior fire-retardant treated wood
   C. Material meeting same fire-resistive standards as exterior walls of the building

Note: All property lines, easements and buildings, existing and proposed, are shown on this site plan. 1

Note: This project building design has been substantially revised since recent jurisdiction review submittals. The substantial changes that are noticeable on this sheet include, but are not limited to: 5
- Changed construction type of Main Building from Type II-B to Type V-B
- Removal of Utility Building, trash enclos. gate
- Removal of Entertainment (A-2) and Mercantile (M) Occupancy Classifications
- Accessible ramp with compliant rails included
- Occupant Load increased for A-3 Occupancy
- Removal of roof access stair, rooftop program, and rooftop occupancy load
- Modification of "Seating Area" from enclosed to unenclosed but covered

EXHIBIT D

project:
Padel Center
21 W 7th Street, National City, California 91950

architect:
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LICENSED ARCHITECT
CHRISTIAN S.
OF CALIF

[redacted]

drawn by:
CDB

drawing date:
22 February 2024

revisions:

rev.	date	notes
1	05.30.24	1st Round Corrections
2	07.08.24	2nd Round Corrections
4	10.23.24	Plan Revision I
5	03.xx.25	Plan Rev. I - 1st Round Corrections

sheet title:
Site Plan

drawing number:
A1