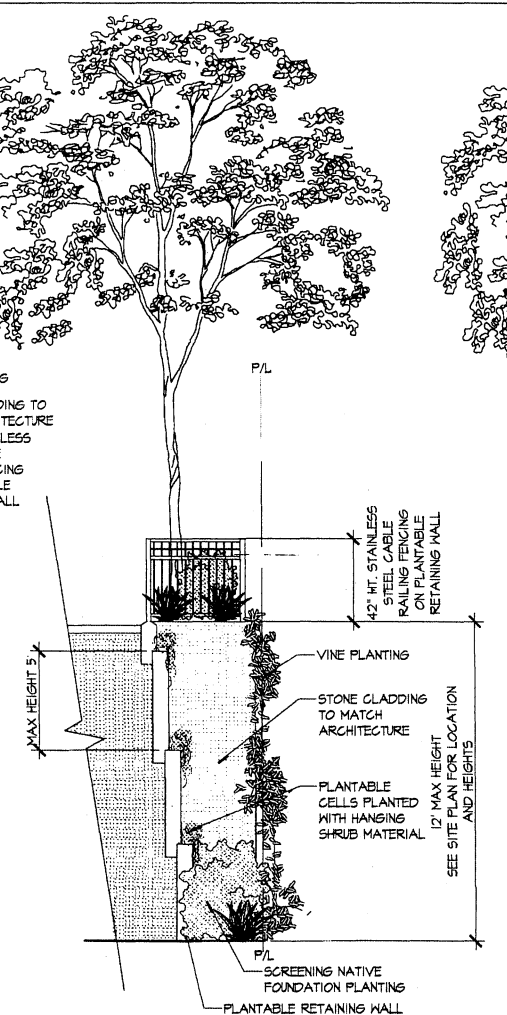
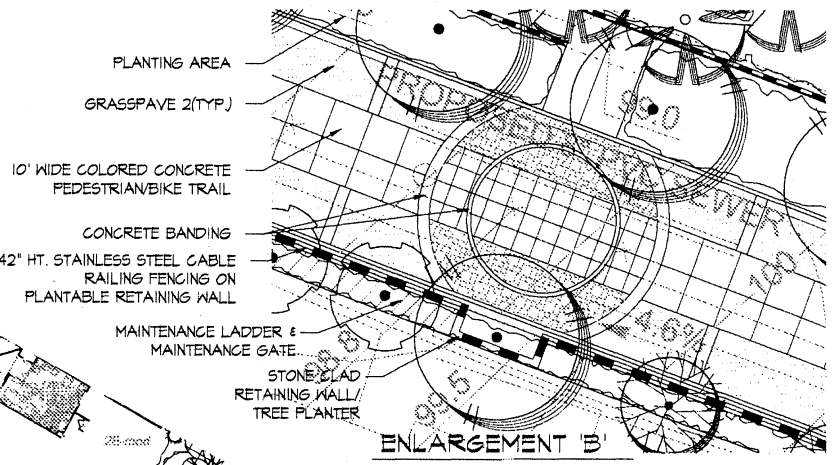
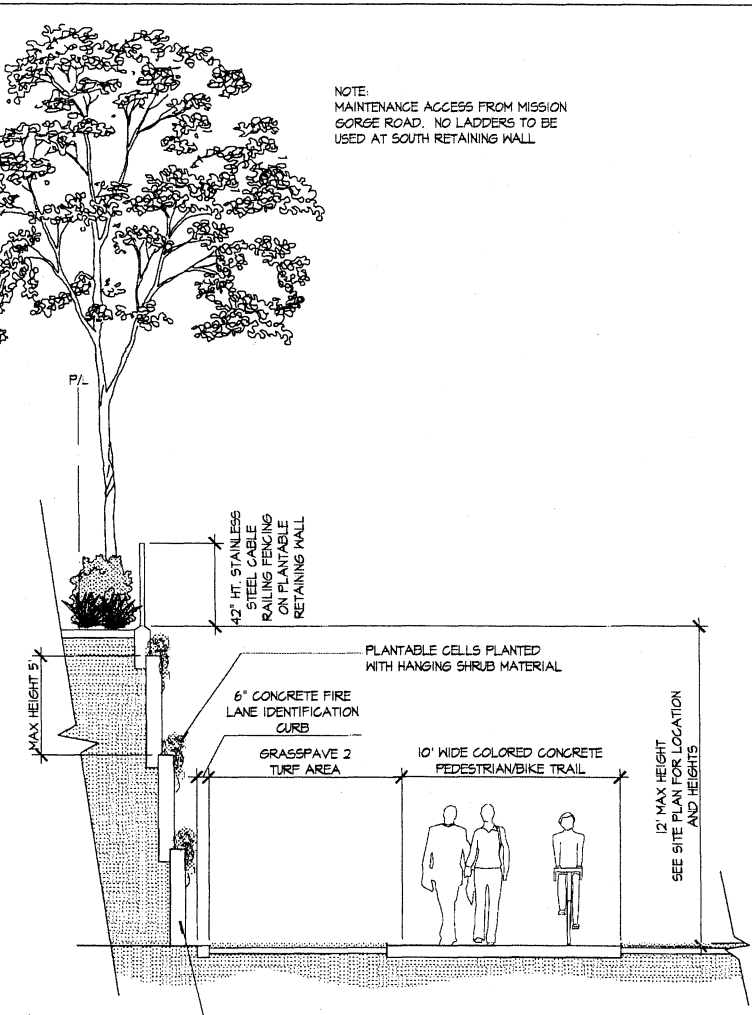


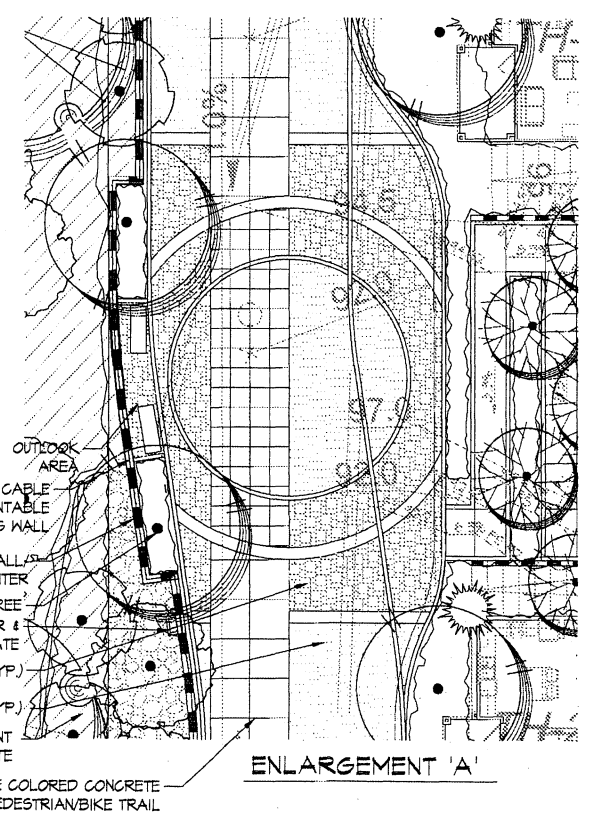
PLANTABLE RETAINING WALL & TREE POP OUT DETAIL



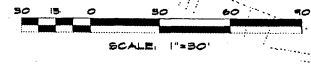
PLANTABLE RETAINING WALL & FIRELANE DETAIL



ENLARGEMENT 'B'

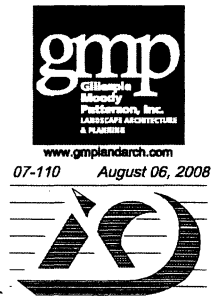


ENLARGEMENT 'A'



SAN DIEGO, CALIFORNIA

MISSION GORGE
ARCHSTONE RESIDENTIAL



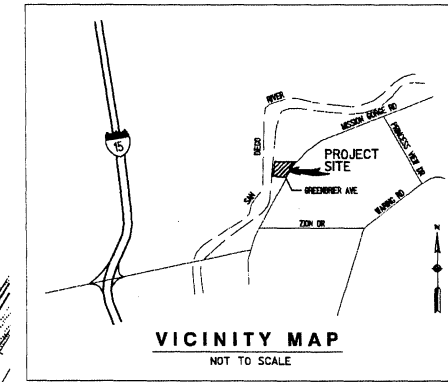
| | |
|--------------------------------------|-------------------------|
| PREPARED BY: | REVISION 10: |
| NAME: GILLESPIE MOODY PATTERSON | REVISION 9: |
| ADDRESS: 9404 GENESEE AVE., STE. 140 | REVISION 8: |
| LA JOLLA, CA 92104 | REVISION 7: 08.06.2008 |
| PHONE #: (658) 558-8977 | REVISION 6: 07.03.2008 |
| | REVISION 5: 06.09.2008 |
| | REVISION 4: 05.06.2008 |
| | REVISION 3: 03.18.2008 |
| | REVISION 2: 02.06.2008 |
| | REVISION 1: |
| PROJECT ADDRESS: | ORIGINAL DATE: 10.29.07 |
| 6850 MISSION GORGE ROAD | |
| SAN DIEGO, CA 92120 | |
| PROJECT NAME: | |
| ARCHSTONE MISSION GORGE | |
| SHEET No. / TITLE: | SHEET 20 OF 23 |
| L14 - LANDSCAPE DETAILS/ENLARGEMENTS | DEP# |
| | 07-110 |

ARCHSTONE MISSION GORGE

VESTING TENTATIVE MAP NO. 498719

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST
THIS VESTING TENTATIVE MAP IS REQUESTING THE DEVELOPMENT OF 444 MULTIFAMILY DWELLINGS FOR CONDOMINIUM PURPOSE, 3 AND 4 STORY WRAPPED AROUND A 5.5 LEVEL PARKING STRUCTURE.
2. PROJECT DESCRIPTION
THE ARCHSTONE MISSION GORGE PROJECT WILL CONSIST PRIMARILY OF 444 CONDOMINIUM UNITS (BUT WILL BE A "FOR RENT" PROJECT) WRAPPED AROUND A 5.5 LEVEL PARKING STRUCTURE. THE PROJECT ALSO CONSISTS IN THE CONSTRUCTION OF A RECREATIONAL BUILDING AND A POOL AREA TO BE USED BY TENANTS.
3. STREET ADDRESS
6850 MISSION GORGE ROAD
SAN DIEGO, CA. 92120
4. SITE AREA
TOTAL SITE AREA: 10.22 A.C.
5. ZONING
EXISTING ZONE DESIGNATION RM-3-7 (NO CHANGE IN ZONING)
EXISTING NUMBER OF LOTS: 1 (NO CHANGE IN NO. OF LOTS)
6. TOPOGRAPHY AND GRADING
GRADING REQUIRED FOR THIS PROJECT.
7. SEWER AND WATER NOTE
ALL SEWER AND WATER FACILITIES SERVING THIS PROJECT SHALL BE PRIVATE. THE MAINTENANCE OF THE PRIVATE SEWER AND WATER FACILITIES SHALL BE GOVERNED BY PRIVATE COVENANTS, CONDITIONS AND RESERVATIONS.
IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER /PERMITTEE SHALL CONSTRUCT THE NEW METER AND BACKFLOW DEVICES ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR AND THE CITY ENGINEER.



LEGEND:

- PROPOSED SLOPE (2:1 MAX.)
- PROPOSED CONTOUR
- PAD ELEVATION
- LOT NUMBER/PARCEL NUMBER
- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- CURB LINE (PRIVATE)
- CURB AND GUTTER (PRIVATE)
- RIBBON GUTTER (PRIVATE)
- STORM DRAIN PIPE
- STORM DRAIN STRUCTURE
- SEWER LINE
- WATER LINE
- DRY UTILITY TRENCH
- STOM DRAIN LATERALS
- FIRE SERVICE LINE
- RETAINING WALLS
- SETBACK LINE
- SIDEWALK
- PROPOSED FIRE HYDRANT
- CONCRETE PAVERS PER LANDSCAPE ARCHITECT PLANS
- DRAINAGE PATTERNS

10. SITE RESTRICTIONS

| | |
|----------|--|
| SETBACK: | 20.00' STANDARD AND 10.00' MINIMUM |
| FRONT: | 36' (greater of 5' or 10% of premises least width) |
| SIDE: | 5.00' |
| REAR: | |

11. EXISTING ONSITE PARKING

| | |
|-----|---|
| 849 | STANDARD PARKING SPACES ON STRUCTURE |
| 12 | STANDARD PARKING SPACES ON GRADE |
| 13 | DISABLED PARKING STALL HANDICAP ACCESSIBLE SPACE ON STRUCTURE |
| 2 | HANDICAP ACCESSIBLE SPACES ON GRADE |
| 876 | TOTAL PARKING SPACES |

12. UNIT STATISTICS

| UNIT TYPE | UNIT AREA | * OF BEDROOMS | * OF UNITS |
|----------------------------|-----------|---------------|------------------|
| 1A | 723 | 1 | 125 |
| 1B | 699 | 1 | 47 |
| 1D | 699 | 1 | 14 |
| 1E | 848 | 1 | 12 |
| 2C-MOD | 726 | 2 | 2 |
| 2E-MOD | 723 | 1 | 1 |
| 2A | 1050 | 2 | 52 |
| 2C | 1109 | 2 | 118 |
| 2D | 1012 | 2 | 32 |
| 2E | 1056 | 2 | 2 |
| TH-2F | 1327 | 3 | 9 |
| 3A | 1374 | 3 | 30 |
| TOTAL: 117 BEDROOMS | | | 444 UNITS |

14. AFFORDABLE HOUSING NOTE:
20% OF TOTAL UNITS ARE AFFORDABLE UNITS.

14. CONDOMINIUM NOTE:
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS IS 444.

15. THE PROPERTY IS LOCATED IN THE RM-3-7 ZONE, THE MOBILHOME PARK OVERLAY ZONE, THE COMMUNITY PLAN IMPLEMENTATION ZONE (CPI) AND CONTAINS ENVIRONMENTALLY SENSITIVE LANDS IN THE FORM OF SPECIAL FLOOD HAZARD AREAS. NOTE ALL OF THIS INFORMATION ON THE PLANS.

16. THE FOLLOWING DEVELOPMENT PERMITS AND APPROVALS ARE REQUIRED AT THE INDICATED PROCESS:
A CPA AND REZONE TO REMOVE THE SITE FROM THE MOBILHOME PARK OVERLAY ZONE - PROCESS FIVE.
A VTM FOR CONDOMINIUM DEVELOPMENT - PROCESS FOUR.
A SDP FOR AFFORDABLE IN-FILL HOUSING DEVELOPMENT WITH DEVIATIONS FROM DEVELOPMENT REGULATIONS - PROCESS FOUR.
A SDP FOR SUBDIVISIONS OF A PREMISES CONTAINING ENVIRONMENTALLY SENSITIVE LANDS (ESL) PROCESS FOUR.
A SDP FOR DISCONTINUANCE OF A MOBILHOME PARK WITHIN THE MOBILHOME PARK OVERLAY ZONE - PROCESS THREE.
A SDP FOR MULTIPLE UNIT RESIDENTIAL DEVELOPMENT ON A PREMISES CONTAINING ESL - PROCESS THREE.

THE APPLICATIONS SHALL BE CONSOLIDATED AS PROCESS FIVE DECISION, WITH CITY COUNCIL ACTING AS DECISION MAKER AFTER PLANNING COMMISSION RECOMMENDATION HEARING.

NOTE ALL OF THIS INFORMATION ON THE PLANS, ALONG WITH PREVIOUS DEVELOPMENT PERMITS TO BE RESCINDED WHEN THE REQUESTED DEVELOPMENT PLANS ARE VESTED.

LEGAL DESCRIPTION

PARCEL 1:
LOT 1 OF MISSION VALLEY VILLAGE UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 6315, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1969.

PARCEL 2:
AN EASEMENT OF UNDERGROUND ELECTRIC LINES UNDER AND ACROSS A STRIP OF LAND 5.00 FEET IN WIDTH IN LOT 2 OF MISSION VALLEY VILLAGE UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6315, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, THE CENTERLINE OF SAID 5.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTHEASTERLY IN A STRAIGHT LINE 60 FEET, MORE OR LESS TO AN ANGLE POINT IN THAT CERTAIN DESCRIBED IN DEED TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 10, 1947 IN BOOK 2576, PAGE 187, OF OFFICIAL RECORDS AND AS SHOWN ON SAID MAP NO. 6315.

THE SDOELINES OF SAID 5.00 FOOT STRIP TO TERMINATE ON THE SOUTHWEST IN THE WESTERLY AND SOUTHERLY LINES OF SAID LOT 2.

Prepared By: Rick Engineering Company

Address: 5620 Friars Road, San Diego, CA. 92110
Phone #: (619) 291-0707 Fax: (619) 291-0655

Project Address: 6850 Mission Gorge Road, San Diego, CA 92120

Project Name: Archstone Mission Valley

| | |
|--------------|------------|
| Revision 10: | |
| Revision 9: | |
| Revision 8: | |
| Revision 7: | |
| Revision 6: | 07-30-2008 |
| Revision 5: | 07-02-2008 |
| Revision 4: | 06-06-2008 |
| Revision 3: | 05-05-2008 |
| Revision 2: | 05-05-2008 |

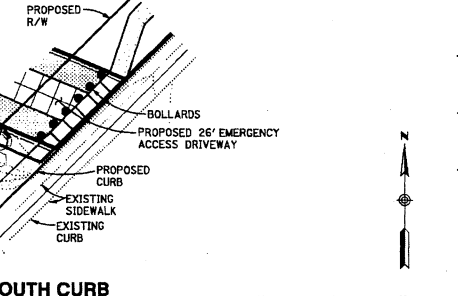
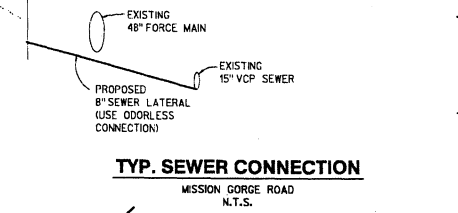
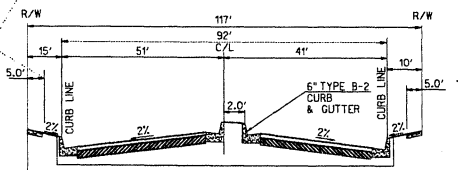
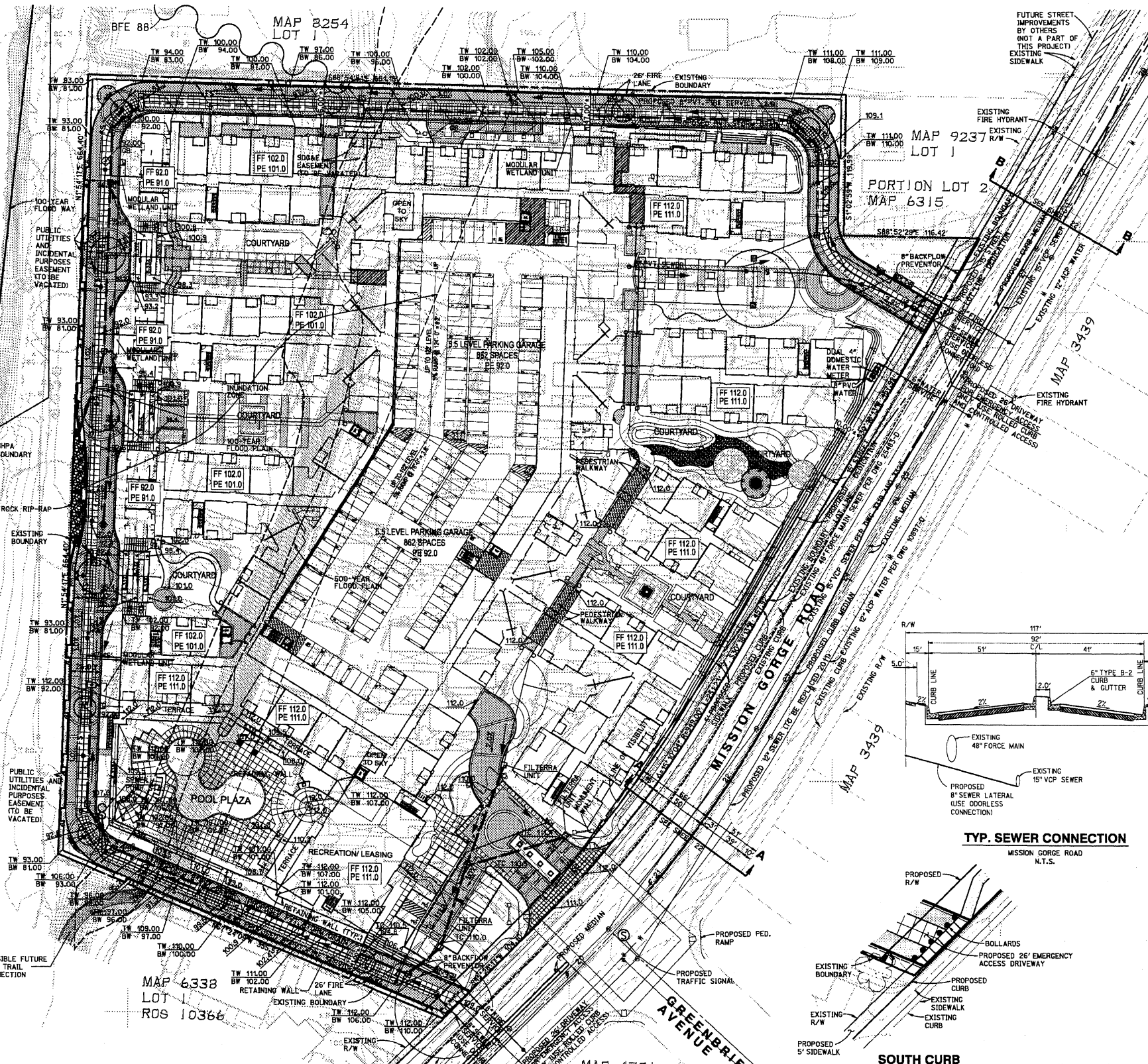
Original Date: 10-22-2007

Sheet 21 of 23

DEP #

Sheet Title: C.1.0
GRADING DEVELOPMENT PLAN

PHASE 2 PARTIAL PLAN - FUTURE CONDITION



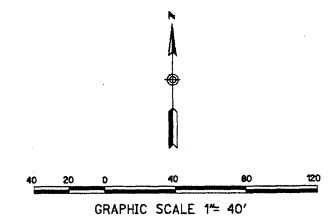
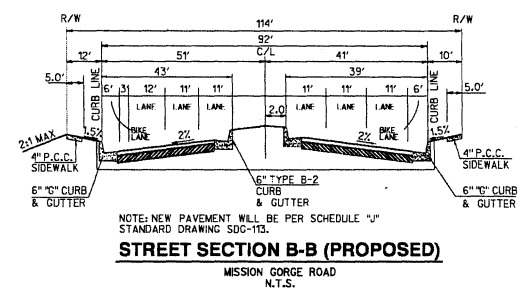
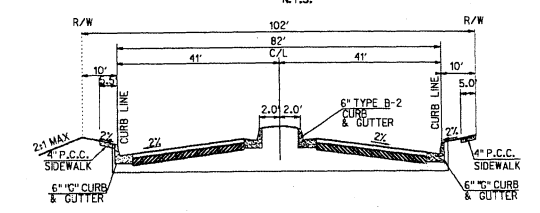
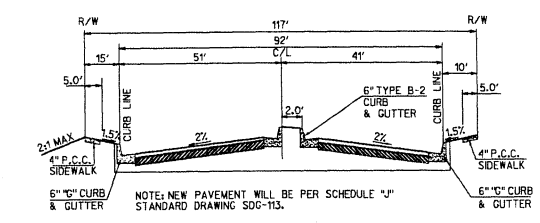
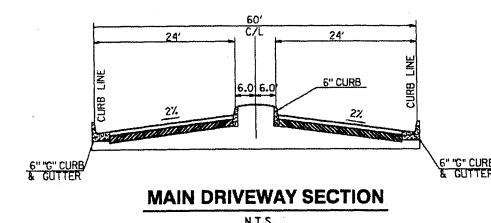
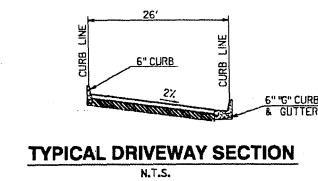
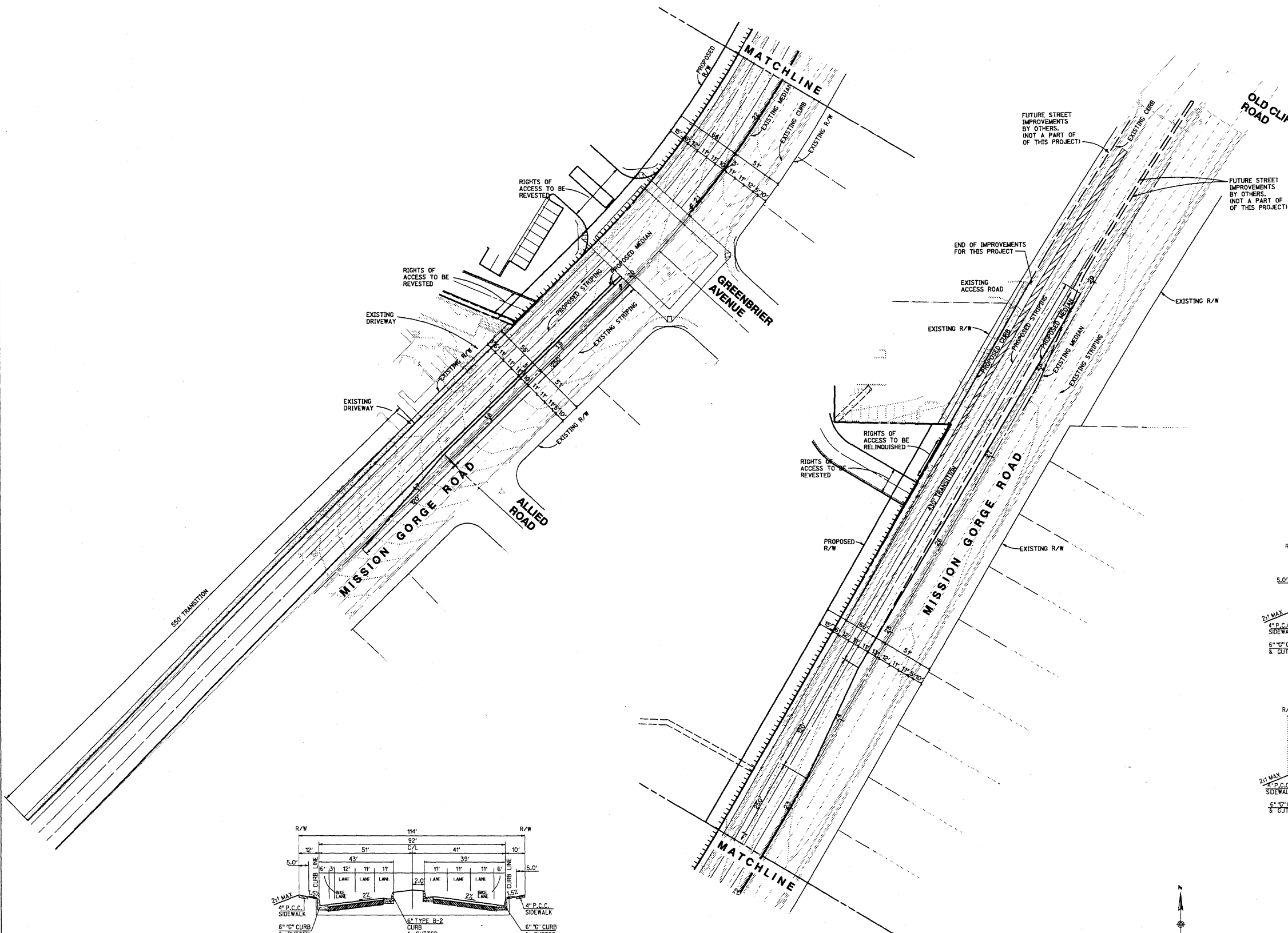
SOUTH CURB TRANSITION
SCALE: 1" = 20'

GRAPHIC SCALE 1" = 40'



BMP NOTES

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14 ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.



| | | | |
|------------------|---|--------------|-------------------|
| Prepared By: | <u>Rick Engineering Company</u> | Revision 10: | _____ |
| Name: | <u>6680 Friars Road</u> | Revision 9: | _____ |
| Address: | <u>San Diego, CA 92108</u> | Revision 8: | _____ |
| Phone #: | <u>(619) 298-0707 Fax: (619) 298-8625</u> | Revision 7: | _____ |
| Project Address: | <u>6850 Mission Gorge Road</u> | Revision 6: | <u>07-30-2008</u> |
| | <u>San Diego, CA 92120</u> | Revision 5: | <u>07-02-2008</u> |
| | | Revision 4: | <u>06-05-2008</u> |
| | | Revision 3: | <u>05-05-2008</u> |
| | | Revision 2: | <u>02-05-2008</u> |
| | | Revision 1: | _____ |

Project Name: Archstone Mission Valley Original Date: 10-22-2007

Sheet Title: C 11 Sheet 22 of 23

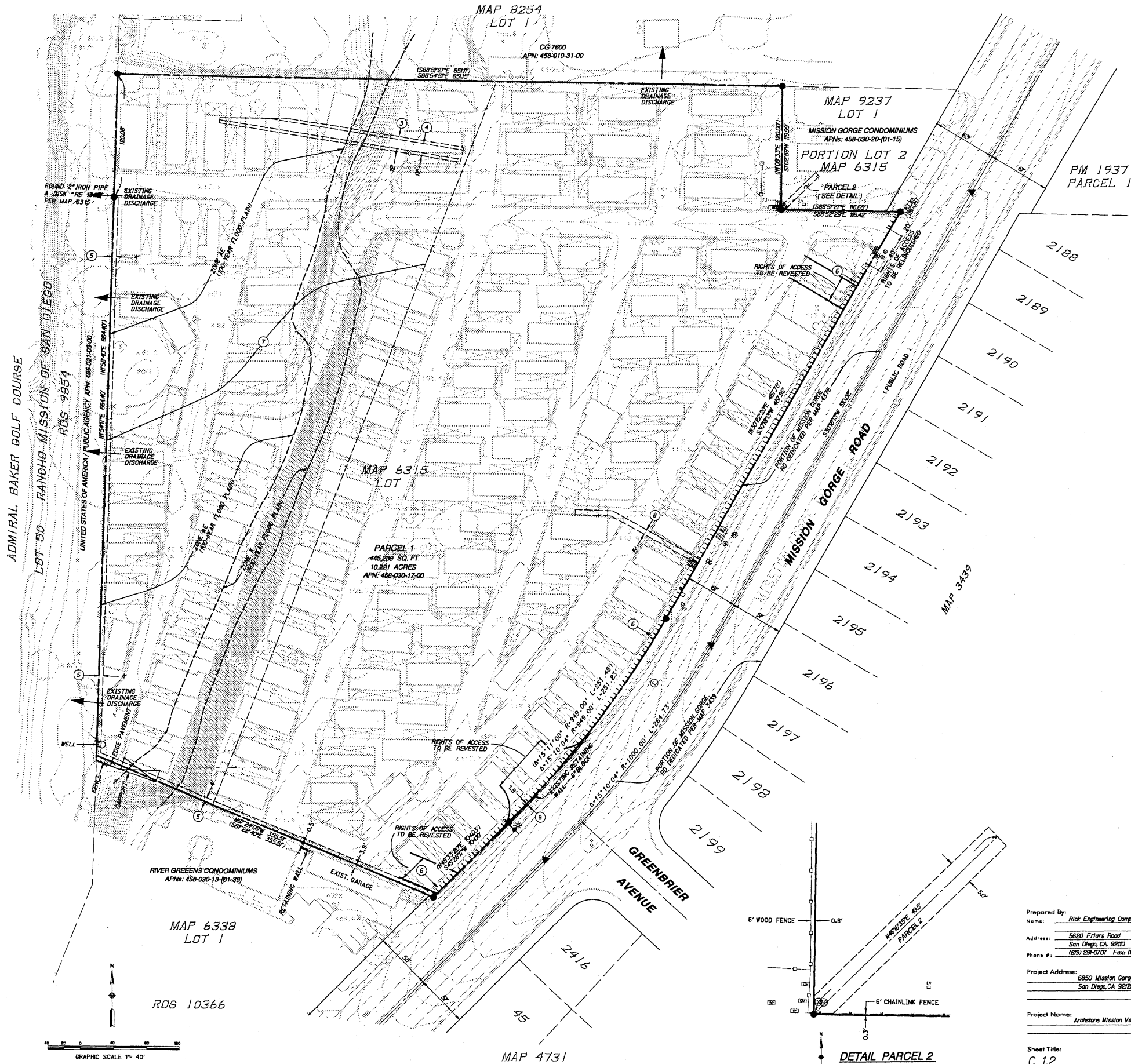
DEP # _____

STRIPING PLAN AND NOTES

TITLE REPORT ITEMS

REFERENCE IS MADE TO CHICAGO TITLE COMPANY'S PRELIMINARY TITLE REPORT ORDER NUMBER 603031057-D/S DATED JANUARY 05, 2007. THE FOLLOWING ARE EXCEPTIONS DISCLOSED IN SAID REPORT:

| ITEM NO. | RECORDING DATE | DOCUMENT NO. | DESCRIPTION | REMARKS |
|----------|--------------------------|------------------------------|--|-------------------------|
| 1. | | | TAXES AND ASSESSMENTS | SEE TITLE REPORT |
| 2. | | | LIEN OF SUPPLEMENTAL TAXES | SEE TITLE REPORT |
| 3. | 03-19-1959 | BK 7557, PG375 | PUBLIC UTILITIES EASEMENT SAN DIEGO GAS & ELECTRIC | PLOTTED (TO BE VACATED) |
| 4. | 03-19-1959 | BK 7557, PG429 | PUBLIC UTILITIES EASEMENT SAN DIEGO GAS & ELECTRIC | PLOTTED (TO BE VACATED) |
| 5. | | MAP 4375 | PUBLIC UTILITIES AND INCIDENTAL PURPOSES | PLOTTED (TO BE VACATED) |
| 6. | | MAPS 4375 AND 6315 | RIGHTS OF ACCESS RELINQUISHED BY MAP | PLOTTED |
| 7. | | MAPS 4375 AND 6315 | LAND COULD BE SUBJECT TO INUNDATION | PLOTTED |
| 8. | 12-17-1959 | BK 8051, PG392 | PACIFIC TELEPHONE AND TELEGRAPH EASEMENT | PLOTTED (TO BE VACATED) |
| 9. | 03-02-1960 | 60-43393 | ENCROACHMENT REMOVAL AGREEMENT-WALL | PLOTTED (TO BE REMOVED) |
| 10. | 09-04-1968 | 68-152958 | CONDITIONAL USE PERMIT NO. 101-PC | SEE DOCUMENT |
| 11. | 09-19-1990 | 1990-531819 | AN AGREEMENT COX CABLE | SEE DOCUMENT |
| 12. | 12-05-1991 | 1991-0628330 | UNDERGROUND UTILITY DISTRICT | SEE DOCUMENT |
| 13. | 12-18-1998 | 1998-0830025 | DEED OF TRUST | SEE DOCUMENT |
| 14. | 12-18-1998 12-10-2003 | 1998-0830026 2003-1460986 | FINANCING STATEMENT / CHANGE TO STATEMENT | SEE DOCUMENTS |
| 15. | 01-06-1999 | 1999-0007160 | *SUBORDINATION OF MANAGEMENT AGREEMENT* | SEE DOCUMENT |
| 16. | | | RIGHTS OF PARTIES IN POSSESSION | SEE TITLE REPORT |
| 17. | | | MATTERS WHICH A SURVEY OR INQUIRY MAY DISCLOSE | SEE TITLE REPORT |



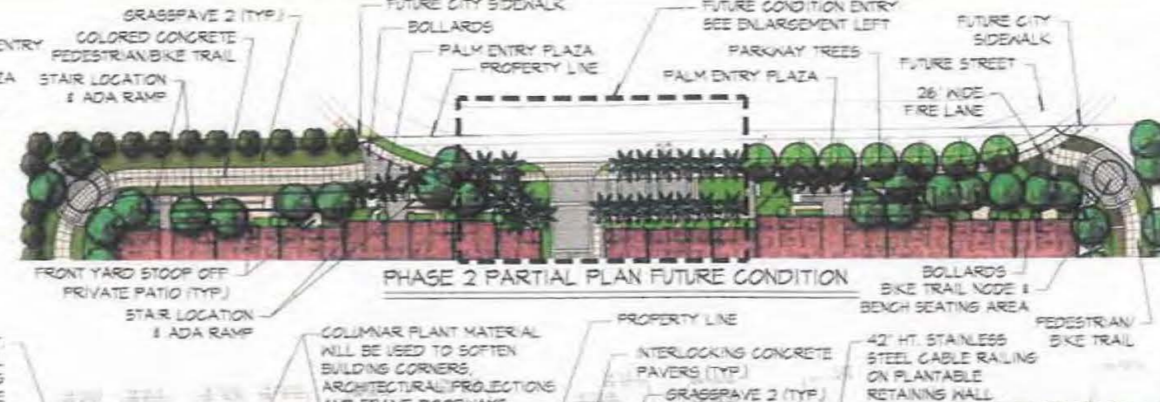
Prepared By: Rick Engineering Company
 Name: _____
 Address: 5620 Friars Road
San Diego, CA 92110
 Phone #: (619) 594-0707 Fax: (619) 594-4655
 Project Address: 6850 Mission Gorge Road
San Diego, CA 92120
 Project Name: Archstone Mission Valley
 Sheet Title: C 1.2
EASEMENTS/DRAINAGE EXHIBIT

Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: 07-30-2008
 Revision 5: 07-02-2008
 Revision 4: 06-06-2008
 Revision 3: 05-05-2008
 Revision 2: _____
 Revision 1: 02-05-2008

Original Date: 10-22-2007
 Sheet 23 of 23
 DEP # _____

ARCHSTONE MISSION GORGE DESIGN STATEMENT

DESIGN INTENT STATEMENT: THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE BOTH PASSIVE AND ACTIVE SPACES FOR THE RESIDENTS' ENJOYMENT WHILE USING PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT.

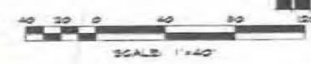


ARCHSTONE MISSION GORGE LANDSCAPE DEVELOPMENT PLANT PALETTE

Table with columns: SYM, LOCATION, BOTANICAL NAME (COMMON NAME), FORM, FUNCTION, SIZE, QUANTITY, OVERLOOK AREA (W/ BENCHES). Lists various trees and shrubs like 'PROJECT ENTRY', 'COURTYARDS / LIGHT WELLS', etc.

Table with columns: SYM, LOCATION, BOTANICAL NAME (COMMON NAME), FORM, FUNCTION, SIZE, QUANTITY, OVERLOOK AREA (W/ BENCHES). Lists various shrubs and groundcovers like 'ADAPANTHUS AFRICANUS', 'AGAVE ATTENUATA', etc.

NOTE: ALL INVASIVE PLANT SPECIES SHALL BE REMOVED FROM SITE PRIOR TO LANDSCAPE CONSTRUCTION. NATIVE RIPARIAN PLANTING ALONG OPEN SPACE. NATIVE RIPARIAN PLANTING @ PLANTABLE RETAINING WALL.



ARCHITECTS ORANGE 144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92668 (714) 639-9360

SAN DIEGO, CALIFORNIA MISSION GORGE ARCHSTONE RESIDENTIAL

gmp Gillette, Moody, Patterson, Inc. ARCHITECTS LANDSCAPE ARCHITECTS www.gmparch.com 07-110 June 09, 2008

Table with columns: PREPARED BY, NAME, ADDRESS, PHONE #, PROJECT ADDRESS, PROJECT NAME, SHEET NO / TITLE, REVISION 1-10, ORIGINAL DATE, SHEET OF, DEP#, GUP JOB #.

MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENTS: MINIMUM DISTANCE TO STREET TREE: TRAFFIC SIGNALS: STOP SIGN: 20 FEET

APPROVAL SUBJECT TO MEETING THE REQUIREMENTS IN FIRE DEPARTMENT POLICY A-48-10 MODIFIED ROADWAY SURFACE

FIRE NOTES: 1. GRASSPAVES - APPROVAL SUBJECT TO MEETING THE REQUIREMENTS IN FIRE DEPARTMENT POLICY A-48-10 MODIFIED ROADWAY SURFACE

QUANTITIES OF LANDSCAPE CALCULATIONS

MULTIPLE DWELLING UNIT DEVELOPMENT IN ALL ZONES

STREET YARD:

TOTAL AREA 38,958 S.F.
 PLANTING AREA REQUIRED 26,977 S.F. PROVIDED 26,711 S.F. EXCESS AREA PROVIDED 266 S.F.
 PLANTING POINTS REQUIRED 2700 PROVIDED 2650 EXCESS POINTS PROVIDED 150
 PLANTING AREA AS HARDSCAPE 226 S.F. POINTS ACHIEVED THROUGH TREES 2650
 PLANTING AREA ALLOWABLE AS HARDSCAPE 3544 S.F.

REMAINING YARD:

NUMBER OF BUILDINGS 2
 NUMBER OF TREES REQUIRED 6 PROVIDED 241

NOTE: ONE 24-INCH BOX TREE SHALL BE PLANTED ON EACH SIDE AND IN THE REAR OF EACH BUILDING 142.04C

VEHICULAR USE AREA (> 6,000 S.F.):

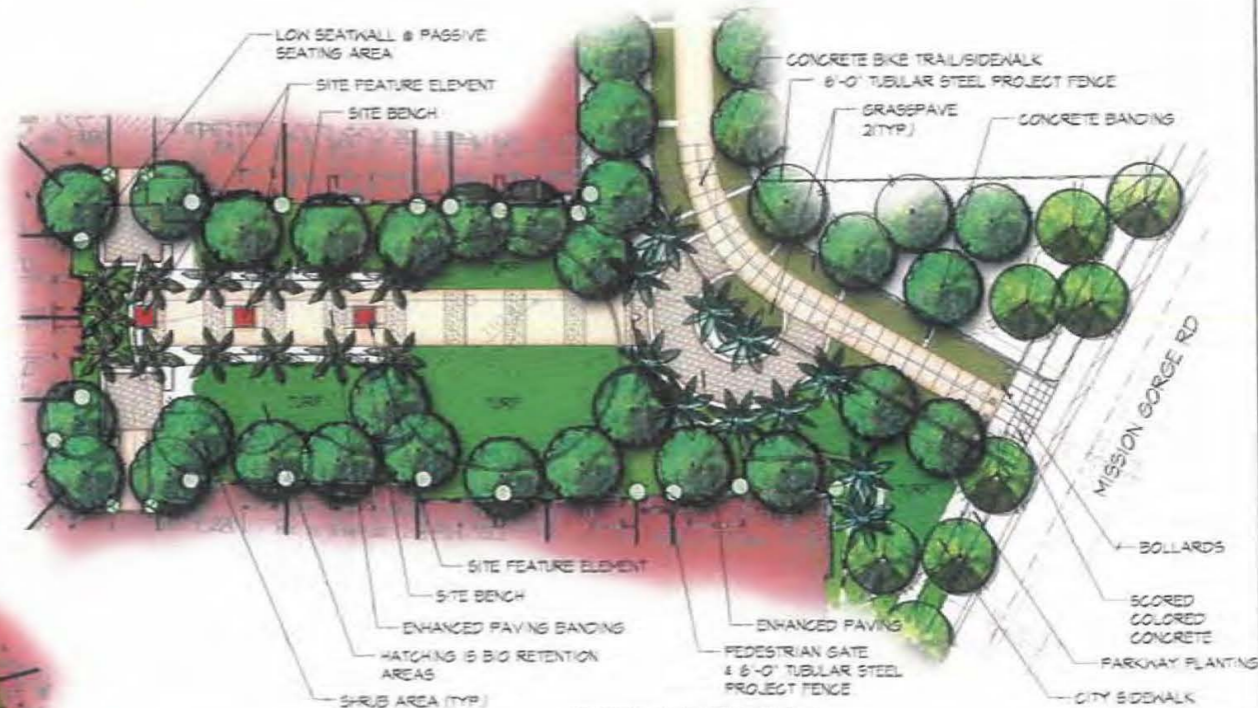
TOTAL AREA 88,234 S.F.
 PLANTING AREA REQUIRED VIA INSIDE STREET YARD 171 S.F. PROVIDED 322 S.F.
 VIA OUTSIDE STREET YARD 345 S.F. PROVIDED 345 S.F.
 PLANT POINT REQUIRED VIA INSIDE STREET YARD 171 PROVIDED 312
 VIA OUTSIDE STREET YARD 345 PROVIDED 345 EXCESS PROVIDED 174

STREET YARD CALCULATION NOTE:
 A POINT SCORE IN EXCESS OF THAT REQUIRED FOR A YARD AREA MAY BE USED TO REDUCE THE PLANTING REQUIRED FOR THAT YARD AT A RATE OF ONE SQUARE FOOT OF AREA REDUCTION FOR EACH EXCESS POINT PROVIDED. THE MAXIMUM PLANTING AREA REDUCTION ALLOWED BY THIS SECTION IS 25 PERCENT OF THAT TOTAL YARD AREA REQUIRED.

VEHICLE USE AREA CALCULATION NOTE:
 IF PLANTS AND PLANTING AREA PROVIDED WITHIN A STREET YARD OR REMAINING YARD TO MEET OTHER REQUIREMENT OF THIS DIVISION INCLUDING VEHICULAR USE AREA AND REVEGETATION REQUIREMENT, THEY MAY BE USED TO SATISFY THE PLANTING AREA AND PLANT POINTS REQUIRED BY TABLE 142.04C.



LANDSCAPE CALCULATION & PUBLIC ACCESS DIAGRAM



FIRELANE ENTRY & RIVER COURTYARD
 SCALE 1"=20'



PRIMARY PROJECT ENTRY AND RECREATION AREA

SCALE 1"=20'

SAN DIEGO, CALIFORNIA

MISSION GORGE
 ARCHSTONE RESIDENTIAL

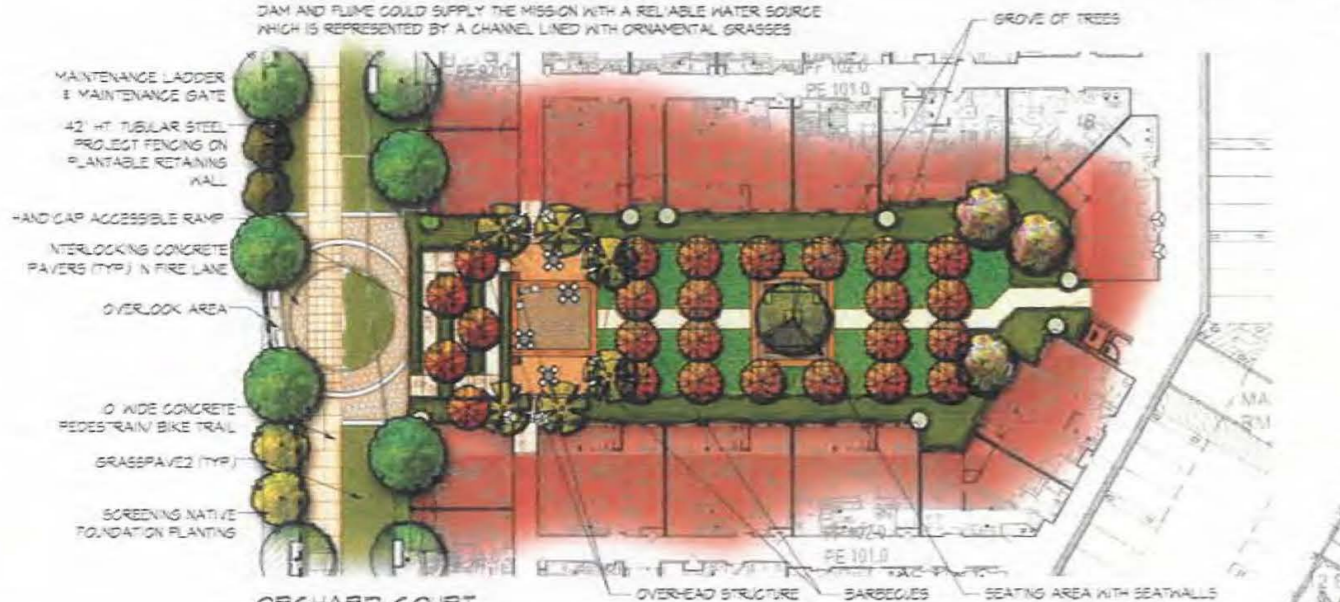
MAINTENANCE LADDER @ RETAINING WALL
 SEE SHEET L10 FOR LOCATION



| | |
|--|-------------------------|
| PREPARED BY: NAME: GILLESPIE MOODY PATTERSON | REVISION 10: _____ |
| ADDRESS: 8404 GENESSEE AVE., STE. 140 LA JOLLA, CA 92034 | REVISION 9: _____ |
| PHONE #: (858) 558-8877 | REVISION 8: _____ |
| PROJECT ADDRESS: 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 7: _____ |
| PROJECT NAME: ARCHSTONE MISSION GORGE | REVISION 6: _____ |
| SHEET No / TITLE: L11-ENTRY ENLARGEMENTS AND LANDSCAPE CALCS | REVISION 5: 06.09.2008 |
| | REVISION 4: 06.02.2008 |
| | REVISION 3: 03.18.2008 |
| | REVISION 2: 02.06.2008 |
| | REVISION 1: _____ |
| | ORIGINAL DATE: 10.22.07 |
| | SHEET 17 OF 23 |
| | OSP# _____ |
| | GMP JOB# 07-110 |



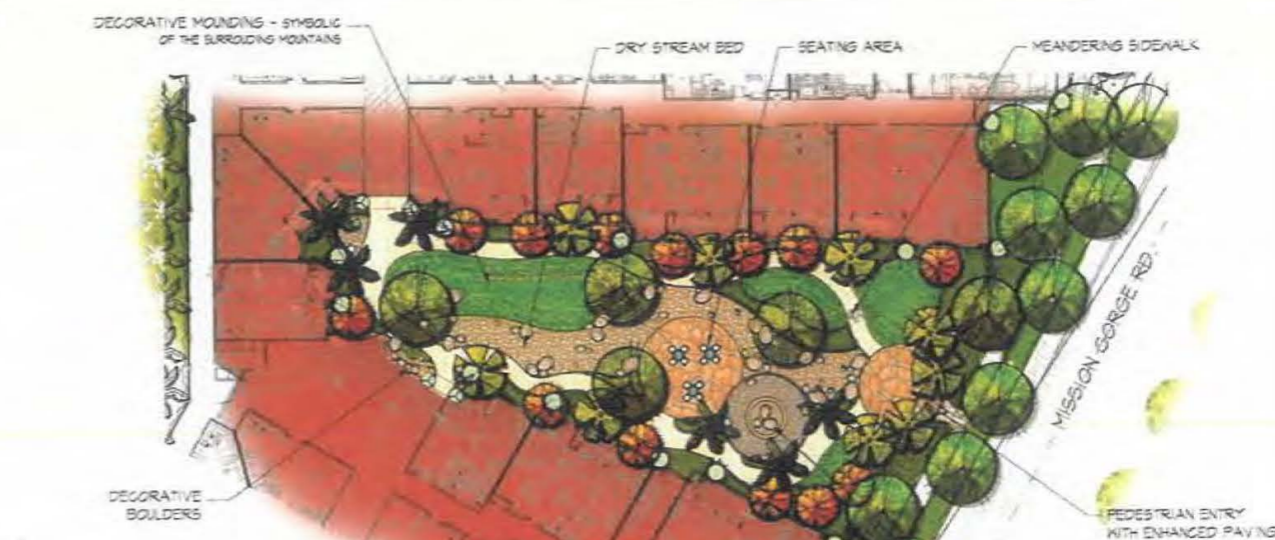
FLUME COURT
 THE MISSIONARIES THAT SURVEYED THE MISSION GORGE AREA FOUND THAT A DAM AND FLUME COULD SUPPLY THE MISSION WITH A RELIABLE WATER SOURCE WHICH IS REPRESENTED BY A CHANNEL LINED WITH ORNAMENTAL GRASSES



ORCHARD COURT
 REPRESENTATIVE OF THE IMPORTANCE OF THE SAN DIEGO RIVER AS A WATER SOURCE SUPPORTING THE AGRICULTURAL HISTORY OF MISSION VALLEY AREA IS A GROVE REMINISCENT OF THE FOOD-PRODUCTION THAT SUSTAINED EARLY SETTLERS



OPEN GREEN COURT
 MIRRORING THE SCULPTED AESTHETICS OF THE ADMIRAL BAKER GOLF COURSE THIS COURTYARD OFFERS A GRASSY SPACE AND SEATING AREAS THAT PROVIDE A COMFORTABLE OUTDOOR SPACE FOR PASSIVE USE



DRY STREAM COURT
 PLAYING OFF THE NATURAL HISTORY OF THE SAN DIEGO REGION A DRY STREAM BED MEANDERS THROUGH THE SPACE REFLECTING THE REGION'S ARID CHARACTER AND THE SEASONAL NATURE OF THE SAN DIEGO RIVERS SOURCES



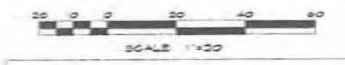
NATIVE COURT
 PAYING TRIBUTE TO THE CULTURAL HISTORY OF THIS REGION THIS COURTYARD UTILIZES NATIVE PLANTINGS AND DESIGN ELEMENTS THAT ABSTRACTLY REPRESENT TRADITIONS OF THE INDIGENOUS CULTURES

SAN DIEGO, CALIFORNIA

MISSION GORGE

ARCHSTONE RESIDENTIAL

ARCHITECTS ORANGE
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| 8800 MISSION GORGE ROAD | REVISION 4: |
| SAN DIEGO, CA 92120 | REVISION 3: |
| PROJECT NAME: | REVISION 2: |
| ARCHSTONE MISSION GORGE | REVISION 1: |
| SHEET No / TITLE: | ORIGINAL DATE: |
| 112 - COURTYARD ENLARGEMENTS | 10.22.07 |
| | DEPN |
| | GMP JOB # 07-110 |



ENTRY PERSPECTIVE - MISSION GORGE

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MISSION GORGE

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| PROJECT ADDRESS: | REVISION 5: |
| 6680 MISSION GORGE ROAD | REVISION 4: |
| SAN DIEGO, CA 92120 | REVISION 3: |
| PROJECT NAME: | REVISION 2: |
| ARCHSTONE MISSION GORGE | REVISION 1: |
| SHEET No. / TITLE: | ORIGINAL DATE: 10.29.07 |
| | SHEET ____ OF ____ |
| | DEP# |



EAST ELEVATION (MISSION GORGE)

MATERIALS AND FINISH LEGEND

| DESCRIPTION | SYMBOL |
|-----------------------|--------|
| CONCRETE 3" ROOF TILE | 1 |
| DECORATIVE CORBEL | 2 |
| DECORATIVE FASCIA | 3 |
| PARAPET FASCIA DETAIL | 4 |
| PAINTED WINDOW FRAME | 5 |
| VINYL WINDOW | 6 |
| METAL SIDING | 7 |
| PAINTED METAL RAILING | 8 |
| TRELLIS | 9 |
| W/1 ENTRY GATE | 10 |
| W/1 FENCE | 11 |

0 5' 10' 20'
SCALE: 3/32"=1'-0"



| | | | |
|--------------------|--|----------------|----------|
| PREPARED BY: | ARCHITECTS ORANGE | REVISION 10: | |
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| PHONE #: | (714) 639-9980 | REVISION 7: | |
| PROJECT ADDRESS: | 8650 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6: | 07.03.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.29.08 |
| SHEET No. / TITLE: | A4.0 BUILDING ELEVATIONS-EAST | REVISION 4: | 05.06.08 |
| | | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 02.26.08 |
| | | REVISION 1: | |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET 8 OF 23 | |

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MISSION GORGE
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DEPN

MATERIALS AND FINISH LEGEND

DESCRIPTION

- 1 CONCRETE 18" ROOF TILE
- 2 DECORATIVE CORNICE
- 3 DECORATIVE FASCIA
- 4 PARAPET FASCIA DETAIL
- 5 PAINTED WINDOW TRIM
- 6 WALL WINDOW
- 7 METAL AIRING
- 8 PAINTED METAL RAILING
- 9 TRELLIS
- 10 BIY ENTRY GAZE
- 11 BIY FENCE
- 12 BIY DOOR/GARAGE DOOR
- 13 RETAINING WALL



EXT'G GRADE 81'-6" EXT'G GRADE 82'-0"



SOUTH ELEVATION

0 5' 10' 20'
SCALE: 3/32"=1'-0"

06-202 July 03, 2008



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| PHONE # | (714) 639-9880 | REVISION 7 | |
| PROJECT ADDRESS | 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6 | 07.03.08 |
| PROJECT NAME | ARCHSTONE MISSION GORGE | REVISION 5 | 06.09.08 |
| SHEET No / TITLE | A4.1 BUILDING ELEVATIONS-SOUTH | REVISION 4 | 05.06.08 |
| | | REVISION 3 | 03.18.08 |
| | | REVISION 2 | 02.08.08 |
| | | REVISION 1 | |
| | | ORIGINAL DATE | 10.29.07 |
| | | SHEET | 9 OF 23 |

MATERIALS AND FINISH LEGEND

DESCRIPTION

- 1 CONCRETE 18" ROOF TILE
- 2 DECORATIVE CORBELS
- 3 DECORATIVE FASCIA
- 4 PARAPET FASCIA DETAIL
- 5 PAINTED WINDOW FRAM
- 6 WAVE WINDOW
- 7 METAL AWNING
- 8 PAINTED METAL RAILING
- 9 DRELLIS
- 10 BALCONY RAILING
- 11 W/1 FENCE
- 12 F.O. ROOF ACCESS LADDER
- 13 RETAINING WALL



WEST ELEVATION (GOLF COURSE)

0 5' 10' 20'
SCALE: 3/32"=1'-0"



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| PHONE #: | (714) 639-9900 | REVISION 7 | |
| PROJECT ADDRESS: | 850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6 | 07.03.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5 | 06.09.08 |
| SHEET No. / TITLE: | A4.2 BUILDING ELEVATIONS-WEST | REVISION 4 | 06.05.08 |
| | | REVISION 3 | 09.18.08 |
| | | REVISION 2 | 02.08.08 |
| | | REVISION 1 | |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET 10 | OF 23 |
| | | DEPN | |

MATERIALS AND FINISH LEGEND

| DESCRIPTION |
|--------------------------|
| 1 CONCRETE 5" ROOF FLE |
| 2 DECORATIVE CORBELS |
| 3 DECORATIVE FASCA |
| 4 RAINCAP FASCA SETAL |
| 5 PAINTED BRICK/TERRAZZO |
| 6 WIRE MESH/GRIP |
| 7 METAL FINISH |
| 8 PAINTED METAL RAILING |
| 9 TRELLIS |
| 10 W/ ENTRY GATE |
| 11 W/ FENCE |
| 12 A.S. ROOF ACCESS DOOR |



NEW NORTH ELEVATION

0 5' 10' 20'
SCALE: 3/32"=1'-0"

06-202 July 03, 2008

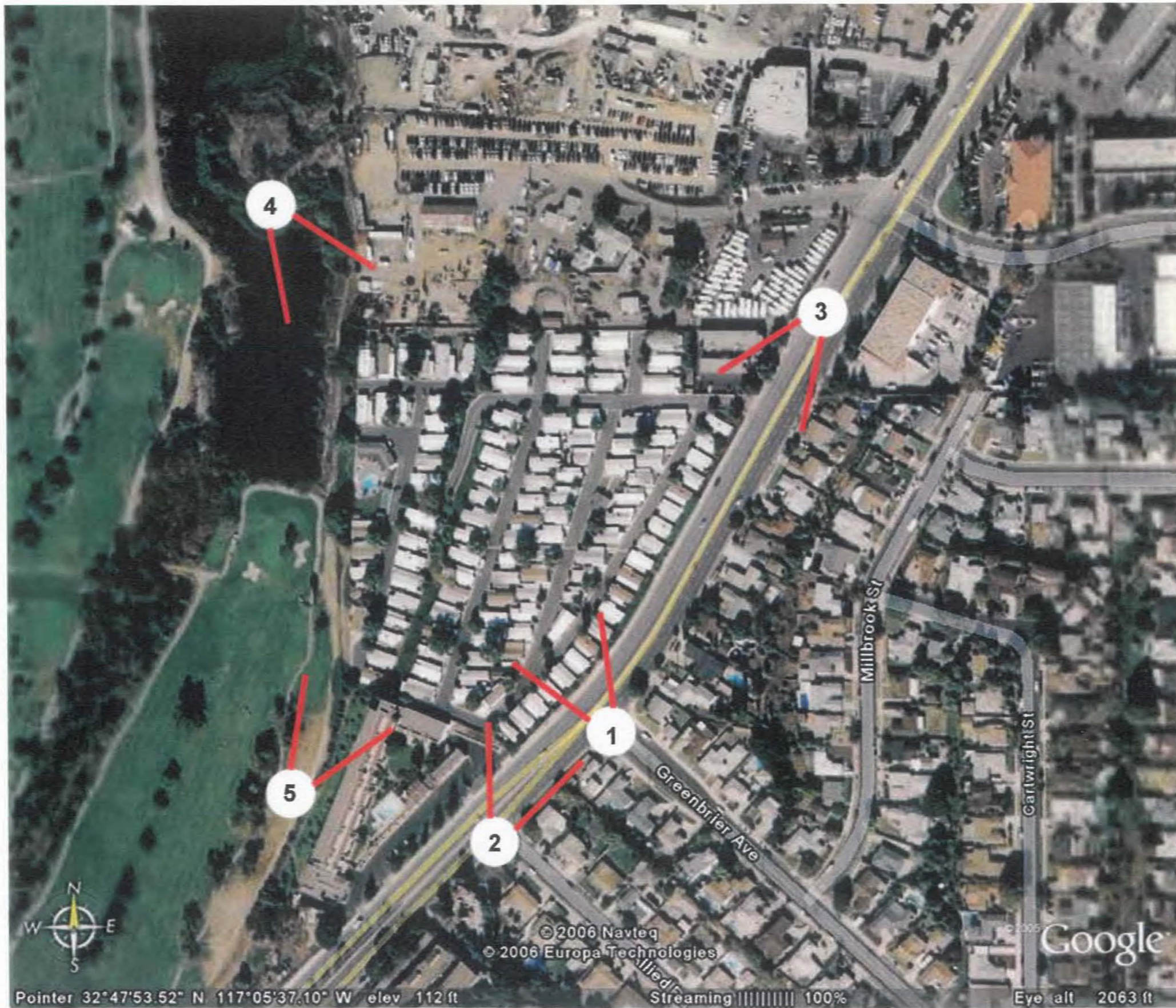


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| NAME: | ARCHITECTS ORANGE | REVISION 9: | |
| ADDRESS: | 144 N. ORANGE STREET ORANGE, CA 92666 | REVISION 8: | |
| PHONE #: | (714) 639-9860 | REVISION 7: | |
| PROJECT ADDRESS: | 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6: | 07.03.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.09.08 |
| SHEET No. / TITLE: | A4.3 BUILDING ELEVATIONS-NORTH | REVISION 4: | 05.16.08 |
| DEPW: | | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 02.26.08 |
| | | REVISION 1: | |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET 11 OF 23 | |



Pointer 32°47'53.52" N 117°05'37.10" W elev 112 ft
 © 2006 Navteq
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 Streaming ||||| 100%
 Eye all 2063 ft

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PHOTO SIMULATION KEY
MISSION GORGE
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NORTH
 N.T.S.
 00-202 June 4, 2008

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