

ARCHSTONE



MISSION GORGE

Project Team

OWNER:
ASN Mission Gorge, LLC.
 1 Spectrum Pointe
 Suite, 225
 Lake Forrest, California 92630
 (949) 455-4500 Attn: Michael Walseth

ARCHITECT:
Architects Orange
 144 N. Orange Street
 Orange, CA 92866
 (714) 639-9860 Attn: Tobin Symmank

LANDSCAPE ARCHITECT:
Gillespie Moody Patterson, Inc.
 9404 Genesee Avenue, Suite 140
 La Jolla, CA 92037
 (858) 558-8977 Attn: Marc Moody

CIVIL ENGINEER:
Rick Engineers
 5620 Friars Road
 San Diego, CA 92110-2596
 (619) 291-0707 Attn: Tim Scheg

Project Summary

PROJECT DESCRIPTION: MULTIFAMILY APARTMENTS
LOT AREA: 10.221 ACRES
PROPOSED TOTAL # OF DWELLING UNITS: 444 UNITS
DENSITY: 43.44 DU / AC

City of San Diego

LEGAL DESCRIPTION: LOT 1 OF MISSION VALLEY VILLAGE
 UNIT No. 2, MAP 6315
 SAN DIEGO COUNTY RECORDERS OFFICE
 February 28, 1969 AS FILE No. 92300

ASSESSORS PARCEL NUMBER: 458-030-17

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DEVELOPMENT PLAN SUBMITTAL

SAN DIEGO, CALIFORNIA

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860

MISSION GORGE

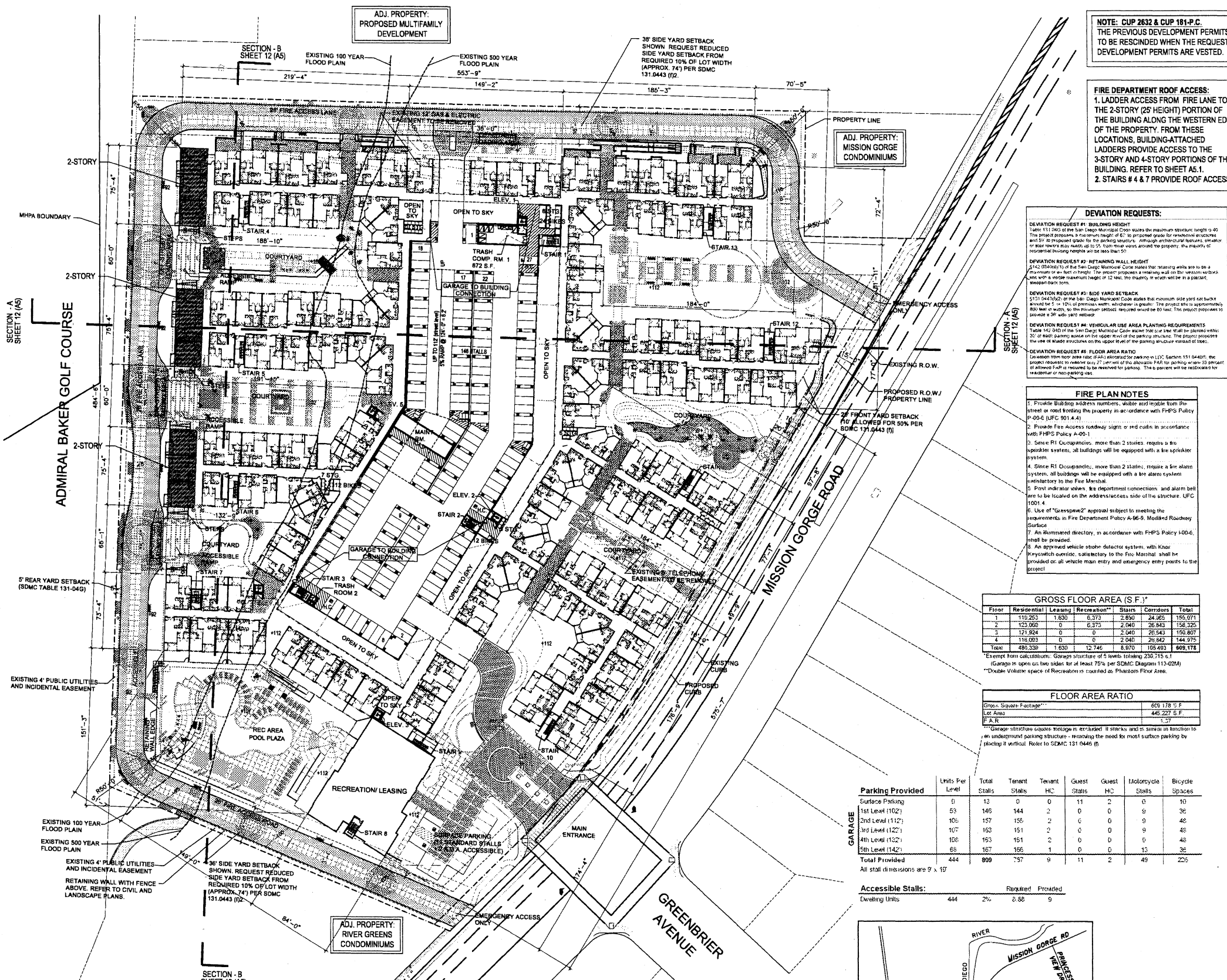
ARCHSTONE RESIDENTIAL

06-202 August 06, 2008



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| | | | |
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| PHONE #: | (714) 639-9860 | REVISION 7: | |
| PROJECT ADDRESS: | 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6: | 06.06.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 07.03.08 |
| SHEET No. / TITLE: | A0 COVER SHEET | REVISION 4: | 06.09.08 |
| | | REVISION 3: | 05.06.08 |
| | | REVISION 2: | 03.18.08 |
| | | REVISION 1: | 02.06.08 |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET | 1 OF 23 |
| | | DEP# | |



NOTE: CUP 2632 & CUP 181-P.C.
THE PREVIOUS DEVELOPMENT PERMITS TO BE RESCINDED WHEN THE REQUIRED DEVELOPMENT PERMITS ARE VESTED.

FIRE DEPARTMENT ROOF ACCESS:
1. LADDER ACCESS FROM FIRE LANE TO THE 2-STORY (25' HEIGHT) PORTION OF THE BUILDING ALONG THE WESTERN EDGE OF THE PROPERTY. FROM THESE LOCATIONS, BUILDING-ATTACHED LADDERS PROVIDE ACCESS TO THE 3-STORY AND 4-STORY PORTIONS OF THE BUILDING. REFER TO SHEET A.1.
2. STAIRS # 4 & 7 PROVIDE ROOF ACCESS.

DEVIATION REQUESTS:

DEVIATION REQUEST #1: BUILDING HEIGHT
Table 111.04D of the San Diego Municipal Code states the maximum structure height is 40 feet. This project proposes a maximum height of 57 feet. The project proposes a maximum height of 57 feet to provide for a more efficient use of the site and to provide for a more efficient use of the site and to provide for a more efficient use of the site.

DEVIATION REQUEST #2: RETAINING WALL HEIGHT
Table 111.04D of the San Diego Municipal Code states the maximum retaining wall height is 12 feet. This project proposes a maximum height of 12 feet. The project proposes a maximum height of 12 feet to provide for a more efficient use of the site and to provide for a more efficient use of the site.

DEVIATION REQUEST #3: SIDE YARD SETBACK
Table 111.04D of the San Diego Municipal Code states the minimum side yard setback is 5 feet. This project proposes a minimum side yard setback of 3 feet. The project proposes a minimum side yard setback of 3 feet to provide for a more efficient use of the site and to provide for a more efficient use of the site.

DEVIATION REQUEST #4: VEHICULAR USE AREA PLANTING REQUIREMENTS
Table 111.04D of the San Diego Municipal Code states the minimum planting requirements are 20% of the total area. This project proposes a minimum planting requirements of 10%. The project proposes a minimum planting requirements of 10% to provide for a more efficient use of the site and to provide for a more efficient use of the site.

DEVIATION REQUEST #5: FLOOR AREA RATIO
Table 111.04D of the San Diego Municipal Code states the maximum floor area ratio is 1.0. This project proposes a maximum floor area ratio of 1.2. The project proposes a maximum floor area ratio of 1.2 to provide for a more efficient use of the site and to provide for a more efficient use of the site.

FIRE PLAN NOTES

1. Provide Building address numbers, visible and legible from the street or road fronting the property in accordance with FHP Policy P-095 (UPC 901.4.4).
2. Provide Fire Access roadway signs or red curbs in accordance with FHP Policy A-00-1.
3. Since RI Occupancies, more than 2 stories, require a fire sprinkler system, all buildings will be equipped with a fire sprinkler system.
4. Since RI Occupancies, more than 2 stories, require a fire alarm system, all buildings will be equipped with a fire alarm system satisfactory to the Fire Marshal.
5. Fire indicator valves, fire department connections, and alarm bell will be located on the address/access side of the structure. UPC 1001.4.
6. Use of "GarageSpace2" approval subject to meeting the requirements in Fire Department Policy A-96-9, Modified Roadway Surface.
7. An illuminated directory, in accordance with FHP Policy 100-6, shall be provided.
8. An approved vehicle strain detector system, with Knox Wapacolor camera, satisfactory to the Fire Marshal, shall be provided at all vehicle main entry and emergency entry points to the project.

GROSS FLOOR AREA (S.F.)

| Floor | Residential | Leasing | Recreation** | Stairs | Corridors | Total |
|--------------|----------------|--------------|---------------|--------------|----------------|----------------|
| 1 | 110,253 | 1,630 | 6,373 | 2,850 | 24,965 | 156,071 |
| 2 | 123,060 | 0 | 6,373 | 2,040 | 26,843 | 158,326 |
| 3 | 121,924 | 0 | 2,040 | 20,543 | 150,807 | 150,807 |
| 4 | 118,093 | 0 | 2,040 | 29,842 | 144,975 | 144,975 |
| Total | 480,330 | 1,630 | 12,746 | 8,970 | 108,493 | 609,172 |

* Exempt from calculations: Garage structure of 5 levels totaling 230,715 s.f.
 ** Garage is open on two sides for at least 75% per SDMC Diagram 111-02(M)
 *** Double volume space of Recreation is counted as Premium Floor Area.

FLOOR AREA RATIO

| Area | Area (S.F.) |
|----------------------|--------------|
| Gross Square Footage | 609,172 S.F. |
| Lot Area | 446,227 S.F. |
| F.A.R. | 1.37 |

** Garage structure square footage is excluded if it meets and is similar in function to an underground parking structure - removing the need for most surface parking by replacing it vertical. Refer to SDMC 131.0446 (f)

Parking Provided

| Level | Units Per Level | Total Stalls | Tenant Stalls | Guest Stalls | Motorcycle Stalls | Bicycle Spaces |
|-----------------------|-----------------|--------------|---------------|--------------|-------------------|----------------|
| Surface Parking | 0 | 13 | 0 | 11 | 2 | 0 |
| 1st Level (102) | 53 | 146 | 144 | 2 | 0 | 0 |
| 2nd Level (112) | 106 | 157 | 156 | 1 | 0 | 0 |
| 3rd Level (122) | 107 | 153 | 151 | 2 | 0 | 0 |
| 4th Level (132) | 106 | 153 | 151 | 2 | 0 | 0 |
| 5th Level (142) | 66 | 167 | 156 | 11 | 0 | 0 |
| Total Provided | 444 | 809 | 757 | 9 | 11 | 225 |

All stall dimensions are 9' x 19'

Accessible Stalls:

| Dwelling Units | Required | Provided |
|----------------|----------|----------|
| 444 | 2% | 8.88 |

DEVELOPMENT SUMMARY

| Level | Area (S.F.) | Units |
|--------------|----------------|------------|
| 1st Level | 156,071 | 156 |
| 2nd Level | 158,326 | 158 |
| 3rd Level | 150,807 | 151 |
| 4th Level | 144,975 | 145 |
| Total | 609,179 | 610 |

Common Open Space:
 • 25 x 100 ft. 2,500 sq. ft. 100 units
 • 10 x 100 ft. 1,000 sq. ft. 40 units
 • 10 x 50 ft. 500 sq. ft. 20 units
 • 5 x 50 ft. 250 sq. ft. 10 units
 • 25 x 25 ft. 625 sq. ft. 25 units
 • 10 x 25 ft. 250 sq. ft. 10 units
 • 5 x 25 ft. 125 sq. ft. 5 units
 • 25 x 10 ft. 250 sq. ft. 10 units
 • 10 x 10 ft. 100 sq. ft. 4 units
 • 5 x 10 ft. 50 sq. ft. 2 units
 • 25 x 5 ft. 125 sq. ft. 5 units
 • 10 x 5 ft. 50 sq. ft. 2 units
 • 5 x 5 ft. 25 sq. ft. 1 unit
 • 25 x 2.5 ft. 625 sq. ft. 25 units
 • 10 x 2.5 ft. 250 sq. ft. 10 units
 • 5 x 2.5 ft. 125 sq. ft. 5 units
 • 2.5 x 2.5 ft. 625 sq. ft. 25 units
 • 10 x 2.5 ft. 250 sq. ft. 10 units
 • 5 x 2.5 ft. 125 sq. ft. 5 units
 • 2.5 x 2.5 ft. 625 sq. ft. 25 units

PROJECT TEAM

| Role | Name | Company |
|-------------------|----------------------|----------------------|
| Architect | Architects Orange | Architects Orange |
| Engineer | Structural Engineers | Structural Engineers |
| Interior Designer | Interior Designers | Interior Designers |
| Landscaper | Landscapers | Landscapers |
| Contractor | Construction Company | Construction Company |

Project: Archstone - MISSION GORGE

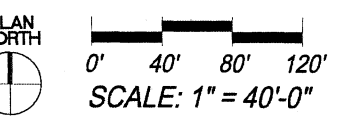
| Level | 1 Bedroom | 2 Bedroom | 3 BR | Total |
|--------------|-----------|-----------|-----------|------------|
| 1st | 10 | 10 | 10 | 30 |
| 2nd | 10 | 10 | 10 | 30 |
| 3rd | 10 | 10 | 10 | 30 |
| 4th | 10 | 10 | 10 | 30 |
| 5th | 10 | 10 | 10 | 30 |
| Total | 50 | 50 | 50 | 150 |

Motor Vehicle Parking Required

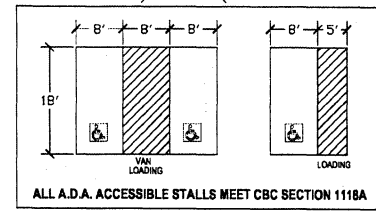
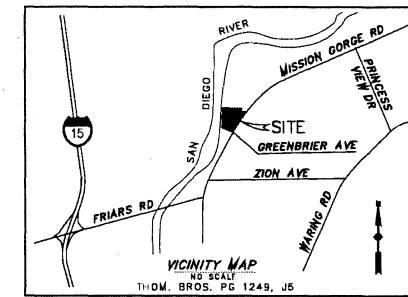
| Unit | Use of | Qty. | % | Total |
|--------------|------------|-------------|-------------|-------------|
| 1 | 1 | 10 | 100% | 10 |
| 2 | 2 | 20 | 100% | 20 |
| 3 | 3 | 30 | 100% | 30 |
| 4 | 4 | 40 | 100% | 40 |
| 5 | 5 | 50 | 100% | 50 |
| 6 | 6 | 60 | 100% | 60 |
| 7 | 7 | 70 | 100% | 70 |
| 8 | 8 | 80 | 100% | 80 |
| 9 | 9 | 90 | 100% | 90 |
| 10 | 10 | 100 | 100% | 100 |
| Total | 100 | 1000 | 100% | 1000 |

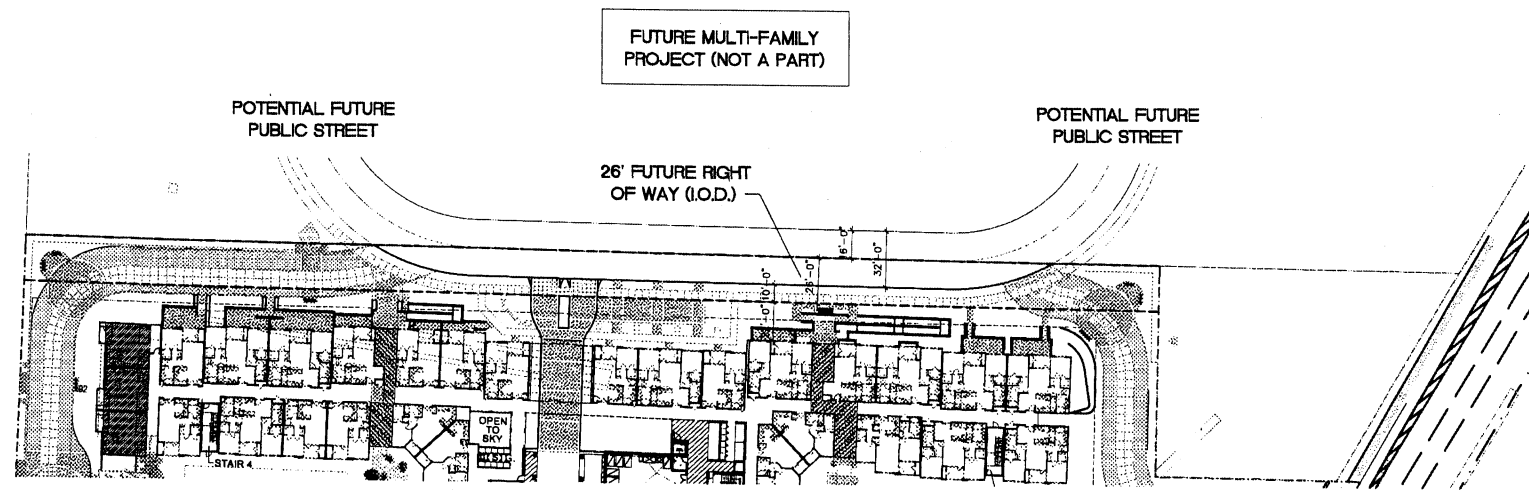
Bicycle Parking Required

| Unit | Use of | Qty. | % | Total |
|--------------|------------|-------------|-------------|-------------|
| 1 | 1 | 10 | 100% | 10 |
| 2 | 2 | 20 | 100% | 20 |
| 3 | 3 | 30 | 100% | 30 |
| 4 | 4 | 40 | 100% | 40 |
| 5 | 5 | 50 | 100% | 50 |
| 6 | 6 | 60 | 100% | 60 |
| 7 | 7 | 70 | 100% | 70 |
| 8 | 8 | 80 | 100% | 80 |
| 9 | 9 | 90 | 100% | 90 |
| 10 | 10 | 100 | 100% | 100 |
| Total | 100 | 1000 | 100% | 1000 |

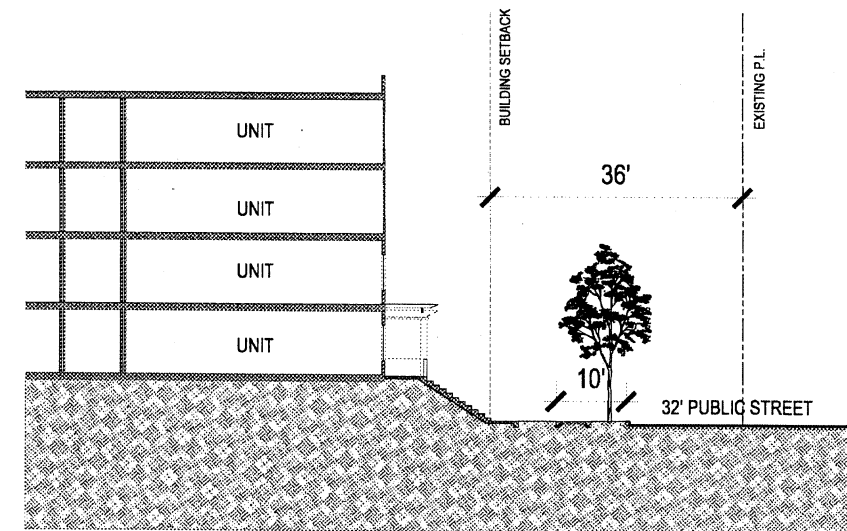


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 PROJECT ADDRESS: 6850 MISSION GORGE ROAD, SAN DIEGO, CA 92120
 PROJECT NAME: ARCHSTONE MISSION GORGE
 SHEET No. / TITLE: A1.0 COMPOSITE BUILDING & SITE PLAN
 REVISION 10: 07.03.08
 REVISION 9: 06.09.08
 REVISION 8: 05.06.08
 REVISION 7: 03.18.08
 REVISION 6: 02.06.08
 ORIGINAL DATE: 10.29.07

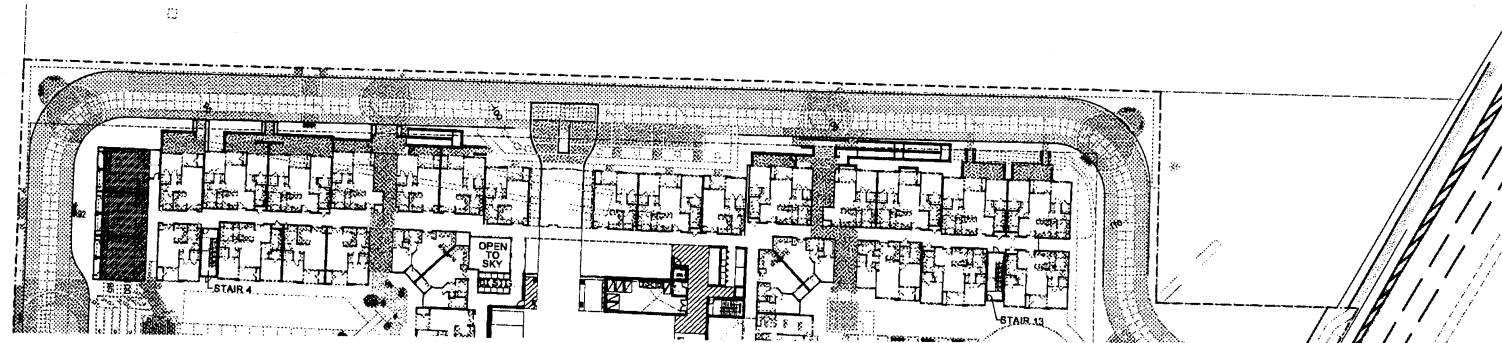




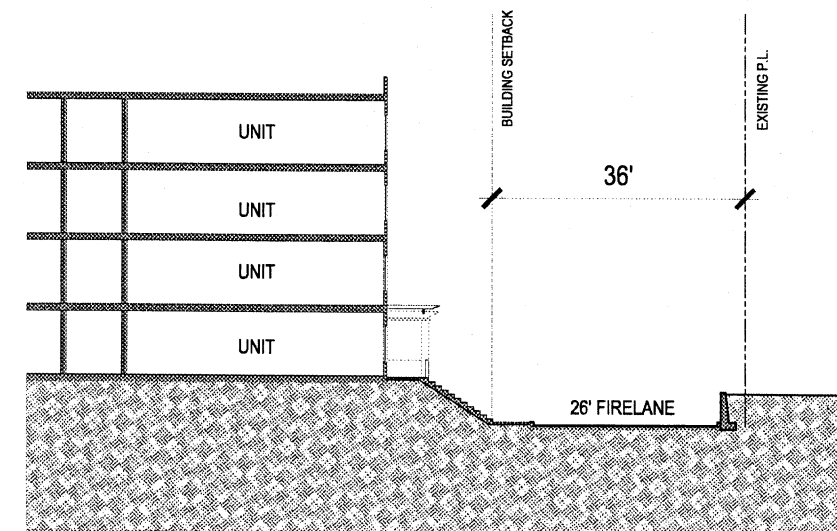
PHASE 2 PARTIAL PLAN - FUTURE CONDITION
SCALE: 1" = 40'



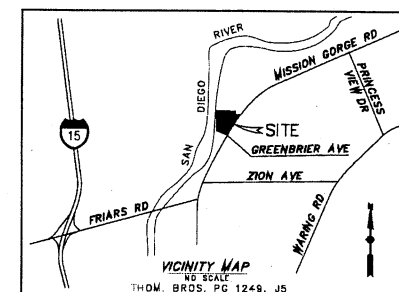
PHASE 2 SECTION
SCALE: 1" = 10'



PHASE 1 PARTIAL PLAN - EXISTING CONDITION
SCALE: 1" = 40'



PHASE 1 SECTION
SCALE: 1" = 10'



06-202 August 06, 2008

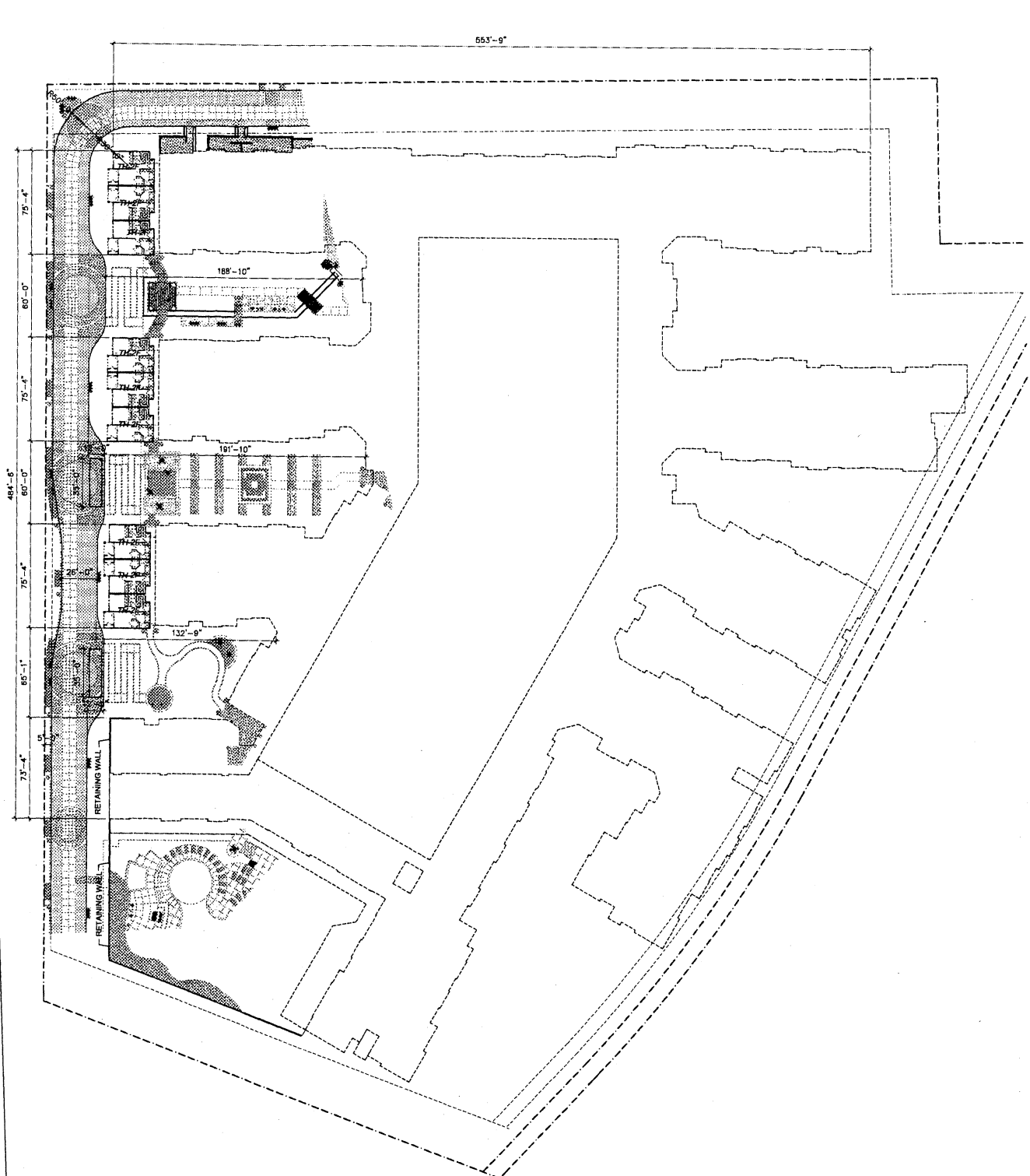


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MISSION GORGE
ARCHSTONE RESIDENTIAL

| | | | |
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| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 07.03.08 |
| SHEET No. / TITLE: | A1.1 | REVISION 4: | 06.09.08 |
| | PHASE 1 & PHASE 2 SITE PLANS / SECTIONS | REVISION 3: | 05.06.08 |
| | | REVISION 2: | 03.15.08 |
| | | REVISION 1: | 02.05.08 |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET | 2b OF 23 |
| | | DEP# | |

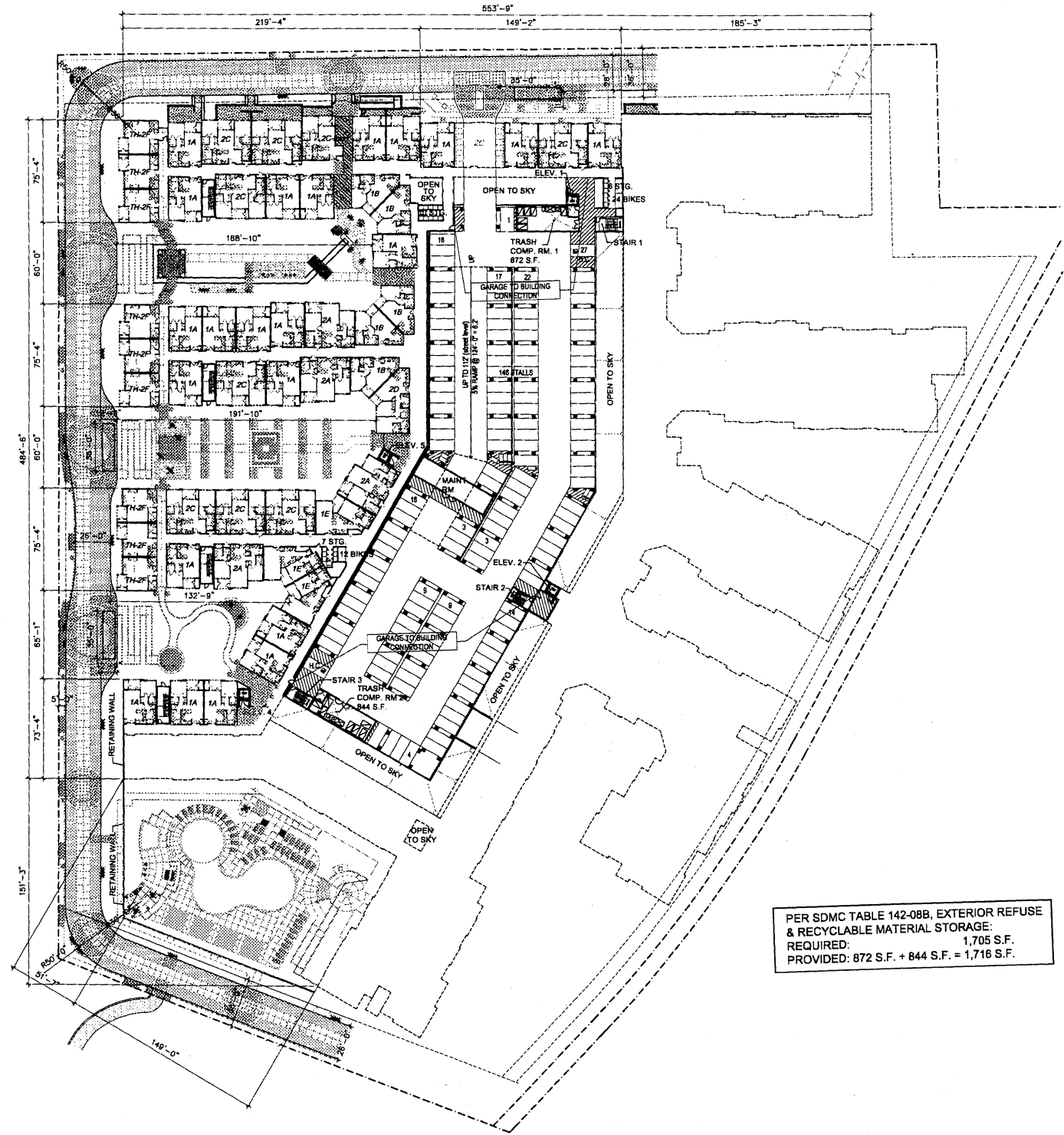


LOWEST LEVEL ELEVATION 92.0'

BUILDING LEVEL AT A GLANCE:
2- LEVEL TOWNHOME UNITS
ENTER ON LEVEL 102.0'

LEGEND

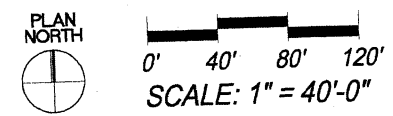
| | |
|--|---------------------------------|
| | BUILDING SET BACK |
| | EXISTING R.O.W |
| | FUTURE R.O.W./ PROPERTY LINE |
| | EXISTING CURB FACE |



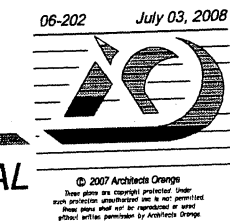
LOWER LEVEL ELEVATION 102.0'

BUILDING LEVEL AT A GLANCE:
UNIT COUNT: 53
PARKING: 146 (2 A.D.A. ACCESSIBLE)

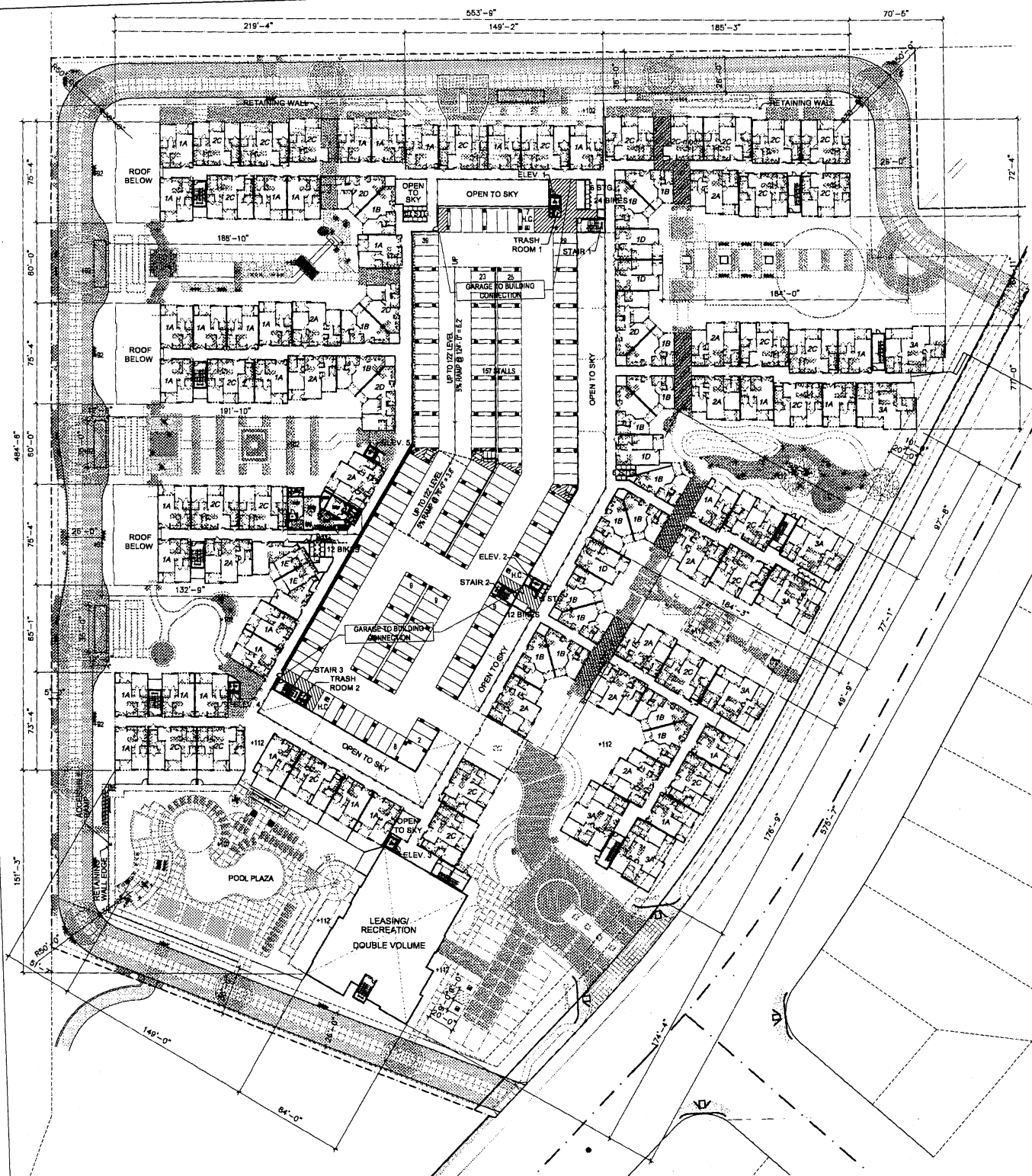
PER SDMC TABLE 142-08B, EXTERIOR REFUSE
& RECYCLABLE MATERIAL STORAGE:
REQUIRED: 1,705 S.F.
PROVIDED: 872 S.F. + 844 S.F. = 1,716 S.F.



| | | | |
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| 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: | A2.0 | REVISION 4: | 05.06.08 |
| | LOWEST & LOWER LEVEL FLOOR PLANS | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 03.18.08 |
| | | REVISION 1: | 02.06.08 |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET 3 OF 23 | |



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GROUND FLOOR/ STREET LEVEL ELEVATION 112.0'

BUILDING LEVEL AT A GLANCE:
 UNIT COUNT: 108
 PARKING: 157 (2 A.D.A. ACCESSIBLE)

LEGEND

- BUILDING SET BACK
- EXISTING R.O.W
- FUTURE R.O.W./ PROPERTY LINE
- EXISTING CURB FACE



2ND FLOOR LEVEL ELEVATION 122.0'

BUILDING LEVEL AT A GLANCE:
 UNIT COUNT: 107
 PARKING: 163 (2 A.D.A. ACCESSIBLE)

PLAN NORTH

SCALE: 1" = 40'-0"

| | | | |
|--------------------|---|--------------|----------|
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| PROJECT ADDRESS: | 6850 MISSION GORGE ROAD, SAN DIEGO, CA 92120 | REVISION 6: | 07.03.06 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.09.06 |
| SHEET No. / TITLE: | A2.1 | REVISION 4: | 05.06.06 |
| | 1st & 2nd FLOOR BUILDING PLANS | REVISION 3: | 03.16.06 |
| | | REVISION 2: | 02.06.06 |
| | | REVISION 1: | |

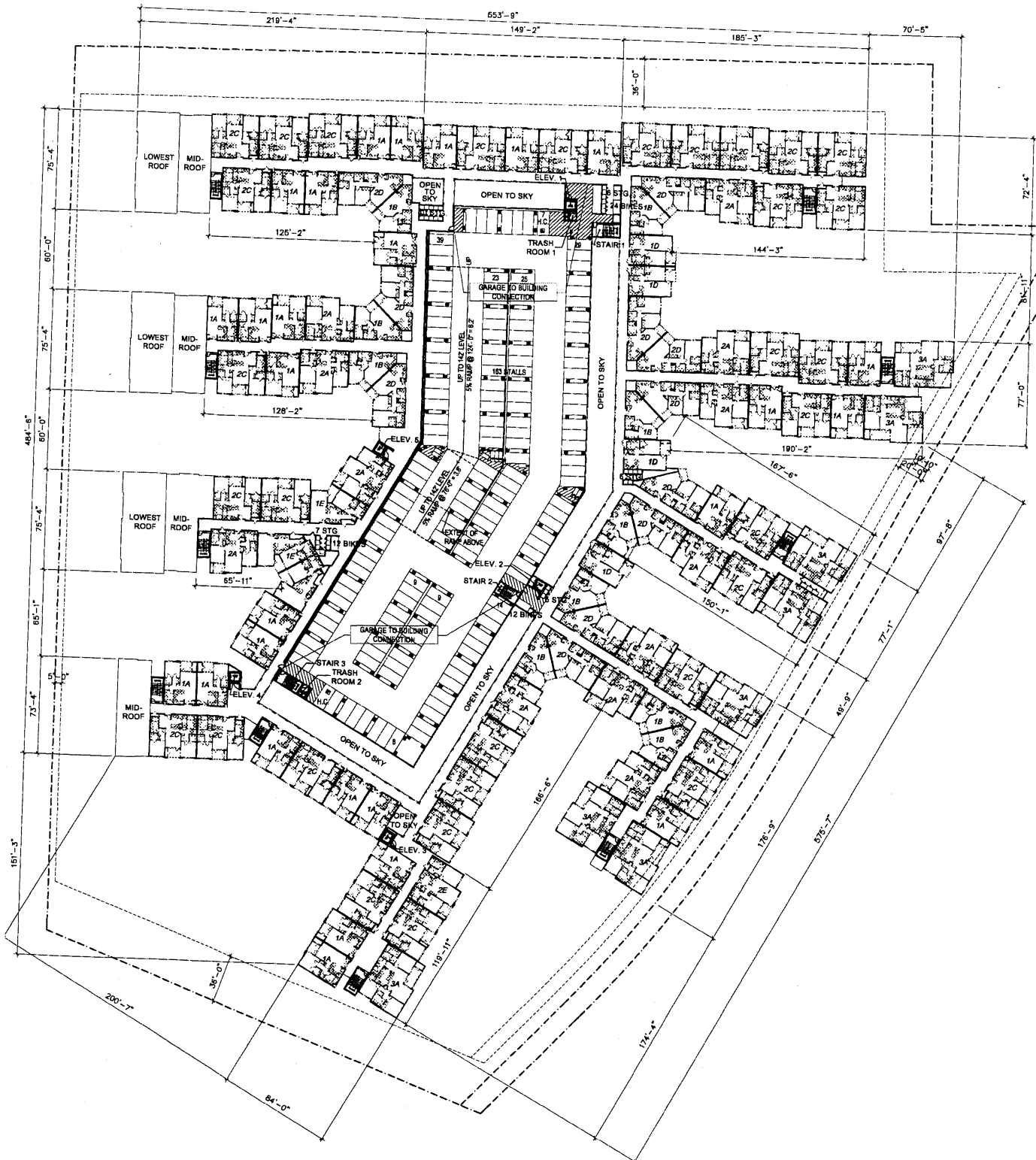
ORIGINAL DATE: 10.29.07

SHEET 4 OF 23

DEP#

06-202 August 06, 2008

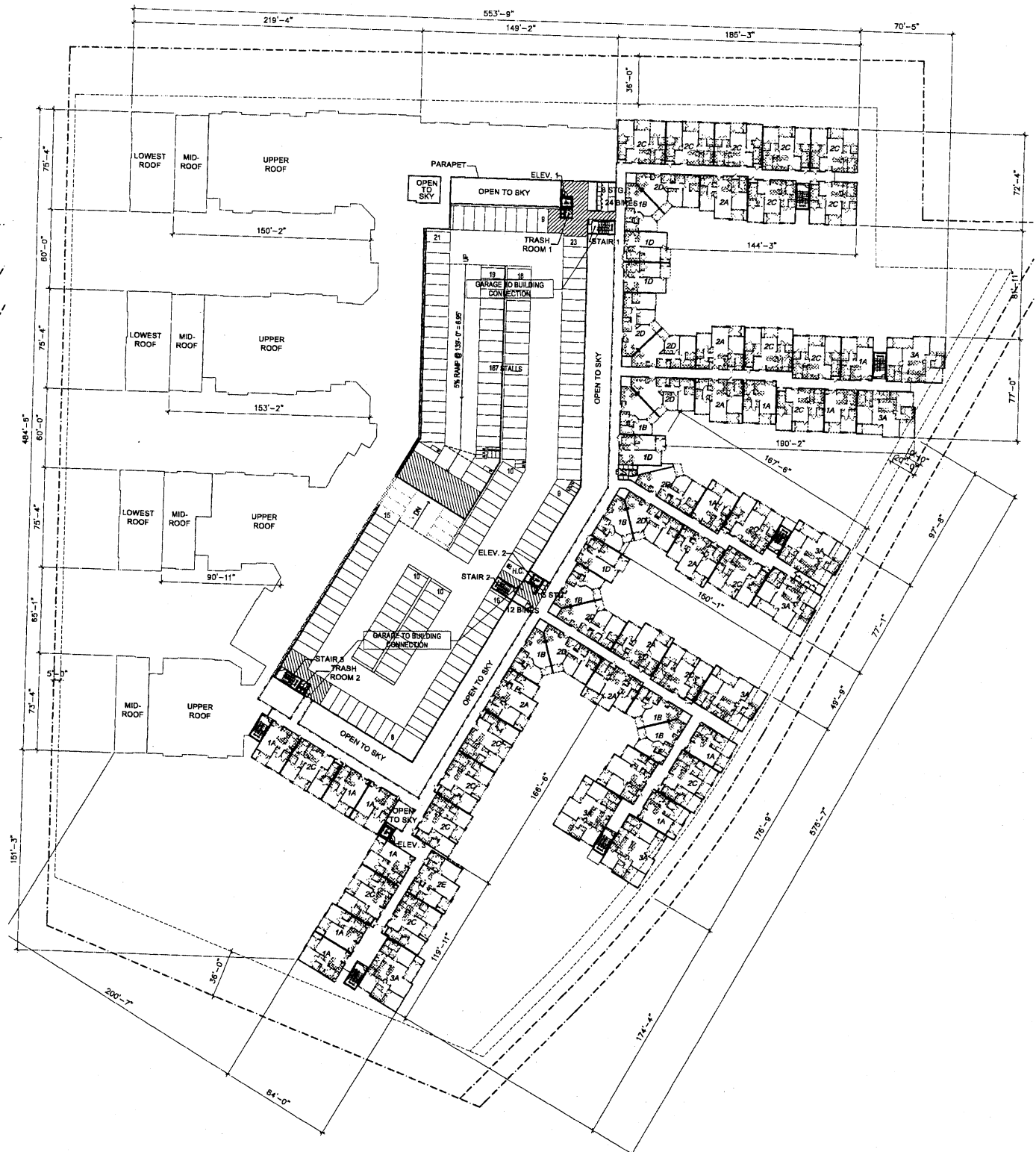
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3RD FLOOR LEVEL ELEVATION 132.0'

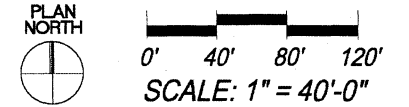
BUILDING LEVEL AT A GLANCE:
 UNIT COUNT: 108
 PARKING: 163 (2 A.D.A. ACCESSIBLE)

| LEGEND | |
|--------|------------------------------|
| | BUILDING SET BACK |
| | FUTURE R.O.W./ PROPERTY LINE |



4TH FLOOR LEVEL ELEVATION 142.0'

BUILDING LEVEL AT A GLANCE:
 UNIT COUNT: 68
 PARKING: 167 (1 A.D.A. ACCESSIBLE)



| | | | |
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| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.09.08 |
| SHEET No. / TITLE: | A2.2 3rd & 4th FLOOR BUILDING PLANS | REVISION 4: | 05.06.08 |
| | | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 02.06.08 |
| | | REVISION 1: | |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET | 5 of 23 |
| | | DEP# | |

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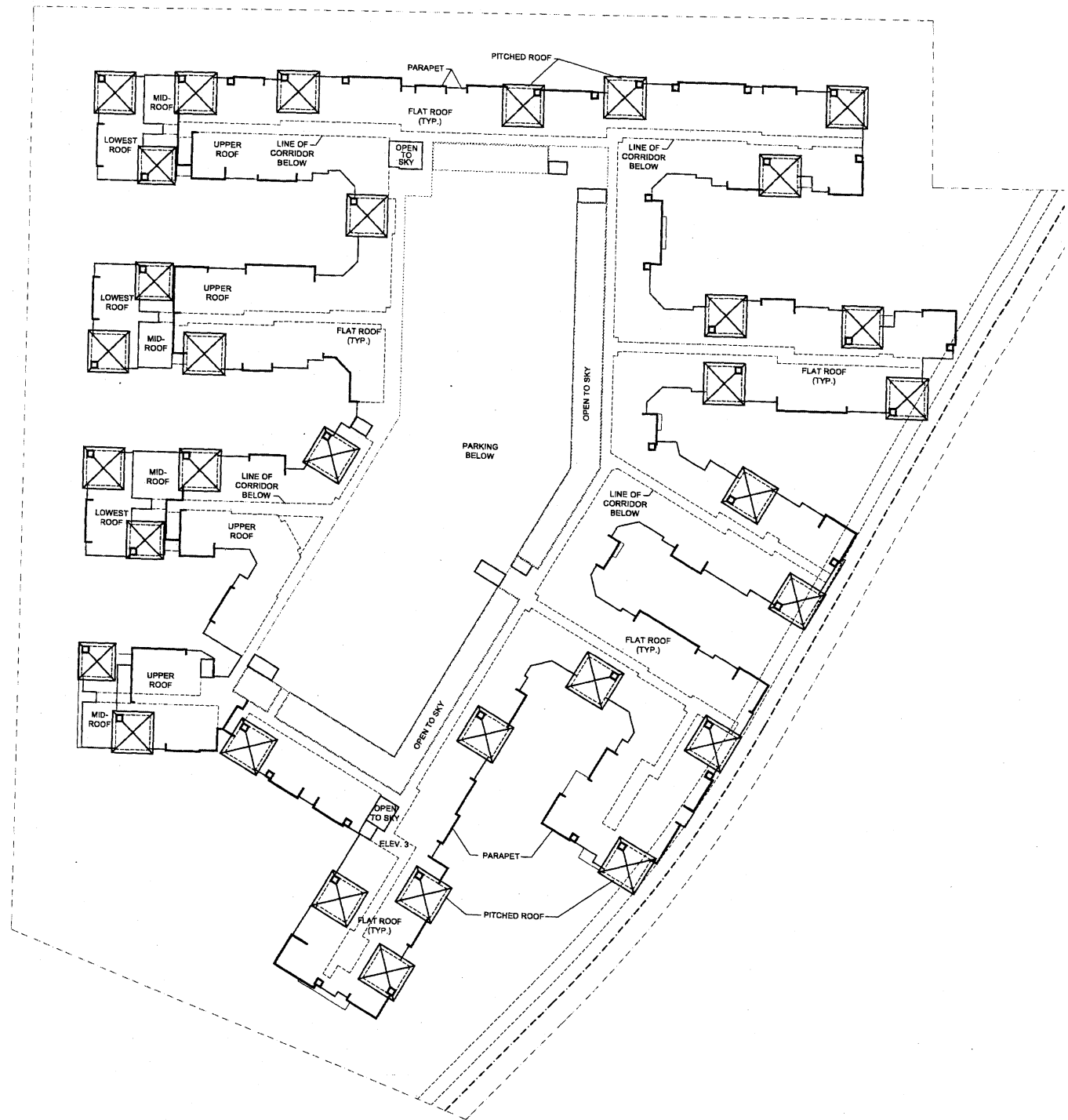


COMMON OPEN SPACE

REQUIRED: 11,100 S.F.
 PROVIDED: 62,701 S.F.

(COURTYARD SPACE OFF MISSION GORGE NOT INCLUDED: 27,770 S.F.)

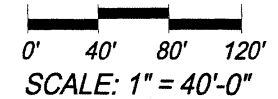
OPEN SPACE CALCULATIONS



ROOF PLAN ELEVATION 152.0'

LEGEND

- BUILDING SET BACK
- FUTURE R.O.W./ PROPERTY LINE



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06-202 July 03, 2008



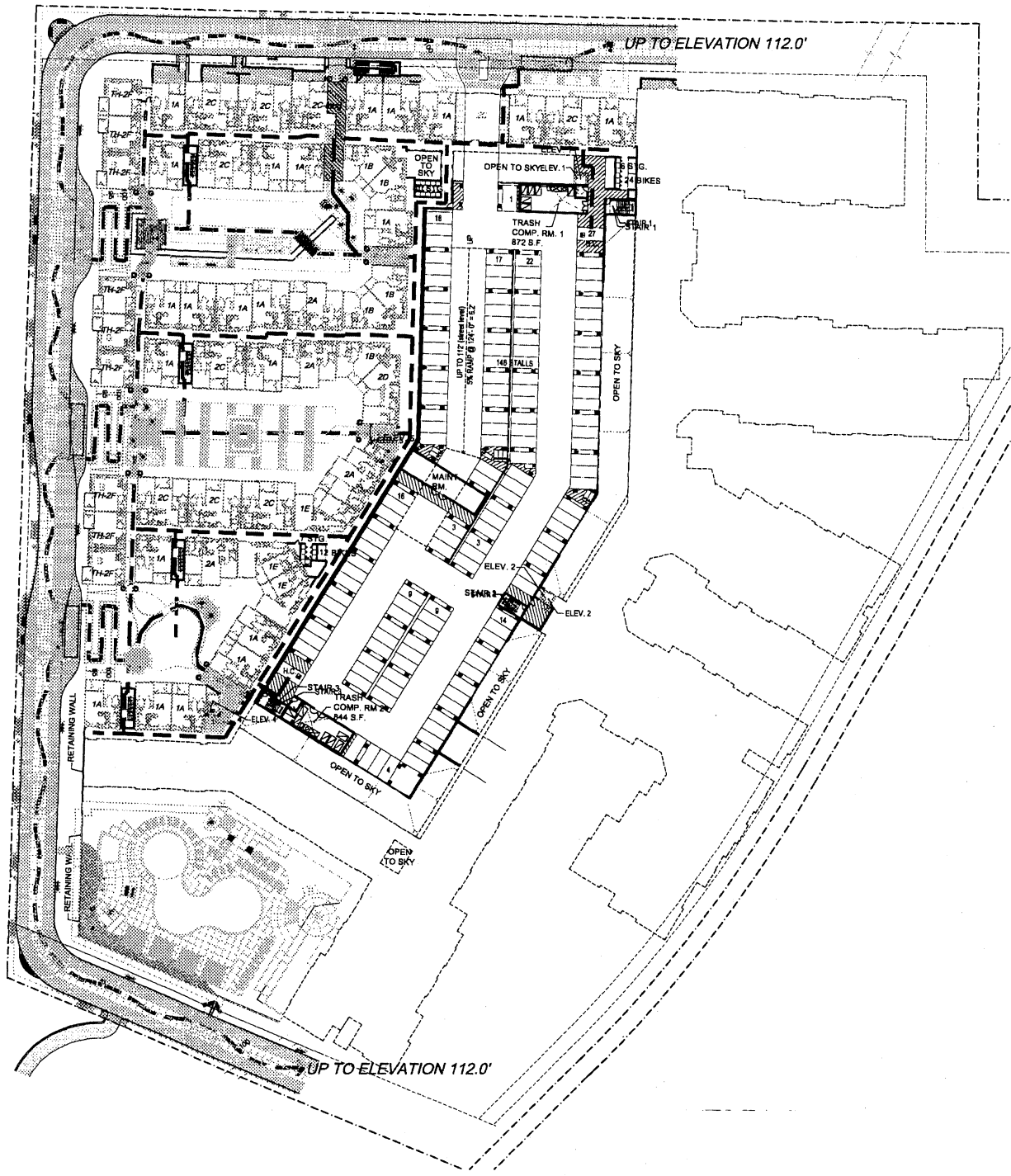
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| ADDRESS: | 144 N. ORANGE STREET ORANGE, CA 92866 | REVISION 8: | |
| PHONE #: | (714) 639-9860 | REVISION 7: | |
| PROJECT ADDRESS: | 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6: | 07.03.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.09.08 |
| SHEET No. / TITLE: | A2.3 ROOF PLAN & OPEN SPACE | REVISION 4: | 05.06.08 |
| | | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 02.06.08 |
| | | REVISION 1: | |

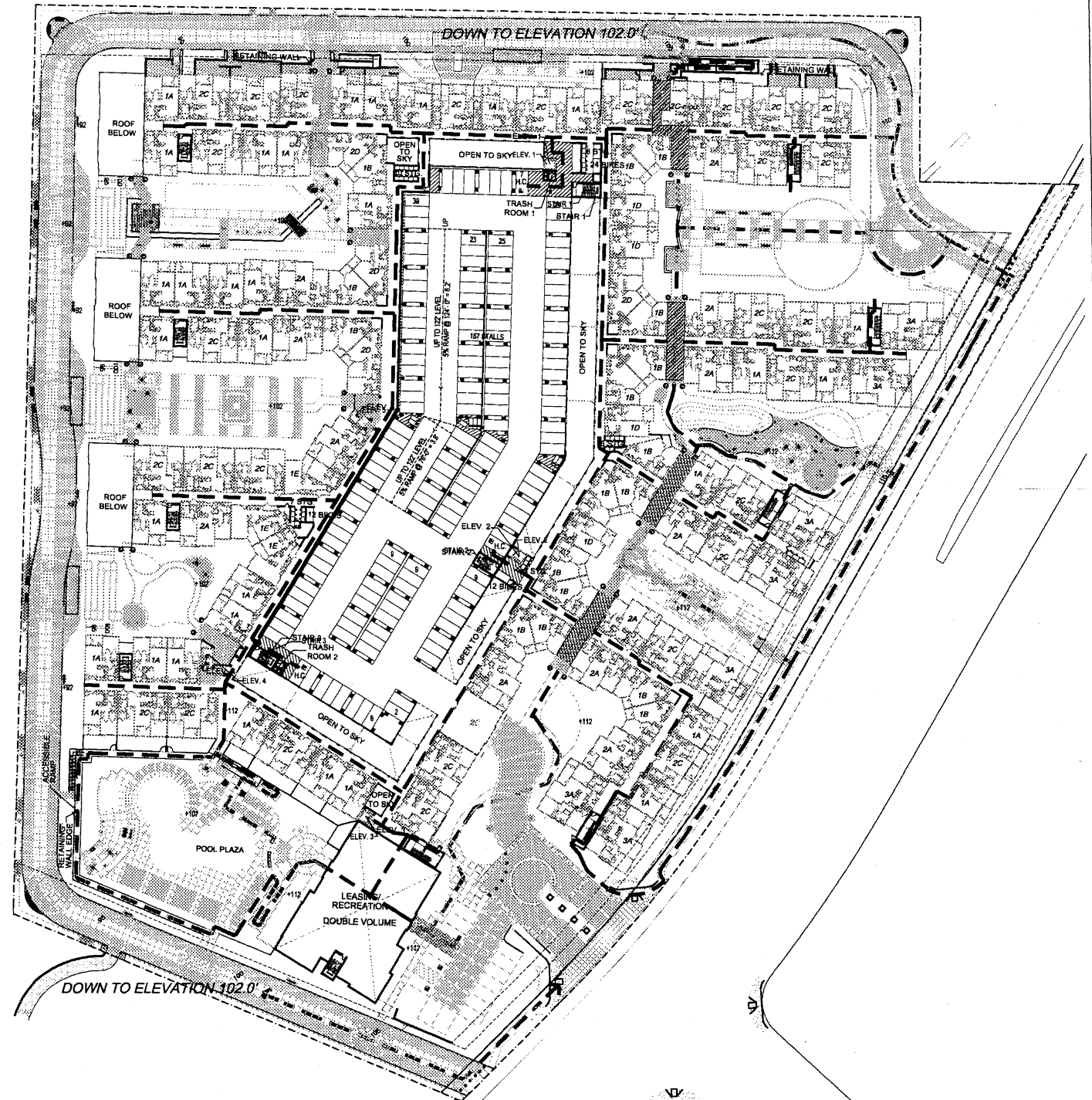
ORIGINAL DATE: 10.29.07

SHEET 6 OF 23

DEP#

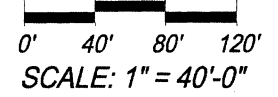


LOWER LEVEL ELEVATION 102.0'



UPPER LEVEL ELEVATION 112.0'

DISABLED ACCESSIBILITY PLANS



| | | | |
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| PHONE #: | (714) 639-9860 | REVISION 7: | |
| PROJECT ADDRESS: | 8850 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: | A3 DISABLED ACCESSIBILITY PLANS | REVISION 4: | 05.06.08 |
| | | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 02.06.08 |
| | | REVISION 1: | |

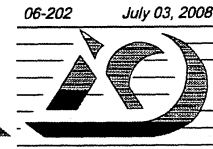
ORIGINAL DATE: 10.29.07

SHEET 7 OF 23

DEPR

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MISSION GORGE
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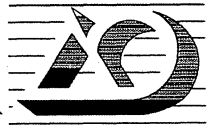


EAST ELEVATION (MISSION GORGE)

| MATERIALS AND FINISH LEGEND | |
|-----------------------------|------------------------|
| DESCRIPTION | |
| 1 | CONCRETE 18" ROOF TILE |
| 2 | DECORATIVE CORBELS |
| 3 | DECORATIVE FASCIA |
| 4 | PARAPET FASCIA DETAIL |
| 5 | PAINTED WINDOW TRIM |
| 6 | VINYL WINDOW |
| 7 | METAL AWNING |
| 8 | PAINTED METAL RAILING |
| 9 | TRELLIS |
| 10 | W.I. ENTRY GATE |
| 11 | W.I. FENCE |

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

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| | | | |
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| 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: | A4.0 BUILDING ELEVATIONS-EAST | REVISION 4: | 06.09.08 |
| | | REVISION 3: | 05.06.08 |
| | | REVISION 2: | 03.18.08 |
| | | REVISION 1: | 02.06.08 |

| | |
|----------------|----------|
| ORIGINAL DATE: | 10.29.07 |
| SHEET | 8 OF 23 |
| DEP# | |

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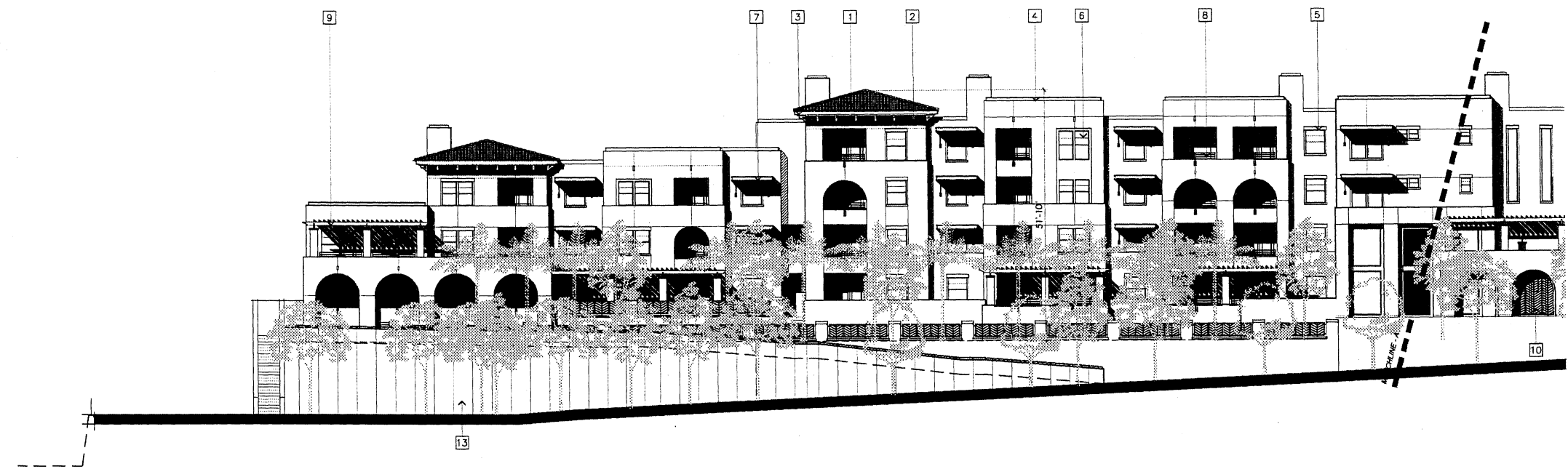
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MATERIALS AND FINISH LEGEND

DESCRIPTION

| | |
|----|-------------------------|
| 1 | CONCRETE "S" ROOF TILE |
| 2 | DECORATIVE CORBELS |
| 3 | DECORATIVE FASCIA |
| 4 | PARAPET FASCIA DETAIL |
| 5 | PAINTED WINDOW TRIM |
| 6 | VINYL WINDOW |
| 7 | METAL AWNING |
| 8 | PAINTED METAL RAILING |
| 9 | TRELLIS |
| 10 | W.I. ENTRY GATE |
| 11 | W.I. FENCE |
| 12 | F.D. ROOF ACCESS LADDER |
| 13 | RETAINING WALL |



SOUTH ELEVATION

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

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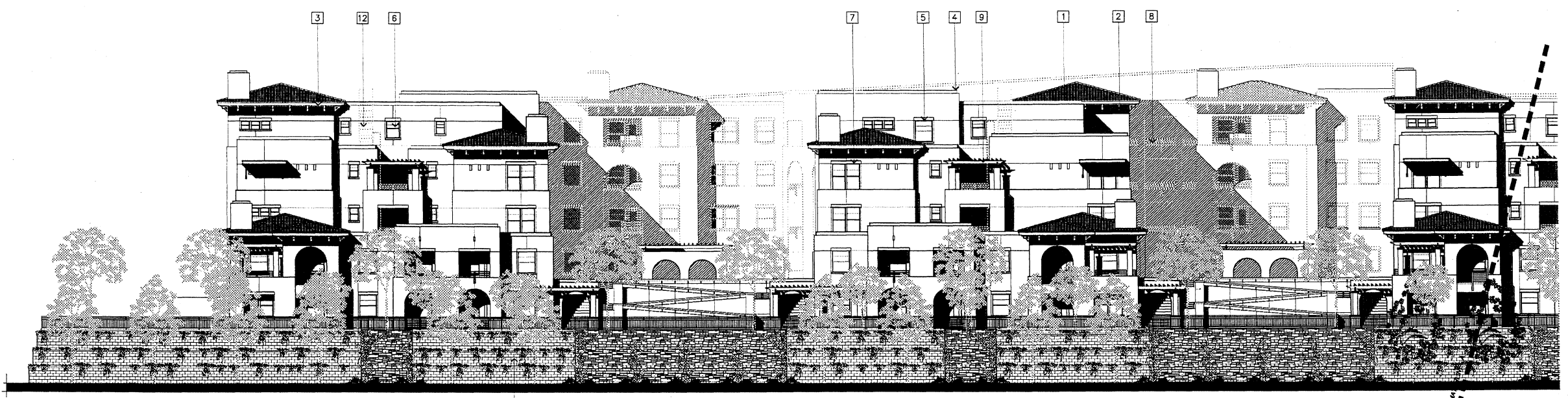
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| PHONE #: | (714) 639-9860 | REVISION 6: | |
| PROJECT ADDRESS: | 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 5: | 07.03.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 4: | 06.09.08 |
| SHEET No. / TITLE: | A4.1 BUILDING ELEVATIONS-SOUTH | REVISION 3: | 05.06.08 |
| | | REVISION 2: | 03.18.08 |
| | | REVISION 1: | 02.06.08 |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET | 9 OF 23 |
| | | DEP# | |

MATERIALS AND FINISH LEGEND

DESCRIPTION

- 1 CONCRETE 18" ROOF TILE
- 2 DECORATIVE CORBELS
- 3 DECORATIVE FASCIA
- 4 PARAPET FASCIA DETAIL
- 5 PAINTED WINDOW TRIM
- 6 VINYL WINDOW
- 7 METAL AWNING
- 8 PAINTED METAL RAILING
- 9 TRELLIS
- 10 W.I. ENTRY GATE
- 11 W.I. FENCE
- 12 F.D. ROOF ACCESS LADDER
- 13 RETAINING WALL



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

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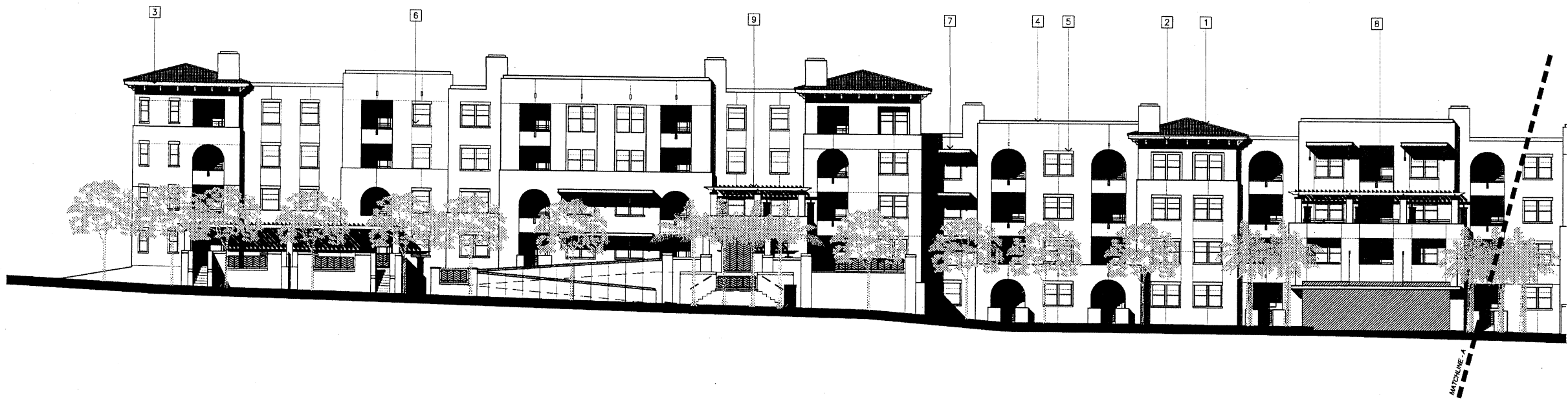
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| PHONE #: | (714) 639-9860 | REVISION 7: | |
| PROJECT ADDRESS: | 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6: | 07.03.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.09.08 |
| SHEET No. / TITLE: | A4.2 | REVISION 4: | 05.06.08 |
| | BUILDING ELEVATIONS-WEST | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 02.06.08 |
| | | REVISION 1: | |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET 10 OF 23 | |
| | | DEP# | |

MATERIALS AND FINISH LEGEND

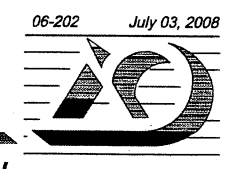
DESCRIPTION

| | |
|----|-------------------------|
| 1 | CONCRETE "S" ROOF TILE |
| 2 | DECORATIVE CORBELS |
| 3 | DECORATIVE FASCIA |
| 4 | PARAPET FASCIA DETAIL |
| 5 | PAINTED WINDOW TRIM |
| 6 | VINYL WINDOW |
| 7 | METAL AWNING |
| 8 | PAINTED METAL RAILING |
| 9 | TRELLIS |
| 10 | W.I. ENTRY GATE |
| 11 | W.I. FENCE |
| 12 | F.D. ROOF ACCESS LADDER |



NORTH ELEVATION

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

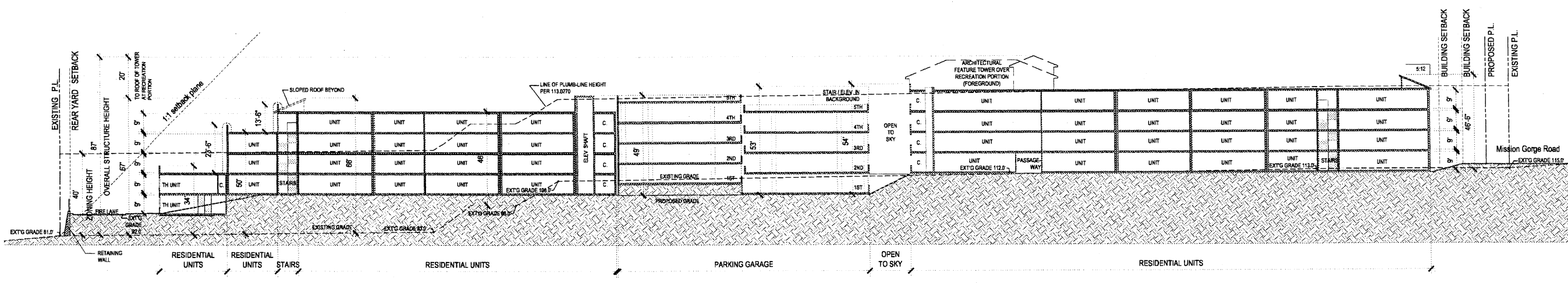


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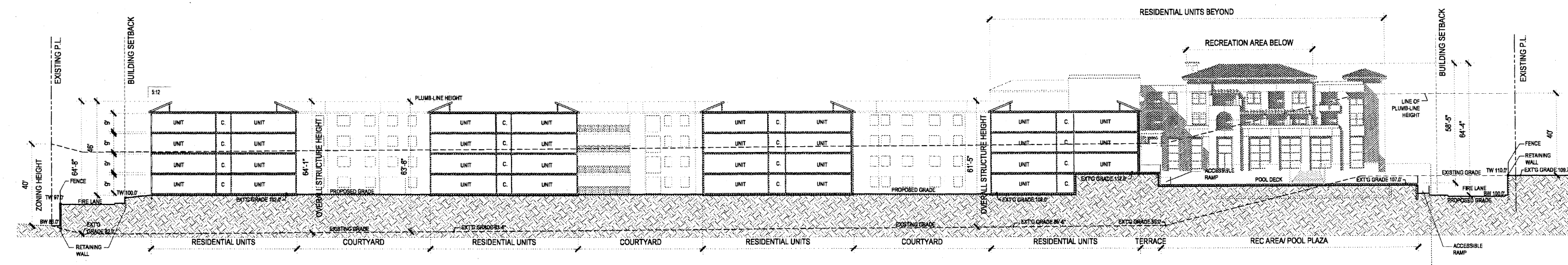
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| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.09.08 |
| SHEET No. / TITLE: | A4.3 BUILDING ELEVATIONS-NORTH | REVISION 4: | 06.06.08 |
| | | REVISION 3: | 05.06.08 |
| | | REVISION 2: | 03.18.08 |
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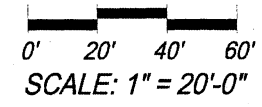
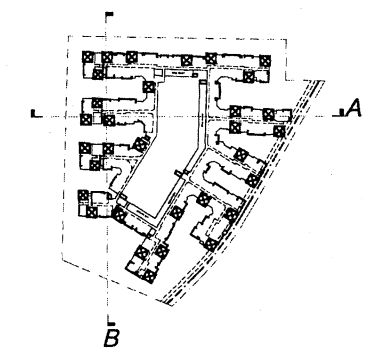


SECTION A



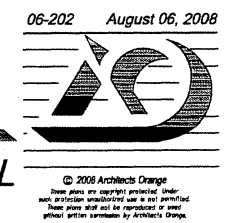
SECTION B

CONCEPTUAL BUILDING SECTIONS

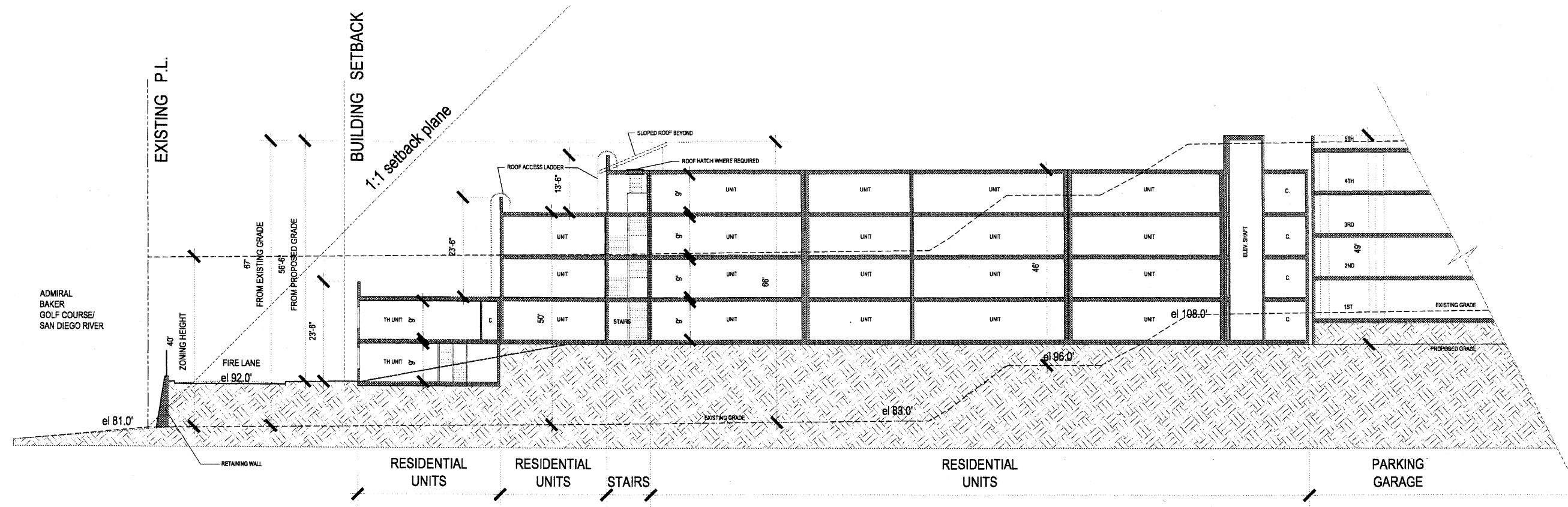


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| PROJECT ADDRESS: | 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6: | 08.06.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 07.03.08 |
| SHEET No. / TITLE: | A5.0 | REVISION 4: | 05.06.08 |
| | | REVISION 3: | 05.06.08 |
| | | REVISION 2: | 03.18.08 |
| | | REVISION 1: | 02.06.08 |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET 12 OF 23 | |
| | | DEPN: | |
| | | CONCEPTUAL BUILDING SECTIONS | |

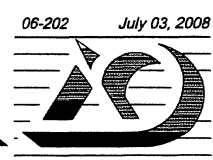
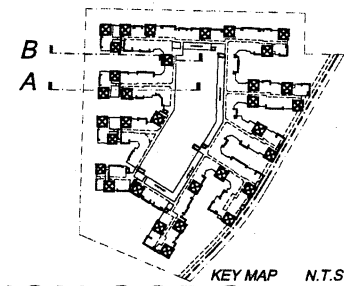


SECTION A



SECTION B

SECTION EXHIBIT FOR FIRE ACCESS TO WEST SIDE



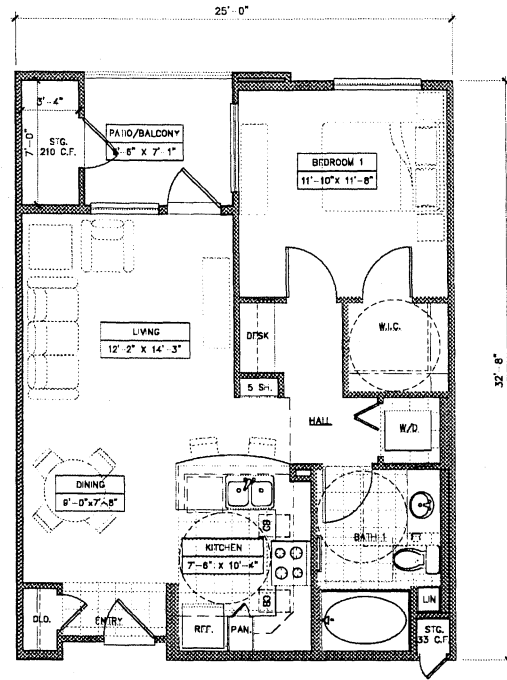
0' 10' 20' 30'
SCALE: 1" = 10'-0"

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| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.09.08 |
| SHEET No. / TITLE: | A5.1 | REVISION 4: | 05.06.08 |
| | | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 02.06.08 |
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| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET 13 OF 23 | |
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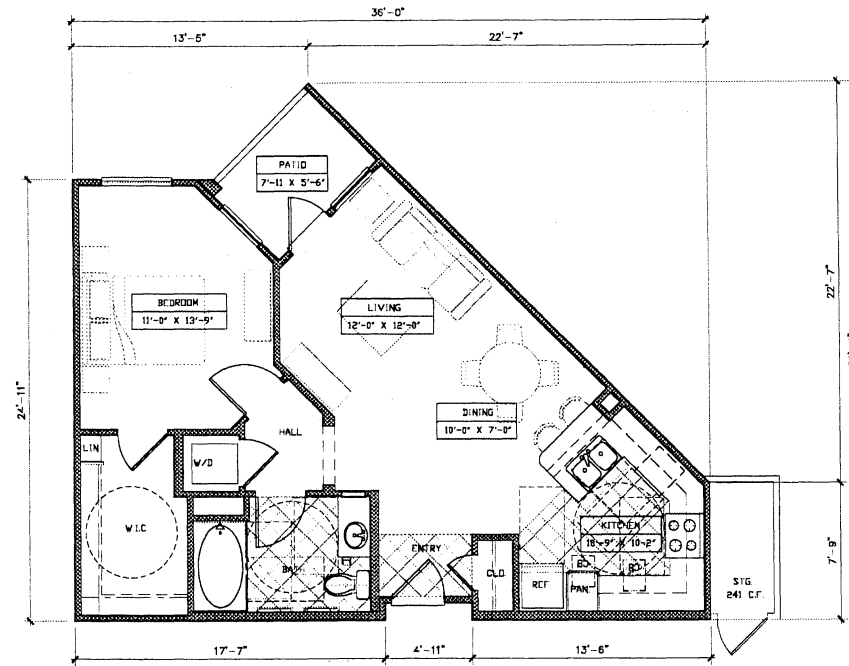
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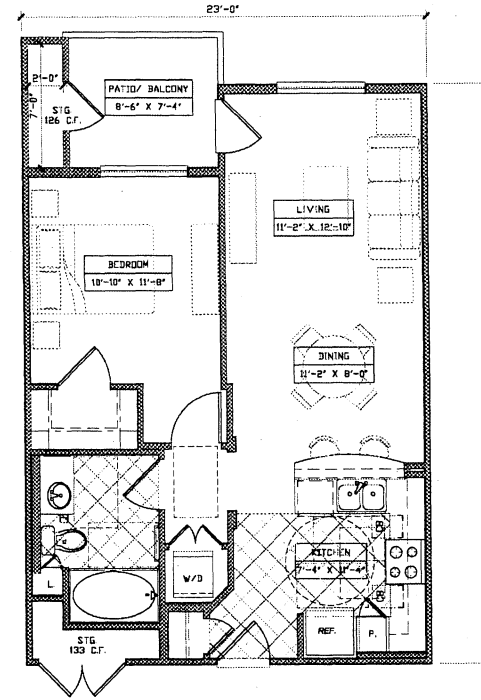
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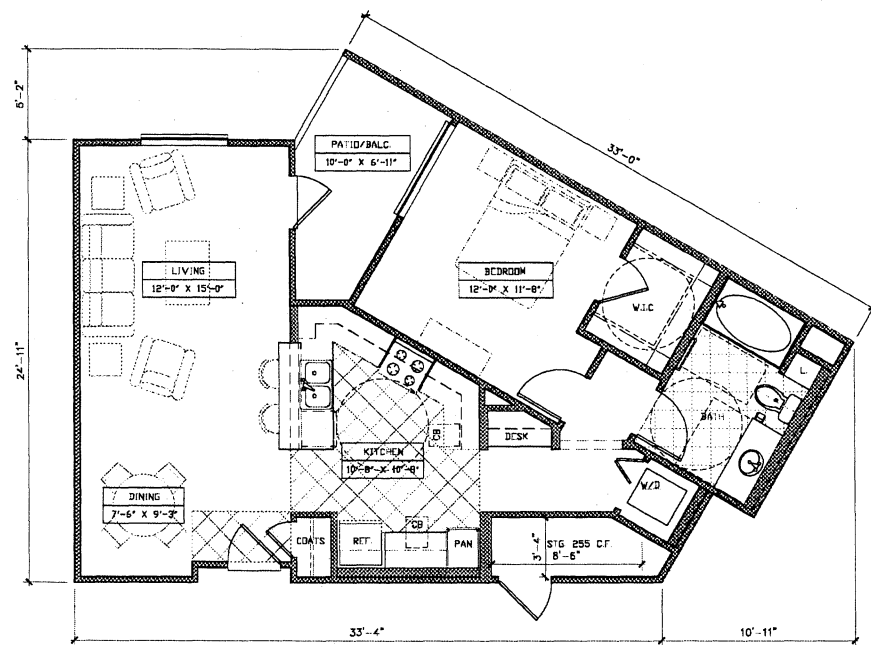
UNIT 1A
1 BEDROOM - 1 BATH
NET LEASABLE AREA: 723 SQ. FT.
PATIO/BALCONY: 61 SQ. FT. STORAGE: 243 CU. FT.



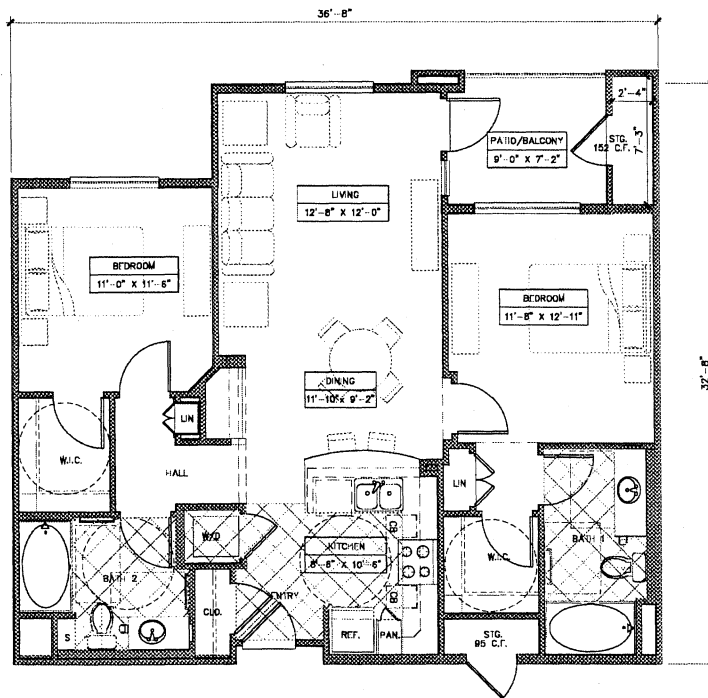
UNIT 1B
1 BEDROOM - 1 BATH
NET LEASABLE AREA: 726 SQ. FT.
PATIO/BALCONY: 46 SQ. FT. STORAGE: 241 CU. FT.



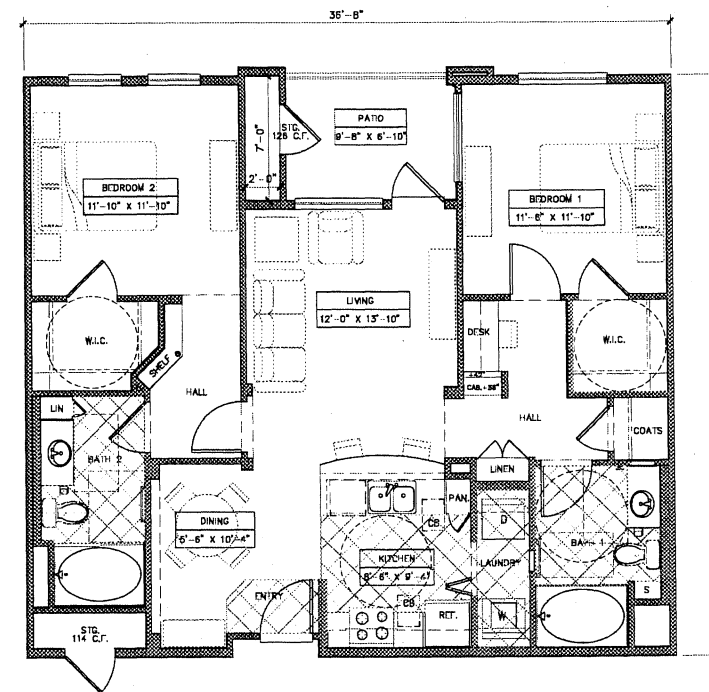
UNIT 1D
1 BEDROOM - 1 BATH
NET LEASABLE AREA: 681 SQ. FT.
PATIO/BALCONY: 62 SQ. FT. STORAGE: 259 CU. FT.



UNIT 1E
1 BEDROOM - 1 BATH
NET LEASABLE AREA: 837 SQ. FT.
PATIO/BALCONY: 75 SQ. FT. STORAGE: 255 CU. FT.



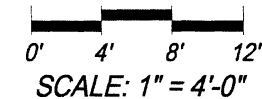
UNIT 2A
2 BEDROOM - 2 BATH
NET LEASABLE SQUARE FOOTAGE: 1037 SQ. FT.
PATIO/BALCONY: 64 SQ. FT. STORAGE: 247 CU. FT.



UNIT 2C
2 BEDROOM - 2 BATH
NET LEASABLE AREA: 1092 SQ. FT.
PATIO/BALCONY: 66 SQ. FT. STORAGE: 240 CU. FT.

| STORAGE - CUBIC FEET | | | | |
|----------------------|---------|-----------|------|---------|
| Unit | 7' Min. | STG. C.F. | Qty. | Total |
| 1A | Yes | 243 | 124 | 30,132 |
| 1B | Yes | 241 | 49 | 11,809 |
| 1D | Yes | 259 | 16 | 4,144 |
| 1E | Yes | 255 | 12 | 3,060 |
| 2C-mod | Yes | 240 | 2 | 480 |
| - | - | - | - | - |
| 2A | Yes | 247 | 48 | 11,856 |
| 2C | Yes | 240 | 117 | 28,080 |
| 2D | Yes | 241 | 35 | 8,435 |
| 2E | Yes | 241 | 2 | 482 |
| TH-2F | Yes | 252 | 9 | 2,268 |
| 3A | Yes | 252 | 30 | 7,560 |
| Avg | | 244 | 444 | 108,306 |

| ADDITIONAL STORAGE | | |
|-----------------------|------------|---------------|
| Location | Qty. | 93 C.F. |
| 1st Level (102) | 23 | 2,139 |
| 2nd Level (112) | 34 | 3,162 |
| 3rd Level (122) | 34 | 3,162 |
| 4th Level (132) | 34 | 3,162 |
| 5th Level (142) | 17 | 1,581 |
| Total Provided | 142 | 13,206 |



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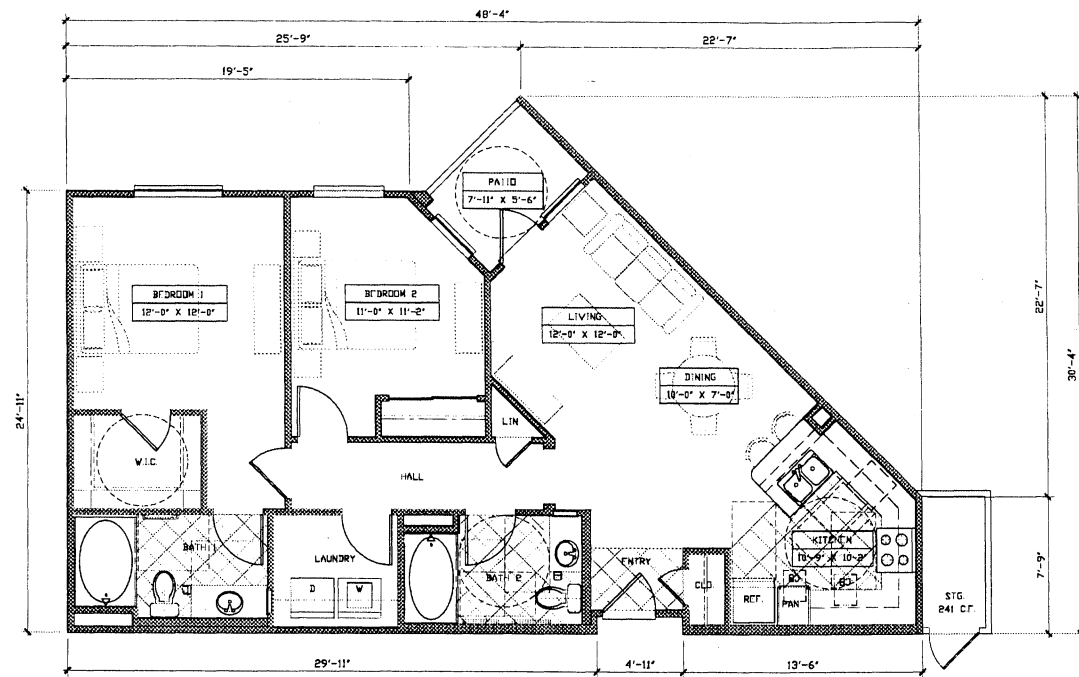
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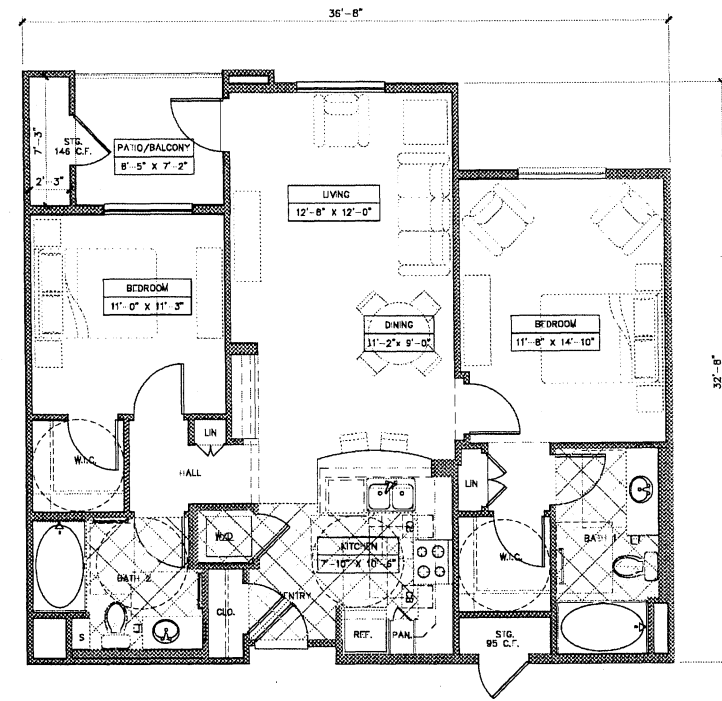
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| PHONE #: | (714) 639-9860 | REVISION 7: | |
| PROJECT ADDRESS: | 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6: | 07.03.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.09.08 |
| SHEET No. / TITLE: | A6.0 | REVISION 4: | 05.06.08 |
| | TYPICAL DWELLING UNIT PLANS | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 02.06.08 |

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| ORIGINAL DATE: | 10.29.07 |
| SHEET | 14 OF 23 |

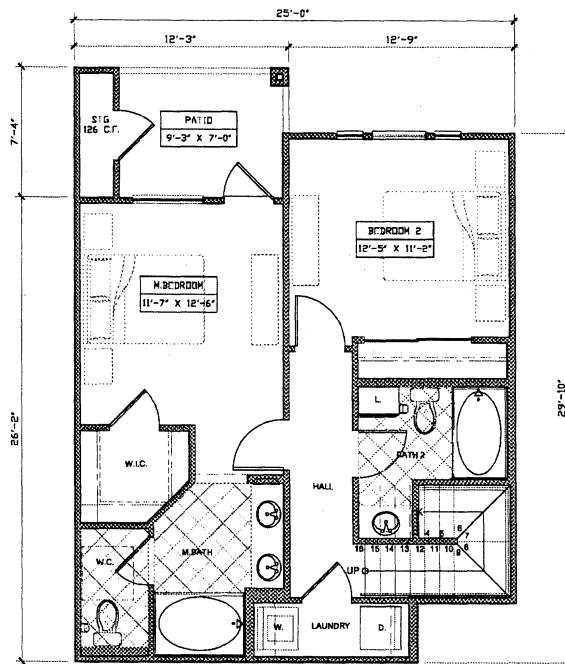
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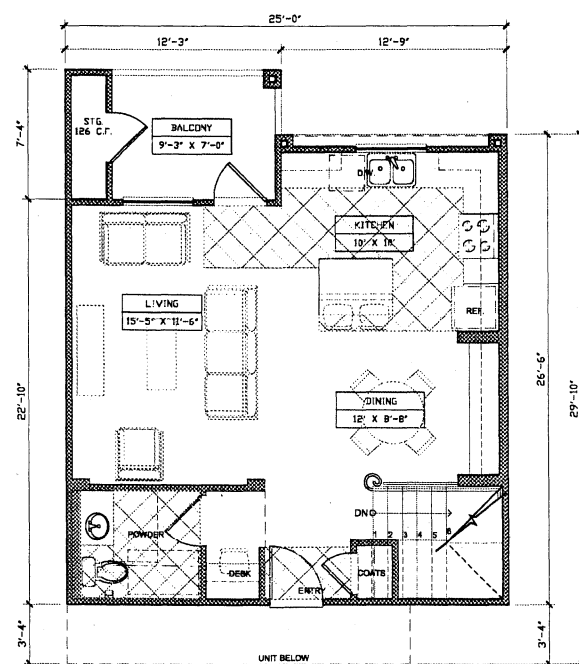
UNIT 2D
 2 BEDROOM - 2 BATH
 NET LEASABLE AREA: 1,033 SQ. FT.
 PATIO/BALCONY: 46 SQ. FT. STORAGE: 241 CU. FT.



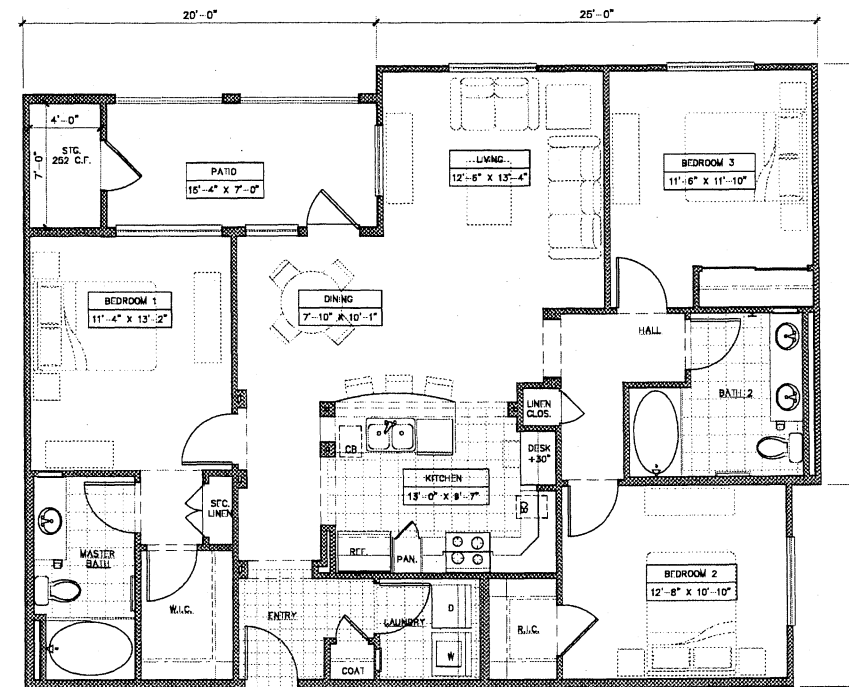
UNIT 2E
 2 BEDROOM - 2 BATH
 NET LEASABLE AREA: 1043 SQ. FT.
 PATIO/BALCONY: 60 SQ. FT. STORAGE: 241 CU. FT.



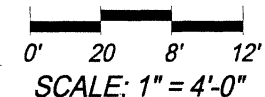
UNIT TH-2F
 LOWER LEVEL
 2 BEDROOM - 2.5 BATH
 NET LEASABLE AREA: 636 SQ. FT.
 PATIO: 64 SQ. FT. STORAGE: 126 CU. FT.



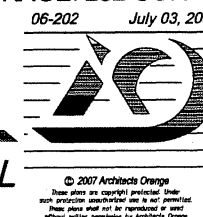
UNIT TH-2F
 SECOND FLOOR - ENTRY LEVEL
 2 BEDROOM - 2.5 BATH
 NET LEASABLE AREA: 610 SQ. FT.
 TOTAL NET LEASABLE AREA: 1,246 SQ. FT.
 PATIO: 64 SQ. FT. BALCONY: 64 SQ. FT.
 TOTAL STORAGE: 252 CU. FT.



UNIT 3A
 3 BEDROOM - 2 BATH
 NET LEASABLE AREA: 1374 SQ. FT.
 PATIO/BALCONY: 108 SQ. FT. STORAGE: 252 CU. FT.



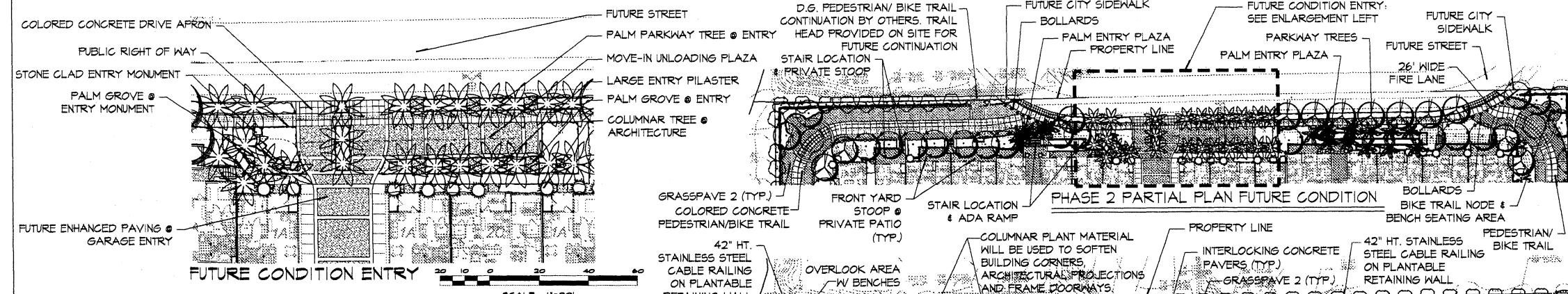
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| PROJECT ADDRESS: | 8850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 6: | 07.03.08 |
| PROJECT NAME: | ARCHSTONE MISSION GORGE | REVISION 5: | 06.09.08 |
| SHEET No. / TITLE: | A6.1 | REVISION 4: | 05.06.08 |
| | TYPICAL DWELLING UNIT PLANS | REVISION 3: | 03.18.08 |
| | | REVISION 2: | 02.06.08 |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET 15 OF 23 | |
| | | DEPN: | |



06-202 July 03, 2008
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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. Includes a note: SEE TYPICAL PLANTING DESIGN ON SHEET L1.3 FOR PLANTING DESIGN INTENT.

Table listing trees and shrubs with botanical names and quantities. Includes sections for TREES and SHRUBS & GROUNDCOVERS.

Table listing shrubs and groundcovers with botanical names and quantities.

Table listing native riparian plants and screening shrubs with botanical names and quantities.

NATIVE COURT: CEANOthus CONCHA / GAL. MOUNTAIN LILAC, MIMULUS aurantiacus / BUSH MONKEY FLOWER, SALIX GOODINGII / BLACK WILLOW.

GRASSPAVES / OVERPLANTED WITH MARATHON III TURF (SOD). APPROVAL SUBJECT TO MEETING THE REQUIREMENTS IN FIRE DEPARTMENT POLICY A-96-94 MODIFIED ROADWAY SURFACE.

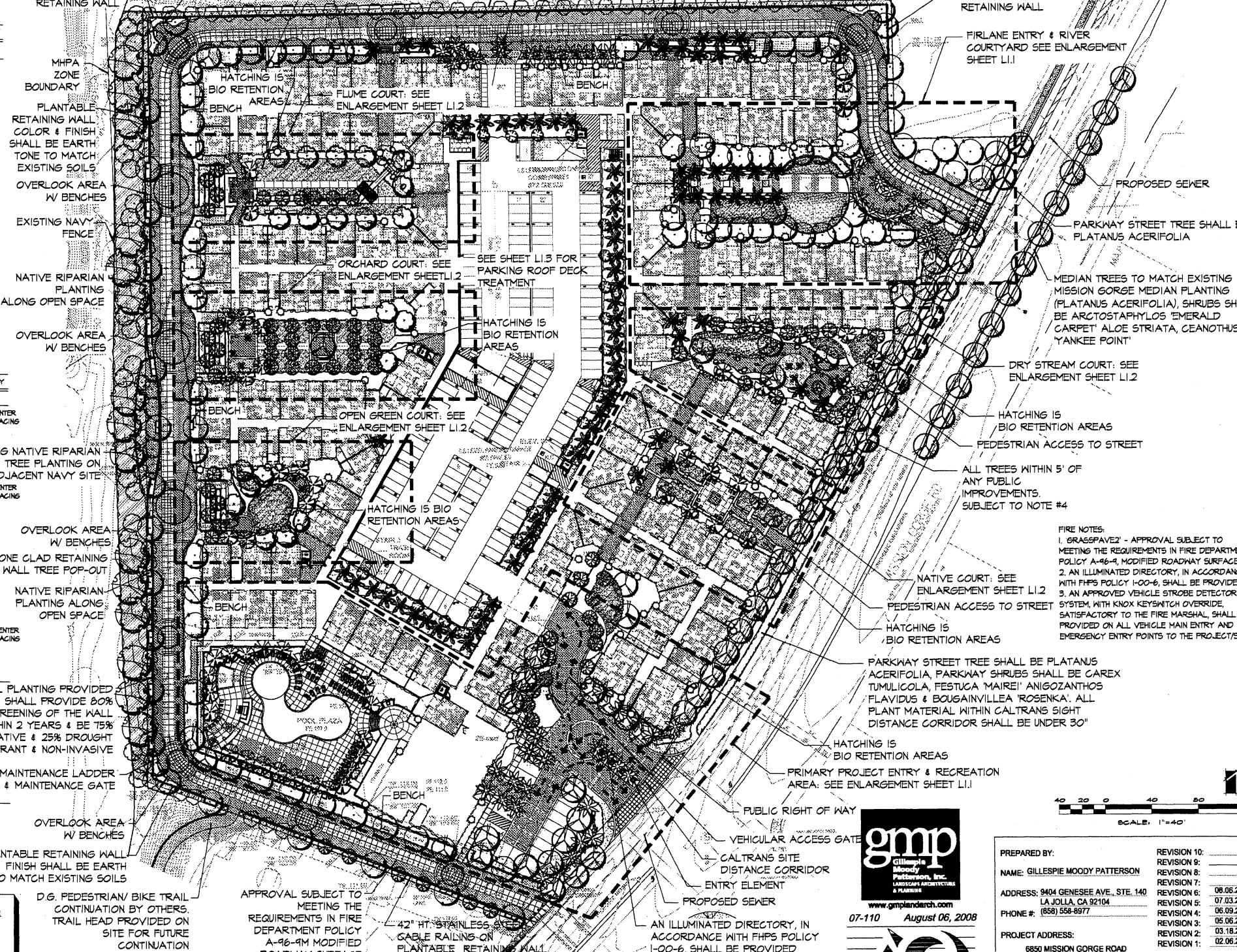
NOTE: ALL INVASIVE PLANT SPECIES SHALL BE REMOVED FROM SITE PRIOR TO LANDSCAPE CONSTRUCTION.

NATIVE RIPARIAN PLANTING ALONG OPEN SPACE: POPULUS fremontii / COTTONWOOD, SALIX GOODINGII / BLACK WILLOW.

NATIVE SHRUB PLANTING: ACHILLEA millefolium / YARROW, BACCHARIS salicifolia / MULE-FAT, HETEROMELES arbutifolia / TOYON, RIBES integrifolia / LEONADE BERRY, SALVIA mellifera / BLACK SAGE.

NOTE: ALL PROPOSED PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PROJECT BIOLOGIST. PLANT LIST MAY BE MODIFIED BASED ON RECOMMENDATIONS: 80% SCREENING OF WALL WITHIN 2 YEARS.

MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENT / MINIMUM DISTANCE TO STREET TREE, TRAFFIC SIGNALS (5TOP SIGN) - 20 FEET, UNDERGROUND UTILITY LINES - 5 FEET, ABOVE GROUND UTILITY STRUCTURES - 10 FEET, DRIVEWAY ENTRIES - 10 FEET, INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET, SEWER LINES - 10 FEET.



FIRE NOTES: 1. GRASSPAVEZ - APPROVAL SUBJECT TO MEETING THE REQUIREMENTS IN FIRE DEPARTMENT POLICY A-96-94, MODIFIED ROADWAY SURFACE. 2. AN ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY 1-00-6, SHALL BE PROVIDED. 3. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECTS.

PARKWAY STREET TREE SHALL BE PLATANUS ACERIFOLIA. PARKWAY SHRUBS SHALL BE CAREX TUMULICOLA, FESTUCA MAIREI, ANISOZANTHOS FLAVIDUS & BOUGAINVILLEA ROSENKA. ALL PLANT MATERIAL WITHIN CALTRANS SIGHT DISTANCE CORRIDOR SHALL BE UNDER 30'.

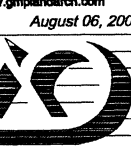
HATCHING IS BIO RETENTION AREAS. PEDESTRIAN ACCESS TO STREET. ALL TREES WITHIN 5' OF ANY PUBLIC IMPROVEMENTS, SUBJECT TO NOTE #4.

NATIVE COURT: SEE ENLARGEMENT SHEET L1.2. PEDESTRIAN ACCESS TO STREET. HATCHING IS BIO RETENTION AREAS.

PARKWAY STREET TREE SHALL BE PLATANUS ACERIFOLIA. PARKWAY SHRUBS SHALL BE CAREX TUMULICOLA, FESTUCA MAIREI, ANISOZANTHOS FLAVIDUS & BOUGAINVILLEA ROSENKA. ALL PLANT MATERIAL WITHIN CALTRANS SIGHT DISTANCE CORRIDOR SHALL BE UNDER 30'.

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PROJECT ADDRESS: 6850 MISSION GORGE ROAD, SAN DIEGO, CA 92120. PROJECT NAME: ARCHSTONE MISSION GORGE. SHEET No. / TITLE: L10 - LANDSCAPE DEVELOPMENT PLAN.



SUMMARY OF LANDSCAPE CALCULATIONS

MULTIPLE DWELLING UNIT DEVELOPMENT IN ALL ZONES

STREET YARD:

TOTAL AREA 33,993 S.F.
 PLANTING AREA REQUIRED 26,997 S.F. PROVIDED 26,711 S.F. EXCESS AREA PROVIDED -
 PLANTING POINTS REQUIRED 2700 S.F. PROVIDED 3650 S.F. EXCESS POINTS PROVIDED 950
 PLANTING AREA AS HARDSCAPE 286 S.F. POINTS ACHIEVED THROUGH TREES 3650
 PLANTING AREA ALLOWABLE AS HARDSCAPE 5399 S.F.

REMAINING YARD:

NUMBER OF BUILDINGS = 2
 NUMBER OF TREES REQUIRED 6 PROVIDED 247

NOTE:
 ONE 24-INCH BOX TREE SHALL BE PLANTED ON EACH SIDE AND IN THE REAR OF EACH BUILDING 142.0404.

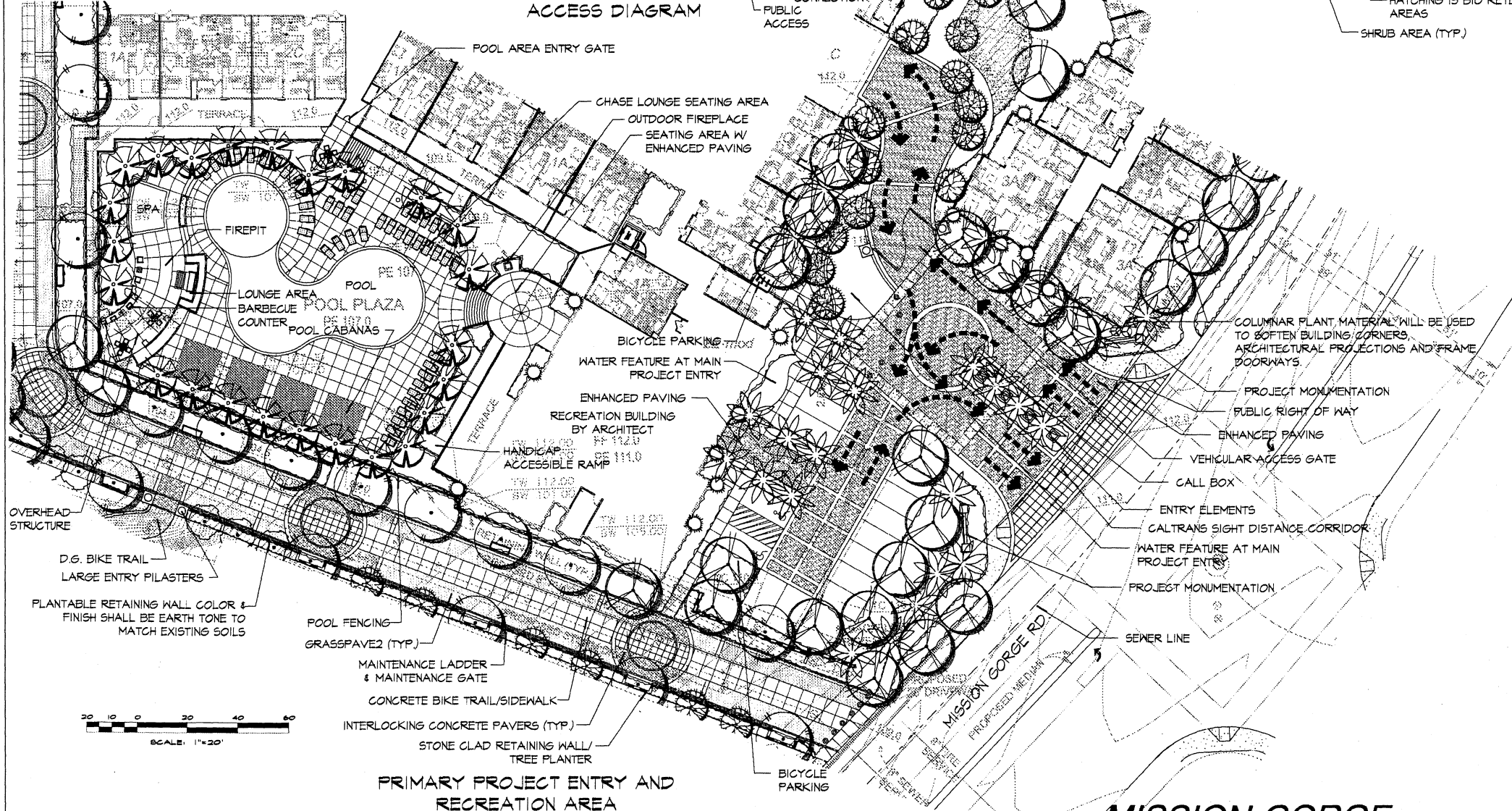
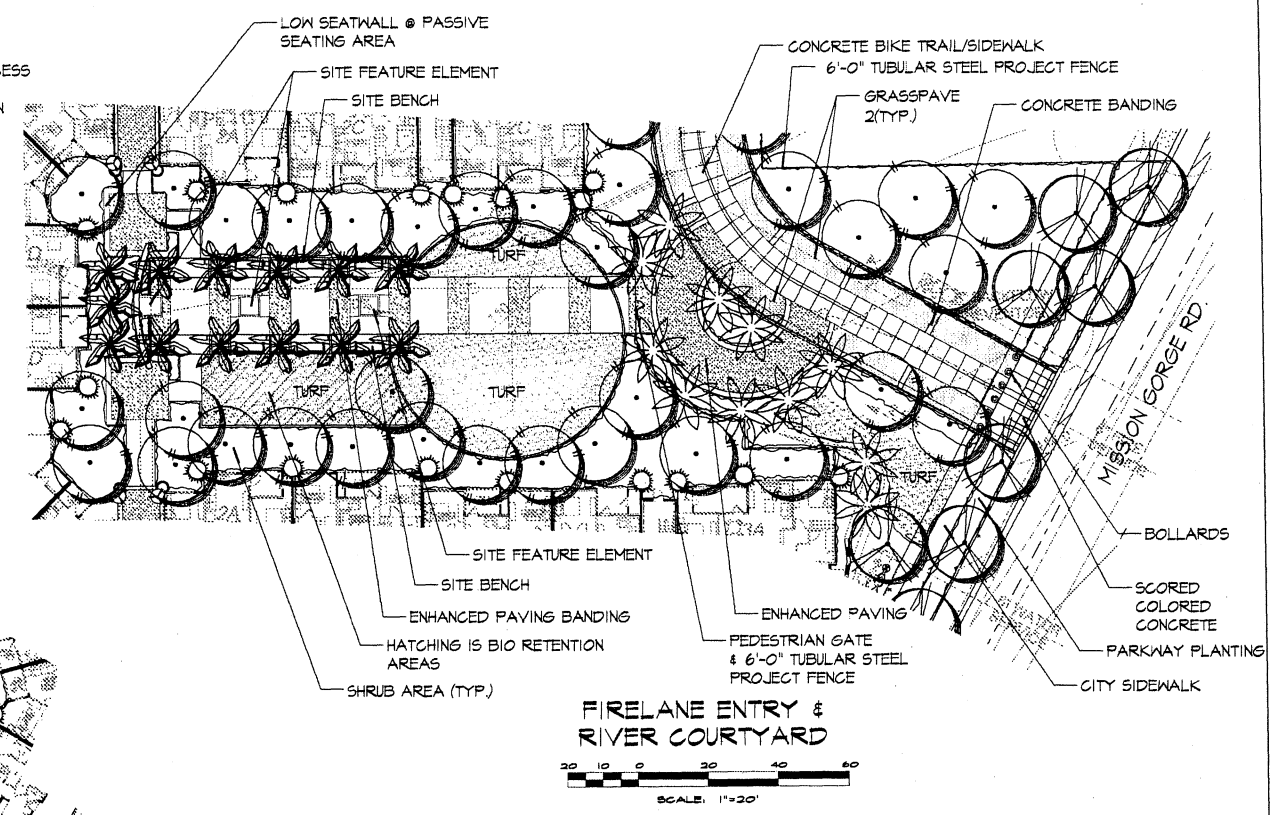
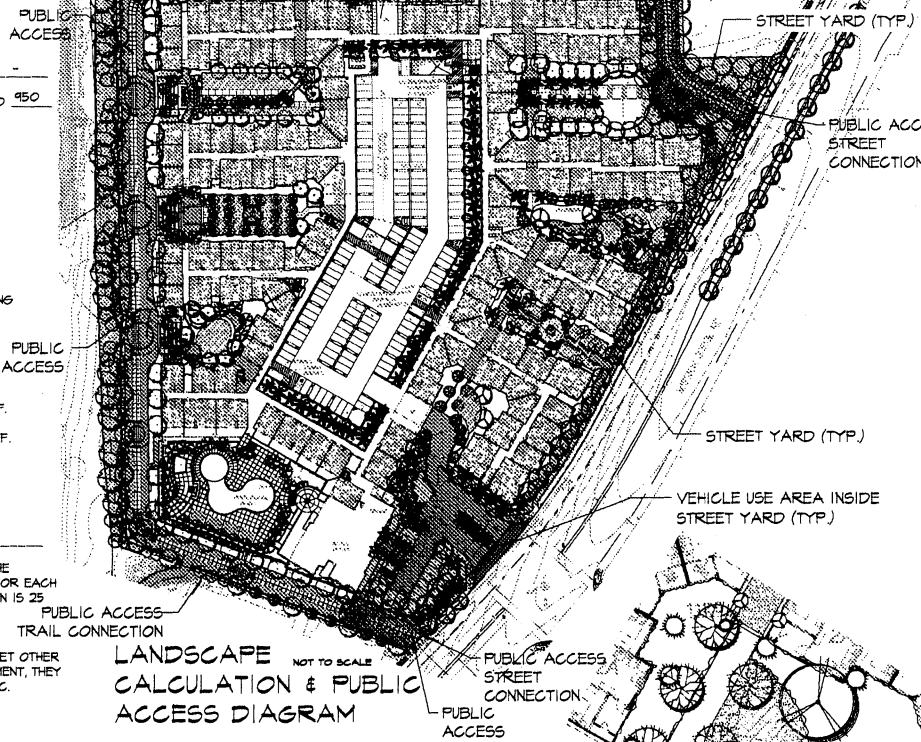
VEHICULAR USE AREA (> 6,000 S.F.):

TOTAL AREA: 66,224 S.F.
 PLANTING AREA REQUIRED: VIA INSIDE STREET YARD 171 S.F. PROVIDED 1302 S.F.
 VIA OUTSIDE STREET YARD 1345 S.F. PROVIDED - S.F.
 PLANT POINT REQUIRED: VIA INSIDE STREET YARD 171 PROVIDED 510
 VIA OUTSIDE STREET YARD 1345 PROVIDED - EXCESS PROVIDED -

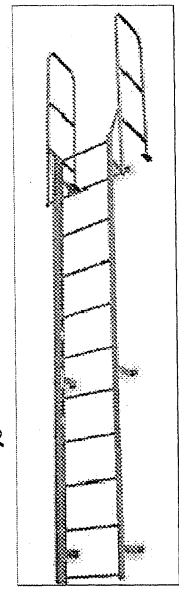
STREET YARD CALCULATION NOTE:
 A POINT SCORE IN EXCESS OF THAT REQUIRED FOR A YARD AREA MAY BE USED TO REDUCE THE PLANTING REQUIRED FOR THAT YARD AT A RATE OF ONE SQUARE FOOT OF AREA REDUCTION FOR EACH EXCESS POINT PROVIDED. THE MAXIMUM PLANTING AREA REDUCTION ALLOWED BY THIS SECTION IS 25 PERCENT OF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

FUTURE PUBLIC STREET ACCESS AND TRAIL LOCATION. SEE SHEET L1.0 FOR LOCATION
 MOVE IN UNLOADING PLAZA
 FUTURE PUBLIC STREET ACCESS. SEE SHEET L1.0 FOR LOCATION



MAINTENANCE LADDER @ RETAINING WALL
 SEE SHEET L1.0 FOR LOCATIONS AND SHEET L1.2 FOR ADDITIONAL CALLOUTS

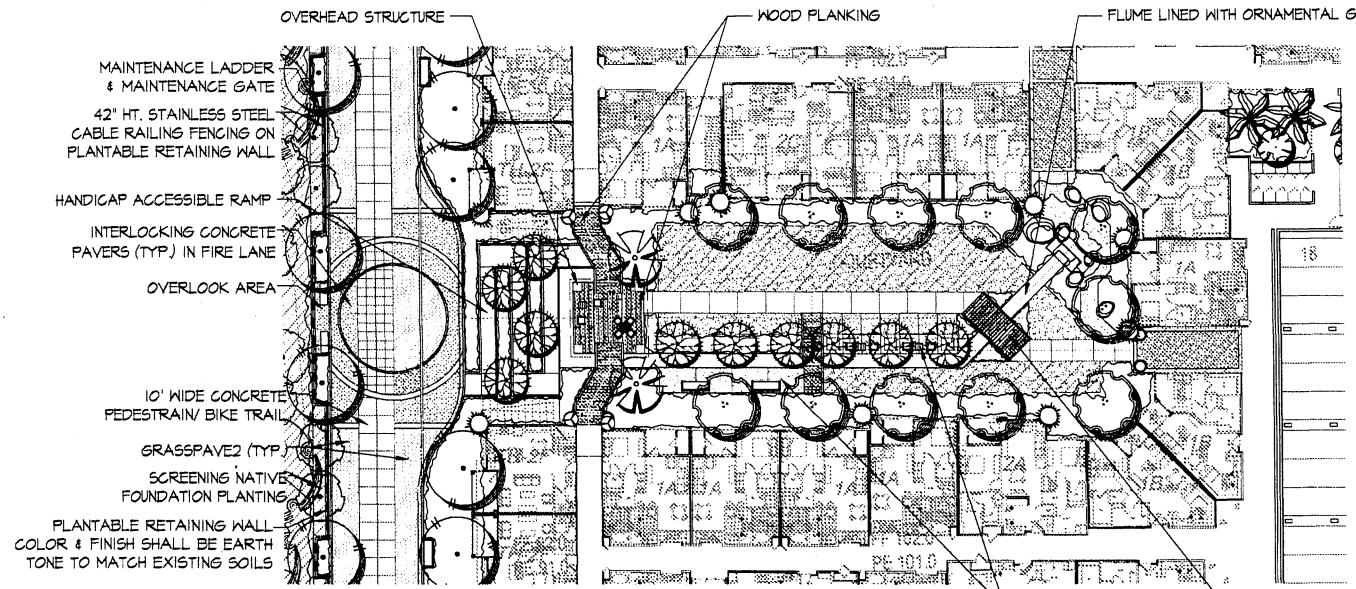


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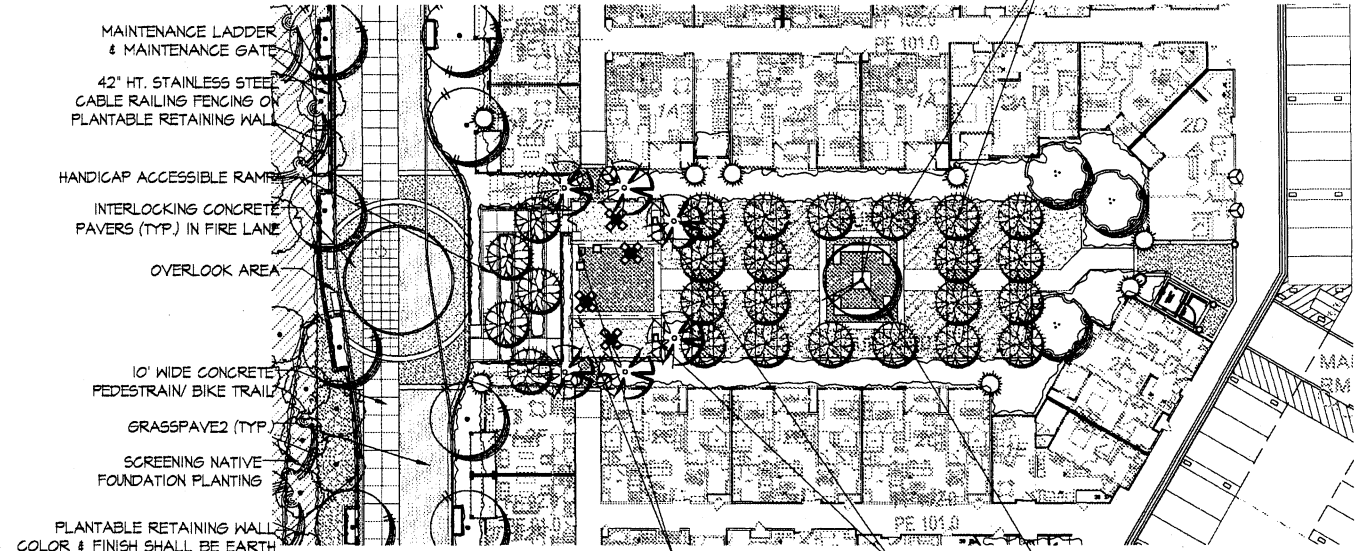
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| 6850 MISSION GORGE ROAD SAN DIEGO, CA 92120 | REVISION 5: |
| PROJECT NAME: | REVISION 4: |
| ARCHSTONE MISSION GORGE | REVISION 3: |
| SHEET No. / TITLE: | REVISION 2: |
| | REVISION 1: |
| | ORIGINAL DATE: 10.29.07 |
| L1.1 - ENTRY ENLARGEMENTS AND LANDSCAPE CALCS | SHEET 17 OF 23 |
| DEP# | |



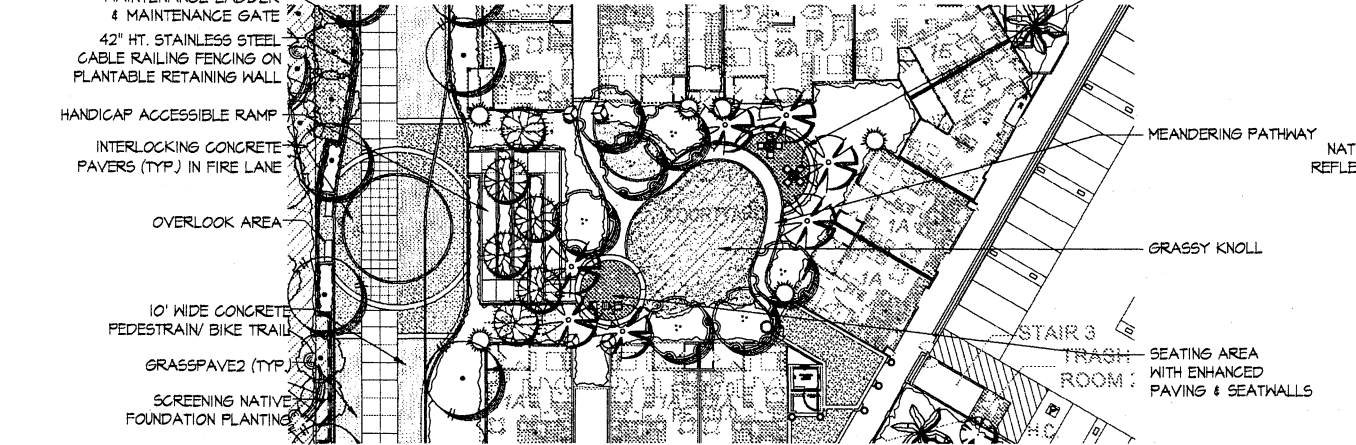
FLUME COURT

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.



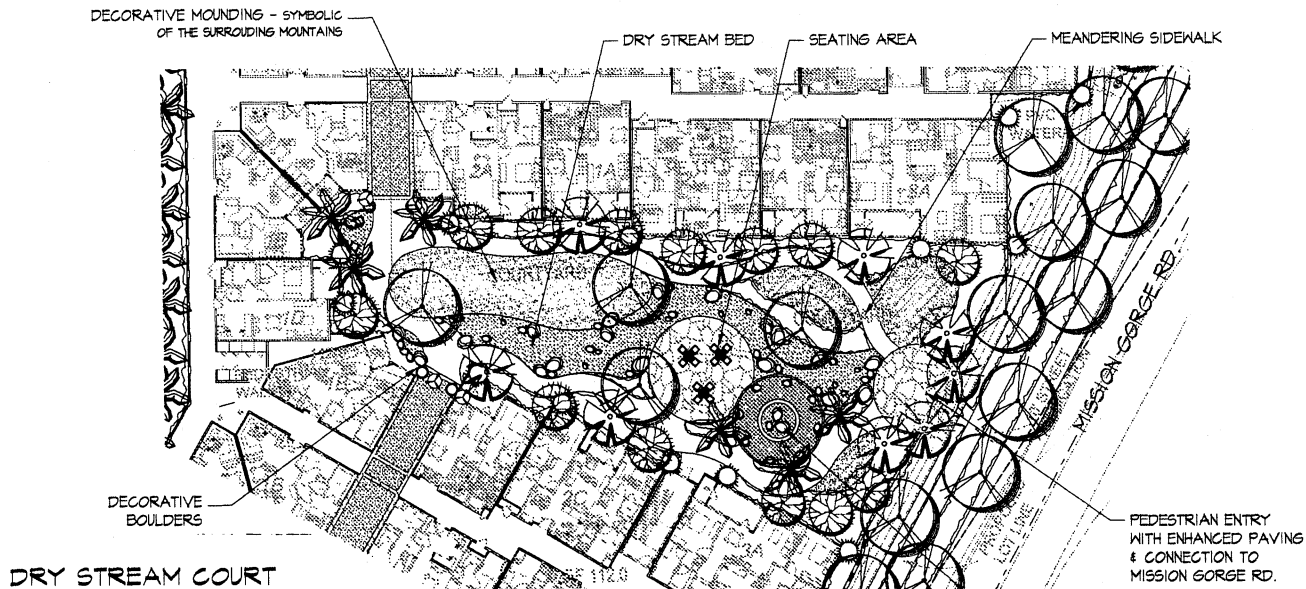
ORCHARD COURT

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.



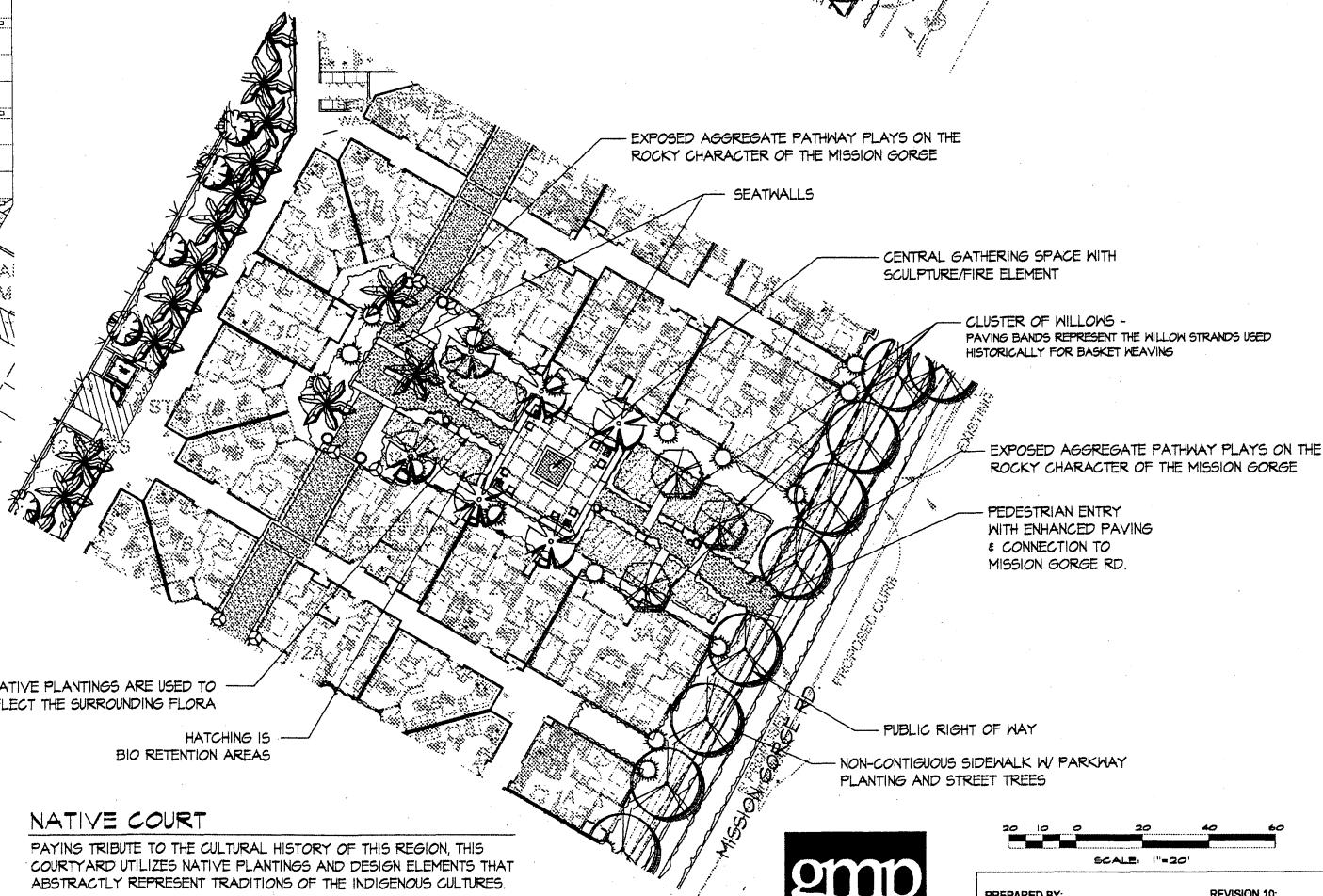
OPEN GREEN COURT

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

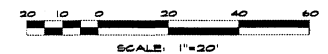
PLAYING OFF THE NATURAL HISTORY OF THE SAN DIEGO REGION, A DRY STREAM BED MEANDERS THROUGH THE SPACE REFLECTING THE REGION'S ARID CHARACTER AND THE SEASONAL NATURE OF THE SAN DIEGO RIVERS SOURCES.



NATIVE COURT

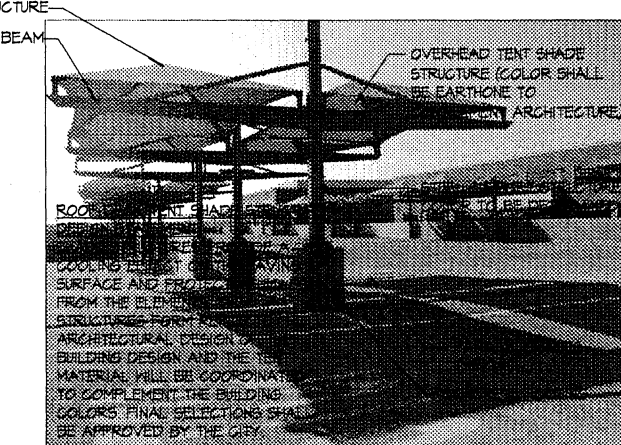
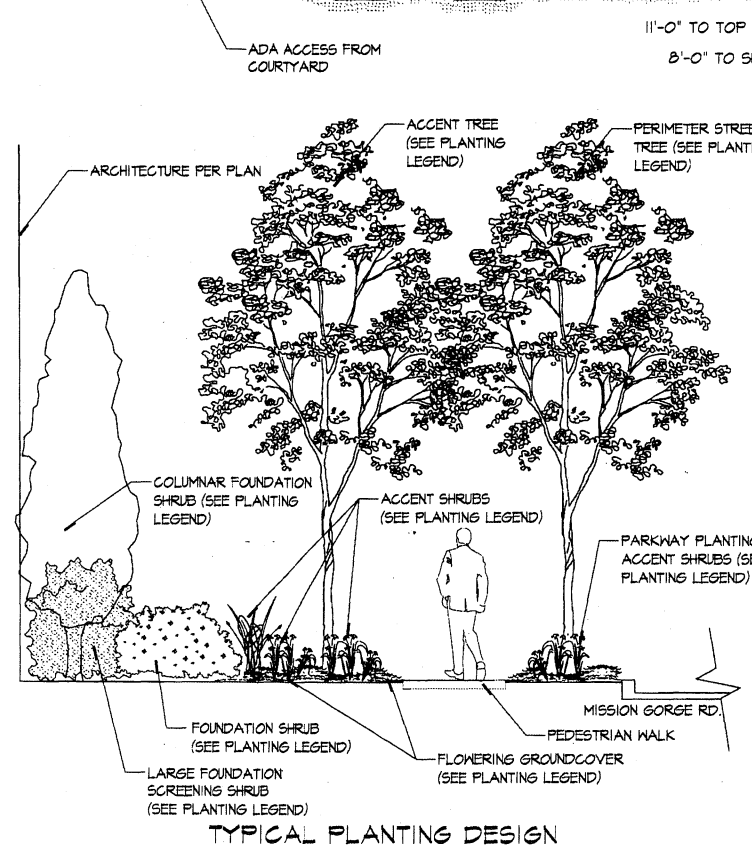
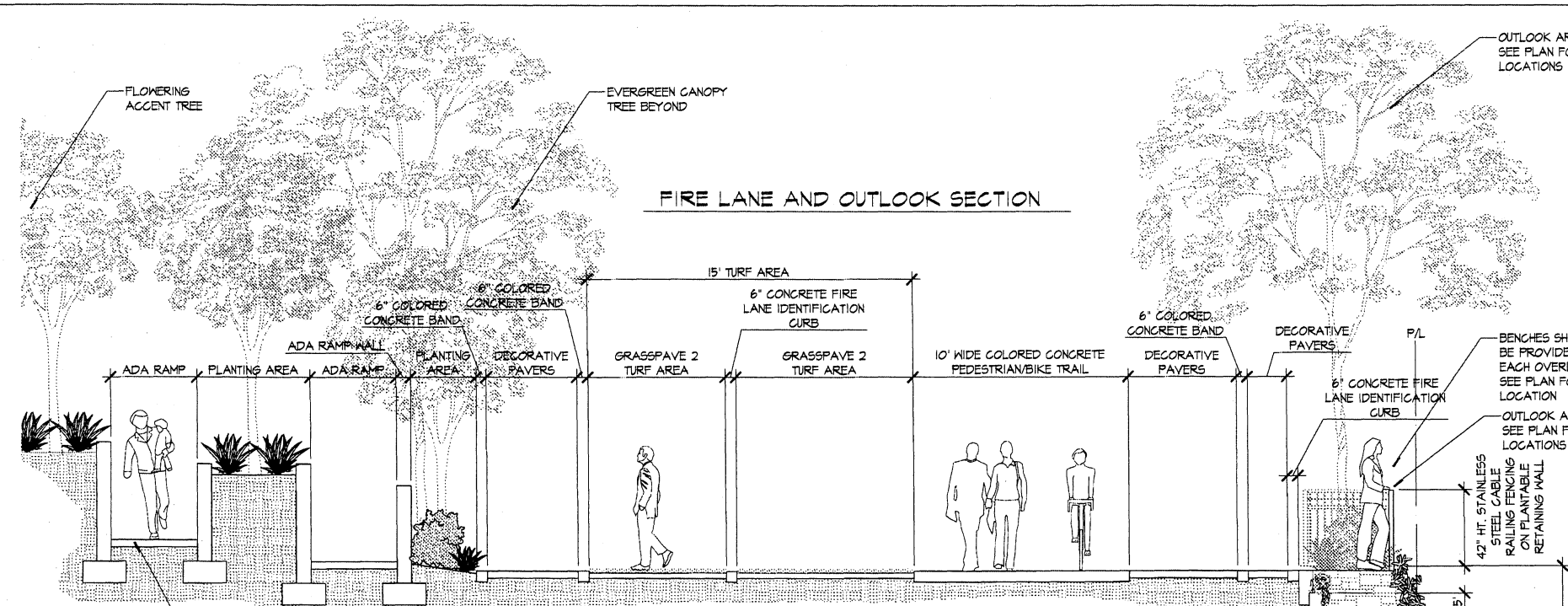
PAYING TRIBUTE TO THE CULTURAL HISTORY OF THIS REGION, THIS COURTYARD UTILIZES NATIVE PLANTINGS AND DESIGN ELEMENTS THAT ABSTRACTLY REPRESENT TRADITIONS OF THE INDIGENOUS CULTURES.

gmp
Gillespie Moody Patterson, Inc.
LANDSCAPE ARCHITECTS & PLANNERS
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07-110 August 06, 2008



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| SHEET No. / TITLE: L12 - COURTYARD ENLARGEMENTS | DEP# | REVISION 7: | |
| | | REVISION 6: | 08.06.2008 |
| | | REVISION 5: | 07.03.2008 |
| | | REVISION 4: | 06.09.2008 |
| | | REVISION 3: | 05.06.2008 |
| | | REVISION 2: | 03.18.2008 |
| | | REVISION 1: | 02.06.2008 |
| | | ORIGINAL DATE: | 10.29.07 |
| | | SHEET | 18 OF 23 |

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ARCHSTONE MISSION GORGE LANDSCAPE DEVELOPMENT NOTES

PLANTING CONCEPT:

1. ALL LANDSCAPING AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AREA B OF THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE, AND ALL OTHER CITY AND REGIONAL STANDARDS.
2. EXISTING QUALITY TREES AND PALMS SHALL BE SALVAGED WHENEVER FEASIBLE.
3. ALL STREET TREES SHALL BE LOCATED OUTSIDE ALL UTILITY, GAS, AND WATER EASEMENTS, UNLESS OTHERWISE APPROVED BY A SAN DIEGO UTILITY AGENCY.
4. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER SHALL NOT WRAP AROUND THE ROOT BALL.
5. ALL CUT SLOPES GREATER THAN 5' AND FILL SLOPES GREATER THAN 3' SHALL BE PLANTED WITH SHRUBS AND PLANTED GROUNDCOVER. ANY SMALLER SLOPES SHALL BE TREATED WITH A STABILIZING HYDROSEED MIX.
6. ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
7. COLOR FROM PLANT FOLIAGE, BARK AND FLOWERS WILL BE UTILIZED IN DEVELOPING A WARM, FRIENDLY AND VISUALLY APPEALING PROJECT IDENTITY.
8. PRIMARY VEHICULAR ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH SPECIAL GROUPINGS OF TREES, PALMS, FLOWERING SHRUBS, GROUNDCOVERS, SIGNAGE, LIGHTING, AND DECORATIVE PAVING.
9. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS AND "HARDSCAPE" AWAY FROM ALL STRUCTURES.
10. ALL SOILS WILL BE AMENDED AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOILS TESTING LABORATORY TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
12. ALL AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS WITH MATERIAL OF EQUAL KIND AND SIZE.
13. ALL SHRUB AREAS SHALL RECEIVE 3" FIREBARK MULCH.
14. ALL TREES SHALL BE STAKED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

IRRIGATION CONCEPT:

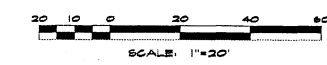
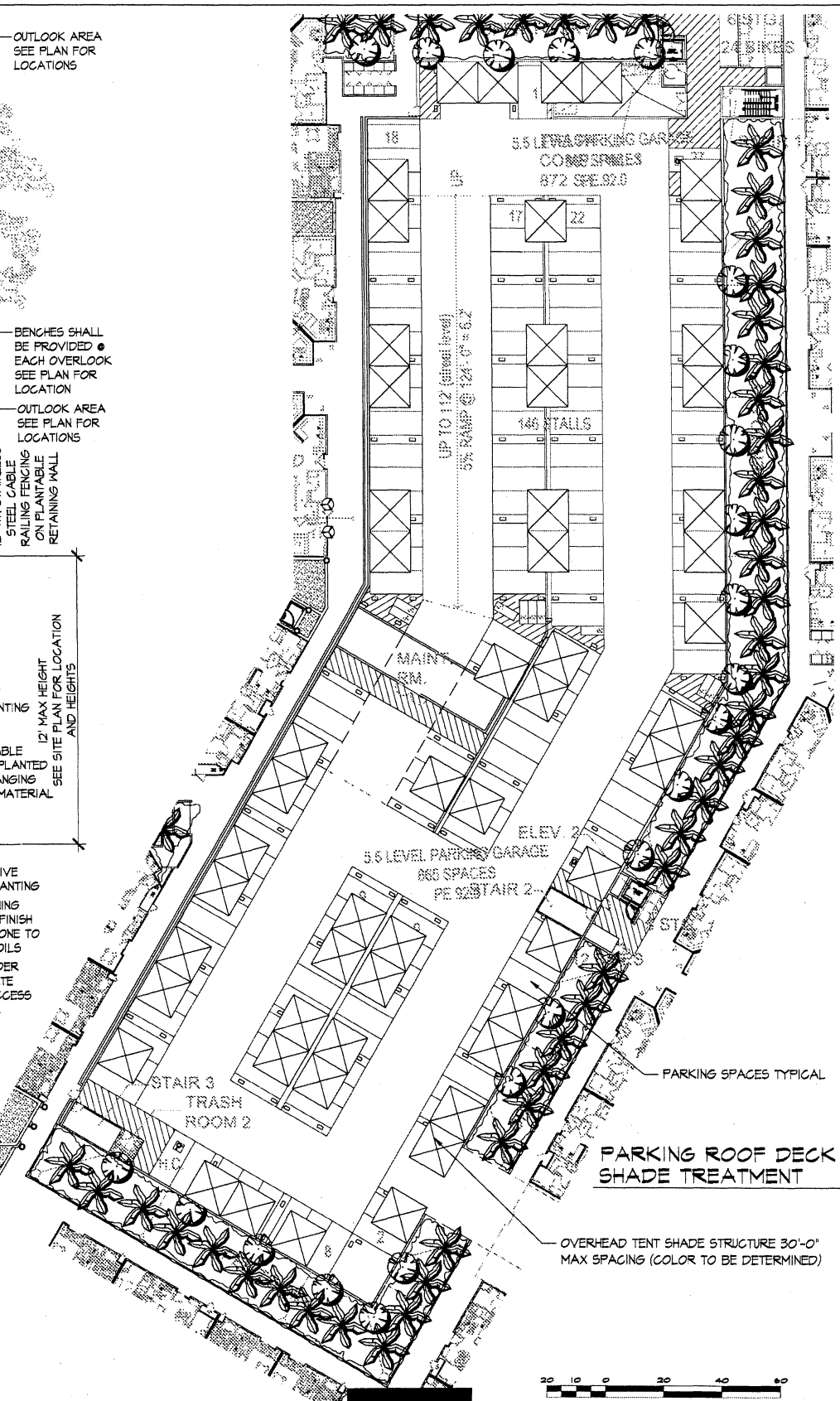
1. IRRIGATION CIRCUITS SHALL BE ORGANIZED INTO HYDROZONES.
2. ALL IRRIGATION SYSTEMS WILL BE PERMANENT AND SHALL UTILIZE SPRINKLER/ROTOR HEADS ON SLOPES, AND LOW PRECIPITATION RATE SPRAY HEADS ON GROUNDCOVER AREAS AND SOME SHRUB AREAS.
3. CONTROLLER SHALL BE CAPABLE OF MULTIPLE PROGRAMMING AND SHALL BE CONNECTED TO A RAIN SHUT-OFF DEVICE.
4. THE OVERALL IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER EFFICIENCY AND CONSERVATION IN MIND, THROUGH GOOD DESIGN, SPECIFICATION OF EFFICIENT MATERIALS, AND PROPER LANDSCAPE MAINTENANCE AND MANAGEMENT.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

MAINTENANCE CONCEPT:

1. ALL ON-SITE LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. MAINTENANCE LADDERS SHALL BE PROVIDED FOR ACCESS TO PLANTABLE RETAINING WALL & LANDSCAPE AREAS BELOW THE RETAINING WALL.

NOTE:

1. MECHANICAL EQUIPMENT LOCATED WITHIN LANDSCAPED AREAS SHALL BE SCREENED BY PLANT MATERIAL AND/OR SCREENWALLS WHERE APPROPRIATE.
2. SCREENING WILL BE PROVIDED FOR ALL UTILITIES, INCLUDING TRANSFORMERS AND TELEPHONE BOXES.



07-110 August 06, 2008



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| | 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: | SHEET 19 OF 23 |
| ARCHSTONE MISSION GORGE | |
| SHEET No. / TITLE: | |
| L13 - LANDSCAPE DETAILS/ENLARGEMENTS | DEP# |