

Fourth Level Plan - el. 515.55'

Fourth Level Plan
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC

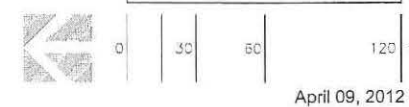
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OWNER:	DATE:
SHEET TITLE:	DATE:
SCALE:	DATE:

ARCHITECTS

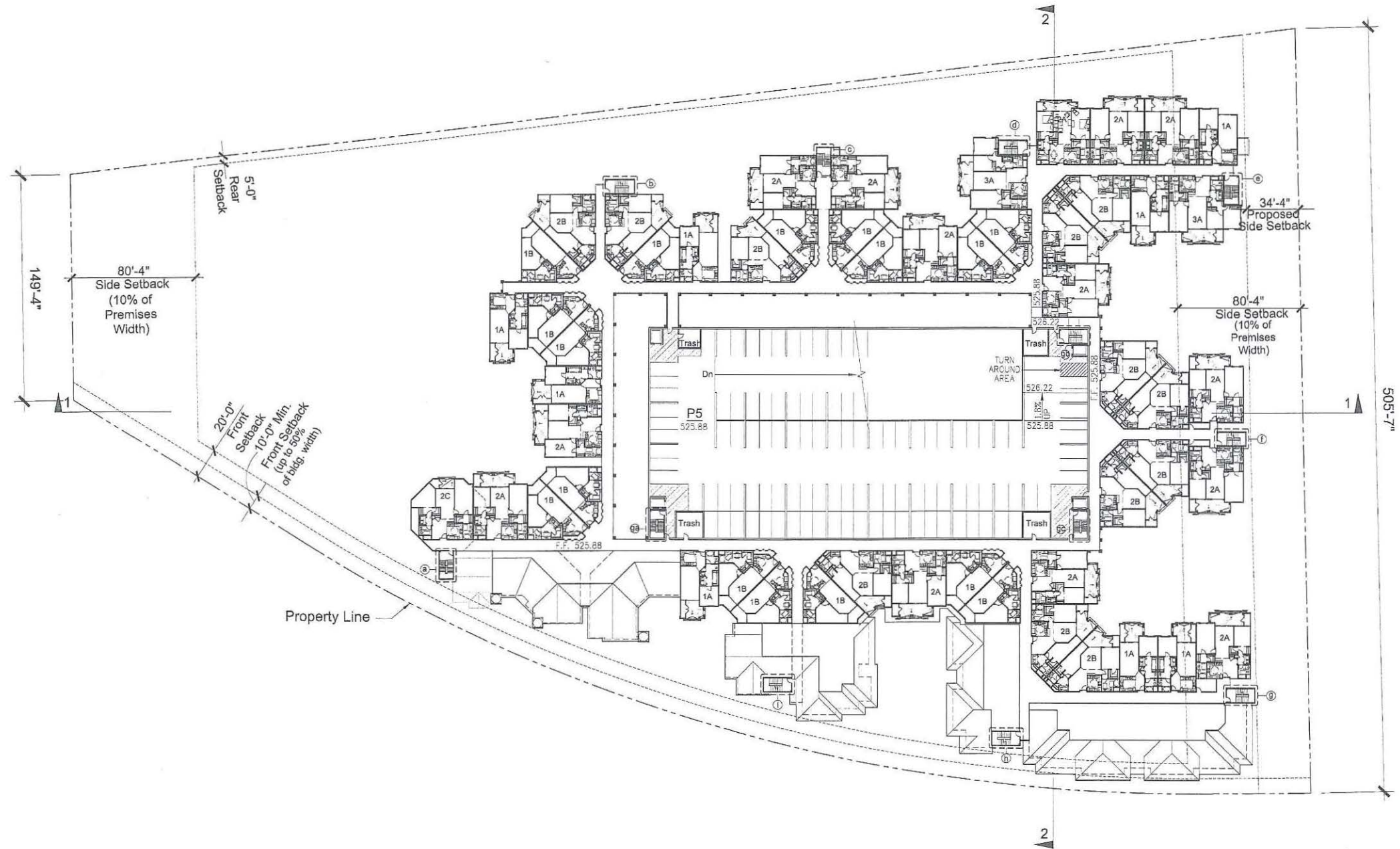
**TOGAWA
SMITH
MARTIN**

INCORPORATED

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 Los Angeles, California 90071
 213.614.6050
 213.614.6051 fax
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A4



Fifth Level Plan - el. 525.88'

Fifth Level Plan
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC

PREPARED BY	DATE	REVISION
DESIGNED BY	DATE	REVISION
CHECKED BY	DATE	REVISION
PROJECT ADDRESS		
LOCAL PERMIT NUMBER		
PROJECT NAME		
SHEET TITLE		

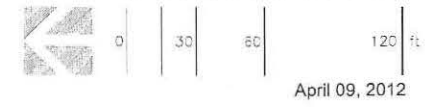
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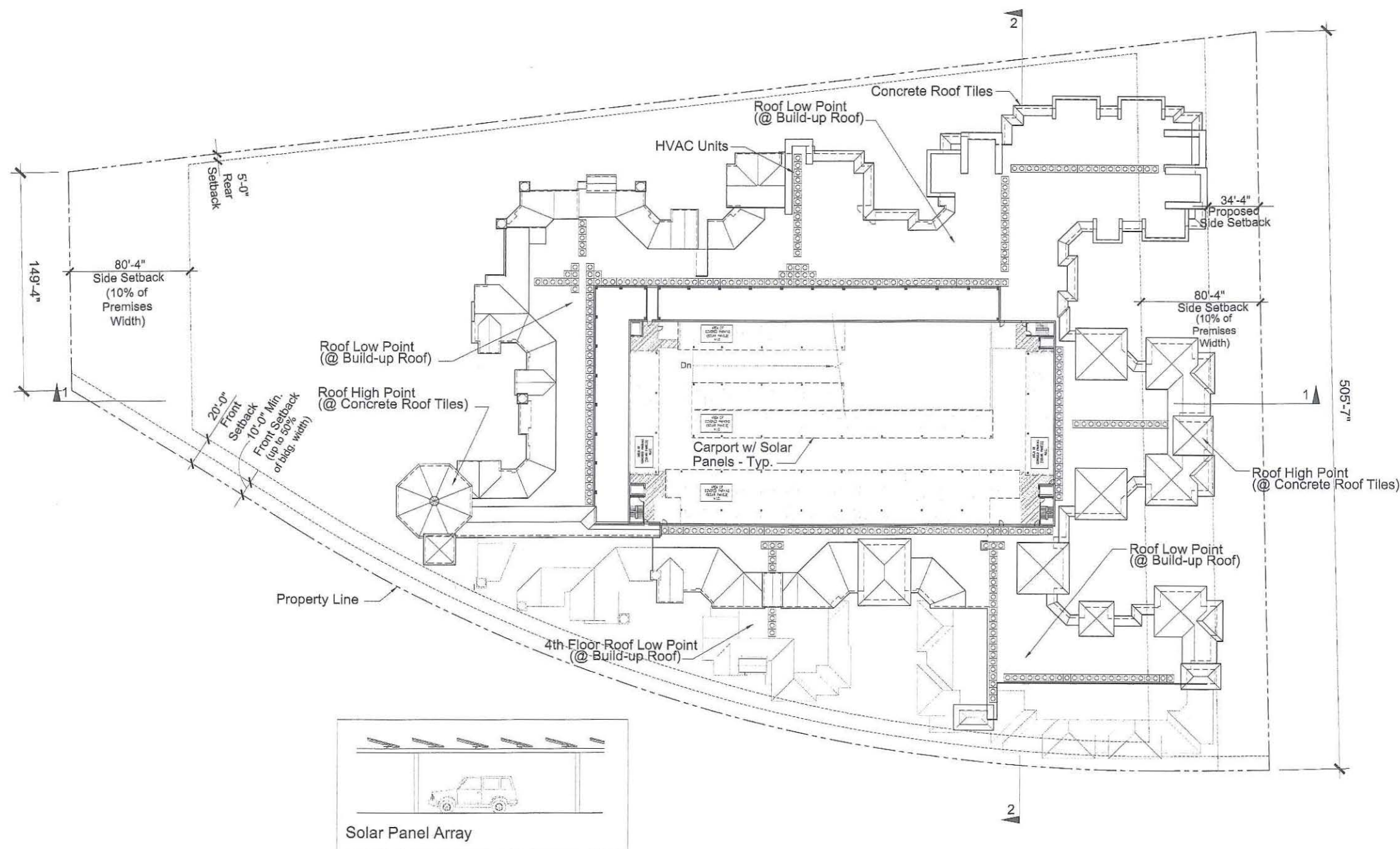
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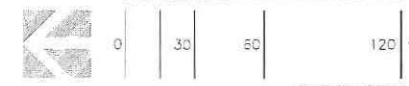
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Roof Level Plan - el. 536.21'

Roof Level Plan
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC

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CHECKED BY:	DATE:	BY:
PROJECT ADDRESS:	DATE:	BY:
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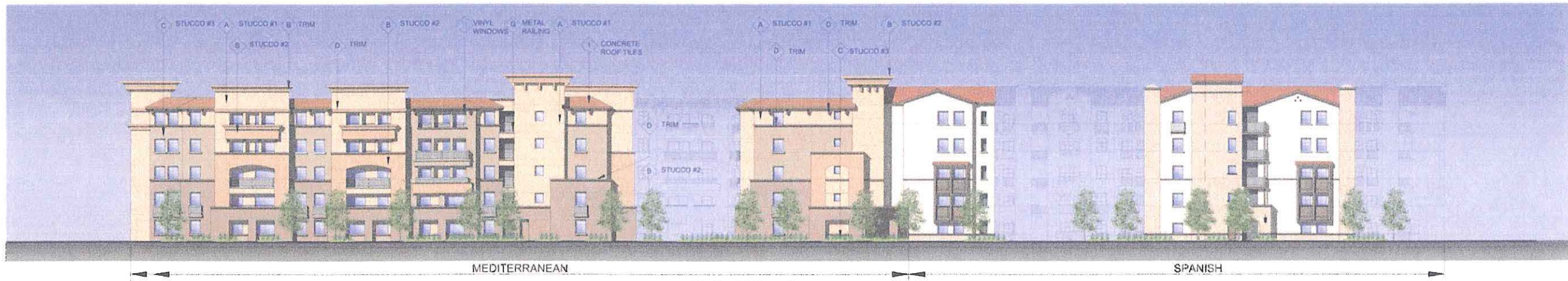
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A6



A. South Elevation



B. East Elevation

SPANISH - COLOR AND MATERIALS

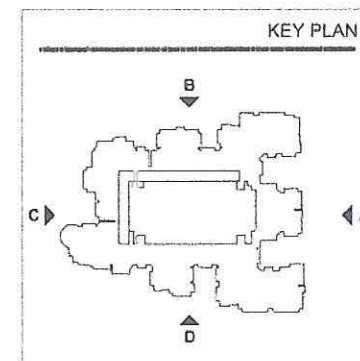
DESIGNATION	BUILDING COMPONENT	COLOR
A	STUCCO #1	DE0113 "Alpaca Wool" LRV 60
B	STUCCO #2	DE0115 "Fossilized Sand" LRV 59
C	TRIM, TRELLIS	DE0120 "Sagebrush" LRV 14
D	SIMULATED STONE	WET-CROOKED PLASTER TO SIMULATE LIMESTONE
E	METAL RAILING	DEA109 "Black Bay" LRV 7
F	VINYL WINDOWS	WHITE
G	CONCRETE ROOF TILES	BOOSTED CAPISTRANO "Santa Barbara" Blend #2HC-0103

ITALIAN - COLOR AND MATERIALS

DESIGNATION	BUILDING COMPONENT	COLOR
A	STUCCO #1	DE0212 "Crisp Mason" LRV 71
B	STUCCO #2	DE0214 "Pigeon Gray" LRV 43
C	STUCCO #3	DE0216 "Blind Stone" LRV 21
D	TRIM	DE0703 "Merch Dust" LRV 53
E	METAL RAILING	DEA109 "Black Bay" LRV 7
F	VINYL WINDOWS	WHITE
G	CONCRETE ROOF TILES	BOOSTED CAPISTRANO "D-I Out Blend" #2HC-0703

MEDITERRANEAN - COLOR AND MATERIALS

DESIGNATION	BUILDING COMPONENT	COLOR
A	STUCCO #1	DE0324 "Fine Sand" LRV 04
B	STUCCO #2	DE0325 "Regency Cream" LRV 20
C	STUCCO #3	DE0103 "Bamboo Screen" LRV 39
D	TRIM	DE0112 "Coral Crest" LRV 15
E	TRELLIS	TO MATCH DE0112 "Coral Crest" LRV 15
F	BRICK	EL DORADO BRICK "ROMAN BRICK" "BRACCIANO" FULL-JOINT CROUT
G	METAL RAILING	TO MATCH DE0112 "Coral Crest" LRV 15
H	VINYL WINDOWS	WHITE
I	CONCRETE ROOF TILES	BOOSTED CAPISTRANO "S-Mocha Blend" #2HC-0703



NO.	DESCRIPTION	DATE
1	Issue for Review	04/09/12
2	Issue for Construction	04/09/12
3	Issue for Construction	04/09/12
4	Issue for Construction	04/09/12
5	Issue for Construction	04/09/12
6	Issue for Construction	04/09/12
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10	Issue for Construction	04/09/12

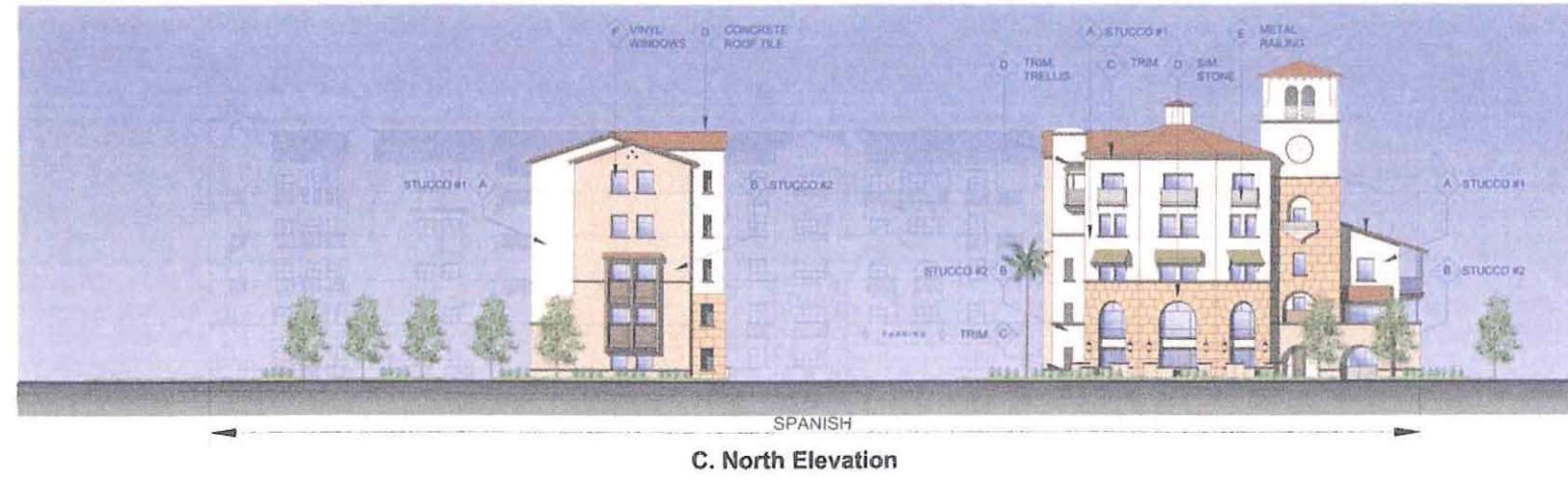
A7

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Building Elevations - Color and Materials
Casa Mira View 2
San Diego, California
Garden Communities RP, LLC

April 09, 2012



SPANISH - COLOR AND MATERIALS

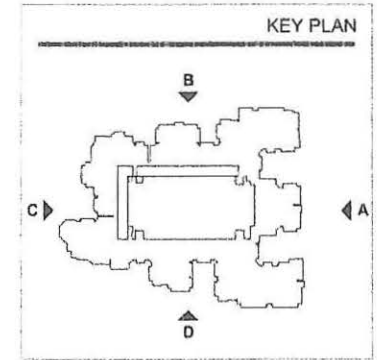
DESIGNATION	BUILDING COMPONENT	COLOR
A	STUCCO #1	DE0110 "Washed Wood" LRV 10
B	STUCCO #2	DE0115 "Practical Past" LRV 39
C	TRIM TRELLIS	DE0120 "Chestnut" LRV 14
D	SIMULATED STONE	WET CHISELED PLASTER TO EMULATE LIRESTONE
E	METAL RAILING	DE0108 "Black Day" LRV 7
F	VINYL WINDOWS	WHITE
G	CONCRETE ROOF TILES	BOOSTED CAPSTRANO "Si Morado" Blend #SHC-0703

ITALIAN - COLOR AND MATERIALS

DESIGNATION	BUILDING COMPONENT	COLOR
A	STUCCO #1	DE0212 "Chisp Maslin" LRV 71
B	STUCCO #2	DE0214 "Ripien Cray" LRV 43
C	STUCCO #3	DE0216 "Diment Stone" LRV 21
D	TRIM	DE0209 "Fren's Dair" LRV 53
E	METAL RAILING	DE0108 "Black Day" LRV 7
F	VINYL WINDOWS	WHITE
G	CONCRETE ROOF TILES	BOOSTED CAPSTRANO "Si Morado" Blend #SHC-0703

MEDITERRANEAN - COLOR AND MATERIALS

DESIGNATION	BUILDING COMPONENT	COLOR
A	STUCCO #1	DE0204 "Fire Sand" LRV 64
B	STUCCO #2	DE0209 "Regency Cream" LRV 50
C	STUCCO #3	DE0110 "Brimble Screen" LRV 21
D	TRIM	DE0112 "Cordia Cream" LRV 55
E	TRELLIS	TO MATCH DE0112 "Cordia Cream" LRV 55
F	BRICK	EL DORADO BRICK ROMA BRICK "BRACCIANO" FULL-JOINT GROUT
G	METAL RAILING	TO MATCH DE0112 "Cordia Cream" LRV 55
H	VINYL WINDOWS	WHITE
I	CONCRETE ROOF TILES	BOOSTED CAPSTRANO "Si Morado" Blend #SHC-0703



NO.	DESCRIPTION	DATE
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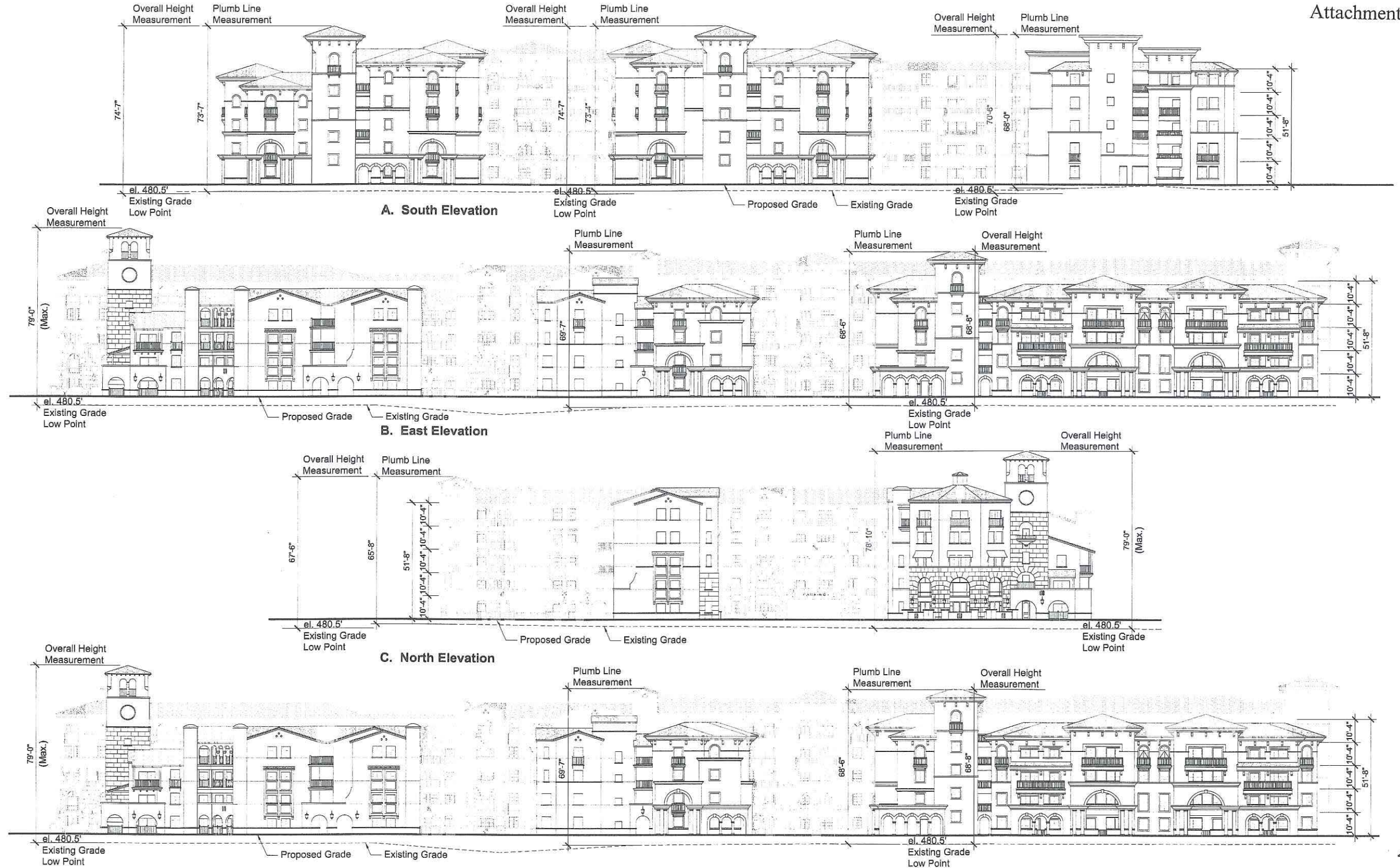
A8

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April 09, 2012

Building Elevations - Color and Materials
Casa Mira View 2
San Diego, California
Garden Communities RP, LLC

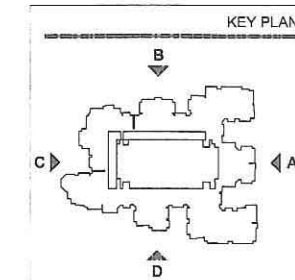


D. West Elevation

Maximum Permitted Structure Height - 50 ft

Maximum Proposed Structure Height - 79 ft
 Max. Plumb Line Measurement - 78 ft - 10 in Max.
 Max. Overall Height Measurement - 79 ft

Note: Refer to sheet A7 & A8 for information on exterior materials and colors



PREPARED BY	DATE	REVISION
NAME: TOSCANI ARCHITECTS, INC.	04/09/12	
ADDRESS: 344 S. GARDEN STREET, STE. 1002		
CITY: SAN ANTONIO, TX 78207		
PHONE: 214.343.8888		
FAX: 214.343.8888		
PROJECT ADDRESS		
PROJECT NAME		
SHEET TITLE		
DATE: 04/09/12	BY: TSM	CHK: TSM
SCALE: AS SHOWN		

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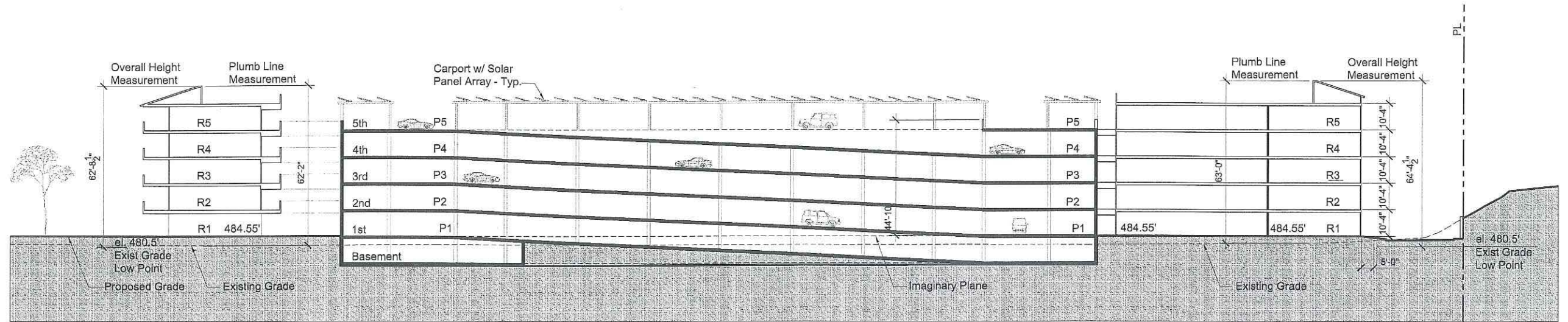
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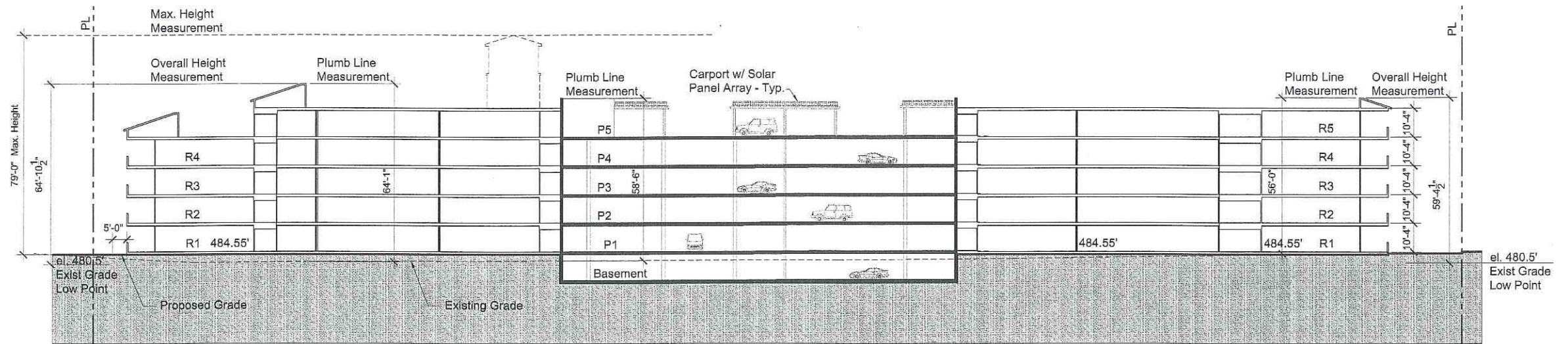
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Building Elevations
Casa Mira View 2
 San Diego, California

Garden Communities RP, LLC



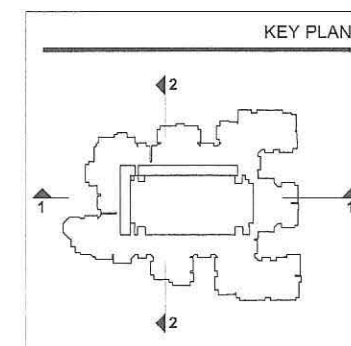
Section 1



Section 2

Sections
Casa Mira View 2
San Diego, California
Garden Communities RP, LLC

Maximum Permitted Structure Height - 50 ft
Maximum Proposed Structure Height - 79 ft
Max. Plumb Line Measurement - 78 ft - 10 in Max.
Max. Overall Height Measurement - 79 ft



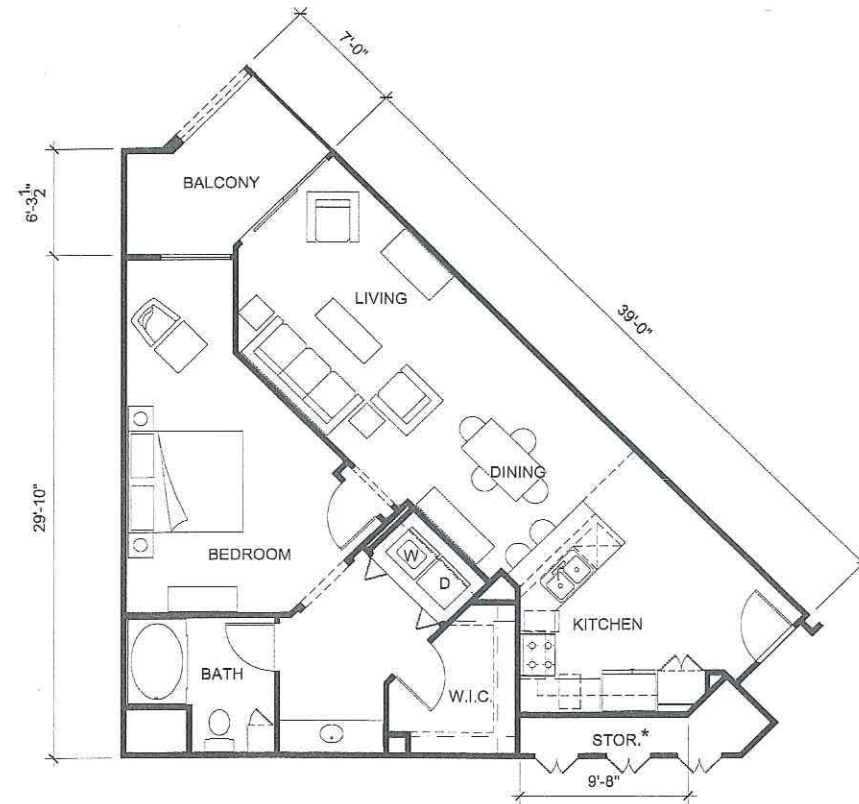
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BY	DATE	REVISION

A10

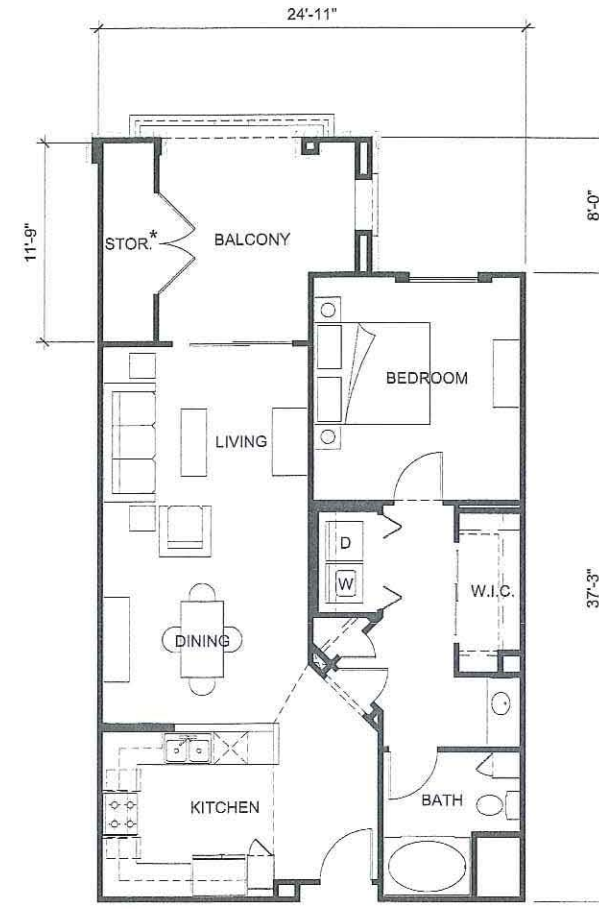
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Unit 1B
1 bed / 1 bath
968 s.f.



Unit 1A
1 bed / 1 bath
873 s.f.

Note:
* Each unit shall have a minimum storage area of 240 cubic feet. (131.0454)

Unit Plans - 1 Bedroom
Casa Mira View 2
San Diego, California
Garden Communities RP, LLC

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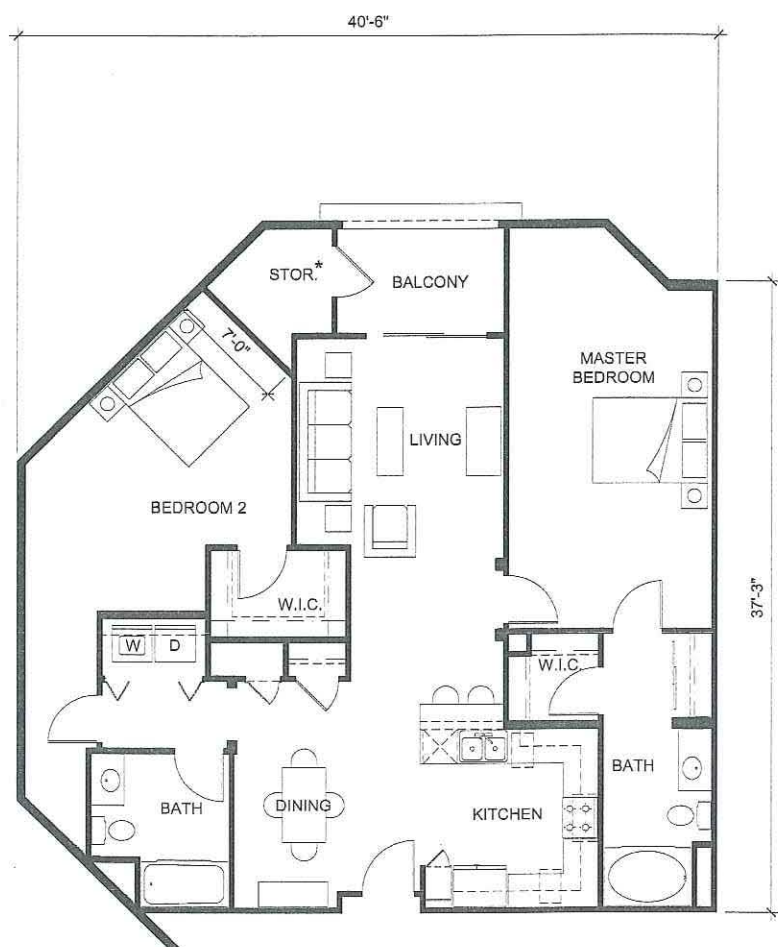


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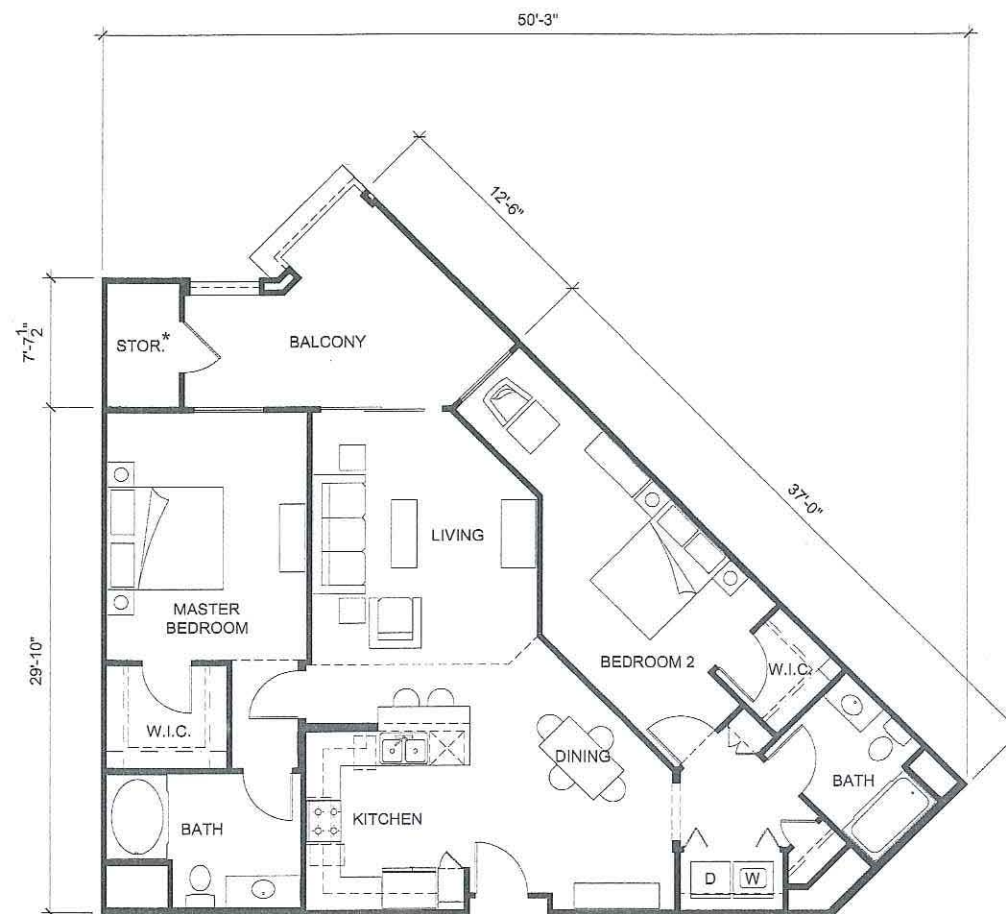
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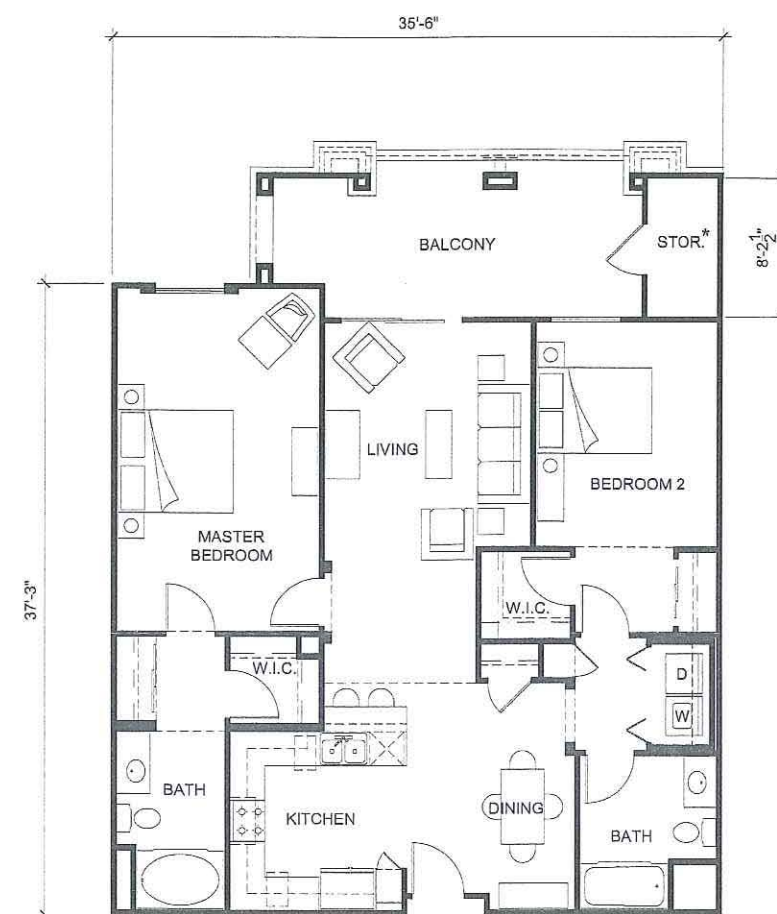
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Unit 2C
2 bed / 2 bath
1,319 s.f.



Unit 2B
2 bed / 2 bath
1,241 s.f.



Unit 2A
2 bed / 2 bath
1,271 s.f.

Unit Plans - 2 Bedrooms
Casa Mira View 2
San Diego, California

Garden Communities RP, LLC

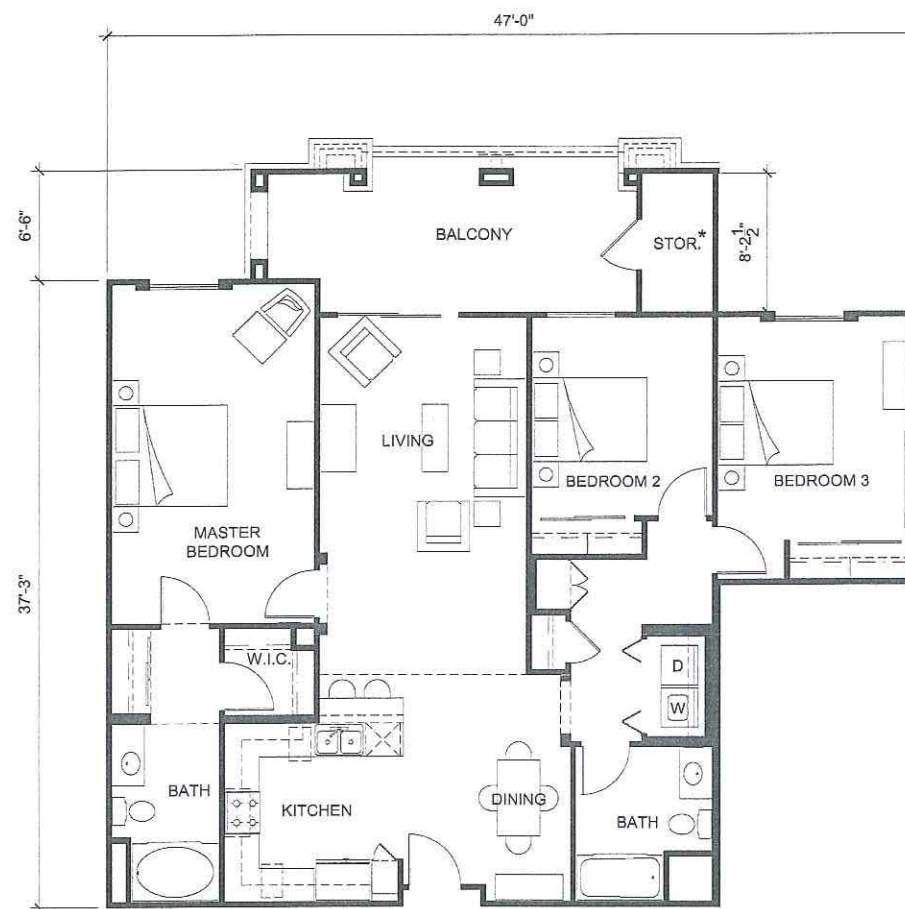
Note:
* Each unit shall have a minimum storage area of 240 cubic feet.

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ARCHITECT:	DATE:
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PROJECT NO.:	DATE:
PROJECT NAME:	DATE:
PROJECT ADDRESS:	DATE:
PROJECT CITY:	DATE:
PROJECT STATE:	DATE:
PROJECT ZIP:	DATE:
PROJECT SCALE:	DATE:
PROJECT SHEET:	DATE:
PROJECT TOTAL:	DATE:
PROJECT TOTAL:	DATE:

A12

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Unit 3A
3 bed / 2 bath
1,460 s.f.

Unit Plan - 3 Bedrooms
Casa Mira View 2
San Diego, California
Garden Communities RP, LLC

Note:
* Each unit shall have a minimum storage area of 240 cubic feet.

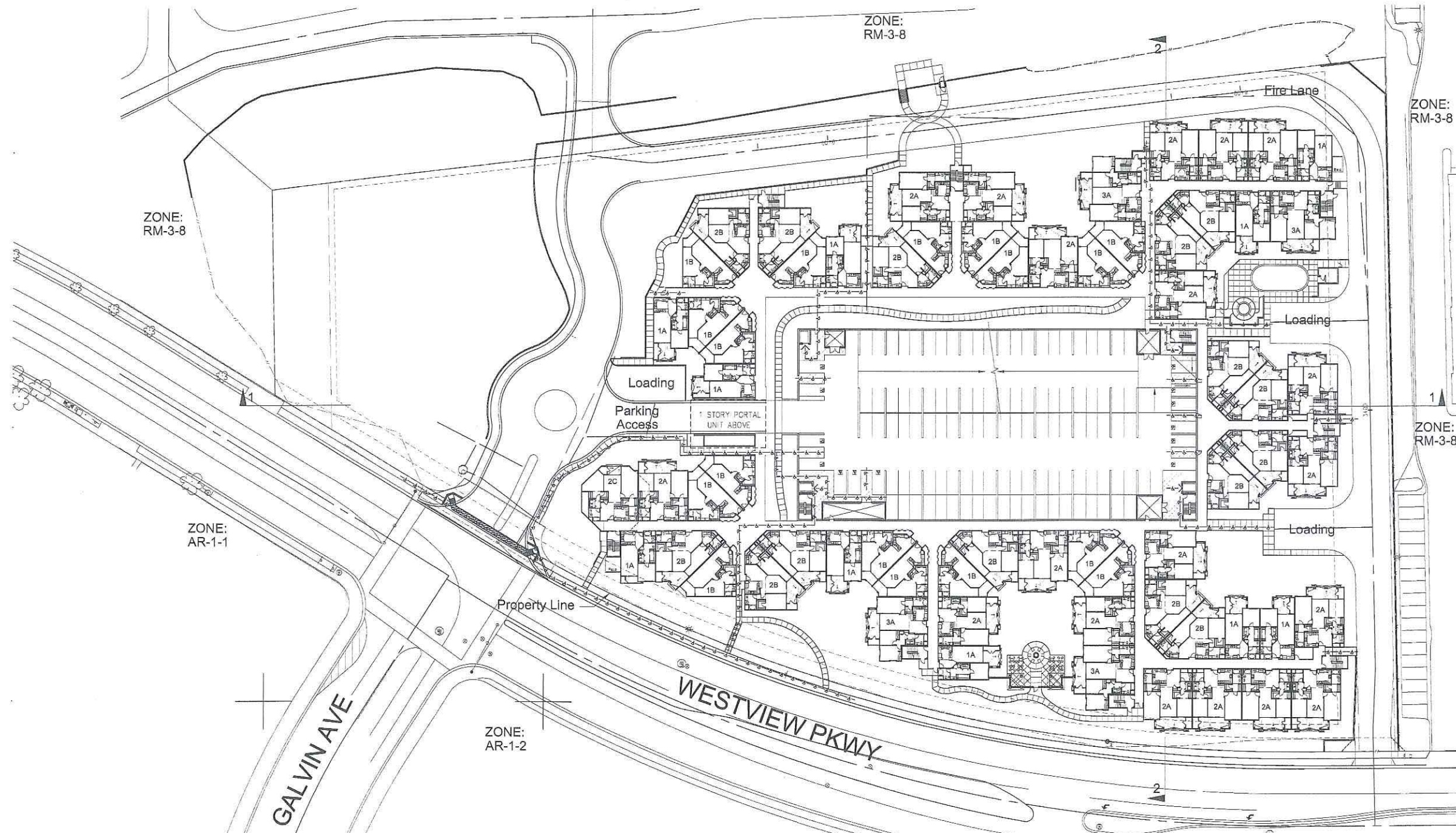
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DATE	BY
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DATE	BY
PROJECT NAME	REVISION
DATE	BY
SHEET TITLE	DATE
SCALE	BY



April 09, 2012

A13

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Disabled Accessibility Plan
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC

Legend

— Accessible Path

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PROJECT NAME:	PROJECT NO.:	PROJECT DATE:
PROJECT ADDRESS:	PROJECT CITY:	PROJECT STATE:
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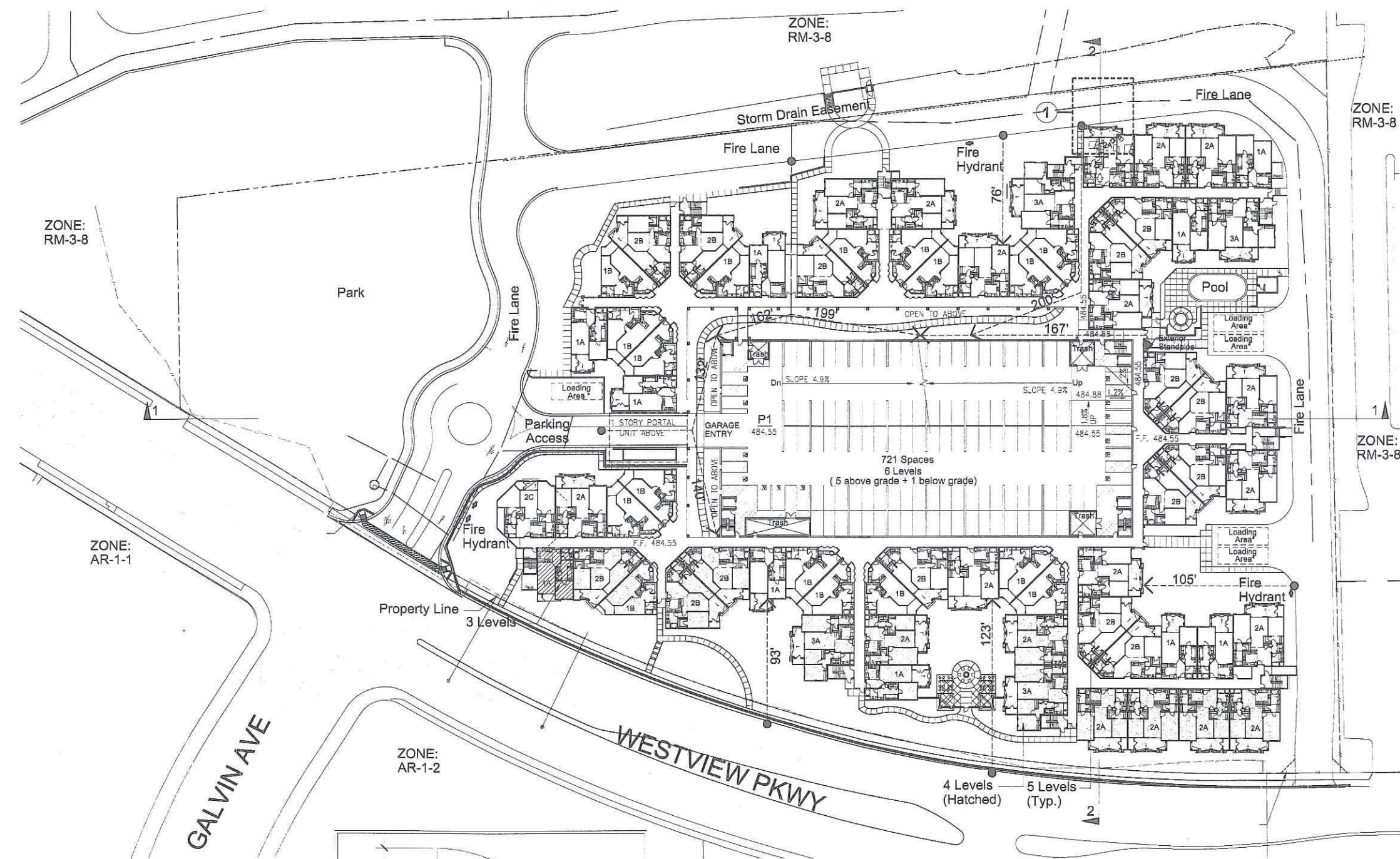


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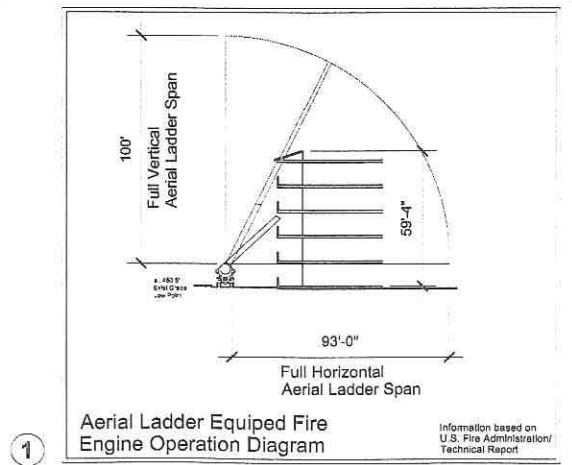
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April 09, 2012



Fire Department Access Plan
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC



Legend

- > Fire Hose
- Walking Path

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APPROVED FOR SUBMITTAL		REVISION #	
PROJECT ADDRESS		REVISION #	
PROJECT NAME		REVISION #	
SHEET NO.		REVISION #	
TITLE		REVISION #	
DATE		REVISION #	
BY		REVISION #	
CHKD		REVISION #	
APP		REVISION #	

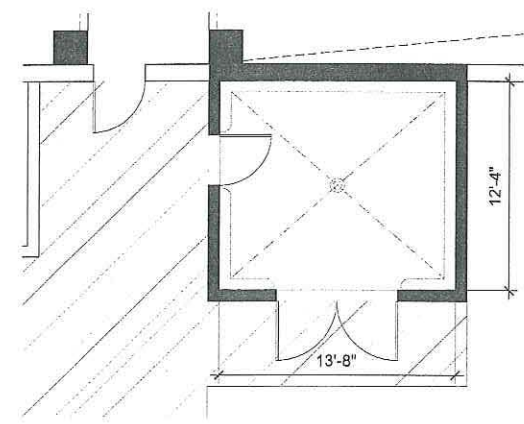
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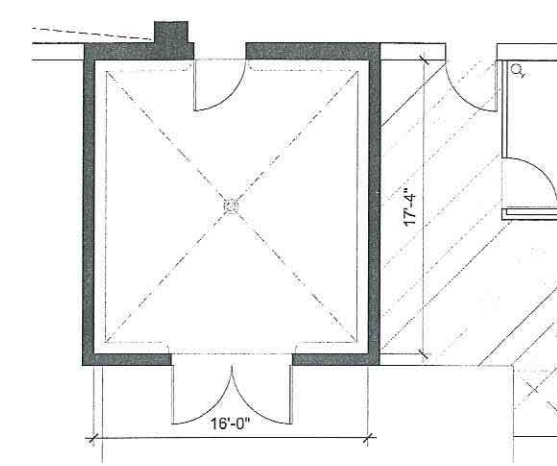
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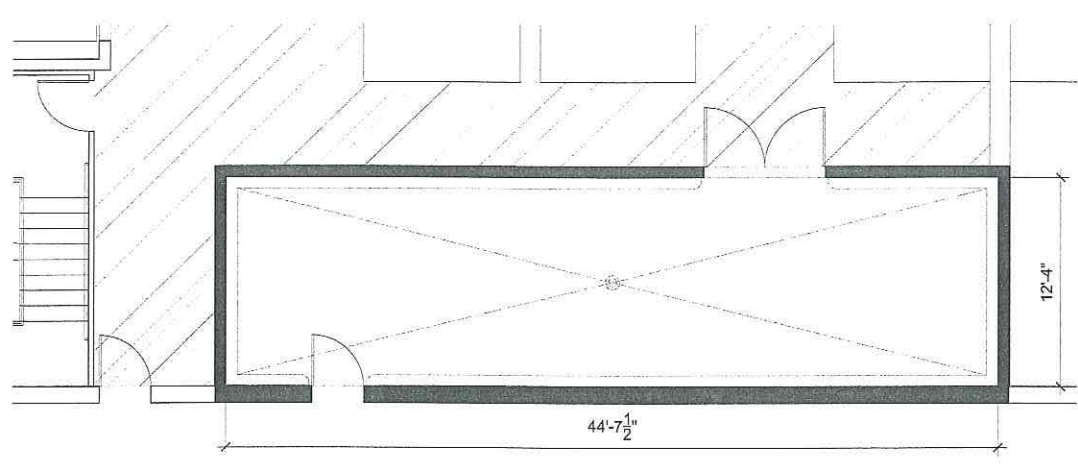
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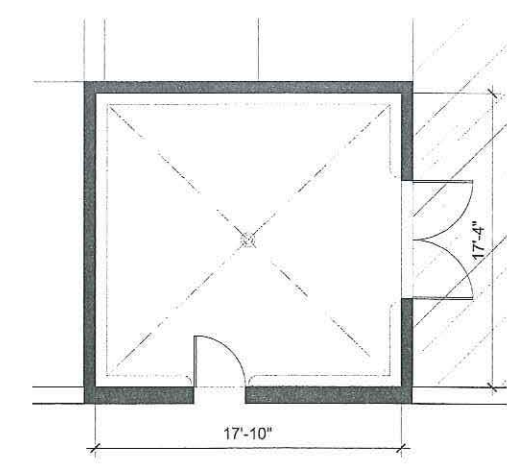
1. Refuse & Recyclable Room
@ Garage P1 Level
168 sf



2. Refuse & Recyclable Room
@ Garage P1 Level
277 sf



3. Refuse & Recyclable Room
@ Garage P1 Level
550 sf



4. Refuse & Recyclable Room
@ Garage P1 Level
309 sf

Refuse and Recyclable Material Storage Areas Calc.

Per Table 142-08B

Number of Units	Required Refuse Storage Area	Required Recyclable Storage Area	Required Total Storage Area	Provided Total Storage Area
319 Units	624 sf	624 sf	1,248 sf	1,304 sf

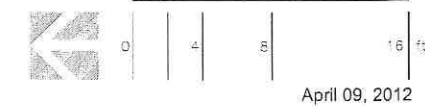
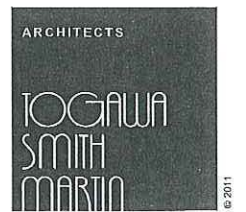
Refuse & Recyclable Material Storage Plans

Casa Mira View 2
San Diego, California

Garden Communities RP, LLC

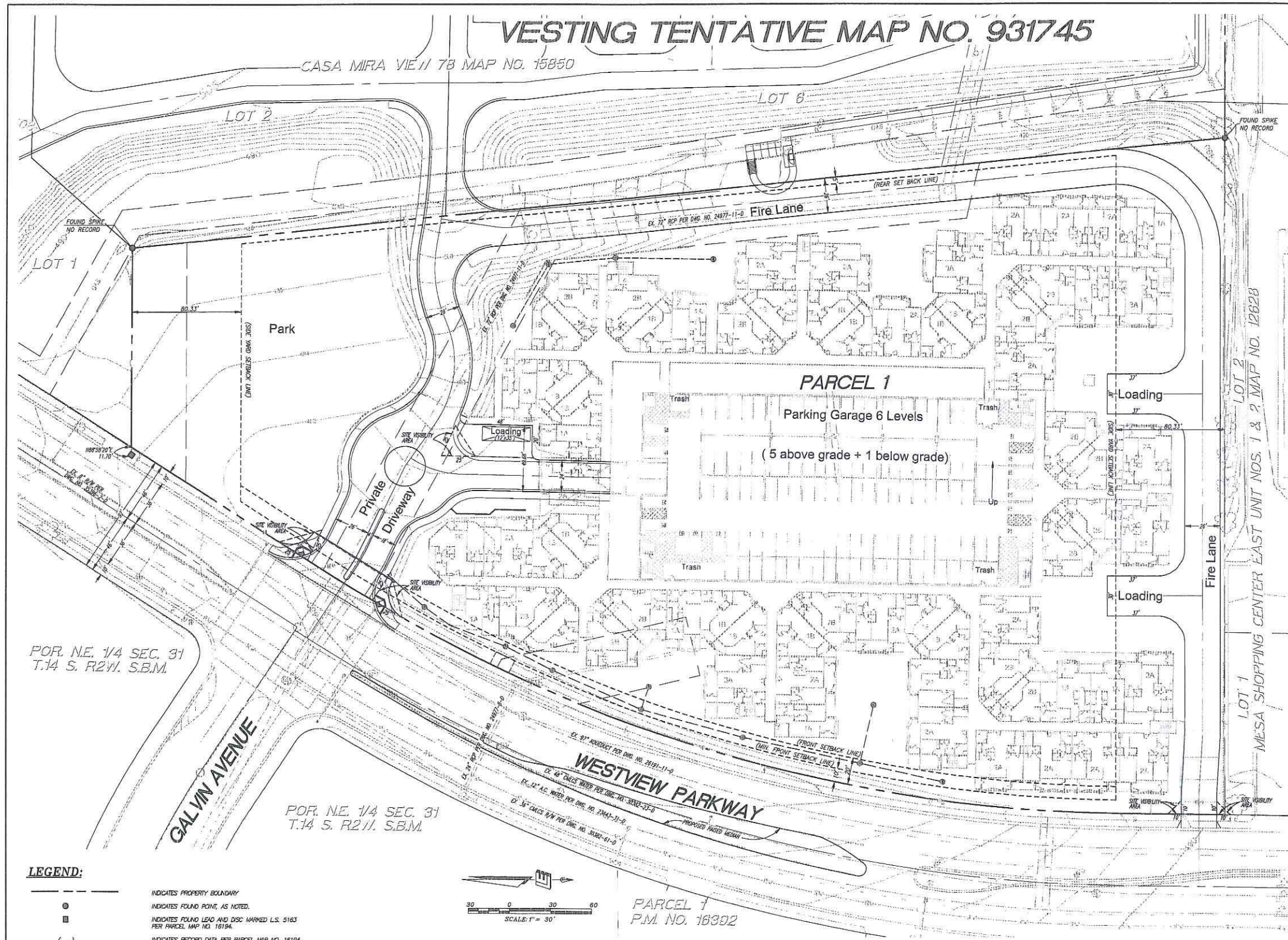
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PROJECT NAME:	DATE:	REVISION:
SHEET TITLE:	DATE:	REVISION:

A16



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213.614.6051 fax
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VESTING TENTATIVE MAP NO. 931745

CASA MIRA VIE// 78 MAP NO. 15850

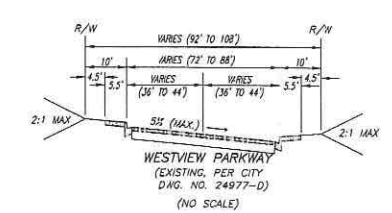
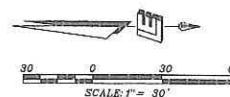
POR. NE. 1/4 SEC. 31
T.14 S. R2W. S.B.M.

POR. NE. 1/4 SEC. 31
T.14 S. R2W. S.B.M.

PARCEL 1
P.M. NO. 16392

LEGEND:

- INDICATES PROPERTY BOUNDARY
- INDICATES FOUND POINT, AS NOTED.
- INDICATES FOUND LEAD AND DISC MARKED L.S. 5163 PER PARCEL MAP NO. 16194.
- () INDICATES RECORDED DATA PER PARCEL MAP NO. 16194.
- (()) INDICATES RECORDED DATA PER MAP NO. 12628.
- [] INDICATES RECORDED DATA PER CITY DRAWING 24979-0.
- - - - - INDICATES SETBACK LINE



NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	08/27/12	JLC	CITY REVISIONS	13			
2	09/26/12	JLC	CITY REVISIONS	14			
3	09/19/12	JLC	CITY REVISIONS	15			
4	09/12/12	JLC	CITY REVISIONS	16			
5	11/29/11	JLC	ARCADIA REVISION SETBACK LINE	17	08/29/12	JLC	REMOVE REFERENCE TO REGISTRATION EASEMENT
6	11/29/11	JLC	CITY REVISIONS	18	07/10/12	JLC	CITY REVISIONS, REVERSE PARK ACCESS
7	11/29/11	JLC	CITY REVISIONS	19	06/26/12	JLC	CITY REVISIONS

OWNER/APPLICANT:

GARDEN COMMUNITIES RP, LLC
8530 COSP ERSE BOULEVARD
SAN DIEGO, CA 92122

BY: STUART POSHOK
DATE:

ENGINEER:

LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122

BY: JOHN D. LEPPERT
P.E. 20283
DATE:



SITE VISIBILITY NOTE:

- MAIN DRIVEWAY ENTRANCE: NO OBSTACLES HIGHER THAN 36" SHALL BE LOCATED WITHIN THE SITE VISIBILITY AREAS, WITH THE EXCEPTION OF TRAFFIC SIGNAL POLES.
- FIRE LANE DRIVEWAY ENTRANCE: NO OBSTACLES HIGHER THAN 36" SHALL BE LOCATED WITHIN THE SITE VISIBILITY AREAS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE WESTERLY LOT LINE OF LOTS 2 AND 6 PER CASA MIRA VIEW 78 MAP NO. 15850.
I.E. N 05°4'27" E

- EXISTING/PROPOSED ZONING, NO. OF LOTS AND ACREAGE:**
- THE PROPERTY IS DESIGNATED IN THE COMMUNITY PLAN AS LOW-MEDIUM DENSITY RESIDENTIAL (DEVELOPMENT AT 10-15 DWELLING UNITS PER NET ACRE).
THE PROPERTY IS CURRENTLY ZONED RM-1-1. IN ORDER TO IMPLEMENT THE PROPOSED DEVELOPMENT, A COMMUNITY PLAN AMENDMENT HAS BEEN INITIATED TO DESIGNATE THIS PROPERTY FOR MEDIUM-HIGH DENSITY RESIDENTIAL (30-45 DU/AC), AND A RE-ZONE OF THE PROPERTY TO RM-3-8 IS BEING REQUESTED AS A PART OF THIS APPLICATION. THE PROPOSED ZONING MATCHES THE ZONING THAT WAS APPROVED FOR THE EXISTING CASA MIRA VIEW PROJECT LOCATED IMMEDIATELY TO THE EAST.
 - THE SUBJECT PROPERTY CONSISTS OF A SINGLE PARCEL. THIS APPLICATION PROPOSES TO CREATE ONE LEGAL PARCEL.
THE PROPERTY CONTAINS 7.09 GROSS AND 6.97 NET ACRES.
 - OVERLAY ZONES:** AIRPORT INFLUENCE AREA (AIA) AND RESIDENTIAL TANDEN PARKING.
 - GEOLOGIC HAZARD CATEGORIES:** 51 & 53.
 - PROJECT LOCATION:** THE PROPERTY IS LOCATED AT THE INTERSECTION OF WESTVIEW PARKWAY AND GALVIN AVENUE.
 - TAX PARCEL NUMBERS:** 318-110-73-00.
 - LEGAL DESCRIPTION:** THE EAST 10 ACRES OF THE NORTH 25 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPTING THEREFROM THE NORTH 60.00 FEET THEREOF LYING WITHIN CALIFORNIA STATE HIGHWAY 16-SD-15.
ALSO EXCEPTING THEREFROM PORTION DEEDED TO SAN DIEGO UNIFIED SCHOOL DISTRICT BY DEED RECORDED JUNE 13, 1990 AS DOCUMENT NO. 1980-221211.
ALSO EXCEPTING THEREFROM PORTION TAKEN BY CITY OF SAN DIEGO BY CONDEMNATION RECORDED APRIL 17, 1992 AS DOCUMENT NO. 1892-224218.
ALSO EXCEPTING THEREFROM PORTION DEEDED TO UNITED STATES OF AMERICA BY DEED RECORDED JANUARY 8, 1998 AS FILE NO. 1998-10140.
 - PERMITS BEING APPLIED FOR:** ALONG WITH THE VESTING TENTATIVE MAP, THIS APPLICATION INCLUDES A COMMUNITY PLAN AMENDMENT, A SITE DEVELOPMENT PERMIT, A RE-ZONE AND EASEMENT VACATION.

CONDOMINIUM DEVELOPMENT:
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 UNITS IS 319 RESIDENTIAL CONDOMINIUM UNITS.

ALTHOUGH THE DEVELOPMENT IS BEING ENTITLED AS A CONDOMINIUM PROJECT, IT IS THE INTENT OF THE APPLICANT TO OPERATE THE ENTIRE PROJECT LONG TERM AS A FOR RENT PROJECT.

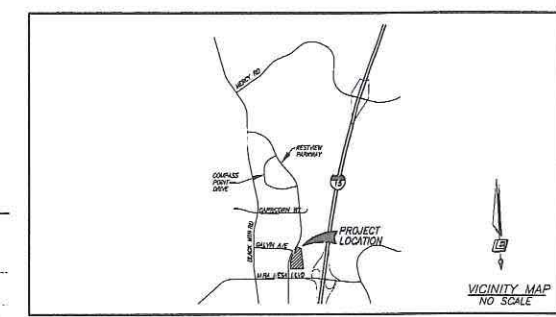
- STREETS AND ACCESS:**
- WESTVIEW PARKWAY IS FULLY IMPROVED PURSUANT TO CITY ENGINEER'S DRAWING NO. 23643-0. NO FURTHER IMPROVEMENTS TO WESTVIEW PARKWAY ARE REQUIRED TO IMPLEMENT THIS VESTING TENTATIVE MAP, EXCEPT AS DESCRIBED BELOW IN PAR. 2.
 - THE PROJECT WILL TAKE ACCESS FROM WESTVIEW PARKWAY AT THE INTERSECTION OF GALVIN AVENUE. AN EXISTING SIGNALIZED INTERSECTION. CURB RETURN ACCESS TO THE PROJECT WILL BE CONSTRUCTED AND THE EXISTING TRAFFIC SIGNAL SHALL BE MODIFIED TO A FULL 4-WAY SIGNAL WITH THE DEVELOPMENT OF THIS PROJECT.

UTILITIES:
THE PROPERTY IS ADEQUATELY SERVED BY THE FOLLOWING UTILITIES (SEE SHEET C3.0):

- WATER:** THERE IS AN EXISTING 12" WATER MAIN IN WESTVIEW PARKWAY PER DING. NO. 23643-0. A SEPARATE PRIVATE ON-SITE LOOPING WATER MAIN FOR FIRE SERVICE SHALL BE INSTALLED ON-SITE. THE PROPOSED PRIVATE ON-SITE WATER MAIN IS SHOWN ON SHEET C3.0.
- SEWER:** AN 8" SEWER MAIN HAS BEEN EXTENDED TO THE SUBJECT PROPERTY ACROSS WESTVIEW PARKWAY PER DING. NO. 24977-10-0, AND WILL PROVIDE SEWER SERVICE TO THE PROPOSED DEVELOPMENT.
- RECLAIMED WATER:** AN EXISTING 6" RECLAIMED WATER MAIN IS LOCATED IN WESTVIEW PARKWAY PER DING. NO. 33356-30, AND IS AVAILABLE TO PROVIDE LANDSCAPE IRRIGATION SERVICE FOR THE PROJECT.
- OVERHEAD UTILITIES:** THERE ARE NO PERMANENT OVERHEAD UTILITIES SERVING THIS PROPERTY.

GRADING AND DRAINAGE NOTES:
GRADING AND DRAINAGE IMPROVEMENTS, AS WELL AS REQUIRED NOTES AND STATISTICS, ARE SHOWN ON SHEET C2.0.

EXISTING AND PROPOSED EASEMENTS:
EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON SHEET C4.0. AN EXISTING STORM DRAIN EASEMENT WILL BE VACATED AS SHOWN THEREON, CONCURRENT WITH THE FINAL MAP.



PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122
PHONE #: (858) 597-2001

PROJECT ADDRESS:
11005 WESTVIEW PARKWAY

PROJECT NAME:
CASA MIRAVIEW 2

SHEET TITLE:
VESTING TENTATIVE MAP NO. 931745

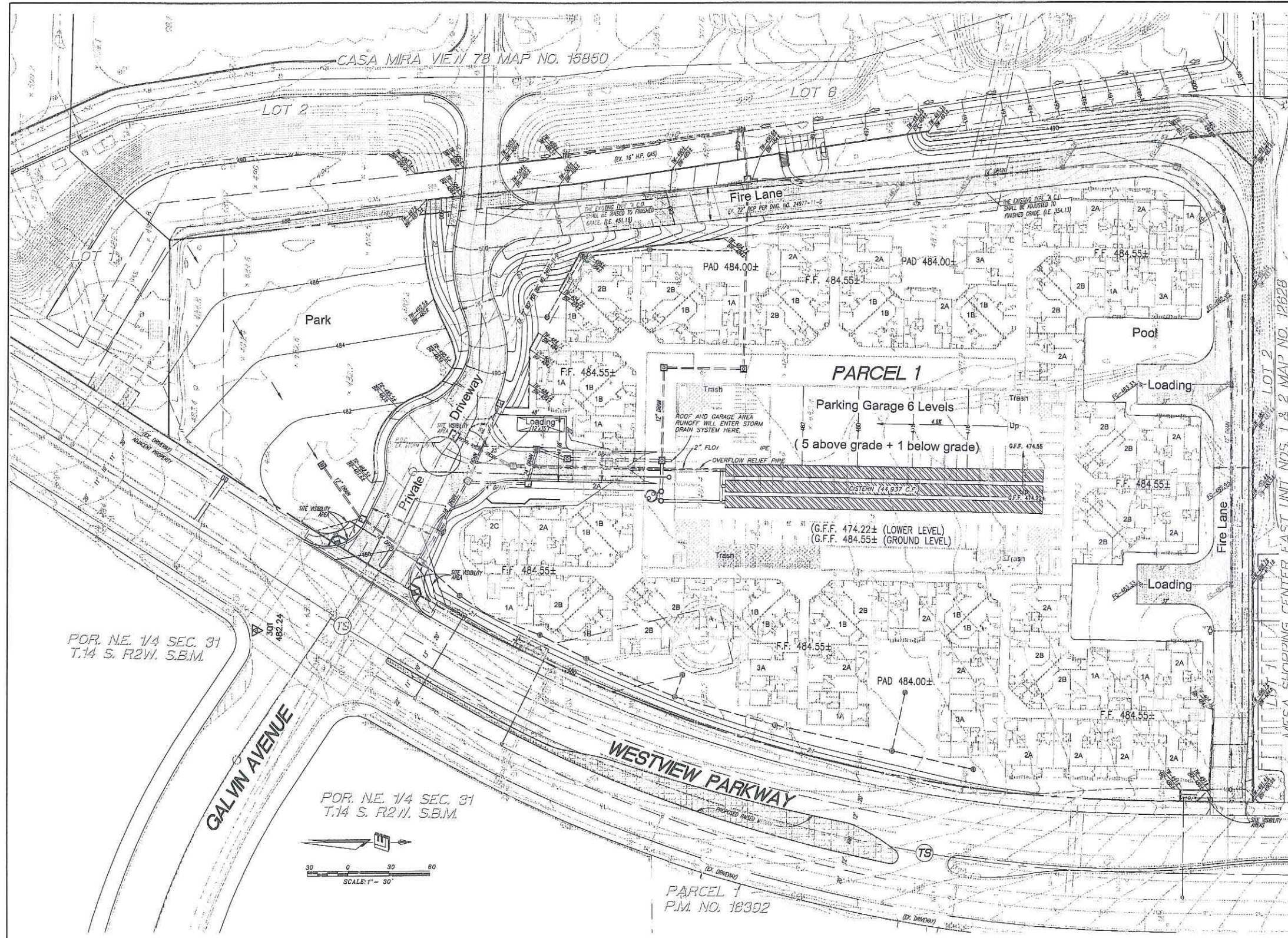
DATE: 1/12/2011

REVISION 14: _____
REVISION 13: _____
REVISION 12: _____
REVISION 11: _____
REVISION 10: _____
REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: 8/20/2012
REVISION 5: 7/10/2012
REVISION 4: 8/11/2012
REVISION 3: 4/9/2012
REVISION 2: 2/16/2012
REVISION 1: 1/12/2011

ORIGINAL DATE: 1/28/2011

SHEET C1.0 OF 30

DE:JL



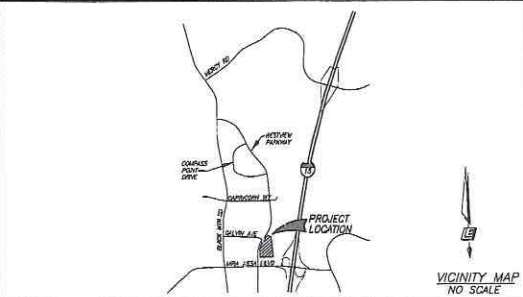
LEGEND

- VTM BOUNDARY
- EXISTING PARCEL LINE
- PROPOSED LOT LINE
- SETBACK LINE
- EXISTING CONTOURS
- EXISTING 34" STORM DRAIN
- EXISTING CURB INLET
- EXISTING CLEAN OUT
- PROPOSED CONTOURS
- RETAINING WALL
- PROPOSED CURB INLET
- PROPOSED CLEAN OUT
- PROPOSED CATCH BASIN
- AREA DRAIN
- PROPOSED "JELLYFISH" STORM FILTER (OR EQUAL)
- PROPOSED STORM DRAIN
- RIP RAP
- SWALE
- DIRECTION OF SURFACE WATER FLOW
- DAYLIGHT LINE/LIMIT OF WORK
- A.C. PAVEMENT
- RAISED CENTER MEDIAN STAMPED CONCRETE
- NEW TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL (TO BE MODIFIED)

GRADING TABULATION

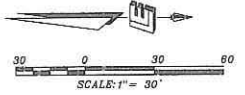
1. TOTAL SITE AREA: 7,189 AC±
2. TOTAL AMOUNT OF SITE TO BE GRADED: 7.0 AC±
3. PERCENT OF TOTAL SITE TO BE GRADED: 99.0%
4. AMOUNT OF CUT: 13,300 C.Y.±
5. MAXIMUM DEPTH OF CUT: 14 FT.±
6. AMOUNT OF FILL: 24,500 C.Y.±
7. MAXIMUM DEPTH OF FILL: 19 FT.±
8. MAXIMUM HEIGHT OF CUT SLOPE: 15 FT.±
9. MAXIMUM HEIGHT OF FILL SLOPE: 14 FT.±
10. CUT SLOPE RATIO: 1/1
11. FILL SLOPE RATIO: 2/1
12. AMOUNT OF IMPORT: 11,200 C.Y.
13. RETAINING WALLS: TOTAL LENGTH = 1,370'; MAX HEIGHT = 19'

EASEMENT NOTE
SEE SHEET C4.0 FOR LOCATION OF EXISTING STORM DRAIN EASEMENTS.



POR. NE. 1/4 SEC. 31
T.14 S. R.2W. S.B.M.

POR. NE. 1/4 SEC. 31
T.14 S. R.2W. S.B.M.



PARCEL 1
P.M. NO. 16392

TOPOGRAPHIC INFORMATION

- A. SOURCE: TOPOGRAPHIC INFORMATION PRODUCED FROM PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY ON 11-30-2011.
- B. PREPARED BY: SAN-LO AERIAL SURVEYS
- C. DATUM: MEAN SEA LEVEL

GRADING AND DRAINAGE

- A. DRAINAGE: IT IS PROPOSED THAT THE PROJECT BE GRADED AS SHOWN HEREIN. APPROXIMATELY 11,200 CUBIC YARDS WILL BE IMPORTED TO COMPLETE THE PROPOSED GRADING.
- B. DRAINAGE: STORM WATER GENERATED ON-SITE WILL BE COLLECTED THROUGH A SYSTEM OF PRIVATE STORM DRAIN PIPES AS SHOWN HEREIN. THE PROPOSED PRIVATE STORM DRAIN SYSTEM WILL DISCHARGE TO AN EXISTING 72" STORM DRAIN PER DWS. NO. 24977-11-0.
- C. BMPs: THE PROJECT WILL PROPOSE A NUMBER OF CONSTRUCTION AND POST CONSTRUCTION BMPs TO ADDRESS WATER QUALITY ISSUES CREATED BY THE PROPOSED PROJECT. THESE MEASURES WILL BE ADDRESSED IN THE PROJECT'S SWPPP AND WATER QUALITY TECHNICAL REPORT.
- C. THE EXISTING 72" STORM DRAIN PER DWS. NO. 24977 HAS A D-LOAD OF 2500-D, AND IS CAPABLE OF SUPPORTING THE ADDITIONAL FILL PLACED ABOVE THE STORM DRAIN.

ENGINEER:

LEPPERT ENGINEERING CORPORATION
5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122

BY: "FOR REVIEW PURPOSES ONLY"

JOHN D. LEPPERT
P.E. 26283

DATE:



NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	04/29/11	LEC	CITY REVISIONS	12			
2	08/22/11	LEC	CITY REVISIONS	11			
3	09/02/11	LEC	CITY REVISIONS	10			
4	09/02/11	LEC	CITY REVISIONS	9			
5	02/16/12	LEC	CITY REVISIONS	8			
6	07/12/12	LEC	CITY REVISIONS	7			
7	12/21/11	LEC	ORIGINAL	6	8/20/12	LEC	REVISE REFERENCE TO PROVISION EASEMENT
				5	7/10/12	LEC	CITY REVISIONS, REDUCE PARK AREA
				4			
				3			
				2			
				1			

APPROVED BY: ENGINEER OF WORK
DATE: 8/20/12
PROJECT NO.: 26283
SHEET NO.: 26283
DATE: 8/20/12

BENCH MARK

WESTVIEW AND GALVIN AVENUE, INTERSECTION
ELEVATION 482.32 M.S.L.

PREPARED BY: LEPPERT ENGINEERING CORPORATION

ADDRESS: 5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122

PHONE #: (658) 597-2001

PROJECT ADDRESS:
11005 WESTVIEW PARKWAY

PROJECT NAME:
CASA MIRAVIEW 2

SHEET TITLE:
CONCEPTUAL GRADING/DRAINAGE PLAN

SHEET C2.0 OF 30

REVISION 14: _____

REVISION 13: _____

REVISION 12: _____

REVISION 11: _____

REVISION 10: _____

REVISION 9: _____

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REVISION 7: _____

REVISION 6: 8/20/2012

REVISION 5: 7/10/2012

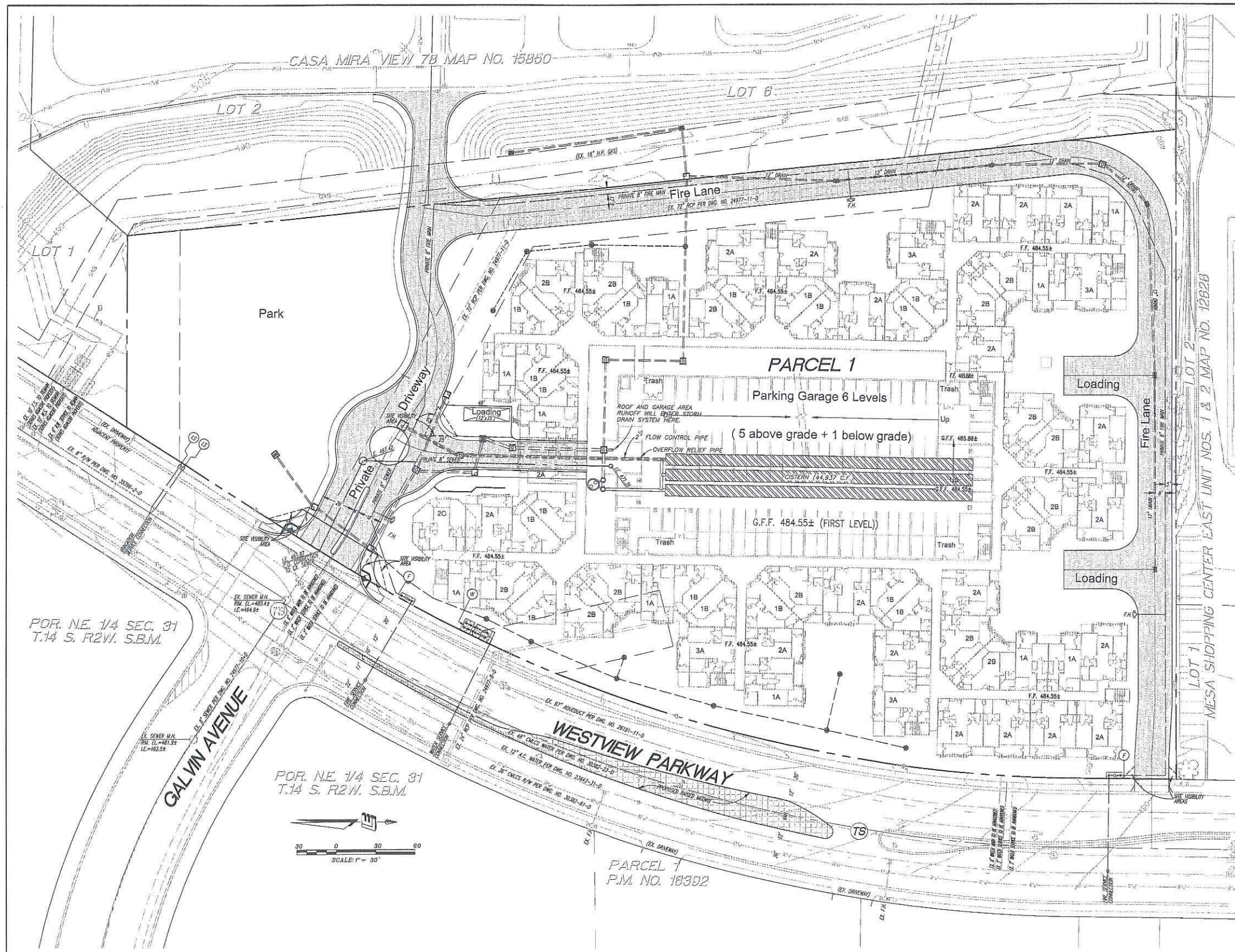
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REVISION 3: 4/9/2012

REVISION 2: 2/16/2012

REVISION 1: 1/12/2012

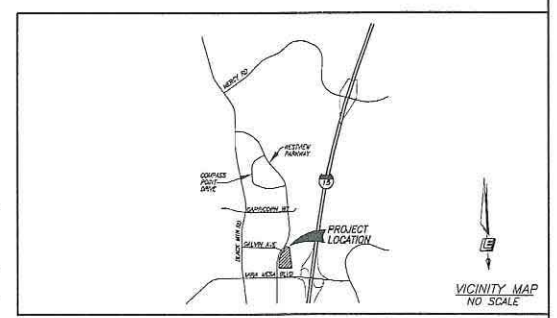
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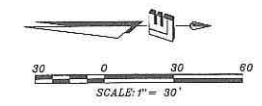
LEGEND

- VTM BOUNDARY
- EXISTING CONTOURS
- EXISTING STORM DRAIN
- EXISTING CURB INLET
- EXISTING CLEAN OUT
- EXISTING WATER
- EXISTING FIRE HYDRANT
- EXISTING SEWER
- PROPOSED PRIVATE CURB INLET
- PROPOSED PRIVATE CLEAN OUT
- PROPOSED PRIVATE CATCH BASIN
- PROPOSED PRIVATE STORM DRAIN
- PROPOSED "JELLYFISH" STORM FILTER (OR EQUAL)
- PROPOSED PRIVATE SEWER MAIN
- PROPOSED PRIVATE FIRE MAIN
- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED FIRE SERVICE AND BACKFLOW
- PROPOSED WATER SERVICE, MASTER WATER METER & BACKFLOW
- PROPOSED LANDSCAPE WATER SERVICE AND METER
- A.C. PAVEMENT
- RAISED CENTER MEDIUM STAMPED CONCRETE
- NEW TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL (TO BE MODIFIED)

UTILITY NOTE:
1. ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE PRIVATE.



POR. NE. 1/4 SEC. 31
T.14 S. R2W. S.B.M.



PARCEL 1
P.M. NO. 16392

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	11/23/11	LEC	ORIGINAL	10			
2	02/12/12	LEC	CITY REVISIONS	11			
3	02/14/12	LEC	CITY REVISIONS	12			
4	06/27/12	LEC	CITY REVISIONS	13			
5	07/12/12	LEC	CITY REVISIONS	14			
6	07/12/12	LEC	CITY REVISIONS	15			
7	08/29/12	LEC	REVISIONS TO REGISTRATION	16			
8	07/29/12	LEC	REVISIONS TO REGISTRATION	17			
9	07/29/12	LEC	REVISIONS TO REGISTRATION	18			

Leppert Engineering Corporation
5190 GOVERNOR DRIVE
Suite 205
San Diego, CA 92122
(619) 597-2001

APPROVED BY ENGINEER OF WORK
DATE DATE
REGISTRATION NO. C.E. 26283
DATE DATE

PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION
ADDRESS: 5190 GOVERNOR DRIVE, S-205
SAN DIEGO, CA 92122
PHONE #: (619) 597-2001

PROJECT ADDRESS:
11005 WESTVIEW PARKWAY

PROJECT NAME:
CASA MIRAVIEW 2

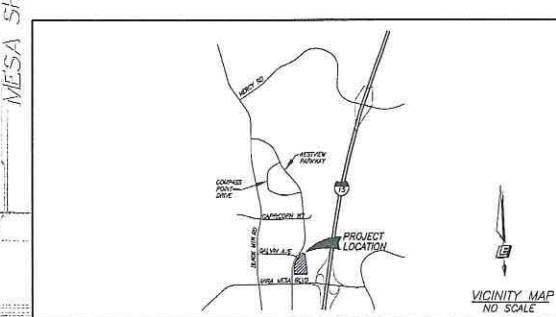
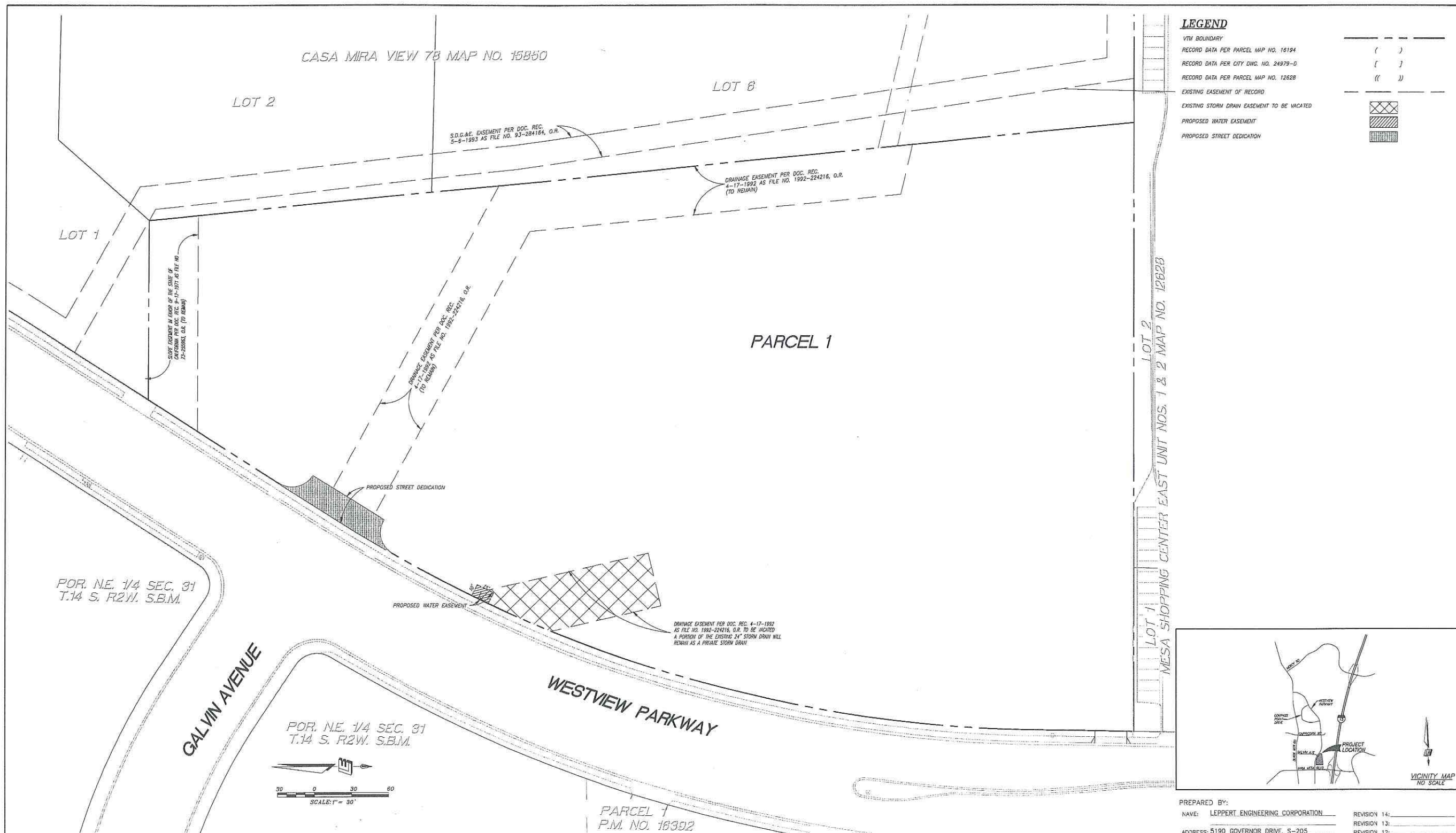
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REVISION 6:	8/20/2012
REVISION 5:	7/10/2012
REVISION 4:	6/11/2012
REVISION 3:	4/9/2012
REVISION 2:	2/18/2012
REVISION 1:	1/12/2012

ORIGINAL DATE: 11/29/2011

SHEET TITLE:
CONCEPTUAL UTILITY PLAN

SHEET C3.0 OF 30

DEP#



NO.	DATE	BY	DESCRIPTION	REV.	DATE	BY	DESCRIPTION	REGISTRATION	DATE
1	08/29/12	LEC	REVISED REFERENCE TO RECREATION EASEMENT	12					
2	07/19/12	LEC	CITY RECORDS, REVISE PARK ACCHAGE	11					
3	06/29/12	LEC	CITY RECORDS	10					
4	04/19/12	LEC	CITY RECORDS	9					
5	01/12/12	LEC	CITY RECORDS	8					
6	11/22/11	LEC	DRINKING	7					

Leppert Engineering Corporation
 5190 GOVERNOR DRIVE
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PREPARATION AND REVISION LOG
 APPROVED BY: ENGINEER OF WORK
 FILE NO. JOB NO. REGISTRATION NO. 26283
 DATE DATE DATE DATE

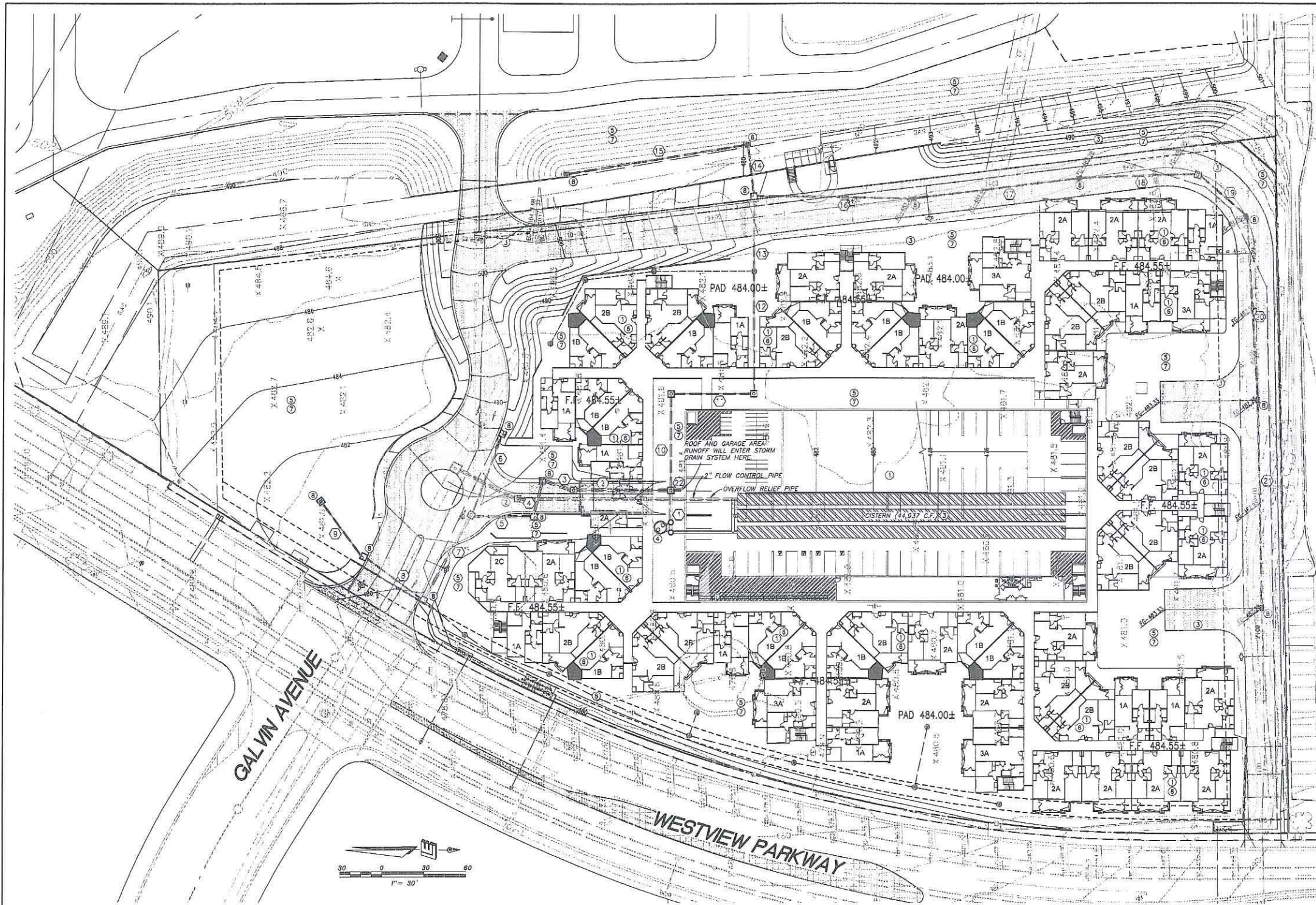
PREPARED BY:
 NAME: LEPPERT ENGINEERING CORPORATION
 ADDRESS: 5190 GOVERNOR DRIVE, S-205
 SAN DIEGO, CA 92122
 PHONE #:(619) 597-2001

PROJECT ADDRESS:
 11005 WESTVIEW PARKWAY

PROJECT NAME:
 CASA MIRAVIEW 2

REVISION 14:	_____
REVISION 13:	_____
REVISION 12:	_____
REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	8/20/2012
REVISION 5:	7/10/2012
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REVISION 3:	4/9/2012
REVISION 2:	2/18/2012
REVISION 1:	1/2/2012

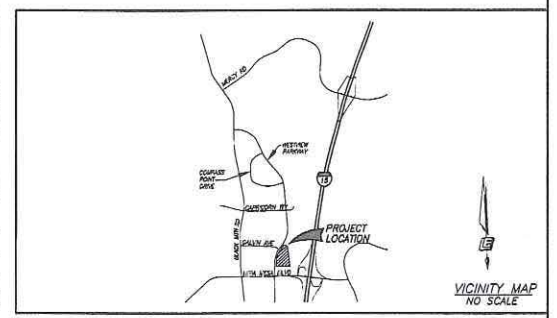
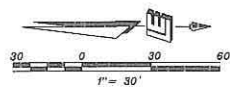
ORIGINAL DATE: 11/26/2011
 SHEET TITLE: RECREATION EASEMENT FOR PUBLIC PARK AND EXISTING EASEMENT EXHIBIT
 SHEET C4.0 OF 30
 DEP# _____



LEGEND

SUBDIVISION BOUNDARY	---
PROPOSED STORM DRAIN	====
EXISTING STORM DRAIN	----
PIPE NUMBER	③
BMP DESIGNATION	①
A.C. PAVEMENT	▨

- STANDARD/PRIORITY PERMANENT BEST MANAGEMENT PRACTICES (BMP'S)**
- LOW IMPACT DESIGN (LID) BMP'S**
- ① MINIMIZE IMPERVIOUS FOOTPRINT THROUGH EFFICIENT DESIGN, INCORPORATING MULTI-LEVEL RESIDENTIAL BUILDINGS AND PARKING STRUCTURES.
 - ② SHARED DRIVEWAY.
 - ③ USE OF CISTERN TO RETAIN RUNOFF AS REQUIRED FOR HYDROMODIFICATION.
- SOURCE CONTROL BMP'S**
- ⑤ PROVIDE RAIN SHUTOFF DEVICES AND PRESSURE DROP FLOW REDUCERS/SHUTOFF VALVES.
 - ⑥ DESIGN TRASH STORAGE AREAS TO REDUCE POLLUTION CONTRIBUTION.
 - ⑦ USE OF PEST RESISTANT AND DROUGHT TOLERANT LANDSCAPING.
 - ⑧ STENCIL OR STAMP ALL STORM DRAIN INLETS WITH WARNINGS TO DISCOURAGE "ILLEGAL" DUMPING OR DISCHARGE INTO THE STORM DRAIN SYSTEM.
- TREATMENT CONTROL BMP'S**
- ③ USE OF CISTERN TO RETAIN RUNOFF AS REQUIRED FOR HYDROMODIFICATION.
 - ④ USE OF IMBRIUM JELLYFISH FILTER SYSTEM, OR EQUIVALENT, TO FILTER RUNOFF.



NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	1/12/12	LEC	CITY REVISIONS	7			
2	02/16/12	LEC	CITY REVISIONS	8			
3	04/02/12	LEC	CITY REVISIONS	9			
4	08/20/12	LEC	CITY REVISIONS	10			
5	08/20/12	LEC	CITY REVISIONS	11			
6	08/20/12	LEC	CITY REVISIONS	12			

Leppert Engineering Corporation
 5190 GOVERNOR DRIVE, SUITE 205
 SAN DIEGO, CA 92122
 (619) 597-2001

REGISTERED PROFESSIONAL ENGINEER
 NO. 29283
 DATE 08/20/12

PREPARATION AND REVISION LOG

PREPARED BY: **LEPPERT ENGINEERING CORPORATION**

ADDRESS: **5190 GOVERNOR DRIVE, S-205**
SAN DIEGO, CA 92122
 PHONE #: **(619) 597-2001**

PROJECT ADDRESS:
11005 WESTVIEW PARKWAY

PROJECT NAME:
CASA MIRAVIEW 2

SHEET TITLE:
BMP PLAN

REV'S ON 14:	_____
REV'S ON 13:	_____
REV'S ON 12:	_____
REV'S ON 11:	_____
REV'S ON 10:	_____
REV'S ON 9:	_____
REV'S ON 8:	_____
REV'S ON 7:	_____
REV'S ON 6:	_____
REV'S ON 5:	_____
REV'S ON 4:	_____
REV'S ON 3:	08/20/2012
REV'S ON 2:	04/09/2012
REV'S ON 1:	02/16/2012

ORIGINAL DATE: 01/12/2012
 SHEET: C5.0 OF 30
 DEP# _____

Casa Mira View - 2
San Diego, California
for
Garden Communities RP, LLC

TREE LEGEND PLANT COUNT IS FOR CONVENIENCE ONLY. QUANTITIES AS SHOWN ON THE DRAWINGS TAKE PRECEDENCE. Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, QUANTITY, SIZE, COMMENTS, HT. X SP., MATURE HT. X SP., PLANT FACTOR.

STREET TREE LEGEND Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, QUANTITY, SIZE, COMMENTS, HT. X SP., PLANT FACTOR.

EXISTING TREE LEGEND Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, QUANTITY, SIZE, COMMENTS, HT. X SP., PLANT FACTOR.

SHRUB LEGEND Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, QUANTITY, SIZE, COMMENTS, HT. X SP., MATURE HT. X SP., PLANT FACTOR.

EXISTING SHRUB LEGEND Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, QUANTITY, SIZE, COMMENTS, HT. X SP., MATURE HT. X SP., PLANT FACTOR.

GROUND COVER LEGEND Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, SPACING, SIZE, COMMENTS, PLANT FACTOR.

VINE LEGEND Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, QUANTITY, SIZE, COMMENTS, HT. X SP., PLANT FACTOR.

Landscape Legend

Plant Point Schedule Table with columns: Proposed Plant Material, Plant Size, Plant Point Achieved per Plant, Total Points.

Street Yard and Remaining Yard Planting Requirements Table with columns: Type of Development, Type of Yard, Planting area required, Planting area provided, Plant points required, Plant points provided, Points from trees, Bonus points.

Vehicular Yard Table with columns: Type of Development, Type of Yard, Planting area required, Planting area provided, Plant points required, Plant points provided, Points from trees, Bonus points.

Street, Remaining and Vehicular Yard Point Calculations

AB 1881 WATER CONSERVATION CALCULATIONS. Includes text: CASA MIRAVIEW 2, TOTAL AREA, RECALCULATED WATER BUDGET, WATER CONSERVATION STATEMENT, LONG TERM LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

AB 1881 Water conservation calculations

Sheet Index Table with columns: Sheet Index, Sheet Number. Includes entries like 'Sheet Index, Landscape Legend, City Notes, Street, Remaining and Vehicular Yards, Design Statement' and 'Landscape Existing Conditions Plan'.

Sheet Index

- 1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE STANDARDS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL... 2. MAINTENANCE - ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER... 3. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY GROWING CONDITION...

City Notes

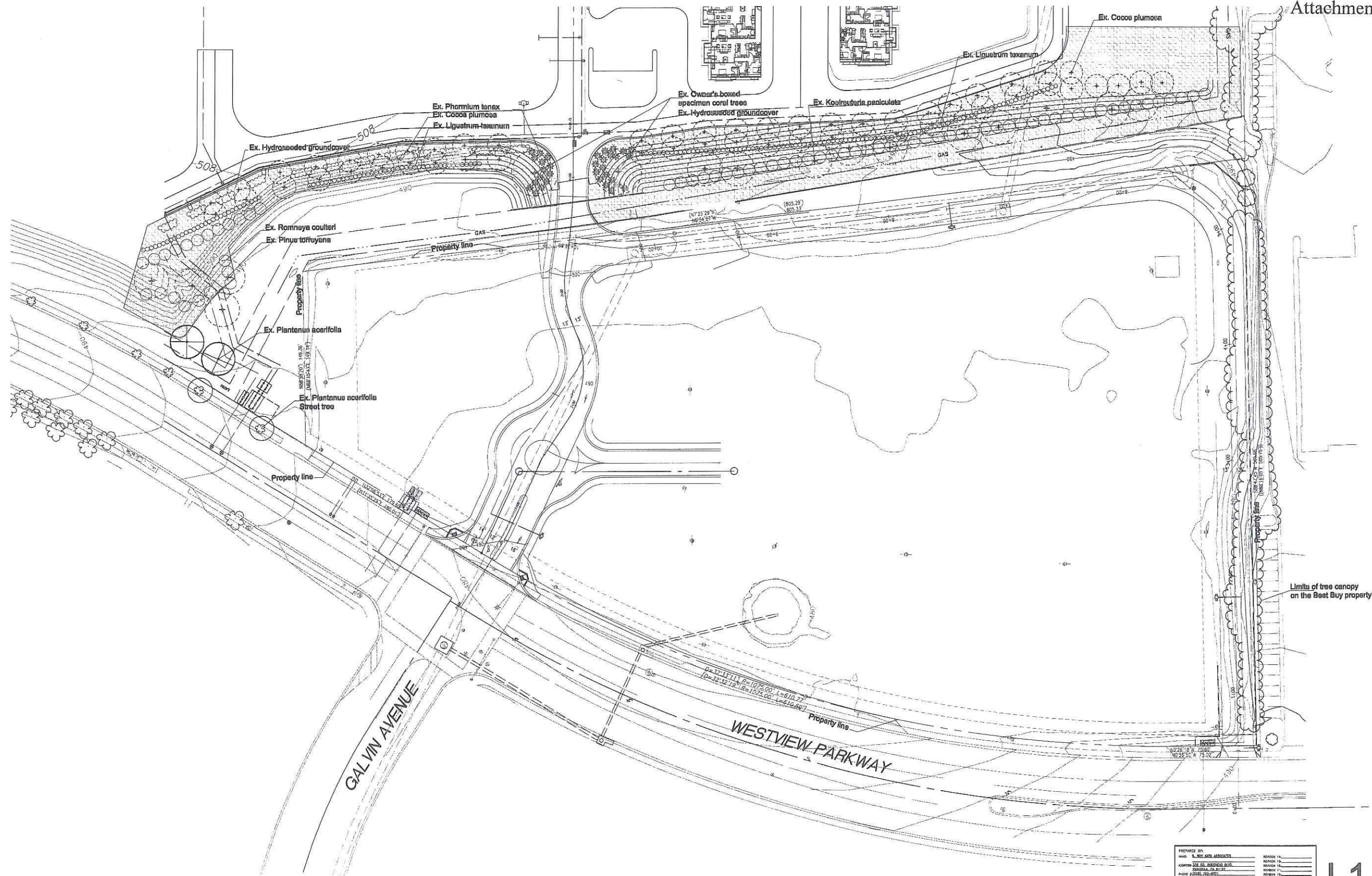
THE LANDSCAPE DESIGN IS INTENDED TO COMPLEMENT AND ENHANCE THE ARCHITECTURE AND THE UNIQUE QUALITIES OF THE SITE WHILE PROVIDING AESTHETICALLY PLEASING AND USABLE LANDSCAPE SPACES.

Design Statement

Landscape Legend... Sheet Index, Landscape Legend, City Notes, Street, Remaining and Vehicular Yard Calculations and Design Statement Casa Mira View 2 San Diego, California Garden Communities RP, LLC

Table with columns: PREPARED BY, REVIEWED BY, APPROVED BY, PROJECT ADDRESS, PROJECT NAME, SHEET TITLE, SHEET NO., OF SHEETS.

LO.O SIROY LANDSCAPE ARCHITECT 338 SO. ROSEMOUNT BLVD. PASADENA, CA 91107 Tel (828) 793-9871 Fax (828) 793-1213 avokato2000@avokato.net April 9, 2012



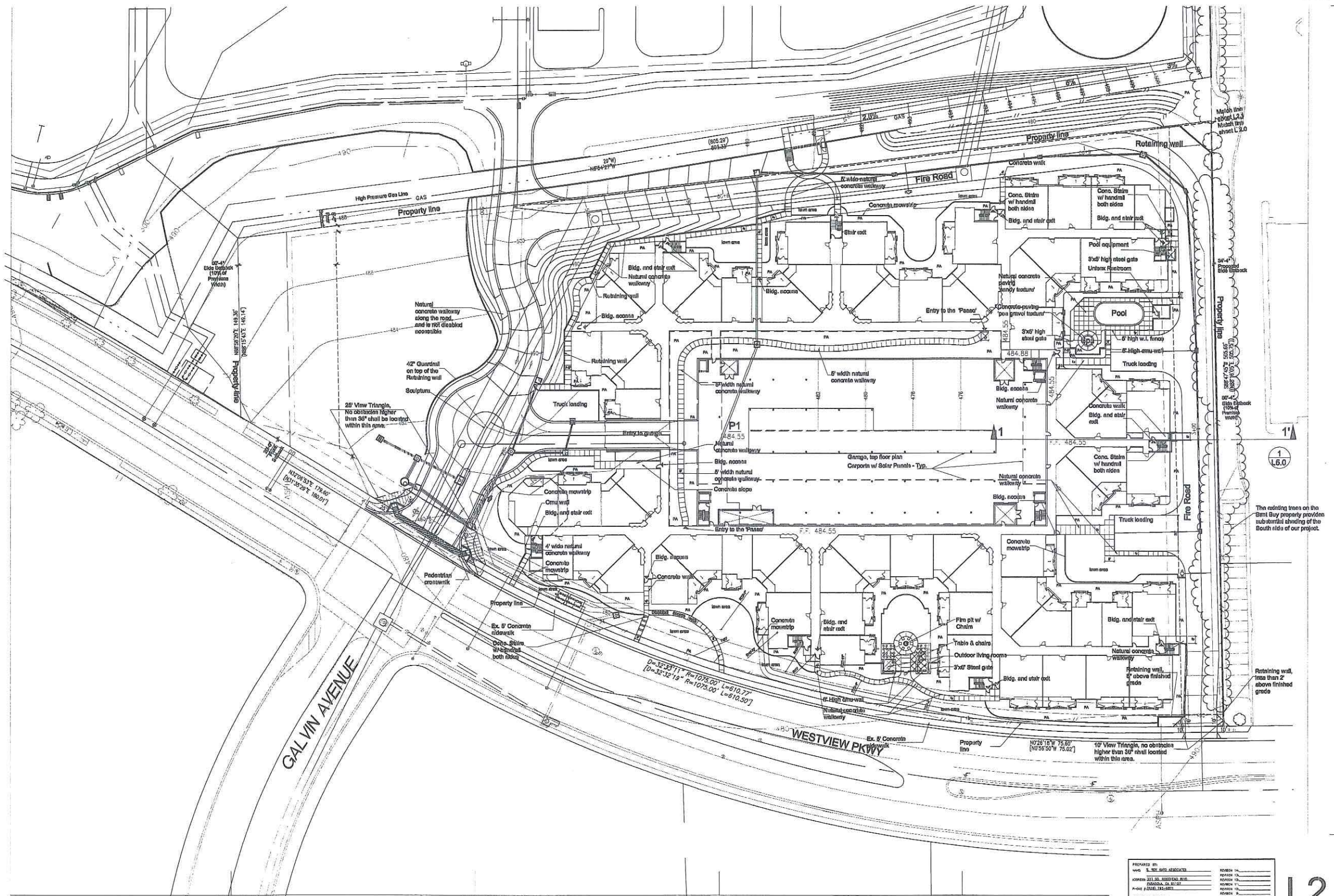
Landscape Existing Conditions Plan
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC

PREPARED BY L. SLOAN ASSOCIATES	REVISION 1A
DRAWN BY DANIELA G. BLUM	REVISION 1B
PROJECT ADDRESS 338 S. ROSEMEAD BLVD. PASADENA, CA 91107	REVISION 1C
PROJECT NAME GALVIN AVENUE - 1	REVISION 1D
SHEET TITLE LANDSCAPE EXISTING CONDITIONS PLAN	REVISION 1E
	REVISION 1F
	REVISION 1G
	REVISION 1H
	REVISION 1I
	REVISION 1J
	REVISION 1K
	REVISION 1L
	REVISION 1M
	REVISION 1N
	REVISION 1O
	REVISION 1P
	REVISION 1Q
	REVISION 1R
	REVISION 1S
	REVISION 1T
	REVISION 1U
	REVISION 1V
	REVISION 1W
	REVISION 1X
	REVISION 1Y
	REVISION 1Z



April 9, 2012

L1.0
SIRBY
 LANDSCAPE ARCHITECT
 338 SO. ROSEMEAD BLVD.
 PASADENA, CA 91107
 Tel (828) 793-0871
 Fax (828) 793-1213
 evoknto2000@sbcglobal.net



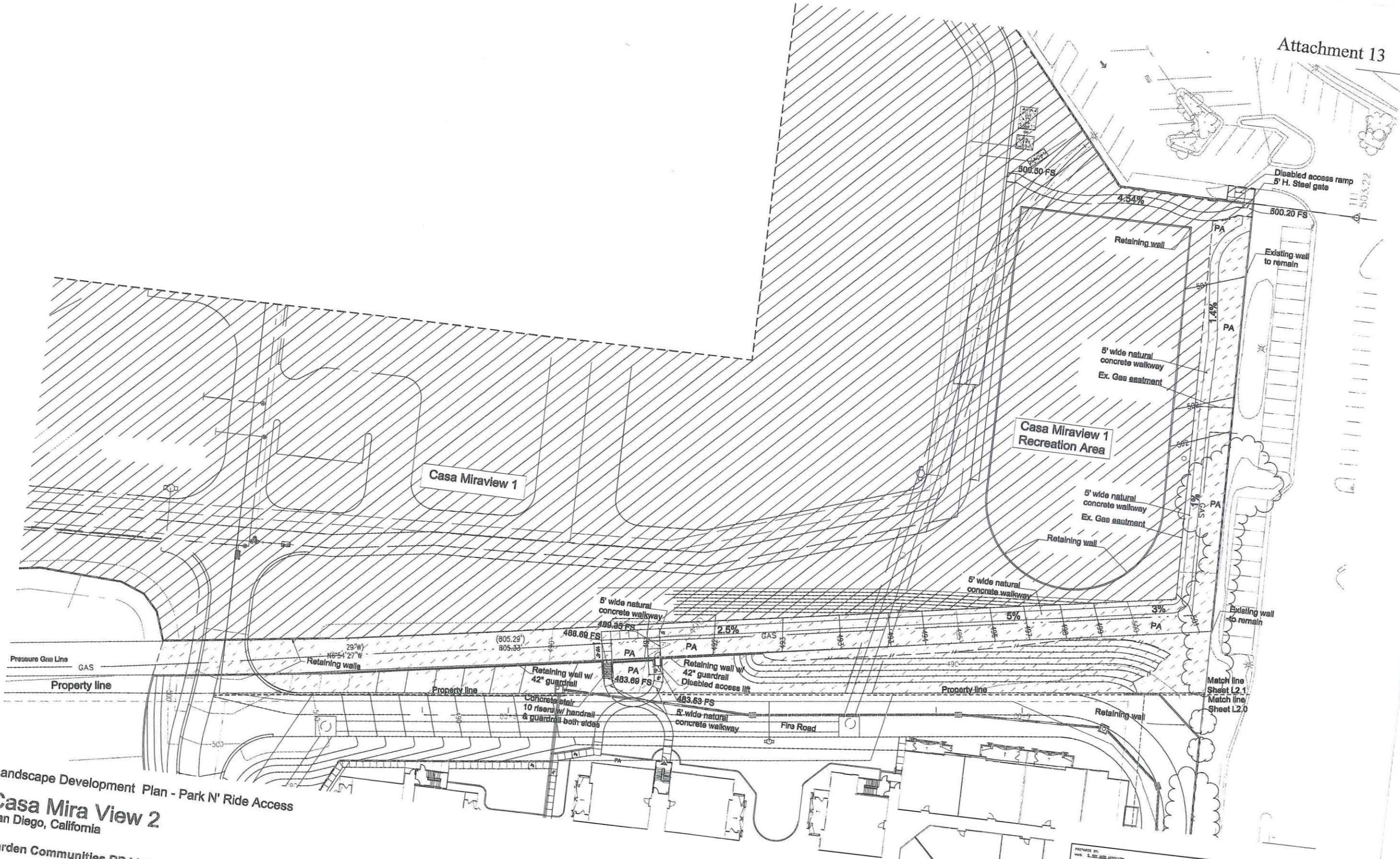
Landscape Development Plan
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC

PREPARED BY	W&S LANDSCAPE ARCHITECTS	REVISION 1	
ADDRESS	2311 W. BROADWAY BLVD	REVISION 2	
P.O. BOX	124124	REVISION 3	
PROJECT ADDRESS		REVISION 4	
PROJECT NAME		REVISION 5	
SHEET TITLE	LANDSCAPE DEVELOPMENT PLAN	REVISION 6	
DATE	09-11-2011	REVISION 7	
		REVISION 8	
		REVISION 9	
		REVISION 10	

L2.0
SHOY
LANDSCAPE ARCHITECT
 338 SO. ROSEMEAD BLVD.
 PASADENA, CA 91107
 TEL (626) 793-9874
 FAX (626) 793-1213
 wvokato2000@tbcglobal.net

April 9, 2012

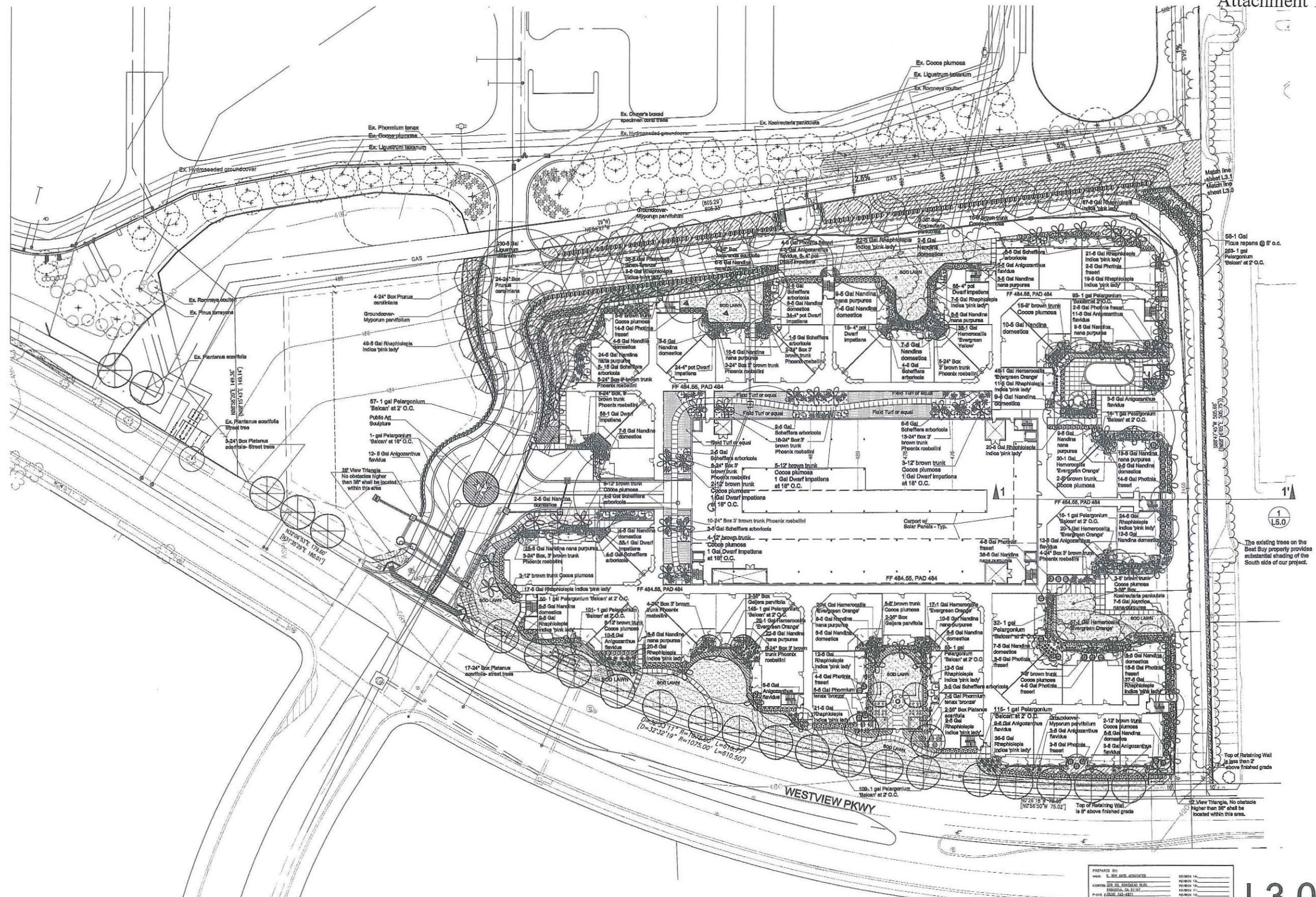




Landscape Development Plan - Park N' Ride Access
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC

PREPARED BY:	DATE:	SCALE:
APPROVED BY:	DATE:	SCALE:
PROJECT ADDRESS:	PROJECT NAME:	PROJECT NO.:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
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PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:

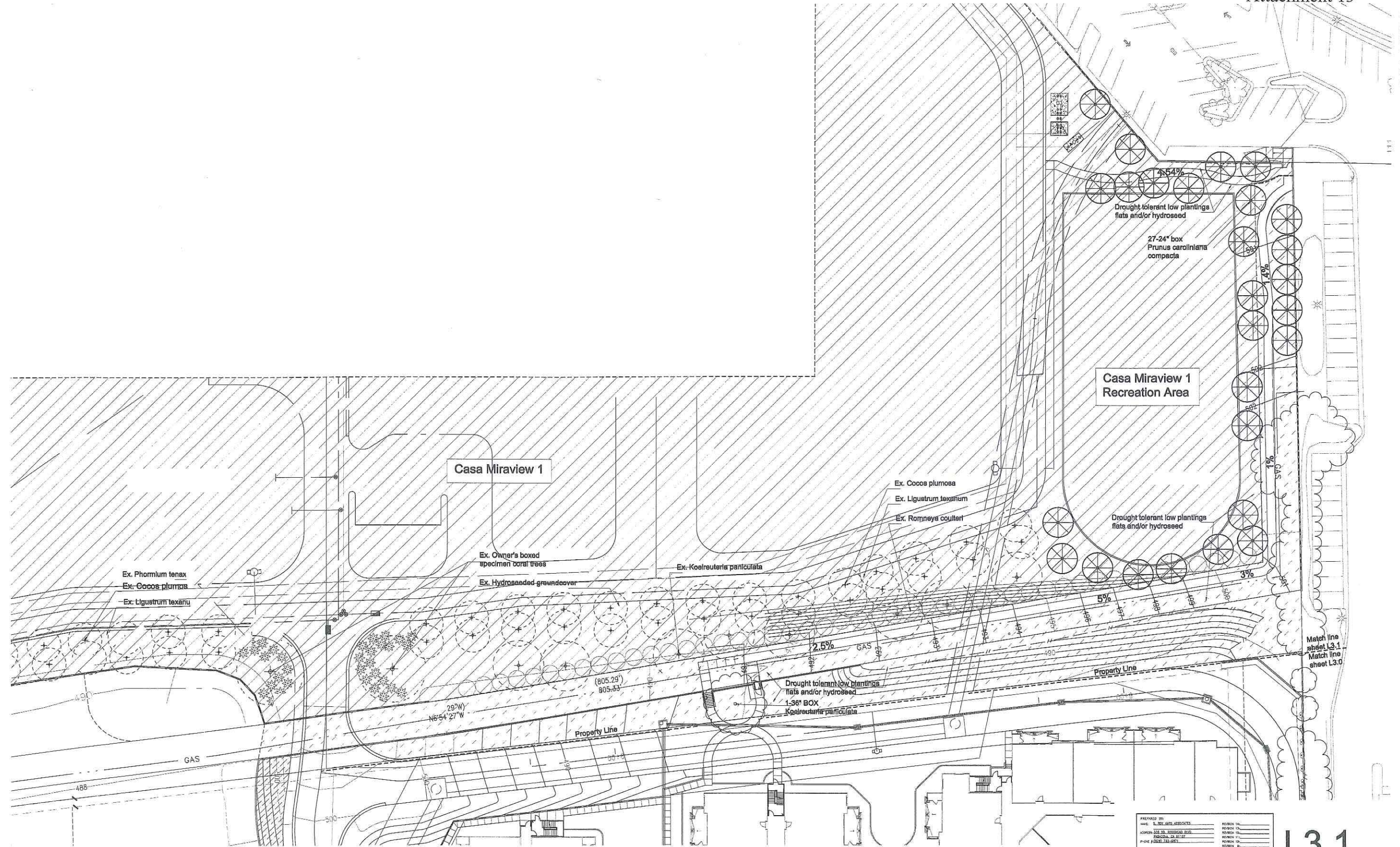
L2.1
 S:\0000
 K:\0000



Landscape Plan
Casa Mira View 2
 San Diego, California
 Garden Communities RP, LLC

PREPARED BY: S. BOYD ARCHITECTS	REVISION 1A: REVISION 1B: REVISION 1C: REVISION 1D: REVISION 1E: REVISION 1F: REVISION 1G: REVISION 1H: REVISION 1I: REVISION 1J: REVISION 1K: REVISION 1L: REVISION 1M: REVISION 1N: REVISION 1O: REVISION 1P: REVISION 1Q: REVISION 1R: REVISION 1S: REVISION 1T: REVISION 1U: REVISION 1V: REVISION 1W: REVISION 1X: REVISION 1Y: REVISION 1Z:
PROJECT ADDRESS: 10755 W. 75.02'	PROJECT NAME: CASA MIRA VIEW 2
SHEET TITLE: LANDSCAPE PLAN	DATE: 11-22-2011

L3.0
 SROY
 LANDSCAPE ARCHITECT
 338 SO. ROSEMEAD BLVD.
 PASADENA, CA 91107
 Tel (828) 793-8874
 Fax (828) 793-1213
 avokato2000@bcglobal.net



Landscape Plan - Park N' Ride Access

Casa Mira View 2
San Diego, California

Garden Communities RP, LLC

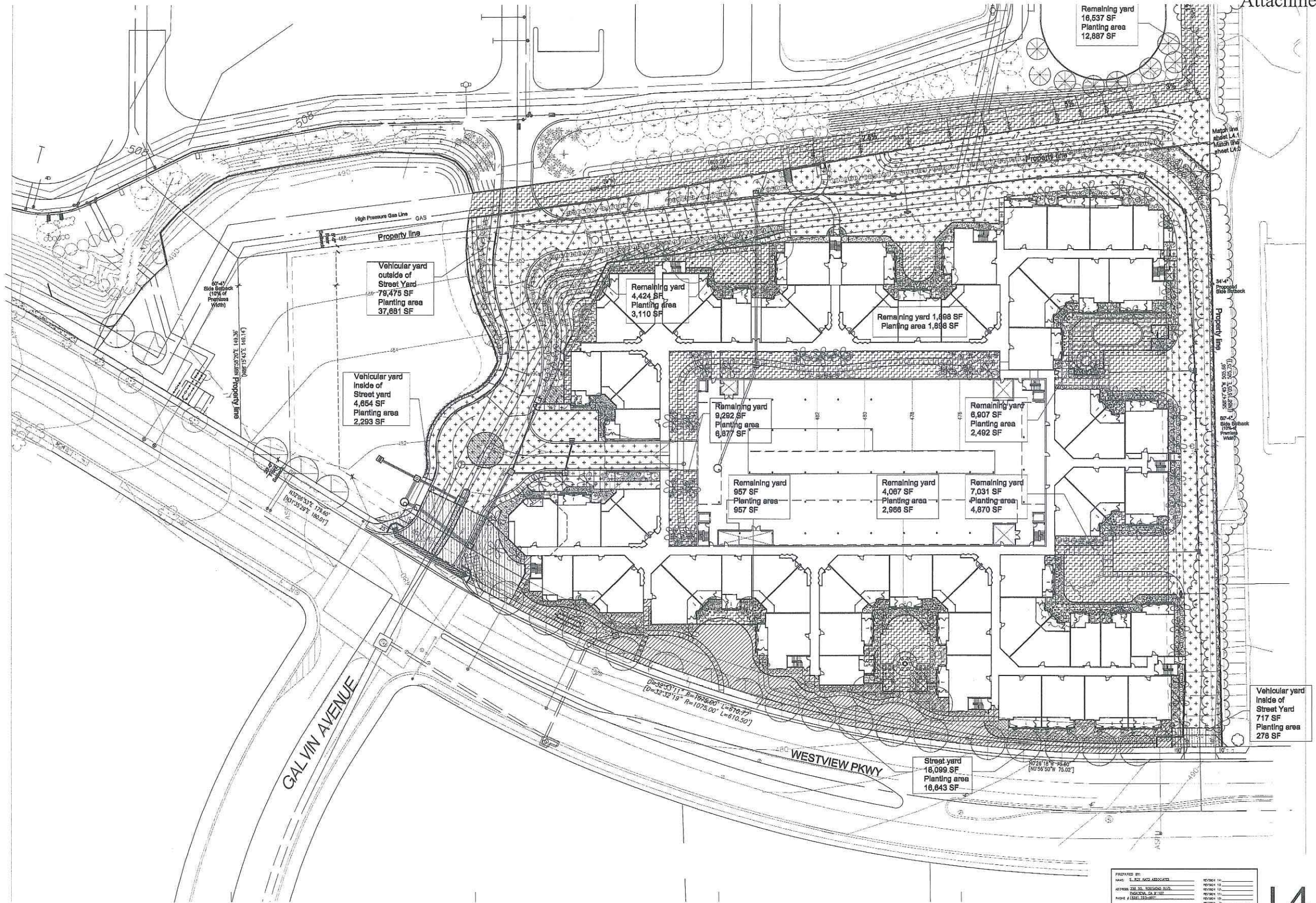
PREPARED BY: NAME: S. ROY, AIA, ASSOCIATES	REVISION 14:
ADDRESS: 200 W. UNIVERSITY BLVD. PASADENA, CA 91107	REVISION 13:
PHONE: (626) 793-8271	REVISION 12:
PROJECT ADDRESS:	REVISION 11:
	REVISION 10:
	REVISION 9:
	REVISION 8:
	REVISION 7:
	REVISION 6:
	REVISION 5:
	REVISION 4:
	REVISION 3:
	REVISION 2:
	REVISION 1:
PROJECT NAME: GARDEN COMMUNITIES	DATE: 11/22/2011
SHEET TITLE: LANDSCAPE PLAN	SHEET NO. OF 32
	DATE



L3.1
SROY
LANDSCAPE ARCHITECT

338 SO. ROSEMEAD BLVD.
PASADENA, CA 91107
Tel (626) 793-8271
Fax (626) 793-1213
avokato2000@ebcglobal.net

April 9, 2012



Landscape Required Yards Plan

Casa Mira View 2
San Diego, California

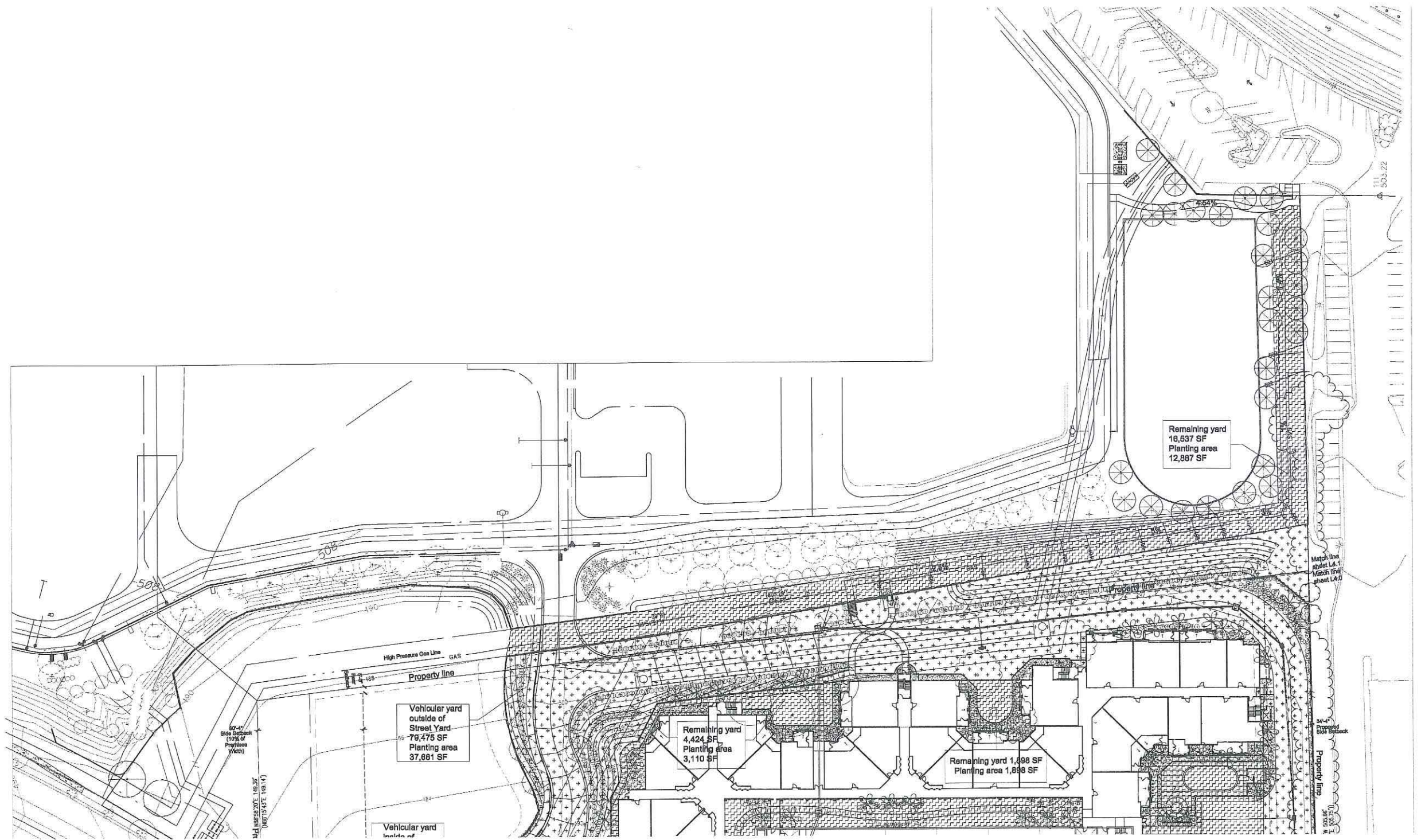
Garden Communities RP, LLC

PREPARED BY	REVISED BY
DATE	REVISION
ADDRESS	REVISION
PROJECT ADDRESS	REVISION
PROJECT NAME	REVISION
DRAWN BY	REVISION
CHECKED BY	REVISION
DATE	REVISION
SCALE	REVISION
SHEET NO.	REVISION
TOTAL SHEETS	REVISION



April 9, 2012

L4.0
STROY
LANDSCAPE ARCHITECT
338 SO. ROSEMEAD BLVD.
PASADENA, CA 91107
Tel (626) 793-9871
Fax (626) 793-1213
avikato2000@ebcglobal.net



Landscape Required Yards Plan - Park N' Ride Access

Casa Mira View 2
San Diego, California

Garden Communities RP, LLC

PREPARED BY:	DATE:	REVISION:
DESIGNED BY:	DATE:	REVISION:
CHECKED BY:	DATE:	REVISION:
PROJECT ADDRESS:	DATE:	REVISION:
PROJECT NAME:	DATE:	REVISION:
SHEET TITLE:	DATE:	REVISION:
DATE:	DATE:	REVISION:
DATE:	DATE:	REVISION:

L4.1

SRV

KATO
LANDSCAPE ARCHITECT
338 SO. ROSEMEAD BLVD,
PASADENA, CA 91107
Tel (626) 793-0871
Fax (626) 793-1213
avokato2000@ebglobal.net

April 9, 2012

SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY

Attachment 14

P.O. BOX 82776, SAN DIEGO, CA 92138-2776
619.400.2400 WWW.SAN.ORG

February 27, 2012

Ms Laura Black
City of San Diego
Development Services Department
1222 First Avenue
San Diego, California 92101

Re: Airport Land Use Commission Determination
Community Plan Amendment and Zone Reclassification to Construct 319 Multifamily
Residential Units at 11005 Westview Parkway; APN 318-110-73

Dear Ms Black:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within Review Area 2 of the Airport Influence Area for the Marine Corps Air Station (MCAS) Miramar Airport Land Use Compatibility Plan (ALUCP).

Projects located within Review Area 2 are not subject to ALUC consistency determination review unless the project contains airspace hazards. Staff review of your application indicates that the project does not have attributes of excessive smoke, glare, distracting lights, or wildlife attractants. It is also not located within a high terrain area where natural grade already penetrates airspace surfaces.

The project meets notification criteria for review as a hazard to air navigation by the Federal Aviation Administration (FAA) and accordingly has secured that clearance per copies of the determinations provided in your application. Therefore, the project has no characteristics which qualify it for review by the ALUC for consistency determination.

Thank you for your submittal.

Sincerely,



Angela Jamison
Manager, Airport Planning

cc: Tait Galloway, City of San Diego
C. Laura Thornton, MCAS Miramar



SAN DIEGO
INTERNATIONAL
AIRPORT

SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY



Airport Land Use Commission · P. O. Box 82776 · San Diego, California 92138-2776

APPLICATION FOR DETERMINATION OF CONSISTENCY

Project Address: 318-110-73-00
Assessor's Parcel Number(s): 11005 Westview Parkway, San Diego, CA 92126

Jurisdiction: City of San Diego Jurisdiction Project Manager: Laura Black
Address: Development Services Department, 1222 First Avenue, San Diego, CA 92101
Telephone number: (619) 236-6327 Fax number:
Email address: Lblack@sandiego.gov

Brief Project Description: 319 unit multi-family residential condominium development

Height of building(s) above grade: 79' Maximum feet above mean sea level: 570' Lot coverage: 47.1%
Total square footage of building space: 554,846 Area of property in square feet: 308,840
Date project was deemed complete per Government Code: 11/30/2011 Floor Area Ratio: 1.79

Attach the following documents to this application:

- (1) Property deed or title report listing current owner of record
(2) Assessor's parcel map page showing property
(3) FAR Part 77 determination of hazard (if applicable)
(4) Project site plans with floor plans and dimensioned elevations

The San Diego County Regional Airport Authority, acting in its capacity as the local Airport Land Use Commission (ALUC), reserves its right to request additional information and documents regarding any proposed project submitted for a consistency determination. The submittal shall not be deemed complete by the Authority until such time as all required documents and information, as determined by Authority staff, have been submitted and reviewed for completeness.

Any determination rendered by the Authority is limited to the project plans and description submitted with this application and is not transferable to any revision of this or any similar, future project involving any change in the use, area, or height of structures as depicted and described therein. Any changes in these project characteristics subsequent to Authority review but before decision-making consideration by the local jurisdiction must be resubmitted via new application to the Authority for a new determination of consistency.

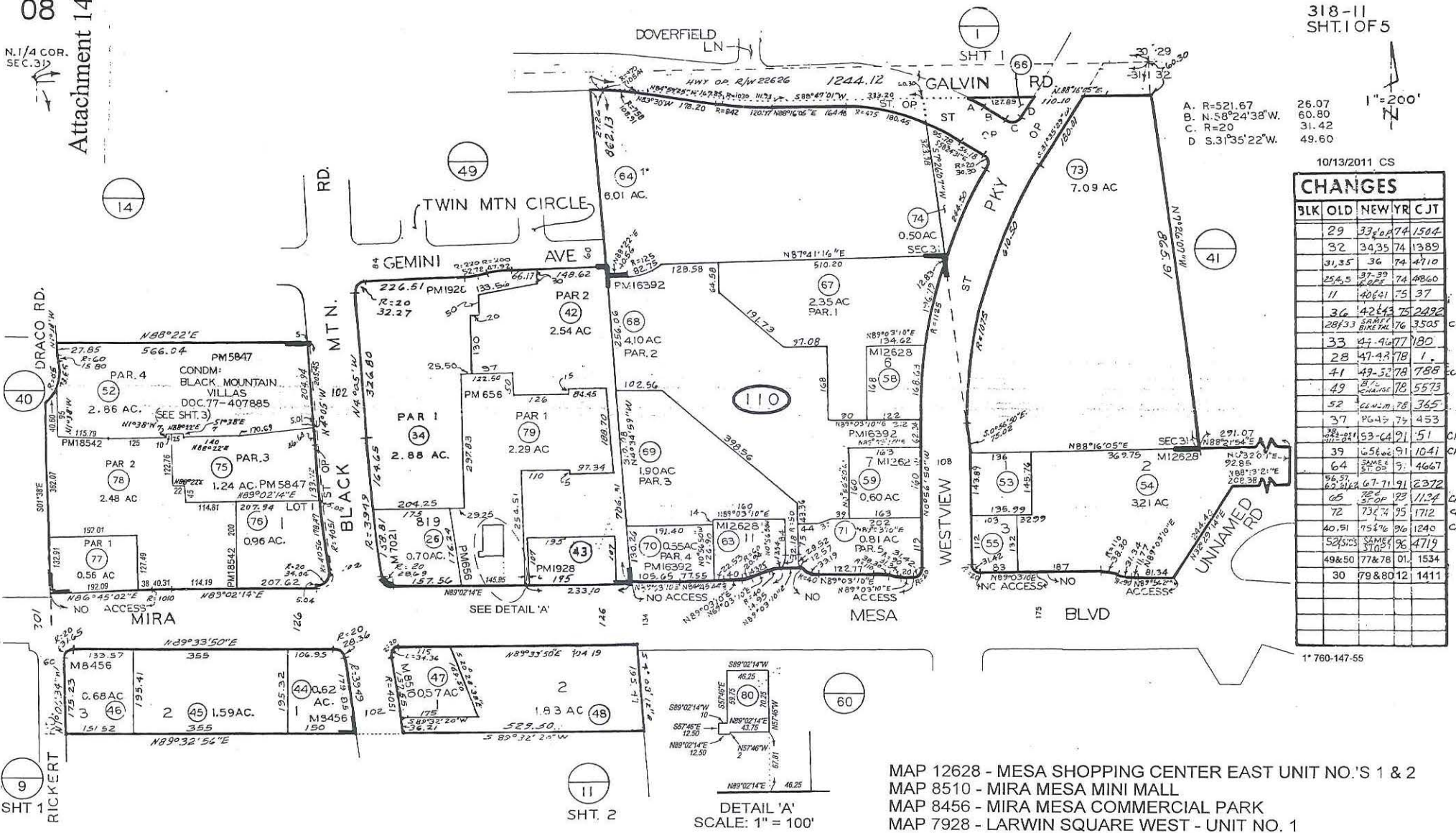
As representative of the local jurisdiction named above, I hereby certify that I understand the foregoing statements and further that this application and attached documents constitute a true and correct statement of facts to the best of my knowledge.

Project Manager Signature: [Signature] Date: 02/16/12

BELOW FOR STAFF USE ONLY

AIA M.L.R Run Area 2 AAOZ limit RPZ FAZ APZ zone
CNEL (dB): outside 60 60-65 65-70 70-75 75-80 80+ Max Elev AMSL 485
Latitude 32° 55' 10.45" North Longitude 117° 07' 16.06" West
FAA Notification Required? Y / N USMC Review Letter? Y / N
avoid only

1" = 200'



- A. R=521.67 26.07
- B. N.58°24'38"W. 60.80
- C. R=20 31.42
- D. S.31°35'22"W. 49.60

10/13/2011 CS

CHANGES			
BLK	OLD	NEW YR	CJT
	29	33	74 1504
	32	34	74 1389
	31,35	36	74 4710
	25,6,5	37,39	74 4860
	11	40	64 75 37
	36	42	75 2492
	28,33	34,35	76 3505 CAVC
	33	41	77 180
	28	47	78 1
	41	43	78 788 EC
	49	51	78 5573
	52	54	78 365
	37	45	79 453
	28,30	31,32	79 51 CAVC</td
	39	53	79 1041 CAVC
	64	55	79 4667
	56,57	67	79 2372
	65	82	79 1134 CAVC
	72	73	79 1712 CAVC
	40,51	75	79 1240 CAVC
	52,53	81	79 4719
	49&50	77&78	01 1534
	30	79&80	12 1411

1" 760-147-55

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 12628 - MESA SHOPPING CENTER EAST UNIT NO.'S 1 & 2
 MAP 8510 - MIRA MESA MINI MALL
 MAP 8456 - MIRA MESA COMMERCIAL PARK
 MAP 7928 - LARWIN SQUARE WEST - UNIT NO. 1
 MAP 7021 - LARWIN MESA VIEW UNIT NO. 9
 SEC 31 - T14S - R2W - POR NE 1/4
 ROS 3933

DETAIL 'A'
SCALE: 1" = 100'

B.V.B.
10.23.73



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Attachment 15
 Aeronautical Study No.
 2012-AWP-193-OE

Issued Date: 01/24/2012

Stuart Posnock
 Garden Communities RP, LLC
 8530 Costa Verde Blvd.
 Office
 San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Casa Mira View 2 - Bldg Corner 1
 Location: San Diego, CA
 Latitude: 32-55-11.18N NAD 83
 Longitude: 117-07-11.28W
 Heights: 485 feet site elevation (SE)
 85 feet above ground level (AGL)
 570 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 07/24/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-193-OE.

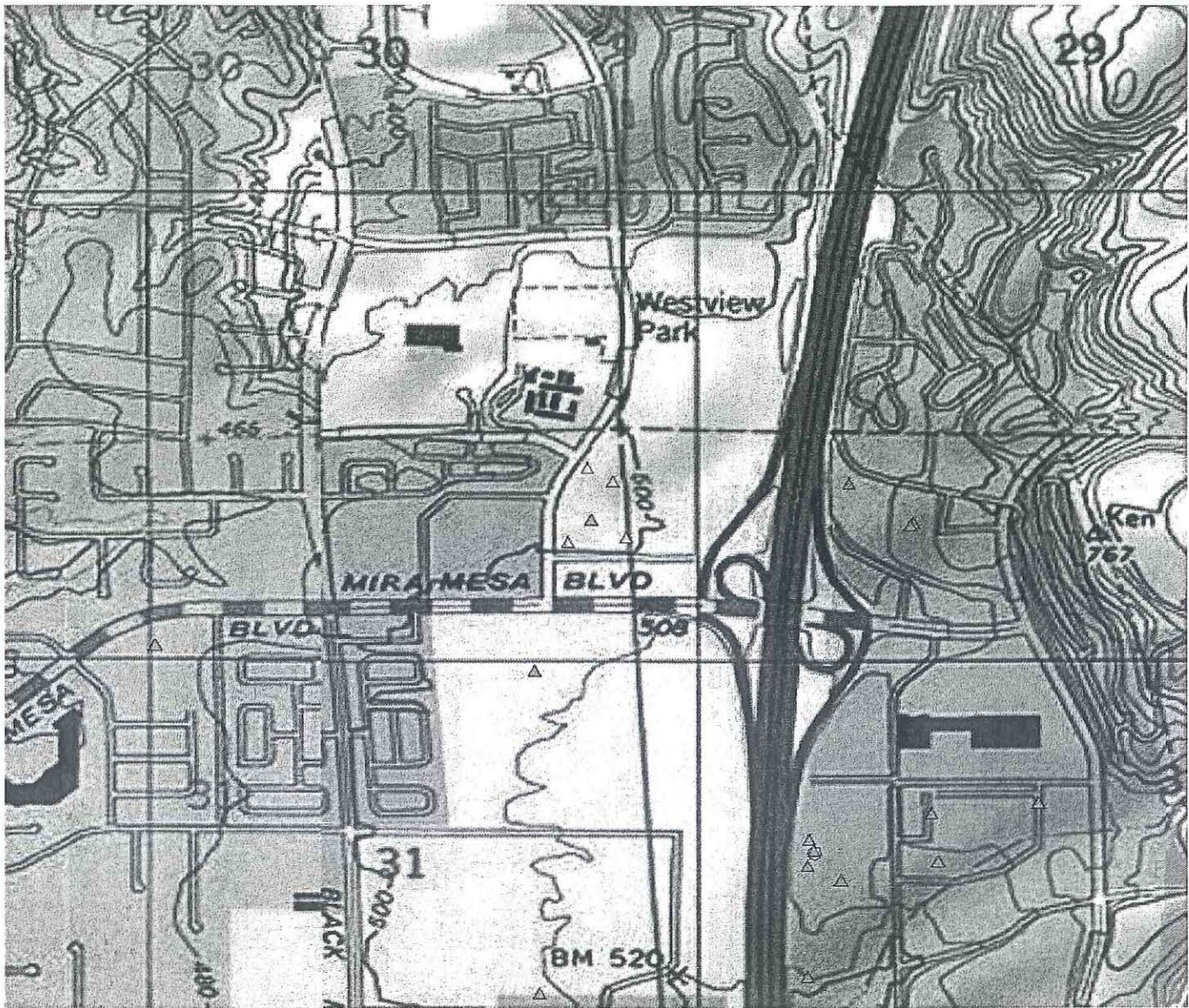
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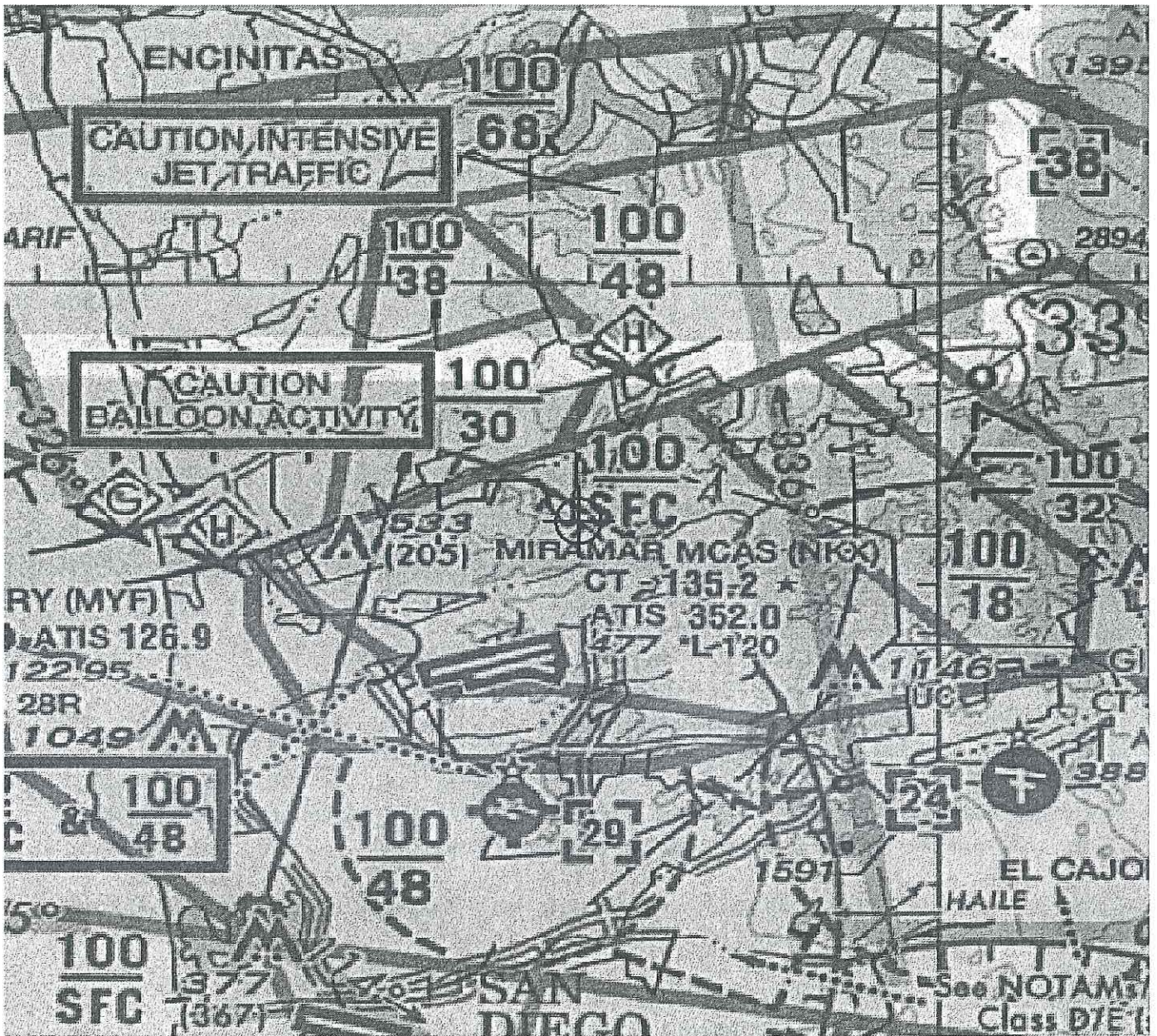
(DNE)

Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

New construction of a 319 unit multi-family residential building, 5 stories of condominiums wrapping around a multi-level parking garage.







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Attachment 15
 Aeronautical Study No.
 2012-AWP-195-OE

Issued Date: 01/24/2012

Stuart Posnock
 Garden Communities RP, LLC
 8530 Costa Verde Blvd.
 Office
 San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Casa Mira View 2 - Bldg Corner 3
 Location: San Diego, CA
 Latitude: 32-55-06.39N NAD 83
 Longitude: 117-07-08.56W
 Heights: 485 feet site elevation (SE)
 85 feet above ground level (AGL)
 570 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 07/24/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-195-OE.

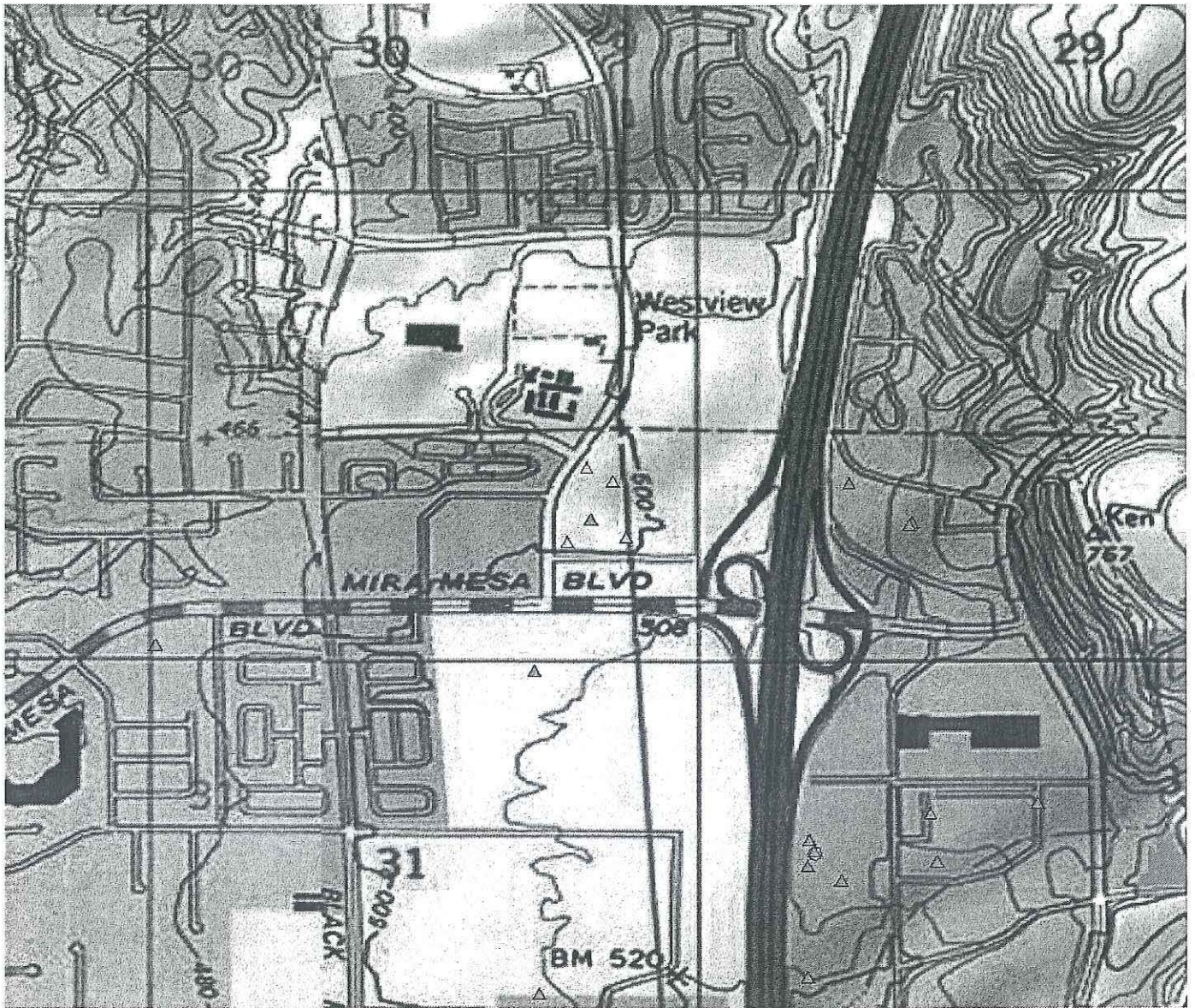
Signature Control No: 156205583-157712473

Karen McDonald
Specialist

(DNE)

Attachment(s)
Case Description
Map(s)

New construction of a 319 unit multi-family residential building, 5 stories of condominiums wrapping around a multi-level parking garage.







Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Attachment 15
 Aeronautical Study No.
 2012-AWP-196-OE

Issued Date: 01/24/2012

Stuart Posnock
 Garden Communities RP, LLC
 8530 Costa Verde Blvd.
 Office
 San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Casa Mira View 2 - Bldg Corner 4
 Location: San Diego, CA
 Latitude: 32-55-06.04N NAD 83
 Longitude: 117-07-12.63W
 Heights: 485 feet site elevation (SE)
 85 feet above ground level (AGL)
 570 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

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The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 07/24/2013 unless:

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- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

Attachment 15

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AWP-196-OE.

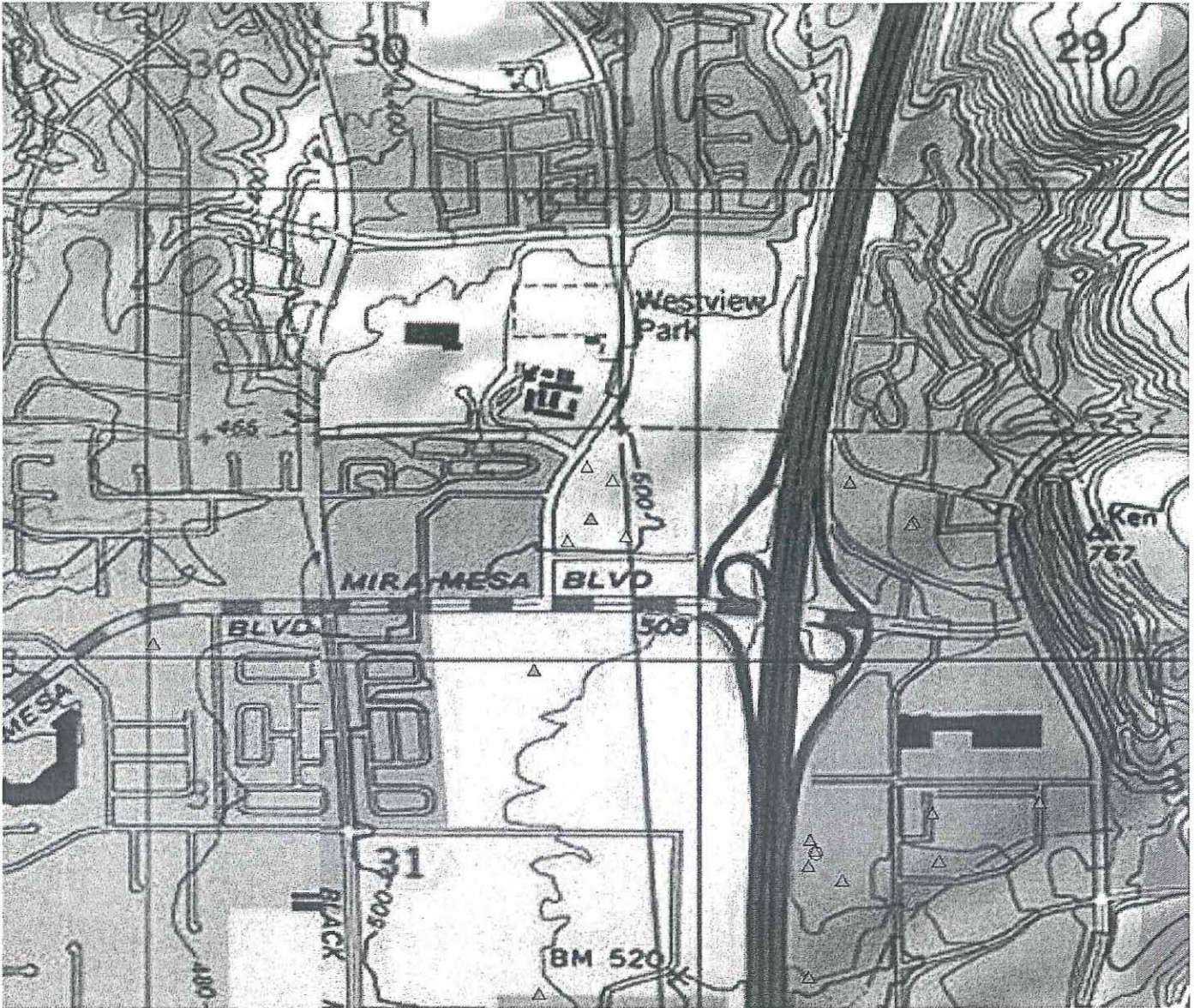
Signature Control No: 156205587-157712476

(DNE)

Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

New construction of a 319 unit multi-family residential building, 5 stories of condominiums wrapping around a multi-level parking garage.





Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Attachment 15
 Aeronautical Study No.
 2012-AWP-194-OE

Issued Date: 01/24/2012

Stuart Posnock
 Garden Communities RP, LLC
 8530 Costa Verde Blvd.
 Office
 San Diego, CA 92122

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Casa Mira View 2 - Bldg Corner 2
 Location: San Diego, CA
 Latitude: 32-55-10.28N NAD 83
 Longitude: 117-07-09.49W
 Heights: 485 feet site elevation (SE)
 85 feet above ground level (AGL)
 570 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 07/24/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

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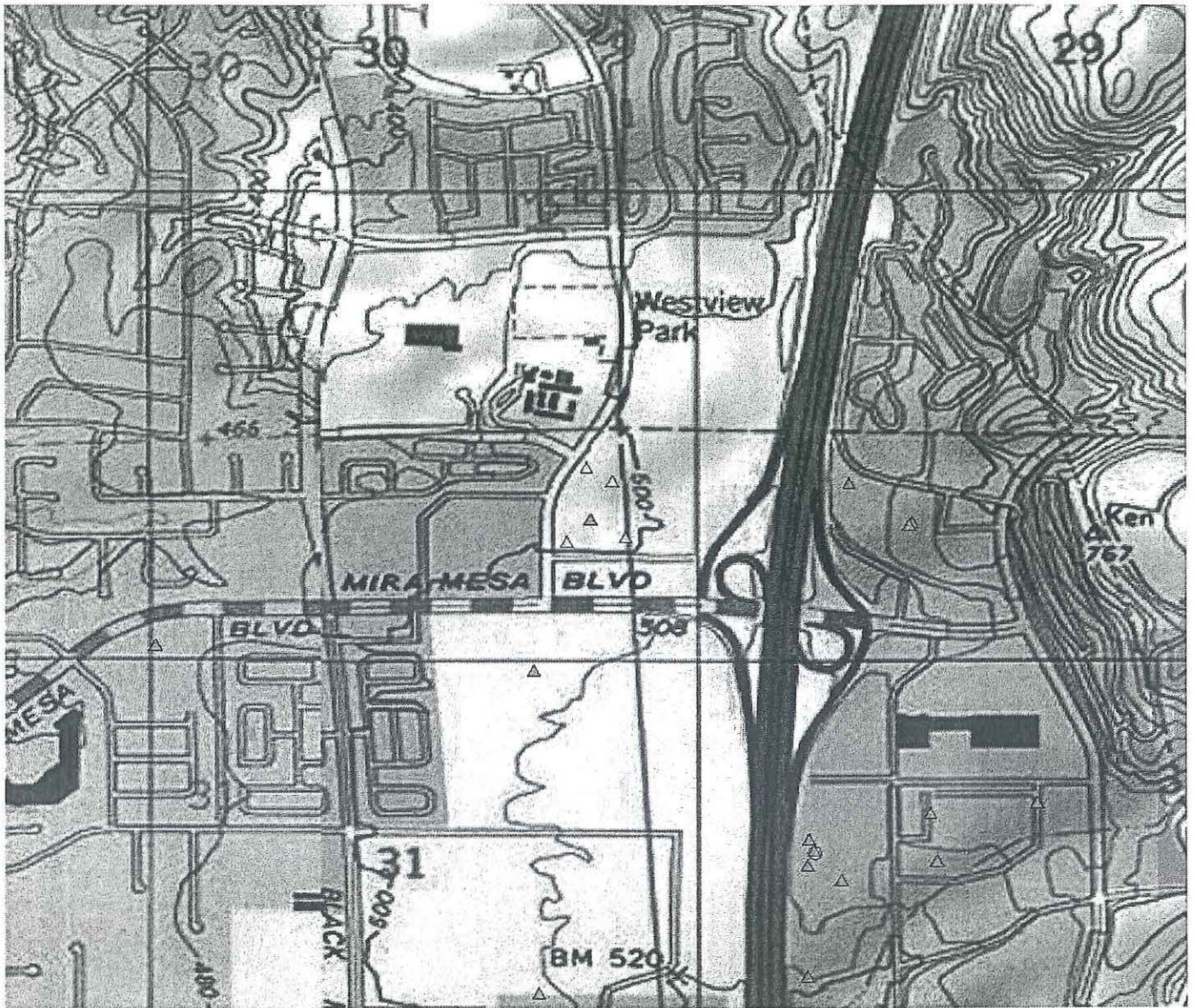
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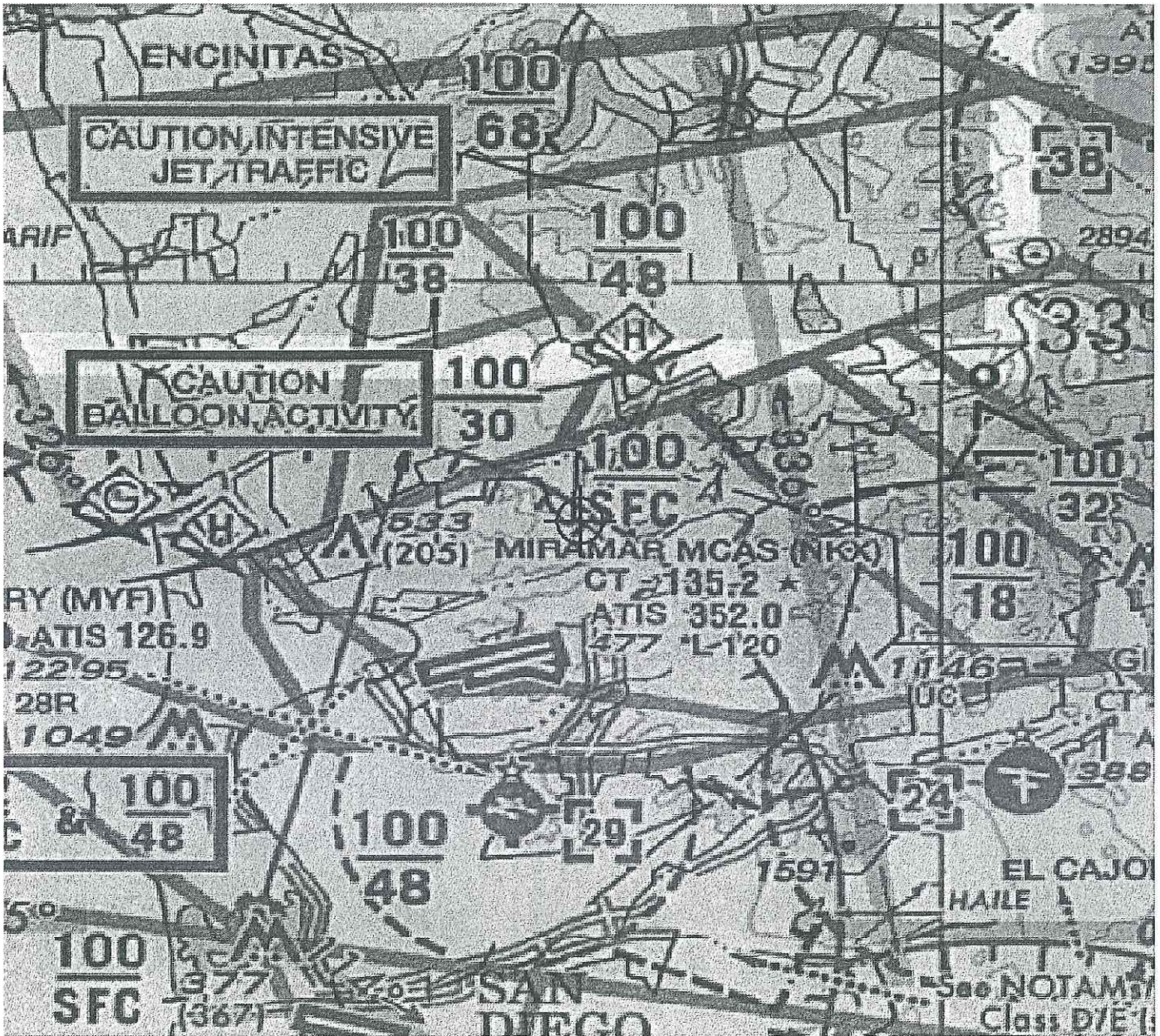
Karen McDonald
Specialist

(DNE)

Attachment(s)
Case Description
Map(s)

New construction of a 319 unit multi-family residential building, 5 stories of condominiums wrapping around a multi-level parking garage.







City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Casa Mira View 2		Project Number: 264497		Distribution Date:	
Project Scope/Location: MIRA MESA **AFFORDABLE EXPEDITE PROGRAM** IO# 24002341 (PROCESS 5) Community Plan Amendment, Rezone from RM-1-1 to RM-3-8, Planned Development Permit & Vesting TM to construct 319 residential condominiums on a vacant 7.09 acre site with reduced sideyard setback and height deviation (79') at 11005 Westview Py within the Mira Mesa Community Plan. Airport Influence Area, FAA Part 77, Residential Tandem Parking. Council District 5. Notice Cards=3.					
Applicant Name: Dee Snow - Garden Communities			Applicant Phone Number: (858) 200-2244		
Project Manager: Laura C. Black		Phone Number: (619) 236-6327	Fax Number: (619) 446-5245	E-mail Address: lblack@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 12	Members No 0	Members Abstain 1	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: BARI VAZ			TITLE: CHAIRMAN		
SIGNATURE:			DATE: 8/22/12		
Attach Additional Pages If Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other PDP, Rezone

Project Title

Casa Mira View 2

Project No. For City Use Only

264497

Project Address:

11005 Westview Parkway, San Diego, CA 92126

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

Owner Tenant/Lessee Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Casa Mira View 2	Project No. (For City Use Only) 264497
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation
 Limited Liability -or-
 General) What State? CA
 Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print): Garden Communities RP,LLC	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address: 8530 Costa Verde Blvd.	
City/State/Zip: San Diego/CA/92122	
Phone No: 858-320-0018	Fax No: 858-320-0319
Name of Corporate Officer/Partner (type or print): Stuart Posnock	
Title (type or print): Manager/member	
Signature :	Date: 11/30/2011

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

Corporate/Partnership Name (type or print):	
<input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee	
Street Address:	
City/State/Zip:	
Phone No:	Fax No:
Name of Corporate Officer/Partner (type or print):	
Title (type or print):	
Signature :	Date:

Garden Communities RP, LLC – Managing Members of LLC are listed below:

Zymunt Wilf

Leonard Wilf

Mark Wilf

Stuart Posnock

DEVELOPMENT SERVICES
Project Chronology
Casa Mira View II – Project No. 264497

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
01/12/2012	First Submittal	Project Deemed Complete		
02/02/2012	First Assessment Letter		14 days	
02/16/2012	Second Submittal			10 days
03/08/2012	Second Assessment Letter		14 days	
04/11/2012	Third Submittal			23 days
05/30/2012	Third Assessment Letter		34 days	
06/12/2012	Fourth Submittal			9 days
06/28/2012	Fourth Assessment Letter		12 days	
07/02/2012	Fifth Submittal			2 days
07/20/2012	Fifth Assessment Letter		13 days	
07/20/2012	Environmental Determination – Mitigated Negative Declaration			
10/04/2012	Planning Commission Hearing	First available hearing date after final MND	53 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	140 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		44 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to City Council	184 days	