INCENTIVES & WAIVERS JUSTIFICATION

INCENTIVE #1: THE INCENTIVE REQUESTED WOULD MODIFY THE GROUND FLOOR AND STREET FRONTAGE REQUIREMENTS PURSUANT TO SDMC §159.0306 DUE TO THE IDENTIFIABLE AND ACTUAL COST SAVINGS ASSOCIATED WITH PROVIDING RESIDENTIAL UNITS ON THE GROUND FLOOR RATHER THAN BUILDING OUT THAT SPACE FOR COMMERCIAL USE IN SATISFACTION OF THE STREET FRONTAGE REQUIREMENTS. THE APPLICANT FURTHER RESERVES THE RIGHT TO ALLOCATE ITS SECOND INCENTIVE IF NEEDED IN THE FUTURE.

WAIVERS: THE PROJECT WOULD USE NINE AFFORDABLE DENSITY BONUS WAIVERS TO ELIMINATE THE FOLLOWING REQUIREMENTS THAT WOULD OTHERWISE PHYSICALLY PRECLUDE CONSTRUCTION OF THE PROJECT.

1. FLOOR AREA RATIO (FAR) – SDMC SECTION 159.0307(c)(1) IMPOSES A MAXIMUM OF 1.0 FAR, OR 12,890 SQUARE FEET. THE PROJECT AS DESIGNED WOULD UTILIZE 1.27 FAR, OR 16,366 SQUARE FEET. IMPOSITION OF THE FAR REQUIREMENT FROM SECTION 159.030 (C)(1) WOULD PHYSICALLY PRECLUDE CONSTRUCTION OF THE PROJECT, WHICH IS A QUALIFYING DENSITY BONUS PROJECT.
2. STREET FAÇADE ENVELOPE –SDMC SECTION 159.0307(e) STATES THAT A STREET FACADE ENVELOPE SHALL BE CREATED ALONG ANY PROPERTY LINE ADJACENT TO ANY PUBLIC STREET. THE ENVELOPE SHALL BE MEASURED 20 FEET VERTICALLY AND AT THE TOP THEREOF, SHALL SLOPE BACK AT A 45-DEGREE ANGLE TOWARD THE INTERIOR OF THE LOT. THE PROJECT PROPOSES ELIMINATING THIS REQUIREMENT.
3. PRIVATE EXTERIOR OPEN SPACE – SDMC SECTION 159.0309(d) REQUIRES AT LEAST 150 SQUARE FEET PER UNIT IN PRIVATE OPEN SPACE AREAS SUCH AS BALCONIES, PATIOS AND COURTYARDS. THE PROJECT PROVIDES PRIVATE OPEN SPACE FOR 10 OF THE 13 TOTAL UNITS.
4. LOADING AREA REGULATIONS – SDMC SECTION 159.0409 REQUIRES AN ON-SITE LOADING AREA OF AT LEAST 600 SQUARE FEET. THE PROJECT PROPOSES TO ELIMINATE THIS REQUIREMENT.
5. MINIMUM DIMENSIONS FOR AUTOMOBILE PARKING AISLES – SDMC SECTION 142.0560(c) STATES THAT THE MINIMUM DIMENSIONS FOR AUTOMOBILE PARKING AISLES AT PERMITTED ANGLES FOR ONE-WAY AND TWO-WAY CIRCULATION ARE SHOWN IN TABLE 142-05L WHICH REQUIRES 24-FEET OF AISLE WIDTH FOR TWO-WAY CIRCULATION. THE PROJECT PROPOSES A 19-FOOT-WIDE ENTRY ACCESS AISLE INTO THE PARKING GARAGE.
6. COMMON OPEN SPACE IN RM ZONES – SDMC SECTION 131.0456 REQUIRES COMMON OPEN SPACE OF AT LEAST 300 SQUARE FEET, OR 25 SQUARE FEET PER DWELLING UNIT, WHICHEVER IS GREATER. THE PROJECT PROPOSES 13 DWELLING UNITS WOULD EQUATES TO 325 SQUARE-FEET, BUT A WAIVER IS REQUESTED TO ELIMINATE THIS REQUIREMENT.
7. STREET CORNER LOT SETBACK – SDMC SECTION 159.0307(b)(6)(A) STATES THAT A BUILDING ON A STREET CORNER LOT SHALL BE SET BACK BEHIND AN IMAGINARY LINE THAT CONNECTS A POINT ON EACH OF THE STREET FRONT PROPERTY LINES WHICH IS DISTANT FROM THE CORNER BY A LENGTH EQUAL TO 20 PERCENT OF THE PARCEL FRONTAGE ALONG THAT STREET, OR 20 FEET, WHICHEVER IS LESS. THE PROJECT PROPOSES TO REDUCE THIS REQUIREMENT FROM A 20 FOOT TRIANGLE TO AN 8 FOOT TRIANGLE.
8. VEHICULAR CIRCULATION WITHIN PARKING FACILITIES – SDMC SECTION 142.0560(d)(3) STATES THAT AISLES THAT DO NOT PROVIDE THROUGH CIRCULATION SHALL PROVIDE A TURNAROUND AREA AT THE END OF THE AISLE THAT IS CLEARLY MARKED TO PROHIBIT PARKING AND THAT HAS A MINIMUM AREA EQUIVALENT TO A PARKING SPACE. COMPLIANCE WITH THE VEHICULAR CIRCULATION REQUIREMENT WOULD PHYSICALLY PRECLUDE CONSTRUCTION OF THE PROJECT, WHICH IS A QUALIFYING DENSITY BONUS PROJECT.
9. NONRESIDENTIAL USES – SDMC SECTION 142.0530(G) STATES THAT MOTORCYCLE PARKING SHOULD BE PROVIDED AT A RATIO OF 2 PERCENT OF THE NUMBER OF AUTOMOBILE PARKING SPACES PROVIDED OR TWO SPACES, WHICHEVER IS GREATER. COMPLIANCE WITH THE MOTORCYCLE PARKING REQUIREMENT WOULD PHYSICALLY PRECLUDE CONSTRUCTION OF THE PROJECT, WHICH IS A QUALIFYING DENSITY BONUS PROJECT.

ADELANTE TOWNHOMES

5575 LA JOLLA BLVD, LA JOLLA, CA, 92037

DRAFTING SYMBOLS

- DRAWING TITLE
- GRID LINES
- BUILDING SECTION (1 / A4-1)
- WALL OR DETAIL SECTION (1 / A8-1)
- DETAIL CALLOUT (1 / A8-1)
- EXT/INT ELEVATIONS (1 / A4-1; 4 / 10 / A5-1; 1 2 3)
- NORTH ARROW (N)
- ABOVE, BELOW, OR HIDDEN
- CUTLINE
- DOOR IDENTIFIER
- WINDOW IDENTIFIER
- MATERIAL IDENTIFIER
- FIXTURE IDENTIFIER (F01)
- KEYNOTE (01.01)
- REVISION CLOUD/CALLOUT (RI)
- DATUM POINT
- ELEVATION (EL 99.99)
- SLAB STEP

ABBREVIATIONS

(E)	EXISTING	CONC	CONCRETE	FLR SNK	FLOOR SINK	MIN	MINIMUM	RAG	RETURN AIR GRILLE	STRUCT	STRUCTURAL
ABV	ABOVE	CONT	CONTINUOUS	FLSH'G	FLASHING	MIR	MIRROR	RB	RESILIENT BASE	SUSP	SUSPENDED
AC	ACOUSTICAL	CORR	CORRIDOR	FO	FACE OF	MNT	MOUNTED	RCP	REFLECTED CEILING PLAN	SWM	SELF-ADHERING WATERPROOF MEMBRANE
ACC	ACCESSIBLE	CPT	CARPET	FR	FRENCH DOOR	MO	MASONRY OPENING	RD	ROOF DRAIN		
ACT	ACOUSTICAL CEILING TILE	CTR	CENTER	FRP	FIBER REINFORCED PLASTIC	MS	MOP SINK	RE/S	RE-SAWN	T&G	TONGUE & GROOVE
AD	AREA DRAIN	DBL	DOUBLE	FS	FINISH SURFACE	MTL	METAL	RECSS'D	RECESSED	TB	TOWEL BAR
ADA	AMERICANS W/ DISABILITIES ACT	DF	DRINKING FOUNTAIN	FT	FOOT OR FEET	MTR	METER	REF	REFERENCE	TEL	TELEPHONE
ADD'L	ADDITIONAL	DIA	DIAMETER	FTG	FOOTING	MTRL	MATERIAL	REFL	REFLECTED	THRESH	THRESHOLD
ADJ	ADJUSTABLE	DS	DOWNSPOUT	FURR	FURRING	MUL	MULLION	REFRIG	REFRIGERATOR	TO	TOP OF
AFF	ABOVE FINISH FLOOR	DTL	DETAIL	GA	GAUGE	NIC	NOT IN CONTRACT	REQ'D	REQUIRED	TPH	TOILET PAPE HOLDER
ALUM	ALUMINUM	DWG	DRAWING	GALV	GALVANIZED	NOM	NOMINAL	RES	RESILIENT	TS	TUBE STEEL
AN	ANODIZED	EA	EACH	GALV	GALVANIZED	NTS	NOT TO SCALE	RF'G	ROOFING	TYP	TYPICAL
AP	ACCESS PANEL	EJ	EXPANSION JOINT	GC	GENERAL CONTRACTOR	O/	OVER	RM	ROOM	UNO	UNLESS NOTED OTHERWISE
APPROX	APPROXIMATE	EL	ELEVATION	GL	GLASS	O/FL	OVERFLOW DRAIN	RMC	RECESSED MEDICINE CABINET	VAV	VARIABLE AIR VOLUME
ASYM	ASYMMETRICAL	ELEC	ELECTRICAL	GYP	GYPSUM	OC	ON CENTER	RO	ROUGH OPENING	VCT	VINYL COMPOSITION TILE
BATT	BATTING	EMER	EMERGENCY	HB	HOSE BIBB	OD	OUTSIDE DIAMETER	RP	RAISED PANEL	VERT	VERTICAL
BD	BOARD	EP	ELECTRICAL PANEL	HC	HOLLOW CORE	OPNG	OPENING	RR	RESTROOM	VIF	VERIFY IN FIELD
BLDG	BUILDING	EQ	EQUAL	HD	HOT DIPPED	OPP	OPPOSITE	SC	SOLID CORE	W	WIDTH
BLW	BELOW	EQPT	EQUIPMENT	HM	HOLLOW METAL	OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED	SCHED	SCHEDULE	W/	WITH
BM	BEAM	EX	EXISTING	HORIZ	HORIZONTAL			SECT	SECTION	W/O	WITHOUT
BO	BOTTOM OF	EXT	EXTERIOR	HR	HOUR	OVHD	OVERHEAD	SH	SHELF	WC	WATER CLOSET
BTWN	BETWEEN	FA	FIRE ALARM	HT	HEIGHT	PART	PARTITION	SHT	SHEET	WD	WOOD
BUR	BUILT-UP ROOFING	FAC FIN	FACTORY FINISH	ID	INSIDE DIAMETER	P-LAM	PLASTIC LAMINATE	SH'T'G	SHEATHING	WH	WATER HEATER
BYD	BEYOND	FAU	FORCED AIR UNIT	IN	INCHES	PLSTR	PLASTER	SHWR	SHOWER	WR	WATER RESISTANT
CAB	CABINET	FC	FIBER CEMENT	INSUL	INSULATION	PLT	PLATE	SIM	SIMILAR		
CEMT	CEMENTITIOUS	FD	FLOOR DRAIN	INT	INTERIOR	PLYWD	PLYWOOD	SIP	STRUCTURAL INSULATED PANEL		
CIP	CAST IN PLACE	FEC	FIRE EXTINGUISHER CABINET	JST	JOIST	PNT	PAINT(ED)	SMF	SHEET METAI FLASHING		
CJ	CONTROL JOINT	FF	FINISH FLOOR	LAV	LAVATORY SINK	PR	PAIR	SPEC	SPECIFICATION		
CL	CENTER LINE	FG	FINISH GRADE	MANUF	MANUFACTURER	PREFIN	PRE-FINISHED	SS	STAINLESS STEEL		
CLG	CEILING	FIN	FINISH	MAX	MAXIMUM	PV	PHOTOVOLTAIC	SSG	STRUCTURAL SILICONE GLAZED		
CMU	CONCRETE MASONRY UNIT	FL	FLUORESCENT	MDF	MEDIUM DENSITY FIBERBOARD	PWDR	POWDER	STD	STANDARD		
CNTR	COUNTER	FLR	FLOOR	MECH	MECHANICAL	R	RADIUS	STL	STEEL		

DEVELOPMENT SUMMARY

PROJECT INFORMATION

ADDRESS:	5575 LA JOLLA BLVD LA JOLLA, CA 92115	APN 357-532-29	(SF) 12,890 SF	ACRES .296 AC

DEVELOPMENT REGULATIONS

BASE ZONE	LJPD - 4	F.A.R.	1.0 12,890 SF
COMMUNITY PLAN	LA JOLLA		
OVERLAY ZONES:	COASTAL OZ TRANSIT PRIORITY (TPA) TRANSIT AREA OZ COASTAL HEIGHT LIMIT OZ CC MOBILITY CHOICE: ZONE 2 PARKING IMPACT OZ (BEACH COASTAL)	MAX STRUCTURE HEIGHT	30'-0"
BASE DENSITY (LJPD-4)	29 DU / AC 1 DU / 1,502 SF	LOT COVERAGE	N/A
SETBACKS		GROUND FLOOR HEIGHT	N/A
FRONT	MIN: 0' 16'-0" FROM CURB	**RESIDENTIAL REQUIREMENTS**	**RM 3-7**
STREET	MIN: 0'	STORAGE 240 CF MIN. DIM.	APPLIES 7'
SIDE	MIN: 0'	PRIVATE OPEN SPACE # DU MIN. DIM. MIN. AREA	 75% 6' 60 SF
REAR	MIN: 0'	COMMON OPEN SPACE MIN AREA MIN DIM	 300 SF 25 SF/DU 12'x15'
STEPBACK (SIDE)	N/A	REFUSE & RECYCLING	APPLIES (142.0805)
		VISIBILITY AREA	APPLIES (113.0273)

DENSITY PER SDMC 143.0720

BASE DENSITY	12,890 SF	/	1,502 SF	8.58	9 DU
AFFORDABLE UNITS PROPOSED VERY LOW INCOME	11.0%	=	1.0	1 DU	
DENSITY BONUS FOR 11% VLI ADDITIONAL UNITS	35.0%	X 9 DU	=	3.2	4 DU
TOTAL ALLOWED DWELLING UNITS					**13 DU**

INCENTIVES

AVAILABLE:	**2**	
PROPOSED:	1	GROUND & STREET FRONTAGE REQUIREMENTS [SDMC 159.0306]
	2	RESERVED - TBD
	WAIVER	FLOOR AREA RATIO [SDMC 159.0307(c)(1)]
	WAIVER	STREET FAÇADE ENVELOPE [SDMC 159.0307(e)]
	WAIVER	PRIVATE EXTERIOR OPEN SPACE [SDMC 159.0309(d)]
	WAIVER	LOADING AREA REGULATIONS [SDMC 159.0409]
	WAIVER	MINIMUM DIMENSIONS FOR AUTOMOBILE PARKING AISLES [SDMC 142.0560(C)]
	WAIVER	COMMON OPEN SPACE IN RM ZONES [SDMC 131.0456]
	WAIVER	STREET CORNER LOT SETBACK [SDMC 159.0307(b)(6)(A)]
	WAIVER	VEHICULAR CIRCULATION WITHIN PARKING FACILITIES [SDMC 142.0560(d)(3)]
	WAIVER	NONRESIDENTIAL USES - MOTORCYCLE PARKING [SDMC 142.0530(g)]

UNIT TABULATION

	TYPE	LABEL	BR #	DU #	SF / DU	TOTAL SF
69%	FLAT	C1.1	1	2	870 SF	1,740 SF
		C1.2	1	2	966 SF	1,932 SF
		C2.1	1	1	951 SF	951 SF
		C2.2	1	1	965 SF	965 SF
		C2.2 ALT	1	1	1,025 SF	1,025 SF
		C3.1	1	1	1,082 SF	1,082 SF
		D	2	1	1,542 SF	1,542 SF
		SUB-TOTAL		**9**		**9,237 SF**
31%	TOWNHOUSE	A	2	2	1,687 SF	3,374 SF
		B	3	2	1,939 SF	3,878 SF
		SUB-TOTAL		**4**		**7,252 SF**
		TOTAL DU		**13**		**16,489 SF**

BUILDING AREA

NET RENTABLE SQ. FT.	
COMMERCIAL	1,060 SF
CONDOMINIUMS (NRSF)	16,489 SF
BASEMENTS (EXCLUDED FROM GFA)	-1,183 SF
	16,366 SF
GARAGE (EXCLUDED FROM GFA)	
PRIVATE GARAGES	3,772 SF
DRIVE AISLE	2,364 SF
TOTAL GROSS FLOOR AREA (GFA)	16,366 SF
EFFICIENCY (EXCLUDES GARAGE)	100.00%

RESIDENTIAL PARKING [MINIMUM REQUIREMENTS PER AB 2097 & SDMC 142.0525]

	QNTY	CARS RATIO	CARS #	MOTORCYCLES RATIO	MOTORCYCLES #	BIKES RATIO	BIKES #
1 BR	*8 DU*	0	0	*0.1*	*0.8*	*0.4*	*3.2*
2 BR	3 DU	0	0	*0.1*	*0.3*	*0.5*	*1.5*
3 BR	2 DU	0	0	*0.1*	*0.2*	*0.6*	*1.2*
SUB-TOTAL			0		1.3		5.9
TOTAL PROPOSED			**15**		**2**		**6**

*NO REQUIRED CAR PARKING PER AB 2097
*BICYCLE PARKING PROVIDED IN PRIVATE GARAGES PER FOOTNOTE 5 OF SDMC 142.0525(a)

COMMERCIAL PARKING [MINIMUM REQUIREMENTS PER AB 2097 & SDMC 142.0530]

TOTAL CAR PARKING REQUIRED PER AB 2097	0 SPACES
TOTAL CAR PARKING PROPOSED	**0 SPACES**

	REQUIRED	PROPOSED
MOTORCYCLE PARKING	2	(WAIVER) 0 SPACES
SHORT-TERM BICYCLE PARKING	2	3 SPACES
LONG-TERM BICYCLE PARKING (LESS THAN 1O EMPLOYEES)	0	0 SPACES

*WARM SHELL FOR TENANT PROVIDED.

SUPPLEMENTAL RESIDENTIAL REGULATIONS

PRIVATE EXTERIOR OPEN SPACE		WAIVER			
REQUIRED		100%	150 SF MIN.	MIN #:	13 DU
PROPOSED		8 DECKS @ 173SF, 1 DECK @ 155SF, 1 DECK @ 44SF			10 DU
COMMON OPEN SPACE		WAIVER			
REQUIRED:		13 DU	x	25 SF PER DU	325 SF
PROPOSED:					0 SF
TRASH		TRASH	RECYCLE	ORGANIC	
REQUIRED:	RESIDENTIAL	13 DU	24 SF	24 SF	24 SF 72 SF
	COMMERCIAL		12 SF	12 SF	12 SF 36 SF
					108 SF
PROPOSED:					176 SF
VMT REQUIREMENT					
REQUIRED:					5 PTS
PROPOSED:	ON-SITE SHARED BICYCLE FLEET				1.5 PTS
	ON-SITE BICYCLE REPAIR STATION				1.5 PTS
	LOW COST AMENITY - ADDITION OF STATIC SCHEDULE				1 PTS
	LOW COST AMENITY - ADDITION OF TRASH RECEPTACLE				1 PTS
					5 PTS

PRJ-1073585

PROJECT TEAM

ARCHITECT	STEPHEN DALTON ARCHITECTS 444 S CEDROS AVE, STUDIO 185 SOLANA BEACH, CA 92075 858.792.5906
CIVIL / SURVEY	PASCO, LARET, SUITER & ASSOCIATES 535 NORTH HIGHWAY 101 SUITE A SOLANA BEACH, CA 92075 858.259.8212
LANDSCAPE	MCCULLOUGH LANDSCAPE ARCHITECTURE 703 16TH STREET, SUTE 100 SAN DIEGO, CA 92101 619.296.3150
OWNER	PELICAN VENTURE LP RYAN WYNN (CONTACT) 2050 HANCOCK STREET, STE. B SAN DIEGO, CA 92110 858.366.7707

SHEET INDEX

AREA TABULATION

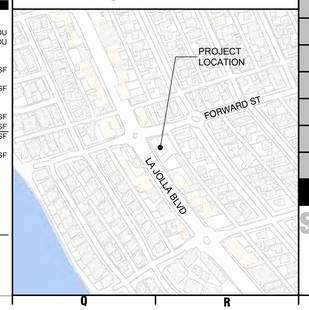
LOT INFORMATION:

LOT SIZE:	12,890 SF
FLOOR AREA RATIO:	1.0
ALLOWABLE GFA:	12,890 SF
PROPOSED GFA:	16,366 SF (INCENTIVE)
EXISTING BUILDING AGE:	1976
EXISTING BUILDING SIZE:	3,000 SF

SCOPE OF WORK

- PROJECT PROPOSES A TENTATIVE MAP FOR THE CREATION OF A TOTAL OF (13) RESIDENTIAL CONDOMINIUM UNITS AND A SINGLE COMMERCIAL SPACE
- DEMOLITION OF EXISTING OFFICE BUILDING UNDER SEPERATE PERMIT
- CONSTRUCTION OF 2-STORY MIXED-USE CONDOMINIUM BUILDING (TYPE VA) W/
  - -1,060 SF COMMERCIAL SPACE
  - -(13) RESIDENTIAL UNITS
  - - BASEMENT LEVEL COVERED PARKING
- ASSOCIATED LANDSCAPING IMPROVEMENTS ON SITE AND WITHIN RIGHT OF WAY

VICINITY MAP



project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

Stephen Dalton Architects
444 S. CEDROS, STUDIO 185
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916
SDA ARCHITECTS

TITLE SHEET

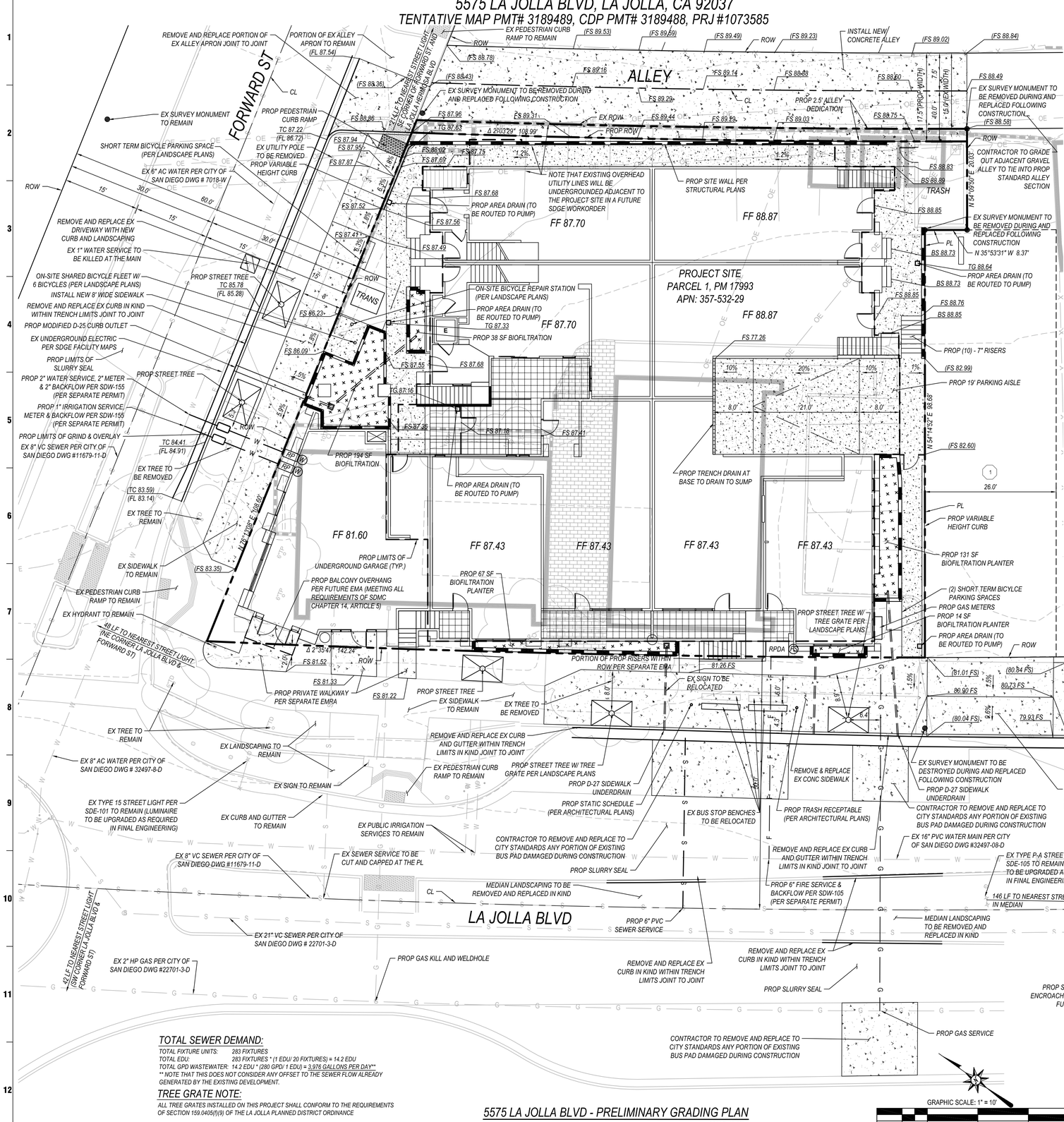
job no. 2213

date
CDP SET 01 10/10/2022
CDP SET 02 3/10/2023
CDP SET 03 10/05/2023
CDP SET 04 3/01/2024
CDP SET 05 6/21/2024

sheet A001

ATTACHMENT 11

5575 LA JOLLA BLVD, LA JOLLA, CA 92037
TENTATIVE MAP PMT# 3189489, CDP PMT# 3189488, PRJ #1073585



TOTAL SEWER DEMAND:

TOTAL FIXTURE UNITS: 283 FIXTURES
TOTAL EDU: 283 FIXTURES * (1 EDU/ 20 FIXTURES) = 14.2 EDU
TOTAL GPD WASTEWATER: 14.2 EDU * (280 GPD/ 1 EDU) = 3,976 GALLONS PER DAY**
** NOTE THAT THIS DOES NOT CONSIDER ANY OFFSET TO THE SEWER FLOW ALREADY GENERATED BY THE EXISTING DEVELOPMENT.

TREE GRATE NOTE:

ALL TREE GRATES INSTALLED ON THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 159.0405(f)(9) OF THE LA JOLLA PLANNED DISTRICT ORDINANCE

5575 LA JOLLA BLVD - PRELIMINARY GRADING PLAN

SCALE: 1"=10'

GRAPHIC SCALE: 1" = 10'

OWNER/ APPLICANT

PELICAN VENTURE LP
2050 HANCOCK STREET, SUITE B
SAN DIEGO, CA 92110

RYAN WYNN, CONTACT

ASSESSORS PARCEL NUMBER

357-53-229

SHEET INDEX

SHEET C1.0 PRELIMINARY GRADING PLAN
SHEET C2.0 POST CONSTRUCTION BMP PLAN

ABBREVIATION LEGEND

FL= FLOWLINE	IE=INVERT ELEVATION
FS= FINISHED SURFACE	LA=LANDSCAPED AREA
TC= TOP OF CURB	(FL)= MATCH EX FL
FF = FINISHED FLOOR	(FS)= MATCH EX FS
TW=TOP OF WALL	(TC)= MATCH EX TC

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 17993, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 4, 1998.

IMPERVIOUS AREA TABULATIONS

TOTAL DISTURBANCE: 0.29 ACRES (12,616 SF)
EX ON SITE CONDITIONS
IMPERVIOUS AREA: 0.24 ACRES (10,547 SF)
PERVIOUS AREA: 0.05 ACRES (2,069 SF)
PROP ON SITE CONDITIONS
IMPERVIOUS AREA: 0.27 ACRES (11,803 SF)
PERVIOUS AREA: 0.02 ACRES (813 SF)

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 0.29 AC (100% OF SITE)
EARTHWORK QUANTITIES:
CUT QUANTITIES: 2,725 CY
FILL QUANTITIES: 25 CY
MAX CUT DEPTH WITHIN BUILDING FOOTPRINT: 9'
MAX CUT DEPTH OUTSIDE BUILDING FOOTPRINT: 1.5'
MAX FILL DEPTH WITHIN BUILDING FOOTPRINT: 0.0'
MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 1'

NET IMPORT/EXPORT OF SOIL: 2,700 CUBIC YARDS

EARTHWORK QUANTITIES INCLUDE EXCAVATION FOR BUILDING AND SITE GRADING AS SHOWN ON THIS PLAN. THESE EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHOULD INDEPENDENTLY VERIFY THESE VALUES PRIOR TO BID AND CONSTRUCTION.

LEGEND

EX IMPROVEMENTS

PROPERTY LINE
ROAD CENTERLINE
INTERNAL LOT LINE
RIGHT OF WAY
LIMITS OF UNDERGROUND GARAGE
EX BUILDING
EX SEWER
EX WATER
EX GAS
EX OVERHEAD ELECTRIC
EX UNDERGROUND ELECTRIC
EX COMM LINE
EX UTILITY POLE
EX ELECTRIC, COMM, OR TELECOMM BOX
EX STREET LIGHT
EX CONTOURS
EX CONCRETE
EX CURB AND GUTTER
EX FENCE
EX RETAINING/ SITE WALL
EX SURVEY MONUMENT

ENGINEER OF RECORD

PREPARED BY: PASCO, LARET, SUITER, & ASSOCIATES:
1911 SAM DIEGO AVENUE, SUITE 100
SAN DIEGO, CA 92110
858-259-9212

WILLIAM G MACK, PE 73620 — 6/20/2024 DATE

REGISTERED PROFESSIONAL ENGINEER WILLIAM GREGG MACK No. 73620 CIVIL STATE OF CALIFORNIA

TOPOGRAPHY SOURCE

PREPARED BY: PASCO, LARET, SUITER, & ASSOCIATES:
119 ABERDEEN DRIVE, CARDIFF-BY-THE-SEA, CA 92007
VIA TOPOGRAPHIC FIELD SURVEY
DATED: 04/05/2022

MAXIMILIAN LEBL, PLS 9323 — 06/20/24 DATE

PROFESSIONAL LAND SURVEYOR MAXIMILIAN LEBL LS 9323 STATE OF CALIFORNIA

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND LEAD & BRASS PLUG IN NW CORNER OF THE INTERSECTION OF LA JOLLA BOULEVARD AND FORWARD STREET PER CITY OF SAN DIEGO BENCHBOOK, ELEV 80.368 MSL

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 1991.35, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS 780 AND 136 BEING A GRID BEARING OF N 38°40'50" E AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 14492, COUNTY OF SAN DIEGO SURVEY CONTROL, FILED ON MARCH 31, 1994 AS FILE NUMBER 1994-0214720 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EASEMENTS

(1) 26' WIDE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS GRANTED TO PARCEL 1, MAP 17993 FROM PARCEL 2, MAP 17993, PER DOC 1998-0210460 DATED MARCH 4, 1998

MAPPING NOTE:

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

ZONING INFORMATION:

EXISTING AND PROPOSED ZONE: LJPD-4
OVERLAY ZONES: COASTAL OZ, TRANSIT PRIORITY AREA (TPA), TRANSIT AREA OZ, COASTAL HEIGHT LIMIT OZ, CC MOBILITY CHOICE: ZONE 2, PARKING IMPACT OZ (BEACH COASTAL)

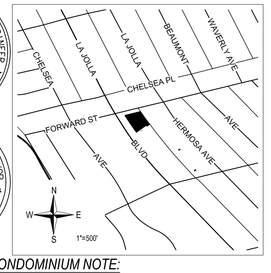
PROJECT COORDINATES:

NAD 83 = 1874-6244 LAMBERT COORDINATES = 234-1683

PROP IMPROVEMENTS

PROP COPPER WATER SERVICE AND METER (PER SEPARATE ROW PERMIT) WITH WILKINS 975XL2 BACKFLOW PREVENTER PER SDW-155 (SIZE PER PLAN)
PROP 6" FIRE SERVICE (PER SEPARATE ROW PERMIT) WITH WILKINS 475DA RPDA BACKFLOW PREVENTER PER SDW-105
PROP 6" SEWER LATERAL (PER SEPARATE ROW PERMIT)
PROP P.C.C. HARDSCAPE (THICKNESS PER GEOTECH RECOMMENDATIONS)
PROP 6" CURB AND GUTTER (PER SEPARATE ROW PERMIT)
PROP BIOFILTRATION
A.C. GRIND AND OVERLAY (PER SEPARATE ROW PERMIT)
LIMITS OF UTILITY TRENCHING
PROP STREET TREE (PER SEPARATE ROW PERMIT AND LANDSCAPE PLANS)
PROP SITE/ BIOFILTRATION WALL (PER LANDSCAPE AND STRUCTURAL PLANS)

VICINITY MAP



CONDOMINIUM NOTE:

1. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 13. TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 1. OVERALL TOTAL NUMBER OF CONDOMINIUM UNITS IS 14.
2. NUMBER OF EXISTING AND PROPOSED LOTS = 1.

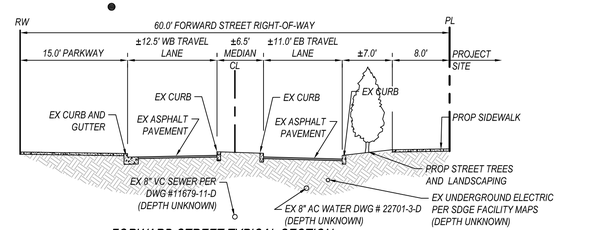
UNIT TYPE	# OF UNITS	SQUARE FOOTAGE PER UNIT	TOTAL PER UNIT
FLAT C1.1, 1 BR	2	870 SF	1,740 SF
FLAT C1.2, 1 BR	2	966 SF	1,932 SF
FLAT C2.1, 1 BR	1	951 SF	951 SF
FLAT C2.2, 1 BR	1	965 SF	965 SF
FLAT C2.2 ALT, 1 BR	1	1,025 SF	1,025 SF
FLAT C3.1, 1 BR	1	1,082 SF	1,082 SF
FLAT D, 2 BR	1	1,542 SF	1,542 SF
TOWNHOUSE A, 2 BR	2	1,687 SF	3,374 SF
TOWNHOUSE B, 3 BR	2	1,939 SF	3,878 SF
TOTAL RESIDENTIAL	13		16,489 SF
COMMERCIAL	1	1,060 SF	1,060 SF
OVERALL TOTAL	14		17,549 SF

SETBACKS:
FRONT: MIN: 0' (16' FROM CURB)
STREET: MIN: 0'
SIDE: MIN: 0'
REAR: MIN: 0'
MAX STRUCTURE HEIGHT: 30'+0"

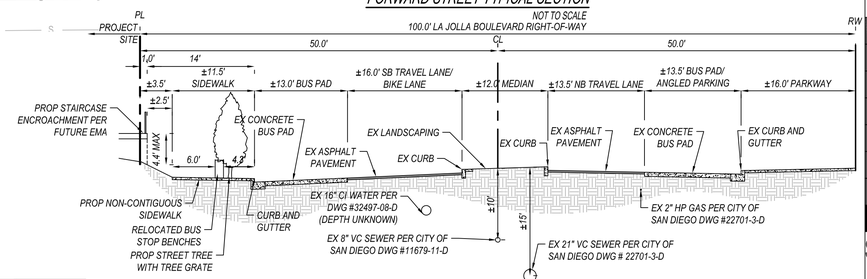
DENSITY:
BASE DENSITY: 1 DU/ 1,502 SF = 9 DU
ADDITIONAL UNITS PER DENSITY BONUS:
VERY LOW INCOME: 35% = 3.2 --> 4 DU
TOTAL ALLOWED DWELLING UNITS: = 13 U

PARKING REQUIREMENTS:

		CARS		MOTORCYCLES		BIKES	
UNIT TYPE	# OF UNITS	RATIO	#	RATIO	#	RATIO	#
1 BR	8	0.5	4	0.1	0.8	0.4	3.2
2 BR	3	1	3	0.1	0.3	0.5	1.5
3 BR	2	1.5	3	0.1	0.2	0.5	1.2
TOTAL REQUIRED:			10		1.3		5.9
TOTAL PROPOSED:			10		2		6



FORWARD STREET TYPICAL SECTION
NOT TO SCALE



LA JOLLA BOULEVARD TYPICAL SECTION
NOT TO SCALE

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp
Stephen Dalton Architects
444 S. CEDROS, STUDIO 185
SOLANA BEACH, CA 92075
t: 858.792.9906 | f: 858.792.5916

TENTATIVE MAP

job no. 2213

date

TM/ CDP SET 01	10/7/2022
TM/ CDP SET 02	3/10/2023
TM/ CDP SET 03	10/05/2023
TM/ CDP SET 04	12/27/2023
TM/ CDP SET 05	6/21/2024

sheet
C-1.0

5575 LA JOLLA BLVD, LA JOLLA, CA 92037
TENTATIVE MAP PMT# 3189489, CDP PMT# 3189488, PRJ #1073585

Development Services

THE CITY OF SAN DIEGO

FORM DS-560 September 2021

Stormwater Requirements Applicability Checklist

Project Address: 5575 La Jolla Boulevard **Project Number:** prj-1073585

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance requirements in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP)[1], administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A – Determine Construction Phase Stormwater Requirements

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
   ○ Yes, SWPPP is required; skip questions 2-4. ◉ No; proceed to the next question.
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
   ◉ Yes, WPCP is required; skip questions 3-4. ○ No; proceed to the next question.
3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
   ○ Yes, WPCP is required; skip question 4. ◉ No; proceed to the next question.
4. Does the project only include the following Permit types listed below?
   - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
   - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
   - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.

   ☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

○ **If you checked "Yes" for question 1**, an SWPPP is REQUIRED – **continue to Part B**

◉ **If you checked "No" for question 1 and checked "Yes" for question 2 or 3**, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to Part B**

○ **If you check "No" for all questions 1-3 and checked "Yes" for question 4**, Part B does not apply, and no document is required. **Continue to Section 2.**

[1] More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandiego.gov/stormwater/regulations/index.shtm

CLEAR FORM

PART B – Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

☐ **1. ASBS**
   A. Projects located in the ASBS watershed.

☐ **2. High Priority**
   A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
   B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

☐ **3. Medium Priority**
   A. Projects that are not located in an ASBS watershed or designated as a High priority site.
   B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
   C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

☑ **4. Low Priority**
   A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART nine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- **If "yes" is checked for any number in Part C**: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- **If "no" is checked for all the numbers in Part C:** Continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
   ○ Yes ◉ No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
   ○ Yes ◉ No
3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
   ○ Yes ◉ No

CLEAR FORM

PART D – PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- **If "yes" is checked for any questions in Part D**, continue to Part F and check the box labeled "PDP Exempt."
- **If "no" is checked for all questions in Part D**, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
   - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
   - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
   - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to next question
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to next question

PART E – Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- **If "yes" is checked for any number in Part E**, continue to Part F and check the box labeled "Priority Development Project."
- **If "no" is checked for every number in Part E**, continue to Part F and check the box labeled "Standard Development Project."

1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ◉ Yes ○ No
2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ◉ Yes ○ No
3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ○ Yes ◉ No
4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ○ Yes ◉ No
5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ○ Yes ◉ No
6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ○ Yes ◉ No

CLEAR FORM

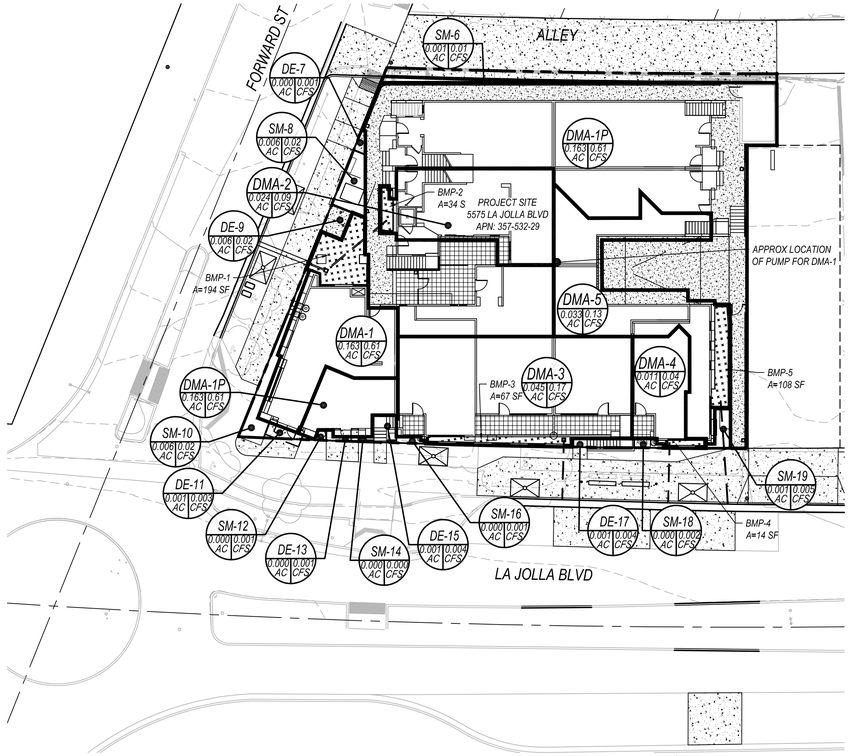
7. **New development or redevelopment discharging directly to an environmentally sensitive area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ○ Yes ◉ No
8. **New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ○ Yes ◉ No
9. **New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534 or 7536-7539. ○ Yes ◉ No
10. **Other Pollutant Generating Project.** These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing: anoscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ○ Yes ◉ No

PART F – Select the appropriate category based on the outcomes of Part C through Part E

1. The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS** ○ Yes ◉ No
2. The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. ○ Yes ◉ No
3. The project is **PDP EXEMPT**. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. ○ Yes ◉ No
4. The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. ◉ Yes ○ No

Zack Sikora	Project Manager
Name of Owner or Agent	**Title**
Zack Sikora (Digitally signed by Zack Sikora, DN: cn=Zack Sikora, o=PLSA Engineering, ou=Civil, email=zsikora@plsaengineering.com, c=US, Date: 2022.10.07 14:37:01 -07'00')	10/07/2022
Signature	**Date**

CLEAR FORM



POST CONSTRUCTION BMP PLAN
SCALE 1"=20'

GRAPHIC SCALE: 1" = 20' (0, 20, 40, 60)

LEGEND:

DRAINAGE MANAGEMENT AREA (DMA) — X 0.X 0.XX 0.X

BIOFILTRATION AREA

IMPERVIOUS AREA TABULATIONS:

EXISTING IMPERVIOUS AREA: 10,547 S.F. (0.24 ACRES, 84%)
PROPOSED IMPERVIOUS AREA: 11,803 S.F. (0.27 ACRES, 94%)
RUNOFF FACTOR: 0.90 = IMPERVIOUS, 0.30 = PERVIOUS
WEIGHTED RUNOFF FACTOR = (94% X 0.90) + (6% X 0.30) = 0.85
TREATMENT AREA PROVIDED = 417 S.F.
REFER TO THE BMP AREA SUMMARY TABLE FOR ALL PROPOSED BMP AREAS

NOTES:

UNDERLYING HYDROLOGIC SOIL GROUP: TYPE D
APPROXIMATE DEPTH TO GROUNDWATER: >30 FEET

PERMANENT POST-CONSTRUCTION BMP NOTES:

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMPS WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
2. ANY MODIFICATIONS TO THE PERMANENT POST-CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

BIOFILTRATION AREA NOTES

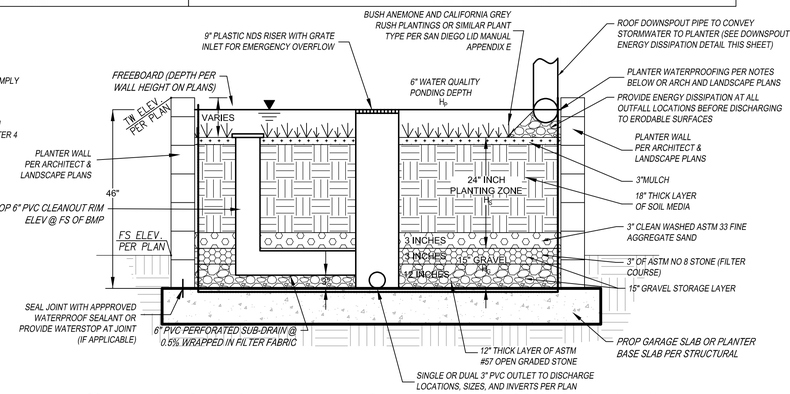
1. THE SOIL SHALL HAVE THE FOLLOWING PROPERTIES:
   -5 IN/HR MINIMUM INFILTRATION RATE
   -ORGANIC CONTECT > 5 PERCENT
   -CATION EXCHANGE CAPACITY > 5 MILLIEQUIVALENT/100G SOIL
   -85% WASHED COURSE CONCRETE SAND, 10 PERCENT FINES
   -FINES SHOULD PASS A #270 (SCREEN SIZE) SIEVE
2. THE PROJECT'S GEOTECHNICAL ENGINEER SHALL PROVIDE CERTIFICATION TO THE ENGINEER OF WORK STATING THAT THE SOIL PLACED IN EACH BIOFILTRATION AREA MEETS INFILTRATION SPECIFICATIONS LISTED ABOVE.
3. COMPLACTION OF SOIL IN BIOFILTRATION AREAS SHALL BE MINIMIZED TO ALLOW INFILTRATION TO OCCUR.
4. PERFORATED 6-INCH DIA. UNDERDRAIN PIPE SHALL HAVE PERFORATIONS ALL THE WAY AROUND THE PIPE AND BE SET AS CLOSE TO THE BOTTOMG OF THE PLANTER AS POSSIBLE.
5. IRRIGATION SYSTEM PER LANDSCAPE PLANS.

CONTRACTOR REQUIREMENTS FOR ENGINEER OF WORK POST-CONSTRUCTION BMP CERTIFICATION:

1. THE CONTRACTOR IS TO CONSTRUCT ALL BMPs AS DESIGNATED ON THIS PLAN, PURSUANT TO APPROVED SWMDCMA AGR-xxxxxxx. IF IN FIELD CONDITIONS WARRANT A PORTION OF THIS DESIGN INFEASIBLE, THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF WORK IMMEDIATELY.
2. PRIOR TO CERTIFICATION OF ALL POST-CONSTRUCTION BMPs, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE FOLLOWING DOCUMENTATION TO THE ENGINEER OF WORK:
   - SUBMITTALS FOR SOIL MEDIA MIXES, SAND, AND GRAVEL USED IN BMP CONSTRUCTION.
   - PURCHASE ORDERS FOR ALL PROPRIETARY BMP SYSTEMS.
   - PHOTO DOCUMENTATION SHOWING PROOF OF UNDERDRAIN INSTALLATION PER THIS PLAN FOR EACH BMP.
   - PHOTO DOCUMENTATION OF INSTALLATION OF EACH LAYER OF BIOFILTRATION MEDIA (GRAVEL, SAND, SOIL MEDIA, PONDING DEPTH/ FREEBOARD) INSTALLED TO CORRECT DEPTHS PER SECTIONS SHOWN ON THIS SHEET FOR EACH BMP.
3. SHOULD THE REQUIRED DOCUMENTATION LISTED ABOVE NOT BE PROVIDD TO THE ENGINEER OF WORK PRIOR TO THE TIME OF FINAL CERTIFICATION, THE ENGINEER OF WORK RESERVES THE RIGHT TO REFUSE CERTIFICATION OF THESE BMPs UNTIL EITHER THE NECESSARY DOCUMENTATION HAS BEEN PROVIDED, OR A WRITTEN CERTIFICATION OF INSTALLATION PER PLAN HAS BEEN PROVIDED BY THE CONTRACTOR, THUS ACCEPTING LIABILITY SHOULD IT BE FOUND THAT THESE BMPs WERE NOT INSTALLED TO PLAN AT A LATER DATE.

FUTURE PERMITTING NOTES:

1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONTRACUTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORMWATER STANDARDS.



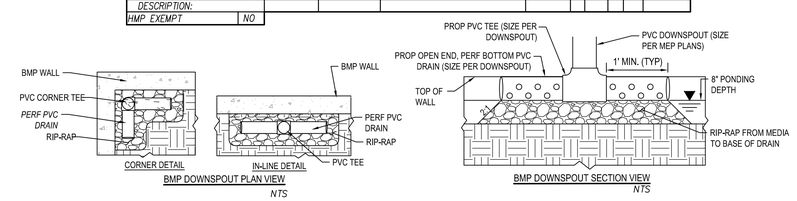
A1 TYPICAL SECTION: BIOFILTRATION PLANTER CROSS SECTION (BF-1)
NOT TO SCALE

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:

O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL		SHEET NUMBER(S)
SITE DESIGN ELEMENTS	ANNUAL	AS NEEDED	REMOVE AND PROPERLY DISPOSE	N/A	YES	NO	N/A
DESCRIPTION:			ACCUMULATED MATERIALS				
SOURCE CONTROL ELEMENTS	ANNUAL	AS NEEDED	REMOVE AND REPLACE CLOGGED	N/A	YES	NO	N/A
DESCRIPTION:			SURFACE SOILS				
POLLUTANT CONTROL BMP(S)	BI-ANNUAL	BI-ANNUAL	MOWING AND DEBRIS COLLECTION	5	YES	NO	C1.0
DESCRIPTION: BIOFILTRATION		AS NEEDED	AS NECESSARY				
HMP FACILITY (IF SEPARATE)					YES	NO	
DESCRIPTION:							
HMP EXEMPT NO							



DOWNSPOUT ENERGY DISSIPATION/ OUTLET DETAILS
NOT TO SCALE

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

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444 S. CEDROS, STUDIO 185
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POST CONSTRUCTION BMP PLAN

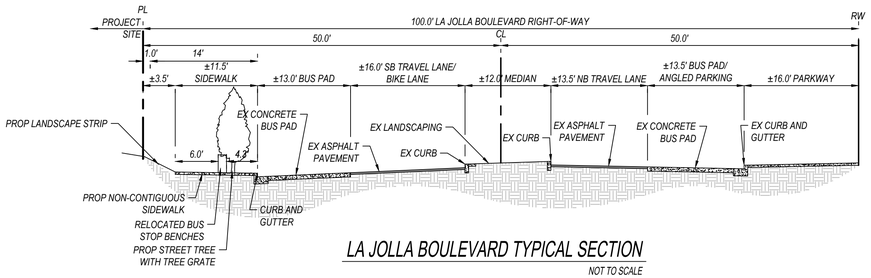
job no. 2213

date

TM/ CDP SET 01	10/7/2022
TM/ CDP SET 02	3/10/2023
TM/ CDP SET 03	10/05/2023
TM/ CDP SET 04	12/27/2023
TM/ CDP SET 05	6/21/2024

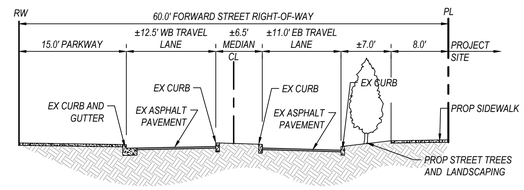
sheet C-2.0

5575 LA JOLLA BOULEVARD
INTERSECTION SIGHT DISTANCE EXHIBIT



LA JOLLA BOULEVARD TYPICAL SECTION

NOT TO SCALE

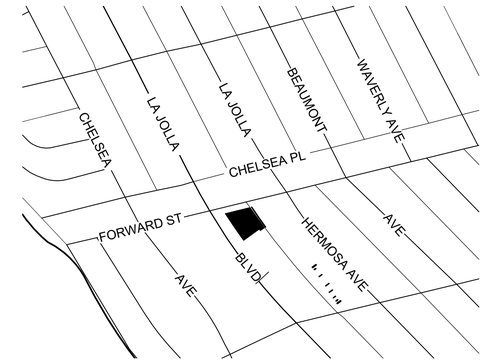


FORWARD STREET TYPICAL SECTION

NOT TO SCALE

SIGHT DISTANCE CALCULATION:

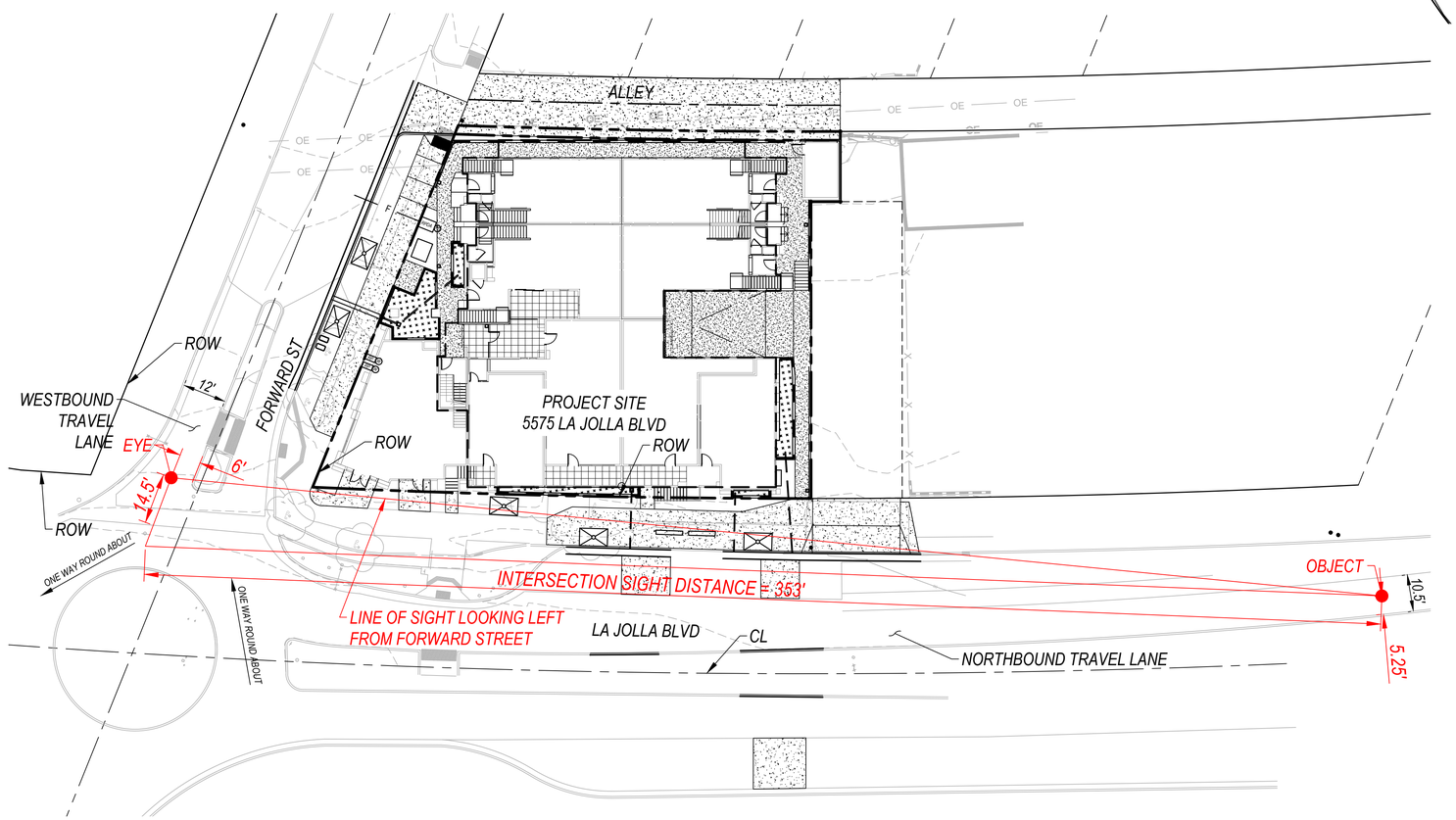
FORWARD STREET TURNING RIGHT ONTO LA JOLLA BOULEVARD:
EYE HEIGHT = 3.5'
OBJECT HEIGHT = 3.5'
EYE LOCATION = 23.6' BACK FROM FACE OF CURB (CENTER OF WB TRAVEL LANE)
OBJECT LOCATION = 7.25' FROM CENTERLINE (CENTER OF NB TRAVEL LANE)
FORWARD STREET GRADE= (-5.5%)
LA JOLLA BOULEVARD GRADE = (-0.6%)
LA JOLLA BOULEVARD POSTED SPEED = 15MPH
LA JOLLA BOULEVARD DESIGN SPEED (V_{MAJOR}) = 30MPH
TIME GAP (tg) = 6.5s + (0.1s * 14.5) = 8.0 seconds
ISD CASE C2, RIGHT TURN FROM YIELD = 1.47 * (V_{MAJOR}) * (tg) = (1.47)(30)(8) = 353'



VICINITY MAP

NO SCALE

N



LA JOLLA BOULEVARD AND FORWARD STREET - ISD

SCALE: 1" = 20'

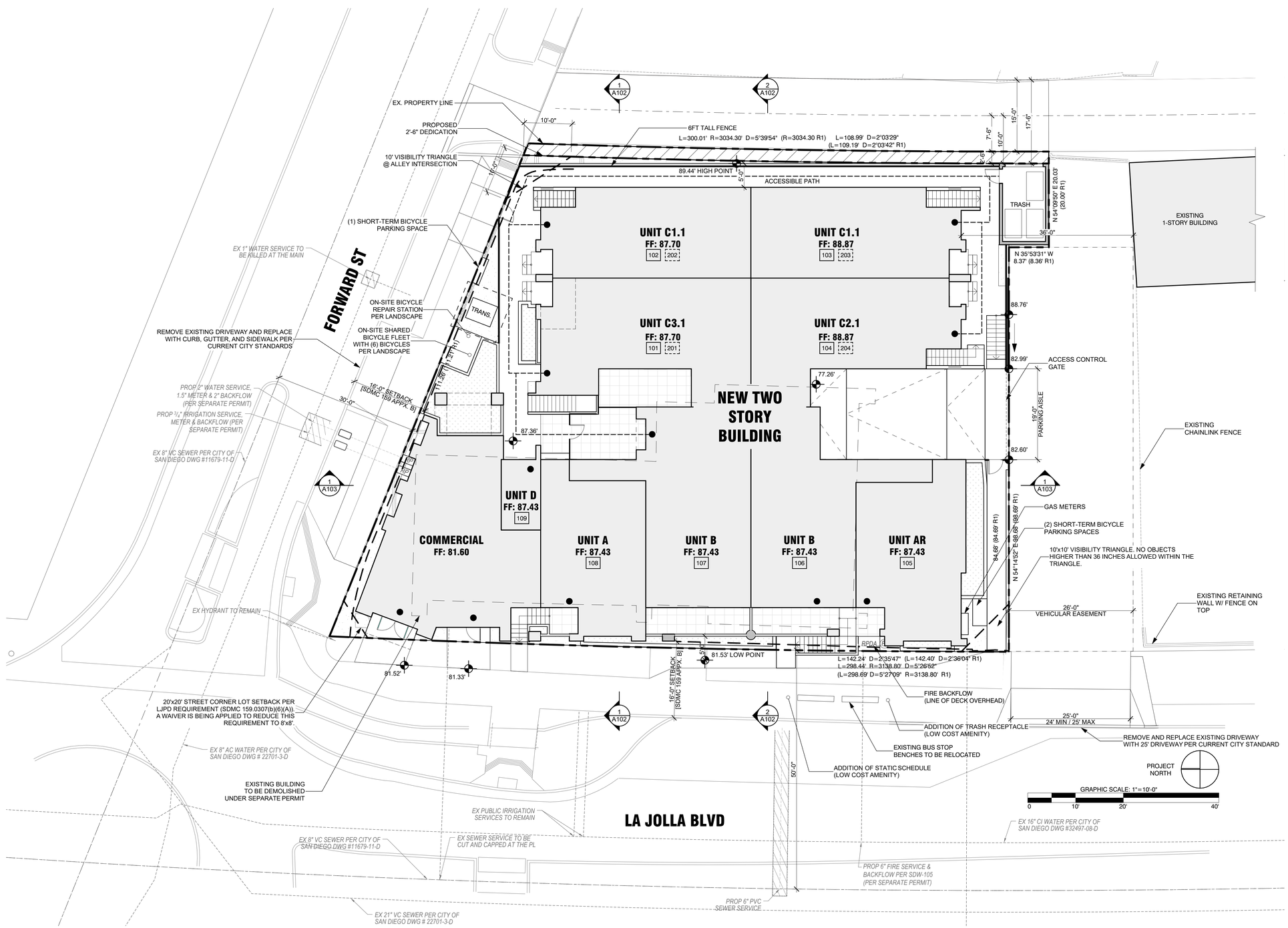
GRAPHIC SCALE: 1" = 20'

20 10 0 20 40 60

PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com

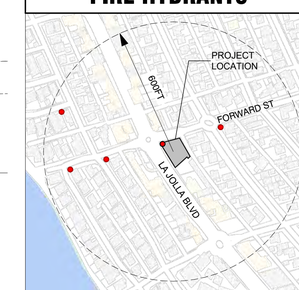
DECEMBER 19, 2023 - SHEET 1 OF 1

ATTACHMENT 11



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

FIRE HYDRANTS



project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

Stephen Dalton Architects
444 S. CEDROS, STUDIO 185
SOLANA BEACH, CA 92075
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ARCHITECTURAL SITE PLAN

job no. 2213

date
CDP SET 01 10/10/2022
CDP SET 02 3/10/2023
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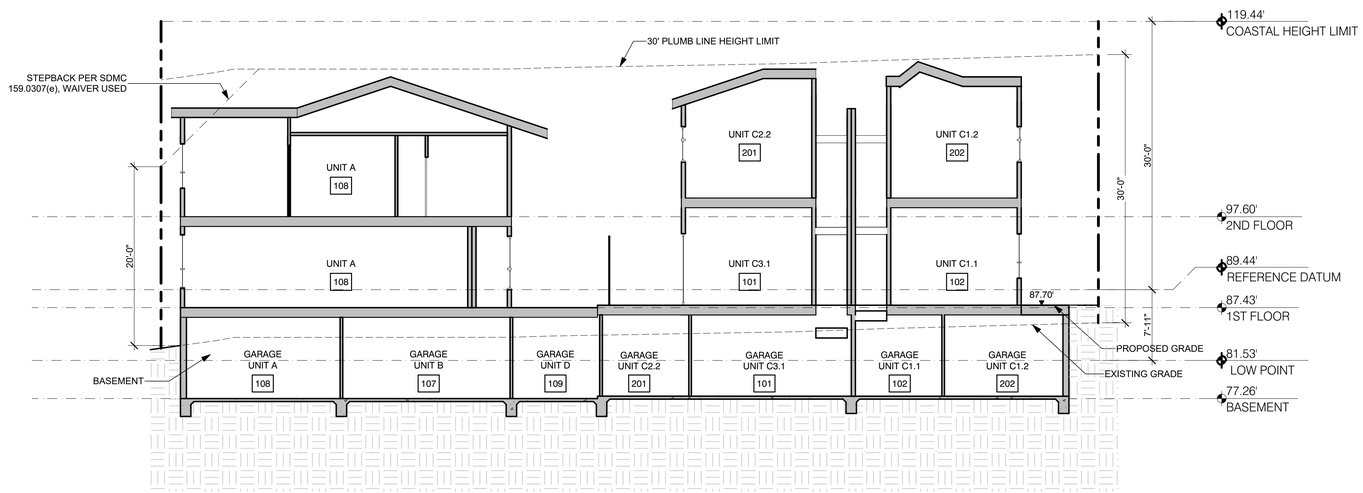
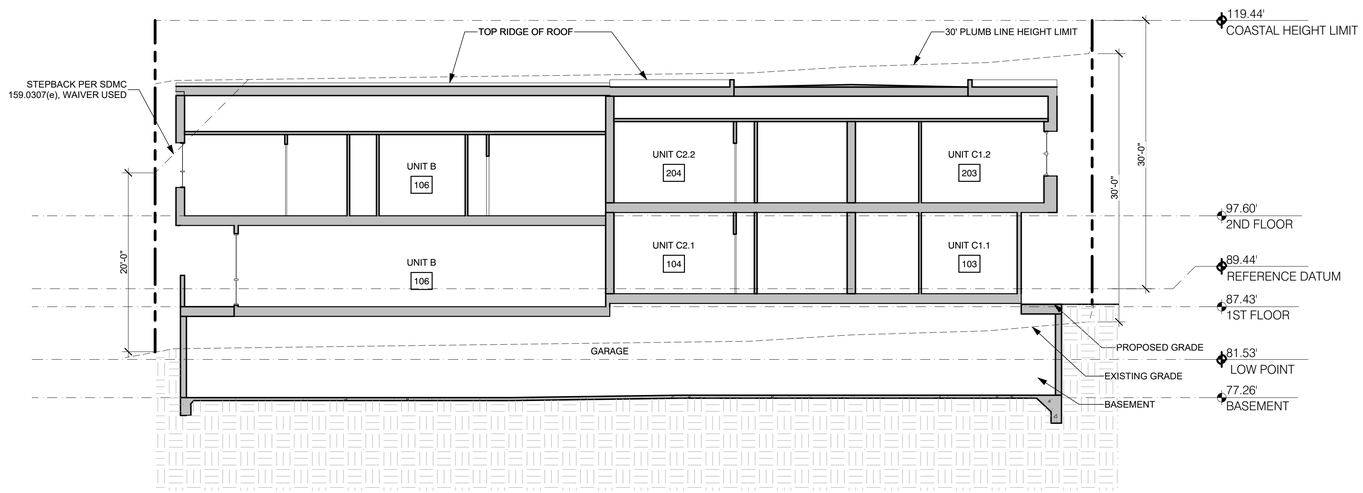
sheet A101



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



2 SITE SECTION
SCALE: 1/8" = 1'-0"

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

ARCHITECTURAL SITE SECTIONS

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sdpa ARCHITECTS

job no.
2213

date

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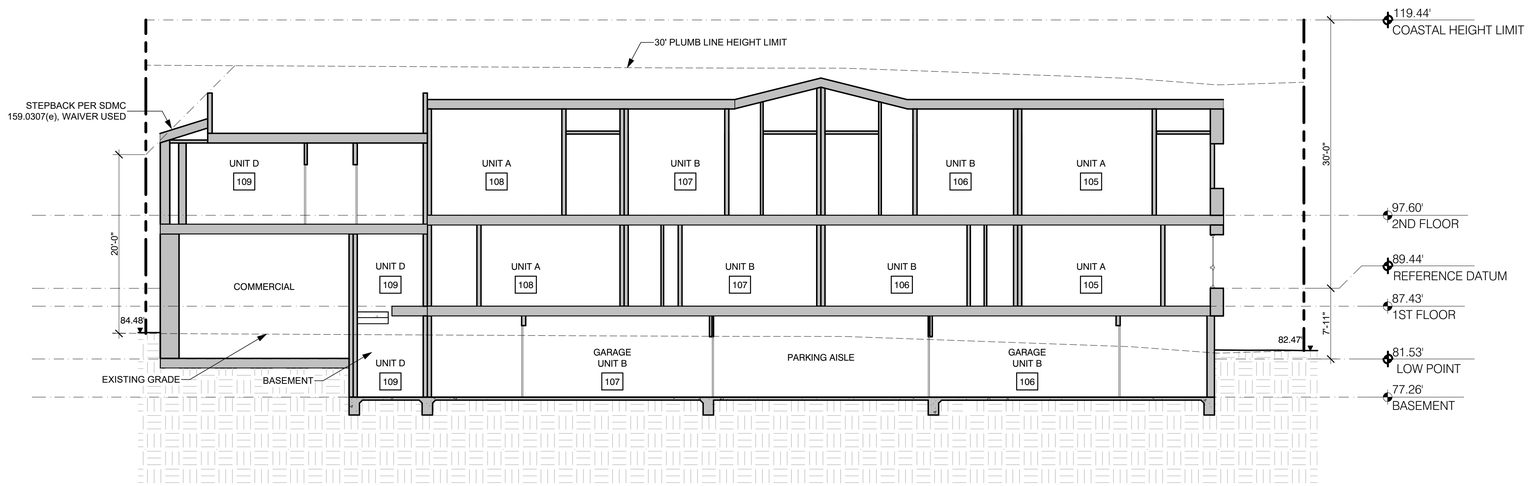
sheet
A102



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

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

ARCHITECTURAL SITE SECTIONS

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job no.
2213

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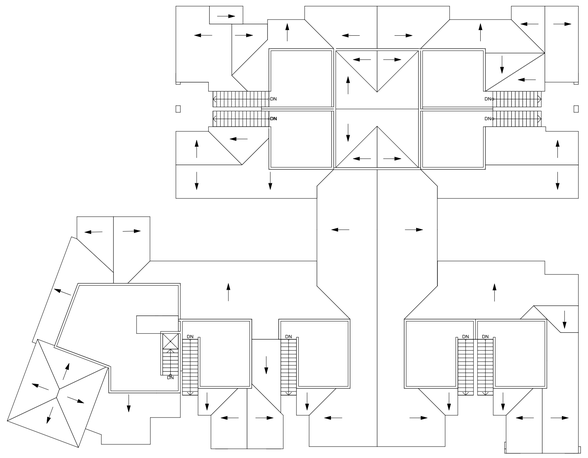
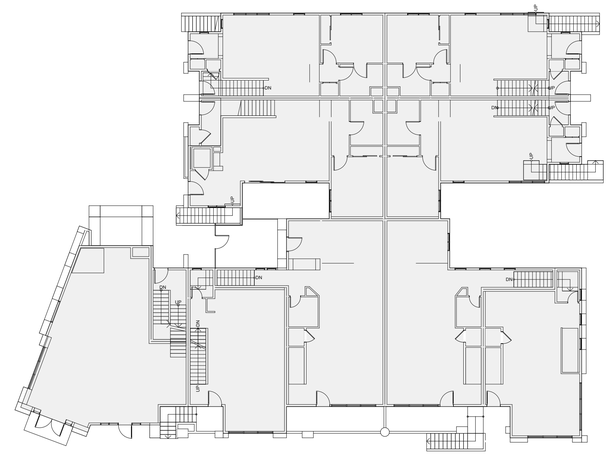
sheet
A103

ATTACHMENT 11



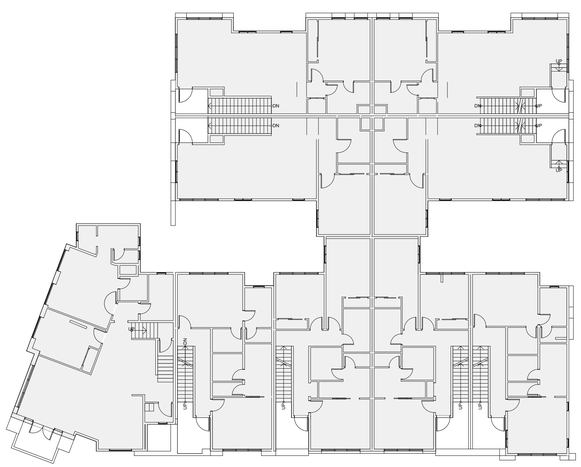
4 AREA - ROOF PLAN 0 SF

SCALE: 1/16" = 1'-0"



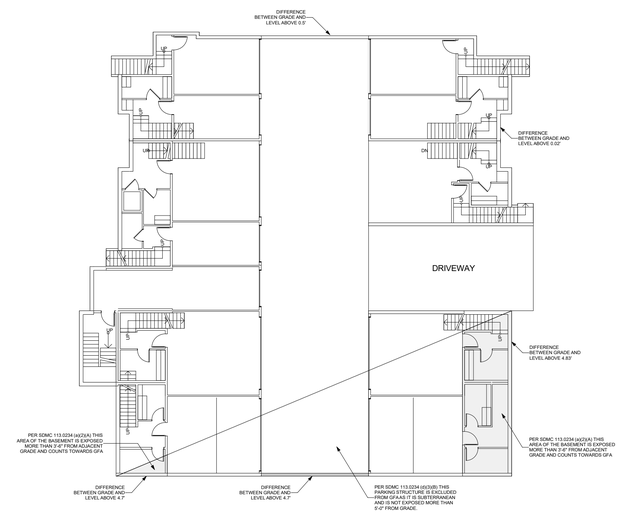
2 AREA - 1ST FLOOR 7,900 SF

SCALE: 1/16" = 1'-0"



3 AREA - 2ND FLOOR 8,041 SF

SCALE: 1/16" = 1'-0"



1 AREA - BASEMENT 425 SF

SCALE: 1/16" = 1'-0"

BUILDING AREA

BASEMENT LEVEL:	425 SF
LEVEL 1:	7,900 SF
LEVEL 2:	8,041 SF
TOTAL GFA:	16,366 SF (INCENTIVE)

project title

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AREA DIAGRAMS

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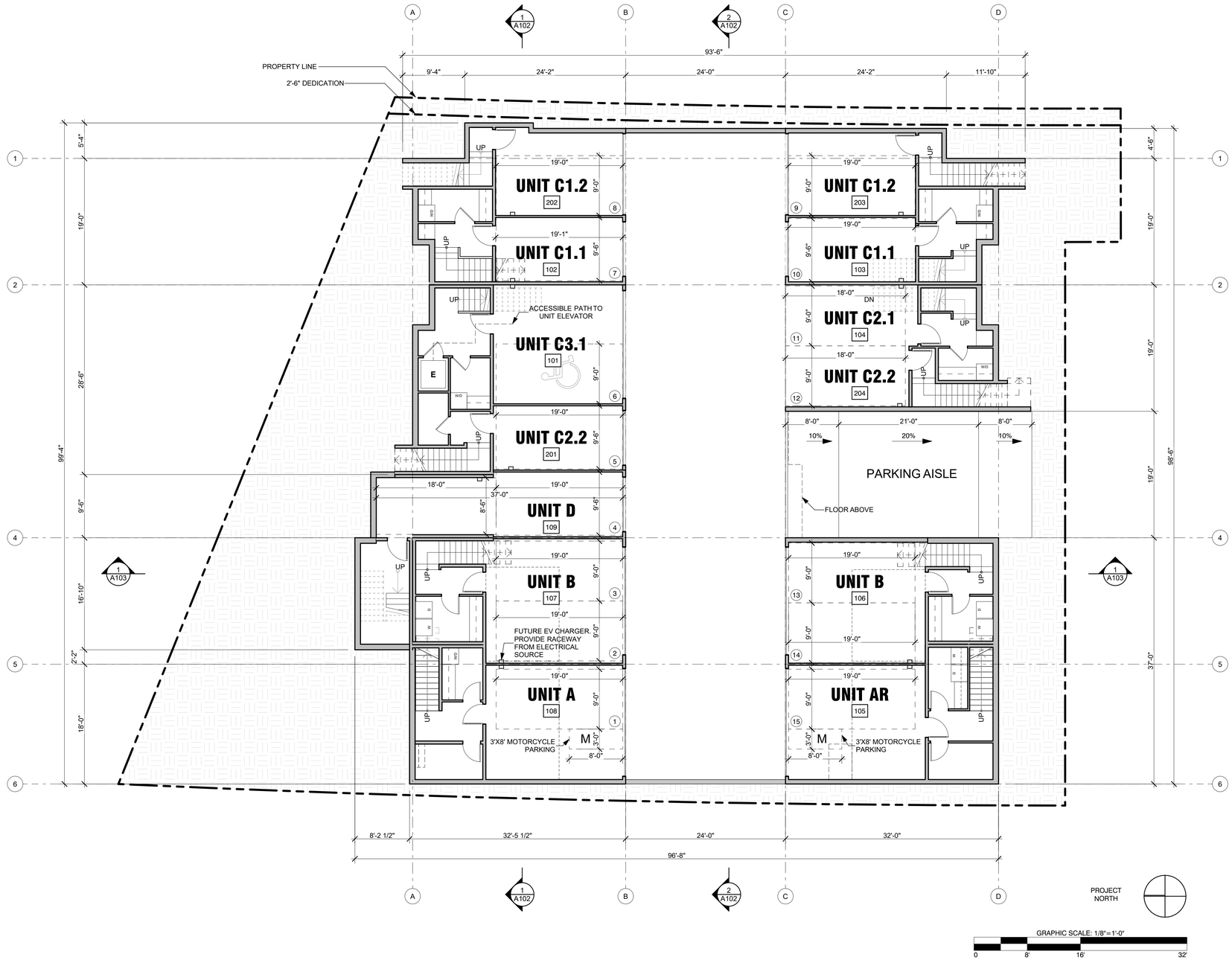

1 BASEMENT PLAN

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

project title

ADELANTE TOWNHOMES

5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

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BASEMENT PLAN

job no. 2213

date
CDP SET 01 10/10/2022
CDP SET 02 3/10/2023
CDP SET 03 10/05/2023
CDP SET 04 3/01/2024
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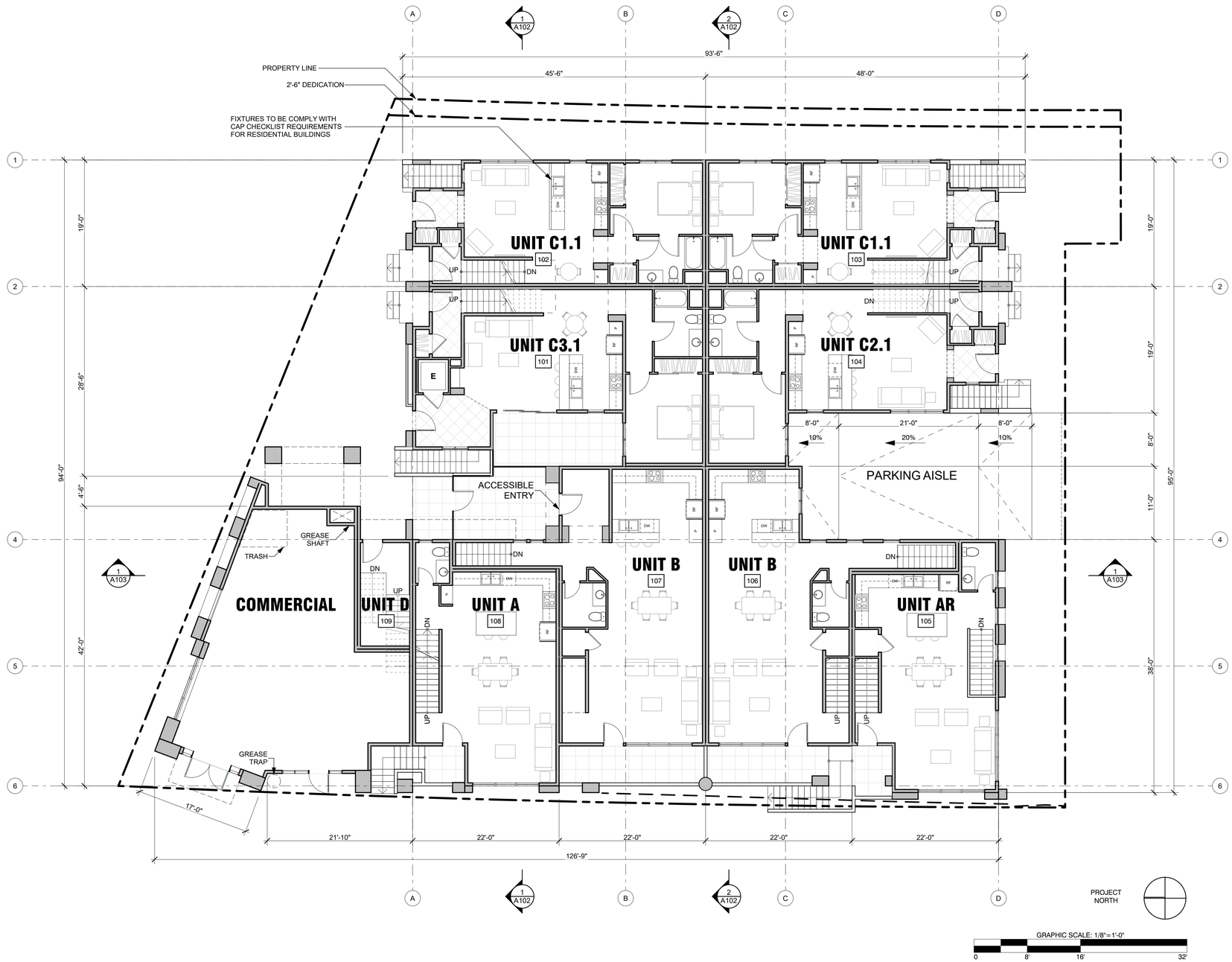
sheet A201

ATTACHMENT 11



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

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

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1ST FLOOR PLAN

job no. 2213

date
CDP SET 01 10/10/2022
CDP SET 02 3/10/2023
CDP SET 03 10/05/2023
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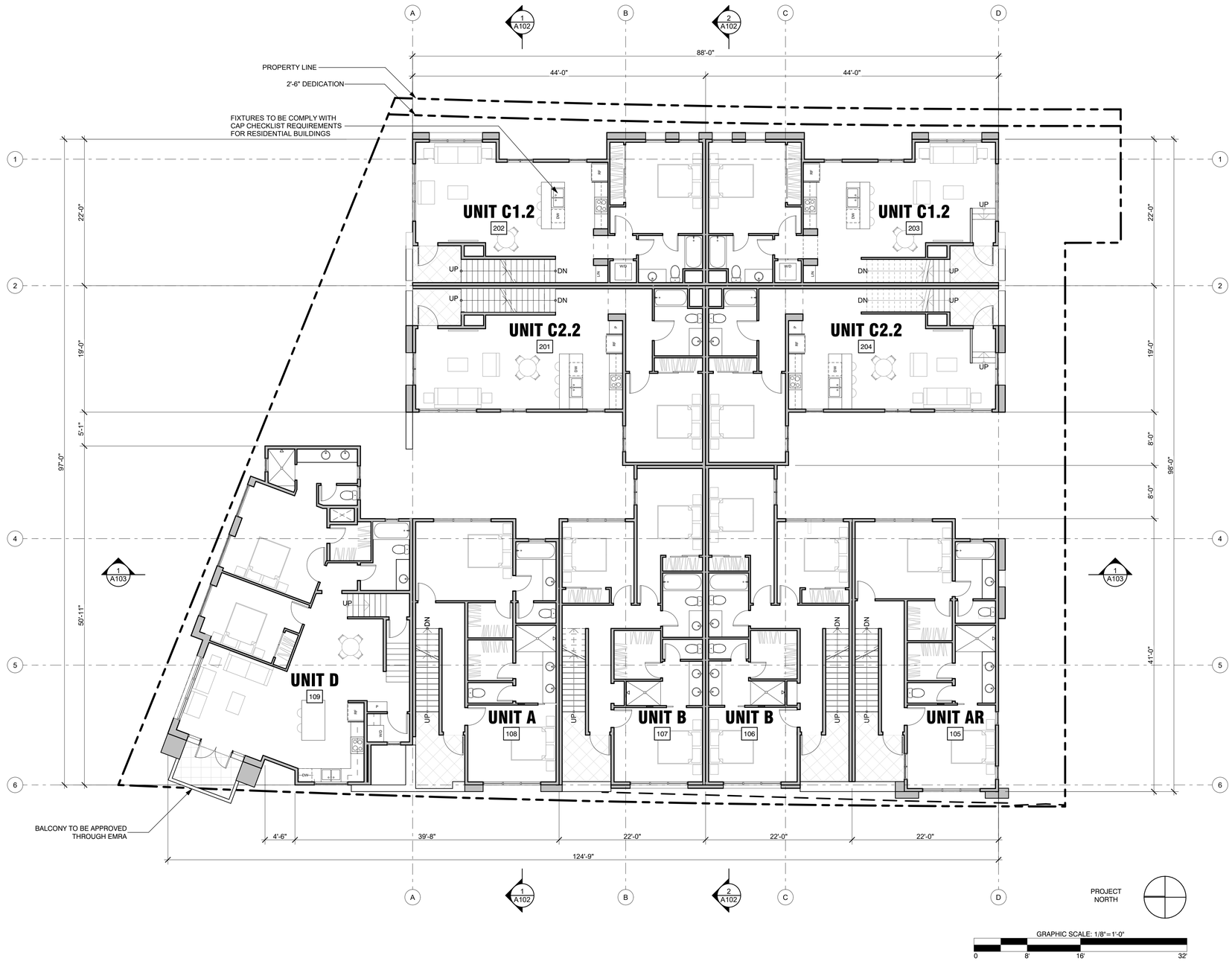
sheet A202

ATTACHMENT 11



1 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

2ND FLOOR PLAN

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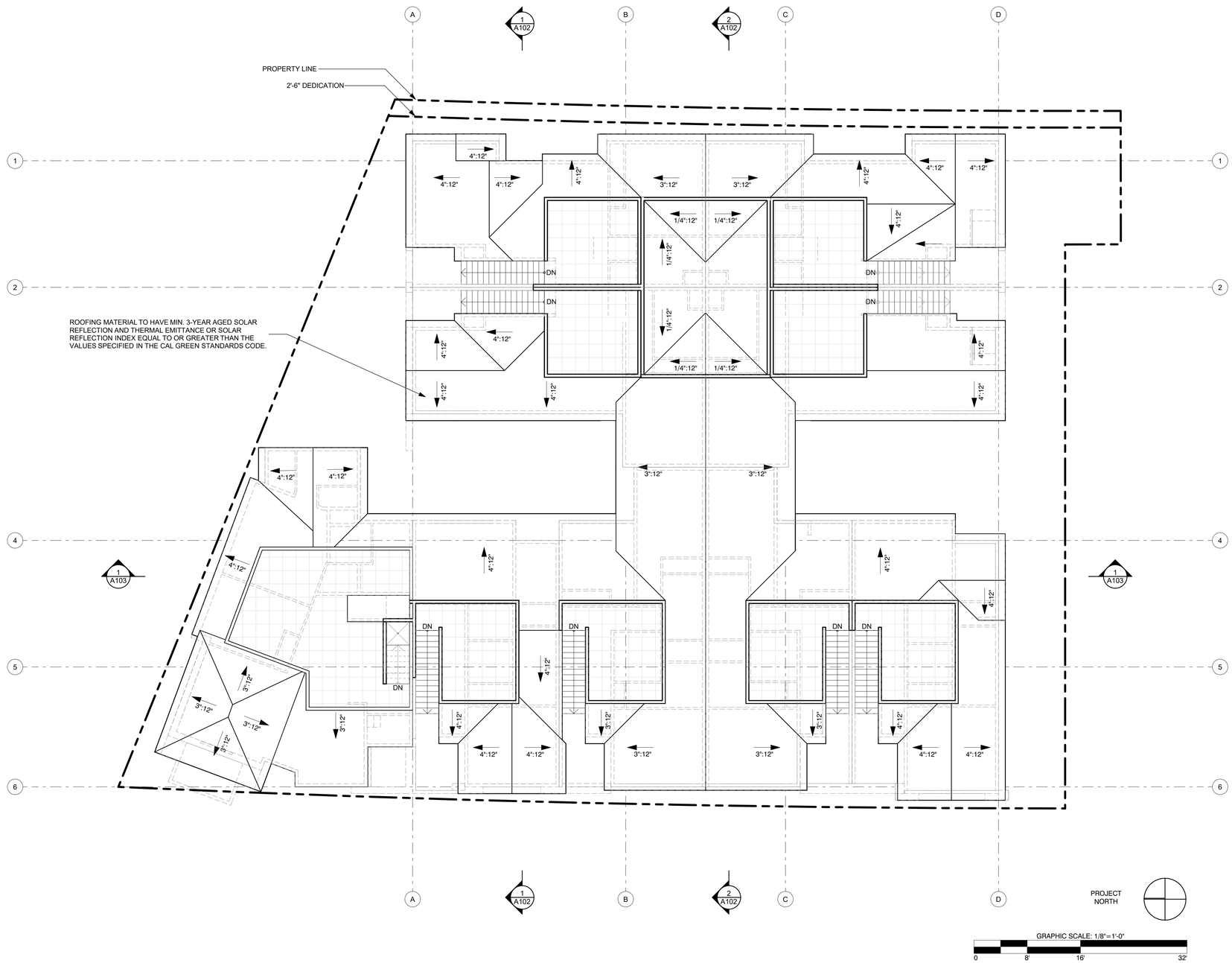

1 ROOF PLAN
SCALE: 1/8" = 1'-0"

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

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ROOF PLAN

job no. 2213

date
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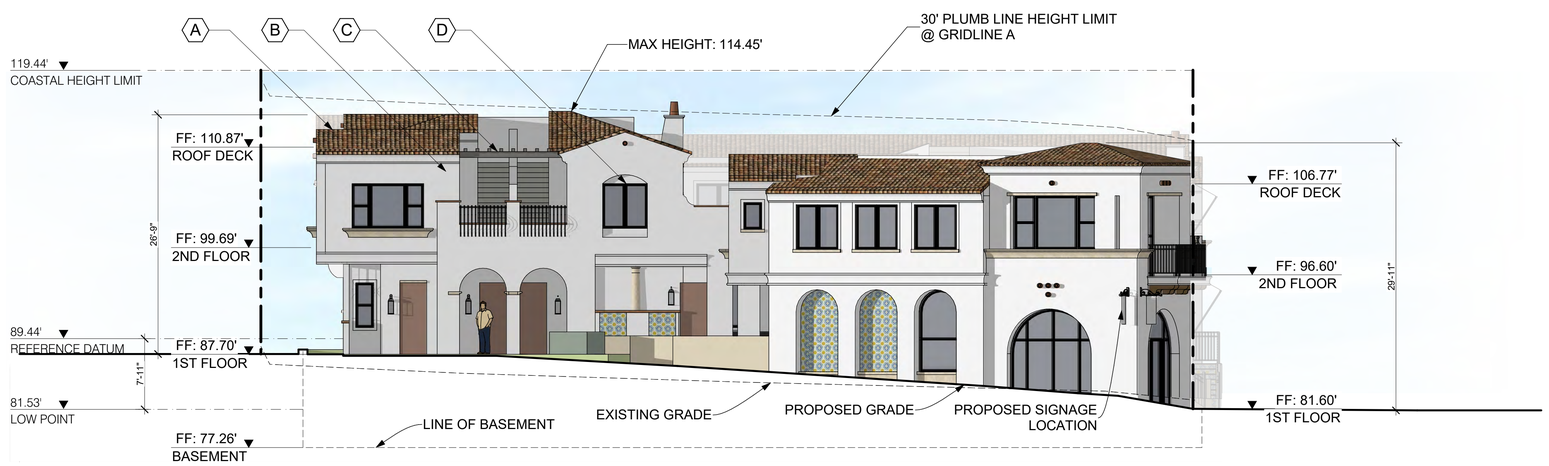
sheet A204

1 WEST ELEVATION (LA JOLLA BLVD)

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



2 NORTH ELEVATION (FORWARD ST)

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

EXT. FINISH SCHEDULE

MARK	ELEMENT	COLOR
A	TILE ROOF	RED
B	STUCCO	WHITE
C	WOOD TRELLIS	BROWN
D	WOOD WINDOWS	BROWN OR BLACK
E	WROUGHT IRON RAILING	BLACK
F	STACKED BARREL TILE	RED
G	ACCENT TILE	TO BE DECIDED
H	STRIPED AWNING	BLACK AND WHITE

project title

ADELANTE TOWNHOMES

5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

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EXTERIOR ELEVATIONS

job no. 2213

date

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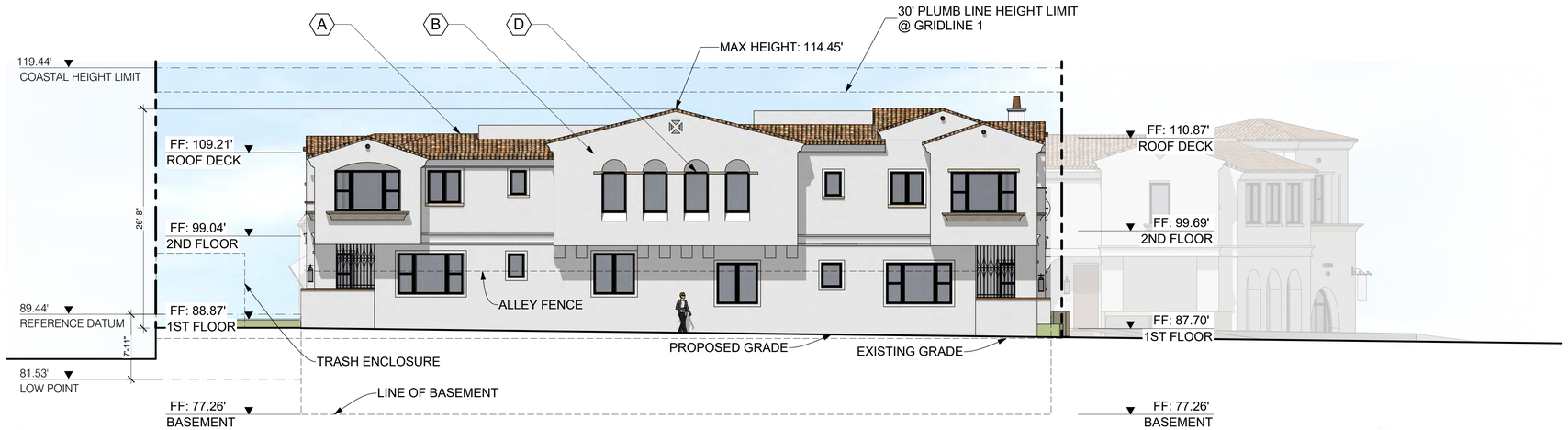

1 EAST ELEVATION (ALLEY)
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXT. FINISH SCHEDULE

MARK	ELEMENT	COLOR
A	TILE ROOF	RED
B	STUCCO	WHITE
C	WOOD TRELLIS	BROWN
D	WOOD WINDOWS	BROWN OR BLACK
E	WROUGHT IRON RAILING	BLACK
F	STACKED BARREL TILE	RED
G	ACCENT TILE	TO BE DECIDED
H	STRIPED AWNING	BLACK AND WHITE

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

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EXTERIOR ELEVATIONS

job no. 2213

date

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sheet A302

ATTACHMENT 11

1 WEST ELEVATION (LA JOLLA BLVD)

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

2 NORTH ELEVATION (FORWARD ST)

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

SDMC 159.0308 (B)

NOT MORE THAN 40 PERCENT OF ANY EXTERIOR BUILDING ELEVATION ABOVE THE FIRST STORY SHALL CONSIST OF GLASS OR ANY OTHER MATERIAL THAT RESEMBLES GLASS.

project title

ADELANTE TOWNHOMES

5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

GLAZING ABOVE LEVEL 1 EXHIBIT

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sdarchitects

job no.

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date

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CDP SET 04	3/01/2024
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sheet

A303

1 EAST ELEVATION (ALLEY)
SCALE: 1/8" = 1'-0"

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SDMC 159.0308 (B)

NOT MORE THAN 40 PERCENT OF ANY EXTERIOR BUILDING ELEVATION ABOVE THE FIRST STORY SHALL CONSIST OF GLASS OR ANY OTHER MATERIAL THAT RESEMBLES GLASS.

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp
GLAZING ABOVE LEVEL 1 EXHIBIT

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sdarchitects

job no.
2213

date
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sheet
A304

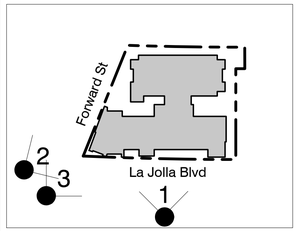
ATTACHMENT 11

1 WEST PERSPECTIVE

2 NORTHWEST PERSPECTIVE- 1

3 NORTHWEST PERSPECTIVE- 2

KEY PLAN



project title

ADELANTE TOWNHOMES

5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

EXTERIOR PERSPECTIVES

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sda ARCHITECTS

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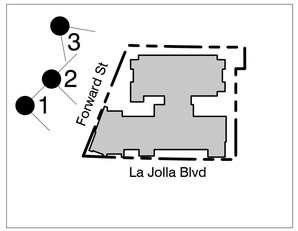
sheet A305

1 NORTH PERSPECTIVE - 1

2 NORTH PERSPECTIVE - 2

3 NORTHEAST PERSPECTIVE

KEY PLAN



project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

EXTERIOR PERSPECTIVES

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sda ARCHITECTS

job no. 2213

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sheet A306

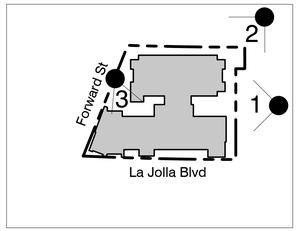
ATTACHMENT 11

1 SOUTH PERSPECTIVE

2 SOUTHEAST PERSPECTIVE

3 MAIL VIGNETTE

KEY PLAN



project title

ADELANTE TOWNHOMES

5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

EXTERIOR PERSPECTIVES

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sda ARCHITECTS

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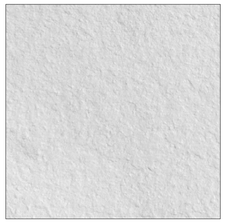
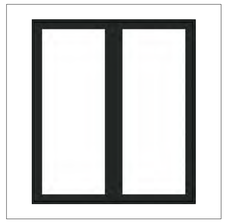
WEST PERSPECTIVE

A. RED TILE ROOF



B. WHITE STUCCO

C. WOOD TRELLIS



D. PAINTED CASEMENT WINDOWS

E. WROUGHT IRON RAILING

F. STACKED BARREL TILES

G. ACCENT TILE

H. AWNING

I. BRICK VENEER

project title

ADELANTE TOWNHOMES

5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

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MATERIALS

job no.
2213

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A308

ATTACHMENT 11

NORTHWEST VIEW

project title

ADELANTE TOWNHOMES

5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

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EXTERIOR RENDERING

sdpa ARCHITECTS

job no.
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A309

ATTACHMENT 11

SOUTHWEST VIEW

project title

ADELANTE TOWNHOMES

5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

EXTERIOR RENDERING

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job no.

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A310

5575 LA JOLLA BLVD.

COASTAL DEVELOPMENT PERMIT SET

CITY OF SAN DIEGO NOTES:

DESIGN STATEMENT:

THE LANDSCAPE AT 5575 LA JOLLA BOULEVARD PROVIDE ITS RESIDENTS WITH AN PRIVATE AMENITY DECKS ON THEIR ROOFS FOR LEISURELY LOUNGING, PEOPLE-WATCHING, AND SOCIAL GATHERING. NO COMMON OPEN SPACE IS PROVIDED, INSTEAD BUILDING FRONTAGE, STORMWATER BMPS AND FOUNDATION PLANTING MAKE UP THE AREA REMAINING OUTSIDE THE BUILDING FOOTPRINT. THE PLANTING CONCEPT IS TO PROVIDE A DRY-LUSH PALETTE INSPIRED MORRISH SPAIN AND THE MEDITERRANEAN, EXPRESSING SEASONAL COLOR AND TEXTURAL VARIATION.

LANDSCAPE NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

2. MINIMUM TREE SEPARATION DISTANCE
   - 2.1. TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
   - 2.2. UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
   - 2.3. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
   - 2.4. DRIVEWAY (ENTRIES) - 10 FEET
   - 2.5. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

3. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE 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 PER THE CONDITIONS OF THE PERMIT WITHIN 30 DAYS OF A FINAL LANDSCAPE INSPECTION.

4. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5)

5. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED

6. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
7. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
   - 7.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
   - 7.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
   - 7.3. ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
   - 7.4. THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
   - 7.5. ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION.
   - 7.6. A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 4-IN OR GREATER IN DIAMETER.
   - 7.7. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
   - 7.8. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE

Sheet List Table

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

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COVER SHEET

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landscape architecture
conservation planning
urban design

job no.
22242

date

CDP SET 01	10/07/2022
CDP SET 02	03/10/2023
CDP SET 03	10/05/2023
CDP SET 04	02/02/2024
CDP SET 05	06/21/2024

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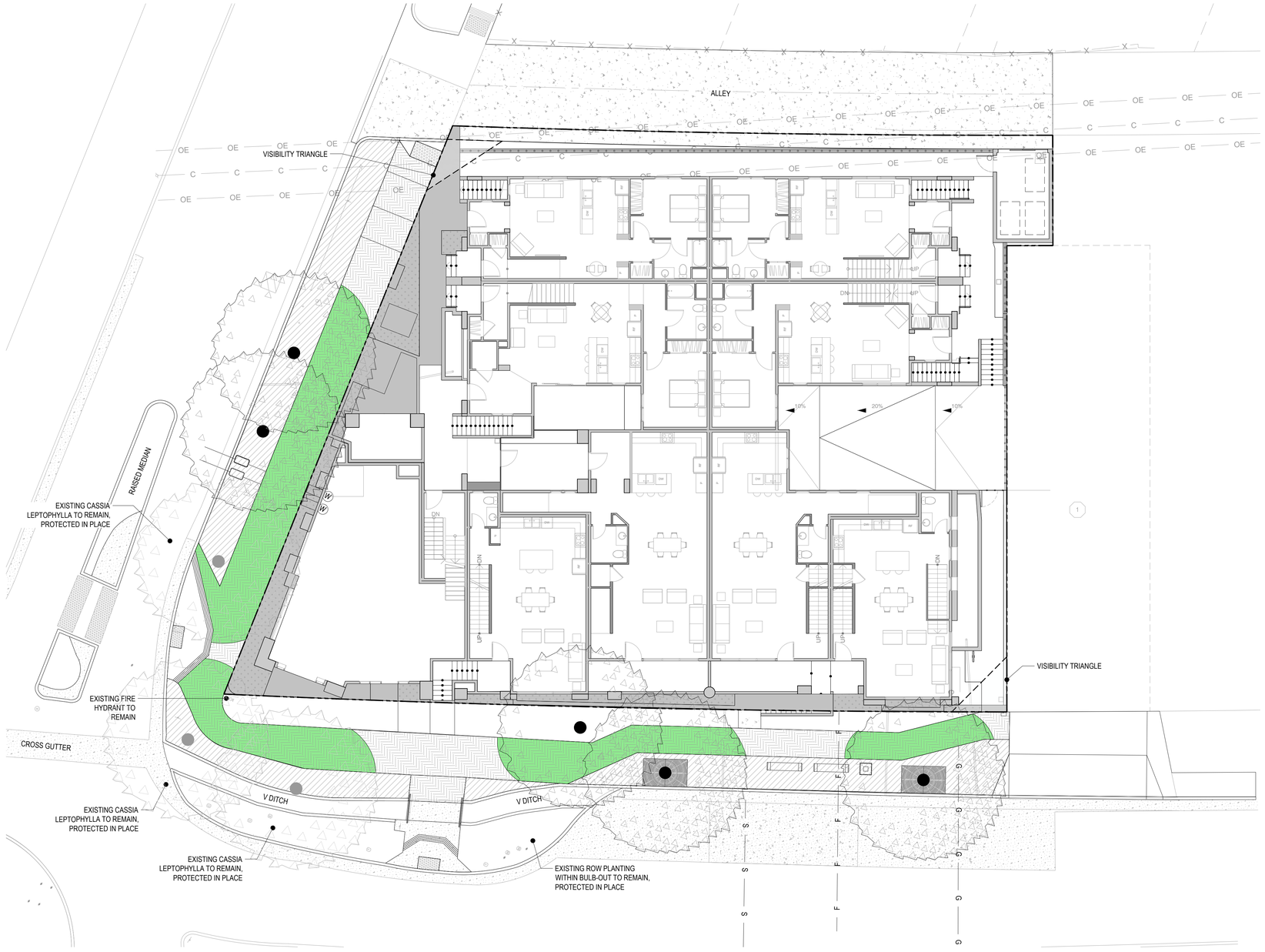
ATTACHMENT 11



LANDSCAPE CALCULATIONS

SYMBOL	REFERENCE SCHEDULE DESCRIPTION	QTY	COMMENT
	STREET YARD	868 SF	STREET YARD MEANS THE AREA OF A LOT OR PREMISES THAT LIES BETWEEN THE EDGE OF THE NEAREST STREET AND THE STREET WALL LINE
	STREET YARD - PLANTING AREA	435 SF	FOR MULTIPLE-DWELLING UNIT: 50% OF YARD AREA, FOR COMMERCIAL: 25% OF YARD AREA
	SITE LANDSCAPE AREA	2,405 SF	LANDSCAPE AREA IS DEFINED AS AN AREA MADE UP OF LANDSCAPE AREAS SUCH AS PEDESTRIAN PAVED AREAS; MAN-MADE SCULPTURAL ELEMENTS SUCH AS FOUNTAINS OR SCULPTURE; AND VEGETATED AREAS CONTAINING GROUNDCOVER, VINES, SHRUBS, TREES, AND/OR POTTED PLANTS. ALL SUCH AREAS SHALL BE OPEN TO THE SKY.
	SITE VEGETATED AREA	916 SF	VEGETATED AREA THAT OCCURS WITHIN THE PROPERTY LINE
	THROUGHWAY ZONE	1,806 SF	THIS ZONE IS INTENDED FOR PEDESTRIAN TRAVEL ONLY AND SHOULD BE A MINIMUM 5'-0" WIDE AND BE CLEAR OF ANY OBSTACLES
	FURNISHING ZONE	1,289 SF	THIS ZONE ACCOMODATES STREET TREES, FURNISHINGS, UTILITIES, AND LANDSCAPING AND PROVIDES A BUFFER BETWEEN THE THROUGHWAY ZONE AND STREET TRAFFIC
	CANOPY COVERAGE	1,203 SF	THE TOTAL CANOPY COVERAGE OF STREET TREES WITH A CANOPY WIDTH OF 10 YRS. MATURITY

LANDSCAPE CALCULATIONS - ROOF

SYMBOL	REFERENCE SCHEDULE DESCRIPTION	QTY	COMMENT
	SITE LANDSCAPE AREA	1,840 SF	LANDSCAPE AREA IS DEFINED AS AN AREA MADE UP OF LANDSCAPE AREAS SUCH AS PEDESTRIAN PAVED AREAS; MAN-MADE SCULPTURAL ELEMENTS SUCH AS FOUNTAINS OR SCULPTURE; AND VEGETATED AREAS CONTAINING GROUNDCOVER, VINES, SHRUBS, TREES, AND/OR POTTED PLANTS. ALL SUCH AREAS SHALL BE OPEN TO THE SKY.
	SITE VEGETATED AREA	409 SF	VEGETATED AREA THAT OCCURS WITHIN THE PROPERTY LINE

STREET YARD COMPLIANCE

PROVIDE STREET YARD PLANTING AREA THAT IS 50% OF THE STREET YARD AREA FOR MULTIPLE-DWELLING UNITS.

TOTAL STREET YARD AREA = 868 SF
- TOTAL STREET YARD PLANTING AREA (GROUND LEVEL) = 435 SF

435 SF = 50% OF TOTAL STREET YARD AREA

ZONE 4 PDO LANDSCAPE OPTION A COMPLIANCE

PROVIDE A LANDSCAPE AREA EQUAL TO 25% OF THE TOTAL LOT AREA. THE LANDSCAPE AREA MAY BE PROVIDED AT THE GROUND LEVEL OR ON UPPER-LEVEL BALCONIES, DECKS, ROOFS, WITH PERMANENTLY AFFIXED PLANTER BOXES OR ANY COMBINATION THEREOF. A MINIMUM OF 40% OF THE LANDSCAPE AREA SHALL BE VEGETATED.

TOTAL LOT AREA = 12,890 SF
25% (12,890 SF) = 3,223 SF MINIMUM LANDSCAPE AREA REQUIRED
40% (3,222.5 SF) = 1,290 SF MINIMUM VEGETATED AREA REQUIRED

GROUND LEVEL LANDSCAPE AREA = 2,405 SF
VEGETATED AREA = 916 SF

ROOF LEVEL LANDSCAPE AREA = 1,840 SF
VEGETATED AREA = 409 SF

TOTAL LANDSCAPE AREA = 4,245 SF PROVIDED
TOTAL VEGETATED AREA = 1,325 SF PROVIDED

CANOPY COVERAGE COMPLIANCE

THROUGHWAY ZONE = 1,806 SF
CANOPY COVERAGE AT A 10 YR. MATURITY = 1,203 SF

TOTAL CANOPY COVERAGE OVER THROUGHWAY ZONE = 67%

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SCALE: 1"=10'-0"

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

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CALCULATIONS PLAN

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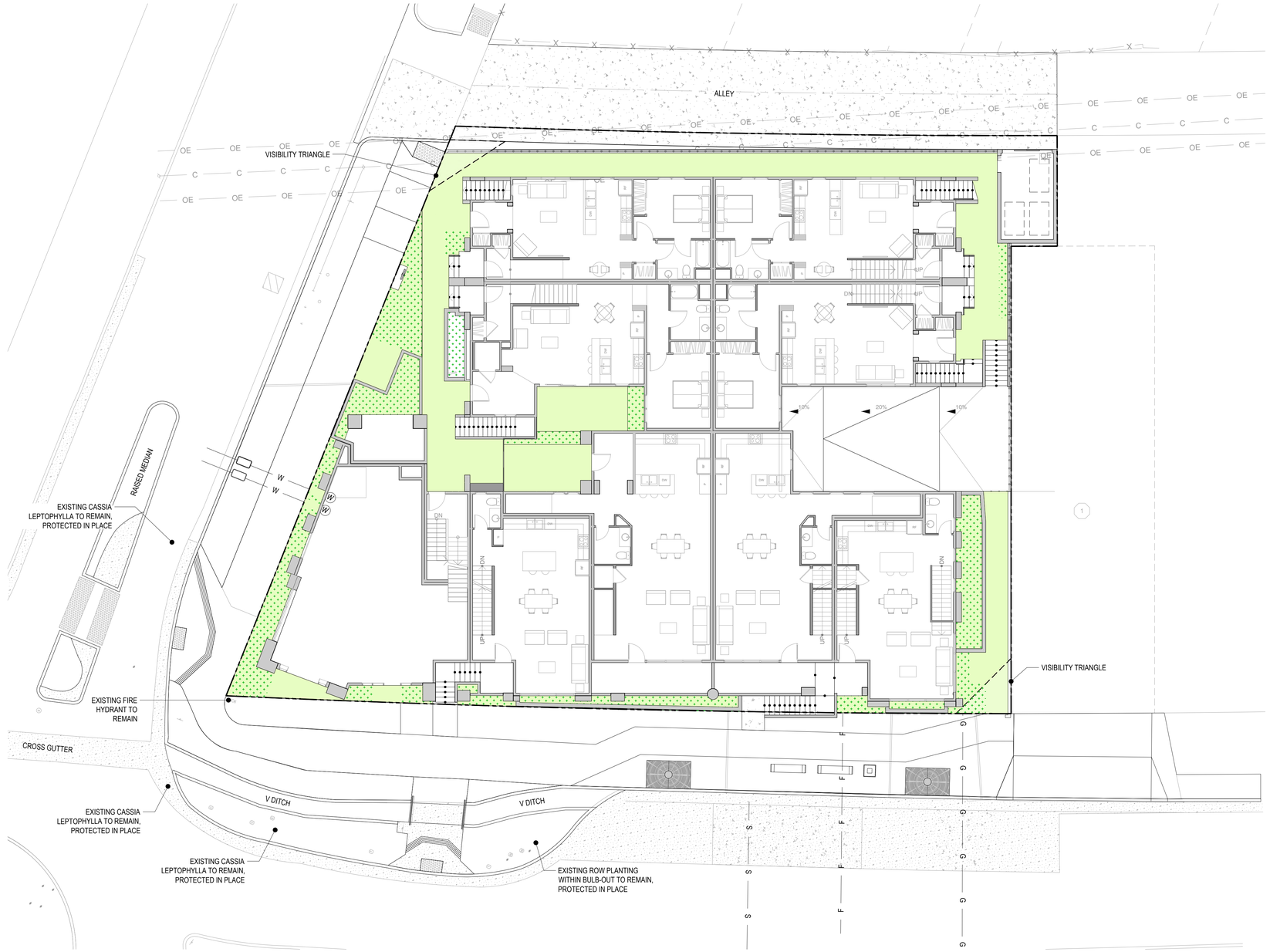

LANDSCAPE CALCULATIONS			
	REFERENCE SCHEDULE		
SYMBOL	DESCRIPTION	QTY	COMMENT
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	STREET YARD - PLANTING AREA	435 SF	FOR MULTIPLE-DWELLING UNIT: 50% OF YARD AREA, FOR COMMERCIAL: 25% OF YARD AREA
	SITE LANDSCAPE AREA	2,405 SF	LANDSCAPE AREA IS DEFINED AS AN AREA MADE UP OF LANDSCAPE AREAS SUCH AS PEDESTRIAN PAVED AREAS; MAN-MADE SCULPTURAL ELEMENTS SUCH AS FOUNTAINS OR SCULPTURE; AND VEGETATED AREAS CONTAINING GROUNDCOVER, VINES, SHRUBS, TREES, AND/OR POTTED PLANTS. ALL SUCH AREAS SHALL BE OPEN TO THE SKY.
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	CANOPY COVERAGE	1,203 SF	THE TOTAL CANOPY COVERAGE OF STREET TREES WITH A CANOPY WIDTH OF 10 YRS. MATURITY

LANDSCAPE CALCULATIONS - ROOF			
	REFERENCE SCHEDULE		
SYMBOL	DESCRIPTION	QTY	COMMENT
	SITE LANDSCAPE AREA	1,840 SF	LANDSCAPE AREA IS DEFINED AS AN AREA MADE UP OF LANDSCAPE AREAS SUCH AS PEDESTRIAN PAVED AREAS; MAN-MADE SCULPTURAL ELEMENTS SUCH AS FOUNTAINS OR SCULPTURE; AND VEGETATED AREAS CONTAINING GROUNDCOVER, VINES, SHRUBS, TREES, AND/OR POTTED PLANTS. ALL SUCH AREAS SHALL BE OPEN TO THE SKY.
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VEGETATED AREA = 409 SF

TOTAL LANDSCAPE AREA = 4,245 SF PROVIDED
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THROUGHWAY ZONE = 1,806 SF
CANOPY COVERAGE AT A 10 YR. MATURITY = 1,203 SF

TOTAL CANOPY COVERAGE OVER THROUGHWAY ZONE = 67%

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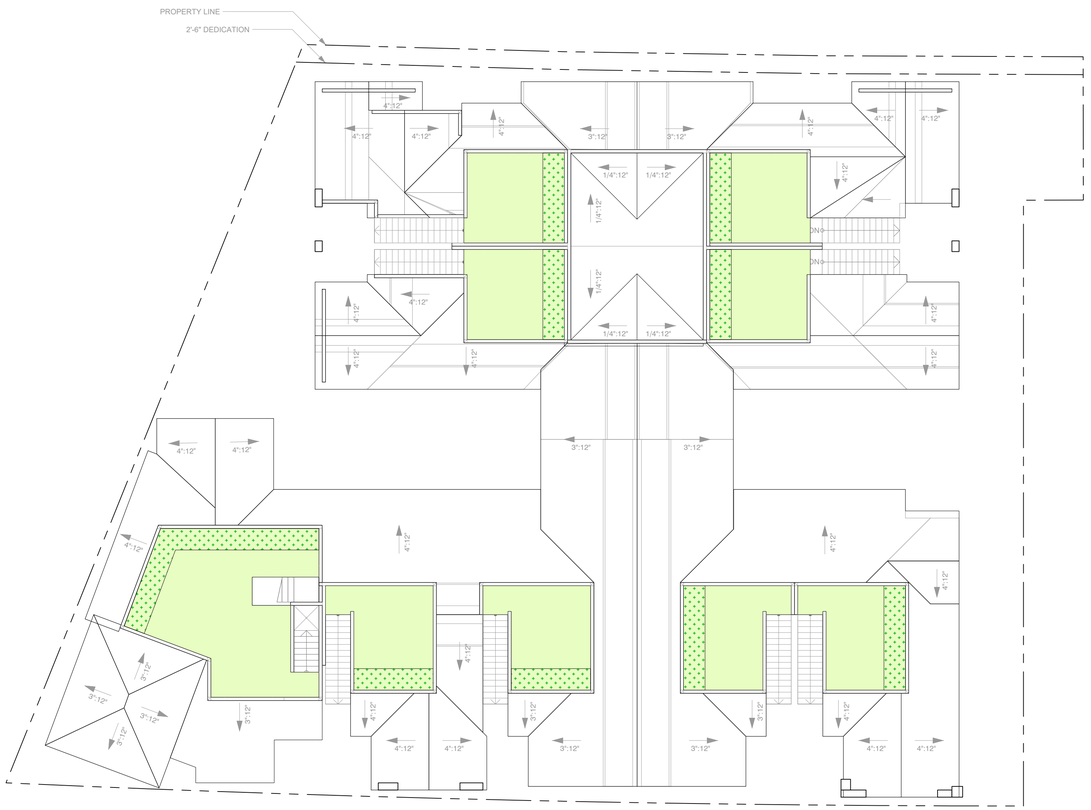

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	REFERENCE SCHEDULE		
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LANDSCAPE CALCULATIONS - ROOF			
	REFERENCE SCHEDULE		
SYMBOL	DESCRIPTION	QTY	COMMENT
	SITE LANDSCAPE AREA	1,840 SF	LANDSCAPE AREA IS DEFINED AS AN AREA MADE UP OF LANDSCAPE AREAS SUCH AS PEDESTRIAN PAVED AREAS; MAN-MADE SCULPTURAL ELEMENTS SUCH AS FOUNTAINS OR SCULPTURE; AND VEGETATED AREAS CONTAINING GROUNDCOVER, VINES, SHRUBS, TREES, AND/OR POTTED PLANTS. ALL SUCH AREAS SHALL BE OPEN TO THE SKY.
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TOTAL CANOPY COVERAGE OVER THROUGHWAY ZONE = 67%

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SCALE: 1"=10'-0"

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CALCULATIONS PLAN - ROOF

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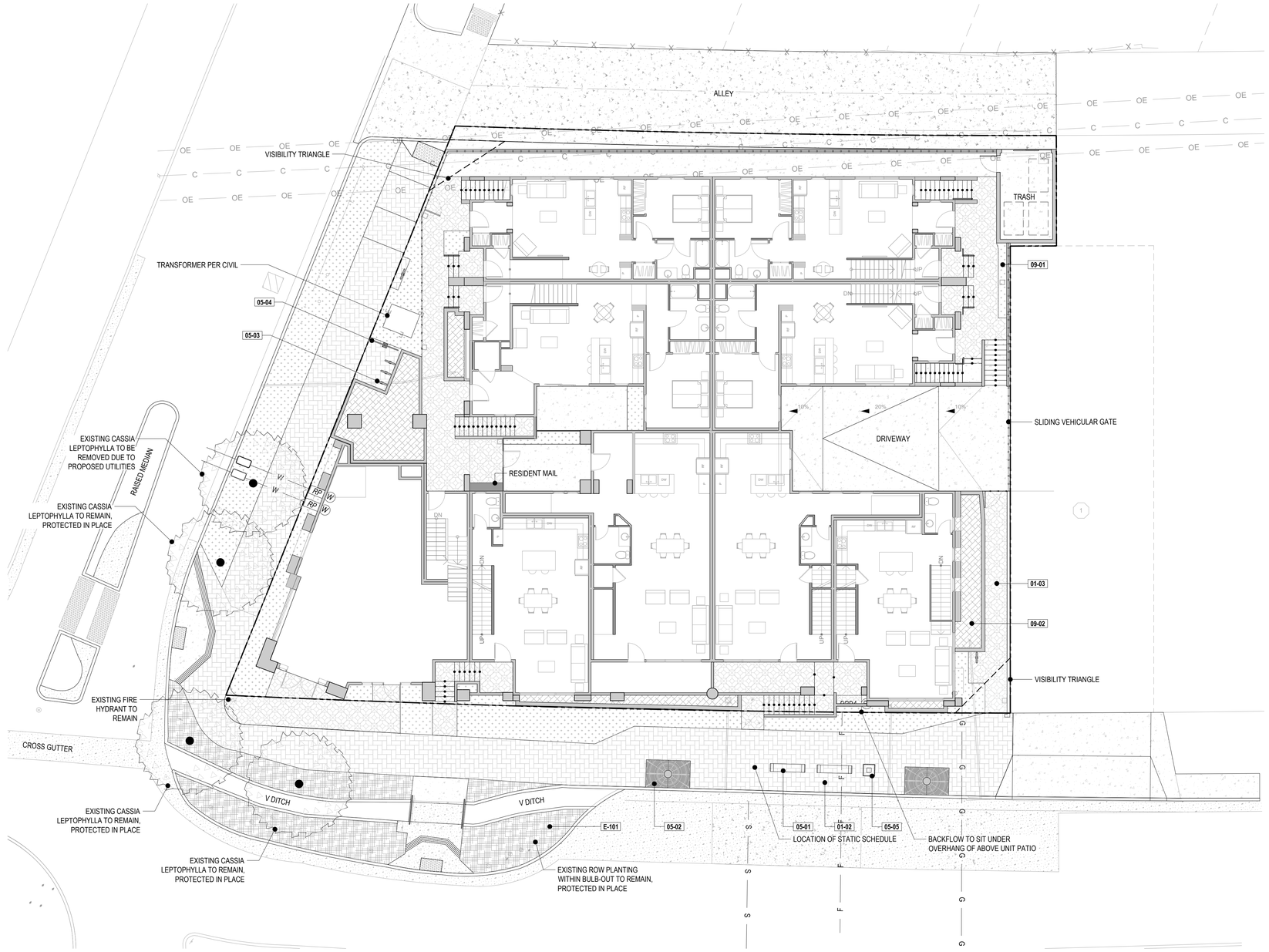

REFERENCE NOTES SCHEDULE

SYMBOL	01 PAVEMENTS, RAMPS, CURBS DESCRIPTION	QTY
01-01	CONCRETE PAVING	4,904 SF
01-02	CONCRETE UNIT PAVERS	2,207 SF
01-03	ANTI SLIP PORCELAIN TILES	1,481 SF

SYMBOL	05 SITE FURNISHINGS DESCRIPTION	QTY
05-01	BUS STOP BENCH	3
05-02	5' X 8' TREE GRATE	3
05-03	BIKE RACK	5
05-04	BIKE REPAIR STATION	2
05-05	LITTER RECEPTACLE	2

SYMBOL	09 PLANTING AND LANDSCAPE DESCRIPTION	QTY
09-01	PLANTING AREA	1,370 SF
09-02	BMP PLANTING AREA	424 SF

SYMBOL	EXISTING TO REMAIN DESCRIPTION	QTY
E-101	ROW PLANTING TO REMAIN	674 SF

LANDSCAPE NOTES:

LANDSCAPING PLANS, PAVED SURFACES, 159.0403(H)(3): A MINIMUM OF 50% OF ALL PAVED SURFACES USED FOR PEDESTRIAN ACTIVITY SHALL BE COMPOSED OF A TEXTURED MATERIAL SUCH AS BRICK, STONE, OR TILE. THE REQUIRED PERCENTAGE OF TEXTURED PAVING MAY BE COMBINED IN A SINGLE AREA SUCH AS A COURTYARD OR PLAZA OR INTEGRATED WITH NON-TEXTURED PAVING TO FORM BANDS OR OTHER PATTERNS IN HARMONY WITH THE INTENDED ARCHITECTURAL THEME. SEE ALSO STREETSCAPE DEVELOPMENT REGULATIONS, SECTION 159.0405, AND APPENDIX D.

SIDEWALK SURFACE, 159.0405(E)(3): ALL DEVELOPMENT PROPOSING SIDEWALK IMPROVEMENTS THROUGH AN ENCROACHMENT PERMIT SHALL BE REQUIRED TO IMPROVE THE ABUTTING SIDEWALK AREAS IN ACCORDANCE WITH THE PROVISIONS LISTED HEREIN. THE SIDEWALK SURFACE (EXCLUSIVE OF PERMANENTLY LANDSCAPED AREAS) SHALL BE PAVED WITH BRICK, CLAY, OR CERAMIC TILE OR INTERLOCKING CONCRETE PAVERS. STANDARDS FOR EACH OF THESE MATERIALS SHALL BE AS SET FORTH BELOW. THE OBJECTIVE OF THESE STANDARDS IS TO PROVIDE A COMPLEMENTARY PALETTE OF PAVING MATERIALS AND COLORS WHICH PROVIDE AN ELEMENT OF UNITY AND CONTINUITY THROUGHOUT THE DISTRICT, WHILE ENCOURAGING THE DEVELOPMENT OF IMPROVED PEDESTRIAN SIDEWALK AREAS.

MATERIALS:

(1) BRICK - BRICKS SHALL BE STANDARD SIZE 8 INCHES BY 4 INCHES AND SHALL BE SET IN MORTAR.
(2) TILE - TILE SHALL BE SQUARE, NOT TO EXCEED 10 INCHES ON ANY SIDE. MINIMUM TILE THICKNESS SHALL BE 0.25 INCH FOR CERAMIC OR QUARRY TILE, AND 0.75 INCH FOR CLAY TILE. TILES SHALL BE SET IN MORTAR.
(3) CONCRETE PAVERS - CONCRETE PAVERS AND INTERLOCKING PAVERS MAY BE OF ANY UNIFORM SHAPE PROVIDED EACH UNIT DOES NOT EXCEED 10 INCHES ACROSS ITS LONGEST DIMENSION.

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HARDSCAPE PLAN

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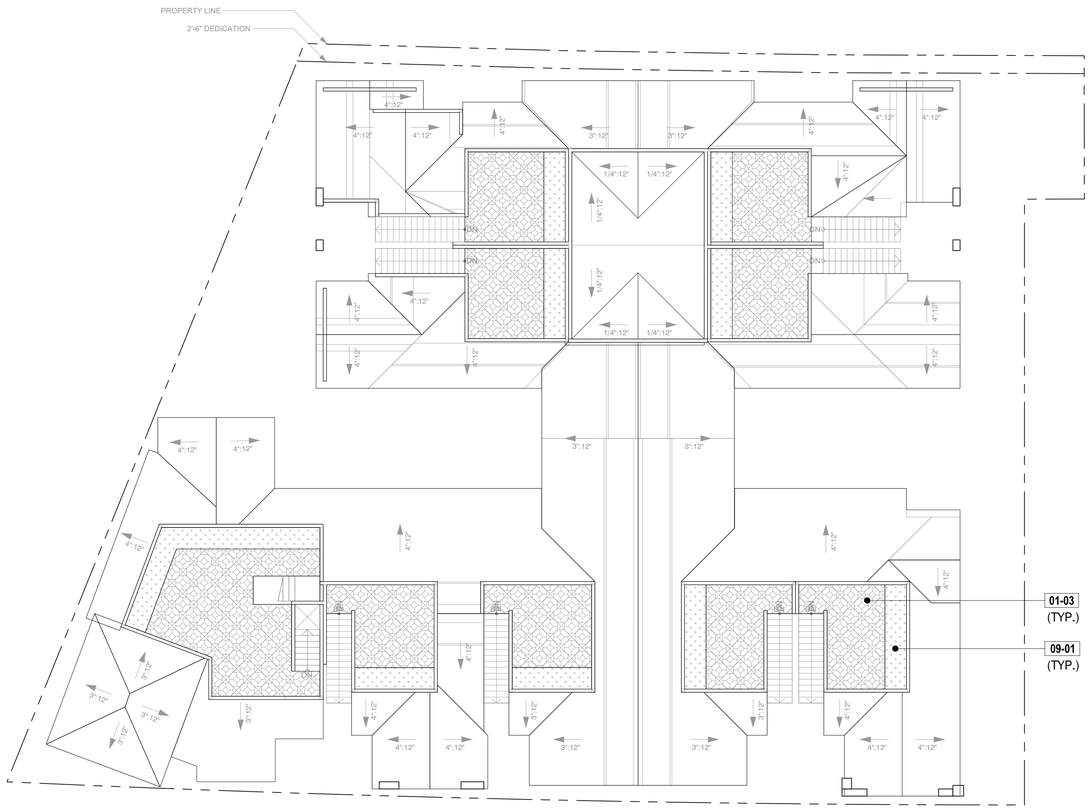

REFERENCE NOTES SCHEDULE

SYMBOL	01 PAVEMENTS, RAMPS, CURBS DESCRIPTION	QTY
01-03	ANTI SLIP PORCELAIN TILES	1,431 SF

SYMBOL	09 PLANTING AND LANDSCAPE DESCRIPTION	QTY
09-01	PLANTING AREA	409 SF

RAISED PLANTER NOTE:
RAISED PLANTERS TO BE ANOVA FURNISHING ALUMINUM PLANTER; SPECIFICATIONS TO BE DETERMINED.

LANDSCAPE NOTES:

LANDSCAPING PLANS, PAVED SURFACES, 159.0403(H)(3): A MINIMUM OF 50% OF ALL PAVED SURFACES USED FOR PEDESTRIAN ACTIVITY SHALL BE COMPOSED OF A TEXTURED MATERIAL SUCH AS BRICK, STONE, OR TILE. THE REQUIRED PERCENTAGE OF TEXTURED PAVING MAY BE COMBINED IN A SINGLE AREA SUCH AS A COURTYARD OR PLAZA OR INTEGRATED WITH NON-TEXTURED PAVING TO FORM BANDS OR OTHER PATTERNS IN HARMONY WITH THE INTENDED ARCHITECTURAL THEME. SEE ALSO STREETSCAPE DEVELOPMENT REGULATIONS, SECTION 159.0405, AND APPENDIX D.

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ROOF HARDSCAPE PLAN

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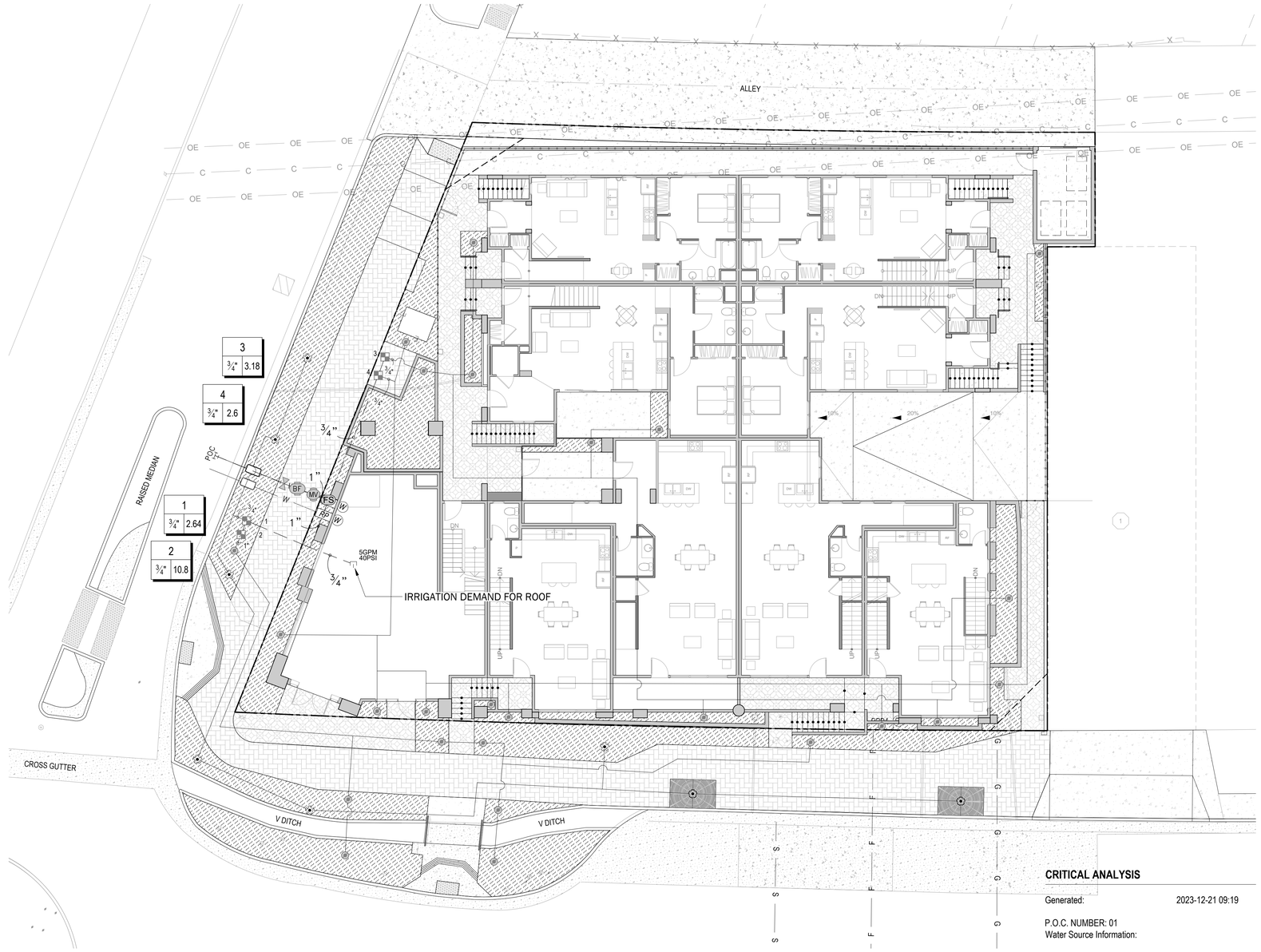
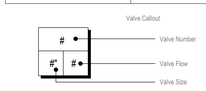


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE HUNTER ACZ-075-25; DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	4
	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	26
	TREE RING - DRIP RINGS - 36" BOX 2 DRIP RINGS USING 12" EMITTER SPACING @ .9 GPH. 12" SPACING FROM TRUNK TO FIRST RING. 30" SPACING FROM TRUNK TO SECOND RING.	8
	AREA TO RECEIVE DRIPLINE DRIPLINE HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	2,466 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	BRASS BALL VALVE LANDSCAPE PRODUCTS INC. BBV; 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN. FULL PORT BRASS BALL VALVE. SUITABLE FOR A FULL RANGE OF LIQUIDS AND GASES IN RESIDENTIAL AND COMMERCIAL APPLICATIONS.	1
MV	MASTER VALVE 1" HUNTER ICV-G; 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
BF	BACKFLOW PREVENTER 1" FEBCO 825Y; REDUCED PRESSURE BACKFLOW PREVENTER	1
FS	FLOW SENSOR HUNTER HC-075-FLOW; 3/4IN. FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.	1
X X	CAP FOR FUTURE USE CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE. THE PRESSURE AND FLOW PROVIDED TO THAT LOCATION ARE INDICATED NEXT TO THE CAP SYMBOL.	1
POC	POINT OF CONNECTION	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	964.0 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	80.0 L.F.



CRITICAL ANALYSIS

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FLOW AVAILABLE	
Custom Max Flow:	40 GPM
Flow Available	40 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	75 PSI
Pressure Available:	75 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	10.75 GPM
Flow Available at POC:	40 GPM
Residual Flow Available:	29.25 GPM
Critical Station:	2
Design Pressure:	30 PSI
Friction Loss:	3.11 PSI
Fittings Loss:	0.31 PSI
Elevation Loss:	0 PSI
Loss through Valve:	9.6 PSI
Pressure Req. at Critical Station:	43.0 PSI
Loss for Fittings:	0.13 PSI
Loss for Main Line:	1.33 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.2 PSI
Loss for Master Valve:	3 PSI
Critical Station Pressure at POC:	59.7 PSI
Pressure Available:	75 PSI
Residual Pressure Available:	15.3 PSI

McCullough Landscape Architecture

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$) 47 Project Type NON-RESIDENTIAL 0.45

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	LTAF (PF/IE)	Landscape Area (Sq.Ft.)	LTAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
ROW PLANTING	0.25	DRIP	0.81	0.31	1,689	521	15191
ROW TREES	0.5	DRIP	0.81	0.62	320	198	5756
BASP PLANTING	0.25	DRIP	0.81	0.31	424	131	3813
SITE PLANTING	0.25	DRIP	0.81	0.28	492	138	4014
ROOF PLANTERS	0.25	DRIP	0.81	0.31	409	126	3678
				Totals	3334	1114	32453
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	32453
						Maximum Allowed Water Allowance (MAWA)	43719

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1114
Total Area	3334
Average ETAF	0.33

All Landscape Areas	
Total ETAF x Area	1114
Total Area	3334
Average ETAF	0.33

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

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SCALE: 1"=10'-0"

project title
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3605-B Fifth Avenue
San Diego, California 92103
1111 Broadway, Suite 1320
Oakland, California 94607
PH. 619.296.3150

landscape architecture
environmental planning
urban design

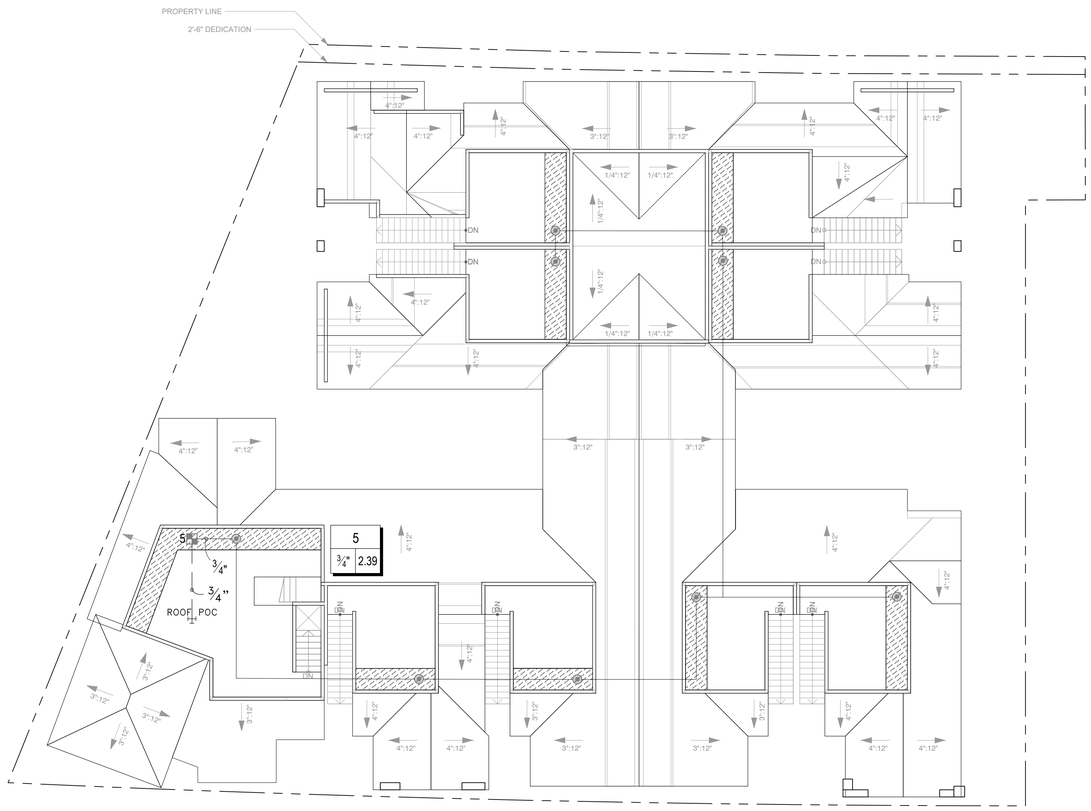
IRRIGATION PLAN

job no. 22242

date
CDP SET 01 10/07/2022
CDP SET 02 03/10/2023
CDP SET 03 10/05/2023
CDP SET 04 02/02/2024
CDP SET 05 06/21/2024

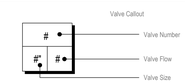
L200

ATTACHMENT 11



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE HUNTER ACZ-075-25; DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	1
	PIPE TRANSITION POINT PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	9
	AREA TO RECEIVE DRIPLINE DRIPLINE HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	408.7 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
C	IRRIGATION CONTROLLER HUNTER HCC-800-SS; 8 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, COMMERCIAL USE. STAINLESS STEEL CABINET.	1
ROOF_POC	POINT OF CONNECTION	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	208.4 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	11.2 L.F.



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ROOF IRRIGATION PLAN

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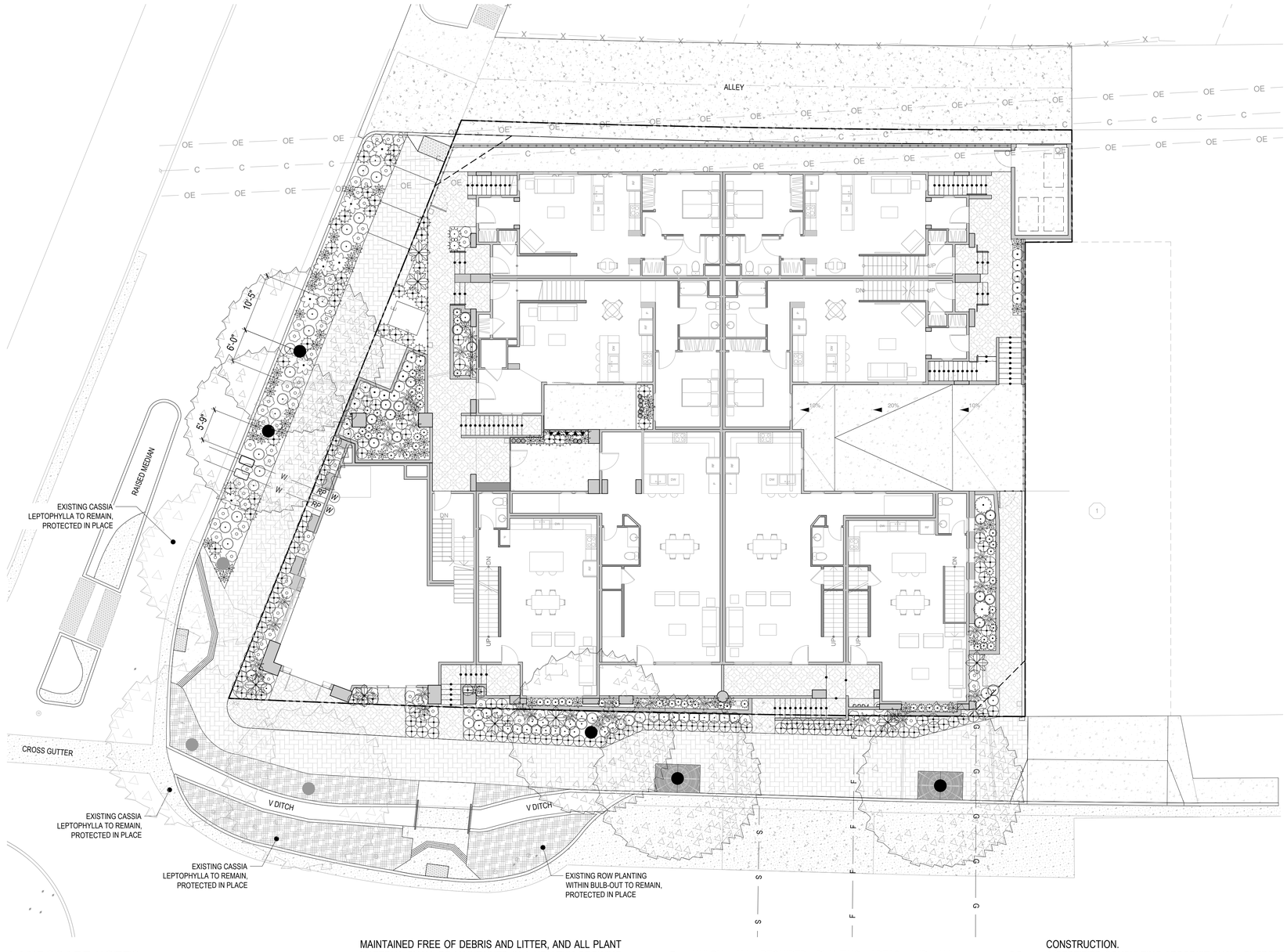

PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
	JACARANDA MIMOSIFOLIA JACARANDA	36" BOX	5
EXISTING TREE TO REMAIN			
	CASSIA LEPTOPHYLLA GOLD MEDALLION TREE	EXISTING	3
SHRUBS			
	ACHILLEA MILLEFOLIUM COMMON YARROW	5 GAL	55
	AGAVE ATTENUATA FOXTAIL AGAVE	15 GAL	7
	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	15 GAL	3
	ALOE VERA MEDICINAL ALOE	5 GAL	55
	ANIGOZANTHOS X `TEQUILA SUNRISE' TEQUILA SUNRISE KANGAROO PAW	15 GAL	32
	BOUGAINVILLEA GLABRA PAPER FLOWER	15 GAL	5
	BUXUS MICROPHYLLA LITTLELEAF BOXWOOD	5 GAL	19
	DIANELLA CAERULEA 'BREEZE' BREEZE FLAX LILY	5 GAL	115
	JUNCUS PATENS CALIFORNIA GRAY RUSH	5 GAL	15
	LANTANA CAMARA 'GOLD MOUND' GOLD MOUND LANTANA	15 GAL	61
	LAVANDULA STOECHAS SPANISH LAVENDER	5 GAL	76
	LIRIOPE MUSCARI 'SILVER DRAGON' SILVER DRAGON LILYTURF	5 GAL	6
	LOMANDRA LONGIFOLIA 'BREEZE' BREEZE™ MAT RUSH	5 GAL	24
	PHOENIX ROEBELENII PYGMY DATE PALM MULTI-TRUNK	15 GAL	7
	SALVIA CLEVELANDII 'WINNIFRED GILMAN' WINNIFRED GILMAN CLEVELAND SAGE	15 GAL	2

LANDSCAPE NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

2. MINIMUM TREE SEPARATION DISTANCE
   - 2.1. TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
   - 2.2. UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
   - 2.3. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
   - 2.4. DRIVEWAY (ENTRIES) - 10 FEET
   - 2.5. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

3. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE 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 PER THE CONDITIONS OF THE PERMIT WITHIN 30 DAYS OF A FINAL LANDSCAPE INSPECTION.

4. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5)

5. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED

6. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403© FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED

7. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.

8. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
   - 8.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
   - 8.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
   - 8.3. ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.
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   - 8.6. A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 4-IN OR GREATER IN DIAMETER.
   - 8.7. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.
   - 8.8. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE

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PLANTING PLAN

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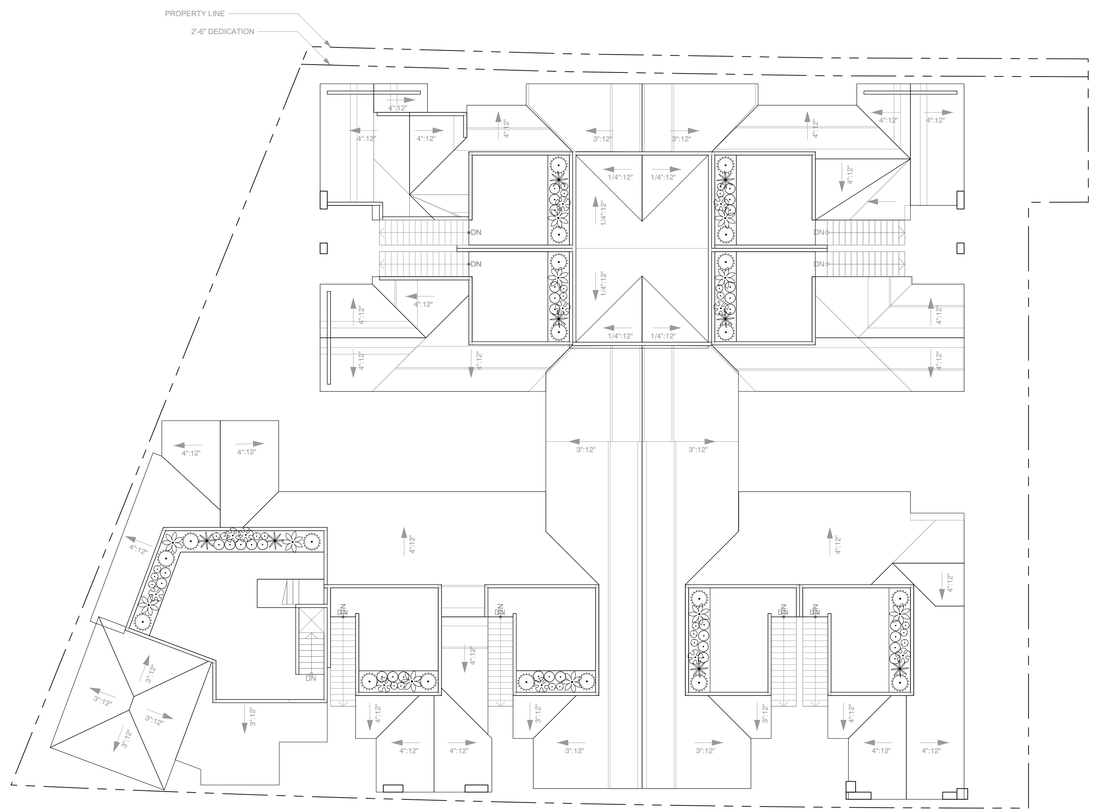

PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	AEONIUM X 'SUNBURST' SUNBURST AEONIUM	5 GAL	25
	ALOE FEROX BITTER TREE ALOE	15 GAL	11
	ALOE X 'ALWAYS RED' ALWAYS RED ALOE	5 GAL	11
	LOMANDRA LONGIFOLIA 'ARCTIC FROST' ARCTIC FROST RUSH	15 GAL	20
	PEDILANTHUS BRACTEATUS SLIPPER	15 GAL	8
	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	5 GAL	33

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ROOF PLANTING PLAN

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landscape architecture
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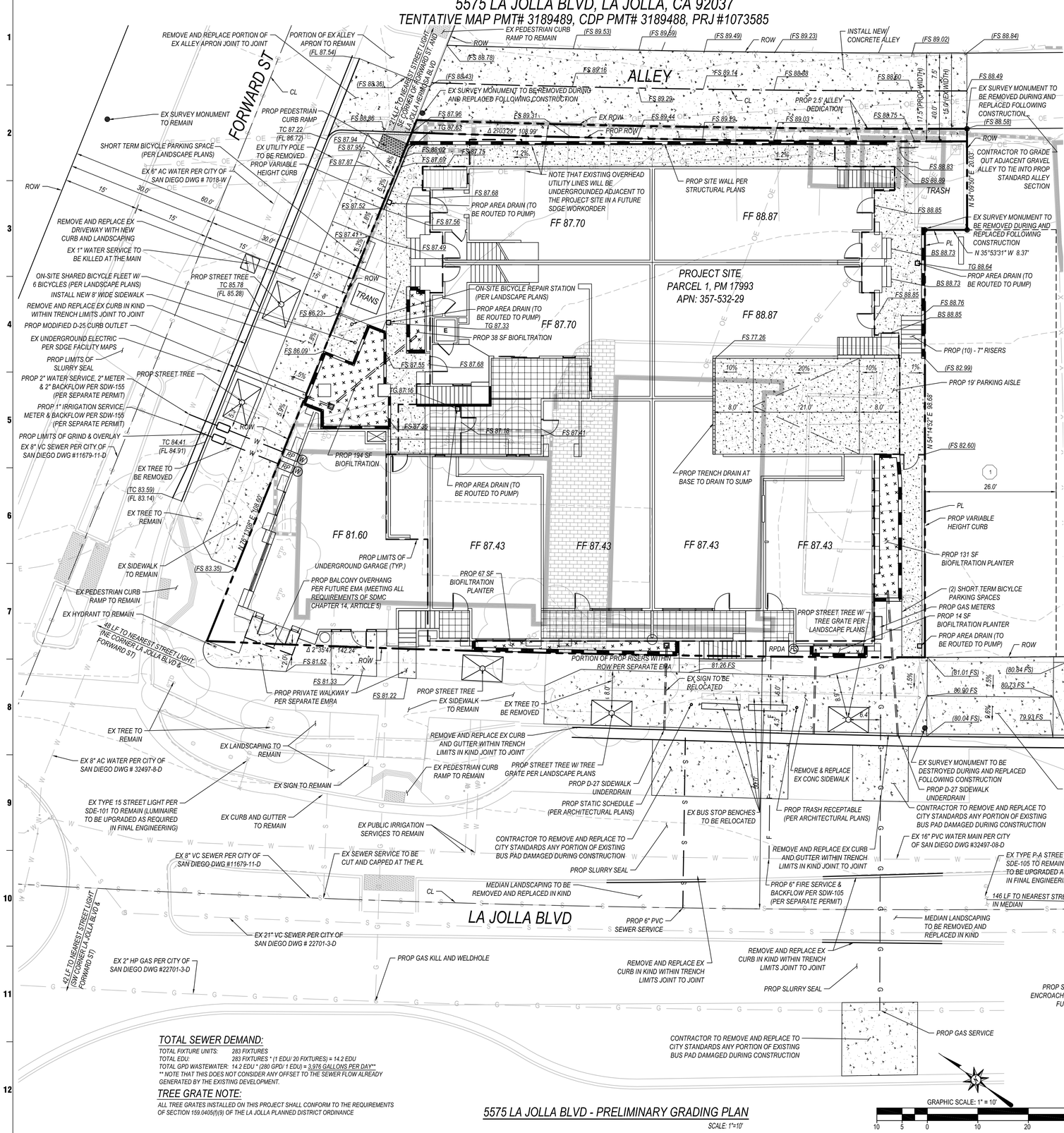
ATTACHMENT 12

5575 LA JOLLA BLVD, LA JOLLA, CA 92037
TENTATIVE MAP PMT# 3189489, CDP PMT# 3189488, PRJ #1073585



TOTAL SEWER DEMAND:

TOTAL FIXTURE UNITS: 283 FIXTURES
TOTAL EDU: 283 FIXTURES * (1 EDU/ 20 FIXTURES) = 14.2 EDU
TOTAL GPD WASTEWATER: 14.2 EDU * (280 GPD/ 1 EDU) = 3,976 GALLONS PER DAY**
** NOTE THAT THIS DOES NOT CONSIDER ANY OFFSET TO THE SEWER FLOW ALREADY GENERATED BY THE EXISTING DEVELOPMENT.

TREE GRATE NOTE:

ALL TREE GRATES INSTALLED ON THIS PROJECT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 159.0405(f)(9) OF THE LA JOLLA PLANNED DISTRICT ORDINANCE

5575 LA JOLLA BLVD - PRELIMINARY GRADING PLAN

SCALE: 1"=10'

GRAPHIC SCALE: 1" = 10'

OWNER/ APPLICANT

PELICAN VENTURE LP
2050 HANCOCK STREET, SUITE B
SAN DIEGO, CA 92110

RYAN WYNN, CONTACT

ASSESSORS PARCEL NUMBER

357-53-229

SHEET INDEX

SHEET C1.0 PRELIMINARY GRADING PLAN
SHEET C2.0 POST CONSTRUCTION BMP PLAN

ABBREVIATION LEGEND

FL= FLOWLINE	IE=INVERT ELEVATION
FS= FINISHED SURFACE	LA=LANDSCAPED AREA
TC= TOP OF CURB	(FL)= MATCH EX FL
FF = FINISHED FLOOR	(FS)= MATCH EX FS
TW=TOP OF WALL	(TC)= MATCH EX TC

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 17993, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 4, 1998.

IMPERVIOUS AREA TABULATIONS

TOTAL DISTURBANCE: 0.29 ACRES (12,616 SF)
EX ON SITE CONDITIONS
IMPERVIOUS AREA: 0.24 ACRES (10,547 SF)
PERVIOUS AREA: 0.05 ACRES (2,069 SF)
PROP ON SITE CONDITIONS
IMPERVIOUS AREA: 0.27 ACRES (11,803 SF)
PERVIOUS AREA: 0.02 ACRES (813 SF)

GRADING TABULATIONS

TOTAL AMOUNT OF SITE TO BE GRADED: AREA 0.29 AC (100% OF SITE)
EARTHWORK QUANTITIES:
CUT QUANTITIES: 2,725 CY
FILL QUANTITIES: 25 CY
MAX CUT DEPTH WITHIN BUILDING FOOTPRINT: 9'
MAX CUT DEPTH OUTSIDE BUILDING FOOTPRINT: 1.5'
MAX FILL DEPTH WITHIN BUILDING FOOTPRINT: 0.0'
MAX FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 1'

NET IMPORT/EXPORT OF SOIL: 2,700 CUBIC YARDS

EARTHWORK QUANTITIES INCLUDE EXCAVATION FOR BUILDING AND SITE GRADING AS SHOWN ON THIS PLAN. THESE EARTHWORK QUANTITIES ARE FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHOULD INDEPENDENTLY VERIFY THESE VALUES PRIOR TO BID AND CONSTRUCTION.

LEGEND

EX IMPROVEMENTS

PROPERTY LINE
ROAD CENTERLINE
INTERNAL LOT LINE
RIGHT OF WAY
LIMITS OF UNDERGROUND GARAGE
EX BUILDING
EX SEWER
EX WATER
EX GAS
EX OVERHEAD ELECTRIC
EX UNDERGROUND ELECTRIC
EX COMM LINE
EX UTILITY POLE
EX ELECTRIC, COMM, OR TELECOMM BOX
EX STREET LIGHT
EX CONTOURS
EX CONCRETE
EX CURB AND GUTTER
EX FENCE
EX RETAINING/ SITE WALL
EX SURVEY MONUMENT

ENGINEER OF RECORD

PREPARED BY: PASCO, LARET, SUITER, & ASSOCIATES:
1911 SAN DIEGO AVENUE, SUITE 100
SAN DIEGO, CA 92110
858-259-9212

WILLIAM G MACK, PE 73620 — 6/20/2024 DATE

REGISTERED PROFESSIONAL ENGINEER WILLIAM GREGG MACK No. 73620 CIVIL STATE OF CALIFORNIA

TOPOGRAPHY SOURCE

PREPARED BY: PASCO, LARET, SUITER, & ASSOCIATES:
119 ABERDEEN DRIVE, CARDIFF-BY-THE-SEA, CA 92007
VIA TOPOGRAPHIC FIELD SURVEY
DATED: 04/05/2022

MAXIMILIAN LEBL, PLS 9323 — 06/20/24 DATE

PROFESSIONAL LAND SURVEYOR MAXIMILIAN LEBL LS 9323 STATE OF CALIFORNIA

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND LEAD & BRASS PLUG IN NW CORNER OF THE INTERSECTION OF LA JOLLA BOULEVARD AND FORWARD STREET PER CITY OF SAN DIEGO BENCHBOOK, ELEV 80.368 MSL

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 1991.35, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS 780 AND 136 BEING A GRID BEARING OF N 38°40'50" E AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 14492, COUNTY OF SAN DIEGO SURVEY CONTROL, FILED ON MARCH 31, 1994 AS FILE NUMBER 1994-0214720 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EASEMENTS

(1) 26' WIDE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS GRANTED TO PARCEL 1, MAP 17993 FROM PARCEL 2, MAP 17993, PER DOC 1998-0210460 DATED MARCH 4, 1998

MAPPING NOTE:

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

ZONING INFORMATION:

EXISTING AND PROPOSED ZONE: LJPD-4
OVERLAY ZONES: COASTAL OZ; TRANSIT PRIORITY AREA (TPA); TRANSIT AREA OZ; COASTAL HEIGHT LIMIT OZ; CC MOBILITY CHOICE: ZONE 2; PARKING IMPACT OZ (BEACH COASTAL)

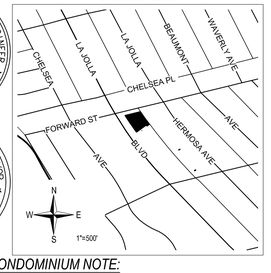
PROJECT COORDINATES:

NAD 83 = 1874-6244 LAMBERT COORDINATES = 234-1683

PROP IMPROVEMENTS

PROP COPPER WATER SERVICE AND METER (PER SEPARATE ROW PERMIT) WITH WILKINS 975XL2 BACKFLOW PREVENTER PER SDW-155 (SIZE PER PLAN)
PROP 6" FIRE SERVICE (PER SEPARATE ROW PERMIT) WITH WILKINS 475DA RPDA BACKFLOW PREVENTER PER SDW-105
PROP 6" SEWER LATERAL (PER SEPARATE ROW PERMIT)
PROP P.C.C. HARDSCAPE (THICKNESS PER GEOTECH RECOMMENDATIONS)
PROP 6" CURB AND GUTTER (PER SEPARATE ROW PERMIT)
PROP BIOFILTRATION
A.C. GRIND AND OVERLAY (PER SEPARATE ROW PERMIT)
LIMITS OF UTILITY TRENCHING
PROP STREET TREE (PER SEPARATE ROW PERMIT AND LANDSCAPE PLANS)
PROP SITE/ BIOFILTRATION WALL (PER LANDSCAPE AND STRUCTURAL PLANS)

VICINITY MAP



CONDOMINIUM NOTE:

1. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 13. TOTAL NUMBER OF COMMERCIAL CONDOMINIUM UNITS IS 1. OVERALL TOTAL NUMBER OF CONDOMINIUM UNITS IS 14.
2. NUMBER OF EXISTING AND PROPOSED LOTS = 1.

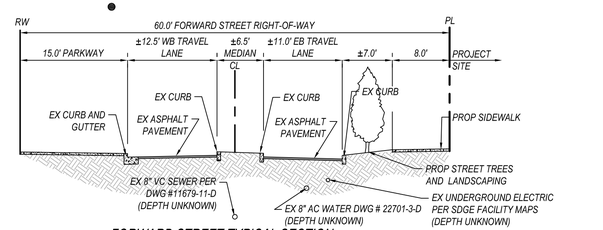
UNIT TYPE	# OF UNITS	SQUARE FOOTAGE PER UNIT	TOTAL PER UNIT
FLAT C1.1, 1 BR	2	870 SF	1,740 SF
FLAT C1.2, 1 BR	2	966 SF	1,932 SF
FLAT C2.1, 1 BR	1	951 SF	951 SF
FLAT C2.2, 1 BR	1	965 SF	965 SF
FLAT C2.2 ALT, 1 BR	1	1,025 SF	1,025 SF
FLAT C3.1, 1 BR	1	1,082 SF	1,082 SF
FLAT D, 2 BR	1	1,542 SF	1,542 SF
TOWNHOUSE A, 2 BR	2	1,687 SF	3,374 SF
TOWNHOUSE B, 3 BR	2	1,939 SF	3,878 SF
TOTAL RESIDENTIAL	13		16,489 SF
COMMERCIAL	1	1,060 SF	1,060 SF
OVERALL TOTAL	14		17,549 SF

SETBACKS:
FRONT: MIN: 0' (16' FROM CURB)
STREET: MIN: 0'
SIDE: MIN: 0'
REAR: MIN: 0'
MAX STRUCTURE HEIGHT: 30'+0"

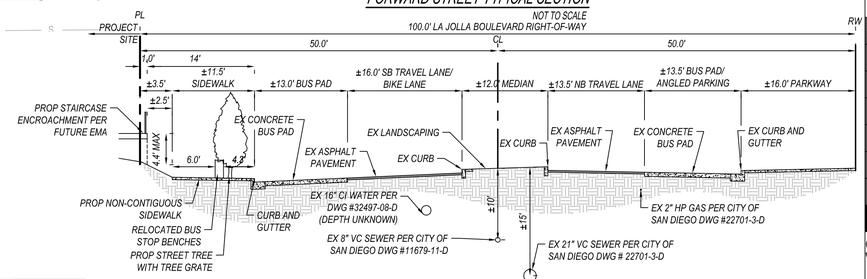
DENSITY:
BASE DENSITY: 1 DU/ 1,502 SF = 9 DU
ADDITIONAL UNITS PER DENSITY BONUS:
VERY LOW INCOME: 35% = 3.2 --> 4 DU
TOTAL ALLOWED DWELLING UNITS: = 13 U

PARKING REQUIREMENTS:

		CARS		MOTORCYCLES		BIKES	
UNIT TYPE	# OF UNITS	RATIO	#	RATIO	#	RATIO	#
1 BR	8	0.5	4	0.1	0.8	0.4	3.2
2 BR	3	1	3	0.1	0.3	0.5	1.5
3 BR	2	1.5	3	0.1	0.2	0.5	1.2
TOTAL REQUIRED:			10		1.3		5.9
TOTAL PROPOSED:			10		2		6



FORWARD STREET TYPICAL SECTION
NOT TO SCALE



LA JOLLA BOULEVARD TYPICAL SECTION
NOT TO SCALE

project title
ADELANTE TOWNHOMES
5575 LA JOLLA BLVD, LA JOLLA, CA 92037

stamp

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444 S. CEDROS, STUDIO 185
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TENTATIVE MAP

job no. 2213

date

TM/ CDP SET 01	10/7/2022
TM/ CDP SET 02	3/10/2023
TM/ CDP SET 03	10/05/2023
TM/ CDP SET 04	12/27/2023
TM/ CDP SET 05	6/21/2024

sheet
C-1.0

5575 LA JOLLA BLVD, LA JOLLA, CA 92037
TENTATIVE MAP PMT# 3189489, CDP PMT# 3189488, PRJ #1073585

Development Services — THE CITY OF SAN DIEGO

FORM DS-560 September 2021

Stormwater Requirements Applicability Checklist

Project Address: 5575 La Jolla Boulevard **Project Number:** prj-1073585

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP)[1], administered by the California State Water Resources Control Board.

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A – Determine Construction Phase Stormwater Requirements

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
   ○ Yes, SWPPP is required; skip questions 2-4. ◉ No; proceed to the next question.
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
   ◉ Yes, WPCP is required; skip questions 3-4. ○ No; proceed to the next question.
3. Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
   ○ Yes, WPCP is required; skip question 4. ◉ No; proceed to the next question.
4. Does the project only include the following Permit types listed below?
   - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
   - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
   - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.

   ☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

○ **If you checked "Yes" for question 1**, an SWPPP is REQUIRED – **continue to Part B**

◉ **If you checked "No" for question 1 and checked "Yes" for question 2 or 3**, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. **Continue to Part B**

○ **If you check "No" for all questions 1-3 and checked "Yes" for question 4**, Part B does not apply, and no document is required. **Continue to Section 2.**

[1] More information on the City's construction BMP requirements is as well as CGP requirements can be found at http://www.sandiego.gov/stormwater/regulations/index.shtm

CLEAR FORM

PART B – Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

☐ **1. ASBS**
   A. Projects located in the ASBS watershed.

☐ **2. High Priority**
   A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
   B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.

☐ **3. Medium Priority**
   A. Projects that are not located in an ASBS watershed or designated as a High priority site.
   B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
   C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.

☑ **4. Low Priority**
   A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual.

PART nine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Stormwater Standards Manual are not subject to Permanent Stormwater BMPs.

- **If "yes" is checked for any number in Part C**: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
- **If "no" is checked for all the numbers in Part C:** Continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
   ○ Yes ◉ No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
   ○ Yes ◉ No
3. Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
   ○ Yes ◉ No

CLEAR FORM

PART D – PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- **If "yes" is checked for any questions in Part D**, continue to Part F and check the box labeled "PDP Exempt."
- **If "no" is checked for all questions in Part D**, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
   - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
   - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
   - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to next question
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Stormwater Standards Manual?

   ○ Yes, PDP exempt requirements apply ◉ No, proceed to next question

PART E – Determine if Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality Management Plan (SWQMP).

- **If "yes" is checked for any number in Part E**, continue to Part F and check the box labeled "Priority Development Project."
- **If "no" is checked for every number in Part E**, continue to Part F and check the box labeled "Standard Development Project."

1. **New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ◉ Yes ○ No
2. **Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ◉ Yes ○ No
3. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ○ Yes ◉ No
4. **New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ○ Yes ◉ No
5. **New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ○ Yes ◉ No
6. **New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ○ Yes ◉ No

CLEAR FORM

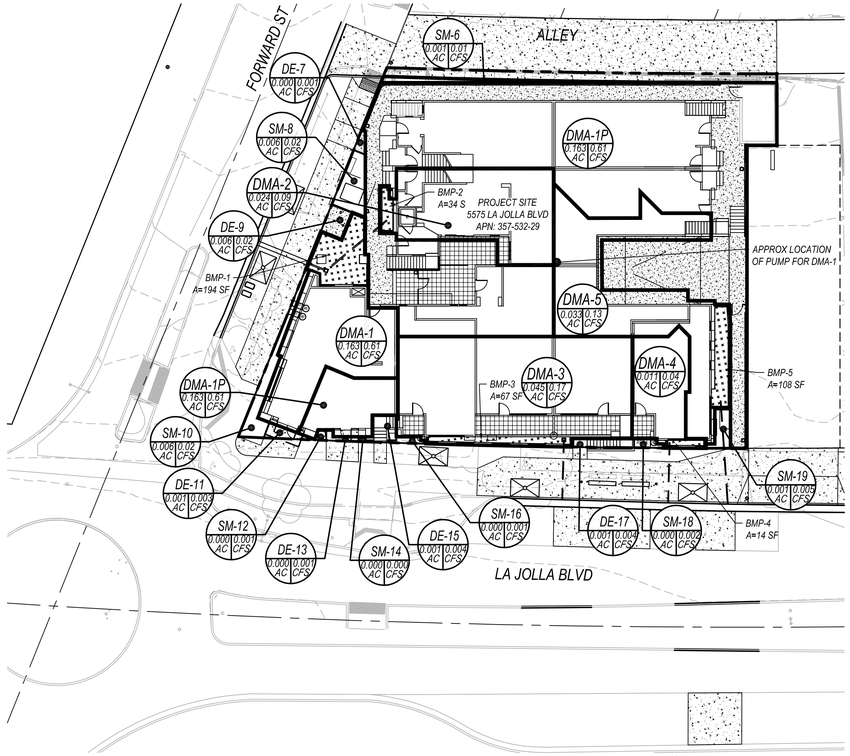
7. **New development or redevelopment discharging directly to an environmentally sensitive area.** The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). ○ Yes ◉ No
8. **New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.** The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ○ Yes ◉ No
9. **New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces.** Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534 or 7536-7539. ○ Yes ◉ No
10. **Other Pollutant Generating Project.** These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ○ Yes ◉ No

PART F – Select the appropriate category based on the outcomes of Part C through Part E

1. The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS** ○ Yes ◉ No
2. The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the Stormwater Standards Manual for guidance. ○ Yes ◉ No
3. The project is **PDP EXEMPT**. Site design and source control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance. ○ Yes ◉ No
4. The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control and structural pollutant control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management. ◉ Yes ○ No

Zack Sikora	Project Manager
Name of Owner or Agent	**Title**
Zack Sikora — Digitally signed by Zack Sikora, DN: cn=Zack Sikora, o=Stephen Dalton Engineering, ou=PLSA Engineering, CN=Zack Sikora, Date: 2022.10.07 14:37:01 -07'00'	10/07/2022
Signature	**Date**

CLEAR FORM



POST CONSTRUCTION BMP PLAN
SCALE 1"=20'

GRAPHIC SCALE: 1" = 20' (0, 20, 40, 60)

LEGEND:

DRAINAGE MANAGEMENT AREA (DMA) — X 0.X AC 0.X CFS

BIOFILTRATION AREA

IMPERVIOUS AREA TABULATIONS:

EXISTING IMPERVIOUS AREA: 10,547 S.F. (0.24 ACRES, 84%)
PROPOSED IMPERVIOUS AREA: 11,803 S.F. (0.27 ACRES, 94%)
RUNOFF FACTOR: 0.90 = IMPERVIOUS, 0.30 = PERVIOUS
WEIGHTED RUNOFF FACTOR = (94% X 0.90) + (6% X 0.30) = 0.85
TREATMENT AREA PROVIDED = 417 S.F.
REFER TO THE BMP AREA SUMMARY TABLE FOR ALL PROPOSED BMP AREAS

NOTES:

UNDERLYING HYDROLOGIC SOIL GROUP: TYPE D
APPROXIMATE DEPTH TO GROUNDWATER: >30 FEET

PERMANENT POST-CONSTRUCTION BMP NOTES:

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMPS WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
2. ANY MODIFICATIONS TO THE PERMANENT POST-CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

BIOFILTRATION AREA NOTES

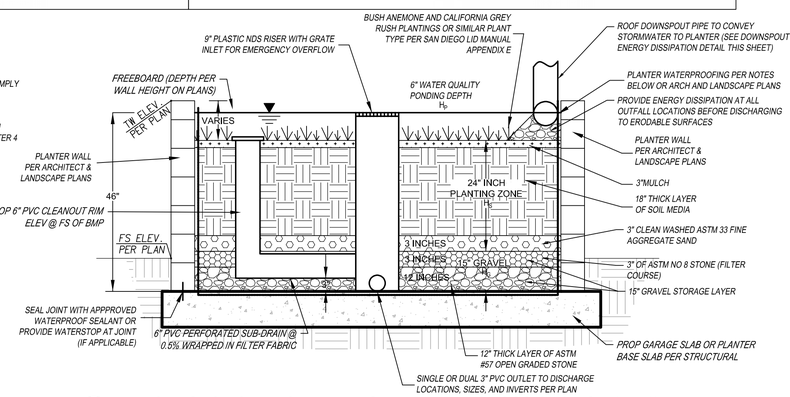
1. THE SOIL SHALL HAVE THE FOLLOWING PROPERTIES:
   -5 IN/HR MINIMUM INFILTRATION RATE
   -ORGANIC CONTECT > 5 PERCENT
   -CATION EXCHANGE CAPACITY > 5 MILLIEQUIVALENT/100G SOIL
   -85% WASHED COURSE CONCRETE SAND, 10 PERCENT FINES
   -FINES SHOULD PASS A #270 (SCREEN SIZE) SIEVE
2. THE PROJECT'S GEOTECHNICAL ENGINEER SHALL PROVIDE CERTIFICATION TO THE ENGINEER OF WORK STATING THAT THE SOIL PLACED IN EACH BIOFILTRATION AREA MEETS INFILTRATION SPECIFICATIONS LISTED ABOVE.
3. COMPLACTION OF SOIL IN BIOFILTRATION AREAS SHALL BE MINIMIZED TO ALLOW INFILTRATION TO OCCUR.
4. PERFORATED 6-INCH DIA. UNDERDRAIN PIPE SHALL HAVE PERFORATIONS ALL THE WAY AROUND THE PIPE AND BE SET AS CLOSE TO THE BOTTOMG OF THE PLANTER AS POSSIBLE.
5. IRRIGATION SYSTEM PER LANDSCAPE PLANS.

CONTRACTOR REQUIREMENTS FOR ENGINEER OF WORK POST-CONSTRUCTION BMP CERTIFICATION:

1. THE CONTRACTOR IS TO CONSTRUCT ALL BMPs AS DESIGNATED ON THIS PLAN, PURSUANT TO APPROVED SWMDCMA AGR-xxxxxxx. IF IN FIELD CONDITIONS WARRANT A PORTION OF THIS DESIGN INFEASIBLE, THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF WORK IMMEDIATELY.
2. PRIOR TO CERTIFICATION OF ALL POST-CONSTRUCTION BMPs, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE FOLLOWING DOCUMENTATION TO THE ENGINEER OF WORK:
   - SUBMITTALS FOR SOIL MEDIA MIXES, SAND, AND GRAVEL USED IN BMP CONSTRUCTION.
   - PURCHASE ORDERS FOR ALL PROPRIETARY BMP SYSTEMS.
   - PHOTO DOCUMENTATION SHOWING PROOF OF UNDERDRAIN INSTALLATION PER THIS PLAN FOR EACH BMP.
   - PHOTO DOCUMENTATION OF INSTALLATION OF EACH LAYER OF BIOFILTRATION MEDIA (GRAVEL, SAND, SOIL MEDIA, PONDING DEPTH/ FREEBOARD) INSTALLED TO CORRECT DEPTHS PER SECTIONS SHOWN ON THIS SHEET FOR EACH BMP.
3. SHOULD THE REQUIRED DOCUMENTATION LISTED ABOVE NOT BE PROVIDD TO THE ENGINEER OF WORK PRIOR TO THE TIME OF FINAL CERTIFICATION, THE ENGINEER OF WORK RESERVES THE RIGHT TO REFUSE CERTIFICATION OF THESE BMPs UNTIL EITHER THE NECESSARY DOCUMENTATION HAS BEEN PROVIDED, OR A WRITTEN CERTIFICATION OF INSTALLATION PER PLAN HAS BEEN PROVIDED BY THE CONTRACTOR, THUS ACCEPTING LIABILITY SHOULD IT BE FOUND THAT THESE BMPs WERE NOT INSTALLED TO PLAN AT A LATER DATE.

FUTURE PERMITTING NOTES:

1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
3. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONTRACUTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORMWATER STANDARDS.



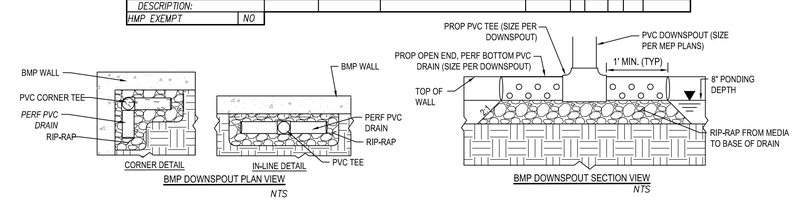
A1 TYPICAL SECTION: BIOFILTRATION PLANTER CROSS SECTION (BF-1)
NOT TO SCALE

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:

O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL		SHEET NUMBER(S)
SITE DESIGN ELEMENTS	ANNUAL	AS NEEDED	REMOVE AND PROPERLY DISPOSE	N/A	YES	NO	N/A
DESCRIPTION:			ACCUMULATED MATERIALS				
SOURCE CONTROL ELEMENTS	ANNUAL	AS NEEDED	REMOVE AND REPLACE CLOGGED	N/A	YES	NO	N/A
DESCRIPTION:			SURFACE SOILS				
POLLUTANT CONTROL BMP(S)	BI-ANNUAL	BI-ANNUAL	MOWING AND DEBRIS COLLECTION	5	YES	NO	C1.0
DESCRIPTION: BIOFILTRATION		AS NEEDED	AS NECESSARY				
HMP FACILITY (IF SEPARATE)					YES	NO	
DESCRIPTION:							
HMP EXEMPT NO							



BMP DOWNSPOUT PLAN VIEW NTS — BMP DOWNSPOUT SECTION VIEW NTS

DOWNSPOUT ENERGY DISSIPATION/ OUTLET DETAILS
NOT TO SCALE

project title
ADELANTE TOWNHOMES
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stamp

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POST CONSTRUCTION BMP PLAN

job no. 2213

date

TM/ CDP SET 01	10/7/2022
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sheet C-2.0