

AVA PACIFIC BEACH

3883 INGRAHAM ST.

SAN DIEGO, CA 92109

COASTAL DEVELOPMENT PERMIT: PMT-3160115

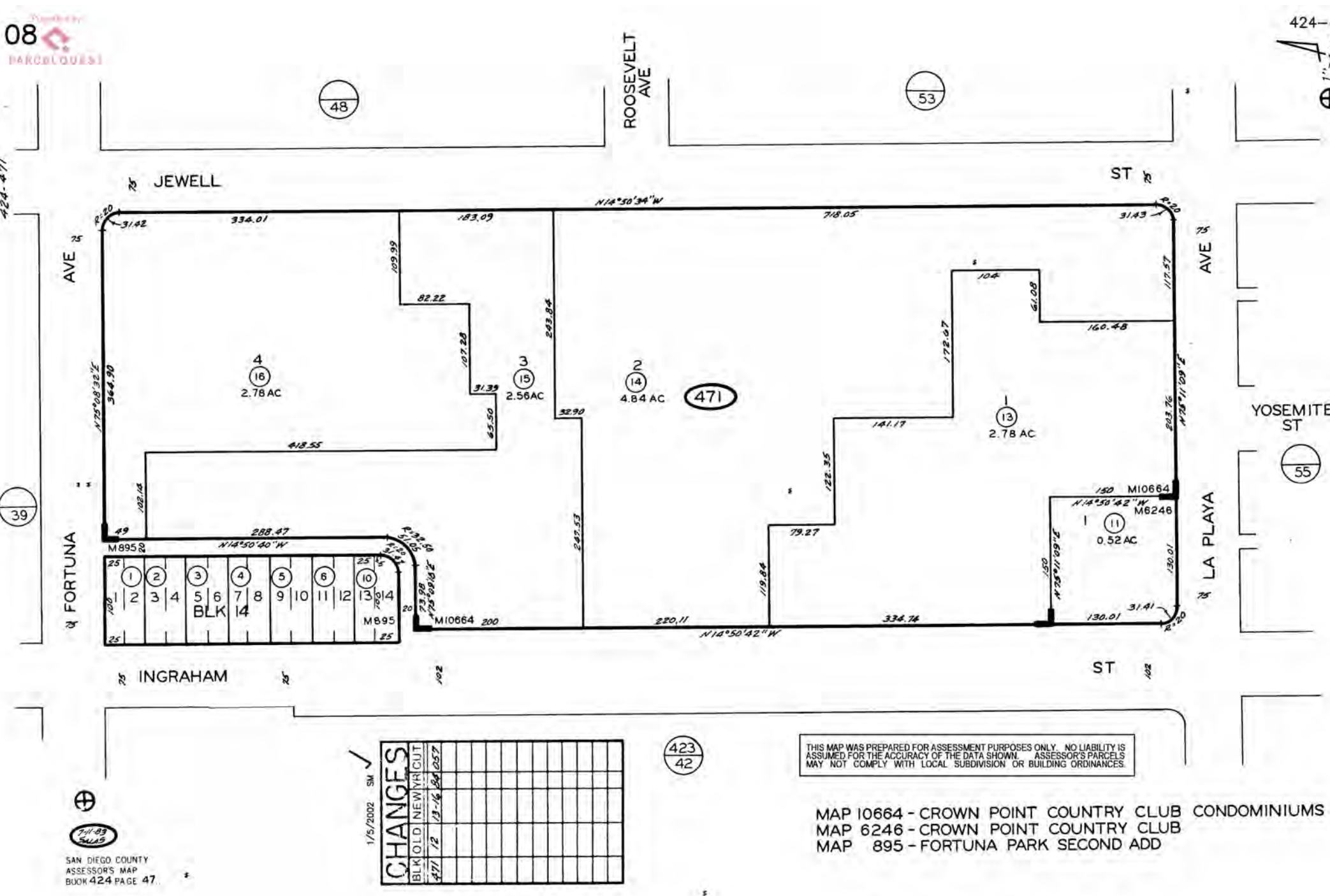
LAND USE PERMIT: PMT-3160116

REZONE PERMIT: PMT-3160117

PROJECT LOCATION



PARCEL MAP



PROJECT DIRECTORY

OWNER:

AVALONBAY COMMUNITIES, INC.
11111 SANTA MONICA BOULEVARD
LOS ANGELES, CA 90025
ATTN: MARK JANDA
MARK_JANDA@AVALONBAY.COM
(949) 955-6223

ARCHITECT:

LOWNEY ARCHITECTURE
360 17th STREET, SUITE 100
OAKLAND, CA 94612
ATTN: NORA GARCIA
NORA@LOWNEYARCH.COM
(510) 836-5400

PLANNING CONSULTANT:

KLR PLANNING
P.O. BOX 882676
SAN DIEGO, CA 92168
ATTN: KAREN L. RUGGELS
KAREN@KLRLPLANNING.COM
(619) 578-9505

CIVIL ENGINEER:

KIMLEY-HORN
401 B STREET SUITE 600
SAN DIEGO, CA 92101
ATTN: TAMMIE MORENO
TAMMIE.MORENO@KIMLEY-HORN.COM
(619) 744-0115

LANDSCAPE ARCHITECT:

TOPIA
2030 GALVESTON STREET
SAN DIEGO, CA 92110
ATTN: FRANK MARCZYNSKI
FRANK@TOPIALAND.COM
(858) 458-0555

INCENTIVE SUMMARY

Pursuant to the requirements of California Government Code Section 65915, the proposed project will be providing 5% of the new units to very low income households.

The number of incentives are available in accordance with California Government Code Section 65915, which states: one incentive is available for a development that includes at least five percent of the dwelling units for lower income households. Therefore, the project is entitled to 1 incentive, which will be applied as follows:

Applicable SDMC Section	Requirements	Project
SDMC §142.0406	Planting requirements for vehicular use areas: One tree is required within 30 feet of each parking space on the top floor.	The project includes two parking structures but does not propose any planting areas for either structure.

ZONING INFORMATION

ZONING DISTRICT:
RM3-8
(Revised from RM3-7)

SITE LOCATION:
3883 Inglewood St. San Diego, CA 92109

APN:
LOT 1 : 424-471-13-00
LOT 2 : 424-471-14-00
LOT 3 : 424-471-15-00
LOT 4 : 424-471-16-00

YEAR CONSTRUCTED:
1970

LOT AREA:
4.35 acres (189,486 SF)
proposed redevelopment within existing
12.96 acre site (564,538 SF)

GEOLOGIC HAZARD:
S2 - Other level areas, gently sloping to steep terrain, favorable geologic structure, Low risk

ALLOWABLE DENSITY:
San Diego Municipal Code 131.0431
Table 131-04G

Maximum Residential Density:
1 unit / 800 SF of lot area
564,538 SF / 800 SF = 706 allowable units
702 Proposed Units
138 New, 564 Existing
5% BMR, 7 units
30%-50% AMI

Maximum FAR:
2.25

Proposed FAR:
Existing Bldgs: 499,871 SF
New Bldgs: 344,437 SF
844,308 SF / 564,538 SF = 1.5

Maximum Building Height:
Coastal Height Limit Overlay:
Proposed Building Height:

Setbacks:
Front: 10' min., 20' std.
Street: 10' min.
Side: 5' min.
Rear: 5' min.

Combined Parking
122 Existing
634 New
756 Total*
*756 spaces / 702 units = 1.08 Parking Ratio

VMR REDUCTION MEASURES:
Mobility Zone 2: 8 points req.
Provided Amenities
Pedestrian Resting Area: 10pts
Bicycle Repair Station: 1pt
TOTAL: 11pts

REQUIRED PARKING:
San Diego Municipal Code 142.0525
Table 142-05C

Multi-Family Residential:
AUTO
No required auto parking
Parking Standards Transit Priority Area
SDMC 142.0528

Target based on parking study: 1.08 spaces / unit

564 Existing Units
138 New Units
702 X 1.08 = 759 Space Target

Existing Parking
56 NW Parking Lot
9 SW Parking Lot
15 S Parking Lot
42 SE Parking Lot
122 Total

New Parking
384 BLDG 1 Garage
20 BLDG 2 Surface
230 BLDG 3 Garage
634 Total
-10% EVCS capable per Cal Green 5.106.5.3.3
-50% of 3% total installed per San Diego CAP
-2% min. accessible spaces

OPEN SPACE:
RM3-8 Zone

Required
Private: 75% units min 60 SF, 6' min. dimension
Common: 25 SF / unit

Building 1: 69 units X 25SF = 1,725 SF required common open space
Building 2: 21 units X 25SF = 525 SF required common open space
Building 3: 48 units X 25SF = 1,200 SF required common open space

Provided
Private: 100% units provided with 6' x 13'6" deck.
Common: 8,206 SF of new space provided (see A101)

LANDSCAPE AREAS:
Building 1: ROW 2,498 SF + Private 9,794 SF = 10,392 SF
Building 2: ROW 1,995 SF + Private 4,130 SF = 6,125 SF
Building 3: ROW 5,983 SF + Private 11,506 SF = 17,489 SF

AFFORDABLE HOUSING INCENTIVES AND WAIVERS
WAIVERS:
TABLE 142.108 Required Off-Street Loading Spaces
Total Residential Building Area: 149,682 SF / 1 Required

No new loading spaces are proposed.

Building 3 encroaches 12'-3" into setback, greater than the allowable 5' along Jewell Street

131.0443(f)(3) Street Side Setback in RM-3-8 Zone
(b) "Up to 50 percent of the building facade may encroach up to 5 feet into the required street side yard."

Building 3 encroaches 12'-3" into setback, greater than the allowable 5' along Jewell Street

131.0455 Private Exterior Open Space in the RM Zones
(c) In the RM-3-7, RM-3-8, and RM-3-9 zones, at least 75 percent of the dwelling units shall be provided with at least 60 square feet of usable, private, exterior open space abutting the unit with a minimum dimension of 6 feet. The open space may be located in the required front yard, but shall be no closer than 9 feet to the front property line.

Building 3 balcony stack encroaches into setback 7'-2" away from the property line, less than the 9' min. allowed along La Playa Avenue.

INCENTIVES:
Per Table 143.07A, the project is allowed one incentive for providing 5% of the units as affordable to very low income households. The incentive is to be applied as follows:
142.0407(e) requires solar mounted shade structures located above parking spaces within vehicular use area shall cover a minimum of 50 percent of the exposed parking space. No solar mounted shade structures above parking on roof of new parking structures to be provided.

PROJECT DESCRIPTION

The 12.96-acre project site is currently occupied by 564 multi-family apartment units, associated resident amenities, and approximately five acres of surface parking lots. The AVA Pacific Beach project proposes that 4.3 acres of underutilized parking and recreation space be redeveloped with medium density multi-family residential use with structured parking to allow for 138 multi-family apartment units, including seven affordable units, bringing the total development to 702 multi-family residential units. Each unit will be provided with 270 cubic feet of storage.

PROJECT DATA

PROJECT INFORMATION
BUILDING 1:
183,490 GSF
TYPE VB CONSTRUCTION
R2 / S2 OCCUPANCY
30' BUILDING HEIGHT
384 CAR PARKING GARAGE
8 ADA REQ. / 14 PROVIDED
39 EVCS REQ. / 39 PROVIDED
7 MOTO REQ. / 8 PROVIDED
30 BICYCLE REQ. / 30 PROVIDED
432 SF WASTE STORAGE
BUILDING 2:
24,418 GSF
TYPE VB CONSTRUCTION
R2 / S2 OCCUPANCY
20' BUILDING HEIGHT
20 CAR SURFACE LOT
1 ADA REQ. / 2 PROVIDED
2 EVCS REQ. / 0 PROVIDED
3 MOTO REQ. / 0 PROVIDED
10 BICYCLE REQ. / 10 PROVIDED
112 SF WASTE STORAGE
BUILDING 3:
138,529 GSF
TYPE VB
R2 / S2
30' HEIGHT
230 CAR PARKING GARAGE
5 ADA REQ. / 7 PROVIDED
24 EVCS REQ. / 26 PROVIDED
5 MOTO REQ. / 7 PROVIDED
22 BICYCLE REQ. / 30 PROVIDED
458 SF WASTE STORAGE

UNIT COUNT
BUILDING 1
69 UNITS / 386 PARKING
24 3-BED @ 1,088SF AVG.
45 1-BED @ 718SF AVG.
BUILDING 2
21 UNITS / 20 PARKING
9 2-BED @ 1,088SF AVG.
12 1-BED @ 718SF AVG.
BUILDING 3
48 UNITS / 236 PARKING
26 2-BED @ 1,088SF AVG.
22 1-BED @ 718SF AVG.
TOTAL
564 EXISTING UNITS
138 NEW UNITS
702 TOTAL UNITS

SHEET LIST

GENERAL	PROJECT DATA
G001	PROJECT DATA

CIVIL	EXISTING CONDITIONS
C1	EXISTING CONDITIONS
C2	PROPOSED EASEMENTS
C3	GRADING AND DRAINAGE
C4	GRADING AND DRAINAGE
C5	UTILITIES
C6	SECTIONS

LANDSCAPE	COVER
L00	COVER
L11	LANDSCAPE DEVELOPMENT NOTES
L12	LANDSCAPE DEVELOPMENT PLANTING LEGEND
L21	LANDSCAPE DEVELOPMENT PLAN
L22	LANDSCAPE DEVELOPMENT PLAN
L23	LANDSCAPE DEVELOPMENT PLAN
L24	LANDSCAPE DEVELOPMENT PLAN
L25	LANDSCAPE DEVELOPMENT PLAN
L26	LANDSCAPE DEVELOPMENT PLAN
L31	YARD AREA - DIAGRAM / CALCULATIONS - BUILDING 1
L32	YARD AREA CALCULATIONS - BUILDING 1
L33	YARD AREA - DIAGRAM / CALCULATIONS - BUILDING 2
L34	YARD AREA CALCULATIONS - BUILDING 2
L35	YARD AREA - DIAGRAM / CALCULATIONS - BUILDING 3
L36	YARD AREA CALCULATIONS - BUILDING 3
L40	WATER CALCULATIONS
L41	WATER CONSERVATION PLAN
L42	WATER CONSERVATION PLAN
L43	WATER CONSERVATION PLAN
L44	WATER CONSERVATION PLAN
L45	WATER CONSERVATION PLAN
L46	WATER CONSERVATION PLAN
L51	TREE DISPOSITION PLAN
L52	TREE DISPOSITION PLAN

ARCHITECTURAL	SITE PLAN
A100	SITE PLAN
A101	GROSS FLOOR AREA PLAN
A102	FIRE ACCESS PLAN
A111	BUILDING 1 - SITE PLAN
A112	BUILDING 2 - SITE PLAN
A113	BUILDING 3 - SITE PLAN
A211	BLDG. 1 - LVL. 1 FLOOR PLAN
A212	BLDG. 1 - LVL. 2 FLOOR PLAN
A213	BLDG. 1 - LVL. 3 FLOOR PLAN
A214	BLDG. 1 - LVL. R ROOF PLAN
A221	BLDG. 2 - LVL. 1 FLOOR PLAN
A222	BLDG. 2 - LVL. 2 FLOOR PLAN
A223	BLDG. 2 - LVL. R ROOF PLAN
A231	BLDG. 3 - LVL. 1 FLOOR PLAN
A232	BLDG. 3 - LVL. 2 FLOOR PLAN
A233	BLDG. 3 - LVL. 3 FLOOR PLAN
A234	BLDG. 3 - LVL. R ROOF PLAN
A311	BUILDING 1 - SECTIONS
A312	BUILDING 1 - ELEVATIONS
A313	BUILDING 1 - ELEVATIONS
A321	BUILDING 2 - SECTIONS
A322	BUILDING 2 - ELEVATIONS
A331	BUILDING 3 - SECTIONS
A332	BUILDING 3 - ELEVATIONS
A333	BUILDING 3 - ELEVATIONS
A341	FACADE MATERIALS
A342	SECTION DIAGRAMS

SHEET TOTAL: 65

CERTIFICATION STATEMENT

The following certification statement must appear on the first sheet of the plans or as an attachment and must be signed by the individual who attended the Development Permit Completeness Review Professional Certification class.

I hereby acknowledge and certify that:

- I am accountable for knowing and complying with the governing policies, regulations and substantial requirements applicable to this proposed development.
- I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process or result in a change in fees deposit requirements.
- I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for Professional Certification.
- I am maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submissions on a consistent basis.
- Submitting incomplete documents and plans on a consistent basis may result in the revocation of my Professional Certification for Development Permit Completeness Review.
- Required documents and plans must be submitted to the Development Permit Completeness Review Development Manual, Volume 1, Chapter 1, Section 4, and/or Section 5 for Review and
- For the proposed project, I have determined the appropriate process and approval types to be as follows:

Project Process Level (2-5): 5
Project Approvals Needed: Community Plan Amendment, Rezone, Coastal Development Permit
Responsible Certified Professional Name: Brittany Huggins Wallace
Signature: [Signature] Date: 20 April 2024

#

DATE

ISSUES & REVISIONS

BY

4	12.01.2023	PLAN CHECK 3	AA
5	04.11.2024	PLAN CHECK 4	RB
6	07.01.2024	PLAN CHECK 5	YW
7	08.16.2024	PLAN CHECK 6	JC

AVA PACIFIC BEACH

3883 Inglewood St, San Diego, CA 92109

The City of

SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

SHEET 1 OF 65 SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT ©

SHEET NUMBER

G001

PROJECT NUMBER:

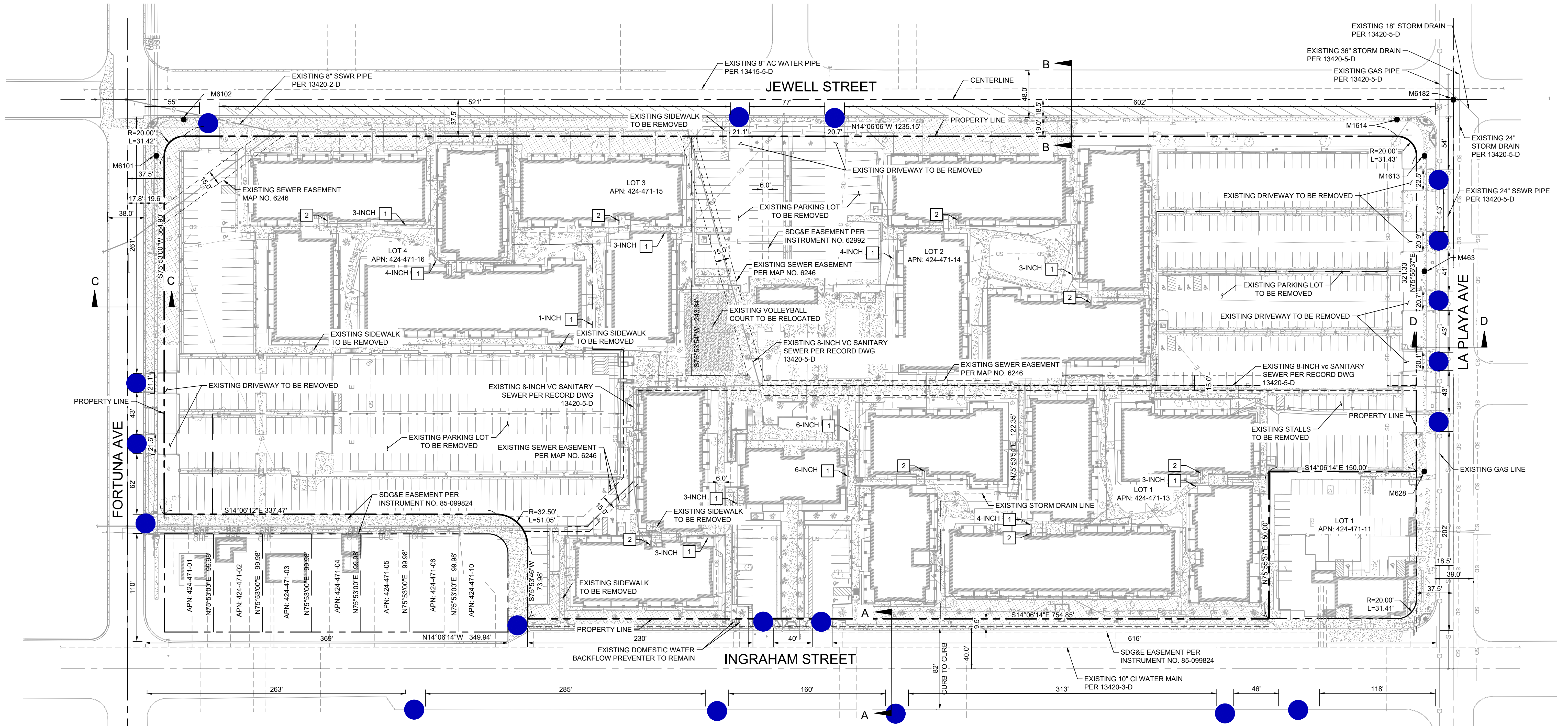
21-050

SHEET TITLE:

PROJECT DATA

lowneyarch

TEL 510.836.5400 URL lowneyarch.com
360 seventeenth street | suite 200 | oakland, california 94612



MONUMENT NOTES	
MONUMENT #	DESCRIPTION
M463	FD LEAD, TACK & TAG STAMPED "LS 4324" PER MAP NO. 10664
M628	FD NAIL & TAG STAMPED "RCE 8195" PER MAP NO. 10664
M1613	FD LEAD, TACK & TAG STAMPED "RCE 8195" PER MAP NO. 10664
M1614	FD LEAD, TACK & TAG STAMPED "RCE 8195" PER MAP NO. 10664
M6101	FD NAIL & TAG STAMPED "RCE 8195" PER MAP NO. 10664
M6102	FD LEAD, TACK & TAG STAMPED "RCE 8195" PER MAP NO. 10664
M6182	FD MAGNETIC WASHER, STAMPED "CITY-ENG." NO REFERENCE, ACCEPTED AS CL INTERSECTION

LEGEND

- EXISTING FULL ACCESS PROJECT DRIVEWAY
- MONUMENTS

NOTE

1. SEE SHEET C6 FOR EXISTING CROSS SECTIONS

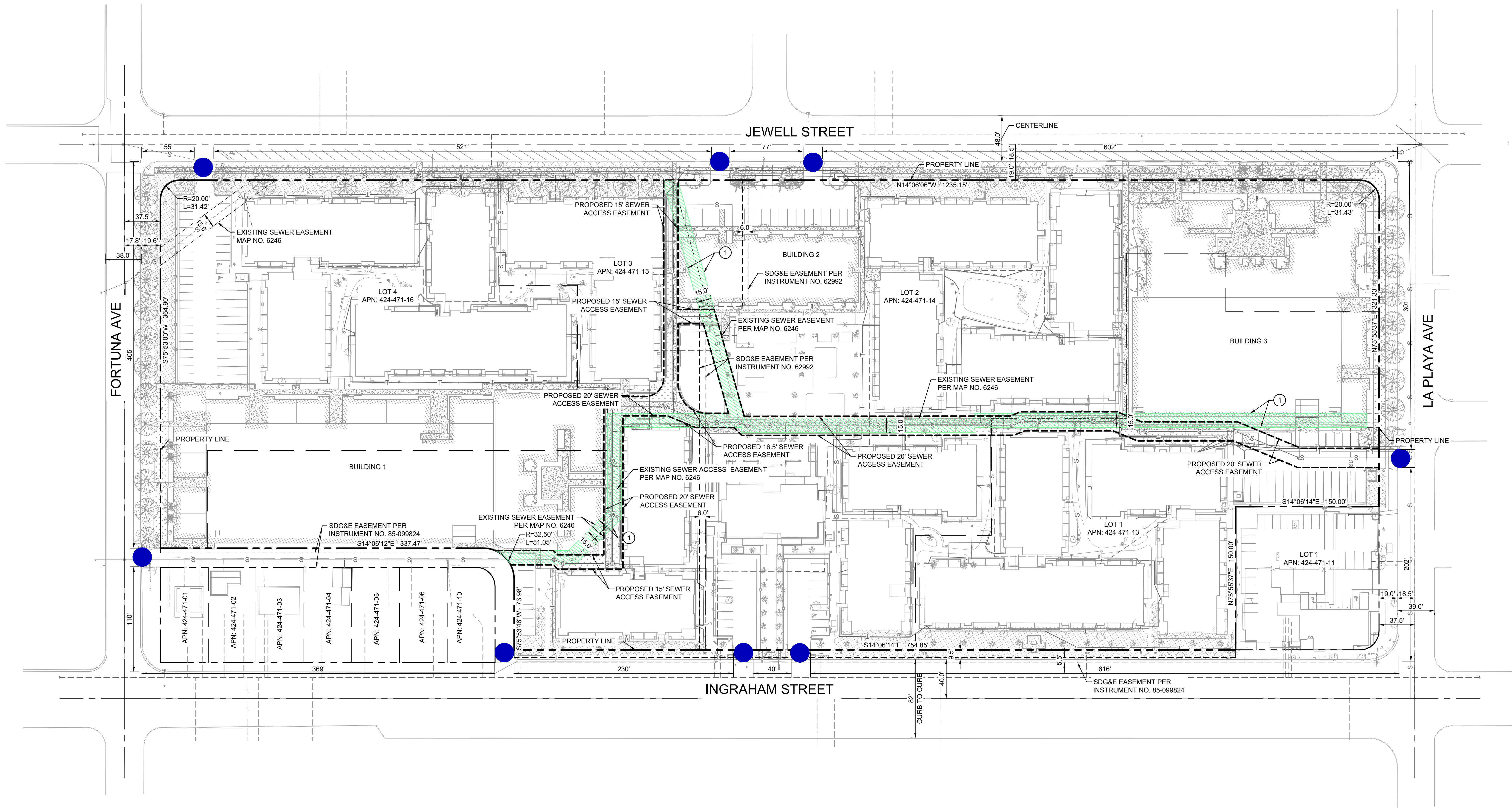
EXISTING CONDITIONS NOTES

- 1 EXISTING PRIVATE WATER LINE TO REMAIN. SIZE PER PLAN.
- 2 EXISTING ON-SITE DOMESTIC WATER BACKFLOW PREVENTER TO REMAIN.

#	DATE	ISSUES & REVISIONS	BY
1	April 22, 2022	ENTITLEMENTS SET	RK
2	February 15, 2023	ENTITLEMENTS SET	RK
3	August 24, 2023	PLAN CHECK 2	RK
4	December 1, 2023	PLAN CHECK 3	RK

SURVEYOR

CALVADA SURVEYING, INC.
ARMANDO DUPOINT, P.L.S. 7780
PHONE: 951-280-9960



EASEMENTS TO BE VACATED

- ① SAN DIEGO SEWER EASEMENT DEDICATED ON THE MAP FILED OR RECORDED AS MAP NO. 6246 TO BE VACATED.



LEGEND

- PROPOSED FULL ACCESS PROJECT DRIVEWAY

#	DATE	ISSUES & REVISIONS	BY
1	April 22, 2022	ENTITLEMENTS SET	RK
2	February 15, 2023	ENTITLEMENTS SET	RK
3	August 24, 2023	PLAN CHECK 2	RK
4	December 1, 2023	PLAN CHECK 3	RK

SHEET NUMBER

C2

PROJECT NUMBER: 21-050

SHEET TITLE:

PROPOSED
EASEMENTS

AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA 92109

The City of
SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 55 SHEETS

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lowney
arch

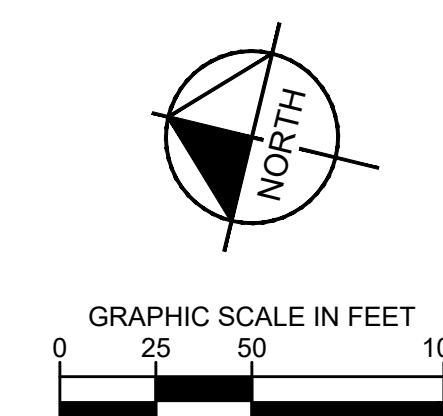
Tel: 510.836.5400 URL: lowneyarch.com
360 Seventeenth Street | Suite 200 | Oakland, California 94612

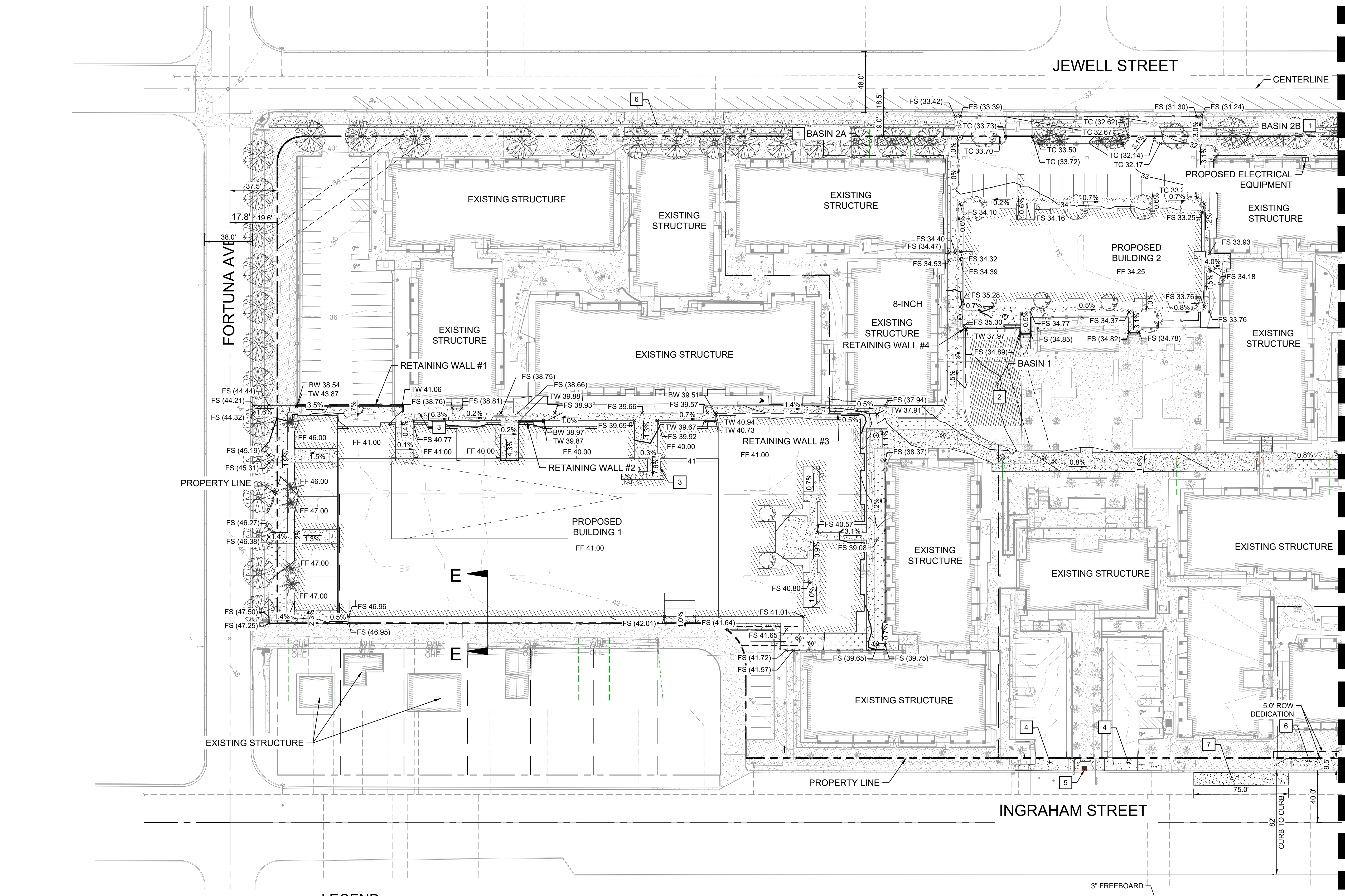


PREPARED FOR
FOR REVIEW ONLY
Prepared for Construction Plans submittal
Not for construction purposes or permits.
Kimley-Horn
Engineer: TAMMIE C. MORENO
P.E. No. 74417 Date: 9/2/2025

SURVEYOR

CALVADA SURVEYING, INC.
ARMANDO DUPOINT, P.L.S. 7780
PHONE: 951-280-9960



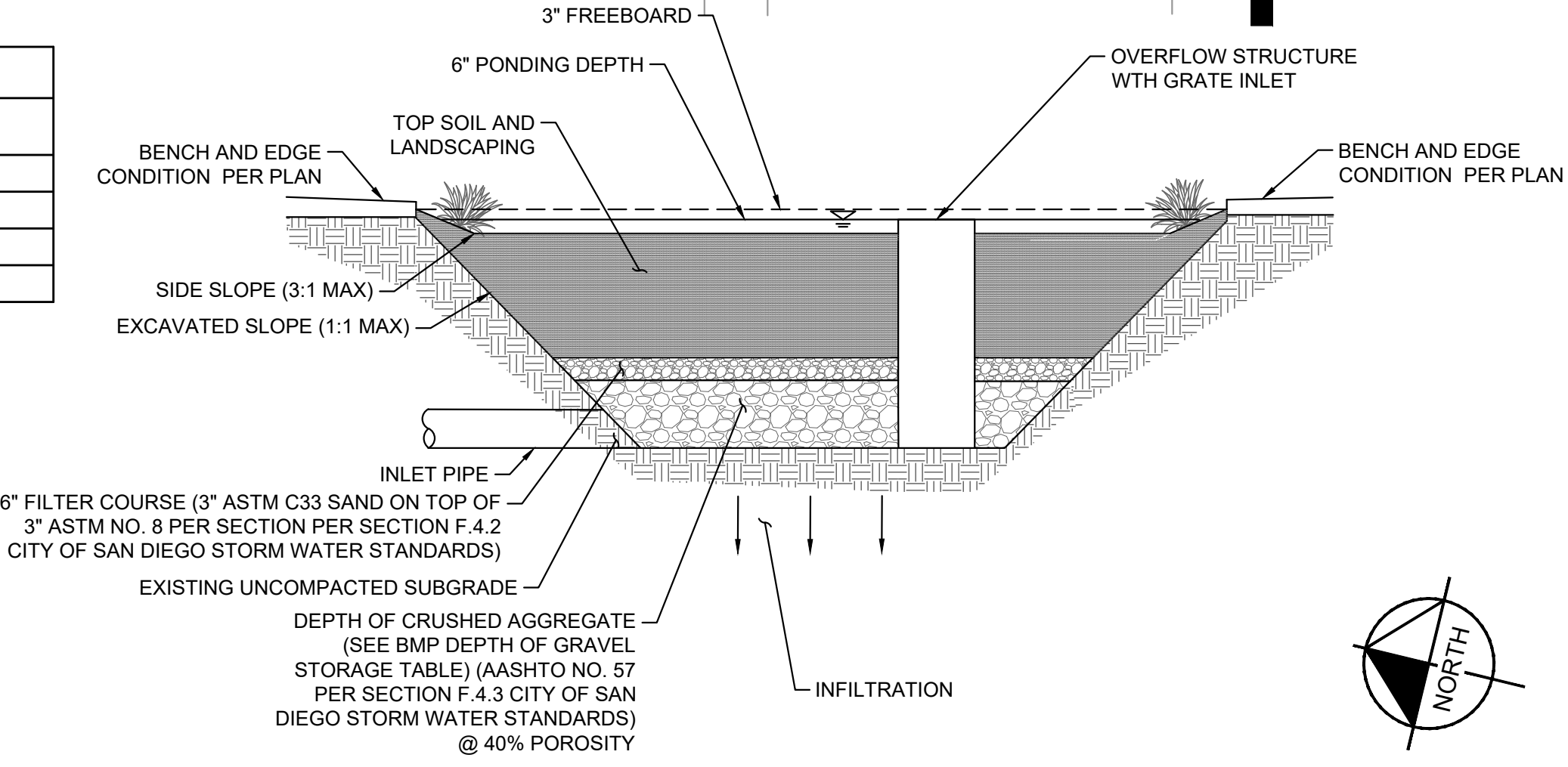


LEGEND

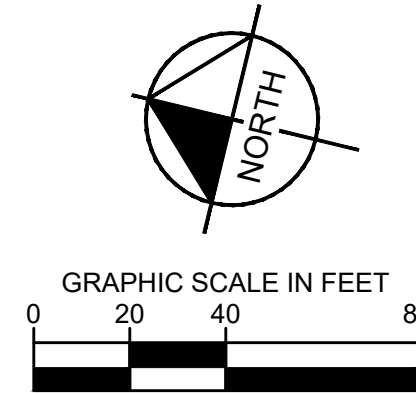
EXISTING STORM DRAIN	SD
PROPOSED STORM DRAIN	SD
EXISTING WATER	W
PROPOSED WATER	W
EXISTING SEWER	S
PROPOSED SEWER	S
PROPOSED FIRE WATER	FW
PROPOSED UNDERGROUND BMP	
PROPOSED ABOVE GROUND BMP AREA	
PROPOSED CONCRETE	
LIMITS OF CONSTRUCTION	

RETAINING WALL DATA			
RW	MAX EXPOSED HEIGHT	LENGTH	MATERIAL
RETAINING WALL #1	± 7.8 FEET	89 FEET	CMU
RETAINING WALL #2	± 2.4 FEET	22 FEET	CMU
RETAINING WALL #3	± 3.3 FEET	142 FEET	CMU
RETAINING WALL #4	±2.5 FEET	94 FEET	CMU

DEPTH OF GRAVEL STORAGE	
BMP ID	GAVEL THICKNESS (FT)*
BMP 1	1.35
BMP 2A	1.38
BMP 2B	1.44
BMP 3A	4.85
BMP 3B	5.82



A TYPICAL VEGETATED INFILTRATION BMP
NOT TO SCALE



BASIS OF BEARINGS

THE COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CDS83, ZONE 6, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. SAID COORDINATES ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.) CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. P482:
NORTHING = 2031276.24' EASTING = 6432820.57'

C.S.R.C. SBCC:
NORTHING = 2147751.80' EASTING = 6131651.68'

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF SAN DIEGO BENCHMARK, ELEVATION 32.84 FEET (NGVD 29), ELEVATION UP-DATED PER U.S.C.G.S. ADJUSTMENT OF 1970.

DESCRIPTION:
BRASS PIN LOCATED AT THE SOUTHWESTERLY CORNER OF LA PLAYA AVENUE AND INGRAHAM STREET (NORTHING 2278 EASTING 16968, VALUES PER THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, DATED 04-OCT-11, PAGE 358 OF 674).

TOPOGRAPHIC SOURCE

TOPOGRAPHIC DATA SHOWN HEREIN WAS OBTAINED BY RTK SURVEY METHODS BY CALVADA SURVEYING INC ON OCTOBER 18, 2021.

NOTES

- NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS WITHIN THE VISIBILITY AREA, SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- ALL EXISTING SIDEWALK WITHIN THE PROJECT LIMITS THAT IS DAMAGED AND/OR UNALIGNED SHALL BE RECONSTRUCTED PER CURRENT CITY STANDARDS.
- ALL SIDEWALK CROSSWALKS ARE LESS THAN 2%.

GRADING QUANTITIES

GRADED AREA	180,300 SF	MAX. CUT DEPTH 15.0 [FT]
CUT QUANTITIES	3,460 CUBIC YARDS	MAX CUT SLOPE RATIO (2:1MAX)
FILL QUANTITIES	4,547 CUBIC YARDS	MAX. FILL DEPTH 1.5 [FT]
IMPORT	1,087 CUBIC YARDS	MAX FILL SLOPE RATIO (2:1MAX)

IMPERVIOUS AREA DATA

TOTAL DISTURBANCE AREA	203,581 SF
EXISTING IMPERVIOUS AREA	155,661 SF
PROPOSED/REPLACED AMOUNT OF IMPERVIOUS AREA	152,882 SF
EXISTING AMOUNT OF PERVIOUS AREA	47,920 SF
PROPOSED AMOUNT OF IMPERVIOUS AREA	50,699 SF
TOTAL IMPERVIOUS AREA	152,882 SF
IMPERVIOUS % DECREASE	1.79%

PROPOSED WATER AND SEWER FLOW DEMAND

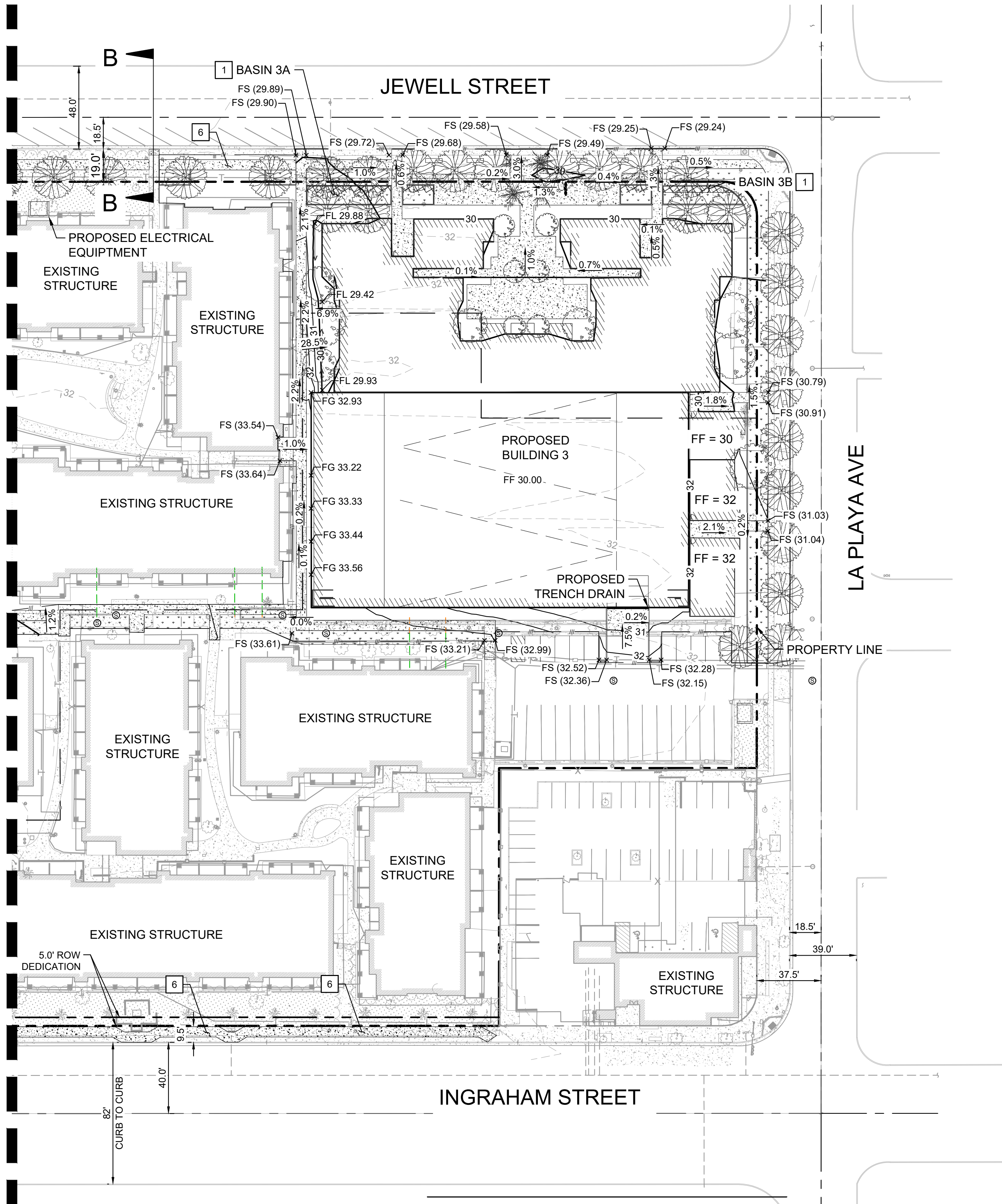
DOMESTIC WATER: 48,880 GPD
SEWER FLOW: 382,000 GPD
FIRE DEMAND: TYPE V-B CONSTRUCTION, ±121,000SF, 3,000 GPM

GRADING NOTES

- PROPOSED VEGETATED INFILTRATION.
- PROPOSED UNDERGROUND INFILTRATION
- INSTALL HANDRAILS PER LANDSCAPE ARCHITECTURE PLANS.
- PROPOSED DRIVEWAY PER CITY OF SAN DIEGO STD DWG SDG-162.
- PROPOSED CURB RAMP PER CITY OF SAN DIEGO STD DWG SDG-133 (TYPE B).
- PROPOSED NON-CONTIGUOUS SIDEWALK PER CITY OF SAN DIEGO STD DWG SDG-155.
- PROPOSED CONCRETE BUS PAD

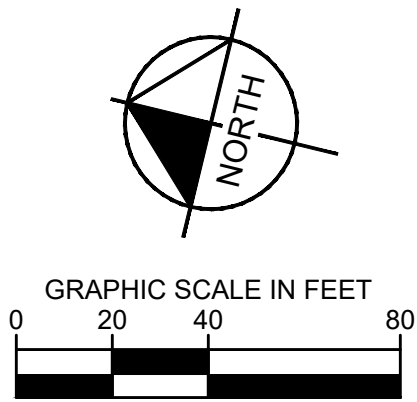
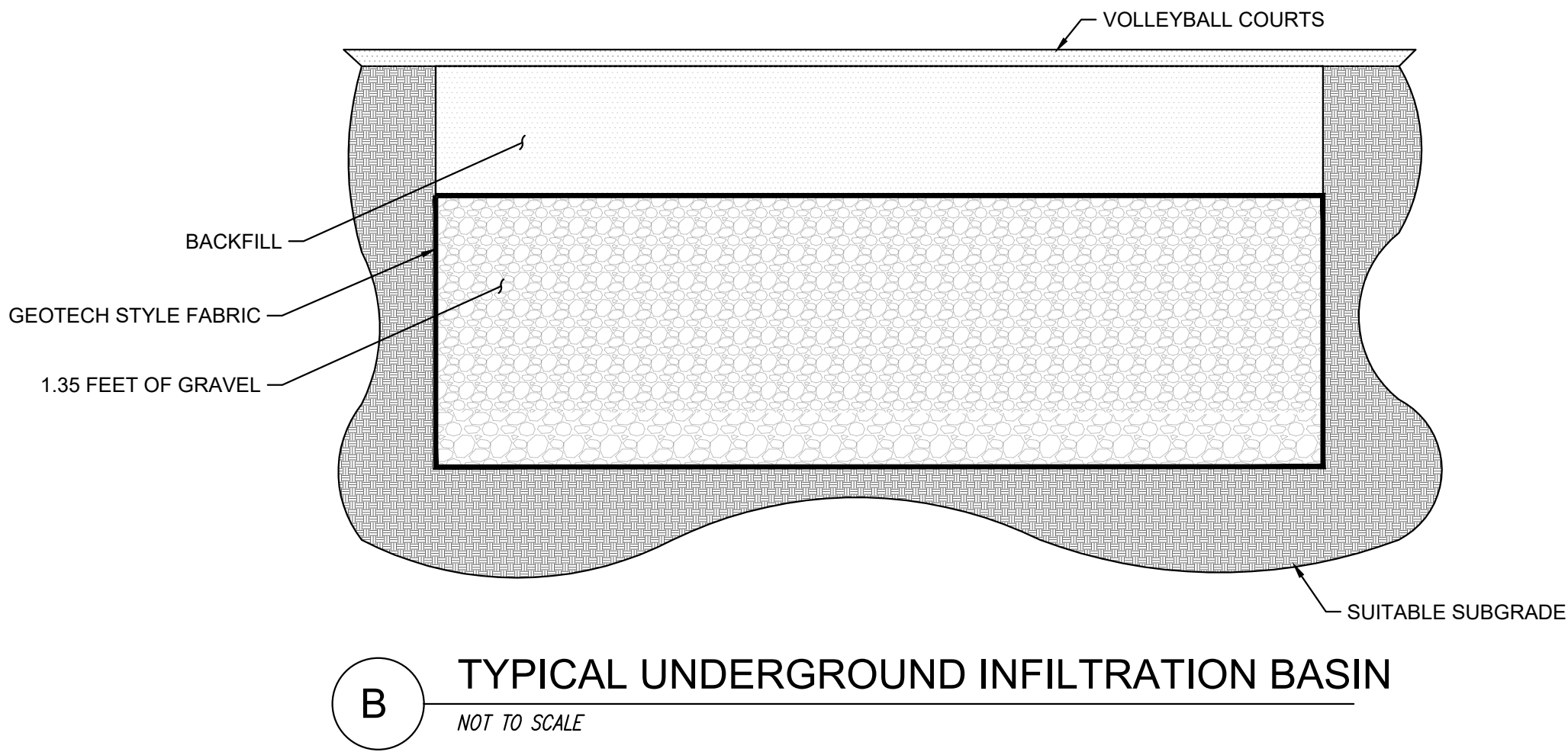
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MATCHLINE - SEE SHEET C3 - GRADING AND DRAINAGE



LEGEND

EXISTING STORM DRAIN	---	SD	---	SD	---	SD
PROPOSED STORM DRAIN	---	SD	---	SD	---	SD
EXISTING WATER	---	W	---	W	---	W
PROPOSED WATER	---	W	---	W	---	W
EXISTING SEWER	---	S	---	S	---	S
PROPOSED SEWER	---	S	---	S	---	S
PROPOSED FIRE WATER	---	FW	---	FW	---	FW
PROPOSED UNDERGROUND BMP						
PROPOSED ABOVE GROUND BMP AREA						
PROPOSED CONCRETE						
LIMITS OF CONSTRUCTION						



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IMPERVIOUS AREA DATA

TOTAL DISTURBANCE AREA	203,581 SF
EXISTING IMPERVIOUS AREA	155,661 SF
PROPOSED/REPLACED AMOUNT OF IMPERVIOUS AREA	152,882 SF
EXISTING AMOUNT OF PERVIOUS AREA	47,920 SF
PROPOSED AMOUNT OF IMPERVIOUS AREA	50,699 SF
TOTAL IMPERVIOUS AREA	152,882 SF
IMPERVIOUS % DECREASE	1.79%

PROPOSED WATER AND SEWER FLOW DEMAND

DOMESTIC WATER: 48,880 GPD
SEWER FLOW: 382,000 GPD
FIRE DEMAND: TYPE V-B CONSTRUCTION, ±121,000SF, 3,000 GPM

GRADING NOTES

- PROPOSED VEGETATED INFILTRATION.
- PROPOSED NON-CONTIGUOUS SIDEWALK PER CITY OF SAN DIEGO STD DWG SDG-155.

#	DATE	ISSUES & REVISIONS	BY
1	April 22, 2022	ENTITLEMENTS SET	RK
2	February 15, 2023	ENTITLEMENTS SET	RK
3	August 24, 2023	PLAN CHECK 2	RK
4	December 1, 2023	PLAN CHECK 3	RK

AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA 92109

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET 5 OF 55 SHEETS

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SHEET NUMBER

C4

PROJECT NUMBER: 21-050

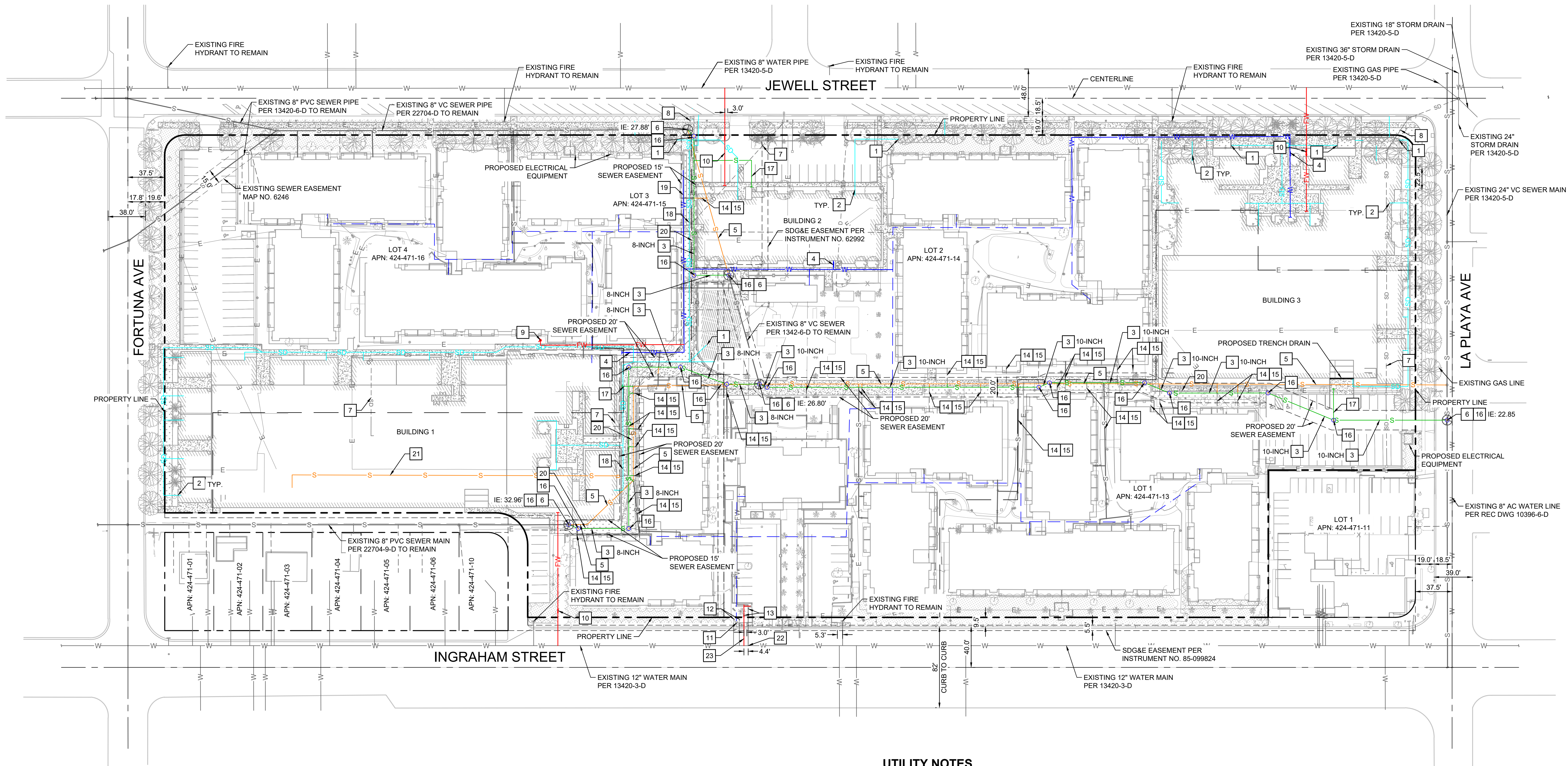
SHEET TITLE:
GRADING AND DRAINAGE

lowney arch

TEL 510.836.5400 URL lowneyarch.com
360 severn street | suite 200 | oakland, california 94612

AvalonBay COMMUNITIES

FOR REVIEW ONLY
Prepared for Concept Plan submittal
Not for construction purposes or permits.
Kimley-Horn
Engineer: TAMMIE C. MORENO
P.E. No. 74417 Date: 10/18/2024



NOTE:
EMRA WILL BE REQUIRED FOR EXISTING AND PROPOSED SEWER LATERALS CONNECTING INTO EXISTING PUBLIC SEWER MAIN WITHIN EASEMENT

LEGEND

- PROPOSED WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED PUBLIC SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING ON SITE WATER LINE
- EXISTING SEWER LINE
- EXISTING SEWER LINE TO BE ABANDONED
- EXISTING FIRE WATER LINE
- PROPOSED PUBLIC SEWER CONNECTION TO EXISTING PUBLIC SEWER LINE

UTILITY NOTES

- 1 CONNECT STORM DRAIN TO PROPOSED BMP.
- 2 PROPOSED CONNECTION TO ROOF DRAIN.
- 3 PROPOSED PUBLIC SEWER. SIZE PER PLAN.
- 4 PROPOSED DOMESTIC WATER BACKFLOW PREVENTER.
- 5 EXISTING PUBLIC 8-INCH SEWER MAIN TO BE ABANDONED. THE NEW PUBLIC MAIN WILL BE RELOCATED AND NEW EASEMENT DEDICATED AS SHOWN ON SHEET C2.
- 6 PROPOSED SEWER CONNECTION TO EXISTING LINE.
- 7 REMOVE EXISTING STORM DRAIN.
- 8 TIE INTO EXISTING STORM DRAIN.
- 9 PROPOSED STANDPIPE.
- 10 PROPOSED 3-INCH FIRE SERVICE AND BACKFLOW PREVENTER.
- 11 EXISTING WATER METER AND SERVICE TO REMAIN.
- 12 EXISTING DOMESTIC WATER BACKFLOW PREVENTER AND SERVICE TO REMAIN.
- 13 EXISTING BACKFLOW PREVENTER TO BE RELOCATED.
- 14 EXISTING SEWER LATERAL TO REMAIN.
- 15 CONNECT EXISTING SEWER LATERAL TO PROPOSED SEWER.
- 16 PROPOSED SEWER MANHOLE.
- 17 PROPOSED SEWER LATERAL.
- 18 PRIVATE STORM DRAIN ENCROACHMENT INTO PUBLIC SEWER EASEMENT. TO BE INCLUDED IN EMRA.
- 19 PRIVATE WATER ENCROACHMENT INTO PUBLIC SEWER EASEMENT. TO BE INCLUDED IN EMRA.
- 20 PRIVATE ELECTRICAL CONDUIT ENCROACHMENT INTO PUBLIC SEWER EASEMENT. CONDUIT TO BE RELOCATED AND TO BE INCLUDED IN EMRA.
- 21 PRIVATE SEWER LATERAL TO BE REMOVED.
- 22 EXISTING FIRE SERVICE TO BE KILLED AT MAIN.
- 23 PROPOSED 3" FIRE SERVICE.

#	DATE	ISSUES & REVISIONS	BY
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4	December 1, 2023	PLAN CHECK 3	RK

SHEET NUMBER

C5

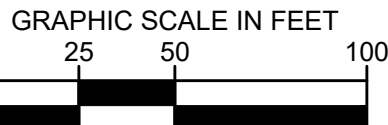
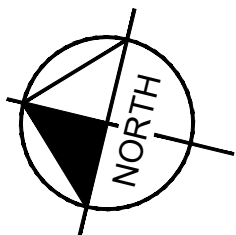
PROJECT NUMBER: 21-050

SHEET TITLE:
UTILITIES

AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA 92109

The City of
SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 55 SHEETS



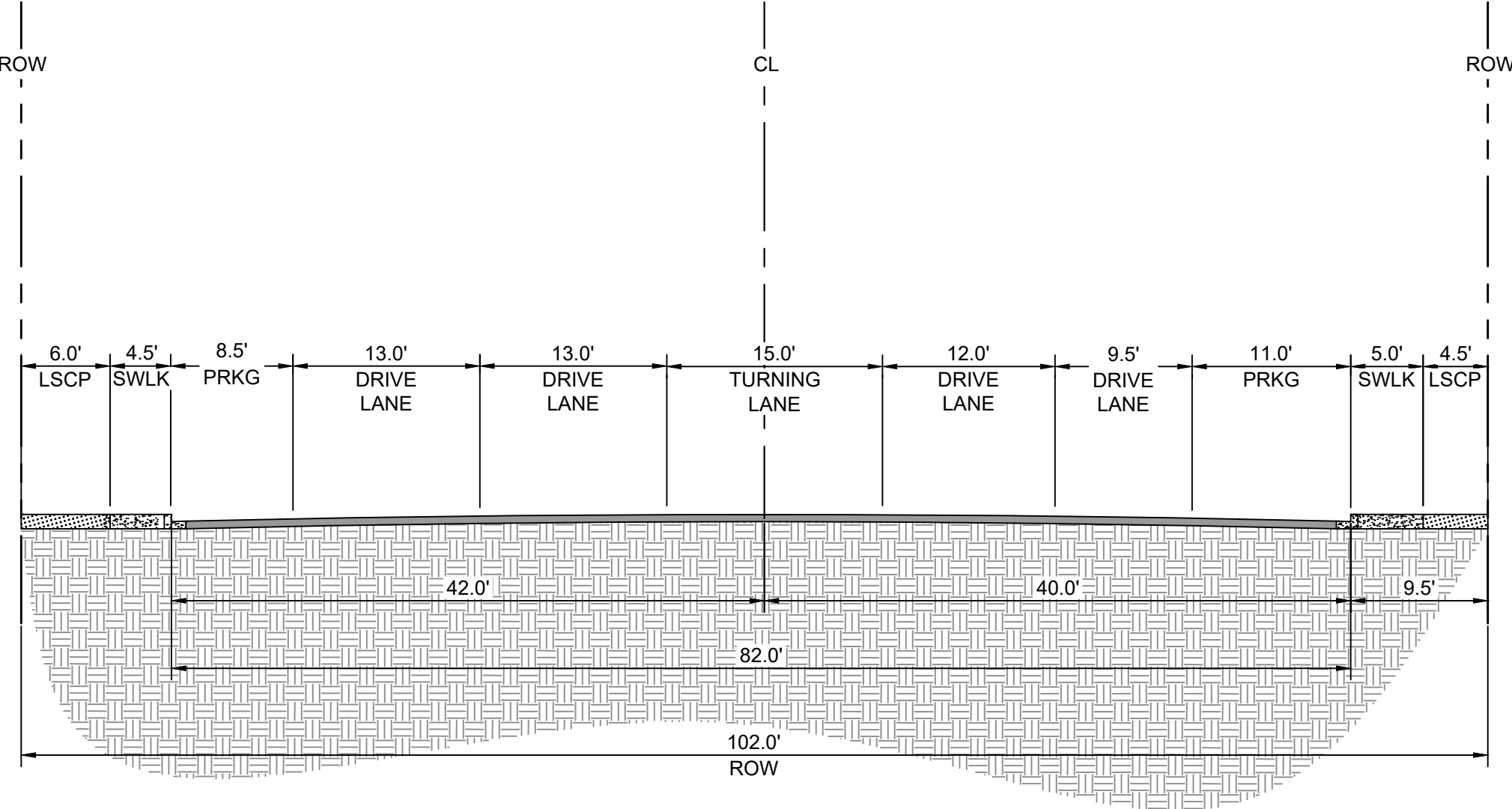
lowney arch

AvalonBay COMMUNITIES

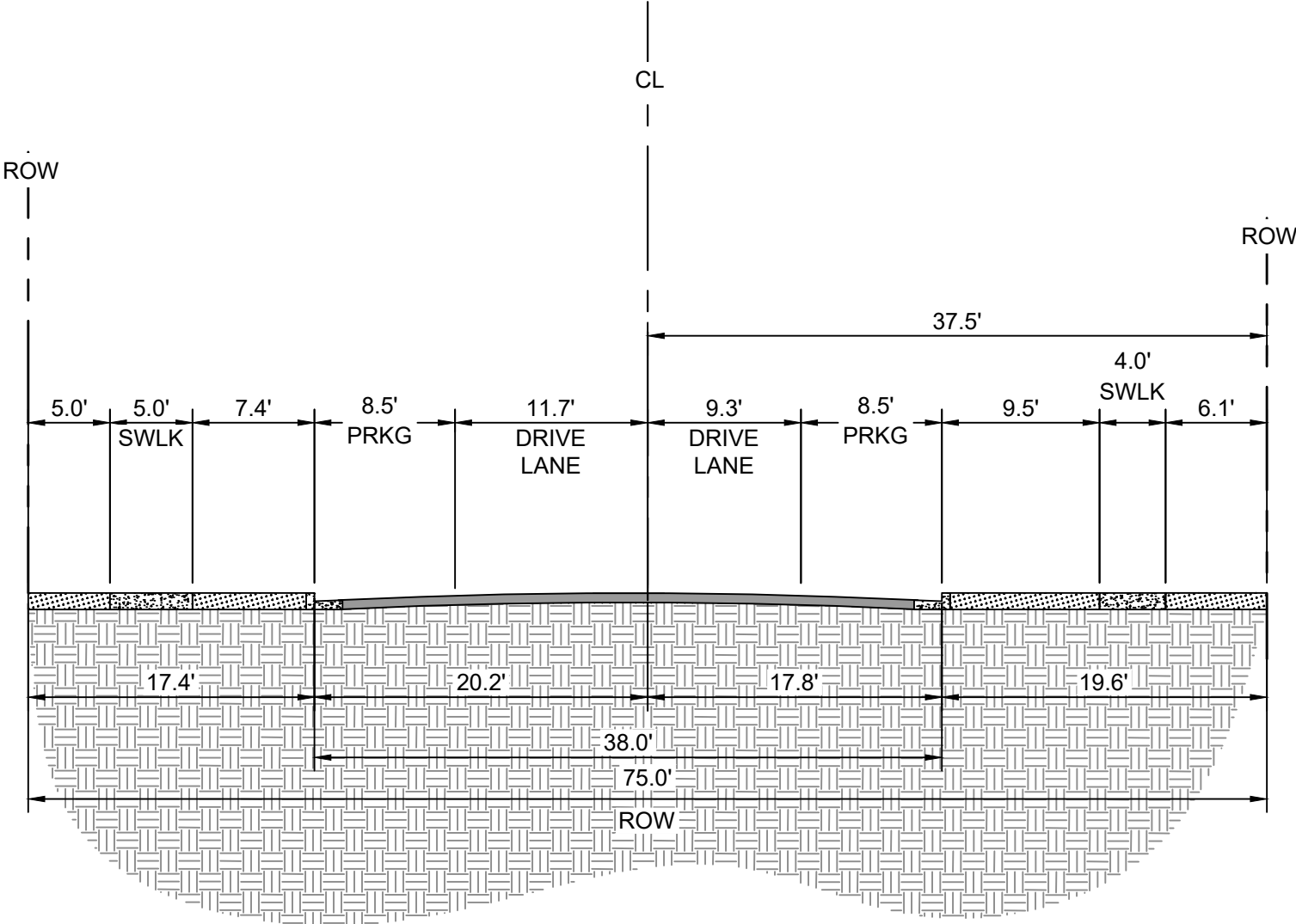
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Not for construction purposes or permits.
Kimley-Horn
Engineer: TAMMIE C. MORENO
P.E. No. 74417 Date: 9/30/2025

Tel: 510.836.5400 URL: lowneyarch.com
360 Seventeenth Street | Suite 200 | Oakland, California 94612

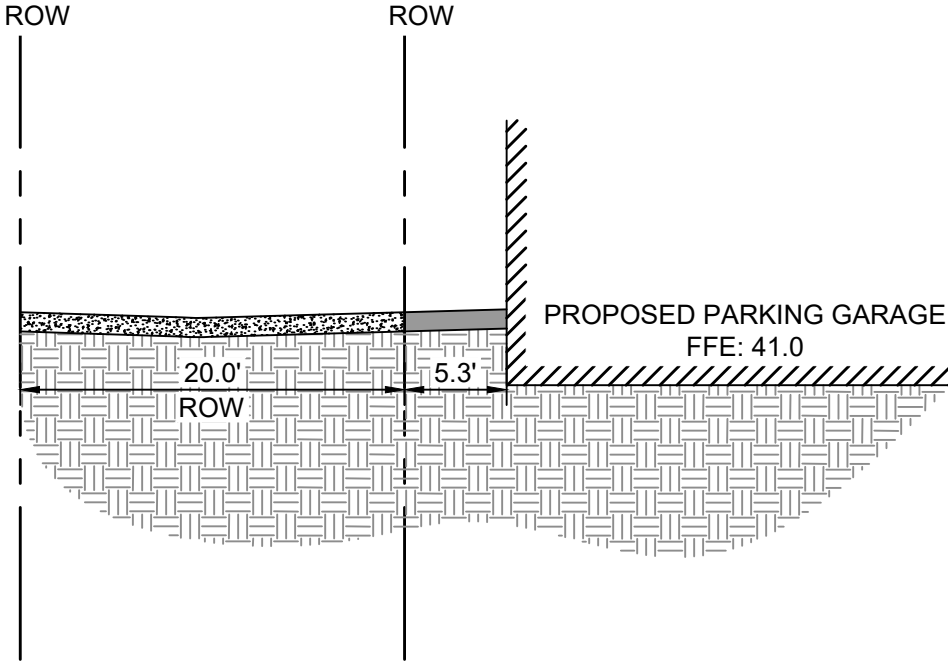
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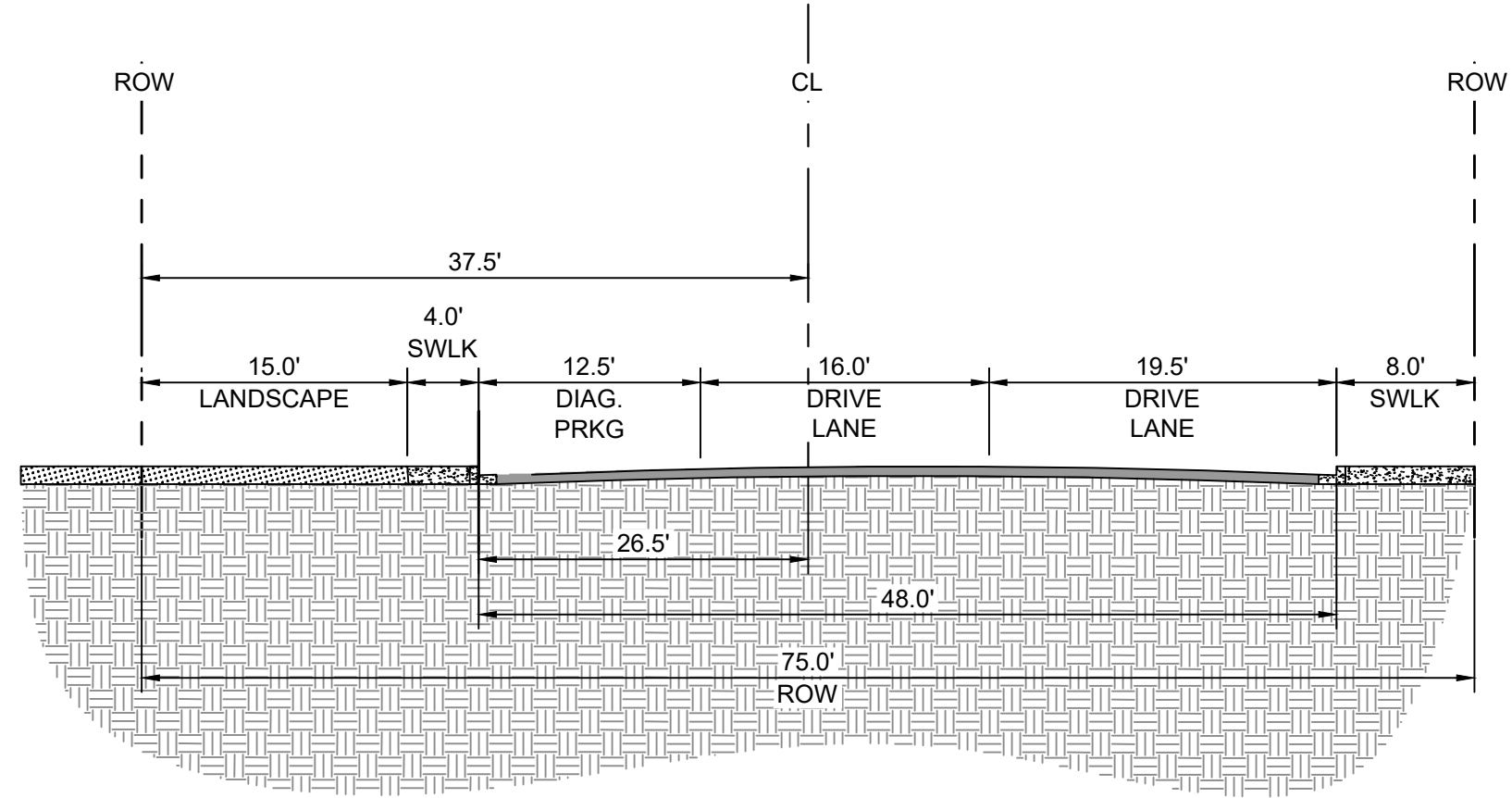
INGRAHAM STREET (EXISTING) - CROSS SECTION A-A, SHEET C1
SCALE: NTS



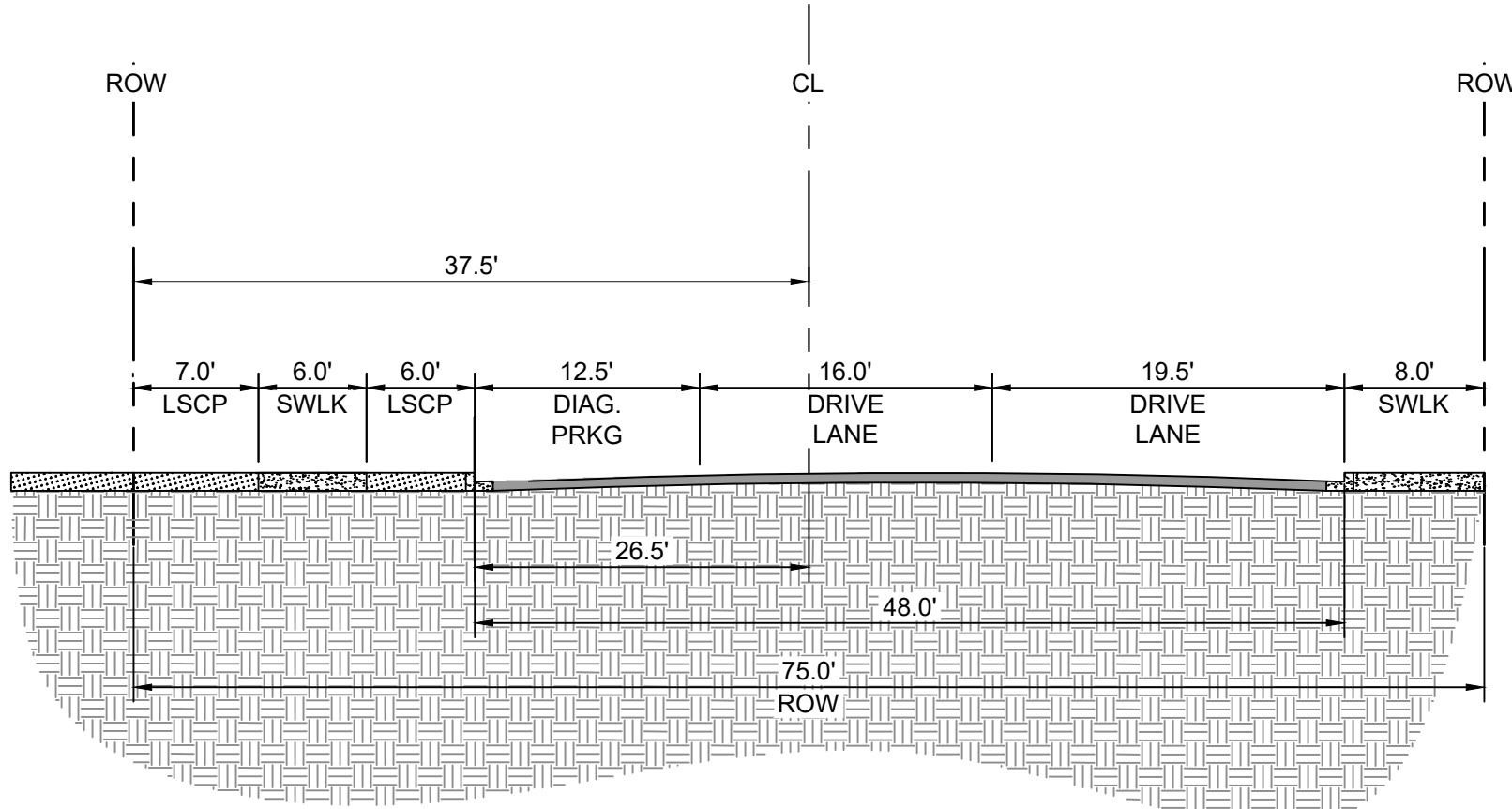
FORTUNA AVENUE (EXISTING) - CROSS SECTION C-C, SHEET C1
SCALE: NTS



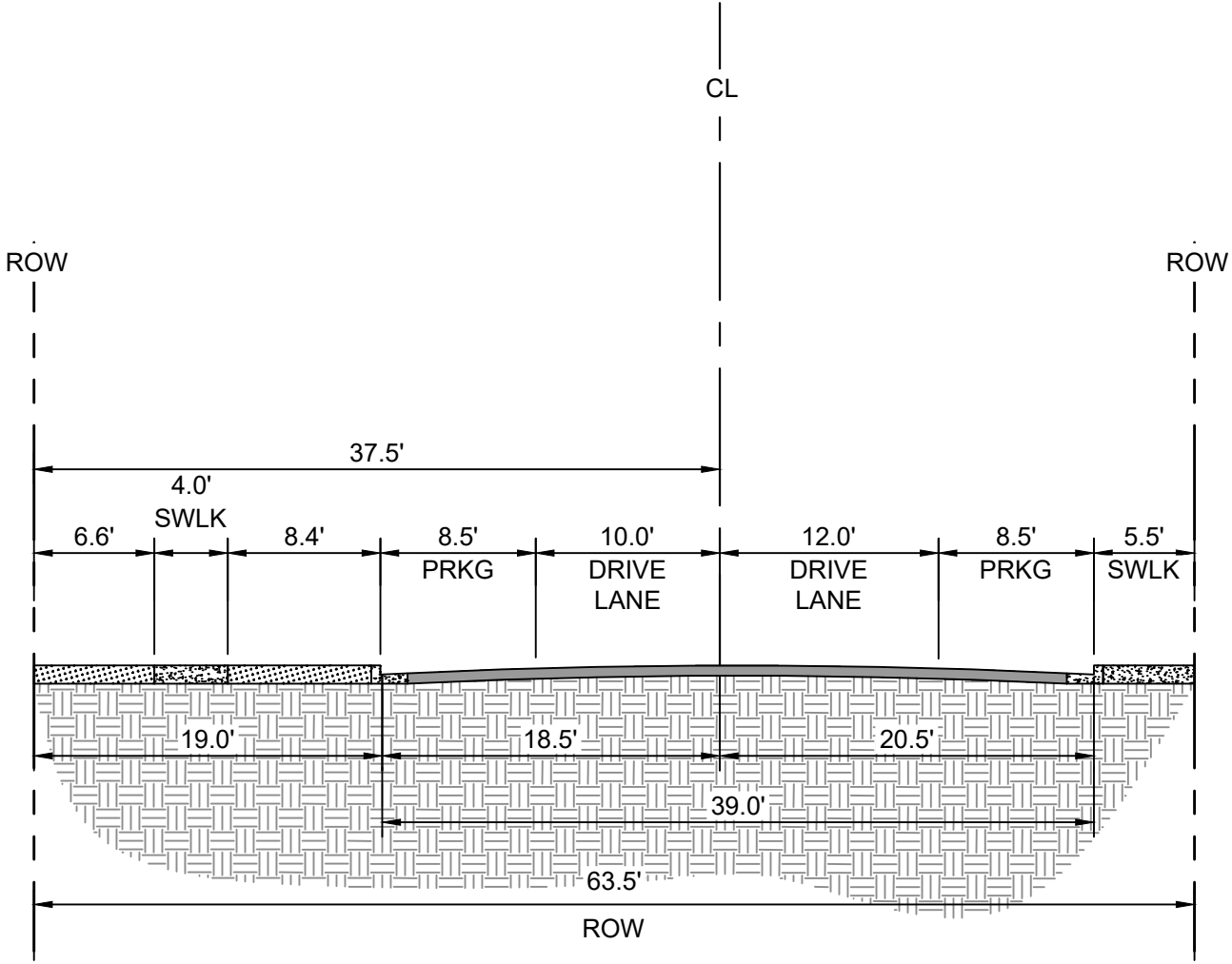
ALLEY (PROPOSED) - CROSS SECTION E-E, SHEET C3
SCALE: NTS



JEWELL STREET (EXISTING) - CROSS SECTION B-B, SHEET C1
SCALE: NTS



JEWELL STREET (PROPOSED) - CROSS SECTION B-B, SHEET C4
SCALE: NTS



LA PLAYA AVENUE (EXISTING) - CROSS SECTION D-D, SHEET C1
SCALE: NTS

#	DATE	ISSUES & REVISIONS	BY
1	April 22, 2022	ENTITLEMENTS SET	RK
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3	August 24, 2023	PLAN CHECK 2	RK
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LANDSCAPE DEVELOPMENT PLANS FOR:

AVA PACIFIC BEACH

Buildings 1, 2, & 3

3883 Ingraham Street

San Diego, CA 92109

- NOTES:
- 1. The contractor shall obtain all necessary permits and pay all related fees.
 - 2. The contractor shall be appropriately licensed in the State of California.
 - 3. The contractor shall notify the Owner prior to beginning the work and shall be responsible for coordinating with the Owner, Landscape Architect, Local Agencies, and other trades.
 - 4. The Contractor shall notify the Landscape Architect immediately of any errors, omissions or discrepancies in the existing conditions or with the plans prior to starting the work.
 - 5. Determination of "or equal" substitutions shall be the responsibility of the Landscape Architect.
 - 6. The Landscape Architect shall be notified no less than 24 hours prior to any required site observations and/or meetings.
 - 7. Site observations by the Landscape Architect during the installation of this project does not relieve the Contractor of his responsibility to perform all work in accordance with the plans, specifications and governing codes.
 - 8. This firm does not practice or consult in the Field of Safety Engineering. This firm does not direct the construction operation and is not responsible for the safety of any persons other than our own on the site. The safety of others is the responsibility of the Contractor. The Contractor shall notify the Owner and the Landscape Architect if any of the recommendations presented herein are considered to be unsafe.

BUILDING CODE INFORMATION:

APPLICABLE CODES:

2019 California Administrative Code
2019 California Building Code (CBC), including amendments by the jurisdiction having authority
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Energy Code
2019 California Fire Code
2019 California Green Building Standards Code
2010 ADA Standards for Accessible Design

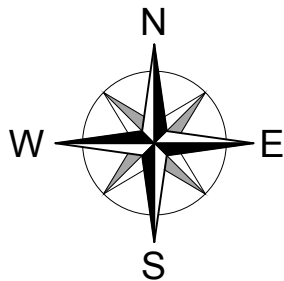


All Work shall conform to State and Federal rules and regulations. Notify the Landscape Architect of any discrepancies in the Documents and do not proceed with that portion of the Work until the discrepancies are resolved.

VICINITY MAP:



PROJECT SITE



PROJECT DESCRIPTION:

New walkways, driveway, courtyards, fencing, lineal park, as well as irrigation and planting associated with three (3) new residential buildings.

SITE DATA:

BUILDING ADDRESS
3823, 3863 and 3913 Ingraham St and 3952 Jewell St.
San Diego, CA 92109

ASSESSORS PARCEL NUMBER
424-471-13-00, -14-00, -15-00, -16-00

LEGAL DESCRIPTION
The Land referred to in this commitment is situated in the City of San Diego, County of San Diego, State of California, and is described as follows:

Lots 1, 2, 3 and 4 of Crown Point Country Club Condominiums, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 10664, filed in the Office of the County Recorder of San Diego County, June 22, 1983.
APN: 424-471-13-00 (affects lot 1),
424-471-14-00 (affects lot 2),
424-471-15-00 (affects lot 3) and
424-471-16-00 (affects lot 4)

BENCHMARK
Elevations shown hereon are based upon City of San Diego benchmark, elevation 32.84 feet (NGVD 29) elevation up-dated per U.S.C.G.S. Adjustment of 1970.

Description:
Brass pin located at the southwesterly corner of La Playa Avenue and Ingraham Street (Northing 2278 Easting 16968, values per the City of San Diego vertical control benchmark, dated 04-OCT-11, Page 358 of 674)

PROJECT DIRECTORY:

OWNER:
AvalonBay Communities, Inc.
4040 Wilson Blvd, Suite 1000
Arlington, VA 22203

ARCHITECT:
Lowney Architecture
360 17th Street, Suite 200
Oakland, CA 94612
Tel: (510) 836-5400

CIVIL ENGINEER:
Kimley-Horn and Associates, Inc.
401 B Street, Suite 600
San Diego, CA 92101
Tel: (619) 234-9411

LANDSCAPE ARCHITECT:
TOPIA
2030 Galveston Street
San Diego, CA 92110
Tel: (858) 458-0655
Contact: Frank Marczynski
frank@topialand.com

SHEET INDEX:

- SHEET: DESCRIPTION:**
- L00 COVER
 - L11 LANDSCAPE DEVELOPMENT NOTES
 - L12 LANDSCAPE DEVELOPMENT PLANTING LEGEND
 - L21 LANDSCAPE DEVELOPMENT PLAN
 - L22 LANDSCAPE DEVELOPMENT PLAN
 - L23 LANDSCAPE DEVELOPMENT PLAN
 - L24 LANDSCAPE DEVELOPMENT PLAN
 - L25 LANDSCAPE DEVELOPMENT PLAN
 - L26 LANDSCAPE DEVELOPMENT PLAN
 - L31 YARD AREA - DIAGRAM / CALCULATIONS - BUILDING 1
 - L32 YARD AREA CALCULATIONS - BUILDING 1
 - L33 YARD AREA - DIAGRAM / CALCULATIONS - BUILDING 2
 - L34 YARD AREA CALCULATIONS - BUILDING 2
 - L35 YARD AREA - DIAGRAM / CALCULATIONS - BUILDING 3
 - L36 YARD AREA CALCULATIONS - BUILDING 3
 - L40 WATER CALCULATIONS
 - L41 WATER CONSERVATION PLAN
 - L42 WATER CONSERVATION PLAN
 - L43 WATER CONSERVATION PLAN
 - L44 WATER CONSERVATION PLAN
 - L45 WATER CONSERVATION PLAN
 - L46 WATER CONSERVATION PLAN
 - L51 TREE DISPOSITION PLAN
 - L52 TREE DISPOSITION PLAN
 - L53 TREE DISPOSITION PLAN
 - L54 TREE DISPOSITION PLAN
 - L65 TREE DISPOSITION PLAN
 - L56 TREE DISPOSITION PLAN
 - L57 EXISTING TREE IMAGERY
 - L58 EXISTING TREE IMAGERY
 - L59 EXISTING TREE IMAGERY

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L00
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 08 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: COVER



DESIGN STATEMENT:

AS AN INFILL PROJECT, THE PRIMARY INTENT OF THIS LANDSCAPE PLAN IS TO CREATE A LANDSCAPE DESIGN THAT INTEGRATES THREE NEW APARTMENT BUILDING OVER PARKING INTO AN EXISTING MULTI-FAMILY COMMUNITY; WHILE MEETING OR EXCEEDING THE CITY OF SAN DIEGO'S REQUIREMENTS FOR NEW DEVELOPMENT.

SEVERAL SECONDARY ISSUES WILL BE ADDRESSED WITH THIS PLAN AS WELL.

1. IMPLEMENTATION OF THE STREETScape PROGRAM OF THE PACIFIC BEACH COMMUNITY CORRIDOR PLAN ALONG FORTUNA AVENUE, JEWELL STREET AND AVENIDA LA PLAYA..
2. STORM WATER MANAGEMENT BMP'S WILL BE INTEGRATED INTO THE DESIGN OF THE SITE AND THE LANDSCAPING.

LASTLY THE LANDSCAPE PLAN WILL MERGE THE PLANT PALETTE OF THE EXISTING PROPERTY WITH MORE WATER CONSERVING PLANT MATERIAL, WHILE NOT APPEARING TOO VISUALLY DISTINCT.

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4 OF CROWN POINT COUNTY CLUB CONDOMINIUMS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING OT MAP THEREOF NO. 10664, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 22, 1983.

BRUSH MANAGEMENT:

THE PROJECT SITE IS SITUATED WITHIN AN URBANIZED AREA AND DOES NOT REQUIRE A BRUSH MANAGEMENT PLAN.

NOTES:

PALM TREES USED TO MEET THE STREET YARD AND REMAINING YARD POINT REQUIREMENT WILL BE A MINIMUM OF 10 FEET IN BROWN TRUNK HEIGHT.

NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.

PALM TREES HAVE AN AVERAGE RADIUS OF FIVE (5) FEET AND DO NOT CONFLICT WITH ANY WATER AND SEWER FACILITIES.

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 RELATED CITY AND REGIONAL STANDARDS.

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

EXISTING TREES TO REMAIN ON SITE WITHIN 10-FT OF THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE."

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(B)(10).

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL. INSTALLATION OF ROOT BARRIERS IN THESE LOCATIONS SHALL BE SUBJECT TO THESE CONDITIONS PER 142.0403(B).

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

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.

IRRIGATION:

ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC, PERMANENT IRRIGATION SYSTEM.

AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) 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.

MAINTENANCE:

1. LANDSCAPE AND IRRIGATION AREAS IN PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
2. LANDSCAPE AND IRRIGATION AREAS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
3. THE LANDSCAPED 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.
4. 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.

MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET*
SEWER LINES - 10 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
*NOTE THAT THE MINIMUM DISTANCE TO ANY SEWER LINE IS TYPICALLY 10 FEET

STREET TREES:

STREET TREES SHALL BE PROVIDED PER CITY OF SAN DIEGO MUNICIPAL CODE 142.04.09. THIS PROJECT INSTALLS NEW STREET TREES ON-SITE AT A RATE THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THIS SECTION. SEE SHEETS L51 THRU L59 FOR EXISTING TREE LOCATION AND SIZING AND EXISTING TREE PROTECTION NOTES. SEE SHEETS L21, L22, & L23 FOR NEW STREET TREE LOCATIONS.

HISTORICAL CONCRETE:

NEW CONCRETE SIDEWALKS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH HISTORIC DESIGN OF SIDEWALKS ON ADJACENT PROPERTIES INCLUDING LOCATION, WIDTH, ELEVATION, SCORING PATTERN, TEXTURE, COLOR, AND MATERIAL. EXISTING CONTRACTOR DATE STAMPS ARE ALSO CONSIDERED HISTORIC MARKINGS TO BE PRESERVED. CONTRACTOR SHALL REMOVE AND PROTECT ANY CONTRACTOR DATE STAMPS ON-SITE AND RESET THEM ON SITE IN NEW CONCRETE AT A NEARBY LOCATION.

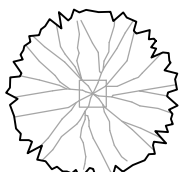
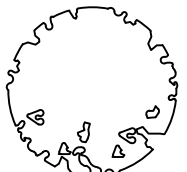
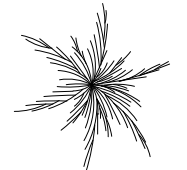
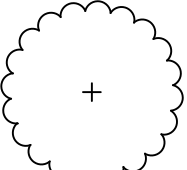
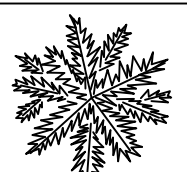
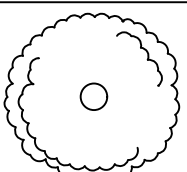
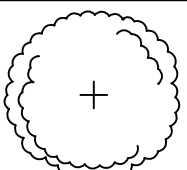
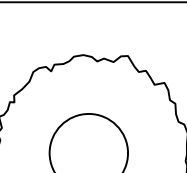
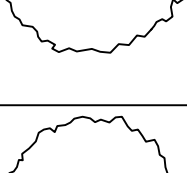
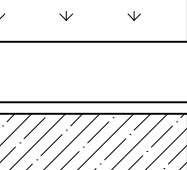
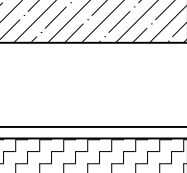
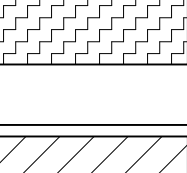
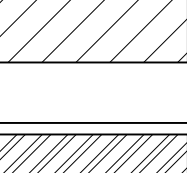


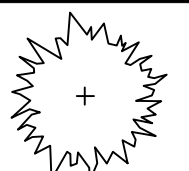
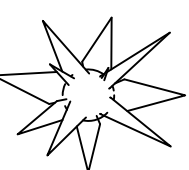
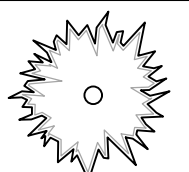
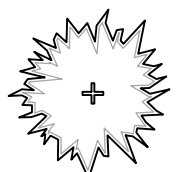
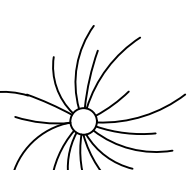
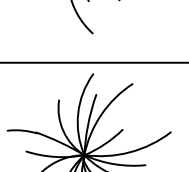
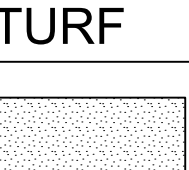
FOR LANDSCAPE DEVELOPMENT
PLAN, SEE SHEETS L21 THRU L26.

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L11
 DEVELOPMENT SERVICES DEPARTMENT SHEET 09 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &.	PROJECT NUMBER: 21.010.00 SHEET TITLE: LANDSCAPE DEVELOPMENT NOTES

PLANTING LEGEND:

TREES AND PALMS							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT / SPREAD	FORM / FUNCTION	WUCOLS	Water Conservation Zone
	36" BOX	OLEA EUROPAEA 'SWAN HILL'	Swan Hill Olive Tree	30' High / 30' Spread	Canopy Street Tree - Fortuna Avenue, Jewell Street, Avenida La Playa	Low	Zones 1 & 3
	36" BOX	AGONIS FLEXUOSA ARBUTUS 'MARINA' SEARSIA LANCEA	Peppermint Tree Marina Arbutus African Sumac	25' High / 15' Spread 25' High / 25' Spread 20' High / 20' Spread	Tree	Low	Zones 1 & 3
	36" BOX	ARCTOSTAPHYLOS MANZANITA	Common Manzanita	10' High / 10' Spread	Small Tree	Low	Zones 1 & 3
	12' B.T.H.	PHOENIX DACTYLIFERA	Date Palm		Vertical Accent	Low	Zones 1 & 3
	36" BOX	AFROCARPUS (PODOCARPUS) GRACILIOR	Fern Pine	40' High / 25' Spread	Canopy Street Tree - Ingraham Street	Moderate	Zone 1
	12' B.T.H.	TRACHYCARPUS FORTUNEI	Windmill Palm	30' High / 15' Spread	Vertical Accent	Moderate	Zones 1 & 3
LARGE SHRUBS							
	15 GAL.	DODONEA VISCOSA HETEROMELES ARBUTIFOLIA XYLOSMA CONGESTA	Hopseed Bush Toyon Shiny Xylosma	10' High / 10' Spread 10' High / 10' Spread 8' High / 8' Spread	Large Shrub - Sun	Low	Zones 1 & 3
	15 GAL.	CARPENTERIA CALIFORNICA RIBES VIBURNIFOLIUM	Bush Anemone Evergreen Currant	6' High / 6' Spread 7' High / 7' Spread	Large Shrub - Shade	Low	Zones 1 & 3
MEDIUM SHRUBS							
	5 GAL.	ARCTOSTAPHYLOS 'BIG SUR' LANTANA CAMARA LAVANULA SPECIES LEUCADENDRON SPECIES RHAPHIOLEPIS INDICA SALVIA SPECIES WESTRINGIA FRUTICOSA	Big Sur Manzanita Lantana Lavender Conebush India Hawthorne Sage Coast Rosemary	3-4' High / 6' Spread 3' High / 3' Spread 3' High / 3' Spread 3' High / 3' Spread 3' High / 3' Spread 3' High / 3' Spread 3' High / 3' Spread	Foundation Shrub - Sun	Low to Very Low	Zones 1 & 3
	5 GAL.	AEONIUM SPECIES ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' ROSA CALIFORNICA	Canary Island Rose Carmel Sur Manzanita California Wild Rose	3' High / 1' Spread 18" High / 7" Spread 3' High / 8' Spread	Shrub - Shade	Low	Zones 1 & 3
LOW SHRUBS / GROUNDCOVER							
	1 GAL.	CAREX DIVULSA FESTUCA GLAUCA	European Gray Sedge Blue Fescue	2' High / 2' Spread 1' High / 1' Spread	Groundcover -Grass - Sun	Low	Zones 1 & 3
	1 GAL.	ARCTOSTAPHYLOS 'PACIFIC MIST' ARCTOSTAPHYLOS HOOKERII 'MONTEREY CARPET' BACCHARIS PILULARIS CALANDRINIA SPECIES	Big Sur Manzanita Monterey Carpet Manzanita Dwarf Coyote Brush Rock Purslane	2'-3' High / 6' Spread 1'-3' High / 6' Spread 3' High / 8' Spread 1' High / 3' Spread	Groundcover - Sun	Low	Zones 1 & 3
	1 GAL.	CARISSA MACROCARPA 'BOXWOOD BEAUTY'	Natal Plum	2' High / 2' Spread	Low Hedge - Sun	Low	Zones 1 & 3
	1 GAL.	DRYOPTERIS ARGUTA SENECIO REPENS	Coastal Wood Fern Blue Chalksticks	3' High / 3' Spread 10" High / 3' Spread	Groundcover - Shade	Low	Zones 1 & 3
	1 GAL.	BERBERIS AQUIFOLIUM 'REPEN' SANSEVERIA SPECIES	Creeping Mahonia Mother-in-Laws Tongue	2' High / 3' Spread 3' High / 2' Spread	Groundcover - Shade	Low	Zones 1 & 3
ACCENT PLANTS							
	15 GAL.	PHORMIUM TENAX YUCCA SPECIES	New Zealand Flax Yucca	5' High / 5' Spread 6' High / 6' Spread	Accent - Sun	Low	Zones 1 & 3

	15 GAL.	JUNCUS PATENS PHORMIUM TENAX	California Gray Rush New Zealand Flax	2' High / 2' Spread 5' High / 5' Spread	Accent - Shade	Low	Zones 1 & 3
	15 GAL.	ALOE BAINSEII CORDYLINE AUSTRALIS	Tree Aloe New Zealand Cabbage Tree	12' High / 12' Spread 12' High / 12' Spread	Vertical Accent	Low	Zones 1 & 3
ACCENT PLANTS - SUCCULENTS							
	15 GAL.	AGAVE SPECIES DASYLIRION SPECIES ECHINOPSIS SPECIES EUPHORBIA INGENS	Agave Desert Spoon Torch Cactus Candelabra Tree	4' High / 4' Spread 6' High / 6' Spread 12' High / 4' Spread 15' High / 10' Spread	Succulent - Sun	Low to Very Low	Zones 1 & 3
	15 GAL.	AGAVE ATTENUATTA CRASSULA SPECIES	Foxtail Agave Jade Plant	4' High / 4' Spread 3' High / 3' Spread	Succulent - Shade	Low	Zones 1 & 3
GRASSES AND GRASSLIKE PLANTS							
	1 GAL.	CHONDROPETALUM TECTORUM DIANELLA REVOLUTA DIETES BICOLOR JUNCUS PATENS LOMANDRA LONGIFOLIA MUHLENBERIA RIGENS	Cape Reed Flax Lily Fortnight Lily California Gray Rush Spiny Headed Mat Rush Deer Grass	3' High / 3' Spread 2' High / 2' Spread 3' High / 3' Spread 2' High / 2' Spread 3' High / 3' Spread 3' High / 3' Spread	Accent - Grasslike - Sun	Low	Zones 1 & 3
	1 GAL.	CLIVIA MINIATA DIANELLA REVOLUTA 'LITTLE REV'	Kaffir Lily Dwarf Flax Lily	2' High / 2' Spread 2' High / 2' Spread	Accent - Grasslike - Shade	Low	Zones 1 & 3
TURF							
	SOD	MARATHON II TALL FESCUE	Turfgrass	N/A	Turf	High	Zones 2 & 4
BIO-FILTRATION							
	1 GAL.	CAREX PRAEGRACILIS JUNCUS PATENS MUHLENBERGIA RIGENS	California Field Sedge California Gray Rush Deer Grass	18" High / 18" Spread 2' High / 2' Spread 3' High / 3' Spread	Bio-Filtration Swale Plants	Low to Medium	Zone 5

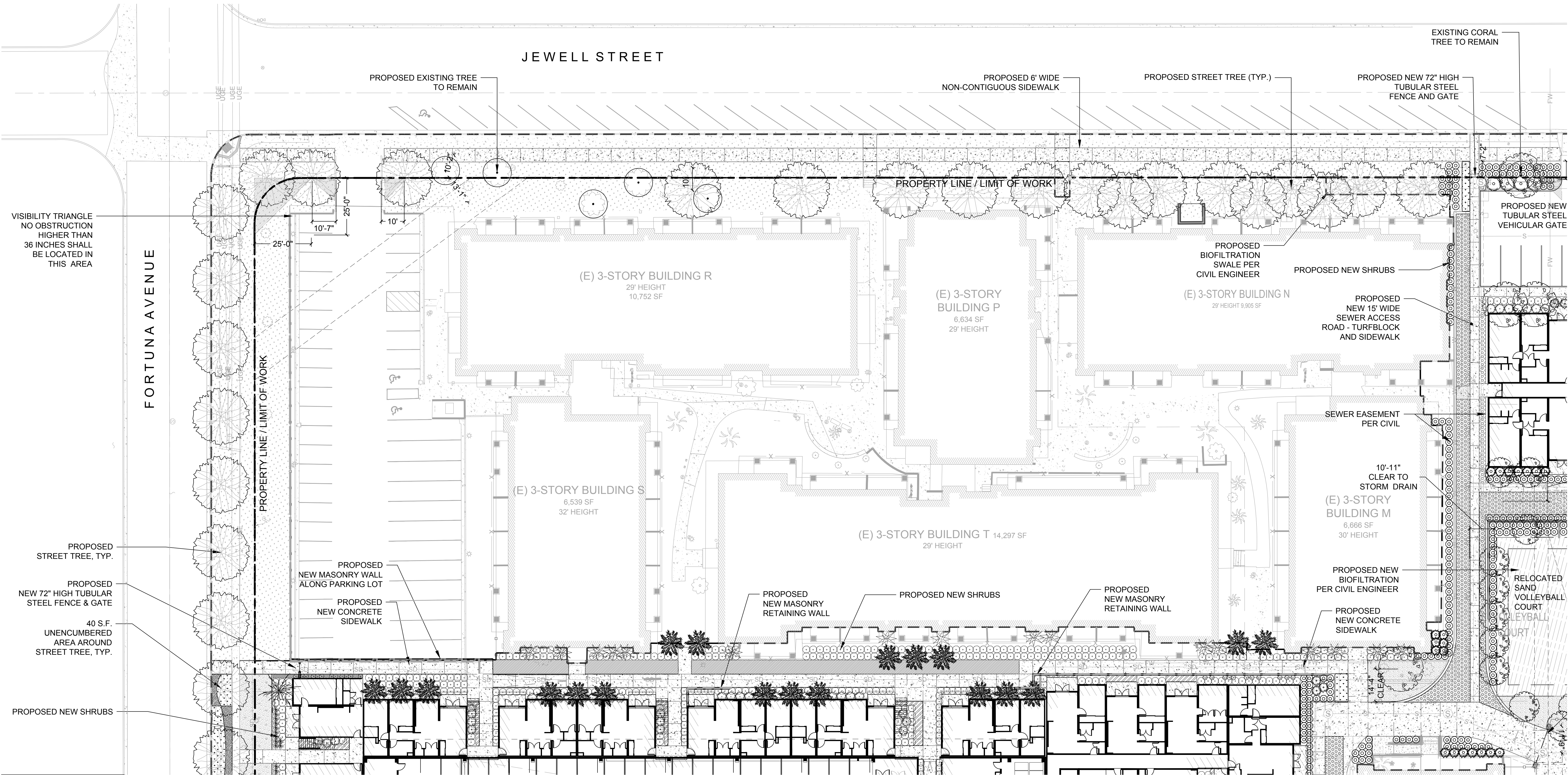
NOTE:
PER SDMC SECTION142.0409(b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT RIGHT-OF-WAY SHALL NOT EXCEED 36" IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.

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AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L12
 DEVELOPMENT SERVICES DEPARTMENT SHEET 10 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: LANDSCAPE DEVELOPMENT PLANTING LEGEND



FOR LANDSCAPE DEVELOPMENT
PLAN, SEE SHEETS L21 THRU L26.



LEGEND

	EASEMENT
	LIMIT OF WORK
	PROPERTY LINE
	SEWER LINE

STREET TREE CALCULATIONS

FORTUNA AVENUE STREET FRONTAGE = 364.896 FT.
REQUIRED STREET TREES
(12) TOTAL - (1) 24" BOX PER 30'

PROVIDED STREET TREES
(13) TOTAL - 36" BOX PROPOSED STREET TREE
(13) IN RIGHT OF WAY,
(0) WITHIN 10' OF R.O.W.

NOTES:
PER SECTION 142.0409(A)(1) "WHERE SITE CONDITIONS DO NOT ALLOW FOR THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THE STREET FRONTAGE".

FOR ALL VISIBILITY TRIANGLE AREAS AT THE INTERSECTIONS OF STREETS/STREETS, STREETS/ALLEYS AND STREETS/DRIVEWAYS, NO OBSTRUCTION HIGHER THAN 36 INCHES SHALL BE LOCATED WITHIN THIS AREA

FOR LANDSCAPE DEVELOPMENT
NOTES AND LEGENDS,
SEE SHEETS L11 AND L12.

FOR EXISTING TREE DISPOSITION
PLANS, SEE SHEETS L51 THRU L59.

N
E
S
W

GRAPHIC SCALE

20 10 0 20 40 60
1 Inch = 20 Feet

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AVA PACIFIC BEACH

3883 Ingraham St, San Diego, CA 92109

The City of SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
SHEET 11 OF 65 SHEETS
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &

SHEET NUMBER

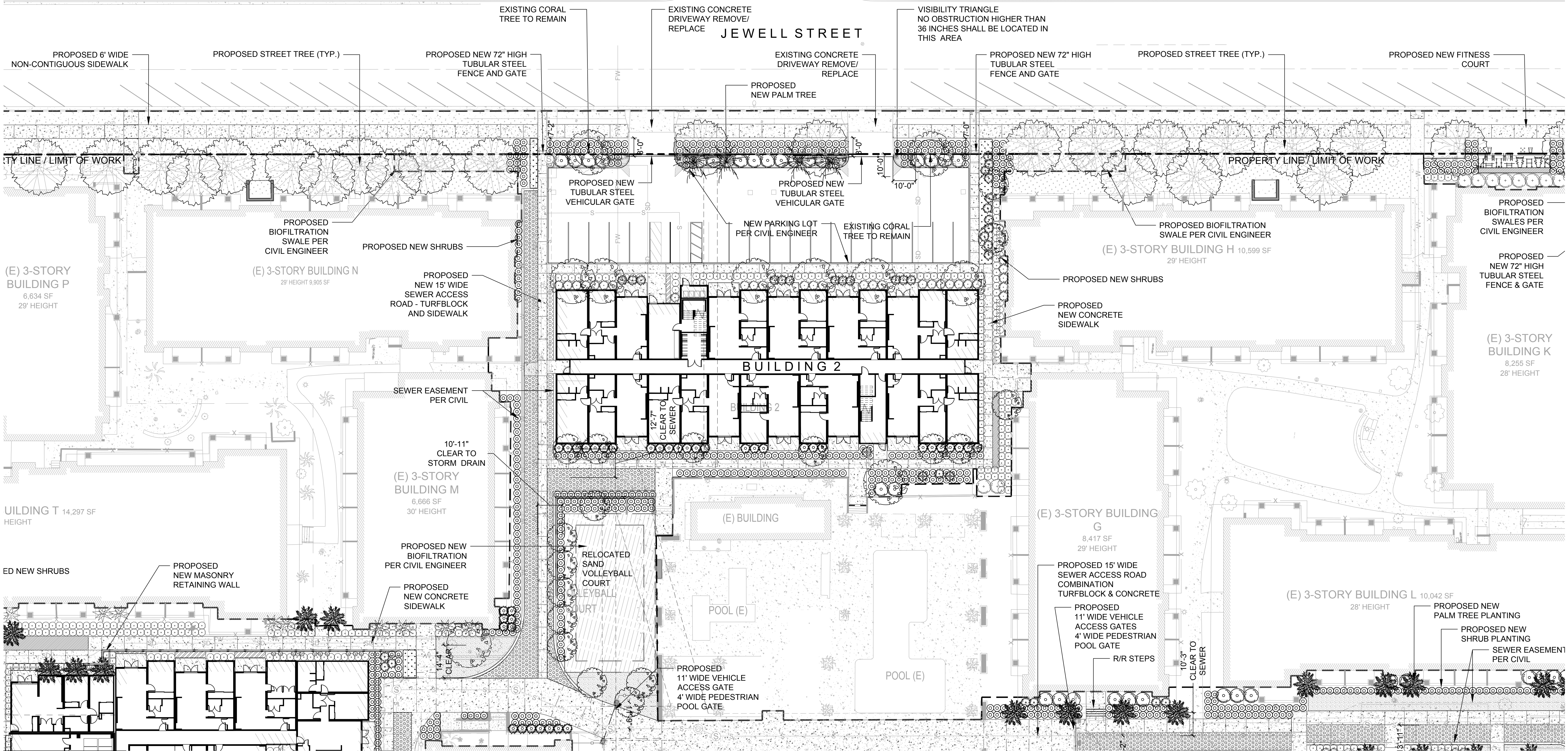
L21

PROJECT NUMBER: 21.010.00

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN

TOPIA

AvalonBay COMMUNITIES



LEGEND	
	EASEMENT
	LIMIT OF WORK
	PROPERTY LINE
	SEWER LINE

STREET TREE CALCULATIONS

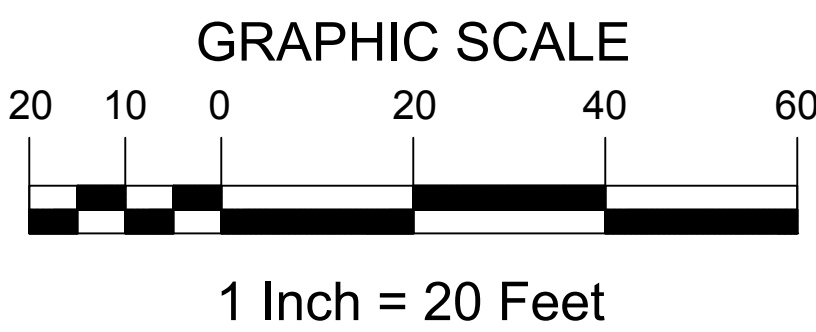
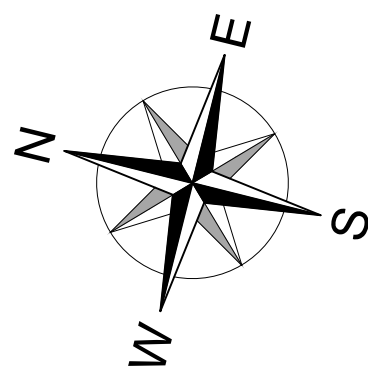
JEWELL STREET FRONTAGE = 1,235'
REQUIRED STREET TREES
(41) TOTAL - (1) 24" BOX PER 30'
OR USE EXISTING STREET TREES
PROVIDED STREET TREES
(39) TOTAL - 36" BOX PROPOSED STREET TREES
(33) IN RIGHT OF WAY,
(7) WITHIN 10' OF RIGHT OF WAY
(2) EXISTING TREES
(2) IN RIGHT OF WAY
(41) STREET TREES TOTAL

NOTES:
PER SECTION 142.0409(A)(1) "WHERE SITE CONDITIONS DO NOT ALLOW FOR THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THE STREET FRONTAGE".

FOR ALL VISIBILITY TRIANGLE AREAS AT THE INTERSECTIONS OF STREETS/STREETS, STREETS/ALLEYS AND STREETS/DRIVEWAYS, NO OBSTRUCTION HIGHER THAN 36 INCHES SHALL BE LOCATED WITHIN THIS AREA

FOR LANDSCAPE DEVELOPMENT
NOTES AND LEGENDS,
SEE SHEETS L11 AND L12.

FOR EXISTING TREE DISPOSITION
PLANS, SEE SHEETS L51 THRU L59.



#	DATE	ISSUES & REVISIONS	BY
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AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA 92109



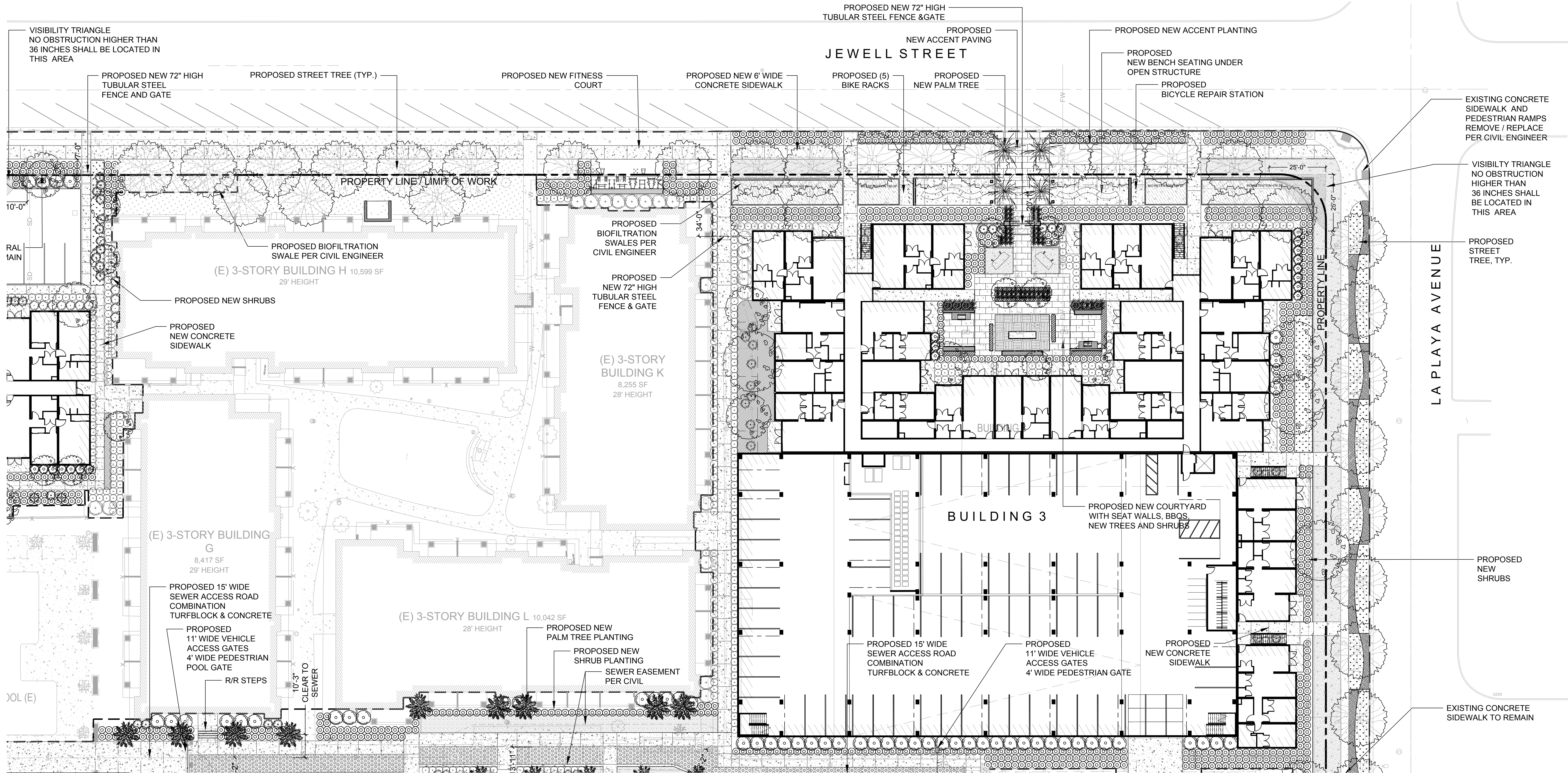
DEVELOPMENT SERVICES DEPARTMENT
SHEET 12 OF 65 SHEETS
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &

SHEET NUMBER
L22

PROJECT NUMBER: 21.010.00

SHEET TITLE:
**LANDSCAPE
DEVELOPMENT
PLAN**





LEGEND	
	EASEMENT
	LIMIT OF WORK
	PROPERTY LINE
	SEWER LINE

STREET TREE CALCULATIONS

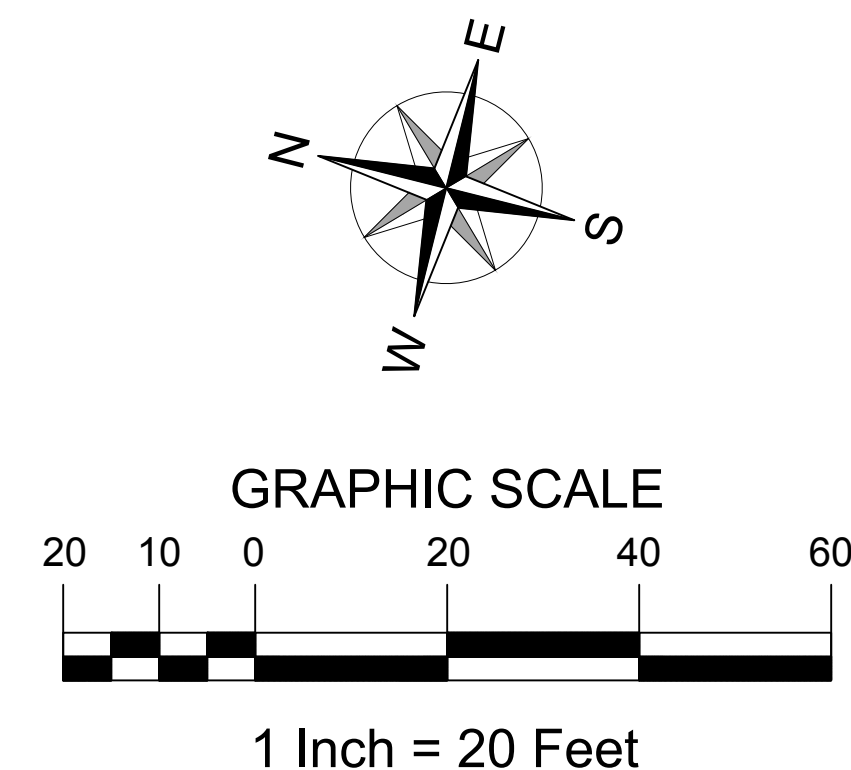
LA PLAYA AVENUE STREET FRONTAGE = 321'
REQUIRED STREET TREES
(10) TOTAL - (1) 24" BOX PER 30'
OR USE EXISTING STREET TREES
PROVIDED STREET TREES
(11) TOTAL - 36" BOX PROPOSED STREET TREES
(11) IN RIGHT OF WAY

NOTES:
PER SECTION 142.0409(A)(1) "WHERE SITE CONDITIONS DO NOT ALLOW FOR THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THE STREET FRONTAGE".

FOR ALL VISIBILITY TRIANGLE AREAS AT THE INTERSECTIONS OF STREETS/STREETS, STREETS/ALLEYS AND STREETS/DRIVEWAYS, NO OBSTRUCTION HIGHER THAN 36 INCHES SHALL BE LOCATED WITHIN THIS AREA

FOR LANDSCAPE DEVELOPMENT
NOTES AND LEGENDS,
SEE SHEETS L11 AND L12.

FOR EXISTING TREE DISPOSITION
PLANS, SEE SHEETS L51 THRU L59.



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AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA 92109



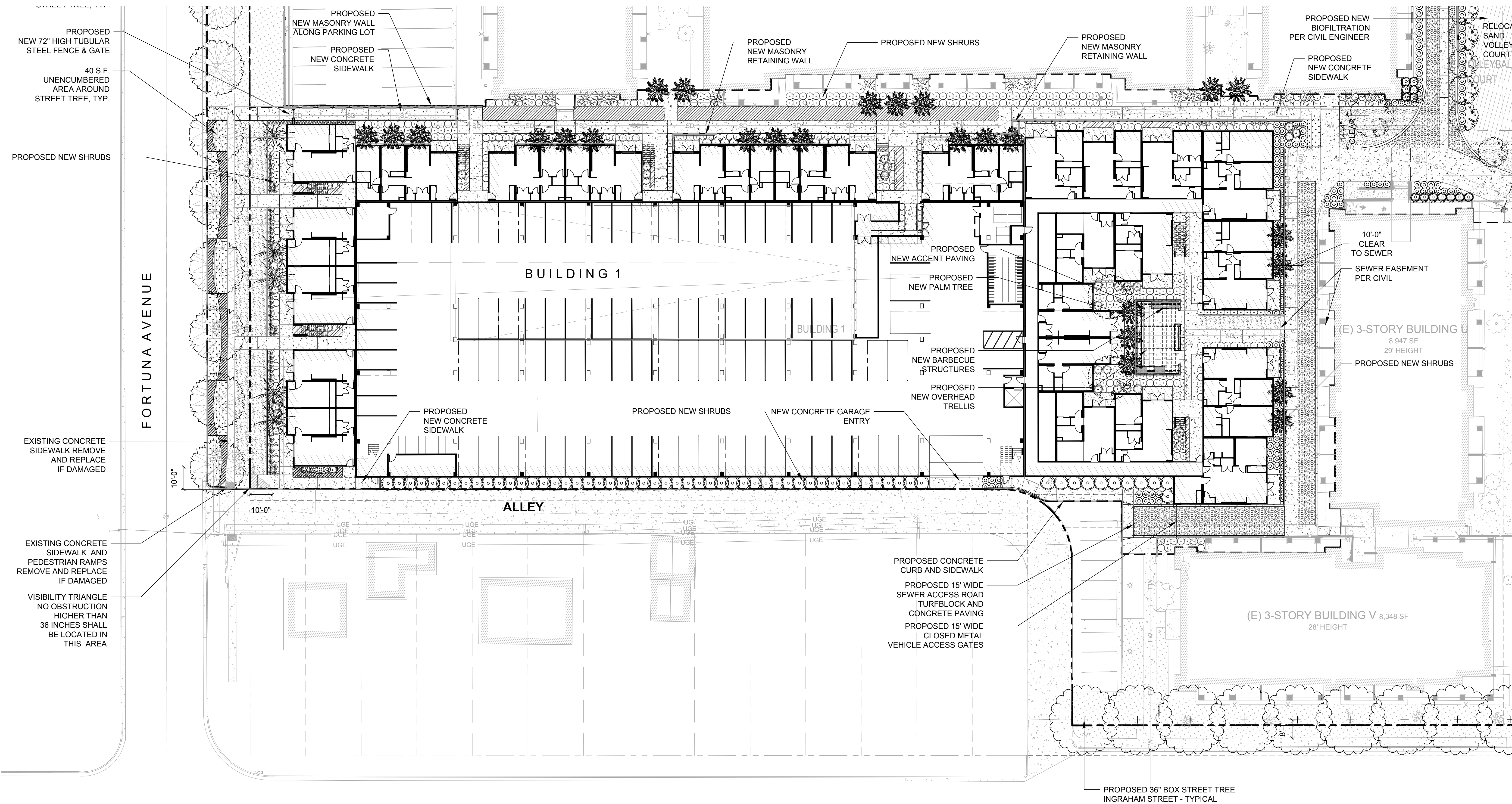
DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 6 SHEETS
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT ©

SHEET NUMBER

L23

PROJECT NUMBER: 21.0

SHEET TITLE:
LANDSCAPE DEVELOPMENT PLAN



LEGEND	
	EASEMENT
	LIMIT OF WORK
	PROPERTY LINE
	SEWER LINE

STREET TREE CALCULATIONS

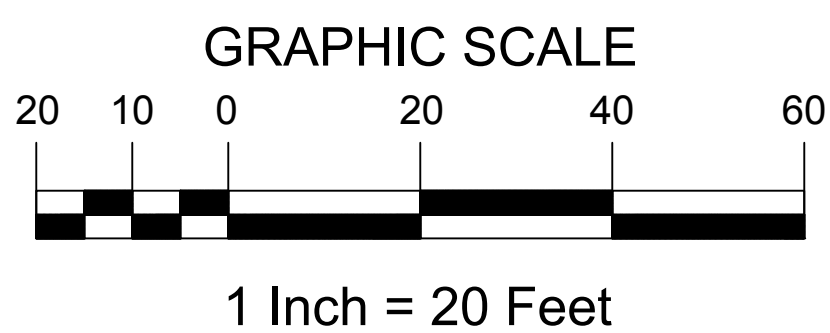
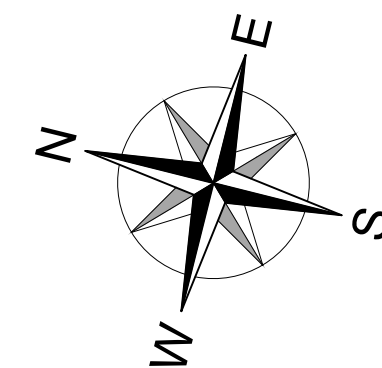
INGRAHAM STREET FRONTAGE = 755 FT.
LESS 40' CURB CUT = 715 FT
REQUIRED STREET TREES
(24) TOTAL - (1) 24" BOX PER 30'
PROVIDED STREET TREES
(24) TOTAL - 36" BOX PROPOSED STREET TREE
(0) IN RIGHT OF WAY,
(24) WITHIN 10' OF R.O.W.

NOTES:
PER SECTION 142.0409(A)(1) "WHERE SITE CONDITIONS DO NOT ALLOW FOR THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THE STREET FRONTAGE".

FOR ALL VISIBILITY TRIANGLE AREAS AT THE INTERSECTIONS OF STREETS/STREETS, STREETS/ALLEYS AND STREETS/DRIVEWAYS, NO OBSTRUCTION HIGHER THAN 36 INCHES SHALL BE LOCATED WITHIN THIS AREA

FOR LANDSCAPE DEVELOPMENT
NOTES AND LEGENDS,
SEE SHEETS L11 AND L12.

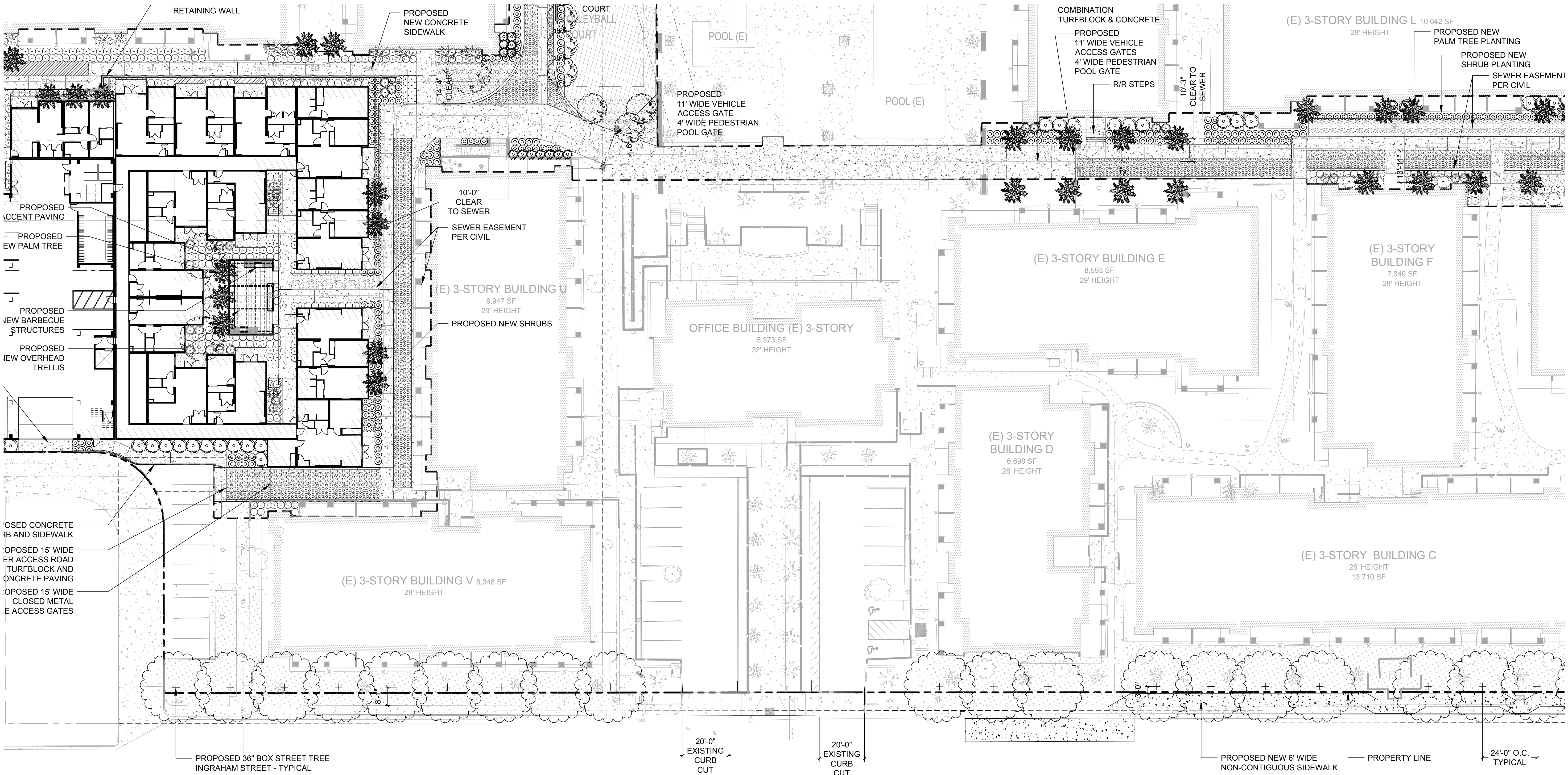
FOR EXISTING TREE DISPOSITION
PLANS, SEE SHEETS L51 THRU L59.



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AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109 DEVELOPMENT SERVICES DEPARTMENT SHEET 14 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	SHEET NUMBER L24 PROJECT NUMBER: 21.010.00 SHEET TITLE: LANDSCAPE DEVELOPMENT PLAN
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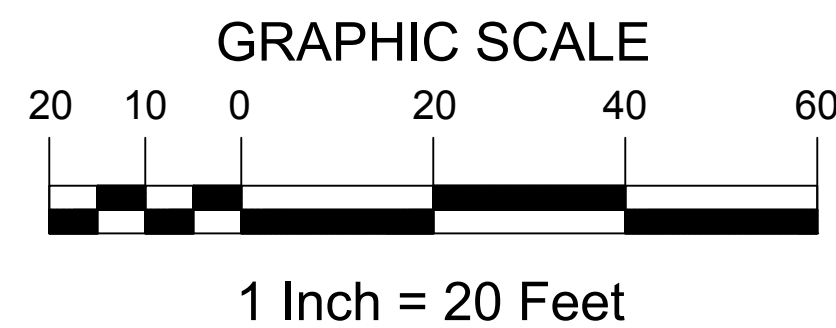
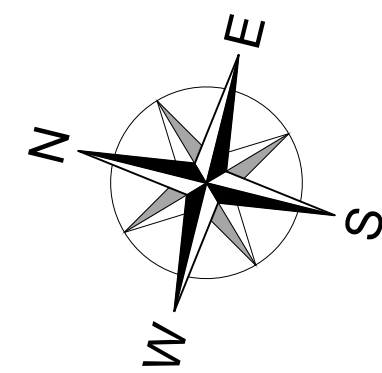
INGRAHAM STREET

LEGEND	
	EASEMENT
	LIMIT OF WORK
	PROPERTY LINE
	SEWER LINE



FOR LANDSCAPE DEVELOPMENT
NOTES AND LEGENDS,
SEE SHEETS L11 AND L12.

FOR EXISTING TREE DISPOSITION
PLANS, SEE SHEETS L51 THRU L59.



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AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA
92109

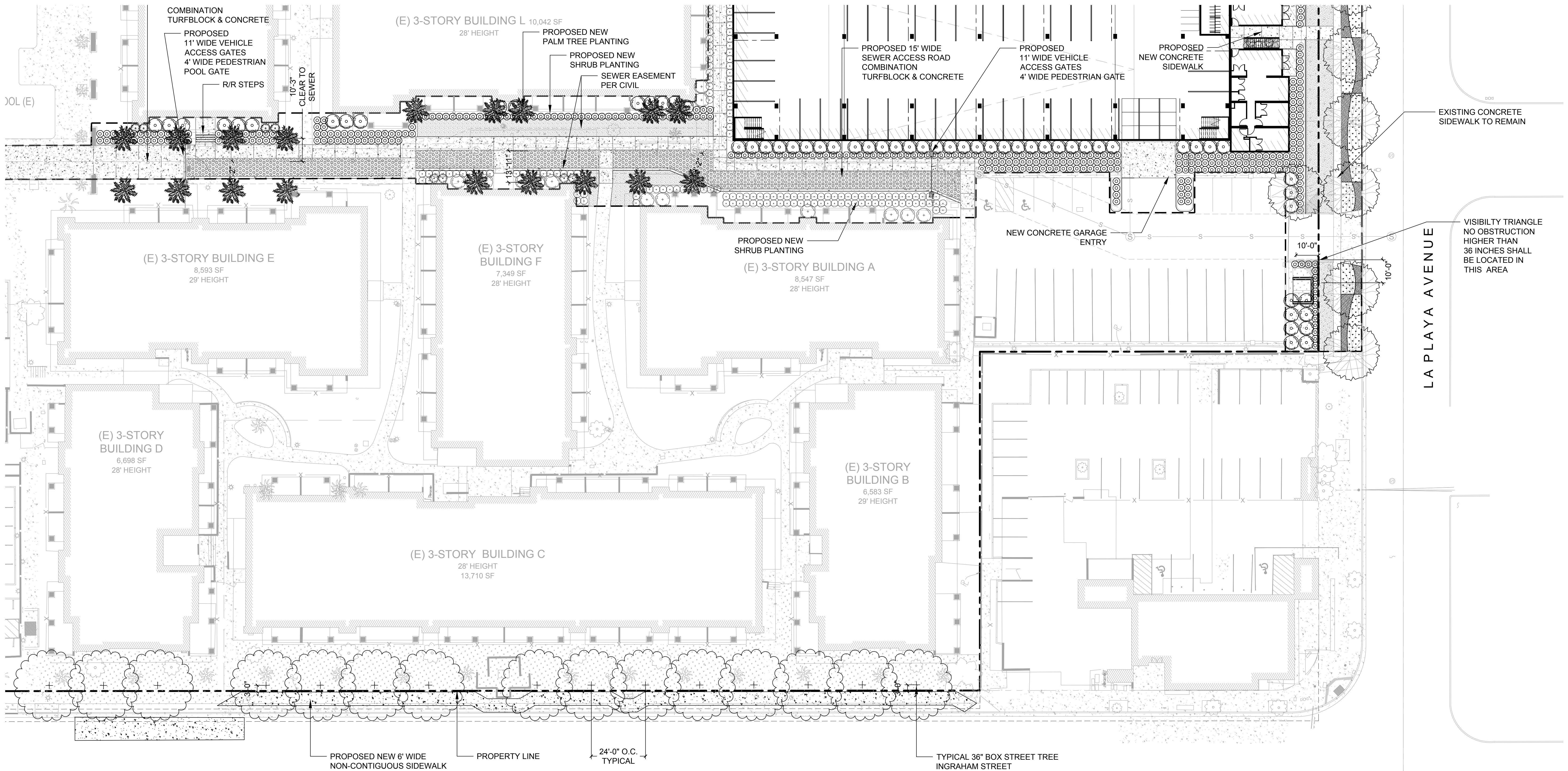


DEVELOPMENT SERVICES DEPARTMENT
SHEET 15 OF 65 SHEETS
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SHEET NUMBER
L25

PROJECT NUMBER: 21.010.00

SHEET TITLE:
**LANDSCAPE
DEVELOPMENT
PLAN**

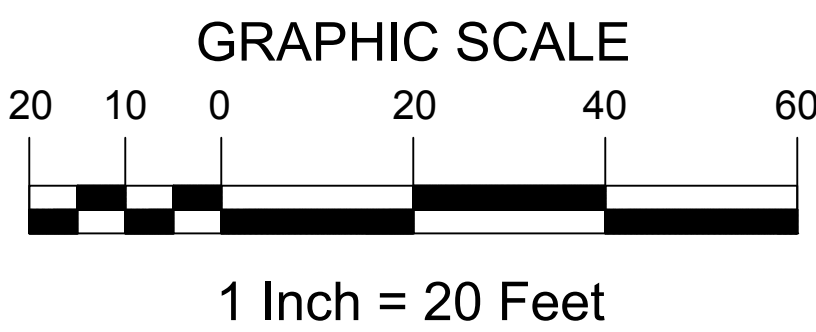
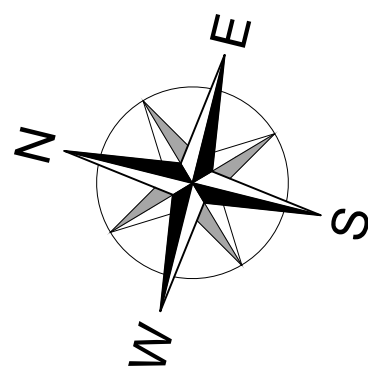


LEGEND	
	EASEMENT
	LIMIT OF WORK
	PROPERTY LINE
	SEWER LINE



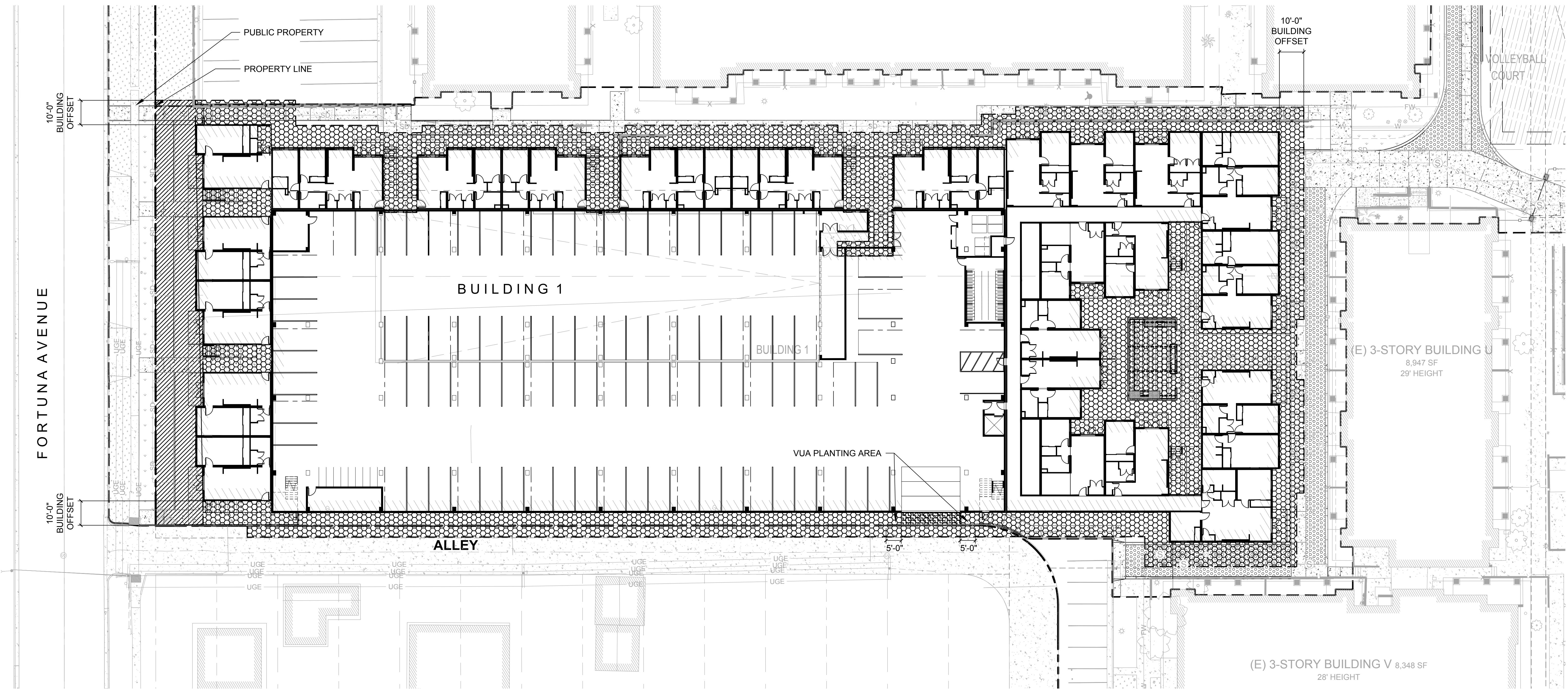
FOR LANDSCAPE DEVELOPMENT
NOTES AND LEGENDS,
SEE SHEETS L11 AND L12.

FOR EXISTING TREE DISPOSITION
PLANS, SEE SHEETS L51 THRU L59.



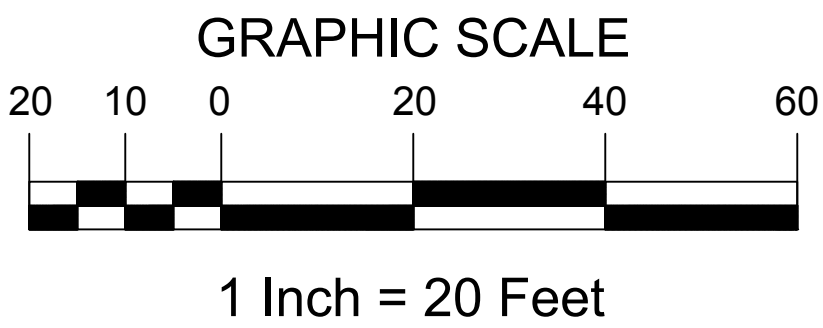
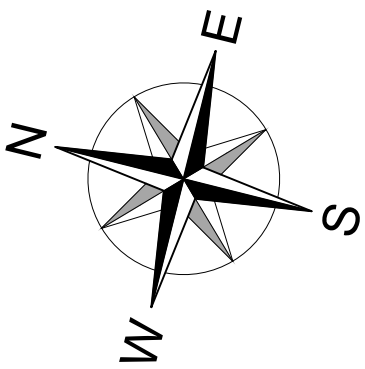
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AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L26
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 16 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: LANDSCAPE DEVELOPMENT PLAN



YARD CALCULATION LEGEND:

SYMBOL	YARD AREA	SQUARE FOOTAGE (S.F.)	PLANTING AREA PROVIDED
	A. Street Yard	3,171 S.F.	2,103 S.F.
	B. Remaining Yard	16,723 S.F.	7,691 S.F.
	C. Vehicular Use Area Inside Street Yard	N/A	
	D. Vehicular Use Area Outside Street Yard	127 S.F.	
	Plant Point Area		
	E. Right-of-Way	3,331 S.F.	2,498 S.F.
	Total	23,225 S.F. (A + B + E)	10,392 S.F.

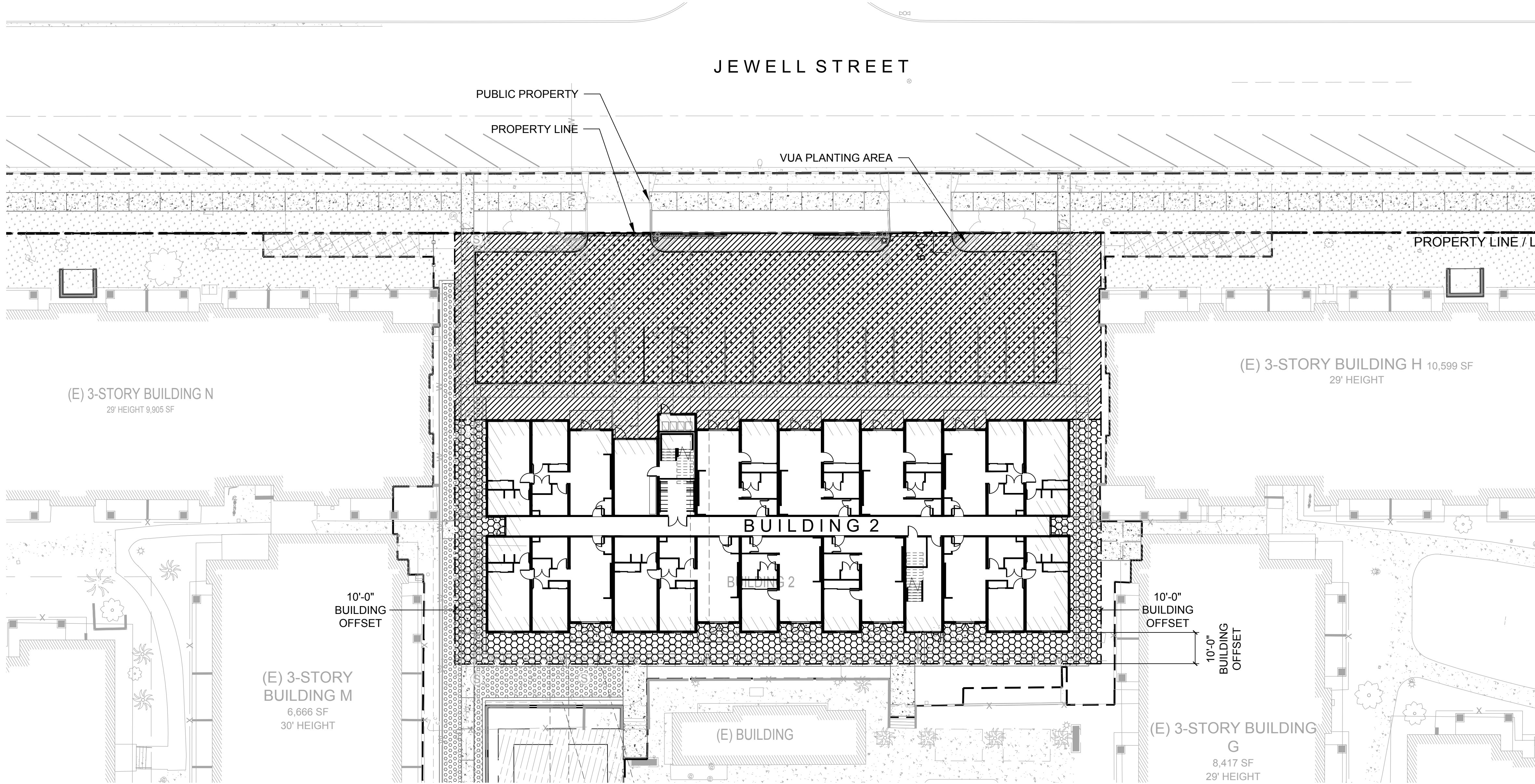


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AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L31
 DEVELOPMENT SERVICES DEPARTMENT SHEET 17 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: YARD AREA DIAGRAM / CALCULATIONS BUILDING 1



FOR YARD AREA CALCULATIONS,
SEE SHEET L32.

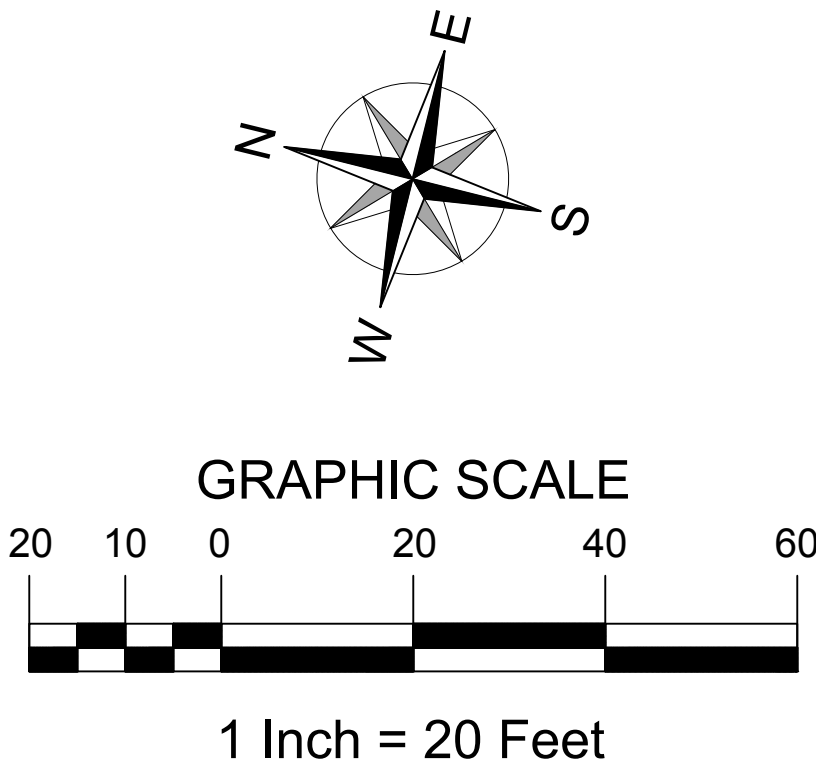


YARD CALCULATION LEGEND:

SYMBOL	YARD AREA	SQUARE FOOTAGE (S.F.)	PLANTING AREA PROVIDED
	A. Street Yard	12,635 S.F.	2,451 S.F.
	B. Remaining Yard	3,708 S.F.	1,679 S.F.
	C. Vehicular Use Area Inside Street Yard	8,076 S.F.	
	D. Vehicular Use Area Outside Street Yard	N/A	
	Plant Point Area		
	E. Right-of-Way	4,000 S.F.	1,995 S.F.
	Total	20,343 S.F. (A+B+E)	6,125 S.F.



FOR YARD AREA CALCULATIONS,
SEE SHEET L34.



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L33
 DEVELOPMENT SERVICES DEPARTMENT SHEET 19 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: YARD AREA DIAGRAM / CALCULATIONS BUILDING 2

SD

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations
Worksheet
Vehicular Use Area (VUA)

FORM
DS-5
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

VEHICULAR USE AREA (<6,000 sf) [§142.0406 - §142.0407]

Planting Area Required		
40 sq. ft. per tree.		
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>N/A</u> sq. ft. x 0.05 = _____ points	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]

Planting Area Required	Planting Area Provided	Excess Area Provided
VUA inside Street Yard <u>8,076</u> sq. ft. x 0.05 = <u>403.8</u> sq. ft.	<u>688</u> sq. ft.	<u>284.2</u> sq. ft.
VUA outside Street Yard <u>N/A</u> sq. ft. x 0.03 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
VUA inside Street Yard <u>8,076</u> sq. ft. x 0.05 = <u>403.8</u> points	<u>1,592</u> points	<u>1,188.2</u> points
	Plant Points Achieved with Trees (50%)	
	<u>550</u> points	
VUA outside Street Yard <u>N/A</u> sq. ft. x 0.03 = _____ sq. ft.	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

TEMPORARY VEHICULAR USE AREA [§142.0408]
(a specified time limit of less than 5 years from the date of construction permit issuance.)

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Public ROW adjacent to VUA <u>N/A</u> ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.

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DS-5 (08-20)

SD

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations
Worksheet
Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development

FORM
DS-6
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development

- Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>12,635</u> sq. ft. x 50% = <u>6,317.5</u> sq. ft.	<u>2,451</u> sq. ft.	<u>-3,866.5</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>12,635</u> sq. ft. x 0.05 = <u>631.75</u> points	<u>2,962</u> points	<u>2,330</u> points
	Plant Points Achieved with Trees (50%)	
	<u>1,600</u> points	

ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE

Planting Area Reduction [§142.0405(a)(3)]	Minimum Planting Area with Allowed Reduction	Excess Points Required
Planting Area Required <u>6317.5</u> sq. ft. x 25% = <u>1,579</u> sq. ft.	<u>4,738.5</u> sq. ft.	<u>4738.5</u> points
Planting Area allowable as Hardscape [§142.0405(b)(1)(A)]		Hardscape Provided
Planting Area Required <u>0</u> sq. ft. x 10% = <u>0</u> sq. ft.		_____ sq. ft.

The diagram illustrates the layout of a residential structure and its associated planting areas. It shows a central building footprint with various setbacks. The 'Vehicular Use Area Outside the Street Yard' is the area between the building and the 'Street Wall Line'. The 'Remaining Yard' is the area within the 'Street Wall Line' but outside the building. The 'Vehicular Use Area Inside the Street Yard' is the area within the 'Street Wall Line' and adjacent to the building. The 'Street' is shown at the bottom, and the 'Street Wall' is the boundary between the street and the remaining yard.

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DS-6 (08-20)

Page 2 of 3

City of San Diego • Development Services Department • DS-6

REMAINING YARD [§142.0404 - §142.0405] - 4 Dwelling Units or Less

A minimum of 60 points per residential *structure*. Planting shall be distributed within a 10-foot offset from the *structural envelope* or within the *remaining yard*.

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x _____ # of residential <i>structures</i>	_____ sq. ft.	_____ sq. ft.
	Plant Points Achieved with Trees (50%)	
	_____ points	

REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential *structure* shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area <u>3,708</u> sq. ft. x 30% = <u>1,112.4</u> sq. ft.	<u>1,679</u> sq. ft.	<u>566.6</u> sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area <u>3,708</u> sq. ft. x 0.05 = <u>185.4</u> sq. ft.	<u>942</u> points	<u>756.6</u> points
	Plant Points Achieved with Trees (50%)	
	<u>300</u> points	

Option 2:
Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 20% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.05 = _____ sq. ft.	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

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DS-6 (08-20)

PLANT POINT SCHEDULE*:

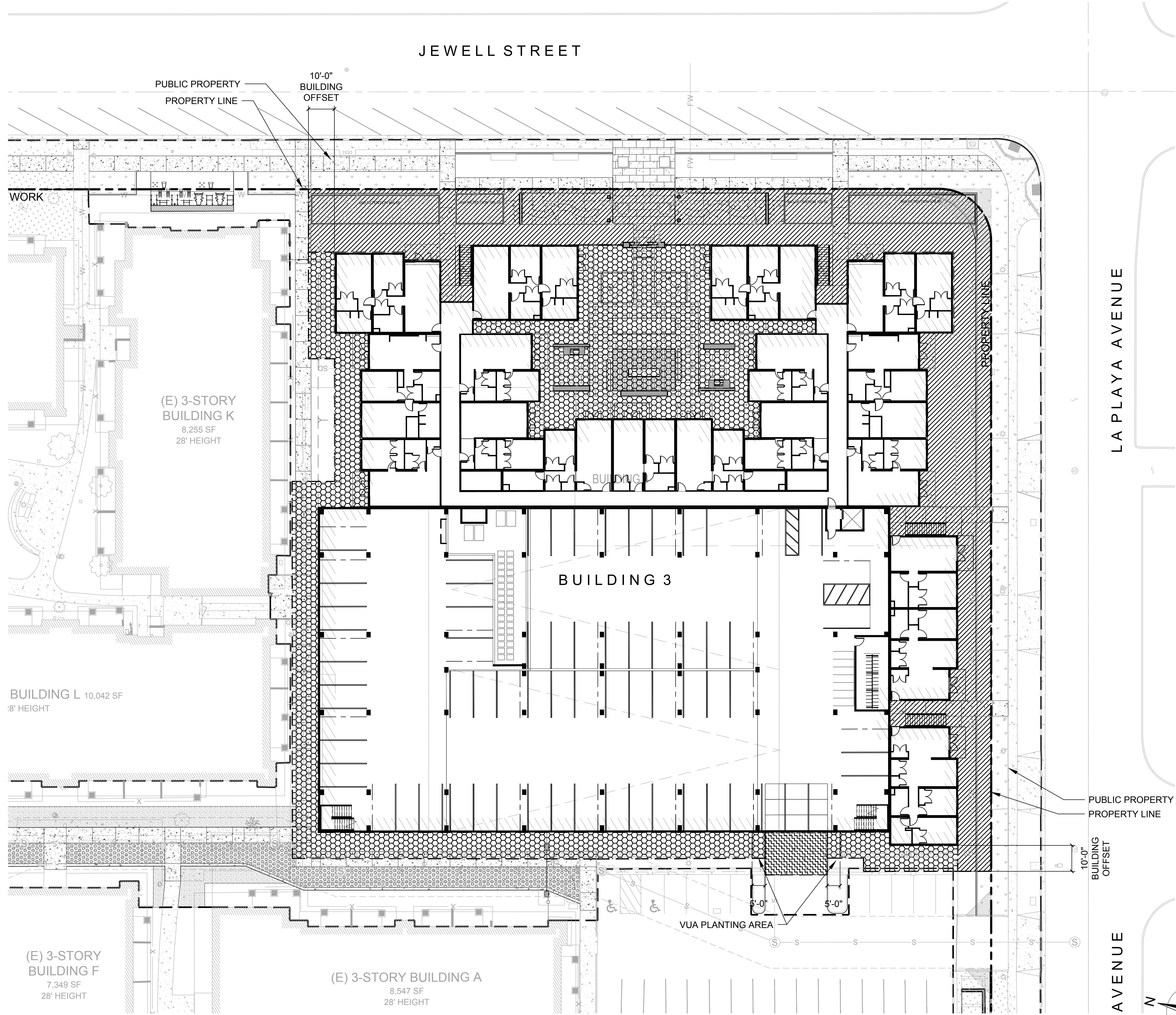
PLANT TYPE	PLANT VALUE	PLANT QUANTITY PER AREA				I STREET YARD POINTS ACHIEVED	II REMAINING YARD POINTS ACHIEVED	III VEHICULAR USE AREA IN STREET AREA POINTS ACHIEVED	IV VEHICULAR USE AREA OUTSIDE STREET AREA POINTS ACHIEVED
		I	II	III	IV				
PROPOSED TREES									
5 Gallon Tree	5	-	-	-	-	-	-	-	-
15 Gallon Tree	10	-	-	-	-	-	-	-	-
24" Box Tree	20	-	-	-	-	-	-	-	-
36" Box Tree	50	8	6	-	-	400	300	-	-
48" Box Tree	100	-	-	-	-	-	-	-	-
PROPOSED PALMS									
Dwarf Palms	1.5 PER B.T.H.	-	-	-	-	-	-	-	-
Feather Palms	1.5 PER B.T.H.	4@12'	-	4@12'	-	72	-	72	-
Fan Palms	1.5 PER B.T.H.	-	-	-	-	-	-	-	-
PROPOSED SHRUBS									
1 Gallon Shrub	1	351	276	-	-	351	276	-	-
5 Gallon Shrub	2	67	43	20	-	134	86	40	-
15 Gallon Shrub	10	68	28	18	-	680	280	180	-
EXISTING TREES									
Native 2" Cal.	100	-	-	-	-	-	-	-	-
Each Additional Inch	50	-	-	-	-	-	-	-	-
Non-Native 2" Cal.	50	3	-	2	-	150	-	100	-
Each Additional Inch	25	47	-	44	-	1,175	-	1,100	-
EXISTING PALMS									
Feather Palms	3 PER B.T.H.	-	-	-	-	-	-	-	-
Fan Palms	1.5 PER B.T.H.	-	-	-	-	-	-	-	-
EXISTING SHRUBS									
12" to 24" Spread/Height	4	-	-	-	-	-	-	-	-
24" and larger Spread/Height	15	-	-	-	-	-	-	-	-
TOTAL POINTS						2,962	942	1,592	N/A

* REFER TO LDC 142.0405(A)(2):
"IF PLANTS AND PLANTING AREA ARE PROVIDED WITHIN A STREET YARD OR REMAINING YARD TO MEET OTHER REQUIREMENTS OF THIS DIVISION, INCLUDING VEHICULAR USE AREA AND REVEGETATION REQUIREMENTS, THEY MAY BE USED TO SATISFY THE PLANTING AREA AND PLANT POINTS REQUIRED BY TABLE 142-04C."

NOTE:
1. EXISTING TREES 23, 24 & 25 ARE BEING USED FOR PLANT POINTS - SEE L57 FOR DESCRIPTIONS AND SIZES.
2. PLANTING AREA REDUCTION [142.0405(a)(3)] IS BEING APPLIED - PLANTING AREA PROVIDED OF 2,451 SF + EXCESS POINTS PROVIDED OF 2,330 POINTS / S.F. = 4,781 SF PLANTING AREA.

FOR YARD CALCULATION
DIAGRAMS, SEE SHEET L33.

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM
AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109			SHEET NUMBER L34
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 20 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &			PROJECT NUMBER: 21.010.00 SHEET TITLE: YARD AREA CALCULATIONS BUILDING 2



YARD CALCULATION LEGEND:

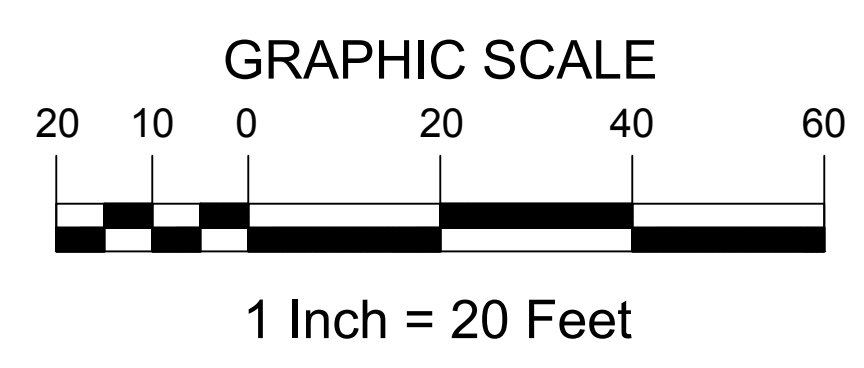
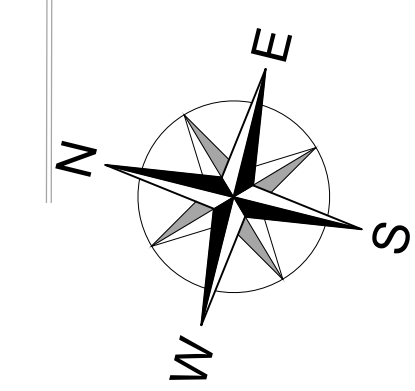
SYMBOL	YARD AREA	SQUARE FOOTAGE (S.F.)	PLANTING AREA PROVIDED
	A. Street Yard	11,146 S.F.	6,237 S.F.
	B. Remaining Yard	10,081 S.F.	5,269 S.F.
	C. Vehicular Use Area Inside Street Yard	N/A	
	D. Vehicular Use Area Outside Street Yard	100 S.F.	
	Plant Point Area		
	E. Right-of-Way	10,486 S.F.	5,983 S.F.
	Total	31,713 S.F. (A + B + E)	17,489 S.F.

PUBLIC PROPERTY PROPERTY LINE

10'-0" BUILDING OFFSET

VUA PLANTING AREA

AVENUE



FOR YARD AREA CALCULATIONS, SEE SHEET L36.

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L35
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 21 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: YARD AREA DIAGRAM / CALCULATIONS BUILDING 3



1. PROPOSED TURF AREAS:
TURF AREA IN THIS AREA EQUALS 9,501 S.F. OR
25.6% OF THE TOTAL LANDSCAPE ON PROPERTY.

3. THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H) AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

This project worksheet is to be submitted to the City when the proposed development is subject to the water budget requirement in Chapter 14, Article 2, Division 4 (Landscape Regulations).

Project Name: AVA PACIFIC BEACH - Combined **Project #:** 21.01.00
Project Address: 3883 Ingraham Street, San Diego, CA 92109
Individual/Business Completing the Worksheet Frank Marczynski / Topia
Phone Number (858) 458-0555

Estimated Total Water Use (ETWU): The total water used for the landscape based on the plants used and irrigation method selected for the landscape design. The ETWU shall not exceed the MAWA.

Evapotranspiration: The quantity of water as measured in average inches per year that evaporated from adjacent soil surfaces and transpired by plants during a specific time period. (Evapotranspiration data may be found at www.cimis.water.ca.gov. You may obtain a free password from the Department of Water Resources. The site also holds an abundance of informational links and complete instructions.)

Evapotranspiration Adjustment Factor (ETAF): A factor that when applied to reference evapotranspiration adjusts for plant water requirements and irrigation efficiencies, two major influences on the amount of water that is required for a healthy landscape.

Hydrozone: A section or zone of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated. For the purpose of the calculation, the surface area of manmade water features (see LDM Section 1.8) are included in the high water use hydrozone, and the surface area of artificial turf and temporary irrigation is included in the low water use hydrozone.

Irrigation Audit: An in-depth evaluation of the performance of an irrigation system conducted by a professional authorized by the State to perform such work. An irrigation audit includes,

54

<u>Symbol</u>	<u>Description of Symbol</u>
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area ³ -(square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

[illegible]

SYMBOL	DESCRIPTION
	ZONE 1: RIGHT-OF-WAY PLANTER. LOW WATER USE PLANTING - SUN AREA = 14,651 S.F.
	ZONE 2: RIGHT-OF-WAY PLANTER HIGH WATER USE PLANTING - SUN AREA = 10,144 S.F.
	ZONE 3: PRIVATE PLANTER LOW WATER USE PLANTING - SHADE AREA = 16,667 S.F.
	ZONE 4: PRIVATE PLANTER LOW WATER USE PLANTING - SUN AREA = 22,486 S.F.
	ZONE 5: PRIVATE PLANTER HIGH WATER USE PLANTING - SUN AREA = 10,637 S.F.
	TOTAL AREA = 74,585 S.F.

[illegible]

MAWA (RESIDENTIAL) =	$(ETO_7)(0.62)[(ETAF \times LA) + ((1-ETAF) \times SLA)]$ $(40)(0.62)[(0.65 \times 74,585) + (0.45 \times 0)]$ $24.8[(41,022) + (0)]$ $24.8[41,022]$ 1,017,346 Gallons Per Year
MAWA (TOTAL) =	1,017,346 Gallons Per Year

ETWU DOES NOT EXCEED MAWA.

AVA PACIFIC BEACH	SHEET NUMBER
3883 Ingraham St, San Diego, CA 92109	L40

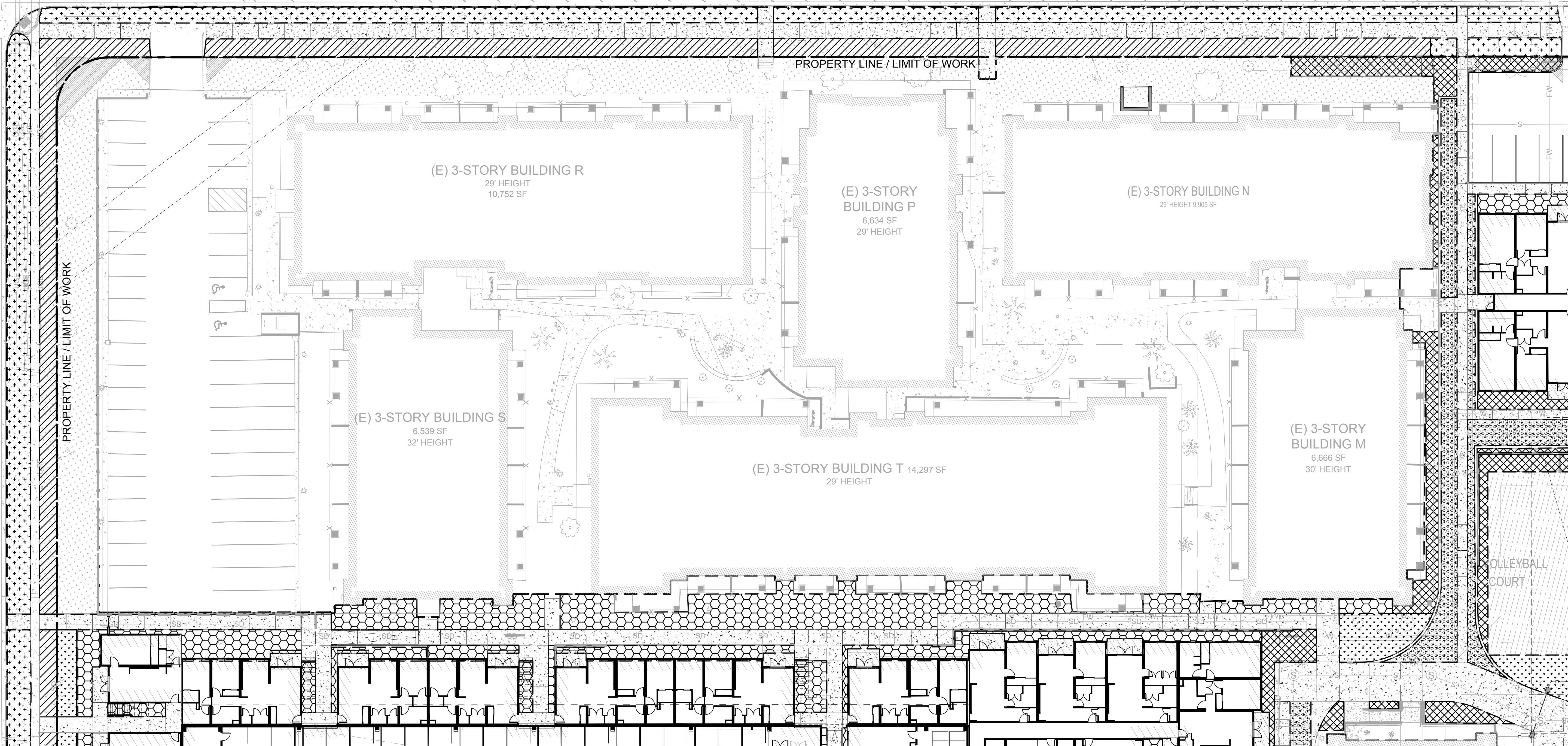
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SHEET TITLE:
WATER
CONSERVATION
NOTES &
CALCULATIONS



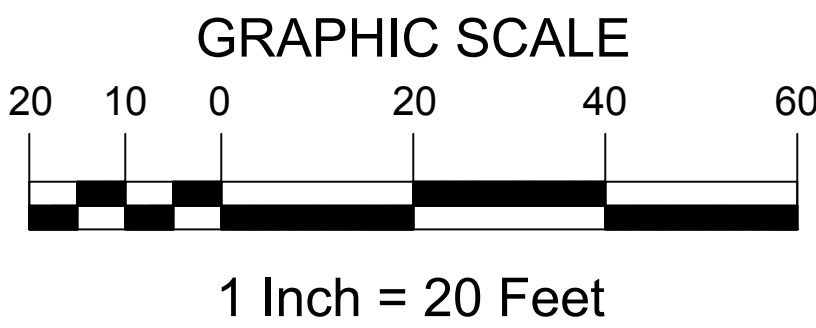
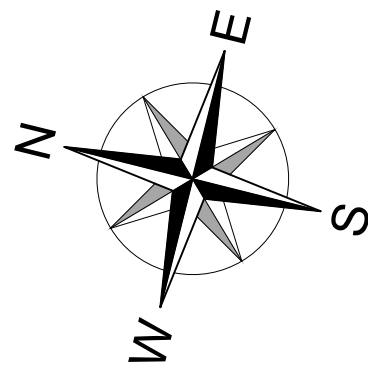
FORTUNA AVENUE

JEWELL STREET



HYDROZONE LEGEND:

SYMBOL	DESCRIPTION
	ZONE 1: RIGHT-OF-WAY PLANTER. LOW WATER USE PLANTING - SUN
	ZONE 2: RIGHT-OF-WAY PLANTER HIGH WATER USE PLANTING - SUN
	ZONE 3: PRIVATE PLANTER LOW WATER USE PLANTING - SHADE
	ZONE 4: PRIVATE PLANTER LOW WATER USE PLANTING - SUN
	ZONE 5: PRIVATE PLANTER HIGH WATER USE PLANTING - SUN



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA
92109

SHEET NUMBER
L41

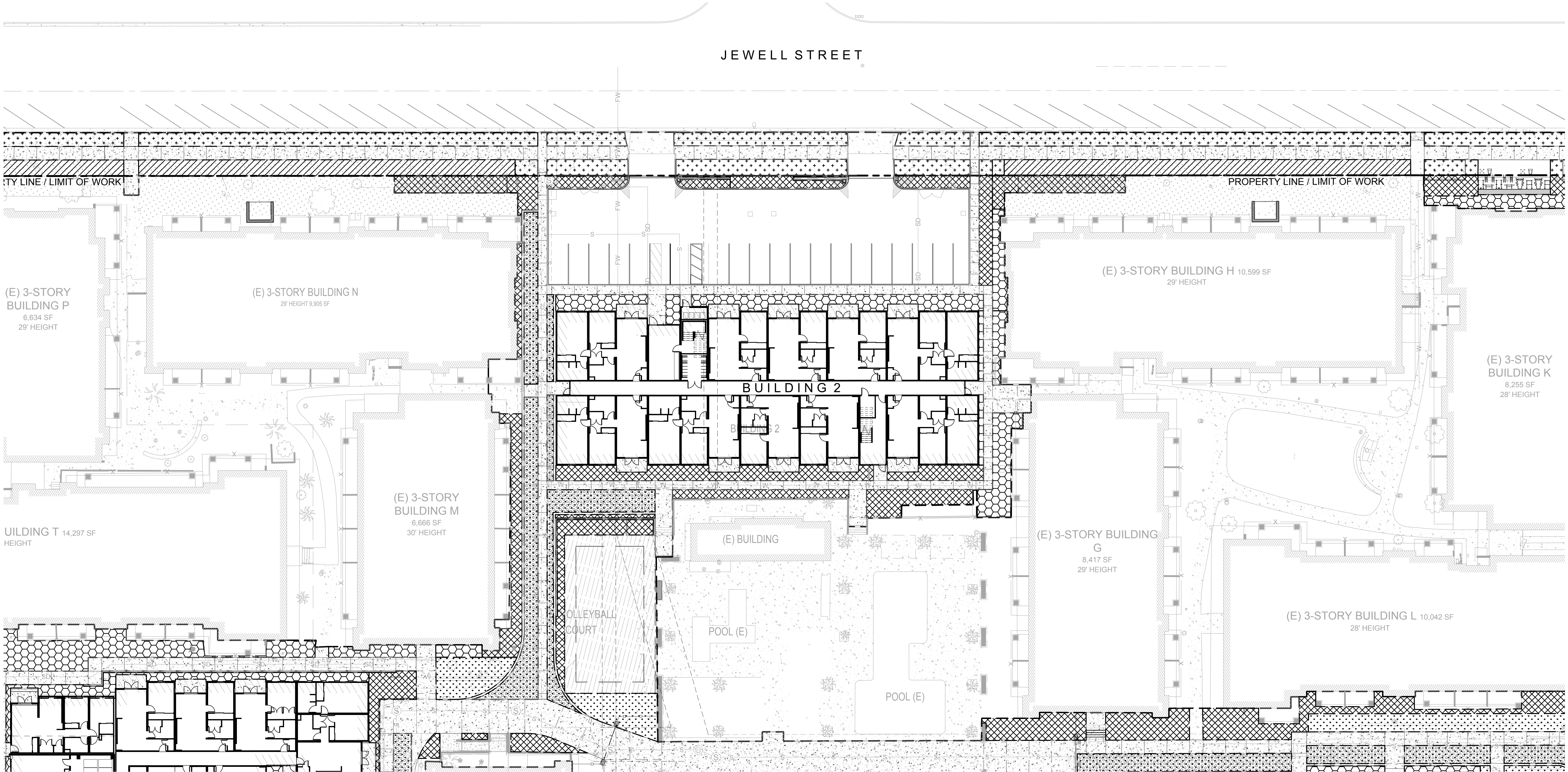
PROJECT NUMBER: 21.010.00

SHEET TITLE:
**WATER
CONSERVATION
PLAN**



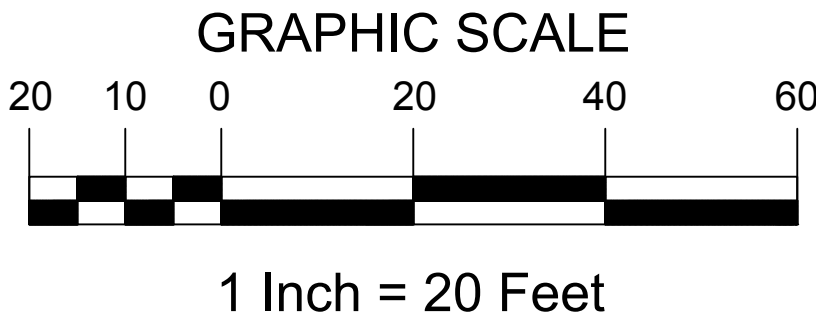
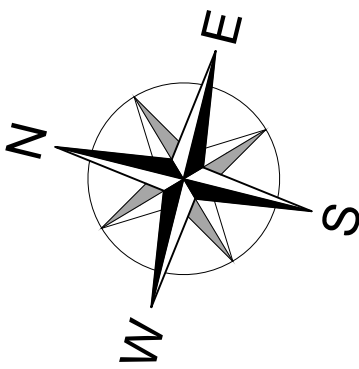
DEVELOPMENT SERVICES DEPARTMENT
SHEET **24** OF **65** SHEETS
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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WRITTEN CONSENT OF THE ARCHITECT &





HYDROZONE LEGEND:

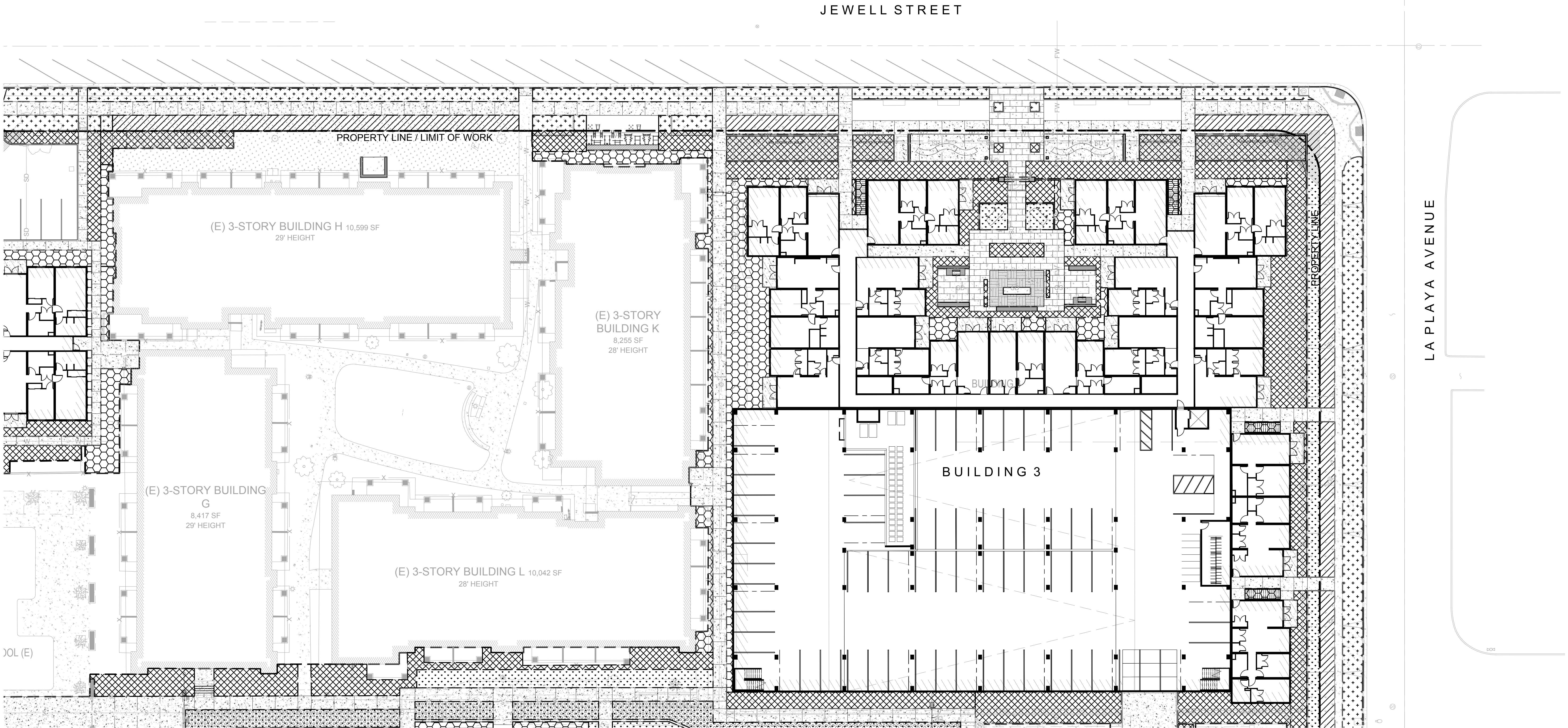
SYMBOL	DESCRIPTION
	ZONE 1: RIGHT-OF-WAY PLANTER. LOW WATER USE PLANTING - SUN
	ZONE 2: RIGHT-OF-WAY PLANTER HIGH WATER USE PLANTING - SUN
	ZONE 3: PRIVATE PLANTER LOW WATER USE PLANTING - SHADE
	ZONE 4: PRIVATE PLANTER LOW WATER USE PLANTING - SUN
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#	DATE	ISSUES & REVISIONS	BY
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3	08.24.2023	PLAN CHECK 2	FM
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5	04.10.2024	PLAN CHECK 4	FM

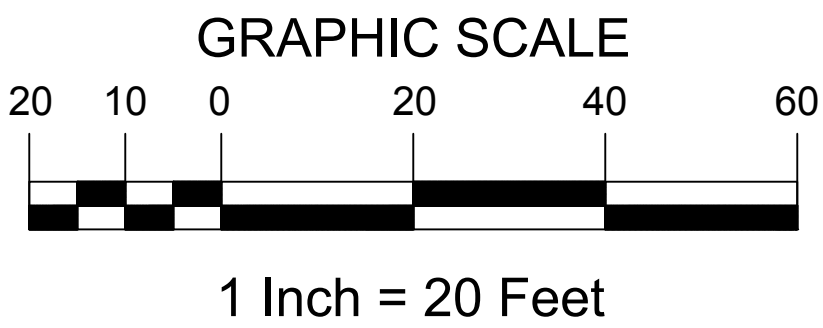
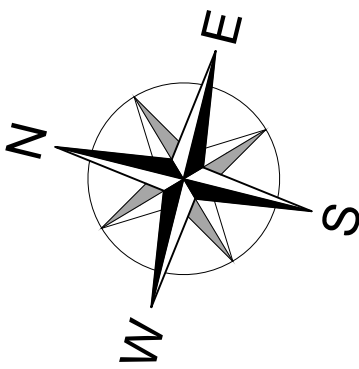
AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L42
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 25 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &	PROJECT NUMBER: 21.010.00 SHEET TITLE: WATER CONSERVATION PLAN





HYDROZONE LEGEND:

SYMBOL	DESCRIPTION
	ZONE 1: RIGHT-OF-WAY PLANTER. LOW WATER USE PLANTING - SUN
	ZONE 2: RIGHT-OF-WAY PLANTER HIGH WATER USE PLANTING - SUN
	ZONE 3: PRIVATE PLANTER LOW WATER USE PLANTING - SHADE
	ZONE 4: PRIVATE PLANTER LOW WATER USE PLANTING - SUN
	ZONE 5: PRIVATE PLANTER HIGH WATER USE PLANTING - SUN

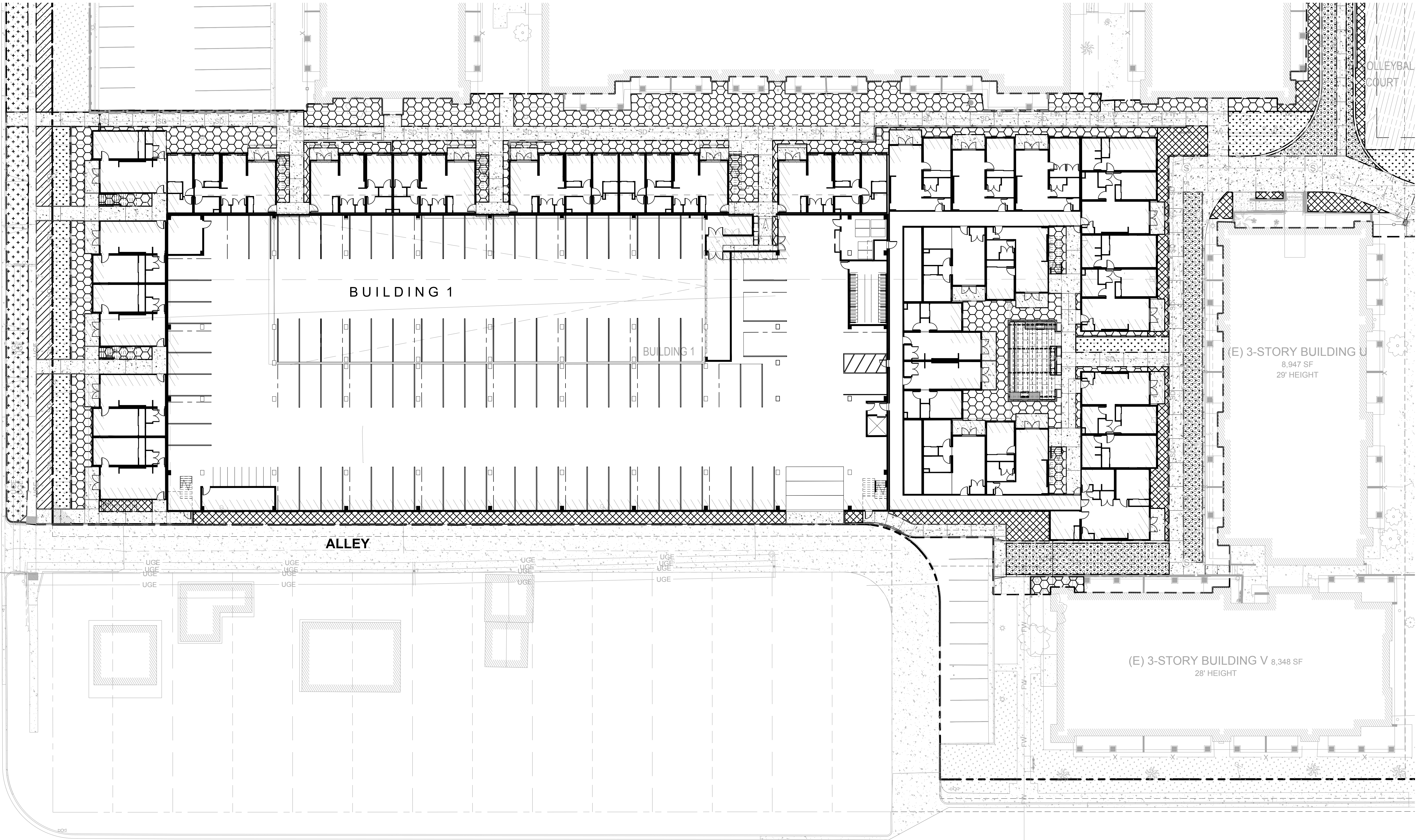


#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L43
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 26 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &	PROJECT NUMBER: 21.010.00 SHEET TITLE: WATER CONSERVATION PLAN

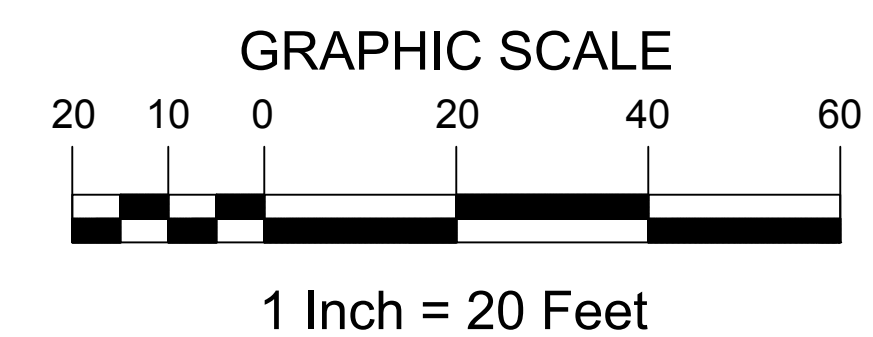
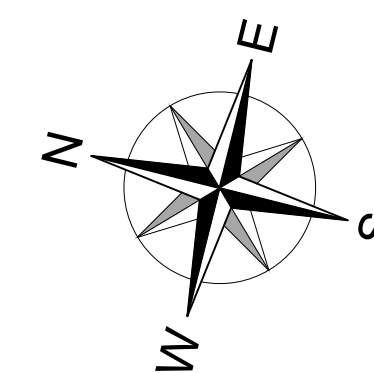


FORTUNA AVENUE



HYDROZONE LEGEND:

SYMBOL	DESCRIPTION
	ZONE 1: RIGHT-OF-WAY PLANTER. LOW WATER USE PLANTING - SUN
	ZONE 2: RIGHT-OF-WAY PLANTER HIGH WATER USE PLANTING - SUN
	ZONE 3: PRIVATE PLANTER LOW WATER USE PLANTING - SHADE
	ZONE 4: PRIVATE PLANTER LOW WATER USE PLANTING - SUN
	ZONE 5: PRIVATE PLANTER HIGH WATER USE PLANTING - SUN



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA
92109

The City of
SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET 27 OF 65 SHEETS
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT &

SHEET NUMBER

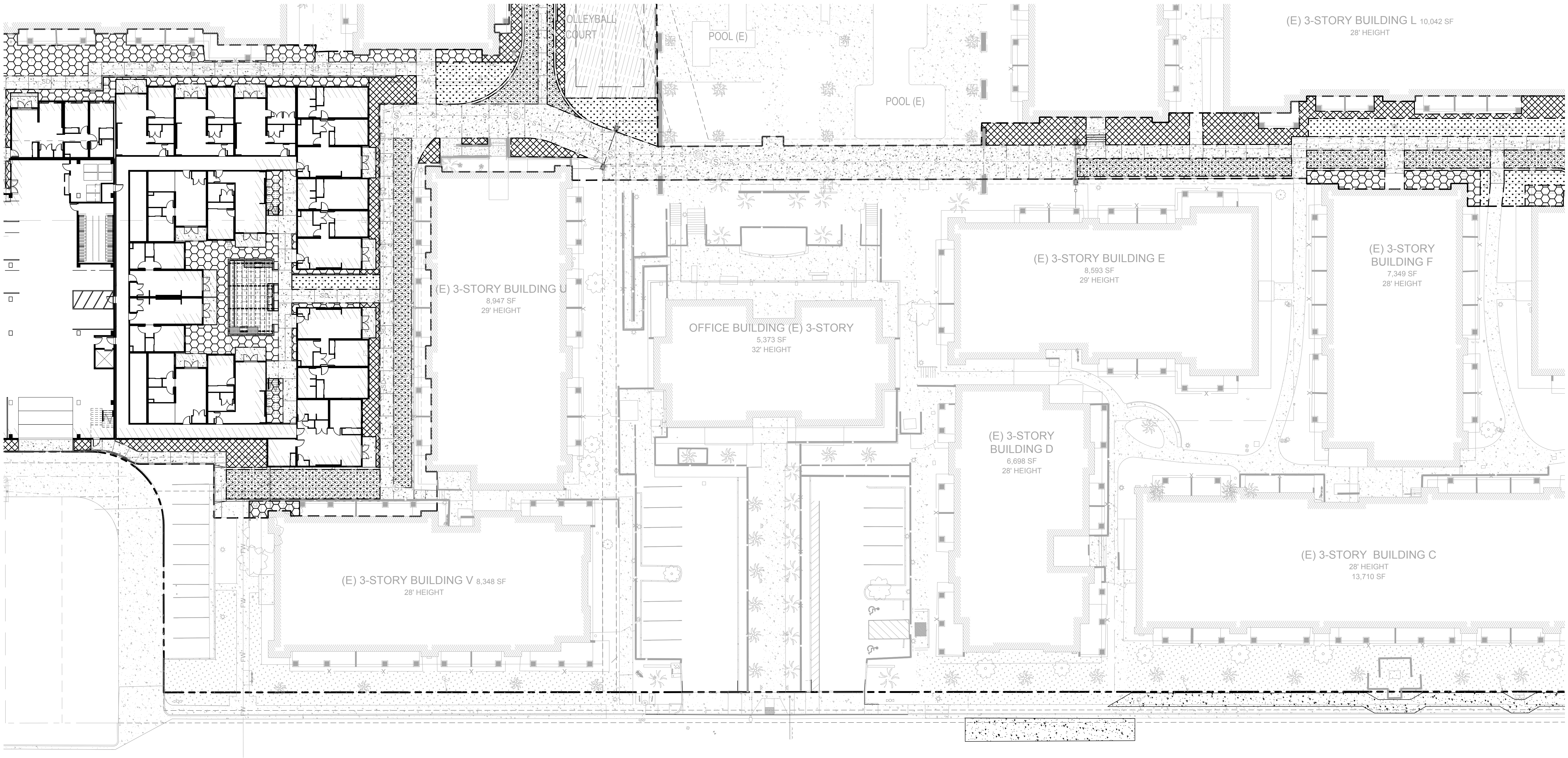
L44

PROJECT NUMBER: 21.010.00

SHEET TITLE:

**WATER
CONSERVATION
PLAN**

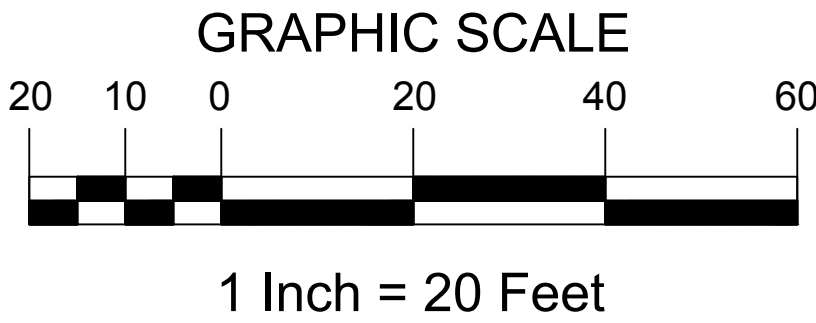
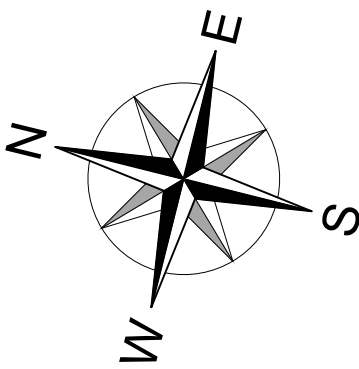




HYDROZONE LEGEND:

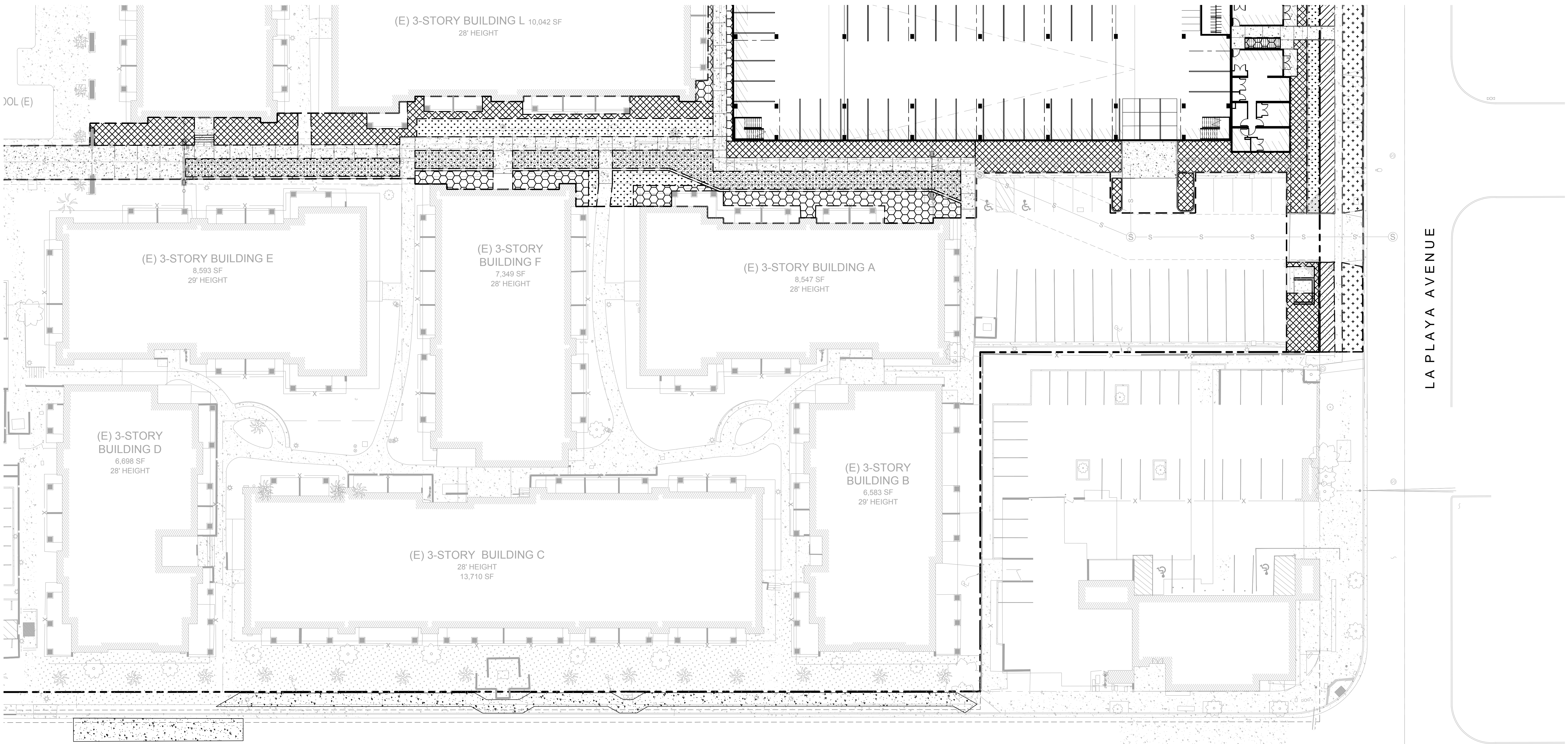
SYMBOL	DESCRIPTION
	ZONE 1: RIGHT-OF-WAY PLANTER. LOW WATER USE PLANTING - SUN
	ZONE 2: RIGHT-OF-WAY PLANTER HIGH WATER USE PLANTING - SUN
	ZONE 3: PRIVATE PLANTER LOW WATER USE PLANTING - SHADE
	ZONE 4: PRIVATE PLANTER LOW WATER USE PLANTING - SUN
	ZONE 5: PRIVATE PLANTER HIGH WATER USE PLANTING - SUN

INGRAHAM STREET



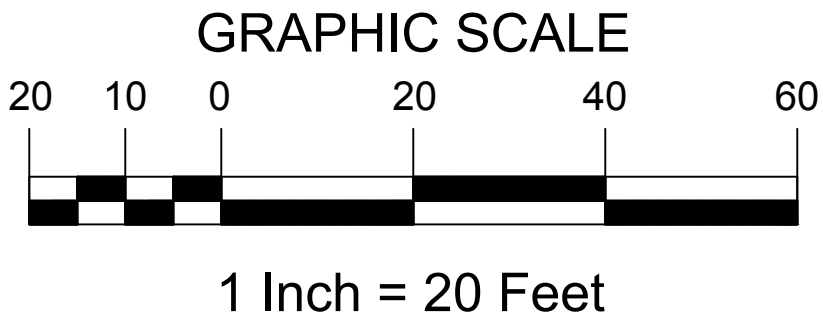
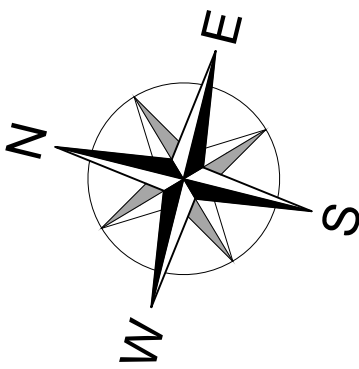
#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L45
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 28 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &	PROJECT NUMBER: 21.010.00 SHEET TITLE: WATER CONSERVATION PLAN



HYDROZONE LEGEND:

SYMBOL	DESCRIPTION
	ZONE 1: RIGHT-OF-WAY PLANTER. LOW WATER USE PLANTING - SUN
	ZONE 2: RIGHT-OF-WAY PLANTER HIGH WATER USE PLANTING - SUN
	ZONE 3: PRIVATE PLANTER LOW WATER USE PLANTING - SHADE
	ZONE 4: PRIVATE PLANTER LOW WATER USE PLANTING - SUN
	ZONE 5: PRIVATE PLANTER HIGH WATER USE PLANTING - SUN



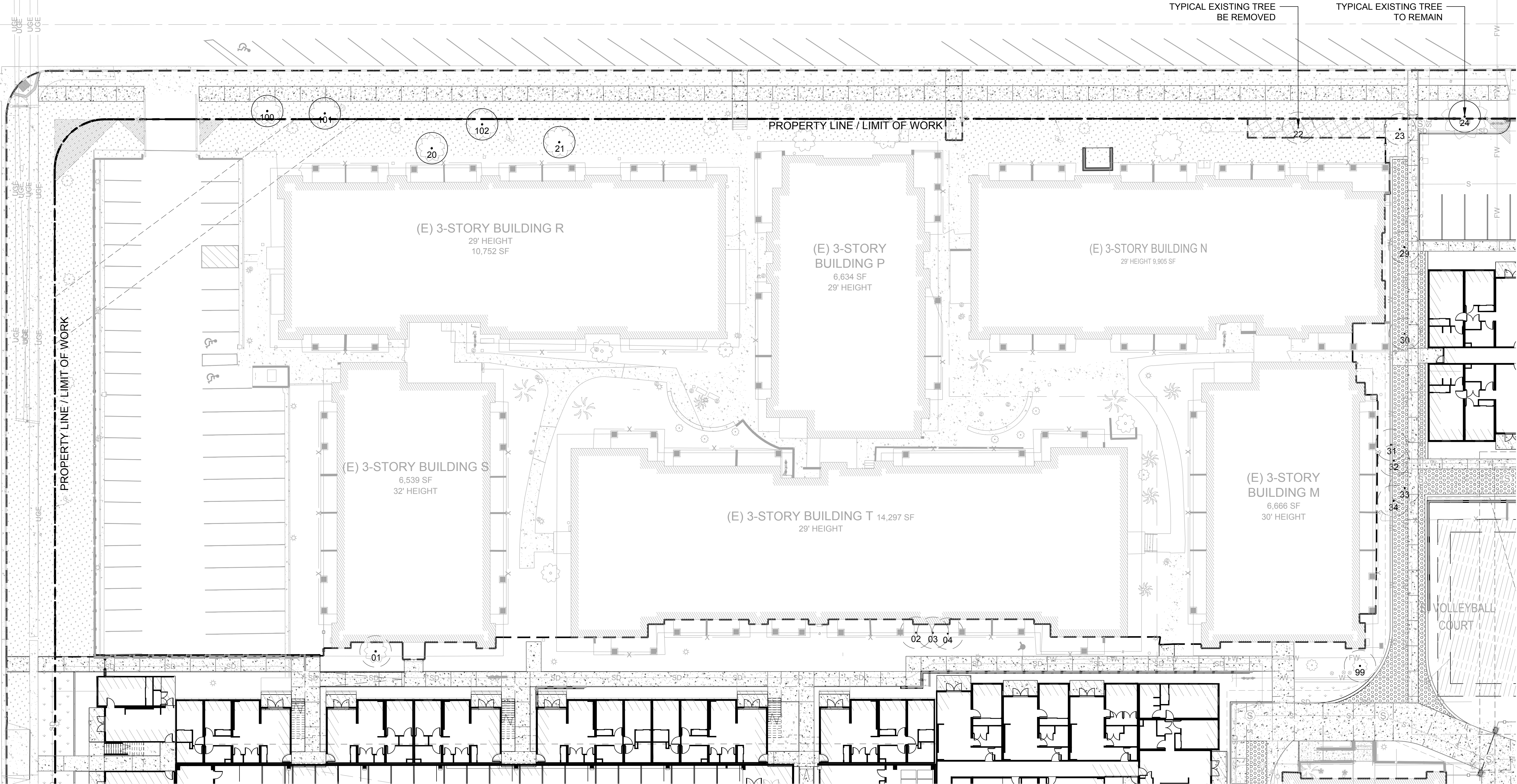
#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L46
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 29 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: WATER CONSERVATION PLAN



FORTUNA AVENUE

JEWELL STREET

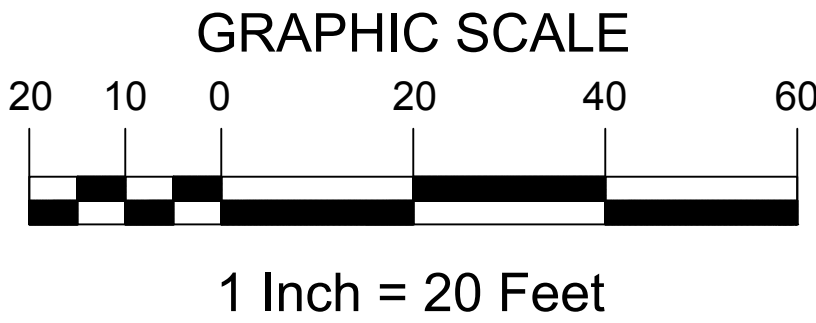
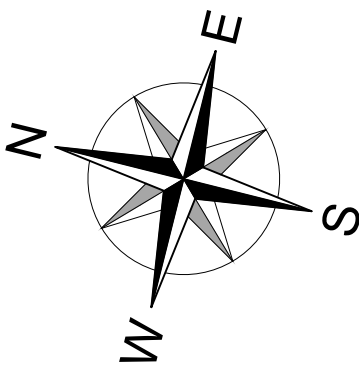


EXISTING TREE NOTES:

TREE CLASSIFICATION:

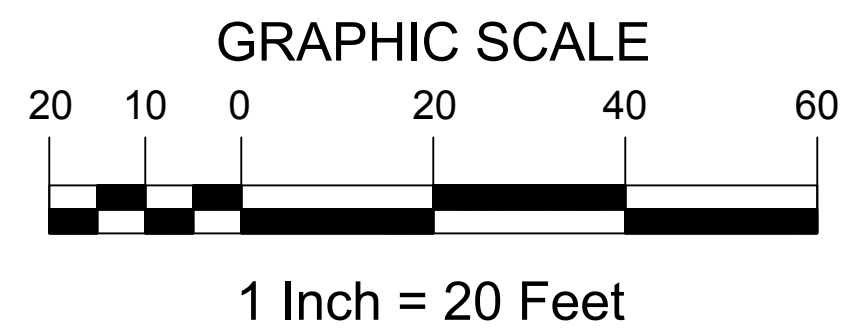
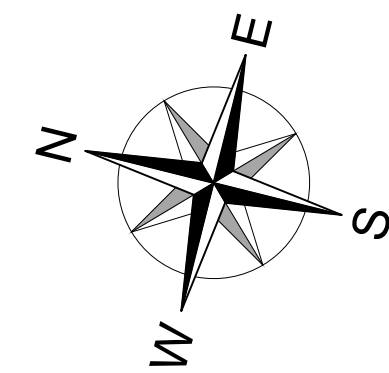
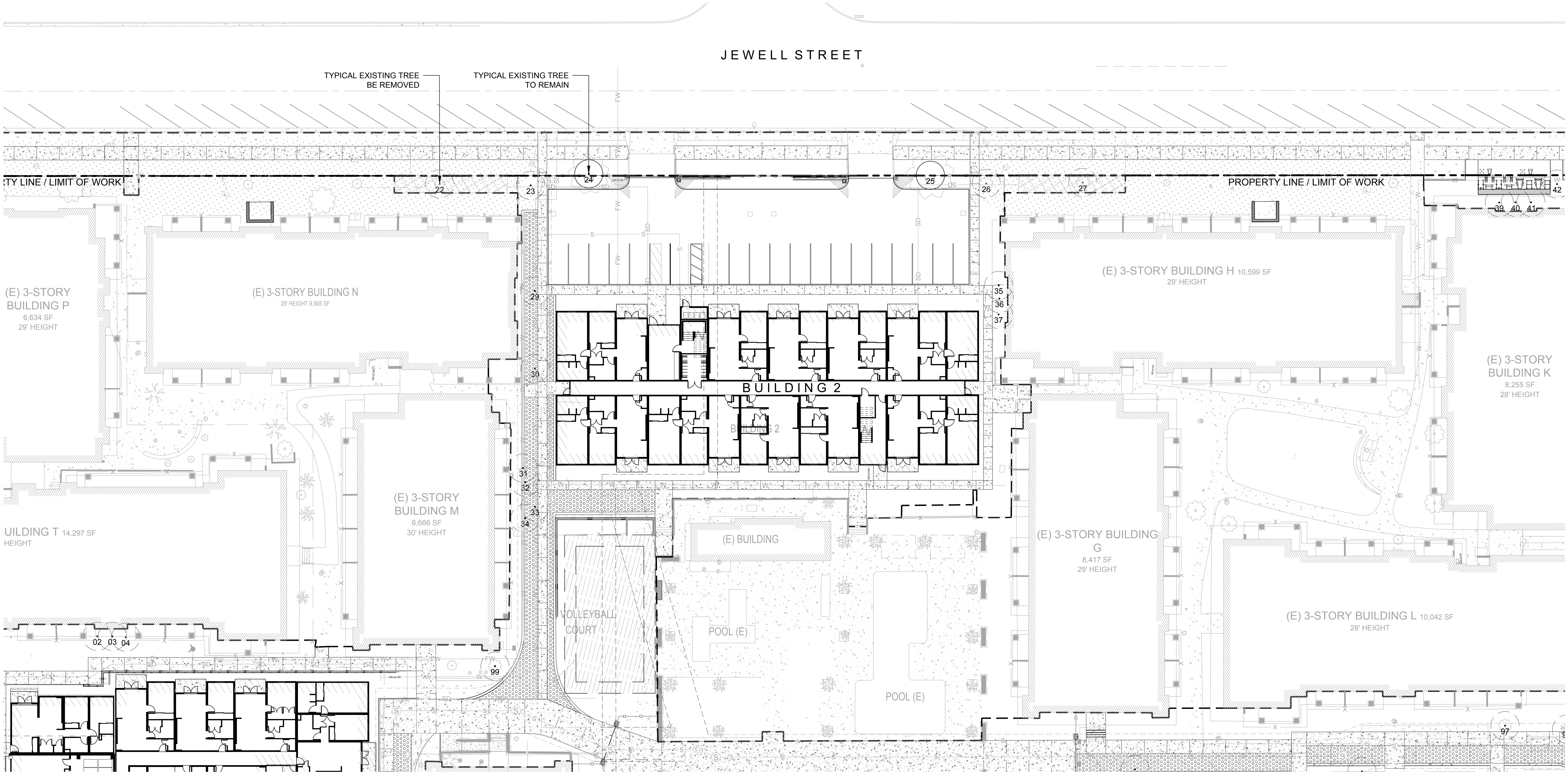
1. THE CLIENT ASSUMES ALL RELATED REMOVAL COSTS, INCLUDING THE RESPONSIBILITY OF REPLACING ANY SIDEWALK AND/OR CURB THAT WAS DAMAGED, OR REPAIRING ANY SIDEWAY TRIPPING HAZARDS.
2. ALL MATERIALS SPECIFIED TO THE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS.
3. PER CALIFORNIA GREEN BUILDING CODE SECTION 5.408.4, 100% OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING FROM LAND CLEANING SHALL BE RE-USED OR RECYCLED.

TOTAL NUMBER OF TREES TO BE DEMOLISHED: 95
TOTAL NUMBER OF TREES TO REMAIN: 7



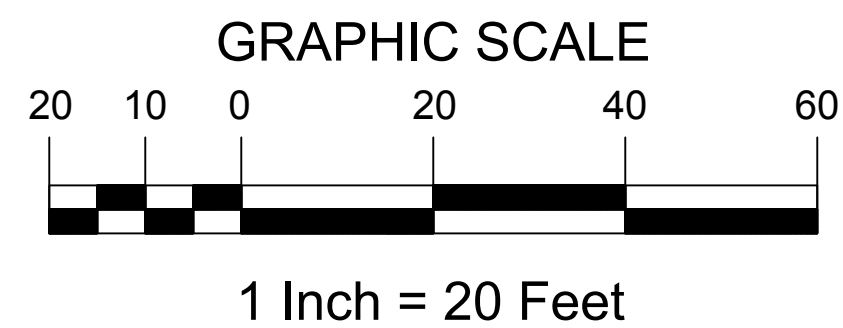
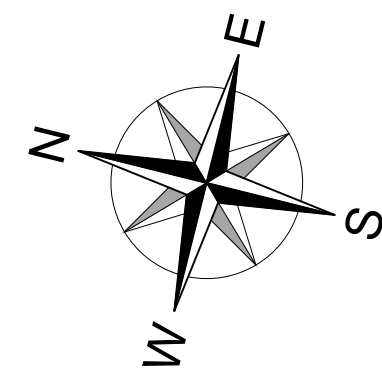
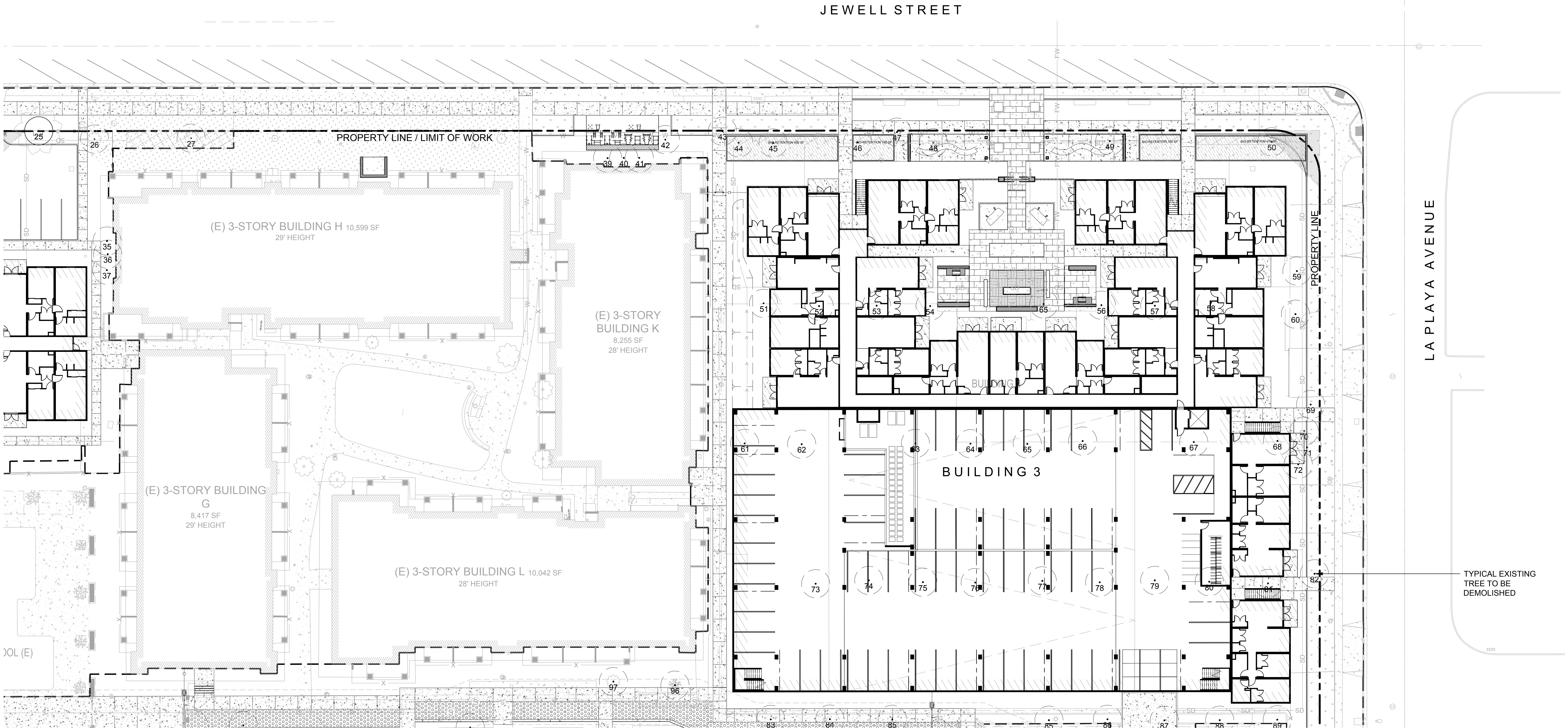
#	DATE	ISSUES & REVISIONS	BY
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2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
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5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L51
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 30 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: EXISTING TREE DISPOSITION PLAN



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L52
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 31 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: EXISTING TREE DISPOSITION PLAN



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L53
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 32 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	PROJECT NUMBER: 21.010.00 SHEET TITLE: EXISTING TREE DISPOSITION PLAN



TYPICAL EXISTING
TREE TO BE
DEMOLISHED

FORTUNA AVENUE

BUILDING 1

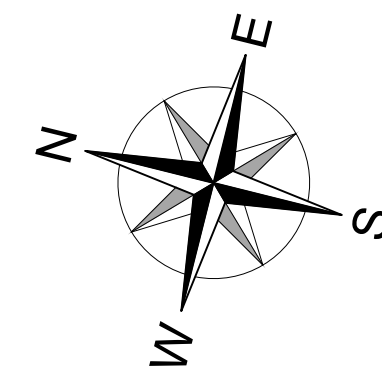
BUILDING 1

ALLEY

(E) 3-STORY BUILDING U
8,947 SF
29' HEIGHT

(E) 3-STORY BUILDING V 8,348 SF
28' HEIGHT

VOLLEYBALL
COURT



1 Inch = 20 Feet

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA
92109



DEVELOPMENT SERVICES DEPARTMENT
SHEET 33 OF 65 SHEETS
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT &

SHEET NUMBER

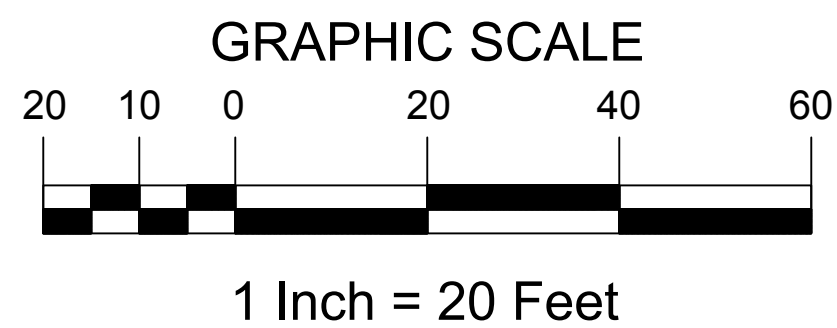
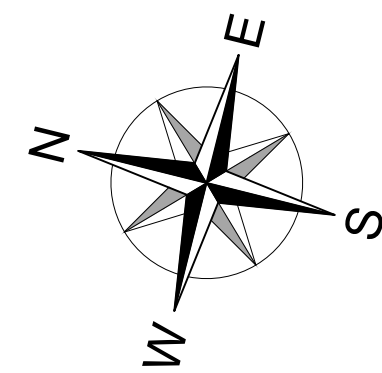
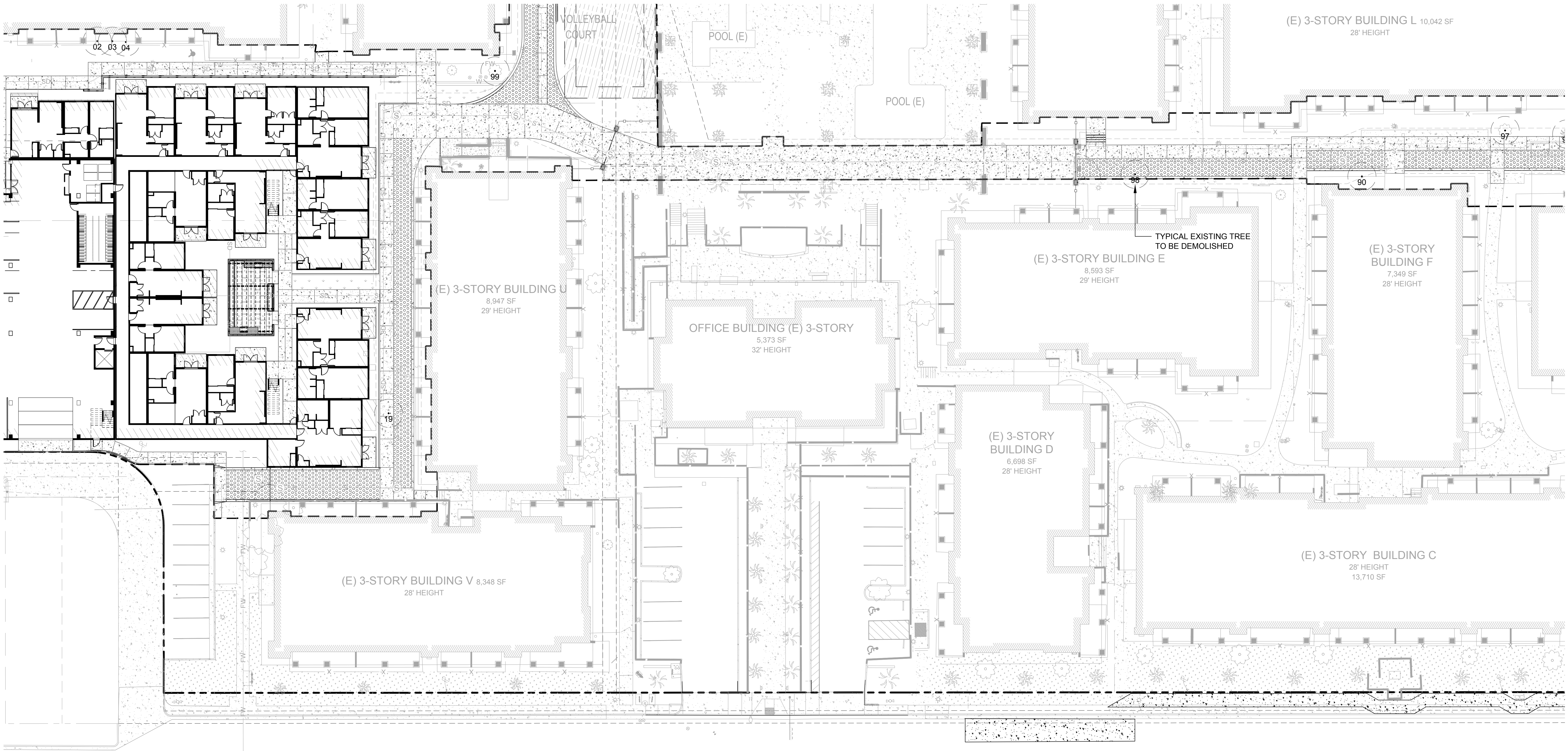
L54

PROJECT NUMBER: 21.010.00

SHEET TITLE:

EXISTING TREE
DISPOSITION PLAN





#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM

AVA PACIFIC BEACH

3883 Ingraham St, San Diego, CA 92109



DEVELOPMENT SERVICES DEPARTMENT

SHEET 34 OF 65 SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &.

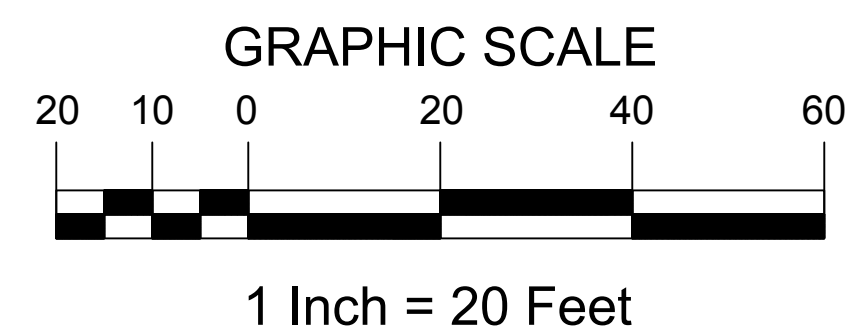
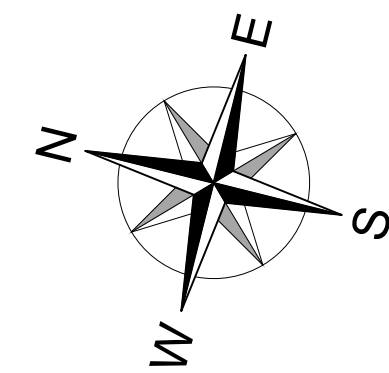
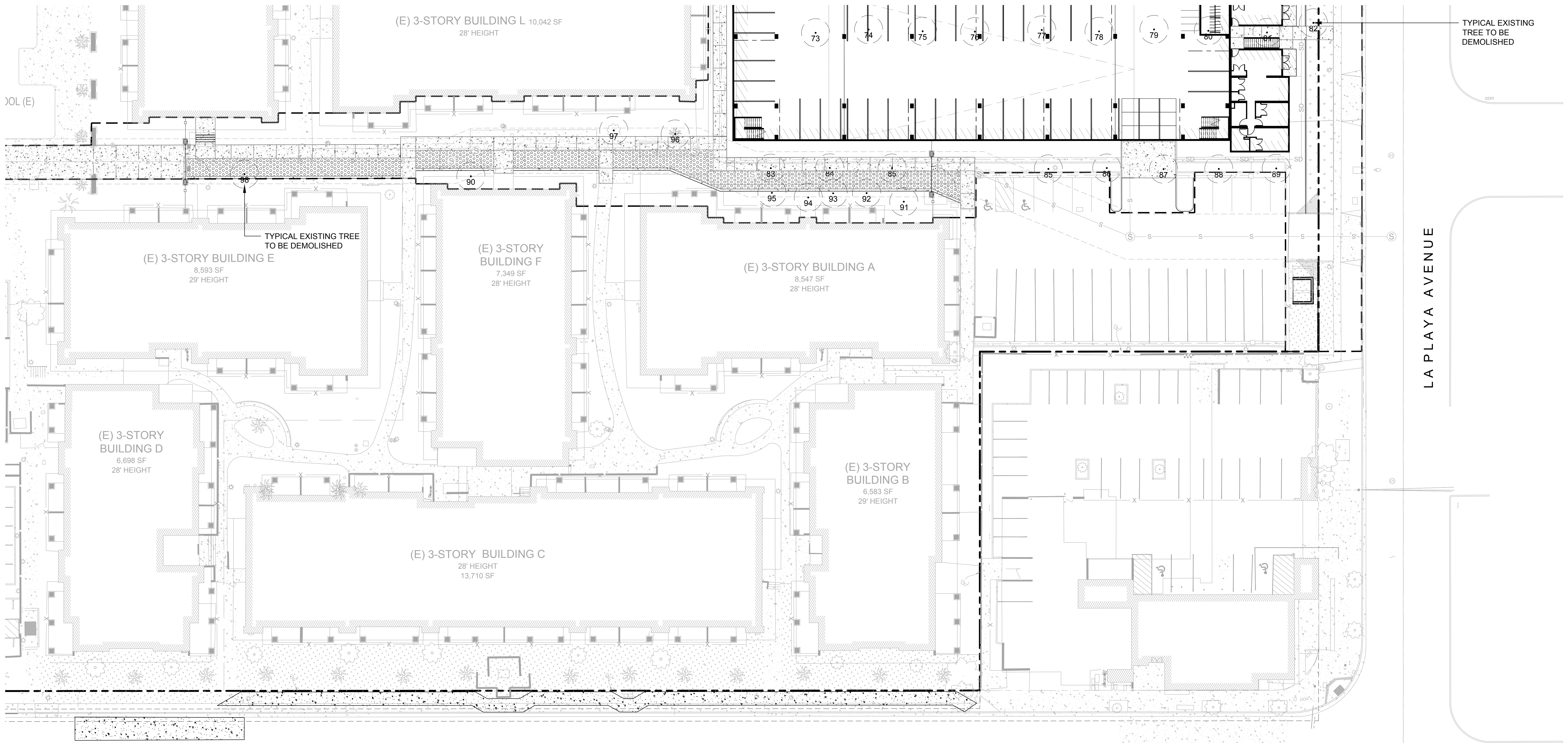
SHEET NUMBER

L55

PROJECT NUMBER: 21.010.00

SHEET TITLE:

EXISTING TREE DISPOSITION PLAN



#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
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AVA PACIFIC BEACH
3883 Ingraham St, San Diego, CA
92109



DEVELOPMENT SERVICES DEPARTMENT
SHEET 35 OF 65 SHEETS
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
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AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT &

SHEET NUMBER

L56

PROJECT NUMBER: 21.010.00

SHEET TITLE:

EXISTING TREE
DISPOSITION PLAN

EXISTING TREE
DISPOSITION LEGEND

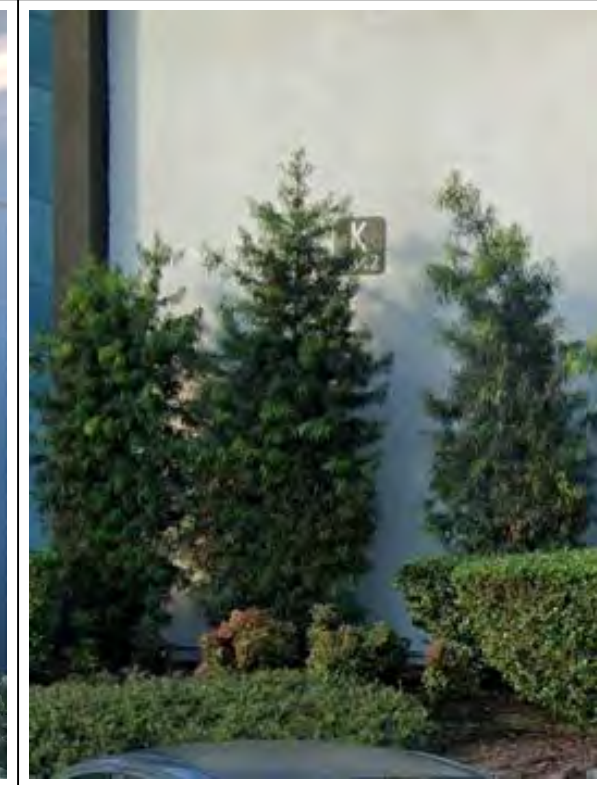
#1 JACARANDA MIMOSIFOLIA/JACARANDA	#2, #3, #4 PODOCARPUS GRACILIOR 'MAKI'/DWARF YEWE PINE	#5 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#6 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#7 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#8 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#9 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#10 CUPANIOPSIS ANACARDIOIDES/ CARROTWOOD	#11 CUPANIOPSIS ANACARDIOIDES/ CARROTWOOD	#12 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#13 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD
20' H X 12' SPREAD X 10" CAL.	9' H X 2' SPREAD X 5" CAL.	30' H X 26' SPREAD X 12" CAL	12' H X 20' SPREAD X 12" CAL	13' H X 22' SPREAD X 9" CAL	10' H X 18' SPREAD X 8" CAL	11' H X 22' SPREAD X 8" CAL	12' H X 20' SPREAD X 8" CAL	19' H X 18' SPREAD X 8" CAL	20' H X 18' SPREAD X 8" CAL	18' H X 18' SPREAD X 9" CAL
TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED
#14 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#15 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#16 PODOCARPUS GRACILIOR / FERN PINE	#17 PODOCARPUS GRACILIOR / FERN PINE	#18 PODOCARPUS GRACILIOR / FERN PINE	#19 OLEA EUROPAEA / OLIVE TREE	#20 TRISTANIA CONFERTA / BRISBANE BOX	#21 JACARANDA MIMOSIFOLIA / JACARANDA	#22 JACARANDA MIMOSIFOLIA / JACARANDA	#23 JACARANDA MIMOSIFOLIA / JACARANDA	#24 ERYTHRINA CAFFRA / CORAL TREE
15' H X 16' SPREAD X 10" CAL	21' H X 20' SPREAD X 8" CAL	7' H X 3' SPREAD X 2" CAL	18' H X 16' SPREAD X 6" CAL	28' H X 26' SPREAD X 14" CAL	35' H X 26' SPREAD X 16" CAL	42' H X 18' SPREAD X 12" CAL	16' H X 10' SPREAD X 5" CAL	14' H X 14' SPREAD X 6" CAL	15' H X 12' SPREAD X 5" CAL	11' H X 18' SPREAD X 22" CAL
TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO REMAIN	TO REMAIN	TO BE DEMOLISHED	TO BE DEMOLISHED	TO REMAIN. PROTECT IN PLACE
#25 ERYTHINA CAFFRA / CORAL TREE	#26 JACARANDA MIMOSIFOLIA / JACARANDA	#27 JACARANDA MIMOSIFOLIA / JACARANDA	#28 JACARANDA MIMOSIFOLIA / JACARANDA	#29 SYAGRUS ROMANZOFFIANUM / QUEEN PALM	#30 SYAGRUS ROMANZOFFIANUM / QUEEN PALM	#31 SYAGRUS ROMANZOFFIANUM / QUEEN PALM	#32 SYAGRUS ROMANZOFFIANUM / QUEEN PALM	#33 SYAGRUS ROMANZOFFIANUM / QUEEN PALM	#34 SYAGRUS ROMANZOFFIANUM / QUEEN PALM	#35 PODOCARPUS GRACILIOR / FERN PINE
20' H X 30' SPREAD X 26" CAL	8' H X 10' SPREAD X 5" CAL	22' H X 20' SPREAD X 6" CAL	8' H X 12' SPREAD X 6" CAL	29' H X 12' SPREAD X 11" CAL	20' H X 10' SPREAD X 6" CAL	22' H X 10' SPREAD X 7" CAL	27' H X 12' SPREAD X 7" CAL	18' H X 10' SPREAD X 7" CAL	28' H X 12' SPREAD X 8" CAL	6' H X 4' SPREAD X 4" CAL
TO REMAIN. PROTECT IN PLACE	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED

#	DATE	ISSUES & REVISIONS	BY
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4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM



AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L57
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 36 OF 65 SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &	PROJECT NUMBER: 21.010.00 SHEET TITLE: EXISTING TREE IMAGERY

EXISTING TREE
DISPOSITION LEGEND

										
#36 PODOCARPUS GRACILIOR / FERN PINE	#37 PODOCARPUS GRACILIOR / FERN PINE	#38 PODOCARPUS GRACILIOR / FERN PINE	#39 PODOCARPUS GRACILIOR / FERN PINE	#40 PODOCARPUS GRACILIOR / FERN PINE	#41 JACARANDA MIMOSIFOLIA / JACARANDA	#42 TRISTANIA CONFERTA / BRISBANE BOX	#43 TRISTANIA CONFERTA / BRISBANE BOX	#44 TRISTANIA CONFERTA / BRISBANE BOX	#45 TRISTANIA CONFERTA / BRISBANE BOX	#46 TRISTANIA CONFERTA / BRISBANE BOX
7" H X 4" SPREAD X 4" CAL	7" H X 4" SPREAD X 5" CAL	9" H X 4" SPREAD X 4" CAL	11" H X 6" SPREAD X 5" CAL	10" H X 4" SPREAD X 4" CAL	13" H X 12" SPREAD X 4" CAL	30" H X 12" SPREAD X 10" CAL	38" H X 14" SPREAD X 10" CAL	34" H X 12" SPREAD X 11" CAL	40" H X 14" SPREAD X 11" CAL	36" H X 16" SPREAD X 10" CAL
TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED
										
#47 TRISTANIA CONFERTA / BRISBANE BOX	#48 TRISTANIA CONFERTA / BRISBANE BOX	#50 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#51 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#52 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#53 CUPANIOPSIS ANACARDIOIDES	#54 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#65 CUPANIOPSIS ANACARDIOIDES	#56 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#57 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#58 EUCALYPTUS SPECIES / EUCALYPTUS
38" H X 14" SPREAD X 10" CAL	30" H X 12" SPREAD X 12" CAL	13" H X 8" SPREAD X 9" CAL	10" H X 14" SPREAD X 6" CAL	19" H X 10" SPREAD X 7" CAL	26" H X 14" SPREAD X 12" CAL	18" H X 18" SPREAD X 10" CAL	16" H X 16" SPREAD X 11" CAL	20" H X 24" SPREAD X 10" CAL	23" H X 20" SPREAD X 13" CAL	35" H X 40" SPREAD X 11, 13" CAL
TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED
										
#59 EUCALYPTUS SPECIES / EUCALYPTUS	#60 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#61 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#62 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#63 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#64 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#65 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#66 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#67 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#68 CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	#69 CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
25" H X 20" SPREAD X 6", 10" CAL	15" H X 12" SPREAD X 10" CAL	20" H X 16" SPREAD X 10" CAL	20" H X 16" SPREAD X 11" CAL	22" H X 14" SPREAD X 10" CAL	15" H X 16" SPREAD X 8" CAL	22" H X 20" SPREAD X 10" CAL	19" H X 18" SPREAD X 8" CAL	24" H X 24" SPREAD X 10" CAL	8" H X 6" SPREAD X 11" CAL	7" H X 4" SPREAD X 9" CAL
TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED

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4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM



AVA PACIFIC BEACH 3883 Ingraham St, San Diego, CA 92109	SHEET NUMBER L58
The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET <u>37</u> OF <u>65</u> SHEETS ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT &	PROJECT NUMBER: 21.010.00 SHEET TITLE: EXISTING TREE IMAGERY

EXISTING TREE
DISPOSITION LEGEND

										
#70 CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	#71 CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM	#72 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#73 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#74 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#75 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#76 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#77 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#78 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#79 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#80 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD
9' H X 6' SPREAD X 12" CAL	7' H X 6' SPREAD X 12" CAL	24' H X 20' SPREAD X 14" CAL	16' H X 12' SPREAD X 9" CAL	11' H X 12' SPREAD X 10" CAL	10' H X 10' SPREAD X 7" CAL	18' H X 18' SPEAD X 10" CAL	16' H X 10' SPREAD X 8" CAL	13' H X 12' SPREAD X 8" CAL	15' H X 10' SPREAD X 6" CAL	31' H X 26' SPREAD X 13" CAL
TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED
										
#81 PODOCARPUS GRACILIOR / FERN PINE	#82 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#83 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#84 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#85 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#86 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#87 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#88 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#89 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#90 JACARANDA MIMOSIFOLIA / JACARANDA	#91 PODOCARPUS GRACILIOR
8' H X 8' SPREAD X 4" CAL	25' H X 10' SPREAD X 10" CAL	25' H X 10' SPREAD X 9" CAL	25' H X 10' SPREAD X 11" CAL	20' H X 14' SPREAD X 12" CAL	13' H X 10' SPREAD X 10" CAL	14' H X 12' SPREAD X 8" CAL	18' H X 16' SPREAD X 12" CAL	32' H X 24' SPREAD X 14" CAL	23' H X 20' SPREAD X 13" CAL	35' H X 18' SPREAD X 9" CAL
TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED
										
#92 PODOCARPUS GRACILIOR / FERN PINE	#93 PODOCARPUS GRACILIOR / FERN PINE	#94 PODOCARPUS GRACILIOR / FERN PINE	#95 PODOCARPUS GRACILIOR / FERN PINE	#96 PODOCARPUS GRACILIOR / FERN PINE	#97 CUPANIOPSIS ANACARDIOIDES / CARROTWOOD	#98 SYAGRUS ROMANZOFFIANUM / QUEEN PALM	#99 JACARANDA MIMOSIFOLIA / JACARANDA	#100 EUCALYPTUS SPECIES / EUCALYPTUS	#101 EUCALYPTUS SPECIES / EUCALYPTUS	#102 EUCALYPTUS SPECIES / EUCALYPTUS
35' H X 19' SPREAD X 9" CAL	36' H X 20' SPREAD X 10" CAL	35' H X 16' SPREAD X 8" CAL	35' H X 15' SPREAD X 8" CAL	22' H X 14' SPREAD X 10" CAL	15' H X 16' SPREAD X 8" CAL	35' H X 20' SPREAD X 14" CAL	35' H X 30' SPREAD X 12" CAL	50' H X 30' SPREAD X 14" CAL	50' H X 25' SPREAD X 14" CAL	48' H X 25' SPREAD X 12" CAL
TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO BE DEMOLISHED	TO REMAIN	TO REMAIN	TO REMAIN

#	DATE	ISSUES & REVISIONS	BY
1	04.22.2022	1ST SUBMITTAL	AA
2	02.24.2023	2ND SUBMITTAL	FM
3	08.24.2023	PLAN CHECK 2	FM
4	12.01.2023	PLAN CHECK 3	FM
5	04.10.2024	PLAN CHECK 4	FM



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