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619 231 0751
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TORREYANA CAMPUS

11085 - 11095 TORREYANA RD
SAN DIEGO, CA 92121

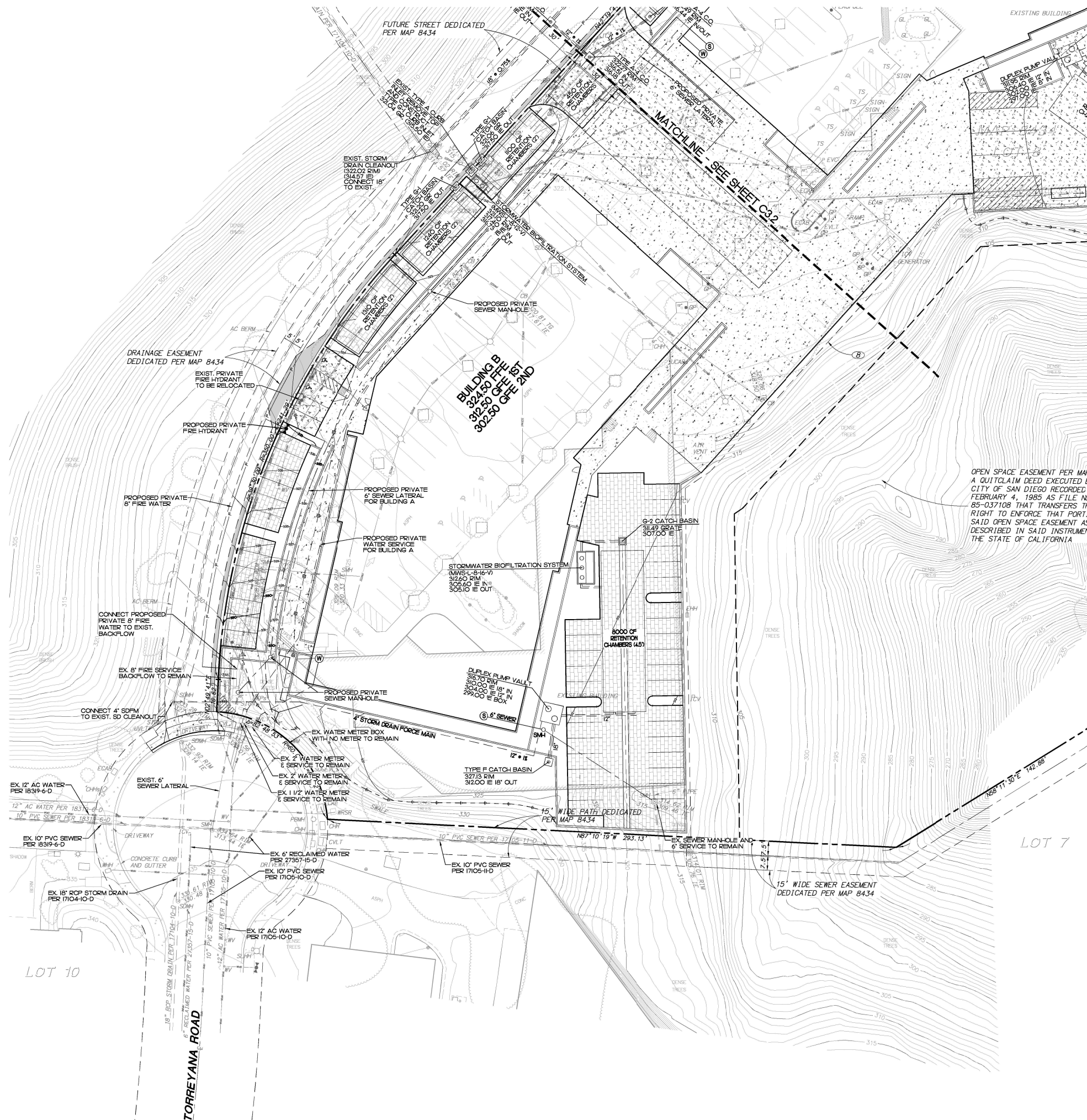


HealthpeakTM
LIFE SCIENCE PROPERTIES

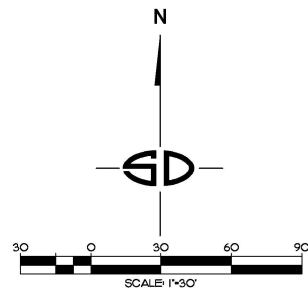
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Enlarged Conceptual Utility Plan

C3.1



WATER AND SEWER NOTE
ALL ON-SITE WATER AND SEWER
FACILITIES ARE TO BE PRIVATE



Snipes-Dye associates
civil engineers and land surveyors
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TELEPHONE (619) 697-9234 FAX (619) 460-2033

 8/21/24
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25



PREPARED BY: SNIPES-DYE ASSOCIATES

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PROJECT ADDRESS: 11085-11095 TORREYANA RD
SAN DIEGO, CA 92121

PROJECT NAME: TORREYANA CAMPUS

SHEET TITLE:

Conceptual Utility Plan

ORIGINAL PREPARATION DATE: 3/28/22

MUP PROJECT #: 1056938

DEP #: _____ SHEET: 8 OF 47

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Healthpeak
LIFE SCIENCE PROPERTIES

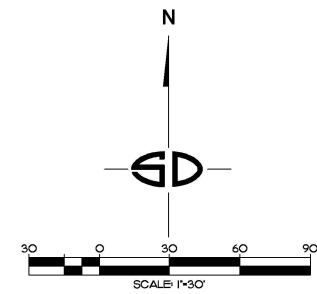
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Enlarged Conceptual Utility Plan

C3.2



WATER AND SEWER NOTE
ALL ON-SITE WATER AND SEWER
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SAN DIEGO, CA 92121

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ORIGINAL PREPARATION DATE: 3/28/22

MUP PROJECT #: 1056938

DEP #: _____ SHEET: 9 OF 47

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ATTACHMENT 9

LEGEND

- | | |
|---|---|
| DMA BOUNDARY..... |  |
| DIRECTION OF FLOW..... |  |
| SUB-SURFACE STORAGE TANK..... |  |
| IMPERVIOUS AREA
(CONCRETE / ROOFTOPS)..... |  |
| PERMEABLE PAVERS..... |  |
| MODULAR WETLANDS SYSTEM..... |  |
| POINT OF COMPLIANCE (P.O.C.)..... |  |

PROJECT PERMANENT BMP'S

5. SOURCE CONTROL BMP'S
- (SD-4) STORM DRAIN STENCILS ON ALL STORM DRAIN INLETS (TYP.)
 - (SD-4) FIRE SPRINKLER TEST WATER WILL BE DRAINED TO THE SANITARY SEWER SYSTEM.
 - (SD-4) AVOID ROOFING, GUTTERS, & TRIM MADE OF COPPER OR OTHER UNPROTECTED MATERIALS.
 - (SD-4) PLAZAS, SIDEWALKS & PARKING LOTS MUST BE SWEEP REGULARLY.
2. SITE DESIGN BMP'S
- (SD-A) TREE. SEE DETAIL SHEET 2.
 - (433) MINIMIZE IMPERVIOUS AREA.
 - (435) IMPERVIOUS AREA DISPERSION.
 - (437) LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES
3. STRUCTURAL BMP
- (BF-3) MODULAR WETLANDS SYSTEM (BF-3), SEE DETAIL SHEET 2.
 - (4-H) UNDERGROUND CISTERN (4-H-I).

NOTES

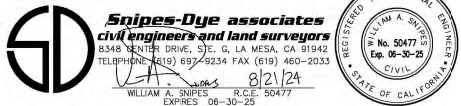
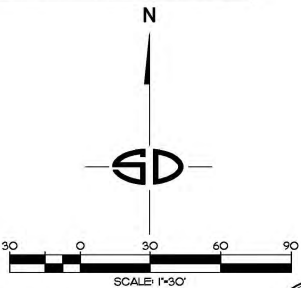
1. SITE IS LOCATED WITHIN OCEANSIDE RAIN GAUGE BASIN.
2. HYDROLOGIC SOIL GROUP D.
3. SITE HAS FLAT SLOPE.
4. GROUNDWATER DEPTH IS UNKNOWN.
5. BASED ON WMMA MAPS CRITICAL COARSE SEDIMENT YIELD AREAS (COSTAS) WERE NOT IDENTIFIED WITHIN PROJECT FOOTPRINT OR UPTHEMSTREAM AREAS DRAINING THROUGH THE PROJECT FOOTPRINT.
6. CHANNEL ASSESSMENT WAS NOT CONDUCTED. LOW FLOW THRESHOLD ASSUMED 10% OF Q_{100Q₂}.
7. PROPOSED STRUCTURAL BMP'S FOR COMBINED TREATMENT & HYDROMODIFICATION MANAGEMENT FLOW CONTROL, CONSIST OF A LOCALIZED WETLANDS SYSTEM WITH UNDERGROUND STORAGE TANKS WITH LOW FLOW ORIFICE.
8. COUNTY OF SAN DIEGO'S 85TH PERCENTILE (SPRILLWAY) MAP WAS UTILIZED FOR SIZING STRUCTURAL BMP'S TO COMPLY WITH STORM WATER REQUIREMENTS $Q_{\text{spill}} = 0.49 \text{ IN}^3/\text{S}$.

HYDROMODIFICATION MANAGEMENT

THIS DMA EXHIBIT IS ALSO A HYDROMODIFICATION EXHIBIT AS STRUCTURAL BMPs ACT AS COMBINED TREATMENT CONTROL & FLOW CONTROL BMPs.

POST-CONSTRUCTION BMP FACILITY SUMMARY TABLE					
BMP ID	BMP TYPE	APPROX. DIMENSIONS	REQUIRED TREATMENT (CF3)	PROVIDED TREATMENT (CF3)	MODEL
BMP-1A	PROPRIETARY BIOFILTRATION (BF-3)	8' W X 12' L	0.273	0.346	BIO CLEAN MWS-1.6-12V
BMP-2A	PROPRIETARY BIOFILTRATION (BF-3)	8' W X 16' L	0.389	0.482	BIO CLEAN MWS-1.6-16V
BMP-3A	PROPRIETARY BIOFILTRATION (BF-3)	8' W X 8' L	0.159	0.230	BIO CLEAN MWS-L-S-8V
BMP-4A	PROPRIETARY BIOFILTRATION (BF-3)	8' W X 8' L	0.194	0.230	BIO CLEAN MWS-L-S-8V
BMP ID	BMP TYPE	REQUIRED STORAGE VOLUME (M ³)		PROVIDED STORAGE VOLUME (M ³)	
BMP-1B	CISTERN (BU-1)	5.272		5.500	
BMP-2B	CISTERN (BU-1)	7.528		8.000	
BMP-3B	CISTERN (BU-1)	3.078		3.400	
BMP-4B	CISTERN (BU-1)	3.762		4.100	

DRAINAGE MANAGEMENT AREAS									
DESCRIPTION	TRIBUTARY TO BMP	BMP TYPE	SOIL TYPE	DEPTH TO GROUNDWATER	PRE-PROJECT SURFACE COVER	IMPERVIOUS AREAS		PERVIOUS AREAS	
						POST-PROJECT SURFACE COVER IMPERVIOUS	POST-PROJECT SURFACE COVER PERVIOUS (SF)	POST-PROJECT SURFACE COVER IMPERVIOUS	POST-PROJECT SURFACE COVER PERVIOUS (SF)
DMA-1	BMP-1	PROPRIETARY BIORETENTION (BF-2)	D	> 20 FEET	Flat (0%-5%)	Overlaid, Gravel Rooftop, AC	38,930	Landscaping	5,000
DMA-2	BMP-2	PROPRIETARY BIORETENTION (BF-2)	D	> 20 FEET	Flat (0%-5%)	Overlaid, Gravel Rooftop, AC	46,780	Landscaping	13,950
DMA-3	BMP-3	PROPRIETARY BIORETENTION (BF-2)	D	> 20 FEET	Flat (0%-5%)	Overlaid, Gravel Rooftop, AC	23,860	Landscaping	1,790
DMA-4	BMP-4	PROPRIETARY BIORETENTION (BF-2)	D	> 20 FEET	Flat (0%-5%)	Overlaid, Gravel Rooftop, AC	26,950	Landscaping	4,400



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SAN DIEGO, CA 92121

PROJECT NAME: TORREYANA CAMPUS

SHEET TITLE:

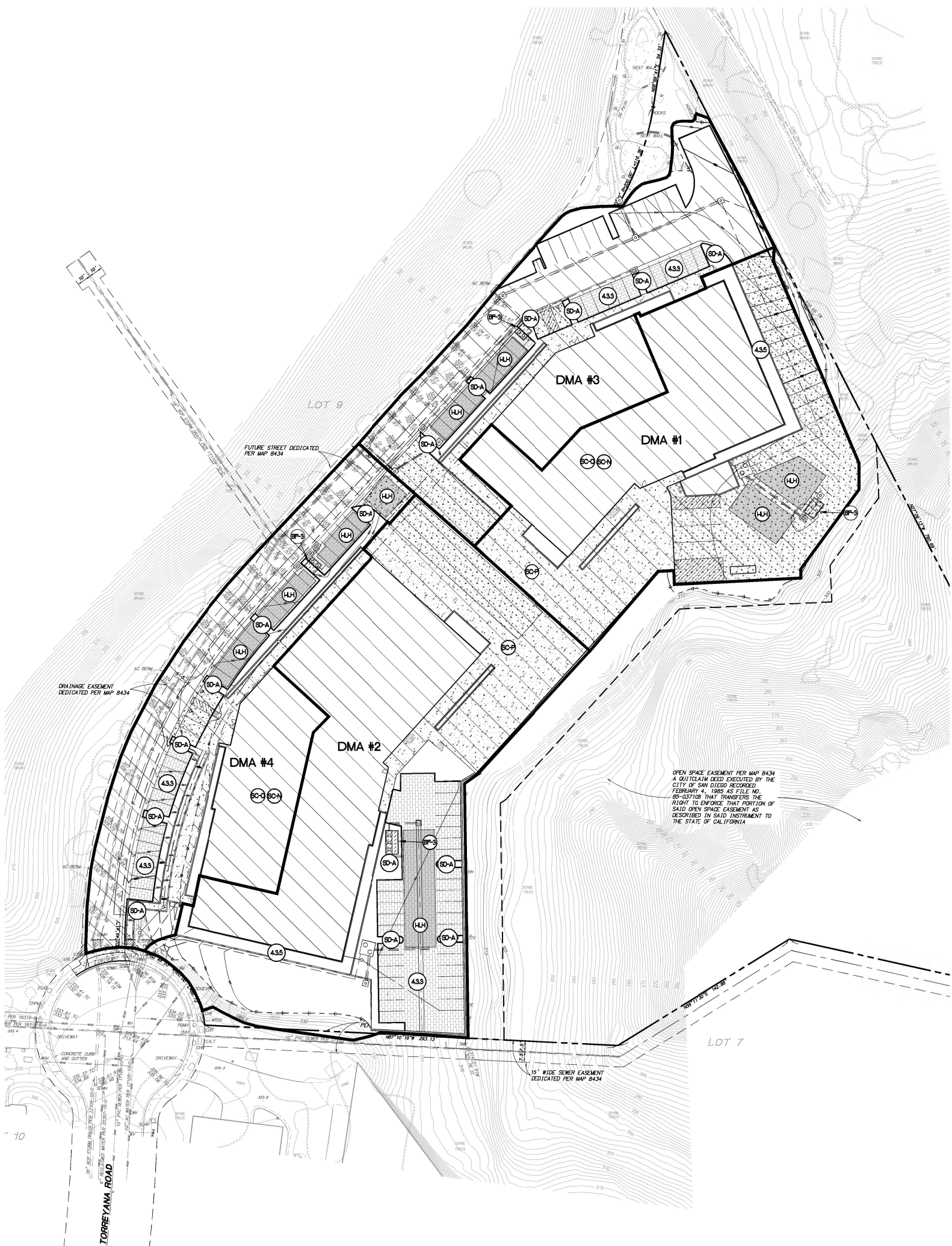
DMA Exhibit

ORIGINAL PREPARATION DATE: 3/28/22

MUP PROJECT #: 1056938

DEP #

SHEET: 10 OF 47



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HEALTHPEAK PROPERTIES, INC.
TORREYANA CAMPUS
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SAN DIEGO, CA 92121



HealthpeakTM
LIFE SCIENCE PROPERTIES

[illegible]

FPBA PROJECT NO. Project Number

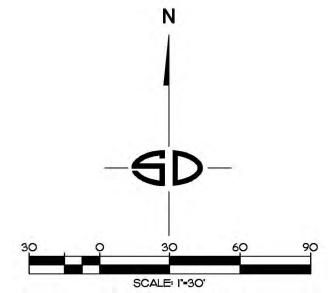
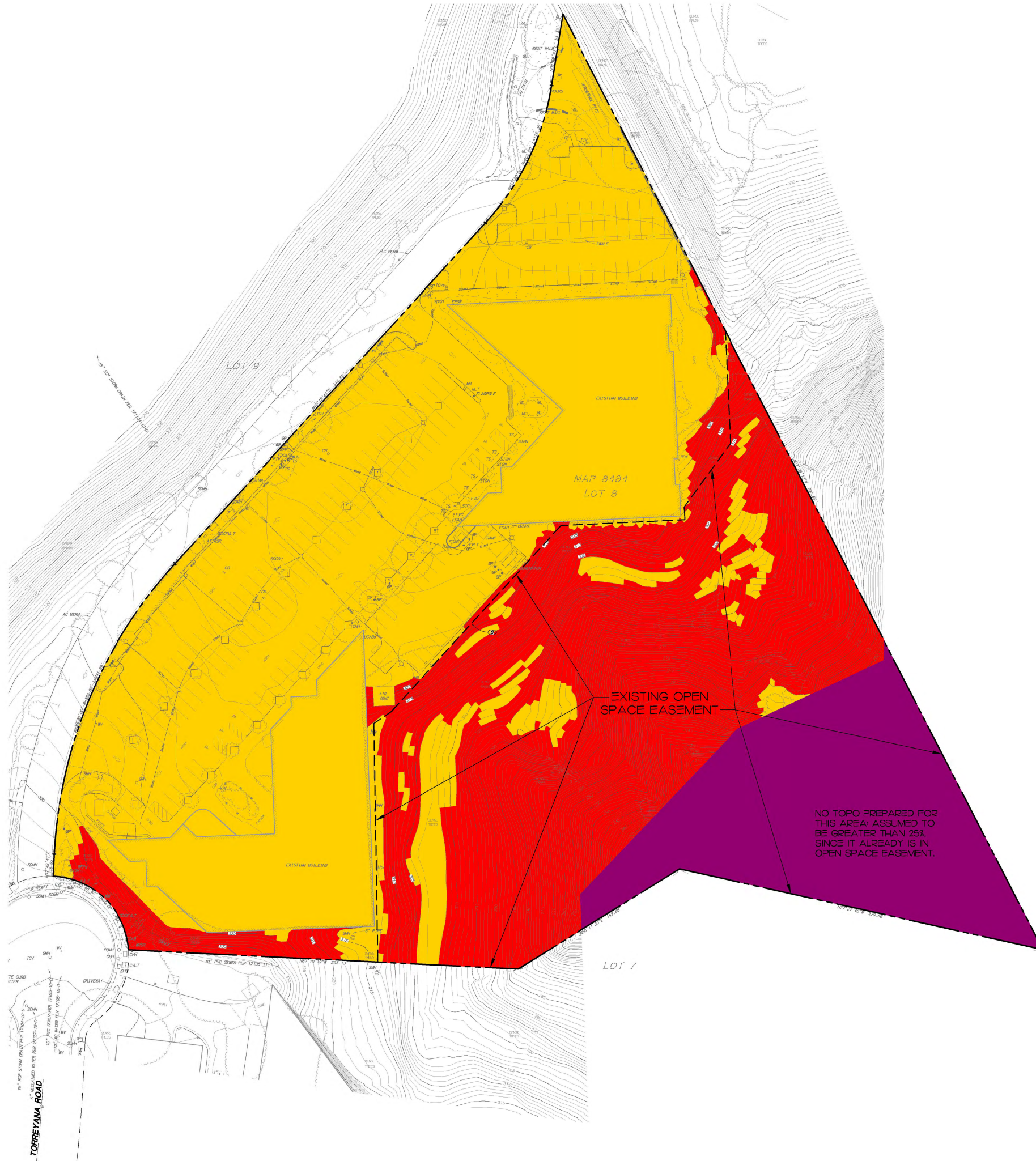
Slope Analysis

C4.1

ATTACHMENT 9

LEGEND

LESS THAN 25% SLOPE (5% OF SITE)	
GREATER THAN OR EQUAL TO 25% SLOPE (29.5% OF SITE)	
ASSUMED GREATER THAN OR EQUAL TO 25% SLOPE (13.5% OF SITE)	



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8/21/24



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SAN DIEGO, CA 92121
 PROJECT NAME: TORREYANA CAMPUS
 SHEET TITLE:
Slope Analysis
 ORIGINAL PREPARATION DATE: 3/28/22
 MUP PROJECT #: 10568938
 DEP #: _____ SHEET: 11 OF 47

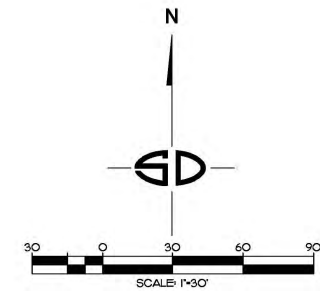
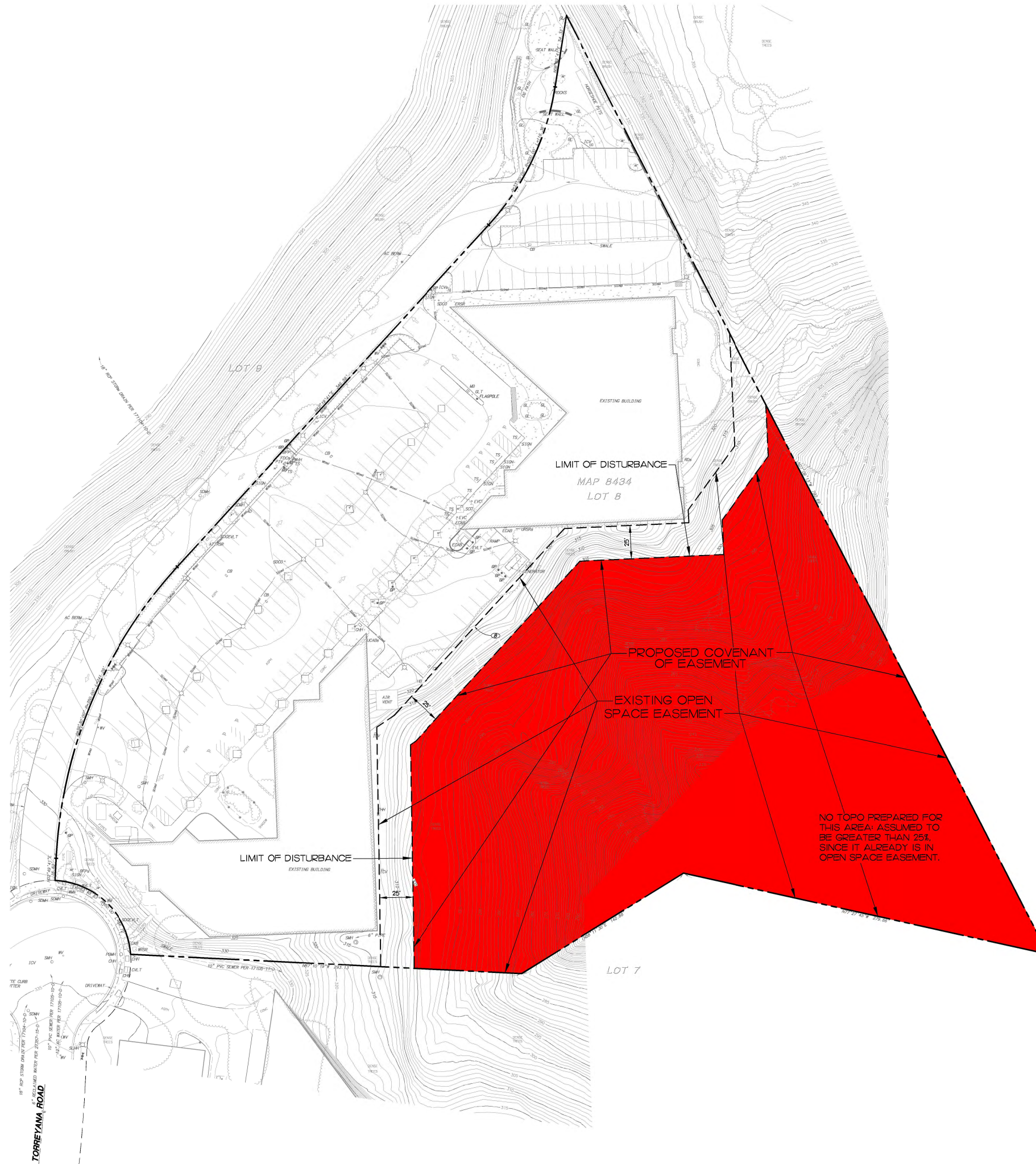
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[illegible]

LEGEND

ATTACHMENT 9

STEEP HILLSIDE PER SAN DIEGO MUNICIPAL CODE
(25% OVER 50' VERTICAL OR 200% OVER 10 FEET VERTICAL)



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PROJECT ADDRESS: 11085-11095 TORREYANA RD
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PROJECT NAME: TORREYANA CAMPUS

SHEET TITLE: _____

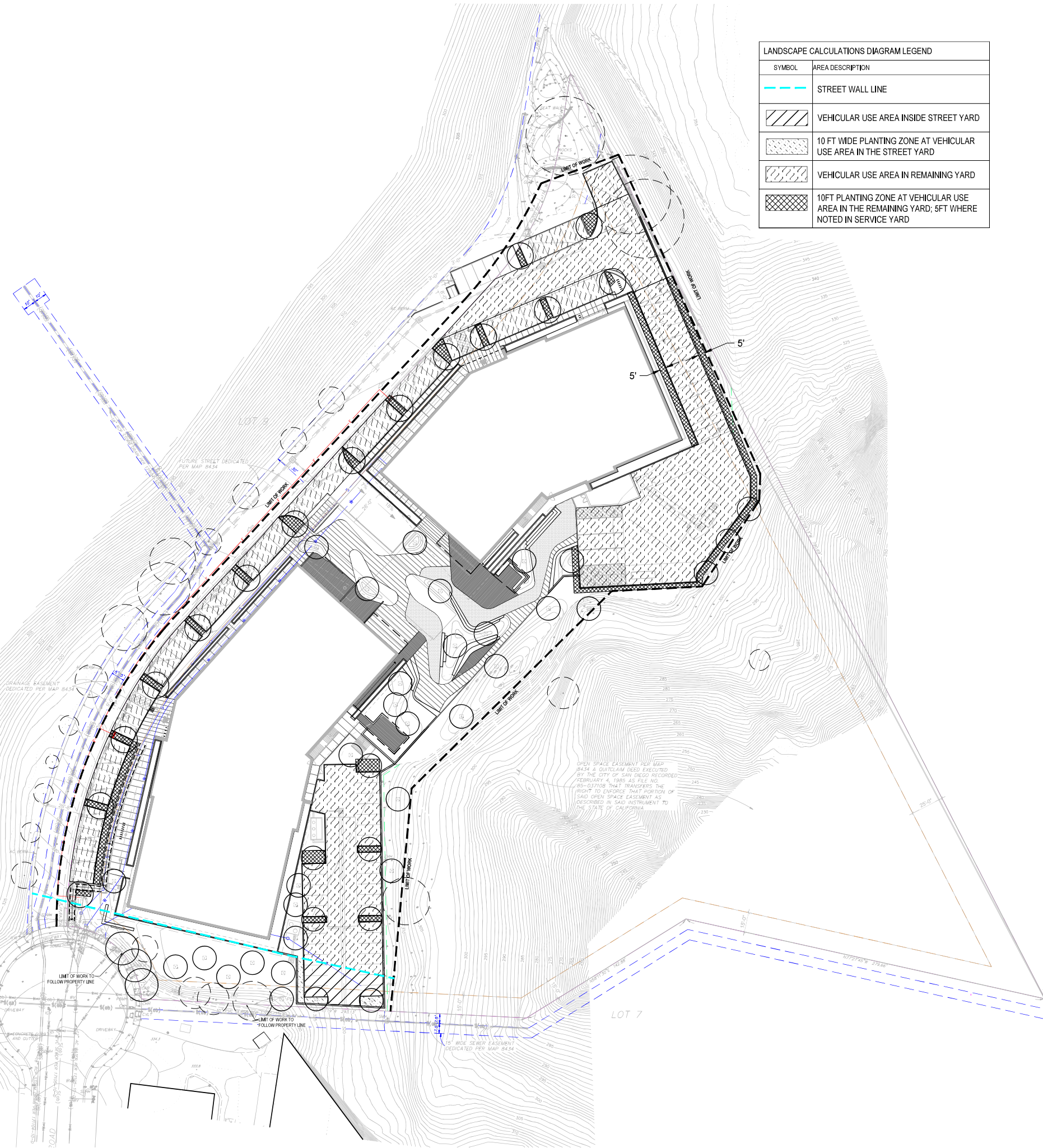
Steep Hillside Exhibit

ORIGINAL PREPARATION DATE: 3/28/22

MUP PROJECT #: 1056938

DEP #: _____ SHEET: 12 OF 47

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SYMBOL	AREA DESCRIPTION
	STREET WALL LINE
	VEHICULAR USE AREA INSIDE STREET YARD
	10 FT WIDE PLANTING ZONE AT VEHICULAR USE AREA IN THE STREET YARD
	VEHICULAR USE AREA IN REMAINING YARD
	10FT PLANTING ZONE AT VEHICULAR USE AREA IN THE REMAINING YARD; 5FT WHERE NOTED IN SERVICE YARD



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

LANDSCAPE CALCULATIONS

ATTACHMENT #9

FORM
2018

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 3142.0403 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(e) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

VEHICULAR USE AREA (+6,000 sf) [3142.0406 - 3142.0407]

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

VEHICULAR USE AREA (+6,000 sf) [3142.0406 - 3142.0407]

Planting Area Required	Planting Area Provided	Excess Area Provided
VIA inside Street Yards 1,446 sq. ft. x 0.05 = 72 sq. ft.	397 sq. ft.	325 sq. ft.
VIA outside Street Yards 37,935 sq. ft. x 0.03 = 1,138 sq. ft.	5,026 sq. ft.	3,888 sq. ft.
Plant Points Required _____	Plant Points Provided _____	Excess Points Provided _____
1,446 sq. ft. x 0.05 = 72 points	377 points	305 points
	Plant Points Achieved with Trees (50%) _____ points	
	_____ points	
VIA inside Street Yards 37,935 sq. ft. x 0.03 = 1,138 points	3,888 points	2,730 points
	Plant Points Achieved with Trees (50%) _____ points	
	_____ points	

TEMPORARY VEHICULAR OFF AREA [3142.0408]
(as specified time limit of less than one year from the date of construction permit issuance.)

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Public R/W adjacent to VIA _____ ft. x 1 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.

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Page 2 of 2

City of San Diego - Development Services Department - 05-5

This diagram illustrates the required landscaping and vehicle use areas for a street wall line. The street wall line is shown as a dashed line. The area between the street wall line and the street is labeled "Street". The area between the street wall line and the vehicle use area is labeled "Vehicle Use Area Outside Street Yard". The area between the vehicle use area and the street is labeled "Vehicle Use Area Inside the Street Yard". The area between the street wall line and the vehicle use area is labeled "Street Wall Line". The area between the vehicle use area and the street is labeled "Street".

Landscaping areas that must comply with V.U.A. requirements.

Vehicle Use Area Outside Street Yard

Vehicle Use Area Inside the Street Yard

Street

Street Wall Line

Street

Vehicle Use Area < 6,000 sf—The required plant points may be provided within 5 feet of the edge of the vehicle use area.

This diagram illustrates the required landscaping and vehicle use areas for a street wall line. The street wall line is shown as a dashed line. The area between the street wall line and the street is labeled "Street". The area between the street wall line and the vehicle use area is labeled "Vehicle Use Area Outside Street Yard". The area between the vehicle use area and the street is labeled "Vehicle Use Area Inside the Street Yard". The area between the street wall line and the vehicle use area is labeled "Street Wall Line". The area between the vehicle use area and the street is labeled "Street".

Landscaped areas that must comply with V.U.A. requirements.

Vehicle Use Area Outside Street Yard

Vehicle Use Area Inside the Street Yard

Street

Street Wall Line

Street

Landscaped areas bounded by parking stalls on one side and within 10' of the side of the parking stall shall be considered as being located within the Vehicle Use Area.

Landscaped areas bounded by parking stalls on two or more sides or parking stalls and/or alleys on three or more sides shall be considered as being located within the Vehicle Use Area.

Vehicle Use Area > 6,000 sf—The required planting area, points, and trees shall be located in the Vehicle Use Area.

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02-0 126-289



15' 30' 60' 1"=30'-0"

PREPARED BY: GROUNDLEVEL LANDSCAPE ARCHITECTURE

ADDRESS: 2605 STATE STREET, SUITE B
SAN DIEGO, CA 92103

PHONE NO #: (619) 325-1993 / TREVOR RATHFON

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SAN DIEGO, CA 92121

PROJECT NAME: TORREYANA CAMPUS

SHEET TITLE: _____

ORIGINAL PREPARATION DATE: APRIL 8, 2022

MUP PROJECT #: _____

DEP #: _____ SHEET: 14 OF 47

FERGUSON
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BALDWIN
ARCHITECTS

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GROUNDLEVEL
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GL Project #22005

HEALTHPEAK PROPERTIES, INC.
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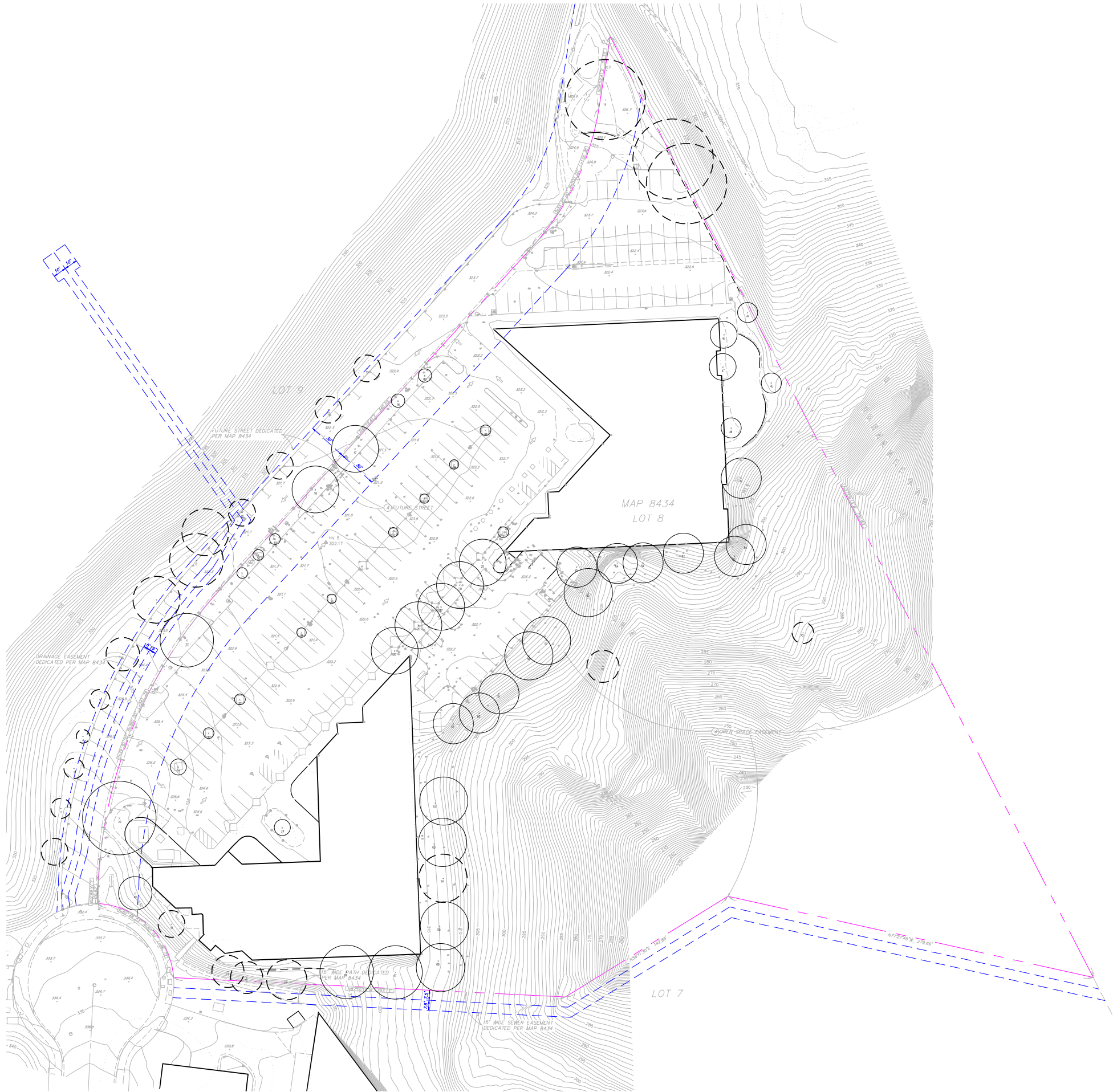
DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT SUBMITTAL	B	08/09/2022
DEVELOPMENT PERMIT SUBMITTAL	C	10/11/2023
DEVELOPMENT PERMIT SUBMITTAL	D	01/18/2024
DEVELOPMENT PERMIT SUBMITTAL	E	03/12/2024
DEVELOPMENT PERMIT SUBMITTAL	F	07/17/2024
DEVELOPMENT PERMIT SUBMITTAL	G	08/08/2025
DEVELOPMENT PERMIT SUBMITTAL	H	09/04/2025

FPBA PROJECT NO. Project Number

LANDSCAPE VUA CALCULATIONS

LT102

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PROJECT NAME:	TORREYANA CAMPUS
SHEET TITLE:	
ORIGINAL PREPARATION DATE:	APRIL 6, 2022
MUP PROJECT #:	
DEP #:	
SHEET:	15 OF 47

ATTACHMENT 9

REMOVE TREE	PROTECT TREE
REMOVE TREE	PROTECT TREE
REMOVE TREE	PROTECT TREE
REMOVE TREE	PROTECT TREE

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GL Project #22005

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DESCRIPTION	NO.	DATE
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DEVELOPMENT PERMIT SUBMITTAL	C	10/11/2023
DEVELOPMENT PERMIT SUBMITTAL	D	01/18/2024
DEVELOPMENT PERMIT SUBMITTAL	E	03/12/2024
DEVELOPMENT PERMIT SUBMITTAL	F	07/17/2024
DEVELOPMENT PERMIT SUBMITTAL	G	08/08/2025
DEVELOPMENT PERMIT SUBMITTAL	H	09/04/2025

FPBA PROJECT NO. Project Number

LANDSCAPE
TREE SURVEY

LS101

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TREE SURVEY - TOTAL SITE QUANTITY	
ACTION	TOTAL
EXISTING TREE TOTAL	73
PROTECT IN PLACE TREE TOTAL	23
REMOVE TREE TOTAL (INCLUDES QTY. 19 TORREY PINES)	50
PROPOSED TREES TO BE PLANTED (INCLUDES QTY. 19 TORREY PINES)	56
TOTAL OF NEW + PROTECTED TREES	79
* NO PROTECTED TREES ARE BEING REMOVED ON THIS PROJECT	
NOTES	
1. FOR PROPOSED TREES PLEASE REFER TO SHEET LP161	

DEMOLITION NOTES	
①	THE TERM "REMOVE" INCLUDES ALL WORK RELATED TO EXISTING TREES, SHRUBS, GROUNDCOVER, ORNAMENTAL METAL, WOOD & HARDSCAPE ELEMENTS, ITEMS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
②	THE TERM "TO REMAIN" INCLUDES ALL WORK NECESSARY TO PROTECT AND MAINTAIN AN ITEM IN ITS CURRENT CONDITION, INCLUDING THE HEALTH OF PLANT MATERIAL.
③	THE TERM "PROTECT" INCLUDES PROVIDING OF TEMPORARY BARRICADES, WARNING MARKERS, COVERINGS, OR OTHER TYPES OF PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS OR PLANT MATERIAL.
④	THE TERM "SALVAGE" INCLUDES ALL WORK RELATED TO PROPER REMOVAL, CONSOLIDATION AND INVENTORY OF PARTS, PROTECTION MATERIALS, TRANSPORTING TO STORAGE, AND CLEAN-UP.
⑤	LIMITS OF DEMOLITION IN LANDSCAPE AREAS ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE. CONTRACTOR TO DETERMINE EXTENT OF DEMOLITION APPROPRIATE FOR NEW WORK WITH LANDSCAPE ARCHITECT IN THE FIELD.
⑥	ALL VALVE BOXES, VAULTS AND OTHER UNDERGROUND UTILITIES WITHIN THE LANDSCAPE DEMOLITION AREAS ARE TO REMAIN AND BE PROTECTED IN PLACE, UNLESS OTHERWISE NOTED.
⑦	ALL TREES THAT ARE IDENTIFIED AS PROTECTED IN PLACE SHALL HAVE YELLOW CAUTION TAPE INSTALLED ON 24" HIGH WOODEN STAKES AT THE DIBBLINE OF THE TREE TO PROTECT THE TREE ROOTS DURING CONSTRUCTION.
⑧	THE CONTRACTOR SHALL CUT AND CAP THE EXISTING IRRIGATION SYSTEM WHERE IRRIGATION IS SCHEDULED FOR DEMOLITION, THE CONTRACTOR SHALL ENSURE THE IRRIGATION SYSTEM MAINTAINS FUNCTION TO ALL LANDSCAPE AREAS NOT REMOVED DURING DEMOLITION, CONTRACTOR SHALL PROVIDE HAND WATERING MONDAY, WEDNESDAY AND FRIDAY TO TREES THAT ARE IDENTIFIED TO BE "PROTECTED IN PLACE" WHERE THE IRRIGATION TO THOSE TREES IS TO BE REMOVED, (AN ALTERNATE IS TO PROVIDE TEMPORARY IRRIGATION TO THOSE TREES)
⑨	ALL EXISTING CURB LINES SHALL REMAIN, PROTECT IN PLACE, UNLESS OTHERWISE NOTED.
⑩	ALL EXISTING SITE FURNISHINGS SHALL BE SALVAGED, COORDINATE WITH OWNER FOR STORAGE OR RELOCATION.
⑪	PROTECT ALL EXISTING SITE & BUILDING UTILITIES SUCH AS A/C UNITS & ELECTRICAL JUNCTION BOXES (MAINTAIN IN GOOD WORKING ORDER).
⑫	THE TERM "DEMO" INCLUDES COMPLETE REMOVAL OF STRUCTURES AND ASSOCIATED WALLS, METAL WORK, CONCRETE FOOTINGS, UTILITY LINES, CURBS, VENT, ETC.
⑬	LANDSCAPE ARCHITECT TO REVIEW ALL TREES ON SITE PRIOR TO DEMO TO DETERMINE IF ANY TREES CAN BE PROTECTED AND TRANSPLANTED ON SITE DURING CONSTRUCTION.

TREE SURVEY - PROTECTION & REMOVAL						
NUMBER	TREE SPECIES	COMMON NAME	CALIPER	HEIGHT	SPREAD	ACTION
62	Pinus torreyana	TORREY PINE	20"	40'	25'	REMOVE
63	Pinus torreyana	TORREY PINE	20"	40'	25'	REMOVE
64	Pinus torreyana	TORREY PINE	20"	40'	25'	PROTECT
65	Pinus torreyana	TORREY PINE	20"	35'	30'	REMOVE
66	Pinus torreyana	TORREY PINE	20"	35'	25'	REMOVE
67	Pinus torreyana	TORREY PINE	24"	35'	25'	REMOVE
68	Pinus torreyana	TORREY PINE	20"	40'	25'	REMOVE
69	Pinus torreyana	TORREY PINE	18"	40'	30'	PROTECT
70	Pinus torreyana	TORREY PINE	14"	35'	25'	PROTECT
71	Pinus torreyana	TORREY PINE	14"	35'	30'	PROTECT
72	Pinus torreyana	TORREY PINE	10"	16'	10'	PROTECT
73	Pinus torreyana	TORREY PINE	8"	12'	8'	PROTECT

TREE SURVEY - PROTECTION & REMOVAL						
NUMBER	TREE SPECIES	COMMON NAME	CALIPER	HEIGHT	SPREAD	ACTION
1	Pinus canariensis	CANARY ISLAND PINE	5"	15'	10'	PROTECT
2	Pinus canariensis	CANARY ISLAND PINE	5"	15'	10'	PROTECT
3	Pinus canariensis	CANARY ISLAND PINE	5"	20'	10'	PROTECT
4	Rhus integrifolia	LEMONADE BERRY	10"	8'	8'	PROTECT
5	Pinus canariensis	CANARY ISLAND PINE	5"	8'	6'	PROTECT
6	Rhus integrifolia	LEMONADE BERRY	10"	8'	8'	PROTECT
7	Pinus torreyana	TORREY PINE	12"	30'	25'	PROTECT
8	Pinus canariensis	CANARY ISLAND PINE	8"	25'	15'	PROTECT
9	Pinus canariensis	CANARY ISLAND PINE	8"	20'	15'	PROTECT
10	Pinus canariensis	CANARY ISLAND PINE	5"	15'	8'	PROTECT
11	Pinus canariensis	CANARY ISLAND PINE	5"	15'	8'	PROTECT
12	Pinus canariensis	CANARY ISLAND PINE	6"	20'	10'	PROTECT
13	Pinus canariensis	CANARY ISLAND PINE	6"	20'	15'	PROTECT
14	Pinus torreyana	TORREY PINE	14"	60'	30'	PROTECT
15	Pyrus spp.	PEAR	4"	10'	7'	REMOVE
16	Pyrus spp.	PEAR	4"	10'	7'	REMOVE
17	Pinus canariensis	CANARY ISLAND PINE	6"	35'	15'	REMOVE
18	Pinus canariensis	CANARY ISLAND PINE	6"	35'	15'	REMOVE
19	Pyrus spp.	PEAR	4"	8'	5'	REMOVE
20	Pyrus spp.	PEAR	4"	8'	5'	REMOVE
21	Pyrus spp.	PEAR	4"	8'	5'	REMOVE
22	Pinus canariensis	CANARY ISLAND PINE	6"	35'	20'	REMOVE
23	Pyrus spp.	PEAR	4"	55'	25'	REMOVE
24	Phoenix roebelenii	PIGMY PALM	8"	8'	10'	REMOVE
25	Pinus canariensis	CANARY ISLAND PINE	8"	35'	25'	REMOVE
26	Pinus canariensis	CANARY ISLAND PINE	8"	35'	25'	REMOVE
27	Pinus canariensis	CANARY ISLAND PINE	8"	35'	25'	REMOVE
28	Pinus canariensis	CANARY ISLAND PINE	8"	35'	25'	REMOVE
29	Pinus canariensis	CANARY ISLAND PINE	8"	35'	25'	REMOVE
30	Phoenix roebelenii	PIGMY PALM	1"	8'	10'	REMOVE
31	Pyrus spp.	PEAR	4"	12'	10'	REMOVE
32	Cinnamomum camphora	CAMPHOR LAUREL	1"	8'	8'	REMOVE
33	Cinnamomum camphora	CAMPHOR LAUREL	1"	8'	8'	REMOVE
34	Pyrus spp.	PEAR	4"	7'	5'	REMOVE
35	Pyrus spp.	PEAR	4"	7'	5'	REMOVE
36	Pyrus spp.	PEAR	4"	7'	5'	REMOVE
37	Pyrus spp.	PEAR	4"	7'	5'	REMOVE
38	Pyrus spp.	PEAR	4"	7'	5'	REMOVE
39	Cinnamomum camphora	CAMPHOR LAUREL	1"	8'	8'	REMOVE
40	Ulmus parvifolia	CHINESE ELM	6"	30'	20'	REMOVE
41	Ulmus parvifolia	CHINESE ELM	6"	25'	20'	PROTECT
42	Pinus torreyana	TORREY PINE	12"	20'	30'	PROTECT
43	Pinus torreyana	TORREY PINE	18"	p	30'	PROTECT
44	Erythrina spp.	CORAL TREE	2"	15'	20'	REMOVE
45	Erythrina spp.	CORAL TREE	2"	15'	20'	REMOVE
46	Agonis flexuosa JERVIS BAY AFTERDARK	AFTER DARK PEPPERMINT TREE	6"	20'	7'	REMOVE
47	Agonis flexuosa JERVIS BAY AFTERDARK	AFTER DARK PEPPERMINT TREE	6"	20'	7'	REMOVE
48	Prunus salicina	JAPANESE PLUM	6"	15'	7'	REMOVE
49	Pinus torreyana	TORREY PINE	18"	40'	25'	REMOVE
50	Pinus torreyana	TORREY PINE	18"	40'	25'	REMOVE
51	Pinus torreyana	TORREY PINE	24"	40'	25'	REMOVE
52	Pinus torreyana	TORREY PINE	12"	40'	25'	REMOVE
53	Pinus torreyana	TORREY PINE	12"	40'	25'	REMOVE
54	Pinus torreyana	TORREY PINE	14"	40'	25'	REMOVE
55	Pinus torreyana	TORREY PINE	14"	40'	25'	REMOVE
56	Pinus torreyana	TORREY PINE	14"	40'	25'	REMOVE
57	Pinus torreyana	TORREY PINE	14"	40'	25'	REMOVE
58	Pinus torreyana	TORREY PINE	14"	40'	25'	REMOVE
59	Pinus torreyana	TORREY PINE	14"	40'	25'	REMOVE
60	Pinus torreyana	TORREY PINE	14"	40'	25'	REMOVE
61	Pinus torreyana	TORREY PINE	24"	40'	25'	REMOVE

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PROJECT NAME: TORREYANA CAMPUS

SHEET TITLE:

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #:

DEP #: SHEET: 16 OF 47

==3A

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HEALTHPEAK PROPERTIES, INC.
TORREYANA CAMPUS

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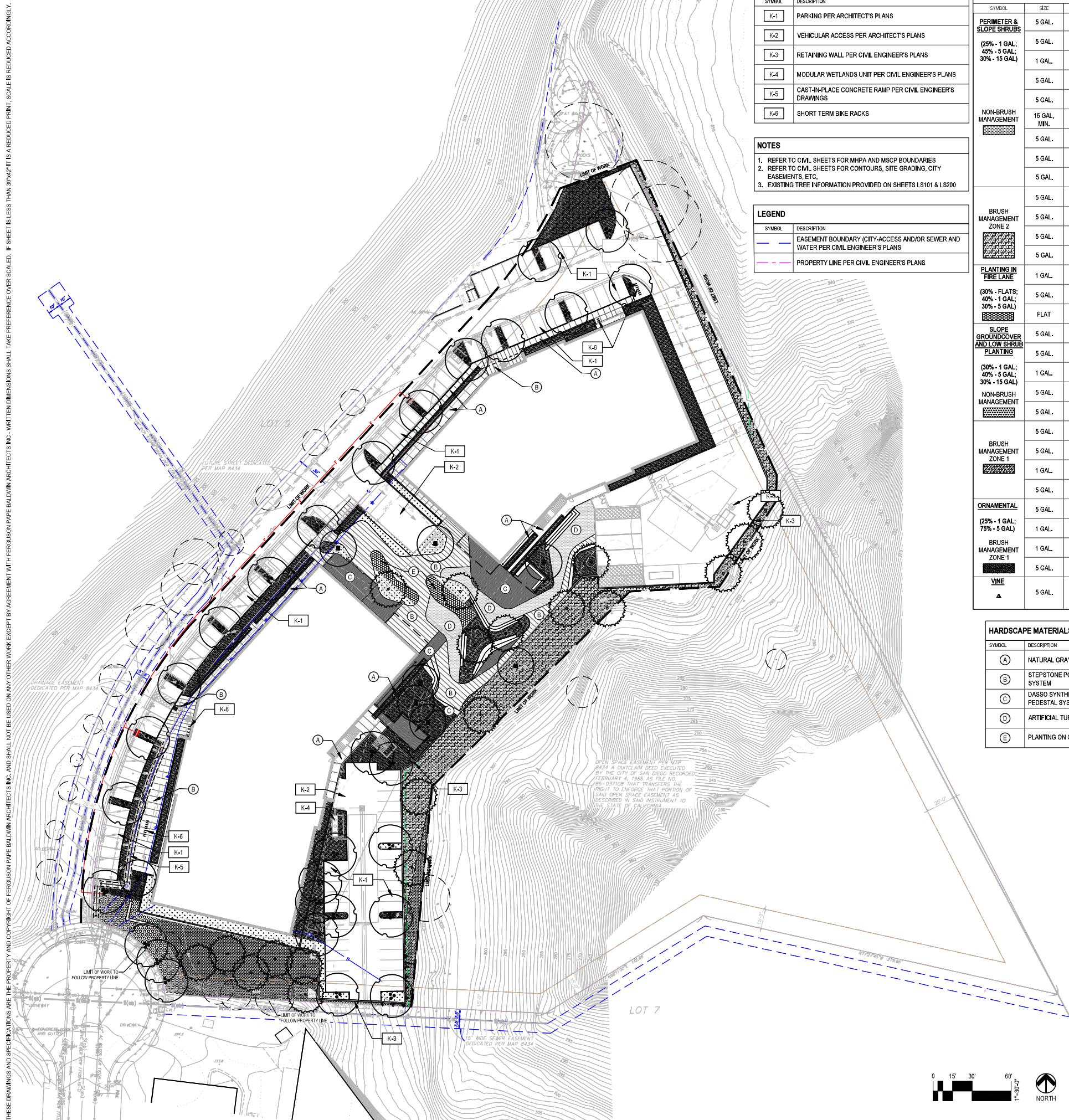
DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT SUBMITTAL	B	08/09/2022
DEVELOPMENT PERMIT SUBMITTAL	C	10/11/2023
DEVELOPMENT PERMIT SUBMITTAL	D	01/18/2024
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DEVELOPMENT PERMIT SUBMITTAL	G	08/08/2025
DEVELOPMENT PERMIT SUBMITTAL	H	09/04/2025

FPBA PROJECT NO, Project Number

LANDSCAPE
TREE SURVEY
SCHEDULE AND
NOTES

LS200

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KEYNOTES	
SYMBOL	DESCRIPTION
K-1	PARKING PER ARCHITECT'S PLANS
K-2	VEHICULAR ACCESS PER ARCHITECT'S PLANS
K-3	RETAINING WALL PER CIVIL ENGINEER'S PLANS
K-4	MODULAR WETLANDS UNIT PER CIVIL ENGINEER'S PLANS
K-5	CAST-IN-PLACE CONCRETE RAMP PER CIVIL ENGINEER'S DRAWINGS
K-6	SHORT TERM BIKE RACKS

NOTES
1. REFER TO CIVIL SHEETS FOR MHPA AND MSCP BOUNDARIES 2. REFER TO CIVIL SHEETS FOR CONTOURS, SITE GRADING, CITY EASEMENTS, ETC. 3. EXISTING TREE INFORMATION PROVIDED ON SHEETS LS101 & LS200

LEGEND	
SYMBOL	DESCRIPTION
	EASEMENT BOUNDARY (CITY-ACCESS AND/OR SEWER AND WATER PER CIVIL ENGINEER'S PLANS)
	PROPERTY LINE PER CIVIL ENGINEER'S PLANS

PLANT SCHEDULE		
SHRUBS & GROUND COVER		REFER TO SHEET LP-2.00 FOR PLANT SCHEDULE AND DETAILS
SYMBOL	SIZE	BOTANICAL NAME
PERIMETER & SLOPE SHRUBS	5 GAL.	ARCOSTAPHYLOS 'PACIFIC MIST'
(25% - 1 GAL; 45% - 5 GAL; 30% - 15 GAL)	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'
	1 GAL.	COTONEASTER DAMMERI 'LOWFAST'
	5 GAL.	EPILOBIUM 'EVERETT'S CHOICE'
	5 GAL.	HETEROMELES ARBUTIFOLIA
	15 GAL. MIN.	RHUS INTEGRIFOLIA
NON-BRUSH MANAGEMENT 	5 GAL.	SALVIA APIANA
	5 GAL.	SALVIA CLEVELANDII 'WINNIFRED GILMAN'
	5 GAL.	SALVIA SPATHACEA
BRUSH MANAGEMENT ZONE 2 	5 GAL.	ARCOSTAPHYLOS 'PACIFIC MIST'
	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'
	5 GAL.	EPILOBIUM 'EVERETT'S CHOICE'
	5 GAL.	SALVIA SPATHACEA
PLANTING IN FIRE LANE	1 GAL.	CAREX TUMULICOLA
(30% - FLATS; 40% - 1 GAL; 30% - 5 GAL) 	5 GAL.	CEANOTHUS GRISEUS VAR. HORIZONTALIS
	FLAT	DYMONDIA MARGARETAE
SLOPE GROUND COVER AND LOW SHRUB PLANTING (30% - 1 GAL; 40% - 5 GAL; 30% - 15 GAL) 	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'
	5 GAL.	CEANOTHUS GRISEUS VAR. HORIZONTALIS
	1 GAL.	COTONEASTER DAMMERI 'LOWFAST'
	5 GAL.	SALVIA CLEVELANDII 'WINNIFRED GILMAN'
NON-BRUSH MANAGEMENT 	5 GAL.	SALVIA GREGGII 'FURMAN'S RED'
BRUSH MANAGEMENT ZONE 1 	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'
	5 GAL.	CEANOTHUS GRISEUS VAR. HORIZONTALIS
	1 GAL.	COTONEASTER DAMMERI 'LOWFAST'
	5 GAL.	SALVIA GREGGII 'FURMAN'S RED'
ORNAMENTAL	5 GAL.	AGAVE PARRYI VAR. TRUNCATA
(25% - 1 GAL; 75% - 5 GAL)	1 GAL.	ALOE 'ALWAYS RED'
	1 GAL.	CHONDROPETALUM TECTORUM
	5 GAL.	WESTRINGIA MUNDI
BRUSH MANAGEMENT ZONE 1 		
VINE 	5 GAL.	DOLICHANDRA UNGUIS-CATI

HARDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
(A)	NATURAL GRAY CAST IN PLACE CONCRETE
(B)	STEPSTONE PORCELAIN COLOR PAVERS ON PEDESTAL SYSTEM
(C)	DASSO SYNTHETIC BAMBOO DECKING ON PEDESTAL SYSTEM
(D)	ARTIFICIAL TURF
(E)	PLANTING ON GRASSPAVE II

TREES			REFER TO SHEET LP-2.10 FOR PLANT SCHEDULE AND DETAILS
SYMBOL	SIZE	ATTACHMENT 9 LOPHOSTEMON CONFERTUS	
 CANOPY QTY = (26)	36" BOX MIN.	QUERCUS AGRIFOLIA	
	60" BOX MIN.	PLATANUS RACEMOSA	
	48" BOX MIN.	ARBUTUS 'MARINA'	
 ACCENT QTY = (8)	48" BOX MIN.	CERCIS CANADENSIS 'FOREST PANSY'	
	36" BOX MIN.	CERCIS OCCIDENTALIS	
 STREET	24" BOX MIN.	PINUS ELДАРICA (STREET TREE)	
+	-	EXISTING TREE TO REMAIN; PROTECT IN PLACE	
 O	48" BOX MIN.	PINUS TORREYANA MINIMUM QTY (19) PER BIOLOGY REPORT	
SHRUBS & GROUNDCOVER		REFER TO SHEET LP-2.10 FOR PLANT SCHEDULE AND DETAILS	
SYMBOL	SIZE	BOTANICAL NAME	
ORNAMENTAL SHRUBS & GRASSES (30% - 1 GAL; 40% - 5 GAL; 30% - 15 GAL)	5 GAL.	ARCOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	
	15 GAL.	FEJEO SELLOWIANA (ACCA)	
	24" BOX MIN.	HETEROMELES ARBUTIFOLIA	
	1 GAL.	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	
	1 GAL.	LOMANDRA LONGIFOLIA BREEZE	
NON-BRUSH MANAGEMENT 	1 GAL.	MUHLLENBERGIA DUBIA	
	5 GAL.	PRUNUS CAROLINIANA 'COMPACTA'	
	15 GAL. MIN.	RHUS INTEGRIFOLIA	
	5 GAL.	SALVIA APIANA	
	5 GAL.	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	
	5 GAL.	SALVIA GREGGII 'FURMAN'S RED'	
	5 GAL.	SALVIA 'SANTA BARBARA'	
	1 GAL.	SESLERIA AUTUMNALIS	
	5 GAL.	VIGUIERA LACINIATA (BAHIOP SIS)	
	5 GAL.	WESTRINGIA FRUTICOSA 'BLUE GEM'	
BRUSH MANAGEMENT ZONE 1 	1 GAL.	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	
	1 GAL.	LOMANDRA LONGIFOLIA BREEZE	
	5 GAL.	SALVIA GREGGII 'FURMAN'S RED'	
	5 GAL.	SALVIA 'SANTA BARBARA'	
	1 GAL.	SESLERIA AUTUMNALIS	
	5 GAL.	VIGUIERA LACINIATA (BAHIOP SIS)	

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PROJECT NAME: TORREYANA CAMPUS

SHEET TITLE: _____

ORIGINAL PREPARATION DATE: APRIL 6, 2022

MUP PROJECT #

DEP #:

SHEET: 17 OF 47

DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
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DEVELOPMENT PERMIT SUBMITTAL	C	10/11/2023
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DEVELOPMENT PERMIT SUBMITTAL	G	08/08/2025
DEVELOPMENT PERMIT SUBMITTAL	H	09/04/2025

FPBA PROJECT NO. Project Number

LANDSCAPE PLANTING PLAN

LP101

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PLANT SCHEDULE										
TREES					REFER TO SHEET LP-200 FOR PLANT SCHEDULE AND DETAILS		DIMENSIONS AT INSTALL		DIMENSIONS AT MATURE SIZE	
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	HEIGHT	SPREAD	HEIGHT	SPREAD	FORM AND FUNCTION	REMARKS
 CANOPY QTY = (26)	36" BOX MIN.	LOPHOSTEMON CONFERTUS	BRISBANE BOX	MODERATE	14'	7'	40'	20'	CANOPY	TOTAL QUANTITY = (26)
	60" BOX MIN.	QUERCUS AGRIFOLIA	COAST LIVE OAK	VERY LOW	16'	8'	45'	45'	CANOPY	
	48" BOX MIN.	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	MODERATE	16'	9'	55'	35'	ACCENT	
 ACCENT QTY = (8)	48" BOX MIN.	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	LOW	20'	10'	45'	33'	ACCENT	TOTAL QUANTITY = (8)
	48" BOX MIN.	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	MODERATE	12'	7'	25'	35'	ACCENT	
	36" BOX MIN.	CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	10'	6'	15'	15'	ORNAMENTAL	
STREET	24" BOX MIN.	PINUS ELDARICA (STREET TREE)	AFGHAN PINE	VERY LOW	16'	12'	40'	30'	STREET	TOTAL QUANTITY = (3)
+	-	EXISTING TREE TO REMAIN; PROTECT IN PLACE		-	-	-	-	-	-	-
	48" BOX MIN.	PINUS TORREYANA *MINIMUM QTY (19) PER BIOLOGY REPORT	TORREY PINE	LOW	16'	7'	45'	35'	CANOPY	TOTAL QUANTITY = (19)

SHRUBS & GROUND COVER					REFER TO SHEET LP-200 FOR PLANT SCHEDULE AND DETAILS		DIMENSIONS AT INSTALL		DIMENSIONS AT MATURE SIZE			
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	HEIGHT	WIDTH	HEIGHT	WIDTH	FORM AND FUNCTION	REMARKS	O.C. OFFSET FROM EDGES	
ORNAMENTAL SHRUBS & GRASSES (30% - 1 GAL; 40% - 5 GAL; 30% - 15 GAL)	5 GAL.	ARCOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	LOW	30"	30"	6-10'	6-10'	SCREENING SHRUB	6' O.C.	6'	
	15 GAL.	FEIJOA SELLOWIANA (ACCA)	PINEAPPLE GUAVA	LOW	4'	3'	10'-15'	10'-15'	SCREENING SHRUB	6' O.C.	5'	
	24" BOX MIN.	HETEROMELES ARBUTIFOLIA	TOYON	VERY LOW	3'	3'	12-18'	25'	ORNAMENTAL	6' O.C.	4'	
	1 GAL.	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	SILVER CARPET ASTER	LOW	-	-	6'	6'	ORNAMENTAL	2' O.C.	2'	
	1 GAL.	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	LOW	12"	12"	2-3'	2-4'	GRASS	30" O.C. CAN FULL	2'	
	1 GAL.	MUHLENBERGIA DUBIA	PINE MUHLY GRASS	LOW	12"	12"	2-3'	2-3'	GRASS	30" O.C. CAN FULL	18"	
	5 GAL.	PRUNUS CAROLINIANA 'COMPACTA'	DWARF CAROLINA CHERRY LAUREL	MODERATE	30"	16"	6-10'	4-6'	SCREENING SHRUB	3' O.C.	2'	
	15 GAL. MIN.	RHUS INTEGRIFOLIA	LEMONADE BERRY	VERY LOW	2'	2'	8'	12-6"	ORNAMENTAL	6' O.C.	10'	
	5 GAL.	SALVIA APIANA	WHITE SAGE	VERY LOW	18"	18"	4-5'	4-5'	COASTAL SHRUB		30"	
	5 GAL.	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	WINNIFRED GILMAN SAGE	VERY LOW	18"	18"	4-5'	4-5'	COASTAL SHRUB		2'	
	5 GAL.	SALVIA GREGGII 'FURMAN'S RED'	MAGENTA RED TEXAS SAGE	LOW	18"	16"	2-4'	2-3'	MEDIUM SHRUB	CAN FULL	18"	
	5 GAL.	SALVIA 'SANTA BARBARA'	SANTA BARBARA SAGE	LOW	18"	18"	30"	3'	LARGE SHRUB	3' O.C.	18"	
	1 GAL.	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	MODERATE	9"	9"	1-2'	1-2'	GRASS	2' O.C.	1'	
NON-BRUSH MANAGEMENT 	5 GAL.	VIGUIERA LACINIATA (BAHIOPSIS)	SAN DIEGO SUNFLOWER	VERY LOW	-	-	3'	3'	SCREENING SHRUB	30" O.C.	2'	
	5 GAL.	WESTRINGIA FRUTICOSA 'BLUE GEM'	WEST COAST ROSEMARY	LOW	24"	24"	4-6'	3-4'	SCREENING SHRUB	30" O.C.	2'	
	1 GAL.	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'	SILVER CARPET ASTER	LOW	-	-	6'	6'	ORNAMENTAL	2' O.C.	2'	
	1 GAL.	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	LOW	12"	12"	2-3'	2-4'	GRASS	30" O.C. CAN FULL	2'	
	5 GAL.	SALVIA GREGGII 'FURMAN'S RED'	MAGENTA RED TEXAS SAGE	LOW	18"	16"	2-4'	2-3'	MEDIUM SHRUB	CAN FULL	18"	
	5 GAL.	SALVIA 'SANTA BARBARA'	SANTA BARBARA SAGE	LOW	18"	18"	30"	3'	LARGE SHRUB	3' O.C.	18"	
	1 GAL.	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	MODERATE	9"	9"	1-2'	1-2'	GRASS	2' O.C.	1'	
	5 GAL.	VIGUIERA LACINIATA (BAHIOPSIS)	SAN DIEGO SUNFLOWER	VERY LOW	-	-	3'	3'	SCREENING SHRUB	30" O.C.	2'	
	BRUSH MANAGEMENT ZONE 1 	5 GAL.	ARCOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	LOW	30"	30"	2'	6-12'	SCREENING SHRUB	5' O.C.	4'
		5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	LOW	6"	10"	18-24"	6-8'	GROUND COVER	5' O.C.C CAN FULL	4'
		1 GAL.	COTONEASTER DAMMERI 'LOWFAST'	BEARBERRY COTONEASTER	LOW	6"	10"	1'	8-12'	GROUND COVER	5' O.C.C CAN FULL	4'
		5 GAL.	EPILOBIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	VERY LOW	-	-	8"	4-5'	GROUND COVER	4' O.C.C CAN FULL	18"
		5 GAL.	HETEROMELES ARBUTIFOLIA	TOYON	VERY LOW	18"	1'	12-18'	25'	SCREENING SHRUB	6' O.C.	4'
PERIMETER & SLOPE SHRUBS (25% - 1 GAL; 45% - 5 GAL; 30% - 15 GAL)	15 GAL. MIN.	RHUS INTEGRIFOLIA	LEMONADE BERRY	VERY LOW	2'	2'	8'	12-6"	ORNAMENTAL	6' O.C.	10'	
	5 GAL.	SALVIA APIANA	WHITE SAGE	VERY LOW	18"	18"	25'	25'	COASTAL SHRUB	4' O.C.	30"	
	5 GAL.	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	WINNIFRED GILMAN SAGE	VERY LOW	18"	18"	4-5'	4-5'	COASTAL SHRUB	4' O.C. CAN FULL	2'	
	5 GAL.	SALVIA SPATHACEA	HUMMINGBIRD SAGE	VERY LOW	12"	12"	1-2'	4-5'	SHRUB	4' O.C. CAN FULL	30"	
	5 GAL.	ARCOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	LOW	30"	30"	2'	6-12'	SCREENING SHRUB	5' O.C.	4'	
BRUSH MANAGEMENT ZONE 2 	5 GAL.	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	LOW	6"	10"	18-24"	6-8'	GROUND COVER	5' O.C.C CAN FULL	4'	
	5 GAL.	EPILOBIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	VERY LOW	-	-	8"	4-5'	GROUND COVER	4' O.C.C CAN FULL	18"	
	5 GAL.	SALVIA SPATHACEA	HUMMINGBIRD SAGE	VERY LOW	12"	12"	1-2'	4-5'	SHRUB	4' O.C. CAN FULL	30"	
	PLANTING IN FIRE LANE (30% - FLATS; 40% - 1 GAL; 30% - 5 GAL) 	1 GAL.	CAREX TUMULICOLA	FOOTHILL SEDGE	LOW	6"	6"	1'	1'-6"	GRASS	2' O.C. CAN FULL	1'
		5 GAL.	CEANOTHUS GRISEUS VAR. HORIZONTALIS	YANKEE POINT CALIFORNIA LILAC	LOW	12"	16"	3'	9'	GROUND COVER	8' O.C. CAN FULL	5'
FLAT		DYMONDIA MARGARETAE	SILVER CARPET	LOW	FULL	FULL	1-2'	10-15'	GROUND COVER	8' O.C.	4"	

PREPARED BY:

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PROJECT NAME:

TORREYANA CAMPUS

SHEET TITLE:

ORIGINAL PREPARATION DATE:

APRIL 6, 2022

MUP PROJECT #:

DEP #:

SHEET:

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OF

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ATTACHMENT 9

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DESCRIPTION	NO.	DATE
DEVELOPMENT PERMIT SUBMITTAL	A	04/06/2022
DEVELOPMENT PERMIT SUBMITTAL	B	08/09/2022
DEVELOPMENT PERMIT SUBMITTAL	C	10/11/2023
DEVELOPMENT PERMIT SUBMITTAL	D	01/18/2024
DEVELOPMENT PERMIT SUBMITTAL	E	03/12/2024
DEVELOPMENT PERMIT SUBMITTAL	F	07/17/2024
DEVELOPMENT PERMIT SUBMITTAL	G	08/08/2025
DEVELOPMENT PERMIT SUBMITTAL	H	09/04/2025

FPBA PROJECT NO./Project Number

LANDSCAPE
PLANTING
SCHEDULE AND
NOTES

LP200