BELLA MAR

RED TAIL ACQUISITIONS, LLC | carrierjohnson + CULTURE

408 HOLLISTER STREET, SAN DIEGO, CA

BELLA MAR | **DEVELOPMENT PERMIT PACKAGE**

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

RED TAIL ACQUISITIONS, LLC | carrierjohnson + CULTURE

architecture + environments + brand strategy + graphics

project name:		revision 04:	
BELLA MAR	//	revision 03:	10/23/2020
sheet title:		revision 02:	03/06/2020
COVERSHEET		revision 01:	10/17/2019
	//	original date:	07/19/2019
	//		
drawing number:	//	city pts #:	**631240**
T.1	//	project:	**5752.00**
sheet 01 of **37**	//	date:	10/23/2020

BELLA MAR APARTMENTS

408 HOLLISTER STREET, SAN DIEGO, CA 92154

PROJECT DATA

PROJECT DATA SUMMARY (refer to "General Notes" below for area calculation definitions)

PARCEL	GROSS AREA [a] TOTAL	GROSS AREA [a] INTERIOR [c] COMMON SPACE	RESIDENTIAL LEASABLE SF [b]	RESIDENTIAL SUPPORT COVERED CIRCULATION	RESIDENTIAL SUPPORT GARAGES + UTILITY CLOSETS	UNIT COUNT	PARKING COUNT PROPOSED	PARKING COUNT REQUIRED (0.5 per bedroom)
1 (Market Rate)	377,552 sf	4,350 sf	292,433 sf	27,253 sf	53,516 sf	280	**316**	**271**
2 (Affordable)	100,453 sf	1,499 sf	72,202 sf	16,612 sf	414 sf	100	**121**	**89**
TOTALS	**478,005 sf**	**5,849 sf**	**364,635 sf**	**43,865 sf**	**53,930**	**380**	**437**	**360**

BUILDING AREA NOTES:

[a] GROSS AREA - Measured to exterior face of wall and does not include open to below areas or open exterior occupied space.

[b] RESIDENTIAL - Leasable area is gross residential / unit area measured to the exterior face of wall, exterior face of corridor or shaft, and centerline of demising walls. Balcony area not included.

[c] INTERIOR COMMON SPACE - Includes leasing office, amenity rooms (fitness, club room) and support spaces.

UNIT MIX SUMMARY

BUILDING	1BR	2BR	3BR	Total
PARCEL 1	85	129	66	**280**
PARCEL 2	48	26	26	**100**
TOTAL UNITS	133	155	92	380
% of Total	35.00%	40.79%	24.21%	

PARCEL 1 PARKING SUMMARY:

VEHICULAR PARKING SUMMARY *(affordable in transit priority area, SDMC Table 143-07D)*

VEHICULAR PARKING TOTALS

VEHICULAR PARKING			required by code (0.5 per bedroom)	provided (see below)
residential				
0.50 stalls	per studio (over 400sf)	*0 studios*		
0.50 stalls	per 1 bedroom	*85 1-bdrm*	43	
1.00 stalls	per 2 bedroom	*129 2-bdrm*	129	
1.50 stalls	per 3 bedroom	*66 3-bdrm*	99	
USPS included				
		TOTAL VEHICULAR PARKING	**271**	**316**

MOTORCYCLE PARKING		(S.D. Municipal Code Table 142-05C)	required	provided (see below)
RESIDENTIAL				
0.1 stalls	per studio		0	
0.1 stalls	per 1 bedroom		9	
0.1 stalls	per 2 bedroom		13	
0.1 stalls	per 3 bedroom		7	
		TOTAL MOTORCYCLE PARKING	**29**	**28**

ACCESSIBLE PARKING CALCULATIONS

Total Residential HC Reqd. (2%)	(included in the parking counts above)	7

PROVIDED VEHICULAR PARKING DETAILS

	standard	tandem	accessible	
Garage only	*74*			74
Garage with Tandem	*(counted as 1 space)*	*105*		105
Surface (residential)	*129*		*7*	7
Total	203	105	8	316

PROVIDED MOTORCYCLE PARKING DETAILS

	provided
	29
Total	29

PARKING NOTES:

*Up to 25% of total on-site spaces may be for common use by both residents and guests

*minimum 1 space per unit

*no guest spaces reuquired per masterplan/municipal code

BICYCLE PARKING SUMMARY *(S.D. Municipal Code Table 142-05C)*

Bicycles		QUANTITY OF UNITS WITHOUT GARAGES	REQUIRED	PROVIDED (see below)
0.4 stalls	per studio	0	0	
0.4 stalls	per 1 bedroom	68	27	
0.5 stalls	per 2 bedroom	38	19	
0.6 stalls	per 3 bedroom	0	0	
TOTAL BICYCLE PARKING		**106**	**46**	**44**
PROVIDED BICYCLE DETAILS				
Parcel 1				**44**
Garages		**179**		
Total				**44**

*Bicycle racks are not required for a dwelling un;t with a garage accessible only by residents of the dwelling unit.

FAR CALCULATIONS

PARCEL	GROSS AREA BUILDING	GROSS AREA SITE	FAR	PERMITTED FAR 1.35 FAR	REQUIRED PARKING
Parcel 1 (Market Rate)	377,552 sf	531,785 sf	0.71	717,910 sf	179,477 sf
Parcel 2 (Affordable)	100,453 sf	105,062 sf	0.96	141,834 sf	0 sf
TOTALS	**478,005 sf**	**636,847 sf**	**0.75**	**859,743 sf**	**214,936 sf**

*Max. Floor Area Ratio for RM-2-5 = 1.35 FAR

**Required Parking per SDMC §131.0466(e): 25% of permitted FAR shall be reserved for required parking.

PARCEL 2 PARKING SUMMARY:

VEHICULAR PARKING SUMMARY *(affordable in transit priority area, SDMC Table 143-07D)*

VEHICULAR PARKING TOTALS

VEHICULAR PARKING			required by code (0.5 per bedroom)	provided (see below)
residential				121
0.50 stalls	per studio (over 400sf)	*0 studios*	0	
0.50 stalls	per 1 bedroom	*48 1-bdrm*	24	
1.00 stalls	per 2 bedroom	*26 2-bdrm*	26	
1.50 stalls	per 3 bedroom	*26 3-bdrm*	39	
USPS included				
		TOTAL VEHICULAR PARKING	**89**	**121**

MOTORCYCLE PARKING		(S.D. Municipal Code Table 142-05C)	required	provided (see below)
RESIDENTIAL				*10*
0.1 stalls	per studio		*0*	
0.1 stalls	per 1 bedroom		*5*	
0.1 stalls	per 2 bedroom		*3*	
0.1 stalls	per 3 bedroom		*3*	
		TOTAL MOTORCYCLE PARKING	**10**	**10**

ACCESSIBLE PARKING CALCULATIONS

Total Residential HC Reqd. (2%)	(included in the parking counts above)	2

PROVIDED VEHICULAR PARKING DETAILS

	residential	accessible	
Surface	117	*4*	121
Total	117	4	121

PROVIDED MOTORCYCLE PARKING DETAILS

	provided
	10
Total	10

PARKING NOTES:

*Up to 25% of total on-site spaces may be for common use by both residents and guests

*minimum 1 space per unit

BICYCLE PARKING SUMMARY *(S.D. Municipal Code Table 142-05C)*

Bicycles		REQUIRED	PROVIDED (see below)
0.4 stalls	per studio	0	
0.4 stalls	per 1 bedroom	19	
0.5 stalls	per 2 bedroom	13	
0.6 stalls	per 3 bedroom	16	
TOTAL BICYCLE PARKING		**48**	**48**
PROVIDED BICYCLE DETAILS			
Parcel 2			**48**
Total			**48**

PROJECT NARRATIVE

BELLA MAR PROPOSES TO RE-ZONE THE PROJECT SITE FROM AR-1-2 TO RM-2-5 AND TO AMEND THE OTAY MESA-NESTOR COMMUNITY PLAN TO ALLOW 280 MARKET RATE UNITS AND 100 AFFORDABLE UNITS IN MULTIPLE BUILDINGS. THE SMALL PORTION OF THE SITE THAT IS ZONED OF-1-1 IS IN THE MHPA BUFFER ALONG THE NORTH EDGE OF THE PROPERTY AND WILL NOT REQUIRE A RE-ZONE.

THE MARKET RATE UNITS WILL BE IN 14 THREE-STORY WALK-UP BUILDINGS ON PARCEL 1, WITH A COMBINATION OF SURFACE PARKING AND PRIVATE ENCLOSED GARAGES AT THE GROUND FLOOR OF THESE BUILDINGS. A SEPARATE BUILDING FOR LEASING AND AMENITIES, POOL AND PLAY AREAS ARE ALSO PROVIDED ON PARCEL 1.

THE AFFORDABLE UNITS WILL BE IN A SINGLE 4-STORY BUILDING ON PARCEL 2. THIS BUILDING WILL BE SERVED BY ELEVATORS AND OPEN WALKWAYS. COMMUNITY AMENITY SPACES WILL BE PROVIDED IN THIS BUILDING ON LEVEL 1. PARKING WILL BE SURFACE PARKING ON PARCEL 2.

PROJECT DIRECTORY

OWNER
THE PHAIR COMPANY
3330 Bonita Road
Chula Vista, CA 91910
Telephone: (619) 426-0441
Contact: Jeff Phair
tpc@thephairco.sdcoxmail.com

Developer – Parcel 1
RED TAIL ACQUISITIONS, LLC
FPA MULTIFAMILY, LLC
2082 Michelson Drive, 4th Floor
Irvine, CA 92612
Telephone: (949) 299-0973
Contact: Reid Bradshaw
Director of Development
rbradshaw@fpamf.com

Developer – Parcel 2
CHELSEA INVESTMENT CORP.
6339 Paseo del Lago
Carlsbad, CA 92011
Telephone: (619) 277-8714
Contact: Scott Brown
sbrown@chelseainvestco.com

Project Manager
TK Consulting, Inc.
2082 Michelson Drive, 3rd Floor
Irvine, CA 92612
Telephone: (714) 624-7539
Contact: Tim Kihm
tkihm@rtacq.com

Architect
CARRIER JOHNSON + CULTURE
185 WEST F STREET, SUITE 500
San Diego, CA 92101
Telephone: (619) 239-2353
Contact: Kyle Stevens
kjs1@carrierjohnson.com

Environmental Engineer
RECON
1927 5th Avenue
San Diego, CA 92101
PHONE: (619) 308-9333
FAX: (619) 308-9334
Jennifer Campos
Environmental Project Director
jcampos@reconenvironmental.com

Civil Engineer
FUSCOE ENGINEERING, INC.
4933 Paramount Drive, Second Floor
San Diego, CA 92123
Phone: (858) 554-1500
Contact: Bryan Smith, PE
bsmith@fuscoe.com

Landscape Architect
landLAB
702 Wrelton Drive
San Diego, CA 92109
Phone: (858) 483-9817
Contact: Neil Hadley
Principal
nhadley@land-lab.com

Soils Engineer
GEOCON
6960 Flanders Drive
San Diego, CA 92121
Phone: (858) 558-6900
Contact: Matt Love
MLove@geoconinc.com

Traffic Engineer
KIMLEY-HORN
401 B Street, Suite 600
San Diego, CA 92101
Phone: (619) 744-0161
Contact: Mychal Loomis
mychal.loomis@kimley-horn.com

Dry Utilities Coordinator
NV5
15092 Avenue of Science,
Suite 200
San Diego, CA 92128
Phone: (951) 801-0304
Contact: Payton Butsko
Payton.Butsko@nv5.com

PROPOSED REGULATORY DEVIATIONS:

PROJECT CONSISTS OF 380 RESIDENTIAL DWELLING UNITS OF WHICH 100 WILL BE AFFORDABLE AT OR BELOW 65% AMI. BELLA MAR QUALIFIES AS IN-FILL DEVELOPMENT UNDER SDMC 143.0915(b)(2) AND THROUGH THE USE OF A NEIGHBORHOOD DEVELOPMENT PERMIT PER SDMC TABLE 143-04A FOOTNOTE #3 PROPOSES THE FOLLOWING DEVIATIONS TO DEVELOPMENT REGULATIONS:

DEVIATION #1 : A DEVIATION TO ALLOW UP TO 55-FOOT BUILDING HEIGHT AT PARCEL 2 (AFFORDABLE BUILDING) WHERE SDMC TABLE 141-04G LIMITS BUILDING HEIGHT TO 40 FEET. BUILDING HEIGHT ON BOTH PARCELS IS MEASURED FROM PROPOSED GRADE BECAUSE REGRADING IS PART OF AN APPROVED TENTATIVE MAP PER SDMC 113.0228(b).

DEVIATION #2 : A DEVIATION FROM SDMC 131.043(e)(2)(A) WHICH REQUIRES SIDE SETBACKS OF 5 FEET OR 10% OF PREMISES (LOT) WIDTH; WHICHEVER IS GREATER.

PARCEL 1:

PARCEL 1 LOT WIDTH (NORTH TO SOUTH) = 471'-8" (25'-0" FROM P.L.)
(INCLUDES MHPA EASEMENT)
REQUIRED SIDE SETBACK PER SDMC 131.0443(e)(2)(A) = 10% X 471'-8" = 47'-2"

NORTH SIDE SETBACK PROVIDED = 47'-2" (SEE SITE PLAN, SHEET A1.1)
SOUTH SIDE SETBACK PROVIDED = 30'-0" (SEE SITE PLAN SHEET A1.1) (DEVIATION)

PARCEL 2:

PARCEL 2 LOT WIDTH (NORTH TO SOUTH) = 155'-11"

REQUIRED SIDE SETBACK PER SDMC 131.0443(e)(2)(A) = 10% X 158'-9" = 15'-7"

NORTH SIDE SETBACK PROVIDED = 0'-0" (SEE SITE PLAN, SHEET A1.1)(DEVIATION)
SOUTH SIDE SETBACK PROVIDED = 15'-7" (SEE SITE PLAN, SHEET A1.1)

DEVIATION #3 : PARKING ENCROACHMENT INTO REQUIRED FRONT YARD WHERE PROHIBITED BY SDMC 142.0510(e).

DEVIATION #4 : A DEVIATION FROM SDMC 142.0560(j)(1) AND TABLE 142-05M, WHICH LIMITS TWO-WAY DRIVEWAY WIDTHS TO 20 FEET MAXIMUM IN PARKING IMPACT AREA. PROJECT PROPOSES 25-0" WIDE DRIVEWAYS IN ORDER TO MEET REQUIRED FIRE DEPARTMENT ACCESS AND MINIMUM TURNING RADII. SEE APPROVED FIRE DEPARTMENT ACCESS PLAN SHEET 1.3.

DEVIATION #5 : A DEVIATION FROM SAN DIEGO GENERAL PLAN (SDGP) URBAN DESIGN POLICIES TO LIMIT PHYSICAL CONNECTIVITY AND ACCESS TO OPEN SPACE AND NATURAL FEATURES IN ORDER TO PROTECT THE WETLANDS FOUND NEARBY IN THE OTAY VALLEY REGIONAL PARK AS REQUIRED BY CITY REVIEWING STAFF MSCP PLANNING. SEE AFFORDABLE/ IN-FILL HOUSING & SUSTAINABLE BUILDINGS EXPEDITE PROGRAM: DEVIATIONS/INCENTIVES REQUEST FORM FOR DETAILED EXPLANATION.

SHEET INDEX

EXTERIOR USABLE OPEN AREA:

(PER MUNICIPAL CODE SECTIONS 131.0455 AND 131.0456)

PRIVATE EXTERIOR OPEN SPACE:
AT LEAST 75% OF DWELLING UNITS WILL BE PROVIDED A MINIMUM OF 60 SF PRIVATE EXTERIOR AREA PER UNIT, WITH A MINIMUM DIMENSION OF 6'-0" IN ANY DIRECTION.

PARCEL 1: 268 COMPLYING BALCONIES/TERRACES PROVIDED
268/280 TOTAL UNITS = 95.7% (SEE BUILDING FLOOR PLAN SHEETS)
PARCEL 2: (SEE SHEET A4.13 LABELED DECKS FOR EACH LEVEL)

COMMON OPEN SPACE:
AGGREGATE AREA WILL BE PROVIDED TO MEET OR EXCEED 25 SF PER UNIT:

PARCEL 1: 280 D.U. x 25 SF = 7,000 SF MIN. REQUIRED
PARCEL 1: 14,000 SF PROVIDED COMMON OPEN SPACE

PARCEL 2: 100 D.U. x 25 SF = 2,500 SF MIN. REQUIRED
PARCEL 2: 2,500 SF PROVIDED COMMON OPEN SPACE

DENSITY CALCULATIONS

PROPOSED ZONE RM-2-5: 1 DU PER 1,500 SF

636,847.2 SF (PARCELS 1 AND 2 COMBINED) ÷ 1,500 SF PER DU = 425 UNITS ALLOWED

PROPOSED UNITS: 380 UNITS (280 MARKET-RATE AND 100 AFFORDABLE)

ALLOWED LAND USE PLAN DENSITY: 15 - 30 DU/AC

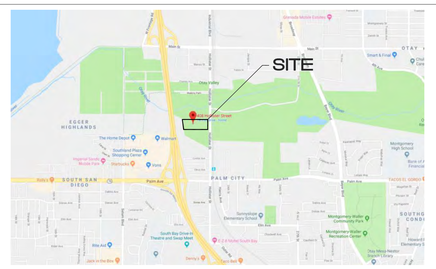
PROPOSED DENSITY: 380 UNITS ÷ 14.62 AC = 26 DU/AC

STORAGE REQUIREMENTS

EACH DWELLING UNIT SHALL HAVE 240 CU. FT. OF FULLY ENCLOSED PERSONAL STORAGE PER UNIT WITH A MIN. DIMENSION OF 7'-0" IN ANY DIRECTION. SEE BUILDING PLANS FOR LOCATIONS.

VICINITY MAP

NOT TO SCALE



PROJECT DATA

ADDRESS:	408 HOLLISTER STREET SAN DIEGO CA 92154
ASSESSOR'S PARCEL NUMBER:	627-100-09
LOT AREA:	14.62 GROSS ACRES (636,847 SF) 14.06 NET ACRES (612,454 SF) (AFTER PROPOSED ROW DEDICATION)
COMMUNITY PLAN:	OTAY MESA – NESTOR
LAND USE DESIGNATION:	OPEN SPACE
ZONING: EXISTING ZONE:	AR-1-2 (AGRICULTURAL-RESIDENTIAL) OF-1-1 (OPEN SPACE)
PROPOSED ZONE:	RM-2-5 (MULTIPLE-UNIT MEDIUM DENSITY RESIDENTIAL)
PERMITTED USES: EXISTING ZONE:	AGRICULTURAL, OPEN SPACE, SINGLE DWELLING UNITS
PROPOSED ZONE:	MULTIPLE DWELLING UNITS, RESIDENTIAL AMENITIES, LEASING OFFICE SPECIFIC USES PER TABLE 131-04B
ALLOWABLE RESIDENTIAL DENSITY: EXISTING ZONE:	1 DWELLING UNIT PER ACRE = 14 DU
PROPOSED ZONE:	1 DWELLING UNIT PER 1,500 SF = 424 DU
PROPOSED DENSITY:	380 DU
OVERLAY ZONES:	COASTAL OVERLAY ZONE (DEFERRED CERTIFICATION) PARKING IMPACT OVERLAY ZONE (COASTAL) TRANSIT PRIORITY AREA FAA PART 77 NOTICING AREA AIRPORT INFLUENCE AREA (BROWN FIELD REVIEW AREA 2) AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (BROWN FIELD) SENSITIVE COASTAL OVERLAY ZONE MULTIPLE HABITAT PLANNING AREA SPECIAL FLOOD HAZARD AREA– 100 YEAR FLOODPLAIN VERY HIGH FIRE HAZARD SEVERITY
SETBACKS: MIN. FRONT:	15' (UP TO 50% OF BUILDING ENVELOPE WIDTH)
STD. FRONT:	20'
MIN. SIDE:	GREATER OF 5' OR 10% OF PREMISES WIDTH
STREET SIDE:	10'
MIN. REAR:	15'
MAX. STRUCTURE HEIGHT:	40'
PROPOSED STRUCTURE HEIGHT:	40' (PARCEL 1) AND 55' (PARCEL 2)
MAX. LOT COVERAGE:	N/A
MAX. FLOOR AREA RATIO:	1.35
OCCUPANCY TYPE:	R-2
CONSTRUCTION TYPE:	TYPE VA

EXISTING LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, EXCEPTING THE SOUTH 40.00 FEET ALL BEING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF COUGHLIN SUBDIVISION, ACCORDING TO MAP THEREOF NO. 1806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 23, 1924, DISTANT ALONG SAID NORTHERLY LINE NORTH 81°29'22" WEST 21.20 FEET FROM THE NORTHEASTERLY CORNER OF LOT 62 OF SAID COUGHLIN SUBDIVISION; THENCE NORTH 13°22'42" WEST 9.09 FEET; THENCE NORTH 14°53'19" WEST 276.24 FEET; THENCE NORTH 06°42'47" WEST 411.70 FEET; THENCE NORTH 07°51'09" WEST 487.97 FEET; THENCE NORTH 07°19'00" WEST 26.73 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, DISTANT ALONG SAID LAST NORTH LINE 89°25'21" WEST 1059.90 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH HALF.

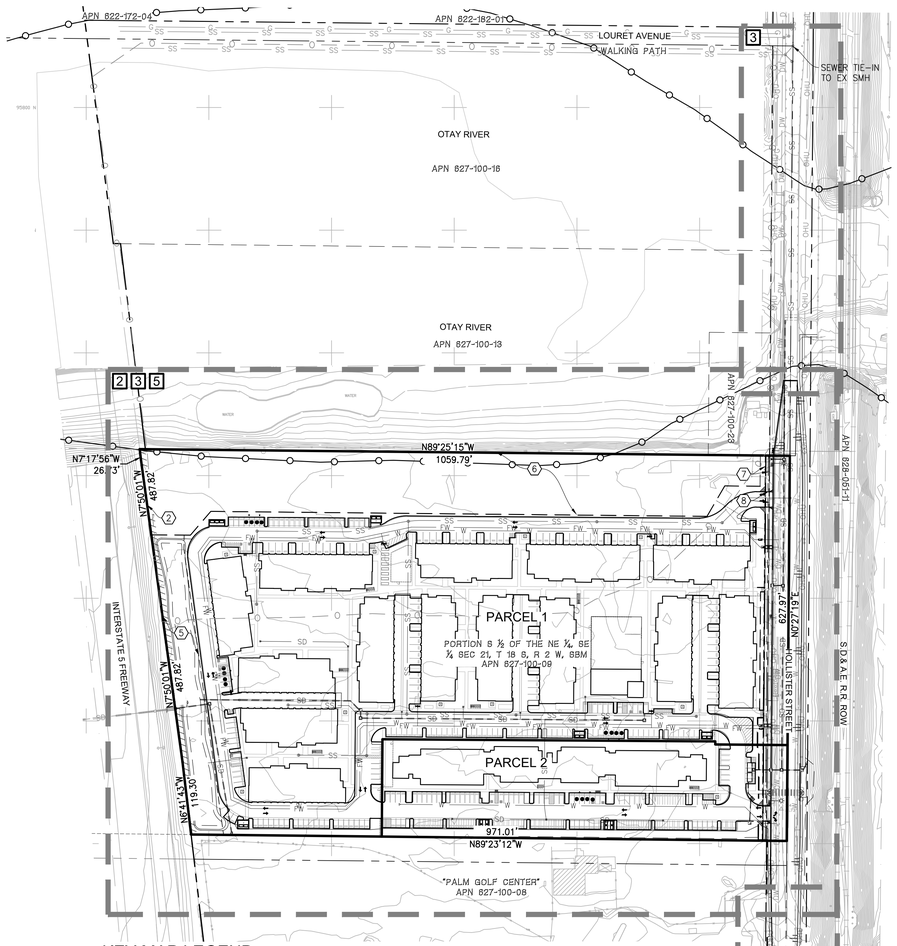
PRIOR APPROVALS

CUP 367052, SDP 367053
MHPA Boundary Line Adjustment No. 96-7318
OR No. 2006-0796358
OR No. 2002-0627126.

REQUIRED APPROVALS

REZONE FROM AR-1-2 TO RM-2-5 (PROCESS 5)
GENERAL PLAN AMENDMENT (GPA, PROCESS 5) COMMUNITY PLAN AMENDMENT (CPA, PROCESS 5) TO MODIFY THE LAND USE DESIGNATION TO ALLOW FOR RESIDENTIAL USES
LOCAL COASTAL PROGRAM AMENDMENT (PROCESS 5) AND COASTAL DEVELOPMENT PERMIT (CDP, PROCESS 3) FOR DEVELOPMENT IN COASTAL OVERLAY ZONE
SITE DEVELOPMENT PERMIT (SDP, PROCESS 5) FOR MULTIFAMILY RESIDENTIAL AND SUBDIVISION IN/NEAR ENVIRONMENTALLY SENSITIVE LANDS AND IN AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE
NEIGHBORHOOD DEVELOPMENT PERMIT (PROCESS 2) FOR 5 DEVIATIONS TO THE SDMC DEVELOPMENT REGULATIONS
TENTATIVE MAP (PROCESS 3) TO DIVIDE ONE PARCEL INTO TWO

TENTATIVE PARCEL MAP NO. 2361780
BELLA MAR



KEY MAP LEGEND

SHEET LAYOUT
SHEET NUMBER
EASEMENT NUMBER

KEY MAP

1"=100'

EASEMENT NOTES

(2) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING THE WESTERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 3918, PAGE 199 O.R. RECORDED JANUARY 3, 1951.

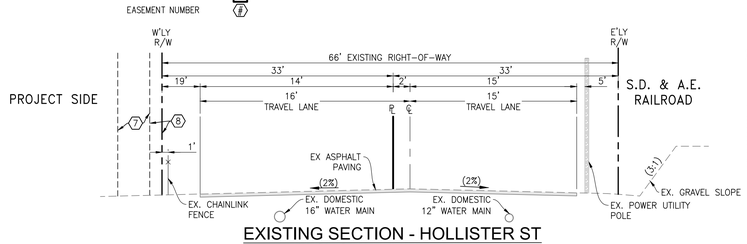
(5) AN EASEMENT, OF VARIABLE WIDTH, GRANTED TO THE CITY OF SAN DIEGO FOR STORAGE OF FLOOD WATERS PER DOC. REC. SEP. 22, 2010 AS DOC. NO. 2010-0503414 O.R.

(6) AN EASEMENT, OF VARIABLE WIDTH, GRANTED TO THE CITY OF SAN DIEGO FOR CONSERVATION PURPOSES WITH THE RIGHT OF INGRESS AND EGRESS PER DOC. REC. SEP. 22, 2010 AS DOC. NO. 2010-0503415 O.R.

(7) A 5.0' EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR PUBLIC UTILITIES PER DOC. REC. SEP. 22, 2010 AS DOC. NO. 2010-0503416 O.R. TO BE VACATED.

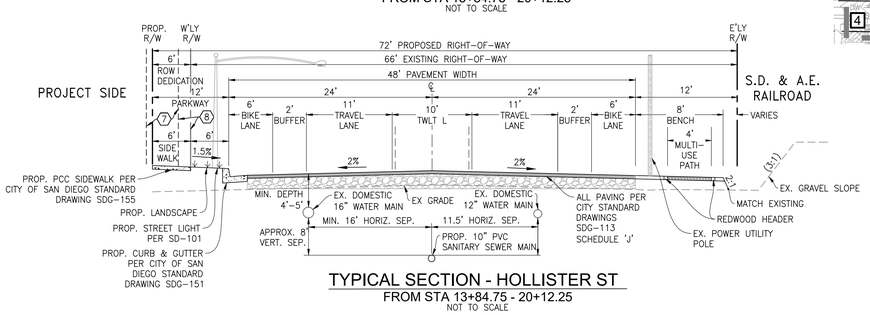
(8) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF LAND FOR PUBLIC STREET PER DOC. REC. SEP. 22, 2010 AS DOC. NO. 2010-0503417 O.R.

(9) AN EASEMENT GRANTED TO SPRINT COMMUNICATIONS COMPANY L.P., FOR PERMANENT TELECOMMUNICATIONS EASEMENT AND INCIDENTAL PURPOSES PER DOC. REC. DECEMBER 12, 2013 AS DOC. NO. 2013-0717457 O.R. (NOT PLOTTABLE)



EXISTING SECTION - HOLLISTER ST

FROM STA 13+84.75 - 20+12.25
NOT TO SCALE



TYPICAL SECTION - HOLLISTER ST

FROM STA 13+84.75 - 20+12.25
NOT TO SCALE

OWNER/APPLICANT

RTA/PHAIR HOLLISTER, LLC

REFERENCE DRAWINGS

DESCRIPTION	DRAWING NUMBER
HOLLISTER STREET IMPROVEMENT PLANS	21626-D
HOLLISTER STREET IMPROVEMENT PLANS	28258-D
OTAY VALLEY SEWER PLANS	21307-D
HOLLISTER SEWER PLANS	21819-D
IMPROVEMENT PLANS FOR BIG SKY IND. PARK	19280-D
CA DEPT. OF WATER RESOURCES SD DESALTED WATER TRANSMISSION FACILITY PIPELINE PLAN	M-12F2-2
CALTRANS PUBLIC WORKS AS-BUILT PLANS	11-122404
CA DEPT OF PUBLIC WORKS STATE HWY AS-BUILT PLANS	51-11VC10

SITE ADDRESS

408 HOLLISTER STREET, SAN DIEGO CA 92154

TOPOGRAPHY SOURCE

TOPOGRAPHY WAS COMPILED BY INLAND AERIAL FLOWN 10-03-2005, DATUM NAD 83. ELEVATIONS ON THIS PLAN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK IN THE NORTHEAST CORNER OF THE PALM AVENUE BRIDGE OVER INTERSTATE 5, BEING A 3.5" USC&GS BRASS CAP STAMPED "Y 895 1971 RESET" (STATION 185 PER ROS 14492)

ELEV. = 40.62' (NAVD 88) (RECORD ELEV. = 38.411' NGVD 29 1970 ADJUSTMENT)

ASSESSORS PARCEL NUMBER

627-100-09

EXISTING LEGAL DESCRIPTION

THE S ½ OF THE NE ¼ OF THE SE ¼, EXCEPTING THE SOUTH 40.00 FEET ALL BEING IN SEC. 21, T. 18 S., R. 2 W., SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF COUGHLIN SUBDIVISION, ACCORDING TO MAP THEREOF NO. 1806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 23, 1924, DISTANT ALONG SAID NORTHERLY LINE NORTH 81°29'22" WEST 21.20 FEET FROM THE NORTHEASTERLY CORNER OF LOT 62 OF SAID COUGHLIN SUBDIVISION; THENCE NORTH 13°22'42" WEST 9.09 FEET; THENCE NORTH 14°53'19" WEST 276.24 FEET; THENCE NORTH 06°42'47" WEST 411.70 FEET; THENCE NORTH 07°51'09" WEST 487.97 FEET; THENCE NORTH 07°19'00" WEST 26.73 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, DISTANT ALONG SAID LAST NORTH LINE 89°25'21" WEST 1059.90 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH HALF.

ZONING / BOUNDARY

EXISTING ZONE: AG-1-2 (AGRICULTURAL-GENERAL)
PROPOSED ZONE: RM-2-5 (RESIDENTIAL-MULTIPLE UNITS)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (NAD 83) ZONE 6 (EPOCH 1991.35) GRID BEARING BETWEEN STATION "59" AND STATION "185" AS SHOWN ON RECORD OF SURVEY NO. 14492, FILED MARCH 31, 1994, IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER.

I.E. N 29°24'42" W

SITE AREA

GROSS AREA: 14.62 ACRES
NET EXISTING AREA: 14.13 ACRES
NET PROPOSED AREA: 14.06 ACRES
ROW DEDICATION: 0.07 ACRES

AFFORDABLE HOUSING NOTE

OVER 20% OF THE UNITS WILL BE AFFORDABLE TO AND OCCUPIED BY TARGETED RENTAL HOUSEHOLDS PURSUANT TO CURRENT MUNICIPAL CODE SECTION 142.1303(G) BECAUSE THE PROJECT WILL BE RECEIVING TAX CREDITS.

NUMBER OF PARCELS

EXISTING: 1 PARCEL
PROPOSED: 2 PARCELS

PARCEL SUMMARY

PROPOSED PARCEL	GROSS PARCEL AREA (AC)	NET PARCEL AREA (AC)
1	12.21	11.79
2	2.41	2.27

FLOOD ZONE

FLOOD ZONE INFORMATION PER THE FEMA FLOOD HAZARD WEBSITE. THIS SITE IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY-PANEL NO. 06073C 2154 H, EFFECTIVE DATE: APRIL 5, 2016.

UTILITIES

ELECTRIC – SDG&E
GAS – SDG&E
TELEPHONE – COX OR AT&T
WATER – CALIFORNIA AMERICAN WATER
SEWER – CITY OF SAN DIEGO

SHEET INDEX

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	SYMBOL
TM BOUNDARY	
PROPOSED RIGHT-OF-WAY	
EX. RIGHT-OF-WAY	EX. R/W
EASEMENT	
CENTERLINE	℄
PROPOSED CONTOUR	25
BUILDING FOOTPRINT	
6" CURB & GUTTER	
6" CURB	
SIDEWALK	
ASPHALT PAVEMENT PER SCHEDULE 'J'	
PERMEABLE PAVERS	
BIOFILTRATION BMP	
LIMITS OF GRADING	
8" DOMESTIC WATER MAIN (PVT)	W
8" PVT. FIRE WATER MAIN (PVT)	FW
SANITARY SEWER MAIN (PVT U.O.N.)	SS
BACKFLOW PREVENTER	
WATER METER	M
GATE VALVE	
FIRE HYDRANT	
FDC (FIRE DEPARTMENT CONNECTION)	
WATER SERVICE CONNECTION	W
FIRE SERVICE CONNECTION	FW
IRRIGATION LINE CONNECTION	I
18" STORM DRAIN (U.O.N.)	SD
12" STORM DRAIN (U.O.N.)	SD
FLOW DIRECTION	
SEWER MANHOLE	S
SEWER/STORM DRAIN CLEANOUT	
STREET LIGHT	SL
BIKE RACK	
TRASH ENCLOSURE	T
TRANSFORMER	X

EXISTING IMPROVEMENTS

ITEM	SYMBOL
EXISTING CONTOUR	24
FIRE HYDRANT	
FENCE	X
SEWER MAIN	SS
STORM DRAIN	SD
WATER MAIN	W
ASPHALT	
BUILDING	
TREES	
OVERHEAD UTILITIES	OHU
UTILITY POLE	
EXISTING MHPA BOUNDARY	O
EXISTING FEMA 100-YEAR FLOOD ELEVATION	
EXISTING LIMIT OF FLOOD WAY	
FOUND IRON PIPE	

SEWER

PRIOR TO CONNECTING TO ANY EXISTING SEWER LATERAL, THE LATERAL SHALL BE INSPECTED USING A CLOSED-CIRCUIT TELEVISION (CCTV) BY A CALIFORNIA LICENSED PLUMBING CONTRACTOR TO VERIFY THE LATERAL IS IN GOOD WORKING CONDITION AND FREE OF ALL DEBRIS.

GRADING QUANTITIES

ON-SITE GRADING:

GRADED AREA = 12.15 AC — MAX. CUT DEPTH: 3 FT
CUT QUANTITIES = 0 CY — MAX. FILL DEPTH: 8 FT
FILL QUANTITIES = 78,200 CY — MAX CUT/FILL SLOPE RATIO: 2:1
IMPORT = 78,200 CY — MAX TRENCH CUT: 14FT
REMEDIAL GRADING = 56,860 CY

OFF-SITE GRADING:

GRADED AREA = 1.51 AC — MAX. CUT DEPTH: 5 FT
CUT QUANTITIES = 0 CY — MAX. FILL DEPTH: 2 FT
FILL QUANTITIES = 3,150 CY — MAX CUT/FILL SLOPE RATIO: 2:1
IMPORT = 3,150 CY — MAX TRENCH CUT: 13FT

*THE GRADING QUANTITIES SHOWN ABOVE ARE FOR PERMITTING PURPOSES ONLY AND DO NOT ACCOUNT FOR VARIATIONS DUE TO LOSS FROM CLEARING AND GRUBBING, STRIPPING, SHRINKAGE, SWELL, REMEDIAL GRADING, OR UNSUITABLE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN INDEPENDENT QUANTITY AND MATERIAL TAKE-OFFS TO CONSTRUCT THE DESIGN AS INDICATED ON THESE DRAWINGS AND IN CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT. DOES NOT INCLUDE EXCAVATION AND BACKFILL FOR GAS TANKS.

MAPPING NOTES

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

REGISTERED PROFESSIONAL ENGINEER
BRIAN D. SMITH
C 75822
EXP. 06-30-22
Civil
STATE OF CALIFORNIA

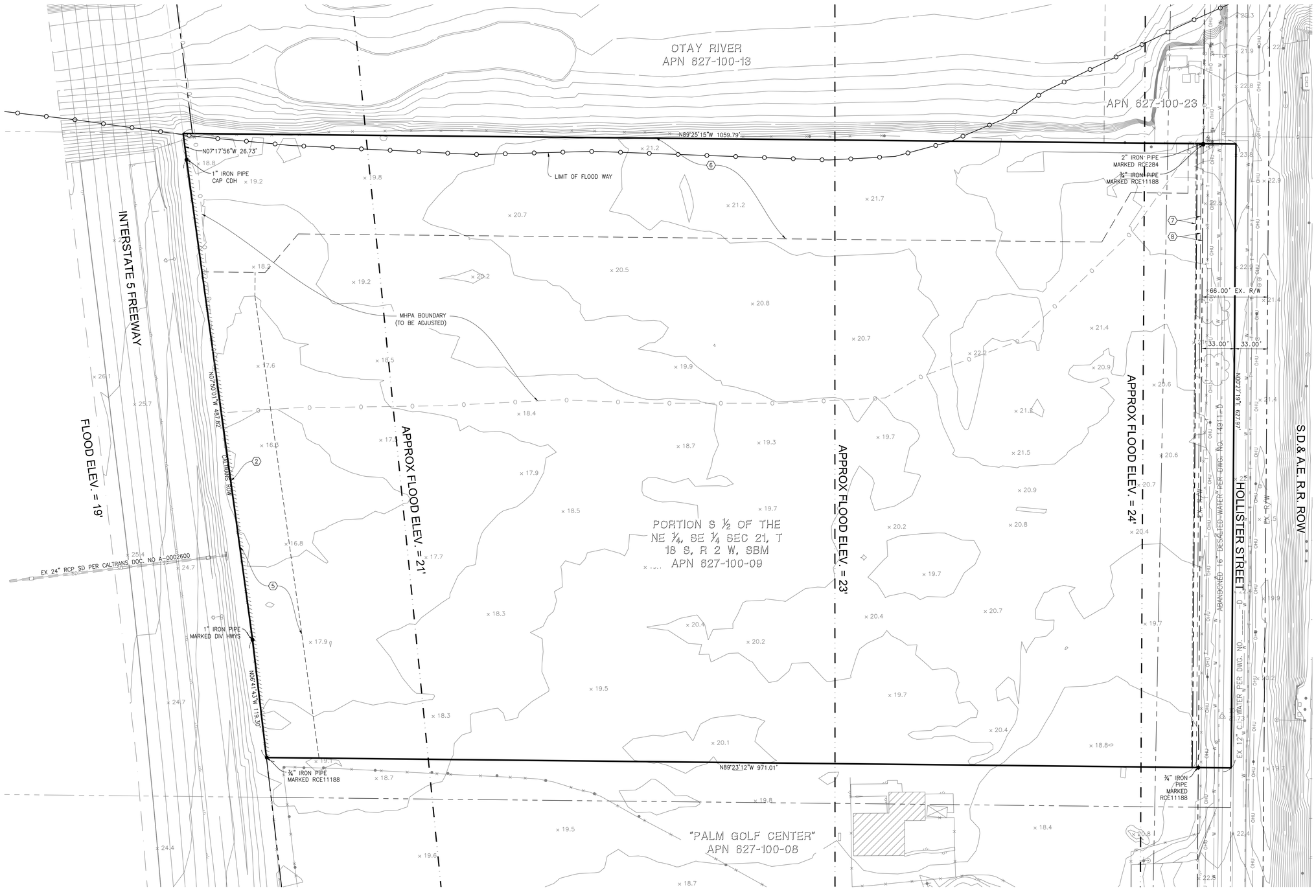
FUSCOE ENGINEERING
6390 Greenwich Drive, Suite 170
San Diego, California 92122
tel 858.554.1500 • fax 858.597.0335
www.fuscoe.com

TENTATIVE PARCEL MAP NO. 2361780
BELLA MAR
TITLE SHEET
SHEET 1 OF 5 SHEETS

DESCRIPTION	BY	DATE

I.O. NO. 24007769
PTS NO. 631240
T.P.M. NO. 2361780
1794-6299 NAD83 COORDINATES
154-1739 LAMBERT COORDINATES

\\FUSCOE-CORP\SDA\PAND\BIA\PROJECTS\1631\001\PLANS\ENTITLEMENTS\TENTATIVE MAPS\1631-001TM-01-TS.DWG (07-14-21 14:45:54PM)



EASEMENT NOTES

(2) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING THE WESTERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 3918, PAGE 199 O.R. RECORDED JANUARY 3, 1951.

(5) AN EASEMENT, OF VARIABLE WIDTH, GRANTED TO THE CITY OF SAN DIEGO FOR STORAGE OF FLOOD WATERS PER DOC. REC. SEP. 22, 2010 AS DOC. NO. 2010-0503414 O.R.

(6) AN EASEMENT, OF VARIABLE WIDTH, GRANTED TO THE CITY OF SAN DIEGO FOR CONSERVATION PURPOSES WITH THE RIGHT OF INGRESS AND EGRESS PER DOC. REC. SEP. 22, 2010 AS DOC. NO. 2010-0503415 O.R.

(7) A 5.0' EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR PUBLIC UTILITIES PER DOC. REC. SEP. 22, 2010 AS DOC. NO. 2010-0503416 O.R. TO BE VACATED.

(8) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF LAND FOR PUBLIC STREET PER DOC. REC. SEP. 22, 2010 AS DOC. NO. 2010-0503417 O.R.

(9) AN EASEMENT GRANTED TO SPRINT COMMUNICATIONS COMPANY L.P., FOR PERMANENT TELECOMMUNICATIONS EASEMENT AND INCIDENTAL PURPOSES PER DOC. REC. DECEMBER 12, 2013 AS DOC. NO. 2013-0717457 O.R. (NOT PLOTTABLE)

NOTES:

CONDITIONS SHOWN ARE BASED ON AERIAL TOPO, FIELD SURVEY, AND RECORD DRAWING RESEARCH. CONTRACTOR WILL FIELD VERIFY BY POTHOLE LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING ANY UNDERGROUND WORK & NOTIFY ENGINEER OF WORK OF CHANGED FIELD CONDITIONS.

SCALE: 1" = 40'

LICENSED LAND SURVEYOR J. MARTY SMITH 8070 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER BRIAN D. SMITH C 75822 EXP. 06-30-22 CIVIL STATE OF CALIFORNIA

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San Diego, California 92122
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www.fuscoe.com

TENTATIVE PARCEL MAP NO. 2361780

BELLA MAR

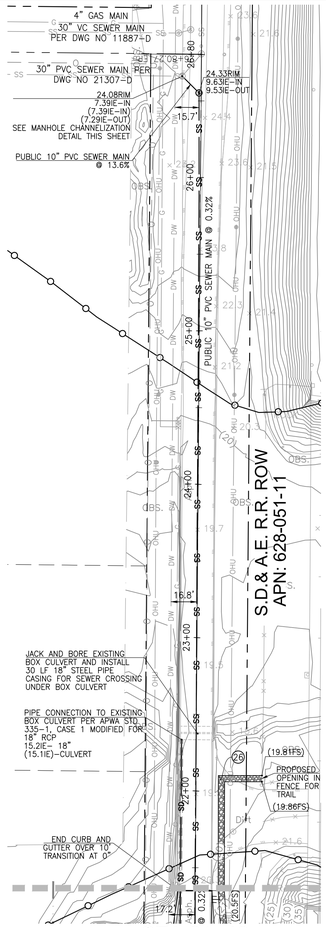
EXISTING CONDITIONS

SHEET 2 OF 5 SHEETS

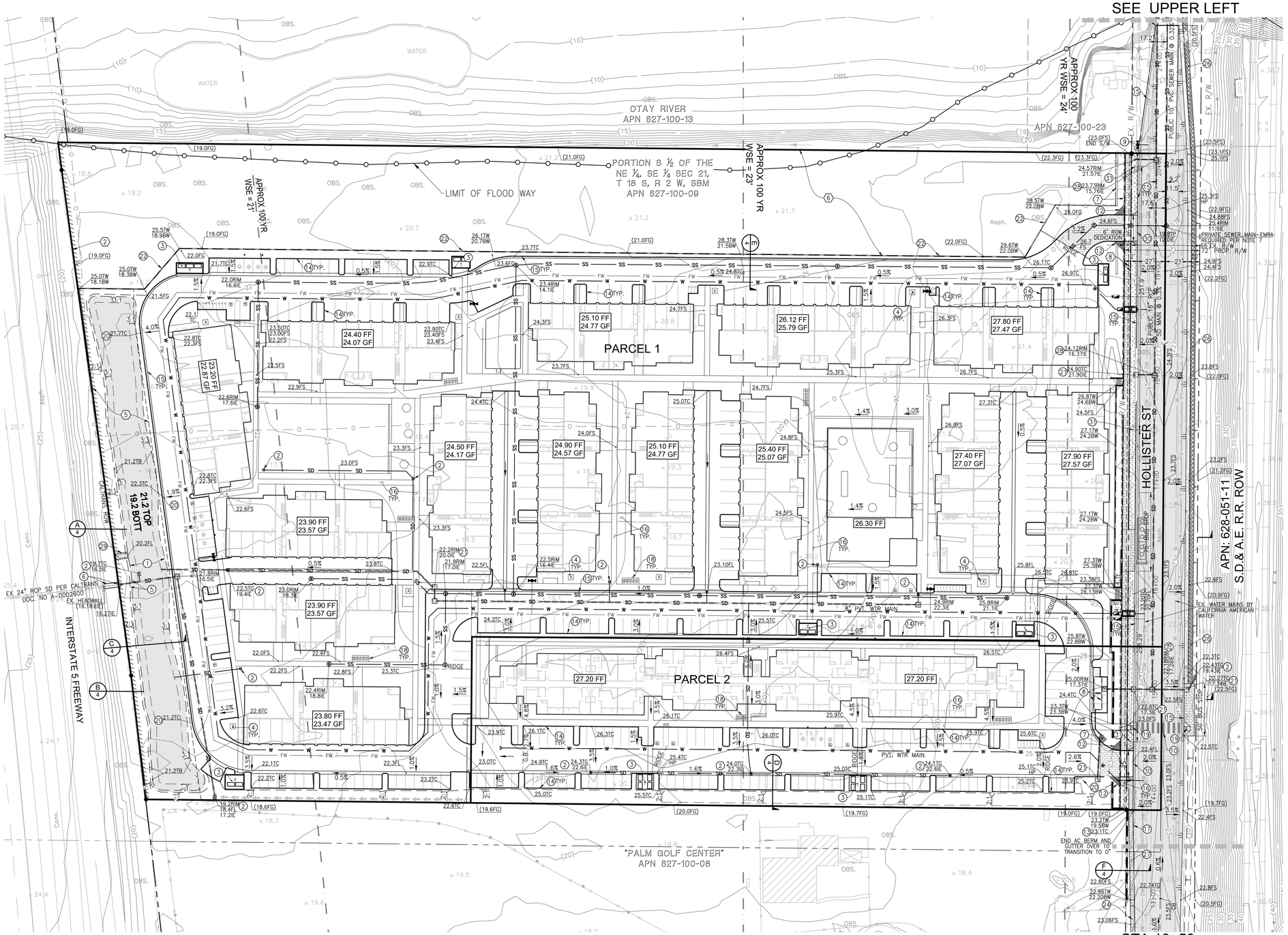
DESCRIPTION	BY	DATE

I.O. NO.	24007769
PTS NO.	631240
T.P.M. NO.	2361780
1794-6299	NAD83 COORDINATES
154-1739	LAMBERT COORDINATES

\\FUSCOE.COM\JOBS\PAND\RAV\PROJECT\1821\001\PLANS\ENTITLEMENTS\TENTATIVE MAP\1821-001TM-02-EC.DWG (07-14-21 1:46:48PM)



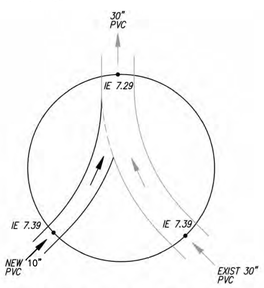
STA 21+40
SEE RIGHT



STA 13+50
SEE SHEET 4 OF 5

CONSTRUCTION NOTES

1. BIOFILTRATION BASIN PER DETAIL C/4
2. CATCH BASIN PER RSD D-8
3. TRASH ENCLOSURE
4. ELECTRICAL TRANSFORMER
5. SPILLWAY PER DETAIL C/4
6. HEADWALL TO DISCHARGE TO 4.5' WIDE CONCRETE DRAINAGE DITCH TO EX. CULVERT (CALTRANS ENCROACHMENT)
7. PROPRIETARY MODULAR WETLAND BIOFILTRATION BMP
8. UNDERGROUND DETENTION VAULTS
9. RELOCATE EX. FH
10. MID BLOCK CROSSWALK PER SDM-116
12. VISIBILITY AREA TRIANGLES. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3FT IN HEIGHT
13. TRANSITION FROM C&G TO TEMP AC BERM
14. 6" CURB PER SDG-150
15. 6" CURB AND GUTTER PER SDG-151
16. 4" PCC SIDEWALK PER SDG-155
17. TEMPORARY 6" TYPE 'A' AC BERM PER G-05
18. BIKE RACKS PER LANDSCAPE PLANS
19. CURB RAMP TYPE 'B' PER SDG-133
20. 3' CURB OPENING
21. CURB INLET PER RSD D-1
22. RETAINING WALL WITH 3' FREESTANDING WALL AND FENCING PER DETAIL E/4
23. 3' FREESTANDING WALL AND FENCING PER LANDSCAPE ARCH PLANS
24. EXISTING 35' DRIVEWAY TO BE MODIFIED PER SDG-162
25. CURB RAMP TYPE 'C' PER G-29
26. 4' WIDE MULTI-USE DG PATH PER DETAIL H/4
27. TEMPORARY 4" AC SIDEWALK PER SDG-155
28. STORM DRAIN CLEANOUT PER RSD D-9
29. CONCRETE SPILLWAY (6' WIDE X 6" DEEP) FOR EMERGENCY/SECONDARY OVERFLOW
30. 25' DRIVEWAY PER SDG-161
31. PROPOSED STREET LIGHT INSTALLED PER STREET DESIGN MANUAL



MANHOLE RECHANNELIZATION DETAIL
NO SCALE

EASEMENT NOTES

2. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING THE WESTERLY BOUNDARY OF SAID PROPERTY RECORDED IN BOOK 3918, PAGE 199 O.R. RECORDED JANUARY 3, 1951.
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NOTE:

1. ALL FINISHED FLOOR ELEVATIONS SHALL BE 2' ABOVE 100 YEAR WATER SURFACE ELEVATION
2. NO PERMITS SHALL BE ISSUED FOR GRADING OR OTHER WORK IN THE FLOODPLAIN OF THE OTAY RIVER UNTIL THE PERMITTEE OBTAINS AN APPROVED CLOMR
3. WHEN AS-BUILT GRADING AND PUBLIC IMPROVEMENT PLANS ARE AVAILABLE, THE PERMITTEE MUST SUBMIT A REQUEST FOR THE FINAL LOMA OR FINAL LOMR TO FEMA VIA THE FLOODPLAIN MANAGEMENT SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT. THE PERMITTEE MUST PROVIDE ALL DOCUMENTATION, ENGINEERING CALCULATIONS, AND FEES WHICH ARE REQUIRED BY FEMA
4. THE BOND FOR THIS PROJECT WILL NOT BE RELEASED UNTIL THE FINAL LOMA OR FINAL LOMR IS ISSUED BY FEMA. THE FLOODPLAIN MANAGEMENT SECTION OF THE CITY OF SAN DIEGO'S PUBLIC WORKS/ENGINEERING AND CAPITAL PROJECTS WILL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT OF SUCH ISSUANCE AS SOON AS IT IS INFORMED BY FEMA
5. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT
6. ALL PRIVATE ENCROACHMENTS IN THE ROW WILL REQUIRE AN EMRA WITH PUBLIC IMPROVEMENT PLANS
7. ALL PROPOSED IMPROVEMENTS WITHIN THE ROW SHALL BE CONSTRUCTED PER CURRENT CITY OF SAN DIEGO STANDARDS.
8. WATER PURVEYOR IS CALIFORNIA AMERICAN WATER.
9. THE SUBDIVIDER SHALL UNDERGROUND EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEMS AND SERVICE FACILITIES IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE.
10. THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS. THE SUBDIVIDER SHALL PROVIDE WRITTEN CONFIRMATION FROM APPLICABLE UTILITIES THAT THE CONVERSION HAS TAKEN PLACE, OR PROVIDE OTHER MEANS TO ASSURE THE UNDERGROUNDING, SATISFACTORY TO THE CITY ENGINEER.

REGISTERED PROFESSIONAL ENGINEER BRIAN D. SMITH C 75822 EXP. 06-30-22 CIVIL STATE OF CALIFORNIA

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www.fuscoe.com

SCALE: 1" = 40'

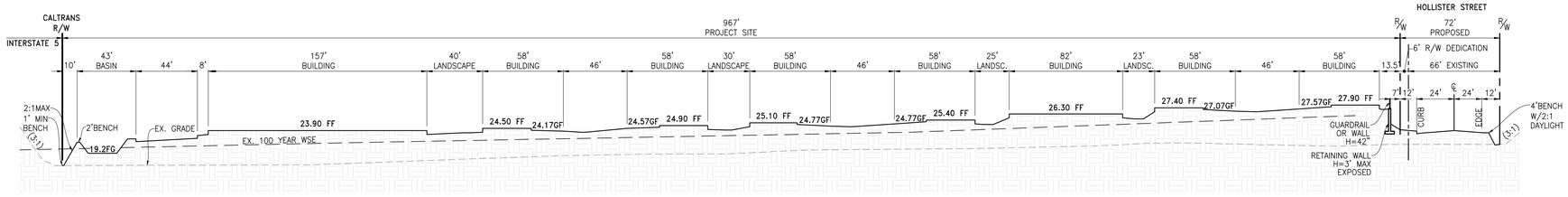
TENTATIVE PARCEL MAP NO. 2361780

BELLA MAR

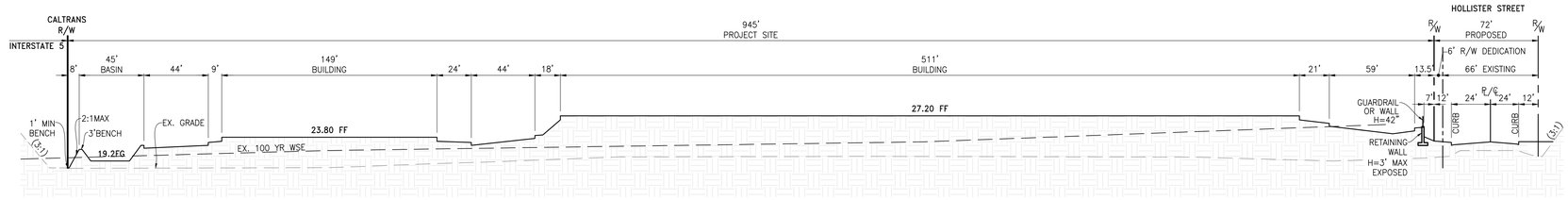
CONCEPTUAL GRADING & UTILITIES

SHEET 3 OF 5 SHEETS

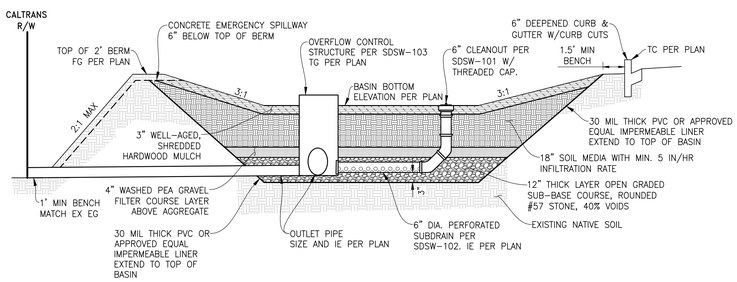
DESCRIPTION	BY	DATE	
			I.O. NO. 24007769
			PTS NO. 631240
			T.P.M. NO. 2361780
			1794-6299 NAD83 COORDINATES
			154-1739 LAMBERT COORDINATES



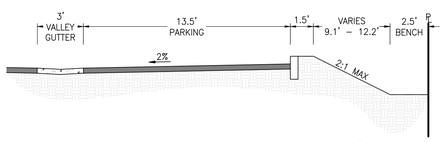
CROSS SECTION A/4
NOT TO SCALE



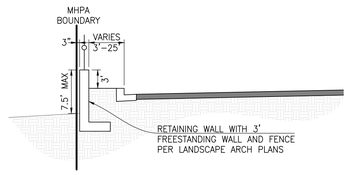
CROSS SECTION B/4
NOT TO SCALE



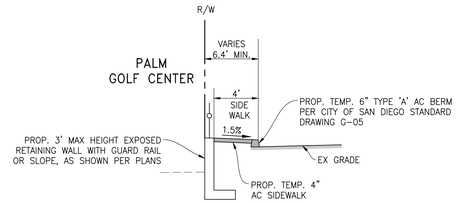
BIOFILTRATION BASIN DETAIL C/4
NOT TO SCALE



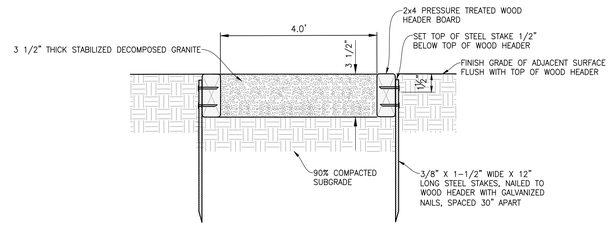
CROSS SECTION D/4
NOT TO SCALE



CROSS SECTION E/4
NOT TO SCALE

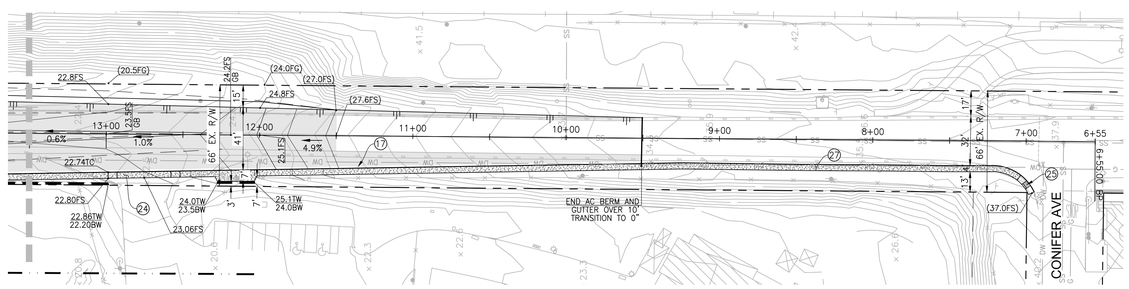


HOLLISTER ST TEMPORARY SIDEWALK CROSS SECTION F/4
FROM STA 7+3.35 - 14+8.19
NOT TO SCALE



MULTI-USE DG PATH H/4
NOT TO SCALE

STA 13+50
SEE SHEET 3 OF 5



HOLLISTER AVE STA 6+55 TO STA 13+50 G/4
SCALE: 1"=40'

CONSTRUCTION NOTES

17. TEMPORARY 6" TYPE 'A' AC BERM PER G-05
24. EXISTING 35' DRIVEWAY TO BE MODIFIED PER SDG-162
25. CURB RAMP TYPE 'C' PER G-29
27. TEMPORARY 4" AC SIDEWALK PER SDG-155

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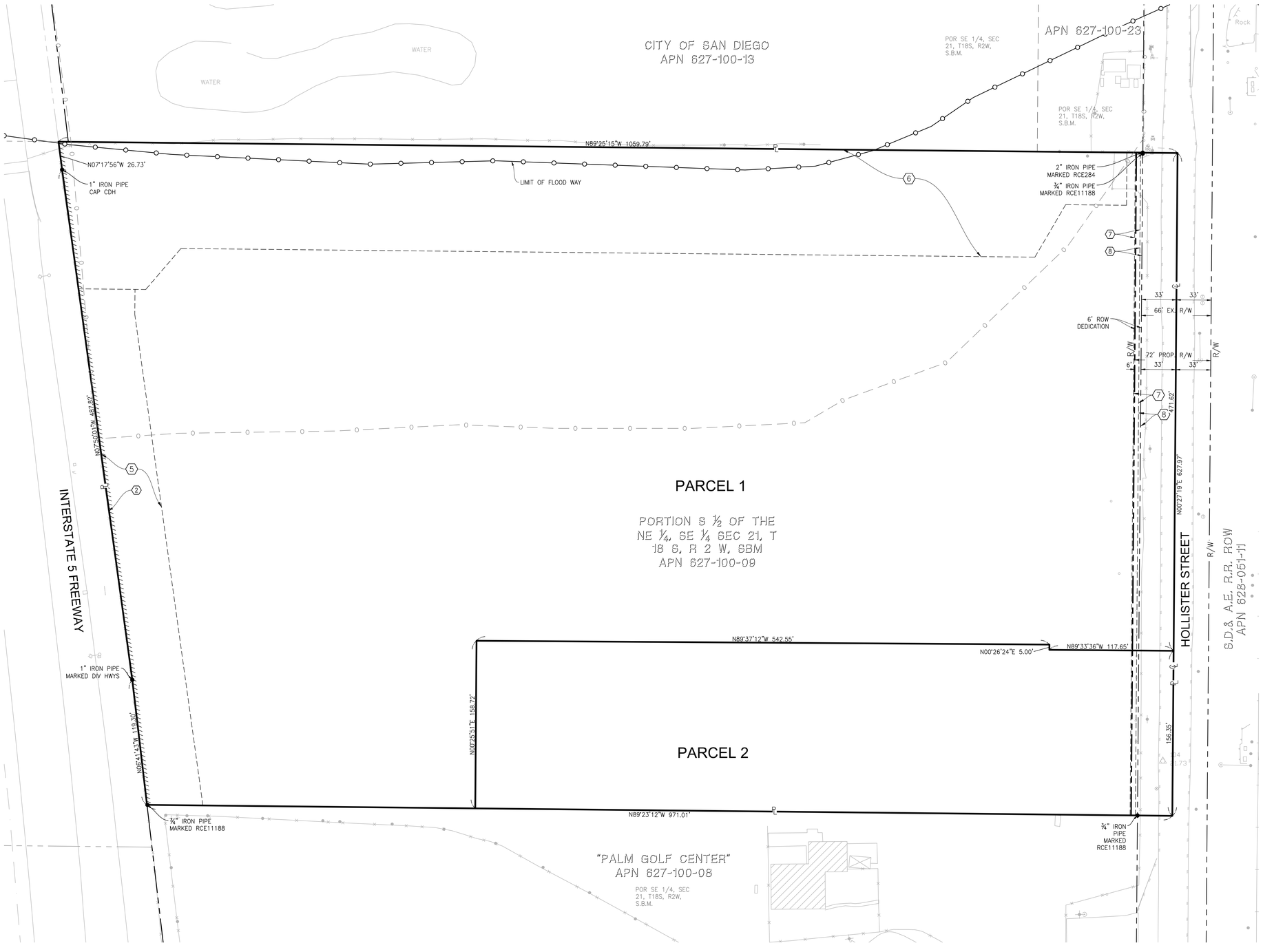
TENTATIVE PARCEL MAP NO. 2361780

BELLA MAR

CONCEPTUAL CROSS SECTIONS

SHEET 4 OF 5 SHEETS

DESCRIPTION	BY	DATE		
			I.O. NO.	24007769
			PTS NO.	631240
			T.P.M. NO.	2361780
			1794-6299	
			NAD83 COORDINATES	
			154-1739	
			LAMBERT COORDINATES	



EASEMENT NOTES

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(8) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF LAND FOR PUBLIC STREET PER DOC. REC. SEP. 22, 2010 AS DOC. NO. 2010-0503417 O.R.

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NUMBER OF PARCELS

EXISTING: 1 PARCEL
PROPOSED: 2 PARCELS

PARCEL SUMMARY

PROPOSED PARCEL	GROSS PARCEL AREA (AC)	NET PARCEL AREA (AC)
1	12.21	11.79
2	2.41	2.27

EASEMENT VACATION NOTE

PUBLIC SERVICE EASEMENTS NO. 7 WITHIN THE TENTATIVE MAP BOUNDARY WILL BE VACATED PURSUANT TO SECTION 66445 (J) OF THE SUBDIVISION MAP ACT AS A PROCESS 5 VACATION APPROVAL.

SCALE: 1" = 40'

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TENTATIVE PARCEL MAP NO. 2361780

BELLA MAR

TENTATIVE PARCEL MAP

SHEET 5 OF 5 SHEETS

DESCRIPTION	BY	DATE

I.O. NO.	24007769
PTS NO.	631240
T.P.M. NO.	2361780
	1794-6299
NAD83 COORDINATES	
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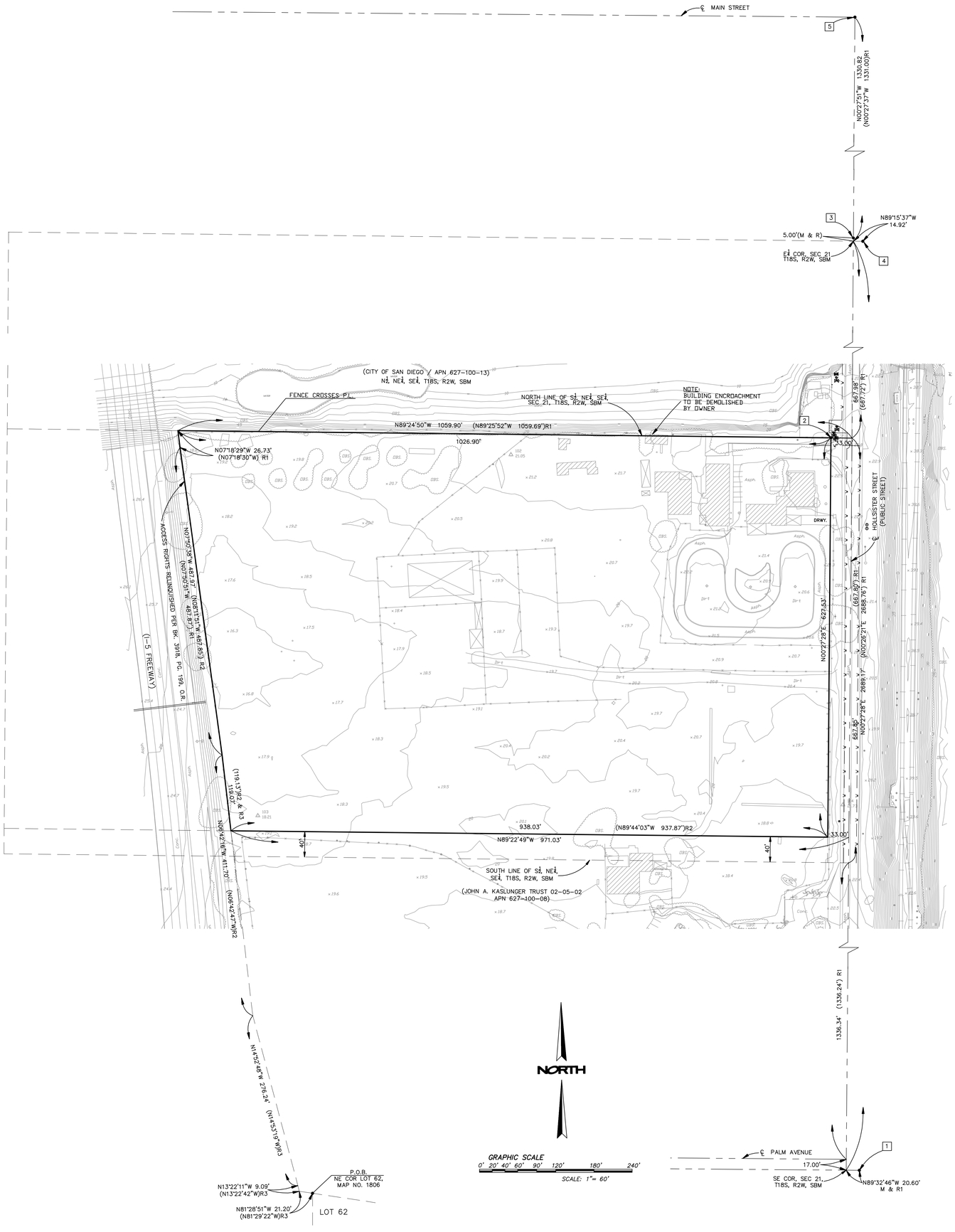

ALTA/ACSM LAND TITLE SURVEY

MONUMENT NOTES

● DENOTES FOUND MONUMENTS AS NOTED BELOW:

1. 4" BRASS DISK IN WELL MON DN 0.5', STAMPED "CITY OF SAN DIEGO CONTROL MONUMENT", PER ROS NO. 15594.
2. 2" I.P. W/TAG "RE 284", FLUSH PER ROS N. 15594.
3. 3" BRASS DISK IN WELL MON. STAMPED "CITY ENG. CV", DN. 0.5', PER ROS NO. 15149
4. 3" BRASS DISK IN WELL MON. STAMPED "CITY ENG. CV", DN. 0.5', NO RECORD.
5. 2" I.P. W/TAG "CITY ENG. CV" IN WELL MON, DN. 0.3' PER ROS 15149, NE COR SEC 21, T18S, R2W, SBM.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON A PORTION OF THE CENTERLINE OF HOLLISTER AVENUE, ALSO BEING THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 21, T18S, R2W, SBM, AS SHOWN ON RECORD OF SURVEY MAP NO. 12443 RECORDED AS FILE NO. 89-677078 ON DECEMBER 14, 1989 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AS BEING: NORTH 00°26'21" EAST.

THIS SURVEY WAS PERFORMED USING GPS SURVEY METHODS AND TIED TO THE CALIFORNIA COORDINATE SYSTEM NORTH AMERICAN DATUM 1983 (CCS NAD83) AS PUBLISHED BY NATIONAL GEODETIC SURVEY (NGS), FOR THE PURPOSE OF THIS SURVEY, SAID BEARING HAS BEEN ROTATED CLOCKWISE 00°00'53" TO BE: NORTH 00°27'14" EAST.

RECORD DATA NOTE

( ) R1 DENOTES RECORD DATA PER ROS 12443.

( ) R2 DENOTES RECORD DATA PER ROS 16392

( ) R3 DENOTES RECORD DATA PER INST. NO. 1994-0032960 O.R.

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, EXCEPTING THE SOUTH 40.00 FEET ALL BEING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF COUGHLIN SUBDIVISION, ACCORDING TO MAP THEREOF NO. 1806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 23, 1924, DISTANT ALONG SAID NORTHERLY LINE NORTH 81°29'22" WEST 21.20 FEET FROM THE NORTHEASTERLY CORNER OF LOT 62 OF SAID COUGHLIN SUBDIVISION; THENCE NORTH 13°22'42" WEST 9.09 FEET; THENCE NORTH 14°53'19" WEST 276.24 FEET; THENCE NORTH 06°42'47" WEST 411.70 FEET; THENCE NORTH 07°51'09" WEST 487.97 FEET; THENCE NORTH 07°19'00" WEST 26.73 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, DISTANT ALONG SAID LAST NORTH LINE NORTH 89°25'21" WEST 1059.90 FEET FROM THE NORTHEAST CORNER OF SAID SOUTH HALF.

APN: 627-100-09

GENERAL NOTES

1. THE BASIS FOR THIS SURVEY IS A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY UNDER ORDER NO. 43030565 DATED MAY 24, 2007. NO RESPONSIBILITY AS TO THE ACCURACY OF THESE REPORTS IS ASSUMED BY THIS SURVEY.

2. GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID REPORTS (SUCH AS EASEMENTS) WHICH AFFECT THE SUBJECT PROPERTY AS DESCRIBED HEREON ARE SHOWN ON THIS MAP AND ARE NUMERICALLY KEYED TO SAID REPORTS. OTHER ITEMS LISTED IN SCHEDULE "B" OF SAID REPORTS WHICH MAY AFFECT THE SUBJECT PROPERTY ARE ALSO NUMERICALLY KEYED TO SAID REPORTS AND ARE AS FOLLOWS:

ITEMS 1 AND 2 REFER TO TAXES

ITEM 3 REFERS TO THE RIGHTS OF THE PUBLIC TO USE AS A RIGHT-OF-WAY ANY PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN ANY LAWFULLY DEDICATED PUBLIC STREET OR HIGHWAY.

ITEM 4 REFERS TO THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT RECORDED JANUARY 3, 1951 IN BOOK 3918, PAGE 199 OF OFFICIAL RECORDS.

ITEM 5 REFERS TO CONDITIONAL USE PERMIT NO. 408-PC GRANTED BY THE COUNCIL OF THE CITY OF SAN DIEGO TO WILLIAMSON ENTERPRISES, A PARTNERSHIP, RECORDED APRIL 14, 1975 AS FILE NO 75-085014, OF OFFICIAL RECORDS. AN AMENDMENT TO SAID DOCUMENT RECORDED SEPTEMBER 23, 1982 AS FILE NO. 82-294523 OF OFFICIAL RECORDS.

ITEM 6 REFERS TO A DOCUMENT ENTITLED "CONDITIONAL USE/MHPA BOUNDARY LINE ADJUSTMENT NO. 96-7318 (MMRP) TROLLEY STOP RECREATIONAL VEHICLE PARK" DATED FEBRUARY 21, 2002 EXECUTED BY THE CITY OF SAN DIEGO AND JOHN AND ESTHER WILLIAMSON, RECORDED JULY 26, 2002 AS FILE NO. 2002-0627126 OF OFFICIAL RECORDS.

A DOCUMENT ENTITLED "CONDITIONAL USE PERMIT NO. 367052 SITE DEVELOPMENT PERMIT NO. 367053 (EXTENSION OF TIME AND AMENDMENT TO CONDITIONAL USE PERMIT (MHP/S BOUNDARY LINE ADJUSTMENT NO. 96-7318) TROLLEY STOP REVREATIONAL VEHICLE PARK (MMRP) NO. 86841", DATED OCTOBER 5, 2006 BY WILLIAM ZOUNES DEVELOPMENT PROJECT MANAGER, DEVELOPMENT SERVICES CITY OF SAN DIEGO, RECORDED NOVEMBER 8, 2006 AS FILE NO. 2006-0796358 OF OFFICIAL RECORDS.

ITEM 7 REFERS TO ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO IN THE VESTING PORTION OF SCHEDULE "A" IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT.

ITEM 8 REFERS TO RIGHTS OF PARTIES IN POSSESSION OF SAID LAND.

(NOTE: FOR FURTHER PARTICULARS REGARDING THESE ITEMS, REFER TO SAID REPORT AND/OR THE RECORDED INSTRUMENTS REFERENCED THEREIN.)

3. THIS A.L.T.A. SURVEY MAP WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. SAID SURVEY DOES NOT EXTEND TO UN-NAMED PERSONS OR ENTITIES WITHOUT EXPRESSED CONSENT OF THE SURVEYOR NAMING SAID PERSONS OR ENTITIES.

4. THE SUBJECT PROPERTY IS ZONED AS FOLLOWS:

ZONING IS AG-1-1

BUILDING SETBACKS FOR THIS ZONING IS AS FOLLOWS:

FRONT:	25 FEET
BACK :	25 FEET
SIDE:	N/A
INTERIOR YARD:	20 FEET

THE ZONING AND SETBACKS WERE DETERMINDED BY INFORMATION SUPPLIED BY THE PLANNING DEPARTMENT OF THE CITY OF SAN DIEGO.

5. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "AE" - SPECIAL FOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD (BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06073C2154F DATED JUNE 19, 1997.

6. THE UTILITIES, BOTH EXISTING OR PROPOSED, SHOWN HEREON, IF ANY, WERE BASED ON PLANS FURNISHED BY THE CLIENT OR THE PARTICIPATING UTILITY COMPANY. THIS SURVEY DOES NOT CERTIFY TO THE HORIZONTAL OR VERTICAL ACCURACY OF THE UTILITIES OR TO THE OVERALL AS-BUILT CONDITIONS OF THE PROJECT SITE. PRIOR TO FUTURE GRADING OR CONSTRUCTION, AN INDEPENDENT SITE VERIFICATION SHOULD BE PERFORMED.

7. THE SUBJECT PROPERTY HAS ACCESS TO A DEDICATED PUBLIC ROAD KNOWN AS: HOLLISTER STREET.

8. THE DIMENSIONS SHOWN HEREON RELATIVE TO EACH OBJECT OF CULTURE ARE BETWEEN THE PROPERTY LINE AND THE EDGE OF THAT OBJECT CLOSEST TO THE PROPERTY LINE.

9. A VISUAL INSPECTION OF THE LAND REVEALS THE THE SITE IS PARTIALLY VACANT WITH THE EXCEPTION OF THE FOLLOWING ITEMS:

A) A SINGLE FAMILY RESIDENCE AND ATTACHED OFFICE;

B) A GO-KART TRACK

C) THREE OUT BUILDINGS, VACANT FOUNDATIONS AND OLD FENCES;

D) THE EASTERLY BOUNDARY ABUTS THE I-5 FREEWAY.

10. AREA COMPUTATIONS:

THE SITE CONTAINS: 14.142 AC. (NET)
14.617 AC (GROSS)

SURVEYORS STATEMENT

TO: THE PHAIR COMPANY, PRINCIPAL COMMERCIAL ACCEPTANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, CHICAGO TITLE COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WAS MADE (i) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 6, 11 AND 15 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY, DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

KEVIN D. MCHUGH JR., PLS 6310
EXPIRATION: 9/30/08

PREPARED FOR:

THE PHAIR COMPANY
3330 BONITA ROAD
CHULA VISTA, CA 91910

PH: 619-426-1709
FAX: 619-691-0435

PROJECT SITE:

BELLA MAR RV PARK
408 HOLLISTER STREET
SAN DIEGO, CA 92154-4723

DATE: _____ TIME: _____
SERVER: _____ SERVICE: _____
PATH: _____
DRAWING NAME: _____
PLOTTING VIEW: _____
DESIGNER: _____ PROJ. MGR: _____

NO.	BY	DATE	REVISIONS:
1	KDM	6/25/07	UPDATED TO 5/24/07 PRELIMINARY TITLE REPORT

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NOLTE
BEYOND ENGINEERING
15070 AVENUE OF SCIENCE, SUITE 100, SAN DIEGO, CA. 92128
858.385.0500 TEL 858.385.0400 FAX WWW.NOLTE.COM

BELLA MAR RV PARK
ALTA / ACSM LAND TITLE SURVEY

PREPARED FOR:

DATE SUBMITTED: 6/25/07

SHEET NUMBER 1 OF 1 SHEETS

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= 60'

JOB NUMBER SDB020502

LEGEND

1. POOL + LOUNGE
2. SPA
3. GRILL + DINE
4. FIRE PIT
5. PLAY AREA
6. SCREENING HEDGE
7. PASEO
8. BIOSWALE
9. DROP OFF + RIDE SHARE
10. BUS STOP
11. MULTI-PURPOSE AREA
12. PLAY FIELD- multi-purpose
13. ENTRY LANDSCAPE- specimen material
14. BIKE RACKS
15. TRASH ENCLOSURES
16. FENCE - metal wrought iron picket fence
18. VISIBILITY AREA TRIANGLE
19. NORTH MHPA WALL - decorative masonry stucco wall with metal wrought iron on-top
20. 6' BIKELANE
21. CROSS WALK
22. MONUMENT SIGN
23. MHPA

PLANTING LEGEND

TREE

- CERCIDIUM 'DESERT MUSEUM'
- CITRUS X LIMON 'EUREKA'
- LAGERSTROEMIA INDICA
- OLEA EUROPAEA 'WILSONII'
- PHOENIX DACTYLIFERA
- PLATANUS RACEMOSA
- QUERCUS AGRIFOLIA
- QUERCUS ENGELMANNII
- QUERCUS ILEX
- ULMUS PARVIFOLIA / RHUS LANCEA

PLANTING ZONES

- ENTRY AND RESIDENTIAL PLANTING
- COURTYARD & POOL PLANTING
- RIPARIAN PLANTING- PARKING LOT BIOSWALES
- PARK AND EDGE PLANTING DOG PARK-PLAY-
- URBAN GARDEN
- ADJACENT TO MHPA PLANTING

LANDSCAPE CALCULATIONS

NOTE:

1. FOR PROJECT SUMMARY INFORMATION, PLEASE SEE SHEET 2
2. FOR PROJECT LANDSCAPE CALCULATION, PLEASE SEE SHEET L-6
3. MONUMENT SIGN TO BE LOCATED OUTSIDE THE VISIBILITY TRIANGLE.
4. MHPA PERIMETER WALL TO VARY, SEE CIVIL FOR TOP OF WALL.

BIKE PARKING COUNTS

44 Market Rate

48 Affordable Rate

PLANTING NOTES

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES

WUCOLS: Water Use Classification of Landscape Species is a OWNER of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.

CATEGORY/ABV.	PERCENT OF ETo
H - HIGH	70% - 90%
M - MEDIUM	40% - 60%
L- LOW	10% - 30%
VL - VERY LOW	< 10%

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS/STOP SIGNS - 20 FEET

UTILITY LINES - 5 FEET (10' FOR SEWER)

STRUCTURES - 10 FEET

INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER.

NOTES:

1. All required landscape as shown on these plans, including in the right-of-way, shall be maintained by Red Tail Acquisitions, LLC and Chelsea Investment Corp. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition consistent with the City of San Diego Landscape Regulations and Standards

NOTES BIOFILTRATION BASIN SOIL MEDIA:

1. SOIL DEPTH TO BE 18" IN THE ROOT ZONE AREA WHERE SHRUBS ARE TO BE USED

BELLA MAR | DEVELOPMENT PERMIT PACKAGE
408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

landLAB environmental design | RED TAIL ACQUISITIONS, LLC | carrierjohnson + CULTURE

project name: BELLA MAR	//	revision 04:	
		revision 03:	10/23/2020
		revision 02:	03/06/2020
sheet title: LANDSCAPE PLAN	//	revision 01:	10/08/2019
		original date:	07/19/2019
drawing number: L-1	//	city pts #:	631240
	//	project:	5752.00
sheet 9 of 37	//	date:	03/06/2020

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS	QTY
	TREES					
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX	STANDARD	MEDIUM	111
	CITRUS X LIMON 'EUREKA'	EUREKA LEMON	24" BOX	STANDARD	MEDIUM	20
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	36" BOX	MULTI-TRUNK	MEDIUM	91
	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	36" BOX	LOW BRANCHING	LOW	6
	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	15' BTH	STANDARD	LOW	4
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	NATURAL FORM STD., LOW BRANCHING	MEDIUM	26
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	MULTI-TRUNK	VERY LOW	58
	QUERCUS ENGELMANNII	ENGELMANN OAK	36" BOX	NATURAL	LOW	50
	QUERCUS ILEX	HOLLY OAK	36" BOX	SINGLE	LOW	24
	ULMUS PARVIFOLIA/ RHUS LANCEA	EVERGREEN ELM/AFRICAN SUMAC	36" BOX	STANDARD	MEDIUM	106

SHRUBS, SUCCULENTS, VINES AND GROUNDCOVERS - SUCH AS LIST

ENTRY, RESIDENTIAL, STREETSCAPE

20% 15 GALLON @ 4'OC; 30% 5 GALLON @ 3' OC; 50% 1 GALLON AT 2' OC.

15 GALLON = 826
5 GALLON = 2208
1 GALLON= 8256

SHRUBS		SIZE	SPACING	WUCOLS	QTY
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GALLON	2'-0"	LOW	
COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER	1 GALLON	30"	LOW	
DODONEA VISCOSA	PURPLE HOPSEED	15 GALLON	4'	LOW	
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GALLON	3' O.C.	LOW	
GRASSES					
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	2'-6"	LOW	
LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 GALLON	18" O.C.	LOW	
LOMANDRA PLATINUM 'BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GALLON	2'-0"	LOW	
MISCANTHUS SINENSIS 'MORNING LIGHT'	VARIEGATED EULALIA GRASS	1 GALLON	3'-0"	MEDIUM	
MUHLENBERGIA C. 'WHITE CLOUD'	WHITE MUHLY GRASS	1 GALLON	3'-0"	MEDIUM	
SUCCULENTS & PERENNIALS					
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GALLON	3'-0"	LOW	
AGAVE DESMETIANNA	SMOOTH AGAVE	5 GALLON	3'-0"	LOW	
AGAVE SHAWII	SHAW'S AGAVE	5 GALLON	2'-6'	LOW	
ALOE THRASKII	COAST ALOE	5 GALLON	3'-0"	LOW	
ALOE BARBARIDENSIS	ALOE VERA	5 GALLON	2'-6'	LOW	
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	2' O.C.	MEDIUM	
KALANCHOE ORGYALIS	COPPER SPOONS	5 GALLON	3'-0"	LOW	
PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GALLON	3'-0"	LOW	
SALVIA LEUCANTHA	MEXICAN SAGE	1 GALLON	2'-6"	LOW	
VINE					
BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	15 GALLON	4'-6'	LOW	
BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GALLON	8'-0"	LOW	
TURF					
AGROSTIS PALLENS	NATIVE BENTGRASS	SOD			

COURTYARD AND POOL

20% 15 GALLON @ 4'OC; 30% 5 GALLON @ 3' OC; 50% 1 GALLON AT 2' OC.

15 GALLON = 64
5 GALLON = 171
1 GALLON= 639

SHRUBS		SIZE	SPACING	WUCOLS	QTY
CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GALLON	2'-0"	LOW	
COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER	1 GALLON	30"	LOW	
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	15 GALLON	5'	LOW	
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GALLON	3' O.C.	LOW	
GRASSES					
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	2'-6"	LOW	
CORDYLINE A. 'TORBAY DAZZLER'	TORBAY DAZZLER DRACEANA	5 GALLON	8'-0"	LOW	
DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GALLON	1'-6'	MEDIUM	
MISCANTHUS SINENSIS 'MORNING LIGHT'	VARIEGATED EULALIA GRASS	1 GALLON	3'-0"	MEDIUM	
MUHLENBERGIA C. 'WHITE CLOUD'	WHITE MUHLY GRASS	1 GALLON	3'-0"	MEDIUM	
SUCCULENTS & PERENNIALS					
AEONIUM URBICUM	SALAD BOWL AEONIUM	1 GALLON	2'-0"	LOW	
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GALLON	3'-0"	LOW	
AGAVE DESMETIANNA	SMOOTH AGAVE	5 GALLON	3'-0"	LOW	
AGAVE SHAWII	SHAW'S AGAVE	5 GALLON	2'-6'	LOW	
ALOE ARBORESCENS	TORCH ALOE	5 GALLON	3'-0"	LOW	
ALOE BARBARIDENSIS	ALOE VERA	5 GALLON	2'-6"	LOW	
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	2' O.C.	MEDIUM	
KALANCHOE ORGYALIS	COPPER SPOONS	5 GALLON	3'-0"	LOW	
PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GALLON	3'-0"	LOW	
VINE					
BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	15 GALLON	4'-6"	LOW	
BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GALLON	8'-0"	LOW	
TURF					
AGROSTIS PALLENS	NATIVE BENTGRASS	SOD			

MULTI-USE AREA EDGE PLANTING DOG PARK

20% 15 GALLON @ 4'OC; 30% 5 GALLON @ 3' OC; 50% 1 GALLON AT 2' OC.

15 GALLON = 534
5 GALLON = 1423
1 GALLON= 5337

SHRUBS		SIZE	SPACING	WUCOLS	QTY
BACCHARIS 'PIGEON POINT'	COYOTE BRUSH	1 GALLON	5'-0"	LOW	
COTONEASTER DAMMERI 'CORAL BEAUTY'	BEARBERRY COTONEASTER	1 GALLON	30"	LOW	
LEONOTIS LEONURUS	LIONS' TAIL	1 GALLON	4'-6"	LOW	
RHAMNUS CALIFORNICA 'EVE CASE'	'EVE CASE' COFFEEBERRY	5 GALLON	6'-0"	VERY LOW	
RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GALLON	6'-0"	LOW	
RHUS OVATA	SUGAR BUSH	5 GALLON	6'-0"	LOW	
TAGETES LEMMONII	MEXICAN MARIGOLD	5 GALLON	3'-0"	LOW	
GRASSES					
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	2'-6"	LOW	
LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE OAT GRASS	1 GALLON	2'-0"	LOW	
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	2'-6"	LOW	
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	18"	LOW	
SUCCULENTS & PERENNIALS					
AGAVE SHAWII	SHAW'S AGAVE	5 GALLON	2'-6"	LOW	
ENCELIA CALIFORNICA	CALIFORNIA SUNFLOWER	1 GALLON	2'-6"	VERY LOW	
HESPERALOE PARVIFLORA	RED YUCCA	1 GALLON	2'-6"	LOW	
SALVIA CLEVELANDII	CLEVELAND SAGE	1 GALLON	3'-0"	LOW	
SALVIA LEUCANTHA	MEXICAN SAGE	1 GALLON	2'-6"	LOW	
VINE					
VITIS CALIFORNICA 'ROGERS RED'	ROGERS RED GRAPE	5 GALLON	8'-0"	LOW	
TURF					
AGROSTIS PALLENS	NATIVE BENTGRASS	SOD			
BOUTELOUA DACTYLOIDES	UC VERDE BUFFALO GRASS				
SYNTHETIC TURF	EASY TURF PEDIGREE	WITH MAXXFLOW DRAINGE		SAND INFILL	

URBAN GARDEN

20% 24" BOX @ 10'OC; 80% 1 GALLON AT 2' OC.

24" BOX = 5
1 GALLON= 148

CITRUS X LIMON 'EUREKA'	EUREKA LEMON	15 GAL- 24" BOX	STANDARD	MEDIUM

FRUIT SUCH AS- STRAWBERRIES, CITRUS, RASPBERRIES

VEGETABLES SUCH AS- SQUASH, GREEN BEANS, LETTUCE, CABBAGE, TOMATOES, CORN, CARROTS, PEPPERS

RIPARIAN- BIORETENTION AREAS (SUBMERGED ZONE)

50% 5 GALLON @ 3' OC; 50% 1 GALLON AT 1' OC.

QTY
5 GALLON = 1717
1 GALLON= 15450

CAREX SPISSA	SAN DIEGO SEDGE	1 GALLON	3'-0"	MEDIUM
CAREX PANSA	DUNE SEDGE	1 GALLON	1'-0"	MEDIUM
CAREX PRAEGRACILLIS	BERKELEY SEDGE	1 GALLON	1'-0"	MEDIUM

RIPARIAN- BIORETENTION AREAS (PERIMETER ZONE)

CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	2'-6"	LOW
HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	5'-0"	LOW
IVA HAYSIANA	SAN DIEGO MARSH ELDER	1 GALLON	2'-0"	LOW
JUNCUS PATENS	COMMON RUSH	1 GALLON	1'-6"	LOW
LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE OAT GRASS	1 GALLON	2'-0"	LOW
MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	3'-0"	LOW

ADJACENT TO MHPA

MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	3'-0"	LOW
LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE OAT GRASS	1 GALLON	2'-0"	LOW
BACCHARIS 'PIGEON POINT'	COYOTE BRUSH	1 GALLON	5'-0"	
RHAMNUS CALIFORNICA 'EVE CASE'	'EVE CASE' COFFEEBERRY	5 GALLON	6'-0"	VERY LOW

OTHER

NOT SHOWN	'BIOBARRIER' ROOTBARRIER	TYPAR BIOBARRIER	SEE NOTES/SPECS	20' LENGTH AT ALL TREES LOCATED WITHIN 5' OF HARDSCAPE
NOT SHOWN	SOIL & PERCOLATION TEST LOCATION	QUANTITY INDICATED ON DRAWING	QUANTITY INDICATED ON DRAWING	

MULCH	SIZE & COLOR			
BARK MULCH	FOREST MULCH	ALL PLANTING AREAS	AGRI-SERVICES 800.262.4167	
ROCK MULCH	'TBD' 3/4" ROCK	AT RIPARIAN ZONES	DECORATIVE STONE SOLUTIONS	800.699.1878
ROCK MULCH	'TBD' 3-6" ROCK	AT RIPARIAN ZONES	DECORATIVE STONE SOLUTIONS	800.699.1878
BOULDER	'TBD'	AT RIPARIAN ZONES	DECORATIVE STONE SOLUTIONS	800.699.1878

MHPA WALL VIEW 1

MHPA WALL VIEW 2

MHPA WALL

1. 3'-6" STUCCO BLOCK WALL
2. 1'-6" WROUGHT IRON FENCE
3. PLANTING AREA - NATIVE SPECIES ADJACENT TO MHPA
4. PARKING OR DRIVE AISLE

NOTE:

1. MHPA PERIMETER WALL TO VARY, SEE CIVIL FOR TOP OF WALL

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Nam 480 Hollister

Project Addr City of San Diego,CA (APN # 627-100-23) San Diego, CA

ference Evapotranspiration (ETo) **46.5** **In./Yr.** **Residential Project?** **Yes**

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	stimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Low Water	0.30	Drip	0.81	0.38	125,959	47,864	1,379,931
2. Medium	0.50	Spray	0.75	0.67		0	0
3. High Water	0.80	Drip	0.81	0.99	0	0	0
4. High Water	0.80	Spray	0.75	1.07		0	0
5. Water Feature /	0.80	Direct Fill	1.00	0.80	0	0	0
				Totals:	**125,959**	**47,864**	
Special Landscape Areas							
1. Picnic Area				1.00	9,765	9,765	281,525
2. Active Turf				1.00	0	0	0
3. Vegetable Garden				1.00	0	0	0
				Totals:	**9,765**	**9,765**	
						Estimated Total Water Use (ETWU) Total:	**1,661,456**
						Maximum Applied Water Allowance (MAWA)[e]:	**2,278,794**

[a] Hydrozone # / Planting Description	[b] Irrigation Method	[c] Irrigation Efficiency
E.g.	*Overhead Spray of*	*0.75 for Spray*
1.) Front Lawn	*Drip*	*0.81 for Drip*
2.) Low Water Use Plantings		
3.) Medium Water Use Plantings		

[d] ***ETWU (Annual Gallons Required)*** *= ETo x 0.62 x ETAF x Area*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.

[e] ***MAWA (Annual Gallons Allowed)*** *= ETo x 0.62 x [(ETAF x LA) + ((1 - ETAF) x SLA)]*
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.

Evapotranspiration Adjustment Factor (ETAF) Calculations

This residential project complies with the WELO and its average ETAF is less than ***0.55***

Regular Landscape Areas	
Total ETAF	47,864
Total Area	125,959
Average ETA	**0.38**

All Landscape Areas	
Total ETAF x Area	57,629
Total Area	135,724
Average ETAF	**0.42**

IRRIGATION NOTES:

1.CONTRACTOR SHALL LOCATE MAINTAIN EXISTING MAINLINES IN WORKING ORDER. COORDINATE ALL INTERRUPTIONS OF OPERATION OF THE EXISTING IRRIGATION TO A MINIMUM. COORDINATE ALL INTERRUPTIONS WITH THE OWNER'S REPRESENTATIVE.

2.CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING IRRIGATION EQUIPMENT DAMAGED DURING CONSTRUCTION AND IF DAMAGED, SHALL REPLACE WITH SAME MANUFACTURER AND MODEL.

3.CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION/REROUTING OF ALL ADJACENT IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY NEW CONSTRUCTION IMPROVEMENTS. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING NO LESS THAN 100% OF HEAD RADIUS COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO STARTING WORK.

4.CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE NEW CONSTRUCTION IMPROVEMENTS, IF NECESSARY. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO STARTING WORK.

5.CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT OF ALL SCH. 40 PVC SLEEVING UNDER PAVING, WALLS AND CURBS AT NO LESS THAN 24" BELOW GRADE AND NO LESS THAN 2X DIAMETER OF IRRIGATION PIPE IN AREAS WHERE PIPE CROSSING WILL OCCUR. WHEN PIPE SIZE IS NOT AVAILABLE USE 6" SLEEVING MATERIAL. CONFIRM CROSSINGS WITH OWNER'S REPRESENTATIVE PRIOR TO PAVING AND HARDSCAPE CONSTRUCTION.

6.CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING WITHIN THE DRIPLINE OF EXISTING TREES. NO MECHANICAL TRENCHING WITHIN THE DRIPLINE OF THE EXISTING TREE WILL BE ALLOWED. CONTRACTOR SHALL REFER TO ARBORIST REPORT FOR ADDITIONAL PRECAUTIONS REQUIRED FOR THE EXISTING TREES. VERIFY ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE.

7.IRRIGATION SYSTEM SHALL BE DESIGNED WITH THE PROPER OPERATING PRESSURE AND AN APPROPRIATE WATERING WINDOW TO ASSURE OPTIMAL DELIVERY OF WATER TO THE PLANT MATERIAL AT ALL TIMES.

8.WATER USE CALCULATIONS WILL BE REQUIRED PER THE COUNTY'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

9.SITE SPECIFIC EVAPO-TRANSPIRATION RATES AND SOIL PERCOLATION RATES SHALL BE CONSIDERED IN THE DESIGN PROCESS.

10.CHECK VALVES WILL BE REQUIRED TO PREVENT LOW-HEAD DRAINAGE.

11.NO IRRIGATION SHALL BE INSTALLED IN NEW AREAS UNTIL SOIL TESTING HAS BEEN SUBMITTED AND ALL SOIL AMENDING HAS OCCURRED.

12.MICRO-CLIMATE AREAS AND SOLAR EXPOSURE ZONES (SITE SPECIFIC HYDRO ZONES) SHALL BE IRRIGATED ON SEPARATE CONTROL VALVES.

13.IRRIGATION RECORD DRAWINGS SHALL CLEARLY DOCUMENT THE FINAL INSTALLATION OF THE ENTIRE SYSTEM, WITH ACCURATE DIMENSIONS, SIZES, AND TYPES OF EQUIPMENT. IT SHALL REFLECT ALL NEW AREAS AS WELL AS ANY MODIFIED IRRIGATION SYSTEMS. IRRIGATION RECORD DRAWINGS TO BE SUBMITTED IN AUTOCAD PER CLIENT STANDARDS

14. AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. IRRIGATION SYSTEM TO BE DRIP FOR SHRUB AREAS AND BUBBLERS FOR TREES.

IRRIGATION LEGEND

	ITEM
M	NEW WATER METER
RM	REUSED EXISTING WATER METER
IR	IRRIGATION SUBMETER
NO SYMBOL	TREE BUBBLER (2 PER TREE)

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project name: **BELLA MAR**

sheet title: **IRRIGATION PLAN AND CALCULATIONS**

drawing number: **L-3**

sheet ***11*** *of* ***37***

revision 04:	
revision 03:	10/23/2020
revision 02:	03/06/2020
revision 01:	10/08/2019
original date:	07/19/2019
city pts #:	**631240**
project:	**5752.00**
date:	03/06/2020

NOTE:

1.A modified Zone One, ranging in width from 47 to 67-ft, shall be provided between the north face of buildings 1 through 5 and the MHPA Boundary. There shall be no Zone Two. Alternative Compliance for reduced brush management zone(s): Openings along north face of buildings 1 through 5 plus a 10-ft perpendicular return along adjacent wall faces shall be upgraded to Dual-Glazed, Dual-Tempered planes

2. Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation. (a) Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7). Brush management in wetlands may be requested with a development permit in accordance with Section 143.0110 where the Fire Chief deems brush management necessary in accordance with Section 142.0412(i). Where brush management in wetlands is deemed necessary by the Fire Chief, that brush management shall not qualify for an exemption under the Environmentally Sensitive Lands Regulations, Section 143.0110(c)(7).

(b) Brush Management Zones. Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.

3. (1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone-coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations. (2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation. (c) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following: (1) The establishment of brush management Zones One and Two for new development shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.

NOTE:

BRUSH MANAGEMENT ZONE 1

4.Zone One Requirements (A) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation. (B) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management

Zone One shall be of noncombustible, one hour fire-rated or Type IV or heavy timber construction as defined in the California Building Code. (C) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive. (D) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual. (E) Permanent irrigation is required for all planting areas within Zone One except as follows: (F) When planting areas contain only species that do not grow taller than 24 inches in height, or (G) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches. (H) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation. (I) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

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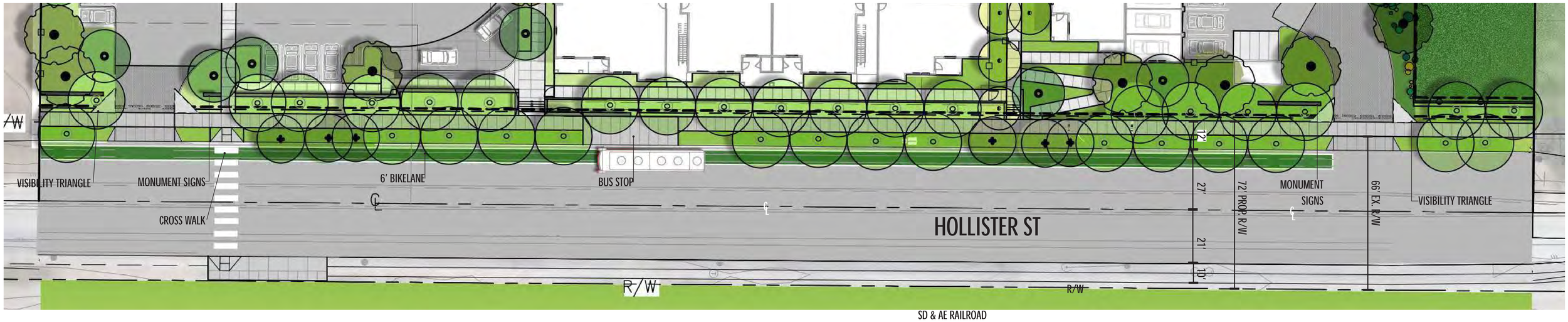
project name: BELLA MAR	//	revision 04:	
		revision 03:	10/23/2020
		revision 02:	03/06/2020
sheet title: BRUSH MANAGEMENT PLAN AND NOTES	//	revision 01:	10/08/2019
		original date:	07/19/2019
drawing number: L-4	//	city pts #:	631240
	//	project:	5752.00
sheet 12 of 37	//	date:	03/06/2020

ILLUSTRATIVE STREET SECTION

MONUMENT SIGNS OPTIONS

MONUMENT SIGNS OPTIONS



ILLUSTRATIVE STREET PLAN

NOTE:

1. MONUMENT SIGN TO BE LOCATED OUTSIDE THE VISIBILITY TRIANGLE.

0 10 30 FEET

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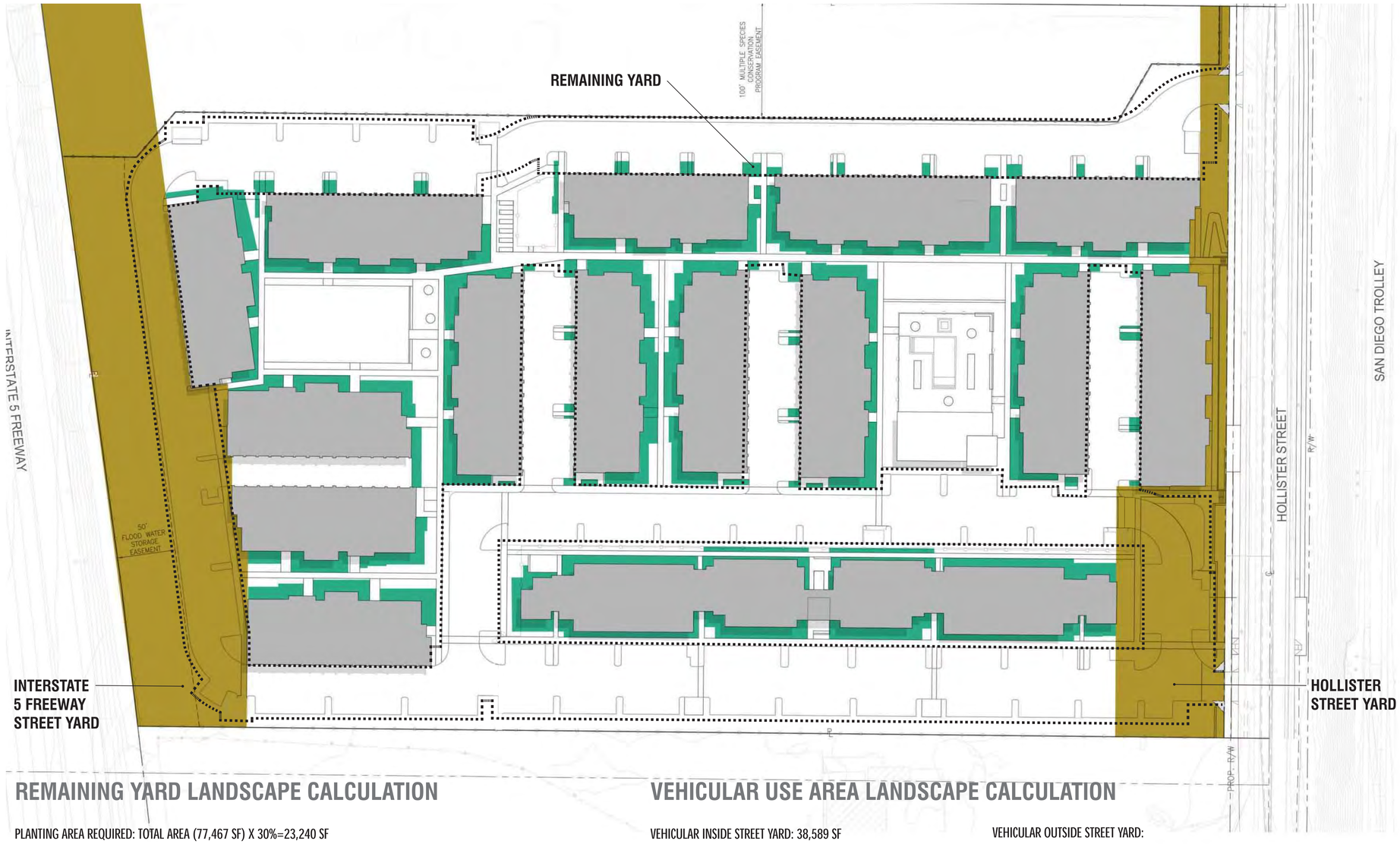
project name:	BELLA MAR	revision 04:	
		revision 03:	10/23/2020
		revision 02:	03/06/2020
sheet title:	ILLUSTRATIVE STREET PLAN/ SECTIONS/SIGNAGE	revision 01:	10/08/2019
		original date:	07/19/2019
drawing number:	L-5	city pts #:	631240
		project:	5752.00
	sheet 13 of 37	date:	03/06/2020



LEGEND

STREET YARD

REMAINING YARD

VEHICULAR USE AREA BOUNDARY

INTERSTATE 5 FREEWAY STREET YARD LANDSCAPE CALCULATION

PLANTING AREA REQUIRED: TOTAL AREA (59,752 SF) X 50%=29,876 SF

PLANTING AREA PROVIDED: 40,189 SF

EXCESS AREA PROVIDED: 10,313 SF

PLANTING POINTS REQUIRED: TOTAL AREA (59,752 SF) X 0.05=2,988

PLANTING POINTS PROVIDED: 17,945

EXCESS POINTS PROVIDED: 14,957

POINTS ACHIEVED WITH TREES: 3,250

HOLLISTER STREET YARD LANDSCAPE CALCULATION

PLANTING AREA REQUIRED: TOTAL AREA (29,232 SF) X 50%= 14,616 SF

PLANTING AREA PROVIDED: 12,433 SF

PLANTING POINTS REQUIRED: TOTAL AREA (29,232 SF) X 0.05=1,462

PLANTING POINTS PROVIDED: 6,942

EXCESS POINTS PROVIDED: 5,480

POINTS ACHIEVED WITH TREES: 2,400

TOTAL STREET YARD LANDSCAPE CALCULATION

PLANTING AREA REQUIRED: TOTAL AREA (88,984 SF) X 50%= 44,492 SF

PLANTING AREA PROVIDED: 52,622 SF

EXCESS AREA PROVIDED: 8,130 SF

PLANTING POINTS REQUIRED: TOTAL AREA (88,984 SF) X 0.05=4450

PLANTING POINTS PROVIDED: 24,887

EXCESS POINTS PROVIDED: 20,437

POINTS ACHIEVED WITH TREES: 5,650

REMAINING YARD LANDSCAPE CALCULATION

PLANTING AREA REQUIRED: TOTAL AREA (77,467 SF) X 30%=23,240 SF

PLANTING AREA PROVIDED: 40,892 SF

EXCESS AREA PROVIDED: 17,652 SF

PLANTING POINTS REQUIRED: TOTAL AREA (77,467 SF) X 0.05=3,874

PLANTING POINTS PROVIDED: 11,150

EXCESS POINTS PROVIDED: 7,276

POINTS ACHIEVED WITH TREES: 5,250

NOTE: REMAINING YARD CONSIST OF A 10-FOOT OFFSET FROM THE BUILDING ENVELOPE OF EACH RESIDENTAIL STRUCTURE.

VEHICULAR USE AREA LANDSCAPE CALCULATION

VEHICULAR INSIDE STREET YARD: 38,589 SF

PLANTING AREA REQUIRED: TOTAL AREA (38,589 SF) X 0.05= 1,929 SF

PLANTING AREA PROVIDED: 9,640 SF

EXCESS AREA PROVIDED: 7,711SF

PLANTING POINTS REQUIRED: TOTAL AREA (38,589 SF) X 0.05= 1,929

PLANTING POINTS PROVIDED: 4,543

POINTS ACHIEVED WITH TREES: 1,020 (53%)

VEHICULAR OUTSIDE STREET YARD:

PLANTING AREA REQUIRED: TOTAL AREA (159,073 SF) X 0.03=4,772 SF

PLANTING AREA PROVIDED: 29,703 SF

EXCESS AREA PROVIDED: 24,931 SF

PLANTING POINTS REQUIRED: TOTAL AREA (159,073 SF) X 0.03=4,772

PLANTING POINTS PROVIDED: 15,324

POINTS ACHIEVED WITH TREES: 4460 (93%)

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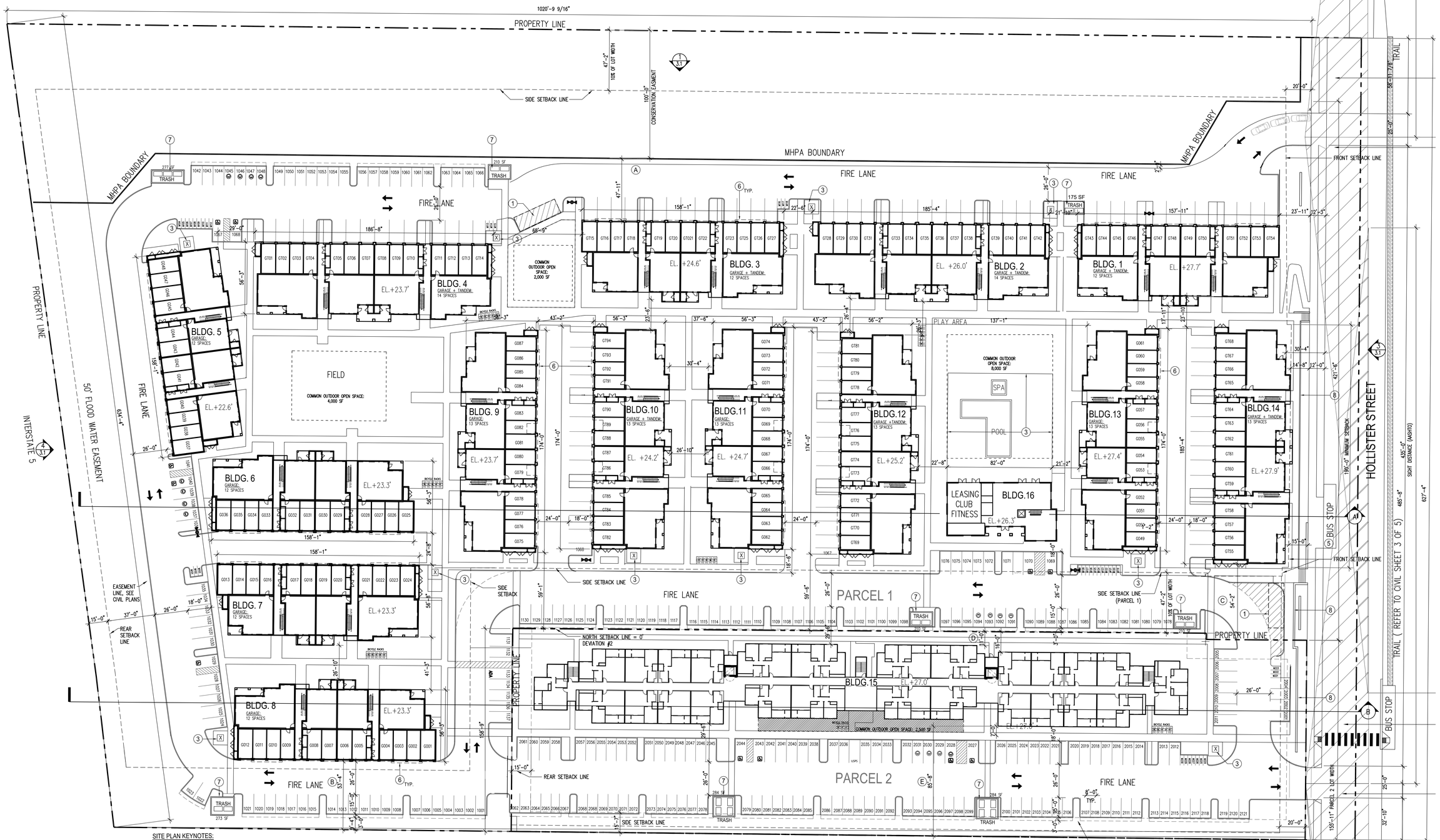
project name:	BELLA MAR	revision 04:	
sheet title:	STREET YARD LANDSCAPE CALCULATION	revision 03:	10/23/2020
		revision 02:	03/06/2020
		revision 01:	10/08/2019
		original date:	07/19/2019
drawing number:	L-6	city pts #:	631240
		project:	5752.00
sheet 14 of 37		date:	03/06/2020



GENERAL SITE PLAN NOTES:

1. SEE CIVIL SHEETS FOR PROPOSED GRADING AND DRAINAGE PATTERNS, RETAINING WALLS, UTILITIES, EASEMENTS, ETC.
2. SEE LANDSCAPE SHEETS FOR PLANTING AND PAVING INFORMATION.

SITE PLAN KEYNOTES:

1. LOADING SPACE, 12' WIDE X 35' LONG
3. TRANSFORMER AND PAD PER SDGE STANDARDS
4. SWIMMING POOL AREA ENCLOSURE FENCE. SEE LANDSCAPE PLAN
5. NEW BUS STOP PERMITS STANDARDS
6. BUILDING OVERHANG ABOVE
7. REFUSE/ TRASH AND RECYCLING ENCLOSURE W/ 6'-0 HIGH SCREEN WALL
8. RETAINING WALL. SEE CIVIL DRAWINGS
9. "GT" DESIGNATES GARAGE + TANDEM PARKING SPACE (COUNTED AS ONE (1) PARKING SPACE)
10. "G" DESIGNATES GARAGE PARKING SPACE

PARKING GENERAL INFORMATION

TYP. PARKING STALL DIM. 9.5'-0 X 18'-0
TYP. MOTORCYCLE STALL DIM. 3'-0 X 8'-0

LEGEND

- PROPOSED FIRE HYDRANT
- TRASH — PROPOSED TRASH/ RECYCLING AREA PARCEL 1 = 1,404 SF; PARCEL 2 = 568 SF; TOTAL = 1,972 SF
- PROPERTY LINE
- ELECTRICAL VEHICLE CHARGING STATION
- ACCESSIBLE PARKING SPACE

SIDE SETBACK NOTES

PARCEL 1

(A) SIDE SETBACK REQUIRED: 62'-9"
SIDE SETBACK PROVIDED: 147'-11"

(B) SIDE SETBACK REQUIRED: 62'-9"
SIDE SETBACK PROVIDED: 53'-4"

(C) SIDE SETBACK REQUIRED: 47'-2"
SIDE SETBACK PROVIDED: 54'-2"

SEE SHEET T.2, DEVIATION #2

AGRICULTURAL-RESIDENTIAL (AR-1-2)

SIDE SETBACK NOTES

PARCEL 2

(D) SIDE SETBACK REQUIRED: 15'-7 3/32"
SIDE SETBACK PROVIDED: 11'-0"

(E) SIDE SETBACK REQUIRED: 15'-7 3/32"
SIDE SETBACK PROVIDED: 85'-8"

SEE SHEET T.2, DEVIATION #2

CLOSED PALM GOLF CENTER

COMMON OUTDOOR OPEN SPACE

PARCEL 1:
11668 SF
3192 SF
3628 SF

PARCEL 2:
2564 SF

VICINITY MAP

1"=30'-0"
0' 30' 50' 100' 120'
Plan North

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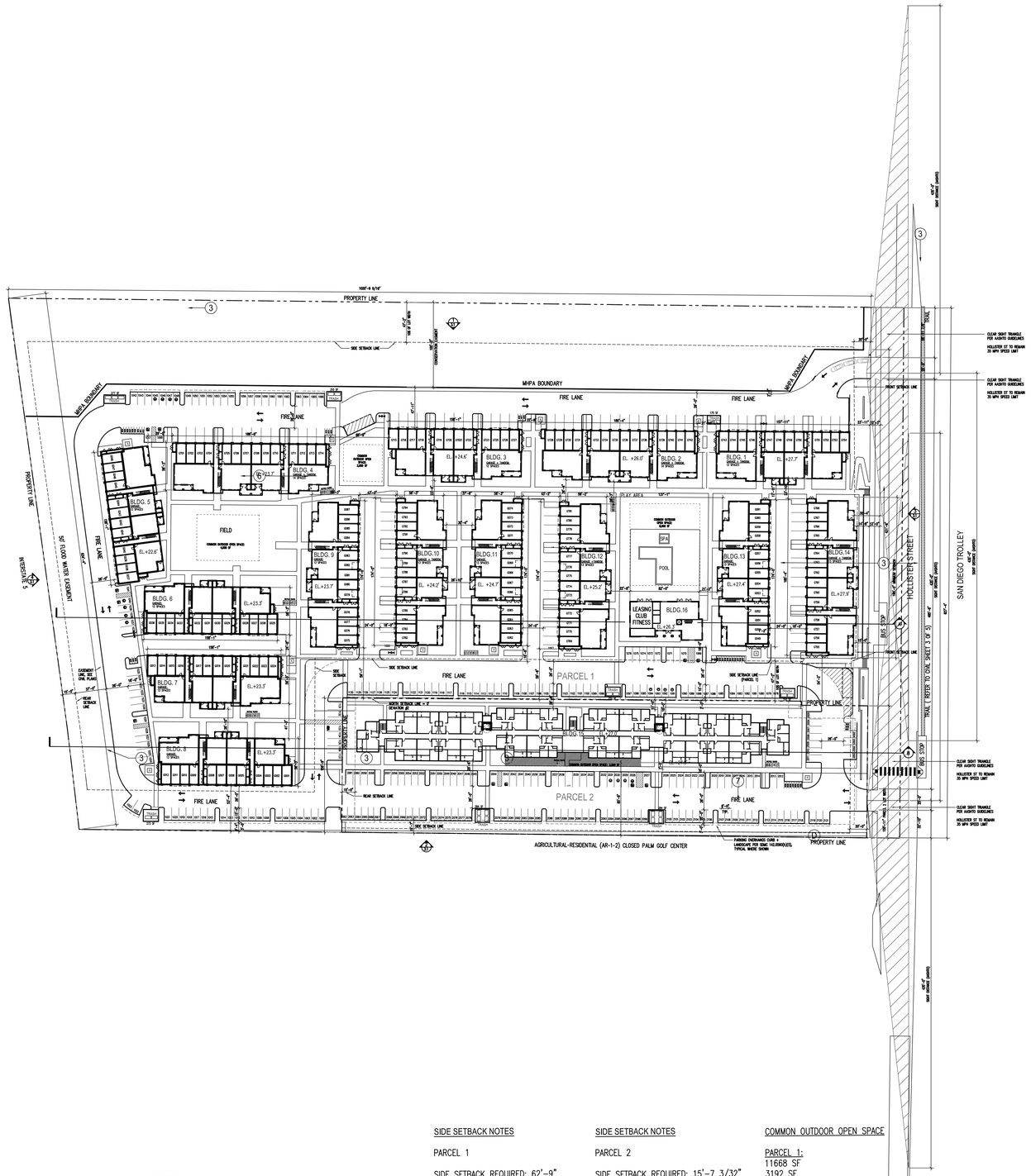
project name:	BELLA MAR	revision 04:	
		revision 03:	10/23/2020
		revision 02:	03/06/2020
sheet title:	SITE PLAN	revision 01:	10/17/2019
		original date:	07/19/2019
drawing number:	A1.1	city pts #:	631240
		project:	5752.00
sheet 14 of 35		date:	10/23/2020



GENERAL SITE PLAN NOTES:

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2. SEE LANDSCAPE SHEETS FOR PLANTING AND PAVING INFORMATION.

SITE PLAN KEYNOTES:

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9. "GT" DESIGNATES GARAGE + TANDEM PARKING SPACE (COUNTED AS ONE (1) PARKING SPACE)
10. "G" DESIGNATES GARAGE PARKING SPACE

LEGEND

	PROPOSED FIRE HYDRANT
TRASH	PROPOSED TRASH/ RECYCLING AREA PARCEL 1 = 1,404 SF; PARCEL 2 = 568 SF; TOTAL = 1,972 SF
	PROPERTY LINE
	ELECTRICAL VEHICLE CHARGING STATION
	ACCESSIBLE PARKING SPACE

SIDE SETBACK NOTES

PARCEL 1

SIDE SETBACK REQUIRED: 62'-9"
(A) SIDE SETBACK PROVIDED: 147'-11"

SIDE SETBACK REQUIRED: 62'-9"
(B) SIDE SETBACK PROVIDED: 53'-4"

SIDE SETBACK REQUIRED: 47'-2"
(C) SIDE SETBACK PROVIDED: 54'-2"

SEE SHEET T.2, DEVIATION #2

SIDE SETBACK NOTES

PARCEL 2

SIDE SETBACK REQUIRED: 15'-7 3/32"
(D) SIDE SETBACK PROVIDED: 11'-0"

SIDE SETBACK REQUIRED: 15'-7 3/32"
(E) SIDE SETBACK PROVIDED: 85'-8"

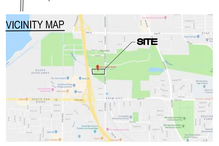
SEE SHEET T.2, DEVIATION #2

COMMON OUTDOOR OPEN SPACE

PARCEL 1:
11668 SF
3192 SF
3628 SF

PARCEL 2:
2564 SF

VICINITY MAP



1"=60'-0"
0' 60' 120' 240'
Plan North

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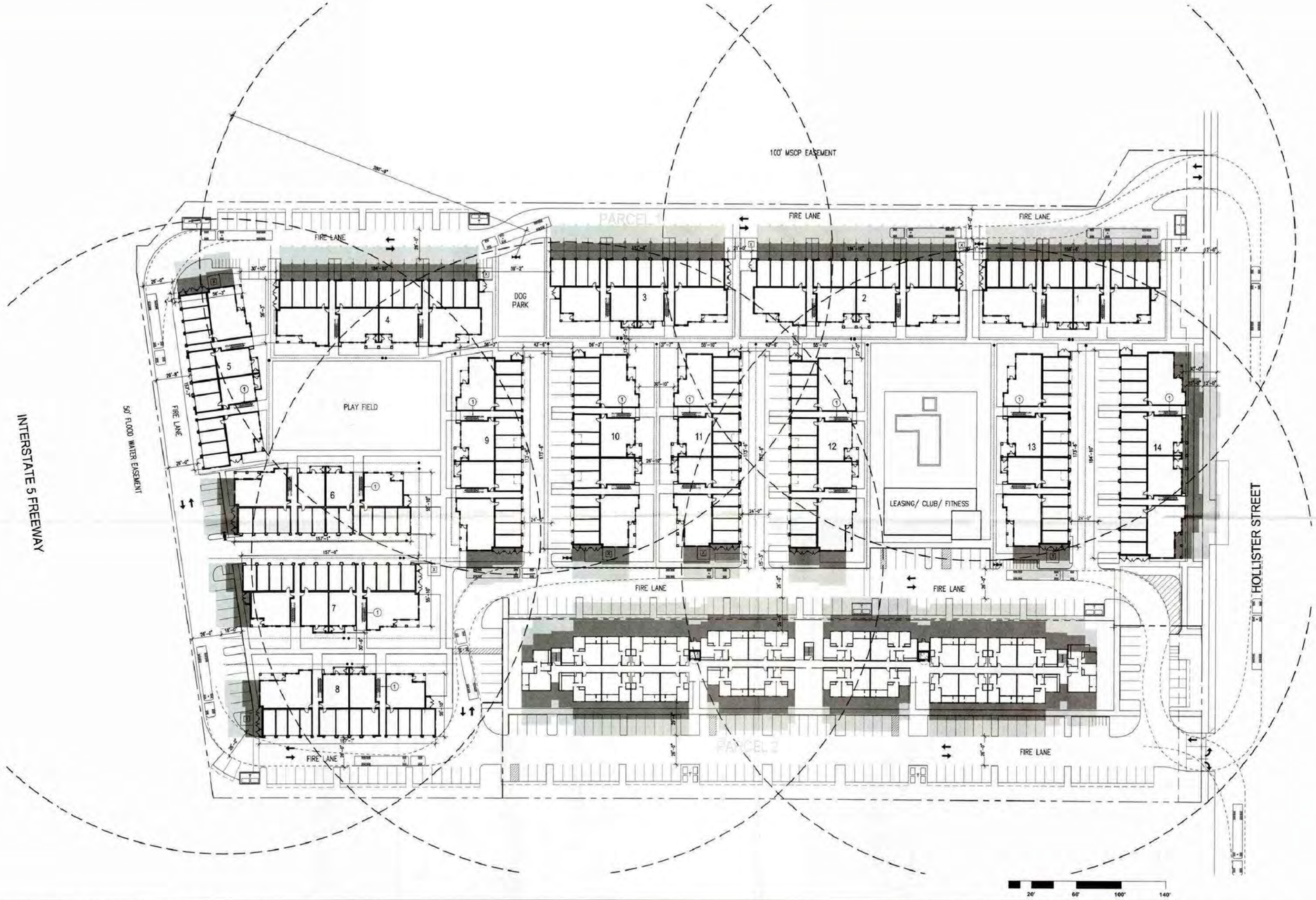
project name:	BELLA MAR	revision 04:	
		revision 03:	10/23/2020
		revision 02:	03/06/2020
sheet title:	AASHTO SIGHT DISTANCE	revision 01:	10/17/2019
		original date:	07/19/2019
drawing number:	A1.1A	city pts #:	631240
		project:	5752.00
sheet 14 of 35		date:	10/23/2020



SITE SUMMARY:

280 MARKET-RATE UNITS

100 AFFORDABLE UNITS (APPROX.)

380 TOTAL DWELLING UNITS

406 MARKET-RATE PARKING SPACES
(178 OF THESE ARE GARAGE SPACES)

113 AFFORDABLE PARKING SPACES

521 TOTAL PARKING SPACES

1.6 SPACES PER MARKET-RATE UNIT

1.2 SPACE PER AFFORDABLE UNIT

AVERAGE 1.5 PARKING SPACES PER DWELLING UNIT

NOTES:

CITY OF SAN DIEGO: FPB POLICY A-14-1 - FIRE ACCESS ROADWAYS CFC SECTION 503

ACCESS ROADS SHALL BE EXTENDED TO WITHIN 150 FEET, 200 FEET IN SPRINKLERED BUILDINGS OF ALL PORTIONS OF THE FIRST STORY OF THE BUILDING BEING SERVED (CFC SECTION 503.2)

WHEN ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT ABOVE NATURAL GRADE, THE ACCESS ROADWAY SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE LOCATION SHALL BE 15 - 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING (CFC SECTION 503.VA1).

FIRE ACCESS AT 15'-0"

FIRE ACCESS AT 30'-0"

200' HOSE PULL

PROPOSED 250' FIRE COVERAGE

PROPOSED FIRE HYDRANT

FIRE ACCESS KEYNOTES:

1 STAIR TO ROOF IN LIEU OF AERIAL ACCESS ON LONG SIDE OF BUILDING

San Diego Fire-Rescue
Fire Plan Review
Access/Water Supply
Brenda Sylvester
Date 1-17-19
Signage for stairs at roof - Fire stairs

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project name: **BELLA MAR** // revision 01:

sheet title: **FIRE ACCESS PLAN** // original date: -.-.-

// scale: 1"=40'-0"

drawing number: **A1.2** // city pts #:

// project: 5752.00

sheet 1 of 30 // date: 01.16.2019

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project name: **BELLA MAR** // revision 04:

revision 03: 10/23/2020

revision 02: 03/06/2020

sheet title: **APPROVED FIRE ACCESS PLAN** // revision 01: 10/17/2019

original date: 07/19/2019

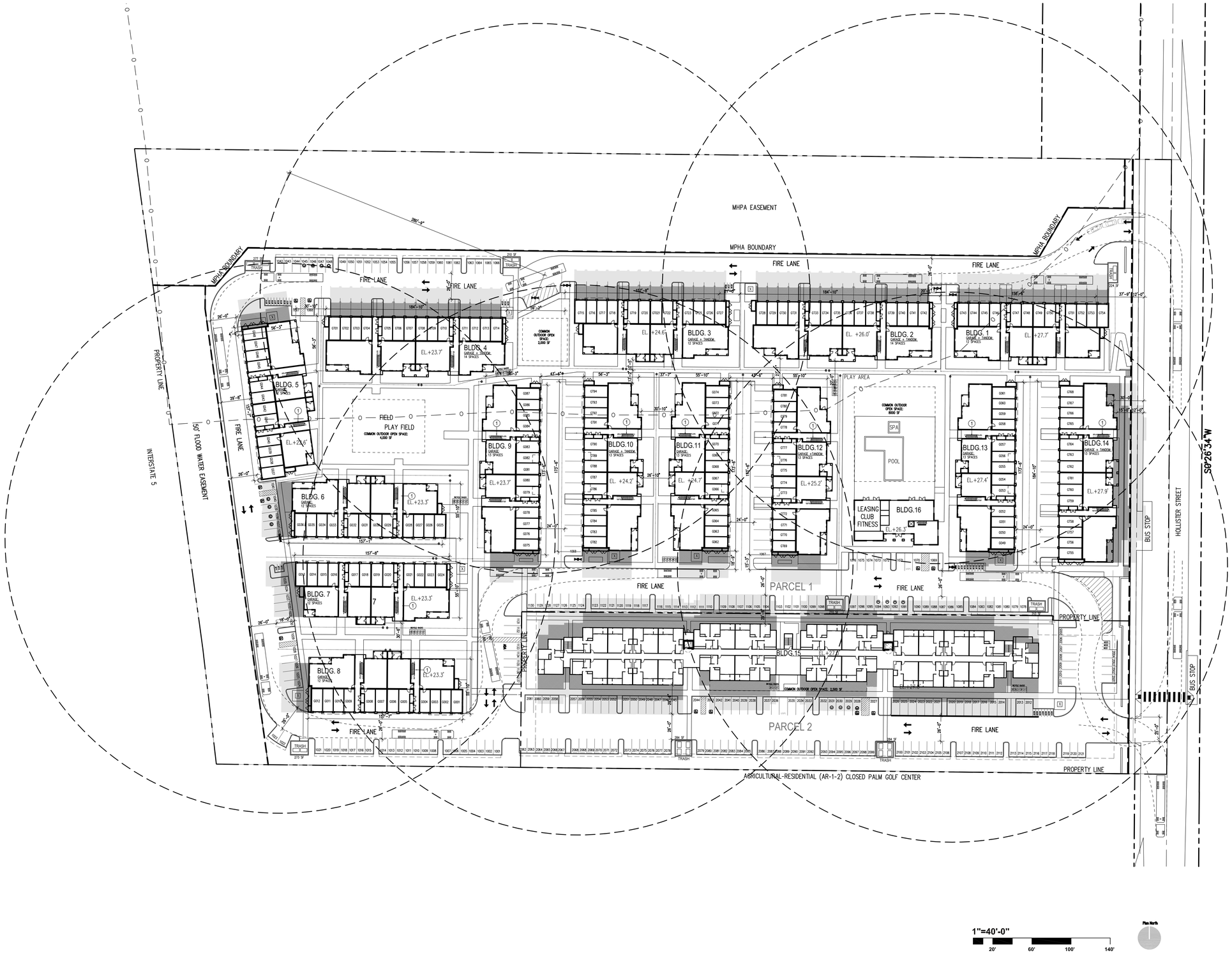
//

drawing number: **A1.2** // city pts #: 631240

// project: 5752.00

sheet 17 of 37 // date: 03/06/2020

ATTACHMENT 15



SITE SUMMARY:

280 MARKET-RATE UNITS

100 AFFORDABLE UNITS (APPROX.)

380 TOTAL DWELLING UNITS

406 MARKET-RATE PARKING SPACES
(178 OF THESE ARE GARAGE SPACES)

113 AFFORDABLE PARKING SPACES

521 TOTAL PARKING SPACES

1.6 SPACES PER MARKET-RATE UNIT

1.2 SPACE PER AFFORDABLE UNIT

AVERAGE 1.5 PARKING SPACES PER DWELLING UNIT

NOTES:

CITY OF SAN DIEGO: FPB POLICY A-14-1 - FIRE ACCESS ROADWAYS CFC SECTION 503

ACCESS ROADS SHALL BE EXTENDED TO WITHIN 150 FEET, 200 FEET IN SPRINKLERED BUILDINGS OF ALL PORTIONS OF THE FIRST STORY OF THE BUILDING BEING SERVED (CFC SECTION 503.2)

WHEN ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT ABOVE NATURAL GRADE, THE ACCESS ROADWAY SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE LOCATION SHALL BE 15 - 30 FEET FROM THE BUILDING AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING (CFC SECTION 503.VA1).

FIRE ACCESS AT 15'-0"

FIRE ACCESS AT 30'-0"

200' HOSE PULL

PROPOSED 250' FIRE COVERAGE

PROPOSED FIRE HYDRANT

FIRE ACCESS KEYNOTES:

1 STAIR TO ROOF IN LIEU OF AERIAL ACCESS ON LONG SIDE OF BUILDING

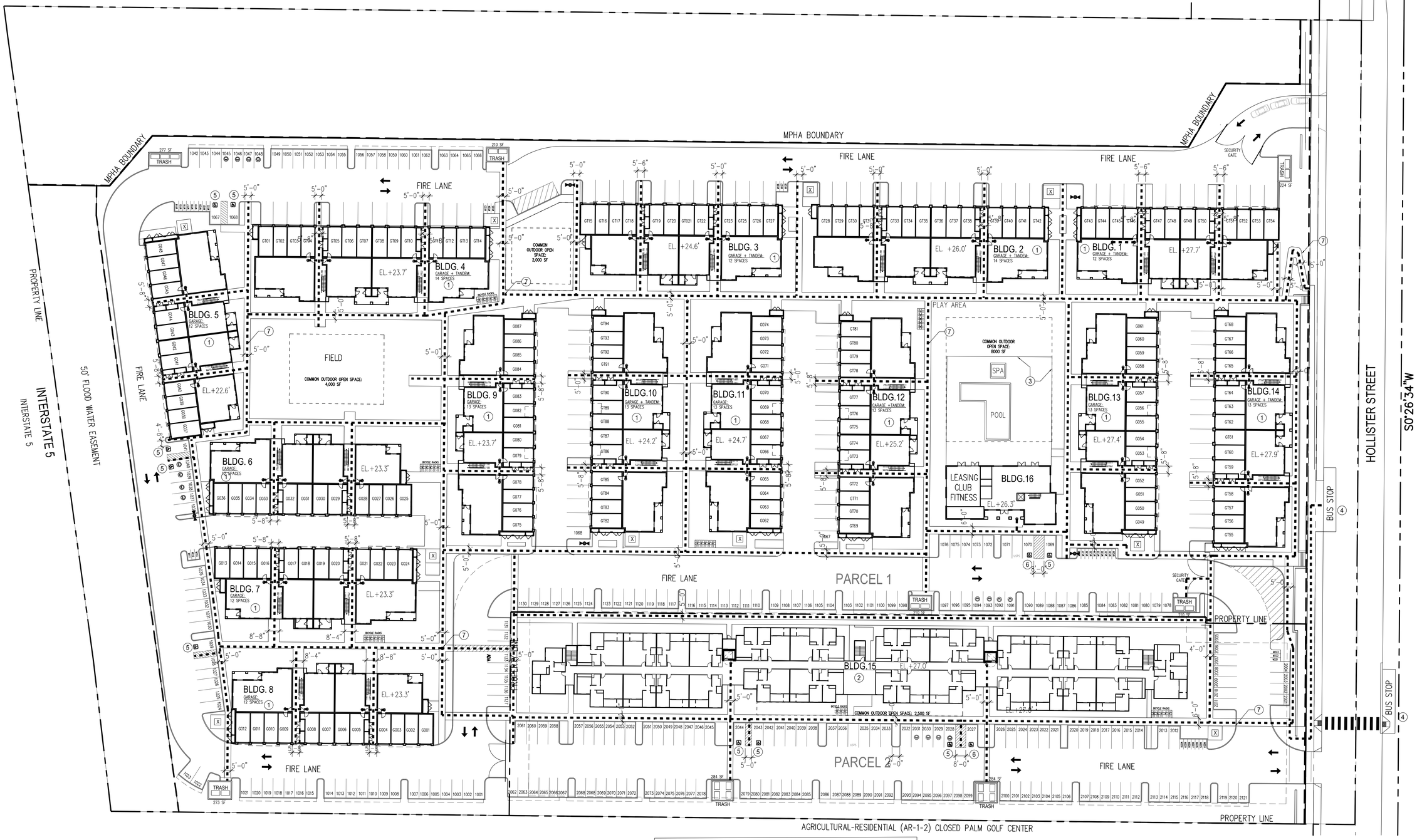
BELLA MAR | DEVELOPMENT PERMIT PACKAGE

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

RED TAIL ACQUISITIONS, LLC
COMMERCIAL REAL ESTATE INVESTMENTS

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

project name:	//	revision 04:	
BELLA MAR		revision 03:	10/23/2020
sheet title:		revision 02:	03/06/2020
FIRE ACCESS PLAN	//	revision 01:	10/17/2019
	//	original date:	07/19/2019
drawing number:	//	city pts #:	**631240**
A1.3	//	project:	**5752.00**
sheet **18** of **37**	//	date:	03/06/2020



GENERAL SITE PLAN NOTES:

1. PRIMARY ENTRANCES TO PROPOSED BUILDINGS WILL BE FULLY ACCESSIBLE TO THE DISABLED. ACCESSIBLE ENTRANCES WILL BE PROVIDED WITH SIGNS WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. THRESHOLDS SHALL NOT EXCEED ½" IN HEIGHT AT 1:2 MAXIMUM SLOPE.
3. ALL WALKS AND SIDEWALKS ACCESSIBLE TO THE DISABLED SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVEL EXCEEDING ¼", AND SHALL BE A MINIMUM OF 36" IN WIDTH.
4. ALL EXTERIOR TRAFFIC (PEDESTRIAN AND/OR VEHICULAR) SURFACES SHALL HAVE A SLIP-RESISTANT FINISH WITH A MINIMUM COEFFICIENT OF SLIP RESISTANCE OF 0.60 MIN. IN GENERAL AND 0.80 MIN. ON RAMPS. THE SLIP RESISTANT FINISH SHALL REMAIN AS REQUIRED IRRESPECTIVE OF ANY FINISH COATING.
5. SURFACE CROSS SLOPES AND SLOPES IN ANY DIRECTION IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% PER FOOT.
6. ALL RAMPS AND STAIRWAYS SHALL CONFORM WITH CBC CHAPTER 11.
7. THESE PLANS HAVE BEEN DESIGNED TO AND ARE IN SUBSTANTIAL CONFORMANCE WITH ALL MANDATED CODES AND ORDINANCES FOR DISABLED ACCESS. (SEE STATE OF CALIFORNIA TITLE 24 AND "AMERICAN NATIONAL STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES")
8. SEE CIVIL GRADING PLANS AND LANDSCAPE PAVING PLANS FOR ADDITIONAL INFORMATION.
9. SEE BUILDING FLOOR PLANS FOR ACCESSIBLE PATH OF TRAVEL TO INDIVIDUAL DWELLING UNITS.

SITE PLAN KEYNOTES AND LEGEND:

1. NON-ELEVATOR BUILDING; 3 STORIES. ALL GROUND FLOOR DWELLINGS UNITS SHALL BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE, PER CBC 1104A.1
2. ELEVATOR BUILDING; 4 STORIES.
3. SWIMMING POOL AREA ENCLOSURE FENCE.
4. NEW BUS STOP PER M.T.S. STANDARDS
5. ACCESSIBLE PARKING STALL. SEE STRIPING AND SIGNAGE DETAILS 15/A1.5
6. VAN ACCESSIBLE PARKING STALL.. SEE STRIPING SIGNAGE DETAILS 15/A1.5
7. ACCESSIBLE PATH OF TRAVEL

VICINITY MAP

SCALE: 1"=30'-0"

0' 30' 50' 100' 120'

Plan North

BELLA MAR | DEVELOPMENT PERMIT PACKAGE

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

RED TAIL ACQUISITIONS, LLC
COMMERCIAL REAL ESTATE INVESTMENTS

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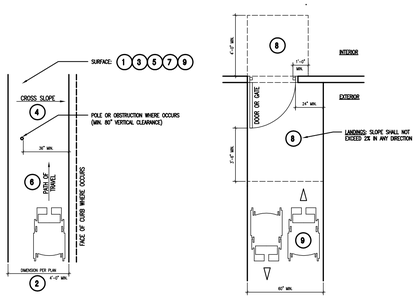
project name:	//	revision 04:	
BELLA MAR		revision 03:	10/23/2020
sheet title:		revision 02:	03/06/2020
		revision 01:	10/17/2019
DISABLED ACCESS PLAN	//	original date:	07/19/2019
	//		
drawing number:	//	city pts #:	631240
A1.4	//	project:	5752.00
sheet 19 of 37	//	date:	03/06/2020

ATTACHMENT 15

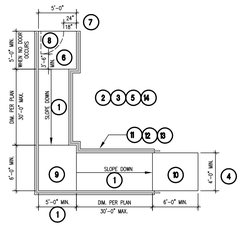


1. Continuous Surface: a continuous common surface not interrupted by steps or by abrupt changes in level exceeding ¼" at 2:1 slope or ½" vertical
2. Clear Width: 48" minimum
3. Floor or Ground Surface: Surfaces shall be stable, firm, and slip–resistant as follows:
   a. Slopes less than 6%: shall be medium salted finish or similar 0.6 minimum coefficient of friction
4. Cross Slope: 1/4" per foot (2%) maximum
5. Openings: 1/2" maximum opening in the predominant direction of travel
6. Maximum Slope: 1 vertical to 20 horizontal (5%) maximum in the direction of travel
7. Changes in Level: vertical ¼" maximum, beveled ½" maximum with a slope no steeper than 1 vertical : 2 horizontal
8. Level Areas: 42" minimum plus door width at a door or gate that swings toward the walk, 48" deep and 12" strike clearance minimum at a door or gate that swings away from the walk
9. Continuous Gradients / Passing Spaces: 60" x 60" minimum level area at 200' maximum

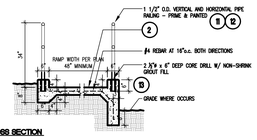
ACCESSIBLE WALKING SURFACES

CBC 11B–403

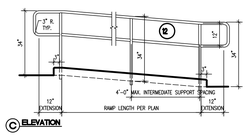
SCALE: 1/4"=1'–0" 01005 **11**



A PLAN



B CROSS SECTION



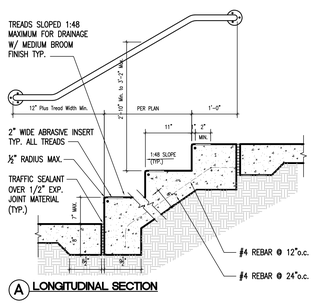
C ELEVATION

1. Slope: 1:12 (8.3%) maximum
2. Cross Slope: 1:48 maximum
3. Floor or Ground Surfaces: Shall be stable, firm, and slip–resistants (0.8 minimum coefficient of friction wet and dry)
4. Clear Width:
   a. 48"minimum
   b. 60" minimum for occupant load of 300 or more
   c. 36" minimum for R occupancies when occupant load is 10 or less
5. Rise: 30" maximum for any ramp run
6. Top Landings: 60' wide minimum and 60" length minimum in the direction of ramp run when no door swings onto landing (42" minimum plus door width when doors swings onto landing)
7. Strike Edge Extension: 24" minimum for exterior ramps and 18" minimum for interior ramps
8. Doorways: doors in any position shall not reduce the minimum dimension of the ramp landing to less than 42" and shall not reduce the required width by more than 3" when fully open.
9. Intermediate Landing Size:
   a. Change of Direction in excess of 30 degrees: 60" wide minimum x 72" minimum in the direction of run
   b. Straight or less than 30 degrees: ramp width x 60" minimum in the direction of ramp run
10. Bottom Landings: ramp width x 72" minimum in the direction of ramp run
11. Handrails:
    a. Locations: continuous on both sides on ramps exceeding 1:20 slope
    b. Height: 34" minimum to 38" maximum above the ramp
    c. Clearance: 1½" minimum between the ghandrail and adjacent surfaces.
    d. Gripping Surface:
    e. Cross Section: 1¼" diameter minimum to 2" diameter maximum, or the shape shall have a perimeter dimension of 4" minimum and 6¼" maximum, and a cross section dimension of 2 ¼"maximum
    f. Surfaces: Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.
    g. Fittings: Handrails shall not rotate within their fittings
    h. Handrail Extensions: 12" minimum beyond top and bottom of ramp runs, and shall extend in the same direction of ramp runs
12. Guardrails:
    a. Locations: continuous on both sides at ramps and landings more than 30" above the adjacent grade or floor below
    b. Height: 42" high minimum
    c. Openings: 4" maximum opening
13. Edge Protection: Where the ramp surface has a vertical drop exceeding 4" and is not bounded by a wall, rail, or fence, the ramp shall comply with one of the following requirements:
    a. A curb, 2" high minimum
    b. A barrier that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface
14. Wet Conditions: landings subject to wet conditions shall be designed to prevent the accumulation of water

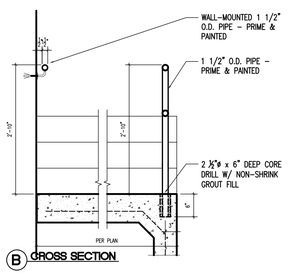
PEDESTRIAN RAMPS

CBC 11B–405

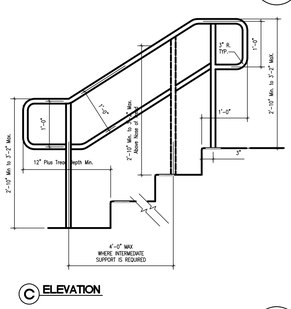
SCALE: 1/8"=1'–0" 01001 **13**



A LONGITUDINAL SECTION



B CROSS SECTION

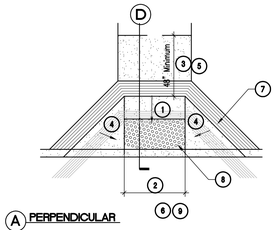


C ELEVATION

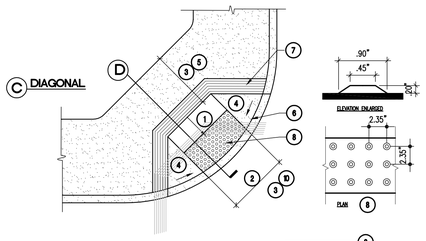
C.I.P. CONCRETE STAIR ADJACENT TO WALL

CBC 11B–504

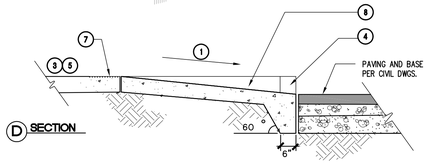
SCALE: 3/4"=1'–0" 03310 **14**



A PERPENDICULAR



C DIAGONAL



D SECTION

1. Slope: 1:12 maximum
2. Width: 48" minimum
3. Landings: transitions from ramps to walks, gutters, road surface shall be flush and free of abrupt changes. 1:20 maximum slope within 24" of the top and bottom of the curb ramp.
4. Flared Sides: 1:10 maximum slope
5. Level Landing: full width x 4' minimum deep at top
6. Ramp Finish: surfaces of curb ramps and its flared sides shall be stable, firm, and slip–resistant and shall be of a contrasting finish from the adjacent sidewalk – heavy broom finish w/ ¼" amplitude
7. Grooved Border: 12" minimum wide grooved border w/ ¼"x¼" grooves at ¾" o.c. at the level surface of the sidewalk along the top and each side
8. Detectable Warnings: required at curb ramps which adjoin a vehicular way
   a. Location: full width of the curb ramp x 36" deep in the direction of travel located so that the edge nearest the curb line is 6" to 8" from the curb line

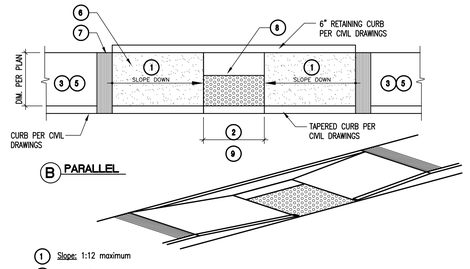
   b. Pattern: raised truncated domes with a diameter of nominal 0.9" at the base tapering to 0.45" at the top, a height of nominal 0.2", and a center–to–center spacing of nominal 2.35" aligned on a square grid. Only approved prefabricated surface treatment detectable warning products shall be installed.

   c. Contrast: 70% minimum contrast in light reflectance between the detectable warning and an adjoining surface, or the detectable warning shall be "safety yellow" (Color No. 33538 per Fed. Std. 595B). The material used to provide visual contrast shall be an integral part of the detectable warning surface.
9. Obstructions: curb ramps shall be located or protected to prevent their obstruction by parked cars
10. Diagonal Curb Ramps: If diagonal (corner type) curb ramps have returned curbs or other well–defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48 inches minimum clear space. If diagonal curb ramps are provided at marked crossings, the 48" clear space shall be within the markings. If diagonal curb ramps have flared sides, they shall also have at least a 24" long segment of straight curb located on each side of the curb ramp and within the marked crossing.

CURB RAMPS

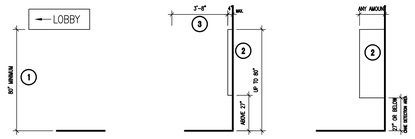
CBC 11B–406

SCALE: 1/4"=1'–0" 1002 **3**



B PARALLEL

1. Vertical Clearance: 80" minimum clear above the walking surface (exception: door closers shall be permitted to be 78" minimum above the finish floor or ground).
2. Protrusion Limits: Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path (exception: handrails shall be permitted to protrude 4 ½" maximum). Free–standing objects mounted on posts or pylons shall overhang circulation paths 12" maximum when located 27" minimum to 80" maximum above the finished floor or ground.
3. Required Clear Width: Protruding objects shall not reduce the clear width required for accessible routes.

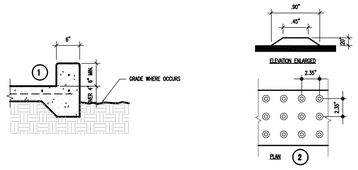


CBC 11B–307

PROTRUDING OBJECTS

SCALE: 1/4"=1'–0" 01305 **6**

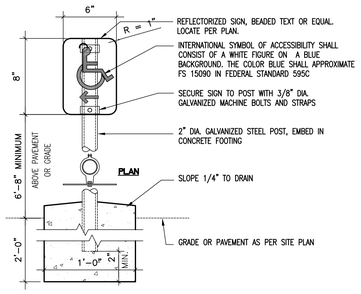
1. Warning Curbs: Abrubt changes in level exceeding 4" vertically shall be identified by 6" high minimum curbs
2. Detectable Warnings: full width x 36" in the direction of travel where a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railing or other elements. Color: yellow (Color No. 33538 per Fed. Std. 595B). Color shall be homogenous throughout the tile.



CBC 11B–406

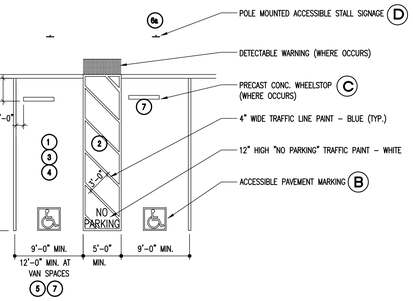
EDGE PROTECTION & DETECTABLE WARNINGS

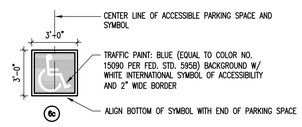
SCALE: 1/4"=1'–0" 01006 **1**



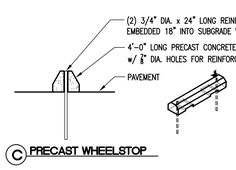
ACCESSIBLE ROUTE DIRECTIONAL SIGNAGE

SCALE: 3" = 1'–0" 01404 **5**





B PAVEMENT MARKING

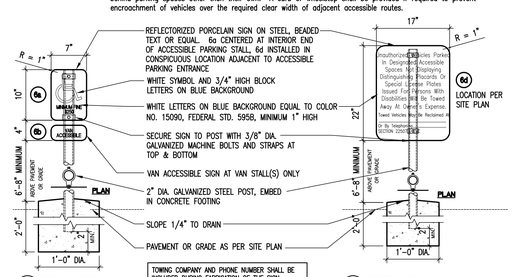


C PRECAST WHEELSTOP

1. Vehicle Space Size: 18' minimum length, 9' minimum width (cars), 12' minimum width (vans)
2. Access Aisle:
   a. Width/Length: 5' minimum width extending the full required length of the parking spaces they serve
   b. Marking: blue painted borderline around perimeter with blue or white diagonal lines 36" maximum o.c. 12" high minimum NO PARKING white letters visible from the adjacent vehicular way
   c. Location: Access aisles permitted to be placed on either side of the parking space except for van spaces which shall have the access aisles located on the passenger side
3. Slope: 1:48 maximum in any direction within spaces and access aisles
4. Vertical Clearance: 98" minimum
5. Location: Accessible parking spaces serving a particular building shall be located on the shortest accessible route from parking to an accessible entrance. Where parking serves more than one accessible entrance, accessible parking spaces shall be dispersed and located on the shortest accessible route to an accessible entrance.

   Identification:
   a. Stall End Sign: 70 square inch minimum reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. Additional language or sign stating "Minimum Fine $250".
   b. Van Spaces: additional language or an additional sign with the designation "Van–Accessible"
   c. Pavement Marking: 36" minimum square painted blue or white on a blue background International Symbol of Accessibility located with the lower side aligned with the end of the parking space
   d. Towaway Sign: 17" wide x 22" high minimum sign at each entrance to off–street parking facilities, or immediately adjacent to and visible from each stall or space. Lettering minimum 1" height, stating the following:

   "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at Owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."
7. Arrangement: Accessible parking spaces shall be designed so that persons using them are not required to travel behind parking spaces other than their own. A curb or wheelstop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.



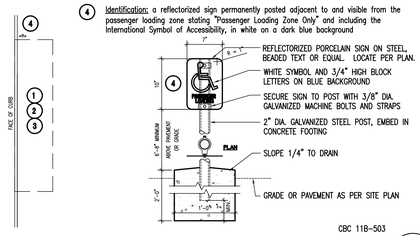
D STALL SIGN E ENTRY SIGN

ACCESSIBLE PARKING

CBC 11B–502

SCALE: 1/8"=1'–0" 01100 **15**

1. Access Aisle: 60" wide x 20'–0" long adjacent and parallel to the vehicle pull–up space
2. Slope: 1:48 maximum slope in all directions within vehicle and access aisle
3. Vertical Clearance: 114" minimum
4. Identification: a reflectorized sign permanently posted adjacent to and visible from the passenger loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility, in white on a dark blue background



CBC 11B–503

PASSENGER DROF-OFF AND LOADING ZONE

SCALE: 1"=1'–0" 01104 **20**

BELLA MAR | DEVELOPMENT PERMIT PACKAGE

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

RED TAIL ACQUISITIONS, LLC — COMMERCIAL REAL ESTATE INVESTMENTS

carrierjohnson + CULTURE — architecture + environments + brand strategy + graphics

LEGEND:

PRIVATE EXTERIOR SPACE TABULATION

LEVEL 1:
LEVEL 2 + 3:
TOTAL SF / BLDG:
BLDG TYPE COUNT:
TOTAL SF X BLDG. COUNT =

project name: BELLA MAR	
sheet title: SITE ACCESSIBILITY DETAILS	
drawing number: A1.5	
sheet 20 of 37	
revision 04:	
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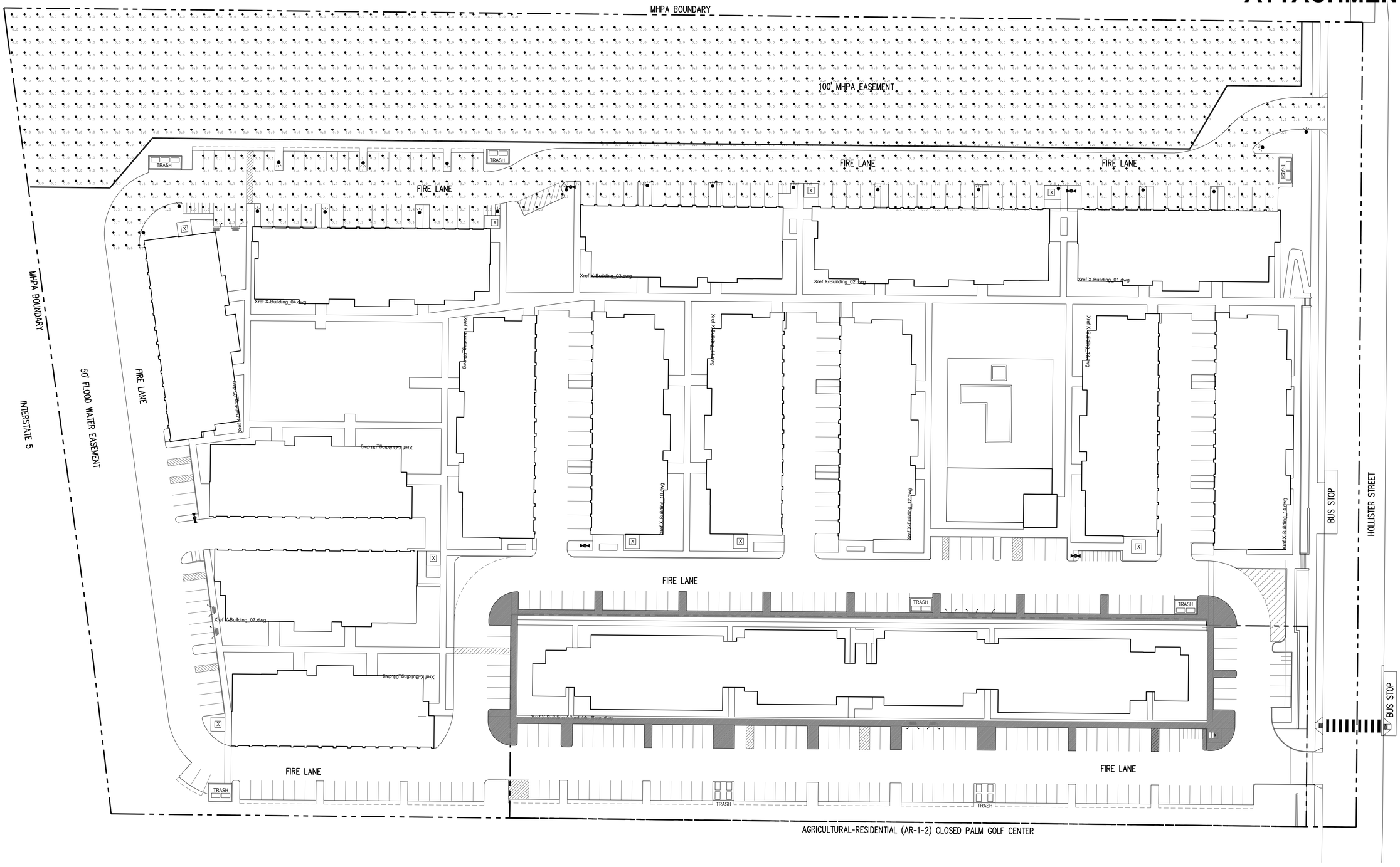

LEGEND

- PROPOSED POST TOP LIGHT
- CALCULATION POINT (FOOT-CANDLES)

PHOTOMETRIC PLAN NOTES:

1. POLE HEIGHT OF 10' AND MOUNTING HEIGHT OF 12' USED FOR PHOTOMETRIC ANALYSIS.
2. SITE LIGHT IS PEDESTRIAN SCALE POST-TOP STYLE.

PHOTOMETRIC CALCULATIONS			
LOCATION	AVG ILLUM. (FC)	MIN. ILLUM. (FC)	MAX. ILLUM. (FC)
NORTH SITE PARKING	1.31	0.0	4.5
NORTH OF PONY WALL	0.0	0.0	0.0

LIGHT FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER	WATTAGE	LUMENS	DISTRIBUTION TYPE	LIGHT LOSS FACTOR	IES FILE
	GE EVOLVE LED POST TOP AVERY STREET DREAMS	35	3,500	III VS	0.90	EPAS02_03B40_B_120-277V.IES

VICINITY MAP

1"=30'-0"

0' 30' 50' 100' 120'

Plan North

BELLA MAR | DEVELOPMENT PERMIT PACKAGE

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

Kimley»Horn | RED TAIL ACQUISITIONS, LLC COMMERCIAL REAL ESTATE INVESTMENTS | carrierjohnson + CULTURE architecture + environments + brand strategy + graphics

LEGEND: SITE PLAN

1:500

project name: BELLA MAR

sheet title: SITE PHOTOMETRIC PLAN

drawing number: A1.6

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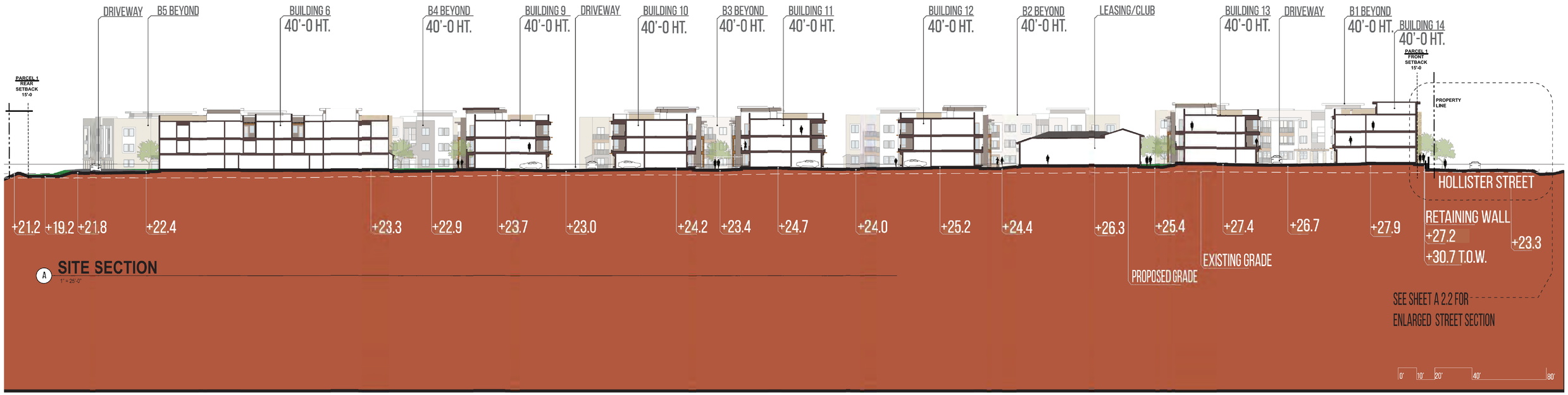
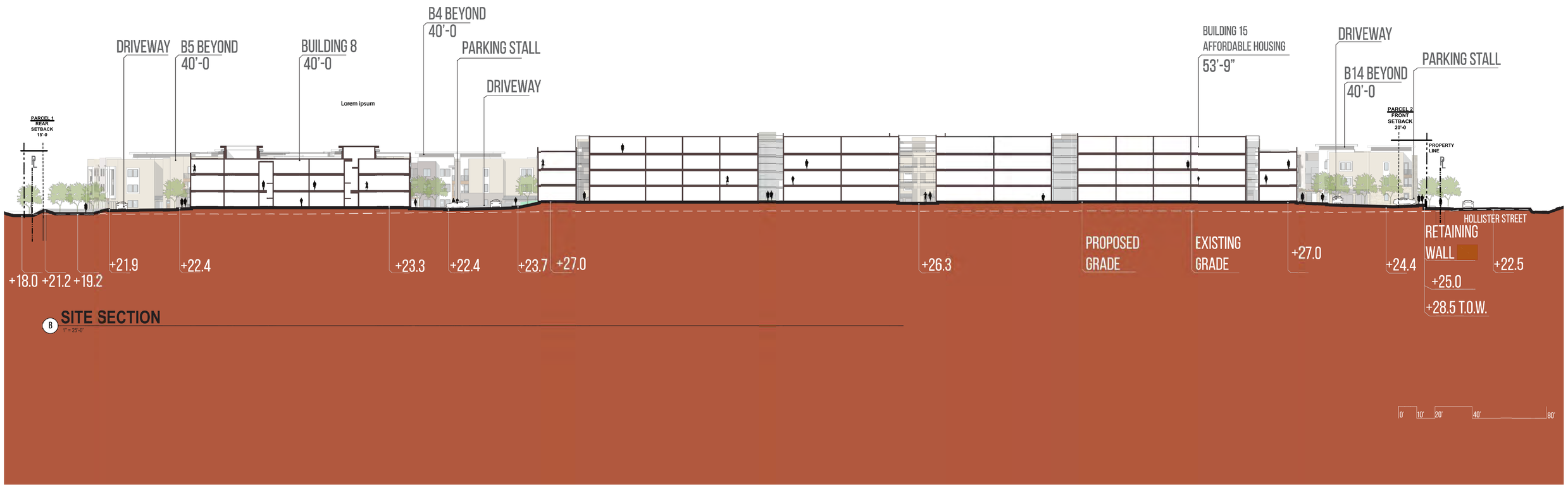
project:	5752.00
date:	03/06/2020





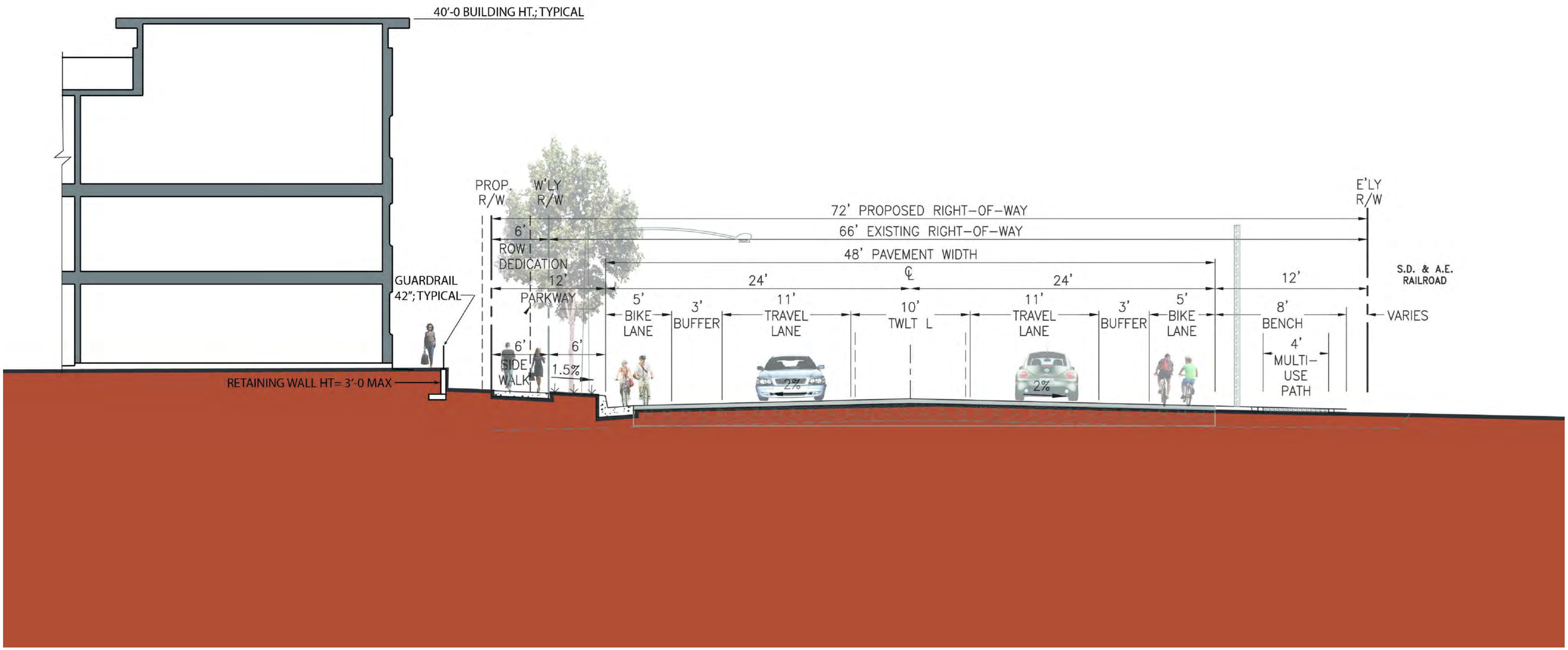
BELLA MAR | DEVELOPMENT PERMIT PACKAGE

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

RED TAIL ACQUISITIONS, LLC
COMMERCIAL REAL ESTATE INVESTMENTS

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

project name: BELLA MAR	//	revision 04:	
		revision 03:	10/23/2020
		revision 02:	03/06/2020
sheet title: SITE SECTIONS		revision 01:	10/17/2019
	//	original date:	07/19/2019
	//		
drawing number:	//	city pts #:	631240
A2.1	//	project:	5752.00
sheet 22 of 37	//	date:	03/06/2020



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project name:	//	revision 04:	
BELLA MAR		revision 03:	10/23/2020
sheet title:		revision 02:	03/06/2020
ENLARGED STREET SECTION	//	revision 01:	10/17/2019
	//	original date:	07/19/2019
drawing number:	//	city pts #:	**631240**
A2.2	//	project:	**5752.00**
sheet **23** of **37**	//	date:	03/06/2020

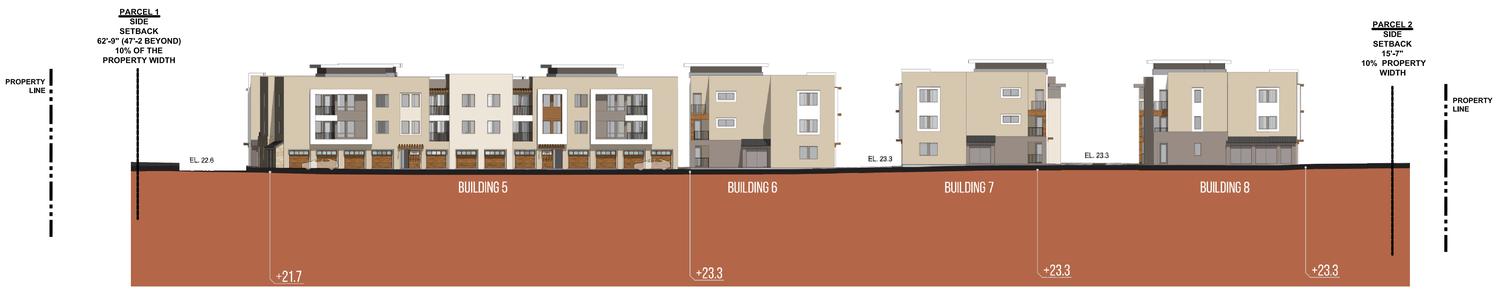
ATTACHMENT 15

1 NORTH ELEVATION
1" = 25'-0"

2 SOUTH ELEVATION
1" = 25'-0"

3 EAST ELEVATION AT HOLLISTER STREET
1" = 25'-0"

FOR
BUILDING ELEVATION HEIGHTS
PLEASE REFER
TO A4 SERIES SHEETS:
PARCEL 1: 40'-0 TYPICAL HEIGHT
PARCEL 2: 53'-9 AFFORDABLE BUILDING



4 WEST ELEVATION
1" = 25'-0"

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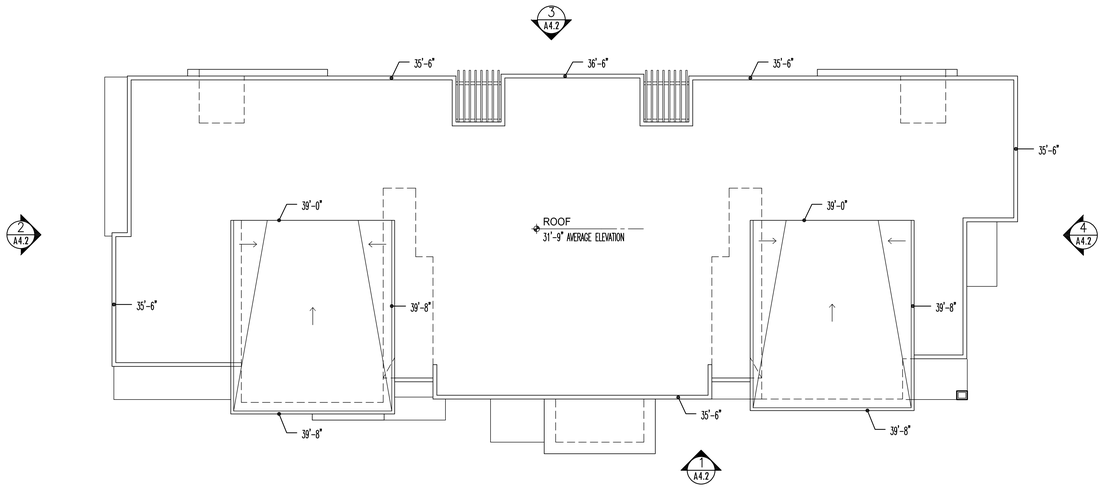
project name:		revision 04:	
BELLA MAR	//	revision 03:	10/23/2020
sheet title:		revision 02:	03/06/2020
EXTERIOR ELEVATIONS OVERALL SITE	//	revision 01:	10/17/2019
	//	original date:	07/19/2019
drawing number:	//	city pts #:	**631240**
A3.1	//	project:	**5752.00**
sheet ***24*** of ***37***	//	date:	03/06/2020



3 ROOF PLAN
3/32" = 1'-0"

PRIVATE EXTERIOR OPEN SPACE:

(60 SF MINIMUM OF USEABLE PRIVATE EXTERIOR SPACE ABUTTING UNIT WITH A MINIMUM DIMENSION OF 6'-0")

LEVEL 1: 4 TERRACES
LEVEL 2: 8 BALCONIES
LEVEL 3: 8 BALCONIES
TOTAL = 20 SPACES PER BUILDING

x 6 BUILDINGS WITH THIS LAYOUT

120 PRIVATE EXTERIOR OPEN SPACES

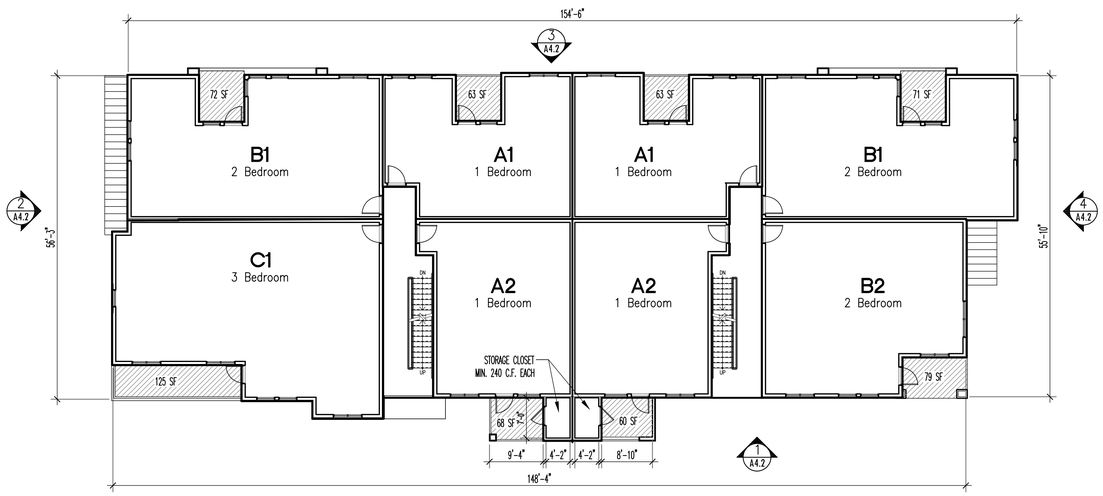
STORAGE UNITS:

(240 CF MINIMUM WITH A MINIMUM HORIZONTAL DIMENSION OF 7'-0", OUTSIDE DWELLING UNIT)

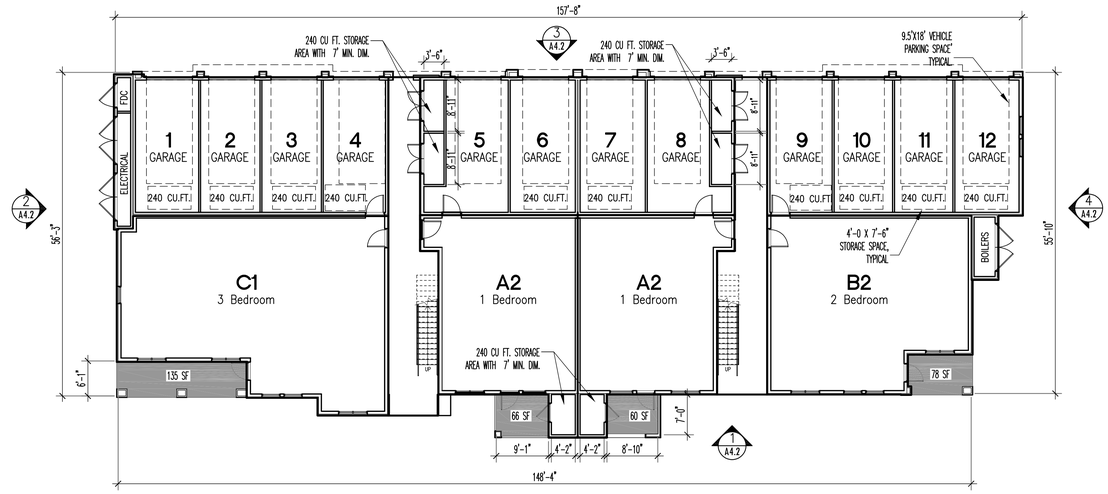
LEVEL 1: 10 SPACES IN PRIVATE GARAGES
6 CLOSETS
LEVEL 2: 2 CLOSETS
LEVEL 3: 2 CLOSETS
TOTAL = 20 STORAGE UNITS PER BUILDING

x 6 BUILDINGS WITH THIS LAYOUT

120 RESIDENT STORAGE UNITS



2 FLOOR PLAN LEVELS 2 + 3
3/32" = 1'-0"



1 FLOOR PLAN LEVEL 1
3/32" = 1'-0"

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LEGEND:

PRIVATE EXTERIOR SPACE TABULATION

LEVEL 1:	339 SF
LEVEL 2 + 3:	1202 SF
TOTAL SF / BLDG:	1541 SF
BLDG TYPE COUNT:	6
TOTAL SF X BLDG. COUNT =	1541 SF X 6 = 9246 SF

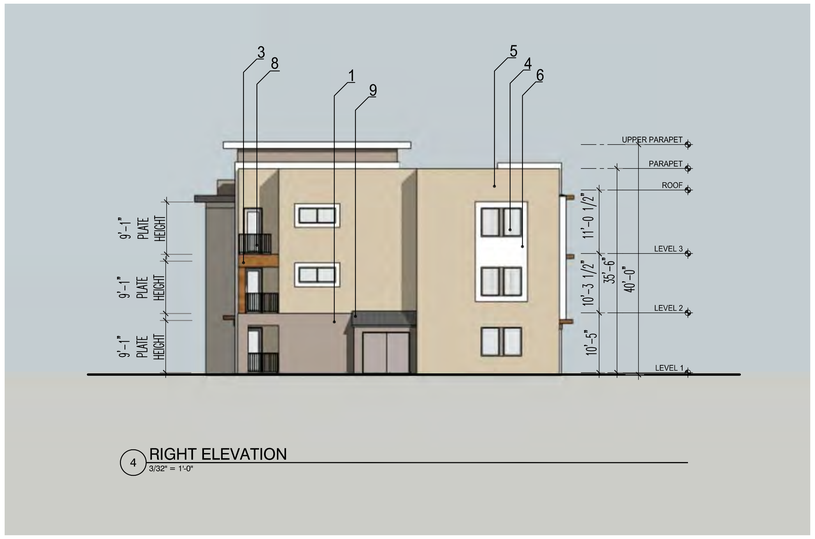
project name: // BELLA MAR

sheet title: // BUILDINGS 1+3+5+6+7+8 FLOOR + ROOF PLANS

drawing number: // A4.1

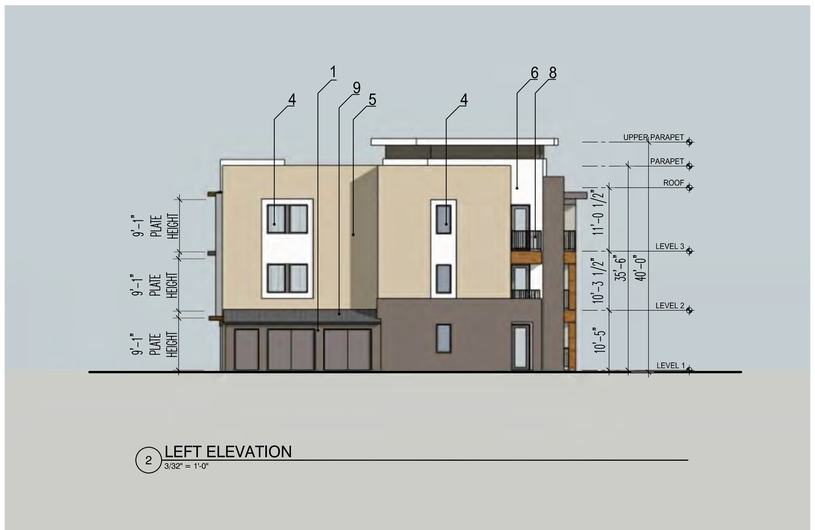
sheet 25 of 37 //

revision 04:	10/23/2020
revision 03:	10/23/2020
revision 02:	03/06/2020
revision 01:	10/17/2019
original date:	07/19/2019
city pts #:	631240
project:	5752.00
date:	10/23/2020



4 RIGHT ELEVATION
3/32" = 1'-0"

3 BACK ELEVATION
3/32" = 1'-0"



2 LEFT ELEVATION
3/32" = 1'-0"

1 FRONT ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

1. DARK MOCHA CEMENT PLASTER
2. LIGHT TAUPE CEMENT PLASTER
3. FIBER CEMENT TRIM, STAINED
4. VINYL WINDOWS
5. MOCHA CEMENT PLASTER
6. WHITE CEMENT PLASTER
7. PORCELAIN WOODGRAIN TILE
8. PAINTED STEEL GUARDRAIL
9. STANDING SEAM METAL ROOF
10. TIMBER OR METAL TRELLIS
11. GARAGE DOOR

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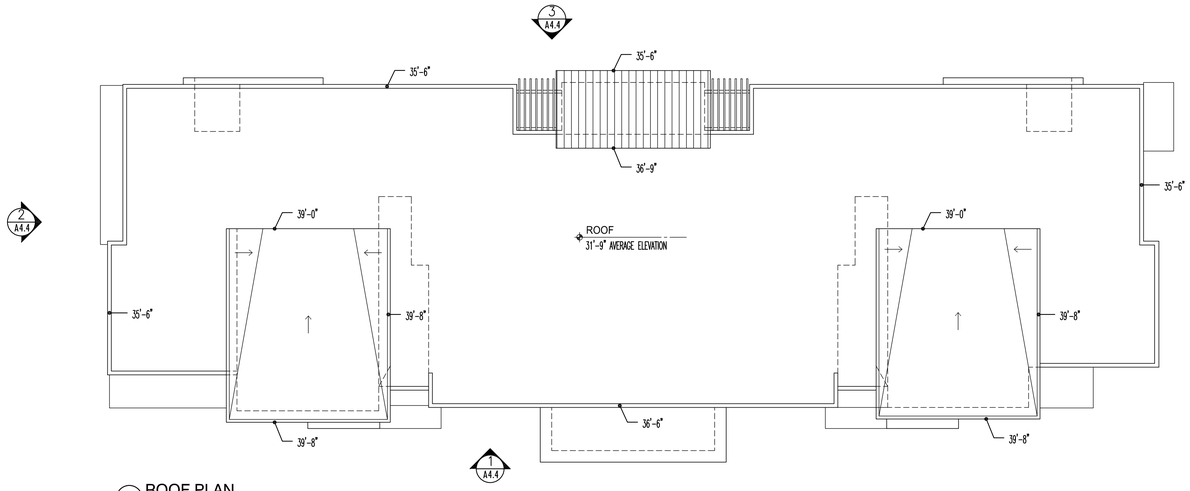
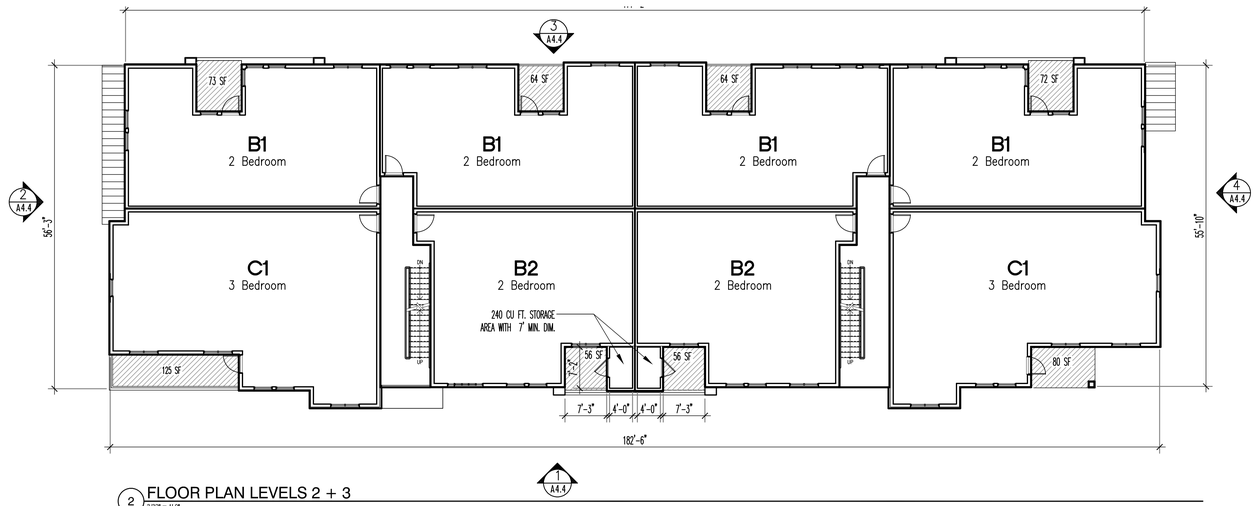
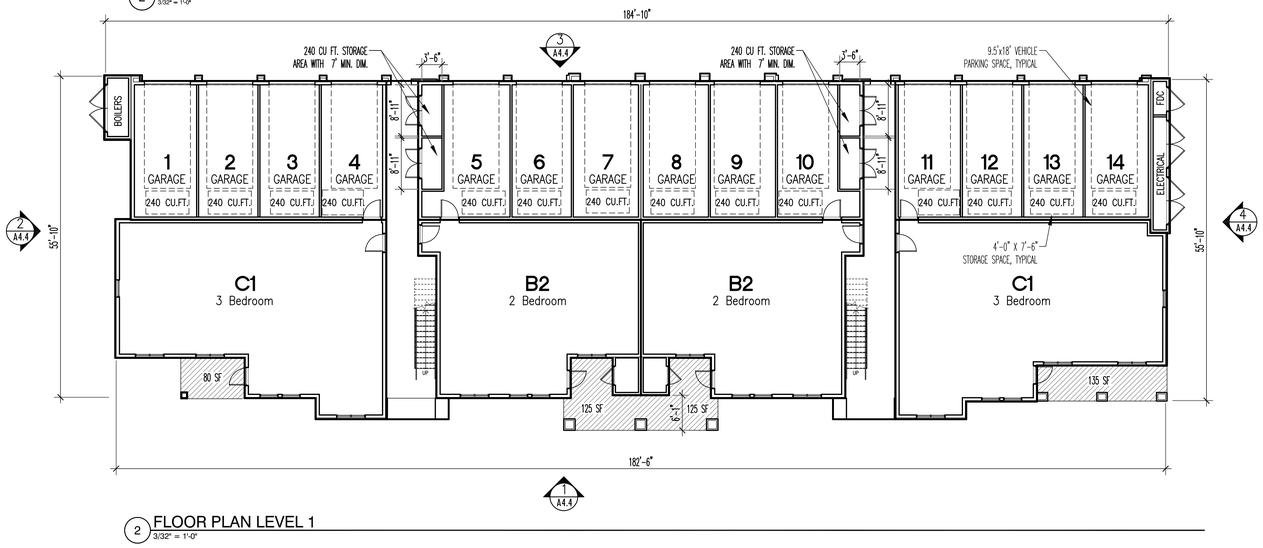
project name:	BELLA MAR	revision 04:	
		revision 03:	10/23/2020
sheet title:	BUILDINGS 1+3+5+6+7+8 EXTERIOR ELEVATIONS	revision 02:	03/06/2020
		revision 01:	10/17/2019
		original date:	07/19/2019
drawing number:	A4.2	city pts #:	631240
		project:	5752.00
sheet 26 of 37		date:	03/06/2020



3 ROOF PLAN
3/32" = 1'-0"



2 FLOOR PLAN LEVELS 2 + 3
3/32" = 1'-0"



2 FLOOR PLAN LEVEL 1
3/32" = 1'-0"

PRIVATE EXTERIOR OPEN SPACE:

(60 SF MINIMUM OF USEABLE PRIVATE EXTERIOR SPACE ABUTTING UNIT WITH A MINIMUM DIMENSION OF 6'-0")

LEVEL 1: 4 TERRACES
LEVEL 2: 6 BALCONIES
LEVEL 3: 6 BALCONIES
TOTAL = 16 SPACES PER BUILDING

x 2 BUILDINGS WITH THIS LAYOUT

32 PRIVATE EXTERIOR OPEN SPACES

STORAGE UNITS:

(240 CF MINIMUM WITH A MINIMUM HORIZONTAL DIMENSION OF 7'-0", OUTSIDE DWELLING UNIT)

LEVEL 1: 12 SPACES IN PRIVATE GARAGES
4 CLOSETS
LEVEL 2: 2 CLOSETS
LEVEL 3: 2 CLOSETS
TOTAL = 20 STORAGE UNITS PER BUILDING

x 2 BUILDINGS WITH THIS LAYOUT

40 RESIDENT STORAGE UNITS

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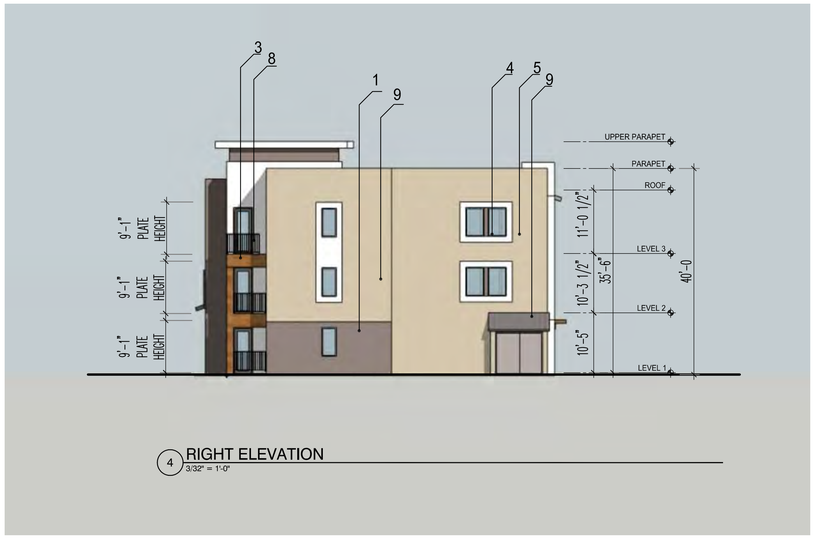
LEGEND:

PRIVATE EXTERIOR SPACE TABULATION

LEVEL 1:	465 SF
LEVEL 2 + 3:	1180 SF
TOTAL SF / BLDG:	1645 SF
BLDG TYPE COUNT:	2
TOTAL SF X BLDG. COUNT =	1645 SF X 2 = 3290 SF

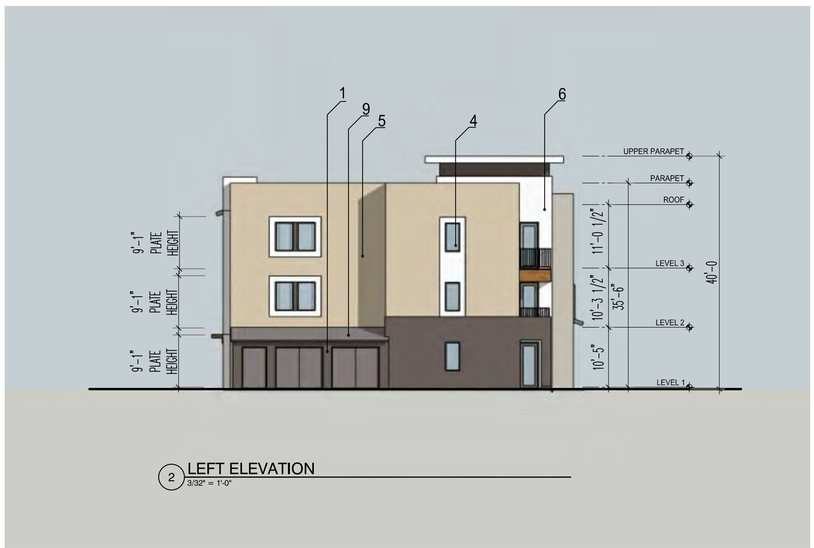
project name: BELLA MAR
sheet title: BUILDINGS 2+4 FLOOR + ROOF PLANS
drawing number: A4.3
sheet 27 of 37

revision 04:	
revision 03:	10/23/2020
revision 02:	03/06/2020
revision 01:	10/17/2019
original date:	07/19/2019
city pts #:	631240
project:	5752.00
date:	10/23/2020



4 RIGHT ELEVATION
3/32" = 1'-0"

3 BACK ELEVATION
3/32" = 1'-0"



2 LEFT ELEVATION
3/32" = 1'-0"

1 FRONT ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

1. DARK MOCHA CEMENT PLASTER
2. LIGHT TAUPE CEMENT PLASTER
3. FIBER CEMENT TRIM, STAINED
4. VINYL WINDOWS
5. MOCHA CEMENT PLASTER
6. WHITE CEMENT PLASTER
7. PORCELAIN WOODGRAIN TILE
8. PAINTED STEEL GUARDRAIL
9. STANDING SEAM METAL ROOF
10. TIMBER OR METAL TRELLIS
11. GARAGE DOOR

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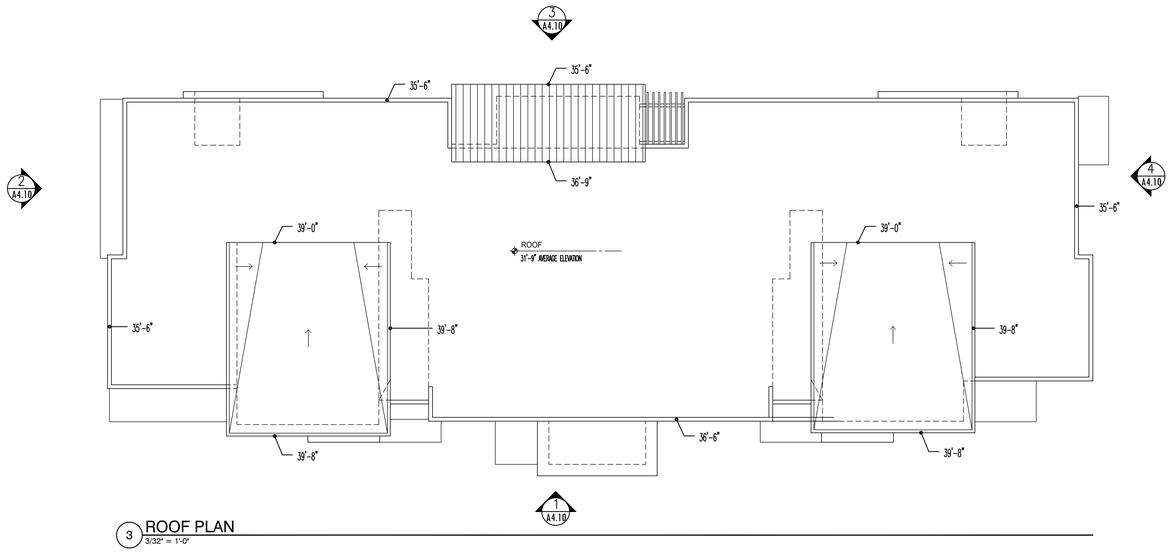
project name:	//	revision 04:	
BELLA MAR		revision 03:	10/23/2020
sheet title:		revision 02:	03/06/2020
BUILDINGS 2 + 4 EXTERIOR ELEVATIONS	//	revision 01:	10/17/2019
	//	original date:	07/19/2019
drawing number:	//	city pts #:	631240
A4.4	//	project:	5752.00
sheet 28 of 37	//	date:	03/06/2020



3 ROOF PLAN
3/32" = 1'-0"

PRIVATE EXTERIOR OPEN SPACE:

(60 SF MINIMUM OF USEABLE PRIVATE EXTERIOR SPACE ABUTTING UNIT WITH A MINIMUM DIMENSION OF 6'-0")

LEVEL 1: 4 TERRACES
LEVEL 2: 8 BALCONIES
LEVEL 3: 8 BALCONIES
TOTAL = 20 SPACES PER BUILDING

x 5 BUILDINGS WITH THIS LAYOUT

100 PRIVATE EXTERIOR OPEN SPACES

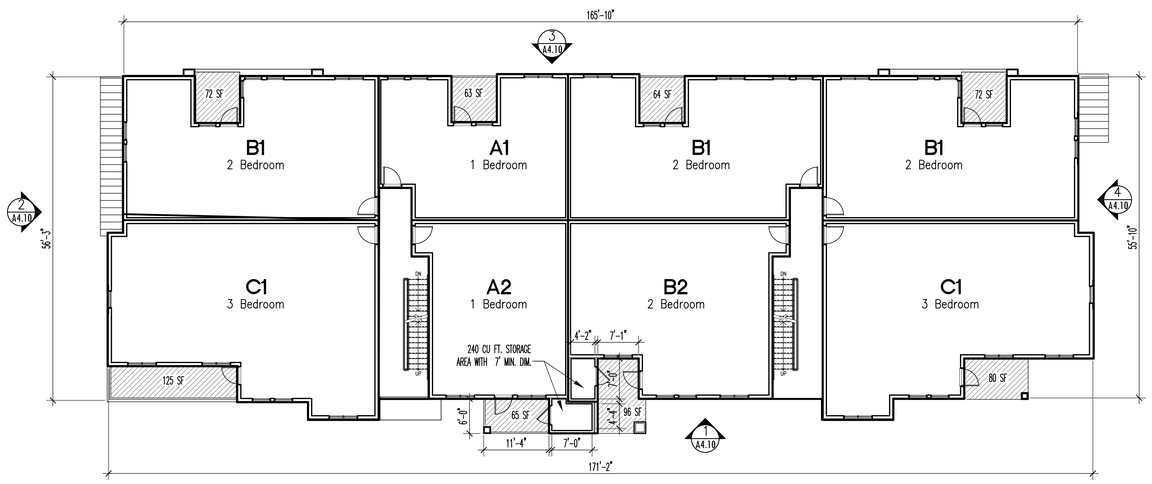
STORAGE UNITS:

(240 CF MINIMUM WITH A MINIMUM HORIZONTAL DIMENSION OF 7'-0", OUTSIDE DWELLING UNIT)

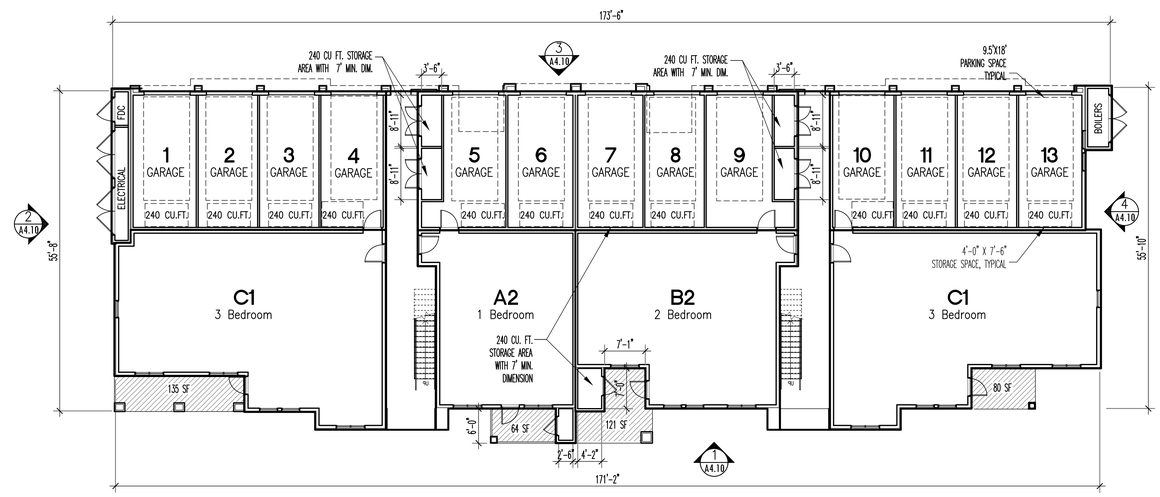
LEVEL 1: 11 SPACES IN PRIVATE GARAGES
5 CLOSETS
LEVEL 2: 2 CLOSETS
LEVEL 3: 2 CLOSETS
TOTAL = 20 STORAGE UNITS PER BUILDING

x 5 BUILDINGS WITH THIS LAYOUT

100 RESIDENT STORAGE UNITS



2 FLOOR PLAN LEVELS 2 + 3
3/32" = 1'-0"



1 FLOOR PLAN LEVEL 1
3/32" = 1'-0"

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LEGEND:

PRIVATE EXTERIOR SPACE TABULATION

LEVEL 1:	398 SF
LEVEL 2 + 3:	1268 SF
TOTAL SF / BLDG:	1666 SF
BLDG TYPE COUNT:	2
TOTAL SF X BLDG. COUNT =	1666 SF X 2 = 3332 SF

project name: BELLA MAR
sheet title: BUILDINGS 9-13 FLOOR + ROOF PLANS
drawing number: A4.9
sheet 29 of 37

revision 04:	
revision 03:	10/23/2020
revision 02:	03/06/2020
revision 01:	10/17/2019
original date:	07/19/2019
city pts #:	631240
project:	5752.00
date:	10/23/2020

4 RIGHT ELEVATION
3/32" = 1'-0"

3 BACK ELEVATION
3/32" = 1'-0"

2 LEFT ELEVATION
3/32" = 1'-0"

1 FRONT ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

1. DARK MOCHA CEMENT PLASTER
2. LIGHT TAUPE CEMENT PLASTER
3. FIBER CEMENT TRIM, STAINED
4. VINYL WINDOWS
5. MOCHA CEMENT PLASTER
6. WHITE CEMENT PLASTER
7. PORCELAIN WOODGRAIN TILE
8. PAINTED STEEL GUARDRAIL
9. STANDING SEAM METAL ROOF
10. TIMBER OR METAL TRELLIS
11. GARAGE DOOR

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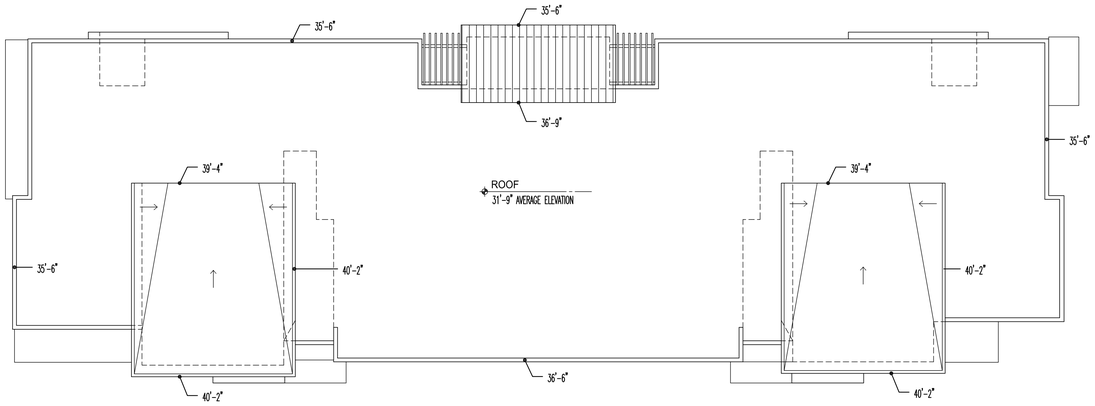
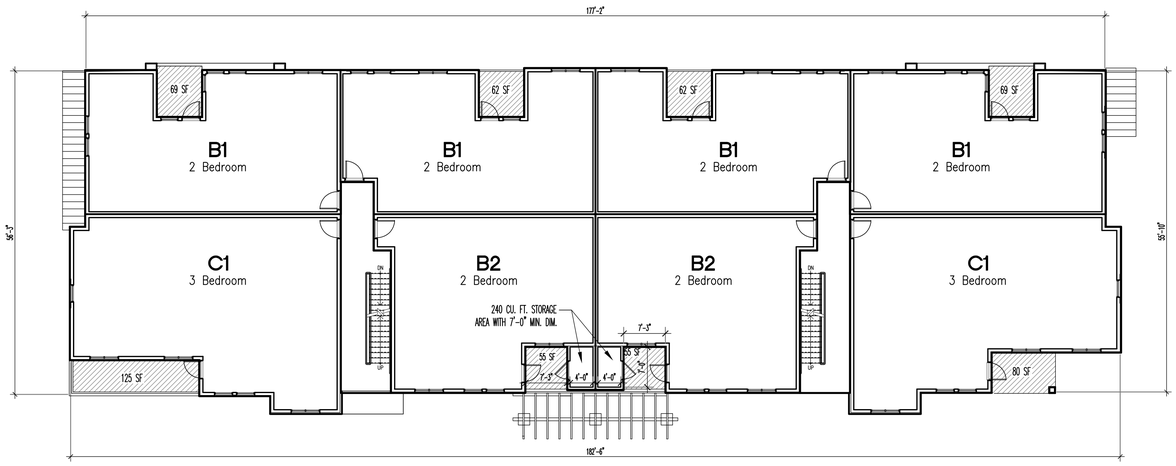
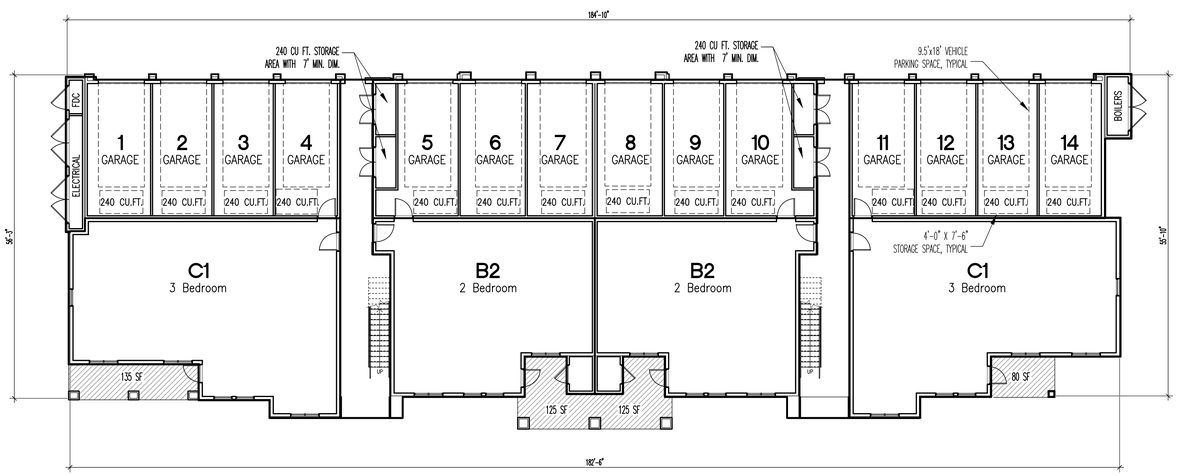
project name:	//	revision 04:	
BELLA MAR		revision 03:	10/23/2020
sheet title:		revision 02:	03/06/2020
BUILDINGS 9-13 EXTERIOR ELEVATIONS	//	revision 01:	10/17/2019
	//	original date:	07/19/2019
drawing number:	//	city pts #:	631240
A4.10	//	project:	5752.00
sheet 30 of 37	//	date:	03/06/2020



3 ROOF PLAN
3/32" = 1'-0"



2 FLOOR PLAN LEVELS 2 + 3
3/32" = 1'-0"



1 FLOOR PLAN LEVEL 1
3/32" = 1'-0"

PRIVATE EXTERIOR OPEN SPACE:

(60 SF MINIMUM OF USEABLE PRIVATE EXTERIOR SPACE ABUTTING UNIT WITH A MINIMUM DIMENSION OF 6'-0")

LEVEL 1: 4 TERRACES
LEVEL 2: 6 BALCONIES
LEVEL 3: 6 BALCONIES
TOTAL = 16 SPACES PER BUILDING

x 1 BUILDING WITH THIS LAYOUT

16 PRIVATE EXTERIOR OPEN SPACES

STORAGE UNITS:

(240 CF MINIMUM WITH A MINIMUM HORIZONTAL DIMENSION OF 7'-0", OUTSIDE DWELLING UNIT)

LEVEL 1: 12 SPACES IN PRIVATE GARAGES
4 CLOSETS
LEVEL 2: 2 CLOSETS
LEVEL 3: 2 CLOSETS
TOTAL = 20 STORAGE UNITS PER BUILDING

x 1 BUILDING WITH THIS LAYOUT

20 RESIDENT STORAGE UNITS

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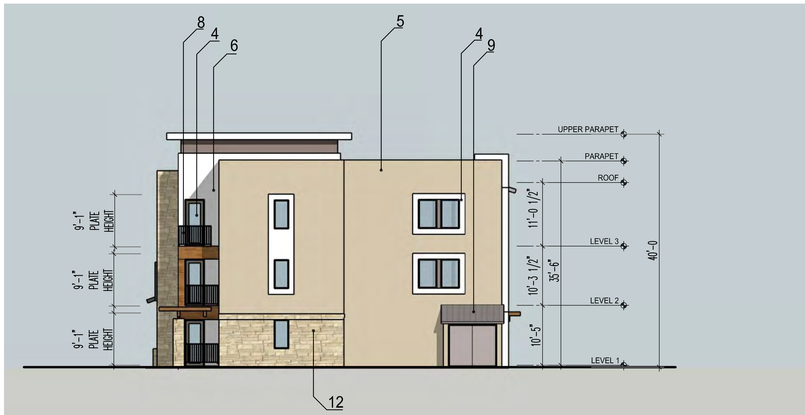
LEGEND:

PRIVATE EXTERIOR SPACE TABULATION

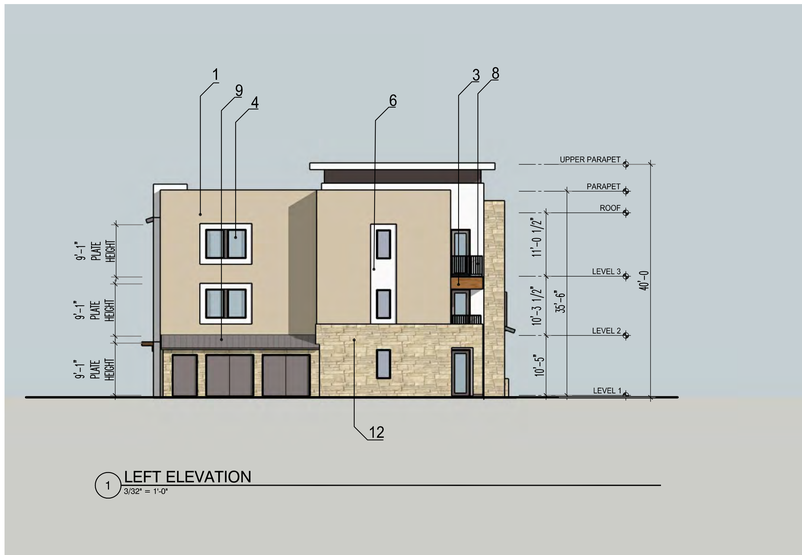
LEVEL 1:	465 SF
LEVEL 2 + 3:	1138 SF
TOTAL SF / BLDG:	1603 SF
BLDG TYPE COUNT:	1
TOTAL SF X BLDG. COUNT =	1603 SF X 1 = 1603 SF

project name:	//	revision 04:	
BELLA MAR		revision 03:	10/23/2020
sheet title:		revision 02:	03/06/2020
BUILDING 14 FLOOR + ROOF PLANS	//	revision 01:	10/17/2019
	//	original date:	07/19/2019
drawing number:	//	city pts #:	631240
A4.11	//	project:	5752.00
sheet 31 of 37	//	date:	10/23/2020



1 RIGHT ELEVATION
3/32" = 1'-0"

1 BACK ELEVATION
3/32" = 1'-0"



1 LEFT ELEVATION
3/32" = 1'-0"

1 FRONT ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

1. DARK MOCHA CEMENT PLASTER
2. LIGHT TAUPE CEMENT PLASTER
3. FIBER CEMENT TRIM, STAINED
4. VINYL WINDOWS
5. MOCHA CEMENT PLASTER
6. WHITE CEMENT PLASTER
7. PORCELAIN WOODGRAIN TILE
8. PAINTED STEEL GUARDRAIL
9. STANDING SEAM METAL ROOF
10. TIMBER OR METAL TRELLIS
11. GARAGE DOOR
12. MANUFACTURED STONE VENEER

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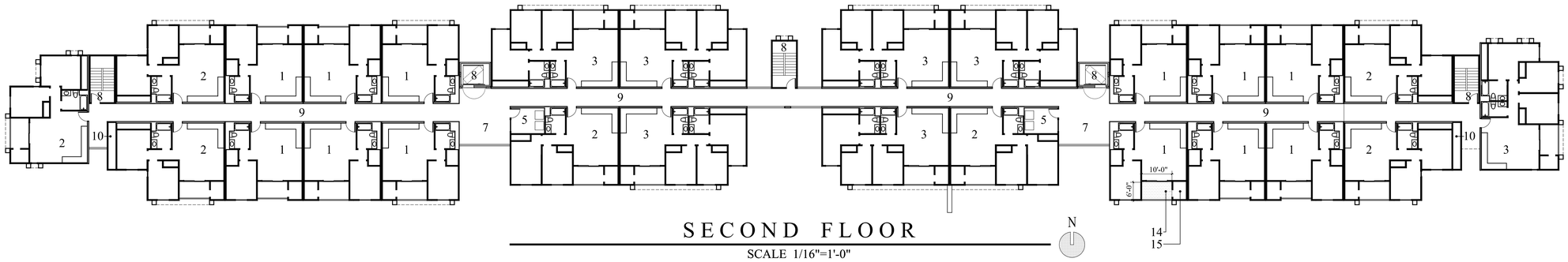
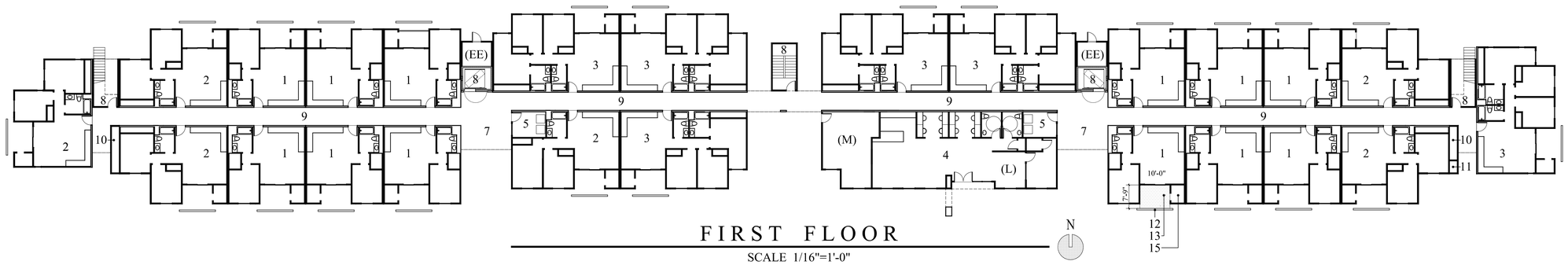
project name:	BELLA MAR	revision 04:	
		revision 03:	10/23/2020
		revision 02:	03/06/2020
sheet title:	BUILDING 14 EXTERIOR ELEVATIONS	revision 01:	10/17/2019
		original date:	07/19/2019
drawing number:	A4.12	city pts #:	631240
		project:	5752.00
sheet 32 of 37		date:	10/17/2019



SECOND FLOOR

SCALE 1/16"=1'-0"



FIRST FLOOR

SCALE 1/16"=1'-0"

TABULATIONS

1ST FLR.		2ND FLR.		3RD FLR.		4TH FLR.	
OVERALL	25586 SF	OVERALL	25586 SF	OVERALL	25586 SF	OVERALL	23695 SF
DECKS	1512 SF	DECKS	1638 SF	DECKS	1638 SF	DECKS	1512 SF
EXT. STOR.	822 SF	EXT. STOR.	891 SF	EXT. STOR.	891 SF	EXT. STOR.	822 SF
LEASING	310 SF						
COMM. AREA	1189 SF						
MAINTENANCE	414 SF						
CIRCULATION	4153 SF	CIRCULATION	4153 SF	CIRCULATION	4153 SF	CIRCULATION	4153 SF
RESIDENTIAL	17186 SF	RESIDENTIAL	18904 SF	RESIDENTIAL	18904 SF	RESIDENTIAL	17208 SF

LEGEND

1 1 BD/1BA UNIT 572SF 240CF STORAGE 60SF PRIVATE DECK OR PATIO 48 UNITS
2 2 BD/1BA UNIT 738 SF 240CF STORAGE 60SF PRIVATE DECK OR PATIO 26 UNITS
3 3 BD/2BA UNIT 963 SF 240CF STORAGE 60SF PRIVATE DECK OR PATIO 26 UNITS
4 COMMUNITY SPACE 1189SF, LEASING(L) 310SF, MAINTENANCE(M) 414SF
5 LAUNDRY ROOMS INC. HC ACCESSIBLE MACHINES
6 ELEVATOR, ELEVATOR EQUIPMENT(EE)
7 ELEVATOR LOBBY
8 STAIRWAY
9 CORRIDOR
10 ELECTRICAL CLOSET
11 FDC FIRE DEPARTMENT CONNECTION
12 4' TALL VENT BLOCK PATIO WALL
13 PRIVATE OPEN SPACE @ TYPICAL PATIO @ ALL GROUND FLOOR UNITS 78 SF 7'-9" X 10'-0"
14 PRIVATE OPEN SPACE @ TYPICAL DECK @ ALL 2nd, 3rd & 4th FLOOR UNITS 60 SF 6'-0" X 10'-0"
15 PRIVATE STORAGE @ TYPICAL EXTERIOR STORAGE AREA 240 CU. FT.

PARKING STANDARDS

48 @ 0.6	28.8
26 @ 1.1	28.6
26 @ 1.4	36.4
20% GUEST	20.0
TOT. REQ.	113.8
PROVIDED	123.0

CITY OF SD MEDIUM AFFORDABLE FAMILY STANDARDS

BELLA MAR

DEVELOPMENT PERMIT PACKAGE AFFORDABLE APARTMENTS

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

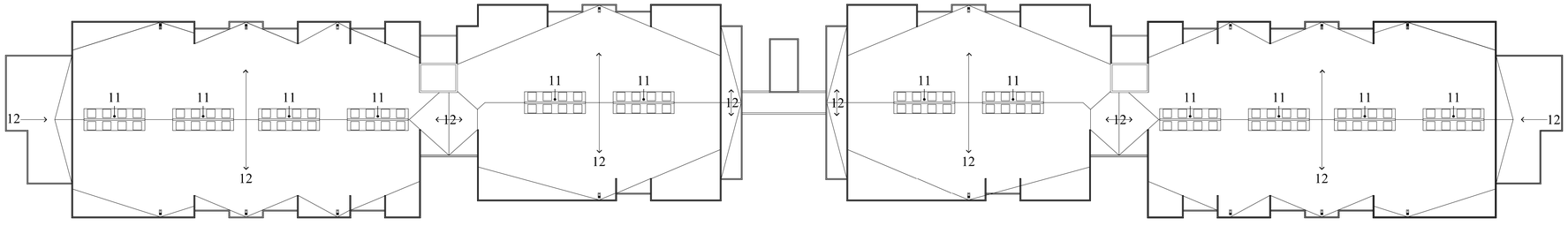
THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

project name: **BELLA MAR**

sheet title: **AFFORDABLE APTS.**
2ND FLOOR BUILDING PLAN
1ST FLOOR BUILDING PLAN

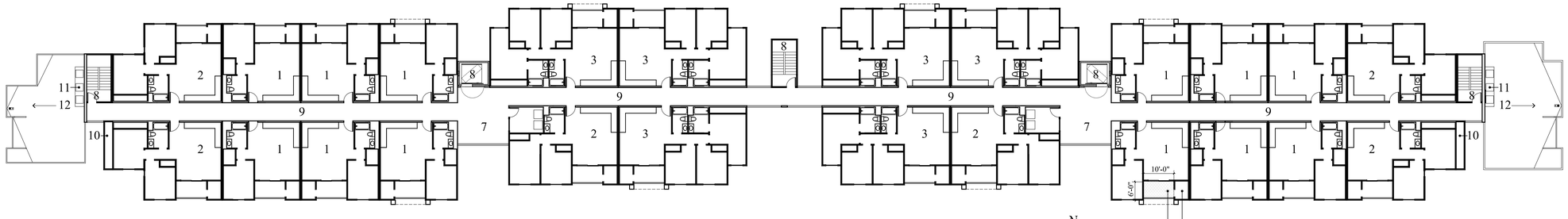
drawing number: **33**
sheet ***33*** *of* ***37***

revision 01:	**10.15.2019**
revision 02:	**1.13.2020**
revision ***03:***	03/06/2020
revision ***04:***	10/23/2020
original date:	**7.19.2019**
scale:	**1/16"= 1'-0"**
city pts #:	631240
project:	**5752.00**
date:	**1.13.2020**



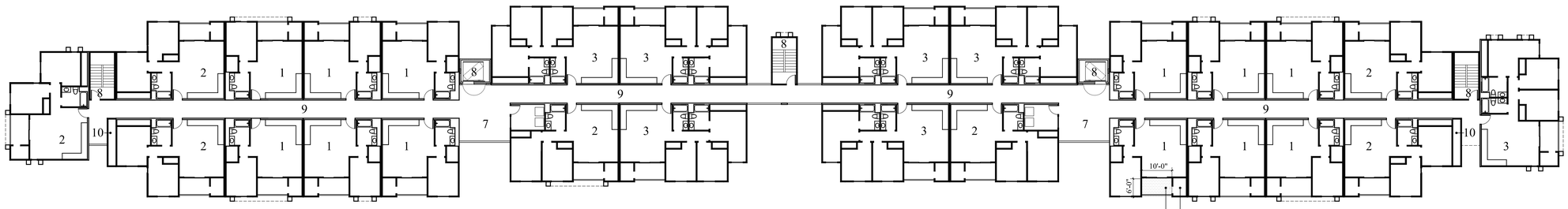
ROOF PLAN

SCALE 1/16"=1'-0"



FOURTH FLOOR

SCALE 1/16"=1'-0"



THIRD FLOOR

SCALE 1/16"=1'-0"

LEGEND

1 1 BD/1BA UNIT 572SF 240CF STORAGE 60SF PRIVATE DECK OR PATIO
2 2 BD/1BA UNIT 738 SF 240CF STORAGE 60SF PRIVATE DECK OR PATIO
3 3 BD/2BA UNIT 963 SF 240CF STORAGE 60SF PRIVATE DECK OR PATIO
4 COMMUNITY SPACE 1189SF, LEASING(L) 310SF, MAINTENANCE(M) 414SF
5 LAUNDRY ROOMS INC. HC ACCESSIBLE MACHINES
6 ELEVATOR, ELEVATOR EQUIPMENT(EE)
7 ELEVATOR LOBBY
8 STAIRWAY
9 CORRIDOR
10 ELECTRICAL CLOSET
11 HVAC CONDENSOR UNITS (Parapets conceal equipment)
12 ROOF SLOPE (⟶) 1/4:"/1'-0"
13 -
14 PRIVATE OPEN SPACE @ TYPICAL DECK @ ALL 2nd, 3rd & 4th FLOOR UNITS 60 SF 6'-0" X 10'-0"
15 PRIVATE STORAGE @ TYPICAL EXTERIOR STORAGE AREA 240 CU. FT.

BELLA MAR

DEVELOPMENT PERMIT PACKAGE **AFFORDABLE APARTMENTS**

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

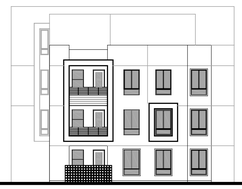
THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

project name: **BELLA MAR**

sheet title: **AFFORDABLE APTS.**
ROOF PLAN
4TH FLOOR BUILDING PLAN
3RD FLOOR BUILDING PLAN

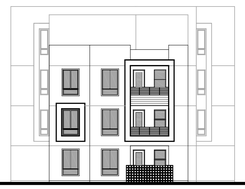
drawing number: **34**
sheet ***34*** *of* ***37***

revision 01:	**10.15.2019**
revision 02:	**1.13.2020**
revision ***03:***	03/06/2020
revision ***04:***	10/23/2020
original date:	**07.19.2019**
scale:	**1/16"= 1'-0"**
city pts #:	631240
project:	**5752.00**
36te:	**1.13.2020**



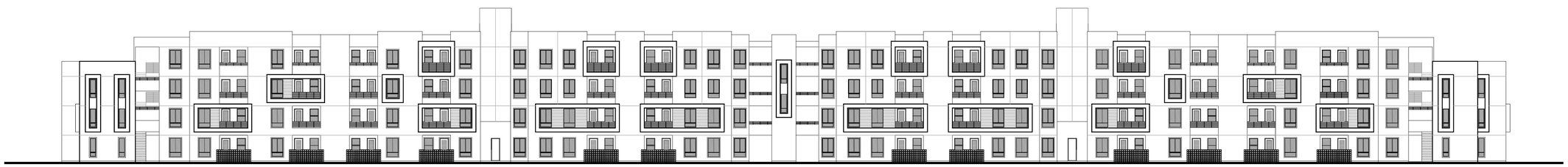
EAST ELEVATION

SCALE 1/16"=1'-0"



WEST ELEVATION

SCALE 1/16"=1'-0"



NORTH ELEVATION

SCALE 1/16"=1'-0"

SOUTH ELEVATION

SCALE 1/16"=1'-0"

LEGEND

1 18" PROJECTING STUCCO SHADOW BOX
2 STUCCO
3 8" CEMENTITIOUS SIDING
4 VINYL WINDOW RECESSED 2"
5 ALUMINIUM STOREFRONT GLAZING
6 STEEL SQUARE BAR HANDRAIL
7 MASONRY VENT BLOCK PATIO WALLS 4' TALL
8 ELEVAOTR OVERRIDE
9 EXPANSION JOINT
10 MASONRY TO MATCH MARKET RATE APARMENTS

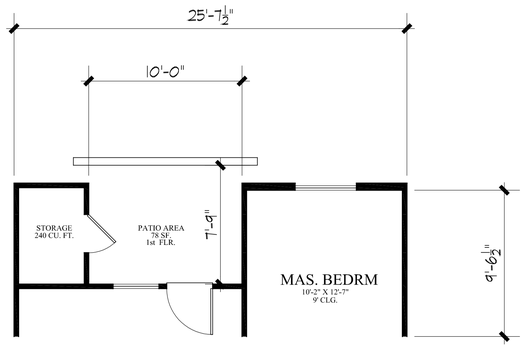
BELLA MAR

DEVELOPMENT PERMIT PACKAGE **AFFORDABLE APARTMENTS**

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

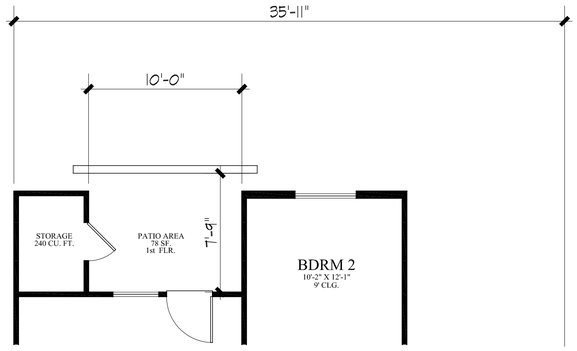
THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

project name: **BELLA MAR**	*revision 01:*	**10.15.2019**
	revision 02:	**1.13.2020**
sheet title:	*revision **03**:*	03/06/2020
AFFORDABLE APTS. **BUILDING ELEVATIONS**	*revision **04**:*	10/23/2020
	original date:	**7.19.2019**
	scale:	**1/16"= 1'-0"**
drawing number:	*city pts #:*	631240
35	*project:*	**5752.00**
*sheet **35** of **37***	*36te:*	**1.13.2020**



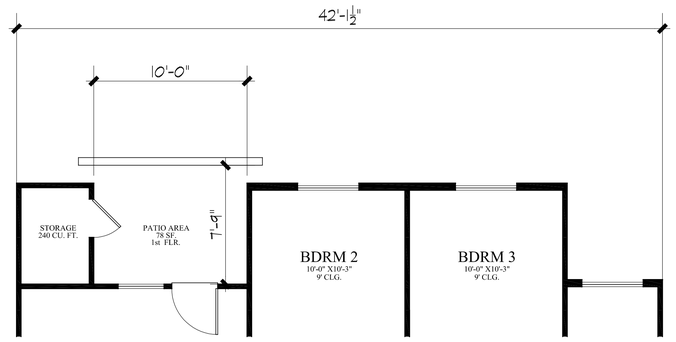
PLAN 1

PATIO @ 1ST FLOOR



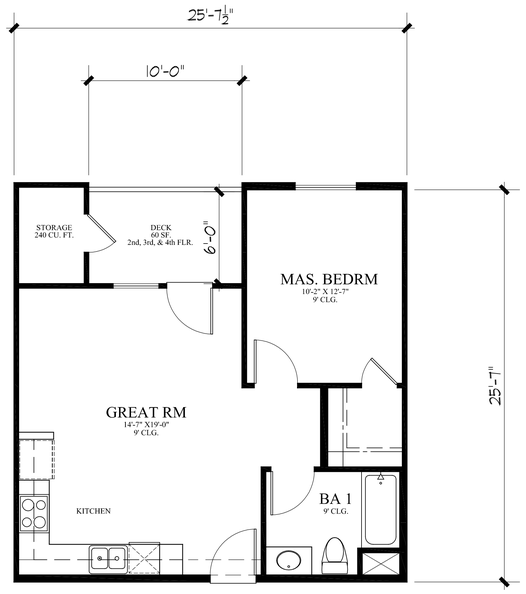
PLAN 2

PATIO @ 1ST FLOOR



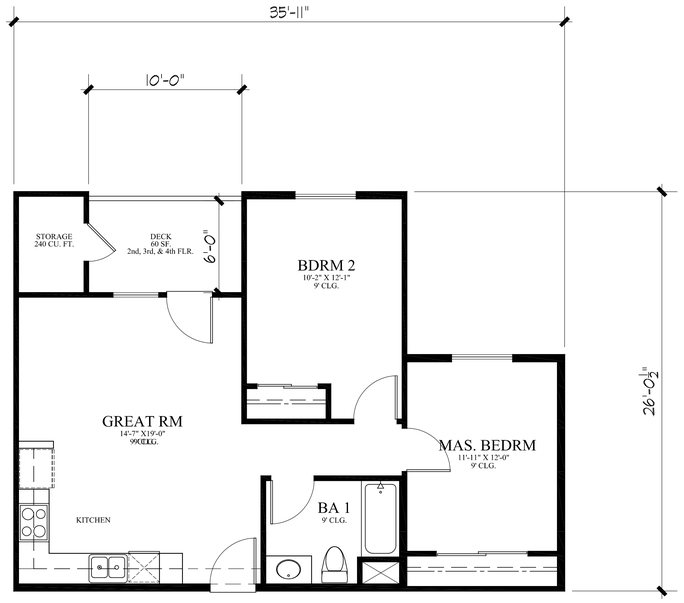
PLAN 3

PATIO @ 1ST FLOOR



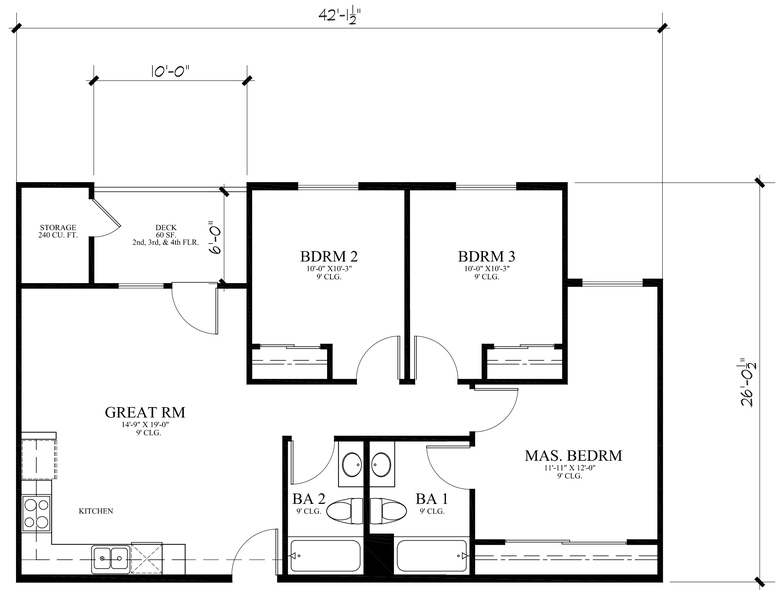
PLAN 1

1 BEDROOM / 1 BATH 572 SF



PLAN 2

2 BEDROOM / 1 BATH 738 SF



PLAN 3

3 BEDROOM / 2 BATH 963 SF

TYPICAL FLOOR PLANS

SCALE 1/4"=1'-0"

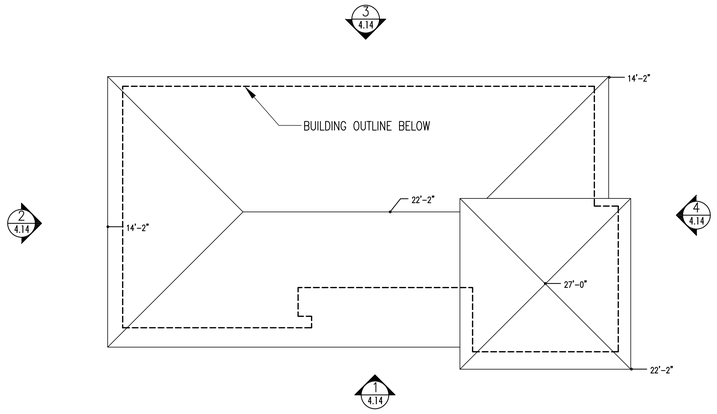
BELLA MAR

DEVELOPMENT PERMIT PACKAGE AFFORDABLE APARTMENTS

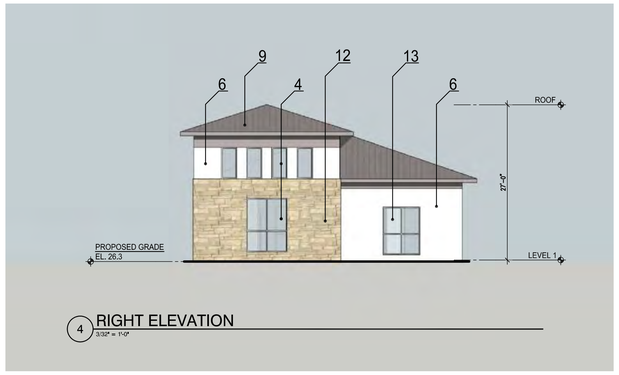
408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

THE McKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

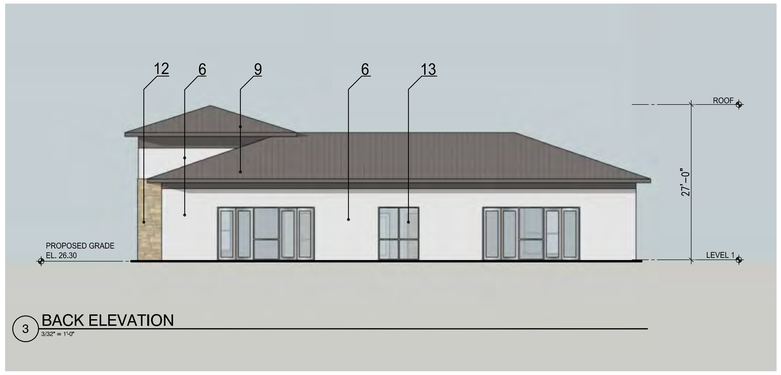
project name: **BELLA MAR**	*revision 01:*	**10.15.2019**
	revision 02:	**1.13.2020**
sheet title:	*revision **03**:*	03/06/2020
AFFORDABLE APTS. **TYPICAL FLOOR PLANS**	*revision **04**:*	10/23/2020
	original date:	**7.19.2019**
	scale:	**1/16"= 1'-0"**
drawing number:	*city pts #:*	631240
36	*project:*	**5752.00**
*sheet **36** of **37***	*date:*	**1.13.2020**



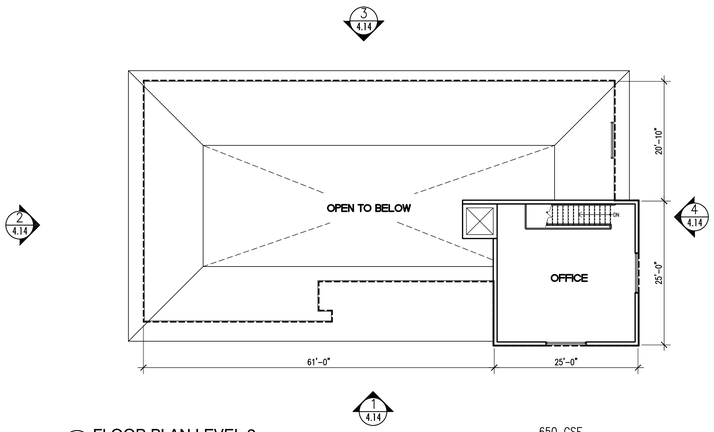
1 ROOF PLAN
3/32" = 1'-0"



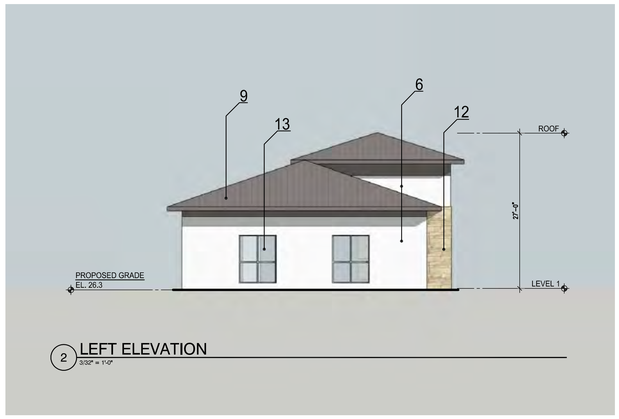
4 RIGHT ELEVATION
3/32" = 1'-0"



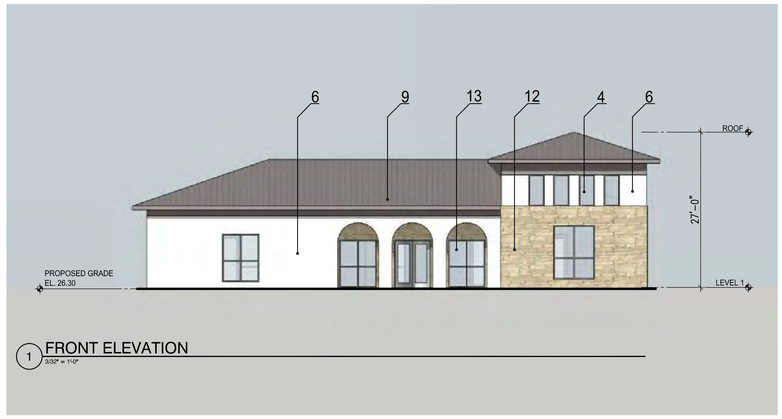
3 BACK ELEVATION
3/32" = 1'-0"



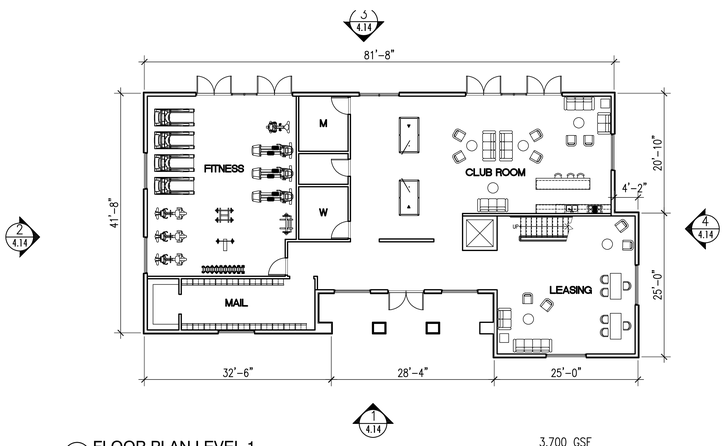
1 FLOOR PLAN LEVEL 2
3/32" = 1'-0"
650 GSF



2 LEFT ELEVATION
3/32" = 1'-0"



1 FRONT ELEVATION
3/32" = 1'-0"



1 FLOOR PLAN LEVEL 1
3/32" = 1'-0"
3,700 GSF

TOTAL BUILDING AREA = 4,350 GSF

MATERIAL LEGEND

1. DARK MOCHA CEMENT PLASTER
2. LIGHT TAUPE CEMENT PLASTER
3. FIBER CEMENT TRIM, STAINED
4. VINYL WINDOWS
5. MOCHA CEMENT PLASTER
6. WHITE CEMENT PLASTER
7. PORCELAIN WOODGRAIN TILE
8. PAINTED STEEL GUARDRAIL
9. STANDING SEAM METAL ROOF
10. TIMBER OR METAL TRELLIS
11. GARAGE DOOR
12. MANUFACTURED STONE VENEER
13. ALUMINUM STOREFRONT GLAZING SYSTEM

BELLA MAR | DEVELOPMENT PERMIT PACKAGE

408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA

RED TAIL ACQUISITIONS, LLC
COMMERCIAL REAL ESTATE INVESTMENTS

carrierjohnson + CULTURE
architecture + environments + brand strategy + graphics

project name:	BELLA MAR	revision 04:	
		revision 03:	10/23/2020
		revision 02:	03/06/2020
sheet title:	BUILDING 16 PLANS & EXTERIOR ELEVATIONS	revision 01:	10/17/2019
		original date:	07/19/2019
drawing number:	A4.16	city pts #:	631240
		project:	5752.00
	sheet 37 of 37	date:	03/06/2020