



2. East Elevation

Keynotes:

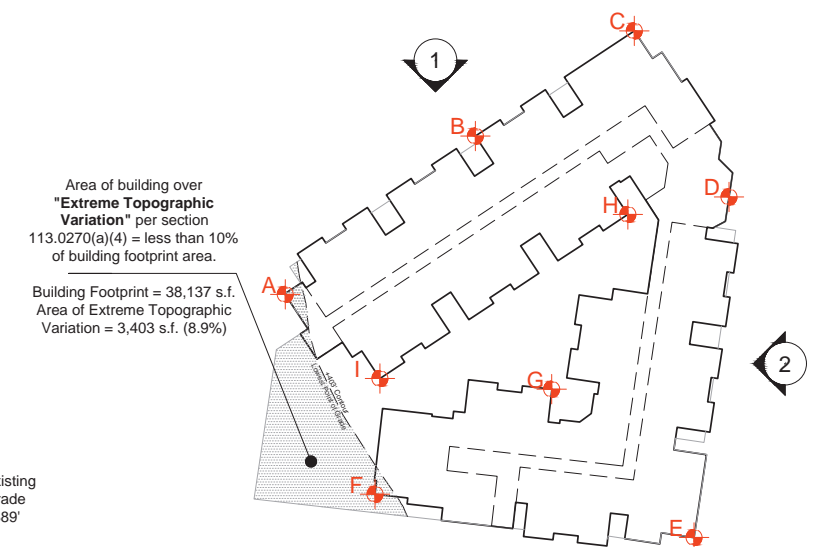
1. Stucco
2. Horizontal Metal Siding
3. Manufactured Stone Veneer
4. Accent Panel
5. Stucco Trim
6. Vinyl Window
7. Aluminum Storefront Doors & Windows
8. Metal Awnings
9. Glass Railing
10. Metal Screen
11. CMU
12. Signage

Plumb Height Summary

Existing Grade	Proposed Grade	Structure	Permit
±408'	±414'	±488'	±488'
±408'	±410'	±488'	±488'
±408'	±408'	±488'	±488'
±408'	±408'	±488'	±488'
±408'	±408'	±488'	±488'
±408'	±408'	±488'	±488'
±408'	±408'	±488'	±488'
±408'	±408'	±488'	±488'
±408'	±408'	±488'	±488'
±408'	±408'	±488'	±488'



1. North Elevation



Key Map n.t.s.



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COLLEGE VIEW  
SAN DIEGO, CALIFORNIA # 2018-0195

SCHEMATIC DESIGN



ORIGINAL DRAWING  
PREPARATION DATE:  
8/22/2019  
  
REVISION DATE(S):  
11/01/2019 07/02/2020  
03/24/2020 10/12/2020

ELEVATIONS

A2.0



4. West Elevation

Keynotes:

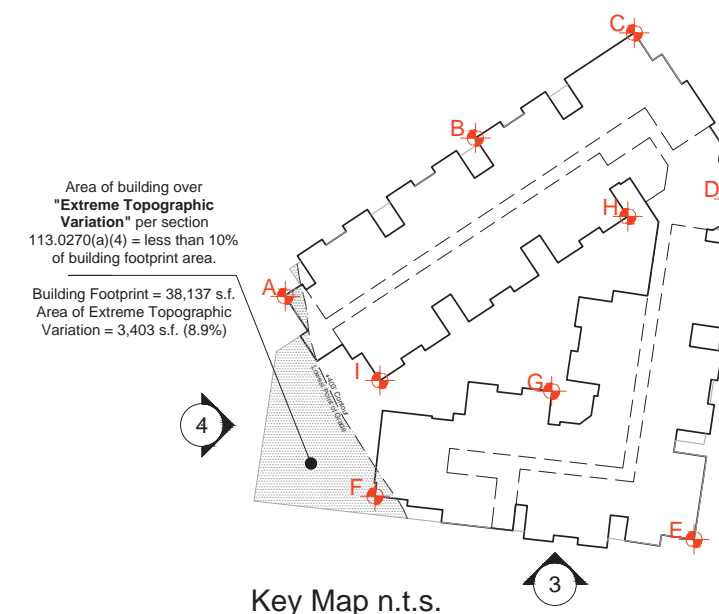
1. Stucco
2. Horizontal Metal Siding
3. Manufactured Stone Veneer
4. Accent Panel
5. Stucco Trim
6. Vinyl Window
7. Aluminum Storefront Doors & Windows
8. Metal Awnings
9. Glass Railing
10. Metal Screen
11. CMU
12. Signage

Plumb Height Summary

Section	Plumb Height	Plumb Height	Plumb Height	Plumb Height
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				



3. South Elevation

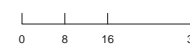


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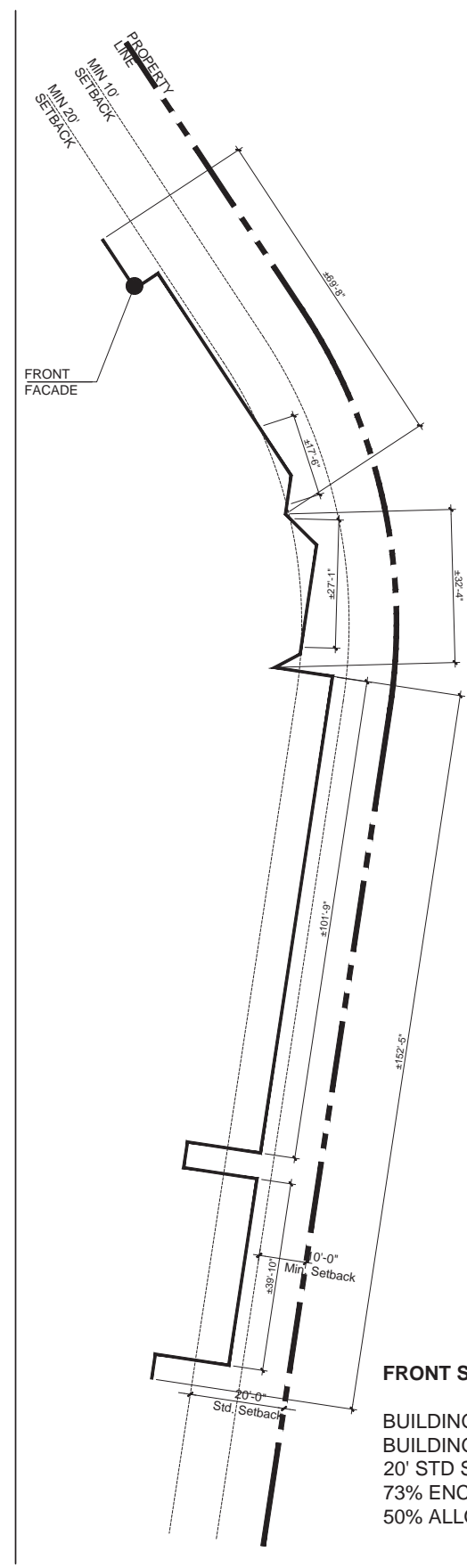
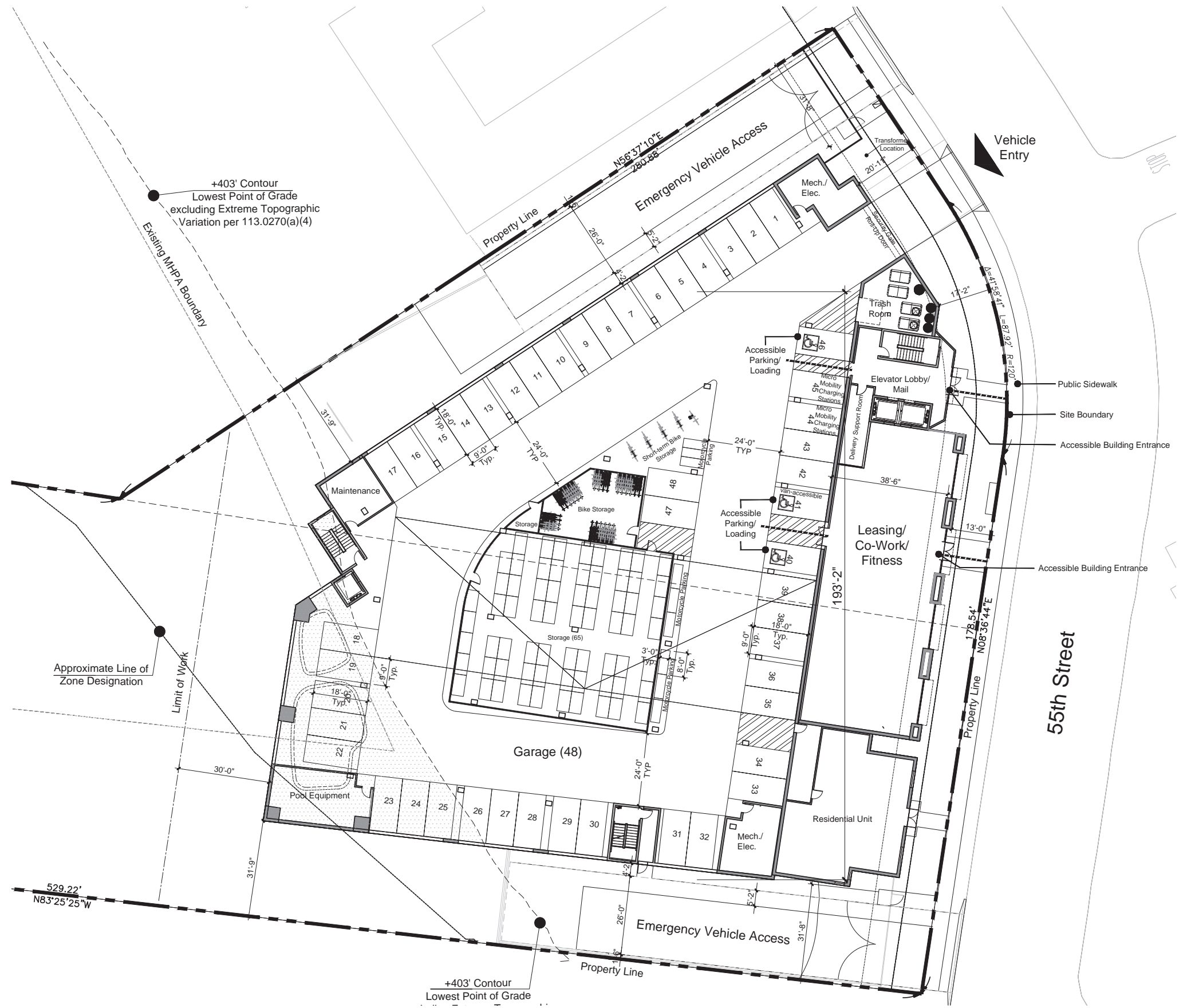


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REVISION DATE(S):  
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ELEVATIONS

A2.1





**FRONT SETBACK ANALYSIS**  
 BUILDING FACADE LENGTH = 254'  
 BUILDING FACADE ENCRoACHING  
 20' STD SETBACK = 186'  
 73% ENCRoACHMENT PROPOSED  
 50% ALLOWABLE

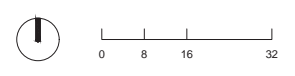


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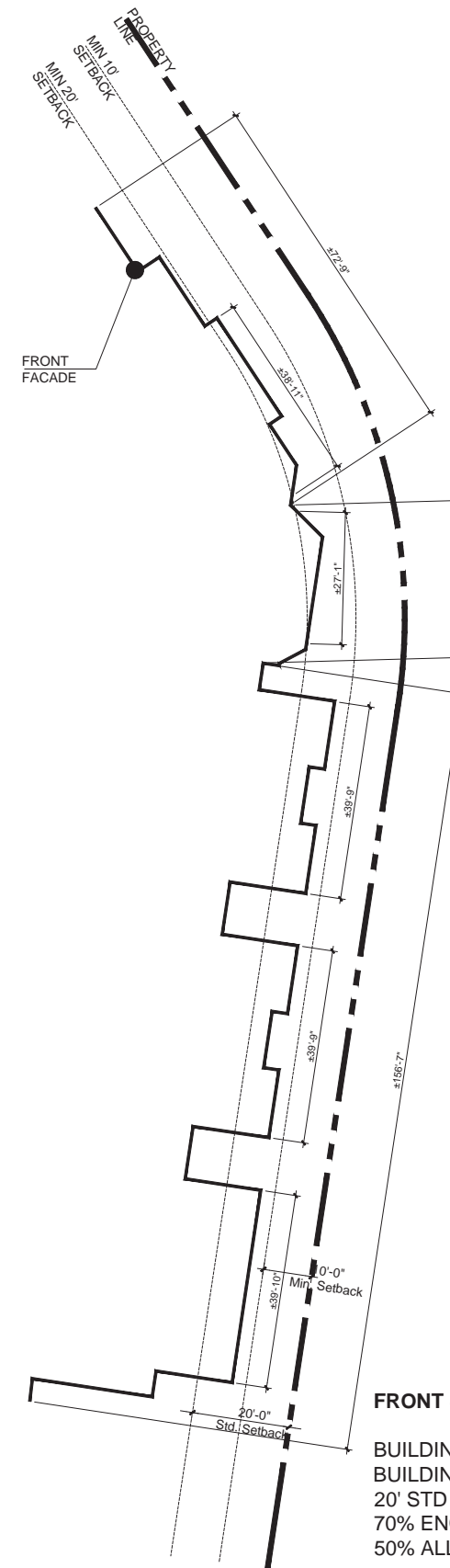
SCHEmATIC DESIGN



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BUILDING PLAN  
 LEVEL 1

A3.0



**FRONT SETBACK ANALYSIS**  
 BUILDING FACADE LENGTH = 262'  
 BUILDING FACADE ENCRUCHING  
 20' STD SETBACK = 186'  
 70% ENCROACHMENT PROPOSED  
 50% ALLOWABLE

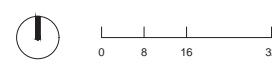


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**COLLEGE VIEW**  
 SAN DIEGO, CALIFORNIA # 2018-0195

SCHMATIC DESIGN

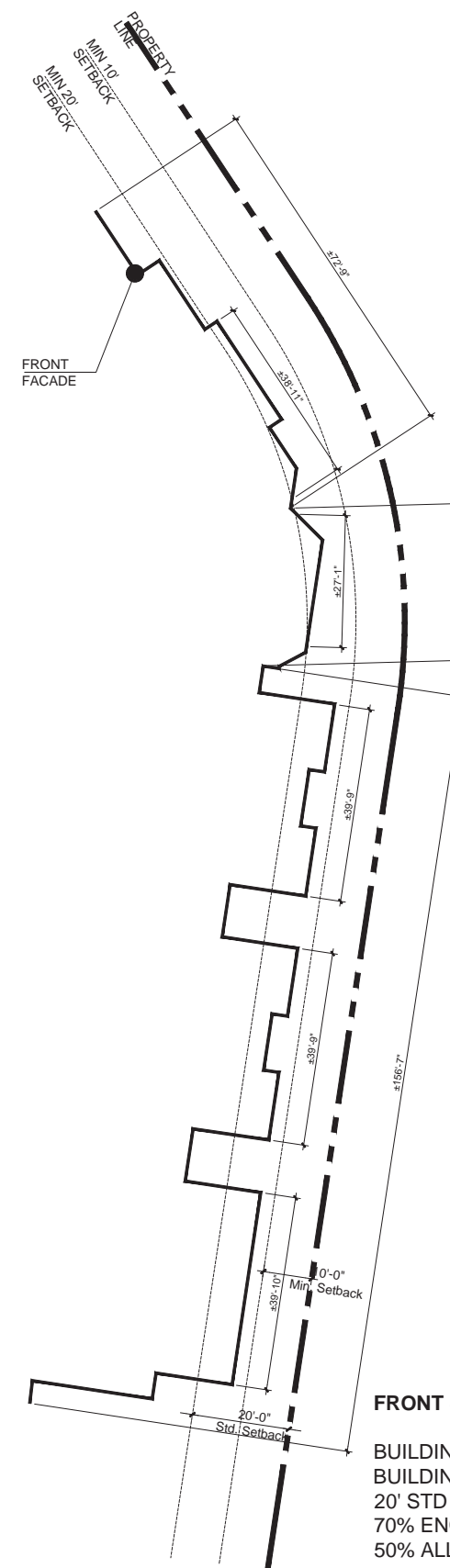


ORIGINAL DRAWING  
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 11/01/2019 07/02/2020  
 03/24/2020 10/12/2020

**BUILDING PLAN**  
 LEVEL 2 (PODIUM)

**A3.1**





**FRONT SETBACK ANALYSIS**  
 BUILDING FACADE LENGTH = 262'  
 BUILDING FACADE ENCRANCHING  
 20' STD SETBACK = 186'  
 70% ENCRANCHMENT PROPOSED  
 50% ALLOWABLE

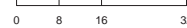


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**BUILDING PLAN**  
 LEVELS 3-6

**A3.2**



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SCHEMATIC DESIGN

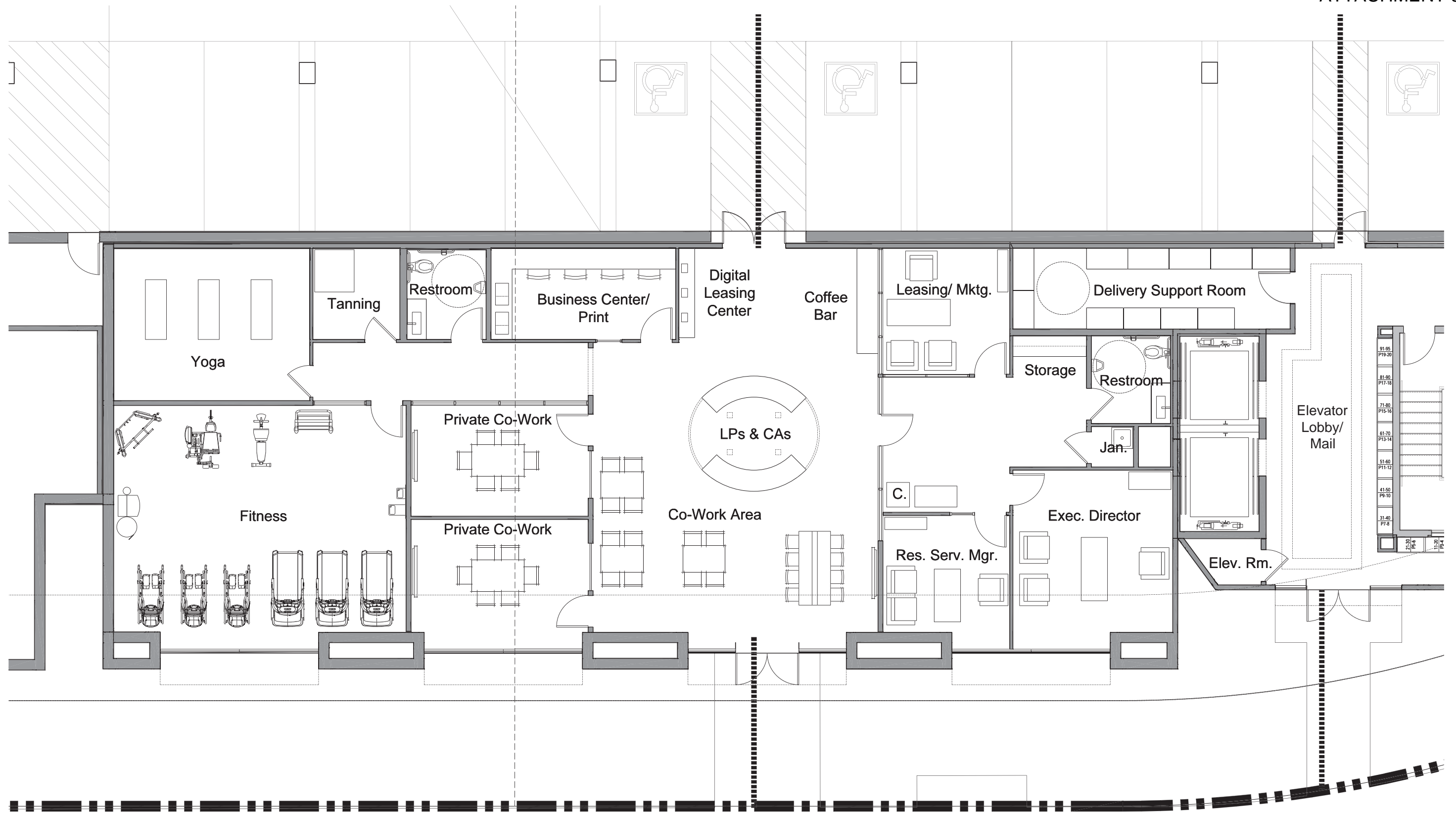


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BUILDING PLAN  
ROOF

A3.3





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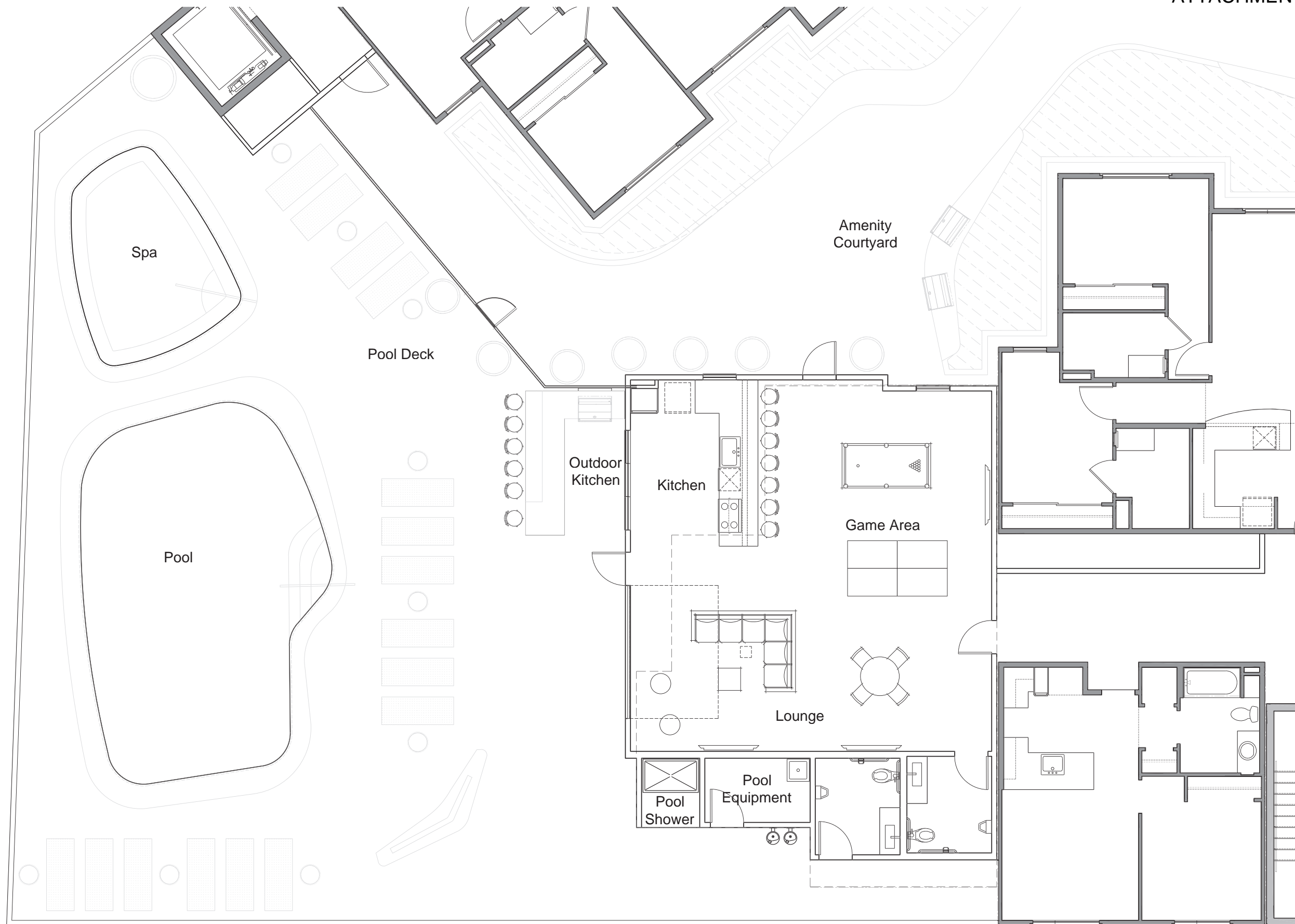


ORIGINAL DRAWING  
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**ENLARGED FLOOR PLAN**  
LEVEL 1 - FITNESS & LEASING

**A3.4**



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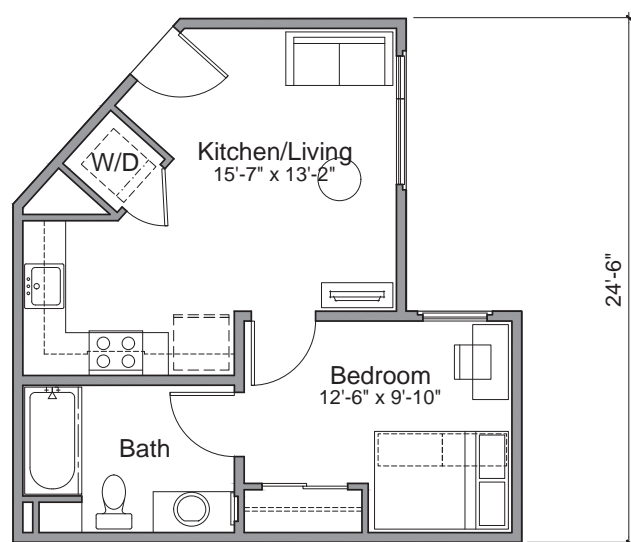


ORIGINAL DRAWING  
PREPARATION DATE:  
8/22/2019  
REVISION DATE(S):  
11/01/2019 07/02/2020  
03/24/2020 10/12/2020

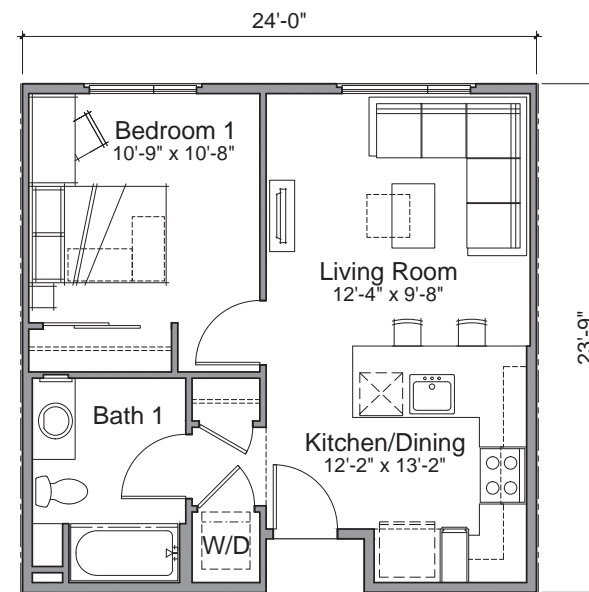
**ENLARGED FLOOR PLAN**  
LEVEL 2 - AMENITY & POOL DECK

**A3.5**

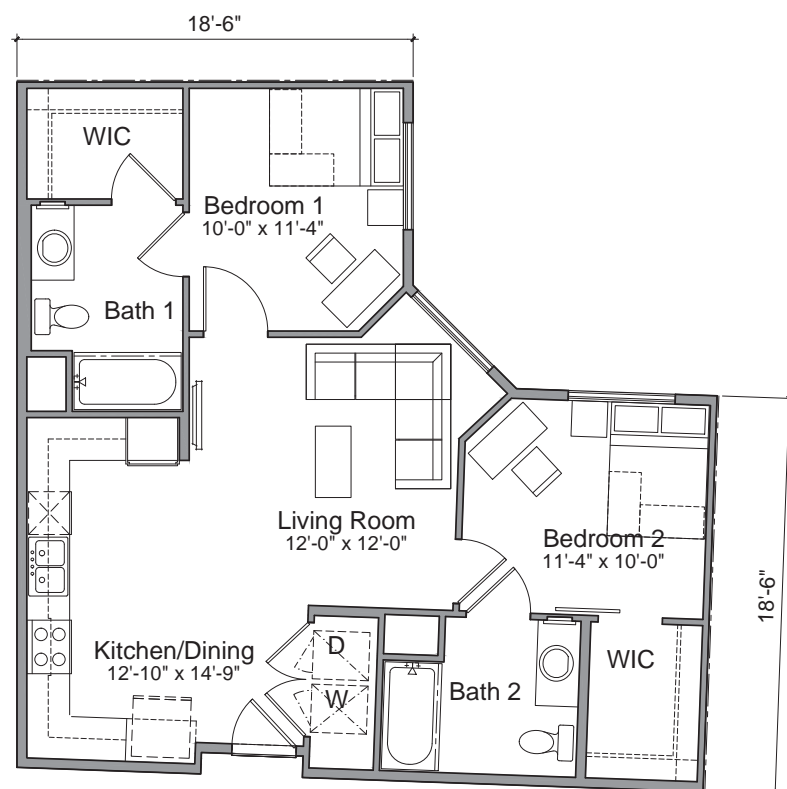




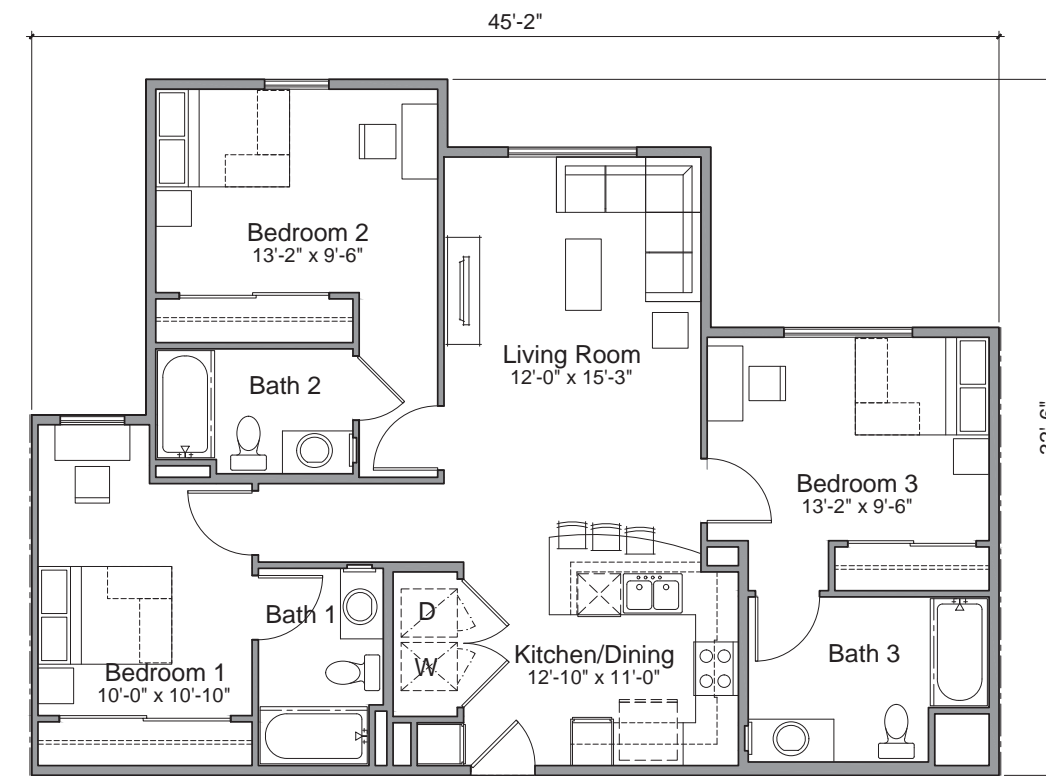
Plan 0-1 (1 Bed, 1 Bath)  
479 GSF



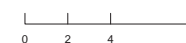
Plan 1-1 (1 Bed, 1 Bath)  
563 GSF

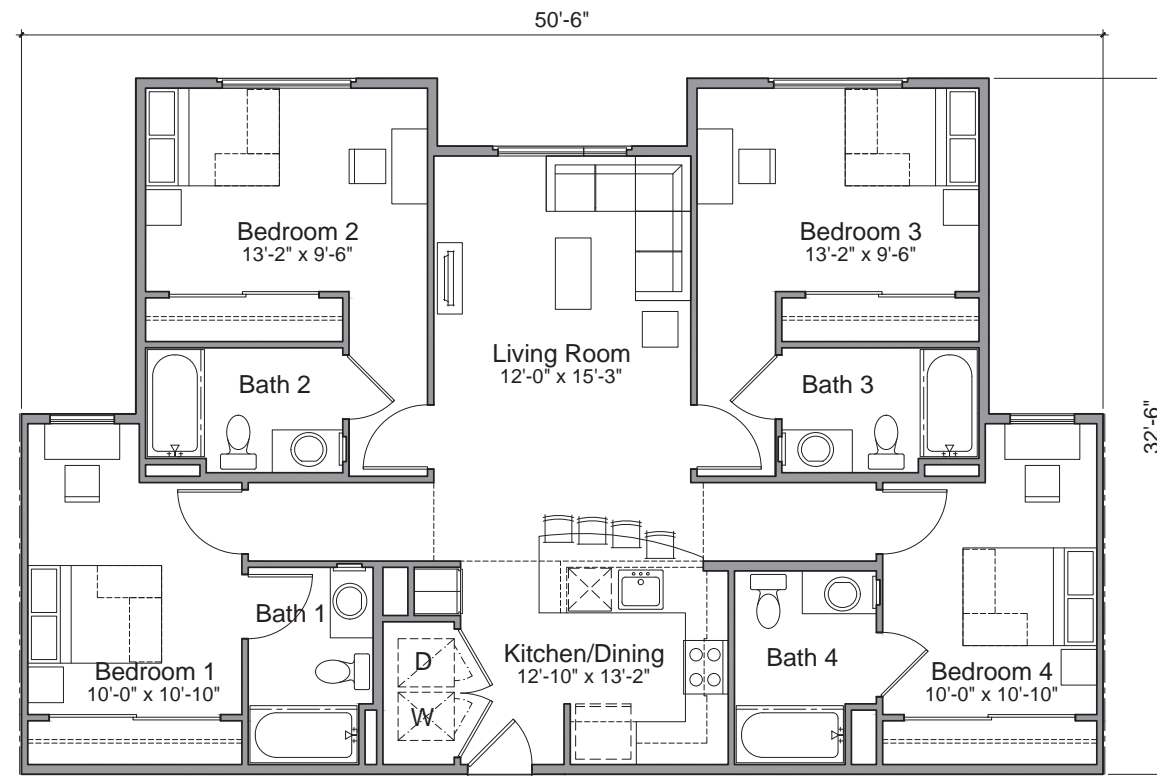


Plan 2-2 (2 Bed, 2 Bath)  
863 GSF

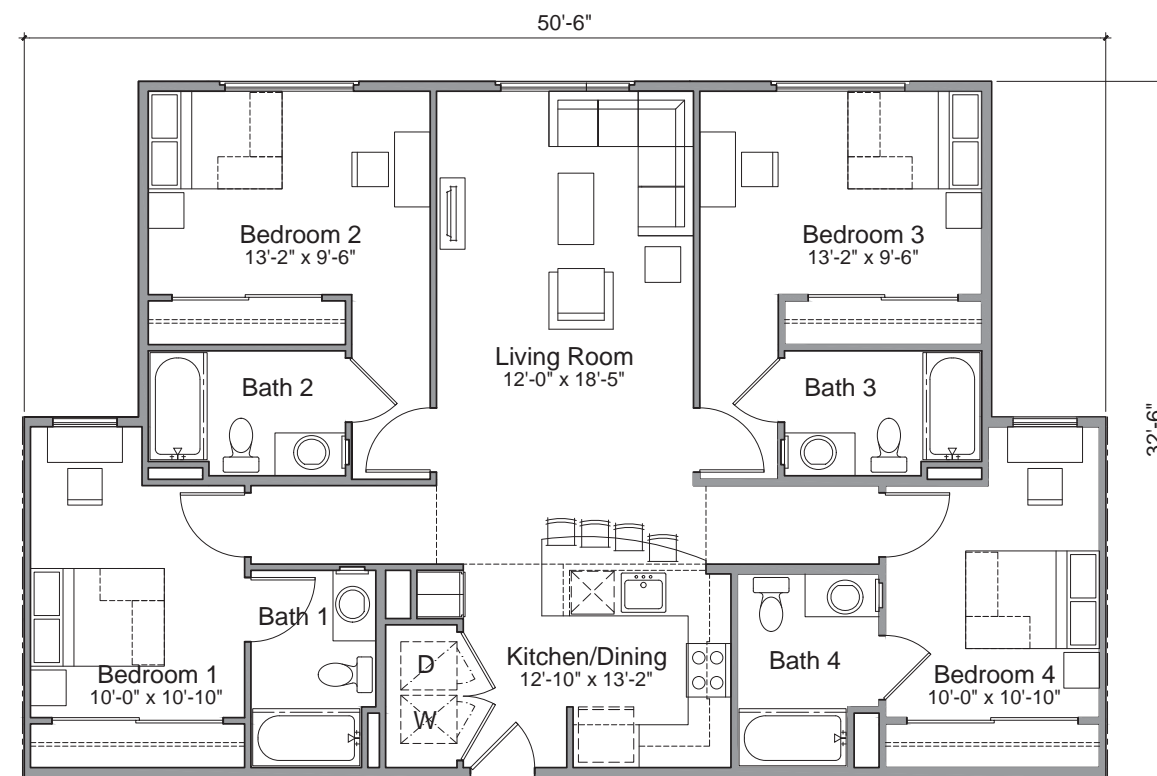


Plan 3-3 (3 Bed, 3 Bath)  
1,193 GSF

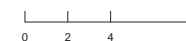




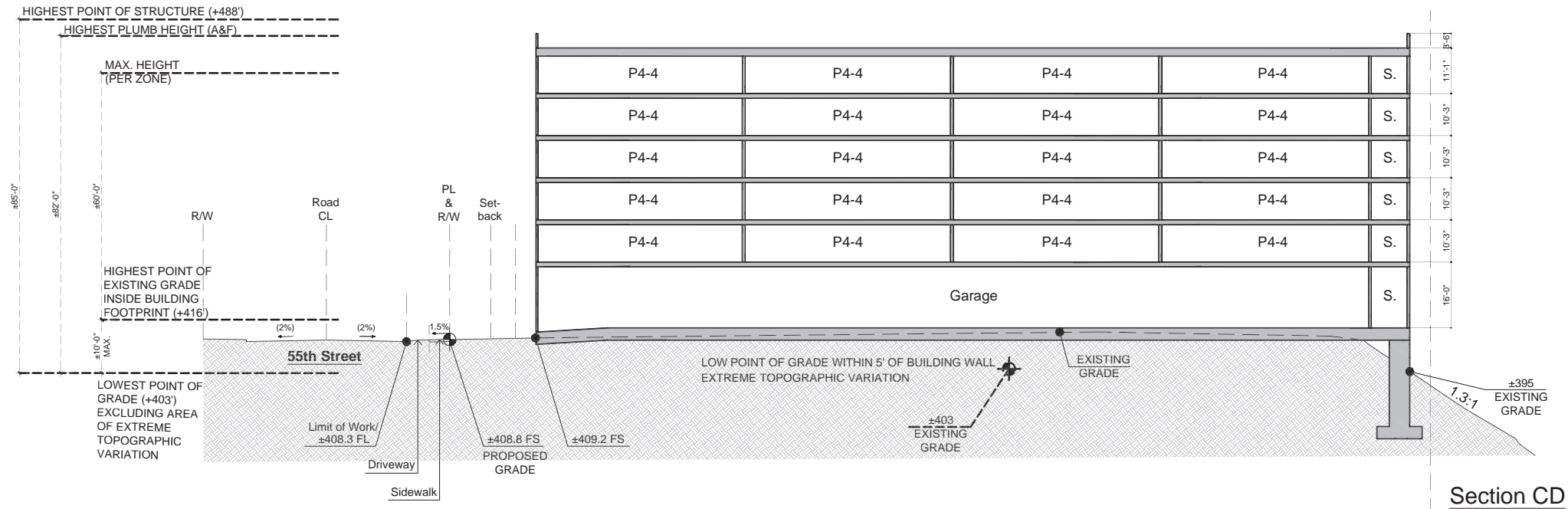
Plan 4-4 (4 Bed, 4 Bath)  
1,440 GSF



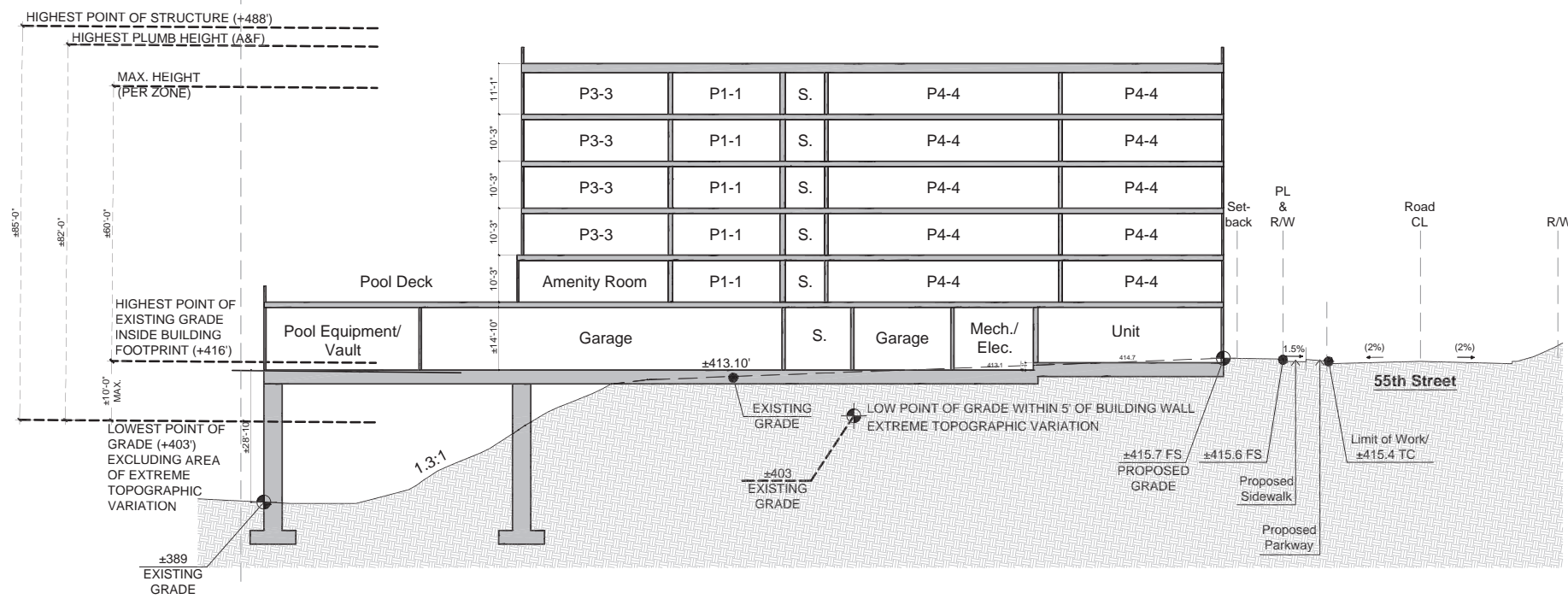
Plan 4-4 B (4 Bed, 4 Bath)  
1,477 GSF





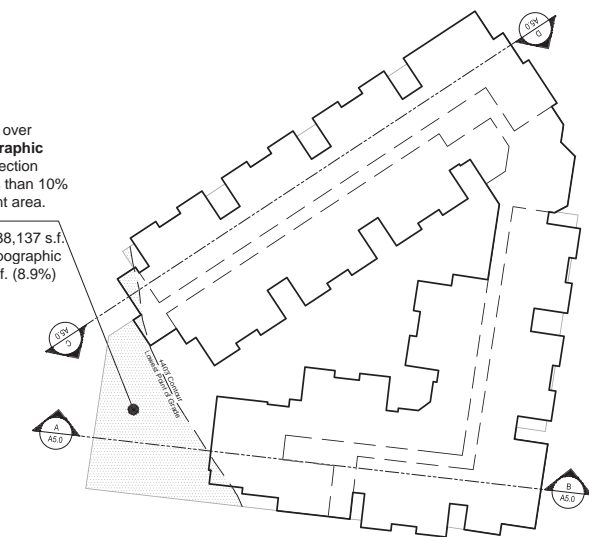


Section CD



Section AB

Area of building over "Extreme Topographic Variation" per section 113.0270(a)(4) = less than 10% of building footprint area.  
 Building Footprint = 38,137 s.f.  
 Area of Extreme Topographic Variation = 3,403 s.f. (8.9%)

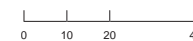


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COLLEGE VIEW  
 SAN DIEGO, CALIFORNIA # 2018-0195

SCHEMATIC DESIGN



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SITE SECTIONS

A5.0





NOTE: REFER TO SHEETS L0.1-L1.2 FOR EXACT PLANT AND FENCE LOCATIONS



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SAN DIEGO, CALIFORNIA # 2018-0195

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11/01/2019 07/02/2020  
03/24/2020 10/12/2020

PERSPECTIVE  
AERIAL VIEW

A6.0





NOTE: REFER TO SHEETS L0.1-L1.2 FOR EXACT PLANT AND FENCE LOCATIONS

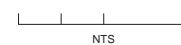


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**COLLEGE VIEW**  
 SAN DIEGO, CALIFORNIA # 2018-0195

SCHEMATIC DESIGN



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**PERSPECTIVE**  
 GARAGE AND AMENITY DECK VIEW

**A6.1**





NOTE: REFER TO SHEETS L0.1-L1.2 FOR EXACT PLANT AND FENCE LOCATIONS

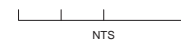


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**COLLEGE VIEW**  
 SAN DIEGO, CALIFORNIA # 2018-0195

SCHEMATIC DESIGN



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 03/24/2020 10/12/2020

PERSPECTIVE  
 STREET VIEW

A6.2





NOTE: REFER TO SHEETS L0.1-L1.2 FOR EXACT PLANT AND FENCE LOCATIONS

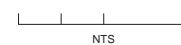


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**COLLEGE VIEW**  
 SAN DIEGO, CALIFORNIA # 2018-0195

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 03/24/2020 10/12/2020

**PERSPECTIVE**  
 VIEW ALONG 55TH STREET

**A6.3**





NOTE: REFER TO SHEETS L0.1-L1.2 FOR EXACT PLANT AND FENCE LOCATIONS



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**PERSPECTIVE**  
 GARAGE ENTRY

**A6.4**



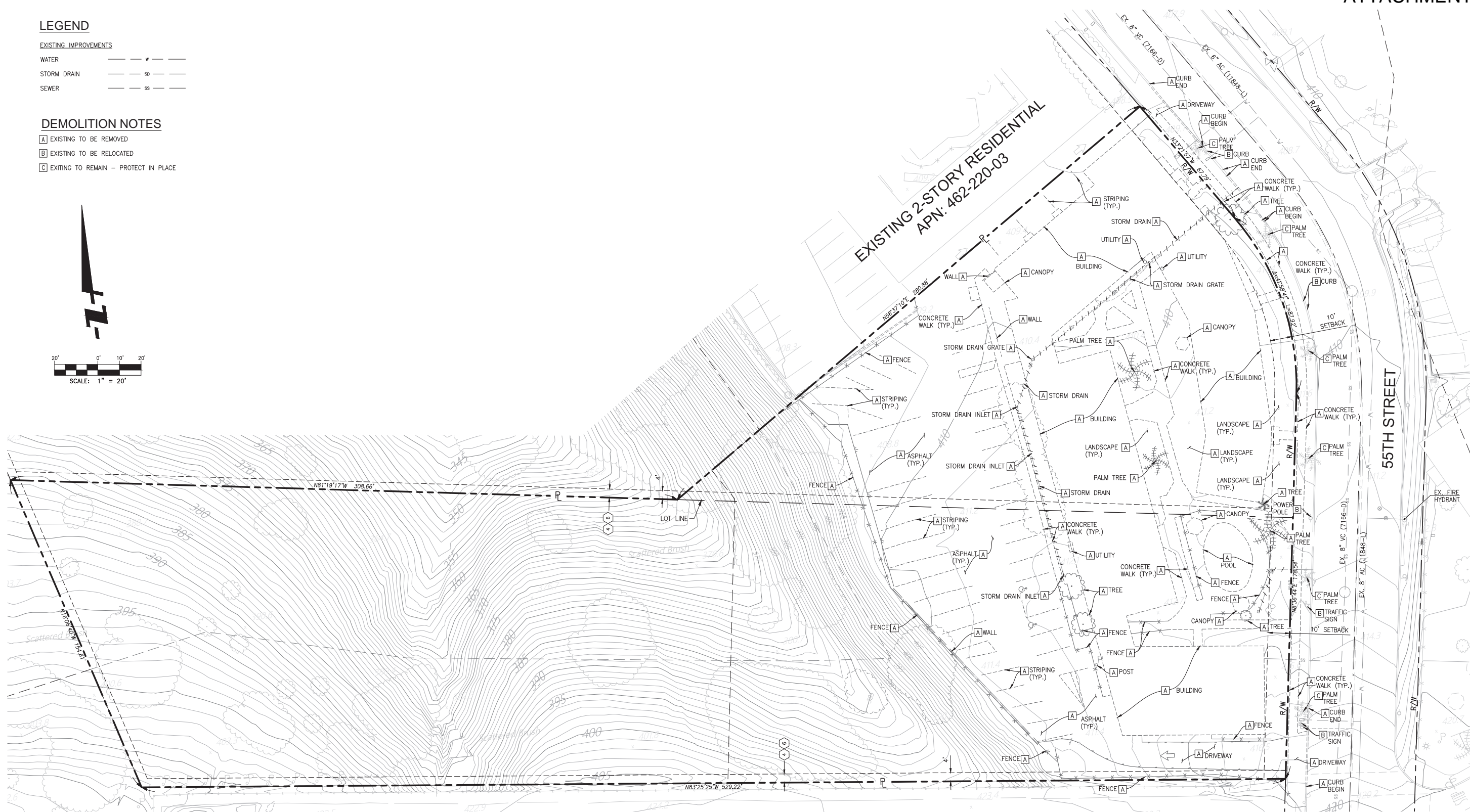
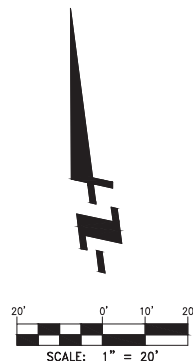
**LEGEND**

**EXISTING IMPROVEMENTS**

- WATER ——— w ———
- STORM DRAIN ——— sd ———
- SEWER ——— ss ———

**DEMOLITION NOTES**

- [A] EXISTING TO BE REMOVED
- [B] EXISTING TO BE RELOCATED
- [C] EXISTING TO REMAIN — PROTECT IN PLACE



**EXISTING EASEMENT NOTES**

4 4' WIDE EASEMENT SHOWN OR DEDICATED FOR UNNAMED AND INCIDENTAL PURPOSES ON THE MAP FILED OR RECORDED NOVEMBER 19, 1954 AS MAP NO. 3157 OF TRACT MAPS

6 4' WIDE EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 08, 1955 AS BOOK 5524 PAGE 196 OF OFFICIAL RECORDS

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**COLLEGE VIEW APARTMENTS**  
 SAN DIEGO, CALIFORNIA # 2018-0195

**SCHEMATIC DESIGN**



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

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 3/27/2020  
 7/02/2020  
 10/12/2020

**DEMOLITION PLAN**

**C1**

F:\Projects\BAA\006\Plans\Utilities\Conceptual Grading Plan\C1 - Demo plan.dwg (10/17/2020 4:12 PM) Plotted by: Miss Leandro



**LEGEND**

- EXISTING IMPROVEMENTS
- WATER
- SEWER
- PROPOSED IMPROVEMENTS
- WATER SERVICE
- SEWER LATERAL
- STORM DRAIN
- FIRE SERVICE
- ROOF DRAIN BY OTHERS
- BACKFLOW PREVENTER
- STORMWATER BMP
- GRASSCRETE
- RETAINING WALL
- CURB AND GUTTER
- STREET TREE
- AREA DRAIN
- GATE VALVE

**NOTES**

1. STREETScape, STREET LIGHTS, AND STREET TREES SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECT DRAWINGS FOR DETAILS
2. THE OWNER/PERMITTEE SHALL CONSTRUCT A NEW METER ABOVE GROUND WITHIN THE PUBLIC ROW, OR ADEQUATELY SIZED PUBLIC WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND CITY ENGINEER
3. ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.

**GRADING QUANTITIES**

TOTAL SITE AREA: 2.38 AC  
 DISTURBED AREA: 1.24 AC ±  
 AMOUNT OF CUT: 650 CY ±  
 MAX. DEPTH OF CUT: 8 FT ±  
 AMOUNT OF FILL: 1,800 CY ±  
 MAX. DEPTH OF FILL: 1.5 FT ±  
 MAX. HEIGHT OF FILL SLOPE(S): 0 FT  
 MAX. HEIGHT OF CUT SLOPE(S): 0 FT  
 AMOUNT OF IMPORT/EXPORT SOIL: 1,150 CY  
 RETAINING/CRIB WALLS: LENGTH: 143 FT, MAX. HEIGHT: 17.8 FT

GRADING QUANTITIES ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN. QUANTITIES SHALL NOT BE USED FOR BIDDING PURPOSES.

**NOTES (CONT.)**

4. ALL PROPOSED WATER AND SEWER FACILITIES (PUBLIC AND PRIVATE) WITHIN THE PUBLIC ROW OR PUBLIC EASEMENT MUST BE DESIGNED, CONSTRUCTED, OR ABANDONED POINT 1102 IN ACCORDANCE WITH THE CRITERIA ESTABLISHED WITHIN THE CITY OF SAN DIEGO'S CURRENT WATER AND SEWER FACILITY DESIGN GUIDELINES, REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.
5. ALL WATER LINES SERVICING THIS DEVELOPMENT MUST PASS THROUGH A PERMITTED, PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD)
6. THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607 IN THE EVENT THAT ANY SUCH FACILITY LOSTS INTEGRITY THEN, THE OWNER/PERMITTEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER
7. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
8. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
9. 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.
10. NO OBSTRUCTIONS INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PER SDMC SECTION 142.0409(b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36" IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL

**TOPOGRAPHY SOURCE**  
 TOPOGRAPHY SHOWN HEREON WAS GATHERED BY AEROTECH MAPPING INC.  
 29970 TECHNOLOGY DRIVE, SUITE 220-C  
 MURRIETA, CA 92563  
 (619) 606-5020  
 FLIGHT DATE: AUGUST 22, 2018

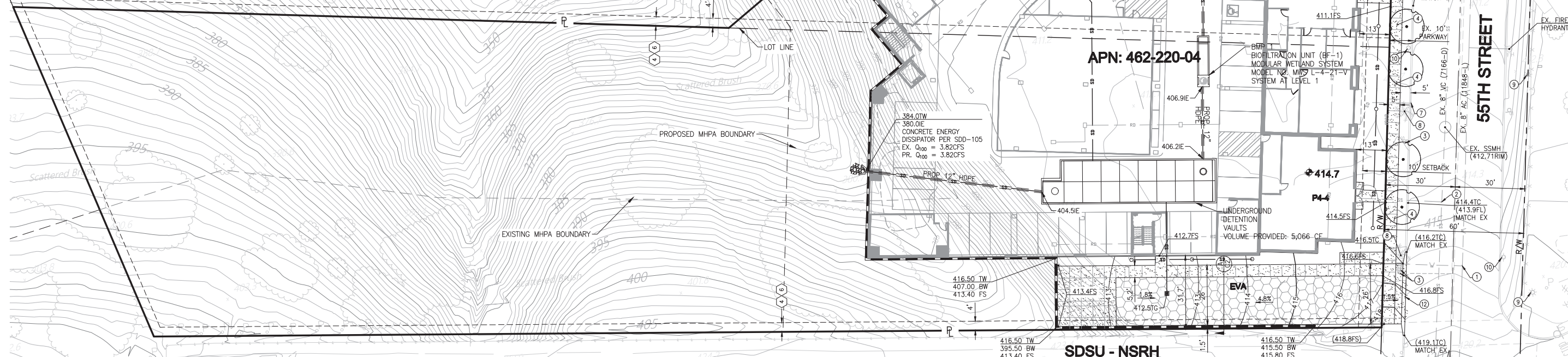
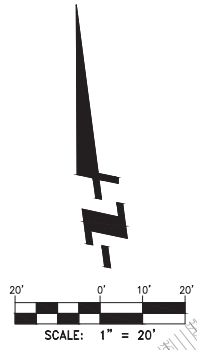
SUPPLEMENTAL TOPO PREPARED BY FUSCOE ENGINEERING  
 DATED AUGUST 24, 2018

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CCS83, ZONE 6, GRID BEARING BETWEEN FOUND POINTS 161 (FUSCOE POINT # 40004) AND 1102 (FUSCOE POINT #40003), PER RECORD OF SURVEY NO. 14492 (I.E. N74°54'28"E)

- POINT 161 = N: 1,860,833.34 E: 6,304,072.13  
 3.5" CITY BRASS DISC IN MONUMENT WELL
- POINT 1102 = N: 1,863,473.47 E: 6,313,862.15  
 2.5" BRASS DISC IN MONUMENT WELL

**BENCHMARK**  
 THE BENCHMARK FOR THIS PROJECT IS A THE FOUND BRASS PLUG AT THE EAST SIDE OF REMINGTON ROAD & HEWLETT DRIVE.  
 ELEVATION = 431.51  
 DATUM = CITY OF SAN DIEGO MEAN SEA LEVEL (NGVD 29)

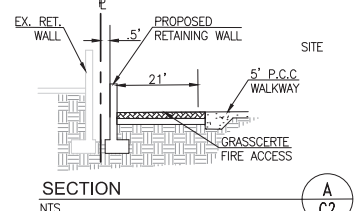


**EXISTING EASEMENT NOTES**

- 4 4' WIDE EASEMENT SHOWN OR DEDICATED FOR UNNAMED AND INCIDENTAL PURPOSES ON THE MAP FILED OR RECORDED NOVEMBER 19, 1954 AS MAP NO. 3157 OF TRACT MAPS
- 6 4' WIDE EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 08, 1955 AS BOOK 5524 PAGE 196 OF OFFICIAL RECORDS

**KEYNOTES**

- 1 EXISTING WATER SERVICE TO BE KILLED AT MAIN
- 2 EXISTING SEWER LATERAL, TO BE ABANDONED AT THE PL
- 3 EXISTING SIGN TO BE RELOCATED
- 4 REPLACE SIDEWALK PER STREETScape MANUAL
- 5 PROPOSED DRIVEWAY PER SDG-161
- 6 PROPOSED STREET TREE
- 7 EXISTING SIDEWALK UNDERDRAIN TO BE REMOVED
- 8 EXISTING STREET TREE TO REMAIN - PROTECT IN PLACE
- 9 EXISTING STREET LIGHT
- 10 EXISTING UTILITY POLE TO REMAIN - PROTECT IN PLACE
- 11 PROPOSED GATE VALVE PER SDW-152 & SDW-153
- 12 PROPOSED 6" ROLLED CURB PER SDRSD G-4B. ROLLED CURB TO BE PAINTED RED, NO PARKING WILL BE ALLOWED IN THESE AREAS
- 13 VISIBILITY TRIANGLE, REFER TO NOTE 9 FOR ADDITIONAL INFORMATION



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 San Diego, CA 92108

**COLLEGE VIEW APARTMENTS**  
 SAN DIEGO, CALIFORNIA # 2018-0195

SCHEMATIC DESIGN



ORIGINAL DRAWING PREPARATION DATE: 8/22/2019  
 REVISION DATE(S): 11/01/2019, 3/27/2020, 7/02/2020, 10/12/2020

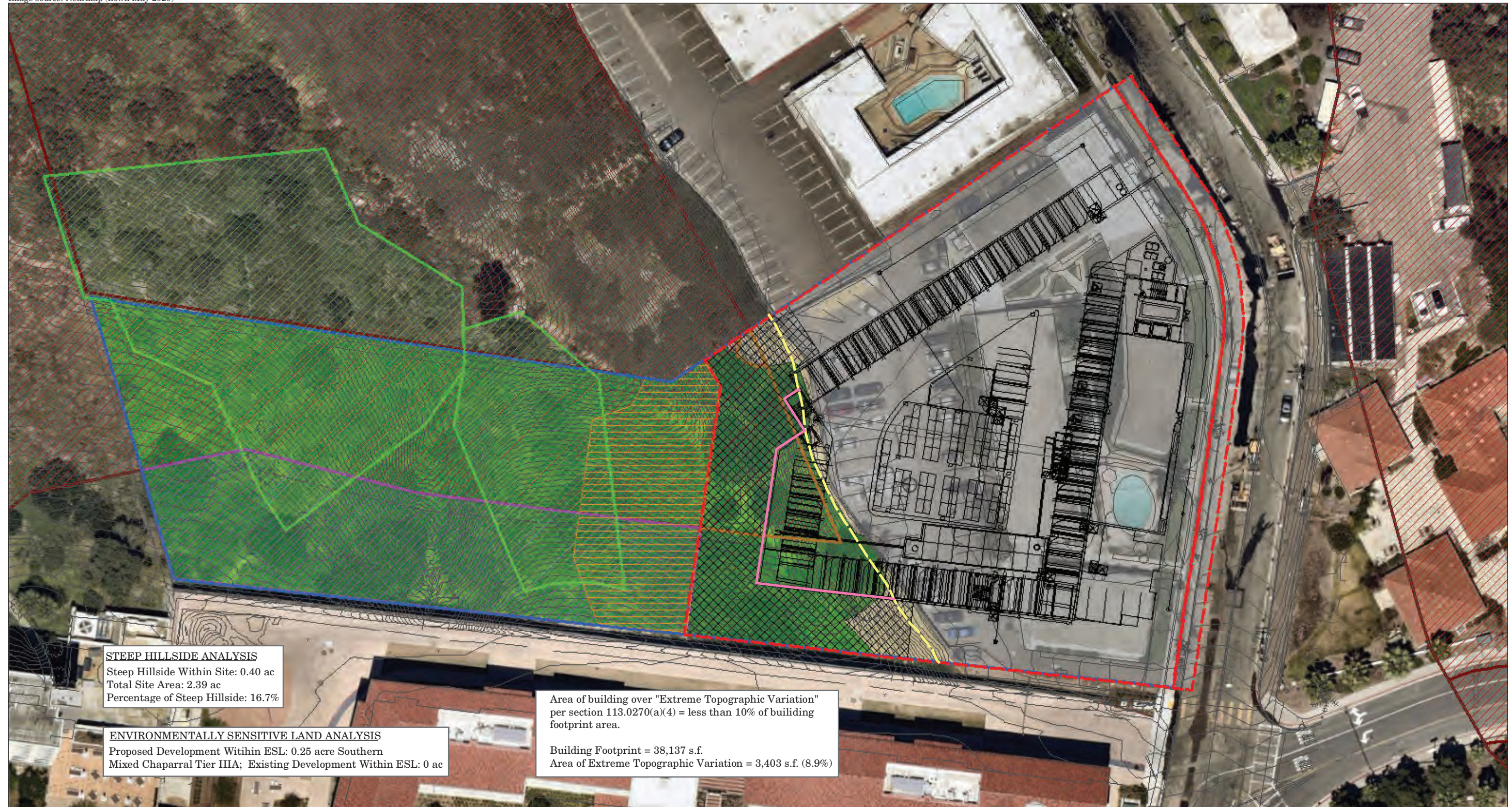
GRADING & UTILITY PLAN

C2

F:\Projects\888\888\Drawings\Entire\Grading\Conceptual Grading Plan\C2 - grading plan.dwg (10/7/2020 4:13 PM) Plotted by: Miss Leandro



Image source: Nearmap (flown May 2020)



**STEEP HILLSIDE ANALYSIS**  
 Steep Hillside Within Site: 0.40 ac  
 Total Site Area: 2.39 ac  
 Percentage of Steep Hillside: 16.7%

**ENVIRONMENTALLY SENSITIVE LAND ANALYSIS**  
 Proposed Development Within ESL: 0.25 acre Southern  
 Mixed Chaparral Tier IIIA; Existing Development Within ESL: 0 ac

Area of building over "Extreme Topographic Variation"  
 per section 113.0270(a)(4) = less than 10% of building  
 footprint area.

Building Footprint = 38,137 s.f.  
 Area of Extreme Topographic Variation = 3,403 s.f. (8.9%)

Limit of Disturbance	MHPA Addition (0.40 ac.)	<b>Vegetation Community/Land Cover Type</b>	403' Contour - Lowest Point of Grade
Parcel boundary	Deletion (0.102 ac.)	Southern Mixed Chaparral (Tier IIIA)	Area of Building Over Extreme Topographic Variation as used for Extreme Topographic Variation in the building height calculations (see architectural drawings).
Brush Management Zone 1	MHPA	Disturbed Land (Tier IV)	
Brush Management Zone 2	Project Development	Urban/Developed (Tier IV)	
		Limit of Steep Hillside (Greater Than 50' Vertical @ 25% Min. Slope)	





DESIGN INTENT
The Landscape design for College View creates a series of spaces for tenants and visitors to utilize and enjoy. The pedestrian courtyards and social nodes within the site provide space for interaction or relaxation. The design utilizes visual connections to the adjacent canyon landscape, the properties west border.
The planting design will include a diverse mixture of plant material to provide a functional framework for the project. The site's surrounding conditions will be complimented by the landscape appropriate to commercial uses. The streetscape will be complementary to the architecture and will reintroduce existing tree species and incorporate design principles previously established along 55th Street.
Paving materials will provide a ground plane to denote and accent vehicular and pedestrian zones. Materials will be utilized to give warm, enhanced pedestrian feel to the ground plane and will complement the various finishes of the architecture.
Overall, the landscape will be a unique complement to both the site and the surrounding community.

PLANTING NOTES
1. A wide variety of plant materials have been included as part of this legend. Not all plant material listed will be incorporated into final design. The actual plant materials incorporated into the final design shall not be limited to the plant materials listed. Water conservation requirements will be considered and met on the final plant selection and quantity.
2. All shrub areas shall receive a 3" thick layer of bark mulch.
3. Trees and plant material layout shall not impede fire rescue access to upper story exit windows in bedrooms.
4. Tree canopy at EVA to be kept outside of the EVA or maintained at 13'-6" clear at maturity.
5. Trees within sight line triangles to be reviewed for canopy height and tree trunk diameter by the Department of Public Works.
6. Due to construction conditions, existing plant material in the right of way will be removed and replaced in kind in the same location.
7. Any protected existing tree damaged during construction shall be replaced in kind with minimum 24" Box.
8. All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulation and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
9. A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
10. MINIMUM TREE SEPARATION DISTANCE:
Traffic signals/ Stop signs: 20 Feet
Underground utility lines: 5 Feet (10 Feet for Sewer)
Above ground utility structures: 10 Feet
Driveway (Entries): 10 Feet
Intersections (Intersecting Curb Lines of two streets): 25 Feet
11. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire Department connections, gas stations, extinguishers, sprinkler risers, alarm control panels rescue windows, and other devices or areas used for firefighting purposes.

IRRIGATION NOTES
1. All planting areas to be irrigated according to plant type and environmental exposure.
2. All planting areas shall receive uniform irrigation coverage by means of an automatically controlled electrically activated underground piped irrigation system for water conservation and to minimize erosion. State of the art automatic controller with master valve capabilities and precipitation rate equipment shall be used.
3. Prior to planting, all irrigation components should be fully functional. All planting areas shall be thoroughly watered to a uniform depth of 6 inches immediately following planting.
4. A reduced pressure backflow preventer will be used to protect the source of the water from possible backflow contamination.
5. All pressurized mainline and lateral lines will be PVC installed below grade.
6. All proposed irrigation systems will use an approved rain sensor shutoff device [142.0403].
7. All irrigation systems shall be installed per local and regional standards. Irrigation zones will be separated by plant material water use requirements.
8. An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

MAINTENANCE NOTES
1. Maintenance: Owner shall be responsible for the long-term maintenance of all landscape areas. Landscape and irrigation areas in the public right of way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of permit.
2. The owner shall be responsible for slope landscape maintenance using Brush Management principles and techniques. Annual thinning and pruning shall be executed by owner. Shrubs and trees to be pruned and thin. Selectively thin the area by cutting down 50% of the plants over 2' tall to height of 6'. Refer to city of San Diego brush management guide.

LANDSCAPE SHEET INDEX
L0.1 Legends & Notes
L0.2 Tree Diagram & Vegetation Plan
L0.3 Brush Management Plan
L1.1 Landscape Conceptual Plan
L1.2 Landscape Conceptual Plan
L2.0 Landscape and Water Use Calculations

CONSTRUCTION LEGEND
SYMBOL DESCRIPTION NOTES
1 Concrete Curb Refer to Civil Plans
2 Enhanced Paving On Grade
3 Concrete Paving On Grade
4 Concrete Sidewalk Per Streetscape Manual
5 Garage Entry Refer to Civil Plans
6 Turf Block Or Approved Equal
7 Emergency Vehicle Access Area Refer to Civil Plans
8 Planted Parkway Per Streetscape Manual
9 Perimeter Fence Height: 6'-0" (On Grade)
10 Pool and Spa On Podium
11 Raised Planters Height: 30" Minimum (On Podium)
12 Retaining Wall Height: 17'-8" Max, to 1'-0" Min. (On Grade)
13 Adjacent Retaining Wall Existing
14 Enhanced Paving On Podium
15 Top of Slope Line Existing
16 MHPA Boundary Existing
17 Property Line --
18 Amenity Area --
19 Pool Enclosure Height: 5'-0" Minimum (On Podium)
20 Pool Shower Refer to Arch. Plans
21 Street Light Refer to Civil Plans
22 Fire Hydrants (3" Clear Per CFC 507.5.5) Refer to Civil Plans
23 EVA Gate Height: 6'-0" (On Grade)
24 Access Gate (FOB Only) Height: 6'-0" (On Grade)
25 Water Meter Refer to Civil Plans
26 Adjusted MHPA Proposed
27 Perimeter Fence Height: 6'-0" (On Retaining Wall)
28 Bench Street Furniture
29 Trash Receptacle Street Furniture
30 Rolled Curb Refer to Civil Plans

PERIMETER TREES
SYMBOL BOTANICAL NAME COMMON NAME SIZE HT/ SPREAD WULCOS FORM / FUNCTION QTY.
Street Tree
Tipuana lipu Tipu Tree
Koeleruteria species Koeleruteria species
Syagrus romanoffiana \* Queen Palm
Phoenix dactylifera \* \*Date Palm
100% 36" BOX. 30' x 40'
18' BTH
Low Moderate Moderate Low
Deciduous Canopy / Parkway 8
Architectural Edge Tree
Koeleruteria paniculata Golden Rain Tree
Lophostemon confertus Brisbane Box
Melaleuca quinquenervia Paperbark Tree
Brachycthon populneus Kurrajong
Cupressus sempervirens Italian cypress
100% 24" BOX. 25' x 25'
Low Moderate Low Low Low
Architectural Screen Small Accent / Canopy 14
Accent Tree
Jacaranda mimosifolia Jacaranda
Magnolia grandiflora Southern Magnolia
Olea europaea Olive
X Chitalpa tashkuetensis NCN
100% 48" BOX. 25' x 25'
Moderate Moderate Low Low
Oval / Canopy 1
Existing Trees \*(Protect In Place)
Washingtonia robusta \* Mexican Fan Palm
\* (Located within ROW)
Protect in place; should trees fall, replace with alternate species.
Low 6
Existing Trees \*(Removed)
Washingtonia robusta \* Mexican Fan Palm
\* (Located within Private Property)
Removed per new design layout.
Low 3
Canopy Tree
Canopy Tree
Removed per new design layout.
4

PERIMETER PLANTING (Plant Zone 10b)
Shrubs & Groundcovers (Drip Irrigation System)
Agapanthus africanus 'Albus' White Lily of the Nile
Grevillea 'Noellii' NCN
Waxleaf Privet
Pittosporum tobira Dwarf Mock Orange
Rhapheolepis indica 'Clara' Indian Hawthorn
Rhapheolepis umbellata 'Minor' Dwarf Yeddo Hawthorn
Strelitzia reginae Bird of Paradise
Callistemon c. 'Littie John' Lemon Bottlebrush
Loropetalum c. 'Razzleberry' Razzleberry Loropetalum
Philodendron x 'Xanadu' Xanadu Philodendron
Rhapheolepis indica 'Clara' Indian Hawthorn
Trachelospermum jasminoides Star Jasmine
Carissa macrocarpa 'Boxwood' Carissa
Rosmarinus o. 'Huntington Carpet' Rosemary
Pennisetum spathiolatum Slender Veldt Grass
Carex pansa Sand Dune Sedge
Carex preoagralis Slender Sedge
Juncus patens California Gray Rush
Lomandra 'Breeze Dwarf' Dwarf Matt Rush
5 Gal 5 Gal 5 Gal 1 Gal 5 Gal 5 Gal 1 Gal 1 Gal 5 Gal 1 Gal 1 Gal 1 Gal 1 Gal 1 Gal
3' x 3' 3' x 3' 6' x 6' 3' x 4' 3' x 2' 5' x 5' 3' x 4' 2' x 2' 2' x 2' 5' x 8' 3' x 3' 2' x 2' 2' x 3' 5 Gal 1 Gal 1 Gal 1' x 2' 1' x 2' 1' x 2'
Moderate Low Moderate Moderate Low Moderate Moderate Low Low Moderate Low Moderate Low Moderate
Shrubs Accent Shrubs Ground Covers Ornamental Grass Mounding Grass
7,130 SF (1146SF Parkway) SOD SOD 5,242 SF

PODIUM TREES
Accent Tree
Cinnamomum camphora Camphor Tree
Olea europaea Jacaranda
Ulmus parvifolia 'Alleré' Chinese Evergreen Elm
20% 48" Box 30% 36" Box 50% 24" Box
25' x 25'
Moderate Low Moderate Moderate
Oval / Canopy 6
Foundation Tree
Arbutus 'Marina' Marina Arbutus
Agonis flexuosa Australian Willow Myrtle
Cupressus sempervirens Italian cypress
Lophostemon confertus Brisbane Box
Pyrus kawakami Evergreen Pear
100% 24" BOX. 25' x 25'
Low Low Low Moderate Moderate
Small Accent / Canopy 11

PODIUM PLANTING (Plant Zone 10b)
Shrubs & Groundcovers (Spray Irrigation System)
Agave attenuata 'Nova' Nova Foxtail Agave
Agave 'Blue Glow' Blue Glow Agave
Grevillea 'Noellii' NCN
Ligustrum japonica 'Texanum' Waxleaf Privet
Rhapheolepis indica 'Clara' Indian Hawthorn
Strelitzia reginae Bird of Paradise
Trachelospermum asiaticum Asian Star Jasmine
Trachelospermum jasminoides Star Jasmine
Carissa macrocarpa 'Tuttle' Tuttle Carissa
Phormium 'Apricot Queen' Apricot Queen New Zealand Flax
Loropetalum c. 'Razzleberry' Razzleberry Loropetalum
Philodendron x 'Xanadu' Xanadu Philodendron
Laurus nobilis Sweet Bay
Alphitonia zerumbet 'Variegata' Variegated Shell Ginger
Arbutus unedo 'Compacta' Compact Strawberry Tree
Rhapheolepis indica 'Ballerina' Dwarf India Hawthorn
Nephrolepis cordifolia Sword Fern
Pittosporum tobira Dwarf Mock Orange
Rosa 'Iceberg' White Shrub Rose
Bougainvillea 'Oo La La' Bougainvillea
Rosmarinus 'Huntington Carpet' Huntington Carpet Rosemary
Liriope gigantea Lily Turf
Pennisetum spathiolatum Slender Veldt Grass
Chenopodium lectornum Small Cape Rush
Carex Divulsa Berkeley Sedge
Festuca o glauca NCN
5 Gal 5 Gal 5 Gal 5 Gal 5 Gal 5 Gal 1 Gal 5 Gal 1 Gal 5 Gal 5 Gal 5 Gal 5 Gal 5 Gal 5 Gal 5 Gal 1 Gal 1 Gal 1 Gal 5 Gal 5 Gal 5 Gal 5 Gal 5 Gal 5 Gal 5 Gal
3' x 3' 3' x 3' 3' x 3' 6' x 3' 6' x 6' 3' x 4' 3' x 2' 3' x 2' 5' x 5' 3' x 4' 3' x 3' 3' x 4' 2' x 2' 2' x 2' 6' x 6' 2' x 2' 2' x 2' 2' x 2' 2' x 2' 2' x 2' 2' x 2' 2' x 2' 2' x 3' 5' x 5' 1' x 2' 1' x 2' 1' x 2' 1' x 2' 1' x 2' 1' x 2' 1' x 2'
Low Low Low Moderate Moderate Moderate Moderate Moderate Moderate Low High Low Moderate Moderate Moderate Moderate Low Low Low Moderate Moderate Low Low
Striking Succulents Medium/Low Shrubs Medium Accent Flowering Accent Ground Covers Mounding Ornamental Grass
2,568 SF

BRUSH MANAGEMENT ZONE ONE: TREES
SYMBOL BOTANICAL NAME COMMON NAME SIZE HT/ SPREAD WULCOS FORM / FUNCTION QTY.
Brush Management Large Tree (Permanent Irrigation System)
Pinus torreyana Torrey Pine
100% 24" Box 30'-55'
Low Canopy 7
Brush Management Vertical Tree (Permanent Irrigation System)
Lynothamnus f. ssp. asplenifolius Catalina Ironwood
100% 24" Box 30'-40'
Low Vertical Accent/Screen 8
Brush Management Architectural Tree (Permanent Irrigation System)
Lophostemon confertus Brisbane Box
100% 24" Box 30'-45'
Moderate Architectural Screen 7
Brush Management Small Tree (Permanent Irrigation System)
Malosma laurina Laurel Sumac
Rhus ovata Sugar Brush
Heteromeles arbutifolia Toyon
Xylococcus bicolor Mission Manzanita
100% 24" Box 15'-25' 15'-30'
Very Low Very Low Very Low Very Low
Small Accent / Canopy 12

BRUSH MANAGEMENT ZONE ONE: PLANTING
Shrubs & Groundcovers (Permanent Irrigation System)
Agave Americana American Agave
Rhamnus alaternus Italian Buckthorn
Xylococcus bicolor Mission Manzanita
1 Gal. 1 Gal.
10' x 7' 10'-15' x 10' 10' x 10'
Very Low Low Very Low
Accent Shrubs 9,100 SF
Antigonon leptopus Coral Vine
Bougainvillea Spp. Bougainvillea
Callisium Macrolopha Yellow Orchid Vine
5 Gal. 5 Gal. 5 Gal.
Low Low Low
Climbing Screen

BRUSH MANAGEMENT ZONE TWO: TREES
Brush Management Hilltop Tree (Temporary Irrigation System for Plant Establishment)
Pinus torreyana Torrey Pine
100% 24" Box 40' 40' x 25' 30' x 30'
Low Canopy Accent 6
Platanus racemosa California Sycamore
Moderate
Quercus agrifolia Coast Live Oak
Vary Low
Heteromeles arbutifolia Toyon
Malosma laurina Laurel Sumac
Rhus integrifolia Lemonade Berry
Rhus ovata Sugar Bush
Xylococcus bicolor Mission Manzanita
Quercus berberidifolia Scrub Oak
100% 24" Box 25'-50' 30'-50' 10'-25'
Very Low Very Low Very Low Very Low Very Low Very Low
Low Screen 8

BRUSH MANAGEMENT ZONE TWO: PLANTING
Shrubs & Groundcovers as part of MHPA (Temporary Irrigation System for Plant Establishment)
Adenostoma fasciculatum Chamise
Artemisia californica California Sagebrush
Diplocycus aurantiacus Bush Monkey Flower
Eriogonum fasciculatum Buckwheat
Salvia mellifera Black Sage
Nassella pulchra Purple Needle Grass
1 Gal. 1 Gal. 1 Gal. 1 Gal. 1 Gal.
10' x 15' 20'
Very Low Very Low Very Low Very Low Very Low
Shrubs 7,732 SF (50% of area to be Planted)

MHPA EXISTING PLANTING (Southern Mixed Chaparral, Tier IIIA)
Shrubs & Groundcovers (Non Irrigated)
Salvia mellifera Black Sage
Diplocycus aurantiacus Monkey Flower
Artemisia californica California Sagebrush
Acacia redolens Vanilla Scented Wattle
Pennisetum villosum Feathertop grass
Nerium oleander Oleander
Carpobrotus edulis Freeway Iceplant
Mesembryanthemum nodiflorum Slender-leaved Iceplant
Rhus integrifolia Lemonade-berry
Quercus berberidifolia Scrub Oak
Xylococcus bicolor Mission Manzanita
Agave Americana American Agave
Adenostoma fasciculatum Chamise
Eucalyptus spp. Eucalyptus
Melaleuca viminalis Weeping Bottlebrush
Washingtonia robusta Mexican Fan Palm
Phoenix dactylifera Date Palm
Existing plant material shall be identified and verified.
Very Low Very Low Very Low Very Low Low Low Very Low Very Low Very Low Low
Protect in Place Protect in Place To Be Removed To Be Removed To Be Removed To Be Removed To Be Removed
41,822 SF



431 Glamorgan Street, First Floor | Laguna Beach, CA 92651 | T 949.502.4500 | F 949.502.4510
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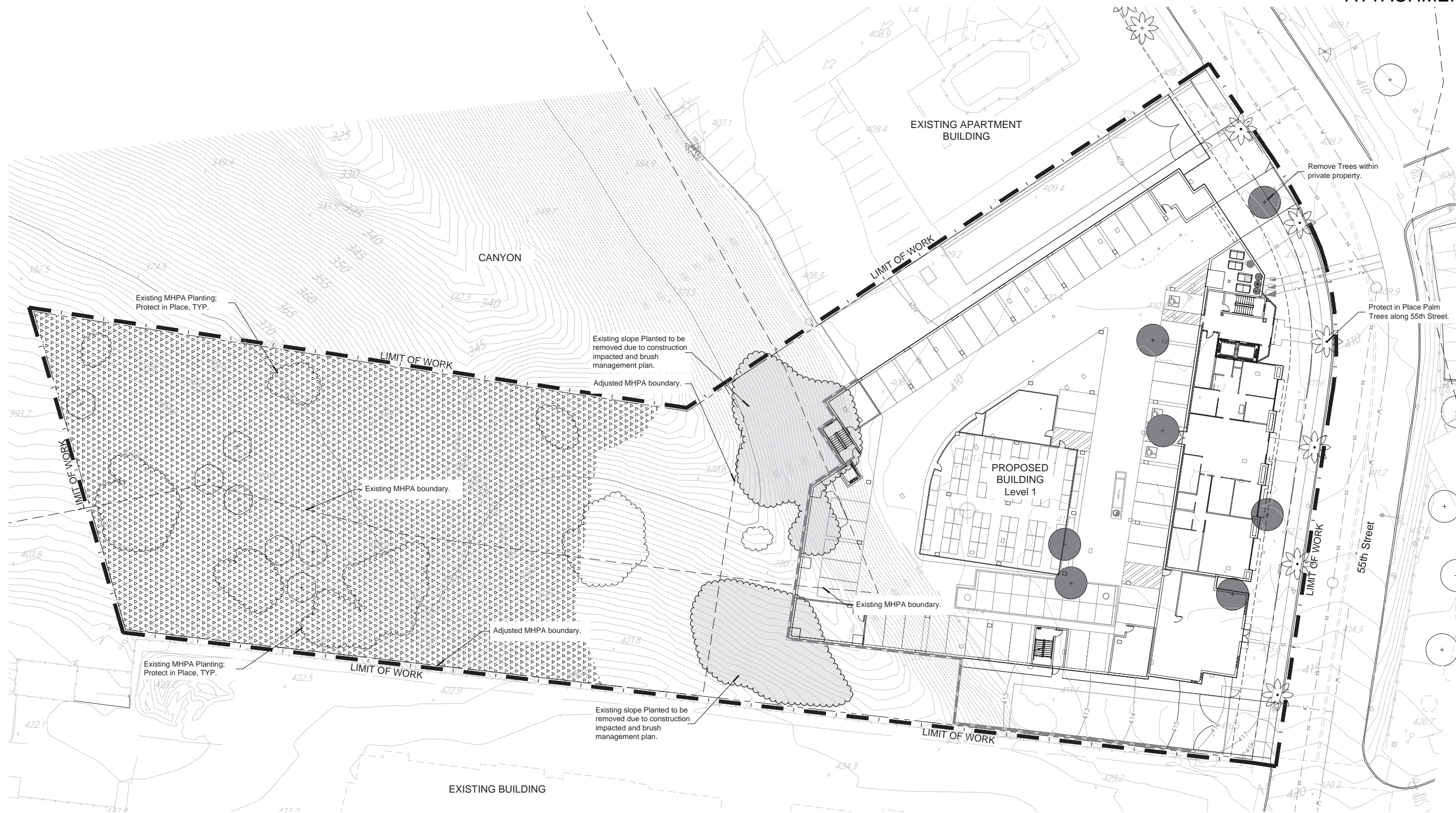
ORIGINAL DRAWING PREPARATION DATE: 8/22/2019

REVISION DATE(S): 11/01/2019 03/30/2020 07/02/2020 10/12/2020

Legends & Notes

L0.1





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**COLLEGE VIEW APARTMENTS**  
 SAN DIEGO, CALIFORNIA # 2018-0195

SCHEMATIC DESIGN



0 10 20 40  
 Scale: 1" = 20'-0"

ORIGINAL DRAWING  
 PREPARATION DATE:  
 8/22/2019

REVISION DATE(S):  
 11/01/2019  
 03/30/2020  
 07/02/2020  
 10/12/2020

Tree Diagram  
 & Vegetation Plan

L0.2



BRUSH MANAGEMENT ZONE ONE: TREES		
SYMBOL	BOTANICAL NAME	COMMON NAME
Brush Management Large Tree (Permanent Irrigation System)		
	Pinus torreyana	Torrey Pine
Brush Management Vertical Tree (Permanent Irrigation System)		
	Lyonothamnus f. ssp. asplenifolius	Catalina Ironwood
Brush Management Architectural Tree (Permanent Irrigation System)		
	Lophoslemon conferta	Brisbane Box
Brush Management Small Tree (Permanent Irrigation System)		
	Malosma laurina Rhus ovata Heteromeles arbutifolia Xylococcus bicolor	Laurel Sumac Sugar Bush Toyon Mission Manzanita

BRUSH MANAGEMENT ZONE TWO: TREES		
Brush Management Hilltop Tree (Temporary Irrigation System for Plant Establishment)		
	Pinus torreyana	Torrey Pine
	Platanus racemosa	California Sycamore
	Quercus agrifolia	Coast Live Oak
Brush Management Screen Tree		
	Heteromeles arbutifolia Malosma laurina Rhus integrifolia Rhus ovata Xylococcus bicolor Quercus berberidifolia	Toyon Laurel Sumac Lemonade Berry Sugar Bush Mission Manzanita Scrub Oak

BRUSH MANAGEMENT ZONE ONE: PLANTING		
Shrubs & Groundcovers (Permanent Irrigation System)		
	Agave Americana Rhamnus alaternus Xylococcus bicolor	American Agave Italian Buckthorn Mission Manzanita
	Antigonon leptopus Bougainvillea Spp. Callaeum Macroptera	Coral Vine Sugarcane Yellow Orchid Vine

BRUSH MANAGEMENT ZONE TWO: PLANTING		
Shrubs & Groundcovers as part of MHPA (Temporary Irrigation System for Plant Establishment)		
	Adenostoma fasciculatum Artemisia californica Diplopis aurantiacus Eriogonum fasciculatum Salvia mellera Nassella pulchra	Chamise California Sagebrush Bush Monkey Flower Buckwheat Black Sage Purple Needle Grass

\*Plant List is conceptual and subject to change.

Table 142-04H

Zone	Standard Width	Provided Width
Zone One	35 - Feet	Varies: 35 - 53 Feet
Zone Two	65 - Feet	Varies: 38 - 65 Feet



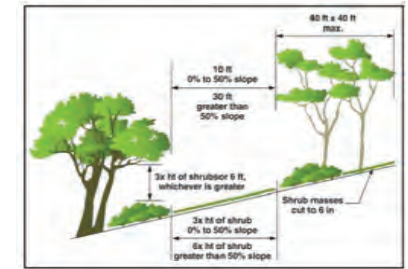
(f) The Zone Two width may be decreased by 1/2 feet for each 1 foot of increase in Zone One Width.

- (g) **Zone One Requirements:**
- 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.
  - 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, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
  - 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-resistant.
  - 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.
  - Permanent irrigation is required for all planting areas within Zone One except as follows:
    - When planting areas contain only species that do not grow taller than 24 inches in height, or
    - 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.
  - Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
  - Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

- (h) **Zone Two Requirements:**
- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
  - No structures shall be constructed in Zone Two.
  - Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
  - Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
  - The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
    - All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
    - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
    - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallon spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
    - Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
  - Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
  - Except as provided in Section 142.0412(h), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

- 3-1 Brush Management - Description**
- Fire Safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning native and naturalized vegetation, revegetation with low fuel volume planting or a combination of the two. Implementing brush management in an environment appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such transition will minimize the visual, biological and erosion impacts while reducing the risk of wildfire fires.
- 3-2 Brush Management - Requirements**
- 3.2-1 Basic Requirements - All Zones
- 3.2-1.01 For Zone Two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and Trimmings produce by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to maximum depth of 6 inches.
- 3.2-1.03 Trees and Large tree from shrubs (e.g., Oak, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

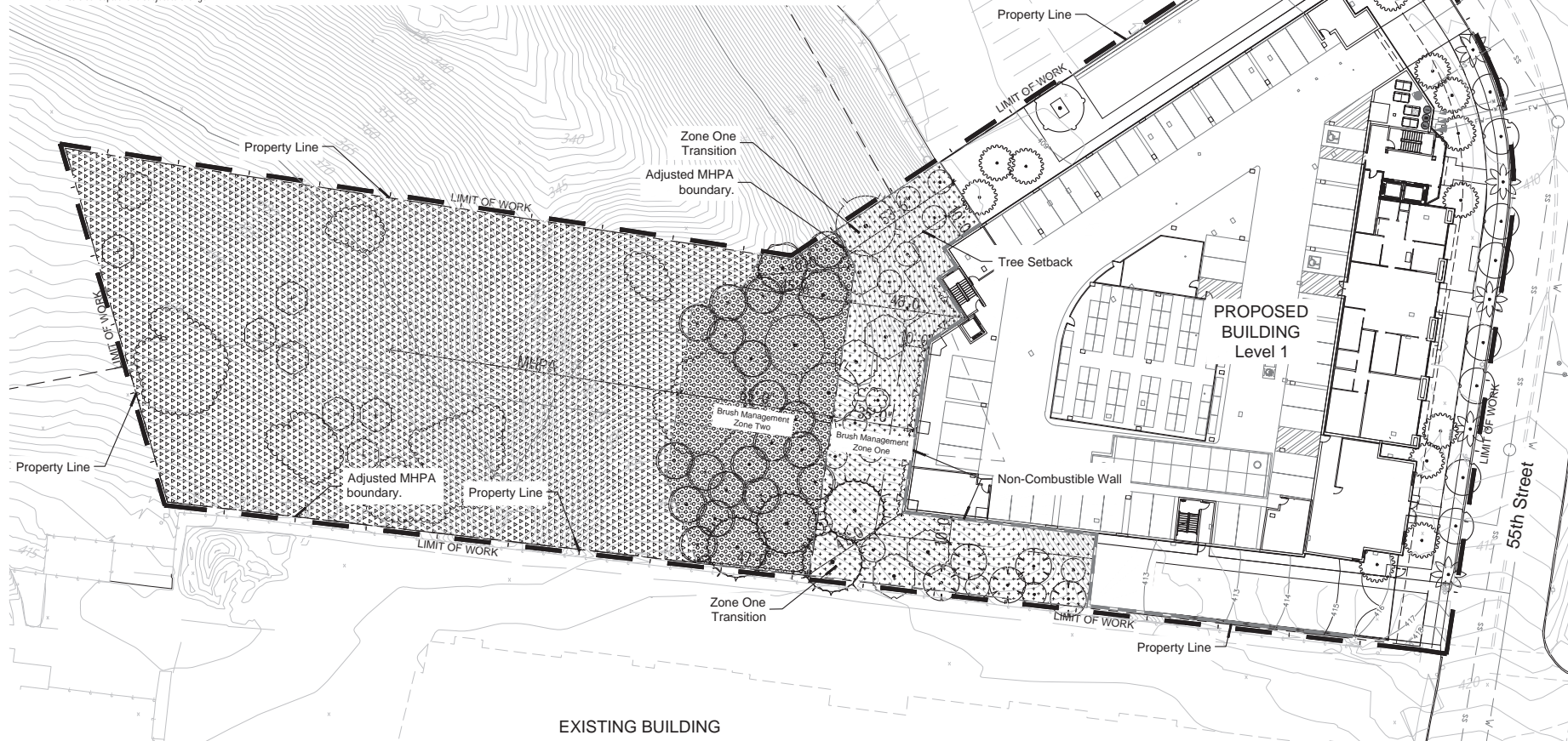
Figure 3-1 Pruning Trees to Provide Clearance for Brush Management



- 3.2-1.04 All plants or groupings except cacti, succulents, trees and tree form shrubs shall be separated by distance three times the height of the tallest adjacent plants (Figure 3-1).
- 3.2-1.05 Maximum coverage and area limitation as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements - All Structures
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix 'B')
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the trees mature spread.
- 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
- 3.2-3 Zone 2 Requirements - All Structures
- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

**Brush Management Maintenance Notes**

- General Maintenance - Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance; Zone 2: Seasonal Maintenance. Brush Management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1 - This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well-watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly, and all leaves should be removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2 - Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared, and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs are not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility - All landscaping / Brush Management within the Brush Management Zones(s) as shown on these plans shall be responsibility of the Property Owner. The Brush Management Zones areas shall be maintained free of debris and litter and all plant materials shall be maintained in a health growing condition.
- Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, Except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.



**Offsite Brush Management Note**

- Brush Management on adjacent properties shall be the responsibility of the adjacent property owner. For maintenance issues, contact the Fire Rescue Department Fire Hazard Advisor - Brush/Weed complaint line at (619) 533-4444.

**Long Term Maintenance Note**

- All required onsite landscape and Brush management as shown on these plans shall be maintained by the property owner. Offsite brush management on city open space shall be conducted by the Parks and Recreation Department, Open Space Division based on Priority Maps and Schedules determined by the Fire Rescue Department. Alternative, Owner may elect to obtain a Right-of-Entry Permit to perform seasonal Brush management in this area. Contact Park and Recreation Department, Open Space Division at (619) 685-1313.

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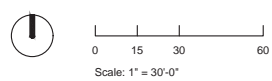
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**COLLEGE VIEW APARTMENTS**  
SAN DIEGO, CALIFORNIA # 2018-0195

SCHEMATIC DESIGN



ORIGINAL DRAWING  
PREPARATION DATE:  
8/22/2019

REVISION DATE(S):  
11/01/2019  
03/30/2020  
07/02/2020  
10/12/2020

Brush Management  
Diagram

L0.3





CONSTRUCTION LEGEND		
SYMBOL	DESCRIPTION	NOTES
1	Concrete Curb	Refer to Civil Plans
2	Enhanced Paving	On Grade
3	Concrete Paving	On Grade
4	Concrete Sidewalk	Per Streetscape Manual
5	Garage Entry	Refer to Civil Plans
6	Turf Block	Or Approved Equal
7	Emergency Vehicle Access Area	Refer to Civil Plans
8	Planted Parkway	Per Streetscape Manual
9	Perimeter Fence	Height: 6'-0" (On Grade)
10	Pool and Spa	On Podium
11	Raised Planters	Height: 30" Minimum (On Podium)
12	Retaining Wall	Height: 17'-8" Max. to 1'-0" Min. (On Grade)
13	Adjacent Retaining Wall	Existing
14	Enhanced Paving	On Podium
15	Top of Slope Line	Existing
16	MHPA Boundary	Existing
17	Property Line	--
18	Amenity Area	--
19	Pool Enclosure	Height: 5'-0" Minimum (On Podium)
20	Pool Shower	Refer to Arch. Plans
21	Street Light	Refer to Civil Plans
22	Fire Hydrants (3' Clear Per CFC 507.5.5)	Refer to Civil Plans
23	EVA Gate (Knox Box per SFD)	Height: 6'-0" (On Grade)
24	Access Gate (FOB Only)	Height: 6'-0" (On Grade)
25	Water Meter	Refer to Civil Plans
26	Adjusted MHPA	Proposed
27	Perimeter Fence	Height: 6'-0" (On Retaining Wall)
28	Bench	Street Furniture
29	Trash Receptacle	Street Furniture
30	Rolled Curb	Refer to Civil Plans

- NOTES**
- All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulation and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
  - A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
  - MINIMUM TREE SEPARATION DISTANCE:**  
Traffic signals/ Stop signs: 20 Feet  
Underground utility lines: 5 Feet (10 Feet for Sewer)  
Above ground utility structures: 10 Feet  
Driveway (Entries): 10 Feet  
Intersections (Intersecting Curb Lines of two streets): 25 Feet
  - Maintenance: Owner shall be responsible for the long term maintenance of all landscape areas. Landscape and irrigation areas in the public right of way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in healthy growing condition. Diseased or dead plant material shall be satisfactorily isolated or replaced per the conditions of permit.
  - An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

WATER USE LEGEND	
SYMBOL	DESCRIPTION
[Diagonal lines]	Low to Moderate Water Use
[Horizontal lines]	Moderate Water Use
[Dotted pattern]	Special Planting Water Use
[Dashed pattern]	Low Water Use
[Cross-hatch pattern]	Low Water Use (Temporary)
[Empty circle]	Non Irrigated

BRUSH MANAGEMENT ZONE ONE: TREES		
SYMBOL	BOTANICAL NAME	COMMON NAME
Brush Management Large Tree (Permanent Irrigation System)		
[Symbol]	Pinus torreyana	Torrey Pine
Brush Management Vertical Tree (Permanent Irrigation System)		
[Symbol]	Lyrothamhus f. ssp. asplenifolius	Catalina Ironwood
Brush Management Architectural Tree (Permanent Irrigation System)		
[Symbol]	Lophoslemon confertia	Brisbane Box
Brush Management Small Tree (Permanent Irrigation System)		
[Symbol]	Makosma laurina Rhus ovata Heteromeles arbutifolia Xylococcus bicolor	Laurel Sumac Sugar Brush Toyon Mission Manzanita

BRUSH MANAGEMENT ZONE ONE: PLANTING		
Shrubs & Groundcovers (Permanent Irrigation System)		
[Symbol]	Agave Americana Rhamnus alaternus Xylococcus bicolor	American Agave Italian Buckhorn Mission Manzanita
[Symbol]	Antigonon leptopus Bougainvillea Spp. Callaeum Macrocarpa	Coral Vine Bougainvillea Yellow Orchid Vine

BRUSH MANAGEMENT ZONE TWO: TREES		
Brush Management Hilltop Tree (Temporary Irrigation System for Plant Establishment)		
[Symbol]	Pinus torreyana	Torrey Pine
[Symbol]	Platanus racemosa	California Sycamore
[Symbol]	Quercus agrifolia	Coast Live Oak
Brush Management Screen Tree		
[Symbol]	Heteromeles arbutifolia Makosma laurina Rhus integrifolia Rhus ovata Xylococcus bicolor Quercus berberidifolia	Toyon Laurel Sumac Lemonade Berry Sugar Bush Mission Manzanita Scrub Oak

BRUSH MANAGEMENT ZONE TWO: PLANTING		
Shrubs & Groundcovers as part of MHPA (Temporary Irrigation System for Plant Establishment)		
[Symbol]	Adenosoloma fasciculatum Artemisia californica Diplopappus aurantiacus Eriogonum fasciculatum Salvia mellifera Nassella pulchra	Chamise California Sagebrush Bush Monkey Flower Buckwheat Black Sage Purple Needle Grass

MHPA EXISTING PLANTING (Southern Mixed Chaparral, Tier IIIA)		
Shrubs & Groundcovers (Non Irrigated)		
[Symbol]	Salvia mellifera Diplopappus aurantiacus Artemisia californica Acaacia reddiersii Pennisetum villosum Nerium oleander Carpobrotus edulis Mesembryanthemum nodiflorum	Black Sage Monkey Flower California Sagebrush Vanilla Scented Wattle Feathertop grass Oleander Freeway Iceplant Slender-leaved Iceplant
[Symbol]	Rhus integrifolia Quercus berberidifolia Xylococcus bicolor Agave Americana	Lemonadeberry Scrub Oak Mission Manzanita American Agave
[Symbol]	Adenosoloma fasciculatum Eucalyptus spp. Melaleuca viminalis Washingtonia robusta Phoenix dactylifera	Chamise Eucalyptus Weeping Bottlebrush Mexican Fan Palm Date Palm

PERIMETER TREES		
SYMBOL	BOTANICAL NAME	COMMON NAME
Street Tree		
[Symbol]	Tipuana lipu Koeleruteria species Syagrus romanoffiana Phoenix dactylifera Washingtonia	Tipu Tree Koeleruteria species Queen Palm Date Palm
Architectural Edge Tree		
[Symbol]	Koeleruteria paniculata Lophoslemon confertus Melaleuca quinquenervia Brachycton populneus Cupressus sempervirens	Golden Rain Tree Brisbane Box Paperbark Tree Kurrajong Italian cypress
Accent Tree		
[Symbol]	Jacaranda mimosifolia Magnolia grandiflora Olea europaea X Chitalpa tashkirensis	Jacaranda Southern Magnolia Olive NCN
Existing Trees (Protect in Place)		
[Symbol]	Washingtonia robusta (Located within ROW)	Mexican Fan Palm
Existing Trees (Removed)		
[Symbol]	Washingtonia robusta (Located within Private Property) Canopy Tree (Located within Private Property)	Mexican Fan Palm Canopy Tree

PERIMETER PLANTING (Plant Zone 10b)		
Shrubs & Groundcovers (Drip Irrigation System)		
[Symbol]	Agapanthus africanus 'Albus' Grevillea 'Noelii' Waxleaf Privet Pittosporum tobira Raphiolepis indica 'Clara' Raphiolepis umbellata 'Minor' Strelitzia reginae Callistemon c. 'Little John' Loropetalum c. 'Razzeberry' Philodendron x 'Kanadu' Raphiolepis indica 'Clara' Trachelospermum jasminoides Carissa macrocarpa 'Boxwood' Rosmarinus o. 'Huntington Carpet' Pennisetum spathulatum Carex pansa Carex pregracilis Juncus patens Lomandra 'Breeze Dwarf'	White Lily of the Nile NCN Waxleaf Privet Dwarf Mock Orange Indian Hawthorn Dwarf Yeddo Hawthorn Bird of Paradise Lemon Bottlebrush Razzeberry Loropetalum Xanadu Philodendron Indian Hawthorn Star Jasmine Carissa Rosemary Slender Willow Grass Sand Dune Sedge Slender Sedge California Gray Rush Dwarf Matt Rush
EVA Turf Block (Spray Irrigation System)		
[Symbol]	TURF - MARATHON II BANDERA BERMUDDA	TURF - MARATHON II BANDERA BERMUDDA

PODIUM TREES		
Accent Tree		
[Symbol]	Cinnamomum camphora Olea europaea Jacaranda mimosifolia Ulmus parvifolia 'Allee'	Camphor Tree Olive Jacaranda Chinese Evergreen Elm
Foundation Tree		
[Symbol]	Arbutus 'Marina' Agonix flexuosa Cupressus sempervirens Lophoslemon confertus Pyrus kawakamii	Marina Arbutus Australian Willow Myrtle Italian cypress Brisbane Box Evergreen Pear

PODIUM PLANTING (Plant Zone 10b)		
Shrubs & Groundcovers (Spray Irrigation System)		
[Symbol]	Agave attenuata 'Nova' Agave 'Blue Glow' Grevillea 'Noelii' Ligustrum japonica 'Texanum' Raphiolepis indica 'Clara' Strelitzia reginae Trachelospermum asiaticum Trachelospermum jasminoides Carissa macrocarpa 'Tuttle' Phormium 'Apricot Queen' Loropetalum c. 'Razzeberry' Philodendron x 'Kanadu' Laurus nobilis Alpinia zenibel 'Variegata' Arbutus unedo 'Compacta' Raphiolepis indica 'Ballarina' Nephrolepis cordifolia Pittosporum tobira Rosa 'Iceberg' Bougainvillea 'Oo La La' Rosmarinus 'Huntington Carpet' Linopse gigantea Pennisetum spathulatum Chondropetalum leclorum Carex Divalva Festuca o. glauca	Nova Foxtail Agave Blue Glow Agave NCN Waxleaf Privet Indian Hawthorn Bird of Paradise Asian Star Jasmine Star Jasmine Tuttle Carissa Apricot Queen New Zealand Fl Razzeberry Loropetalum Xanadu Philodendron Sweet Bay Variegated Shell Ginger Compact Strawberry Tree Dwarf India Hawthorn Sword Fern Dwarf Mock Orange White Shrub Rose Bougainvillea Huntington Carpet Rosemary Lily Turf Slender Yoldi Grass Small Cape Rush Berkeley Sedge NCN

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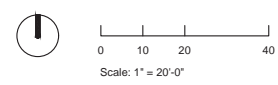


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**COLLEGE VIEW APARTMENTS**  
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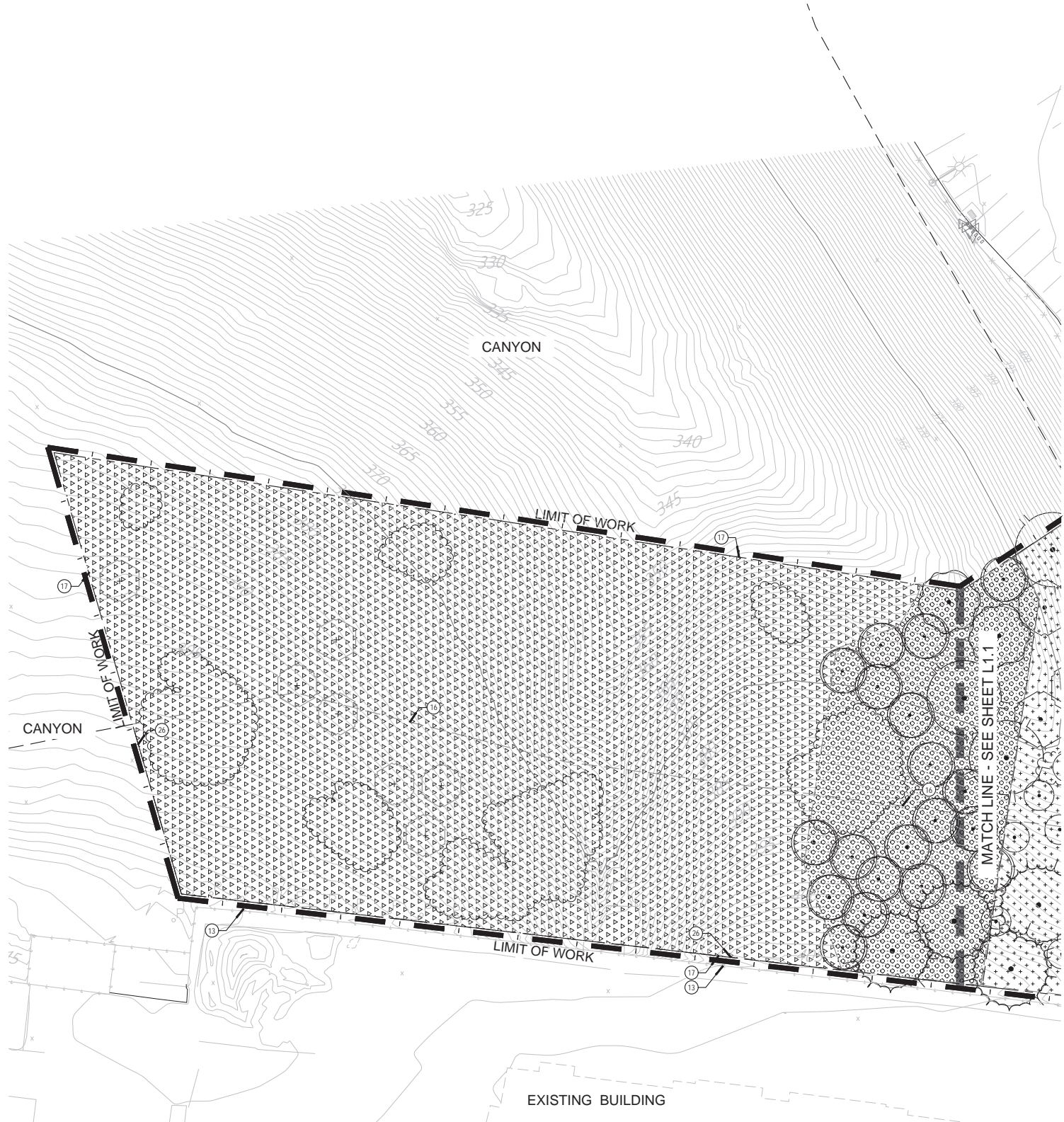


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PREPARATION DATE:  
8/22/2019  
  
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07/02/2020  
10/12/2020

Landscape Plan

L1.1





CONSTRUCTION LEGEND		
SYMBOL	DESCRIPTION	NOTES
1	Concrete Curb	Refer to Civil Plans
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3	Concrete Paving	On Grade
4	Concrete Sidewalk	Per Streetscape Manual
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11	Raised Planters	Height: 30" Minimum (On Podium)
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16	MHPA Boundary	Existing
17	Property Line	--
18	Amenity Area	--
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- NOTES**
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  - Maintenance: Owner shall be responsible for the long term maintenance of all landscape areas. Landscape and irrigation areas in the public right of way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of permit.
  - An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected.

WATER USE LEGEND	
SYMBOL	DESCRIPTION
	Low to Moderate Water Use
	Moderate Water Use
	Special Planting Water Use
	Low Water Use
	Low Water Use (Temporary)
	Non Irrigated

BRUSH MANAGEMENT ZONE ONE: TREES		
SYMBOL	BOTANICAL NAME	COMMON NAME
Brush Management Large Tree (Permanent Irrigation System)		
	Pinus torreyana	Torrey Pine
Brush Management Vertical Tree (Permanent Irrigation System)		
	Lyrothamnus f. ssp. asplenifolius	Catalina Ironwood
Brush Management Architectural Tree (Permanent Irrigation System)		
	Lophosomon conferta	Brisbane Box
Brush Management Small Tree (Permanent Irrigation System)		
	Malosma laurina Rhus ovata Heteromeles arbutifolia Xylococcus bicolor	Laurel Sumac Sugar Bush Toyon Mission Manzanita

BRUSH MANAGEMENT ZONE ONE: PLANTING		
Shrubs & Groundcovers (Permanent Irrigation System)		
	Agave Americana Rhamnus alaternus Xylococcus bicolor	American Agave Italian Buckhorn Mission Manzanita
	Antigonon leptopus Bougainvillea Spp. Callaeum Macroclera	Coral Vine Bougainvillea Yellow Orchid Vine

BRUSH MANAGEMENT ZONE TWO: TREES		
Brush Management Hilltop Tree (Temporary Irrigation System for Plant Establishment)		
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	Platanus racemosa	California Sycamore
	Quercus agrifolia	Coast Live Oak
Brush Management Screen Tree		
	Heteromeles arbutifolia Malosma laurina Rhus integrifolia Rhus ovata Xylococcus bicolor Quercus berberidifolia	Toyon Laurel Sumac Lemonade Berry Sugar Bush Mission Manzanita Scrub Oak

BRUSH MANAGEMENT ZONE TWO: PLANTING		
Shrubs & Groundcovers as part of MHPA (Temporary Irrigation System for Plant Establishment)		
	Adenostoma fasciculatum Artemisia californica Diplocis aurantiaca Eriogonum fasciculatum Salvia mellifera Nassella pulchra	Chamise California Sagebrush Bush Monkey Flower Buckwheat Black Sage Purple Needle Grass

MHPA EXISTING PLANTING (Southern Mixed Chaparral, Tier IIIA)		
Shrubs & Groundcovers (Non Irrigated)		
	Salvia mellifera Diplocis aurantiacus Artemisia californica Acacia redolens Pennisetum villosum Verum oleander Carpobrotus edulis Mesembryanthemum nodiflorum	Black Sage Monkey Flower California Sagebrush Vanilla Scented Wattle Feathertop grass Oleander Freeway Iceplant Slender-leaved Iceplant
	Rhus integrifolia Quercus berberidifolia Xylococcus bicolor Agave Americana	Lemonadeberry Scrub Oak Mission Manzanita American Agave
	Adenostoma fasciculatum Eucalyptus spp. Melaleuca viminalis Washingtonia robusta Phoenix dactylifera	Chamise Eucalyptus Weeping Bottlebrush Mexican Fan Palm Date Palm

PERIMETER TREES		
SYMBOL	BOTANICAL NAME	COMMON NAME
Street Tree		
	Tipuana lipu Koeleria species Syagrus romanoffiana Phoenix dactylifera "Bismarck"	Tipu Tree Koeleria species Queen Palm Date Palm
Architectural Edge Tree		
	Koeleria paniculata Lophosomon confertus Melaleuca quinquenervia Brachycton populneus Cupressus sempervirens	Golden Rain Tree Brisbane Box Paperbark Tree Kurrajong Italian cypress
Accent Tree		
	Jacaranda mimosifolia Magnolia grandiflora Olea europaea X Chilpa tashkeulensis	Jacaranda Southern Magnolia Olive NCN
Existing Trees (Protect In Place)		
	Washingtonia robusta * (Located within ROW)	Mexican Fan Palm
Existing Trees (Removed)		
	Washingtonia robusta * (Located within Private Property) Canopy Tree * (Located within Private Property)	Mexican Fan Palm Canopy Tree

PERIMETER PLANTING (Plant Zone 10b)		
Shrubs & Groundcovers (Drip Irrigation System)		
	Agapanthus africanus 'Albus' Grevillea 'Noell' Ligustrum japonica 'Texanum' Pittosporum tobira Raphiolepis indica 'Clara' Raphiolepis umbellata 'Minor' Streitzia reginae Callistemon c. 'Little John' Loropetalum c. 'Razzeberry' Philodendron x 'Xanadu' Raphiolepis indica 'Clara' Trachelospermum jasminoides Carissa macrocarpa 'Boxwood' Rosmarinus o. 'Huntington Carpet' Pennisetum spathulatum Carex pansa Carex pregracilis Juncus patens Lomandra 'Breeze Dwarf'	White Lily of the Nile NCN Waxleaf Privet Dwarf Mock Orange Indian Hawthorn Dwarf Yeddo Hawthorn Bird of Paradise Lemon Bottlebrush Razzeberry Loropetalum Xanadu Philodendron Indian Hawthorn Star Jasmine Carissa Rosemary Slender Veidt Grass Sand Dune Sedge Slender Sedge California Gray Rush Dwarf Matt Rush
EVA Turf Block (Spray Irrigation System)		
	TURF - 'MARATHON II' BANDERA BERMUDA	TURF - 'MARATHON II' BANDERA BERMUDA

PODIUM TREES		
Accent Tree		
	Cinnamomum camphora Olea europaea Jacaranda mimosifolia Ulmus parvifolia 'Alba'	Camphor Tree Olive Jacaranda Chinese Evergreen Elm
Foundation Tree		
	Arbutus 'Marina' Agonix flexuosa Cupressus sempervirens Lophosomon confertus Pyrus kawakami	Marina Arbutus Australian Willow Myrtle Italian cypress Brisbane Box Evergreen Pear

PODIUM PLANTING (Plant Zone 10b)		
Shrubs & Groundcovers (Spray Irrigation System)		
	Agave attenuata 'Nova' Agave 'Blue Glow' Grevillea 'Noell' Ligustrum japonica 'Texanum' Raphiolepis indica 'Clara' Streitzia reginae Trachelospermum asiaticum Trachelospermum jasminoides Carissa macrocarpa 'Tuttle' Phormium 'Apricot Queen' Loropetalum c. 'Razzeberry' Philodendron x 'Xanadu' Laurus Nobilis Alpinia zerumbet 'Variegata' Arbutus unedo 'Compacta' Raphiolepis indica 'Ballarina' Nepenthes cordifolia Pittosporum tobira Rosa 'Iceberg' Bougainvillea 'Oo La La' Rosmarinus 'Huntington Carpet' Linopie gigantea Pennisetum spathulatum Chondropetalum leclorum Carex Divisa Festuca o. glauca	Nova Foxtail Agave Blue Glow Agave NCN Waxleaf Privet Indian Hawthorn Bird of Paradise Asian Star Jasmine Star Jasmine Tuttle Carissa Apricot Queen New Zealand Fl. Razzeberry Loropetalum Xanadu Philodendron Sweet Bay Variegated Shell Ginger Compact Strawberry Tree Dwarf India Hawthorn Sword Fern Dwarf Mock Orange White Shrub Rose Bougainvillea Huntington Carpet Rosemary Lily Turf Slender Veidt Grass Small Cape Rush Berkeley Sedge NCN

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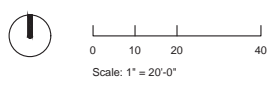
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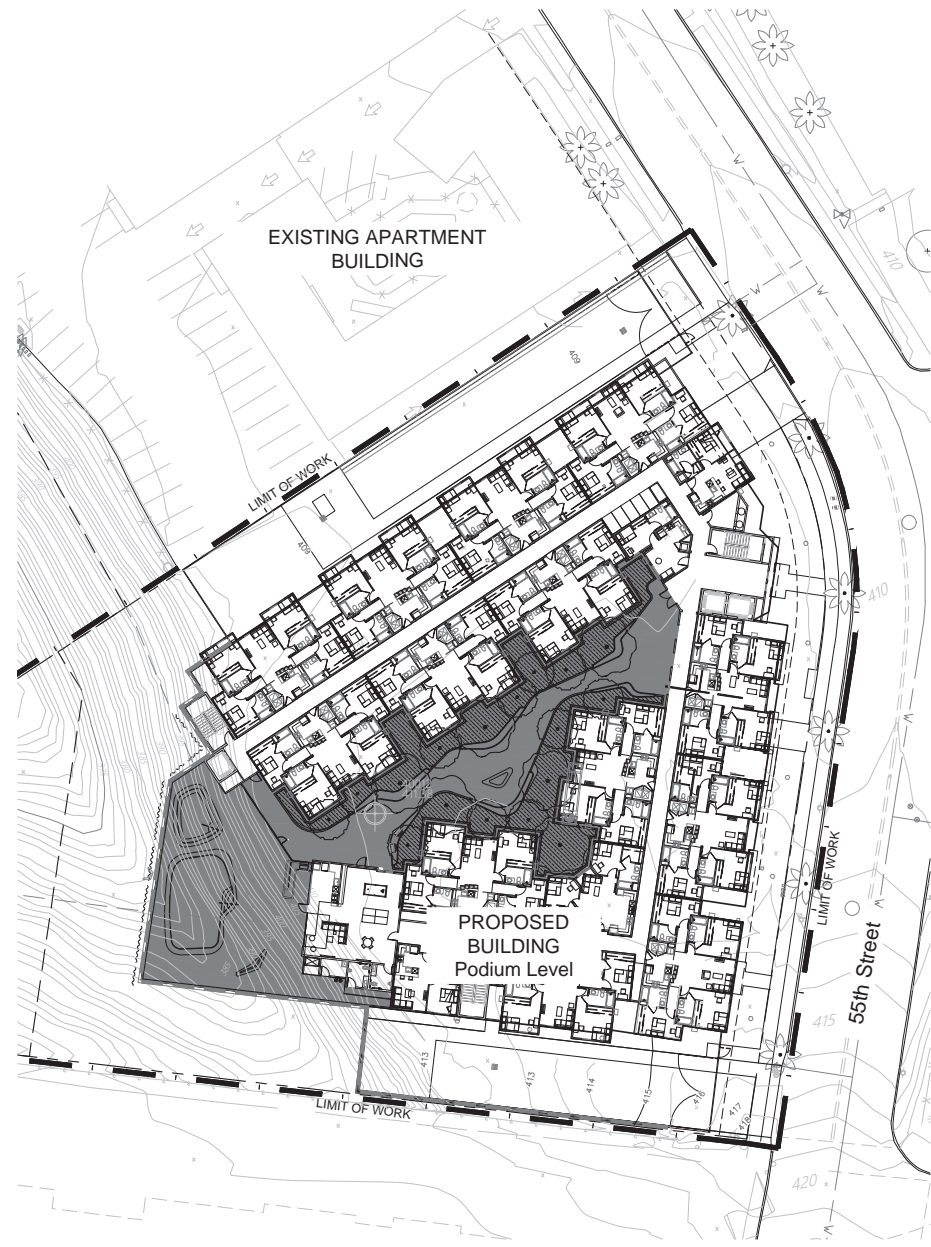
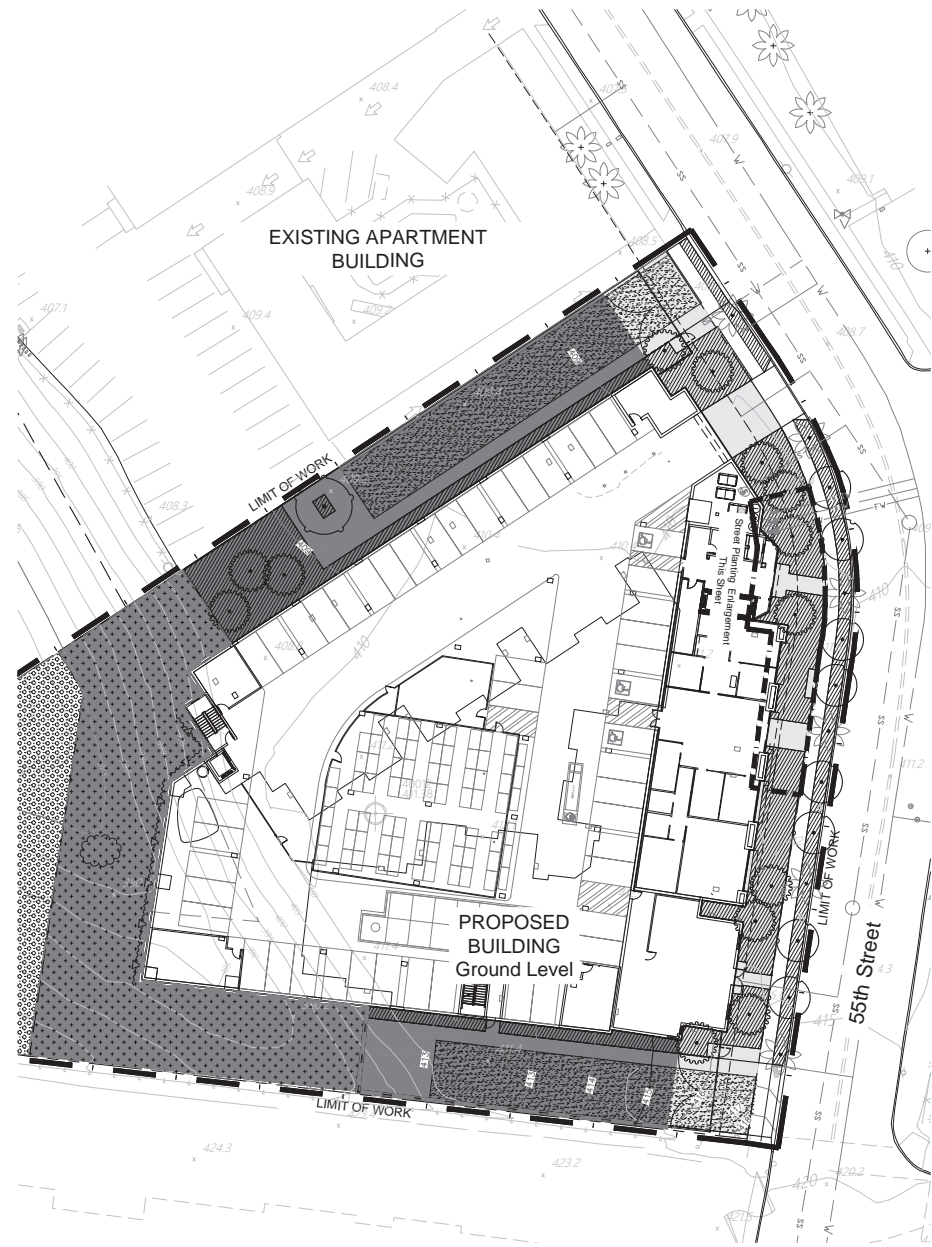


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11/01/2019  
03/30/2020  
07/02/2020  
10/12/2020

Landscape Plan

L1.2





WATER USE LEGEND	
SYMBOL	DESCRIPTION
[Diagonal lines]	Low to Moderate Water Use 7,221 sq.ft.
[Cross-hatch]	Moderate Water Use 2,568 sq.ft.
[Dotted]	Special Planting Water Use 5,242 sq.ft.
[Stippled]	Low Water Use 9,100
[Dotted with circles]	Low Water Use (Temporary Irr.) 7,732
[Empty]	Not Irrigated

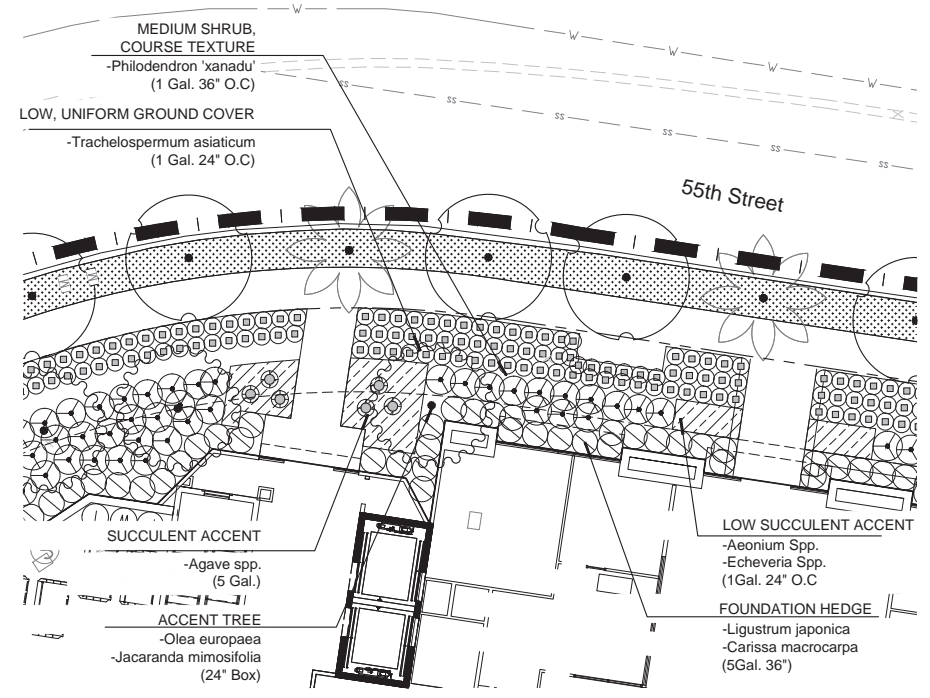
LANDSCAPE WATER USE CALCULATIONS							
DESCRIPTION	MAWA	ETWU	HYDROZONES				
			Moderate	Low	Pool/Spa	Special	
Total Landscape Area	19,737		4,373	14,516	848	NA	NA
Special Landscape Area (SLA)	12,974	NA	NA	NA	NA	5,242	7,732
Irrigation Efficiency (IE)	NA	Irrigation Efficiency (IE)	.85	.85	1	NA	NA
Reference Evapotranspiration (Eto)	47	Ref ET (Eto)	47	47	47	47	47
Plant Factor (PF)	NA	Plant Factor (PF)	5	2	7	1	1
Conversion Factor (In to Gall)	.62	Conversion Factor	.62	.62	.62	.62	.62
Eto x IE x PF x Land Area	694,387	Eto x .62 (ETAF x LA)	-	-	-	-	-
Total Gallons per year	694,387		75,183	101,519	17,298	152,752	225,310

TOTAL USAGE: 572,062 GALLONS/YEAR

LANDSCAPE CALCULATION AREA DIAGRAM LEGEND	
[Thick black line]	Inside Street Yard (VUA) Area: 0 S.F.
[Thin black line]	Outside Street Yard (VUA) Area: 0 S.F.
[Grey fill]	Street Yard Area: 5,888 S.F.
[White fill]	Remaining Yard Area: 27,614 S.F.

\*Brush Management Zones and MHPA Not Applicable Area:  
29,262 S.F.

LANDSCAPE CALCULATIONS:		
<b>Vehicle Use Area Inside Street Yard (VUA): NA</b>		
Total Area: 0 S.F.	Provided: 0 S.F.	Excess Area Provided: 0 S.F.
Planting Area Required: 0 PTS.	Planting Area Provided: 0 PTS.	Excess Points Provided: 0 PTS.
<b>Vehicle Use Area Outside Street Yard (VUA): NA</b>		
Total Area: 0 S.F.	Provided: 0 S.F.	Excess Area Provided: 0 S.F.
Planting Area Required: 0 PTS.	Planting Area Provided: 0 PTS.	Excess Points Provided: 0 PTS.
<b>Street Yard:</b>		
Total Area: 5,888 S.F.	Provided: 3,572 S.F.	Excess Area Provided: 628 S.F.
Planting Area Required: 2,944 S.F.	Planting Area Provided: 851 PTS.	Excess Points Provided: 556 PTS.
<ul style="list-style-type: none"> <li>Total Points Achieved Through Trees: 180</li> <li>24" Box Tree (9 x 20 PTS Each)</li> </ul>		
<b>Remaining Yard:</b>		
Total Area: 27,614 S.F.	Provided: 10,747 S.F.	Excess Area Provided: 10,747 S.F.
Planting Area Required: NA	Planting Area Provided: 2,037 PTS.	Excess Points Provided: 1,977 PTS.
<ul style="list-style-type: none"> <li>Total Points Achieved Through Trees: 1,160</li> <li>24" Box Tree (48 x 20 PTS Each)</li> <li>36" Box Tree (2x 50 PTS Each)</li> <li>48" Box Tree (1 x 100 PTS Each)</li> </ul>		



Street Yard Planting Vignette  
1"=10'-0"

**EPTDESIGN**  
landscape architecture | urban design | planning  
401 Glenview Street, First Floor | Laguna Beach, CA 92651 | T 949.502.4500 | F 949.502.4510  
844 East Green Street, Ste. 201 | Pasadena, CA 91101 | T 626.795.2008 | F 626.795.2547  
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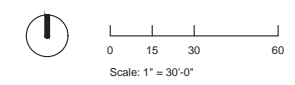


Architecture + Planning  
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Pierce Education Properties  
8880 Rio San Diego Drive, Suite 750  
San Diego, CA 92108

**COLLEGE VIEW APARTMENTS**  
SAN DIEGO, CALIFORNIA # 2018-0195

SCHEMATIC DESIGN



ORIGINAL DRAWING  
PREPARATION DATE:  
8/22/2019  
REVISION DATE(S):  
11/01/2019  
03/30/2020  
07/02/2020  
10/12/2020

Landscape  
Calculation Diagram

L2.0





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

# Ownership Disclosure Statement

**FORM  
DS-318**

**October 2017**

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

**Project Title:** College View Apartments **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 5420 55th Street, San Diego, CA 92115-1209

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 65-1239963  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: College View Apartments, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 1541 Loring Street  
 City: San Diego State: CA Zip: 92109  
 Phone No.: 858-414-3743 Fax No.: \_\_\_\_\_ Email: dorothy.rubin@gmail.com  
 Signature: *Dorothy Rubin* Date: 8/27/19  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: PEP-JSW SDSU, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 8880 Rio San Diego Drive, Suite 750  
 City: San Diego State: CA Zip: 92108  
 Phone No.: 619-297-0400 Fax No.: \_\_\_\_\_ Email: nsinger@pierceeducationproperties.com  
 Signature: *NSinger* Date: 8/27/19  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: PEP-JSW SDSU, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 8880 Rio San Diego Drive, Suite 750  
 City: San Diego State: CA Zip: 92108  
 Phone No.: 619-297-0400 Fax No.: \_\_\_\_\_ Email: nsinger@pierceeducationproperties.com  
 Signature: *NSinger* Date: 8/27/19  
 Additional pages Attached:  Yes  No

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 Upon request, this information is available in alternative formats for persons with disabilities.



**PEP-JSW SDSU, LLC**  
List of Members and Percentages

<u>Name and Address</u>	<u>Percentages</u>
PEP PARTNERS, L.P. 8880 Rio San Diego Drive, Suite 750 San Diego, CA 92108 Email: <a href="mailto:fpierce@pierceeducationproperties.com">fpierce@pierceeducationproperties.com</a>	50%
JS Western Holdings, LLC c/o Scott Tiano 15233 Ventura Blvd., Suite 316 Sherman Oaks, California 91403 Email: <a href="mailto:scott@jswestern.com">scott@jswestern.com</a>	50%