

ATTACHMENT 10

No changes to these previously approved plan sets are proposed by the PDP amendment application.

DEVELOPMENT SUMMARY - UNIT 10

Unit 10 Development Summary - Townhouse	Approved (Lots 1-7)	Proposed (Lot 7)
Total	23.41 AC (Lots 1-7)	3.57 AC (Lot 7)
Gross Floor Area (Area 10)	521,923 SF	31,621 SF
Proposed Lot Coverage	288,745 SF	27,064 SF
Landscape Area	111,037 SF	18,719 SF
Floor Area Summary		
Townhouses	19 units	22 units
Townhome A (Plan 1)	= 2,900 SF	= 1,278 SF
Townhome B (Plan 2)	13 units x 2,300 = 29,900 SF	9 units x 1,278 = 11,502 SF
Townhome C (Plan 3)	= 3,250 SF	= 1,494 SF
Townhome D (Plan 4)	**	= 1,709 SF
Townhome E (Plan 4)	**	5 x 1,709 = 8,545 SF
Townhome F (Plan 4)	**	= 2,610 SF
Townhome G (Plan 4)	**	1 x 2,610 = 2,610 SF
Multi Family (Affordable)	47 units	*
Flat Apartment	47 units x 1,380 SF = 64,905 SF	*
GFA Residential Total	114,305 SF	31,621 SF
Commercial		
Jr. Anchor 1	15,000 SF	*
Cinema	50,000 SF	*
Retail 1	17,500 SF	*
Retail 2	6,250 SF	*
Market Hall	10,500 SF	*
Grocery	21,000 SF	*
Fitness (Jr. Anchor 2)	35,000 SF	*
Hotel	54,000 SF	*
Jr. Anchor 3	13,000 SF	*
GFA Residential Total	222,250 SF	*
Office		
Office 1A, 1B	144,368 SF	*
Office 2	12,600 SF	*
Office 3	28,400 SF	*
GFA Office Total	185,368 SF	*
Parking Structures		
Parking Structures 1 West	207,240 SF	*
Parking Structures 2 Central	190,306 SF	*
Parking Structures 3 East	87,508 SF	*
Parking Structures Total	415,054 SF	*
Unit 10 GFA Total	521,923	31,621

SUMMARY OF REQUEST

- SUBSTANTIAL CONFORMANCE REQUEST TO PROJECT ENTITLED AS "MERGE 56"
- PROJECT NO. 360009
- VTM NO. 1266880
- PDP NO. 1266871
- SOP NO. 1266883
- CUP NO. 1263581
- SOP (CDS SOUTH) NO. 1353616
- TOTAL UNIT COUNTS REMAIN THE SAME FOR UNIT 5 (84 TOTAL).
- TOTAL UNIT COUNTS FOR UNIT 4 HAS CHANGED FROM 92 UNITS TO 65 UNITS.
- TOTAL UNIT COUNTS FOR UNIT 10 HAS CHANGED FROM 19 UNITS TO 22 UNITS.

LOT SUMMARY

- UNIT 4:
LOT 2 - 7 MULTI-FAMILY UNITS
LOT 4 - 37 MULTI-FAMILY UNITS
LOT 5 - 21 MULTI-FAMILY UNITS
LOT 6B - PRIVATE DRIVE 'O'
LOT 6E - PRIVATE DRIVE 'N'
LOT 6F - PRIVATE DRIVE 'P'
- UNIT 5:
LOTS 1-84 - SINGLE FAMILY UNITS
LOTS A,C,D - OPEN SPACE
LOT B - HOA
LOT CC - PRIVATE DRIVE 'O'
LOT FF - PRIVATE DRIVE 'P'
- UNIT 10:
LOT 7 - 22 MULTI-FAMILY UNITS

DEVELOPMENT SUMMARY - UNIT 5

Unit 5 Development Summary - SFD	Approved	Proposed
Total	11.43 AC (497,677 SF)	10.62 AC
Gross Floor Area (Area 5)	241,789 SF	224,262 SF
Proposed Lot Coverage	160,982 SF	140,120 SF
Landscape Area	6,278 SF	98,585 SF
Floor Area Summary		
Single Family Homes	84 units	84 units
Plan 1	1st Floor: 1,220 SF	1st Floor: 1,012 SF
	2nd Floor: 1,557 SF	2nd Floor: 1,513 SF
Unit Total	= 2,777 SF	= 2,525 SF
Plan 2	27 units x 2,777 SF = 74,979 SF	42 x 2,525 = 106,050 SF
	1st Floor: 1,270 SF	1st Floor: 1,143 SF
	2nd Floor: 1,628 SF	2nd Floor: 1,472 SF
Unit Total	= 2,898 SF	= 2,615 SF
Plan 3	29 units x 2,898 SF = 84,042 SF	20 x 2,615 = 52,300 SF
	1st Floor: 1,329 SF	1st Floor: 1,336 SF
	2nd Floor: 1,627 SF	2nd Floor: 1,660 SF
Unit Total	= 2,956 SF	= 2,996 SF
Plan 3 Total	28 units x 2,956 SF = 82,768 SF	22 x 2,996 = 65,912 SF
Total Unit 5 GFA Total	= 241,789 SF	224,262 SF

DEVELOPMENT SUMMARY - UNIT 4

Unit 4 Development Summary - Townhouse	Approved (Lots 1-5)	Proposed (Lots 2, 4, 5)
Total	7.68 AC (Lots 1-5)	3.79 AC (Lots 2, 4, 5) ***
Gross Floor Area (Area 4)	277,140 SF	118,182 SF
Proposed Lot Coverage	114,522 SF	86,337 SF
Landscape Area	41,119 SF	25,970 SF
Floor Area Summary		
Townhouses	92 units	65 units
Flat Apartments	1,795 SF	*
Townhome A (Plan 1)	= 2,300 SF	= 1,278 SF
Townhome B (Plan 2)	62 units x 2,300 SF = 142,600 SF	18 units x 1,278 SF = 23,004 SF
Townhome C (Plan 3)	= 3,250 SF	= 1,494 SF
Townhome D (Plan 4)	**	= 1,709 SF
Townhome E (Plan 4)	**	24 units x 1,709 SF = 41,016 SF
Townhome F (Plan 4)	**	= 2,610 SF
Townhome G (Plan 4)	**	4 units x 2,610 SF = 10,440 SF
GFA Residential Total	205,180 SF	118,182 SF
Commercial		
Retail 3 (Plan 4)	8,200 SF	*
Retail 4	8,000 SF	*
GFA Commercial Total	16,200 SF	*
Office		
Office 4A	38,460 SF	*
Office 4B	17,300 SF	*
GFA Office Total	55,760 SF	*
Parking Structures		
Parking Structure 4 (Office 4)	53,549	*

* NOT INCLUDED AS PART OF PROPOSED SCR
 ** NOT INCLUDED AS PART OF APPROVED TM
 *** TOTAL AREA DOES NOT INCLUDE LOT 1 OR 3 OF UNIT 4

PARKING SUMMARY

MULTI-FAMILY RESIDENTIAL	# UNITS APPROVED (VTM)	# UNITS PROPOSED (SCR)	RATIO	APPROVED REQUIRED PARKING (VTM)	PROPOSED REQUIRED PARKING (SCR)	APPROVED PROVIDED (VTM)	PROPOSED PROVIDED (SCR)
UNIT 4 TOWNHOUSES	92	65	2.25	207	146		
UNIT 10 TOWNHOUSES	19	22	2.25	43	50		
TOTAL MULTIFAMILY UNITS	111	87		250	196		
COMMON AREA PARKING (20% OF REQUIRED PARKING)			20%	50	40		
SUBTOTAL				300	236	300 (47 provided in parking structure)	236 (22 provided in parking structure)

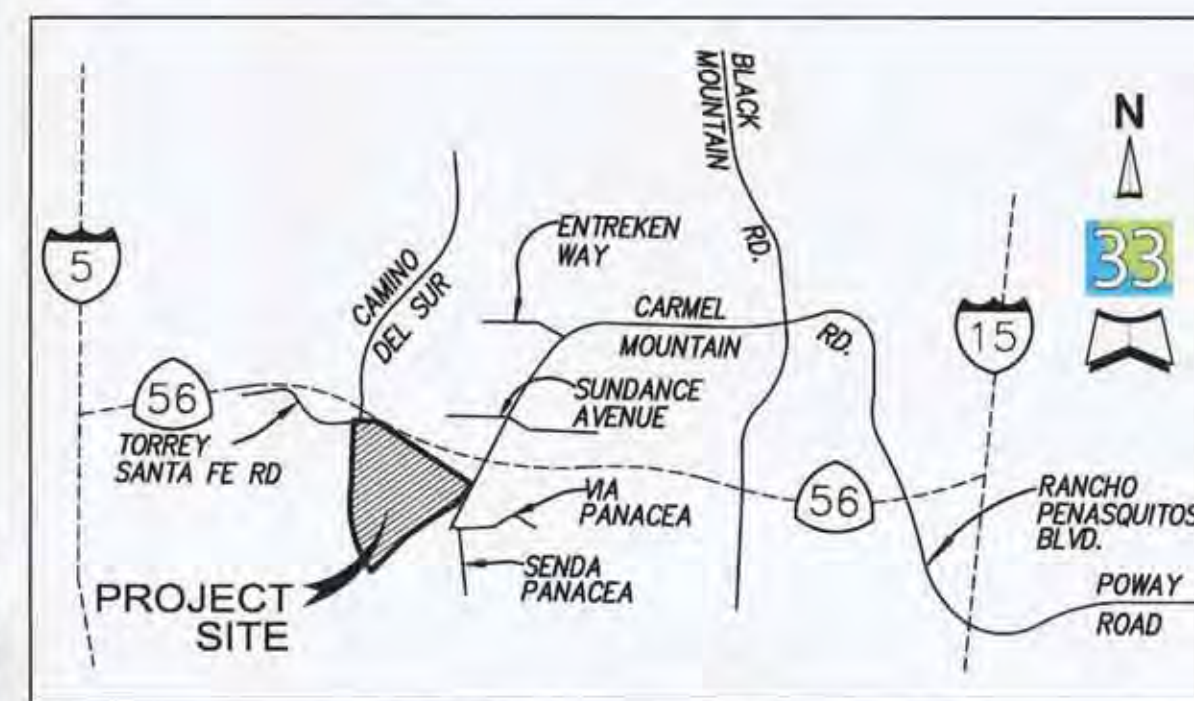
SINGLE FAMILY	# UNITS	RATIO	REQUIRED PARKING	APPROVED (VTM)	PROPOSED (SCR)
TOTAL UNIT 5 SFD	84	2	168		
COMMON AREA PARKING (20% OF REQUIRED PARKING)		20%	34		
SUBTOTAL			202	233	239

DENSITY:
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE
 NUMBER OF PROPOSED DWELLING UNITS PROPOSED PER THE SCR: 171

MERGE 56

SUBSTANTIAL CONFORMANCE REVIEW

CITY OF SAN DIEGO-PTS NO. 615111

VICINITY MAP
NO SCALELOT AREA SUMMARY
(SINGLE FAMILY RESIDENTIAL)

LOT	AREA (SF)	Lot Width 35ft Min.	Lot Depth 50ft Min.
1	5277	56'	58'
2	4381	58'	75'
3	4629	50'	75'
4	5909	63'	66'
5	4480	52'	75'
6	3923	49'	75'
7	4286	55'	75'
8	4616	55'	84'
9	4214	50'	84'
10	4437	53'	84'
11	4092	53'	77'
12	3894	50'	77'
13	4247	55'	77'
14	4177	55'	76'
15	3828	50'	76'
16	4002	52'	75'
17	3898	52'	75'
18	3842	48'	75'
19	4200	55'	75'
20	4386	50'	66'
21	3592	48'	75'
22	3939	52'	74'
23	5270	59'	72'
24	5401	54'	87'
25	5391	58'	78'
26	4481	54'	82'
27	4881	57'	85'
28	5659	60'	89'
29	5089	38'	65'
30	3985	48'	73'
31	3708	47'	73'
32	3978	53'	74'
33	4101	54'	73'
34	3887	49'	71'
35	5128	55'	63'
36	4378	57'	70'
37	3752	52'	72'
38	4209	55'	74'
39	4131	55'	72'
40	3756	52'	72'
41	4097	57'	72'
42	3977	53'	72'
43	3743	51'	72'
44	4096	56'	72'

LOT	AREA (SF)	Lot Width 35ft Min.	Lot Depth 50ft Min.
45	4509	53'	83'
46	3856	49'	77'
47	4612	62'	69'
48	4608	63'	76'
49	3722	47'	76'
50	4305	51'	81'
51	4624	52'	85'
52	3899	48'	78'
53	4870	63'	68'
54	4557	63'	68'
55	3929	48'	77'
56	4844	50'	83'
57	3875	52'	74'
58	3658	48'	76'
59	4792	63'	75'
60	5402	61'	85'
61	4076	48'	82'
62	4087	48'	64'
63	4142	51'	78'
64	3928	48'	81'
65	5273	61'	83'
66	4957	61'	76'
67	3818	48'	79'
68	4032	51'	79'
69	3999	50'	79'
70	3833	45'	80'
71	5166	61'	81'
72	6575	64'	95'
73	4156	45'	88'
74	4354	50'	78'
75	3358	45'	71'
76	3453	47'	73'
77	3556	46'	75'
78	3792	47'	77'
79	4064	48'	80'
80	5364	38'	86'
81	5543	35'	82'
82	4097	49'	78'
83	3861	50'	76'
84	3918	45'	76'
85	20072		
86	1419		
87	844		
88	24001		

HATCH KEY

- UNIT 4 BOUNDARY
- UNIT 5 BOUNDARY
- UNIT 10 BOUNDARY

UNIT ACREAGE SUMMARY

Lot #	Lot Size (SF)	AC.	Lot Description	GFA (SF)	Permitted FAR	Proposed FAR
Unit 4, Lot 2	17,208	0.40	Multi-Family	18,733		1.09
Unit 4, Lot 4	84,897	1.95	Multi-Family	126,071		1.48
Unit 4, Lot 5	62,880	1.44	Multi-Family	43,786		0.70
Unit 4, Lot 6B	68,567	1.57	Private Drive	-	N/A	
Unit 4, Lot 6E	9,495	0.22	Private Drive	-	N/A	
Unit 5, Lot A	364,812	8.37	Single Family	224,262		0.61
Unit 5, Lot A	20,072	0.46	Open Space	-	N/A	
Unit 5, Lot B	1,419	0.03	HOA	-	N/A	
Unit 5, Lot C	845	0.02	Open Space	-	N/A	
Unit 5, Lot D	24,001	0.55	Open Space	-	N/A	
Unit 5, Lot CC	38,596	0.89	Private Drive	-	N/A	
Unit 5, Lot FF	12,377	0.28	Private Drive	-	N/A	
Unit 10, Lot 7	68,231	1.57	Commercial/Multi-Family	46,576		0.89
Total	773,400	17.75		459,428		0.57

UNIT CONSTRUCTION TYPE/OCCUPANCY SUMMARY

Unit #	Type of Construction	Occupancy
4	Type I, II, III, IV, V (Varies)	Group B, Business (Retail, Offices, Etc.)
5	Type V	Group B, Residential (R-2 Multifamily), R-3 Single Family Townhome
10	Type I, II, III, IV, V (Varies)	Group B, Residential (R-2 Multifamily, R-3 Single Family Townhome)

OPEN SPACE SUMMARY

Approved			Proposed		
Common Open Space					
Lot #	Area (SF)	AC.	Lot #	Area (SF)	AC.
Unit 5, Lot V	3,240	0.07	---		
Unit 5, Lot W	6,278	0.14	Unit 5, Lot A	20,072	0.46
Unit 5, Lot X	4,298	0.10	Unit 5, Lot C	845	0.02
Unit 5, Lot Y	23,756	0.55	Unit 5, Lot D	24,001	0.55
Unit 10, Lot U	17,362	0.40	Unit 10, Lot 7	9,472	0.22
---			Unit 4, Lot 4	3,715	0.08
Total	54,934	1.26		58,105	1.33
Private Open Space					
Unit 5	31,791	0.73	Unit 5	84,675	1.9
Total	31,791	0.73		84,675	1.9

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Project Address:
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 SAN DIEGO, CA 92129

Project Name:
 MERGE 56

Sheet Title:
 PROPOSED TITLE SHEET

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
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 Revision 1: 8/27/2019

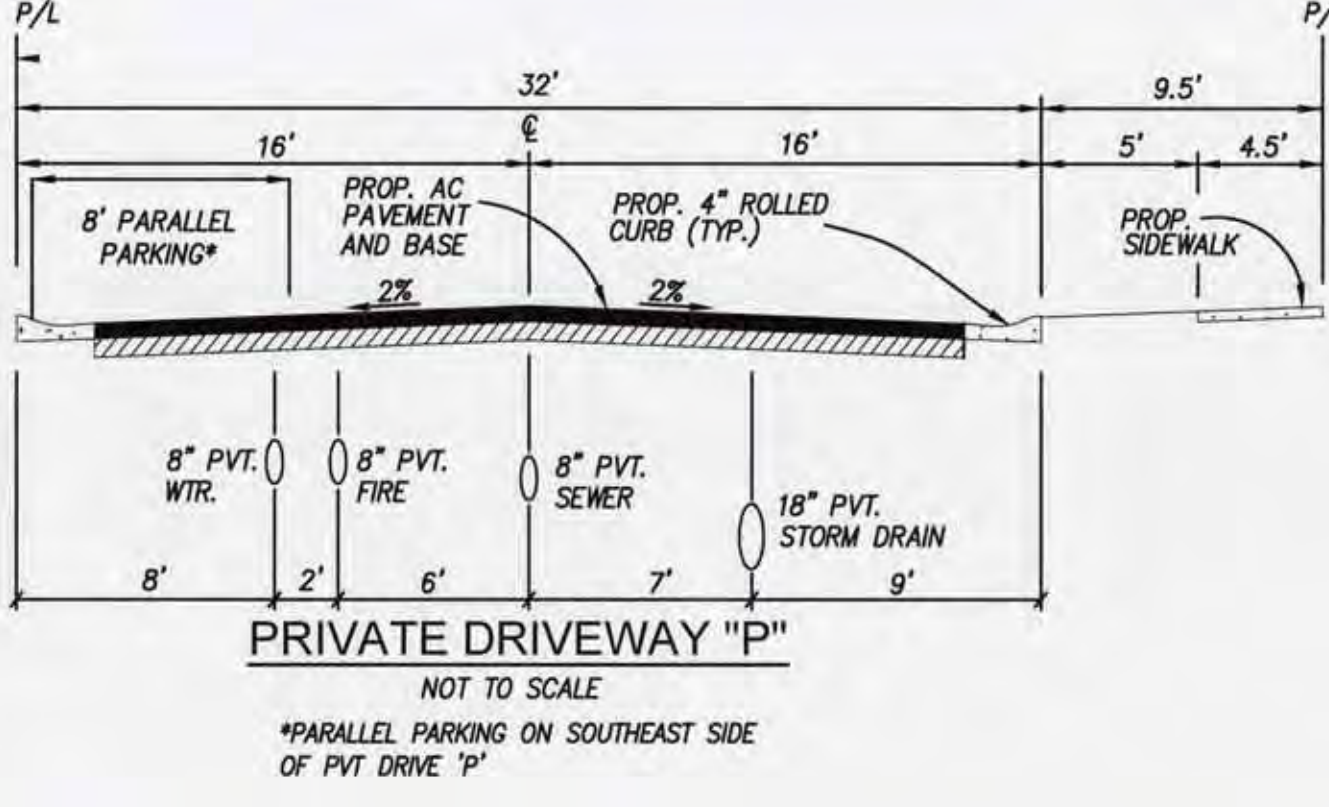
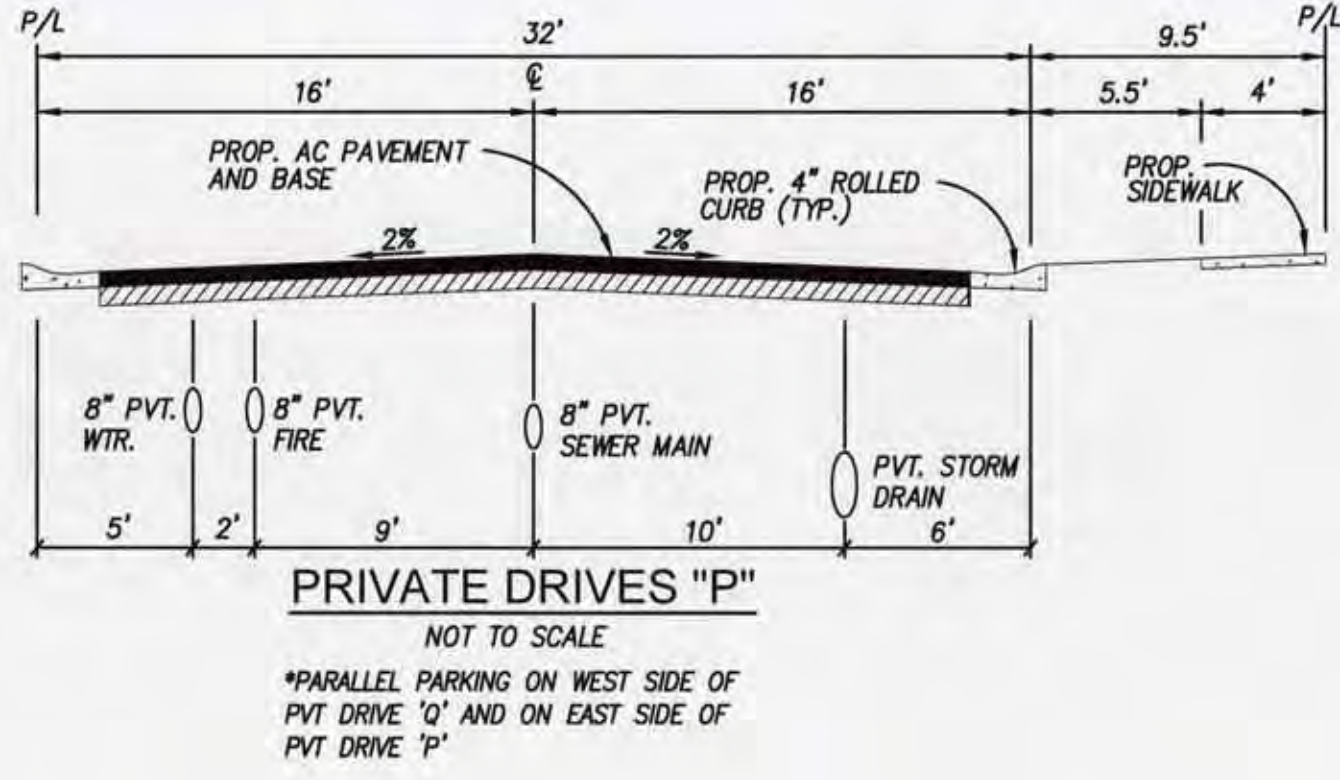
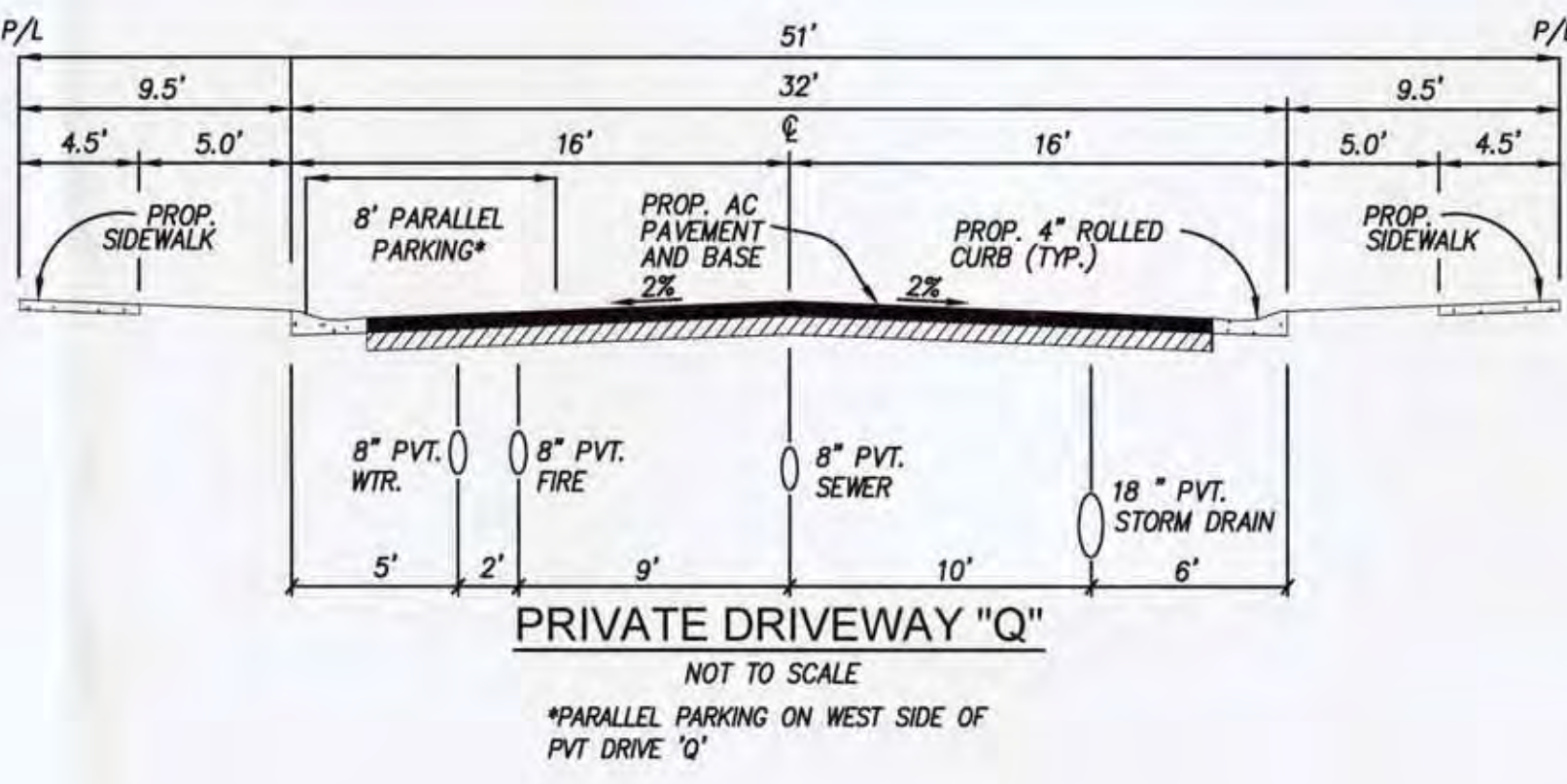
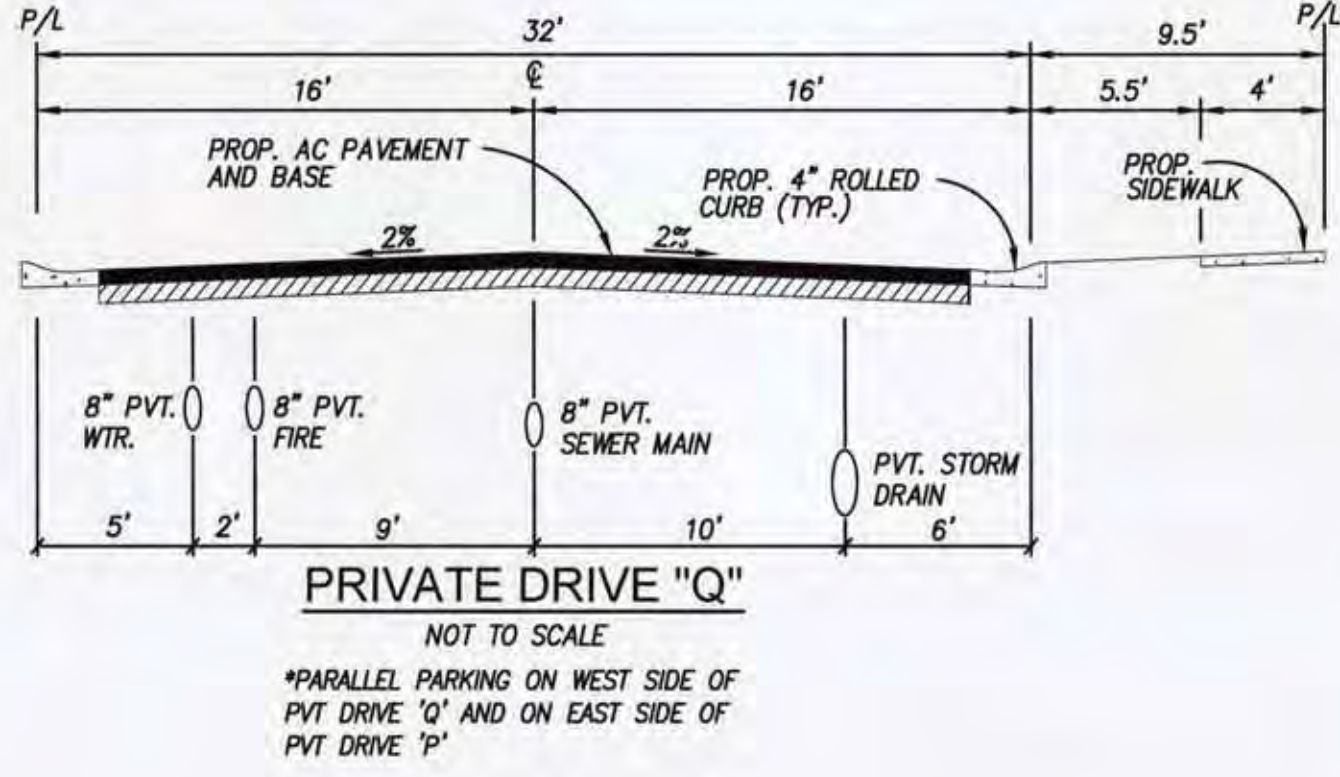
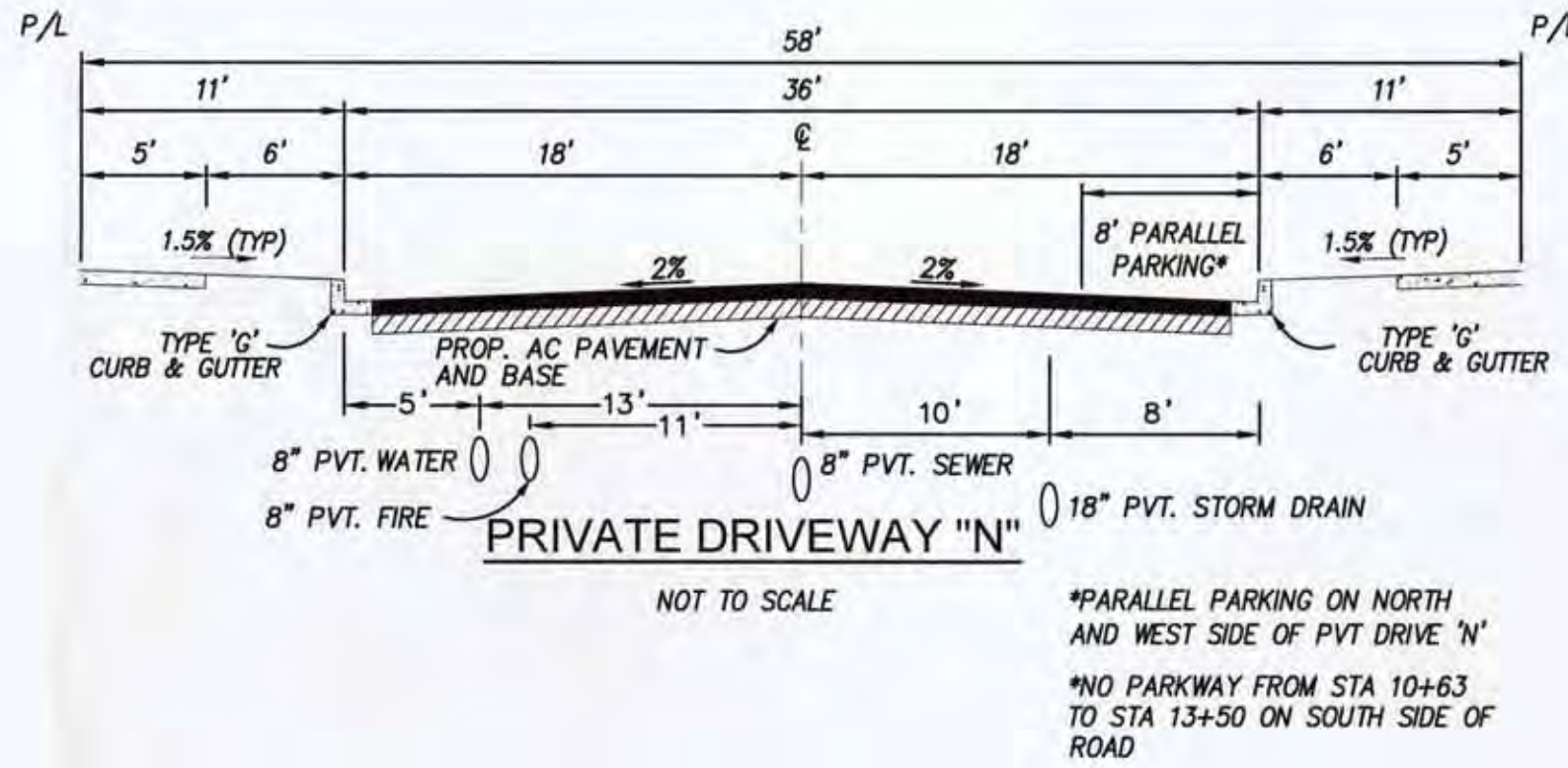
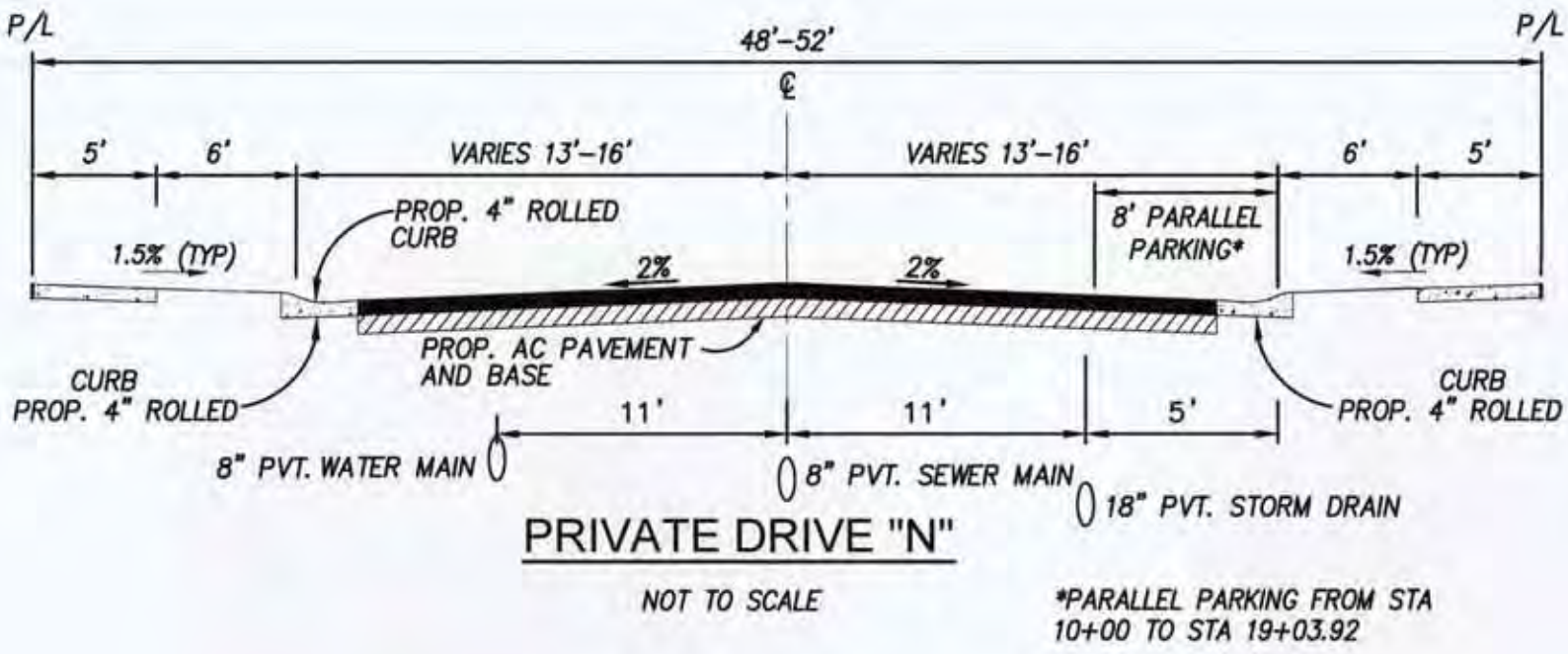
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Sheet 1 of 70

PTS# 615111

PREVIOUSLY APPROVED CROSS-SECTIONS

PROPOSED SCR CROSS-SECTIONS



SUBSTANTIAL
CONFORMITY
REVIEW



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Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
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Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
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Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/27/2019

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Sheet Title:
CROSS SECTIONS
& DETAILS

Sheet 3 of 70

PTS# 615111

STORM WATER QUALITY NOTES
CONSTRUCTION BMPs

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO, ORDER NO. 2013-0001, AS AMENDED BY ORDER NOS. R9-2015-0001 AND R9-2013-0100, NPDES NO. CAS0109266, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND STORM WATER MANUAL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.

1. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
2. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
3. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIALS BREACH IN EFFECTIVENESS.
4. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
5. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

LEGEND:

T.M. BOUNDARY	
RIGHT OF WAY	
PROPERTY LINE	
PUBLIC EASEMENT	
SETBACK PER ZONING	
SLOPES 2:1 MAX. (U.O.N.)	
DAYLIGHT LINE	
PROPOSED CONCRETE SIALE	
RETAINING WALL	
DIRECTION OF FLOW	
STORM DRAIN	
STORM DRAIN INLET	
SEWER MAIN	
WATER MAIN	
FIRE SERVICE	
WATER SERVICE	
SEWER LATERAL	
RECLAIMED WATER SERVICE	
UNIT NUMBER	UNIT #
PROPOSED CURB AND GUTTER	
PROPOSED CROSS CUTTER	
FIRE HYDRANT ASSY.	
PROPOSED ACORN ST. LIGHT	
PROPOSED COMMERCIAL DRIVEWAY	
FINISH FLOOR ELEV.	(375.0)
TRANSIT STOP	
EXISTING SURVEY MONUMENTS	
ADJUTER'S RIGHTS RELINQUISHED	
GUARD RAIL	
PROPOSED SOUND ATTENUATION WALL	

UTILITY NOTES

1. ALL ON-SITE WATER, SEWER, AND STORM DRAIN FACILITIES WILL BE PRIVATE UNLESS NOTED OTHERWISE. PUBLIC EASEMENTS SHALL BE PROVIDED FOR ALL PUBLIC UTILITIES, INCLUDING WATER METERS ON PRIVATE PROPERTY. BACKFLOW DEVICES SHALL BE OUTSIDE OF PUBLIC EASEMENTS & R/W. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
2. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
3. NO TREES OR SHRUBS EXCEEDING 3" IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10' OF ANY SEWER FACILITIES AND 5' OF ANY WATER FACILITIES.
4. PROVIDE STREET LIGHTS ALONG PRIVATE DRIVE "M" PER THE SAN DIEGO DESIGN MANUAL.
5. ALL PRIVATE STORMWATER RUNOFF WILL BE TREATED VIA ON-SITE MODULAR WETLAND UNITS WITH HMP VOLUME PROVIDED VIA UNDERGROUND VAULTS. ALL PUBLIC RIGHT-OF-WAY STORMWATER RUNOFF WILL BE TREATED VIA MODULAR WETLAND SYSTEMS OR EQUIVALENT SYSTEMS WITH HMP VOLUME PROVIDED VIA UNDERGROUND VAULTS WITHIN THE PUBLIC RIGHT-OF-WAY.

RETAINING WALLS					
WALL NO.	PREVIOUS WALL NO.	LENGTH (FT)	PREVIOUS LENGTH	MAX HEIGHT (FT)	PREVIOUS MAX HEIGHT (FT)
1	N/A	159	N/A	4	N/A
2	25	1406	142	8	7
3	N/A	210	N/A	5	N/A

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Project Address:
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SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED GRAD & UTIL
UNITS 4 & 10

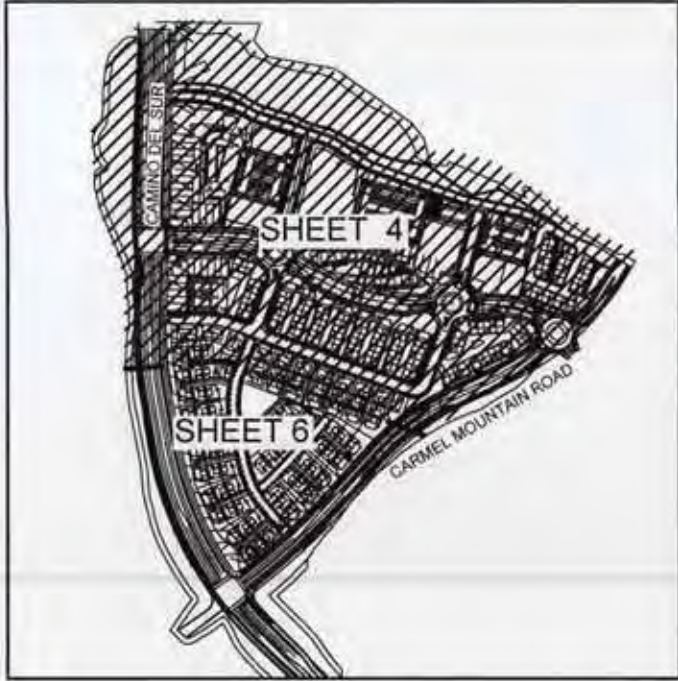
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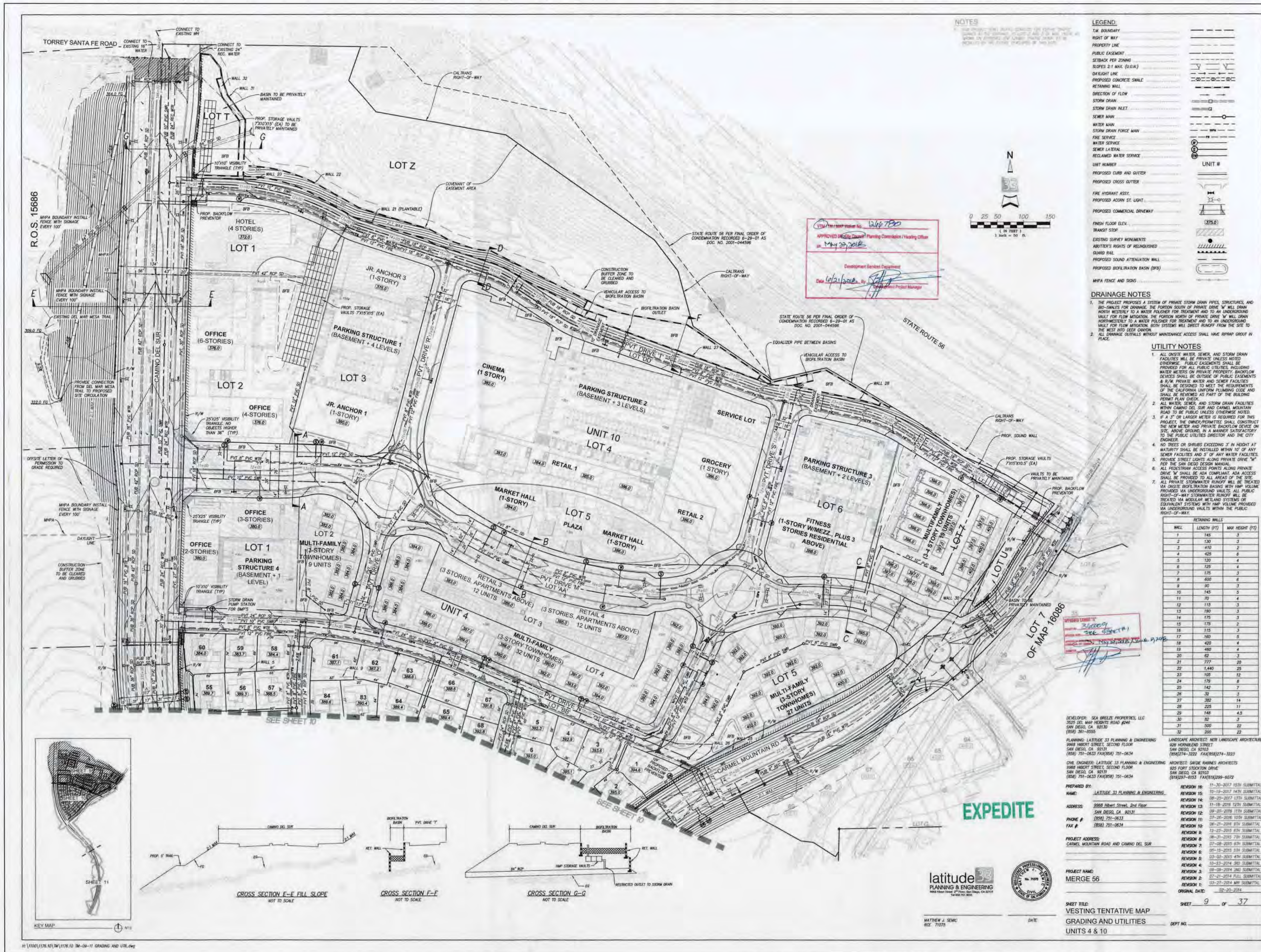
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PTS# 615111

STUBSTANTIAL
CONFORMITY
REVIEW



SUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT "A"

PROJECT NO. 161511

APPROVAL NO. 362 311+1

APPROVED BY: [Signature]

DATE: 11/16/2019

CONVEYANCE CITY ENGINEER

STAMP: [Signature]

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SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
**PREVIOUSLY APPROVED
GRAD & UTIL UNITS 4&10**

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1111 SIXTH AVE, #500
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(P) 619.236.1462

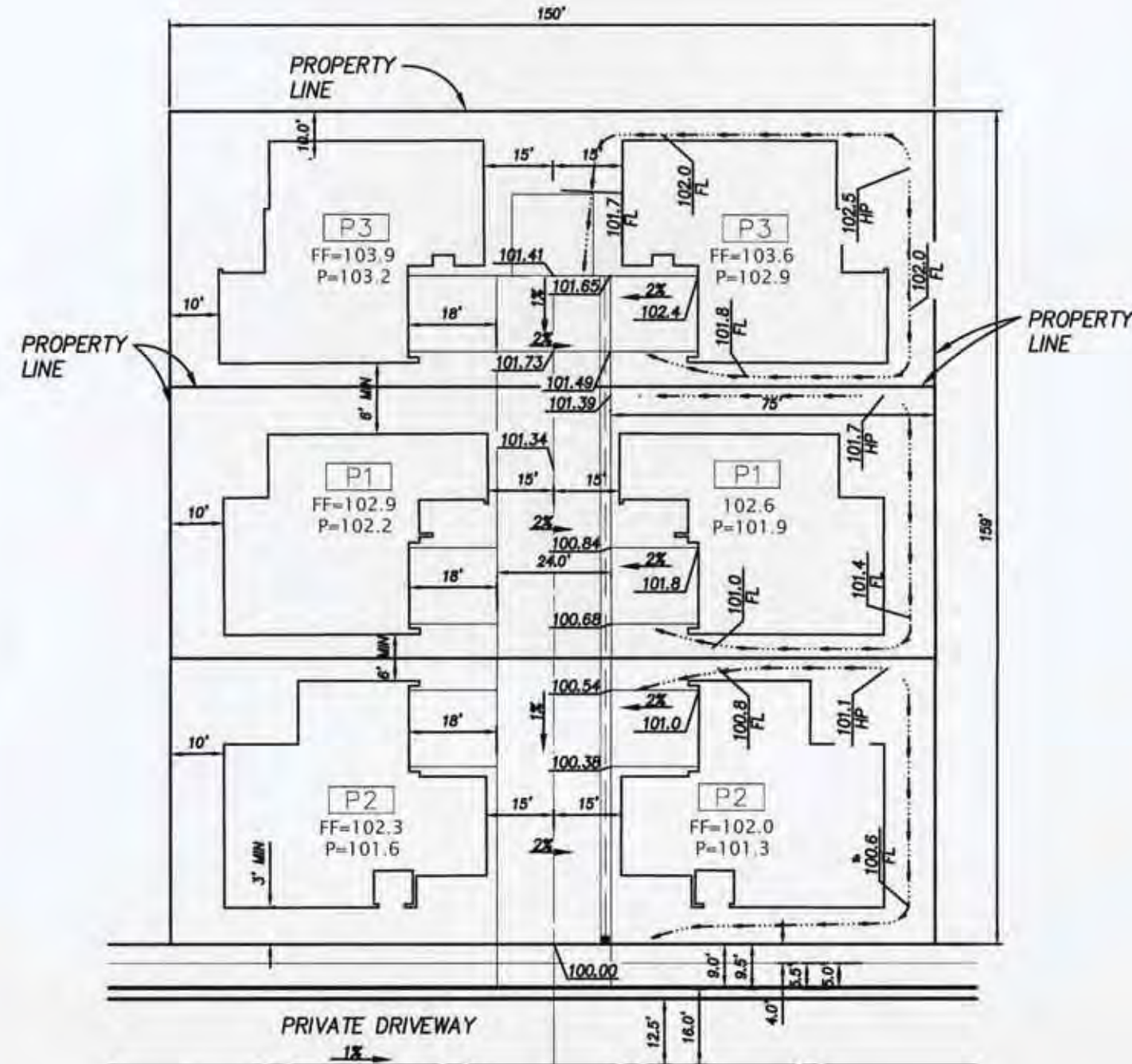
Revision 14: _____
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Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

Original Date: 12/17/2018
Sheet 5 of 70

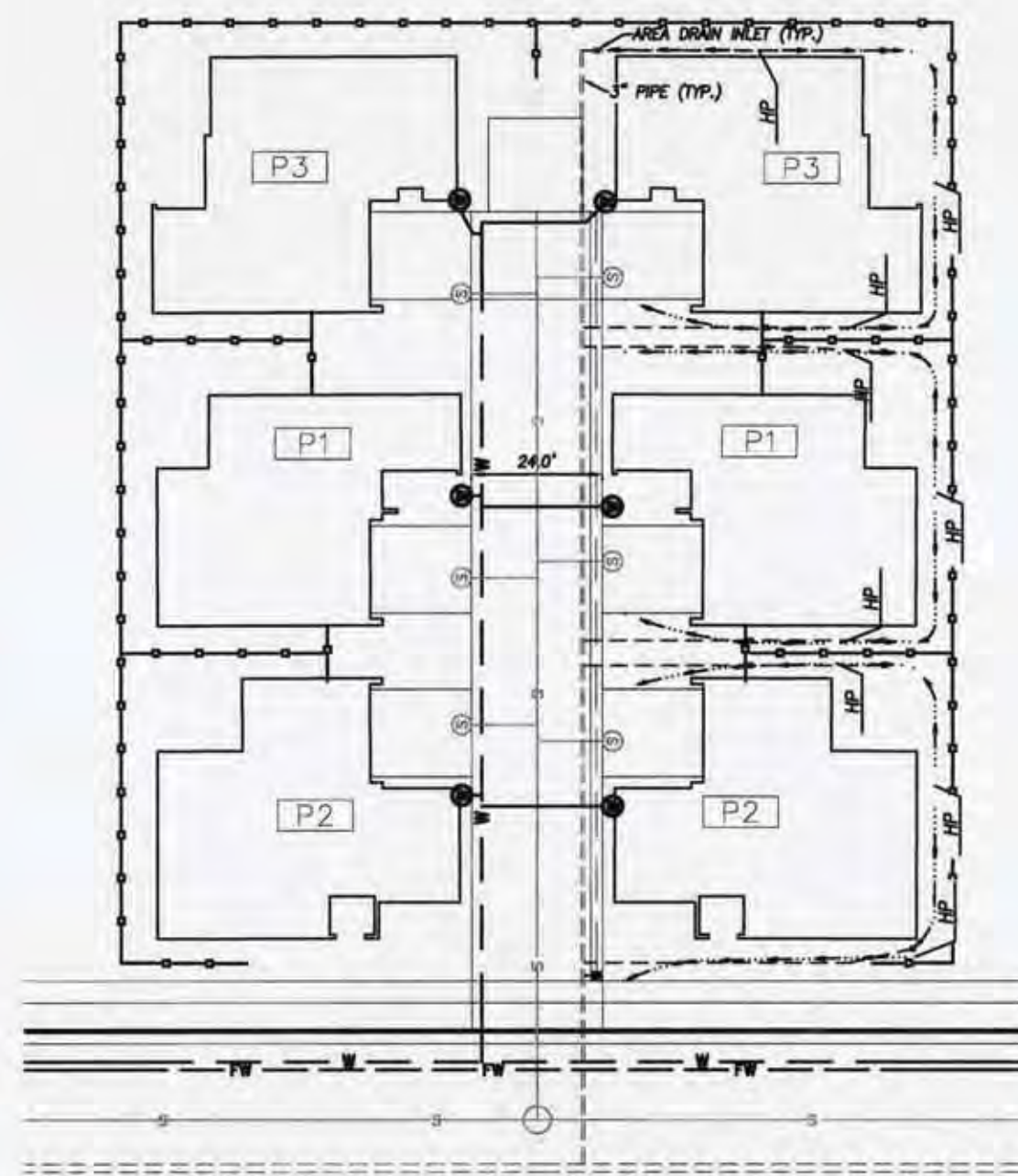
PTS# 615111



PLAN 1 PLAN 2 PLAN 3



PRECISE GRADING DETAIL
NOT TO SCALE



PRIVATE UTILITY DETAIL
NOT TO SCALE



KEY MAP



NTS

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UTILITY NOTES

1. ALL ON-SITE WATER, SEWER, AND STORM DRAIN FACILITIES WILL BE PRIVATE UNLESS NOTED OTHERWISE. PUBLIC EASEMENTS SHALL BE PROVIDED FOR ALL PUBLIC UTILITIES, INCLUDING WATER METERS ON PRIVATE PROPERTY. BACKFLOW DEVICES SHALL BE OUTSIDE OF PUBLIC EASEMENTS & R/W. PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
2. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
3. NO TREES OR SHRUBS EXCEEDING 3" IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10' OF ANY SEWER FACILITIES AND 5' OF ANY WATER FACILITIES.
4. PROVIDE STREET LIGHTS ALONG PRIVATE DRIVE "M" PER THE SAN DIEGO DESIGN MANUAL.
5. ALL PRIVATE STORMWATER RUNOFF WILL BE TREATED VIA ON-SITE MODULAR WETLAND UNITS WITH HMP VOLUME PROVIDED VIA UNDERGROUND VAULTS. ALL PUBLIC RIGHT-OF-WAY STORMWATER RUNOFF WILL BE TREATED VIA MODULAR WETLAND SYSTEMS OR EQUIVALENT SYSTEMS WITH HMP VOLUME PROVIDED VIA UNDERGROUND VAULTS WITHIN THE PUBLIC RIGHT-OF-WAY.

LEGEND:

T.W. BOUNDARY	-----
RIGHT OF WAY	-----
PROPERTY LINE	-----
PUBLIC EASEMENT	-----
SETBACK PER ZONING	-----
SLOPES 2:1 MAX. (U.O.N.)	-----
DAYLIGHT LINE	-----
PROPOSED CONCRETE SWALE	-----
RETAINING WALL	-----
DIRECTION OF FLOW	-----
STORM DRAIN	-----
STORM DRAIN INLET	-----
SEWER MAIN	-----
WATER MAIN	-----
FIRE SERVICE	-----
WATER SERVICE	-----
SEWER LATERAL	-----
REGULATED WATER SERVICE	-----
UNIT NUMBER	-----
PROPOSED CURB AND GUTTER	-----
PROPOSED CROSS CUTTER	-----
FIRE HYDRANT ASSY.	-----
PROPOSED ACCORN ST. LIGHT	-----
PROPOSED COMMERCIAL DRIVEWAY	-----
FINISH FLOOR ELEV.	-----
TRANSIT STOP	-----
EXISTING SURVEY MONUMENTS	-----
ADJUTANT'S RIGHTS RELINQUISHED	-----
GUARD RAIL	-----
PROPOSED SOUND ATTENUATION WALL	-----
PROPOSED BIOFILTRATION BASIN (BFB)	-----
MAPA FENCE AND SIGNS	-----

RETAINING WALLS					
WALL NO.	PREVIOUS WALL NO.	LENGTH (FT)	PREVIOUS LENGTH	MAX HEIGHT (FT)	PREVIOUS MAX HEIGHT (FT)
1	N/A	159	N/A	4	N/A
2	25	1406	142	8	7

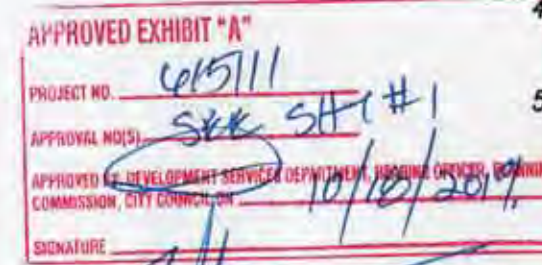
STORM WATER QUALITY NOTES
CONSTRUCTION BMPs

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO, ORDER NO. 2013-0001, AS AMENDED BY ORDER NOS. R9-2015-0001 AND R9-2013-0100, NPDES NO. CAS0109266, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND STORM WATER MANUAL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.

1. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
2. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
3. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OUT PRODUCING RAINFALL OR AFTER ANY MATERIALS BREACH IN EFFECTIVENESS.
4. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
5. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

SUBSTANTIAL
CONFORMITY
REVIEW



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD., SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

ARCHITECT: KITGY
17911 VON KARMAN AVE., SUITE 200
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(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
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(P) 619.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
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Prepared By:

latitude33
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Tel 619.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

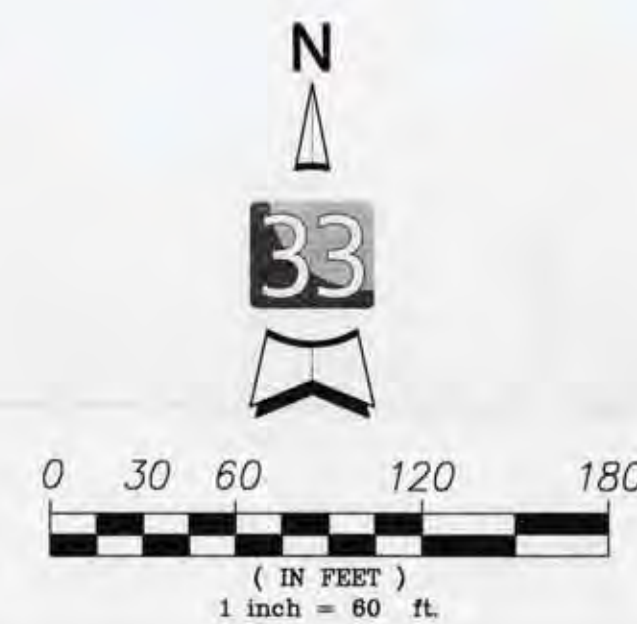
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Revision 1: 8/27/2019

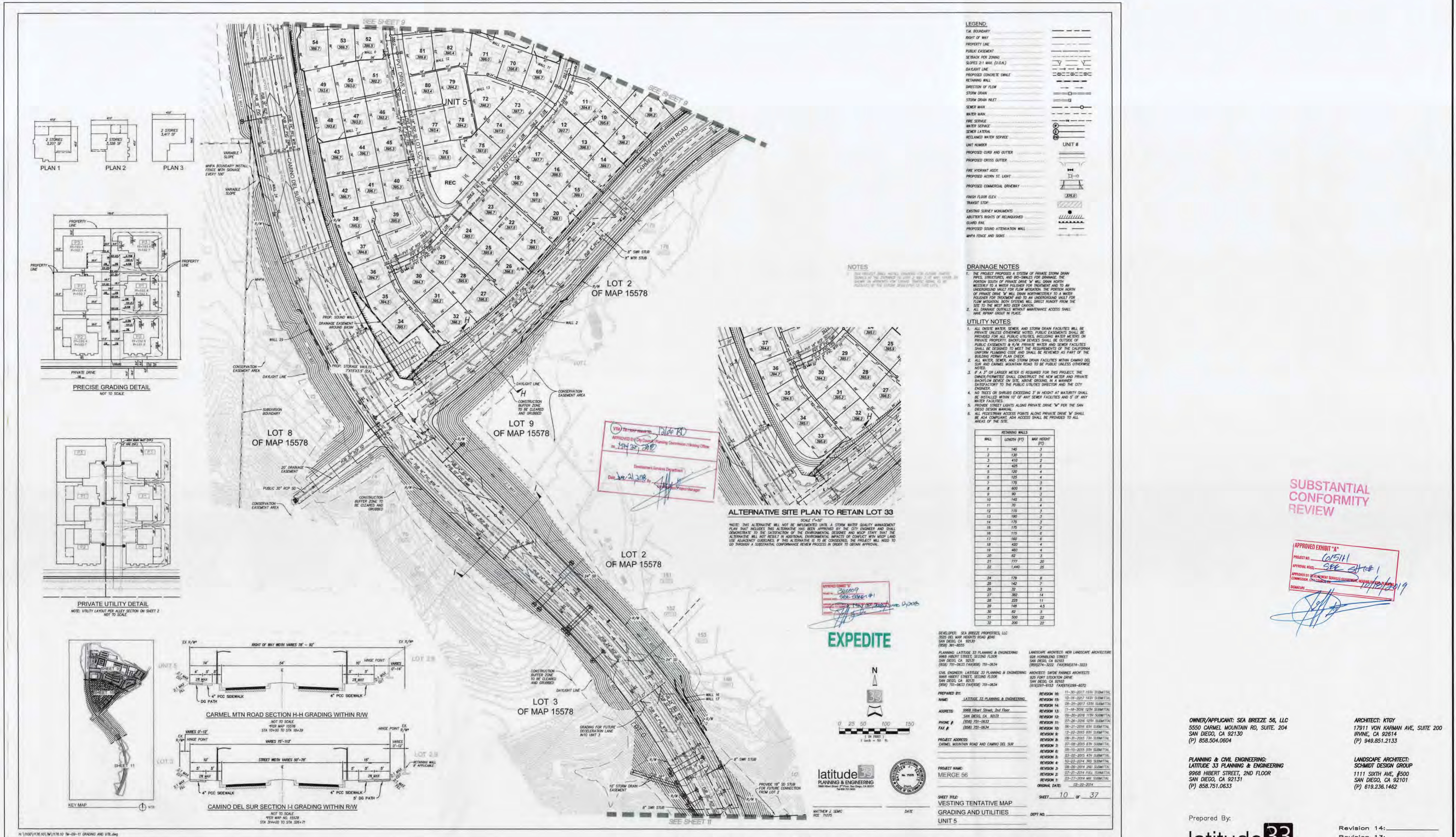
Original Date: 12/17/2018

Sheet 6 of 70

PTS# 615111

Sheet Title:
PROPOSED GRAD & UTIL
UNIT 5





NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.

LEGEND:

DESCRIPTION	SYMBOL
BUILDING SETBACKS
SUBDIVISION BOUNDARY	-----
RIGHT-OF-WAY	=====
PROPERTY LINE	=====
CURB/MEDIAN	=====
SIDEWALK	=====
PROPOSED RETAINING WALL	=====
EXISTING RETAINING WALL	=====
SOUND WALLS	=====
LOT NUMBER	14
BUILDING	=====
ABUTTER'S RIGHTS OF ACCESS RELINQUISHED	=====
FENCE (SEE LANDSCAPE PLANS FOR DETAILS)	-----
GUARD RAIL	-----
STREET LIGHT	-----
NUMBER OF PARKING SPACES	76 sp.
DRIVEWAY	-----
MHPA FENCE AND SIGNS	-----
PROPOSED TRAFFIC SIGNAL	-----

NOTES:

1. PROVIDE RAISED ROADWAY ALONG PRIVATE STREET 'M' AT ROUNDABOUTS AND MAJOR PEDESTRIAN CROSSINGS

**SUBSTANTIAL
CONFORMITY
REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
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LANDSCAPE ARCHITECT:
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Prepared By:

latitude33
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SAN DIEGO, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

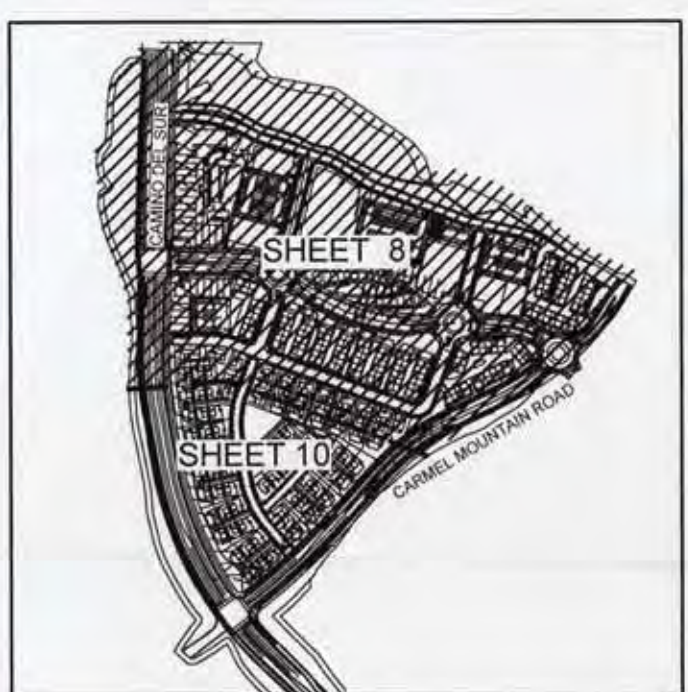
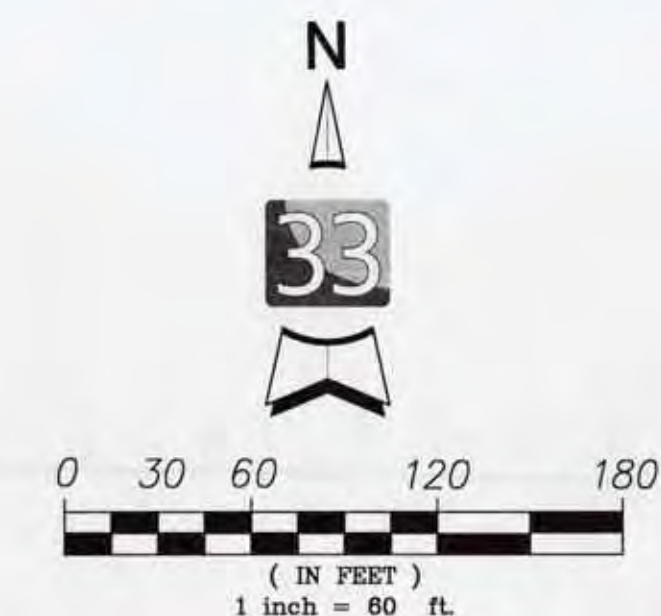
Sheet Title:
**PROPOSED SITE PLAN
UNITS 4 & 10**

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/27/2019

Original Date: 12/17/2018

Sheet 8 of 70

PTS# 615111



KEY MAP

NTS

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Revision 3: _____
Revision 2: _____
Revision 1: _____ 8/23/2019

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Sheet 9 of 70

PTS# 615111



LEGEND:	
DESCRIPTION	SYMBOL
BUILDING SETBACKS	---
SUBDIVISION BOUNDARY	---
RIGHT-OF-WAY	---
PROPERTY LINE	---
CURB/MEDIAN	---
SIDEWALK	---
PROPOSED RETAINING WALL	---
EXISTING RETAINING WALL	---
SOUND WALLS	---
LOT NUMBER	14
BUILDING	---
ADJUTER'S RIGHTS OF ACCESS RELINQUISHED	---
FENCE (SEE LANDSCAPE PLANS FOR DETAILS)	---
GUARD RAIL	---
STREET LIGHT	---
NUMBER OF PARKING SPACES	76 sp.
M&PA FENCE AND SIGNS	---
PROPOSED TRAFFIC SIGNAL	---

SUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT "A"	
PROJECT NO.	CA1511
APPROVAL NO.	SEE SHEET 1
APPROVED BY	10/18/2019
SIGNATURE	

OWNER/APPLICANT: SEA BREEZE 56, LLC
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Prepared By:

latitude33
PLANNING & ENGINEERING
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SAN DIEGO, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED SITE PLAN
UNIT 5

Revision 14: _____
Revision 13: _____
Revision 12: _____
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Revision 10: _____
Revision 9: _____
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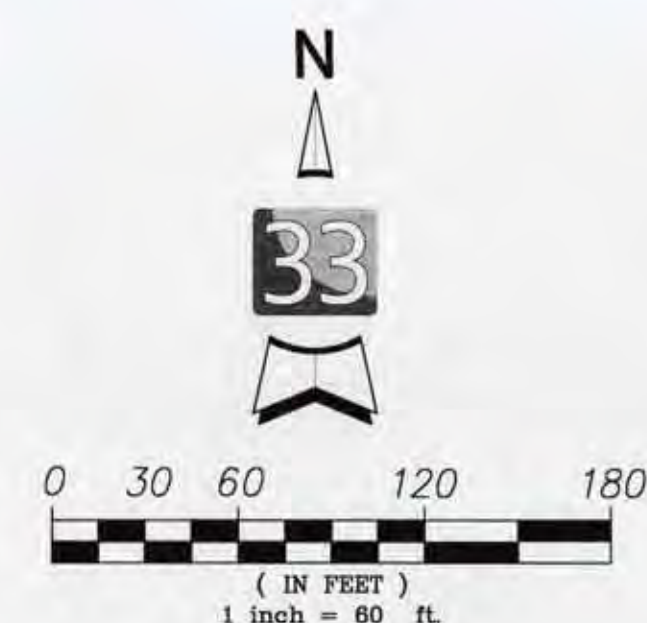
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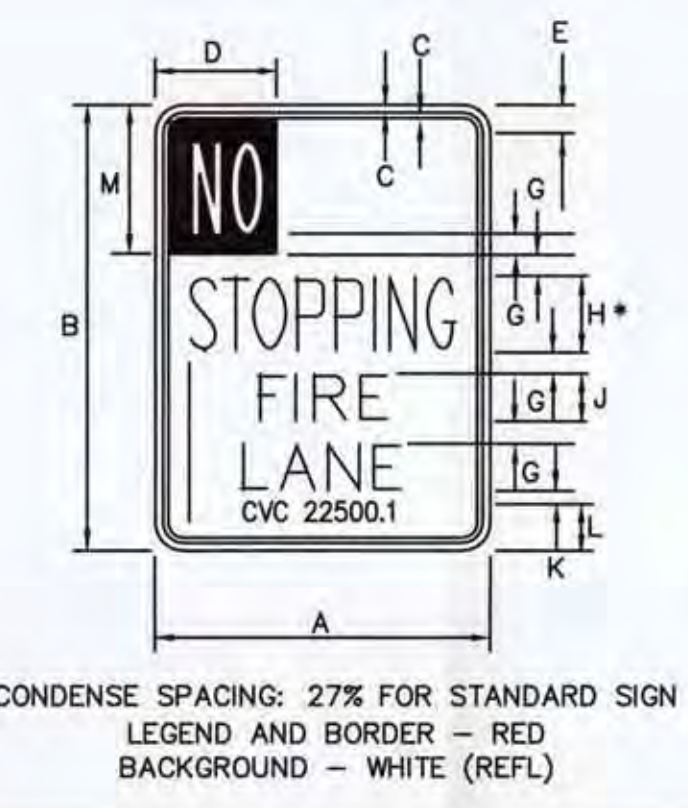
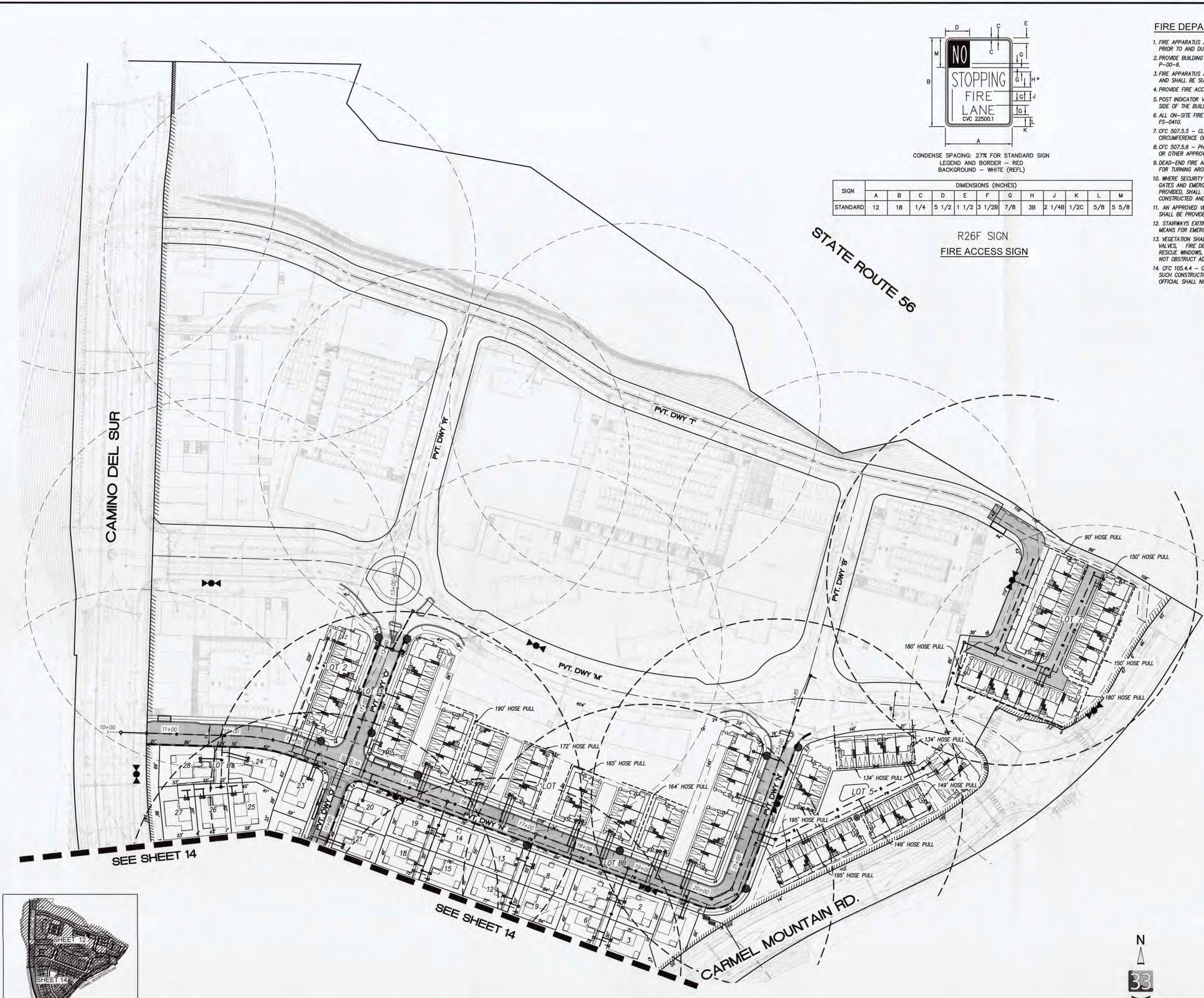
PTS# 615111



KEY MAP

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SIGN	DIMENSIONS (INCHES)											
	A	B	C	D	E	F	G	H	J	K	L	M
STANDARD	12	18	1/4	5 1/2	1 1/2	3 1/2	7/8	3/8	2 1/4	1/2	5/8	5 5/8

R26F SIGN
FIRE ACCESS SIGN

- FIRE DEPARTMENT NOTES**
1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
 2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-00-6.
 3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3.
 4. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08-01.
 5. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.
 6. ALL ON-SITE FIRE HYDRANTS SHALL BE IDENTIFIED BY BLUE REFLECTIVE MAKERS AND SHALL COMPLY WITH FHPS POLICY PS-0410.
 7. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
 8. CFC 507.5.6 - PHYSICAL PROTECTION - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
 9. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5.
 10. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.
 11. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT.
 12. STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS.
 13. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE FIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
 14. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

EXISTING FIRE HYDRANTS
NO FIRE HYDRANTS CURRENTLY EXIST WITHIN 600 FEET OF THE PROJECT BOUNDARIES. ALL HYDRANTS ARE PROPOSED FOR THESE PLANS.

- FIRE ACCESS LEGEND**
- R26F SIGN AT 100' O.C.
 - STANDPIPE WITH SIGNAGE PER NFPA 14
 - RED CURB
 - AERIAL LADDER ACCESS (FOR BUILDINGS OVER 35')
 - FIRE TRUCK ACCESS LANE
 - 300' HYDRANT RADII
 - HOSE PULL PATH
 - (396.00) LOWEST ROOF POINT

SUBSTANTIAL CONFORMITY REVIEW

APPROVED EXHIBIT "A"
PROJECT NO. 18511
APPROVAL NO. SEE EXHIBIT
APPROVED BY DEVELOPMENT SERVICES DEPARTMENT
COMMISSIONER, CITY OF SAN DIEGO
12/12/2019

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
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ARCHITECT: KTG
17911 VON KARMAN AVE, SUITE 200
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(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
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(P) 858.751.0633

LANDSCAPE ARCHITECT:
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1111 SIXTH AVE, #500
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Prepared By: **latitude33**
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
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Revision 1: 8/27/2019

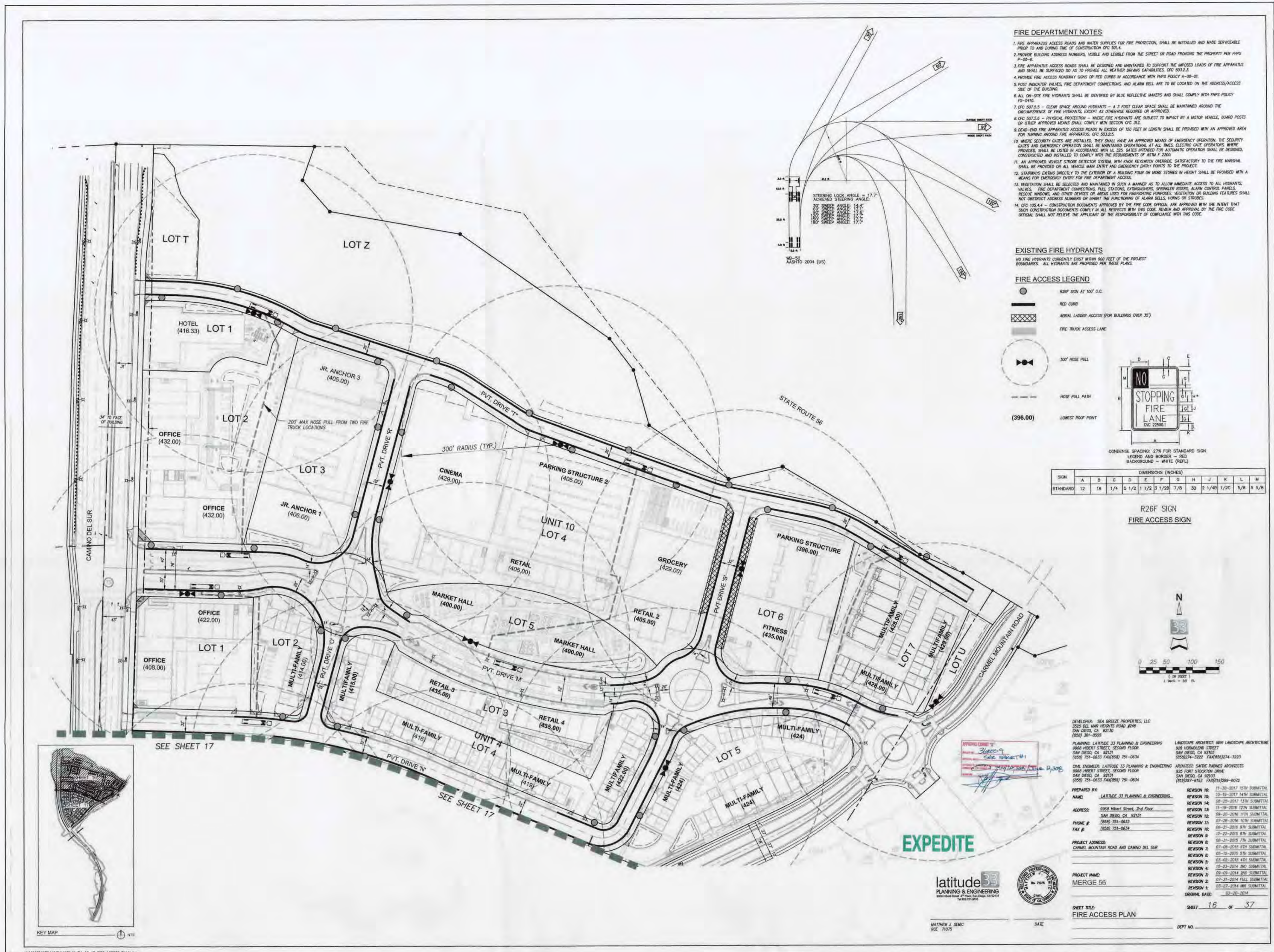
Original Date: 12/17/2018

Sheet Title:
**PROPOSED FIRE ACCESS PLAN
UNITS 4 & 10**

Sheet 12 of 70
PTS# 615111

- NOTES**
1. THIS PROJECT SHALL INSTALL CONDUITS FOR FUTURE TRAFFIC SIGNALS AT THE ENTRANCE TO LOTS 2 AND 3 OF MAP 15578, AS SHOWN ON APPROVED VTM 126880. TRAFFIC SIGNAL TO BE INSTALLED BY THE FUTURE DEVELOPER OF SAID LOTS.





NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.

FIRE DEPARTMENT NOTES

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-00-6.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. CFC 503.2.3.
4. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-08-01.
5. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING.
6. ALL ON-SITE FIRE HYDRANTS SHALL BE IDENTIFIED BY BLUE REFLECTIVE MAKERS AND SHALL COMPLY WITH FHPS POLICY FS-0410.
7. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
8. CFC 507.5.6 - PHYSICAL PROTECTION - WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
9. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. CFC 503.2.5.
10. WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION. THE SECURITY GATES AND EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.
11. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THE PROJECT.
12. STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS.
13. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS OR STROBES.
14. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THIS CODE. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.

EXISTING FIRE HYDRANTS

NO FIRE HYDRANTS CURRENTLY EXIST WITHIN 600 FEET OF THE PROJECT BOUNDARIES. ALL HYDRANTS ARE PROPOSED PER THESE PLANS.

FIRE ACCESS LEGEND

- R26F SIGN AT 100' O.C.
- RED CURB
- XXXX AERIAL LADDER ACCESS (FOR BUILDINGS OVER 35')
- FIRE TRUCK ACCESS LANE
- 300' HYDRANT RADIUS
- HOSE PULL



CONDENSE SPACING: 27% FOR STANDARD SIGN
LEGEND AND BORDER - RED
BACKGROUND - WHITE (REFL)

SIGN	DIMENSIONS (INCHES)										
	A	B	C	D	E	F	G	H	J	K	M
STANDARD	12	18	1/4	5 1/2	1 1/2	3 1/2B	7/8	3B	2 1/4B	1/2C	5/8 5 5/8

R26F SIGN
FIRE ACCESS SIGN

OWNER/APPLICANT: SEA BREEZE 56, LLC
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ARCHITECT: KTOY
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PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 658.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

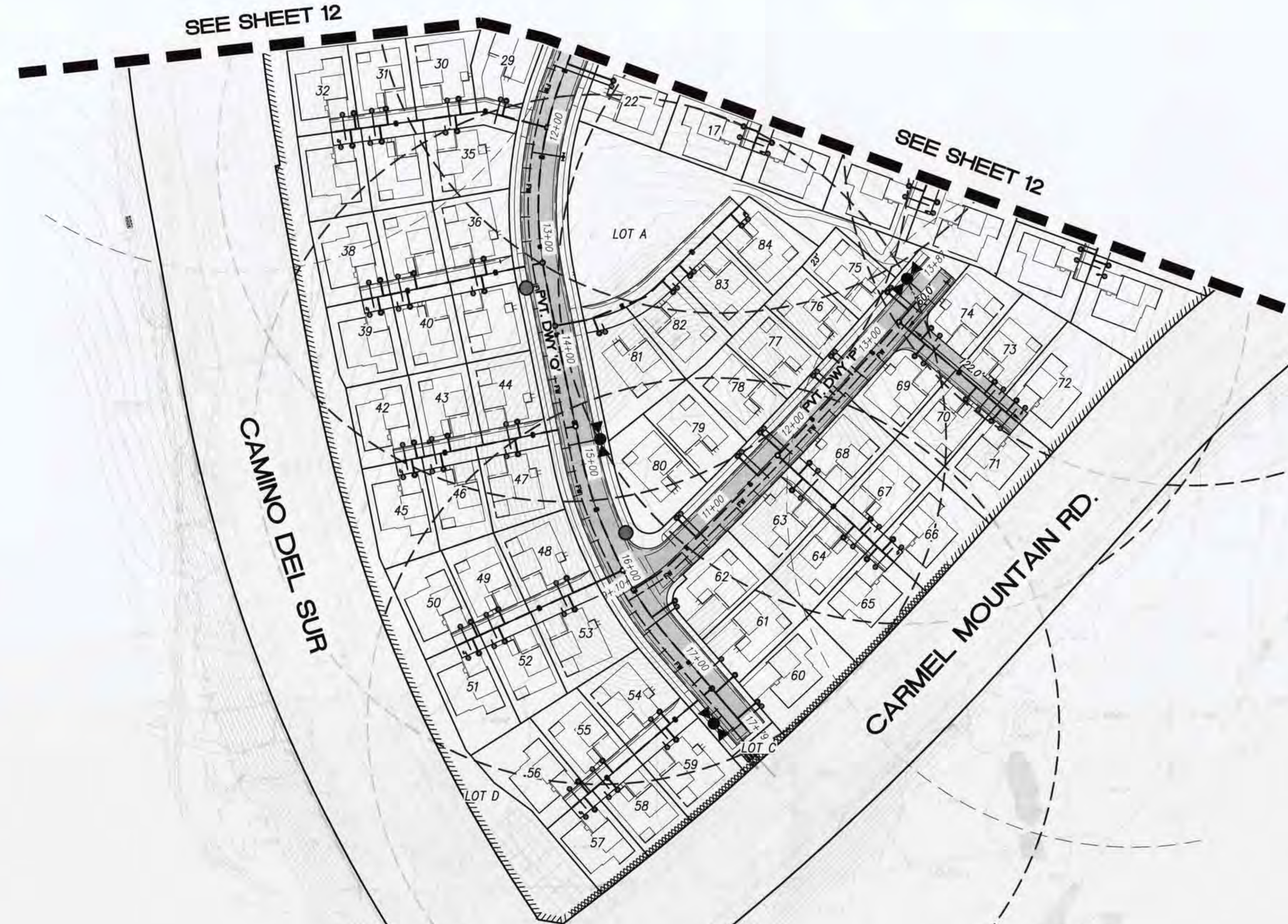
- Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/27/2019

Original Date: 12/17/2018

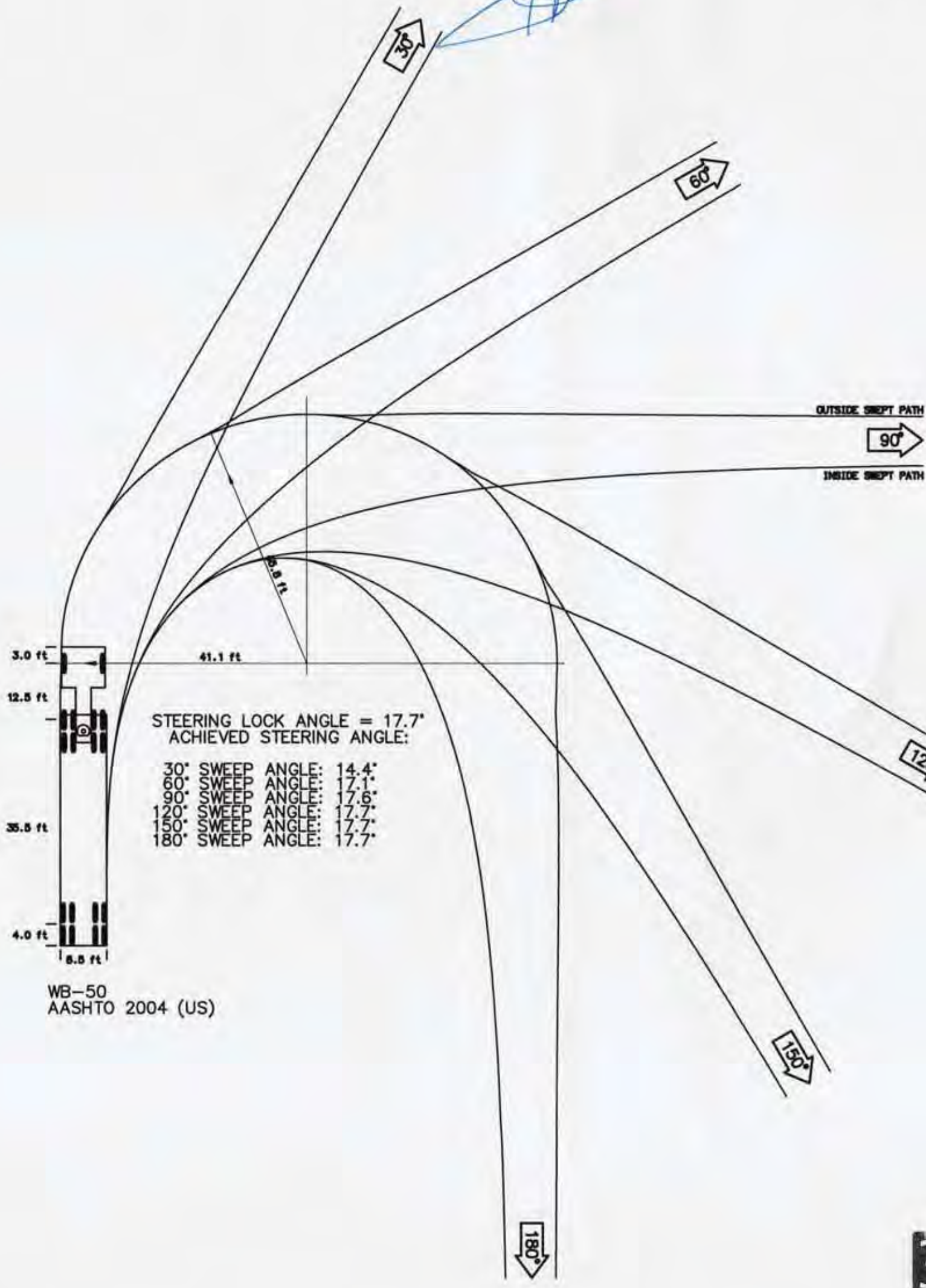
Sheet 14 of 70

PTS# 615111

Sheet Title:
PROPOSED FIRE ACCESS PLAN
UNIT 5



SUBSTANTIAL
CONFORMITY
REVIEW

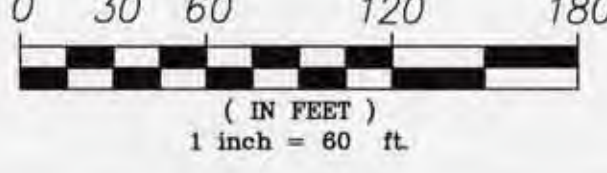


OUTSIDE SWEEP PATH
INSIDE SWEEP PATH

STEERING LOCK ANGLE = 17.7°
ACHIEVED STEERING ANGLE:
30° SWEEP ANGLE: 14.4°
60° SWEEP ANGLE: 17.1°
90° SWEEP ANGLE: 17.6°
120° SWEEP ANGLE: 17.7°
150° SWEEP ANGLE: 17.7°
180° SWEEP ANGLE: 17.7°

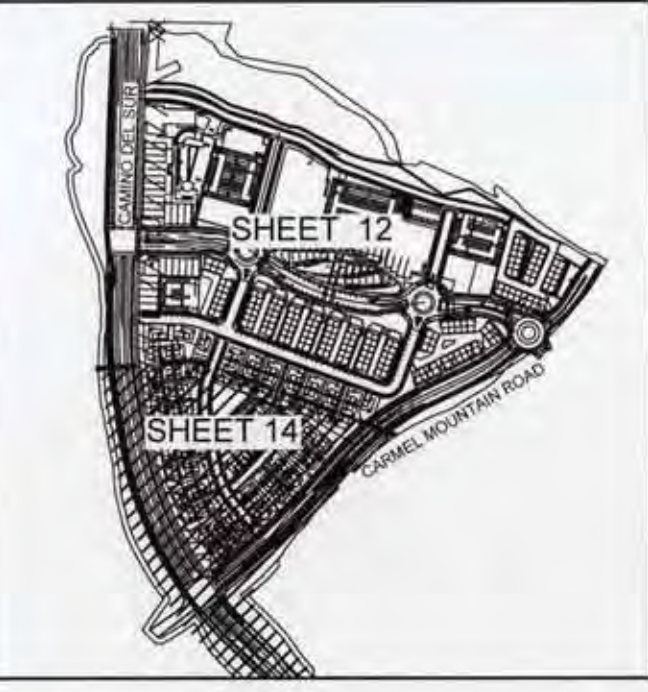
WB-50
AASHTO 2004 (US)

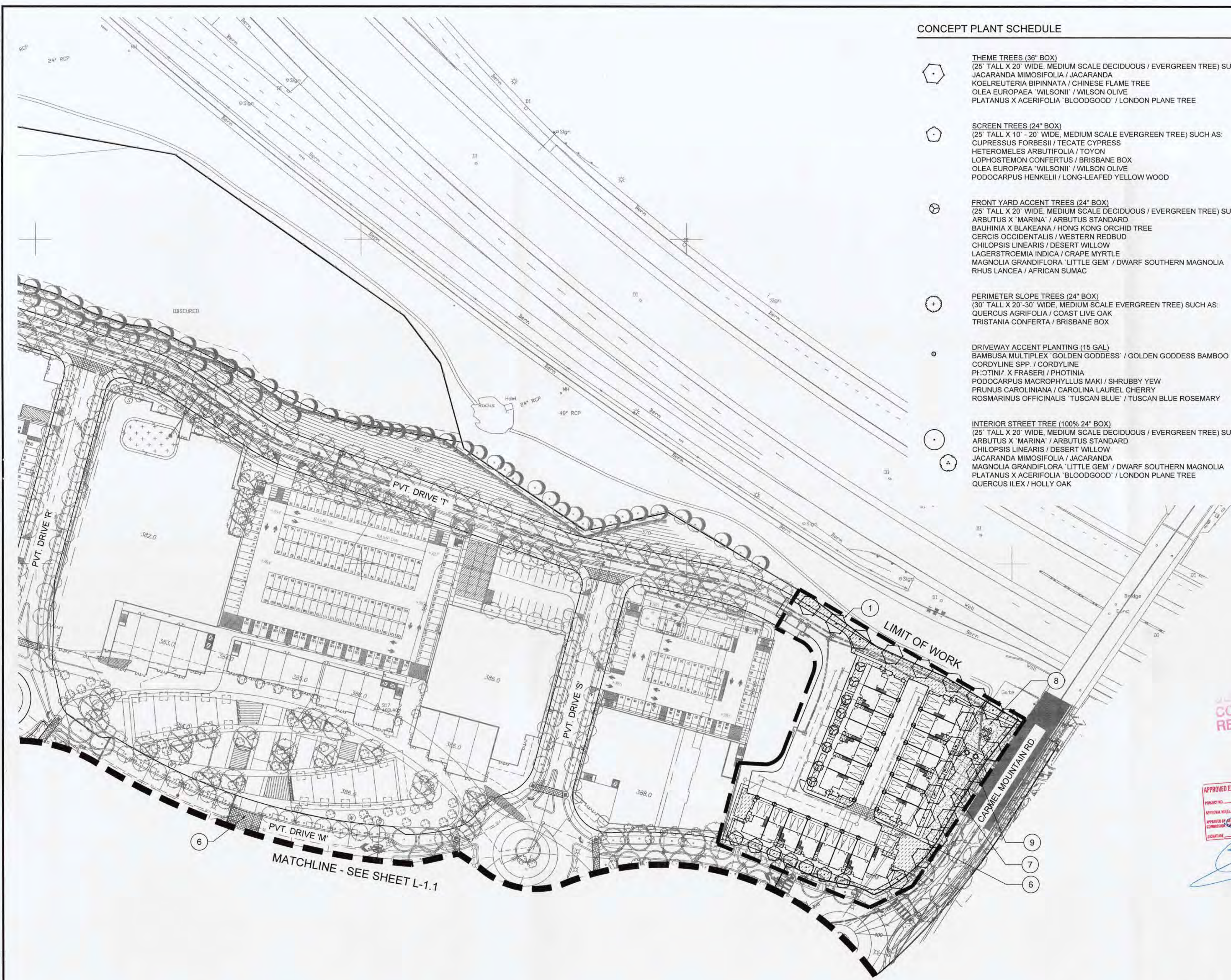
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NOTES

1. THIS PROJECT SHALL INSTALL CONDUITS FOR FUTURE TRAFFIC SIGNALS AT THE ENTRANCE TO LOTS 2 AND 3 OF MAP 15578, AS SHOWN ON APPROVED VIM 126880. TRAFFIC SIGNAL TO BE INSTALLED BY THE FUTURE DEVELOPER OF SAID LOTS.





CONCEPT PLANT SCHEDULE

- THEME TREES (36" BOX)
(25' TALL X 20' WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:
JACARANDA MIMOSIFOLIA / JACARANDA
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE
- SCREEN TREES (24" BOX)
(25' TALL X 10' - 20' WIDE, MEDIUM SCALE EVERGREEN TREE) SUCH AS:
CUPRESSUS FORBESII / TECATE CYPRESS
HETEROMELES ARBUTIFOLIA / TOYON
LOPHOSTEMON CONFERTUS / BRISBANE BOX
OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
PODOCARPUS HENKELII / LONG-LEAFED YELLOW WOOD
- FRONT YARD ACCENT TREES (24" BOX)
(25' TALL X 20' WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:
ARBUS X 'MARINA' / ARBUS STANDARD
BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE
CERCIS OCCIDENTALIS / WESTERN REDBUD
CHILOPSIS LINEARIS / DESERT WILLOW
LAGERSTROEMIA INDICA / CRAPE MYRTLE
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA
RHUS LANCEA / AFRICAN SUMAC
- PERIMETER SLOPE TREES (24" BOX)
(30' TALL X 20'-30' WIDE, MEDIUM SCALE EVERGREEN TREE) SUCH AS:
QUERCUS AGRIFOLIA / COAST LIVE OAK
TRISTANIA CONFERTA / BRISBANE BOX
- DRIVEWAY ACCENT PLANTING (15 GAL)
BAMBUSA MULTIPLEX 'GOLDEN GODDESS' / GOLDEN GODDESS BAMBOO
CORDYLINE SPP. / CORDYLINE
PHOTINIA X FRASERI / PHOTINIA
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW
PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY
- INTERIOR STREET TREE (100% 24" BOX)
(25' TALL X 20' WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:
ARBUS X 'MARINA' / ARBUS STANDARD
CHILOPSIS LINEARIS / DESERT WILLOW
JACARANDA MIMOSIFOLIA / JACARANDA
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA
PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE
QUERCUS ILEX / HOLLY OAK

- NATIVE/ ORNAMENTAL SLOPE PLANTING MIX
(18" - 36" HEIGHT, 100% 1 GAL. 5" O.C. AVERAGE) SUCH AS:
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH
DUDLEYA BRITTONII / DUDLEYA
HETEROMELES ARBUTIFOLIA / TOYON
LANTANA MONTEVIDENSIS / TRAILING LANTANA
MALOSMA LAURINA / LAUREL SUMAC
MUHLENBERGIA DUBIA / PINE MUHLY
RHUS INTEGRIFOLIA / LEMONADE BERRY
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY
SALVIA X 'BEE'S BLISS' / SAGE
- URBAN PLANTING
SHRUBS (40% 5 GAL. AND 60% 1 GAL.) APPROX. 4' O.C. AVERAGE SUCH AS:
AGAVE VILMORINIANA / OCTOPUS AGAVE
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ANIGOZANTHOS SPP. / KANGAROO PAW SPECIES
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH
BOUGAINVILLEA SPP. / BOUGAINVILLEA
CALLIANDRA SPP. / CALLIANDRA SPECIES
CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH
CAREX PRAEGRACILIS / SLENDER SEDGE
DIANELLA SPP. / DIANELLA
HETEROMELES ARBUTIFOLIA / TOYON
IVA HAYESIANA / SAN DIEGO POVERTY WEED
LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET
MUHLENBERGIA DUBIA / PINE MUHLY
MYOPORUM X 'PACIFICUM' / MYOPORUM
PHORMIUM SPP.
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY
RHUS INTEGRIFOLIA / LEMONADE BERRY
ROSA 'ICEBERG' / WHITE SHRUB ROSE
ROSMARINUS SPP. / ROSEMARY SPECIES
SALVIA SPP. / SAGE
SANTOLINA SPP. / LAVENDER COTTON
SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE
- MODULAR WETLANDS
(5 GAL. APPROX. 30" O.C.)
MUHLENBERGIA CAPILLARIS / PINK MUHLY
- TURF
(SOD) SUCH AS:
CYNODON DACTYLON GN-1 / GN-1 BERMUDA GRASS
CYNODON DACTYLON 'BANDERA' / BANDERA BERMUDA GRASS

LANDSCAPE KEY SCHEDULE

SYMBOL	DESCRIPTION
1	RETAINING WALLS PER CIVIL PLANS - TYP.
2	STREET TREE ALONG PRIVATE DRIVE 'N' SHALL BE SAME ON BOTH SIDES OF STREET
3	6' HT. DECORATIVE CMU SOUND/ PERIMETER WALL - TYP.
4	PEDESTRIAN CIRCULATION PATH FROM HOMEOWNER UNIT TO COMMUNITY/ CITY SIDEWALK - TYP.
5	MODULAR WETLAND SYSTEM
6	ENHANCED PAVING
7	STORMWATER VAULT
8	TOT LOT
9	PICNIC AREA

SUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT "A"
PROJECT NO. 105111
SHEET #1
APPROVED BY: [Signature]
DATE: 10/12/2019

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTCY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
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SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By: **latitude 33**
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

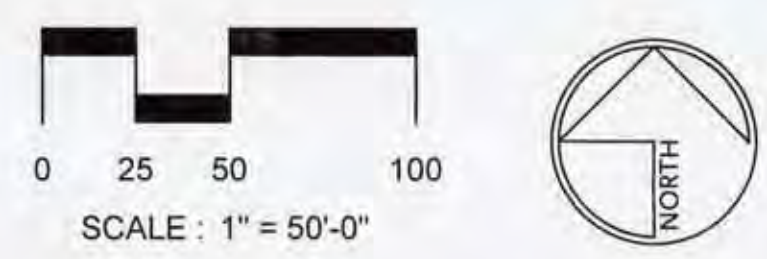
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**PROPOSED LANDSCAPE DEVELOPMENT
PLANTING PLAN UNIT 10**

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: 8/26/2019

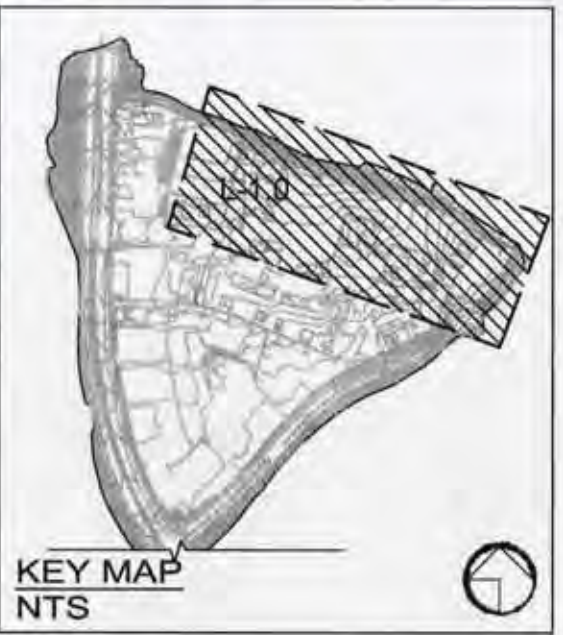
Sheet **16** of **70**

PTS# _____



**SCHMIDT
DESIGN
GROUP**

1310 Rossmore St., Suite G, San Diego, CA 92106
619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM





APPROVED EXHIBIT "A"

PROJECT NO. C0511

APPROVAL NO(S) SEE SHEET #1

APPROVED BY: DEVELOPMENT SERVICES DEPARTMENT INSURANCE OFFICER, PLANNING
COMMISSIONER, CITY OF CHICAGO

SIGNATURE [Signature] 10/12/2011

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

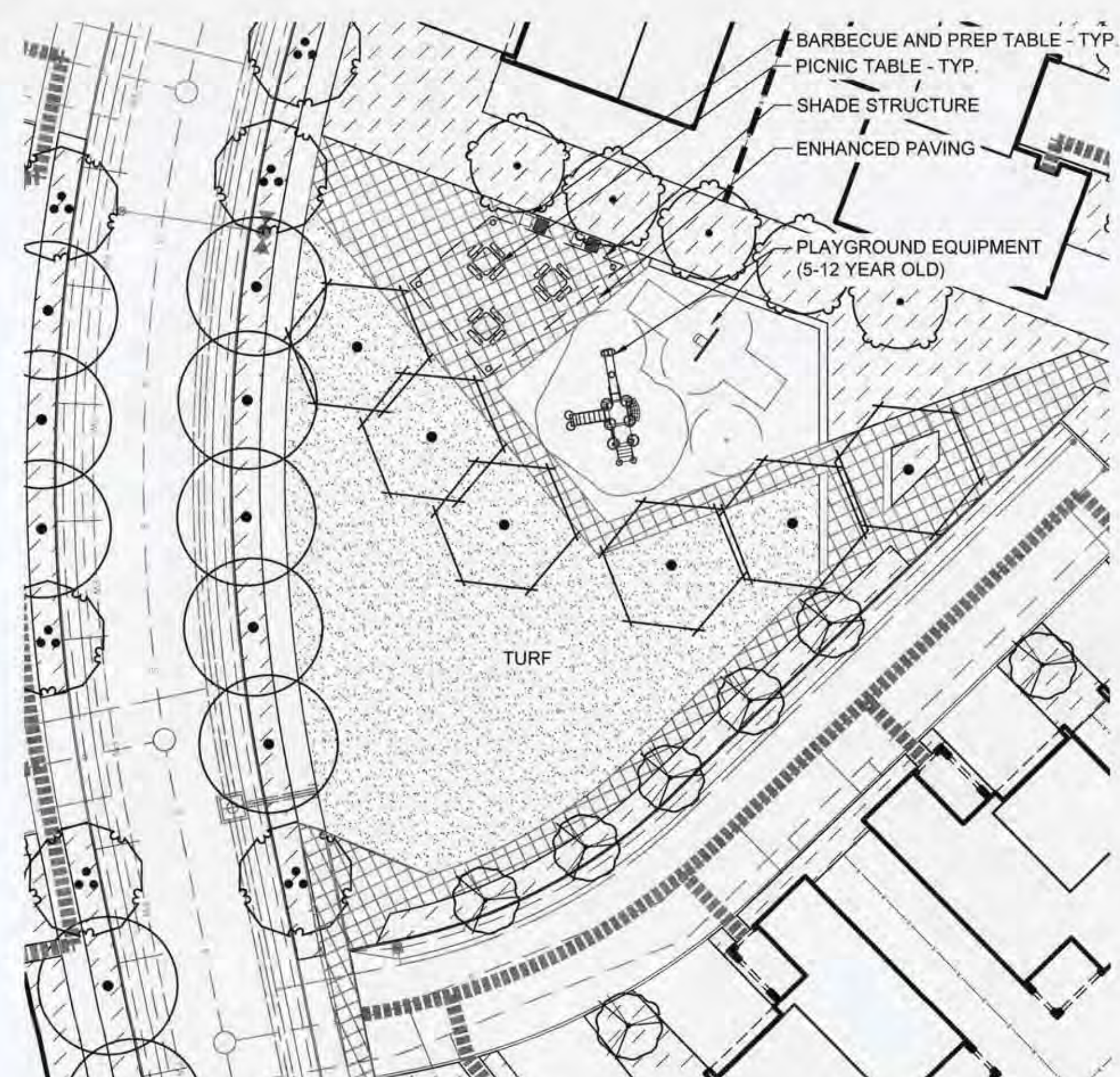
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Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

Sheet 17 of 70

PTS# 615111

Sheet Title:
PREVIOUSLY APPROVED
PLANTING PLAN

SCALE 1" = 20'-0"



SCALE 1" = 20'-0"



<u>SYMBOL</u>	<u>DESCRIPTION</u>
(1)	RETAINING WALLS PER CIVIL PLANS - TYP.
(2)	STREET TREE ALONG PRIVATE DRIVE 'N' SHALL BE SAME ON BOTH SIDES OF STREET
(3)	6' HT. DECORATIVE CMU SOUND/ PERIMETER WALL - TYP.
(4)	PEDESTRIAN CIRCULATION PATH FROM HOMEOWNER UNIT TO COMMUNITY/ CITY SIDEWALK - TYP.
(5)	MODULAR WETLAND SYSTEM
(6)	ENHANCED PAVING
(7)	STORMWATER VAULT
(8)	TOT LOT
(9)	PICNIC AREA

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE. 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTG
17911 VON KARMAN AVE, SUITE 200
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(P) 949.851.2133

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9968 HIBERT STREET, 2ND FLOOR
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Prepared By:

Prepared By:

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9968 Hilbert Street 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title: PROPOSED LANDSCAPE DEVELOPMENT
PLANTING PLAN UNITS 4 AND 5

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: 8/26/2019

Sheet 18 of 70

PTS#

APPROVED EXHIBIT "A"

INITIALS: C.B.I.

APPROVAL NO.: S&K SFR #1

APPROVAL DATE: 10/26/90

APPROVED BY: [Signature]

COMMENTS: THIS IS A COPY OF THE ORIGINAL

0 25 50 100

SCALE : 1" = 50'-0"



**SCHMIDT
DESIGN
GROUP**

1310 Rosecrans St., Suite G, San Diego, CA 92106
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SCHMIDTDESIGN.COM

S:\- PROJECTS\300-MULTIFAM, MIX USE\18-306 MERGE 56 SCR\02-PRELIM DESIGN\18-306 LANDSCAPE DEVELOPMENT PLAN.DWG 8/26/2019 4:53 PM

MULTI-FAMILY RESIDENTIAL SITE (OCCURS IN UNIT 4, LOT 1/2/3 AND UNIT 10, LOT 3):
TOTAL LANDSCAPE AREA: 53,576 SQUARE FEET

TOTAL LANDSCAPE AREA: 53,576 SQUARE FEET

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 440-5000

The City of San Diego

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

- A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
- At least one-half of the required planting points shall be achieved with trees.

Planting Area Required [142.0404]			Planting Area Provided			Excess Area Provided		
Total Area	17,470	sq. ft. x 50% =	8,735	sq. ft.	10,915	sq. ft.	2,180	sq. ft.

Planting Points Required [142.0404]			Plant Points Provided			Excess Points Provided		
Total Area	17,470	sq. ft. x 0.05 =	874	points	1,800	points	926	points

Points achieved with trees: 1,070 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(a)(1)(B)]			Provided			
Total Area	17,470	sq. ft. x 10% =	1,747	sq. ft.	1,132	sq. ft.

PLANT POINT BREAKDOWN:
TOTAL PA: 17,470 SF = 1260 SHRUBS @ 48" O.C.
1260 (1 GAL) X 1 = 1,260

TREES:
27 (24"BX) X 20 = 540

REMAINING YARD - 2 Dwelling Units (N/A)

Plant Points Required			Plant Points Provided			Points Achieved with trees (at least 50%)		
60 points in the remaining yard			points			points		

REMAINING YARD - 3 or more Dwelling Units

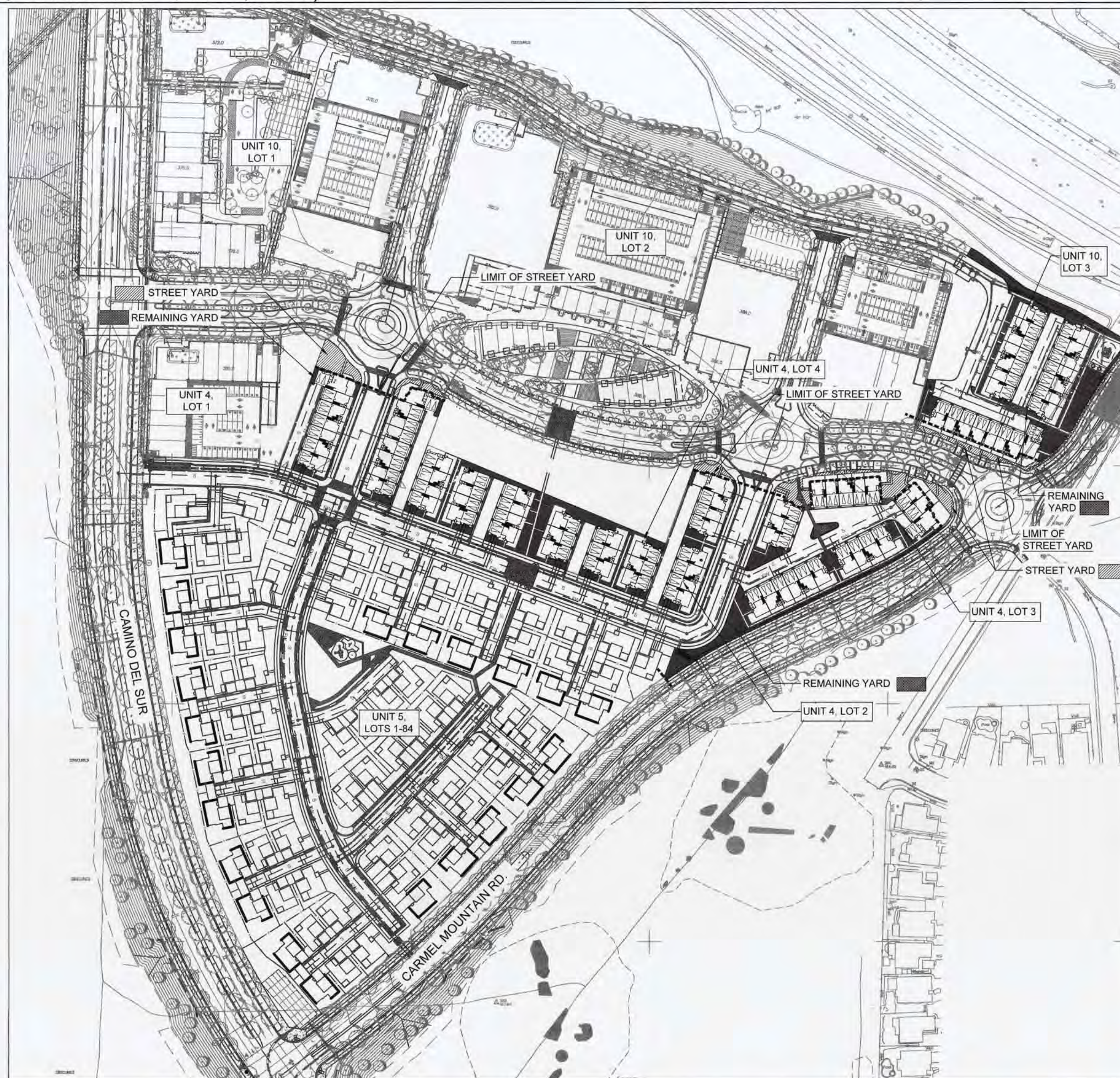
Plant Points Required			Plant Points Provided			Points Achieved with trees (at least 50%)		
60 points x 16	# of buildings	(60/16 = 3.75) (1,300 x 0.5 = 650)	6,135 points			3,150 points		

VEHICULAR USE AREA (VUA) - See separate worksheet (D-5)


(N/A)

PLANT POINT BREAKDOWN:
TOTAL PA: 41,375 SF = 2,965 SHRUBS @ 48" O.C.
2,965 (1 GAL) X 1 = 2,965
TREES:
86 (15 GAL) X 10 = 860
51 (24"BX) X 20 = 1,020
25 (36"BX) X 50 = 1,250

If any of the requirements of Landscape Regulations, Section 142.0405 (1), 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.



LANDSCAPE CALCULATIONS DIAGRAM

NOT TO SCALE 

**SUBSTANTIAL
CONFORMITY
REVIEW**

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE. 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTG
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
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SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
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Prepared By:

latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:

MERGE 56

Sheet Title:
PROPOSED LANDSCAPE DEVELOPMENT
PLANTING CALCULATIONS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: 8/26/2019

Sheet 20 of 70

PTS# _____



**SCHMIDT
DESIGN
GROUP**

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619.236.1462
LIC. CA 2138 | NV 219 | AZ 34139
SCHMIDTDESIGN.COM

COMMERCIAL SITE (UNIT 10, LOT 1-6 and UNIT 4, LOT 1,3):
TOTAL LANDSCAPE AREA: 152,156 SQUARE FEET

Landscape Calculations Worksheet Industrial Development in RM and C Zones Commercial Development in All Zones			
Provide the following information for the Landscape Plan. The Landscape Calculations worksheet the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Section 4 of the Land Development Code.			
STREET YARD			
Planting Area Required (142.0402)	Planting Area Provided	Excess Area Provided	
Total Area: 15,597 sq. ft. x 0.225 = 3,509 sq. ft.	15,597 sq. ft.	11,534 sq. ft.	
Planting Points Required (142.0402)	Plant Points Provided	Excess Points Provided	
Total Area: 15,597 sq. ft. x 0.0001 = 0.0015 points	3,509 points	3,507 points	
Auto Service Stations Only			
Planting Area Required (142.0402)	Planting Area Provided	Excess Area Provided	
Total Area: 15,597 sq. ft. x 0.0001 = 0.0015 points	3,509 points	3,507 points	
REMAINING YARD			
Planting Area Required (142.0402)	Planting Area Provided	Excess Area Provided	
Total Area: 137,794 sq. ft. x 0.225 = 30,803 sq. ft.	137,794 sq. ft.	107,191 sq. ft.	
Planting Points Required (142.0402)	Plant Points Provided	Excess Points Provided	
Total Area: 137,794 sq. ft. x 0.0001 = 0.0138 points	30,803 points	30,789 points	

NOTE: ALL PARKING SPACES ON STRUCTURE ARE COVERED BY SOLAR CANOPIES



LANDSCAPE CALCULATIONS DIAGRAM

MULTI-FAMILY RESIDENTIAL SITE (OCCURS IN UNIT 4, LOT 2,4,5 AND UNIT 10, LOT 7):
TOTAL LANDSCAPE AREA: 119,853 SQUARE FEET

Landscape Calculations Worksheet Multiple Dwelling Unit Development in All Zones			
Provide the following information for the Landscape Plan. The Landscape Calculations worksheet the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Section 4 of the Land Development Code.			
STREET YARD			
Planting Area Required (142.0402)	Planting Area Provided	Excess Area Provided	
Total Area: 44,892 sq. ft. x 0.225 = 10,100 sq. ft.	44,892 sq. ft.	34,792 sq. ft.	
Planting Points Required (142.0402)	Plant Points Provided	Excess Points Provided	
Total Area: 44,892 sq. ft. x 0.0001 = 0.0045 points	10,100 points	10,095 points	
REMAINING YARD - 2-4 story Dwelling Units			
Planting Area Required (142.0402)	Planting Area Provided	Excess Area Provided	
Total Area: 44,892 sq. ft. x 0.225 = 10,100 sq. ft.	44,892 sq. ft.	34,792 sq. ft.	
Planting Points Required (142.0402)	Plant Points Provided	Excess Points Provided	
Total Area: 44,892 sq. ft. x 0.0001 = 0.0045 points	10,100 points	10,095 points	
REMAINING YARD - 2-4 story Dwelling Units			
Planting Area Required (142.0402)	Planting Area Provided	Excess Area Provided	
Total Area: 44,892 sq. ft. x 0.225 = 10,100 sq. ft.	44,892 sq. ft.	34,792 sq. ft.	
Planting Points Required (142.0402)	Plant Points Provided	Excess Points Provided	
Total Area: 44,892 sq. ft. x 0.0001 = 0.0045 points	10,100 points	10,095 points	



LANDSCAPE CALCULATIONS DIAGRAM

- GENERAL NOTES:**
- THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
 - BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND NOTIFY UTILITY TYPE.
 - GRASSY SITE TO BE EXCAVATED TO EXISTING GRADE AND NEW ADDITIONS AND LANDSCAPE DRAWS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
 - LOCATE REUSE BIN AT APPROVED QUARTER LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
 - ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES. EXCLUDED SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GRASS COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THE MINIMUM DEPTH.
 - ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
 - PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
 - PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
 - THREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR UNDER NEW PUBLIC IMPROVEMENTS ADJACENT TO EXISTING TREES. THE ROOT BARRIERS WILL NOT BEAR AROUND THE ROOT BALL.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. OVERSEED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY OVERSEED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH LOCAL ORDINANCE.
 - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
 - ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR TOPPING OF TREES IS NOT PERMITTED UNLESS SPECIFICALLY NOTED IN THIS PERMIT.
 - ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE PLAN" AND EXISTING OR PROPOSED PLANT MATERIAL, AS SHOWN ON THE APPROVED EXHIBIT "A", LANDSCAPE DOCUMENT PLAN IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE REQUIREMENTS OF LOCAL ORDINANCE.
 - ANY REQUIRED LANDSCAPE INCLUDING EXISTING OR NEW PLANTING, HANDS, ETC. INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION. IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
 - NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
 - THE CONVEYANCE SHALL ENSURE THAT ALL DOWNHILL SLOPES WITHIN CITY-FEED-OWNED OPEN SPACE BE LANDSCAPED WITH NATIVE VEGETATION ENDEMIC TO THE AREA AND ON A TEMPORARY IRRIGATION SYSTEM FOR ESTABLISHMENT OF PLANT MATERIAL AND SHALL BE REMOVED UPON PLANT ESTABLISHMENT APPROVAL BY THE PARK AND RECREATION DEPARTMENT.
- MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) NOTES:**
- ALL M.A.D. MAINTAINED PLANTING SHALL CONFORM TO THE CITY OF SAN DIEGO'S PARK AND RECREATION DEPARTMENT 2011 CONSULTANT'S GUIDE TO PARK DESIGN AND CONSTRUCTION.
 - ALL M.A.D. MAINTAINED IRRIGATION WILL BE DESIGNED FOR USE OF RECYCLED WATER.
 - ALL CITY PARK & REC. MAINTAINED LAND SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT HAS BEEN APPROVED BY THE PARK & REC. DEPARTMENT. THE TEMPORARY IRRIGATION SHALL BE REMOVED PRIOR TO PARK & REC. DEPARTMENT APPROVAL OF PLANTED SOILS WITHIN CITY-FEED-OWNED PROPERTY.
 - ALL WALLS RETAINING WALLS WITHIN M.A.D. OR PARK & REC. MAINTAINED CITY-FEED-OWNED LAND SHALL BE PRIVATELY MAINTAINED.
 - SEPARATE IRRIGATION CONTROL, CLOCKS AND METERS SHALL BE INSTALLED FOR EACH M.A.D. AND CITY-FEED-OWNED PROPERTY.

- DRAINAGE NOTES:**
- THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
 - ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.
 - ALL ROOF DRAINAGE AND PLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.
- IRRIGATION NOTES:**
- ALL PLANTING AREAS SHALL BE IRRIGATED BY A DEDICATED, BACKFLOW PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED ELECTRICALLY ACTIVATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC TYPE 120 CLASS 35 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 12" DEEP. NON-PRESSURE LINES 12" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
 - ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- DESIGN STATEMENT**
- COMMERCIAL SITE: THIS SITE CONTAINS A LANDSCAPE THAT COMBINES POROUS SURFACES, LOW-WATER USE CALIFORNIA NATIVE, AND TRADITIONAL PLANTINGS ACCENTED BY FLOWERING ORNAMENTAL PLANTS. THE COMMERCIAL SITE IS INTENDED TO ACT AS AN OPEN MARKETPLACE WITH THE FEEL OF THE ADJACENT NATIVE OPEN SPACE CREEPING THROUGH. THE CENTRAL PLAZA WILL HAVE LANDSCAPE ELEMENTS TYPICALLY FOUND IN THE BOTTOM OF THE CANYONS INCLUDING NATIVE RIPARIAN PLANTINGS, GRASSES, BOLDERS AND COBBLES. THE MANUFACTURED SLOPES ADJACENT TO OPEN SPACE SHALL BE PLANTED WITH NATIVE OR NATURALIZED PLANTINGS TO BOTH BLEND IN WITH THE SURROUNDING AREA AS WELL AS PROVIDE SLOPE STABILITY. EACH OFFICE SITE WILL HAVE AN EMPLOYEE COURTYARD AND PARKING STRUCTURE ASSOCIATED WITH IT.
- MULTI-FAMILY RESIDENTIAL: THE RESIDENCES SHALL HAVE A MORE TRADITIONAL AND STRUCTURED LANDSCAPE FEEL, CREATING CONTRAST WITH THE AREA SURROUNDING THE MAIN PLAZA. EACH RESIDENCE SHALL HAVE ITS OWN ENTRANCE WITH ACCESS TO THE STREET CREATING PRIVATE USE SPACES FOR EACH UNIT. BECAUSE THE GARAGE ENTRANCES ARE AT THE BACK OF THE BUILDING THE STREET SIDE TAKES ON QUITE AN URBAN FEEL. MULTIPLE PATHS LINK THE RESIDENCES, THE COMMON AMENITY AREA, AND THE OPEN LANDSCAPED AREAS TO THE MAIN COMMERCIAL CENTER. THE AMENITY AREA INCLUDES A CLUBHOUSE, POOL, AREAS FOR SUNBATHING, AND SMALLER SEATING AREAS IN THE SHADE.
- HYDROSEEDING NOTES:**
- SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
 - FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH. WHEN NOT USED, A MINIMUM RATE OF 400 POUNDS PER ACRE SHALL BE USED.
 - A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.
 - EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DRYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

HYDROSEEDING NOTES (CONTINUED)

- GRAZED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL, WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.
- PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD OF NOT LESS THAN 90 DAYS.
- NON-PERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD OF NOT LESS THAN 25 MONTHS.
- ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CITY MANAGER. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.
- PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLURPAGE.
- GRAZED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL, WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 15.

OPEN SPACE REQUIREMENTS TABLE FOR PLANNED DEVELOPMENT PERMITS FOR RESIDENTIAL DEVELOPMENT

ZONE	MINIMUM USABLE OPEN SPACE REQUIRED PER DWELLING UNIT	MINIMUM TOTAL OPEN SPACE REQUIRED PER DWELLING UNIT	DWELLING UNITS	OPEN SPACE REQUIRED (IN SQ. FT.)	OPEN SPACE PROVIDED (IN SQ. FT.)
RM-2.5	190 SQ. FT.	190 SQ. FT.	158	30,020 SQ. FT.	31,791 SQ. FT.

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ARCHITECT: KITY
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IRVINE, CA 92614
(949) 851.2133

LANDSCAPE ARCHITECT: SEA BREEZE 56, LLC
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Project Name: MERGE 56

Sheet Title: LANDSCAPE DEVELOPMENT PLAN - PLANTING CALCULATIONS

Original Date: 08-20-2014

Sheet: 21 of 37

DEPT:

Prepared By: **latitude33**
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Tel 658.504.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

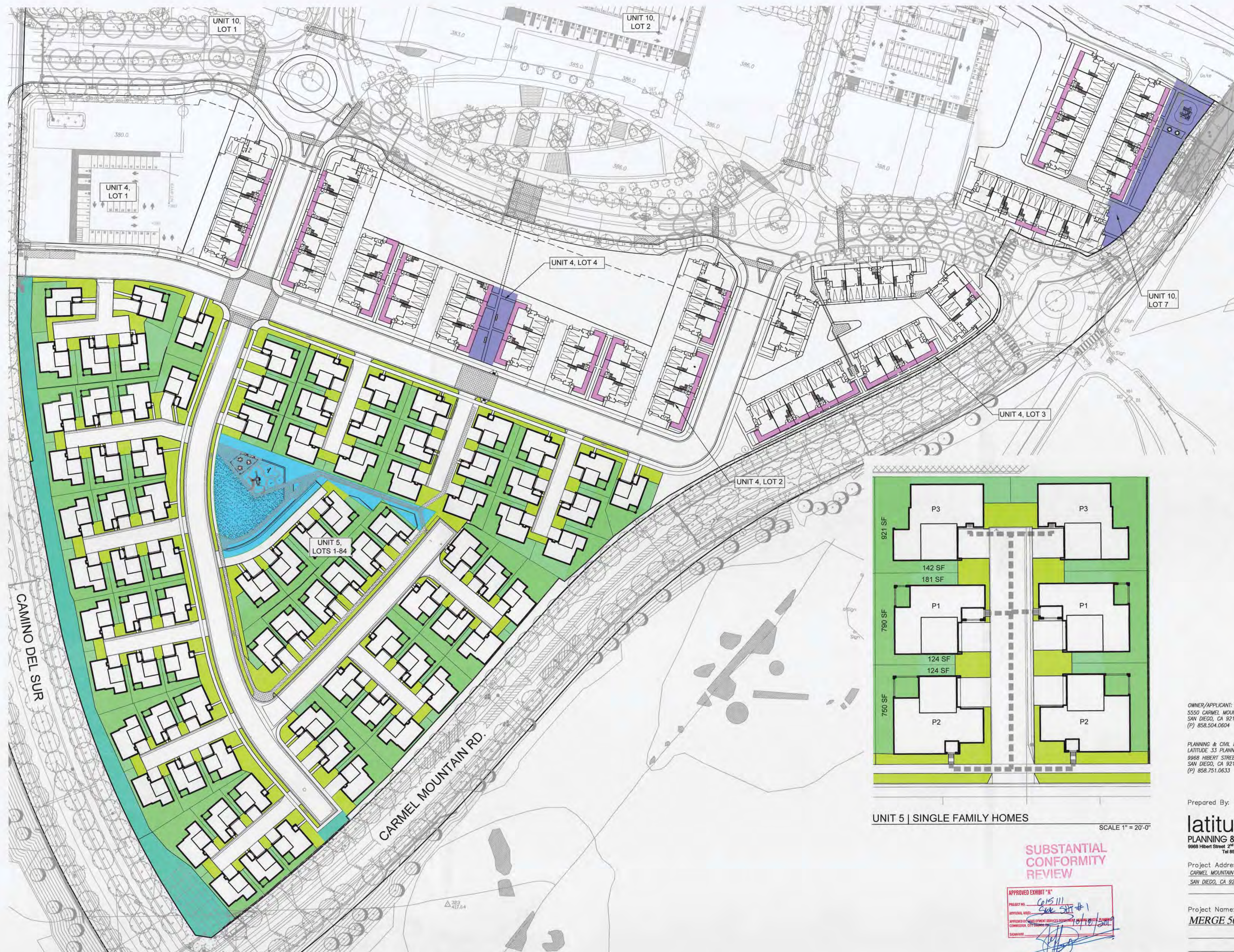
Sheet Title:
PREVIOUSLY APPROVED PLANTING CALCULATIONS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

Original Date: 12/17/2018

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PTS# 615111



LEGEND FOR OPEN SPACES - UNIT 5

- BACKYARD OPEN SPACE
(Represented in calculations)
- FRONT YARD OPEN SPACE
(Represented in calculations)
- SIDE YARD OPEN SPACE
(Represented in calculations)
- COMMON OPEN SPACE - UNIT 5
(Represented in calculations)
- OPEN SPACE - LOTS 4 & 7
(Not included in calculations)

PRIVATE OPEN SPACE NOTE
(Not included in calculations)

TOTAL MULTI-FAMILY UNITS
= 87 UNITS

MULTI-FAMILY UNITS W/ PRIVATE
OPEN SPACE AT LEAST 60 SF AND
LOCATED NO CLOSER THAN 9 FT
TO THE FRONT PROPERTY LINE
= 68 UNITS (78% OF THE
TOTAL UNIT COUNT)

*Represents the supplemental areas to assure the total square footage is used in the calculations provided. Due to varying lot sizes, the calculations provided are determined by using the typical lot size shown above. These are reflected in the plan on the sheet. Any lot that does not conform to the standard lot size demonstrates supplemental areas to assure the total square footage used in the calculations provided.

BACKYARD OPEN SPACE PER DWELLING
(REQUIRED 800 SF PER 84 DU = 42,000 SF)
P1 27 UNITS X 790 SF = 21,330 SF
P2 29 UNITS X 750 SF = 21,750 SF
P3 28 UNITS X 921 SF = 25,788 SF
84 UNITS 68,868 SF MINIMUM

BACKYARD AND SIDE YARD OPEN SPACE PER DWELLING
(REQUIRED 1,000 SF PER 84 DU = 84,000 SF)
P1 27 UNITS X 1,095 SF = 29,565 SF
P2 29 UNITS X 874 SF = 25,346 SF
P3 28 UNITS X 1,063 SF = 29,764 SF
84 UNITS 84,675 SF MINIMUM

COMMON OPEN SPACE - UNIT 5

Lot #	Lot Size (SF)	AC
Unit 5, Lot A	20,072	0.46
Unit 5, Lot C	845	0.02
Unit 5, Lot D	24,001	0.55
44,918	1.03	

TOTAL OPEN SPACE PROVIDED - UNIT 5 = 129,593 SF

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Project Address:
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SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
OPEN SPACE EXHIBIT

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

Original Date: 10/10/2019

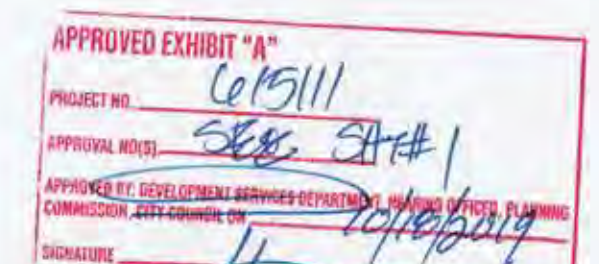
Sheet 22 of 70

PTS#

OPEN SPACE CALCULATIONS - UNIT 5



**SUBSTANTIAL
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REVIEW**



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Project Address:
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SAN DIEGO, CA 92129

Project Name:

MERGE 56

Sheet Title:
**PROPOSED
ARCHITECTURAL SITE PLAN**

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
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Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/26/2019

Original Date: 12/17/2018

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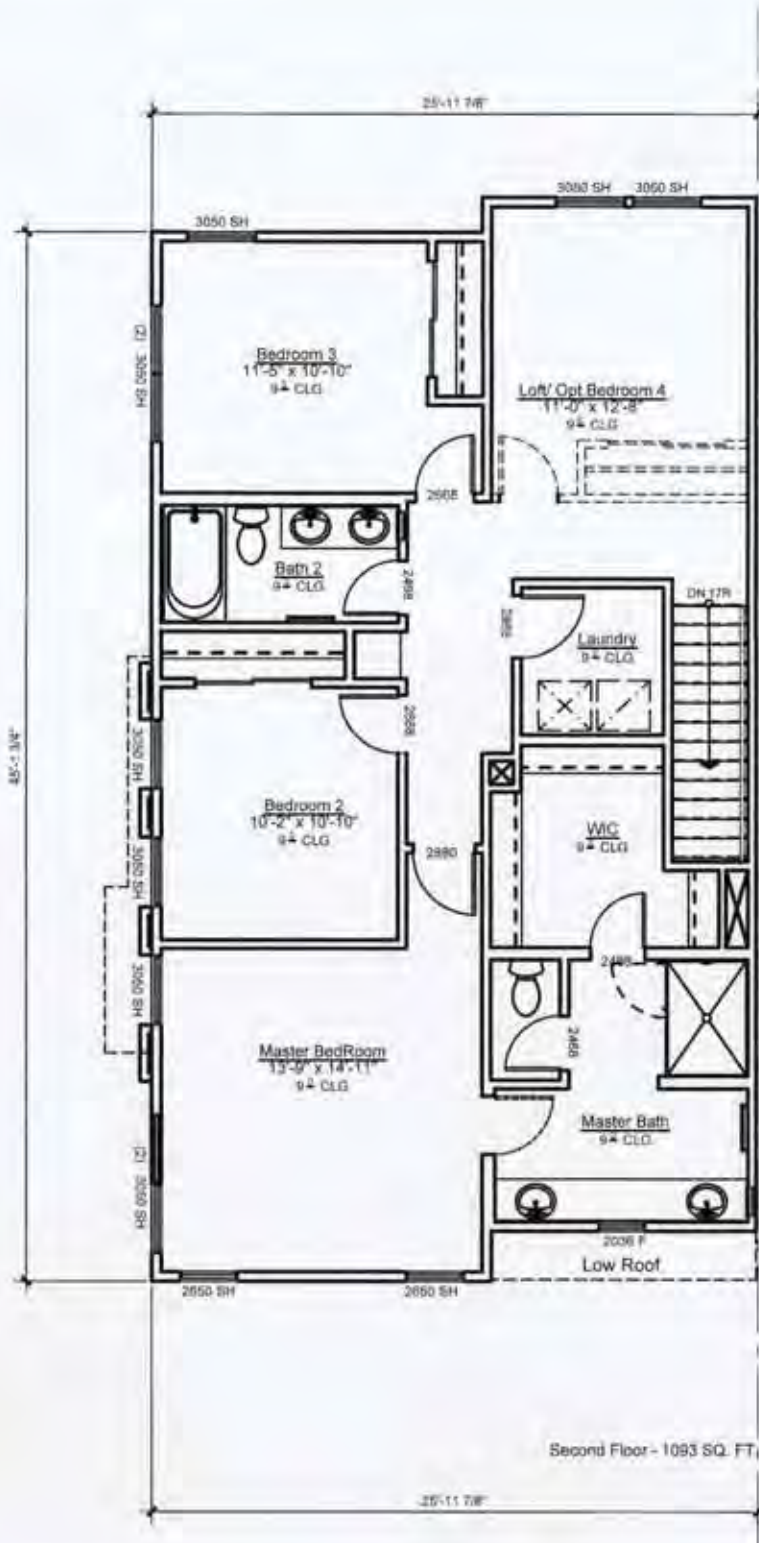
PTS# 615111

SQUARE FOOTAGE (C) TH PLAN 3 ACCESSIBLE UNIT		
FIRST FLOOR ACCESSIBLE AREA	631	SQ. FT.
SECOND FLOOR AREA	1093	SQ. FT.
TOTAL AREA	1724	SQ. FT.
GARAGE AREA	502	SQ. FT.
PRIVATE OUTDOOR SPACE	259	SQ. FT.

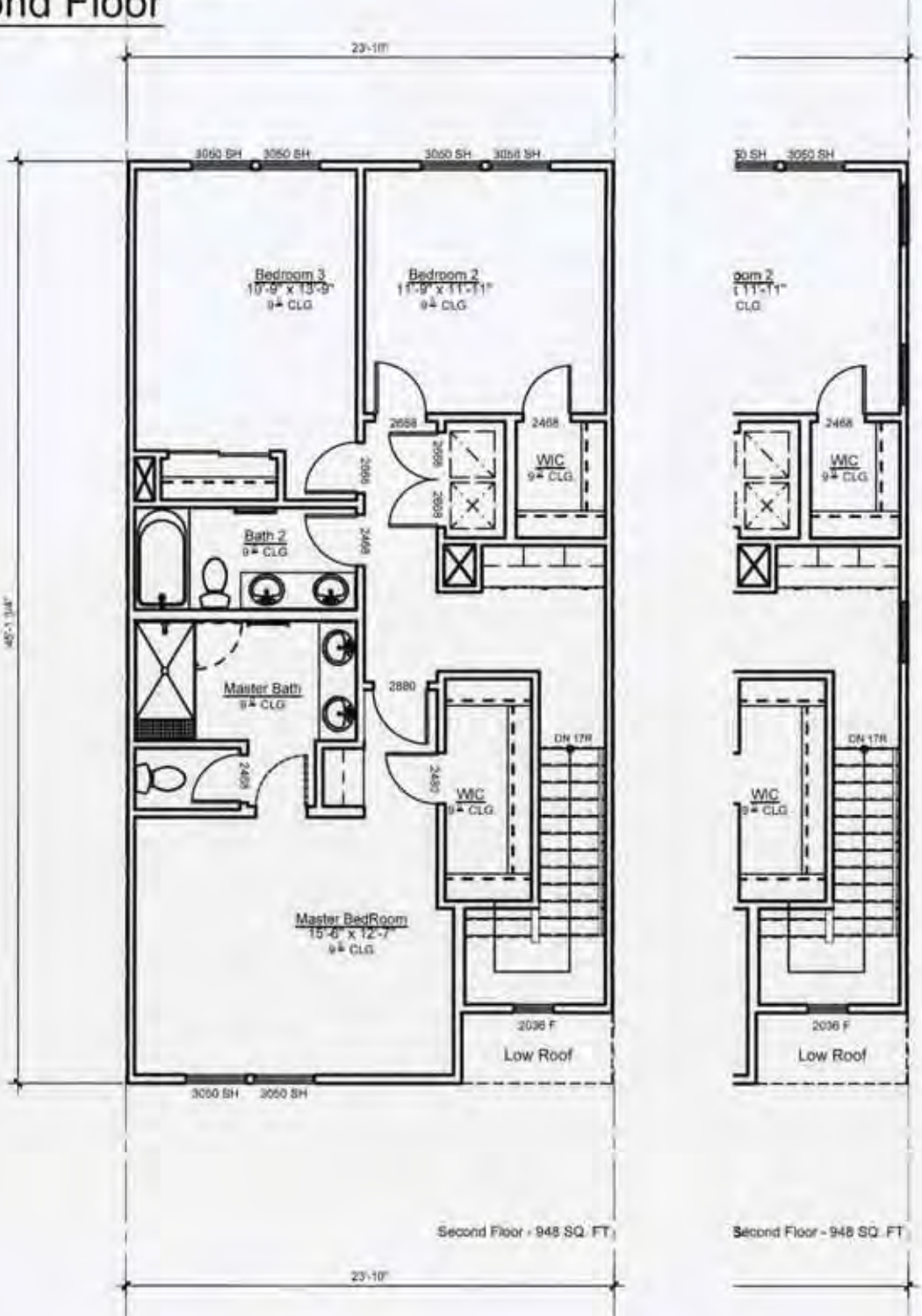
SQUARE FOOTAGE (C) TH PLAN 3		
FIRST FLOOR AREA	616	SQ. FT.
SECOND FLOOR AREA	1093	SQ. FT.
TOTAL AREA	1709	SQ. FT.
GARAGE AREA	502	SQ. FT.
PRIVATE OUTDOOR SPACE	259	SQ. FT.

SQUARE FOOTAGE (B) TH PLAN 2		
FIRST FLOOR AREA	546	SQ. FT.
SECOND FLOOR AREA	948	SQ. FT.
TOTAL AREA	1494	SQ. FT.
GARAGE AREA	496	SQ. FT.
PRIVATE OUTDOOR SPACE	140	SQ. FT.

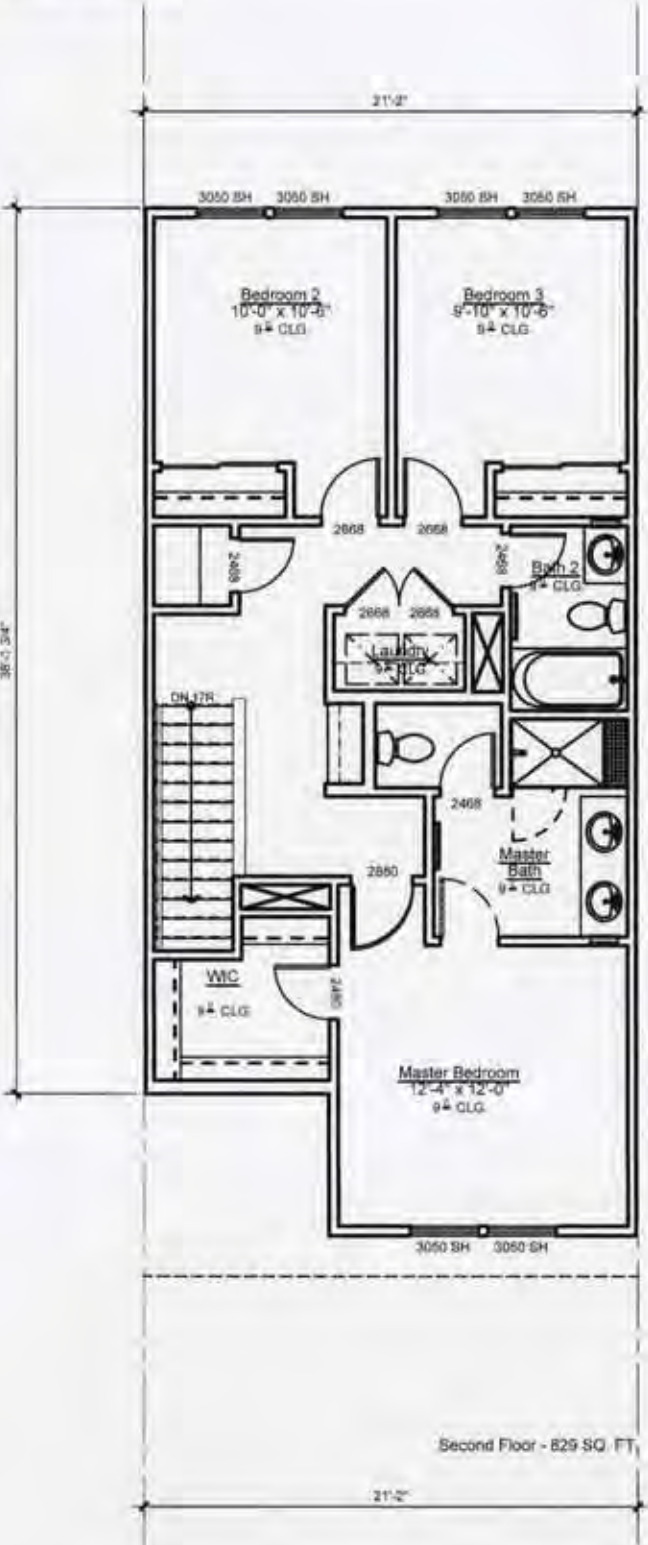
SQUARE FOOTAGE (A) TH PLAN 1		
FIRST FLOOR AREA	449	SQ. FT.
SECOND FLOOR AREA	829	SQ. FT.
TOTAL AREA	1278	SQ. FT.
GARAGE AREA	442	SQ. FT.
PRIVATE OUTDOOR SPACE	130	SQ. FT.



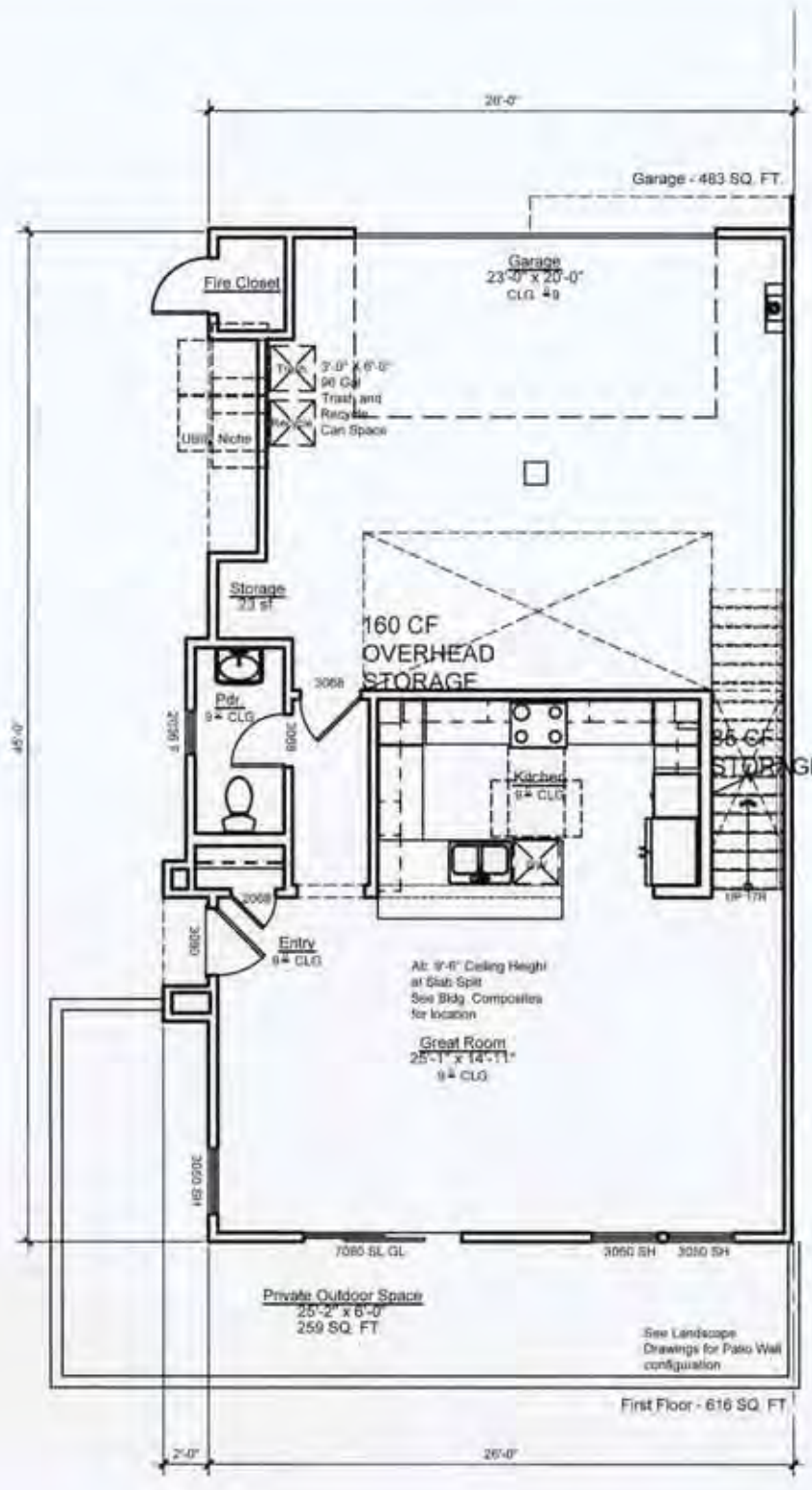
Townhome C (P3)
Second Floor



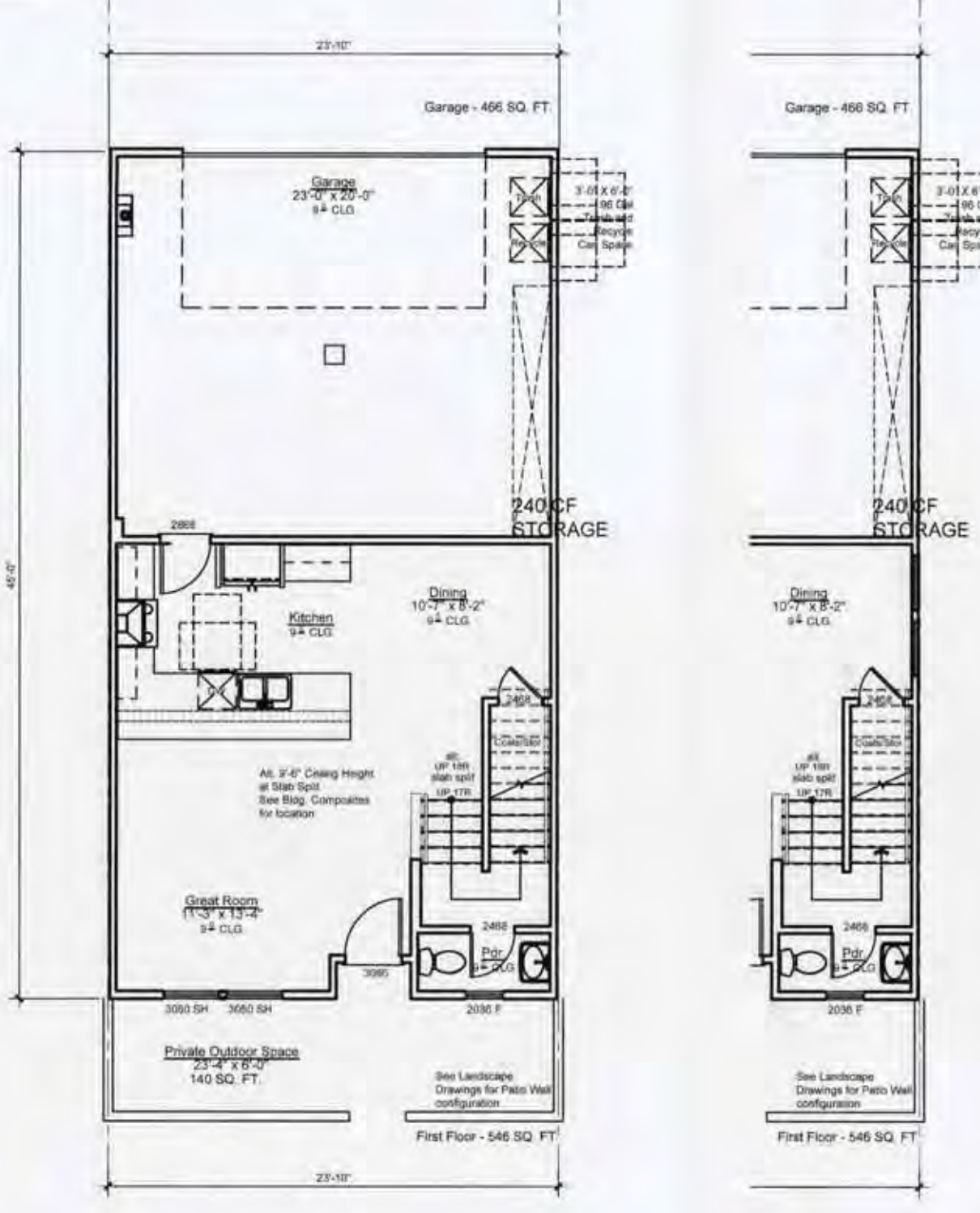
Townhome B (P2)
Second Floor



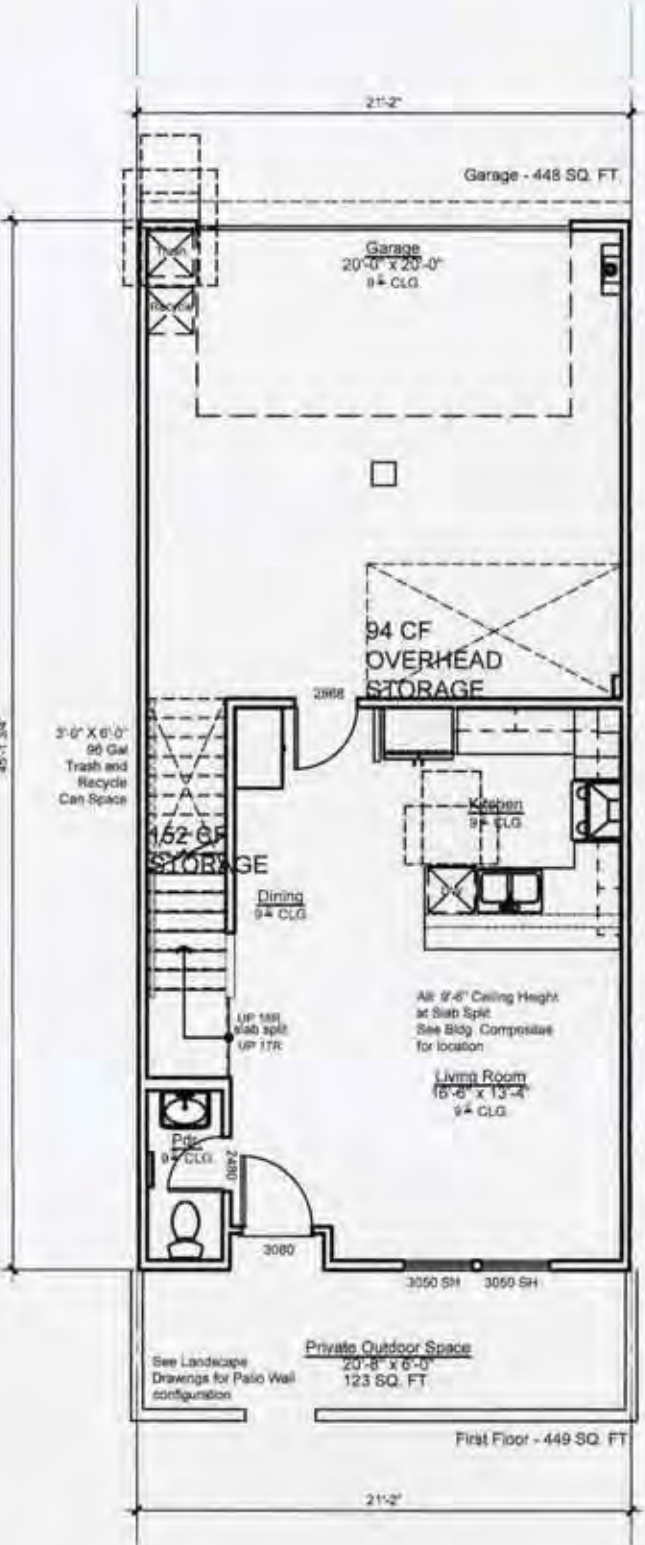
Townhome A (P1)
Second Floor



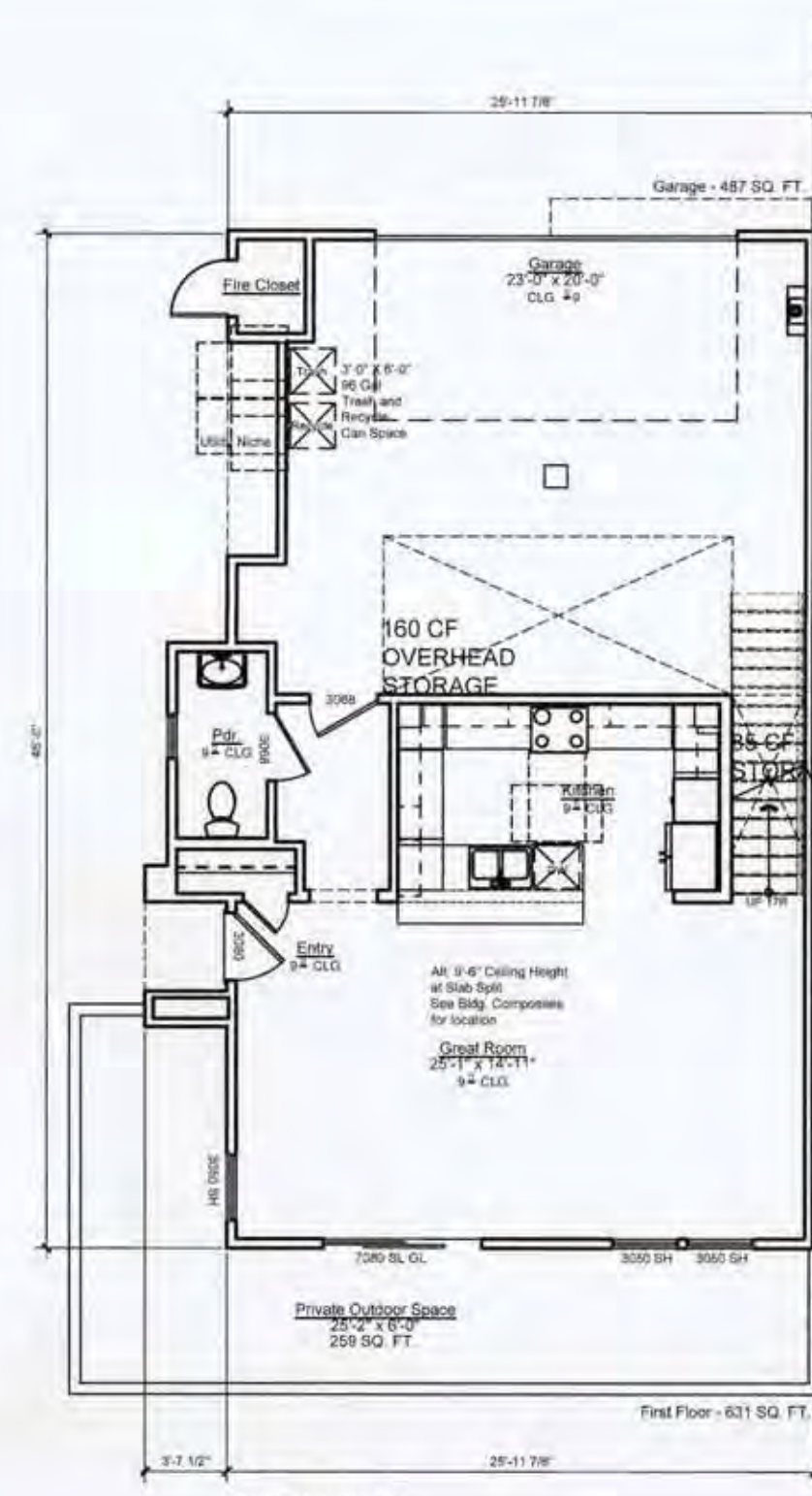
Townhome C (P3)
First Floor



Townhome B (P2)
First Floor



Townhome A (P1)
First Floor



Townhome C (P3 ACCESSIBLE)
First Floor

**SUBSTANTIAL
CONFORMITY
REVIEW**

APPROVED EXHIBIT "A"
PROJECT NO. 1615111
APPROVED BY: [Signature]
DATE: 10/16/2019

OWNER/APPLICANT: SEA BREEZE 56, LLC
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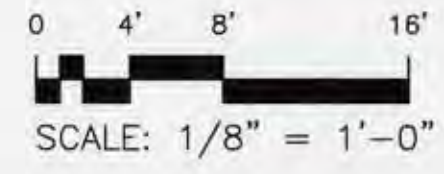
PLANNING & CIVIL ENGINEERING:
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Project Address:
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SAN DIEGO, CA 92129

Project Name:
MERGE 56



Sheet Title:
PROPOSED FLOOR PLANS

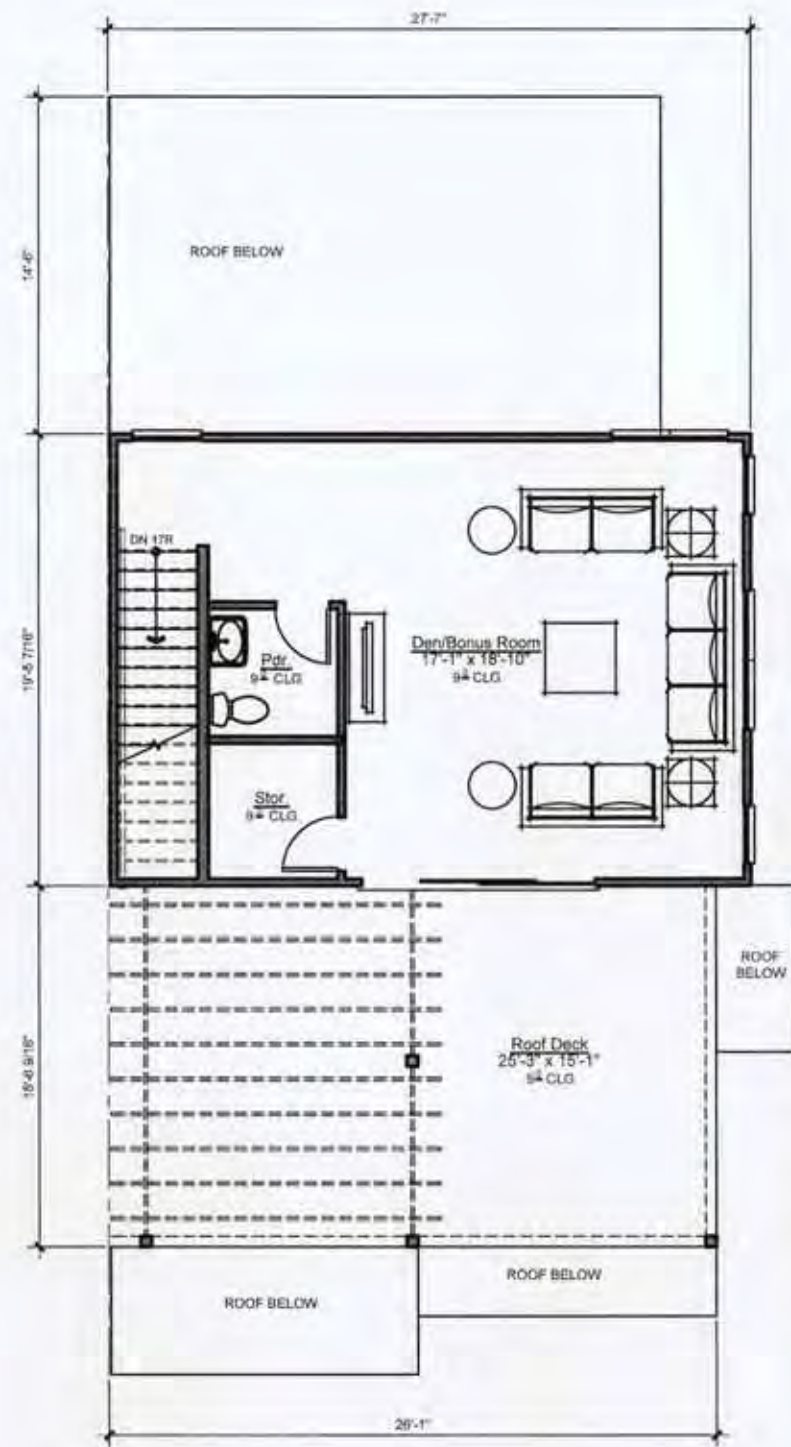
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Revision 3:	_____
Revision 2:	_____
Revision 1:	8/24/2019

Original Date: 12/17/2018

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PTS# 615111

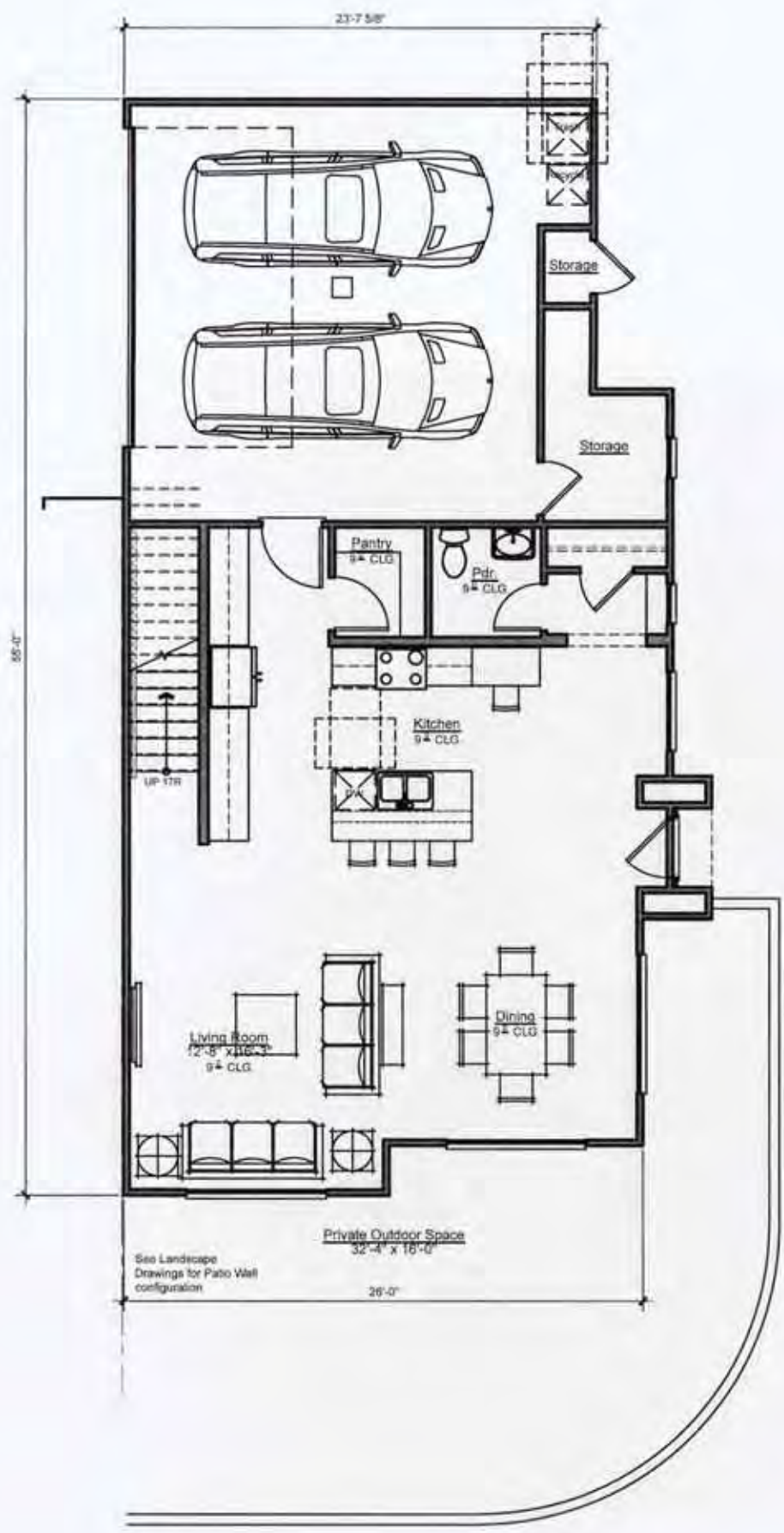
SQUARE FOOTAGE (D) TH PLAN 4	
FIRST FLOOR AREA	797 SQ. FT.
SECOND FLOOR AREA	1305 SQ. FT.
THIRD FLOOR AREA	508 SQ. FT.
TOTAL AREA	2610 SQ. FT.
GARAGE AREA	442 SQ. FT.
PRIVATE OUTDOOR SPACE (ROOF DECK)	385 SQ. FT.



Townhome D (P4)
Third Floor



Townhome D (P4)
Second Floor



Townhome D (P4)
First Floor

SUBSTANTIAL
CONFORMITY
REVIEW



OWNER/APPLICANT: SEA BREEZE 56, LLC
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Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

- Revision 14: _____
- Revision 13: _____
- Revision 12: _____
- Revision 11: _____
- Revision 10: _____
- Revision 9: _____
- Revision 8: _____
- Revision 7: _____
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- Revision 5: _____
- Revision 4: _____
- Revision 3: _____
- Revision 2: _____
- Revision 1: 8/24/2019

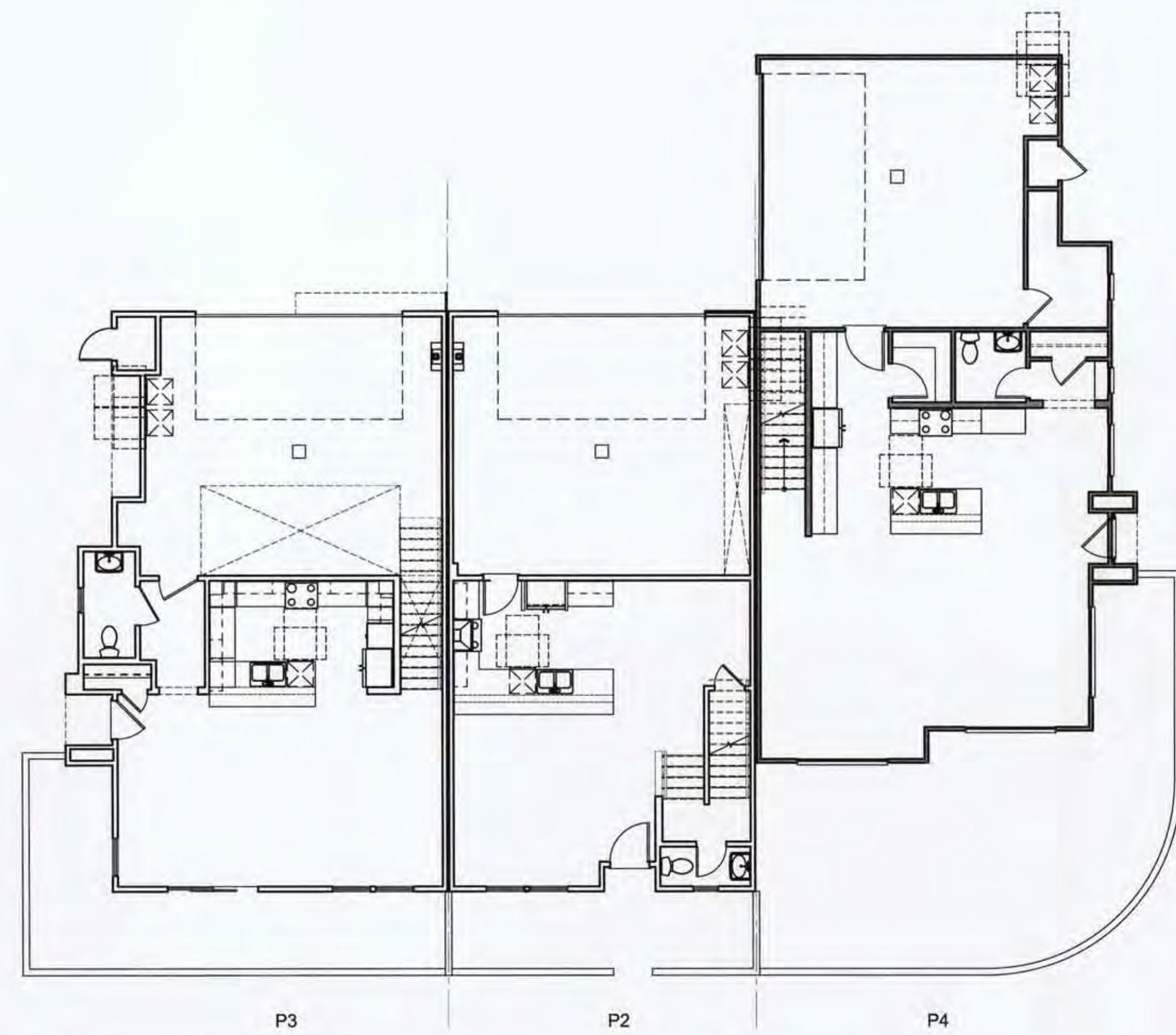
Original Date: 12/17/2018

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

Sheet Title:
PROPOSED FLOOR PLAN

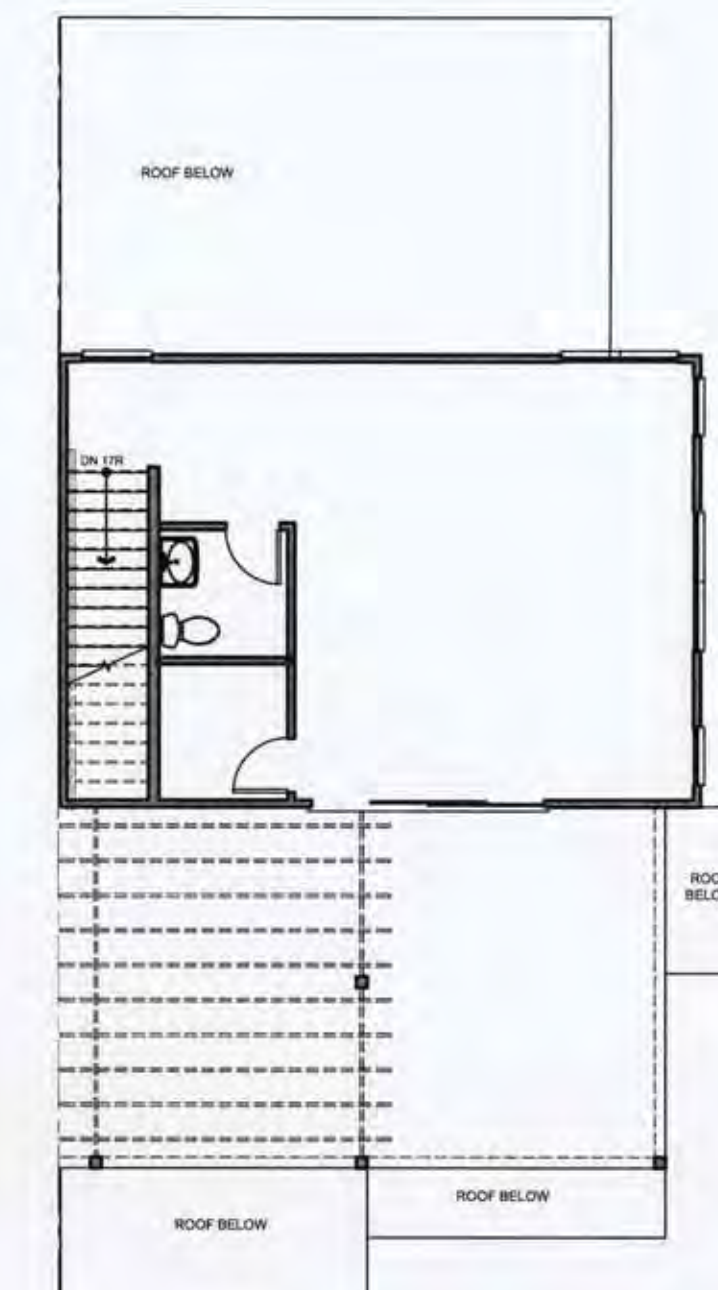
PTS# 615111



3b PLEX FIRST FLOOR PLAN

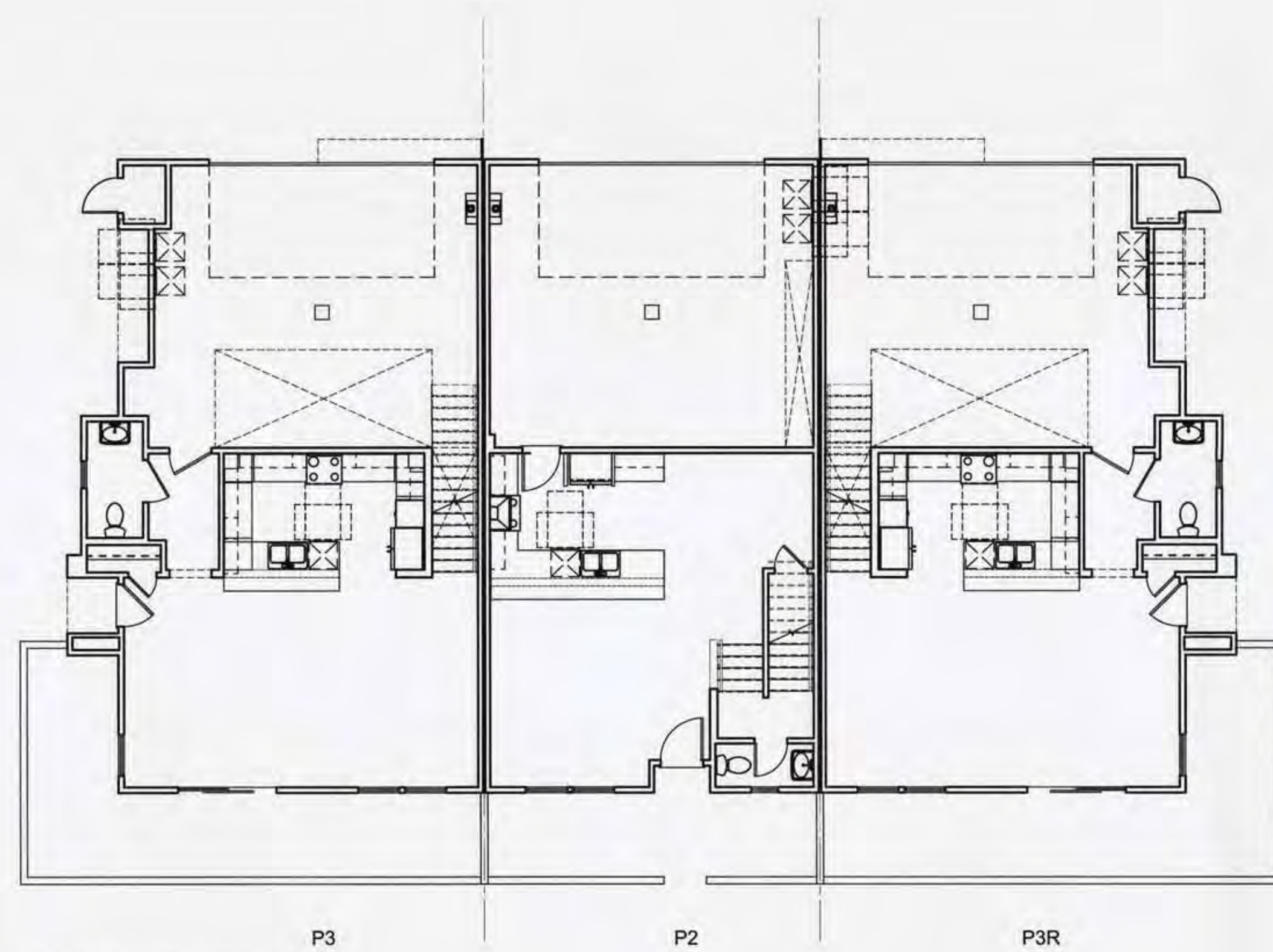


3b PLEX SECOND FLOOR PLAN

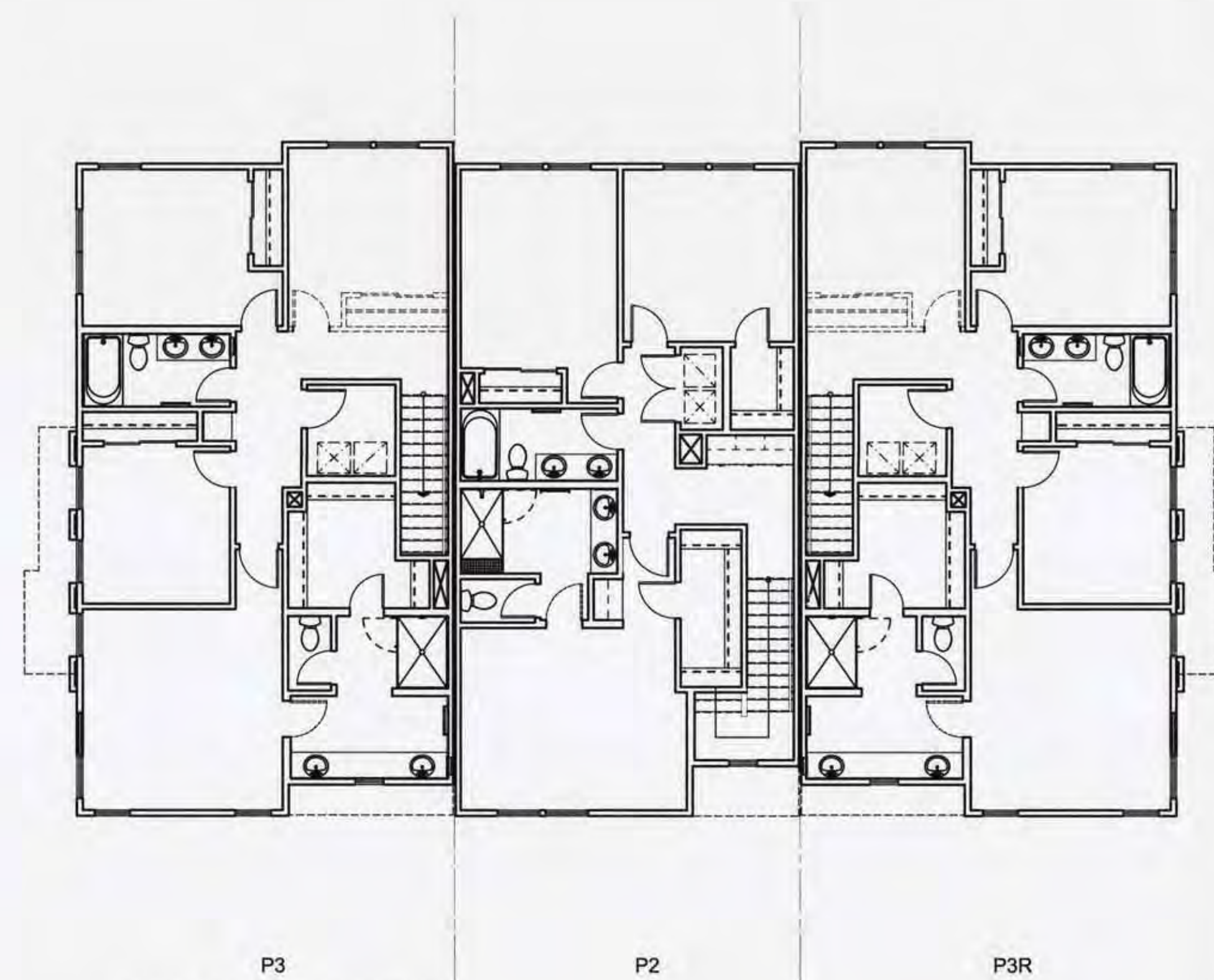


P4

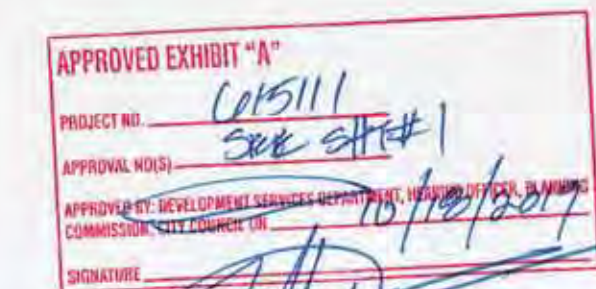
3b PLEX THIRD FLOOR PLAN



3 PLEX FIRST FLOOR PLAN



3 PLEX SECOND FLOOR PLAN

SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
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Prepared By:

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PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
TEL: 858.751.0833

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:

MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

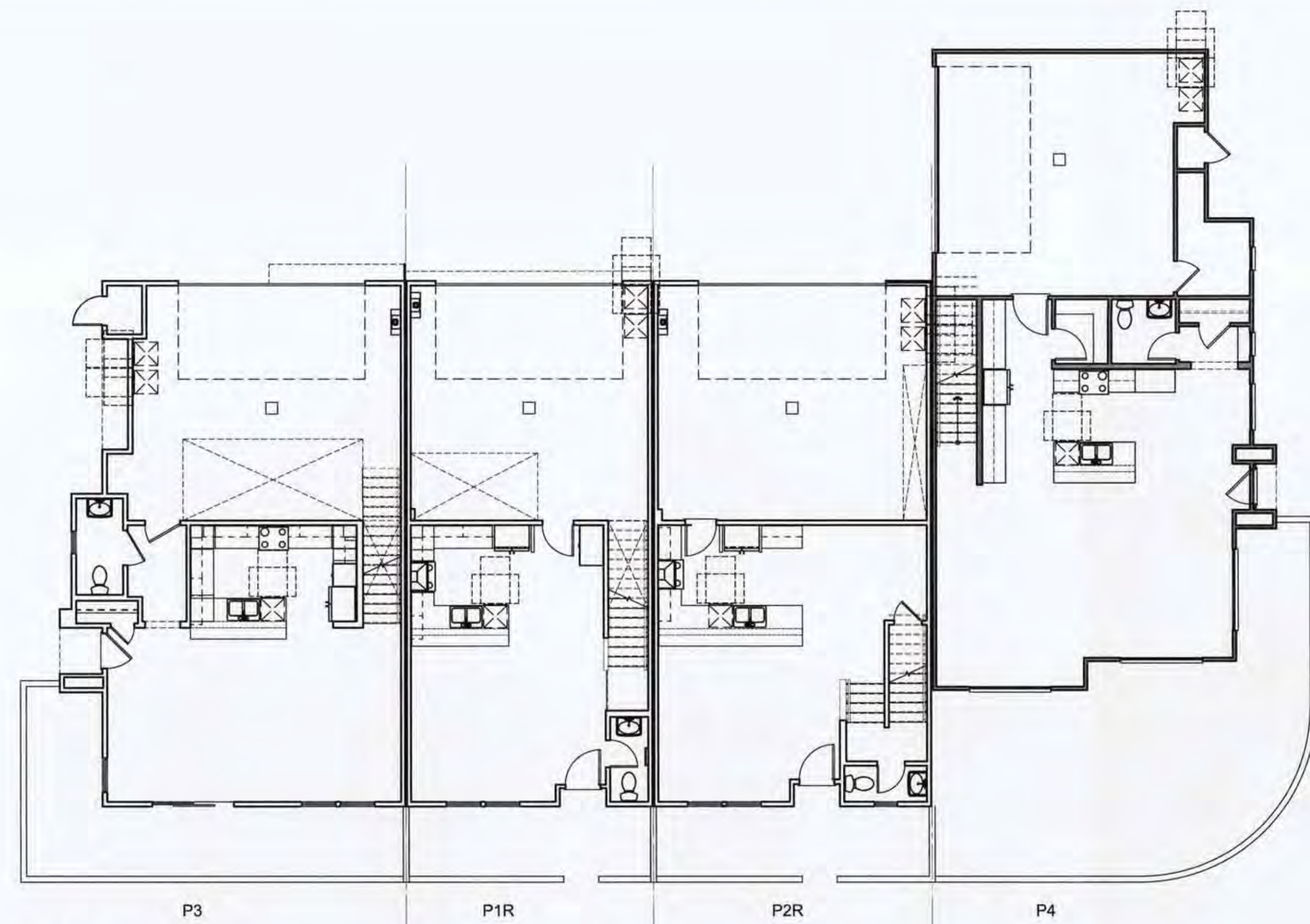
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Sheet 26 of 70

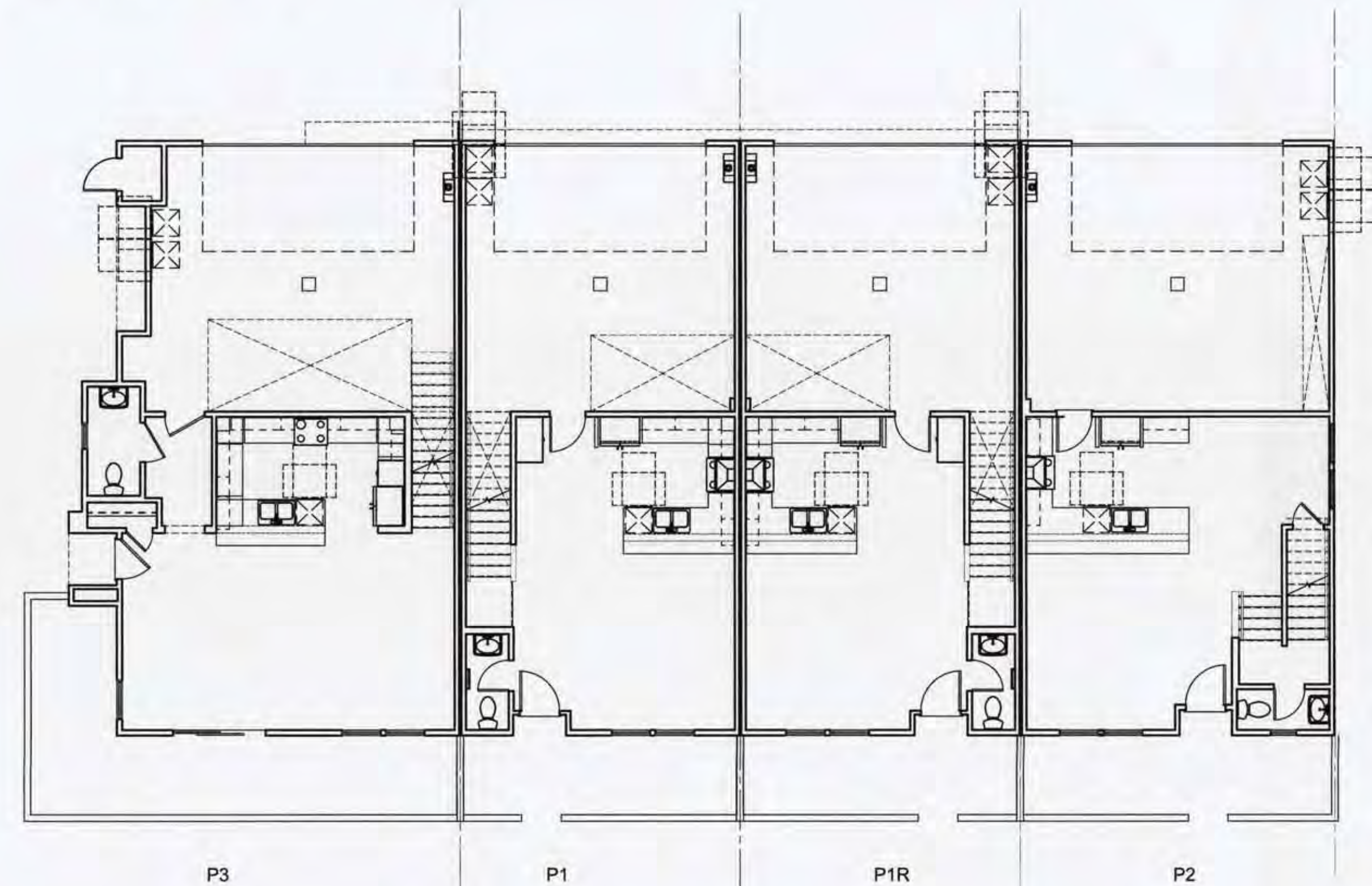
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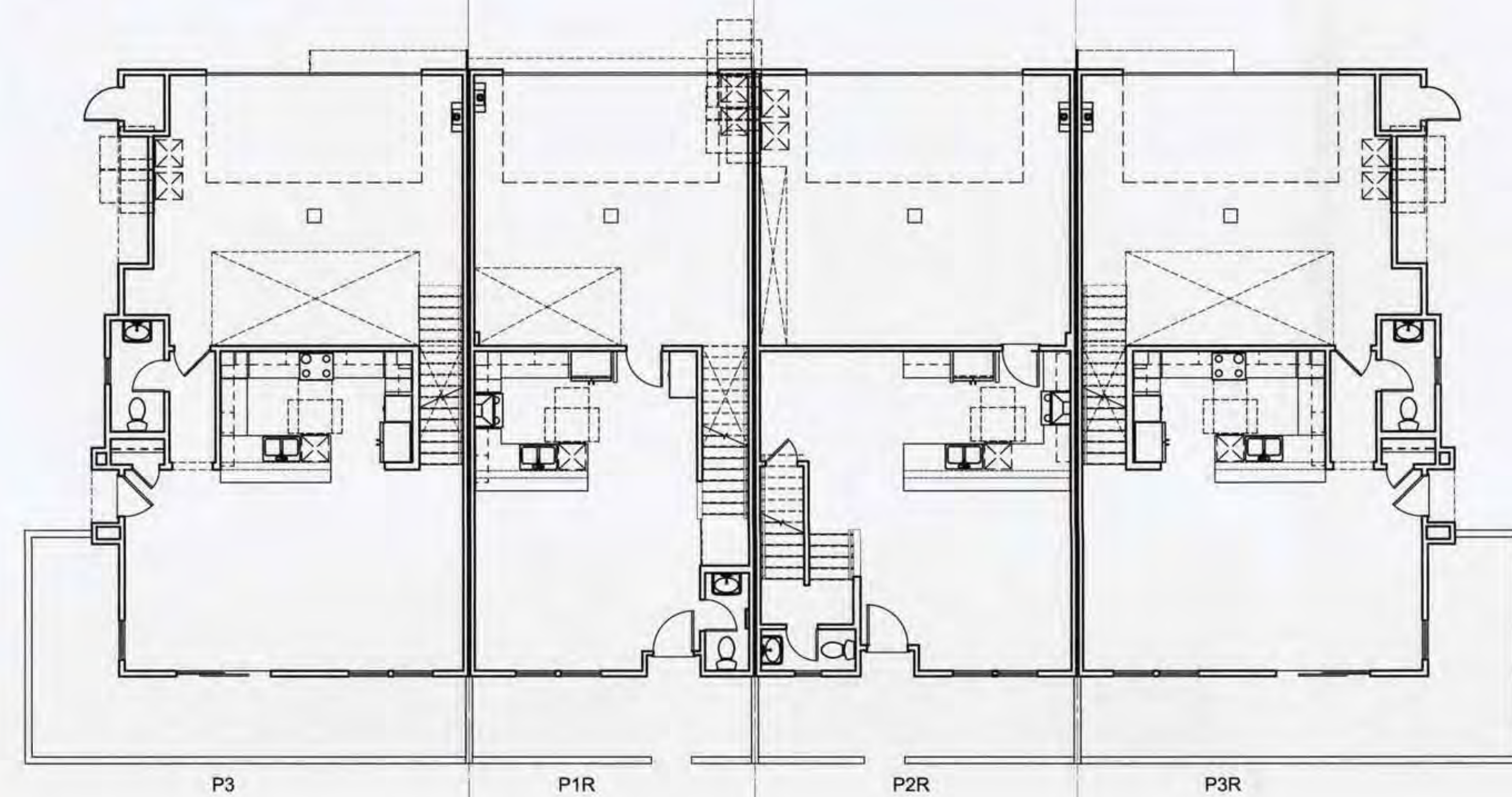
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PROPOSED FLOOR PLAN



4b PLEX FIRST FLOOR PLAN

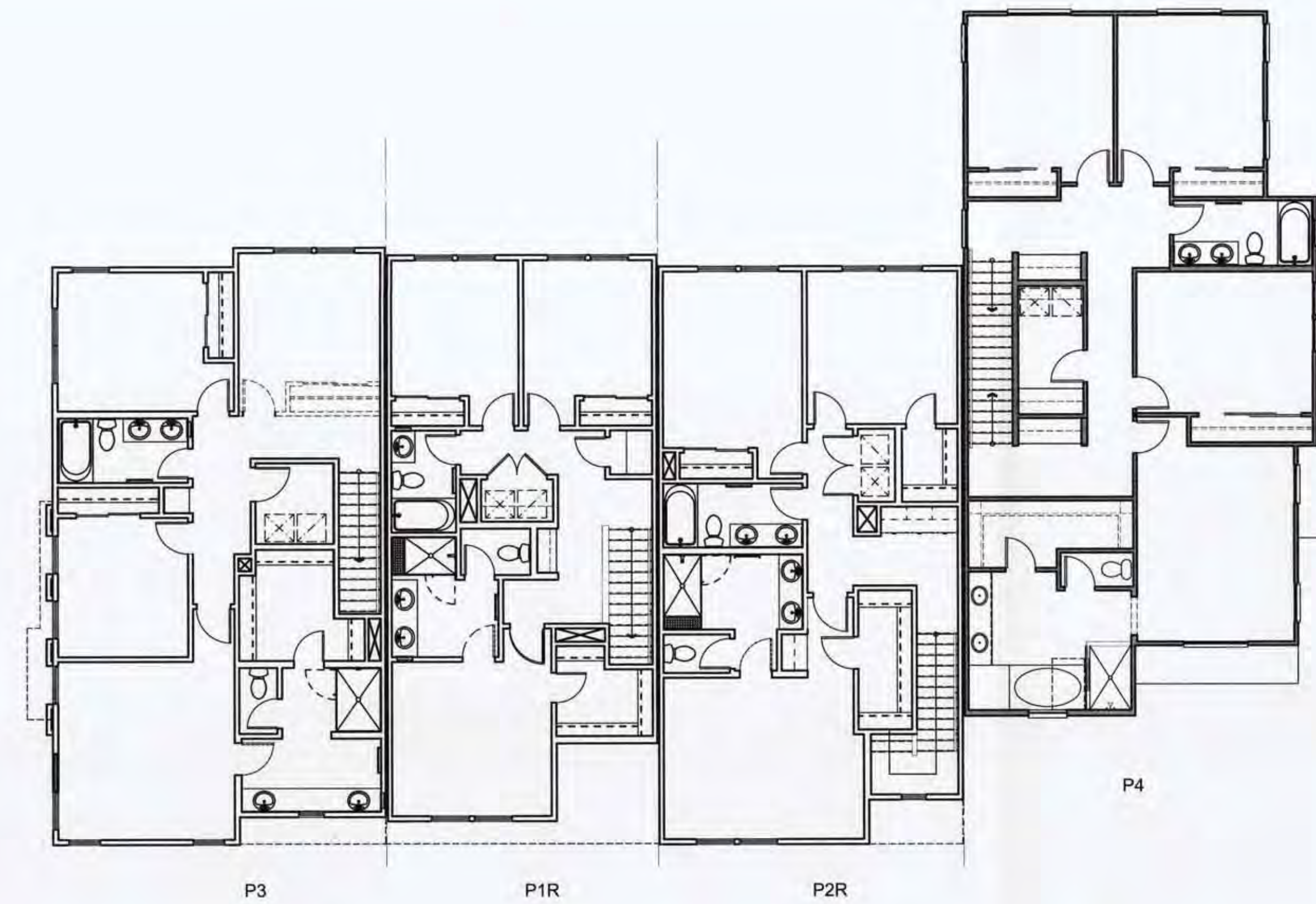


4a2 PLEX FIRST FLOOR PLAN

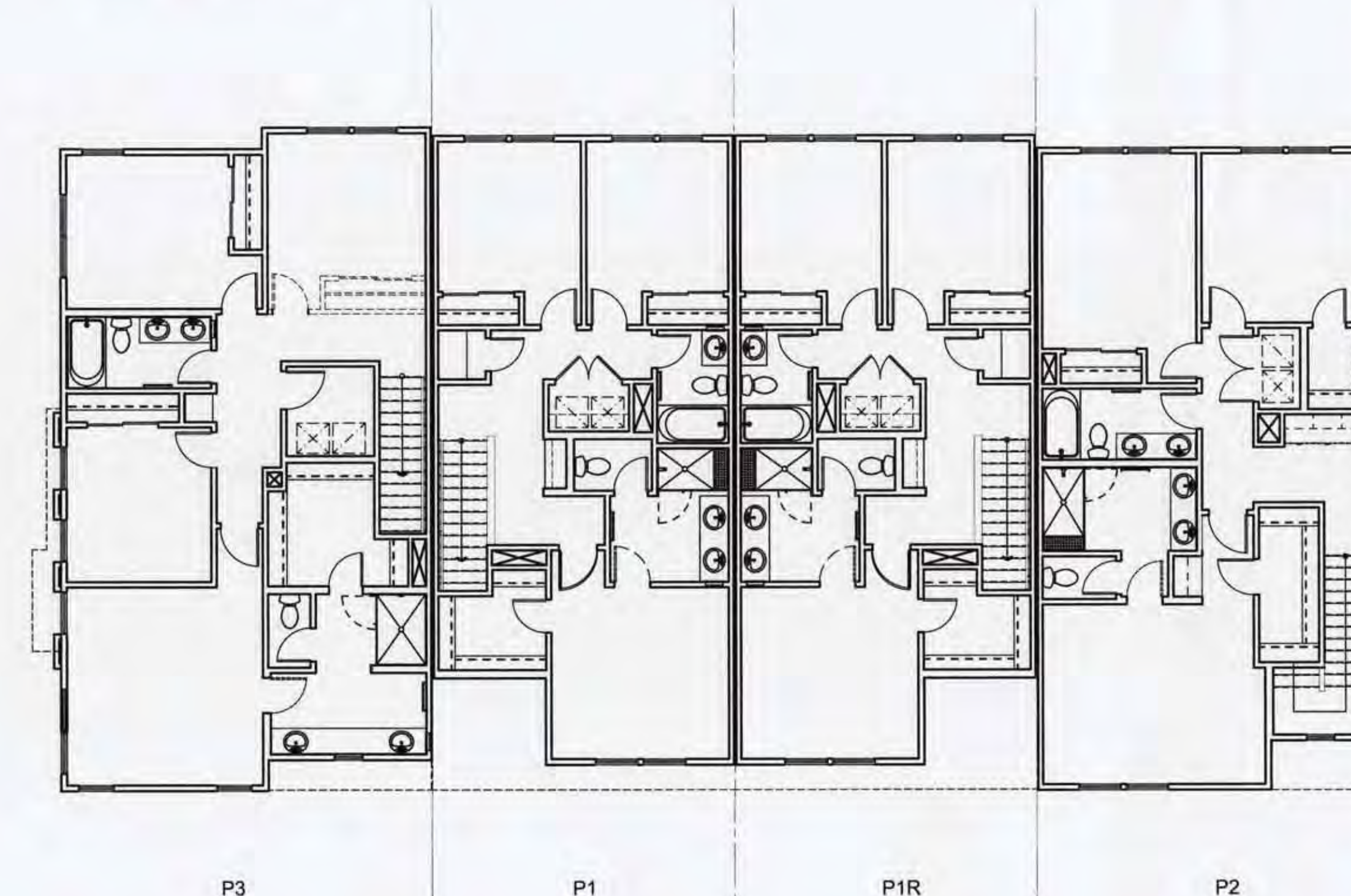


4 PLEX FIRST FLOOR PLAN

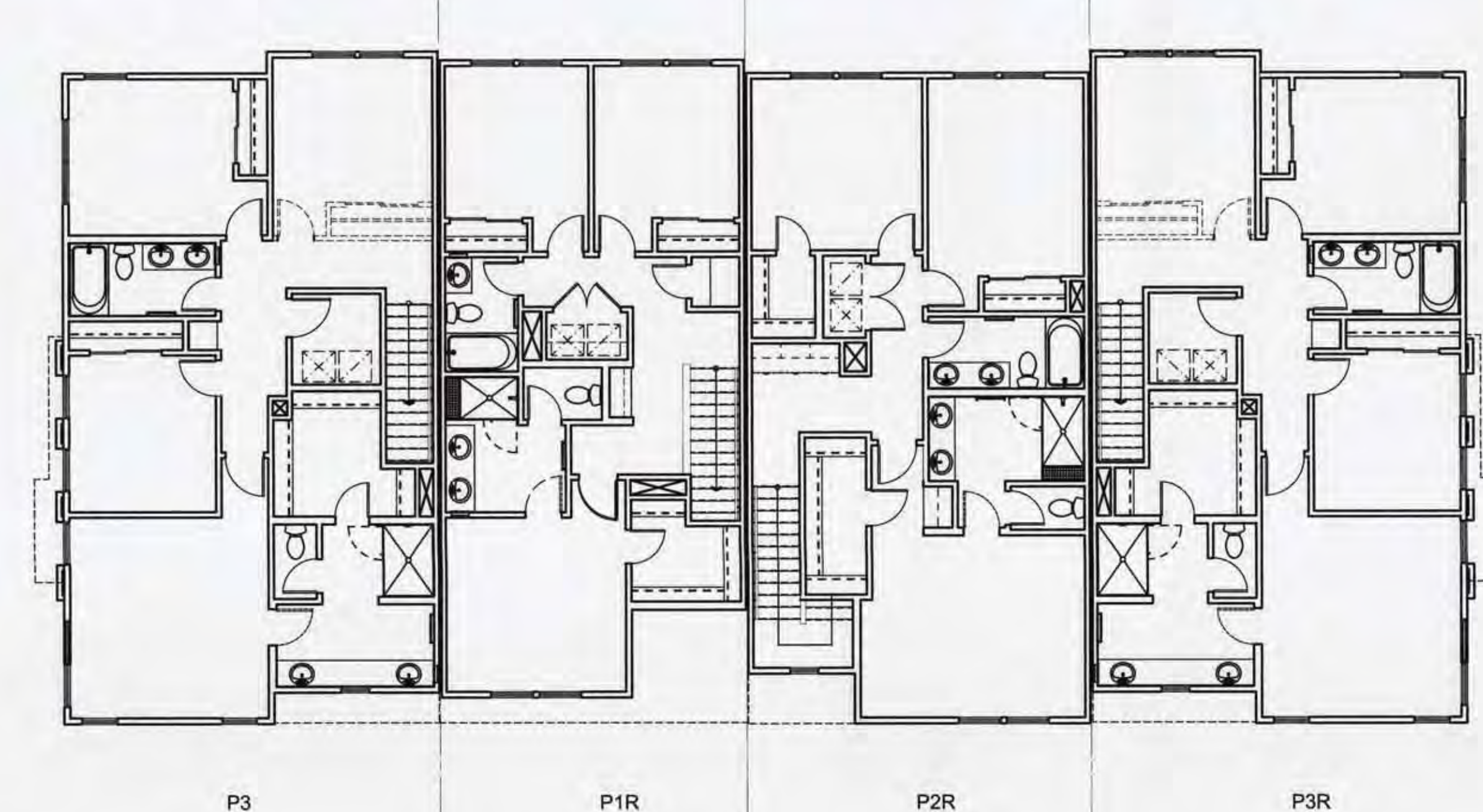
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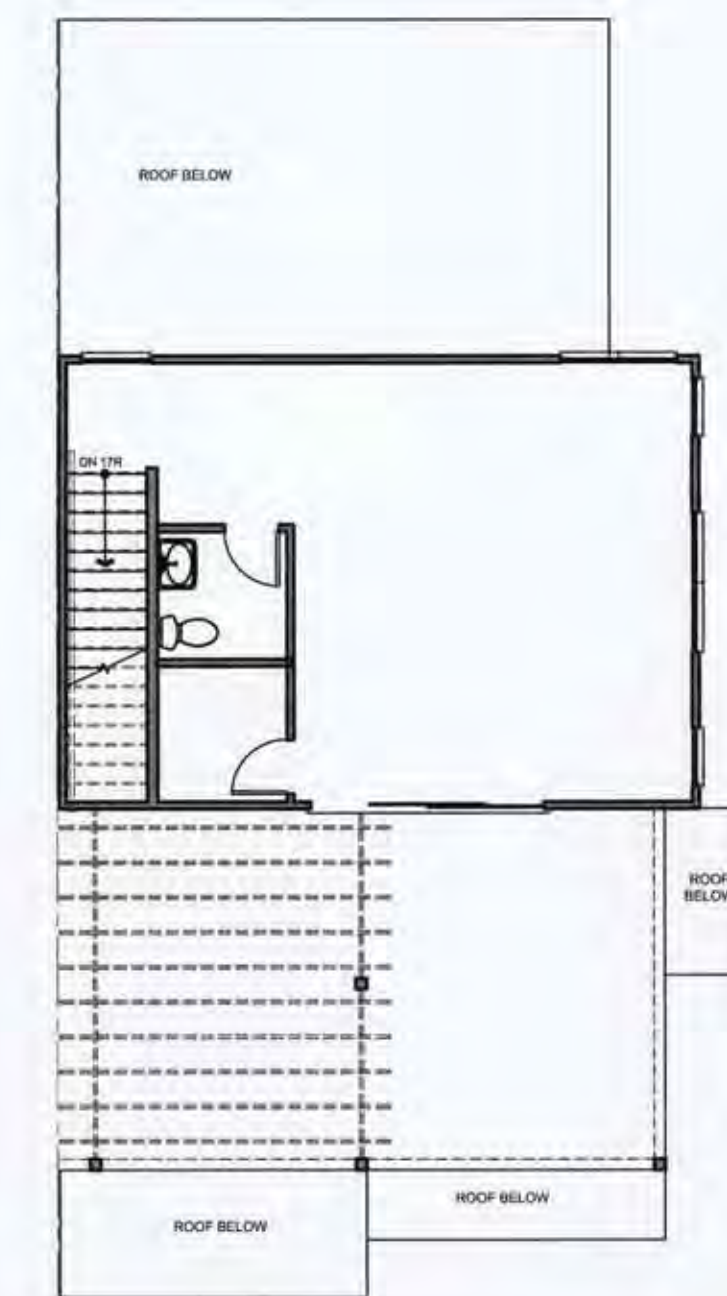
4b PLEX FIRST FLOOR PLAN



4a2 PLEX SECOND FLOOR PLAN



4 PLEX SECOND FLOOR PLAN



3B PLEX THIRD FLOOR PLAN

SUBSTANTIAL
CONFORMITY
REVIEWOWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Prepared By:

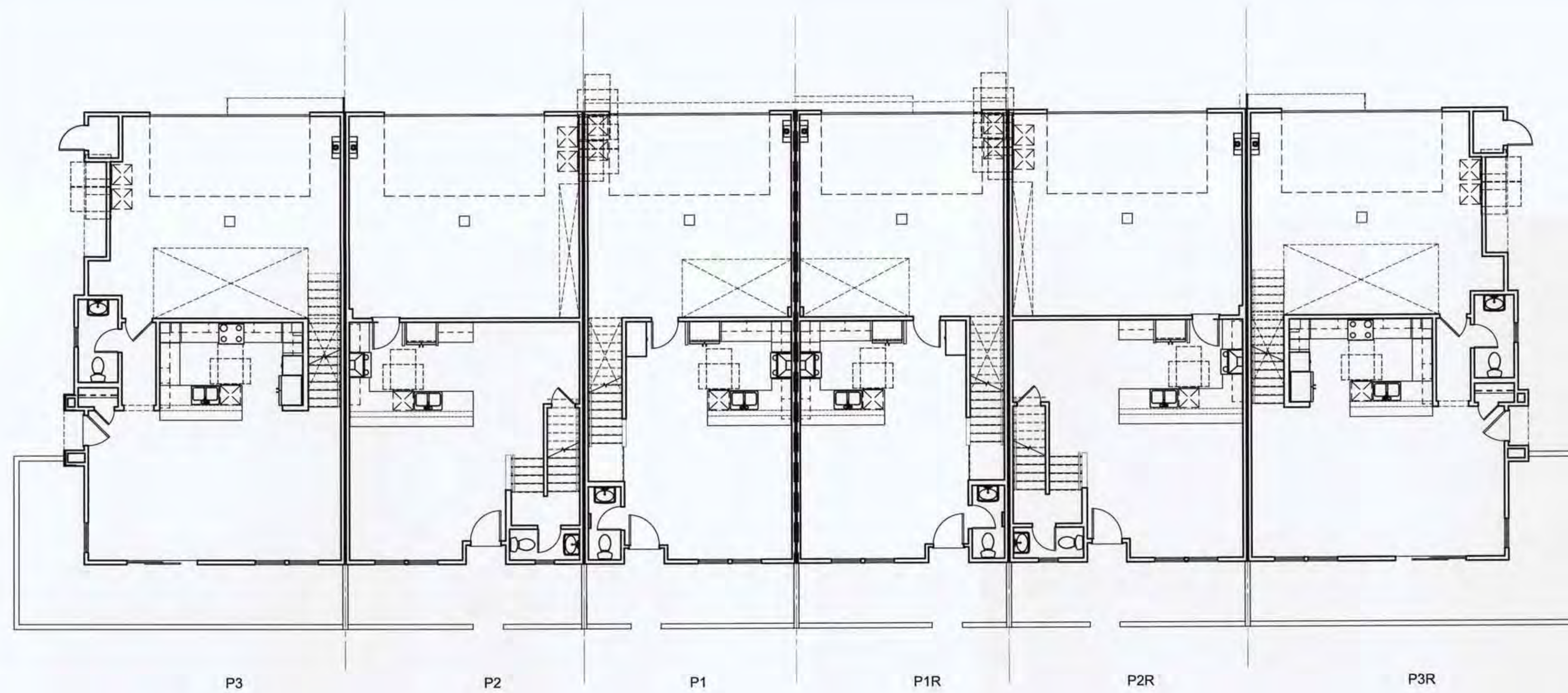
latitude33
 PLANNING & ENGINEERING
 6000 Hillcrest Drive, 2nd Floor, San Diego, CA 92121
 Tel: 619.791.0000
Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129Project Name:
MERGE 56ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462
 Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
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 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: 8/24/2019

Original Date: 12/17/2018

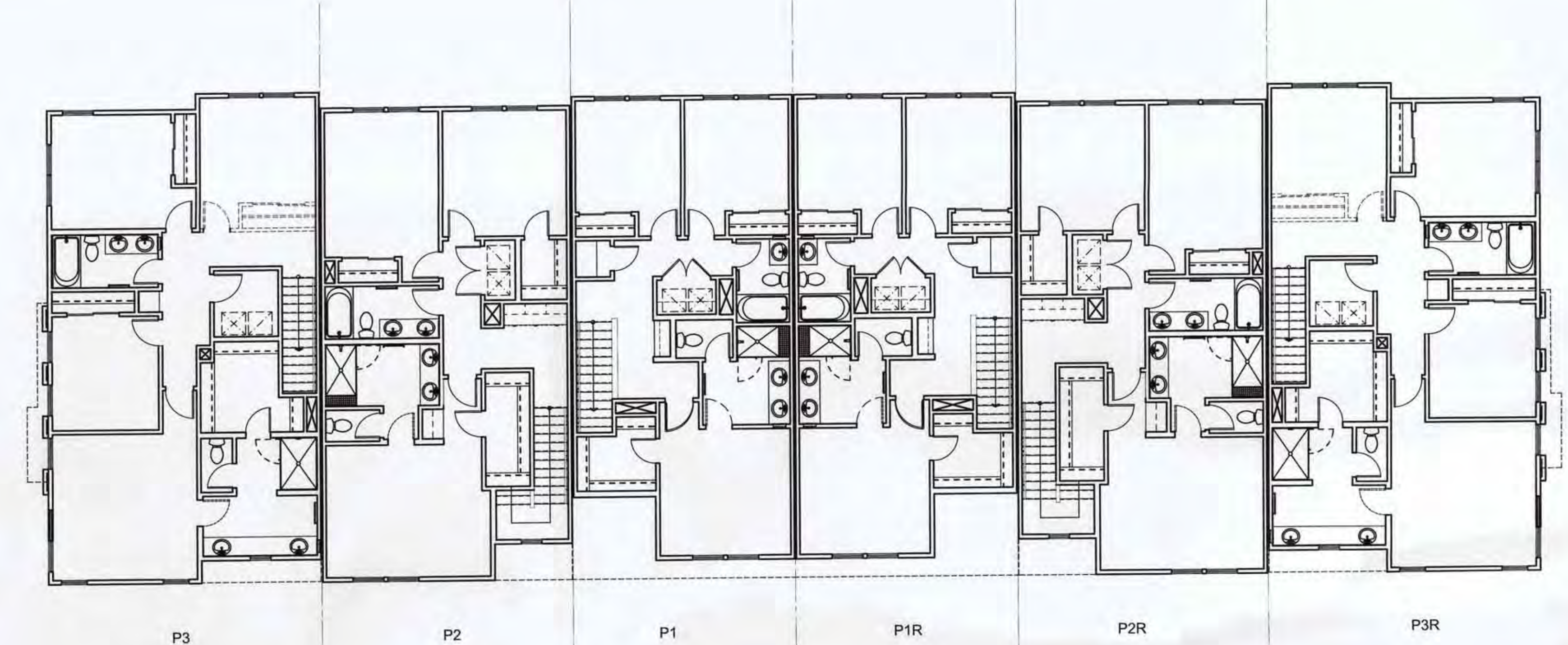
Sheet 27 of 70

PTS# 615111

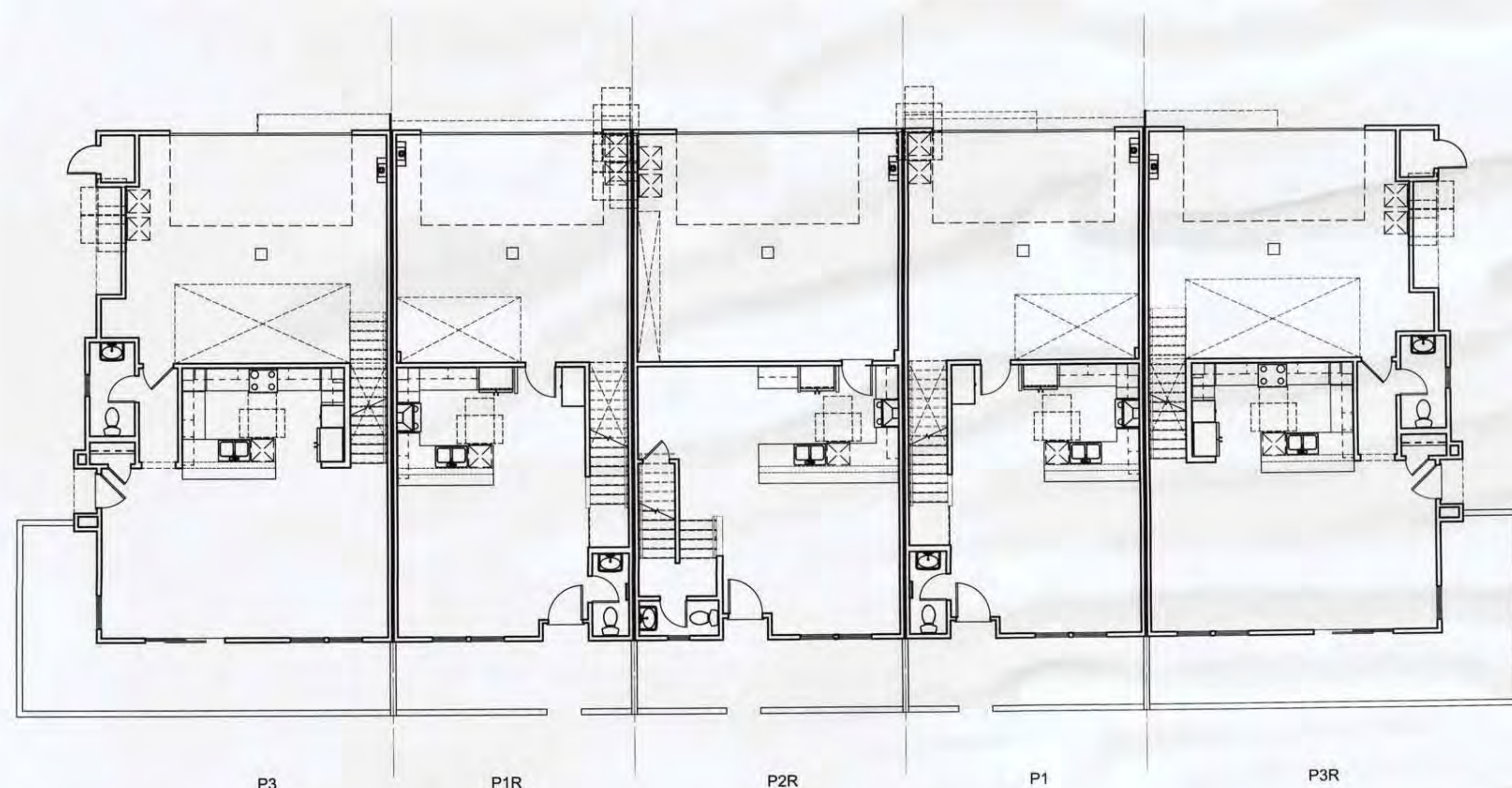
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Sheet Title:
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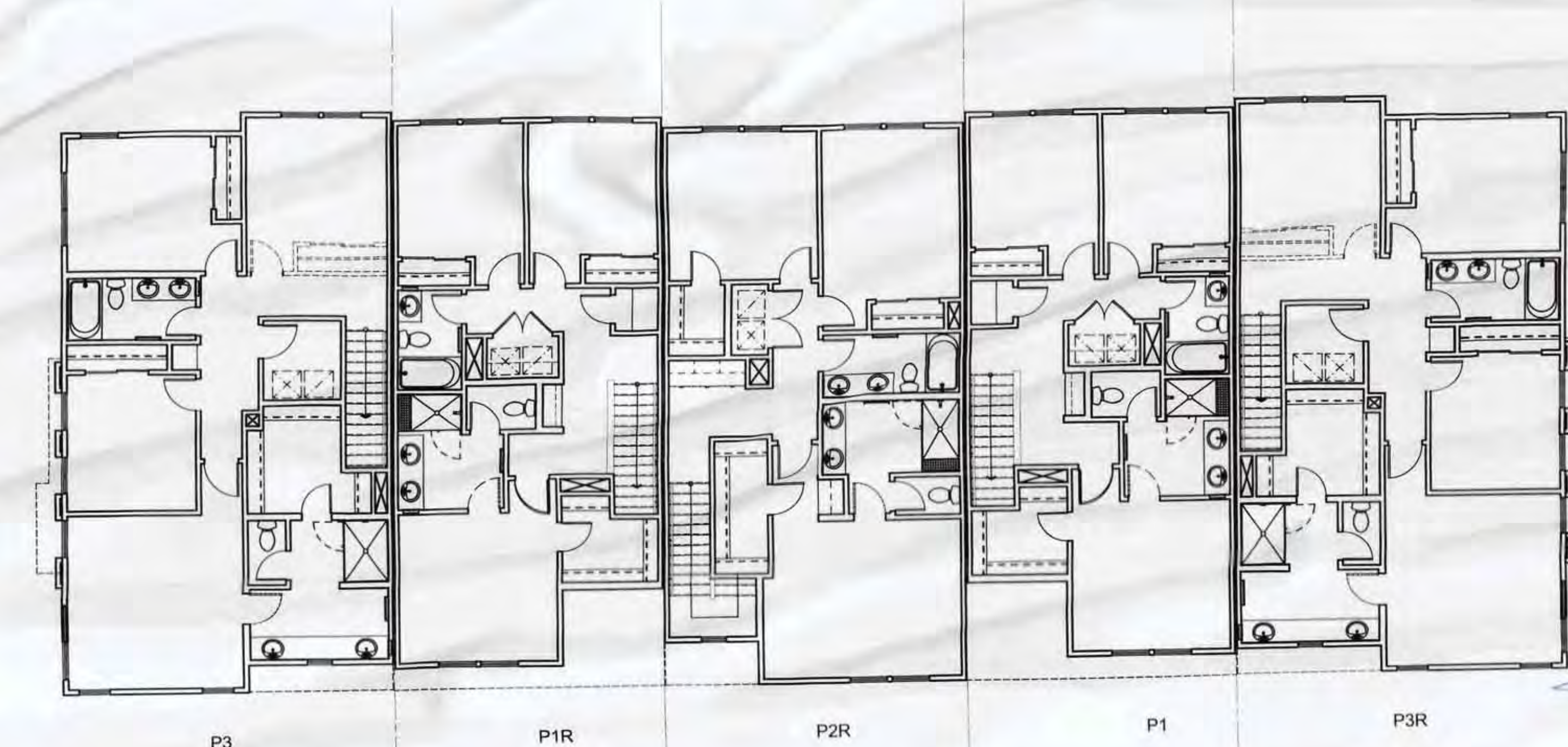
6 PLEX FIRST FLOOR PLAN



6 PLEX SECOND FLOOR PLAN



5 PLEX FIRST FLOOR PLAN



5 PLEX SECOND FLOOR PLAN

SUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT "A"
PROJECT NO. 615111
APPROVED BY: [Signature]
DATE: 10/12/2017
COMMISSIONER: [Signature]

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

ARCHITECT: KTGY
17911 VON KARMAN AVE, SUITE 200
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(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
6000 Hillcrest Drive, Suite 200, San Diego, CA 92121
Tel: 619.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
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Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

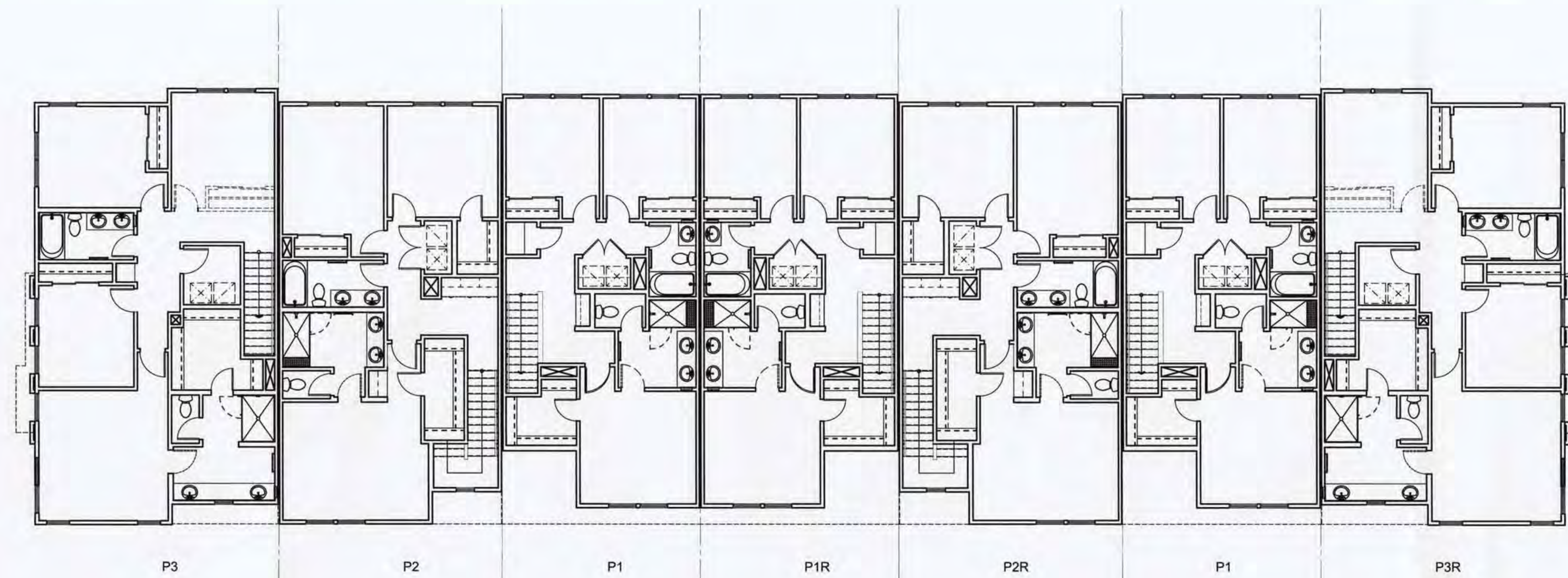
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Sheet 28 of 70

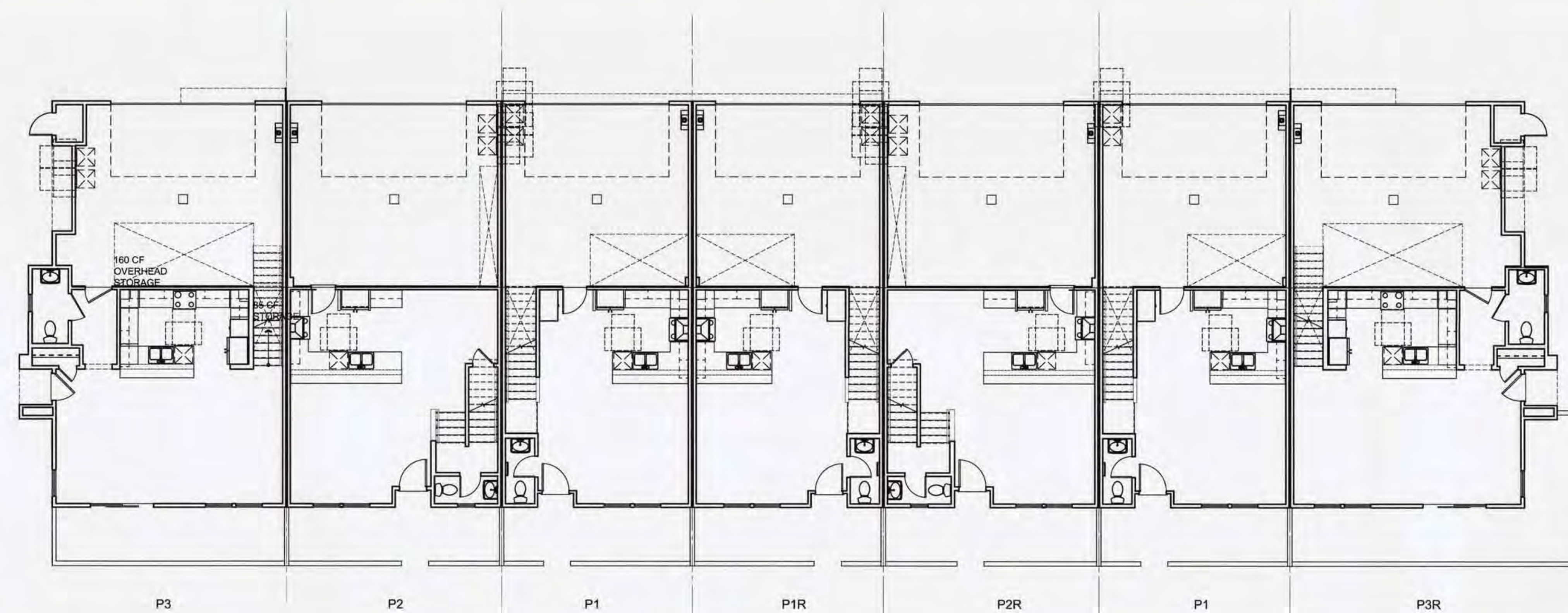
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Sheet Title:
PROPOSED FLOOR PLAN



7a PLEX SECOND FLOOR PLAN



7a PLEX FIRST FLOOR PLAN

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OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9988 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

ARCHITECT: KTCY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
11111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
9988 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
TEL: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED FLOOR PLAN

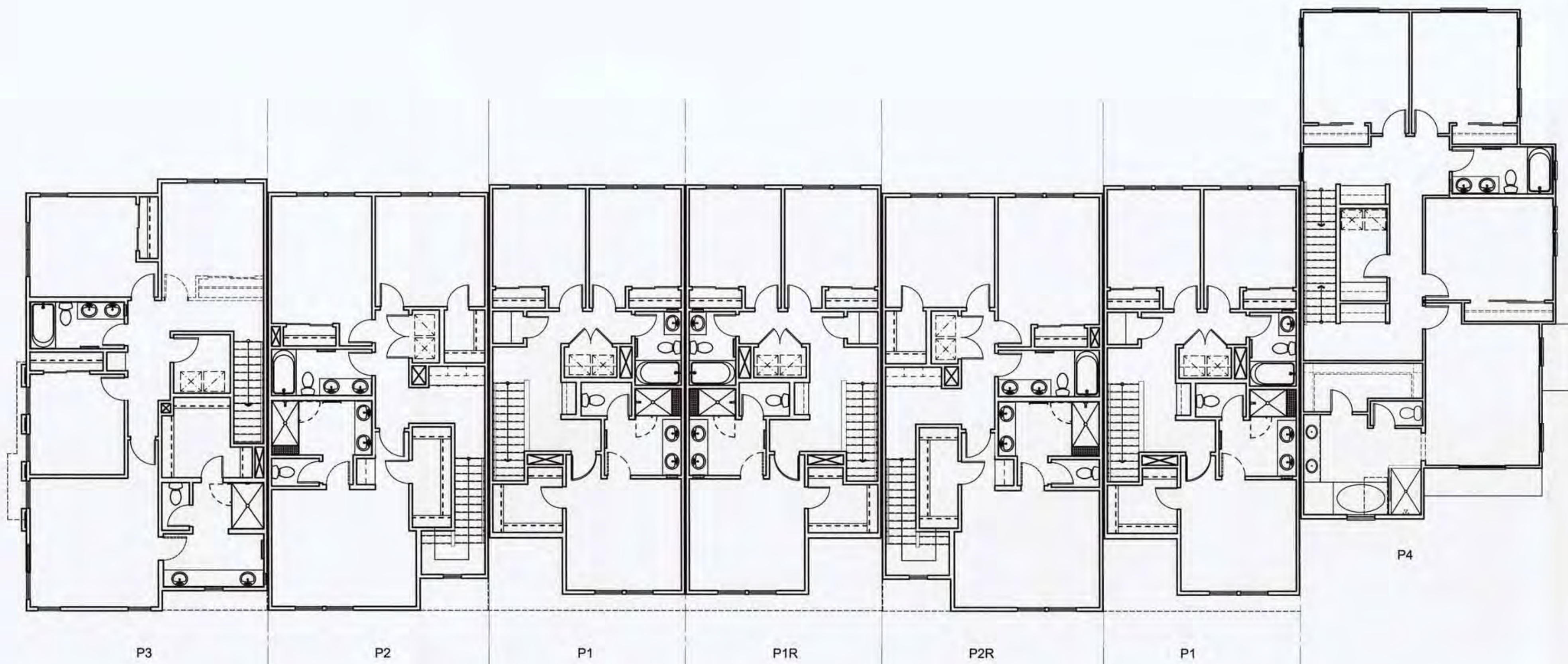
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Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

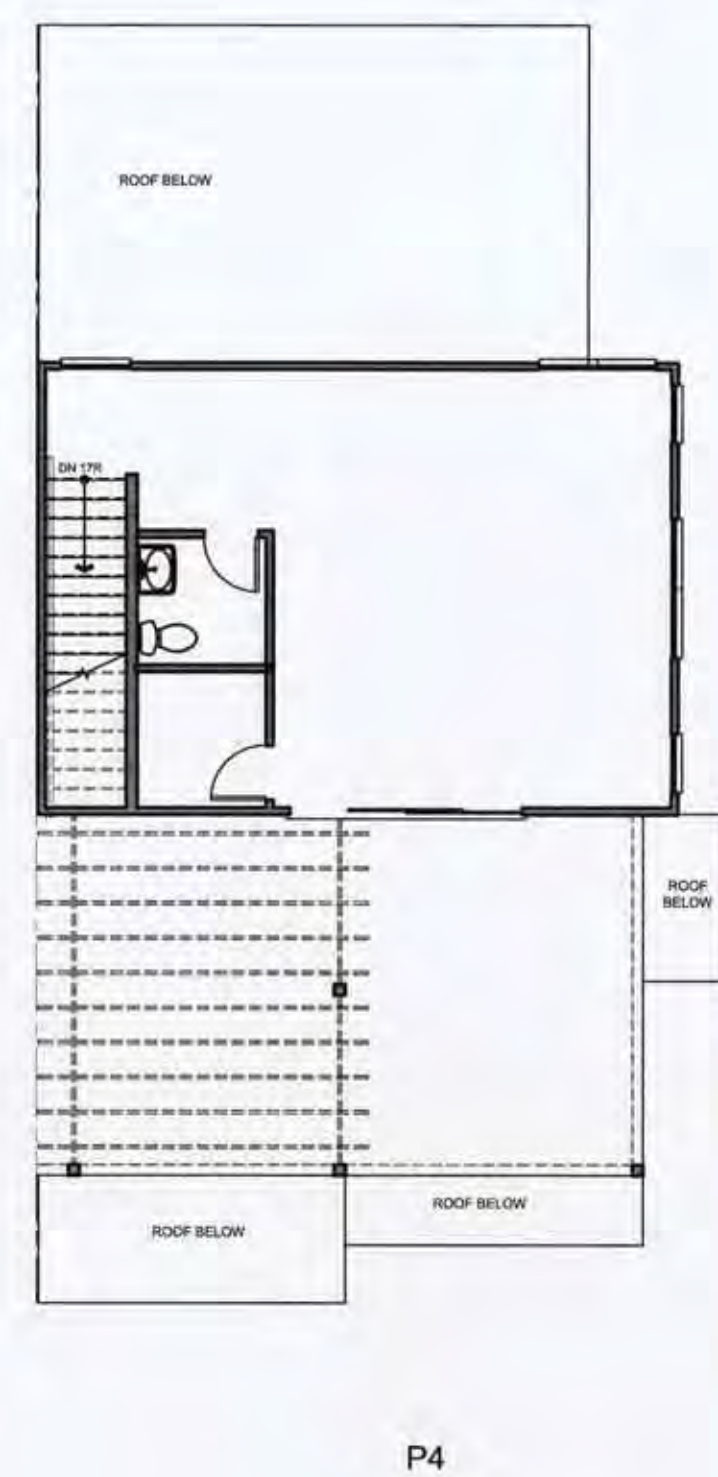
Sheet 29 of 70

PTS# 615111

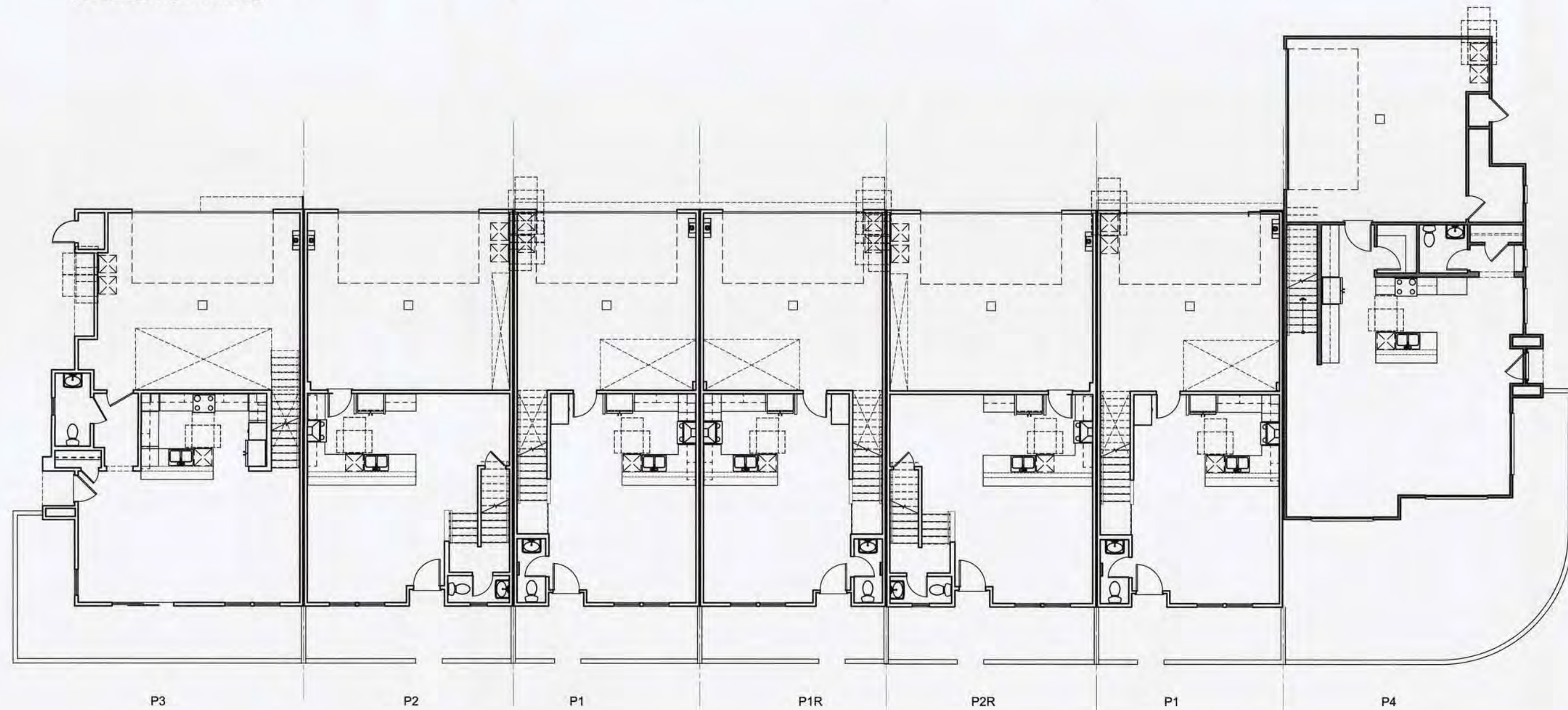
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7b PLEX SECOND FLOOR PLAN



7B PLEX THIRD FLOOR PLAN



7b PLEX FIRST FLOOR PLAN

**SUBSTANTIAL
CONFORMITY
REVIEW**

APPROVED EXHIBIT "A"
PROJECT NO. 6015/111
APPROVED BY: [Signature]
APPROVED TO: [Signature]
COMMISSIONER, CITY COUNCIL, SD

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTGY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

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LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
8800 Hillcrest Street, 2nd Floor, San Diego, CA 92121
Tel: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
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Revision 9: _____
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Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
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Revision 2: _____
Revision 1: 8/24/2019

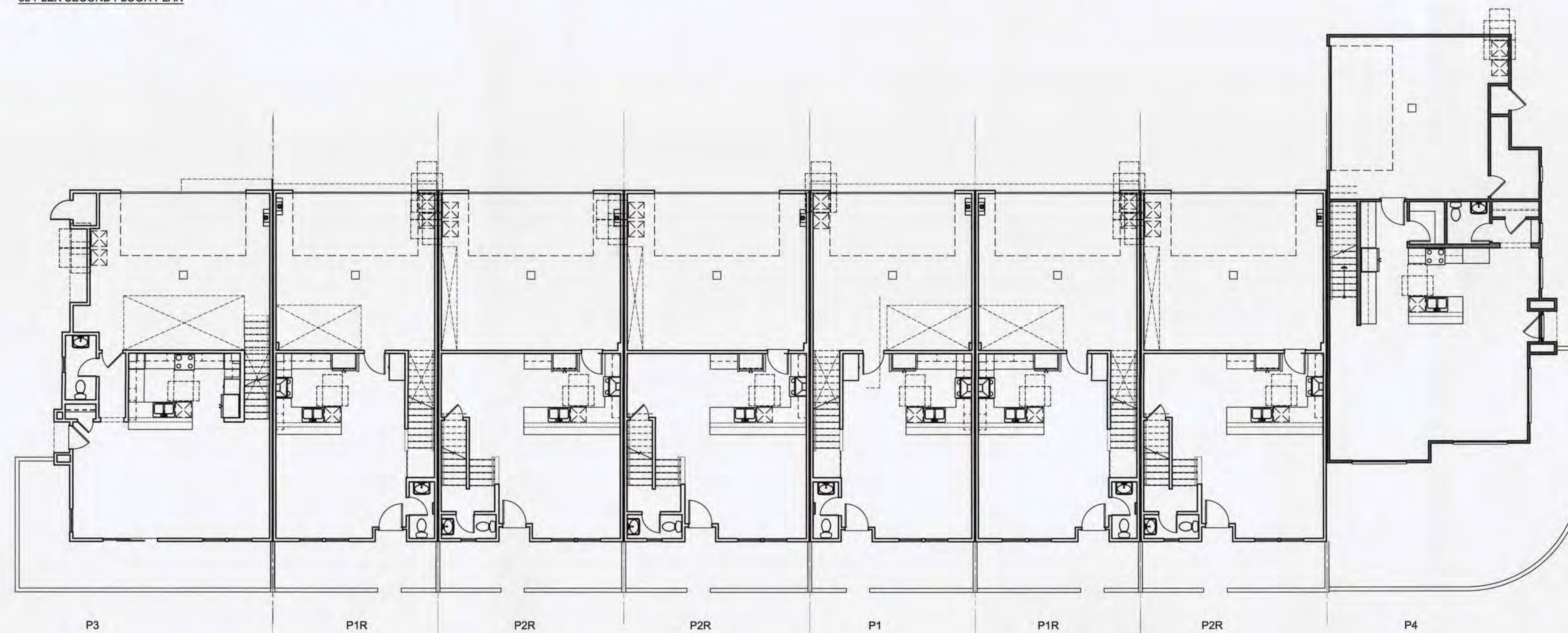
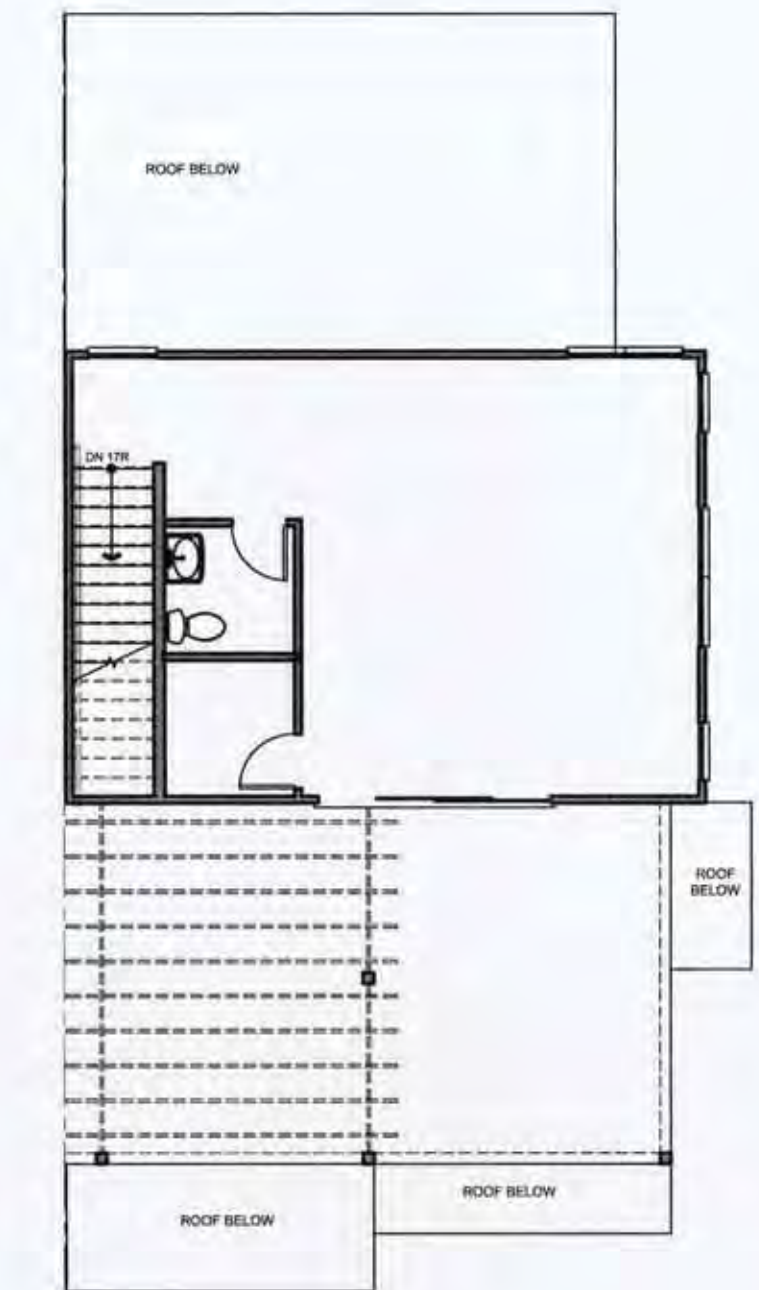
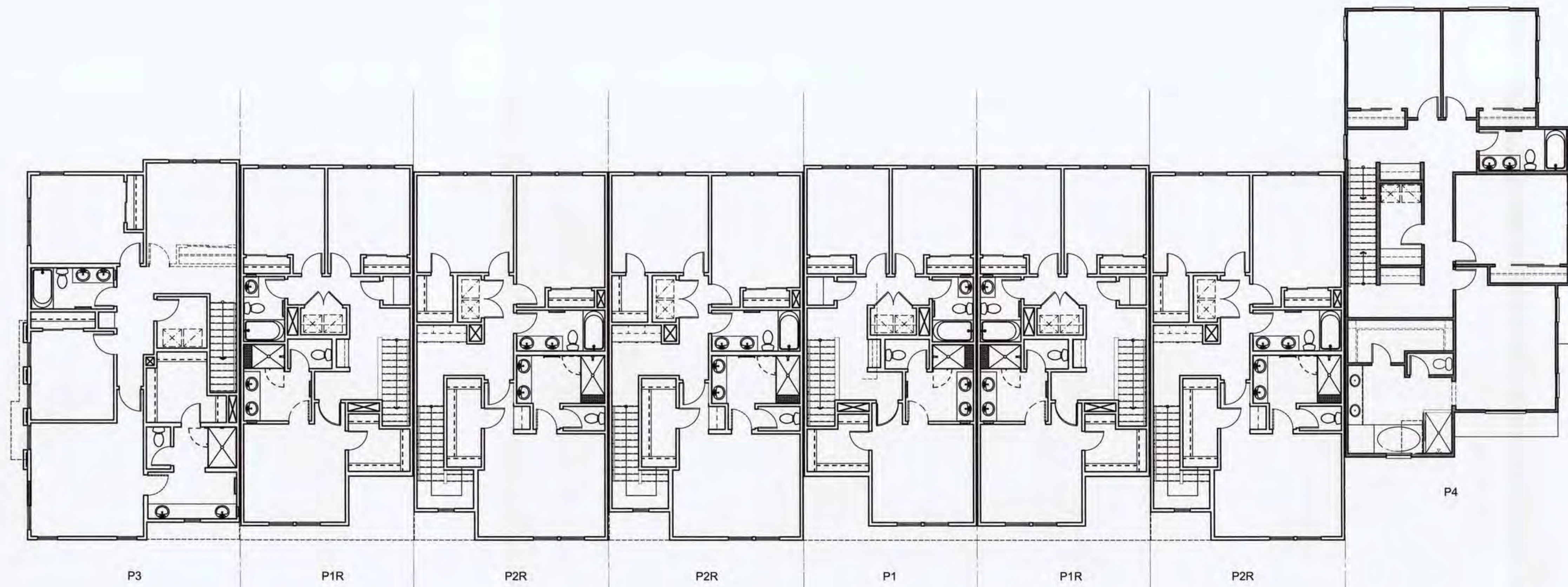
Original Date: 12/17/2018

Sheet 30 of 70

PTS# 615111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Sheet Title:
PROPOSED FLOOR PLAN



**SUBSTANTIAL
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REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTCY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
6900 Hillcrest Drive, 2nd Floor San Diego, CA 92121
Tel: 619.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
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Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

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PTS# 615111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Sheet Title:
PROPOSED FLOOR PLAN



LEVEL 1

Garage
Entry
Office/Bedroom
Powder
Storage
Kitchen
Dining

LEVEL 2

Balcony
Living
Dining
Kitchen

LEVEL 3

Master Bed
Bath
Bedroom

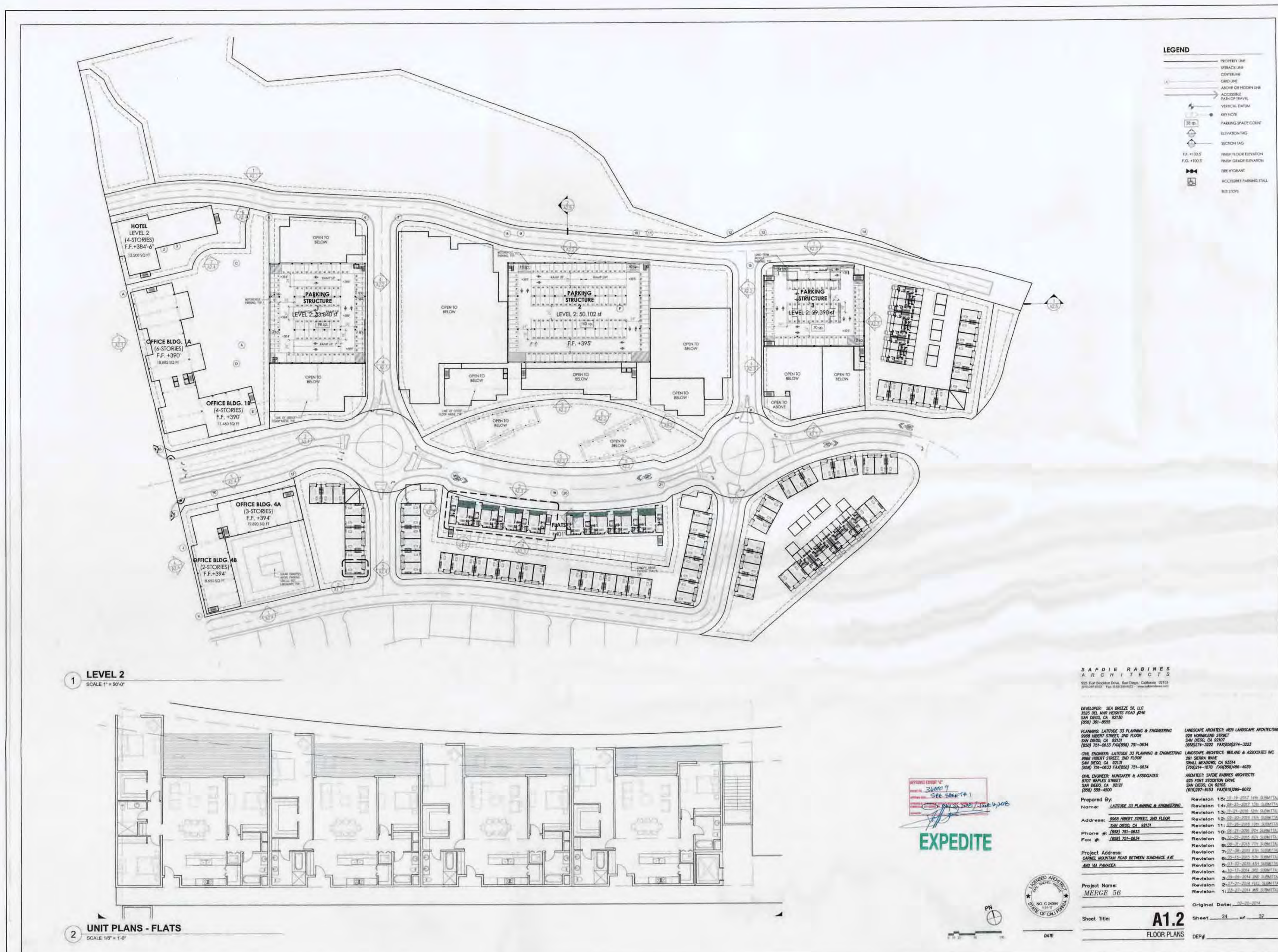
(OPTIONAL) LEVEL 4

Balcony

APPROVED EXHIBIT "A"
PROJECT NO. 1015111
APPROVAL NO(S) SEC 5114 #1
APPROVED BY DEVELOPMENT SERVICES DEPARTMENT, HEADQUARTERS PLANNING
COMMISSION, CITY COUNCIL ON 10/18/2011
SIGNATURE

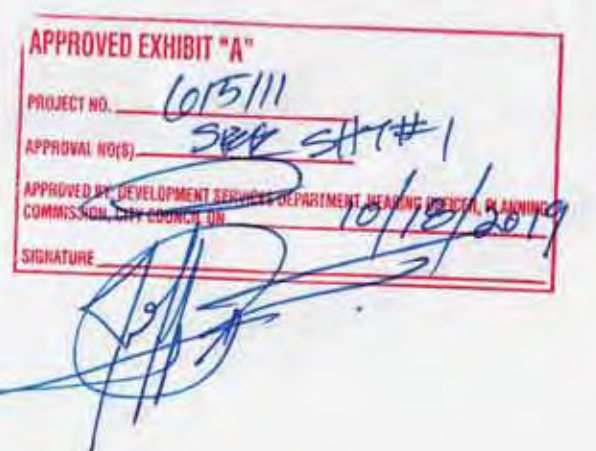
LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.



NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.

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5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92131
(P) 858.504.0604

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HILBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
9968 Hilbert Street, 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

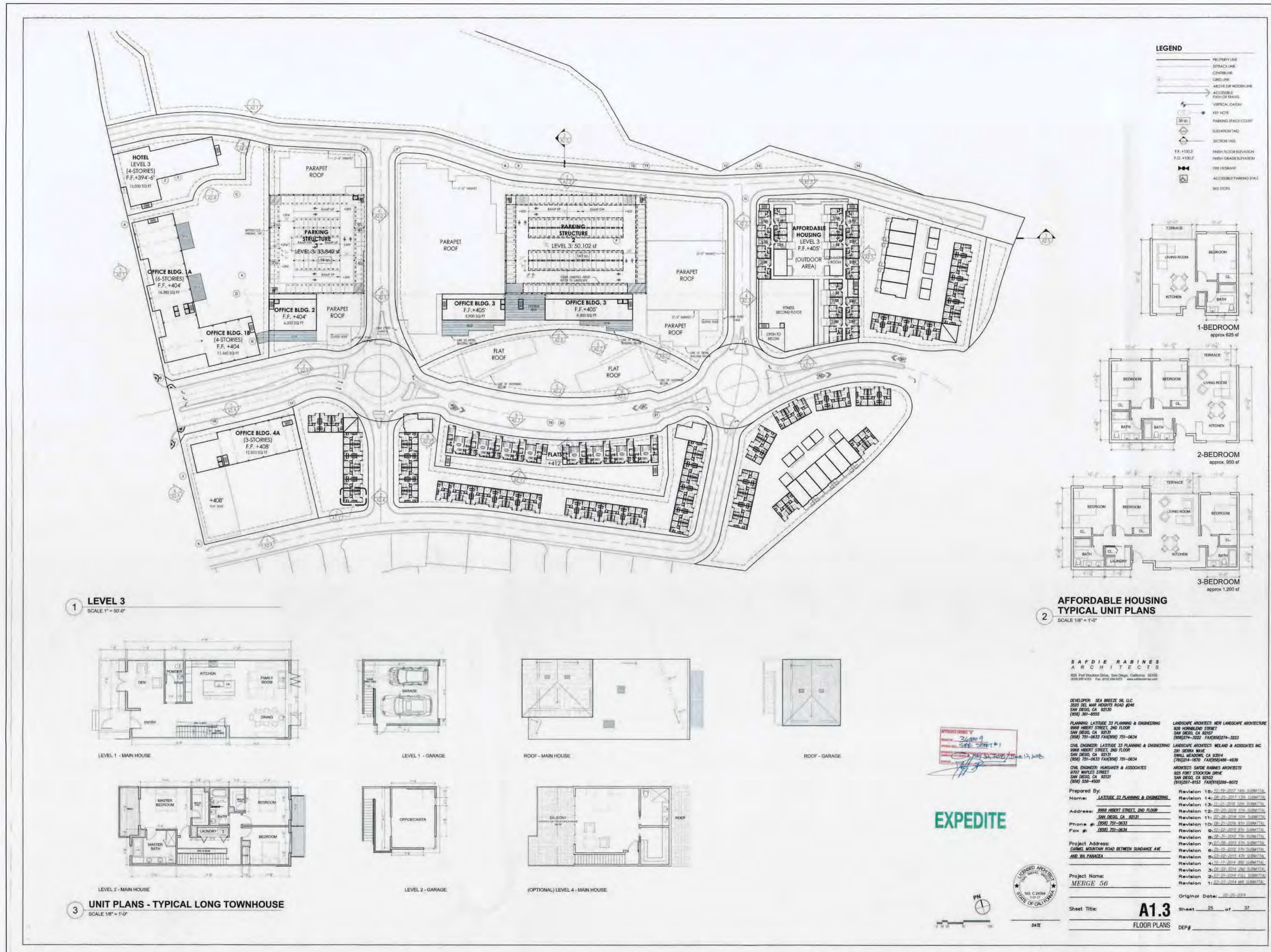
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FLOOR PLANS

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Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

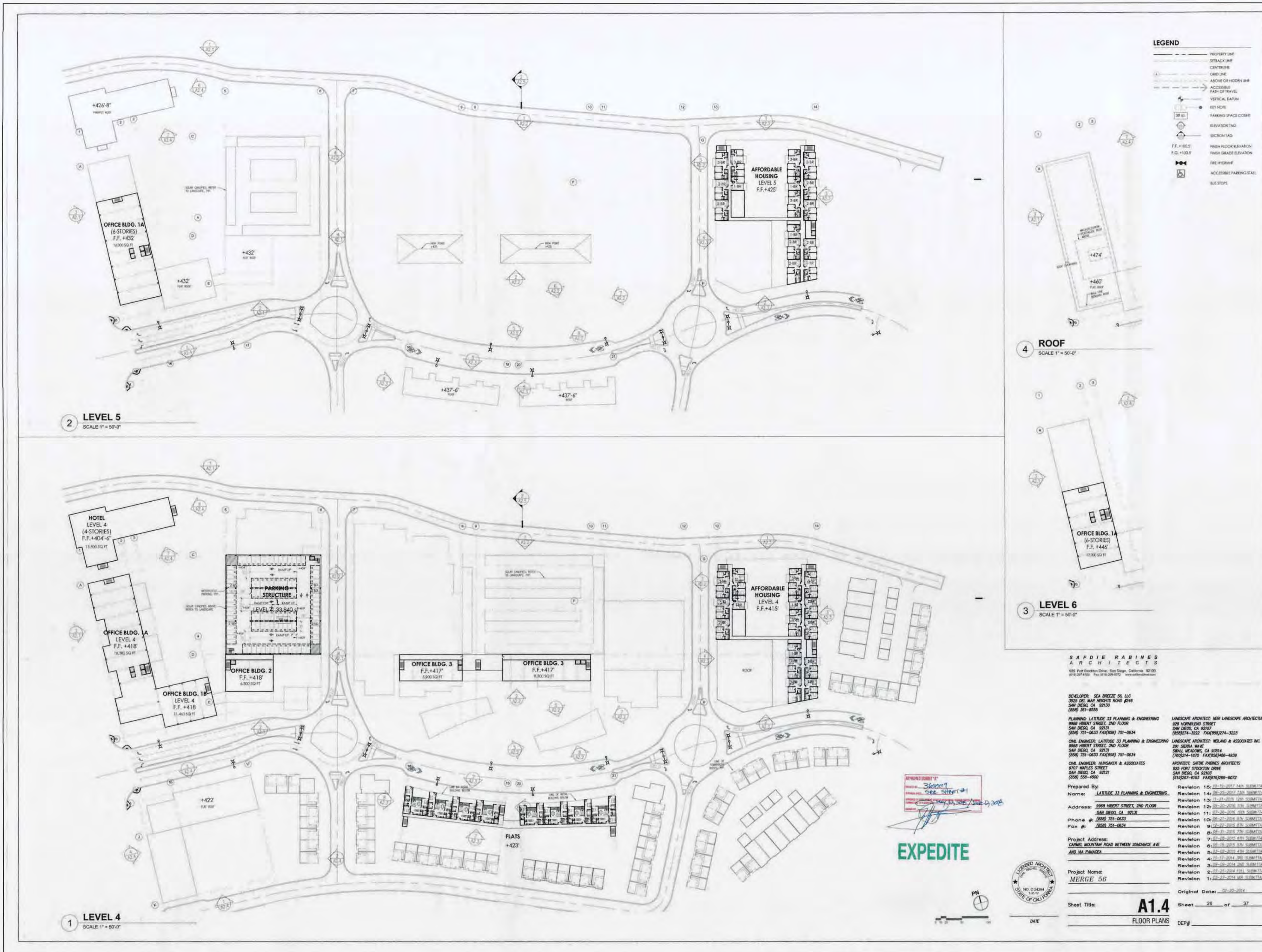
Original Date: 12/17/2018

Sheet 33 of 70

PTS# 615111



NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.



NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.

3 Plex 'Spanish'



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

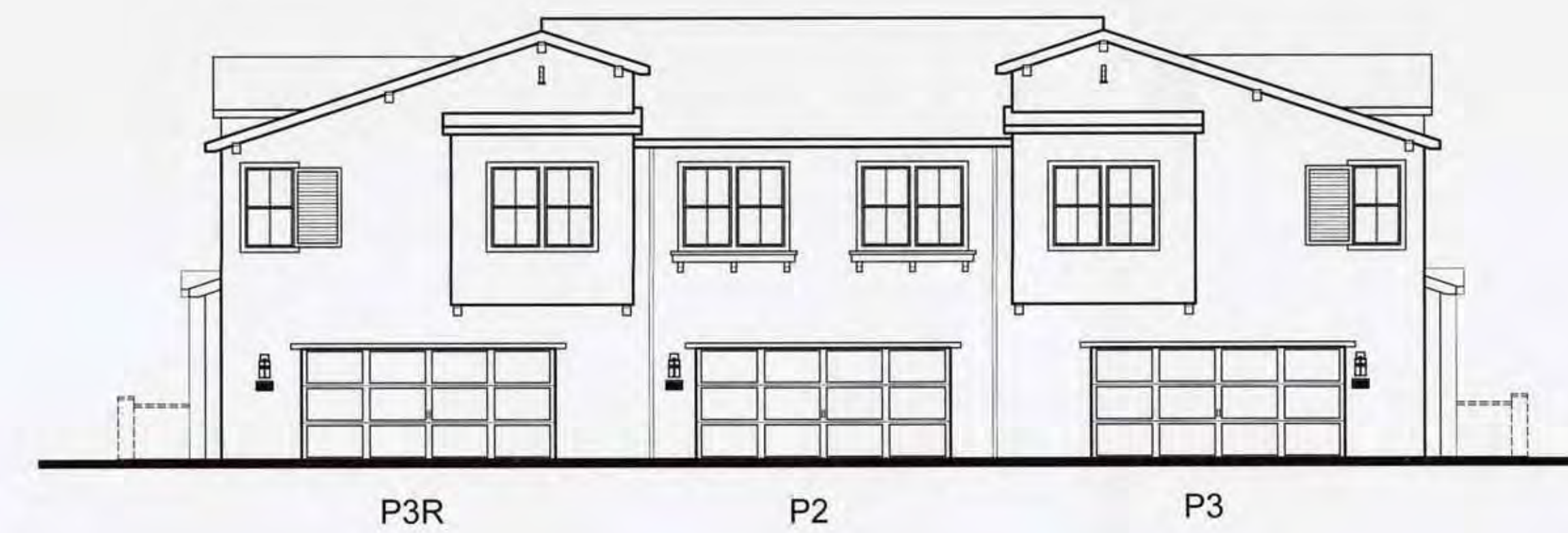
3 Plex 'Farmhouse'



Front Elevation



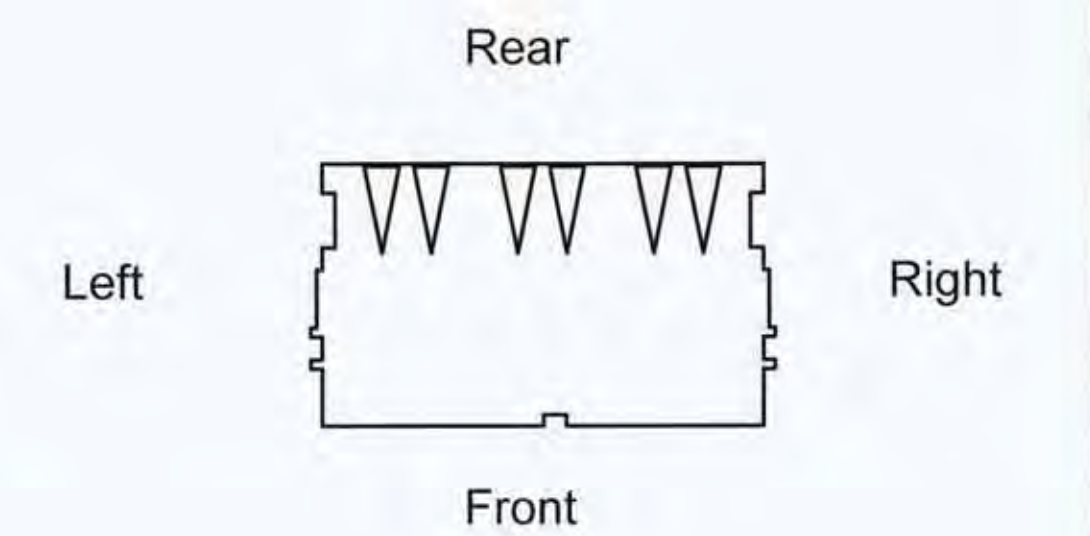
Left Elevation



Rear Elevation



Right Elevation



**SUBSTANTIAL
CONFORMITY
REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTGY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
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Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 36 of 70

PTS# 615111

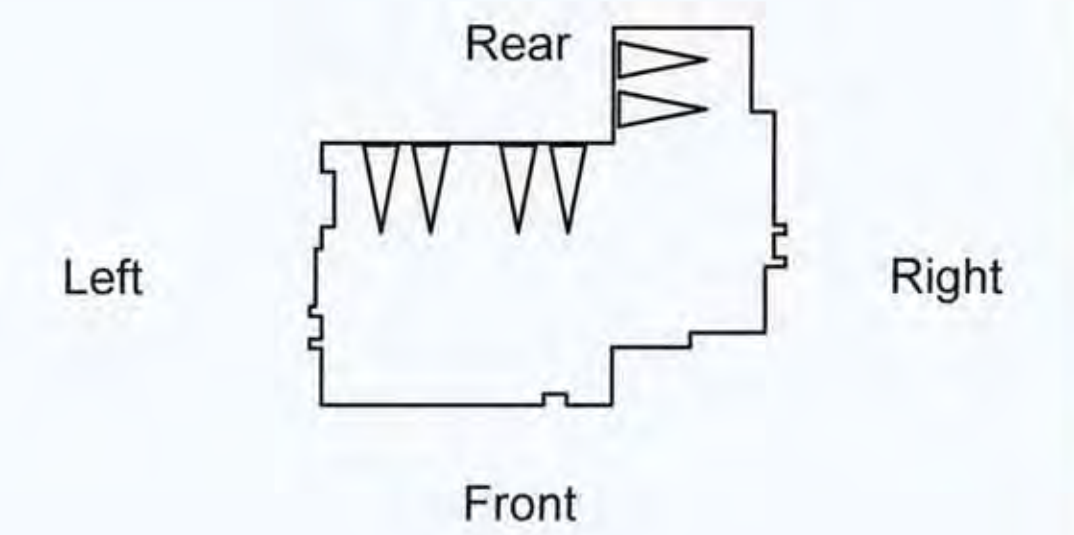
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Sheet Title:
PROPOSED ELEVATIONS

3b Plex 'Spanish'



3b Plex 'Farmhouse'



**SUBSTANTIAL
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OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTDY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

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LATITUDE 33 PLANNING & ENGINEERING
9988 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
6000 Hill Road, 2nd Floor, San Diego, CA 92121
760.537.1000

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED ELEVATIONS

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Revision 2: _____
Revision 1: **8/24/2019**

Original Date: **12/17/2018**

Sheet **37** of **70**

PTS# **615111**

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

4 Plex 'Spanish'



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

4 Plex 'Farmhouse'



Front Elevation



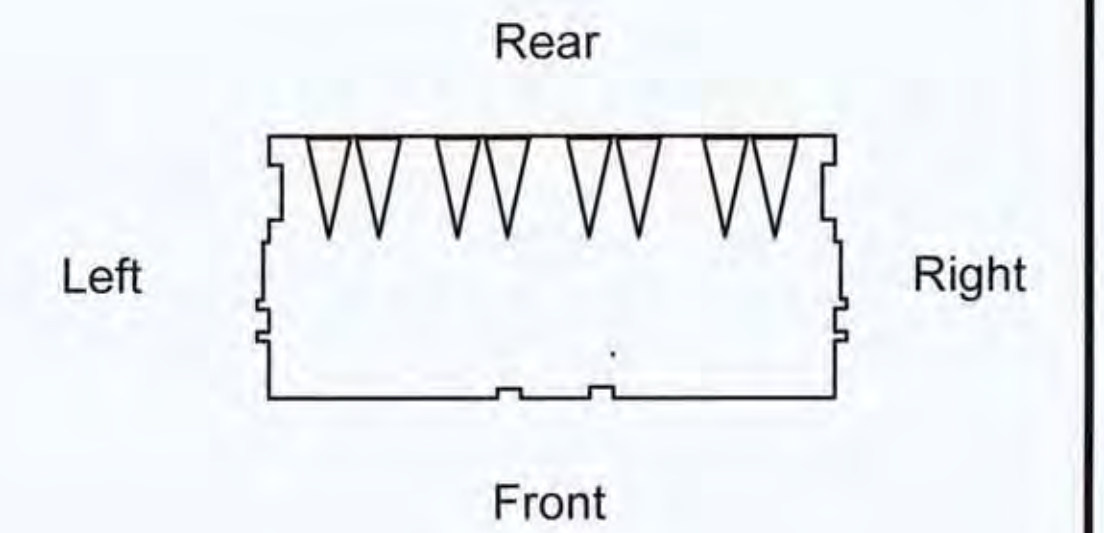
Left Elevation



Rear Elevation



Right Elevation



**SUBSTANTIAL
CONFORMITY
REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0833

Prepared By:

latitude33
PLANNING & ENGINEERING
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Tel: 858.504.0804

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Revision 14: _____
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Revision 6: _____
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Revision 4: _____
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Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 38 of 70

PTS# 61511

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

Sheet Title:
PROPOSED ELEVATIONS

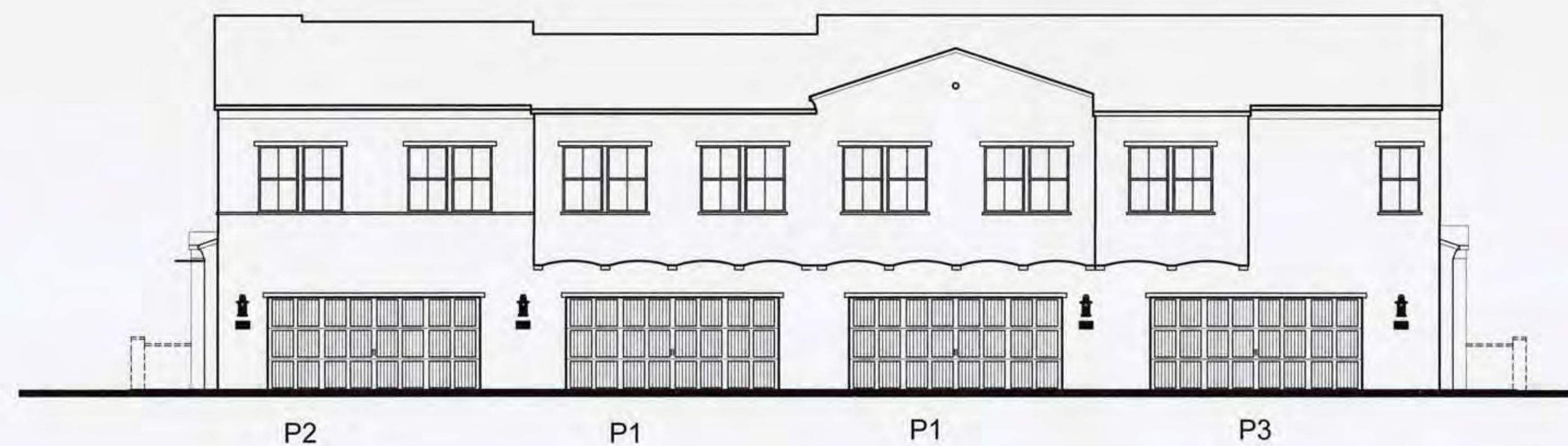
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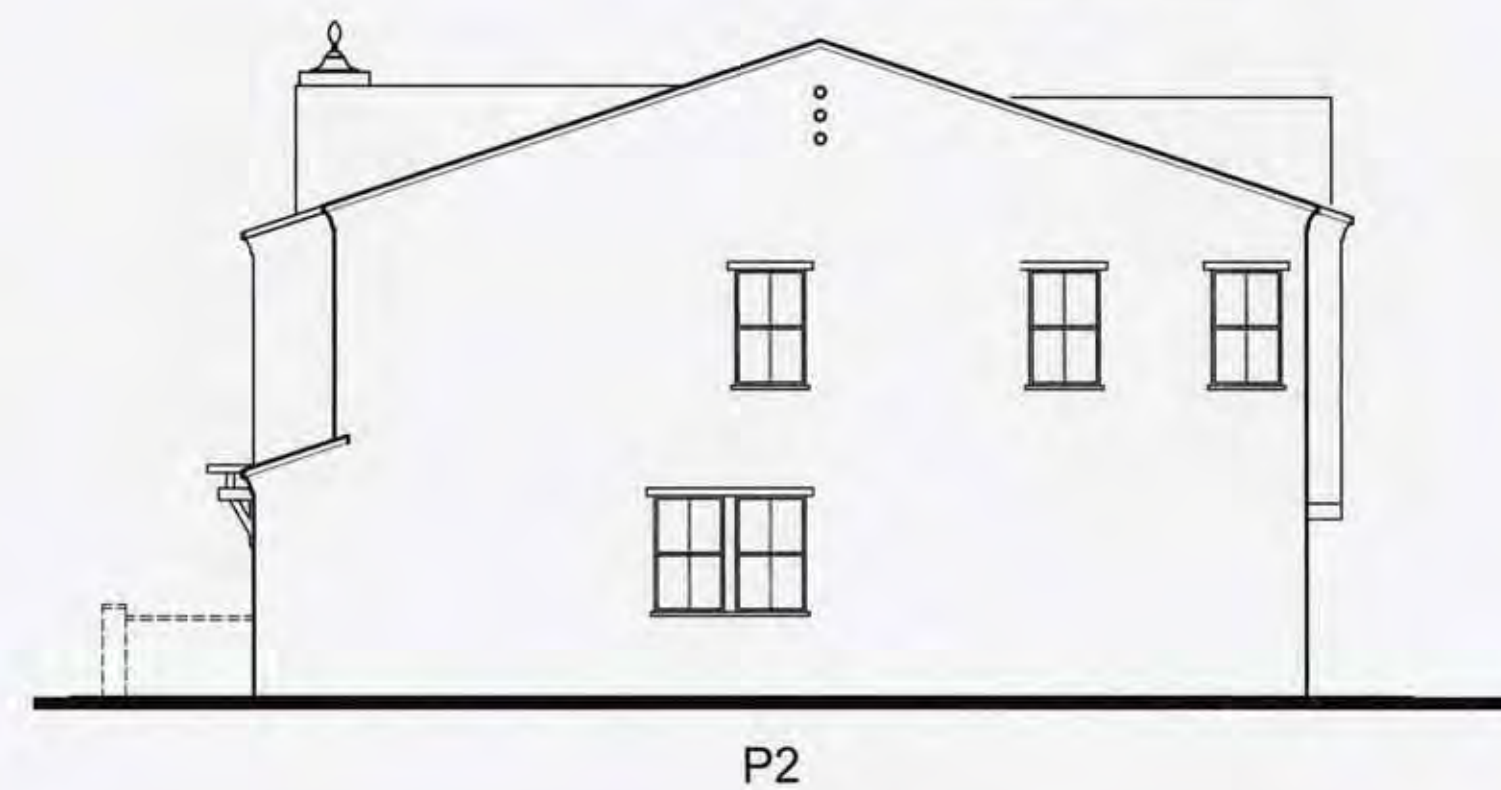
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

4a2 Plex 'Farmhouse'



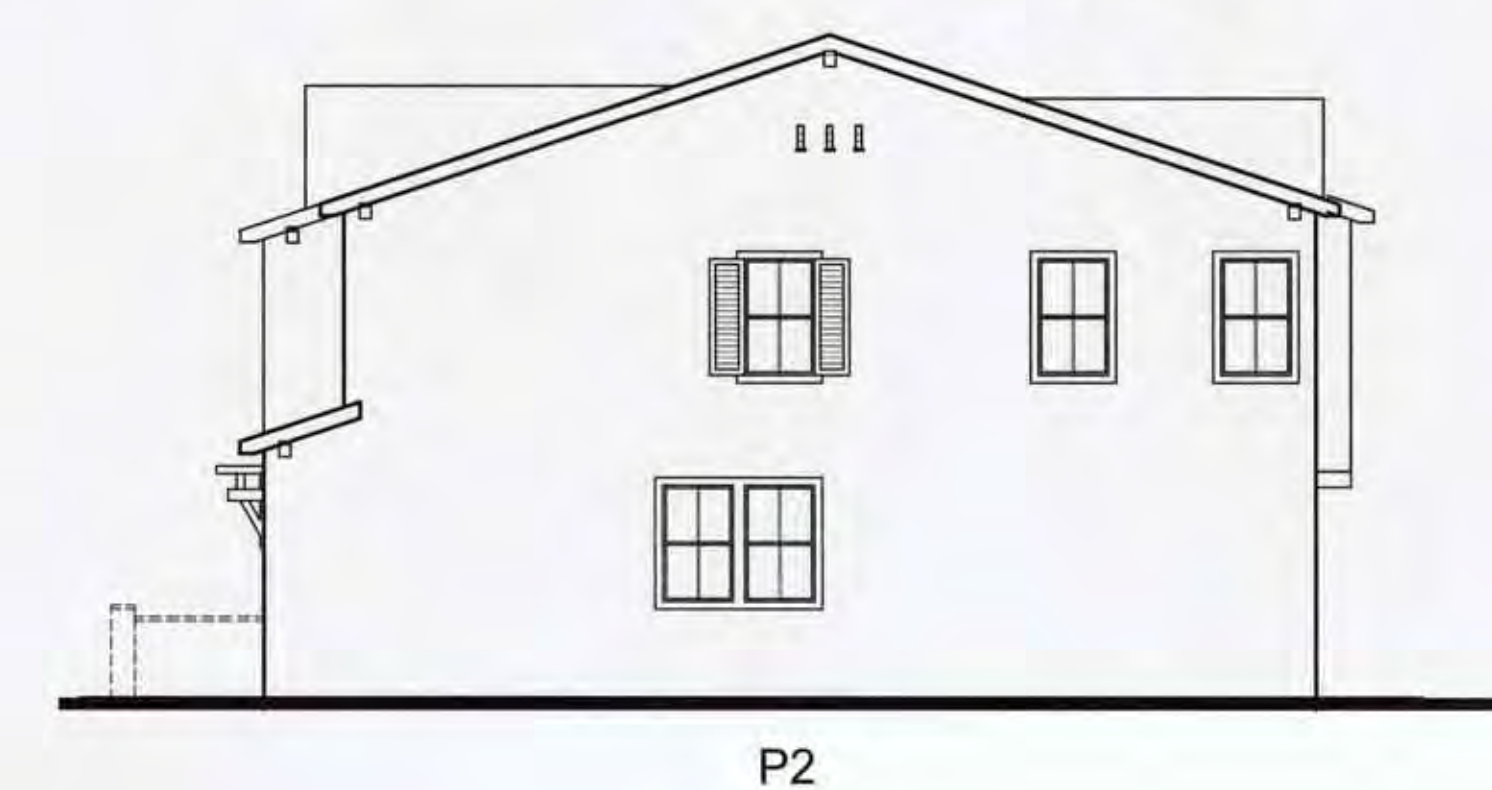
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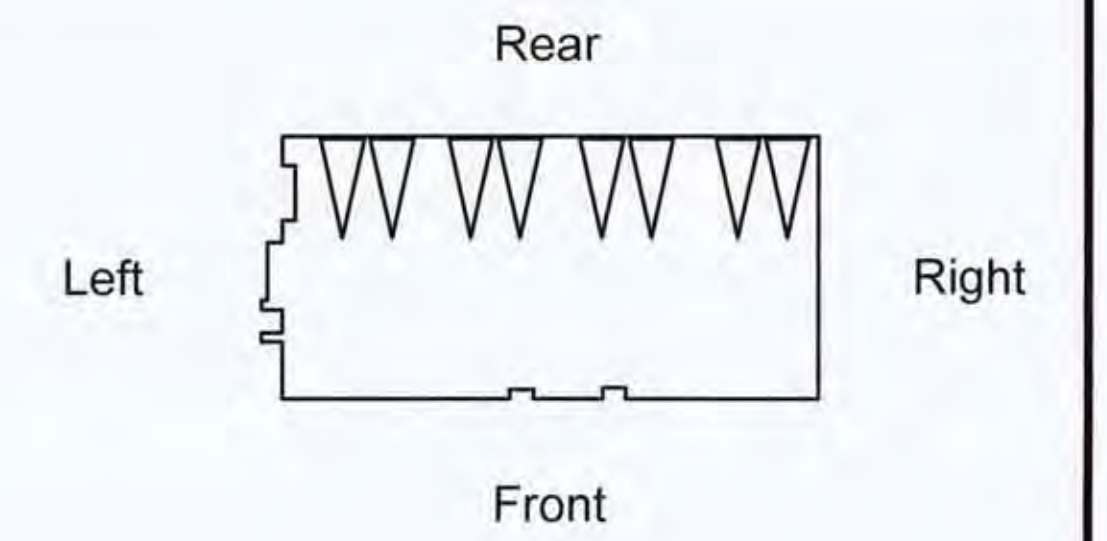
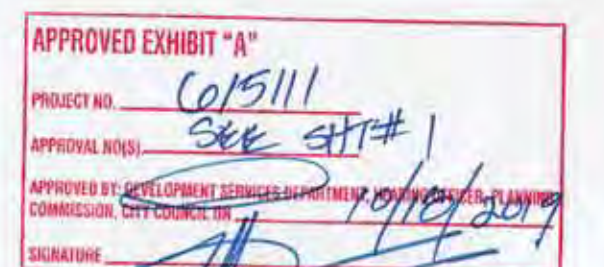
Left Elevation



Rear Elevation



Right Elevation

SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9969 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Prepared By:

latitude33
PLANNING & ENGINEERING
8885 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
TEL: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED ELEVATIONS

ARCHITECT: KTGY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1482

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 39 of 70

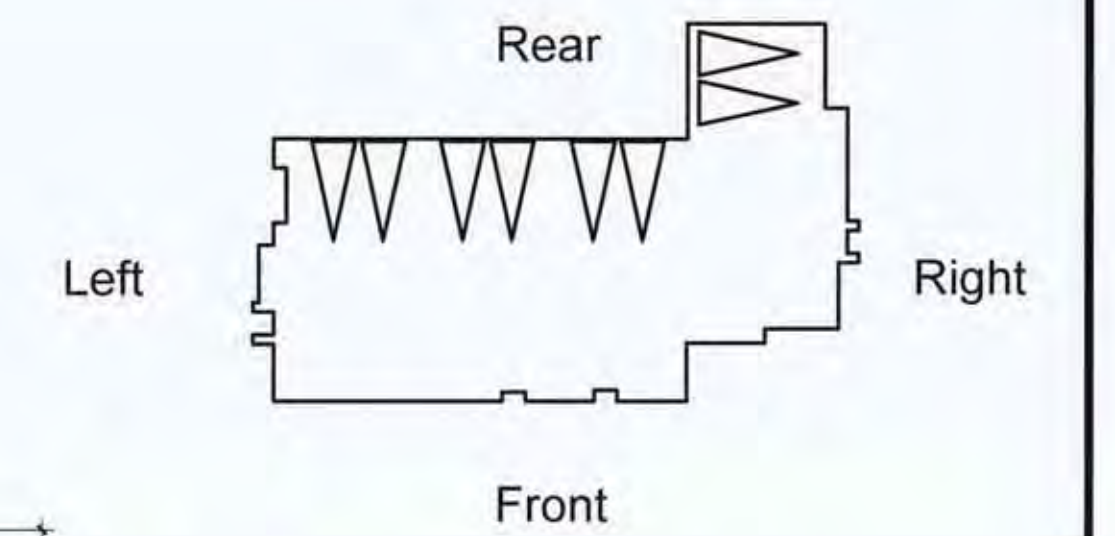
PTS# 615111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

4b Plex 'Spanish'



4b Plex 'Farmhouse'



**SUBSTANTIAL
CONFORMITY
REVIEW**

APPROVED EXHIBIT "A"
PROJECT NO. 605111
APPROVAL NO. SEE SET #1
APPROVED BY: [Signature]
DATE: 12/12/2019

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
8968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 619.791.0633

Prepared By:

latitude33
PLANNING & ENGINEERING
6000 HILLYARD BLVD, 2ND FLOOR, SAN DIEGO, CA 92121
TEL: 619.791.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED ELEVATIONS

ARCHITECT: KTG
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 40 of 70

PTS# 615111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

5 Plex 'Spanish'



Front Elevation



Left Elevation

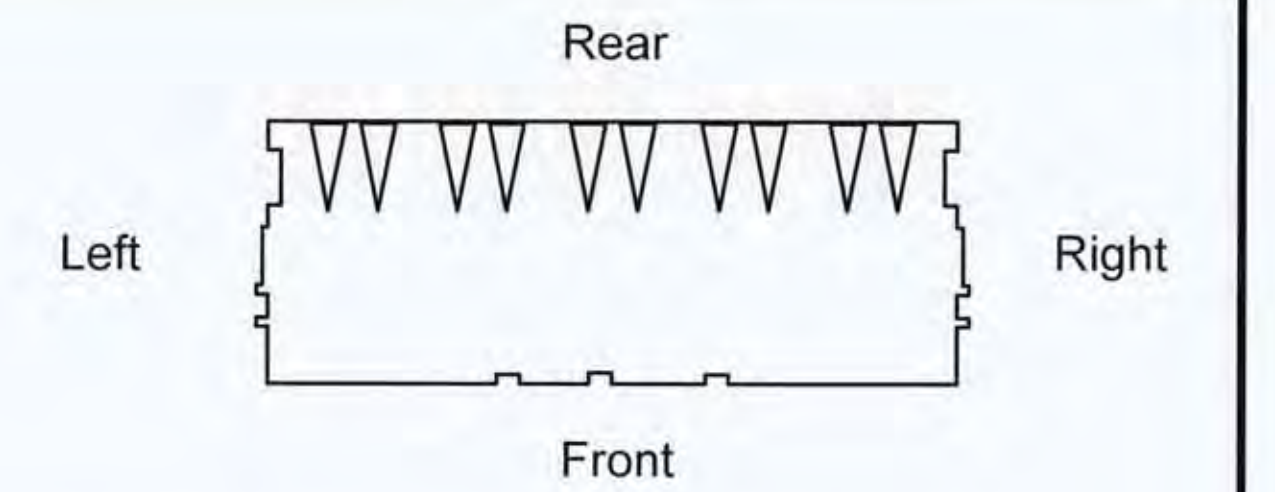


Rear Elevation



Right Elevation

5 Plex 'Farmhouse'



Front Elevation



Left Elevation

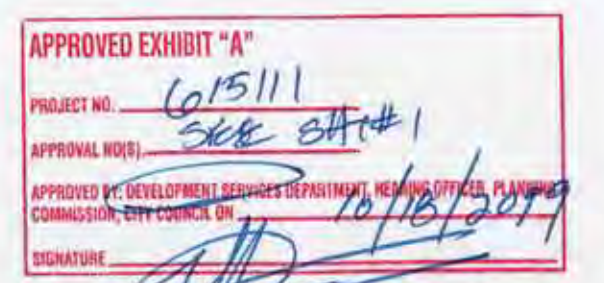


Rear Elevation



Right Elevation

**SUBSTANTIAL
CONFORMITY
REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Prepared By:

latitude33
PLANNING & ENGINEERING
6000 Hillcrest Drive, Suite 200, San Diego, CA 92121
(619) 594-1000

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 41 of 70

PTS# 615111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Sheet Title:
PROPOSED ELEVATIONS

6 Plex 'Spanish'



Front Elevation



Left Elevation



Rear Elevation

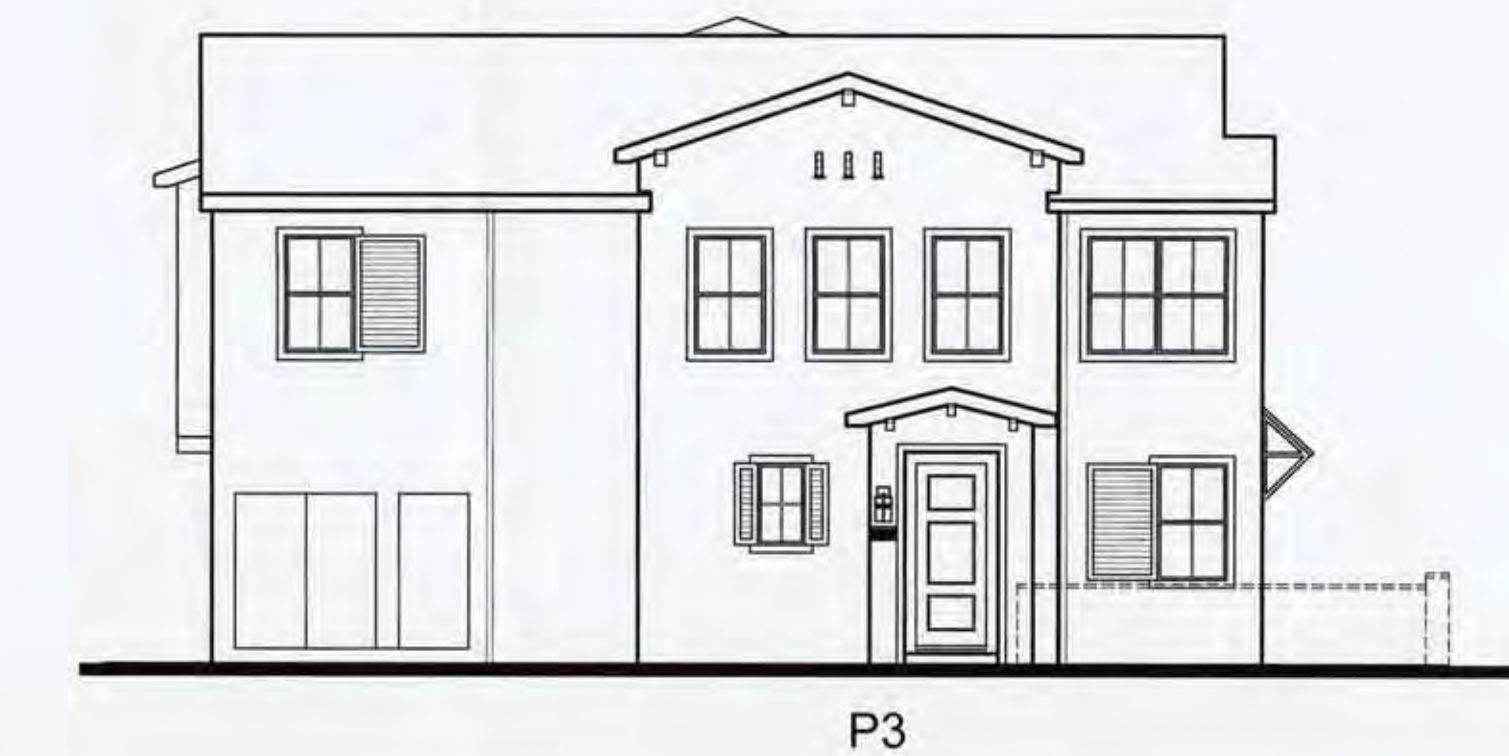


Right Elevation

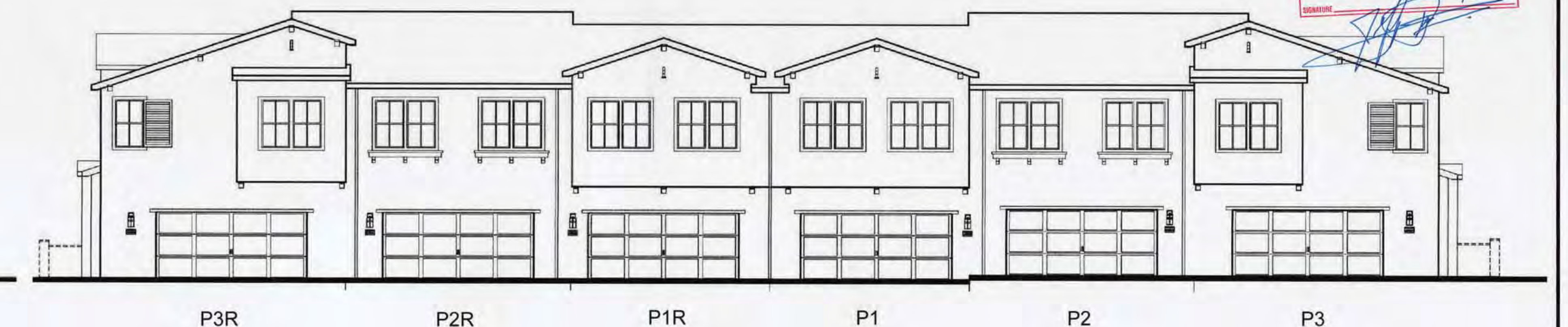
6 Plex 'Farmhouse'



Front Elevation



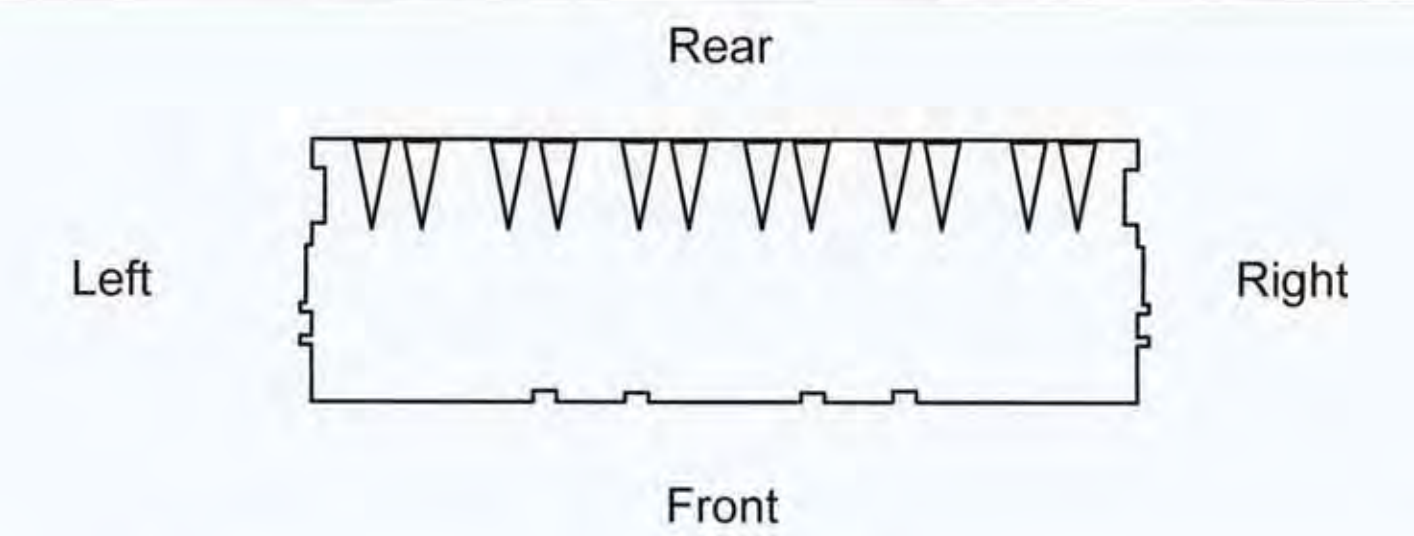
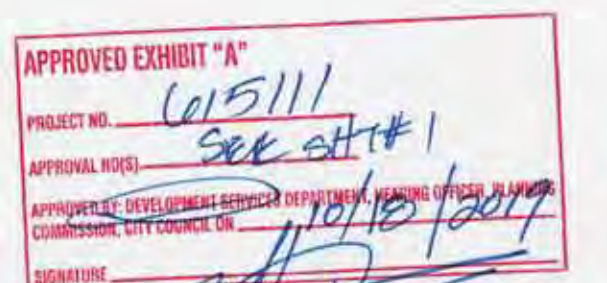
Left Elevation



Rear Elevation



Right Elevation

SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Prepared By:

latitude 33
PLANNING & ENGINEERING
6000 Hillcrest Blvd, 2nd Floor, San Diego, CA 92121
Tel: 619.791.6299

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

ARCHITECT: KITY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 42 of 70

PTS# 615111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Sheet Title:
PROPOSED ELEVATIONS

7a Plex 'Spanish'



Front Elevation



P3

Left Elevation



P3

P1

P2R

P1R

P1

P2

P3

Rear Elevation



P3

Right Elevation

Rear

Left

Right

Front

STANDARD
CONFORMITY
REVIEW



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTGY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9868 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude 33
PLANNING & ENGINEERING
8888 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
TEL: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

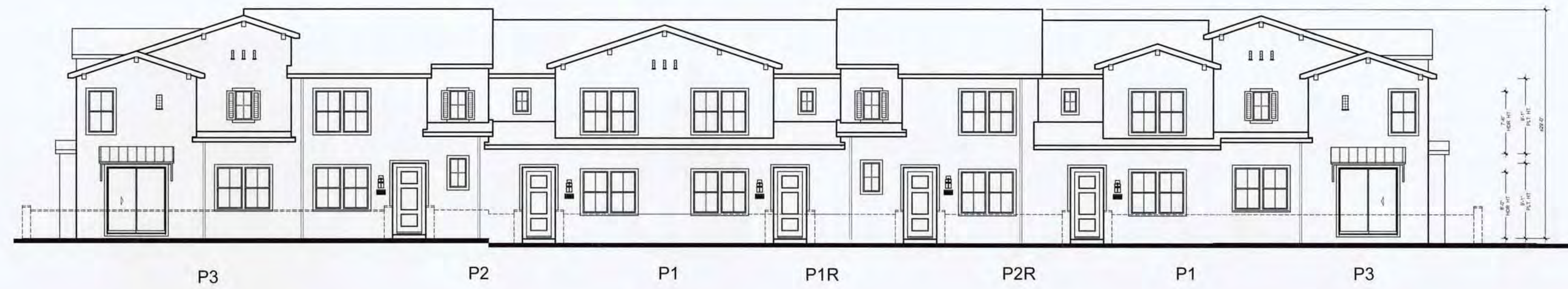
Sheet Title:
PROPOSED ELEVATIONS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

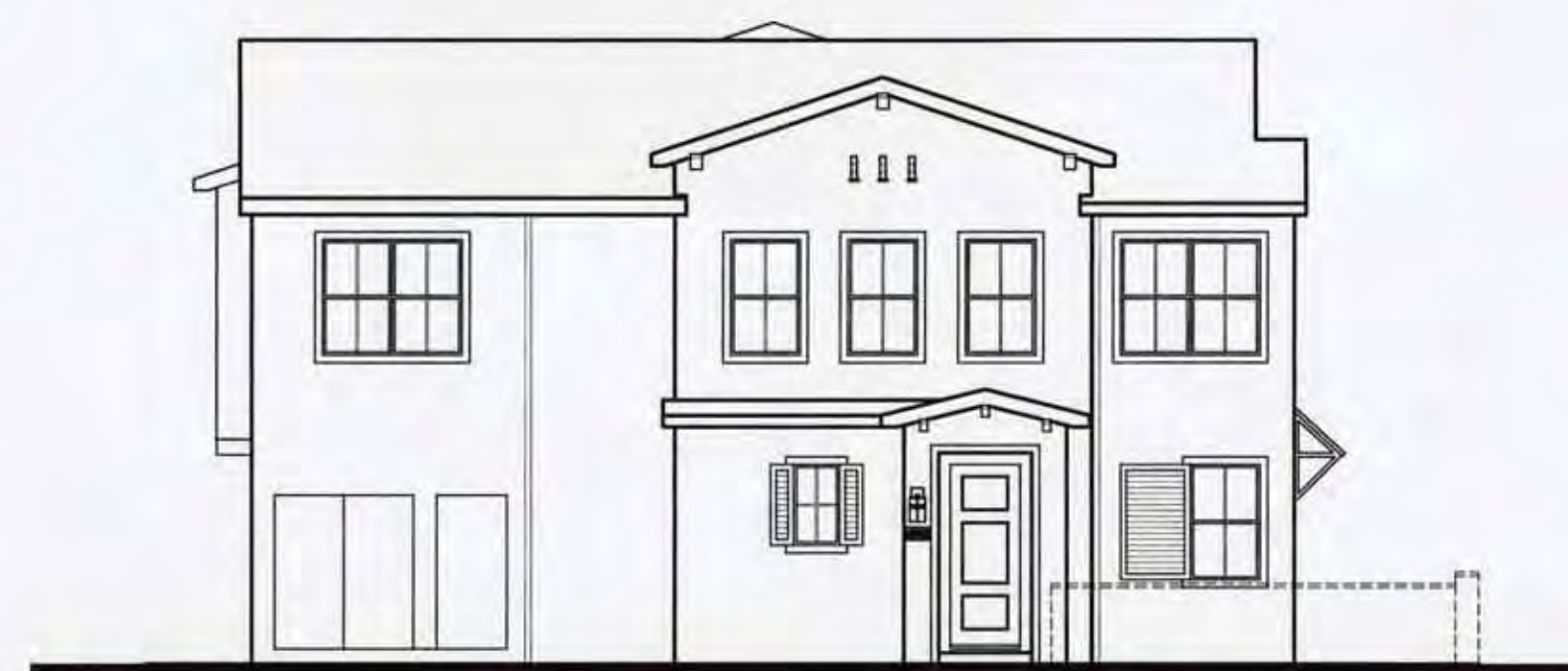
Original Date: 12/17/2018Sheet 43 of 70PTS# 615111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

7a Plex 'Farmhouse'



Front Elevation



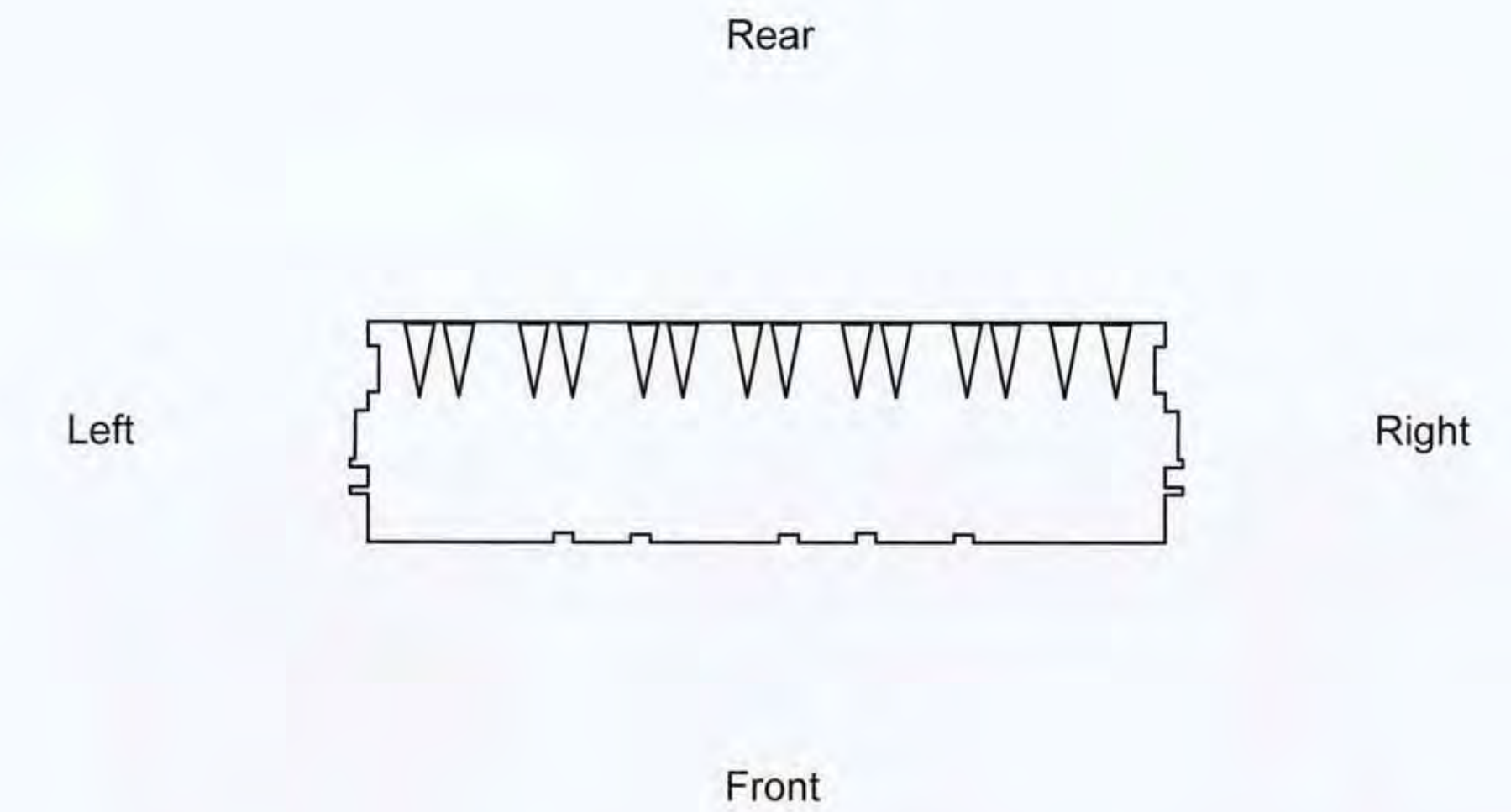
P3
Left Elevation



Rear Elevation



P3
Right Elevation



**SUBSTANTIAL
CONFORMITY
REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9985 HIGHT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
8880 HIGHT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
TEL: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

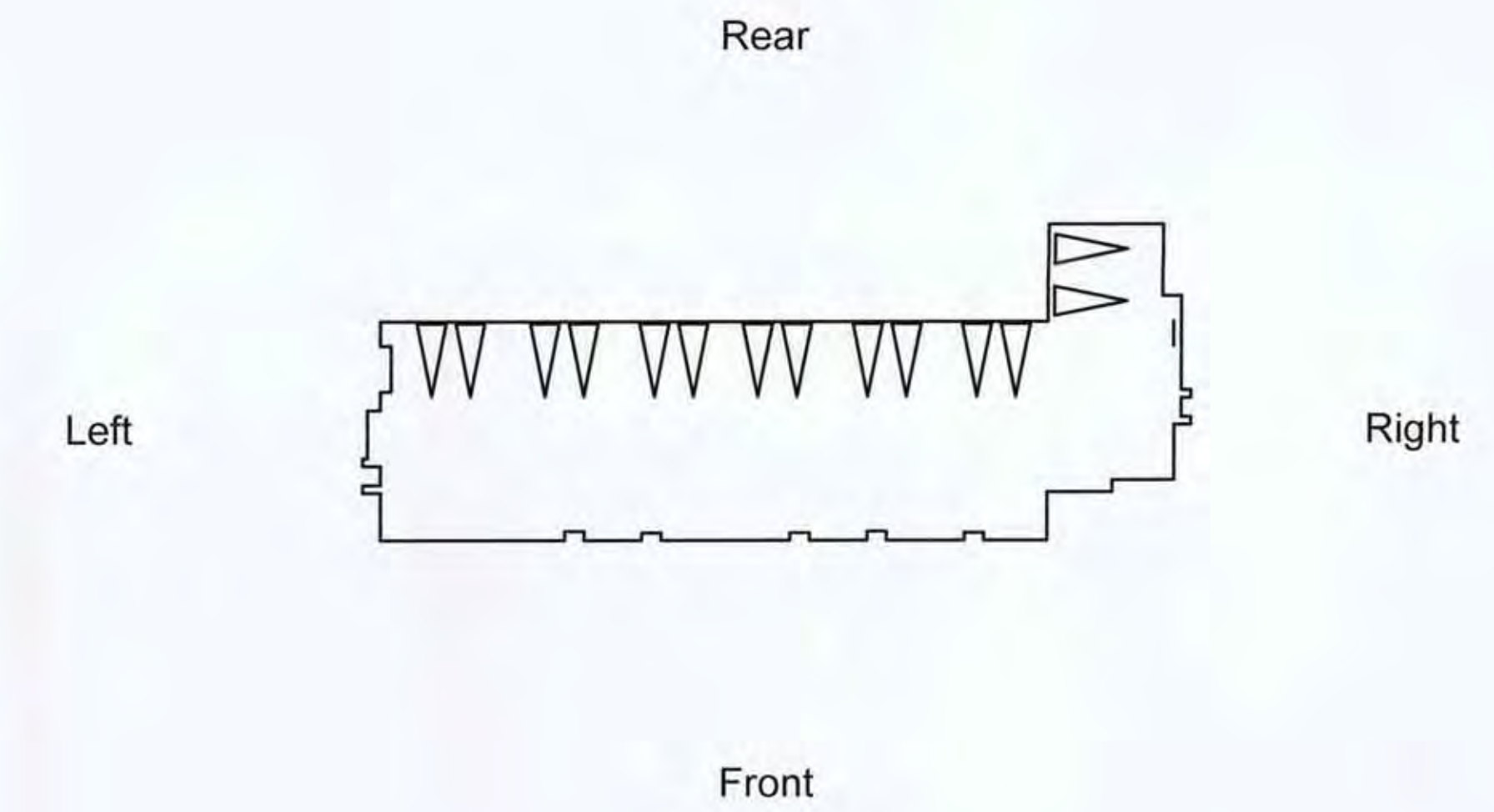
Sheet 44 of 70

PTS# 615111

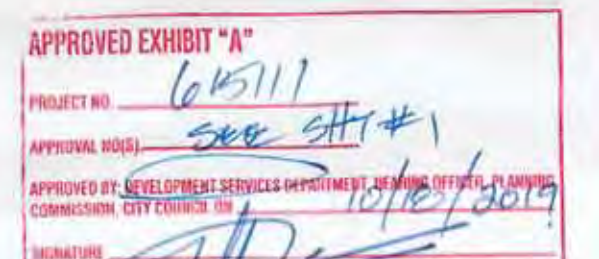
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Sheet Title:
PROPOSED ELEVATIONS

7b Plex 'Spanish'



**SUBSTANTIAL
CONFORMITY
REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTYG
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9989 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
6000 Wilshire Blvd, 2nd Floor, San Diego, CA 92104
Tel: 619.794.2299

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

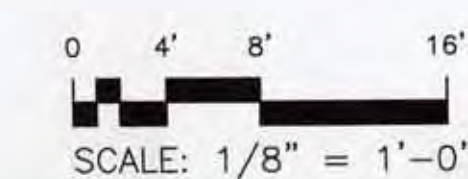
Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 45 of 70

PTS# 615111



Sheet Title:
PROPOSED ELEVATIONS

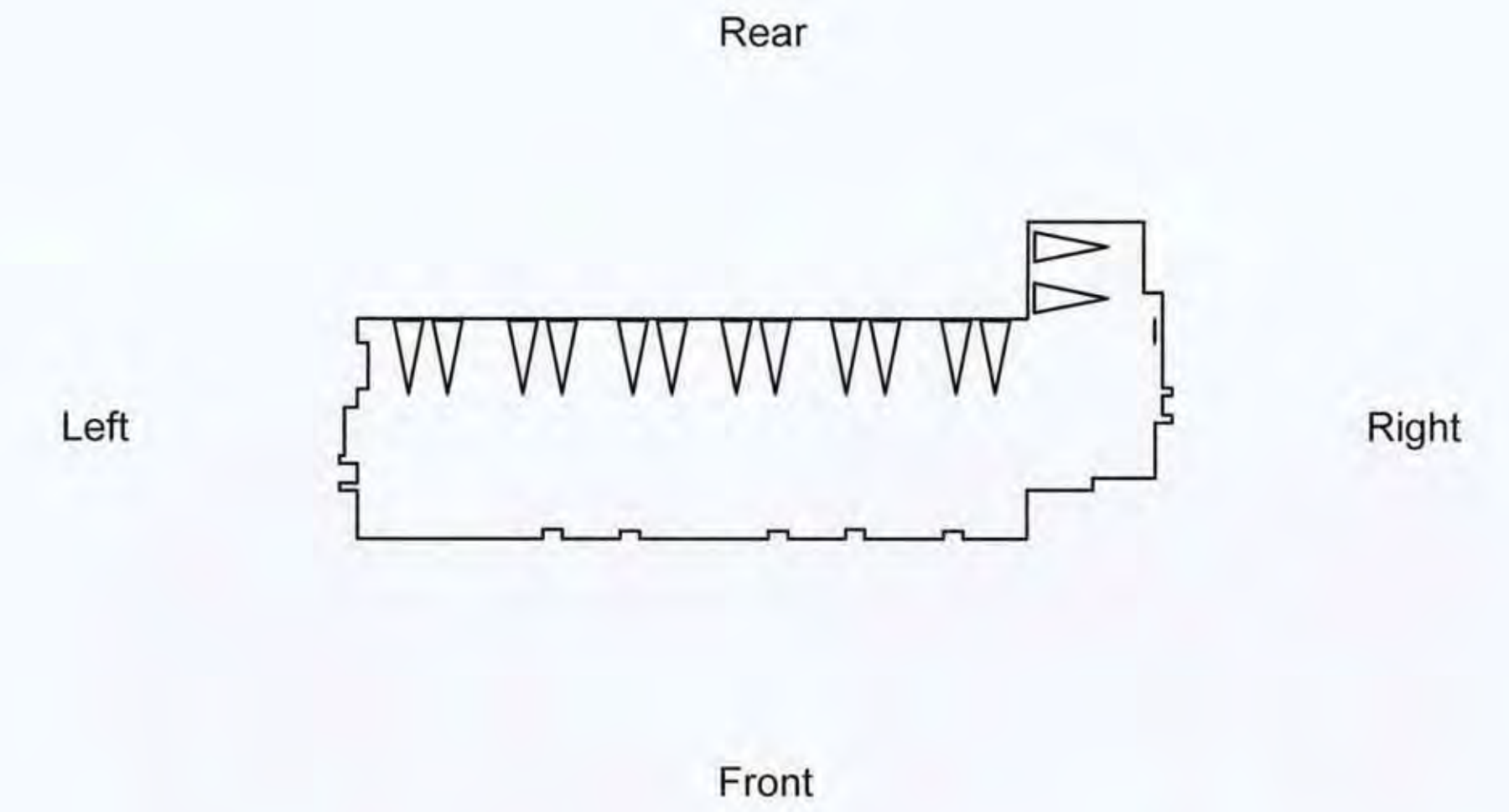
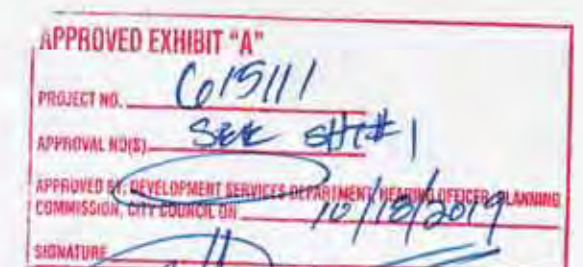
7b Plex 'Farmhouse'



Front Elevation

P4
Left Elevation

Rear Elevation

P4
Right ElevationSUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTGY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9800 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
6900 Hillcrest Road, San Diego, CA 92121
760.576.1999

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 46 of 70

PTS# 615111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Sheet Title:
PROPOSED ELEVATIONS

8 Plex 'Spanish'



Front Elevation



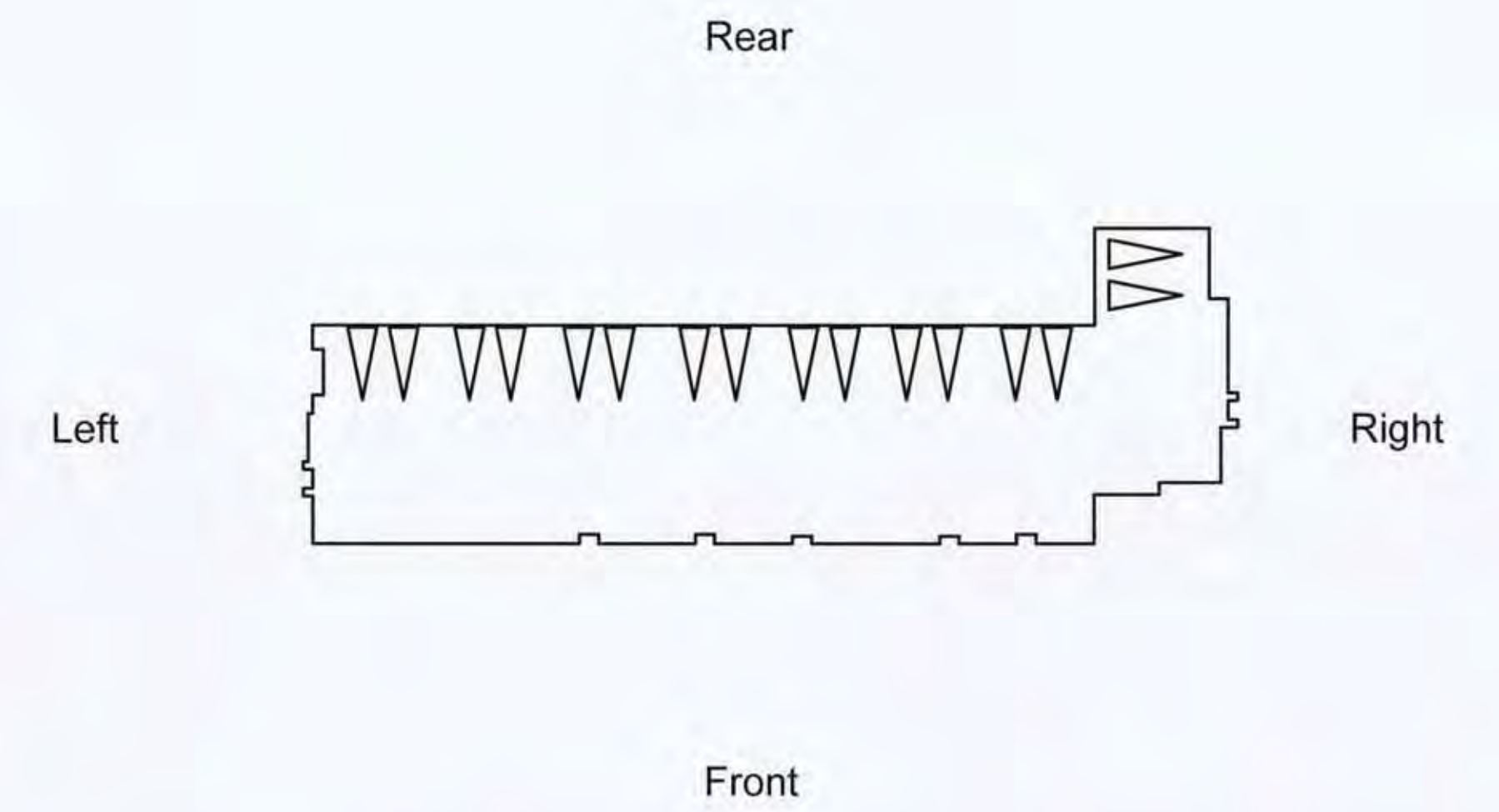
Left Elevation



Rear Elevation



Right Elevation



**SUBSTANTIAL
CONFORMITY
REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KITGY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude 33
PLANNING & ENGINEERING
6000 Hillcrest Road, 2nd Floor, San Diego, CA 92121
Tel: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2018

Original Date: 12/17/2018

Sheet 47 of 70

PTS# 815111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Sheet Title:
PROPOSED ELEVATIONS

8 Plex 'Farmhouse'



Front Elevation



P4

Left Elevation

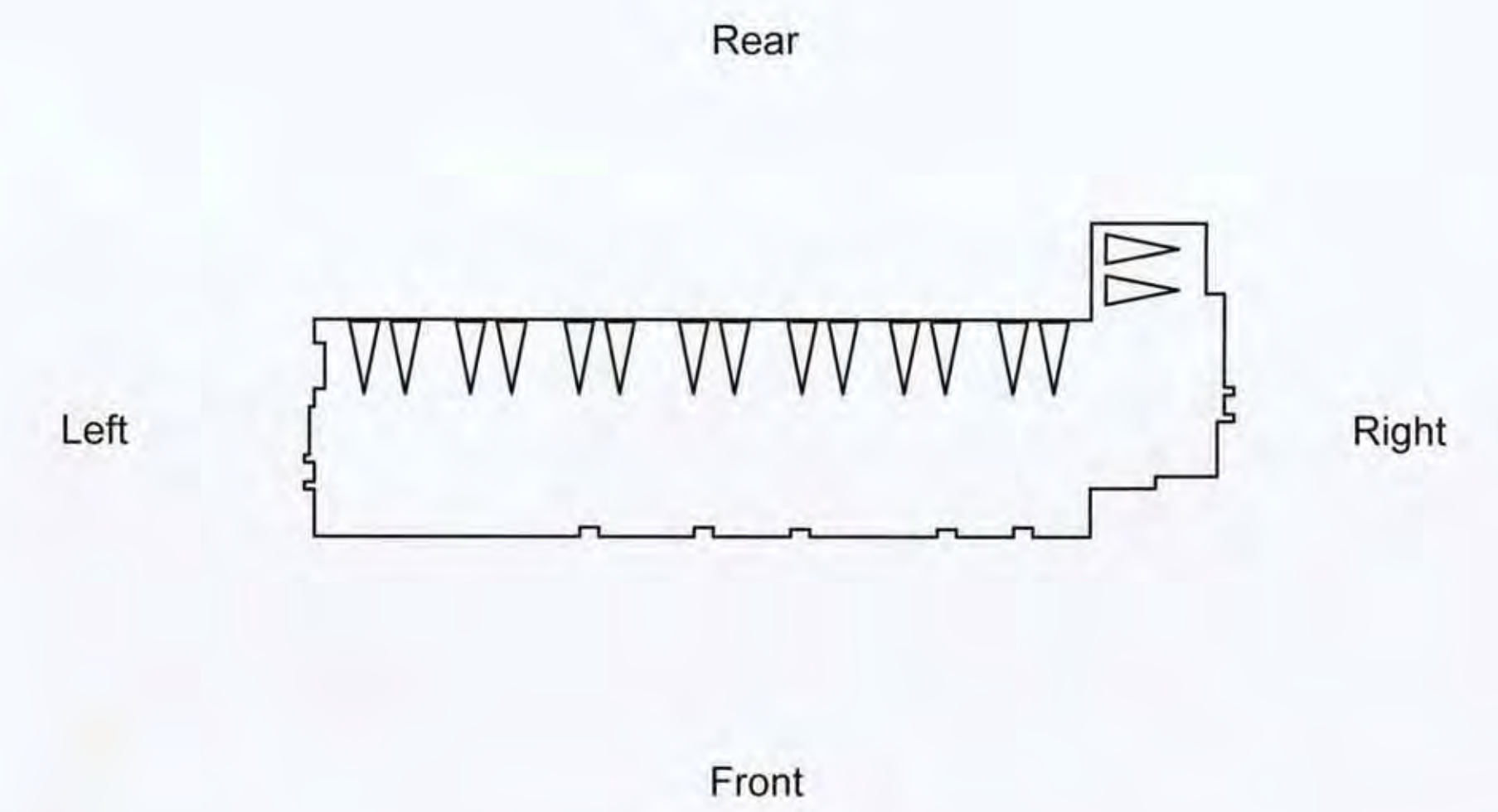


Rear Elevation

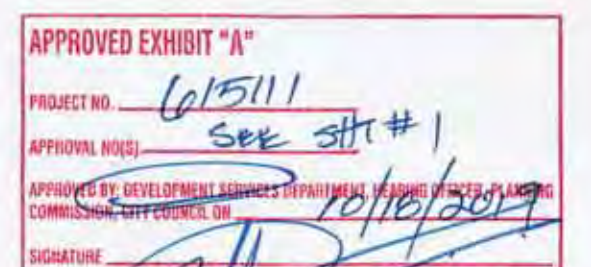


P4

Right Elevation



**SUBSTANTIAL
CONFORMITY
REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9909 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude 33
PLANNING & ENGINEERING
6000 Hillcrest Blvd, 2nd Floor, San Diego, CA 92121
Tel 619.791.6000

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

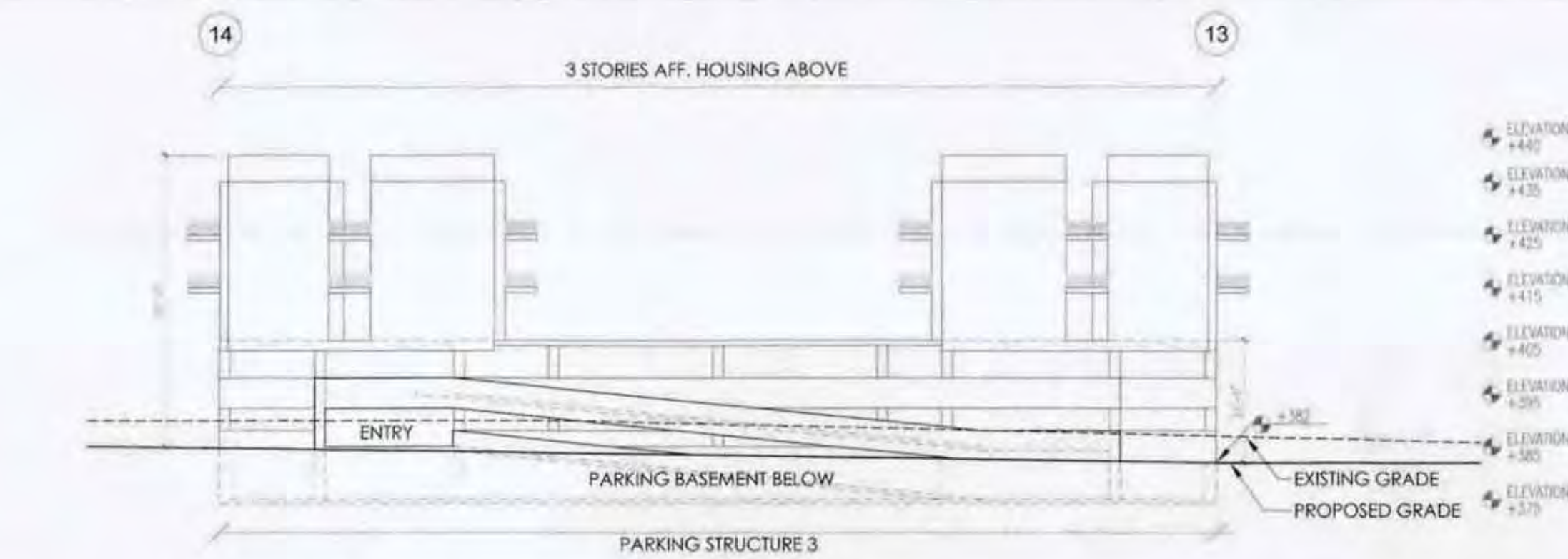
Original Date: 12/17/2018

Sheet 48 of 70

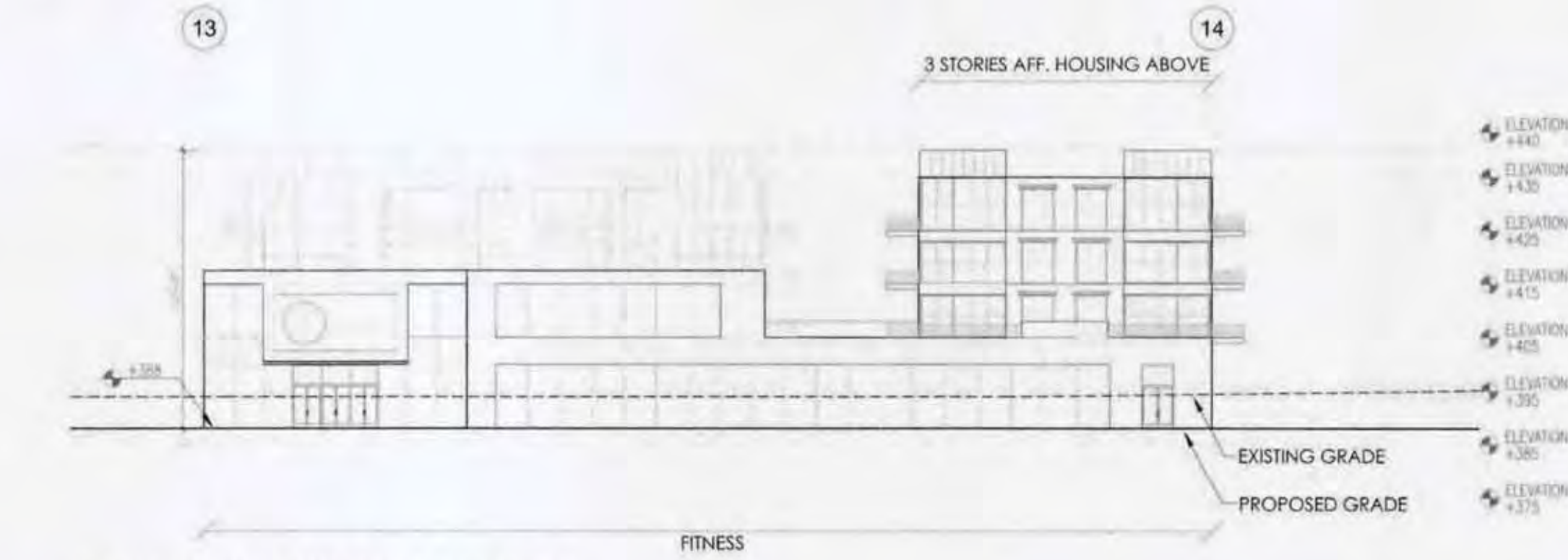
PTS# 615111

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Sheet Title:
PROPOSED ELEVATIONS



1 AFFORDABLE HOUSING AND PARKING STRUCTURE 3 NORTH ELEVATION
1/16" = 1'-0"



2 FITNESS, AFFORDABLE HOUSING SOUTH ELEVATION
1/16" = 1'-0"



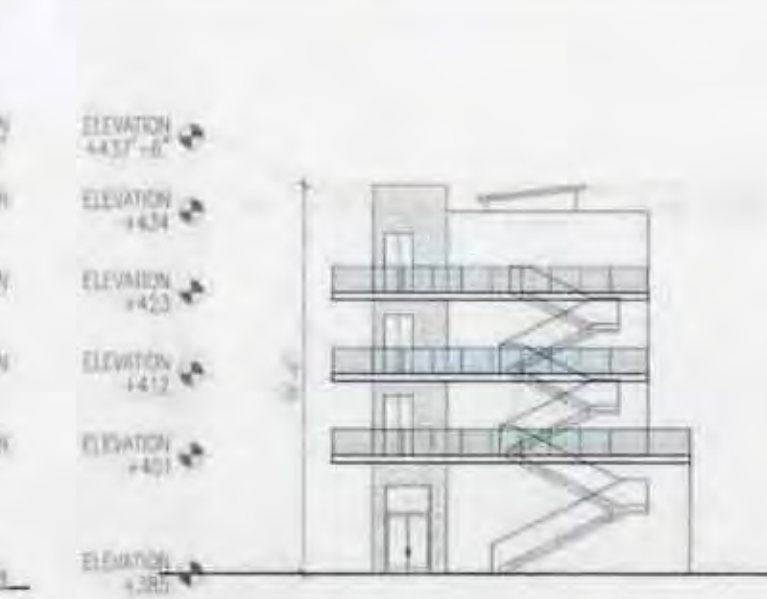
3 FITNESS, PARKING STRUCTURE 3, AFFORDABLE HOUSING EAST ELEVATION
1/16" = 1'-0"



4 FITNESS, PARKING STRUCTURE 3, AFFORDABLE HOUSING WEST ELEVATION
1/16" = 1'-0"



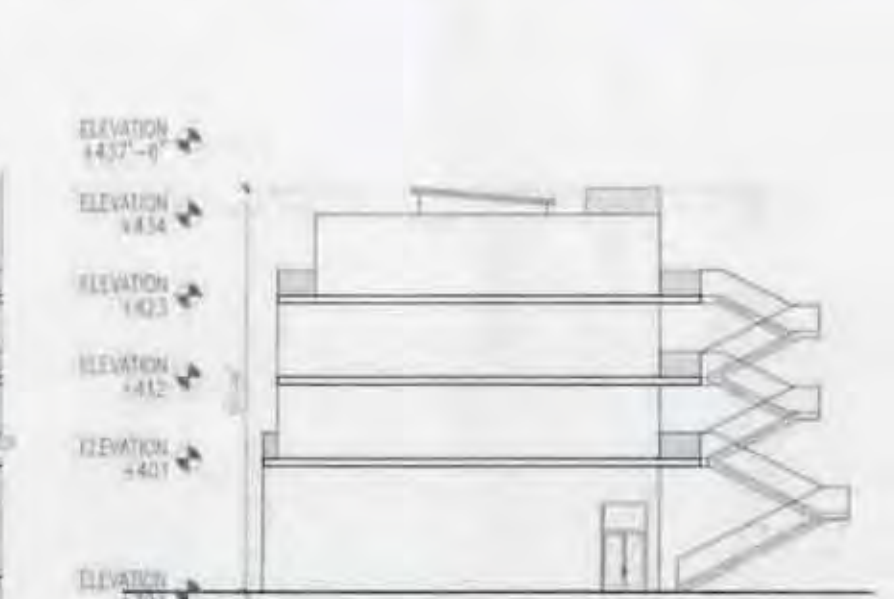
5 RETAIL 3 NORTH ELEVATION
1/16" = 1'-0"



6 RETAIL 3 EAST ELEVATION
1/16" = 1'-0"



7 RETAIL 3 SOUTH ELEVATION
1/16" = 1'-0"



8 RETAIL 3 WEST ELEVATION
1/16" = 1'-0"

SAPDIE RABINES ARCHITECTS
905 East Stockton Drive, San Diego, California 92109
(619) 591-1510 Fax: (619) 591-1512 www.sapdie.com

DEVELOPER: SEA BREEZE 56, LLC
3025 DEL MAR AVENUE ROAD #240
SAN DIEGO, CA 92130
(606) 361-8555

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
5555 CARMEL MOUNTAIN ROAD, SUITE 204
SAN DIEGO, CA 92130
(606) 751-0633 FAX: (606) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
5555 CARMEL MOUNTAIN ROAD, SUITE 204
SAN DIEGO, CA 92130
(606) 751-0633 FAX: (606) 751-0634

CIVIL ENGINEER: HANSEN & ASSOCIATES
9707 WILSON STREET
SAN DIEGO, CA 92131
(606) 558-4000

LANDSCAPE ARCHITECT: NEW LANDSCAPE ARCHITECTURE
825 HARBORLAND STREET
SAN DIEGO, CA 92107
(606) 751-0633 FAX: (606) 751-0634

LANDSCAPE ARCHITECT: WELAND & ASSOCIATES INC.
391 SERRA WAY
SERRA, MICHIGAN, CA 48154
(734) 214-1870 FAX: (734) 214-1871

ARCHITECT: SHINE HANSEN ARCHITECTS
825 FORT STOCKTON DRIVE
SAN DIEGO, CA 92108
(619) 597-8153 FAX: (619) 597-8152

Prepared By: LATITUDE 33 PLANNING & ENGINEERING
Name: 5555 CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
Address: SAN DIEGO, CA 92130
Phone #: (606) 751-0633
Fax #: (606) 751-0634

Project Address: CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE AND 56th AVENUE
Project Name: MERGE 56

Sheet Title: **A2.3**
BUILDING ELEVATIONS

DATE: 8/23/2019

Revision 15: 08-23-2017 146 (SAPDIE)

Revision 14: 08-23-2017 146 (SAPDIE)

Revision 13: 08-23-2017 146 (SAPDIE)

Revision 12: 08-23-2017 146 (SAPDIE)

Revision 11: 08-23-2017 146 (SAPDIE)

Revision 10: 08-23-2017 146 (SAPDIE)

Revision 9: 08-23-2017 146 (SAPDIE)

Revision 8: 08-23-2017 146 (SAPDIE)

Revision 7: 08-23-2017 146 (SAPDIE)

Revision 6: 08-23-2017 146 (SAPDIE)

Revision 5: 08-23-2017 146 (SAPDIE)

Revision 4: 08-23-2017 146 (SAPDIE)

Revision 3: 08-23-2017 146 (SAPDIE)

Revision 2: 08-23-2017 146 (SAPDIE)

Revision 1: 08-23-2017 146 (SAPDIE)

Original Date: 08-23-2017

Sheet 29 of 37

DATE: 8/23/2019

Sheet Title: **A2.3**
BUILDING ELEVATIONS

DATE: 8/23/2019

Sheet 29 of 37

DATE: 8/23/2019

SUBSTANTIAL CONFORMITY REVIEW

APPROVED EXHIBIT "A"
PROJECT NO. 161511
APPROVED BY: [Signature]
COMMISSIONER, CITY ENGINEER

OWNER/APPLICANT: SEA BREEZE 56, LLC
5555 CARMEL MOUNTAIN ROAD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 Hilbert Street, 2nd Floor, San Diego, CA 92131
(P) 858.751.0633

Prepared By: **latitude 33**
PLANNING & ENGINEERING
9968 Hilbert Street, 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PREVIOUSLY APPROVED BUILDING ELEVATIONS

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

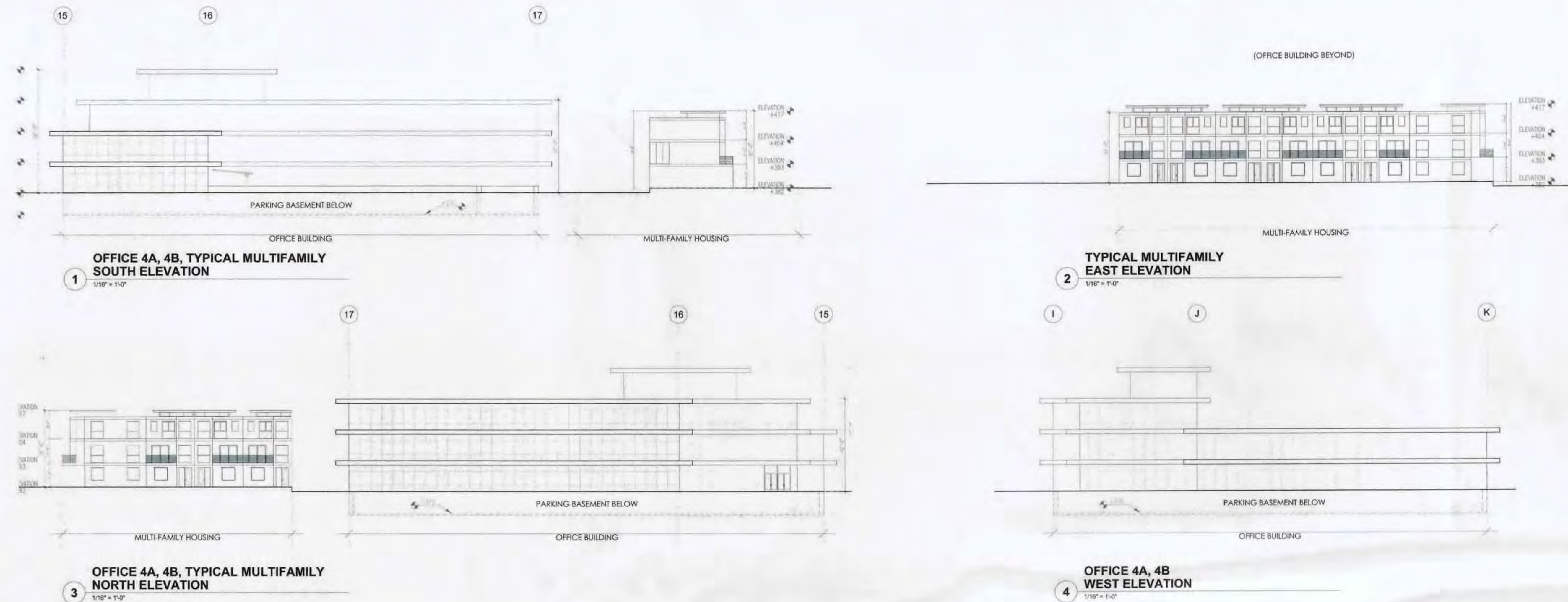
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Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

Original Date: 12/17/2018

Sheet 49 of 70

PTS# 615111

NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.



6
HOTEL
EAST ELEVATION
1/16" = 1'-0"



7
HOTEL
SOUTH ELEVATION
1/16" = 1'-0"

EXPEDITE

SARDIE RABINES
ARCHITECTS
925 First Street, Suite 200, San Diego, CA 92101
(619) 591-8500

DEVELOPER: SEA BREEZE 56, LLC
3550 CARMEL MOUNTAIN ROAD, SUITE 204
SAN DIEGO, CA 92130
(619) 591-8500

PLANNING & ENGINEERING: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(619) 751-0633

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(619) 751-0633

ARCHITECT: SARDIE RABINES ARCHITECTS
925 FIRST STREET, SUITE 200
SAN DIEGO, CA 92101
(619) 591-8500

LANDSCAPE ARCHITECT: NEW LANDSCAPE ARCHITECTURE
808 HORNBLAND STREET
SAN DIEGO, CA 92101
(619) 591-8500

LANDSCAPE ARCHITECT: WELAND & ASSOCIATES INC.
201 N. MISSION BLVD.
SAN DIEGO, CA 92101
(619) 591-8500

ARCHITECT: SARDIE RABINES ARCHITECTS
925 FIRST STREET, SUITE 200
SAN DIEGO, CA 92101
(619) 591-8500

ARCHITECT: SARDIE RABINES ARCHITECTS
925 FIRST STREET, SUITE 200
SAN DIEGO, CA 92101
(619) 591-8500

ARCHITECT: SARDIE RABINES ARCHITECTS
925 FIRST STREET, SUITE 200
SAN DIEGO, CA 92101
(619) 591-8500

ARCHITECT: SARDIE RABINES ARCHITECTS
925 FIRST STREET, SUITE 200
SAN DIEGO, CA 92101
(619) 591-8500

ARCHITECT: SARDIE RABINES ARCHITECTS
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(619) 591-8500

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SAN DIEGO, CA 92101
(619) 591-8500

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SAN DIEGO, CA 92101
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(619) 591-8500

ARCHITECT: SARDIE RABINES ARCHITECTS
925 FIRST STREET, SUITE 200
SAN DIEGO, CA 92101
(619) 591-8500

SUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT 'A'
PROJECT NO. 1615111
APPROVAL NO. SEE SHEET #1
APPROVED BY: [Signature]
DATE: 8/23/2019

OWNER/APPLICANT: SEA BREEZE 56, LLC
3550 CARMEL MOUNTAIN ROAD, SUITE 204
SAN DIEGO, CA 92130
(P) 619.504.0604

ARCHITECT: KTG
17011 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 619.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
Tel 619.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PREVIOUSLY APPROVED
BUILDING ELEVATIONS

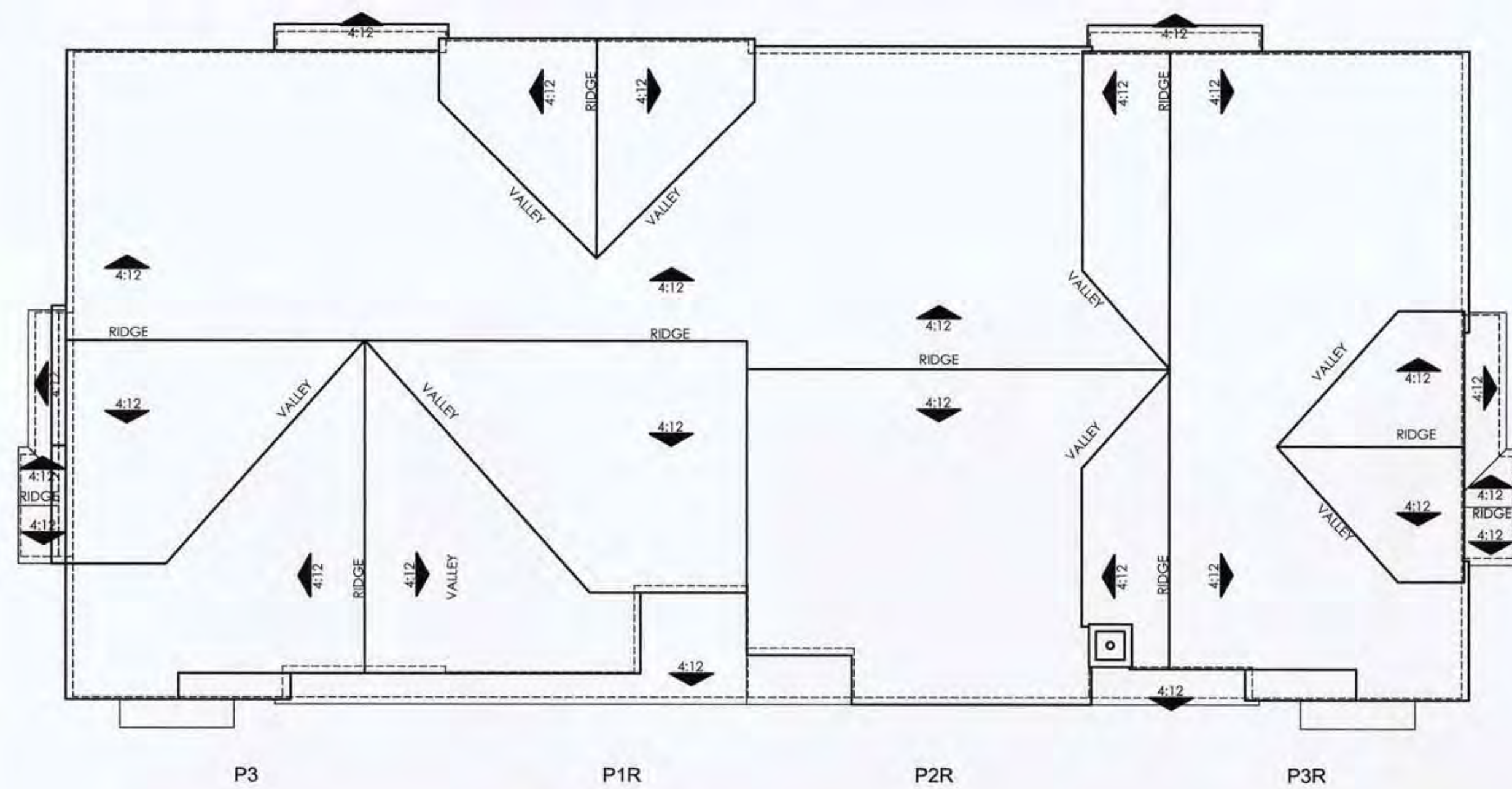
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Revision 9: _____
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Revision 6: _____
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Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

Original Date: 12/17/2018

Sheet 50 of 70

PTS# 615111

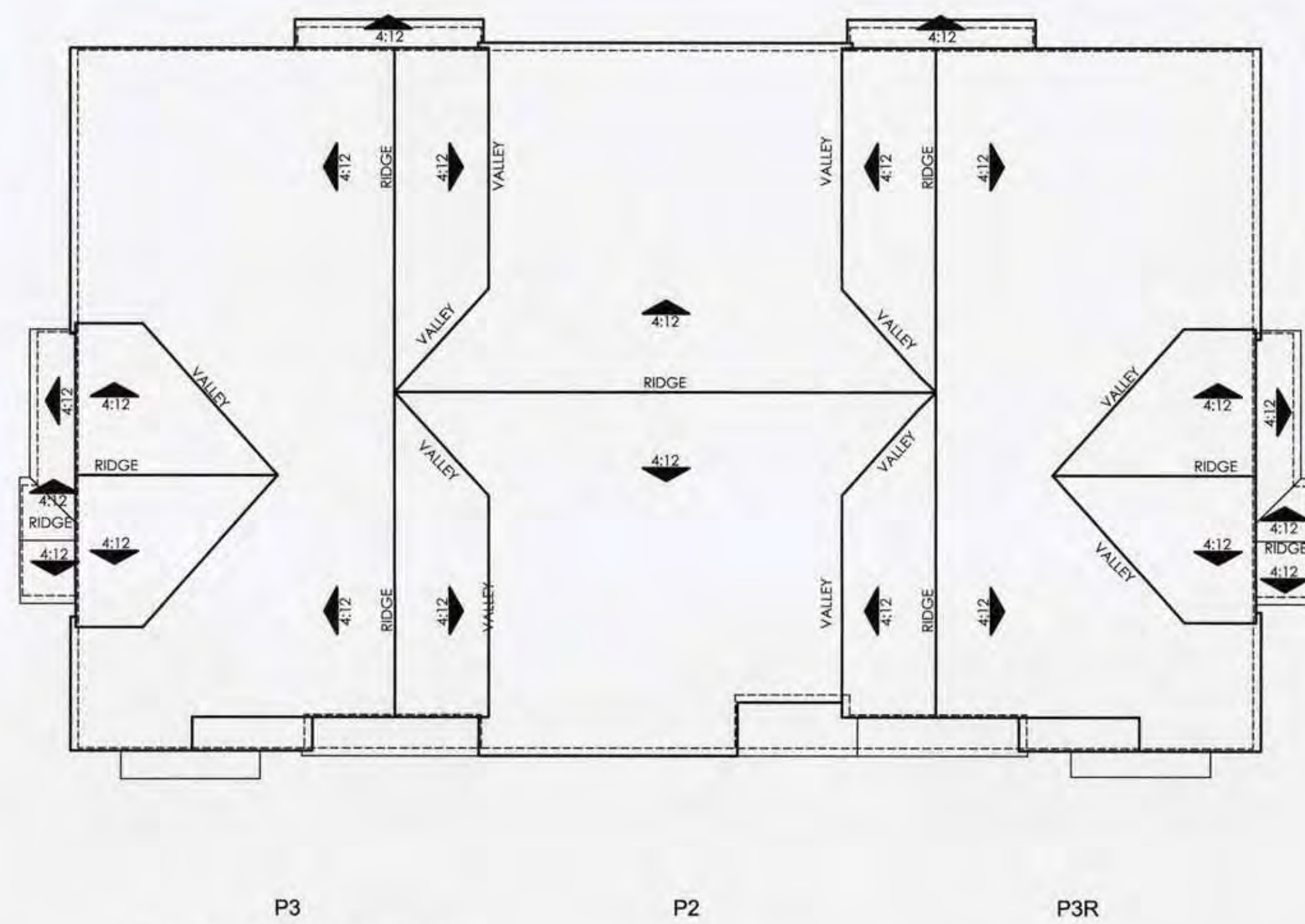
NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.



4 PLEX ROOF PLAN - SPANISH



3b PLEX ROOF PLAN - SPANISH



3 PLEX ROOF PLAN - SPANISH

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SUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT "N"
PROJECT NO. 615111
APPROVAL NOTES: SEE SHEET #1
APPROVED BY: [Signature]
COMMISSIONER: CITY OF SAN DIEGO
[Signature]

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Prepared By:

latitude33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
TEL: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED ROOF PLAN

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

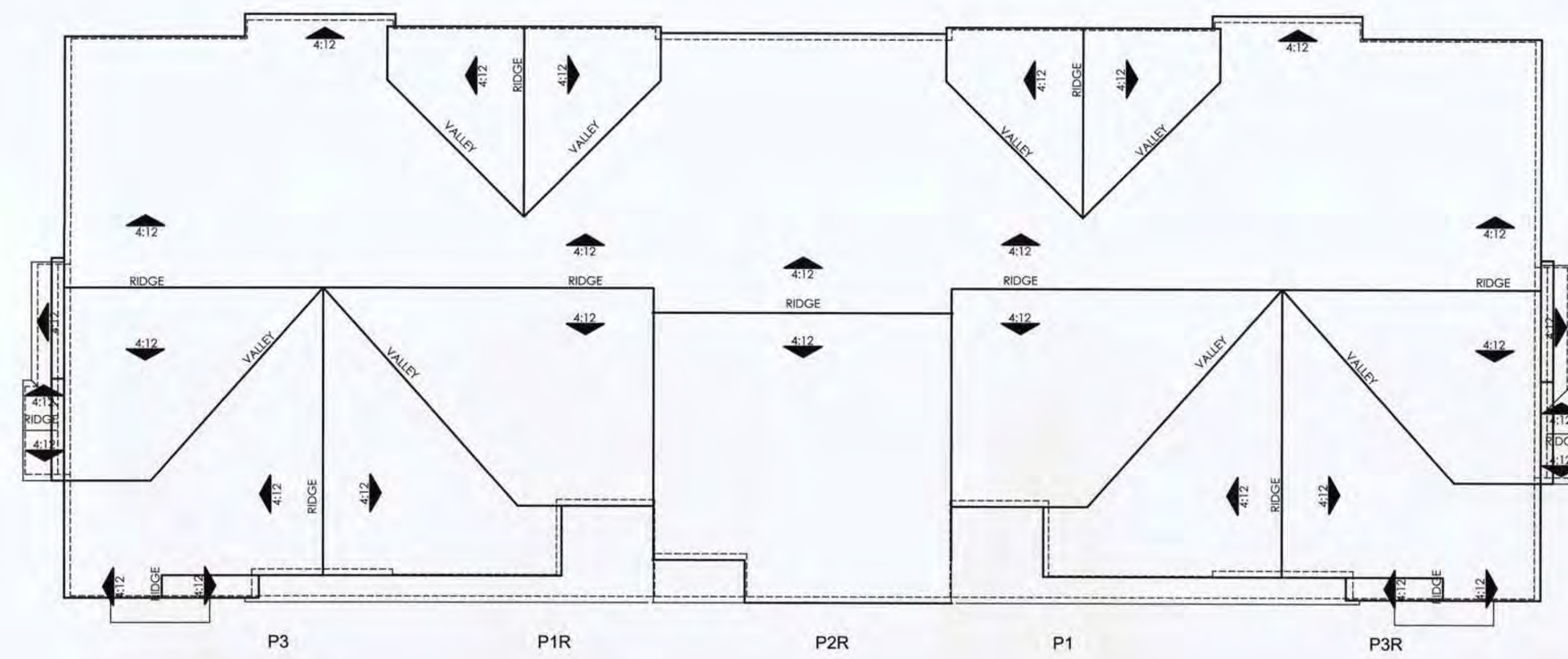
LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

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Revision 13:	_____
Revision 12:	_____
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Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
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Revision 2:	_____
Revision 1:	8/24/2019

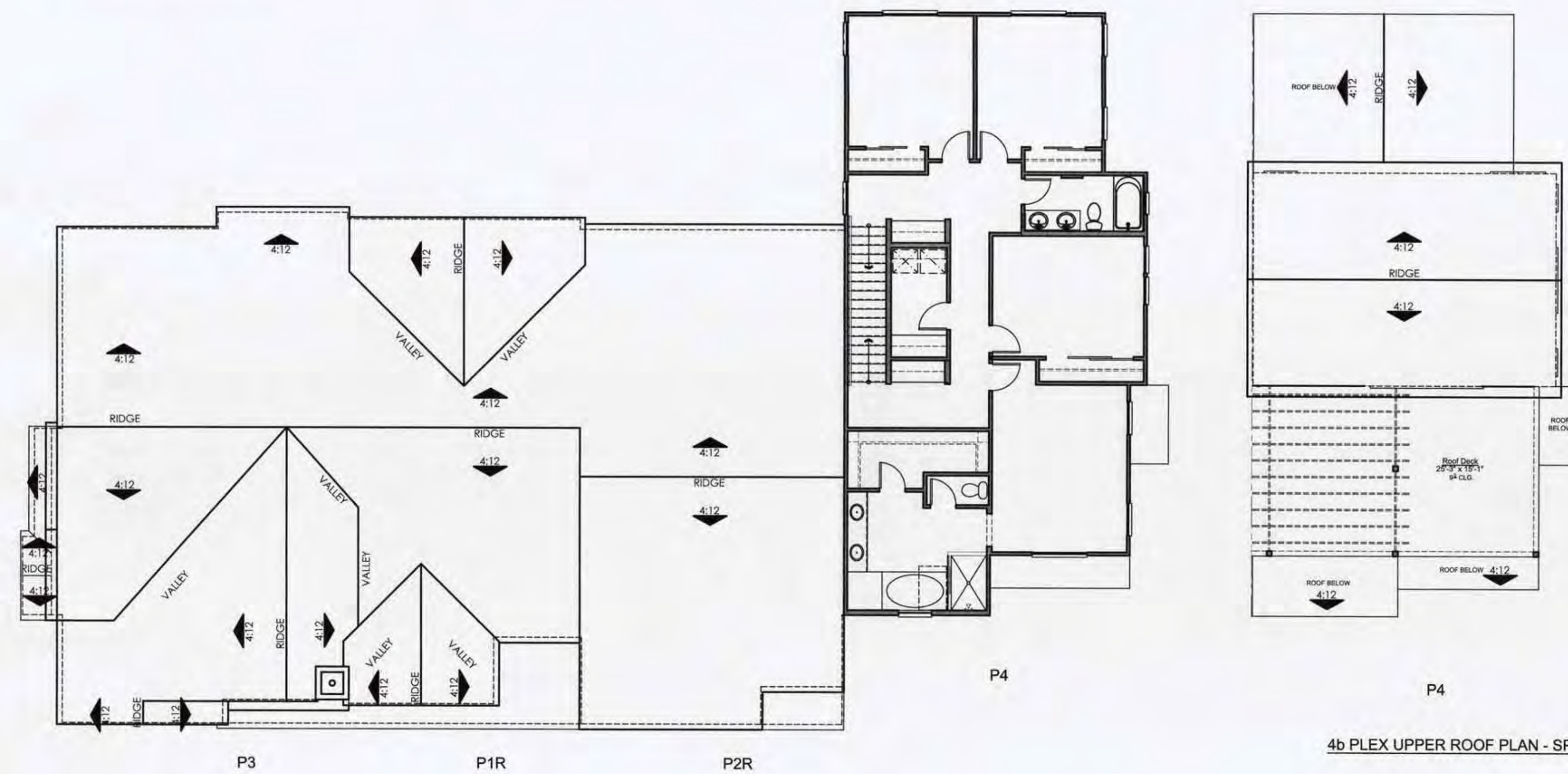
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Sheet 51 of 70

PTS# 615111

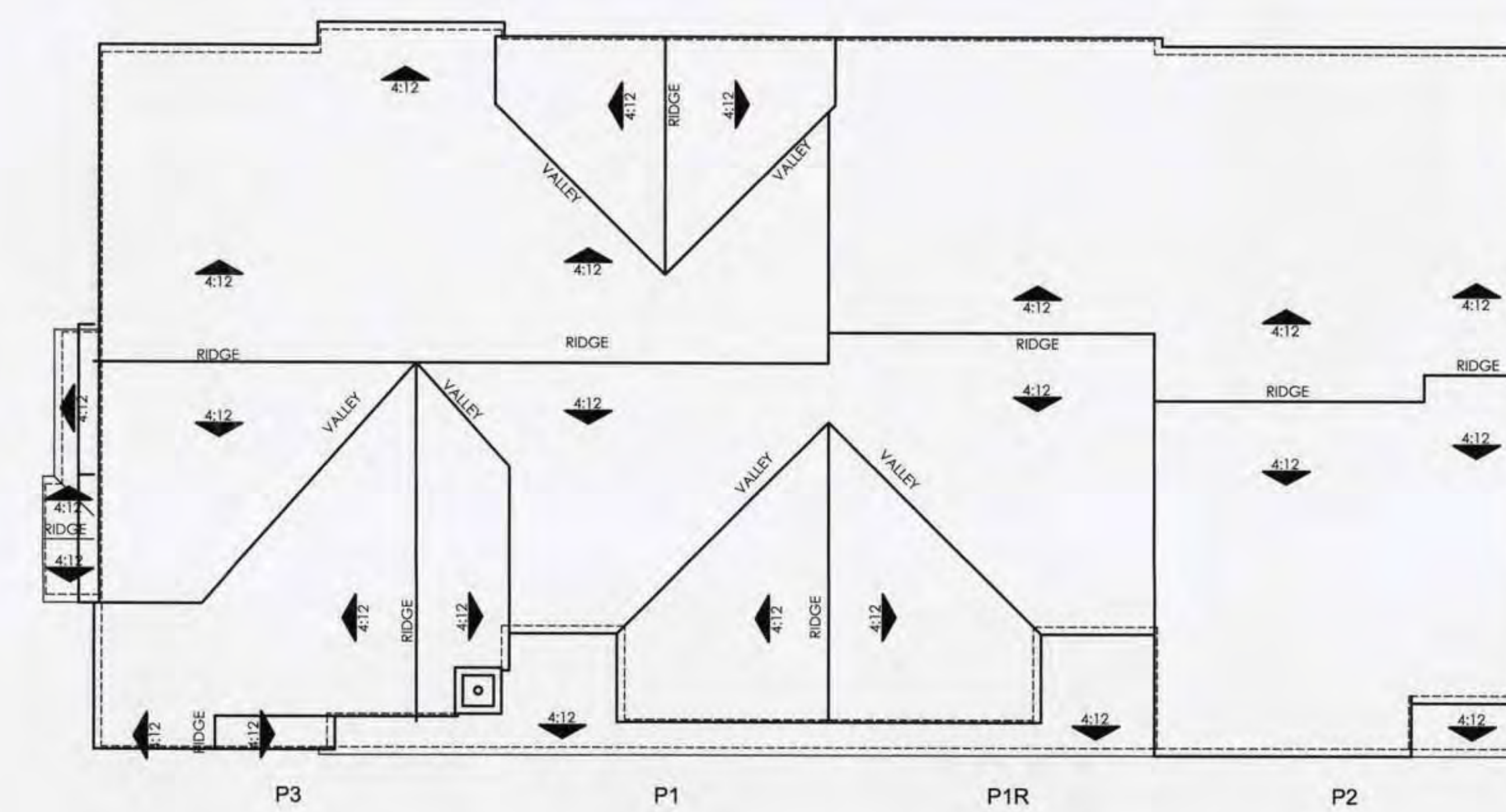


5 PLEX ROOF PLAN - SPANISH



4b PLEX ROOF PLAN - SPANISH

4b PLEX UPPER ROOF PLAN - SPANISH



4a2 PLEX ROOF PLAN - SPANISH

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SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:

MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
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Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

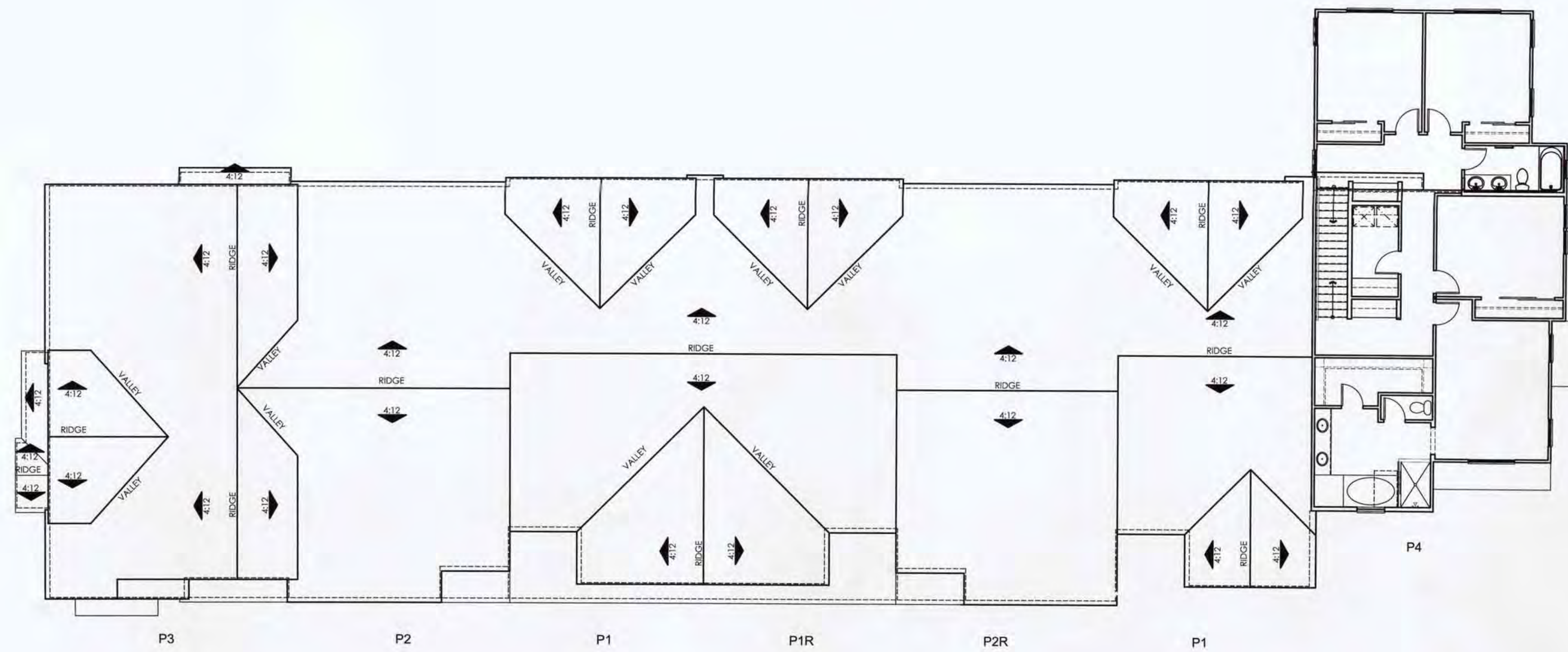
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Sheet 52 of 70

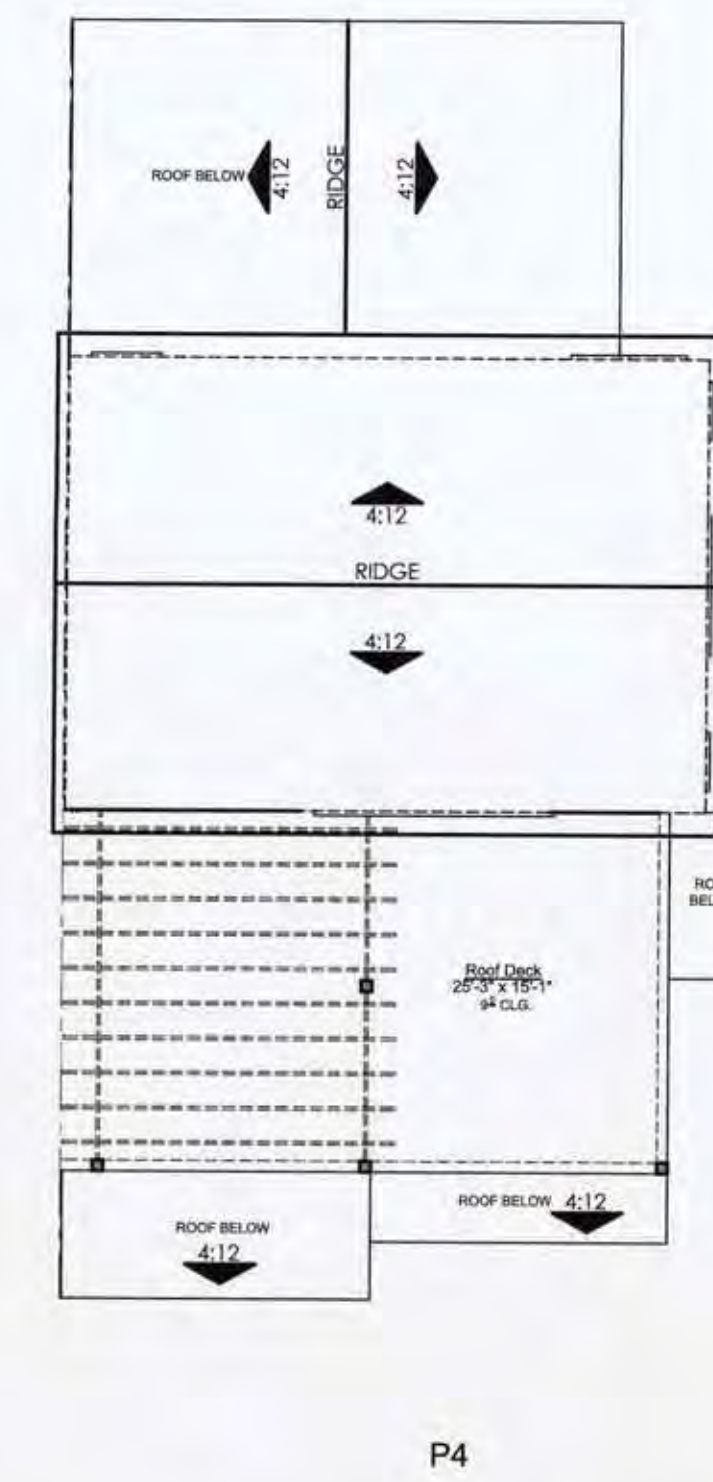
PTS# 615111

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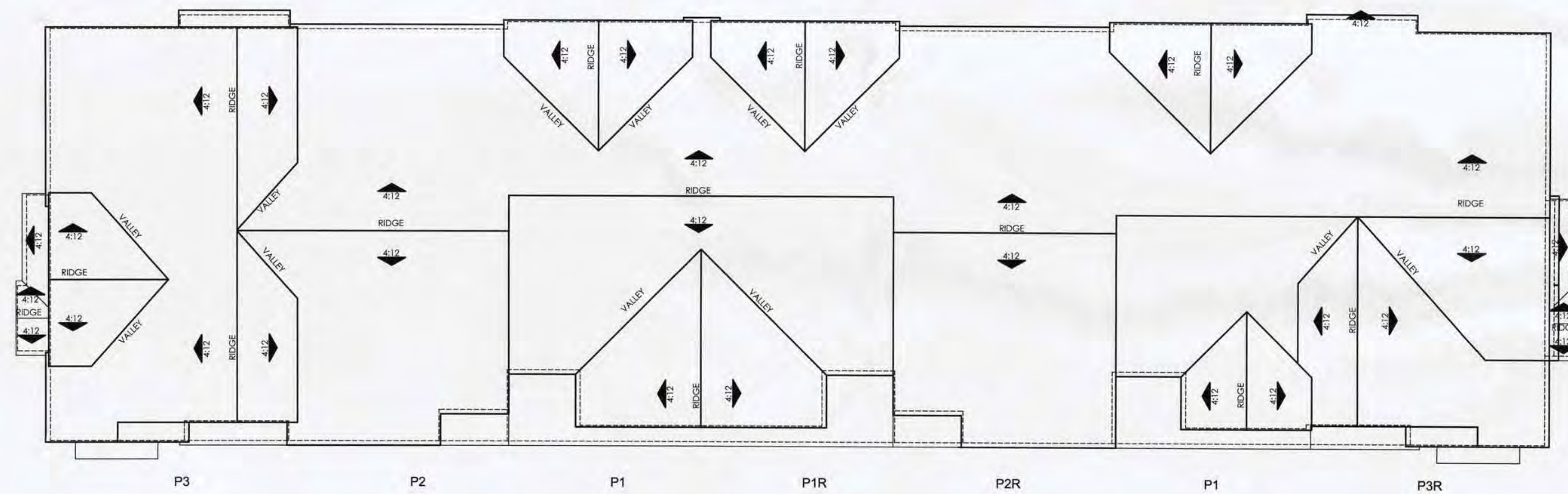
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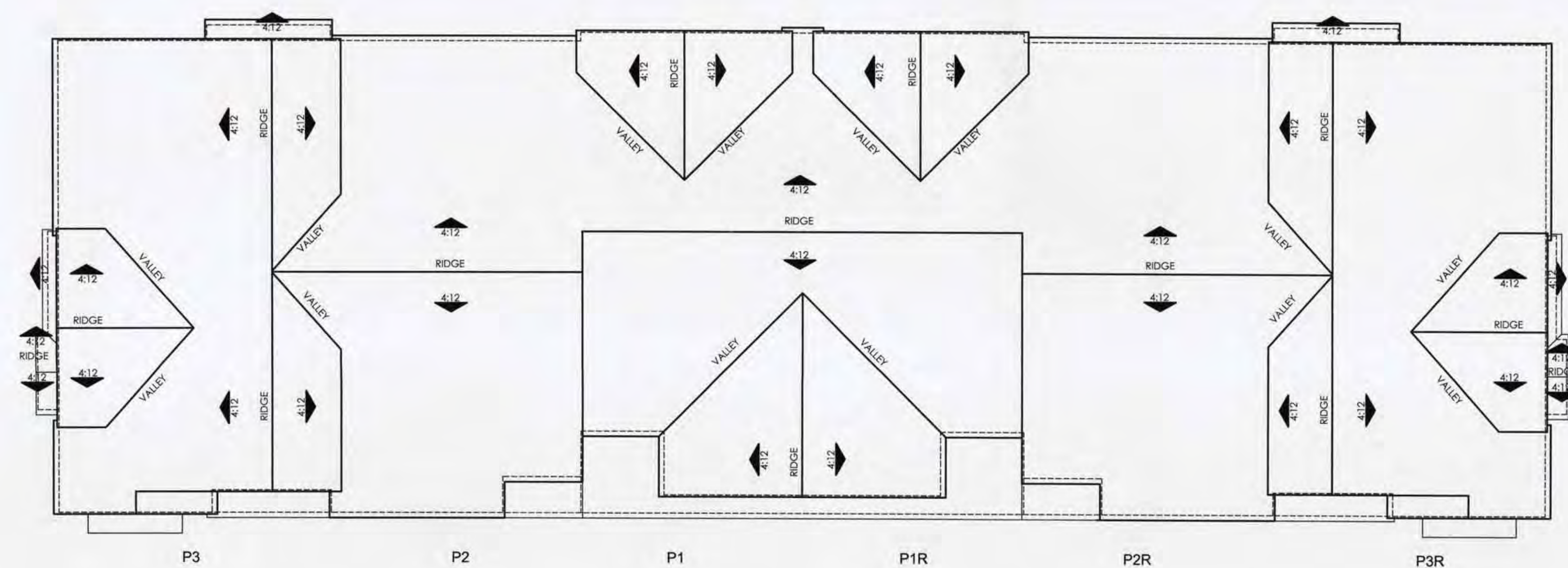
7b PLEX ROOF PLAN - SPANISH



7b PLEX UPPER ROOF PLAN - SPANISH

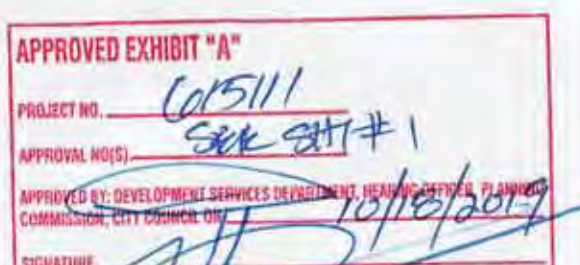


7a PLEX ROOF PLAN - SPANISH



6 PLEX ROOF PLAN - SPANISH

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SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

ARCHITECT: KTG
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

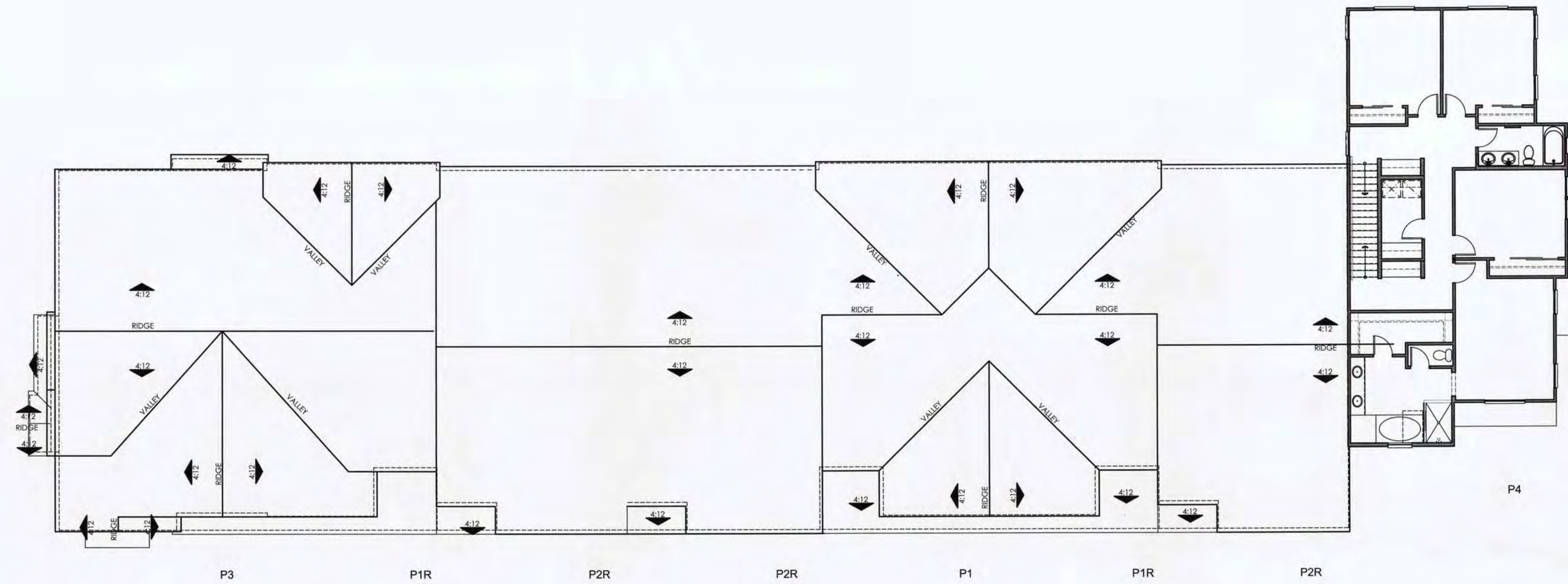
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Revision 4: _____
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Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

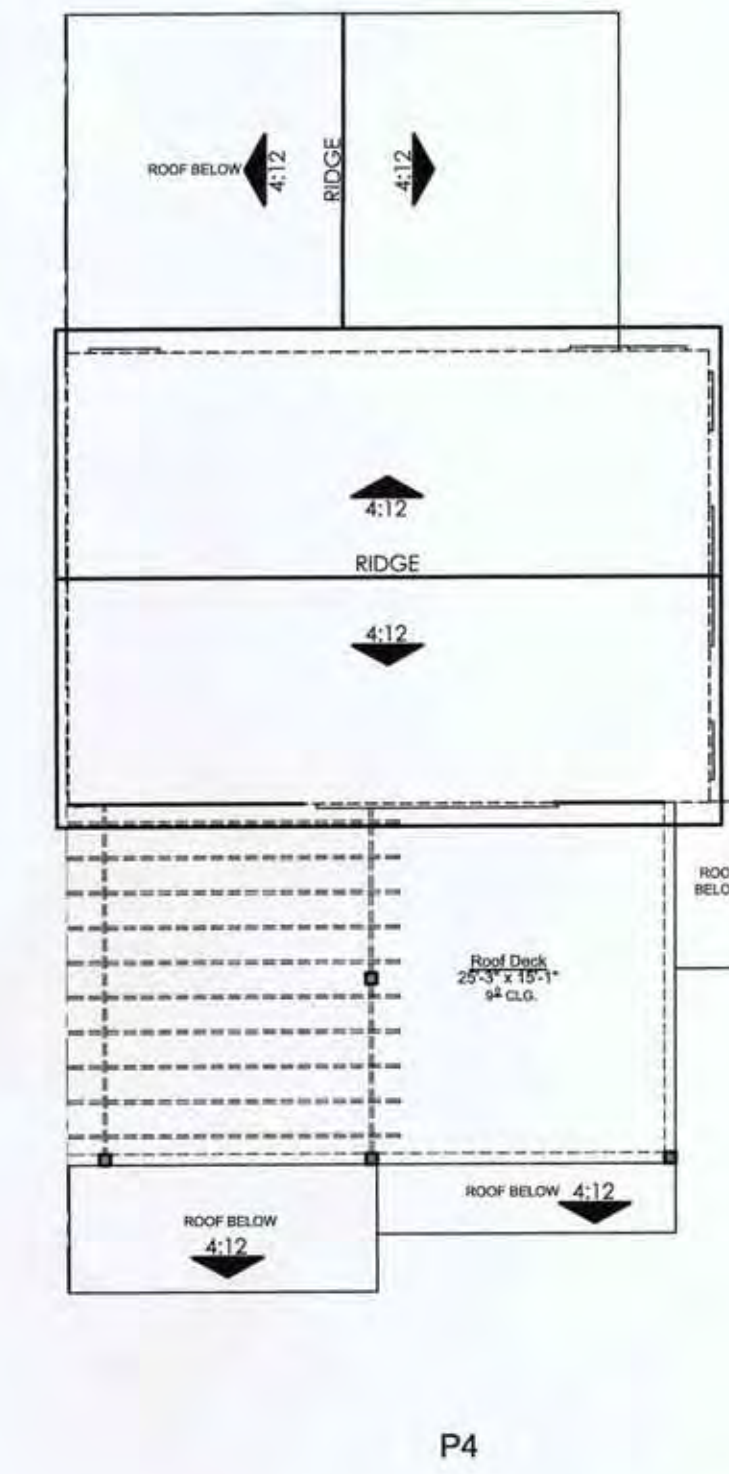
Sheet 53 of 70

PTS# 615111

0 4' 8' 16' Sheet Title:
PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



8b PLEX ROOF PLAN - SPANISH



8b PLEX UPPER ROOF PLAN - SPANISH

STUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT "A"
PROJECT NO. 105111
DATE: 10/10/2019
SIGNATURE: [Signature]

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
6000 Hillcrest Drive, Suite 200, San Diego, CA 92121
Tel: 619.236.1462

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED ROOF PLAN

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

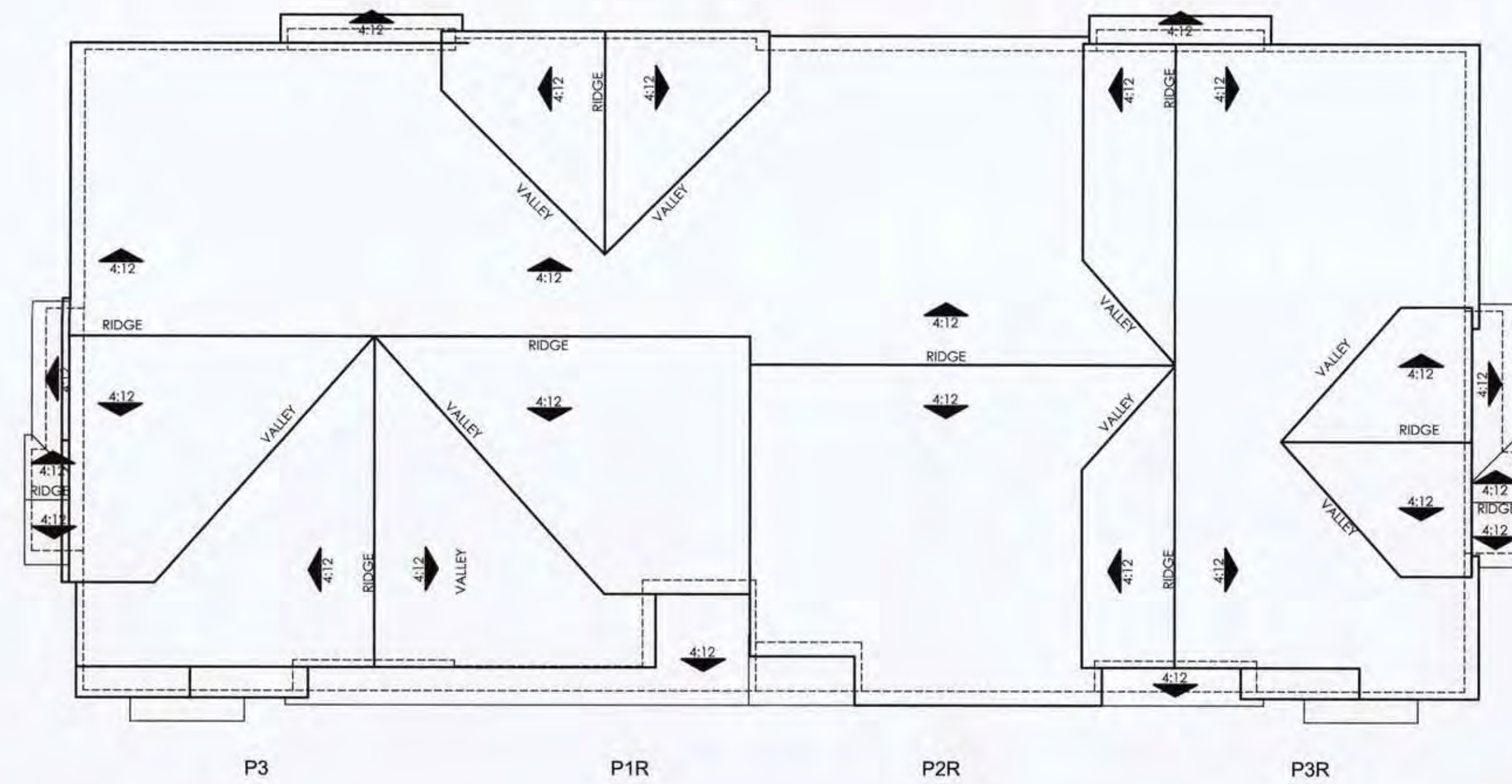
LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

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Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
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Revision 2: _____
Revision 1: 8/24/2019

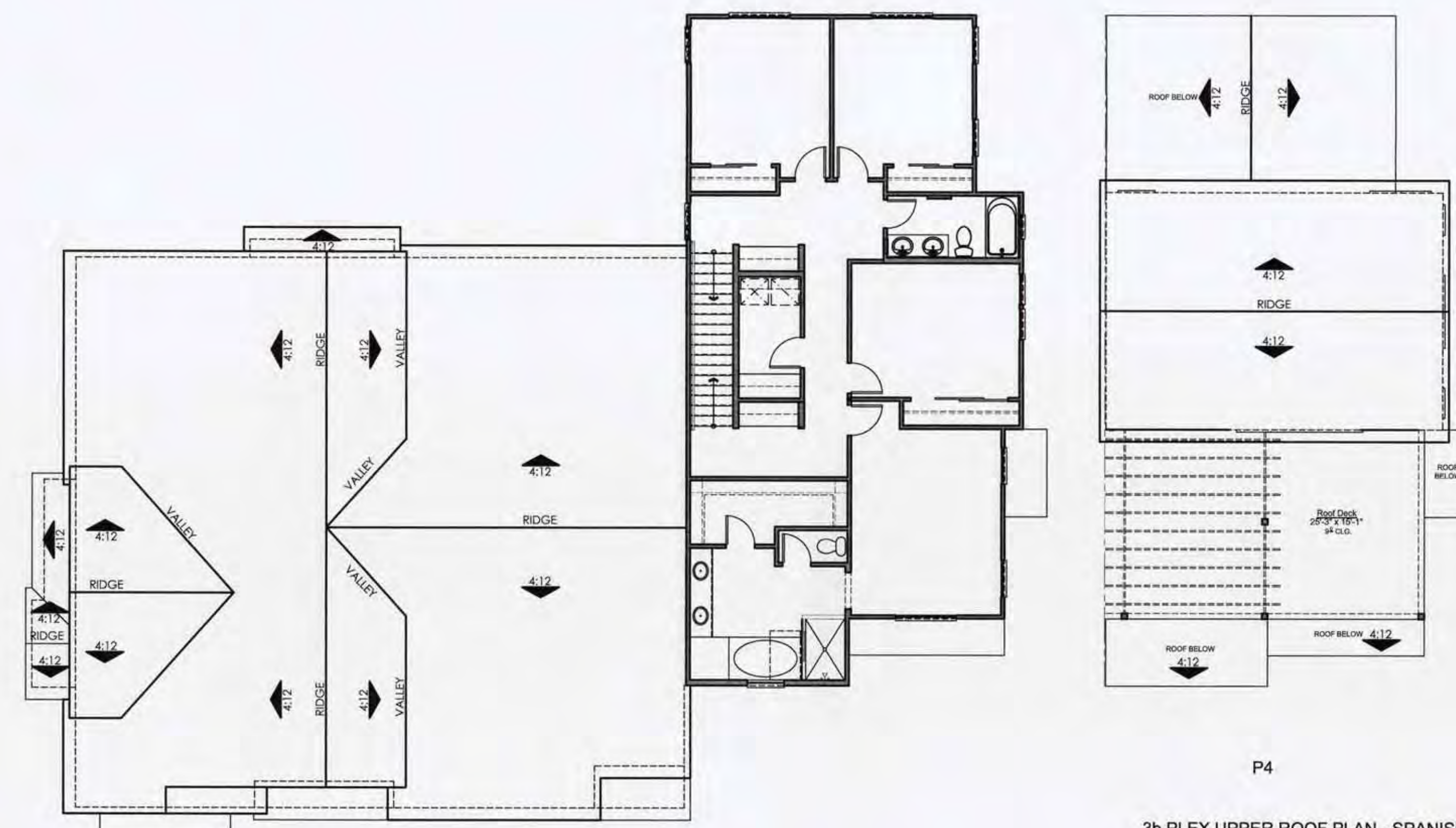
Original Date: 12/17/2018

Sheet 54 of 70

PTS# 615111

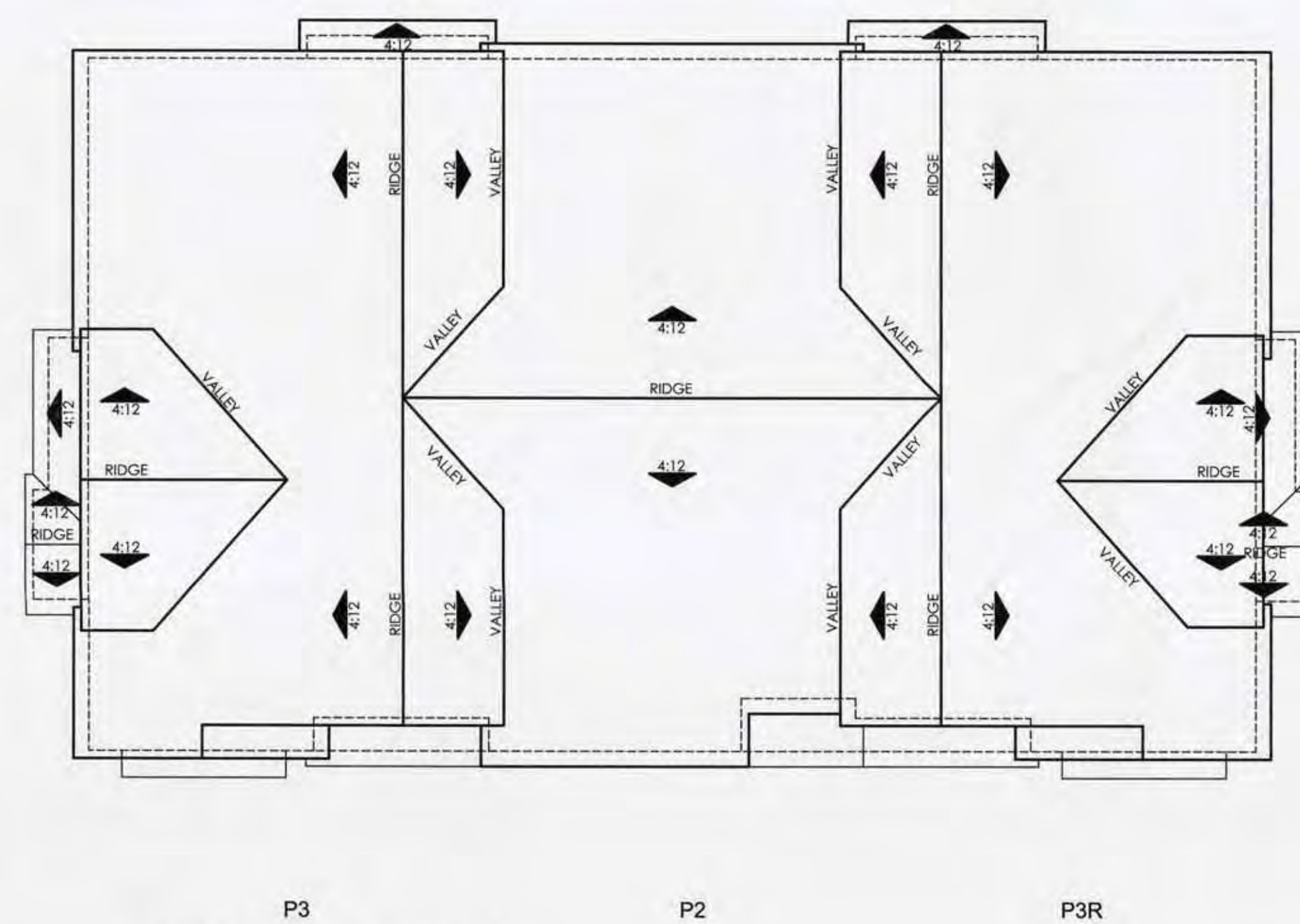


4 PLEX ROOF PLAN - FARMHOUSE



3b PLEX UPPER ROOF PLAN - SPANISH

3b PLEX ROOF PLAN - FARMHOUSE



3 PLEX ROOF PLAN - FARMHOUSE

SUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT "A"
PROJECT NO. 615111
APPROVAL NO. SEE SHEET #1
APPROVED FOR: [Signature]
DATE: 8/24/2019
SUBMITTER: [Signature]

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

ARCHITECT: KTG
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
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Revision 2: _____
Revision 1: 8/24/2019

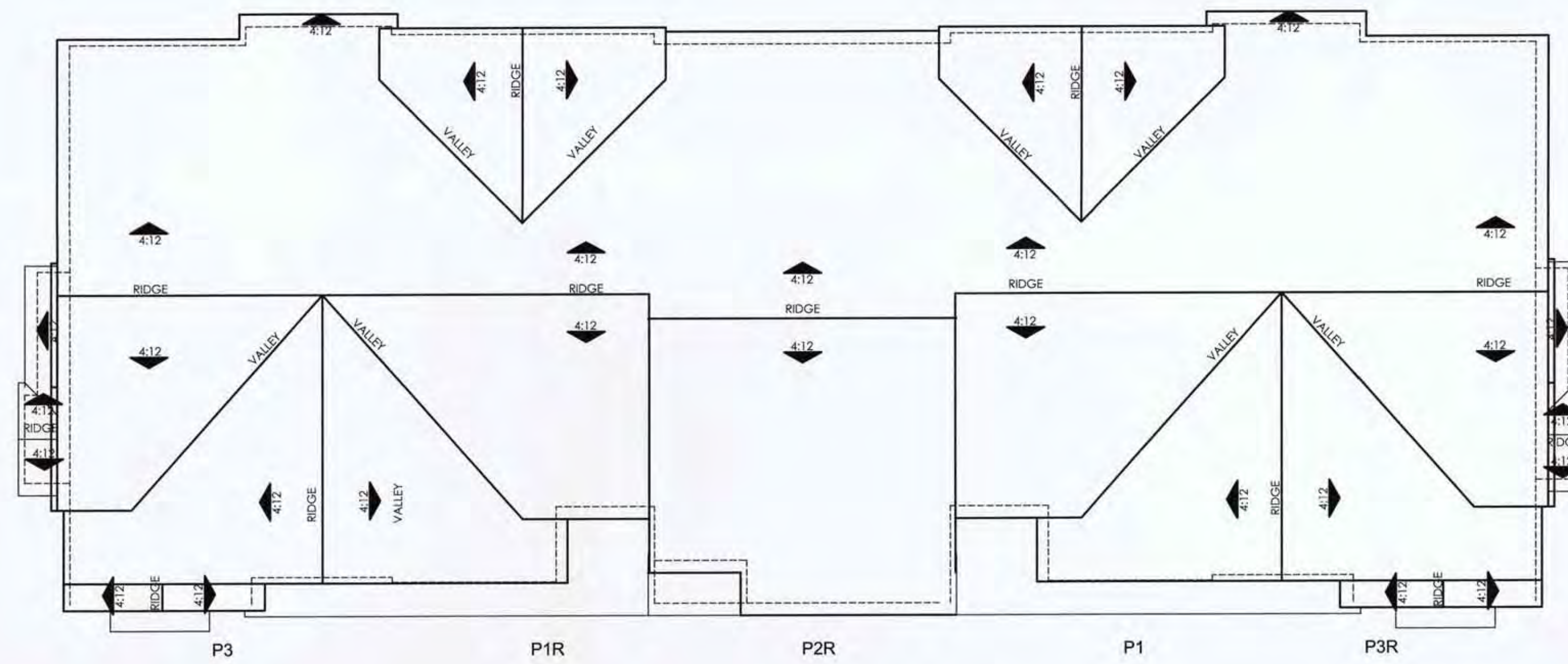
Original Date: 12/17/2018

Sheet 55 of 70

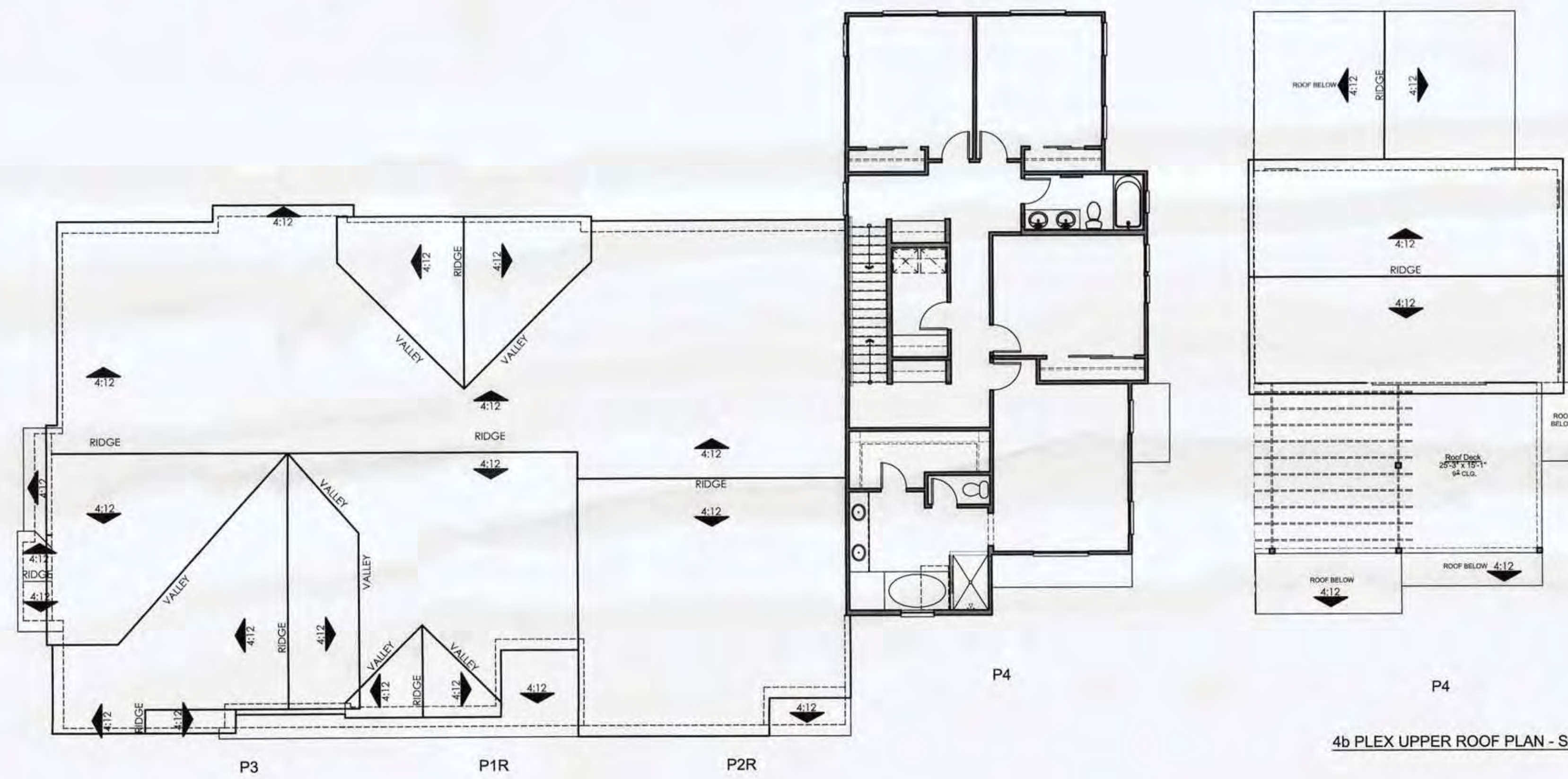
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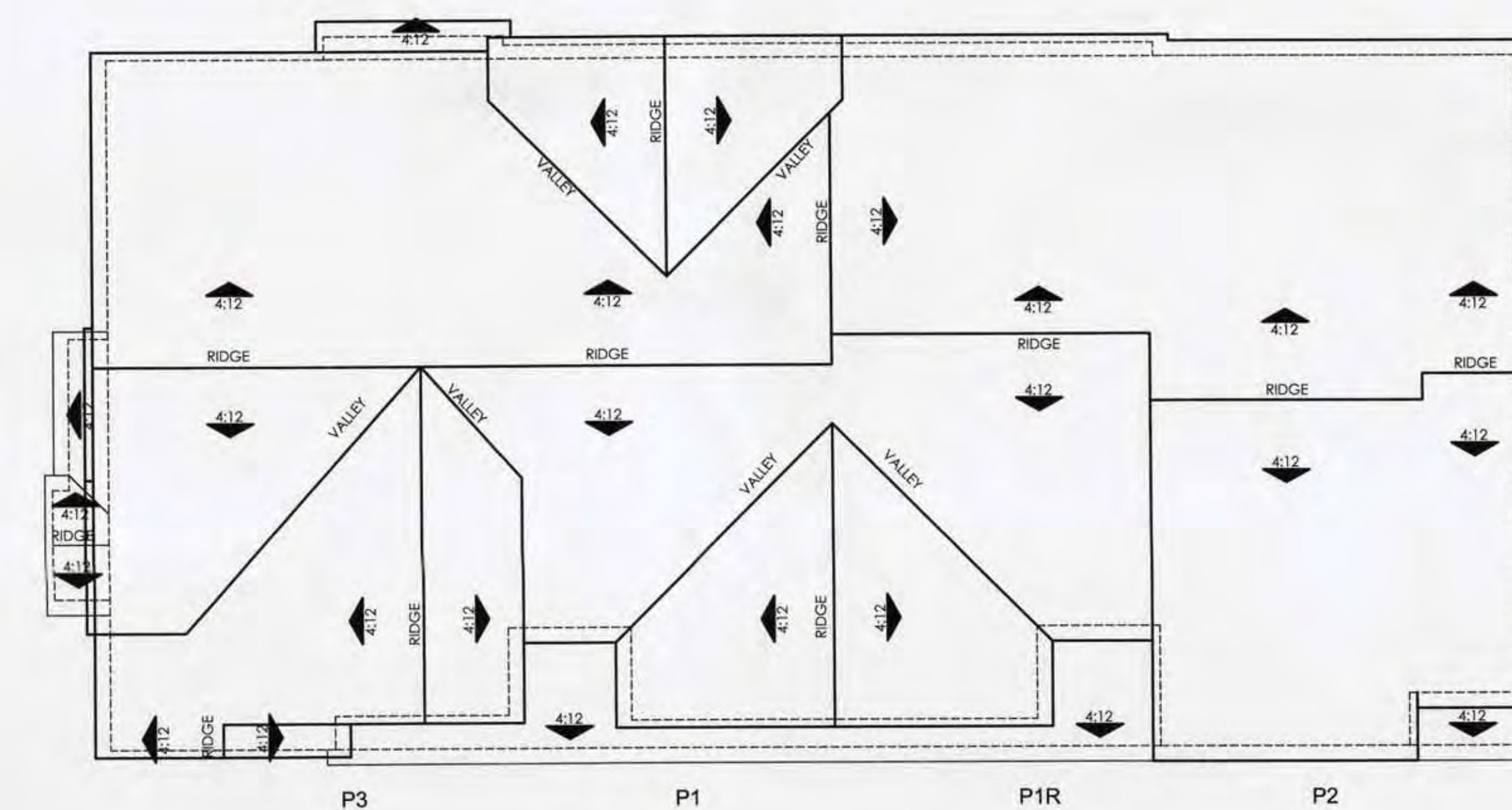
Sheet Title:
PROPOSED ROOF PLAN



5 PLEX ROOF PLAN - FARMHOUSE



4b PLEX ROOF PLAN - FARMHOUSE



4a2 PLEX ROOF PLAN - FARMHOUSE

4b PLEX UPPER ROOF PLAN - SPANISH

SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2153

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 619.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
6000 Hillcrest Drive, Suite 200, San Diego, CA 92121
(619) 594-1111

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

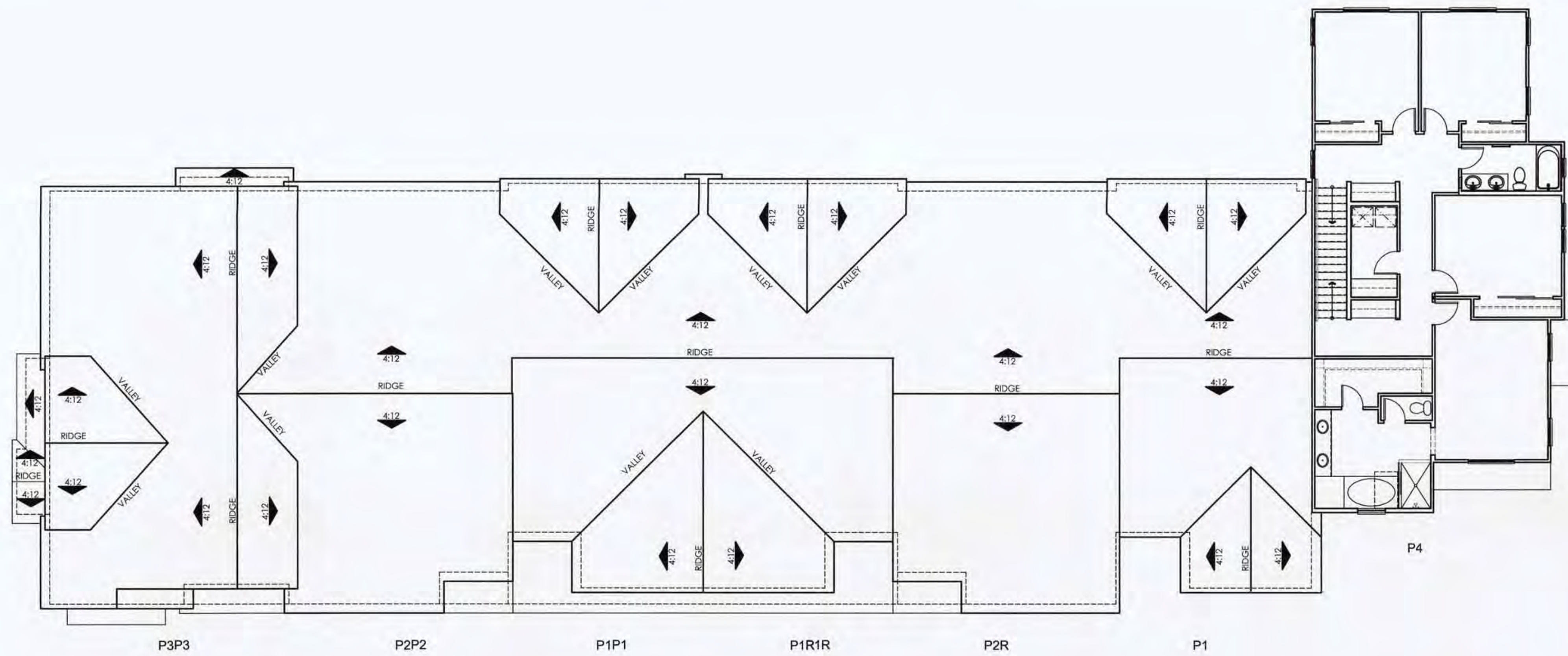
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MERGE 56

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Revision 2: _____
Revision 1: 8/24/2019

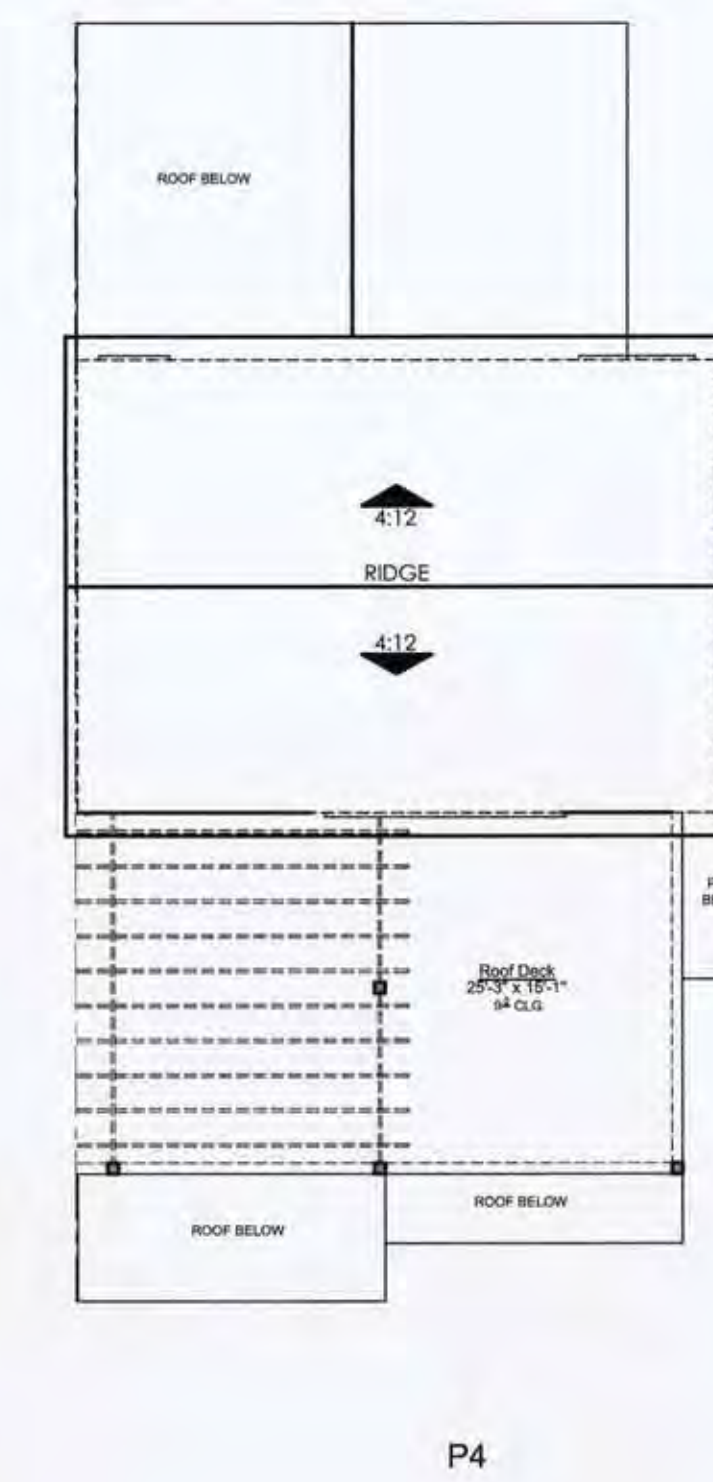
Original Date: 12/17/2018Sheet 56 of 70PTS# 615111

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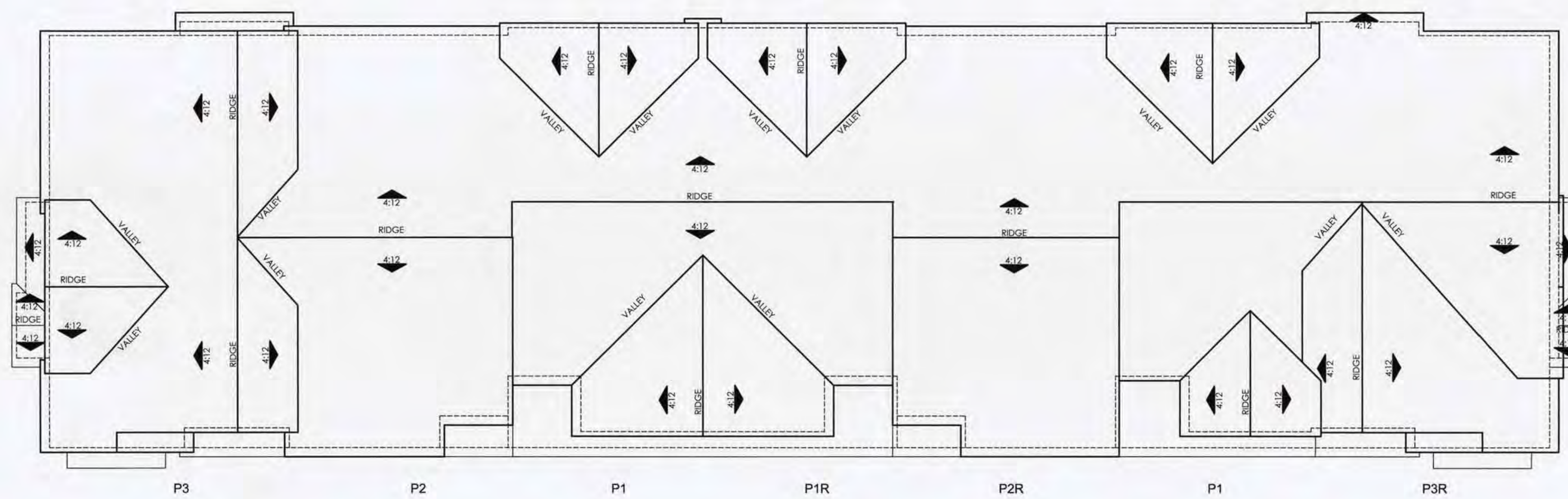
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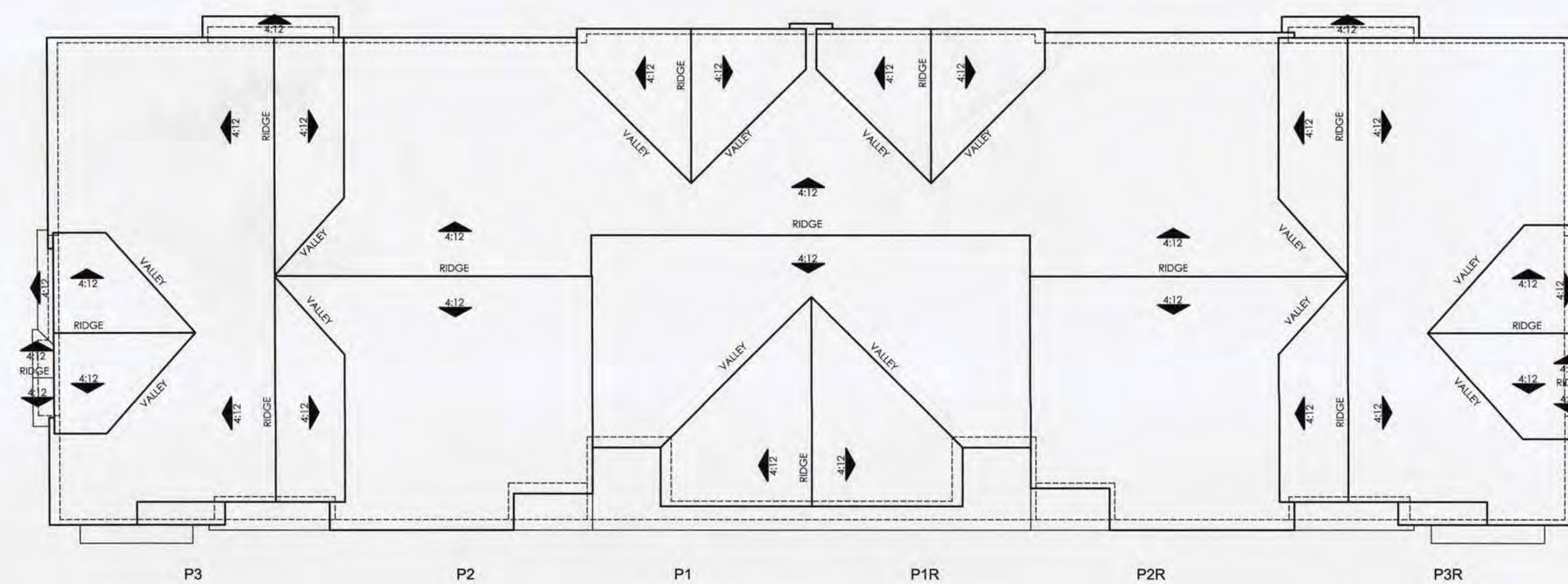
7b PLEX ROOF PLAN - FARMHOUSE



7b PLEX UPPER ROOF PLAN - FARMHOUSE



7a PLEX ROOF PLAN - FARMHOUSE



6 PLEX ROOF PLAN - FARMHOUSE

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SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

ARCHITECT: KTG
17811 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9969 HABERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
9969 HABERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
Tel: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

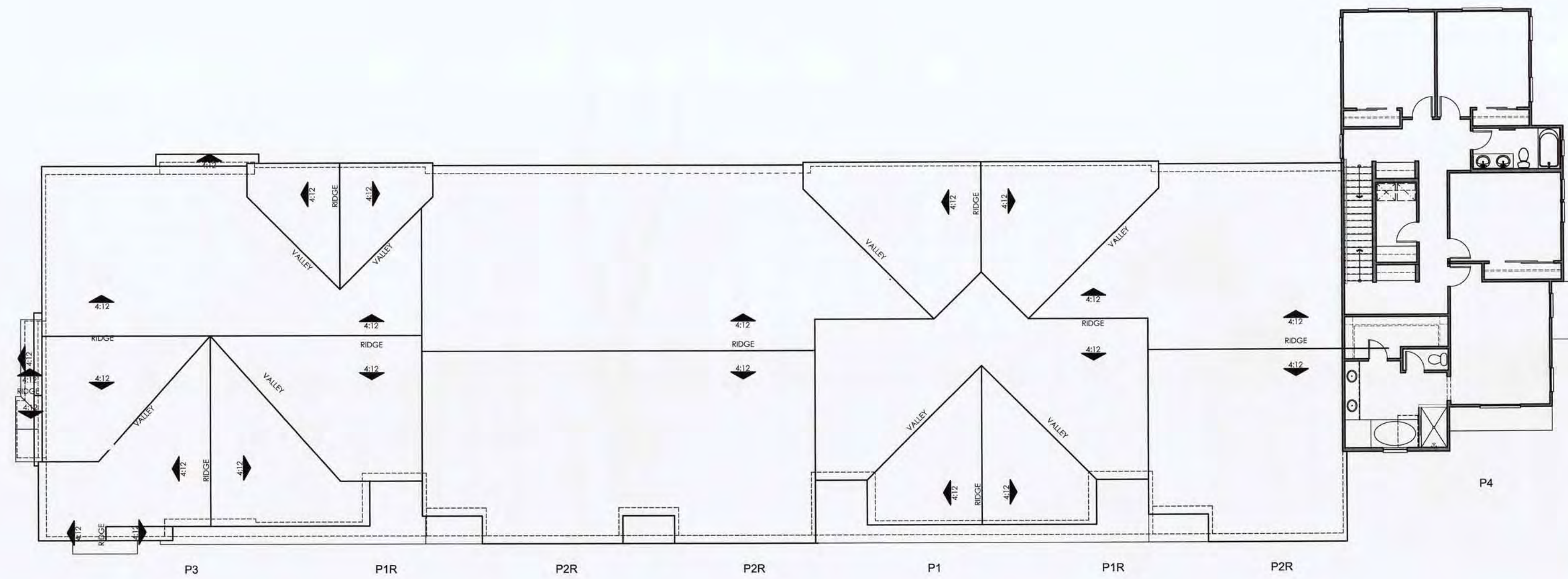
Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

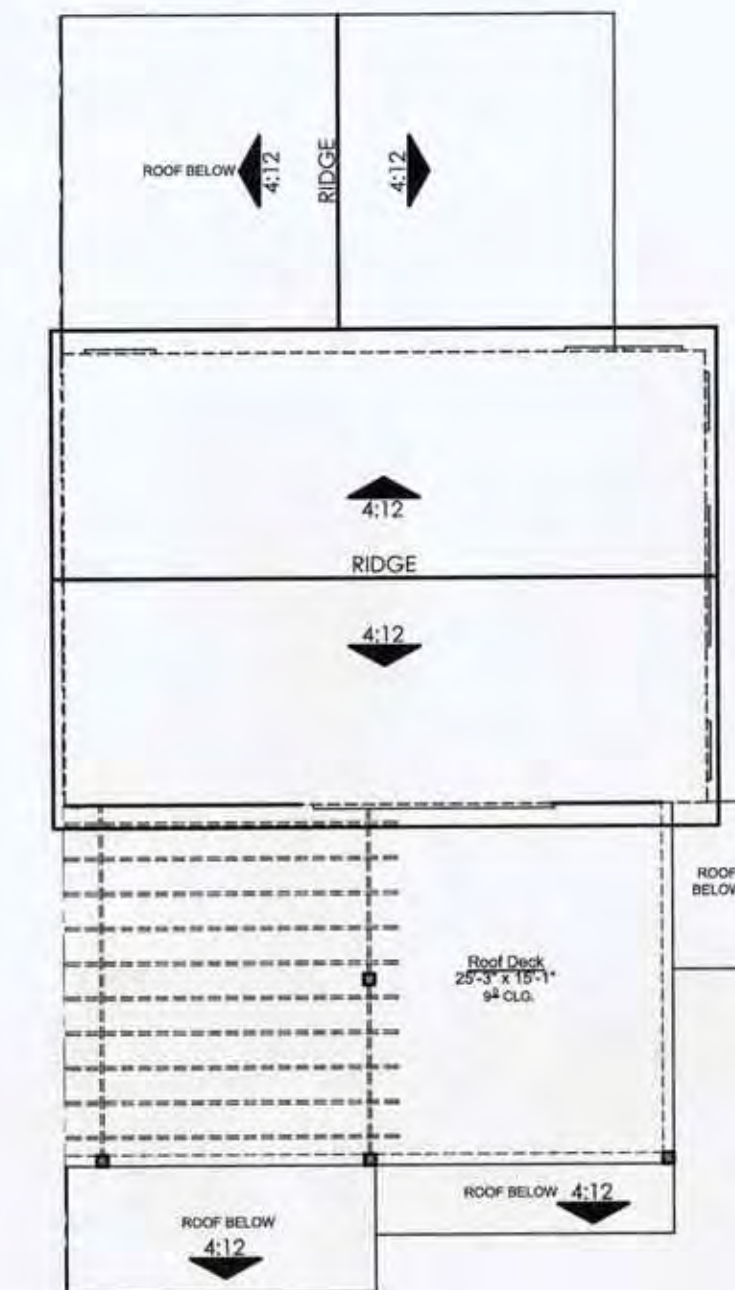
Sheet 57 of 70

PTS# 615111

0 4' 8' 16' Sheet Title:
SCALE: 1/8" = 1'-0" **PROPOSED ROOF PLAN**

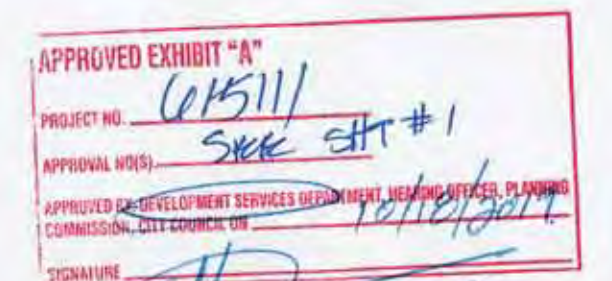


8b PLEX ROOF PLAN - FARMHOUSE



8b PLEX UPPER ROOF PLAN - FARMHOUSE

STANDARD
CONFORMITY
REVIEW



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTG
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9908 HEBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
11111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

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6000 Hillcrest Drive, Suite 200, San Diego, CA 92121
Tel: 619.791.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED ROOF PLAN

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 58 of 70

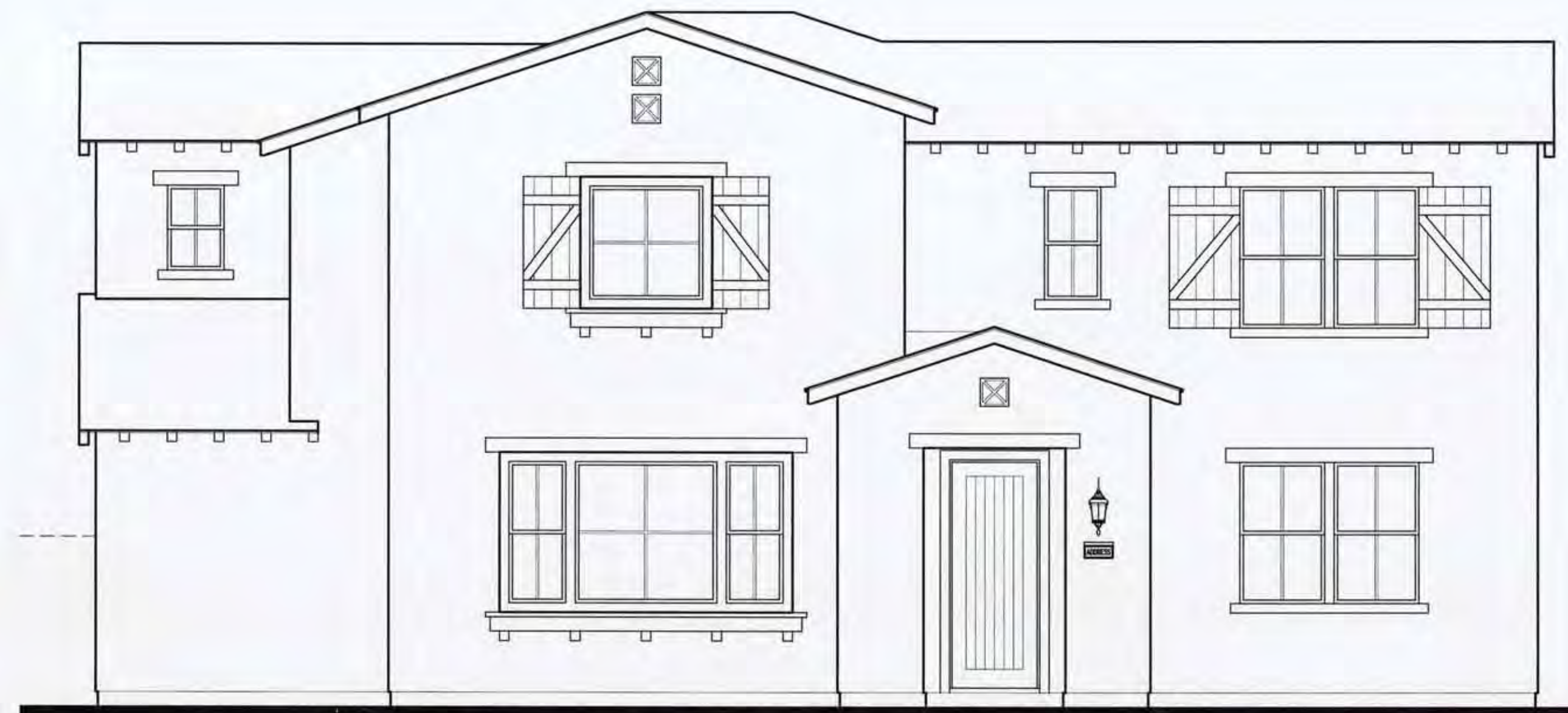
PTS# 615111

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

MERGE 56 - UNITS 5



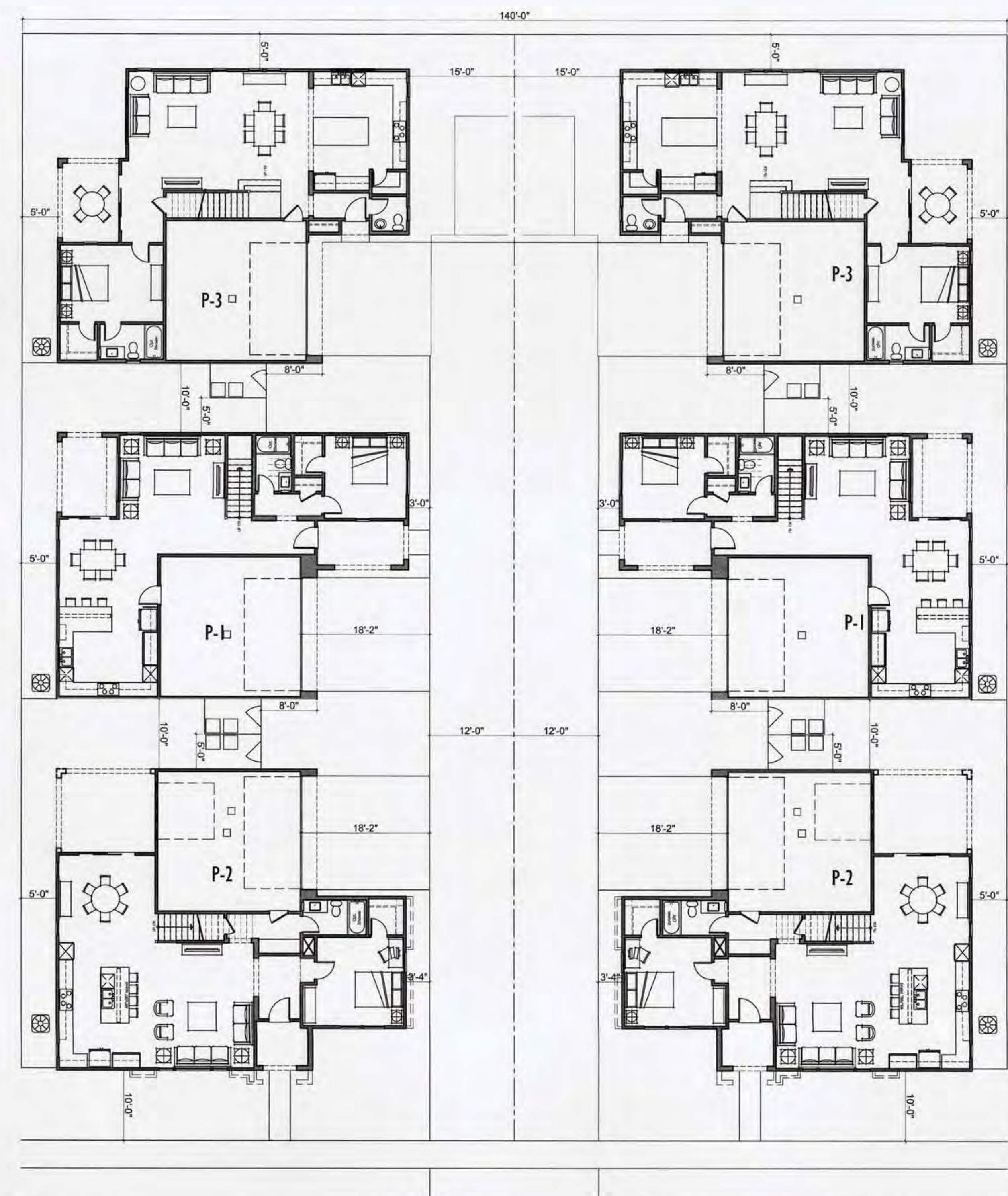
Plan 3 'C' - Hacienda Style



Plan 2 'B' - Rancho Adobe Style



Plan 1 'A' - Spanish Colonial Style



**SUBSTANTIAL
CONFORMITY
REVIEW**



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
IRVINE, CA 92614
(P) 858.504.0804

ARCHITECT: KTOY
17811 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9988 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
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(P) 619.236.1462

Prepared By:

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PLANNING & ENGINEERING
4444 Wilshire Blvd, 17th Floor, San Diego, CA 92103
760.297.0000

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
**PROPOSED TYPICAL
CLUSTER DETAIL**

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 59 of 70

PTS# 615111

MERGE 56 - UNIT 5



Plan 3 'C' - Formal Spanish



Plan 2 'B' - Spanish Colonial



Plan 1 'A' - Santa Barbara



Typical Cluster Detail



EXPEDITE



DEVELOPER: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN ROAD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
3333 VIA SAN MARCO, SUITE 204
SAN DIEGO, CA 92108
(P) 619.594.1111

LANDSCAPE ARCHITECT: SCHMIDT DESIGN GROUP
1111 SIXTH AVE., #500
SAN DIEGO, CA 92101
(P) 619.236.1462

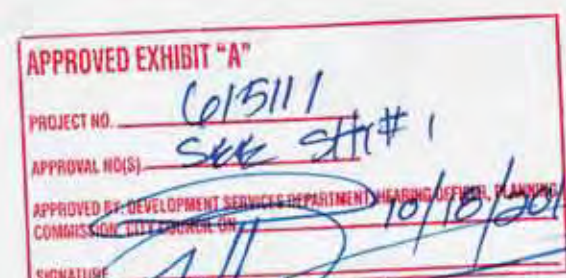
Project Name: MERGE 56

Project Address: CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Number: 12-20-2014

Sheet Title: A3.1 TYPICAL CLUSTER DETAIL

SUBSTANTIAL
CONFORMITY
REVIEW



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN ROAD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTOY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
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PLANNING & CIVIL ENGINEERING:
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LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
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SAN DIEGO, CA 92101
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Prepared By:

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PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
Tel 619.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PREVIOUSLY APPROVED
TYPICAL CLUSTER DETAIL

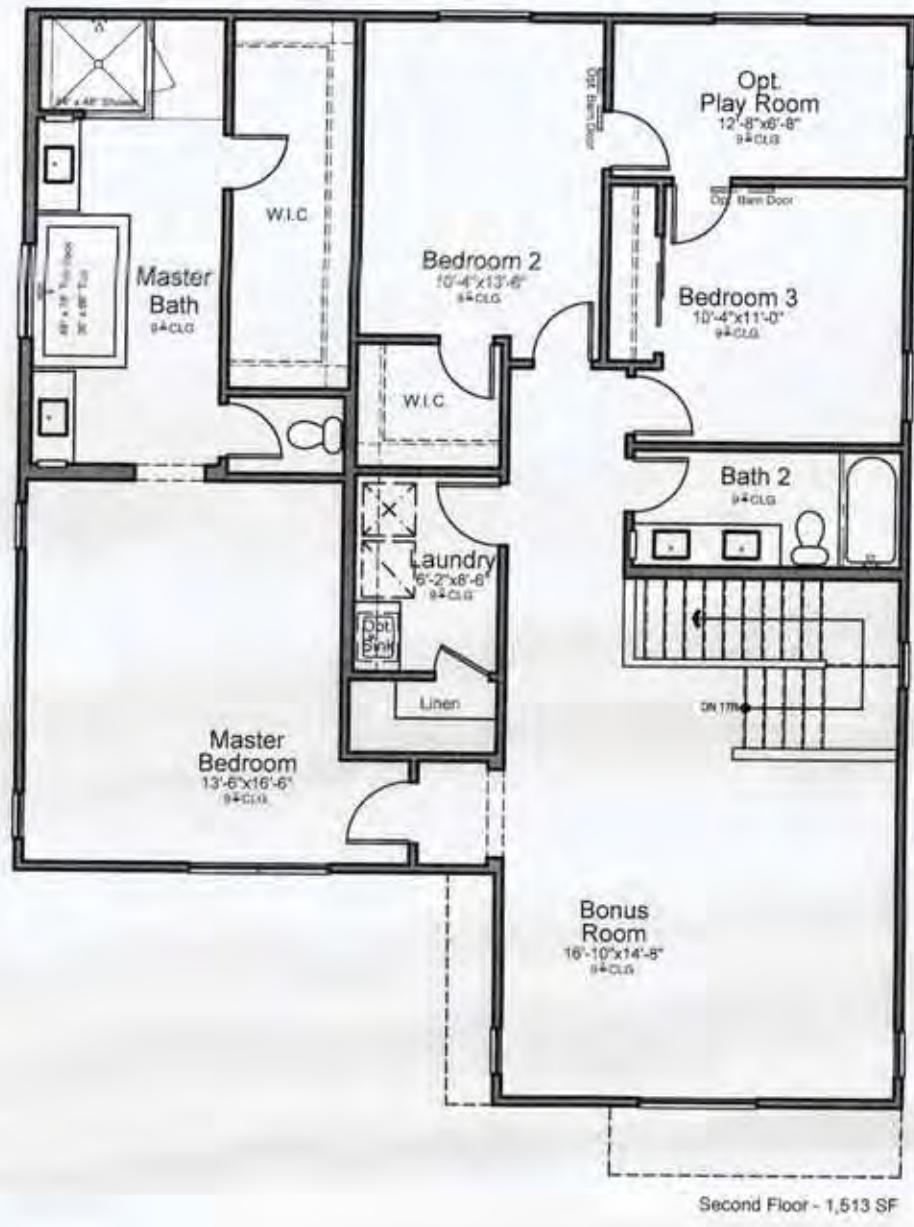
Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

Original Date: 12/17/2018

Sheet 60 of 70

PTS# 61511

SQUARE FOOTAGE SFD PLAN 1		
FIRST FLOOR AREA	1,012	SQ. FT.
SECOND FLOOR AREA	1,513	SQ. FT.
TOTAL AREA	2,525	SQ. FT.
GARAGE AREA	414	SQ. FT.
ELEVATION 'A'	87	SQ. FT.
ELEVATION 'B'	87	SQ. FT.
ELEVATION 'C'	87	SQ. FT.
PATIO AREA(S)	99	SQ. FT.
OPT. PATIO SLAB	99	SQ. FT.
OPT. COVERED PATIO	99	SQ. FT.

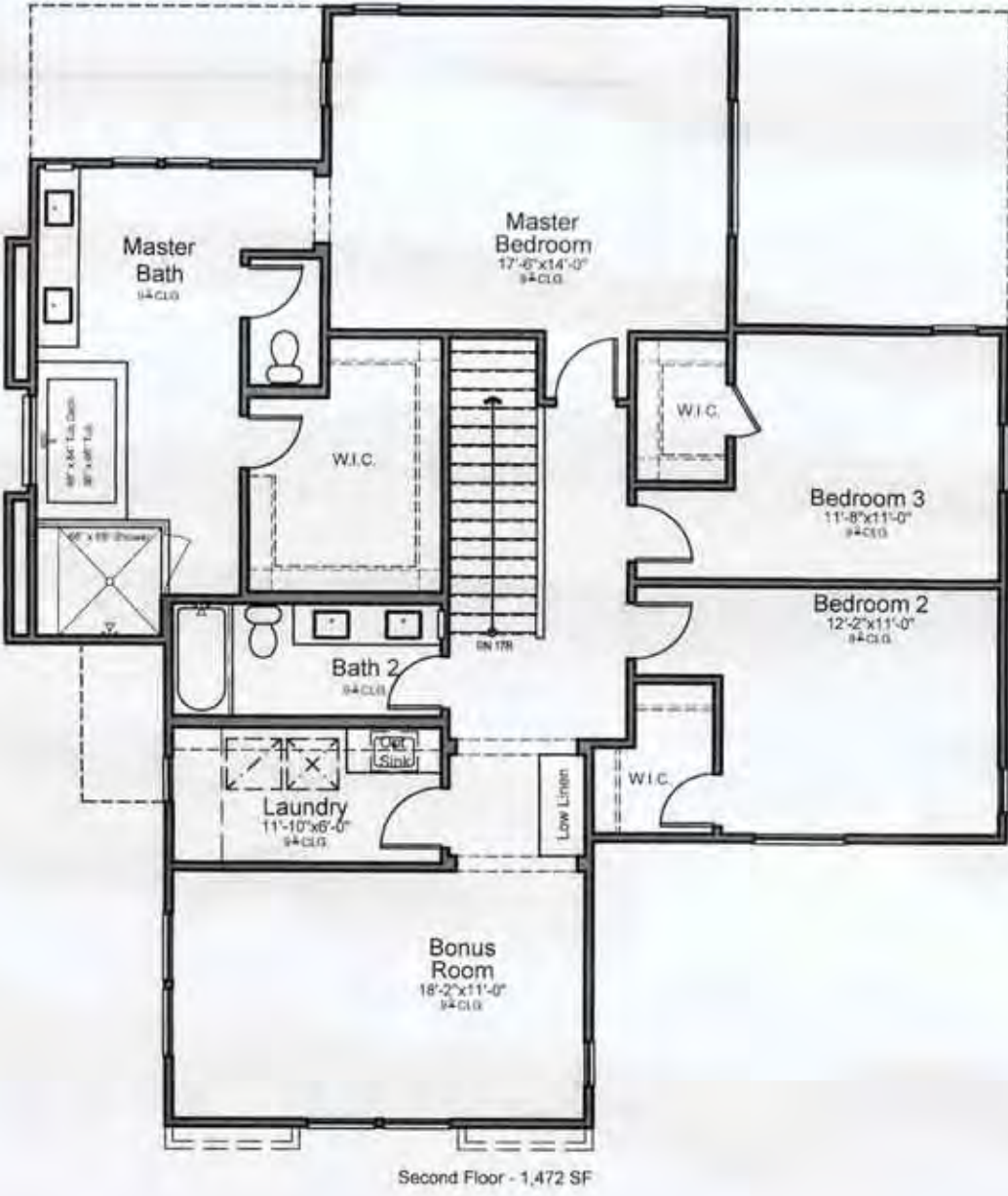


Second Floor Plan 1



First Floor Plan 1

SQUARE FOOTAGE SFD PLAN 2		
FIRST FLOOR AREA	1,143	SQ. FT.
SECOND FLOOR AREA	1,472	SQ. FT.
TOTAL AREA	2,615	SQ. FT.
GARAGE AREA	424	SQ. FT.
ELEVATION 'A'	49	SQ. FT.
ELEVATION 'B'	49	SQ. FT.
ELEVATION 'C'	49	SQ. FT.
PATIO AREA(S)	166	SQ. FT.
OPT. PATIO SLAB	166	SQ. FT.
OPT. COVERED PATIO	166	SQ. FT.

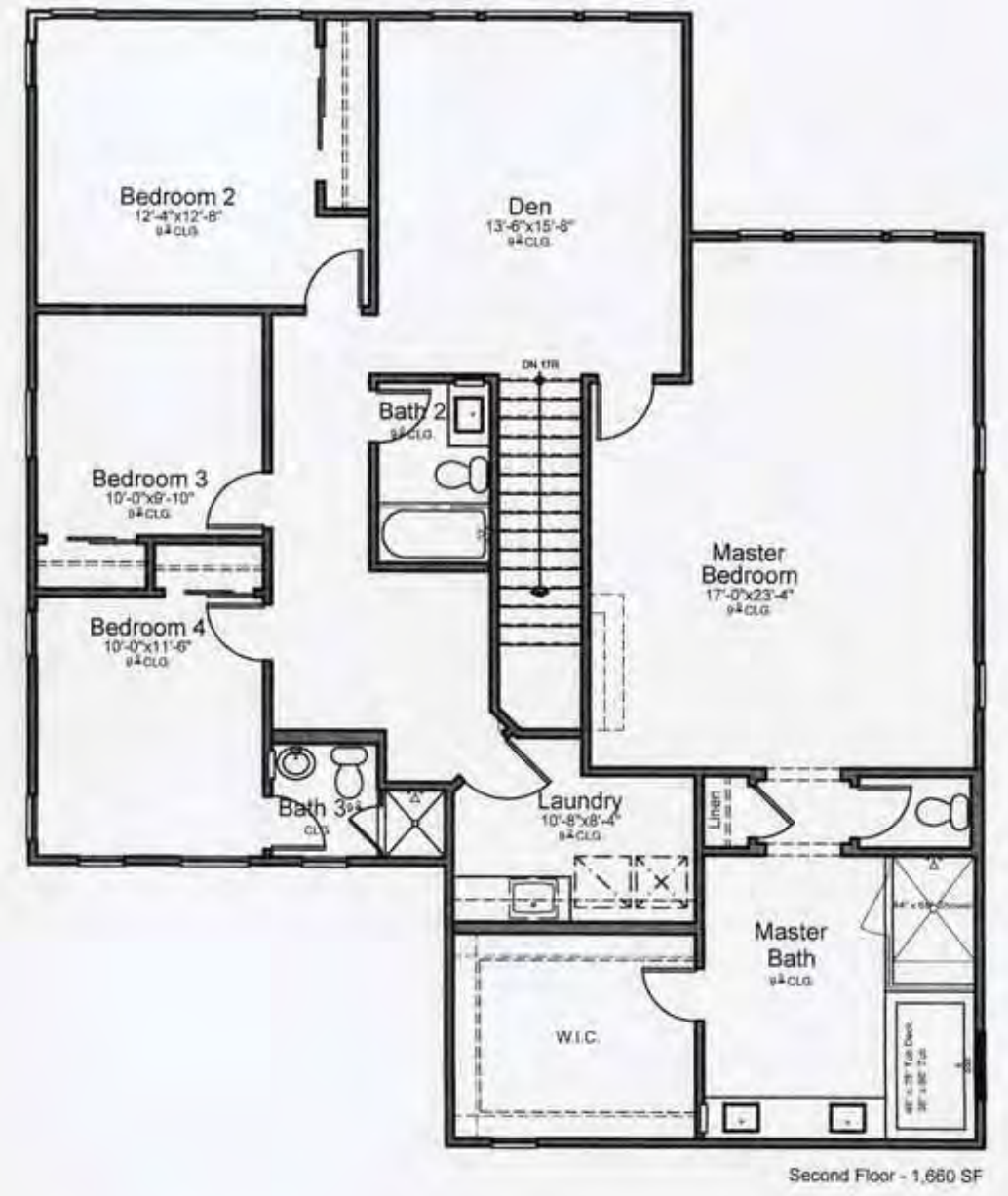


Second Floor Plan 2



First Floor Plan 2

SQUARE FOOTAGE SFD PLAN 3		
FIRST FLOOR AREA	1,336	SQ. FT.
SECOND FLOOR AREA	1,660	SQ. FT.
TOTAL AREA	2,996	SQ. FT.
GARAGE AREA	413	SQ. FT.
ELEVATION 'A'	8	SQ. FT.
ELEVATION 'B'	8	SQ. FT.
ELEVATION 'C'	8	SQ. FT.
PATIO AREA(S)	102	SQ. FT.
OPT. PATIO SLAB	102	SQ. FT.
OPT. COVERED PATIO	102	SQ. FT.



Second Floor Plan 3



First Floor Plan 3

SUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT "A"
PROJECT NO. Cal5111
APPROVAL DATE: SEE SHEET #1
APPROVED BY: [Signature]
DATE: 10/16/2017

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTCY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
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(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
11111 SIXTH AVE #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

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PLANNING & ENGINEERING
6000 Hillcrest Blvd, 2nd Floor, San Diego, CA 92120
760.555.1500

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

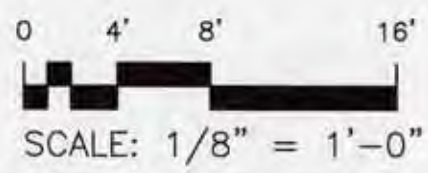
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PROPOSED FLOOR PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	8/24/2019

Original Date: 12/17/2018

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PTS# 815111



SQUARE FOOTAGE			
PLAN 247.2777			
FIRST FLOOR AREA	1220	50. FT.	
SECOND FLOOR AREA	1551	50. FT.	
TOTAL AREA	2771	50. FT.	
GARAGE AREA	417	50. FT.	
PORCH AREA			
	ELEVATION 'A'	18	50. FT.
	ELEVATION 'B'	18	50. FT.
	ELEVATION 'C'	18	50. FT.
PATIO AREA(S)			
	GFT. PATIO SLAB	156	50. FT.
	GFT. COVERED PATIO	156	50. FT.

SQUARE FOOTAGE			
PLAN 247.2898			
FIRST FLOOR AREA	1270	50. FT.	
SECOND FLOOR AREA	1628	50. FT.	
TOTAL AREA	2898	50. FT.	
GARAGE AREA	418	50. FT.	
PORCH AREA(S)			
ELEVATION 'A'	12	50. FT.	
ELEVATION 'B'	12	50. FT.	
ELEVATION 'C'	12	50. FT.	
RATIO AREA(S)			
OFT. PATIO SLAB	12	50. FT.	
OFT. COVERED PATIO	12	50. FT.	

SQUARE FOOTAGE			
PLAN 243.2956			
FIRST FLOOR AREA	1329	sq. ft.	
SECOND FLOOR AREA	1627	sq. ft.	
TOTAL AREA	2956	sq. ft.	
GARAGE AREA	417	sq. ft.	
PORCH AREA			
ELEVATION 'A'	464	sq. ft.	
ELEVATION 'B'	464	sq. ft.	
ELEVATION 'C'	36	sq. ft.	



Second Floor Plan 1



Second Floor Plan 2



Second Floor Plan 3



First Floor Plan 1




First Floor Plan 2



First Floor Plan

APPROVED EXHIBIT #1
PROJECT NO. 310009
EXHIBIT NO. SEE STRAIGHT #1
APPROVED BY [Signature] DATE 11/03/2015
FORWARDED BY [Signature] DATE 11/03/2015

EXPEDITE

[illegible]

**SUBSTANTIAL
CONFORMITY
REVIEW**

APPROVED EXHIBIT "A"

PRODUCT NO. 1015111

APPROVAL MODS See att #1

APPROVED BY DEVELOPMENT SERVICES DEPT. HUMAN RESOURCES OFFICE, PLANNING & COMMUNITY DEVELOPMENT DIV. 10/10/2001

SIGNATURE [Signature]

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE. 204
SAN DIEGO, CA 92130
(P) 858.504.0604

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
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(P) 858.751.0633

ARCHITECT: KTG
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(P) 949.851.2133

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
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(P) 619.236.1462

Prepared By:

latitude**33**
PLANNING & ENGINEERING
9968 Hilbert Street 2nd Floor, San Diego, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PREVIOUSLY APPROVED
FLOOR PLANS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

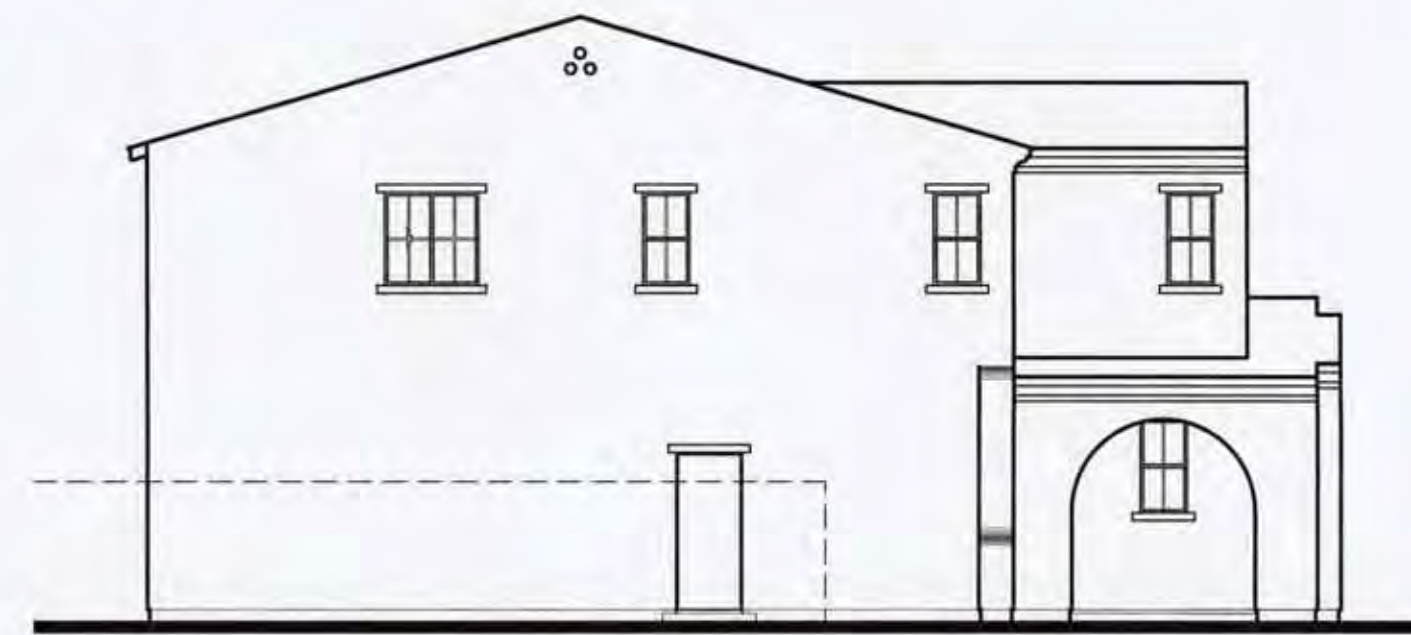
Original Date: 12/17/2018

PTS# 615111

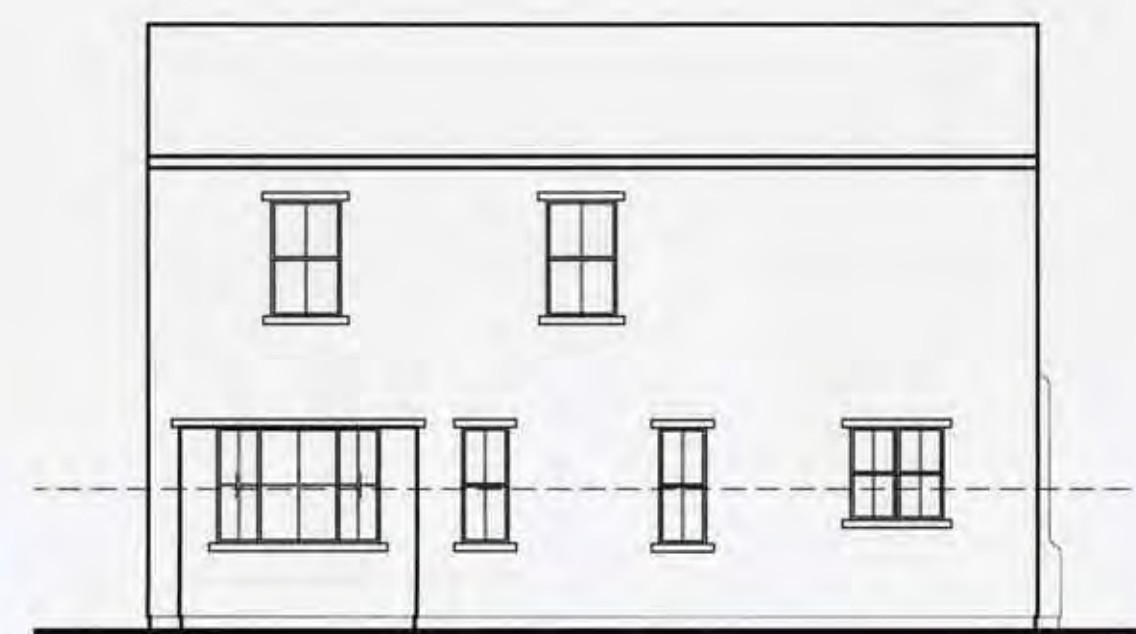
Plan 1 'A' - Spanish Colonial Style



Front Elevation



Left Elevation



Rear Elevation

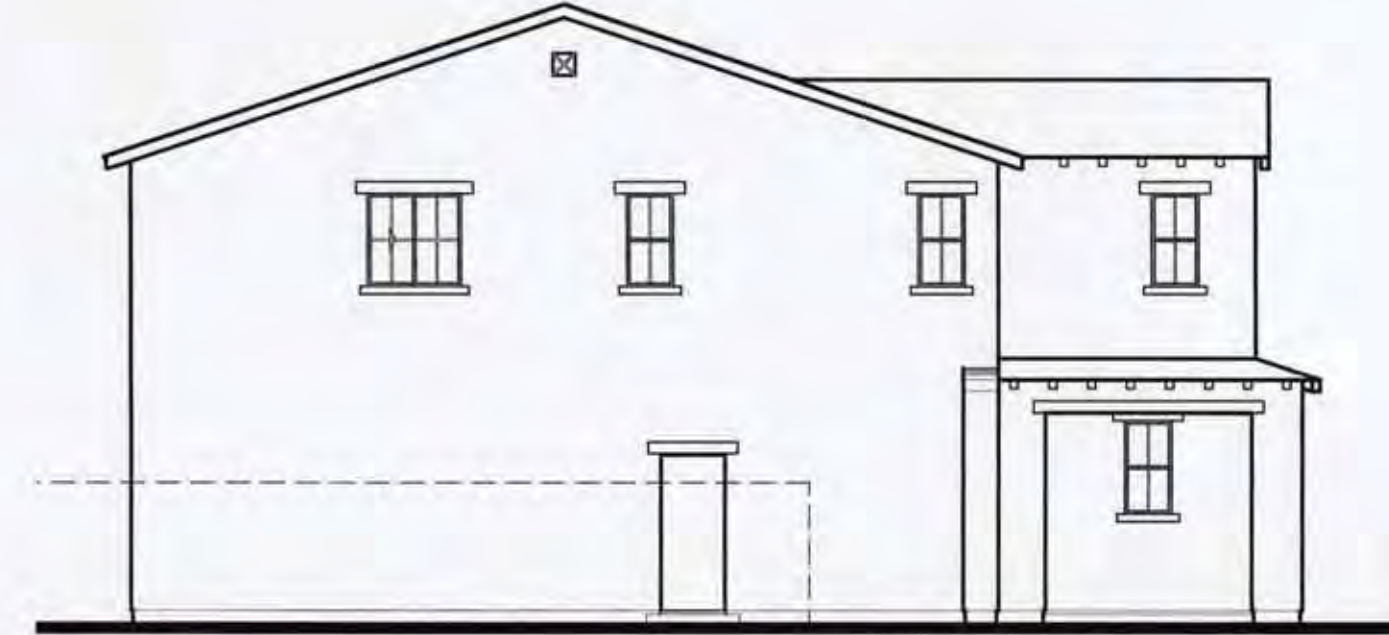


Right Elevation

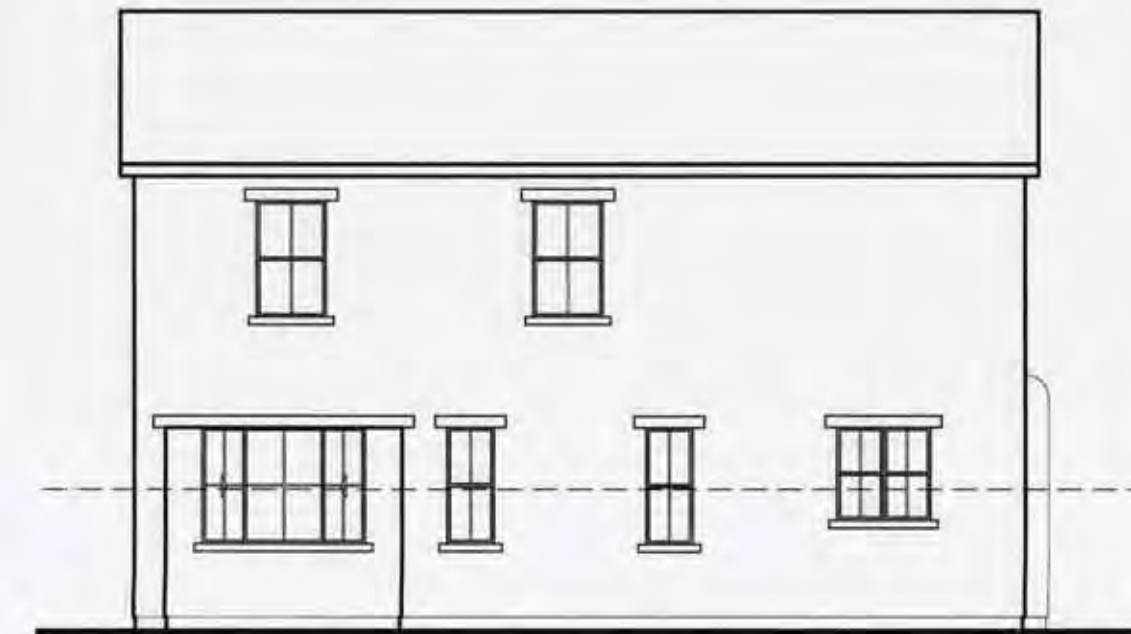
Plan 1 'B' - Rancho Adobe Style



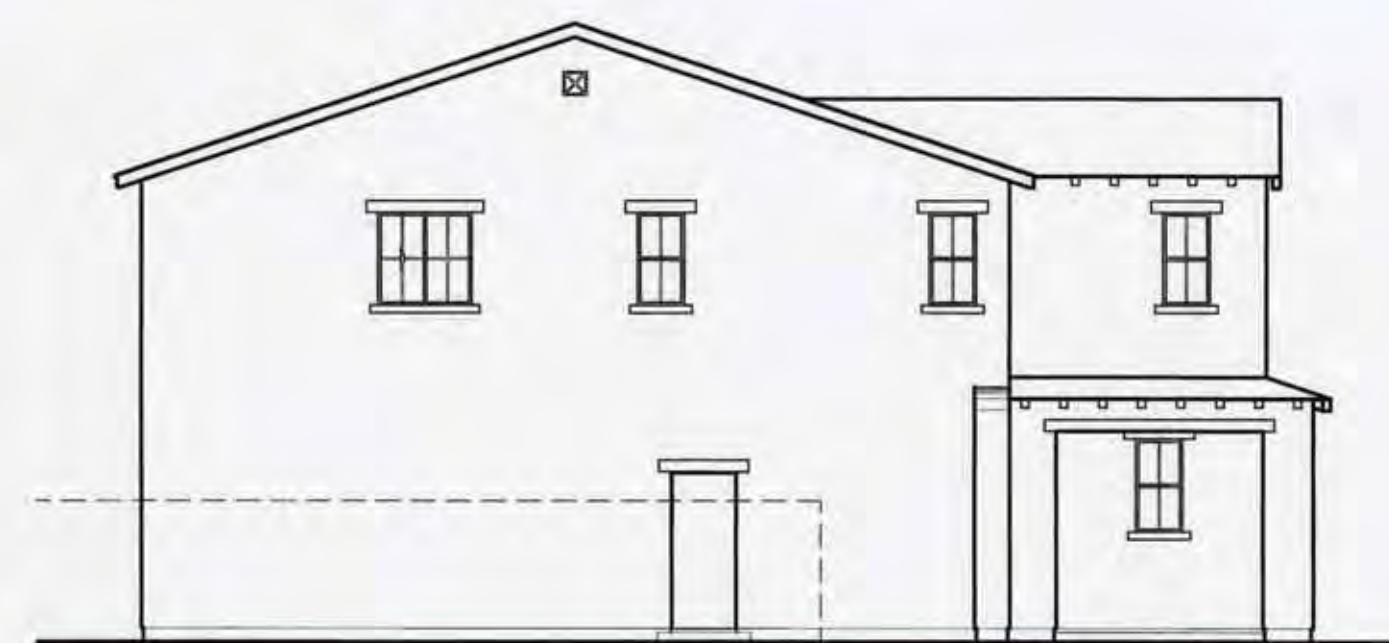
Front Elevation



Left Elevation



Rear Elevation



Right Elevation

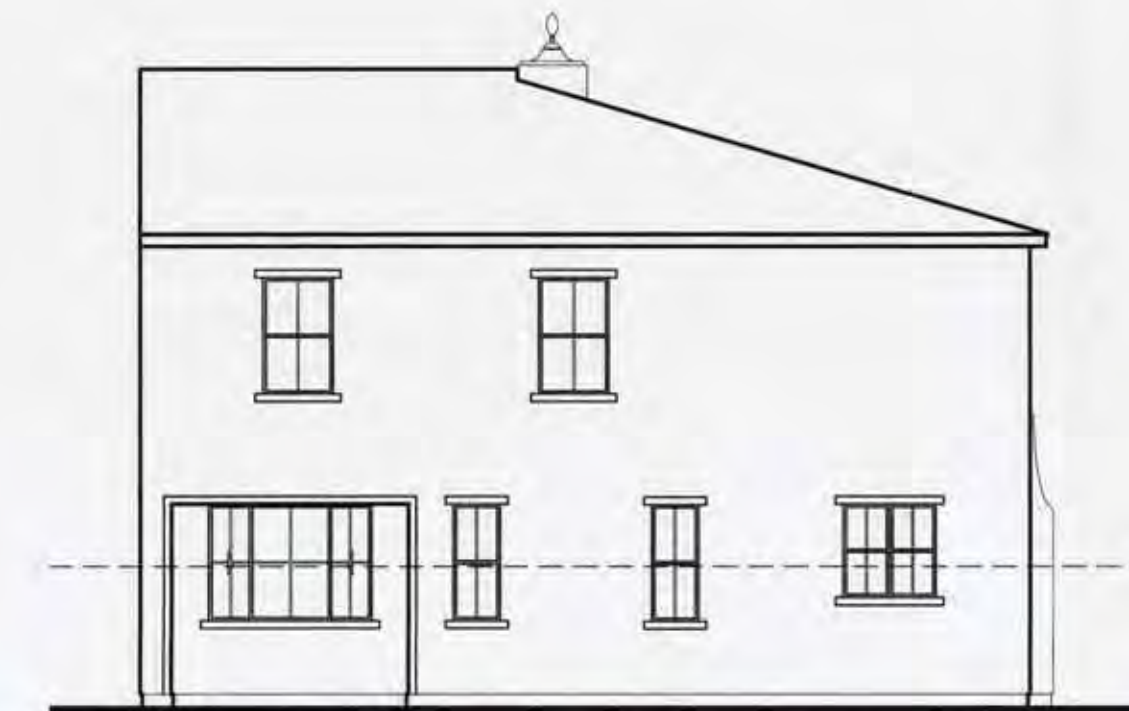
Plan 1 'C' - Hacienda Style



Front Elevation



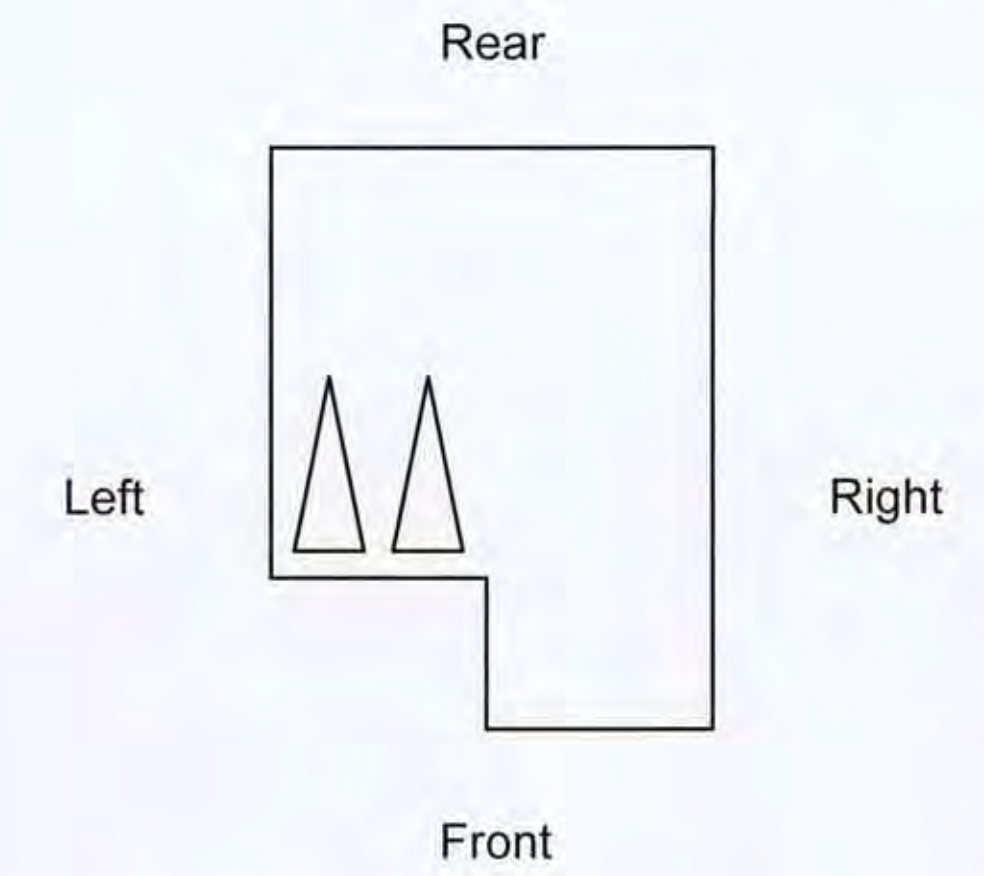
Left Elevation



Rear Elevation



Right Elevation

SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTG
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Prepared By:

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Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PROPOSED ELEVATIONS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Original Date: 12/17/2018

Sheet 63 of 70

PTS# 61511

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Plan 1 'C' - Formal Spanish



Front Elevation

Plan 1 'B' - Spanish Colonial



Front Elevation

Plan 1 'A' - Santa Barbara



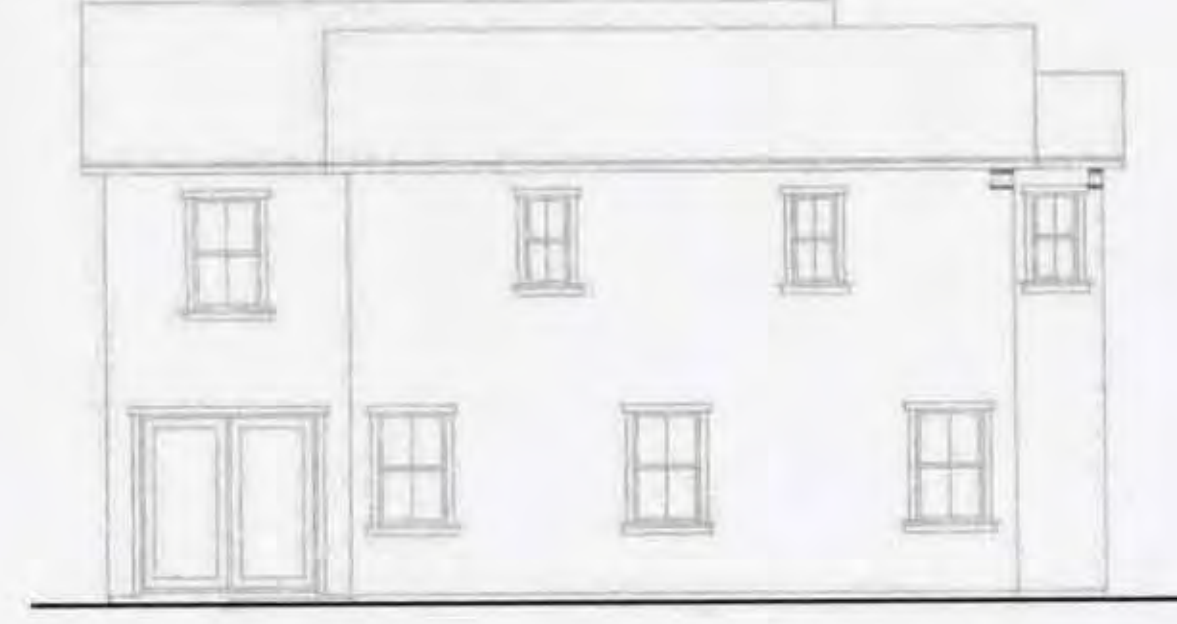
Front Elevation



Left Elevation



Left Elevation



Left Elevation



Rear Elevation



Rear Elevation



Rear Elevation



Right Elevation



Right Elevation



Right Elevation



EXPEDITE

BUILDING HEIGHTS				
PLAN 1				
LOT NUMBER	LOWEST ADJACENT ELEVATION	ROOF ELEVATION	FINISHED FLOOR ELEVATION	FINISHED FLOOR HEIGHT
1	400.0	400.0	400.0	0.0
2	400.0	400.0	400.0	0.0
3	400.0	400.0	400.0	0.0
4	400.0	400.0	400.0	0.0
5	400.0	400.0	400.0	0.0
6	400.0	400.0	400.0	0.0
7	400.0	400.0	400.0	0.0
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99	400.0	400.0	400.0	0.0
100	400.0	400.0	400.0	0.0

KB HOME B - MEAR - I E - L R E
 1000 N. GARDEN ST. SUITE 200
 SAN ANTONIO, TX 78207
 (214) 441-1000

DESIGNER: SEA BREEZE 56, LLC
 5550 CARMEL MOUNTAIN RD., SUITE 204
 SAN DIEGO, CA 92130
 (619) 551-0000

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
 9968 HILBERT STREET, 2ND FLOOR
 SAN DIEGO, CA 92131
 (619) 751-0633

ARCHITECT: KTG
 17911 VON KARMAN AVE., SUITE 200
 IRVINE, CA 92614
 (949) 851-2133

LANDSCAPE ARCHITECT: SCHMIDT DESIGN GROUP
 1111 SIXTH AVE., #500
 SAN DIEGO, CA 92101
 (619) 236-1462

Project Name: MERGE 56
 Project Address: CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
 SAN DIEGO, CA 92129

Project Number: 56
 Project Name: MERGE 56

Project Address: CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
 SAN DIEGO, CA 92129

Project Name: MERGE 56
 Project Address: CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
 SAN DIEGO, CA 92129

Sheet Title: PLAN 1 ELEVATIONS
 Sheet Number: 35 of 37

NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.

SUBSTANTIAL
CONFORMITY
REVIEW

APPROVED EXHIBIT 'A'
 PROJECT NO: 56
 SHEET #1
 APPROVED BY: [Signature]
 DATE: 10/18/2019

OWNER/APPLICANT: SEA BREEZE 56, LLC
 5550 CARMEL MOUNTAIN RD., SUITE 204
 SAN DIEGO, CA 92130
 (P) 858.504.0604

PLANNING & CIVIL ENGINEERING:
 LATITUDE 33 PLANNING & ENGINEERING
 9968 HILBERT STREET, 2ND FLOOR
 SAN DIEGO, CA 92131
 (P) 858.751.0633

LANDSCAPE ARCHITECT:
 SCHMIDT DESIGN GROUP
 1111 SIXTH AVE., #500
 SAN DIEGO, CA 92101
 (P) 619.236.1462

Prepared By:

latitude33
 PLANNING & ENGINEERING
 9968 HILBERT STREET, 2ND FLOOR
 SAN DIEGO, CA 92131
 Tel 858.751.0633

Project Address:
 CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
 SAN DIEGO, CA 92129

Project Name:
 MERGE 56

Sheet Title:
 PREVIOUSLY APPROVED
 PLAN 1 ELEVATIONS

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: 8/23/2019

Original Date: 12/17/2018

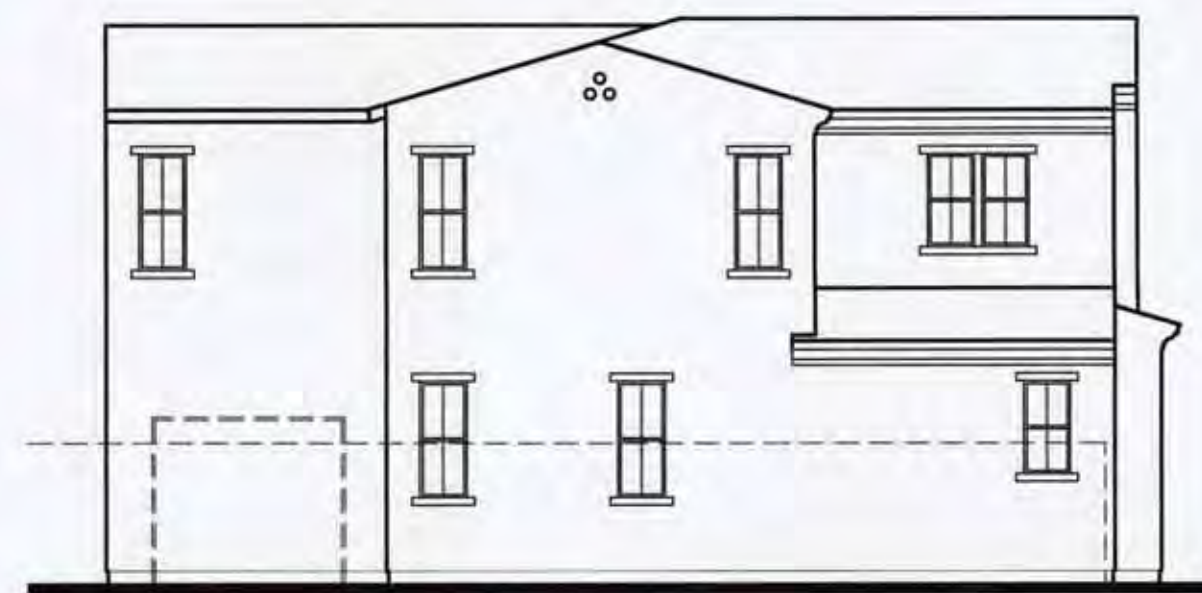
Sheet 64 of 70

PTS# 615111

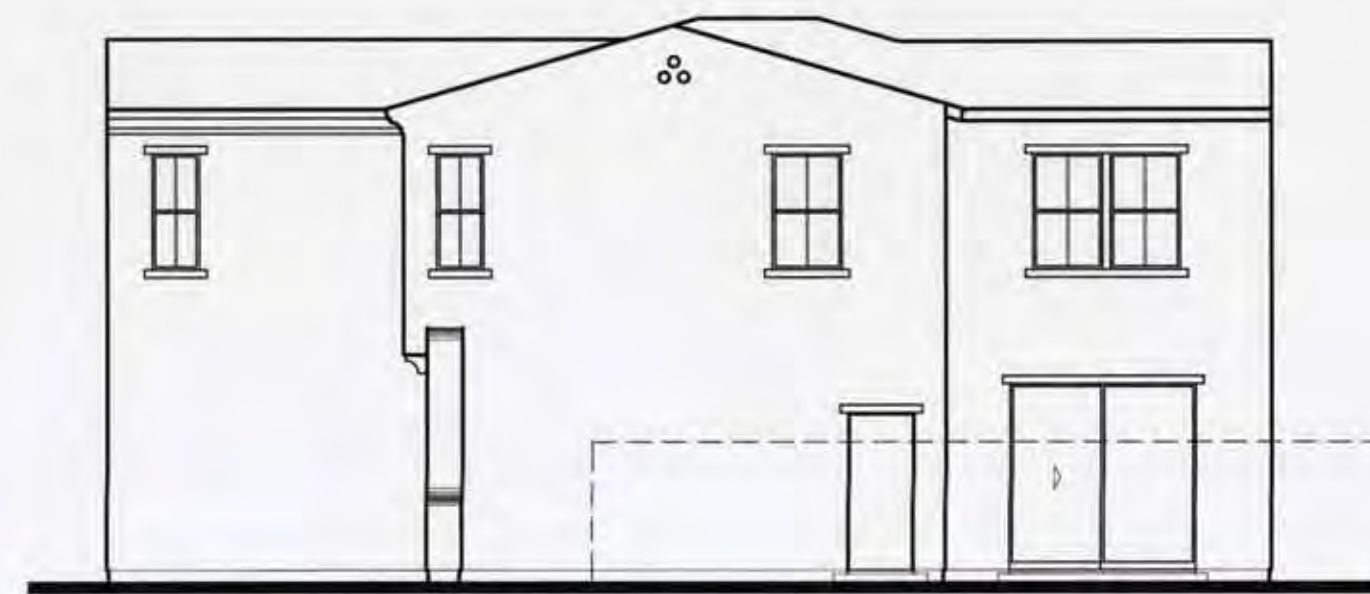
Plan 2 'A' - Spanish Colonial Style



Front Elevation



Left Elevation



Rear Elevation

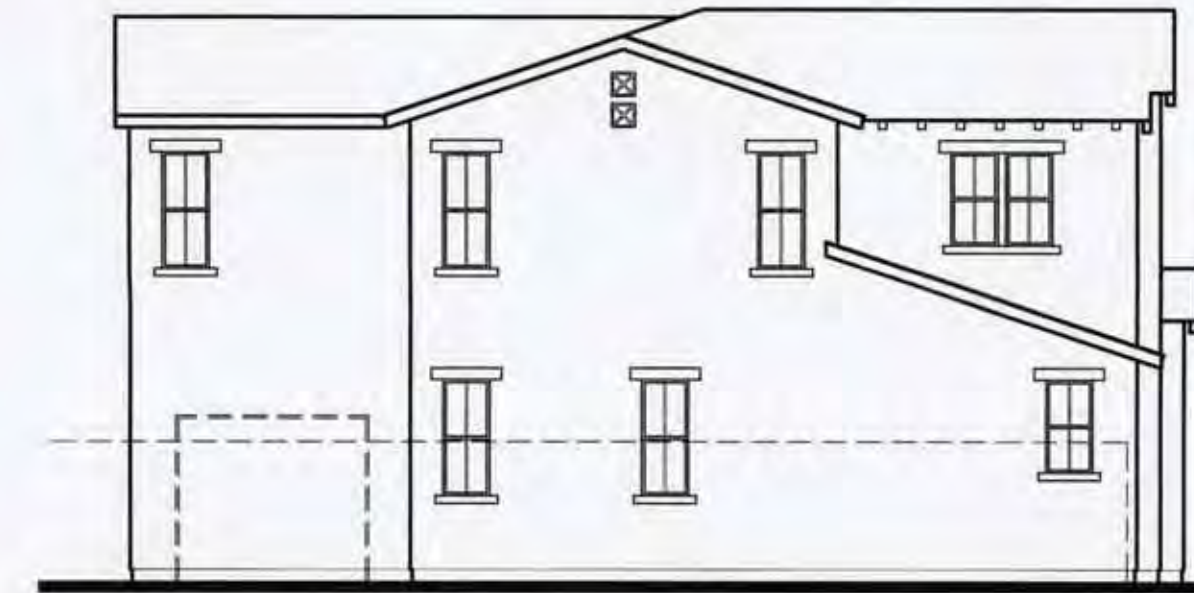


Right Elevation

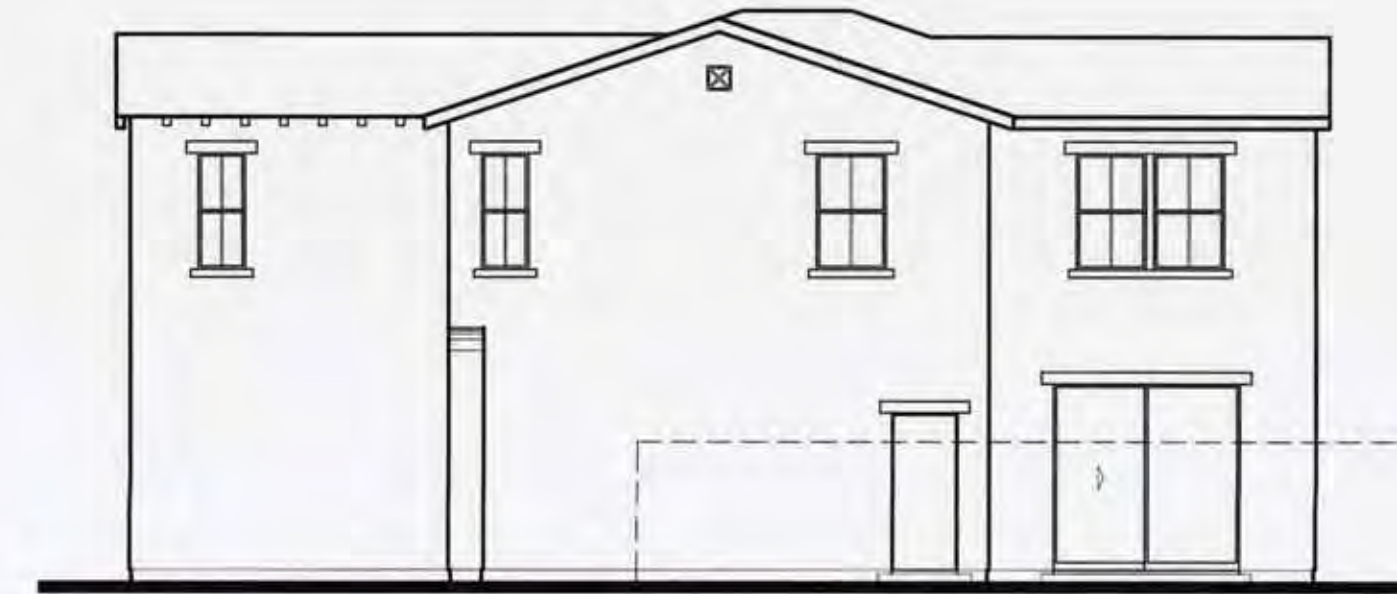
Plan 2 'B' - Rancho Adobe Style



Front Elevation



Left Elevation

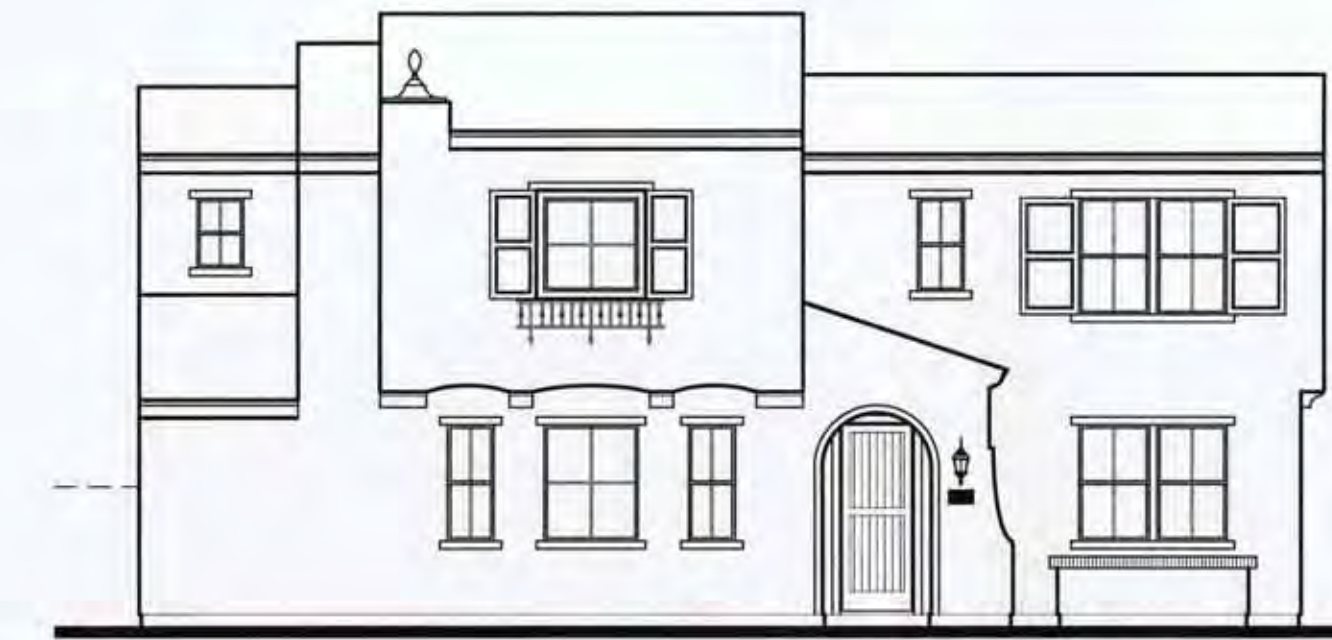


Rear Elevation

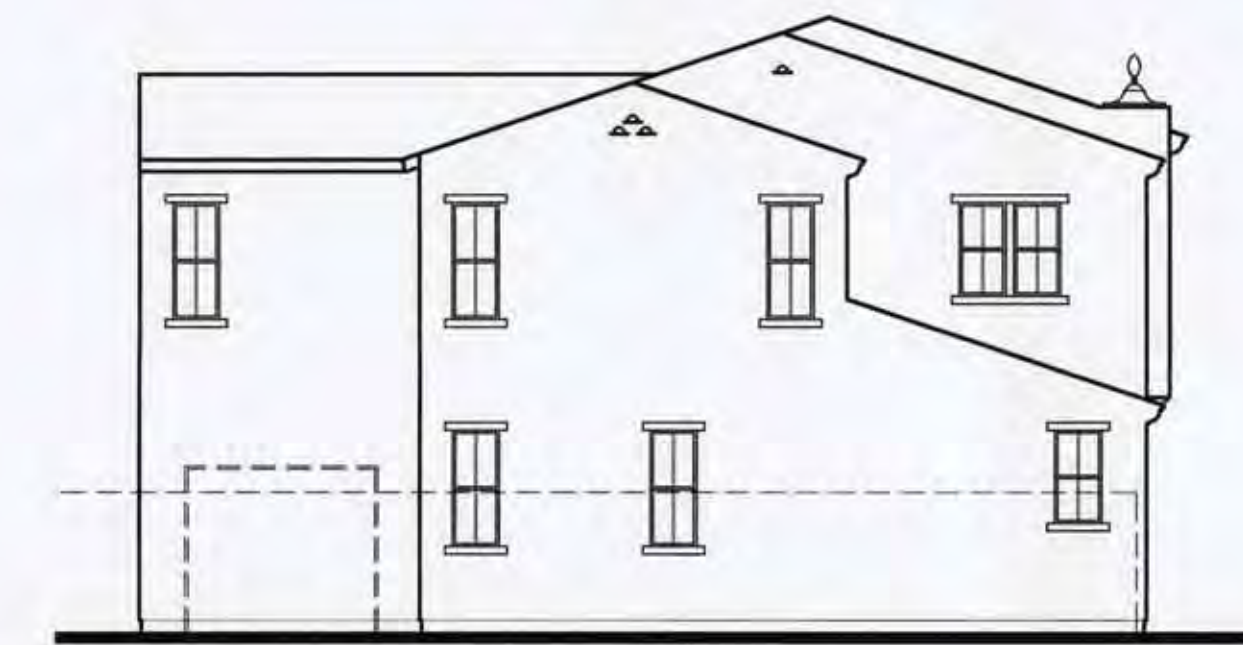


Right Elevation

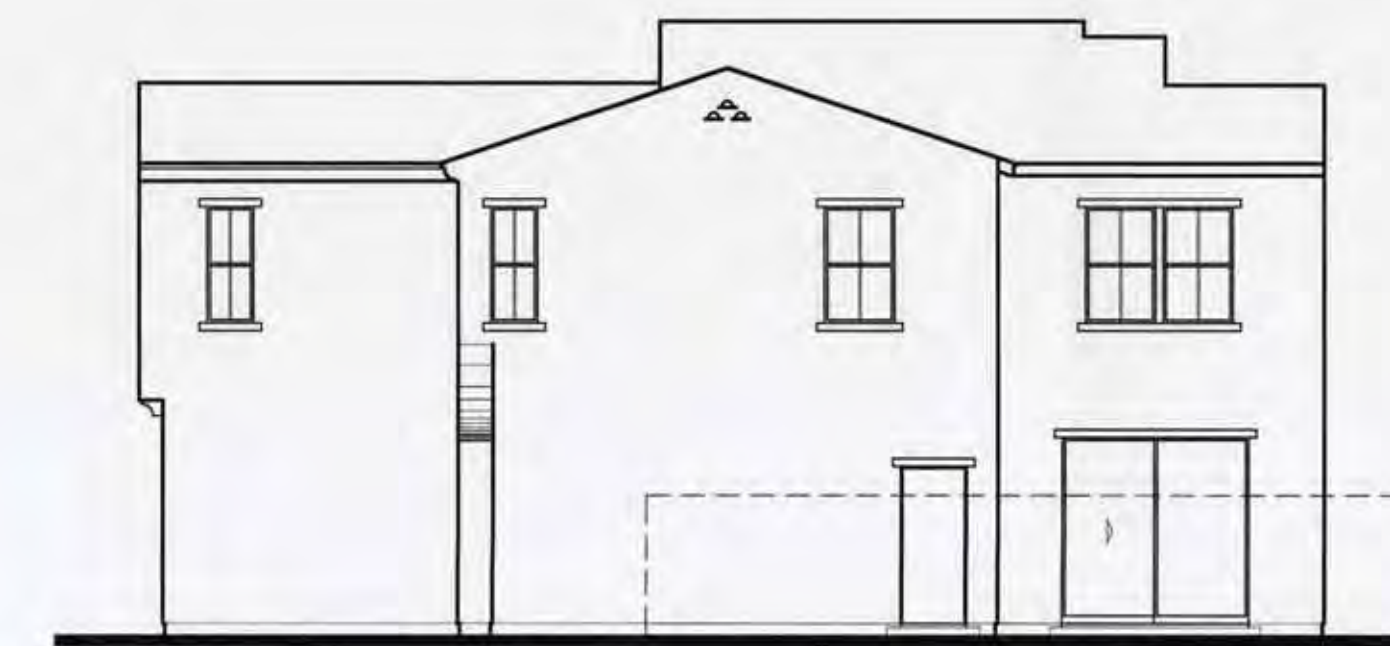
Plan 2 'C' - Hacienda Style



Front Elevation



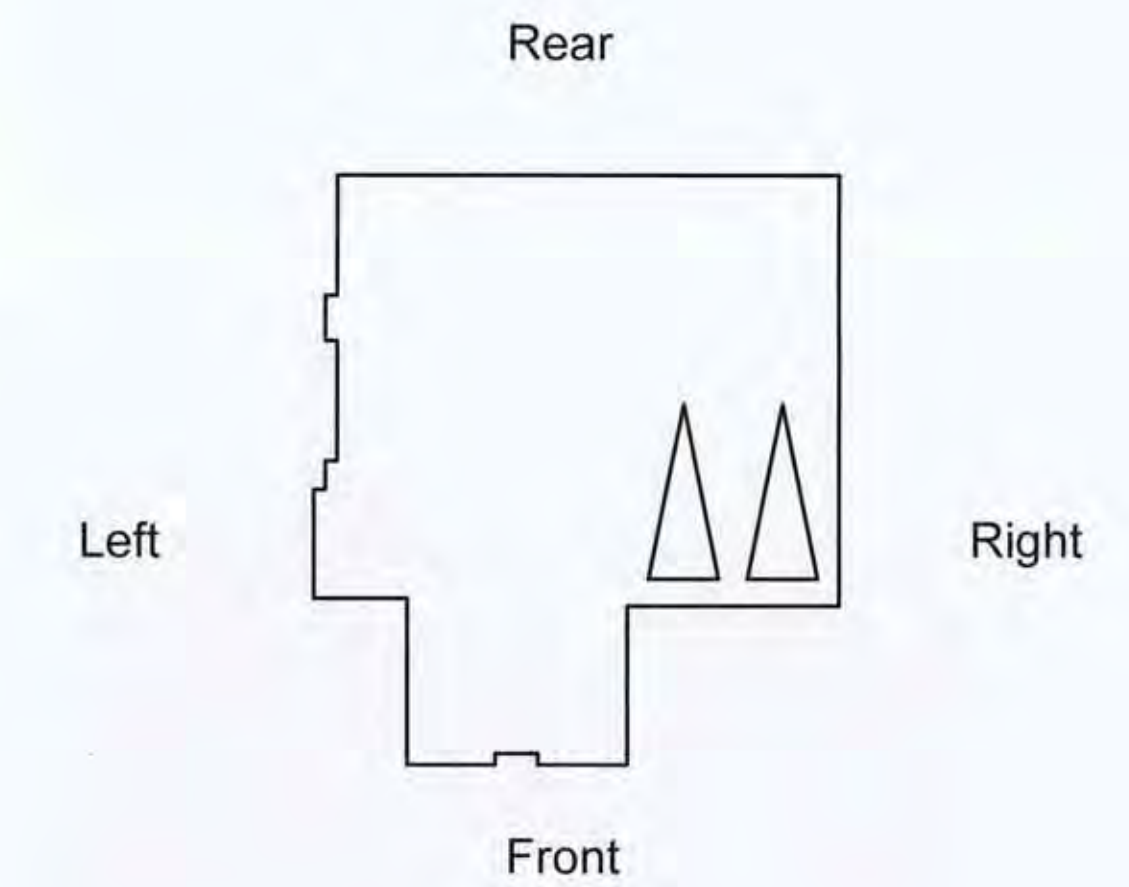
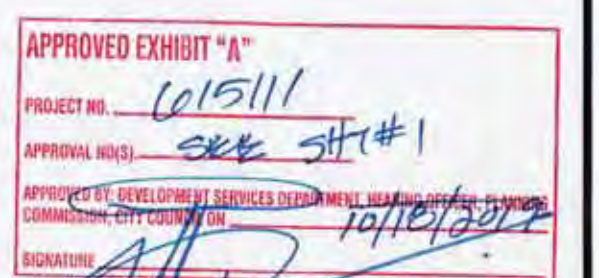
Left Elevation



Rear Elevation



Right Elevation

SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0804

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9958 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Prepared By:

latitude 33
PLANNING & ENGINEERING
6000 Hill Street, 2nd Floor, San Diego, CA 92104
Tel: 619.291.1234

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Original Date: 12/17/2018

Sheet Title:
PROPOSED ELEVATIONS

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

Sheet 65 of 70

PTS# 615111

Plan 2 'C' - Formal Spanish

Plan 2 'B' - Spanish Colonial

Plan 2 'A'-Santa Barbara



Front Elevation



Front Elevation



Front Elevation



Left Elevation



Left Elevation



Left Elevation



Rear Elevation



Rear Elevation



Rear Elevation



Right Elevation



Right Elevation



Right Elevation

APPROVED EXHIBIT "A"
PROJECT NO. 16009
APPROVAL NO. SEE SHEET #1
APPROVED BY: [Signature]
DATE: 11/15/2018

EXPEDITE

BUILDING HEIGHTS			
PLAN 2			
UNIT NUMBER	HEIGHT	HEIGHT	HEIGHT
1	408.2	408.2	21.8
2	408.2	408.2	21.8
3	408.2	408.2	21.8
4	408.2	408.2	21.8
5	408.2	408.2	21.8
6	408.2	408.2	21.8
7	408.2	408.2	21.8
8	408.2	408.2	21.8
9	408.2	408.2	21.8
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15	408.2	408.2	21.8
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17	408.2	408.2	21.8
18	408.2	408.2	21.8
19	408.2	408.2	21.8
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22	408.2	408.2	21.8
23	408.2	408.2	21.8
24	408.2	408.2	21.8
25	408.2	408.2	21.8
26	408.2	408.2	21.8
27	408.2	408.2	21.8
28	408.2	408.2	21.8
29	408.2	408.2	21.8
30	408.2	408.2	21.8
31	408.2	408.2	21.8
32	408.2	408.2	21.8
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57	408.2	408.2	21.8
58	408.2	408.2	21.8
59	408.2	408.2	21.8
60	408.2	408.2	21.8

KB HOME
1000 PASEO DEL MAR, SUITE 100
SAN DIEGO, CA 92109
(619) 594-8800

DESIGNED BY: SEA BREEZE 56, LLC
3550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92114
(619) 594-8800

PLANNED: LATITUDE 33 PLANNING & ENGINEERING
3550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92114
(619) 594-8800

CONSTRUCTED: LATITUDE 33 PLANNING & ENGINEERING
3550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92114
(619) 594-8800

CONSTRUCTED: LATITUDE 33 PLANNING & ENGINEERING
3550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92114
(619) 594-8800

Prepared By: JESSIE ST. CLAIR & ASSOCIATES
Address: 3550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92114
Phone: (619) 594-8800
Fax: (619) 594-8800

Project Address: 3550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92114

Project Name: MERGE 56

Sheet Title: 43.5
PLAN 2 ELEVATIONS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

**SUBSTANTIAL
CONFORMITY
REVIEW**

APPROVED EXHIBIT "A"
PROJECT NO. 16009
APPROVAL NO. SEE SHEET #1
APPROVED BY: [Signature]
DATE: 11/15/2018

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92114
(P) 858.504.0604

ARCHITECT: KTGY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9068 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude 33
PLANNING & ENGINEERING
9068 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
Tel 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Sheet Title:
PREVIOUSLY APPROVED
PLAN 2 ELEVATIONS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/23/2019

Original Date: 12/17/2018

Sheet 66 of 70

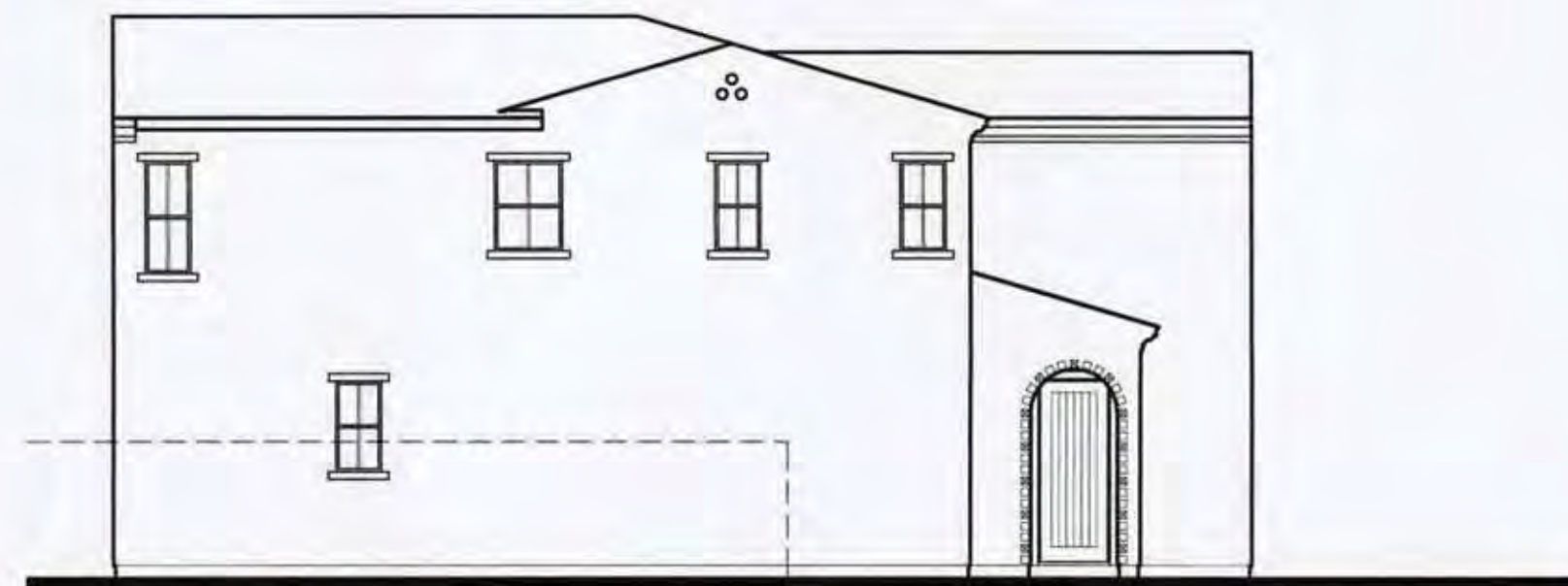
PTS# 615111

NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.

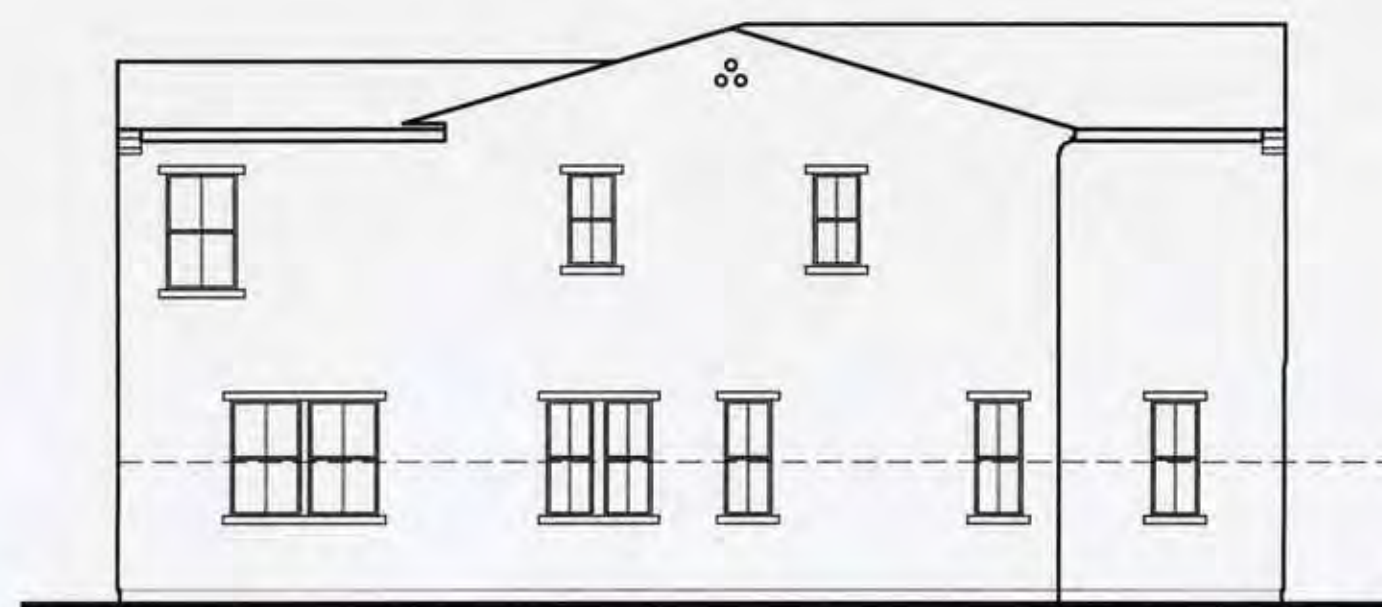
Plan 3 'A' - Spanish Colonial Style



Front Elevation



Left Elevation

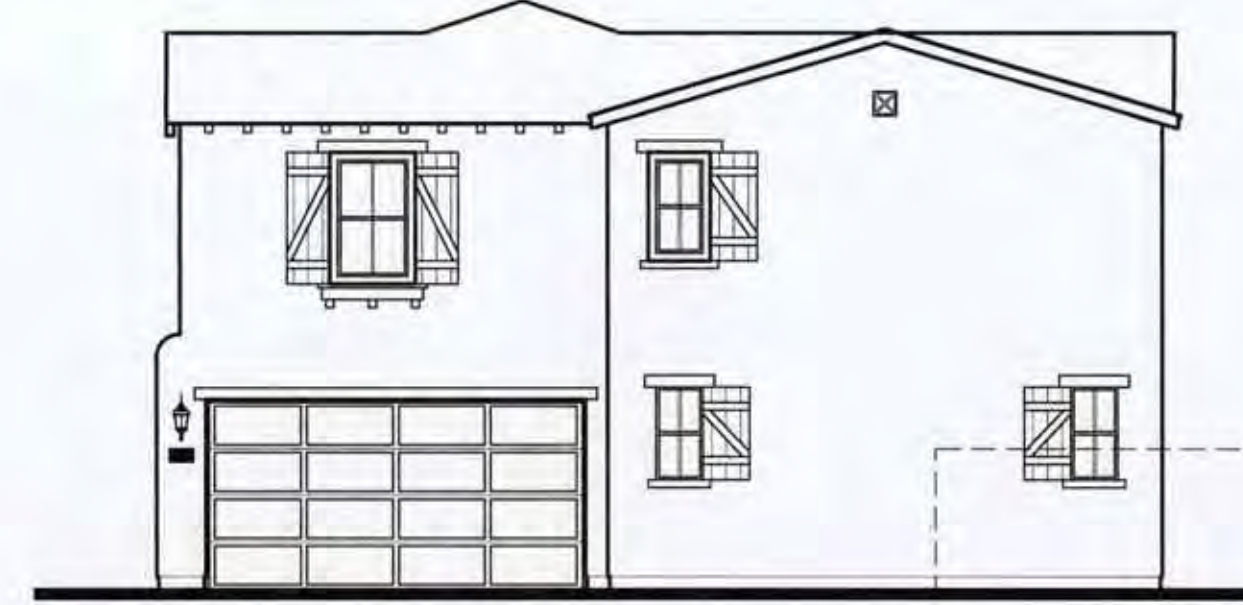


Rear Elevation

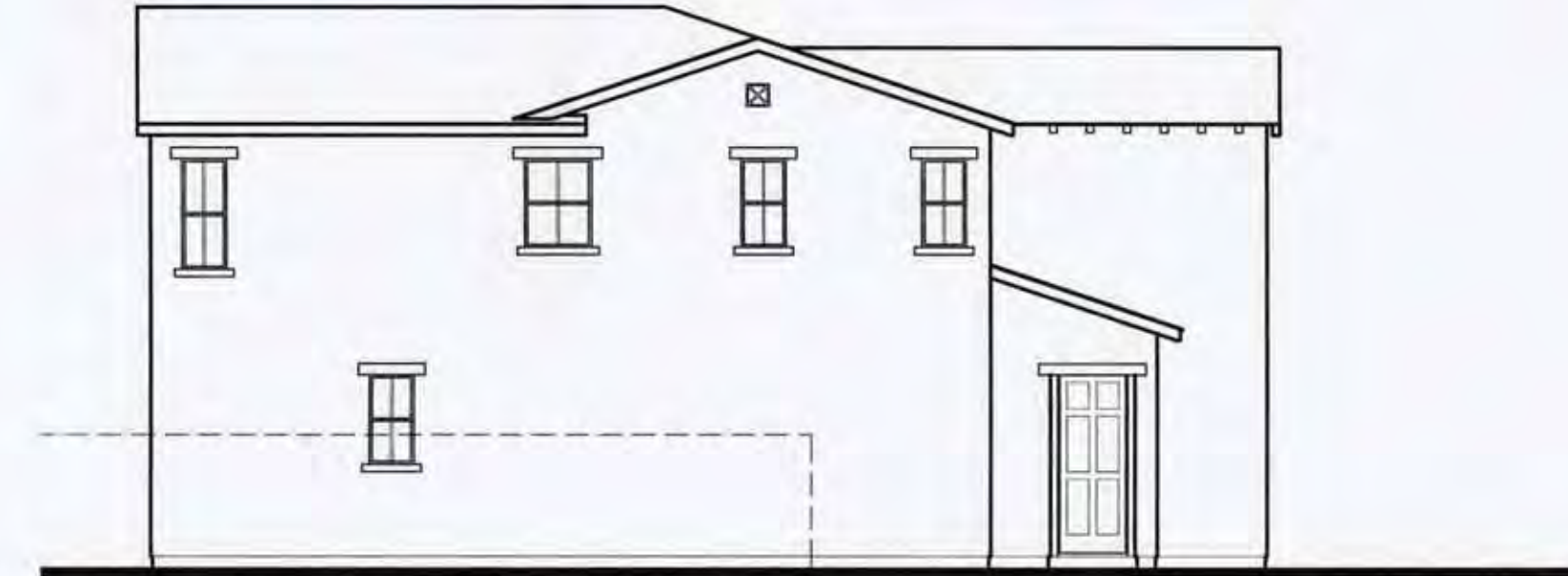


Right Elevation

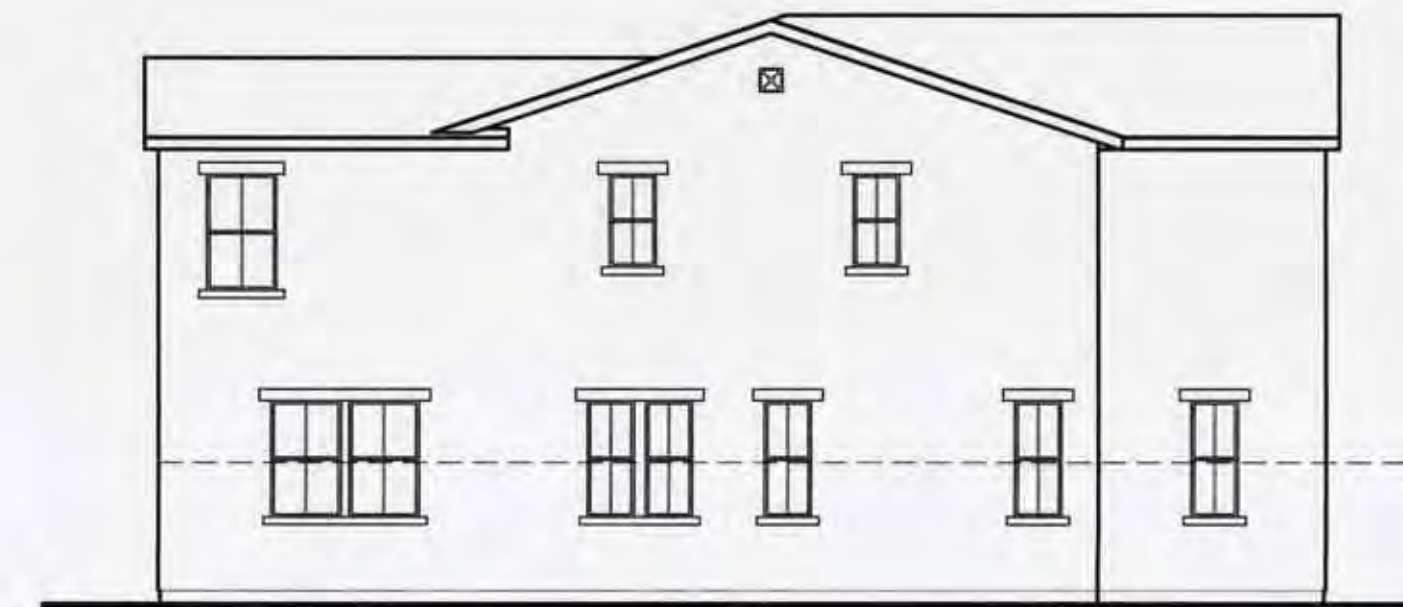
Plan 3 'B' - Rancho Adobe Style



Front Elevation



Left Elevation



Rear Elevation

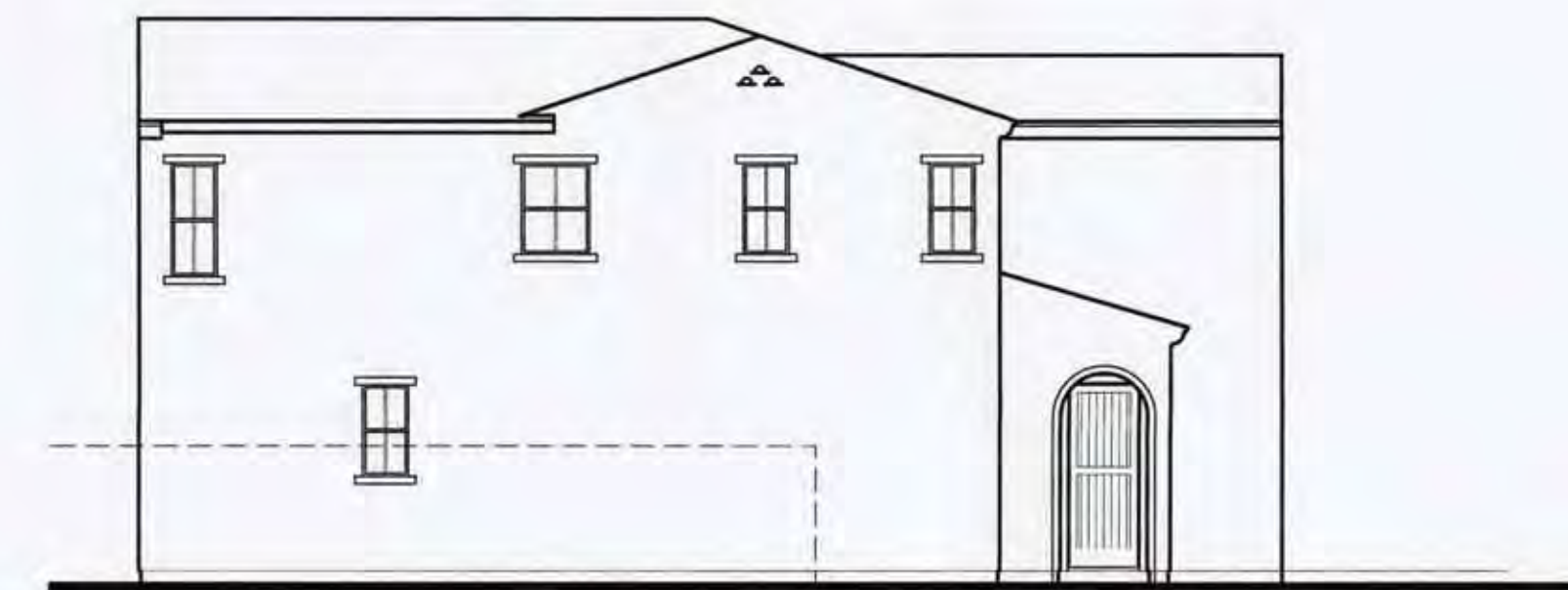


Right Elevation

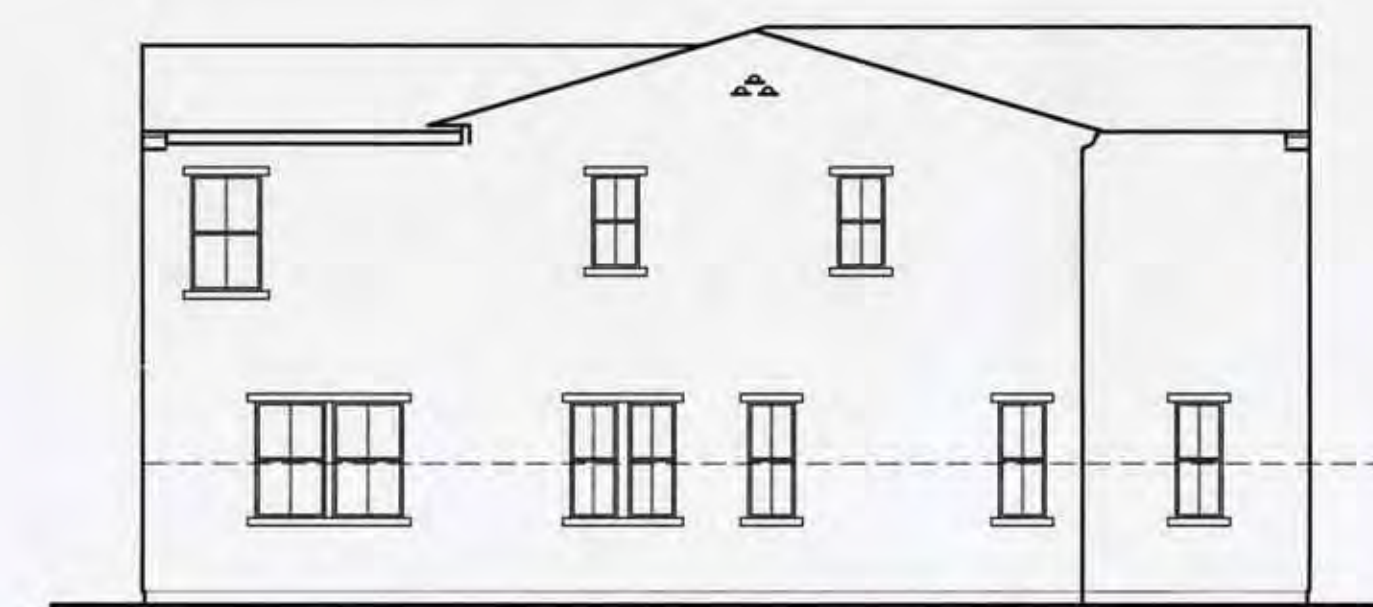
Plan 3 'C' - Hacienda Style



Front Elevation



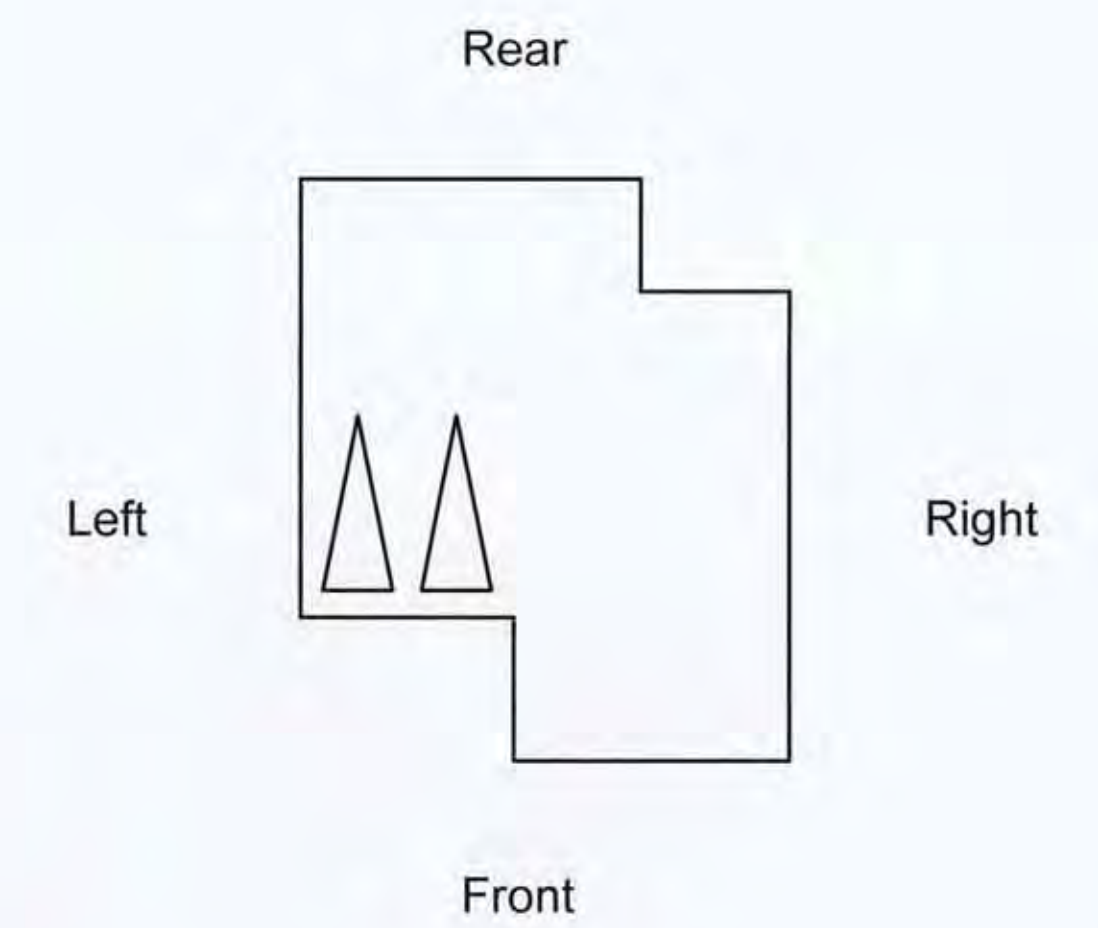
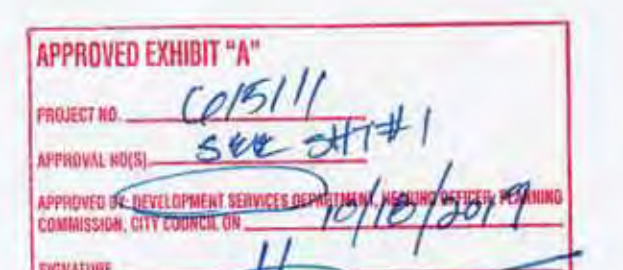
Left Elevation



Rear Elevation



Right Elevation

SUBSTANTIAL
CONFORMITY
REVIEW

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0904

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Prepared By:

latitude33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Original Date: 12/17/2018

Sheet Title: PROPOSED ELEVATIONS

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

ARCHITECT: KTG
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

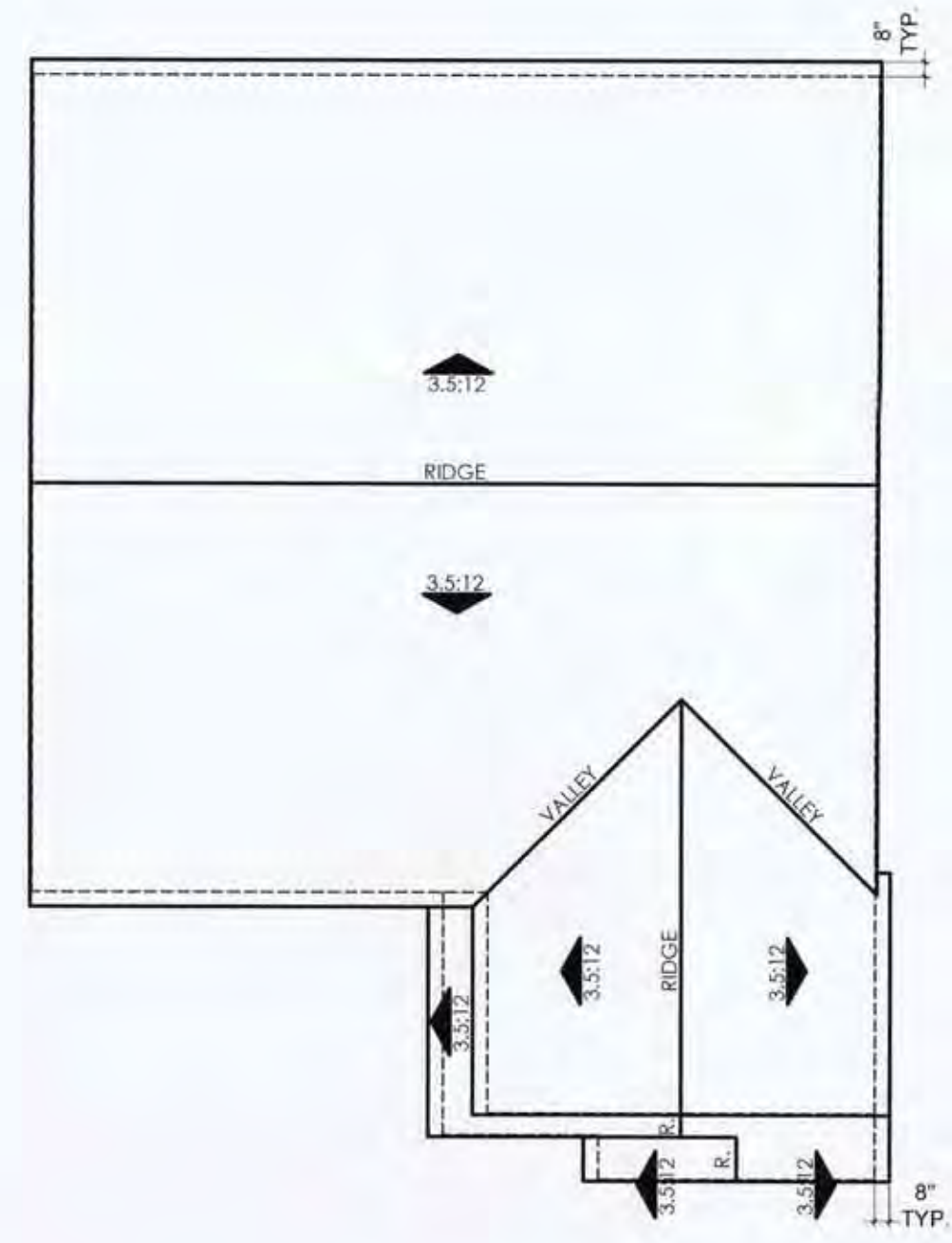
LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
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Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 8/24/2019

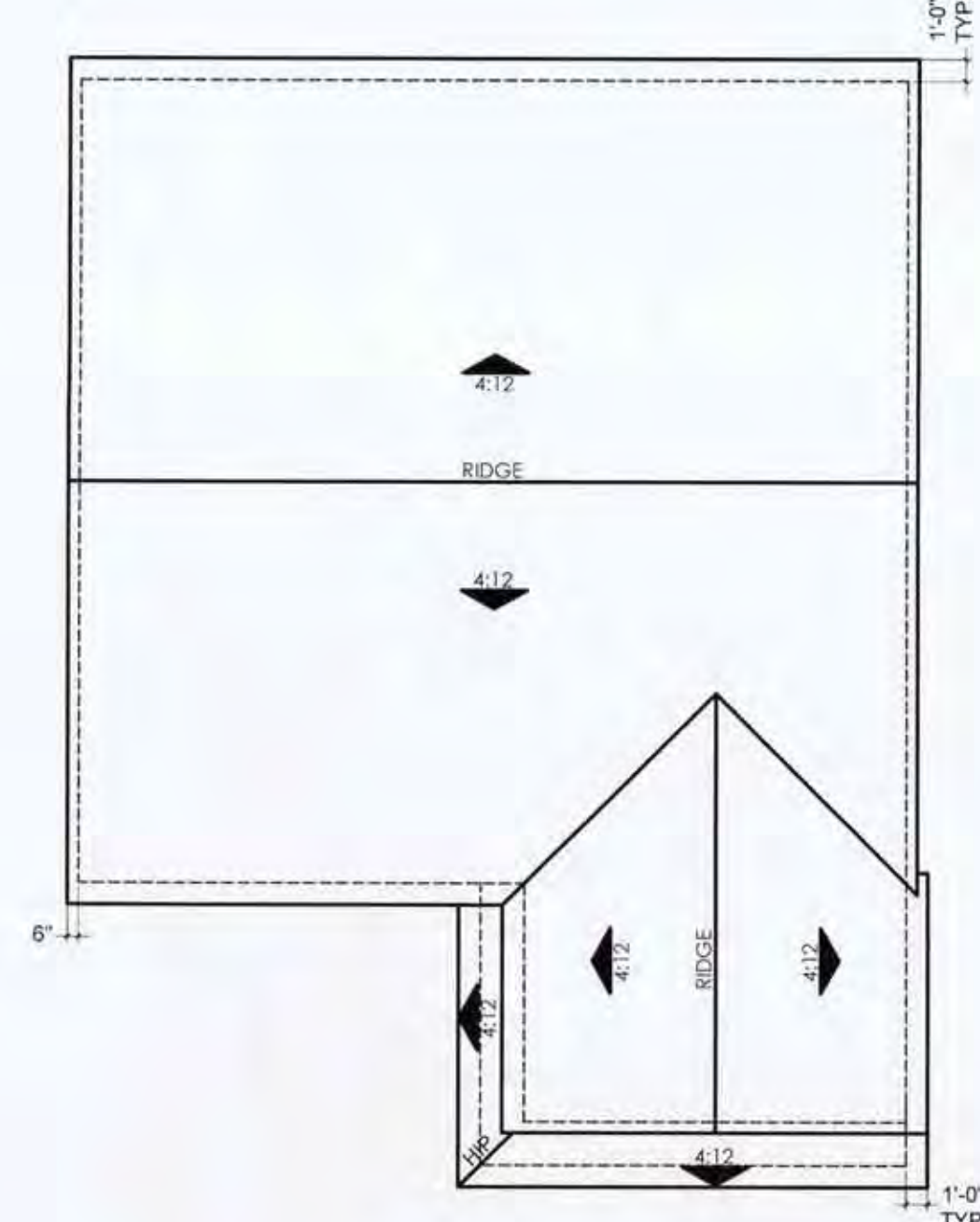
Original Date: 12/17/2018

Sheet 67 of 70

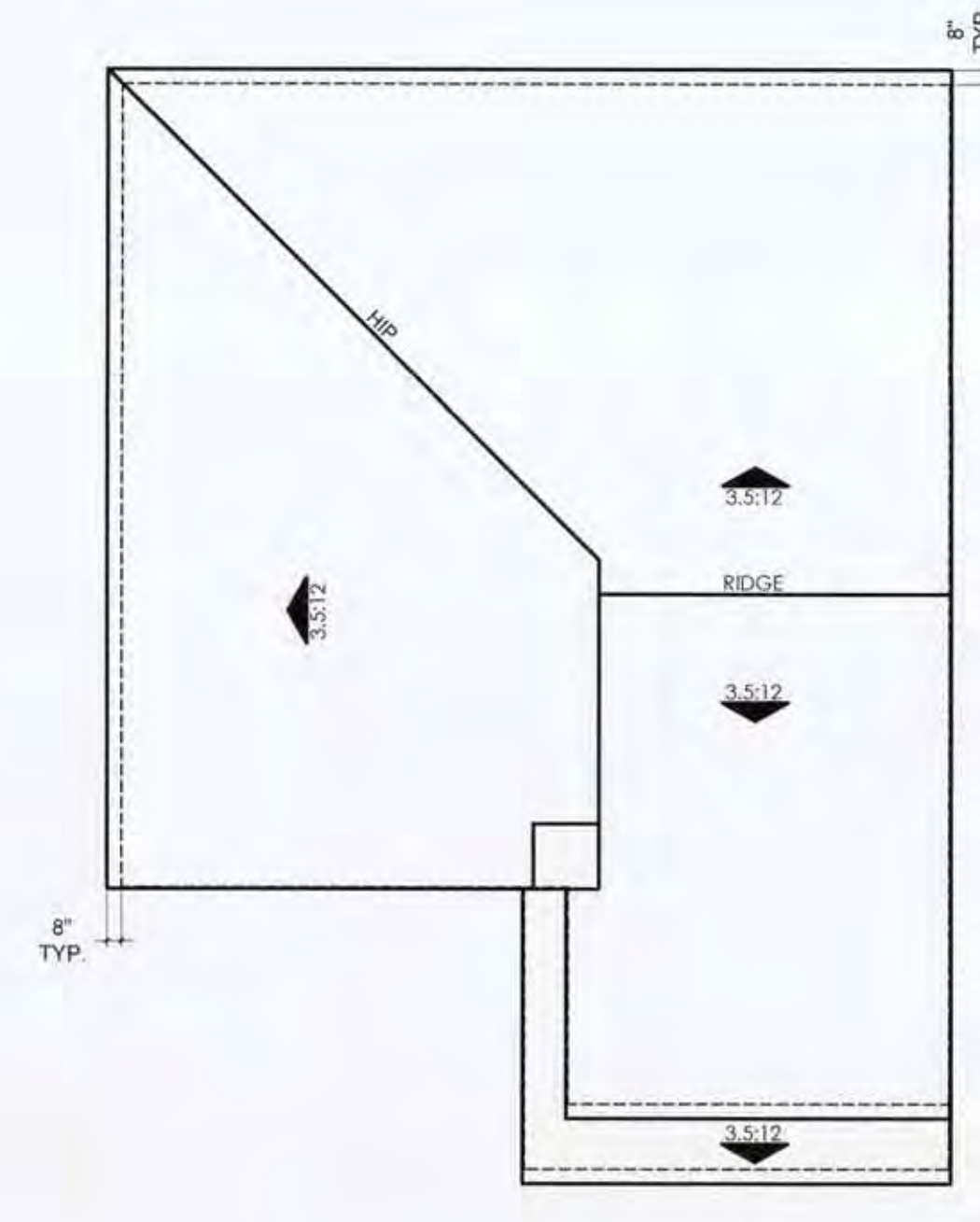
PTS# 615111



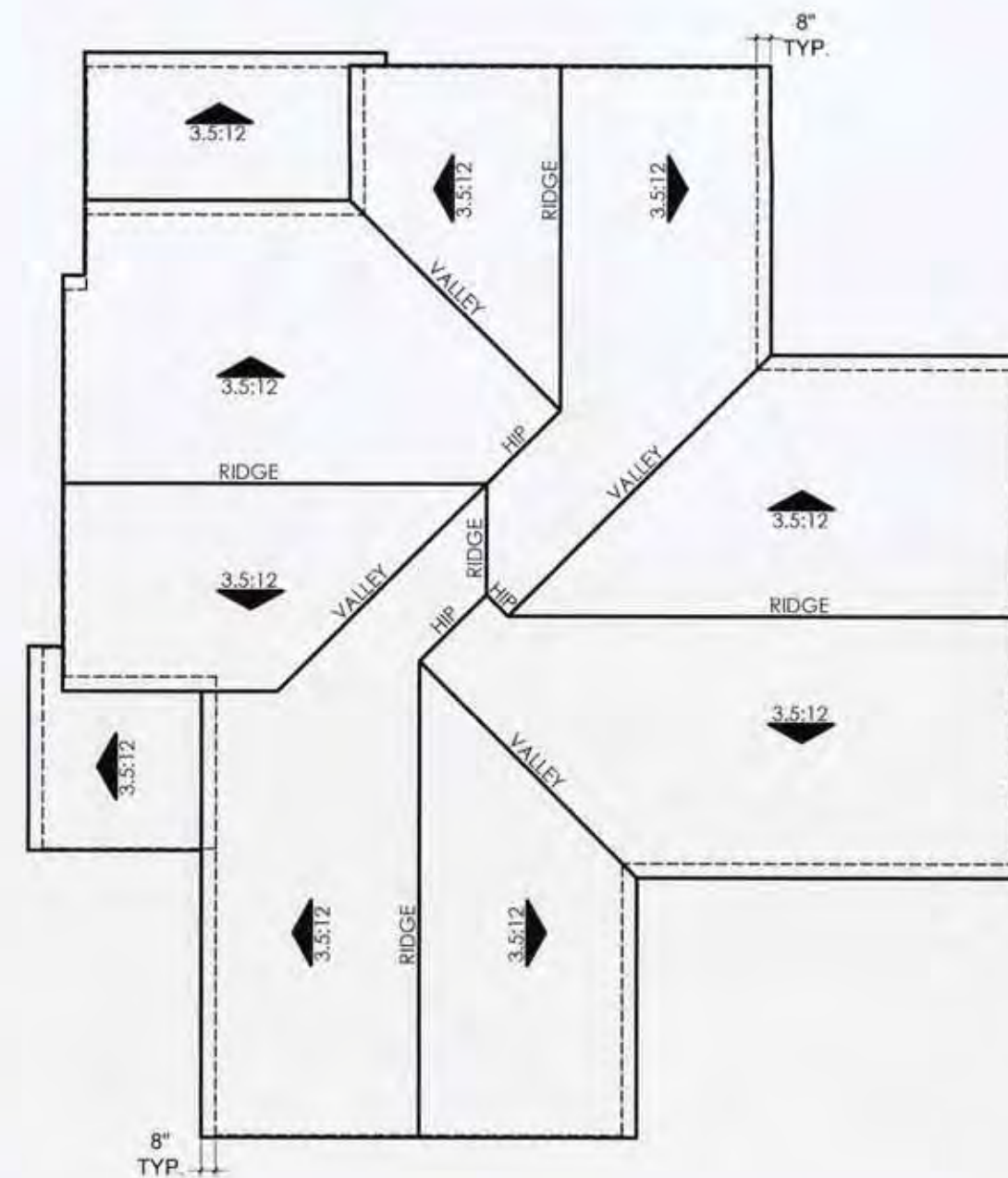
Roof Plan 1A



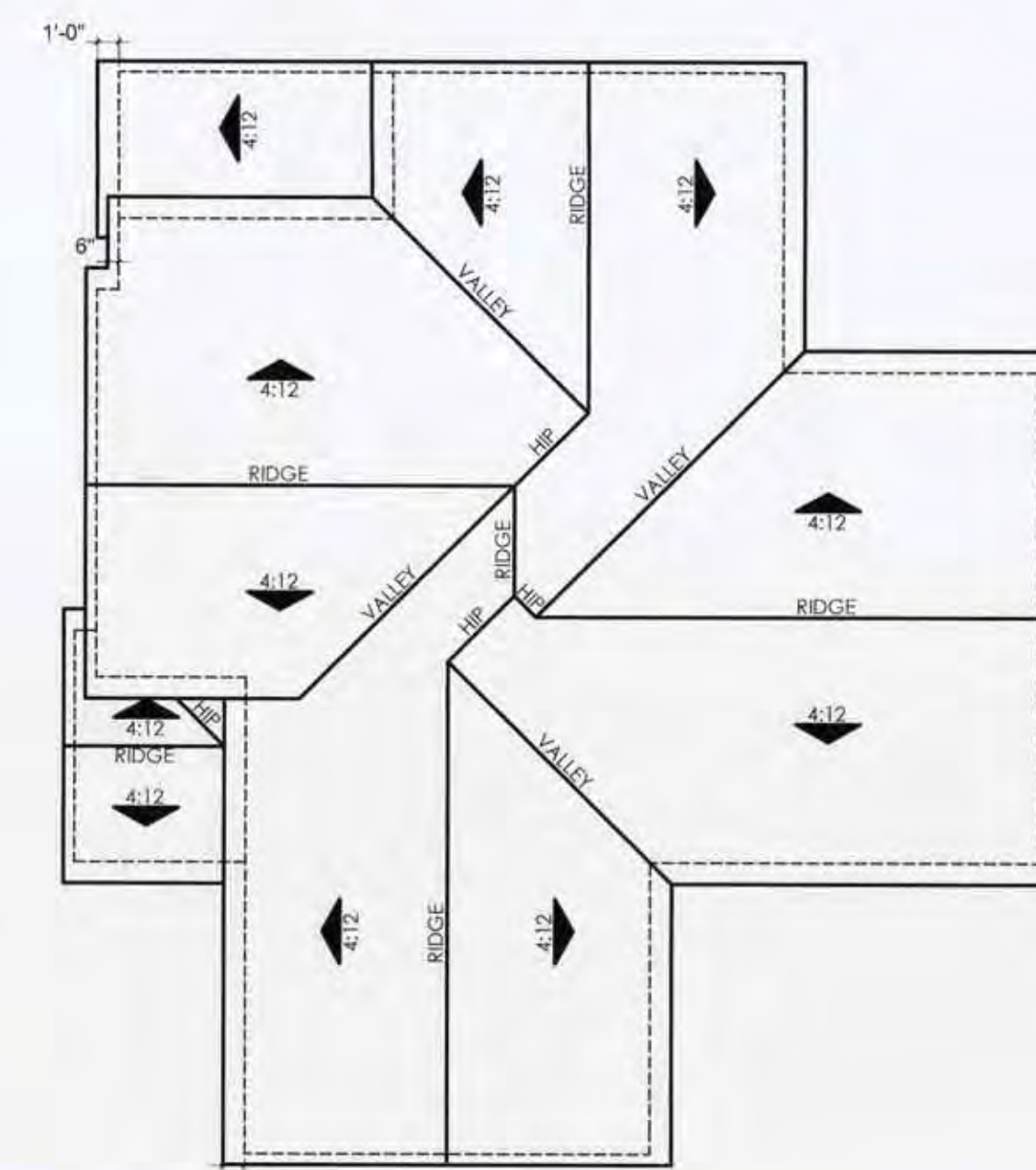
Roof Plan 1B



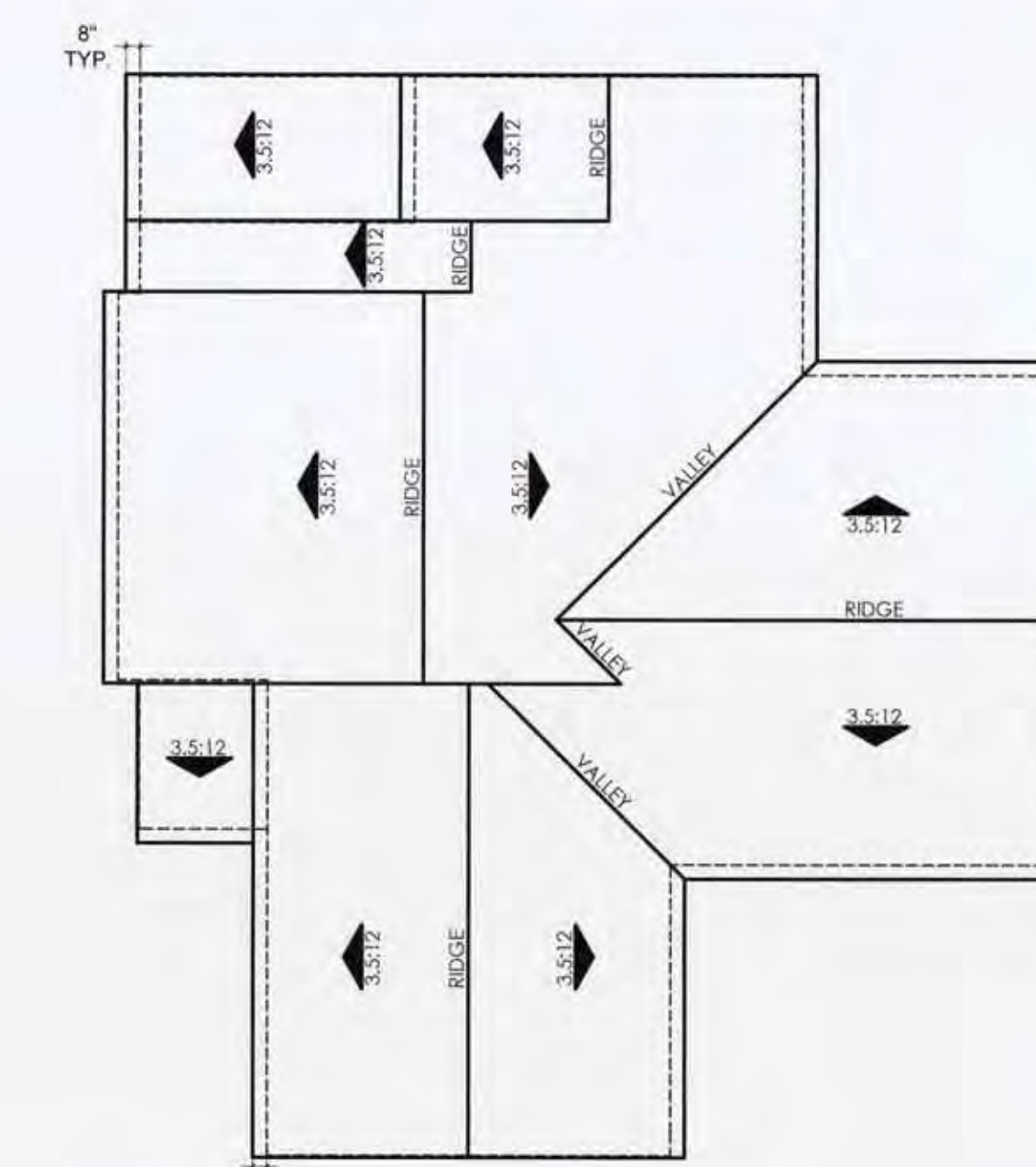
Roof Plan 1C



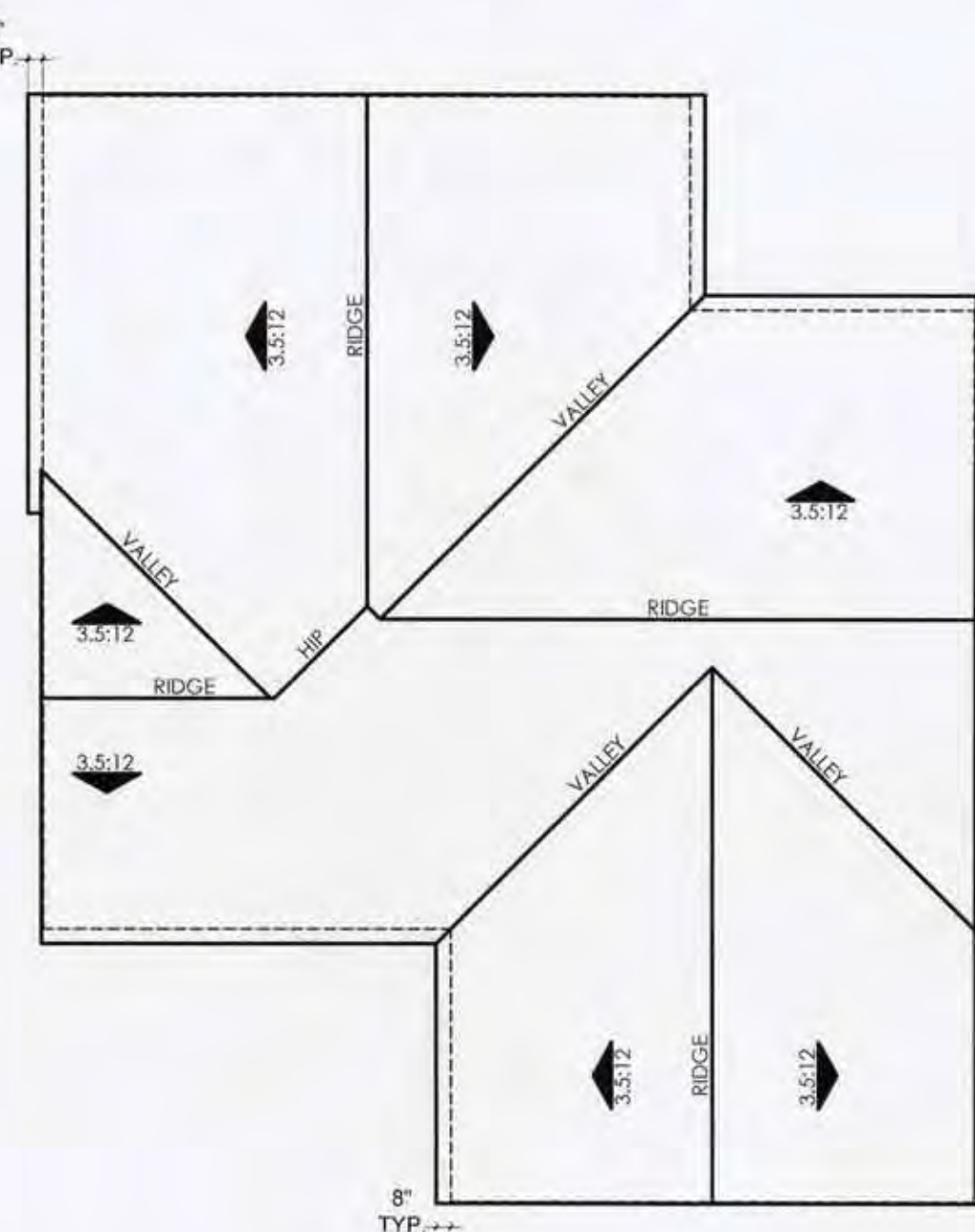
Roof Plan 2A



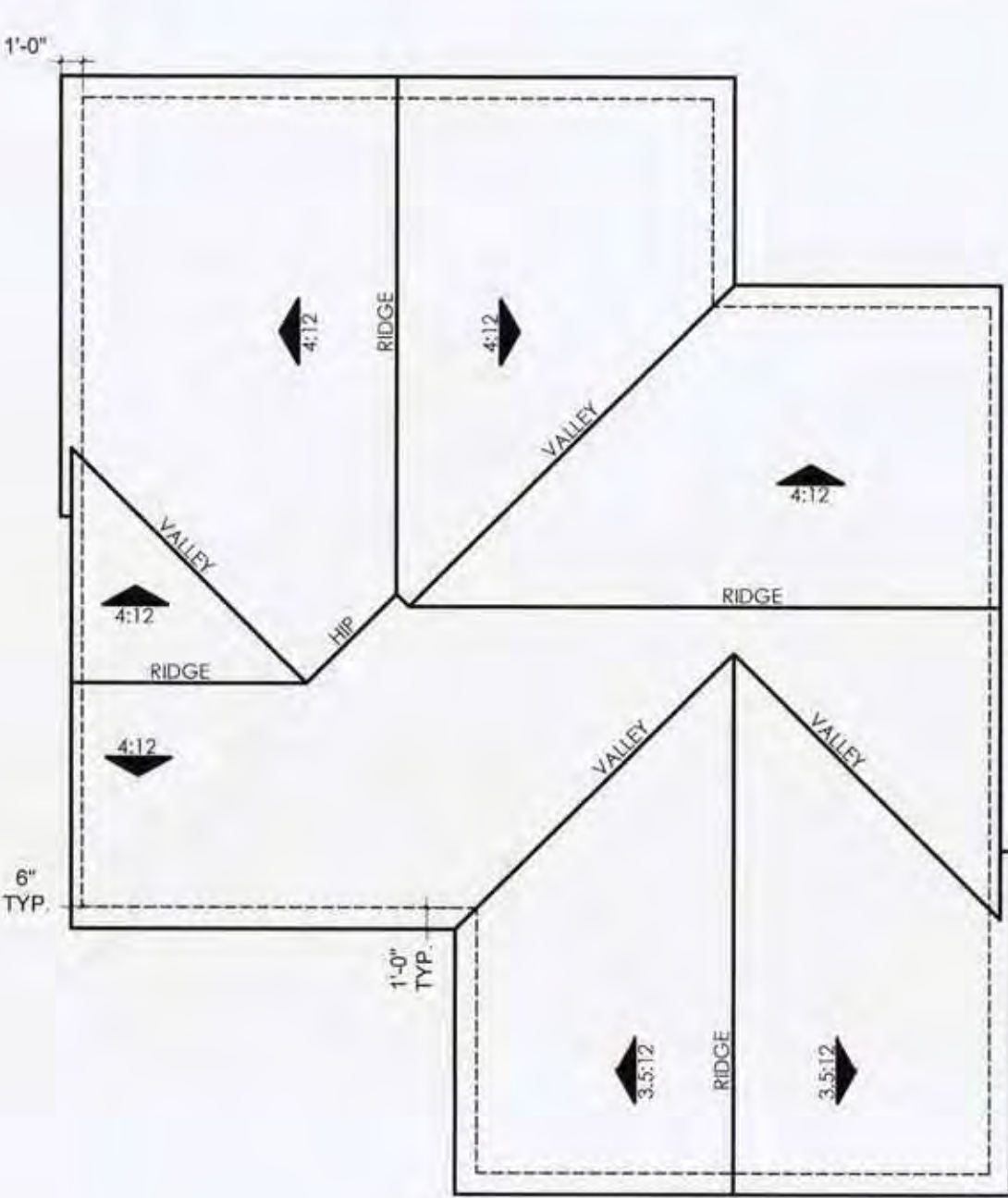
Roof Plan 2B



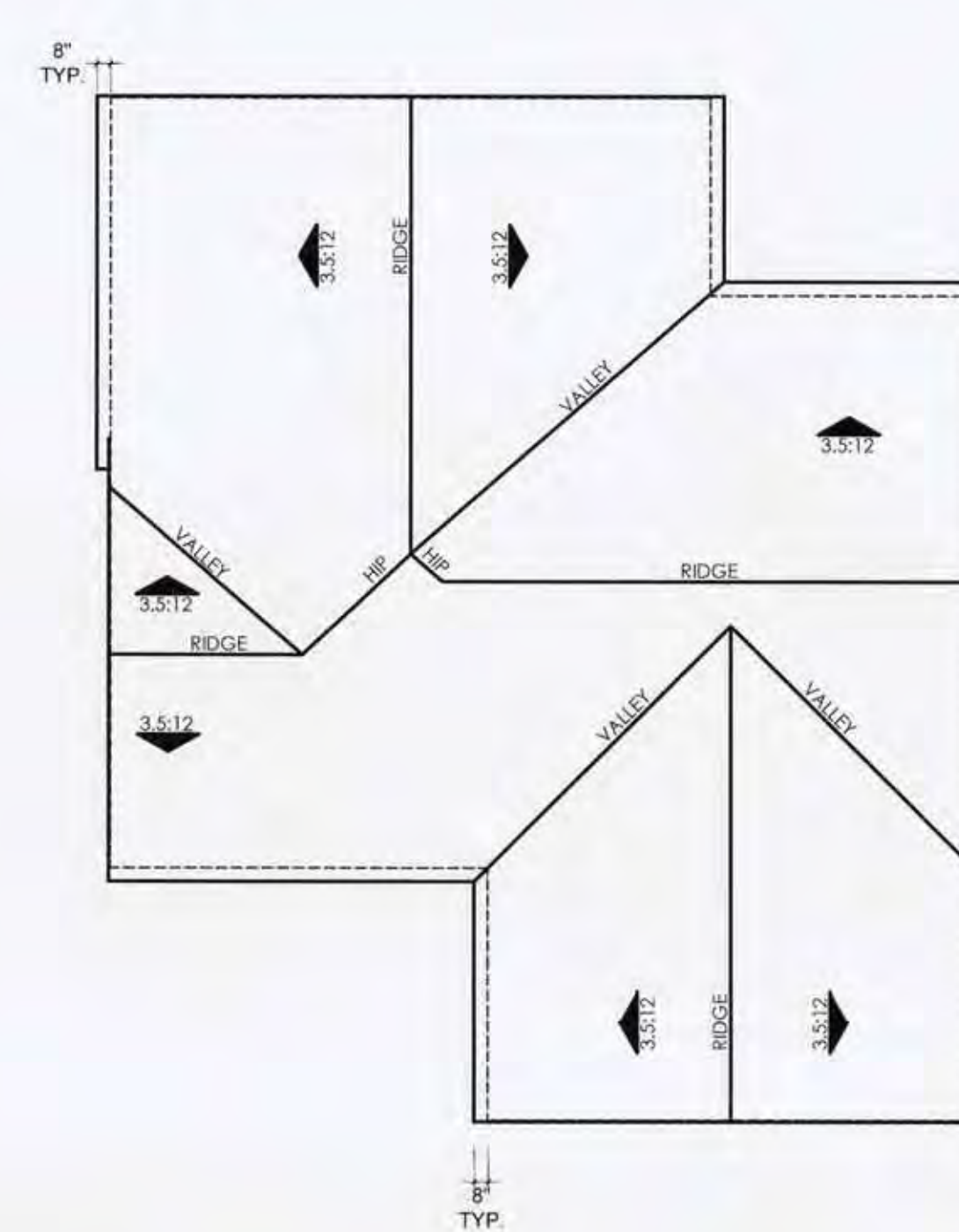
Roof Plan 2C



Roof Plan 3A

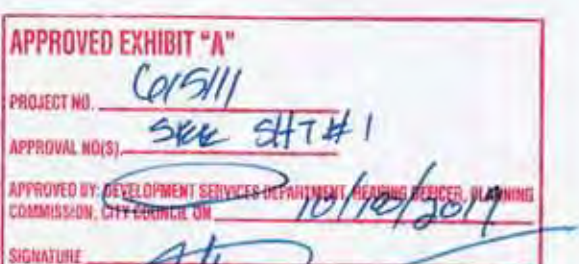


Roof Plan 3B



Roof Plan 3C

SUBSTANTIAL
CONFORMITY
REVIEW



OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTGY
17911 VON KARMAN AVE, SUITE 200
IRVINE, CA 92614
(P) 949.851.2133

PLANNING & CIVIL ENGINEERING:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(P) 858.751.0633

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1111 SIXTH AVE, #500
SAN DIEGO, CA 92101
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
6968 Hibert Street, 2nd Floor, San Diego, CA 92131
(P) 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
SAN DIEGO, CA 92129

Project Name:
MERGE 56

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	8/24/2019

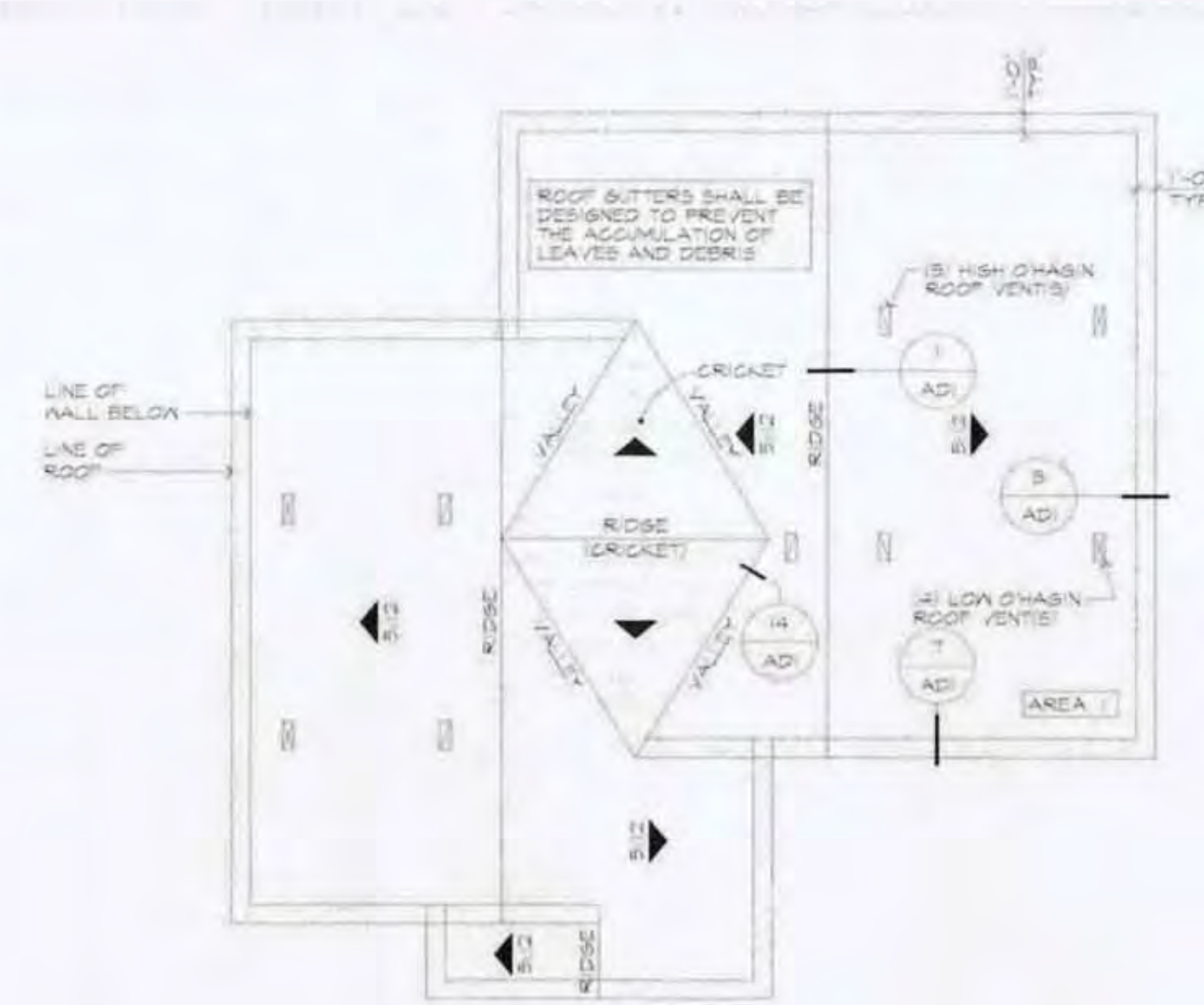
Original Date: 12/17/2018

Sheet 69 of 70

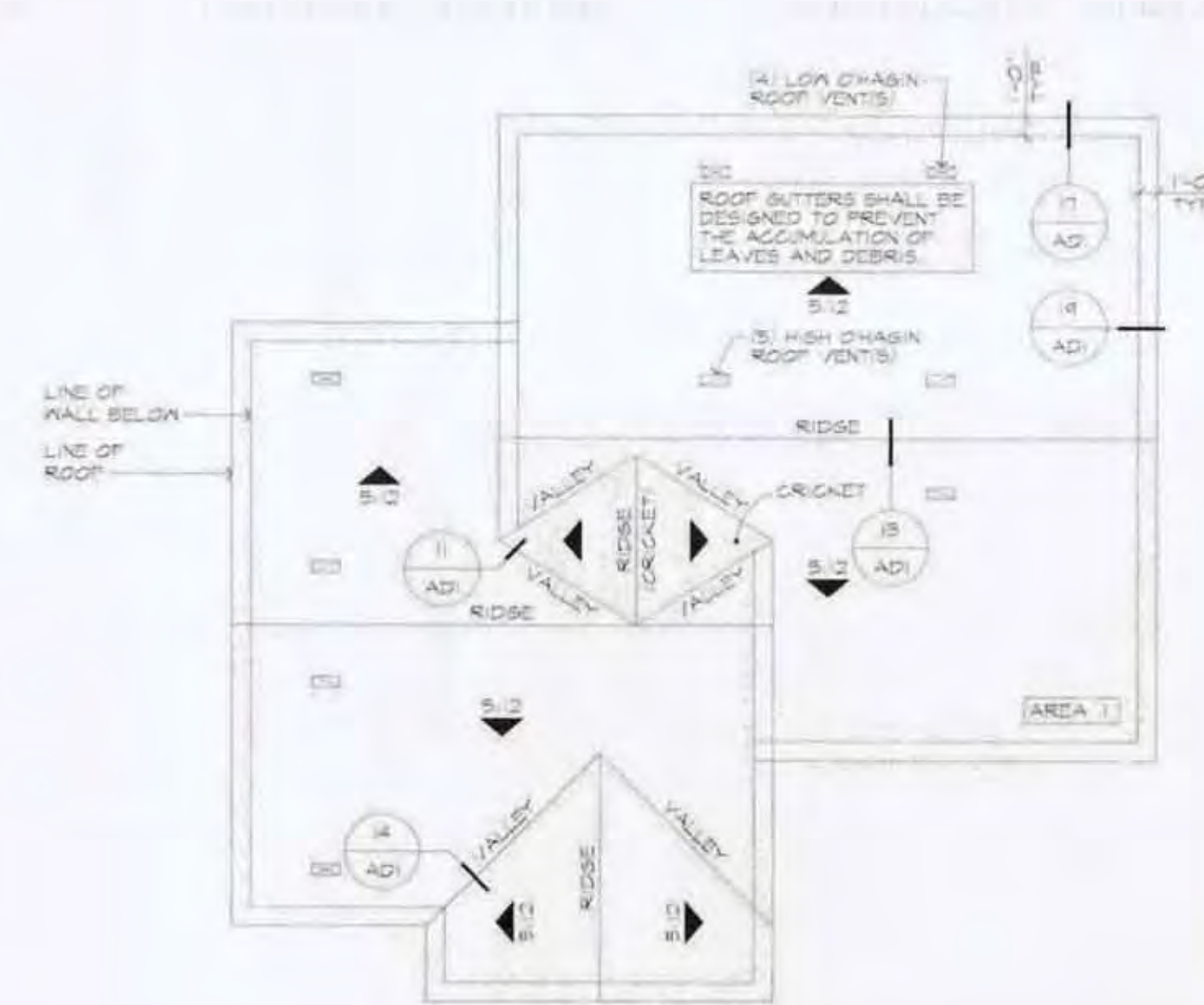
PTS# 615111

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

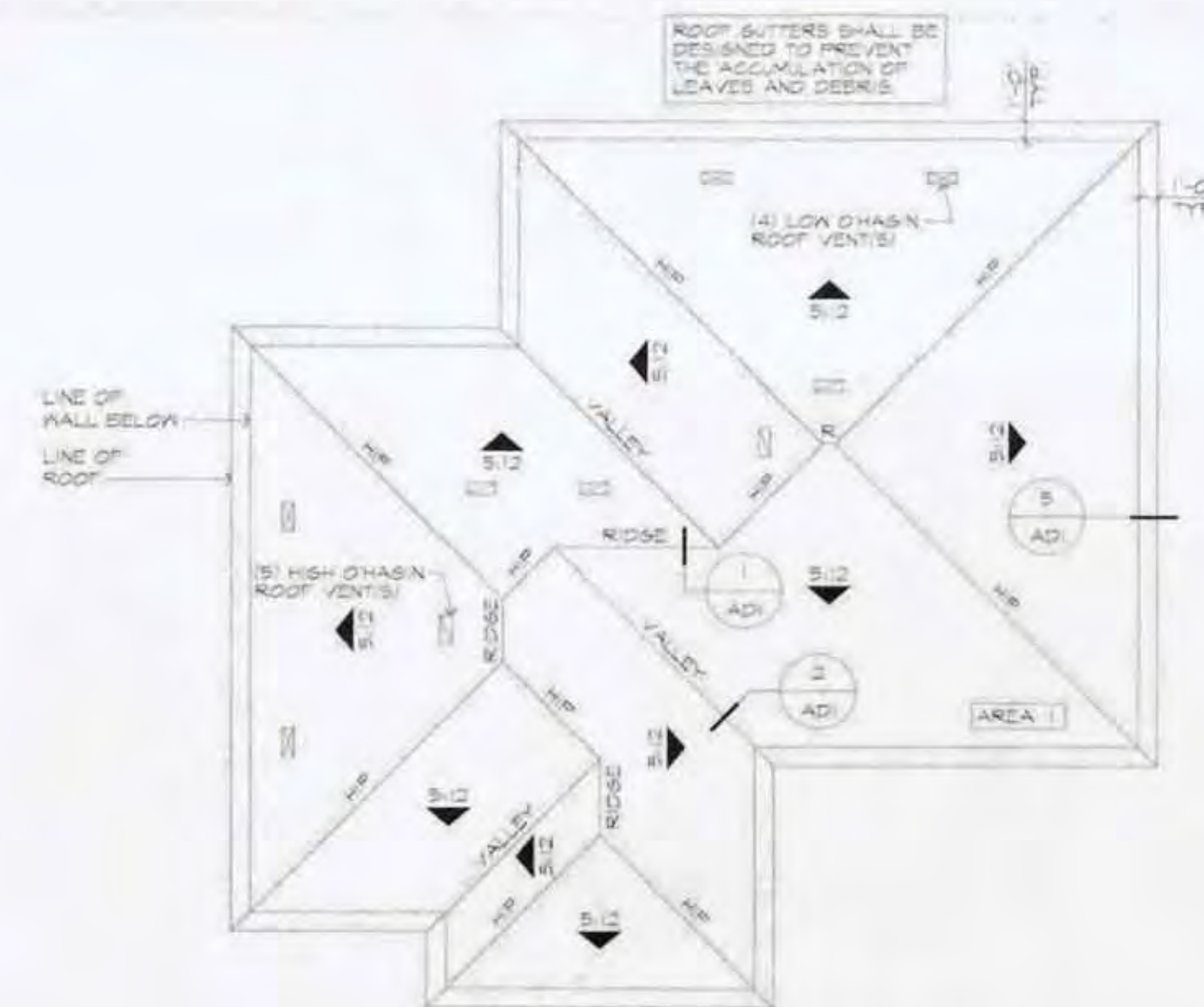
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PROPOSED ROOF PLANS



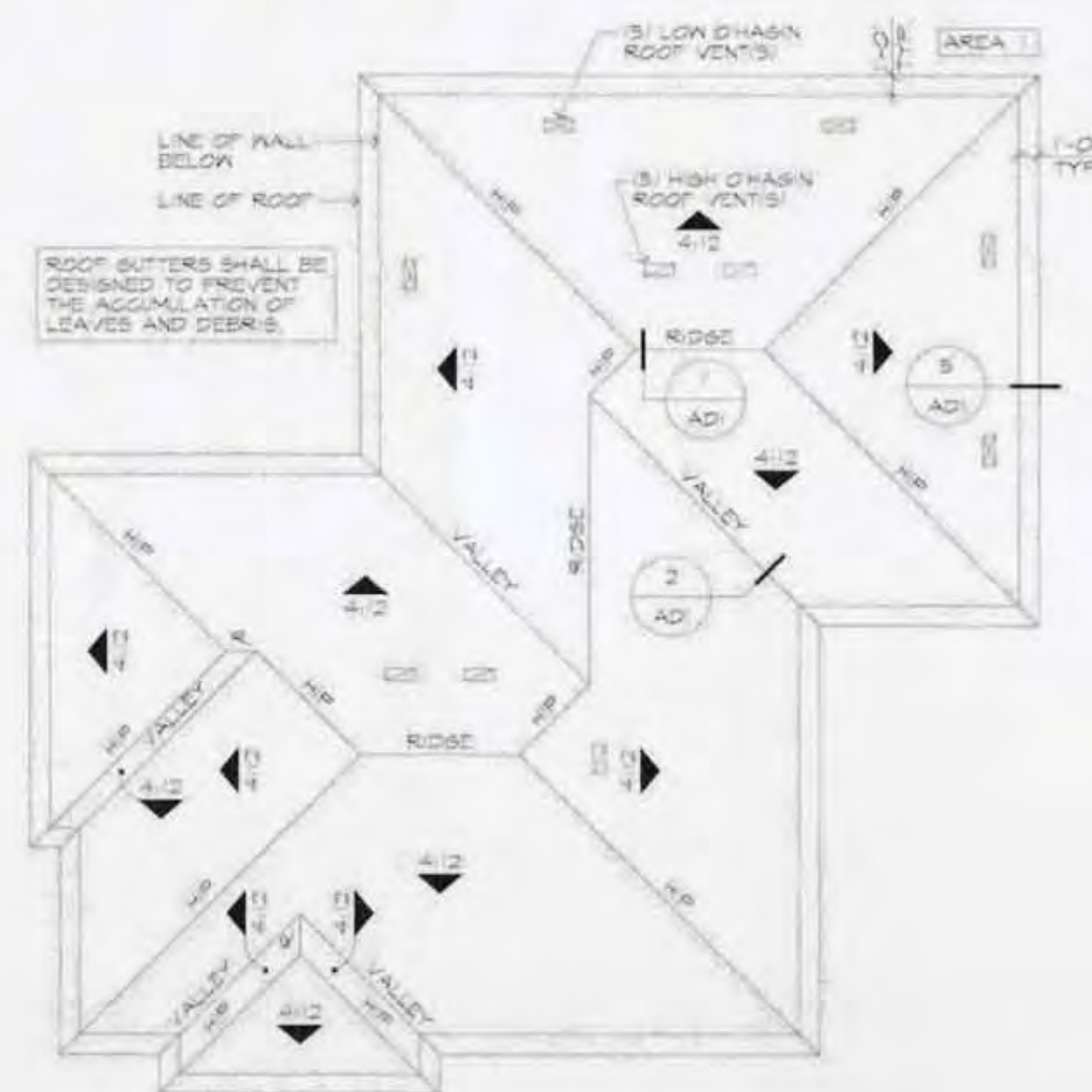
Roof Plan 1A



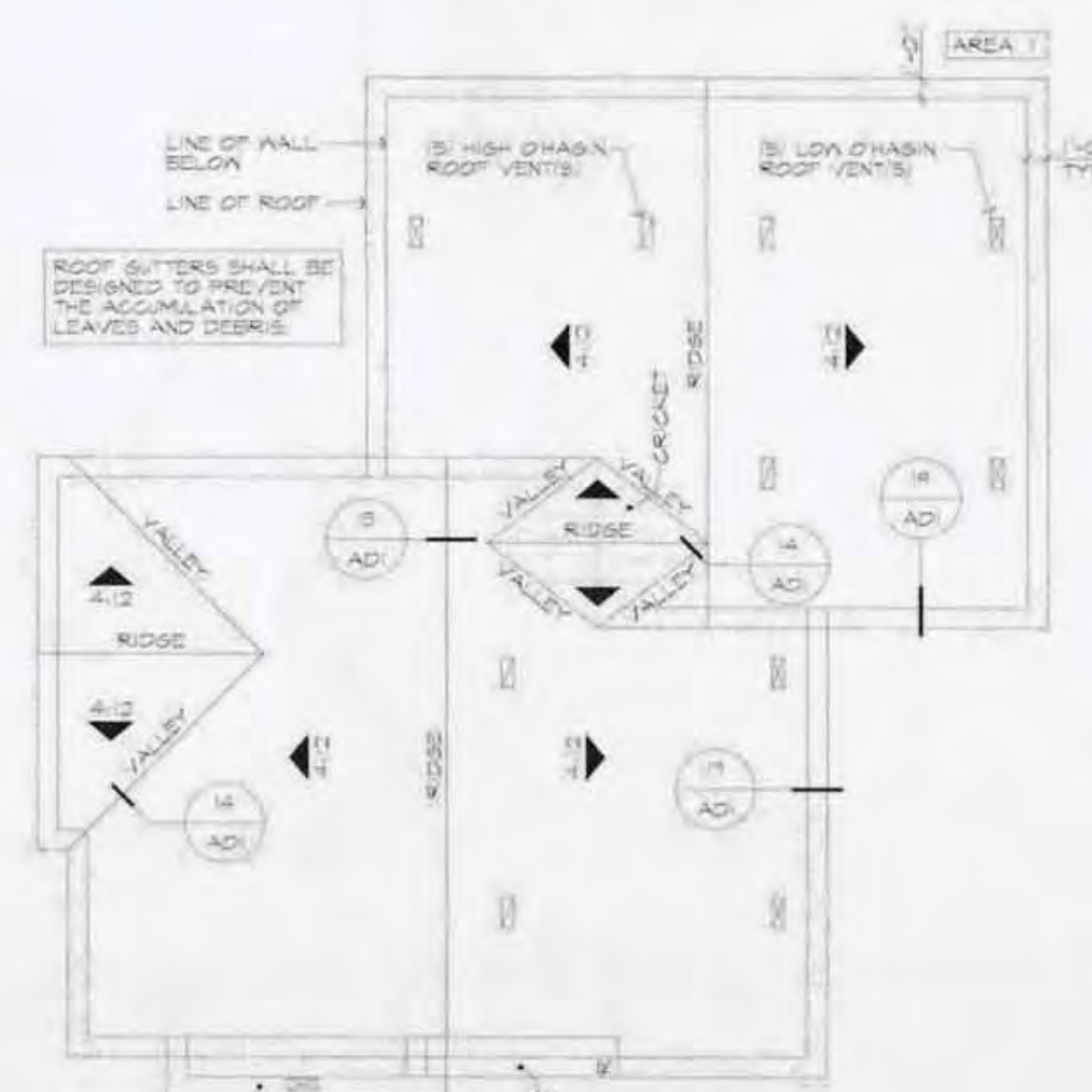
Roof Plan 1B



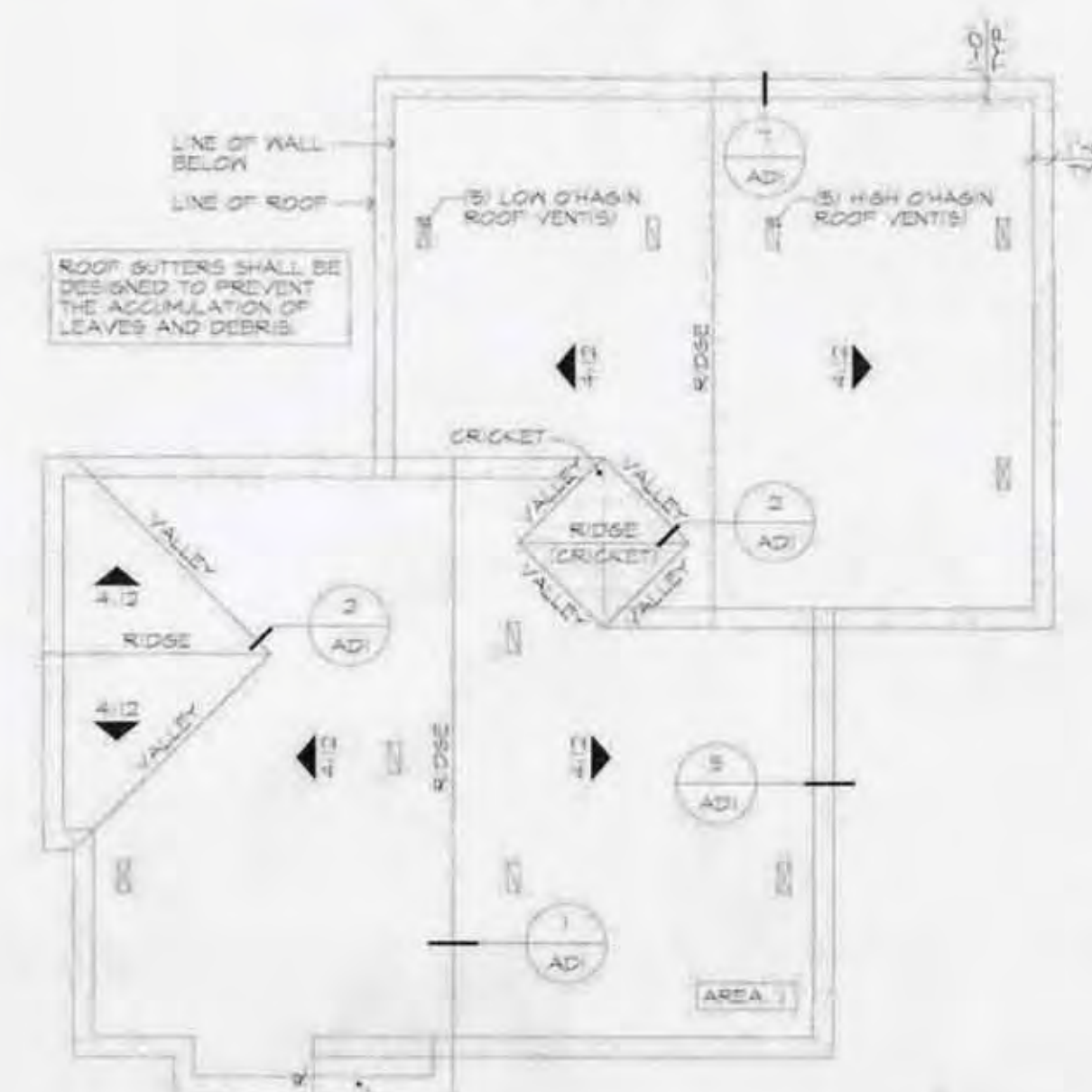
Roof Plan 1C



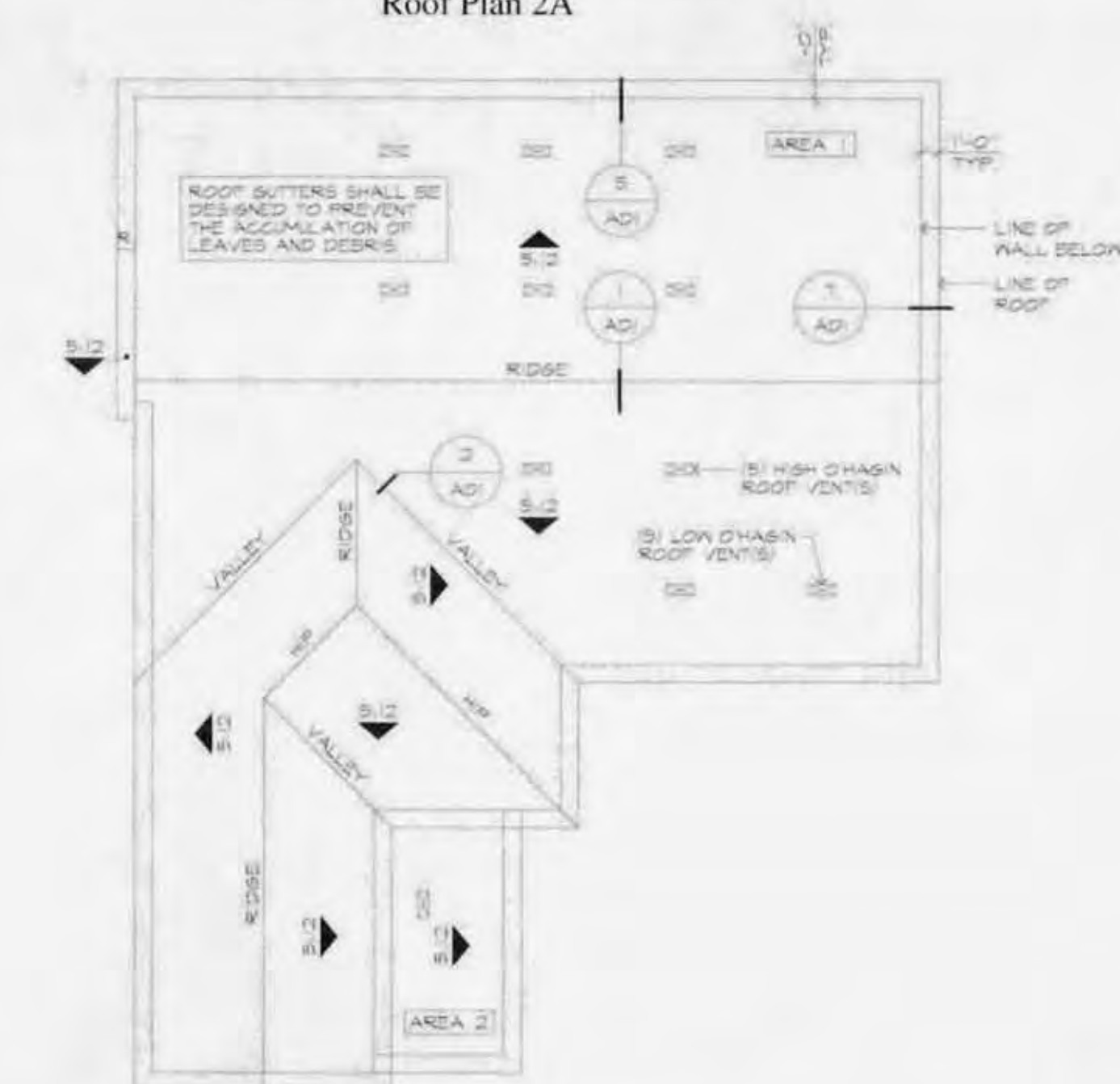
Roof Plan 2A



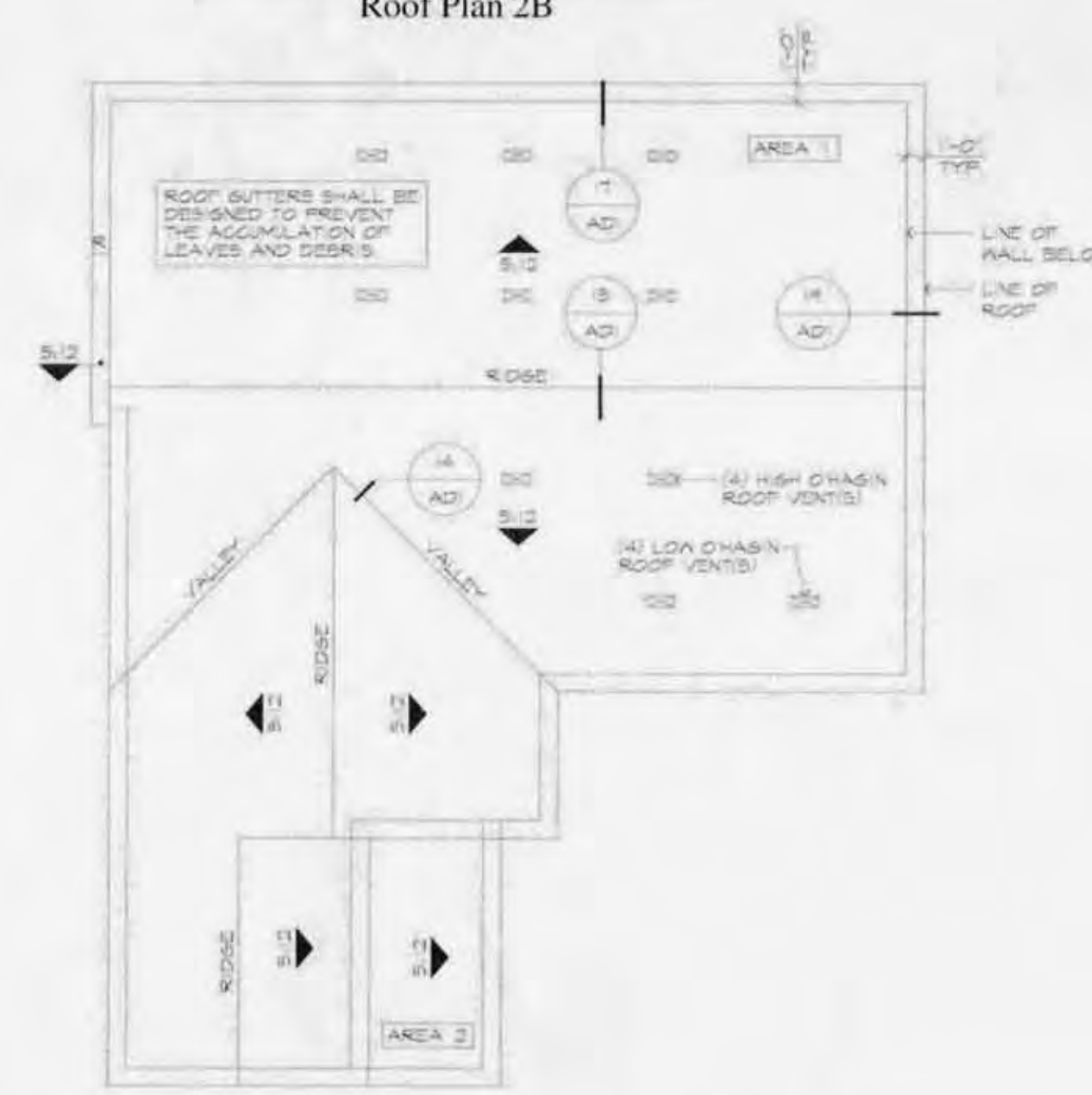
Roof Plan 2B



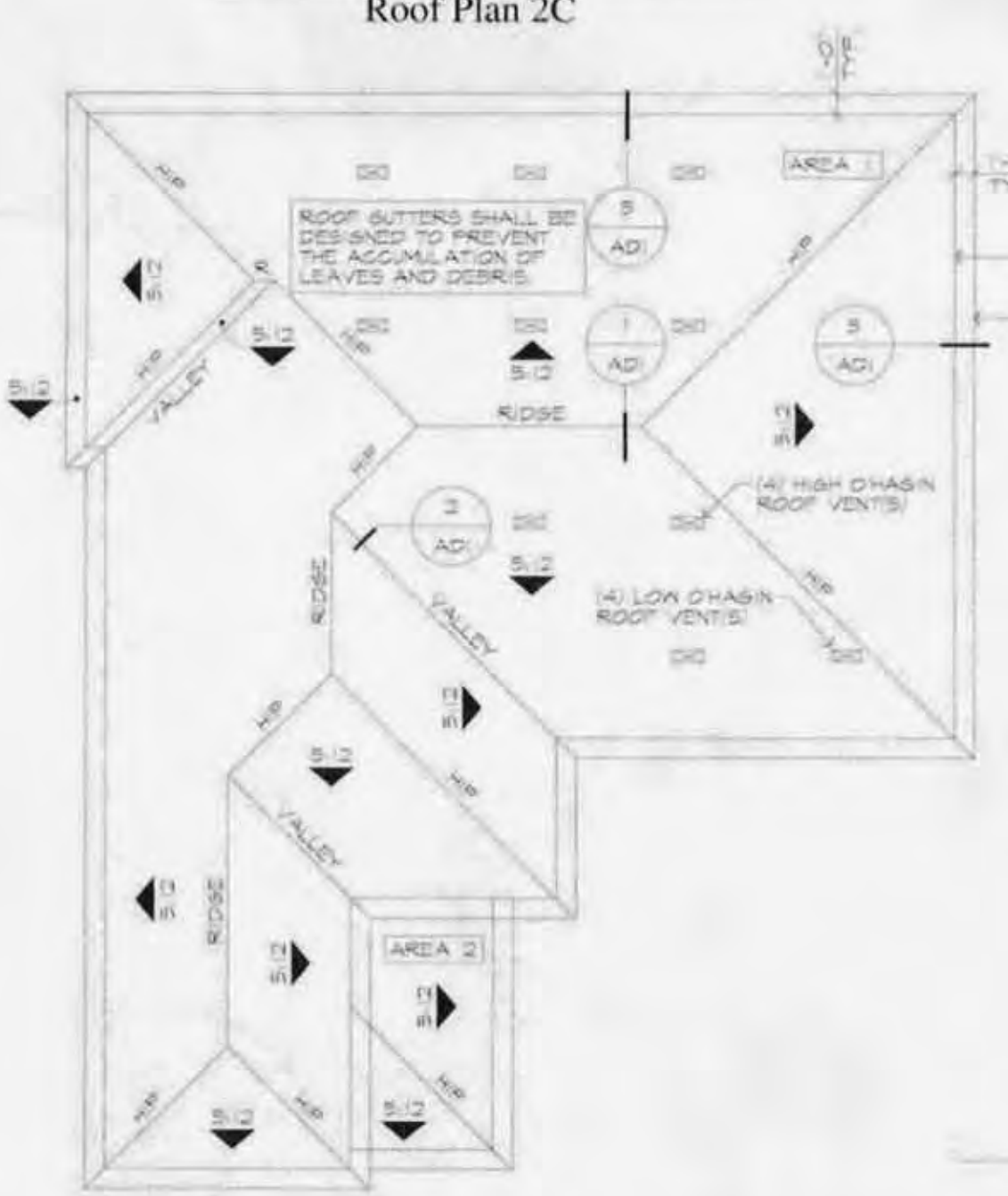
Roof Plan 2C



Roof Plan 3A



Roof Plan 3B



Roof Plan 3C

APPROVED EXHIBIT 'A'
3/20/09
SHEETS 1-1
DATE: 03/20/2009 BY: J. J. J.

EXPEDITE

KB HOME

PLANNING & CIVIL ENGINEERING

LATITUDE 33 PLANNING & ENGINEERING

9968 HILBERT STREET, 2ND FLOOR

SAN DIEGO, CA 92131

(P) 619.236.1462

OWNER/APPLICANT: SEA BREEZE 56, LLC

5550 CARMEL MOUNTAIN ROAD, SUITE 204

SAN DIEGO, CA 92130

(P) 858.504.0804

ARCHITECT: KTG

17811 VON KARMAN AVE, SUITE 200

IRVINE, CA 92614

(P) 949.851.2133

LANDSCAPE ARCHITECT: SCHMIDT DESIGN GROUP

1111 SIXTH AVE, #500

SAN DIEGO, CA 92101

(P) 619.236.1462

Prepared By: LATITUDE 33

Project Address: CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

SAN DIEGO, CA 92129

Project Name: MERGE 56

Sheet Title: PREVIOUSLY APPROVED ROOF PLANS

Original Date: 12/17/2018

Sheet: 70 of 70

PTS# 615111

NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.