

ATTACHMENT 10

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

MERGE 56

UNIT 4 LOTS 1, 3, & 4, UNIT 10 LOTS 6 & 7

SUBSTANTIAL CONFORMANCE REVIEW

CITY OF SAN DIEGO-PTS NO. 672275

DEVELOPMENT SUMMARY - UNIT 4

Unit 4 Development Summary	Approved VTM (1266880)	Changes Per Approved SCR (2356305)	Changes Proposed	New Total After Proposed SCR
Net Total	5.55 AC	+0.41 AC	--	5.96 AC
Gross Floor Area	277,140 SF	+43,918 SF	+7,032 SF	240,254 SF
Proposed Lot Coverage	114,522 SF	+27,708 SF	-19,780 SF	122,450 SF
Total FAR	1.15	-0.25	+0.02	0.92
Landscape Area	41,119 SF	-524 SF	+6,709 SF	47,304 SF
Floor Area Summary				
Townhouses	92 units	-3 units	+22 units	111 units
Commercial				
GFA Residential Total =	205,180 SF	-43,918 SF	+13,286 SF	174,548 SF
Retail				
Retail 3	8,200 SF	--	--	--
Retail 4	8,000 SF	--	--	--
GFA Retail Total =	16,200 SF	--	-9,702 SF (Relocated to Unit 10 Lot 6) -6,498 SF (Moved to Shopkeeper Unit 4, Lots 3/4)	--
Office				
Office 4A	38,460 SF	--	--	--
Office 4B	17,300 SF	--	--	--
GFA Office Total =	55,760 SF	--	-53,075 SF (Relocated to Unit 10 Lot 6) -2,685 SF (Moved to Shopkeeper Unit 4, Lot 1)	--
Shopkeeper				
Shopkeeper	--	--	--	9,183 SF
GFA Shopkeeper Total =	--	--	+9,183 SF **	9,183 SF
GFA Commercial Total =	71,960 SF	--	-62,777 SF	9,183 SF
Parking Structures				
Parking Structure 4 (Office 4)	53,549 SF	--	-53,549 SF (Relocated to Unit 10 Lot 6)	--

** 2,685 SF FROM UNIT 4, LOT 1 AND 6,498 SF FROM UNIT 4, LOTS 3/4

DEVELOPMENT SUMMARY - UNIT 10

Unit 10 Development Summary	Approved VTM (1266880)	Changes Per Approved SCR (2356305)	Changes Proposed	New Total After Proposed SCR
Net Total	12.21 AC	+0.51 AC	--	12.72 AC
Gross Floor Area	521,923 SF	+16,285 SF	+29,862 SF	535,305 SF
Proposed Lot Coverage	288,754 SF	+3,305 SF	--	292,059 SF
Total FAR	0.98	-0.04	+0.03	0.97
Landscape Area	111,037 SF	--	--	111,037 SF
Floor Area Summary				
Multi Family (Market Rate)	19 units	+3 units	-22 units (Relocated to Unit 4 Lot 3)	--
Multi Family (Affordable)	47 units	--	--	47 units
GFA Residential Total =	114,305 SF	-16,285 SF	-33,115 SF (Relocated to Unit 4 Lot 3)	64,905 SF
Commercial				
Jr. Anchor 1	15,000 SF	--	--	15,000 SF
Cinema	50,000 SF	--	--	50,000 SF
Retail 1	17,500 SF	--	--	17,500 SF
Retail 2	6,250 SF	--	--	6,250 SF
Market Hall	10,500 SF	--	--	10,500 SF
Grocery	21,000 SF	--	--	21,000 SF
Fitness (Jr. Anchor 2)	35,000 SF	--	--	35,000 SF
Hotel	54,000 SF	--	--	54,000 SF
Jr. Anchor 3	13,000 SF	--	--	13,000 SF
Retail 3 (from Unit 4 Lot 3)	--	--	--	--
Retail 4 (from Unit 4 Lot 3)	--	--	--	--
GFA Commercial Total =	222,250 SF	+9,702 SF (From Unit 4 Lot 3)	--	231,952 SF
Office				
Office 1A, 1B	144,368 SF	--	--	144,368 SF
Office 2	12,600 SF	--	--	12,600 SF
Office 3	28,400 SF	--	--	28,400 SF
Office 4A (from Unit 4 Lot 1)	--	--	--	--
Office 4B (from Unit 4 Lot 1)	--	--	--	--
GFA Office Total =	185,368 SF	+53,075 SF (From Unit 4 Lot 1)	--	238,443 SF
Parking Structures				
Parking Structure 1 West	207,240 SF	--	--	207,240 SF
Parking Structure 2 Central	150,306 SF	--	--	150,306 SF
Parking Structure 3 East	87,508 SF	--	+53,549 SF (From Unit 4 Lot 1)	141,057 SF
Parking Structures Total =	415,054 SF	--	--	498,603 SF

NO CHANGES TO UNIT 5 ARE PROPOSED AT THIS TIME FOR CONSIDERATION

UNIT ACREAGE SUMMARY

Lot #	Lot Size (SF)	AC.	Lot Description	GFA (SF)	Approved VTM (1266880) FAR	Approved SCR (2356305) FAR	Proposed SCR FAR
Unit 4, Lot 1	55,630	1.28	Multi-Family/Shopkeeper	51,573	1.19	--	0.93
Unit 4, Lot 2 *	17,207	0.40	Multi-Family	18,733	0.85	1.09	--
Unit 4, Lot 3	39,206	0.90	Multi-Family/Shopkeeper	47,758	0.65	--	1.22
Unit 4, Lot 4	84,866	1.95	Multi-Family	78,404	0.83	1.48	0.92
Unit 4, Lot 5 *	62,880	1.44	Multi-Family	43,786	0.96	0.70	--
Unit 4, Lot 8B *	68,506	1.57	Private Drive	--	--	--	--
Unit 4, Lot EE *	9,495	0.22	Private Drive	--	--	--	--
Unit 5, Lots 1-84 *	363,402	8.34	Single Family	224,262	0.59	0.61	--
Unit 5, Lot A *	19,895	0.46	Open Space	--	--	--	--
Unit 5, Lot B *	1,419	0.03	HOA	--	--	--	--
Unit 5, Lot C *	845	0.02	Open Space	--	--	--	--
Unit 5, Lot D *	24,001	0.55	Open Space	--	--	--	--
Unit 5, Lot CC *	38,758	0.89	Private Drive	--	--	--	--
Unit 5, Lot FF *	13,805	0.32	Private Drive	--	--	--	--
Unit 10, Lot 1 *	25,367	0.58	Commercial	54,000	1.97	--	--
Unit 10, Lot 2 *	84,355	1.94	Office	144,368	1.75	--	--
Unit 10, Lot 3 *	70,231	1.61	Commercial/Retail/office	40,600	0.58	--	--
Unit 10, Lot 4 *	192,781	4.43	Commercial/Retail	123,150	0.64	--	--
Unit 10, Lot 5 *	47,446	1.09	Commercial/Retail	10,500	0.22	--	--
Unit 10, Lot 6	65,709	1.51	Commercial/Retail	97,777	1.78	--	1.49
Unit 10, Lot 7	68,244	1.57	Affordable Multi-Family	64,905	0.89	0.68	0.95
Unit 10, Lot T *	68,672	1.58	Open Space	--	--	--	--
Unit 10, Lot 2 *	170,614	3.92	Open Space	--	--	--	--
Unit 10, Lot AA *	142,246	3.27	Private Drive	--	--	--	--
Unit 10, Lot DD *	88,450	2.03	Private Drive	--	--	--	--
Total	1,824,030	41.87		999,816			

* NO CHANGES PROPOSED PER THIS SCR

DENSITY:
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE
NUMBER OF PROPOSED DWELLING UNITS PROPOSED PER THE SCR: 242

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DEVIATION SUMMARY

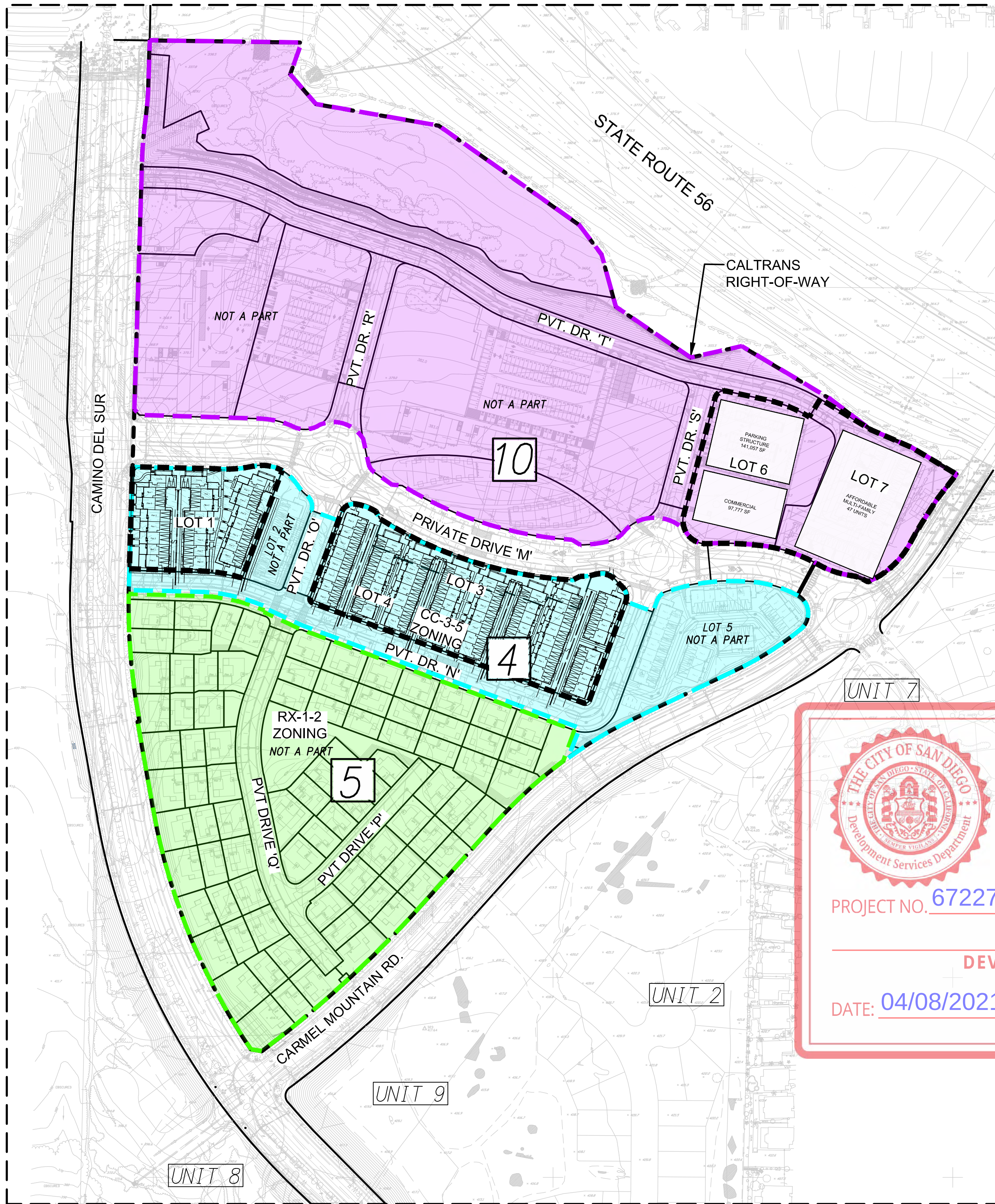
CC 3-5 ZONE DEVIATIONS			
REQUIRED	LOTS (APPROVED)	LOTS (APPROVED SCR - PTS 615111)	LOTS (PROPOSED SCR)
MAX 10' FRONT/STREET SIDE SETBACK	Unit 10 Lot 7 (Plaza, Hotel from CDS, Townhomes, from CMR), Unit 4 Lot 1, 2, and 5 (Street M)	Same as approved.	Same as approved.
GROUND FLOOR RESTRICTION	Unit 4 - Lots 2, 4 and 5, Unit 10 - Lot 7 (Ground Floor Restriction, Residential on Ground Floor)	Same as approved.	Same as approved.
WALL HEIGHT DEVIATIONS			
REQUIRED	MAX WALL HEIGHT (APPROVED)	MAX WALL HEIGHT (APPROVED SCR - PTS 615111)	MAX WALL HEIGHT (PROPOSED SCR)
12' MAX	WALL 21 (20'), WALL 22 (25'), WALL 27 (14'), WALL 31 (22'), WALL 32 (22')	No proposed walls exceed 12'.	---

SITE SUMMARY

SETBACKS (CC 3-5):	REQUIRED	APPROVED VTM	APPROVED SCR (PTS 615111)	PROPOSED SCR
UNIT 10				
MAX FRONT/STREET SIDE	10'	VARIES 0'-91" (Lot 7)	MEETS APPROVED	MEETS APPROVED
MIN SIDE/REAR	10' OR 0'	VARIES 3'-10' MIN	MEETS APPROVED	MEETS APPROVED
UNIT 4				
MAX FRONT/STREET SIDE	10'	VARIES 0'-29" (Lot 1, 2, 5)	MEETS APPROVED	MEETS APPROVED
MIN SIDE/REAR	10' OR 0'	10' OR 0'	MEETS APPROVED	MEETS APPROVED

UNIT CONSTRUCTION TYPE/OCCUPANCY SUMMARY

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



SUMMARY OF REQUEST

- SUBSTANTIAL CONFORMANCE REQUEST TO PROJECT ENTITLED AS "MERGE 56"
- PROJECT NO. 360009
- VTM NO. 1266880
- PDP NO. 1266871
- SDP NO. 1266883
- CUP NO. 1263881
- SDP (CDS SOUTH) NO. 1353616
- SCR 2356305
- TOTAL UNIT COUNT FOR UNIT 4 IS 111 UNITS (PREVIOUSLY APPROVED FOR 65 UNITS).
- TOTAL UNIT COUNT FOR UNIT 10 IS 47 UNITS (PREVIOUSLY APPROVED FOR 65 UNITS).

LOT SUMMARY

UNIT 4	
LOT 1	24 MULTI-FAMILY UNITS, 2,685 SF COMMERCIAL (SHOPKEEPER)
LOT 2	7 MULTI-FAMILY UNITS (NO CHANGE)
LOT 3	40,800 SF COMMERCIAL/RETAIL/OFFICE (NO CHANGE)
LOT 4	123,150 SF COMMERCIAL/RETAIL (NO CHANGE)
LOT 5	59 MULTI-FAMILY UNITS, 6,498 SF COMMERCIAL (SHOPKEEPER)
LOT 6	21 MULTI-FAMILY UNITS (NO CHANGE)
UNIT 10	
LOT 1	54,000 SF COMMERCIAL (NO CHANGE)
LOT 2	144,368 SF OFFICE (NO CHANGE)
LOT 3	40,800 SF COMMERCIAL/RETAIL/OFFICE (NO CHANGE)
LOT 4	123,150 SF COMMERCIAL/RETAIL (NO CHANGE)
LOT 5	10,500 SF COMMERCIAL/RETAIL (NO CHANGE)
LOT 6	97,777 SF COMMERCIAL
LOT 7	47 AFFORDABLE MULTI-FAMILY UNITS

HATCH KEY

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

LEGEND

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- LIMITS OF SCR
- ABUTTER'S RIGHTS OF ACCESS RELINQUISHED

DEVELOPMENT PLANNING UNIT
SEE "SITE SUMMARY" BELOW FOR
TABULATION. SEE KEY MAP FOR LOCATION

LEGAL DESCRIPTION

LOT 10 IN THE COUNTY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15578, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 11, 2007 AS FILE NO. 2007-0466189, O.R.

ASSESSOR'S PARCEL NO.

306-420-10

COORDINATE INDEX

286-1723-NAD27

1926-6283 NAD83

BENCH MARK

CARMEL MOUNTAIN ROAD AND SR-56, EBT TOP OF INLET 30FT.S'LY BRIDGE

ELEVATION = 395.81 M.S.L.

GRADING TABULATION

- TOTAL AMOUNT OF SITE TO BE GRADED: 60.98 ACRES
- PERCENT OF TOTAL SITE GRADED: 100%
- AMOUNT OF CUT: 626,700 YARDS (ONSITE)
- MAXIMUM DEPTH OF CUT: 63 FEET
- AMOUNT OF FILL: 731,200 CUBIC YARDS (ONSITE)
- MAXIMUM HEIGHT OF FILL: 62 FEET
- MAXIMUM HEIGHT OF FILL SLOPE: 66 FEET: 2:1 SLOPE
- MAXIMUM HEIGHT OF CUT SLOPE: 62 FEET: 2:1 SLOPE
- RETAINING WALL LENGTH: 6,012 FEET
- MAXIMUM RETAINING WALL HEIGHT: 22 FEET
- AMOUNT OF IMPORT: 104,500 CUBIC YARDS

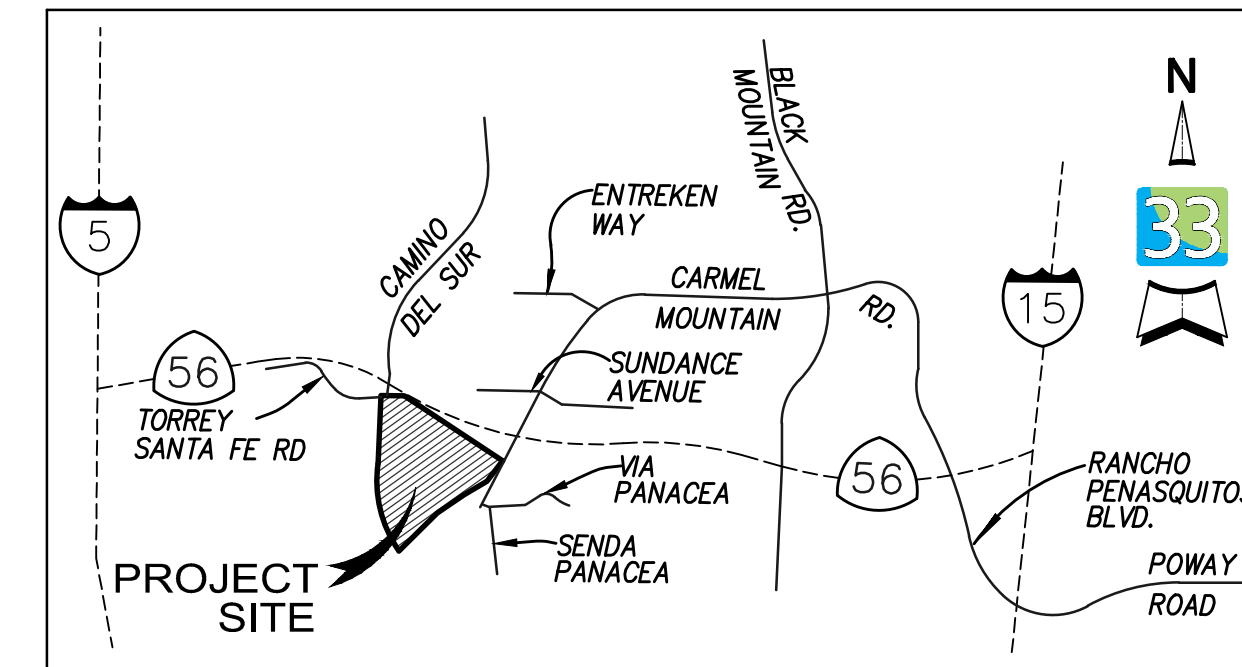
RESIDENTIAL REQUIREMENTS

131.0454 - STORAGE AREAS:
MIN. 240 CU FT OF PERSONAL STORAGE SPACE IS REQUIRED FOR EACH UNIT, LOCATED OUTSIDE THE LIVING UNIT STORAGE SPACE PROVIDED IN PRIVATE GARAGES. NOTE UNDER STAIR SPACE PROVIDES THE MINIMUM 7' HORIZONTAL DIMENSION.

131.0455 - PRIVATE EXTERIOR OPEN SPACE:
PROVIDE MIN. 60 SQ FT OF USABLE PRIVATE EXTERIOR OPEN SPACE ABUTTING DWELLING UNITS. THIS REQUIREMENT IS MET WITH EXTERIOR BALCONIES. ALL UNITS HAVE MIN. 6' DIMENSION AND ARE LOCATED NO CLOSER THAN 9' TO THE P.L.

SHEET SUMMARY

SHEET NO.	DESCRIPTION
1	PROPOSED TITLE SHEET
2	PREVIOUSLY APPROVED COVER SHEET
3	PROPOSED GRADING AND UTILITIES UNIT 4
4	PREVIOUSLY APPROVED GRADING AND UTILITIES UNITS 4 AND 10
5	PROPOSED SITE PLAN UNIT 4
6	PREVIOUSLY APPROVED SITE PLAN UNITS 4 AND 10
7	PROPOSED FIRE ACCESS PLAN UNIT 4
8	PREVIOUSLY APPROVED FIRE ACCESS PLAN UNITS 4 AND 10
9	PROPOSED LANDSCAPE DEVELOPMENT PLANTING PLAN UNITS 4 AND 10
10	PROPOSED LANDSCAPE DEVELOPMENT PLANTING PLAN UNITS 4 AND 10
11	PREVIOUSLY APPROVED PLANTING PLAN
12	PROPOSED LANDSCAPE DEVELOPMENT PLANTING CALCULATIONS
13	PREVIOUSLY APPROVED PLANTING CALCULATIONS
14	OMITTED
15	PROPOSED ARCHITECTURAL SITE PLAN
16-22	PROPOSED FLOOR PLANS
23-26	PREVIOUSLY APPROVED FLOOR PLANS
27-31	PROPOSED ELEVATIONS
32-33	PREVIOUSLY APPROVED BUILDING ELEVATIONS
34-35	PROPOSED ROOF PLANS
36-38	SHOPKEEPER PERSPECTIVE SHEETS



VICINITY MAP

NO SCALE

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92164
(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
1310 ROSECRANS ST., SUITE G
SAN DIEGO, CA 92106
(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

SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:

PROPOSED TITLE SHEET

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: 12/08/2020

Original Date: 09/24/2020

Sheet 1 of 38

PTS# 672275

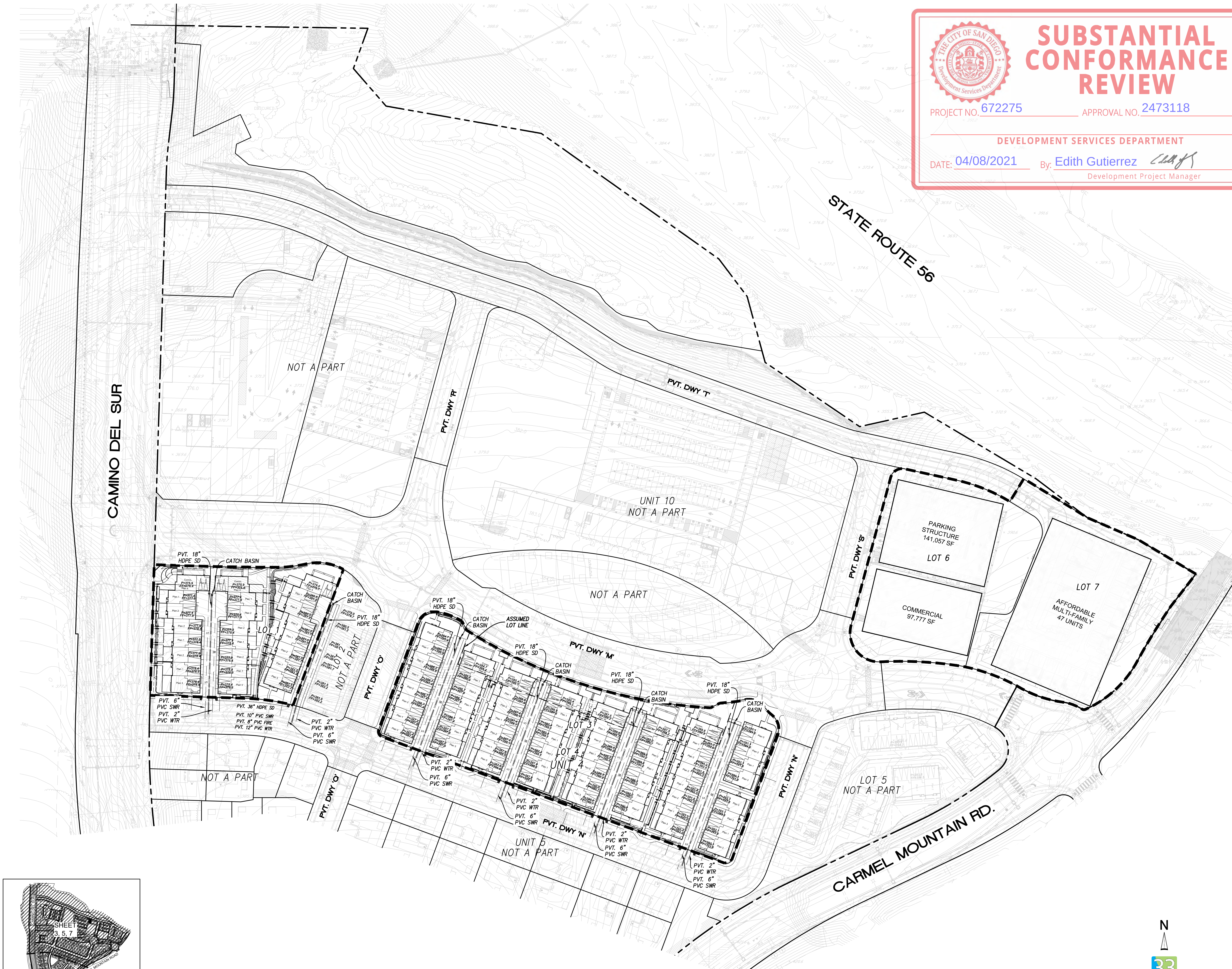
PARKING					
COMMODITY	FOOTPRINT SQ FT	# FLOORS	TOTAL AREA	PARKING RATIO	REQUIRED PARKING
LARGE RETAIL TENANTS:					
1. CROWN (1.20 SEAT)	50,000	1.00	50,000	1 per 3 seats	417
2. GROCERY	21,000	1.00	21,000	0.0001	21
3. R. ANCHOR 1	15,000	1.00	15,000	0.0001	15
4. RETAIL (1.20 SEAT)	11,000	1.00	11,000	0.0001	11
5. R. ANCHOR 2	13,000	1.00	13,000	0.0001	13
SUBTOTAL LARGE RETAIL TENANTS					
	121,000		121,000		501
SMALL RETAIL TENANTS:					
6. MARKET HALL (1.20 SEAT)	10,000				
7. RETAIL AREA 1 (CENTRAL PLAZA)	17,000				
8. RETAIL AREA 2 (EAST PLAZA)	6,200				
9. RETAIL AREA 3 (SOUTH SIDE OF STREET)	8,000				
10. RETAIL AREA 4 (SOUTH SIDE OF STREET)	8,000				
SUBTOTAL SMALL RETAIL TENANTS					
	13,000	1.00	50,000	1 per room	130
SUBTOTAL COMMERCIAL + HOTEL					
	134,000		134,000		631

OFFICE	TYPE	# FLOORS	TOTAL AREA	PARKING RATIO	REQUIRED PARKING
1. OFFICE BUILDING 1A	GENERAL	6.00	48,538	0.0033	325
2. OFFICE BUILDING 1B	GENERAL	4.00	45,400	0.0033	151
3. OFFICE BUILDING 2 (COVER 1R ANCHOR 1)	MEDICAL	2.00	12,000	0.0040	50
4. OFFICE BUILDING 2 (COVER 1R RETAIL 1)	MEDICAL	2.00	28,400	0.0040	114
5. OFFICE BUILDING 4A	MEDICAL	3.00	38,400	0.0040	154
6. OFFICE BUILDING 4B	MEDICAL	2.00	17,300	0.0040	69

SHARED PARKING DEDUCTION			0%	0
SUBTOTAL OFFICE			241,128	863
SUBTOTAL COMMERCIAL & OFFICE			479,578	1,535

AFFORDABLE HOUSING					
FLAT APARTMENTS	SQ FT	# FLOORS	TOTAL AREA	UNITS	REQUIRED PARKING
1. FLAT APARTMENTS	21,635	3.00	64,905	47	48
2. BEDROOM				14	20
3. BEDROOM				14	20
4. BEDROOM				14	20
5. VISITOR PARKING				14	20
6. VISITOR PARKING				14	20
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98. VISITOR PARKING				14	20
99. VISITOR PARKING				14	20
100. VISITOR PARKING				14	20

PARKING (COMMERCIAL AREA)					
1. PARKING STRUCTURE 1 (WEST)	TOTAL AREA	SPACES	ACCESSIBLE	MOTORCYCLE	LOT BICYCLE
Basement	71,800	208	2	0	80
1st floor	21,800	208	12	4	20
2nd floor	31,800	198	0	0	0
3rd floor	31,800	198	0	0	0
4th floor	31,800	198	0	0	0
SUBTOTAL	207,240	592	14	34	100
2. PARKING STRUCTURE 2 (CENTRAL)	Basement	50,100	153	0	0
	1st floor	50,100	157	17	20
	2nd floor	50,100	163	0	0
	3rd floor	50,100	168	0	0
SUBTOTAL	150,300	643	17	20	0



SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. **672275** APPROVAL NO. **2473118**

DEVELOPMENT SERVICES DEPARTMENT

DATE: **04/08/2021** By: **Edith Gutierrez**
Development Project Manager

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 SWALE	-----
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 GUTTER	-----
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

- ALL ONSITE 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.
- 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.
- 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.
- PROVIDE STREET LIGHTS ALONG PRIVATE DRIVE "M" PER THE SAN DIEGO DESIGN MANUAL.
- ALL PRIVATE STORMWATER RUNOFF WILL BE TREATED VIA ONSITE 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.

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 BMPs 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.

- 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%.
- 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.
- 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.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

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Project Address:
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SAN DIEGO, CA 92129

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

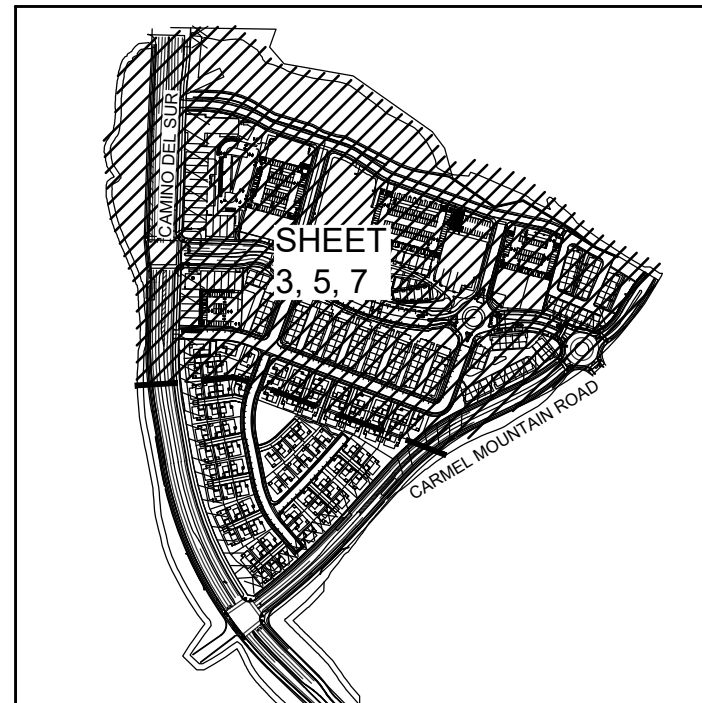
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PROPOSED GRAD & UTIL
UNIT 4 AND UNIT 10

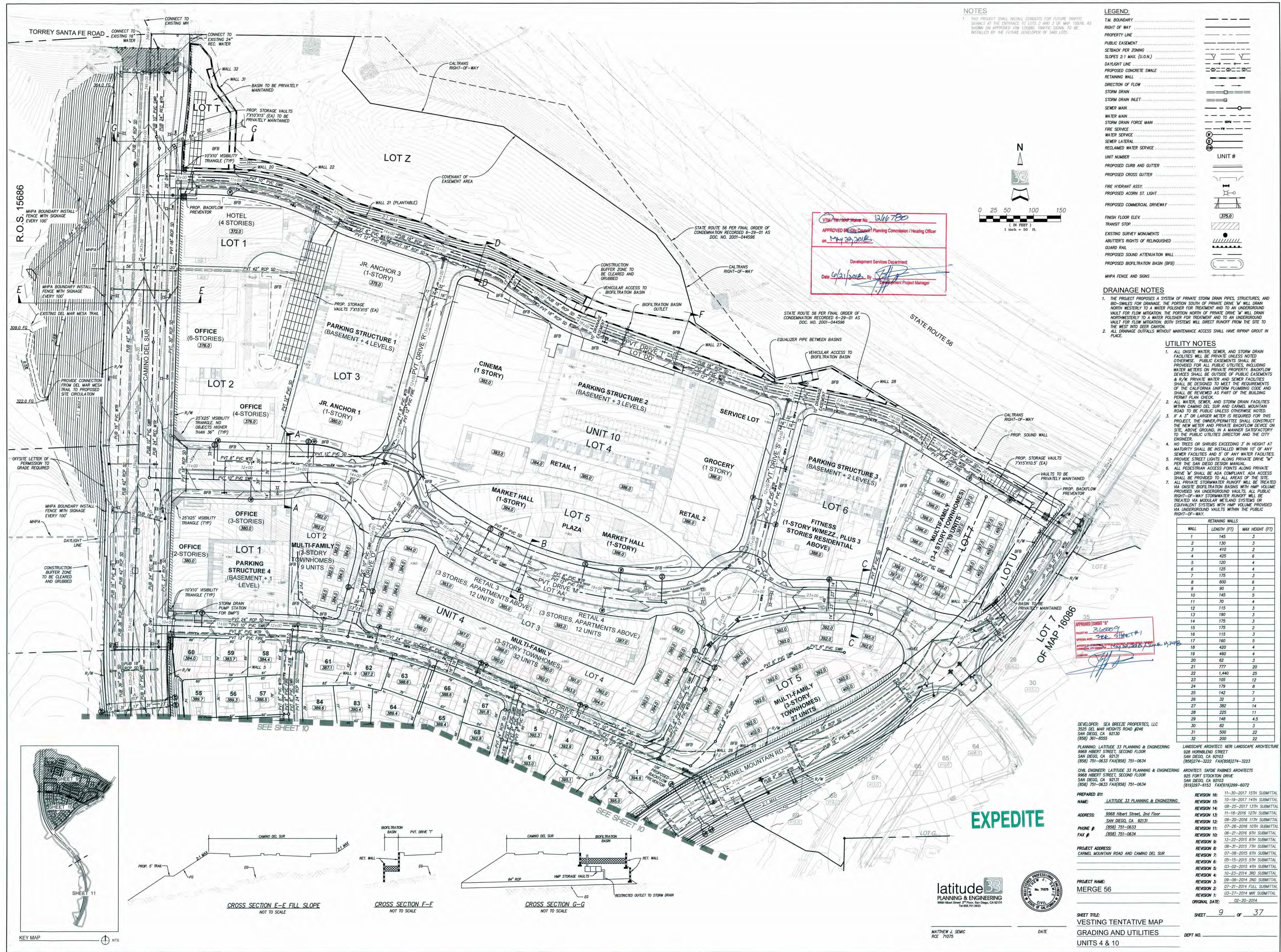
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NOTE: PREVIOUSLY APPROVED EXHIBIT 'A' IS FOR REFERENCE ONLY. PLAN IS NOT TO SCALE.

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SAN DIEGO, CA 92129

Project Name:
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SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

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

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Revision 12: _____
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Revision 10: _____
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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)	X X
GUARD RAIL	----
STREET LIGHT	76 sp.
NUMBER OF PARKING SPACES	76 sp.
DRIVEWAY	----
MHPA FENCE AND SIGNS	----
PROPOSED TRAFFIC SIGNAL	15

NOTES:

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

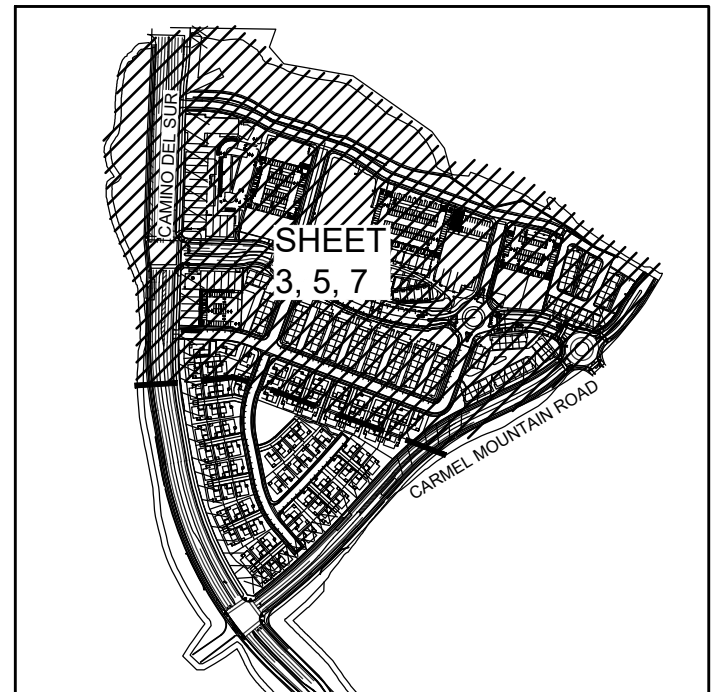
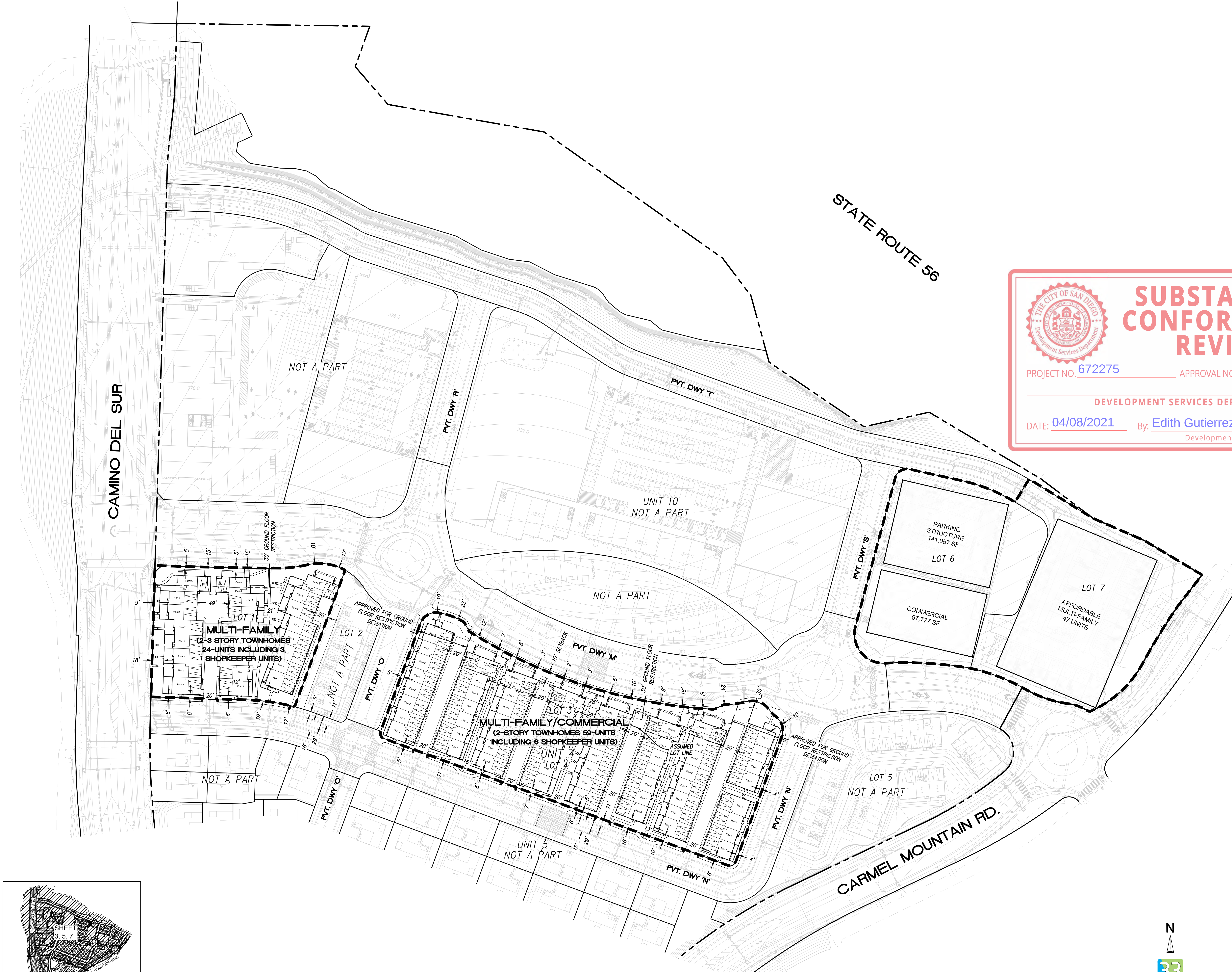


SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez Development Project Manager



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SAN DIEGO, CA 92129

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

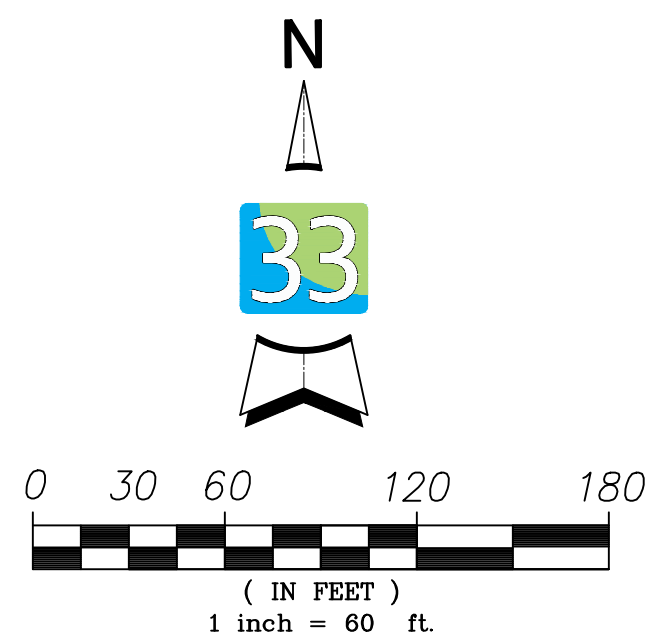
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PROPOSED SITE PLAN
UNIT 4 AND UNIT 10

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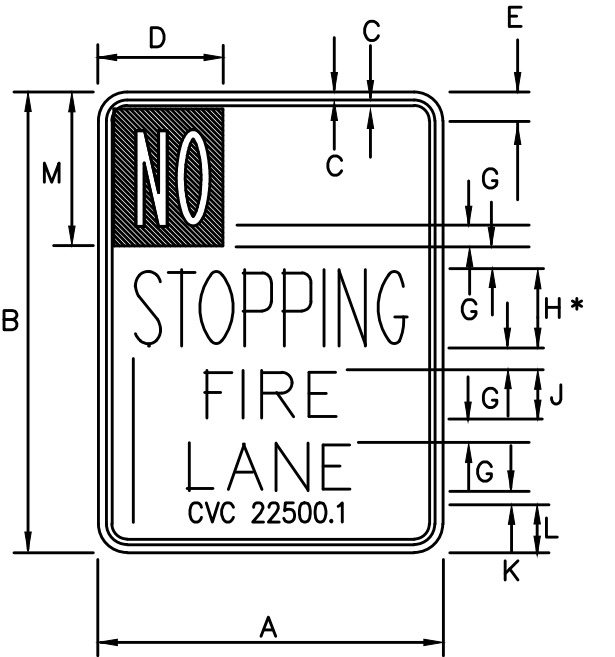
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SIGN	DIMENSIONS (INCHES)											
	A	B	C	D	E	F	G	H	J	K	L	M
STANDARD	12	18	1/4	5 1/2	1 1/2	3 1/2B	7/8	3B	2 1/4B	1/2C	5/8	5 5/8



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

R26F SIGN



SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275

APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021

By: Edith Gutierrez

Development Project Manager

EXISTING FIRE HYDRANTS

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

FIRE DEPARTMENT NOTES

- 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.
- BUILDING ADDRESS NUMBER LOCATIONS SHALL BE VISIBLE AND LEGIBLE FROM THE STREET/ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209, FOR ADU/CDO; IT SHALL BE NECESSARY TO PROVIDE A SEPARATE ADDRESS FOR THE SEPARATE UNIT. THE APPLICANT WILL NEED TO REQUEST THAT THE PROJECT MANAGER ADDS A REVIEW CYCLE FOR MIS ADDRESSING TO REVIEW THE PROJECT TO ASSIGN AND/OR RE-ASSIGN A PHYSICAL ADDRESS WITH STREET NAME, NUMBER AND/OR UNIT DESIGNATION.
- 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.
- ALL RED CURB/ NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14.1.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
- SAN DIEGO MUNICIPAL CODE SECTION 55.0507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED IN ROAD/LANE AND/OR BETWEEN CURBS. THE MARKER(S) SHALL BE AT A RIGHT ANGLE TO THE HYDRANT.
- CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS; A 3 FOOT RADIUS CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- 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.
- 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. SEE APPENDIX D CFC FIGURE D103.1 RADIUS 30' INSIDE, 50' OUTSIDE.
- 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.
- 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.
- 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.
- 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.
- 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.
- ANY HAMMERHEAD/TURNAROUND/CUL-DE-SAC SHALL BE PROVIDED IN ACCORDANCE WITH APPENDIX D CFC FIGURE D103.1. ALL DIMENSIONS HAVE BEEN SHOWN ON THE FIRE ACCESS PLAN. TURN RADIUS 30' INSIDE/50' OUTSIDE. SDDF FPB POLICY A-14-1.
- AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLANE, SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVE(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S). SHOW ALL PROPOSED LOCATIONS WHERE AERIAL ACCESS IS BEING PROVIDED (SEE CFC APPENDIX D/FPB POLICY A-14-1).
- ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE. THE HOSE PULLS MUST CONNECT OR OVERLAP TO SHOWN COMPLETE COVERAGE. FOR A SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLERED BUILDING(S), THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
- ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600' OF THE PROJECT SITE AND A 300' RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF THE SUBMITTED PROJECT. SD ORDINANCE 17927.
- ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED/APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14-1.
- STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. CFC 505.2.
- PROJECTS HAVING MORE THAN 200 DWELLING UNITS - MULTIPLE-FAMILY RESIDENTIAL PROJECTS HAVING MORE THAN 200 DWELLING UNITS SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS REGARDLESS OF BEING EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. (THIS SHALL INCLUDE EXISTING DEVELOPMENTS THAT SHARE THE SAME ACCESS ROAD).
- WHERE TWO FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART THAT IS AT LEAST EQUAL TO, BUT NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE SITE. SEPARATION DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE ACCESS CENTERLINE BETWEEN ACCESSES.

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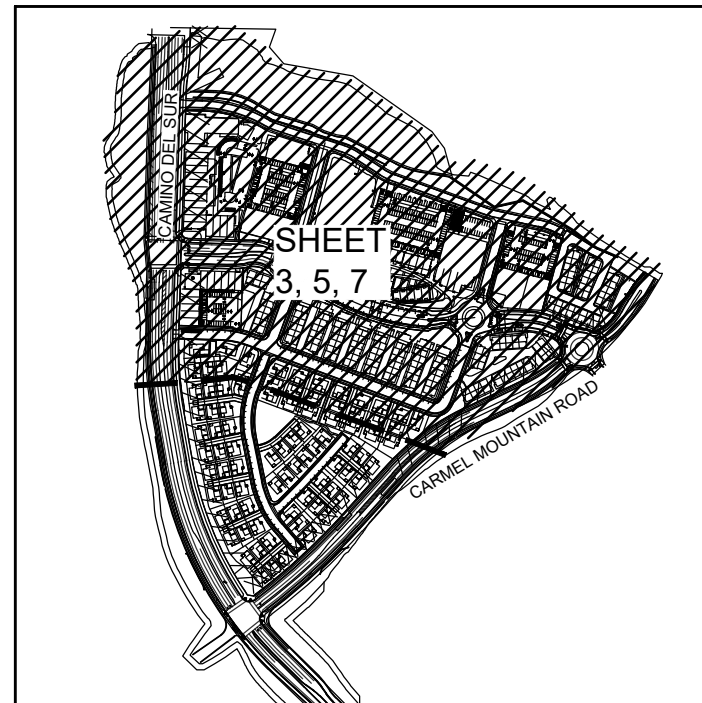
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PLAN UNIT 4 AND UNIT 10

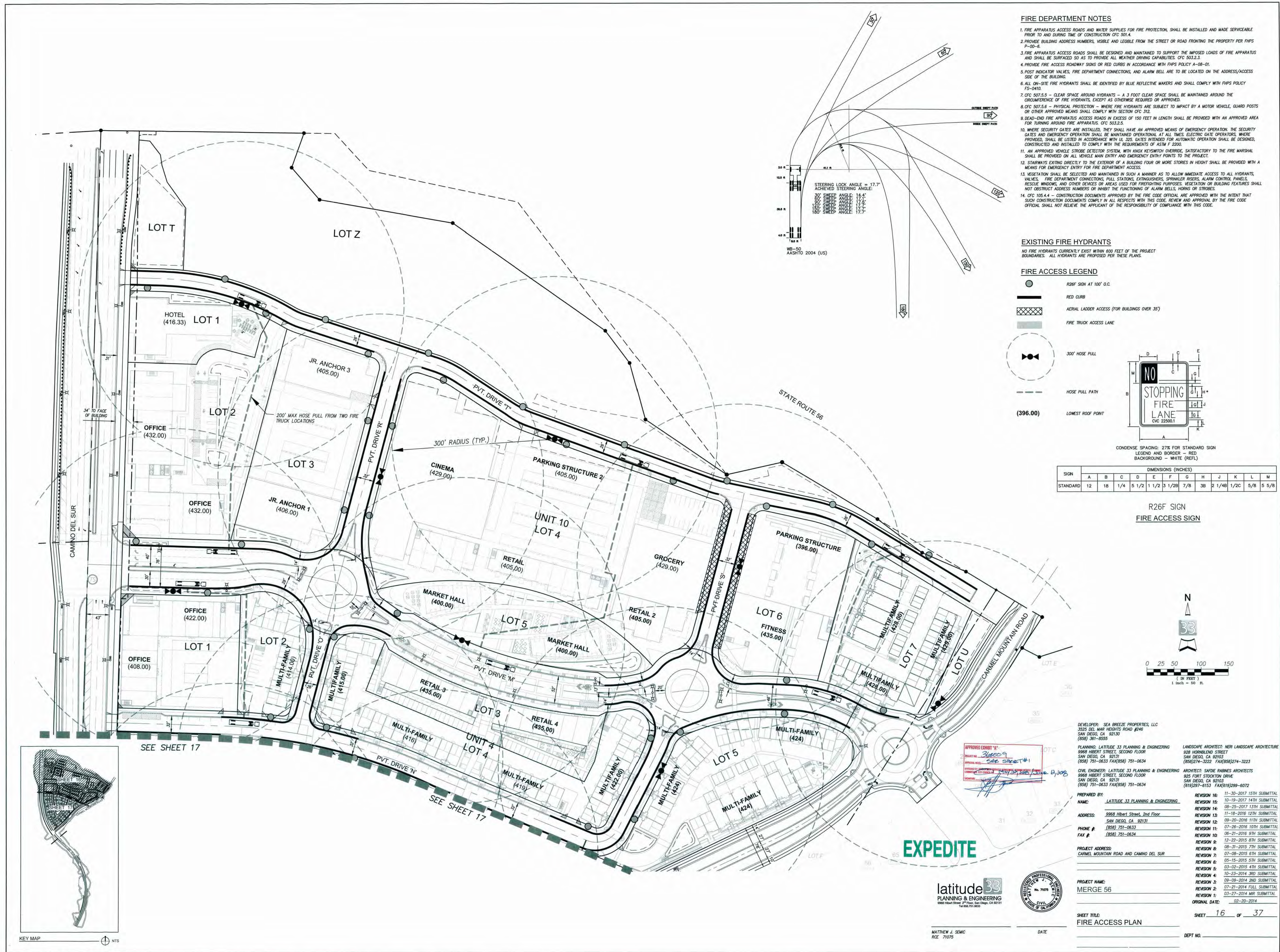
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PTS# 672275





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Project Name:
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SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

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PREVIOUSLY APPROVED
FIRE ACCESS PLAN

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Revision 3: 04/08/2021

Revision 2: 02/12/2021

Revision 1: 12/08/2020

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CONCEPT PLANT SCHEDULE

THEME TREES (36" BOX)
(25' TALL X 20" WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:
CERCIDUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
JACARANDA MIMOSIFOLIA / JACARANDA
KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE
PLATANUS X ACERIFOLIA / LONDON PLANE TREE

SCREEN TREES (24" BOX)
(25' TALL X 10" - 20" WIDE, MEDIUM SCALE EVERGREEN TREE) SUCH AS:
QUIPRESSUS 'FORBESII' / TECATE CYPRESS
HETEROMELES ARBUTIFOLIA / TOYON
LOPHOSTEMON CONFERTUS / BRISBANE BOX
OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
PODOCARPUS HENKELII / LONG-LEAFED YELLOW WOOD

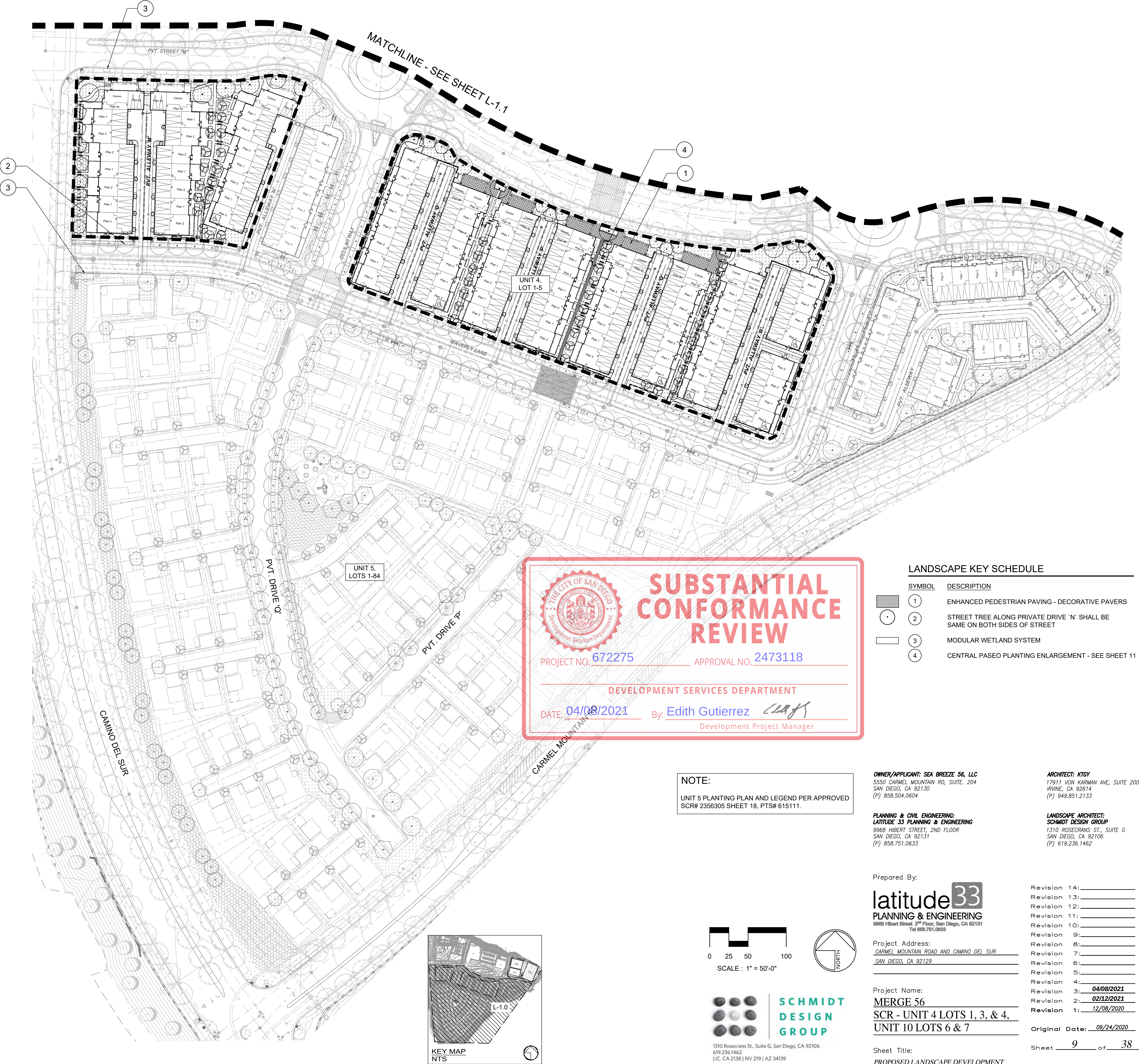
FRONT YARD ACCENT TREES (24" BOX)
(25' TALL X 20" WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:
ARBUTUS X 'MARINA' / ARBUTUS STANDARD
BAUHINIA X BLAKEANA / HONG KONG ORCHID TREE
CERCIS OCCIDENTALIS / WESTERN REDBUD
CHILOPSIS LINEARIS / DESERT WILLOW
LAGESTROEIA INDICA / GRAPE MYRTLE
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA
PHOENIX DACTYLIFERA / DATE PALM
RHUS LANCEA / AFRICAN SUMAC
SYAGRUS ROMANZOFFIANA / QUEEN PALM

DRIVEWAY ACCENT PLANTING (15 GAL)
BAMBUSA MULTIPLEX 'GOLDEN GODDESS' / GOLDEN GODDESS BAMBOO
CORDYLINE SPP. / CORDYLINE
PHOTINIA X FRASERI / PHOTINIA
PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEWE
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:
ARBUTUS X 'MARINA' / ARBUTUS STANDARD
CHILOPSIS LINEARIS / DESERT WILLOW
JACARANDA MIMOSIFOLIA / JACARANDA
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA
PLATANUS X ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE
PLATANUS MEXICANA / MEXICAN SYCAMORE
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
OLEAEUROPAEA 'FRUITLESS' / FRUITLESS OLIVE MULTI-TRUNK
QUERCUS ILEX / HOLLY OAK
QUERCUS AGRIFOLIA / CALIFORNIA LIVE OAK

NATIVE/ ORNAMENTAL SLOPE PLANTING MIX
(18" - 36" HEIGHT, 100% 1 GAL. 4" O.C. AVERAGE) SUCH AS:
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH
BOULELOUA BLOND AMBITION / BLUE GRAMA GRASS
DUDLEYA BRITTONII / DUDLEYA
DUDLEYA EDULIS / FINGERTIPS
HETEROMELES ARBUTIFOLIA / TOYON
LANTANA MONTEVIDENSIS / TRAILING LANTANA
MALOSMA LAURINA / LAUREL SUMAC
MUHLENBERGIA DUBIA / PINE MUHLY
PERITOMA ARBOREA / BLADDERPOD
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:
ACANTHOTHACHYS PIT CAIRNIODES / BROMELIAD
AGAVE VILMORINIANA / OCTOPUS AGAVE
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
AGAVE PARRYI / PARRY'S AGAVE
ANIGOZANTHOS SPP. / KANGAROO PAW SPECIES
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH
BOUGAINVILLEA SPP. / BOUGAINVILLEA
CALLIANDRA HAEMATOCOPHALA / CALLIANDRA
CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF WEEPING BOTTLEBRUSH
CAREX PRAEGRACILIS / SLENDER SEDGE
DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON
DIANELLA SPP. / DIANELLA
DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH
ENCELIA CALIFORNICA / CALIFORNIA ENCELIA
HETEROMELES ARBUTIFOLIA / TOYON
HESPERALOE PARVIFLORA / RED YUCCA
IVA HAYESIANA / SAN DIEGO POVERTY WEED
LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET
MAHONIA AQUIFOLIUM / OREGON GRAPE
MUHLENBERGIA DUBIA / PINE MUHLY
MYOPORUM X 'PACIFICUM' / MYOPORUM
PHILODENDRON X 'XANADU' / XANADU PHILODENDRON
PHORMIUM SPP.
PITTIOSPORUM CRASSIFOLIUM 'NANA' / KARO PITTIOSPORUM
PODOCARPUS HENKELII / LONG-LEAFED YELLOW WOOD
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY
RHAPHIOLEPIS UMBRELLATA 'MINOR' / YEDDA HAWTHORN
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
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS
TECOMA STANS / YELLOW BELLS
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE



LANDSCAPE KEY SCHEDULE

SYMBOL	DESCRIPTION
1	ENHANCED PEDESTRIAN PAVING - DECORATIVE PAVERS
2	STREET TREE ALONG PRIVATE DRIVE 'N' SHALL BE SAME ON BOTH SIDES OF STREET
3	MODULAR WETLAND SYSTEM
4	CENTRAL PASEO PLANTING ENLARGEMENT - SEE SHEET 11

NOTE:
UNIT 5 PLANTING PLAN AND LEGEND PER APPROVED SCR# 2356305 SHEET 18, PTS# 615111.

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

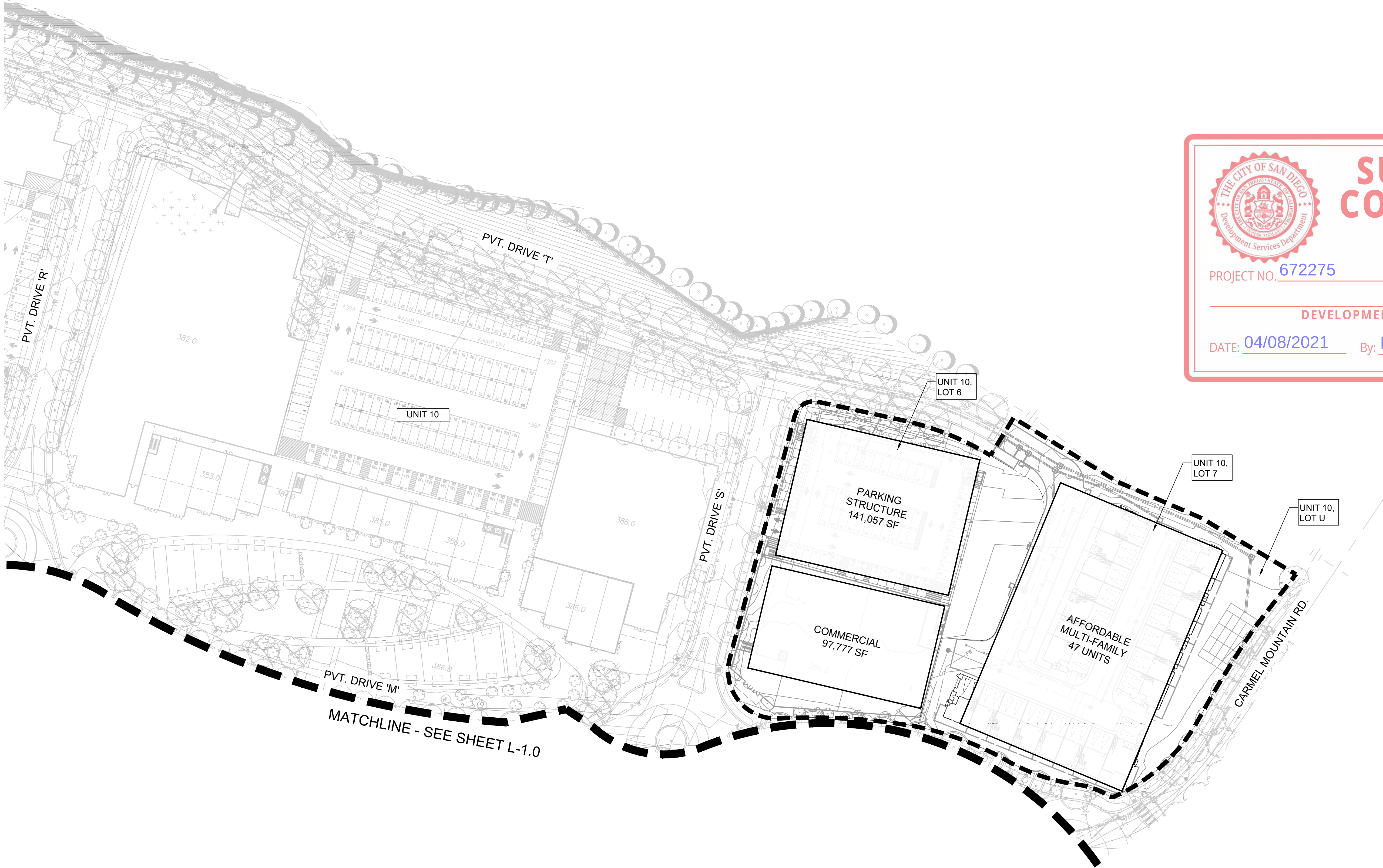
LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1310 ROSECRANS ST., SUITE 'G'
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:	Revision 14: _____
latitude33 PLANNING & ENGINEERING 9968 Hibert Street, 2nd Floor, San Diego, CA 92131 Tel 608.751.0633	Revision 13: _____
	Revision 12: _____
	Revision 11: _____
	Revision 10: _____
	Revision 9: _____
Project Address: CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR SAN DIEGO, CA 92129	Revision 8: _____
	Revision 7: _____
	Revision 6: _____
	Revision 5: _____
	Revision 4: _____
Project Name: MERGE 56 SCR - UNIT 4 LOTS 1, 3, & 4, UNIT 10 LOTS 6 & 7	Revision 3: 04/08/2021
	Revision 2: 02/12/2021
	Revision 1: 12/09/2020

Original Date: 09/24/2020

Sheet 9 of 38

PTS# 672275 L-1.0





SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez *Edith*
Development Project Manager

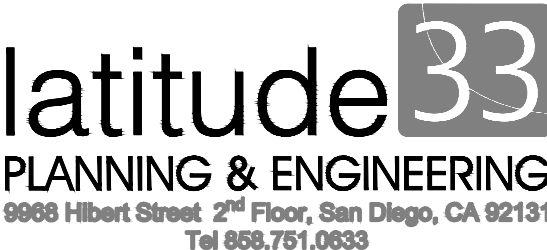
OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

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

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

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1310 ROSECRANS ST., SUITE G
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:



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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
PROPOSED LANDSCAPE DEVELOPMENT
PLANTING 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: 04/08/2021

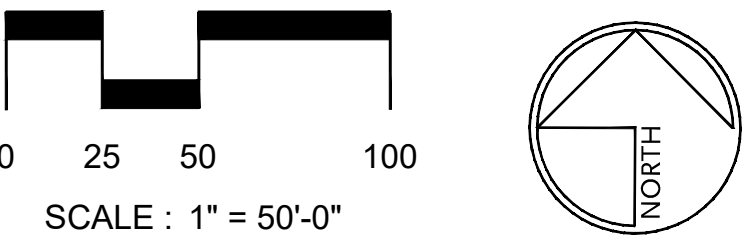
Revision 2: 02/12/2021

Revision 1: 12/09/2020

Original Date: 09/24/2020

Sheet 10 of 38

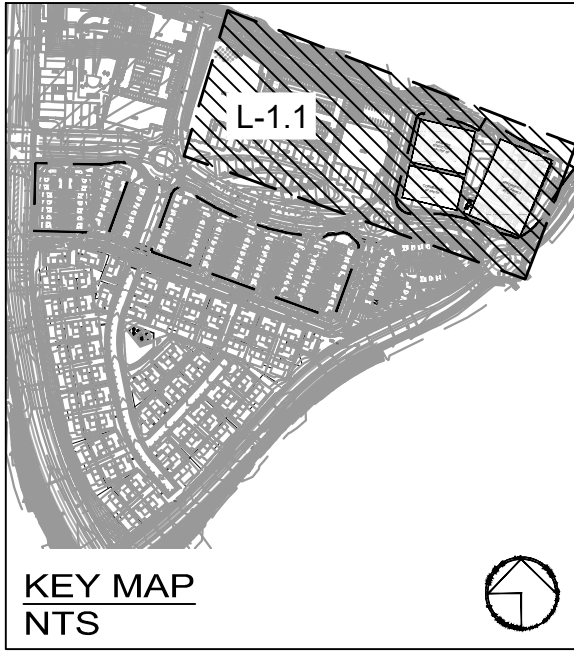
PTS# 672275 L-1.1





**SCHMIDT
DESIGN
GROUP**

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



MULTI-FAMILY RESIDENTIAL SITE:

TOTAL LANDSCAPE AREA: 37,716 SQUARE FEET

ONLY SHOP KEEPER UNITS ARE CONSIDERED COMMERCIAL, HOWEVER ENTIRE STREET FRONTAGE HAS BEEN CALCULATED AS COMMERCIAL TO SIMPLIFY THE CALCULATION SINCE COMMERCIAL YARDS REQUIRE MORE PLANTING THAN RESIDENTIAL CALCULATIONS.

2020.09.22

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 445-5000

Landscape Calculations Worksheet
Industrial Development in RM and C Zones
Commercial 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

Industrial and Commercial Development (except Auto Service Stations; see below):

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 17,887 sq. ft. x 25% = 4,472 sq. ft.	14,487 sq. ft.	10,025 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area 17,887 sq. ft. x 0.05 = 894 points	540 points	316 points

Auto Service Stations Only (N/A)

Planting Area Required [142.0405(c)(2)]	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 15% = sq. ft.	sq. ft.	sq. ft.

Plant Points Required [142.0405(c)(2)]	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.03 = points	points	points

Note: All required Street Yard planting areas located outside the Vehicular Use Area (VUA) except for auto service stations may consist of hardscape or unattached unit pavers, excluding the minimum area required for trees. [142.0405(c)(1)]

REMAINING YARD (N/A)

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 30% = sq. ft.	sq. ft.	sq. ft.

Plant Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = points	points	points

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DS-4 (03-06)

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 445-5000

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 6,875 sq. ft. x 50% = 3,338 sq. ft.	5,437 sq. ft.	99 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 6,875 sq. ft. x 0.05 = 334 points	408 points	74 points

Points achieved with trees: 160 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]	Provided
Total Area 0 sq. ft. x 10% = 0 sq. ft.	0 sq. ft.

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 12 # of buildings (60x12 = 720) (720 x 0.5 = 360)	1,750 points	940 Points

VEHICULAR USE AREA (VUA) - See separate worksheet (DS-5)
(N/A)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS:

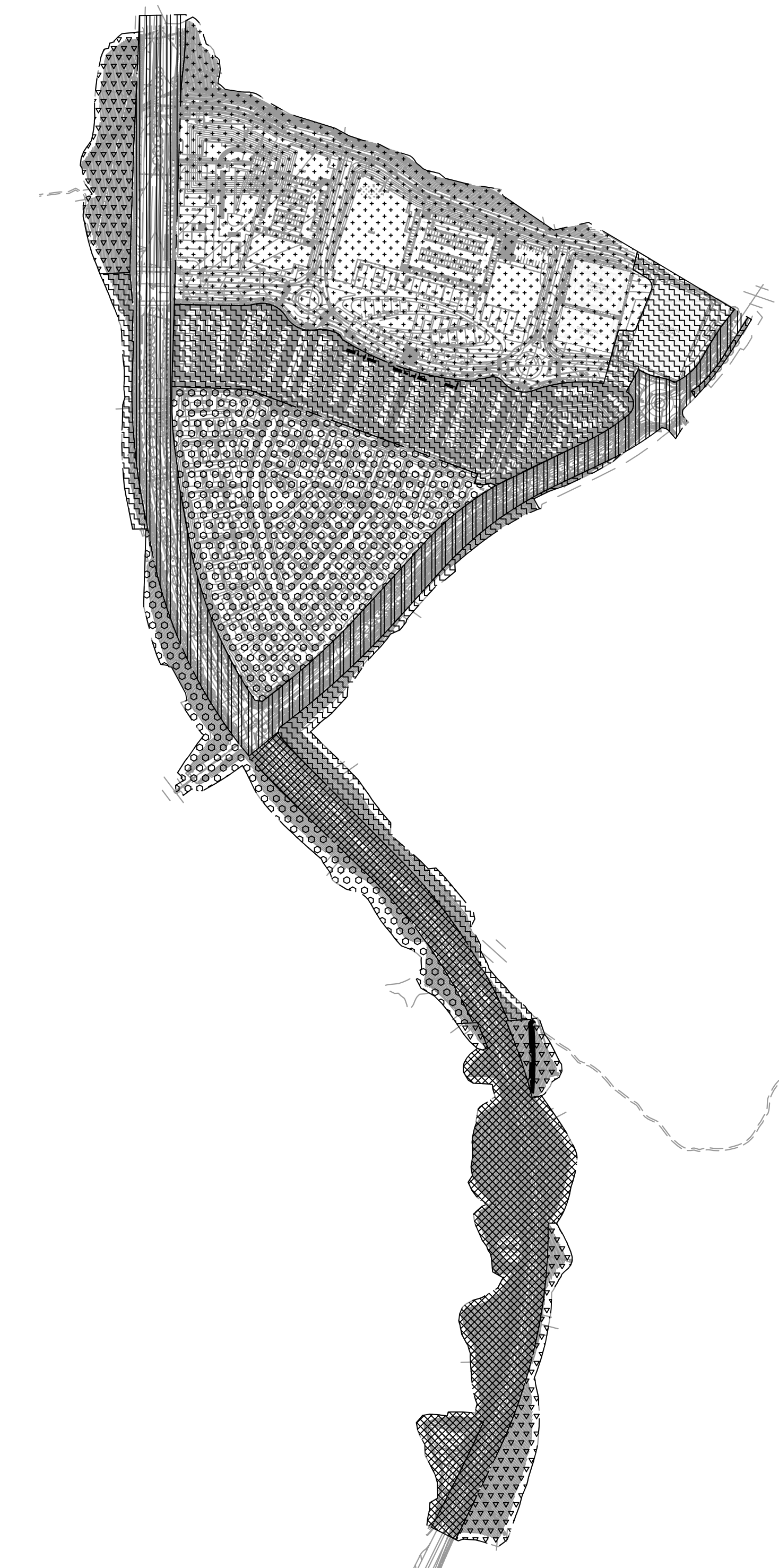
PLANT POINT BREAKDOWN:
TOTAL P.A. 17,848 SF = 345 SHRUBS @ 5' O.C.
810 (1 GAL) X 1 = 810
TREES:
47 (24"OCK) X 20 = 940

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

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DS-006 (03-09)

Reset Form

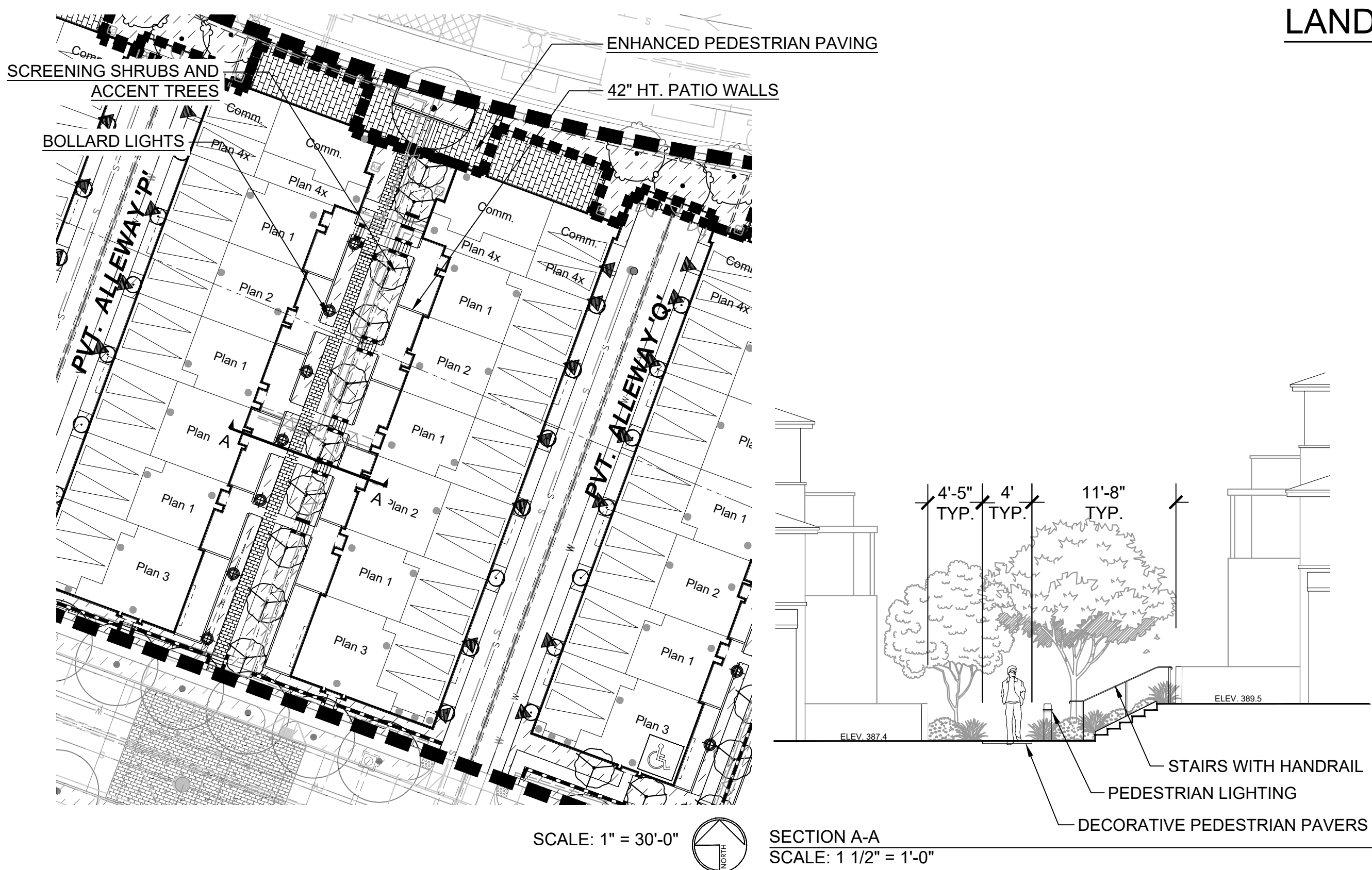
MAINTENANCE RESPONSIBILITY KEY MAP



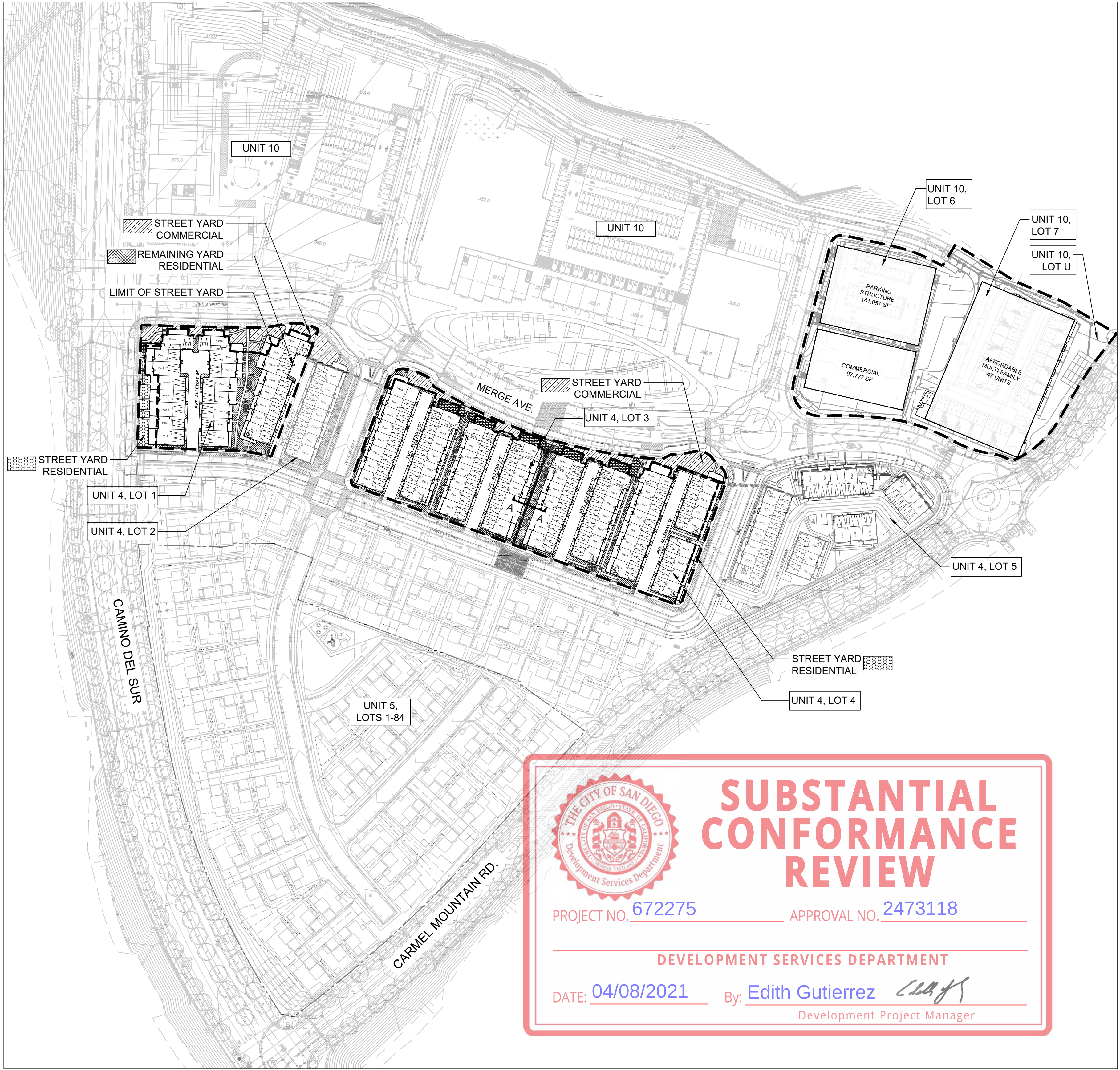
MAINTENANCE RESPONSIBILITY KEY MAP

- COMMERCIAL AREA
TO BE PRIVATELY MAINTAINED PER PROPERTY OWNER'S ASSOCIATION
- MULTI-FAMILY AREA
TO BE PRIVATELY MAINTAINED PER HOMEOWNER'S ASSOCIATION
- SINGLE-FAMILY AREA
INDIVIDUAL LOTS TO BE PRIVATELY MAINTAINED PER THE INDIVIDUAL HOME OWNER COMMUNAL AREAS/ SLOPES TO BE PRIVATELY MAINTAINED PER HOME OWNER'S ASSOCIATION
- *RIGHT-OF-WAY AND SLOPES
TO BE MAINTAINED PER TORREY HIGHLANDS MAINTENANCE ASSESSMENT DISTRICT
- *RIGHT-OF-WAY AND ADJACENT UPSLOPES
TO BE MAINTAINED PER PARK VILLAGE MAINTENANCE ASSESSMENT DISTRICT
- *DOWNSLOPES ADJACENT TO RIGHT-OF-WAY
TO BE MAINTAINED BY CITY PARK & REC DEPARTMENT
- *EXCEPTION: THE PRIVATE DEVELOPER AND SUBSEQUENT HOA SHALL MAINTAIN ALL RETAINING WALLS, BROW DITCHES AND STORM DRAIN FACILITIES AS IDENTIFIED IN THE ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WHICH RUNS WITH THE LAND.

CENTRAL PASEO ENLARGEMENT AND SECTION



LANDSCAPE CALCULATIONS DIAGRAM



SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez Development Project Manager

NOT TO SCALE

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
1310 ROSECRANS ST., SUITE G
SAN DIEGO, CA 92106
(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
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

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: 04/08/2021
Revision 2: 02/12/2021
Revision 1: 12/08/2020

Original Date: 09/24/2020

Sheet 11 of 38

PTS# 672275

SCHMIDT
DESIGN
GROUP

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

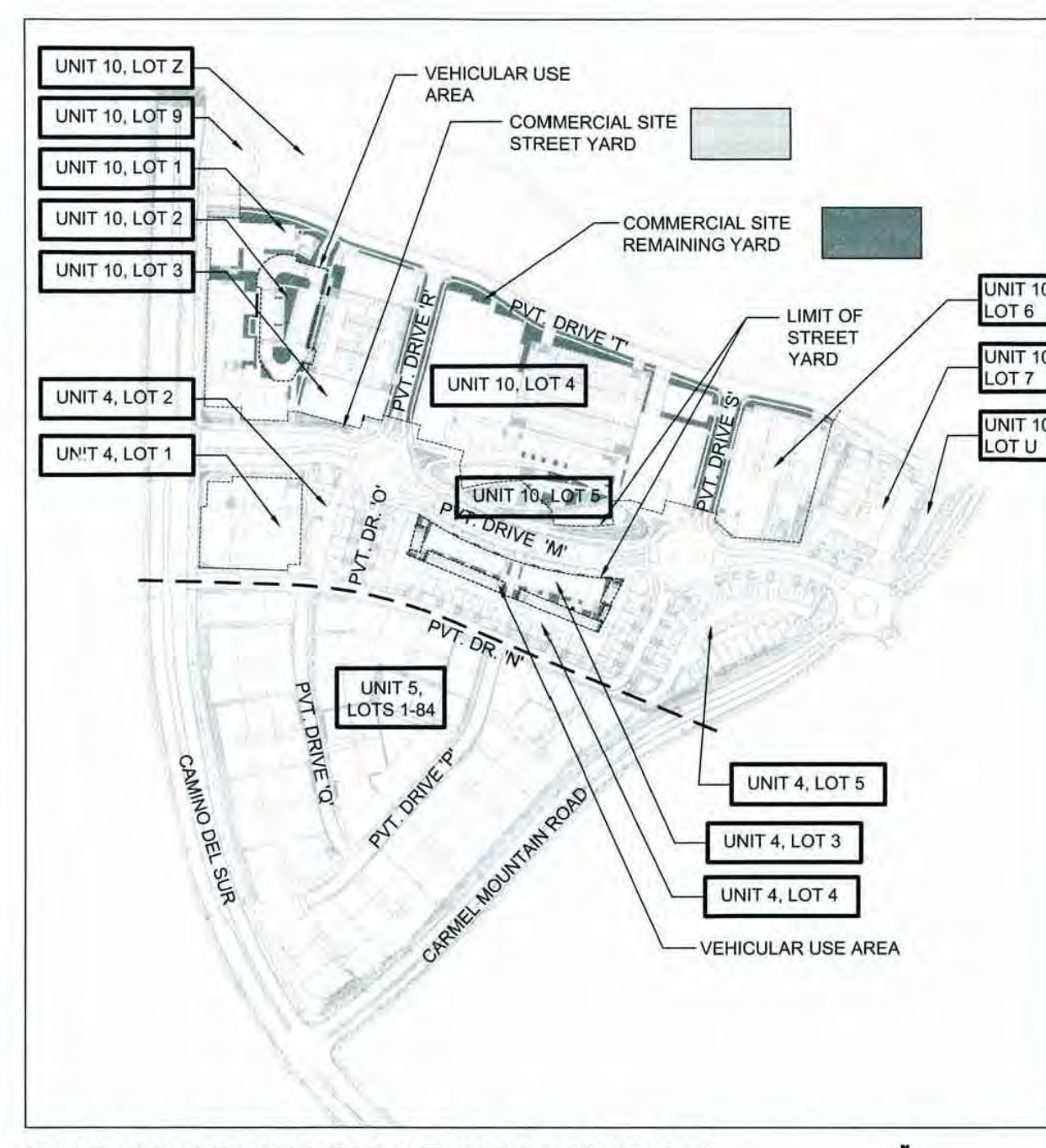
COMMERCIAL SITE (UNIT 10, LOT 1-6 AND UNIT 4, LOT 1,3):

TOTAL LANDSCAPE AREA: 152,156 SQUARE FEET

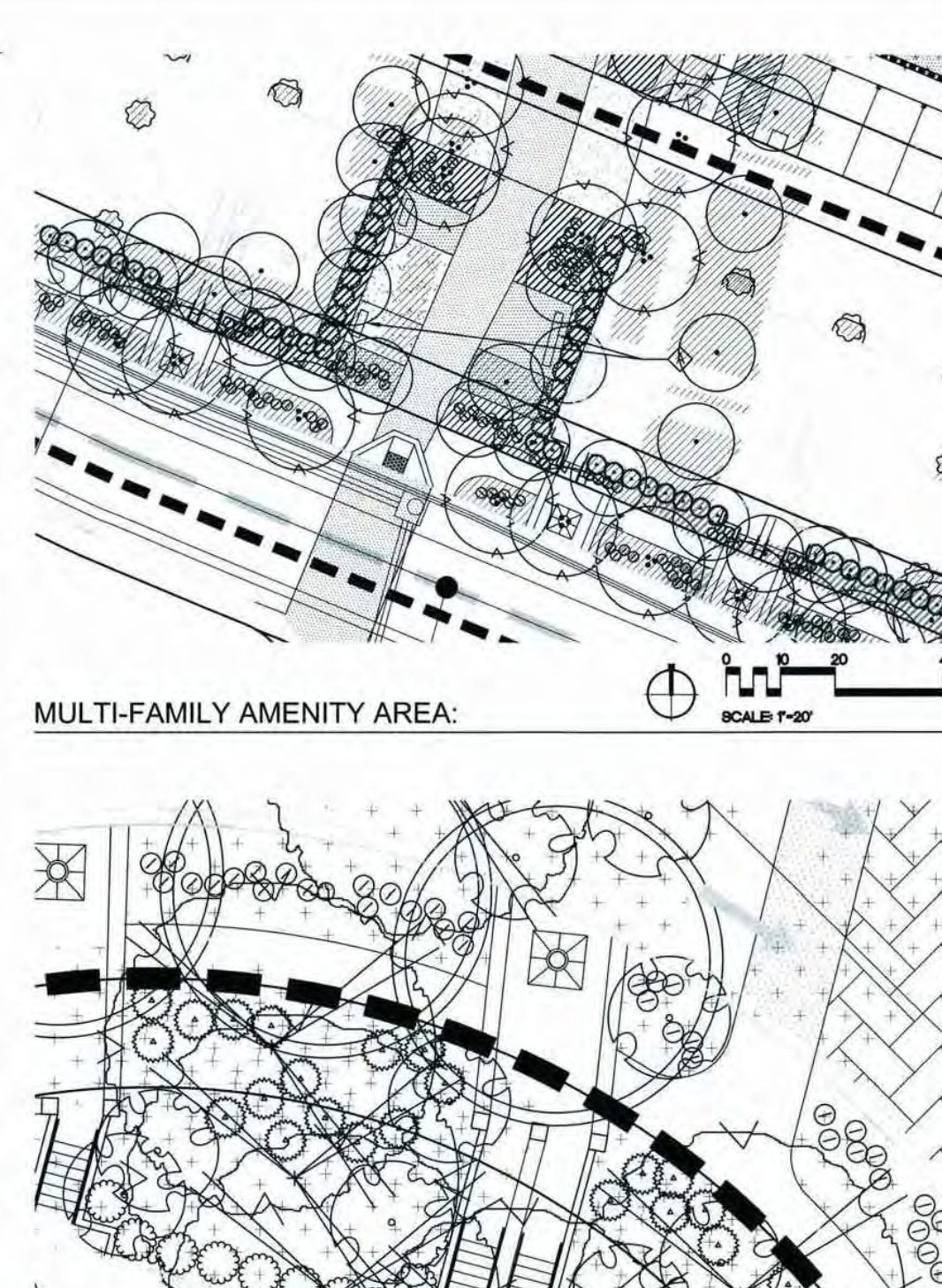
City of San Diego Development Services 1222 First Ave., 4th Floor San Diego, CA 92101-4144 (619) 448-9000				
Landscape Calculations Worksheet Industrial Development in RM and C Zones Commercial Development in All Zones				
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.				
STREET YARD				
Industrial and Commercial Development (except Auto Service Stations; see below):				
Planting Area Required (142.0404)	Planting Area Provided	Excess Area Provided		
Total Area	sq. ft. x 0.001 = 14,648	sq. ft.	11,534	sq. ft.
Planting Points Required (142.0404)	Plant Points Provided - To be achieved with trees only	Excess Points Provided		
Total Area	sq. ft. x 0.001 = 2,931	points	3,100	points
Auto Service Stations Only				
Planting Area Required (142.0405(2))	Planting Area Provided	Excess Area Provided		
Total Area	sq. ft. x 0.001 =	sq. ft.		sq. ft.
Plant Points Required (142.0405(2))	Plant Points Provided	Excess Points Provided		
Total Area	sq. ft. x 0.001 =	points		points
Note: All required Street Yard planting areas located outside the Vehicular Use Area (VUA) except for auto service stations may consist of hardscape or unattached and paved, including the minimum area required for trees (142.0405(2)(1)).				
REMAINING YARD				
Planting Area Required (142.0404)	Planting Area Provided	Excess Area Provided		
Total Area	sq. ft. x 0.001 = 47,328	sq. ft.	55,761	sq. ft.
Plant Points Required (142.0404)	Plant Points Provided	Excess Points Provided		
Total Area	sq. ft. x 0.001 = 7,688	points	12,332	points
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City of San Diego Development Services 1222 First Ave., 4th Floor San Diego, CA 92101-4144 (619) 448-9000				
Landscape Calculations Worksheet Vehicular Use Areas (VUA)				
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.				
One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 4 ft. trunk base height) is required within 15 ft. of each parking space.)				
VEHICULAR USE AREA (<6,000 sq ft) (142.0406 - 142.0407) (N/A)				
Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')	Plant Points Provided	Excess Points Provided		
Total VUA	sq. ft. x 0.001 =	points		points
Points achieved through trees (at least half)		points		
VEHICULAR USE AREA (>6,000 sq ft) (142.0408 - 142.0409)				
Required Planting Area	Planting Area Provided	Excess Area Provided		
VUA inside Street Yard	sq. ft. x 0.001 =	sq. ft.		sq. ft.
VUA outside Street Yard	sq. ft. x 0.001 = 1,037	sq. ft.	6,529	sq. ft.
Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)		
VUA inside Street Yard	sq. ft. x 0.001 =	points		points
VUA outside Street Yard	sq. ft. x 0.001 = 1,037	points	1,435	points
TEMPORARY VEHICULAR USE AREA (142.0406) (N/A)				
Required Planting Area	Planting Area Provided			
Length of Public Right-of-Way adjacent to VUA	ft. x 3 ft. =	sq. ft.		sq. ft.
* Provide planting area between: Public Right-of-Way and VUA. * Plant with evergreen shrubs. * Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.				
ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS (N/A)				
If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.				
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NOTE: ALL PARKING SPACES ON STRUCTURE ARE COVERED BY SOLAR CANOPIES



LANDSCAPE CALCULATIONS DIAGRAM



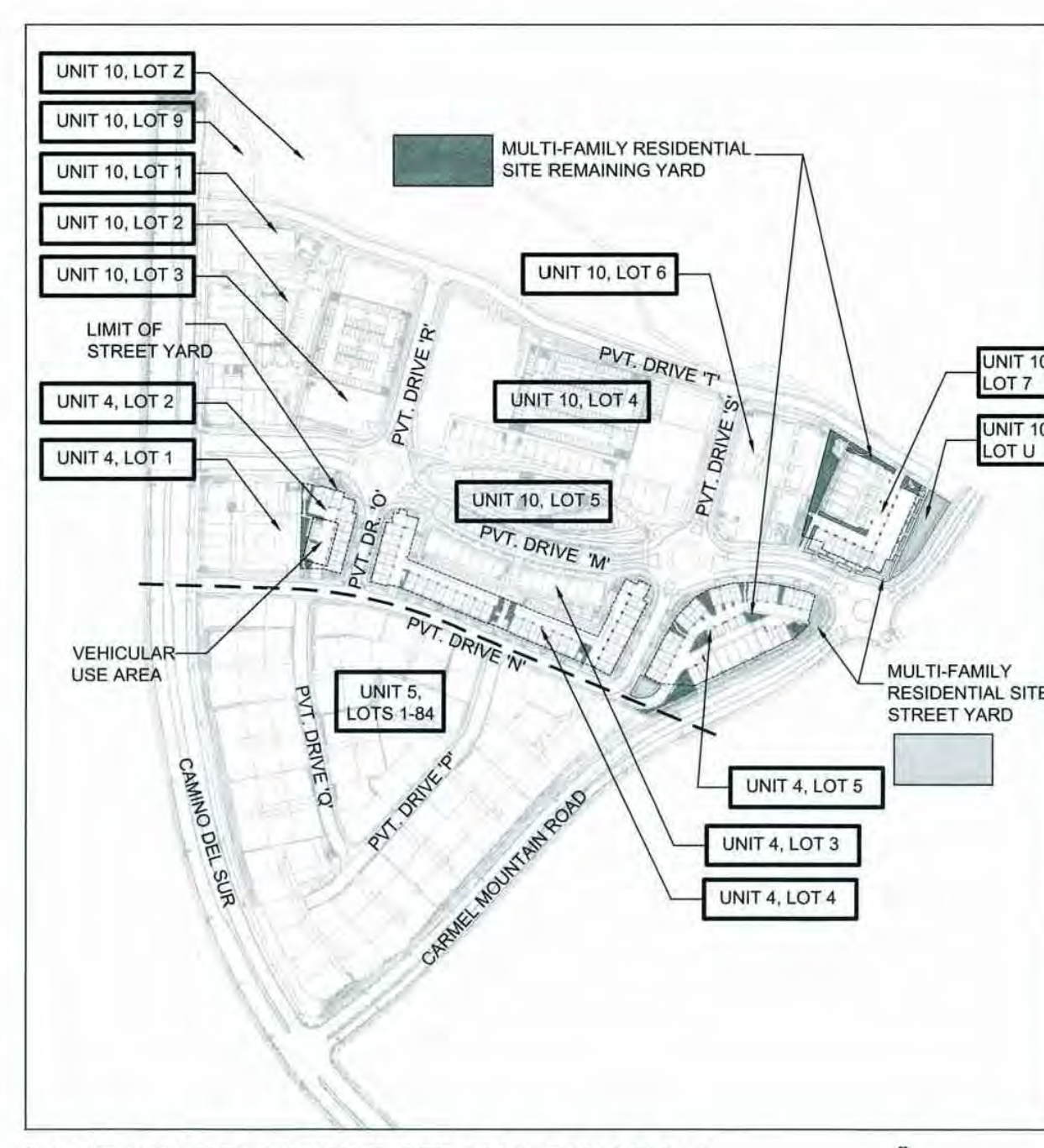
LANDSCAPE CALCULATIONS DIAGRAM

MULTI-FAMILY RESIDENTIAL SITE (OCCURS IN UNIT 4, LOT 2,4,5 AND UNIT 10, LOT 7):

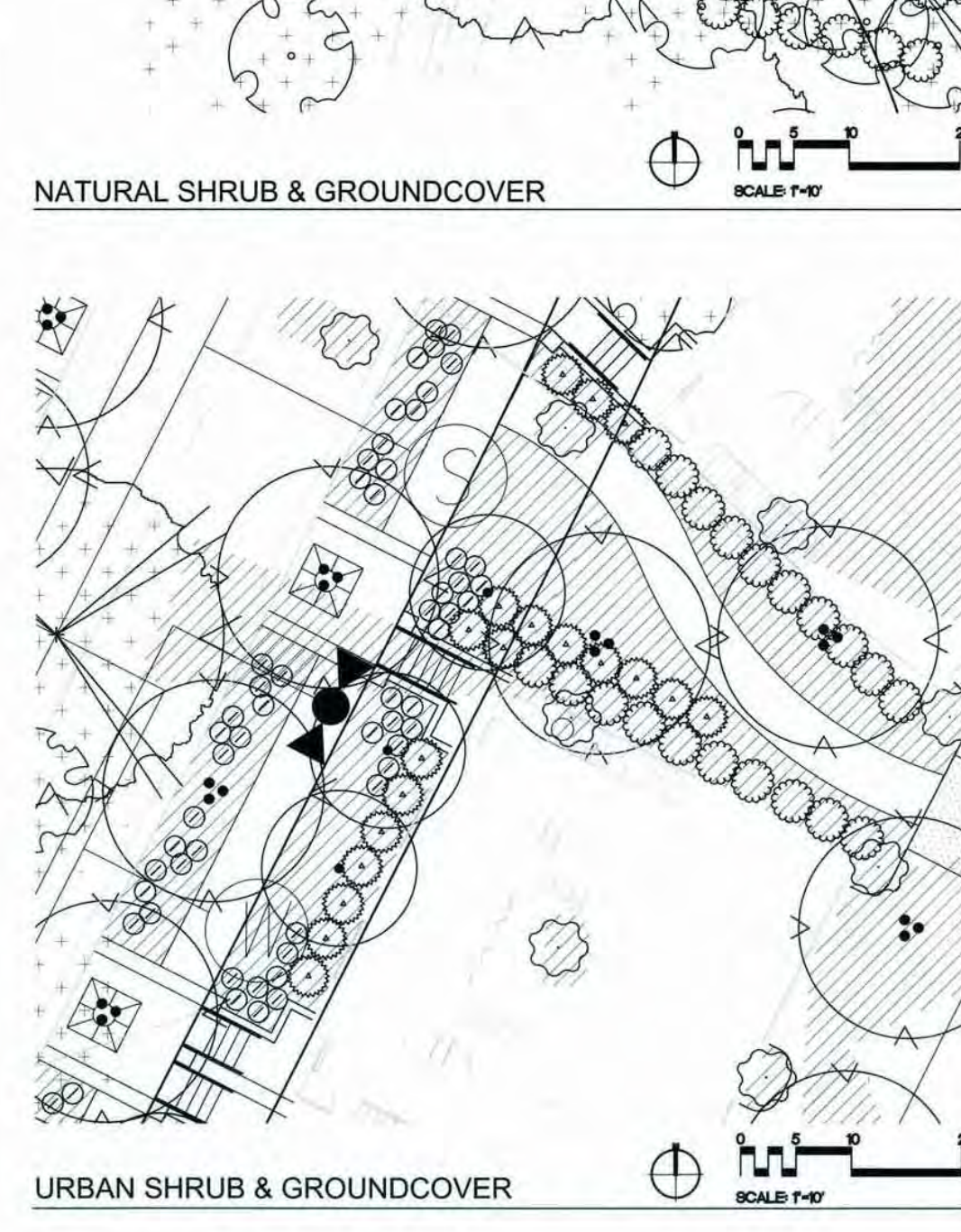
TOTAL LANDSCAPE AREA: 116,853 SQUARE FEET

City of San Diego Development Services 1222 First Ave., 4th Floor San Diego, CA 92101-4144 (619) 448-9000				
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	sq. ft. x 0.001 = 22,361	sq. ft.	30,870	sq. ft.
Planting Points Required (142.0404)	Plant Points Provided	Excess Points Provided		
Total Area	sq. ft. x 0.001 = 2,234	points	4,962	points
Points achieved with trees:	2,300	points		
Planting Area Available on Hardscape of Unattached and Paved (142.0405(1)(B))				
Total Area	sq. ft. x 0.001 = 4,668	sq. ft.	0	sq. ft.
REMAINING YARD - 2 Dwelling Units				
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 15	5,521	points	2,090	Points
VEHICULAR USE AREA (VUA) - See separate worksheet (05-0)				
If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.				
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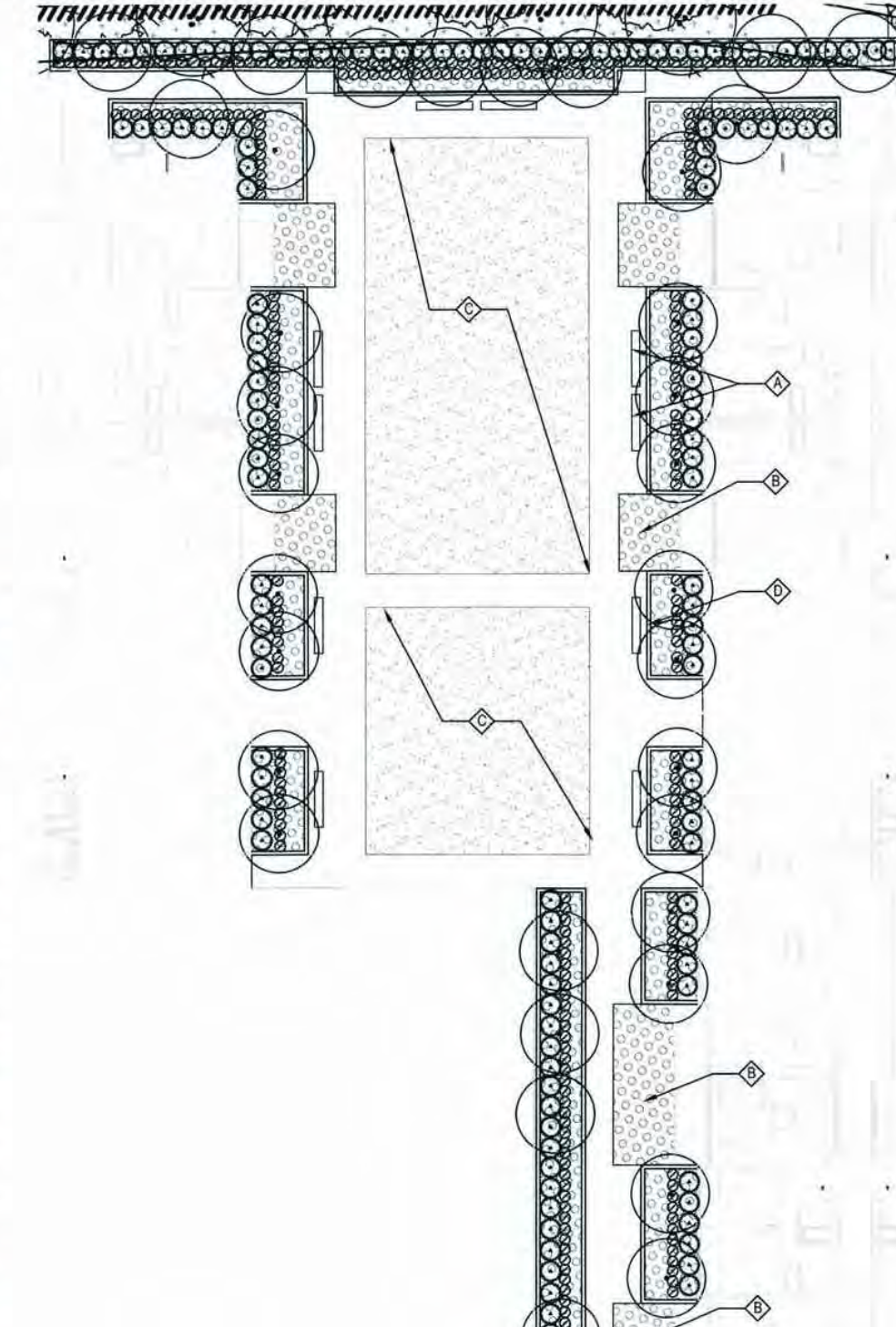
City of San Diego Development Services 1222 First Ave., 4th Floor San Diego, CA 92101-4144 (619) 448-9000				
Landscape Calculations Worksheet Vehicular Use Areas (VUA)				
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.				
One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 4 ft. trunk base height) is required within 15 ft. of each parking space.)				
VEHICULAR USE AREA (<6,000 sq ft) (142.0406 - 142.0407) (N/A)				
Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')	Plant Points Provided	Excess Points Provided		
Total VUA	sq. ft. x 0.001 = 237	points	248	points
Points achieved through trees (at least half)		points	11	points
VEHICULAR USE AREA (>6,000 sq ft) (142.0408 - 142.0409) (N/A)				
Required Planting Area	Planting Area Provided	Excess Area Provided		
VUA inside Street Yard	sq. ft. x 0.001 =	sq. ft.		sq. ft.
VUA outside Street Yard	sq. ft. x 0.001 =	sq. ft.		sq. ft.
Required Plant Points	Plant Points Provided	Points Provided with Trees (at least half)		
VUA inside Street Yard	sq. ft. x 0.001 =	points		points
VUA outside Street Yard	sq. ft. x 0.001 =	points		points
TEMPORARY VEHICULAR USE AREA (142.0406) (N/A)				
Required Planting Area	Planting Area Provided			
Length of Public Right-of-Way adjacent to VUA	ft. x 3 ft. =	sq. ft.		sq. ft.
* Provide planting area between: Public Right-of-Way and VUA. * Plant with evergreen shrubs. * Shrubs must achieve a minimum height of 30" within 2 years of installation over at least 50% of the required planting area.				
ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS (N/A)				
If any of the requirements of Landscape Regulations, Section 142.0405 (a) 1, 2, or 3 apply to your project, provide a written summary explaining how requirements are being met.				
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities. 05-0-00-000				



LANDSCAPE CALCULATIONS DIAGRAM



LANDSCAPE CALCULATIONS DIAGRAM



LANDSCAPE CALCULATIONS DIAGRAM

REQUIRED	PROVIDED	MINIMUM PLANTING AREA % OF TOTAL COURTYARD AREA	PLANT POINTS 0.025 POINTS PER SQUARE FOOT OF THE TOTAL COURTYARD AREA
832 SF	6,611 SF	416	700

LANDSCAPE KEY NOTES:

- ◆ BENCH
- ◆ LOW-GROWING GROUND COVER (ON STRUCTURE)
- ◆ TURF/SYNTHETIC TURF (ON STRUCTURE)
- ◆ BUILT-UP PLANTER (ON STRUCTURE) 36" HIGH MINIMUM
- ◆ ACCENT SHRUB PLANT
- ◆ FOUNDATION SHRUB PLANT
- ◆ SCREENING HEDGE PLANT

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	8 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

PREPARED IN THE OFFICE OF:

NLA
NEW LANDSCAPE ARCHITECTURE
300 17TH STREET, SUITE 3
SAN DIEGO, CA 92101
(619) 274-1223Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
AND VAL PARADISEProject Name:
MERGE 56Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
AND VAL PARADISEProject Name:
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MERGE 56Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
AND VAL PARADISEProject Name:
MERGE 56Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
AND VAL PARADISE**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 INDICATE UTILITY TYPE.
- GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
- LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- ALL EXCLUDED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES. EXCLUDED SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS 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 WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED PLANTING 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. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED 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 DEVELOPMENT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE REQUIREMENTS OF LOCAL ORDINANCE.
- IF ANY REQUIRED LANDSCAPE INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS 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 OWNER/PERMITTEE SHALL ENSURE THAT ALL DOWNHILL SLOPES WITH CITY-FEED OPEN SPACE BE LANDSCAPED WITH NATIVE VEGETATION EXHIBIT TO THE AREA AND ON A TEMPORARY IRRIGATION SYSTEM FOR ESTABLISHMENT OF PLANT MATERIAL AND SHALL BE REMOVED UPON PLANT ESTABLISHMENT APPROVED 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 PARK AND RECREATION DEPARTMENT 2011 CONSULTANTS 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 SLOPES WITHIN CITY-FEED OPEN SPACE.
- ALL WALLS RETAINING WALLS WITHIN M.A.D. OR PARK & REC. MAINTAINED CITY-FEED OPEN SPACE SHALL BE PRIVATELY MAINTAINED.
- SEPARATE IRRIGATION CONTROL, CLOSERS AND METERS SHALL BE INSTALLED FOR EACH M.A.D. AND CITY-FEED OPEN SPACE.

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 DRAINS 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 ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRESSION RATE SPRINKLER EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 15 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" 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 SHUT-OFF 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 MANICURED SPACE WITH THE FEEL OF THE ADJACENT NATIVE OPEN SPACE CREEPING THROUGHOUT. THE CENTRAL PLAZA WILL HAVE LANDSCAPE ELEMENTS TYPICALLY FOUND IN THE BOTTOM OF THE CANYONS INCLUDING: NATIVE RIPARIAN PLANTINGS, GRASSES, BOLDERS AND COMBLES. 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 SUNNING, 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 IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
- A WETTING AGENT CONSISTING OF 90 PERCENT ALKALY, POLYETHYLENE GLYCOL, ETHER SHALL BE APPLIED AS PER MANUFACTURERS' 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 DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

HYDROSEEDING NOTES (CONTINUED)

- GRADED, 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 NO LESS THAN 60 DAYS.
- NON-PERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 20 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 SLIPPAGE.
- GRADED, DISTURBED, OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MIX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2ND AND AUGUST 31ST FOR DUST-EROSION CONTROL WITH SUBSEQUENT APPLICATION OF HYDROSEED MIX DURING THE RAINY SEASON BETWEEN OCTOBER 1ST AND APRIL 1ST.

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
RM-2-S	190 SQ. FT.	190 SQ. FT.	158	30,020 SQ. FT.	31,791 SQ. FT.

158	30,020	31,791
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158 30,020 31,791

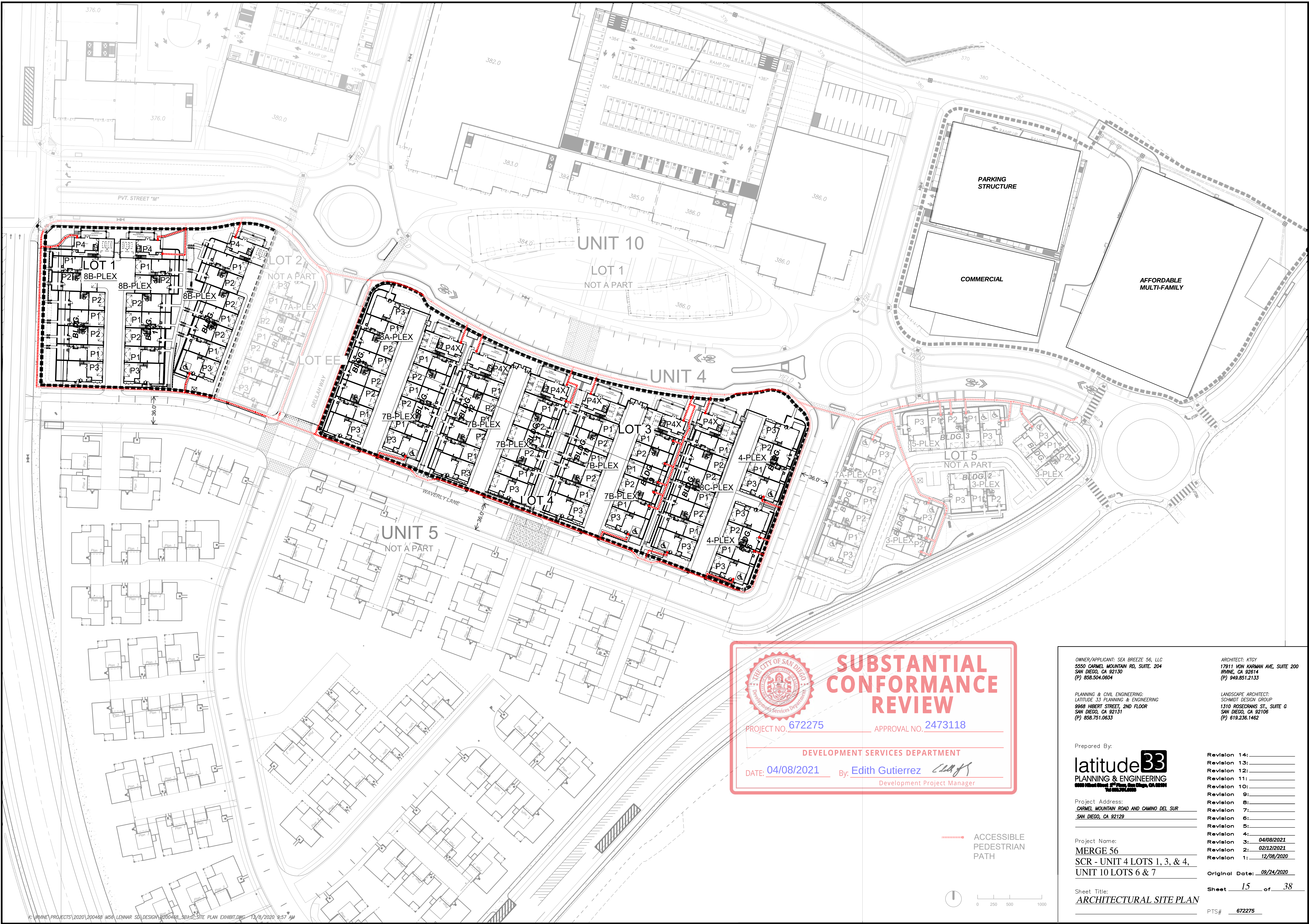
158 30,020 31,791

158 30,020 31,791

158 30,020 31,791

158 30,020 31,791

158 30,020 31,791





SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez *Edith Gutierrez*
Development Project Manager

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
1310 ROSECRANS ST., SUITE G
SAN DIEGO, CA 92106
(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
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

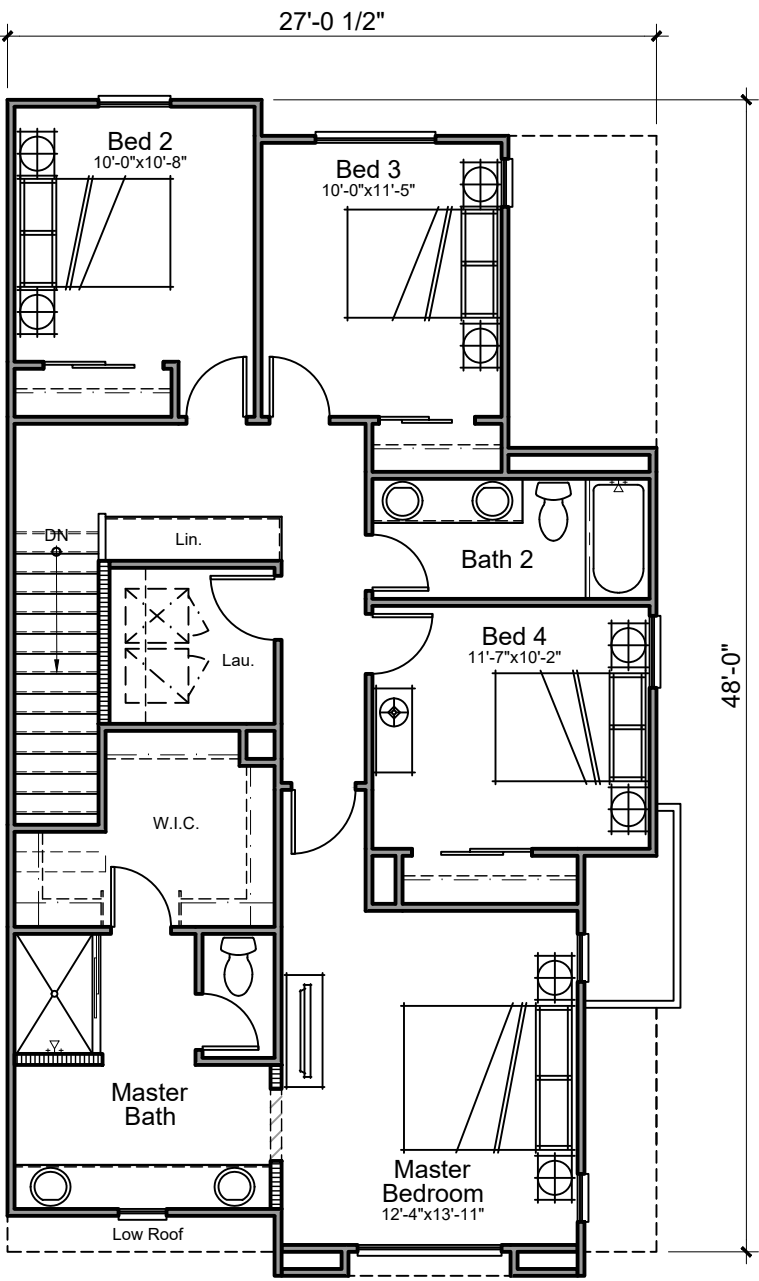
Sheet Title:
ARCHITECTURAL SITE PLAN

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	04/08/2021
Revision 2:	02/12/2021
Revision 1:	12/08/2020

Original Date: 09/24/2020

Sheet 15 of 38

SQUARE FOOTAGE (C) TH PLAN 3	
FIRST FLOOR AREA	720 SQ. FT.
SECOND FLOOR AREA	1038 SQ. FT.
TOTAL AREA	1758 SQ. FT.
GARAGE AREA	461 SQ. FT.
PRIVATE OUTDOOR SPACE	253 SQ. FT.

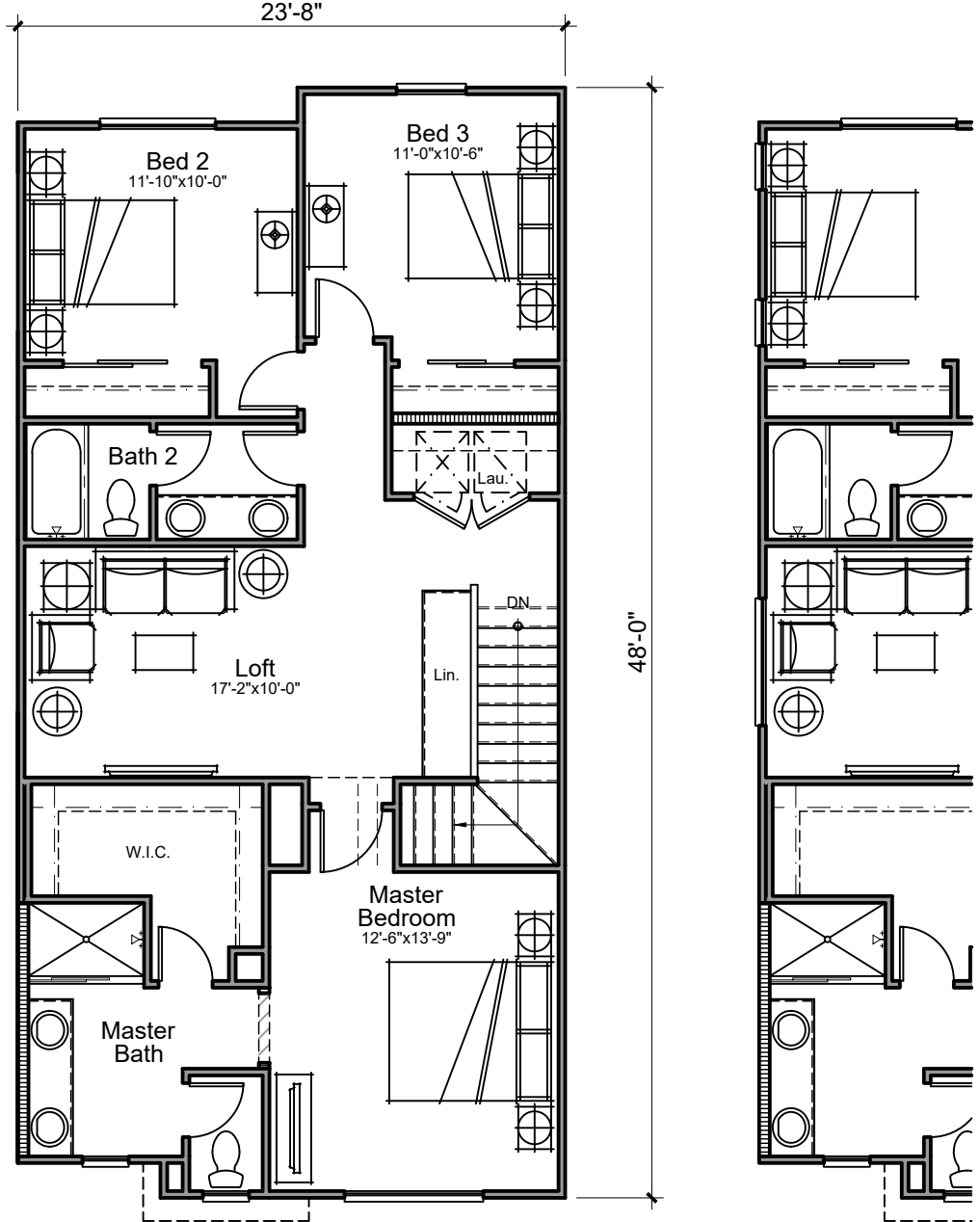


Second Floor
1038 SQ. FT.

Townhome C (P3)
Second Floor

Plan 3
4 Bed, 2.5 Bath

SQUARE FOOTAGE (B) TH PLAN 2	
FIRST FLOOR AREA	564 SQ. FT.
SECOND FLOOR AREA	1014 SQ. FT.
TOTAL AREA	1578 SQ. FT.
GARAGE AREA	466 SQ. FT.
PRIVATE OUTDOOR SPACE	109 SQ. FT.



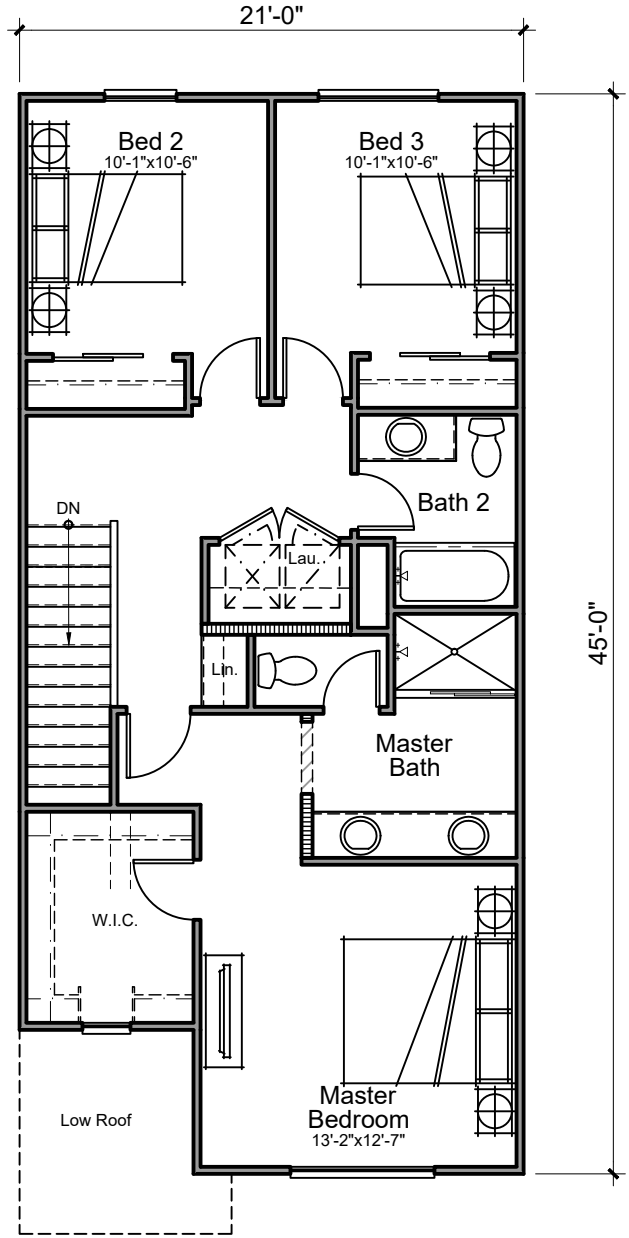
Second Floor
1014 SQ. FT.

Townhome B (P2)
Second Floor

At End Condition

Plan 2
3 Bed + Loft, 2.5 Bath

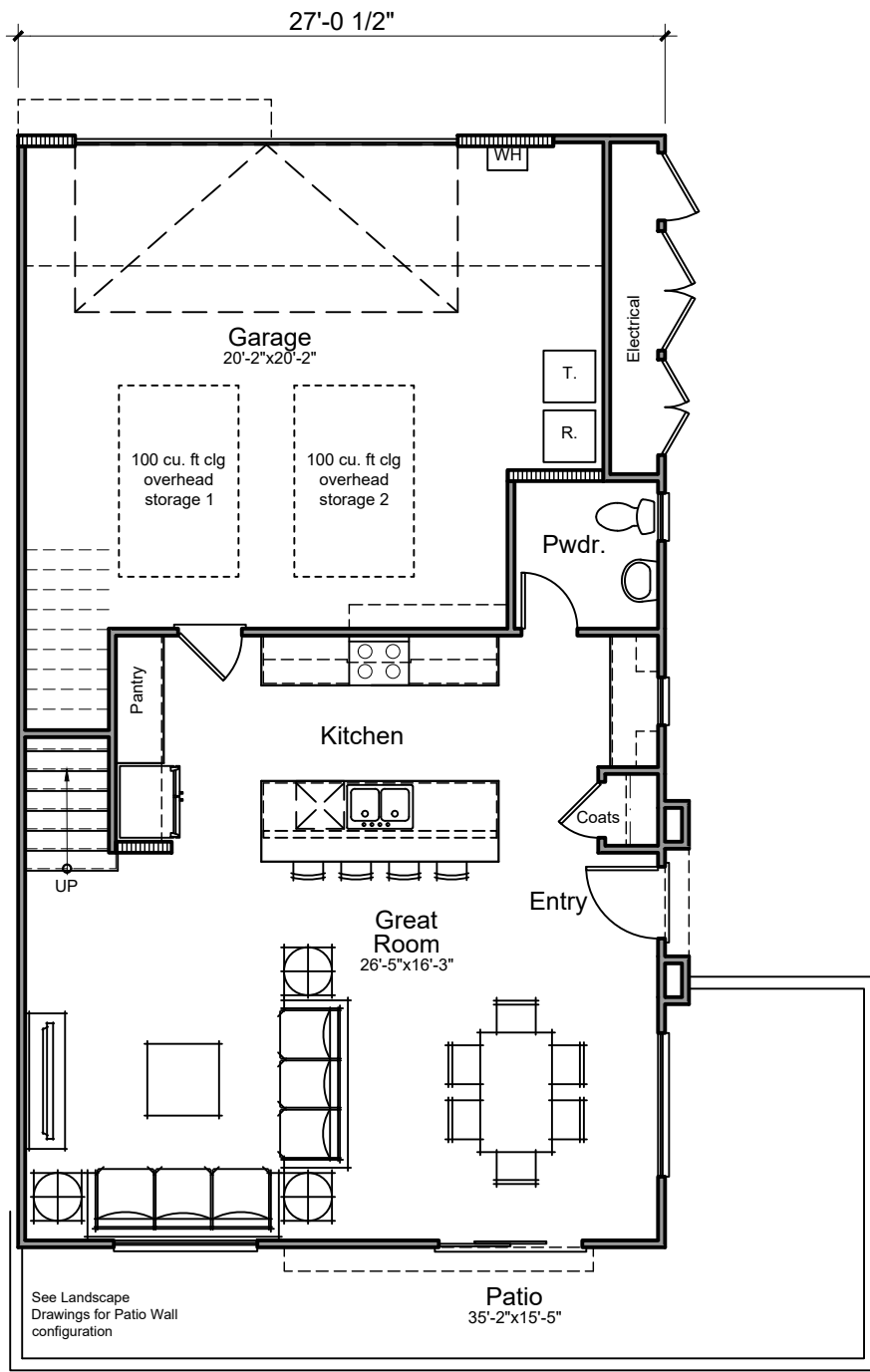
SQUARE FOOTAGE (A) TH PLAN 1	
FIRST FLOOR AREA	493 SQ. FT.
SECOND FLOOR AREA	823 SQ. FT.
TOTAL AREA	1316 SQ. FT.
GARAGE AREA	412 SQ. FT.
PRIVATE OUTDOOR SPACE	105 SQ. FT.



Second Floor
823 SQ. FT.

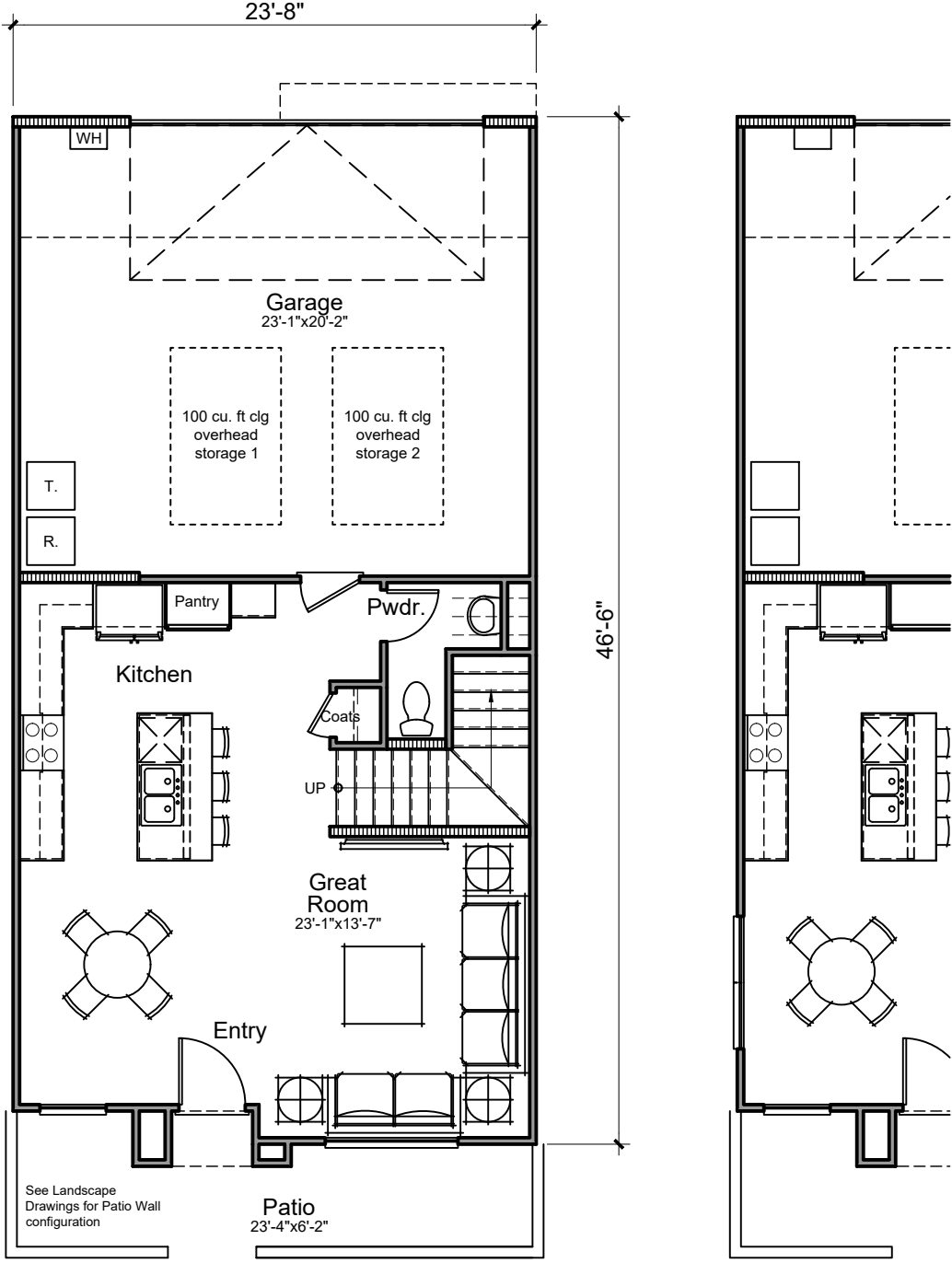
Townhome A (P1)
Second Floor

Plan 1
3 Bed, 2.5 Bath



First Floor
720 SQ. FT.

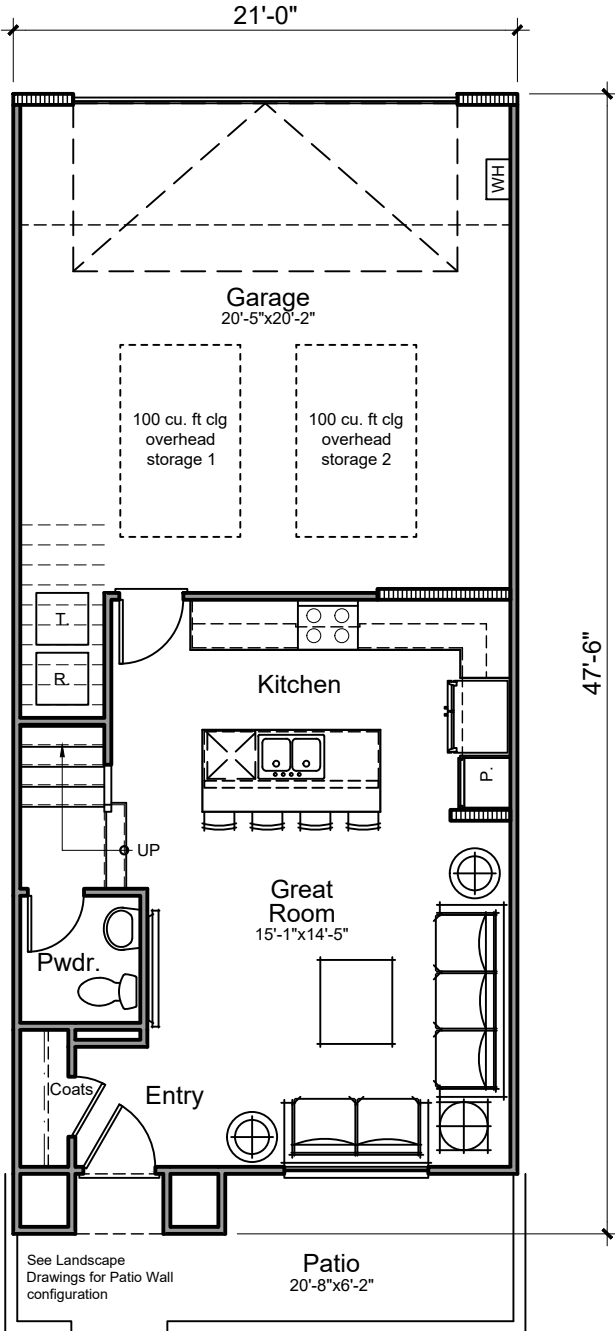
Townhome C (P3)
First Floor



First Floor
564 SQ. FT.

Townhome B (P2)
First Floor

At End Condition



First Floor
493 SQ. FT.

Townhome A (P1)
First Floor



THE CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez 
Development Project Manager

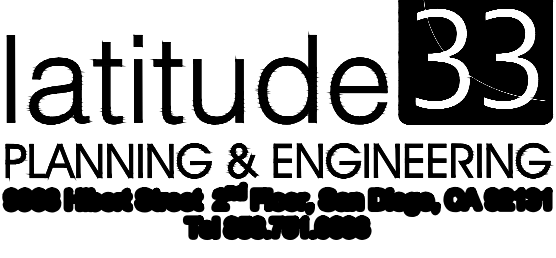
OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
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ARCHITECT: KTOY
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Prepared By:



latitude33
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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
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
PROPOSED VINE
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: 04/08/2021

Revision 2: 02/12/2021

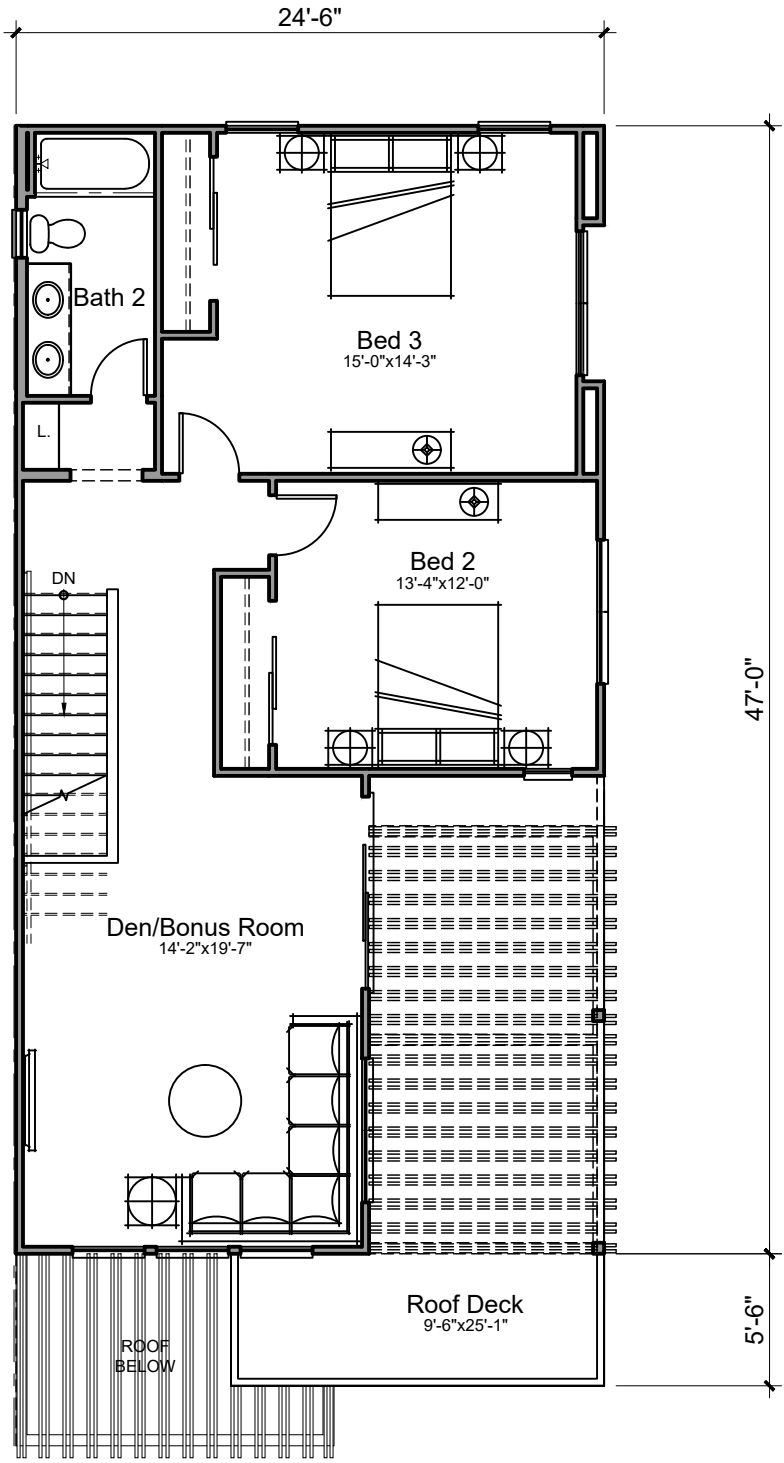
Revision 1: 12/08/2020

Original Date: 09/24/2020

Sheet 16 of 38

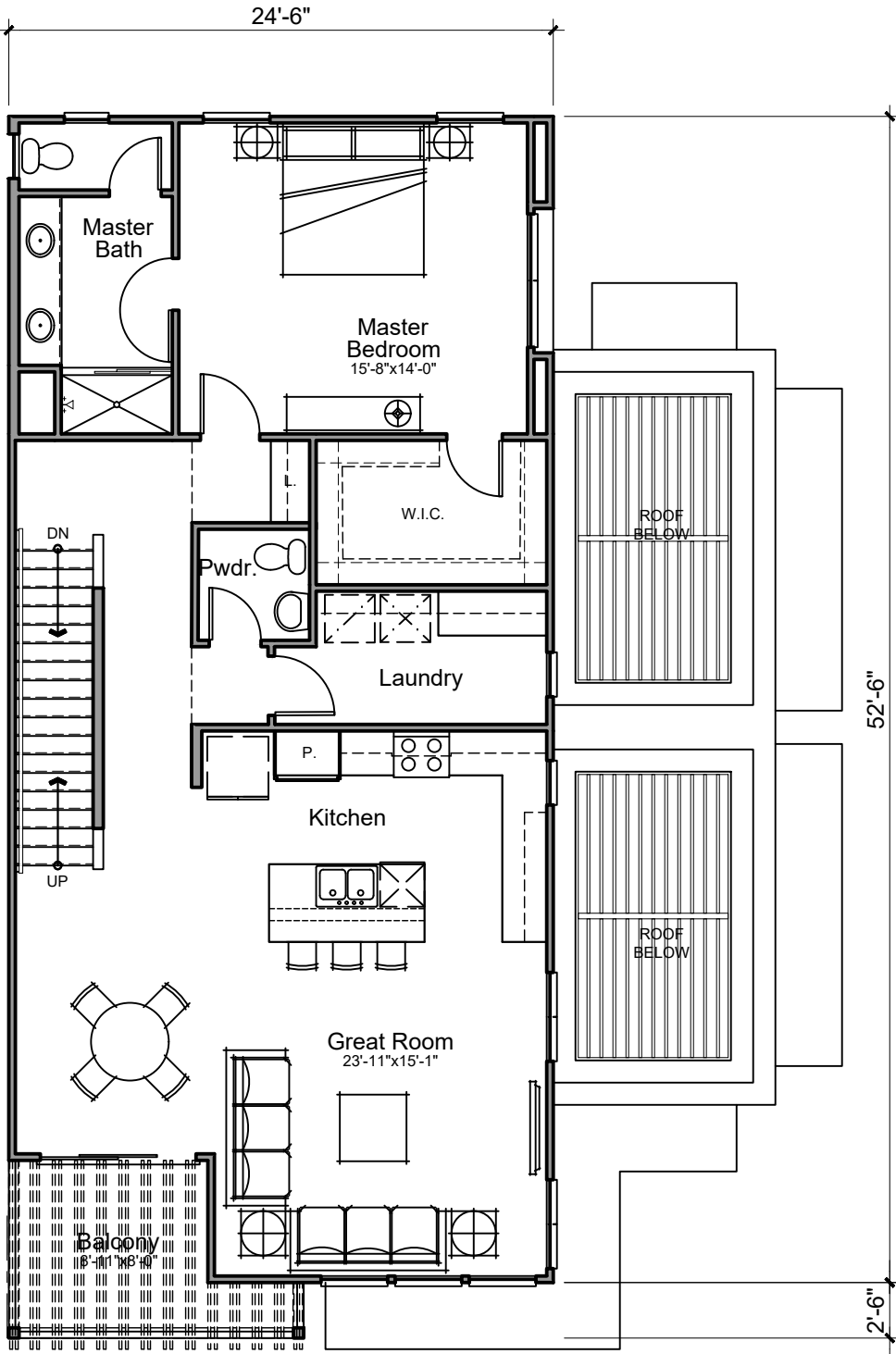
PTS# 672275

SQUARE FOOTAGE (D) TH PLAN 4	
COMMERCIAL INDOOR FLOOR AREA	555 SQ. FT.
COMMERCIAL OUTDOOR FLOOR AREA	340 SQ. FT.
TOTAL GROSS COMMERCIAL AREA	895 G.SQ. FT.
COMMERCIAL INDOOR FLOOR AREA	515 SQ. FT.
COMMERCIAL OUTDOOR FLOOR AREA	328 SQ. FT.
TOTAL NET COMMERCIAL AREA	843 N.SQ. FT.
RESIDENTIAL FIRST FLOOR AREA	245 SQ. FT.
RESIDENTIAL SECOND FLOOR AREA	1180 SQ. FT.
RESIDENTIAL THIRD FLOOR AREA	865 SQ. FT.
TOTAL RESIDENTIAL AREA	2,282 N.SQ. FT.
GARAGE AREA	486 SQ. FT.
RESIDENTIAL OUTDOOR SPACE	343 SQ. FT.



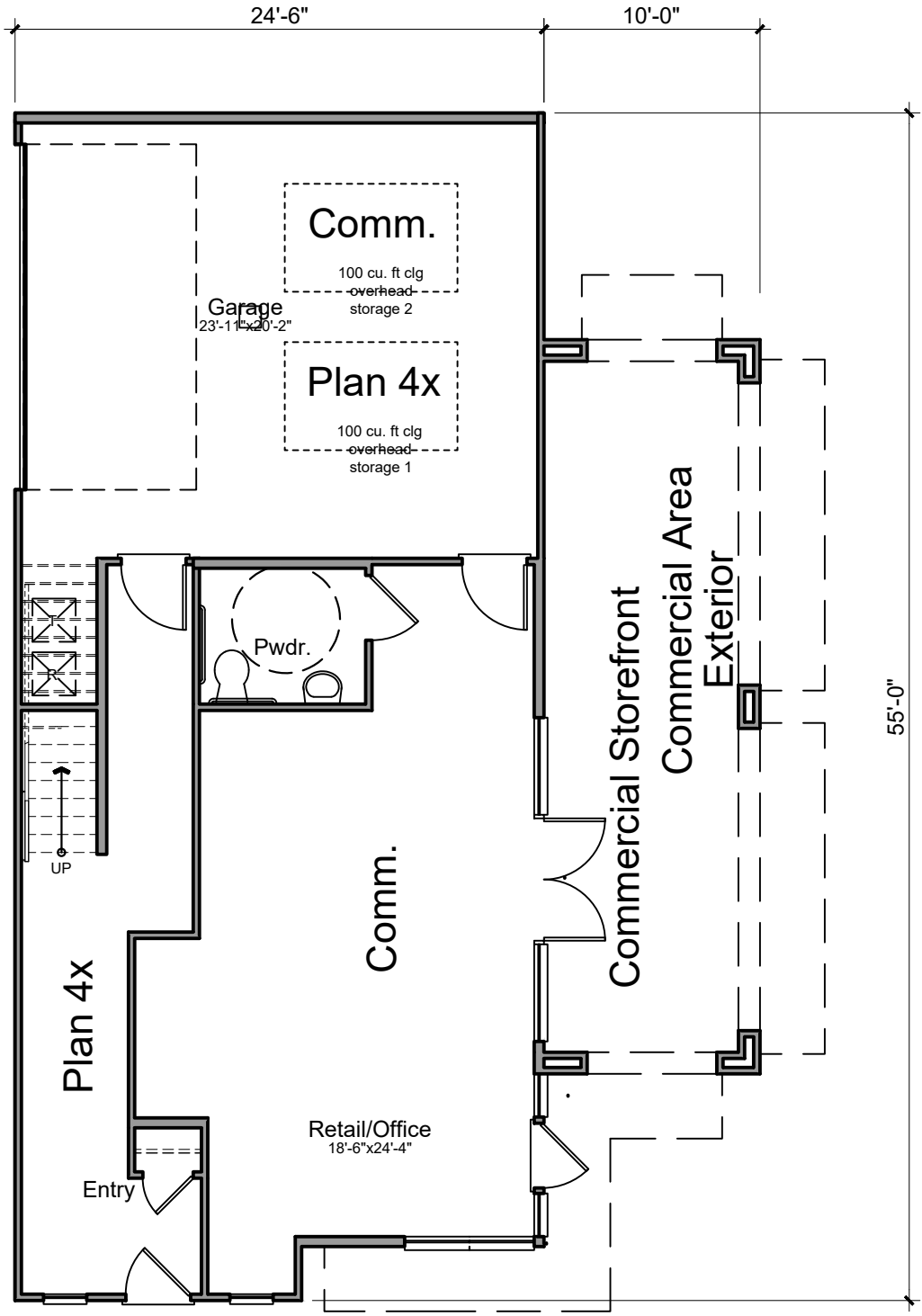
Third Floor
865 SQ. FT.

Townhome D (P4)
Third Floor



Second Floor
1180 SQ. FT.

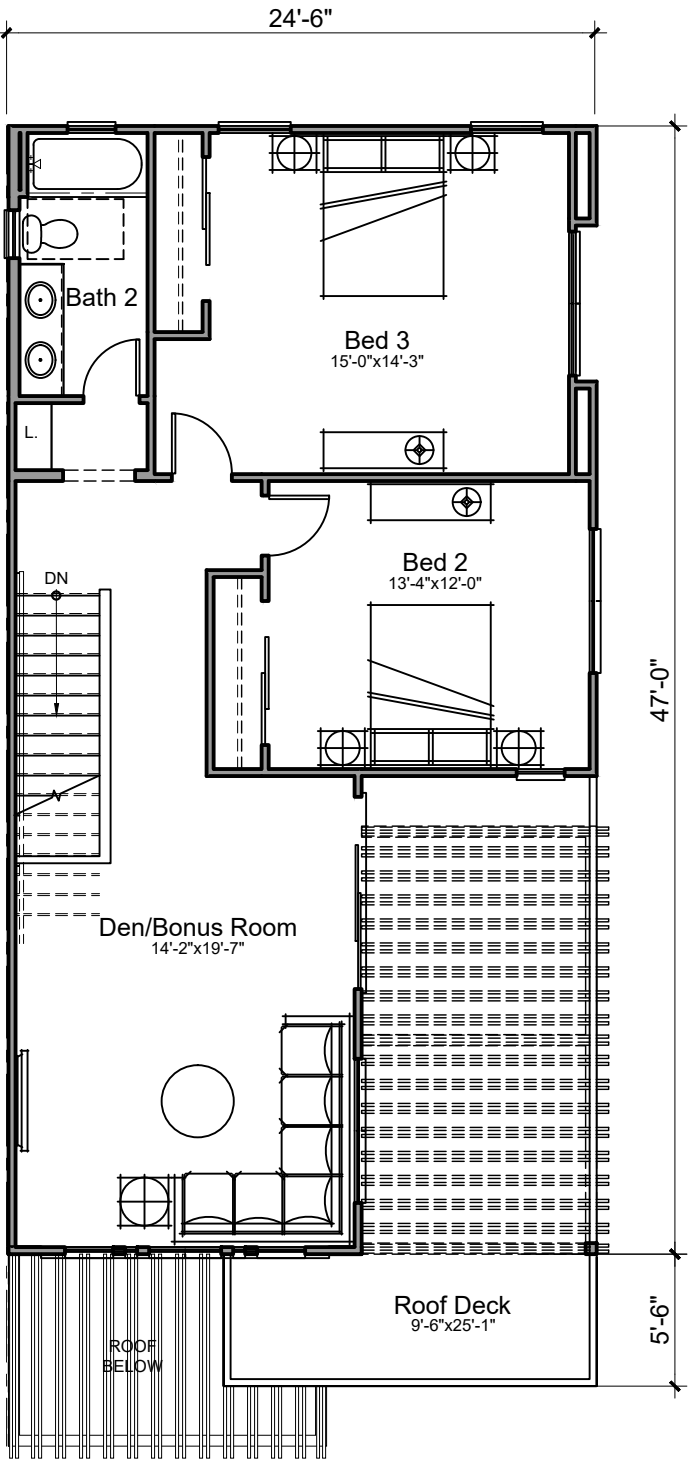
Townhome D (P4)
Second Floor



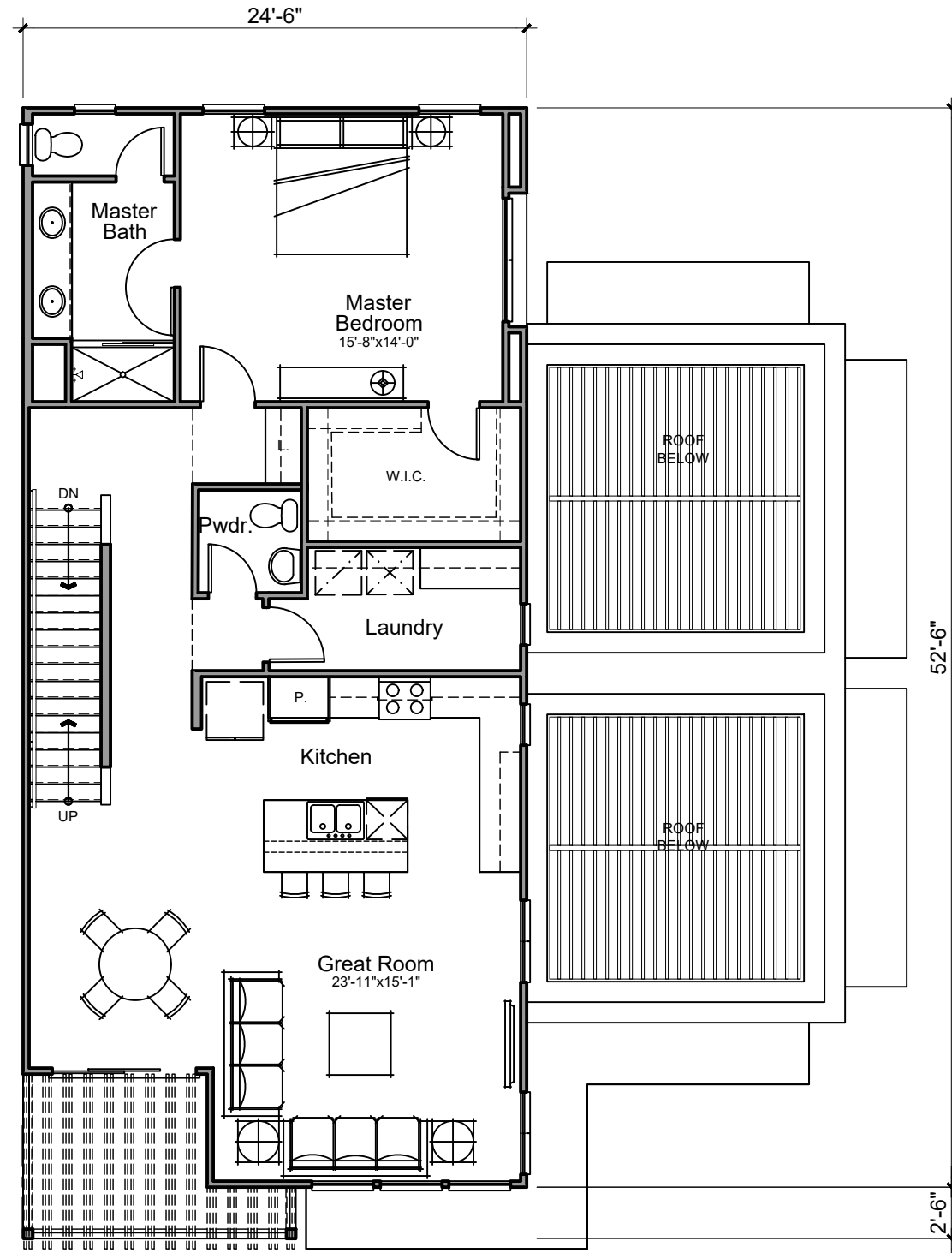
First Floor
245 SQ. FT.
Commercial Floor
515 SQ. FT.

Townhome D (P4)
First Floor

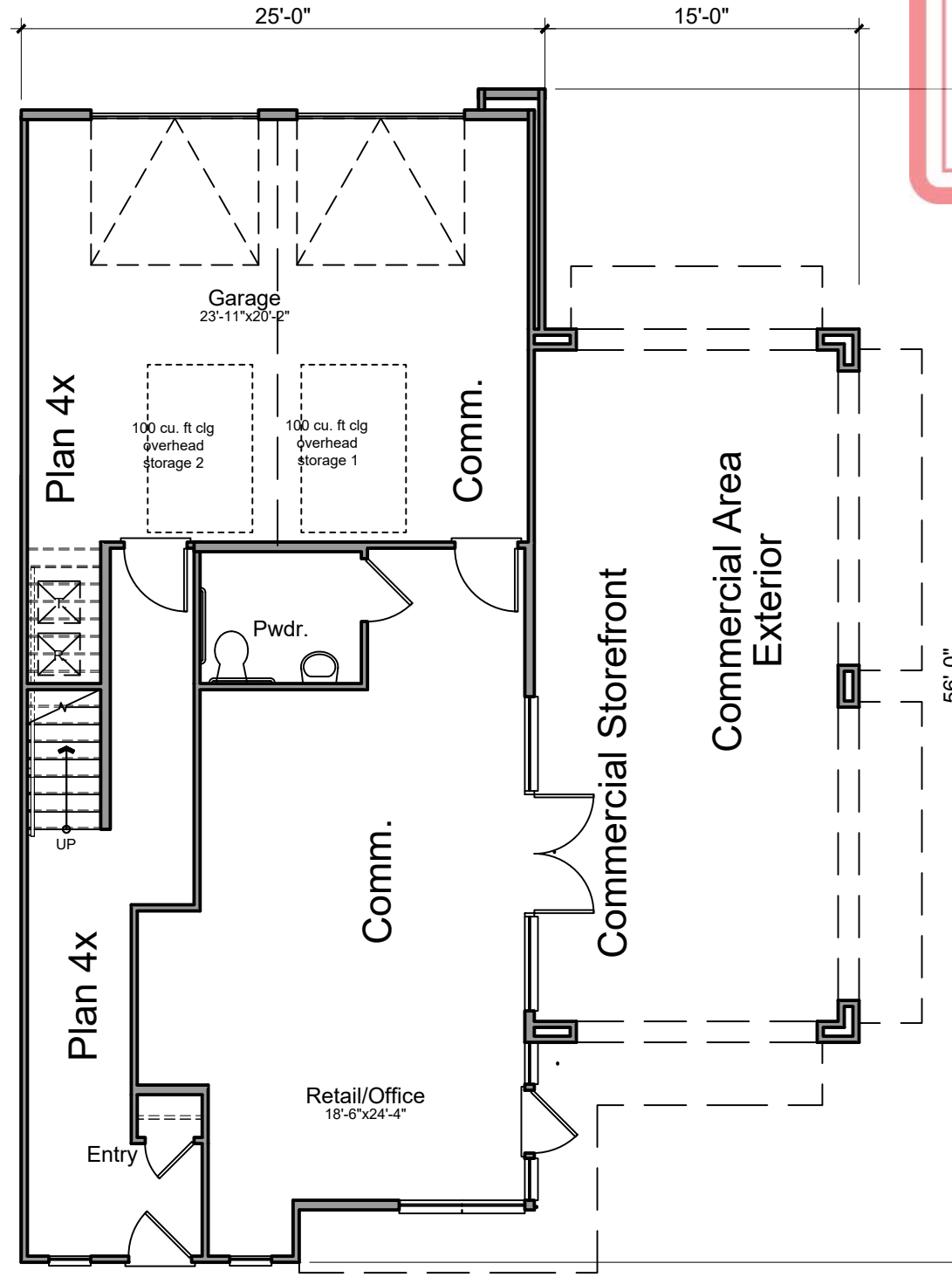
SQUARE FOOTAGE (D) TH PLAN 4X	
COMMERCIAL INDOOR FLOOR AREA	555 SQ. FT.
COMMERCIAL OUTDOOR FLOOR AREA	528 SQ. FT.
TOTAL GROSS COMMERCIAL AREA	1083 G. SQ. FT.
COMMERCIAL INDOOR FLOOR AREA	515 SQ. FT.
COMMERCIAL OUTDOOR FLOOR AREA	516 SQ. FT.
TOTAL NET COMMERCIAL AREA	1031 N. SQ. FT.
RESIDENTIAL FIRST FLOOR AREA	245 SQ. FT.
RESIDENTIAL SECOND FLOOR AREA	1180 SQ. FT.
RESIDENTIAL THIRD FLOOR AREA	865 SQ. FT.
TOTAL RESIDENTIAL AREA	2,282 N. SQ. FT.
GARAGE AREA	482 SQ. FT.
RESIDENTIAL OUTDOOR SPACE	343 SQ. FT.



Townhome D (P4X)
Third Floor



Townhome D (P4X)
Second Floor



Townhome D (P4X)
First Floor



SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez *EDG*
Development Project Manager

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Prepared By:

latitude33
PLANNING & ENGINEERING
600 West Street, 2nd Floor, San Diego, CA 92101
Tel: 619.797.2000

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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

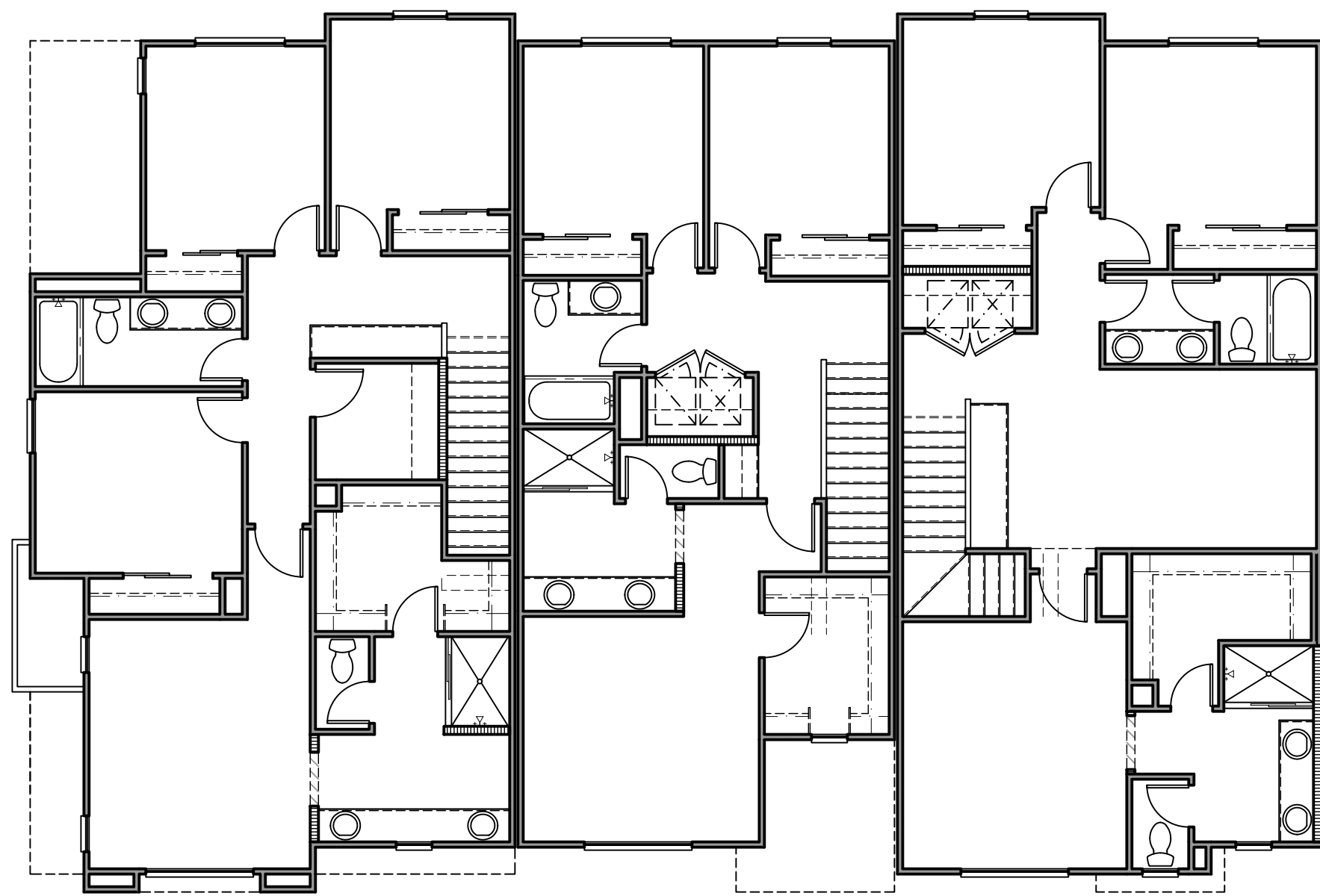
Sheet Title:
PROPOSED VINE
FLOOR PLANS

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	04/08/2021
Revision 2:	02/12/2021
Revision 1:	12/08/2020

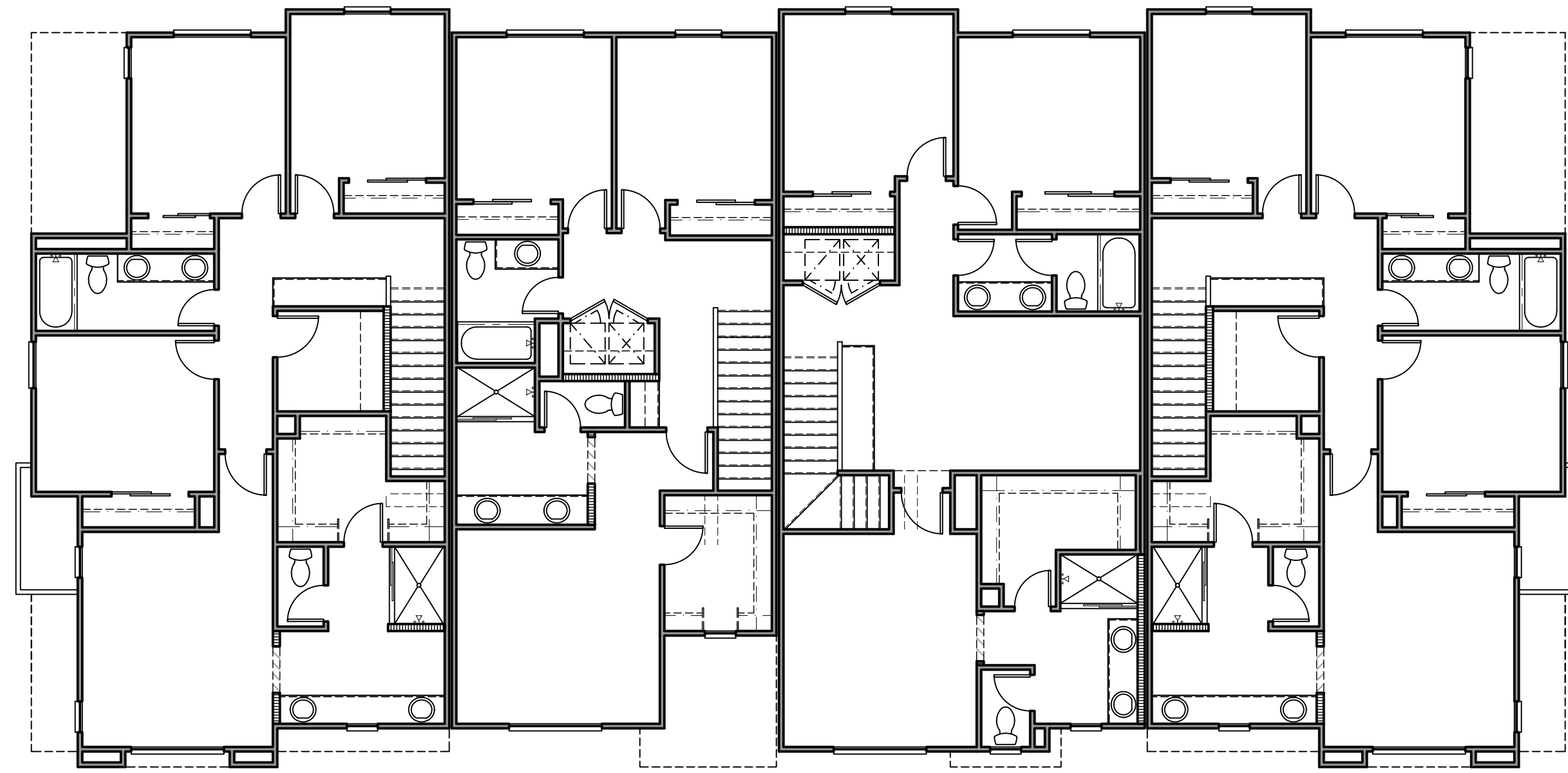
Original Date: 09/24/2020

Sheet 17 of 38

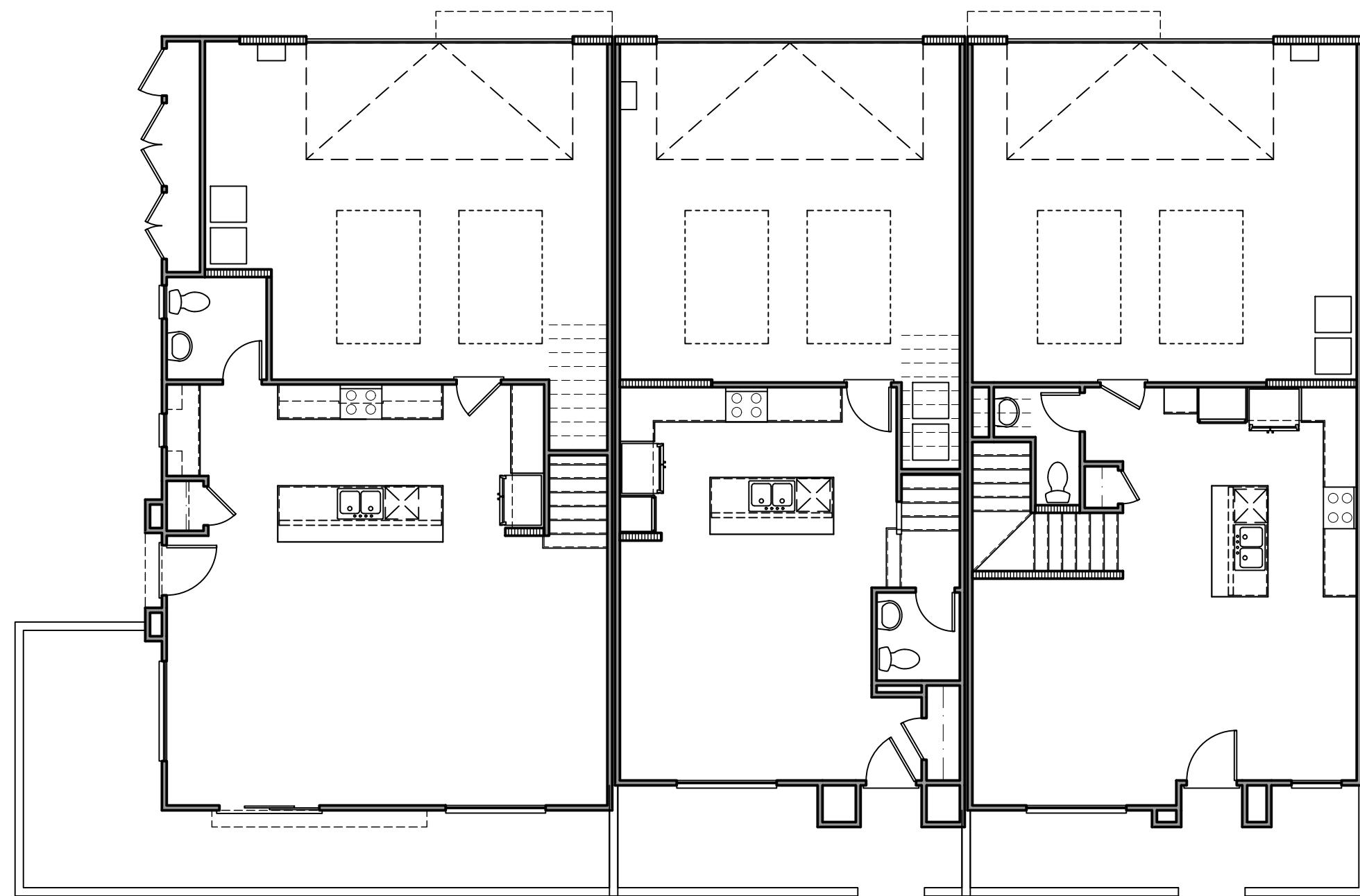
PTS# 672275



P3 P1 P2
Second Floor

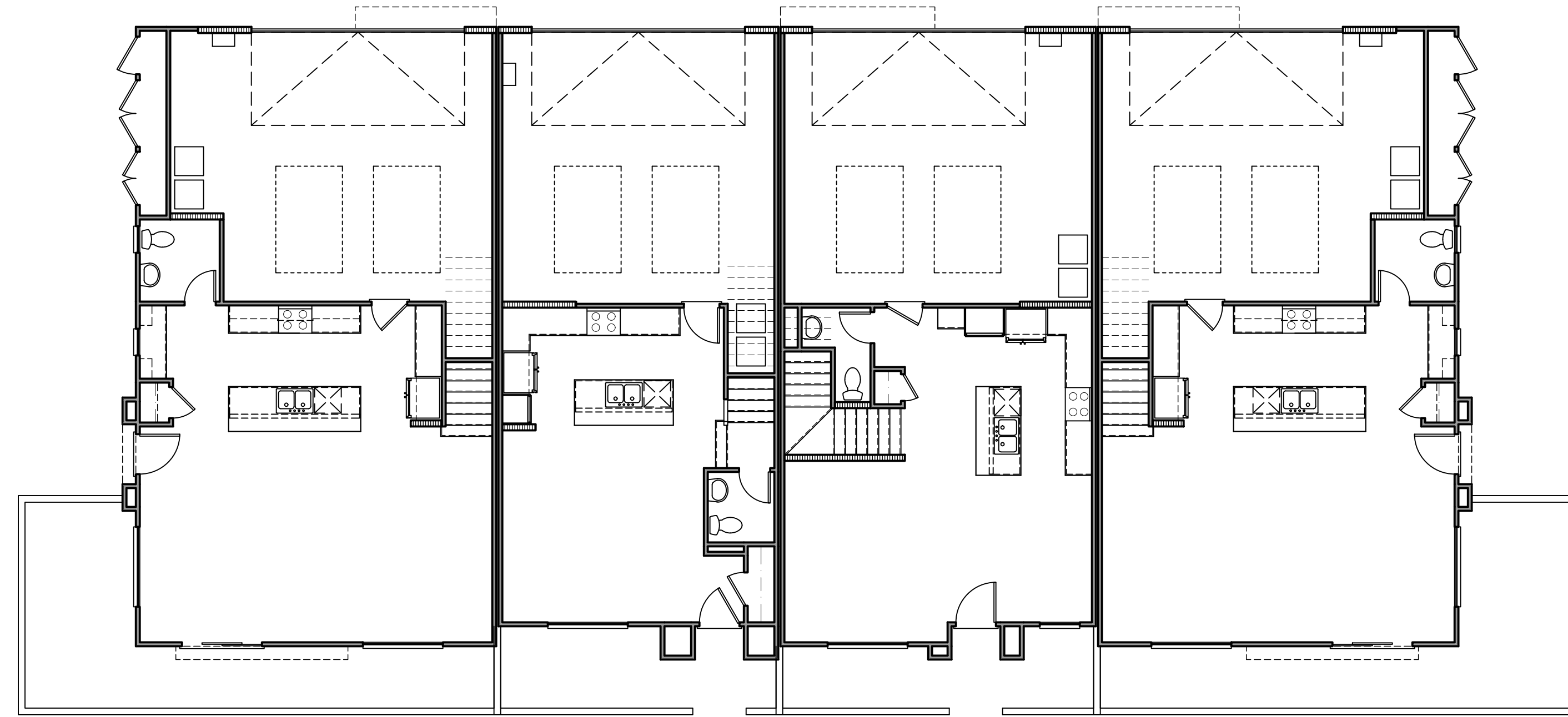


P3 P1 P2 P3
Second Floor



P3 P1 P2
First Floor

3 Plex



P3 P1 P2 P3
First Floor

4 PLEX

See Landscape Drawings
for Patio Wall
configuration

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
1310 ROSECrans ST., SUITE G
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:

latitude33
PLANNING & ENGINEERING
5000 Mission Road, 2nd Floor, San Diego, CA 92108
Tel: 858.751.0633

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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
PROPOSED VINE
FLOOR PLANS

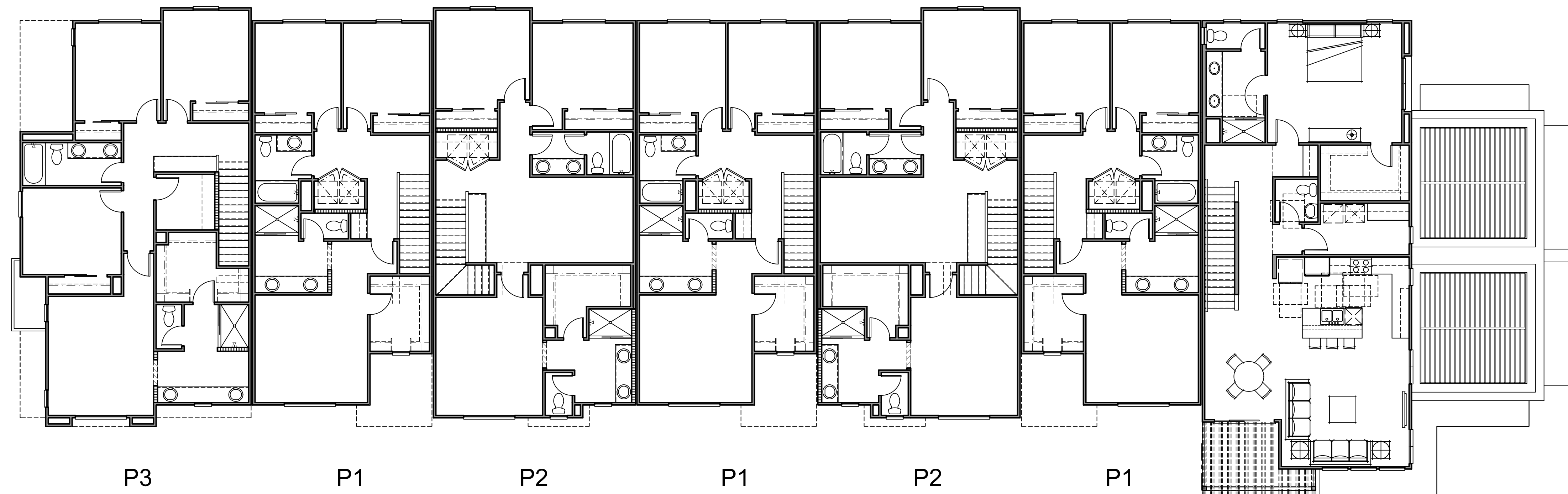
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Revision 7:	_____
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Revision 2:	02/12/2021
Revision 1:	12/08/2020

Original Date: 09/24/2020

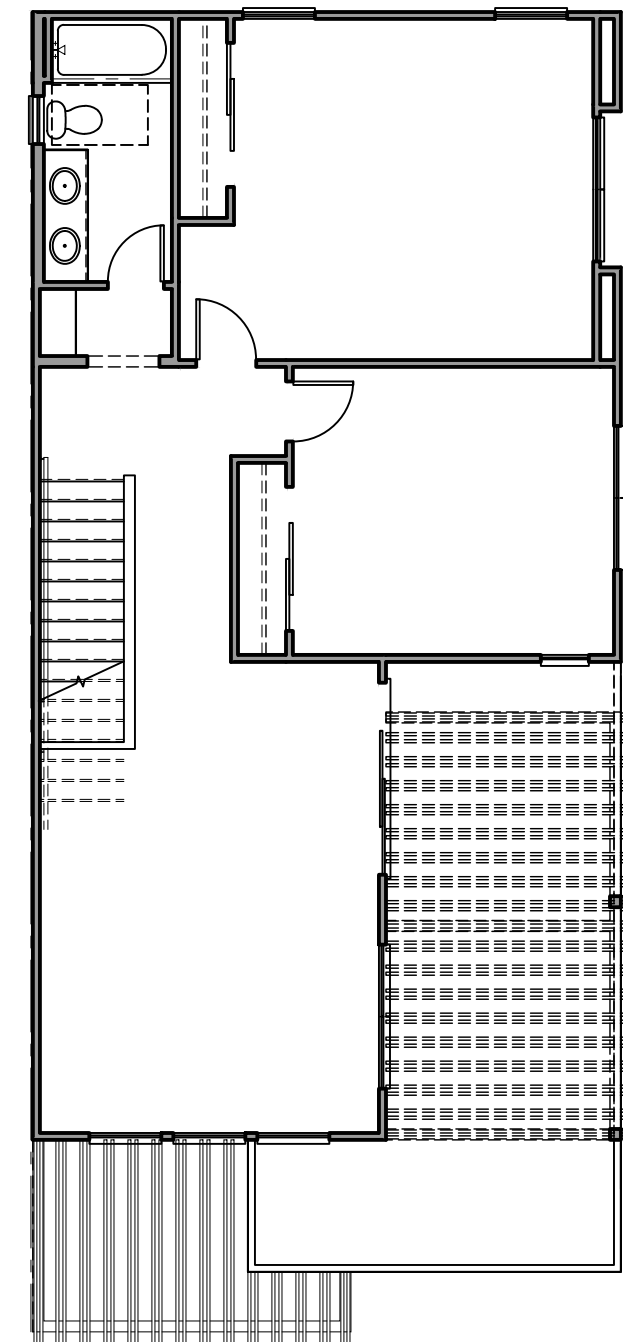
Sheet 18 of 38

PTS# 672275

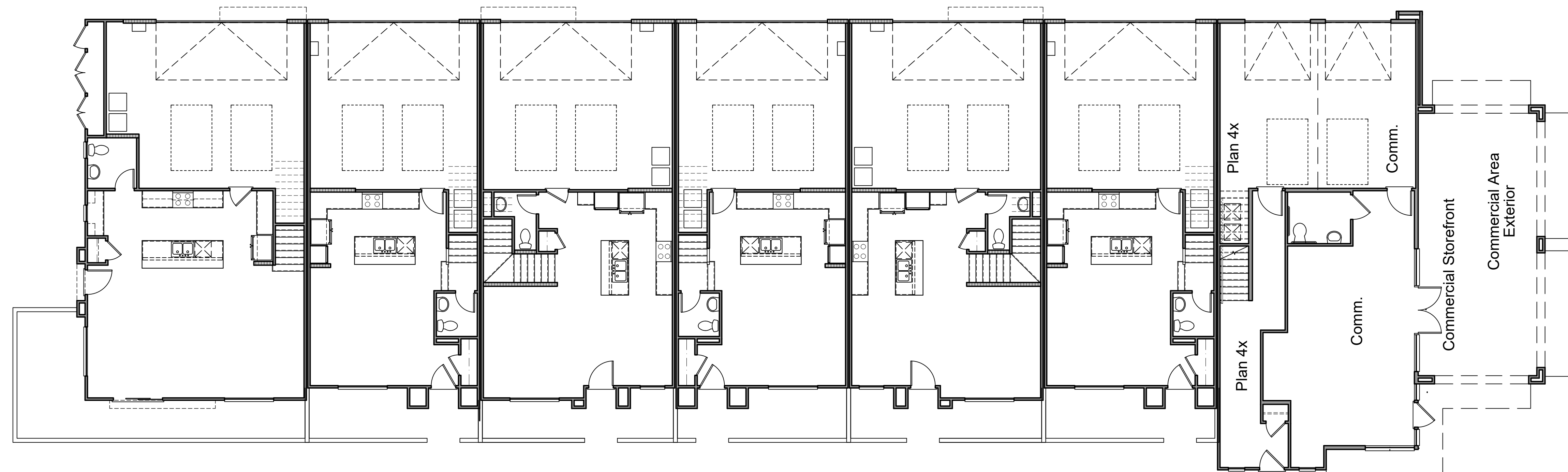




P4X
Second Floor



P4X
Third Floor



P4X
First Floor

7B Plex



**SUBSTANTIAL
CONFORMANCE
REVIEW**

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez *clg*
Development Project Manager

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
1310 ROSECRANS ST., SUITE G
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:



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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

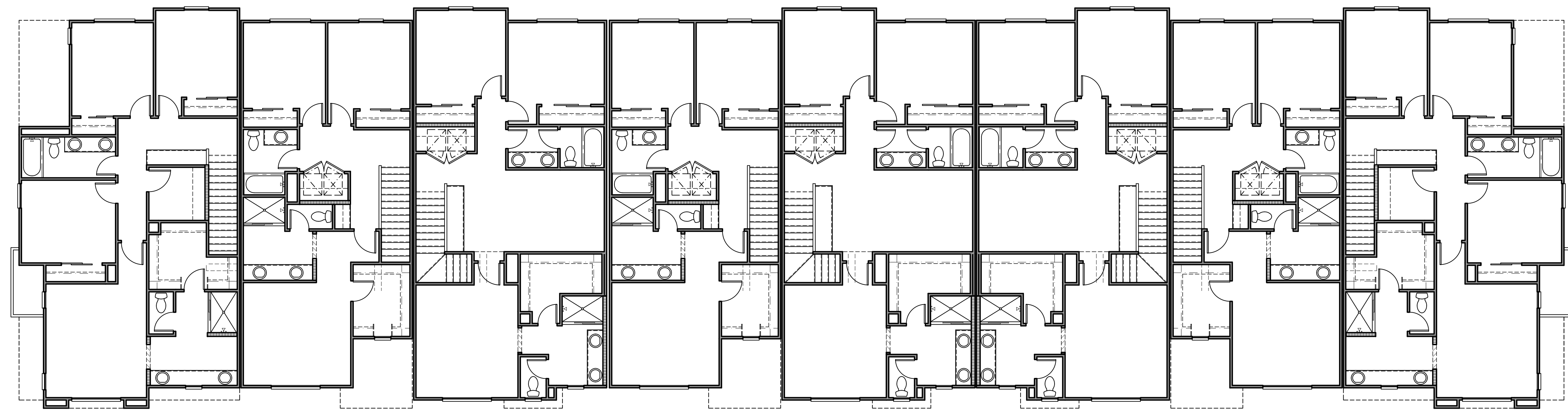
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FLOOR PLANS

Revision 14:	_____
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Revision 10:	_____
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Revision 7:	_____
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Revision 3:	04/08/2021
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Revision 1:	12/08/2020

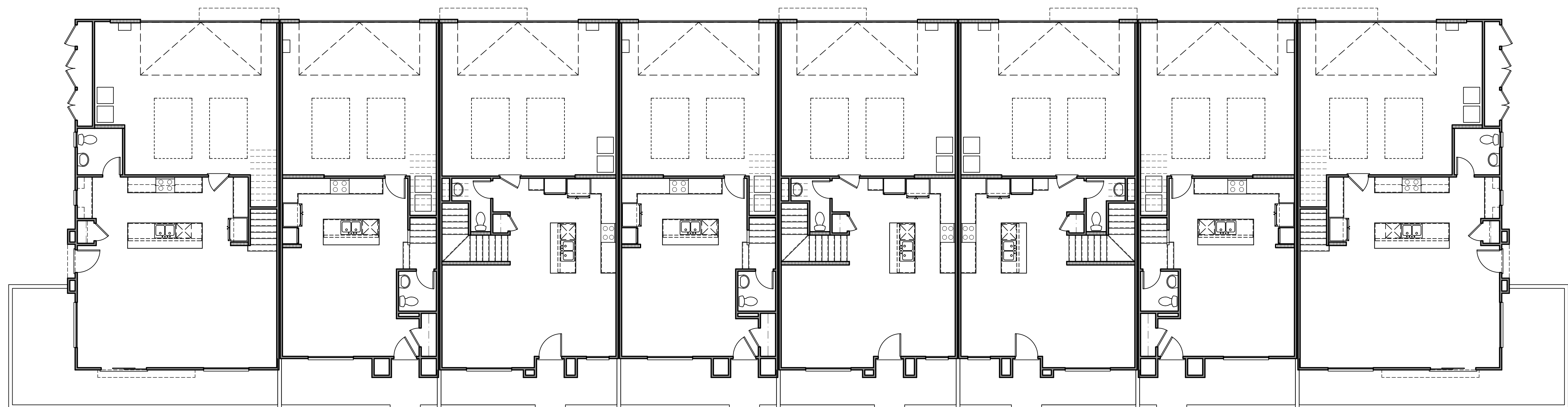
Original Date: 09/24/2020

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PTS# 672275



P3 P1 P2 P1 P2 P2 P1 P3
Second Floor



P3 P1 P2 P1 P2 P2 P1 P3
First Floor

8A Plex

See Landscape Drawings
for Patio Wall
configuration

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

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

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1310 ROSECrans ST., SUITE G
SAN DIEGO, CA 92106
(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
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
PROPOSED VINE
FLOOR PLANS

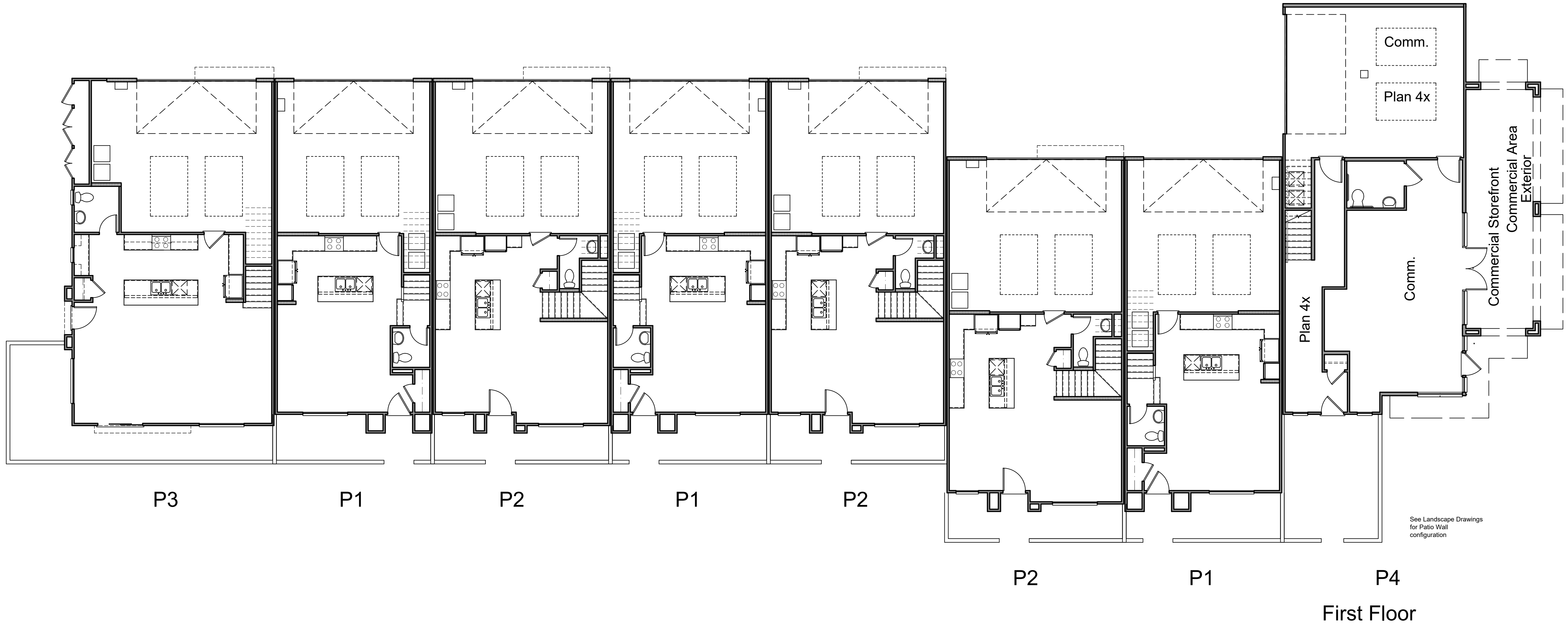
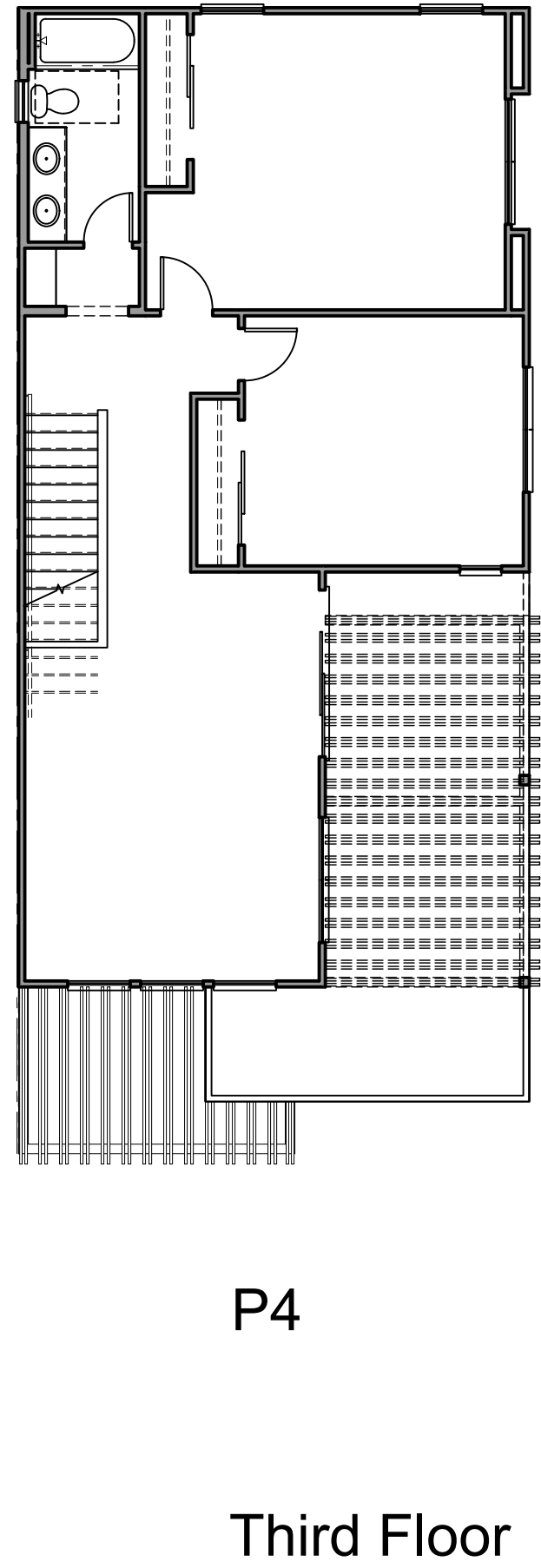
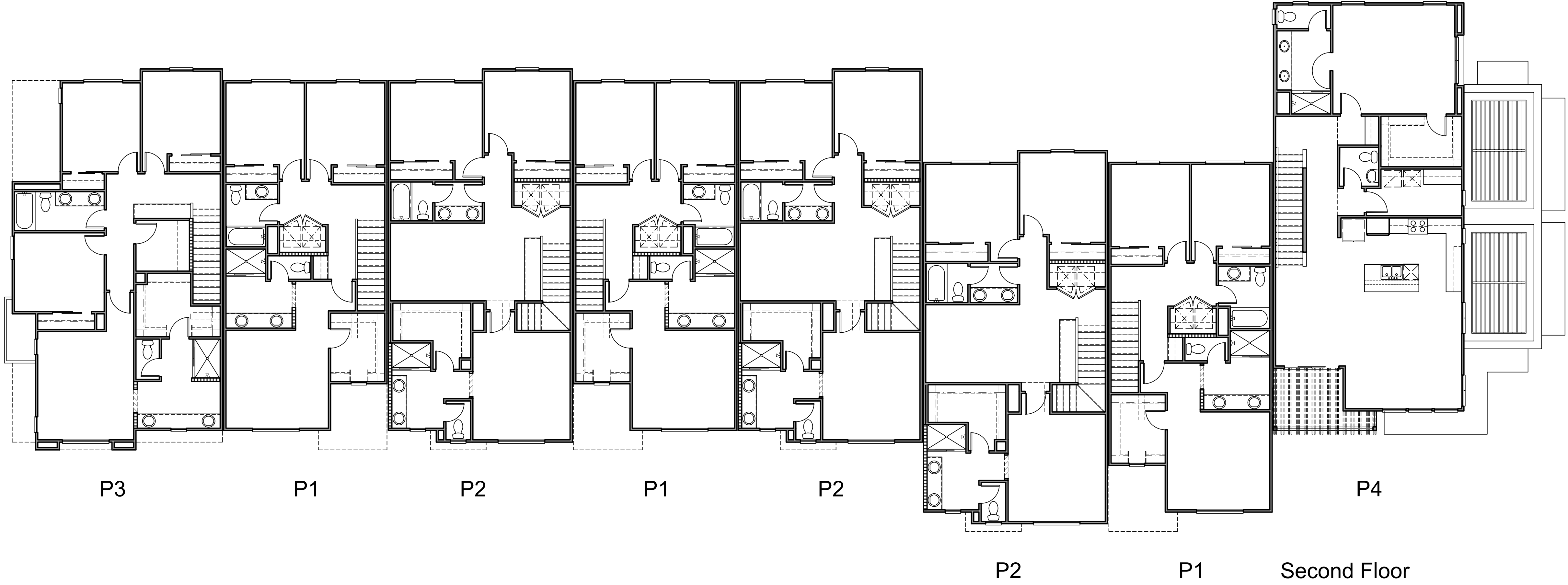
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Revision 10:	_____
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Revision 7:	_____
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Revision 1:	12/08/2020

Original Date: 09/24/2020

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PTS# 672275







SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez *Edith*
Development Project Manager

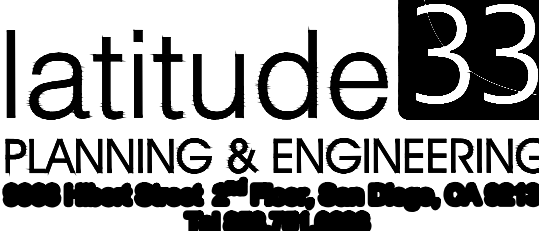
OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

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
1310 ROSECrans ST., SUITE G
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:



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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
PROPOSED VINE
FLOOR PLANS

Revision 14: _____

Revision 13: _____

Revision 12: _____

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Revision 8: _____

Revision 7: _____

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Revision 5: _____

Revision 4: _____

Revision 3: 04/08/2021

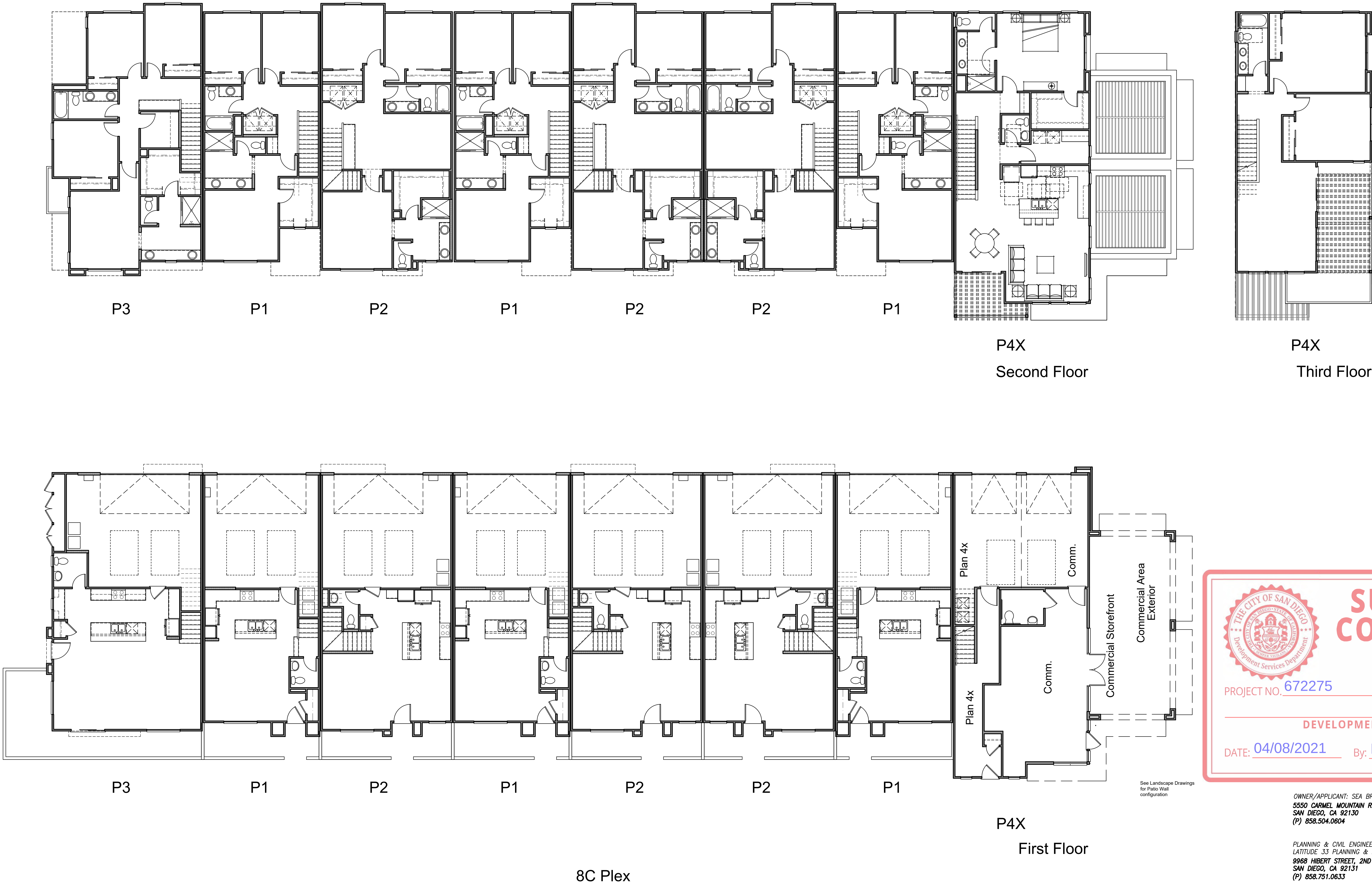
Revision 2: 02/12/2021

Revision 1: 12/08/2020

Original Date: 09/24/2020

Sheet 21 of 38

PTS# 672275





SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez *[Signature]*
Development Project Manager

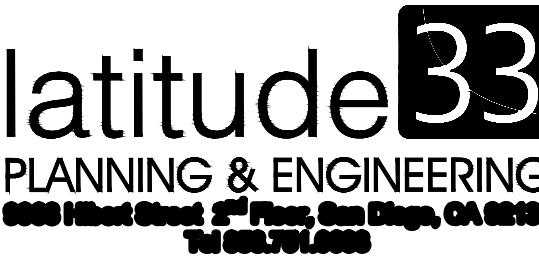
OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

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

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

LANDSCAPE ARCHITECT:
SCHMIDT DESIGN GROUP
1310 ROSECrans ST., SUITE G
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:



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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
PROPOSED VINE
FLOOR PLANS

Revision 14: _____

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Revision 11: _____

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Revision 9: _____

Revision 8: _____

Revision 7: _____

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Revision 5: _____

Revision 4: _____

Revision 3: 04/08/2021

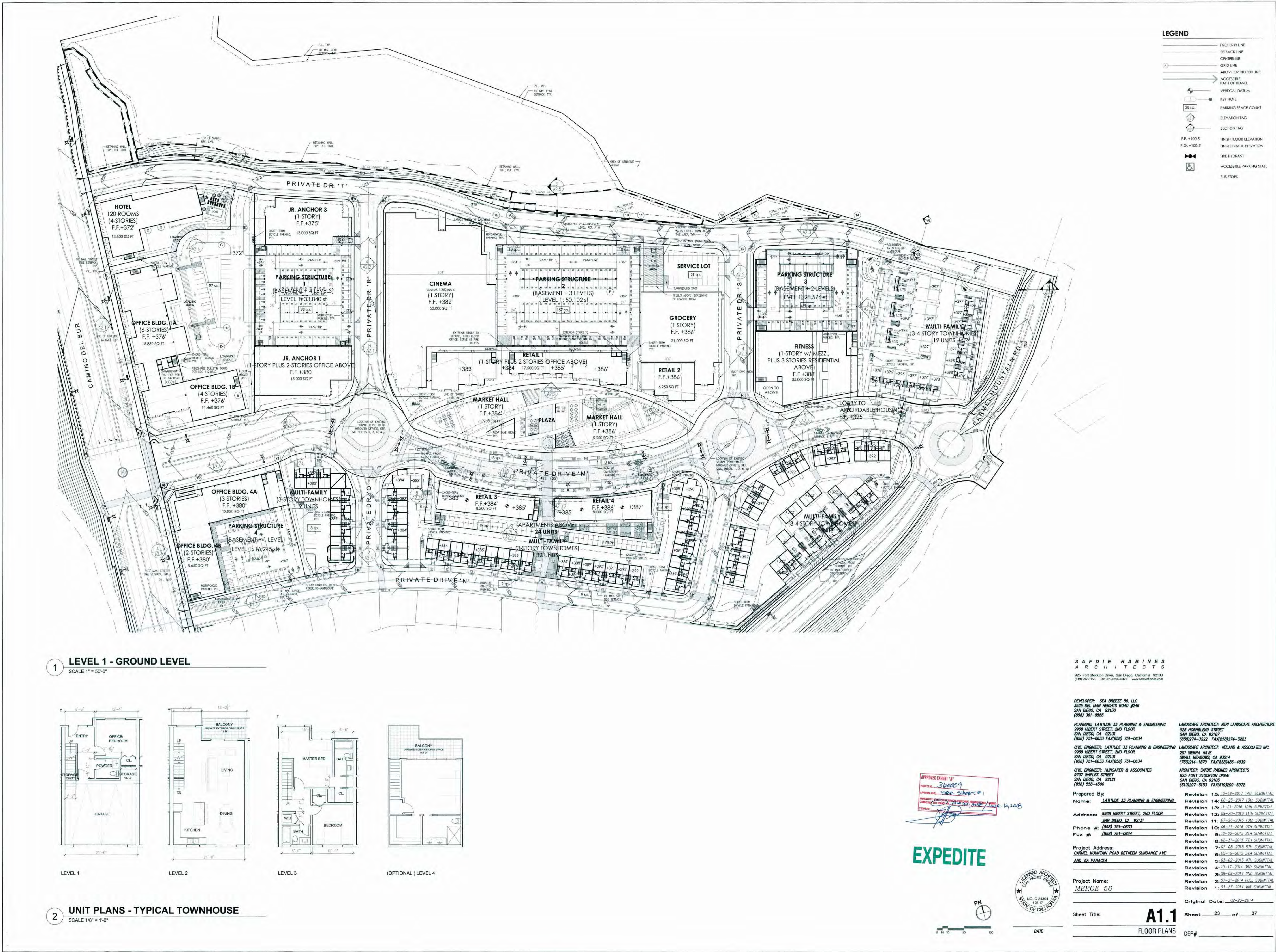
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Revision 1: 12/08/2020

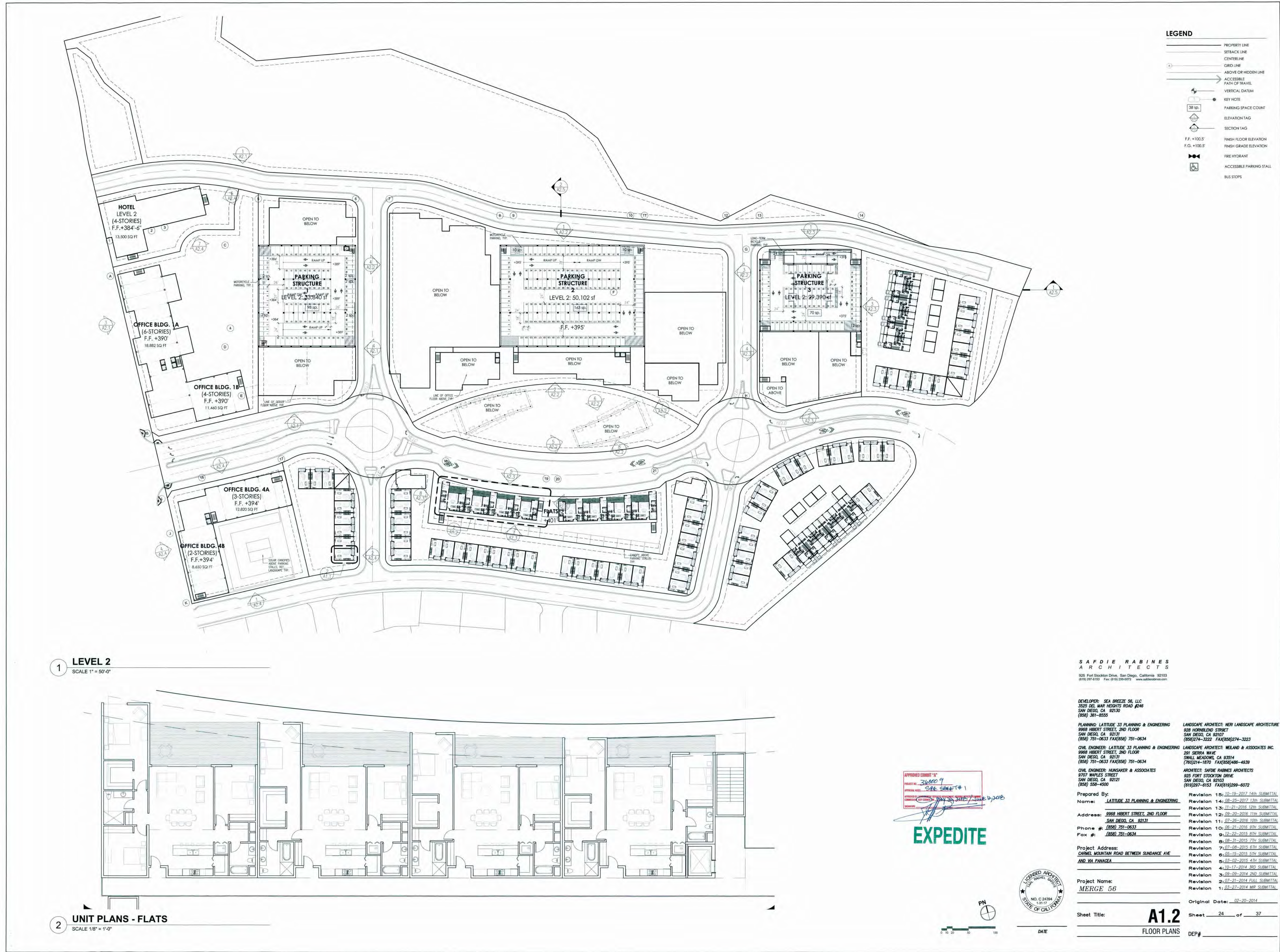
Original Date: 09/24/2020

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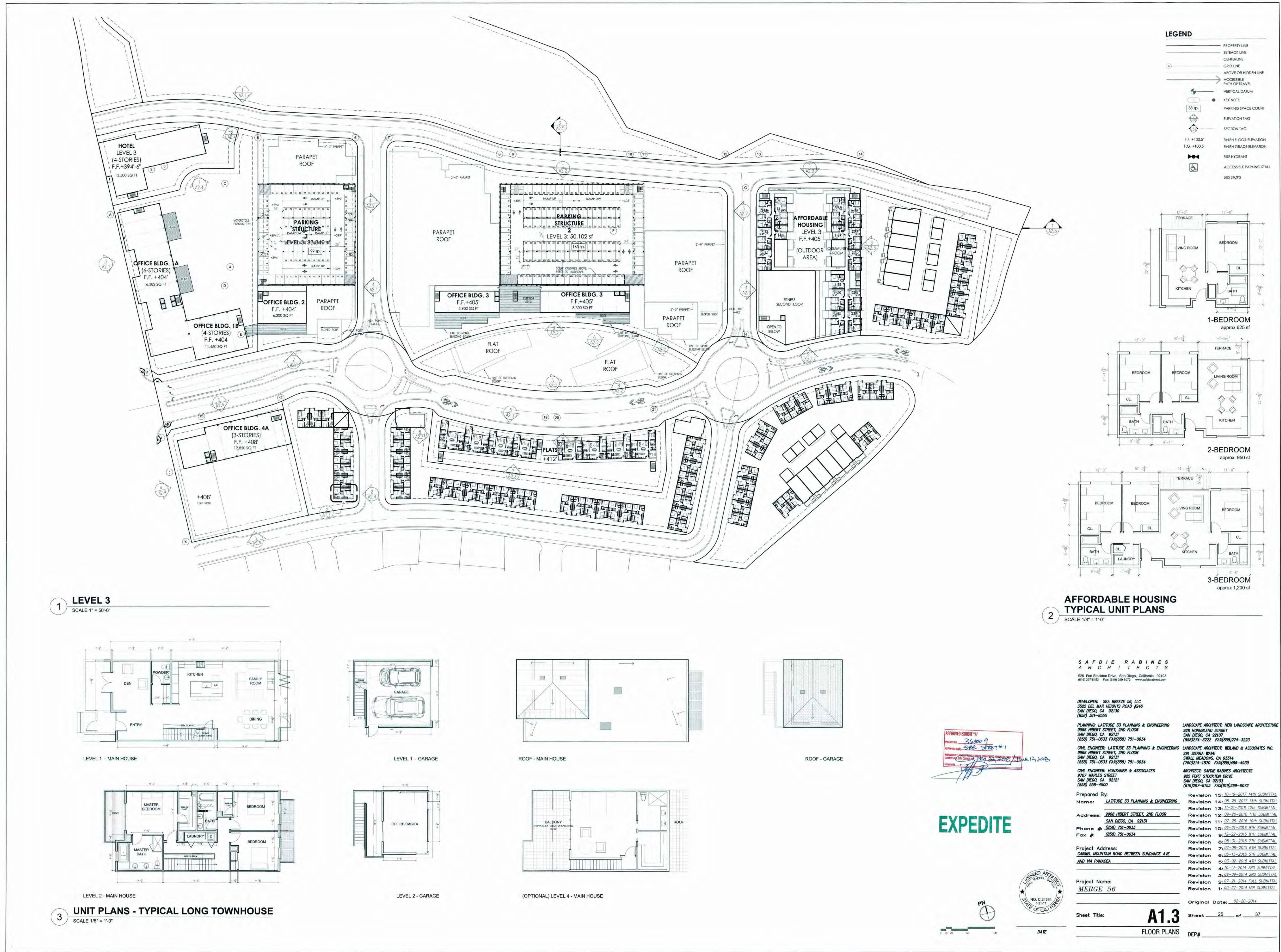
PTS# 672275



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.



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

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
1310 ROSECRANS ST., SUITE G
SAN DIEGO, CA 92106
(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
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

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: 04/08/2021
Revision 2: 02/12/2021
Revision 1: 12/08/2020

Original Date: 09/24/2020

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PTS# 672275



OWNER/APPLICANT: SAA BREEZE 56, LLC 5550 CARMEL MOUNTAIN RD, SUITE 204 SAN DIEGO, CA 92130 (P) 858.504.0094	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 1310 ROSECRANS ST, SUITE G SAN DIEGO, CA 92108 (P) 619.236.1462

Prepared By: _____

latitude**33**
PLANNING & ENGINEERING
9968 Hilbert Street, 2nd Floor, San Diego, CA 92131
Tel 608.751.0633

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

Project Name: _____
MERGE 56

SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title: _____
PREVIOUSLY APPROVED
FLOOR PLANS

Revision 14: _____
Revision 13: _____
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Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: 04/08/2021
Revision 2: 02/12/2021
Revision 1: 12/08/2020

Original Date: 09/24/2020

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PTS# 672275

4 Plex Elevation



View 1 - Front Elevation

P3 P1 P2 P3



View 2 - Left Elevation

P3



View 3 - Rear Elevation

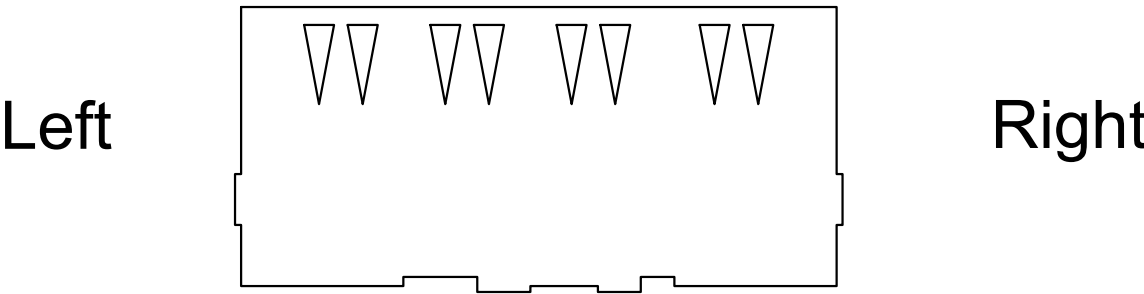
P3 P2 P1 P3



View 4 - Right Elevation

P3

Rear



Front

Material Legend

- 1. Stucco
- 2. Cementitious Siding
- 3. Concrete Roof Tile
- 4. Stucco Trim
- 5. Light Fixture
- 6. Entry Door



THE CITY OF SAN DIEGO
Development Services Department

SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez 
Development Project Manager

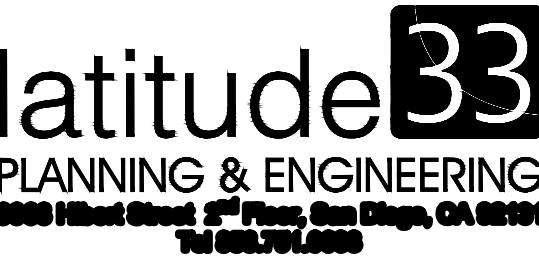
OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

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
1310 ROSECrans ST., SUITE G
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:



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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
PROPOSED VINE 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: 04/08/2021

Revision 2: 02/12/2021

Revision 1: 12/08/2020

Original Date: 09/24/2020

Sheet 27 of 38

PTS# 672275

7B Plex Elevation



View 1 - Front Elevation

P3 P1 P2 P1 P2 P1 P4X



View 2 - Left Elevation

P3



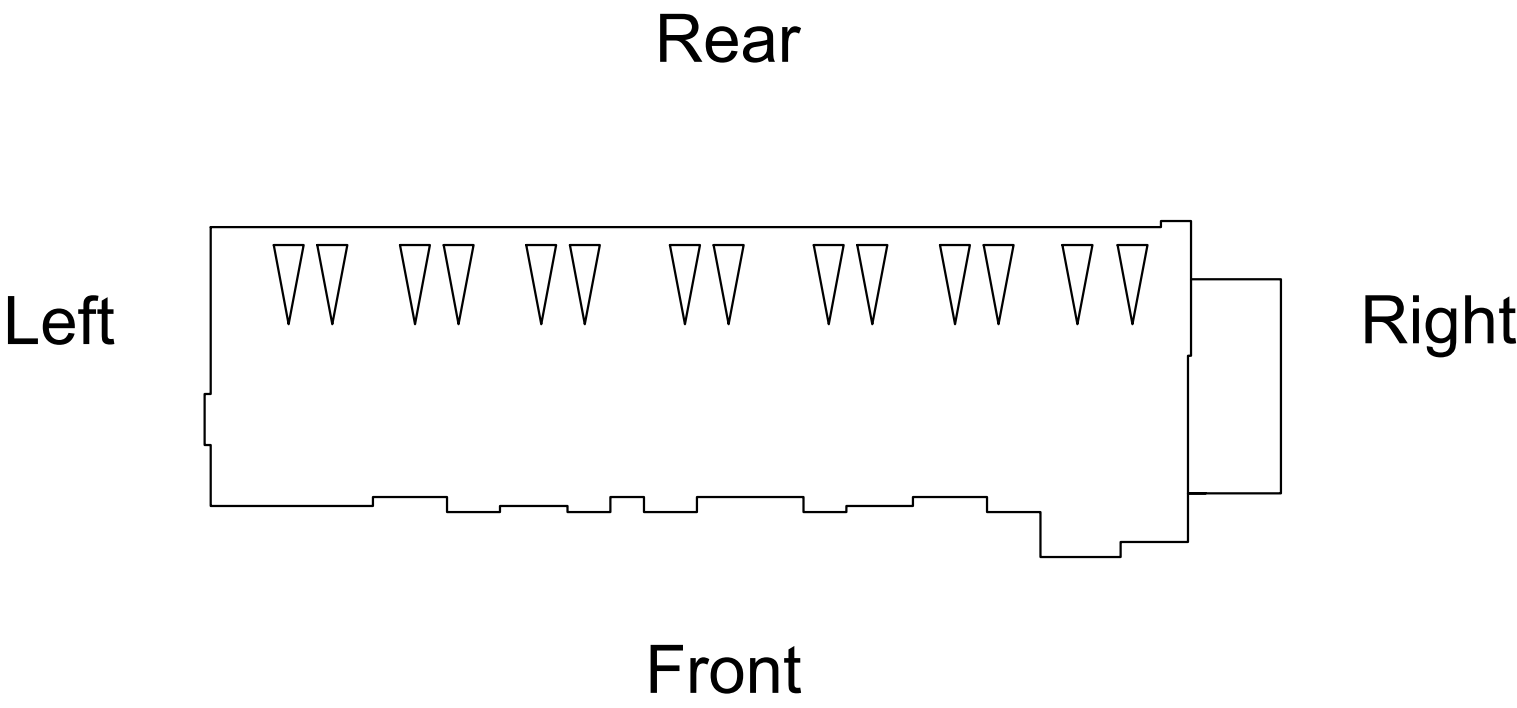
View 3 - Rear Elevation

P4X P1 P2 P2 P2 P1 P3



View 4 - Right Elevation

P4X



Material Legend

- 1. Stucco
- 2. Cementitious Siding
- 3. Concrete Roof Tile
- 4. Stucco Trim
- 5. Light Fixture
- 6. Entry Door



THE CITY OF SAN DIEGO
Development Services Department

SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez
Development Project Manager

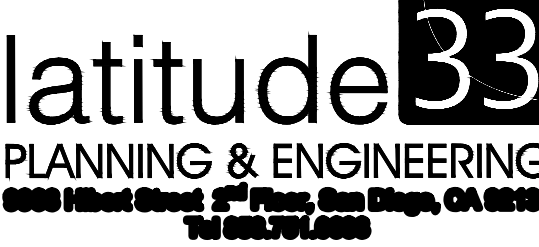
OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

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
1310 ROSECrans ST., SUITE G
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:



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
SCR - UNIT 4 LOTS 1, 3, & 4,
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Revision 3: 04/08/2021

Revision 2: 02/12/2021

Revision 1: 12/08/2020

Original Date: 09/24/2020

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PTS# 672275

8A Plex Elevation



View 1 - Front Elevation

P3 P1 P2 P1 P2 P2 P1 P3



View 2 - Left Elevation

P3



View 3 - Rear Elevation

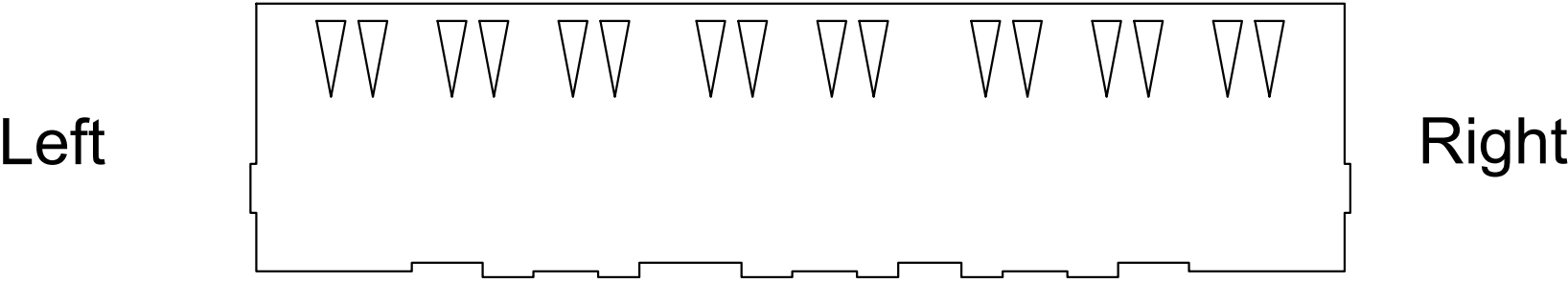
P3 P1 P2 P2 P1 P2 P1 P3



View 4 - Right Elevation

P3

Rear



Front

Material Legend

- 1. Stucco
- 2. Cementitious Siding
- 3. Concrete Roof Tile
- 4. Stucco Trim
- 5. Light Fixture
- 6. Entry Door



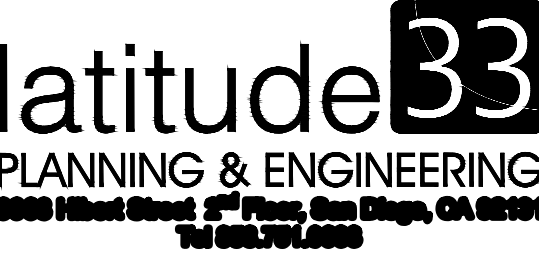
OWNER/APPLICANT: SEA BREEZE 56, LLC
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SAN DIEGO, CA 92130
(P) 858.504.0604

ARCHITECT: KTOY
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IRVINE, CA 92614
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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
1310 ROSECRANS ST., SUITE G
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:



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

Project Name:

MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:

PROPOSED VINE ELEVATIONS

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Original Date: 09/24/2020

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PTS# 672275

8B Plex Elevation



View 1 - Front Elevation

P3 P1 P2 P1 P2 P2 P1 P4



View 2 - Left Elevation

P3



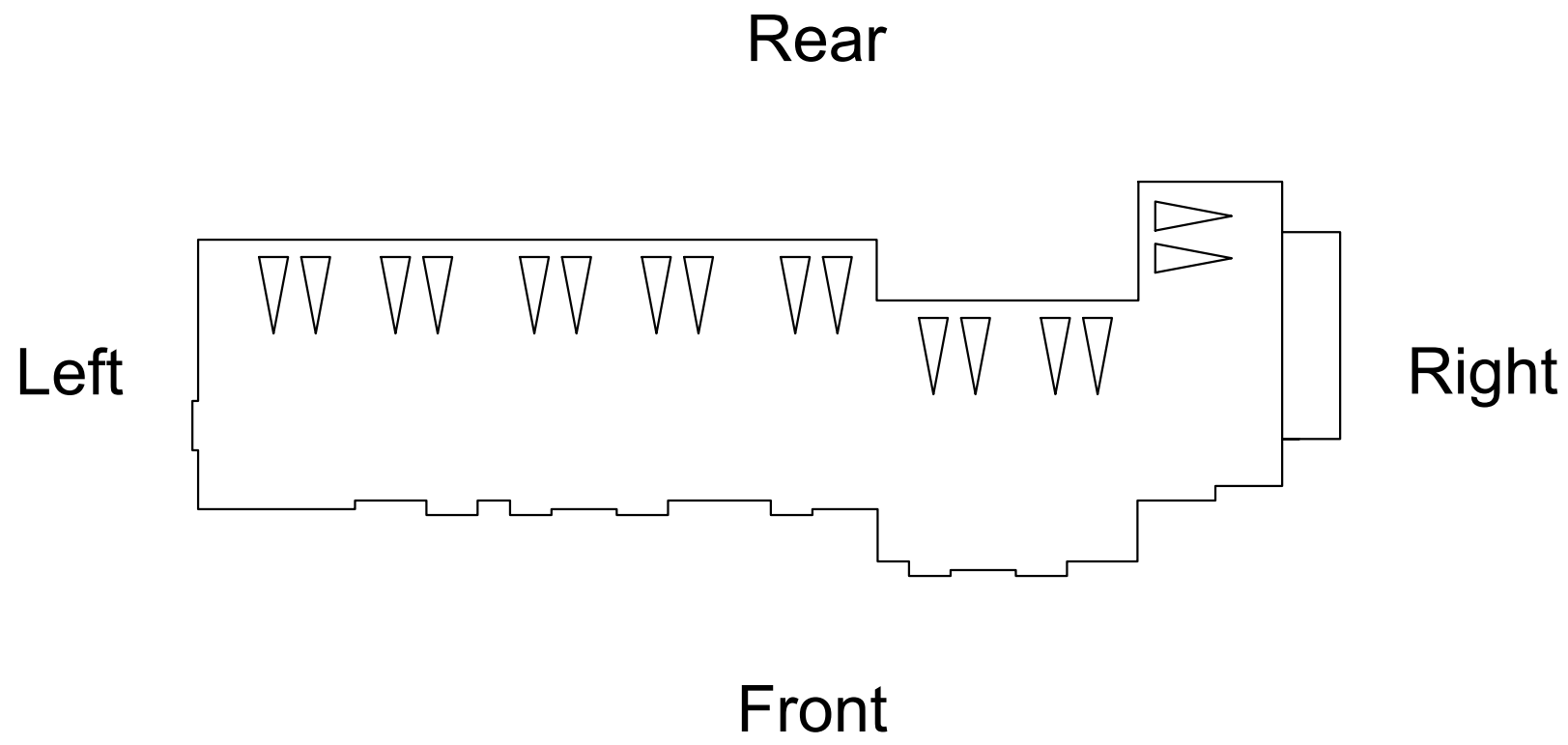
View 3 - Rear Elevation

P4 P1 P2 P2 P1 P2 P1 P3



View 4 - Right Elevation

P4



Material Legend

- 1. Stucco
- 2. Cementitious Siding
- 3. Concrete Roof Tile
- 4. Stucco Trim
- 5. Light Fixture
- 6. Entry Door



THE CITY OF SAN DIEGO
Development Services Department

SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez
Development Project Manager

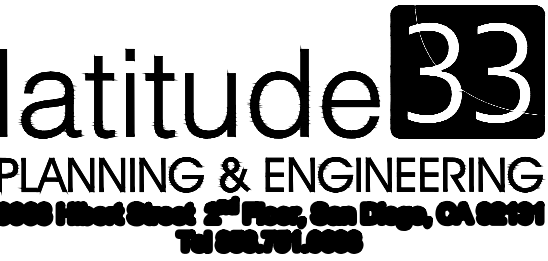
OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
(P) 858.504.0604

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
1310 ROSECRANS ST., SUITE G
SAN DIEGO, CA 92106
(P) 619.236.1462

Prepared By:



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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
PROPOSED VINE 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: 04/08/2021

Revision 2: 02/12/2021

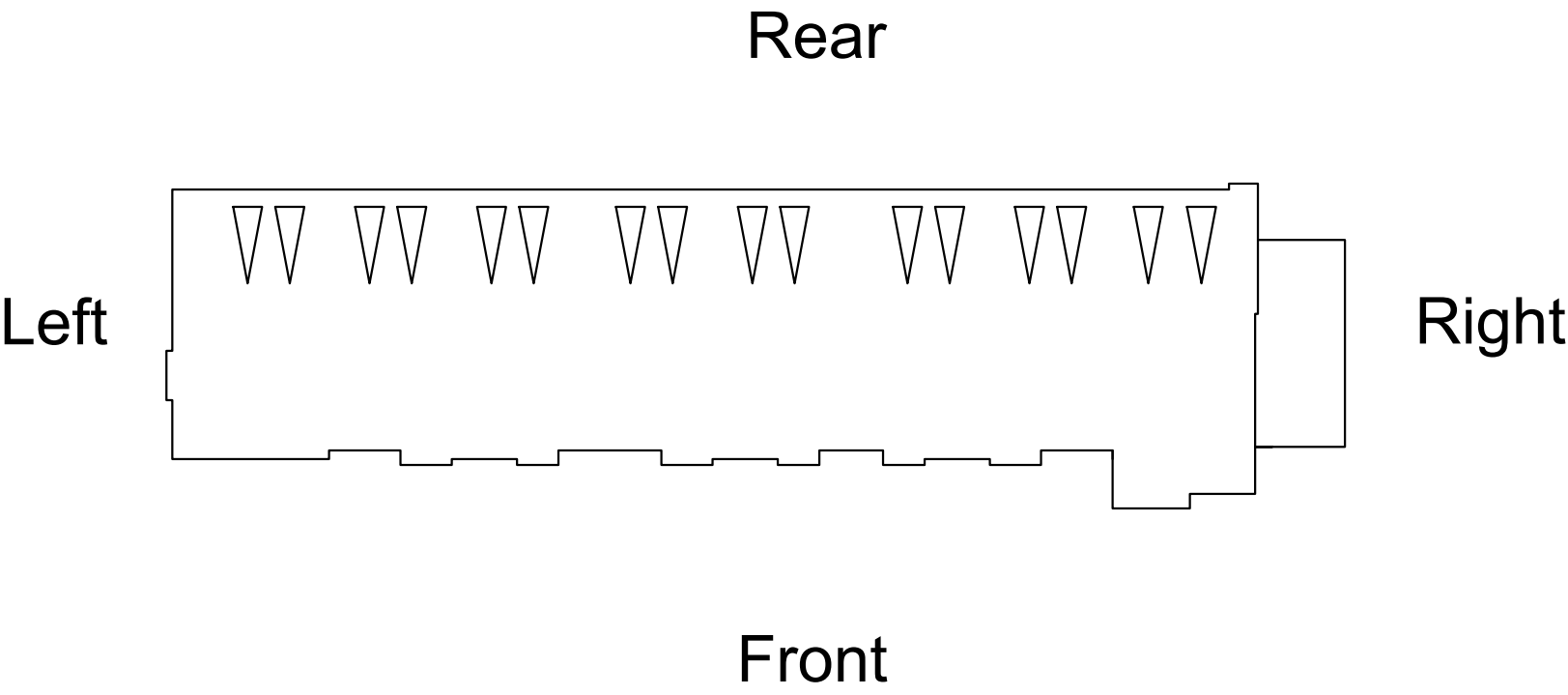
Revision 1: 12/08/2020

Original Date: 09/24/2020

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PTS# 672275

8C Plex Elevation



Material Legend

- 1. Stucco
- 2. Cementitious Siding
- 3. Concrete Roof Tile
- 4. Stucco Trim
- 5. Light Fixture
- 6. Entry Door

View 1 - Front Elevation

P3 P1 P2 P1 P2 P2 P1 P4X



View 2 - Left Elevation

P3



View 3 - Rear Elevation

P4X P1 P2 P2 P1 P2 P1 P3



View 4 - Right Elevation

P4X



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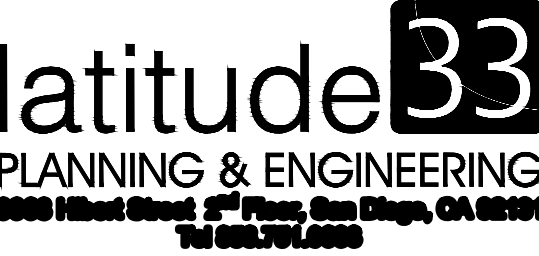
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Prepared By:



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MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
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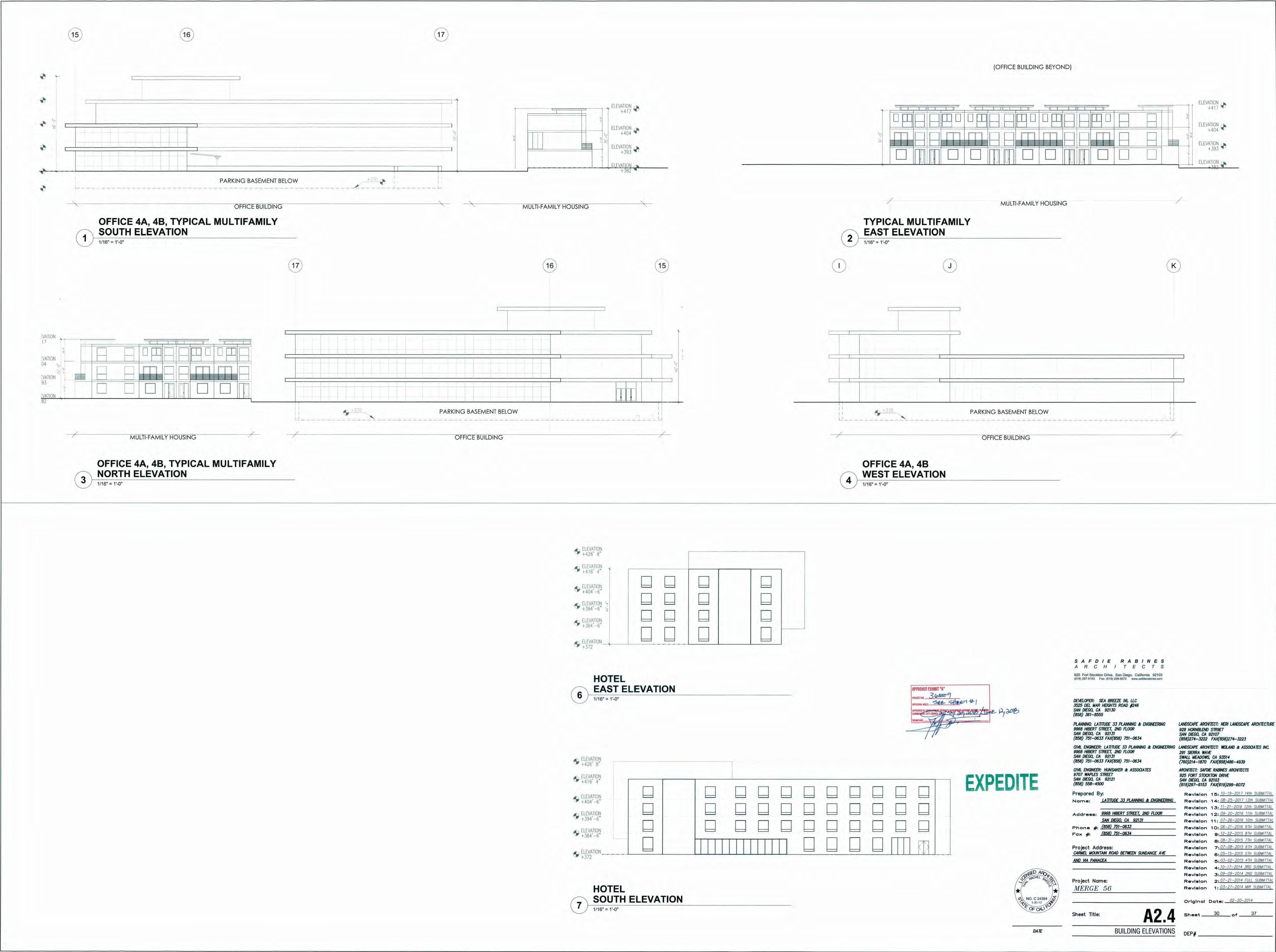
Sheet Title:
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Revision 4:	_____
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Revision 1:	12/08/2020

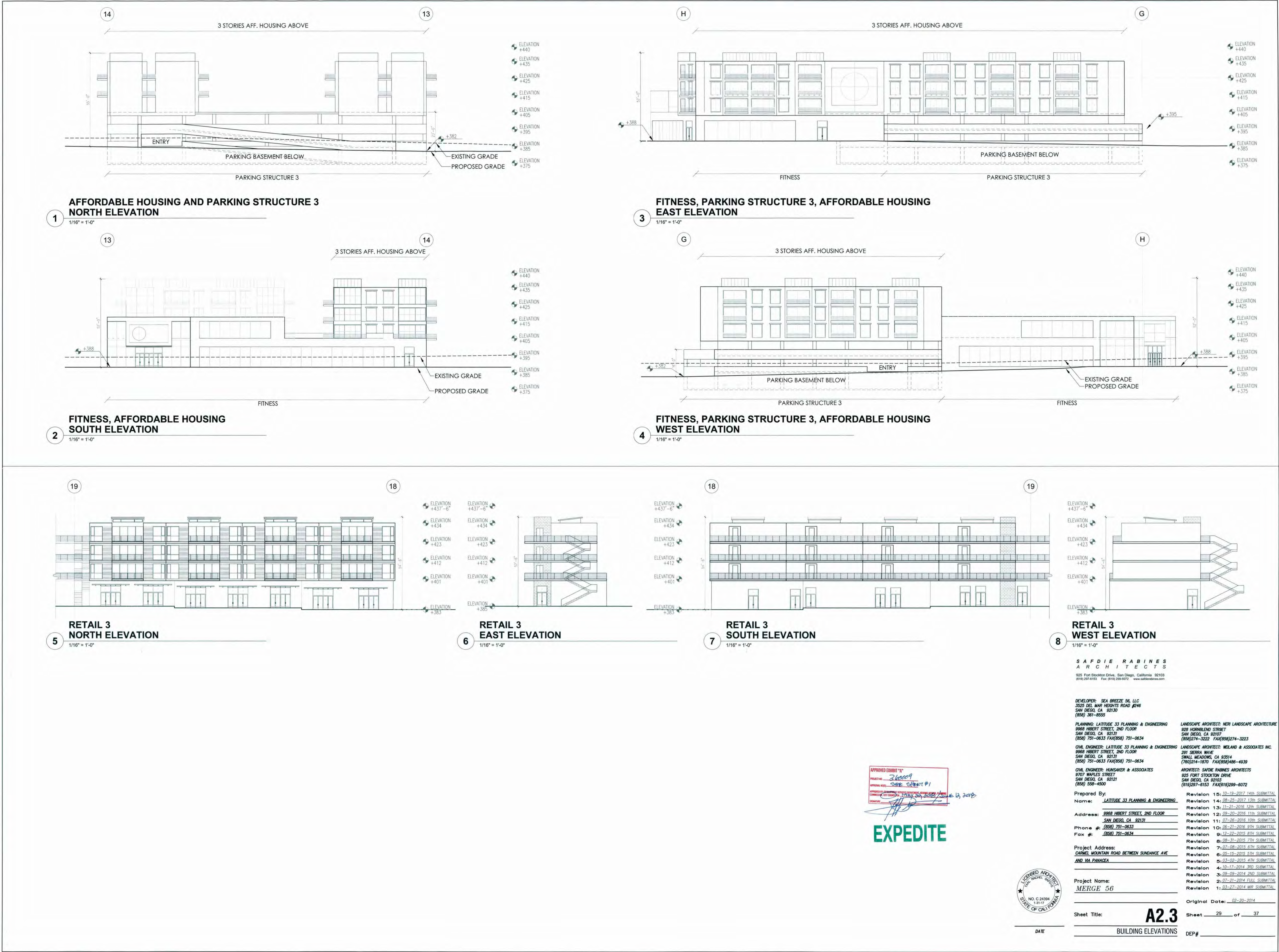
Original Date: 09/24/2020

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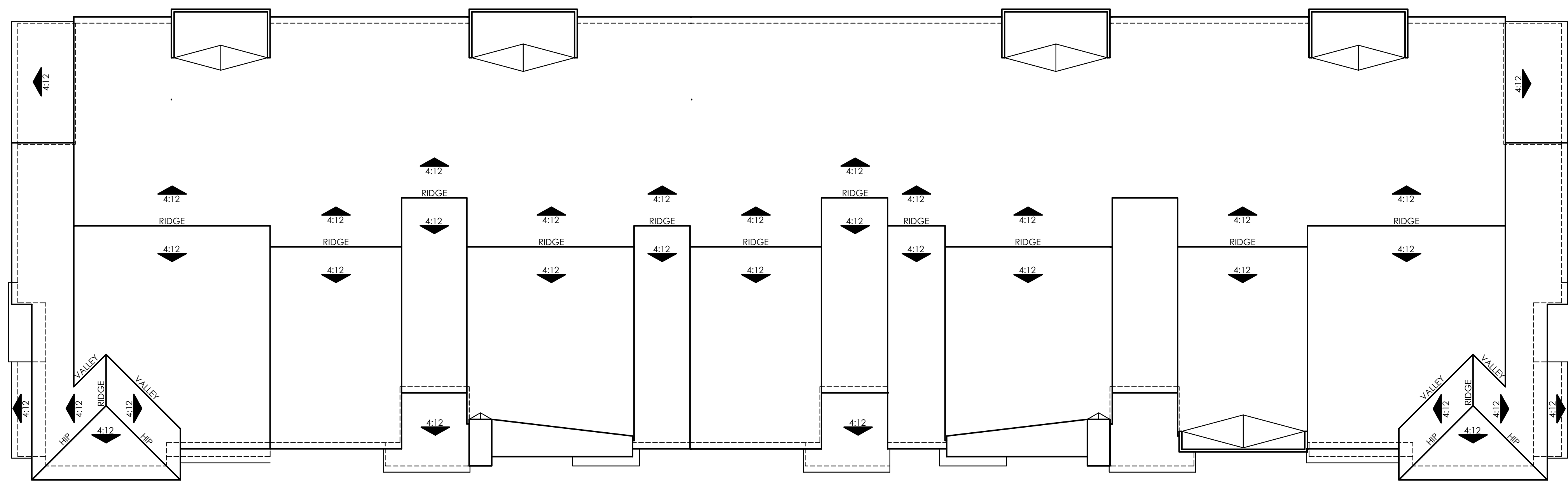
PTS# 672275



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.



P3 P1 P2 P1 P2 P1 P3

7A Plex Roof Plan

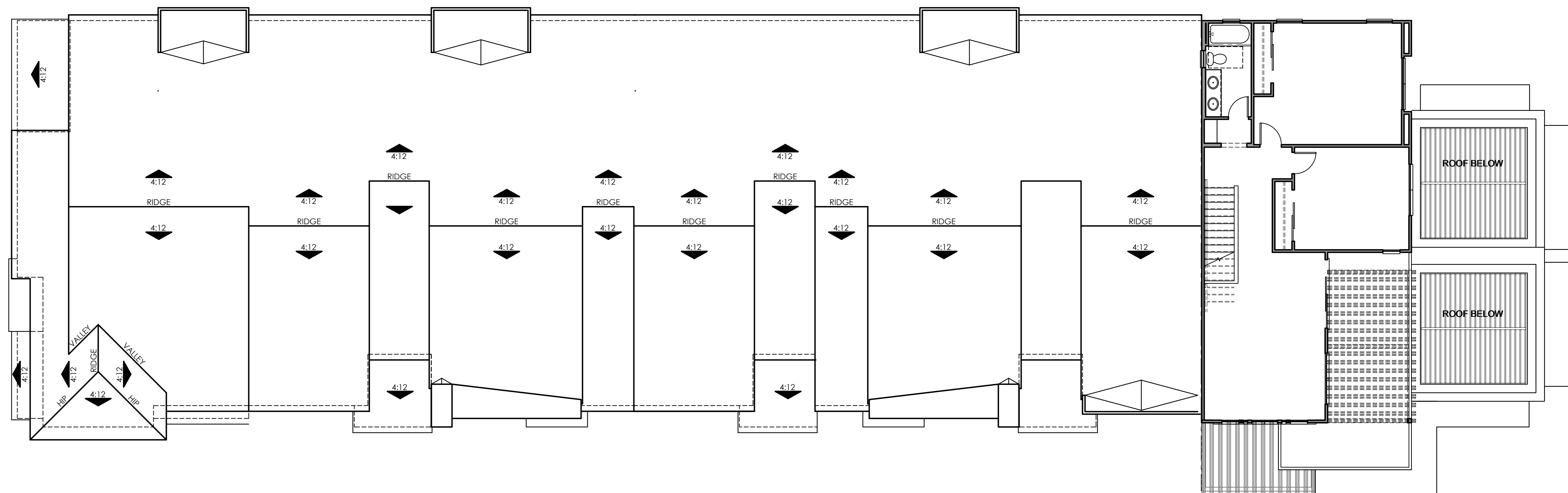


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DEVELOPMENT SERVICES DEPARTMENT

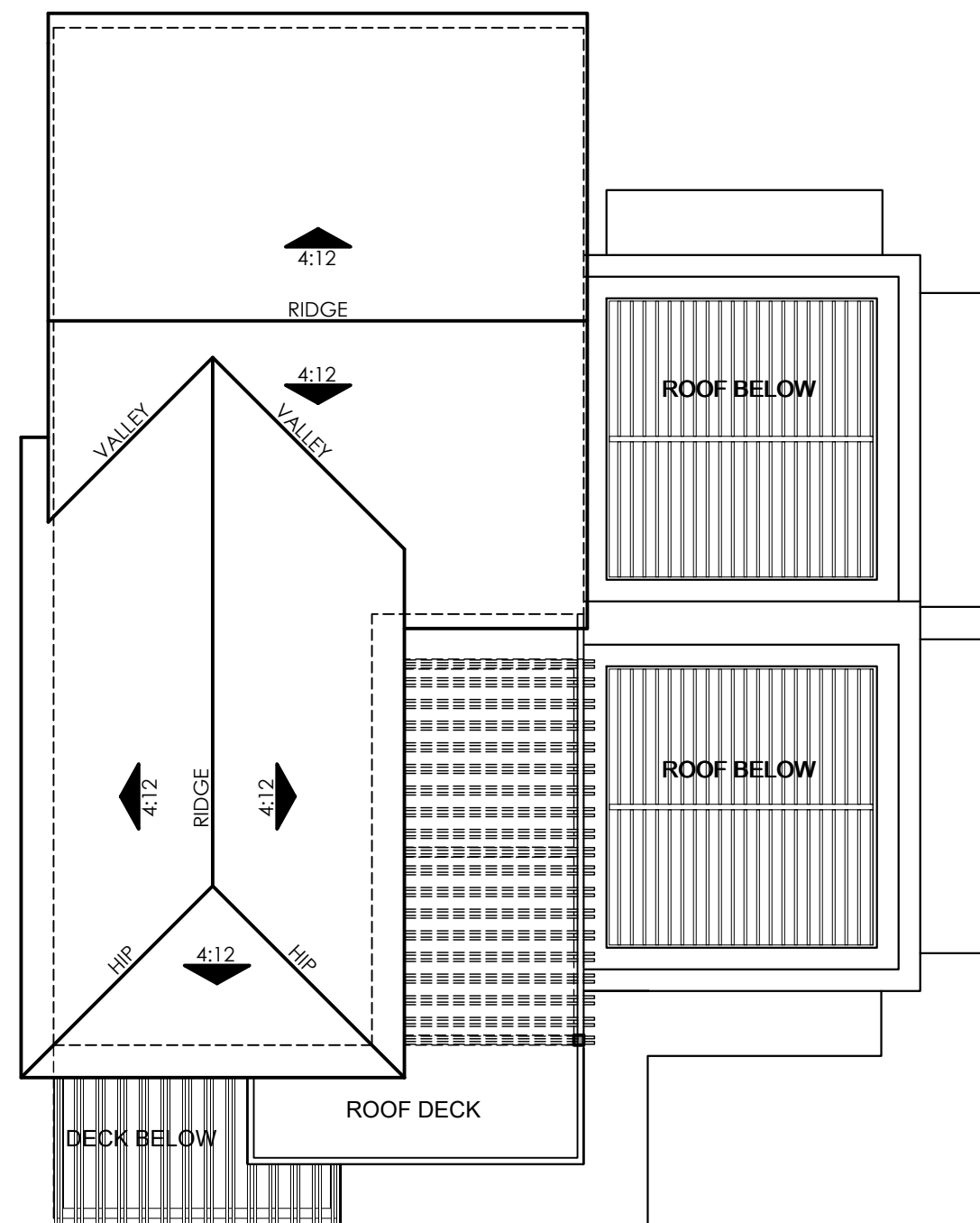
DATE: 04/08/2021 By: Edith Gutierrez
Development Project Manager



P3 P1 P2 P1 P2 P1

P4X

7B Plex Roof Plan



P4X

7B Plex Upper Roof Plan

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ARCHITECT: KTOY
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SCHMIDT DESIGN GROUP
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Prepared By:

latitude33
PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
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(P) 858.751.0633

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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

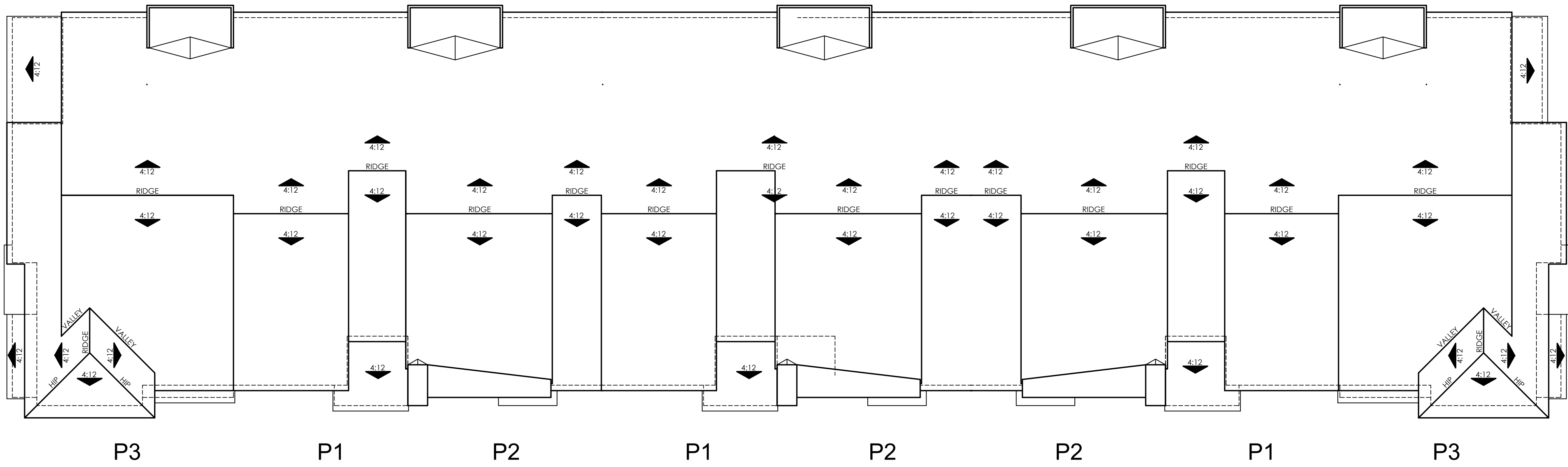
Sheet Title:
PROPOSED VINE ROOF PLAN

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
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Revision 5:	_____
Revision 4:	_____
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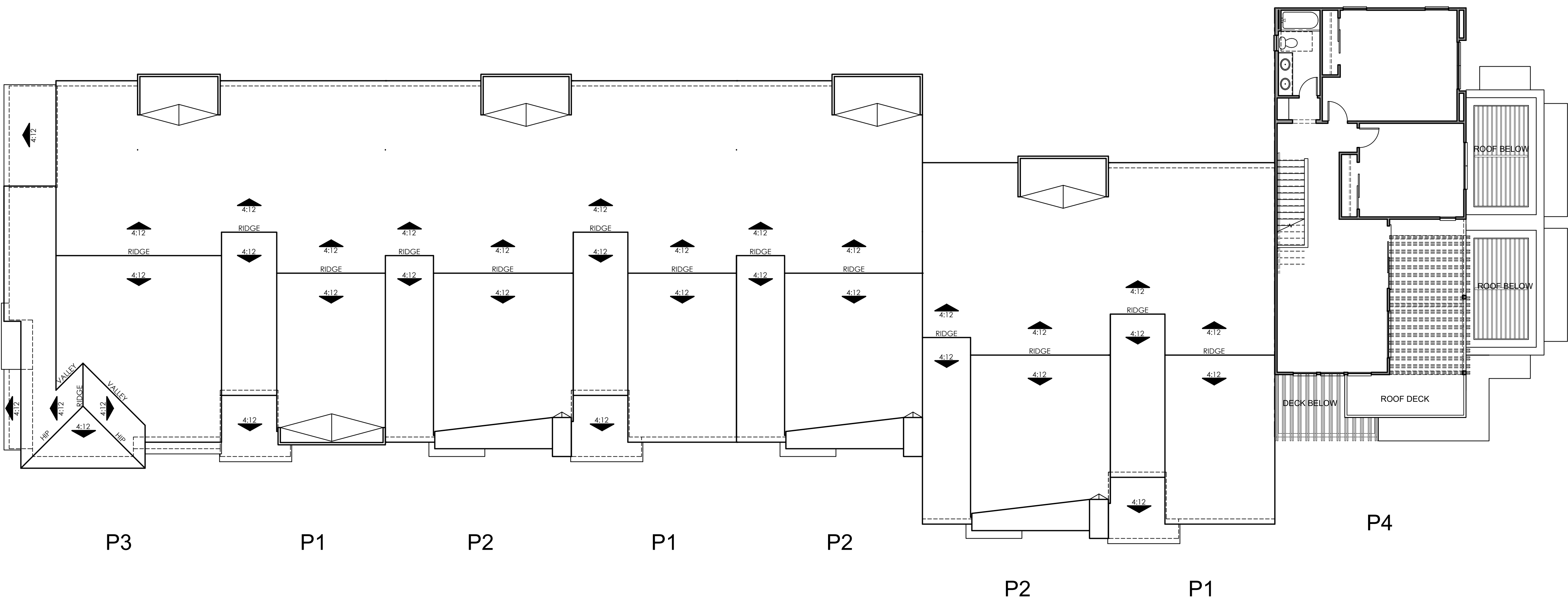
Original Date: 09/24/2020

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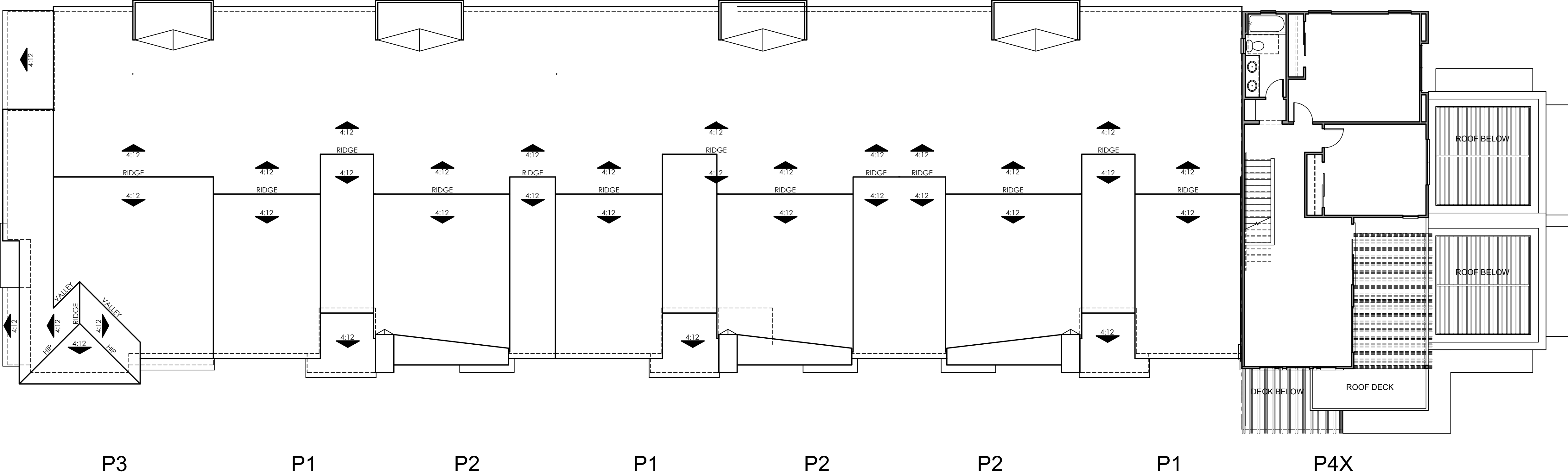
PTS# 672275



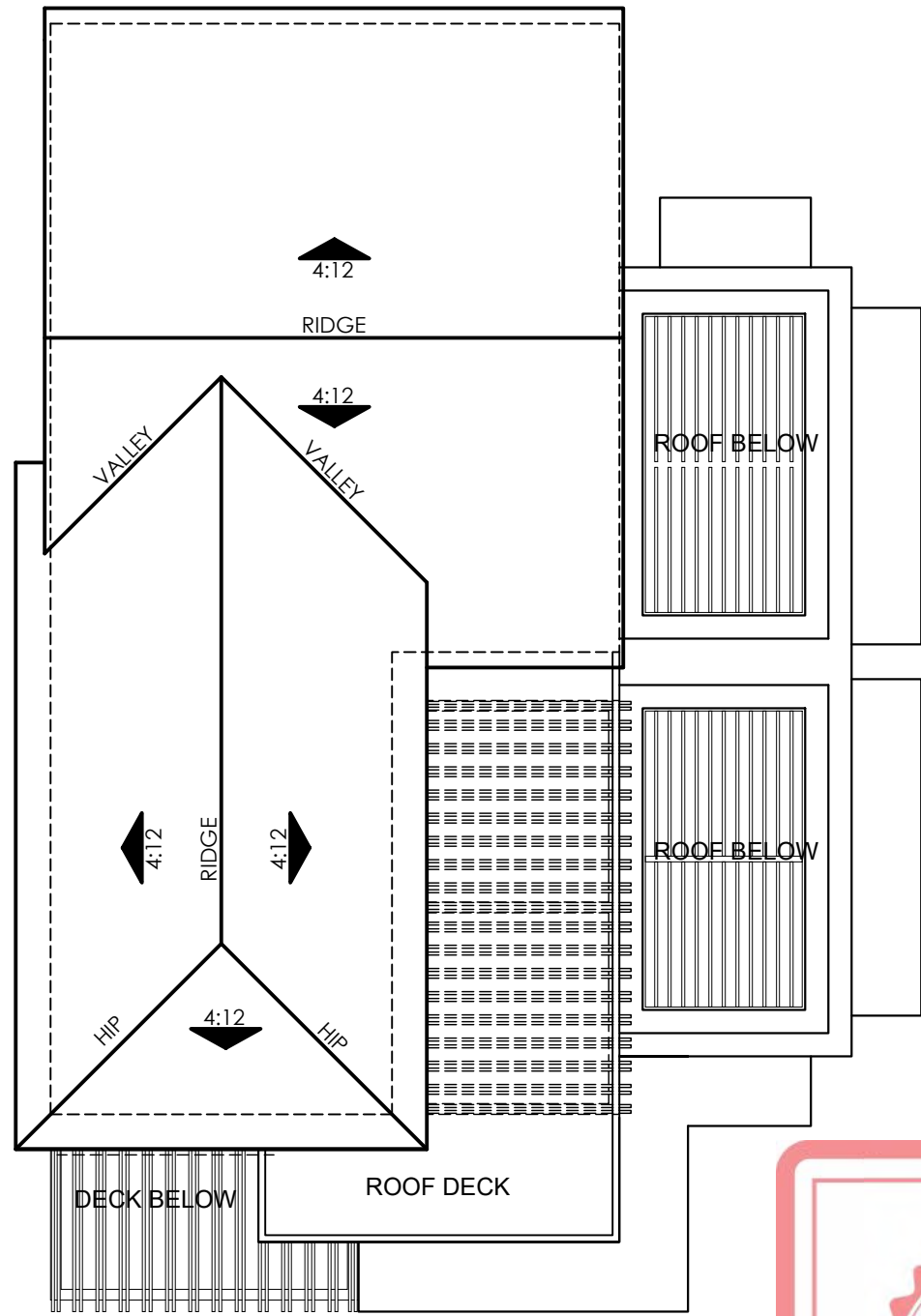
8A Plex Roof Plan



8B Plex Roof Plan

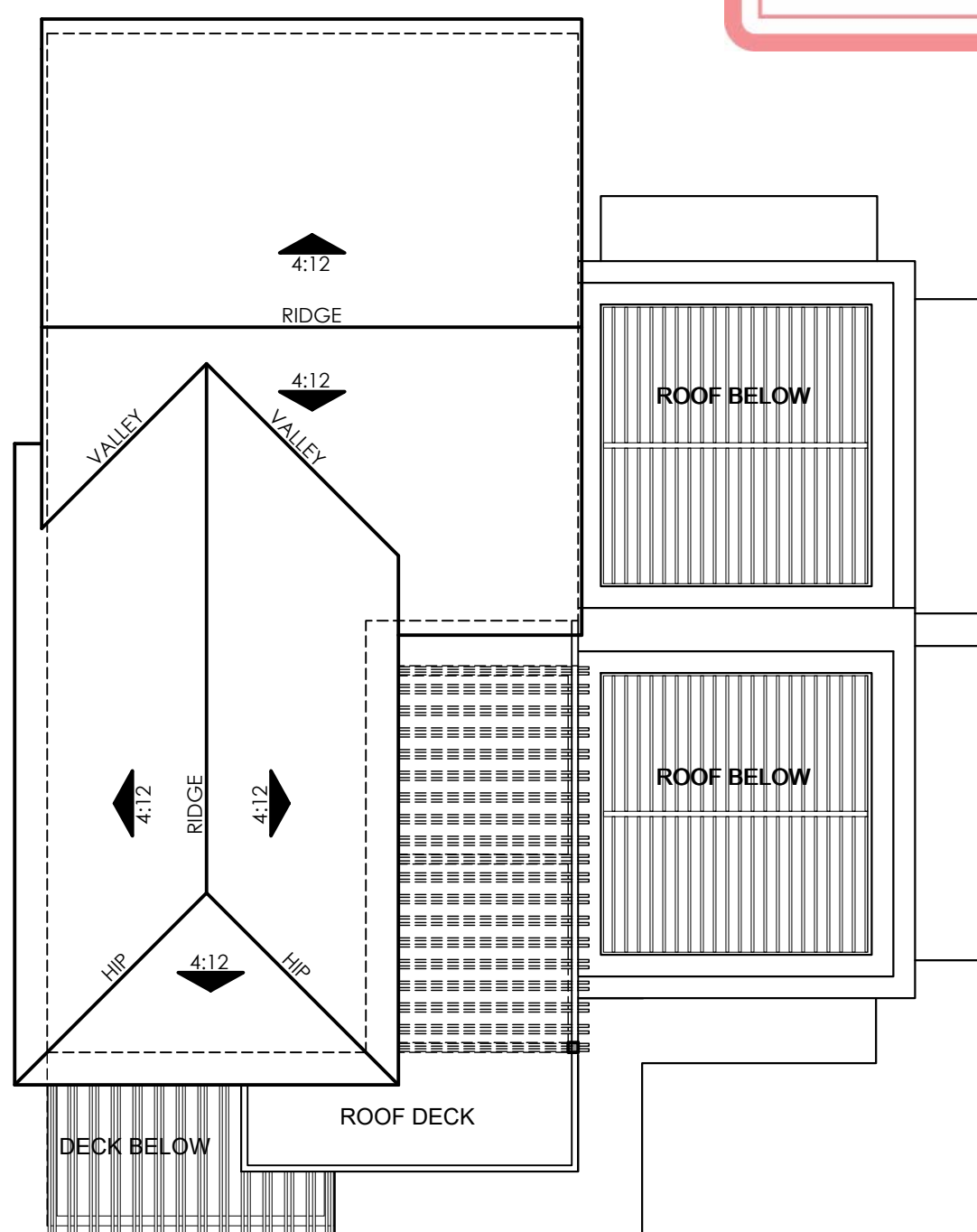


8C Plex Roof Plan



P4

8B Plex Upper Roof Plan



P4X

8C Plex Upper Roof Plan

SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. **672275** APPROVAL NO. **2473118**

DEVELOPMENT SERVICES DEPARTMENT

DATE: **04/08/2021** By: **Edith Gutierrez** *Edith Gutierrez*
Development Project Manager

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
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LANDSCAPE ARCHITECT:
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(P) 619.236.1462

Prepared By: **latitude33**
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9968 HIBERT STREET, 2ND FLOOR
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(P) 858.751.0633

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

Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
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Revision 4: _____
Revision 3: **04/08/2021**
Revision 2: **02/12/2021**
Revision 1: **12/08/2020**

Original Date: **09/24/2020**

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PTS# **672275**



Perspective 1



SUBSTANTIAL CONFORMANCE REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez *[Signature]*
Development Project Manager

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

latitude33
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Tel: 858.791.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
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Project Name:
MERGE 56
SCR - UNIT 4 LOTS 1, 3, & 4,
UNIT 10 LOTS 6 & 7

Sheet Title:
SHOPKEEPER PERSPECTIVE

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
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Revision 2:	<u>02/12/2021</u>
Revision 1:	<u>12/08/2020</u>

Original Date: 09/24/2020

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PTS# 672275



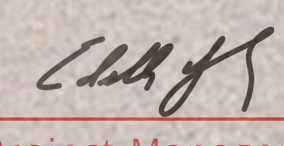
Perspective 2



SUBSTANTIAL
CONFORMANCE
REVIEW

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

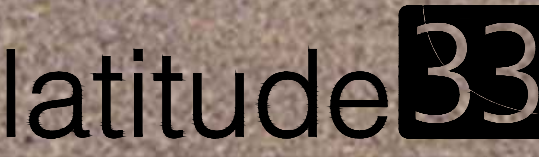
DATE: 04/08/2021 By: Edith Gutierrez 
Development Project Manager

OWNER/APPLICANT: SEA BREEZE 56, LLC
5550 CARMEL MOUNTAIN RD, SUITE 204
SAN DIEGO, CA 92130
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SCHMIDT DESIGN GROUP
1310 ROSECRANS ST., SUITE G
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(P) 619.236.1462

Prepared By:

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Tel: 858.751.0633

Project Address:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR
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MERGE 56
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Sheet 37 of 38
PTS# 672275



**SUBSTANTIAL
CONFORMANCE
REVIEW**

PROJECT NO. 672275 APPROVAL NO. 2473118

DEVELOPMENT SERVICES DEPARTMENT

DATE: 04/08/2021 By: Edith Gutierrez *ELG*
Development Project Manager

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PTS# 672275

Perspective 3-Aerial