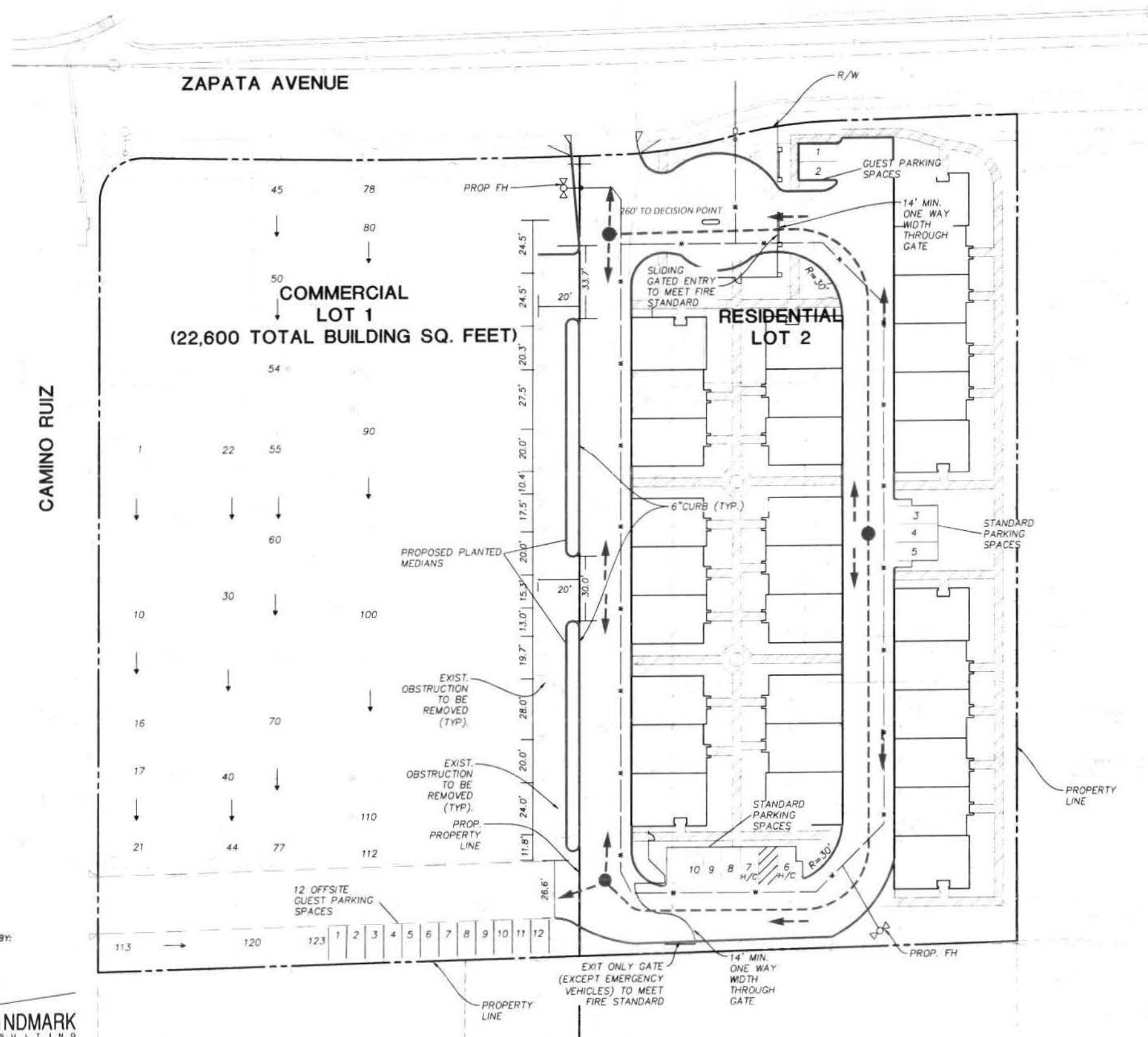


CITY OF SAN DIEGO

PARKING AND FIRE ACCESS EXHIBIT FOR

ZAPATA TOWNHOMES



VICINITY MAP
NOT TO SCALE



LEGEND:

RED PAINTED CURBS (NO PARKING)

FIRE ACCESS TRAVEL ROUTE

DECISION POINTS

PAINTED FIRE LANE

PARKING/FIRE ACCESS EXHIBIT

SHEET 3 OF 8

PARKING REQUIREMENTS

LOT 1

REQUIRED PARKING SPACES PER 142.0330:
22,600 SQ. FT. X 5 SPACES/1,000 SQ. FT. = 113 SPACES

PROVIDED PARKING SPACES:
135 SPACES TOTAL (123 AVAILABLE FOR COMMERCIAL PARKING, 12 RESERVED FOR RESIDENTIAL GUEST PARKING)

LOT 2

REQUIRED PARKING SPACES:
STANDARD SPACES: 30 UNITS X 2.25 PER = 68 STANDARD SPACES
VAN ACCESSIBLE: 30 UNITS X .02 = 1 VAN ACCESSIBLE
GUEST SPACES: 68 SPACES X .20 = 14 SPACES
GUEST VAN ACCESSIBLE: 14 SPACES X .05 = 1 VAN ACCESSIBLE SPACE
MOTORCYCLE SPACES: 30 UNITS X .10 = 3 MOTORCYCLE SPACES

PROVIDED PARKING SPACES:
68 STANDARD + 14 GUEST + 3 MOTORCYCLE SPACES + 2 VAN ACCESSIBLE

30 X 2-CAR GARAGE = 60 STANDARD SPACES
+ 8 ON SITE STANDARD SPACES
+ 12 OFFSITE GUEST PARKING SPACES
+ 2 ON SITE GUEST PARKING SPACES
+ 2 ON SITE VAN ACCESSIBLE SPACES

L.C.
L.C.#276-1729

CCS83
CCS83-1916-6265

NO.	DATE	REVISION
1	12/02/13	ORIGINAL SUBMITTAL
2	3/12/14	SECOND SUBMITTAL
3	5/23/14	THIRD SUBMITTAL
4	7/08/14	FOURTH SUBMITTAL



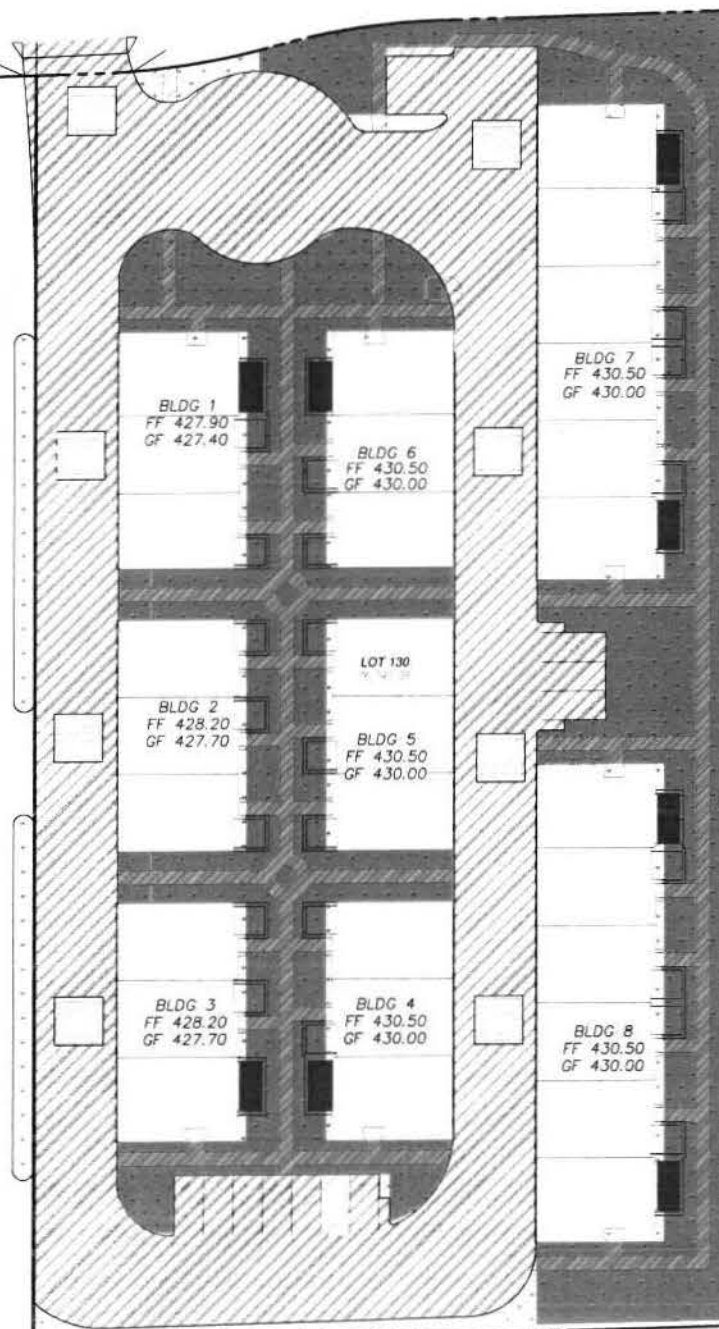
CITY OF SAN DIEGO USABLE OPEN SPACE EXHIBIT FOR ZAPATA TOWNHOMES



ZAPATA AVENUE

CAMINO RUIZ

LOT 131



VICINITY MAP
NOT TO SCALE



LEGEND

COMMON OPEN SPACE TO BE INCLUDED
AS USABLE OPEN SPACE (23,214 SQ. FT.):



PRIVATE EXTERIOR OPEN SPACE TO BE INCLUDED
AS USABLE OPEN SPACE (807 SQ. FT.):

OPEN SPACE EXHIBIT SHEET 3 OF 3

OPEN SPACE REQUIREMENTS

REQUIRED USABLE OPEN SPACE PER 143.0420:
30 UNITS X 190 SQ. FT. PER UNIT=5,700 SQ. FT.
PROVIDED USABLE OPEN SPACE=23,214 SQ. FT. + 807 SQ. FT.=24,021 SQ. FT.

NOTE:

USABLE OPEN SPACE WILL CONSIST OF COMMON OPEN SPACE AND PRIVATE EXTERIOR OPEN SPACE.

ANY COMMON OPEN SPACE AND/OR PRIVATE EXTERIOR OPEN SPACE THAT WILL BE INCLUDED AS USABLE OPEN SPACE TO SATISFY REQUIREMENTS PER 143.0420 WILL MEET THE CITY'S DEFINITION OF USABLE OPEN SPACE (100 SQ. FT. AREA MINIMUM WITH NO DIMENSION BEING LESS THAN 6 FT).

L.C.
L.C.=276-1725

CCS83
CCS83=1916-6285



NO.	DATE	REVISION
1	12/02/13	ORIGINAL SUBMITTAL
2	3/12/14	SECOND SUBMITTAL
3	5/23/14	THIRD SUBMITTAL
4	7/08/14	FOURTH SUBMITTAL

07-29-2014 SUBMITTAL

PREPARED BY:



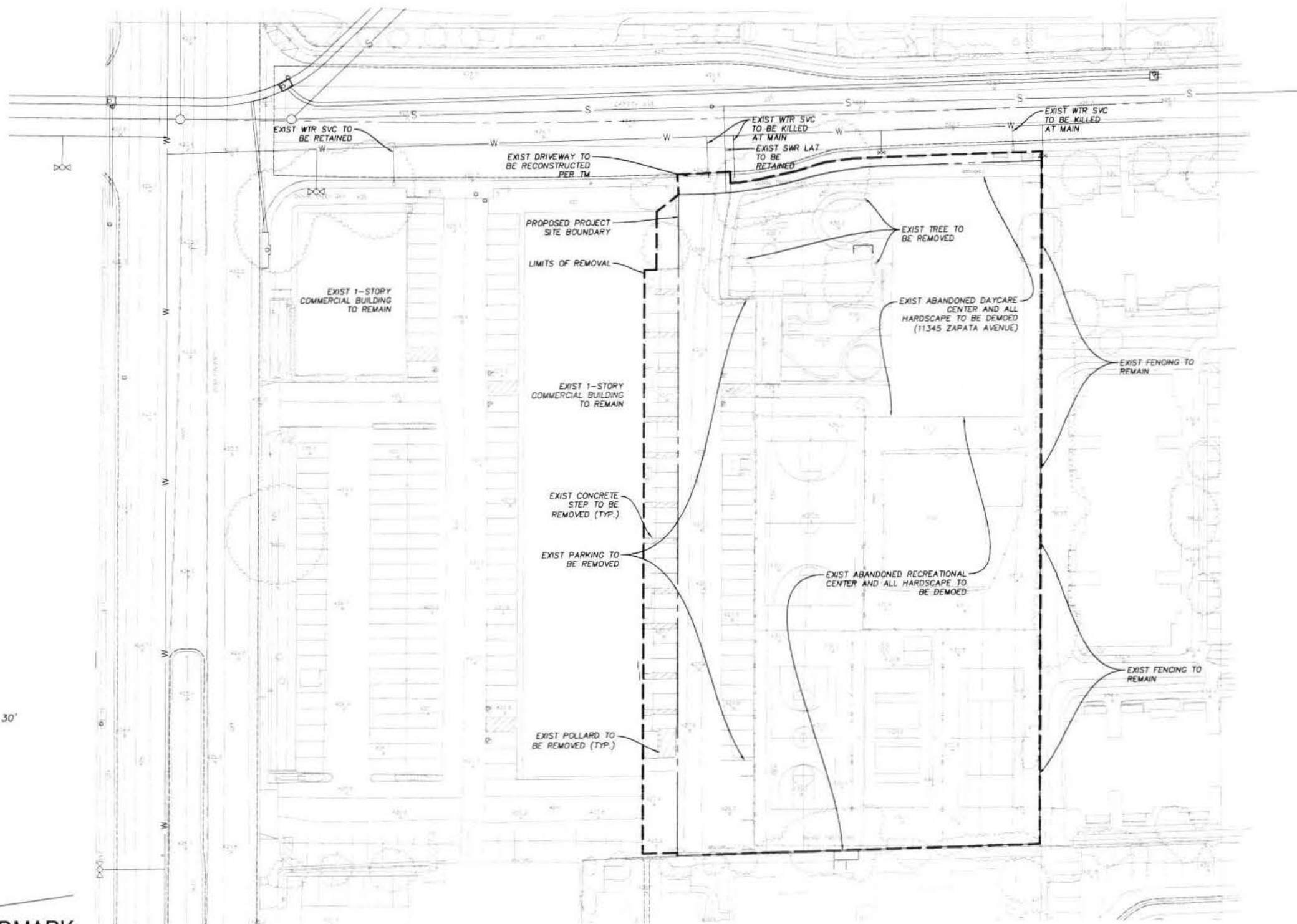
CITY OF SAN DIEGO

DEMOLITION SITE PLAN FOR

ZAPATA TOWNHOMES

DEMOLITION NOTES

1. ALL FENCING WITHIN DEVELOPMENT BOUNDARY TO BE REMOVED UNLESS OTHERWISE NOTED.
2. ALL EXISTING SEWER LATERALS FOR LOT 2 WILL BE ABANDONED IN PLACE AND CAPPED AT THE PROPERTY LINE AND ALL EXISTING PUBLIC WATER SERVICES WILL BE KILLED AT THE MAIN. ALL EXISTING SERVICES FOR LOT 1 TO BE PROTECTED IN PLACE OR REPLACED.



VICINITY MAP
NOT TO SCALE

DEMOLITION SITE PLAN SHEET 4 OF 5

L.C.
L.C.=276-1725

CCS83
CCS83=1916-6285

OWNER:
ISAAC ABID
HPI-CAMINO VILLAGE, LP
9484 BLACK MOUNTAIN
ROAD
SAN DIEGO, CA 92126



DATE OF PREPARATION:

APRIL 29, 2014

NO.	DATE	REVISION
1	12/02/13	ORIGINAL SUBMITTAL
2	3/12/14	SECOND SUBMITTAL
3	5/23/14	THIRD SUBMITTAL
4	7/08/14	FOURTH SUBMITTAL

07-29-2014 SUBMITTAL

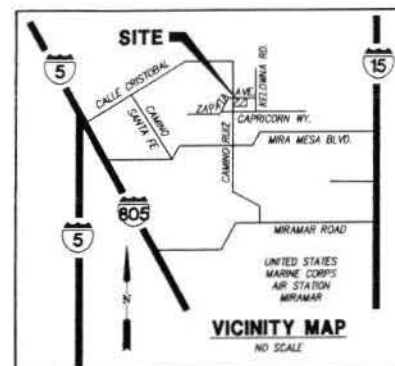
PREPARED BY:

NDMARK
C O N S U L T I N G
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121 (858) 587-8070

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

CAMINO VILLAGE, MIRA MESA, CALIFORNIA

MAP 7885

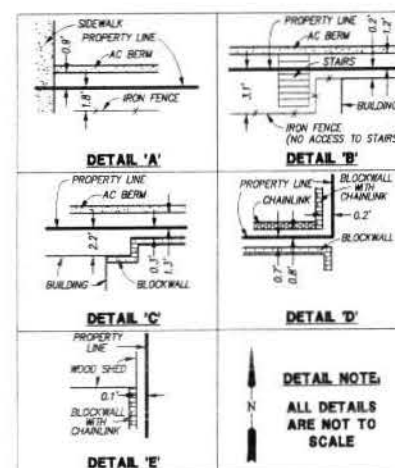


NOTES

- THIS SURVEY IS BASED ON PRELIMINARY REPORT NO. 03200618 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE DATED MARCH 28, 2004. TAXES, LIENS, FACTS, RIGHTS, DEEDS OF TRUST, AGREEMENTS, REQUIREMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND MATTERS APPEARING IN SAID POLICY AS ITEMS NO. A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z AND 15 HAVE NOT BEEN SHOWN HEREON.
- TOTAL AREA WITHIN ALTA SURVEY BOUNDARY = 3.665 ACRES.
- TAX ASSESSOR PARCEL NO. 309-260-01.
- FIELD SURVEY FOR THIS SITE WAS PERFORMED DURING APRIL 08, 2004 BY PROJECT DESIGN CONSULTANTS.
- PRIVATE LANDSCAPE IRRIGATION & DRAINAGE SYSTEMS ARE NOT SHOWN HEREON, (UNLESS INDICATED OTHERWISE).
- AS DETERMINED BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06073C1342 F EFFECTIVE JUNE 19, 1997 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- TOPOGRAPHY SHOWN ON THIS SURVEY IS BASED UPON AN AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS, ON APRIL 02, 2004.
- UNDERGROUND UTILITIES SHOWN ARE FROM RECORD INFORMATION AND READILY OBSERVABLE EVIDENCE FOUND IN THE FIELD.
- ZONING: THE EXISTING SITE ZONING DESIGNATION IS AR-1-1, OF THE SAN DIEGO MUNICIPAL CODE SETBACKS:
FRONT: 25'
REAR: 25'
SIDE: 20'

EASEMENTS/ENCUMBRANCES

- ITEM NO. 1
PRELIMINARY REPORT
AN EASEMENT FOR PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
- GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDED: SEPTEMBER 14, 1976 AS FILE NO. 76-298825, OF OFFICIAL RECORDS
- AFFECTS: THE EXACT LOCATION AND OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS, THE EASEMENT IS GENERAL IN NATURE AND NOT PLOTTABLE.
- ITEM NO. 2
AN EASEMENT FOR PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
- GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDED: JANUARY 25, 1977 AS FILE NO. 77-028106, OF OFFICIAL RECORDS
- A PLAT IS ATTACHED TO AND MADE PART OF SAID DOCUMENT WHICH INDICATES THE LOCATION OF APPROXIMATE LOCATION OF SAID EASEMENT, THE EASEMENT IS GENERAL IN NATURE AND THE PLOTTED LOCATION IS APPROXIMATE.



PROJECT DESIGN CONSULTANTS
PLANNING • DEVELOPMENT • ENGINEERING • SURVEYING
701 B Street, Suite 800 • San Diego, CA 92101
619-233-6671 FAX 619-234-0349

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION

LOT 1 OF MIRA MESA PLAZA UNIT 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7421, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON SEPTEMBER 6, 1972.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, EPOCH 1991.35. MEASUREMENTS TO POINTS "A" AND "B" ARE SHOWN HEREON. "A" AND "B" ARE ADJUSTED TO G.P.S. STATION 570 AND G.P.S. STATION 593 FOR RECORD OF SURVEY 14492.

I.E. NORTH 85°27'31" EAST.

THE COMBINED SCALE FACTOR AT POINT "A" = 0.99995428.
GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

MAPPING ANGLE = 00°29'27.74" AT POINT "A"

BENCH MARK

THE CITY OF SAN DIEGO VERTICAL CONTROL SOUTHWEST BRASS PLUG ON ZAPATA AVENUE AT CAMINO ROAD.

ELEVATION: 422.585' M.S.L. DATUM

LEGEND

- INDICATES FOUND SURVEY MONUMENT AS NOTED
- INDICATES FOUND CITY BENCHMARK
- INDICATES RECORDED DATA PER MAP NO. 7421
- INDICATES A.L.T.A. BOUNDARY
- INDICATES UNDERGROUND SEWER LINE
- INDICATES UNDERGROUND WATER LINE
- INDICATES UNDERGROUND STORM DRAIN
- INDICATES FENCE
- INDICATES EXISTING SPOT ELEVATION IN FEET
- INDICATES ITEM NO. OF THE PRELIMINARY REPORT REFERENCED HEREON
- INDICATES MAN HOLE
- INDICATES ELECTRICAL UTILITY
- INDICATES FIRE HYDRANT
- INDICATES STREET & PARKING LOT LIGHTS
- INDICATES WATER BLOW OFF VALVE
- INDICATES WATER METER
- INDICATES SEWER MANHOLE
- INDICATES STORM DRAIN MANHOLE
- INDICATES WATER VALVE
- INDICATES GAS VALVE
- INDICATES GAS METER
- INDICATES SEWER CLEAN-OUT
- INDICATES TREES AND/OR SHRUBS
- INDICATES EASEMENT LOCATION

SURVEYOR'S STATEMENT

TO: LA JOLLA DEVELOPMENT / CAMINO VILLAGE, LLC. GROUP AND LANDAMERICA COMMONWEALTH LAND TITLE INSURANCE

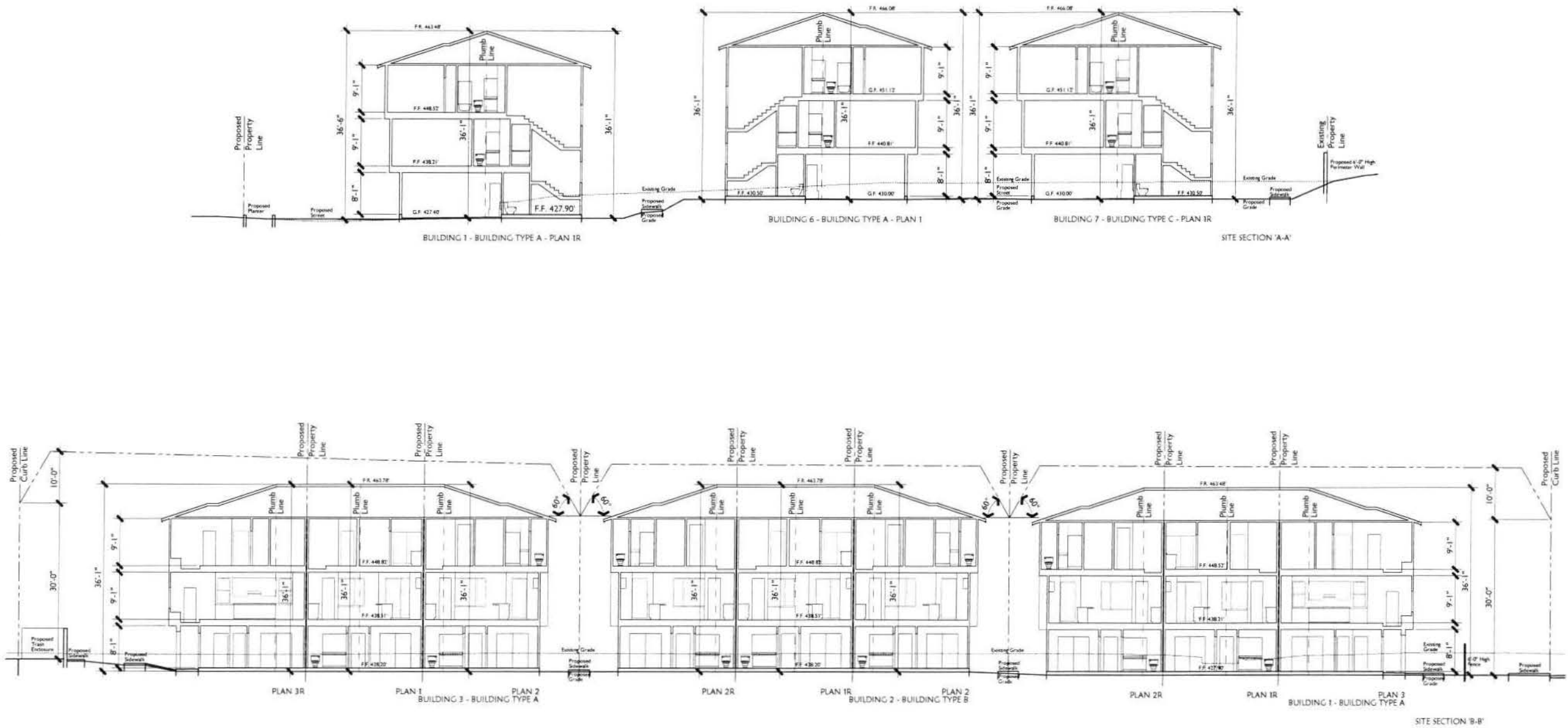
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 8, 10, 11(a), AND 14 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSTOOD. FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

NOTE: SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYORS ACT IN THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" HEREON ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GARY L. HULS, L.S. 7019
REGISTRATION EXPIRES 06/30/2008

4/26/2004
DATE

SHEET 1 OF 1



SHEET INFORMATION		
Project Name	Project No.	City/County
Client Name	Client Address	Client Phone
Architect Name	Architect Address	Architect Phone
Engineer Name	Engineer Address	Engineer Phone
Surveyor Name	Surveyor Address	Surveyor Phone
Inspector Name	Inspector Address	Inspector Phone
Permit No.	Permit Date	Permit Expiry
Revision No.	Revision Date	Revision Description
Drawn By	Checked By	Reviewed By
Scale	North Arrow	Legend
Notes	Remarks	Comments



Mark Gross & Associates, Inc.
Architects
11111 Avenida Encinas
Suite 200
Encinitas, CA 92024
(760) 941-1111

"ZAPATA TOWNHOMES"
MIRA MESA, CALIFORNIA
ZEPHYR PARTNERS
11700 SAN MARINO AVENUE, SUITE 100
SAN MARINO, CALIFORNIA 91103
(909) 391-1111

SITE SECTIONS

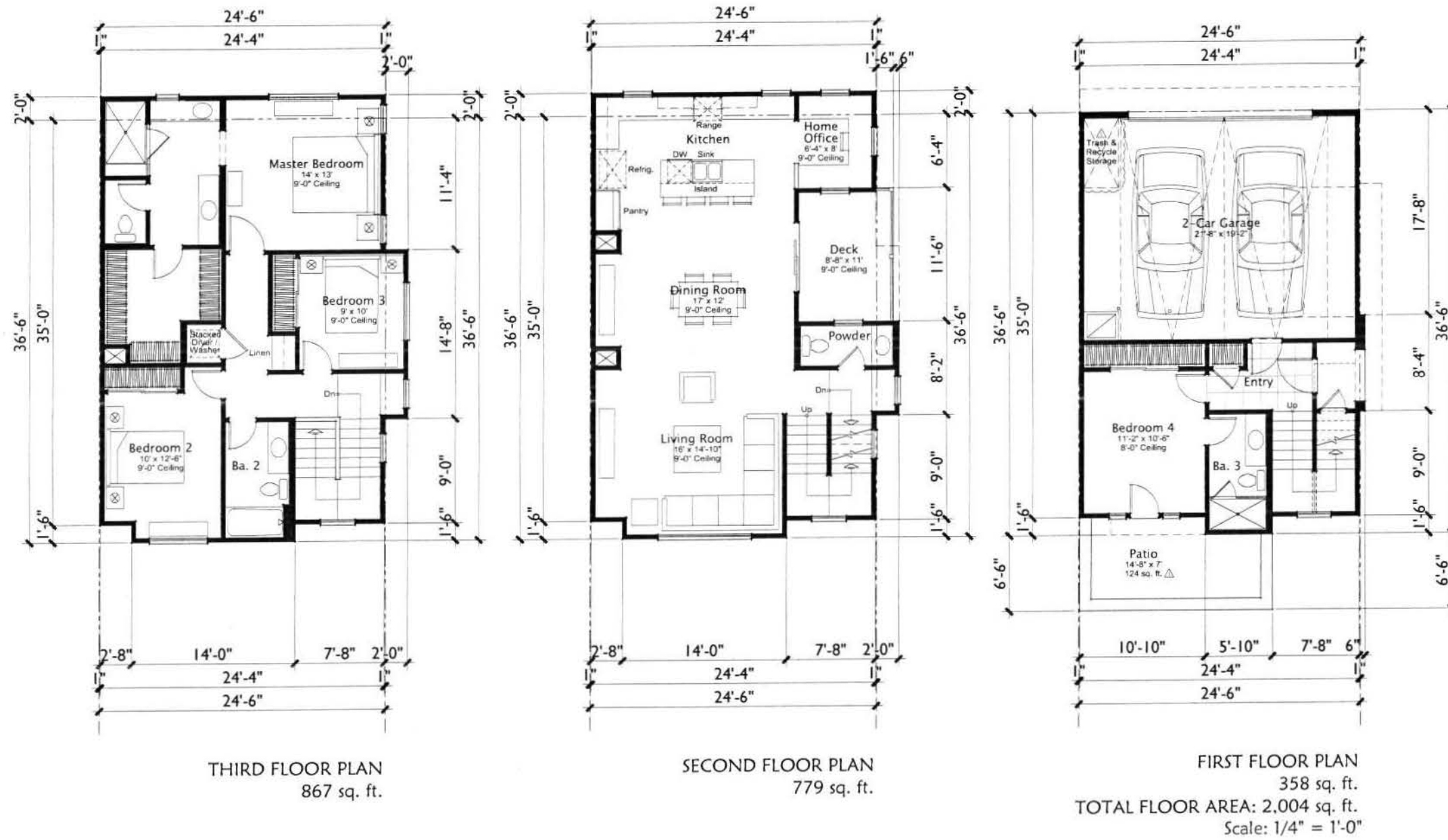


ALL DIMENSIONS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ENGINEERING COUNCIL'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.

DESIGNED BY
CHECKED BY
DATE
2 of 17
2



LEGAL COUNSEL (Name, Title) (Firm) (Address) (City, State, Zip) (Telephone)		Plumber/Boiler (Name, Title) (Firm) (Address) (City, State, Zip) (Telephone)	Site Area Projected Builders (Name) (Address) (City, State, Zip) (Telephone)
Architect (Name, Title) (Firm) (Address) (City, State, Zip) (Telephone)		Electrician (Name, Title) (Firm) (Address) (City, State, Zip) (Telephone)	General Contractor (Name) (Address) (City, State, Zip) (Telephone)
Engineer (Name, Title) (Firm) (Address) (City, State, Zip) (Telephone)		Interior Designer (Name, Title) (Firm) (Address) (City, State, Zip) (Telephone)	Architectural Consultant (Name) (Address) (City, State, Zip) (Telephone)
General Contractor (Name) (Address) (City, State, Zip) (Telephone)		Architectural Consultant (Name) (Address) (City, State, Zip) (Telephone)	Architectural Consultant (Name) (Address) (City, State, Zip) (Telephone)
Architectural Consultant (Name) (Address) (City, State, Zip) (Telephone)		Architectural Consultant (Name) (Address) (City, State, Zip) (Telephone)	Architectural Consultant (Name) (Address) (City, State, Zip) (Telephone)



GRAPHIC SCALE



PROJECT INFORMATION		DATE: 10/20/2011	
Client:	Mark Gross & Associates, Inc.	Project Name:	Mark Gross & Associates, Inc.
Architect:	Mark Gross & Associates, Inc.	Project Address:	11345 Camino Real, Suite 100, San Diego, CA 92121
Engineer:	Mark Gross & Associates, Inc.	Project Phone:	(619) 594-1100
Contractor:	Mark Gross & Associates, Inc.	Project Fax:	(619) 594-1100
Subcontractor:	Mark Gross & Associates, Inc.	Project Email:	info@markgross.com
Owner:	Mark Gross & Associates, Inc.	Project Website:	www.markgross.com
Developer:	Mark Gross & Associates, Inc.	Project Description:	Mark Gross & Associates, Inc. is a full-service architectural and engineering firm. We provide a wide range of services to our clients, including design, construction management, and program management. Our team is experienced in a variety of project types, including commercial, residential, and industrial. We are committed to providing our clients with the highest quality of service and the most innovative solutions.
Architect's Project Number:	11345 Camino Real, Suite 100, San Diego, CA 92121	Engineer's Project Number:	11345 Camino Real, Suite 100, San Diego, CA 92121
Contractor's Project Number:	11345 Camino Real, Suite 100, San Diego, CA 92121	Subcontractor's Project Number:	11345 Camino Real, Suite 100, San Diego, CA 92121

PLAN No. 3
FLOOR PLANS

Mark Gross &
Associates, Inc.
11345 Camino Real, Suite 100
San Diego, CA 92121
(619) 594-1100

"ZAPATA TOWNHOMES"
MIRA MESA, CALIFORNIA
ZEPHYR PARTNERS
11700 SANDHILL ROAD, SUITE 100
SAN DIEGO, CA 92131
(619) 594-1100

PLAN No. 3
FLOOR PLANS



DESIGNED BY
CHECKED BY
DATE
10/20/2011

5 of 17
5



Mark Gross & Associates, Inc.
1750 S. GARDEN VALLEY ROAD, SUITE 100
SAN ANTONIO, TEXAS 78208
(214) 587-3800 FAX (214) 587-3801

"ZAPATA TOWNHOMES"
MIRA MESA, CALIFORNIA
ZEPHYR PARTNERS
1750 S. GARDEN VALLEY ROAD, SUITE 100
SAN ANTONIO, TEXAS 78208
(214) 587-3800 FAX (214) 587-3801

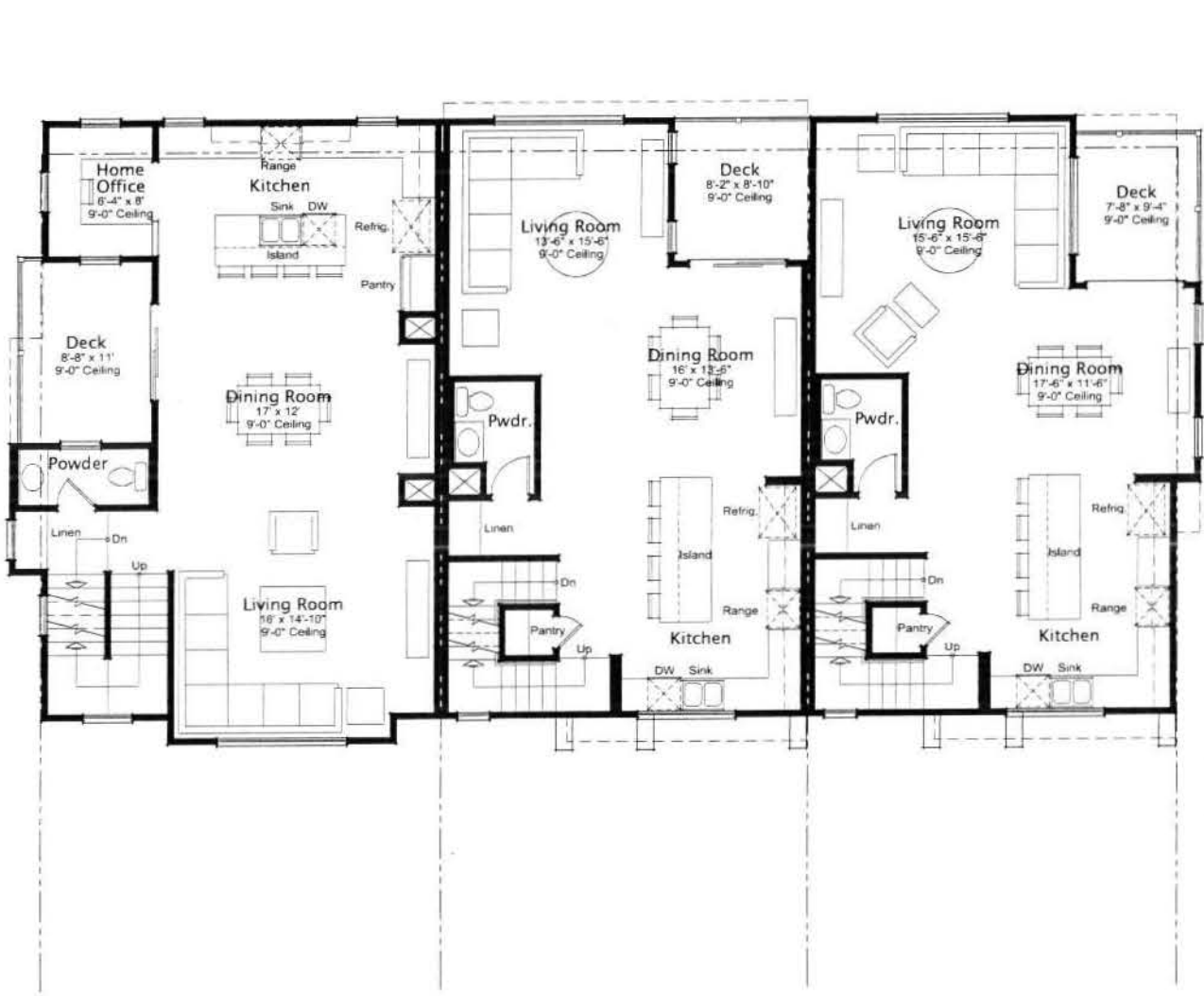
BUILDING TYPE A
FIRST AND SECOND
FLOOR PLANS

10000
1000
100
10
1
1/10
1/100
1/1000

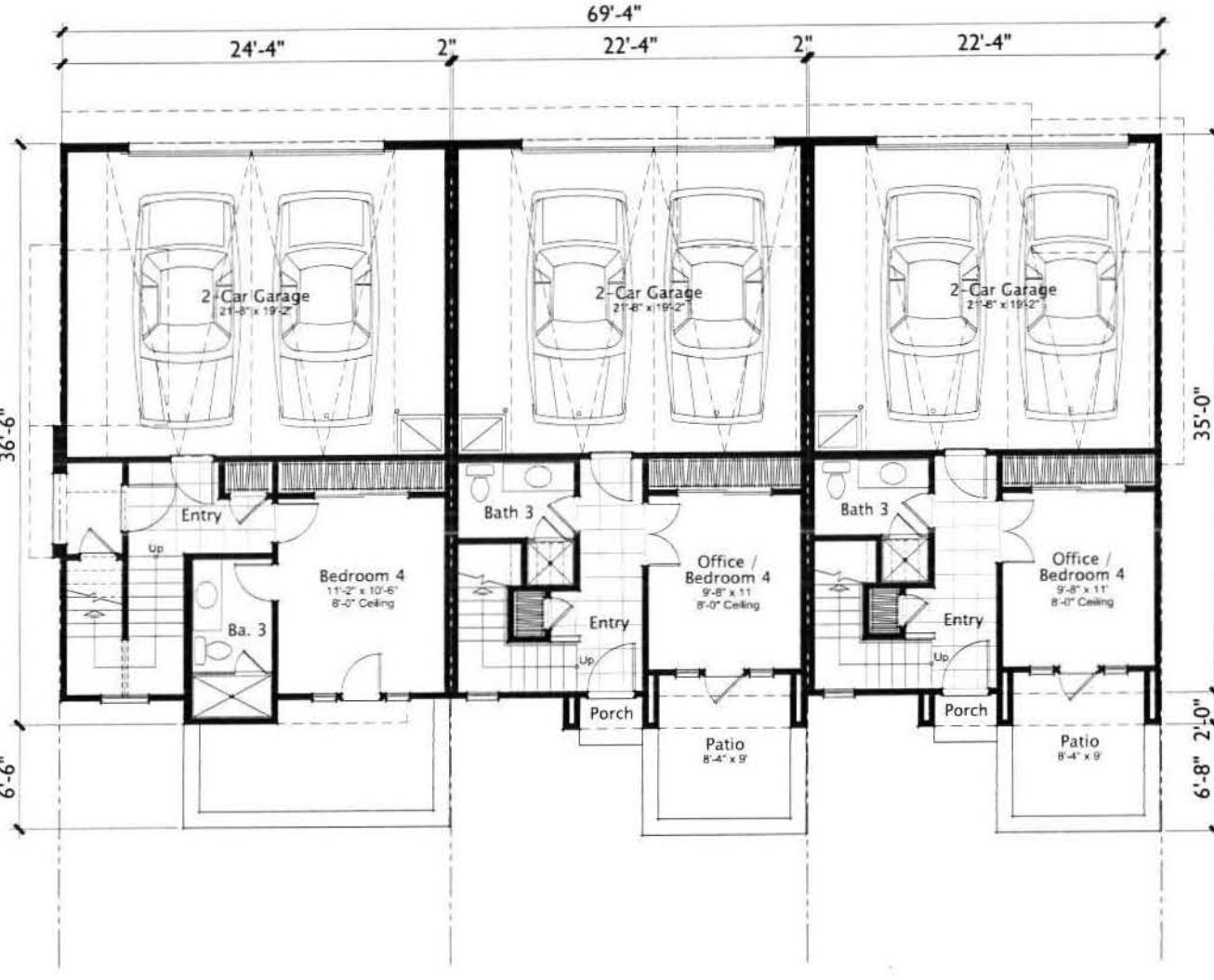


NO IMPROVEMENTS OR
MODIFICATIONS TO BE
MADE WITHOUT THE
CONSENT OF THE
ENGINEER

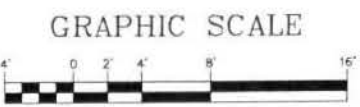
DESIGNED BY
MARK GROSS
CHECKED BY
LISA
DATE
OCTOBER 21, 2009
SHEET NO.
6 of 17
6



PLAN 3R
PLAN 1
PLAN 2
SECOND FLOOR PLAN



PLAN 3R
PLAN 1
PLAN 2
FIRST FLOOR PLAN

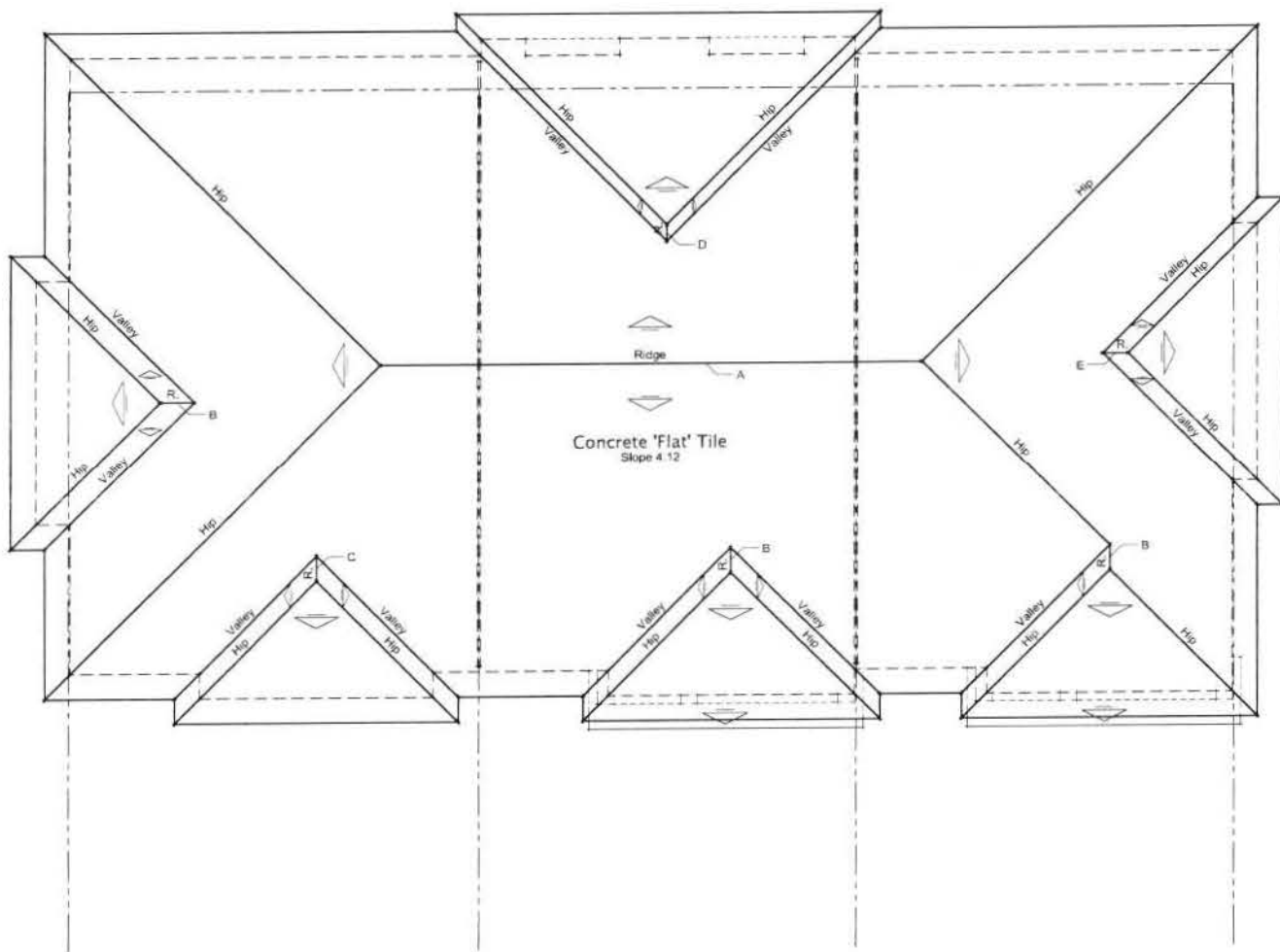


**BUILDING TYPE A
FIRST AND SECOND
FLOOR PLANS**

Site / Project Data
Design Team: Zephyr Partners-Real Estate, LLC
Architect: Mark Gross & Associates, Inc.
Engineer: Mark Gross & Associates, Inc.
Landscape Architect: G. Ross & Associates, Inc.
Legal Description: Lot 1 of Mira Mesa Ranch and on 1.1 in the City of San Diego, County of San Diego, State of California, according to the Record No. 1421 filed in the office of the County Recorder of San Diego County on September 8, 1997.

Project Information
Name: Mark Gross & Associates, Inc.
Address: 6801 Research Drive, San Diego, California 92121
Phone No: (619) 587-3800
Fax: (619) 587-3801
Project No: 10000
City Project No: 10000
C.C. # 274-1725
C.C. # 1914-0186
Project Description: Townhome map, Planned Development Permit and Neighborhood Development Permit to subdivide 1.1 acre into 2 lots, Lot 1 proposed 30 condominium units while Lot 2 will remain as existing condition.

Site Data
Project Address: 1750 S. Garden Valley Road, San Antonio, Texas 78208
City Project No: 10000
C.C. # 274-1725
C.C. # 1914-0186
Project Description: Townhome map, Planned Development Permit and Neighborhood Development Permit to subdivide 1.1 acre into 2 lots, Lot 1 proposed 30 condominium units while Lot 2 will remain as existing condition.



PLAN 3R

PLAN 1

PLAN 2
ROOF PLAN

Roof Plan Spot Elevations					
Building Number	A	B	C	D	E
1	463.48'	459.57'	459.48'	460.90'	459.73'
3	463.78'	459.87'	459.78'	461.20'	460.03'
4	466.08'	462.17'	462.08'	463.50'	462.33'
6	466.08'	462.17'	462.08'	463.50'	462.33'

Roof Note:
Screening elements for mechanical equipment will not be required.



PLAN 3R

PLAN 1

PLAN 2
THIRD FLOOR PLAN

Prepared By: Design: [Blank] Submitter: [Blank] Date: [Blank] Drawn: [Blank] Checked: [Blank] Landmark: [Blank] Approved: [Blank]	Client: Mark Gross & Associates, Inc. Address: 8841 River St., Suite 100 Phone: (619) 594-1000 Fax: (619) 594-1001 Website: www.mga.com	Project: Zapata Townhomes Address: 11345 Zappa Road, San Diego, CA 92126 Phone: (619) 594-1000 Fax: (619) 594-1001 Website: www.mga.com
Legal Description: Lot 1 of Block 10, Tract 1, in the City of San Diego, County of San Diego, State of California, according to the County Recorder of San Diego County on September 1, 1997.	Project Description: Three-story, three-unit townhome development.	Project Description: Three-story, three-unit townhome development.

**BUILDING TYPE A
THIRD FLOOR AND
ROOF PLANS**



Mark Gross & Associates, Inc.
Architects
11345 Zappa Road, Suite 100
San Diego, CA 92126
(619) 594-1000 Fax (619) 594-1001

"ZAPATA TOWNHOMES"
MIRA MESA, CALIFORNIA
ZEPHYR PARTNERS
11700 Camino del Rio South, Suite 100
San Diego, CA 92108
(619) 594-1000 Fax (619) 594-1001

**BUILDING TYPE A
THIRD FLOOR AND
ROOF PLANS**

NO.	REVISION	DATE
1	14' x 12'-4"	10/21/03
2	14' x 12'-4"	10/21/03
3	14' x 12'-4"	10/21/03
4	14' x 12'-4"	10/21/03
5	14' x 12'-4"	10/21/03
6	14' x 12'-4"	10/21/03
7	14' x 12'-4"	10/21/03
8	14' x 12'-4"	10/21/03
9	14' x 12'-4"	10/21/03
10	14' x 12'-4"	10/21/03
11	14' x 12'-4"	10/21/03
12	14' x 12'-4"	10/21/03
13	14' x 12'-4"	10/21/03
14	14' x 12'-4"	10/21/03
15	14' x 12'-4"	10/21/03
16	14' x 12'-4"	10/21/03
17	14' x 12'-4"	10/21/03
18	14' x 12'-4"	10/21/03
19	14' x 12'-4"	10/21/03
20	14' x 12'-4"	10/21/03
21	14' x 12'-4"	10/21/03
22	14' x 12'-4"	10/21/03
23	14' x 12'-4"	10/21/03
24	14' x 12'-4"	10/21/03
25	14' x 12'-4"	10/21/03
26	14' x 12'-4"	10/21/03
27	14' x 12'-4"	10/21/03
28	14' x 12'-4"	10/21/03
29	14' x 12'-4"	10/21/03
30	14' x 12'-4"	10/21/03
31	14' x 12'-4"	10/21/03
32	14' x 12'-4"	10/21/03
33	14' x 12'-4"	10/21/03
34	14' x 12'-4"	10/21/03
35	14' x 12'-4"	10/21/03
36	14' x 12'-4"	10/21/03
37	14' x 12'-4"	10/21/03
38	14' x 12'-4"	10/21/03
39	14' x 12'-4"	10/21/03
40	14' x 12'-4"	10/21/03
41	14' x 12'-4"	10/21/03
42	14' x 12'-4"	10/21/03
43	14' x 12'-4"	10/21/03
44	14' x 12'-4"	10/21/03
45	14' x 12'-4"	10/21/03
46	14' x 12'-4"	10/21/03
47	14' x 12'-4"	10/21/03
48	14' x 12'-4"	10/21/03
49	14' x 12'-4"	10/21/03
50	14' x 12'-4"	10/21/03
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56	14' x 12'-4"	10/21/03
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58	14' x 12'-4"	10/21/03
59	14' x 12'-4"	10/21/03
60	14' x 12'-4"	10/21/03
61	14' x 12'-4"	10/21/03
62	14' x 12'-4"	10/21/03
63	14' x 12'-4"	10/21/03
64	14' x 12'-4"	10/21/03
65	14' x 12'-4"	10/21/03
66	14' x 12'-4"	10/21/03
67	14' x 12'-4"	10/21/03
68	14' x 12'-4"	10/21/03
69	14' x 12'-4"	10/21/03
70	14' x 12'-4"	10/21/03
71	14' x 12'-4"	10/21/03
72	14' x 12'-4"	10/21/03
73	14' x 12'-4"	10/21/03
74	14' x 12'-4"	10/21/03
75	14' x 12'-4"	10/21/03
76	14' x 12'-4"	10/21/03
77	14' x 12'-4"	10/21/03
78	14' x 12'-4"	10/21/03
79	14' x 12'-4"	10/21/03
80	14' x 12'-4"	10/21/03
81	14' x 12'-4"	10/21/03
82	14' x 12'-4"	10/21/03
83	14' x 12'-4"	10/21/03
84	14' x 12'-4"	10/21/03
85	14' x 12'-4"	10/21/03
86	14' x 12'-4"	10/21/03
87	14' x 12'-4"	10/21/03
88	14' x 12'-4"	10/21/03
89	14' x 12'-4"	10/21/03
90	14' x 12'-4"	10/21/03
91	14' x 12'-4"	10/21/03
92	14' x 12'-4"	10/21/03
93	14' x 12'-4"	10/21/03
94	14' x 12'-4"	10/21/03
95	14' x 12'-4"	10/21/03
96	14' x 12'-4"	10/21/03
97	14' x 12'-4"	10/21/03
98	14' x 12'-4"	10/21/03
99	14' x 12'-4"	10/21/03
100	14' x 12'-4"	10/21/03



7 of 17
7



MICA
Mark Gross & Associates, Inc.
11100 SANDELL AVENUE, SUITE 100
SAN DIEGO, CA 92131
(619) 594-0000

"ZAPATA TOWNHOMES"
MIRA MESA, CALIFORNIA
ZEPHYR PARTNERS
11100 SANDELL AVENUE, SUITE 100
SAN DIEGO, CA 92131
(619) 594-0000

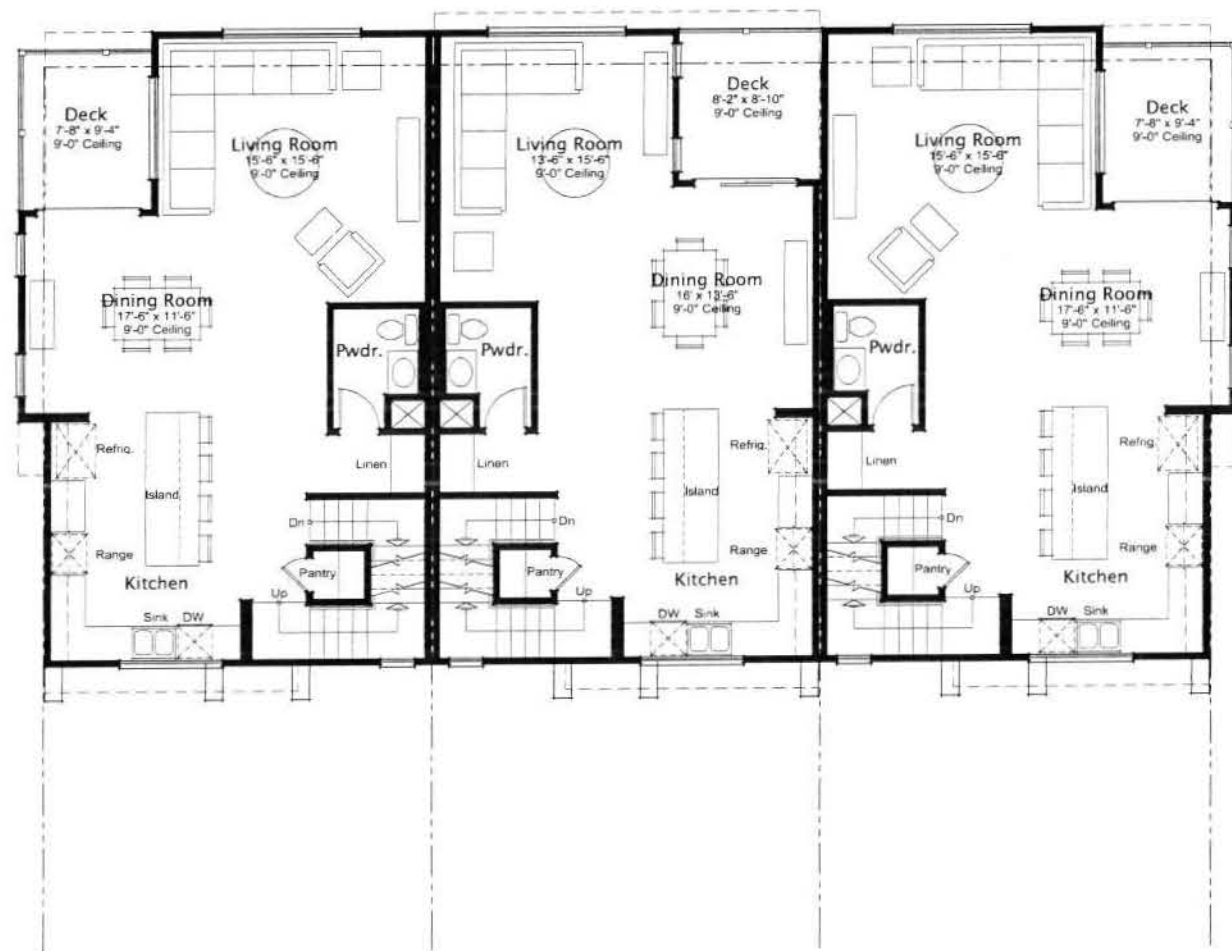
BUILDING TYPE A
EXTERIOR ELEVATIONS

REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/20	ISSUED FOR PERMIT

SEAL
REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. 10000
DATE: 10/20/20

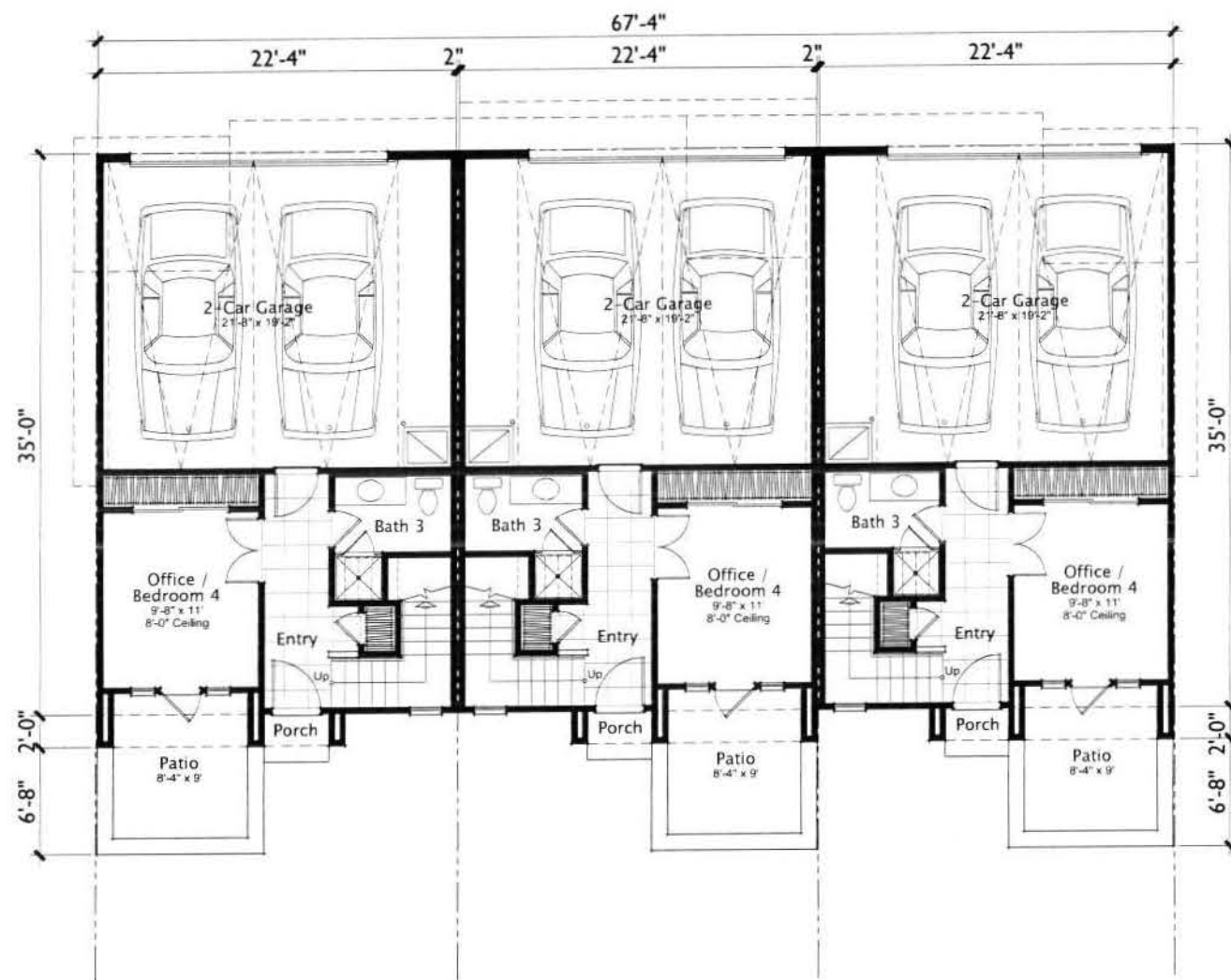
8 of 17
8



PLAN 2R

PLAN 1

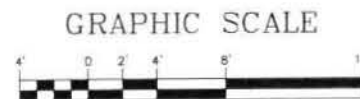
PLAN 2
SECOND FLOOR PLAN



PLAN 2R

PLAN 1

PLAN 2
FIRST FLOOR PLAN

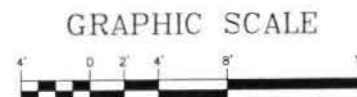


Site Location:	Prepared By:	Scale: As Shown; Proposed Building Outline
Owner: Zepher	Name: Mann Gross & Associates, Inc.	Project: 005858
Subdivider: Zepher Properties Inc./East, L.L.C.	Address: 6861 Peachtree Dunwoody	1-343 Zepher Avenue
Block: 3500	Phone: 404/241-8078	Atlanta, Georgia
City/County: 35002	Phone No.: 404/241-8078	Parcel: 10-00-000-0000
Legal Description: Landmark 3500	Proposed: CHM-1-2 and CHM-3-2	Zepher Properties, Inc.
Architect: Mann Gross & Associates, Inc.	Existing: CHM-1-2 and CHM-3-2	City: 005858, 005859
Contract: 10/1/81	Project: CHM-1-2 and CHM-3-2	CD #: 276-125
Landscape: Colman Mossy Properties	Project: CHM-1-2 and CHM-3-2	CD #: 276-125
Map: 10/1/81	Project: CHM-1-2 and CHM-3-2	CD #: 276-125
Legal Description: 10/1/81	Project: CHM-1-2 and CHM-3-2	CD #: 276-125
Notes:	Project: CHM-1-2 and CHM-3-2	CD #: 276-125



PLAN 2
THIRD FLOOR PLAN

Roof Note:
Screening elements for mechanical equipment will not be required.

[illegible]



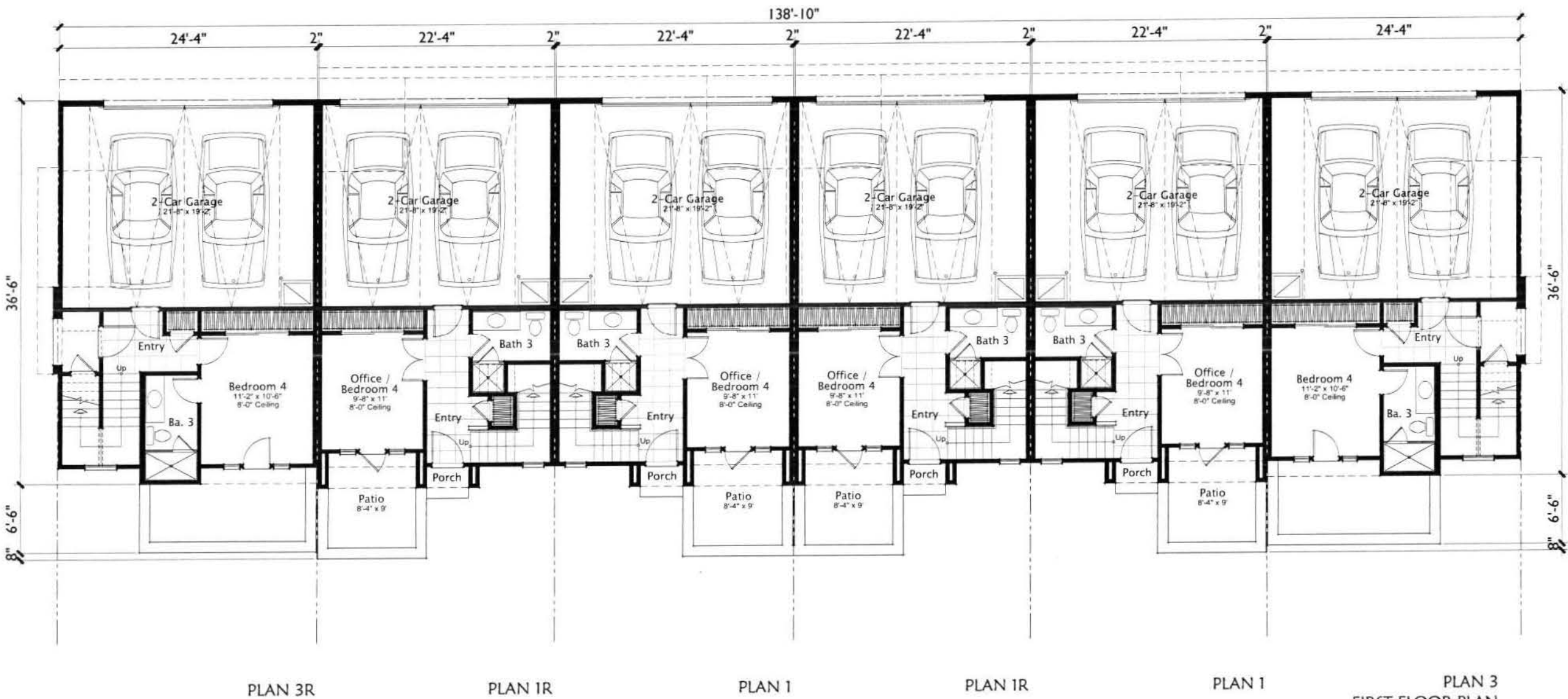
Mark Gross & Associates, Inc.
Architects
11543 Zepherus Avenue
San Diego, California 92128
(619) 581-3800 Fax (619) 581-3800

"ZAPATA TOWNHOMES"
MIRA MESA, CALIFORNIA
ZEPHYR PARTNERS
11543 Zepherus Avenue
San Diego, California 92128
(619) 581-3800 Fax (619) 581-3800

BUILDING TYPE B
EXTERIOR ELEVATIONS

REVISION	DATE	BY	DESCRIPTION
1	11/15/2018	MM	Initial Design
2	11/15/2018	MM	Revised Design
3	11/15/2018	MM	Final Design

11 of 17
11



GRAPHIC SCALE



PROJECT DATA

Project Name: Zapata Townhomes
Site Address: 11345 Zapata Avenue
City: San Diego, CA 92120
County: San Diego
Project Number: 045678
Drawing Number: 01-01

DESIGNER

Mark Gross & Associates, Inc.
11345 Zapata Avenue
San Diego, CA 92120
Phone: (619) 551-1234
Fax: (619) 551-1235
Email: info@mgai.com

DATE

12/17/17

12 of 17

12

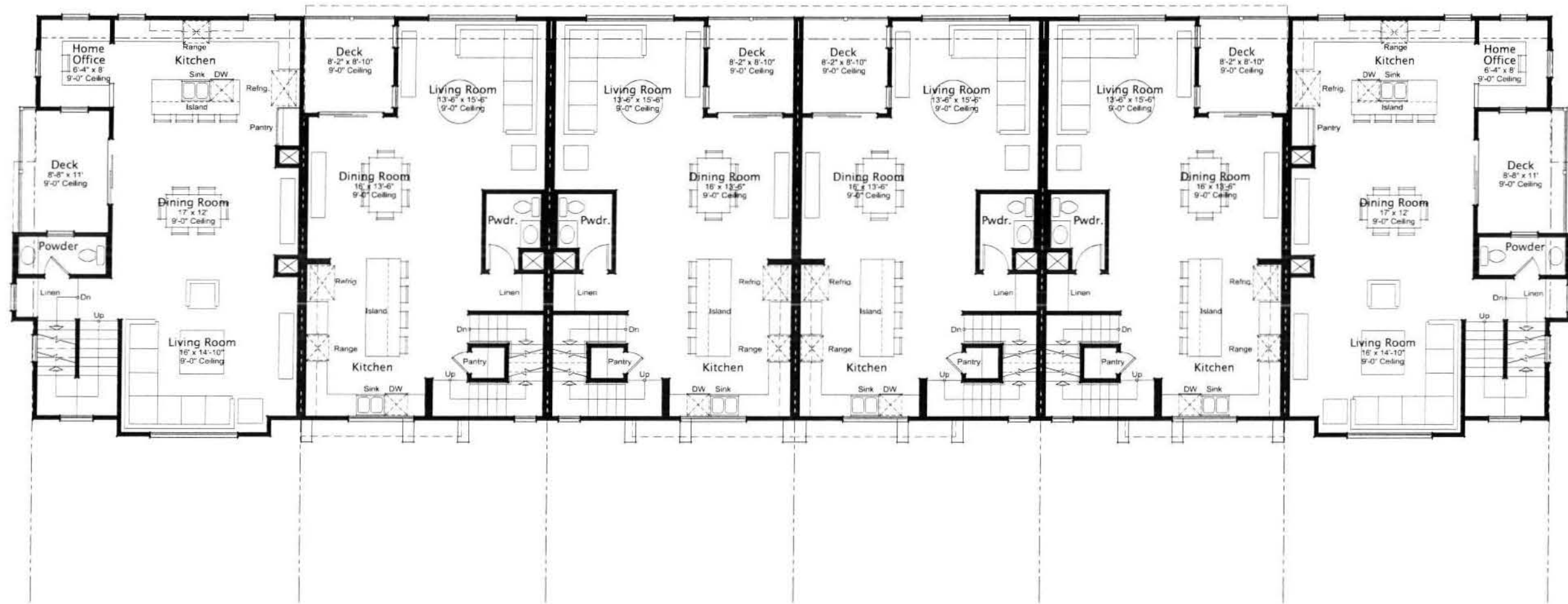
MGAI
Mark Gross & Associates, Inc.
11345 Zapata Avenue
San Diego, CA 92120
Phone: (619) 551-1234
Fax: (619) 551-1235
Email: info@mgai.com

"ZAPATA TOWNHOMES"
MIRA MESA, CALIFORNIA
ZEPHYR PARTNERS
11345 ZAPATA AVENUE
SAN DIEGO, CALIFORNIA 92120
(619) 551-1234

BUILDING TYPE C
FIRST FLOOR PLAN



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12



PLAN 3R

PLAN 1

PLAN 1R

PLAN 1

PLAN 1R

PLAN 3
FIRST FLOOR PLAN

GRAPHIC SCALE



Project Information		Owner/Developer	
Project Name	Mark Gross & Associates, Inc.	Owner/Developer	Mark Gross & Associates, Inc.
Project Address	11000 Camino del Rio South, Suite 100, San Diego, CA 92108	Project Address	11000 Camino del Rio South, Suite 100, San Diego, CA 92108
Project Phone	(619) 594-1000	Project Phone	(619) 594-1000
Project Fax	(619) 594-1001	Project Fax	(619) 594-1001
Project Email	info@markgross.com	Project Email	info@markgross.com
Project Website	www.markgross.com	Project Website	www.markgross.com
Project Description	Mark Gross & Associates, Inc. is a full-service architectural and interior design firm. We provide a wide range of services for commercial, institutional, and residential clients. Our team consists of over 50 professionals with over 20 years of experience. We are currently working on several projects in the San Diego area, including the new Mark Gross & Associates, Inc. building at 11000 Camino del Rio South, Suite 100. This building is a 10-story, 100,000-sq-ft office building. It will be the new headquarters for Mark Gross & Associates, Inc. and will also house the offices of our clients. The building is designed to be a sustainable, green building. It will have a LEED Gold certification. It will have a green roof, solar panels, and a water recycling system. It will also have a bike rack and a carpooling program. The building is expected to be completed in 2010.	Project Description	Mark Gross & Associates, Inc. is a full-service architectural and interior design firm. We provide a wide range of services for commercial, institutional, and residential clients. Our team consists of over 50 professionals with over 20 years of experience. We are currently working on several projects in the San Diego area, including the new Mark Gross & Associates, Inc. building at 11000 Camino del Rio South, Suite 100. This building is a 10-story, 100,000-sq-ft office building. It will be the new headquarters for Mark Gross & Associates, Inc. and will also house the offices of our clients. The building is designed to be a sustainable, green building. It will have a LEED Gold certification. It will have a green roof, solar panels, and a water recycling system. It will also have a bike rack and a carpooling program. The building is expected to be completed in 2010.

Mark Gross & Associates, Inc.
11000 Camino del Rio South, Suite 100
San Diego, CA 92108
(619) 594-1000
www.markgross.com

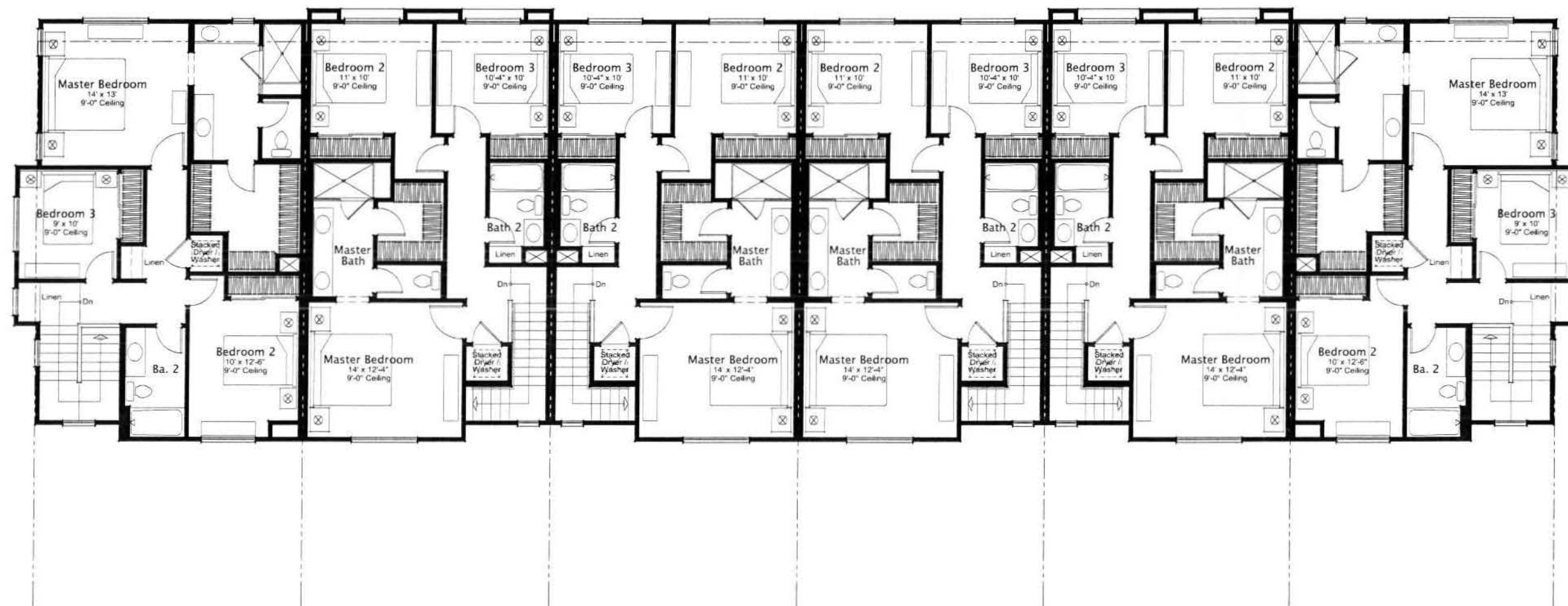
"ZAPATA TOWNHOMES"
MIRA MESA, CALIFORNIA
ZEPHYR PARTNERS
11700 SAN DIEGO AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92131
(619) 594-1000
www.zephyrpartners.com

BUILDING TYPE C
SECOND FLOOR PLAN

ALL DIMENSIONS AND LOCATIONS ARE TO BE SHOWN IN CONSTRUCTION. BEFORE CONSTRUCTION.

DESIGNED BY
MARK GROSS
CHECKED BY
MARK GROSS
DATE
12/08/09

13 of 17
13



PLAN 3R

PLAN 1R

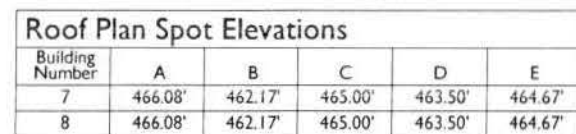
PLAN 1

PLAN 1R

PLAN 1

PLAN 3
THIRD FLOOR PLAN

[illegible]



GRAPHIC SCALE



0 2 4 6 8 10

ALL DIMENSIONS & CONDITIONS
ARE TO BE NOTED BY CON-
TRACTOR BEFORE START OF
CONSTRUCTION.

DESIGNED BY

DRAWN BY

CHECKED BY

JOB NO.

4-275

DATE

OCTOBER 24, 2019

SHEET NO.

15 of 17

15

BUILDING TYPE C
ROOF PLAN

**Mark Gross &
Associates, Inc.**
4001 Broadway Drive
Irvine, California 92618
(714) 557-7800 Fax (714) 557-7800

MCA
Architecture • Planning

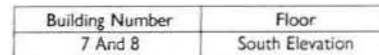
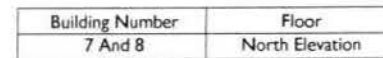
ASSOCIATES, INC.



FINISH MATERIALS

- 1 "FLAT" CONCRETE ROOF TILE BY "EAGLE ROOF TILE"
- 2 STUCCO FINISH BY "MERLEX" (1/8"20 FLOAT FINISH COLOR BY "DUANNE EDWARDS")
- 3 "T & G" HORIZONTAL SIDING
- 4 STUCCO COVERED FOAM TRIM AT THE STUCCO FINISH
- 5 WOOD TRIM AT HORIZONTAL SIDING
- 6 WROUGHT IRON DECK RAILING

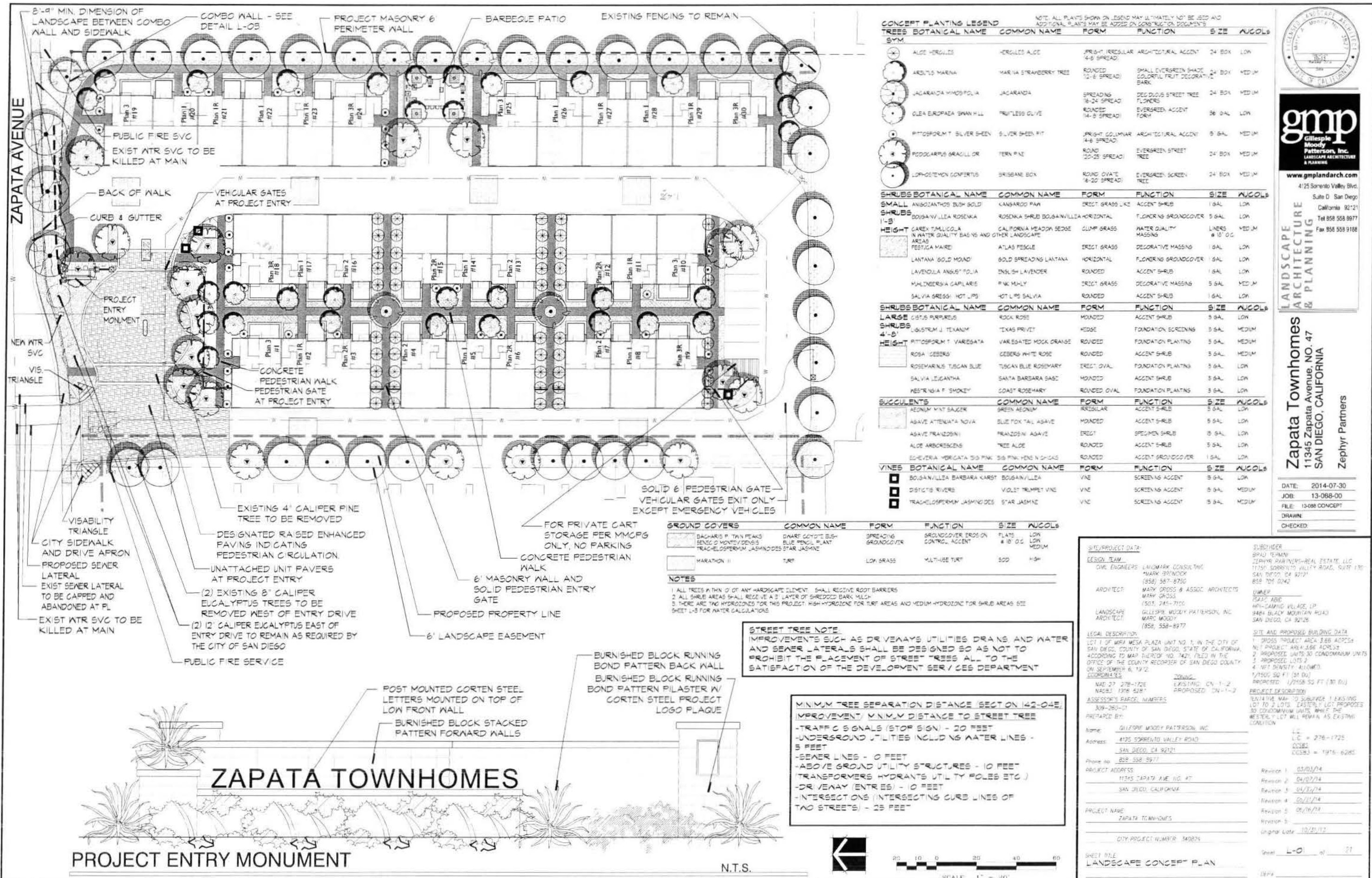
[illegible]



- | Building Number | Garage Floor | First Floor | Second Floor | Third Floor | Maximum Ridge |
|-----------------|--------------|-------------|--------------|-------------|---------------|
| 7 | 430.00' | 430.50' | 440.81' | 451.12' | 466.08' |
| 8 | 430.00' | 430.50' | 440.81' | 451.12' | 466.08' |



Site / Project Name	Prepared By	Client / Program, Building, etc.
Design / License	Name	Project Address
Subcontract	Address	City / State / Zip
Contractor	Phone No.	Project Description
Architect	Faxing	Project Number
Landscape	Project Description	Notes
Legal Description	Address	City / State / Zip
Notes	Project Description	Notes





gmp
Gillespie
Moody
Patterson, Inc.
LANDSCAPE ARCHITECTURE
& PLANNING

www.gmplanlandarch.com

4125 Sorrento Valley Blvd.
Suite D, San Diego
California 92121
Tel 858 558 8977
Fax 858 558 9186

Zapata Townhomes
11345 Zapata Avenue, NO. 47
SAN DIEGO, CALIFORNIA

Zephyr Partners

DATE: 2014-07-30
JOB: 13-088-00
FILE: 13-088 P-CALCS CONCEPT
DRAWN:
CHECKED:

City of San Diego
Development Services
San Diego, CA 92161-4101
858-594-3000

Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plan. 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 inch represents 24 feet (one inch) is equal to 24 feet. (If scale is not provided, use 1" = 24' for all calculations.)

VEHICULAR USE AREA (VUA) (142.0404) (142.0404)

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: 0	sq. ft. x 0.001 = 0	points

Points achieved through trees (at least 10%): 0

VEHICULAR USE AREA (VUA) (142.0404) (142.0404)

Required Planting Area	Planting Area Provided	Excess Area Provided
VUA inside Street Yard: 7,852	sq. ft. x 0.001 = 7.852	sq. ft.
VUA outside Street Yard: 16,751	sq. ft. x 0.001 = 16.751	sq. ft.

Recycled Plant Points

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: 7,852	sq. ft. x 0.001 = 7.852	points
VUA inside Street Yard: 7,852	sq. ft. x 0.001 = 7.852	points
VUA outside Street Yard: 16,751	sq. ft. x 0.001 = 16.751	points

TEMPORARY VEHICULAR USE AREA (VUA) (142.0404)

Required Planting Area	Planting Area Provided
Length of Public Right-of-Way adjacent to VUA: 0	sq. ft. x 0.001 = 0

* Provide planting area within 10' of right-of-way and VUA.
* Plant with evergreen shrubs.
* Street yard shall be a minimum length of 30' within 2 years of installation of street yard.

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 14C0206 (a) 1, 2, or 3 apply to your project, provide a written narrative explaining how requirements are being met.

Printed on recycled paper. This document is available in alternative formats for persons with disabilities. (05-088-00-00)

City of San Diego
Development Services
San Diego, CA 92161-4101
858-594-3000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plan. 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 10 trees, with a minimum 10' x 10' area.
* At least one-half of the required planting area shall be achieved with trees.

Planting Area Required (142.0404)	Planting Area Provided	Excess Area Provided
Total Area: 18,800	sq. ft. x 0.001 = 18.800	sq. ft.

Planting Points Required (142.0404)	Plant Points Provided	Excess Points Provided
Total Area: 18,800	sq. ft. x 0.001 = 18.800	points

Points achieved with trees (at least 50%): 0

Planting area available as landscape or unobstructed lawn areas (142.0404)(142.0404)

Plant Area	sq. ft. x 0.001 =	points
Plant Area: 0	sq. ft. x 0.001 = 0	points

REMAINING YARD - 3 Dwelling Units

Plant Points Required	Plant Points Provided	Excess Points Provided
100 points in the remaining yard	0	points

REMAINING YARD - 3 or more Dwelling Units

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x 3 = 180 points	1,200	716

VEHICULAR USE AREA (VUA) - See separate worksheet (05-04)

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

If any of the requirements of Landscape Regulations, Section 14C0206 (a) 1, 2, or 3 apply to your project, provide a written narrative explaining how requirements are being met.

Printed on recycled paper. This document is available in alternative formats for persons with disabilities. (05-088-00-00)

ESTIMATED SHRUB CALCULATIONS

VUA PLANTINGS	VUA PLANTINGS IN STREET YARD
SMALL SHRUBS - 1176 SQ. FT. 3" O.C. AVS. (1 SQ. AVS.) 1176/144 = 8.166 (8.166)	SMALL SHRUBS - 661 SQ. FT. 3" O.C. AVS. (1 SQ. AVS.) 661/144 = 4.589 (4.589)
LARGE SHRUBS - 1118 SQ. FT. 4" O.C. AVS. (16 SQ. AVS.) 1118/16 = 69.875 (69.875)	LARGE SHRUBS - 670 SQ. FT. 4" O.C. AVS. (16 SQ. AVS.) 670/16 = 41.875 (41.875)
STREET YARD PLANTINGS	REMAINING YARD
SMALL SHRUBS - 1,536 SQ. FT. 3" O.C. AVS. (1 SQ. AVS.) 1536/144 = 10.666 (10.666)	SMALL SHRUBS - 2,625 SQ. FT. 3" O.C. AVS. (1 SQ. AVS.) 2625/144 = 18.229 (18.229)
LARGE SHRUBS - 2,054 SQ. FT. 4" O.C. AVS. (16 SQ. AVS.) 2054/16 = 128.375 (128.375)	LARGE SHRUBS - 2,366 SQ. FT. 4" O.C. AVS. (16 SQ. AVS.) 2366/16 = 147.875 (147.875)

MINIMUM TREE SEPARATION DISTANCE (SECTION 14C-04E)

IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE

- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- UNDERGROUND UTILITIES INCLUDING WATER LINES - 5 FEET
- SEWER LINES - 10 FEET
- ABOVE GROUND UTILITY STRUCTURES - 10 FEET (TRANSFORMERS, HYDRANTS, UTILITY POLES ETC.)
- DRIVEWAY (ENTRIES) - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

SYMBOL	DESCRIPTION	S.F.
	VUA INSIDE OF STREET YARD	8,924
	VUA PLANTING AREA PROVIDED INSIDE OF STREET YARD	2211
	VUA OUTSIDE OF STREET YARD	16,751
	VUA PLANTING AREA	9,055
	STREET YARD PLANTINGS	4,174
	STREET YARD UNIT PAVERS	4,688
	STREET YARD BOUNDARY	13,806
	REMAINING YARD	11,544

CITY OF SAN DIEGO LANDSCAPE POINT CALCULATIONS

LANDSCAPE POINT CALCULATIONS

VEHICULAR USE AREA OUTSIDE STREET YARD

(142.0404) (142.0404)

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REMAINING YARD

(142.0404) (142.0404)

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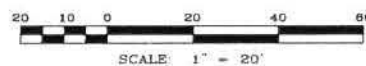
11,544

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SITE/PROJECT DATA

DESIGN TEAM

CIVIL ENGINEERS: LANDMARK CONSULTING

*MARK BRENCICK

(858) 587-8750

ARCHITECT: MARK GROSS & ASSOC. ARCHITECTS

MARK GROSS

(503) 245-7100

LANDSCAPE ARCHITECT: GILLESPIE MOODY PATTERSON, INC.

MARC MOODY

(858) 558-8977

LEGAL DESCRIPTION

LOT 1 OF MIRA MESA PLAZA UNIT NO. 1, IN THE CITY OF

SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,

ACCORDING TO MAP THEREOF NO. 7421, FILED IN THE

OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY

ON SEPTEMBER 6, 1972.

COORDINATES:

NAD 83: 279-1726

NAD83: 1918-6287

ZONING:

EXISTING: CN-1-2

PROPOSED: CN-1-2

ASSESSOR'S PARCEL NUMBERS

309-260-01

PREPARED BY:

GILLESPIE MOODY PATTERSON, INC.

Name:

Address: 4125 SORRENTO VALLEY ROAD

SAN DIEGO, CA 92121

Phone no: 858-558-8977

PROJECT ADDRESS:

11345 ZAPATA AVE, NO. 47

SAN DIEGO, CALIFORNIA

PROJECT NAME:

ZAPATA TOWNHOMES

CITY PROJECT NUMBER: 340829

SHEET TITLE:

LANDSCAPE CONCEPT PLAN

CALCULATIONS

DEF:

SUBDIVIDER

BRAD TERMIN

ZEPHYR PARTNERS-REAL ESTATE, LLC

11750 SORRENTO VALLEY ROAD, SUITE 130

SAN DIEGO, CA 92121

858 705 0242

OWNER

ISAAC ABU

481 CAMINO VILLAGE, LP

9484 BLACK MOUNTAIN ROAD

SAN DIEGO, CA 92126

SITE AND PROPOSED BUILDING DATA

1. GROSS PROJECT AREA: 3.66 ACRES

NET PROJECT AREA: 3.66 ACRES

2. PROPOSED UNITS: 30 CONDOMINIUM UNITS

3. PROPOSED LOTS: 2

4. NET DENSITY: ALLOWED:

1/1500 SQ. FT. (51 DU)

PROPOSED: 1/2558 SQ. FT. (30 DU)

PROJECT DESCRIPTION

TENTATIVE MAP TO SUBDIVIDE 1 EXISTING

LOT TO 2 LOTS. EASTERLY LOT PROPOSES

30 CONDOMINIUM UNITS, WHILE THE

WESTERLY LOT WILL REMAIN AS EXISTING

CONDITION.

LC: 276-1725

CCS83

CCS83 = 1916-6285

Revision 1: 03/03/14

Revision 2: 04/07/14

Revision 3: 04/30/14

Revision 4: 05/21/14

Revision 5: 06/16/14

Original Date: 10/31/13

Sheet: L-02 of 21

PLOT DATE 03-03-14

