MERGE | 56

(FORMERLY RHODES CROSSING)

AMENDMENT TO THE FOLLOWING:

VESTING TENTATIVE MAP (NO. 1266880),
PLANNED DEVELOPMENT PERMIT NO. 1266871,
SITE DEVELOPMENT PERMIT NO. 1266883, CONDITIONAL USE PERMIT 1266881,

PUBLIC RIGHT-OF-WAY /EASEMENT VACATION
Camino del Sur and Carmel Mountain Road, San Diego, CA

PARKING

COMMERCIAL:

	FOOTPRINT SQ.FT	# FLOORS	TOTAL AREA	PARKING RATIO	REQUIRED PARKING
LARGE RETAIL TENANTS:					
1. CINEMA (1,250 SEATS)	50,000	1.00	50,000	1 per 3 seats	417
2. GROCERY	21,000	1.00	21,000	0.001	21
3. JR. ANCHOR 1	15,000	1.00	15,000	0.001	15
4. FITNESS (JR. ANCHOR 2)	22,500	1.56	35,000	0.001	35
5. JR. ANCHOR 3	13,000	1.00	13,000	0.001	13
SUBTOTAL LARGE RETAIL TENANTS	**121,500**		**134,000**		**501**
SMALL RETAIL TENANTS:					
6. MARKET HALL (2 BUILDINGS)	10,500				
7. RETAIL AREA 1 (CENTRAL PLAZA)	17,500				
8. RETAIL AREA 2 (EAST PLAZA)	6,250				
9. RETAIL AREA 3 (SOUTH SIDE OF STREET M)	8,200				
10. RETAIL AREA 4 (SOUTH SIDE OF STREET M)	8,000				
SUBTOTAL SMALL RETAIL TENANTS	**50,450**	**1.00**	**50,450**	**0.001**	**50**
11. HOTEL (120 rooms)	13,500	4.00	54,000	1 per room	120
SUBTOTAL COMMERCIAL + HOTEL			**238,450**		**671**

OFFICE:

	TYPE	# FLOORS	TOTAL AREA	PARKING RATIO	REQUIRED PARKING
1. OFFICE BUILDING 1A	GENERAL	6.00	98,528	0.0033	325
2. OFFICE BUILDING 1B	GENERAL	4.00	45,840	0.0033	151
3. OFFICE BUILDING 2 (OVER JR. ANCHOR 1)	MEDICAL	2.00	12,600	0.004	50
4. OFFICE BUILDING 3 (OVER RETAIL 1)	MEDICAL	2.00	28,400	0.004	114
5. OFFICE BUILDING 4A	MEDICAL	3.00	38,460	0.004	154
6. OFFICE BUILDING 4B	MEDICAL	2.00	17,300	0.004	69
SHARED PARKING DEDUCTION				0%	0
SUBTOTAL OFFICE			**241,128**		**863**
SUBTOTAL COMMERCIAL & OFFICE			**479,578**		**1,535**

AFFORDABLE HOUSING

	SQ.FT	# FLOORS	TOTAL AREA	UNITS	REQUIRED PARKING
1. FLAT APARTMENTS	**21,635**	**3.00**	**64,905**	**47**	**63**
3-BEDROOM				14	20
2-BEDROOM				24	26
1-BEDROOM				9	5
VISITOR PARKING					8
STAFF PARKING					3
ASSIGNED PARKING					6
			544,483		
TOTAL PARKING REQUIRED					**1,603**

PARKING (COMMERCIAL AREA):

	TOTAL AREA	SPACES	ACCESSIBLE	MOTORCYCLE	L/T BICYCLE	S/T BICYCLE
1. PARKING STRUCTURE 1 (WEST)						
basement	71,880	209	2	0	80	
1st floor	33,840	92	12	4		
2nd floor	33,840	98		10		
3rd floor	33,840	99		10		
4th floor	33,840	99		10		
SUBTOTAL:	**207,240**	**597**	**14**	**34**		
2. PARKING STRUCTURE 2 (CENTRAL)						
basement	50,983	161			28	
1st floor	50,102	157	17	20		
2nd floor	50,102	163				
3rd floor	50,102	163				
SUBTOTAL:	**150,306**	**644**	**17**	**20**		
3. PARKING STRUCTURE 3 (EAST)						
basement	29,542	70		0	36	
1st floor	28,576	69	6	12		
2nd floor	29,390	70		0	36	
SUBTOTAL:	**87,508**	**209**	**6**	**12**		
4. PARKING STRUCTURE 4 (OFFICE BLDG. 4)						
basement	39512	115		6	**18**	
1st floor	14037	40	3	6		
SUBTOTAL:	**53549**	**155**	**3**	**12**		
5. SURFACE PARKING						120
ON-STREET (PARALLEL) - STREET M		30				
OFFICE BUILDING 1 SURFACE LOT		27	4			
SERVICE LOT		21				
SUBTOTAL:		**78**	**4**			
TOTAL		**1,683**	**44**	**78**	**198**	**120**
SURPLUS/(DEFICIT)		85				

COMMERCIAL	# SPACES	RATIO	REQUIRED ACCESSIBLE PARKING	REQUIRED VAN ACCESSIBLE (1 per 8)	PROVIDED
TOTAL PARKING REQUIRED					
Automobile	1598				1,683
Accessible (per IB305)					
Parking Structure 1	597	2%	12	1	14
Parking Structure 2	644	2%	13	2	17
Parking Structure 3	209	2%	4	1	6
Parking Structure 4	155	2%	3	0	3
Subtotal			29	4	40
Carpool & ZEV		8%	128		128
Loading Spaces					13
Motorcycle		2%	32		78
Long Term Bicycle		5%	80		198
Short Term Bicycle		5%	80		112
Showers/Lockers	required if 10 or more LT bicycle				Provided

MULTI-FAMILY RESIDENTIAL	# UNITS	RATIO	REQUIRED PARKING	PROVIDED
M/F TOWNHOMES	87	2.25	196	
M/F FLAT APARTMENTS	24	2.25	54	
TOTAL M/F	111		250	
COMMON AREA PARKING		20%	50	
Subtotal			300	
Bicycle		0.6	67	89 (in private garage)
Motorcycle		0.1	11	11 (on site)
PROVIDED:				
PARKING IN PRIVATE GARAGES			174	
ON-SITE - RESIDENTS			54	
ON-STREET (PRIVATE DRIVE N) - RESIDENTS			25	
SHARED IN PARKING STRUCTURE 2, 3			47	
Subtotal			300	

PARKING REQUIRED (SINGLE FAMILY)
TOTAL 3 & 4 BEDROOMS: 84 x 2 = 168

COMMON PARKING SPACES 168 X 0.20 = 34
TOTAL: 202 SPACES

PARKING REQUIRED (SINGLE FAMILY)
TOTAL THREE & FOUR BEDROOMS: 84 X 2 = 168 SPACES

PARKING PROVIDED (SINGLE FAMILY)
COVERED = 168 SP (GARAGES)
STANDARD = 11 SP
PARALLEL = 52 SP
DISABLED = 2 SP
TOTAL: 233 SP

COMMERCIAL PARKING NOTE:
COMPLIES. 5% OF REQUIRED PARKING WILL BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY. ALL PARKING WILL BE LOCATED AT THE REAR OF THE PROPERTY.

COMMERCIAL VEHICLES ACCESS NOTE:
COMPLIES. VEHICLE PARKING AISLES HAVE REQUIRED TURN AROUND AREA PROVIDED. ACCESS TO ADJACENT DRIVEWAY OR PUBLIC RIGHT OF WAY PROVIDED.

SITE SUMMARY

SETBACKS (RX 1-2):	REQUIRED	PROPOSED
	UNIT 5	
MIN FRONT YARD	15'	VARIES 7'-26'
MIN SIDE YARD	3'	VARIES 4'-21'
REAR YARD	10'	VARIES 5'-21'
SETBACKS (CC-3-5):	**REQUIRED**	**PROPOSED**
	UNIT 10	
MAX FRONT/STREET SIDE	10'	VARIES 0'-91'
MIN SIDE/REAR	10' OR 0'	VARIES 3'-10' MIN
	UNIT 4	
MAX FRONT/STREET SIDE	10'	VARIES 0'-29'
MIN SIDE/REAR	10' OR 0'	10' OR 0'

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

DEVELOPMENT SUMMARY UNIT 10

Total	23.41 acres (1,019,851 SF)
Net Total (Lots 1-7)	532,066 SF
Gross Floor Area (Area 10)	521,923 SF
Proposed Lot Coverage	288,745 SF
Minimum Lot Coverage	35%
288,745/532,066	54%
Landscape Area	111,037 SF
Floor Area Summary	
Multi Family (Market Rate)	19 units
Townhome - A	2,300 SF
13 units x 2,300 SF	= 29,900 SF
Townhome - B	3,250 SF
6 units x 3,250 SF	= 19,500 SF
Market Rate Subtotal	= 49,400 SF
Multi Family (Affordable)	47 units
Flat Apartment	
47 units x 1,380 SF	= 64,905 SF
Residential GFA Total	= 114,305 SF
Commercial	
Jr. Anchor 1	15,000
Cinema	50,000
Retail 1	17,500
Retail 2	6,250
Market Hall	10,500
Grocery	21,000
Fitness (Jr. Anchor 2)	35,000
Hotel	54,000
Jr. Anchor 3	13,000
Commercial GFA Total	= 222,250 SF
Office	
Office 1A, 1B	144,368
Office 2	12,600
Office 3	28,400
Office GFA Total	= 185,368 SF
Parking Structures	
Parking Structure 1 West	207,240 SF
Parking Structure 2 Central	150,306 SF
Parking Structure 3 East	87,508 SF
Parking Structures Total	= 415,054 SF
Parking Structures excluded from GFA per	113.0234(d)(3)(B)(ii) and (iii)
Total Unit 10 GFA Total	= 521,923

DEVELOPMENT SUMMARY UNIT 5

Total	11.43 AC (497,672 SF)
Gross Floor Area (Area 5)	241,789 SF
Proposed Lot Coverage	160,982 SF
Landscape Area	6,278 SF
Floor Area Summary	
Single Family Homes	84 units
Plan 1	1st Floor: 1,220 SF
	2nd Floor: 1,557 SF
Unit Total	= 2,777 SF
Plan 1 Total	27 units x 2,777 SF = 74,979 SF
Plan 2	1st Floor: 1,270 SF
	2nd Floor: 1,628 SF
Unit Total	= 2,898 SF
Plan 2 Total	29 units x 2,898 = 84,042 SF
Plan 3	1st Floor: 1,329 SF
	2nd Floor: 1,627 SF
Unit Total	= 2,956 SF
Plan 3 Total	28 units x 2,956 SF = 82,768 SF
Total Unit 5 GFA Total	= 241,789

DEVELOPMENT SUMMARY UNIT 4

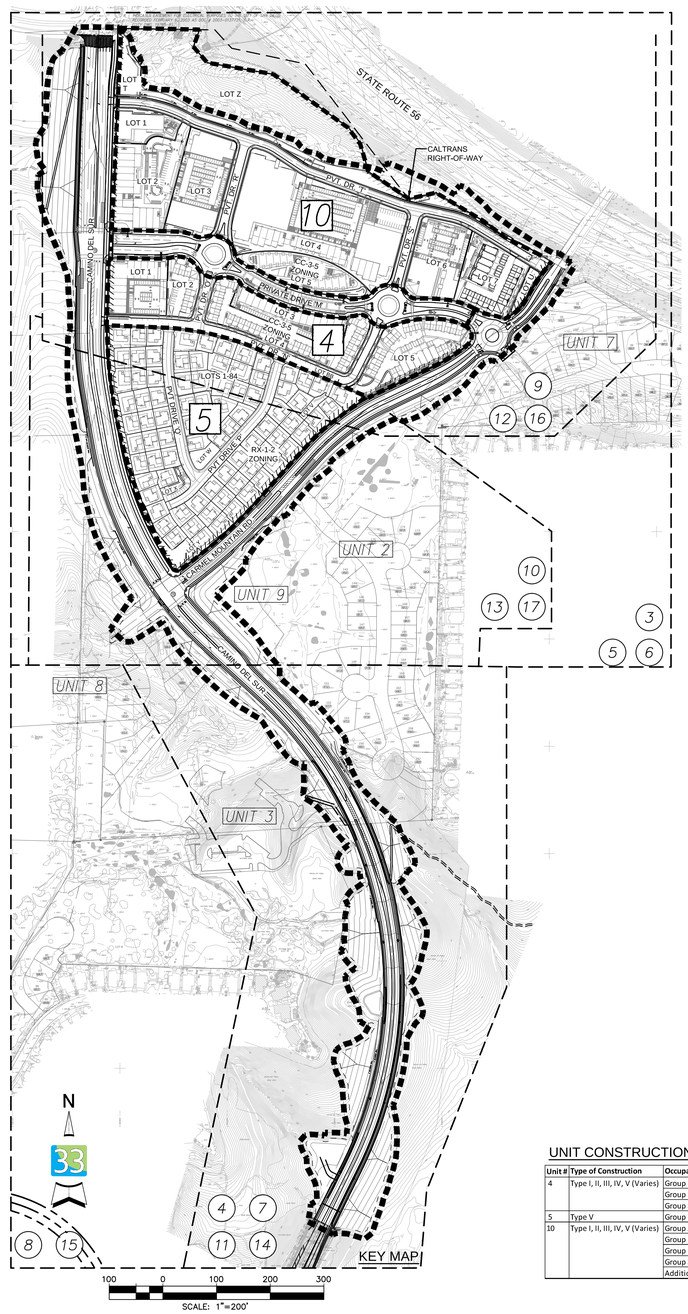
Total	7.68 acres (334,520 SF)
Net Total (Lots 1-5)	5.55 acres (241,605 SF)
Gross Floor Area (Area 4)	277,140 SF
Proposed Lot Coverage	114,522 SF
Minimum Lot Coverage	35%
114,522/241,605	= 47%
Landscape Area	41,119 SF
Floor Area Summary	
Multi Family Residential	92 units
Flat Apartments	1,795 SF
24 units x 1,795 SF	= 43,080 SF
Townhome - A	2,300 SF
62 units x 2,300 SF	=142,600 SF
Townhome - B	3,250 SF
6 units x 3,250 SF	=19,500 SF
GFA Residential Total	= 205,180 SF
Commercial	
Retail 3	8,200 SF
Retail 4	8,000 SF
GFA Commercial Total	= 16,200 SF
Office	
Office 4A	38,460 SF
Office 4B	17,300 SF
GFA Office Total	= 55,760 SF
Parking Structures	
Parking Structure 4 (Office 4)	53,549 SF
Parking Structures excluded from GFA per	113.0234(d)(3)(B)(ii) and (iii)
Total Unit 4 GFA Total	= 277,140

DEVIATION SUMMARY

REQUIRED	LOTS
MIN 15' FRONT YARD SETBACK	27, 32, 33, 35, 36, 38, 42, 43, 48, 49, 54, 55, 61
MIN 10' REAR YARD SETBACK	8, 9, 14, 15, 20, 21 ,26, 27, 32, 33, 38, 42, 43, 48, 49, 54, 55, 61
CC 3-5 ZONE DEVIATIONS	
REQUIRED	**LOTS**
MAX 10' FRONT/STREET SIDE SETBACK	Unit 10 Lot 1-5 and 7 (Plaza, Hotel from CDS, Townhomes, from CMR), Unit 4 Lot 1, 2, and 5 (Street M)
GROUND FLOOR RESTRICTION	Unit 4 - Lots 2, 4 and 5, Unit 10 Lot 7 (Ground Floor Restriction, Residential on Ground Floor)
WALL HEIGHT DEVIATIONS	
REQUIRED	**MAX WALL HEIGHT**
12' MAX	WALL 21 (20'), WALL 22 (25'), WALL 27 (14'), WALL 31 (22'), WALL 32 (22')

UNIT ACREAGE SUMMARY

Lot #	Lot Size (SF)	AC.	Lot Description	GFA (SF)	Permitted FAR	Proposed FAR
Unit 4, Lot 1	46,687	1.07	Office	55,760		1.19
Unit 4, Lot 2	24,381	0.56	Multi-Family	20,700		0.85
Unit 4, Lot 3	38,715	0.89	Commercial/Retail/Mult	59,280		0.65
Unit 4, Lot 4	61,223	1.41	Multi-Family	73,600		0.83
Unit 4, Lot 5	70,999	1.62	Multi-Family	67,800		0.96
Unit 4, Lot BB	64,902	1.49	Private Drive	-	N/A	
Unit 5, Lots 1-84	406,668	9.34	Single Family	241,789	0.8	0.59
Unit 5, Lot CC	53,432	1.23	Private Drive	-	N/A	
Unit 5, Lot V	3,240	0.07	Open Space	-	N/A	
Unit 5, Lot W	6,278	0.14	Open Space	-	N/A	
Unit 5, Lot X	4,298	0.10	Open Space	-	N/A	
Unit 5, Lot Y	23,756	0.55	Open Space	-	N/A	
Unit 10, Lot 1	27,367	0.63	Commercial	54,000		1.97
Unit 10, Lot 2	82,355	1.89	Office	144,368		1.75
Unit 10, Lot 3	70,231	1.61	Commercial/Retail/Offic	40,600		0.58
Unit 10, Lot 4	192,783	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	56,244	1.29	Commercial/Multi-Famil	99,905		1.78
Unit 10, Lot 7	55,640	1.28	Commercial/Multi-Famil	49,400		0.89
Unit 10, Lot T	7,257	0.17	Open Space	-		
Unit 10, Lot U	17,362	0.40	Open Space	-		
Unit 10, Lot Z	220,747	5.07	Open Space	-	N/A	
Unit 10, Lot AA	131,269	3.01	Private Street	-	N/A	
Unit 10, Lot DD	111,150	2.55	Private Street	-	N/A	
Total	1,824,030	41.87		1,040,852		0.57



STREET DESIGN TABLE

STREET NAME	STREET CLASSIFICATION	DESIGN SPEED
CAMINO DEL SUR (TORREY SANTA FE ROAD TO PVT. DRIVE M)	4-LANE MAJOR	55
CAMINO DEL SUR (PVT STREET M TO CARMEL MTN ROAD)	4-LANE URBAN MAJOR	45
CAMINO DEL SUR (CARMEL MTN ROAD TO DORMOUSE RD)	2-LANE COLLECTOR (MODIFIED)	35
CARMEL MTN ROAD (SR56 TO CAMINO DEL SUR)	2-LANE COLLECTOR (MODIFIED)	35

GENERAL NOTES

1. AN AMENDMENT TO THE APPROVED VESTING TENTATIVE MAP (NO. 53203), SITE DEVELOPMENT PERMIT (SDP NO. 53204, NO. 40–0386, NO. 3278), PLANNED DEVELOPMENT PERMIT (PDP NO. 53203), ALONG WITH A NEW CONDITIONAL USE PERMIT 1266881 (MOVIE THEATER), REZONE AND COMMUNITY PLAN AMENDMENT FOR THE DEVELOPMENT OF APPROXIMATELY 480,000 SQUARE FEET OF COMMERCIAL AND OFFICE USES AND UP TO 242 DWELLING UNITS INCLUDING 47 MULTI-FAMILY AFFORDABLE HOUSING UNITS. AS WELL AS THE CONSTRUCTION OF CAMINO DEL SUR AND CARMEL MOUNTAIN ROAD.
2. STREET ADDRESS:
   EAST OF CAMINO DEL SUR, WEST OF CARMEL MOUNTAIN ROAD, AND SOUTH OF STATE ROUTE 56.
3. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
4. THESE PLANS SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING CODE AND ALL APPLICABLE COUNTY OF SAN DIEGO CODES AND ORDINANCES.
5. APPLICABLE BUILDING CODES:
   –2013 CALIFORNIA BUILDING CODE
   –2013 CALIFORNIA RESIDENTIAL CODE –2013 CALIFORNIA PLUMBING CODE
   –2013 CALIFORNIA MECHANICAL CODE –2013 CALIFORNIA FIRE CODE
   –2013 NATIONAL ELECTRICAL CODE
6. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
7. LOT SUMMARY –
   UNIT 6:
   LOT 1 – 55,760 SF OFFICE, 53549 SF PARKING STRUCTURE
   LOT 2 – 9 MULTI–FAMILY UNITS
   LOT 3 – 24 MULTI–FAMILY UNITS, 16,200 SF COMMERCIAL
   LOT 4 – 32 MULTI–FAMILY UNITS
   LOT 5 – 27 MULTI–FAMILY UNITS
   LOT BB – PRIVATE DRIVES 'N' AND 'O'

   UNIT 5:
   LOTS 1–84 – SINGLE FAMILY UNITS
   LOTS V,W,X,Y – OPEN SPACE
   LOT CC – PRIVATE DRIVE 'P'

   UNIT 10:
   LOT 1 – 54,000 SF HOTEL/COMMERCIAL
   LOT 2 – 144,368 SF OFFICE
   LOT 3 – 12,600 SF OFFICE, 28,000 SF COMMERCIAL, 207,240 SF PARKING STRUCTURE
   LOT 4 – 28,400 SF OFFICE, 94,750 COMMERCIAL, 150,306 SF PARKING STRUCTURE
   LOT 5 – 10,500 SF COMMERCIAL
   LOT 6 – 47 MULTIFAMILY UNITS (AFFORDABLE) 35, SF COMMERCIAL, 87,508 SF PARKING STRUCTURE
   LOT 7 – 19 MULTI–FAMILY UNITS
   LOTS T1,U,Z – OPEN SPACE
   LOT AA – PRIVATE DRIVE 'M'
   LOT DD – PRIVATE DRIVES 'R', 'S' AND 'T'
8. TOTAL AREA WITHIN SUBDIVISION IS 42.52 ACRES GROSS.
9. EXISTING ZONING IS CR–2–1, RM–3–9, AIRPORT INFLUENCE AREA–MCAS MIRAMAR
10. PROPOSED ZONING IS CC–3–5 AND RX–1–2

UNIT	ZONE	NO. OF LOTS/D.U.s
4	CC–3–5	4 LOTS/92 M.F. D.U.'s +72,108 SF. COMMERCIAL & OFFICE
5	RX–1–2	84 LOTS/84 S.F. D.U.'s
10	CC–3–5	3 LOTS/47 M.F. D.U.'s (AFFORDABLE) +19 MARKET-RATE M.F. D.U.'s +397,228 SF. COMMERCIAL & OFFICE
TOTAL		242 UNITS

11. YEAR CONSTRUCTED: NO EXISTING STRUCTURES
12. GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
13. TELEPHONE: AT&T TELEPHONE COMPANY
14. CABLE TELEVISION: COX CABLE TELEVISION
15. SEWER AND WATER: CITY OF SAN DIEGO
16. DRAINAGE SYSTEM: CITY OF SAN DIEGO
17. FIRE: CITY OF SAN DIEGO
18. SCHOOL DISTRICT: POWAY UNIFIED SCHOOL DISTRICT.
19. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
20. CONTOUR INTERVAL: 2 FEET.
    DATUM: GPS PT. NO. 542 – N 1,927,136.68, E 6,267,611.17,ELEV.=190.83 (NAVD 27)
    SOURCE: SAN–LO AERIAL SURVEYS
    DATE: 1–5–99
21. ALL PROPOSED SLOPES ARE 2:1 UNLESS NOTED OTHERWISE.
22. GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
23. LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
24. THERE ARE NO EXISTING BUILDINGS AND STRUCTURES ON THE SITE.
25. NOISE WALLS WILL BE ADDED WHERE REQUIRED BY THE ACOUSTICAL ANALYSIS REPORT.
26. AFFORDABLE HOUSING UNITS ARE BEING PROVIDED CONSISTENT WITH MASTER AFFORDABLE HOUSING PROGRAM BETWEEN THE CITY OF SAN DIEGO AND SEA BREEZE PROPERTIES, LLC.
27. AT NO TIME WILL THE DEVELOPER REQUEST, NOR THE CITY PERMIT, WATER METERS AND SERVICES WITHIN ANY VEHICULAR USE AREA TO SERVE THIS DEVELOPMENT.
28. ALL PUBLIC WATER & SEWER FACILITIES AND ASSOCIATED EASEMENTS WILL BE GRANTED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO WATER & SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES.
29. THE SUBDIVIDER IS PERMITTED TO FILE UP TO 3 FINAL MAPS.
30. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
31. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, DATED MAY 30, 2003 INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
32. THE SUBDIVIDER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING; NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
33. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.
34. PROJECT IS LOCATED WITHIN CITY OF SAN DIEGO GEOLOGICAL HAZARD CATEGORY 32, 51, & 52.
35. THERE ARE NO EXISTING BUS STOPS AND PROPOSED BUS STOPS ARE LOCATED ADJACENT TO THE PROPERTY .

LOT AREA SUMMARY

(SINGLE FAMILY RESIDENTIAL)

LOT	AREA (SF)	Lot Width 35ft Min.	Lot Depth 50ft Min.
1	6997	70'	91'
2	4796	59'	81'
3	4887	63'	75'
4	4090	58'	72'
5	3906	61'	64'
6	5004	59'	72'
7	5079	63'	68'
8	5573	76'	75'
9	5506	71'	76'
10	4355	57'	64'
11	5343	68'	64'
12	4596	60'	64'
13	4355	57'	64'
14	5160	69'	76'
15	5412	69'	76'
16	4355	57'	64'
17	4571	60'	64'
18	4571	60'	64'
19	4355	57'	64'
20	5160	69'	76'
21	5354	69'	76'
22	4355	60'	64'
23	4571	57'	64'
24	4571	57'	64'
25	4355	60'	64'
26	4898	66'	76'
27	4925	61'	81'
28	4578	57'	68'
29	4743	62'	64'
30	4876	61'	66'
31	4446	57'	65'
32	4546	58'	79'
33	5213	58'	93'
34	5208	57'	78'
35	4709	60'	67'
36	4757	64'	64'
37	4731	67'	60'
38	4840	57'	87'
39	5587	49'	71'
40	4630	61'	64'
41	4355	57'	64'
42	4525	59'	76'
43	4525	59'	76'
44	4355	57'	64'
45	4571	60'	64'
46	4561	60'	64'
47	4341	57'	64'
48	4624	61'	75'
49	5012	61'	82'
50	4689	57'	69'
51	4686	60'	66'
52	4676	62'	66'
53	4657	57'	69'
54	5758	66'	76'
55	4561	60'	76'
56	4375	57'	64'
57	4737	61'	65'
58	4103	62'	66'
59	4315	60'	71'
60	5872	77'	77'
61	6589	86'	76'
62	4425	68'	64'
63	4644	61'	64'
64	5521	66'	84'
65	5678	66'	85'
66	4957	62'	69'
67	4171	64'	62'
68	3754	58'	64'
69	4698	62'	58'
70	4355	57'	64'
71	5874	73'	79'
72	6490	85'	66'
73	4937	64'	65'
74	3667	57'	64'
75	3877	57'	66'
76	4622	58'	80'
77	4571	60'	64'
78	4642	61'	78'
79	4678	61'	75'
80	4554	60'	64'
81	5201	61'	73'
82	6181	79'	80'
83	4894	67'	74'
84	4804	60'	67'
LOT V	2923		
LOT W	6296		
LOT X	3738		
LOT Y	23756		

UNIT CONSTRUCTION TYPE /OCCUPANCY SUMMARY

Unit #	Type of Construction	Occupancy
4	Type I, II, III, IV, V (Varies)	Group B, Business (Retail, Offices, Etc.)
		Group R, Residential (R-2 Multifamily), R-3 Single Family Townhome
		Group S-2, Low Hazard Structure (Parking Structure
5	Type V	Group R, Residential (R-3 Single Family)
10	Type I, II, III, IV, V (Varies)	Group A, Assembly (Cinema, Restaurants, etc.)
		Group B, Business (Retail, Offices, Etc)
		Group R, Residential (R-2 Multifamily, R-3 Single Family Townhome)
		Group S-2, Low Hazard Structure (Parking Structure)
		Additional occupancies may apply based on future tenants)

SHEET SUMMARY

SHT. NO.	DESCRIPTION
1	TENTATIVE MAP COVER SHEET
2	CROSS SECTIONS AND DETAILS
3–4	EXISTING CONDITIONS
5	RIGHT OF WAY VACATION
6–7	STEEP SLOPE ANALYSIS
8	ENVIRONMENTALLY SENSITIVE LANDS
9–11	VESTING TENTATIVE MAP, GRADING AND UTILITY PLAN
12–14	SITE PLAN
15	POST CONSTRUCTION BMP PLAN
16–17	FIRE ACCESS PLAN
18–21	LANDSCAPE PLANS
22–37	ARCHITECTURE PLANS

LEGEND

PROJECT BOUNDARY
RIGHT–OF–WAY
PROPERTY LINE
LIMITS OF AMENDMENT
ABUTTER'S RIGHTS OF ACCESS RELINQUISHED
UNIT LIMITS
SHEET NUMBER — 3
DEVELOPMENT PLANNING UNIT — 5
SEE "SITE SUMMARY" BELOW FOR TABULATION. SEE KEY MAP FOR LOCATION
EXISTING VERNAL POOL & WATERSHED (TO BE MITIGATED OFFSITE)

LEGAL DESCRIPTION

LOTS 4, 5, AND 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.

MAPPING NOTE

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE VESTING TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE FINAL MAP.

CONDOMINIUM PRD NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. UNIT 4, LOT 2 HAS 9 RESIDENTIAL UNITS; UNIT 4, LOT 3 HAS 24 RESIDENTIAL UNITS; UNIT 4, LOT 4 HAS 32 RESIDENTIAL UNITS; UNIT 4, LOT 5 HAS 27 RESIDENTIAL UNITS; UNIT 10, LOT 6 HAS 47 AFFORDABLE RESIDENTIAL UNITS; UNIT 10, LOT 7 HAS 19 RESIDENTIAL UNITS.

OPEN SPACE NOTES

1. OPEN SPACE EASEMENTS SHALL BE GRANTED OVER LOT Z.

ASSESSOR'S PARCEL NO.

306–420–04, 05, AND 10

COORDINATE INDEX

286–1723–NAD27
1926–6283 NAD83

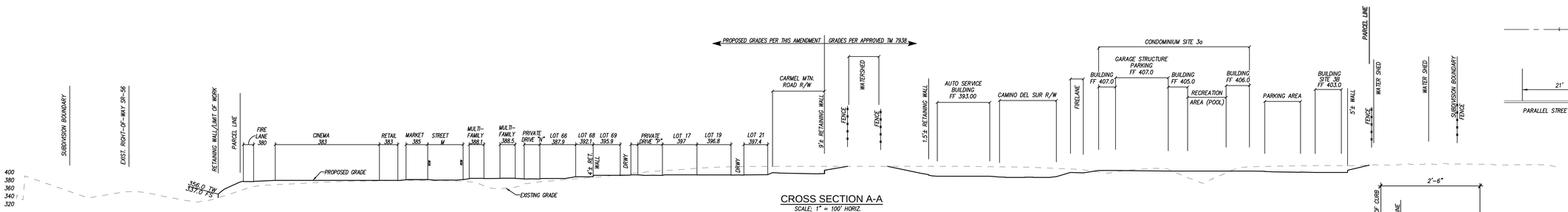
BENCH MARK

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

ELEVATION = 395.81 M.S.L.

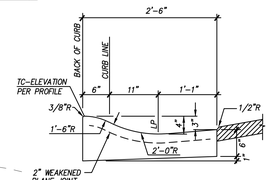
GRADING TABULATION

1. TOTAL AMOUNT OF SITE TO BE GRADED: 60.98 ACRES
2. PERCENT OF TOTAL SITE GRADED: 100%
3. AMOUNT OF CUT: 626,700 YARDS (ONSITE)
4. MAXIMUM DEPTH OF CUT: 63 FEET
5. AMOUNT OF FILL:



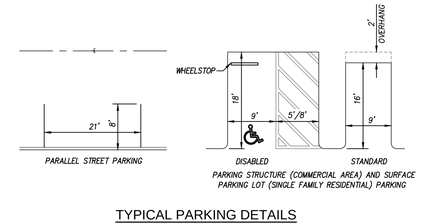
CROSS SECTION A-A

SCALE: 1" = 100' HORIZ.
1" = 100' VERT.
SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS



4" ROLLED CURB

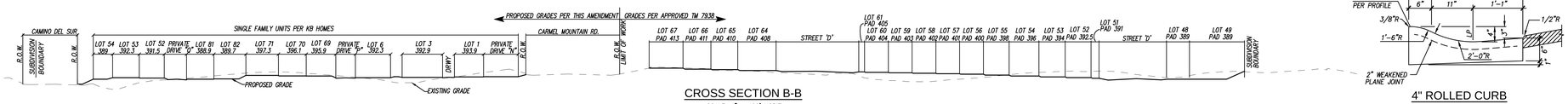
NOT TO SCALE



PARKING STRUCTURE (COMMERCIAL AREA) AND SURFACE PARKING LOT (SINGLE FAMILY RESIDENTIAL) PARKING

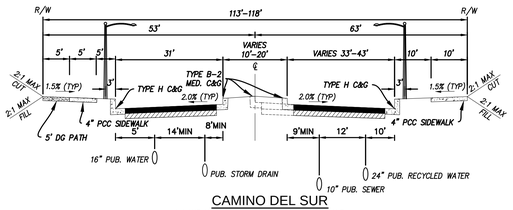
TYPICAL PARKING DETAILS

NOT TO SCALE



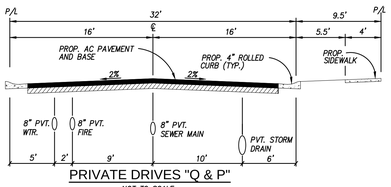
CROSS SECTION B-B

SCALE: 1" = 100' HORIZ.
1" = 100' VERT.
SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS



CAMINO DEL SUR

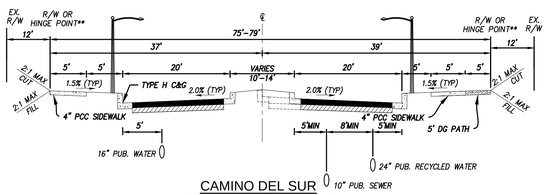
4-LANE URBAN MAJOR ROAD – NOT TO SCALE
STA. 335+62.73 TO 338+21.04



PRIVATE DRIVES "Q & P"

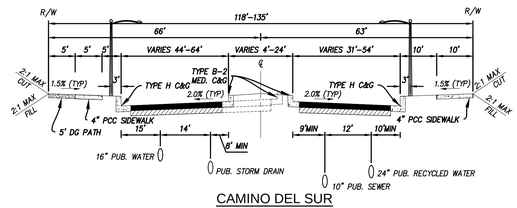
NOT TO SCALE

*PARALLEL PARKING ON WEST SIDE OF PVT DRIVE 'Q' AND ON EAST SIDE OF PVT DRIVE 'P'



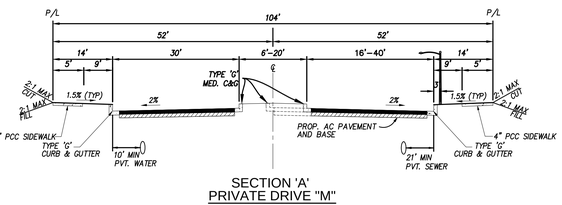
CAMINO DEL SUR

2-LANE MODIFIED COLLECTOR – NOT TO SCALE
STA. 298+49.27 TO 315+47.96



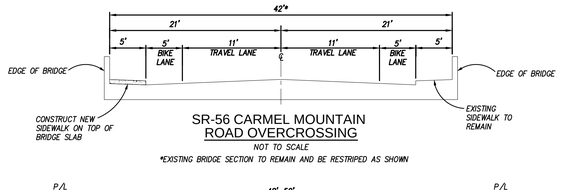
CAMINO DEL SUR

4-LANE MAJOR ROAD – NOT TO SCALE
STA. 338+21.04 TO 346+64.92



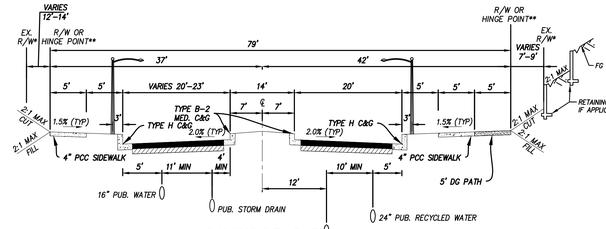
SECTION 'A' PRIVATE DRIVE "M"

NOT TO SCALE



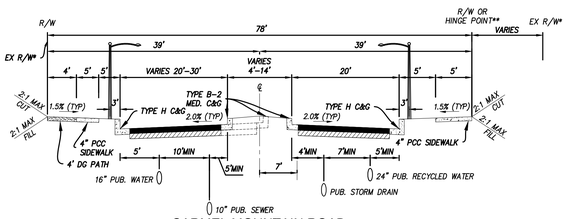
SR-56 CARMEL MOUNTAIN ROAD OVERCROSSING

NOT TO SCALE
*EXISTING BRIDGE SECTION TO REMAIN AND BE RESTRIPED AS SHOWN



CAMINO DEL SUR

2-LANE MODIFIED COLLECTOR – NOT TO SCALE
STA. 315+47.96 TO 321+24.58 *PER MAP NO. 15578

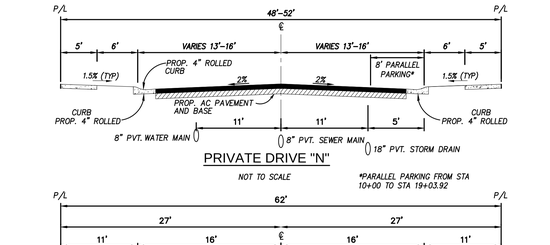


CARMEL MOUNTAIN ROAD

2-LANE MODIFIED COLLECTOR – NOT TO SCALE
STA. 10+00.00 TO 16+41.00
*PER MAP NO. 15578

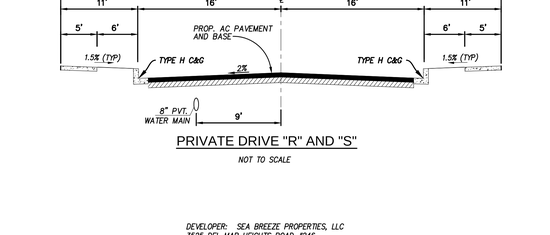
SECTION B
PRIVATE DRIVE "M" (MAIN STREET)

NOT TO SCALE



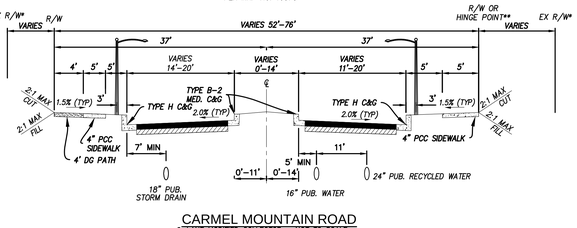
PRIVATE DRIVE "N"

NOT TO SCALE
*PARALLEL PARKING FROM STA 10+00 TO STA 19+03.92



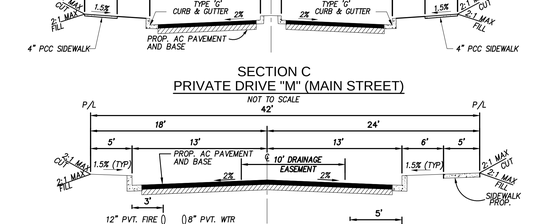
PRIVATE DRIVE "R" AND "S"

NOT TO SCALE



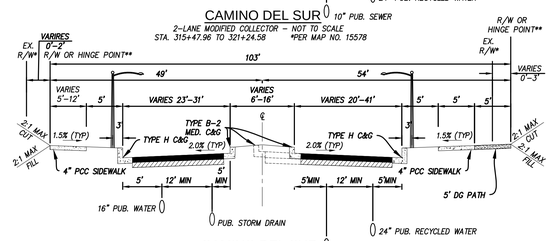
CARMEL MOUNTAIN ROAD

2-LANE MODIFIED COLLECTOR – NOT TO SCALE
STA. 16+41.00 TO 23+00.00
*PER MAP NO. 15578



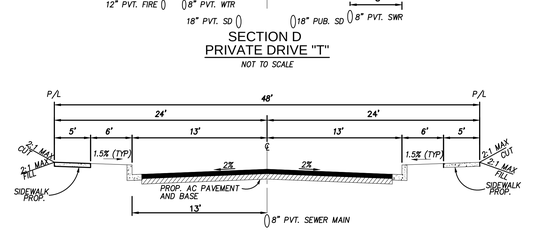
SECTION C
PRIVATE DRIVE "M" (MAIN STREET)

NOT TO SCALE



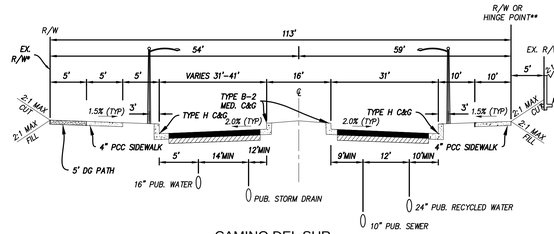
CAMINO DEL SUR

2-LANE MODIFIED COLLECTOR – NOT TO SCALE
STA. 321+24.58 TO 324+97.16 *PER MAP NO. 15578



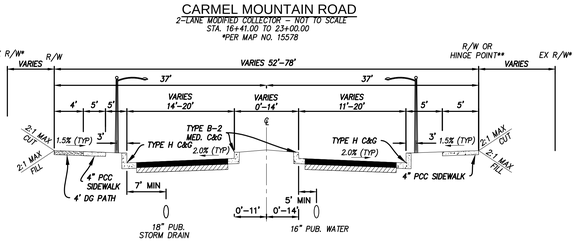
SECTION D
PRIVATE DRIVE "T"

NOT TO SCALE



CAMINO DEL SUR

4-LANE URBAN MAJOR ROAD – NOT TO SCALE
STA. 324+97.16 TO 335+62.73 *PER MAP NO. 15578



CARMEL MOUNTAIN ROAD

2-LANE MODIFIED COLLECTOR – NOT TO SCALE
STA. 23+00.00 TO 29+64.00
*PER MAP NO. 15578

PRIVATE DRIVE "O"

NOT TO SCALE

**NOTE: SEE SHEETS 9-11 FOR RIGHT-OF-WAY ADJACENT TO LOTS 2,3,8 AND 9

NOTE:
1. SEE SHEETS 9-11 FOR SECTION LOCATIONS.
2. FOR SECTIONS A, B, C: A TOE OF SLOPE DITCH AT THE STREET R/W PER S.D.R.S.D. D-75 WILL BE ADDED TO SLOPES THAT ARE TALLER THAN 10', OR CONTRIBUTE MORE THAN 1 CFS OF RUNOFF TO THE PUBLIC STREETS.

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

MATTHEW J. SEMIC
RCE 71075

DATE

REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. SEMIC
No. 71075
CIVIL
STATE OF CALIFORNIA

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
(858) 361-8555

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131
(858) 751-0633 FAX(858) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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(858) 751-0633 FAX(858) 751-0634

LANDSCAPE ARCHITECT: NERI LANDSCAPE ARCHITECTURE
928 HORNBLEND STREET
SAN DIEGO, CA 92103
(858)274-3222 FAX(858)274-3223

ARCHITECT: SAFDIE RABINES ARCHITECTS
925 FORT STOCKTON DRIVE
SAN DIEGO, CA 92103
(619)297-6153 FAX(619)299-6072

PREPARED BY:
NAME: LATITUDE 33 PLANNING & ENGINEERING
ADDRESS: 9968 Hibert Street, 2nd Floor
SAN DIEGO, CA 92131
PHONE #: (858) 751-0633
FAX #: (858) 751-0634

PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
CROSS SECTIONS & DETAILS

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
REVISION 12:	09-20-2016 11TH SUBMITTAL
REVISION 11:	07-26-2016 10TH SUBMITTAL
REVISION 10:	06-21-2016 9TH SUBMITTAL
REVISION 9:	12-22-2015 8TH SUBMITTAL
REVISION 8:	08-31-2015 7TH SUBMITTAL
REVISION 7:	07-08-2015 6TH SUBMITTAL
REVISION 6:	05-15-2015 5TH SUBMITTAL
REVISION 5:	03-02-2015 4TH SUBMITTAL
REVISION 4:	10-23-2014 3RD SUBMITTAL
REVISION 3:	09-09-2014 2ND SUBMITTAL
REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

SHEET 2 OF 37
DEPT NO.

H:\1100\1176.10\TM\1176.10 TM-01-02 TITLE SHEET AND XSECTIONS.dwg

SUNDANCE AVE.

MAP NO. 14237

GREYSTONE HOMES
MAP NO. 14237

CARMEL RANCHO
MAP NO. 11194

LOT 6
PER MAP 15578
NOT A PART

LOT 1
PER MAP 15578
NOT A PART

CARMEL MOUNTAIN ROAD

ABING AVENUE

PENASQUITOS BLUFFS
UNIT NO. 10
MAP NO. 8634

ENTREKEN WAY

STATE ROUTE 56
PARCEL 11

STATE ROUTE 56 PER FINAL ORDER OF CONDEMNATION RECORDED 6-29-01 AS DOC. NO. 2001-044596

CALTRANS RIGHT-OF-WAY

CAMINO DEL SUR

DIOCESE
APN 306-050-28

DIOCESE
APN 306-050-18

U.S.F.W.S. REFUGE
APN 306-050-30

MHPA

LOT 5

LOT 4

MAP NO. 15578
LOT 10

MAP NO. 16086
NOT A PART

PORTION OF CARMEL MOUNTAIN ROAD DEDICATED PER PARCEL MAP 15578

VILLA PANACEA
MAP NO. 13381

CARMEL MOUNTAIN ROAD

LOT 2
PER MAP 15578
NOT A PART

CAMINO DEL SUR AND CARMEL MOUNTAIN ROAD DEDICATED PER PARCEL MAP 15578

LOT 8
PER MAP 15578
NOT A PART

LOT 9

CAMINO DEL SUR

MAP NO. 13381

APN NO.
306-042-05

LOT 3
PER MAP 15578
NOT A PART

APN NO.
309-581-02

150' SDG&E EASEMENT

MATCH LINE - SEE SHEET 4

LEGEND

- SUBDIVISION BOUNDARY
- CONTOUR (280)
- SLOPE (2:1 U.O.N.)
- DAYLIGHT LINE
- EX. TREE / BRUSH
- EX. FENCE
- EX. STORM DRAIN
- EX. WATER MAIN
- EX. SEWER MAIN
- EX. SWR MANHOLE
- EX. WATER LATERAL
- EX. SEWER LATERAL
- EX. IRRIGATION LATERAL
- EX. PEDESTRIAN RAMP
- EXISTING VERNAL POOL & WATERSHED (TO BE MITIGATED OFFSITE)
- EXISTING ABUTTERS RIGHTS RELINQUISHED PER APPROVED MAP NO. 15578

EASEMENT LEGEND

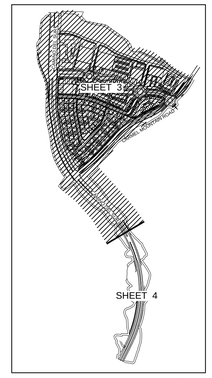
(A) INDICATES PORTION OF CARMEL MOUNTAIN ROAD DEDICATED RECORDED JANUARY 3, 1997 AS DOC # 1997-0003692, O.R. (CITY DWG. 25484-D)

(B) INDICATES EASEMENT FOR DRAINAGE, SLOPE AND TEMPORARY PUBLIC ACCESS PURPOSES TO THE CITY OF SAN DIEGO RECORDED JUNE 29, 2001 AS DOC # 2001-0445396, O.R. (CITY DWG. 18964-B)

(C) INDICATES EASEMENT FOR ELECTRICAL PURPOSES TO THE CITY OF SAN DIEGO RECORDED FEBRUARY 6, 2003 AS DOC # 2003-0137735, O.R. (CITY DWG. 19765-B)

(D) INDICATES ABUTTER'S RIGHTS OF ACCESS RELINQUISHED TO THE CITY OF SAN DIEGO PER FINAL ORDER OF CONDEMNATION RECORDED JUNE 29, 2001 AS DOC # 2001-0445396, O.R. (CITY DWG. 18964-B)

(E) INDICATES ROAD SURVEY 65 DEDICATED PER DOCUMENT NOVEMBER 10, 1899 IN BOOK 257, PAGE 475 OF DEEDS.



KEY MAP NTS

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
(858) 361-8555

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
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SAN DIEGO, CA 92131
PHONE #: (858) 751-0633
FAX #: (858) 751-0634

PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
EXISTING CONDITIONS

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
REVISION 12:	09-20-2016 11TH SUBMITTAL
REVISION 11:	07-26-2016 10TH SUBMITTAL
REVISION 10:	06-21-2016 9TH SUBMITTAL
REVISION 9:	12-22-2015 8TH SUBMITTAL
REVISION 8:	08-31-2015 7TH SUBMITTAL
REVISION 7:	07-08-2015 6TH SUBMITTAL
REVISION 6:	05-15-2015 5TH SUBMITTAL
REVISION 5:	03-02-2015 4TH SUBMITTAL
REVISION 4:	10-23-2014 3RD SUBMITTAL
REVISION 3:	09-09-2014 2ND SUBMITTAL
REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

SHEET 3 OF 37

DEPT NO.

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

REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. SEMIC
No. 71075
CIVIL
STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

H:\1100\1176.10\TM\1176.10 TM-03-04 EX CONDITIONS.dwg

MATCH LINE - SEE SHEET 4

APN NO.
309-581-03

FUTURE CAMINO DEL SUR
RIGHT-OF-WAY

S 83°51'16" E 98.21'

N 36°08'08" E 228.09'

S 30°04'41" W 952.91'

N 06°08'51" E 890.91'

CAMINO DEL SUR RIGHT OF WAY
DEDICATED PER MAP

N 83°51'16" W (RAD)
1500.00'

S 11°01'26" W
27.85'

S 11°39'29" W
30.00'

N 78°24'29" W (RAD)
1500.00'

S 85°48'13" E 354.88'

PARK VILLAGE ROAD

N 85°48'13" W 351.55'

S 85°48'03" E 236.91'

N 77°52'47" W 319.63'

N 85°48'03" W 369.83'

N 77°51'16" W 338.54'

N 04°11'52" E (RAD)
1500.00'

N 12°17'44" E (RAD)
1500.00'

LEGEND

- SUBDIVISION BOUNDARY. . . . .
- CONTOUR 280
- SLOPE (2:1 U.O.N.) . . . . . .
- DAYLIGHT LINE . . . . . .
- EX. TREE / BRUSH . . . . . .
- EX. FENCE . . . . . .
- EX. STORM DRAIN . . . . . .
- EX. WATER MAIN . . . . . .
- EX. SEWER MAIN . . . . . .
- EX. SWR MANHOLE . . . . . .
- EX. WATER LATERAL . . . . . .
- EX. SEWER LATERAL . . . . . .
- EX. IRRIGATION LATERAL. . . . .
- EX. PEDESTRIAN RAMP. . . . . .
- EXISTING VERNAL POOL & WATERSHED (TO BE MITIGATED OFFSITE) . . . . .

EASEMENT LEGEND

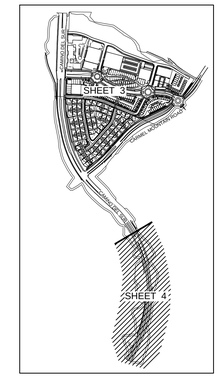
(A) INDICATES PORTION OF CARMEL MOUNTAIN ROAD DEDICATED RECORDED JANUARY 3, 1997 AS DOC # 1997-0003692, O.R. (CITY DWG. 25484-D)

(B) INDICATES EASEMENT FOR DRAINAGE, SLOPE AND TEMPORARY PUBLIC ACCESS PURPOSES TO THE CITY OF SAN DIEGO RECORDED JUNE 29, 2001 AS DOC # 2001-0445396, O.R. (CITY DWG. 18964-B)

(C) INDICATES EASEMENT FOR ELECTRICAL PURPOSES TO THE CITY OF SAN DIEGO RECORDED FEBRUARY 6, 2003 AS DOC # 2003-0137735, O.R. (CITY DWG. 19765-B)

(D) INDICATES ABUTTER'S RIGHTS OF ACCESS RELINQUISHED TO THE CITY OF SAN DIEGO PER FINAL ORDER OF CONDEMNATION RECORDED JUNE 29, 2001 AS DOC # 2001-0445396, O.R. (CITY DWG. 18964-B)

(E) INDICATES ROAD SURVEY 65 DEDICATED PER DOCUMENT NOVEMBER 10, 1899 IN BOOK 257, PAGE 475 OF DEEDS.



KEY MAP NTS

N

0 50 100 200 300

(IN FEET)
1 inch = 100 ft.

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

REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. SEMIC
No. 71075
CIVIL
STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
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ARCHITECT: SAFDIE RABINES ARCHITECTS
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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
EXISTING CONDITIONS
CONTINUED

REVISION 16: 11-30-2017 15TH SUBMITTAL
REVISION 15: 10-19-2017 14TH SUBMITTAL
REVISION 14: 08-25-2017 13TH SUBMITTAL
REVISION 13: 11-18-2016 12TH SUBMITTAL
REVISION 12: 09-20-2016 11TH SUBMITTAL
REVISION 11: 07-26-2016 10TH SUBMITTAL
REVISION 10: 06-21-2016 9TH SUBMITTAL
REVISION 9: 12-22-2015 8TH SUBMITTAL
REVISION 8: 08-31-2015 7TH SUBMITTAL
REVISION 7: 07-08-2015 6TH SUBMITTAL
REVISION 6: 05-15-2015 5TH SUBMITTAL
REVISION 5: 03-02-2015 4TH SUBMITTAL
REVISION 4: 10-23-2014 3RD SUBMITTAL
REVISION 3: 09-09-2014 2ND SUBMITTAL
REVISION 2: 07-21-2014 FULL SUBMITTAL
REVISION 1: 03-27-2014 MIR SUBMITTAL
ORIGINAL DATE: 02-20-2014

SHEET 4 OF 37

DEPT NO.

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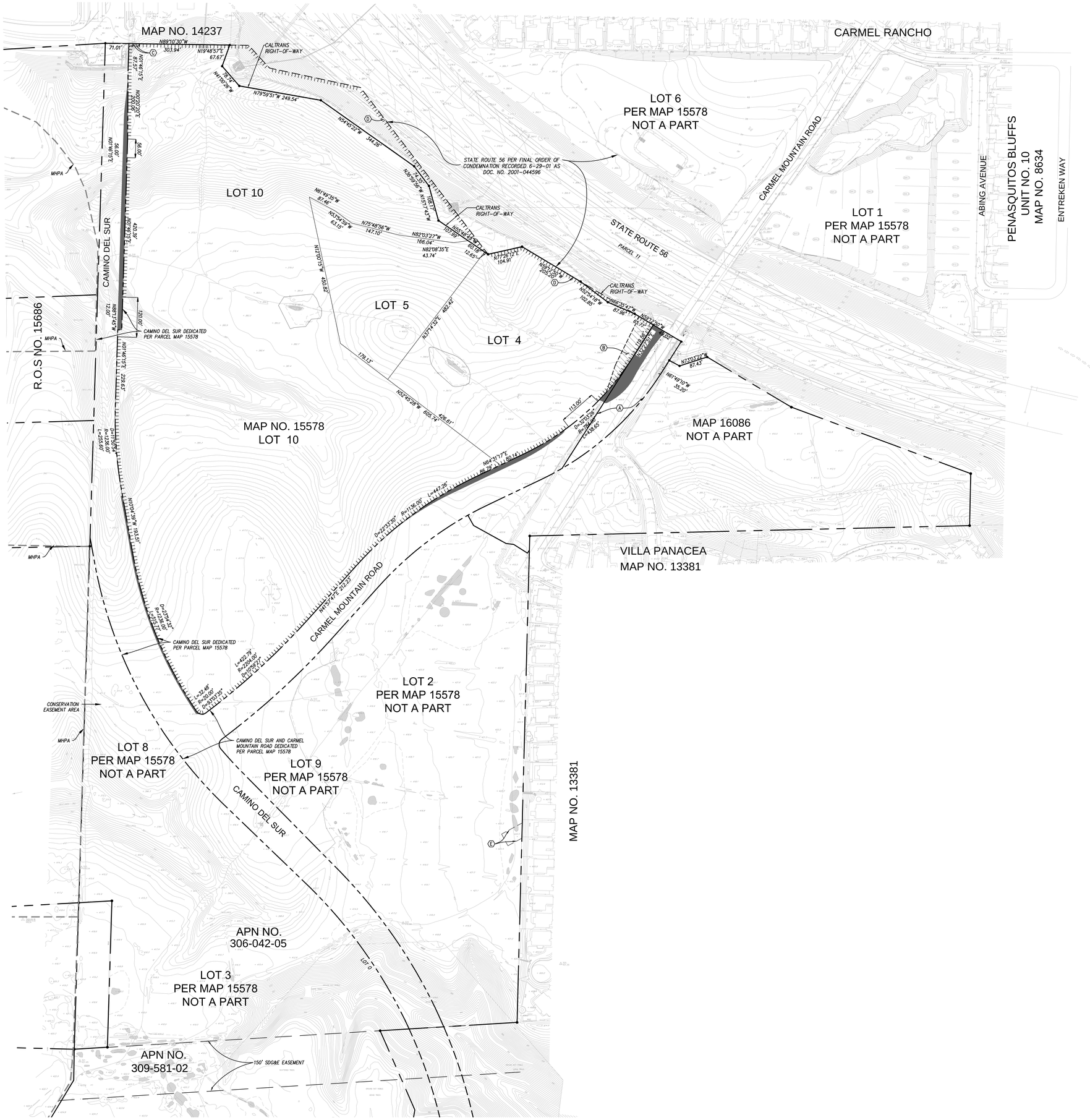

LEGEND

- SUBDIVISION BOUNDARY
- CONTOUR
- SLOPE (2:1 U.O.N.)
- DAYLIGHT LINE
- EX. TREE / BRUSH
- EX. FENCE
- EX. STORM DRAIN
- EX. WATER MAIN
- EX. SEWER MAIN
- EX. SWR MANHOLE
- EX. WATER LATERAL
- EX. SEWER LATERAL
- EX. IRRIGATION LATERAL
- EX. PEDESTRIAN RAMP
- EXISTING VERNAL POOL & WATERSHED (TO BE MITIGATED OFFSITE)
- EXISTING ABUTTERS RIGHTS RELINQUISHED PER APPROVED MAP NO. 15578

EASEMENT LEGEND

(A) INDICATES PORTION OF CARMEL MOUNTAIN ROAD DEDICATED RECORDED JANUARY 3, 1997 AS DOC # 1997-0003692, O.R. (CITY DWG. 25484-D) PORTION TO BE VACATED.

(B) INDICATES EASEMENT FOR DRAINAGE, SLOPE AND TEMPORARY PUBLIC ACCESS PURPOSES TO THE CITY OF SAN DIEGO RECORDED JUNE 29, 2001 AS DOC # 2001-0445396, O.R. (CITY DWG. 18964-B); TO BE VACATED

(C) INDICATES EASEMENT FOR ELECTRICAL PURPOSES TO THE CITY OF SAN DIEGO RECORDED FEBRUARY 6, 2003 AS DOC # 2003-0137735, O.R. (CITY DWG. 19765-B); TO REMAIN

(D) INDICATES ABUTTER'S RIGHTS OF ACCESS RELINQUISHED TO THE CITY OF SAN DIEGO PER FINAL ORDER OF CONDEMNATION RECORDED JUNE 29, 2001 AS DOC # 2001-0445396, O.R. (CITY DWG. 18964-B)

(E) INDICATES ROAD SURVEY 65 DEDICATED PER DOCUMENT NOVEMBER 10, 1899 IN BOOK 257, PAGE 475 OF DEEDS.

INDICATES VACATION OF CARMEL VALLEY ROAD AND CAMINO DEL SUR RIGHT-OF-WAY

INDICATES EASEMENT TO BE VACATED

N

0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

DEVELOPER: SEA BREEZE PROPERTIES, LLC
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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
STREET RIGHT-OF-WAY AND EASEMENT VACATION

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
REVISION 12:	09-20-2016 11TH SUBMITTAL
REVISION 11:	07-26-2016 10TH SUBMITTAL
REVISION 10:	06-21-2016 9TH SUBMITTAL
REVISION 9:	12-22-2015 8TH SUBMITTAL
REVISION 8:	08-31-2015 7TH SUBMITTAL
REVISION 7:	07-08-2015 6TH SUBMITTAL
REVISION 6:	05-15-2015 5TH SUBMITTAL
REVISION 5:	03-02-2015 4TH SUBMITTAL
REVISION 4:	10-23-2014 3RD SUBMITTAL
REVISION 3:	09-09-2014 2ND SUBMITTAL
REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

SHEET 5 OF 37

DEPT NO.

latitude 33 PLANNING & ENGINEERING
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REGISTERED PROFESSIONAL ENGINEER MATTHEW J. SEMIC No. 71075 CIVIL STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

H:\1100\1176.10\TM\1176.10 TM-05 VACATION.dwg

GREYSTONE HOMES
MAP NO. 14237

CARMEL RANCHO
MAP NO. 11194

LOT 6

CARMEL MOUNTAIN ROAD

PENASQUITOS BLUFFS
UNIT NO. 10
MAP NO. 8634

LOT 1

STATE ROUTE 56 PER FINAL ORDER OF CONDEMNATION RECORDED 6-29-01 AS DOC. NO. 2001-044596

LOT 10

MHPA

LOT 5

LOT 4

RIGHT OF WAY FOR STATE ROUTE 56 PER FINAL ORDER OF CONDEMNATION REC JUNE 29, 2001 AS FILE NO. 2001-0445396

R.O.S NO. 15686

MAP NO. 15578
LOT 10

LOT 7

VILLA PANACEA
MAP NO. 13381

CARMEL MOUNTAIN ROAD

LOT 2

LOT 8

LOT 9

CAMINO DEL SUR

MAP NO. 13381

MATCH LINE - SEE SHEET 7

LEGEND

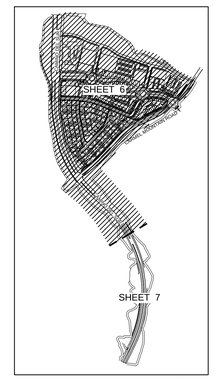
PROJECT BOUNDARY	
RIGHT-OF-WAY	
EXISTING CONTOUR	100
EXISTING TREE	
LIMITS OF DISTURBANCE	
0%-25% SLOPE	
25% OR STEEPER	

AREA SUMMARY (NORTH AND SOUTH)

0% TO 25% SLOPE	86.5%
25% OR STEEPER	13.5%
TOTAL	100%

NOTE:

UNITS 2, 3, 7, 8 AND 11 ARE NOT A PART OF THIS AMENDMENT



KEY MAP NTS

N

0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
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REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

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REGISTERED PROFESSIONAL ENGINEER
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No. 71075
CIVIL
STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

SHEET TITLE:
STEEP SLOPE ANALYSIS

SHEET 6 OF 37

DEPT NO.

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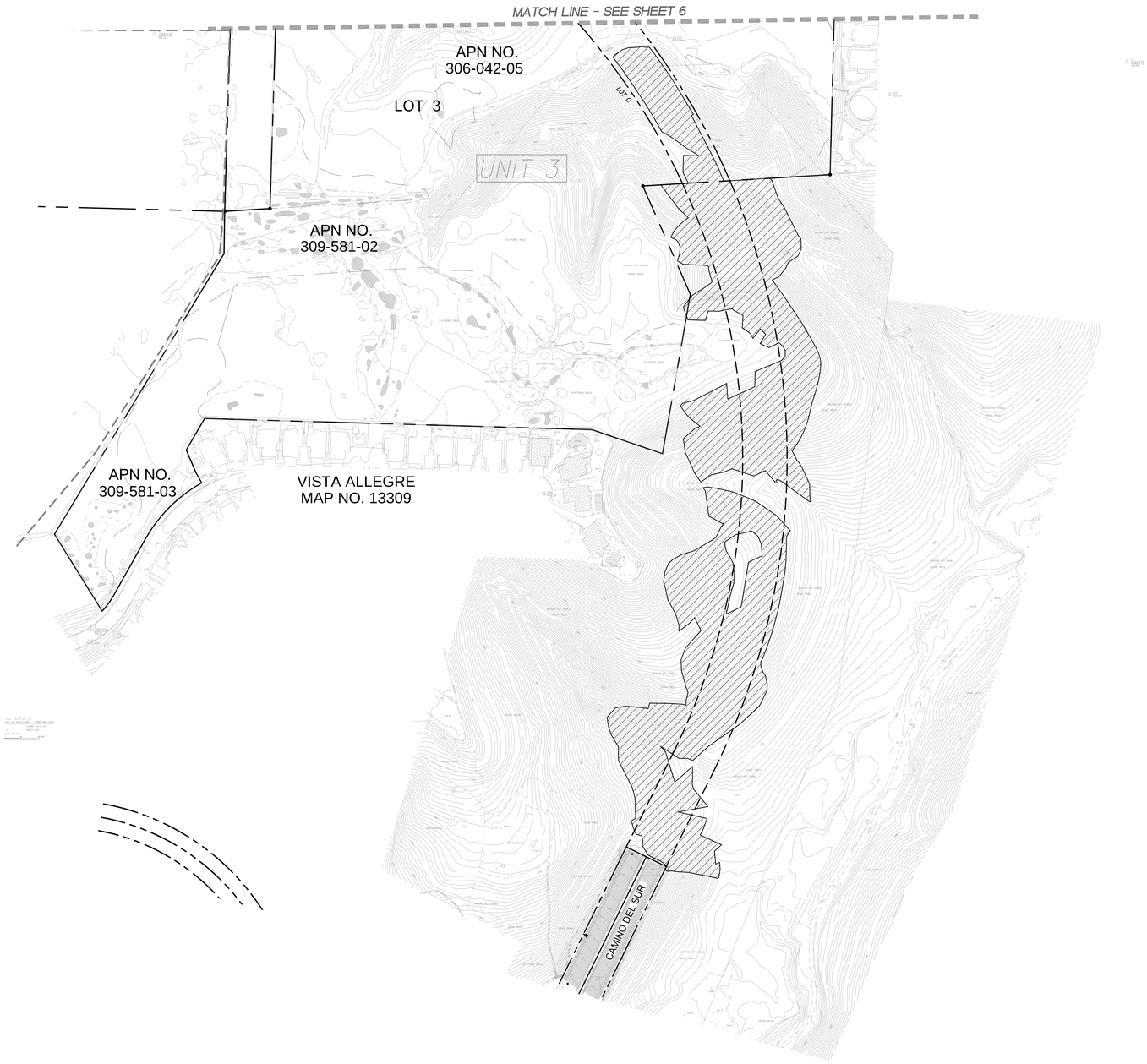


LEGEND

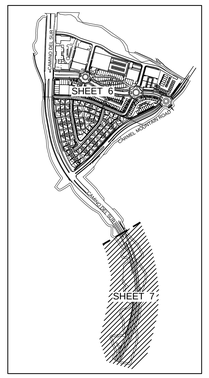
PROJECT BOUNDARY	
RIGHT-OF-WAY	
EXISTING CONTOUR	100
EXISTING TREE	
LIMITS OF DISTURBANCE	
0%-25% SLOPE	
25% OR STEEPER	

AREA SUMMARY (NORTH AND SOUTH)

0% TO 25% SLOPE	86.5%
25% OR STEEPER	13.5%
TOTAL	100%

NOTE:

UNITS 2, 3, 7, 8 AND 11 ARE NOT A PART OF THIS AMENDMENT



KEY MAP NTS

N

0 50 100 200 300

(IN FEET)
1 inch = 100 ft.

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
(858) 361-8555

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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
STEEP SLOPE ANALYSIS

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
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REVISION 3:	09-09-2014 2ND SUBMITTAL
REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

SHEET 7 OF 37

DEPT NO.

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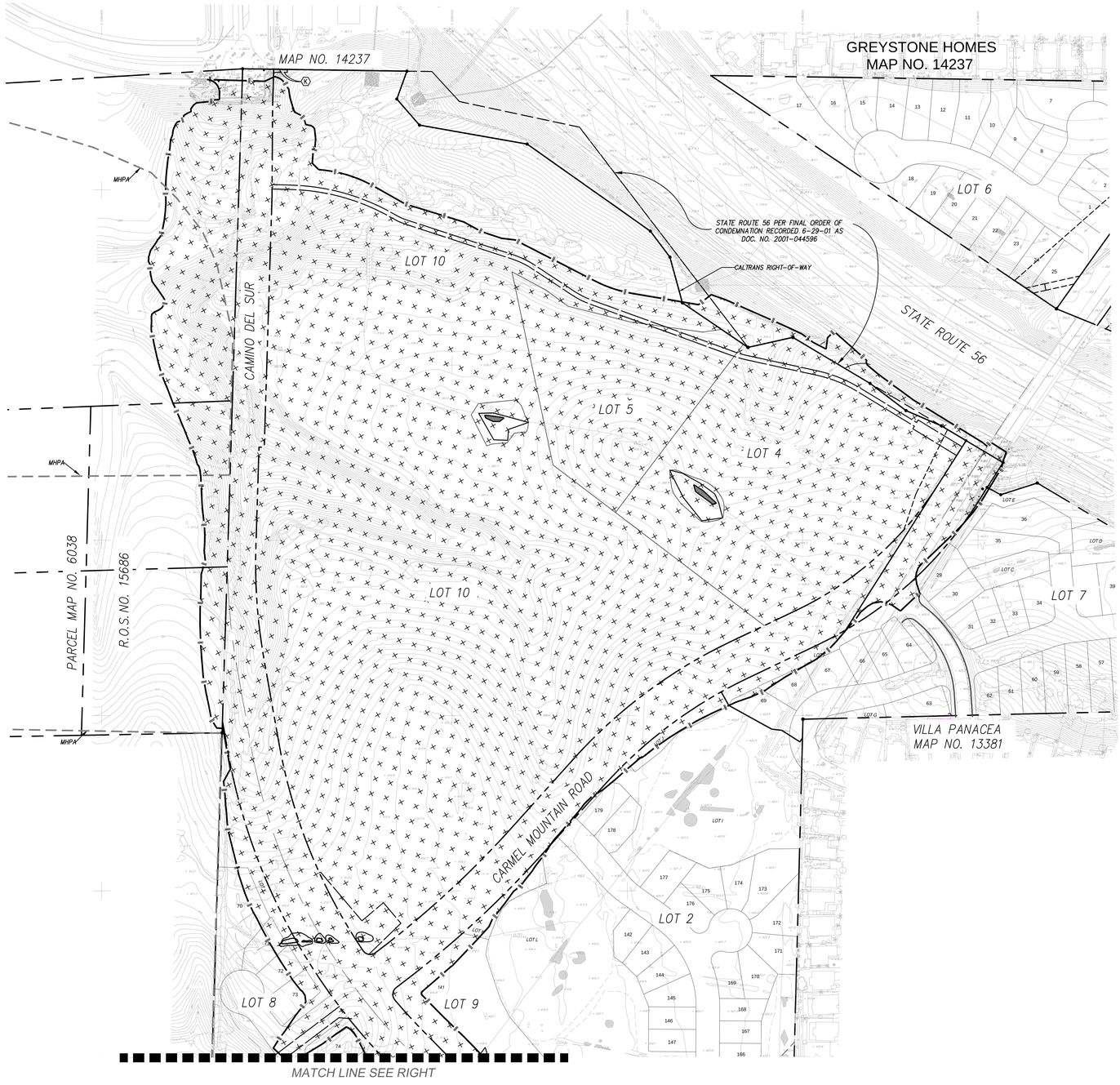
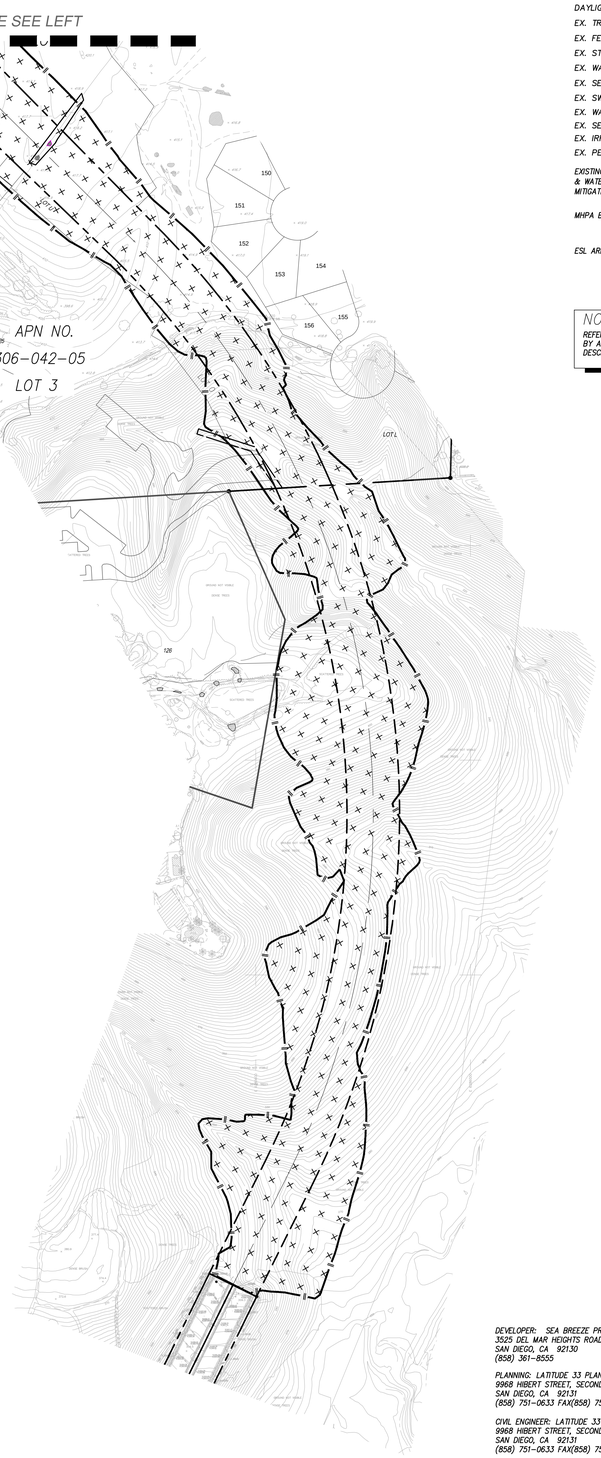
STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

H:\1100\1176.10\TM\1176.10 TM-06-07 STEEP SLOPES.dwg





LEGEND

- PROPERTY LINE
- DAYLIGHT LINE
- CONTOUR — 280 —
- SLOPE (2:1 U.O.N.)
- DAYLIGHT LINE
- EX. TREE / BRUSH
- EX. FENCE
- EX. STORM DRAIN
- EX. WATER MAIN
- EX. SEWER MAIN
- EX. SWR MANHOLE
- EX. WATER LATERAL
- EX. SEWER LATERAL
- EX. IRRIGATION LATERAL
- EX. PEDESTRIAN RAMP
- EXISTING VERNAL POOL & WATERSHED (TO BE MITIGATED OFFSITE)
- MHPA BOUNDARY
- ESL AREA

NOTE:
REFER TO BIOLOGICAL STUDY PREPARED BY ALDEN ENVIRONMENTAL FOR ESL AREA DESCRIPTIONS

N

0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

DEVELOPER: SEA BREEZE PROPERTIES, LLC
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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
ENVIRONMENTALLY
SENSITIVE LANDS

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
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REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

SHEET 8 OF 37

DEPT NO.

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No. 71075
CIVIL
STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

H:\1100\1176.10\TM\1176.10 TM-08 ESL.dwg

NOTES

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

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
STORM DRAIN FORCE MAIN
FIRE SERVICE
WATER SERVICE
SEWER LATERAL
RECLAIMED WATER SERVICE
UNIT NUMBER
PROPOSED CURB AND GUTTER
PROPOSED CROSS GUTTER
FIRE HYDRANT ASSY.
PROPOSED ACORN ST. LIGHT
PROPOSED COMMERCIAL DRIVEWAY
FINISH FLOOR ELEV.
TRANSIT STOP
EXISTING SURVEY MONUMENTS
ABUTTER'S RIGHTS OF RELINQUISHED
GUARD RAIL
PROPOSED SOUND ATTENUATION WALL
PROPOSED BIOFILTRATION BASIN (BFB)
MHPA FENCE AND SIGNS

N

0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

DRAINAGE NOTES

1. THE PROJECT PROPOSES A SYSTEM OF PRIVATE STORM DRAIN PIPES, STRUCTURES, AND BIO-SWALES FOR DRAINAGE. THE PORTION SOUTH OF PRIVATE DRIVE 'M' WILL DRAIN NORTH WESTERLY TO A WATER POLISHER FOR TREATMENT AND TO AN UNDERGROUND VAULT FOR FLOW MITIGATION. THE PORTION NORTH OF PRIVATE DRIVE 'M' WILL DRAIN NORTHWESTERLY TO A WATER POLISHER FOR TREATMENT AND TO AN UNDERGROUND VAULT FOR FLOW MITIGATION. BOTH SYSTEMS WILL DIRECT RUNOFF FROM THE SITE TO THE WEST INTO DEER CANYON.
2. ALL DRAINAGE OUTFALLS WITHOUT MAINTENANCE ACCESS SHALL HAVE RIPRAP GROUT IN PLACE.

UTILITY NOTES

1. 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.
2. ALL WATER, SEWER, AND STORM DRAIN FACILITIES WITHIN CAMINO DEL SUR AND CARMEL MOUNTAIN ROAD TO BE PUBLIC UNLESS OTHERWISE NOTED.
3. IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
4. 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.
5. PROVIDE STREET LIGHTS ALONG PRIVATE DRIVE "M" PER THE SAN DIEGO DESIGN MANUAL.
6. ALL PEDESTRIAN ACCESS POINTS ALONG PRIVATE DRIVE 'M' SHALL BE ADA COMPLIANT. ADA ACCESS SHALL BE PROVIDED TO ALL AREAS OF THE SITE.
7. ALL PRIVATE STORMWATER RUNOFF WILL BE TREATED VIA ONSITE BIOFILTRATION BASINS WITH HMP VOLUME PROVIDED VIA UNDERGROUND VAULTS. ALL PUBLIC RIGHT-OF-WAY STORMWATER RUNOFF WILL BE TREATED VIA MODULAR WETLAND SYSTEMS OR EQUIVALENT SYSTEMS WITH HMP VOLUME PROVIDED VIA UNDERGROUND VAULTS WITHIN THE PUBLIC RIGHT-OF-WAY.

RETAINING WALLS

WALL	LENGTH (FT)	MAX HEIGHT (FT)
1	145	3
2	130	3
3	410	2
4	425	6
5	120	4
6	125	4
7	175	3
8	600	6
9	90	3
10	145	5
11	70	4
12	115	3
13	190	3
14	175	3
15	176	2
16	115	3
17	160	5
18	420	4
19	460	4
20	62	3
21	777	20
22	1,440	25
23	105	12
24	179	8
25	142	7
26	32	3
27	382	14
28	225	11
29	148	4.5
30	82	3
31	500	22
32	200	22

CROSS SECTION E-E FILL SLOPE
NOT TO SCALE

CROSS SECTION F-F
NOT TO SCALE

CROSS SECTION G-G
NOT TO SCALE

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
(858) 361-8555

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
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CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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LANDSCAPE ARCHITECT: NERI LANDSCAPE ARCHITECTURE
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ARCHITECT: SAFDIE RABINES ARCHITECTS
925 FORT STOCKTON DRIVE
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PHONE #: (858) 751-0633
FAX #: (858) 751-0634

PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
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REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

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

REGISTERED PROFESSIONAL ENGINEER — MATTHEW J. SEMIC — No. 71075 — CIVIL — STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

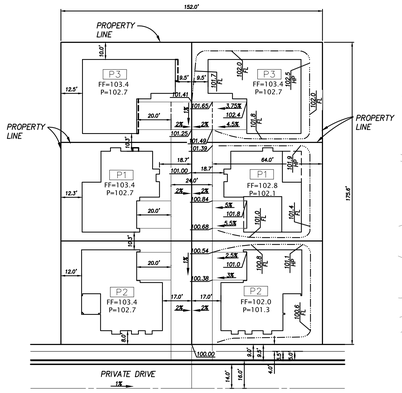
SHEET TITLE:
VESTING TENTATIVE MAP
GRADING AND UTILITIES
UNITS 4 & 10

SHEET 9 OF 37

DEPT NO.

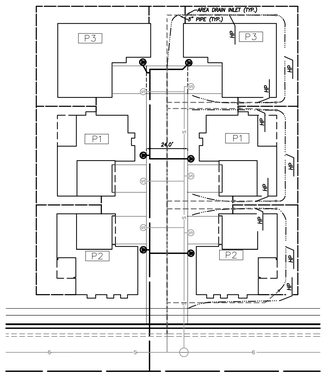
H:\1100\1176.10\TM\1176.10 TM-09-11 GRADING AND UTIL.dwg

PLAN 1 PLAN 2 PLAN 3



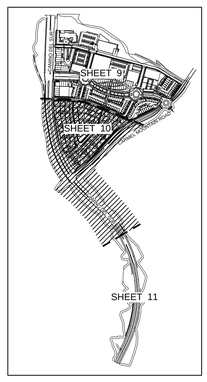
PRECISE GRADING DETAIL

NOT TO SCALE

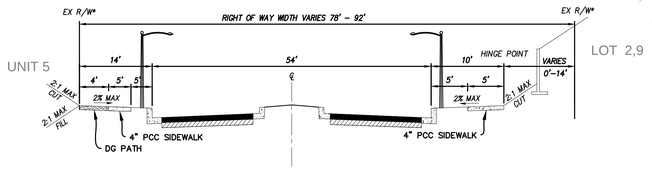


PRIVATE UTILITY DETAIL

NOTE: UTILITY LAYOUT PER ALLEY SECTION ON SHEET 2
NOT TO SCALE

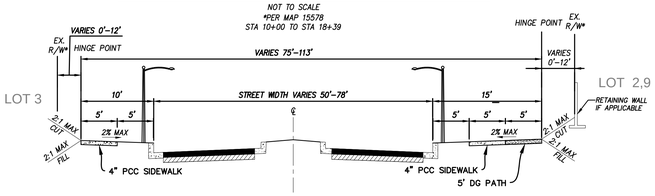


KEY MAP NTS



CARMEL MTN ROAD SECTION H-H GRADING WITHIN R/W

NOT TO SCALE
**PER MAP 15578*
STA 104+00 TO STA 184+39



CAMINO DEL SUR SECTION I-I GRADING WITHIN R/W

NOT TO SCALE
**PER MAP NO. 15578*
STA 314+00 TO STA 326+71

ALTERNATIVE SITE PLAN TO RETAIN LOT 33

SCALE 1"=50'

**NOTE: THIS ALTERNATIVE WILL NOT BE IMPLEMENTED UNTIL A STORM WATER QUALITY MANAGEMENT PLAN THAT INCLUDES THIS ALTERNATIVE HAS BEEN APPROVED BY THE CITY ENGINEER AND SHALL DEMONSTRATE TO THE SATISFACTION OF THE ENVIRONMENTAL DESIGNEE AND MSCP STAFF THAT THE ALTERNATIVE WILL NOT RESULT IN ADDITIONAL ENVIRONMENTAL IMPACTS OR CONFLICT WITH MSCP LAND USE ADJACENCY GUIDELINES. IF THIS ALTERNATIVE IS TO BE CONSIDERED, THE PROJECT WILL NEED TO GO THROUGH A SUBSTANTIAL CONFORMANCE REVIEW PROCESS IN ORDER TO OBTAIN APPROVAL.*

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
- ABUTTER'S RIGHTS OF RELINQUISHED
- GUARD RAIL
- PROPOSED SOUND ATTENUATION WALL
- MHPA FENCE AND SIGNS

NOTES

1. *THIS PROJECT SHALL INSTALL CONDUITS FOR FUTURE TRAFFIC SIGNALS AT THE ENTRANCE TO LOTS 2 AND 3 OF MAP 15578, AS SHOWN ON APPROVED VTM 126680. TRAFFIC SIGNAL TO BE INSTALLED BY THE FUTURE DEVELOPER OF SAID LOTS.*

DRAINAGE NOTES

1. *THE PROJECT PROPOSES A SYSTEM OF PRIVATE STORM DRAIN PIPES, STRUCTURES, AND BIO-SWALES FOR DRAINAGE. THE PORTION SOUTH OF PRIVATE DRIVE "M" WILL DRAIN NORTH WESTERLY TO A WATER POLISHER FOR TREATMENT AND TO AN UNDERGROUND VAULT FOR FLOW MITIGATION. THE PORTION NORTH OF PRIVATE DRIVE "M" WILL DRAIN NORTHWESTERLY TO A WATER POLISHER FOR TREATMENT AND TO AN UNDERGROUND VAULT FOR FLOW MITIGATION. BOTH SYSTEMS WILL DIRECT RUNOFF FROM THE SITE TO THE WEST INTO DEEP CANYON.*
2. *ALL DRAINAGE OUTFALLS WITHOUT MAINTENANCE ACCESS SHALL HAVE RIPRAP GROUT IN PLACE.*

UTILITY NOTES

1. *ALL ONSITE WATER, SEWER, AND STORM DRAIN FACILITIES WILL BE PRIVATE UNLESS OTHERWISE NOTED. 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.*
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5. *PROVIDE STREET LIGHTS ALONG PRIVATE DRIVE "M" PER THE SAN DIEGO DESIGN MANUAL.*
6. *ALL PEDESTRIAN ACCESS POINTS ALONG PRIVATE DRIVE "M" SHALL BE ADA COMPLIANT. ADA ACCESS SHALL BE PROVIDED TO ALL AREAS OF THE SITE.*

RETAINING WALLS

WALL	LENGTH (FT)	MAX HEIGHT (FT)
1	145	3
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6	125	4
7	175	3
8	600	6
9	90	3
10	145	5
11	70	4
12	115	3
13	190	3
14	175	3
15	175	2
16	115	6
17	160	6
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26	32	3
27	382	14
28	225	11
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31	500	22
32	200	22

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
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(858) 361-8555

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FAX #: (858) 751-0634

PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
VESTING TENTATIVE MAP
GRADING AND UTILITIES
UNIT 5

N

33

0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

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REVISION 1: 03-27-2014 MIR SUBMITTAL
ORIGINAL DATE: 02-20-2014

SHEET 10 *OF* 37

DEPT NO.

latitude 33 PLANNING & ENGINEERING
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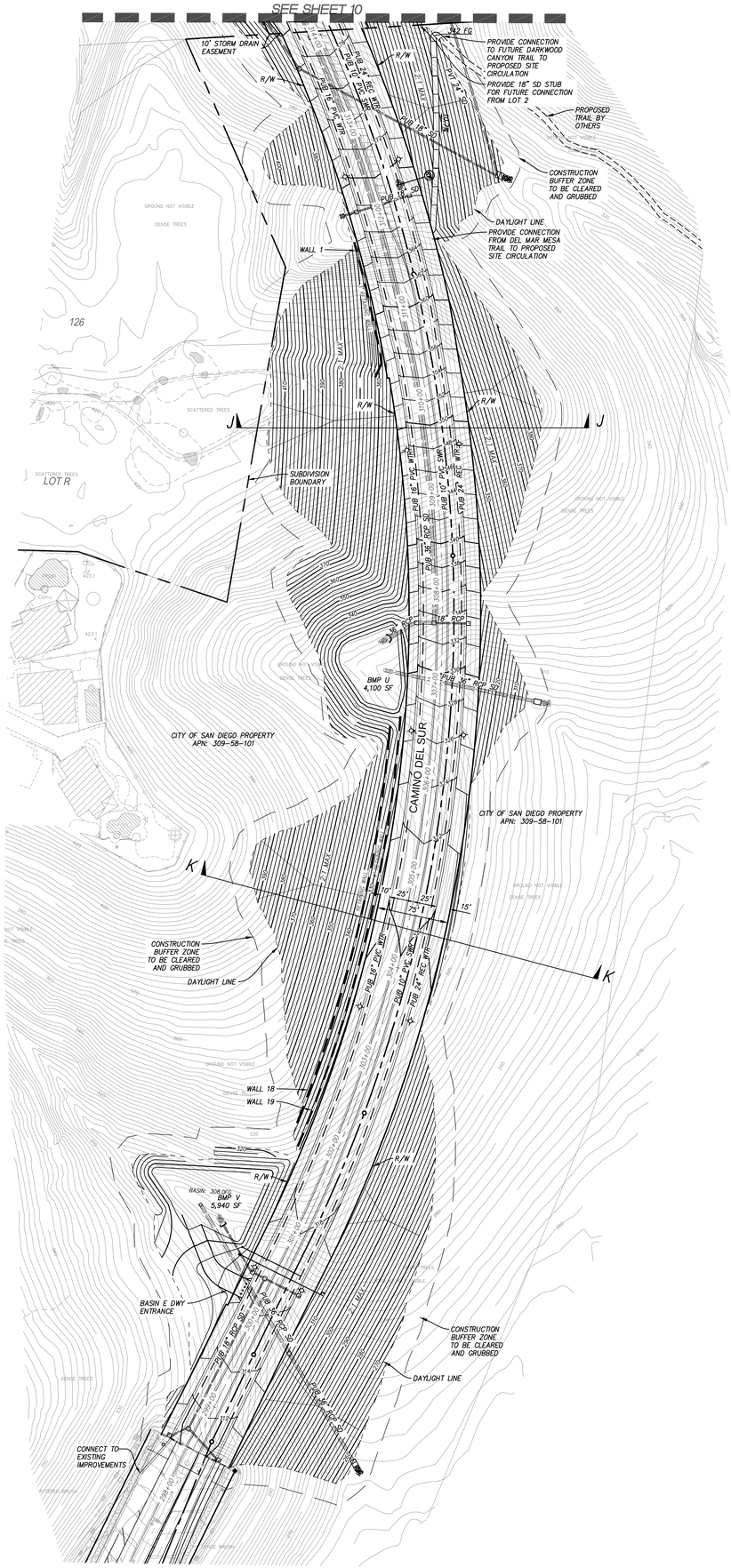
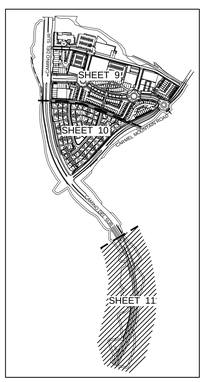
Tel 858.751.0633

REGISTERED PROFESSIONAL ENGINEER — MATTHEW J. SEMIC — No. 71075 — CIVIL — STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE





KEY MAP — NTS

NOTES

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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
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SEWER LATERAL
RECLAIMED WATER SERVICE
UNIT NUMBER — UNIT #
PROPOSED CURB AND GUTTER
PROPOSED CROSS GUTTER
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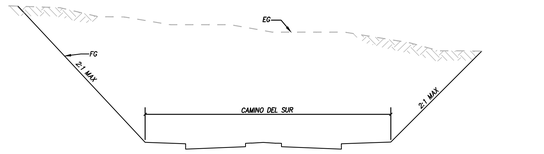
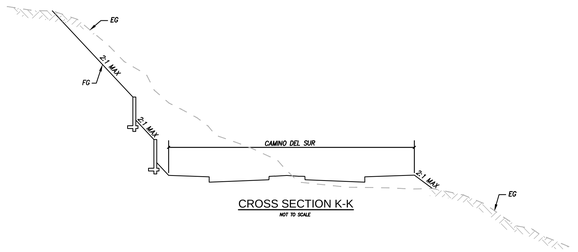
PROPOSED COMMERCIAL DRIVEWAY
FINISH FLOOR ELEV. — 375.0
TRANSIT STOP
EXISTING SURVEY MONUMENTS
ABUTTER'S RIGHTS OF RELINQUISHED
GUARD RAIL
PROPOSED SOUND ATTENUATION WALL
MHPA FENCE AND SIGNS



CROSS SECTION J-J
NOT TO SCALE



CROSS SECTION K-K
NOT TO SCALE

DRAINAGE NOTES

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4	425	6
5	120	4
6	125	4
7	175	3
8	85	6
9	90	3
10	145	5
11	70	4
12	115	3
13	190	3
14	175	3
15	175	2
16	115	3
17	160	5
18	420	4
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21	777	20
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24	179	8
25	142	7
26	32	3
27	150	4
28	308	23
29	148	4.5
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31	500	22
32	200	22

N

0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

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

MATTHEW J. SEMIC
RCE 71075

DATE

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SAN DIEGO, CA 92130
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ADDRESS: 9968 Hibert Street, 2nd Floor, SAN DIEGO, CA 92131
PHONE #: (858) 751-0633
FAX #: (858) 751-0634

PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
VESTING TENTATIVE MAP
GRADING AND UTILITIES
CAMINO DEL SUR SOUTH

REVISION	DATE
REVISION 16:	11-30-2017 15TH SUBMITTAL
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SHEET 11 OF 37

DEPT NO.

H:\1100\1176.10\TM\1176.10 TM-09-11 GRADING AND UTIL.dwg

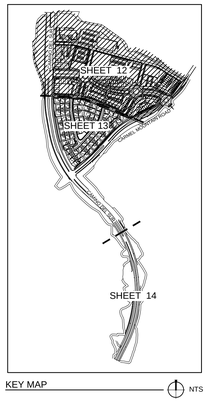
LEGEND:

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

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

CONNECT TO EXISTING IMPROVEMENTS
CONCEPTUAL LOCATION OF GUARD RAIL (TYP)
MHPA BOUNDARY FENCE WITH SIGNAGE EVERY 100'
MHPA
R.O.S. 15686
CAMINO DEL SUR
CONCEPTUAL LOCATION OF GUARD RAIL (TYP)
CALTRANS RIGHT-OF-WAY
SR-56
STATE ROUTE 56 PER FINAL ORDER OF CONDEMNATION RECORDED 6-29-01 AS DOC. NO. 2001-044596
PVT. DRIVE 'T'
PVT. DRIVE 'O'
PVT. DRIVE 'M'
PVT. DRIVE 'N'
PVT. DRIVE 'R'
PVT. DRIVE 'S'
CARMEL MOUNTAIN RD.
PROP. SOUND WALL
SEE SHEET 13
SEE SHEET 13

LOT Z
LOT T
LOT 1 — HOTEL (4 STORIES) 13,500 SQ FT — 372.0
LOT 2 — OFFICE (6-STORIES) 18,882 SQ FT — 376.0; OFFICE (4-STORIES) 11,460 SQ FT — 376.0
LOT 3 — JR. ANCHOR 3 (1-STORY) 13,000 SQ FT — 375.0; PARKING STRUCTURE 1 (BASEMENT + 4 LEVELS) LEVEL 1: 33,840 sf — 92 sp; JR. ANCHOR 1 (1-STORY) 15,000 SQ FT — 380.0
LOT 4 — CINEMA (1 STORY) 50,000 sf — 382.0; PARKING STRUCTURE 2 (BASEMENT + 3 LEVELS) LEVEL 1: 50,102 sf — 157 sp; SERVICE LOT — 21 sp; UNIT 10 LOT 4; RETAIL 1 (1 STORY PLUS 2 STORIES OFFICE ABOVE) — 383.0 / 384.0 / 385.0 / 386.0; MARKET HALL (1-STORY) 5,250 SQ FT — 384.0; GROCERY (1 STORY) 21,000 SQ FT — 386.0
LOT 5 — PLAZA; MARKET HALL (1-STORY) 5,250 SQ FT — 396.0; RETAIL 2 — 386.0
LOT 6 — PARKING STRUCTURE 3 (BASEMENT + 2 LEVELS) LEVEL 1: 28,576 sf — 69 sp; FITNESS (1 STORY W/MEZZ., PLUS 3 STORIES ABOVE) 35,000 SQ FT — 388.0
LOT 7 — MULTI-FAMILY (3-4 STORY TOWNHOMES) 19 UNITS
LOT U
LOT 1 — PARKING STRUCTURE 4 (BASEMENT + 1 LEVEL) LEVEL 1: 16,245 sf — 40 sp
LOT 2 — MULTI-FAMILY (3-STORY TOWNHOMES) 9 UNITS — 8 sp
LOT 3 — RETAIL 3 (3 STORIES, APARTMENTS ABOVE) 12 UNITS 8,200 SQ FT — 385.0; RETAIL 4 (3 STORIES, APARTMENTS ABOVE) 12 UNITS 8,000 SQ FT — 387.0
LOT 4 — MULTI-FAMILY (3-STORY TOWNHOMES) 32 UNITS
LOT 5 — MULTI-FAMILY (3- 4 STORY TOWNHOMES) 28 UNITS
LOT 2 OF MAP 15578



KEY MAP — NTS

N
0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
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ARCHITECT: SAFDIE RABINES ARCHITECTS
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(619)297-6153 FAX(619)299-6072

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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
SITE PLAN
UNITS 4 AND 10

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
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REVISION 5:	03-02-2015 4TH SUBMITTAL
REVISION 4:	10-23-2014 3RD SUBMITTAL
REVISION 3:	09-09-2014 2ND SUBMITTAL
REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

SHEET 12 OF 37
DEPT NO.

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

REGISTERED PROFESSIONAL ENGINEER — MATTHEW J. SEMIC — No. 71075 — CIVIL — STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

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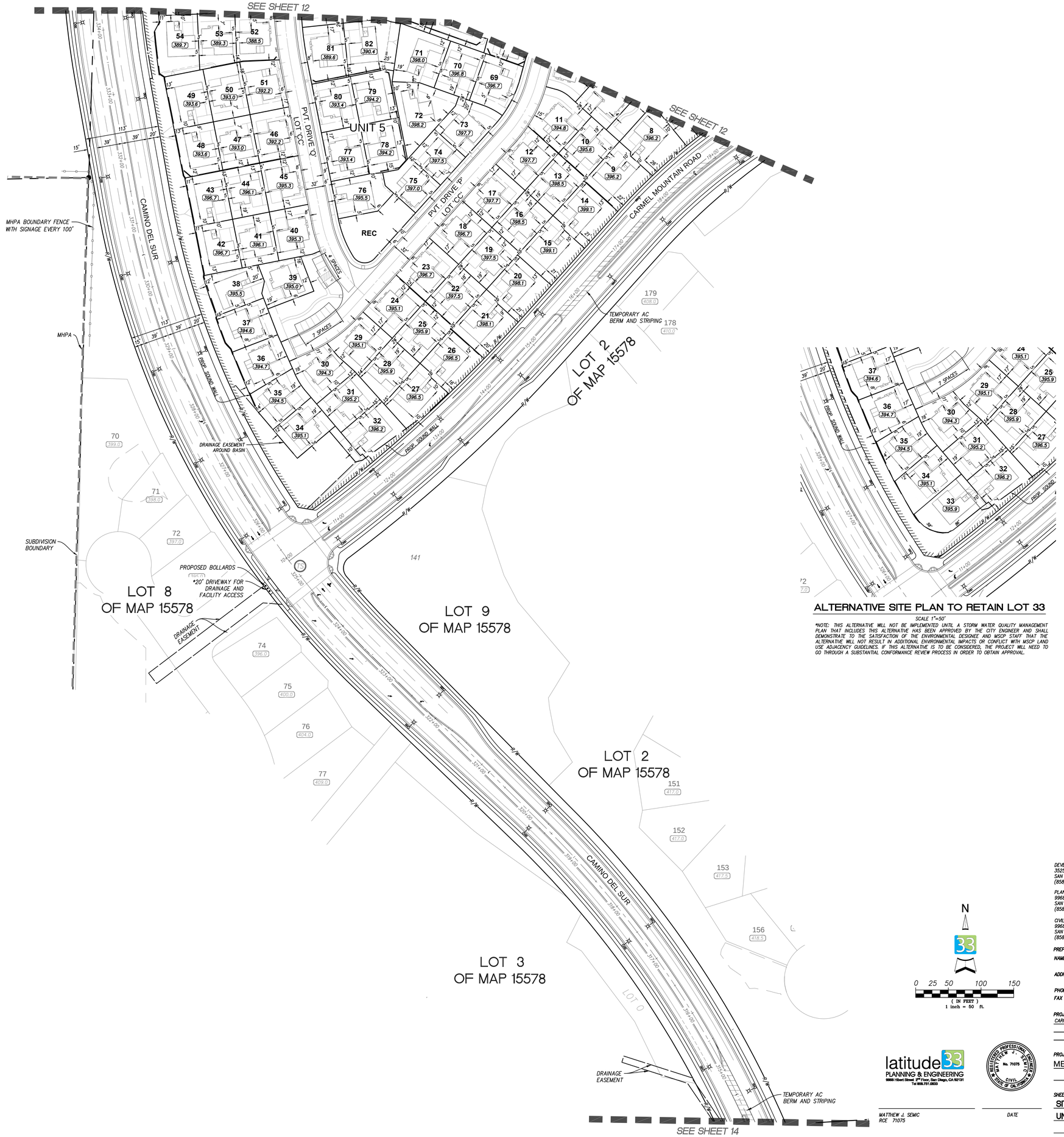


ALTERNATIVE SITE PLAN TO RETAIN LOT 33

SCALE 1"=50'

*NOTE: THIS ALTERNATIVE WILL NOT BE IMPLEMENTED UNTIL A STORM WATER QUALITY MANAGEMENT PLAN THAT INCLUDES THIS ALTERNATIVE HAS BEEN APPROVED BY THE CITY ENGINEER AND SHALL DEMONSTRATE TO THE SATISFACTION OF THE ENVIRONMENTAL DESIGNEE AND MSCP STAFF THAT THE ALTERNATIVE WILL NOT RESULT IN ADDITIONAL ENVIRONMENTAL IMPACTS OR CONFLICT WITH MSCP LAND USE ADJACENCY GUIDELINES. IF THIS ALTERNATIVE IS TO BE CONSIDERED, THE PROJECT WILL NEED TO GO THROUGH A SUBSTANTIAL CONFORMANCE REVIEW PROCESS IN ORDER TO OBTAIN APPROVAL.

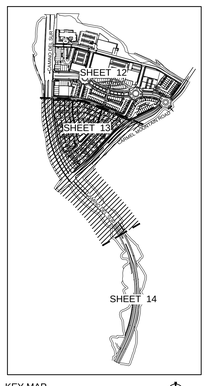
LEGEND:

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

*DRIVEWAY TO BE REMOVED UPON DEVELOPMENT OF MASTER LOT 8

MHPA FENCE AND SIGNS

PROPOSED TRAFFIC SIGNAL



KEY MAP NTS

N

0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

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

REGISTERED PROFESSIONAL ENGINEER MATTHEW J. SEMIC No. 71075 CIVIL STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

DEVELOPER: SEA BREEZE PROPERTIES, LLC
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SAN DIEGO, CA 92130
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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
SITE PLAN
UNIT 5

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
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REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

SHEET 13 OF 37

DEPT NO.

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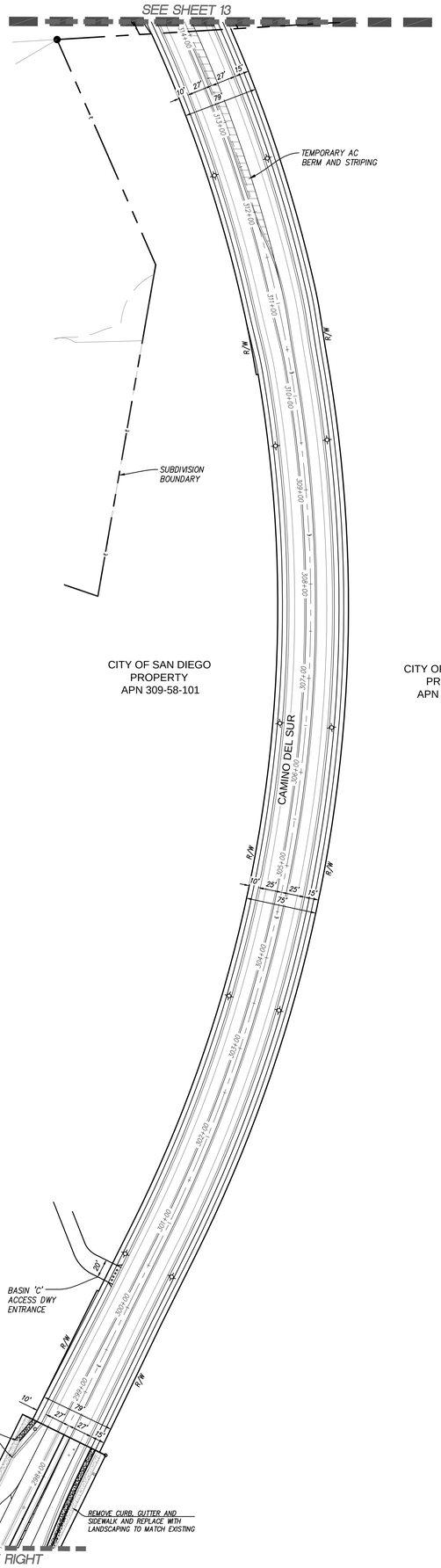
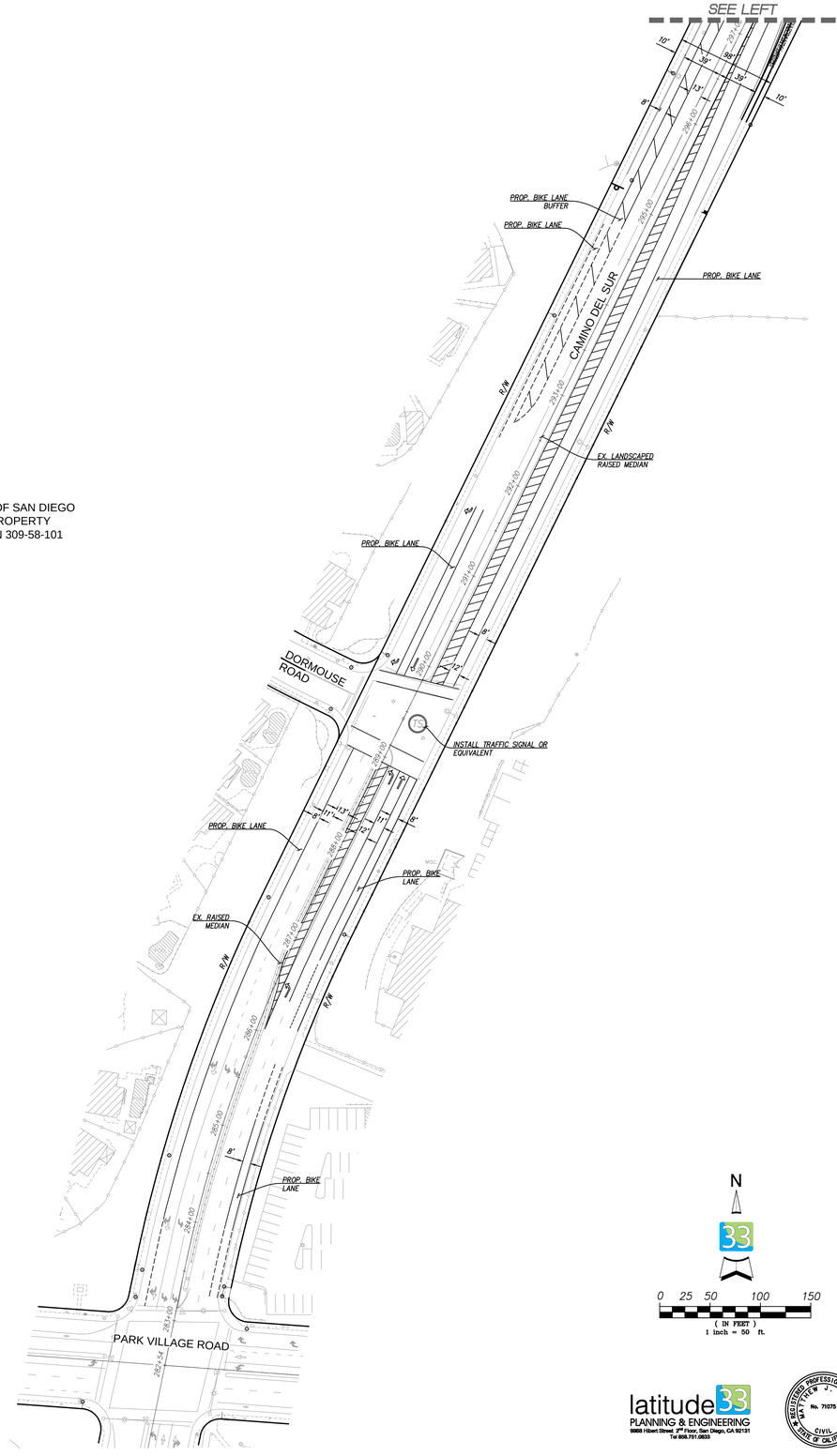
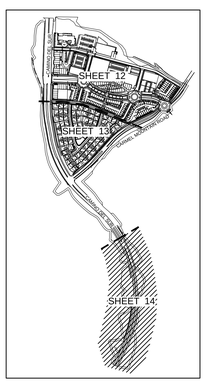


CITY OF SAN DIEGO
PROPERTY
APN 309-58-101



LEGEND:

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



KEY MAP — NTS

N

0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
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ARCHITECT: SAFDIE RABINES ARCHITECTS
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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
SITE PLAN
CAMINO DEL SUR SOUTH

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
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REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

SHEET 14 OF 37

DEPT NO.

latitude33 PLANNING & ENGINEERING
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Tel 858.751.0633

MATTHEW J. SEMIC
RCE 71075

DATE

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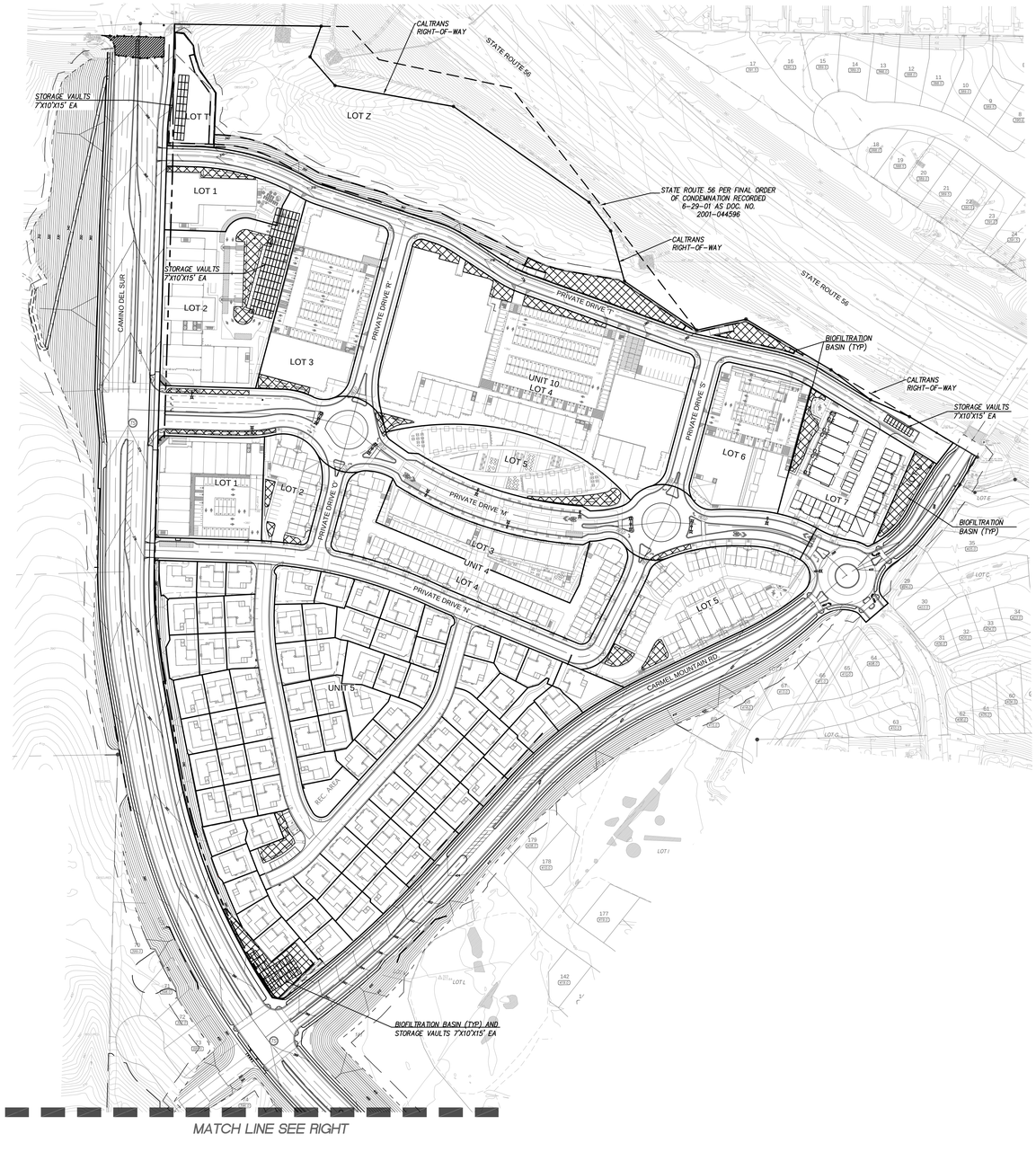
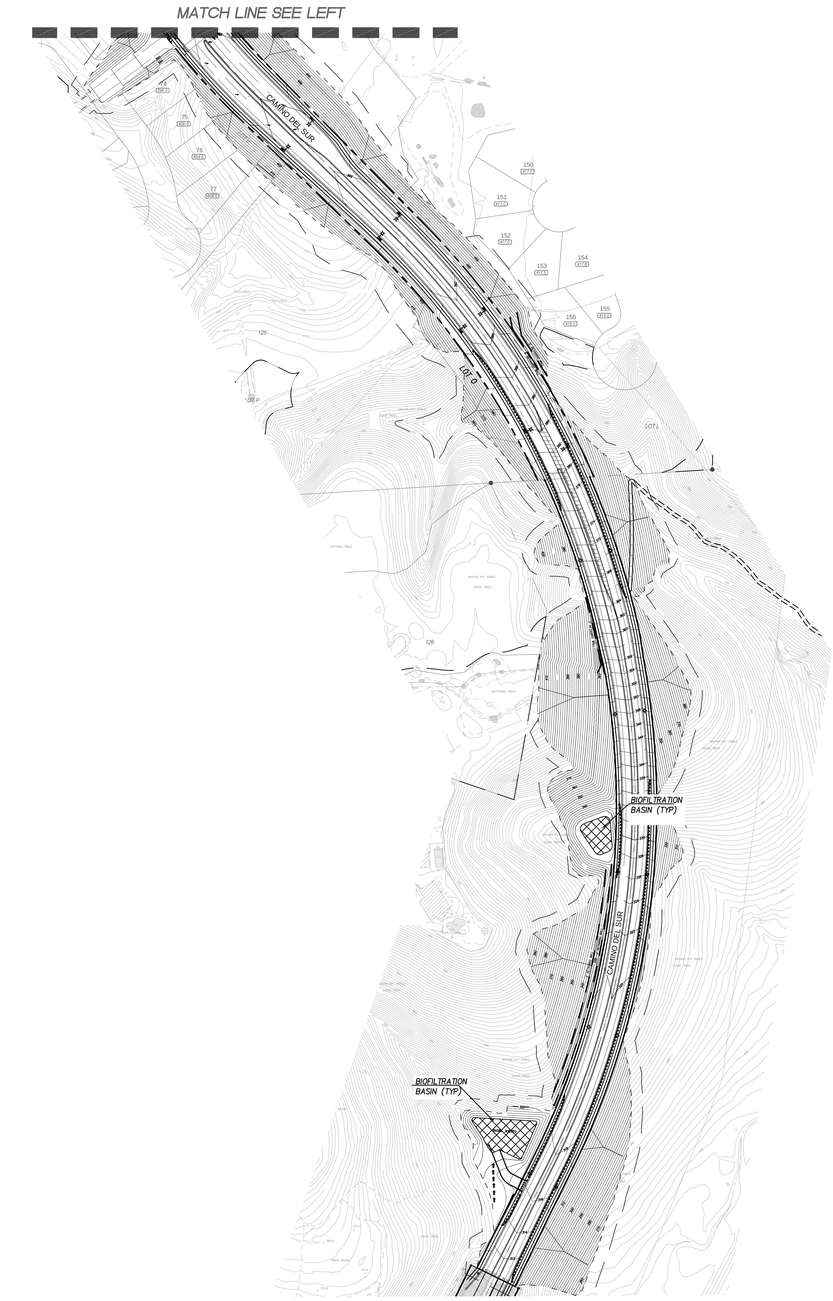
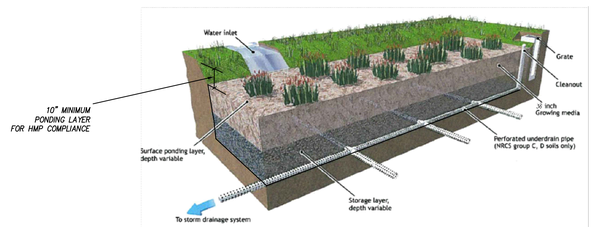
LEGEND:

DESCRIPTION	SYMBOL
STORM CAPTURE VAULTS	
BIOFILTRATION BASIN	







TYPICAL DETAIL - BIO-RETENTION BASIN

NO SCALE

N

33

0 50 100 200 300

(IN FEET)

1 inch = 100 ft.

DEVELOPER: SEA BREEZE PROPERTIES, LLC
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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
POST CONSTRUCTION
BMP PLAN

REVISION 16: 11-30-2017 15TH SUBMITTAL
REVISION 15: 10-19-2017 14TH SUBMITTAL
REVISION 14: 08-25-2017 13TH SUBMITTAL
REVISION 13: 11-18-2016 12TH SUBMITTAL
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ORIGINAL DATE: 02-20-2014

SHEET 15 OF 37

DEPT NO.

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MATTHEW J. SEMIC
No. 71075
CIVIL
STATE OF CALIFORNIA

MATTHEW J. SEMIC
RCE 71075

DATE

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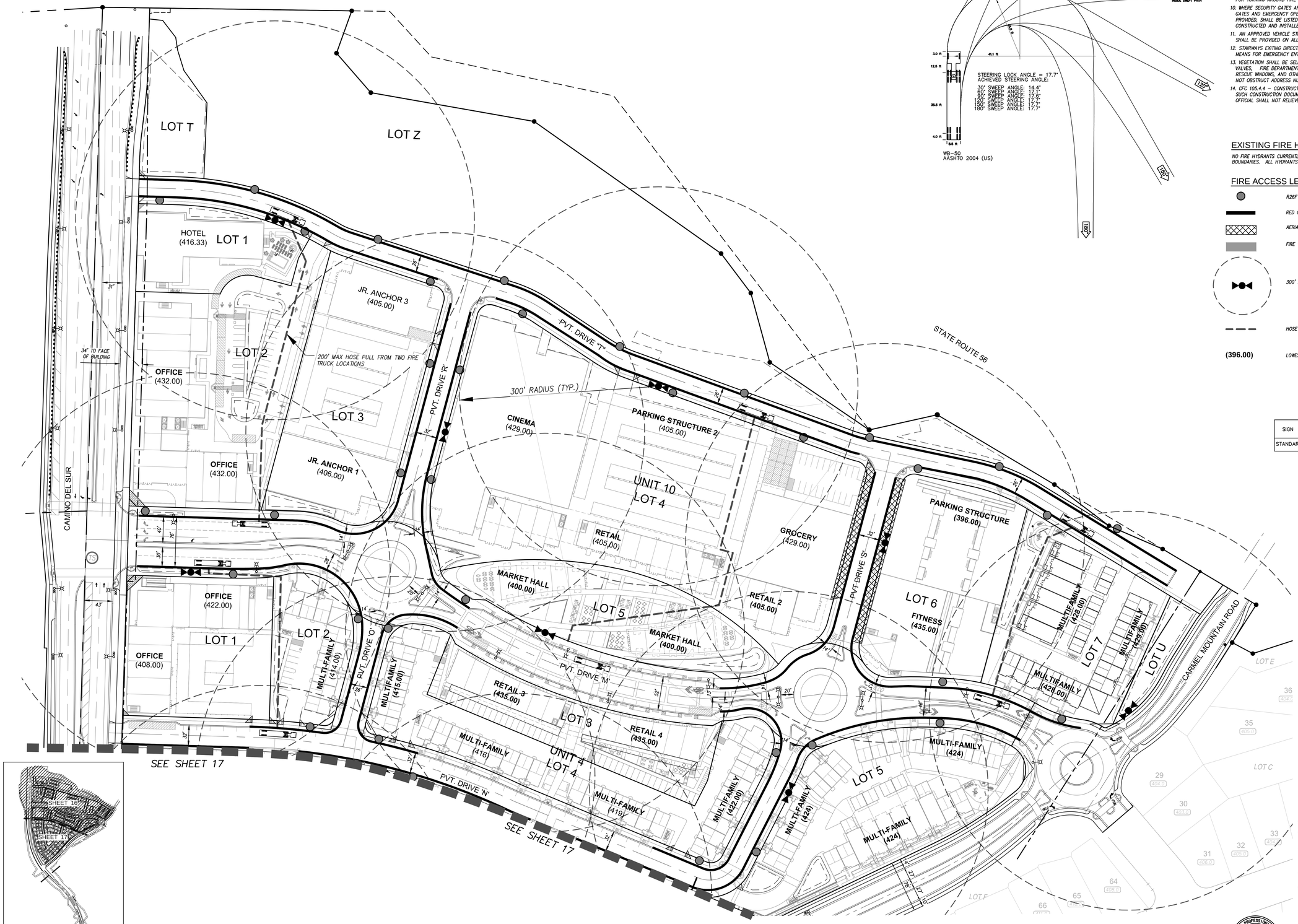
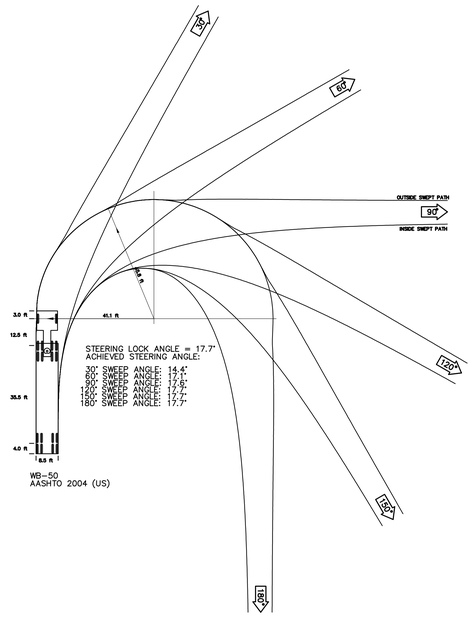




WB-50
AASHTO 2004 (US)

FIRE DEPARTMENT NOTES

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

EXISTING FIRE HYDRANTS

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

FIRE ACCESS LEGEND

- R26F SIGN AT 100' O.C.
- RED CURB
- AERIAL LADDER ACCESS (FOR BUILDINGS OVER 35')
- FIRE TRUCK ACCESS LANE
- 300' HOSE PULL
- HOSE PULL PATH
- (396.00) LOWEST ROOF POINT

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

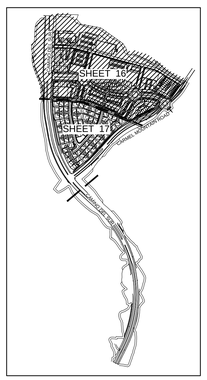
SIGN	DIMENSIONS (INCHES)											
	A	B	C	D	E	F	G	H	J	K	L	M
STANDARD	12	18	1/4	5 1/2	1 1/2	3 1/2B	7/8	3B	2 1/4B	1/2C	5/8	5 5/8

R26F SIGN
FIRE ACCESS SIGN

N

33

0 25 50 100 150
(IN FEET)
1 inch = 50 ft.



KEY MAP NTS

DEVELOPER: SEA BREEZE PROPERTIES, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
(858) 361-8555

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PROJECT ADDRESS:
CARMEL MOUNTAIN ROAD AND CAMINO DEL SUR

PROJECT NAME:
MERGE 56

SHEET TITLE:
FIRE ACCESS PLAN

REVISION 16:	11-30-2017 15TH SUBMITTAL
REVISION 15:	10-19-2017 14TH SUBMITTAL
REVISION 14:	08-25-2017 13TH SUBMITTAL
REVISION 13:	11-18-2016 12TH SUBMITTAL
REVISION 12:	09-20-2016 11TH SUBMITTAL
REVISION 11:	07-26-2016 10TH SUBMITTAL
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REVISION 4:	10-23-2014 3RD SUBMITTAL
REVISION 3:	09-09-2014 2ND SUBMITTAL
REVISION 2:	07-21-2014 FULL SUBMITTAL
REVISION 1:	03-27-2014 MIR SUBMITTAL
ORIGINAL DATE:	02-20-2014

SHEET 16 OF 37

DEPT NO.

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REGISTERED PROFESSIONAL ENGINEER
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MATTHEW J. SEMIC
RCE 71075

DATE

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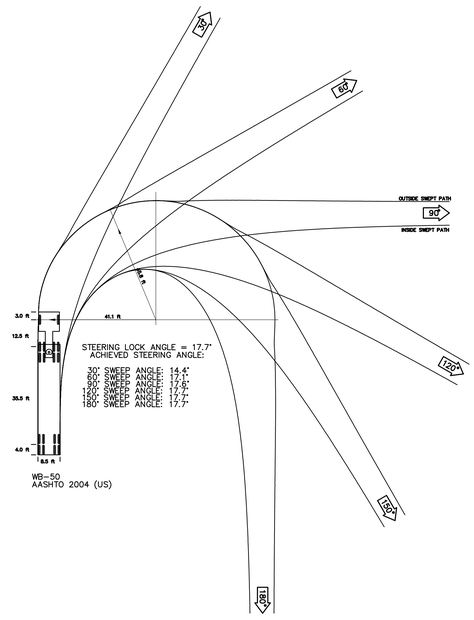


FIRE DEPARTMENT NOTES

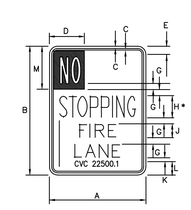
1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-00-6.
3. FIRE APPARATUS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

EXISTING FIRE HYDRANTS

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

FIRE ACCESS LEGEND

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



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

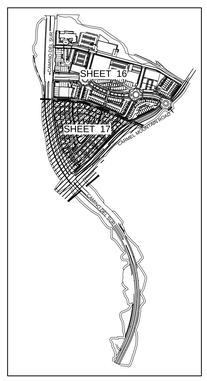
SIGN	DIMENSIONS (INCHES)											
	A	B	C	D	E	F	G	H	J	K	L	M
STANDARD	12	18	1/4	5 1/2	1 1/2	3 1/2	7/8	3	2 1/4	1/2	5/8	5 5/8

R26F SIGN

FIRE ACCESS SIGN

N

0 25 50 100 150
(IN FEET)
1 inch = 50 ft.



KEY MAP NTS

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SHEET 17 OF 37

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HARDSCAPE LEGEND:

ENHANCED PAVING

Such as:

Uncolored concrete paving with enhanced finish
Integrally colored concrete with med broom finish
Integrally colored concrete with enhanced finish
Concrete pavers
Stamped concrete
Textured asphalt topping

ENHANCED VEHICULAR PAVING

Such as:

Uncolored concrete paving with enhanced finish
Integrally colored concrete with enhanced finish
Porous pavers

PLANTING LEGEND:

OCCURS IN TORREY HIGHLANDS AND PARK VILLAGE M.A.D. (ADJACENT TO FUTURE DEVOLOPMENT) AND ON PRIVATELY MAINTAINED SLOPE (NORTH SIDE OF SITE)

PLANT MATERIAL LEGEND:	QTY / % / SIZE
ORNAMENTAL SLOPE TREES	
Medium scale deciduous / evergreen trees -	
25' tall x 20' wide such as:	100% / 15 GAL
Jacaranda mimosifolia	"Jacaranda"
Metrosideros excelsa	"New Zealand Christmas Tree"
Pinus eldarica	"Mondel Pine"
Platanus a. 'Bloodgood'	"London Plane var."
Rhus lancea	"African Sumac"
Tristania conferta	"Brisbane Box"
Platanus racemosa	"California Sycamore"
Quercus agrifolia	"Coast Live Oak"

NATIVE / ORNAMENTAL SLOPE PLANTING	
SHRUBS	40% / 4' O.C. / 5 GAL
Small / Medium scale evergreen shrubs - 3' - 8' tall x 3' wide such as:	60% / 4' O.C. / 1 GAL
Anigozanthos spp.	"Kangaroo Paw"
Arctostaphylos spp.	"Manzanita var."
Bougainvillea spp.	"Bougainvillea var."
Cistus spp.	"Rockrose var."
Dietes 'Lemon Drop'	"Fortnight Lily var."
Ceanothus tomentosus	"Wild Lilac"
Fremontodendron californicum	"Flannel Bush"
Heteromeles arbutifolia	"Toyon"
Lavandula spp.	"Lavender var."
Phormium spp.	"New Zealand Flax var."
Rhus integrifolia	"Lemonade Berry"
Ribes spp.	"Current, Gooseberry"
Rosmarinus spp.	"Rosemary var."
Salvia spp.	"Sage var."
GROUNDCOVERS	
Small scale evergreen groundcover - 2' tall x 2' wide such as:	100% / 2' O.C. / 1 GAL
Baccharis pilularis	"Dwarf Coyote Brush var."
Carex spp.	"Sedge var."
Dianella spp.	"Lily Flax var."
Festuca o. 'Glauca'	"Blue Fescue var."
Senecio mandraliscae	"Blue Chalk Sticks"
VINES	
Occurs on retaining wall (North side) privately maintained slope	100% / 10' O.C. / 1 GAL
Self climbing vines - spreading such as:	
Macfadyena unguis-cati	"Cat's-claw vine"
Bougainvillea sp.	"Bougainvillea"

OCCURS ON PRIVATELY MAINTAINED LAND

PLANT MATERIAL LEGEND:	QTY / % / SIZE
PALM TREES	
Medium scale palm tree - such as:	100% / 8' BTH
Syagrus romanzoffianum	"Queen Palm"
Archontophoenix cunninghamiana	"King Palm"
Rhaphis excelsa	"Lady Palm"
Chamaerops humilis	"Mediterranean Fan Palm"

PLANT MATERIAL LEGEND:	QTY / % / SIZE
POOL TREES	
Medium scale tree - such as:	100% / 15 GAL
Geijera parviflora	"Australian Willow"
Magnolia grandiflora 'Little Gem'	"Little Gem Magnolia"
Metrosideros excelsa	"New Zealand Christmas Tree"
Arbutus 'Marina'	"Strawberry Tree"
DRIVEWAY ACCENT PLANTING	
Small scale evergreen tree - 10' tall x 5' wide, such as:	100% / 15 GAL
Podocarpus macrophyllus maki	*"Shrubby Yew"*
Bambusa multiplex 'Golden Goddess'	"Hedge Bamboo"
Cupressus sempervirens 'Tiny Tower'	"Dwarf Italian Cypress"
Cordyline spp.	*"Cordyline"*
Thuja occidentalis 'Smaragd'	"Northern White Cedar"

PLANT MATERIAL LEGEND:	QTY / % / SIZE
BROAD-HEADED SHADE TREES	
Large scale evergreen/ deciduous tree - 50' tall x 40' wide, such as:	100% / 24" BOX
Quercus agrifolia	"Coast Live Oak"
Umbellularia californica	"California Bay Laurel"
Pinus torreyana	"Torrey Pine"
BROAD-HEADED NATIVE SHADE TREES	70% / 24" BOX
Large scale evergreen/ deciduous tree - 50' tall x 40' wide, such as:	30% / 36" BOX
Platanus racemosa	"California Sycamore"
Quercus agrifolia	"Coast Live Oak"
Umbellularia californica	"California Bay Laurel"
Pinus torreyana	"Torrey Pine"
NATIVE ACCENT TREES	100% R.O.W. TREE / 24" BOX
Medium scale evergreen/ deciduous tree - 20' tall x 20' wide, such as:	100% REMAINING / 15 GAL
Aesculus californica	*"California Buckeye"*
Cercis occidentalis	*"Western Redbud"*
Heteromeles arbutifolia	"Toyon"
URBAN ACCENT TREES	
Medium scale evergreen/ deciduous tree - 20' tall x 20' wide, such as:	100% / 24" BOX
Geijera parviflora	*"Australian Willow"*
Agonis flexuosa *'Jervis Bay After Dark'*	*"After Dark Peppermint Willow"*
Cercis canadensis 'Forest Pansy'	*"Eastern Redbud"*
Lagerstroemia indica	*"Crape Myrtle"*
Lophostemon confertus	*"Brisbane Box"*
Hymenosperum flavum	*"Sweet Shade"*

OCCURS ON PRIVATELY MAINTAINED LAND

PLANT MATERIAL LEGEND:	QTY / % / SIZE
URBAN INTERIOR STREET TREES	PER PLAN / 36" BOX
Medium scale evergreen/ deciduous tree - 30' tall x 20' wide, such as:	REMAINING / 24" BOX
Pyrus calleryana 'Bradford'	"Bradford Pear"
Magnolia grandiflora 'Little Gem'	"Little Gem Magnolia"
Metrosideros excelsa	"New Zealand Christmas Tree"
Arbutus 'Marina'	"Strawberry Tree"
Koelreuteria bipinnata	"Chinese Flame Tree"
Lagerstroemia indica	"Crape Myrtle"
Cassia leptophylla	"Gold Medallion Tree"
Jacaranda mimosifolia	"Jacaranda"
Podocarpus gracilior	"Yew Pine"
Acacia stenophylla	"Shoestring Acacia"
URBAN PLANTINGS	
FOUNDATION SHRUBS	100% @ 3' O.C. / 1 GAL
Medium scale shrubs - 3'-5' tall and wide, such as:	
Buxus microphylla japonica	"Japanese Boxwood"
Carissa macrocarpa 'Boxwood Beauty'	"Natal Plum"
Ligustrum japonicum	"Japanese Privet"
Pittosporum crassifolium 'Compacum'	"Compact Pittosporum"
Hebe spp.	"NCN"
Escallonia 'Newport Dwarf'	"Dwarf Escallonia"
Rhaphiolepis indica 'Ballerina'	"Dwarf Indian Hawthorne"
ACCENT SHRUBS	100% @ 3' O.C. / 1 GAL
Medium scale shrubs - 3' tall and wide, such as:	
Callistemon 'Little John'	"Dwarf Bottlebrush"
Salvia leucantha	"Mexican Bush Sage"
Rosa noare	"Flower Carpet"
Phormium spp.	"New Zealand Flax"
Cyrtomium falcatum	"Japanese Holly Fern"
Miscanthus transmorrissonensis	"Evergreen Miscanthus"
Muhlenberghia rigens	"Deer Grass"
Chondropetalum tectorum	"Cape Rush"
GROUNDCOVER	100% @ 3' O.C. / 1 GAL
Med - scale evergreen groundcovers 1' - 2' tall x 1'- 6' wide such as:	
Pelargonium peltatum	"Ivy Geranium"
Ceanothus maritimus 'Frosty Dawn'	"Maritime Ceanothus"
Carissa macrocarpa 'Prostrata'	"Spreading Natal Plum"
Helictotrichon sempervirens	"Blue Oat Grass"
Artemisia 'Powis Castle'	"Powis Castle Sage"
TURF	
such as:	100% / SOD
Buchloe dactyloides 'UC Verde'	"Hybrid Buffalo Grass"
Cynodon dactylon 'Bull's Eye'	"Bullseye' Hybrid Bermuda (sterile)"
Leymus triticoides 'Rio'	"Bearless Wildrye"
Artificial turf (on structure)	
Turfblock (in drive isle)	
VERTICAL SCREENING SHRUBS	
Medium / large scale shrubs - 5'-10' tall x 4'-8' wide, such as:	100% @ 5' O.C. / 5 GAL
Tecoma capensis	"Cape Honeysuckle"
Dodonaea viscosa	"Hopseed Bush"
Escallonia spp.	"Escallonia"
Grewia occidentalis	"Lavender Starflower"
Heteromeles arbutifolia	"Toyon"
Malosma laurina	"Laurel Sumac"
Myrica californica	"Pacific Wax Myrtle"
Rhamnus californica	"California Coffeeberry"
Rhus integrifolia	"Lemonadeberry"

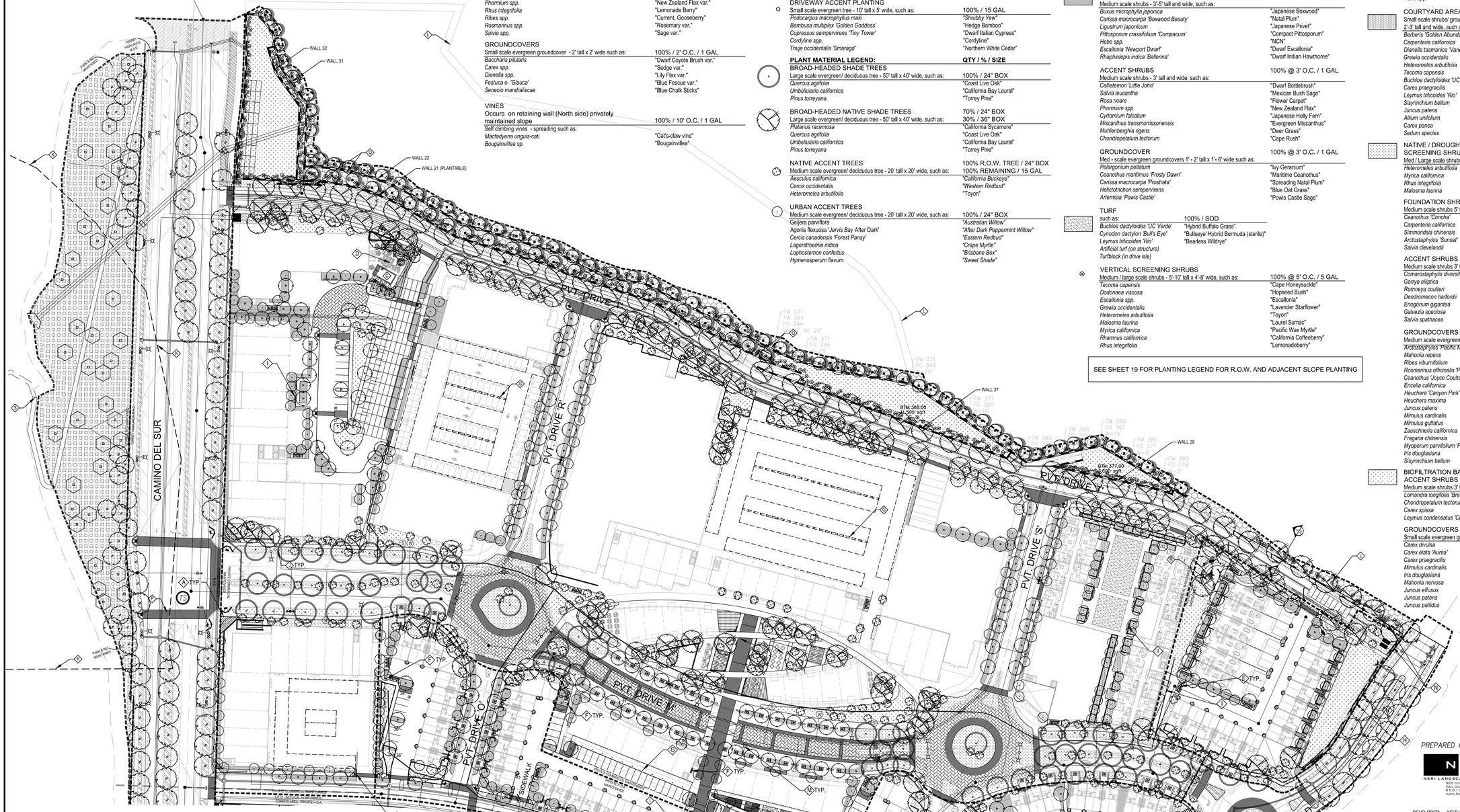
SEE SHEET 19 FOR PLANTING LEGEND FOR R.O.W. AND ADJACENT SLOPE PLANTING

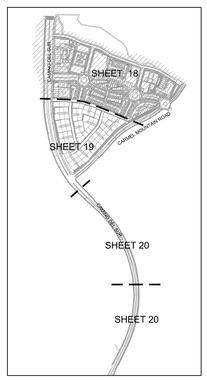
OCCURS ON PRIVATELY MAINTAINED LAND

PLANT MATERIAL LEGEND:	QTY / % / SIZE
POOL AREA SHRUBS AND GROUNDCOVERS	
Small scale shrubs/ groundcovers -	
2'-3' tall and wide, such as:	100% @ 3' O.C. / 1 GAL
Agave attenuata	"Foxtail Agave"
Buxus microphylla japonica	"Japanese Boxwood"
Carissa macrocarpa 'Boxwood Beauty'	"Compact Natal Plum"
Ligustrum japonicum	"Japanese Privet"
Pittosporum crassifolium 'compacum'	"Compact Pittosporum"
Phormium spp.	"New Zealand Flax"
Kalanchoe spp.	"Kalanchoe"
Pelargonium peltatum	"Ivy Geranium"
Echeveria spp.	"Echeveria"
Strelitzia reginae	"Bird of Paradise"
Hebe spp.	"NCN"
COURTYARD AREA (ON STRUCTURE) SHRUBS AND GROUNDCOVERS	
Small scale shrubs/ groundcovers -	
2'-3' tall and wide, such as:	100% @ 3' O.C. / 1 GAL
Berberis 'Golden Abundance'	"Mahonia 'Golden Abundance"
Carpenteria californica	"Bush Anenome"
Dianella tasmanica 'Variegata'	"Tasman Flax Lily"
Grewia occidentalis	"Lavendar Starflower"
Heteromeles arbutifolia	"Toyon"
Tecoma capensis	"Cape Honeysuckle"
Buchloe dactyloides 'UC Verde'	"Hybrid Buffalo Grass"
Carex praegracilis	"Dune Sedge"
Leymus triticoides 'Rio'	"Beardless Wildrye"
Sisyrinchium bellum	"Blue Eyed Grass"
Juncus patens	"California Gray Rush"
Allium unifolium	"Single Leaf Onion"
Carex pansa	"California Meadow Sedge"
Sedum species	"Sedum"
NATIVE / DROUGHT TOLERANT PLANTING SCREENING SHRUBS	
Med / Large scale shrubs 8' tall x 8' wide such as:	100% @ 5' O.C. / 15 GAL
Heteromeles arbutifolia	"Toyon"
Myrica californica	"Pacific Wax Myrtle"
Rhus integrifolia	"Lemonadeberry"
Malosma laurina	"Laurel Sumac"
FOUNDATION SHRUBS	
Medium scale shrubs 5' tall x 5' wide such as:	100% @ 4' O.C. / 5 GAL
Ceanothus 'Concha'	"California Mountain Lilac"
Carpenteria californica	"Bush Anenome"
Simmondsia chinensis	"Jojoba"
Arctostaphylos 'Sunset'	"Sunset Manzanita"
Salvia clevelandii	"Cleveland Sage"
ACCENT SHRUBS	
Medium scale shrubs 3' tall x 3' wide such as:	100% @ 3' O.C. / 1 GAL
Comarostaphylis diversifolia	"Summer Holly"
Garrya elliptica	"Coast Silk Tassel"
Romneya coulteri	"Matilija Poppy"
Dendromecon harfordii	"Bush Anemone"
Eriogonum gigantea	"Giant Buckwheat"
Galvezia speciosa	"Island Bush Snapdragon"
Salvia spathacea	"Hummingbird Sage"
GROUNDCOVERS	
Medium scale evergreen groundcovers 2' tall x 6' wide such as:	100% @ 5' O.C. / 1 GAL
Arctostaphylos 'Pacific Mist'	"Pacific Mist Manzanita"
Mahonia repens	"Creeping Mahonia"
Ribes viburnifolium	"Evergreen Currant"
Rosmarinus officinalis 'Prostratus'	"Creeping Rosemary"
Ceanothus 'Joyce Coulter'	"Joyce Coulter Ceanothus"
Encelia californica	"Coast Sunflower"
Heuchera 'Canyon Pink'	"Canyon Pink Coral Bells"
Heuchera maxima	"Island Alum Root"
Juncus patens	"California Rush"
Mimulus cardinalis	"Scarlet Monkey Flower"
Mimulus guttatus	"Seep Monkey Flower"
Zauschneria californica	"California Fuchia"
Fragaria chiloensis	"Beach Strawberry"
Mycoporum parvifolium 'Pink'	"NCN"
Iris douglasiana	"Douglas Iris"
Sisyrinchium bellum	"Blue-eyed Grass"
BIOFILTRATION BASIN PLANTING ACCENT SHRUBS	
Medium scale shrubs 3' tall x 3' wide such as:	100% @ 6' O.C. / 1 GAL
Lomandra longifolia 'Breeze'	"Dwarf Mat Rush"
Chondropetalum tectorum	"Large Cape Rush"
Carex spissa	"San Diego Sedge"
Leymus condensatus 'Canyon Prince'	"Canyon Prince Wild Rye"
GROUNDCOVERS	
Small scale evergreen groundcovers 1'-2' tall x 1'-3' wide such as:	100% @ 2' O.C. / 1 GAL
Carex divulsa	"Berkeley Sedge"
Carex elata 'Aurea'	"Bowles' Golden Sedge"
Carex praegracilis	"Dune Sedge"
Mimulus cardinalis	"Scarlet Monkey Flower"
Iris douglasiana	"Douglas Iris"
Mahonia nervosa	"Longleaf Mahonia"
Juncus effusus	"Soft Rush"
Juncus patens	"California Gray Rush"
Juncus pallidus	"Pale Rush"

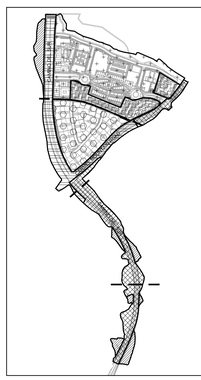
MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT/	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET





KEY MAP — NTS



COMMERCIAL AREA
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 UPSLOPES
TO BE MAINTAINED BY TORREY HIGHLANDS MAINTENANCE ASSESSMENT DISTRICT

RIGHT-OF-WAY AND ADJACENT UPSLOPES
TO BE MAINTAINED BY PARK VILLAGE MAINTENANCE ASSESSMENT DISTRICT

DOWNSLOPES ADJACENT TO RIGHT-OF-WAY
TO BE MAINTAINED BY CITY PARK & REC. DEPARTMENT

MAINTENANCE RESPONSIBILITY KEY MAP — NTS

LANDSCAPE KEY NOTES:

1. VISIBILITY TRIANGLES (10' X 10' AT PRIVATE DRIVEWAYS, 25' X 25' AT STREET INTERSECTIONS) NO OBSTRUCTION, INCLUDING LANDSCAPING OR WALLS 3' IN THE VISIBILITY AREAS SHALL EXCEED 3 FEET IN HEIGHT
2. ENTRY PLAZA - CAN BE USED FOR EVENTS OR GATHERINGS, FLEXIBLE SPACE
3. POOL
4. LOUNGE AREA - SUN
5. BIKE RACK SECURED & PERMANENTLY ANCHORED - 85 PROVIDED FOR COMMERCIAL SITE, AND 68 FOR MULTI-FAMILY RESIDENTIAL SITE
6. MAIL BOXES
7. SHADE STRUCTURE WITH POSTS AT ALL PARKING SPACES ON STRUCTURE OPEN TO THE SKY. POSTS ARE PLACED IN FRONT OF THE PARKING SPACE AND DO NOT ENCROACH ON THE PARKING AREA. SHADE STRUCTURES SHALL COVER A MINIMUM 50% OF EACH EXPOSED PARKING STALL WITH MINIMUM 50% OPACITY TO THE SHADING ELEMENT, TYP. (SEE ARCH. PLANS FOR CONCEPT ELEVATIONS)
8. WALLS & FENCES PARALLEL TO THE PUBLIC RIGHT-OF-WAY AND EXCEED IN 150 FEET IN LENGTH SHALL BE ARTICULATED WITH VERTICAL ELEMENTS (12' WIDE MIN.) SPACED AT NO MORE THAN 50 FEET ON CENTER . (PER SDMC 143.0460)

LANDSCAPE KEY NOTES:

1. OUTDOOR SEATING AREA
2. WATER & SEWER LATERAL LOCATION
3. MHPA BOUNDARY
4. CALTRANS RIGHT OF WAY FOR STATE ROUTE 56
5. STREET LIGHTS ALONG STREET 'M' TO BE DESIGNED AND LOCATED PER THE CITY OF SAN DIEGO STREET DESIGN MANUAL. ALL TREES (MEASURED FROM THE TRUNK) TO BE LOCATED 10' MINIMUM FROM LIGHT POLES.
6. CONCEPTUAL SOUND WALL/ BERM, HEIGHT VARIES FROM 3' TO 8' PER APPROVED ACOUSTIC REPORT
7. PEDESTRIAN RAMPS AND/OR TRUNCATED DOMES SHALL BE INSTALLED AT ALL PEDESTRIAN CROSSINGS AT VEHICULAR ROADWAYS
8. PEDESTRIAN CROSSWALK TO EXISTING TRAIL
9. RETAINING WALLS SCREENED WITH SHRUBS, VINES & TREES
10. AMENITY SPACE WITH TOT LOT , BARBECUE, PLAY LAWN & PICNIC TABLES

LANDSCAPE KEY NOTES:

1. NATURAL TRAIL CONSTRUCTED TO CITY OF SAN DIEGO PARK STANDARDS

SCALE: 1"=50'

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REGISTERED LANDSCAPE ARCHITECT — JAMES P. NERI — Expires 6/30/19 — RLA 3321 — STATE OF CALIFORNIA

JAMES NERI — RLA 3321
REG. EXPIRES 6-30-2019

12-22-15
DATE

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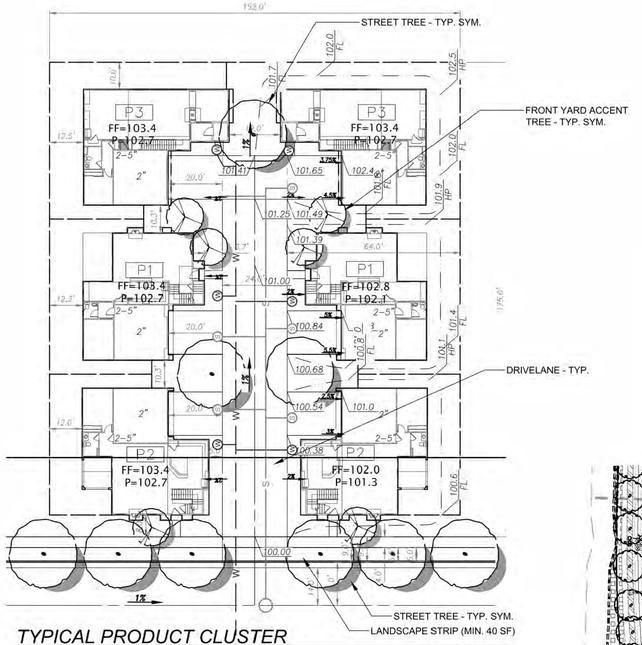
Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE AND VIA PANACEA

Project Name:
MERGE 56

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN – PLANTING PLAN

Revision 15: 10-19-2017 14TH SUBMITTAL
Revision 14: 08-25-2017 13TH SUBMITTAL
Revision 13: 11-21-2016 12TH SUBMITTAL
Revision 12: 09-20-2016 11TH SUBMITTAL
Revision 11: 07-26-2016 10TH SUBMITTAL
Revision 10: 06-21-2016 9TH SUBMITTAL
Revision 9: 12-22-2015 8TH SUBMITTAL
Revision 8: 08-31-2015 7TH SUBMITTAL
Revision 7: 07-08-2015 6TH SUBMITTAL
Revision 6: 05-15-2015 5TH SUBMITTAL
Revision 5: 03-02-2015 4TH SUBMITTAL
Revision 4: 10-17-2014 3RD SUBMITTAL
Revision 3: 09-09-2014 2ND SUBMITTAL
Revision 2: 07-21-2014 FULL SUBMITTAL
Revision 1: 03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014
Sheet 18 of 37
DEP#



TYPICAL PRODUCT CLUSTER

SCALE 1" = 20'-0"

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT	MIN. DISTANCE TO STREET TREES
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

A MINIMUM OF 40 SF PER TREE SHALL BE PROVIDED AS A WATER PERMEABLE AREA.

LANDSCAPE SEPARATION NOTE:

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.

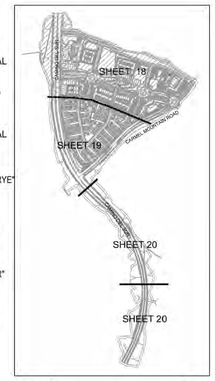
SCREENING SHRUBS AND VINES SHALL BE PLANTED AT BASE OF RETAINING WALL TO ADEQUATELY SCREEN WALL FROM VISUAL IMPACTS

ALTERNATIVE WATER QUALITY TREATMENT
TO RETAIN LOT 33

SCALE 1" = 50'-0"

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME
	INTERIOR STREET TREES (100%, 24" BOX) (25' TALL x 20' WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:	
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	ARBUTUS 'MARINA'	STRAWBERRY TREE VAR.
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
	JACARANDA MIMOSIFOLIA	JACARANDA
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
	LAGERSTROEMIA INDICA	CRAPE MYRTLE VAR.
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	MAGNOLIA VAR.
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE
	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE
	PODOCARPUS GRACILIOR	YEW PINE
	PYRUS CALLERYANA 'BRADFORD'	FLOWERING PEAR
	TRISTANIA LAURINA	WATER GUM
	THEME / SCREEN TREES (75% 24" BOX - 25% 36" BOX) (25' TALL x 20' WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:	
	JACARANDA SPP.	JACARANDA SPP.
	LAGERSTROEMIA INDICA	CRAPE MYRTLE VAR.
	MAGNOLIA G. 'RUSSET'	RUSSET MAGNOLIA
	OLEA 'WILSONII'	OLIVE SPP.
	TRISTANIA LAURINA	WATERGUM
	PERIMETER SLOPE TREES (100%, 24" BOX) (30' TALL x 20' WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:	
	JACARANDA MIMOSIFOLIA	JACARANDA
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE
	PINUS ELDARICA	MONDEL PINE
	PLATANUS A. 'BLOODGOOD'	LONDON PLANE VAR
	RHUS LANCEA	AFRICAN SUMAC
	TRISTANIA CONFERTA	BRISBANE BOX
	FRONT YARD ACCENT TREES (24" BOX) (25' TALL x 12' WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:	
	ARBUTUS MARINA	STRAWBERRY TREE VAR.
	AGONIS FLEXUOSA 'JERVIS BAY AFTER DARK'	PURPLE PEPPERMINT WILLOW
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	LAGERSTROEMIA INDICA	CRAPE MYRTLE VAR.
	PYRUS C. 'CHANTICLEER'	FLOWERING PEAR
	PRUNUS C. 'KRAUTER VESUVIUS'	FLOWERING PLUM
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE
	PALM TREES (24" - 36" BOX) (25' TALL x 10' WIDE, VERTICAL EVERGREEN TREE) SUCH AS:	
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
	INTERIOR SLOPE TREES (24" BOX) (30' TALL x 20'-30' WIDE, MEDIUM SCALE DECIDUOUS / EVERGREEN TREE) SUCH AS:	
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE
	PINUS ELDARICA	MONDEL PINE
	PLATANUS A. 'BLOODGOOD'	LONDON PLANE VAR
	RHUS LANCEA	AFRICAN SUMAC
	TRISTANIA CONFERTA	BRISBANE BOX
	INTERIOR SLOPE / SHRUB GROUND COVER (18" - 36" HEIGHT, 100% 1 GAL. 5' O.C. AVERAGE) SUCH AS:	
	BACCHARIS PILULARIS	DWARF COYOTE BUSH VAR.
	CEANOTHUS SPP.	WILD LILAC VAR.
	CERASTIUM TOMENTOSUM	SNOW IN SUMMER
	LANTANA SPP.	LANTANA VAR.
	LONICERA J. 'HALLIANA'	HALL'S HONEYSUCKLE
	NATIVE / ORNAMENTAL SLOPE PLANTING MIX SHRUBS (40% 5 GAL. AND 60% 1 GAL.) APPROX. 4' O.C. AVERAGE	
	ANIGOZANTHOS SPP.	KANGAROO PAW
	ARCTOSTAPHYLOS SPP.	MANZANITA VAR.
	BOUGAINVILLEA SPP.	BOUGAINVILLEA VAR.
	CISTUS SPP.	ROCKROSE VAR.
	DIETES 'LEMON DROP'	FORTNIGHT LILY VAR.
	CEANOTHUS TOMENTOSUS	WILD LILAC
	FREMONTEDENDRON CALIFORNICUM	FLANNEL BUSH
	HETEROMELES ARBUTIFOLIA	TOYON
	LAVANDULA SPP.	LAVENDER VAR.
	PHORMIUM SPP.	NEW ZEALAND FLAX VAR.
	RHUS INTEGRIFOLIA	LEMONADE BERRY
	RIBES SPP.	CURRENT, GOOSEBERRY
	ROSMARINUS SPP.	ROSEMARY VAR.
	SALVIA SPP.	SAGE VAR.
	GROUNDCOVERS (100% ½ GAL.) APPROX. 2' TALL x 2' WIDE AVERAGE (SMALL SCALE EVERGREEN GROUNDCOVER)	
	BACCHARIS PILULARIS	DWARF COYOTE BUSH VAR.
	CAREX SPP.	SEDGE VAR.
	DIANELLA SPP.	LILY FLAX VAR.
	FESTUCA O. 'GLAUCA'	BLUE FESCUE VAR.
	SENECIO MANDRALISCAE	BLUE CHALK STICKS
	TURF 100% SOD	
	MARATHON IIe / HYBRID FESCUE VAR.	
	URBAN SHRUBS AND GROUNDCOVERS SHRUBS (40% 5 GAL. AND 60% 1 GAL.) APPROX. 4' O.C. AVERAGE	
	ANIGOZANTHOS SPP.	KANGAROO PAW
	BACCHARIS PILULARIS	DWARF COYOTE BUSH VAR.
	BOUGAINVILLEA SPP.	BOUGAINVILLEA VAR.
	CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH VAR.
	CAREX SPP.	SEDGE VAR.
	CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER
	DIANELLA SPP.	LILY FLAX VAR.
	DIETES 'LEMON DROP'	FORTNIGHT LILY VAR.
	FESTUCA O. 'GLAUCA'	BLUE FESCUE VAR.
	HETEROMELES ARBUTIFOLIA	TOYON
	KNIPHOFIA UVARIA	RED HOT POKER
	LAVANDULA SPP.	LAVENDER VAR.
	LIGUSTRUM J. 'TEXANUM'	TEXAS PRIVET
	MYOPORUM SPP.	MYOPORUM VAR.
	MYRTUS C. 'COMPACTA'	MYRTLE VAR.
	PHORMIUM SPP.	NEW ZEALAND FLAX VAR.
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN VAR.
	RHUS INTEGRIFOLIA	LEMONADE BERRY
	ROSMARINUS SPP.	ROSEMARY VAR.
	SALVIA SPP.	SAGE VAR.
	SANTOLINA SPP.	SANTOLINA
	SENECIO MANDRALISCAE	BLUE CHALK STICKS
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
	BIOFILTRATION BASIN PLANTING	
	SCREENING SHRUBS *(AT BASE OF RETAINING WALL AT CARMEL MOUNTAIN RD & CAMINO DEL SUR)*	
	LARGER SCALE SHRUBS 4'-6' TALL X 4'-6' WIDE SUCH AS:	100% @ 6' O.C. / 5 GAL
	RHAMNUS CALIFORNICA	"COFFEEBERRY"
	ROSA CALIFORNICA	"CALIFORNIA ROSE"
	SAMBUCUS MEXICANA	"MEXICAN ELDERBERRY"
	ACCENT SHRUBS MEDIUM SCALE SHRUBS 3' TALL X 3' WIDE SUCH AS:	100% @ 6' O.C. / 1 GAL
	LOMANDRA LONGIFOLIA 'BREEZE'	"DWARF MAT RUSH"
	CHONDROPETALUM TECTORUM	"LARGE CAPE RUSH"
	CAREX SPISSA	"SAN DIEGO SEDGE"
	LEYMUS CONDENSATUS 'CANYON PRINCE'	"CANYON PRINCE WILD RYE"
	GROUNDCOVERS SMALL SCALE EVERGREEN GROUNDCOVERS 1'-2' TALL X 1'-3' WIDE SUCH AS:	100% @ 2' O.C. / 1 GAL
	CAREX DIVULSA	"BERKELEY SEDGE"
	CAREX ELATA 'AUREA'	"BOWLES' GOLDEN SEDGE"
	CAREX PRAEGRACILIS	"DUNE SEDGE"
	MIMULUS CARDINALIS	"SCARLET MONKEY FLOWER"
	IRIS DOUGLASIANA	"DOUGLAS IRIS"
	MAHONIA NERVOSA	"LONGLEAF MAHONIA"
	JUNCUS EFFUSUS	"SOFT RUSH"
	JUNCUS PATENS	"CALIFORNIA GRAY RUSH"
	JUNCUS PALLIFUS	"PALE RUSH"
	VINES (OCCURS ON RETAINING WALL ON CAMINO DEL SUR & CARMEL MOUNTAIN ROAD)	100% @ 2' O.C. / 1 GAL
	SELF-CLIMBING VINES SUCH AS:	
	DISTICTIS BUCCINATORIA	"BLOOD RED TRUMPET VINE"
	MACFADYENA UNGUIS-CATI	"CAT'S CLAW"
	TREES / LARGE SCALE SHRUBS (OCCURS IN FRONT OF RETAINING WALL ON CAMINO DEL SUR & CARMEL MOUNTAIN ROAD)	**100% / 15" GAL**
	EVERGREEN SCREENING TREES / SHRUBS - SUCH AS*	
	CERCIS OCCIDENTALIS	**"WESTERN REDBUD"**
	MYRICA CALIFORNICA	**"PACIFIC WAX MYRTLE"**
	SAMBUCUS MEXICANA	**"MEXICAN ELDERBERRY"**
	UMBELLULARIA CALIFORNICA	**"CALIFORNIA BAY"**



KEY MAP NTS

SITE FEATURES KEY

- (A) RETAINING WALLS PER CIVIL PLANS - TYP. SYM.
- (B) STREET TREE ALONG PRIVATE DRIVE 'N' SHALL BE SAME ON BOTH SIDES OF STREET
- (C) 6' HT. DECORATIVE CMU SOUND / PERIMETER WALL - TYP. SYM.
- (D) PEDESTRIAN CIRCULATION PATH FROM HOMEOWNER UNIT TO COMMUNITY / CITY SIDEWALK - TYP. SYM.

SCALE - 1" = 50'-0"

NORTH 0 25' 50' 100' 150'

GENERAL NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE AND LAND DEVELOPMENT MANUAL LANDSCPAE STANDARDS AND ALL OTHER LANDSCAPE RELATED CIT AND REGIONAL STANDARDS.
2. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM USING LOW PRECIPITATION IRRIGATION EQUIPMENT, WATER MONITORING DEVICES, CHECK VALVES, AUTOMATIC RAIN SHUT OFF DEVICES, ET SENSORS AND APPROPRIATE WATER CONSERVING EQUIPMENT.
3. LANDSCAPE MAINTENANCE WILL BE PROVIDED BY THE OWNER. ALL REQUIRED LANDSC APE 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.
4. IF ANY OF TH EEXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION. IT SHALL BE REPAIRED OR REPLACED IN KIND WITH EQUIVALENT SIZE PE RTH EAPPROVED PLANS.
5. ALL LANDSCAPE AREAS WILL BE ENCLOSED BY A 6" HIGH CONCRETE CURB IN OR ADJACENT TO ALL VEHICULAR USE AREAS.
6. MINIMUM STREET TREE DISTANCES / SETBACKS:
   - 6.1. TRAFFIC SIGNALS (STOP SIGNS): 20 FEET
   - 6.2. UNDERGROUND UTILITY LINES: 5 FEET
   - 6.3. ABOVE GROUND UTILITY STRUCTURES: 10 FEET
   - 6.4. DRIVEWAY (ENTRIES): 10 FEET
   - 6.5. INTERSECTIONS (INTERSECTING CURBLINES OF TWO STREETS): 25 FEET
7. VISIBILITY TRIANGLES, 10'x10' AT PRIVATE DRIVEWAYS, 25'x25' AT STREET INTERSECTIONS. NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREAS SHALL EXCEED 3' IN HEIGHT.

SINGLE DWELLING UNIT SITE DESIGN STATEMENT:

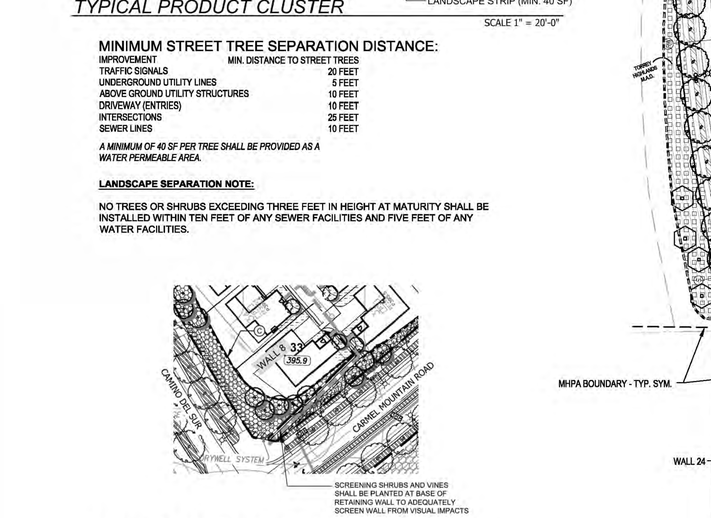
THE PROPOSED LANDSCAPE AND PLANTING CONCEPT IS DESIGNED TO BE INTEGRATED WITH THE OVERALL RHODES CROSSING PROJECT. PROPOSED PLANT MATERIAL HAS BEEN SELECTED BASED ON THEIR DROUGHT TOLERANCE AND LOW MAINTENANCE REQUIREMENTS. NATIVE, LOW FUEL, FIRE RETARDANT PLANT MATERIALS SUITABLE FOR CULTIVATION HAVE BEEN SELECTED WHEREVER FEASIBLE.

MAINTENANCE NOTE:

1. PRIVATE FRONT YARD LANDSCAPE WILL BE MAINTAINED BY KB HOME UNTIL TURNED OVER TO THE INDIVIDUAL HOMEOWNER FOR ONGOING MAINTENANCE.
2. PRIVATE SLOPE LANDSCAPE WILL BE MAINTAINED BY KB HOME UNTIL TURNED OVER TO THE INDIVIDUAL HOMEOWNER FOR ONGOINGMAINTENANCE.
3. HOA REC AREA, COMMUNITY PARKWAYS ADN PASEO LANDCAPE AREAS WILL BE MAINTAINED BY KB HOME UNTI LTURNED OVER TO THE HOMEOWNER'S ASSOCIATION FOR ONGOING MAINTENANCE.
4. HOA SLOPES ALONG CAMINO DEL SUR LANDSCAPE AREAS WILL BE MAINTAINED BY KB HOME UNTIL TURNED OVER TO THE HOMEOWNER'S ASSOCIATION FOR ONGOING MAINTENANCE.

RETAINING WALL NOTE:

1. RETAINING WALL LABELS ARE FOR REFERENCE PURPOSES ONLY. REFER TO SHEET 9 FOR ADDITIONAL WALL INFORMATION.
2. ALL RETAINING WALLS LOCATED WITHIN PUBLIC VIEW SHALL BE PLANTED WITH TREES, SHRUBS AND VINES AT BASE OF WALL TO PROVIDE ADEQUATE SCREENING OF WALL PER CITY OF SAN DIEGO REQUIREMENTS.



SITE FEATURES KEY

1. POOL BUILDING & EQUIPMENT ROOM
2. POOL
3. SPA
4. OUTDOOR SHOWER
5. POOL / SUN DECK WITH CHAISE LOUNGES AND SEATING AREA
6. TUBULAR STEEL POOL FENCE WITH SECURE ENTRY GATE AN DECORATIVE PILASTERS
7. COMMUNITY / PUBLIC SIDEWALK
8. ADA ACCESSIBLE PARKING STALLS

SINGLE FAMILY RESIDENTIAL AMENITY AREA

SCALE - 1" = 20'-0"

NORTH 0 10' 20' 40' 60'

COMMERCIAL AREA
AREA TO BE PRIVATELY MAINTAINED PER PROPERTY OWNER'S ASSOCIATION

MULTI-FAMILY AREA
TO BE PRIVATELY MAINTAINED PER HOMEOWNER'S ASSOCIATION

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RIGHT-OF-WAY AND UPSLOPES TO BE MAINTAINED BY TORREY HIGHLANDS MAINTENANCE ASSESSMENT DISTRICT

RIGHT-OF-WAY AND ADJACENT UPSLOPES
TO BE MAINTAINED BY PARK VILLAGE MAINTENANCE ASSESSMENT DISTRICT

DOWNSLOPES ADJACENT TO RIGHT-OF-WAY
TO BE MAINTAINED BY CITY PARK & REC. DEPARTMENT

MAINTENANCE RESPONSIBILITY KEY MAP NTS

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PRELIMINARY LANDSCAPE PLAN
JAMES P. NERI
Date: 5/30/19
RLA 3321
STATE OF CALIFORNIA

James Neri RLA 3321 12-22-15
JAMES NERI DATE
REG. EXPIRES 6-30-2019

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Fax #: (858) 274-3223

Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE AND VIA PANACEA

Project Name:
MERGE 56

Revision 15: 10-19-2017 14TH SUBMITTAL
Revision 14: 08-25-2017 13TH SUBMITTAL
Revision 13: 11-21-2016 12TH SUBMITTAL
Revision 12: 09-20-2016 11TH SUBMITTAL
Revision 11: 07-26-2016 10TH SUBMITTAL
Revision 10: 06-21-2016 9TH SUBMITTAL
Revision 9: 12-22-2015 8TH SUBMITTAL
Revision 8: 08-31-2015 7TH SUBMITTAL
Revision 7: 07-08-2015 6TH SUBMITTAL
Revision 6: 05-15-2015 5TH SUBMITTAL
Revision 5: 03-02-2015 4TH SUBMITTAL
Revision 4: 10-17-2014 3RD SUBMITTAL
Revision 3: 09-09-2014 2ND SUBMITTAL
Revision 2: 07-21-2014 FULL SUBMITTAL
Revision 1: 03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN – PLANTING PLAN

Sheet 19 of 37

DEP# _____

PLANTING LEGEND:

OCCURS IN TORREY HIGHLANDS AND PARK VILLAGE M.A.D. IN R.O.W.

PLANT MATERIAL LEGEND:	QTY / % / SIZE
ARTERIAL STREET TREE (R.O.W.) (Carmel Mountain Road / Camino Del Sur) Large/ Med - scale evergreen/ deciduous tree - 60' tall x 30' wide such as:	100% / 24" BOX
Bauhinia blakeana	"Hong Kong Orchid"
Bauhinia v. candida	"White Orchid Tree"
Fraxinus oxycarpa 'Raywood'	"Raywood Ash"
Koelreuteria bipinnata	"Chinese Flame Tree"
Lophostemon confertа	"Brisbane Box"
Jacaranda mimosifolia	"Jacaranda"
Metrosideros excelsus	"New Zealand Christmas Tree"
Pinus torreyana	"Torrey Pine"
Pistacia chinensis	"Chinese Pistache"
Quercus agrifolia	"Coast Live Oak"
Quercus ilex	"Holly Oak"
PARKWAY / MEDIAN SHRUBS AND GROUNDCOVERS Small scale shrubs/ groundcovers - 12"-18"" tall and wide, such as:	100% @ 3' O.C. / 1 GAL
Lantana spp.	"Lantana" Varieties
Ceanothus spp.	"Wild Lilac"
Arctostaphylos 'Pacific Mist'	"Pacific Mist Manzanita"
Cistus purpureus	"Orchid Rockrose"
Arctostaphylos pumila	"Dune Manzanita"
Arctotis 'Big Magenta'	"African Daisy"
Dietes 'Lemon Drop'	"Fortnight Lily"
Hemerocallis spp.	"Daylily"
Phormium spp.	"New Zealand Flax"
Rosmarinus officianalis 'Huntington Carpet'	"Rosemary"
Dudleya edulis	"San Diego Dudleya"

OCCURS IN TORREY HIGHLANDS AND PARK VILLAGE M.A.D. (ADJACENT TO FUTURE DEVELOPMENT) AND ON PRIVATELY MAINTAINED SLOPE (NORTH SIDE OF SITE)

PLANT MATERIAL LEGEND:	QTY / % / SIZE
ORNAMENTAL SLOPE TREES Medium scale deciduous / evergreen trees - 25' tall x 20' wide such as:	100% / 15 GAL
Jacaranda mimosifolia	"Jacaranda"
Metrosideros excelsa	"New Zealand Christmas Tree"
Pinus eldarica	"Mondel Pine"
Platanus a. 'Bloodgood'	"London Plane var."
Rhus lancea	"African Sumac"
Tristania conferta	"Brisbane Box"
Platanus racemosa	"California Sycamore"
Quercus agrifolia	"Coast Live Oak"
NATIVE / ORNAMENTAL SLOPE PLANTING SHRUBS	40% / 4' O.C. / 5 GAL
Small / Medium scale evergreen shrubs - 3' - 8' tall x 3' wide such as:	60% / 4' O.C. / 1 GAL
Anigozanthos spp.	"Kangaroo Paw"
Arctostaphylos spp.	"Manzanita var."
Bougainvillea spp.	"Bougainvillea var."
Cistus spp.	"Rockrose var."
Dietes 'Lemon Drop'	"Fortnight Lily var."
Ceanothus tomentosus	"Wild Lilac"
Fremontodendron californicum	"Flannel Bush"
Heteromeles arbutifolia	"Toyon"
Lavandula spp.	"Lavender var."
Phormium spp.	"New Zealand Flax var."
Rhus integrifolia	"Lemonade Berry"
Ribes spp.	"Currant, Gooseberry"
Rosmarinus spp.	"Rosemary var."
Salvia spp.	"Sage var."
GROUNDCOVERS Small scale evergreen groundcover - 2' tall x 2' wide such as:	100% / 2' O.C. / 1 GAL
Baccharis pilularis	"Dwarf Coyote Brush var."
Carex spp.	"Sedge var."
Dianella spp.	"Lily Flax var."
Festuca o. 'Glauca'	"Blue Fescue var."
Senecio mandraliscae	"Blue Chalk Sticks"
VINES Occurs on retaining wall (North side) privately maintained slope	100% / 10' O.C. / 1 GAL
Self climbing vines - spreading such as:	
Macfadyena unguis-cati	"Cat's-claw vine"
Bougainvillea sp.	"Bougainvillea"

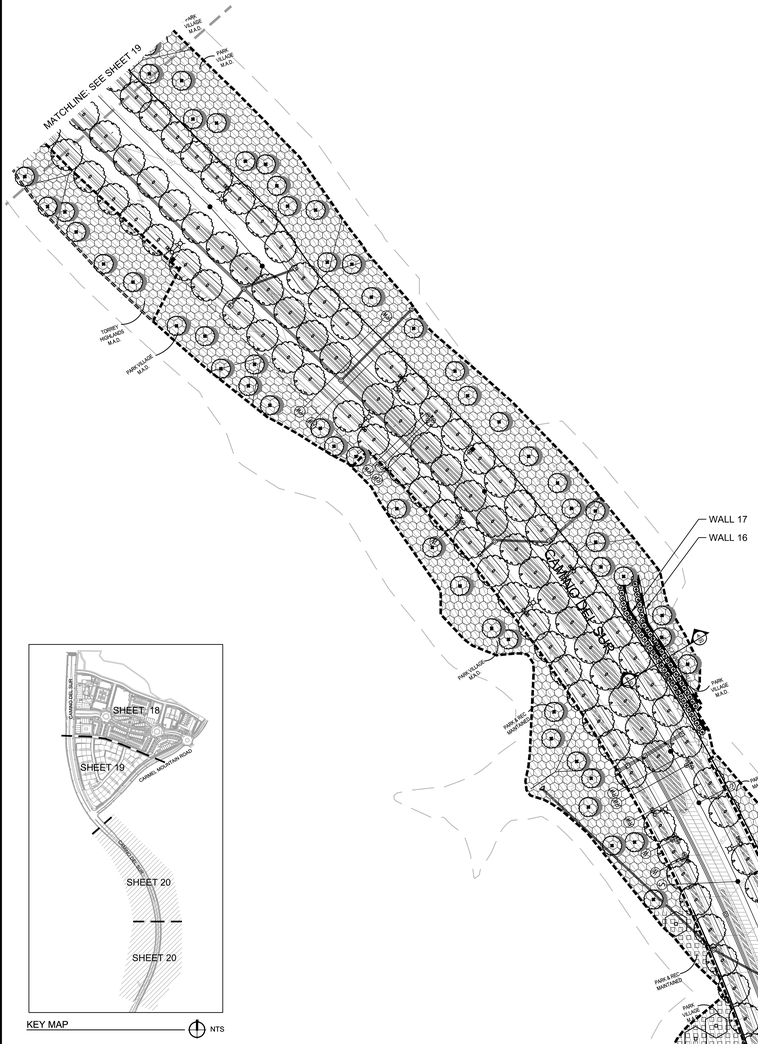
OCCURS IN TORREY HIGHLANDS, PARK VILLAGE M.A.D., AND PARK & REC MAINT. LAND ADJACENT TO NATIVE OPEN SPACE

PLANT MATERIAL LEGEND:	QTY / % / SIZE
NATIVE SLOPE TREES Med/ Large - scale evergreen/ deciduous tree - 10'-30' tall x 10'-30' wide such as:	10% / 15 GAL 50% / 5 GAL 40% / 1 GAL
Down slopes:	
Heteromeles arbutifolia	"Toyon"
*Platanus racemosa **	"California Sycamore"
Quercus berberidifolia	"California Scrub Oak"
Quercus dumosa	"Nuttall's Scrub Oak"
Quercus engelmannii	"Engelmann Oak"
**To be placed in natural drainage courses and low points only*	
Up slopes:	
Heteromeles arbutifolia	"Toyon"
Myrica californica	"Pacific Wax Myrtle"
Pinus torreyana	"Torrey Pine"
Quercus berberidifolia	"California Scrub Oak"
Quercus dumosa	"Nuttall's Scrub Oak"
Quercus engelmannii	"Engelmann Oak"
Quercus agrifolia	"Coast Live Oak"
NATIVE SLOPE PLANTING SHRUBS Med / Large scale shrubs - 2'-3' tall and wide, such as:	100% / 1 PER 200 S.F. / 1 GAL
Baccharis pilularis	"Dwarf Coyote Bush"
Heteromeles arbutifolia	"Toyon"
Malosma laurina	"Laurel Sumac"
Rhus integrifolia	"Lemonade Berry"

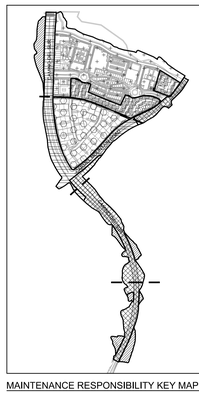
GROUNDCOVER

Native / Erosion Control Hydroseed such as:	100% / HYDROSEED	LBS. / ACRE	MIN % PLS**
MODIFIED CHAPARRAL SAGE SCRUB MIX (SS SEEDS) - COVERAGE 49LBS/ ACRE			
Acmispon glaber	"Deerweed"	6.0	85
Artemisia californica	"California Sagebrush"	2.0	10
**Encelia californica*	"*Bush Sunflower"	2.0	25
Eriophyllum confertiflorum	"Golden Yarrow"	2.0	25
Eriogonum fasciculatum	"California Buckwheat"	8.0	10
**Enodictyon crassifolium*	"Thick Leaved Yerba Santa"	2.0	30
Eschscholzia californica	"California Poppy"	2.0	85
Festuca microstachys	"Small Fescue"	8..0	85
Hesperoyucca whipplei	"Our Lord's Candle"	2.0	60
Lasthenia californica	"Dwarf goldfields"	1.0	50
Lupinus hirsutissimus	"Stinging lupine"	2.0	80
**Phacelia ramosissima*	"Branching Phacelia"	2.0	80
Salvia apiana	"White Sage"	2.0	25
Salvia mellifera	"Black Sage"	2.0	40
Stipa pulchra	"Purple Needlegrass"	4.0	75
Trifolium willdenovii	"Tomcat Clover"	2.0	85
**Modified species from original mix*		49.0	
***Min % PLS (Pure live seed) = Seed Purity x Germination Rate*			

BIO-BASIN PLANTING Small scale plants - 1' tall and wide, such as:	100% @ 2' O.C. / 1 GAL
Juncus effusus	"Common Rush"
Juncus pallidus	"Giant Rush"
Juncus textilis	"Basket Rush"
Juncus patens	"Rush"
Carex spissa	"San Diego Sedge"
Carex senta	"Rough Sedge"



KEY MAP NTS



COMMERCIAL AREA
AREA TO BE PRIVATELY MAINTAINED PER PROPERTY OWNER'S ASSOCIATION

MULTI-FAMILY AREA
TO BE PRIVATELY MAINTAINED PER HOMEOWNER'S ASSOCIATION

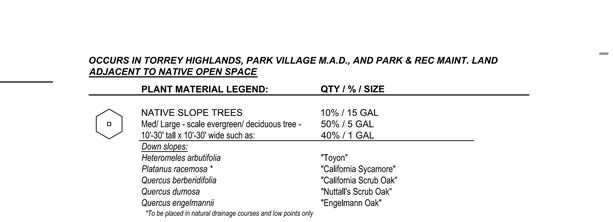
SINGLE-FAMILY AREA
INDIVIDUAL LOTS TO BE PRIVATELY MAINTAINED PER THE INDIVIDULAL HOME OWNER COMMUNAL AREAS / SLOPES TO BE PRIVATELY MAINTAINED PER HOME OWNER'S ASSOCIATION

RIGHT-OF-WAY AND UPSLOPES
TO BE MAINTAINED BY TORREY HIGHLANDS MAINTENANCE ASSESSMENT DISTRICT

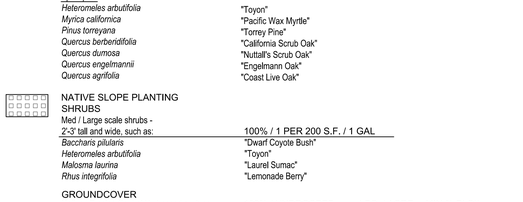
RIGHT-OF-WAY AND ADJACENT UPSLOPES
TO BE MAINTAINED BY PARK VILLAGE MAINTENANCE ASSESSMENT DISTRICT

DOWNSLOPES ADJACENT TO RIGHT-OF-WAY
TO BE MAINTAINED BY CITY PARK & REC. DEPARTMENT

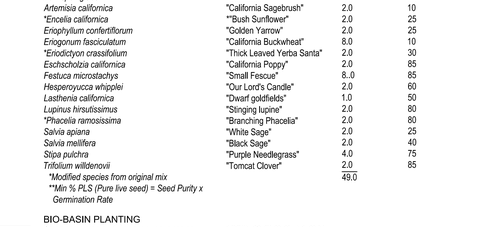
MAINTENANCE RESPONSIBILITY KEY MAP NTS



A CONCEPTUAL SCREENING AT OVERHEIGHT WALLS
SECTION NO SCALE



B CONCEPTUAL SOUND WALL TREATMENT - 3' TO 6' HEIGHT
SECTION NO SCALE

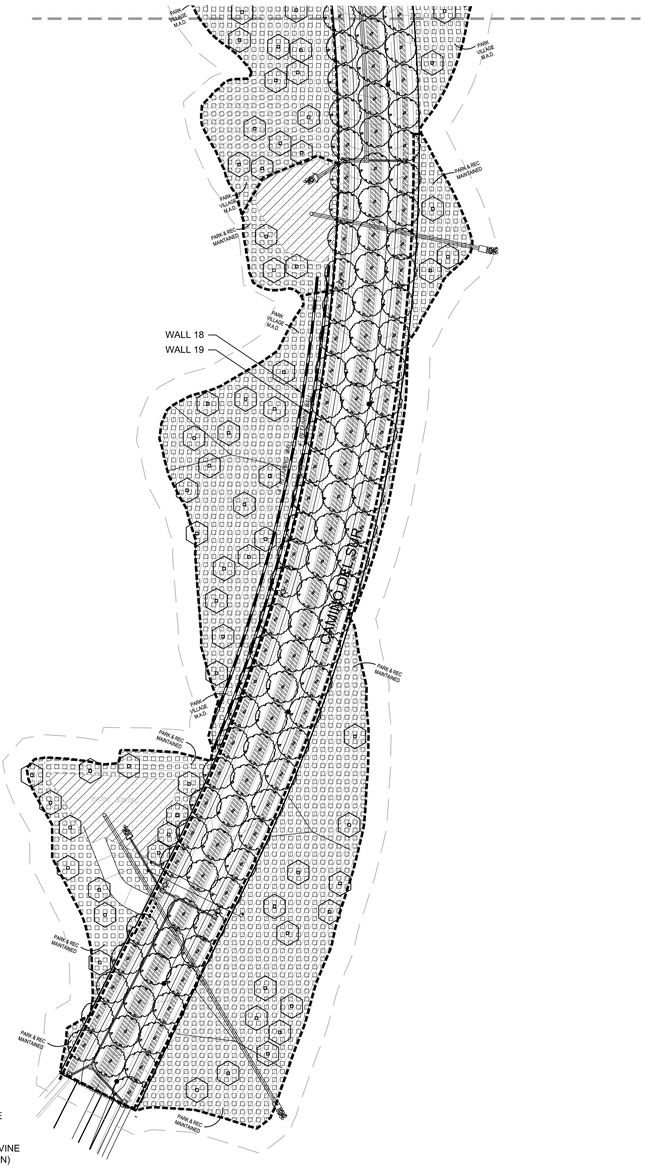


C CONCEPTUAL SOUND WALL/ BERM TREATMENT - 8' HEIGHT
SECTION NO SCALE

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT/	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

MATCH LINE SEE LEFT



NLA
NERI LANDSCAPE ARCHITECTURE
928 HORNBLEND STREET, SUITE # 3
San Diego, CA 92109
858 / 274-3222
www.NERILA.com

JAMES F. NERI — LICENSED LANDSCAPE ARCHITECT — Expires 6/30/19 — RLA 3321 — STATE OF CALIFORNIA

JAMES NERI RLA 3321
REG. EXPIRES 6-30-2019

12-22-15
DATE

PREPARED IN THE OFFICE OF:

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928 HORNBLEND STREET, SUITE # 3
San Diego, CA 92109
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SAN DIEGO, CA 92121
(858) 751-0633 FAX(858) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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ARCHITECT: SAFDIE RABINES ARCHITECTS
925 FORT STOCKTON DRIVE
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(619)297-6153 FAX(619)299-6072

Prepared By:
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Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE AND VIA PANACEA

Project Name:
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Revision 1: 03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014

Sheet Title: *LANDSCAPE DEVELOPMENT PLAN – PLANTING PLAN*

Sheet 20 of 37

DEP#

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., MS-501
San Diego, CA 92101-4154
(619) 446-5000

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	58,593 sq. ft. x 25%=	14,648	sq. ft.	26,182 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	58,593 sq. ft. x 0.05=	2,930	points	3,100 points	170 points

Auto Service Stations Only

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

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

Planting Area Required [142.0404]				Planting Area Provided	Excess Area Provided
Total Area	157,754 sq. ft. x 30%=	47,326	sq. ft.	55,761 sq. ft.	8,435 sq. ft.

Plant Points Required [142.0404]				Plant Points Provided	Excess Points Provided
Total Area	157,754 sq. ft. x 0.05=	7,888	points	12,332 points	4,444 points

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DS-4 (03-06)

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San Diego, CA 92101-4154
(619) 446-5000

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 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407] (N/A)

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required				Plant Points Provided	Excess Points Provided
Total VUA:	sq. ft. x 0.05 =		points	points	points

Points achieved through trees (at least half): points

VEHICULAR USE AREA (≥6,000 sf) [142.0406 - 142.0407]

Required Planting Area				Planting Area Provided	Excess Area Provided
VUA inside Street Yard:	sq. ft. x 0.05 =		sq. ft.	sq. ft.	sq. ft.
VUA outside Street Yard:	34,551 sq. ft. x 0.03 =	1,037	sq. ft.	6,529 sq. ft.	5,492 sq. ft.

Required Plant Points				Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard:	sq. ft. x 0.05 =		points	points	points
VUA outside Street Yard:	34,551 sq. ft. x 0.03 =	1,037	points	1,435 points	710 points

TEMPORARY VEHICULAR USE AREA [142.0408] (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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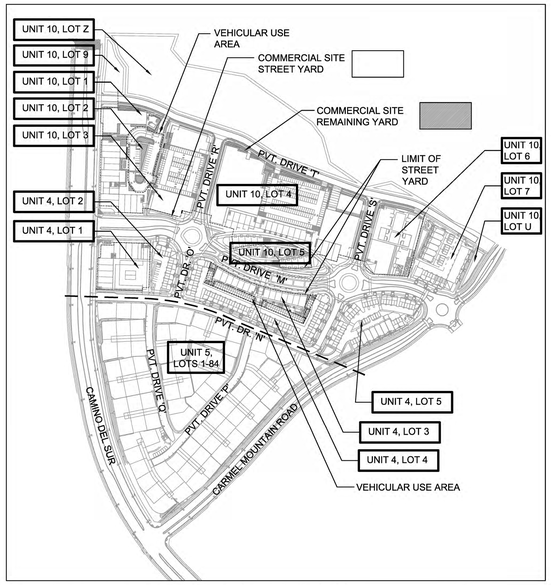
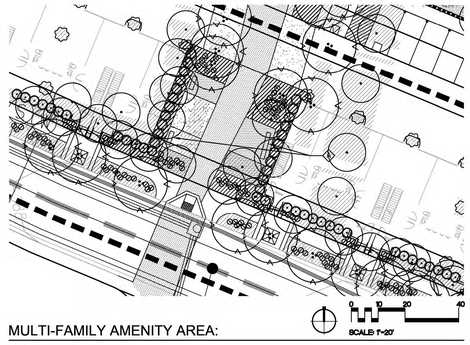
DS-5 (03-06)

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

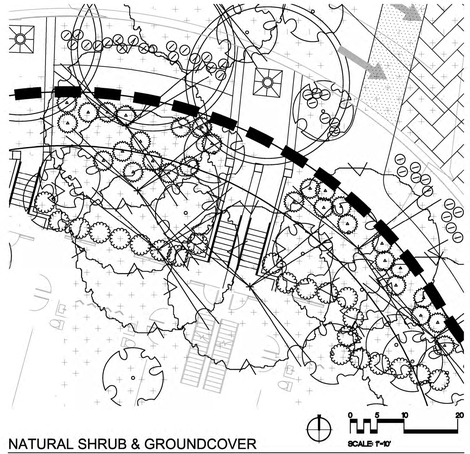


LANDSCAPE CALCULATIONS DIAGRAM

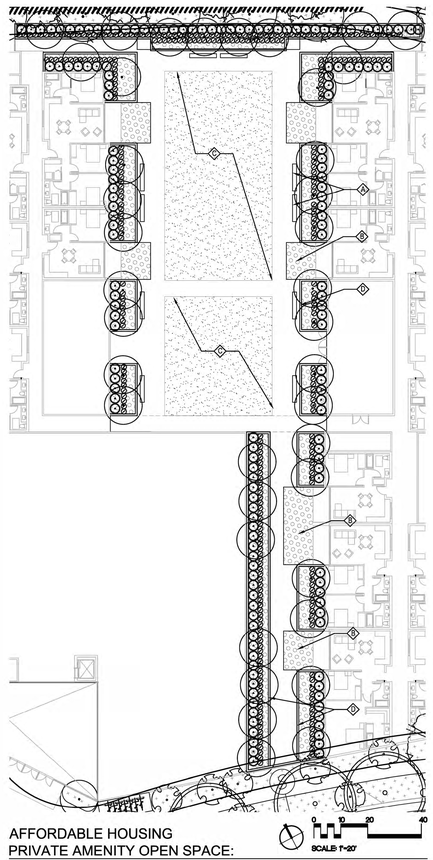
NOT TO SCALE



MULTI-FAMILY AMENITY AREA:



NATURAL SHRUB & GROUNDCOVER



AFFORDABLE HOUSING
PRIVATE AMENITY OPEN SPACE:

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

TOTAL LANDSCAPE AREA: 118,853 SQUARE FEET

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 446-5000

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	44,682 sq. ft. x 50%=	22,341	sq. ft.	30,570 sq. ft.	8,229 sq. ft.

Planting Points Required [142.0404]				Plant Points Provided	Excess Points Provided
Total Area	44,682 sq. ft. x 0.05=	2,234	points	4,962 points	2,728 points

Points achieved with trees: 2,300 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]				Provided
Total Area	44,682 sq. ft. x 10%=	4,468	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	# of buildings	5,521 points	2,950 Points

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

ADDITIONAL YARD PLANTING AREA AND POINT REQUIREMENTS

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

City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101-4154
(619) 446-5000

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 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required				Plant Points Provided	Excess Points Provided
Total VUA:	4,733 sq. ft. x 0.05 =	237	points	248 points	11 points

Points achieved through trees (at least half): 210 points

VEHICULAR USE AREA (≥6,000 sf) [142.0406 - 142.0407] (N/A)

Required Planting Area				Planting Area Provided	Excess Area Provided
VUA inside Street Yard:	sq. ft. x 0.05 =		sq. ft.	sq. ft.	sq. ft.
VUA outside Street Yard:	sq. ft. x 0.03 =		sq. ft.	sq. ft.	sq. ft.

Required Plant Points				Plant Points Provided	Points Provided with Trees (at least half)
VUA inside Street Yard:	sq. ft. x 0.05 =		points	points	points
VUA outside Street Yard:	sq. ft. x 0.03 =		points	points	points

TEMPORARY VEHICULAR USE AREA [142.0408] (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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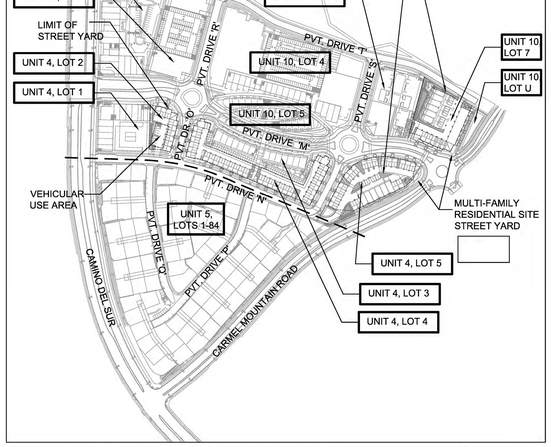
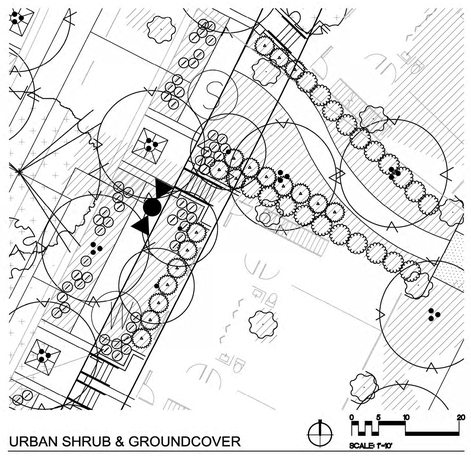
DS-5 (03-06)



LANDSCAPE CALCULATIONS DIAGRAM

NOT TO SCALE



URBAN SHRUB & GROUNDCOVER

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	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

AFFORDABLE HOUSING PRIVATE AMENITY OPEN SPACE:	MINIMUM PLANTING AREA 5% OF TOTAL COURYARD AREA	PLANT POINTS 0.025 POINTS PER SQUARE FOOT OF THE TOTAL COURTYARD AREA
REQUIRED	832 SF	416
PROVIDED	6,611 SF	780

GENERAL NOTES:

1. THE LANDSCAPE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. 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.
3. 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.
4. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING 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.
6. 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.
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. TREE 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.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF WAY CONSISTENT WITH LOCAL ORDINANCE.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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
17. THE OWNER/PERMITTEE SHALL ENSURE THAT ALL DOWNHILL SLOPES WITHIN CITY FEE-OWNED OPEN SPACE BE LANDSCAPED WITH NATIVE VEGETATION ENDEMIC TO THE AREA AND ON A TEMPORARY IRRIGATION SYSTEM FOR ESTABLISHMENT OF PLANT MATERIAL AND SHALL BE REMOVED UPON PLANT ESTABLISHMENT APPROVAL BY THE PARK AND RECREATION DEPARTMENT.

MAINTENANCE ASSESSMENT DISTRICT (M.A.D.) NOTES:

1. ALL M.A.D. MAINTAINED PLANTING SHALL CONFORM TO THE CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT 2011 CONSULTANT'S GUIDE TO PARK DESIGN AND CONSTRUCTION.
2. ALL M.A.D. MAINTAINED IRRIGATION WILL BE DESIGNED FOR USE OF RECYCLED WATER.
3. 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 FEE-OWNED PROPERTY.
4. ALL WALLS/ RETAINING WALLS WITHIN M.A.D. OR PARK & REC. MAINTAINED CITY FEE-OWNED LAND SHALL BE PRIVATELY MAINTAINED.
5. SEPARATE IRRIGATION CONTROL CLOCKS AND METERS SHALL BE INSTALLED FOR EACH M.A.D. AND CITY FEE-OWNED PROPERTY.

DRAINAGE NOTES:

1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO THE MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATWORK 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:

1. 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 PRECIPITATION RATE SPRINKLER EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 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.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.

DESIGN STATEMENT

COMMERCIAL SITE: THIS SITE CONTAINS A LANDSCAPE THAT COMBINES POROUS SURFACES. LOW-WATER USE CALIFORNIA NATIVE, AND TRADITIONAL PLANTINGS ACCENTED BY FLOWERING ORNAMENTAL PLANTS. THE COMMERCIAL SITE IS INTENDED TO ACT AS AN OPEN MARKETPLACE WITH THE FEEL OF THE ADJACENT NATIVE OPEN SPACE CREEPING THROUGH. THE CENTRAL PLAZA WILL HAVE LANDSCAPE ELEMENTS TYPICALLY FOUND IN THE BOTTOM OF THE CANYONS INCLUDING: NATIVE RIPARIAN PLANTINGS, GRASSES, BOULDERS AND COBBLES. THE MANUFACTURED SLOPES ADJACENT TO OPEN SPACE SHALL BE PLANTED WITH NATIVE OR NATURALIZED PLANTINGS TO BOTH BLEND IN WITH THE SURROUNDING AREA AS WELL AS PROVIDE SLOPE STABILITY. EACH OFFICE SITE WILL HAVE AN EMPLOYEE COURTYARD AND PARKING STRUCTURE ASSOCIATED WITH IT.

MULTI-FAMILY RESIDENTIAL: THE RESIDENCES SHALL HAVE A MORE TRADITIONAL AND STRUCTURED LANDSCAPE FEEL CREATING CONTRAST WITH THE AREA SURROUNDING THE MAIN PLAZA. EACH RESIDENCE SHALL HAVE ITS OWN ENTRANCE WITH ACCESS TO THE STREET CREATING PRIVATE USE SPACES FOR EACH UNIT. BECAUSE THE GARAGE ENTRANCES ARE AT THE BACK OF THE BUILDING THE STREET SIDE TAKES ON QUITE AN URBAN FEEL. MULTIPLE PATHS LINK THE RESIDENCES, THE COMMON AMENITY AREA, AND THE OPEN LANDSCAPED AREAS TO THE MAIN COMMERCIAL CENTER. THE AMENITY AREA INCLUDES A CLUBHOUSE, POOL, AREAS FOR SUNNING, AND SMALLER SEATING AREAS IN THE SHADE.

HYDROSEEDING NOTES

1. SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
2. 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.
3. A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURERS' RECOMMENDATIONS.
4. 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)

5. GRADED, DISTRUBED, 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.
6. PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.
7. NON-PERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.
8. 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.
9. 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 .
10. 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

SDMC 143.0420

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-2-5	190 SQ. FT.	190 SQ. FT.	158	30,020 SQ. FT.	31,791 SQ. FT.

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REGISTERED LANDSCAPE ARCHITECT — JAMES P. NERI — Expires 6/30/19 — RLA 3321 — STATE OF CALIFORNIA

JAMES NERI RLA 3321
REG. EXPIRES 6-30-2019

12-22-15
DATE

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Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE AND VIA PANACEA

Project Name:
MERGE 56

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN – PLANTING CALCS

Revision 15: 10-19-2017 14TH SUBMITTAL
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Revision 13: 11-21-2016 12TH SUBMITTAL
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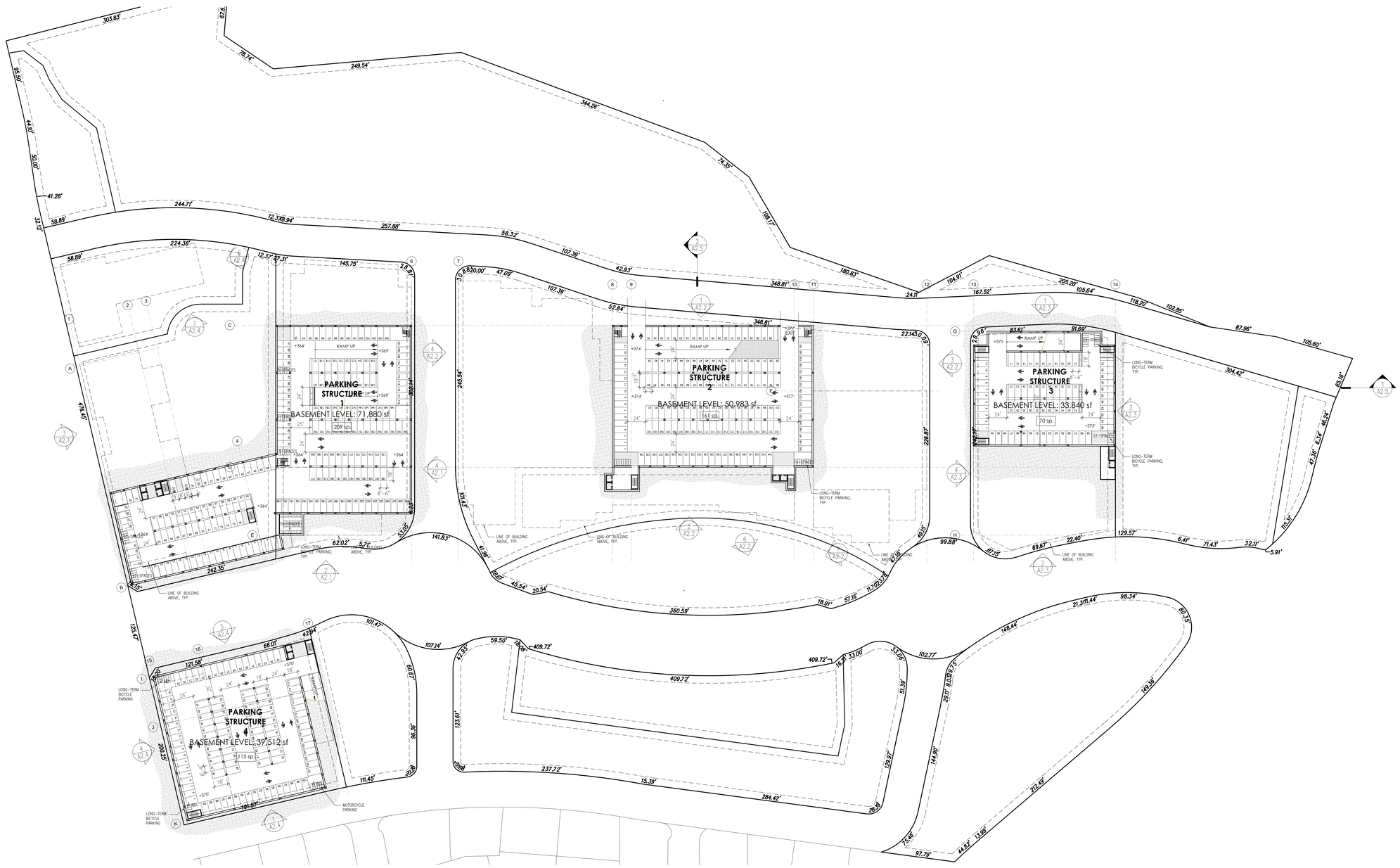
DEP#



LEGEND

- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- GRID LINE
- ABOVE OR HIDDEN LINE
- ACCESSIBLE PATH OF TRAVEL
- VERTICAL DATUM
- KEY NOTE
- 38 sp. — PARKING SPACE COUNT
- ELEVATION TAG
- SECTION TAG
- F.F. +100.5' — FINISH FLOOR ELEVATION
- F.G. +100.5' — FINISH GRADE ELEVATION
- FIRE HYDRANT
- ACCESSIBLE PARKING STALL
- BUS STOPS

GENERAL NOTES:

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-0 (UFC 901.4.4).

2. REFER TO CIVIL SHEETS 4 AND 5 FOR EXISTING/PROPOSED STREETS, SIDEWALKS, CURB CUTS AND DRIVEWAYS, AND CURB-TO-PROPERTY LINE DISTANCES.

3. THEATER SHALL COMPLY WITH SDMC 141.0623:
   - PROVIDE OFF-STREET PARKING SUFFICIENT TO SERVE FACILITY WITHOUT IMPACTING NEARBY PROPERTY.
   - HOURS OF OPERATION SHALL BE LIMITED AS FOLLOWS:
     -CINEMA SHALL CLOSE AT MIDNIGHT SUNDAY THROUGH THURSDAY
     -CINEMA SHALL CLOSE NO LATER 1:00AM FRIDAY AND SATURDAY
   - LITTER CONTROL PLAN BE REQUIRED TO KEEP FACILITY AND ADJACENT PROPERTY FREE OF LITTER.
   - ALL STORAGE, SERVICE, AND REPAIR AREAS SHALL BE LOCATED ON THE SITE SO THAT THEY ARE NOT VISIBLE FROM ADJACENT RIGHTS OF WAY.

4. PROJECT SHALL COMPLY WITH CITY OF SAN DIEGO REFUSE AND RECYCLABLE MATERIAL STORAGE REQUIREMENTS AS PER SDMC 142.0801.

5. 8% of REQUIRED PARKING SHALL BE PROVIDED AS CARPOOL AND ZERO EMISSIONS VEHICLES AS PER LDC 142.0530(d)(1)(b)(3)(viii)

1 BELOW GRADE

SCALE 1" = 50'-0"

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CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE AND VIA PANACEA

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DEP.#

PN

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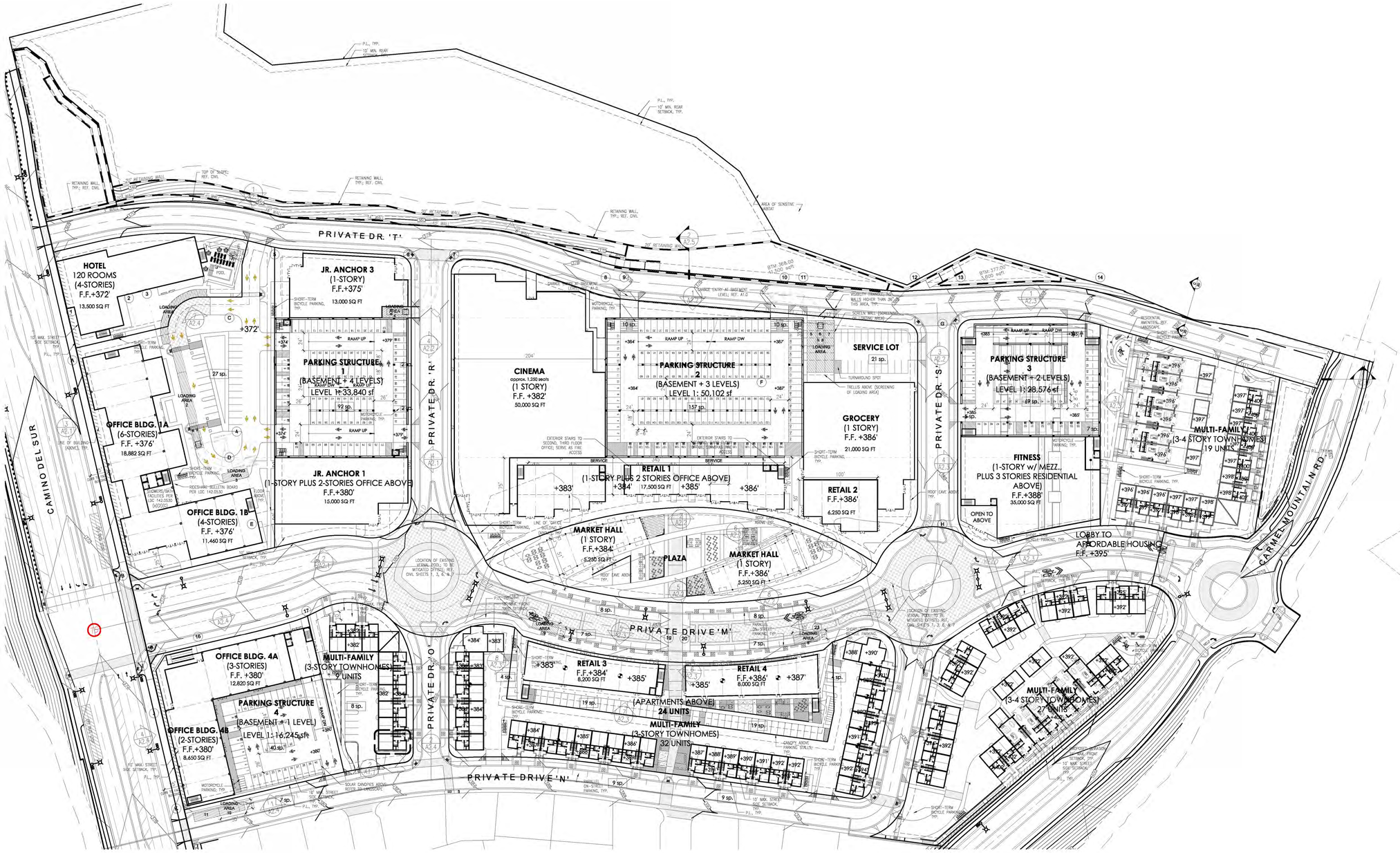
LICENSED ARCHITECT TIMOTHY RACHEL SAFDIE NO. C 24394 1-31-17 STATE OF CALIFORNIA

DATE

Sheet Title: **A1.0**

FLOOR PLANS



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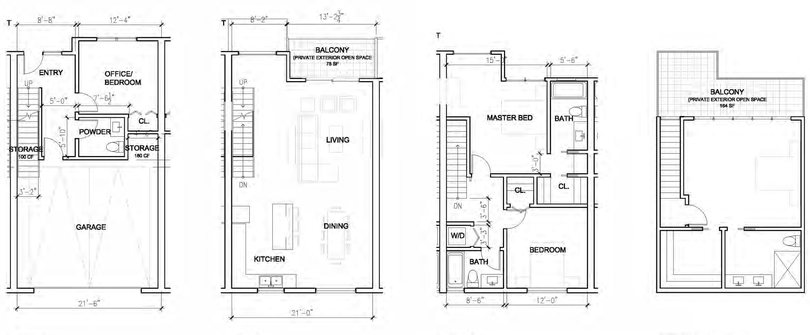
1 LEVEL 1 - GROUND LEVEL

SCALE 1" = 50'-0"



LEVEL 1 | LEVEL 2 | LEVEL 3 | (OPTIONAL) LEVEL 4

2 UNIT PLANS - TYPICAL TOWNHOUSE

SCALE 1/8" = 1'-0"

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Sheet Title: **A1.1** FLOOR PLANS

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DEP#

LICENSED ARCHITECT — TARA RACHEL SAFDIE — NO. C 24394 — 1-31-17 — STATE OF CALIFORNIA

DATE

PN

0 10 20 50 100

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- SECTION TAG
- F.F. +100.5' FINISH FLOOR ELEVATION
- F.G. +100.5' FINISH GRADE ELEVATION
- FIRE HYDRANT
- ACCESSIBLE PARKING STALL
- BUS STOPS

HOTEL
LEVEL 2
(4-STORIES)
F.F.+384'-6"
13,500 SQ FT

OFFICE BLDG. 1A
(6-STORIES)
F.F. +390'
18,882 SQ FT

OFFICE BLDG. 1B
(4-STORIES)
F.F. +390'
11,460 SQ FT

OFFICE BLDG. 4A
(3-STORIES)
F.F. +394'
12,820 SQ FT

OFFICE BLDG. 4B
(2-STORIES)
F.F.+394'
8,650 SQ FT

PARKING STRUCTURE 1
LEVEL 2: 33,840 sf
98 sp.

PARKING STRUCTURE 2
LEVEL 2: 50,102 sf
163 sp.

PARKING STRUCTURE 3
LEVEL 2: 29,390 sf
70 sp.

FLATS
+401'

OPEN TO BELOW

OPEN TO ABOVE

MOTORCYCLE PARKING, TYP.

LONG-TERM BICYCLE PARKING, TYP.

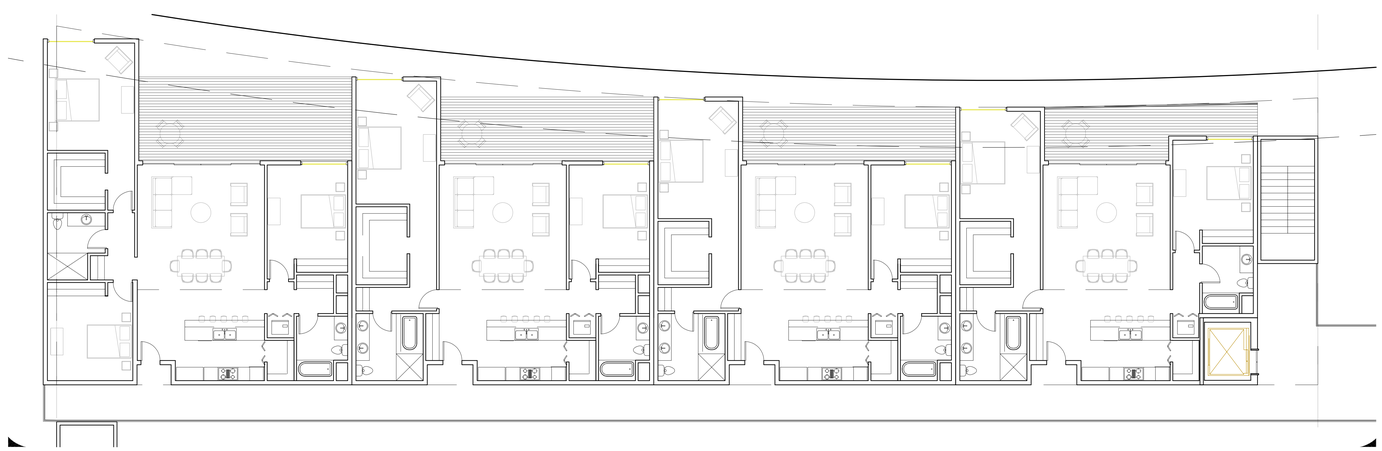
LINE OF OFFICE FLOOR ABOVE, TYP.

SOLAR CANOPIES ABOVE PARKING STALLS, REF. LANDSCAPE TYP.

CANOPY ABOVE PARKING STALLS TYP.

YIELD

1 **LEVEL 2**
SCALE 1" = 50'-0"



2 **UNIT PLANS - FLATS**
SCALE 1/8" = 1'-0"

SAFDIE RABINES ARCHITECTS
925 Fort Stockton Drive, San Diego, California 92103
(619) 297-6153 Fax: (619) 299-6072 www.safdierabines.com

DEVELOPER: SEA BREEZE 56, LLC
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Prepared By:
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Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE
AND VIA PANACEA

Project Name:
MERGE 56

Revision 15:	10-19-2017 14th SUBMITTAL
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Revision 1:	03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014

LICENSED ARCHITECT TARA RACHEL SAFDIE NO. C 24394 1-31-17 STATE OF CALIFORNIA

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Sheet Title: **A1.2** FLOOR PLANS

Sheet 24 of 37

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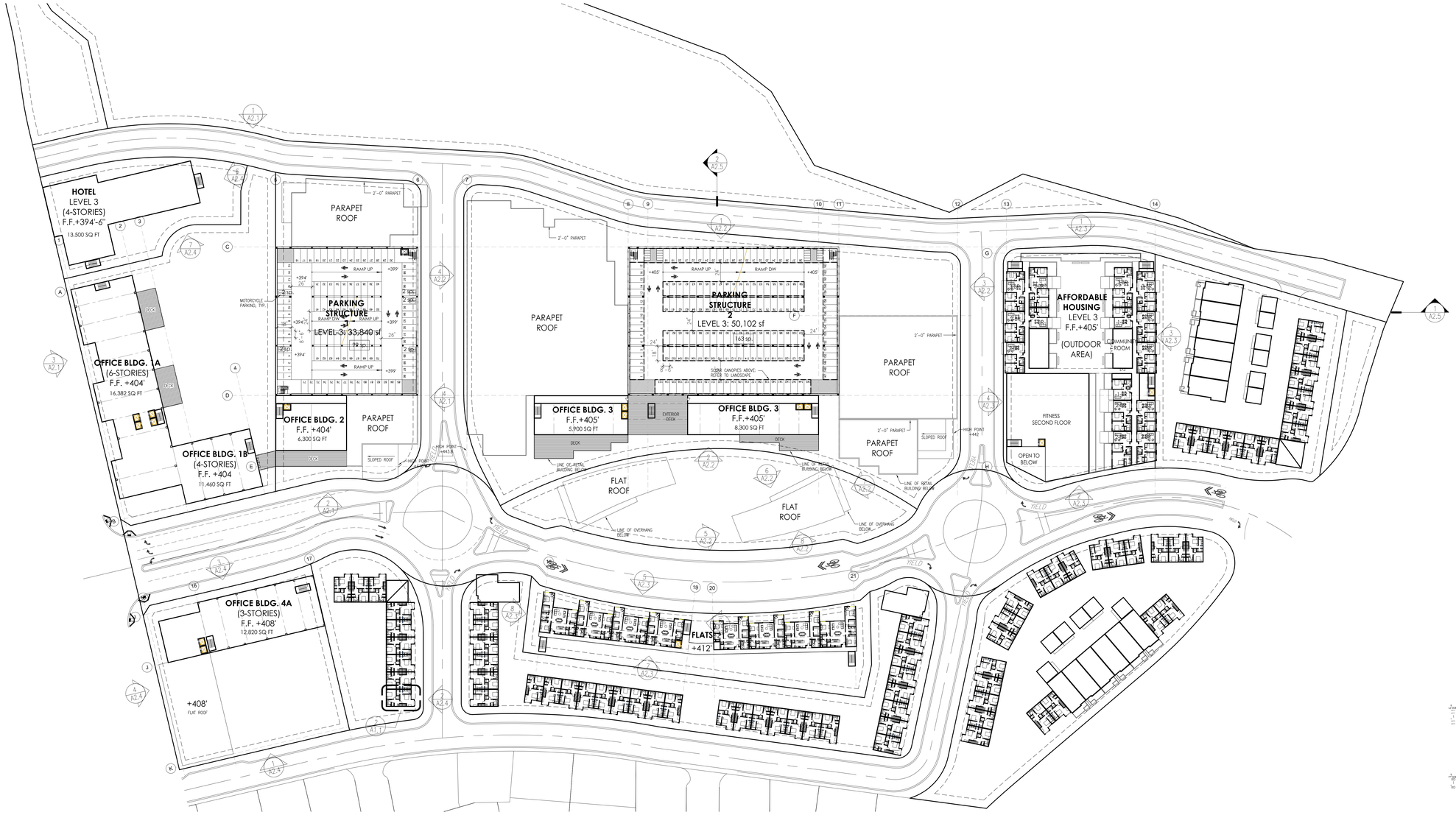
PN

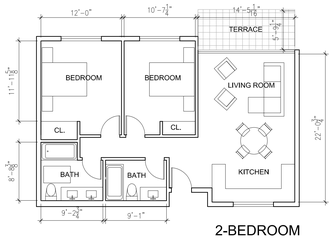
0 10 20 50 100



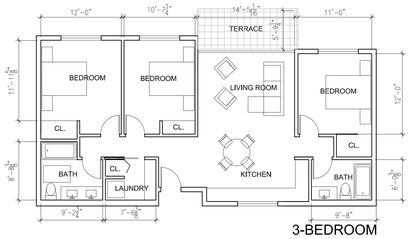
LEGEND

- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- GRID LINE
- ABOVE OR HIDDEN LINE
- ACCESSIBLE PATH OF TRAVEL
- VERTICAL DATUM
- KEY NOTE
- PARKING SPACE COUNT
- ELEVATION TAG
- SECTION TAG
- F.F. +100.5' FINISH FLOOR ELEVATION
- F.G. +100.5' FINISH GRADE ELEVATION
- FIRE HYDRANT
- ACCESSIBLE PARKING STALL
- BUS STOPS

1-BEDROOM
approx 625 sf



2-BEDROOM
approx. 950 sf



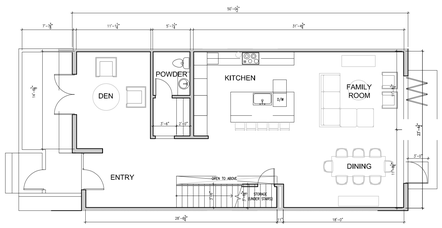
3-BEDROOM
approx 1,200 sf

1 LEVEL 3

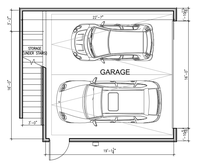
SCALE 1" = 50'-0"

2 AFFORDABLE HOUSING TYPICAL UNIT PLANS

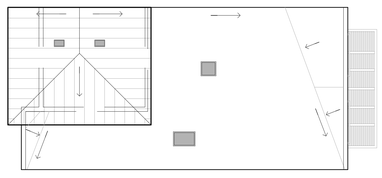
SCALE 1/8" = 1'-0"



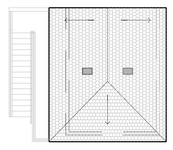
LEVEL 1 - MAIN HOUSE



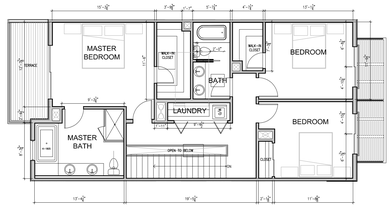
LEVEL 1 - GARAGE



ROOF - MAIN HOUSE

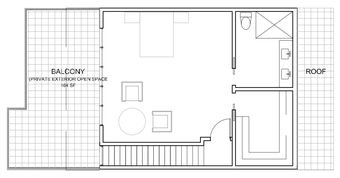


ROOF - GARAGE



LEVEL 2 - MAIN HOUSE

LEVEL 2 - GARAGE



(OPTIONAL) LEVEL 4 - MAIN HOUSE

3 UNIT PLANS - TYPICAL LONG TOWNHOUSE

SCALE 1/8" = 1'-0"

SAFDIE RABINES ARCHITECTS

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Fax #: (858) 751-0634

Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE
AND VIA PANACEA

Project Name:
MERGE 56

Revision 15: 10-19-2017 14th SUBMITTAL
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Revision 1: 03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014

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DEP#

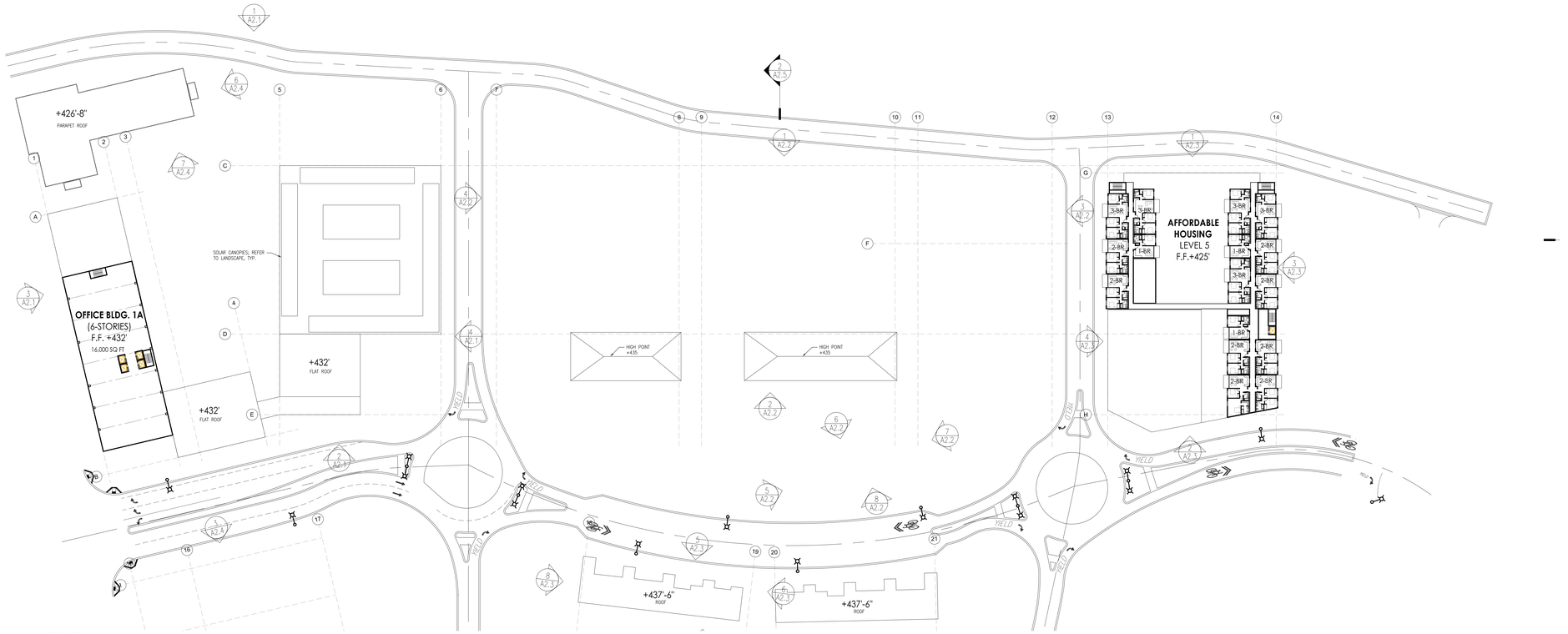
PN

0 10 20 50 100

LICENSED ARCHITECT RACHEL RABINES NO. C 24394 1-31-17 STATE OF CALIFORNIA

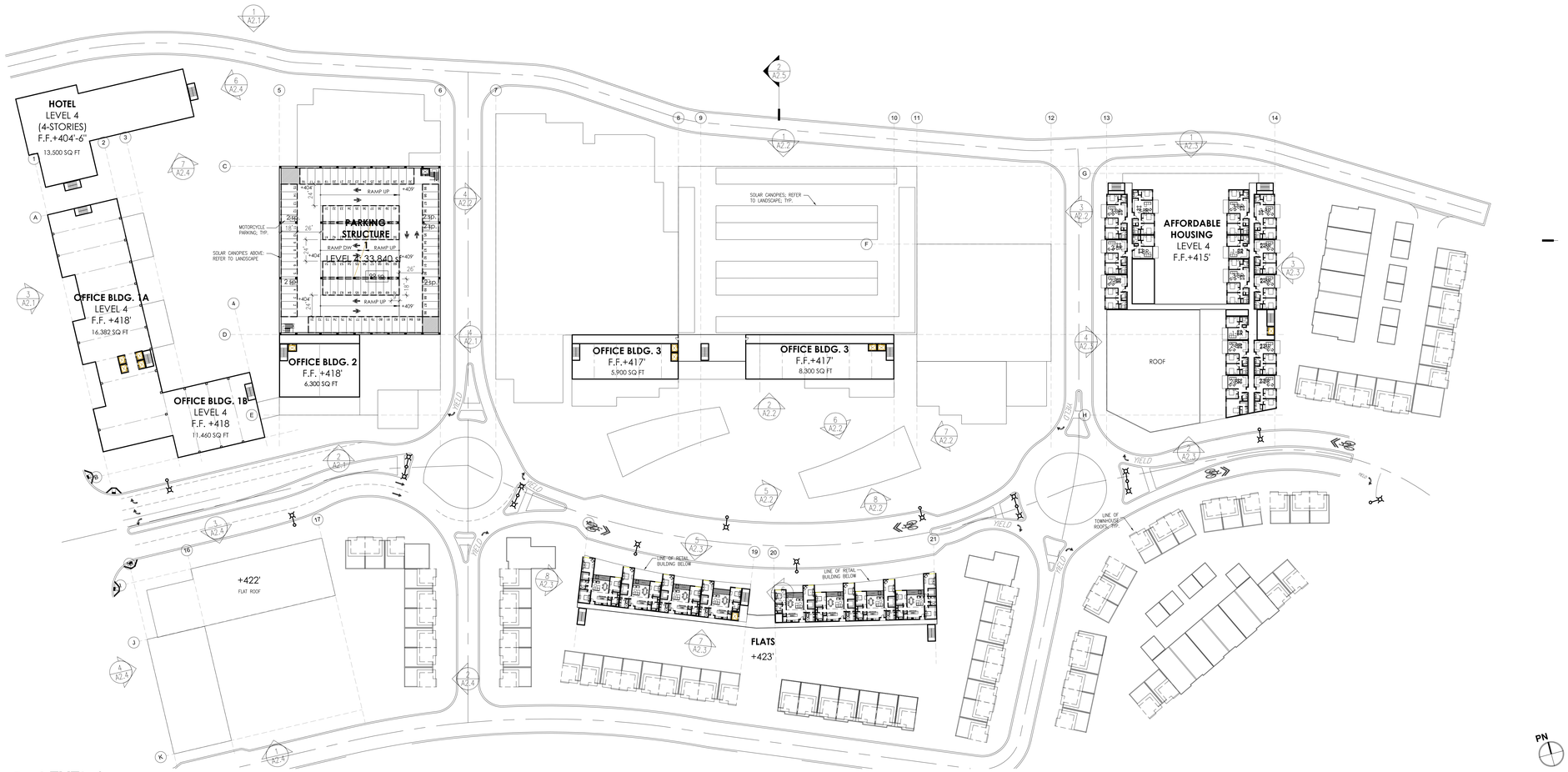
DATE

Sheet Title: **A1.3**
FLOOR PLANS



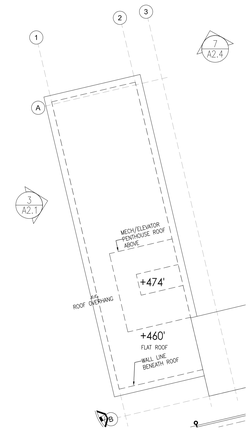
2 LEVEL 5

SCALE 1" = 50'-0"



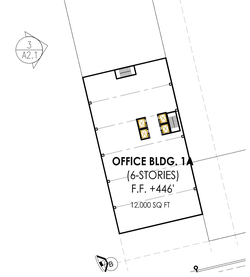
1 LEVEL 4

SCALE 1" = 50'-0"



4 ROOF

SCALE 1" = 50'-0"



3 LEVEL 6

SCALE 1" = 50'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- CENTERLINE
- GRID LINE
- ABOVE OR HIDDEN LINE
- ACCESSIBLE PATH OF TRAVEL
- VERTICAL DATUM
- KEY NOTE
- PARKING SPACE COUNT
- ELEVATION TAG
- SECTION TAG
- F.F. +100.5' FINISH FLOOR ELEVATION
- F.G. +100.5' FINISH GRADE ELEVATION
- FIRE HYDRANT
- ACCESSIBLE PARKING STALL
- BUS STOPS

PN

0 10 20 50 100

SAFDIE RABINES ARCHITECTS

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ARCHITECT: SAFDIE RABINES ARCHITECTS
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Fax #: (858) 751-0634

Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE
AND VIA PANACEA

Project Name:
MERGE 56

Revision 15: 10-19-2017 14th SUBMITTAL
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Revision 2: 07-21-2014 FULL SUBMITTAL
Revision 1: 03-27-2014 MR SUBMITTAL

Original Date: 02-20-2014

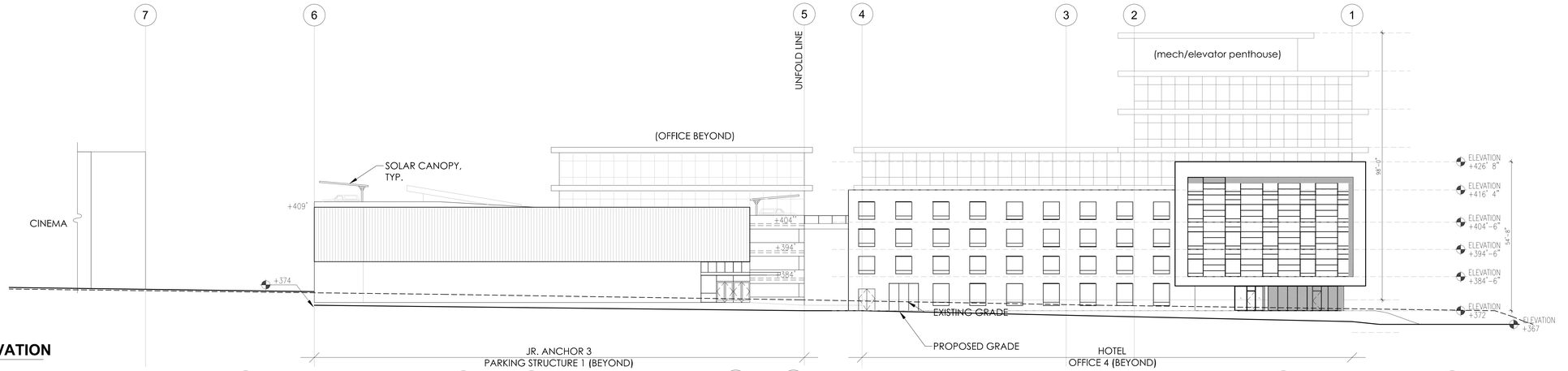
LICENSED ARCHITECT — KATE RABINES SAFDIE — NO. C 24394 1-31-17 — STATE OF CALIFORNIA

DATE

Sheet Title: **A1.4** FLOOR PLANS

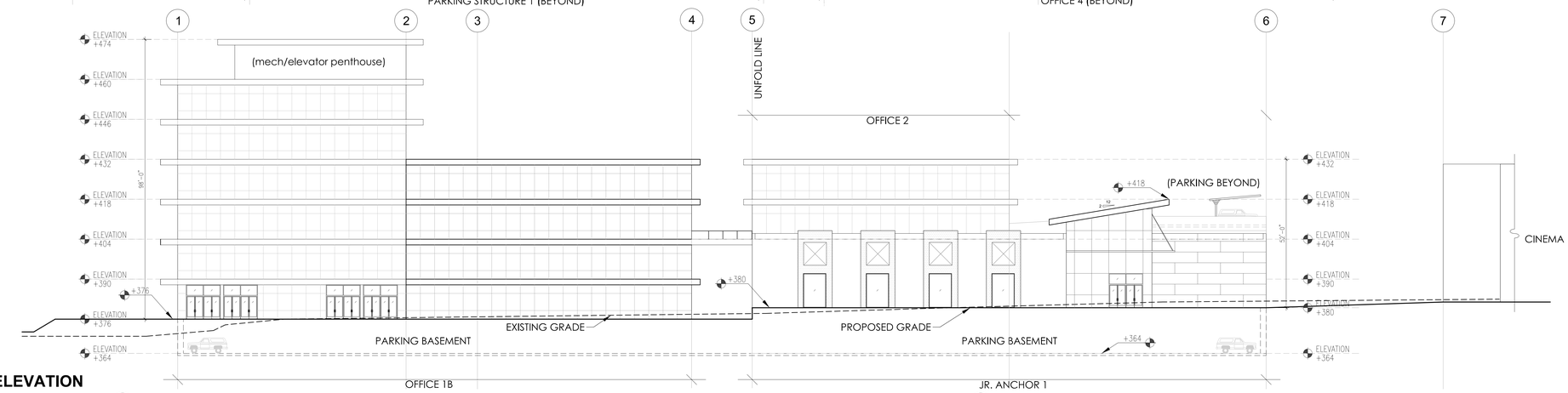
Sheet 26 of 37

DEP#



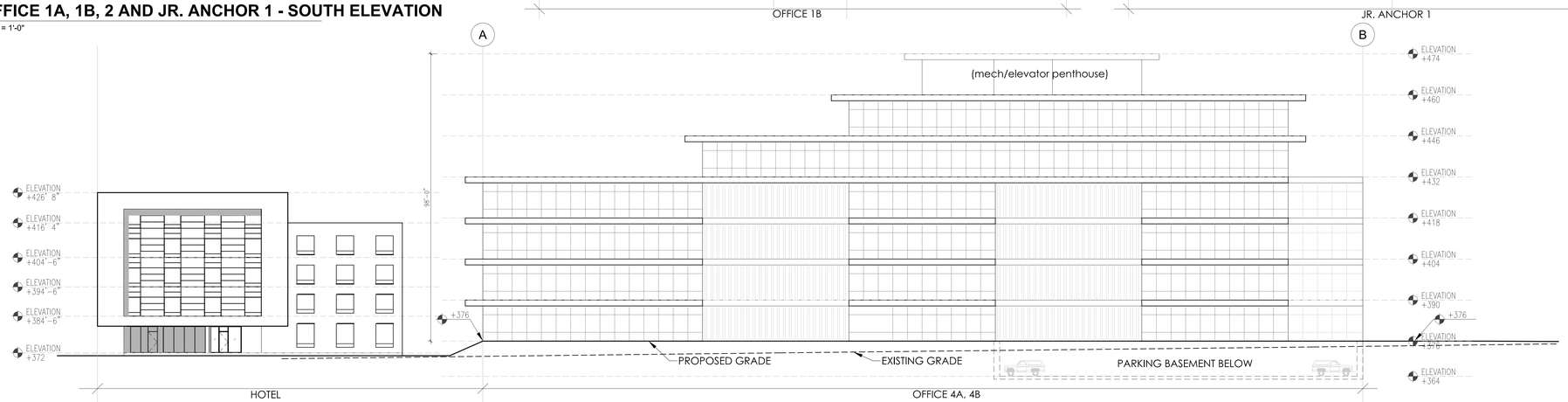
1 JR. ANCHOR 3, HOTEL - NORTH ELEVATION

1/16" = 1'-0"



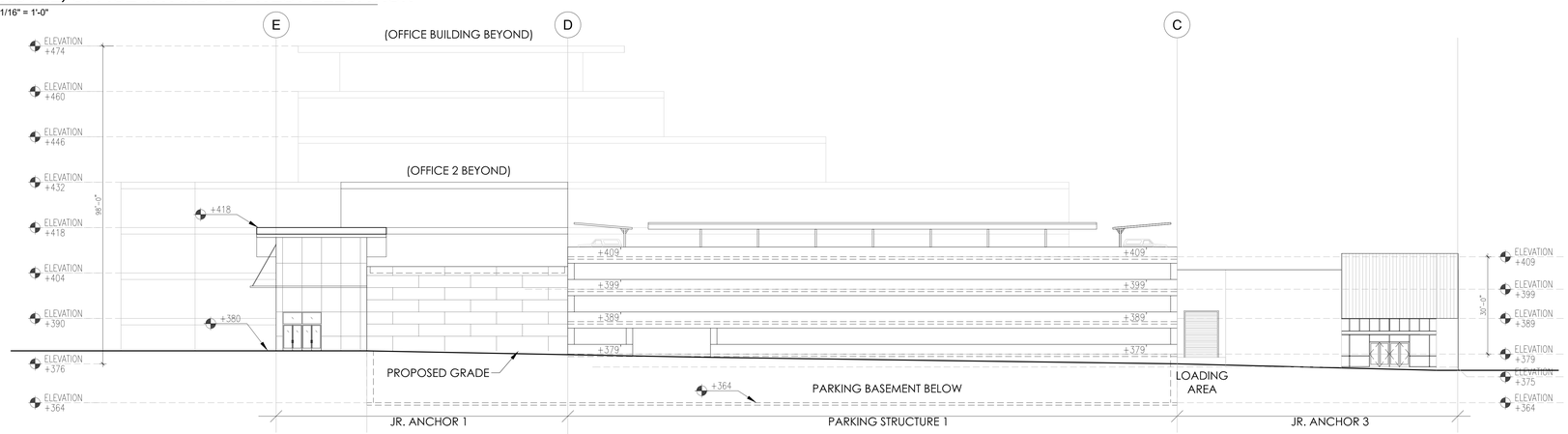
2 OFFICE 1A, 1B, 2 AND JR. ANCHOR 1 - SOUTH ELEVATION

1/16" = 1'-0"



3 HOTEL, OFFICE 1A AND 1B - WEST ELEVATION

1/16" = 1'-0"



4 JR. ANCHOR 1 AND GARAGE - EAST ELEVATION

1/16" = 1'-0"

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Prepared By:
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Revision 1: 03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014

LICENSED ARCHITECT RACHEL SAFDIE NO. C 24394 1-31-17 STATE OF CALIFORNIA

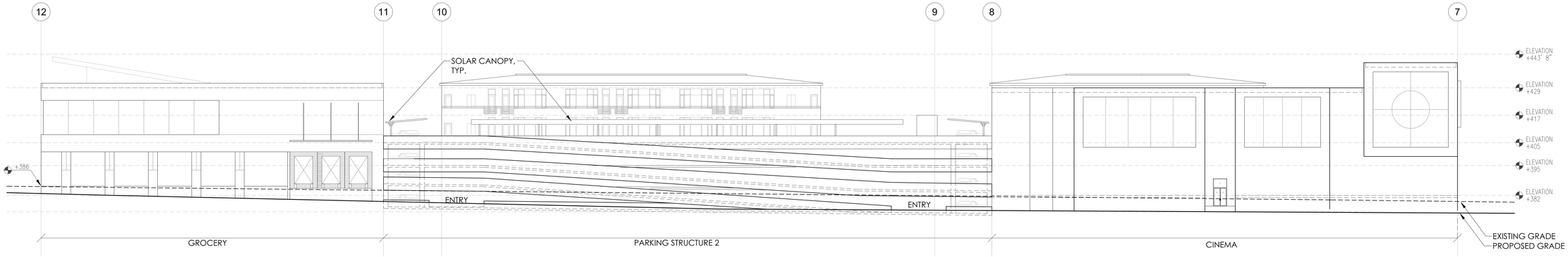
DATE

Sheet Title: BUILDING ELEVATIONS

A2.1

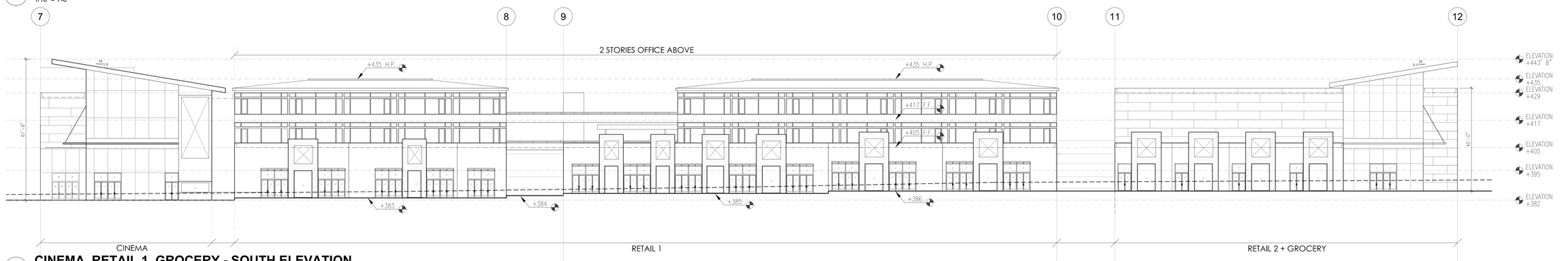
Sheet 27 of 37

DEP#



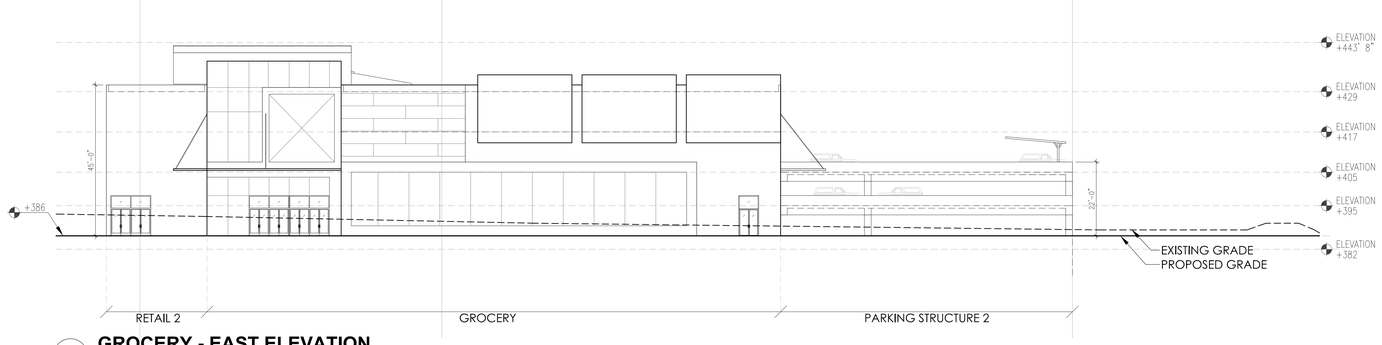
1 GROCERY, PARKING STRUCTURE 2, CINEMA - NORTH ELEVATION

1/16" = 1'-0"



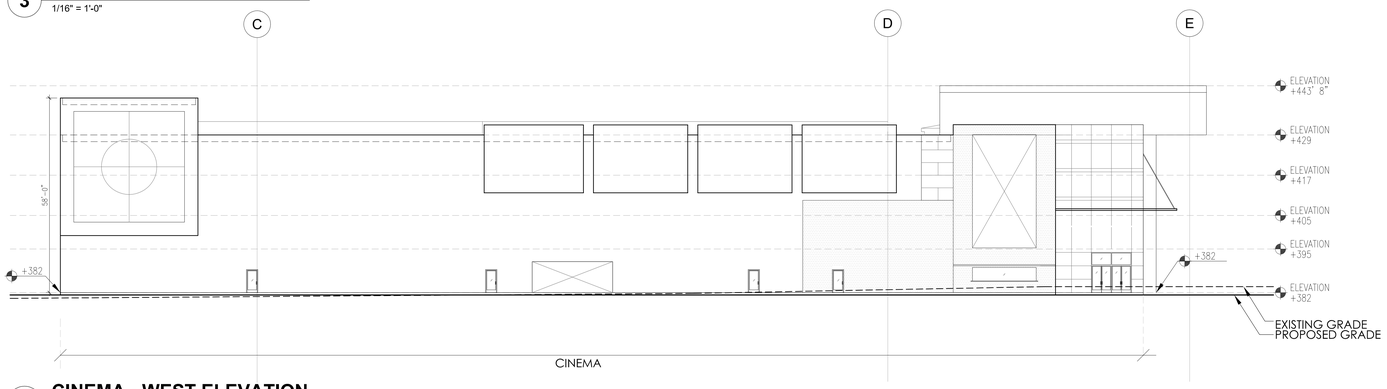
2 CINEMA, RETAIL 1, GROCERY - SOUTH ELEVATION

1/16" = 1'-0"



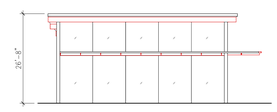
3 GROCERY - EAST ELEVATION

1/16" = 1'-0"



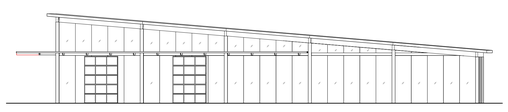
4 CINEMA - WEST ELEVATION

1/16" = 1'-0"



5 MARKET HALL EAST ELEVATION

1/16" = 1'-0"



6 MARKET HALL NORTH ELEVATION

1/16" = 1'-0"

7 MARKET HALL WEST ELEVATION

1/16" = 1'-0"

8 MARKET HALL SOUTH ELEVATION

1/16" = 1'-0"

SAFDIE RABINES ARCHITECTS

925 Fort Stockton Drive, San Diego, California 92103
(619) 297-6153 Fax: (619) 299-6072 www.safdierabines.com

DEVELOPER: SEA BREEZE 56, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
(858) 361-8555

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(858) 751-0633 FAX(858) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE AND VIA PANACEA

Project Name:
MERGE 56

Revision 15: 10-19-2017 14th SUBMITTAL
Revision 14: 08-25-2017 13th SUBMITTAL
Revision 13: 11-21-2016 12th SUBMITTAL
Revision 12: 09-20-2016 11th SUBMITTAL
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Revision 2: 07-21-2014 FULL SUBMITTAL
Revision 1: 03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014

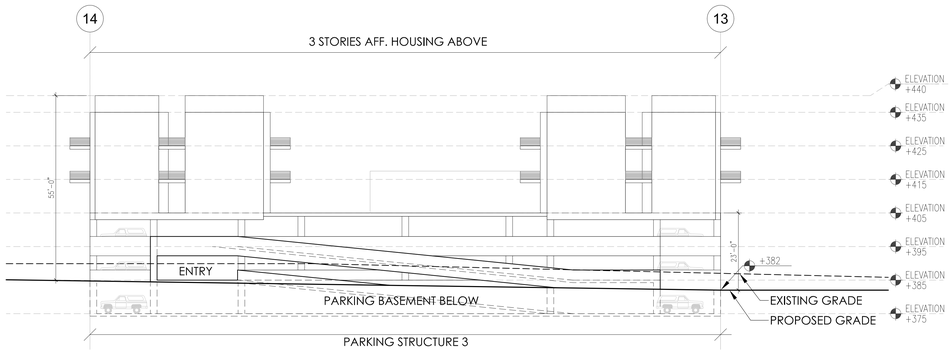
LICENSED ARCHITECT JANE RACHEL SAFDIE NO. C 24394 1-31-17 STATE OF CALIFORNIA

DATE

Sheet Title: **A2.2**
BUILDING ELEVATIONS

Sheet 28 of 37

DEP#



AFFORDABLE HOUSING AND PARKING STRUCTURE 3
NORTH ELEVATION

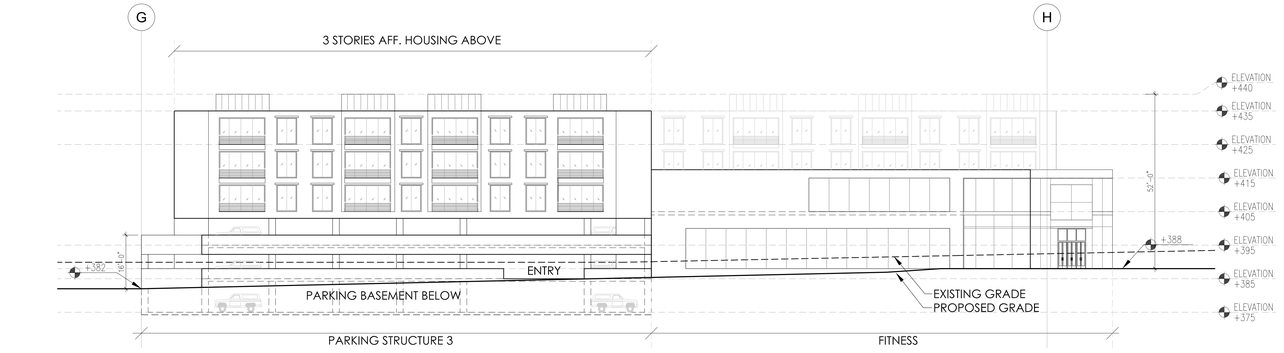
1 1/16" = 1'-0"

FITNESS, AFFORDABLE HOUSING
SOUTH ELEVATION

2 1/16" = 1'-0"

FITNESS, PARKING STRUCTURE 3, AFFORDABLE HOUSING
EAST ELEVATION

3 1/16" = 1'-0"

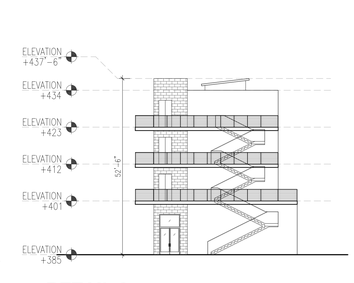


FITNESS, PARKING STRUCTURE 3, AFFORDABLE HOUSING
WEST ELEVATION

4 1/16" = 1'-0"

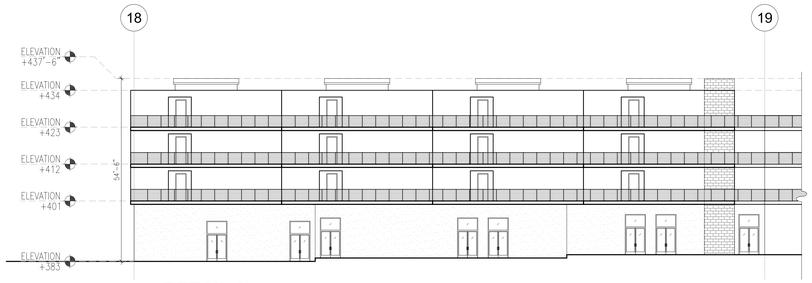
RETAIL 3
NORTH ELEVATION

5 1/16" = 1'-0"



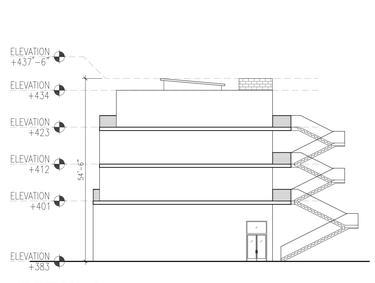
RETAIL 3
EAST ELEVATION

6 1/16" = 1'-0"



RETAIL 3
SOUTH ELEVATION

7 1/16" = 1'-0"



RETAIL 3
WEST ELEVATION

8 1/16" = 1'-0"

SAFDIE RABINES
ARCHITECTS

925 Fort Stockton Drive, San Diego, California 92103
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CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE
AND VIA PANACEA

Project Name:
MERGE 56

Revision 15: 10-19-2017 14th SUBMITTAL
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Revision 1: 03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014

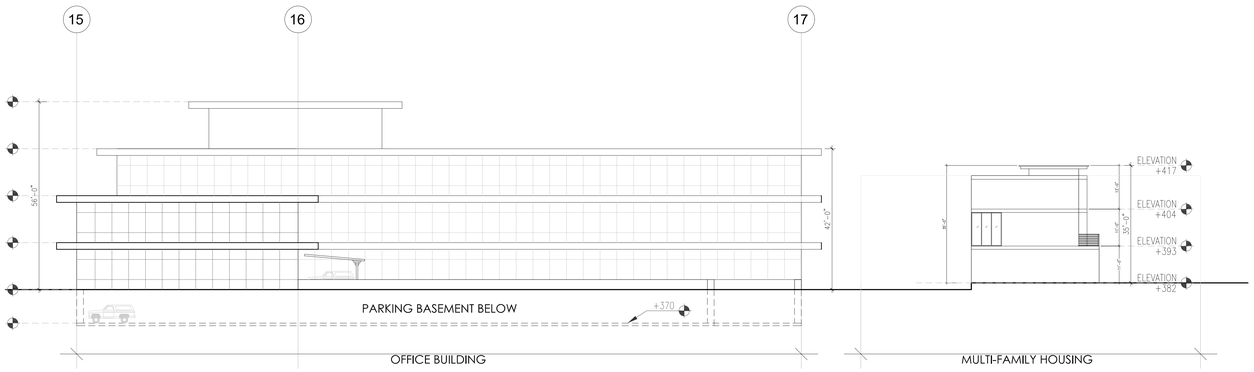
LICENSED ARCHITECT
RACHEL SAFDIE
NO. C 24394
1-31-17
STATE OF CALIFORNIA

DATE

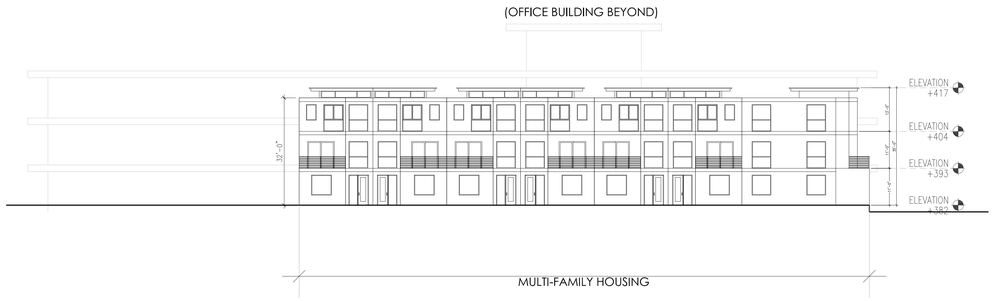
Sheet Title: **A2.3**
BUILDING ELEVATIONS

Sheet 29 of 37

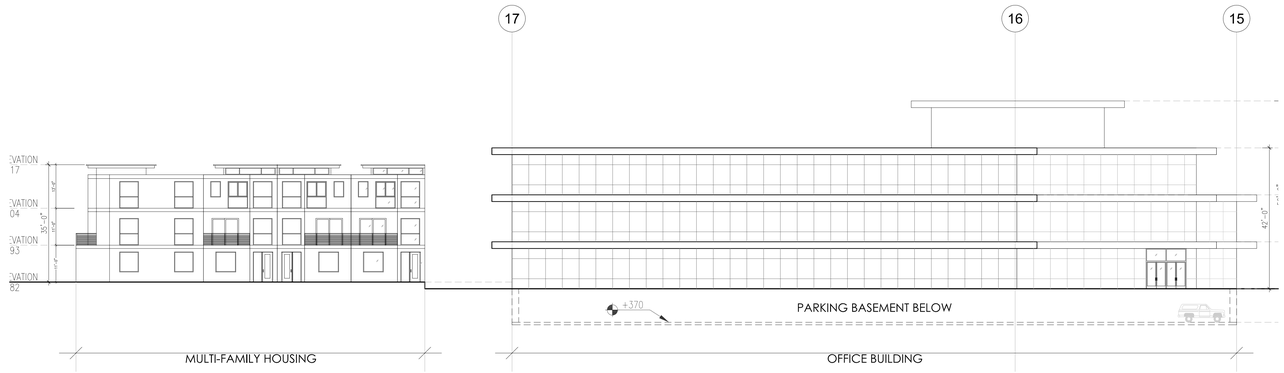
DEP#



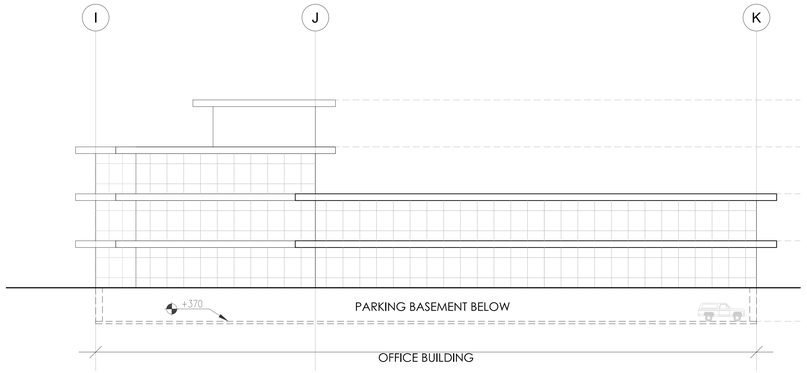
1 **OFFICE 4A, 4B, TYPICAL MULTIFAMILY SOUTH ELEVATION**
1/16" = 1'-0"



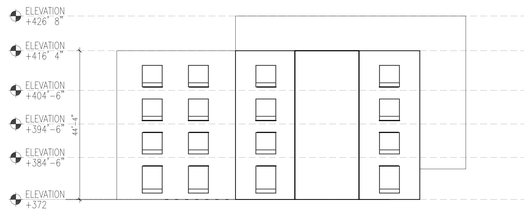
2 **TYPICAL MULTIFAMILY EAST ELEVATION**
1/16" = 1'-0"



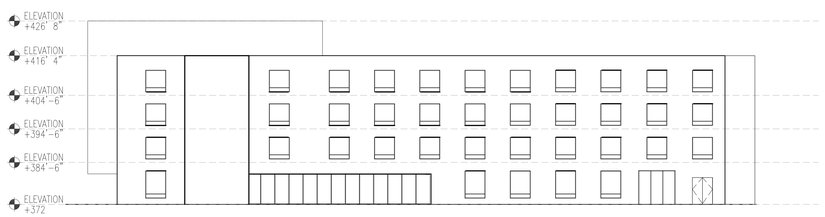
3 **OFFICE 4A, 4B, TYPICAL MULTIFAMILY NORTH ELEVATION**
1/16" = 1'-0"



4 **OFFICE 4A, 4B WEST ELEVATION**
1/16" = 1'-0"



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



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

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CIVIL ENGINEER: HUNSAKER & ASSOCIATES
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

LANDSCAPE ARCHITECT: NERI LANDSCAPE ARCHITECTURE
928 HORNBLEND STRIPET
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(858)274-3222 FAX(858)274-3223

LANDSCAPE ARCHITECT: WEILAND & ASSOCIATES INC.
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SWALL MEADOWS, CA 93514
(760)214-1870 FAX(858)486-4939

ARCHITECT: SAFDIE RABINES ARCHITECTS
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Prepared By:
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SAN DIEGO, CA 92131
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Fax #: (858) 751-0634

Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE
AND VIA PANACEA

Project Name:
MERGE 56

Revision 15: 10-19-2017 14th SUBMITTAL
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Revision 2: 07-21-2014 FULL SUBMITTAL
Revision 1: 03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014

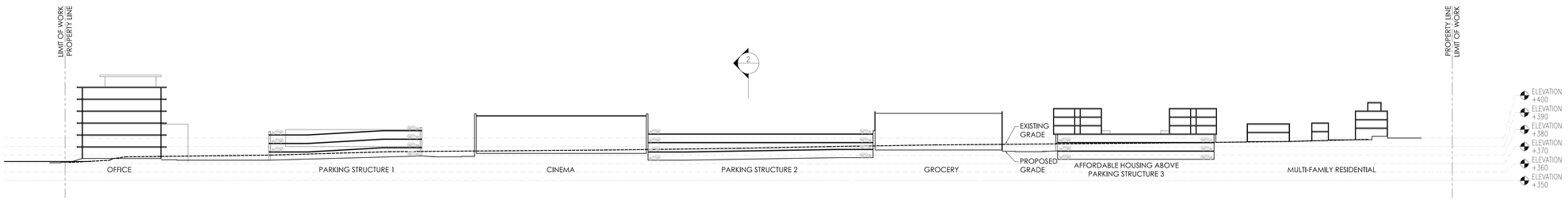
LICENSED ARCHITECT
TAIL RACHEL SAFDIE
NO. C 24394
1-31-17
STATE OF CALIFORNIA

DATE

Sheet Title: **A2.4**
BUILDING ELEVATIONS

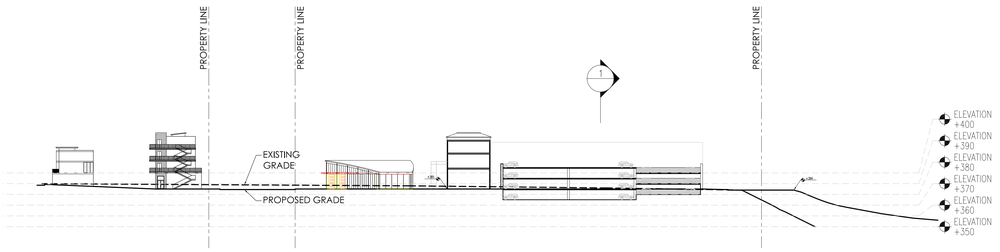
Sheet 30 of 37

DEP#



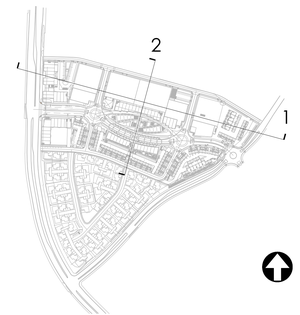
1 SITE SECTION

1" = 50'-0"



2 SITE SECTION

1" = 50'-0"



KEY PLAN

SAFDIE RABINES ARCHITECTS

925 Fort Stockton Drive, San Diego, California 92103
(619) 297-6153 Fax: (619) 299-6072 www.safdierabines.com

DEVELOPER: SEA BREEZE 56, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
(858) 361-8555

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
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SAN DIEGO, CA 92131
(858) 751-0633 FAX(858) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, 2ND FLOOR
SAN DIEGO, CA 92131
(858) 751-0633 FAX(858) 751-0634

CIVIL ENGINEER: HUNSAKER & ASSOCIATES
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500

LANDSCAPE ARCHITECT: MERI LANDSCAPE ARCHITECTURE
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SAN DIEGO, CA 92107
(858)274-3222 FAX(858)274-3223

LANDSCAPE ARCHITECT: WEILAND & ASSOCIATES INC.
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SMALL MEADOWS, CA 93514
(760)214-1870 FAX(858)486-4939

ARCHITECT: SAFDIE RABINES ARCHITECTS
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(619)297-6153 FAX(619)299-6072

Prepared By:
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SAN DIEGO, CA 92131
Phone #: (858) 751-0633
Fax #: (858) 751-0634

Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE
AND VIA PANACEA

Project Name:
MERGE 56

Revision 15: 10-19-2017 14th SUBMITTAL
Revision 14: 08-25-2017 13th SUBMITTAL
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Revision 12: 09-20-2016 11th SUBMITTAL
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Revision 1: 03-27-2014 MIR SUBMITTAL

Original Date: 02-20-2014

LICENSED ARCHITECT
KATE RABINES, SAFDIE
NO. C 24394
1-31-17
STATE OF CALIFORNIA

DATE

Sheet Title: SITE SECTIONS

A2.5

Sheet 31 of 37

DEP#

MERGE 56 - UNIT 5

Plan 3 'C' - Formal Spanish

Plan 2 'B' - Spanish Colonial

Plan 1 'A'-Santa Barbara

Typical Cluster Detail

KB HOME

BOOME ARCHITECTURE
5230 Pacific Concourse Dr. #330
Los Angeles, CA 90045
(424) 294-3700 Fax: (310) 297-2670

DEVELOPER: SEA BREEZE 56, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
(858) 361-8555

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(858) 751-0633 FAX(858) 751-0634

CIVIL ENGINEER: LATITUDE 33 PLANNING & ENGINEERING
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ARCHITECT: SAFDIE RABINES ARCHITECTS
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Prepared By:
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Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE
AND VIA PANACEA

Project Name:
MERGE 56

Sheet Title: A3.1
TYPICAL CLUSTER DETAIL

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

Original Date: 02-20-2014

Sheet 32 of 37

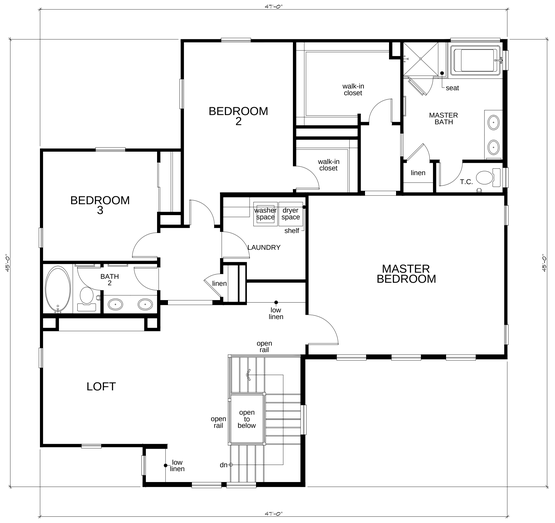
DEP#

DATE

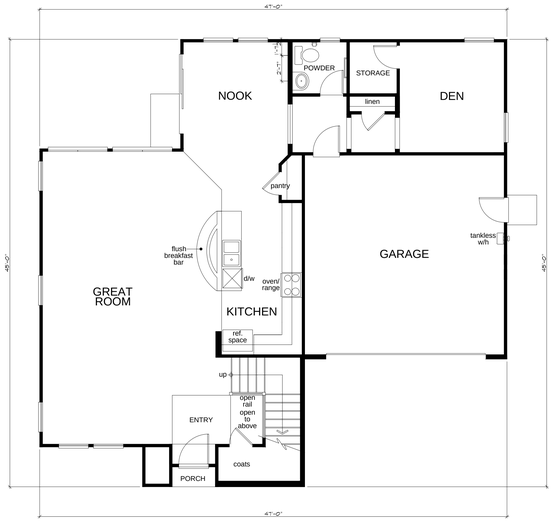
DRB_PLAN_1_bind.dwg Monday, July 21, 2014 11:37:01 AM

SQUARE FOOTAGE
PLAN 247.2777

FIRST FLOOR AREA	1220	SQ. FT.
SECOND FLOOR AREA	1557	SQ. FT.
TOTAL AREA	2777	SQ. FT.
GARAGE AREA	417	SQ. FT.
PORCH AREA		
ELEVATION 'A'	13	SQ. FT.
ELEVATION 'B'	13	SQ. FT.
ELEVATION 'C'	13	SQ. FT.
PATIO AREA(S)		
OPT. PATIO SLAB	156	SQ. FT.
OPT. COVERED PATIO	156	SQ FT.



Second Floor Plan 1

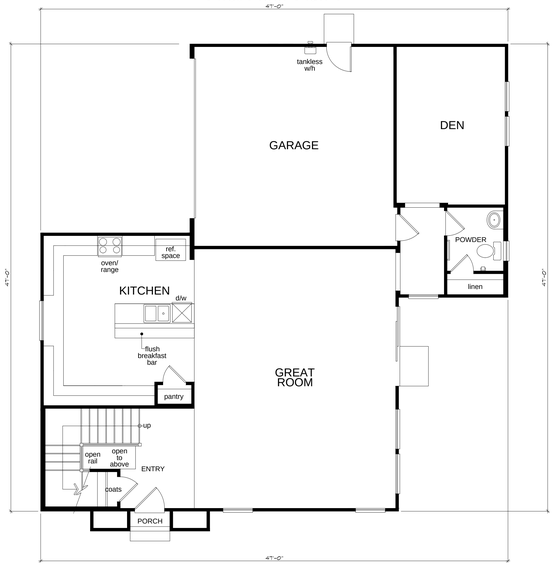


First Floor Plan 1

SQUARE FOOTAGE
PLAN 247.2898

FIRST FLOOR AREA	1270	SQ. FT.
SECOND FLOOR AREA	1628	SQ. FT.
TOTAL AREA	2898	SQ. FT.
GARAGE AREA	418	SQ. FT.
PORCH AREA(S)		
ELEVATION 'A'	12	SQ. FT.
ELEVATION 'B'	12	SQ. FT.
ELEVATION 'C'	12	SQ. FT.
PATIO AREA(S)		SQ. FT.
OPT. PATIO SLAB	121	SQ. FT.
OPT. COVERED PATIO	121	SQ. FT.

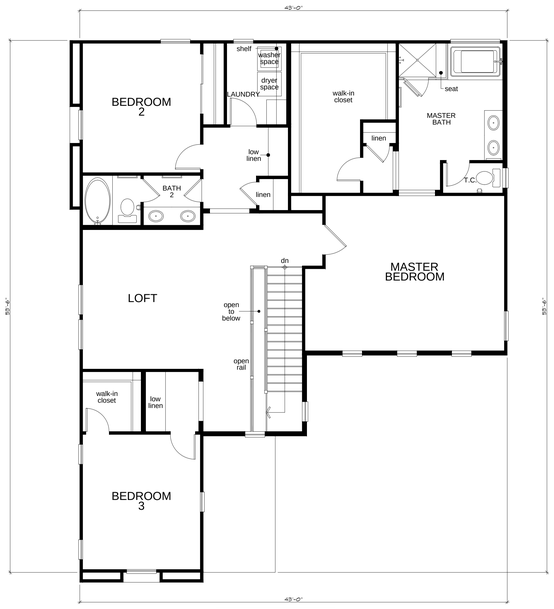
Second Floor Plan 2



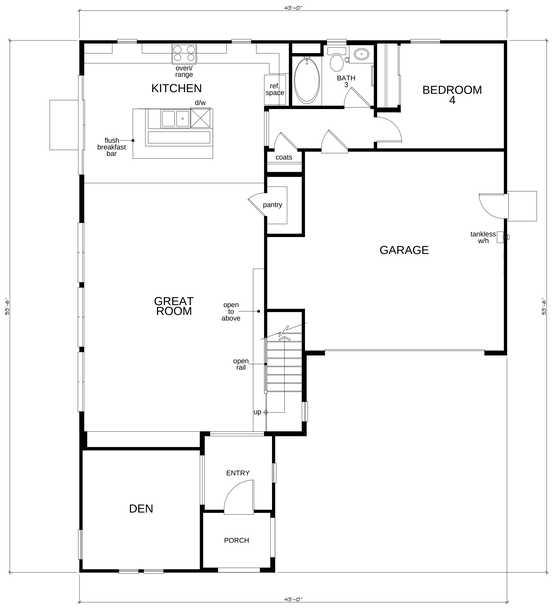
First Floor Plan 2

SQUARE FOOTAGE
PLAN 243.2956

FIRST FLOOR AREA	1329	SQ. FT.
SECOND FLOOR AREA	1627	SQ. FT.
TOTAL AREA	2956	SQ. FT.
GARAGE AREA	417	SQ. FT.
PORCH AREA		
ELEVATION 'A'	44	SQ. FT.
ELEVATION 'B'	44	SQ. FT.
ELEVATION 'C'	36	SQ. FT.



Second Floor Plan 3



First Floor Plan 3

KB HOME

KB HOME AREA
5230 Pacific Concourse Dr. #330
Los Angeles, CA 90045
(424) 294-3700 Fax: (310) 297-2670

DEVELOPER: SEA BREEZE 56, LLC
3525 DEL MAR HEIGHTS ROAD #246
SAN DIEGO, CA 92130
(858) 361-8555

PLANNING: LATITUDE 33 PLANNING & ENGINEERING
5355 MIRA SORRENTO PLACE, SUITE 650
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LANDSCAPE ARCHITECT: NERI LANDSCAPE ARCHITECTURE
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ARCHITECT: SAFDIE RABINES ARCHITECTS
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Prepared By:
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Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE.
AND VIA PANACEA

Project Name:
MERGE 56

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

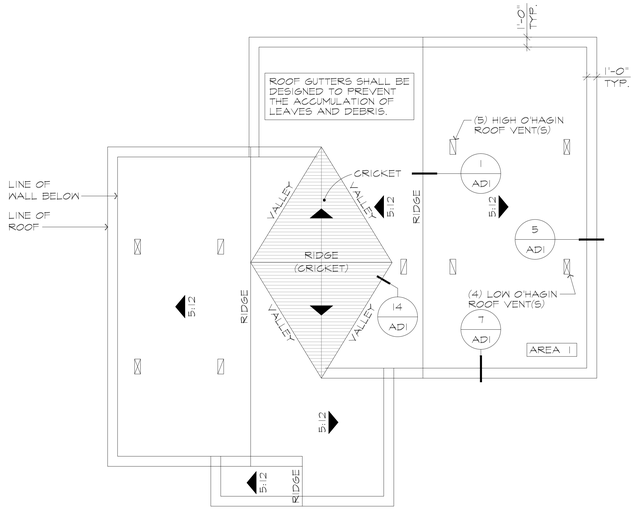
Original Date: 02-20-2014

Sheet Title: A3.2
FLOOR PLANS

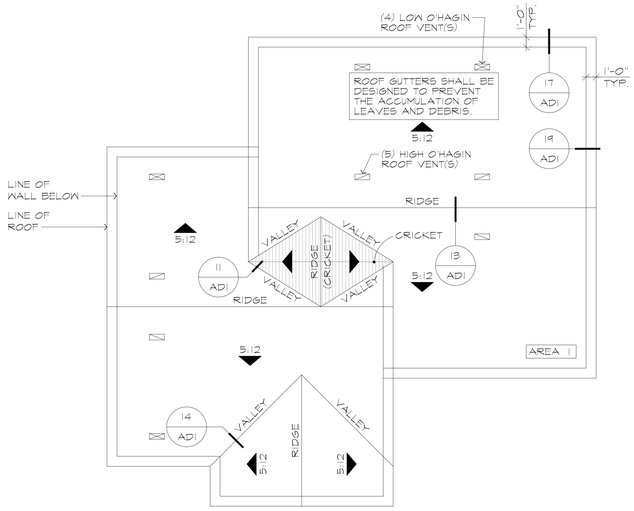
Sheet 33 of 37

DEP#

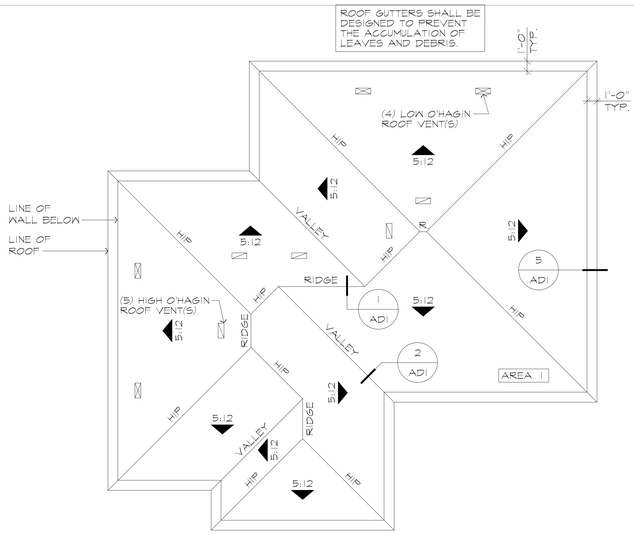
DATE



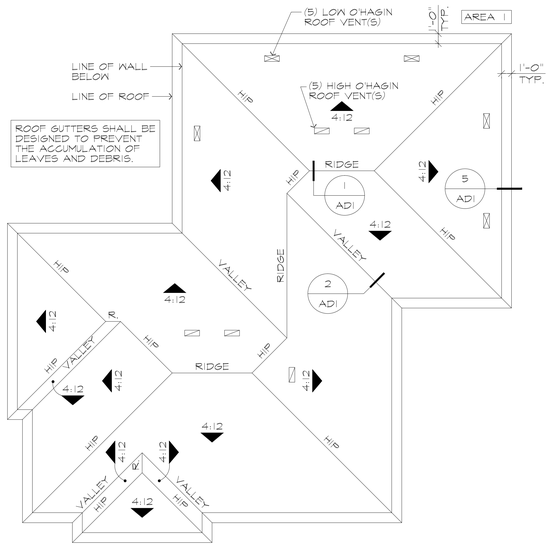
Roof Plan 1A



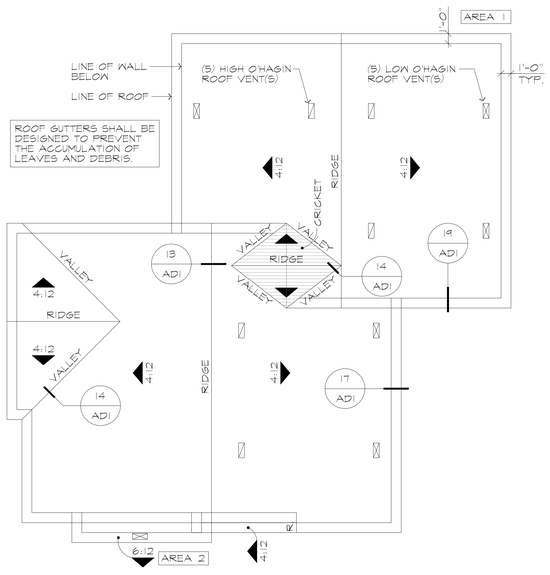
Roof Plan 1B



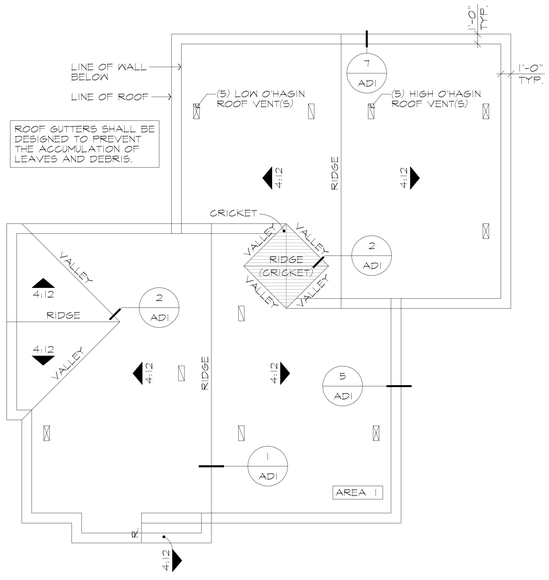
Roof Plan 1C



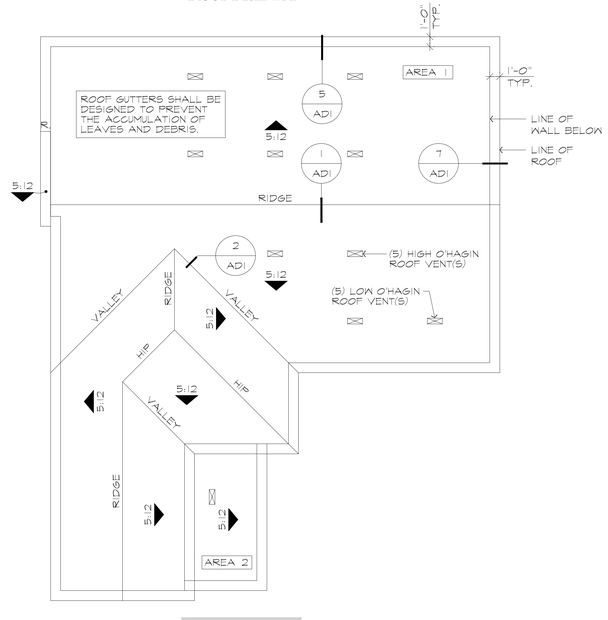
Roof Plan 2A



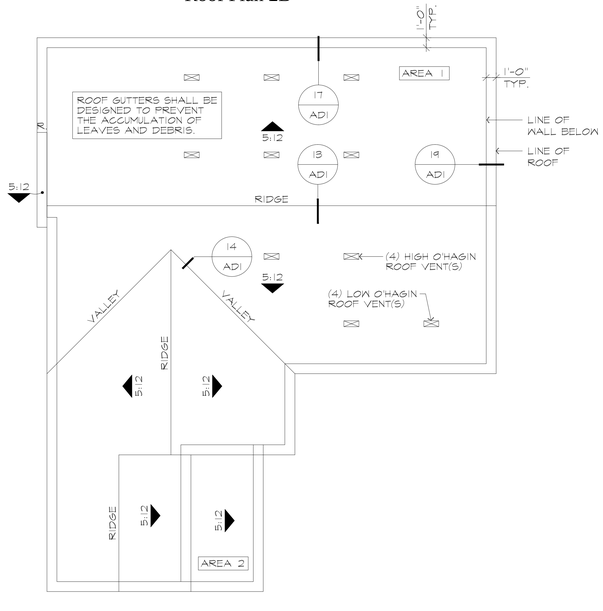
Roof Plan 2B



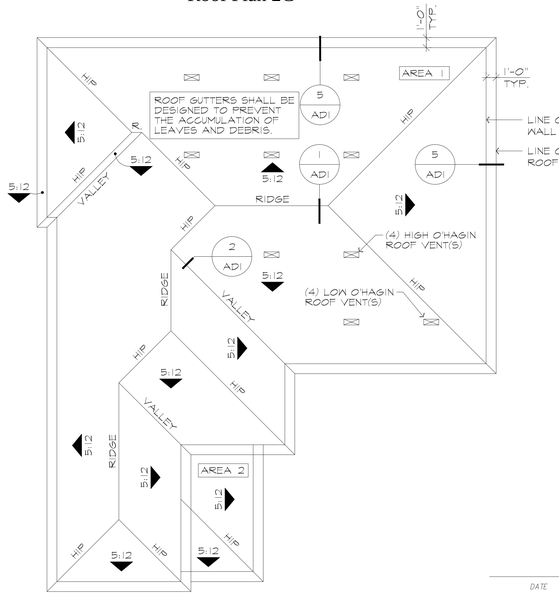
Roof Plan 2C



Roof Plan 3A



Roof Plan 3B



Roof Plan 3C

KB HOME

BUILDING AMERICA

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Los Angeles, CA 90045
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Project Name:
MERGE 56

Revision 14:
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Revision 2:
Revision 1:

Original Date: 02-20-2014

Sheet Title: A3.3 ROOF PLANS

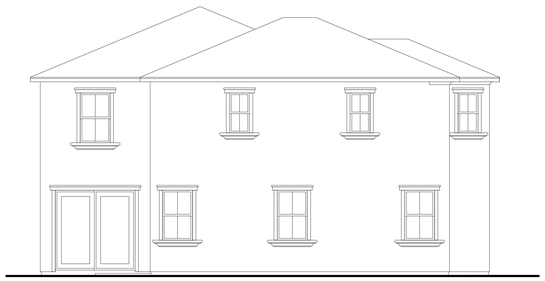
Sheet 34 of 37

DEP#

DATE

Plan 1 'C' - Formal Spanish

Front Elevation



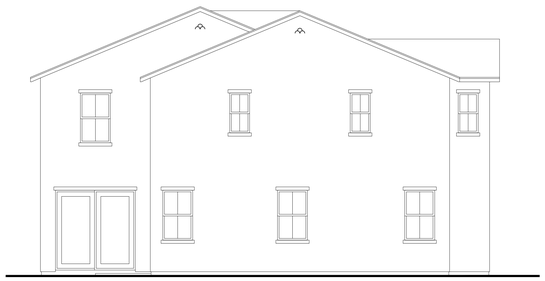
Left Elevation

Rear Elevation

Right Elevation

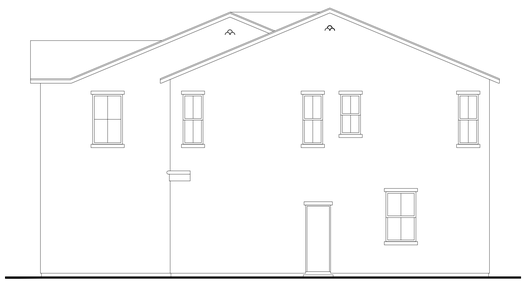
Plan 1 'B' - Spanish Colonial

Front Elevation



Left Elevation

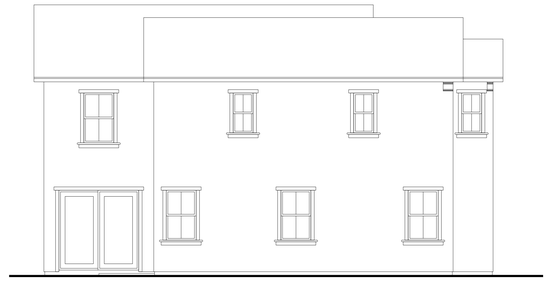
Rear Elevation



Right Elevation

Plan 1 'A'-Santa Barbara

Front Elevation



Left Elevation

Rear Elevation

Right Elevation

BUILDING HEIGHTS
PLAN 1

LOT NUMBER	LOWEST ADJACENT ELEVATION	ROOF RIDGE ELEVATION	OVERALL STRUCTURE HEIGHT
2	407	421.4	14.4
4	388	419.3	31.3
10	389.3	422.0	32.7
13	390	424.9	34.9
16	403	424.9	21.9
19	413	423.9	10.9
22	419	423.9	4.9
25	417.8	422.3	4.5
28	416.5	422.3	5.8
30	414.2	420.7	6.5
31	414.2	421.6	7.4
34	413.6	421.5	7.9
35	412.8	420.9	8.1
39	410.2	421.4	11.2
41	404	422.5	18.5
44	399.5	422.5	23.0
47	394.3	419.4	25.1
50	389.5	419.4	29.9
53	384	415.7	31.7
56	383	415.7	32.7
59	379	410.7	31.7
66	380.5	415.0	34.5
68	384.5	419.2	34.7
70	393	423.2	30.2
74	412	423.9	11.9
80	406	419.8	13.8
84	385.5	416.0	30.5

KB HOME

BOMEARCHITECTURE
5230 Pacific Concourse Dr. #330
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(858) 361-8555

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Project Address:
CARMEL MOUNTAIN ROAD BETWEEN SUNDANCE AVE
AND VIA PANACEA

Project Name:
MERGE 56

Sheet Title: A3.4

PLAN 1 ELEVATIONS

Revision 14:
Revision 13:
Revision 12:
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Revision 9:
Revision 8:
Revision 7:
Revision 6:
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Revision 4:
Revision 3:
Revision 2:
Revision 1:

Original Date: 02-20-2014

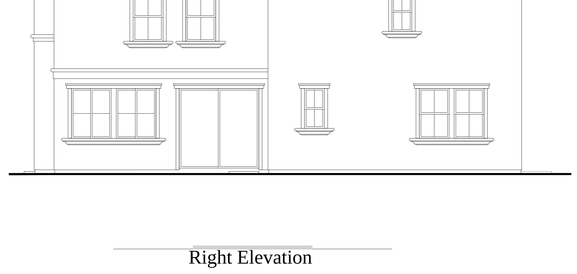
Sheet 35 of 37

DEP#

DATE

Plan 2 'C' - Formal Spanish

Front Elevation



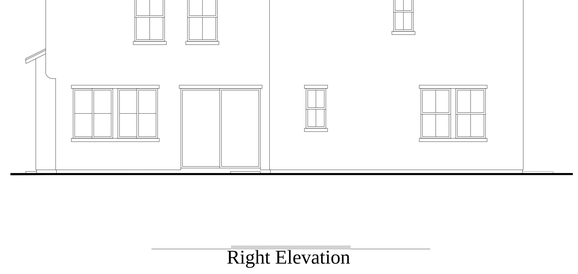
Left Elevation

Rear Elevation

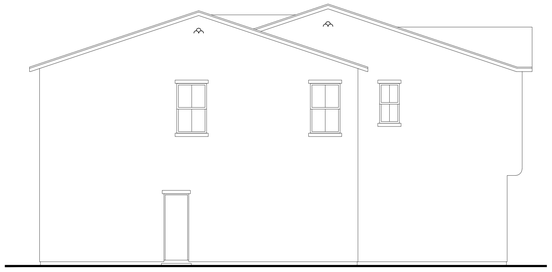
Right Elevation

Plan 2 'B' - Spanish Colonial

Front Elevation



Left Elevation

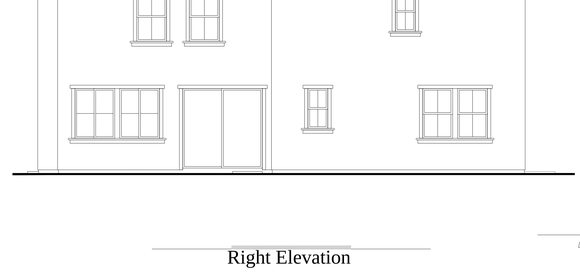


Rear Elevation

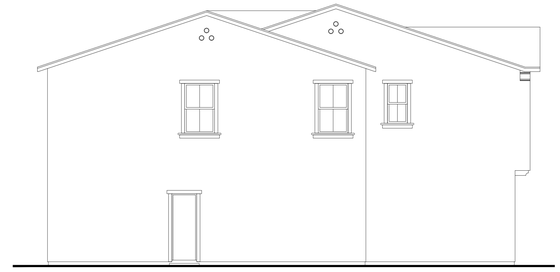
Right Elevation

Plan 2 'A'-Santa Barbara

Front Elevation



Left Elevation



Rear Elevation

Right Elevation

BUILDING HEIGHTS

PLAN 2

LOT NUMBER	LOWEST ADJACENT ELEVATION	ROOF RIDGE ELEVATION	OVERALL STRUCTURE HEIGHT
1	408.2	420.2	12.0
3	395.7	419.2	23.5
5	381.3	417.9	36.6
6	382.9	418.6	35.8
7	384.6	420.7	36.1
11	385	420.4	35.4
12	391.5	425.3	31.8
17	406.5	423.3	16.8
18	415	422.3	7.3
23	419	422.3	3.3
24	417	420.7	3.7
29	415.6	420.7	5.1
30	410.2	420.3	10.1
37	405.7	420.2	14.5
40	409.5	420.9	11.4
45	404.5	420.9	16.4
46	398.8	417.8	19.0
51	391.5	417.8	26.3
52	387.8	414.1	26.3
57	384.1	414.1	30.0
58	380	410.0	30.0
62	375.6	412.8	37.2
63	374	414.2	39.2
67	374.5	417.4	37.4
69	381	422.2	31.2
73	393	423.3	30.3
75	407.8	422.6	14.8
77	412.4	419.0	6.6
81	395.5	419.2	24.7

KB HOME

BUILDING BETTER LIVES

5230 Pacific Concourse Dr. #330
Los Angeles, CA 90045
(424) 294-3700 Fax: (310) 297-2670

DEVELOPER: SEA BREEZE 56, LLC
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Project Name:
MERGE 56

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Revision 2:
Revision 1:

Original Date: 02-20-2014

Sheet Title: A3.5

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PLAN 2 ELEVATIONS

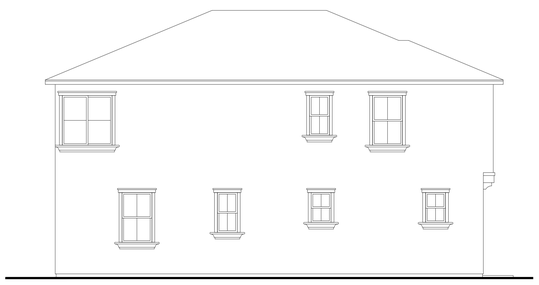
DEP #

DATE

Plan 3 'C' - Formal Spanish

Front Elevation

Left Elevation



Rear Elevation

Right Elevation

Plan 3 'B' - Spanish Colonial

Front Elevation

Left Elevation

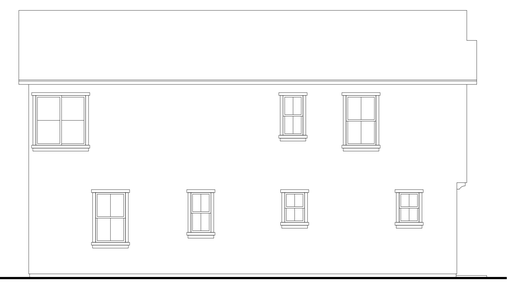
Rear Elevation

Right Elevation

Plan 3 'A'-Santa Barbara

Front Elevation

Left Elevation



Rear Elevation

Right Elevation

BUILDING HEIGHTS
PLAN 3

LOT NUMBER	LOWEST ADJACENT ELEVATION	ROOF RIDGE ELEVATION	OVERALL STRUCTURE HEIGHT
8	401.7	421.6	19.9
9	393	421.6	28.6
14	392.1	424.5	32.4
15	399	424.5	25.5
20	410	423.5	13.5
21	417	423.5	6.5
26	419	421.9	2.9
27	417	421.9	4.9
32	415.7	421.6	5.9
33	414.3	421.3	7.0
38	402.2	420.9	18.7
42	397.9	422.1	24.2
43	393	422.1	29.1
48	389.5	419.0	29.5
49	385	419.0	34.0
54	370	415.1	45.1
55	370	415.1	45.1
60	364	409.4	45.4
61	380	412.5	32.5
64	384	414.8	30.8
65	386.2	414.8	28.6
71	394.2	423.4	29.2
72	407	423.6	16.6
76	414.8	420.9	6.1
78	416.4	419.6	3.2
79	406.5	419.6	13.1
82	393.2	415.8	22.6
83	384	415.8	31.8

KB HOME

BOOMEARCHITECTURE
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Project Name:
MERGE 56

Sheet Title: A3.6

PLAN 3 ELEVATIONS

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

Original Date: 02-20-2014

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DATE