

SHEET LIST

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C3.1	UTILITY PLAN
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SHEET NUMBER	SHEET NAME
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SUSTAINABILITY

THE NEW DEVELOPMENT IS COMMITTED TO ACHIEVING LEED SILVER STANDARD AND USES SUSTAINABLE PRACTICES FOLLOWING THE OUTLINES OF THE GENERAL PLAN AND THE PORTION APPLICABLE TO RESIDENTIAL AND COMMERCIAL PROPERTIES OF THE CURRENT COUNCIL POLICY 900-14.

NOTES:

REFUSE/RECYCLE STORAGE:

REFUSE AND RECYCLE STORAGE AREAS ARE TO BE PROVIDED ON-SITE IN COMPLIANCE WITH TABLE 142-08C OF THE SAN DIEGO MUNICIPAL CODE.

SIGNAGE:

PROJECT SIGNAGE SHALL COMPLY WITH THE SIGN REGULATIONS IN THE SAN DIEGO MUNICIPAL CODE CHAPTER 14, ARTICLE 02, DIVISION 12 OR BE PERMITTED WITH A NEIGHBORHOOD USE PERMIT (NUP) FOR COMPREHENSIVE SIGN PLAN IN ACCORDANCE WITH CHAPTER 14, ARTICLE 01, DIVISION 11 OF THE SDMC.

PROJECT DESCRIPTION

THE 58.193-ACRE PROJECT SITE IS BOUND BY CAMPUS POINT DRIVE TO THE EAST, OPEN SPACE TO THE NORTHEAST, NORTH, AND TO THE WEST, AND RESEARCH FACILITIES TO THE SOUTH. THE PROJECT SITE IS LOCATED WITHIN THE UNIVERSITY COMMUNITY PLANNING AREA OF SAN DIEGO.

THE CURRENT DEVELOPMENT INTENSITY OF THE COMBINED SITES IS 731,725GSF, CONSISTING OF ONE (1) 463,791GSF, 2-STORY, MULTI-TENANT BUILDING (CP1), AND ONE (1) 267,934GSF, 4-STORY, SINGLE-TENANT BUILDING (CP2). BOTH FACILITIES HOUSE PRIMARILY SCIENTIFIC RESEARCH & DEVELOPMENT USES. THE 4-STORY BUILDING (CP2) IS CURRENTLY UNDERGOING RENOVATIONS TO ITS EXTERIOR CURTAINWALL/WEATHER ENVELOPE CLADDING & INTERIOR CORE IMPROVEMENTS. SUCH WORK IS BEING PERFORMED PURSUANT TO EXISTING APPROVALS GRANTED BY THE CITY OF SAN DIEGO UNDER PROJECT NUMBER 437205 & BUILDING PERMIT NUMBER 15-29540-B, SECURED OCTOBER 13, 2015.

BOTH EXISTING BUILDINGS HAVE REGULARLY NON-OCCUPIED UTILITY/CENTRAL PLANT STRUCTURES ASSOCIATED WITH THEM: 9,044GSF (CP1-1) AND 7,310GSF (CP2-1) RESPECTIVELY. THE UTILITY STRUCTURES ARE ROOFED AND ARE NOT NORMALLY OCCUPIED EXCEPT FOR OCCASIONAL MAINTENANCE PERSONNEL. THUS, THE SQUARE FOOTAGES OF SUCH FACILITIES ARE NOT INCLUDED IN THE DEVELOPMENT INTENSITY CALCULATION.

APPLICANT PROPOSES INCREASING THE DEVELOPMENT INTENSITY OF THE COMBINED SITES BY ADDING ONE (1) 318,383 GSF, COMBINED 6 & 12 STORY, MULTI-TENANT BUILDING (CP3) AT THE WEST END OF THE CAMPUS, ONE (1) 10,000 GSF, 2-STORY BUILDING HOUSING A MICRO-BREWERY W/ ACCESSORY DINING SPACE & SHARED TENANT AMENITY SPACES (CP4); AND ONE (1) 564,471GSF, 6-LEVEL (ABOVE GRADE) PARKING STRUCTURE, ACCOMMODATING 1,440 PASSENGER VEHICLES, SITUATED ALONG THE SOUTHERN EDGE OF THE SITE.

OTHER PROPOSED SITE IMPROVEMENTS INCLUDE A SOCCER FIELD AND A RECONFIGURATION OF THE MAIN BOULEVARD (PRIVATE ROAD) PROVIDING CIRCULATION THROUGH THE SOUTHERN PORTION OF THE PROJECT SITE. AT FULL BUILD-OUT, THE TOTAL PROPOSED OCCUPIABLE BUILDING SQUARE FOOTAGE SHALL BE 1,060,108GSF. THE TOTAL NUMBER OF PASSENGER VEHICLE PARKING SPACES PROPOSED NEW + EXISTING) = 2,909, YIELDING A COMBINED PARKING RATIO OF 2.74 PER 1,000 GROSS SQUARE FEET.

APPLICANT SEEKS CITY OF SAN DIEGO DISCRETIONARY REVIEW & APPROVAL OF THE NEW, PROPOSED FACILITIES & ASSOCIATED SITE IMPROVEMENTS CONVEYED HEREIN.

PROJECT DEVELOPMENT SUMMARY

SITE AREAS	
GROSS AREA - 10290 CAMPUS POINT DRIVE	16,523 AC (719,741 GSF)
GROSS AREA - 10300 CAMPUS POINT DRIVE	41.67 AC (1,815,145 GSF)
TOTAL GROSS SITE AREA	58,193 AC (2,534,886 GSF)
NET (DEVELOPED) - 10290 CAMPUS POINT DRIVE	25.03 AC (1,090,307 GSF)
NET (DEVELOPED) - 10300 CAMPUS POINT DRIVE	15.25 AC (664,290 GSF)
TOTAL NET (DEVELOPED) SITE AREA (69% OF GROSS)	40.28 AC (1,754,597 GSF)
LANDSCAPED AREA - 10290 CAMPUS POINT DRIVE	275,079 GSF
LANDSCAPED AREA - 10300 CAMPUS POINT DRIVE	982,079 GSF
TOTAL LANDSCAPED SITE AREA (46% OF GROSS)	1,178,009 GSF
BUILDINGS	
EXISTING:	
BUILDING 1 (CP1)	463,791 GSF
BUILDING 2 (CP2)	267,934 GSF
TOTAL EXISTING BUILDING GSF (COUNTED TOWARD DEVELOPMENT INTENSITY CALCULATION)	731,725 GSF
PROPOSED:	
BUILDING 3 (CP3, ABOVE-GRADE)	318,383 GSF
BUILDING 3 (CP3, BELOW-GRADE)	44,000 GSF
TOTAL PROPOSED BUILDING GSF (COUNTED TOWARD DEVELOPMENT INTENSITY CALCULATION)	362,383 GSF
TOTAL EXISTING + PROPOSED GSF AT FULL ENTITLEMENT	1,060,108 GSF
PARKING STRUCTURE:	
SUBTERRANEAN (3 LEVELS) (BELOW-GRADE NOT COUNTED TOWARD DEVELOPMENT INTENSITY NOR FAR CALCULATION)	188,157 GSF
AT & ABOVE-GRADE (6 LEVELS) (NOT COUNTED TOWARD DEVELOPMENT INTENSITY NOR FAR CALCULATION)	376,314 GSF
TOTAL PROPOSED PARKING STRUCTURE GSF	564,471 GSF

DEVELOPMENT INTENSITY ANALYSIS

MUNICIPAL CODE	2.0 FAR
2.0 x 2,534,886 GSF =	5,069,722GSF
UNIVERSITY COMMUNITY PLAN	1,208,400GSF
30,000 GSF/AC X 40.28 NET AC =	
MCAS MIRAMAR ALUCP	861,861GSF
BASE ON 50 PERSONS/AC	
0.34 x 2,534,886 GSF =	
OR	
MAXIMUM INTENSITY ALLOWED BY ALUC WITHIN APZ II 50 PERSON/AC THEREFORE:	
50 PEOPLE/AC x 58.1973AC = 2,909 PEOPLE	
300 SF/PERSON x 2,909 PEOPLE / 2,534,886 GSF =	0.34 FAR
300 SF/PERSON x 2,909 PEOPLE =	872,700GSF
ALTERNATIVE CALCULATION METHOD USED:	
SAN DIEGO MUNICIPAL CODE SECTION 132.1515 (d) ALLOWS WITH A NDP: ALTERNATIVE METHOD OF CALCULATION	
BASED UPON THE PROPOSED NUMBER OF PARKING SPACES ASSOCIATED WITH THE DEVELOPMENT OR AN ESTIMATE BASED ON A SURVEY OF SIMILAR USES.	
PARKING COMPARISON:	
SR @ 2.5/1000 = 400 SF / PERSON (MINIMUM REQUIREMENT)	1,163,600GSF
400 SF / PERSON x 2,909 =	
PER ALUCP APPENDIX D:	
400 SF / PERSON / 1.1 PERSON = 364 SF / PERSON EQUIVALENT LOAD FACTOR	1,058,876GSF
364 SF / PERSON x 2,909 =	

PROJECT INFORMATION

LEGAL DESCRIPTION	PARCELS NO. 1 & 2 OF PARCEL MAP NO. 10898
APN NUMBER	ASSASSOR PARCEL NO. 343-230-13 & 343-230-14
OCCUPANCIES	OCCUPANCY CLASSIFICATIONS A.B.S-1, F-1 (VARIES BY BUILDING)
ZONING DESIGNATIONS	ZONING DESIGNATION: 1P-1-1 ZONE OVERLAY ZONE: MCAS MIRAMAR ALUCP ZONING DESIGNATION: RS-1-14 ZONING DESIGNATION: RS-1-7
EXISTING USES	SCIENTIFIC RESEARCH
PROPOSED USES	SCIENTIFIC RESEARCH, INDUSTRIAL (BREWERY), FOOD SERVICES
YEAR CONSTRUCTED	EXISTING CP1 & CP1-1 BUILT IN 1979 EXISTING CP2 & CP2-1 BUILT IN 1997
GEOLOGICAL HAZARD	GEOLOGICAL HAZARD CATEGORY 21,25 & 52

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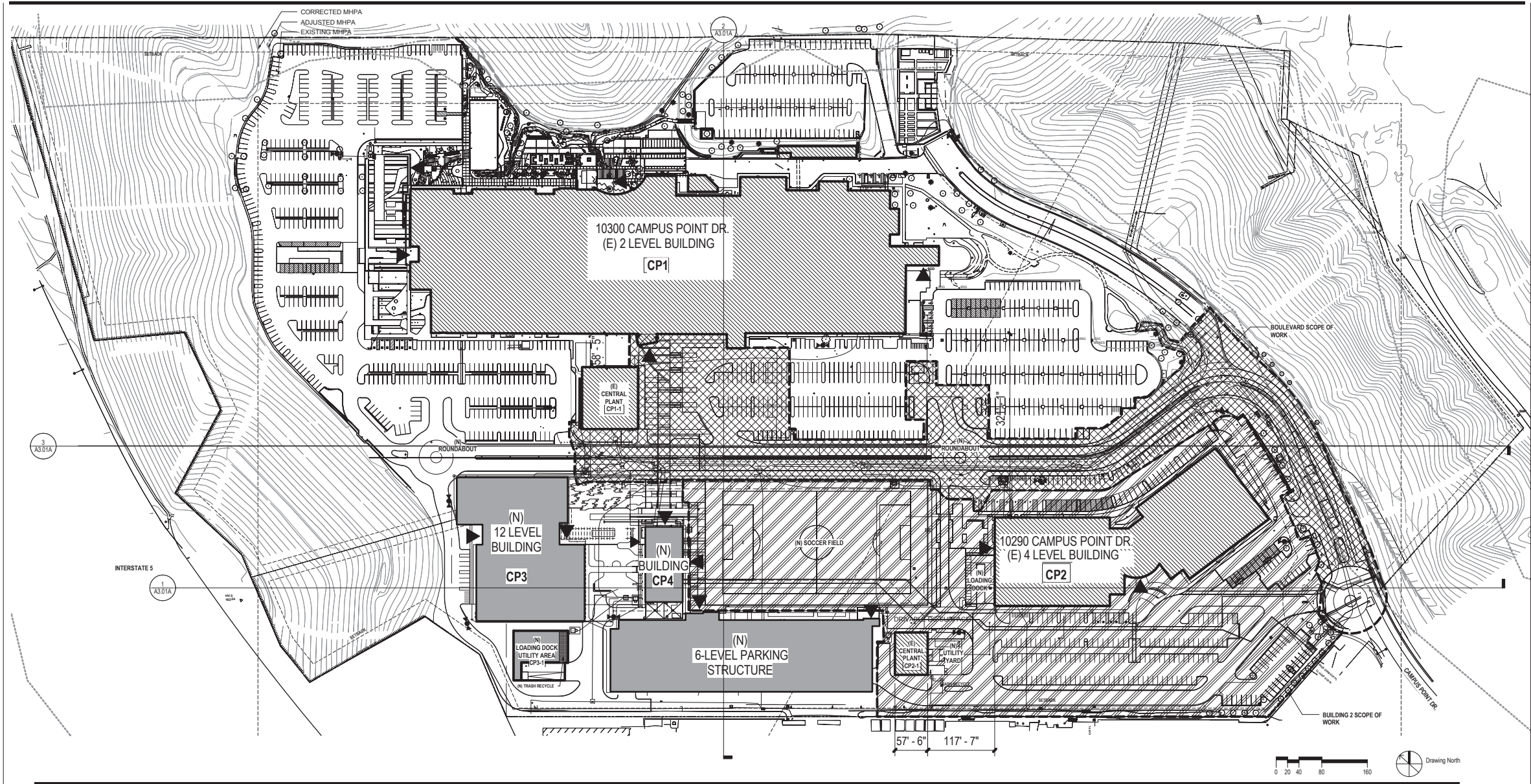
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Project Team

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Vicinity Map

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1 SITE PLAN
SCALE: 1" = 80'-0"

NOTES

- BUILDING ADDRESS LOCATION: PROVIDE BUILDING ADDRESS NUMBER, VISIBLE AND LEGIBLE FROM THE STREET ROAD FROM THE STREET ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 101.4.4).
- BUS STOPS: NONE (NEAREST BUS STOP @ GENESEE AVE & CAMPUS POINT DR.)
- RETAINING WALLS SHALL COMPLY WITH MUNICIPAL CODE SECTION 142.0340.
- PROVIDE TRASH AND RECYCLE AREA PER MUNICIPAL CODE 142.0810-142.0830. (SEE BLDG PLANS).
- RUNOFF RESULTING FROM PROPOSED DEVELOPMENT SHALL BE DIRECTED AWAY FROM ENVIRONMENTALLY SENSITIVE LANDS.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS AND ALARM BELL TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
- AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH FHPS POLICY 1-00-6 SHALL BE PROVIDED.
- FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION PER CFC CHAPTER 14.
- IF A 3" OR LARGER METER IS REQUIRED FOR THIS PROJECT, THE OWNER/PERMITEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GRADE, WITHIN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC UTILITIES AND THE CITY ENGINEER.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES BOARD (SDRWCB) ORDER NO. 2009-0008 DWQ AND THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) ORDER NO. R2009-001.
- WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY.
- TOTAL STEEP HILLSIDES ESL LANDS CONTAINED WITHIN ENTIRE SITE PREMISE IS 16.70 ACRES. DEVELOPMENT DOES NOT PROPOSE TO PERMANENTLY ENCROACH INTO STEEP HILLSIDES ESL LANDS. PROPOSED ENROACHMENTS INTO STEEP SLOPES ESL LAND ARE TEMPORARY. TOTAL PROPOSED ENCROACHMENT IS 0 SF. AS NOTED ON PLANS AND IN LEGEND, APPROXIMATE LOCATION OF PREVIOUSLY DISTURBED SOILS ARE SHOWN ON PLAN PER GEOLOGICAL ENGINEER.
- ALL TEMPORARY ENROACHMENTS INTO STEEP HILLSIDES ESL ARE FOR THE PURPOSES OF EROSION CONTROL RELATED TO CONSTRUCTION. SEE LETTER FROM CIVIL ENGINEER.
- 770,399 SF (17.6 ACRES) OF AREA CONTAINED WITHIN THE PROPOSED COVENANT OF EASEMENT, AS INDICATED WITH THE HATCH PATTERN LISTED IN DRAWING LEGEND ARE SUBJECT TO SECTION 142.0152 OF THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

SITE LEGEND

SCALE: 1/2" = 1'-0"

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- TRASH/REFUSE AREA
- SETBACKS
- PROPERTY LINE
- CP1 CAMPUS POINT BUILDING 1
- CP2 CAMPUS POINT BUILDING 2
- CP3 CAMPUS POINT BUILDING 3
- CP4 CAMPUS POINT BUILDING 4
- FIRE HYDRANT
- (E) EXISTING
- (N) NEW
- BUILDING ENTRANCE

- IMPROVEMENTS IN THIS AREA ARE NOT PART OF SDP PROJECT. BUILDING PERMIT APPROVAL NO. 15 23540S, 15 23541 M, 15 23544 E, 15 23545 P PTS NO. 437205, 451250, 454762, 466307, 466407
- IMPROVEMENTS IN THIS AREA ARE NOT PART OF SDP PROJECT. BUILDING PERMIT APPROVAL NO. 17 550 ELECTRICAL PTS 490373 E
- GRADING & LANDSCAPE PERMIT PTS 466031



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Date	Issue/Revision	By	To
11/30/2015	CYCLE 27	HR/BH	SS
04/01/2016	CYCLE 32	JB/KD	SS
06/24/2016	CYCLE 35	JB/KD	SS
08/24/2016	CYCLE 38	KD	SS
09/29/2016	CYCLE 41	KD	SS
12/16/2016			

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

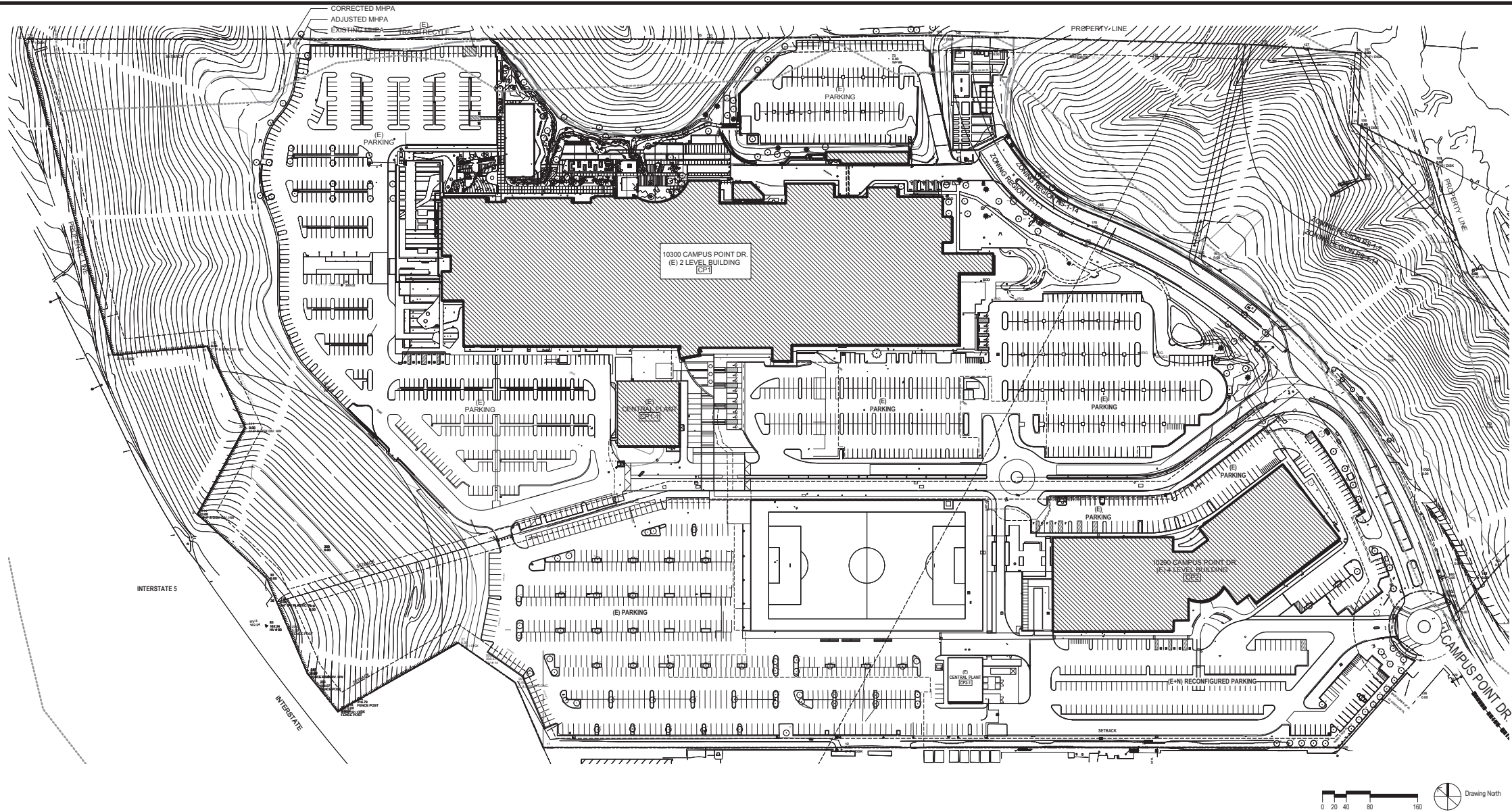
Project Number
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Description
PROPOSED SITE PLAN

Scale
As indicated

A1.01A

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1 EXISTING SITE PLAN PRE 2015
SCALE: 1" = 80'-0"

SITE LEGEND_EXISTING

SCALE: 1/2" = 1'-0"

EXISTING BUILDINGS

TRASH/REFUSE AREA

SETBACKS

PROPERTY LINE

CP1

CAMPUS POINT BUILDING 1

CP2

CAMPUS POINT BUILDING 2

FIRE HYDRANT

(E)

EXISTING

(N)

NEW

BUILDING ENTRANCE

IMPROVEMENTS IN THIS AREA ARE NOT PART OF SDP PROJECT.
SOCCER FIELD: APPROVED ACCESSORY USE PER PRIOR PERMIT

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	08/24/2016	CYCLE 38	KD	SS
	09/29/2016	CYCLE 41	KD	SS
	12/16/2016			

Seal/Signature

JAMES K. HEINZ
C 26830
RENEW 8/19/17
STATE OF CALIFORNIA

Project Name

CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number

55.7538.000

Description

EXISTING SITE PLAN

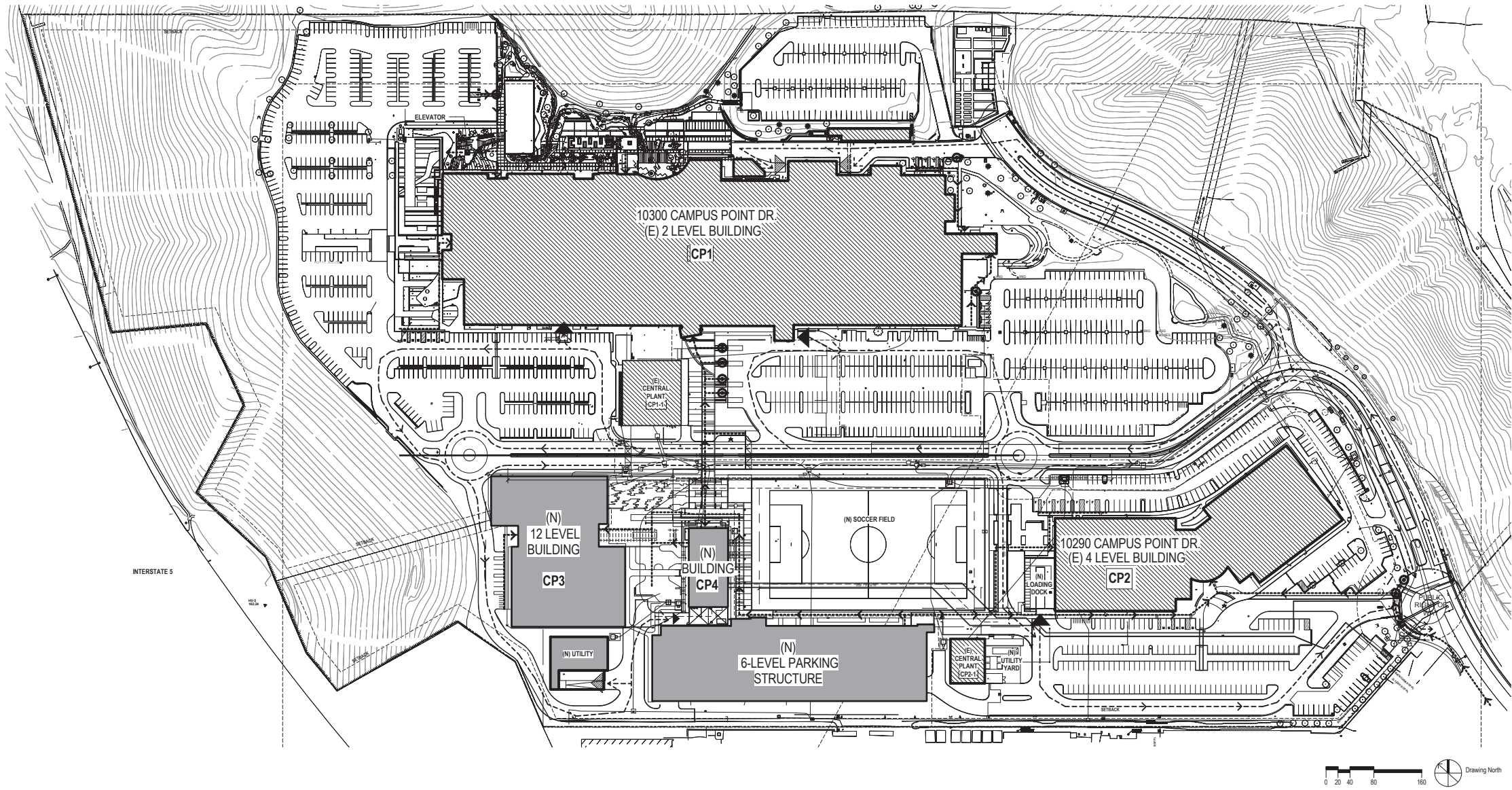
Scale

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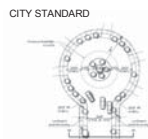
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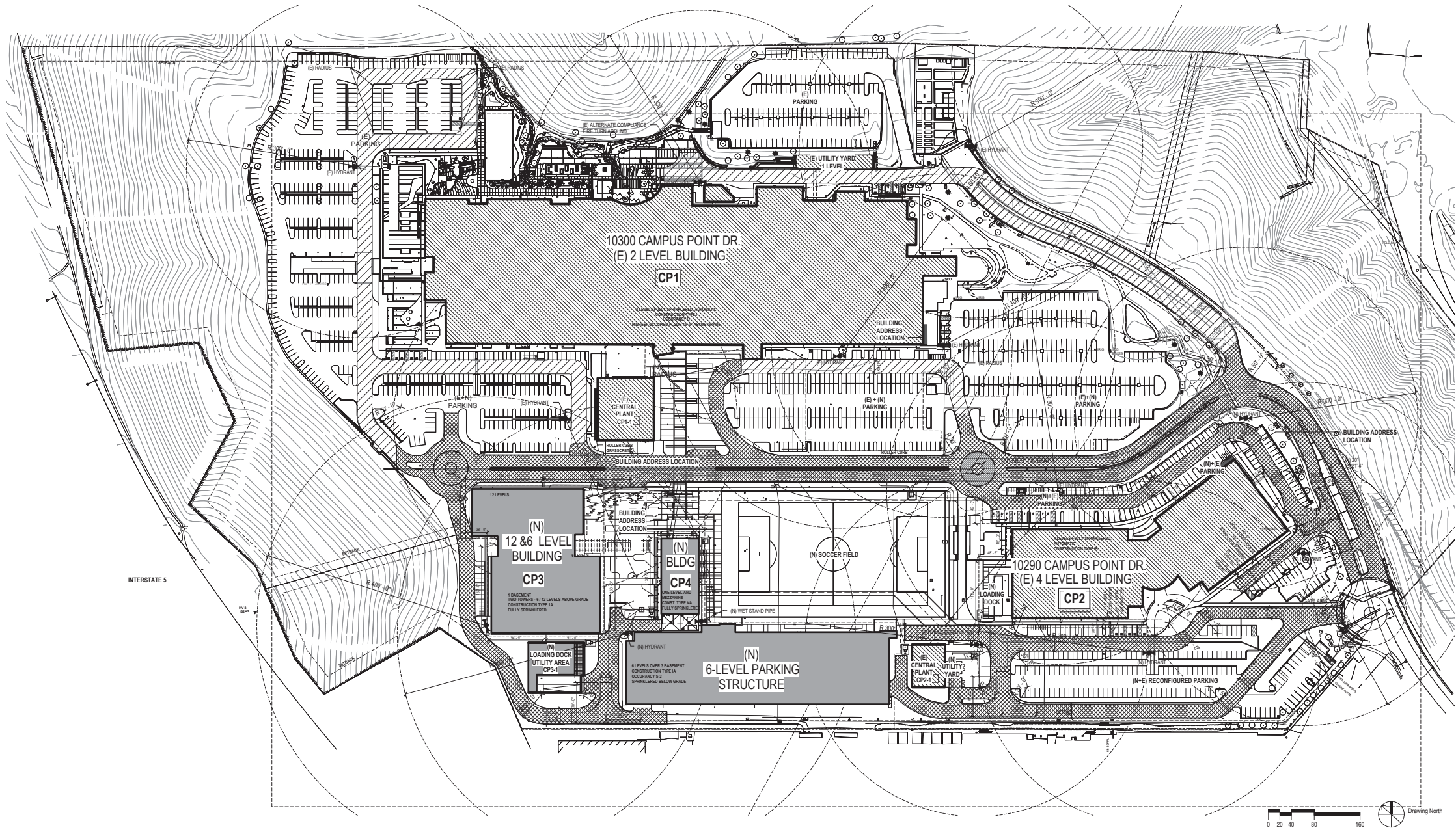
1 ACCESSIBILITY SITE PLAN
SCALE: 1" = 80'-0"

ENLARGED VEHICULAR TURNS



ACCESSIBILITY LEGEND
SCALE: 1/2" = 1'-0"

- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- ACCESSIBLE ROUTE PER 2013 CBC 11B. PATH OF TRAVEL (POT) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT VERTICAL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT (MEDIUM BROOM FINISH WITH AMPLITUDE OF 1/32"), STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (POT) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR TO VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL, COMPLIES WITH CBC 2013 CBC 11B.
- PROPERTY LINE
- ACCESSIBLE PARKING SPACE PER CBC 11259B
- ACCESSIBLE CURB RAMP W/12" WIDE GROOVED BORDER AND DETECTABLE WARNING SURFACE PER CBC 1127B, AS INDICATED WITH SYMBOL.
- ON-SITE TRUCK CIRCULATION
- LOADING DOCK
- SHUTTLE STOP

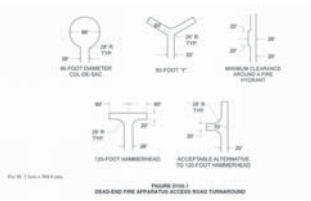


1 FIRE ACCESS SITE PLAN
SCALE: 1" = 80'-0"

FIRE FLOW

FIRE FLOW CALCULATIONS PER 2013 CALIFORNIA FIRE CODE
(B104, B108, C105.1)
CP1= EXISTING NO CHANGE
CP2= CONSTRUCTION TYPE IB = 70,000 GSF = 5,000 GMP FIRE FLOW = 5 HYDRANTS
CP3= CONSTRUCTION TYPE IB = 95,200 GSF = 3,250 GMP FIRE FLOW = 3 HYDRANTS, SPACING 400 FEET
CP4= CONSTRUCTION TYPE VA = 10,000 GSF = 1,750 GMP FIRE FLOW = 1 HYDRANT SPACING 500 FEET

FIRE CODE APPENDIX D




FIRE DEPARTMENT ACCESS NOTES

1. FIRE ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-0-4
3. PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-0-1

FIRE ACCESS LEGEND


- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING FIRE LANE
- NEW FIRE LANE
- SETBACKS
- PROPERTY LINE
- HOSE PULL
- FIRE HYDRANT
- HYDRANT RADIUS (300'-0")
- BUILDING ADDRESS LOCATION
- ROLLED CURB GRASSCRETE



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	08/24/2016	CYCLE 38	KD	SS
	09/29/2016	CYCLE 41	KD	SS
	12/16/2016			

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55.7538.000

Description
SITE FIRE ACCESS PLAN

Scale
As indicated

A1.01F



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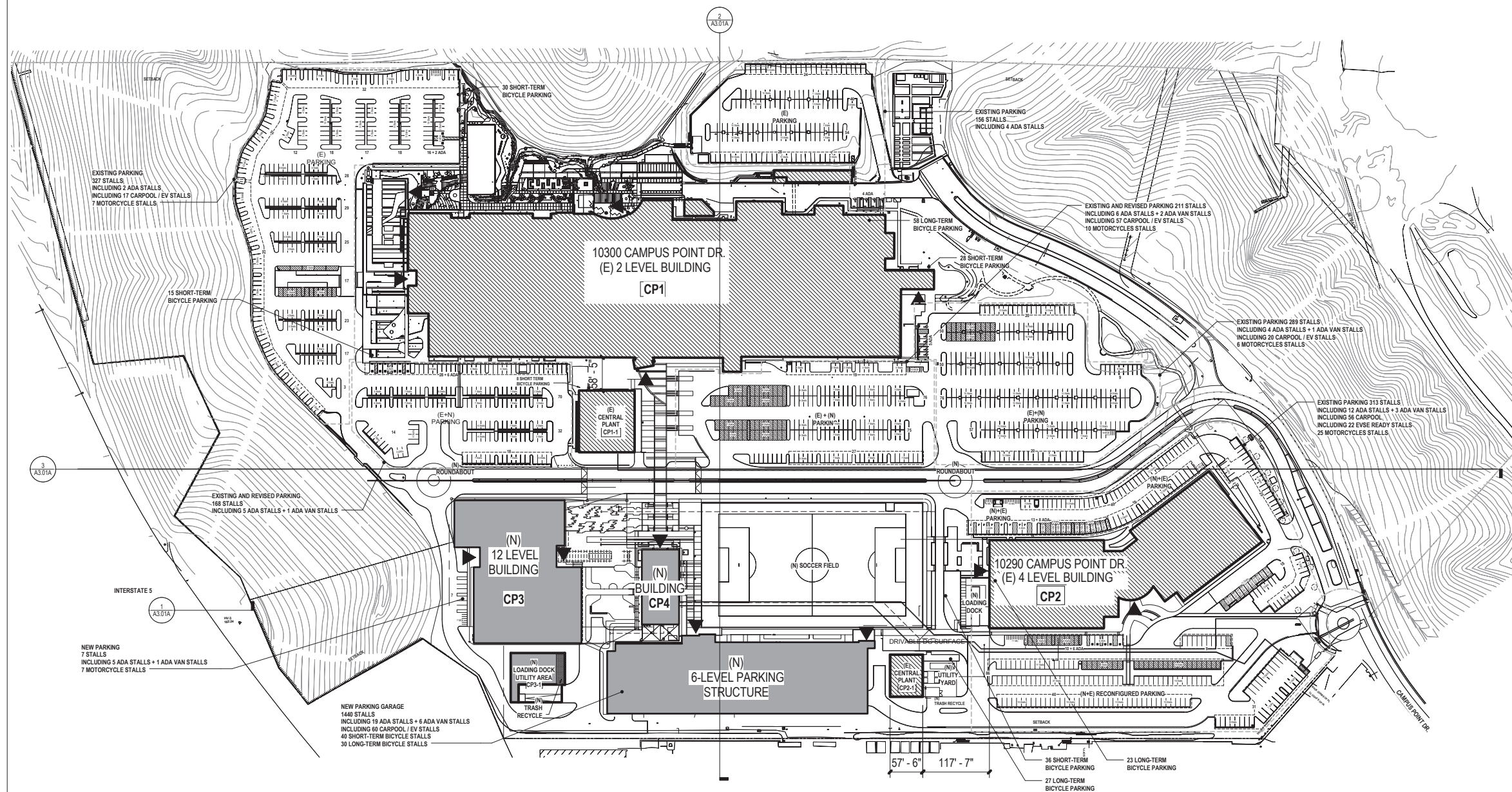
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PARKING REQUIREMENTS PER SDMC CHAPTER 14

2.5 / 1000 SF RESEARCH IN IP-1-1, TABLE 142-05G
2.5 / 1000 SF LIGHT MANUFACTURING
CARPOOL AND ZERO EMISSION 8% TO BE CONVENIENTLY LOCATED TO ENTRANCES
SHORT TERM BICYCLE 0.1/1000SF or 5% OF REQUIRED PARKING, WITHIN 200 FEET OF ENTRANCE
LONG TERM BICYCLE 5% OF REQUIRED CAR PARKING, NEED SHOWER FACILITIES
MOTORCYCLE PARKING 2% OF REQUIRED PARKING
KIOSK OR BULLETIN BOARD WITH RIDE SHARE INFORMATION REQUIRED (videhare website)
ADA STALLS 20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF, OVER 1000 VAN EVERY 8th OR FRACTION THEREOF
EVSE READY PARKING 3% OF REQUIRED PARKING (2015 supplement to Cal-Green)

CALCULATIONS

		REQUIRED	PROVIDED
10300 463,791 GSF	CP1		
	parking stalls required	1160	1151 (all surface)
	Carpool/low emissions	93	94
	Motorcycle	23	23
	Bicycle short term	58	73
	Bicycle long term	58	58
	ADA Standard	19	21
10290 596,317 GSF	CP2+CP3+CP4		
	parking stalls required	1491	1759 (318 surface + 1440 parking)
	Carpool/low emissions	141	141 (CP2 56 + CP3/G 85)
	Motorcycle	35	80 (40 surface + 40 parking garage)
	Bicycle short term	75	76 (CP2 36 + CP3/CP4 40)
	Bicycle long term	75	126 (CP2 50 + Garage 76)
	ADA Standard	23	36 (CP2 12 + Garage 19 + CP3 5)
OVERALL 1,060,108 GSF	CP1 + CP2+CP3+CP4		
	parking stalls	2651	2909 (maximal allowable)
	Carpool/low emissions	212	235
	Motorcycle	58	96
	Bicycle short term	133	157
	Bicycle long term	133	194
	ADA Standard	41	64
	ADA Van	9	15

PARKING NOTE

A MINIMUM OF 2,651 OFF-STREET AUTOMOBILE PARKING SPACES ARE REQUIRED (2,909 AUTOMOBILE PARKING SPACES PROVIDED, INCLUDING 54 STANDARD DISABLED ACCESSIBLE SPACES AND 15 VAN-SIZED DISABLED ACCESSIBLE SPACES, 235 CARPOOL/LOW EMISSIONS VEHICLE PARKING SPACES, 96 MOTORCYCLE SPACES AND 157 SHORT-TERM BICYCLE PARKING SPACES, 185 LONG-TERM BICYCLE PARKING SPACES) AND SHALL BE PERMANENTLY MAINTAINED WITHIN THE APPROXIMATE LOCATIONS SHOWN ON THE PROJECTS EXHIBIT 'A'. ALL ON-SITE PARKING SPACES AND AISLE WIDTHS SHALL COMPLY AT ALL TIMES WITH THE SDMC AND SHALL NOT BE CONVERTED AND/OR UTILIZED FOR ANY OTHER PURPOSE, UNLESS OTHERWISE AUTHORIZED BY THE APPROPRIATE CITY DECISION MAKER IN ACCORDANCE WITH SDMC.

1440 PARKING SPACES WILL BE PROVIDED IN THE PARKING GARAGE, 7 PARKING SPACES WILL BE ADDED AT CP3 AND 1462 EXISTING SPACES WILL BE RETAINED.

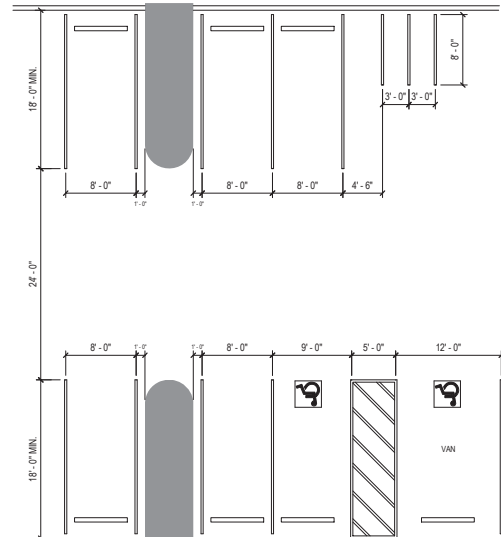


Table 142-05K
Minimum Off-Street Parking Space Dimensions

Type of Space	Required Single Space Dimensions	Required Tandem Space Dimensions
Parking space unobstructed; Retail sales uses and eating and drinking establishments	8'-3" wide x 18' long	All uses 8' wide x 36' long
All other uses	8' wide x 18' long	
Parking space abuts a wall, column, or other immovable obstacle	One side abutting obstacle: 9' wide x 18' long Two sides abutting obstacle: 9½' wide x 18' long	One side abutting obstacle: 9' wide x 36' long Two sides abutting obstacle: 9½' wide x 36' long
Parking Space parallel to aisle (interior space)	8' wide x 21' long	N/A

KEY PLAN

CARPOOL / EV PARKING

PARKING:

PARKING MINIMUMS, AS SHOWN IN THE PROJECT DEVELOPMENT SUMMARY, SHALL BE PERMANENTLY MAINTAINED AND NOT BE CONVERTED AND/OR UTILIZED FOR ANY OTHER PURPOSE OR USE UNLESS AUTHORIZED IN WRITING FROM THE DEVELOPMENT SERVICE DIRECTOR. ON-SITE PARKING SPACES AND AISLE WIDTHS SHALL COMPLY AT ALL TIMES WITH THE CITY OF SAN DIEGO MUNICIPAL CODE (SDMC) UNLESS OTHERWISE AUTHORIZED BY THE APPROPRIATE CITY DECISION MAKER IN ACCORDANCE WITH THE SDMC.

- ALL PARKING AISLES ARE MINIMUM 24' WIDE PER SDMC 142.050, TABLE 142-05L.
- ALL NEW TYPICAL PARKING STALLS ARE 8X18' PER SDMC 142.050, TABLE 142-05K.
- EXISTING PARKING STALLS WILL MEET SDMC 142.050 (6).
- DRIVEWAYS DO NOT EXCEED 6% GRADIENT. RAMPS IN THE GARAGE 6.25% GRADIENT AND MEET SDMC 142-05C (9).
- SEE A2.5A FOR TYPICAL PARKING GARAGE STALL LAYOUTS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

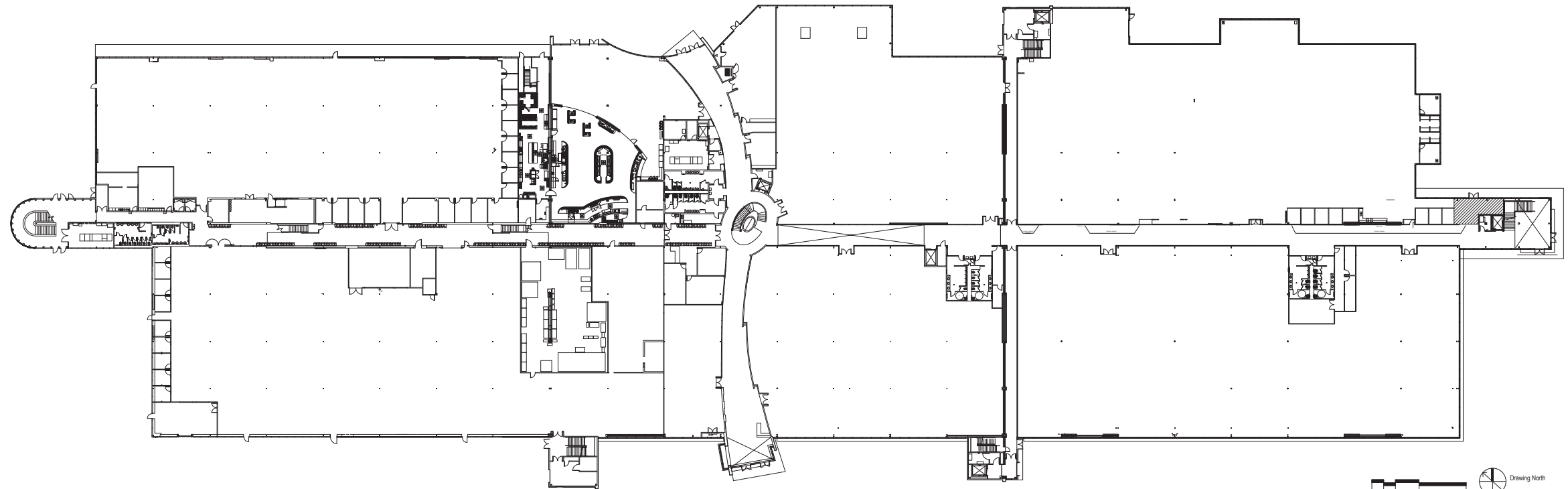
Project Number
55.7538.000

Description
PARKING COUNT (SITE)

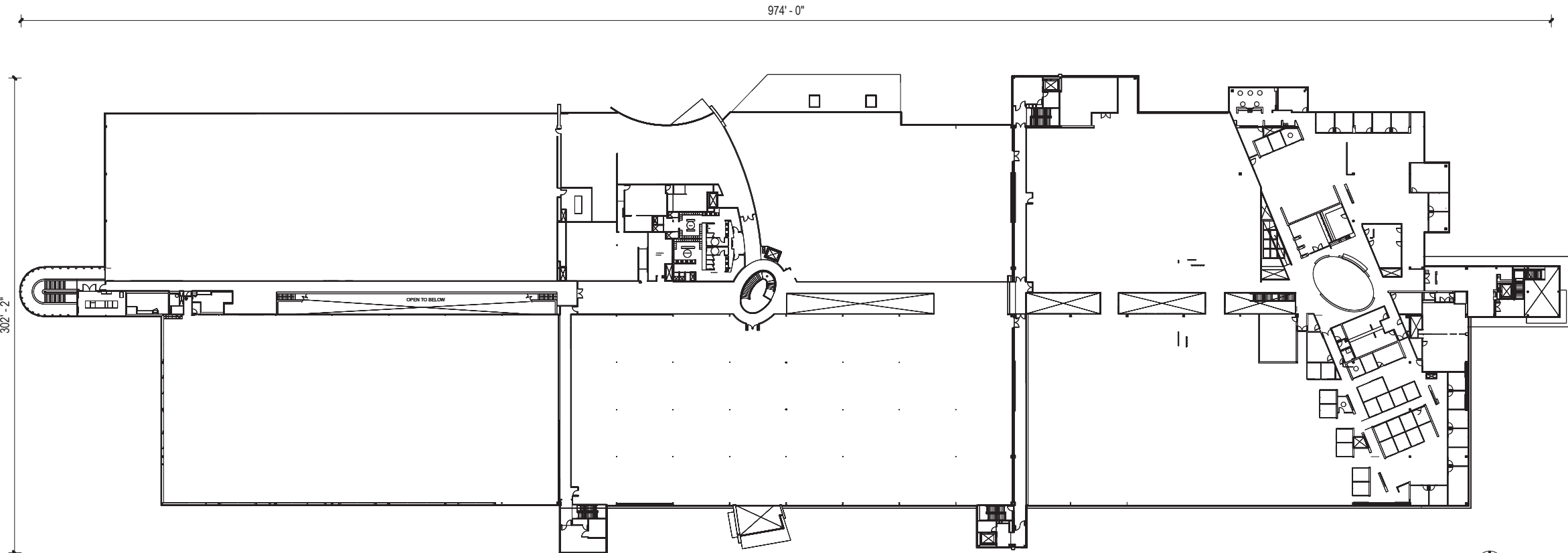
Scale
As indicated

A1.01G

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① BUILDING CP1 - LEVEL 01 FLOOR PLAN

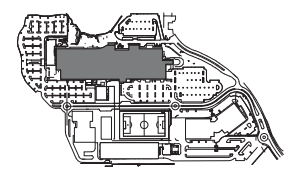



② BUILDING CP1 - LEVEL 02 FLOOR PLAN

NOTES

1. BUILDING CP1 IS EXISTING AS SHOWN HEREON.
NO RENOVATIONS TO STRUCTURE ARE
CONTEMPLATED AS PART OF THIS SITE
DEVELOPMENT PERMIT APPLICATION.

KEY PLAN




ALEXANDRIA.
ALEXANDRIA REAL ESTATE
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**CAMPUS POINT SITE
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10290 & 10300 CAMPUS POINT DRIVE
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	11/30/2015	CYCLE 27	HR/BH	SS
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	08/24/2016	CYCLE 38	KD	SS
	09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55.7538.000

Description
BUILDING CP1 FLOOR PLANS

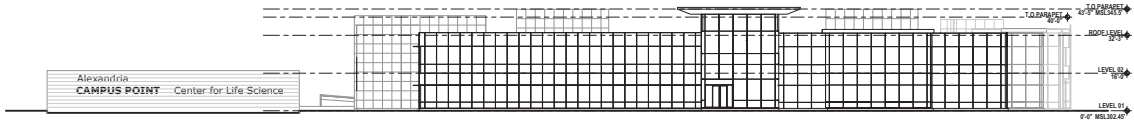
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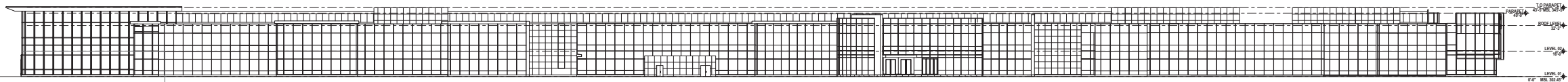
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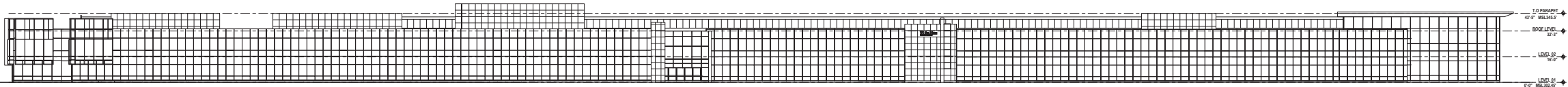
1 BUILDING CP1 - EAST ELEVATION



2 BUILDING CP1 - WEST ELEVATION



3 BUILDING CP1 - NORTH ELEVATION



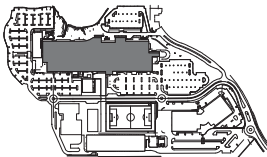
4 BUILDING CP1 - SOUTH ELEVATION



NOTES

1. BUILDING CP1 IS EXISTING AS SHOWN HEREON. NO RENOVATIONS TO STRUCTURE ARE CONTEMPLATED AS PART OF THIS SITE DEVELOPMENT PERMIT APPLICATION.

KEY PLAN



ALEXANDRIA

ALEXANDRIA REAL ESTATE
EQUITIES

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08/24/2016	CYCLE 38	KD	SS
09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

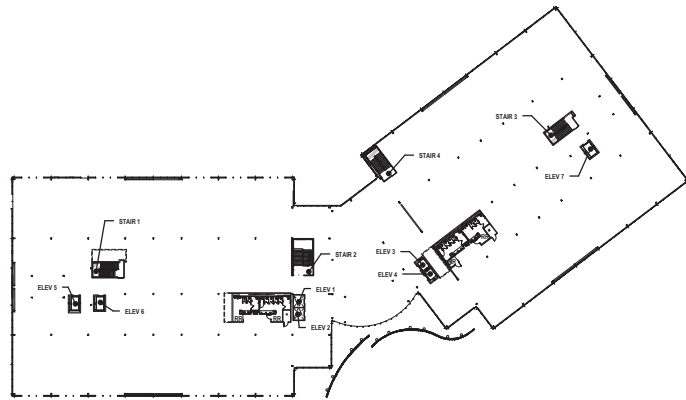
Project Number
55.7538.000

Description
BUILDING CP1 ELEVATIONS

Scale
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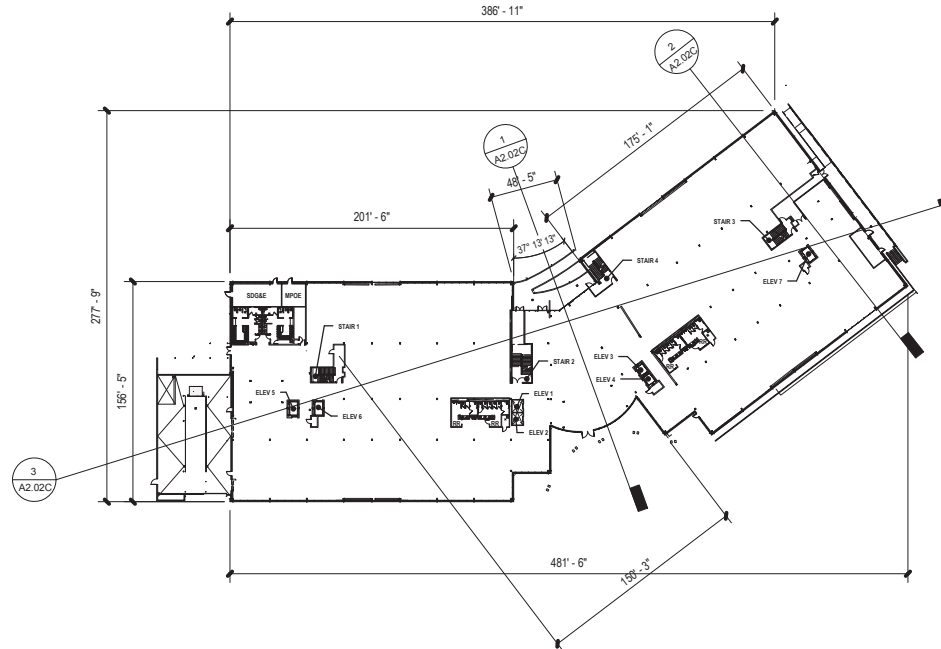
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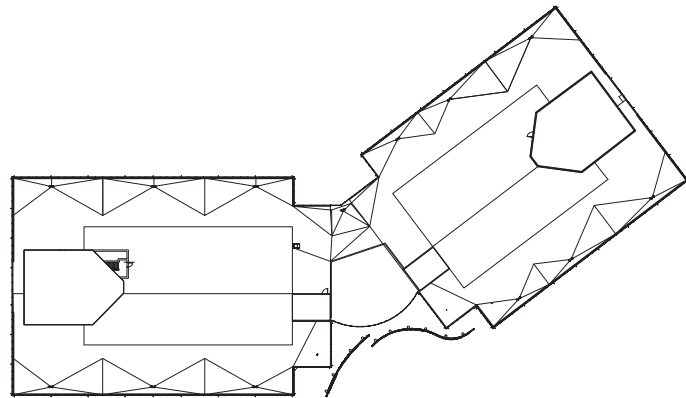
BUILDING CP2 - LEVEL 04 FLOOR PLAN

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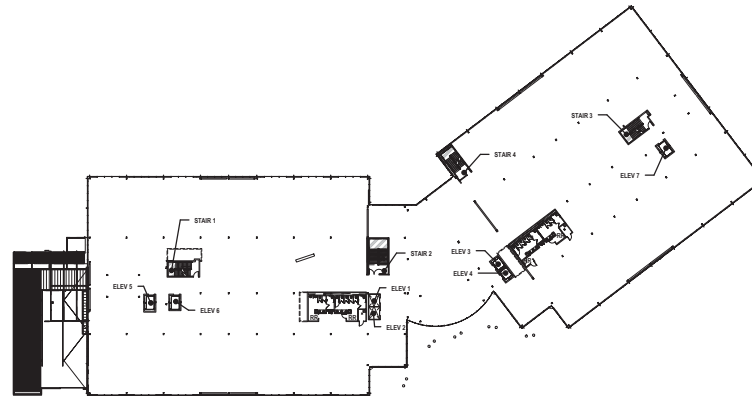
BUILDING CP2 - LEVEL 01 FLOOR PLAN

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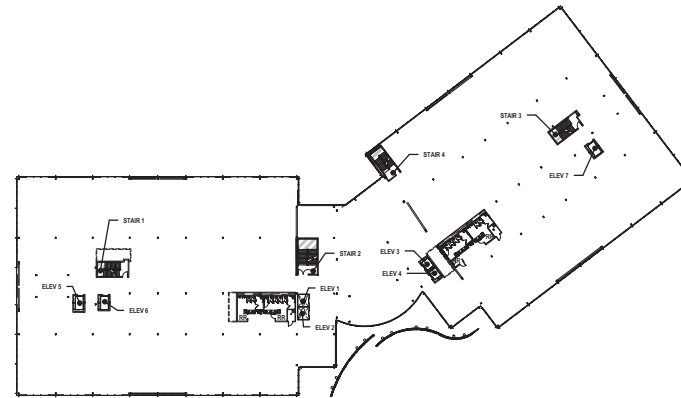
BUILDING CP2 - ROOF PLAN

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BUILDING CP2 - LEVEL 02 FLOOR PLAN

0 13 25 50 100



BUILDING CP2 - LEVEL 03 FLOOR PLAN

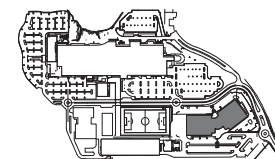
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NOTES

1. BUILDING CP2 IS EXISTING AND IS UNDER RECONFIGURE RENOVATIONS TO ITS EXTERIOR CURTAINWALL, WEATHER ENVELOPE, CLADDING AND INTERIOR CORE IMPROVEMENTS. SUCH WORK IS BEING PERFORMED UNDER CITY PROJECT NUMBER 437205 AND BUILDING PERMIT NUMBER 15-29540-B SECURED OCTOBER 13, 2015.

KEY PLAN



ALEXANDRIA REAL ESTATE
EQUITIES

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08/24/2016	CYCLE 38	KD	SS
09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

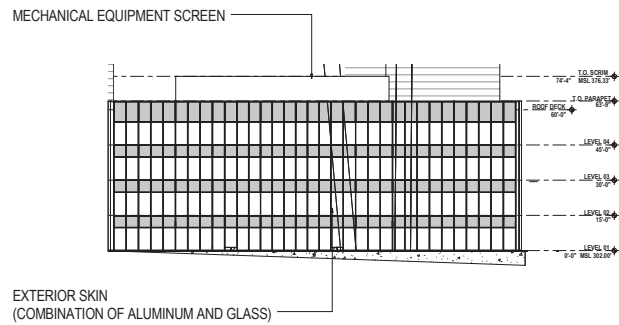
Project Number
55.7538.000

Description
BUILDING CP2 FLOOR PLANS

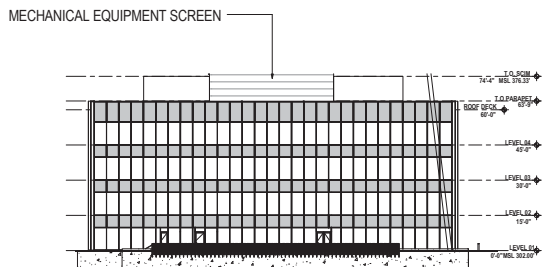
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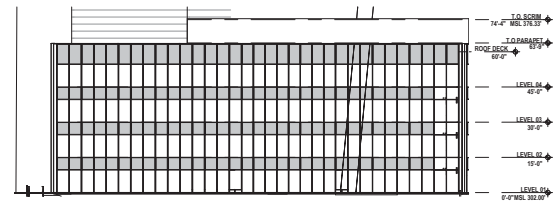
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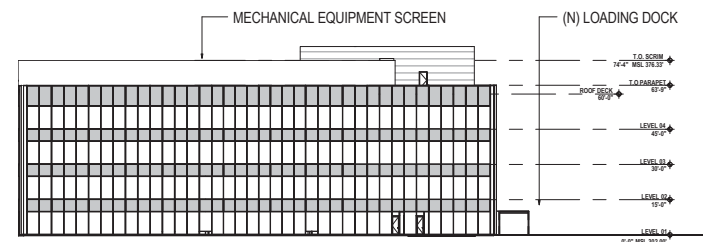
3 BUILDING CP2 - SOUTHEAST ELEVATION



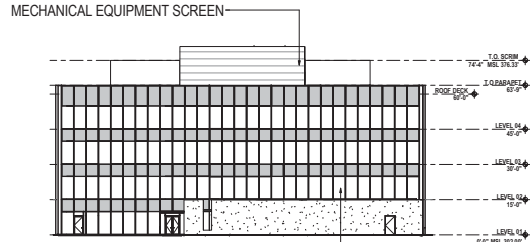
2 BUILDING CP2 - EAST ELEVATION



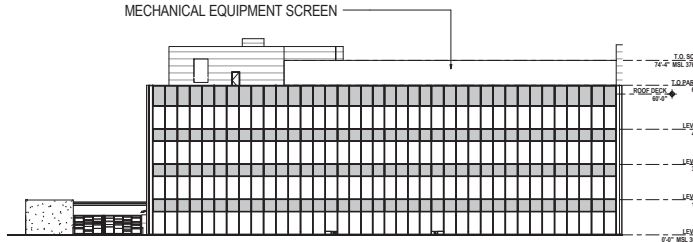
1 BUILDING CP2 - NORTHEAST ELEVATION



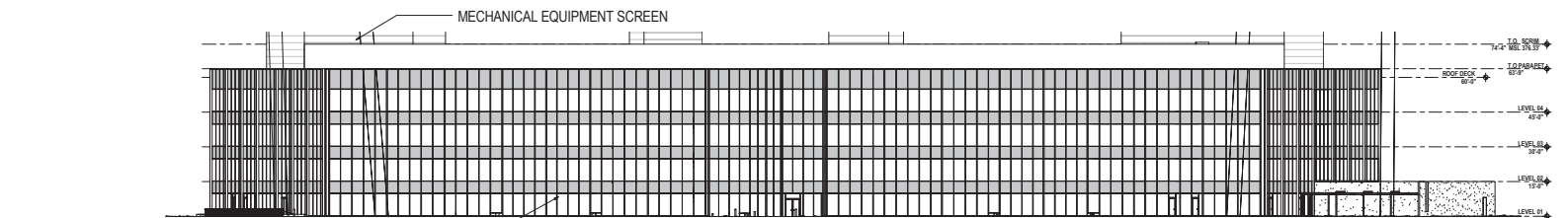
6 BUILDING CP2 - NORTHEAST ELEVATION



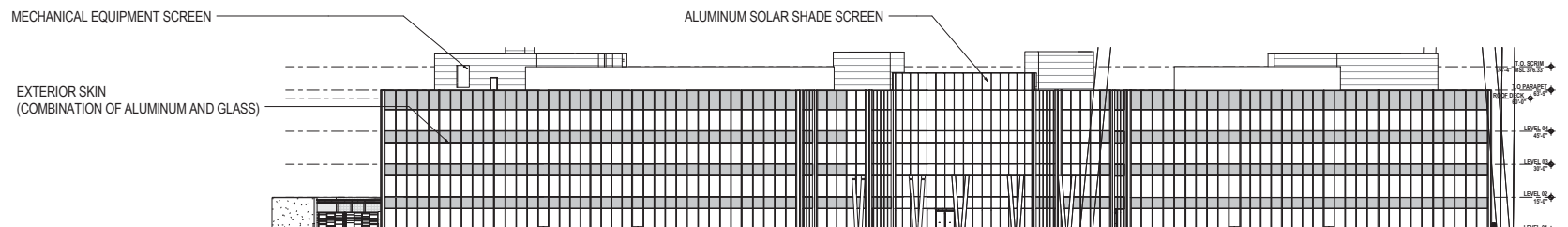
5 BUILDING CP2 - WEST ELEVATION



4 BUILDING CP2 - SOUTHWEST ELEVATION



7 BUILDING CP2 - NORTH ELEVATION

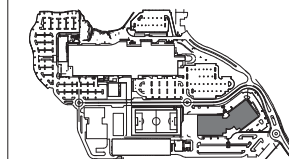


8 BUILDING CP2 - SOUTH ELEVATION

NOTES

1. BUILDING CP2 IS EXISTING AND IS UNDER RECONFIGURE RENOVATIONS TO ITS EXTERIOR CURTAINWALL, BUILDING ENVELOPE, AND INTERIOR CORE IMPROVEMENTS. SUCH WORK IS BEING PERFORMED UNDER CITY PROJECT NUMBER 437205 AND BUILDING PERMIT NUMBER 15-29540-B SECURED OCTOBER 13, 2015.

KEY PLAN



ALEXANDRIA
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08/24/2016	CYCLE 38	KD	SS
09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

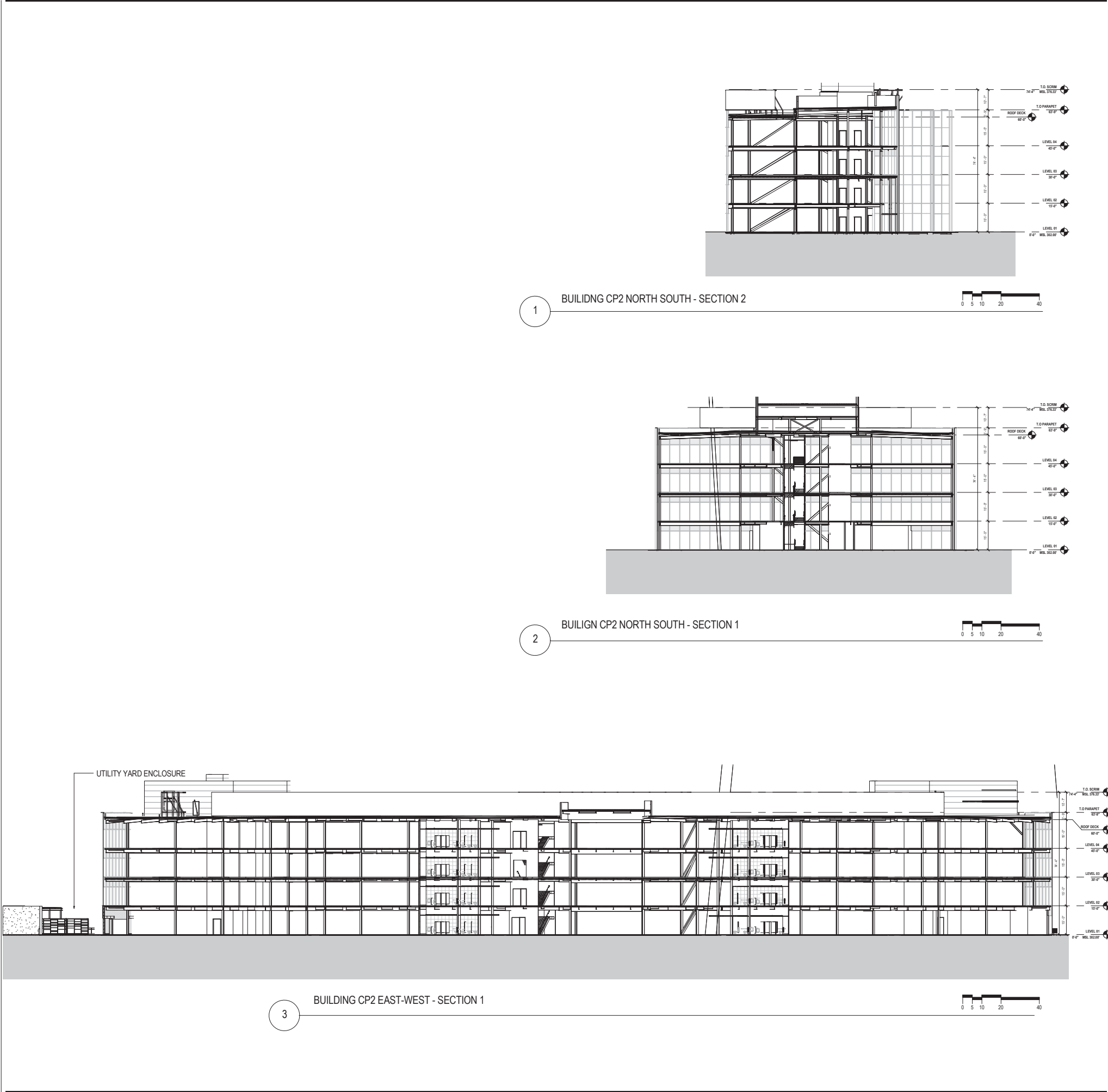
Project Number
55.7538.000

Description
BUILDING CP2 ELEVATIONS

Scale
1" = 30'-0"

A2.02B

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NOTES

1. BUILDING CP2 IS EXISTING AND IS UNDER RECONFIGURE RENOVATIONS TO ITS EXTERIOR CURTAINWALL, WEATHER ENVELOPE, CLADDING AND INTERIOR CORE IMPROVEMENTS. SUCH WORK IS BEING PERFORMED UNDER CITY PROJECT NUMBER 437205 AND BUILDING PERMIT NUMBER 15-29540-B SECURED OCTOBER 13, 2015.

KEY PLAN

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08/24/2016	CYCLE 38	KD	SS
09/29/2016	CYCLE 41	KD	SS

Seal/Signature

Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

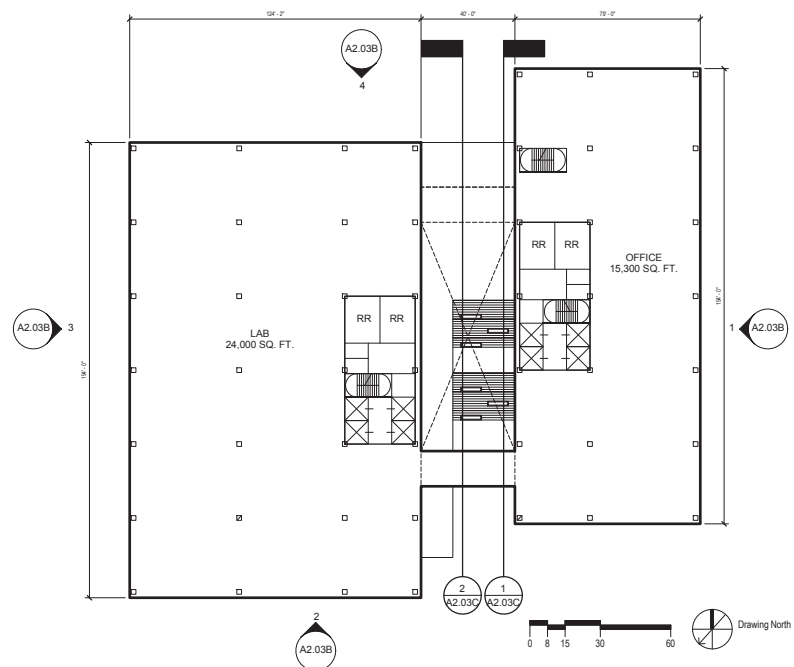
Project Number
55.7538.000

Description
BUILDING CP2 SECTIONS

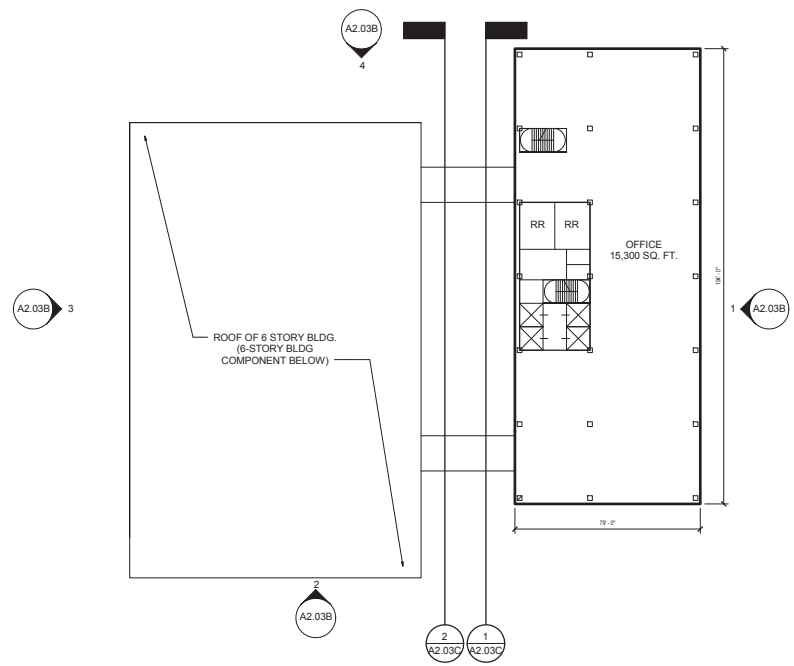
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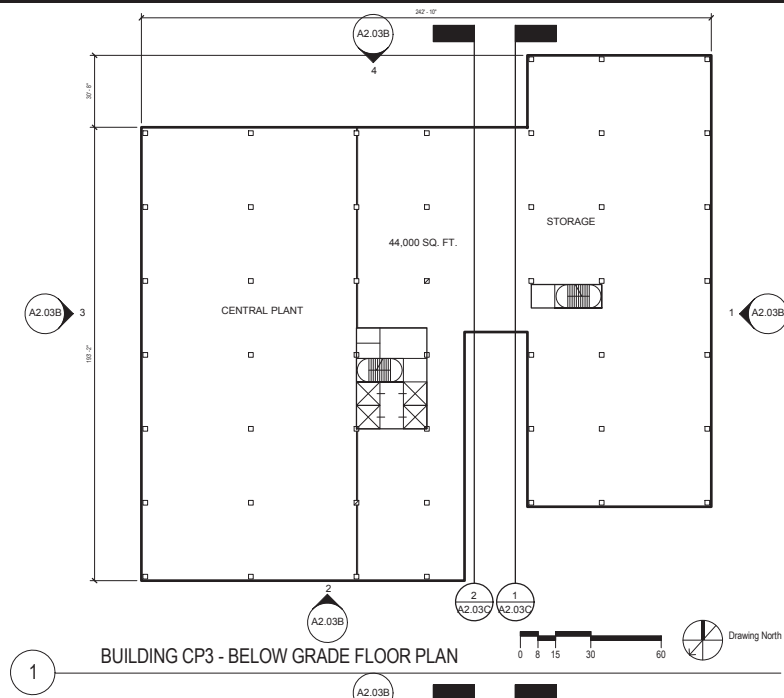
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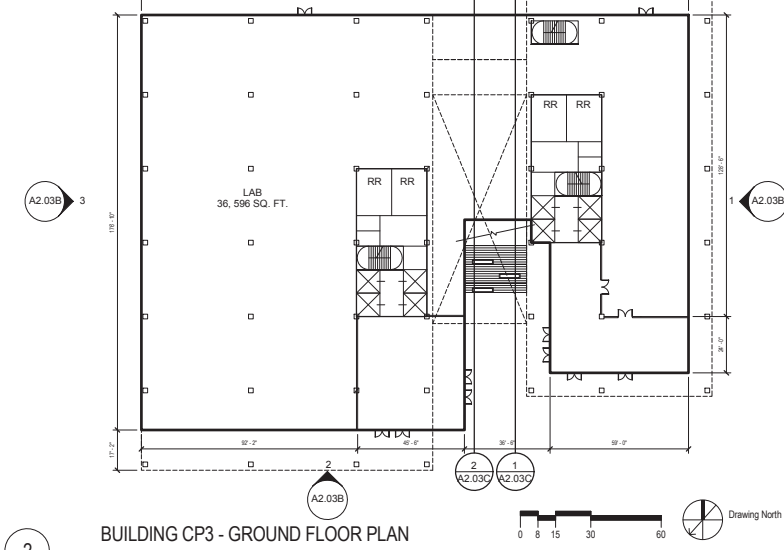
3 BUILDING CP3 - TYPICAL FLOOR PLAN (3-6)



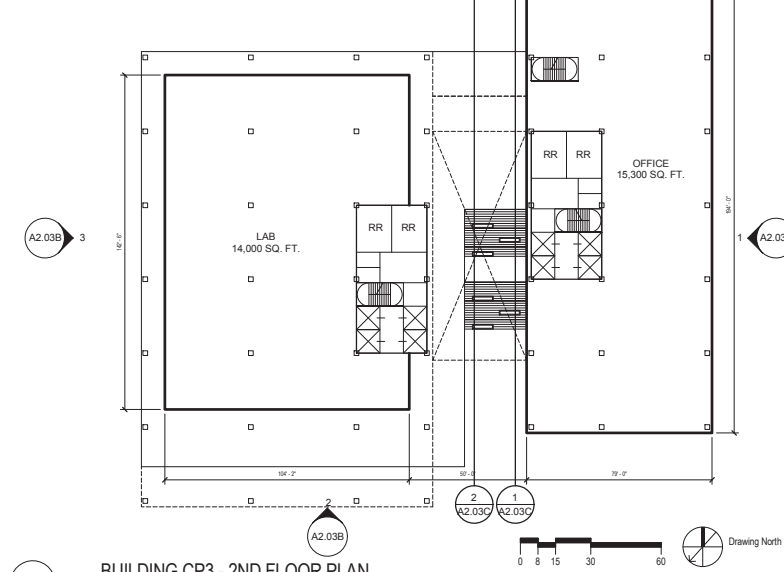
4 BUILDING CP3 - TYPICAL FLOOR PLAN (7-12)



1 BUILDING CP3 - BELOW GRADE FLOOR PLAN



2 BUILDING CP3 - GROUND FLOOR PLAN

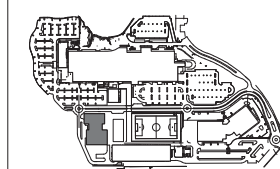



2 BUILDING CP3 - 2ND FLOOR PLAN

NOTES

1. BUILDING CP3 IS A PROPOSED NEW STRUCTURE

KEY PLAN





ALEXANDRIA.

ALEXANDRIA REAL ESTATE
EQUITIES

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	06/24/2016	CYCLE 35	JB/KD	SS
	08/24/2016	CYCLE 38	KD	SS
	09/29/2016	CYCLE 41	KD	SS

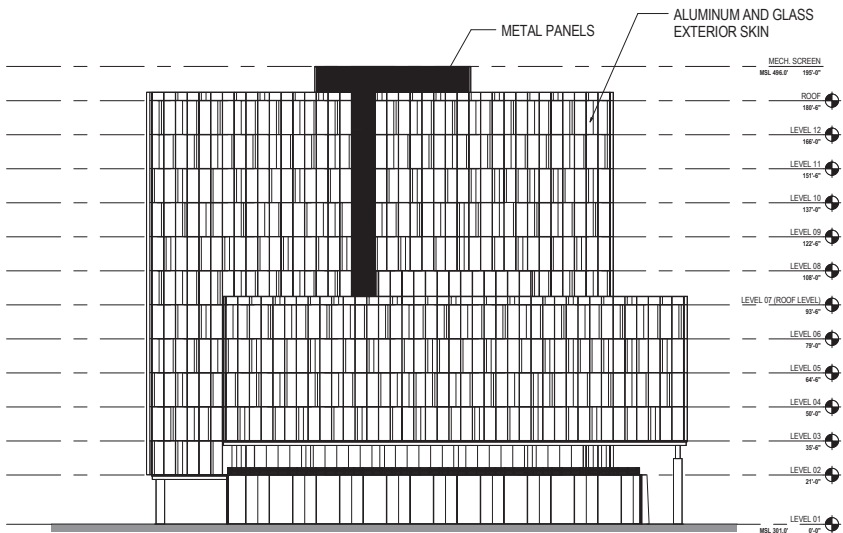
Seal/Signature _____

Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

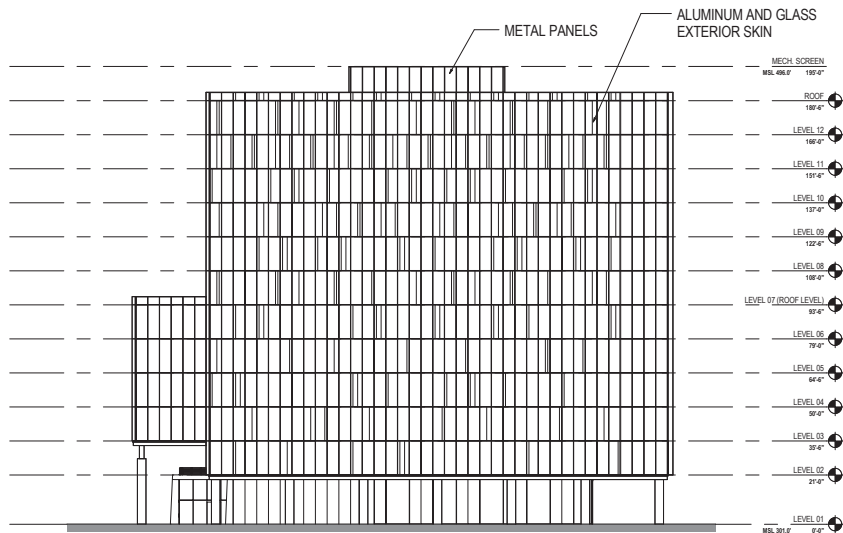
Project Number
55.7538.000

Description
BUILDING CP3 FLOOR PLANS

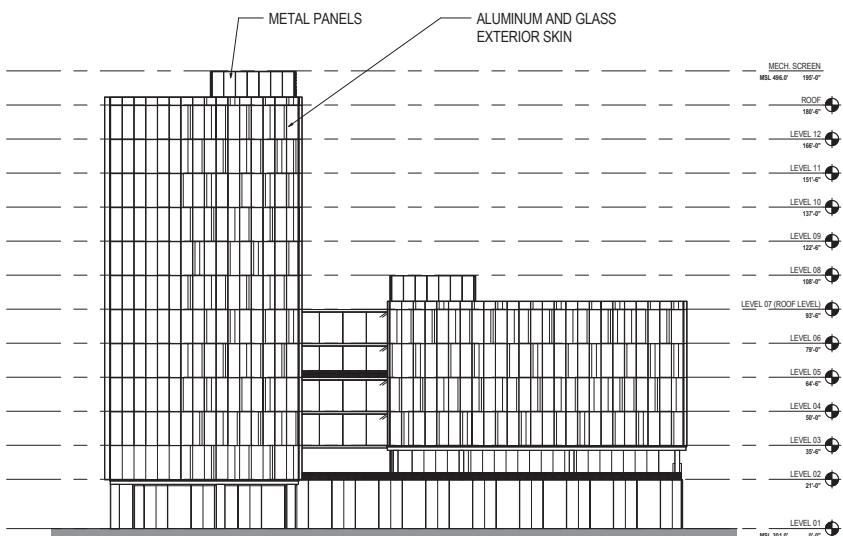
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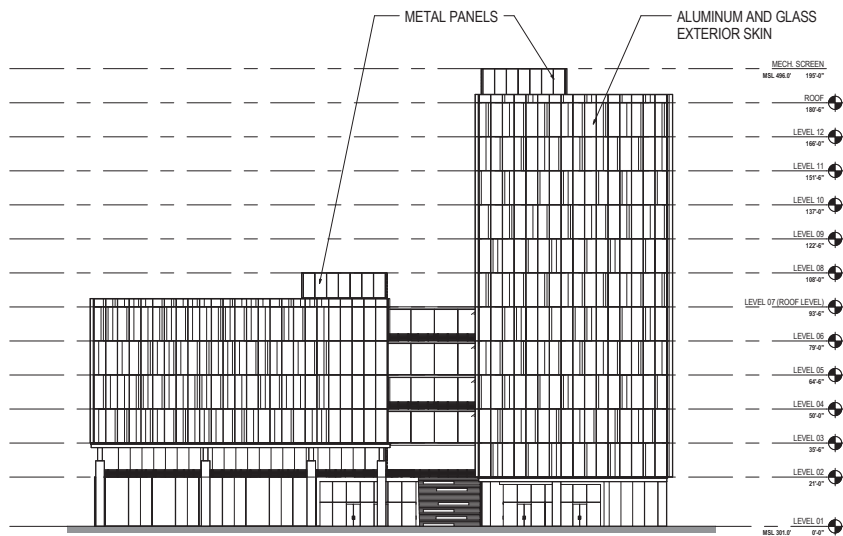
3 BUILDING CP3 - SOUTH ELEVATION



1 BUILDING CP3 - NORTH ELEVATION



4 BUILDING CP3 - WEST ELEVATION

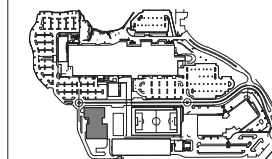


2 BUILDING CP3 - EAST ELEVATION

NOTES

1. BUILDING CP3 IS A PROPOSED NEW STRUCTURE

KEY PLAN



ALEXANDRIA
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EQUITIES

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	08/24/2016	CYCLE 38	KD	SS
	09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

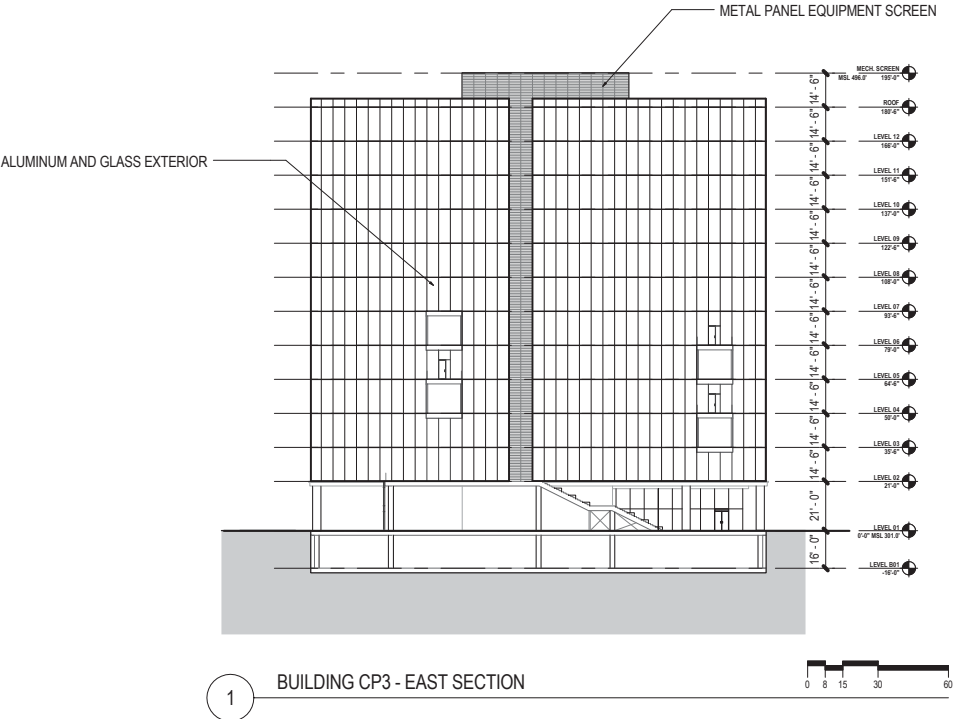
Project Number
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Description
BUILDING CP3 ELEVATIONS

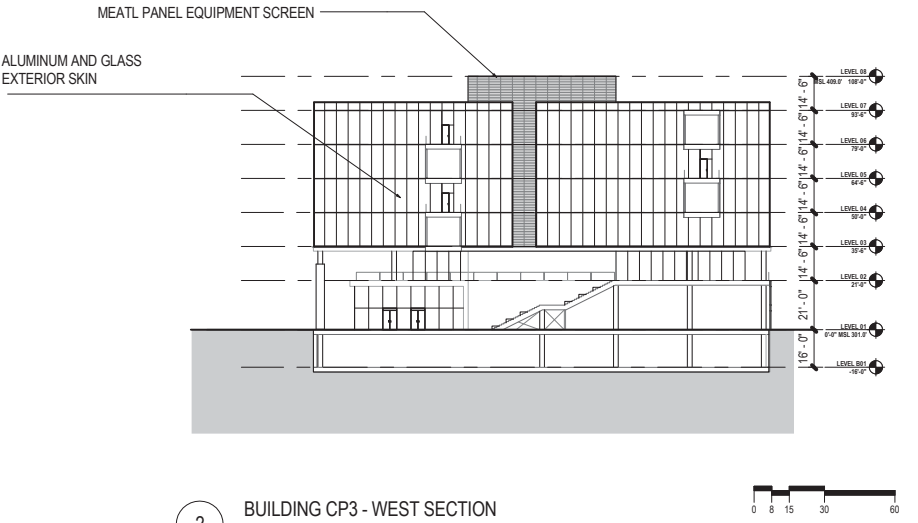
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A2.03B

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1 BUILDING CP3 - EAST SECTION

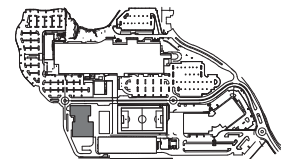


2 BUILDING CP3 - WEST SECTION

NOTES

1. BUILDING CP3 IS A PROPOSED NEW STRUCTURE

KEY PLAN



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	06/24/2016	CYCLE 35	JB/KD	SS
	08/24/2016	CYCLE 38	KD	SS
	09/29/2016	CYCLE 41	KD	SS

Seal/Signature _____

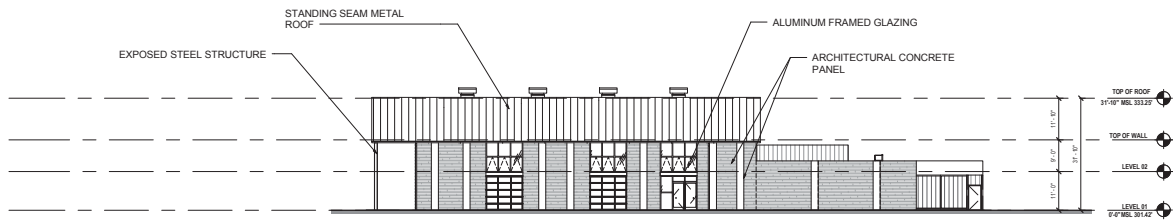
Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55.7538.000

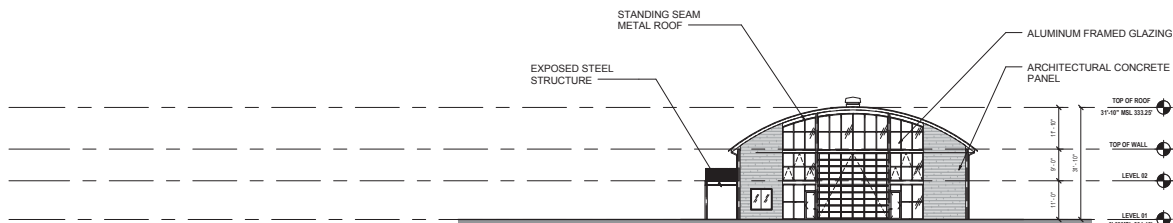
Description
BUILDING CP3 SECTIONS

Scale
1" = 30'-0"

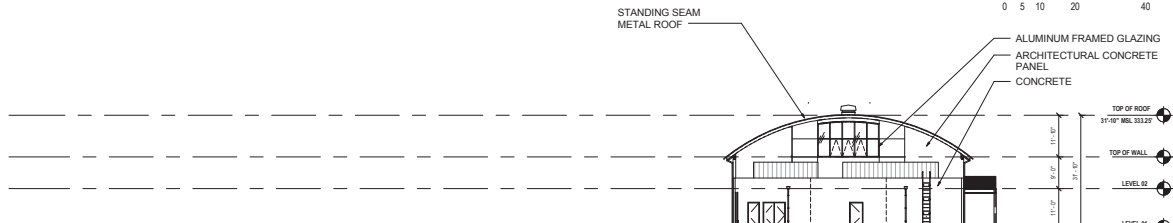
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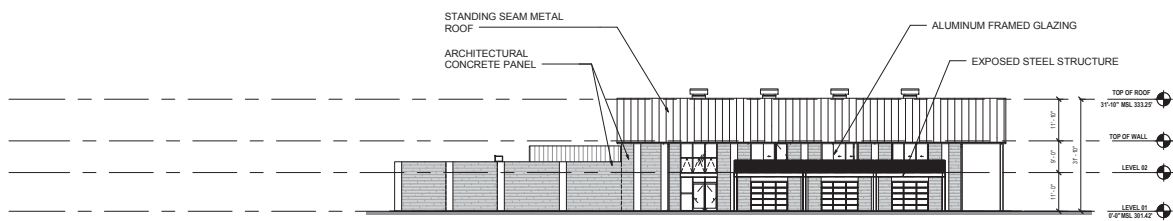
3 BUILDING CP4 - WEST ELEVATION



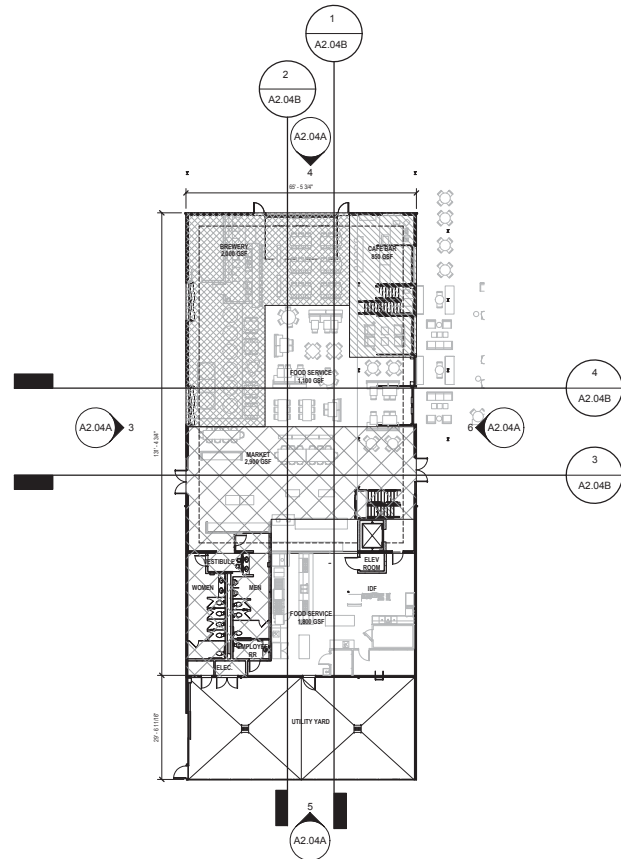
4 BUILDING CP4 - NORTH ELEVATION



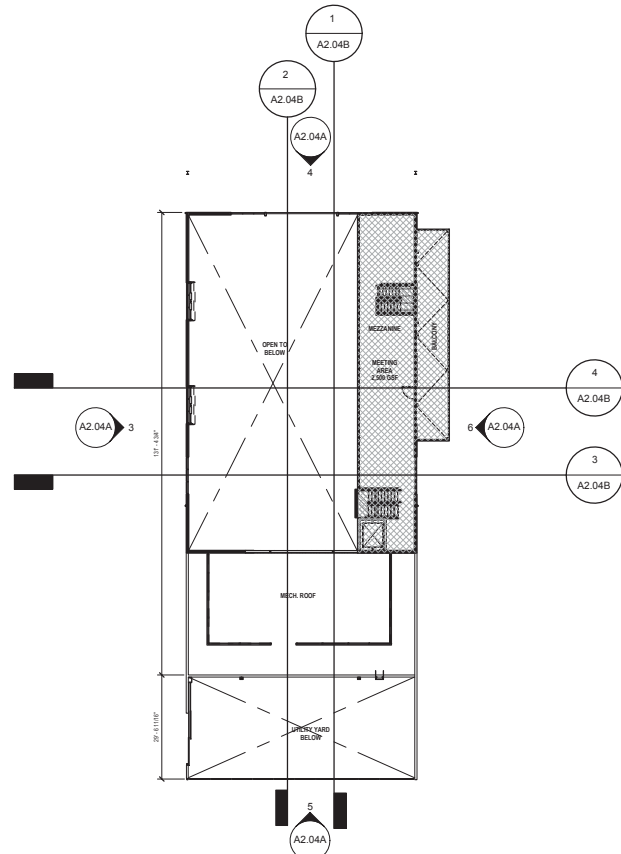
5 BUILDING CP4 - SOUTH ELEVATION



6 BUILDING CP4 - EAST ELEVATION



1 BUILDING CP4 - LEVEL 01 FLOOR PLAN

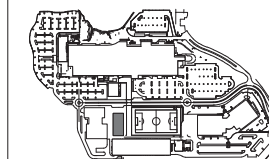


2 BUILDING CP4 - LEVEL 02 FLOOR PLAN

NOTES

1. BUILDING CP4 IS A PROPOSED NEW STRUCTURE

KEY PLAN



ALEXANDRIA REAL ESTATE
EQUITIES

10996 Torreyana Road Suite 250
San Diego, CA 92121

CAMPUS POINT SITE
DEVELOPMENT PERMIT

10290 & 10300 CAMPUS POINT DRIVE
SAN DIEGO, CA 92112

225 Broadway
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	11/30/2015	CYCLE 27	HR/BH	SS
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	09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55.7538.000

Description
BUILDING CP4 FLOOR PLANS &
ELEVATIONS

Scale
1" = 20'-0"

A2.04A

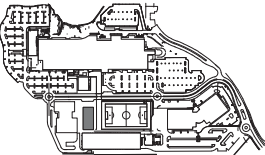
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NOTES

1. BUILDING CP4 IS A PROPOSED NEW STRUCTURE

KEY PLAN



Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

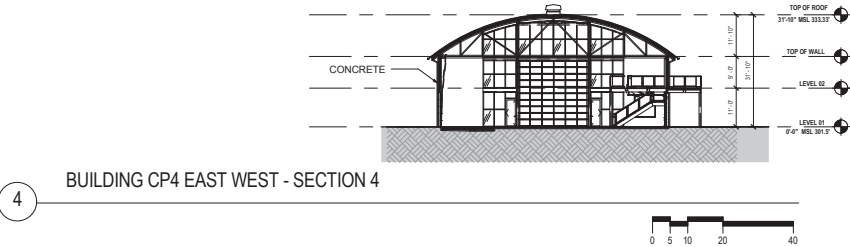
Project Number
55.7538.000

Description
BUILDING CP4 SECTIONS

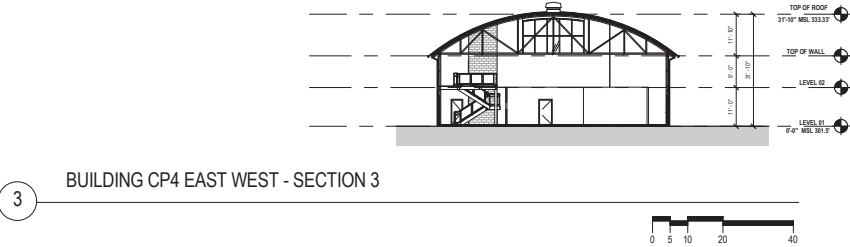
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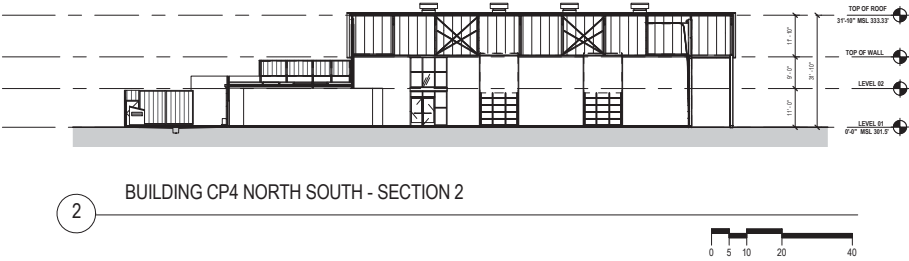
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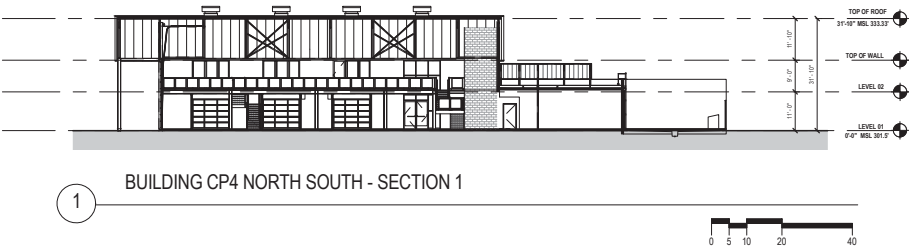
BUILDING CP4 EAST WEST - SECTION 4



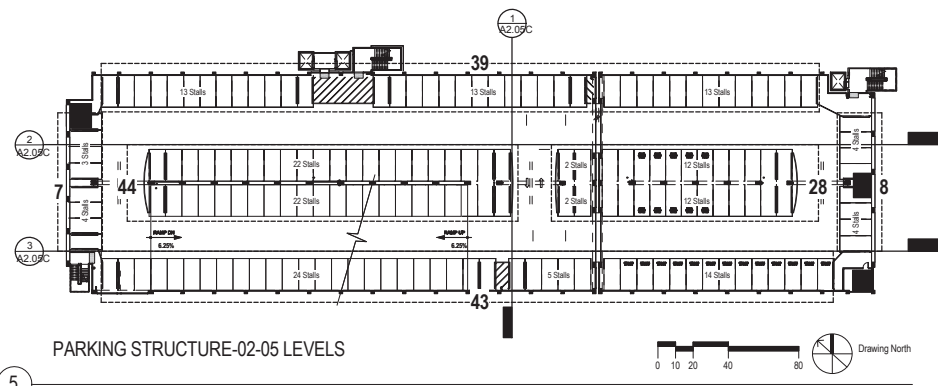
BUILDING CP4 EAST WEST - SECTION 3



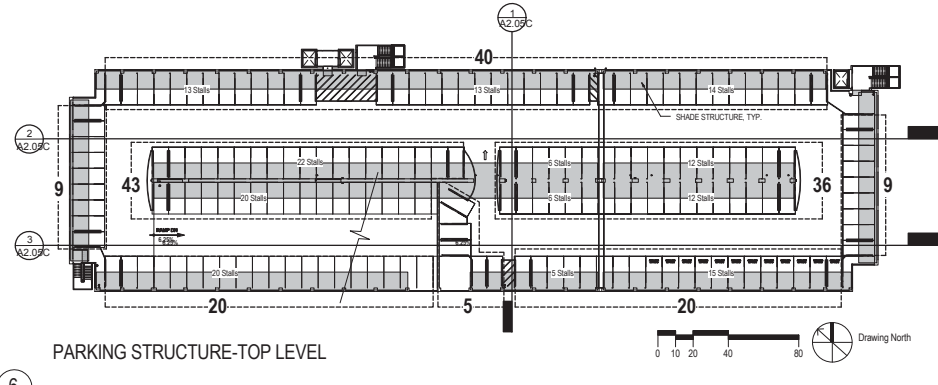
BUILDING CP4 NORTH SOUTH - SECTION 2



BUILDING CP4 NORTH SOUTH - SECTION 1



5

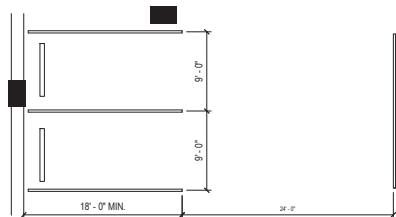


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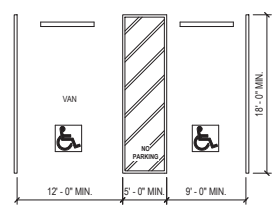
Table 142-05K
Minimum Off-Street Parking Space Dimensions

Type of Space	Required Single Space Dimensions	Required Tandem Space Dimensions
Parking space unobstructed: Retail sales uses and eating and drinking establishments	8'-3" wide x 18' long	All uses 8' wide x 36' long
All other uses	8' wide x 18' long	
Parking space abuts a wall, column, or other immovable obstacle	One side abutting obstacle: 9' wide x 18' long Two sides abutting obstacle: 9½' wide x 18' long	One side abutting obstacle: 9' wide x 36' long Two sides abutting obstacle: 9½' wide x 36' long
Parking Space parallel to aisle (interior space)	8' wide x 21' long	N/A

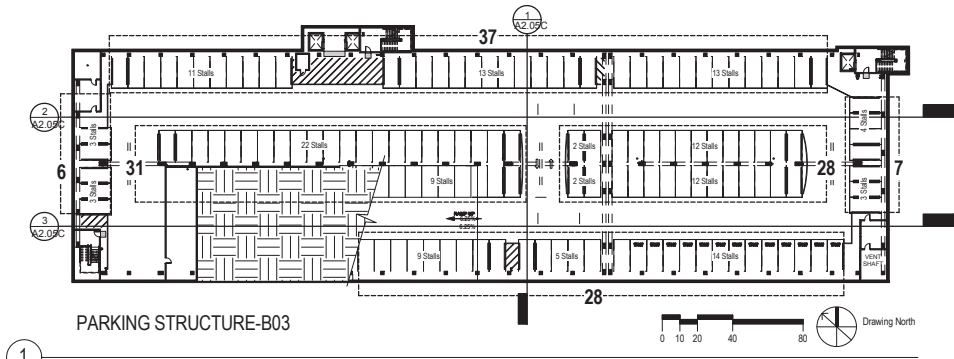
TOTAL GARAGE: 1,440 STALLS



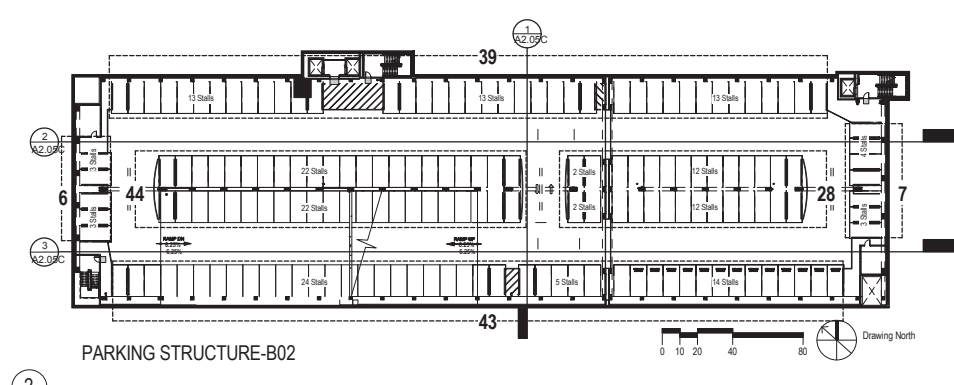
2 TYPICAL PARKING
SCALE: 1/8" = 1'-0"



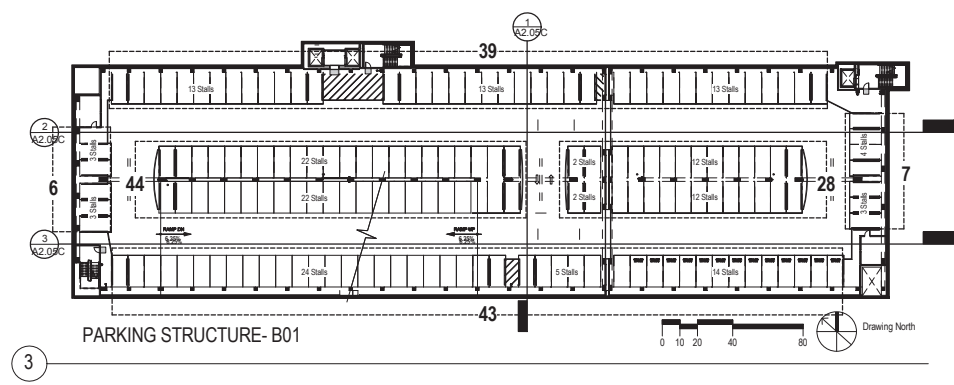
4 TYPICAL ACCESSIBLE VAN PARKING
SCALE: 1/8" = 1'-0"



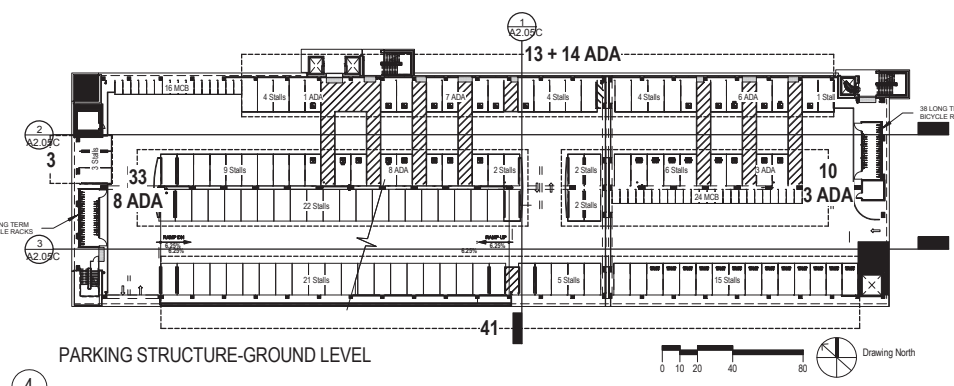
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2



3

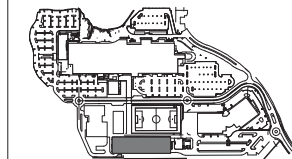


4

NOTES

1. PARKING STRUCUTRE IS A PROPOSED NEW FACILITY

KEY PLAN



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06/24/2016	CYCLE 35	JB/KD	SS
08/24/2016	CYCLE 38	KD	SS
09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

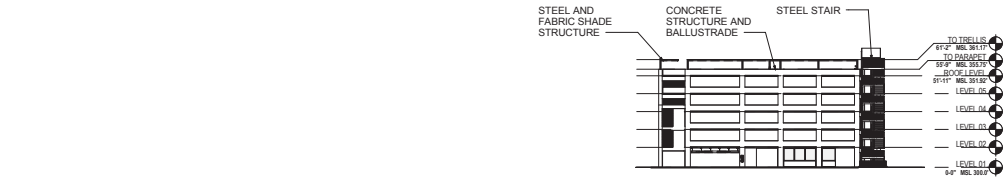
Project Number
55.7538.000

Description
PARKING STRUCTURE FLOOR PLANS

Scale
As indicated

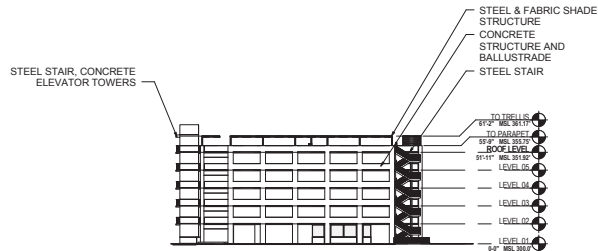
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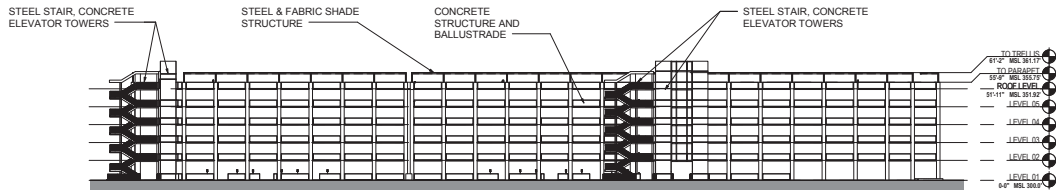
PARKING STRUCTURE - EAST ELEVATION

(1)



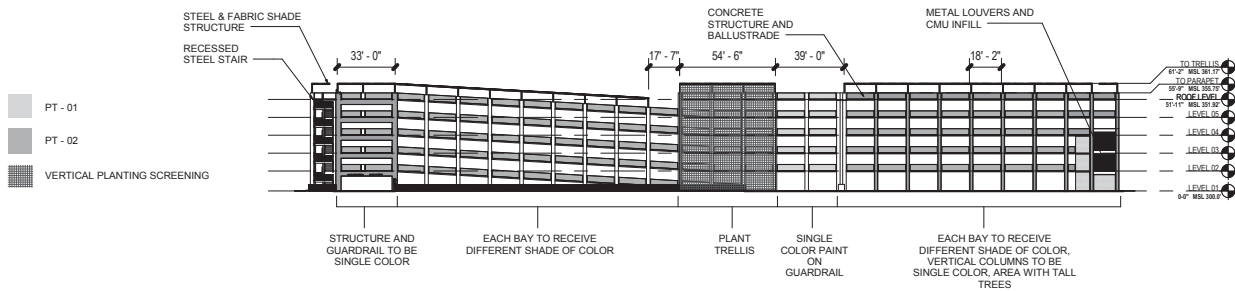
PARKING STRUCTURE - WEST ELEVATION

(2)



PARKING STRUCTURE - NORTH ELEVATION

(3)



PARKING STRUCTURE - SOUTH ELEVATION

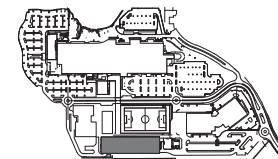
(4)

NOTE:
VISUAL BREAKS AND ARCHITECTURAL ARTICULATION OF THE PARKING STRUCUTRE ARE REQUIRED TO SCREEN PARKED VEHICLES. ACCEPTABLE EXAMPLES OF ARCHITECTURAL ARTICULATION INCLUDE, BUT ARE NOT LIMITED TO, VEGETATIVE, PERFORATED METAL PANEL, LIGHTWEIGHT METAL STRUCTURE, WOOD, GLASS AND CONCRETE. ACCEPTABLE EXAMPLES OF VISUAL BREAKS INCLUDE, BUT ARE NOT LIMITED TO, SETBACKS VARIATIONS, SCULPTED FACADE TREATMENTS, CHANGES IN COLOR, MATERIAL, TEXTURE AND LANDSCAPING ELEMENTS. SINGLE TREATMENT OF ANY PARKING STRUCTURE FACADE SHALL NOT EXCEED 50 LINEAR FEET.

NOTES

1. PARKING STRUCUTRE IS A PROPOSED NEW FACILITY

KEY PLAN



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	06/24/2016	CYCLE 35	JB/KD	SS
	08/24/2016	CYCLE 38	KD	SS
	09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

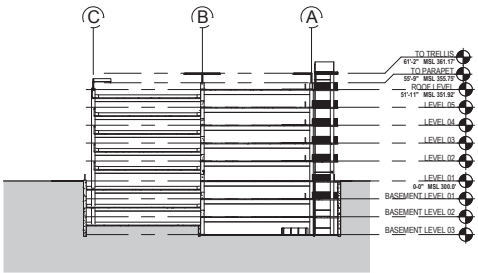
Project Number
55.7538.000

Description
PARKING STRUCTURE ELEVATIONS

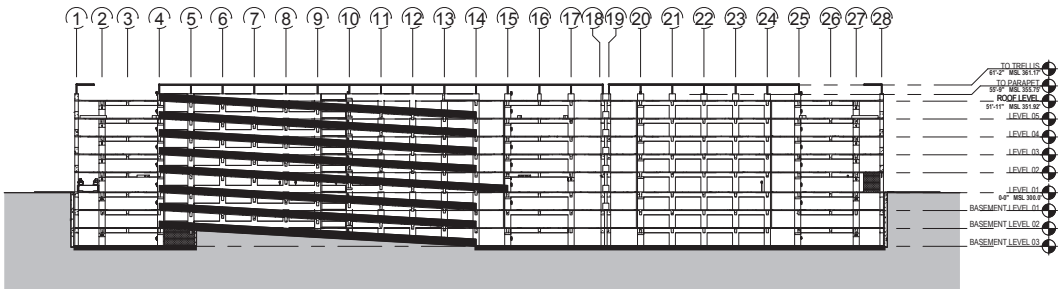
Scale
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A2.05B

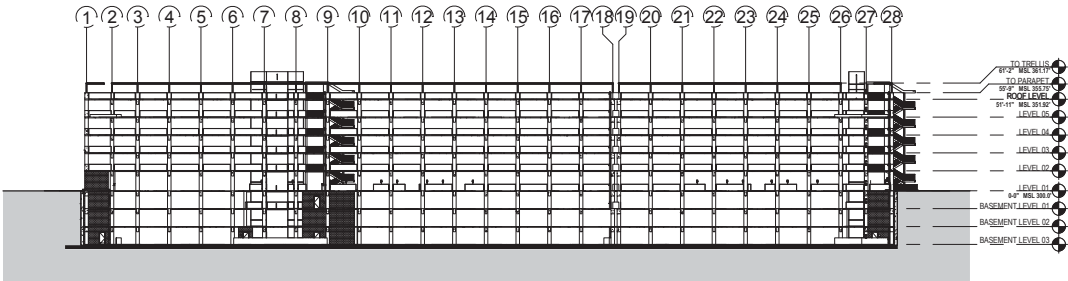
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(1) PARKING STRUCTURE - CROSS SECTION 1



(2) PARKING STRUCTURE - LONGITUDINAL SECTION 1

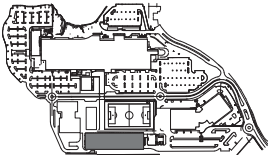


(3) PARKING STRUCTURE - LONGITUDINAL SECTION 2

NOTES

1. PARKING STRUCUTRE IS A PROPOSED NEW FACILITY

KEY PLAN



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	06/24/2016	CYCLE 35	JB/KD	SS
	08/24/2016	CYCLE 38	KD	SS
	09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55.7538.000

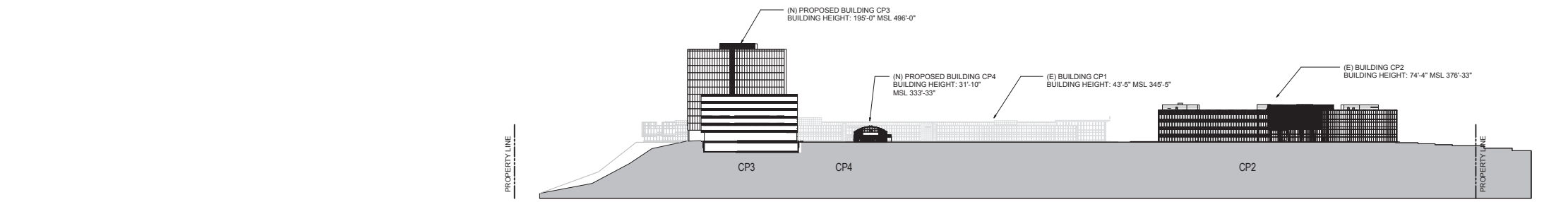
Description
PARKING STRUCTURE SECTIONS

Scale
1" = 40'-0"

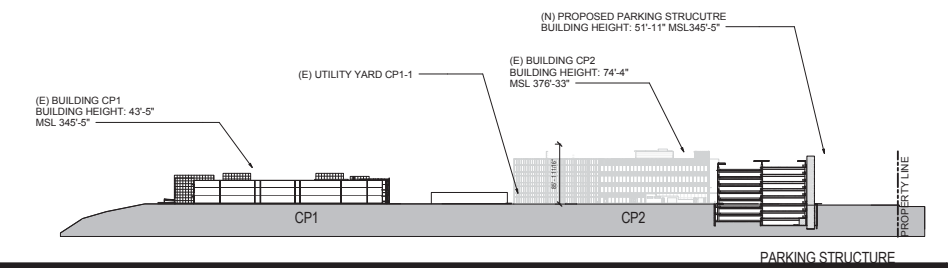
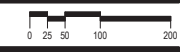
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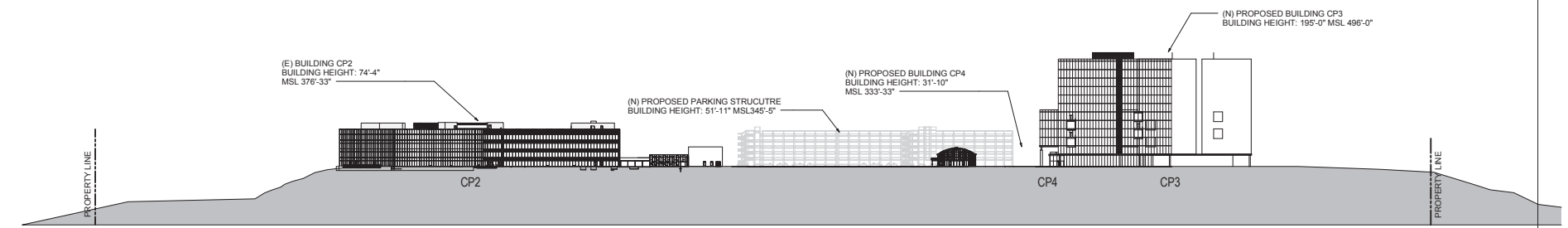
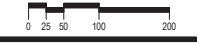
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	09/29/2016	CYCLE 41	KD	SS



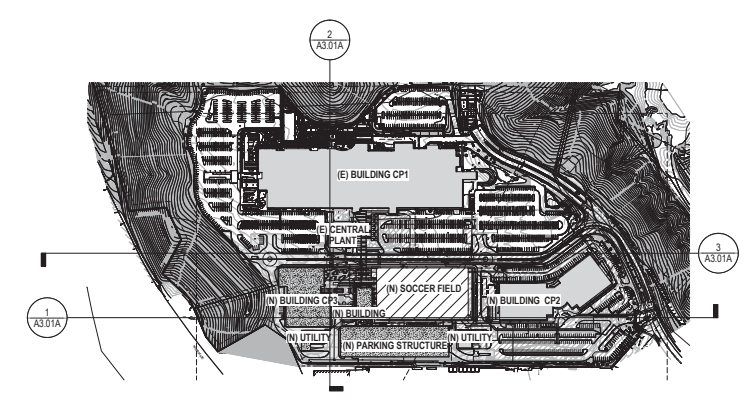
1 SITE SECTION 1 (LOOKING NORTH)
SCALE: 1" = 100'-0"



2 SITE SECTIONS 2 (LOOKING EAST)
SCALE: 1" = 100'-0"



3 SITE SECTIONS 3 (LOOKING SOUTH)
SCALE: 1" = 100'-0"



KP SITE SECTION KEY PLAN
SCALE: 1" = 300'-0"

Seal/Signature

Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55.7538.000

Description
SITE SECTIONS

Scale
As indicated



A3.01A



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 8



Figure 6



Figure 9



Figure 7



Figure 10



Figure 11



Figure 13



Figure 12



Figure 14

Design Guidelines

Introduction

Architectural style, building placement, and building/landscape design for Campus Point should be visually comparable and complimentary with the existing development on the site. Buildings should portray the look of a sustainable, high-tech, scientific research complex fitting with the advanced scientific research work developing inside the buildings and the surrounding Torrey Pines area. The overall intent is to establish a "prestigious corporate image" for Campus Point and be of the highest standard of "green architecture." Figures 1 through 14 demonstrate the basic architectural intent by using examples of the existing buildings. Campus Point illustrates world-class, contemporary architecture expected of a facility in this region.

Site Design

The following general guidelines have been incorporated into the site design. They are listed here to guide the refinement of the Campus Point site planning. All reference (Figure 1).

- Building(s) should be sited and designed to maximize solar access and view corridors. Plazas should be located with the thought of sun access and sun shading.
- Pedestrian walkways should be designed to clearly demarcate main building entrances.
- Site elements such as gathering places and points of visual interest are encouraged for the enjoyment of employees and distinction of important area such as plazas and spaces shall comply with the City of San Diego's Landscape Regulations and Standards.
- Parking should be in unobtrusive and convenient locations whenever possible. Surface parking landscaping must conform to the City's Landscape Regulations and Standards.

Building Placement, Massing & General Design

Buildings should generally be located along the boulevard and near parking structures or surface parking areas (Figure 1). Special consideration should be given to building massing and site planning that would maximize open space and views between buildings and surrounding views. Sensitive treatment of landscape, setbacks, building massing, building systems and fenestrations will promote the "prestigious corporate image" intended for Campus Point. Combinations of structural systems and building massing will allow for sufficient flexibility in designing the building to be able to achieve an individual identity within the design concept and architectural objectives established for the project as a whole. All building elevations shall be designed with equal care. Rear and side elevations shall be as refined as the principal elevation with regard to architectural style and detail. Each building may have unique features though be cohesive with the overall development. Building mass may be articulated with offsets, change of planes, and parapet height (Figures 5, 6, & 7). The base of buildings should relate to the pedestrian scale, color, architectural detailing and visual interest.

Entries

In order to clearly articulate building entrances and enhance the aesthetic quality of entrances, each building should have a unique and distinct entry using elements such as frames (Figure 5), metal awnings, projecting roof elements (Figure 13), and/or special glazing. All aspects of the entry design should give a sense of arrival and be welcoming at the pedestrian level.

Building Finishes

Building materials should be selected that relate and compliment the materials used in the existing complex, such as concrete, metal, and a variety of glass (Figures 2 thru 13). Use of contrasting materials may be appropriate accents (Figure 4). Special attention should be paid to the selection of sustainable and recycled materials that advance the LEED goals and resource conservation.

Brush Management

Where the full defensible space cannot be provided for buildings within the Brush Management Zone, alternative compliance measures shall be incorporated under authority of the fire chief to achieve a comparable level of protection. Building CP3 will be subject to all CBC 7A requirements. In addition, the structure will need to be further "hardened" by upgrading openings to dual-glazed, dual-tempered panes where dual-glazed, per the CBC 7A.

Glazing / Fenestration

Fenestration treatments should be simple and straight forward to convey a sleek and contemporary image (Figures 2, 5, 8, 9, & 11). Building design shall minimize light and glare reflectivity to adjacent roads and buildings through necessary building articulation and selection of exterior building materials. Glazing with an outdoor visible light reflectivity greater than 55% should not be used. A maximum of 50% of the exterior of buildings may be comprised of material with light reflectivity greater than of 30% of Municipal Code. Glazing in colors and level of transparency that harmoize with the overall existing color palette should be utilized. Mullions may be expressed in a variety of ways where details might be highly expressed, minimized, and/or directional on a horizontal or vertical plane.

Parapet / Roof

Parapet articulation should fit the contemporary architectural style of the existing buildings (Figures 6 & 7). Facade glazing may extend above the roof line as an extension of the facade and be of the correct opacity to obscure all structural and mechanical elements. Lighting and signage may be used on the upper portion of the buildings(s) in ways not to overpower the overall building design and reflect the quality of materials. Roofs are appropriate for sustainable features such as water reclamation, photovoltaic panels, and solar reflectance to minimize the "heat island affect". The addition of roof mounted solar arrays should be treated as an integral design element that compliments the overall building design. All other roof top equipment shall be screened and integrated into the building design (Figure 12).

Screening

Exterior screens are vital to the articulation of facades, roofs and overall design. Screens shall be of superior quality and may be used in a variety of methods for visual interest (Figures 11 & 13). Metal screens may be used to protect the buildings from solar heat gain and aesthetically contribute to the overall design.

Outdoor Activities

The landscape site design endeavors to enhance the social, environmental and aesthetic qualities of the Campus. The master plan provides employees with ample outdoor amenities at a variety of scales. Each building has an associated outdoor gathering area suitable for small to medium size meetings and events. Additionally, intimate garden and tree-shaded spaces are provided adjacent to each building for breaks or outdoor dining uses.

Parking Structure

The parking structure shall be designed to complement the surrounding buildings. Structures will be made of concrete and shall utilize architectural articulation to screen parked vehicles on all sides. Examples include, but are not limited to, vegetative, perforated metal panel, light-weight metal structure, wood, glass and concrete. Top levels of parking structures that are open to the sky shall meet surface landscape requirements for shade over parking. (Figure 14). Structures shall be designed to be efficient and cohesive with the overall design of Campus Point. Use of parking ramps is encouraged in lieu of speed ramps for a more efficient structure and small building footprint.

Loading and Utilities

Loading areas when located on-grade shall be designed to be unobtrusive or screened from view. Mechanical equipment shall be placed within structures or screened from view.

Lighting


The style of light fixture and its quality of light will have a dramatic influence on the appearance of the campus. Particular attention should be paid to the comparibility of light fixtures and lamp types both throughout the site as well as on the buildings. To ensure design unity within the project a consistent lighting theme is recommended.

Landscape

See Landscape sheets for landscape design and Brush Managment.

Signage

Signage shall comply with City of San Diego Standards.


ALEXANDRIA.
ALEXANDRIA REAL ESTATE
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**CAMPUS POINT SITE
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	09/29/2016	CYCLE 41	KD	SS

Seal/Signature



Project Name
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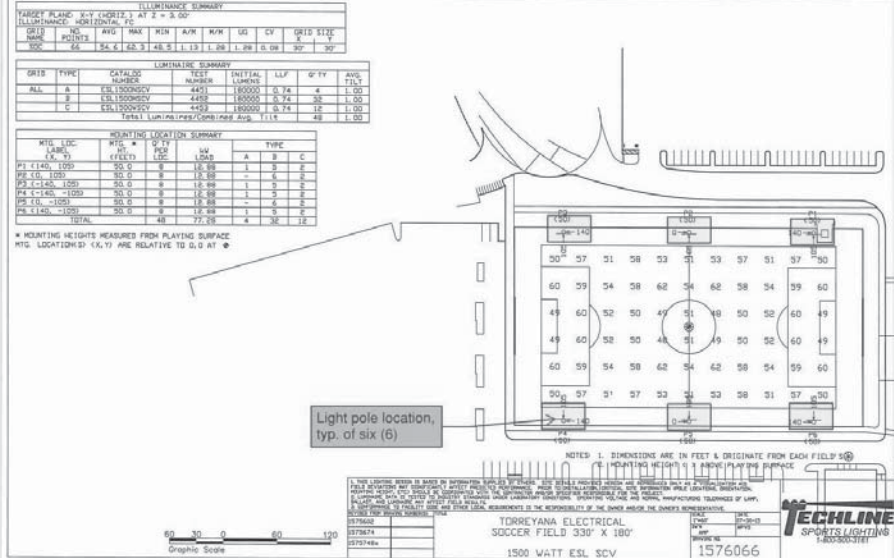
Project Number
55.7538.000

Description
DESIGN GUIDELINES

Scale

A4.01

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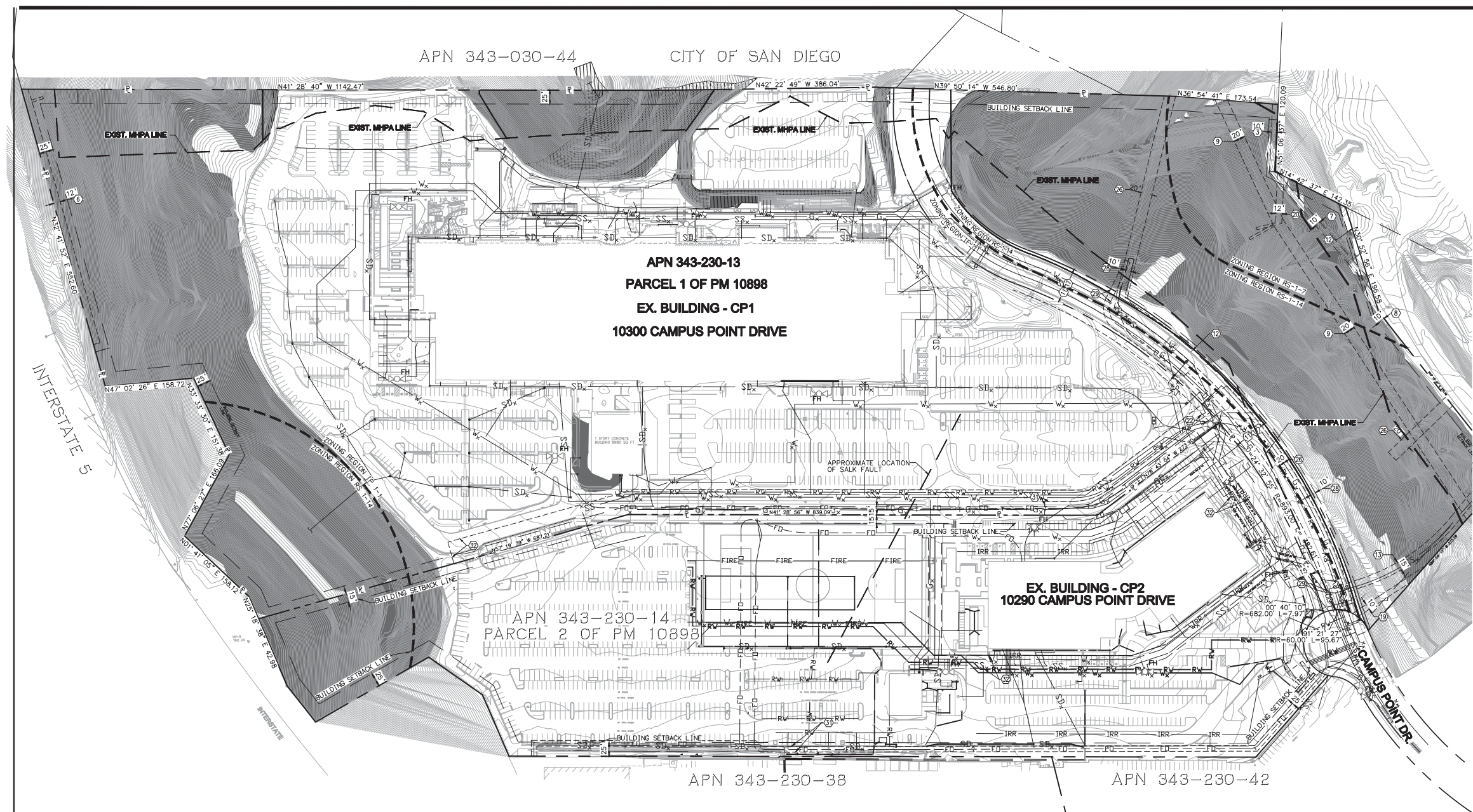
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LAMP MORTALITY

% RATED LIFE	% LAMPS STILL BURNING
0%	100%
20%	98%
40%	95%
60%	90%
80%	82%
100%	75%

DATE: 4-24-13	REV:	CHECKED BY:
DRAWING NUMBER: TDA 8 FIX	DRAWN BY: WRW	

\\gensler.ad\projects\RevitUserModels\22087\55.7538.000_CAMPUSPOINTE_SDP_ARCH-A15_Kevin Davies.rvt



LEGEND

- EXISTING MAJOR CONTOUR — 370 —
- EXISTING MINOR CONTOUR — 372 —
- EXISTING WATER — — — — —
- EXISTING FIRE HYDRANT — FH —
- EXISTING STORM DRAIN — — — — —
- EXISTING SEWER — S —
- EXISTING TREES — (circle with cross) —
- PROPERTY LINE — — — — —
- EXISTING EASEMENT — — — — —
- BUILDING SETBACK — — — — —
- SLOPE 25% OR GREATER — (shaded area) —
- SLOPE 25% OR GREATER (PREVIOUSLY GRADED) — (hatched area) —
- EXIST. MHPA LINE/ ZONING LINE — — — — —

LEGAL DESCRIPTION

PARCELS 1 AND 2 OF PARCEL MAP NO. 10898, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 16, 1981 AS FILE NO. 81-015313 OF OFFICIAL RECORDS.

BENCHMARK

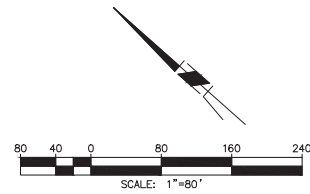
BRASS PLUG AT NW CORNER OF CAMPUS POINT DRIVE AND GENESEE AVENUE.
EL=352.838 DATUM=MEAN SEA LEVEL

TOPOGRAPHY SOURCE

AERIAL SURVEY AS PART OF AN ALTA SURVEY DATED 06-19-07 BY RBF CONSULTING, FIELD SURVEY DATED 3-2-11 BY RBF CONSULTING AND FIELD SURVEY DATED 11-20-15 BY MICHAEL BAKER INTERNATIONAL, INC., AND DWG. NO 36635-D

EASEMENTS LEGEND

- (3) EASEMENT AFFECTING SAID LAND IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 7, 1962 AS INSTRUMENT NO. 191156 OF OFFICIAL RECORDS.
- (6) EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1965 AS INSTRUMENT NO. 8238 OF OFFICIAL RECORDS.
- (7) EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 10, 1965 AS INSTRUMENT NO. 143323 OF OFFICIAL RECORDS.
- (8) EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 8, 1971 AS INSTRUMENT NO. 120181 OF OFFICIAL RECORDS.
- (9) EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES RECORDED MARCH 10, 1972 AS INSTRUMENT NO. 58608 OF OFFICIAL RECORDS.
- (11) OFFER OF DEDICATION TO PUBLIC USE OF A PORTION OF SAID LAND, DESIGNATED ON MAP NO. 9303 AS "RESERVED FOR FUTURE STREET"; SAID OFFER WAS REJECTED ON SAID MAP, BUT IS SUBJECT TO FUTURE ACCEPTANCE UNDER THE PROFESSIONS CODE OF THE STATE OF CALIFORNIA
- (12) EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED ON MAP NO. 9303.
- (13) EASEMENT FOR A 15 FOOT SEWER AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED ON MAP NO. 9303.
- (17) EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR WATER MAIN INCLUDING ANY OR ALL APPURTENANCES THERETO AND INCIDENTAL PURPOSES RECORDED MARCH 20, 1980 AS INSTRUMENT NO. 80-096092 OF OFFICIAL RECORDS.
- (18) EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 13, 1981 AS INSTRUMENT NO. 81-359917 OF OFFICIAL RECORDS.
- (20) EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 29, 1981 AS INSTRUMENT NO. 81-404637 OF OFFICIAL RECORDS.
- (22) EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR WATER MAIN INCLUDING ANY OR ALL APPURTENANCES THERETO AND INCIDENTAL PURPOSES RECORDED DECEMBER 17, 1982 AS INSTRUMENT NO. 82-386774 OF OFFICIAL RECORDS.
- (26) EASEMENT IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES RECORDED AUGUST 3, 1990 AS INSTRUMENT NO. 90-427022 OF OFFICIAL RECORDS.
- (28) AGREEMENT BETWEEN IVAC CORPORATION AND TIME WARNER ENTERTAINMENT TO WHICH REFERENCE IS HEREBY MADE FOR FULL PARTICULARS DATED JULY 14, 1995 REGARDING AN EASEMENT, RIGHT-OF-WAY AND LICENSE FOR THE RIGHT TO INSTALL, OPERATE AND MAINTAIN CABLE AND CABLE-RELATED IMPROVEMENTS AND CERTAIN OTHER PURPOSES RECORDED AUGUST 23, 1995 AS INSTRUMENT NO. 1995-0371849 OF OFFICIAL RECORDS.
- (29) EASEMENT IN FAVOR OF QUALCOMM INCORPORATED FOR FIBER OPTIC AND INCIDENTAL PURPOSES RECORDED JULY 5, 2007 AS INSTRUMENT NO. 2007-0449873, OF OFFICIAL RECORDS.
- (30) EASEMENT IN FAVOR OF QUALCOMM INCORPORATED FOR ACCESS AND INCIDENTAL PURPOSES RECORDED JULY 5, 2007 AS INSTRUMENT NO. 2007-0449873, OF OFFICIAL RECORDS.
- (31) EASEMENT IN FAVOR OF QUALCOMM INCORPORATED FOR FIBER OPTIC AND INCIDENTAL PURPOSES RECORDED JULY 1, 2015 AS INSTRUMENT NO. 2015-0344922, OF OFFICIAL RECORDS.
- (32) EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO FOR PUBLIC WATER MAIN AND ACCESS RECORDED AUGUST 13, 1997 AS INSTRUMENT NO. 1997-0388567, OF OFFICIAL RECORDS.



ENGINEER OF WORK:

Brian Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE
EXP. 3/31/16



ALEXANDRIA REAL ESTATE
EQUITIES

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	11/30/2015	CYCLE 27		
	04/01/2016	CYCLE 32		
	06/24/2016	CYCLE 35		
	08/24/2016	CYCLE 38		
	09/29/2016	CYCLE 41		

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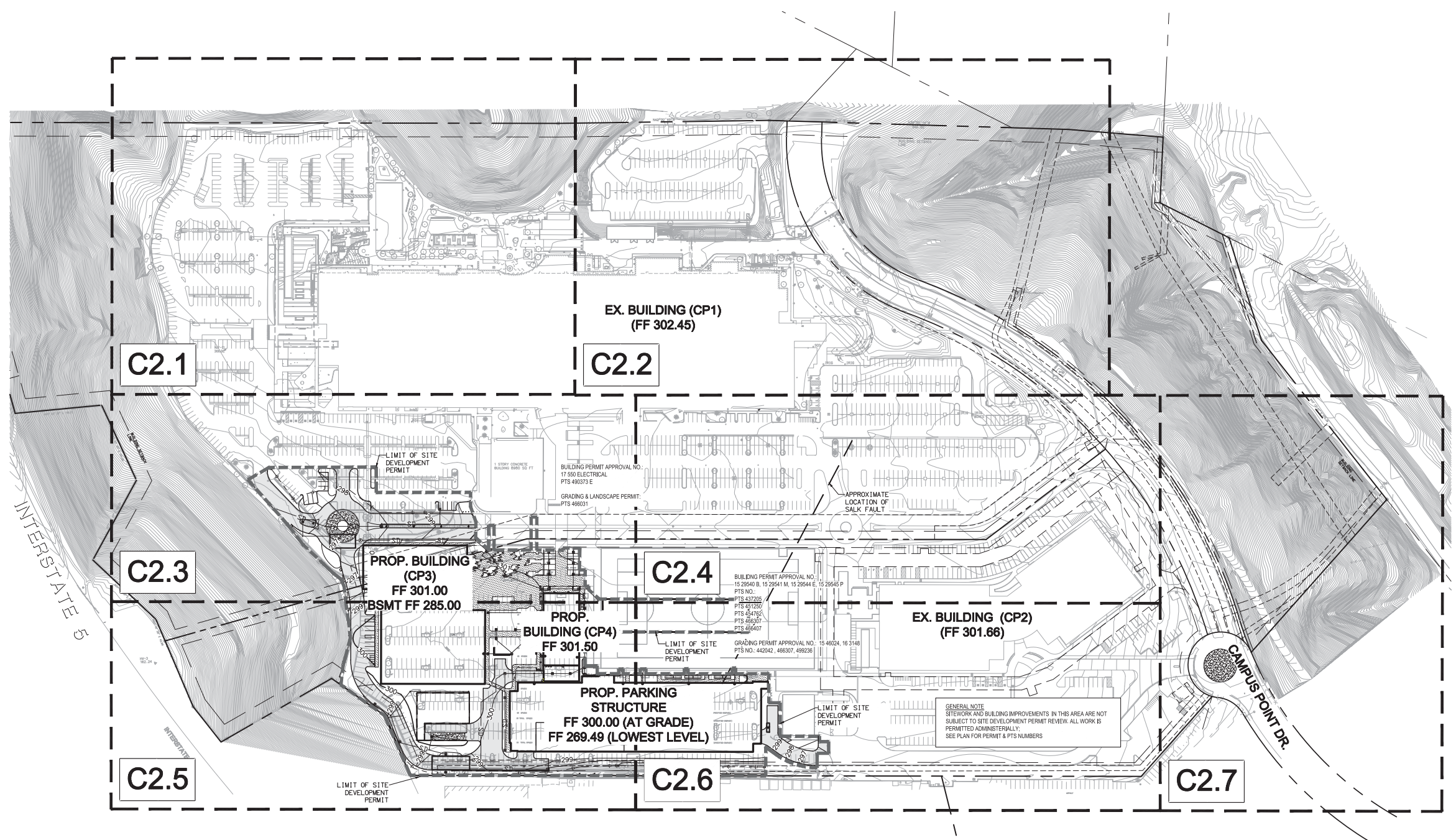
Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55.7538.000

Description
EXISTING CONDITIONS PLAN

Scale
As indicated

C1.0



NOTES

RUNOFF RESULTATION FROM PROPOSED DEVELOPMENT SHALL BE DIRECTED AWAY FROM ENVIRONMENTALLY SENSITIVE LANDS.

ENVIRONMENTALLY SENSITIVE LANDS TO BE LEFT UNDISTURBED, SHALL BE PLACED INTO A COVENANT OF EASEMENT, AND SUBJECT TO LDC, SECTION 143.0152.

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREAS.

AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.

MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.

UNMITIGATED POST-PROJECT OUTFLOWS TO EACH OUTLET LOCATION ARE LESS AS COMPARED TO THE PRE-PROJECT CONDITION FOR ALL DISCHARGE LOCATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

A COPY OF THE ACKNOWLEDGMENT FROM THE SWROB THAT AN NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWROB SHOWING THE PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED.

IN ADDITION, THE OWNER(S) AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT AND BY SWROB ORDER NO. 2009-0009-DWQ, AND ANY SUBSEQUENT AMENDMENTS THERETO, SHALL COMPLY WITH SPECIAL PROVISIONS AS SET FORTH IN ORDER NO. 2009-0009-DWQ.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SUBDIVIDER SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.

GRADING QUANTITIES

TOTAL AMOUNT OF SITE TO BE GRADED: 6.62 ACRES
PERCENT OF TOTAL SITE GRADED: 11.7%
AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 16.90 ACRES
PERCENT OF TOTAL SITE WITH 25 PERCENT SLOPES OR GREATER: 29.40%
AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0%
PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 0%
AMOUNT OF CUT: 15,400 CY**
AMOUNT OF FILL: 4,700 CY**
MAXIMUM HEIGHT OF FILL SLOPE 6' ** FEET 2:1 SLOPE RATIO
MAXIMUM HEIGHT OF CUT SLOPE 4' ** FEET 2:1 SLOPE RATIO
AMOUNT OF EXPORT SOIL: 10,700 CY**
RETAINING WALLS: HOW MANY: 1
MAXIMUM LENGTH: 190'
MAXIMUM HEIGHT: 3.5'

** NUMBERS DO NOT INCLUDE A TOTAL EXCAVATION OF 95,800 CY FOR BASEMENT OF CP3 (MAX CUT=16'), 3 UNDERGROUND STORIES FOR PARKING GARAGE (MAX CUT=31'), AND EXCAVATION REQUIRED FOR THE FOUNDATION OF CP4 **

ALL EXCAVATED MATERIALS TO BE EXPORTED SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK", 2009 EDITION AND REGIONAL SUPPLEMENT AMENDMENTS ADOPTED BY REGIONAL STANDARDS COMMITTEE

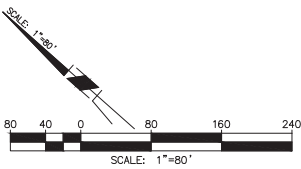
GRADING LEGEND

PROPOSED PROPERTY LINE	—
BUILDING SETBACK	---SETBACK---
GRADING LIMITS/SAWOUT	---
EXISTING CONTOUR	(372)
PROPOSED CONTOUR	455
EASEMENT	---
PROP. M&P LINE	---
PROPOSED ASPHALT	---
PROPOSED CONCRETE SIDEWALK	---
PROPOSED VEHICULAR CONC	---
PROPOSED ROOF DRAIN	RO
PROPOSED FIRE HYDRANT	—
RETAINING WALL	---
MODULAR WETLAND	---
GREASE INTERCEPTOR	---

FLOW DIRECTION	→
STORM DRAIN LINE	SD
CATCH BASIN	---
"A-4" CLEANOUT	---
CURB INLET	---
SEWER/STORM DRAIN TYPE CLEANOUT	---
WATER METER	M
TYPE "F" CATCH BASIN	---
GATE VALVE	---
PROPOSED BIO-FILTRATION	---
PROPOSED STORM WATER DETENTION VAULT	---
REMOVE EXISTING IMPROVEMENT	---
PERFORATED UNDER-DRAIN SYSTEM	---
BACKFLOW PREVENTOR	---
LIMIT OF SITE DEVELOPMENT PERMIT	---

ENGINEER OF WORK:

Bryan K. Oliver, R.C.E. 45045 DATE
EXP. 3/31/18



ALEXANDRIA.

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	10/27/2016	CYCLE 42	KD	SS

Seal/Signature



Project Name

CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number

55,7538.000

Description

OVERALL
GRADING PLAN

Scale

As indicated

C2.0

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Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

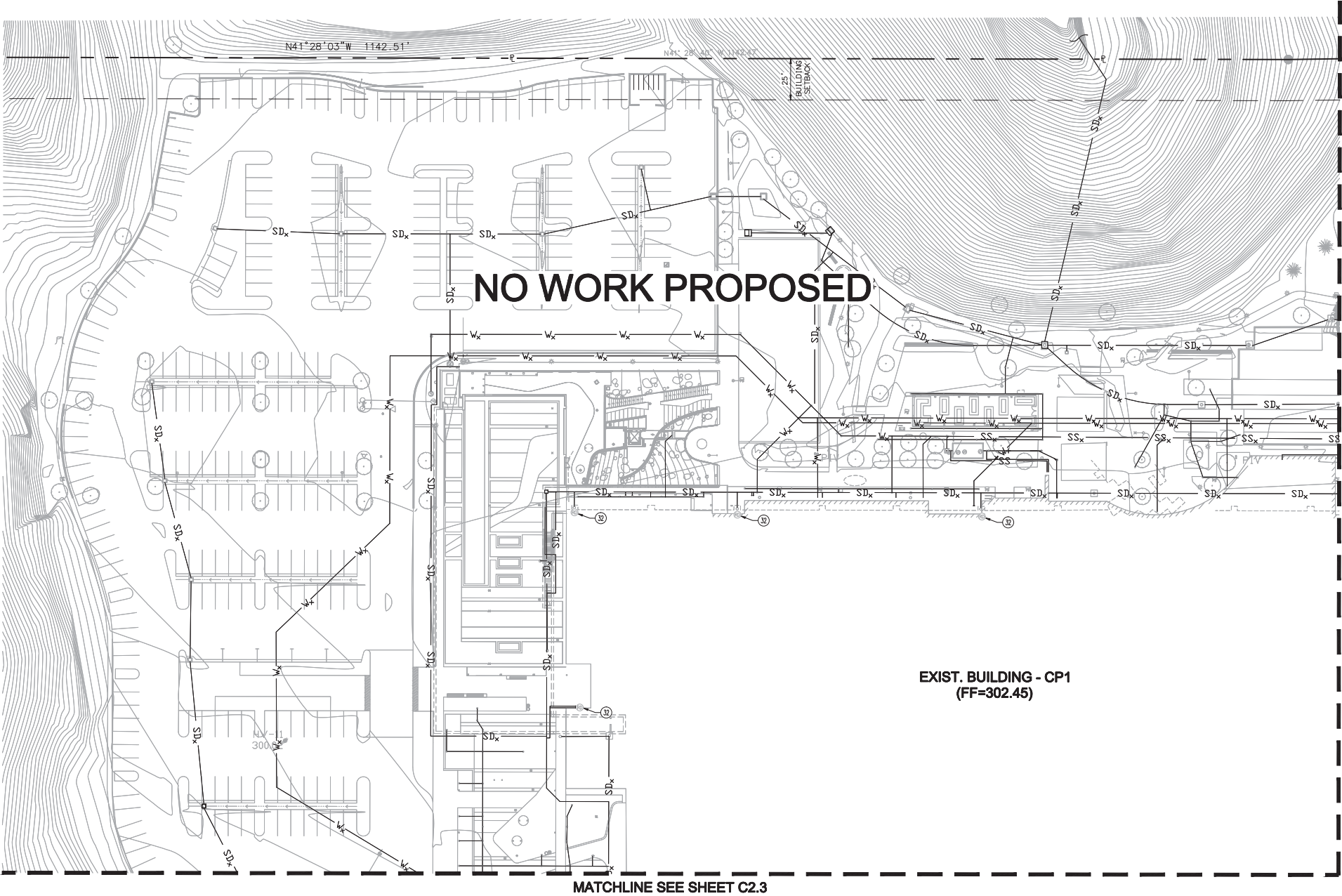
Project Number
55.7538.000

Description
GRADING PLAN

Scale
As indicated

C2.1

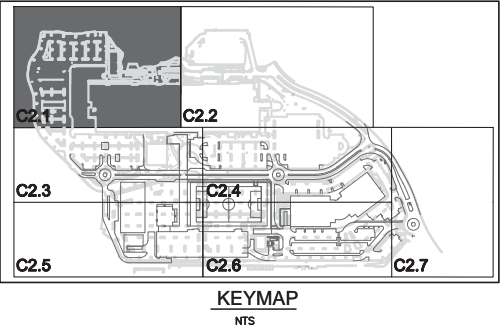
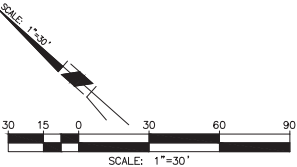
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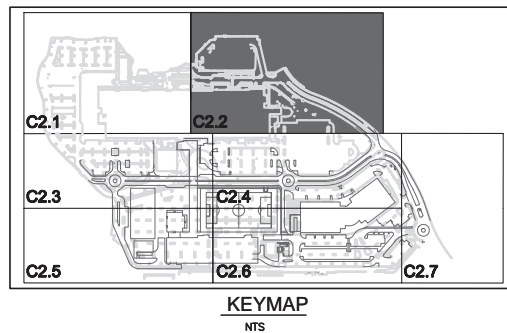
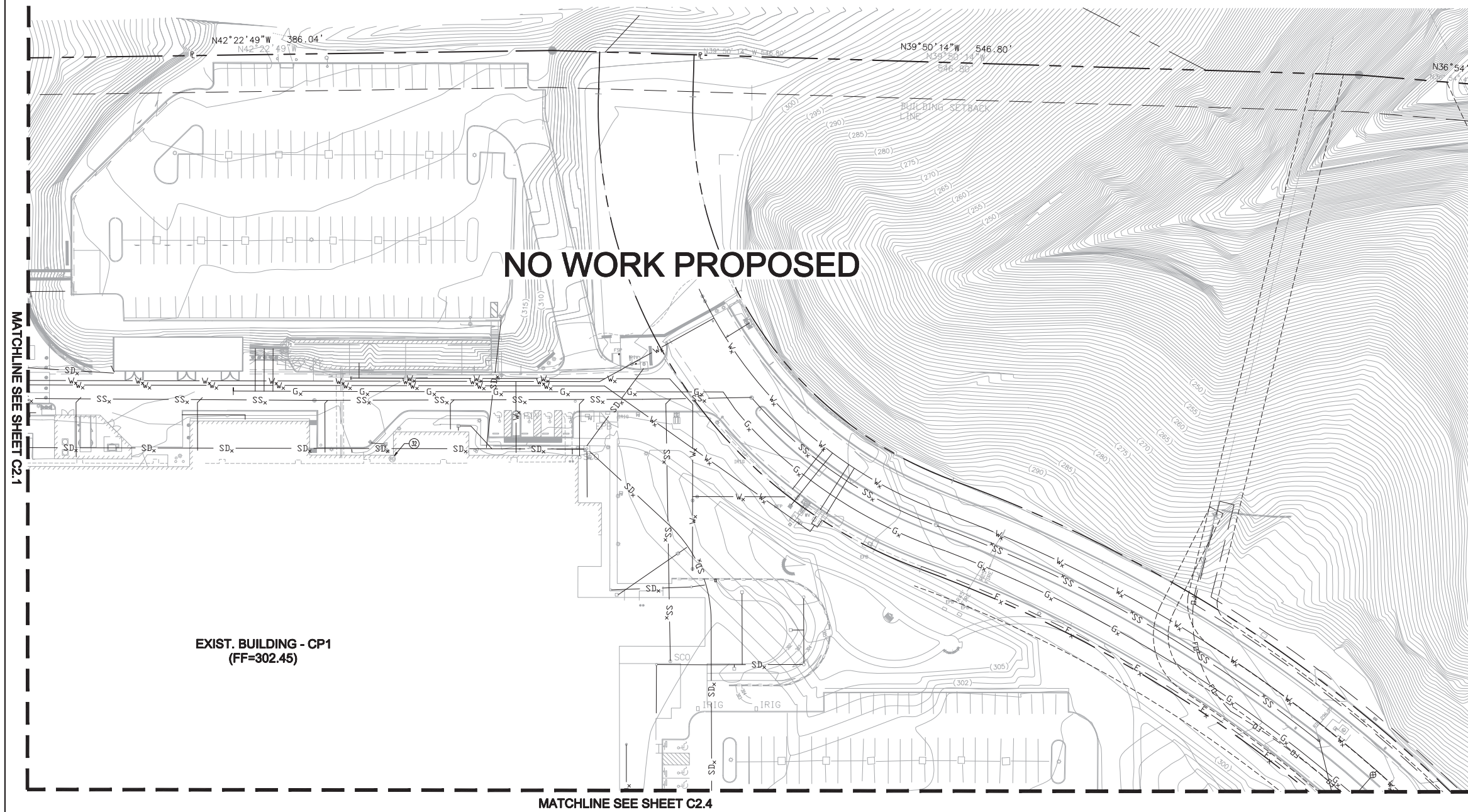


CONSTRUCTION NOTES
③ EXISTING ROOF DRAIN

NOTE:
1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER, BASED ON STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.

ENGINEER OF WORK:
Brian Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE
EXP. 3/31/18





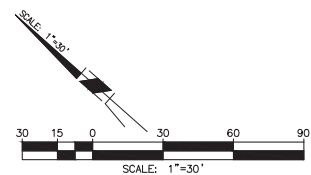
CONSTRUCTION NOTES

EXISTING ROOF DRAIN

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ENGINEER OF WORK:
Brian K. Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE 2-14-2014
EXP. 3/31/18



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EQUITIES

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	09/29/2016	CYCLE 41		

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55.7538.000

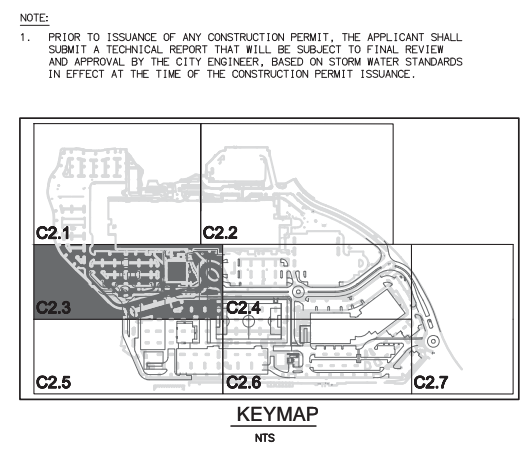
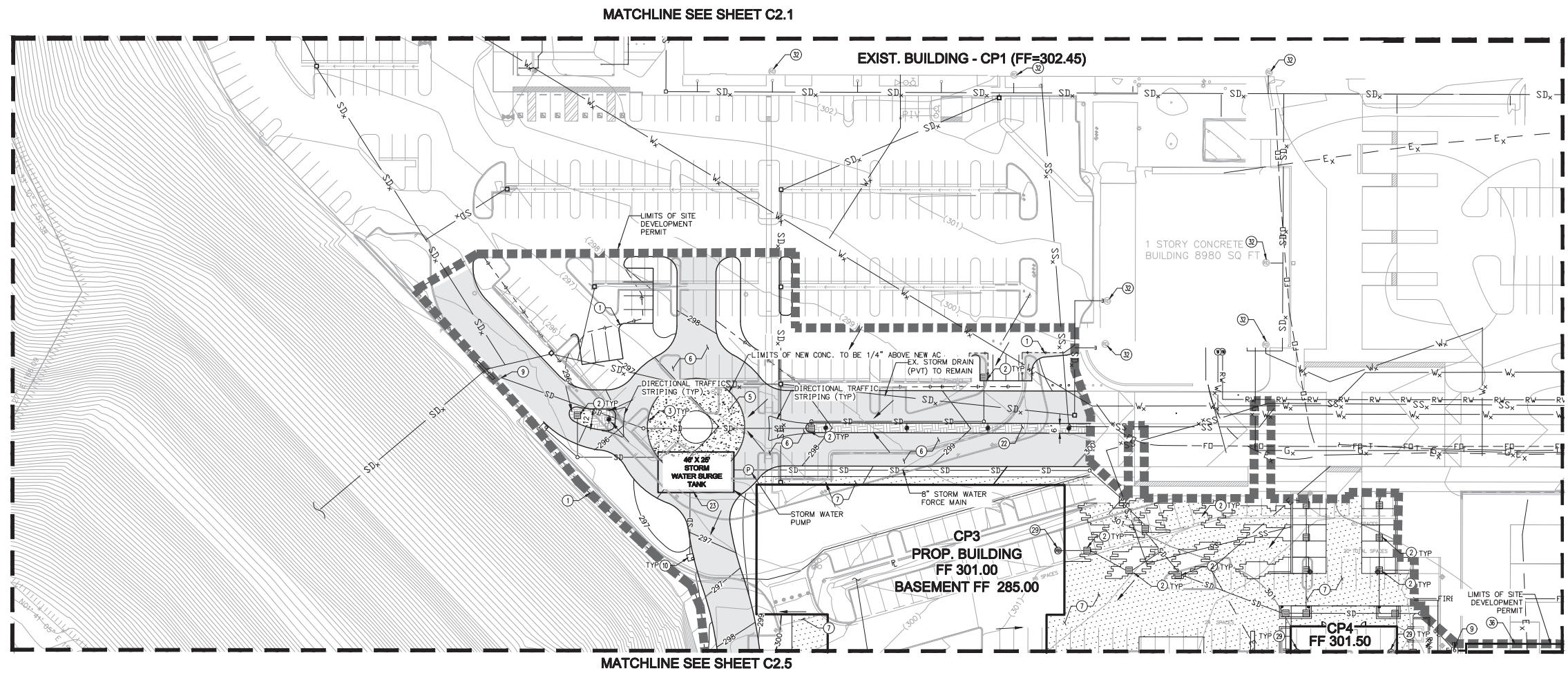
Description
GRADING PLAN

Scale
As indicated

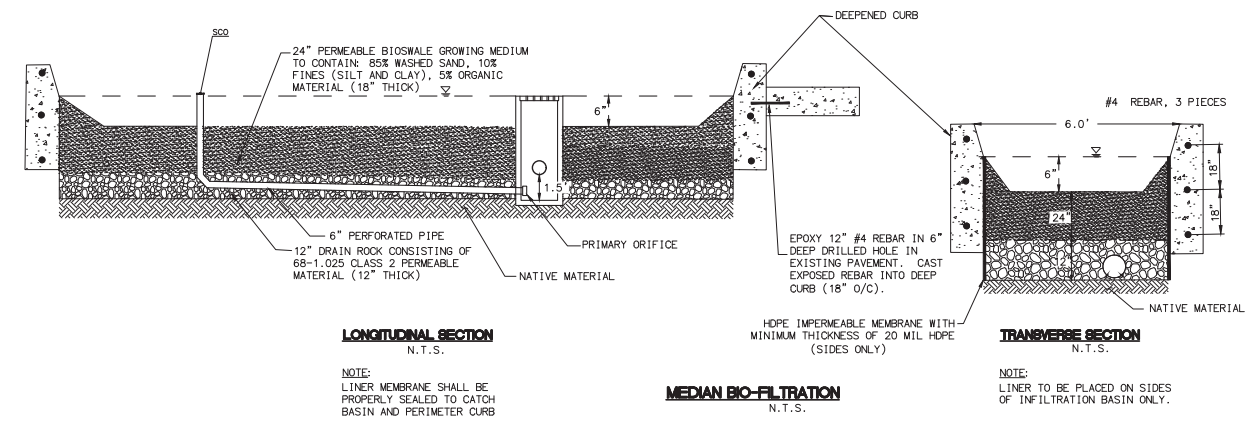
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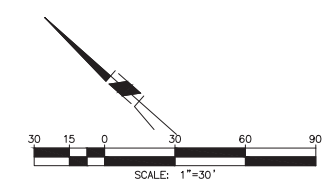
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	10/27/2016	CYCLE 42	KD	SS



- CONSTRUCTION NOTES
- ① LIMIT OF GRADING/ LIMIT OF WORK/ SAWCUT LINE
 - ② CATCH BASIN
 - ③ SEWER-TYPE STORM DRAIN CLEANOUT (SDCO)
 - ④ VEHICULAR CONCRETE PAVEMENT
 - ⑤ AC PAVEMENT
 - ⑥ CONCRETE SIDEWALK
 - ⑦ CONNECT TO EX STORM DRAIN
 - ⑧ CURB INLET
 - ⑨ MEDIAN BIO-FILTRATION PER DETAIL SHEET C2.3
 - ⑩ STORM WATER SURGE TANK
 - ⑪ ROOF DRAIN
 - ⑫ EXISTING ROOF DRAIN
 - ⑬ INFILTRATION BASIN PER DETAILS ON SHEET C2.4



ENGINEER OF WORK:
Brian K. Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE
EXP. 3/31/18



Seal/Signature _____

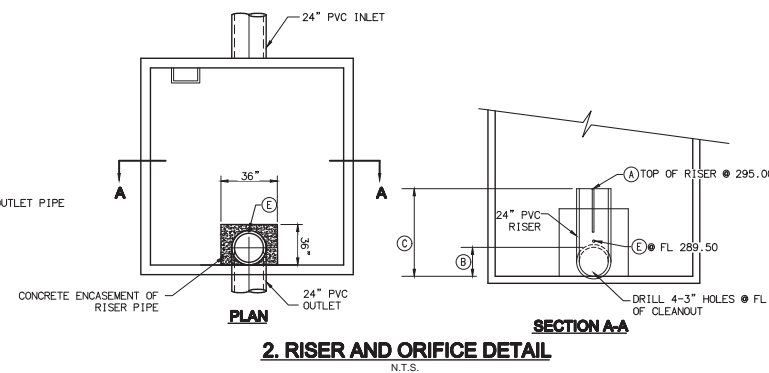
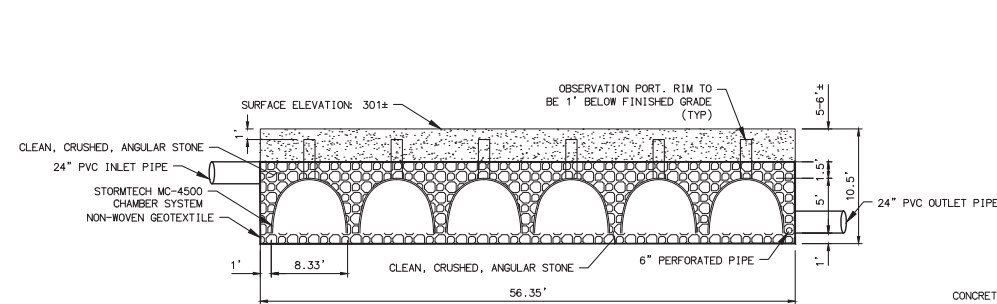
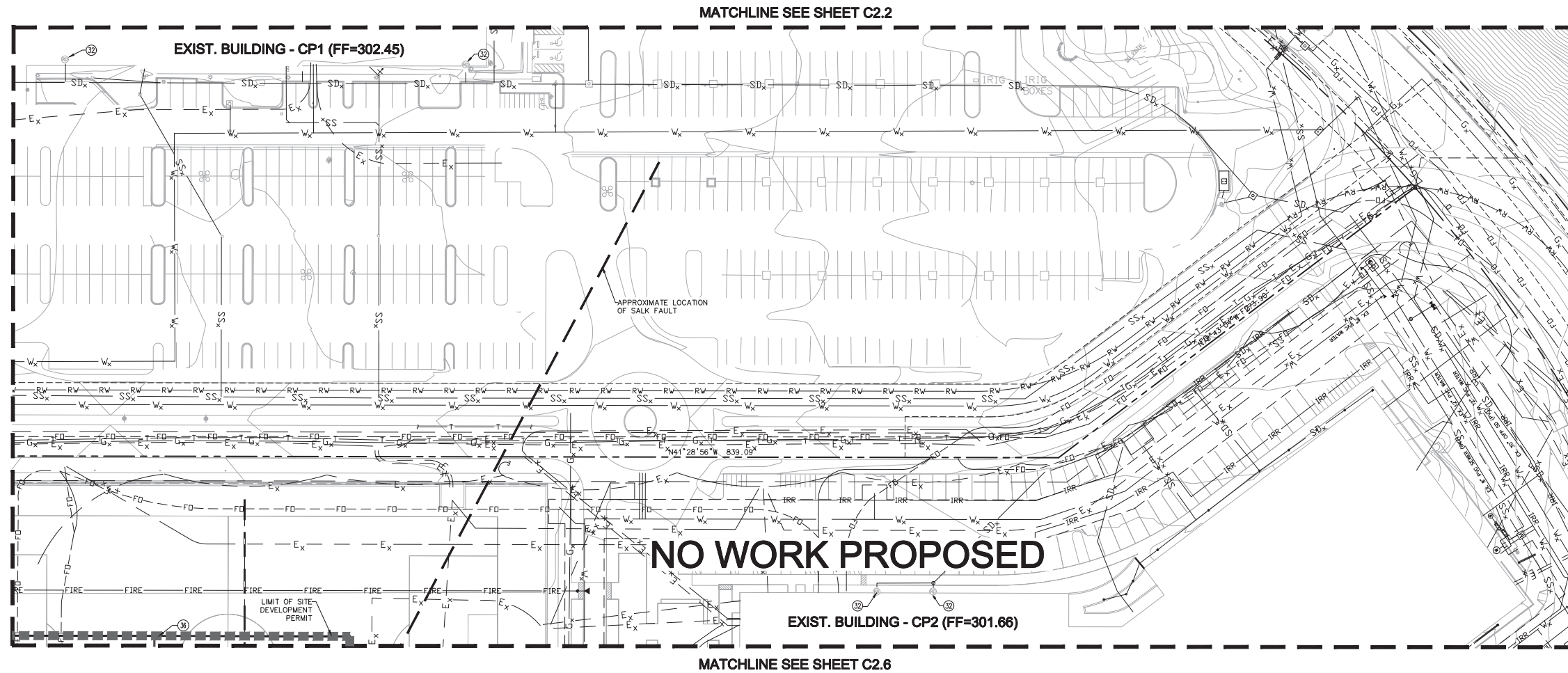
Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55,7538,000

Description
GRADING PLAN

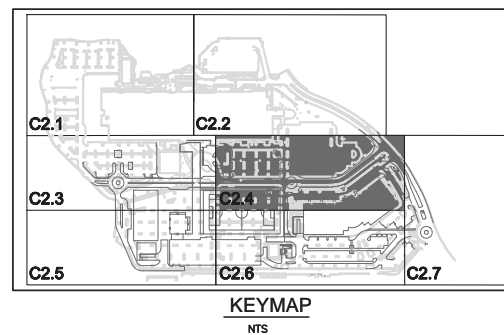
Scale
As indicated

MATCHLINE SEE SHEET C2.3



NOTE:

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CONSTRUCTION NOTES

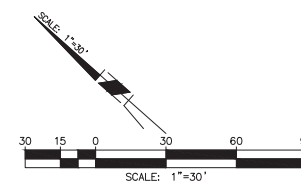
- ① EXISTING ROOF DRAIN
- ② INFILTRATION BASIN PER DETAILS ON SHEET C2.4

ENGINEER OF WORK:

Brian Oliver, R.C.E. 45045

EXP. 3/31/18

DATE



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EQUITIES

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	10/27/2016	CYCLE 42	KD	SS

Seal/Signature

PROJECT NAME
CAMPUS POINT SITE DEVELOPMENT PERMIT

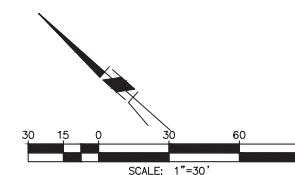
PROJECT NUMBER
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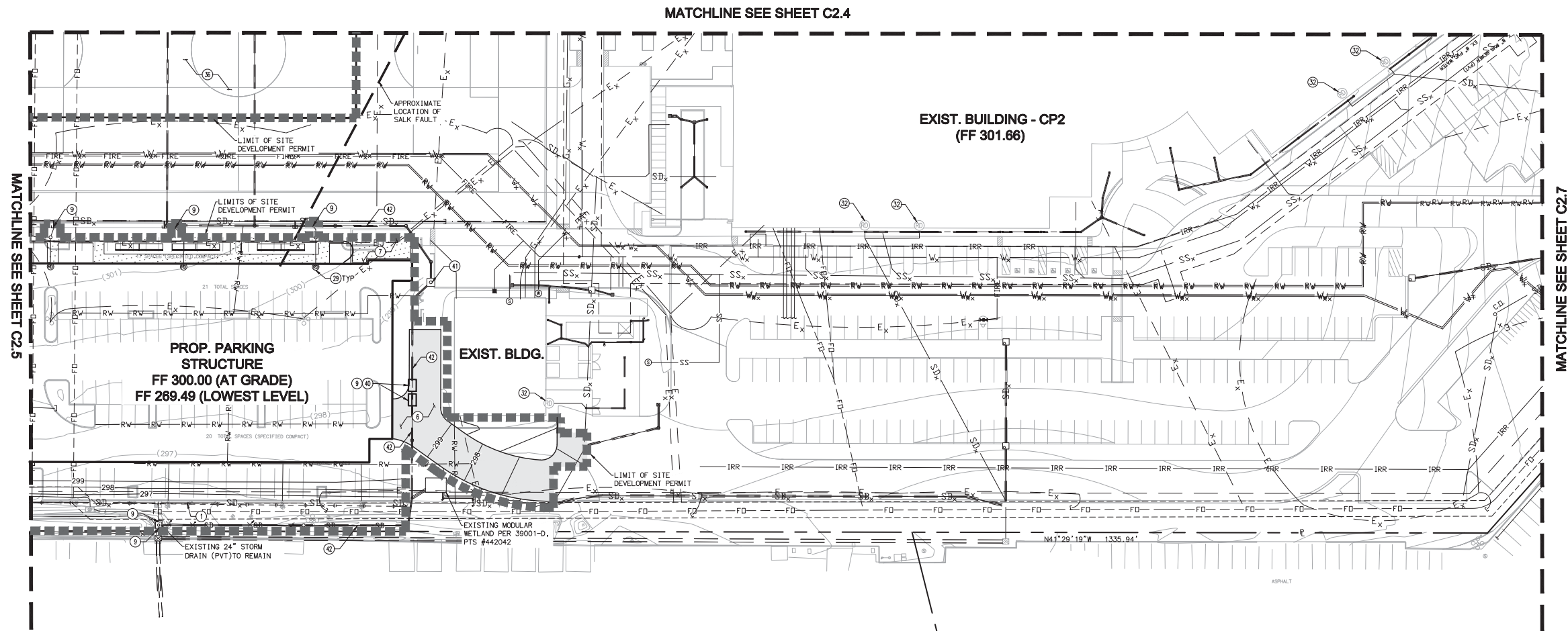
DESCRIPTION
GRADING PLAN

SCALE
As indicated

C2.4

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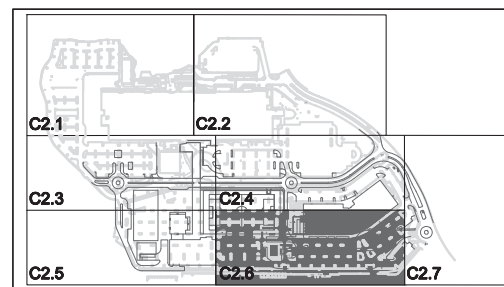


CONSTRUCTION NOTES

1. LIMIT OF GRADING/ LIMIT OF WORK/ SAWCUT LINE
2. AC PAVEMENT
3. CONCRETE SIDEWALK
4. CONNECT TO EX STORM DRAIN
5. ROOF DRAIN
6. EXISTING ROOF DRAIN
7. INFILTRATION BASIN PER DETAILS ON SHEET C2.4
8. 2-MODULAR WETLAND SYSTEMS
9. CLEANOUT WITH RISER AND ORIFICE PER DETAIL 2 ON SHEET C2.4
10. STORM DRAIN PER DRAWING NO. 39001-6D, CONSTRUCTION CHANGE 'B', PTS NO. 499236

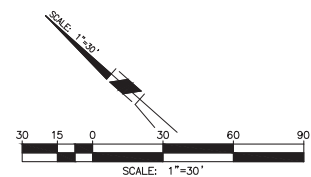
NOTE:

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ENGINEER OF WORK:

Brian K. Oliver, R.C.E. 45045 DATE
EXP. 3/31/18



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10/27/2016	CYCLE 42	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

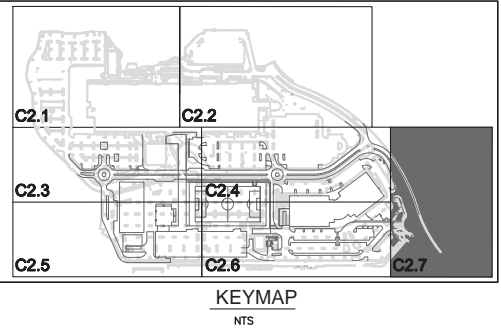
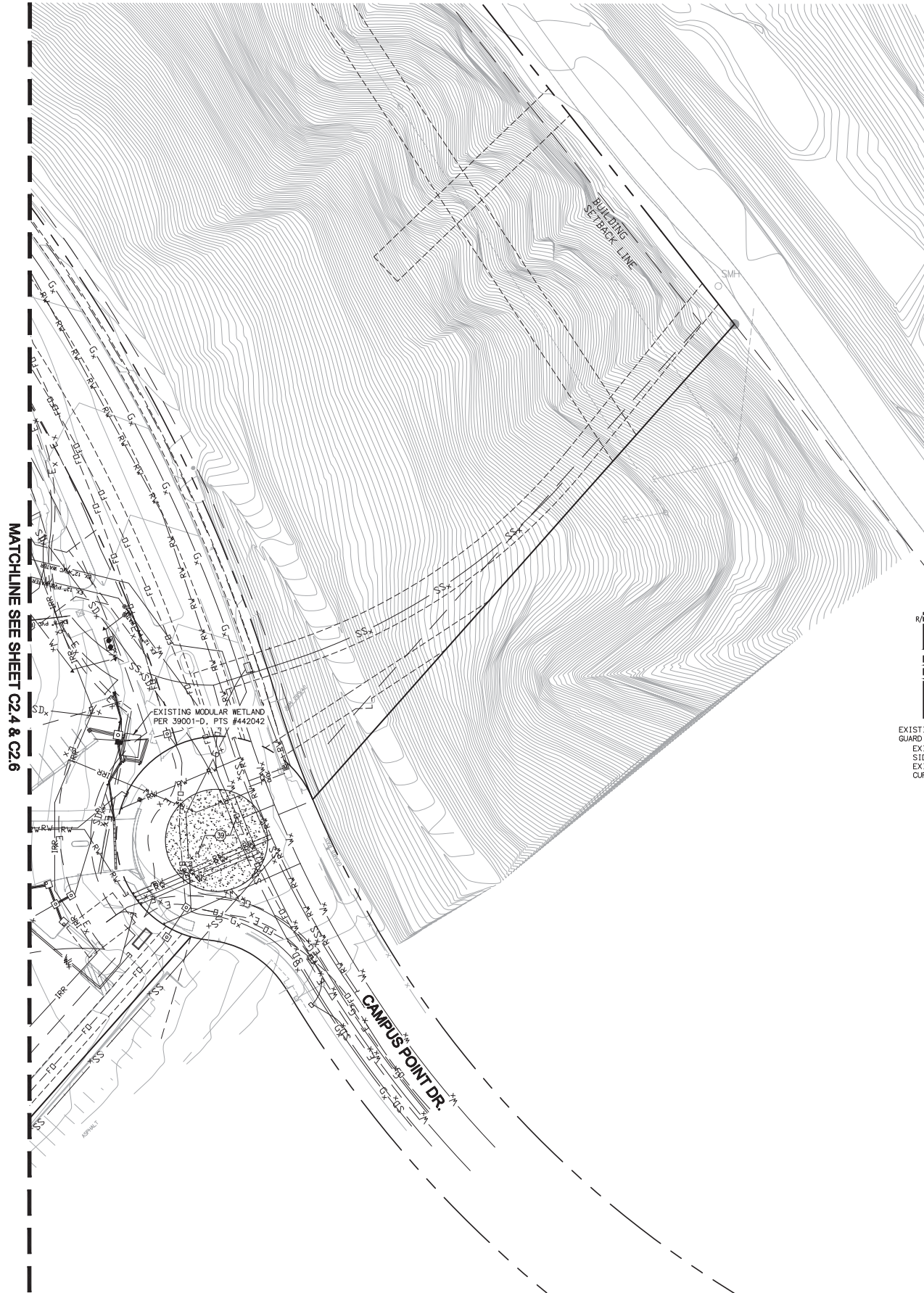
Project Number
55,7538.000

Description
GRADING PLAN

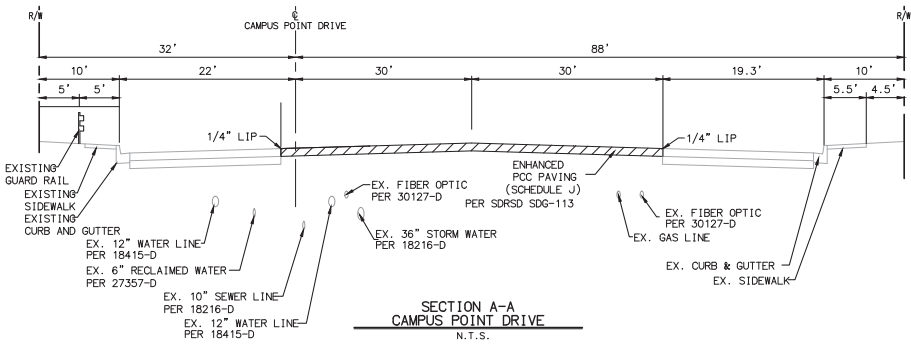
Scale
As indicated

C2.6

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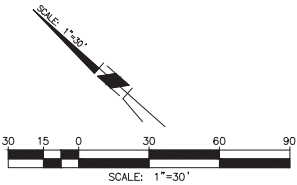


CONSTRUCTION NOTES
(39) ENHANCED PCC CONCRETE PAVEMENT



NOTE:
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ENGINEER OF WORK:
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BRIAN K. OLIVER, R.C.E. 45045 DATE
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Seal/Signature _____



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

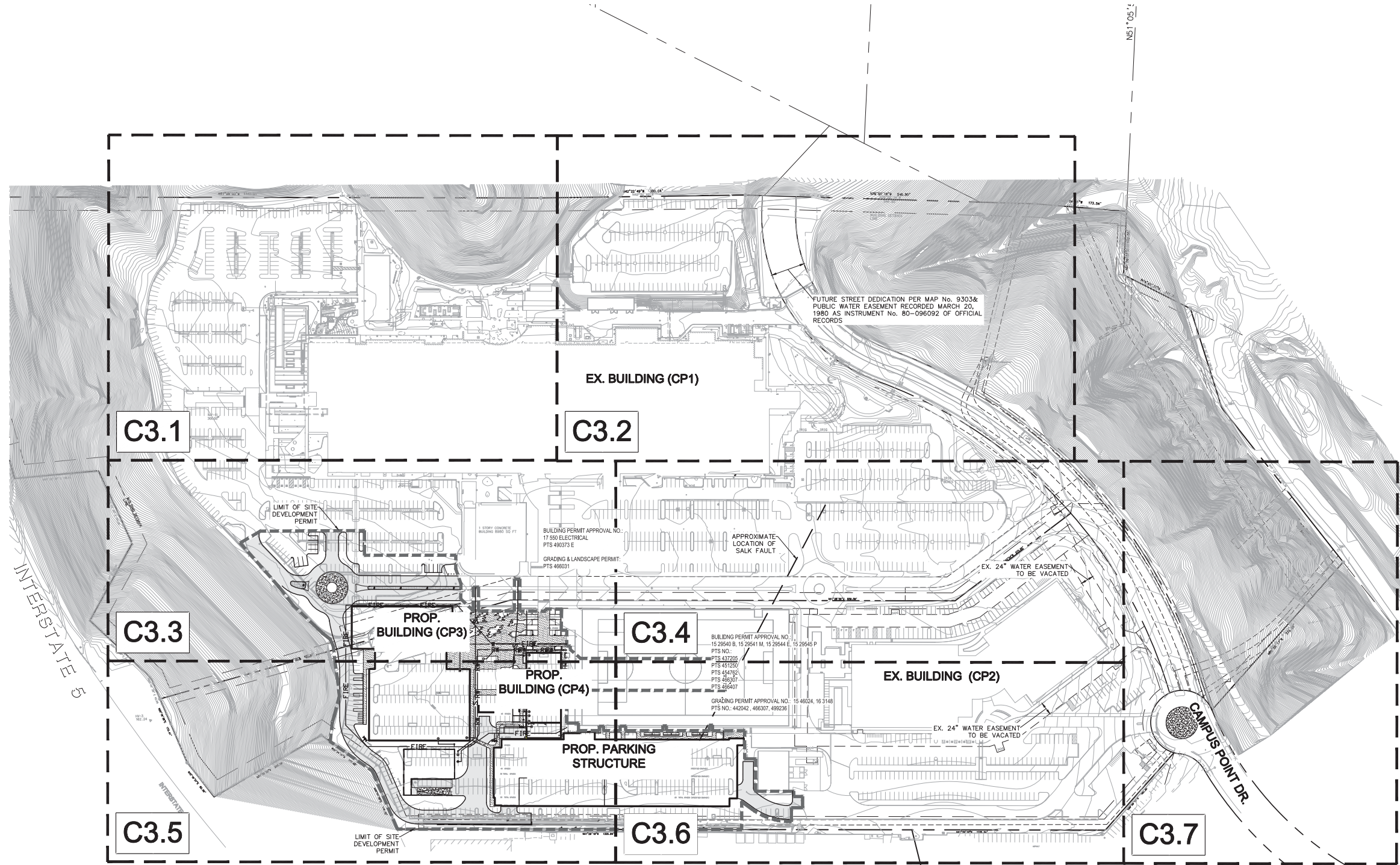
Project Number
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Description
GRADING PLAN

Scale
As indicated

C2.7

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UTILITY LEGEND

PROPOSED SEWER MAIN
PROPOSED RECYCLED WATER MAIN
PROPOSED WATER MAIN
PROPOSED FIRE MAIN
PROPOSED FIRE HYDRANT
PROPOSED BACKFLOW PREVENTOR
PROPOSED WATER METER
PROPOSED SEWER CLEANDOUT
PROPOSED GREASE INTERCEPTOR
PROPOSED WATER SERVICE
PROPOSED FIRE SERVICE
PROPOSED SEWER SERVICE

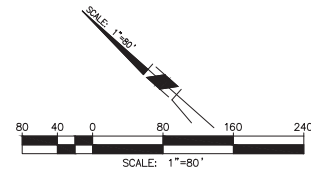
—S—
—RW—
—W—
—FIRE—
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①
②
③


EXIST. FIRE HYDRANT TO REMAIN
EXIST. RECYCLED WATER LINE
EXIST. SEWER MAIN
EXIST. ELECTRICAL LINE
EXIST. STORM DRAIN
EXIST. FIBER OPTIC LINE
EXIST. WATER MAIN
EXIST. GAS LINE
EXISTING UTILITY TO BE REMOVED
LIMIT OF SITE DEVELOPMENT PERMIT

—RW—
—SS_x—
—E_x—
—SD_x—
—FO—
—W_x—
—G_x—
////

GENERAL NOTE
SITEWORK AND BUILDING IMPROVEMENTS IN THIS AREA ARE NOT
SUBJECT TO SITE DEVELOPMENT PERMIT REVIEW. ALL WORK IS
PERMITTED ADMINISTRATIVELY.
SEE PLAN FOR PERMIT & PTS NUMBERS

ENGINEER OF WORK:
Brian K. Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE
EXP. 3/31/18




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ALEXANDRIA REAL ESTATE
EQUITIES
10996 Torreyana Road Suite 250
San Diego, CA 92121

CAMPUS POINT SITE
DEVELOPMENT PERMIT
10290 & 10300 CAMPUS POINT DRIVE
SAN DIEGO, CA 92112

225 Broadway
Suite 1600
San Diego CA 92101
Tel: 619.557.2500
Fax: 619.557.2520

Gensler

△	Date	Issue/Revision	By	To
	11/30/2015	CYCLE 27		
	04/01/2016	CYCLE 32		
	06/24/2016	CYCLE 35		
	08/24/2016	CYCLE 38		
	09/29/2016	CYCLE 40		
	10/27/2016	CYCLE 42	KD	SS

Seal/Signature _____



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

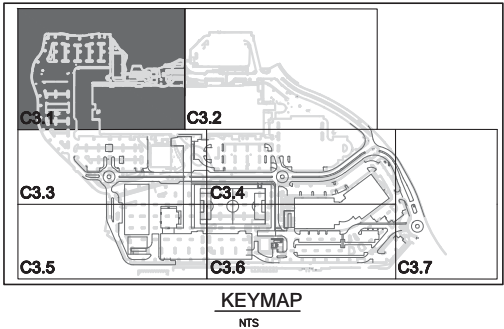
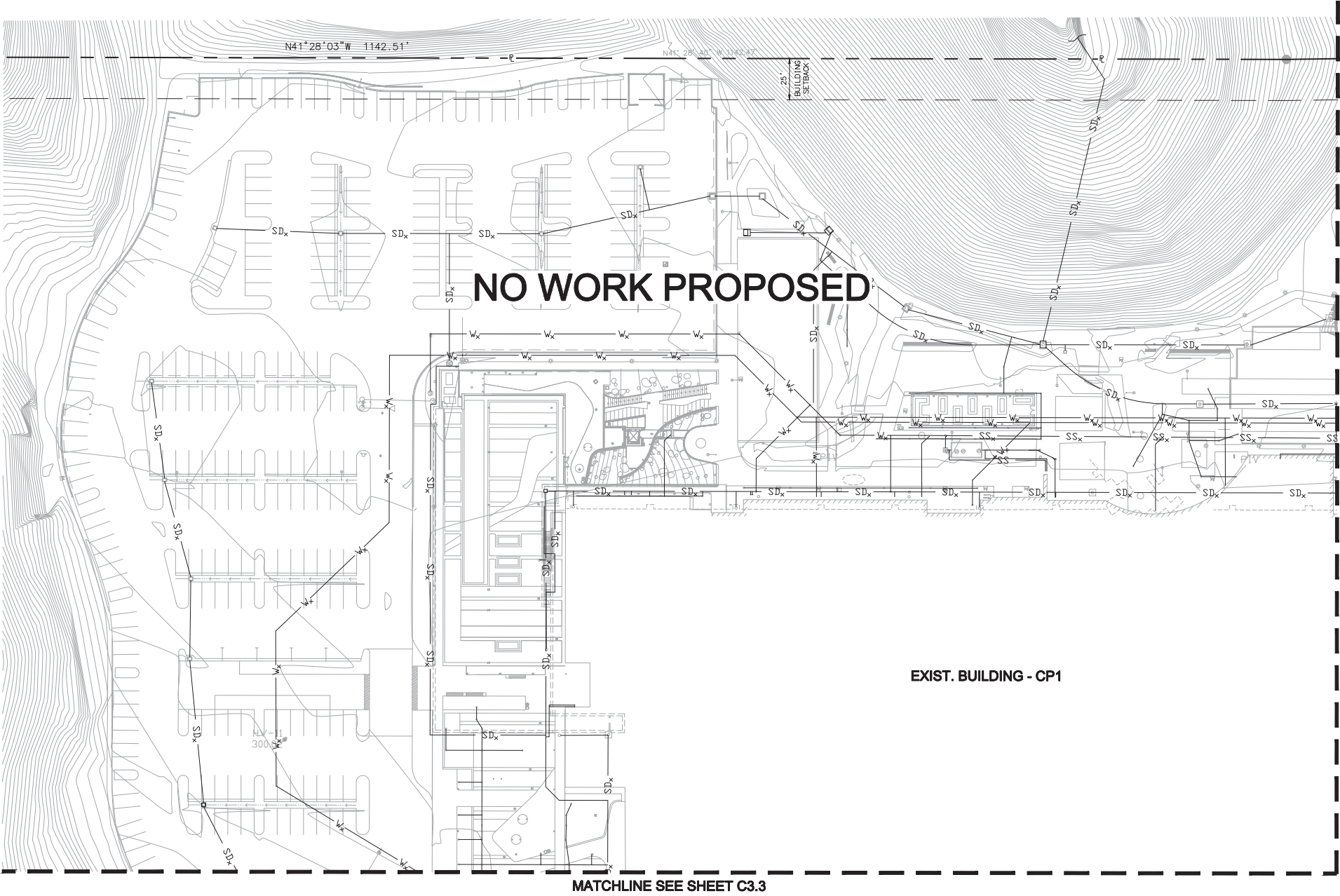
Project Number
55,7538.000

Description
OVERALL
UTILITY PLAN

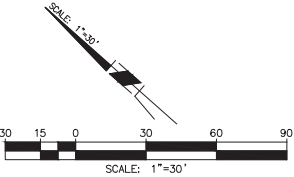
Scale
As indicated


C3.0

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ENGINEER OF WORK:
Brian Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE 2-14-2014
EXP. 3/31/18





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EQUITIES

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	08/24/2016	CYCLE 38		
	09/29/2016	CYCLE 41		

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

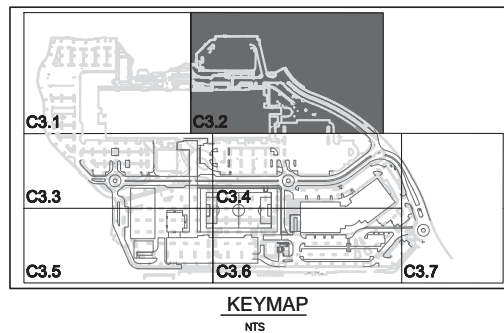
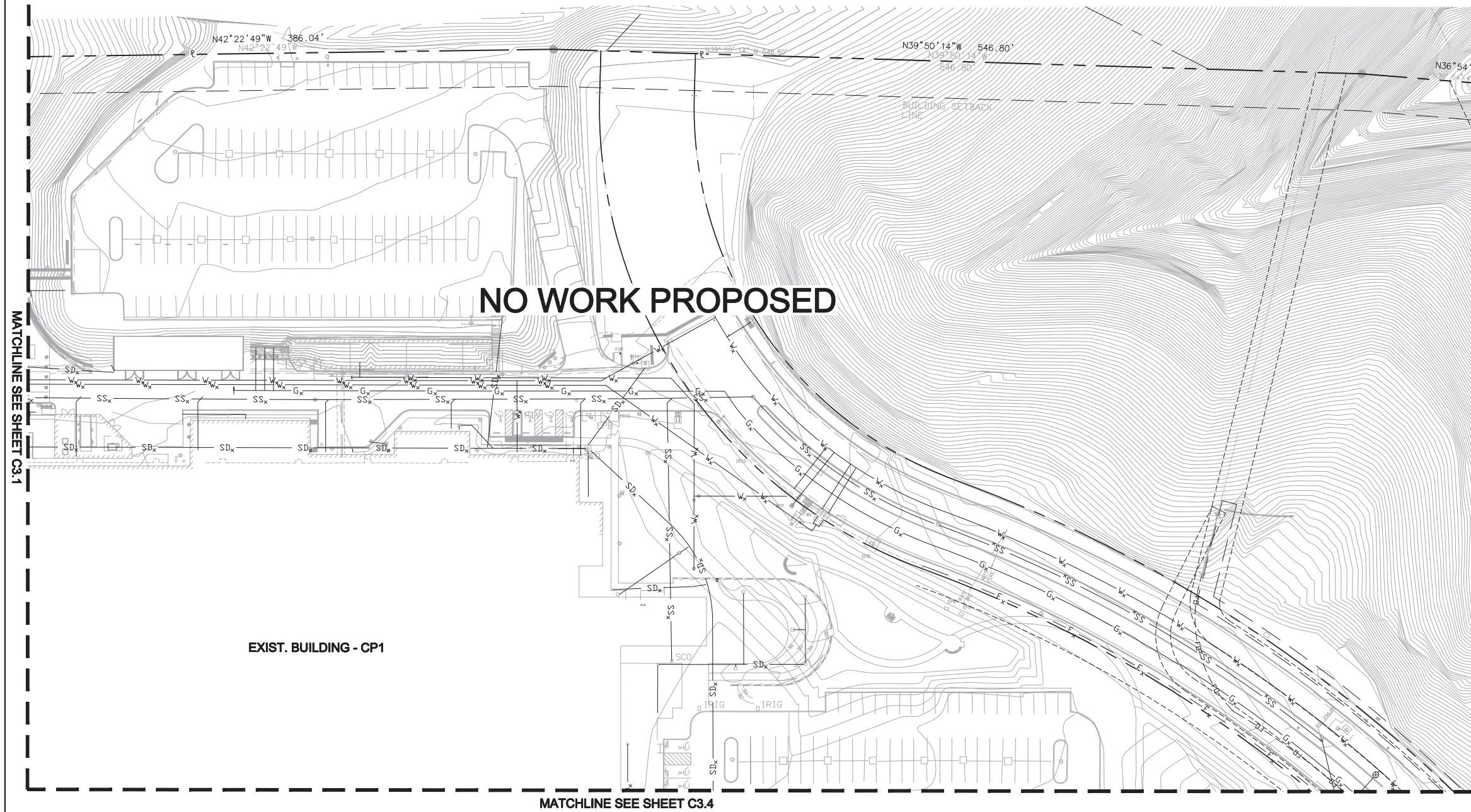
Project Number
55.7538.000

Description
UTILITY PLAN

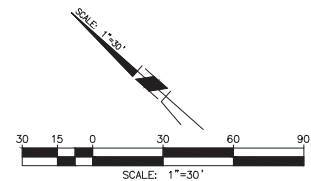
Scale
As indicated


C3.1

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BRIAN K. OLIVER, R.C.E. 45045 DATE 2-14-2014
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EQUITIES
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	06/24/2016	CYCLE 35		
	08/24/2016	CYCLE 38		
	09/29/2016	CYCLE 41		

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55.7538.000

Description
UTILITY PLAN

Scale
As indicated

C3.2

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	08/24/2016	CYCLE 38		
	09/29/2016	CYCLE 40		
	10/27/2016	CYCLE 42	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

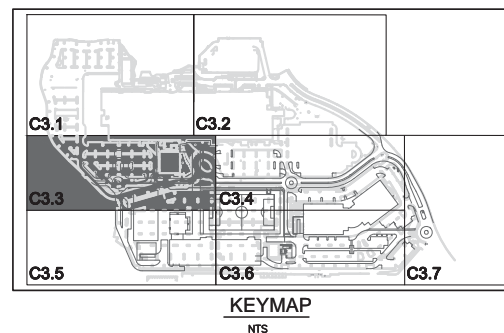
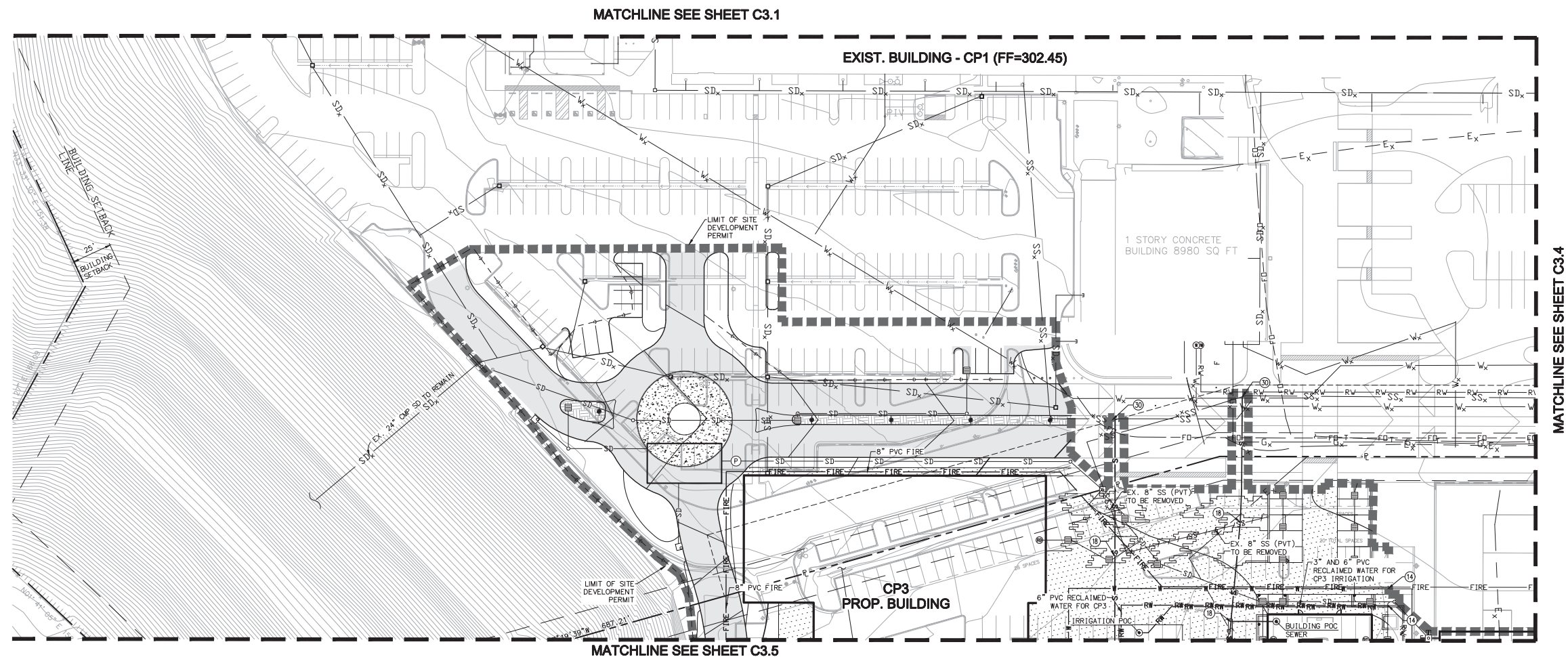
Project Number
55,7538,000

Description
UTILITY PLAN

Scale
As indicated

C3.3

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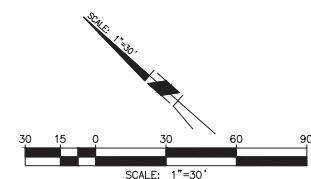


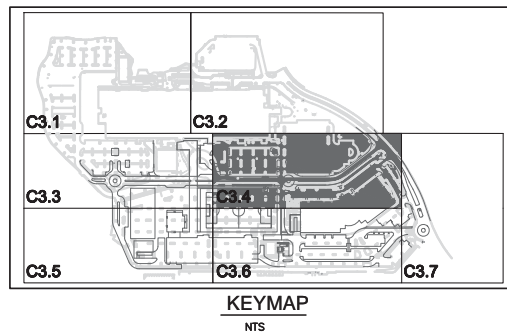
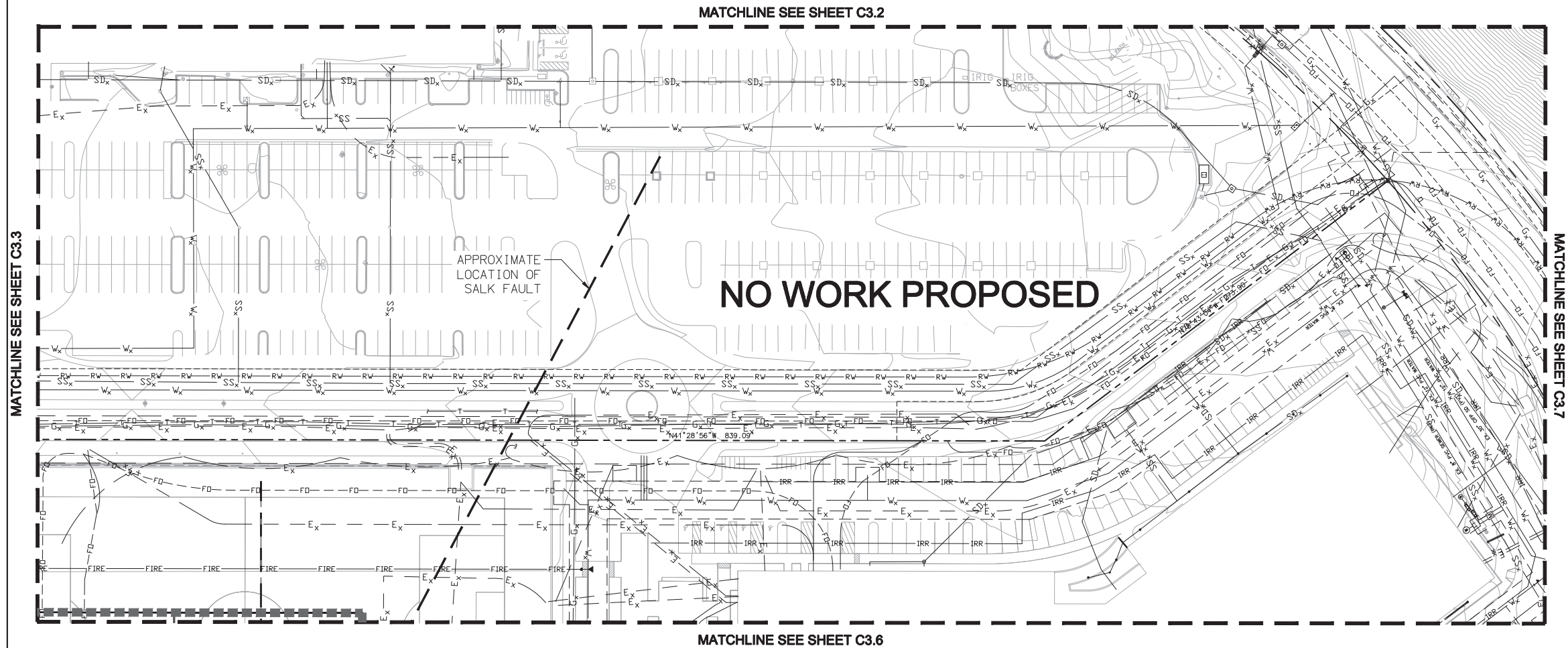
CONSTRUCTION NOTES

- ① CONNECT TO EX WATER/FIRE LINE/RECLAIMED WATER LINE
- ② SEWER-TYPE CLEANOUT
- ③ CONNECT TO EX SEWER

NOTE:
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.

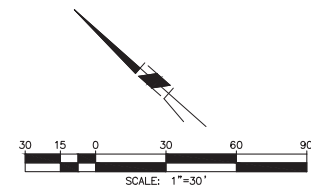
ENGINEER OF WORK:
Brian Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE
EXP. 3/31/18






NOTE:
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.

ENGINEER OF WORK:
Brian Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE
EXP. 3/31/18




ALEXANDRIA.
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	09/29/2016	CYCLE 40		
	10/27/2016	CYCLE 42	KD	SS

Seal/Signature _____



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

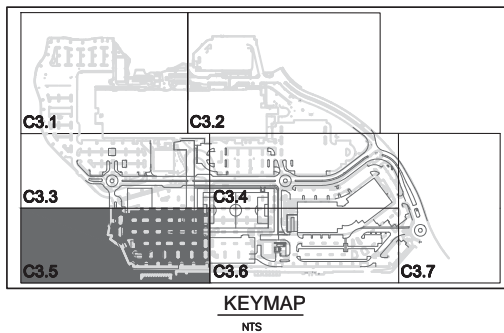
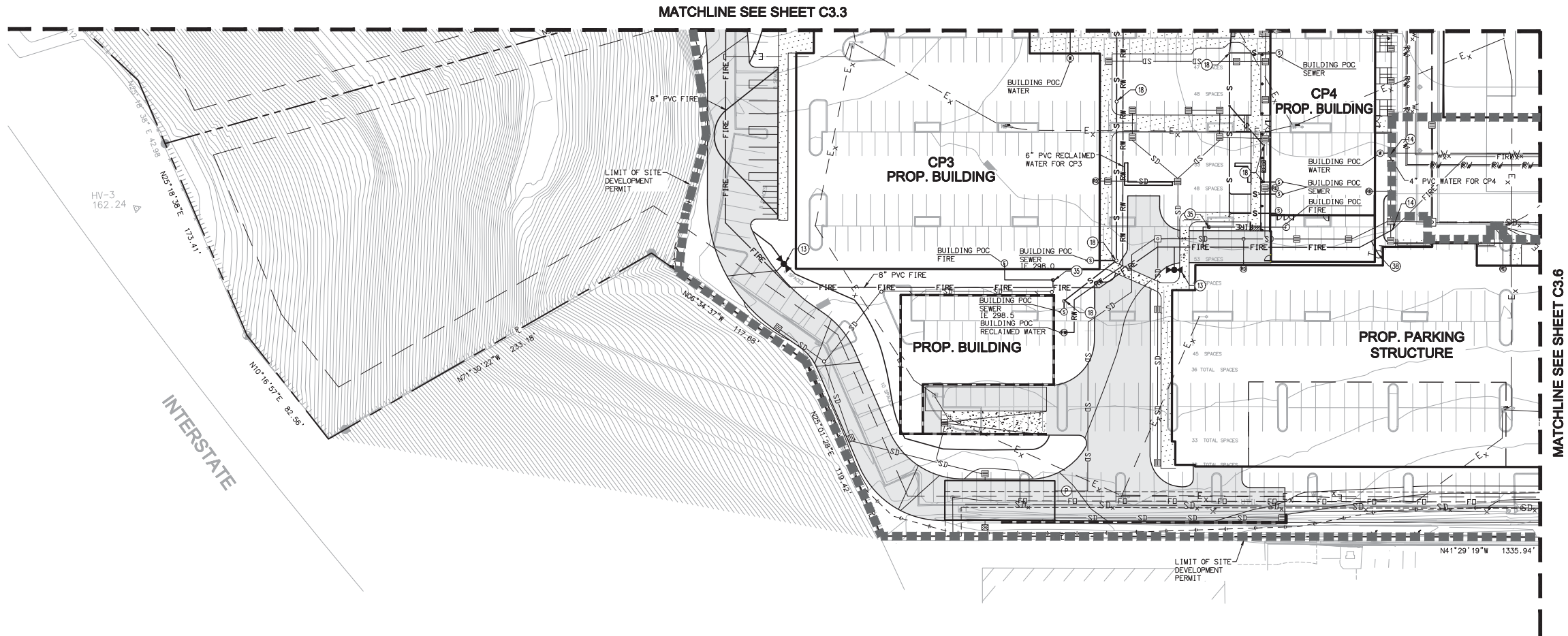
Project Number
55,7538,000

Description
UTILITY PLAN

Scale 1"=30'
As indicated

C3.4

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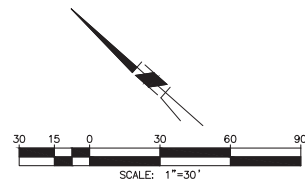


CONSTRUCTION NOTES

- ⑬ FIRE HYDRANT
- ⑭ CONNECT TO EX WATER/FIRE LINE/RECLAIMED WATER LINE
- ⑮ SEWER-TYPE CLEANOUT
- ⑯ POST INDICATOR VALVE/FIRE DEPARTMENT CONNECTION
- ⑰ STAND PIPE

NOTE:
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.

ENGINEER OF WORK:
Brian K. Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE
EXP. 3/31/18



ALEXANDRIA REAL ESTATE
EQUITIES

10996 Torreyana Road Suite 250
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CAMPUS POINT SITE
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	09/29/2016	CYCLE 40		
	10/27/2016	CYCLE 42	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55,7538,000

Description
UTILITY PLAN

Scale
As indicated

C3.5

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	11/30/2015	CYCLE 27		
	04/01/2016	CYCLE 32		
	06/24/2016	CYCLE 35		
	08/24/2016	CYCLE 38		
	09/29/2016	CYCLE 40		
	10/27/2016	CYCLE 42	KD	SS

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

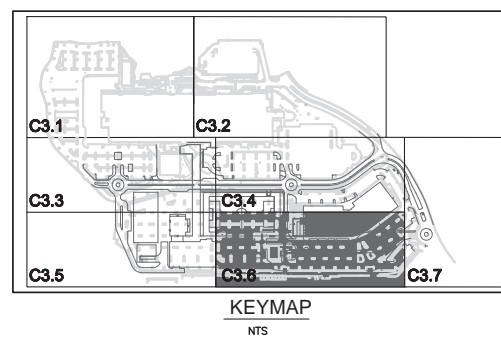
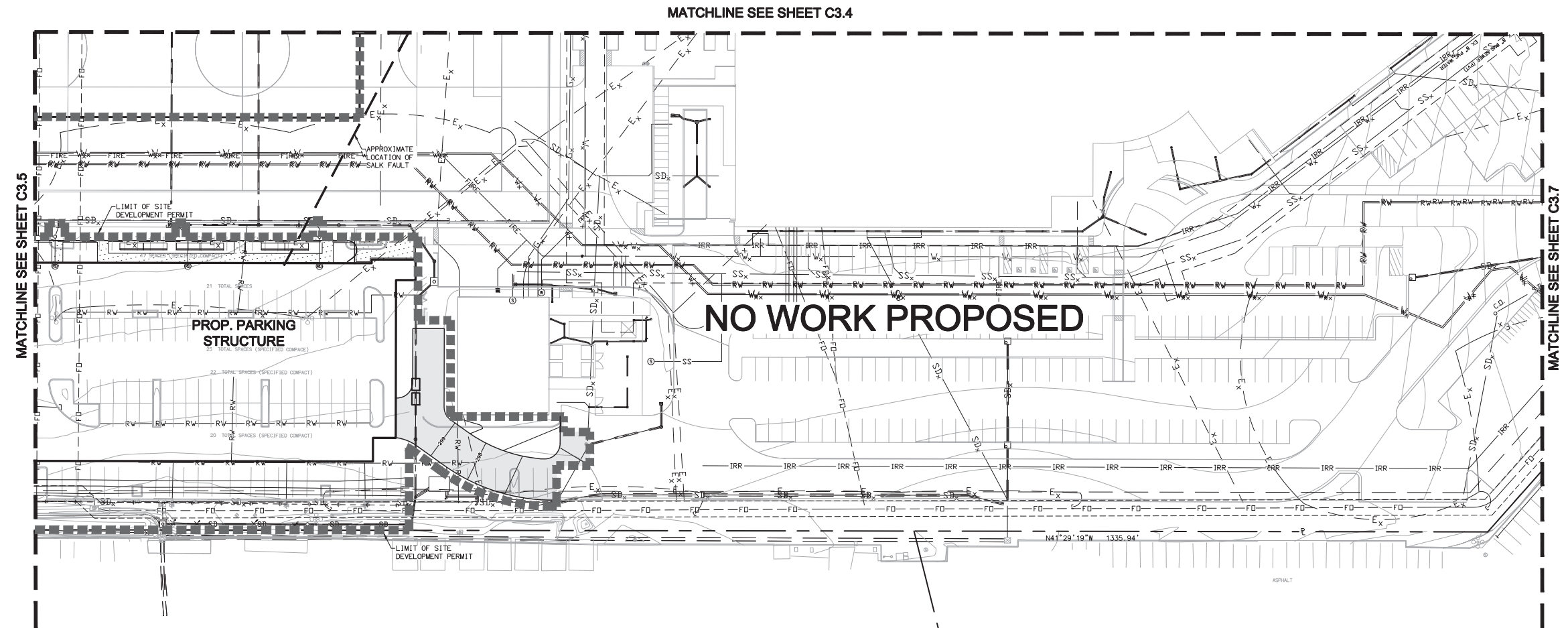
Project Number
55,7538,000

Description
UTILITY PLAN

Scale
As indicated

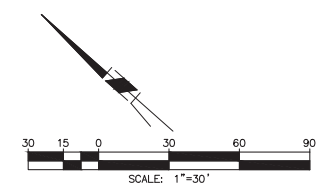
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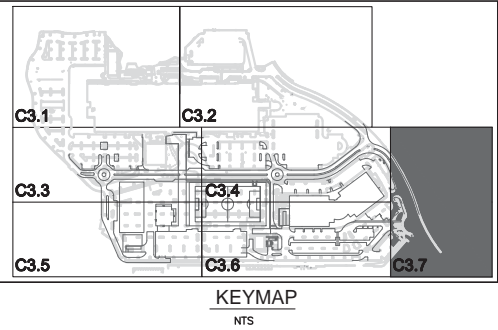
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NOTE:
NO TREES OR SHRUBS EXCEEDING 3' IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10' OF ANY SEWER FACILITIES AND 5' OF ANY WATER FACILITIES.

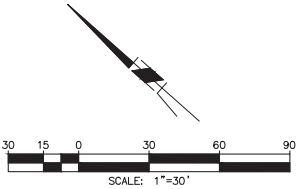
ENGINEER OF WORK:
Brian K. Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE
EXP. 3/31/18






NOTE:
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.

ENGINEER OF WORK:
Brian K. Oliver
BRIAN K. OLIVER, R.C.E. 45045 DATE
EXP. 3/31/18




ALEXANDRIA.
ALEXANDRIA REAL ESTATE
EQUITIES
10996 Torreyana Road Suite 250
San Diego, CA 92121

CAMPUS POINT SITE
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Δ	Date	Issue/Revision	By	To
	11/30/2015	CYCLE 27		
	04/01/2016	CYCLE 32		
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	08/24/2016	CYCLE 38		
	09/29/2016	CYCLE 41		

Seal/Signature _____



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

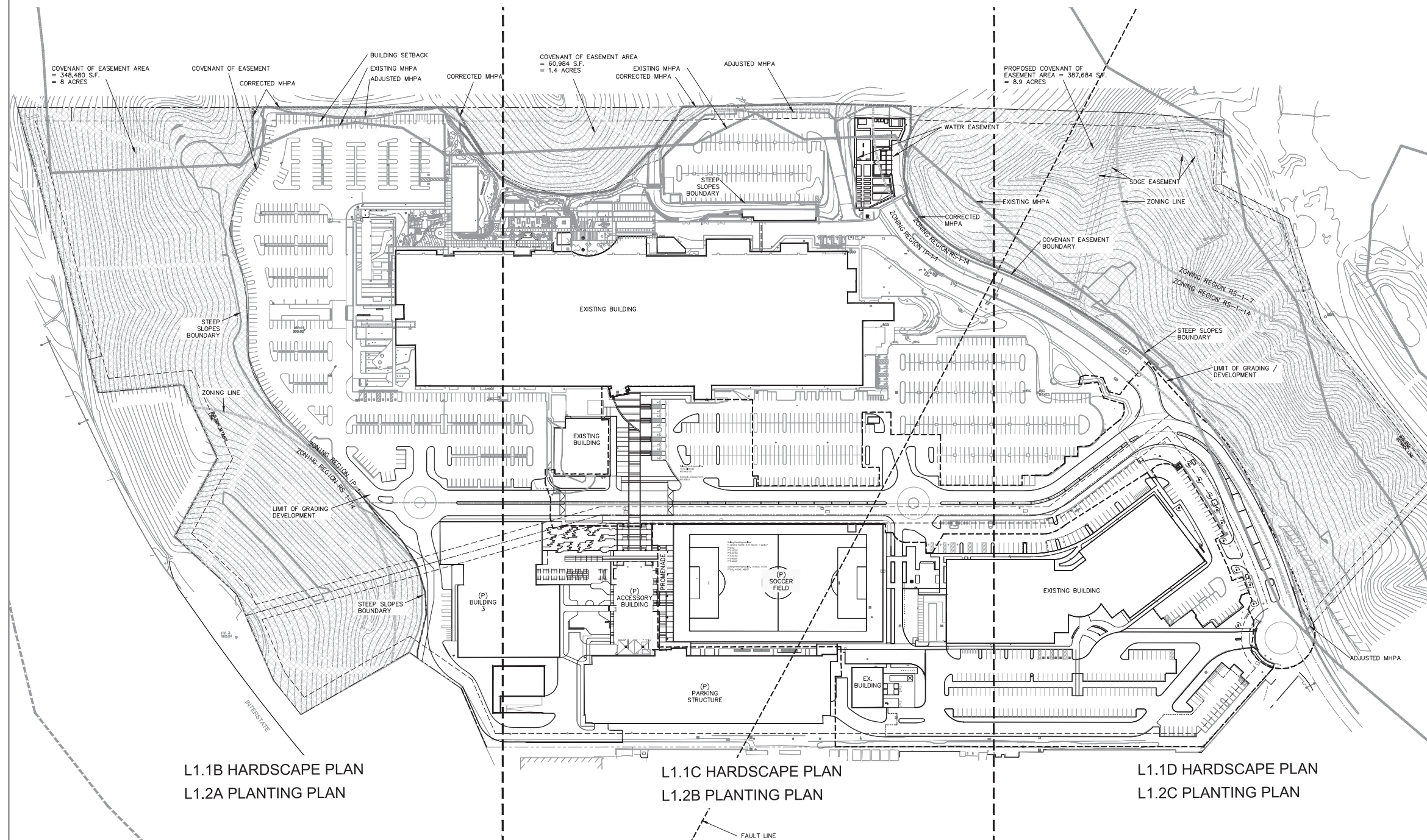
Project Number
55.7538.000

Description
UTILITY PLAN

Scale
As-Indicated

C3.7

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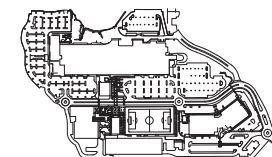



HARDSCAPE LEGEND

HARDSCAPE	DESCRIPTION
PAVING/CURB/HEADER/EDGING	
ENHANCED PAVING, TYPE 1	C.I.P., INTEGRAL COLOR CONCRETE W/ EXPOSED AGGREGATE OR TOPSEEDED AGGREGATE FINISH
ENHANCED PAVING, TYPE 2	C.I.P., INTEGRAL COLOR CONCRETE W/ SEEDED, QUARRY STONE OR EXPOSED AGGREGATE FINISH
ENHANCED PAVING, TYPE 3	C.I.P., INTEGRAL COLOR CONCRETE W/ SEEDED, QUARRY STONE OR EXPOSED AGGREGATE FINISH
PAVING, TYPE 4	C.I.P., STANDARD GRAY CONCRETE W/ BROOM OR QUARRYSTONE FINISH
PRECAST CONCRETE PAVER	PRECAST CONCRETE PAVER, PEDESTRIAN 60MM, VEH 80MM
STABILIZED DG PAVING	STABILIZED DECOMPOSED GRANITE PAVING
ASPHALT PAVING	PER CIVIL
EXISTING ASPHALT	PER CIVIL
EXISTING P.I.P. POROUS PAVING WITH TURF FOR FIRE TRUCK ACCESS	GRASSCRETE PAVING TO MEET FIRE DEPARTMENT STANDARDS
P.I.P. POROUS PAVING WITH DG FOR FIRE TRUCK ACCESS	GRASSCRETE PAVING TO MEET FIRE DEPARTMENT STANDARDS
EXISTING PAVING TO REMAIN	
PROPERTY LINE	
BUILDING SETBACK	
EXISTING MHPA BOUNDARY	
CORRECTED MHPA BOUNDARY	
ADJUSTED MHPA BOUNDARY	



KEY PLAN




ALEXANDRIA
ALEXANDRIA REAL ESTATE
EQUITIES
10996 Torreyana Road Suite 250
San Diego, CA 92121

**CAMPUS POINT SITE
DEVELOPMENT PERMIT**
10290 & 10300 CAMPUS POINT DRIVE
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Tel: 619.557.2500
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2736 Shelter Island Drive
San Diego CA 92106
Telephone 619.822.2100

Date	Issue/Revision	By	To
11/30/2015	CYCLE 27	SK	RG
04/01/2016	CYCLE 32	SK/MB	RG
06/24/2016	CYCLE 35	SK/MB	RG
08/24/2016	CYCLE 38	SK	RG
09/29/2016	CYCLE 41	SK	RG

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

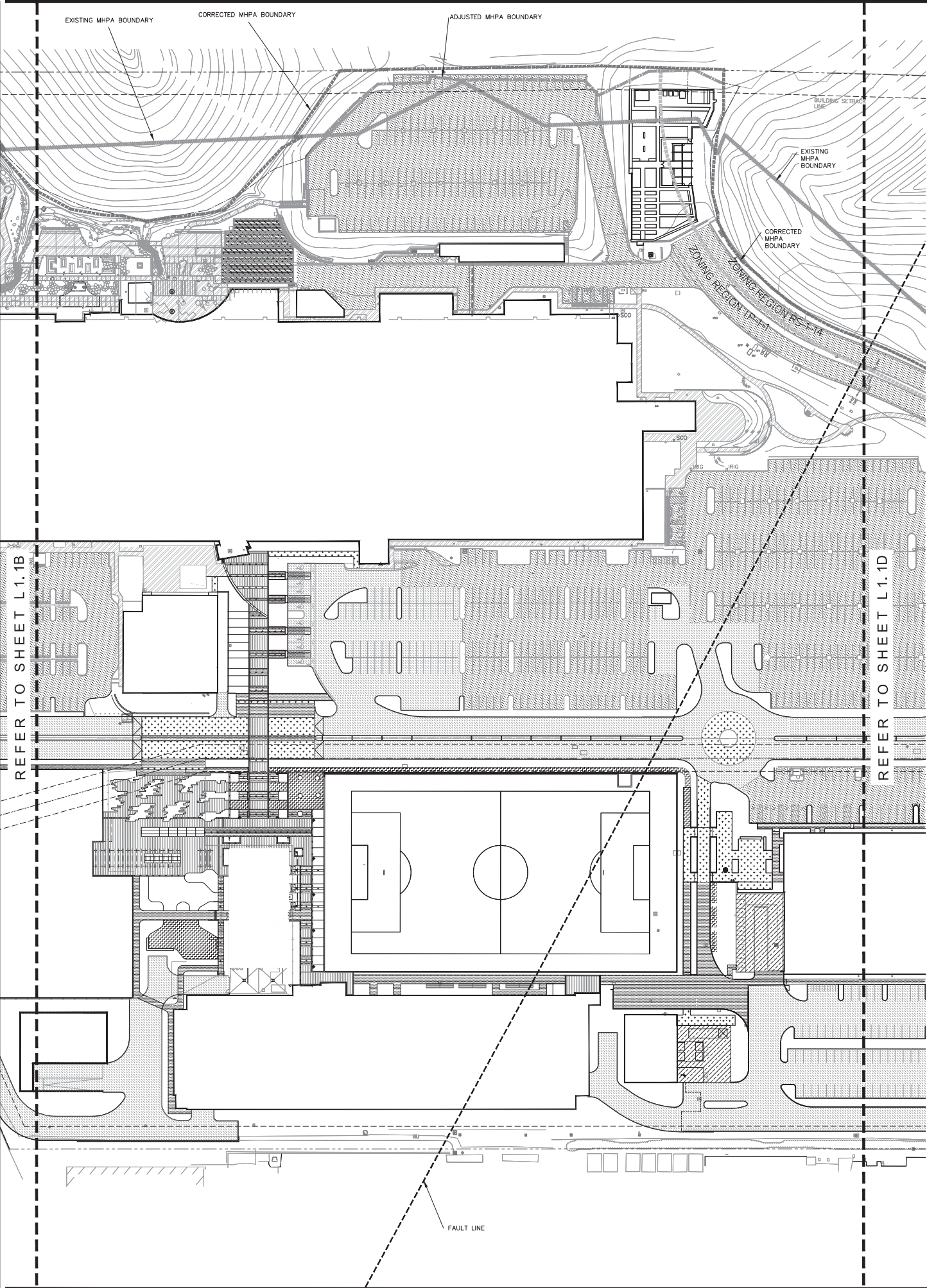
Project Number
55,7538,000

Description
Hardscape Plan

Scale
1" = 50'

L1.1B

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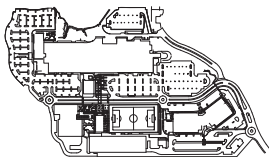


HARDSCAPE LEGEND

HARDSCAPE	DESCRIPTION
PAVING/CURB/HEADER/EDGING	
ENHANCED PAVING, TYPE 1	C.J.P., INTEGRAL COLOR CONCRETE W/ EXPOSED AGGREGATE OR TOP SEEDED AGGREGATE FINISH
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STABILIZED DG PAVING	STABILIZED DECOMPOSED GRANITE PAVING
ASPHALT PAVING	PER CIVIL
EXISTING ASPHALT	PER CIVIL
EXISTING P.J.P. POROUS PAVING WITH TURF FOR FIRE TRUCK ACCESS	GRASSCRETE PAVING TO MEET FIRE DEPARTMENT STANDARDS
P.J.P. POROUS PAVING WITH DG FOR FIRE TRUCK ACCESS	GRASSCRETE PAVING TO MEET FIRE DEPARTMENT STANDARDS
EXISTING PAVING TO REMAIN	
PROPERTY LINE	
BUILDING SETBACK	
EXISTING MHPA BOUNDARY	
CORRECTED MHPA BOUNDARY	
ADJUSTED MHPA BOUNDARY	



KEY PLAN



ALEXANDRIA.
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11/30/2015	CYCLE 27	SK	RG
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06/24/2016	CYCLE 35	SK/MB	RG
08/24/2016	CYCLE 38	SK	RG
09/29/2016	CYCLE 41	SK	RG
12/16/2016			

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

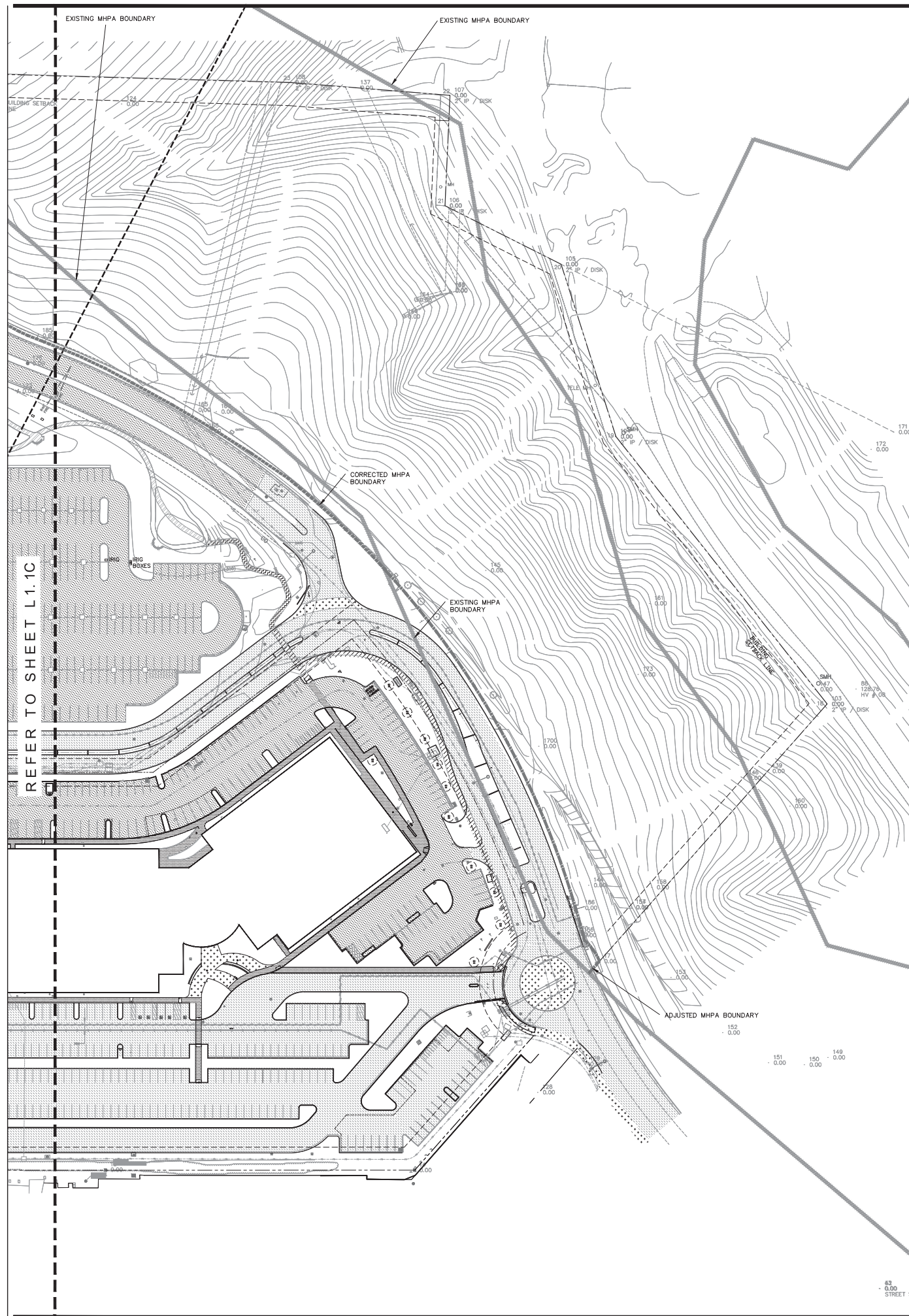
Project Number
55,7538,000

Description
Hardscape Plan

Scale
1" = 50'

L1.1C

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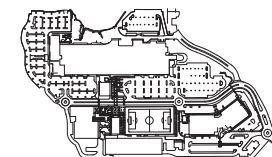



HARDSCAPE LEGEND

HARDSCAPE	DESCRIPTION
PAVING/CURB/HEADER/EDGING	
ENHANCED PAVING, TYPE 1	C.I.P. INTEGRAL COLOR CONCRETE W/ EXPOSED AGGREGATE OR TOPSEEDED AGGREGATE FINISH
ENHANCED PAVING, TYPE 2	C.I.P. INTEGRAL COLOR CONCRETE W/ SEEDED, QUARRY STONE OR EXPOSED AGGREGATE FINISH
ENHANCED PAVING, TYPE 3	C.I.P. INTEGRAL COLOR CONCRETE W/ SEEDED, QUARRY STONE OR EXPOSED AGGREGATE FINISH
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STABILIZED DG PAVING	STABILIZED DECOMPOSED GRANITE PAVING
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EXISTING PAVING TO REMAIN	
PROPERTY LINE	
BUILDING SETBACK	
EXISTING MHPA BOUNDARY	
CORRECTED MHPA BOUNDARY	
ADJUSTED MHPA BOUNDARY	



KEY PLAN






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06/24/2016	CYCLE 35	SK/MB	RG
08/24/2016	CYCLE 38	SK	RG
09/29/2016	CYCLE 41	SK	RG

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

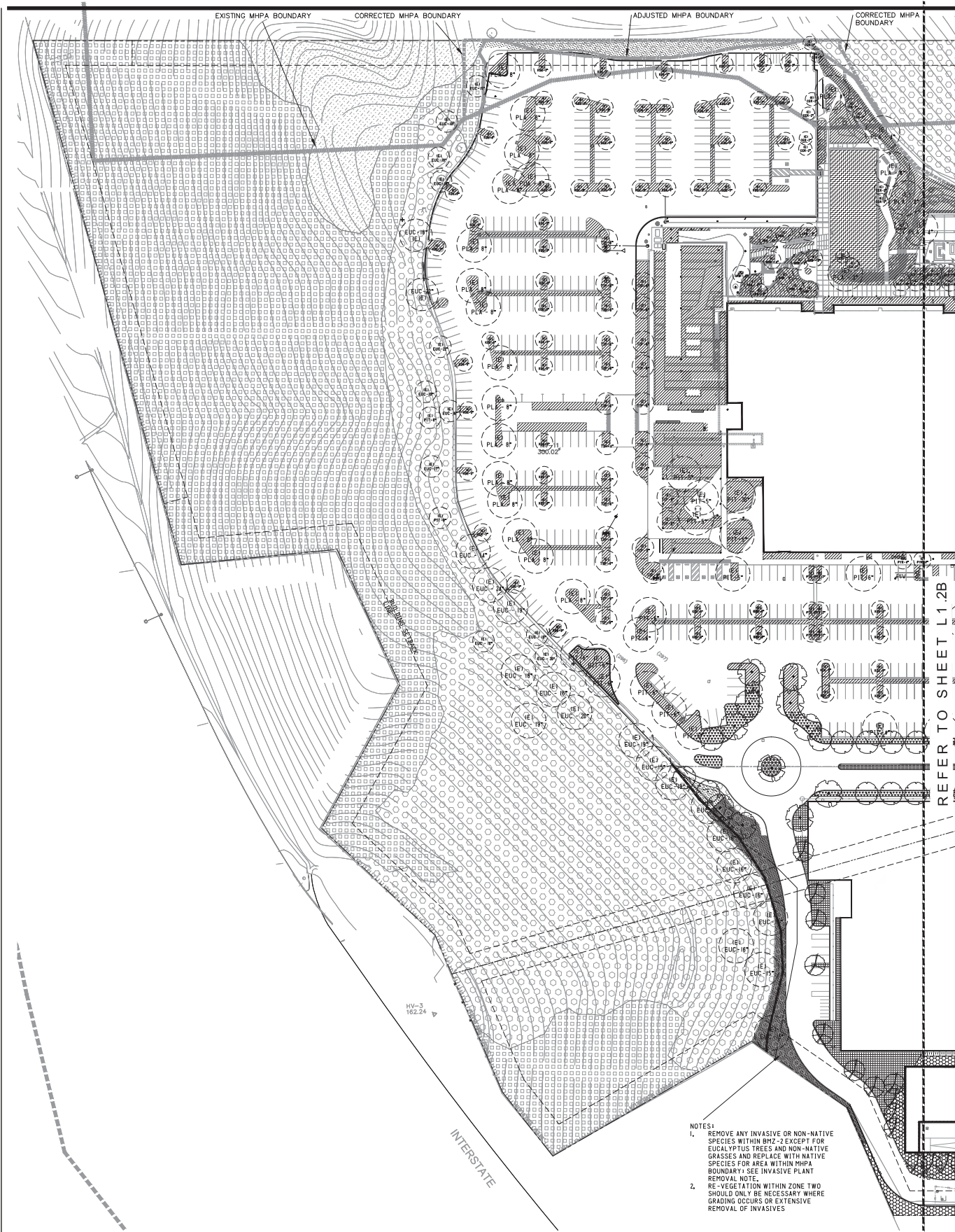
Project Number
55.7538.000

Description
Hardscape Plan

Scale
1" = 50'

L1.1D

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CITY OF SAN DIEGO TREE PROTECTION NOTES

1. PRIOR TO ANY DISTURBANCE TO THE SITE, THE OWNER/PERMITEE SHALL MAKE ARRANGEMENTS FOR PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO MITIGATION MONITORING COORDINATION SECTION (MMC), THE RESIDENT ENGINEER (RE) AND/OR BUILDING INSPECTOR, CERTIFIED CONSULTING ARBORIST, CONSTRUCTION MANAGER, AND LANDSCAPE PROFESSIONAL.

2. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR PREVENTING DAMAGE TO TREES.

3. CONSTRUCTION AND MAINTENANCE STAFF SHALL AVOID UNNECESSARY ACTIVITIES WITHIN THE DRIPLINE OF TREES.

4. FINES SHALL BE ASSESSED TO THOSE INDIVIDUALS FOUND TO BE RESPONSIBLE FOR THE ILLEGAL REMOVAL OR DAMAGE OF PROTECTED TREES.

5. WHEN AREAS UNDER THE TREE CANOPY CANNOT BE FENCED, ANOTHER METHOD SHALL BE REQUIRED, AS RECOMMENDED BY THE CERTIFIED CONSULTING ARBORIST AND APPROVED BY MMC.

6. POST "KEEP OUT" SIGNS IN BOTH SPANISH AND ENGLISH TO THE CHAIN LINK FENCE.

7. PLACE STORY POLES WHERE PROPOSED BUILDING(S) AND TREE BRANCHES INTERFACE.

8. SUBMIT TO MMC A TREE MAINTENANCE SCHEDULE PREPARED BY THE CERTIFIED CONSULTING ARBORIST.

9. IF A TREE IS ADJACENT TO OR IN THE IMMEDIATE PROXIMITY TO A GRADE SLOPE OF 8% (25 DEGREES) OR MORE, PROVIDE ADEQUATE EROSION CONTROL.

10. THE OWNER/PERMITEE SHALL SUBMIT THE CERTIFIED CONSULTING ARBORIST'S VERIFICATION LETTER TO MMC BEFORE SCHEDULING A SITE INSPECTION WITH MMC. THE RE AND/OR BUILDING INSPECTOR, CERTIFIED CONSULTING ARBORIST, AND LANDSCAPE PROFESSIONAL.

11. RESTRICTIONS WITHIN THE TREE PROTECTION ZONE TO BE MONITORED BY THE CERTIFIED CONSULTING ARBORIST AS FOLLOWS:

12. TREE PRUNING OR ROOT PRUNING WILL ONLY OCCUR UNDER THE GUIDANCE OF THE CERTIFIED CONSULTING ARBORIST WITH WRITTEN APPROVAL FOR MMC.

13. PRUNING FOR VERTICAL CLEARANCE OF BUILDINGS, TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL BE PERFORMED BY THE CERTIFIED CONSULTING ARBORIST ONLY.

14. CONSTRUCTION EQUIPMENT AND MATERIALS SUCH AS STOCKPILING OF SOIL, VEHICLE USE, FOOT TRAFFIC, UTILITY CONTAINERS, AND STORAGE OF ANY KIND ARE PROHIBITED.

15. THE EXISTING GRADE SHALL NOT BE DISTURBED UNLESS OTHERWISE APPROVED BY MMC, THE RE, AND/OR BUILDING INSPECTOR.

16. ROOT SYSTEMS SHALL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESS VARIATIONS IN SOIL MOISTURE BY CONSTRUCTION ACTIVITY.

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2. RE-VEGETATION WITHIN ZONE TWO SHOULD ONLY BE NECESSARY WHERE GRADING OCCURS OR EXTENSIVE REMOVAL OF INVASIVES

3. ANY DAMAGE OR INJURY TO TREES SHALL BE REPORTED WITHIN 24 HOURS TO MMC BY THE CERTIFIED CONSULTING ARBORIST.

4. THE CERTIFIED CONSULTING ARBORIST SHALL BE RESPONSIBLE FOR ESTABLISHING, IMPLEMENTING, AND MAINTAINING THE TREE PROTECTION ZONE AS SHOWN ON THESE PLANS DURING THE ENTIRE CONSTRUCTION PERIOD.

5. STAKE THE COMPLETE DRIP LINE.

6. ROOTS SHALL BE CLEANLY CUT BACK APPROX. 6" FROM THE LIMIT OF DISTURBANCE, UNLESS OTHERWISE DIRECTED BY THE CERTIFIED CONSULTING ARBORIST.

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10. POST "KEEP OUT" SIGNS IN BOTH SPANISH AND ENGLISH TO THE CHAIN LINK FENCE.

11. PLACE STORY POLES WHERE PROPOSED BUILDING(S) AND TREE BRANCHES INTERFACE.

12. SUBMIT TO MMC A TREE MAINTENANCE SCHEDULE PREPARED BY THE CERTIFIED CONSULTING ARBORIST.

13. IF A TREE IS ADJACENT TO OR IN THE IMMEDIATE PROXIMITY TO A GRADE SLOPE OF 8% (25 DEGREES) OR MORE, PROVIDE ADEQUATE EROSION CONTROL.

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18. CONSTRUCTION EQUIPMENT AND MATERIALS SUCH AS STOCKPILING OF SOIL, VEHICLE USE, FOOT TRAFFIC, UTILITY CONTAINERS, AND STORAGE OF ANY KIND ARE PROHIBITED.

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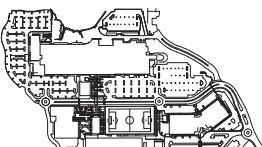
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KEY PLAN



ALEXANDRIA REAL ESTATE EQUITIES

10996 Torreyana Road Suite 250
San Diego, CA 92121

CAMPUS POINT SITE DEVELOPMENT PERMIT

10290 & 10300 CAMPUS POINT DRIVE
SAN DIEGO, CA 92112

225 Broadway
Suite 1600
San Diego, CA 92101
Tel: 619.557.2500
Fax: 619.557.2520

2736 Shelter Island Drive
San Diego, CA 92106
Telephone: 619.822.2100

Gensler

Seal/Signature

Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

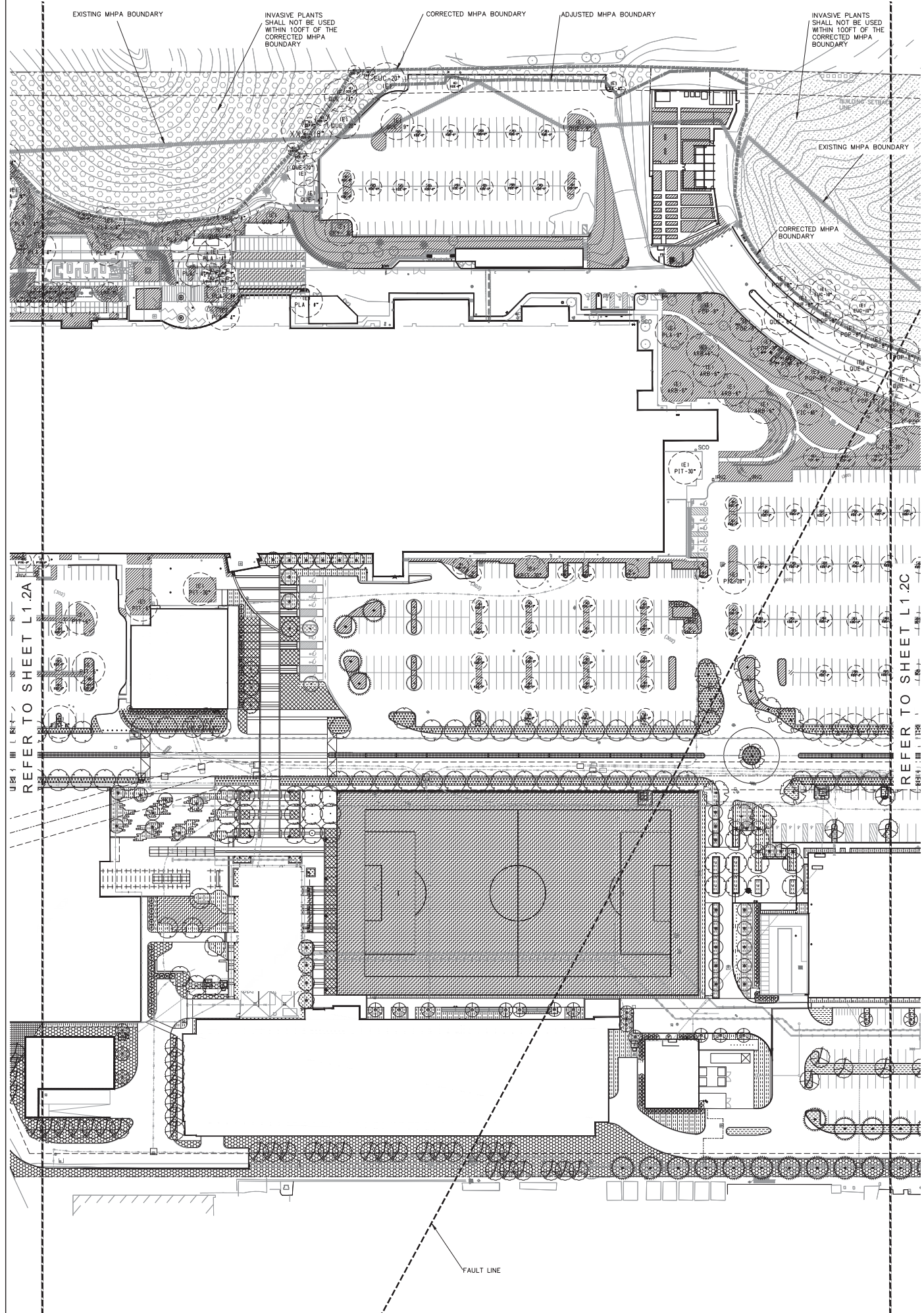
Project Number
55,7538,000

Description
Planting Plan

Scale
1" = 50'

L1.2A

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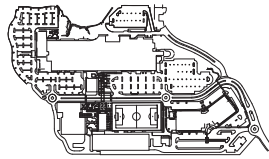


PLANTING LEGEND

SYMBOL	EXISTING TREES EXISTING TREE TO REMAIN	TREE SPECIES ABBREVIATION
(E1) XXX-1"		ACACIA LONGIFOLIA ADONIS-AMARANTHACEAE CERES-AMARANTHACEAE EUCALYPTUS GLAUCALYX EUCALYPTUS SIDEROXYLON FICUS MACROPHYLLA OLEA EUROPAEA PINUS CANARIENSIS PINUS NIGRA PIT-SPINUS TORREYANA PLATANUS RACEMOSA PODOPHYLLUM PECTINATUM POPULUS ALBA QUERCUS AGRIFFOLIA SCHOLIMUS MOLLE COMMON NAME
		INDICATES TREE CALIPER INDICATES TREE SPECIES
SYMBOL	PROPOSED TREES	
	STREET TREES SUCH AS: TIPUANA TIPU	TIPU TREE
	ORNAMENTAL TREES SUCH AS: GELERA PARVIFLORA LAGERSTROMIA INDICA "PURPUREA" LIQUIDAMBAR STRACIFOLIA "FESTIVAL" PIT-SPINUS TORREYANA SPATHODEA CAMPANULATA	AUSTRALIAN WILLOW PURPLE CRAB MYRTLE FESTIVAL SWEETGUM SILVER SHEEN KOHUIU AFRICAN TULIP TREE
	SCREENING TREES SUCH AS: LOPHOSTEMON CONFERTUS	BRISBANE BOX
	PARKING LOT TREES SUCH AS: LOPHOSTEMON CONFERTUS PINUS TORREYANA KOLREUTERIA BIPINNATA	BRISBANE BOX TORREY PINE CHINESE FLAME TREE
SYMBOL	SITE ENTRY PLANTING SUCH AS:	COMMON NAME
	AEONIUM "JOLLY GREEN"	JOLLY GREEN AEONIUM
	AGAVE AMER. VAR. MEDIO-PICTA "ALBA"	WHT.-STRIPED CENTURY PLANT
	ALOE X "ALWAYS RED"	ALWAYS RED HYBRID ALOE
	ANIGOSANTHOS FLAVIDUS "BUSH DAWN"	YELLOW KANGAROO PAW
	BULBINE FRUTESCENS	SNAIL FLOWER
	LEUCOSPHEMUM "YELLOW BIRD"	NODDING PINCUSHION
	LEUCOSPHEMUM "FLAME GIANT"	GIANT ORANGE NODDING PINCUSHION
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
	SENECIO MANDRALISCAE	KLENIA
SYMBOL	BULEVARD PLANTING SUCH AS:	COMMON NAME
	BESCHORNERIA Y. "FLAMINGO GLOW"	VARIATED AMOLE
	BULBINE FRUTESCENS "YELLOW"	YELLOW STALKED BULBINE
	CHONDRONETALUM TECTORIUM	SMALL CAPE RUSH
	HESPERALOE PARVIFLORA	RED YUCCA
	HESPERALOE PARVIFLORA "YELLOW"	YELLOW YUCCA
	LEUCOSPHEMUM DISCOLOR "POW POW"	POW POW FLAME TIPS
	LEYMUS CONDENSATUS CANYON PRINCE	CANYON PRINCE WILD RYE
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
	SENECIO MANDRALISCAE	KLENIA
SYMBOL	PROMENADE PLANTING SUCH AS:	COMMON NAME
	ALOE X "ALWAYS RED"	ALWAYS RED HYBRID ALOE
	AGAVE "BLUE GLOW"	BLUE GLOW AGAVE
	BESCHORNERIA Y. "FLAMINGO GLOW"	FLAMINGO GLOW MEXICAN LILY
	BULBINE FRUTESCENS "YELLOW"	YELLOW STALKED BULBINE
	CRASSULA CORYMBULOSA "SHARK TOOTH"	SHARK'S TOOTH CRASSULA
	PLECTRANTHUS NEOCHILIS "LOBSTER"	MIKES FUZZY WUZZY FLOWER
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
	SENECIO MANDRALISCAE	KLENIA
SYMBOL	BUILDING ENTRY PLANTING SUCH AS:	COMMON NAME
	AEONIUM "JOLLY GREEN"	JOLLY GREEN AEONIUM
	AGAVE AMER. VAR. MEDIO-PICTA "ALBA"	WHT.-STRIPED CENTURY PLANT
	AGAVE "BLUE GLOW"	BLUE GLOW AGAVE
	AGAVE BRACTEOSA "CALAMAR"	CALAMAR SQUID AGAVE
	ANIGOSANTHOS FLAVIDUS "BUSH DAWN"	YELLOW KANGAROO PAW
	BULBINE FRUTESCENS "YELLOW"	YELLOW STALKED BULBINE
	CHONDRONETALUM TECTORIUM	CAPE RUSH
	DRACAENA MARGINATA	RED-EDGED DRACAENA
	GRAPTOPETALUM PARAGUAYENSE	GHOST PLANT
	LEUCOSPHEMUM "YELLOW BIRD"	NODDING PINCUSHION
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
	SENECIO MANDRALISCAE	KLENIA
SYMBOL	ALEXHAUS PLANTING SUCH AS:	COMMON NAME
	ANIGOSANTHOS FLAVIDUS "BUSH DAWN"	YELLOW KANGAROO PAW
	AGAVE AMER. VAR. MEDIO-PICTA "ALBA"	WHT.-STRIPED CENTURY PLANT
	BESCHORNERIA Y. "FLAMINGO GLOW"	FLAMINGO GLOW MEXICAN LILY
	BOUGAINVILLEA "RASPA RASPBERRY"	RASPA RASPBERRY BOUGAINVILLEA
	DRACAENA MARGINATA	RED-EDGED DRACAENA
	GREVILLEA "BONFIRE"	NCN
	HARDENBERGIA VIOLACEA "MEEMA"	MEMEMA VINE LILAC
	HESPERALOE PARVIFLORA "YELLOW"	YELLOW YUCCA
	PLECTRANTHUS NEOCHILIS "LOBSTER"	MIKES FUZZY WUZZY FLOWER
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
	SENECIO MANDRALISCAE	KLENIA

SYMBOL	SCREENING PLANTING SUCH AS:	COMMON NAME	COMMON NAME
	ACACIA CULTIFORMIS	KNIF-LEAF WATTLE	BH/SC
	CALLANDRA CALIFORNICA	RED FAIRY DUSTER	SF/AC
	GREVILLEA "BONFIRE"	NCN	
	HETEROMELES ARBUTIFOLIA	TOYON	S/E/F/SC
	PIT-SPINUS TORREYANA	SILVER SHEEN TAWIWIHI	BH/SG, AC
SYMBOL	SOCCER FIELD PLANTING SUCH AS:	COMMON NAME	COMMON NAME
	SOD LAWN		
SYMBOL	NATURALIZED PLANTING SUCH AS:	COMMON NAME	COMMON NAME
	BACCHARIS PILULARIS "TWIN PEAKS"	DWARF COYOTE BRUSH	BH/SC
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	S/AC
	MULLENBERGIA RIGENS	DEER GRASS	U/AC
	VIQUIERS LACINIATA	SAN DIEGO SUNFLOWER	U/F/AC
	YUCCA WHIPPLEI	OUR LORD'S CANDLE	U/AC
SYMBOL	PARKING AREA PLANTING SUCH AS:	COMMON NAME	COMMON NAME
	BULBINE FRUTESCENS "YELLOW"	YELLOW SNAKE FLOWER	U, S, F/A
	HARDENBERGIA VIOLACEA "MEEMA"	MEMEMA VINE LILAC	AC, SHF
	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	U/AC
	SENECIO MANDRALISCAE	KLENIA	S/AC
SYMBOL	BIORETENTION PLANTING SUCH AS:	COMMON NAME	COMMON NAME
	CAREX SPISSA	SAN DIEGO SEDGE	S, E/AC
	CHONDRONETALUM TECTORIUM	CAPE RUSH	U/AC
	JUNCUS PATENS "ELK BLUE"	ELK BLUE CALIFORNIA GRAY RUSH	U, G / AC
	LEYMUS CONDENSATUS	WILD RYE	U, G / AC
	BRUSH MANAGEMENT ZONE 1 (SEE NOTES)		
	CHONDRONETALUM TECTORIUM	CAPE RUSH	U/AC
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	S/AC
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	U/AC
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	U, F/AC
	VIQUIERS LACINIATA	SAN DIEGO SUNFLOWER	U, F/AC
	YUCCA WHIPPLEI	OUR LORD'S CANDLE	U/AC
	BRUSH MANAGEMENT ZONE 2 (SEE NOTES)		
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	S/AC
	LUPINUS BICOLOR	PIGMY-LEAVED LUPINE	U, F/AC
	MIMULUS PUNICEUS	RED MONKEY FLOWER	U, E, F / A
	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	U, E, F /
	PLANTAGO INSULARIS	PLANTAIN	S/AC
	EXISTING ORNAMENTAL PLANTING WITHIN THE PROPERTY BOUNDARY TO REMAIN:		
	EXISTING SLOPE PLANTING WITHIN THE PROPERTY BOUNDARY TO REMAIN:		
	EXISTING PLANT COMMUNITIES: REFER TO THE BIOLOGICAL RESOURCES REPORT		
	DIEGAN COASTAL SAGE SCRUB		
	NON-NATIVE ANNUAL GRASSLAND		
	EUCALYPTUS WOODLAND		
	OTHER		
	PROPERTY LINE		
	BUILDING SETBACK		
	EXISTING MHPA BOUNDARY		
	CORRECTED MHPA BOUNDARY		
	ADJUSTED MHPA BOUNDARY		
SYMBOL	ABBREVIATIONS	COMMON NAME	COMMON NAME
	FUNCTION: BH = BROAD HEAD PY = PYRAMIDAL U = UPRIGHT S = SPREADING, F = FLOWERING	D = DECIDUOUS E = EVERGREEN P = PALM F = FLOWERING	SH = SHADE SC = SCREEN AC = ACCENT SP = SPECIMEN
	INVASIVE SPECIES REMOVAL NOTE		
	INVASIVE SPECIES WILL BE REMOVED FROM THE PREMISES TO THE MAXIMUM EXTENT PRACTICABLE. THESE SPECIES INCLUDE (BUT ARE NOT LIMITED TO): PAMPAS GRASS, COMMON POISON HEMLOCK, RUSSIAN THISTLE, COOTAMUNDRA WATTLE, WESTERN COASTAL WATTLE, ITALIAN THISTLE, TREE TOBACCO, SCARLET PIPPERWEL, ENGLISH PLANTAIN, AUSTRALIAN SALTBUSH, PERUVIAN PEPPER, AND TOCALOTE OCCURRING WITHIN THE MHPA OR WITHIN 100 FEET OF IT		

KEY PLAN



ALEXANDRIA REAL ESTATE
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San Diego, CA 92121

CAMPUS POINT SITE
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Date	Issue/Revision	By	To
11/30/2015	CYCLE 27	SK	RG
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06/24/2016	CYCLE 35	SK/MB	RG
08/24/2016	CYCLE 38	SK	RG
09/29/2016	CYCLE 41	SK	RG
12/16/2016			

Seal/Signature

Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

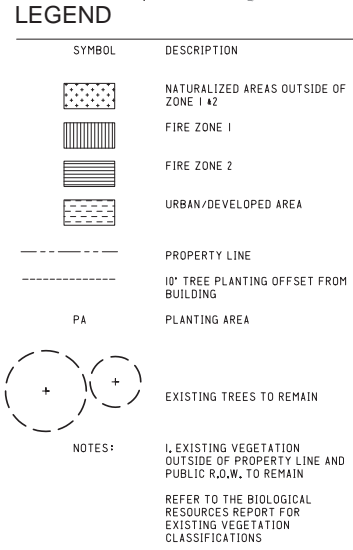
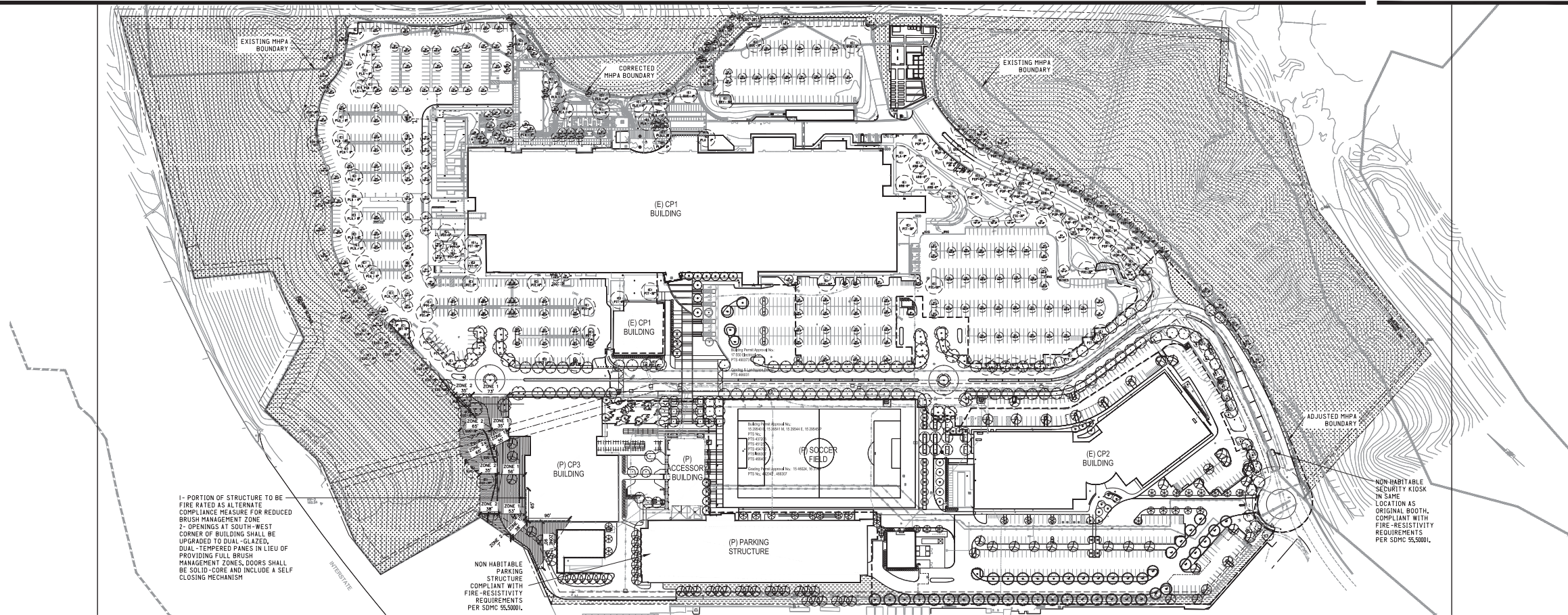
Project Number
55,7538,000

Description
Planting Plan

Scale
1" = 50'

L1.2B

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BRUSH MANAGEMENT BASIS OF DESIGN

THE BRUSH MANAGEMENT PROGRAM SHALL BE BASED ON A STANDARD ZONE ONE OF 35 FEET IN WIDTH WITH ZONE TWO OF 65 FEET IN WIDTH, EXTENDING OUT FROM THE STRUCTURE TOWARDS THE NATIVE/NATURALIZED VEGETATION, CONSISTENT WITH THE BRUSH MANAGEMENT REGULATIONS OF THE LAND DEVELOPMENT CODE SECTION 142.0412 EXERCISING ZONE REDUCTION PROVISIONS UNDER 142.0412(1) AND (7). ZONE 1 WAS EXTENDED TO A MAXIMUM LENGTH OF 90' (AS ALLOWED PER 142.0412(1)) ALONG THE WEST AND SOUTH OF THE (P) CP3 BUILDING, ALONG THE SOUTH WEST CORNER OF THE BUILDING WHERE THE FULL DEFENSIBLE SPACE CANNOT BE PROVIDED, WITHOUT ENCRoACHING ON CALTRANS LAND, ALTERNATIVE COMPLIANCE MEASURES ARE TO BE APPLIED TO HARDEN THE STRUCTURE BEYOND CBC 7A REQUIREMENTS (AS ALLOWED PER 142.0412(1)) TO INCLUDE UPGRADED OPENINGS WITH DUAL-GLAZED, DUAL-TEMPERED PANES AND SOLID-CORE DOORS WITH SELF-CLOSING MECHANISMS.

BRUSH MANAGEMENT DESCRIPTION:
FIRE SAFETY IN THE LANDSCAPE IS ACHIEVED BY REDUCING THE READILY FLAMMABLE FUEL ADJACENT TO STRUCTURES. THIS CAN BE ACCOMPLISHED BY PRUNING AND THINNING OF NATIVE AND NATURALIZED VEGETATION, REVEGETATION WITH LOW FUEL VOLUME PLANTINGS OR A COMBINATION OF THE TWO, IMPLEMENTING BRUSH MANAGEMENT IN AN ENVIRONMENTALLY APPROPRIATE MANNER REQUIRES A REDUCTION IN THE AMOUNT AND CONTINUITY OF HIGHLY FLAMMABLE FUEL WHILE MAINTAINING PLANT COVERAGE FOR SOIL PROTECTION, SUCH A TRANSITION WILL MINIMIZE THE VISUAL, BIOLOGICAL AND EROSION IMPACTS WHILE REDUCING THE RISK OF WILDLAND FIRES.

CITY OF SAN DIEGO BRUSH MANAGEMENT NOTES

BRUSH MANAGEMENT GENERAL REQUIREMENTS

1. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit 'A' Brush Management Plan on file in the Office of the Development Services Department.

2. Prior to issuance of any Engineering Permits for grading, Landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit 'A'.

3. Prior to issuance of any Building Permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit 'A' and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

4. Zone One Requirements

- a. The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation
- b. Zone One shall contain no habitable structures, structures that are directly attached to the structure, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one-hour fire-rated or heavy timber construction.
- c. Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
- d. Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- e. Permanent Irrigation is required for all planting areas within Zone One except as follows:
 - (1) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - (2) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.

- f. Zone One Irrigation over spray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- g. Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- h. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

- 5. Zone Two Requirements**
- a. The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - b. No structures shall be constructed in Zone Two.
 - c. Within Zone Two, 50 percent of the plants over 24 inches shall be cut and cleared to a height of 6 inches.
 - d. Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - e. The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:

- (1) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHFA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
- (2) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
- (3) All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
- (4) Where Zone Two is being revegetated as a requirement of Section 142.0414a, revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.

- e. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- f. Except as provided in Section 142.0412(1), where the required Zone One width shown in Table 142-041 cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot.

BRUSH MANAGEMENT MAINTENANCE REQUIREMENTS

- Basic requirements - All Zones**
1. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards
2. For zone two, plants shall not be cut below 6 inches.
3. Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
4. Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1 of the City of San Diego Landscape Standards). Dead and excessively twiggy growth shall also be removed.
5. All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1 of the City of San Diego Landscape Standards).
6. Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix, and Populus).

- Zone 1 Requirements - All Structures**
1. Do not use, and remove if necessary, highly flammable plant materials. Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
2. Maintain all plantings in a succulent condition.

- 3. Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

- Zone 2 Requirements - All Structures**
1. Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

CLARIFICATION OF BRUSH MANAGEMENT REGULATIONS AND LANDSCAPE STANDARDS

Thinning - This first step requires identification of the native/naturalized species and a familiarity with their various characteristics such as rooting depth, fuel loads, flammability, as well as habitat and aesthetic value. Thinning should be prioritized as follows: 1) Invasive non-native species with the exception of eucalyptus trees in Eucalyptus Woodland areas, 2) non-native species, 3) flammable native species, 4) native species, and 5) regionally sensitive species. All vegetation that is not to be removed during the initial thinning should be noted or flagged. The remaining plants which are not to be saved should be cut six inches above the ground without pulling out the roots.

For Eucalyptus Woodland areas that fall within Zone Two Brush Management, all trees 3 inches or less in diameter at breast height (dbh) shall be removed with the exception of indigenous, native species. The removal of live (includes "diseased" eucalyptus trees over 3 inches dbh, should only occur:

- a) when needed to remove adjacent dead trees;
- b) to achieve tree/shrub vertical requirements;
- c) where deemed a specific liability or fire safety hazard by the Fire Chief; or
- d) on private property when adhering to the horizontal spacing criteria shown in the Tree & Shrub Spacing Chart under Section VII.B.

Certain native plants, such as those found in coastal sage scrub, should be cut back to within 12 inches of the root crown. As sprouting and re-growth occur, these plants can be maintained as low, succulent mounds. Examples include Artemisia californica (California Sagebrush), Salvia mellifera (Black Sage), Adenostoma fasciculatum (Chamise) and Erigeron fasciculatum (Buckwheat).

Thinning and Pruning, Trees (Landscape Standards §32-102, 105) - Trees are allowed within the defensible space, provided the horizontal and vertical distance between trees and shrubs masses complies with required spacing for the slope gradient shown in the following Tree and Shrub Spacing Chart:



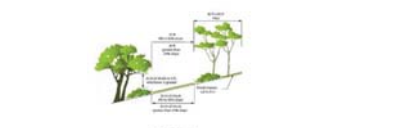
- a. Trees greater than 3 inches dbh located in Eucalyptus Woodland areas are exempt from the minimum horizontal tree spacing requirement.
- b. Indigenous, native trees in all areas are exempt from the minimum horizontal tree spacing requirement.

Vertical clearance between trees and shrubs can be created by pruning the tree canopy, reducing height of the shrubs, or a combination thereof. Canopies of existing trees that extend to within 10 feet of any structure shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet. Portions of tree canopies that extend within 10 feet of the outlet of a chimney shall be pruned to maintain a minimum horizontal and vertical clearance of 10 feet.

ALTERNATIVE COMPLIANCE FOR REDUCED BRUSH MANAGEMENT ZONES

NAME _____ DATE _____

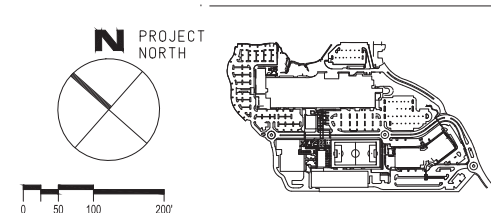
DEPUTY FIRE MARSHALL SIGNATURE BLOCK



BRUSH MANAGEMENT PROGRAM, ADDITIONAL MAINTENANCE NOTES

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

KEY PLAN



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Δ	Date	Issue/Revision	By	To
	11/30/2015	CYCLE 27	SK	RG
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	08/24/2016	CYCLE 38	SK	RG
	09/29/2016	CYCLE 41	SK	RG
	12/16/2016			

Seal/Signature

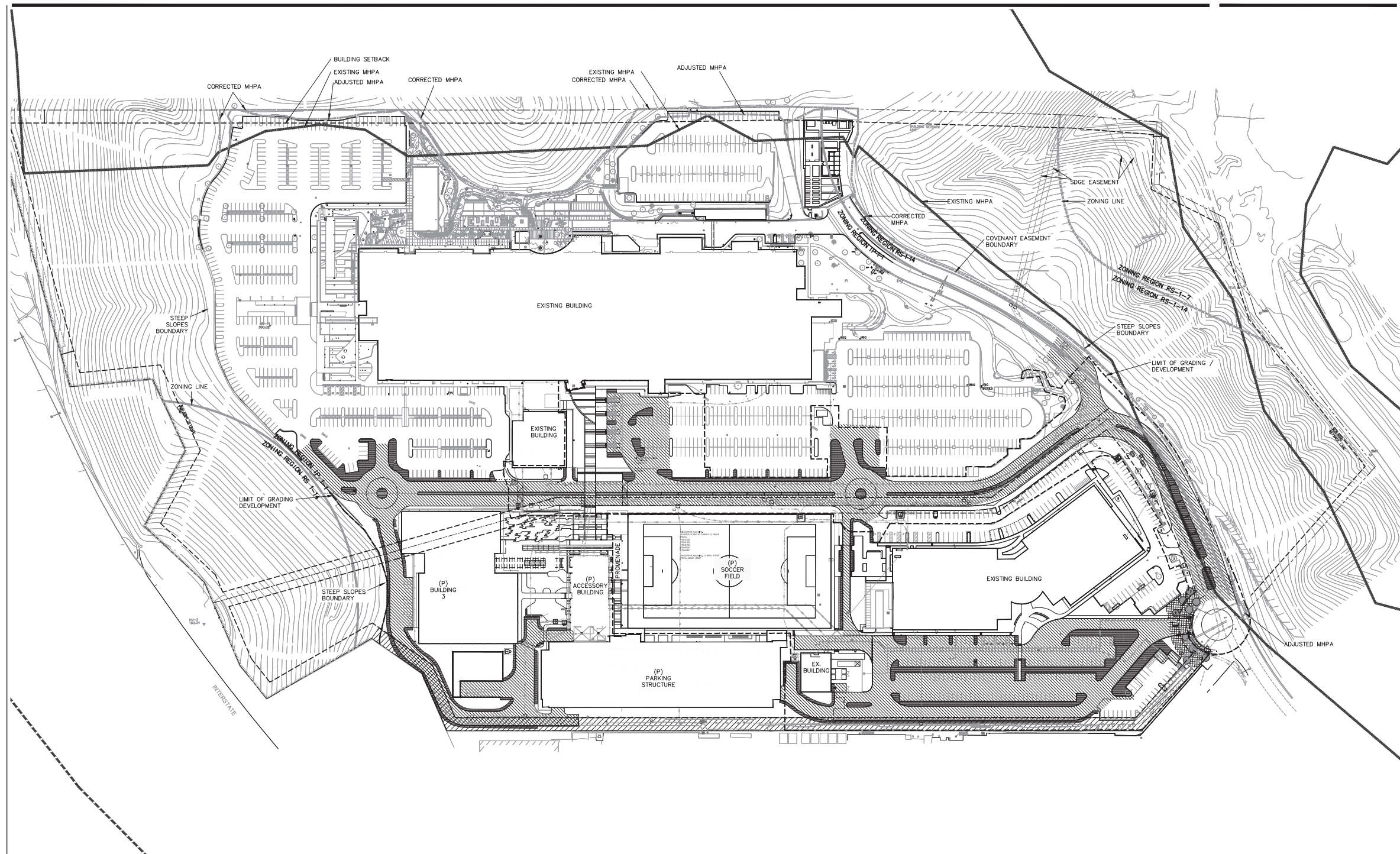
Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55,7538,000

Description
Brush Management Plan

Scale
1" = 100'

L1.2D



LIGHT INDUSTRIAL DEVELOPMENT IN ALL ZONES PER SAN DIEGO MUNICIPAL CODE (CHAPTER 14: GENERAL REGULATIONS, ARTICLE 2: GENERAL DEVELOPMENT REGULATIONS. DIVISION 4: LANDSCAPE REGULATIONS)

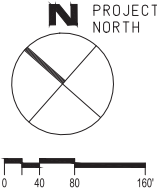
STREET YARD				
Planting Area Req'd :	1,000	X 0.25 =	1,250	Planting area required is, J, J
Total area			4,500	Planting Area Provided is, J, J
Planting Points Req'd :	1,000	X 0.05 =	50	Plant Points Required
Total area			3,250	Planting Points Provided (To be achieved with trees only)
			4,500	Excess Points Provided

REMAINING YARD				
Planting Area Req'd :	10,000	X 0.25 =	12,500	Planting area required is, J, J
Total area			20,000	Planting Area Provided is, J, J
Planting Points Req'd :	10,000	X 0.05 =	500	Plant Points Required
Total area			15,000	Planting Points Provided (To be achieved with trees only)
			20,000	Excess Points Provided

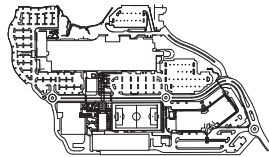
STREET TREE REQUIREMENT				
Street Trees Required In the Parkway	10	/ 30 ft.	5	Street Trees Provided
Total Store Front Area is, J, J			5	Total Street Trees Required


NEW VEHICULAR USE AREA >6,000 s.f.				
Planting Area Req'd Outside street yard :	10,000	X 0.05 =	500	Planting area required is, J, J
Total VUA Outside Street Yard is, J, J			15,000	Planting Area Provided is, J, J
Planting Points Req'd Outside street yard :	10,000	X 0.01 =	100	Plant Points Required
Total VUA Outside Street Yard is, J, J			15,000	Plant Points Provided
			500	Points provided by trees (1/2 of Total Required)

NEW PLANTING AREA WITHIN VEHICULAR USE AREA				
Planting Area Req'd Outside street yard :	10,000	X 0.05 =	500	Planting area required is, J, J
Total VUA Outside Street Yard is, J, J			15,000	Planting Area Provided is, J, J
Planting Points Req'd Outside street yard :	10,000	X 0.01 =	100	Plant Points Required
Total VUA Outside Street Yard is, J, J			15,000	Plant Points Provided
			500	Points provided by trees (1/2 of Total Required)



KEY PLAN





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09/29/2016	CYCLE 41	SK	RG
12/16/2016			

Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

Project Number
55,7538,000

Description
Landscape Calculations

Scale
1" = 80'

L1.4

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TREES



CERCIS CANNADENSIS



PINUS TORREYANA



KOELREUTERIA PANICULA



QUERCUS AGRIFOLIA



PLATANUS RACEMOSA



TIPUANA TIPU



GEIJERA PARVIFLORA



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'



SPATHODEA CAMPANULATA



LAGERSTROEMIA INDICA 'PURPUREA'



LIQUIDAMBAR STYRACIFLUA 'FESTIVAL'



LOPHOSTEMON CONFERTUS

AMENITY AREA CHARACTER



GARDEN CORE



LINEAR PROMENADE



GARDEN CORE - INTIMATE SPACE



LINEAR PROMENADE



GARDEN CORE - INTIMATE SPACE



LINEAR PROMENADE

HARDSCAPE



ENHANCED CONCRETE - EXPOSED AGGREGATE FINISH



ENHANCED CONCRETE - TOPSEEDED AGGREGATE FINISH



STABILIZED DG PAVING



PRE-CAST CONCRETE PAVERS



STONE PAVING



ALEXANDRIA

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Seal/Signature



Project Name
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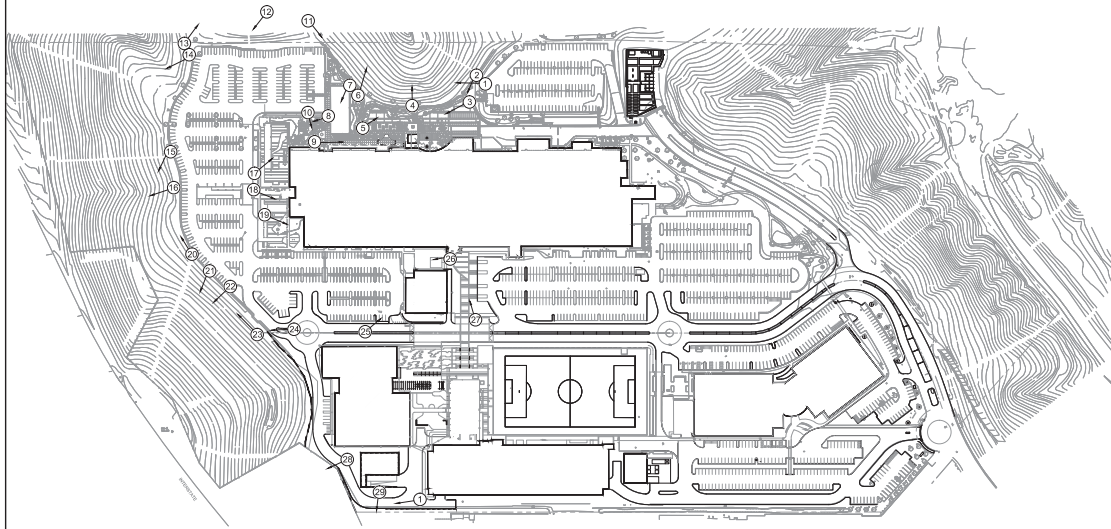
Project Number
55,7538,000

Description
Character Imagery

Scale
NTS

L1.5

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LOCATION 1. EXISTING PINES AND EUCALYPTUS AT NORTH



LOCATION 2. SEATING AREA PLANTING



LOCATION 3. SEATING AREA PLANTING



LOCATION 4. PINE TREES AND CHAPARRAL PLANTS AT NORTH SIDE OF SITE



LOCATION 5. OLIVE TREES AT NORTH END OF BUILDING 1



LOCATION 6. BRUSH RAVINE AT NORTH SIDE OF SITE



LOCATION 7. MULTI-USE LAWN ON NORTH SIDE OF BUILDING 1



LOCATION 8. ARBUTUS TREES NORTH OF BUILDING 1



LOCATION 9. NORTH WEST CORNER PLANTING AND WALKWAY



LOCATION 10. STAIRWAY PLANTING ON NORTH END OF BUILDING 1



LOCATION 11. DISTANT VIEW OF RAVINE AT NORTH SIDE OF SITE



LOCATION 12. TORREY PINE AT THE NORTHWEST CORNER OF THE SITE



LOCATION 13. EXISTING EUCALYPTUS AND CHAPARRAL AT NORTHWEST CORNER OF SITE



LOCATION 14. EXISTING EUCALYPTUS AND GRASS AT NORTHEAST CORNER OF SITE



LOCATION 15. EXISTING EUCALYPTUS AND CHAPARRAL AT WEST SIDE OF SITE



LOCATION 16. EXISTING RHUS AND CHAPARRAL AT WEST SIDE OF SITE



LOCATION 17. AGAVE AND SUCCULENTS AT BUILDING ENTRY



LOCATION 18. AGAVE AND SUCCULENTS AT BUILDING ENTRY



LOCATION 19. AGAVE AND SUCCULENTS AT BUILDING ENTRY



LOCATION 20. EXISTING EUCALYPTUS ALONG EDGE OF EXISTING PARKING



LOCATION 21. EXISTING ACACIA AND EUCALYPTUS BELOW EXISTING PARKING LOT



LOCATION 22. EUCALYPTUS GROVE BELOW EDGE OF EXISTING PARKING



LOCATION 23. EXISTING EUCALYPTUS AT SOUTHWEST CORNER OF SITE



LOCATION 24. EXISTING EUCALYPTUS ON WEST SIDE OF SITE



LOCATION 25. EXISTING PLANTING ON SOUTH END OF BUILDING 1



LOCATION 26. TORREY PINE COURTYARD



LOCATION 27. ENTRYWAY PLANTING FOR BUILDING 1



LOCATION 28. ACACIA SHRUB AT PARKING LOT



LOCATION 29. EUCALYPTUS TREES ON SOUTH END OF EXISTING PARKING LOT

INVASIVE PLANT REMOVAL NOTE:
INVASIVE SPECIES WILL BE REMOVED FROM THE PREMISES TO THE MAXIMUM EXTENT PRACTICABLE. THESE SPECIES INCLUDE (BUT ARE NOT LIMITED TO) PAMPAS GRASS, COMMON POISON HEMLOCK, RUSSIAN THISTLE, COOTAMUNDRA WATTLE, WESTERN COASTAL WATTLE, ITALIAN THISTLE, TREE TOBACCO, SCARLET PIMPERNEL, ENGLISH PLANTAIN, AUSTRALIAN SALTBLUSH, PERUVIAN PEPPER, AND TOCALOTE OCCURRING WITHIN THE MPHA OR WITHIN 100 FEET OF IT



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Seal/Signature



Project Name
CAMPUS POINT SITE DEVELOPMENT PERMIT

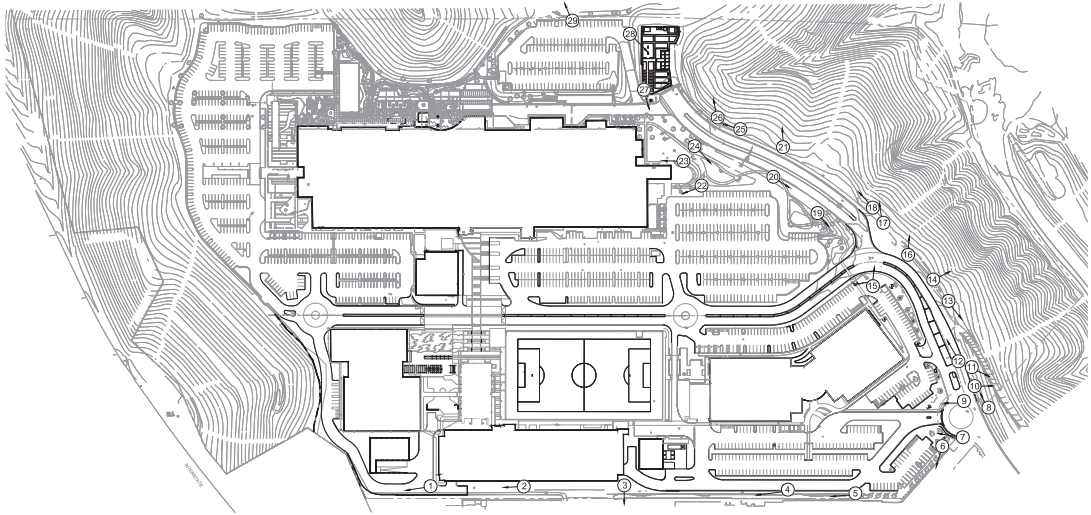
Project Number
55,7538,000

Description
Existing Vegetation Imagery

Scale
NTS

L1.6

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LOCATION 1. EXISTING ACACIA SHRUB AND PINE TREE SCREENING AT SOUTH WEST SIDE OF SITE



LOCATION 2. EXISTING CORAL TREE AT SOUTHWEST SIDE OF SITE



LOCATION 3. EXISTING ACACIA SHRUBS AND PINE TREE SCREEN AT SOUTHWET SIDE OF SITE



LOCATION 4. EXISTING NATAL PLUM SHRUB AT SOUTHEAST PARKING LOT



LOCATION 5. EXISTING NATAL PLUM SHRUB AT SOUTHEAST PARKING LOT



LOCATION 6. EXISTING VINCA VINE ON SLOPE AT SOUTH PARKING LOT



LOCATION 7. EXISTING CALIFORNIA SYCAMORE AT PROPERTY ENTRY



LOCATION 8. EXISTING ACACIA AND EUCALYPTUS AT PROPERTY ENTRY



LOCATION 9. EXISTING CALIFORNIA SYCAMORE AT PROPERTY ENTRY



LOCATION 10. EXISTING ACACIA SHRUBS



LOCATION 11. EXISTING EUCALYPTUS AT PROPERTY ENTRY



LOCATION 12. EXISTING DIANELLA AND AGAVE AT ENTRY BOULEVARD



LOCATION 13. EXISTING EUCALYPTUS AT PROPERTY ENTRY



LOCATION 14. EXISTING DIEGAN COASTAL SAGE SCRUB



LOCATION 15. EXISTING SYCAMORE AND DIETS IN PARKING ISLAND



LOCATION 16. EXISTING HETEROMELES ARBUTIFOLIA TREES



LOCATION 17. EXISTING EUCALYPTUS AT ENTRY BOULEVARD



LOCATION 18. EXISTING POPULUS TREES



LOCATION 19. EXISTING TORREY PINE AT PERIMETER PATHWAY



LOCATION 20. EXISTING POPULUS TREE AT PERIMETER PATHWAY



LOCATION 21. EXISTING DIEGAN COASTAL SAGE SCRUB



LOCATION 22. EXISTING JUNCUS AND TORREY PINE AT EXISTING BUILDING



LOCATION 23. EXISTING TORREY PINE AND LOW GRASSES AT EXISTING BUILDING



LOCATION 24. EXISTING PLAZA WITH GRASSES AT THE EDGES



LOCATION 25. EXISTING ACACIA SHRUBS



LOCATION 26. EXISTING ACACIA SHRUBS



LOCATION 27. EXISTING POPULUS AND SYCAMORE AT DRIVEWAY



LOCATION 28. EXISTING ORGANIC GARDEN



LOCATION 29. EXISTING EUCALYPTUS AT NORTH END OF BUILDINGS

INVASIVE PLANT REMOVAL NOTE:
INVASIVE SPECIES WILL BE REMOVED FROM THE PREMISES TO THE MAXIMUM EXTENT PRACTICABLE. THESE SPECIES INCLUDE (BUT ARE NOT LIMITED TO) PAMPAS GRASS, COMMON POISON HEMLOCK, RUSSIAN THISTLE, COOTAMUNDRA WATTLE, WESTERN COASTAL WATTLE, ITALIAN THISTLE, TREE TOBACCO, SCARLET PIMPERNEL, ENGLISH PLANTAIN, AUSTRALIAN SALTBUSH, PERUVIAN PEPPER, AND TOCALOTE OCCURRING WITHIN THE MPHA OR WITHIN 100 FEET OF IT



ALEXANDRIA

ALEXANDRIA REAL ESTATE
EQUITIES

10996 Torreyana Road Suite 250
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CAMPUS POINT SITE
DEVELOPMENT PERMIT

10290 & 10300 CAMPUS POINT DRIVE
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Date	Issue/Revision	By	To
11/30/2015	CYCLE 27	SK	RG
04/01/2016	CYCLE 32	SK/MB	RG
06/24/2016	CYCLE 35	SK/MB	RG
08/24/2016	CYCLE 38	SK	RG
09/29/2016	CYCLE 41	SK	RG
12/16/2016			

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