



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: December 8, 2021 REPORT NO. PC-21-061

HEARING DATE: December 16, 2021

SUBJECT: CLAIREMONT SDP/TM. Process Four Decision

PROJECT NUMBER: [677814](#)

OWNER/APPLICANT: 3450 Clairemont LLC, Owner/Permittee and Warmington Residential, Owner

### SUMMARY

Issue(s): Should the Planning Commission approve a multi-family residential development consisting with the demolition of two existing buildings, and the construction of eight, three-story, 40-unit multi-residential townhome on a 3.28-acre site located at 3450 Clairemont Drive in the Clairemont Mesa Community Plan area?

#### Staff Recommendations:

1. ADOPT Negative Declaration No. 677814; and
2. APPROVE Site Development Permit No. 2487401 (SDP), Neighborhood Development Permit No. 2579728 (NDP), and Vesting Tentative Map No. 2487402 (VTM).

Community Planning Group Recommendation: On November 8, 2021, the Clairemont Mesa Community Planning Group voted 6-1-2 to recommend approval of the Project as proposed (Attachment No. 9).

#### Environmental Review:

Negative Declaration No. 677814 has been prepared for the Project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. No environmental impacts were identified (Attachment 8).

Fiscal Impact Statement: All costs related to processing this Project are covered by a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The project would add 40 dwelling units to the Clairemont Mesa

Community Plan area and the City's housing stock on a site that is currently developed with a religious use. One unit of housing on site, or two percent of the units proposed, will be affordable for sale to median income housing at 100% of Area Median Income (AMI), fulfilling the requirements of the San Diego Municipal Code (SDMC) Section [142.1304\(b\)\(1\)](#).

## BACKGROUND

The Clairemont SDP/TM Project (Project) is located at 3450 Clairemont Drive on a 3.28-acre parcel lot on the west side of Clairemont Drive, north of Dakota Drive and south of Rappahannock Avenue. The site is within the RM-1-1 (Residential – Multiple Unit) Zone, Montgomery Field Airport Land Use Compatibility Overlay Zone, Clairemont Mesa Height Limit Overlay Zone, Montgomery Field Airport Influence Area – Review Area 2, Montgomery Field FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone, and is designated for Low-Medium Residential (10-15 du/ac) in the Clairemont Mesa Community Plan.

The Project site is in a developed neighborhood with religious facilities to the north/northwest and south/southeast of the site; single dwelling units to the south and on the western side of the urban canyon; a school, skate and bike park, and recreation center on the east side of Clairemont Drive; and multi-residential dwelling units southeast of the site.

The Project site is developed with the two buildings that had been used as a church facility. While the property contains one building that is over 45 years old (built in 1955), City Historic Review staff has reviewed the building and building records and determined that due to alterations to the original structure, the property does not retain integrity to its original 1955 design and does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board (HRB) Criteria. Therefore, the Project is not required to obtain a Site Development Permit in accordance with SDMC Section [143.0220](#).

## DISCUSSION

### Project Description:

The Project entails the demolition of two existing buildings totaling approximately 15,172 square feet, as well as associated improvements, and the redevelopment of the site with a townhome development totaling 89,250 square feet within eight, three-story buildings, with 40, two-story townhome units over garages. The units would be a mix of three- and four-bedroom units, each with 2.5 bathrooms, with one unit for affordable housing as noted above.

Access to the Project site will be from a driveway on Clairemont Drive. Two buildings would be located along Clairemont Drive, and the other buildings would be located along a private interior road. On the western portion of the Project site is a canyon area containing sensitive vegetation that will be maintained. While the area within and adjacent to the urban canyon contains sensitive vegetation, it is not within or adjacent to any Multi-Habitat Planning Area designated land. The development area and grading will be within existing developed and disturbed areas, with no



impacts to any biological resources on- or off-site.

The Project site is located on an existing bus route that currently provides service to Old Town and Westfield University Towne Center (UTC). In addition, the site is approximately 0.67 miles south of the Balboa Avenue and Clairemont Drive intersection, where there is bus service to the east and west, including the Balboa Station Trolley stop.

#### Required Actions:

- *Vesting Tentative Map (VTM)*: A VTM is required in accordance with SDMC Section [125.0410](#) for the proposed subdivision;
- *Site Development Permit (SDP)*: A SDP is required in accordance with SDMC Section [126.0502](#) (a) for the multiple unit residential development on a site that contains environmentally sensitive lands; and
- *Neighborhood Development Permit (NDP)*: A NDP is required in accordance with SDMC Section [126.0402\(g\)](#) for development proposing a retaining wall that exceeds the height permitted per SDMC section [142.0350](#) by 20% or less. There is a retaining wall that will exceed the allowable height of 12 feet by 2'-3" (total of 14'-3") for a portion of its length. The wall is outside of the required setbacks due to the grade variations of the Project site.

#### General Plan/Community Plan Analysis:

The Project site is in within the [Clairemont Mesa Community Planning](#) area. As proposed, the 40 multi-unit townhome development implements the recommended land use designation because it is consistent with the Low-Medium Residential land use designation and complies with the 10-15 dwelling unit per acre (DU/AC) maximum of up to 49.2 units, with a total of 40 units proposed.

Although the proposed Project does not appear to represent an abrupt change in height compared to the existing development to the north and south of the project site, the Clairemont Height Limit Overlay Zone restricts the development to a maximum height of 30 feet. As designed, the Project conforms to that 30-foot height limit.

#### Environmental Analysis:

The Project site is located in a fully developed area of the City. City staff reviewed the Project for the following environmental impacts; Aesthetics, Hazards & Hazardous Materials, Public Services Agriculture and Forestry Resources, Hydrology/Water Quality, Recreation, Air Quality, Land Use/Planning, Transportation/Traffic, Biological Resources, Tribal Cultural Resources, Noise, Paleontological Resources, Geology/Soils and Greenhouse Gas Emissions and determined that the proposed Project will not have any significant environmental effects and a Negative Declaration was prepared.

Conclusion:

City staff has reviewed the proposed Project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The Project meets all applicable regulations and policy documents, and staff supports the determination that the Project is consistent with the recommended land use plan, design guidelines, and development standards in effect for this site per the SDMC, the Clairemont Mesa Community Plan, and the General Plan. Therefore, City staff recommends the Planning Commission approve the Project as proposed.

ALTERNATIVES

1. ADOPT Negative Declaration No. 677814; and APPROVE Site Development Permit No. 2487401, Neighborhood Development Permit No. 2579728, and Vesting Tentative Map No. 2487402, with modifications.
2. DO NOT ADOPT Negative Declaration No. 677814; and DENY Site Development Permit No. 2487401, Neighborhood Development Permit No. 2579728, and Vesting Tentative Map No. 2487402, if the findings required to approve the Project cannot be affirmed.

Respectfully submitted,



Tim Daly  
Assistant Deputy Director  
Development Services Department



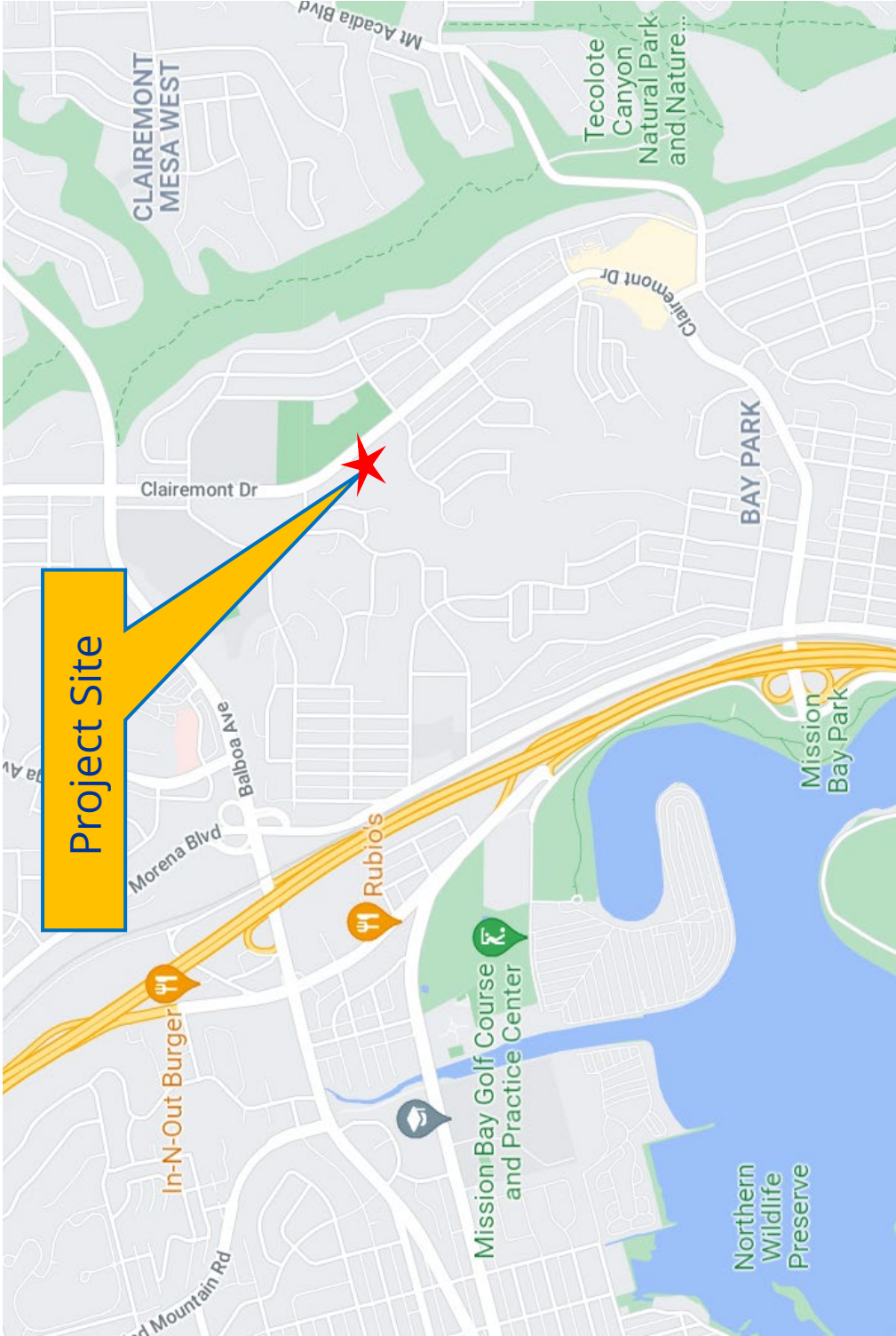
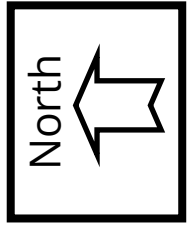
Martha Blake  
Development Project Manager  
Development Services Department

EL/MB

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions

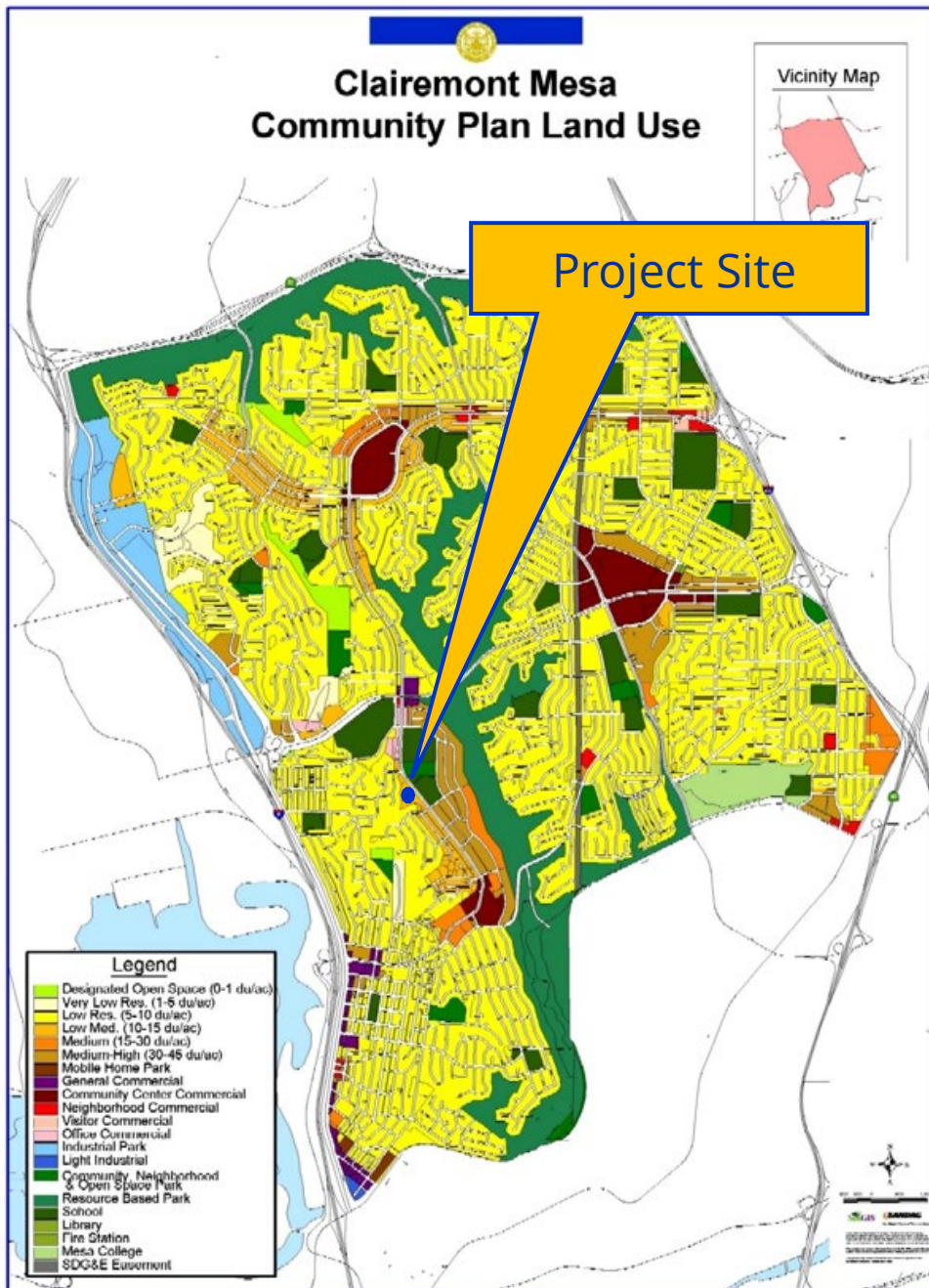
6. Draft VTM Resolution with Findings
7. Draft VTM Conditions
8. Draft Environmental Resolution
9. Community Planning Group Recommendation
10. Ownership Disclosure
11. Development Plans



## Project Location Map

Clairemont SDP/VTM  
PROJECT NO. 677814

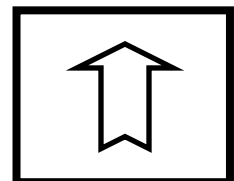




## Land Use Map

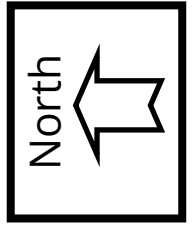


Clairemont SDP/VTM  
PROJECT NO. 677814



North





**Aerial Photo**  
Clairmont SDP/VTM  
PROJECT NO. 677814



PLANNING COMMISSION RESOLUTION NO. [REDACTED]  
SITE DEVELOPMENT PERMIT NO. 2487401  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2579728  
**CLAIREMONT SDP/TM - PROJECT NO. 677814**

WHEREAS, 3450 CLAIREMONT, LLC, Owner/Permittee and WARMINGTON RESIDENTIAL, Owner,, filed an application with the City of San Diego for a permit to demolish existing structures and construct 40 dwelling units at 3450 Clairemont Drive on previously developed land (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 2487401 and Neighborhood Development Permit No. 2579728, on portions of a 3.28 -acre site;

WHEREAS, the project site is located at 3450 Clairemont Drive in the RM-1-1 (Zone, Montgomery Field Airport Land Use Compatibility Overlay Zone, Clairemont Mesa Height Limit Overlay Zone, Montgomery Field Airport Influence Area – Review Area 2, Montgomery Field FAA Part 77 Noticing Area, and Very High Fire Hazard Severity Zone of the Clairemont Mesa Community Plan;

WHEREAS, the project site is legally described as portions of Lot 978 of Claremont Unit No. 6, Map No. 2865;

WHEREAS, on December 16, 2021, the PLANNING COMMISSION of the City of San Diego considered Site Development Permit No. 2487401 and Neighborhood Development Permit No. 2579728 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to the Site Development permit No. 2487401 and Neighborhood Development Permit No. 2579728:

**Neighborhood Development Permit – San Diego Municipal Code (SDMC) Section 126.0404**

**A. Findings for all Neighborhood Development Permits**

**1. The proposed development will not adversely affect the applicable land use plan;**

The Clairemont SDP/TM Project (Project) is located within the Clairemont Mesa Community Plan (CMCP), adopted on September 26, 1989, and amended on eight occasions, which is the applicable land use plan for the Project area along with the City's General Plan. The CMCP designates the Project site for Low-Medium Residential, at 10 to 15 dwelling units per acres. Based on the 3.28-acre site, 33 to 49 dwelling units would be allowed on the site and the Project proposes 40 multi-family residential units. The site is also within the Clairemont Height Limit Overlay Zone, which restricts the development to a maximum height of 30 feet. As designed, the Project conforms to that 30-foot height limit.

The Project design is consistent with the community's land use plan through the provision of 40 multi-family dwelling units. The proposed Project is consistent with the City's General Plan and implements the goals and policies for the provision of housing, including one on-site affordable housing. The Project site is located adjacent to one bus route that provides service to the north and south, including the Clairemont Drive Trolley station, and the Project is within 0.67 miles of two additional bus routes that provide access to the Balboa Avenue Trolley Station, as well as points to the east and west.

As the Project is consistent with the CMCP, the proposed development will not adversely affect the applicable land use plan.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.**

The permits controlling the development and continued use of the Project contain conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations along with permit conditions and implementation of project design features will result in a project which will not be detrimental to the public health, safety, and welfare.

As the project is adjacent to vegetated areas that contain ESL, brush management measures are required. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, extending out from the structures towards the native/naturalized vegetation, consistent with SDMC section 142.0412. Zone One shall range from 14 feet to 17 feet in width with a corresponding Zone Two of 10 feet to 65 feet in width. The project has also been conditioned to include a radiant heat wall as shown on the Brush Management Plan at the interface of Zones One and Two as alternative compliance for the reduced Brush Management Zones. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure. The Brush Management Program, including the alternative compliance, have been reviewed and accepted by both Landscape and Fire Staff, and will not be detrimental to any public health, safety, or welfare.



The grading proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability which would affect public health, safety, and welfare as approved by the City Engineer. Flooding or severe scarring will not occur as a result of grading operations. Conditions included within the permit require the timely planting of all slopes to prevent erosion and to provide additional slope stability, along with construction best management practices during work to ensure compliance with all applicable drainage and grading regulations.

Based upon the hydrology/drainage report, the implementation of the project will not cause a rise in 100-year flood water level across the site as well up and down-stream of the property.

The Project is within a developed community that is served by essential public services, including police, fire, and medical, as well as all utilities, such as electricity, water, and sewer. The project is required to comply with several operational constraints and development controls intended to assure the continued public health, safety, and welfare.

Storm water impacts from the proposed project would be avoided through best management practices (BMPs), including site design and the installation of appropriate filtration devices. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of residential buildings on the subject property, City staff will review building permit plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety, and welfare. Therefore, the project would not have a detrimental impact on public health, safety, and welfare.

### **3. The proposed development will comply with the applicable regulations of the Land Development Code.**

The Project site is zoned RM-1-1 (Multi-family, allowing one dwelling unit per 3,000 square feet). The Project is consistent with the underlying zone and land use designation. To achieve the project objectives of a unified land use design and built elements that create a positive sense of character and community, the Project proposes land uses and compliance with development regulations as allowed by the San Diego Municipal Code (SDMC), including a Neighborhood Development Permit to allow for a wall that exceeds the allowable 12-foot height limit by 2'-3". This wall is allowed in accordance with SDMC section 142.0350 as it is less than 20% over the allowable height, and is located outside of the required setbacks. The wall will be screened with landscaping and will not be visible to dedicated open space areas or public rights-of-ways. The proposed wall will also minimize the grading into any slopes or sensitive habitat to ensure slope stability for the proposed development. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

#### **Site Development Permit - Section 126.0505**

**A. Findings for all Site Development Permits**

**1. The proposed development will not adversely affect the applicable land use plan.**

Please see Neighborhood Development Permit Finding A.1 above.

**2. The proposed development will not be detrimental to the public health, safety, and welfare.**

Please see Neighborhood Development Permit Finding A.2 above.

**3. The proposed development will comply with the applicable regulations of the Land Development Code.**

Please see Neighborhood Development Permit Finding A.3 above.

**Site Development Permit - Section 126.0505**

**B. Supplemental Findings – Environmentally Sensitive Lands**

**1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The proposed development is located within the area covered by the Clairemont Mesa Community Plan, adopted on September 26, 1989, and amended on eight occasions, which is the applicable land use plan for the project area along with the City's General Plan.

The Project has been designed and sited to minimize disturbance of environmentally sensitive lands. Specifically, the Project avoids a disturbed wetland along the southern boundary of the property and will impact approximately 0.09-acres of Diegan coastal sage scrub (Tier II). The bulk of the impacts are related to removing and recompacting unsuitable fill material used in the creation of the existing development pad. The Project will revegetate the area outside of the building pad with a native plant mix, consistent with both City's Biology Guidelines and Landscape regulations. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The Project will not impact natural landforms or cause undue geologic or erosional forces, flood or fire hazards. The majority of the property was graded with the overall development

of the Clairemont Mesa community, including for Clairemont Drive and for the original development of this site in 1955, which resulted in little native vegetation remaining on-site. The Project's site plan limits development to the existing development pad with grading occurring outside of the pad to remove and recompact the supporting slopes with fill material that meets and exceeds the current grading standards of the City of San Diego and the State of California.

A site-specific Preliminary Geotechnical Investigation was prepared by Advanced Geotechnical Solutions, Inc., May 15, 2020, as well as a project-specific Addendum to Geotechnical Report. According to Geology of the San Diego Metropolitan Area, California, the project is assigned geologic risk category 52, which is characterized as other level areas, gently sloping to steep terrain, favorable geologic structure, low risk.

The site is located in the tectonically-active Southern California area, and will therefore likely experience shaking effects from earthquakes. The type and severity of seismic hazards affecting the site are to a large degree dependent upon the distance to the causative fault, the intensity of the seismic event, the direction of propagation of the seismic wave and the underlying soil characteristics. The seismic hazard may be primary, such as surface rupture and/or ground shaking, or secondary, such as liquefaction, seismically induced slope failure or dynamic settlement.

The State of California has mandated by the Alquist-Priolo Earthquake Fault Zoning Act (A-P) to delineate Fault-Rupture Hazard Zones in California. The project is not located in an A-P Zone. Redevelopment of the project site would be required to comply with seismic requirements of the California Building Code.

Implementation of proper engineering design and utilization of standard construction practices, to be verified at the building permit stage, would ensure that the potential for impacts from regional geologic hazards would be less than significant. Pursuant to project conditions of approval, the owner/permittee would be required to submit an updated geological investigation report or update letter to City staff for review and approval prior to project construction. The project would not result in a rupture of any known earthquake fault. Impacts would be less than significant.

The Project site is not within a known area subject to flooding nor will the design increase the storm water flow volumes or rates. In fact, the Project will increase the amount of on-site storm water treatment and retention per the requirements of the City of San Diego and Regional Water Control Board.

Implementation of the Project will include compliance with the City's exacting Brush Management requirements. The Project will include retaining walls and thinning of brush per the SDMC and Alternative Compliance. The Brush Management Program has been reviewed by the Fire Marshall and the Landscape Section of Development Services and deemed to meet and exceed the requirements of the SDMC. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The Project is redeveloping a site that is currently developed with buildings and associated hardscape and ornamental landscape. Portions of the site include sensitive habitat, but those areas will be minimally disturbed, as the bulk of the proposed work is located in the existing development area.

The Project site includes a remnant, urban canyon that includes both native and non-native vegetation. Of the 2.34-acres of grading associated with the Project, the bulk of the area graded is currently developed, non-native vegetation, disturbed land, and ornamental. The grading will impact approximately 0.32 acres of vegetated area, including 0.09-acres of Diegan coastal sage scrub which is classified as sensitive vegetation community (Tier II). The City's policies and Biological Guidelines consider impacts less than a 0.10-acre as not significant impact and do not require mitigation. The regraded slopes, outside of the building pad, will be replanted with native plant materials appropriate with the site, soil, and aspect, including Diegan coastal sage scrub. The proposed Project includes modified Brush Management Zone 2 on the slopes which is considered "impact neutral."

The Project is redeveloping in an area that has been disturbed with existing development, and would implement all required development regulations to avoid any indirect impacts to adjacent environmentally sensitive lands (ESL); therefore, the project would avoid adverse impacts to ESL, both on- and off-site.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The Project is not within or adjacent to the Multiple Habitat Planning Area (MHPA) nor any Vernal Pool habitat or the VPHCP. The site consists of mostly non-native vegetation and developed/disturbed areas. The Project proposes grading, which would impact approximately 0.32 acres, of which approximately 0.09-acres is Diegan coastal sage scrub. The City policies and Biological Guidelines consider impacts to less than 0.10-acres of Diegan coastal sage scrub as not significant and no mitigation is required. The slopes that are disturbed would be replanted with native plant materials that are appropriate to the site and soil, including Diegan coastal sage scrub. The proposed grading and revegetation is consistent with the City's Biological Guidelines, and the project does not have any impacts to either the MHPA or the VPHCP. Therefore, the proposed development will be consistent with the City of San Diego's MSCP Subarea Plan and VPHCP.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings herein before adopted by the Planning Commission, Site Development Permit No. 2487401 and Neighborhood Development Permit No. 2579728 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 2487401 and Neighborhood Development Permit No. 2579728, a copy of which is attached hereto and made a part hereof.

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Martha Blake  
Development Project Manager  
Development Services

Adopted on: December 16, 2021

IO#: 24008739

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2487401

NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2579728

**CLAIREMONT SDP/TM PROJECT NO. 677814**

PLANNING COMMISSION

This Site Development Permit No. 2487401 and Neighborhood Development Permit No. 2579728 [Permit] is granted by the Planning Commission of the City of San Diego to 3450 Clairemont LLC, a Delaware limited liability company, Owner/Permittee and Warmington Residential, Owner, pursuant to San Diego Municipal Code [SDMC] section 126.0505, 126.0404, and 126.0110. The 3.28 -acre site is located at 3450 Clairemont Drive in the RM-1-1 Zone of the Clairemont Mesa Community Plan. The project site is legally described as that portion of Lot 978 of Clairemont Unit No. 6, in the City of San Diego, County of San Diego, State of California, According to Map Thereof No. 2865, filed in the office of the County Recorder of San Diego County, April 18, 1952.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish two existing buildings and construct a multiple-story, 40-unit townhome development, subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 16, 2021, on file in the Development Services Department.

The project shall include:

- a. Demolition of two existing building and associated improvements and construction of a three-story, 89,250 square-foot, 40-unit townhome development;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Retaining wall up to 14'3" in height; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **January 4, 2025**.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**AFFORDABLE HOUSING REQUIREMENTS:**

12. Prior to the issuance of any construction permits, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual.



13. Prior to the issuance of any construction permits, the Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchanges for the City's approval of the Project, the Owner/Permittee shall provide 1 (one) affordable unit with prices of no more than 100% AMI.

**AIRPORT REQUIREMENTS:**

14. Prior to issuance of the construction permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

**ENGINEERING REQUIREMENTS:**

15. This Permit shall comply with the conditions of the Final Map for Clairemont Drive Vesting Tentative Map No. 2487402.

16. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the dedication and improvement of an additional 4 feet of public right-of-way adjacent to the site on Clairemont Drive, satisfactory to the City Engineer.

17. Whenever street public rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee to provide the right-of-way free and clear of all encumbrances and prior easements. The Owner/Permittee must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

18. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for the landscape and irrigation located within the Clairemont Drive public right-of-way, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a new 25-foot wide City standard driveway on Clairemont Drive, satisfactory to the City Engineer.

20. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the removal of the existing curb, gutter, and sidewalk and replacement with new City standard curb, gutter, and sidewalk, adjacent to the site on Clairemont Drive, satisfactory to the City Engineer.

**LANDSCAPE REQUIREMENTS:**

21. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit

(including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

22. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

23. Prior to issuance of any construction permits (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40 square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC section 142.0403(b)6.

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

25. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

26. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

27. The Brush Management Program shall be based on a standard Zone One of 35 feet in width and a Zone Two of 65 feet in width, extending out from the structures towards the native/naturalized vegetation, consistent with SDMC section 142.0412. Zone One shall range from 14 feet to 17 feet in width with a corresponding Zone Two of 10 feet to 65 feet in width.

28. The Owner/Permittee shall provide a radiant heat wall as shown on the Brush Management Plan at the interface of Zones One and Two as alternative compliance for the reduced Brush Management Zones. A Zone One condition shall be maintained in the yard space between the radiant heat wall and the habitable structure.

29. Prior to issuance of any construction permit 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."

30. Prior to issuance of any construction permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

31. 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 Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

32. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

33. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

34. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

35. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Vegetation and Steep Slopes in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

36. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

37. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**GEOLOGY REQUIREMENTS**

38. Prior to the issuance of any construction permits (either grading or building), the Owner/ Permittee shall submit a geotechnical investigation report or update letter prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

39. The Owner/ Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

40. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

41. Owner/Permittee shall apply for a construction permit for plumbing for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

42. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

43. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of an 8-inch PVC public sewer on Clairemont Drive as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Director and the City Engineer.

44. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

45. The Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the private sewer laterals encroaching into the Public Right-of-Way.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on December 16, 2021.

**ATTACHMENT 5**

Approval: Site Development Permit No. 2487401  
Neighborhood Development Permit No. 2579728  
Date of Approval: December 16, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Martha Blake  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**3450 Clairemont LLC**  
Owner/Permittee

By \_\_\_\_\_  
NAME  
TITLE

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

PLANNING COMMISSION RESOLUTION NUMBER \_\_\_\_\_

VESTING TENTATIVE MAP NO. 2487402  
CLAIREMONT SDP/VTM - PROJECT NO. 677814

WHEREAS, 3450 Clairemont LLC and Warmington Residential, Subdivider, and Rick Engineering, Engineer, submitted an application to the City of San Diego for a vesting tentative map, Vesting Tentative Map No. 2487402 for the subdivision of an existing 3.28-acre parcel into a single lot for condominium purposes. The project site is located at 3450 Clairemont Drive in the RM-1-1 Zone and the Clairemont Mesa Community Planning area. The property is legally described as a portion of lot 978 of Clairemont Unit No. 6, Map No. 2865, City of San Diego, County of San Diego; and

WHEREAS, the Map proposes the Subdivision of a 3.28-acre-site into one parcel for condominium purposes; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code (SDMC) section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 40; and

WHEREAS, on December 16, 2021, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 2487402, and pursuant to SDMC sections 125.0440, 144.0240, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all

interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 2487402:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The development is consistent with the City of San Diego General Plan and the Clairemont Mesa Community Plan, which designates the area for residential. The project implements the goals and policies of these documents by creating a pedestrian-oriented development that accommodates a portion of the region's housing needs, while minimizing the environmental impacts of the development. The subdivision will retain the community character by encouraging orderly, sequential development compatible in its intensity with surrounding existing and future land development. Therefore, the proposed subdivision and its design and improvements are consistent with the policies, goals, and objectives of the applicable land use plan, including protecting open space opportunities, and providing a residential development that supports reduced vehicle miles traveled and transit ridership.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The design and proposed improvements for the subdivision are consistent with the zoning and development regulations of the RM-1-1 Zone in that:

- The development provides the minimum frontage on a dedicated street which is open to and usable by vehicle traffic allowed under the Site Development Permit (SDP);
- The development, as a whole, meets the minimum lot area requirements of the zones;
- The development provides the required off-street vehicle parking spaces of the zones;
- All lots are designed so that required improvements result in conforming lots in respect to building area, setbacks, side yards, and rear yard regulations, except for a small portion of a retaining wall that exceeds the associated height limit through an NDP;
- All lots meet the maximum height regulations for the zones; and



- Development of the site is controlled by SDP No. 2487401 and NDP No. 2579728.

The project has been designed to comply with the development regulations of the SDMC including requirements for floor area ratio, open space, grading, landscaping, etc., and all other requirements of the development criteria.

**3. The site is physically suitable for the type and density of development.**

The site is physically suitable for residential development and its location and scale are consistent with the City's General Plan and the Clairemont Mesa Community Plan and is consistent in types and intensity of use with surrounding developments. The scale, height, bulk, density, and coverage of development is consistent with both the land use plan and zoning designation. In addition, grading is proposed to ensure soil and slope stability will be suitable for the proposed three-story buildings. Access to the project site is provided from a new driveway to an existing public street, and the site is served by all required utilities such as electric, water, and sewer. As a result, the site is physically suitable for the design and siting of the proposed project and for the type and density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Project specific analyses were prepared for Waste Management, Storm Water/Hydrology, Sewer, Greenhouse Gas, Noise, Air Quality, Natural Resources, and Geology. Based upon the reports and compliance with the City's development regulations and the California Environmental Quality Act, it was concluded that the project will not result in significant direct impacts, and Negative Declaration No. 677814 was prepared for the Project.

Implementation of the project design features such as controls on run-off, noise, lighting and invasive plants, construction of appropriate barriers, landscaping, and implementation of brush management techniques in accordance with the City's Land Development Code. In addition, water quality measures and storm water detention facilities are incorporated into the project's design to avoid on-site or off-site impacts to fish or wildlife or their habitats to the maximum extent feasible.

As such, with the implementation of these mitigation measures, under the Subdivision Map Act (Government Code 66474.01) and SDMC section 125.0441, the City may approve the tentative map without any substantial environmental damage or substantially unavoidable injury to fish or wildlife or their habitat by the design of the subdivision or proposed improvements.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The design of the subdivision and the type of improvements will not be detrimental to the public health, safety, and welfare. The project, together with the existing surrounding land development (provision of roadways, utilities, drainage infrastructure, preservation of open

space, etc.) in the Clairemont Mesa Community Plan have been designed to conform with the City of San Diego's codes, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The development contains conditions addressing the project compliance with the City's regulations and policies and other regional, state, and federal regulations to prevent detrimental impacts to the public health, safety, and welfare. Compliance with these regulations, along with permit conditions and implementation of project design features would result in a project which does not adversely affect the public health, safety, and welfare.

The project-level geological report demonstrates the grading proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding, severe scarring, or any other geological instability, which would affect public health, safety, and welfare in the opinion of the City Engineer. The hydrology/drainage analysis also demonstrates no rise up or down-stream or on-site relative to flood elevations which in combination with the geological analysis show that flooding or severe scarring will not occur as a result of grading operations. Conditions included within the permit require the timely planting of all slopes to prevent erosion and to provide additional slope stability.

The project will have adequate levels of essential public services available to it (including police, fire, and medical) through conditions within the development permit. Other services, such as schools, public parks, and library resources, would be adequate for the project, as would necessary utilities such as electricity, water, and sewer. The project would pay its fair share of the cost of all of these services through impact fees, ad-hoc fees, in-kind contributions, and/or tax revenue increases.

The project, as conditioned, requires compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. Conditions of approval address lighting, the generation of noise, the appearance of landscaping, the placement of buildings, and Best Management Practices (BMPs) for storm water impacts. All Uniform Building, Fire, Plumbing, Electrical, Mechanical Code, and the Municipal Code regulations governing the construction and continued operation of the development apply to this site to prevent adverse effects to those persons or other properties in the vicinity. Prior to the actual construction of residential units on the subject property, City staff will review building permit plans against the Uniform Building Code to assure that structural, mechanical, electrical, plumbing, and access components of the project are designed to protect the public's health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The design of the subdivision and the type of improvements are such that they will not conflict with any easements, acquired by the public at large, for access through or use of property within the proposed subdivision. All easements granted to the City over the property have been left in place and are not affected by the proposed development.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision implements the best use of the land to minimize grading and preserving environmentally sensitive lands. With the independent design of the proposed subdivision each structure will provide to the extent feasible, for future passive or natural heating and cooling opportunities through use of building materials, site orientation, architectural treatments, placement, and selection of plant materials that provide passive or natural heating and cooling opportunities.

The development will provide natural ventilation strategies in areas of the buildings zoned to incorporate operable windows and high-performance building materials. The architectural design incorporates these facilities into the project to minimize the visual effects of the project. The project also incorporates drought resistant and native plant materials. Combined, these design features and the proposed improvements for the subdivision are consistent with California Government Code Section 66473.1 and SDMC section 125.0440(g) because they promote passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The project proposes to develop 40 multi-unit residential units within the RM-1-1 Zone and consistent with the Clairemont Mesa Community Plan and the surrounding neighborhood. All appropriate public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available to and adequate for the project prior to occupancy. The effects of the proposed subdivision on the housing needs of the region have been considered, and those needs are balanced against the needs for public services and the available fiscal and environmental resources in conformance with the Subdivision Map Act Section 66412.3 and the SDMC section 125.0440(h).

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Vesting Tentative Map No. 2487402, hereby granted to 3450 Clairemont LLC and Warmington Residential subject to the attached conditions which are made a part of this resolution by this reference.

By

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Martha Blake  
Development Project Manager  
Development Services Department

DRAFT

PLANNING COMMISSION CONDITIONS FOR  
VESTING TENTATIVE MAP NO. 2487402  
CLAIREMONT SDP/TM - PROJECT NO. 677814  
ADOPTED BY RESOLUTION NO. XXXXXXXX ON DECEMBER 16, 2021

**GENERAL**

1. This Vesting Tentative Map will expire January 4, 2025.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the expiration of the Tentative Map, a Final Map to subdivide the property into forty (40) residential condominium units shall be recorded with the County Recorder's office.
4. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to Section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

**ENGINEERING**

5. The Final Map shall comply with the provisions of Site Development Permit No. 2487401 and NDP No. 2579728.
6. The drainage system proposed for this subdivision, as shown on the approved vesting tentative map, is private and subject to approval by the City Engineer.
7. The Subdivider shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMPs) maintenance, satisfactory to the City Engineer.
8. Prior to the issuance of any construction permit, the Subdivider shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
9. The Subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
10. Prior to the issuance of any construction permit, the Subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

11. Development of this project shall comply with all storm water construction requirements of the State Construction General Permit, Order No. 2009-0009DWQ, or subsequent order, and the Municipal Storm Water Permit, Order No. R9-2013-0001, or subsequent order. In accordance with Order No. 2009-0009DWQ, or subsequent order, a Risk Level Determination shall be calculated for the site and a Storm Water Pollution Prevention Plan (SWPPP) shall be implemented concurrently with the commencement of grading activities.
12. Prior to issuance of a construction permit for grading, a copy of the Notice of Intent (NOI) with a valid Waste Discharge ID number (WDID#) shall be submitted to the City of San Diego as a proof of enrollment under the Construction General Permit. When ownership of the entire site or portions of the site changes prior to filing of the Notice of Termination (NOT), a revised NOI shall be submitted electronically to the State Water Resources Board in accordance with the provisions as set forth in Section II.C of Order No. 2009-0009-DWQ and a copy shall be submitted.
13. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

#### **MAPPING**

14. Prior to the recordation of the Final Map, all private streets and drives shall be shown with bearings and distances along the centerline and width of the streets shown on a non-title sheet on the Final Map. The street names shall be submitted to Building Development Review-Street Name Coordinator for approval and published on the Final Map.
15. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.  
  
All survey monuments shall be set prior to the recordation of the final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Code.
16. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
17. The Final Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

#### **PUBLIC UTILITIES**

18. Prior to the issuance of any construction permits, the Subdivider shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

#### **LANDSCAPE/BRUSH MANAGEMENT**

19. Prior to recordation of the Final Map, the Subdivider shall identify on a separate sheet titled 'Non-title Sheet' the brush management areas in substantial conformance with Exhibit "A." These brush management areas shall be identified with a hatch symbol with no specific dimensions or zones called out. The following note shall be provided on the 'Non-Title Sheet' to identify the hatched areas: "Indicates fire hazard zone(s) per SDMC section 142.0412 of the Land Development Code."

#### **INFORMATION:**

- The approval of this Vesting Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a

written protest with the San Diego City Clerk pursuant to Government Code Sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (SDMC section 142.0607).
- This development may be subject to impact fees, as established by the City Council, at the time of issuance of building permits.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.

Internal Order No. 24008739



RESOLUTION NUMBER R-                     

ADOPTED ON December 16, 2021

WHEREAS, on December 16, 2021, 3850 CLAIREMONT LLC and WARMINGTON RESIDENTIAL CALIFORNIA INC. submitted an application to Development Services Department for a SITE DEVELOPMENT PERMIT (SDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), and VESTING TENTATIVE MAP (VTM) for the Clairemont Drive (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the Planning Commission of the City of San Diego; and

WHEREAS, the issue was heard by the Planning Commission on December 16, 2021; and

WHEREAS, the Planning Commission considered the issues discussed in Negative Declaration No. 677814 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Planning Commission that it has certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Planning Commission in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Planning Commission finds on the basis of the entire record, including the Initial Study and any comments received, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the DEVELOPMENT SERVICES DEPARTMENT, 1222 FIRST AVENUE, SAN DIEGO, CA 92101.

BE IT FURTHER RESOLVED, that DEVELOPMENT SERVICES STAFF is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: or DEVELOPMENT PROJECT MANAGER

By: \_\_\_\_\_

DEVELOPMENT PROJECT MANAGER

<b>Page 3</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>May 2020</b>				
		<b>Community Planning Committee Distribution Form</b>						
Project Name: <b>Clairemont Drive Multifamily SDP/TM</b>			Project Number: <b>677814</b>					
Community: <b>Clairemont Mesa</b>								
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>								
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny								
# of Members Yes <b>6</b>	# of Members No <b>1</b>		# of Members Abstain <b>2</b>					
Conditions or Recommendations: <b>Approve as Submitted</b>								
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)								
NAME: <b>Kevin J. Carpenter, AIA</b>								
TITLE: <b>Chair, Project Review Subcommittee</b>			DATE: <b>November 08, 2021</b>					
<i>Attach additional pages if necessary (maximum 3 attachments).</i>								



**City of San Diego  
Development Services**  
1222 First Ave., MS 302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

**FORM  
DS-318**

**October 2017**

**Approval Type:** Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit  
☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance  
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other \_\_\_\_\_

**Project Title:** Fourth Avenue Apartments

**Project No. For City Use Only:** 588751

**Project Address:** 2426 4th Avenue

San Diego, CA 92101

**Specify Form of Ownership/Legal Status (please check):**

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No. 82-3614461

☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Fourth and Laurel LP

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2820 Shelter Island Dr

City: San Diego

State: CA Zip: 92106

Phone No.: 858-518-7372

Fax No.: \_\_\_\_\_

Email: Richard@nextspacedev.com

Signature: [Signature] Manager

Date: 10/31/18

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: Richard Simis

☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 2820 Shelter Island Dr

City: San Diego

State: CA Zip: 92106

Phone No.: 858-518-7372

Fax No.: \_\_\_\_\_

Email: Richard@nextspacedev.com

Signature: [Signature]

Date: 10/31/18

Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_

☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Additional pages Attached: ☐ Yes ☐ No

# **Fourth and Laurel LP**

2820 Shelter Island Drive  
San Diego, CA 92106

## **ATTACHMENT 10**

December 4, 2018

### **Manager**

Richard Simis-PBS Real Estate Investments LLC

### **Investor Capital**

Andrew French

Bill Foster

Brian Keel

Christopher Ross

CJ Stotts

Darren Magildt

Dave & Cindy Osborne

Deborah N. Klein

Dennis Alviso

Frank Vretenar

Fred Register

Gary Tanner & Denise Chamblee

Harry R Bigham

Howard Kurshenbaum

Israel N Furmansky

Jay W Richen

Joel Roos

John Falconer

Joseph R John

Joseph Siemienowski

Lance Degrazler

Linda Belzberg

Lisa Gordon Arbittier

Louis E Vener

Louis Knierim

Louis M Galper

Maria Pum

Mark McKinnon

Melissa Reinard

Paul Braun

Robert F. Bernstein

Robert Yohanan

Russell Cahoon

Saul Klein

Scott A Paul

Scott Carstens

Steven Kitay

Thomas A Krause

Thomas Duran

Timothy R Penkala

Victor Laruccia

Wenkwei Lou

William W Winternitz





# CLAIREMONT DRIVE

S A N   D I E G O ,   C A L I F O R N I A



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<div>PROJECT NAME: CLAIREMONT WARMINGTON NDP</div> <div>SHEET TITLE: COVER</div>		<div>ORIGINAL DATE: 07-15-2021</div> <div>SHEET A0.00</div>	

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- A0.10 - SHEET INDEX + PROJECT SUMMARY
- A1.00 - SITE PLAN
- A1.10 - PERSPECTIVE RENDERING
- A1.11 - PERSPECTIVE RENDERING

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- A2.01 - B-300 - 3-PLEX - ELEVATIONS
- A2.02 - B-300 - 3-PLEX - BUILDING PLANS
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- A3.01 - PLAN 1 ACCESSIBLE - UNIT PLANS
- A3.10 - PLAN 2 - UNIT PLANS
- A3.20 - PLAN 3 - UNIT PLANS
- A3.30 - PLAN 4 - UNIT PLANS
- A3.40 - PLAN 5 - UNIT PLANS

- A4.00 - COLOR BOARD

SITE SUMMARY

APN:

425-100-05

STREET ADDRESS:

3450 CLAIREMONT DRIVE

COUNTY:

SAN DIEGO

ZONING:

CLAIREMONT MESA COMMUNITY PLAN;  
RM-1-1

LOT AREA (GROSS):

3.28 AC

143,000 SF

BUILDABLE AREA:

1.95 AC

84,942 SF

DENSITY (GROSS):

1 DU/3000 SF

48 DU MAX

NUMBER OF HOMES:

40 DWELLING UNITS

MAX. LOT COVERAGE

N/A

MAX. FAR

0.75

0.63 PROPOSED

TOTAL GROSS FLOOR AREA

89,466 SF

OCCUPANCY:

R-3

TYPE OF CONSTRUCTION:

V-B

SPRINKLER SYSTEM:

NFPA 13D

NUMBER OF STORIES:

3

BUILDING HEIGHT:

30' MAX \*PER CLAIREMONT MESA HEIGHT LIMIT OVERLAY

SETBACKS: (PER RM1-1 DEVELOPMENT STANDARDS)

FRONT

15' MIN. / 20' STANDARD

REAR

15'

SIDE

5' MIN. AND ON AT LEAST 50% OF ONE OF THE INTERIOR SIDES REQUIRES A 8' SETBACK  
OR 10% OF THE LOT WIDTH (WHICHEVER IS GREATER)

UNIT SUMMARY

TOWNHOMES

PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	GROSS/ UNIT	TOTAL GROSS	NET/ UNIT	TOTAL NET	GARAGE	PRIVATE OPEN SPACE	TOTAL PRIVATE OPEN SPACE
PLAN 1	3 BED + DEN/ 2.5 BA	18 UNITS	45%	1,660 SF	29,880 SF	1,520 SF	27,360 SF	498 SF	170 SF	3,060 SF
PLAN 2	3 BED + DEN/ 2.5 BA	1 UNITS	3%	1,704 SF	1,704 SF	1,566 SF	1,566 SF	484 SF	298 SF	298 SF
PLAN 3	3 BEDS + DEN/ 2.5 BA	7 UNITS	18%	1,725 SF	12,075 SF	1,611 SF	11,277 SF	477 SF	206 SF	1,442 SF
PLAN 4	4 BEDS/ 2.5 BA	10 UNITS	25%	1,877 SF	18,770 SF	1,746 SF	17,460 SF	461 SF	200 SF	2,000 SF
PLAN 5	3 BEDS + OPT. BED/ LOFT + 2.5 BA	4 UNITS	10%	1,943 SF	7,772 SF	1,790 SF	7,160 SF	467 SF	286 SF	1,144 SF
TOTAL		40 UNITS	100%		70,201 SF		64,823 SF			7,944 SF
*10% ACCESSIBLE UNITS :		4 UNITS								
*2% AFFORDABLE INCOME HOUSING:		1 UNIT								

BUILDING SUMMARY				
BLDG #	DESCRIPTION	GROSS SF (LIVABLE AREAS)	NET SF	GROSS FLOOR AREA *INCLUDING GARAGES
BLDG 1	TYPE -610 (6-PLEX)	10,786 SF	10,024 SF	13,628 SF
BLDG 2	TYPE -500 (5-PLEX)	8,734 SF	8,052 SF	11,150 SF
BLDG 3	TYPE -500 (5-PLEX)	8,734 SF	8,052 SF	11,150 SF
BLDG 4	TYPE -600 (6-PLEX)	10,394 SF	9,572 SF	13,308 SF
BLDG 5	TYPE -400 (4-PLEX)	7,074 SF	6,532 SF	8,992 SF
BLDG 6	TYPE -300 (3-PLEX)	5,414 SF	5,012 SF	6,834 SF
BLDG 7	TYPE -620 (6-PLEX)	10,004 SF	9,166 SF	12,978 SF
BLDG 8	TYPE -510 (5-PLEX)	9,061 SF	8,413 SF	11,426 SF
TOTAL		70,201 SF	64,823 SF	89,466 SF
OPEN SPACE SUMMARY				
REQUIRED OPEN SPACE				
COMMON	25 SF PER DWELLING UNIT	*PER §131.0456 COMMON OPEN SPACE IN THE RM ZONES		
	1,000 SF			
PRIVATE	60 SF PER DWELLING UNIT WITH 6' MIN DIMENSION	*PER §131.0455 PRIVATE EXTERIOR OPEN SPACE IN THE RM ZONES		
	2,400 SF			
PROVIDED OPEN SPACE				
COMMON	13,600 SF	340 SF/ UNIT		
PRIVATE	7,944 SF	199 SF/UNIT		
PARKING SUMMARY				
REQUIRED PARKING				
TOWNHOMES (3-4 BEDS)	40 UNITS	x	2.25 SPACES /DU	= 90 SPACES
TOTAL REQUIRED PARKING				90 SPACES
PROVIDED PARKING				
TOWNHOMES (GARAGE SPACES)	40 UNITS	x	2 SPACES /DU	= 80 SPACES
SURFACE PARKING				= 10 SPACES
TOTAL PARKING PROVIDED				90 SPACES
*1 ADA STALL INCLUDED				
REQUIRED BICYCLE PARKING *PER TABLE 142-05C				
TOWNHOMES (3-4 BEDS)	40 UNITS	x	0.6 SPACES/ DU	= 24 SPACES
TOTAL REQUIRED BIKE PARKING				= 24 SPACES
PROVIDED BICYCLE PARKING				
TOWNHOMES (3-4 BEDS)	40 UNITS	x	0.6 SPACES/ DU	= 24 SPACES
TOTAL PROVIDED BIKE PARKING				= 24 SPACES
*BICYCLE PARKING SPACES WILL BE PROVIDED WITHIN EACH GARAGE UNIT				
PER SDMC FOOTNOTE #5 OF TABLE 142-05C STATES BICYCLE RACKS ARE NOT NEEDED FOR DWELLING UNITS WITH PRIVATE ACCESS TO GARAGE UNITS.				
REQUIRED MOTORCYCLE PARKING				
TOWNHOMES (3-4 BEDS)	40 UNITS	x	0.1 SPACES /DU	= 4 SPACES
TOTAL REQUIRED PARKING				4 SPACES
PROVIDED MOTORCYCLE PARKING				
TOWNHOMES (3-4 BEDS)	40 UNITS	x	0.1 SPACES /DU	= 4 SPACES
TOTAL PARKING PROVIDED				4 SPACES

SUSTAINABLE/ GREEN BUILDING FEATURES

THE PROJECT WILL INCLUDE "GREEN" BUILDING PRACTICES THAT MEET THE STANDARDS OF CALGREEN TO REDUCE THE IMPACT ON THE ENVIRONMENT, DECREASE ENERGY COSTS, AND CREATE HEALTHIER LIVING THROUGH IMPROVED INDOOR AIR QUALITY AND SAFER BUILDING MATERIALS.

- RESIDENTIAL GARAGES SHALL BE PRE-PLUMBED (OR PRE-WIRED) TO ACCOMMODATE ELECTRIC VEHICLE CHARGE.
- USE OF SOLAR PHOTOVOLTAICS SYSTEMS AS REQUIRED BY CODE. (THE AMOUNT OF SOLAR PANELS SHALL BE DETERMINED DURING THE BUILDING PERMIT PROCESS AND WILL BE DEPENDENT ON THE LOCATION OF REQUIRED ROOF-MOUNTED MECHANICAL AND VENTILATION EQUIPMENT).
- USE OF NATURAL LIGHTING
- LOW-E WINDOWS OR USE OF ENERGY STAR WINDOWS
- USE OF PROPERLY SIZED AND ENERGY-EFFICIENT HEATING/ COOLING SYSTEM IN CONNECTION WITH THERMALLY EFFICIENT BUILDING SHELL.
- INSTALL HIGH R-VALUE WALL AND CEILING INSULATION
- INSTALL HIGH-EFFICIENCY LIGHTING (LED, FLUORESCENT LIGHTING, ETC.)
- USE ULTRA LOW-FLUSH TOILETS, LOW-FLOW SHOWER HEAD AND OTHER CONSERVING FIXTURES AND APPLIANCES
- USE STATE-OF-THE-ART IRRIGATION CONTROLLERS AND SELF-CLOSING NOZZLES ON HOSES



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PROJECT NAME: CLAIREMONT WARMINGTON NDP	3RD SUBMITTAL: 04-08-2021
SHEET INDEX + PROJECT SUMMARY	REVISION: 05-25-2021
	REVISION: 07-16-2021
	REVISION:
	REVISION:
	ORIGINAL DATE: 07-15-2021
	SHEET A0.10





**NOTES**

- RESIDENTIAL GARAGES SHALL BE PRE-PLUMBED (OR PRE-WIRED) TO ACCOMMODATE ELECTRIC VEHICLE CHARGE.

- LEGEND**
- PLAN 1
  - PLAN 2
  - PLAN 3
  - PLAN 4
  - PLAN 5
  - A ACCESSIBLE UNIT
  - AF AFFORDABLE UNIT
  - ▲ UNIT ENTRY



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PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
SITE PLAN

1ST SUBMITTAL: 10-23-2020  
2ND SUBMITTAL: 02-01-2021  
3RD SUBMITTAL: 04-08-2021  
REVISION: 05-25-2021  
REVISION: 07-16-2021  
REVISION:  
REVISION:

ORIGINAL DATE: 07-15-2021

SHEET A1.00

JOB NUMBER: #2020-0487





VIEW LOOKING TOWARDS THE WEST FROM CLAIREMONT DRIVE

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PROJECT NAME: CLAIREMONT WARMINGTON NDP SHEET TITLE: PERSPECTIVE RENDERING		3RD SUBMITTAL: 04-08-2021
		REVISION: 05-25-2021
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		REVISION:
		ORIGINAL DATE: 07-15-2021
		SHEET A1.10



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VIEW LOOKING TOWARDS THE WEST INTO INTERIOR COURTYARD



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PROJECT NAME: CLAIREMONT WARMINGTON NDP	3RD SUBMITTAL: 04-08-2021
SHEET TITLE: PERSPECTIVE RENDERING	REVISION: 05-25-2021
	REVISION: 07-16-2021
	REVISION:
	REVISION:
	ORIGINAL DATE: 07-15-2021
	SHEET A1.11
	JOB NUMBER: #2020-0487





FRONT PERSPECTIVE OF BUILDING TYPE 300 (3-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 300 (3-PLEX)



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	REVISION: 05-25-2021
	REVISION: 07-16-2021
	REVISION:
	REVISION:
<b>PROJECT NAME:</b> CLAIREMONT WARMINGTON NDP	
<b>SHEET TITLE:</b> BUILDING PERSPECTIVE	
BUILDING TYPE 300 (3-PLEX)	ORIGINAL DATE: 07-15-2021
	SHEET A2.00



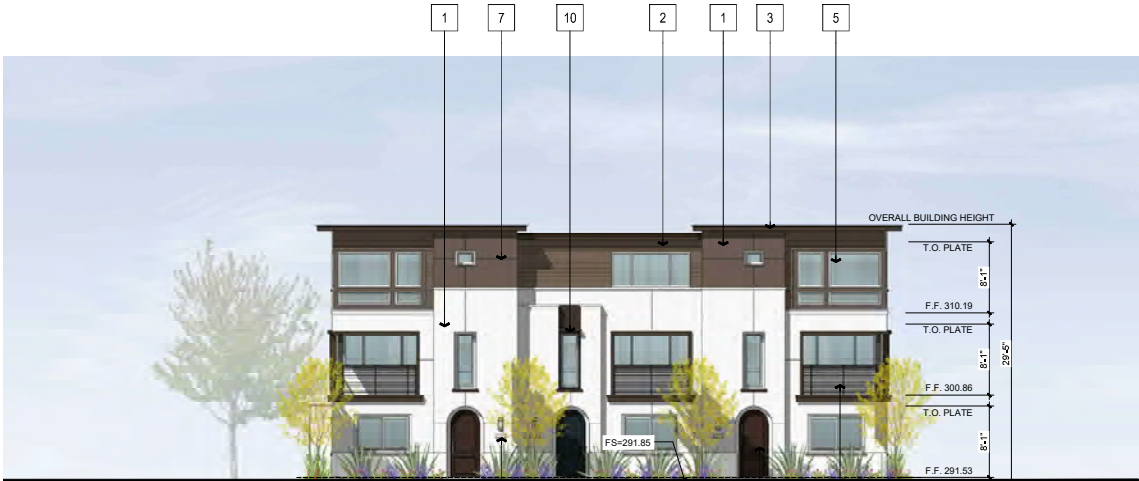
3 - REAR ELEVATION

9



4 - SIDE ELEVATION

MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	FIBER CEMENT SIDING
3	ROOF EAVE W/ WOOD FASCIA/ BARGE
4	PARAPET WITH TRIM
5	VINYL WINDOWS
6	WINDOW W/ FOAM TRIM
7	SCREED LINE
8	METAL RAILING
9	METAL SECTIONAL GARAGE DOOR
10	METAL AWNING
11	FIBERGLASS ENTRY DOOR
12	DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13	STUCCO O/ FOAM TRIM
14	STUCCO SILL TRIM



1 - FRONT ELEVATION

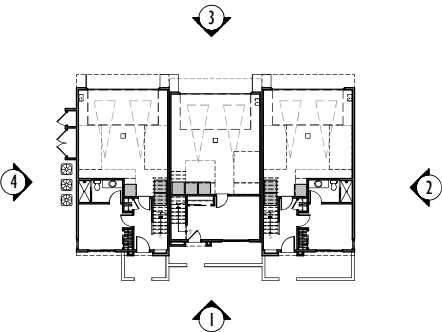
12

11

8



2 - SIDE ELEVATION



KEY PLAN - 1/32" = 1'-0"

0 4 8 16

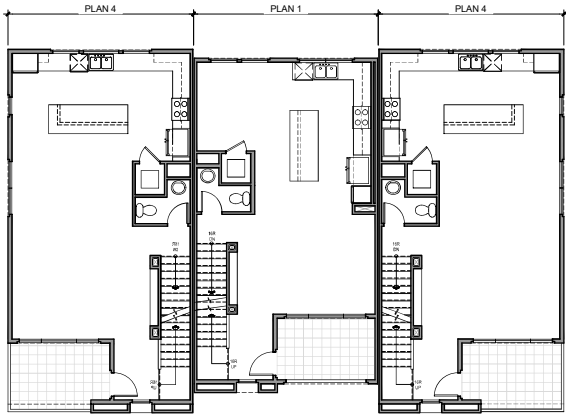


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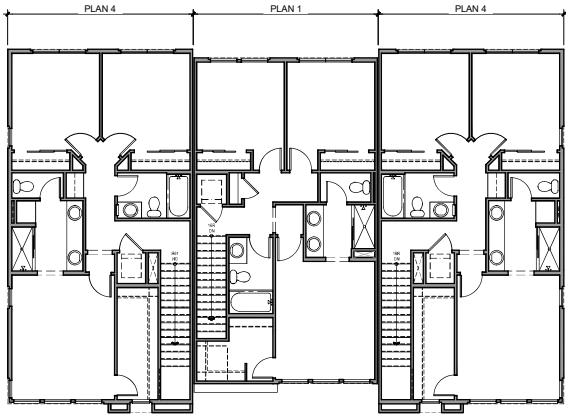
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	ORIGINAL DATE: 07-15-2021  SHEET A2.01



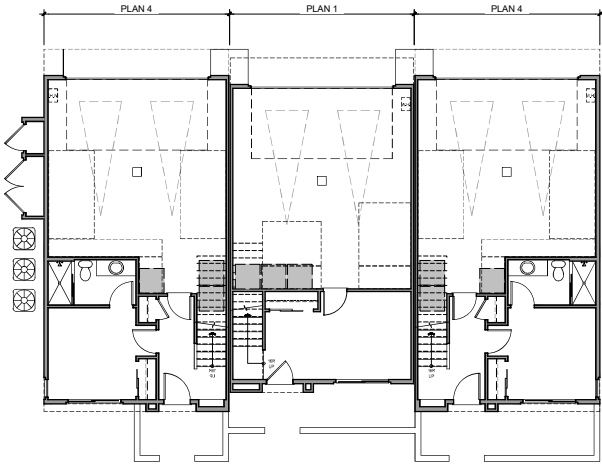
ROOF



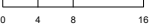
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
BUILDING PLANS  
BUILDING TYPE 300 (3-PLEX)

1ST SUBMITTAL: 10-23-2020  
2ND SUBMITTAL: 02-01-2021  
3RD SUBMITTAL: 04-08-2021  
REVISION: 05-25-2021  
REVISION: 07-16-2021  
REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_

ORIGINAL DATE: 07-15-2021

SHEET A2.02

JOB NUMBER: #2020-0487





FRONT PERSPECTIVE OF BUILDING TYPE 400 (4-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 400 (4-PLEX)



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	1ST SUBMITTAL:	10-23-2020
	2ND SUBMITTAL:	02-01-2021
	3RD SUBMITTAL:	04-08-2021
	REVISION:	05-25-2021
	REVISION:	07-16-2021
	REVISION:	
	REVISION:	
	ORIGINAL DATE:	07-15-2021
	SHEET	A2.10



3 - REAR ELEVATION

9



4 - SIDE ELEVATION

MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	FIBER CEMENT SIDING
3	ROOF EAVE W/ WOOD FASCIA/ BARGE
4	PARAPET WITH TRIM
5	VINYL WINDOWS
6	WINDOW W/ FOAM TRIM
7	SCREED LINE
8	METAL RAILING
9	METAL SECTIONAL GARAGE DOOR
10	METAL AWNING
11	FIBERGLASS ENTRY DOOR
12	DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13	STUCCO O/ FOAM TRIM
14	STUCCO SILL TRIM



1 - FRONT ELEVATION

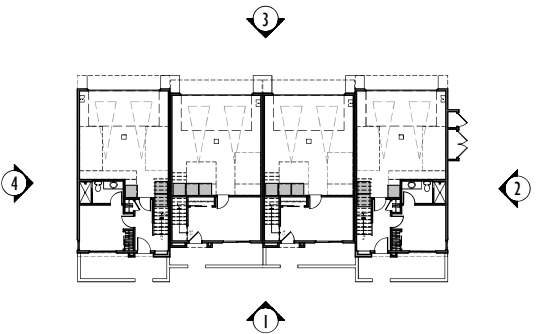
12

11

8



2 - SIDE ELEVATION



KEY PLAN - 1/32" = 1'-0"

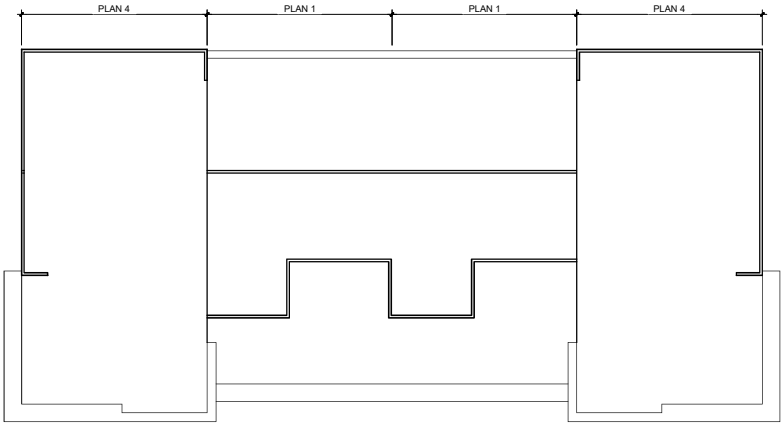
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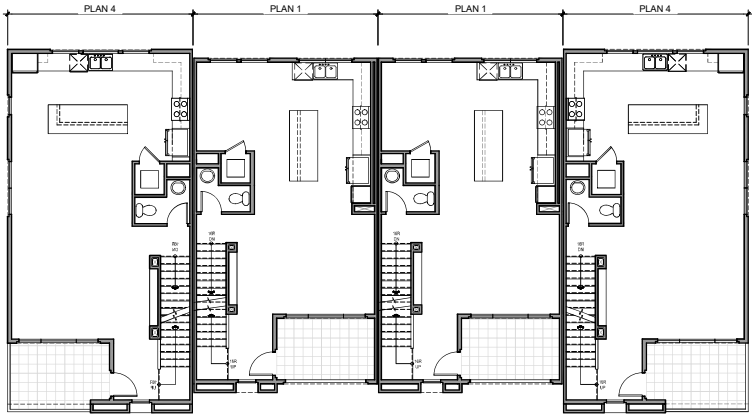
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	ORIGINAL DATE: 07-15-2021  SHEET A2.11

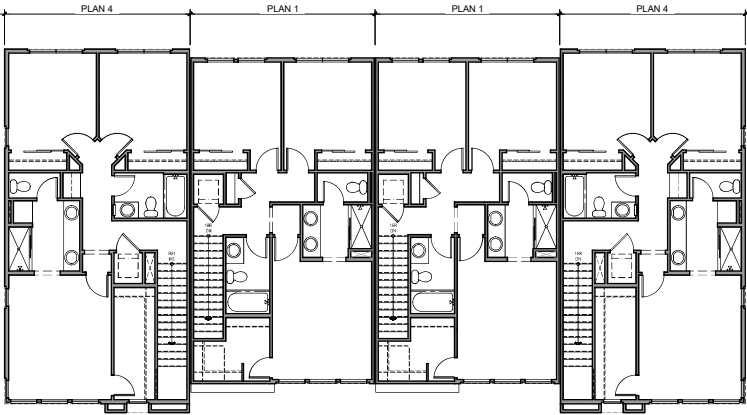




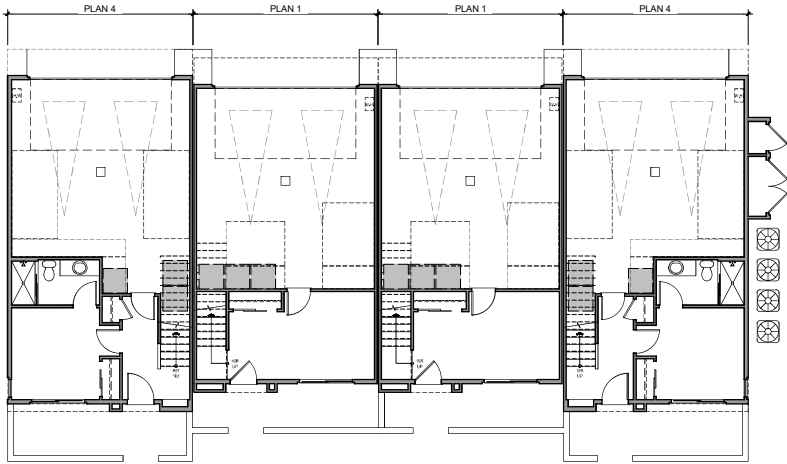
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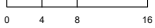
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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ADDRESS:  
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949.851.2133

PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
BUILDING PLANS  
BUILDING TYPE 400 (4-PLEX)

1ST SUBMITTAL: 10-23-2020  
2ND SUBMITTAL: 02-01-2021  
3RD SUBMITTAL: 04-08-2021  
REVISION: 05-25-2021  
REVISION: 07-16-2021  
REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_

ORIGINAL DATE: 07-15-2021

SHEET A2.12

JOB NUMBER: #2020-0487



FRONT PERSPECTIVE OF BUILDING TYPE 500 (5-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 500 (5-PLEX)



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ADDRESS: 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133	2ND SUBMITTAL: 02-01-2021
PROJECT NAME: CLAIREMONT WARMINGTON NDP	3RD SUBMITTAL: 04-08-2021
SHEET TITLE: BUILDING PERSPECTIVE BUILDING TYPE 500 (5-PLEX)	REVISION: 05-25-2021
	REVISION: 07-16-2021
	REVISION:
	REVISION:
	ORIGINAL DATE: 07-15-2021
	SHEET A2.20





3 - REAR ELEVATION

9



4 - SIDE ELEVATION

MATERIAL LEGEND

- 1 STUCCO, LIGHT SAND FINISH
- 2 FIBER CEMENT SIDING
- 3 ROOF EAVE W/ WOOD FASCIA/ BARGE
- 4 PARAPET WITH TRIM
- 5 VINYL WINDOWS
- 6 WINDOW W/ FOAM TRIM
- 7 SCREED LINE
- 8 METAL RAILING
- 9 METAL SECTIONAL GARAGE DOOR
- 10 METAL AWNING
- 11 FIBERGLASS ENTRY DOOR
- 12 DECORATIVE EXT. LIGHTING & ADDRESS SIGN
- 13 STUCCO O/ FOAM TRIM
- 14 STUCCO SILL TRIM



1 - FRONT ELEVATION

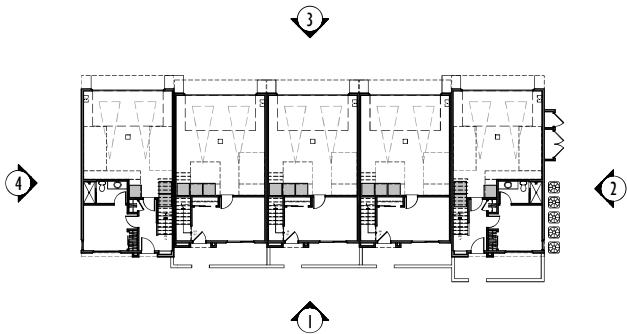
8

11

12



2 - SIDE ELEVATION



KEY PLAN - 1/32" = 1'-0"

0 4 8 16

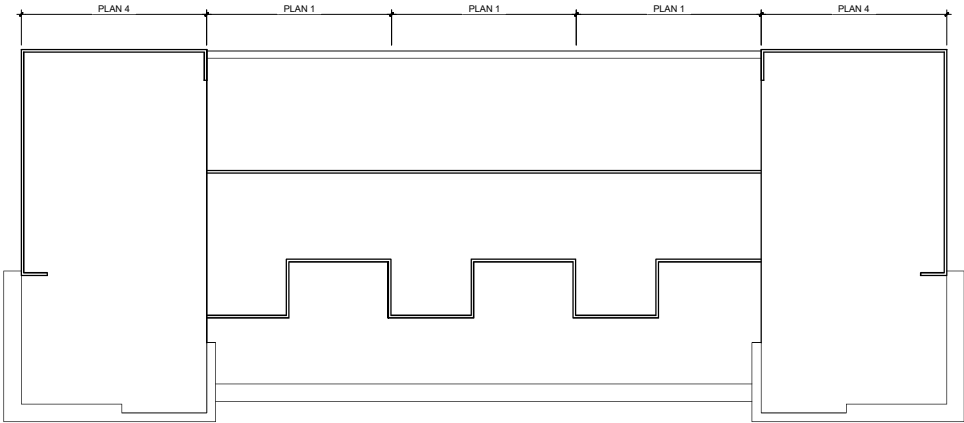


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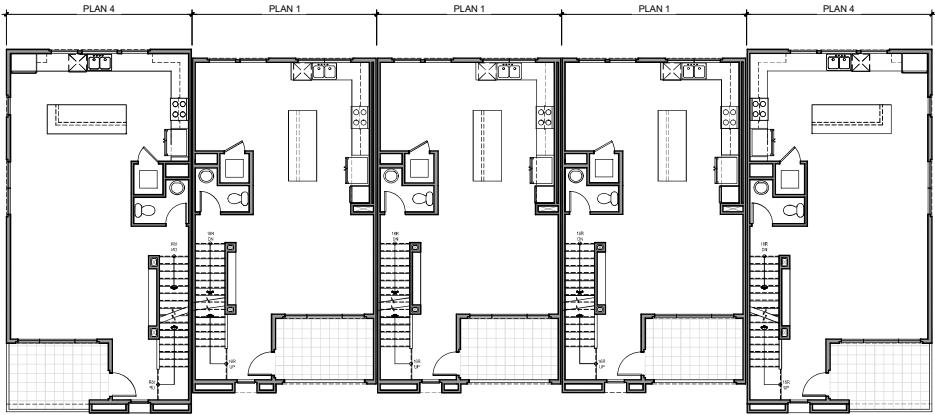
PREPARED BY:  
KTOY ARCHITECTURE + PLANNING  
ADDRESS:  
17911 VON KARMAN AVE, SUITE 200  
IRVINE, CA 92614  
949.851.2133

PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
BUILDING ELEVATIONS  
BUILDING TYPE 500 (5-PLEX)

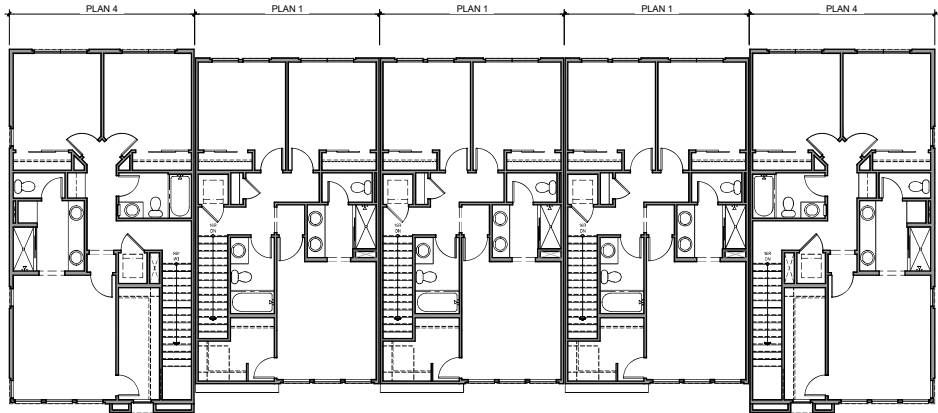
1ST SUBMITTAL: 10-23-2020  
2ND SUBMITTAL: 02-01-2021  
3RD SUBMITTAL: 04-08-2021  
REVISION: 05-25-2021  
REVISION: 07-16-2021  
REVISION:  
REVISION:  
ORIGINAL DATE: 07-15-2021  
SHEET A2.21



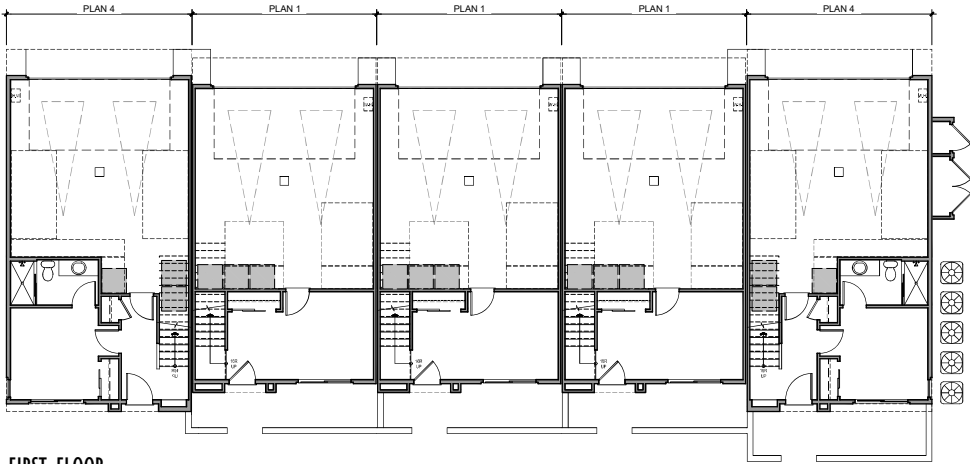
ROOF



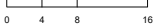
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



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PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
BUILDING PLANS  
BUILDING TYPE 500 (5-PLEX)

1ST SUBMITTAL: 10-23-2020  
2ND SUBMITTAL: 02-01-2021  
3RD SUBMITTAL: 04-08-2021  
REVISION: 05-25-2021  
REVISION: 07-16-2021  
REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_

ORIGINAL DATE: 07-15-2021

SHEET A2.22

JOB NUMBER: #2020-0487





FRONT PERSPECTIVE OF BUILDING TYPE 510 (5-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 510 (5-PLEX)



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ADDRESS: 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133	2ND SUBMITTAL: 02-01-2021
PROJECT NAME: CLAIREMONT WARMINGTON NDP	3RD SUBMITTAL: 04-08-2021
SHEET TITLE: BUILDING PERSPECTIVE BUILDING TYPE 510 (5-PLEX)	REVISION: 05-25-2021
	REVISION: 07-16-2021
	REVISION:
	REVISION:
	ORIGINAL DATE: 07-15-2021
	SHEET A2.30





3 - REAR ELEVATION



4 - SIDE ELEVATION

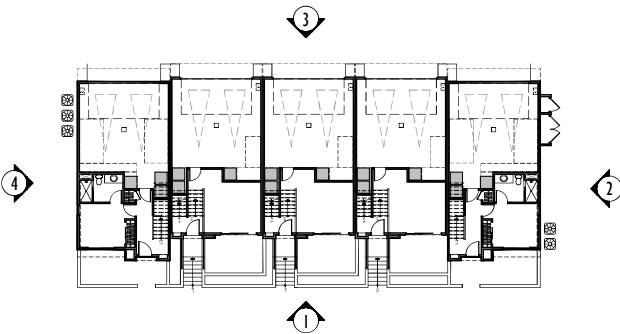
MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	FIBER CEMENT SIDING
3	ROOF EAVE W/ WOOD FASCIA/ BARGE
4	PARAPET WITH TRIM
5	VINYL WINDOWS
6	WINDOW W/ FOAM TRIM
7	SCREED LINE
8	METAL RAILING
9	METAL SECTIONAL GARAGE DOOR
10	METAL AWNING
11	FIBERGLASS ENTRY DOOR
12	DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13	STUCCO O/ FOAM TRIM
14	STUCCO SILL TRIM



1 - FRONT ELEVATION



2 - SIDE ELEVATION



KEY PLAN - 1/32" = 1'-0"

0 4 8 16

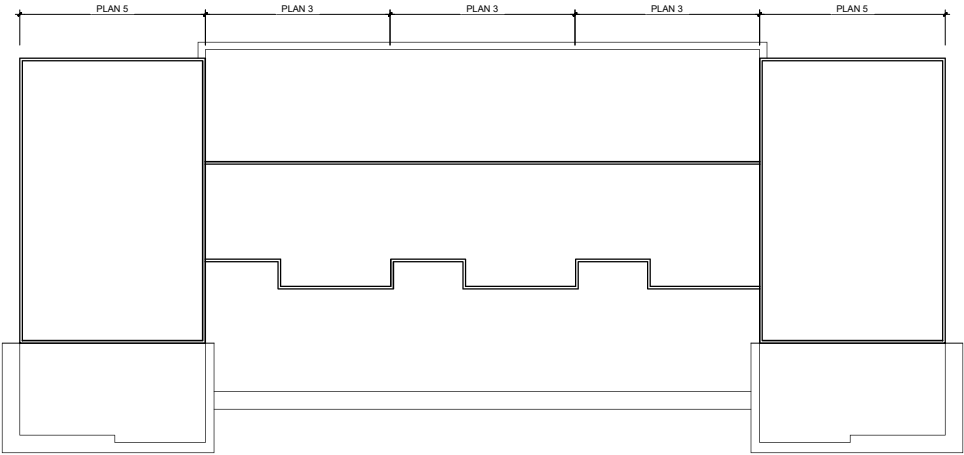


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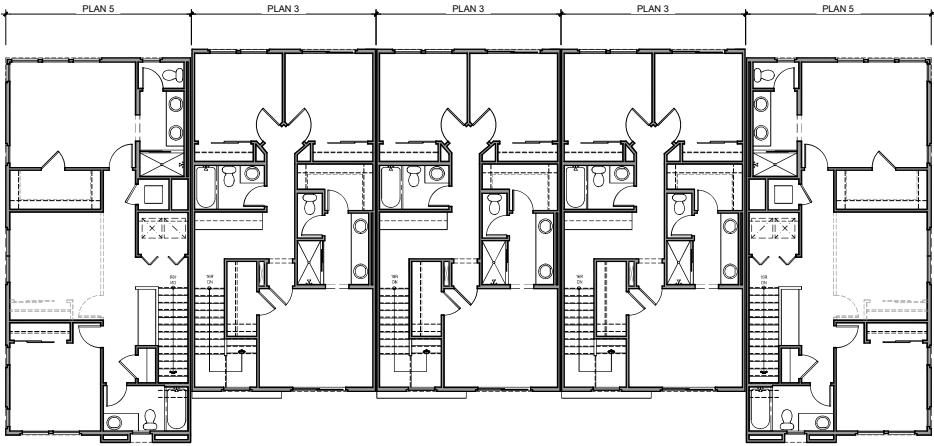
PREPARED BY:  
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PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
BUILDING ELEVATIONS  
BUILDING TYPE 510 (5-PLEX)

1ST SUBMITTAL:	10-23-2020
2ND SUBMITTAL:	02-01-2021
3RD SUBMITTAL:	04-08-2021
REVISION:	05-25-2021
REVISION:	07-16-2021
REVISION:	
REVISION:	
ORIGINAL DATE:	07-15-2021
SHEET	A2.31



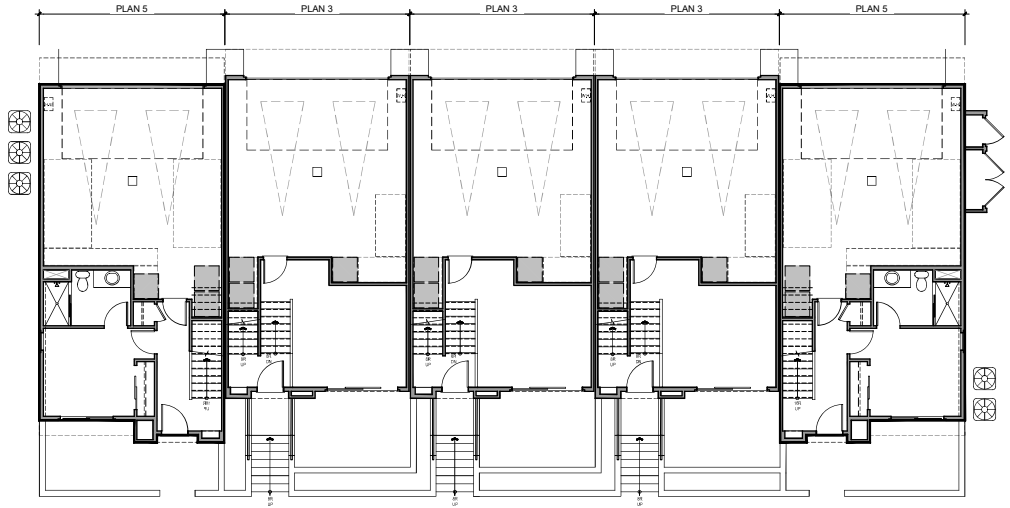
ROOF



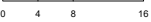
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



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PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
BUILDING PLANS  
BUILDING TYPE 510 (5-PLEX)

1ST SUBMITTAL: 10-23-2020  
2ND SUBMITTAL: 02-01-2021  
3RD SUBMITTAL: 04-08-2021  
REVISION: 05-25-2021  
REVISION: 07-16-2021  
REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_

ORIGINAL DATE: 07-15-2021

SHEET A2.32

JOB NUMBER: #2020-0487





FRONT PERSPECTIVE OF BUILDING TYPE 600 (6-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 600 (6-PLEX)



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PROJECT NAME: CLAIREMONT WARMINGTON NDP	3RD SUBMITTAL: 04-08-2021
SHEET TITLE: BUILDING PERSPECTIVE BUILDING TYPE 600 (6-PLEX)	REVISION: 05-25-2021
	REVISION: 07-16-2021
	REVISION: _____
	REVISION: _____
	ORIGINAL DATE: 07-15-2021
	SHEET A2.40





3 - REAR ELEVATION

9



4 - SIDE ELEVATION

8

MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	FIBER CEMENT SIDING
3	ROOF EAVE W/ WOOD FASCIA/ BARGE
4	PARAPET WITH TRIM
5	VINYL WINDOWS
6	WINDOW W/ FOAM TRIM
7	SCREED LINE
8	METAL RAILING
9	METAL SECTIONAL GARAGE DOOR
10	METAL AWNING
11	FIBERGLASS ENTRY DOOR
12	DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13	STUCCO O/ FOAM TRIM
14	STUCCO SILL TRIM



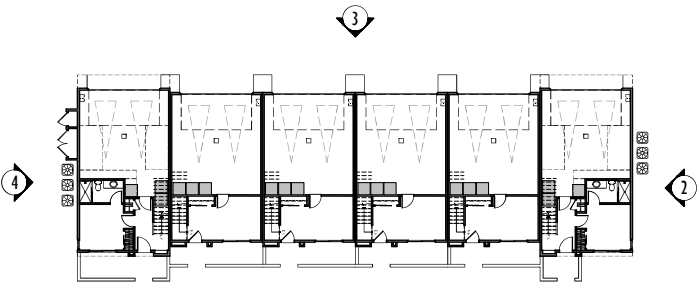
1 - FRONT ELEVATION

11

12

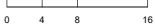


2 - SIDE ELEVATION



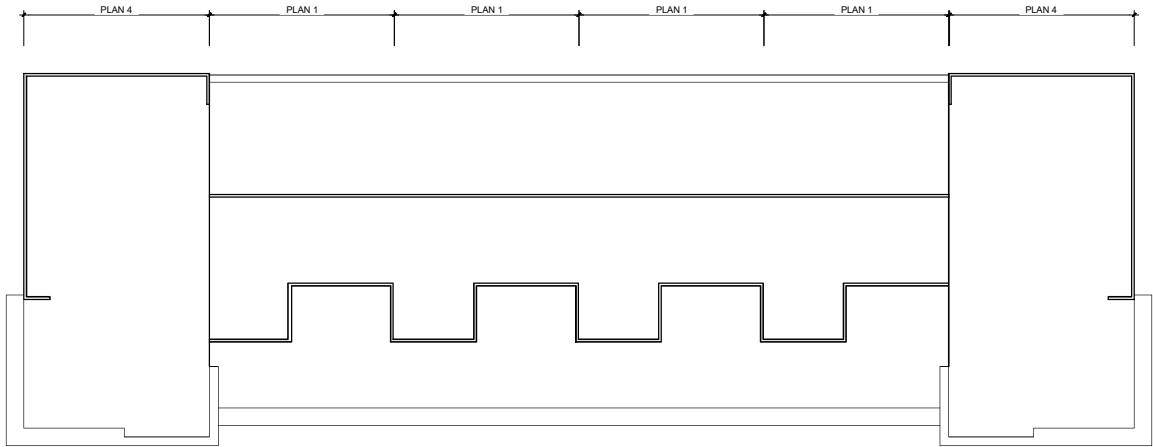
KEY PLAN - 1/32" = 1'-0"

1

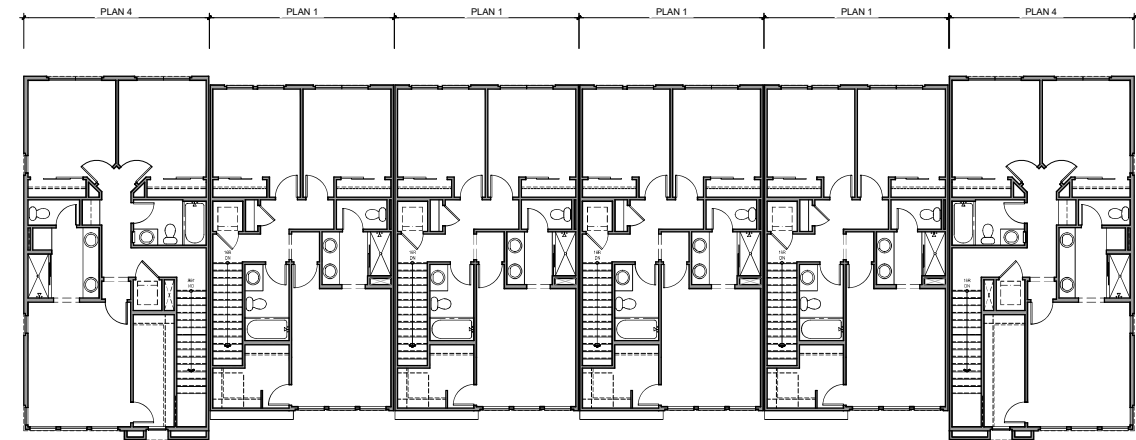


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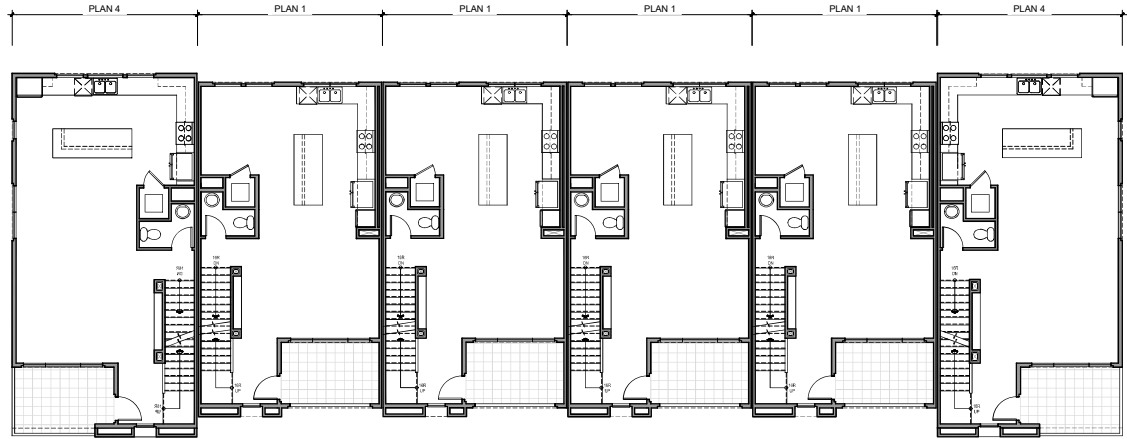
PREPARED BY: KTOY ARCHITECTURE + PLANNING  ADDRESS: 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133	1ST SUBMITTAL: 10-23-2020
	2ND SUBMITTAL: 02-01-2021
PROJECT NAME: CLAIREMONT WARMINGTON NDP SHEET TITLE: BUILDING ELEVATIONS BUILDING TYPE 600 (6-PLEX)	3RD SUBMITTAL: 04-08-2021
	REVISION: 05-25-2021
	REVISION: 07-16-2021
	REVISION:
	REVISION:
	ORIGINAL DATE: 07-15-2021
	SHEET A2.41
	JOB NUMBER: #2020-0487



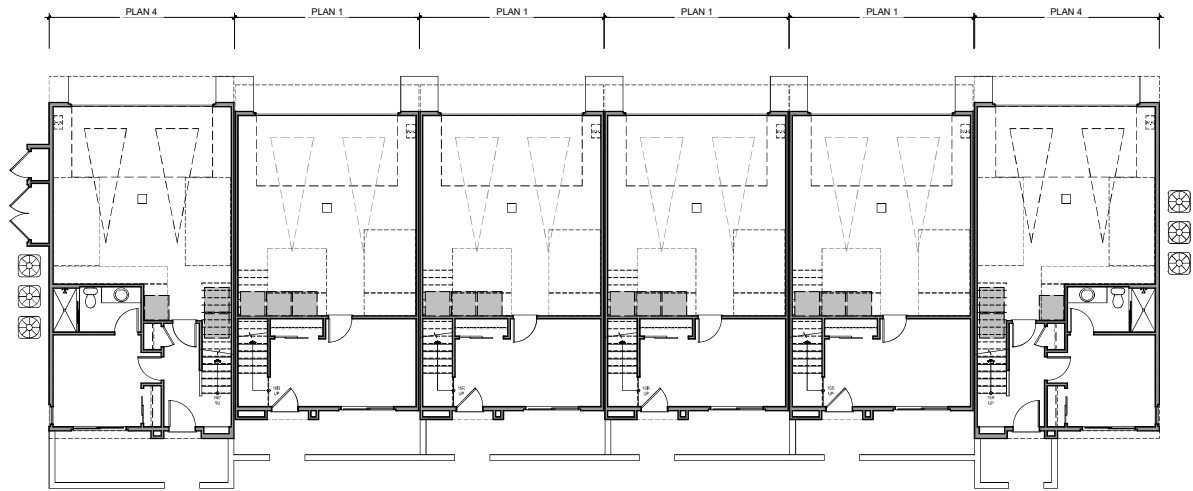
ROOF



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 4 8 16



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949.851.2133

PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
BUILDING PLANS  
BUILDING TYPE 600 (6-PLEX)

1ST SUBMITTAL: 10-23-2020  
2ND SUBMITTAL: 02-01-2021  
3RD SUBMITTAL: 04-08-2021  
REVISION: 05-25-2021  
REVISION: 07-16-2021  
REVISION: \_\_\_\_\_  
REVISION: \_\_\_\_\_

ORIGINAL DATE: 07-15-2021

SHEET A2.42

JOB NUMBER: #2020-0487





FRONT PERSPECTIVE OF BUILDING TYPE 610 (6-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 610 (6-PLEX)



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PROJECT NAME: CLAIREMONT WARMINGTON NDP	3RD SUBMITTAL: 04-08-2021
SHEET TITLE: BUILDING PERSPECTIVE BUILDING TYPE 610 (6-PLEX)	REVISION: 05-25-2021
	REVISION: 07-16-2021
	REVISION:
	REVISION:
	ORIGINAL DATE: 07-15-2021
	SHEET A2.50





3 - REAR ELEVATION



4 - SIDE ELEVATION

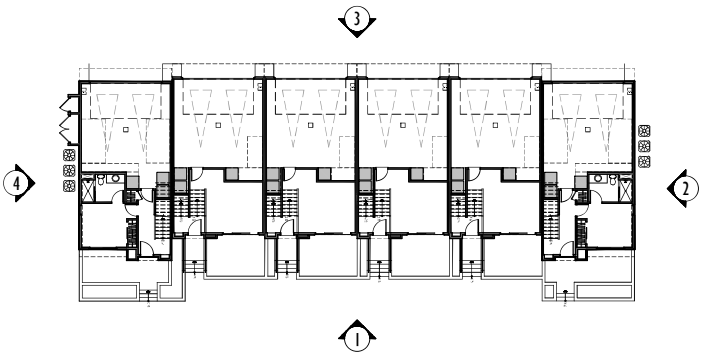
MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	FIBER CEMENT SIDING
3	ROOF EAVE W/ WOOD FASCIA/ BARGE
4	PARAPET WITH TRIM
5	VINYL WINDOWS
6	WINDOW W/ FOAM TRIM
7	SCREED LINE
8	METAL RAILING
9	METAL SECTIONAL GARAGE DOOR
10	METAL AWNING
11	FIBERGLASS ENTRY DOOR
12	DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13	STUCCO O/ FOAM TRIM
14	STUCCO SILL TRIM



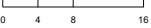
1 - FRONT ELEVATION



2 - SIDE ELEVATION

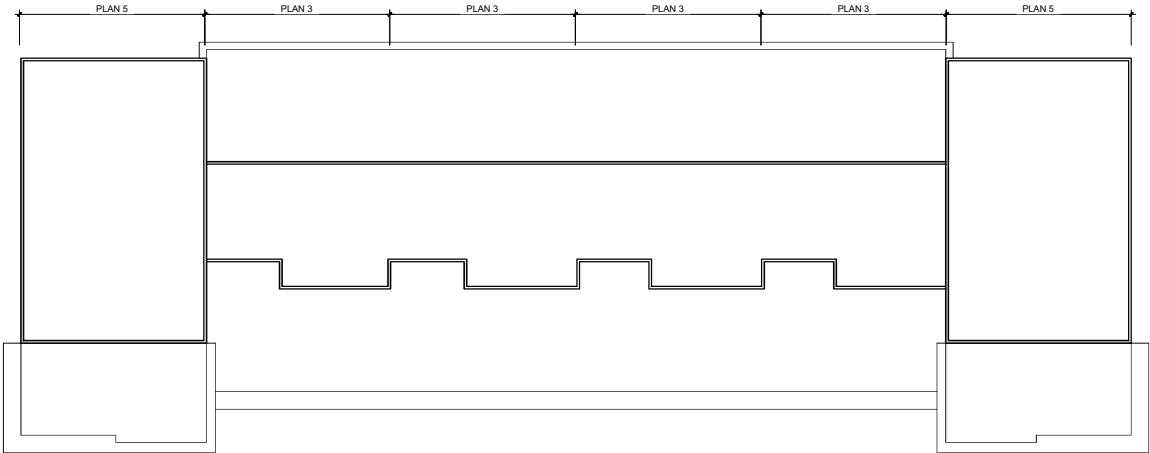


KEY PLAN - 1/32" = 1'-0"

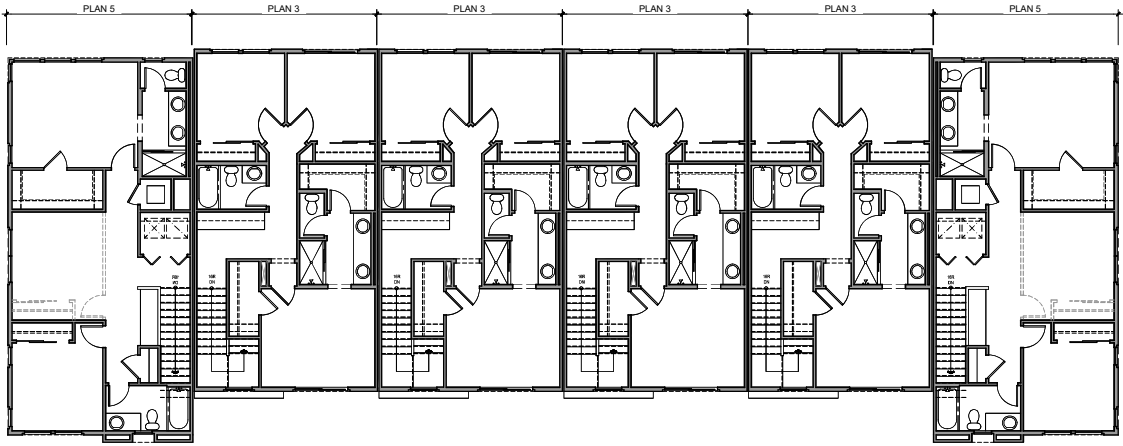


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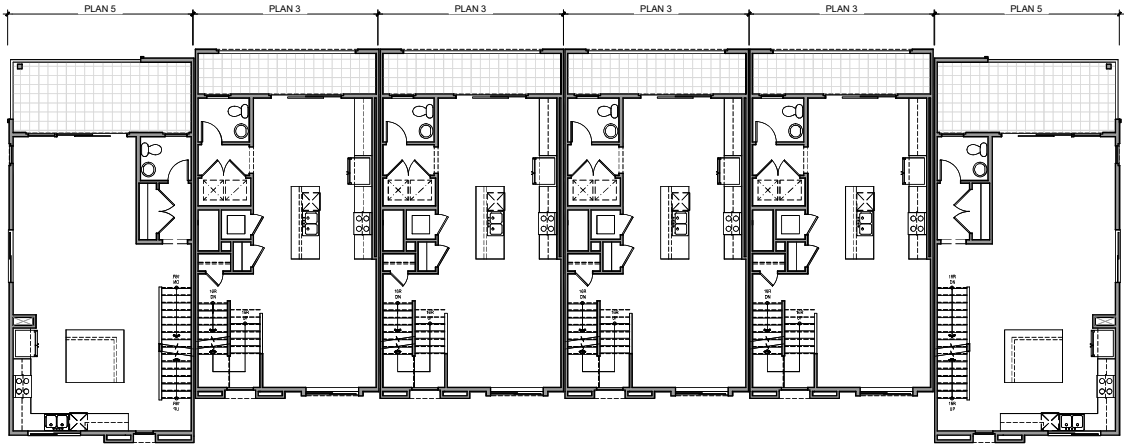
PREPARED BY: KTGY ARCHITECTURE + PLANNING  ADDRESS: 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133	1ST SUBMITTAL: 10-23-2020 2ND SUBMITTAL: 02-01-2021 3RD SUBMITTAL: 04-08-2021 REVISION: 05-25-2021 REVISION: 07-16-2021 REVISION: _____ REVISION: _____
	ORIGINAL DATE: 07-15-2021  SHEET A2.51



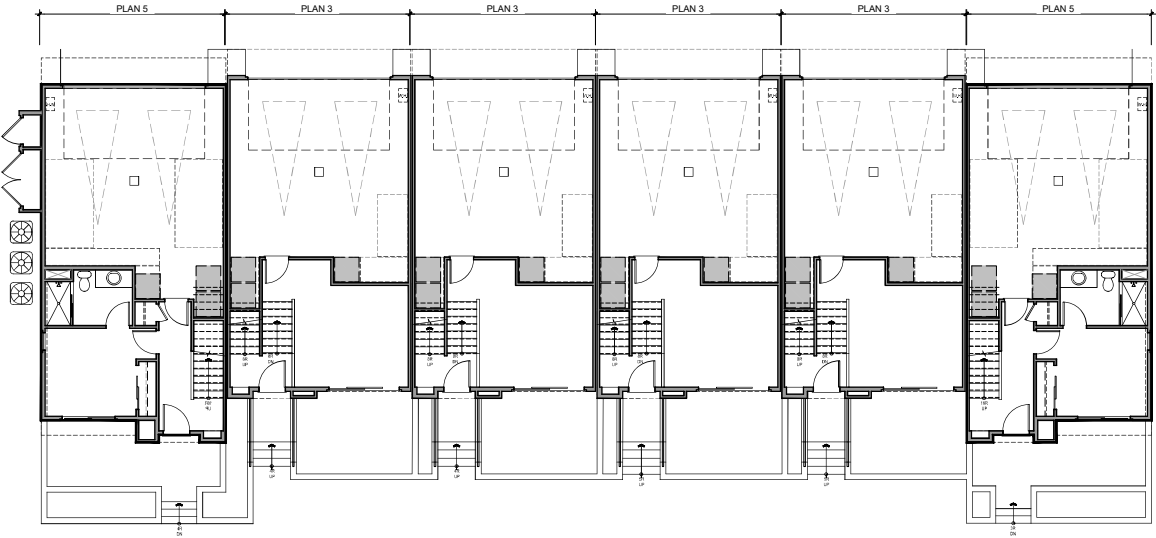
ROOF



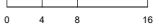
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



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949.851.2133

PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
BUILDING PLANS  
BUILDING TYPE 610 (6-PLEX)

1ST SUBMITTAL: 10-23-2020  
2ND SUBMITTAL: 02-01-2021  
3RD SUBMITTAL: 04-08-2021  
REVISION: 05-25-2021  
REVISION: 07-16-2021  
REVISION:  
REVISION:

ORIGINAL DATE: 07-15-2021

SHEET A2.52

JOB NUMBER: #2020-0487





FRONT PERSPECTIVE OF BUILDING TYPE 620 (6-PLEX)



REAR PERSPECTIVE OF BUILDING TYPE 620 (6-PLEX)

<u>PREPARED BY:</u> KTG9 ARCHITECTURE + PLANNING	1ST SUBMITTAL: 10-23-2020 2ND SUBMITTAL: 02-01-2021 3RD SUBMITTAL: 04-08-2021	
<u>ADDRESS:</u> 17911 VON KARMAN AVE, SUITE 200 IRVINE , CA 92614 949.851.2133	REVISION: 05-25-2021 REVISION: 07-16-2021 REVISION: _____ REVISION: _____	
<u>PROJECT NAME:</u> CLAIREMONT WASHINGTON NDP <u>SHEET TITLE:</u> BUILDING PERSPECTIVE BUILDING TYPE 620 (6-PLEX)	ORIGINAL DATE: 07-15-2020	
	SHEET A2.60	





3 - REAR ELEVATION



4 - SIDE ELEVATION

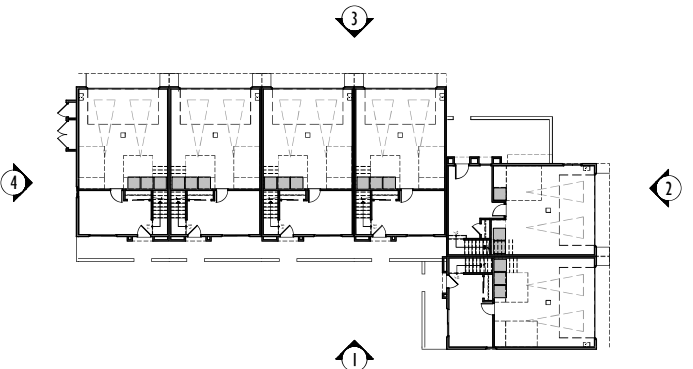
MATERIAL LEGEND	
1	STUCCO, LIGHT SAND FINISH
2	FIBER CEMENT SIDING
3	ROOF EAVE W/ WOOD FASCIA/ BARGE
4	PARAPET WITH TRIM
5	VINYL WINDOWS
6	WINDOW W/ FOAM TRIM
7	SCREED LINE
8	METAL RAILING
9	METAL SECTIONAL GARAGE DOOR
10	METAL AWNING
11	FIBERGLASS ENTRY DOOR
12	DECORATIVE EXT. LIGHTING & ADDRESS SIGN
13	STUCCO O/ FOAM TRIM
14	STUCCO SILL TRIM



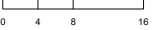
1 - FRONT ELEVATION



2 - SIDE ELEVATION

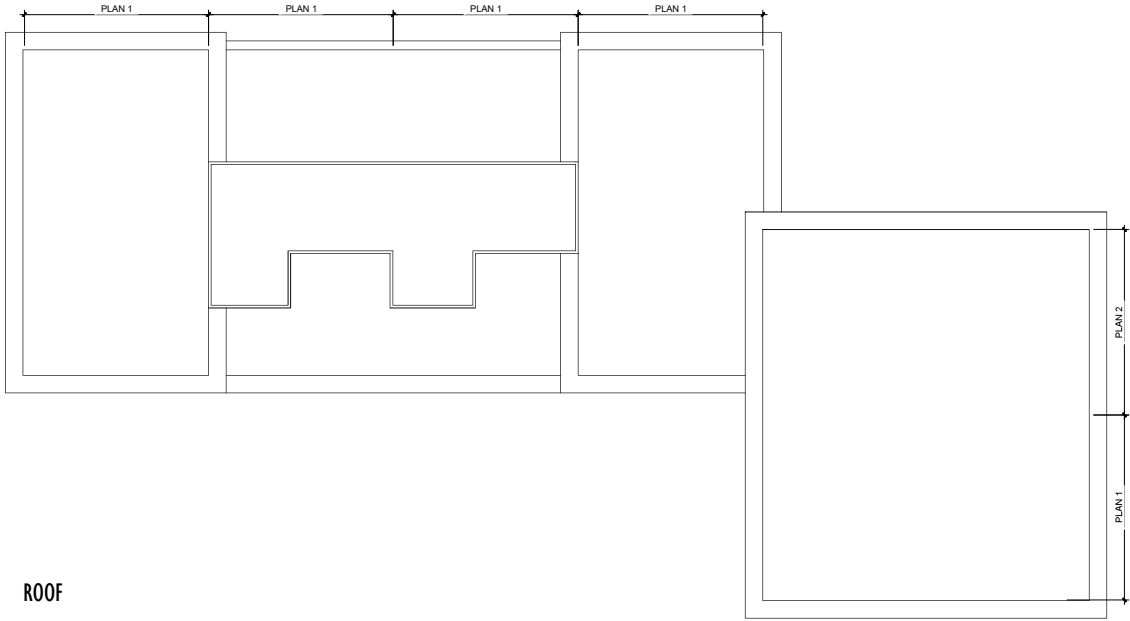


KEY PLAN - 1/32" = 1'-0"

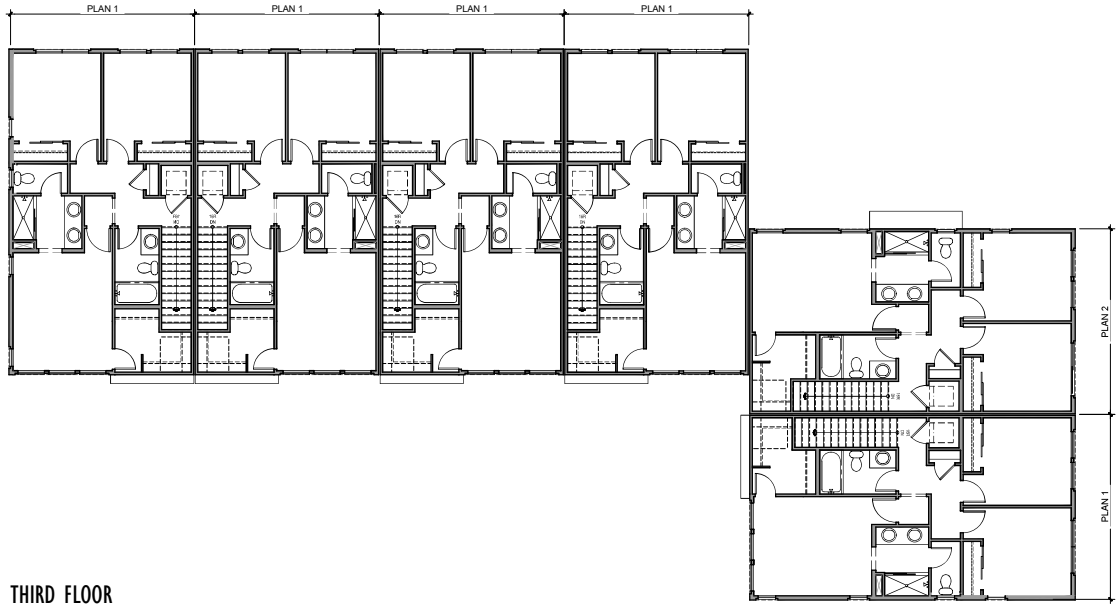


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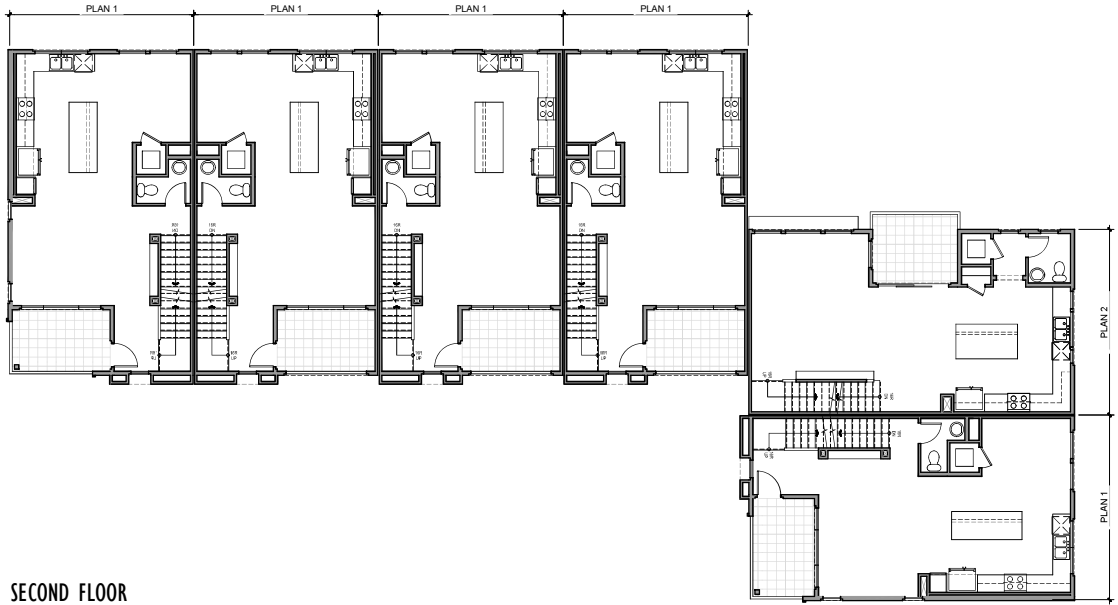
PREPARED BY: KTOY ARCHITECTURE + PLANNING  ADDRESS: 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133	1ST SUBMITTAL: 10-23-2020 2ND SUBMITTAL: 02-01-2021 3RD SUBMITTAL: 04-08-2021 REVISION: 05-25-2021 REVISION: 07-16-2021 REVISION: _____ REVISION: _____
	ORIGINAL DATE: 07-15-2021  SHEET A2.61



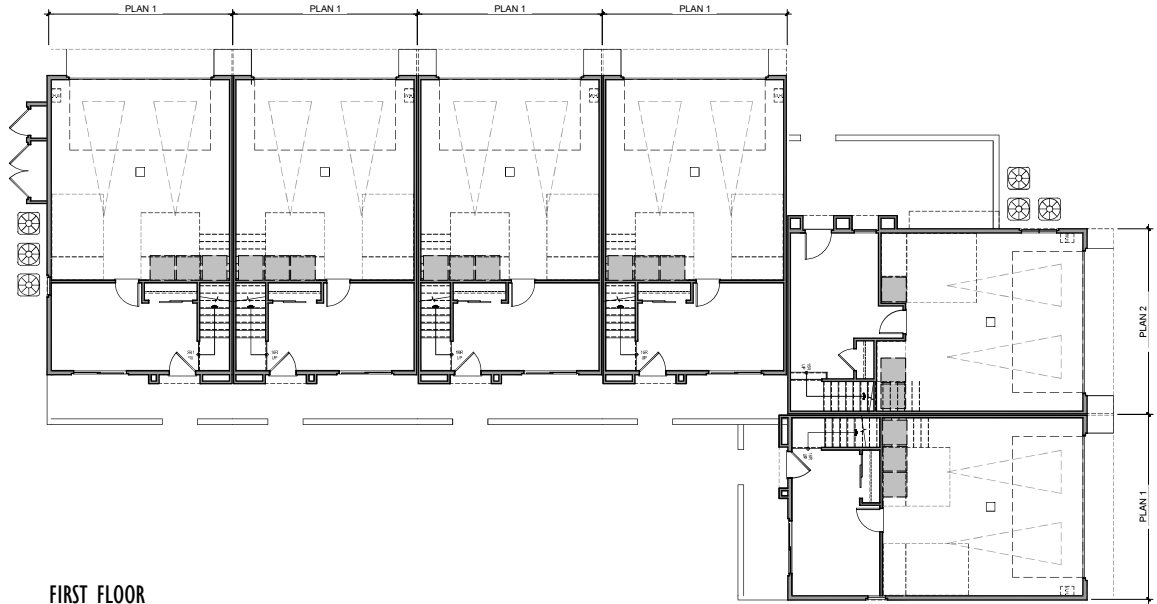
ROOF



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



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Suite 200  
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949.851.2133  
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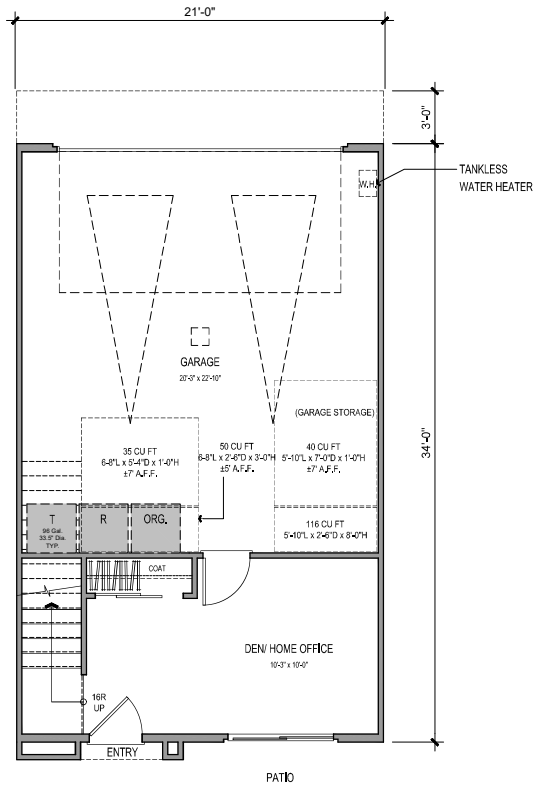
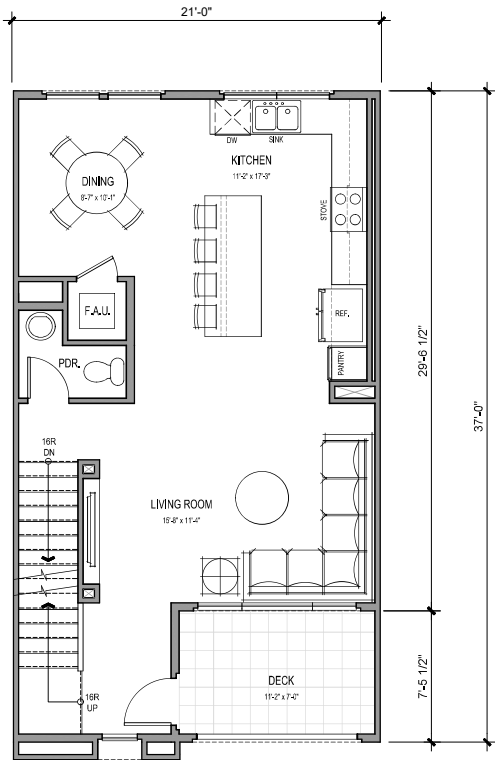
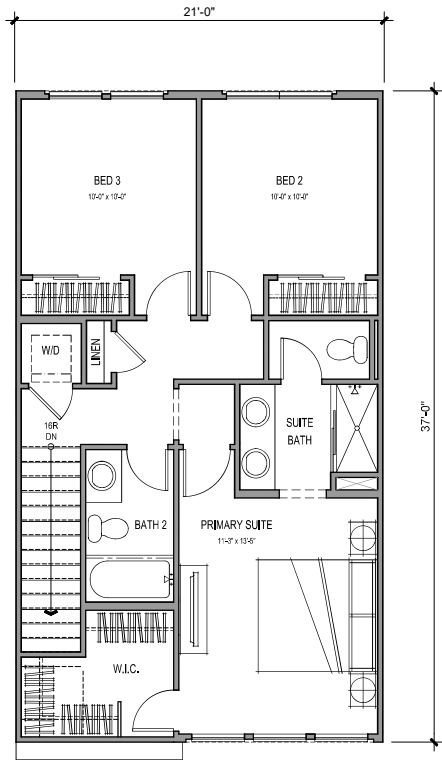
PREPARED BY:  
KTGY ARCHITECTURE + PLANNING  
ADDRESS:  
17911 VON KARMAN AVE, SUITE 200  
IRVINE, CA 92614  
949.851.2133

PROJECT NAME:  
CLAIREMONT  
WARMINGTON NDP  
SHEET TITLE:  
BUILDING PLANS  
BUILDING TYPE 620 (6-PLEX)

1ST SUBMITTAL: 10-23-2020  
2ND SUBMITTAL: 02-01-2021  
3RD SUBMITTAL: 04-08-2021  
REVISION: 05-25-2021  
REVISION: 07-16-2021  
REVISION:  
REVISION:

ORIGINAL DATE: 07-15-2021

SHEET A2.62



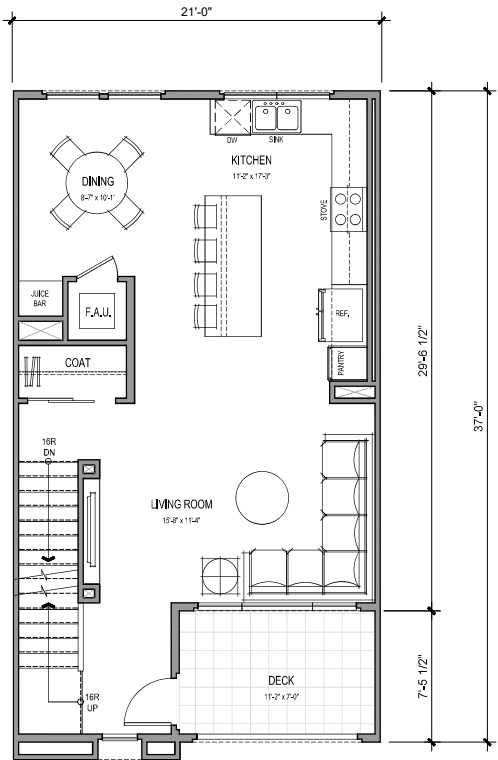
3 BEDS + DEN/ 2.5 BATHS

GROSS SF		NET SF	
1ST FLOOR	246 SQ. FT.	1ST FLOOR	202 SQ. FT.
2ND FLOOR	686 SQ. FT.	2ND FLOOR	634 SQ. FT.
3RD FLOOR	728 SQ. FT.	3RD FLOOR	684 SQ. FT.
TOTAL LIVING	1660 SQ. FT.	TOTAL LIVING	1520 SQ. FT.
GARAGE	484 SQ. FT.		
PATIO	92 SQ. FT.		
DECK	78 SQ. FT.		

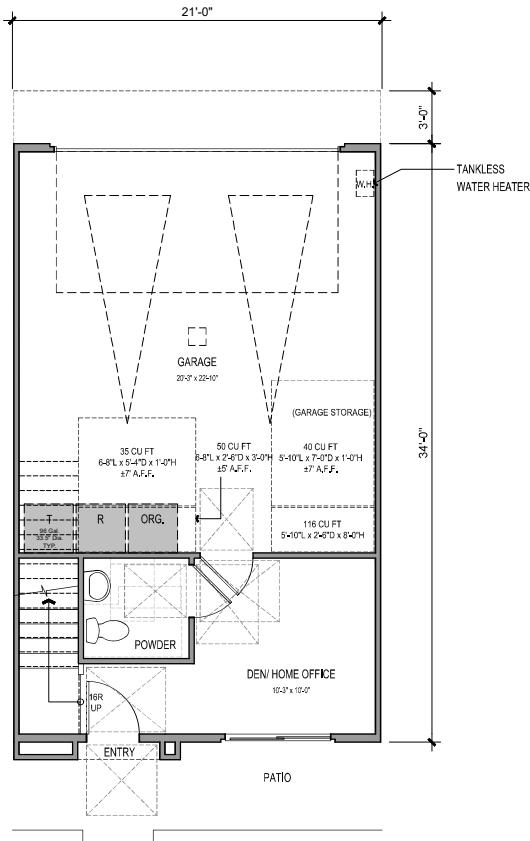


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<b>PREPARED BY:</b> KTOY ARCHITECTURE + PLANNING  <b>ADDRESS:</b> 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133  <b>PROJECT NAME:</b> CLAIREMONT WARMINGTON NDP <b>SHEET TITLE:</b> PLAN 1 UNIT PLANS	<b>1ST SUBMITTAL:</b> 10-23-2020
	<b>2ND SUBMITTAL:</b> 02-01-2021
	<b>3RD SUBMITTAL:</b> 04-08-2021
	<b>REVISION:</b> 05-25-2021
	<b>REVISION:</b> 07-16-2021
<b>ORIGINAL DATE:</b> 07-15-2021	
<b>SHEET</b> A3.00	



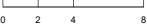
SECOND FLOOR



FIRST FLOOR

3 BEDS + DEN/ 2.5 BATHS

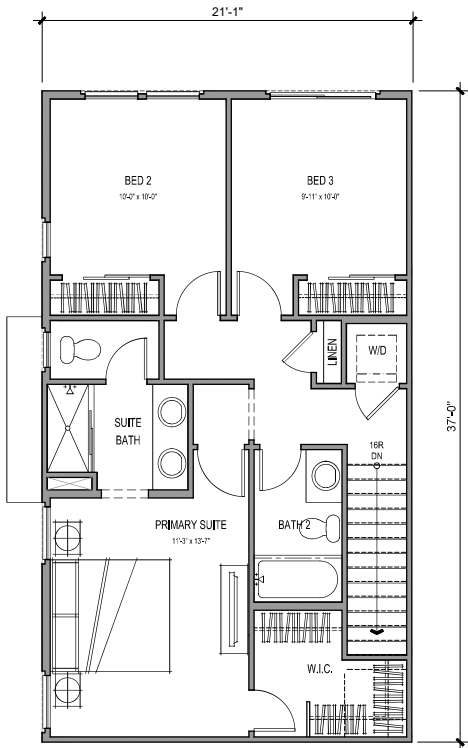
GROSS SF		NET SF	
1ST FLOOR	246 SQ. FT.	1ST FLOOR	202 SQ. FT.
2ND FLOOR	686 SQ. FT.	2ND FLOOR	634 SQ. FT.
3RD FLOOR	728 SQ. FT.	3RD FLOOR	684 SQ. FT.
TOTAL LIVING	1660 SQ. FT.	TOTAL LIVING	1520 SQ. FT.
GARAGE	484 SQ. FT.		
PATIO	92 SQ. FT.		
DECK	78 SQ. FT.		



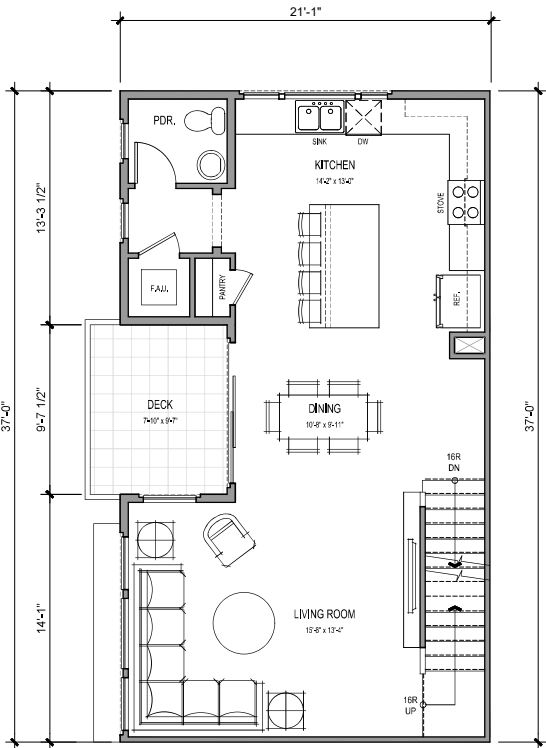
Architecture + Planning  
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Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

<b>PREPARED BY:</b> KTGY ARCHITECTURE + PLANNING  <b>ADDRESS:</b> 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133  <b>PROJECT NAME:</b> CLAIREMONT WARMINGTON NDP <b>SHEET TITLE:</b> PLAN 1 - ACCESSIBLE UNIT PLANS	<b>1ST SUBMITTAL:</b> 10-23-2020
	<b>2ND SUBMITTAL:</b> 02-01-2021
	<b>3RD SUBMITTAL:</b> 04-08-2021
	<b>REVISION:</b> 05-25-2021
	<b>REVISION:</b> 07-16-2021
	<b>ORIGINAL DATE:</b> 07-15-2021
	<b>SHEET</b> A3.01
	JOB NUMBER: #2020-0487

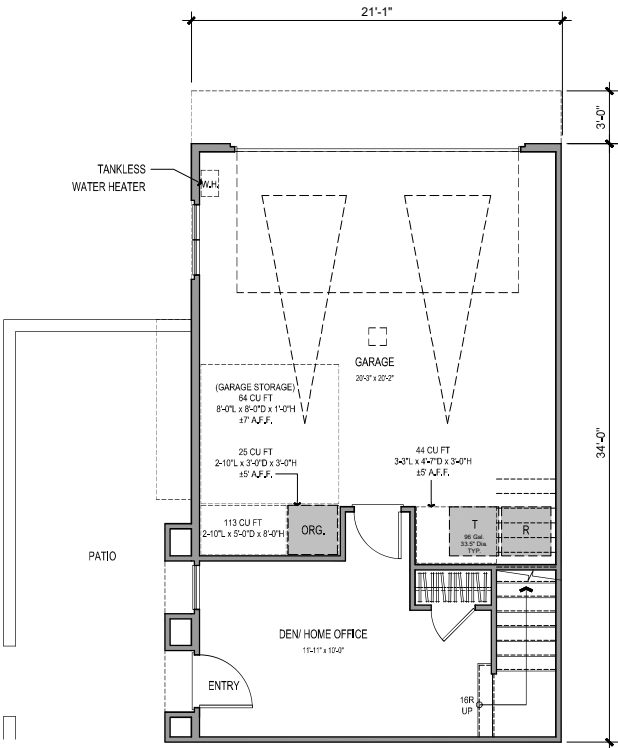




THIRD FLOOR



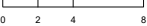
SECOND FLOOR



FIRST FLOOR

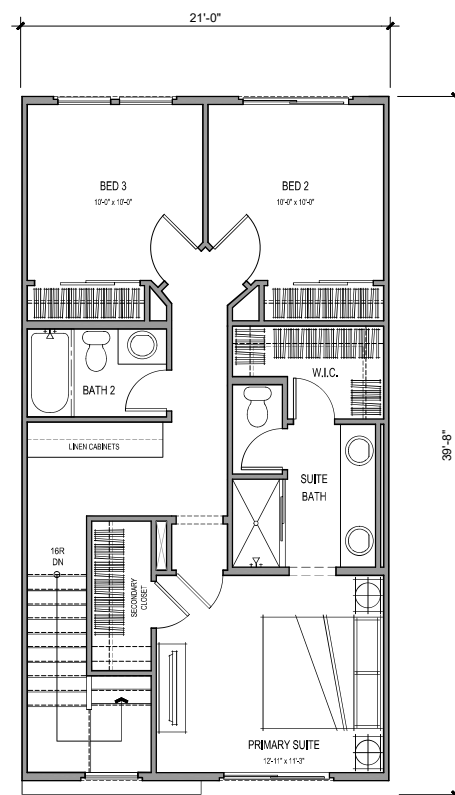
3 BEDS + DEN/ 2.5 BATHS

GROSS SF		NET SF	
1ST FLOOR	248 SQ. FT.	1ST FLOOR	209 SQ. FT.
2ND FLOOR	718 SQ. FT.	2ND FLOOR	667 SQ. FT.
3RD FLOOR	738 SQ. FT.	3RD FLOOR	691 SQ. FT.
TOTAL LIVING	1704 SQ. FT.	TOTAL LIVING	1566 SQ. FT.
GARAGE	484 SQ. FT.		
PATIO	223 SQ. FT.		
DECK	75 SQ. FT.		

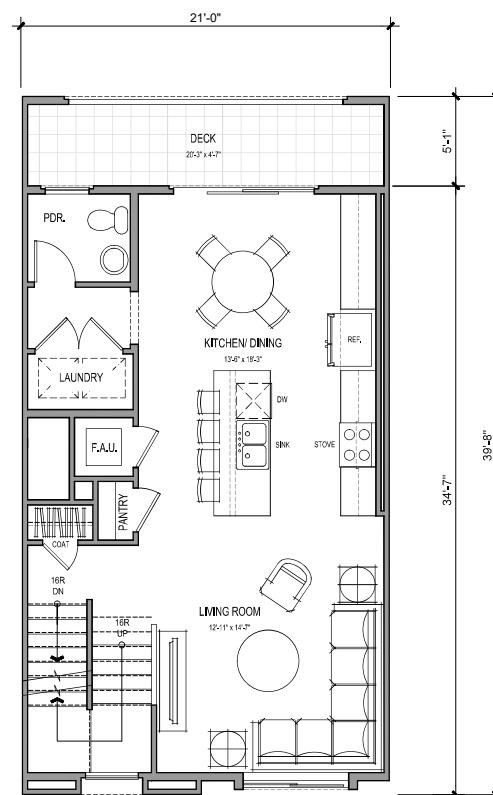


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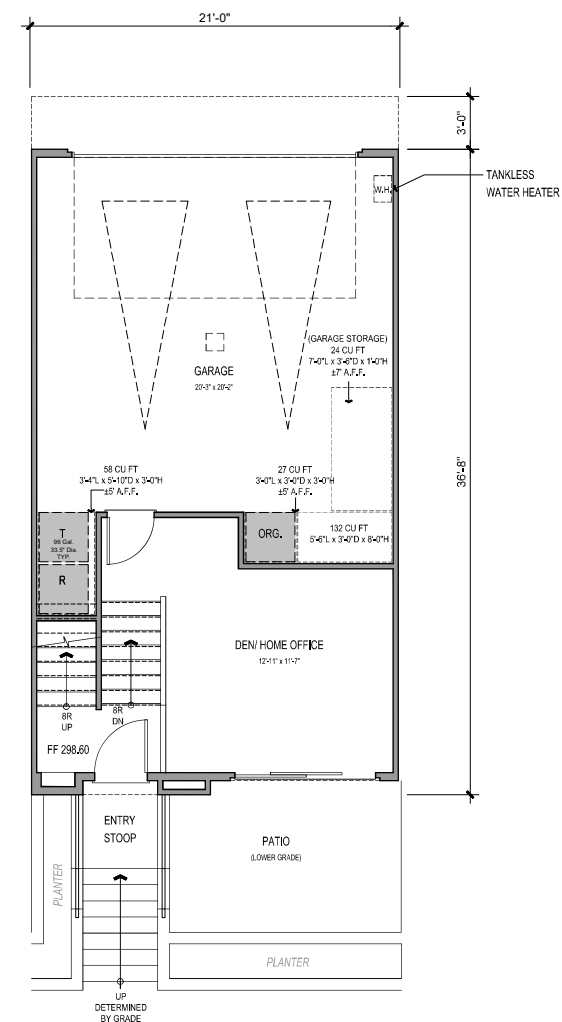
PREPARED BY: KTGY ARCHITECTURE + PLANNING	1ST SUBMITTAL: 10-23-2020
ADDRESS: 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133	2ND SUBMITTAL: 02-01-2021
PROJECT NAME: CLAIREMONT WARMINGTON NDP	3RD SUBMITTAL: 04-08-2021
SHEET TITLE: PLAN 2 UNIT PLANS	REVISION: 05-25-2021
	REVISION: 07-16-2021
	REVISION:
	REVISION:
	ORIGINAL DATE: 07-15-2021
	SHEET A3.10



### THIRD FLOOR



## SECOND FLOOR



FIRST FLOOR

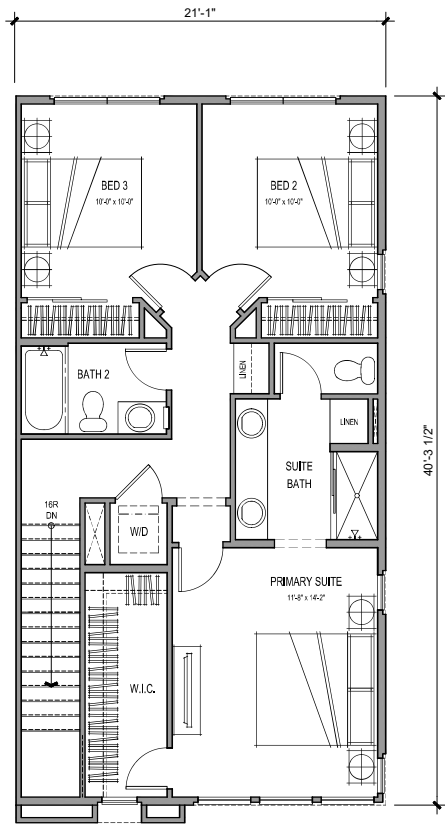
3 BEDS + DEN/ 2.5 BATHS

GROSS SF		NET SF	
1ST FLOOR	275 SQ. FT.	1ST FLOOR	251 SQ. FT.
2ND FLOOR	704 SQ. FT.	2ND FLOOR	658 SQ. FT.
3RD FLOOR	745 SQ. FT.	3RD FLOOR	702 SQ. FT.
TOTAL LIVING	1725 SQ. FT.	TOTAL LIVING	1611 SQ. FT.
GARAGE		477 SQ. FT.	
PATIO		112 SQ. FT.	
DECK		94 SQ. FT.	

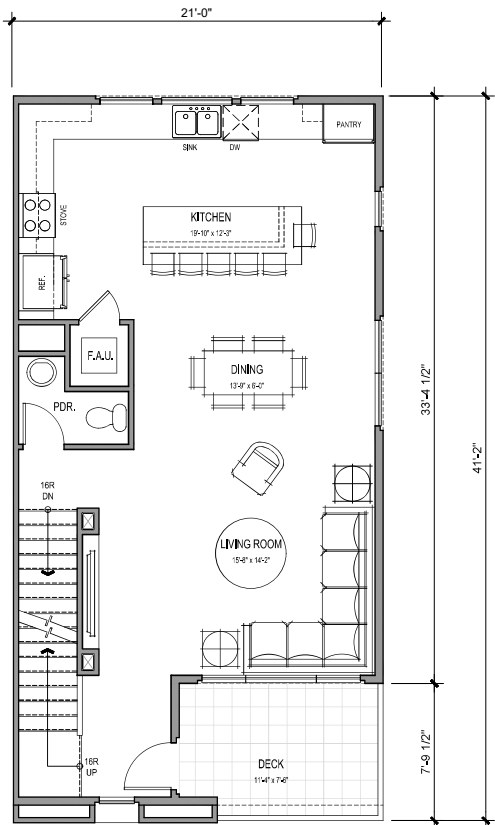


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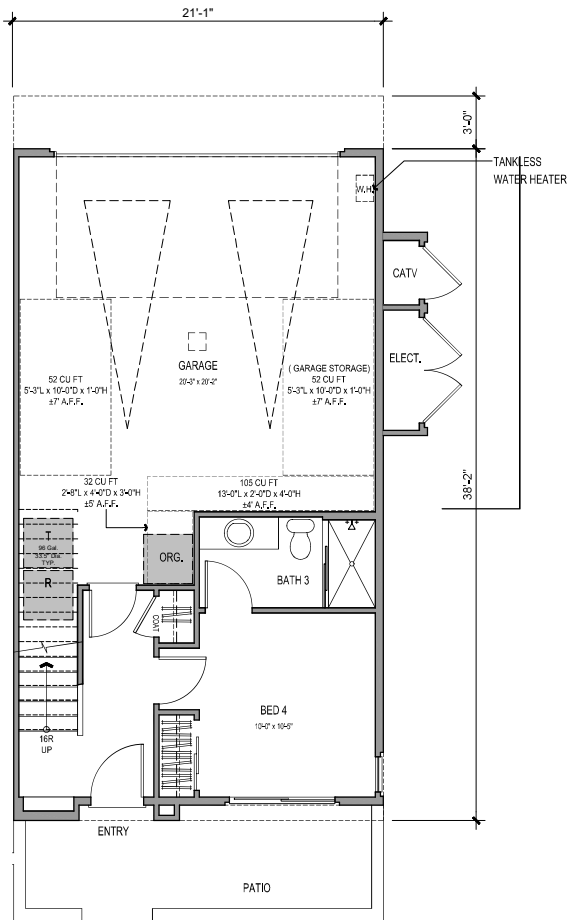
<u>PREPARED BY:</u> KTYG ARCHITECTURE + PLANNING  <u>ADDRESS:</u> 17911 VON KARMAN AVE, SUITE 200 IRVINE - CA 92614 949.851.2133	1ST SUBMITTAL: 10-23-2020 2ND SUBMITTAL: 02-01-2021 3RD SUBMITTAL: 04-08-2021  REVISION: 05-25-2021 REVISION: 07-16-2021  REVISION: _____ REVISION: _____
<u>PROJECT NAME:</u> CLAIREMONT WARMINGTON NDP  <u>SHEET TITLE:</u> PLAN 3  UNIT PLANS	ORIGINAL DATE: 07-15-2021   SHEET A3.20



THIRD FLOOR



SECOND FLOOR

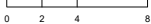


FIRST FLOOR

4 BEDS/ 2.5 BATHS

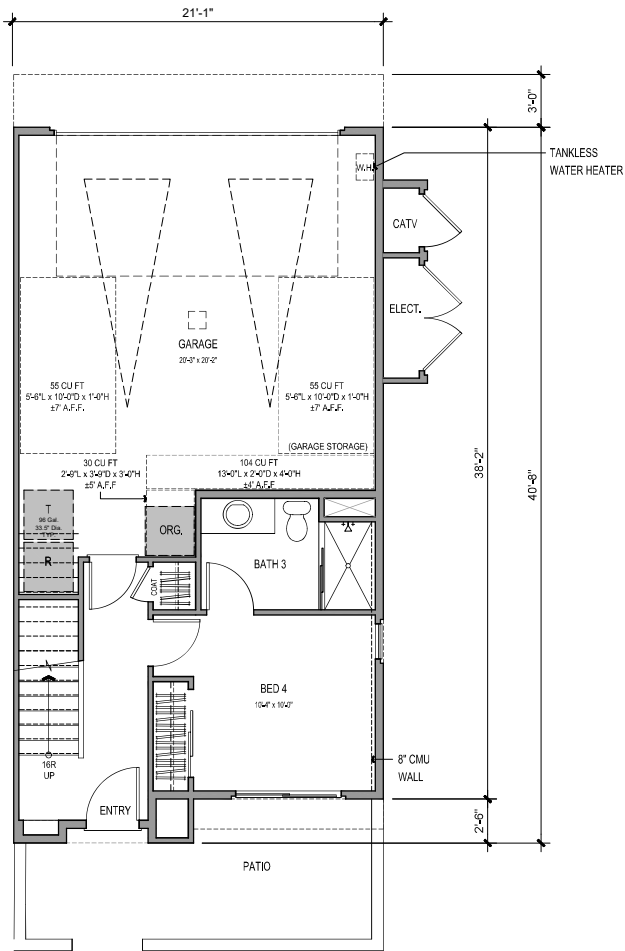
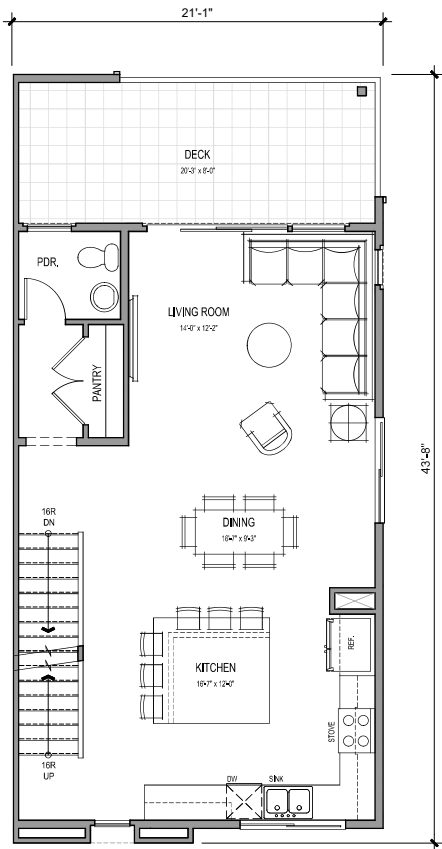
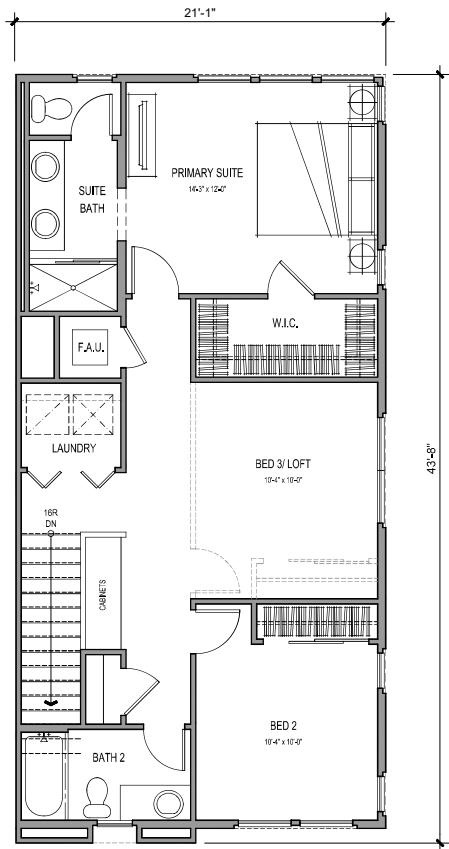
GROSS SF	
1ST FLOOR	322 SQ. FT.
2ND FLOOR	766 SQ. FT.
3RD FLOOR	788 SQ. FT.
TOTAL LIVING	1877 SQ. FT.
GARAGE	461 SQ. FT.
PATIO	110 SQ. FT.
DECK	90 SQ. FT.

NET SF	
1ST FLOOR	295 SQ. FT.
2ND FLOOR	717 SQ. FT.
3RD FLOOR	733 SQ. FT.
TOTAL LIVING	1746 SQ. FT.



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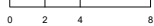
PREPARED BY: KTGY ARCHITECTURE + PLANNING ADDRESS: 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133	1ST SUBMITTAL: 10-23-2020 2ND SUBMITTAL: 02-01-2021 3RD SUBMITTAL: 04-08-2021 REVISION: 05-25-2021 REVISION: 07-16-2021 REVISION: REVISION:
PROJECT NAME: CLAIREMONT WARMINGTON NDP SHEET TITLE: PLAN 4 UNIT PLANS	ORIGINAL DATE: 07-15-2021 SHEET A3.30



3 BEDS + OPT. BED/ LOFT + 2.5 BATHS

GROSS SF	
1ST FLOOR	359 SQ. FT.
2ND FLOOR	723 SQ. FT.
3RD FLOOR	861 SQ. FT.
TOTAL LIVING	1943 SQ. FT.
GARAGE	467 SQ. FT.
PATIO	123 SQ. FT.
DECK	162 SQ. FT.

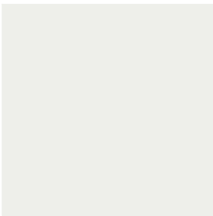
NET SF	
1ST FLOOR	313 SQ. FT.
2ND FLOOR	674 SQ. FT.
3RD FLOOR	802 SQ. FT.
TOTAL LIVING	1790 SQ. FT.



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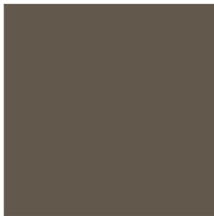
<b>PREPARED BY:</b> KTOY ARCHITECTURE + PLANNING  <b>ADDRESS:</b> 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133  <b>PROJECT NAME:</b> CLAIREMONT WARMINGTON NDP <b>SHEET TITLE:</b> PLAN 5 UNIT PLANS	<b>1ST SUBMITTAL:</b> 10-23-2020
	<b>2ND SUBMITTAL:</b> 02-01-2021
	<b>3RD SUBMITTAL:</b> 04-08-2021
	<b>REVISION:</b> 05-25-2021
	<b>REVISION:</b> 07-16-2021
<b>ORIGINAL DATE:</b> 07-15-2021	
<b>SHEET A3.40</b>	

1



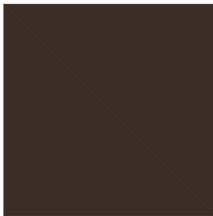
STUCCO, LIGHT SAND FINISH  
COLOR: SW 6539 SOOTHING WHITE

2



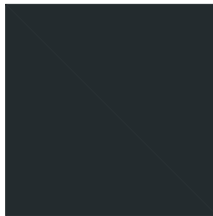
STUCCO, LIGHT SAND FINISH  
COLOR: SW 9615 PROSPECT

3



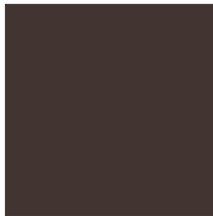
ENTRY DOOR 1  
COLOR: SW 9182 ROJO MARRON

4



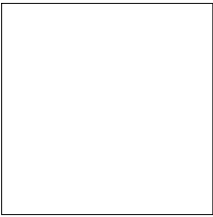
ENTRY DOOR 2  
COLOR: SW 6992 INKWELL

5




AWNING/ FASCIA/ TRIM/ RECESS/ GARAGE  
COLOR: SW 2838 POLISHED MAHOGANY

6



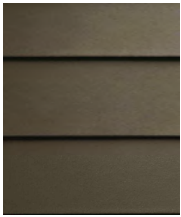
WINDOW FRAME  
COLOR: WHITE

7




RAILINGS  
COLOR: SW 6258 TRICORN BLACK

8



HARDIE PLANK LAP SIDING - SMOOTH  
COLOR: TIMBER BARK

9



DECK COATING UPI (URETHANE  
POLYMERS INTERNATIONAL)  
SIDEWALK GRAY



FRONT ELEVATION - B500 - 5-PLEX

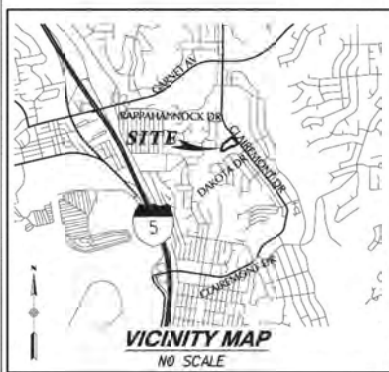
ALL STUCCO TO BE 16/20 FINISH  
ALL PAINT TO BE SHERWIN WILLIAMS

PREPARED BY: KTGY ARCHITECTURE + PLANNING ADDRESS: 17911 VON KARMAN AVE, SUITE 200 IRVINE, CA 92614 949.851.2133	1ST SUBMITTAL: 10-23-2020 2ND SUBMITTAL: 02-01-2021 3RD SUBMITTAL: 04-08-2021 REVISION: 05-25-2021 REVISION: 07-16-2021 REVISION: _____ REVISION: _____
PROJECT NAME: CLAIREMONT WARMINGTON NDP SHEET TITLE: COLOR BOARD	ORIGINAL DATE: 07-15-2021 SHEET A4.00
JOB NUMBER: #2020-0487	

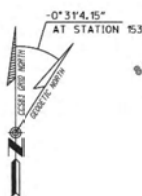


VESTING TENTATIVE MAP NO. 2487402 / SITE DEVELOPMENT PERMIT NO. 2487401 /  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. XXXXXXX  
**CLAIREMONT DRIVE**  
CITY OF SAN DIEGO, CALIFORNIA

ATTACHMENT 11



CR 43808



**OWNER**  
3450 CLAIREMONT LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: HAMILTON LAND DEVELOPMENT, INC.,  
A CALIFORNIA CORPORATION  
IT'S MANAGER

MATT HAMILTON  
PRINCIPAL  
DATE

**ARCHITECTURE & PLANNING**  
KTOY ARCHITECTURE & PLANNING  
17911 VON KARMAN AVE., SUITE 200  
IRVINE, CALIFORNIA 92614

PHONE: (949) 851-2133

**LANDSCAPE ARCHITECT**  
BMLA LANDSCAPE ARCHITECTURE  
310 N. JOY STREET  
CORONA, CALIFORNIA 92879

PHONE: (951) 737-1124

**SURVEYOR:**  
I HEREBY DECLARE THAT I AM THE LAND SURVEYOR OF WORK  
FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE  
CHARGE OVER THE LAND SURVEYING WORK FOR THIS PROJECT  
AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS  
CODE.

PATRICK A. MCMICHAEL  
L.S. 6187  
EXP. DATE: 3/31/2022



**PROJECT TEAM**

**APPLICANT/DEVELOPER/AGENT**

WARMINGTON RESIDENTIAL CALIFORNIA INC.  
3090 PULLMAN STREET  
COSTA MESA, CALIFORNIA 92625  
PHONE: (714) 434-4416

MATTHEW ESQUEVEL  
PROJECT MANAGER  
WARMINGTON RESIDENTIAL CALIFORNIA INC.  
DATE: 04/07/2021

**CIVIL ENGINEER**  
RICK ENGINEERING COMPANY  
5620 FRIARS ROAD  
SAN DIEGO, CALIFORNIA 92110  
PHONE: (619) 291-9707

**ENVIRONMENTAL CONSULTANT**  
ALDEN ENVIRONMENTAL, INC.  
3245 UNIVERSITY AVE., #188  
SAN DIEGO, CALIFORNIA 92104  
PHONE: (619) 284-3815

**GEOTECHNICAL ENGINEER**  
LEIGHTON & ASSOCIATES, INC.  
3934 MURPHY CANYON ROAD, #205  
SAN DIEGO, CALIFORNIA 92123

PHONE: (619) 292-8030

**SHEET INDEX**

1. TITLE SHEET FOR TENTATIVE MAP/SITE PLAN
2. DETAILS AND SECTIONS
3. TOPOGRAPHIC AND MAPPING CONSTRAINTS MAP
4. SLOPE ANALYSIS EXHIBIT
5. SITE PLAN/TENTATIVE MAP
6. GRADING & DRAINAGE PLAN
7. SITE UTILITIES
8. SITE CROSS SECTIONS
9. ACCESSIBILITY PLAN
10. FIRE ACCESS PLAN

**ABBREVIATIONS**

HT	HEIGHT
FF	FINISH FLOOR
FS	FINISH SURFACE
FL	FLOW LINE
IOO	IRREVOCABLE OFFER OF DEDICATION
I.E.	INVERT ELEVATION
PE	PAD ELEVATION
PI	POINT OF INTERSECTION
PVT	PRIVATE
TG	TOP OF GRADE
TP	TOP OF PIPE

**LEGAL DESCRIPTION**

THAT PORTION OF LOT 978 OF CLAIREMONT UNIT NO. 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 18, 1952, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 978 DISTANT THEREON NORTH 39°08'02" WEST 390.92 FEET FROM THE MOST EASTERLY CORNER THEREOF, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DEED TO SAN DIEGO METHODIST CHURCH UNION, RECORDED APRIL 13, 1953 IN BOOK 4817, PAGE 576 OF OFFICIAL RECORDS; THENCE AT RIGHT ANGLES SOUTH 50°51'58" WEST 182.55 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID LOT 978; THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY LINE OF SAID LOT 978 AS FOLLOWS:

NORTH 82°54'50" WEST 98.48 FEET TO AN ANGLE POINT THEREIN, SOUTH 57°30'00" WEST, 303.38 FEET, SOUTH 82°53'15" WEST 111.79 FEET; NORTH 13°24'10" EAST 217.59 FEET AND NORTH 11°38'50" WEST 13.78 FEET TO THE SOUTHWESTERLY CORNER OF SAID SAN DIEGO METHODIST CHURCH LAND ABOVE REFERRED TO; THENCE NORTH 50°51'58" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LAND 467.75 FEET TO THE POINT OF BEGINNING.

APN: 425-100-05

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 6, EPOCH 1995.35, BASED UPON THE GRID BEARING BETWEEN GPS STATIONS 153 AND 207, AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON SEPTEMBER 14, 2020, BOTH STATIONS HAVING A COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER PER RECORD OF SURVEY 14492.

I.E. GPS STATION 153 TO 207: S 36°22'45" W

STATION 153  
FD STD. STREET SURVEY MONUMENT (NO STAMPING) ON CENTERLINE MT. ALAMAGOSA PL.  
AT ADDRESS NO. 3721  
N: 1875041.61  
E: 6272128.19  
ELEV: 291.51  
COF: 9999874  
CONVERGENCE: -0°31'4.15"

STATION 207  
FD 2" CDOT BRASS DISK IN CONC. BRIDGE "S-22.31 1992" ON CENTER MEDIAN OF  
CLAIREMONT DR. BRIDGE OVER I-5  
N: 1868806.54  
E: 6272128.19  
ELEV: 291.51  
COF: 9999874  
CONVERGENCE: -0°31'4.15"

**BASIS OF ELEVATIONS**  
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NATIONAL GEODETTIC VERTICAL DATUM OF 1929 (NGVD29), BASED LOCALLY UPON THE NNBP CLAIREMONT DR. & RAPPAHANNOCK AVE., PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED OCTOBER 4, 2011.  
ELEVATION: 293.475

**ASSESSORS PARCEL NUMBER**  
425-100-05

**TYPE OF CONSTRUCTION**  
V.P.

**OCCUPANCY CLASSIFICATION**  
R-3

**SITE ADDRESS**  
3450 CLAIREMONT DRIVE  
SAN DIEGO, CALIFORNIA 92117

**DEVELOPMENT SUMMARY/GENERAL NOTES**

**BULLET POINT NARRATIVE**

A. THE PROJECT SITE IS CURRENTLY LOCATED IN THE PLANNING AREA OF CLAIREMONT MESA COMMUNITY PLAN. THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF EIGHT ONE AND TWO STORY 40 UNIT RESIDENTIAL TOWNHOME BUILDINGS WITH THE FOLLOWING TABULATED INFORMATION FOR DEVELOPMENT:

PLAN TYPE	DESCRIPTION	# OF UNITS	%
PLAN 1	3 BED + DEN/2.5 BA	18 UNITS	45%
PLAN 2	3 BED + DEN/2.5 BA	1 UNIT	3%
PLAN 3	3 BED + DEN/2.5 BA	7 UNITS	18%
PLAN 4	4 BED/2.5 BA	10 UNITS	25%
PLAN 5	3 BED + OPT. BED/LOFT + 2.5 BA	4 UNITS	10%
<b>TOTAL</b>		<b>40 UNITS</b>	<b>100%</b>
*10% ACCESSIBLE UNITS		4 UNITS	

B. THE PROJECT PROPOSES A DENSITY OF APPROXIMATELY 40 DWELLINGS PER NET ACRE. THE SITE WILL INCLUDE A 2 STORY RESIDENTIAL TOWNHOME BUILDING WITH 4 ADA ACCESSIBLE UNITS.

C. THIS PROJECT WILL REQUIRE THE FOLLOWING PERMITS/APPROVALS:  
GRADING PERMIT, PUBLIC IMPROVEMENT PERMIT, PARCEL MAP,  
BUILDING DEPARTMENT PERMIT, SITE DEVELOPMENT PERMIT AND  
THE REISSUANCE OF AN EXISTING C.U.P.

D. ALL PROPOSED UTILITIES WILL BE UNDERGROUNDED IN THE AREAS FOR PROPOSED GRADING, IMPROVEMENTS AND DEVELOPMENT PER SAN DIEGO MUNICIPAL CODE.

E. THE GEOLOGIC HAZARD CATEGORIES FOUND ON THIS SITE ARE BASED ON THE GEOTECHNICAL REPORT TITLED "PRELIMINARY GEOTECHNICAL INVESTIGATION, CLAIREMONT TOWNHOMES, 3450 CLAIREMONT DRIVE, SAN DIEGO, CALIFORNIA" DATED MAY 15, 2020. THE SITE FINDINGS FOR NON-SEISMIC GEOLOGIC HAZARDS AFFECTING THE PROJECT ARE CONSIDERABLY LOW.

F. 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.

G. EXISTING LOTS: 1  
PROPOSED LOTS: 1

**ADDITIONAL NOTES:**

1. THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF TOWNHOME UNITS IS AS FOLLOWS:  
- COMMERCIAL UNITS = 0  
- RESIDENTIAL UNITS = 40  
TOTAL = 40

2. BUILDING 1: 6 UNITS

BUILDING 2: 5 UNITS

BUILDING 3: 5 UNITS

BUILDING 4: 5 UNITS

BUILDING 5: 4 UNITS

BUILDING 6: 3 UNITS

BUILDING 7: 6 UNITS

BUILDING 8: 5 UNITS

TOTAL: 40 UNITS

3. A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP, AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

4. EXISTING EASEMENTS: SEE SHEET 3

PROPOSED EASEMENTS: NONE

NO EASEMENT TO BE VACATED.

5. ALL ROADS ONSITE ARE PRIVATE. SEE SECTIONS ON SHEET 2.

**PROPOSED USE**

A MULTI-FAMILY RESIDENTIAL PROJECT CONSISTING OF 40 UNITS

**EXISTING USE:**

ALL EXISTING SCHOOL AND CHURCHES ARE TO BE DEMOLISHED IN ADVANCE OF PROPOSED DEVELOPMENT.

**GRADING TABULATIONS:**

TOTAL AMOUNT OF SITE TO BE GRADED: 2.2 AC.

% OF TOTAL SITE: 67.07%

AMOUNT OF CUT: 4,500 CY

MAXIMUM OF CUT: 3.5'

AMOUNT OF FILL: 8,000 CY

MAXIMUM DEPTH OF FILL: 8.5'

SLOPE RATIO: 2:1

MAXIMUM HT. OF CUT SLOPES: 14'

SLOPE RATIO: 2:1

AMOUNT OF IMPORT SOIL: 3,500 CY

RETAINING WALLS:

\*LENGTH: 300'

\*MAXIMUM HEIGHT: 12'

**PROJECT GROSS SITE AREA**

GROSS LAND AREA: 3.28 AC.

NET LAND AREA: 1.95 AC.

**COMMUNITY PLAN AREA**

CLAIREMONT MESA COMMUNITY PLAN

**ZONING DESIGNATION**

EXISTING ZONING: RM-1-1

**SETBACK REQUIREMENTS**

FRONT: 15'-0"

REAR: 15'-0"

SIDE: 5' AND ON AT EAST 50% OF

ONE OF THE INTERIOR SIDES

REQUIRES A 8' SETBACK OR

10' OFF THE LOT WIDTH

(WHICHEVER IS GREATER)

**LEGEND**

ITEM	SYMBOL
<b>PROPOSED IMPROVEMENTS *</b>	
LOT LINE/ROW	---
0' 4" / 6" CONCRETE CURB/BERM & GUTTER (PVT)	---
SIDEWALK	---
ASPHALT PAVING	---
CONCRETE	---
PAD ELEVATION	PE=487.2
FINISH FLOOR ELEVATION	FF=492.5
DIRECTION OF FLOW	1.8%
DAYLIGHT LINE/GRADING LIMIT	---
PROPOSED MAJOR CONTOUR	420
PROPOSED MINOR CONTOUR	---
2:1 SLOPE (MAX)	---
BROW DITCH	---
SWALE	---
ADA PATH OF TRAVEL	---
RETAINING WALL	---
STORM DRAIN	18" UNLESS OTHERWISE NOTED
CATCH BASIN	---
TYPE A-4 CLEAN OUT	---
CURB INLET	---
STORM DRAIN HEADWALL	---
RIPRAP	---
SEWER MANHOLE	---
SEWER	8" UNLESS OTHERWISE NOTED
WATER	8" UNLESS OTHERWISE NOTED
WATER METER W/BACKFLOW (PUBLIC)	---
FIRE SERVICE	8" UNLESS OTHERWISE NOTED
FIRE SERVICE W/BACKFLOW	---
FIRE HYDRANT	---
STREET LIGHT	---

**EXISTING IMPROVEMENTS**

EXISTING PROJECT BOUNDARY	---
EXISTING PROPERTY LINE	---
EXISTING LOT LINE/ROW	---
EXISTING CENTERLINE	---
EXISTING MAJOR CONTOUR	420
EXISTING MINOR CONTOUR	---
EXISTING ROAD	---
EXISTING TREE OR BUSH	---
EXISTING BUILDING OR MANMADE STRUCTURE	---
EXISTING LIGHT FIXTURE	---
EXISTING SIGN	---
EXISTING FENCE	---
EXISTING PARKING SPACES	---
EXISTING WATER MAIN	---
EXISTING SEWER MAIN	---
EXISTING GAS LINE	---
EXISTING DRY UTILITIES	---
EXISTING SURVEY MONUMENT, AS NOTED	---

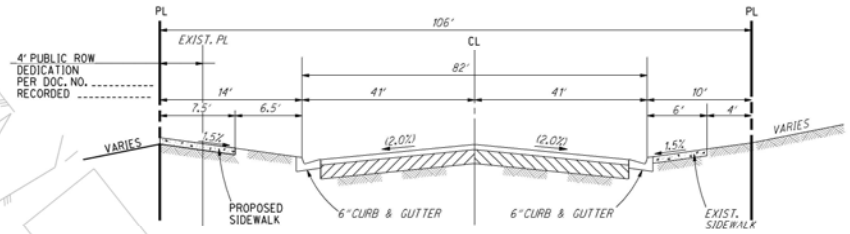
LAMBERT COORDINATES: 232-1707 NA083: 1872-6267	PTS: 0677814 L.O.: 24008739
PREPARED BY: RICK ENGINEERING COMPANY ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA 92110 (619) 291-9707	REVISION 1: REVISION 2: REVISION 3: REVISION 4: REVISION 5: REVISION 6: REVISION 7:
PROJECT NAME: CLAIREMONT DRIVE SHEET TITLE: VESTING TENTATIVE MAP/ SITE PLAN/ NEIGHBORHOOD DEVELOPMENT PERMIT	ORIGINAL DATE: 06/16/2021 SHEET 1 OF 10 JOB NUMBER: 19254



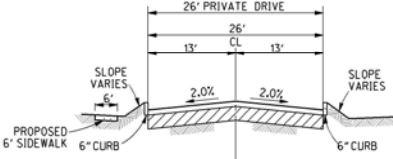
ENGINEER OF WORK  
KAREN S. VAN ERT  
R.C.E. No. 56991  
EXP. DATE: 6-30-2021

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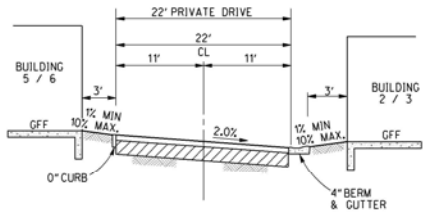




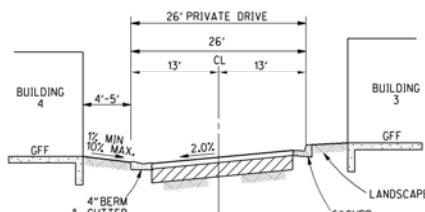
SECTION A-A  
PUBLIC STREET - CLAIREMONT DR (EXISTING WITH PROPOSED CONDITIONS)  
NOT TO SCALE



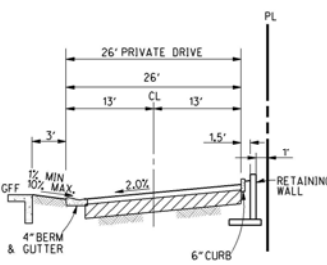
STREET SECTION B-B  
NOT TO SCALE



STREET SECTION C-C  
NOT TO SCALE



STREET SECTION D-D  
NOT TO SCALE

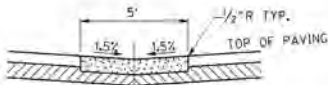


STREET SECTION E-E  
NOT TO SCALE

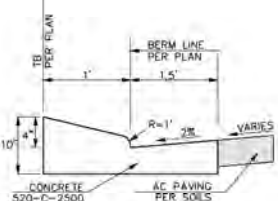
-0° 31' 4.15" AT STATION 153

CROSS SECTION KEY MAP

NTS



CONCRETE CROSS-GUTTER DETAIL  
NOT TO SCALE



4" CONCRETE BERM DETAIL (PVT)  
NOT TO SCALE



ENGINEER OF WORK  
*Karen S. Van Ert*  
KAREN S. VAN ERT  
R.C.E. No. 56991  
EXP. DATE: 6-30-2021

LAMBERT COORDINATES: 132-1702 MAQ63: 1872-6267	PTS: 0677814 I.C.: 24008739
PREPARED BY: RICK ENGINEERING COMPANY ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA 92110 (619) 291-0707	REVISION 1: REVISION 2: REVISION 3: REVISION 4: REVISION 5: REVISION 6: REVISION 7:
PROJECT NAME: CLAIREMONT DRIVE SHEET TITLE: DETAILS AND SECTIONS	ORIGINAL DATE:  SHEET 2 OF 10



GENERAL NOTES

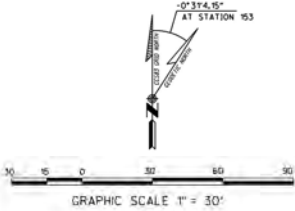
1. TOPOGRAPHIC SOURCE: RICK ENGINEERING COMPANY DATED: 09/16/2020  
2. EXISTING CONTOURS ARE SHOWN AT 1' INTERVALS

EXISTING EASEMENTS

1	04-18-1952	MAP 2865	4' EASEMENT UN-NAMED AND INCIDENTAL PURPOSES
---	------------	----------	--

CONSTRUCTION NOTES

- 1 EXISTING CONCRETE
- 2 EXISTING TREES
- 3 EXISTING FENCE
- 4 EXISTING RETAINING WALL
- 5 EXISTING WOODEN CROSS
- 6 EXISTING ASPHALT
- 7 EXISTING DRY UTILITIES
- 8 EXISTING BACKFLOW PREVENTORS
- 9 EXISTING BUILDING (EST. 1957)
- 10 EXISTING SIGNAGE
- 11 EXISTING NO PARKING SIGN
- 12 EXISTING WATER METER
- 13 EXISTING CLEANOUT
- 14 EXISTING WATER LATERAL
- 15 EXISTING CATCH BASIN
- 16 EXISTING GATE VALVE
- 17 ENVIRONMENTALLY SENSITIVE LANDS
- 18 EXISTING TRANSIT STOP (212 FT NORTHWEST)
- 19 EXISTING FIRE HYDRANT
- 20 EXISTING GAS LATERAL
- 21 EXISTING MONUMENT (AS NOTED)



ENGINEER OF WORK  
*Karen S. Van Ert*  
KAREN S. VAN ERT  
R.C.E. No. 56991  
EXP. DATE: 6-30-2021

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LAMBERT COORDINATES: 232-1702 NAD83: 1872-6267	PTS: 0677814 I.D.: 24008739
PREPARED BY: RICK ENGINEERING COMPANY ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA 92116 (619) 291-0707	REVISION 1: REVISION 2: REVISION 3: REVISION 4: REVISION 5: REVISION 6: REVISION 7:
PROJECT NAME: CLAIREMONT DRIVE SHEET TITLE: TOPOGRAPHIC AND MAPPING CONSTRAINTS SHEET	ORIGINAL DATE: SHEET 3 OF 10

DATE: 09/16/2020  
DRAWN BY: J. VAN ERT  
CHECKED BY: K. VAN ERT  
APPROVED BY: K. VAN ERT  
SCALE: AS SHOWN  
JOB NUMBER: 19254



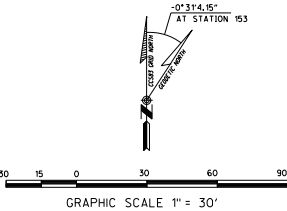
LEGEND:

SUBDIVISION BOUNDARY  
0.00% - 25% SLOPE AREAS  
25% AND GREATER SLOPE AREAS

NOTE:  
THERE ARE NO SLOPES THAT ARE GREATER THAN 25% AND 50' IN VERTICAL HEIGHT.

SLOPES

SLOPES 0-25%: 1.3 AC.  
SLOPES 25% AND GREATER: 2.0 AC.  
TOTAL: 3.3 AC.



ENGINEER OF WORK

KAREN S. VAN ERT  
R.C.E. No. 56991  
EXP. DATE: 6-30-2021

J-19254A



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LAMBERT COORDINATES: <u>232-1707</u> NAD83: <u>1872-6267</u>	PTS: <u>0677814</u> I.O.: <u>24008739</u>
PREPARED BY: RICK ENGINEERING COMPANY	REVISION 1: _____ REVISION 2: _____ REVISION 3: _____ REVISION 4: _____ REVISION 5: _____ REVISION 6: _____ REVISION 7: _____
ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA 92110 (619) 291-0707	ORIGINAL DATE: _____
PROJECT NAME: CLAIREMONT DRIVE SHEET TITLE: SLOPE ANALYSIS EXHIBIT	SHEET 4 OF 10



CONSTRUCTION NOTES

ATTACHMENT 11

- 1 PROPOSED 6" CURB AND GUTTER PER SD STD. DWG. SDG-151
- 2 PROPOSED CURB RAMP PER SD STD. DWG. SDG-135
- 3 PROPOSED 5' SIDEWALK PER SD STD. DWG. SDG-155
- 4 PROPOSED 25' CONCRETE DRIVEWAY PER SD STD. DWG. SDG-160
- 5 PROPOSED 6" CURB PER SD STD. DWG. SDG-150
- 6 PROPOSED RETAINING WALL PER STRUCTURAL PLANS
- 7 PROPOSED SITE WALL, SEE LANDSCAPE PLANS
- 8 PROPOSED LANDSCAPING, SEE LANDSCAPE PLANS
- 9 PROPOSED BIOCLEAN WQ BIOFILTRATION MODULAR WETLAND
- 10 PROPOSED SEWER MANHOLE PER SD STD. DWG. SDG-106
- 11 PROPOSED UNDERGROUND STORM TRAP DETENTION VAULT
- 12 PROPOSED PUMP STATION
- 13 PROPOSED RETAINING WALL PER SD STD. DWG. C-03
- 14 PROPOSED FIRE HYDRANT PER SD STD. DWG. SDW-104
- 15 PROPOSED TYPE B INLET PER SD STD. DWG. SDD-116
- 16 PROPOSED RIP RAP PAD
- 17 PROPOSED A-4 CLEANOUT PER SD STD. DWG. D-09
- 18 PROPOSED CLEANOUT FOR SEWER FORCE MAIN PER SD STD. DWG. SDS-109
- 19 PROPOSED SIGNAGE PER LANDSCAPE
- 20 SIGHT VISIBILITY TRIANGLE (10'x10')
- 21 EXISTING TRANSIT STOP (212 FT NORTHWEST)
- 22 PROPOSED 192 SF TRASH ENCLOSURE
- 23 PROPOSED 4" BERM PER DETAIL ON SHEET 2
- 24 PROPOSED 0" CURB
- 25 PROPOSED CROSS GUTTER DETAIL ON SHEET 2
- 26 PROPOSED 2" BLOW-OFF PER STD. DWG. SDW-143
- 27 PROPOSED 2" AIR VAC PER STD. DWG. SDW-159
- 28 PROPOSED STRUCTURAL HEADWALL
- 29 PROPOSED 18" X 18" CATCH BASIN
- 30 PROPOSED A-6 CLEANOUT PER STD. DWG. D-09
- 31 PROPOSED IRRIGATION METER
- 32 PROPOSED IRRIGATION BACKFLOW
- 33 PROPOSED CUT-OFF WALL PER STD. DWG. SDS-115
- 34 EXISTING STREET LIGHT

- 35 PROPOSED 2-2" WATER BACKFLOW PER WILKINS MODEL 375 DA OR APPROVED EQUAL
- 37 FIRE LANE PARKING SIGN PLACED EVERY 100'
- 38 PROPOSED LEFT TURN LANE
- 39 PROPOSED 2-2" WATER METER PER SD STD. DWG. SDW-114(R)
- 40 PROPOSED TRAFFIC STRIPING
- 41 PROPOSED 8" FIRE SERVICE BACKFLOW PER WILKINS MODEL 475 DA OR APPROVED EQUAL
- 42 LIMITS OF REMEDIAL GRADING
- 43 PROPOSED SEWER CLEANOUT PER STD. DWG. SDS-121
- 44 FOUND LEAD & DISK STAMPED "LS-2554"
- 45 FOUND LEAD & DISK STAMPED "LS-1534"

LEGEND

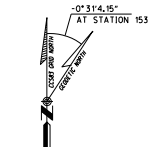
ITEM	SYMBOL
SIDEWALK	-----
ADA UNIT	*
DAYLIGHT LINE	-----
LOT NUMBER	①
FIRE LANE PARKING SIGN	●
EXIST. MONUMENTS	■

GENERAL NOTES

- ON-SITE STREET LIGHTING WILL BE INCLUDED DURING FINAL CONSTRUCTION DRAWINGS ONCE A PHOTOMETRIC PLAN HAS BEEN COMPLETED.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING HILLSIDE AREA.
- AT THE STORM WATER DISCHARGE LOCATIONS, ENERGY 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.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS. (PRE-PROJECT AND POST-PROJECT ARE EQUIVALENT.)
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, PER SDMA SECTION 142.0409 (b)(2), PLANT MATERIAL OTHER THAN TREES, LOCATED WITHIN THE VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36" IN HEIGHT, MEASURED FROM THE LOWEST GRADE ADJUTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
- 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 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 CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCL). THE WPCL SHALL NOT BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.



GRAPHIC SCALE 1" = 30'



ENGINEER OF WORK

Karen S. Van Ert  
R.C.E. No. 56991  
EXP. DATE: 6-30-2021

DATE  
J-19254A



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LAMBERT COORDINATES: 232-1707 NAD83: 1872-6267	PTS: 0677814 I.O.: 24008739
PREPARED BY: RICK ENGINEERING COMPANY  ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA 92110 (619) 291-0707	REVISION 1: _____ REVISION 2: _____ REVISION 3: _____ REVISION 4: _____ REVISION 5: _____ REVISION 6: _____ REVISION 7: _____
PROJECT NAME: CLAIREMONT DRIVE SHEET TITLE: SITE PLAN/ TENTATIVE MAP	ORIGINAL DATE: _____
SHEET 5 OF 10	

JOB NUMBER: 19254



CONSTRUCTION NOTES

- 1 TYPE A-4 CLEAN OUT
- 2 TYPE B INLET
- 3 BIOCLEAN WQ MODULAR WETLAND MODEL MWS-L-4-4-V
- 4 STORM TRAP DETENTION VAULT (SEE SECTION BELOW)
- 5 ENERGY DISSIPATOR (RIP RAP)
- 6 EXIST. TRANSIT STOP (212 FT NORTHWEST)
- 7 TYPE A-6 CLEAN OUT
- 8 18"x18" CATCH BASIN

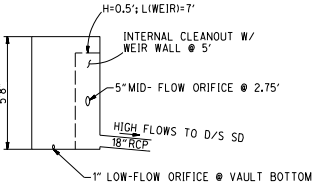
LEGEND

ITEM	SYMBOL
DAYLIGHT LINE	
SIDEWALK	

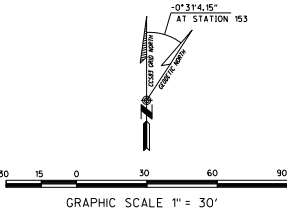
GENERAL GRADING NOTES:

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

VAULT DIMENSIONS: 1,080 SQ. FT. X 5'8" DEEP



4 VAULT TO COMPACT BIOFILTRATION BMP  
NOT TO SCALE



ENGINEER OF WORK

Karen S. Van Ert  
R.C.E. No. 56991  
EXP. DATE: 6-30-2021

DATE

J-19254A



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LAMBERT COORDINATES: 232-1707  
NAD83: 1872-6267

PREPARED BY:  
RICK ENGINEERING COMPANY

ADDRESS:  
5620 FRIARS ROAD  
SAN DIEGO, CA 92110  
(619) 291-0707

PROJECT NAME:  
CLAIREMONT  
DRIVE  
SHEET TITLE:  
GRADING AND DRAINAGE  
PLANS

PTS: 0677814  
I.O.: 24008739

REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

REVISION 5:

REVISION 6:

REVISION 7:

ORIGINAL DATE:

SHEET 6 OF 10

JOB NUMBER: 19254



UTILITY NOTES

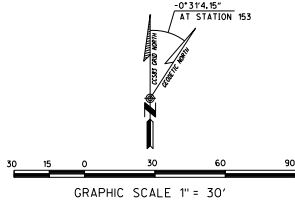
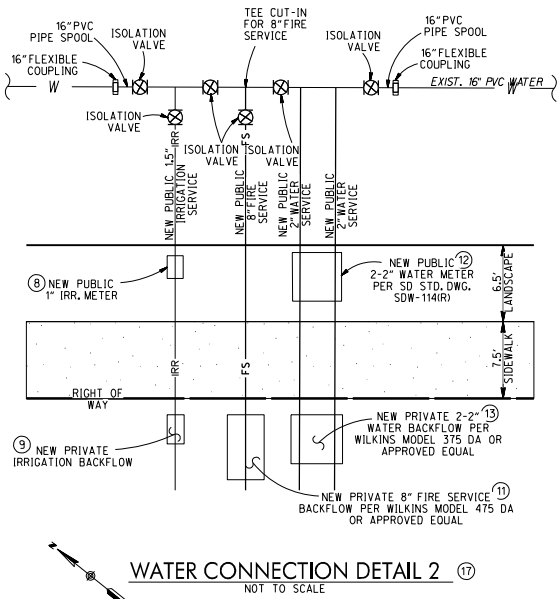
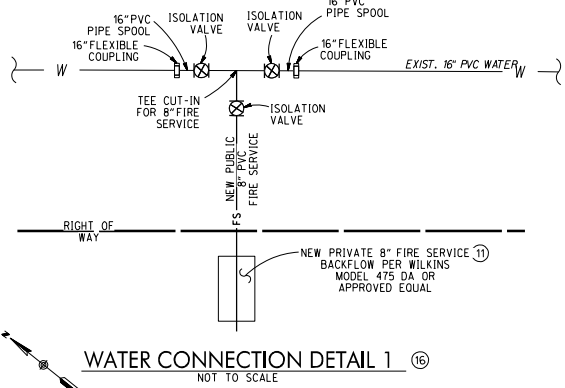
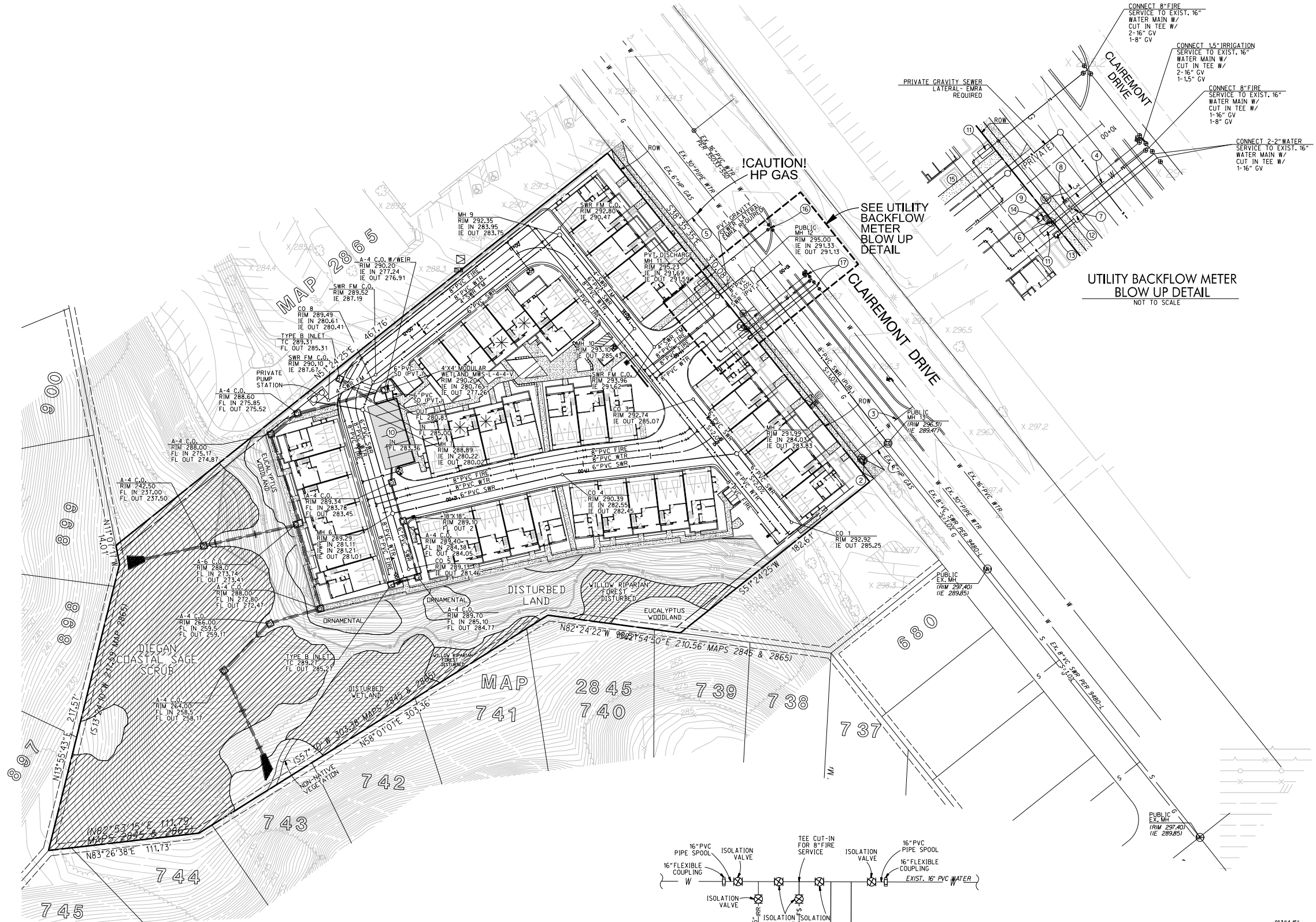
- ALL SEWER IS 1.0%, UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN IS 1.0%, UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN IS 18" HDPE, UNLESS OTHERWISE NOTED.
- ALL UTILITIES ARE PRIVATE ON SITE. PUBLIC UTILITIES HAVE BEEN IDENTIFIED.
- WATER DEMANDS FOR THE PROPOSED PROJECT SITE IS BASED OFF THE CITY OF SAN DIEGO WATER DESIGN GUIDE, WHICH ESTIMATES AN AVERAGE ON 480 GPD/UNIT. FOR THE 40 UNIT SITE, THE AVERAGE WATER DEMAND IS 19,200 GPD.
- PER THE CITY OF SAN DIEGO WATER DESIGN GUIDE, THE FIRE FLOW FOR THIS PROJECT IS ASSUMED TO BE 2,000 GPM

LEGEND

ITEM	SYMBOL
ADA UNIT	
PRIVATE SEWER MAIN	
MANHOLE	
PVT. SEWER PUMP STATION	
PRIVATE SEWER FORCE MAIN	
FORCEMAIN CLEANOUT (PVT)	
PRIVATE WATER MAIN	
WATER VALVE	
AIR RELEASE VALVE	
BLOW OFF	
PRIVATE FIRE MAIN	
FIRE HYDRANT	
STORM DRAIN	
A-4 CLEANOUT	
A-6 CLEANOUT	
18" X 18" CATCH BASIN	
MODULAR WETLAND MWS-L-4-4-V	
TYPE-B INLET	
STORM WATER DETENTION VAULT	
HEADWALL AND RIPRAP	

CONSTRUCTION NOTES

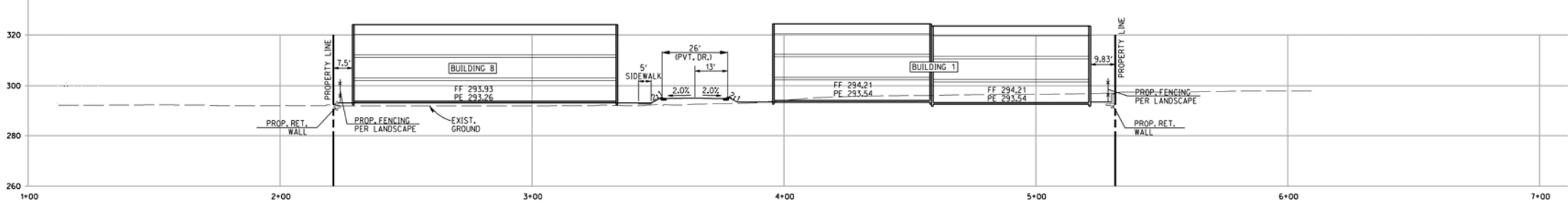
- EXISTING SEWER LATERAL TO BE CAPPED AND ABANDONED AT PROPERTY LINE BY CONTRACTOR
- REMOVE EXISTING SEWER CLEANOUT
- EXISTING 2" WATER SERVICE TO BE KILLED AT MAIN
- EXISTING 2" WATER SERVICE TO BE KILLED, CAPPED AT MAIN AND REMOVED
- EXISTING GAS SERVICE TO BE CAPPED AT MAIN
- EXISTING WATER BACKFLOW TO BE REMOVED
- EXISTING WATER METER TO BE REMOVED
- NEW PUBLIC 1" IRRIGATION METER
- NEW PRIVATE IRRIGATION BACKFLOW
- NEW PRIVATE STORM DRAIN DETENTION VAULT (1080 SF X 5'8" H)
- NEW PRIVATE 8" FIRE SERVICE BACKFLOW PER WILKINS MODEL 475 DA OR APPROVED EQUAL
- NEW PUBLIC 2-2" WATER METER PER SD STD. DWG. SDW-114(R)
- NEW PRIVATE 2-2" WATER BACKFLOW PER WILKINS MODEL 375 DA OR APPROVED EQUAL
- REMOVED EXISTING CLEANOUT
- LOCATION OF DRY UTILITY VAULT
- WATER CONNECTION DETAIL 1 THIS SHEET
- WATER CONNECTION DETAIL 2 THIS SHEET



ENGINEER OF WORK  
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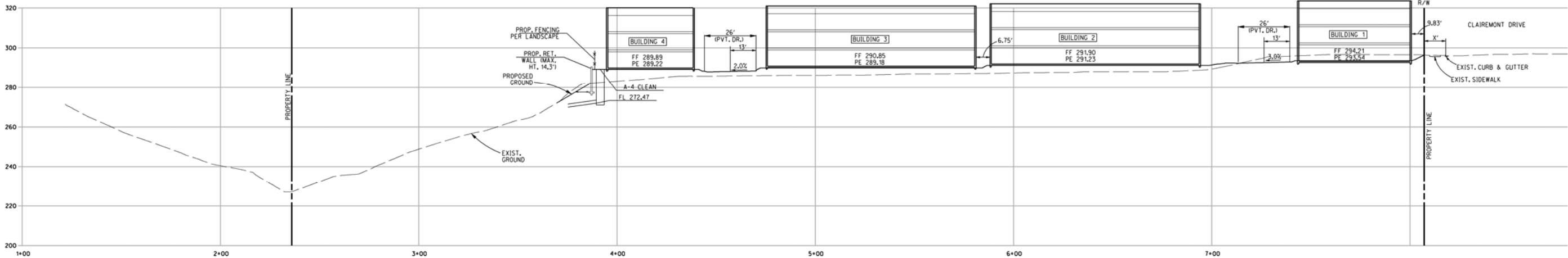
LAMBERT COORDINATES: 232-1707 NAD83: 1872-6267	PTS: 0677814 I.O.: 24008739
PREPARED BY: RICK ENGINEERING COMPANY ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA. 92110 (619) 291-0707	REVISION 1: _____ REVISION 2: _____ REVISION 3: _____ REVISION 4: _____ REVISION 5: _____ REVISION 6: _____ REVISION 7: _____
PROJECT NAME: CLAIREMONT DRIVE SHEET TITLE: UTILITY PLAN	ORIGINAL DATE: _____
SHEET 7 OF 10 JOB NUMBER: 19254	





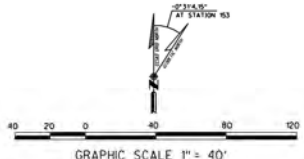
SITE SECTION A-A

SCALE: 1" = 20'  
HORI./VERT.



SITE SECTION B-B

SCALE: 1" = 20'  
HORI./VERT.



ENGINEER OF WORK  
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DATE

11/19/2020

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PROJECT NAME: CLAIREMONT DRIVE SHEET TITLE: SITE SECTIONS	ORIGINAL DATE:
SHEET 8 OF 10	

11/19/2020 11:27



PARKING CALCULATIONS

RESIDENTIAL PAKING SPACES PROVIDED  
TOTAL NO. UNITS: 40 X SPACE/UNIT RATIO 2.25 = REQUIRED TOTAL NO. SPACES 90  
ACCESSIBLE PARKING REQUIRED 1  
TOTAL ON SITE VEHICLE PARKING  
• TOTAL ONSITE VEHICLE PARKING REQUIRED: 90  
• TOTAL ONSITE VEHICLE PARKING PROVIDED: 90  
• GARAGE SPACES PROVIDED: 80  
• SURFACE PARKING PROVIDED: 10

MOTORCYCLE PARKING REQUIRED PER UNIT  
(PER TABLE 142-05C, SAN DIEGO MUNICIPAL CODE)  
TOTAL NO. UNITS: 40 X SPACES/UNIT RATIO 0.1 = REQUIRED TOTAL NO. SPACES 4  
MINIMUM MOTORCYCLE PARKING REQUIRED: 4 STALLS TOTAL MOTORCYCLE PARKING PROVIDED: 4 STALLS

BICYCLE PARKING REQUIRED  
• PER TABLE 142 - 05C  
TOTAL NO. UNITS: 40 X SPACES/UNIT RATIO 0.6 = REQUIRED TOTAL NO. SPACES 24  
MINIMUM BICYCLE PARKING REQUIRED: 24 SPACES TOTAL BICYCLE PARKING PROVIDED: 24 SPACES

BICYCLE PARKING GENERAL NOTES:  
- BICYCLE PARKING SPACES WILL BE PROVIDED WITHIN EACH GARAGE UNIT  
- PER SDMC FOOTNOTE #5 OF TABLE 142-05C STATES BICYCLE RACKS ARE NOT NEEDED FOR DWELLING UNITS WITH PRIVATE ACCESS TO GARAGE UNITS

CONSTRUCTION NOTES

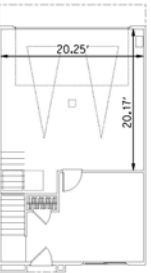
- 1 MOTORCYCLE PARKING
- 2 VAN ADA ACCESSIBLE PARKING
- 3 EXISTING TRANSIT STOP (212 FT NORTHWEST)

GENERAL NOTES

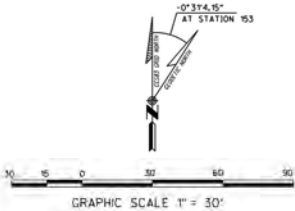
- ALL GARAGES WILL BE EV CHARGING CAPABLE

LEGEND

ADA ACCESS ROUTE



TYPICAL GARAGE DETAIL  
NOT TO SCALE



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PREPARED BY: RICK ENGINEERING COMPANY ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA 92110 (619) 291-0707	REVISION 1: REVISION 2: REVISION 3: REVISION 4: REVISION 5: REVISION 6: REVISION 7:
PROJECT NAME: CLAIREMONT DRIVE SHEET TITLE: ADA PLAN	ORIGINAL DATE: SHEET 9 OF 10



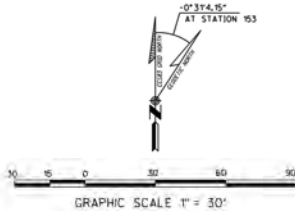
LEGEND

FIRE HYDRANT  
HOSE PULL (200' MAX.)  
APPROX. LOCATION OF FIRE TRUCK

ATTACHMENT 11

NOTES

1. FPD POLICY A-14-1 - FIRE ACCESS ROADWAY SIGNS OR RED CURBS SHALL BE PROVIDED ALONG ALL PRIVATE DRIVEWAYS LESS THAN 28' AND ARE DESIGNATED A VEHICULAR FIRE ACCESS PATH PER THIS PLAN.
2. SAN DIEGO MUNICIPAL CODE SECTION 55.0507 - POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
3. FHPS POLICY 1-00-6 - AN ILLUMINATED DIRECTORY SHALL BE PROVIDED.
4. ALL STREETS LESS THAN 28' SHALL HAVE PARKING PROHIBITED ON BOTH SIDES.
5. SAN DIEGO MUNICIPAL CODE SECTION 92.0209 - PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET, OR ROAD FRONTING THE PROPERTY.
6. CFC SECTION 506 - AN APPROVED VEHICLE STROBE DETECTOR SYSTEM WITH KNOX KEYSWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHAL, SHALL BE PROVIDED ON ALL VEHICLE MAIN ENTRY AND EMERGENCY ENTRY POINTS TO THIS PROJECT.
7. ALL FIRE ACCESS ROADS SHALL COMPLY PER CITY OF SAN DIEGO FIRE DEPARTMENT BFLS POLICY A-96-9.
8. CFC 506.2 - TEMPORARY STREET SIGNS DURING CONSTRUCTION ARE REQUIRED.
9. CFC 503.2.3 - FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS, AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
10. CFC 501.4 - FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION SHALL BE INSTALLED, AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION.
11. SAN DIEGO MUNICIPAL CODE SECTION 55.0507 - ITEM (c) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS, SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT.
12. CFC 507.5.5 - CLEAR SPACE AROUND HYDRANTS - A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
13. CFC 507.5.6 - PHYSICAL PROTECTION - IF ADDITIONAL HYDRANTS ARE REQUIRED, AND WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION CFC 312.
14. STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906, AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:
  1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
  2. IN EVERY STORAGE AND CONSTRUCTION SHED.
  3. CFC 3315 - ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
15. CFC 504 - EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL.
16. ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC.
17. CFC 105.4.4 - CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
18. ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDINGS PER POLICY A-14-1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE BUILDINGS. THE MAXIMUM HOSE PULL IS 200'. FOR NON-SPRINKLER BUILDINGS THE MAXIMUM HOSE PULL IS 150'. CHANGE IN VERTICAL ELEVATION MUST ALSO BE ACCOUNTED FOR.
19. MINIMUM FIRE TRUCK RADIUS IS 50'.
20. THE TRUCK THAT WAS USED FOR THIS SIMULATION IS PIERCE AERIAL APPARATUS.



ENGINEER OF WORK  
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KAREN S. VAN ERT  
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DATE  
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LAMBERT COORDINATES: -232-1702 NAD83: 1872-6267	PTS: 0677814 I.D.: 24008739
PREPARED BY: RICK ENGINEERING COMPANY	REVISION 1: REVISION 2: REVISION 3: REVISION 4: REVISION 5: REVISION 6: REVISION 7:
ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA. 92110 (619) 291-0707	ORIGINAL DATE:
PROJECT NAME: CLAIREMONT DRIVE SHEET TITLE: FIRE ACCESS PLAN	SHEET 10 OF 10





Sheet List Table	
Sheet Number	Sheet Title
L-1	OVERALL LANDSCAPE PLAN
L-2	CENTRAL COURTYARD ENLARGEMENT
L-3	LANDSCAPE CALCULATIONS
L-4	BRUSH MANAGEMENT PLAN
L-5	WATER CONSERVATION PLAN
L-6	CONCEPTUAL WALL AND FENCE PLAN

PROPOSED STREET TREE CALCULATION

1 QTY. 24" BOX CANOPY TREE PER 30 LINEAR FEET OF STREET FRONTAGE, EXCLUDING CURB CUTS.

LINEAR FEET OF STREET FRONTAGE: 284 LF  
REQUIRED STREET TREES: 10  
PROVIDED STREET TREES: 10

CONCEPT STATEMENT

**LANDSCAPE CONCEPT:**  
This landscape will consist of climate adaptive and appropriate, low water use planting categories as described by the WUCOLS system. Plant material has been chosen to provide site wide coverage, parkway shade, and to accentuate the entry into the site. A mixture of California natives and drought-tolerant plant species have been selected to complement the architecture and provide aesthetic interest. Maintenance and longevity of the plant material has been taken into consideration. Root panels and barriers will be provided on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to current City of San Diego landscape guidelines.

**IRRIGATION CONCEPT:**  
The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of .81. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of San Diego guidelines.

EXISTING TREES TO BE REMOVED

EXISTING PINE (2 QTY.)  
- SIZE: 15"  
- SIZE: 24"

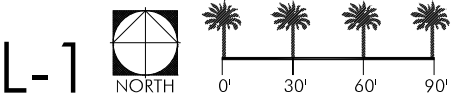
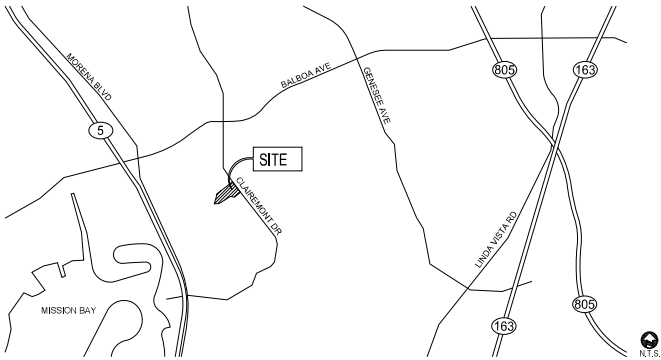
EXISTING TREE SP. (3 QTY.)  
- SIZE: 8"  
- SIZE: 12"  
- SIZE: 36"

- TREE NOTES:**
- ALL TREES PLANTED A MINIMUM OF 4' FROM BUILDING.
  - A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).
  - MINIMUM TREE SEPARATION DISTANCE:  
TRAFFIC SIGNALS / STOP SIGNS - 20 FT  
UNDERGROUND UTILITY LINES - 5 FT (10 FT FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FT  
DRIVEWAY (ENTRIES) - 10 FT  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FT

- IRRIGATION NOTES:**
- AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
  - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

- MAINTENANCE NOTE:**
- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY MASTER HOA. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY MASTER HOA. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

VICINITY MAP



LAMBERT COORDINATES: 232-1707 NAD83: 1872-6267		PTS: 0677814 I.Q.: 24008739
PREPARED BY: RICK ENGINEERING COMPANY		REVISION 1: _____ REVISION 2: _____ REVISION 3: _____ REVISION 4: _____ REVISION 5: _____ REVISION 6: _____ REVISION 7: _____
ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA, 92110 (619) 291-0707		DATE: 7/13/2021
PROJECT NAME: CLAIREMONT DRIVE		SHEET 1 OF 6
SHEET TITLE: OVERALL LANDSCAPE PLAN		JOB NUMBER 19254



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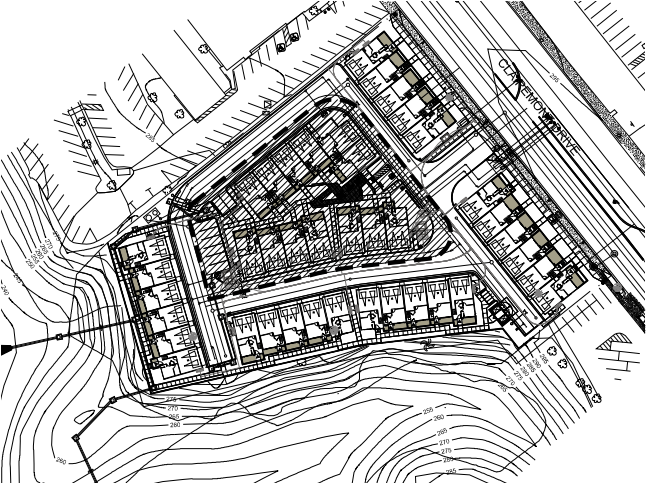
CENTRAL COURTYARD ENLARGEMENT LEGEND

- 1. TURF
- 2. CMU SEAT WALLS
- 3. TABLES - 2 TOTAL, 1 ADA ACCESSIBLE
- 4. BBQ AREA
- 5. PARKING LOT - 10 SPACES TOTAL, 1 ADA ACCESSIBLE
- 6. ENTRY MONUMENT

NATIVE REVEGETATION PALETTE

NATIVE CONTAINER STOCK	SIZE	WUCOLS	QTY
ARTEMISIA CALIFORNICA	1 GAL	L	50
CALIFORNIA SAGEBRUSH			
ERIOGONUM FASCICULATUM	1 GAL	L	50
COMMON BUCKWHEAT			
STIPA LEPIDA	1 GAL	L	50
FOOTHILL NEEDLEGRASS			
NATIVE MIX	SIZE	WUCOLS	LBS/ ACRE
ACMISPON GLABER	HYDROSEED	L	2
DEERWEED			
ARTEMISIA CALIFORNICA	HYDROSEED	L	5
CALIFORNIA SAGEBRUSH			
DEINANDRA FASCICULATA	HYDROSEED	L	3
FASCICLED TARWEED			
ENCELIA CALIFORNICA	HYDROSEED	L	3
CALIFORNIA ENCELIA			
ERIOGONUM FASCICULATUM	HYDROSEED	L	5
COMMON BUCKWHEAT			
ERIOPHYLLUM CONFERTIFLORUM	HYDROSEED	L	3
GOLDEN YARROW			
GNAPHALIMUM CALIFORNICUM	HYDROSEED	L	3
PEARLY EVERLASTING			
LASTHENIA CALIFORNICA	HYDROSEED	L	2
CALIFORNIA GOLDFIELDS			
PLANTAGO ERECTA	HYDROSEED	L	3
DOTSEED PLANTAIN			
SALVIA APIANA	HYDROSEED	L	3
WHITE SAGE			
STIPA LEPIDA	HYDROSEED	L	6
FOOTHILL NEEDLEGRASS			

KEY MAP



TREES AND UPRIGHT ACCENTS PALETTE

TREES	BOTANICAL / COMMON NAME	SIZE	MATURE	WUCOLS	QTY	FORM / FUNCTION
	CALLISTEMON VIMINALIS 'RED CASCADE' RED CASCADE WEEPING BOTTLEBRUSH CERCIS OCCIDENTALIS WESTERN REDBUD	24"BOX	20' H X 15' W	L	14	SMALL ACCENT TREE
	CERCIDIUM X 'DESERT MUSEUM' THORNLLESS PALO VERDE MULTI-TRUNK SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	36"BOX	25' H X 25' W	L	17	FLOWERING SPECIMEN TREE
	DRACAENA DRACO DRAGON TREE ACACIA BAILEYANA FERNLEAF ACACIA	24"BOX	20' H X 15' W	L	5	SMALL ACCENT TREE
	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER GALLERY PEAR RHAPHIOLEPIS L. 'MAJESTIC BEAUTY' MAJESTIC BEAUTY HAWTHORN STANDARD	24"BOX	20' H X 10' W	M	10	NARROW ACCENT TREE
	QUERCUS AGRIFOLIA COAST LIVE OAK CEDRUS DEODAR DEODAR CEDAR	24"BOX	30'-50' H X 25'-50' W	L	5	EVERGREEN ANCHOR TREE
STREET TREE	BOTANICAL / COMMON NAME	SIZE	MATURE	WUCOLS	QTY	FORM / FUNCTION
	JACARANDA MIMOSIFOLIA BLUE JACARANDA	24"BOX	30' H X 30' W	M	10	BROAD CANOPY PARKWAY TREE
UPRIGHT ACCENT	BOTANICAL / COMMON NAME	SIZE	MATURE	WUCOLS	QTY	FORM / FUNCTION
	CUPRESSUS SEMPERVIRENS 'MONSHEL' TINY TOWER ITALIAN CYPRESS	15 GAL	25' H X 3' W	L	38	COLUMNAR ACCENT
	DODONAEA VISCOSA 'PURPUREA' PURPLE LEAFED HOPSEED BUSH	15 GAL	12' H X 6' W	L	38	COLUMNAR ACCENT
	LAURUS NOBILIS SWEET BAY	15 GAL	12' H X 12' W	L	54	COLUMNAR ACCENT

NOTE: ALL TREES PLANTED A MINIMUM OF 4' FROM BUILDING.

SHRUBS & GROUNDCOVER PALETTE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE	WUCOLS	FORM / FUNCTION
	AGAVE ATTENUATA 'KARA'S STRIPES' KARA'S STRIPES FOXTAIL AGAVE	15 GAL	3' H X 4' W	L	SCULPTURAL ACCENT
	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GAL	2' H X 3' W	L	SCULPTURAL ACCENT
	ALOE STRIATA CORAL ALOE	5 GAL	2' - 3' H X 2' W	L	LOW MIDGROUND SHRUB
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	3' H X 5' W	L	MIDGROUND SHRUB
	OLEA EUROPAEA 'LITTLE OLLIE' TM LITTLE OLLIE OLIVE	5 GAL	4' H X 4' W	L	FOUNDATION SHRUB
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	6' H X 4' W	L	FOUNDATION SHRUB
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL @ 36" O.C.	1.5' H X 4' W	L	LOW MIDGROUND SHRUB
	SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE	1 GAL @ 18" O.C.	1'-3' H X 5' W	L	FOREGROUND
	SENECIO MANDRALISCAE BLUE FINGERS	1 GAL @ 24" O.C.	2' H X 3' W	L	GROUNDCOVER
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE		WUCOLS	FORM / FUNCTION
	FESTUCA X 'SUPERIOR PLUS' SUPERIOR FESCUE	SOD		H	SOD GROUNDCOVER

PARKWAY UNDERSTORY PLANTING

SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE	WUCOLS	FORM / FUNCTION
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL @ 36" O.C.	1.5' H X 4' W	L	LOW MIDGROUND SHRUB
	SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE	1 GAL @ 18" O.C.	1'-3' H X 5' W	L	FOREGROUND

NOTE: PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36" IN HEIGHT.

L-2

NORTH

0' 10' 20' 30'

LAMBERT COORDINATES: 232-1707  
NAD83: 1872-6267

PTS: 0677814  
LQ: 24008739

PREPARED BY:  
RICK ENGINEERING COMPANY

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PROJECT NAME:  
CLAIREMONT DRIVE

SHEET TITLE:  
CENTRAL COURTYARD  
ENLARGEMENT

DATE: 7/13/2021

SHEET 2 OF 6

JOB NUMBER: 19254

LANDSCAPE  
ARCHITECTURE

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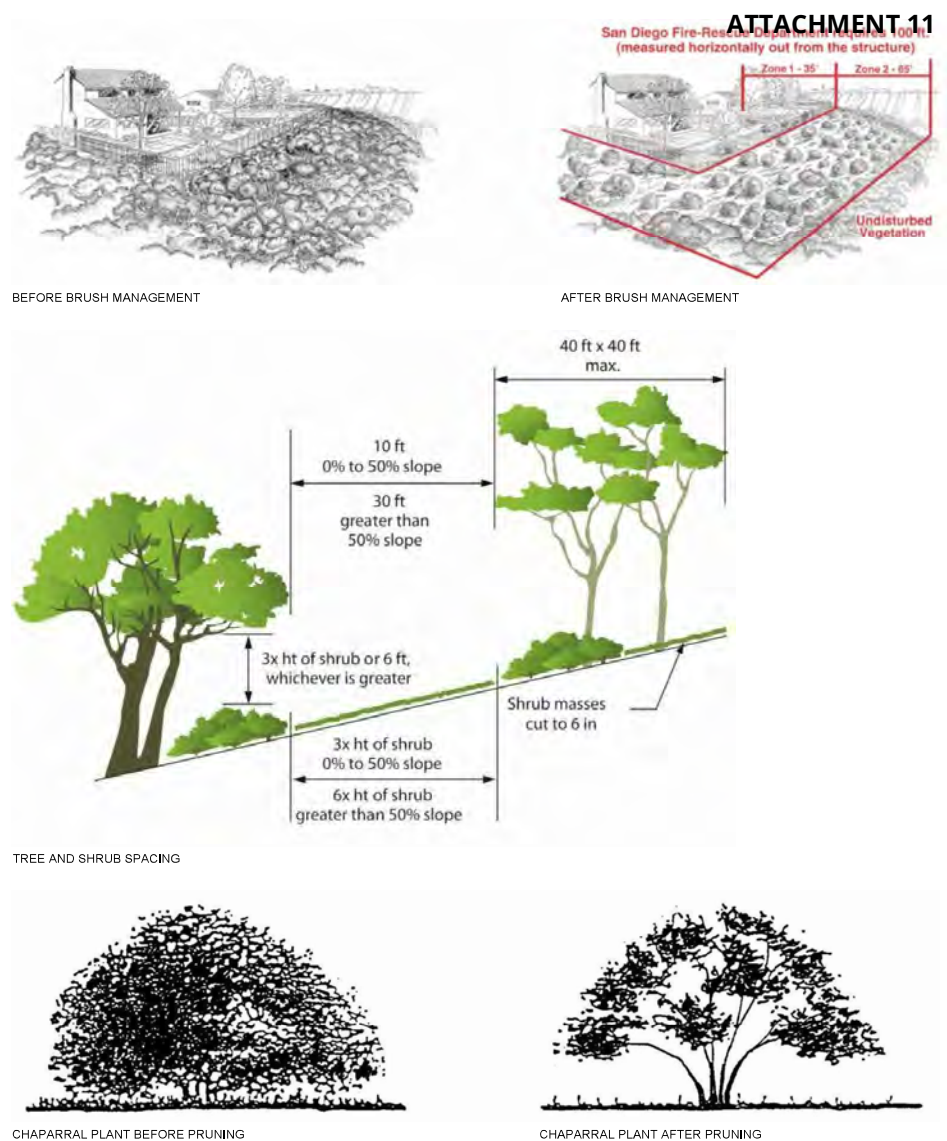
**Option 2:** Where common open space areas are provided in the form of plazas, passeros, or courtyard (including decks). 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 15,838 sq. ft. x 20% = 3,168 sq. ft.	4,513 sq. ft.	1,345 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 15,838 sq. ft. x 0.05 = 792 sq. ft.	955 points	163 points
Plant Points Achieved with Trees (55%)		
810 points		

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LEGEND

- ZONE 1**  
BRUSH MANAGEMENT ZONE 1 EXTENDS OUT FROM THE HABITABLE STRUCTURE TOWARDS FLAMMABLE VEGETATION, AND OCCURS ON THE LEVEL PORTION OF A PROPERTY. ZONE 1 ENDS AT THE FIRE MANAGEMENT WALL.
- ZONE 1 MUST BE MAINTAINED ON A REGULAR BASIS BY THINNING AND PRUNING TREES AND PLANTS, CONTROLLING WEEDS, AND MAINTAINING IRRIGATION SYSTEMS.
  - NO HABITABLE STRUCTURES ARE PERMITTED, NEW CONSTRUCTION (I.E. FENCES, WALLS, PALAPAS, PLAY STRUCTURES, GAZEBOS, AND DECKS) MUST BE NON-COMBUSTIBLE AND/OR HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING. PREVIOUSLY CONFORMING STRUCTURES (LEGALLY CONSTRUCTED PRIOR TO ORDINANCE) MAY REMAIN UNLESS THEY CONSTITUTE A DISTINCT DANGER TO LIFE OR PROPERTY.
  - PLANTS SHOULD BE PRIMARILY LOW-GROWING (LESS THAN 4 FEET IN HEIGHT), LOW-FUEL, AND FIRE-RESISTIVE.
  - ALL PORTIONS OF TREES, OTHER THAN THE TRUNK, WHICH EXTEND WITHIN TEN FEET OF A STRUCTURE OR THE OUTLET OF ANY CHIMNEY, MUST BE CUT BACK.
  - TREES ADJACENT TO OR OVERHANGING ANY BUILDING MUST BE FREE OF DEAD WOOD.
  - ROOF AND RAIN GUTTERS MUST BE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH.
- ZONE 2**  
BRUSH MANAGEMENT ZONE 2 IS THE REMAINING 65 FEET THAT EXTENDS BEYOND ZONE 1, TYPICALLY COMPRISED OF UNDISTURBED VEGETATION ON A SLOPE SUBJECT TO SENSITIVE BIOLOGICAL RESOURCE PROTECTIONS. ZONE 2 BEGINS AT, AND EXTENDS OUT FROM THE FIRE MANAGEMENT WALL.
- ZONE 2 MUST BE MAINTAINED ON A REGULAR BASIS BY CONTROLLING WEEDS AND REMOVING INVASIVE SPECIES.
  - SELECTIVE THINNING AND PRUNING OF NATIVE AND NON-NATIVE PLANTS IS REQUIRED TO REDUCE THE FUEL-LOAD, DO NOT GRADE OR GRUB NATIVE PLANTS, SOILS, OR HABITATS. NON-NATIVE PLANTS MUST BE PRUNED BEFORE NATIVE PLANTS. VIOLATORS WILL BE RESPONSIBLE FOR RESTORATION AND MITIGATION COSTS AS APPLICABLE.
  - BRUSH MANAGEMENT ACTIVITY IS NOT ALLOWED MARCH 1 THROUGH AUGUST 15 IN COASTAL SAGE SCRUB, MARITIME SUCCULENT SCRUB, OR COASTAL SAGE-CHAPARRAL HABITATS, UNLESS AN EXCEPTION IS SPECIFICALLY GRANTED.
  - NO STRUCTURES OR PERMANENT IRRIGATION ARE ALLOWED IN ZONE 2.
  - A PERMIT IS REQUIRED TO RE-VEGETATE OR RECONFIGURE BRUSH MANAGEMENT ZONE 2, FAILURE TO OBTAIN THE REQUIRED PERMITS COULD RESULT IN COSTLY CORRECTIVE ACTION.

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 RISKS OF WILDLAND FIRES.

BRUSH MANAGEMENT - REQUIREMENTS  
BASIC REQUIREMENTS - ALL ZONES

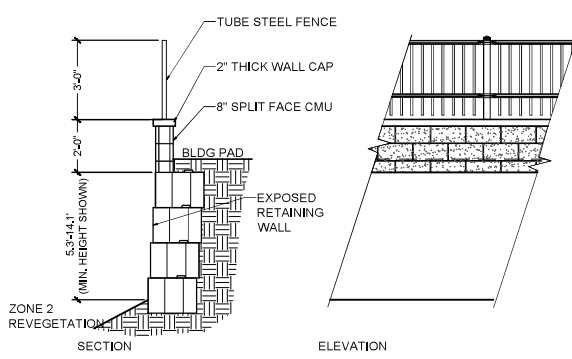
- FOR ZONE TWO, PLANTS SHALL NOT BE CUT BELOW SIX INCHES.
- DEBRIS AND TRIMMINGS PRODUCED BY THINNING AND PRUNING SHALL BE REMOVED FROM THE SITE OR IF LEFT, SHALL BE CONVERTED INTO MULCH BY A CHIPPING MACHINE AND EVENLY DISPERSED, NON-IRRIGATED, TO A MAXIMUM DEPTH OF 6 INCHES.
- TREES AND LARGE TREE 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. DEAD AND EXCESSIVELY TWIGGY GROWTH SHALL ALSO BE REMOVED.
- 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.
- 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

- 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.
- MAINTAIN ALL PLANTINGS IN A SUCCULENT CONDITION.
- 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

- 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.


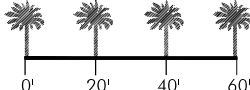


ALTERNATIVE COMPLIANCE:  
6'-0" TALL SOLID WALL MINIMUM BETWEEN ZONE 1 AND ZONE 2. THE RETAINING WALL WILL BE USED AS THE ALTERNATIVE COMPLIANCE WALL.

FIRE MANAGEMENT WALL  
N.T.S.

**bmla**  
LANDSCAPE  
ARCHITECTURE

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L-4					
NORTH		0'	20'	40'	60'
LAMBERT COORDINATES: <u>232-1707</u>			PTS: <u>0677814</u>		
NAD83: <u>1872-6267</u>			I.O.: <u>24008739</u>		
<u>PREPARED BY:</u> RICK ENGINEERING COMPANY			REVISION 1: _____		
<u>ADDRESS:</u> 5620 FRIARS ROAD SAN DIEGO, CA. 92110 (619) 291-0707			REVISION 2: _____		
<u>PROJECT NAME:</u> CLAIREMONT DRIVE			REVISION 3: _____		
			REVISION 4: _____		
			REVISION 5: _____		
			REVISION 6: _____		
			REVISION 7: _____		
<u>SHEET TITLE:</u> BRUSH MANAGEMENT PLAN			DATE: <u>7/13/2021</u>		
			SHEET 4 OF 6		



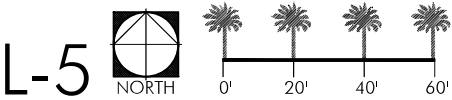


WATER EFFICIENT LANDSCAPE WORKSHEET							
PROJECT: Clairemont Drive // Warmington Residential					DATE: 7/13/2021		
This worksheet is part of the Landscape Recommendation Package and is to be completed by the Landscape Architect.							
Reference Evapotranspiration (Eto)				47			
Conversion Factor				0.62			
Hydrozone & Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF x IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Trees	0.21	Bubblers	0.75	0.277	584	162	4,538
Low Water Use Plantings	0.2	Drip	0.81	0.25	15,083	3,719	106,358
Temporary Native Revegetation	0.2	Drip	0.81	0.25	14,208	3,558	102,227
TOTALS					29,895	7,532	215,123
Special Landscape Areas							
Dark areas					361	361	8,771
Irrigated w/ recycled water					1	0	0
Water features					1	0	0
TOTALS					362	361	8,771
					ETWU Total		223,894
					Maximum Allowed Water Allowance (MAWA)		487,209

MAWA									
* All for residential areas is 55 or 45%.									
MAWA #	ETAF *	Conv Factor *	(ETAF * Conv Factor)	LA	(1-ETAF) *	LA	(1-ETAF) *	LA	LA
47	0.62	0.62	0.35	30,153	0.45	30,153	0.45	30,153	30,153
MAWA #	487,209								

ETAF Calculations				
Regular Landscape Areas				
Total ETAF #	7,532	Total ETAF #	7,532	
Total Area	29,895	Total Area	30,153	
Average ETAF	0.25	Average ETAF	0.25	

- HYDROZONE - LOW
- HYDROZONE - HIGH (TURF SLA)
- TEMPORARY WATERING FOR ESTABLISHMENT ONLY IN NATIVE REVEGETATION AREA.



LAMBERT COORDINATES: 232-1707	PTS: 0677814
NAD83: 1872-6267	I.O.: 24008739
PREPARED BY: RICK ENGINEERING COMPANY  ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA 92110 (619) 291-0707	REVISION 1: _____
	REVISION 2: _____
	REVISION 3: _____
	REVISION 4: _____
	REVISION 5: _____
	REVISION 6: _____
	REVISION 7: _____
PROJECT NAME: CLAIREMONT DRIVE	DATE: 7/13/2021
SHEET TITLE: WATER CONSERVATION PLAN	SHEET 5 OF 6



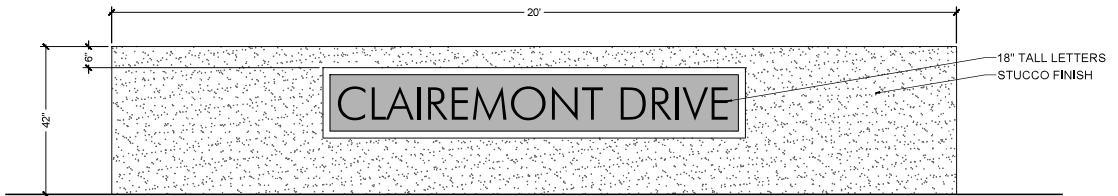
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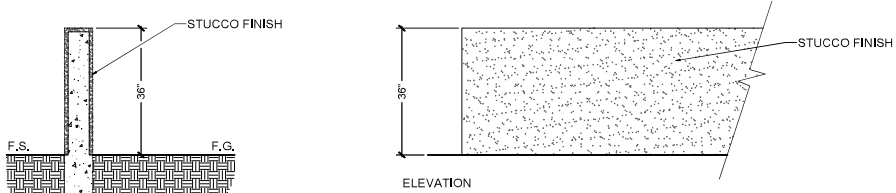
LEGEND

- 24"H SPLIT FACE BLOCK SEAT WALL
- 36"H STUCCO CMU PATIO WALL
- 42"H STUCCO CMU ENTRY MONUMENT WALL
- 72"H FIRE MANAGEMENT WALL
- 96"H FIRE MANAGEMENT WALL
- CMU RETAINING WALL PER CIVIL

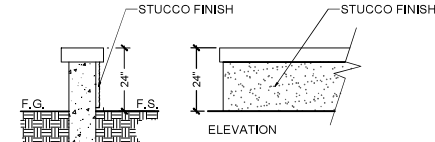


STUCCO CMU ENTRY MONUMENT WALL  
N.T.S.

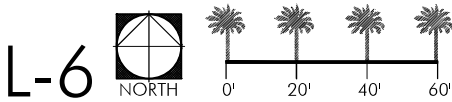
NOTE: MONUMENT MOUNTED TO WALL. FINAL LOGO AND GRAPHIC TO BE DETERMINED.



STUCCO CMU PATIO WALL  
N.T.S.



SPLIT FACE BLOCK SEAT WALL  
N.T.S.



LAMBERT COORDINATES: 232-1707 NAD83: 1872-6267	PTS: 0677814 I.O.: 24008739
PREPARED BY: RICK ENGINEERING COMPANY	REVISION 1: _____ REVISION 2: _____ REVISION 3: _____ REVISION 4: _____ REVISION 5: _____ REVISION 6: _____ REVISION 7: _____
ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA 92110 (619) 291-0707	
PROJECT NAME: CLAIREMONT DRIVE	
SHEET TITLE: CONCEPTUAL WALL AND FENCE PLAN	DATE: 7/13/2021
	SHEET 6 OF 6



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