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REVISION LOG		
NO.	DESCRIPTION	Date
1	ORIGINAL	08-17-20
2	REVISED	08-24-20
3	REVISED	2/1/2021
4	REVISED	04-30-21
5	REVISED	08-05-21
6	REVISED - DATE FOR ENTIRE SET	09-27-21
7	REVISED - DATE FOR ENTIRE SET	11-11-21
8	REVISED - DATE FOR ENTIRE SET	11-15-21
9	REVISED - DATE FOR ENTIRE SET	01.06.22
10	REVISED - DATE FOR ENTIRE SET	06.01.22
11	REVISED - DATE FOR ENTIRE SET	08.24.22

ALVARADO CREEK APARTMENTS

SAN DIEGO, CA

 PACIFIC WEST COMMUNITIES
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

DATE: 04-26-2022
JOB NO.: PTS-0671912
AO ARCHITECTS
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G1.0



GENERAL DISCLAIMER

THESE CONCEPTUAL ARCHITECTURAL PLANS ARE FOR PLANNING & DEVELOPMENT PURPOSES ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, INVESTIGATION FROM GOVERNING AGENCIES AND BUILDING CODE ANALYSIS. DIMENSIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON THE INFORMATION AND SURVEYS AVAILABLE. PLEASE REFER TO CIVIL SURVEYS, DRAWINGS AND EXHIBITS FOR TECHNICAL INFORMATION AND MEASUREMENTS. PLEASE REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION, DESIGN AND SPECIFICATIONS.

THE PROJECT IS 100% AFFORDABLE 10% OF THE UNITS AT 30% AMI, 10% AT 50% AMI 50% AT 60% AMI AND THE BALANCE AT 80% AMI.

TRANSPORTATION AMENITY PROVIDED					
	TRANSIT AND RIDESHARE INFORMATION				1 POINT
	ON-SITE BICYCLE REPAIR STATION				2 POINTS
	DELIVERY SUPPORT				1 POINT
	TOTAL POINTS PROVIDED				4 POINTS

Project Applicant:	Project Address:
The Pacific Communities	5901 Mission Gorge Road
Project No:	Phone:
	949.999.0099
The purpose of this form is to determine the transportation amenity requirement per San Diego Municipal Code (SDMC) Section 142.0528. This applies to multifamily residential developments within Parking Standards Transit Priority Areas. This form must be completed by the project applicant and submitted to Development Services at time of project submittal.	
Step 1: Enter APN: (Please type in and do not copy and paste) 4613200600	
Step 2: Find out if your parcel is located within a Parking Standards TPA?	Within a Parking Standards TPA, proceed to Steps 3 & 4 for Transportation Amenity Requirement
Please note: - If parcel is located within a Parking Standards TPA, zero minimum parking standards apply. - If parcel is located within Downtown, maximum parking requirements also apply. - If parcel is located within Coastal Overlay Zone, zero minimum parking standards are not in effect. - If parcel is <u>NOT</u> located within a Parking Standards TPA, zero minimum parking standards do not apply.	
Step 3: Enter Total Number of Units:	227
Step 4: Enter Total Number of Bedrooms:	404
Bedroom Ratio:	1.78
Jobs Within a Mile (Walking):	15,045
CalEnviro Screen:	19
Employment within a 30-Minute Transit Trip:	224
Bedroom Ratio Score:	3
Jobs-Housing Score:	1
Environmental Priority Index Score:	1
Transit Commute Score:	1
Transportation Amenity Score:	6
Transportation Amenity Requirement:	4 Points

NDP DEVIATIONS

- i. The Mixed-Use or Multi-Use requirement, where residential development is permitted only when a commercial structure exists on the premises or is a part of the proposed development, per SDMC Section 131.0540(b).
- ii. The ground floor restrictions in the CC-3.9 base zone, where residential use and residential parking, are prohibited on the ground floor in the front 30 feet of the lot, per SDMC Section 131.0540(a)(1).
- iii. The requirement for Private Exterior Open Space, where at least 50-square-feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of four-feet, per SDMC Section 131.0455(a).
- iv. The requirement for a 45-foot length of full-height curb between driveways serving the same premises, per SDMC Section 142.0560(i)(4).
- v. The Supplemental Development Regulations for Parking within the Grantville CPIOZ Type A Overlay Zone, SDR 27 in the Grantville CPIOZ section of the Navajo Community Plan. Where a minimum of one garage entrance or parking facility shall be accessed from the alley when available. If alley access is not available, garage entries shall be recessed from sidewalk and parking shall be screened.
- vi. The Supplemental Development Regulations for Parking within the Grantville CPIOZ-Type A Overlay Zone, SDR 28 in the Grantville CPIOZ section of the Navajo Community Plan. Where parking shall be located underground or to the rear or side of the building. Parking shall be provided at-grade only if wrapped with building on public street, private street, and private drive frontages. Underground or restricted parking shall not be counted as part of the building.

RESIDENTIAL BUILDING SUMMARY

UNITS	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	%	TOTAL
STUDIO								
S1	0	10	11	11	11	11	24%	54
TOTAL	0	10	11	11	11	11	24%	54
1 BEDROOMS								
A1	0	8	8	8	8	8	18%	40
A2	0	2	3	3	3	3	6%	14
TOTAL	0	10	11	11	11	11	24%	54
2 BEDROOMS								
B1	0	11	12	12	12	12	26%	59
TOTAL	0	11	12	12	12	12	26%	59
3 BEDROOMS								
C1	0	4	4	4	4	4	9%	20
C3	0	8	8	8	8	8	18%	40
TOTAL	0	12	12	12	12	12	26%	60
GRAND TOTAL	0	43	46	46	46	46	100%	227

UNIT SUMMARY

UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	%	UNIT %
S1	419	54	22,626	24%	24%
A1	534	40	21,360	18%	24%
A2	573	14	8,022	6%	24%
B1	716	59	42,244	20%	26%
C1	1,053	20	21,060	9%	26%
C3	988	40	39,520	18%	26%
TOTAL		227	154,832	100%	

BUILDING AREA

LEVEL	AREA (GROSS)
GROUND FLOOR	59,335 S.F.
LEVEL 2	43,384 S.F.
LEVEL 3	43,238 S.F.
LEVEL 4	43,347 S.F.
LEVEL 5	43,347 S.F.
LEVEL 6	43,324 S.F.
TOTAL:	275,975 S.F.

COMMON AREA

NAME	AREA (GROSS)
FITNESS	522 S.F.
CLUB ROOM	522 S.F.
MAIL ROOM	544 S.F.
LEASING / LOBBY	909 S.F.
POOL EQUIPMENT ROOM	250 S.F.
BOILER ROOM	250 S.F.
LAUNDRY	2,403 S.F.
TOTAL:	5,400 S.F.

ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES

IN FEET ABOVE GRADE PLANE					
BUILDING TYPE	CONSTRUCTION TYPE	OCCUPANCY CLASSIFICATION	AUTOMATIC SPRINKLER SYSTEM	PLANNING	
				BUILDING HEIGHT PER TABLE 504.3	NUMBER OF STORIES PER TABLE 504.4
RESIDENTIAL BUILDING	TYPE II-A	R-2/IA-3/B	S	75 FEET	5 STORIES
PARKING STRUCTURE	TYPE 1-A	S-2	S	UL	UL
SPRINKLER CLASSIFICATIONS: NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2; S13D = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.3.					

PARKING REQUIRED (VEHICLE)

UNIT TYPE	UNITS	RATIO PER UNIT	REQUIRED
(S) STUDIO UNITS OVER 400 SQUARE FEET	54	0.0	0.0
(1) BEDROOM UNITS	54	0.0	0.0
(2) BEDROOM UNITS	59	0.0	0.0
(3) BEDROOM UNITS	60	0.0	0.0
TOTAL UNITS	227		
RESIDENTIAL PARKING REQUIRED (8'-0"x18'-0", ONE SIDE ABUTTING OBSTACLE: 9'-0"x18'-0")			0.0
RESIDENTIAL PARKING PROVIDED			100
LEASING PARKING REQUIRED (8'-0"x18'-0")			
TOTAL LEASING PARKING REQUIRED:			2.1
LEASING PARKING PROVIDED			3
TOTAL PARKING PROVIDED			100

DESIGNATED USPS DELIVERY PARKING STALL PROVIDED (8'-0"x18'-0")				1
DESIGNATED LOADING/UNLOADING AREA PROVIDED (10'-0"x30'-0")				1
ACCESSIBLE PARKING REQUIRED (9'-0"x18'-0"):				
PARKING TYPE PER USE	QUANTITY	RATIO	REQUIRED	OF REQUIRED STANDARD VAN
HC - RESIDENTS (INCLUDED IN PARKING COUNT)	79	0.02	1	1
HC - GUEST/LEASING (INCLUDED IN PARKING COUNT)	21	0.05	1	0
TOTAL			2	1
TOTAL ACCESSIBLE PARKING REQUIRED:				4
TOTAL ACCESSIBLE PARKING PROVIDED:				8

EVCS PARKING REQUIRED (8'-0"x18'-0"):				
PARKING TYPE PER USE	QUANTITY	RATIO	REQUIRED	REQUIRED ACCESSIBLE EVCS
EVCS - RESIDENTS (INCLUDED IN PARKING COUNT)	79	0.10	9	0
EVCS - GUEST/LEASING(INCLUDED IN PARKING COUNT)	21	0.10	3	0
TOTAL EVCS STALLS REQUIRED:			12	
MOTORCYCLE PARKING REQUIRED (3'-0"x8'-0"):				
PARKING TYPE	QUANTITY	RATIO	REQUIRED	
MOTORCYCLE - RESIDENTS (INCLUDED IN PARKING COUNT)	227	0.1	27	
TOTAL MOTORCYCLE STALLS REQUIRED:				27
TOTAL MOTORCYCLE STALLS PROVIDED:				27

BICYCLE PARKING REQUIRED (3'-0"x8'-0"):			
PARKING TYPE	QUANTITY	RATIO	REQUIRED
BICYCLES - RESIDENTS (S - STUDIO UNITS OVER 400 S.F.)	54	0.3	16
BICYCLES - RESIDENTS (1 - ONE BEDROOM UNITS)	54	0.4	21
BICYCLES - RESIDENTS (2 - TWO BEDROOM UNITS)	59	0.5	30.0
BICYCLES - RESIDENTS (3 - TWO BEDROOM UNITS)	60	0.6	36.0
TOTAL BICYCLES REQUIRED:			103
TOTAL BICYCLES PROVIDED:			103

WASHER/DRYER SUMMARY

EQUIPMENT	AMMOUNT
6 WASHERS PER FLOOR	6 X 5 FLOORS = 30 WASHERS
6 DRYERS PER FLOOR	6 X 5 FLOORS = 30 DRYERS

CODE SUMMARY

2019 CALIFORNIA BUILDING CODE, PART 2
2019 CALIFORNIA ELECTRICAL CODE, PART 3
2019 CALIFORNIA MECHANICAL CODE, PART 4
2019 CALIFORNIA PLUMBING CODE, PART 5
2019 CALIFORNIA ENERGY CODE, PART 6
2019 CALIFORNIA FIRE CODE, PART 9
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
CALIFORNIA CODE OF REGULATIONS - TITLE 24
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (APPLIES TO PUBLIC SPACES)
1988 FHADM & ANSI a117.1 (APPLIES TO TENANT COMMON USE SPACES)
1988 FHADM (APPLIES TO TENANT COVERED DWELLING UNITS.

PROJECT DESCRIPTION

A 227 UNIT MULTIFAMILY APARTMENT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING OVER 1-LEVEL TYPE I-A ON-GRADE PODIUM STRUCTURE.	
GROSS LAND AREA (IN ACRES):	3.84
NET LAND AREA (IN ACRES):	2.03
TOTAL UNITS:	227
DENSITY (DWELLING UNITS PER ACRE):	59

PROJECT DATA

PROJECT ADDRESS:	5901 MISSION GORGE RD.
A.P.N. NUMBERS:	461-320-06, 461-320-08 & 461-320-09
GENERAL PLAN DESIGNATION	NAVAJO-GRANTVILLE COMMUNITY PLAN AREA

PLANNING / ZONING SUMMARY

EXISTING ZONING: CC-3.9, AND MONTGOMERY FIELD AIRPORT LAND USE COMPATIBILITY, AIRPORT INFLUENCE AREA - REVIEW AREA 2, FEDERAL AVIATION ADMINISTRATION (FAA) PART 77 NOTICING AREA, COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE - A, SPECIAL FLOOD HAZARD AREA (100-YEAR FLOODPLAIN), RESIDENTIAL TANDEM PARKING AND TRANSIT PRIORITY AREA OVERLAY ZONES WITHIN THE NAVAJO-GRANTVILLE COMMUNITY PLAN AREA

LOT COVERAGE & FAR

BUILDING COVERAGE:	59,335 S.F.
LOT AREA(GROSS):	167,270 S.F.
PERCENTAGE:	35.47 %
FAR:	165 %

SITE OPEN SPACE SUMMARY

LOCATIONS		TOTALS S.F.
PODIUM COURTYARD #1		6,400
PODIUM COURTYARD #2		9,138
TOTAL OPEN SPACE PROVIDED:		15,538

WASHER/DRYER SUMMARY

EQUIPMENT	AMMOUNT
6 WASHERS PER FLOOR	6 X 5 FLOORS = 30 WASHERS
6 DRYERS PER FLOOR	6 X 5 FLOORS = 30 DRYERS

PROJECT INFORMATION - UNIT SUMMARY, PARKING ANALYSIS

G1.1

ALVARADO CREEK APARTMENTS

SAN DIEGO, CA



PACIFIC WEST COMMUNITIES
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

DATE: 08-05-2021
JOB NO.: PTS-0671912

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects composed of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.³ All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the [GreenBook](#) for public projects.

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
1. Cool/Green Roof.			
<ul style="list-style-type: none">Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)? ORWould the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code? ORWould the project include a combination of the above two options?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Check "N/A" only if the project does not include a roof component.			
The Proposed Project will be constructed to meet the above listed cool/green roof requirements included in the California Green Building Standards Code.			

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Revised June 2017

2. Plumbing fixtures and fittings

With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

Residential buildings:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi.
- Standard dishwashers 4.25 gallons per cycle;
- Compact dishwashers 3.25 gallons per cycle; and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Nonresidential buildings:

- Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in [Table AS 303.2.3.1 \(voluntary measures\)](#) of the [California Green Building Standards Code](#) (See Attachment A); and
- Appliances and fixtures for commercial applications that meet the provisions of [Section AS 303.3 \(voluntary measures\)](#) of the [California Green Building Standards Code](#) (See Attachment A)?

Check "N/A" only if the project does not include any plumbing fixtures or fittings.

The Proposed Project is a residential building that will meet the low-flow fixtures and appliance requirements listed above for kitchen faucets, dishwashers, and clothes washers.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Strategy 3: Cycling, Walking, Transit & Land Use

3. Electric Vehicle Charging

- Multiple-family projects of 17 dwelling units or less:** Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?
- Multiple-family projects of more than 17 dwelling units:** Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?
- Non-residential projects:** Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces.

The Proposed Project is a residential building with more than 17 dwelling units and will meet the electric vehicle charging standards listed above.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Strategy 3: Cycling, Walking, Transit & Land Use
(Complete this section if project includes non-residential or mixed uses)

4. Bicycle Parking Spaces

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code ([Chapter 14, Article 2, Division 5F](#))?

Check "N/A" only if the project is a residential project.

The project is a residential project.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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5. Shower facilities

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the [California Green Building Standards Code](#) as shown in the table below?

Number of Tenant Occupants (Employees)	Shower/Changing Facilities Required	Two Tier (12" X 12" X 72") Personal Effects Lockers Required
0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall plus 1 additional shower stall for each 200 additional tenant occupants	1 two-tier locker plus 1 two-tier locker for each 50 additional tenant occupants

Check "N/A" only if the project is a residential project or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees).

The Proposed Project is a residential development, this question does not apply.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Revised June 2017

6. Designated Parking Spaces

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

The Proposed Project is a residential development, this question does not apply.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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7. Transportation Demand Management Program

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that include:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG Commute program and promoting its RideMatcher service to tenants/employees
- On-site carsharing (vehicles) or bikesharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Pre-tax deduction for transit or vanpool fares and bicycle commute costs
- Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

The Project will not accommodate over 50 tenant-occupants. The project is a residential project.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

- Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?**

Considerations for this question:

 - Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
 - Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
 - Does the land use and zoning associated with the project increase the capacity for transit-supportive employment densities within the TPA?
- Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?**

Considerations for this question:

 - Does the proposed project support/incorporate identified transit routes and stops/stations?
 - Does the project include transit priority measures?
- Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?**

Considerations for this question:

 - Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
 - Does the proposed project urban design include features for walkability to promote a transit-supportive environment?
- Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?**

Considerations for this question:

 - Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
 - Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?
- Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?**

Considerations for this question:

 - Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
 - Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
 - Do the implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?
- Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?**

Considerations for this question:

 - Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
 - Does the proposed project include policies or strategies for preserving existing trees?
 - Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?

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Revised June 2017

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1: Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan				
Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	> 2:12	0.55	0.75	64
		0.20	0.75	16

Source: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof insulation and ventilation shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 10 buildings appear overly conservative.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

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Revised June 2017

Table 2: Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @ 60 psi
Kitchen Faucets	1.0 gpm @ 60 psi
Wash Fountains	1.6 (lpm space) / 20 gpm @ 60 psi
Misting Faucets	0.18 gpm/spray
Misting Faucets for Wash Fountains	0.18 (lpm space) / 20 gpm @ 60 psi
Gravity Tankless Water Cooled	1.12 gpm/s flush
Flushometer Tank Water Cooled	1.12 gpm/s flush
Flushometer Tankless Water Cooled	1.12 gpm/s flush
Electromechanical Hydraulic Water Cooled	1.12 gpm/s flush
Urinals	0.5 gpm/s flush

Notes: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 non-residential voluntary measures shown in Tables AS 303.2.3.1 and AS 106.11.2.2, respectively. See the [California Plumbing Code](#) for definitions of each fixture type.

When complying with fixtures and urinals, urinals must be at 0.50 gpm or other means may be used to achieve reduction.

Abbreviations:
lpm = gallons per minute
gpm = gallons per minute (unit of pressure)
psi = pounds per square inch (unit of pressure)
l/s = liters per second

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Revised June 2017

Table 3: Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Appliance/Fixture Type	Standard
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commission's WF standards for commercial clothes washers located in Title 20 of the California Code of Regulations.
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature) 0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature) 1.18 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature) 0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 40 psi (414 kPa) and: <ul style="list-style-type: none">Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate.Be equipped with an integral automatic shutoff.Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.5 gallons per minute (0.08 L/s) or less.

Notes: Adapted from the [California Green Building Standards Code \(CALGreen\)](#) Tier 1 non-residential voluntary measures shown in Section AS 303.3. See the [California Plumbing Code](#) for definitions of each appliance/fixture type.

Abbreviations:
l/s = liter per second
L/s = liters per second
l/h = liters per hour
gpm = gallons per minute (unit of pressure)
psi = pounds per square inch (unit of pressure)
kPa = kilopascals (unit of pressure)

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City Council Approved July 12, 2016
Revised June 2017

ALVARADO CREEK APARTMENTS

SAN DIEGO, CA

PACIFIC WEST COMMUNITIES

430 E. STATE STREET SUITE 100, EAGLE, ID 83616

CLIMATE ACTION PLAN COMPLIANCY

G1.2

DATE: 08-05-2021
JOB NO.: PTS-0671912

AO ARCHITECTS

144 NORTH ORANGE ST., ORANGE, CA 92866

(714) 639-9860



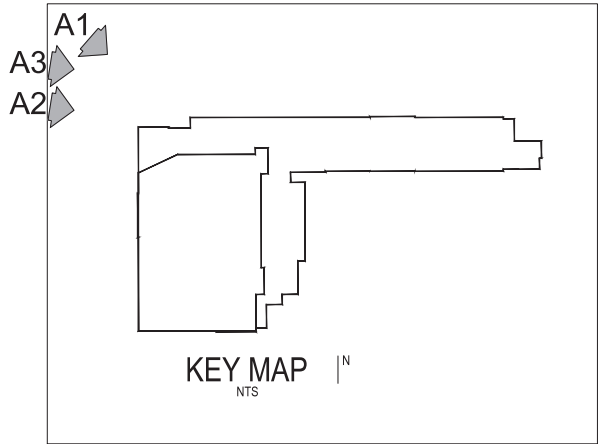
OVERALL BUILDING VIEW A1



STREETSCAPE AT MISSION GORGE FRONTAGE A3



EYE LEVEL VIEW A2



CONCEPTUAL PERSEPECTIVES 1

A1.0

ALVARADO CREEK APARTMENTS

SAN DIEGO, CA

 PACIFIC WEST COMMUNITIES
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

DATE: 08-05-2021
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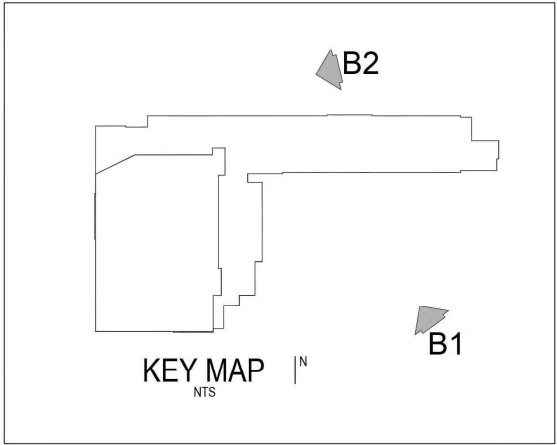




STREETSCAPE - NORTH ELEVATION B2



OVERALL BUILDING VIEW B1



CONCEPTUAL PERSPECTIVES 2

A1.1

ALVARADO CREEK APARTMENTS

SAN DIEGO, CA

 **PACIFIC WEST COMMUNITIES**
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

DATE: 08-05-2021
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144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



SITE PLAN NOTES

- 1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
- 2. THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY.
- 3. FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS
- 4. FOR HARDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS
- 5. FOR PARKING GARAGE, SEE SEPARATE SUBMITTAL PACKAGE
- 6. FOR "FIRE LANE" DESIGN, SEE CIVIL AND LANDSCAPE DRAWINGS
- 7. FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS
- 8. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS
- 9. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS
- 10. BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
- 11. SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.
- 12. SITE WALLS ARE DESIGNED BY OTHERS
- 13. DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.
- 14. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN
- 15. PROVIDE BUILDING ADDRESS NUMBER, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

GENERAL NOTES

- 1. SEE SHEETS L.1 - L.11 FOR LANDSCAPE.
- 2. SEE SHEETS C-1.00 - C-2.00 FOR CIVIL.

Thursday, June 02, 2022 2:21:16 PM
R:\2019\2019-553 TPC MISSION GORGE PARCELS 1-3 SAN DIEGO\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\19-553_A1.2 SITE PLAN TRAIL OLD PLANDWING

ALVARADO CREEK APARTMENTS

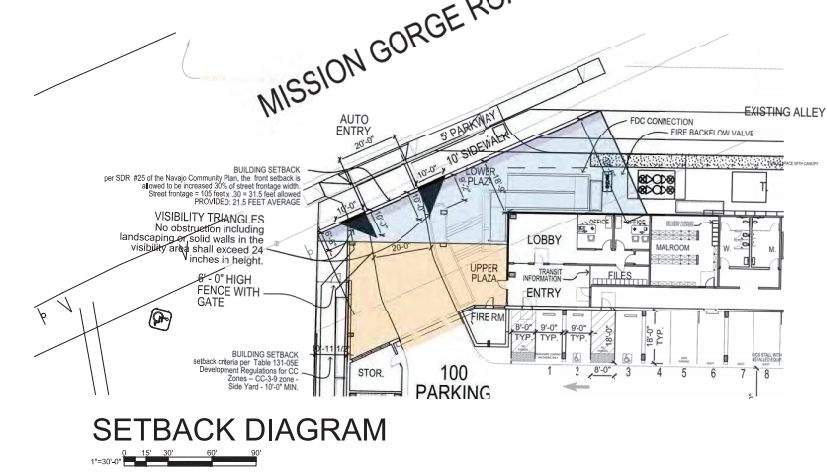
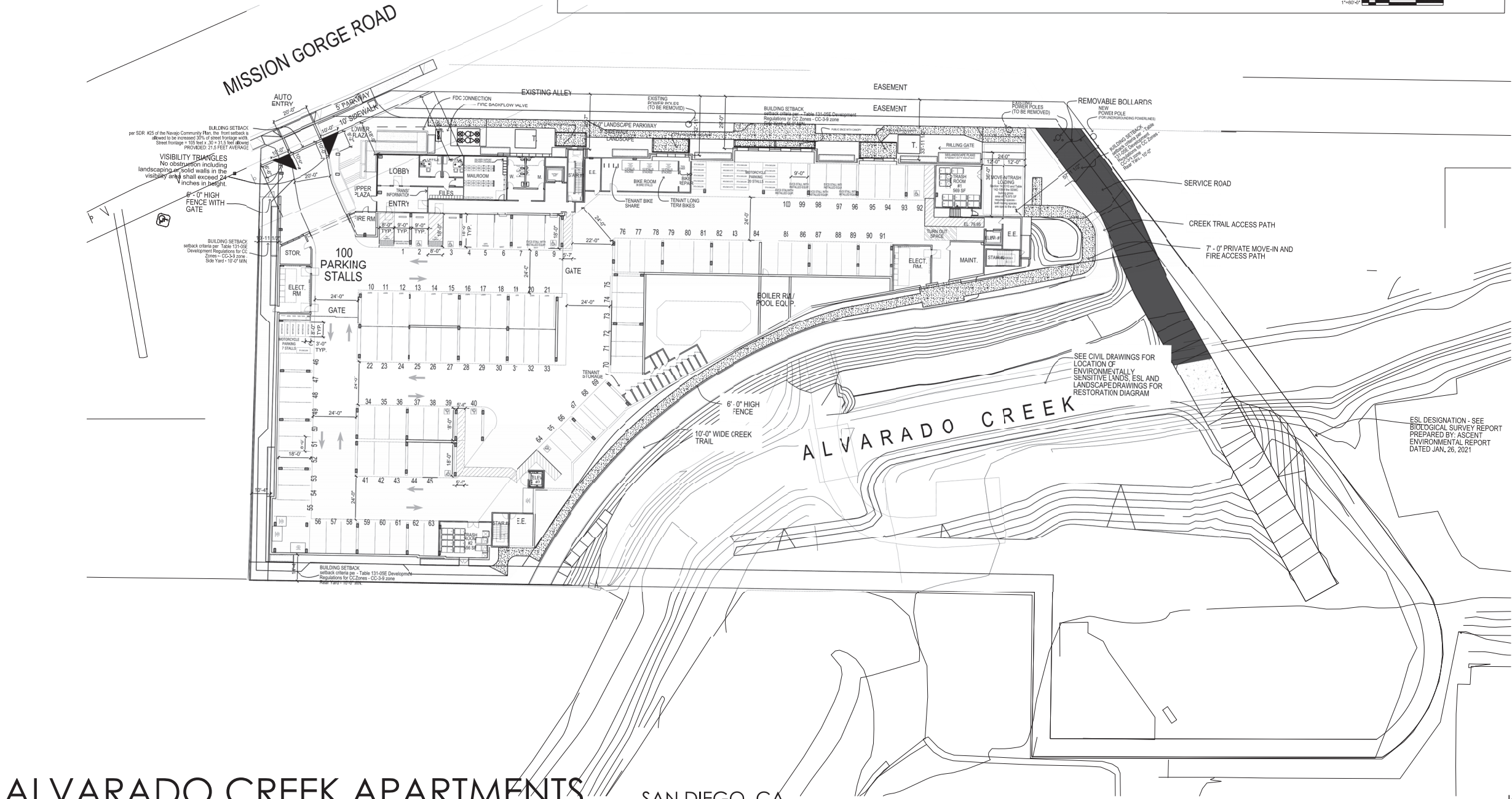
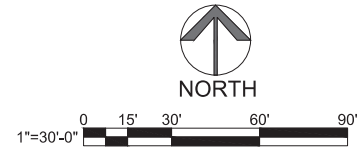
SAN DIEGO, CA

PACIFIC WEST COMMUNITIES
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

DATE: 04-26-2022
JOB NO.: PTS-0671912
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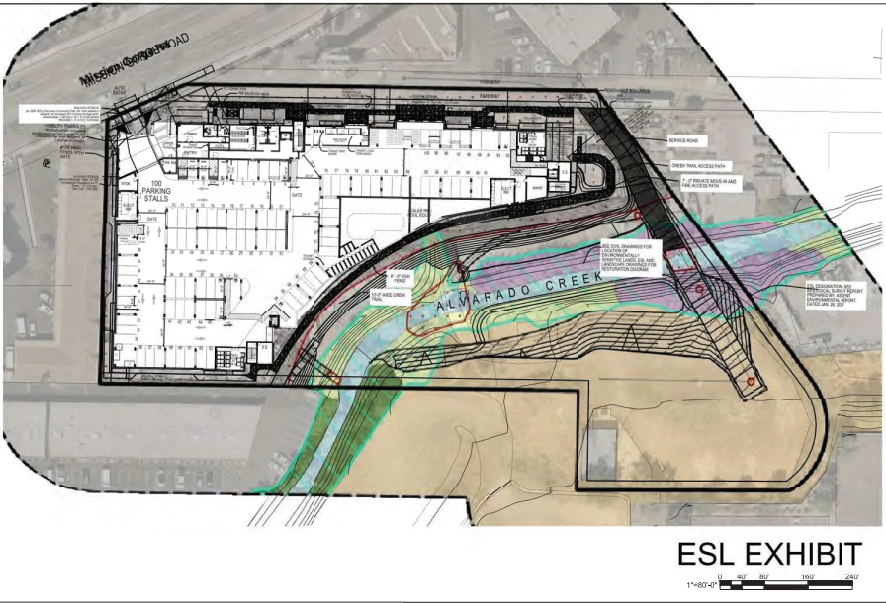
SITE PLAN

A1.2

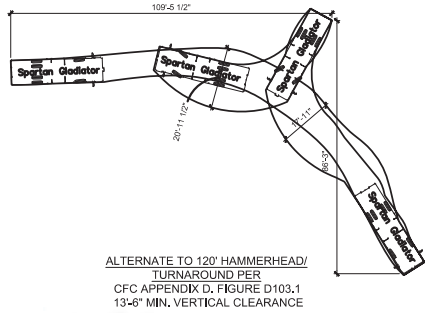


ESL/RESTORATION AREA SHOWN ON THE PROJECT
SITE AREA IS PROPOSED TO BE DEDICATED
TO THE CITY

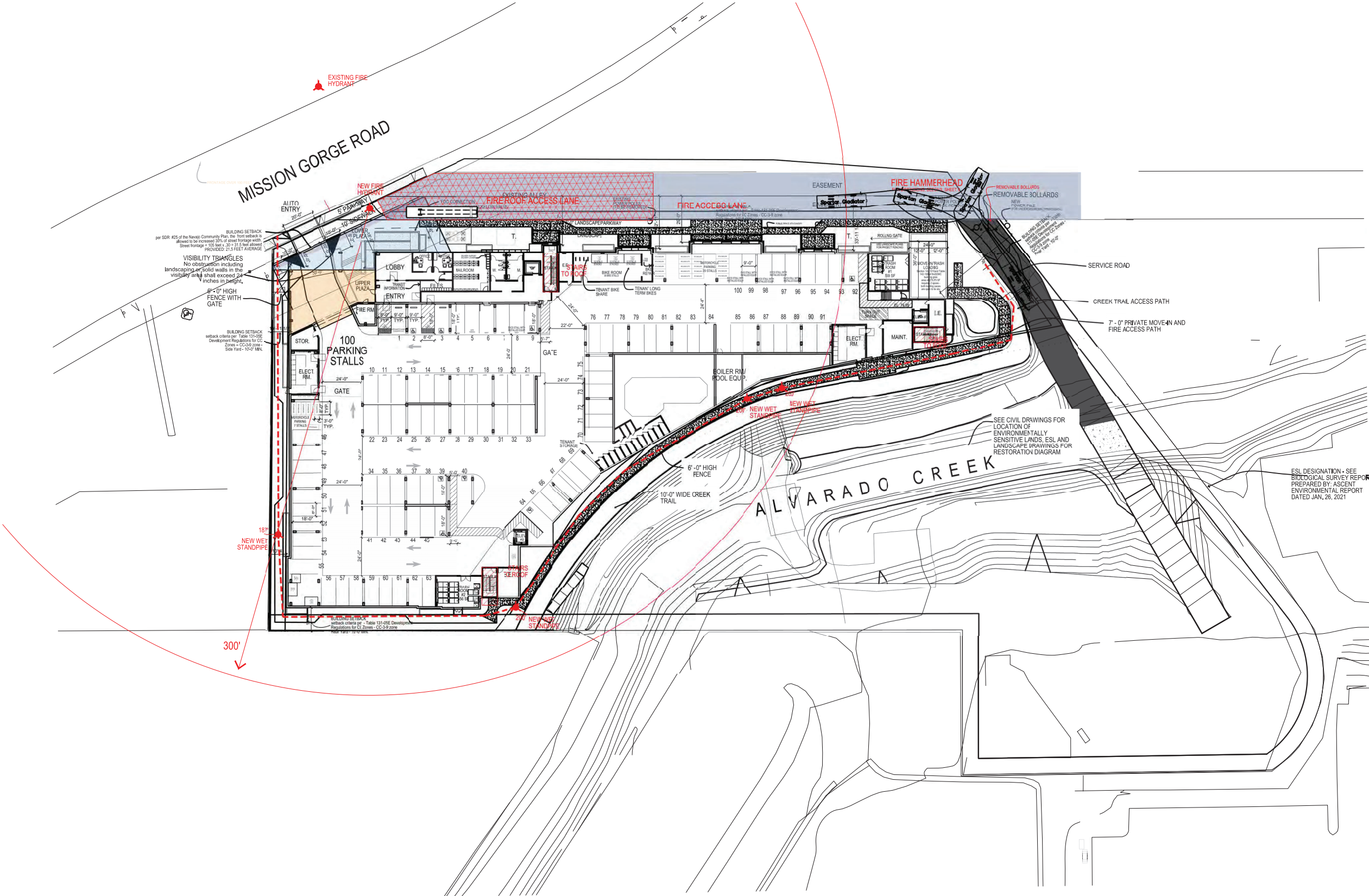
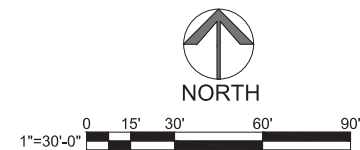
- Project Boundary
 - Survey Area
 - Permanent Impacts
 - Temporary Impacts
 - Environmentally Sensitive Lands (ESL)
- Vegetation Communities**
- Southern Riparian Woodland
 - Disturbed Wetland/Non-vegetated Channel
 - Non-native Riparian
 - Arundo-dominated Wetland
 - Disturbed Land
 - Urban/Developed



LEGEND



- FIRE APPARATUS
- BUILDING ADDRESS IDENTIFICATION LOCATIONS WITH MINIMUM OF 4" HIGH WITH MINIMUM STROKE WIDTH OF 1/2". FINAL COUNT AND LOCATION SHALL BE FINALIZED WITH THE LOCAL JURISDICTION AND THE FIRE CODE OFFICIAL.
- GURNEY SIZED ELEVATOR(S)
- KNOX BOX / LOCKED KEY SWITCH
- FIRE LANE SIGN PER DETAIL
- EXISTING PUBLIC FIRE HYDRANT
- NEW WET STANDPIPE
- 150'-0" HOSE PULL
- AERIAL TRUCK LADDER ACCESS TO BUILDING (REFER TO DETAIL)
- 30'-0" WIDE PAVED FIRELANE
- BUILDING FOOTPRINT - RESIDENTIAL
- EXIT STAIR (ROOF ACCESS WHERE NOTED)



FIRE ACCESS PLAN

A1.3

ALVARADO CREEK APARTMENTS

SAN DIEGO, CA

PACIFIC WEST COMMUNITIES
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Diagram illustrating a Hammerhead Turn Area for a Sanitation Truck. The truck is shown making a U-turn, with the turn area labeled "HAMMERHEAD TURN AREA 14'". The truck is labeled "Sanitation Truck" and "Spartan Generator".

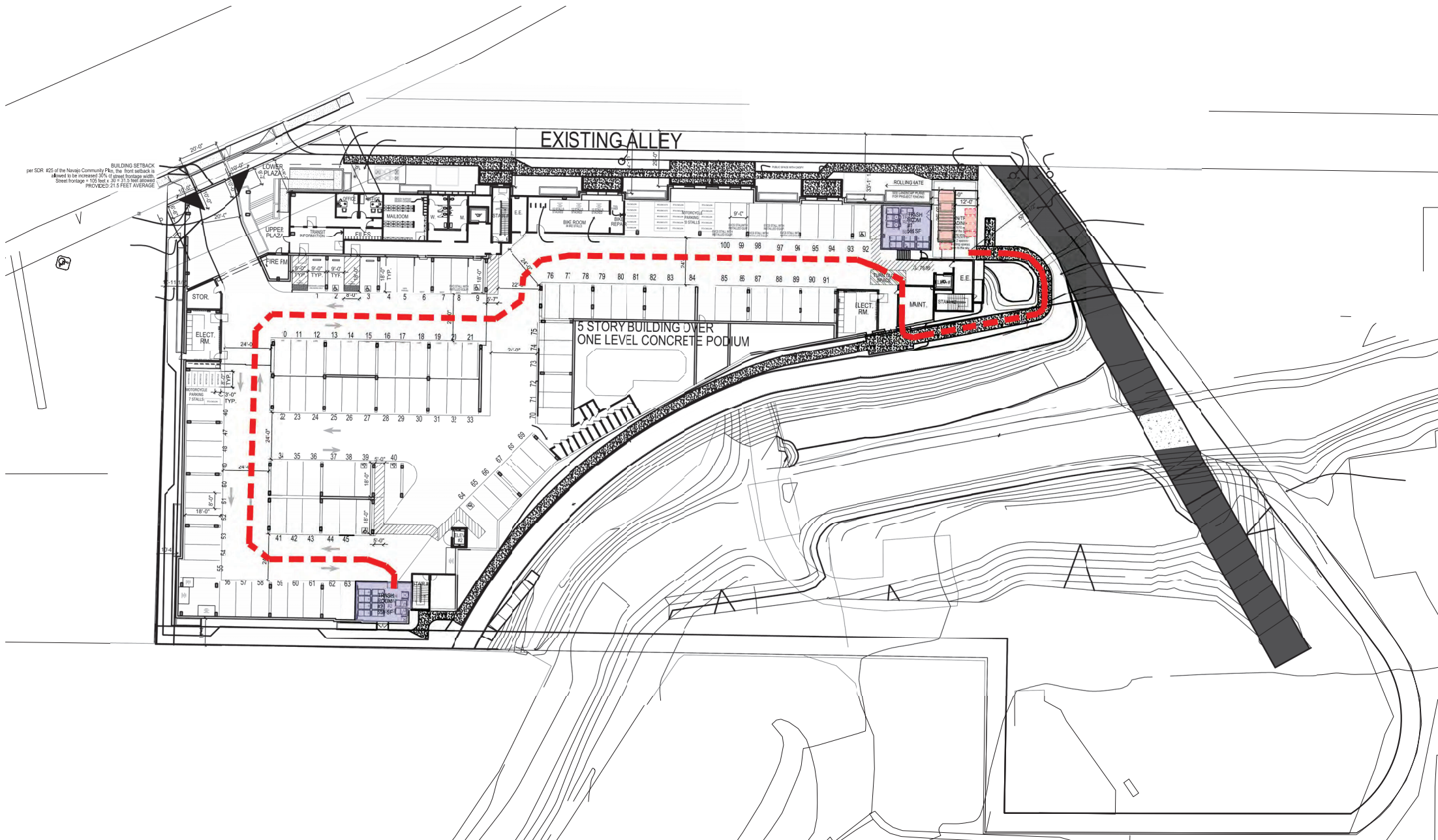
TRASH TRUCK TURN-AROUND
SANITATION TRUCK
HAMMERHEAD TURN AREA 14'
MINIMUM VERTICAL
CLEARANCE

TRASH STAGING AREA

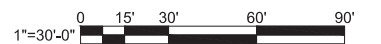
TRASH TRUCK WITH BIN

STRINGER TRUCK ROUTE

RESIDENTIAL TRASH ROOM(S)



NORTH



PACIFIC WEST COMMUNITIES
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

SAN DIEGO, CA

WASTE MANAGEMENT PLAN

A1.4

DATE: 04-26-2022
JOB NO.: PTS-0671912

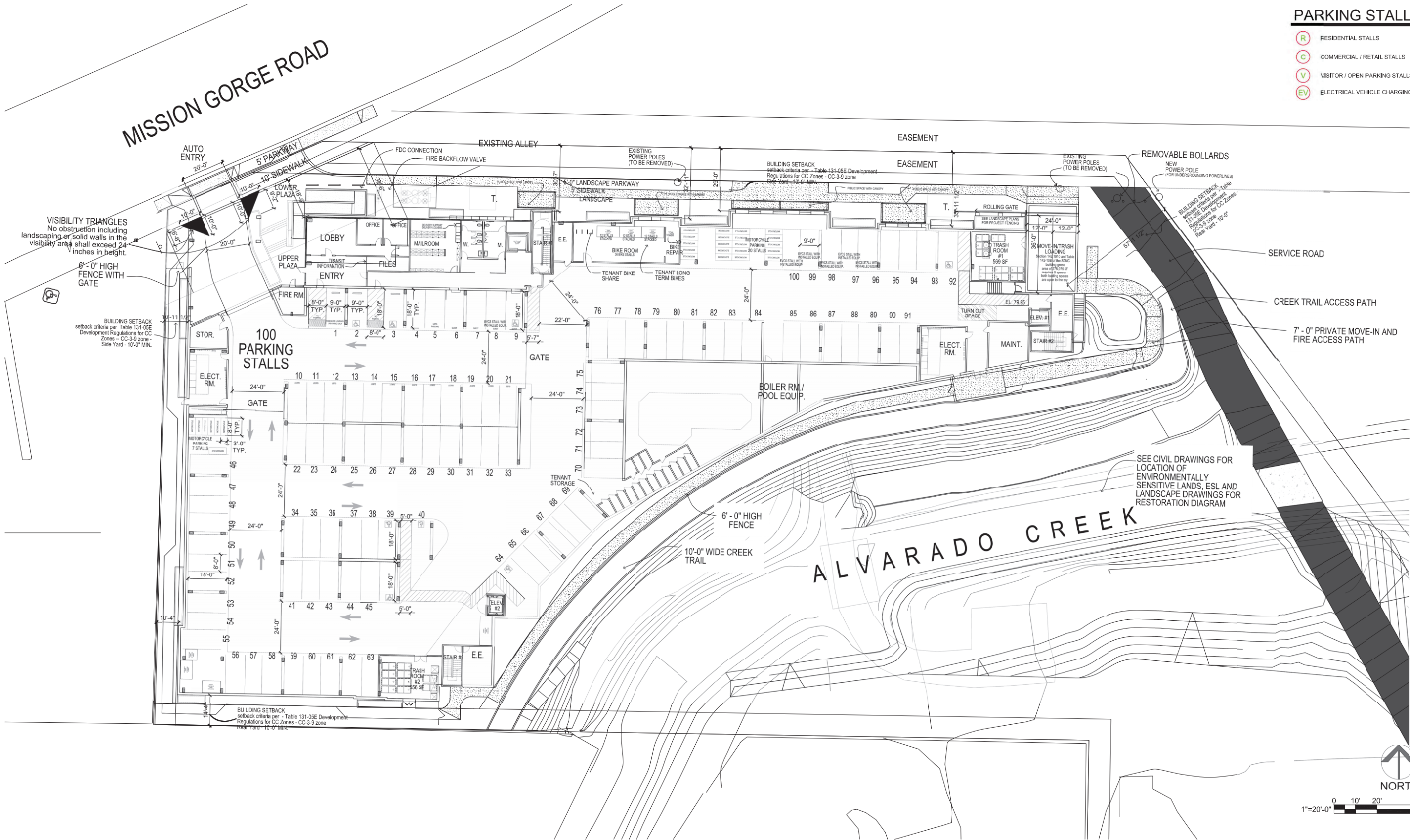
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PARKING STALL LEGEND

- R RESIDENTIAL STALLS
- C COMMERCIAL / RETAIL STALLS
- V VISITOR / OPEN PARKING STALLS FOR RESIDENTS
- EV ELECTRICAL VEHICLE CHARGING STATION



GROUND FLOOR PLAN

A2.2

ALVARADO CREEK APARTMENTS

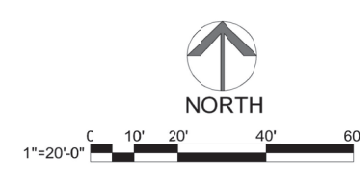
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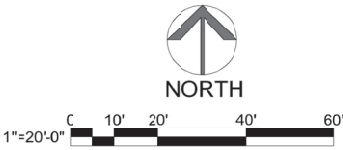
DATE: 04-26-2022
JOB NO.: PTS-0671912

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LEVEL 2 **A2.3**



LEVEL 3 A2.4

ALVARADO CREEK APARTMENTS

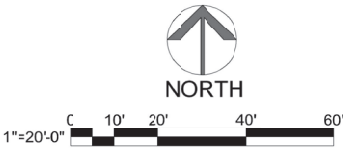
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DATE: 08-05-2021
JOB NO.: PTS-0671912

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LEVEL 4 A2.5

ALVARADO CREEK APARTMENTS

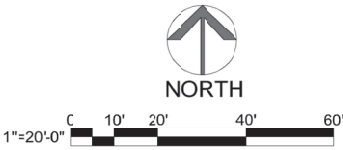
SAN DIEGO, CA

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LEVEL 5 A2.6

ALVARADO CREEK APARTMENTS

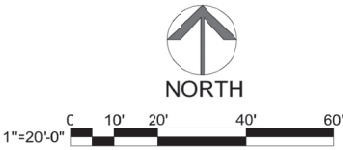
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LEVEL 6 A2.7

ALVARADO CREEK APARTMENTS

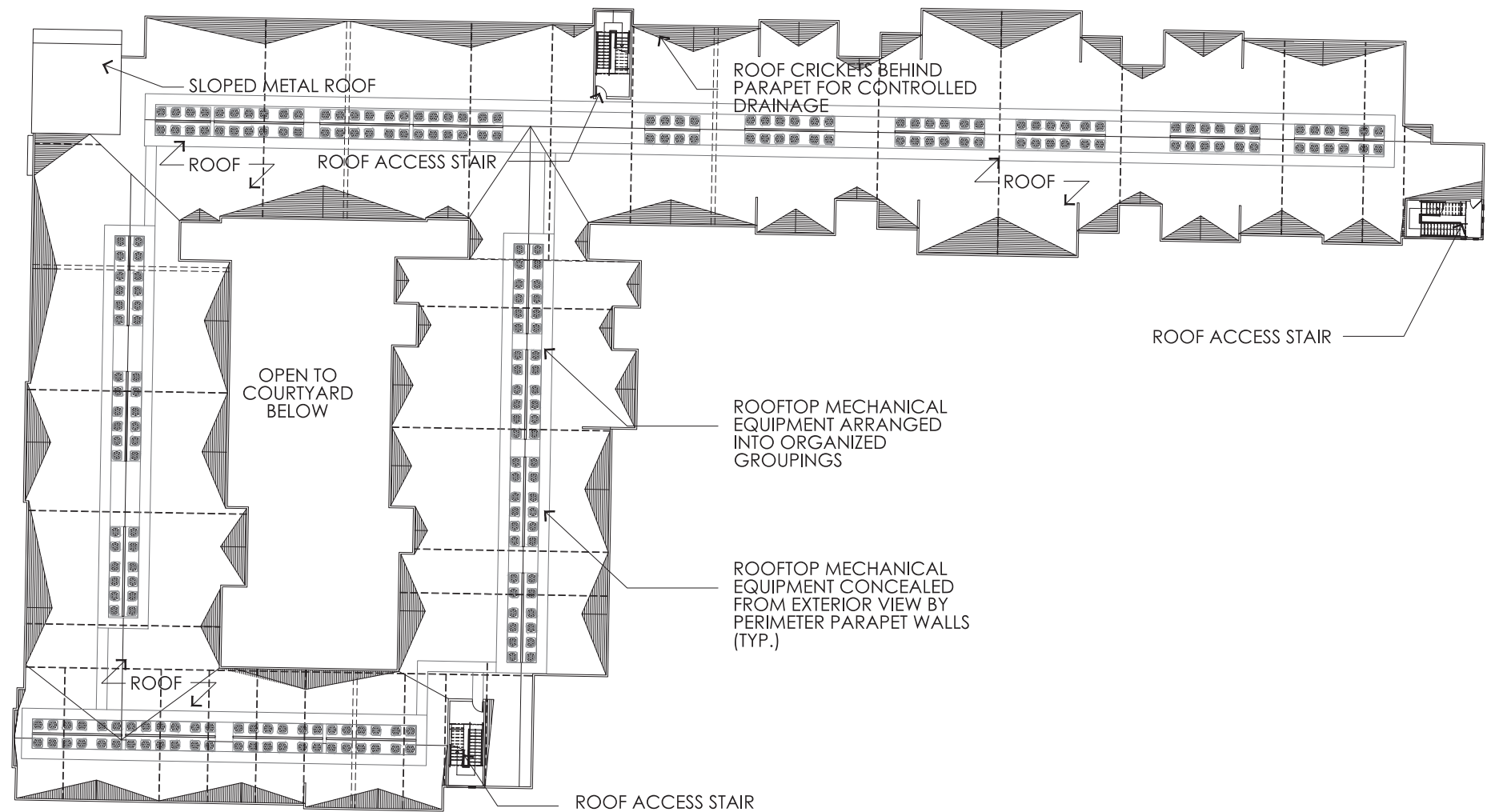
SAN DIEGO, CA

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430 E. STATE STREET SUITE 100, EAGLE, ID 83616

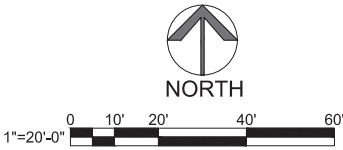
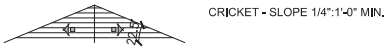
DATE: 08-05-2021
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LEGEND



LEVEL 6

A2.8

ALVARADO CREEK APARTMENTS

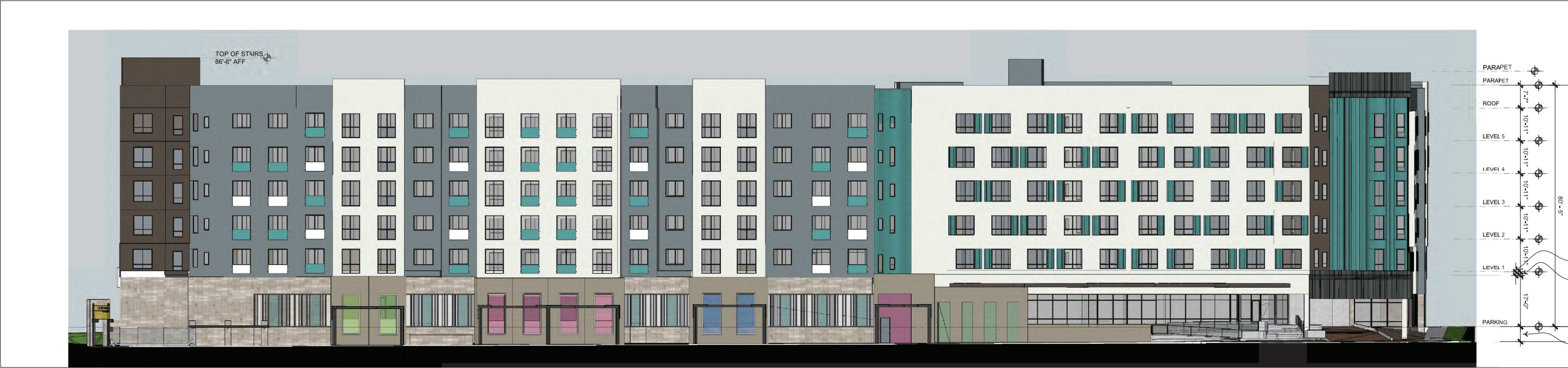
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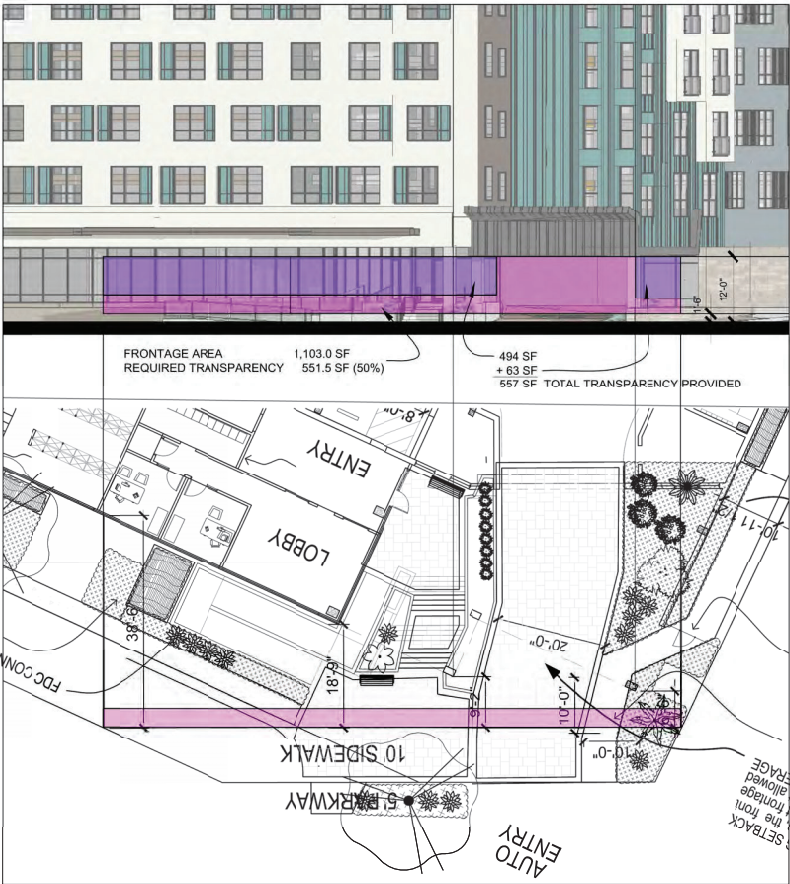
DATE: 08-05-2021
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NORTH ELEVATION 1



FRONTAGE TRANSPARENCY DIAGRAM 3



EAST ELEVATION 2

NORTH & EAST ELEVATIONS

A2.9

ALVARADO CREEK APARTMENTS

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PACIFIC WEST COMMUNITIES
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

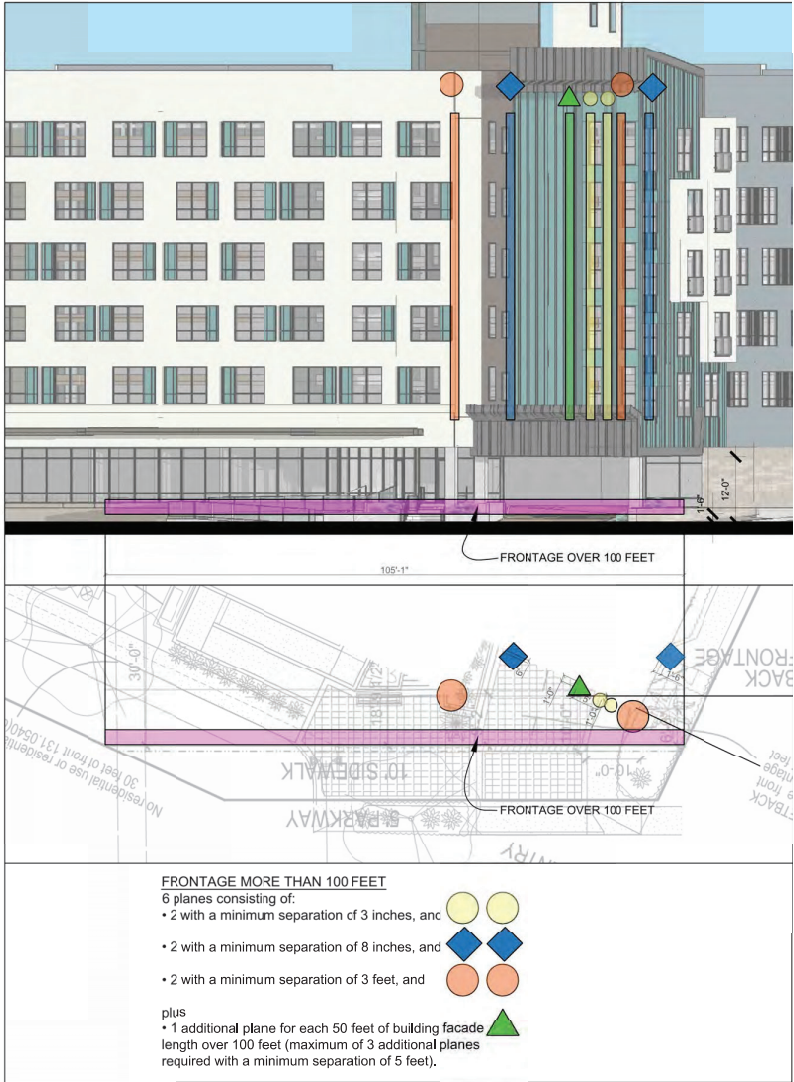
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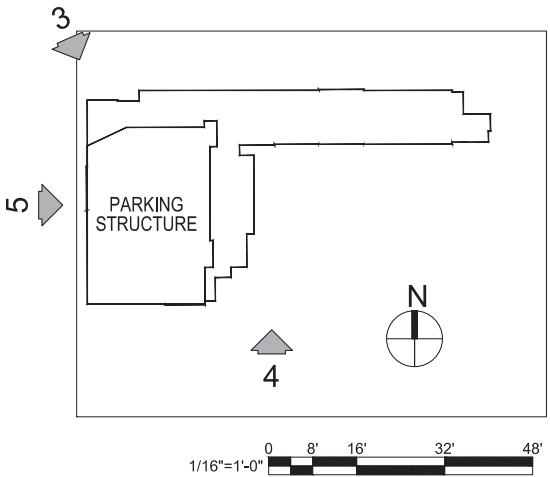
SOUTH ELEVATION 4



OFFSETTING PLANES DIAGRAM 3



WEST ELEVATION 5



SOUTH & WEST BUILDING ELEVATION

ALVARADO CREEK APARTMENTS

SAN DIEGO, CA

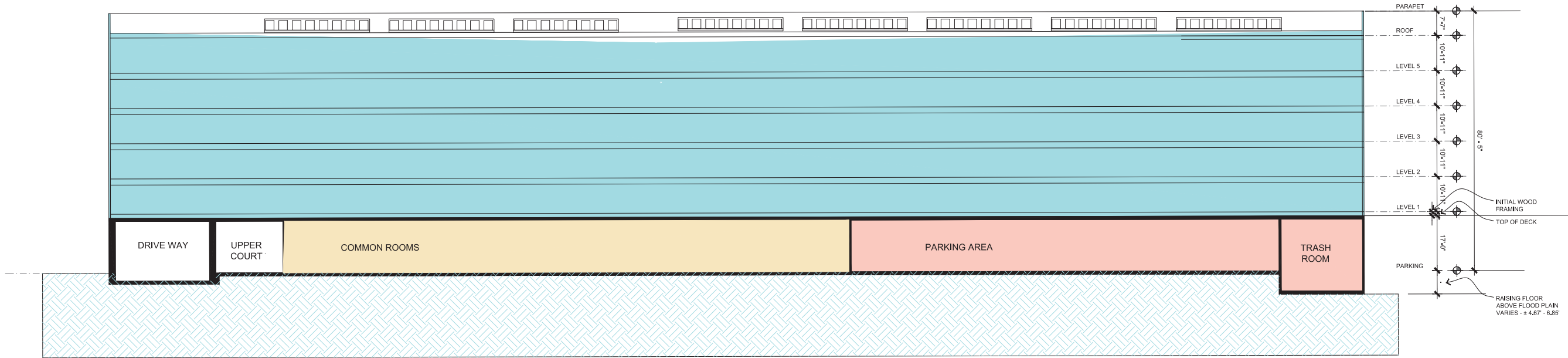
PACIFIC WEST COMMUNITIES
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

DATE: 08-05-2021
JOB NO.: PTS-0671912

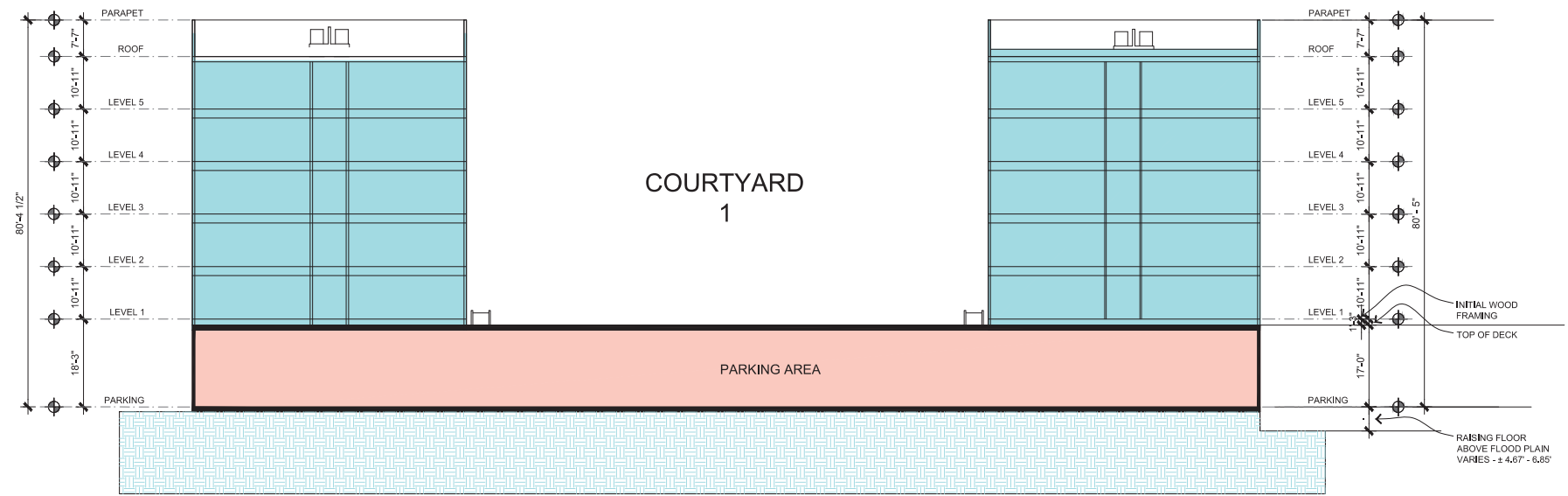
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A2.10





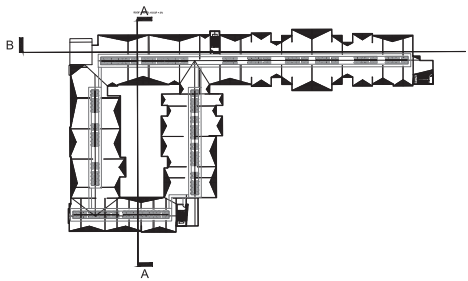
BUILDING SECTION B



BUILDING SECTION A

LEGEND

- LEASING / AMENITY
- PARKING STRUCTURE
- RESIDENTIAL



1/16"=1'-0"

CONCEPTUAL BUILDING SECTIONS

A2.11

ALVARADO CREEK APARTMENTS

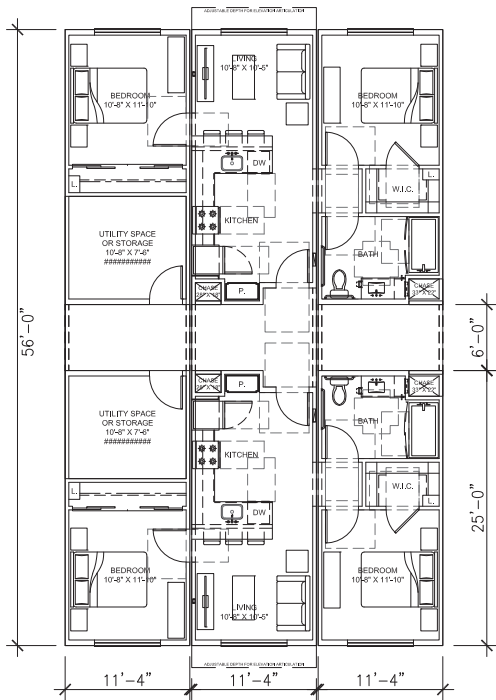
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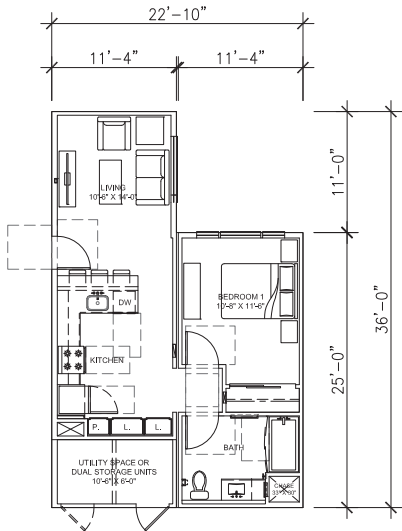
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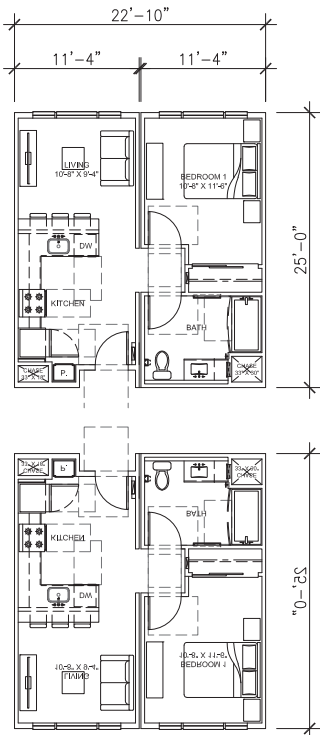




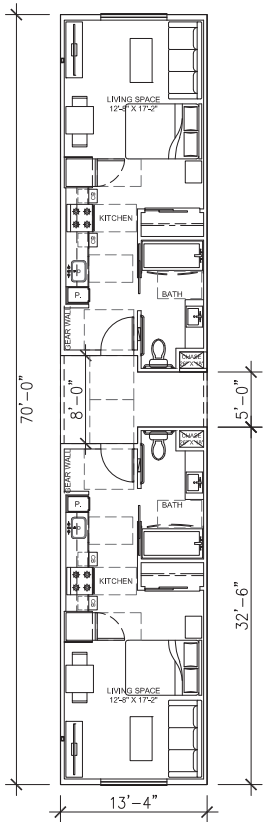
UNIT B1 STANDARD (11'-4" MODULE)
2 BED - 1 BATH
UNIT AREA: #####



UNIT A2
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 612 SQ. FT.



UNIT A1
AFFORDABLE 1 BED - 1 BATH
UNIT AREA: 547 SQ. FT.



UNIT S1 STANDARD (13'-4" MODULE)
STUDIO - 1 BATH
UNIT AREA: 418 SQ. FT.



CONCEPTUAL UNIT PLANS

A3.0

ALVARADO CREEK APARTMENTS

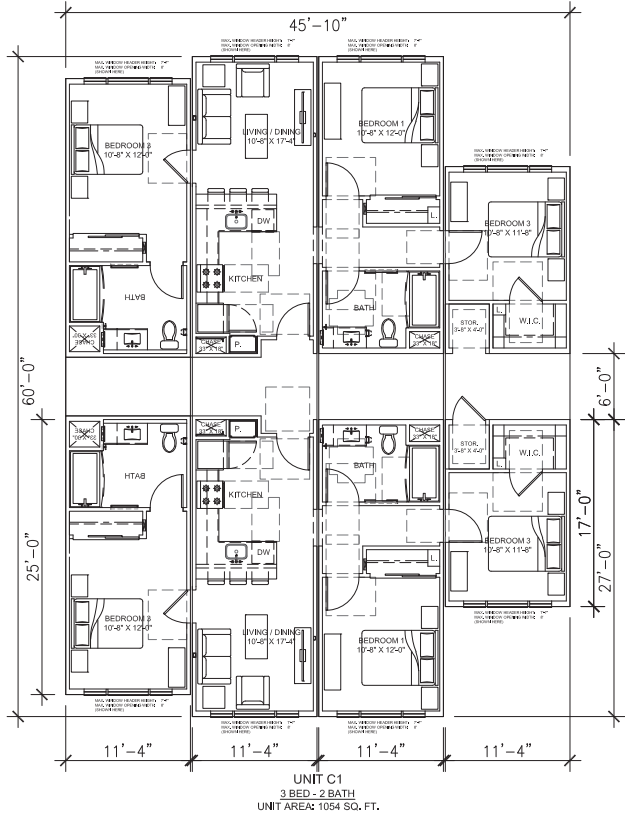
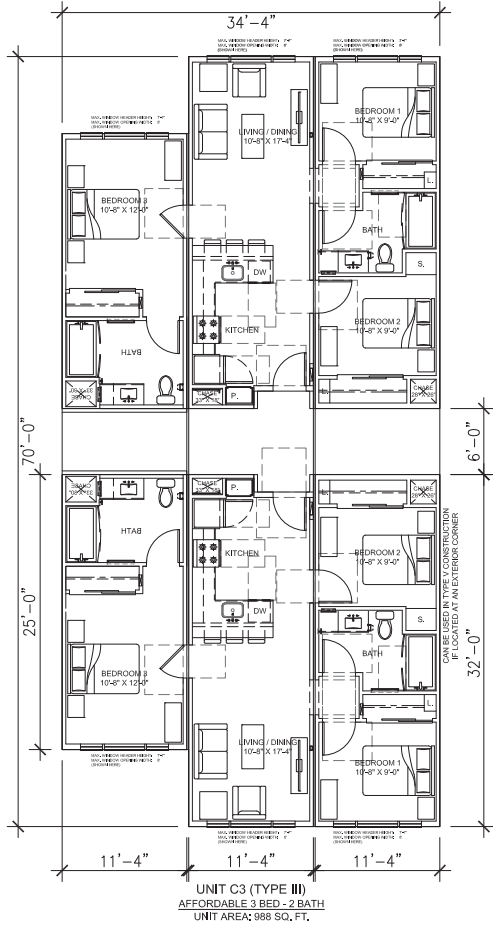
SAN DIEGO, CA

PACIFIC WEST COMMUNITIES
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

DATE: 08-05-2021
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CONCEPTUAL UNIT PLANS

A3.1

ALVARADO CREEK APARTMENTS

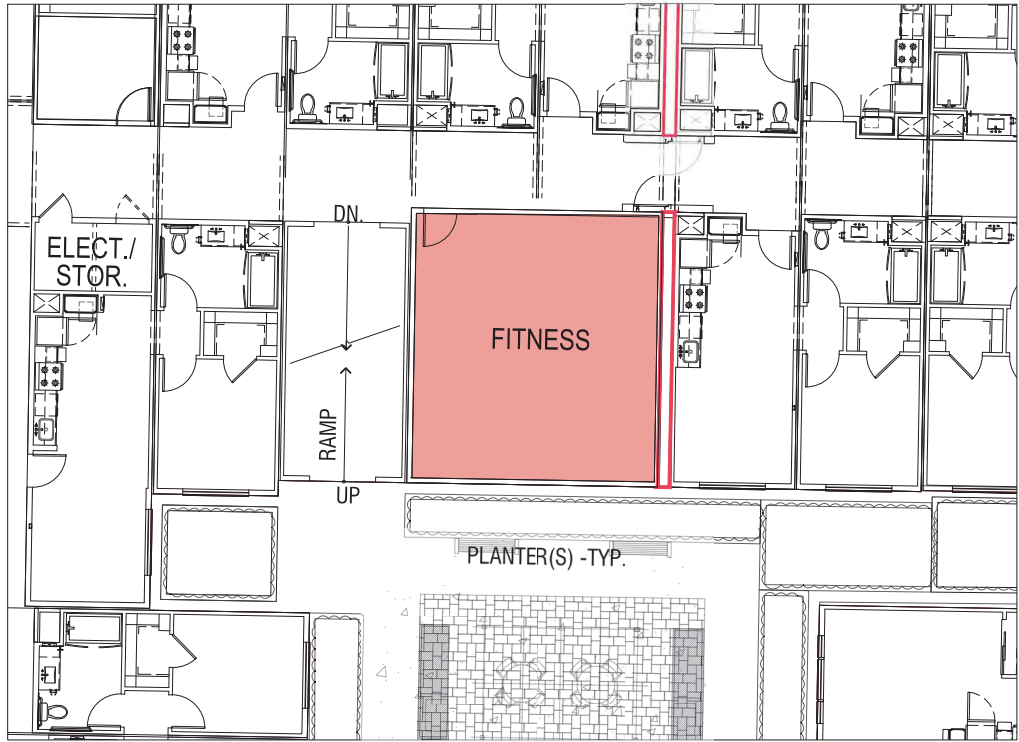
SAN DIEGO, CA

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430 E. STATE STREET SUITE 100, EAGLE, ID 83616

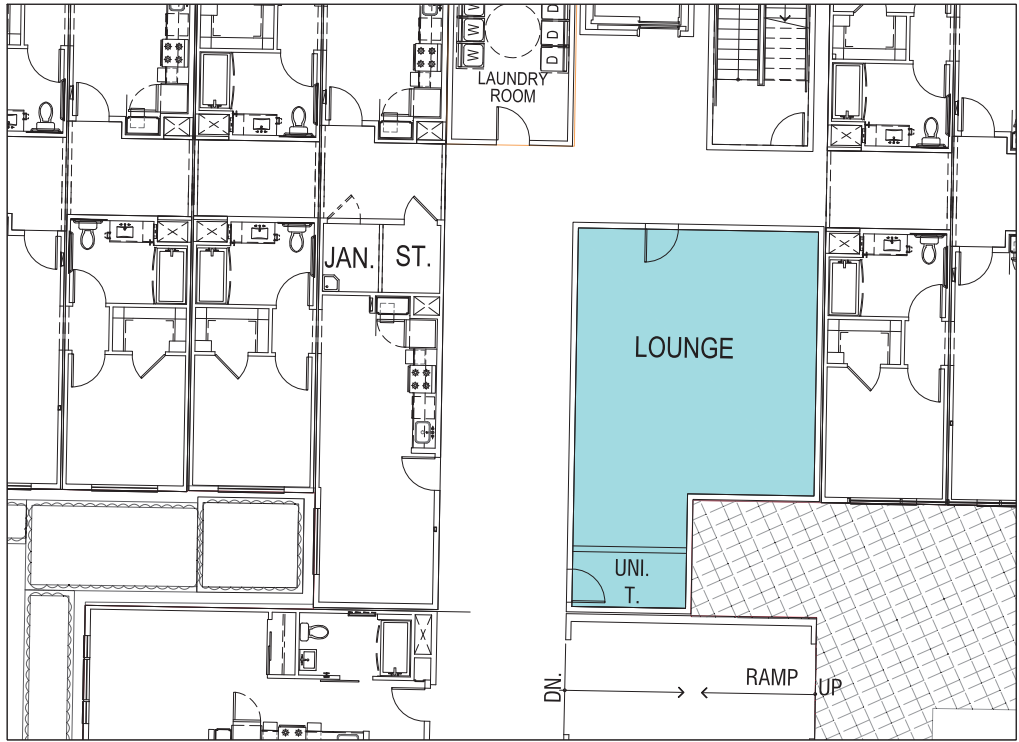
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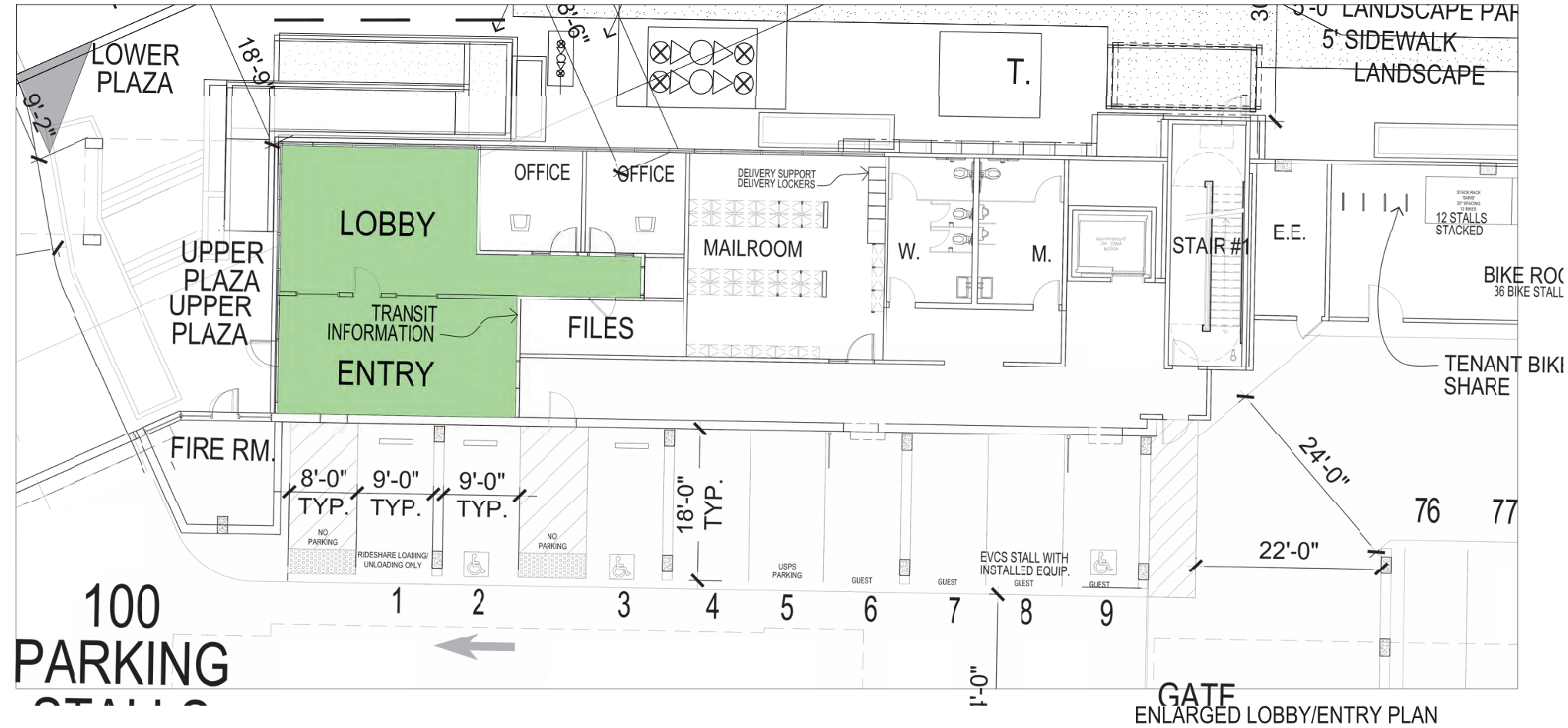







ENLARGED FITNESS PLAN

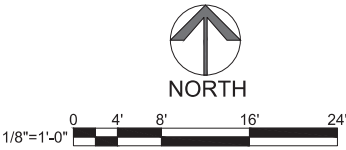


ENLARGED LOUNGE PLAN



ENLARGED LOBBY/ENTRY PLAN

LEGEND		
	ENLARGED FITNESS PLAN	532 SF
	ENLARGED LOUNGE PLAN	632 SF
	ENLARGED LOBBY/ENTRY PLAN	891 SF
TOTAL INTERIOR COMMON ROOMS		2,055 SF



COMMON AREA PLANS

A3.2

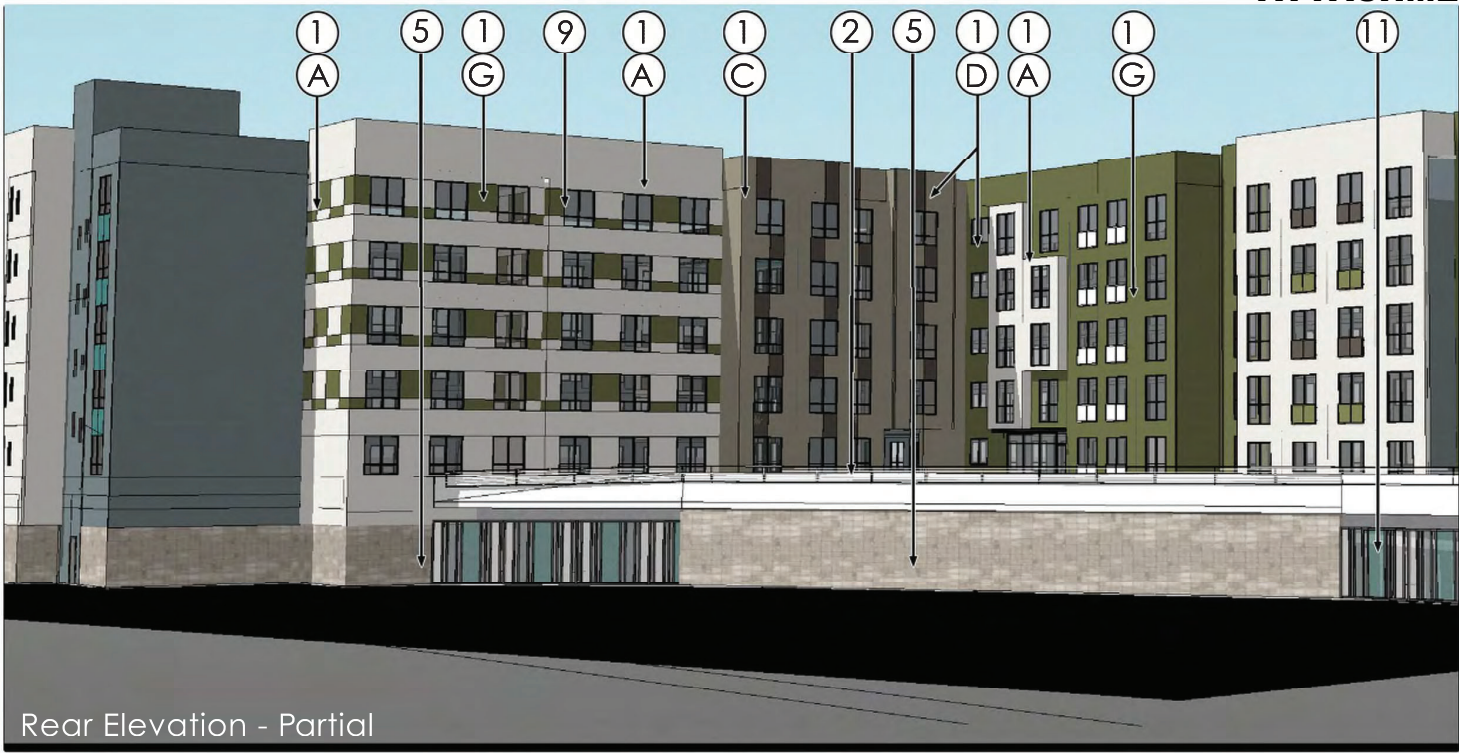
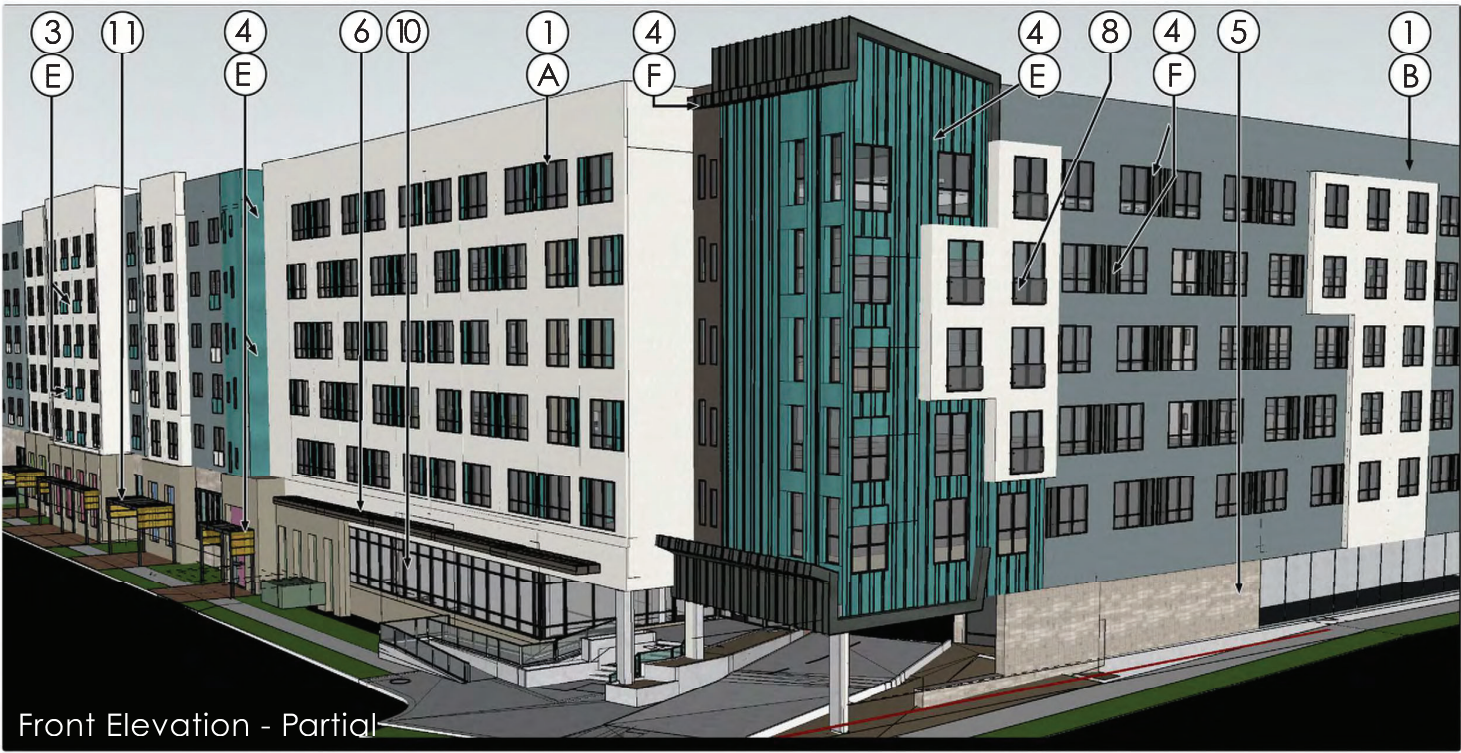
ALVARADO CREEK APARTMENTS

SAN DIEGO, CA

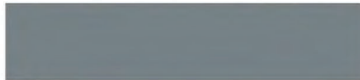
 PACIFIC WEST COMMUNITIES
430 E. STATE STREET SUITE 100, EAGLE, ID 83616

DATE: 08-05-2021
JOB NO.: PTS-0671912
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





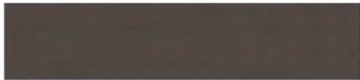
(A) PURE WHITE SW7005



(B) FOGGY DAY SW6235



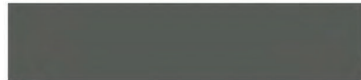
(C) HAMMERED SILVER SW2840



(D) BLACK BEAN SW6006



(E) LAGOON SW6480



(F) ROCK BOTTOM SW7062



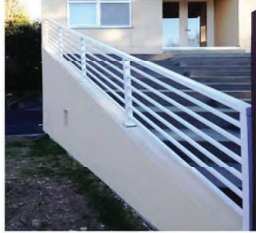
(G) SAGUARO SW6419



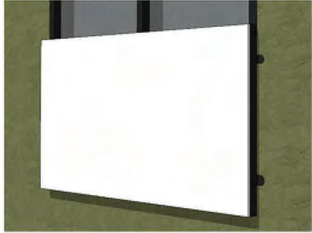
(H) TRICORN BLACK SW6258



(1) Stucco 20/30 Sand Finish
To match paint specs



(2) Horizontal Pipe Rail



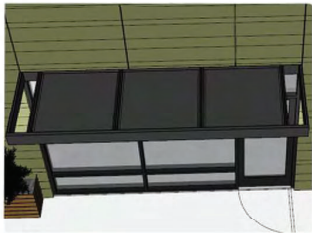
(3) Metal Framing w/ Smooth Fiber
Cement Panel Attached
Framing to match paint spec H
Cement panels to match paint specs



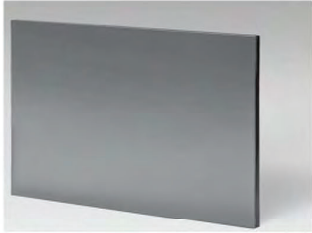
(4) ATAS Standing Seam Roof
Varying width exposures and
to match paint specs or equal



(5) Angelus Block Medium Weight
Shotblast - Greystone or equal
Spec Mix Preblended Mortar - Grey or equal



(6) Awnex Metal Canopy
Phoenix - to match paint spec H
or equal



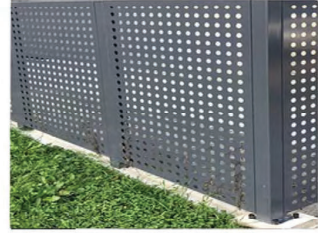
(8) Metal Framing w/ Polycarbonate
Railing Panel Attached
Framing to match paint spec H
Panel: 3Form KodaXT - Smudge N37 or equal



(9) Vinyl Windows
Black



(10) Aluminum Storefront System
Black



(11) Fencing and Canopies
Steel Frame with Perforated
Metal

COLOR AND MATERIAL BOARD

A4.0

ALVARADO CREEK APARTMENTS

SAN DIEGO, CA

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GENERAL NOTES:

- 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."
- MINIMUM TREE SEPARATION DISTANCE
 - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAY (ENTRIES) - 10 FEET (5' FOR RESIDENTIAL STREETS < 25MPH)
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROJECT OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROJECT OWNER.
- THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).
- ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

PLANT SCHEDULE

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SHR AAI	SHRUB & GROUND COVER	PLANTING AREA	5 GAL	36" O.C.	1,611
	STO WAT	STORM WATER TREATMENT		1 GAL	24" O.C.	578

PLAN NOTES:

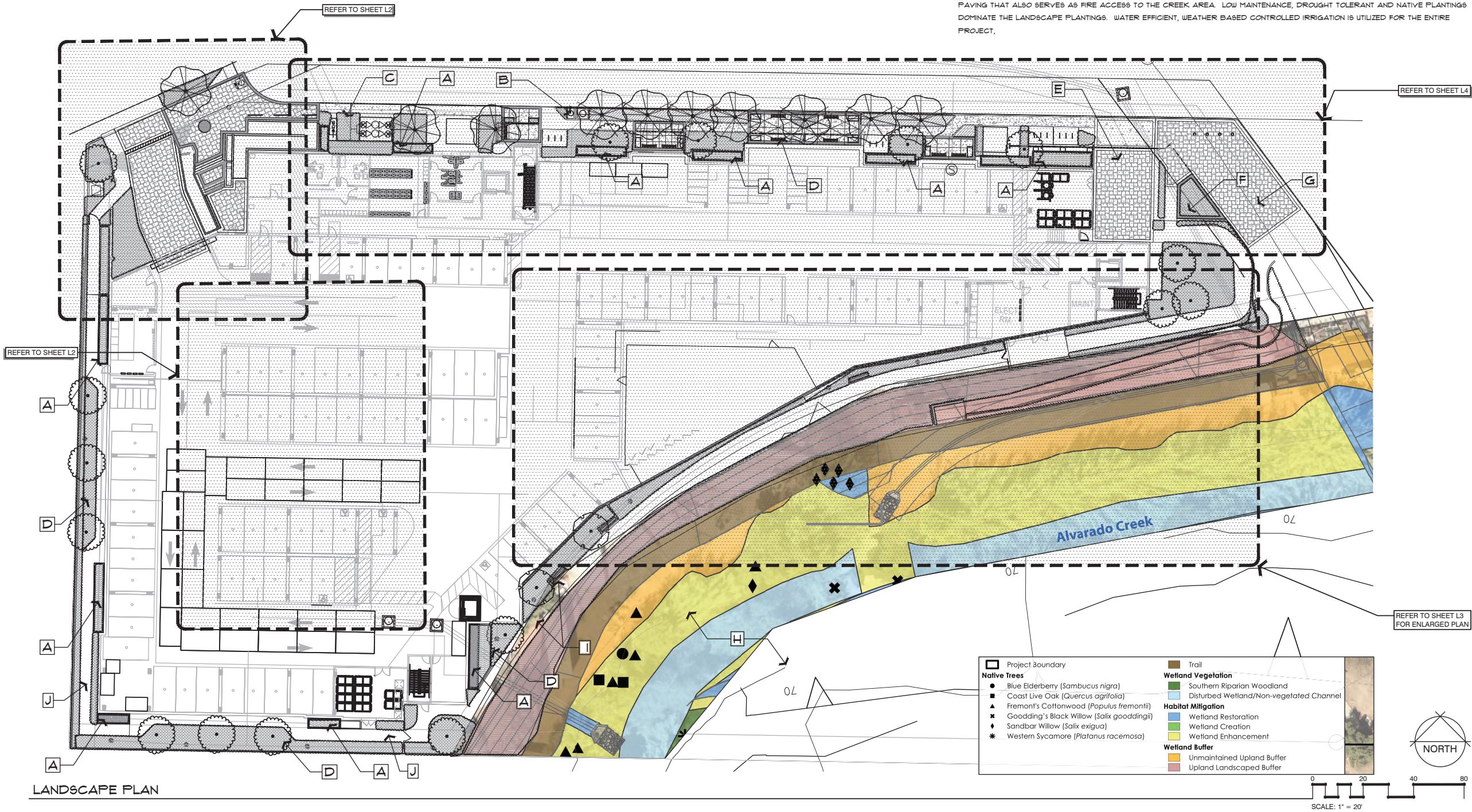
- STORM WATER TREATMENT PLANTER
- STREET TREES WITH PARKWAY LANDSCAPING PER NAVAJO COMMUNITY PLAN
- EQUIPMENT SCREENING: PER NAVAJO COMMUNITY PLAN, SDR 33, LANDSCAPING SHALL BE INCORPORATED TO PROVIDE SCREENING FOR EQUIPMENT/UTILITIES.
- GROUND COVER AND PLANTING AREA, TYP.
- MOVE IN AND TRASH COLLECTION ACCESS WITH SLIDING GATE AND FENCE
- RAMP UP TO THE FFE
- FIRE ACCESS LANE, REFER TO THE CIVIL PLANS
- ALVARADO CREEK PARKWAY, REFER TO THE BIOLOGIST REPORT
- FIRE ACCESS WALK WAY WITH BENCHES OVERLOOKING THE CREEK OPEN SPACE
- 5' WIDE FIRE ACCESS WALK WAY

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	CERIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	24"	5	
	CERIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	24"	MULTI-STEM	1
	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM	36"	1	
	GEIERA PARVIFLORA	AUSTRALIAN WILLOW	24"	1	
	HIBISCUS SYRIACUS	ROSE OF SHARON	24"	MULTI-STEM	1
	JACARANDA MIMOSOLA	JACARANDA	36"	1	
	LAGERSTROEMIA INDICA x FAUREI 'TUSCARORA'	TUSCARORA GRAPE MYRTLE	24"	MULTI-STEM	1
	LOPHOSTEMON CONFERTUS 'VARIEGATA'	VARIEGATED BRISBANE BOX	36"	2	
	PARKINSONIA x 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24"	1	
	RHAPHIOLEPS INDICA 'MAJESTIC BEAUTY' TM	MAJESTIC BEAUTY INDIAN HAWTHORNE STANDARD	24"	4	

LANDSCAPE DESIGN STATEMENT:

THE LANDSCAPE DESIGN PROVIDES FOR A PLAZA ENTRANCE OFF OF MISSION GORGE BLVD. WITH ACCENT PAVING, RAISED PLANTERS AND SEATING AREAS. CONTINUING DOWN THE ALLEY ADDITIONAL PLAZAS ARTICULATE TOWARDS THE STREET PROVIDING VARIATION AND UNIQUE SITE FURNISHINGS, SEATING AREAS WITH STEEL TRELLISES AND ACCENT PAVING. THE COURTYARDS PROVIDE FOR RECREATIONAL AND PASSIVE USE ACTIVITY AREAS, INCLUDING A SWIMMING POOL AND PICNIC AREAS. THE LOWER PROJECT INTERFACES WITH THE PROPOSED ALVARADO CREEK PARKWAY AND PROVIDES A STARTING POINT OF ACCENT PAVING THAT ALSO SERVES AS FIRE ACCESS TO THE CREEK AREA. LOW MAINTENANCE, DROUGHT TOLERANT AND NATIVE PLANTINGS DOMINATE THE LANDSCAPE PLANTINGS. WATER EFFICIENT, WEATHER BASED CONTROLLED IRRIGATION IS UTILIZED FOR THE ENTIRE PROJECT.



ALVARADO CREEK APARTMENTS
PACIFIC WEST COMMUNITIES
MISSION GORGE ROAD
SAN DIEGO, CALIFORNIA

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Sheet Title
LANDSCAPE PLAN



No.	Date	Revision
1	10.21.21	
Project Mgr: THP		Sheet No.:
Drawn By: THP		
Scale: 1"=20'		
Date: 10.21.21		
File Name: 19-045		of _____ sheets