

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS, INCLUDING THE FOLLOWING:

2019 CALIFORNIA BUILDING CODE

2019 CALIFORNIA RESIDENTIAL CODE

2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA HISTORICAL BUILDING CODE

2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA EXISTING BUILDING CODE

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2. CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SAFETY.
4. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
5. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
6. ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
8. DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS, AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND SHALL OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
9. THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS. SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR THE ARCHITECT'S APPROVAL.
10. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS NOTED OTHERWISE.
11. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

ABBREVIATIONS

AB:	ANCHOR BOLT	LB:	POUND (WEIGHT), LAG BOLT
ACT:	ACTUAL	LN:	LENGTH
AD:	AREA DRAIN	LR:	LIVING ROOM
AF:	ABOVE FINISHED FLOOR	LT:	LIGHT
AIA:	AMERICAN INSTITUTE OF ARCHITECTS	LTG:	LIGHTING
ALT:	ALTERNATE	MAINT:	MAINTENANCE
ALUM:	ALUMINUM	MAX:	MAXIMUM
APPROX:	APPROXIMATE	MECH:	MECHANICAL
ASTM:	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MIN:	MINIMUM
		MISC:	MISCELLANEOUS
		MO:	MASONRY OPENING
BOT:	BOTTOM	NTS:	NOT TO SCALE
BTU:	BRITISH THERMAL UNITS	OC:	ON CENTER
BYP:	BY PASS	OH:	OVERHEAD
CAB:	CABINET	OPP:	OPPOSITE
CF:	CUBIC FEET	PL:	PLATE
CL:	CENTERLINE, CLOSET	PSI:	POUNDS PER SQUARE INCH
CMU:	CONCRETE MASONRY UNIT	RA:	RETURN AIR
CONT:	CONTINUOUS	RAD:	RADIUS
DEMO:	DEMOLITION	RCP:	REFLECTED CEILING PLAN
DIA:	DIAMETER	RD:	ROOF DRAIN
DIAM:	DIAMETER	REQ:	REQUIRE
DIFF:	DIFFUSER	RM:	ROOM
DIM:	DIMENSION	RO:	ROUGH OPENING
		ROW:	RIGHT OF WAY
		SF:	SQUARE FOOT
EQ:	EQUAL	SIM:	SIMILAR
EXIST:	EXISTING	SJS:	SILICONE JOINT SEALANT
FAR:	FLOOR AREA RATIO	SPEC:	SPECIFICATION
FDN:	FOUNDATION	SQ:	SQUARE
FFE:	FINISHED FLOOR ELEVATION	SS:	STAINLESS STEEL
FT:	FOOT, FEET	STC:	SOUND TRANSMISSION CLASS
FTG:	FOOTING	STD:	STANDARD
FURR:	FURRING	STOR:	STORAGE
GA:	GAUGE, GAGE	STRUCT:	STRUCTURAL
GALV:	GALVANIZED	T&G:	TONGUE & GROOVE
GFI:	GROUND FAULT INTERRUPTED	TEMP:	TEMPERED
GYP:	GYPSUM	THRU:	THROUGH
HP:	HIGH POINT	TV:	TELEVISION
HT:	HEIGHT	TW:	TOP OF WALL
HVAC:	HEATING, VENTILATING & AIR CONDITIONING	TYP:	TYPICAL
HVY:	HEAVY	UL:	UNDERWRITERS' LABORATORIES
IN:	INCH	UNO:	UNLESS NOTED OTHERWISE
INFO:	INFORMATION	VA:	VOLT AMPERE
INT:	INTERIOR	WD:	WOOD
K:	KELVIN (TEMPERATURE)	WIN:	WINDOW
KIT:	KITCHEN		

GENERAL LEGEND

	WOOD FRAMED EXTERIOR WALL		WINDOW TAG
	WOOD FRAMED INTERIOR WALL		RAILING TAG
	CMU WALL		SECTION CUT TAG
	CONCRETE WALL		ELEVATION TAG
	FIRE EXTINGUISHER		DETAIL CALL OUT TAG
	WALL TYPE TAG		
	DOOR TAG		



VIEW FROM CALLA AVE

AREA CALCULATIONS

FLOOR AREA CALCULATION		
1ST FLOOR		
COMMERCIAL		599 SF
RESIDENTIAL		470 SF
PARKING		2,393 SF
MISC. (LOBBY, STAIRS)		459 SF
UTILITIES / TRASH ROOM		330 SF
TOTAL		4,250 SF
1ST FLOOR (MEZZANINE)		
COMMERCIAL		178 SF
RESIDENTIAL		130 SF
TOTAL		308 SF
2ND FLOOR		
RESIDENTIAL		3,600 SF
3RD FLOOR		
RESIDENTIAL		3,600 SF
3RD FLOOR (MEZZANINE)		
RESIDENTIAL		260 SF
TOTAL FLOOR AREA		12,018 SF
EXTERIOR AREA CALCULATIONS		
1ST FLOOR		
HARDSCAPE		1,416 SF (20%)
PERVIOUS PAVERS		472 SF (7%)
LANDSCAPE		1,207 SF (17%)
TOTAL		3,095 SF (44%)
2ND FLOOR		
DECKS & EXT. CORRIDORS		701 SF
3RD FLOOR		
DECKS & EXT. CORRIDORS		701 SF

UNIT AREA AND TYPE			
UNIT#	AREA (SF)	# OF BEDROOMS	# OF BATHROOMS
UNIT 1	648 SF	1	1
UNIT 2	748 SF	2	1
UNIT 3	574 SF	1	1
UNIT 4	548 SF	1	1
UNIT 5	599 SF	1	1
UNIT 6	1147 SF	3	2
UNIT 7	577 SF	1	1
UNIT 8	566	1	1
UNIT 9	715	2	1
UNIT 10	703	2	1
UNIT 11	574 SF	1	1
UNIT 12	747 SF	2	1
TOTAL UNITS : 12			
TOTAL 1BR'S: 7			
TOTAL 2BR'S: 4			
TOTAL 3BR'S: 1			

DRAWING INDEX

ARCHITECTURAL	
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LANDSCAPE	
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L2	LANDSCAPE PLAN
L3	LANDSCAPE IMAGERY
TOPOGRAPHIC SURVEY	
T1	TOPO SURVEY

DEVELOPER INCENTIVES:

- INCENTIVES PER GOV'T CODE SECTION 65915
- REDUCE PARKING BACK UP SPACE FROM 24' TO 22'
 - REDUCE REAR YARD SETBACK TO 3'
 - REDUCE SIDE YARD SETBACK TO 0'

- WAIVERS PER GOV'T CODE SECTION 65915
- ELIMINATE COMMERCIAL PARKING REQUIREMENT
 - ELIMINATE OPEN SPACE (300 SF / DU) REQUIREMENT

TDM STRATEGIES

THE FOLLOWING TRANSPORTATION DEMAND MANAGEMENT STRATEGIES WILL BE VOLUNTARILY PROVIDED BY THE OWNER:

- BIKE PARKING (SEE 1/A101)
- ON SITE KIOSK CONTAINING INFORMATION REGARDING TRANSIT OPTIONS AND RIDESHARE INFORMATION (SEE 1/A101)
- ON SITE BICYCLE REPAIR STATION (SEE 1/A101)
- PROVIDE MONTHLY SUBSIDIZED TRANSIT PASSES FOR MTS
- PARKING WILL BE UNBUNDLED FROM THE UNIT RENTS

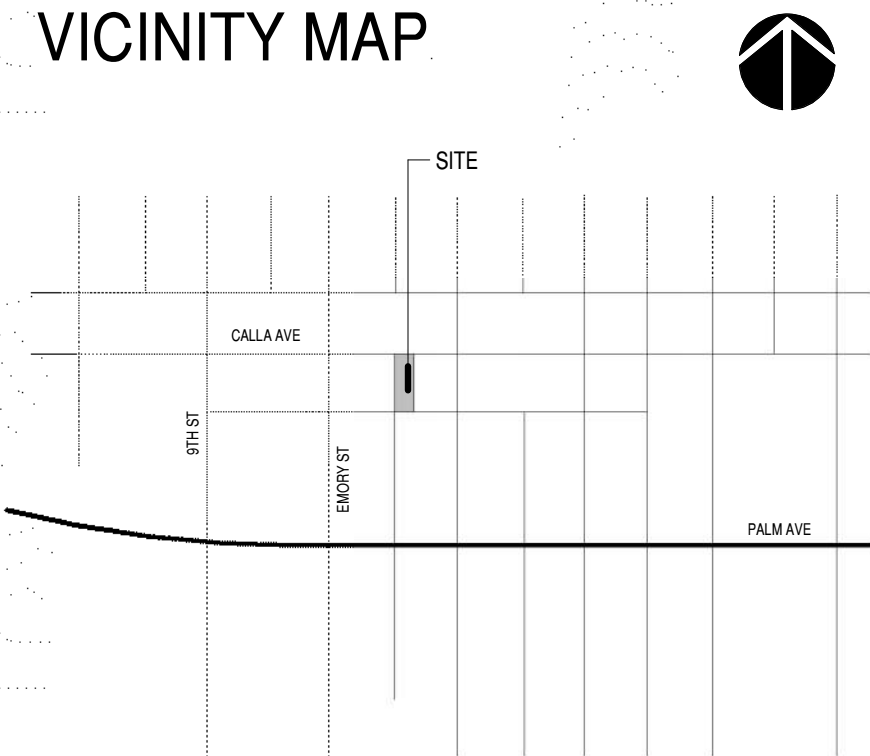
PROJECT TEAM

OWNER/APPLICANT:	QJ DEVELOPMENT LLC JOSEPH SANCHEZ 619-997-3911 IMAGREENKING@GMAIL.COM QUIN VU QUINVU@GMAIL.COM
ARCHITECT	CLAD INC. COLIN LOWRY, AIA C-35202 4766 32ND ST SAN DIEGO, CA 92116 619.800.8105 COLIN@CLADINC.US
STRUCTURAL ENGINEER	TO BE DETERMINED
MEP ENGINEER	TO BE DETERMINED
SURVEYOR	H2GEOMATICS INC. STEVEN A. HEISE 40168 CALLE SANTA CLAUDIA, INDIO, CA 92203 TEL: (619) 218-4520 EMAIL: STEVEN@SDLANDSURVEYOR.COM WEBSITE: WWW.SDLANDSURVEYOR.COM
LANDSCAPE ARCHITECT	SIMON LANDSCAPE ARCHITECTURE KYLE SIMON, PLA 619.370.1080 KSIMON@SIMONLANDSCAPEARCHITECTURE.COM
CONTRACTOR	QJ DEVELOPMENT LLC JOSEPH SANCHEZ 619-997-3911 IMAGREENKING@GMAIL.COM QUIN VU QUINVU@GMAIL.COM

PROJECT INFO

ADDRESS	981 & 983 CALLA AVE, IMPERIAL BEACH, CA 91932
ASSESSOR'S PARCEL NUMBER	626-221-24-00
LEGAL DESCRIPTION	LOTS 35 AND 36 BLOCK, SOUTH SAN DIEGO, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 497, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, TOGETHER WITH THAT PORTION OF CALLE AVENUE CLOSED TO THE PUBLIC.
SITE AREA	7,034 SF (0.16 ACRE)
PROJECT DESCRIPTION	THE SCOPE OF WORK INCLUDES THE NEW CONSTRUCTION OF 3-STORY BUILDING CONSISTING OF : COMMERCIAL SPACE (TYPE 5B, B) 777 SF 12 MULTIFAMILY DWELLING UNITS (TYPE 5B, R2) 8,060 SF LOBBY / STAIRS (TYPE 5B, R2) 459 SF COVERED PARKING (TYPE 5B, S2) 2,393 SF UTILITY / TRASH ROOM (TYPE 5B, U) 330 SF
YEAR OF ORIGINAL CONSTRUCTION	1972
ZONING CLASSIFICATION	CMU-1 GENERAL COMMERCIAL AND MIXED USE
OVERLAY ZONES	COASTAL OVERLAY ZONE, SITE PLAN REVIEW
CONSTRUCTION TYPE	TYPE 5B
OCCUPANCY	R-2 (APARTMENTS); S2 (PARKING GARAGE); U (UTILITY ROOM) B (BUSINESS)
DWELLING UNITS	ALLOWED: 7,034(1,000 ÷ 7.03 ÷ 8 DU'S + 50% DENSITY BONUS ÷ 12 DU'S = 12 MAX DU'S ALLOWED PROVIDED: 12 TOTAL DWELLING UNITS
PARKING	REQUIRED: 1/2 SPACE PER DU ÷ 6 (MIN 50% COVERED) PROVIDED: 3 COVERED, 3 UNCOVERED PARKING SPACES ALL PARKING IS FOR RESIDENTIAL USE ONLY
SPRINKLERS	NFPA 13
DENSITY BONUS	REQUIRED: PER GOVERNMENT CODE 65915, A 50% DENSITY BONUS & 3 INCENTIVES REQUIRES 15% OF THE BASE DENSITY TO BE VERY LOW INCOME UNITS PROVIDED: 2 VERY LOW INCOME UNITS (2 VERY LOW INCOME UNITS / 8 BASE DENSITY UNITS ÷ 25%, COMPLIES)
FAR	1.75 (12,018 SF FLOOR AREA PER CALC'S BELOW)
BUILDING HEIGHT	MAXIMUM : 40' MAX PROVIDED: 39'-2 1/2"

VICINITY MAP



Attachment 2



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CALLA
DEVELOPMENT

981 & 983 Calla Ave
Imperial Beach, CA 91932

08/2/2023
DESIGN REVIEW 6
Project Number: XXXX

Revisions		
No	Date	Notes

TITLE SHEET

A001

PUBLIC WORKS NOTES

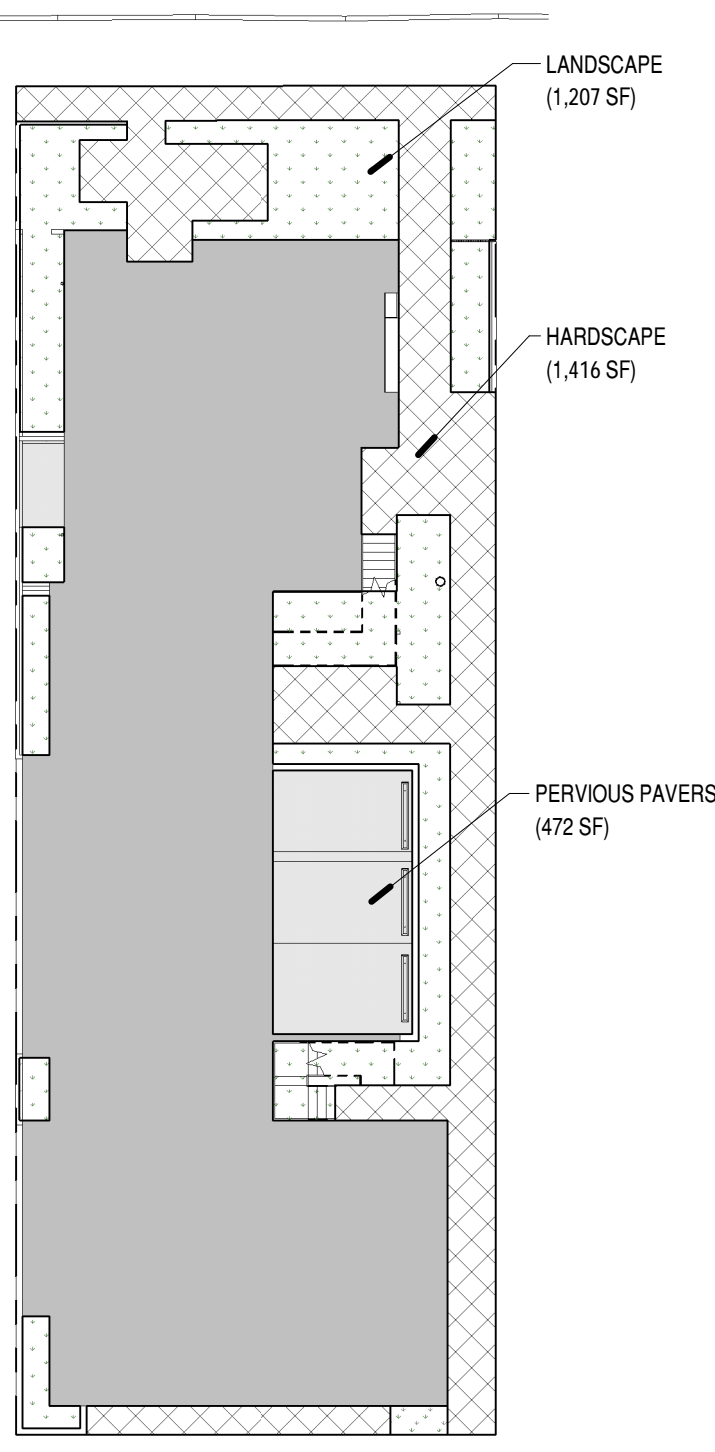
1. NEW SEWER CONNECTION(S) TO THE MAIN LINE SHALL BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
2. PRIOR TO APPROVAL OF THESE PLANS THE SEWER LATERAL LOCATIONS SHALL BE DRAWN ON THE PLANS AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. IF APPLICABLE, NEW BUILDINGS CANNOT BE CONSTRUCTED ON TOP OF EXISTING SEWER LATERAL, REROUTING IS REQUIRED.
3. CONDOMINIUMS & MULTIFAMILY DWELLINGS ARE TO HAVE A SEPARATE SEWER LATERAL FOR EACH DETACHED UNIT WITH SEPARATE WATER METERS. APPLICANTS MAY REQUEST DURING THE PLAN CHECK TO CONNECT EACH BUILDING SEWER TO A COMMON SEWER SYSTEM EXTENSION THAT LEADS TO THE PUBLIC SEWER SYSTEM PROVIDED THAT THE SEWER SYSTEM EXTENSION IS ADEQUATELY SIZED AND AN AGREEMENT IS IN PLACE BETWEEN THE ADJOINING UNITS.
4. THE APPLICANT IS REQUIRED TO DEMONSTRATE THAT EXISTING SEWER LATERAL CONFORMS TO ALL CITY STANDARDS, SPECIFICATIONS AND CODES. IN ORDER TO DETERMINE THE EXISTING CONDITION OF THE LATERAL (IF APPLICABLE) THE APPLICANT MUST PROVIDE AN IN-LINE CLOSED-CIRCUIT VIDEO (CCTV) INSPECTION OF THE LATERAL FROM THE BUILDING TO THE CITY'S SEWER MAIN. ANY DAMAGED SECTIONS OF PIPE FOUND DURING THE VIDEO INSPECTION MUST BE REPAIRED BEFORE APPROVAL OF THE LATERAL FOR USE.
5. ALL SEWER LATERALS SHALL BE INSTALLED PER REGIONAL STANDARDS SS-01 THROUGH SS-04, SP-01 THROUGH SP-03 & SC-01. PRIOR TO SEWER TAP, THE APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT FOR AN INSPECTION OF THE TIE TO THE MAIN BY CALLING THE PUBLIC WORKS INSPECTOR (619) 551-8005.
6. IF AN EXISTING SEWER LATERAL SERVING THE SITE WILL NOT BE UTILIZED AND IS TO BE ABANDONED, IT SHALL BE ABANDONED PER THE GREENBOOK STANDARDS OR OTHER APPROVED BUILDING STANDARDS. INCLUDE THE ABANDONMENT PROCEDURES ON THE BUILDING PLANS FOR CITY APPROVAL.
7. NO BUILDING ROOF OR LANDSCAPE WATER DRAINS MAY BE PIPED TO THE STREET OR ONTO IMPERVIOUS SURFACES THAT LEAD TO THE STREET. A DESIGN THAT HAS THESE WATER DISCHARGES DIRECTLY INTO THE STORM DRAIN CONVEYANCE SYSTEM (ONTO AN IMPERVIOUS SURFACE THAT FLOWS TO THE STREET) IS IN VIOLATION OF THE MUNICIPAL STORM WATER PERMIT - ORDER R9-2013-0001.
8. BUILDING FOUNDATION ELEVATIONS SHALL BE AT LEAST ONE (1) FOOT ABOVE GUTTER LINE TO MINIMIZE FLOODING DURING STORM CONDITIONS.
9. THE OWNER OF PRIVATE PROPERTY ADJOINING THE PUBLIC RIGHT-OF-WAY SHALL BE RESPONSIBLE TO MAINTAIN EXISTING LANDSCAPING IN THE AREA BETWEEN THE SIDEWALK AND PRIVATE PROPERTY LINE FOR THE ENTIRE FRONTAGE OF THE PROPERTY. SUCH MAINTENANCE SHALL INCLUDE WATERING AND CLEARING OF WEEDS.
10. PROPOSED DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN A MANNER SO AS TO:
 - A. MAINTAIN EXISTING STORMWATER RUNOFF FLOWS.
 - B. AVOID THE FLOW OF STORMWATER ACROSS THE NEW DRIVEWAY (OR ASSOCIATED SIDEWALK); AND
 - C. INCLUDE THE INSTALLATION OF AN EXPANSION JOINT BETWEEN THE PAVED SURFACE ON THE PRIVATE PROPERTY AND THE PAVED SURFACE OF THE PUBLIC RIGHT-OF-WAY.
11. EXISTING DRIVEWAY APPROACHES ON CALLA AVE. ADJACENT TO THE PROPERTY SHALL BE REMOVED AND RECONSTRUCTED IN COMPLIANCE WITH SAN DIEGO REGIONAL STANDARD DRAWING G-2 (CURB & GUTTER, COMBINED).
12. FOR ALLEY, SIDEWALK OR CURB & GUTTER REPLACEMENT ENSURE COMPLIANCE WITH SAN DIEGO REGIONAL STANDARD DRAWING G-11 (CONCRETE CURB, GUTTER, SIDEWALK & PAVEMENT REMOVAL AND REPLACEMENT) IN THAT, THE "AREA TO BE REMOVED [MUST BE] 5' OR FROM JOINT TO JOINT IN PANEL, WHICHEVER IS LESS." THE DISTANCE BETWEEN JOINTS OR SCORE MARKS MUST BE A MINIMUM OF 5- FEET. WHERE THE DISTANCE FROM "AREA TO BE REMOVED", TO EXISTING JOINT, EDGE OR SCORE MARK IS LESS THAN THE MINIMUM SHOWN, "AREA TO BE REMOVED" SHALL BE EXTENDED TO THAT JOINT, EDGE OR SCORE MARK.
13. ALL EXISTING SIDEWALK ABUTTING THE PROPERTY ON CALLA AVE. THAT DOES NOT CONFORM TO CURRENT ADA STANDARDS SHALL BE REMOVED AND RECONSTRUCTED PER SDRSD G-7, WITH SIDEWALK JOINT LOCATIONS PER SDRSD G-9 AND CONCRETE JOINT DETAILS PER SDRSD G-10 & G-11.
14. ALONG THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL ELIMINATE ANY EXISTING TRIPPING HAZARD CAUSED BY THE CONDITION OF THE EXISTING PUBLIC SIDEWALK ALONG THE PROPERTY FRONTAGE. THE REMEDIAL WORK REQUIRED HEREIN SHALL BE PERFORMED TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR. WHERE THE LATERAL IMPACTS ONLY A PARKING LANE, REPLACE A MINIMUM OF 3' ON EACH SIDE OF THE TRENCH
15. WHERE EXISTING RIGHT-OF-WAY PAVEMENT IS TO BE REMOVED, A CLEAN, NEAT LINE SHALL BE SAW-CUT AT THE EDGE OF EXISTING PAVEMENT WHERE THE NEW REPLACEMENT PAVEMENT TO BE INSTALLED. A MINIMUM TWELVE (12) INCH CUT SHALL BE PROVIDED BETWEEN A NEW DRIVEWAY, CURB OR OTHER CONCRETE WORK THAT MEETS WITH ASPHALT. THIS WILL GIVE A CLEAN, COMPACTABLE AREA TO TRANSITION FROM NEW CONCRETE TO EXISTING ROAD SURFACE. ALL DRIVEWAYS OR SIDEWALKS SHALL BE POURED AS SOON AS POSSIBLE AFTER DISTURBANCE OF EXISTING PAVEMENT TO PREVENT EROSION OF PAVEMENT INTEGRITY. ANY DAMAGED PAVEMENT SHALL BE REPAIRED WITH LIKE MATERIAL TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR. EXISTING STREET WIDTHS SHALL NOT BE NARROWED AS A RESULT OF APRON PLACEMENT.
16. ALL TRENCH RESURFACING SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS SHOWN BELOW AND SHALL BE SUBJECT TO INSPECTION BY THE CITY'S PUBLIC WORKS INSPECTOR. THE PERMITTEE SHALL BE RESPONSIBLE FOR CALLING FOR AN INSPECTION AT (619) 423-8311. TRENCHES AND IMPROVEMENTS IN STREETS SHALL CONFORM TO REGIONAL STANDARDS AS FOLLOWS:
 - A. TRENCHES WIDER THAN SIX (6) INCHES: USE REGIONAL STANDARD G-24A TYPE C. THE BASE SHALL BE COMPACTED WITH TWELVE (12) INCH MAXIMUM LIFTS TO 95% MODIFIED PROCTOR AND TEST REPORTS.
 - B. TRENCHES SIX (6) INCHES OR LESS: USE REGIONAL STANDARD G-33 TYPE B. CALL FOR AN INSPECTION PRIOR TO THE ASPHALT REPAIR AT (619) 423-8311.
 - C. TRAFFIC CONTROL PLANS SHALL BE FOLLOWED PER APPROVED PLANS AND ADJUSTED BY THE CONTRACTOR FOR CHANGING CONDITIONS.
 - D. TRENCH PLATES USED FOR A SDG&S GAS CONNECTION (WHICH CAN TAKE SEVERAL WEEKS), OR ON DOWNHILL ROAD SECTIONS, NEED TO BE GROUND DOWN SO PLATES ARE FLUSH WITH ROADWAY. ALL PLATES ARE TO BE SLIP-RESISTANT. ALL OPEN TRENCHES IN ROADWAY SHALL INCLUDE A DOUBLE COAT OF SPEED HUMP PAINT WITH GLASS CRYSTALS. NO OPEN TRENCH SHALL BE ALLOWED ACROSS ANY STREET OR WITHIN 10 FT. OF ANY TRAVEL WAY.
17. FOR ANY WORK TO BE PERFORMED IN THE STREET OR ALLEY, SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY PUBLIC WORKS INSPECTOR A MINIMUM OF 5 WORKING DAYS IN ADVANCE OF STREET WORK. TRAFFIC CONTROL PLAN IS TO BE PER REGIONAL STANDARD DRAWINGS OR CALTRANS TRAFFIC CONTROL MANUAL.
18. THE APPLICANT SHALL BE RESPONSIBLE FOR INFORMING THE PUBLIC OF THE TRAFFIC CONDITIONS EXISTING WITHIN THE CONSTRUCTION AREA AT ALL TIMES BY PLACEMENT OF APPROPRIATE WARNINGS AND ADVISORY SIGNS. THE APPLICANT SHALL ALSO PROVIDE AND MAINTAIN ALL TRAFFIC CONTROL AND SAFETY ITEMS: BARRICADES AND ANY OTHER DELINEATION IN THE RIGHT-OF-WAY SHALL BE REQUIRED AND MAINTAINED BY APPLICANT FOR THE DURATION OF THE RIGHT-OF-WAY IMPROVEMENTS. APPLICANT ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB AND SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY TWENTY-FOUR (24) HOURS PER DAY AND SHALL NOT BE LIMITED TO NORMAL WORK HOURS.
19. FOR ANY PROJECT THAT PROPOSES WORK WITHIN THE PUBLIC RIGHT-OF-WAY (I.E., DRIVEWAY REMOVAL/CONSTRUCTION, SIDEWALK REMOVAL/CONSTRUCTION, STREET OR ALLEY DEMOLITION/RECONSTRUCTION, SEWER LATERAL TRENCHING AND INSTALLATION, LANDSCAPING AND IRRIGATION, FENCES, WALLS WITHIN THE PUBLIC RIGHT-OF-WAY, ETC.), A TEMPORARY ENCROACHMENT PERMIT (TEP) SHALL BE APPLIED FOR AND APPROVED EITHER PRIOR TO OR CONCURRENT WITH ISSUANCE OF THE BUILDING PERMIT REQUIRED FOR THE PROJECT. APPLICATION FOR A TEMPORARY ENCROACHMENT PERMIT SHALL BE MADE ONLINE ON THE CITIZEN SELF-SERVICE PORTAL.
20. PERMITTEE SHALL SCHEDULE INSPECTIONS WITH THE PUBLIC WORKS DEPARTMENT (619) 551-8005 AT LEAST 24 HOURS PRIOR TO NEED AS FOLLOWS:
 - A. SIDEWALK, DRIVEWAY, CURB AND GUTTER AND OTHER CONCRETE WORK PRE-POUR AND FINAL.
 - B. STREET EXCAVATION T-CUT AND FINAL.
 - C. SEWER LATERAL CAPPING DURING DEMOLITION AND NEW LATERAL CONNECTION TO MAIN.
 - D. ALL OTHER ENCROACHMENT ACTIVITY FINAL.
21. ALL ALLEY, DRIVEWAY, SIDEWALK OR CURB & GUTTER CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL REQUIRE EITHER A "CLASS A" OR "C-B" CONTRACTOR'S LICENSE. ALL SEWER LATERAL INSTALLATIONS AND TRENCHING WORK WITHIN THE CITY RIGHT-OF-WAY SHALL REQUIRE A "CLASS A" CONTRACTOR'S LICENSE.
22. ANY DISPOSAL/TRANSPORTATION OF SOLID CONSTRUCTION WASTE IN ROLL-OFF CONTAINERS MUST BE CONTRACTED THROUGH EDCO DISPOSAL CORPORATION UNLESS THE HAULING CAPABILITY EXISTS INTEGRAL TO THE PRIME CONTRACTOR PERFORMING THE WORK.
23. THE PARCEL IMPERVIOUS SURFACES ARE NOT TO INCREASE BEYOND THAT PROPOSED IN THE PROJECT REVIEW DRAWINGS. THIS WILL BE AS A POST-CONSTRUCTION CONDITION IN ORDER TO MAXIMIZE THE WATER RUNOFF INFILTRATION AREA ON THE PARCEL IN COMPLIANCE WITH MUNICIPAL STORM WATER PERMIT - ORDER R9-2013-0001.
24. INSTALL/SET PROPERTY SURVEY MONUMENTS AT ALL PROPERTY CORNERS. PREPARE EITHER A RECORD OF SURVEY OR CORNER RECORD, WHICHEVER IS APPLICABLE PURSUANT TO THE REQUIREMENTS OF THE STATE LAND SURVEYOR'S ACT. SAID RECORD OF SURVEY OR CORNER RECORD SHALL BE RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER. PROVIDE THE CITY WITH A RECORDED COPY.
25. APPLICANT REQUIRED TO PROVIDE VERIFICATION OF POST CONSTRUCTION BEST MANAGEMENT PRACTICE (BMP) MAINTENANCE PROVISIONS THROUGH A LEGAL AGREEMENT, COVENANT, CDDA MITIGATION REQUIREMENT, AND / OR CONDITIONAL USE PERMIT. AGREEMENT IS PROVIDED THROUGH THE COMMUNITY DEVELOPMENT DEPARTMENT.
26. PROPERTY OWNER MUST INSTITUTE "BEST MANAGEMENT PRACTICES" TO PREVENT CONTAMINATION OF STORM DRAINS, GROUND WATER AND RECEIVING WATERS DURING BOTH CONSTRUCTION AND POST CONSTRUCTION. THE PROPERTY OWNER OR APPLICANT BMP PRACTICES SHALL INCLUDE BUT ARE NOT LIMITED TO:
 - A. CONTAIN ALL CONSTRUCTION WATER USED IN CONJUNCTION WITH THE CONSTRUCTION. CONTAINED CONSTRUCTION WATER IS TO BE PROPERLY DISPOSED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY STATUTES, REGULATIONS AND ORDINANCES.
 - B. ALL RECYCLABLE CONSTRUCTION WASTE MUST BE PROPERLY RECYCLED AND NOT DISPOSED IN THE LANDFILL.
 - C. WATER USED ON SITE MUST BE PREVENTED FROM ENTERING THE STORM DRAIN CONVEYANCE SYSTEM (I.E. STREETS, GUTTERS, ALLEY, STORM DRAIN DITCHES, STORM DRAIN PIPES).
 - D. ALL WASTEWATER RESULTING FROM CLEANING CONSTRUCTION TOOLS AND EQUIPMENT MUST BE CONTAINED ON SITE AND PROPERLY DISPOSED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY STATUTES, REGULATIONS, AND ORDINANCES.
 - E. EROSION CONTROL - ALL SEDIMENT ON THE CONSTRUCTION SITE MUST BE CONTAINED ON THE CONSTRUCTION SITE AND NOT PERMITTED TO ENTER THE STORM DRAIN CONVEYANCE SYSTEM. APPLICANT IS TO COVER DISTURBED AND EXPOSED SOIL AREAS OF THE PROJECT WITH PLASTIC-LIKE MATERIAL (OR EQUIVALENT PRODUCT) TO PREVENT SEDIMENT REMOVAL INTO THE STORM DRAIN SYSTEM. SEE CASQAS (CALIFORNIA STORMWATER QUALITY ASSOCIATION) CONSTRUCTION BEST MANAGEMENT PRACTICES HANDBOOK FOR OTHER ALTERNATIVE EROSION AND SEDIMENT CONTROL MEASURES.
27. TWO DAYS PRIOR TO ANY EXCAVATION, "DIG-ALERT" (800) 227-2800 SHALL BE NOTIFIED TO LOCATE ALL KNOWN UNDERGROUND UTILITIES.
28. APPLICANT MUST UNDERGROUND ALL UTILITIES IN ACCORDANCE WITH I.B.M.C. 13.08.060 C AS NOTED BELOW. APPLICABILITY TO NEW STRUCTURES:
 - A. FOR ANY DEVELOPMENT WHICH REQUIRES A BUILDING PERMIT BUT IS OF A VALUATION OF FIFTY THOUSAND DOLLARS OR LESS, THE APPLICANT WILL BE REQUIRED EITHER TO UNDERGROUND THE UTILITIES OR TO SIGN A DEFERRAL AGREEMENT PERTAINING THERETO.
 - B. FOR ANY DEVELOPMENT OF SINGLE-FAMILY RESIDENCE(S) OR DUPLEX(ES) WHICH EXCEEDS A VALUATION OF FIFTY THOUSAND DOLLARS, THE APPLICANT WILL BE REQUIRED TO SIGN A DEFERRAL AGREEMENT WITH, AND PAY A RECORDING FEE TO, THE CITY.
 - C. ANY DEVELOPMENT OF PROPERTY OTHER THAN AS DESCRIBED IN SUBSECTION A OR B OF THIS SECTION IN EXCESS OF FIFTY THOUSAND DOLLARS VALUATION WILL BE REQUIRED TO UNDERGROUND ALL UTILITY SERVICES ON-SITE, ADJACENT THERETO AND THOSE WHICH TRAVERSE THE SITE.

PLANNING NOTES

1. ALL LIGHTING FOR THE PROJECT MUST BE IN CONFORMANCE WITH IBMC CHAPTER 19.56 LIGHTING REGULATIONS. SHOULD NEIGHBORHOOD CONCERNS OR ISSUES ARISE RELATED TO LIGHTING, THE OWNER IS REQUIRED TO MITIGATE THE IMPACTS THROUGH MODIFICATION, DISCONTINUANCE OR ABATEMENT OF THE LIGHTING TO THE SATISFACTION OF THE CITY.
2. NO WORK FOR WHICH A BUILDING PERMIT IS REQUIRED SHALL BE PERFORMED WITHIN THE HOURS OF 7:00 P.M. - 7:00 A.M. MONDAY - FRIDAY, NOR PRIOR TO 8:00 A.M. OR AFTER 5:00 P.M. ON SATURDAY. ADDITIONALLY, NO WORK FOR WHICH A BUILDING PERMIT IS REQUIRED SHALL BE PERFORMED ON SUNDAYS. ANY WORK PERFORMED OUTSIDE OF THE STIPULATED HOURS IS PROHIBITED UNLESS APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
3. ALL UTILITIES MUST BE UNDERGROUNDED.

SITE PLAN LEGEND

	LANDSCAPED AREA; SEE LANDSCAPING PLANS		FIRE HYDRANT
	PROPOSED BUILDING		AREA DRAIN
	HARDSCAPE, SEE LANDSCAPING PLANS		TOP OF WALL
	PROPERTY LINE		BOTTOM OF WALL
	SETBACK LINE		EXISTING GRADE
	OUTLINE OF 2ND FLOOR ADDITION		FINISHED GRADE
	OUTLINE OF ROOF OR BALCONY ABOVE		FINISHED FLOOR ELEVATION
	CENTERLINE OF PUBLIC ROAD		RIGHT OF WAY
	EXISTING SEWER MAIN		TYPICAL
	EXISTING WATER MAIN		UNLESS NOTED OTHERWISE
	SANITARY MANHOLE		EXISTING AND PROPOSED SITE DRAINAGE DIRECTION OF FLOW



EXTERIOR AREA CALCULATIONS

HARDSCAPE	1,416 SF (20%)
PERVIOUS PAVERS	472 SF (7%)
LANDSCAPE	1,207 SF (17%)
TOTAL	3,095 SF (44%)

EXTERIOR AREA DIAGRAM

KEYNOTES

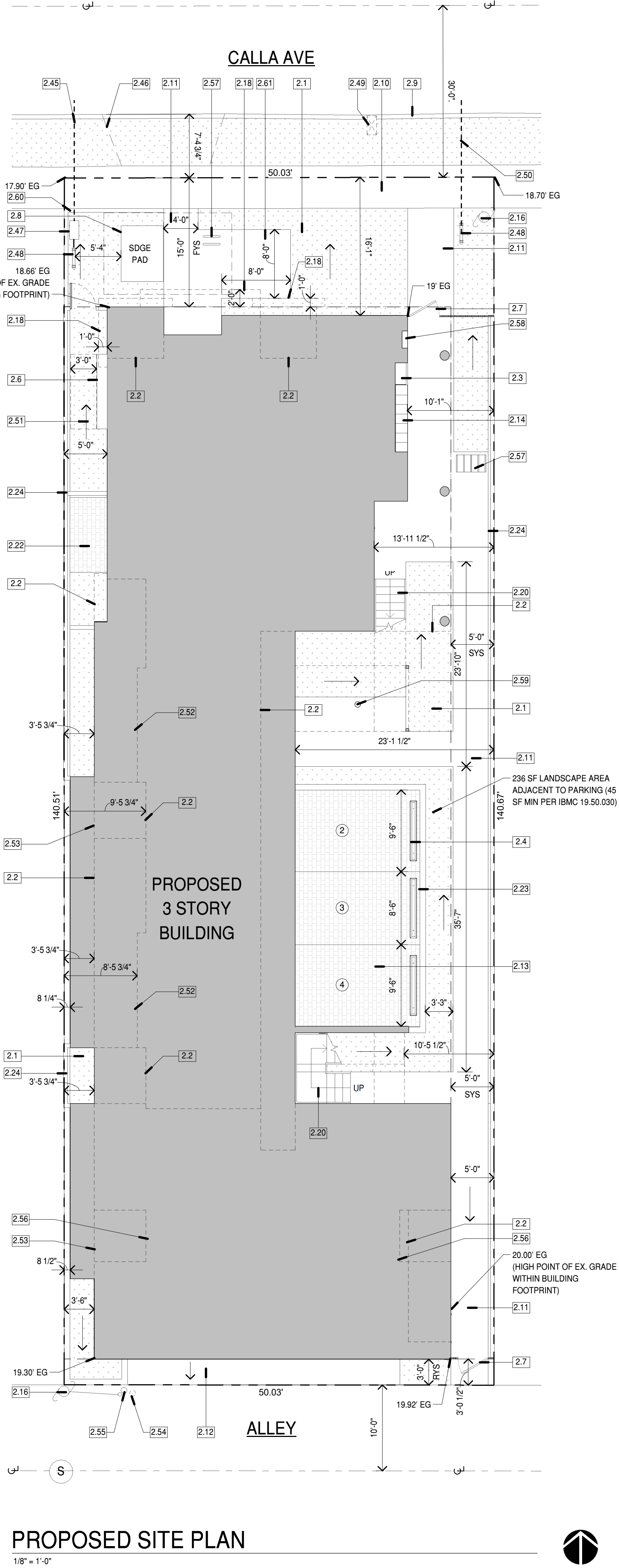
NUMBER	DESCRIPTION
2.1	LANDSCAPE AREA
2.2	OUTLINE OF 2ND FLOOR ABOVE
2.3	MAILBOX
2.4	CONCRETE WHEEL STOP
2.6	ELECTRICAL METERS WITH 3' CLEAR WORKING SPACE
2.7	METAL FENCE & GATE
2.8	SDGE TRANSFORMER AND CONC. PAD
2.9	EXISTING CURB
2.10	EXISTING SIDEWALK
2.11	PROPOSED CONCRETE WALKWAY
2.12	CONCRETE DRIVEWAY
2.13	BRICK PAVERS AT UNCOVERED PARKING SPACES
2.14	AMAZON LOCKERS
2.16	EXISTING UTILITY POLE AND GUY WIRE
2.18	OUTLINE OF AWNING ABOVE
2.20	EXTERIOR METAL STAIRS, PAINTED
2.22	BRICK PAVERS AT PRIVATE PATIO
2.23	PARKING OVERHANG
2.24	6' H WOOD FENCE AT PROPERTY LINE
2.45	PROPOSED DOMESTIC SERVICE LATERAL
2.46	REMOVE EXISTING DRIVEWAY & CURB CUT
2.47	PROPOSED WATER METER
2.48	PROPOSED BACKFLOW
2.49	REMOVE EXISTING WATER METER
2.50	PROPOSED FIRE SERVICE LATERAL
2.51	DIRECTION OF SITE DRAINAGE, TYP.
2.52	OUTLINE OF 3RD FL. MEZZ LEVEL ABOVE
2.53	OUTLINE OF DECK ABOVE
2.54	EXISTING BOLLARD TO BE REMOVED.
2.55	PROPOSED BOLLARD.
2.56	OUTLINE OF 3RD FL. ABOVE
2.57	BIKE RACK
2.58	TRANSIT AND RIDESHARE INFORMATION KIOSK
2.59	SINGLE SIDED BIKE REPAIR STATION
2.60	4" H WOOD FENCE IN FRONT YARD SETBACK
2.61	PROPOSED CONCRETE PATIO FOR COMMERCIAL TENANT USE

SITE PLAN NOTES

1. SEE LANDSCAPE ARCHITECT PLANS FOR PLANTING AND HARDSCAPE INFORMATION.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00.6.
3. VERIFY ALL THE UTILITY LOCATIONS/ UNDERGROUND WATER, GAS, SEWER, ETC...) PRIOR TO EXCAVATION.
4. ALL STRUCTURES WILL MEET THE MINIMUM SEPERATION REQUIREMENTS DETAILED IN THE SDGE SERVICE AND STANDARDS GUIDE - SERVICE DROP CONDUCTOR CLEARANCES (SG 107.11).
5. NO GRADING IS PROPOSED.
6. IRRIGATION EQUIPMENT TO BE INSTALLED IN LOCATION THAT IS NOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
7. PROPERTY LINE FENCE MATERIAL TO BE REVIEWED AND COORDINATED WITH ADJACENT PROPERTY OWNER PRIOR TO INSTALLATION.

AVERAGE GRADE CALC'S :

LOWEST POINT EXISTING GRADE	18.66'
HIGHEST POINT EXISTING GRADE	20.00'
AVERAGE GRADE = (18.66 + 20.00) / 2 = 19.33'	



1 PROPOSED SITE PLAN

1/8" = 1'-0"



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CALLA DEVELOPMENT

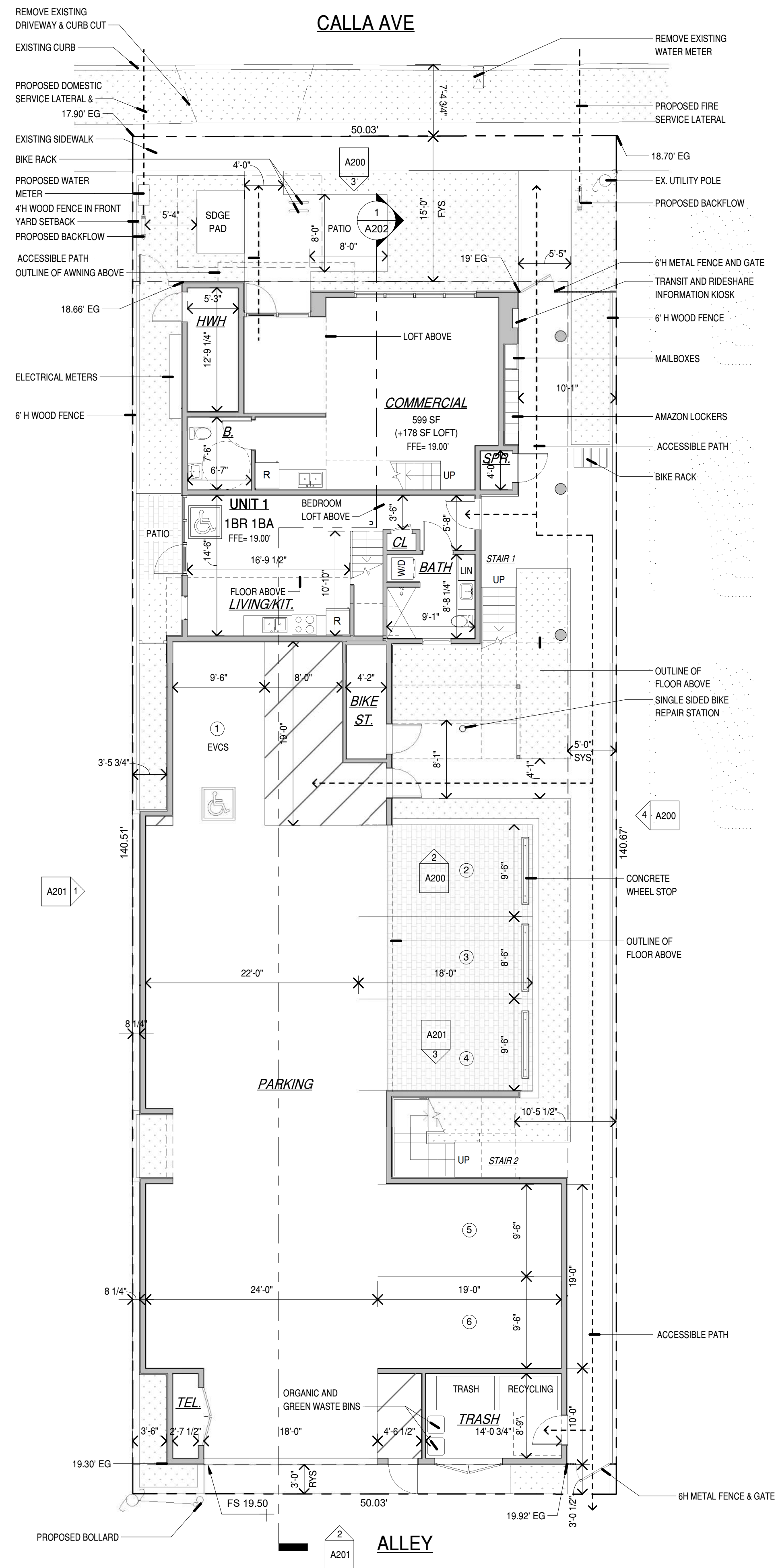
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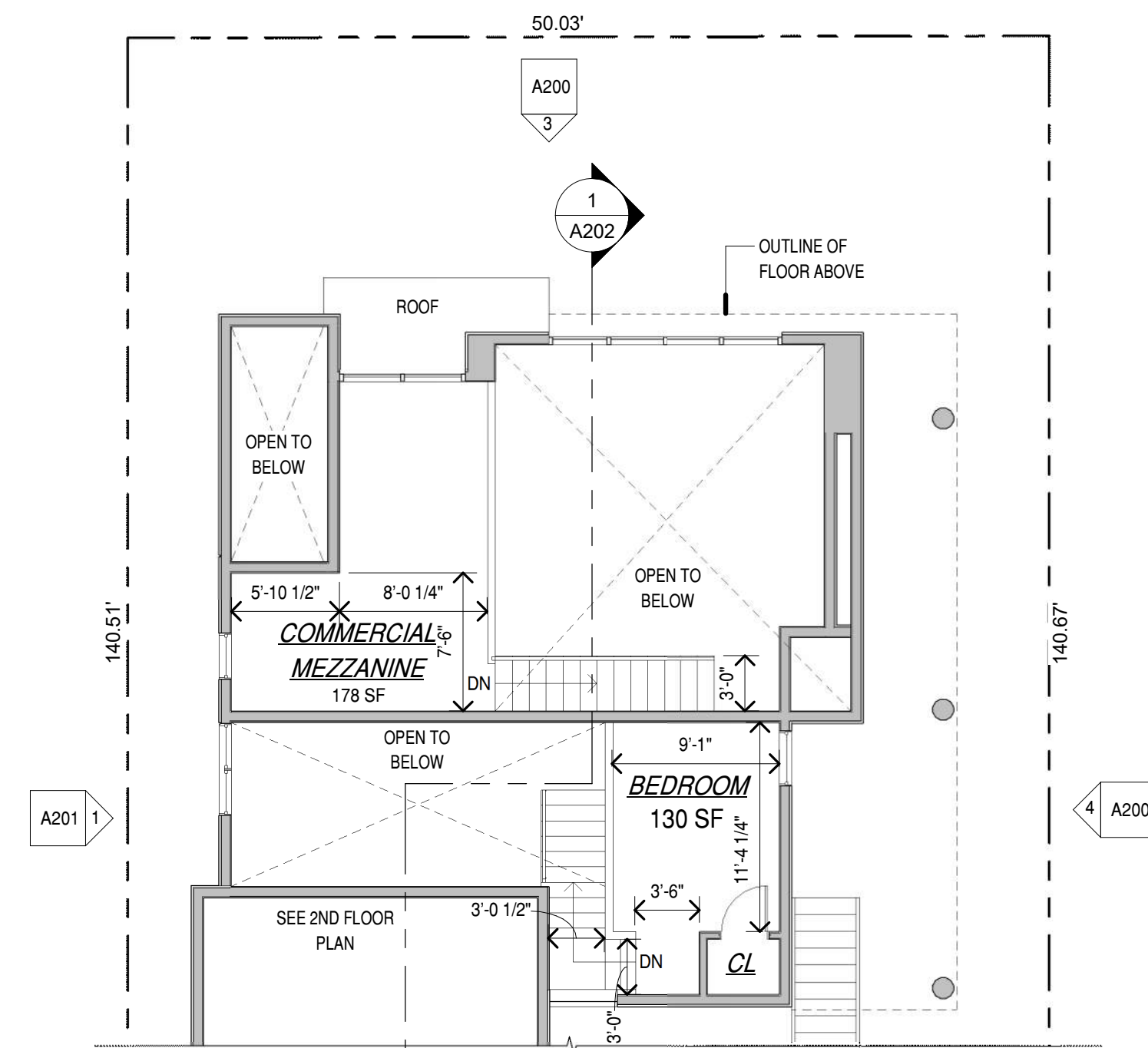
Revisions	No	Date	Notes

SITE PLAN

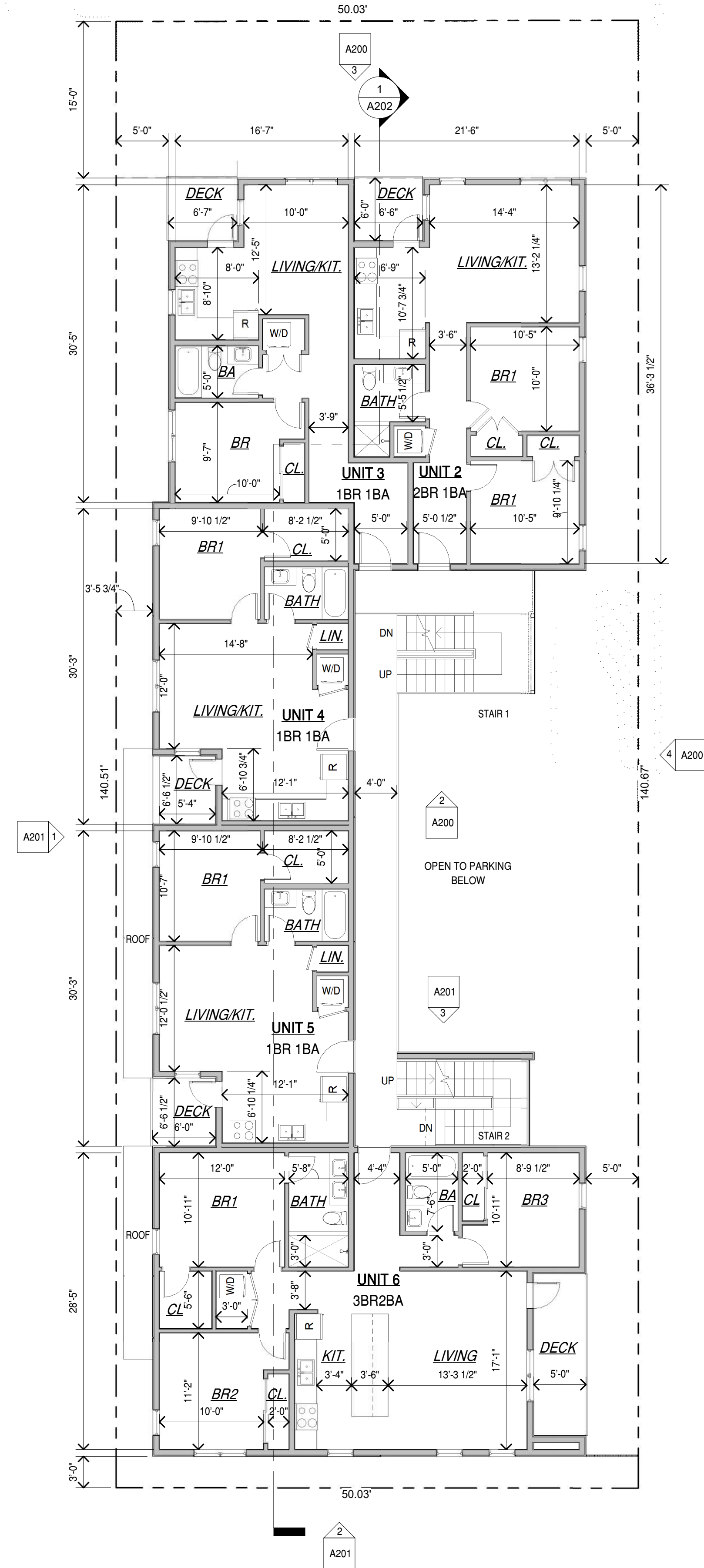
A100



1 1ST FLOOR PLAN
1/8" = 1'-0"



2 1ST FLOOR MEZZANINE PLAN
1/8" = 1'-0"



3 2ND FLOOR PLAN
1/8" = 1'-0"



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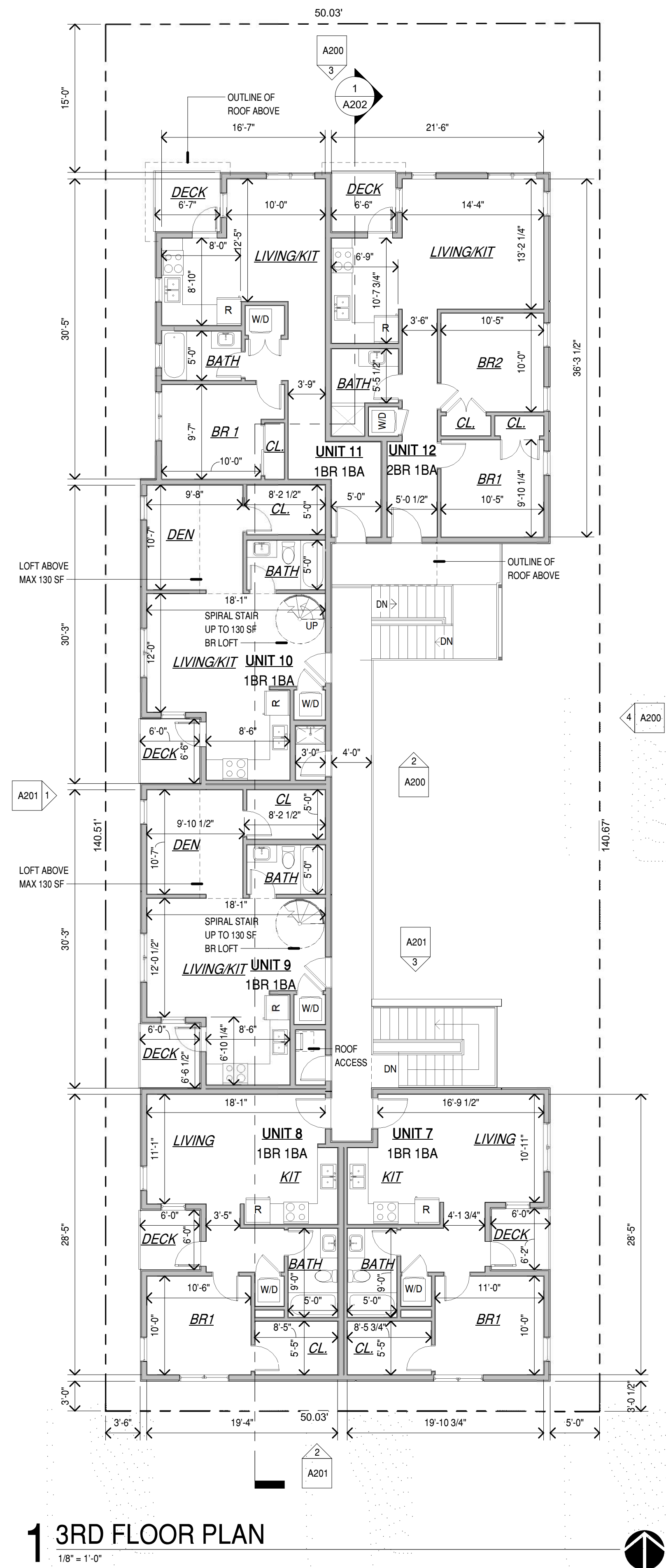
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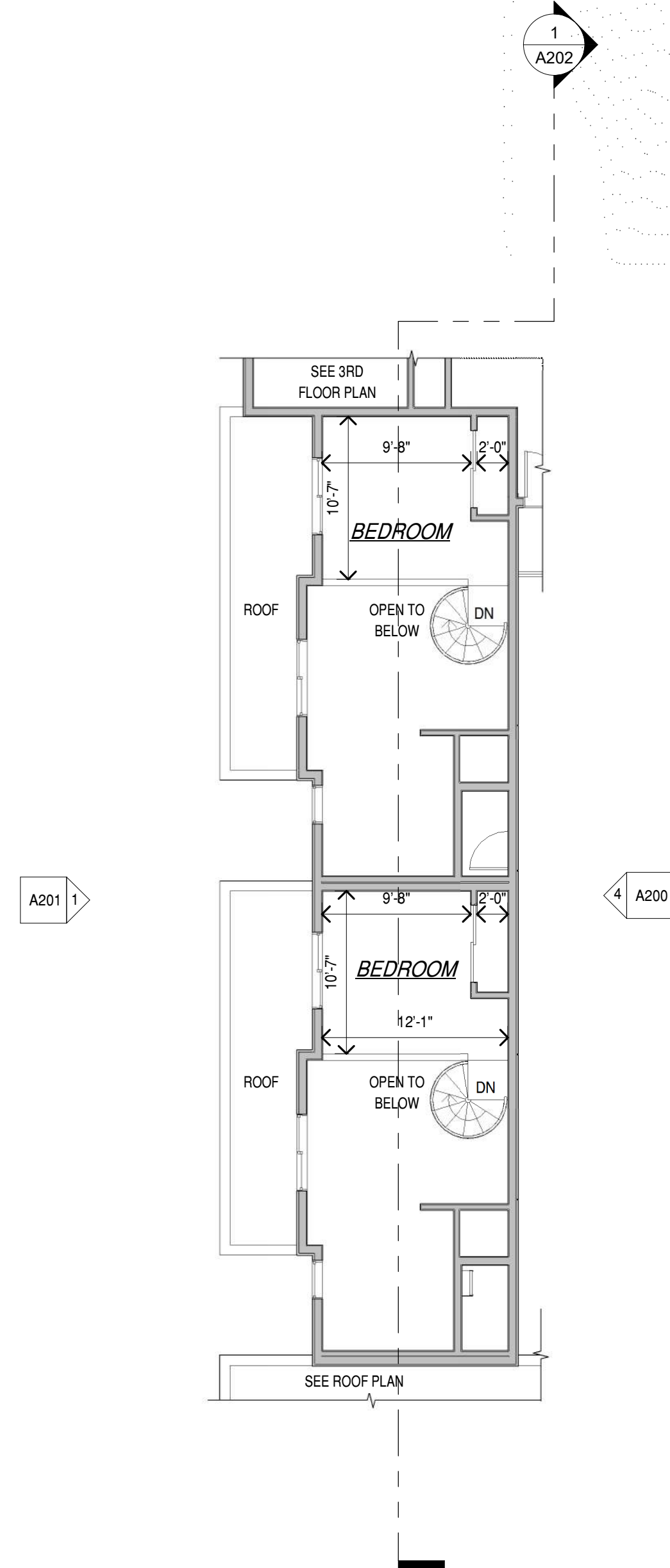
Revisions	No	Date	Notes

FLOOR PLANS

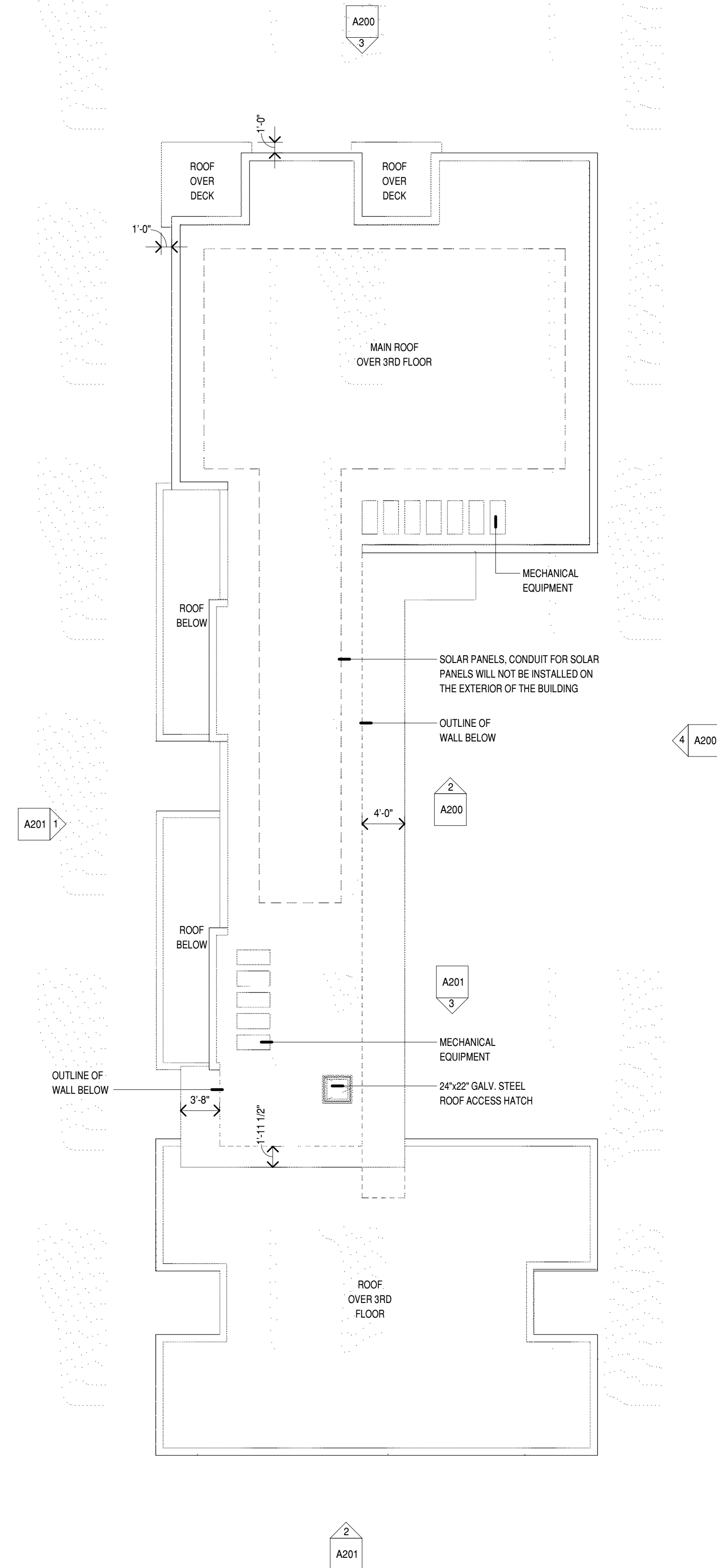
A101



1 3RD FLOOR PLAN



2 3RD FLOOR MEZZANINE PLAN



3 ROOF PLAN



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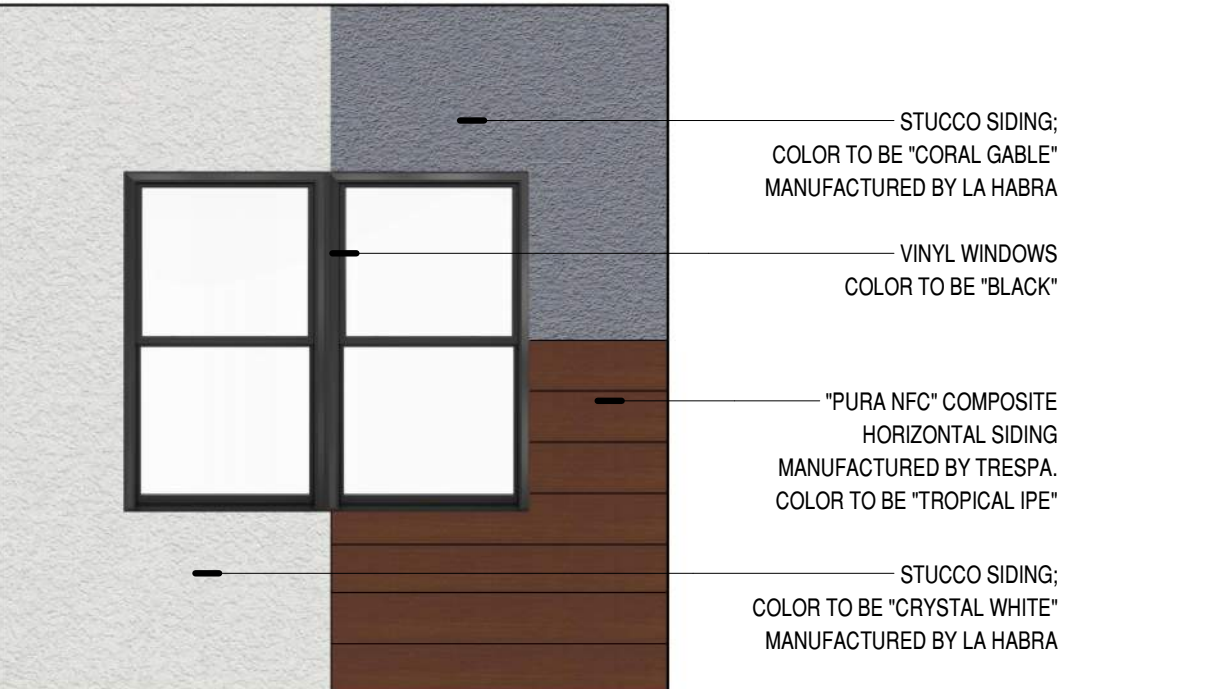
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FLOOR PLANS

A102

MATERIAL SELECTIONS




STUCCO SIDING;
COLOR TO BE "CORAL GABLE"
MANUFACTURED BY LA HABRA

VINYL WINDOWS
COLOR TO BE "BLACK"

"PURA NFC" COMPOSITE
HORIZONTAL SIDING
MANUFACTURED BY TRESPA
COLOR TO BE "TROPICAL IPE"

STUCCO SIDING;
COLOR TO BE "CRYSTAL WHITE"
MANUFACTURED BY LA HABRA



WOOD FENCING AT SIDE
PROPERTY LINES, CLEAR STAIN

PAINTED METAL RAILINGS, FASCIA, AND
OTHER MISC. METALS, COLOR TO BE
"INKWELL SW 6992" BY SHERWIN WILLIAMS

BRICK PAVERS
MANUFACTURED BY "BELGARD"
PRODUCT: AQUALINE SERIES PERMEABLE PAVER
COLOR TO BE "TOSCANA"

EXTERIOR LIGHTING SELECTION

NOTE: ALL EXTERIOR LIGHTS ARE DARK SKY COMPLIANT



EXTERIOR WALL
SCONCE AT
PRIVATE DECKS



EXTERIOR WALL
SCONCE AT EXTERIOR
WALKWAYS AND
CORRIDORS



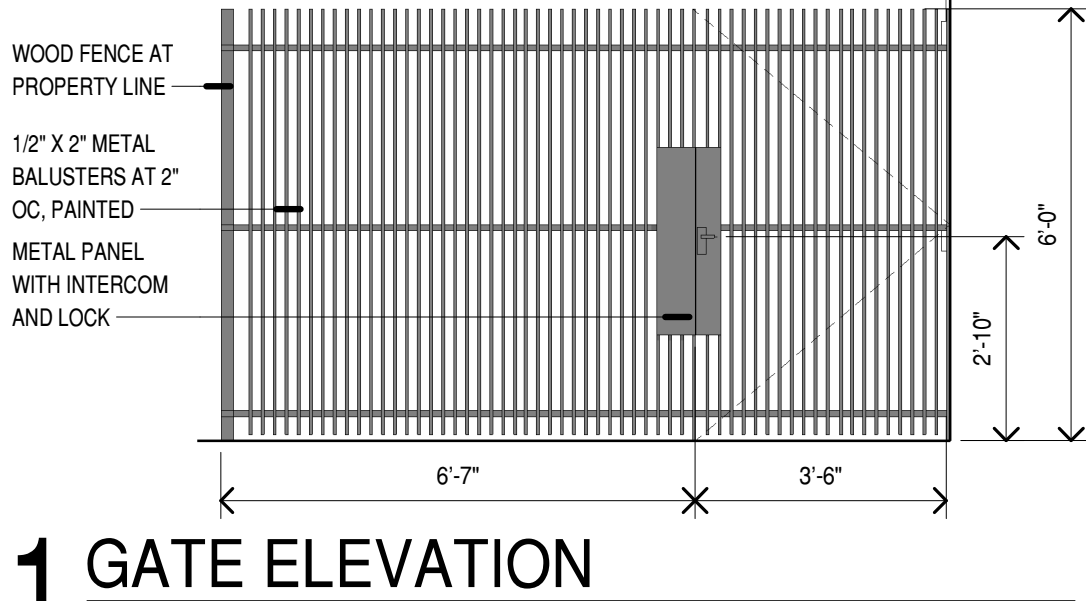
EXTERIOR WALL
SCONCE AT EXTERIOR
WALKWAYS AND
CORRIDORS



EXTERIOR WALL
SCONCE AT
MAILBOXES

KEYNOTES

NUMBER	DESCRIPTION
4.1	CONTROL JOINT
4.2	METAL FLASHING, PAINT TO MATCH ADJACENT EXTERIOR WALL
4.4	FIBER CEMENT FASCIA, PAINT TO MATCH METAL COLOR
4.5	VINYL WINDOWS AND DOORS, TYP. UNO.
4.6	GALVANIZED STEEL EXTERIOR STAIR AND 3'-6" H GUARDRAILS, PAINTED
4.7	3'-6" H METAL GUARDRAIL, PAINTED
4.9	MAILBOX, PAINTED
4.10	STUCCO CLAD EXTERIOR WALL, COLOR TBD BY ARCHITECT
4.11	PURA NFC COMPOSITE HORIZONTAL SIDING
4.12	ART WORK, TBD BY ARCHITECT
4.14	ALUMINUM STOREFRONT DOORS AND WINDOWS
4.16	LIGHT FIXTURE
4.17	HORIZONTAL WOOD SCREEN WITH 1x4 WOOD BOARDS AT 6" OC, STAIN TO MATCH WOOD SIDING
4.18	6" WOODEN GATE AND FENCE
4.50	PROPERTY LINE
4.51	METAL DOOR, PAINT TO MATCH ADJACENT SIDING
4.61	TRANSIT AND RIDE SHARE KIOSK
4.62	4" WOOD FENCE IN FRONT YARD SETBACK



WOOD FENCE AT
PROPERTY LINE

1/2" X 2" METAL
BALUSTERS AT 2"
OC, PAINTED

METAL PANEL
WITH INTERCOM
AND LOCK

1 GATE ELEVATION
3/8" = 1'-0"

2 COURTYARD ELEVATION - A

3/16" = 1'-0"

3 FRONT ELEVATION - NORTH

3/16" = 1'-0"



4.2

4.4

4.10

4.5

4.11

4.14

4.4

4.11

4.14

4.62

4.18

T.O. PARAPET 60.50'

T.O. ROOF-UPPER 58.50'

ROOF-UPPER CEILING 56.92'

3RD FL FFE-UPPER 47.00'

3RD FL-UPPER CEILING 45.42'

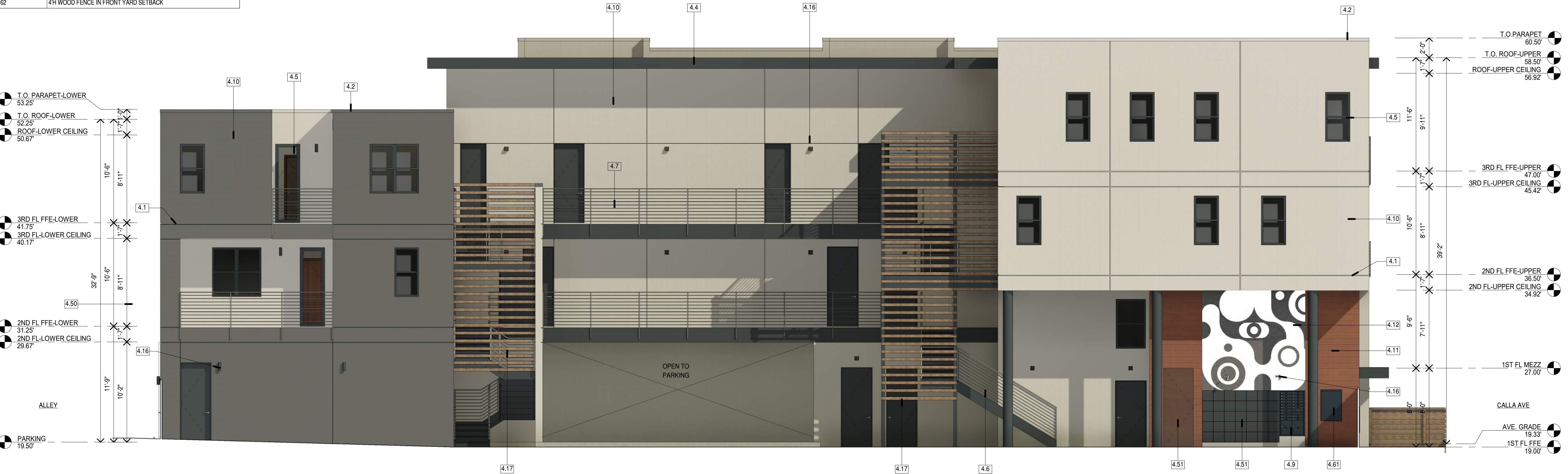
2ND FL FFE-UPPER 36.50'

2ND FL-UPPER CEILING 34.92'

1ST FL MEZZ 27.00'

AVE. GRADE 19.33'

1ST FL FFE 19.00'



4.10

4.5

4.2

4.1

4.50

4.16

4.17

4.17

4.6

4.51

4.51

4.9

4.61

T.O. PARAPET-LOWER 53.25'

T.O. ROOF-LOWER 52.25'

ROOF-LOWER CEILING 50.67'

3RD FL FFE-LOWER 41.75'

3RD FL-LOWER CEILING 40.17'

2ND FL FFE-LOWER 31.25'

2ND FL-LOWER CEILING 29.67'

ALLEY

PARKING 19.50'

T.O. PARAPET 60.50'

T.O. ROOF-UPPER 58.50'

ROOF-UPPER CEILING 56.92'

3RD FL FFE-UPPER 47.00'

3RD FL-UPPER CEILING 45.42'

2ND FL FFE-UPPER 36.50'

2ND FL-UPPER CEILING 34.92'

1ST FL MEZZ 27.00'

CALLA AVE

AVE. GRADE 19.33'

1ST FL FFE 19.00'

4 SIDE ELEVATION - EAST

3/16" = 1'-0"



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ELEVATIONS

A200



1 SIDE ELEVATION - WEST

3/16" = 1'-0"

MATERIAL SELECTIONS



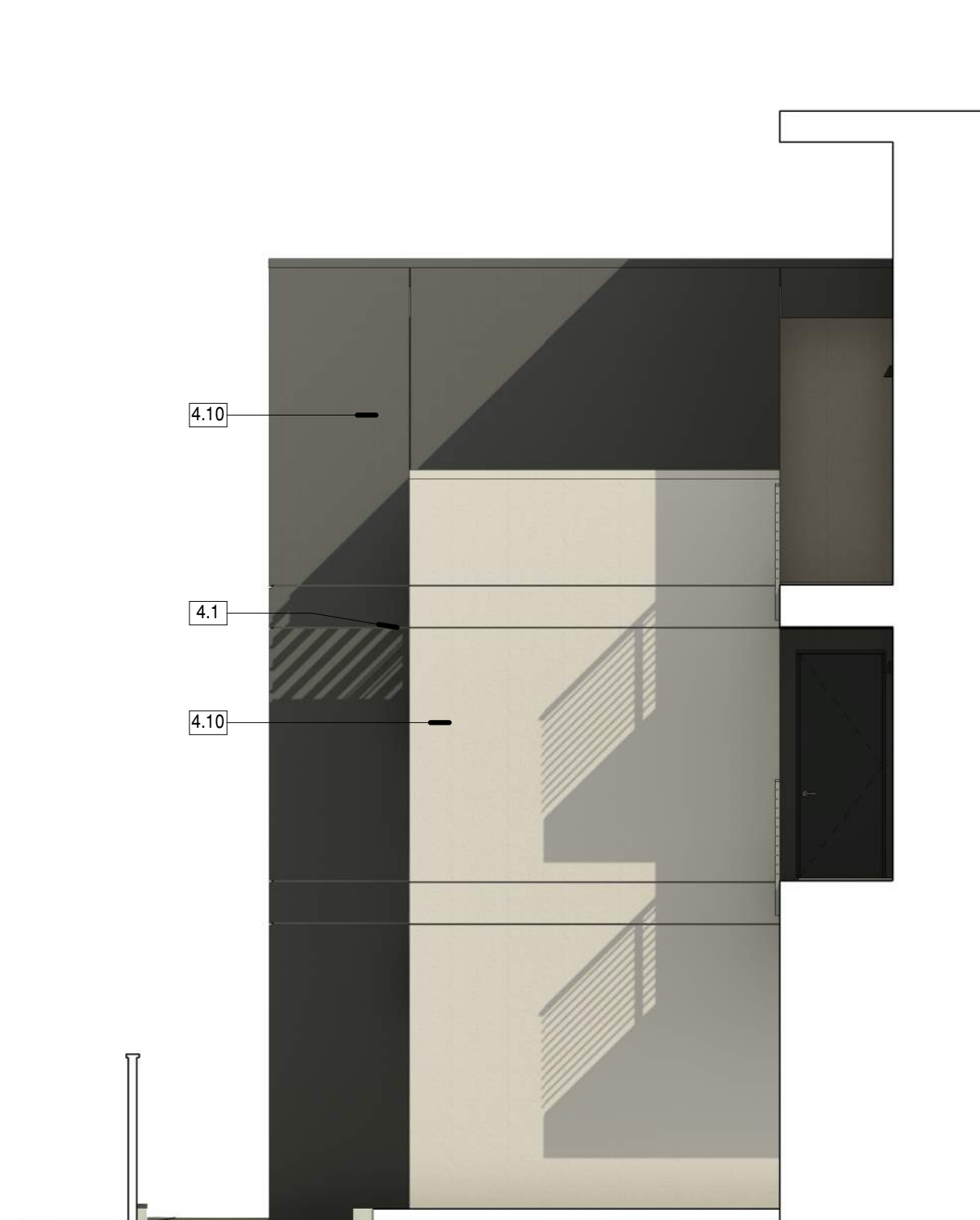
EXTERIOR LIGHTING SELECTION

NOTE: ALL EXTERIOR LIGHTS ARE DARK SKY COMPLIANT



KEYNOTES

NUMBER	DESCRIPTION
4.1	CONTROL JOINT
4.2	METAL FLASHING, PAINT TO MATCH ADJACENT EXTERIOR WALL
4.3	STEEL LATTICE ROLL UP DOOR
4.5	VINYL WINDOWS AND DOORS, TYP. UNO.
4.7	3'-6" H METAL GUARDRAIL, PAINTED
4.8	METAL GATE AND FENCE, PAINT COLOR TBD BY ARCHITECT
4.10	STUCCO GLAD EXTERIOR WALL, COLOR TBD BY ARCHITECT
4.14	ALUMINUM STOREFRONT DOORS AND WINDOWS
4.16	LIGHT FIXTURE
4.20	FIBER CEMENT PANEL, PAINT TO MATCH WINDOW COLOR



3 COURTYARD ELEVATION - B

3/16" = 1'-0"



2 REAR ELEVATION - SOUTH

3/16" = 1'-0"



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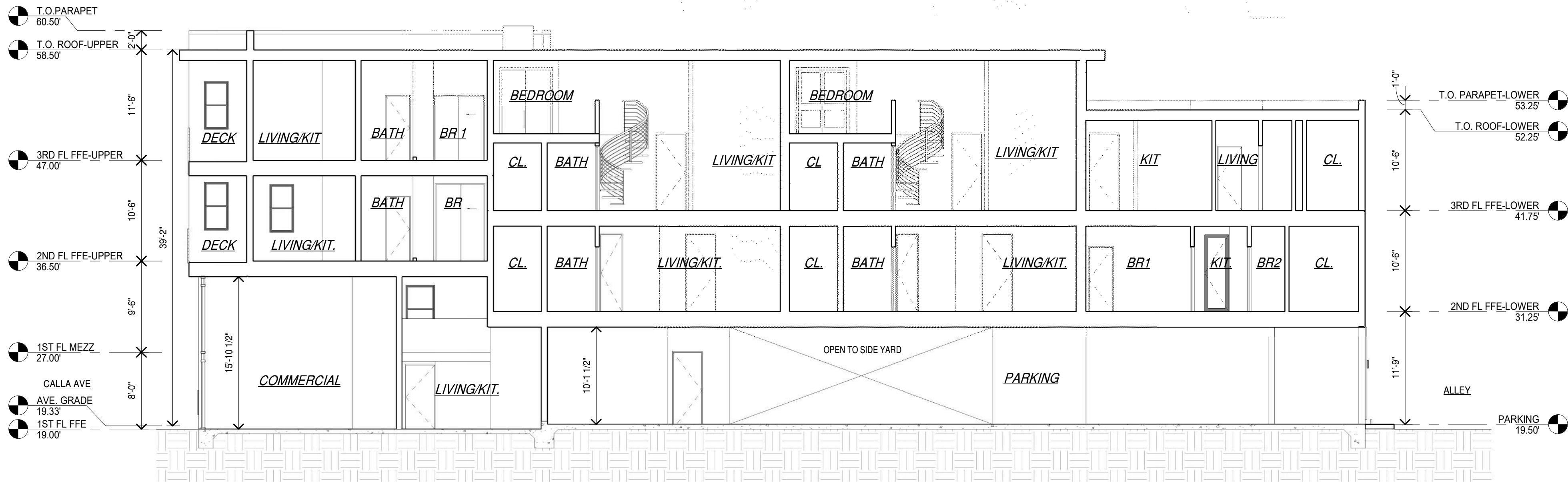
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ELEVATIONS

A201



1 BUILDING SECTION
1/8" = 1'-0"



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BUILDING
SECTION

A202



DAY VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



NIGHT VIEW FROM SOUTHEAST



NIGHT VIEW FROM NORTHWEST



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CALLA
DEVELOPMENT

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No	Date	

RENDERINGS

A600



1 VIEW FROM COURTYEARD
3/8" = 1'-0"



2 STREET VIEW - WEST
3/8" = 1'-0"



3 STREET VIEW - EAST
3/8" = 1'-0"



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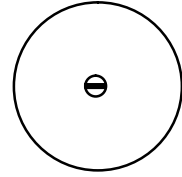
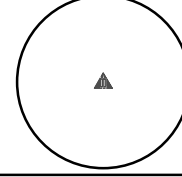
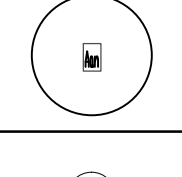
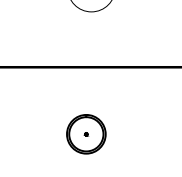
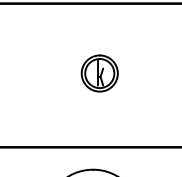
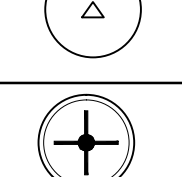
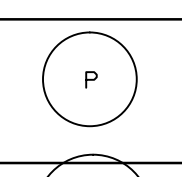


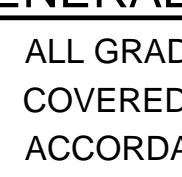
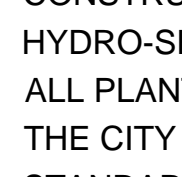
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No	Date		

RENDERINGS

A601

PLANT MATERIAL LEGEND							
	CALLOUT SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MINIMUM HEIGHT AND SPREAD (MATURE HEIGHT / SPREAD)	IRRIGATION DEMANDS H - HIGH M - MODERATE L - LOW N - RAINFALL ONLY	REMARKS
TREES							
	CER. FLO.	CERCIDIUM FLORIBUNDA 'DESERT MUSEUM'	THORNLESS PALO VERDE	36" BOX	8'X6' (20' X 20')	L	MULTI- TRUNK; FULL HEAD, GOOD FORM AND CALIPER
	TRI. CON.	TRISTANIA CONFERTA	BRISBANE BOX	36" BOX	8'X6' (20' X 20')	L	SINGLE TRUNK; FULL HEAD, GOOD FORM AND CALIPER
SHRUBS & SUCCULENTS							
	AGA. ATT.	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GAL.	18" x 12" (4' x 3')	L	FULL CLUMPS, FULL FORM, GOOD COLOR, VIGOROUS
	ALO. ROO.	ALOE RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE	1 GAL.	12" x 12" (2' x 3')	L	FULL FORM AND COLOR, VIGOROUS
	BOU. GRA.	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GAMA GRASS	1 GAL.	10" X 8" (18" x 18")	L	FULL CLUMPS, GOOD COLOR, VIGOROUS
	KNI. UVA.	KNIPHOPHIA UVARIA	RED HOT POKER	1 GAL.	12" x 8" (2' x 2')	L	FULL CLUMPS, FULL FORM, GOOD COLOR, VIGOROUS
	LAN. 'NG'	LANTANA 'NEW GOLD'	DWARF YELLOW LANTANA	1 GAL.	12" x 8" (2' x SPREADING)	L	FULL FORM AND COLOR, VIGOROUS
	MUH. DUB.	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL.	18" x 12" (4' x 4')	L	FULL CLUMPS, FULL FORM, GOOD COLOR, VIGOROUS
	POD. GRA.	PODOCARPUS GRACILIOR	YEW PINE HEDGE	5 GAL.	18" x 12" (20' x 6')	L	FULL FORM AND COLOR, VIGOROUS
	SAL. POZ.	SALVIA 'POZO BLUE'	POZO BLUE SAGE	5 GAL.	18" x 12" (4' x 4')	L	FULL FORM AND COLOR, VIGOROUS
GROUNDCOVERS							
	SEN. SER.	SENECIO SERPENS	BLUE CHALKSTICKS	4" POT	4" x 4" (6" x SPREADING)	L	FULL CLUMPS, GOOD COLOR, PLANT 12" O.C.

GENERAL NOTES:

- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED IN ACCORDANCE WITH THE STANDARDS IN THE CITY OF IMPERIAL BEACH LANDSCAPE MANUAL.
- GRADED PAD AREAS SHALL BE HYDRO-SEEDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDRO-SEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
- ALL PLANTING, IRRIGATION, AND LANDSCAPE RELATED IMPROVEMENTS WILL COMPLY WITH THE CITY OF IMPERIAL BEACH LANDSCAPE REGULATIONS AND THE LANDSCAPE MANUAL STANDARDS.
- ALL TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER THE PEDESTRIAN WALKWAYS ARE AT LEAST 6 FEET ABOVE THE WALKWAY GRADE AND SO THAT ALL BRANCHES OVER VEHICLE TRAVEL WAYS ARE 14 FEET ABOVE GRADE OF THE TRAVEL WAY. ALL PLANTING AREAS SHALL BE MAINTAINED FREE OF WEEDS, DEBRIS, AND LITTER.
- ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
- HIGH WATER USE PLANTS SHALL BE LIMITED TO NOT MORE THAN 10 PERCENT OF THE TOTAL DEVELOPED LANDSCAPE AREA. ALL OTHER PLANTINGS SHALL BE COMPOSED OF LOW-WATER-USE PLANT MATERIAL.
- AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE CONSTRUCTION PLANS. IRRIGATION SYSTEMS SHALL ME MAINTAINED FOR PROPER 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.
- INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRAINDICATED BY A SOIL TEST).
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- ALL LANDSCAPED AREAS SHALL RECEIVE A 3" LAYER OF WOOD BARK MULCH UNLESS OTHERWISE NOTED ON PLANS.

MAINTENANCE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION

DESIGN STATEMENT:

THE LANDSCAPE CONCEPT FOR THE APARTMENT COMPLEX IS INFLUENCED BY THE STYLE OF THE ADJACENT COMMUNITY AND COMPLEMENTS THE ARCHITECTURAL STYLE OF THE BUILDING. THE ARRANGEMENT OF HARDSCAPE AND PLANTINGS PROMOTES MOVEMENT THROUGH THE SITE. ORNAMENTAL VEGETATION HAS BEEN SELECTED WITH CONSIDERATION OF DROUGHT TOLERANCE, EASE OF MAINTENANCE, STRUCTURE, FLOWER AND FOLIAGE. A RESTRICTED PALETTE OF PLANT MATERIAL SHALL MAINTAIN THE COHESIVE THEME OF THE LANDSCAPE DESIGN. THE LANDSCAPE STYLE SHALL MAINTAIN CONSISTENCY TO AVOID COMPLEX PLANT MIXTURES AND VISUAL CONFUSION.

DESIGN CRITERIA:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE LANDSCAPE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS,THE CITY OF IMPERIAL BEACH LANDSCAPE MANUAL AND ALL OTHER LANDSCAPE-RELATED CITY AND REGIONAL STANDARDS.
- PLANTING WILL BE DESIGNED TO HIGHLIGHT ENTRANCE AREAS TO THE PROJECT AND ADD VISUAL INTEREST TO THE SITE.
- ALL PLANT MATERIAL SELECTED FOR USE WILL BE OF A TYPE KNOWN TO BE SUCCESSFUL IN THE AREA OR IN SIMILAR CLIMATIC AND SOIL CONDITIONS.
- COLOR FROM PLANT FOLIAGE, BARK, OR FLOWER WILL BE UTILIZED TO CREATE AN INVITING, WARM, AND VISUALLY APPEALING LANDSCAPE ENVIRONMENT.

IRRIGATION CONCEPT:

THE LANDSCAPE ASSOCIATED WITH THIS PROJECT SHALL BE IRRIGATED BY MEANS OF A POTABLE AUTOMATIC IRRIGATION SYSTEM. THE SYSTEM SHALL INCLUDE THE FOLLOWING:

- IRRIGATION SYSTEM SHALL BE PROTECTED BY A BACKFLOW PREVENTION DEVICE.
- IRRIGATION SYSTEM SHALL BE AN AUTOMATIC, PERMANENT, BELOW-GRADE SYSTEM.
- HOSE BIBBS SHALL BE INCLUDED TO SERVICE PLANTING AREAS.
- IRRIGATION SYSTEMS SHALL BE SPRAY OR DRIP SYSTEMS.
- NO IRRIGATION RUN-OFF SHALL DRAIN OFF-SITE INTO THE PUBLIC RIGHT-OF-WAY, STREETS, DRIVES, OR ALLEYS. A CONNECTION SHALL NOT BE MADE TO ANY STORMWATER SYSTEM WITHOUT PROPER BMP'S.
- THE BMP'S SHALL STORE AND TREAT ALL STORMWATER AND ACCIDENTAL IRRIGATION RUN-OFF PRIOR TO DISCHARGE INTO CITY STORMWATER SYSTEM.
- ALL IMPERMEABLE SURFACES SHALL BE CONSTRUCTED TO CAUSE WATER TO DRAIN ENTIRELY INTO A LANDSCAPED AREA.
- ONLY SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN TWENTY-FOUR INCHES OF AN IMPERMEABLE SURFACE UNLESS THE ADJACENT IMPERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO CAUSE WATER TO DRAIN ENTIRELY INTO A LANDSCAPED AREA.

IRRIGATION NOTES:

- IRRIGATION CONTROLLER SHALL BE:
HUNTER IRRIGATION X-CORE 8 STATION
WALL MOUNT CONTROLLER. MODEL # XC-800.
- RAIN SENSOR SHALL BE:
HUNTER IRRIGATION WIRELESS SOLAR SYNC
MODEL # WSS-SEN.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
PRESSURE REGULATOR SHALL BE:
WILKINS #500 YSBR
FACTORY SET AT 70 PSI
PRESSURE REDUCING VALVE SHALL BE LOCATED AS CLOSE TO POINT OF CONNECTION AS POSSIBLE.
- MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD. ASABE/ICC 802-2014 "LANDSCAPE IRRIGATIOON SPRINKLER AND EMITTER STANDARD." AND ALL SPRINKLER HEADS SNSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
OVERHEAD IRRIGATION NOZZLES SHALL BE:
HUNTER IRRIGATION MP ROTATOR
MODEL MP1000,2000,3000 AS NEEDED WITH A WORKING PRESSURE OF 40 PSI.
DISTRIBUTION UNIFORMITY OF THESE NOZZLES ARE .8 PER HUNTER.COM
DRIP IRRIGATION SHALL BE:
HUNTER IRRIGATION PLD DRIP LINE.
MODEL AND SPACING SHALL BE DETERMINED AFTER A SOILS REPORT IS COMPLETED. INSTALL PER MANUFACTURERS RECOMMENDATION. DISTRIBUTION UNIFORMITY OF THIS LINE IS .9 PER HUNTER.COM
- FOR GENERAL VALVE LOCATIONS REFER TO HYDROZONE CHART ON SHEET L1.1. SYSTEMS SHALL BE DESIGNED SO THAT VALVES ONLY OPERATE HEADS INSIDE THE SAME HYDROZONE.
- ALL HYDROZONES SHALL BE VALVED/ZONED SEPERATELY



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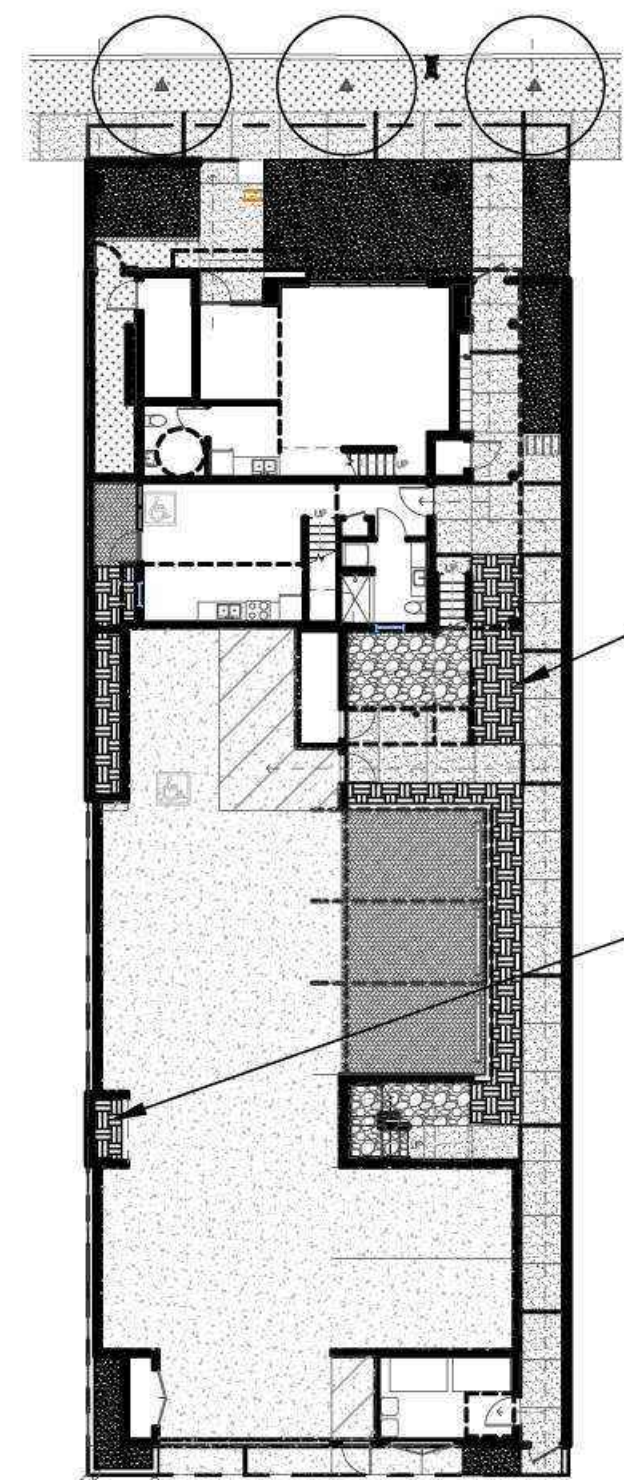
CALLA
DEVELOPMENT

981 & 983 CALLA AVE
IMPERIAL BEACH, CA 91932

11/07/2022		
SCHEMATIC DESIGN 50%		
Project Number: XXXX		
Revisions	No	Date
		Notes

LANDSCAPE
LEGEND AND
NOTES

L1



CONCEPTUAL WATER CONSERVATION PLAN
SCALE: 1" = 20'-0"

WATER USE TABLE

SYMBOL	NUMBER	DESCRIPTION	AREA (SQ. FT.)	IRRIGATION TYPE
	H1	LOW WATER USE PLANTS, FULL SUN	535 SQ. FT.	DRIP
	H2	LOW WATER USE PLANTS, PART SUN	389 SQ. FT.	DRIP
LOW WATER USE PLANTS = .3 WUCOLS VALUE LOW WATER USE PLANTS = 924 SQ. FT. (100% OF SITE PLANTING AREA)			924 SQ. FT.	

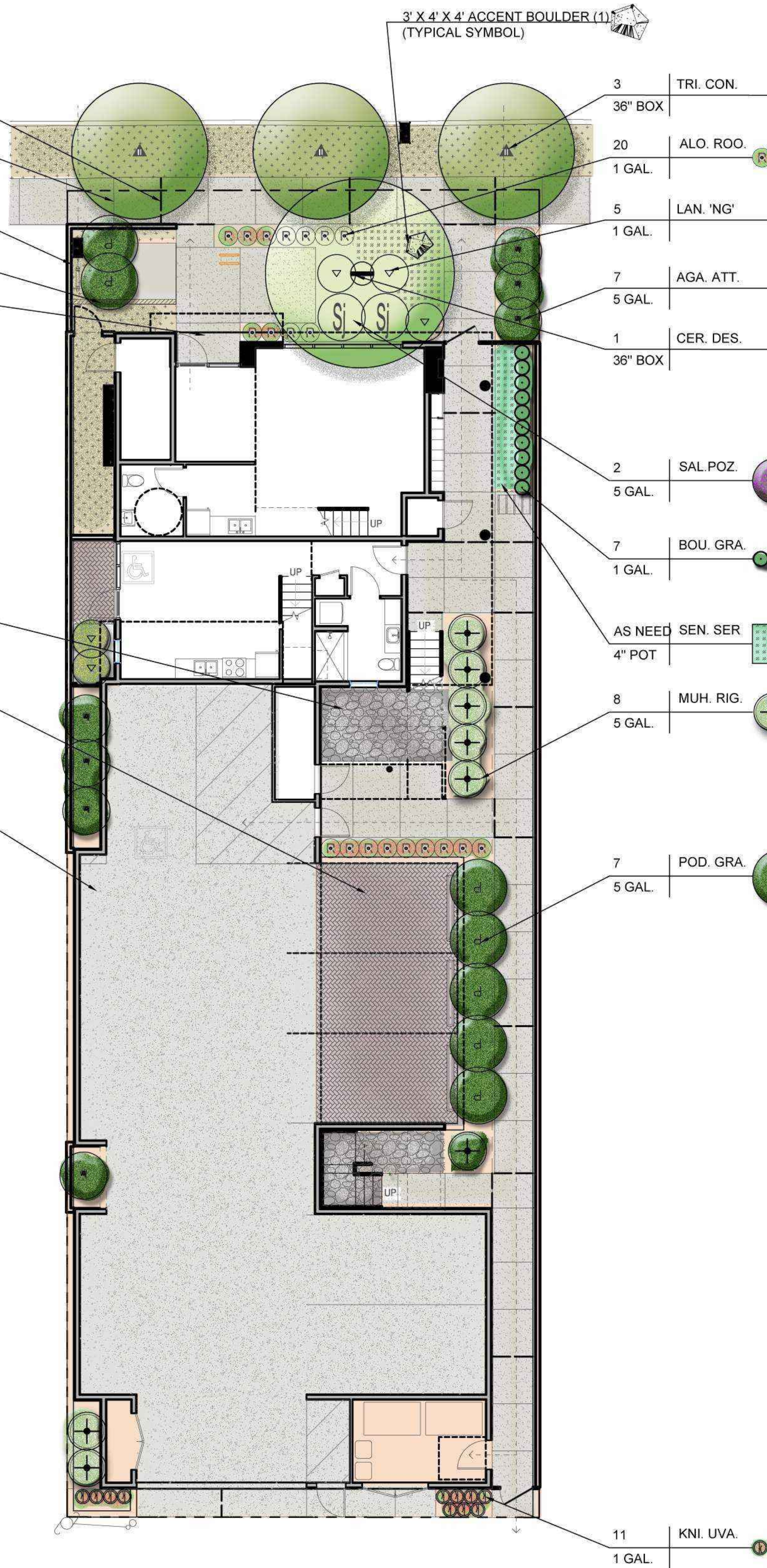
WATER EFFICIENT LANDSCAPE DECLARATION

" I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF IMPERIAL BEACH'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

SIGNATURE _____ DATE 11-07-2022

TOTAL LOT AREA	7,034 SQ. FT.
LANDSCAPE AREA	1,416 SQ. FT. (20%)
PERVIOUS PAVERS	472 SQ. FT. (7%)
LANDSCAPE AREA	1,207 SQ. FT. (17%)
TOTAL	3,095 SQ. FT. (44%)

- EXPANSION JOINT (TYPICAL SYMBOL)
- SCORE JOINT (TYPICAL SYMBOL)
- DECOMPOSED GRANITE (TYPICAL SYMBOL)
- 6" X 6" CONCRETE MOW CURB
- CONCRETE PAVING (TYPICAL SYMBOL)
- DECORATIVE PEBBLE (TYPICAL SYMBOL)
- PERMEABLE PAVING - BELGARD ECO DUBLIN PAVER SMOOTH FINISH COLOR TO BE SRI VICTORIAN BLEND (TYPICAL SYMBOL)
- VEHICULAR PAVING (TYPICAL SYMBOL)



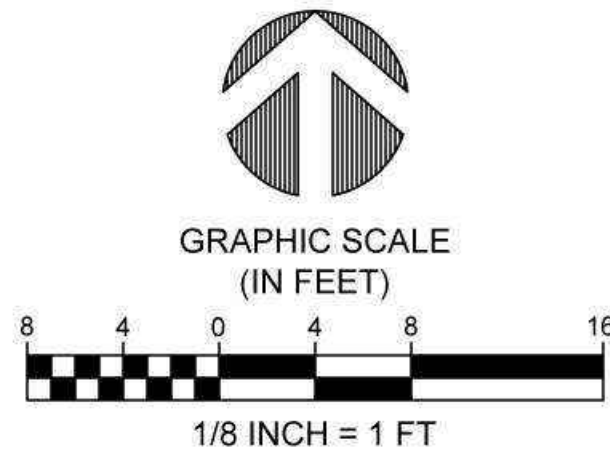
- 3 TRI. CON. 36" BOX 1 GAL.
- 20 ALO. ROO. 1 GAL.
- 5 LAN. 'NG' 1 GAL.
- 7 AGA. ATT. 5 GAL.
- 1 CER. DES. 36" BOX
- 2 SAL. POZ. 5 GAL.
- 7 BOU. GRA. 1 GAL.
- AS NEED SEN. SER 4" POT
- 8 MUH. RIG. 5 GAL.
- 7 POD. GRA. 5 GAL.
- 11 KNI. UVA. 1 GAL.

MINIMUM STREET TREE SEPARATION DISTANCES:

INTERSECTIONS	25 FEET
DRIVEWAYS	10 FEET
SEWER LATERALS	10 FEET
FRONT OF TRAFFIC SIGNAL, STOP SIGN	20 FEET
BACK OF TRAFFIC SIGNAL, STOP SIGN	10 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
STREET LIGHTS	15 FEET

CONSTRUCTION KEY:

- PA PLANTING AREA
- EXPANSION JOINT
- SCORE JOINT
- DETAIL CALLOUT
- ALIGNMENT SYMBOL
- CENTERLINE
- 90° ANGLE
- EQUAL DISTANCE
- ALIGN



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LANDSCAPE PLAN

L2



SALVIA SPECIES - POZO BLUE



SENECIO SERPENS - PUNK PICKLE



LANTANA 'GOLD MOUND' - GOLD LANTANA



BOUTELOUA GRACILIS - GAMMA GRASS BLOND AMBITION



DECOMPOSED GRANITE - MOJAVE GOLD



PAVERS - BELGARD



MUHLENBERGIA DUBIA - PINE MUHLY



KNIPHOPHIA UVARIA - RED HOT POKER



ALOE ROOKAPIE - ALOE ALWAYS RED



AGAVE ATTENUATA - FOX TAIL AGAVE

TREES



CERCIDIUM FLORIBUNDA
THORNTLESS PALO VERDE



TRISTANIA CONFERTA
BRISBANE BOX



PODOCARPUS HEDGE
YEY PINE



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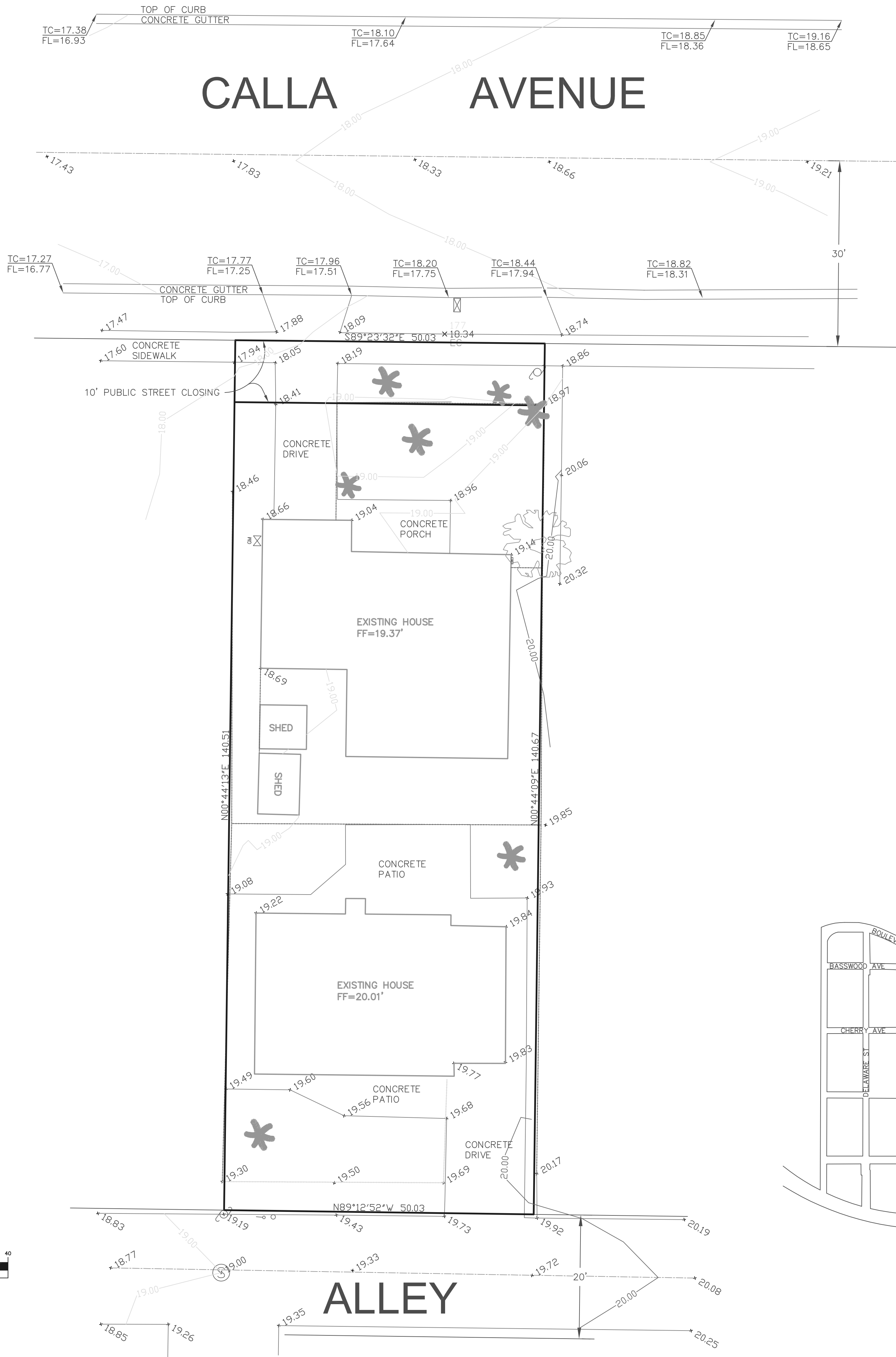
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Revisions		
No	Date	Notes

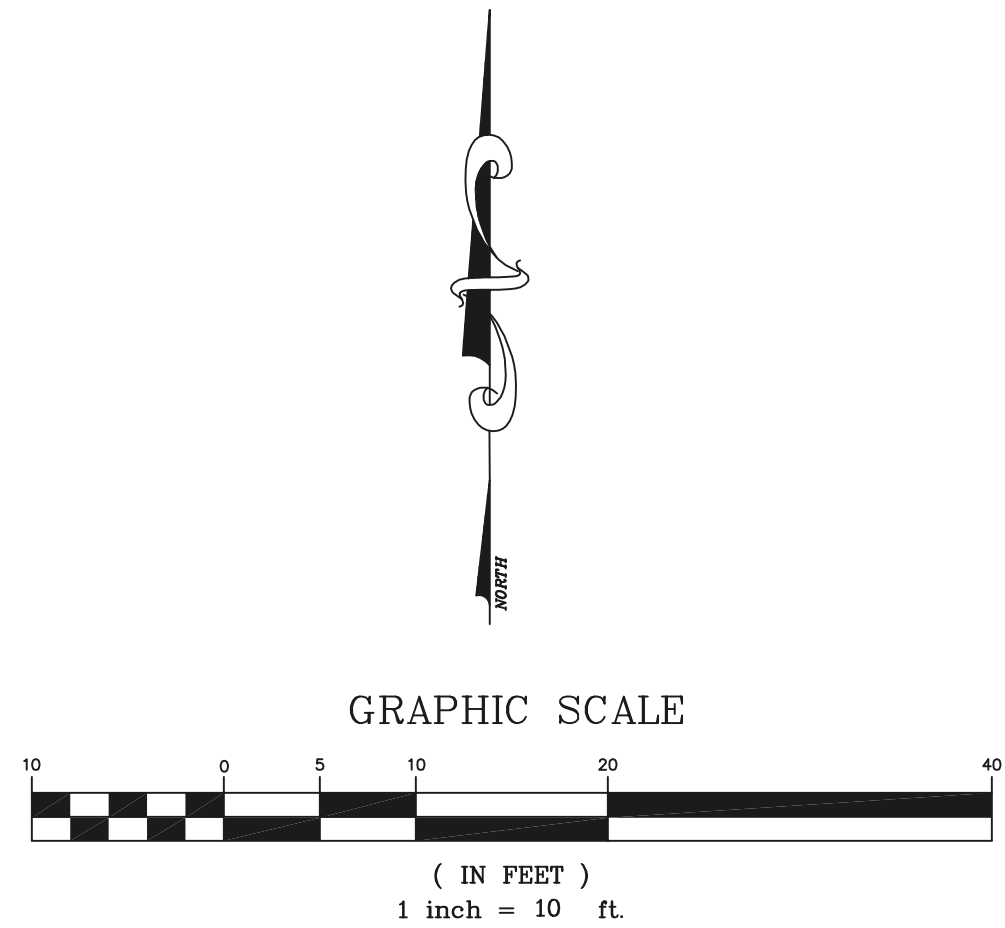
LANDSCAPE
IMAGERY

L3



LEGEND

- FIRE HYDRANT
- POWER POLE
- BALLARD
- GUYWIRE
- ELECTRIC PANEL/METER
- GAS METER
- WATER METER
- PALM TREE
- DECIDUOUS TREE
- WOOD FENCE
- CHAIN LINK FENCE
- CONTOUR LINE
- CENTERLINE
- SANITARY MANHOLE
- SPOT ELEVATION



H2GEOMATICS INC.

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PROFESSIONAL
LAND SURVEYING
SERVICES

Topographic Survey

Client / Site Address

Joseph Sanchez SITE: 981-983 Calla Ave
5TH ELEMENT CONSTRUCTION Imperial Beach, CA
16290 Rostrata Hill Road
Poway, CA 92064

Legal Description

Lots 35 and 36 block, South San Diego, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 497, filed in the Office of the San Diego County Recorder. Together with that portion of Calle Avenue closed to the Public.

Assessor's Parcel No.

626-221-24-00

Lot Area

7,034 sq.ft / 0.16 Ac.

Benchmark

San Diego County Benchmark ID. 5731, Station 0040 002 003, Elevation = 30.96' NAVD88

Surveyor's Note

This topographic survey is based upon the field survey and represents the topographic features of this site, at that time, it remains the responsibility of the owner or their representatives to field verify any current site conditions and to then notify the surveyor of any discrepancies in this topographic survey.

Surveyor's Statement

I, Steven A. Heise do hereby state that this topographic survey was prepared under my direction and is a correct representation thereof, Field Survey Date: 12-13-2021

[Signature]

Steven A. Heise, LS8788

Date: 12-13-2021



Drawn By: SAH

Date: 12-13-2021

Checked By: SAH

Drawing No.: 626-001

Job No.: H2-981-CALLA

Sheet 1 of 1