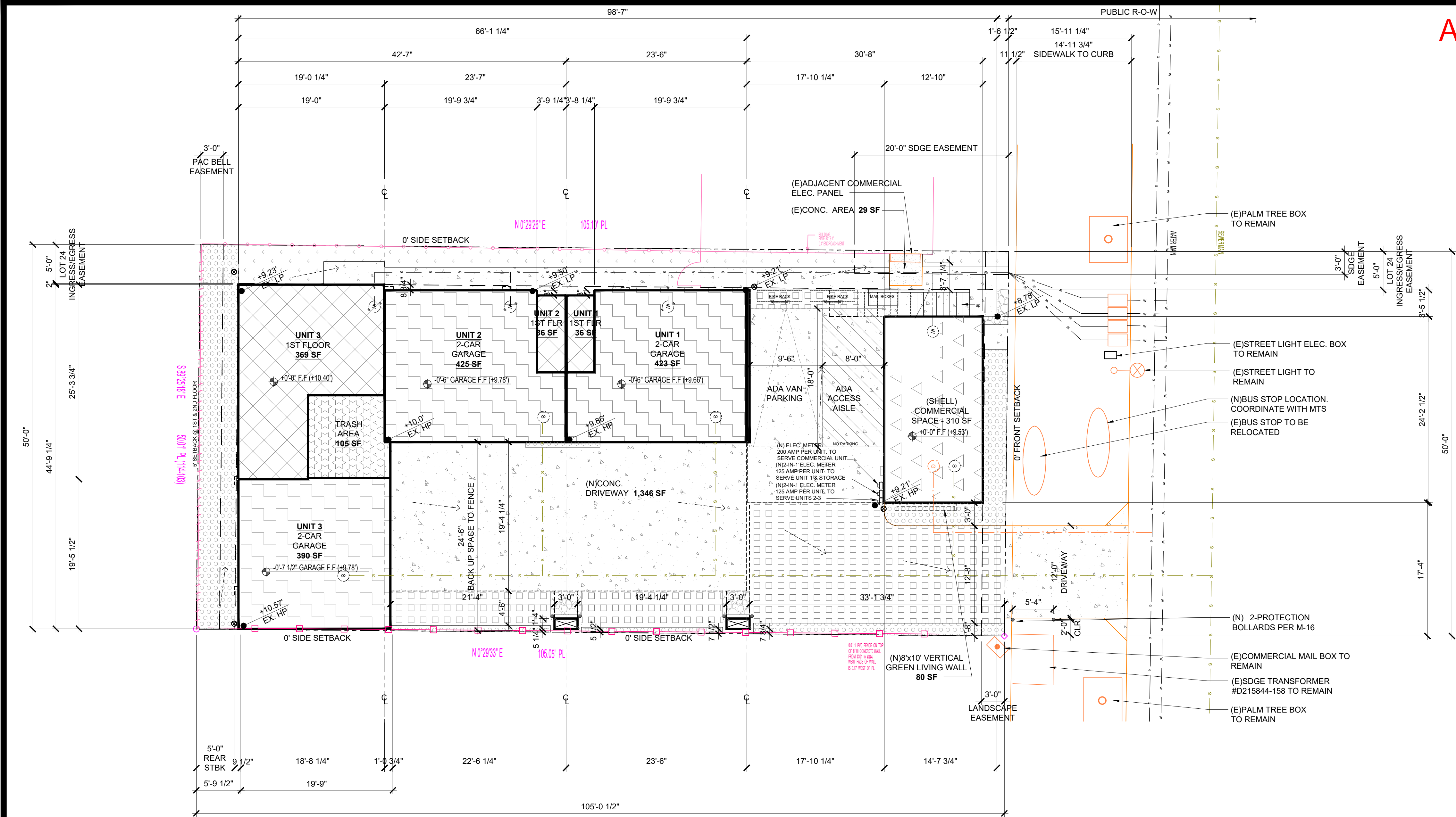


ATTACHMENT 1



SITE PLAN

1/8" = 1'-0"

ALL STRUCTURES WILL MEET THE MINIMUM SEPARATION REQUIREMENTS DETAILED IN THE SDGE SERVICE AND STANDARDS GUIDE - SERVICE DROP CONDUCTOR CLEARANCES.

THE OVERHEAD SDGE HIGH VOLTAGE ELECTRICAL DISTRIBUTION LINES WITHIN CLOSE PROXIMITY OF THE SOUTHER PROPERTY LINE SHALL AND THE PROPOSED STRUCTURE SHALL MEET THE MINIMUM SEPARATION REQUIREMENTS DETAILED IN SDGE SERVICE & STANDARDS GUIDE FOR SERVICE DROP CONDUCTOR CLEARANCES (SG 107.11).

PRIOR TO FOUNDATION APPROVAL, A SETBACK AND PAD ELEVATION CERTIFICATION SHALL BE PROVIDED BY A CALIFORNIA LICENSED SURVEYOR VERIFYING THAT THE PROPOSED FOUNDATION IS IN CONFORMANCE WITH THE APPROVED PLANS.

PRIOR TO FOUNDATION INSPECTION, A SURVEY OF THE PROPERTY SHALL BE CONDUCTED FROM A CALIFORNIA LICENSED SURVEYOR OR ENGINEER AND SURVEY PINS SHALL BE PLACED TO IDENTIFY THE CORNERS.

AREA TOTALS						
AREA CALCULATIONS						
	GARAGE	1ST FLOOR	2ND FLOOR	3RD FLOOR	DECKS	TOTAL HABITABLE
COMMERCIAL SPACE	-	310 SF	-	-	-	
STORAGE			705		93	705
UNIT 1	423	36	837	863	557	1736
UNIT 2	425	36	840	865	560	1741
UNIT 3	390	369	755	492	302	1616
AREA TOTALS:	1238	441	2432	2220	1419	5798

GENERAL CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED IMPERIAL BEACH MUNICIPAL CODE

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

DEFERRED SUBMITTALS

- SOLAR PANELS
- FIRE SPRINKLERS / FIRE ALARM

PROJECT SCOPE

NEW CONSTRUCTION OF THREE (3) NEW CONDO UNITS (3-STORY + ROOF DECK), (5,798 HABITABLE AREAS + 1,238 SF GARAGES)

- NEW COMMERCIAL SHELL SPACE (310 SF)
- NEW STORAGE AREA (705 SF)

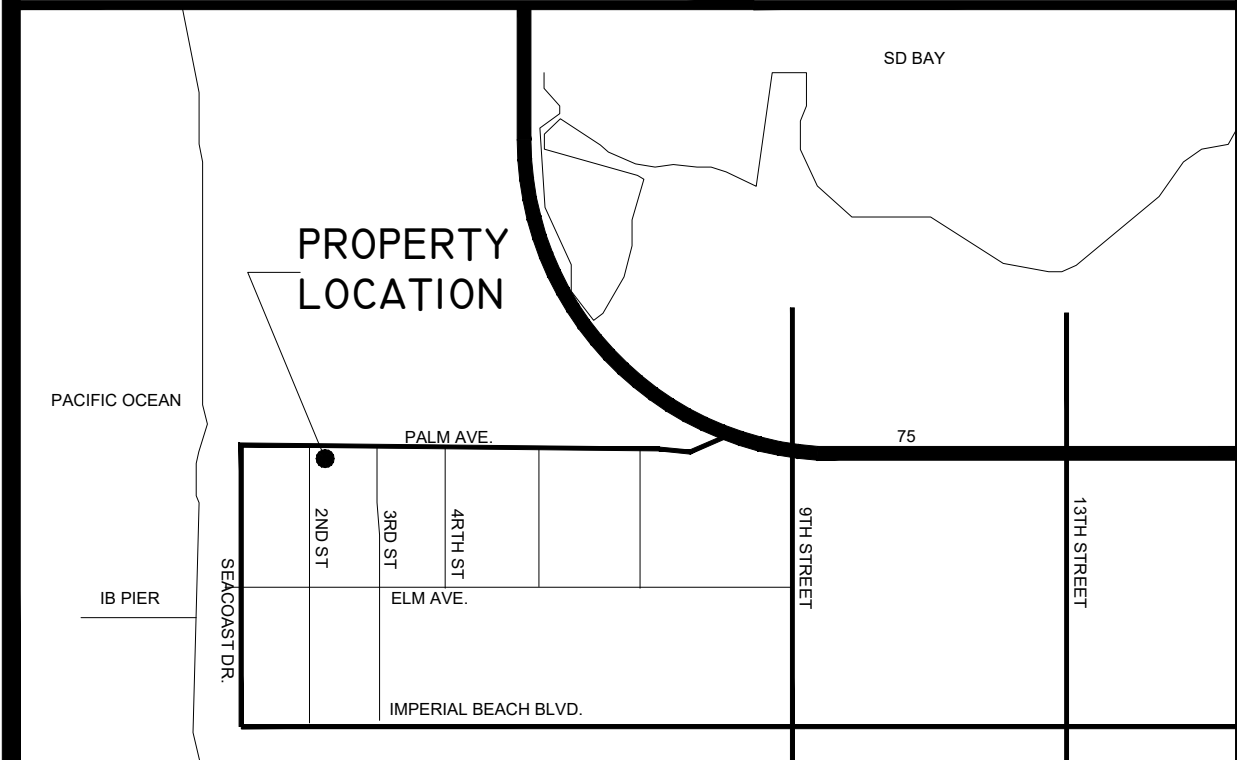
SHEET INDEX

Sheet No.	SHEET NAME
T-1	TITLE SHEET / SITE PLAN
A1.1	1ST FLOOR PLAN
A1.2	2ND FLOOR PLAN
A1.3	3RD FLOOR PLAN
A1.4	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.1-B	COLORLED EXTERIOR ELEVATIONS
A3.2-B	COLORLED EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A4.3	EXTERIOR MATERIAL BOARD
A4.4	3D RENDERS
A4.5	3D RENDERS
A4.6	3D RENDER
L1.1	RENDERED LANDSCAPE + IRR. PLAN
L1.2	LANDSCAPE RENDER
L1.3	LANDSCAPE MATERIAL BOARD

SITE PLAN LEGEND

	AREA OF PROPOSED 1ST FLOOR
	AREA OF PROPOSED 2-CAR GARAGES
	AREA OF PROPOSED COMMERCIAL (SHELL) SPACE
	TRASH / RECYCLE AREA
	EXISTING CONCRETE AREA TO REMAIN.
	PROPOSED CONCRETE AREA
	PROPOSED PERMEABLE PAVED DRIVEWAY
	PROPOSED BLACK BEACH PEBBLE
	PROPOSED VEGETATION. SEE L1.1 FOR MORE INFORMATION
	PROPOSED DECOMPOSED GRANITE
	PROPERTY LINE
	WATER LINE AS NOTED PER PLAN
	SEWER LINE AS NOTED PER PLAN
	GAS LINE AS NOTED PER PLAN
	EXISTING & PROP. DRAINAGE ROUTE
	EXISTING 6" HIGH PVC FENCE 0 TOP OF 8" CONCRETE WALL TO REMAIN
	EXISTING 5.5" HIGH BAMBOO FENCE ON TOP OF 6" HIGH CONCRETE WALL TO BE REPLACED WITH A NEW 5.5" HIGH WOOD FENCE.
	NEW 6" WOOD FENCE
	NEW 6" HIGH WOOD FENCE/GATE
	EXISTING ADJACENT COMMERCIAL MAIL BOX TO REMAIN
	EXISTING ADJACENT COMMERCIAL ELEC. PANEL WITH 4X4' CONCRETE SLAB TO REMAIN
	PROPOSED DOWNSPOUT. DIRECT TO LANDSCAPE AREAS
	PROPOSED ELECTRIC METER AS NOTED PER PLAN
	PROPOSED GAS METER
	PROPOSED INVERTED "U" SHAPE BIKE RACK. COLOR TBD PER OWNER SELECTION
	PROPOSED BOLLARD. COORDINATE W/ SDGE. SEE DETAIL 20/A7.3.

VICINITY MAP



TEAM INFORMATION

OWNER INFORMATION:
JR DEVELOPMENT, LLC

CIVIL ENGINEER INFORMATION:
MAY ENGINEERING & SURVEYING

DESIGNER INFORMATION:
ALINE DESIGN + DRAFTING

ZONING INFORMATION

ZONE: CMU-2

SETBACKS: FRONT: 0'
SIDE: 0'
REAR: 5'-0" (ABUTTING R-2000 ZONE)

DENSITY: 1 D.U. PER 1,500 SF =
--> 3.5 UNITS --> 3 UNITS

HEIGHT LIMIT: 30' OR 3 STORIES

ACTUAL BUILDING HEIGHT: +29'-9" @ UNIT 3

MIN. PARKING REQ.: 2 SPACES / DWELLING UNIT
1 SPACE / 1,000 GROSS SF @ COMMERCIAL

PARKING PROPOSED: 7 SPACES TOTAL

PARCEL INFORMATION

APN: 625-201-02-00 LEGAL DESCRIPTION: TR 1902 BLK 6* LOT 23*

SITE ADDRESS: 209 PALM AVENUE LOT SIZE: 5,254 SF

PROPOSED OCCUPANCY: R-3 RESIDENTIAL
--> BUILDING 1: UNIT 1 & STORAGE/ADU
--> BUILDING 2: UNIT 2 & 3
U - PRIVATE GARAGES
B COMMERCIAL SPACE

PROPOSED BUILDING TYPE: 3 CONDOS + 1 COMMERCIAL SHELL SPACE

PROPOSED CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL
TYPE V-A COMMERCIAL

SPRINKLERED TYPE: SPRINKLERED / NFPA 13D

ALLOWABLE BUILDING HEIGHT IN FT. PER TABLE 504.3:
R-3 / TYPE VB / SPRINKLERED 13D = 40'

ALLOWABLE # OF STORIES PER TABLE 504.4:
R-3 / TYPE VB / SPRINKLERED 13D = 3 STORIES

ALLOWABLE AREA FACTOR IN SQUARE FT. PER TABLE 506.2:
R-3 / TYPE VB / SPRINKLERED 13D = UNLIMITED

IMPERVIOUS AREA INFORMATION

PERVIOUS / IMPERVIOUS SURFACE AREA TABLE		
	AREA / ITEM	NEW (sf)
1	FIRST FLOOR	817
2	GARAGES	1251
3	TRASH AREA	105
4	CONC. DRIVEWAY	1346
5	CONC. WALKWAY AREAS	325
6	PERMEABLE PAVED DRIVEWAY	756
7	LANDSCAPE AREAS	516

LOT AREA: 5,254 S.F.

LAND DISTURBANCE: 5,254 SF

EXISTING PERVIOUS: 5,254 SF (VACANT LOT)

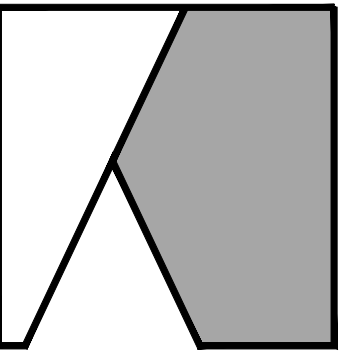
EXISTING IMPERVIOUS: 0 SF

PROPOSED PERVIOUS: 1,504.3 SF

PROPOSED IMPERVIOUS: 3,749.7 SF

TOTAL IMPERVIOUS: 3,749.7 SF

EARTHWORK: CUT: 0 CUBIC YARDS
FILL: 0 CUBIC YARDS
IMPORT: 0 CUBIC YARDS



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THREE CONDOS ON PALM AVENUE

209 PALM AVENUE
IMPERIAL BEACH, CA

#	DESCRIPTION	DATE
1		XX/2024

Date:
6-16-2025
DISCRETIONARY RE-SUBMITTAL

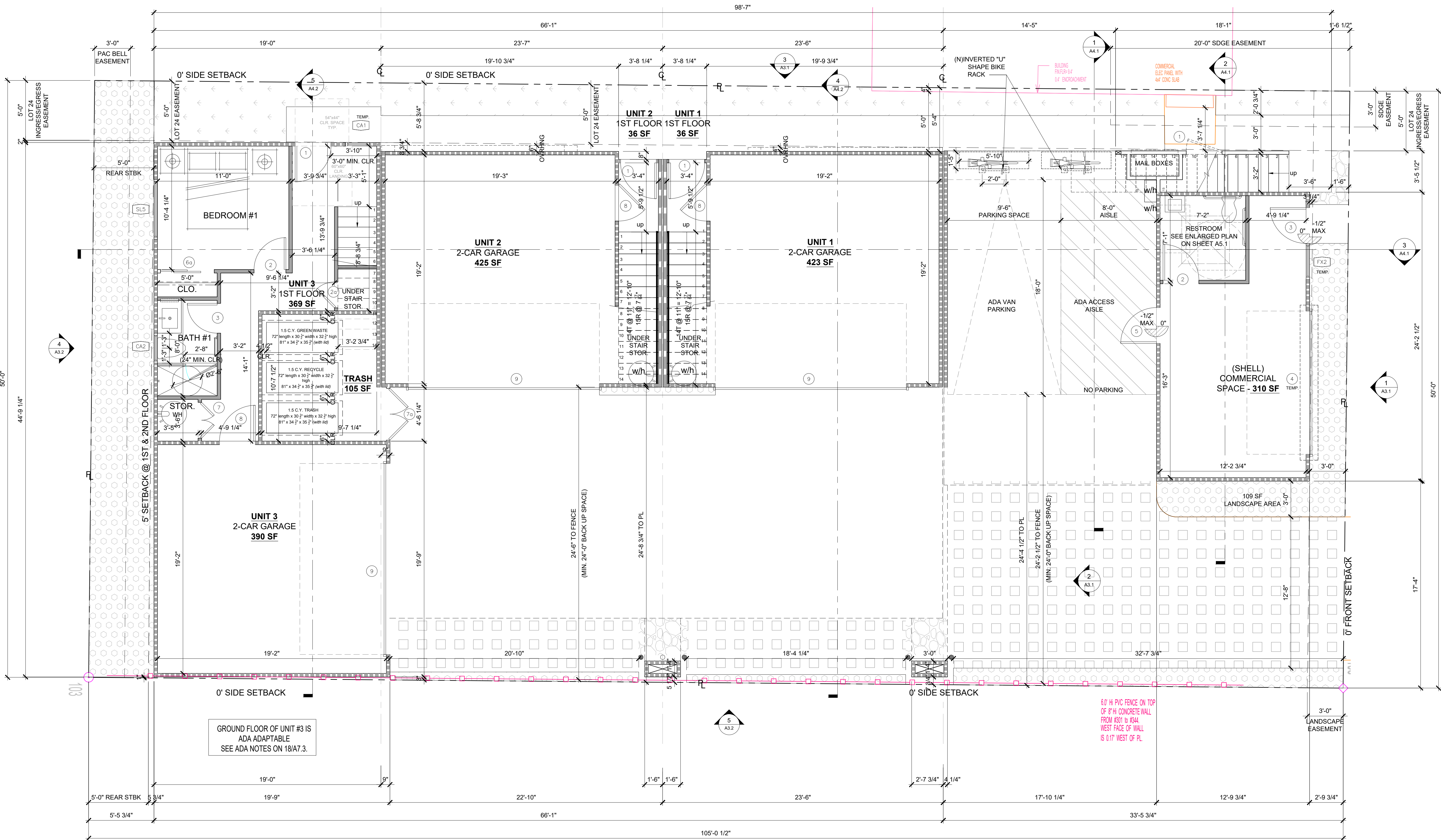
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PALM AVE.

Title:

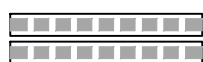
1ST FLOOR PLAN

Sheet:

A1.1



LEGEND



NEW 2X - 1 HOUR FIRE RATED WALL ASSEMBLY
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing and shear locations where occurs per structural. Apply R-38 batt insulation inside stud cavities. Apply 1 1/2" mineral wool batt insulation inside stud cavities. Provide 1/2" sheetrock brand FIRECODE C Gyp. bd. taped sanded and painted over 1/4" sheetrock brand gyp. bd. See Detail 10 / A7.1.



NEW 2X - 2 HOUR FIRE RATED COMMON WALL ASSEMBLY
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing and shear locations where occurs per structural. Apply R-38 batt insulation inside stud cavities. Exterior finish per Exterior Elevations. Apply 1 1/2" mineral wool batt insulation inside stud cavities. Provide 1/2" sheetrock brand FIRECODE C Gyp. bd. taped sanded and painted over 1/4" sheetrock brand gyp. bd. See Detail 6 / A7.1.

#

NEW DOOR: See Door Schedule, sheet A6.1

#

NEW WINDOW: See Window Schedule, sheet A6.1

DECK/ROOF DRAINAGE: SLOPE = 1/4" / FT. TYP. U.N.O.



NEW 2X - 1 HOUR WALL ASSEMBLY
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing and shear locations where occurs per structural. Apply R-38 batt insulation inside stud cavities. Exterior finish per Exterior Elevations. Apply 1 1/2" mineral wool batt insulation inside stud cavities. Provide 1/2" sheetrock brand FIRECODE C Gyp. bd. taped sanded and painted over 1/4" sheetrock brand gyp. bd. See Detail 2 / A7.1.

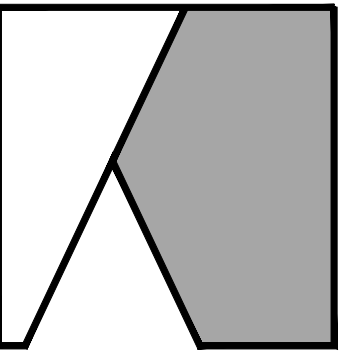


NEW 2x WOOD STUD WALL
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing per structural drawings. Shear where occurs per structural. Apply R-15 batt insulation inside stud cavities at exterior walls. Exterior finish per Exterior elevations. At interior side provide 5/8" type 'X' gyp. bd., taped, sanded and painted. See Detail 4 / A7.1 at residential areas. See detail 9 / A7.3 at commercial area.

1ST FLOOR PLAN

1/4" = 1'-0"





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209 PALM AVENUE
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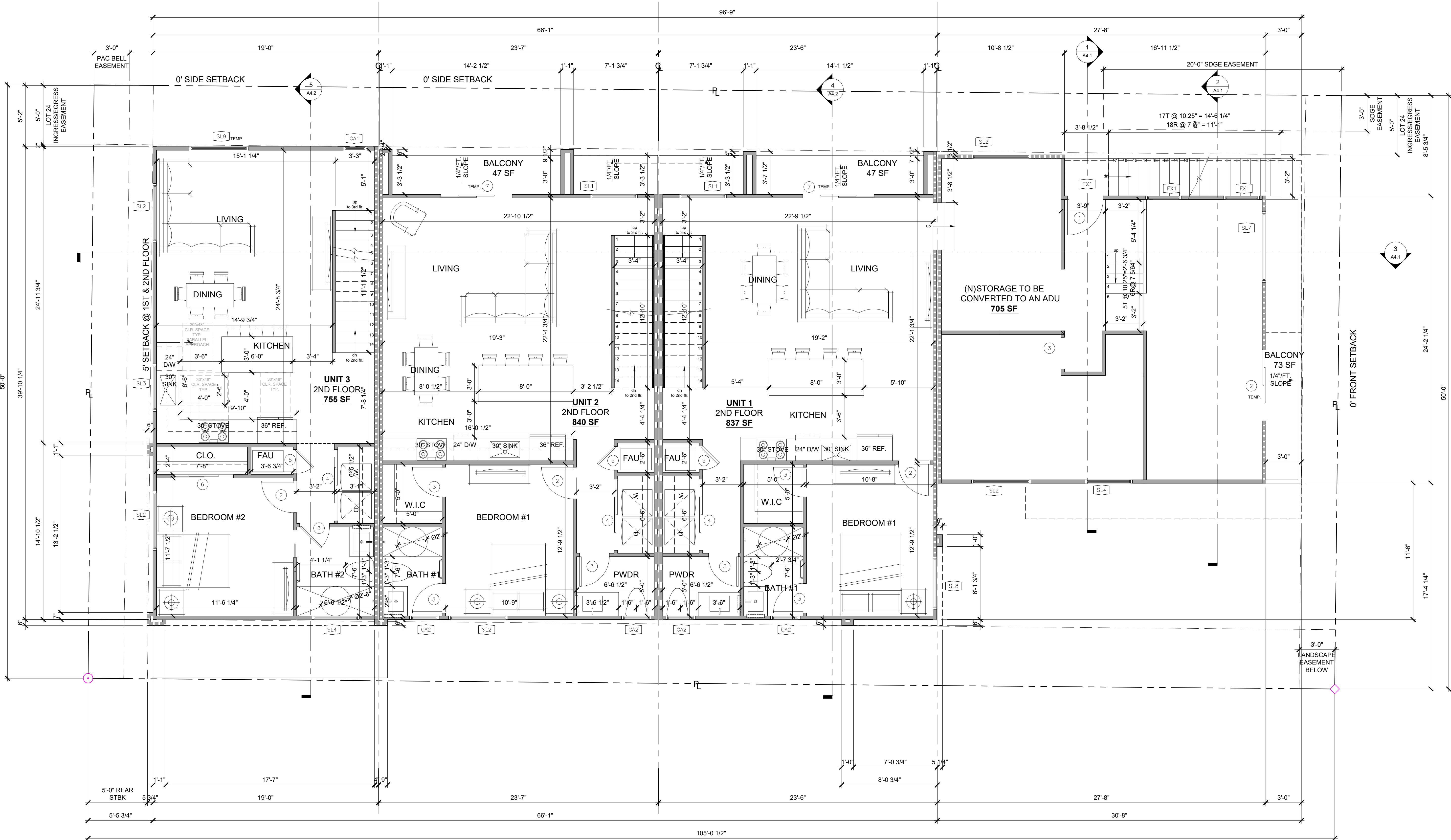
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PALM AVE.

Title:

2ND FLOOR PLAN

Sheet:

A1.2



LEGEND



NEW 2X - 1 HOUR FIRE RATED WALL ASSEMBLY
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing and shear locations where occurs per structural. Apply R-38 batt insulation inside stud cavities. Exterior finish per Exterior Elevations. Apply 1 1/2" mineral wool batt insulation inside stud cavities. Provide 1/2" sheetrock brand FIRECODE C Gyp. bd. taped sanded and painted over 1/4" sheetrock brand gyp. bd. See Detail 10 / A7.1.



NEW 2X - 2 HOUR FIRE RATED COMMON WALL ASSEMBLY
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing and shear locations where occurs per structural. Apply R-38 batt insulation inside stud cavities. Exterior finish per Exterior Elevations. Apply 1 1/2" mineral wool batt insulation inside stud cavities. Provide 1/2" sheetrock brand FIRECODE C Gyp. bd. taped sanded and painted over 1/4" sheetrock brand gyp. bd. See Detail 6 / A7.1.

#

NEW DOOR: See Door Schedule, sheet A6.1

#

NEW WINDOW: See Window Schedule, sheet A6.1

DECK/ROOF DRAINAGE: SLOPE = 1/4"FT. TYP. U.N.O.



NEW 2X - 1 HOUR WALL ASSEMBLY
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing and shear locations where occurs per structural. Apply R-38 batt insulation inside stud cavities. Exterior finish per Exterior Elevations. Apply 1 1/2" mineral wool batt insulation inside stud cavities. Provide 1/2" sheetrock brand FIRECODE C Gyp. bd. taped sanded and painted over 1/4" sheetrock brand gyp. bd. See Detail 2 / A7.1.

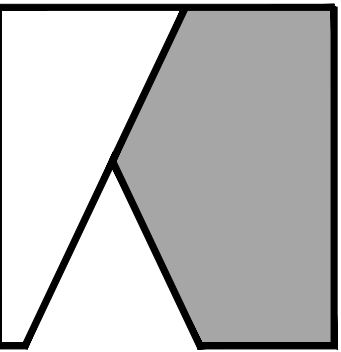


NEW 2x WOOD STUD WALL
Wood stud framing: 2x 4 @ 16" o.c., typical. 2x6 or 3x4 framing per structural drawings. Shear where occurs per structural. Apply R-15 batt insulation inside stud cavities at exterior walls. Exterior finish per Exterior elevations. All interior side provide 5/8" type 'X' gyp. bd., taped, sanded and painted. See Detail 4 / A7.1 at residential areas. See detail 9 / A7.3 at commercial area.

2ND FLOOR PLAN

1/4"= 1'-0"





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209 PALM AVENUE
IMPERIAL BEACH, CA

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5		

Date:
6-16-2025
DISCRETIONARY RE-SUBMITTAL

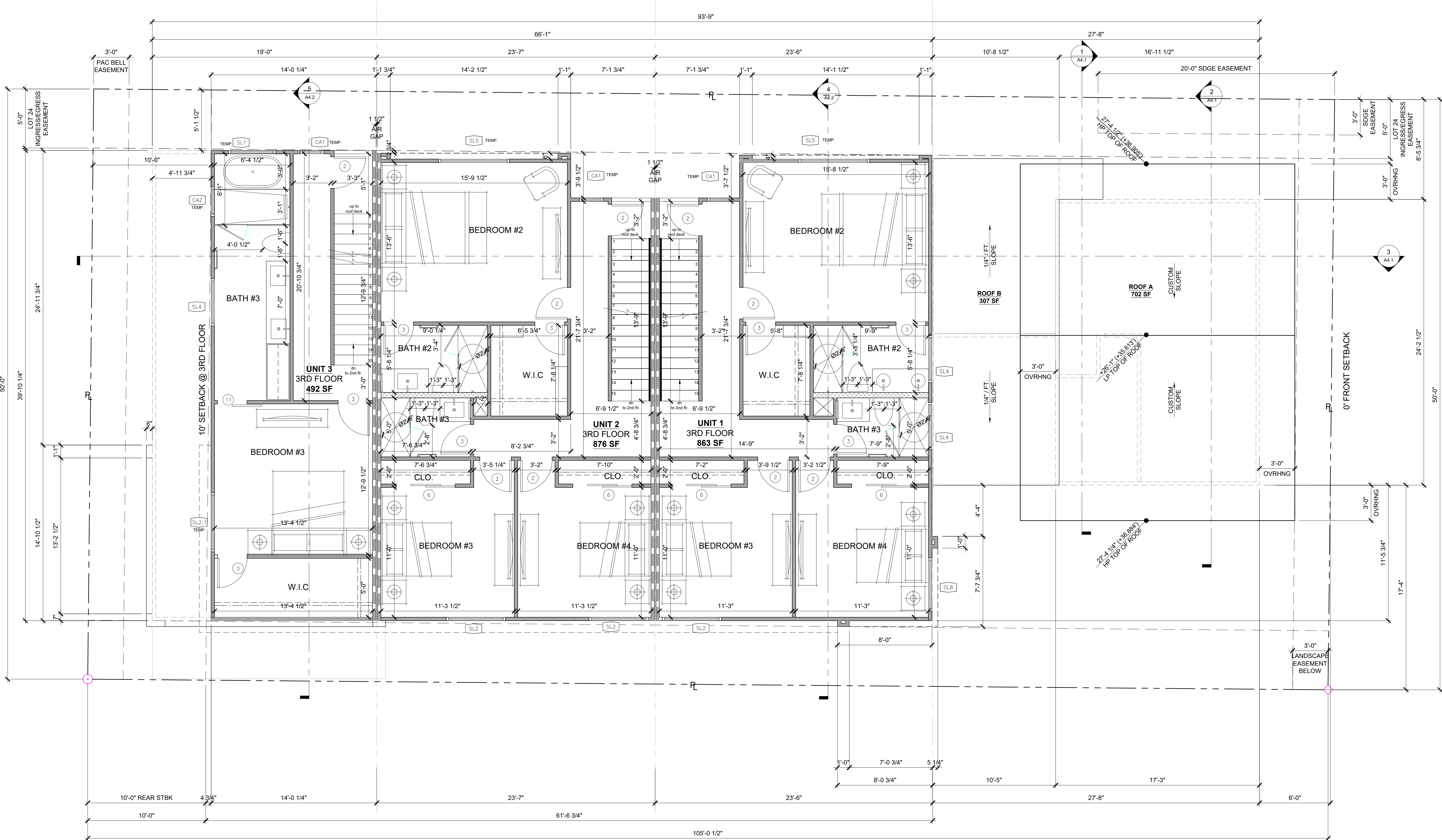
Job:
PALM AVE.

Title:

3RD FLOOR PLAN

Sheet:

A1.3



LEGEND



NEW 2X - 1 HOUR FIRE RATED WALL ASSEMBLY
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing and shear locations where occurs per structural. Apply R-38 batt insulation inside stud cavities. Apply 1 1/2" mineral wool batt insulation inside stud cavities. Provide 1/2" sheetrock brand FIRECODE C Gyp. bd. taped sanded and painted over 1/4" sheetrock brand gyp. bd. See Detail 10 / A7.1.



NEW 2X - 2 HOUR FIRE RATED COMMON WALL ASSEMBLY
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing and shear locations where occurs per structural. Apply R-38 batt insulation inside stud cavities. Exterior finish per Exterior Elevations. Apply 1 1/2" mineral wool batt insulation inside stud cavities. Provide 1/2" sheetrock brand FIRECODE C Gyp. bd. taped sanded and painted over 1/4" sheetrock brand gyp. bd. See Detail 6 / A7.1.

#

NEW DOOR: See Door Schedule, sheet A6.1

#

NEW WINDOW: See Window Schedule, sheet A6.1

DECK/ROOF DRAINAGE: SLOPE = 1/4" / FT. TYP. U.N.O.



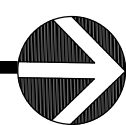
NEW 2X - 1 HOUR WALL ASSEMBLY
Wood stud framing: 2x4 @ 16" o.c., typical. 2x6 or 3x4 framing and shear locations where occurs per structural. Apply R-38 batt insulation inside stud cavities. Exterior finish per Exterior Elevations. Apply 1 1/2" mineral wool batt insulation inside stud cavities. Provide 1/2" sheetrock brand FIRECODE C Gyp. bd. taped sanded and painted over 1/4" sheetrock brand gyp. bd. See Detail 2 / A7.1.

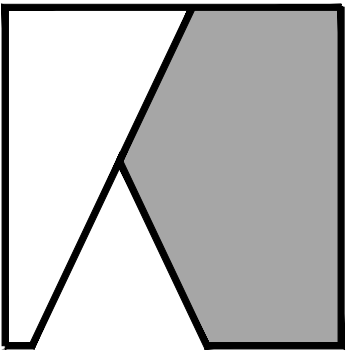
NEW 2x WOOD STUD WALL

Wood stud framing: 2x 4 @ 16" o.c., typical. 2x6 or 3x4 framing per structural drawings. Shear where occurs per structural. Apply R-15 batt insulation inside stud cavities at exterior walls. Exterior finish per Exterior elevations. At interior side provide 5/8" type 'X' gyp. bd., taped, sanded and painted. See Detail 4 / A7.1 at residential areas. See detail 9 / A7.3 at commercial areas.

3RD FLOOR PLAN

1/4" = 1'-0"





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THREE CONDOS ON PALM AVENUE

209 PALM AVENUE
IMPERIAL BEACH, CA

#	DESCRIPTION	DATE
1		XX/2024
2		
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13		
14		
15		

Date:

6-16-2025
DISCRETIONARY RE-SUBMITTAL

Job:

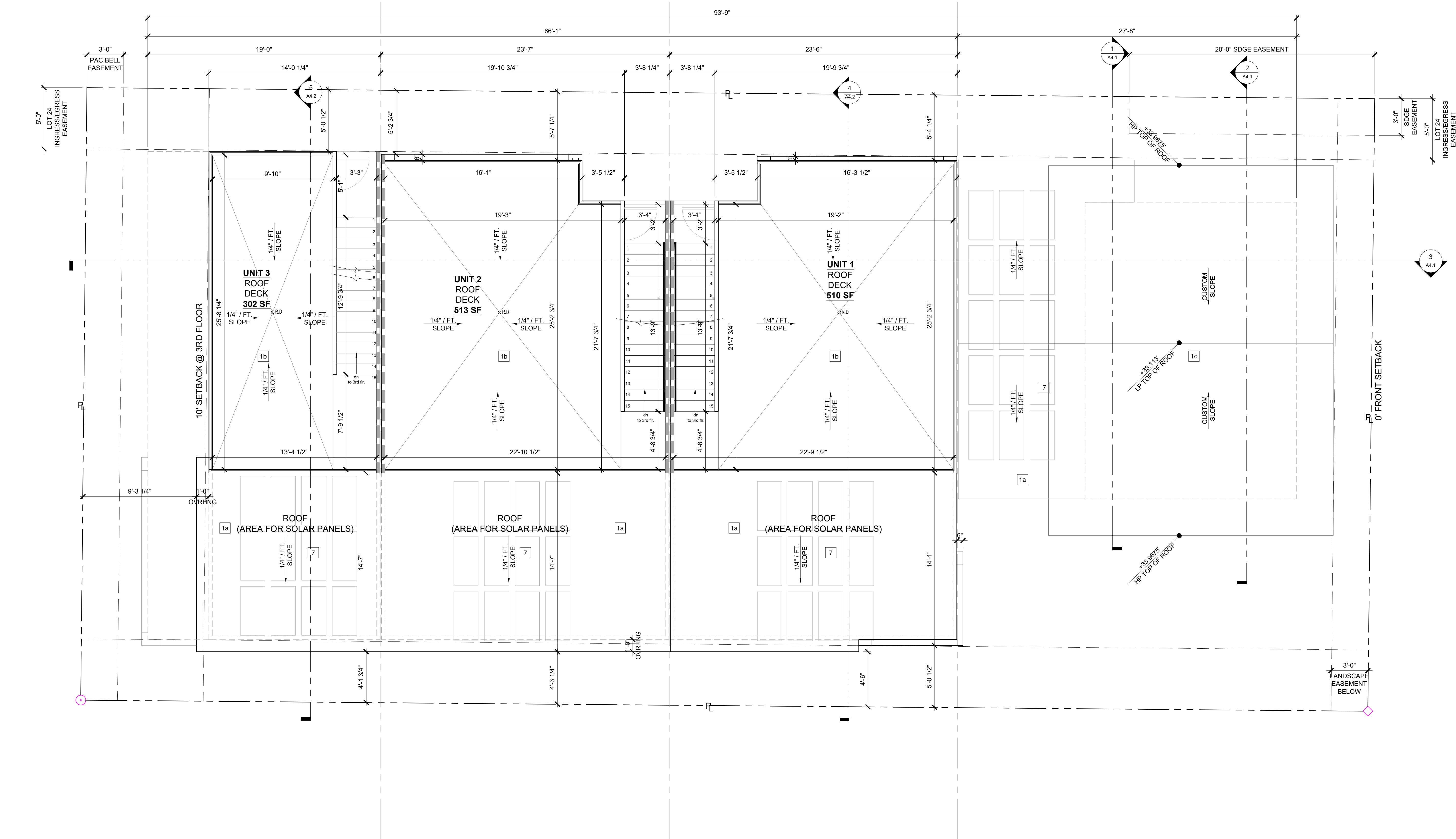
PALM AVE.

Title:

ROOF PLAN

Sheet:

A1.4



LEGEND

12:12
SLOPE

○ O/S

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

1/4" / FT.
SLOPE

Indicates direction of roof slope. See plan for roof pitch.

Roof vent. Field verify.

Overflow Scupper: Locate upslope of roof scupper + 2" drain slope = 1/4"/ft. min. typ. to exit at wall in observable location by occupants or maintenance personnel

Roof Scupper, min. 3" wide X 4" high opening. 2"x2" Standard Downspout to landscaping at grade. provide splashblock directed towards landscaping. See detail 20/A7.1

Gutter and Downspout. Sheetting action to gutters. See detail 17/A7.1

Roof Cricket-Slope to Drain Min. 1/4":12"

Overflow Drain: Locate upslope of roof drain +1", 2" drain slope = 1/4"/ft. min. typ. to exit at wall in observable location by occupants or maintenance personnel

Roof drain. 2" drain 1/8"/FT. min. typ. to downspout. See detail 16/A7.1.

ROOF KEYNOTES

#

NOTE: See Project Product Specifications for complete information.

1a. Built Up Roofing / TPO Roofing: Class 'A' Roofing Assembly. G.A.F. Everguard Smooth 45 Mil., or equal. 5'x100' roll size. 128 Lb. Roll weight. ICC-ESR-4676. Install per manufacturer's specifications. Provide compatible flashing throughout.

1b. Deck Waterproofing: Class 'A' Assembly. Dex-o-Tex Weatherwear. ICC # - ESR- 1757. Install per manufacturer's recommendations. Provide compatible flashing throughout.

1c. Pitched Slope Roof Membrane: G.A.F. Timberline HDZ Asphalt Shingles, or equal. Class 'A' Assembly.

Style and Color TBD per owner selection. ICC-ESR # 1475. Install per manufacturer's specifications. Flashing throughout. Minimum Roof Slope: 2:12.

2. 3" Gutter & Downspout System: Gutter and downspouts to be galv. metal, or equal per Owner approval. Hem all edges. Provide splash block at downspout outlets. Provide sample for owner prior to ordering. Verify downspout locations with owner prior to placement. Seamless square profile gutters. Install downspouts as needed and direct discharge to planter areas where feasible.

3. Drip Edge: Minimum 1 1/2" galvanized drip edge with hemmed drip edge. Prime and paint color TBD.

4. Metal Flashing and Counter Flashing: All exterior metal flashing to be 16 oz. galv. metal with mill finish unless otherwise noted. Hem all exposed edges. Seal all joints and prime and paint to match surrounding materials.

5. STC Ratings: Built up roofs to have minimum STC rating of 47, and roof decks to minimum STC rating of 45.

6. Eave Finish: Stucco finish typical at eaves.

7. 3' x 5' Photo-Voltaic Solar Panels: Under Separate Permit.

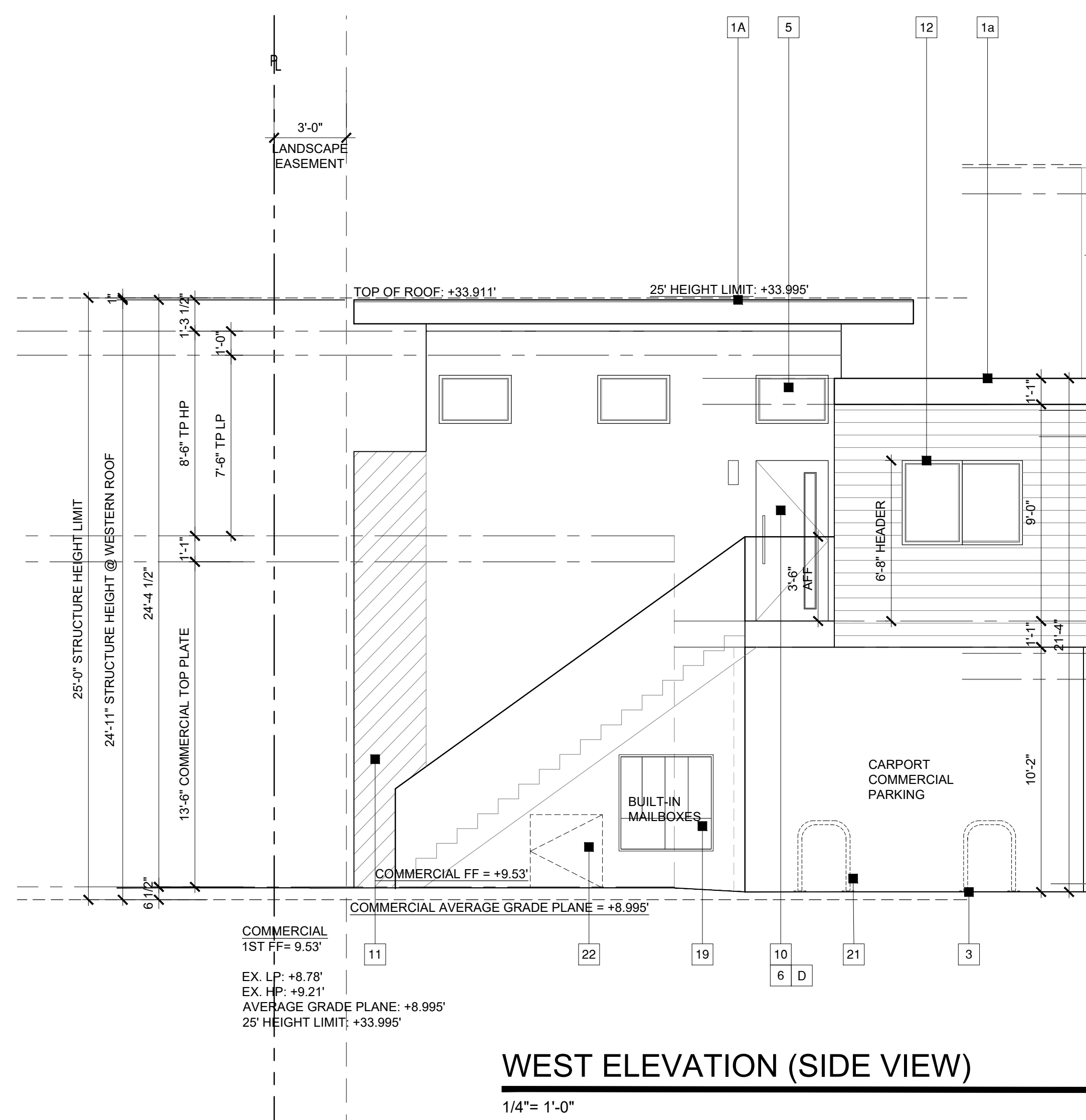
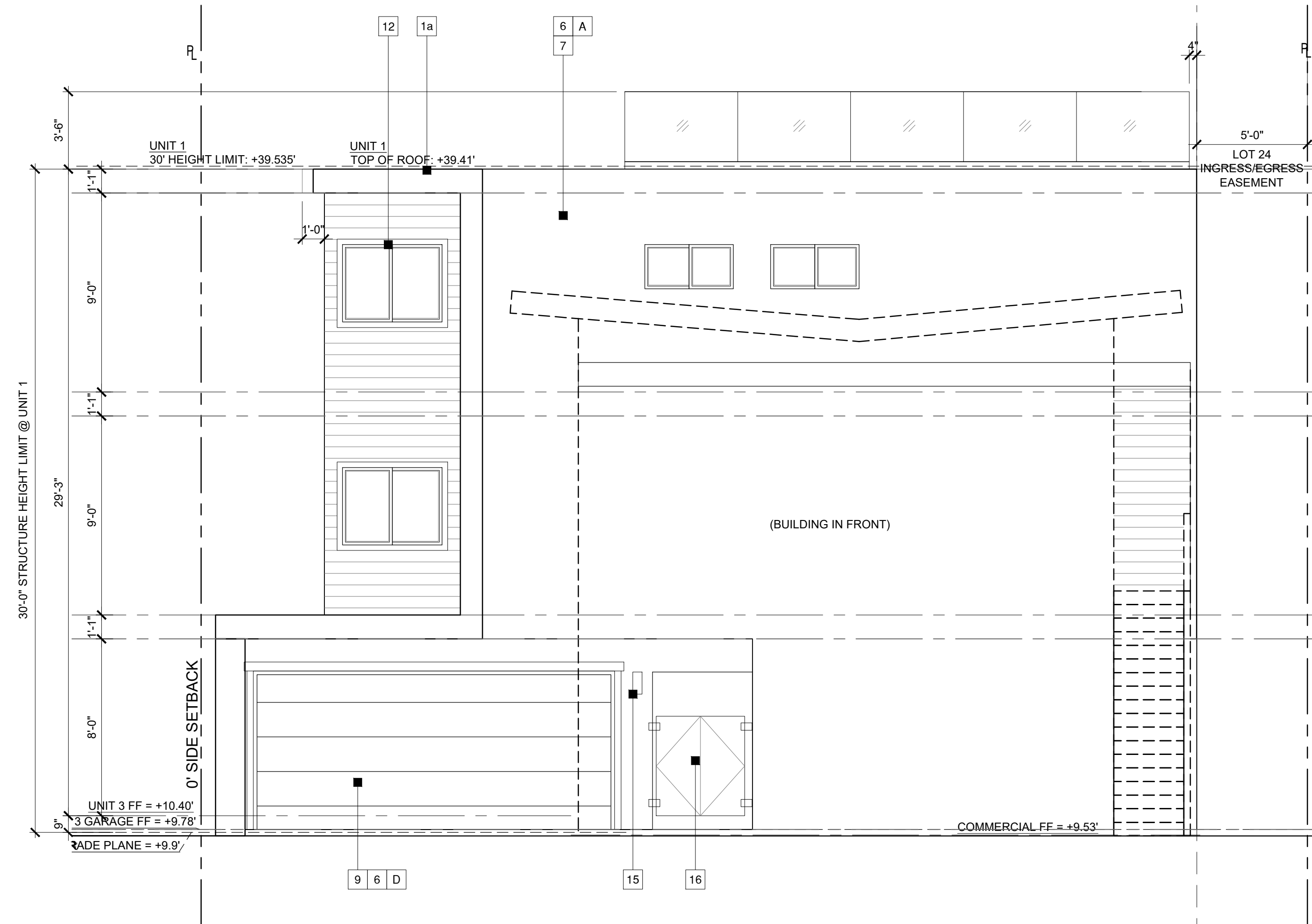
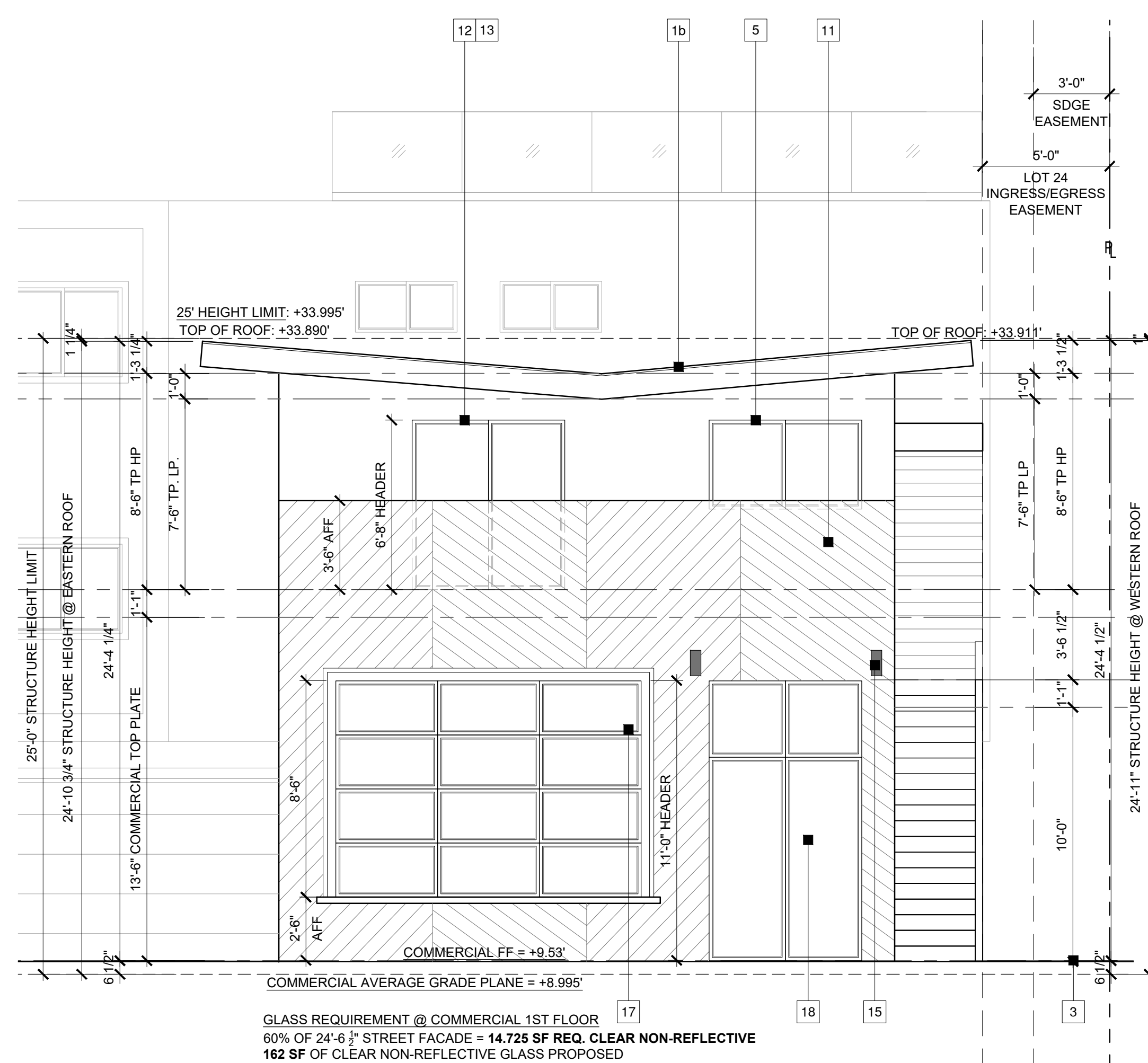
8. Plumbing Vent: ABS Plastic with 16 oz. sheet metal primary, secondary flashing and storm collar sealed to vent. Combine vents in attic for one roof penetration.

9. Hood Exhaust Vent: All exposed components shall be 22 gauge galv. metal with mill finish.

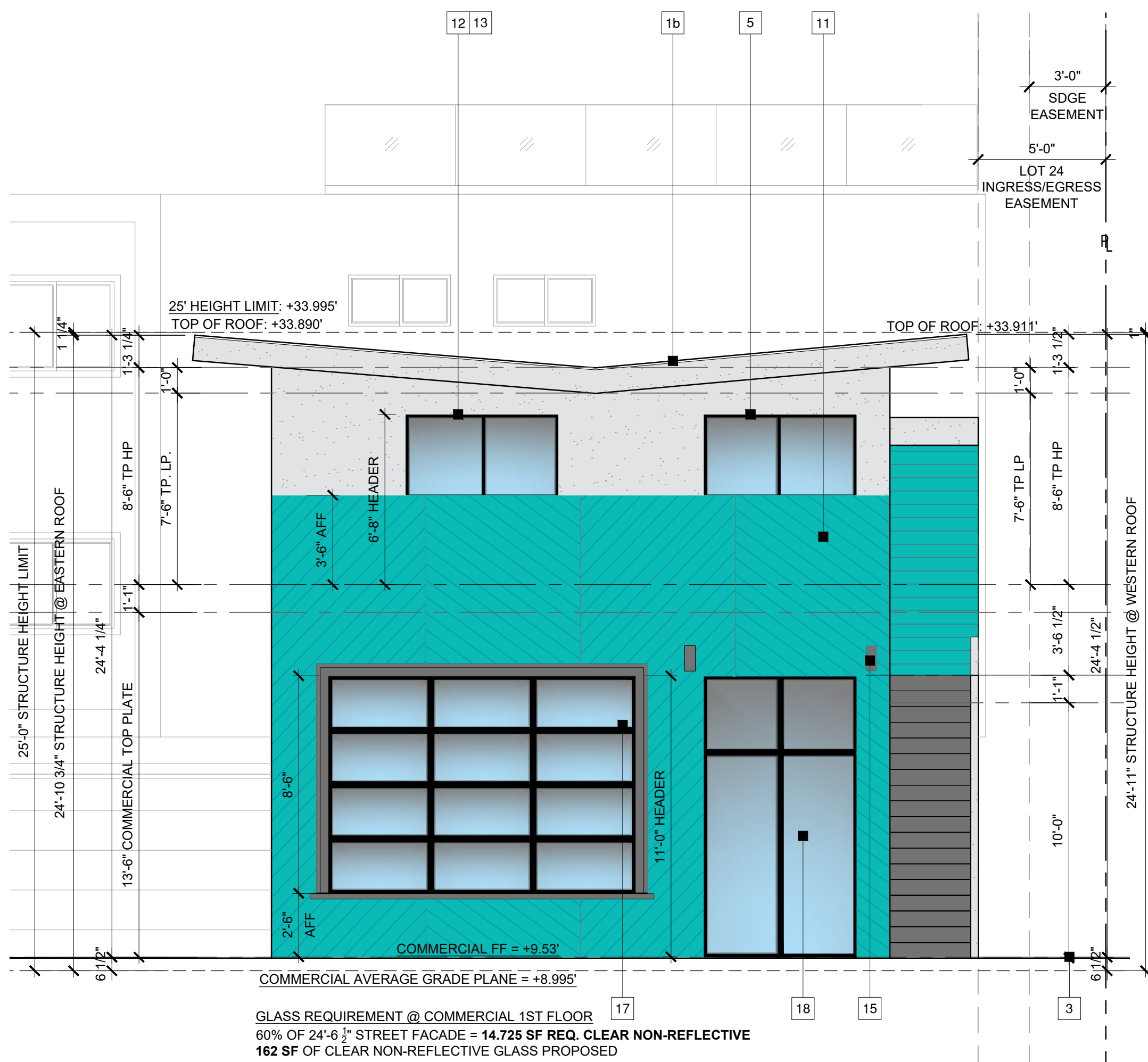
ROOF PLAN

1/4"= 1'-0"



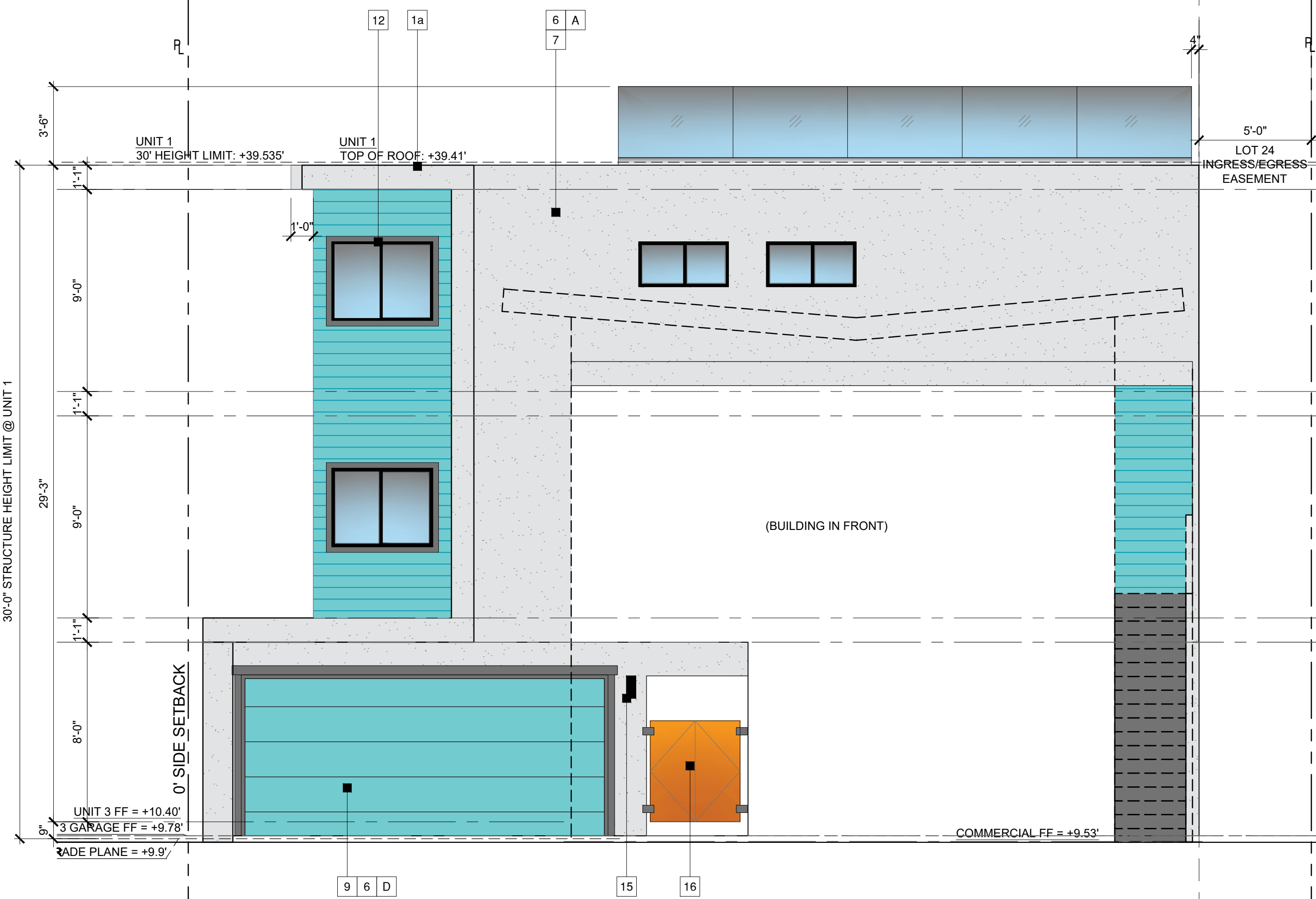


- ## EXTERIOR FINISH KEYNOTES
- Note: See project specifications for complete information.
- 1a. Roof Membrane: GAF Everguard TP0 60 mil roof membrane – ASTM D6678–Class “A” Roofing Assembly. Install per manufacturers’ specifications. Color per owner. Provide compatible flashing throughout. Or equal. Match existing roof at new areas.
 - 1b. Asphalt Roof Shingles by GAF, or equal, Timberline HDZ line in Pewter Gray. Verify type and color with Owner. ICC–ESR–1475, Class “A” Roofing Assembly. Install per manufacturers’ recommendations. Provide compatible flashing throughout.
 2. Deck Waterproofing: Class “A” Assembly.
Dex-a-tex Weatherwear ICC® ESR–1757
Install per manufacturers’ recommendations. Provide compatible flashing throughout.
 3. Finish Grade: See Site Plan and Grading Plan
 4. Glass Guardrails: Glass Guardrails shall be fabricated per detail, 42” high min.
guardrail system. Stainless steel or anodized aluminum shoe. Color glass to be selected per owner.
See Detail 5–7 / A7.2
 5. Head Flashing: All exterior door and windows to have 16 oz. mill finished, galv. flashing. Hem all exposed edges. Paint to match.
 6. Paint: Prime and Paint as noted.
 7. Stucco: 7/8” exterior plaster over metal lath over two layers of 60–minute grade D building paper install per manufacturer’s specifications. Preferred: One layer of Tyvek house wrap by DuPont, Under One layer Fortifiber Corp.; Super Jumbo-Tex. Use JIFFY SEAL 140/60 at all corners and horizontal surfaces under building paper. Color as noted. Prior to application contractor to submit a 2’ x 2’ sample panel of the stucco color and texture finish for Owner’s approval. All exterior stucco wall to have minimum STC rating of 46. “Sand 20/30” finish. Trowel, float and dash on a first coat to completely cover base. Apply second coat to finish as noted. **See Detail 15/ A7.2**
 8. Stucco Sereet: Weep screed #AWFSP–238–780, exterior grade vinyl, 7/8” ground, exterior grade vinyl, by AMCO, or equal. Install 4” above finish grade or 2” above finish paving.
 9. New Garage Door: Manufacturer, model, and color TBD by Owner.
 10. New Doors: Glazing per door schedule, refer to sheet A6.0
 11. James Hardie Ariflon Siding in V–Groove or equal. Prime & paint per schedule. ICC–ESR – 2290.
 12. Black Aluminum Glazing: Typical glazing per window schedule, sheet A6.1.
 13. Sliding Glass Door: Glazing per door schedule. See sheet A6.1.
 14. Not Used.
 15. Exterior L.E.D Wall Sconce. Aluminum Matte Black Cylinder uplight & downlight.
 16. Exterior Gate to trash enclosure room. Coordinate with owner.
 17. Tempered Glass Overhead Door by Garage Doors Unlimited, or equal. Matte Black Aluminum trim.
 18. Commercial Storefront tempered window/entry door. Black Aluminum trim. Verify with owner.
 19. USPS Approved Built–in Mailboxes per owner selection.
 20. 8x10 Vertical Green Living Wall. Provide separate irrigation. Plant type per owner selection.
 21. Inverted “U” Shape Bike Rack, or equal. 2” Diameter, steel tubing, paint per owner selection.
See Detail 11/ A7.3
 22. Access Panel Door. Min. 36” x 36”. Line panel door with wood siding.
Paint Schedule: VERIFY with owner.
 23. Main Stucco Color: Sherwin Williams, or equal. **Snowbound SW7004**
 24. Secondary Stucco Color: Sherwin Williams, or equal. **Twilight Grey SW60054**
 25. Exterior Siding: Sherwin Williams, or equal. **Aqueaduct™ – SW 6758**. Color to match “Tiffany Jewely Blue”
 26. Entry Doors: Sherwin Williams, or equal. **Aqueaduct™ – SW 6758**. Color to match “Tiffany Jewely Blue”



NORTH ELEVATION (STREET VIEW) 1

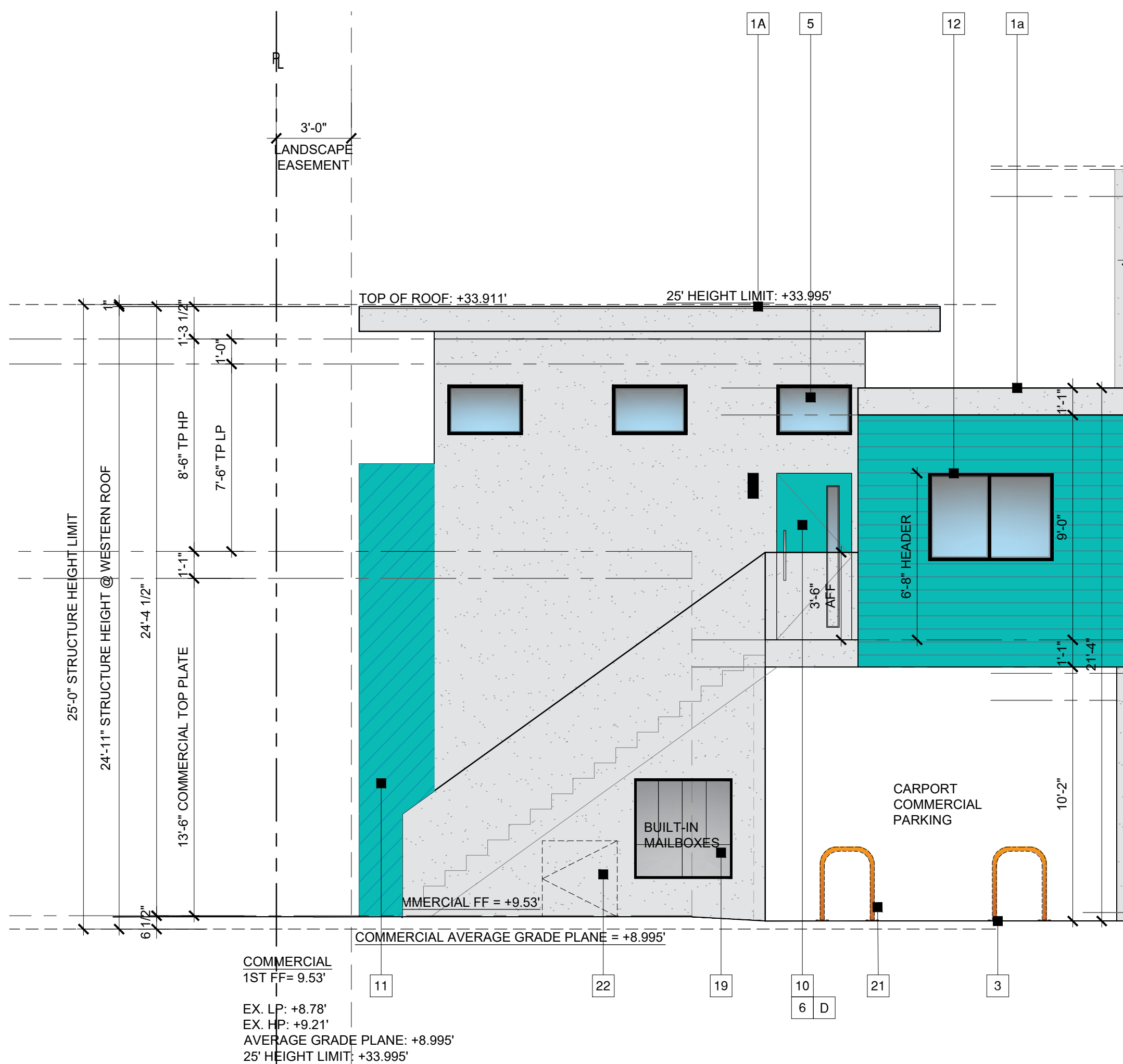
1/4"= 1'-0"



NORTH ELEVATION (INTERIOR VIEW) 2

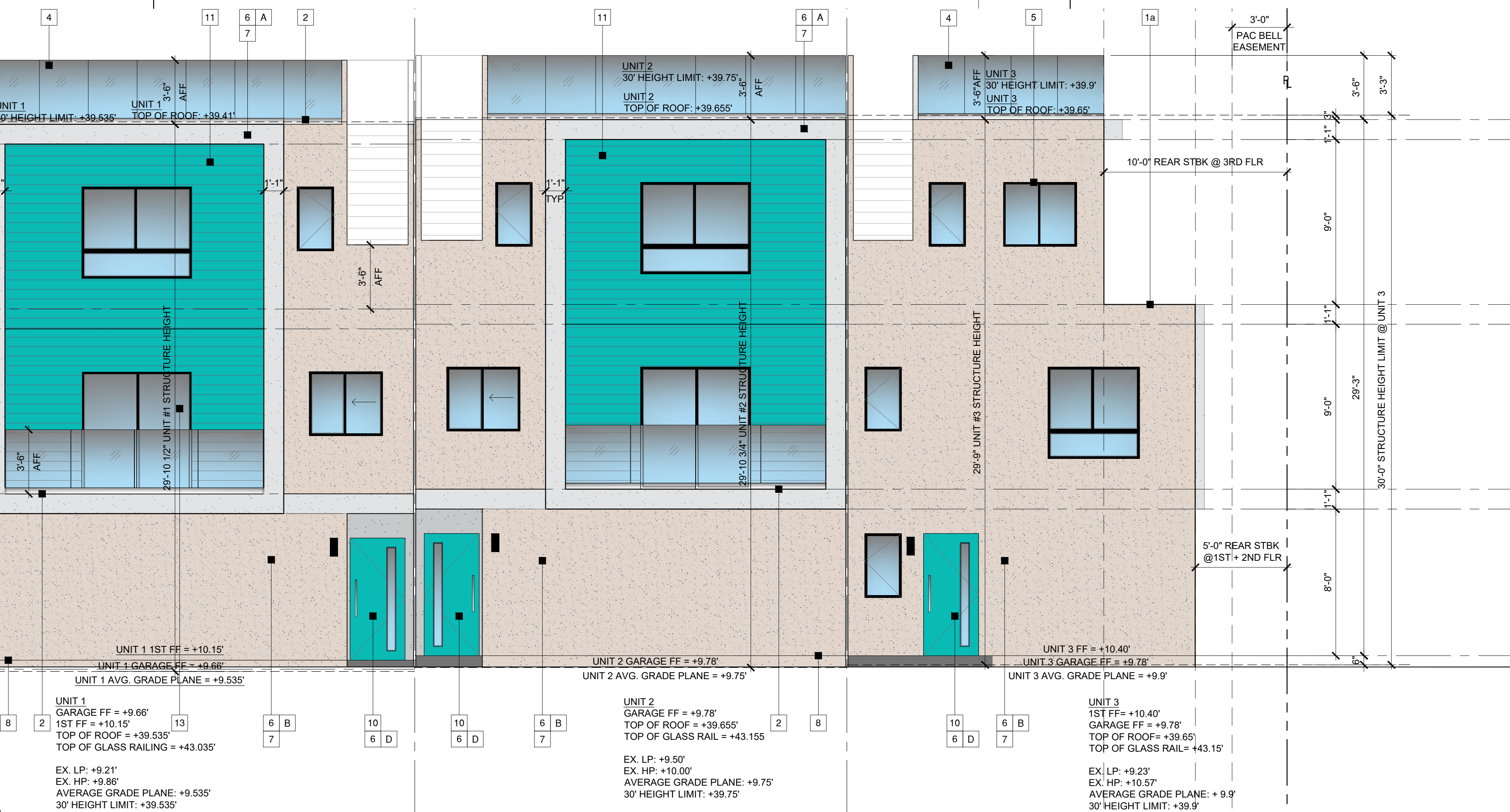
1/4"= 1'-0"

- EXTERIOR FINISH KEYNOTES #
- Note: See project specifications for complete information.
- 1a. Roof Membrane: GAF Everguard TPO 60 mil roof membrane – ASTM D6878–Class ‘A’ Roofing Assembly. Install per manufacturers specifications. Color per owner. Provide compatible flashing throughout. Or equal. Match existing roof at new areas.
 - 1b. Asphalt Roof Shingles by G.A.F. or equal. Timberline HD2 line in Pewter Gray. Verify type and color with Owner. ICC-ESR-1475, Class ‘A’ Roofing Assembly. Install per manufacturers’ recommendations. Provide compatible flashing throughout.
 2. Deck Waterproofing: Class ‘A’ Assembly. Dex-a-tex Weatherwear ICC # ESR-1757. Install per manufacturers’ recommendations. Provide compatible flashing throughout.
 3. Finish Grade: See Site Plan and Grading Plan
 4. Glass Guardrails: Glass Guardrails shall be fabricated per detail, 42” high min. guardrail system. Stainless steel or anodized alum. shoe. Color glass to be selected per owner. See Detail 5-7 / A7.2
 5. Head Flashing: All exterior door and windows to have 16 oz. mill finished, galv. flashing. Hem all exposed edges. Point to match.
 6. Paint: Prime and Paint as noted.
 7. Stucco: 7/8” exterior plaster over metal lath over two layers of 60–minute grade D building paper install per manufacturer’s specifications. Preferred: One layer of Tyvek house wrap by DuPont, Under One layer Fortifiber Corp. Super Jumbo–Tex. Use JIFTY SEAL 140/60 at all corners and horizontal surfaces under building paper. Color as noted. Prior to application contractor to submit a 2’ X 2’ sample panel of the stucco color and texture finish for Owner’s approval. All exterior stucco wall to have minimum STC rating of 46. “Sand 20/30” finish. Trowel, float or dash on a first coat to completely cover base. Apply second coat to finish as noted. See Detail 15/ A7.2
 8. Stucco Screed: Weep screed #AMWSP-238-780, exterior grade vinyl, 7/8” ground, exterior grade vinyl, by AMCO or equal. Install 4” above finish grade or 2” above finish paving.
 9. New Garage Door: Manufacturer, model, and color TBD by Owner.
 10. New Doors: Glazing per door schedule, refer to sheet A6.0
 11. James Hardie Artisan Siding in V-Groove or Equal. Prime & paint per schedule. ICC-ESR – 2280. Verify with owner. Install per manufacturer’s specification.
 12. Black Aluminum Glazing: Typical glazing per window schedule, sheet A6.1.
 13. Sliding Glass Door: Glazing per door schedule. See sheet A6.1.
 14. Not Used.
 15. Exterior L.E.D Wall Sconce. Aluminum Matte Black Cyclinder upright & downlight.
 16. Exterior Gate to trash enclosure room. Coordinate with owner.
 17. Tempered Glass Overhead Door by Garage Doors Unlimited, or equal. Matte Black Aluminum trim.
 18. Commercial Storefront tempered window/entry door. Black Aluminum trim. Verify with Owner.
 19. USPS Approved Built-in Mailboxes per owner selection.
 20. 8’x10’ Vertical Green Living Wall. Provide separate irrigation. Plant type per owner selection.
 21. Inverted “U” Shape Bike Rack, or equal. 2” Diameter, steel tubing. Point per owner selection. See Detail 11/ A7.3
 22. Access Panel Door. Min. 36” x 36”, Line panel door with wood siding.
 23. Paint Schedule: VERIFY with owner.
 - A. Main Stucco Color: Sherwin Williams, or equal. **Snowbound SW7004**
 - B. Secondary Stucco Color: Sherwin Williams, or equal. **Twilight Grey SW0054**
 - C. Exterior Siding: Sherwin Williams, or equal. **“Aquaduct” – SW 6758.** Color to match “Tiffany Jewelry Blue”
 - D. Entry Doors: Sherwin Williams, or equal. **“Aquaduct” – SW 6758.** Color to match “Tiffany Jewelry Blue”



WEST ELEVATION (SIDE VIEW) 3

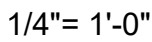
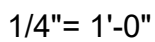
1/4"= 1'-0"





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D. Entry Doors: Sherwin Williams, or equal. **"Aquaduct"** - SW 6758. Color to match "Tiffany Jewelry Blue"



209 PALM AVENUE
IMPERIAL BEACH, CA

EXTERIOR ELEVATIONS

A3.2

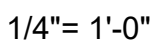
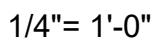
A3.2

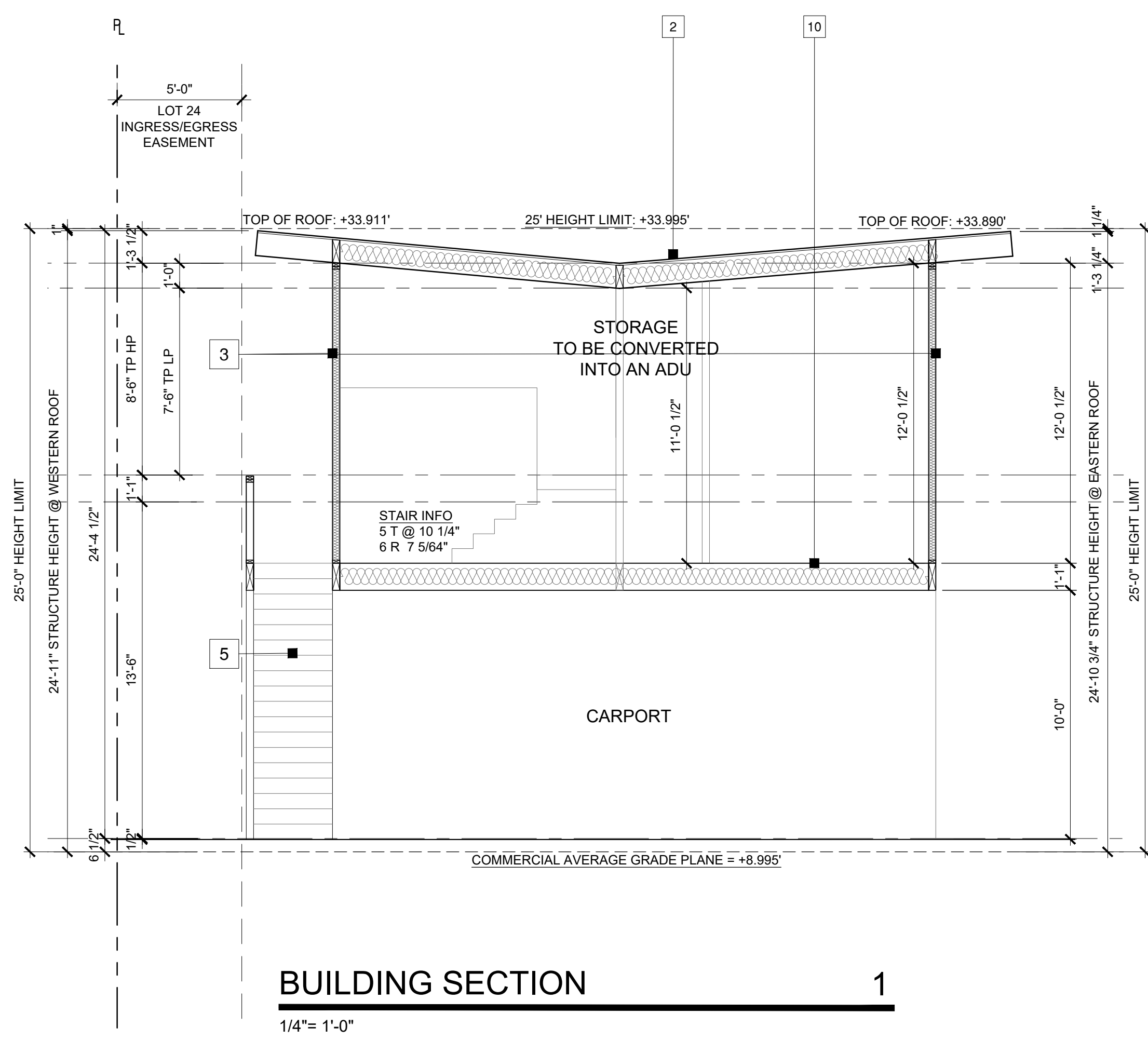


209 PALM AVENUE
IMPERIAL BEACH, CA

COLORED ELEVATIONS

A3.2-B

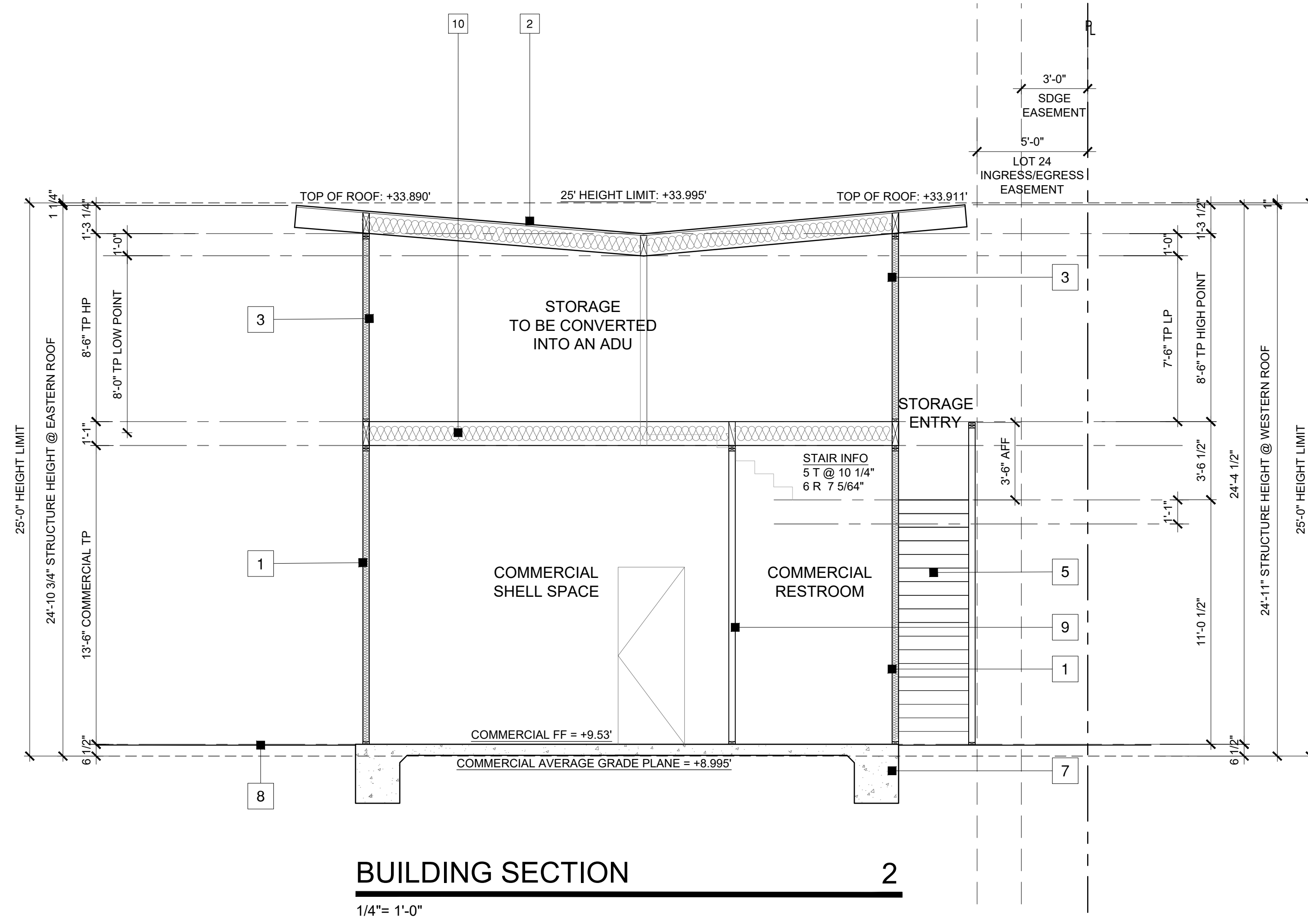




BUILDING SECTION

1

1/4" = 1'-0"

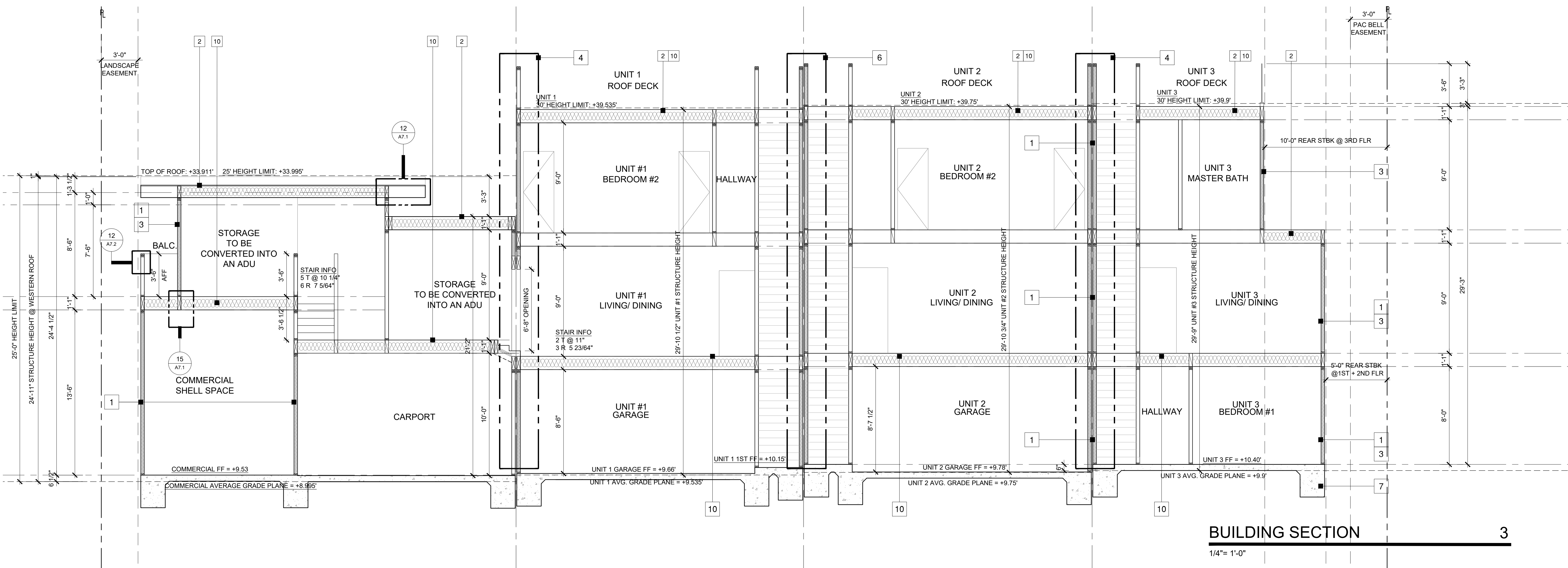


BUILDING SECTION

2

1/4" = 1'-0"

- SECTION NOTES
1. ELEVATIONS CALL-OUTS SHOWN ARE TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL SHEATHING DIAPHRAGM (FF).
 2. SEE SHEET A-3.0 AND A-3.1 FOR EXTERIOR ELEVATIONS AND EXTERIOR FINISH NOTES.
- SECTION KEYNOTES
1. 1-HR. CONSTRUCTION. SEE DETAIL 2/A7.1.
 2. R-38 BATT INSULATION AT ROOF AND EXPOSED CEILINGS.
 3. R-15 BATT INSULATION AT EXTERIOR WALLS.
 4. 1-HR. COMMON WALL ASSEMBLY. SEE DETAIL 10/A7.1.
 5. EXTERIOR STAIRS. REFER TO STRUCTURAL.
 6. 2-HR. COMMON WALL ASSEMBLY. SEE DETAIL 6/A7.1.
 7. FOUNDATION PER STRUCTURAL DRAWINGS.
 8. FINISHED GRADE. REFER TO CIVIL PLANS.
 9. INTERIOR NON-LOAD BEARING WALL. SEE DETAIL 9/A7.3.
 10. 1-HR. FLOOR/CEILING ASSEMBLY. SEE DETAIL 3/A7.1.



BUILDING SECTION

3

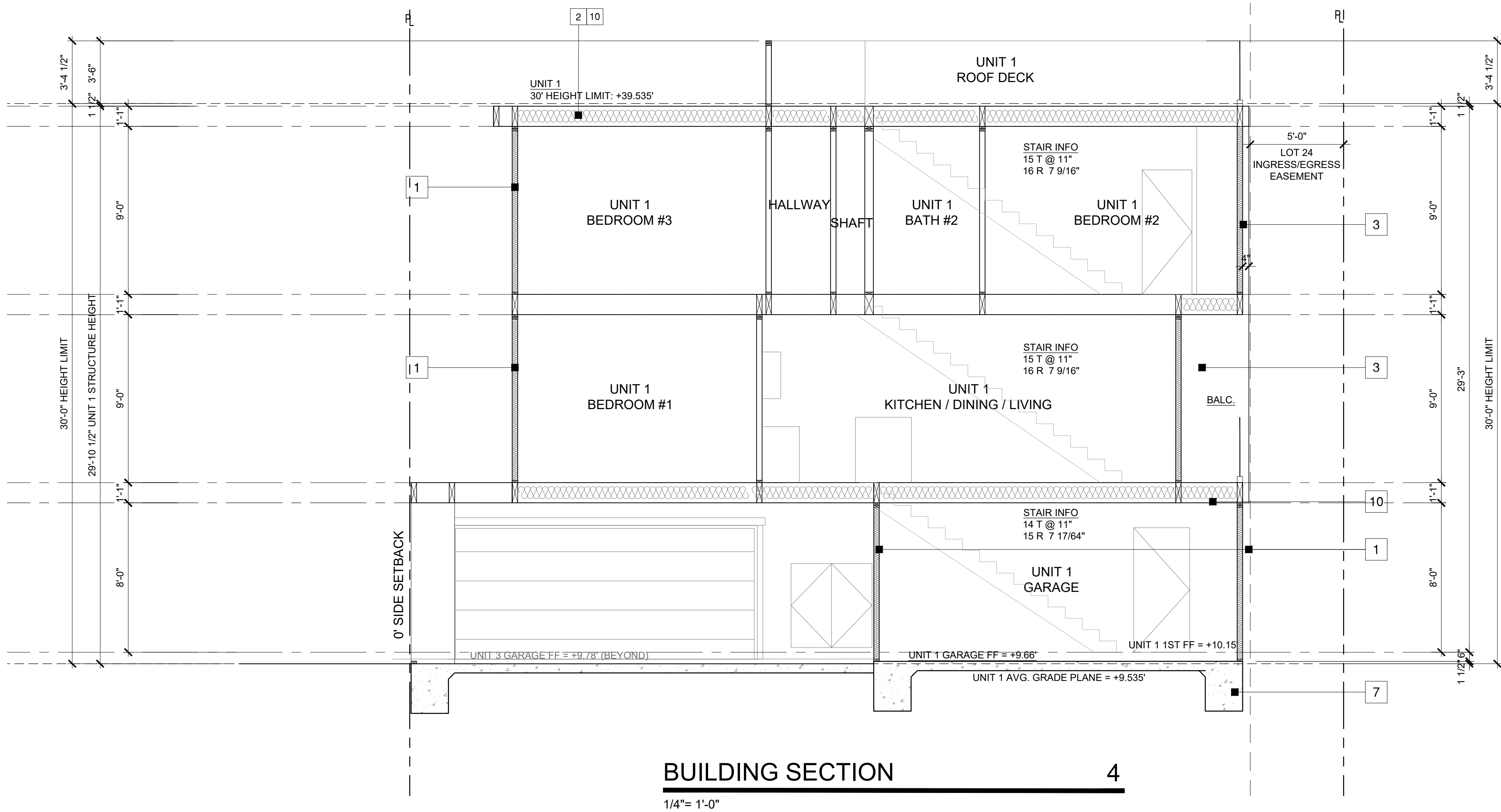
1/4" = 1'-0"



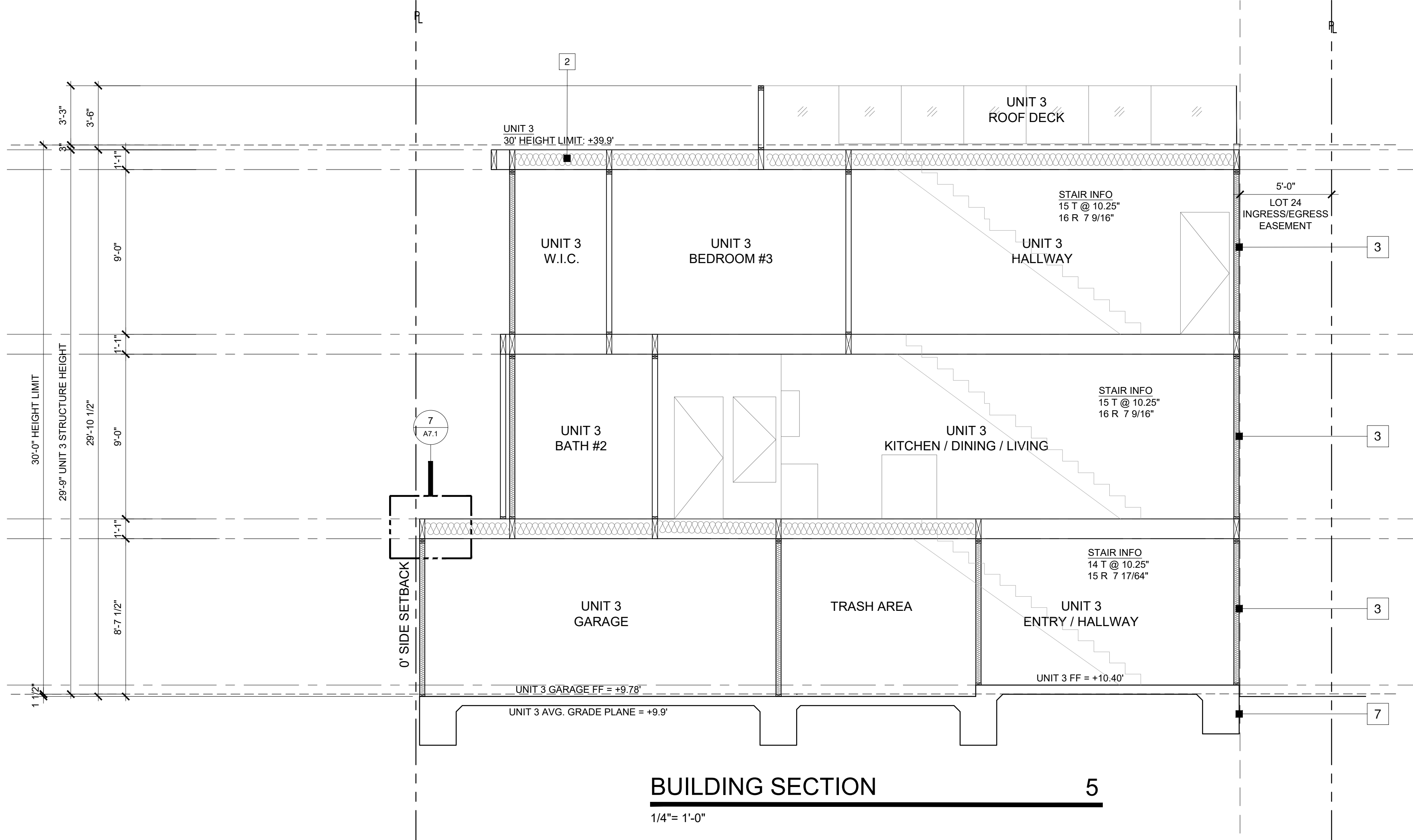
THREE CONDOS ON PALM AVENUE

209 PALM AVENUE
IMPERIAL BEACH, CA

#	DESCRIPTION	DATE
1	DATE:	6-16-2025
2	JOB:	PALM AVE.
3	TITLE:	BUILDING SECTIONS
4	SHEET:	A4.1



BUILDING SECTION 4
1/4"= 1'-0"



BUILDING SECTION 5
1/4"= 1'-0"

SECTION NOTES
1. ELEVATIONS CALL-OUTS SHOWN ARE TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL SHEATHING DIAPHRAGM(FF).
2. SEE SHEET A-3.0 AND A-3.1 FOR EXTERIOR ELEVATIONS AND EXTERIOR FINISH NOTES.

SECTION KEYNOTES #
1. 1-HR. CONSTRUCTION. **SEE DETAIL 2/A7.1.**
2. R-38 BATT INSULATION AT ROOF AND EXPOSED CEILINGS.
3. R-15 BATT INSULATION AT EXTERIOR WALLS.
4. 1-HR. COMMON WALL ASSEMBLY. **SEE DETAIL 10/A7.1.**
5. EXTERIOR STAIRS. REFER TO STRUCTURAL
6. 2-HR. COMMON WALL ASSEMBLY. **SEE DETAIL 6/A7.1.**
7. FOUNDATION PER STRUCTURAL DRAWINGS.
8. FINISHED GRADE. REFER TO CIVIL PLANS
9. INTERIOR NON-LOAD BEARING WALL. **SEE DETAIL 9/A7.3.**
10. 1-HR. FLOOR/CEILING ASSEMBLY. **SEE DETAIL 3/A7.1.**

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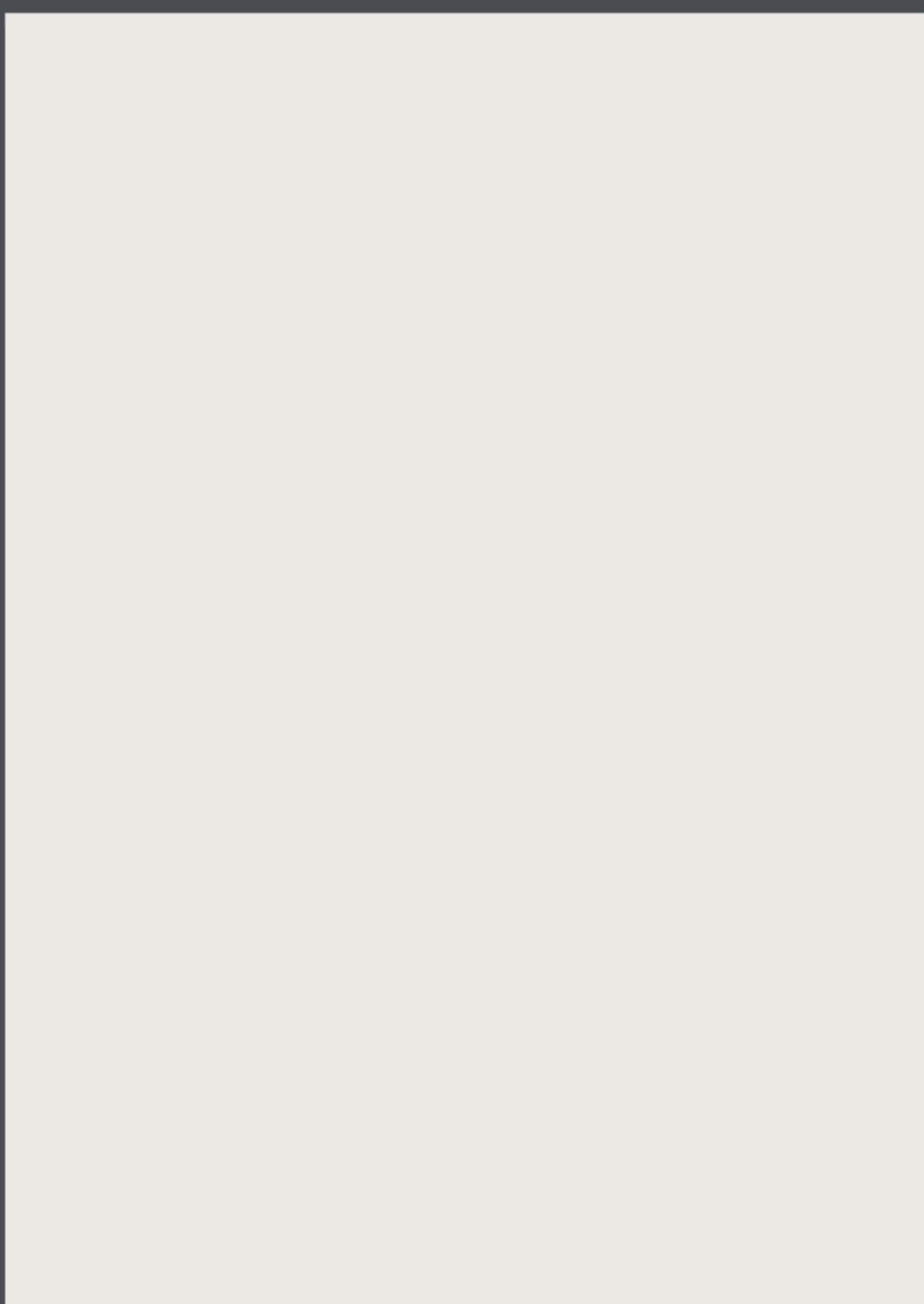
THREE CONDOS ON PALM AVENUE
209 PALM AVENUE
IMPERIAL BEACH, CA

#	DESCRIPTION	DATE
△	-	XX/2024
Date:		6-16-2025
DISCRETIONARY RE-SUBMITTAL		
Job:		PALM AVE.
Title:		
WALL SECTIONS		
Sheet:		A4.2

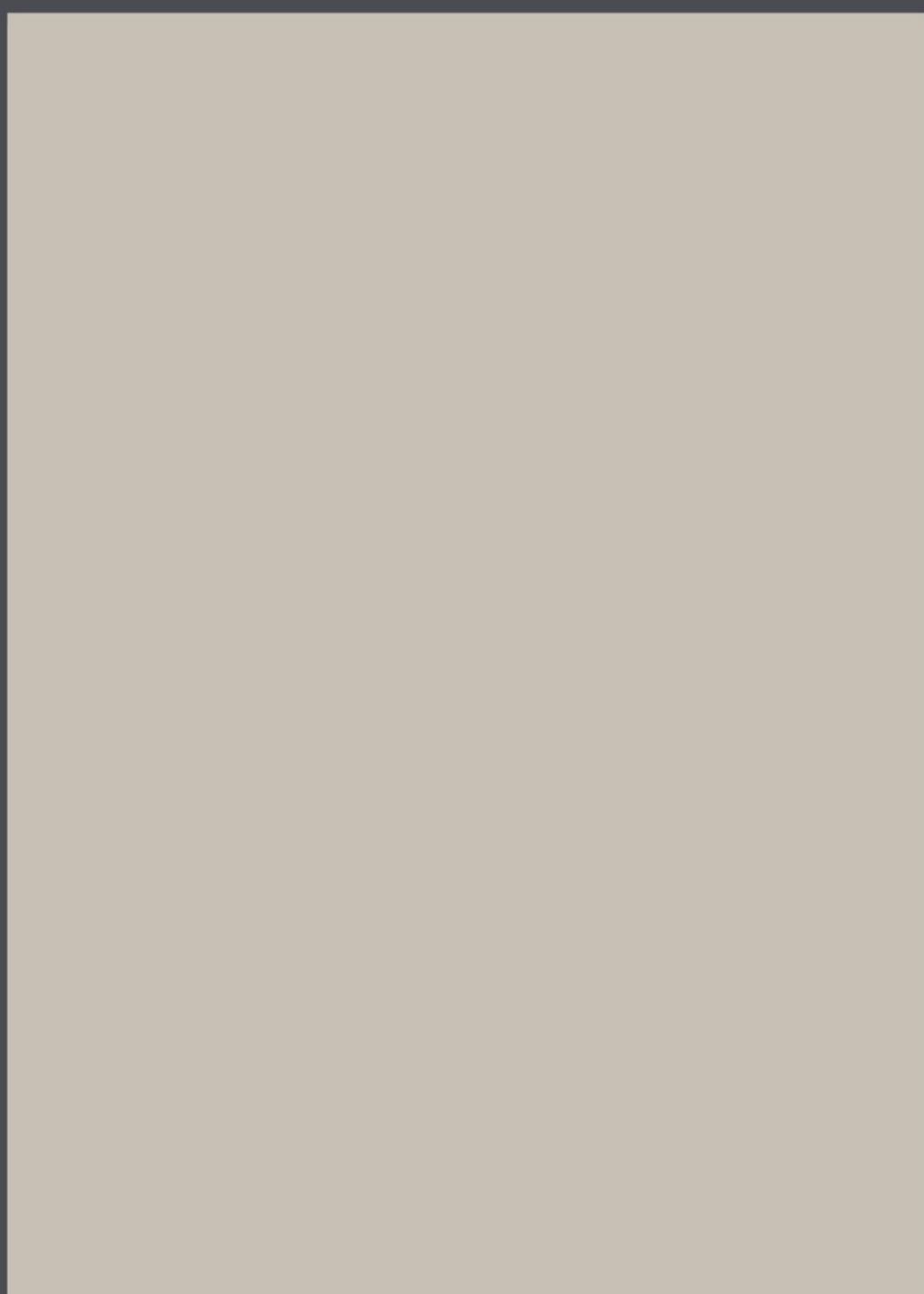
PALM AVE. MATERIAL BOARD



JAMES HARDIE FIBER CEMENT OR EQUAL - 8.25" X 144"
ARTISAN COLLECTION IN V-GROOVE.
PRIMED & PAINTED IN SHERWIN WILLIAMS **"AQUEDUCT"** - "SW 6758"



MAIN STUCCO & TRIM COLOR
SHERWIN WILLIAMS **"SNOWBOUND"**
"SW 7004"
30/30 FINE SAND FINISH



SECONDARY STUCCO COLOR
SHERWIN WILLIAMS **"TWILIGHT GRAY"**
"SW 0054"
30/30 FINE SAND FINISH



ASPHALT ROOF SHINGLES
OWENS CORNING OR EQUAL IN **ONYX BLACK**



ENTRY DOORS
THERMA-TRU 1-LITE, OR
EQUAL
PRIMED & PAINTED.
COLOR: SHERWIN WILLIAMS
"AQUEDUCT" - SW 6758



FRAMELESS GLASS RAILING



**EXTERIOR MODERN CYLINDER LED
OUTDOOR WALL SCONCE**
12" MATTE BLACK



**EXTERIOR MODERN 2-INCH
OUTDOOR 120V LED LANDSCAPE
SPOTLIGHT IN BLACK**



WHITE PVC FENCE



**BLACK ALUMINUM WINDOWS &
SLIDING DOOR**

#	DESCRIPTION	DATE
1		XX/2024

Date:
6-16-2025
DISCRETIONARY RE-SUBMITTAL

Job:
PALM AVE.

Title:

MATERIAL BOARD

Sheet:



NORTH FRONT VIEW - DAYTIME WITH ADJACENT BUILDINGS



NORTH FRONT VIEW - NIGHT TIME WITH ADJACENT BUILDINGS



NORTH WEST VIEW - DAYTIME WITH ADJACENT BUILDINGS



NORTH WEST VIEW - NIGHT TIME WITH ADJACENT BUILDINGS



NORTH WEST VIEW - DAYTIME WITHOUT ADJACENT BUILDING ON THE WEST



NORTH WEST VIEW - NIGHT TIME WITHOUT ADJACENT BUILDING ON THE WEST

#	DESCRIPTION	DATE
1		XX/2024

Date: 6-16-2025
DISCRETIONARY RE-SUBMITTAL

Job: PALM AVE.

Title:

3D RENDERS

Sheet:



NORTH EAST VIEW - DAYTIME WITH ADJACENT BUILDINGS



NORTH EAST VIEW - DAY TIME WITHOUT ADJACENT BUILDING ON THE EAST



NORTH EAST VIEW - NIGHT TIME WITH ADJACENT BUILDINGS



NORTH EAST VIEW - NIGHT TIME WITHOUT ADJACENT BUILDING ON THE EAST

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#	DESCRIPTION	DATE
1		XX/2024
Date: 6-16-2025 DISCRETIONARY RE-SUBMITTAL		
Job: PALM AVE.		
Title: 3D RENDERS		
Sheet: A4.5		



SOUTH REAR VIEW - DAYTIME WITH ADJACENT BUILDINGS



SOUTH REAR VIEW - NIGHT TIME WITH ADJACENT BUILDINGS



SOUTH WEST VIEW - DAYTIME WITH ADJACENT BUILDING TO THE WEST



SOUTH WEST VIEW - NIGHT TIME WITH ADJACENT BUILDING TO THE WEST



SOUTH EAST VIEW - DAYTIME WITH ADJACENT BUILDING TO THE EAST



SOUTH EAST VIEW - NIGHT TIME WITH ADJACENT BUILDING TO THE EAST



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209 PALM AVENUE
IMPERIAL BEACH, CA

#	DESCRIPTION	DATE
1		XX/2024

Date: 6-16-2025
DISCRETIONARY RE-SUBMITTAL

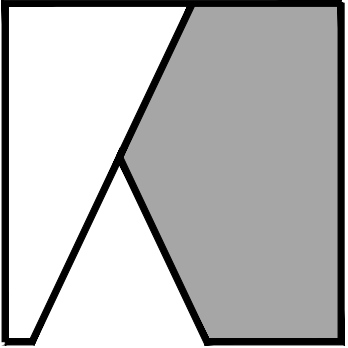
Job: PALM AVE.

Title:

3D RENDERS

Sheet:

A4.6



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THREE CONDOS ON PALM AVENUE

209 PALM AVENUE
IMPERIAL BEACH, CA

LANDSCAPE DOCUMENTATION NOTES

LANDSCAPE DESIGN PLAN NOTES:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

IRRIGATION DESIGN PLAN NOTES:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

GRADING DESIGN PLAN NOTES:
THE PLANS COMPLY WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN. REFER TO SHEETS C-1 THROUGH C-4.

REQUIRED STATEMENTS AND CERTIFICATION

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDRO-ZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, THE DESIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD
	RAINBIRD	8 SERIES DRIP HEADS (Variable Arc, adjust to suit condition)		
			POP-UP	.01 (GPM)
				8'

- AUTOMATIC CONTROLLER – RAINBIRD MODEL #ESP-6-LX PLUS SERIES (6 STATION-WALL MOUNTED) FINAL LOCATION TO BE DETERMINED BY OWNER'S REPRESENTATIVE.
- REMOTE CONTROL VALVE – RAINBIRD MODEL NO. DVF SERIES – 1".
- QUICK COUPLING VALVE – RAINBIRD MODEL NO. 33 LDRC – INSTALL IN VALVE BOX.
- WATER METER – 3/4" W/ 1-1/4" SERVICES LINE (UNLESS NOTED) – STATIC WATER PRESSURE 120 PSI

PVC CLASS 200 LATERAL LINE WITH MIN. 12" COVER IN PLANTING AREAS

- INDICATES STATION NUMBER
- INDICATES VALVE SIZE
- INDICATES GPM

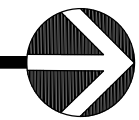
IRRIGATION NOTES

PER TITLE 23, CH. 2.7, APPENDIX D(b)(5)

- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLER SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
- MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- AREAS LESS THAN 10' IN WITH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- 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 OF LANDSCAPE AND IRRIGATION MAINTENANCE.
- UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 S.F. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.
- CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
- IRRIGATION SYSTEM IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS.

LANDSCAPE & IRRIGATION PLAN

1/8" = 1'-0"



WUCOLS PLANT FACTOR:

[# of very low water use plants x 0.1] + [# of low water use plants x 0.2] + [# of moderate water use plants x 0.5] + [# of high water use plants x 0.85]] / TOTAL NUMBER OF PLANTS = WUCOLS FACTOR AVERAGE
-----> [(85 x 0.2)] / 85
-----> (17) / 85
-----> = 0.2 WUCOLS AVERAGE FACTOR

WATER BUDGET CALCS:

ETO (REFERENCE EVAPORANSPIRATION (IN.) = 44.2" SLA (SPECIAL LANDSCAPE AREA IN S.F.) = 0
PF (PLANT FACTOR)= .2
HA (HYDROZONE AREA IN S.F.)= 814.3 SE
IE (IRRIGATION EFFICIENCY) = 0.81 DRIP SYSTEM DEVICES

MAWA (MAXIMUM APPLIED WATER ALLOWANCE):
(ETO)(.62) [((.5)(LA) + (.5)(SLA))] = GAL./YR.
(44.2)(.62) [((.5)(814.3) + (.5) (0))] =
(27.404) [(407.15) + (0)] = 11,157.54 GAL. / YR.

ETWU (ESTIMATED TOTAL WATER USE):
[(ETO)(.62)] [(PF/IE x HA/IE) + SLA] = GAL./YR.
[(44.2)(.62)] [((.2/0.81 x 814.3/0.81) + 0] = GAL./YR.
(27.404) [(0.2469) x (1,005.30) + 0] = GAL./YR.
(27.404) x (248.21) = 6,801.95 GAL. / YR.

PLANT MATERIAL NOTES

PER TITLE 23, CHAPTER 2.7, APPENDIX D(b)(3)

- THE AVERAGE SPREAD OF EACH TREE SHALL BE NOTED ON THE PLANT LIST.
- A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

TURF NOTES

PER TITLE 23, CHAPTER 2.7, APPENDIX D(b)(4)

- TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
- NO TURF PERMITTED IN NON-RESIDENTIAL AREAS.
- TURF NOT PERMITTED ON SLOPES GREATER THAN 25%
- TURF IS PROHIBITED IN PARKWAYS LESS THAN 10' WIDE

LANDSCAPE MATERIAL LEGEND

	EXISTING CONCRETE AREA TO REMAIN		AREA OF PROPOSED 1ST FLOOR
	PROPOSED CONCRETE AREA		AREA OF PROPOSED 2-CAR GARAGE(S)
	PROPOSED GROUND COVER: DECOMPOSED GRANITE		PROPOSED COMMERCIAL SHALL SPACE
	PROPOSED BLACK BEACH PEBBLE		PROPOSED PERMEABLE PAVED DRIVEWAY
	PROPOSED GROUND COVER: ANGELINA STONECROP		TRASH / RECYCLE AREA

- PROPERTY LINE
- WATER LINE AS NOTED PER PLAN
- SEWER LINE AS NOTED PER PLAN
- GAS LINE AS NOTED PER PLAN
- EXISTING & PROP. DRAINAGE ROUTE
- EXISTING 6' HIGH PVC FENCE ON TOP OF 8" CONCRETE WALL TO REMAIN
- EXISTING 5.5' HIGH BAMBOO FENCE ON TOP OF 6" HIGH CONCRETE WALL TO BE REPLACED WITH A NEW 5.5' HIGH WOOD FENCE.
- NEW 6' HIGH WOOD FENCE
- NEW 6' HIGH WOOD FENCE/GATE
- EXISTING ADJACENT COMMERCIAL MAIL BOX TO REMAIN
- EXISTING ADJACENT COMMERCIAL ELEC. PANEL WITH 4X4' CONCRETE SLAB TO REMAIN
- PROPOSED DOWNSPOUT, DIRECT TO LANDSCAPE AREAS
- PROPOSED ELECTRICAL METERS AS NOTED PER PLAN
- PROPOSED GAS METER
- PROPOSED INVERTED "U" SHAPE BIKE RACK, COLOR TBD PER OWNER SELECTION
- PROPOSED BOLLARDS.

LANDSCAPE AREA CALCS.

TOTAL LOT AREA:	5,254 SF	TOTAL DECOMPOSED GRANITE AREA:	456.3 SF
MIN. COMMERCIAL LANDSCAPE AREA:	15% OF LOT AREA	TOTAL ANGELINA STONE CROP AREA:	245 SF
REQUIRED COMMERCIAL LANDSCAPE AREA:	788.1 SF MIN.	TOTAL BLACK PEBBLE AREA:	33 SF
		TOTAL PERMEABLE PAVER:	690 SF
PROPOSED COMMERCIAL LANDSCAPE AREA:	814.3 SF		
(456.3 SF DG AREA + 245 SF ANGELINA STONE CROP + 33 SF BLACK PEBBLE AREA + 80 SF GREEN VERTICAL WALL)		TOTAL LANDSCAPE AREA:	814.3 SF
		TOTAL IMPERVIOUS AREA:	3,749.7 SF (5,254 SF - 1,504.3 SF)
		TOTAL PERVIOUS AREA:	1,504.3 SF (814.3 SF + 690 SF)

PLANT LEGEND

	PROPOSED TREE		PROPOSED TALL PLANT		PROPOSED MEDIUM PLANT		PROPOSED SMALL PLANT
--	---------------	--	---------------------	--	-----------------------	--	----------------------

Ground Cover

ANGELINA STONECROP
(SEDUM RUPESTRE ANGELINA)
MATURE HEIGHT: 3"-6"
SPREAD: 24"-36"
SUNSET: 3-11
WATER USE: VERY LOW
QTY: FOR 225 SF

3" PACKED DECOMPOSED GRANITE
TYPE: DESERT GOLD
COLOR: TAN
SIZE: 1/2"
QTY: FOR 456.3 SF

MIXED BLACK BEACH PEBBLE
TYPE: UNPOLISHED
COLOR: DARK GREY/BLACK
SIZE: X-SMALL 1/2" PEBBLE
QTY: FOR 53 SF

Trees

PDP PROPOSED 15 GALLON TREE – PYGMY DATE PALM (PHOENIX ROEBELENI)
MATURE HEIGHT: 6'-10'
SPREAD: 6'-8'
ZONE: 9A-11
WATER USE: LOW-MODERATE
QTY: 3

Tall Plants

SJ PROPOSED 5 GAL. VINE – STAR JASMINE VINE (TRACHELOSPERMUM JASMINOIDES)
MATURE HEIGHT: 15'-20' (WITH SUPPORT)
MATURE SPREAD: 5'-10'
ZONE: 7-11
WATER USE: LOW
QTY: 12

CA PROPOSED 3 GAL. MEDIUM/TALL PLANT – CORAL ALOE (ALOE STRIATA)
MATURE HEIGHT: 18"-24" (FLOWER STALKS CAN REACH 2'-3')
MATURE SPREAD: 2'-3'
ZONE: 9-11
WATER USE: LOW
QTY: 6

Medium Plants

LA PROPOSED 3 GAL. MEDIUM PLANT – AG LAVENDER (LAVANDULA ANGUSTIFOLIA)
MATURE HEIGHT: 2'-3"
MATURE SPREAD: 2'-3'
ZONE: 5-11
WATER USE: LOW
QTY: 11

EB PROPOSED 3 GAL. MEDIUM PLANT – ELK BLUE CALIFORNIA GRAY RUSH (JUNCUS PATENS 'ELK BLUE')
MATURE HEIGHT: 1.5'-2.5"
MATURE SPREAD: 1'-2'
ZONE: 5-10
WATER USE: LOW
QTY: 9

Small Plants

PP PROPOSED 1 GAL. SMALL PLANT – AFTERGLOW (ECHEVERIA ALOE PERFORATA VAR. DISTANS)
MATURE HEIGHT: 1'-2"
MATURE SPREAD: 1'-2"
ZONE: 8-12, 13-24
WATER USE: LOW
QTY: 13

PP PROPOSED 1 GAL. SMALL PLANT – PADDLE PLANT (KALANCHOE THYRSIFLORA)
MATURE HEIGHT: 1.5'-2'
SPREAD: 1'-2'
SUNSET: 9a-11b
WATER USE: LOW
QTY: 14

SP PROPOSED 3 GAL. MEDIUM PLANT – SNAKE PLANT / MOTHER-IN-LAW'S TONGUE (SANSEVERIA TRIFASCIATA 'LAURENTII')
MATURE HEIGHT: 4'
MATURE SPREAD: 2'-3'
ZONE: 9-11
WATER USE: LOW
QTY: 16

WR PROPOSED 24" BOX TREE – WESTERN REDBUD (CERIS OCCIDENTALIS)
MATURE HEIGHT: 10'-15'
SPREAD: 10'-15'
ZONE: 6-9
WATER USE: LOW
QTY: 1



LANDSCAPE MATERIAL LEGEND		LANDSCAPE AREA CALCS.			WUCOLS PLANT FACTOR:		IRRIGATION LEGEND	
	EXISTING CONCRETE AREA TO REMAIN		AREA OF PROPOSED 1ST FLOOR		AREA OF PROPOSED 2-CAR GARAGE(S)		PROPOSED COMMERCIAL SHALL SPACE	<div>SYMBOL</div> <div>MFG.</div> <div>MODEL NO.</div> <div><div></div><div>RAINBIRD</div><div>8 SERIES DRIP HEADS (Variable Arc, adjust to suit condition)</div></div> <div>DESCRIPTION</div> <div>RAD</div> <div>POP-UP</div> <div>.01 (GPM)</div> <div>8'</div>
	PROPOSED CONCRETE AREA		PROPOSED PERMEABLE PAVED DRIVEWAY		TRASH / RECYCLE AREA			
	PROPOSED GROUND COVER: DECOMPOSED GRANITE							
	PROPOSED BLACK BEACH PEBBLE							
	PROPOSED GROUND COVER: ANGELINA STONECROP							
		PROPERTY LINE				WATER LINE AS NOTED PER PLAN		
		SEWER LINE AS NOTED PER PLAN				EXISTING & PROP. DRAINAGE ROUTE		
		EXISTING 6' HIGH PVC FENCE 0 TOP OF 8" CONCRETE WALL TO REMAIN				EXISTING 5.5 ' HIGH BAMBOO FENCE ON TOP OF 6" HIGH CONCRETE WALL TO BE REPLACED WITH A NEW 5.5' HIGH WOOD FENCE.		
		NEW 6' HIGH WOOD FENCE				NEW 6' HIGH WOOD FENCE/GATE		
		EXISTING ADJACENT COMMERCIAL MAIL BOX TO REMAIN				EXISTING ADJACENT COMMERCIAL ELEC. PANEL WITH 4x4' CONCRETE SLAB TO REMAIN		
		PROPOSED DOWNSPOUT. DIRECT TO LANDSCAPE AREAS				PROPOSED ELECTRICAL METERS AS NOTED PER PLAN		
		PROPOSED GAS METER				PROPOSED INVERTED "U" SHAPE BIKE RACK. COLOR TBD PER OWNER SELECTION		
		PROPOSED BOLLARDS.						

DROUGHT TOLERANT LANDSCAPING

TREES



WESTERN REDBUD
CERCIS OCCIDENTALIS
MATURE HEIGHT: 10'-15'
MATURE SPREAD: 10'-15'



PYGMY DATE PALM
PHOENIX ROEBELENI
MATURE HEIGHT: 6'-10'
MATURE SPREAD: 6'-8'

GROUND COVER



ANGELINA STONECROP
SEDUM RUPESTRE ANGELINA



DECOMPOSED GRANITE
COLOR: DESERT GOLD



MIXED BEACH PEBBLE
SMALL 1/2" - 1"

SPECIAL FEATURES



VERTICAL GREEN LIVING WALL - 8' x 10'



PERMEABLE DRIVEWAY

TALL PLANTS



STAR JASMINE VINE
TRACHELOSPERMUM JASMINOIDES
MATURE HEIGHT: 15'-20' (WITH SUPPORT. CAN BE MAINTAINED SMALLER)
MATURE SPREAD: 5'-10'



CORAL ALOE
ALOE STRIATA
MATURE HEIGHT: 18" - 24" (FLOWER STALKS CAN REACH 2'-3' TALL)
MATURE SPREAD: 2'-3'

LOW PLANTS



PADDLE PLANT
KALANCHOE THYRSIFLORA
MATURE HEIGHT: 1.5' - 2'
MATURE SPREAD: 1'-2'



ECHEVERIA AFTERGLOW
ECHEVERIA ALOE PERFOLIATA VAR. DISTANS
MATURE HEIGHT: 1' - 2'
MATURE SPREAD: 1'-2'

WHY THIS PLANT PALETTE WORKS

1. DROUGHT-TOLERANT & LOW MAINTENANCE

ALL PLANTS THRIVE WITH LOW WATER USE, MINIMAL PRUNING, AND ARE IDEAL FOR DRIP IRRIGATION SYSTEMS.

2. LAYERED HEIGHT & VISUAL RHYTHM

CLEAR HEIGHT CONTRAST ADDS STRUCTURE IN A NARROW SPACE:

- LOW: *ECHEVERIA 'AFTERGLOW'* (BOLD ROSETTE)
- MEDIUM: *LAVANDULA SPP.* (COLOR + MOVEMENT)
- MEDIUM-TALL: *JUNCUS PATENS 'ELK BLUE'* (FINE VERTICAL TEXTURE)
- TALL: *CORAL ALOE* AND *HONEYSUCKLE* (SCULPTURAL, UPRIGHT FORM)

3. MODERN AESTHETIC & COLOR HARMONY

- SILVERY BLUES, SOFT PURPLES, AND WARM CORAL-REDS BALANCE SCULPTURAL AND FINE TEXTURES, ALIGNING WITH A CLEAN, MODERN DESIGN LANGUAGE.

4. POLLINATOR & HABITAT VALUE

LAVENDER, ALOE, AND NATIVE HONEYSUCKLE ATTRACT BEES, BUTTERFLIES, AND HUMMINGBIRDS; ELK BLUE ADDS HABITAT VALUE.

5. PEDESTRIAN SAFE

NO SPIKES, THORNS, OR AGGRESSIVE GROWTH. ALL SELECTIONS ARE SMOOTH-EDGED, SAFE FOR WALKWAYS, AND COMPACT IN FORM.

6. SHADE-TOLERANT & CLIMATE COMPATIBLE

ALL PLANTS HANDLE FULL SUN TO PARTIAL SHADE—PERFECT FOR CONDITIONS ALONG A SITE FENCE AND BESIDE A 3-STORY BUILDING.

MEDIUM PLANTS



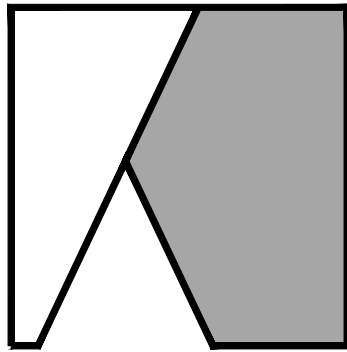
LAVENDER
LAVANDULA ANGUSTIFOLIA
MATURE HEIGHT: 2' - 3'
MATURE SPREAD: 2'-3'



ELK BLUE CALIFORNIA GRAY RUSH
JUNCUS PATENS 'ELK BLUE'
MATURE HEIGHT: 1.5'-2.5'
MATURE SPREAD: 1'-2'



SNAKE PLANT
SANSEVIERIA TRIFASCIATA 'LAURENTII'
MATURE HEIGHT: 4'
MATURE SPREAD: 2'-3'



ALINE
Design + Drafting

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THREE CONDOS ON PALM AVENUE

209 PALM AVENUE
IMPERIAL BEACH, CA

#	DESCRIPTION	DATE
1		XX/2024

Date:
6-16-2025
DISCRETIONARY RE-SUBMITTAL

Job:
PALM AVE.

Title:

LANDSCAPE MATERIAL
BOARD

Sheet:

L1.3