# ENGLAVE PARK

coastal development permit and site development permit

ORIGINAL SUBMITTAL: 8.26.22 RESUBMITTAL 3.31.23 RESUBMITTAL 3.22.2024

### **KEY PROJECT INFORMATION:**

LEGAL DESCRIPTION:

OCCUPANCY

The land referred to herin below is stuated in the City of San Diego in the County of San Diego, State of California, and is described as follows:

Parcels A adn B as shown on parcel map No. 1203, in the CIty of San Diego, County of San Diego, State of California, filed in page 1203 of parcel maps in the office of the County Recorder of San Diego County, December 29, 1972, being a portion of Lots 14, 15 and 16 Via Sorrento Valley Industrial Park Unit No. 6, according to map 6922.

> PM01203 PAR A PM01203 PAR B

ASSESSOR'S PARCEL PARCEL # 3411201000

PARCEL # 3411200900 5.39 ACRES COMBINED

SEE SHEET G-002 SHEET INDEX:

TYPE OF CONSTRUCTION: TYPE 1

CORE & SHELL BUILDINGS FOR LAB AND OFFICE

IL-3-1 ZONING:

**OVERLAY ZONES** 

AIRPORT LAND USE COMPATIBILITY

OVERLAY ZONE (ALUCOZ) ..MCAS - MIRAMAR COASTAL OVERLAY ZONE (COZ) ...CST-APP, N-APP-1, DEF-CER PARKING IMPACT OVERLAY ZONE (PIOZ) ...PIOZ-COASTAL-IMPACT

5.39 ACRES (234,788 SF)

GROSS SITE AREA:

469,576.8 SF MAX GSF: 300,000 SF PROPOSED GSF:

LIGHT INDUSTRIAL, WAREHOUSE EXISTING USE :

OFFICE / LAB - RESEARCH AND DEVELOPMENT PROPOSED USE

AGE OF EXISTING BUILDINGS: 1973-1974

NO DWELLING UNITS PROPOSED FOR DEMOLITION

LIQUEFACTION - HIGH POTENTIAL, SHALLOW GROUNDWATER, GEOLOGICAL HAZARD CATEGORY 31:

MAJOR DRAINAGES, HYDRAULIC FILLS

LANDSCAPE AREA SQUARE FOOTAGE: 108,482 SF



#### **VICINITY MAP**

DISTANCE TO MASS TRANSIT ......0.7 MILES

#### **PROJECT SCOPE:**

Project consists of an existing 2-parcel site of 5.4 acres, with planned demolition of 7 individual single-story buildings, asphalt parking, miscellaneous vegetation and infrastructure. The new construction is to consist of the following:

- a R&D building of 9 stories + penthouse, with a total area of approximately 300,000 sf.

- landscaping and outdoor amenities including seating, nature walkways, and sports court.

- a parking structure of 7 stories with approximately 716 parking spaces.

Note: Site is within a Special Flood Hazard Area, the design addresses the requirements of Environmentally Sensitive Lands, and includes a 100 foot buffer to the adjacent wetland. The site design accomodates the APZ II and the TZ of the MCAS Miramar ALUCP.

This project is seeking a Coastal Development Permit as well as a Site Development Permit with this submittal.



650 California St. 17th Floor

San Francsico, CA 94108

415.398.1600











HYDROLOGY

P.O. Box 9496

858.692.0760

CHANG CONSULTANTS

Rancho Santa Fe, CA 92067-4496

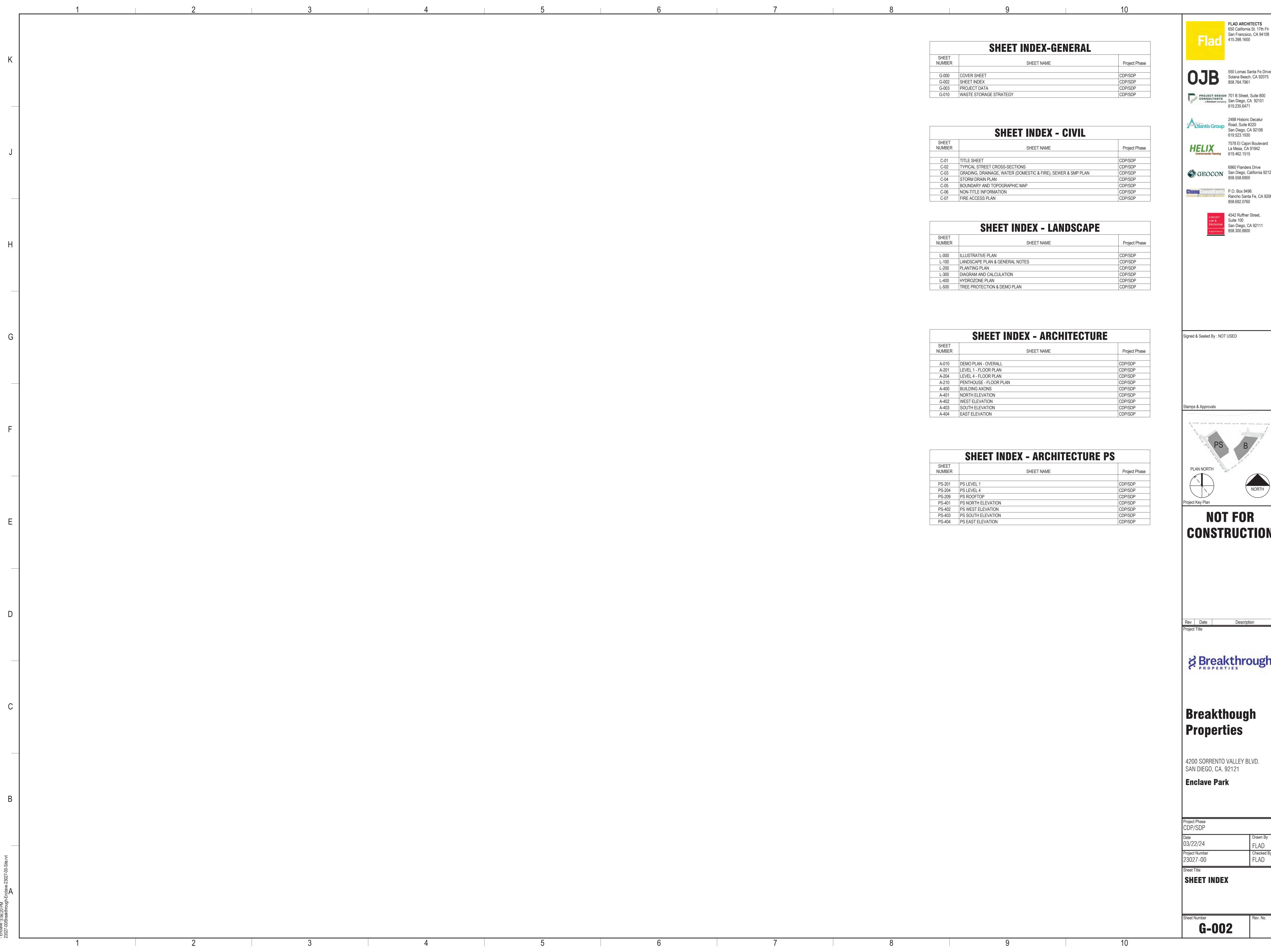




LINSCOTT LAW & GREENSPAN Engineers 4542 Ruffner Street, Suite 100 San Diego, CA 92111 858.300.8800



**Breakthrough Properties** A Tishman Speyer and Bellco Capital JV 11455 El Camino Real, Suite 455 San Diego, CA 92130



FLAD ARCHITECTS 650 California St. 17th Flr San Francsico, CA 94108 San Francisco, CA 415.398.1600

550 Lomas Santa Fe Drive Solana Beach, CA 92075 858.764.7961

PROJECT DESIGN 701 B Street, Suite 800 CONSULTANTS San Diego, CA 92101 619.235.6471

2488 Historic Decatur tlantis Group Road, Suite #220 San Diego, CA 92106 619.523.1930

6960 Flanders Drive San Diego, California 92121 858.558.6900

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858.300.8800

Signed & Sealed By : NOT USED

Stamps & Approvals

**NOT FOR** CONSTRUCTION

Description

Breakthrough

Breakthough **Properties** 

4200 SORRENTO VALLEY BLVD. SAN DIEGO, CA. 92121

**Enclave Park** 

SHEET INDEX

**G-002** 

2. <u>BUILDING CODE COMPLIANCE:</u> ALL WORK SHALL CONFORM WITH THE CURRENT EDITIONS OF THE CBC, UPC, NEC, UFC, OSHA, NFPA, ALL LOCAL ORDINANCES, THE RULES AND REGULATIONS OF THE SAFETY ORDERS ISSUED BY THE DIVISION OF INDUSTRIAL SAFETY, AND THE NATIONAL BOARD OF UNDERWRITERS. THE CONTRACTOR SHALL COMPLY WITH THESE AND ALL OTHER NATIONAL, STATE & LOCAL CODES.

3. MAINTAIN EXISTING UTILITIES: MAINTAIN EXISTING UTILITIES THAT ARE INDICATED TO REMAIN KEEP IN SERVICE, & PROTECT AGAINST DAMAGE DURING CONSTRUCTION UNLESS OTHERWISE NOTED ON MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS OR WHEN AUTHORIZED IN ADVANCE BY THE OWNER OR IN WRITING BY AUTHORITIES HAVING JURISDICTION. COORDINATE ANY SERVICE SHUT-DOWNS WITH SCHEDULED SHUT-DOWNS WHEN POSSIBLE. SHOULD ANY EXISTING UTILITIES BE DISTURBED, DISCONNECTED, OR DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, ARCHITECT, ALL APPROPRIATE AUTHORITIES & ALL AFFECTED PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE DISTURBANCE OR DISRUPTION & SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ALL REQUIRED REPAIRS & REPLACEMENT. SEE MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

4. UNANTICIPATED ELEMENTS: IF UNANTICIPATED MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS ARE ENCOUNTERED WHICH CONFLICT WITH THE INTENDED DEMOLITION, INVESTIGATE AND MEASURE NATURE AND EXTENT OF CONFLICT. SUBMIT WRITTEN, ACCURATE, AND DETAILED REPORT TO THE OWNER AND THE ARCHITECT. REVISE CONSTRUCTION SCHEDULE AS REQUIRED TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY PENDING RECEIPT OF DIRECTIVE FROM THE OWNER AND THE ARCHITECT. SEE MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

5. <u>DIMENSIONS ON DRAWINGS:</u> DIMENSIONS ARE TO CENTERLINE OF NEW DOOR OR WINDOW OPENING, FACE OF FINISH WALL, OR CENTERLINE OF STRUCTURAL COLUMNS UNLESS NOTED OTHERWISE.

6. SEISMIC BRACING & SEISMIC RESTRAINTS: ALL NEW CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CBC EARTHQUAKE RESISTANT DESIGN, CONSTRUCTION STANDARDS, AND SPECIFICATIONS FOR SEISMIC BRACING & SUPPORT OF ALL ARCHITECTURAL, STRUCTURAL MECHANICAL, PIPING, & ELECTRICAL WORK. PROVIDE SEISMIC ANCHORS AT ALL EQUIPMENT BENCHES, & SHELVES & AS OTHERWISE SPECIFICALLY INDICATED ON DRAWINGS. ALL NEW CONSTRUCTION SHALL ALSO BE IN STRICT ACCORDANCE WITH CODE REQUIREMENTS FOR "SEISMIC RELATIVE DISPLACEMENTS", USING THE STORY DRIFTS STIPULATED ON THE STRUCTURAL DRAWINGS.

7. MATERIALS AND METHODS: ALL MATERIALS FOR THIS CONSTRUCTION SHALL BE NEW, UNLESS NOTED OTHERWISE. THE OWNER SHALL RESERVE THE RIGHT TO APPROVE ALL MATERIALS WHICH SHALL BE IN STRICT ACCORDANCE WITH OWNER SPECIFICATIONS OR AS NOTED ON THI CONSTRUCTION DOCUMENTS. IF ANY PORTION OF THE WORK, EITHER THE MATERIALS OR THE METHODS OF INSTALLATION, IS DETERMINED TO BE DEFECTIVE BY THE OWNER, ARCHITECT, OR BUILDING OFFICIAL, THE CONTRACTOR SHALL REPLACE THAT PORTION, WITH NO ADDITIONAL COST TO OWNER. AS PART OF THE ORIGINAL CONTRACT.

8. <u>APPLICABLE FEES AND PERMITS:</u> THE CONTRACTOR SHALL CONFIRM THE PARTY OR PARTIES SPONSIBLE FOR ALL FEES INCLUDING BUT NO LIMITED TO BUILDING PERMIT, ALL TRADE PERMITS, OTHER MISCELLANEOUS PERMIT FEES, INSPECTIONS, AND TAXES.

9. <u>CUTTING AND WELDING:</u> ALL CONSTRUCTION OPERATIONS INVOLVING CUTTING AND WELDING SHALL BE IN ACCORDANCE WITH THE CURRENT UFC & THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE AUTHORITIES HAVING JURISDICTION BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

10. SPECIAL INSPECTIONS; CONCRETE & FIELD WELDING SHALL BE SUBJECTED TO CONTINUOUS SPECIAL INSPECTIONS & THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL SPECIAL INSPECTIONS.

11. CONFIRM EXISTING CONDITIONS PRIOR TO CONSTRUCTION: THOROUGHLY SURVEY PROJECT AREA TO VERIFY LOCATION OF STRUCTURAL, LIFE SAFETY, AND INTERNAL MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS PRIOR TO CONSTRUCTION. PLAN FOR AND PROVIDE TEMPORARY SUPPORT; MAINTAIN SERVICES THAT CANNOT BE INTERRUPTED FOR MORE THAN 3 HOURS, ACCESS AND SURVEY AREAS ABOVE CEILING IN PROJECT AREA AND ADJACENT AREAS EXERCISE CARE WHEN INSTALLING NEW WORK OR MODIFYING EXISTING AREAS, INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING INFRASTRUCTURE, TO MINIMIZE DAMAGE AND SOILING. PROTECT BUILDING ELEMENTS NOT INDICATED TO BE MODIFIED OR TO REMAIN. REPAIR, CLEAN, OR REPLACE DAMAGED OR SOILED ELEMENTS TO REMAIN PER ARCHITECT'S DIRECTIONS.

12. <u>CONTROL EXTREME NOISE:</u> CONTRACTOR TO CONSULT AHJ REGARDING ANY RESTRICTIONS FOR EXTREME NOISE GENERATING ACTIVITY.

13. VERY HIGH FIRE HAZARD SEVERITY ZONES: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NONCOMBUSTIBLE. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.

14. <u>HAZARDOUS MATERIALS:</u> THIS PERMIT IS FOR A SHELL LAB SPACE ONLY. HAZARDOUS MATERIALS ARE LIMITED TO THE AMOUNTS SPECIFIED IN CBC TABLES 307.1(1) AND 307.1(2) <><WITH INCREASES FOR SPRINKLER PROTECTION>>>. A SEPARATE TENANT IMPROVEMENT PERMIT WILL BE REQUIRED TO BE SUBMITTED FOR REVIEW IF A TENANT CHOOSES TO EXCEED THE MAXIMUM ALLOWABLE QUANTITY (MAQ) PER CONTROL AREA OR IF A SYSTEM REQUIRING A HAZARDOUS MATERIALS PERMIT IS PROPOSED. SEE IB-116, REPORTING REQUIREMENTS FOR HAZARDOUS MATERIALS.

### **APPLICABLE CODES**

2022 CALIFORNIA BUILDING CODE WITH SAN DIEGO AMENDMENTS

2022 CALIFORNIA FIRE CODE WITH SAN DIEGO AMENDMENTS

2022 CALIFORNIA MECHANICAL CODE WITH SAN DIEGO AMENDMENTS 2022 CALIFORNIA ELECTRICAL CODE WITH SAN DIEGO AMENDMENTS

2022 CALIFORNIA PLUMBING CODE WITH SAN DIEGO AMENDMENTS

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA GREEN BUILDING CODE

NFPA DOCUMENTS AS ADOPTED BY THE STATE BUILDING CODE CITY OF SAN DIEGO MUNICIPAL CODE

#### **BUILDING OCCUPANCY (CBC CHAPTER 3)**

USE		OCCUPANCY	DESCRIPTION	EXAMPLES
	ASSEMBLY	A-2	Assembly uses intended for food and/or drink consumption.	Banquet Hall, restaurant , cafeteria and similar dining facilities including associated commercial kitchens
	ASSEMBLY	A-3	General assembly use having an occupant load of 50 or more persons.	Amenity area, lobby, lounge, if occupant load of 50 or more
	BUSINESS	В	Business use, offices, assembly use having less than \ 50 occupants.	Offices, administration areas.
	STORAGE	S	Storage use.	Parking garage, storage rooms, mechanical, electrical, and similar rooms.
	ACCESSORY	N/A	Accessory use that is subsidiary to the main occupancy.	Small accessory spaces (less than 10 percent of the floor area of the story in which they are located).

### **CONSTRUCTION TYPE (CBC CHAPTER 6)**

A. Building Area and Height The construction type of the Enclave Park project will be Type IA construction and will utilize the nonseparated occupancies approach. In accordance with CBC Table 504.3, 504.4 and 506.2, the area and height for occupancy groups A, B, L and S will not be limited

	AREA AND HEIGHT LIMITATIONS
AREA (SQUARE FEET)	UNLIMITED
HEIGHT (FEET)	UNLIMITED
HEIGHT (STORIES)	UNLIMITED

#### B. Building Elements

The requirements are based on Type 1A construction with reductions in fire-resistance as permitted in CBC Table 601.

A. Primary Structural Frame: 3-hour (CBC Table 601) Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.

B. Bearing Walls: 3-hour (CBC Table 601) C. Exterior Non-Bearing Walls (CBC Tables 602)

FIRE SEPARATION DISTANCE (FEET)	GROUP L	GROUP S-1	GROUP A, B, S-2	
X<5	3 HR	2 HR	1 HR	
5≤ X < 10	3 HR	2 HR	1 HR	
10≤ X < 30	2 HR	1 HR	1 HR	
X≥30	0 HR	0 HR	0 HR	

FIRE SEPARATION DISTANCE (FEET)	ALLOWABLE OPENING
0 <x<3< td=""><td>NOT PERMITTED</td></x<3<>	NOT PERMITTED
3≤ X < 5	15%
5≤ X < 10	25%
10≤ X < 15	45%
15≤ X < 20	75%
X≥20	NO LIMIT

D. Exterior Wall Opening (CBC Tables 705.8)

E. Floor construction: 2-hour (CBC Table 601)

F. Roof construction: 1-1/2 - hour (CBC Table 601)

G. Corridors (Table 1020.1): 1. Group L: 1-hour 2. Group A, B, S: 0-hour

H. Elevator Lobbies (CBC 3006.3):

1. 1-hour fire partition or 0-hour smoke partitions 2. 0-hour (no lobby) at exit discharge level

I. Stair Enclosures: 2-hour (CBC 713.4)

J. Utility Shafts: 2-hour (CBC 713.4)

K. Elevator Shafts: 2-hour (CBC 713.4)

L. Project will follow 2019 California Fire Code requirements from Chapter 33-Fire Safety During Construction and Demolition

### **BUILDING EXITING (CBC CHAPTER 10)**

A. Building Area and Height

The construction type of the Torrey View project will be Type IA construction and will utilize the nonseparated occupancies approach. In accordance with CBC Table 504.3, 504.4 and 506.2, the area and height for occupancy groups A, B, L and S will not be limited.

A. Occupant Load Factors (CBC Table 1004.5):

1 person/15 sq.ft. net Assembly Unconcentrated (tables and chairs): 1 person/150 sq.ft. gross Laboratories, non-educational: 1 person/100 sq.ft. gross Laboratory suite: 1 person/200 sq.ft. gross Storage: 1 person/300 sq.ft. gross Mechanical: 1 person/300 sq.ft. gross

B. Exit Capacity (CBC 1005.3):

Without the reduction associated with the automatic sprinklers and an emergency voice/alarm

Stairs: 0.3 inches/person

Other Components: 0.2 inches/person With automatic sprinklers and an emergency voice/alarm communication system.

Stairs: 0.2 inches/person Other Components: 0.15 inches/person

C. Accessible Means of Egress:

Elevators (CBC 1009.2.1, 1009.4)

Stairways (CBC 1009.3)

Swing in direction of egress >49 people in other occupancies (CBC 1008.1.2.1) Swing in direction of egress in Group L with panic hardware (CBC 453.6.2) Minimum Size: 32" clear (CBC 1010.1.1)

Maximum Size: 48" door leaf (CBC 1010.1.1)

Minimum Size: 44" clear (CBC 1011.2)

F. Exit Discharge

50% may be to an internal lobby (CBC 1028.1) Continues to a public way (CBC 1028.5)

#### CHARACTERIA CVCTERIAC 2014 PICTURE 2010 PROPERTY STATES AND ADMINISTRATION OF THE PROPERTY OF THE PR

Sprinkler System: All buildings to be fully sprinklered per NFPA 13 Standpipe Systems: Class III Standpipe System shall be provided per CBC 905.3.1, in locations specified in CBC 905.4

#### PORTABLE FIRE EXTINQUISHERS

Portable fire extinguishers will be provided in accordance with CBC 906 with a maximum travel distance of 75 feet.

### **WASTE MANAGEMENT**

WASTE STORAGE AND MANAGEMENT IS PROVIDED IN ACCORDANCE TO SDMC - TABLE 142-08C SEE SHEET G-010

#### PROJECT DESCRIPTION

The project will create a new 9.5 storey office and life-sciences building located on Sorrento Valley BLVD in San Diego, CA. The idylic site shares property lines with a protected greenspace to the North and East, offering unobstructed views of the Penasquitos Creek area. A 7 storey parking structure on a natural site with landscape improvements and exterior amenity courtyard area facing the greenspace

#### PROJECT REGULATORY DATA

PROJECT : ENCLAVE PARK APN: #341-120-1000 AND #341-120-0900 LOCATION: SORRENTO VALLEY INDUSTRIAL PARK, SAN DIEGO, CA **OWNER: BREAKTHROUGH PROPERTIES** BUILDING CODE: CBC 2022

OCCUPANCY: B BUILDING TYPE: CORE & SHELL BUILDINGS FOR LAB AND OFFICE SPRINKLERS: FULLY SPRINKLERED ZONING: IL-3-1

ACCESSIBILITY REQUIREMENTS: CBC 2022

GOVERNING AGENCY OF AUTHORITY: CITY OF SAN DIEGO, CA

### **PROJECT PHASING**

### **SITE DATA**

PROJECT IS TO BE COMPLETED IN A SINGLE PHASE

5.39 ACRES LOT SIZE: 15' MIN. FRONT SET BACK SET BACKS:

20' STANDARD FRONT SET BACK 10' MIN. SIDE SET BACK 15' MIN. STREET SIDE SET BACK 20' STANDARD STREET SIDE SET BACK 0' MIN. REAR SET BACK

15' STANDARD REAR SET BACK

#### **BUILDING DATA**

	PROPOSED
OCCUPANCY CLASSIFICATION	B * (WITH MIXED NON-SEPERATED S AND A)
TYPE OF CONSTRUCTION	1-A
FIRE PROTECTION	SEE ABOVE (PER CBC 2019, TABLE 601
ALLOWABLE NUMBER OF STORIES	UNLIMITED (PER CBC 2019, TABLE 504.4)
ACTUAL NUMBER OF STORIES	9 + PENTHOUSE
ALLOWABLE BUILDING HEIGHT	UNLIMITED (PER CBC 2019, TABLE 504.4)
ACTUAL BUILDING HEIGHT	176'
AUTOMATIC SPINKLER SYSTEM	REQUIRED (PER CBC 2019, SECTION 903.2.11.6 AND PER SECTION 507 UNLIMITED AREA BUILDING)

#### **SCHOOL FEE SUMMARY**

THE SCHOOL FEES WILL BE ESTABLISHED BASED UPON FURTHER DEVELOPED BUILDING PERMIT SETS.

### **AREA SUMMARY**

# **Area Schedule** (Gross Building)

•	•
Level	Area
Level 1	27540 SF
Level 2	26410 SF
Level 3	31800 SF
Level 4	31570 SF
Level 5	30510 SF
Level 6	32610 SF
Level 7	31140 SF
Level 8	32890 SF
Level 9	30910 SF
PENTHOUSE	24620 SF
Prand total: 10	300000 SE

SORRENTO VALLEY INDUSTRIAL PARK MAX FAR 2.0 X 5.39 ACRES = 469,577 SF PROPOSED OFFICE/LAB BUILDING 300,000 GSI

PROPOSED AMENITIES IN PARKING STRUCTURE FOR BUILDING TENANT ONLY 10,740 GSF PROPOSED TOTAL 310,740 GSF CONSISTING OF 1 BUILDING AND 1 PARKING STRUCTURE WITH AMENITIES MIN REQUIRED PARKING 630 = 2.1 per 1,000 sf

PROPOSED PARKING 716 = 2.4 per 1,000 sf

716 TOTAL NUMBER OF SPACES FOR SCIENTIFIC RESEARCH AND DEVELOPMENT

### **VMT REDUCTION MEASURES**

Per SDMC Section 143.1103(b)(6), development in Mobility Zone 2 that provides more than the minimum parking requishall include VMT Reduction Measures totaling at least 8 points			
MEASURE 1 PROVIDE 10% MORE LONG-TERM BICYCLE STORAGE 36 STALLS REQUIRED	= 2 POINTS	SHEET: PS-201	

40 STALLS PROPOSED + 10% **MEASURE 2** PROVIDE 10% MORE SHORT-TERM BICYCLE STORAGE = 1.5 POINTS SHEET: L-100 36 STALLS REQUIRED 40 STALLS PROPOSED + 10%

PUBLIC RECREATION AREA = 2.5 POINTS SHEET: L-100 PROVIDE MULTI-MODAL INFORMATION KIOSKS = 2 POINTS SHEET: AS-201

TOTAL 9 POINTS

### **PARKING SPACE & AREA SUMMARY**

<b>Parking</b>	Sche	dule	PS Area	Schedule
Level	Count	Comments		
			(Gross B	Building)
PS Level 1	7		(41.000 -	3/
PS Level 1	8	ADA	Level	Area
PS Level 1	1	van ADA		
PS Level 2	100		PS Level 1	24600
PS Level 2	1	ADA	PS Typical Level	31400
PS Level 2	1	van ADA	2-7	
PS Level 3	98		PS Level 3	31400
PS Level 3	1	ADA	PS Level 4	31400
PS Level 3	1	van ADA	PS Level 5	31400
PS Level 4	98		PS Level 6	31400
PS Level 4	1	ADA	PS Level 7	31400
PS Level 4	1	van ADA	PS Level 8	31400
PS Level 5	98		Grand total: 8	244410
PS Level 5	1	ADA		
PS Level 5	1	van ADA		
PS Level 6	98			
PS Level 6	1	ADA		
PS Level 6	1	van ADA		
PS Level 7	98			
PS Level 7	1	ADA		
PS Level 7	1	van ADA		

van ADA

PS Level 8

PS Level 8

PS Level 8

Grand total: 716

SERVICE / CIRCULATION TOTAL NON EVEL 1 (GROUND) EVEL 8 (ROOF DECK) OTAL PARKING AND NO 146 EV CAPABLE SPACES PER 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.5.3.

LEGEND

M - MOTORCYCLE B - BIKES

CS - CAR SHARE

CAV - COMBINATION OF LOW EMITTING, FUEL EFFICIENT AND CARPOOL VEHICLES

FEV-A - FUTURE REGULAR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION

F-AMB - FUTURE AMBULATORY ELECTRIC VEHICLE CHARGING STATION

EV-VA - VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION EV-A - REGULAR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION

\*\*INCLUDES ELECT., MECH., SWEEPER, TRASH AND STORAGE AREAS

EVCS - ELECTRIC VEHICLE CHARGING STATION

AS - REGULAR ACCESSIBLE STALL

VS - VAN ACCESSIBLE STALL

I - INTERMEDIATE STALL C- COMPACT STALL

FEVCS - FUTURE ELECTRIC VEHICLE CHARGING STATION

\*DOES NOT INCLUDE MOTORCYLCE AND BIKE SPACES

**CONSTRUCTION TYPE (CBC CHAPTER 6)** 

THE CITY OF SAN DIEGO FOR APPROVAL INCLUDE THE FOLLOWING:

KITCHEN HOOD FIRE SUPPRESSION SYSTEM

GLAZED CURTAIN WALL SYSTEM

PRE-CAST CONCRETE ELEMENTS

WINDOW WASHING EQUIPMENT AND ANCHORAGE

A. FIRE ALARM SYSTEM

FIRE SPRINKLER SYSTEM

BUILDING EXTERIOR ENVELOPE

CABLE BARRIERS

G. WALK-IN-COOLER

AND APPROVAL

**GRADING PERMIT** 

PARKING STRUCTURE

LEGAL DESCRIPTION:

6922.

PM01203 PAR A

SHEET INDEX

**OCCUPANCY** 

**GROSS SITE AREA**:

PROPOSED GSF

PROPOSED USE

**EXISTING USE** 

**ZONING:** 

MAX GSF:

**ENCLAVE PARK** 

ASSESSOR'S PARCEL

TYPE OF CONSTRUCTION:

**OVERLAY ZONES** 

- AIRPORT LAND USE COMPATIBILITY

- PARKING IMPACT OVERLAY ZONE (PIOZ)

NO DWELLING UNITS PROPOSED FOR DEMOLITION

LANDSCAPE AREA SQUARE FOOTAGE: 108,482 SF

BUILDING 4206 WAS BUILT IN 1974

2.0

469,576.8 SF

300,000 SF

- COASTAL OVERLAY ZONE (COZ)

OVERLAY ZONE (ALUCOZ)

and is described as follows:

**KEY INFORMATION** 

GLASS GUARDRAI

DEFERRED SUBMITTAL ITEMS SHALL BE

SUBMITTAL DOCUMENTS HAVE BEEN

APPROVED BY THE BUILDING OFFICIAL

FOUNDATION AND FRAME PERMIT

CONFORMANCE TO THE DESIGN OF THE BUILDING.

FOR CITY OF SAN DIEGO REVIEW

SUBMITTAL DOCUMENTS AND

**GFRC PANEL SYSTEM** 

ITEMS OF DEFERRED APPROVAL REQUIRING SUBMITTAL OF DRAWINGS AND CALCULATIONS TO

CLASS 1 STANDPIPE SYSTEM AND NFPA 13 WET PIPE SPRINKLER SYSTEM

SCREENS FOR BUILDING A, B, C, AND D WILL BE PART OF THIS PERMIT

SUPPORT SYSTEM AND WINDOW WASHING EQUIPMENT ANCHORAGE.

- COMPLETE PLANS, SPECIFICATIONS, MATERIAL DATA AND/OR CALCULATIONS FOR THE

- THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND

SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL

- DEFERRED SUBMITTALS APPLY TO ALL BUILDINGS UNLESS NOTED.

PROJECTS UNDER SEPERATE PERMIT

SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR INSTALLATION

- THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED

SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED

TBD

TBD

TBD

CORE & SHELL BUILDINGS FOR LAB AND OFFICE

...MCAS, MIRAMAR

..CST-APP, N-APP-1, DEF-CER

....PIOZ-COASTAL-IMPACT

The land referred to herin below is situated in the City of San Diego in the County of San Diego, State of California,

California, filed in page 1203 of parcel maps in the office of the County Recorder of San Diego County, December

29, 1972, being a portion of Lots 14, 15 and 16 Via Sorrento Valley Industrial Park Unit No. 6, according to map

Parcels A and B as shown on parcel map No. 1203, in the City of San Diego, County of San Diego, State of

PM01203 PAR B

PARCEL # 3411201000

PARCEL # 3411200900

SEE SHEET G-002

5.39 ACRES(234,788 SF)

EXISTING BUILDINGS 4174, 4178, 4182, 4186, 4202 AND 4204 WERE BUILT IN 1973

LIGHT INDUSTRIAL, WAREHOUSE

OFFICE / LAB - RESEARCH AND DEVELOPMENT

GEOLOGICAL HAZARD CATEGORY 31: LIQUEFACTION - HIGH POTENTIAL, SHALLOW GROUNDWATER,

MAJOR DRAINAGE, HYDRAULIC FILLS

5.39 ACRES COMBINED

EMERGENCY VOICE ALARM SYSTEM FOR BUILDINGS A, B, AND C

STANDARD (WITH HORNS AND STROBES) FOR BLDG. D AND PARKING STRUCTURE

AUTOMATIC SMOKE DETECTION (AS NEEDED IN COMBINATION WITH ITEMS A AND B

PLEASE NOTE PENTHOUSE LEVEL EXTERIOR CLADDING AND METAL PANEL ROOF

STRUCTURAL CALCULATIONS FOR WINDOW WASHING EQUIPMENT-SUSPENSION

	Required	Required Automobile Parking Spaces <sup>(1)</sup>		
	Minimum Required Outside a Transit Area or Transit Priority Area	Minimum Required Within a <i>Transit Area</i> or <i>Transit Priority Area</i> <sup>(2)</sup>	Maximum Permitted	
Eating & Drinking Establishments	See Table 142-05F			
Public assembly & entertainment				
All other assembly	10 per 1,000 square feet of assembly area	85% of Minimum <sup>(7)</sup>	N/A	
and entertainment			4.0	

code. For ADT area and gross floor area in details, please see area table in G003.

San Francsico, CA 94108 415.398.1600

550 Lomas Santa Fe Drive Solana Beach, CA 92075 858.764.7961

FLAD ARCHITECTS 650 California St. 17th Flr

PROJECT DESIGN 701 B Street, Suite 800 CONSULTANTS

a Bowman company San Diego, CA 92101 619.235.6471 2488 Historic Decatur

> San Diego, CA 92106 619.523.1930 7578 El Cajon Boulevard La Mesa, CA 91942 619.462.1515

Road, Suite #220

6960 Flanders Drive GEOCON San Diego, California 92121 358.558.6900



P.O. Box 9496

Rancho Santa Fe, CA 92067

858.300.8800

Stamps & Approvals

PLAN NORTH

oject Key Plan **NOT FOR** 

CONSTRUCTION

Rev Date Description

**Breakthrough** 

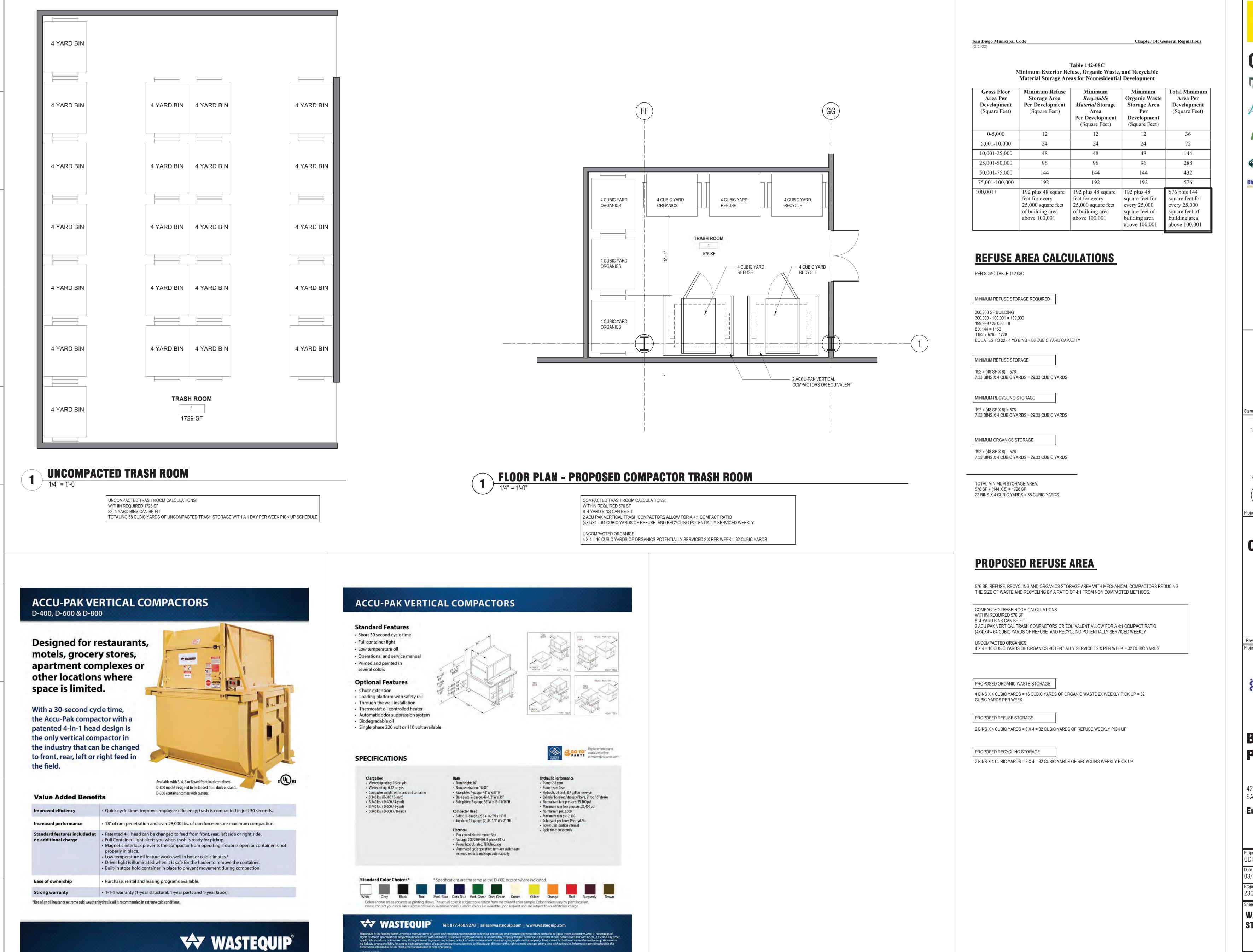
**Breakthough Properties** 

4200 SORRENTO VALLEY BLVD. SAN DIEGO, CA. 92121

**Enclave Park** 

PROJECT DATA

G-003



FLAD ARCHITECTS 650 California St. 17th Flr San Francsico, CA 94108 415.398.1600

550 Lomas Santa Fe Drive

Solana Beach, CA 92075 858.764.7961

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858.558.6900 P.O. Box 9496 Rancho Santa Fe, CA 92067

> 4542 Ruffner Street, Suite 100 San Diego, CA 92111

858.692.0760

619.462.1515

858.300.8800

PLAN NORTH

**NOT FOR** CONSTRUCTION

Rev Date Description

**Breakthrough** 

Breakthough **Properties** 

4200 SORRENTO VALLEY BLVD. SAN DIEGO, CA. 92121

**Enclave Park** 

**WASTE STORAGE** STRATEGY

**G-010** 

### PROPERTY ADDRESS

4174 & 4206 SORRENTO VALLEY BOULEVARD SAN DIEGO, CA 92121

#### PROPERTY AREA

GROSS PROJECT AREA = 5.39 ACRES (PER TITLE) EXIST. PROJECT AREA = 5.39 ACRES PROP. PROJECT AREA = 5.39 ACRES

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN IN MARCH 2022 AT POINT 'A' AND 'B' SHOWN HEREON. SAID POINTS WERE ESTABLISHED FROM FIRST ORDER G.P.S. STATION NO. 123 AND FIRST ORDER G.P.S. STATION NO. 199 PER RECORD OF SURVEY NO. 14492.

BEARING FROM STATION 123 TO STATION 199 IS: NORTH 79°34'39" WEST

#### **TOPOGRAPHY NOTES**

- 1. EXIST. TOPOGRAPHY WAS COMPILED BY TERRASCRIBE INC. PHOTOGRAMMETRY DEPARTMENT ON 06/16/2022
- 2. FIELD SURVEY FOR THIS SITE WAS PERFORMED DURING MAY OF 2022 BY PROJECT DESIGN CONSULTANTS.

**EXISTING ZONING** 

PROPOSED ZONING

FLOODPLAIN NOTE

06073C1339G EEFECTIVE MAY 16, 2012.

ELEVATION: 34.518' NGVD-29 (M.S.L.)

LIST OF ABBREVIATIONS

CURB AND GUTTER

COMMUNICATION

EXISTING GRADE

FINISH GRADE

FLOW LINE

HIGH POINT

LOW POINT

NOT TO SCALE

PROPERTY LINE

POLYVINYL CHLORIDE PIPE

MANHOLE RIM ELEVATION

REINFORCED CONCRETE PIPE

PROPOSED

STORM DRAIN

TOP OF CURB

TOP OF GRATE

TOP OF RIM

TOP OF PIPE

TOP OF WALL

UNDERGROUND

WATER SURFACE ELEV.

SEWER

LEFT

PROP.

*FG GRADE* 

EDGE OF PAVEMENT

FINISHED SURFACE

INVERT ELEVATION

CENTERLINE

DRAWING

**BENCHMARK** 

NO CHANGE

PARKWAY.

AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE

AS DETERMINED BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE

CITY OF SAN DIEGO BRASS PLUG AT THE NORTHEAST CURB

RETURN OF SORRENTO VALLEY BOULEVARD AND VISTA SORRENTO

FEDERAL EMERGENCY MANAGEMENT AGENCY

AE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.

3. UNDERGROUND UTILITIES SHOWN ARE FROM READILY OBSERVABLE EVIDENCE FOUND IN THE FIELD AND CERTAIN RECORD DRAWINGS.

#### GRADING TABULATION

TOTAL AMOUNT OF ON-SITE TO BE GRADED AREA: 5.63 AC. RAW CUT: 1.205.00 CY RAW FILL: 32.620.00 CY

RAW IMPORT: 31,415.00 CY MAXIMUM CUT DEPTH UNDER BUILDING FOOTPRINT: 0 FT. MAXIMUM CUT DEPTH OUTSIDE BUILDING FOOTPRINT: 8 FT. MAXIMUM FILL DEPTH UNDER BUILDING FOOTPRINT: 7 FT.

MAXIMUM FILL DEPTH OUTSIDE BUILDING FOOTPRINT: 7 FT. RETAINING WALLS LENGTH: 597 LF.

RETAINING WALLS MAXIMUM HEIGHT 6.5 FT. RETAINING WALLS MAXIMUM HEIGHT (EXPOSED) 5.5 FT.

#### STORMWATER STRUCTURAL POLLUTANT CONTROL BMPs

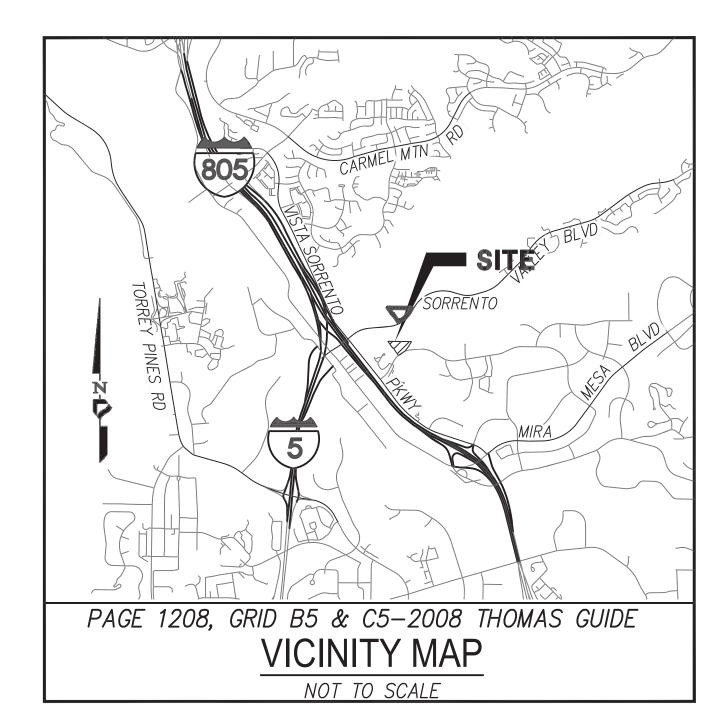
BMP ID	PARCEL. NO.	BMP DESCRIPTION	BASIN AREA, SF
BMP-1	В	BF-1 BASIN W/ BF-2 MEDIA	500
BMP-2	Α	BF-1 BASIN W/ BF-2 MEDIA	1,576
BMP-3	Α	BF-1 BASIN W/ BF-2 MEDIA	1,156
BMP-4	Α	BF-1 BASIN W/ BF-2 MEDIA	154
BMP-5	В	MODULAR WETLAND SYSTEM, MWS-L-4-8-V	

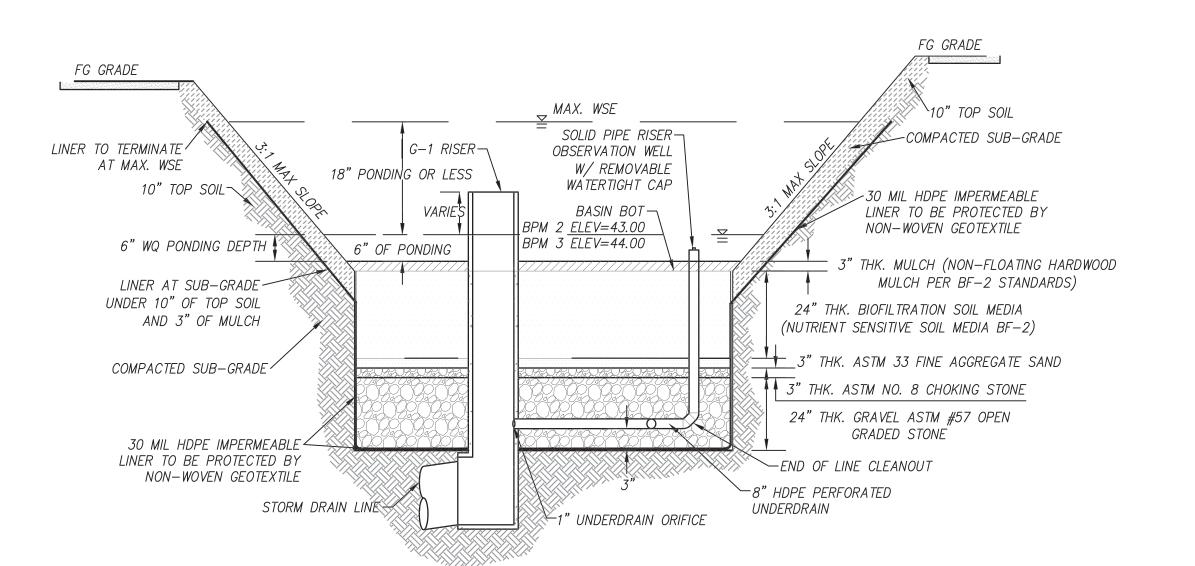
- A. EMRA WILL BE PROVIDED FOR ALL PRIVATE STORM DRAINS WITHIN PUBLIC RIGHT-OF-WAY, AND PRIVATE STORM DRAINS CONNECTING TO PUBLIC STORM DRAIN.
- B. ANY LATERAL CONNECTION OVER 15' SHALL BE PRIVATE. C. ALL PROPOSED PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECTS APPROVED WATER METER DATA CARD.
- D. IF A 3" OR LARGER METER REQUIRED FOR THIS PROJECT, THE OWNER/ PERMITTEE SHALL CONSTRUCT THE NEW METER AND PRIVATE BACKFLOW DEVICE ON SITE, ABOVE GROUND, WITHIN AN ADEQUATELY SIZED WATER EASEMENT, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER."
- E. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSAR' TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- F. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

## COASTAL DEVELOPMENT PERMIT (CDP) \_\_\_\_\_ SITE DEVELOPMENT PERMIT (SDP) \_\_\_\_\_

### FOR

# ENCLAVE SAN DIEGO, CA





# PARCEL C APN 341-120-08 BUILDING MAP 1203 PARCEL PARCEL A APN 341-120-09 APN 341-120-10 PROJECT BOUNDARY <u>INDEX MAP</u> SCALE: 1" = 100'

#### COMPACTED LINER TO TERMINATE COMPACTED SOLID PIPE RISER-OBSERVATION WELL SUB-GRADE LINER TO TERMINATE AT MAX. WSE SUB-GRADE OBSERVATION WELL W/ REMOVABLE 18" PONDING OR LESS AT MAX. WSE WATERTIGHT CAP 10" TOP SOIL~ *W/ REMOVABLE* 18" PONDING OR LESS *∖30 MIL HDPE IMPERMEABLE* 130 MIL HDPE IMPERMEABLE 10" TOP SOIL~ WATERTIGHT CAP LINER TO BE PROTECTED B BASIN BOT-LINER TO BE PROTECTED BY NON-WOVEN GEOTEXTILE BPM 4 ELEV=44.00 BASIN BOT -*VARIE\$* NON-WOVEN GEOTEXTILE BPM 1 ELEV=43.00 6" WQ PONDING DEPTH 🖠 3" THK. MULCH 6" OF PONDING 6" WQ PONDING DEPTH ₫ (NON-FLOATING HARDWOOD 6" OF PONDING 3" THK. MULCH MULCH PER BF-2 STANDARDS) LINER AT SUB-GRADE-- (NON-FLOATING HARDWOOD UNDER 10" OF TOP SOIL LINER AT SUB-GRADE-MULCH PER BF-2 STANDARDS) 18" THK. BIOFILTRATION SOIL MEDIA UNDER 10" OF TOP SOIL AND 3" OF MULCH (NUTRIENT SENSITIVE SOIL MEDIA BF-2) 24" THK. BIOFILTRATION SOIL MEDIA AND 3" OF MULCH *3" THK. ASTM 33* (NUTRIENT SENSITIVE SOIL MEDIA BF-2) Ϊ FINE AGGREGATE SAND COMPACTED SUB-GRADE 3" THK. ASTM 33 3" THK. ASTM COMPACTED SUB-GRADE FINE AGGREGATE SAND 3" THK. ASTM NO. 8 CHOCKING STONE 'NO. 8 CHOCKING STONE 12" THK. GRAVEL ASTM #57 12" THK. GRAVEL ASTM #57 OPEN GRADED STONE 30 MIL HDPE IMPERMEABLE OPEN GRADED STONE 30 MIL HDPE IMPERMEABL LINER TO BE PROTECTED BY NON-WOVEN GEOTEXTILE LINER TO BE PROTECTED BY —END OF LINE CLEANOUT -8" HDPE PERFORATED NON-WOVEN GEOTEXTILE STORM DRAIN LINE 8" HDPE PERFORATED " UNDERDRAIN ORIFICE UNDERDRAIN STORM DRAIN LINE

TYPICAL BIOFILTRATION BASIN DETAIL BMP 2 AND 3 NOT TO SCALE

FG GRADE

FG GRADE

TYPICAL BIOFILTRATION BASIN DETAIL BMP 1 NOT TO SCALE

MAX. WSE

TYPICAL BIOFILTRATION BASIN DETAIL BMP 4 NOT TO SCALE

MAX. WSE

SOLID PIPE RISER

• FOR ANY STRUCTURES PENETRATING THE IMPERMEABLE LINER, A PIPE BOOT MUST BE INSTALLED. THE BOOT IS AN ATTACHMENT TO THE STRUCTURE WHICH PREVENTS LEAKAGE AT THE POINT OF PENETRATION THROUGH THE LINER. THE BOOT SLEEVE IS THE SAME MATERIAL AS THE LINER AND WILL HAVE A LARGER DIAMETER/AREA OPENING THAN THE PIPE AND/OR STRUCTURE. AN ADHESIVE (BUTYL TAPE) WILL BE PLACED BETWEEN THE STRUCTURE AND THE BOOT SLEEVE. A STAINLESS STEEL HOSE CLAMP WILL BE SECURED OVER THE SLEEVE TO FORM A SEAL BETWEEN THE SLEEVE AND STRUCTURE. THE PIPE/STRUCTURE APRON WILL BE SEALED TO THE LINER WITH AN ADHESIVE. • ORIFICE SIZES AND HEIGHTS ARE VARIABLE PER BASIN. SEE HYDROMODIFICATION STUDY FOR PARAMETERS OF EACH BASIN

#### PROJECT DESCRIPTION

THE PROJECT REQUESTS APPROVAL TO CONSTRUCT ONE (1) LIFE SCIENCE/RESEARCH AND DEVELOPMENT BUILDING TOTALING APPROXIMATELY 300,000 SQUARE-FEET, A 6-STORY PARKING STRUCTURE, AND ACCESSORY USES (TENANT SERVING), SUCH AS GYM, AND EATING FACILITITES, CONSISTENT WITH THE REQUIREMENTS OF THE CITY'S GENERAL PLAN, THE TORREY PINES COMMUNITY PLAN, THE ILD-3-1 ZONE, THE COASTAL OVERLAY ZONE, THE AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE, THE CITY'S MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP), AND THE MCAS MIRAMAR AIRPORT LAND USE COMPATIBILITY PLAN. AIRPORT INFLUENCE AREA. - REVIEW AREA 1.

#### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS A & B AS SHOWN ON PARCEL MAP NO. 1203, IN THE CITY OF SAN DIEGO, COIUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN PAGE 1203 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 29, 1972, BEING A PORTION OF LOTS 14, 15, AND 16 VIA SORRENTO VALLEY INDUSTRIAL UNIT NO. 6. ACCORDING TO MAP NO. 6922

#### ASSESSOR'S PARCEL NUMBERS:

341-120-09-00 AND 341-120-10-00

#### DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT IN MY PROFESSIONAL OPINION THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITY FOR PROJECT DESIGN.

GREGORY M. SHIELDS, RCE 42951

# SHEET INDEX

TITLE SHEET

MULTI-HABITAT PLANNING AREA

EXISTING ASPHALT TO BE REMOVED

EXIST. STREET LIGHT

PROPOSED PYRAMAT

PROPOSED CONCRETE

PROPOSED ASPHALT

PROPOSED RIP-RAP

PROPOSED STALOK FIBER

PROPOSED DRIVABLE GRASS

PROPOSED DECOMPOSED GRANITE

TYPICAL STREET CROSS-SECTIONS & IMPROVEMENTS GRADING, DRAINAGE, WATER (DOMESTIC & FIRE), SEWER & BMP PLAN

Exp. 03-31-24

SHEET 4 STORM DRAIN PLAN

SHEET 5 BOUNDARY AND TOPOGRAPHIC MAP SHEET 6 NON-TITLE INFORMATION

FIRE ACCESS PLAN

#### 

SHEET 7

*FG GRADE* 

10" TOP SOIL

<u>LEGEND</u>	
ITEM	SYMBOL
PROJECT BOUNDARY	
EXIST. RIGHT OF WAY	
EXIST. CENTERLINE	
EXIST. PROPERTY LINE	
EXIST. CURB & GUTTER	
PROP. RIGHT OF WAY	
EXIST. SIGN	d
EXIST. FIRE HYDRANT	
EXIST. SEWER MANHOLE	
EXIST. SEWER	SS
EXIST. WATER	W
EXIST. STORM DRAIN	
SEWER MANHOLE	<del></del> 0
CONCRETE THRUST BLOCK	
PROP. BACKFLOW PREVENTER	
PROP. WATER METER	——————————————————————————————————————
PROP. SEWER	s
PROP. WATER (DOMESTIC)	w
PROP. WATER (FIRE)	F
Y PROP. STORM DRAIN	=======================================
PROP. HEADWALL	
PROP. MEDIAN CURB INLET	
PROP. CATCHBASIN	
PROP. CLEANOUT	
EXISTING 100-YEAR FLOODPLAIN	
EXISTING 100-YEAR FLOODWAY	
ACTIVE FLOW AREA	
MIII TI—HARITAT PI ANNING ARFA	

\_\_\_\_\_

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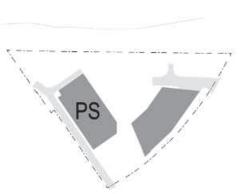
960 Flanders Drive San Diego, California 92121

> Rancho Santa Fe, CA 92067 858.692.0760 4542 Ruffner Street,

Suite 100 San Diego, CA 92111 858.300.8800

Exp. 03-31-24

stamps & Approvals



NOT FOR CONSTRUCTION

**Breakthrough** 

Breakthough

4200 SORRENTO VALLEY BLVD. SAN DIEGO, CA. 92121

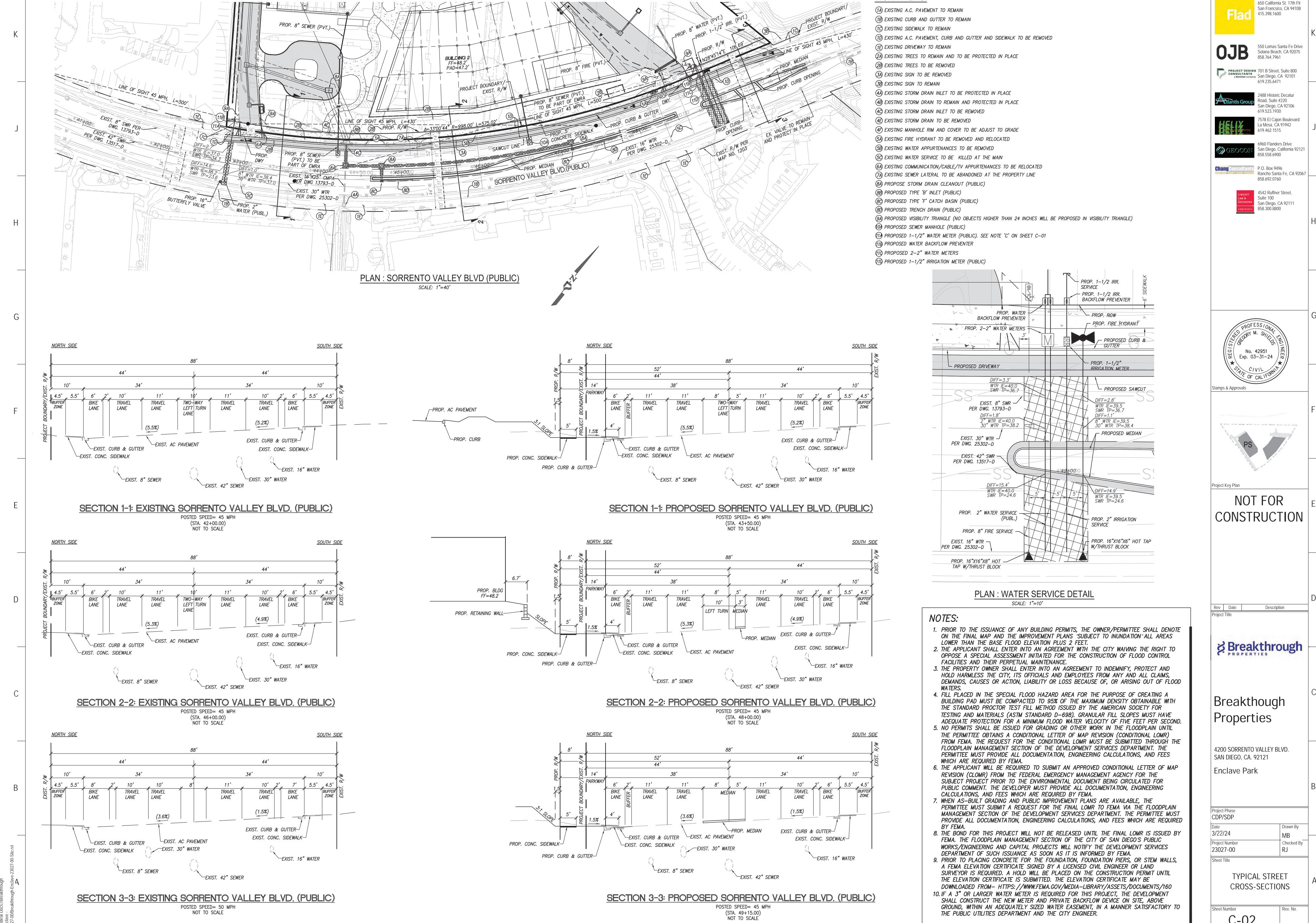
Properties

Enclave Park

CDP/SDP Project Number 23027-00

TITLE SHEET

Sheet Number



**WORK ITEMS:** 

FLAD ARCHITECTS

C-02