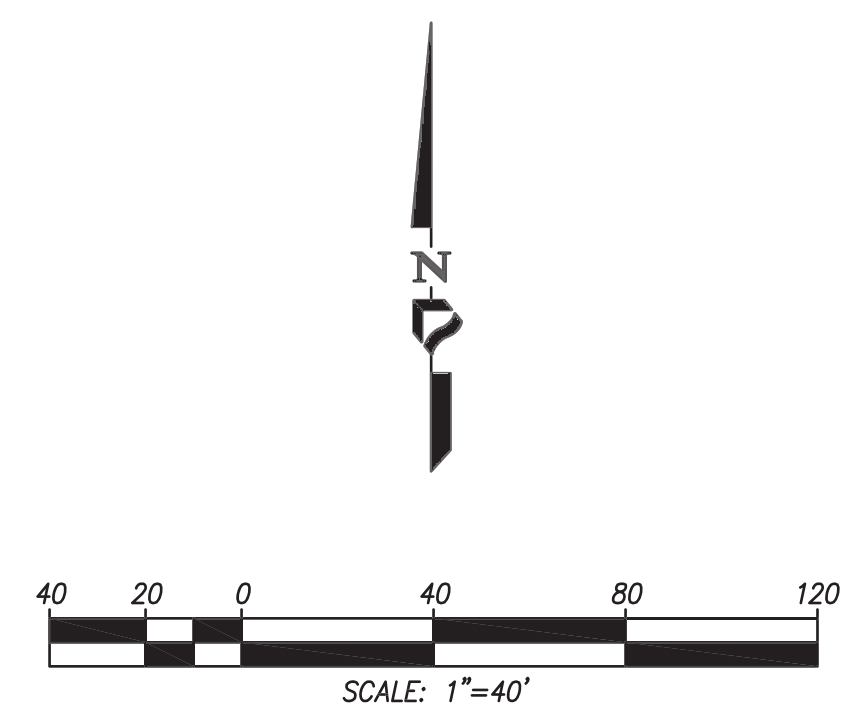
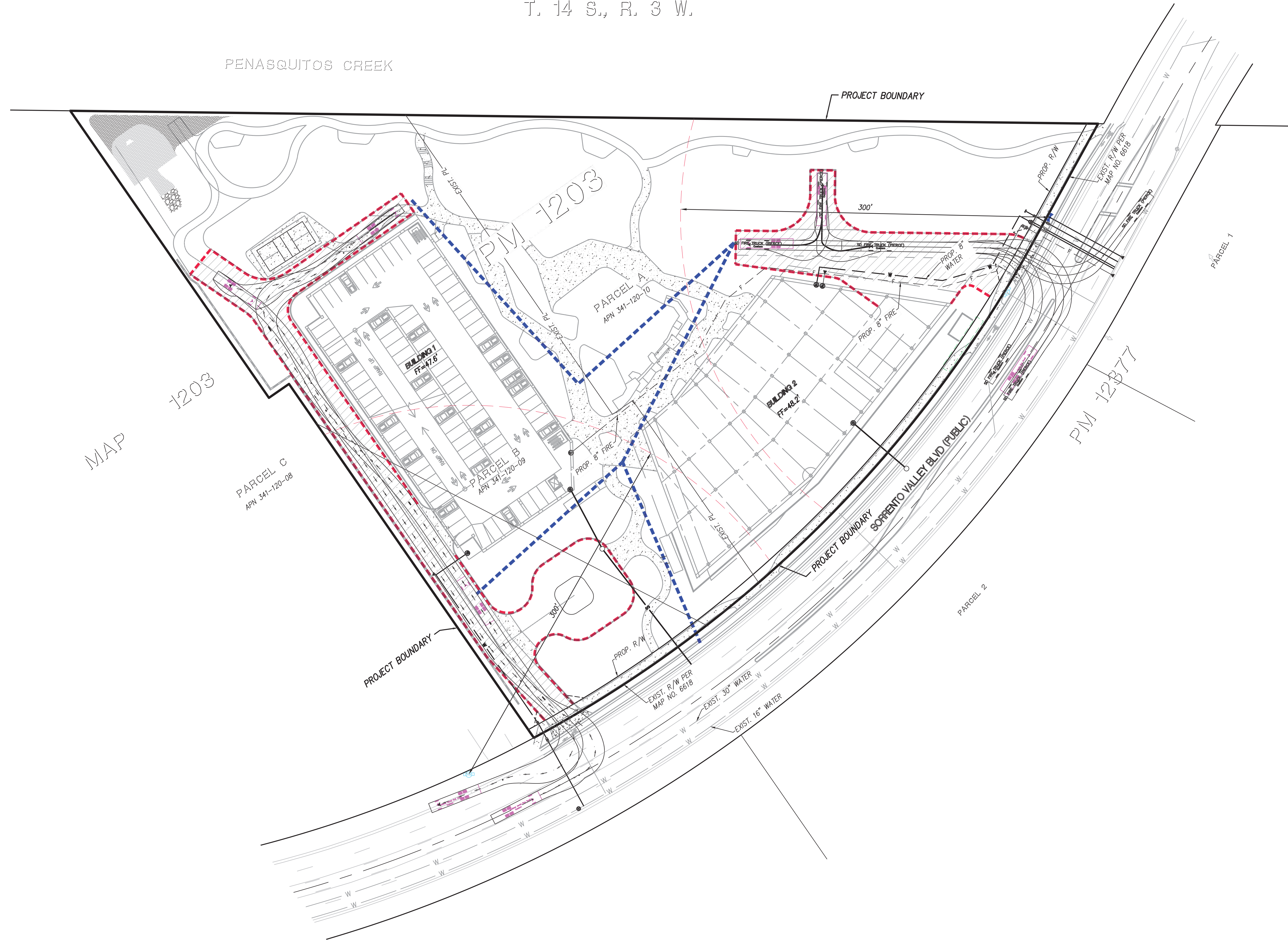
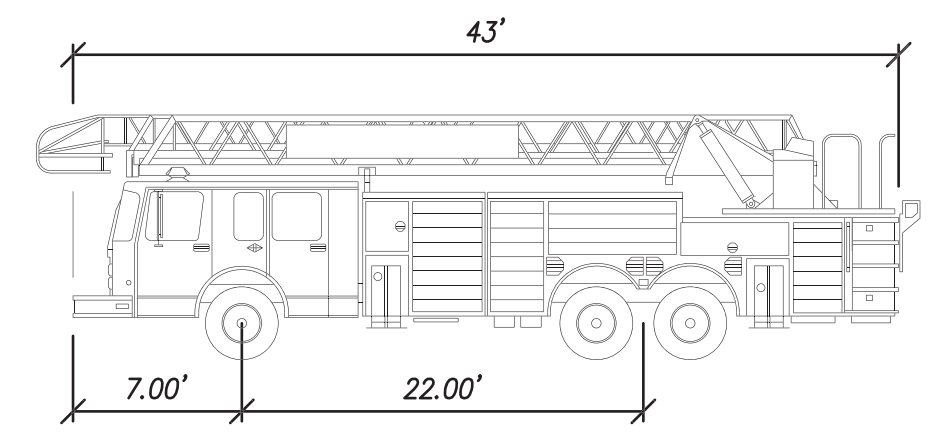


PORTION SECTION 32
T. 14 S., R. 3 W.



- LEGEND:**
- FIRE ACCESS LANE / TURF
 - NO PARKING ZONE
 - 200' HOSE PULL/EXTENSION (ASSUMED BUILDINGS WITH SPRINKLERS)
 - FIRE TRUCK PATH
 - FIRE TRUCK (NCHRP 659 2010-AREAL)
 - 300' RADII FIRE HYDRANT SPACING
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT

- NOTES:**
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
 - ALL ILLUMINATED DIRECTORY, IN ACCORDANCE WITH FHPS POLICY 1-00-6 MAY BE PROVIDED. SAN DIEGO COV., PUBLIC SAFETY, FIRE, SERVICES AND PROGRAMS, POLICIES, ILLUMINATED DIRECTORY.



AREAL FIRE TRUCK

| | FEET |
|-------------------|--------|
| Width | : 8.50 |
| Track | : 8.50 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 33.3 |

Flad ARCHITECTS
450 California St. 17th Flr
San Francisco, CA 94108
415.398.1600

OJB
550 Lomas Santa Fe Drive
Solana Beach, CA 92075
858.764.7961

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

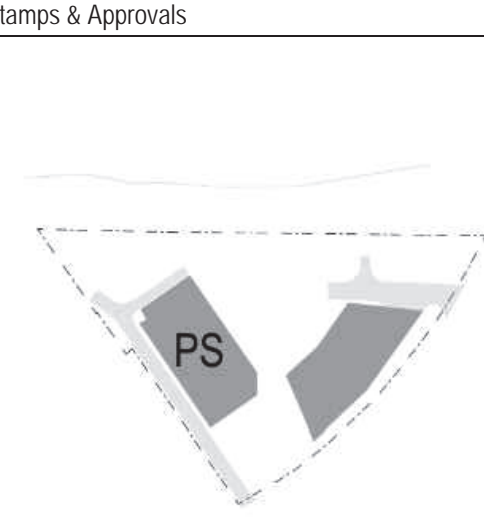
Quantis Group
2488 Historic Decatur Road, Suite 4220
San Diego, CA 92106
619.523.1930

HELIX
7570 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515

GBORON
6960 Flanders Drive
San Diego, California 92121
858.558.8900

Chang Consultants
P.O. Box 9496
Rancho Santa Fe, CA 92067
858.692.0760

UNIVERSITY OF CALIFORNIA
4542 Rufner Street,
Suite 100
San Diego, CA 92111
858.300.8800



NOT FOR CONSTRUCTION



Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

Enclave Park

| | |
|----------------------------|------------------|
| Project Phase CDP/SDP | |
| Date 3/22/24 | Drawn By MB |
| Project Number 23027-00 | Checked By RJ |

Sheet Title
FIRE ACCESS PLAN

| | |
|-----------------------------|----------|
| Sheet Number C-07 | Rev. No. |
|-----------------------------|----------|

File Name: P:\4482\Eng\DWG_Plans\Entirement\Site_Development_Plans\4482-SDP-SHEET C-007_FIRE_ACCESS.dwg, Date Last Printed: 2/29/2024 11:32:40 PM,
 Autodesk Docs\Breakthrough - Entire - 23027\00\breakthrough - Entire - 23027-00-Sheet1



LOS PENASQUITOS CANYON PRESERVE

THE LANDSCAPE DESIGN STATEMENT:

SITUATED ALONG SORRENTO VALLEY BOULEVARD, IN SAN DIEGO, CA, ENCLAVE PARK PROJECT WILL CONSIST OF A SINGLE CLASS A OFFICE BUILDING WITH LABORATORY SPACE AND AN ASSOCIATED PARKING GARAGE.

THE LANDSCAPE CONCEPT PAYS HOMAGE TO THE NATIVE PLANT PALETTE PRESENT WITHIN THE ADJACENT LOS PENASQUITOS CANYON PRESERVE. PROPOSED PLANT SPECIES INCLUDE PREDOMINANTLY NATIVE PLANTS WITH A FEW PROVEN REGIONALLY ADAPTED SPECIES. THE PRIMARY FOCUS OF THE PLANTING CONCEPT WILL BE DROUGHT TOLERANT GRASSES, SUCCULENTS AND SHRUBS COUPLED WITH A VARIETY OF SHADE TREES TO PROMOTE PASSIVE AND ACTIVE USE OF THE SITE.

ALL PLANTING AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, PER THE REQUIREMENTS STATED IN THE SAN DIEGO MUNICIPAL CODE: LAND DEVELOPMENT CODE LANDSCAPE STANDARDS AN IN ACCORDANCE WITH PROFESSIONAL STANDARDS TO ENSURE THE SAFETY OF THE PUBLIC.

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

OJB 550 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.5471

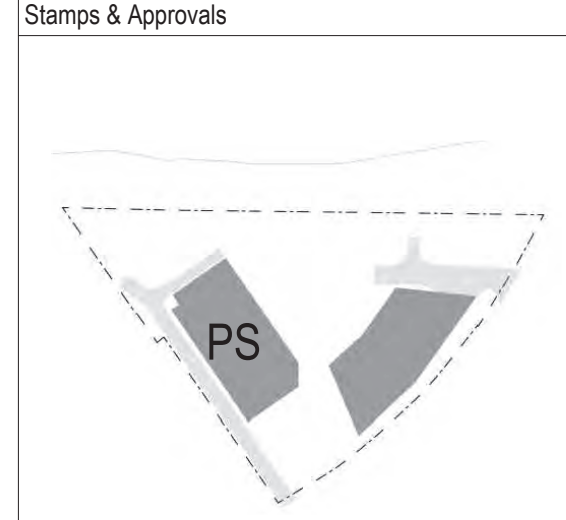
Atlantis Group 2488 Historic Decatur
 Road, Suite #220
 San Diego, CA 92106
 619.523.1930

HELIX 7575 El Cagan Boulevard
 La Mesa, CA 91942
 619.462.1515

GEOCON 6960 Flanders Drive
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Chang Consultants P.O. Box 9496
 Rancho Santa Fe, CA 92067
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4542 Rufiner Street, Suite 100
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| Rev | Date | Description |
|---------------|------|-------------|
| Project Title | | |



Breakthrough Properties

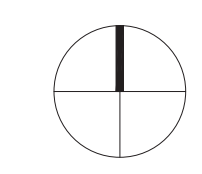
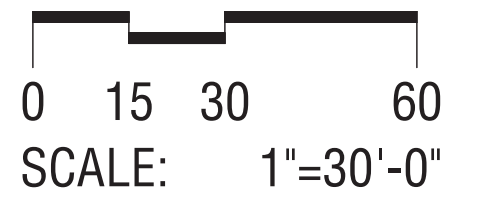
4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

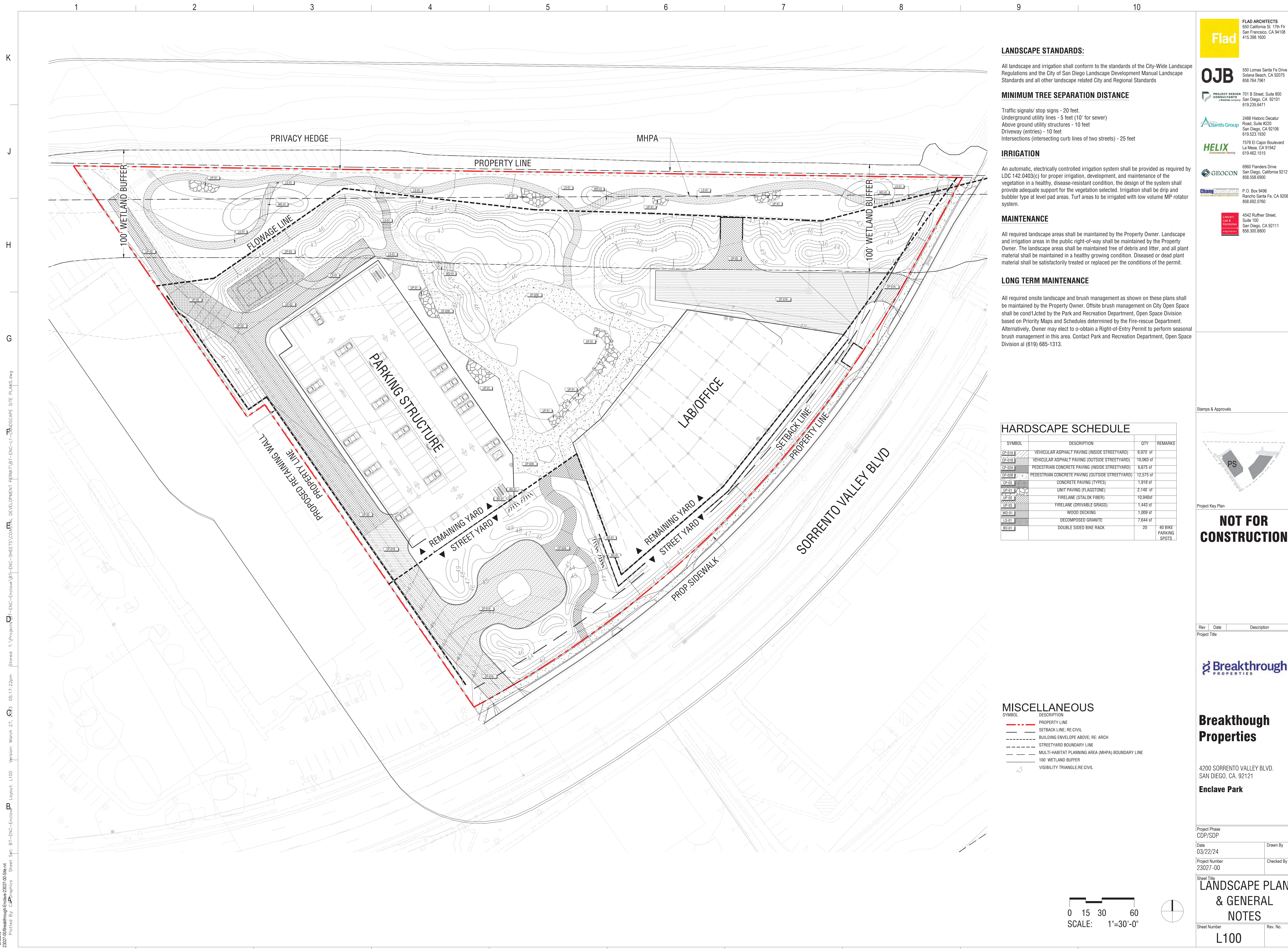
Enclave Park

| | | |
|----------------|----------|------------|
| Project Phase | CDP/SDP | |
| Date | 03/22/24 | Drawn By |
| Project Number | 23027-00 | Checked By |

ILLUSTRATIVE PLAN

| | | | |
|--------------|------|----------|--|
| Sheet Number | L000 | Rev. No. | |
|--------------|------|----------|--|





LANDSCAPE STANDARDS:

All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Landscape Development Manual Landscape Standards and all other landscape related City and Regional Standards

MINIMUM TREE SEPARATION DISTANCE

Traffic signals/ stop signs - 20 feet.
 Underground utility lines - 5 feet (10' for sewer)
 Above ground utility structures - 10 feet
 Driveway (entries) - 10 feet
 Intersections (intersecting curb lines of two streets) - 25 feet

IRRIGATION

An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition, the design of the system shall provide adequate support for the vegetation selected. Irrigation shall be drip and bubbler type at level pad areas. Turf areas to be irrigated with low volume MP rotator system.

MAINTENANCE

All required landscape areas shall be maintained by the Property Owner. Landscape and irrigation areas in the public right-of-way shall be maintained by the Property Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

LONG TERM MAINTENANCE

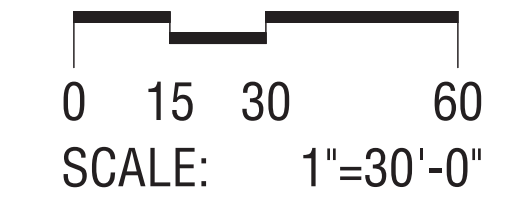
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HARDSCAPE SCHEDULE

| SYMBOL | DESCRIPTION | QTY | REMARKS |
|--------|---|-----------|-----------------------|
| CP-01A | VEHICULAR ASPHALT PAVING (INSIDE STREETYARD) | 9,970 sf | |
| CP-01B | VEHICULAR ASPHALT PAVING (OUTSIDE STREETYARD) | 10,063 sf | |
| CP-02A | PEDESTRIAN CONCRETE PAVING (INSIDE STREETYARD) | 6,675 sf | |
| CP-02B | PEDESTRIAN CONCRETE PAVING (OUTSIDE STREETYARD) | 12,575 sf | |
| CP-03 | CONCRETE PAVING (TYPES) | 1,918 sf | |
| UP-01 | UNIT PAVING (FLAGSTONE) | 2,140 sf | |
| UP-02 | FIRELANE (STALOK FIBER) | 10,940sf | |
| UP-03 | FIRELANE (DRIVABLE GRASS) | 1,443 sf | |
| WD-01 | WOOD DECKING | 1,009 sf | |
| LS-01 | DECOMPOSED GRANITE | 7,644 sf | |
| BC-01 | DOUBLE SIDED BIKE RACK | 20 | 40 BIKE PARKING SPOTS |

MISCELLANEOUS

- SYMBOL DESCRIPTION
- PROPERTY LINE
- SETBACK LINE, RE: CIVIL
- BUILDING ENVELOPE ABOVE, RE: ARCH
- STREETYARD BOUNDARY LINE
- MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE
- 100' WETLAND BUFFER
- VISIBILITY TRIANGLE, RE: CIVIL



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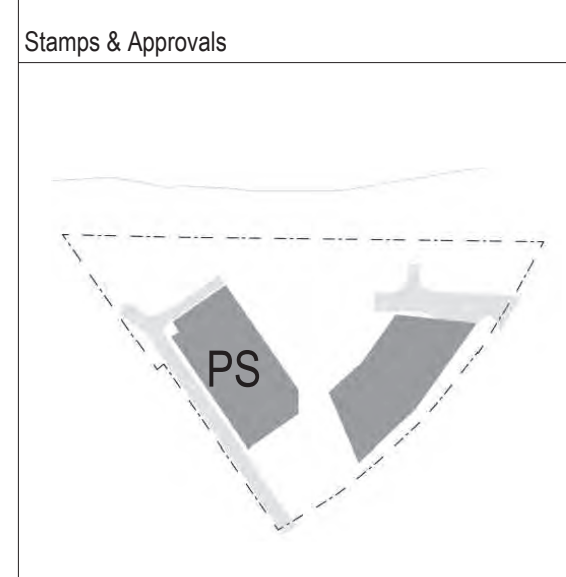
Atlantis Group
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HELIX
 Environmental Planning
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 La Mesa, CA 91942
 619.462.1515

GEOCON
 6960 Flanders Drive
 San Diego, California 92121
 858.558.5900

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 P.O. Box 9496
 Rancho Santa Fe, CA 92067
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REDACTED
 4542 Rufner Street,
 Suite 100
 San Diego, CA 92111
 658.300.8800



NOT FOR CONSTRUCTION



Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

Enclave Park

| | |
|----------------------------|------------|
| Project Phase CDP/SDP | |
| Date 03/22/24 | Drawn By |
| Project Number 23027-00 | Checked By |

Sheet Title
LANDSCAPE PLAN & GENERAL NOTES

Sheet Number
L100

Autodesk Docs | Breakthrough
 Enclave - Landscape Plan & General Notes - 23027-00 - Sheet L100
 Plotted By: C:\Users\jgarcia\OneDrive - Breakthrough Properties\Documents\23027-00 - Landscape Site Plans.dwg
 Stored: T:\Projects\23027-00 - Enclave\BT-ENC-Enclave\BT-ENC-SHEETS\COGNITIVE DEVELOPMENT PERMIT\BT-ENC-L1 - LANDSCAPE SITE PLANS.dwg
 Version: March 27, 2024, 05:17:22pm
 Layout: L100
 Plot Date: 03/22/24

Autodesk Docs | Breakthrough - Entire - 23027-00 | File Name: 23027-00-01-Planting Plans (DWG) | Sheet: BT-ENC-Enclave | Date: 03/22/24 | Drawn By: [Redacted] | Checked By: [Redacted] | Project Number: 23027-00 | Project Title: [Redacted] | Version: March 27, 2024 | 05:17:27pm | Layout: L200 | User: L200 | PLOTTED BY: [Redacted]



STREET TREE CALCULATION TABLE

PER SECTION 142.0409 OF THE SD MUNICIPAL CODE REQUIRES "ONE 24-INCH BOX TREE FOR EVERY 30 FEET OF STREET FRONTAGE"

| AREA SCHEDULE | TOTAL | # OF TREES REQUIRED | # OF TREES PROVIDED |
|-----------------------|--------|---------------------|---------------------|
| TOTAL STREET FRONTAGE | 629 FT | 21 | 21 |

PLANTING SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | CONTAINER | SPREAD | HEIGHT | FUNCTION | QTY |
|-------|-------|---|--------------|----------|--------|----------------|--------|
| XX | | EXISTING TREES TO BE PROTECTED IN PLACE REFER TO PROJECT SPECIFICATIONS | | | | | 5 |
| XX | | EXISTING TREES TO BE REMOVED REFER TO PROJECT SPECIFICATIONS | | | | | 29 |
| | | SPECIMEN TREES | | | | | |
| | T01 | PLATANUS MEXICANA / MEXICAN SYCAMORE PLATANUS RACEMOSA / ROBERTS' CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS ENGELMANNII / ENGELMANN OAK TRISTANIA CONFERTA / BRISBANE BOX PINUS TORREYANA / TORREY PINE | 48" BOX | 40-65" | 40-65" | SHADE / ACCENT | 18 |
| | | LARGE TREES | | | | | |
| | T02 | PLATANUS MEXICANA / MEXICAN SYCAMORE PLATANUS RACEMOSA / ROBERTS' CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS ENGELMANNII / ENGELMANN OAK TRISTANIA CONFERTA / BRISBANE BOX PINUS TORREYANA / TORREY PINE | 48" BOX | 40-65" | 40-65" | SHADE / ACCENT | 138 |
| | | BIORETENTION TREES | | | | | |
| | T03 | PLATANUS RACEMOSA / ROBERTS' CALIFORNIA SYCAMORE | 48" BOX | 40-65" | 40-65" | BIORETENTION | 42 |
| | | STREET TREES | | | | | |
| | T04 | PLATANUS RACEMOSA / ROBERTS' CALIFORNIA SYCAMORE TRISTANIA CONFERTA / BRISBANE BOX | 48" BOX | 40-65" | 40-65" | SHADE / SCREEN | 21 |
| | | SHRUB AREAS | | | | | |
| | PA-01 | LOW/MEDIUM WATER USE ORNAMENTAL SHRUBS AGAVE ATTENUATA / FOX TAIL AGAVE AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE ARCTOSTAPHYLOS 'PACIFIC MIST' / PACIFIC MIST MANZANITA BAHIOPSIS LACINIATA / SAN DIEGO SUNFLOWER CAREX DIVULSA / BERKELEY SEDGE | 60% 1 GAL-40 | 24" O.C. | | ORNAMENTAL | 86,674 |
| | PA-02 | CEANOTHUS GRISSEUS VAR. HORIZONTALIS / CARMEL CREEPER CEANOTHUS CHONDROPETALUM TECTORIUM / SMALL CAPE RUSH DIANELLA 'CLARITY BLUE' / CLARITY BLUE FLAX LILY HESPERALOE 'PINK PARADE' / PINK PARADE RED YUCCA LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE DWARF MAT RUSH MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE PENNISETUM SPATHIOLATUM / SLENDER VELDT GRASS SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE SAGE | 60% 1 GAL-40 | 24" O.C. | | ORNAMENTAL | 4,782 |
| | PA-03 | (FAÇADE PLANTING) | | | | | |
| | PA-04 | (PERIMETER PLANTING INSIDE STREET YARD) | | | | | |
| | PA-05 | (REMAINING YARD PERIMETER PLANTING) | | | | | |
| | PA-06 | (PARKWAY PLANTING) | | | | | |
| | PA-07 | BIORETENTION SHRUBS ACHILLEA MILLEFOLIUM / COMMON YARROW CAREX PANSA / CALIFORNIA MEADOW SEDGE CAREX SPISSA / SAN DIEGO SEDGE IRIS 'GRANDMA'S PURPLE FLAG' / TALL PURPLE BEARDED IRIS JUNCUS PATENS / CALIFORNIA GRAY RUSH LEYMUS CONDENSATUS / CANYON PRINCE / CANYON PRINCE WILD RYE | 60% 1 GAL-40 | 24" O.C. | | BIORETENTION | 15,144 |
| | PA-08 | TURF | SOD | | | | 17,750 |

LANDSCAPE STANDARDS

All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Landscape Development Manual Landscape Standards and all other landscape related City and Regional Standards

MINIMUM TREE SEPARATION DISTANCE

Traffic signals/ stop signs - 20 feet
Underground utility lines - 5 feet (10' for sewer)
Above ground utility structures - 10 feet
Driveway (entries) - 10 feet
Intersections (intersecting curb lines of two streets) - 25 feet

TREE DEMOLITION

All existing trees and shrubs are proposed to be removed unless noted in plans to be protected in place, refer to schedule for existing tree symbol

TREE PROTECTION

Existing trees to remain on site within 10-ft of the area of work will be protected in place. The following protection measures will be provided: 1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line. 2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line. 3. A tree watering schedule will be maintained and documented during construction. 4. All damaged trees will be replaced with one of equal or greater size."

IRRIGATION

An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition, the design of the system shall provide adequate support for the vegetation selected. Irrigation shall be drip and bubbler type at level pad areas. Turf areas to be irrigated with low volume MP rotator system.

MAINTENANCE

All required landscape areas shall be maintained by the Property Owner. Landscape and irrigation areas in the public right-of-way shall be maintained by the Property Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

TREE ROOT ZONE

A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC §142.0403(b)(5).

TREE ROOT BARRIERS

Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403(b).

TREE MAINTENANCE

Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code §142.0403(b)(10).

All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.

MULCH

All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC §142.0411.

LONG TERM MAINTENANCE

All required onsite landscape and brush management as shown on these plans shall be maintained by the Property Owner. Offsite brush management on City Open Space shall be conducted by the Park and Recreation Department, Open Space Division based on Priority Maps and Schedules determined by the Fire-rescue Department. Alternatively, Owner may elect to obtain a Right-of-Entry Permit to perform seasonal brush management in this area. Contact Park and Recreation Department, Open Space Division at (619) 685-1313.

REVEGETATION PROGRAM

Revegetation shall be completed late fall or early winter, using hydroseed and container stock, 90 days for establishment.

NOTE: Planting Areas shown on these plans are Conceptual. Project construction documents shall demonstrate compliance with planting area and point requirements for Industrial Development in Industrial Zones. Construction documents shall include full calculations for Industrial Street Yard/Remaining Yard/Façade Planting Area (FORM DS-7), Vehicular Use Area (FORM DS-5), and MAWA/ETWU.

OFFSITE BRUSH MANAGEMENT:

Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor - Brush/Weed Complaint line at: (619) 533-4444

MISCELLANEOUS

SYMBOL DESCRIPTION

- PROPERTY LINE
- - - SETBACK LINE-RE CIVIL
- BUILDING ENVELOPE ABOVE RE ARCH
- STREET YARD BOUNDARY LINE
- MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE
- 100' WETLAND BUFFER
- VISIBILITY TRIANGLE-RE CIVIL
- 40 SF TREE ROOT ZONE PER PLANTING

NOT FOR CONSTRUCTION

Project Key Plan

Rev | Date | Description

Project Title

Breakthrough PROPERTIES

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

Enclave Park

Project Phase: CDP/SDP
Date: 03/22/24
Project Number: 23027-00
Sheet Title: [Redacted]

Scale: 1"=30'-0"

Sheet Number: L200 | Rev. No.:

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

OJB | 550 Lomas Santa Fe Drive
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PROJECT DESIGN CONSULTANTS | 701 B Street, Suite 800
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LEIGHTON | 4542 Ruther Street,
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Stamps & Approvals

Project Key Plan

NOT FOR CONSTRUCTION

Rev | Date | Description

Project Title

Breakthrough PROPERTIES

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SAN DIEGO, CA. 92121

Enclave Park

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Scale: 1"=30'-0"

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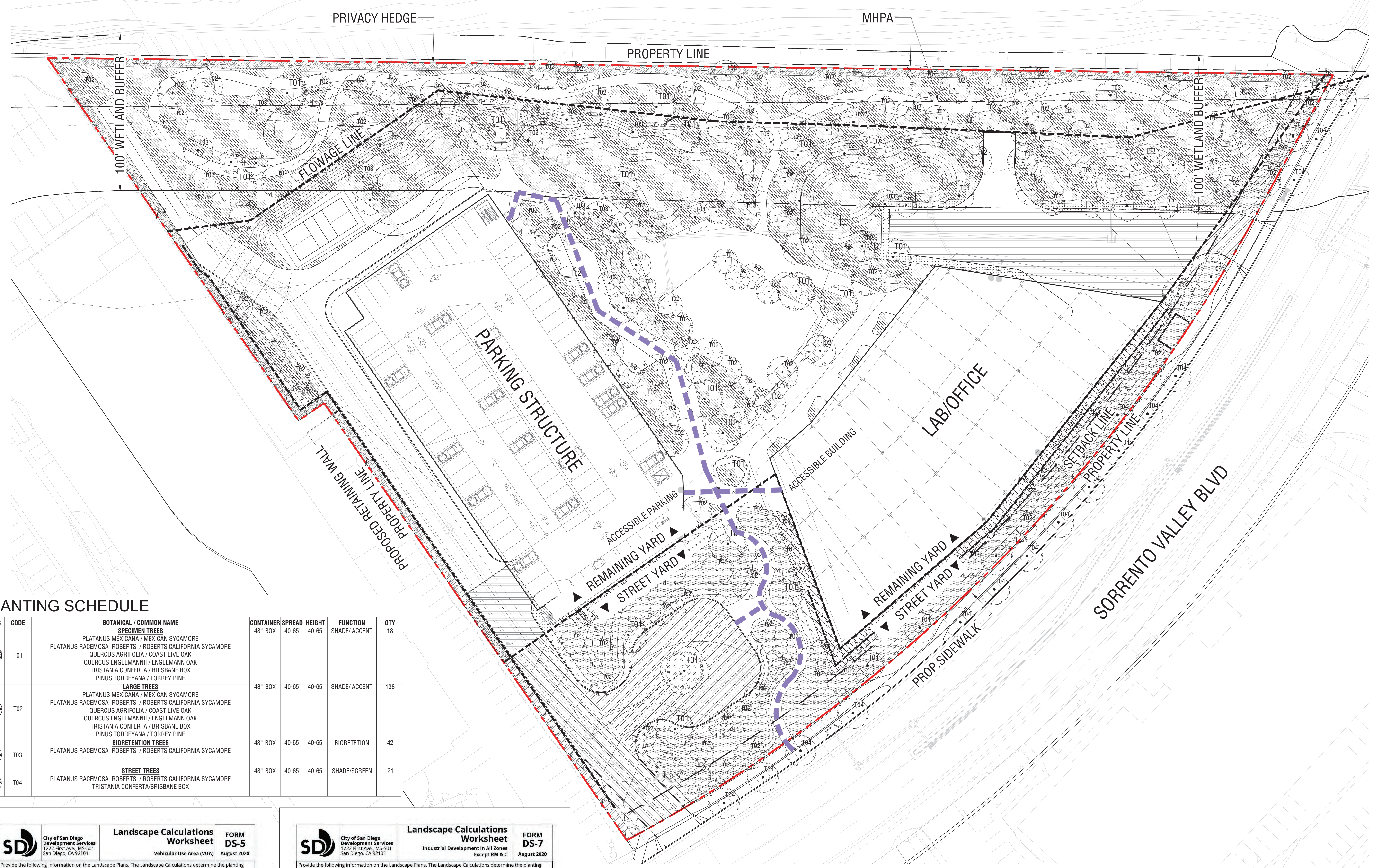
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MULCH
All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC §142.0411.

LONG TERM MAINTENANCE
All required onsite landscape and brush management as shown on these plans shall be maintained by the Property Owner. Offsite brush management on City Open Space shall be conducted by the Park and Recreation Department, Open Space Division based on Priority Maps and Schedules determined by the Fire-rescue Department. Alternatively, Owner may elect to obtain a Right-of-Entry Permit to perform seasonal brush management in this area. Contact Park and Recreation Department, Open Space Division at (619) 685-1313.

REVEGETATION PROGRAM
Revegetation shall be completed late fall or early winter, using hydroseed and container stock, 90 days for establishment.

NOTE: Planting Areas shown on these plans are Conceptual. Project construction documents shall demonstrate compliance with planting area and point requirements for Industrial Development in Industrial Zones. Construction documents shall include full calculations for Industrial Street Yard/Remaining Yard/Façade Planting Area (FORM DS-7), Vehicular Use Area (FORM DS-5), and MAWA/ETWU.



PLANTING SCHEDULE

| TREES | CODE | BOTANICAL / COMMON NAME | CONTAINER | SPREAD | HEIGHT | FUNCTION | QTY |
|-------|------|--|-----------|--------|--------|---------------|-----|
| T01 | | PLATANUS MEXICANA / MEXICAN SYCAMORE | 48" BOX | 40-65' | 40-65' | SHADE/ ACCENT | 18 |
| | | PLATANUS RACEMOSA / ROBERTS' / ROBERTS CALIFORNIA SYCAMORE | | | | | |
| | | QUERCUS AGRIFOLIA / COAST LIVE OAK | | | | | |
| | | QUERCUS ENGELMANNII / ENGELMANN OAK | | | | | |
| | | TRISTANIA CONFERTA / BRISBANE BOX | | | | | |
| T02 | | PLATANUS MEXICANA / MEXICAN SYCAMORE | 48" BOX | 40-65' | 40-65' | SHADE/ ACCENT | 138 |
| | | PLATANUS RACEMOSA / ROBERTS' / ROBERTS CALIFORNIA SYCAMORE | | | | | |
| | | QUERCUS AGRIFOLIA / COAST LIVE OAK | | | | | |
| | | QUERCUS ENGELMANNII / ENGELMANN OAK | | | | | |
| | | TRISTANIA CONFERTA / BRISBANE BOX | | | | | |
| T03 | | BIORETENTION TREES | 48" BOX | 40-65' | 40-65' | BIORETENTION | 42 |
| | | PLATANUS RACEMOSA / ROBERTS' / ROBERTS CALIFORNIA SYCAMORE | | | | | |
| T04 | | STREET TREES | 48" BOX | 40-65' | 40-65' | SHADE/SCREEN | 21 |
| | | PLATANUS RACEMOSA / ROBERTS' / ROBERTS CALIFORNIA SYCAMORE | | | | | |
| | | TRISTANIA CONFERTA/BRISBANE BOX | | | | | |

City of San Diego Development Services Landscape Calculations Worksheet **FORM DS-5**
Industrial Development in All Zones
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142.0403 for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0403(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

| VEHICULAR USE AREA (46,000 sf) [§142.0406 - §142.0407] | Planting Area Required | Planting Area Provided | Excess Area Provided |
|--|---------------------------------|------------------------|----------------------|
| 46,000 sq. ft. per tree | | | |
| Plant Points Required | | | |
| Total Area | N/A sq. ft. x 0.05 = N/A points | N/A points | N/A points |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | N/A points |
| | | | 8,450 points |

| VEHICULAR USE AREA (56,000 sf) [§142.0406 - §142.0407] | Planting Area Required | Planting Area Provided | Excess Area Provided |
|--|-------------------------------------|------------------------|----------------------|
| KVA Inside Street Yard | 9,294 sq. ft. x 0.05 = 465 sq. ft. | 3,520 sq. ft. | 3,055 sq. ft. |
| KVA Outside Street Yard | 10,063 sq. ft. x 0.03 = 302 sq. ft. | 1,884 sq. ft. | 1,582 sq. ft. |
| Plant Points Required | | | |
| Total Area | 9,294 sq. ft. x 0.05 = 465 points | 2,249 points | 1,784 points |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | 700 points |
| | | | 1,227 points |
| | | | 700 points |

| TEMPORARY VEHICULAR USE AREA [§142.0408] | Planting Area Required | Planting Area Provided | Excess Area Provided |
|--|------------------------|------------------------|----------------------|
| Length of Property Line | N/A | N/A | N/A |
| Plant Points Required | | | |
| Plant Points Provided | | | |
| Excess Points Provided | | | |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | |

City of San Diego Development Services Landscape Calculations Worksheet **FORM DS-7**
Industrial Development in All Zones
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142.0403 for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0403(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

| STREET YARD [§142.0404 - §142.0405] | Planting Area Required | Planting Area Provided | Excess Area Provided |
|--|--------------------------------------|------------------------|----------------------|
| Total Area | 38,899 sq. ft. x 25% = 9,725 sq. ft. | 26,278 sq. ft. | 16,553 sq. ft. |
| Plant Points Required | | | |
| Total Area | 38,899 sq. ft. x 0.05 = 1,945 points | 20,012 points | 18,067 points |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | 8,450 points |

| FAÇADE PLANTING AREA [§142.0404 - §142.0405] | Planting Area Required | Planting Area Provided | Excess Area Provided |
|--|-------------------------------------|------------------------|----------------------|
| Length of Street Wall | 818 ft. x 50% x 10' = 4,088 sq. ft. | 4,952 sq. ft. | 864 sq. ft. |
| Plant Points Required | | | |
| Plant Points Provided | | | |
| Excess Points Provided | | | |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | |

| REMAINING YARD [§142.0404 - §142.0405] | Planting Area Required | Planting Area Provided | Excess Area Provided |
|--|--------------------------------|------------------------|----------------------|
| Length of Property Line | 1,324 ft. x 5' = 6,620 sq. ft. | 76,472 sq. ft. | 69,852 sq. ft. |
| Plant Points Required | | | |
| Plant Points Provided | | | |
| Excess Points Provided | | | |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | |
| Plant Points Achieved with Trees (50%) | | | |

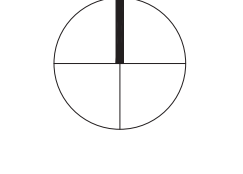
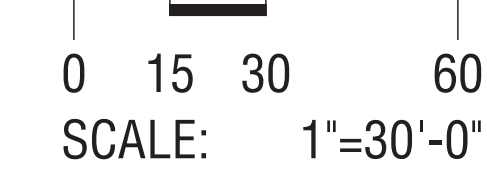
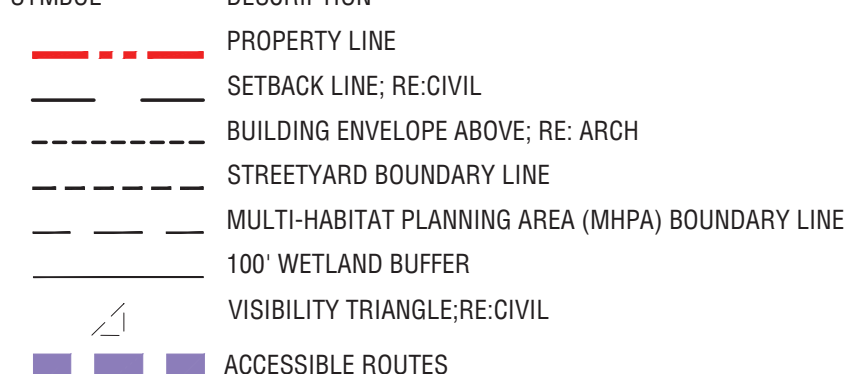
VUA LANDSCAPE CALCULATION TABLE

| SYMBOL | AREA SCHEDULE | TOTAL AREA | PLANTING AREA (PA) REQUIRED (% OF TOTAL) | PLANTING AREA REQUIRED (SF) | PLANTING AREA PROVIDED (SF) | EXCESS AREA PROVIDED (SF) | PLANT POINTS FACTOR (PTS/S.F.) | PLANT POINTS REQUIRED | PLANT POINTS PROVIDED | EXCESS PLANT POINTS PROVIDED | TREE POINTS REQUIRED | TREE POINTS PROVIDED |
|--------|---------------------------------------|------------|--|-----------------------------|-----------------------------|---------------------------|--------------------------------|-----------------------|-----------------------|------------------------------|----------------------|----------------------|
| | VEHICULAR USE AREA INSIDE STREETYARD | 9,294 sf | 5% | 465 sf | 3,520 sf | 3,055 sf | 0.05 | 465 | 2,249 | 1,784 | 50% (233) | 700 |
| | VEHICULAR USE AREA OUTSIDE STREETYARD | 10,063 sf | 3% | 302 sf | 1,884 sf | 1,582 sf | 0.03 | 302 | 1,529 | 1,227 | 50% (151) | 700 |

LANDSCAPE CALCULATION TABLE

| SYMBOL | AREA SCHEDULE | TOTAL AREA | PLANTING AREA (PA) REQUIRED (% OF TOTAL) | PLANTING AREA REQUIRED (SF) | PLANTING AREA PROVIDED (SF) | EXCESS AREA PROVIDED (SF) | PLANT POINTS FACTOR (PTS/S.F.) | PLANT POINTS REQUIRED | PLANT POINTS PROVIDED | EXCESS PLANT POINTS PROVIDED | TREE POINTS REQUIRED | TREE POINTS PROVIDED |
|--------|--------------------------------------|------------|--|-----------------------------|-----------------------------|---------------------------|--------------------------------|-----------------------|-----------------------|------------------------------|----------------------|----------------------|
| | STREET YARD | 38,899 SF | 25% | 9,725 | 26,278 | 16,553 | 0.05 | 1,945 | 20,012 | 18,067 | 50% (973) | 8,450 |
| | FAÇADE PLANTING | 817 LF | 50% LF x 10' W | 4,088 | 4,952 | 864 | 0.50 | 2,044 | 2,579 | 535 | N/A | N/A |
| | REMAINING YARD | 1,324 LF | 100% x 5' W | 6,620 | 76,472 | 69,852 | 0.50 | 3,310 | 50,488 | 47,138 | N/A | N/A |
| | PERIMETER PLANTING INSIDE STREETYARD | 145 LF | 100% x 5' W | 725 | 725 | N/A | 0.20 | 145 | 419 | 274 | N/A | N/A |

MISCELLANEOUS



INTENTIONAL DETENTION OF
14 S., R. 3 W.



Autodesk Docs / Breakthrough
 - Enclave
 2/20/24 11:48 AM
 Plotted By: [User Name]
 Sheet: BT-ENC-Enclave_P0327-00_Sht 14
 Version: 3/27/24 10:47 AM
 Layout: L400
 Date: 03/27/24
 Version: 03/27/24 10:47 AM
 Plot: 03/27/24 10:47 AM
 Print: 03/27/24 10:47 AM
 Project: T:\Projects\BT-ENC-Enclave\BT-ENC-Enclave\BT-ENC-Enclave_P0327-00_Sht 14 Planting Plans.dwg

LEGEND

| | | | |
|----------------|-----------------------------|------------|--|
| [Light Green] | LOW-WATER IRRIGATED AREA | 70,411 sqf | ORNAMENTAL PLANTS THAT ARE NATIVE OR ADAPTIVE TO OUR REGION AND ARE LOW WATER USE |
| [Medium Green] | MEDIUM-WATER IRRIGATED AREA | 36,189 sqf | ORNAMENTAL PLANTS THAT ARE NATIVE OR ADAPTIVE TO OUR REGION AND ARE MEDIUM WATER USE |
| [Light Blue] | HIGH-WATER IRRIGATED AREA | 17,750 sqf | TURF AREAS |

County of San Diego, Planning & Development Services WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT INFORMATION

The project applicant must fill out this worksheet as it is a required element of the Landscape Documentation Package. Complete all sections of the worksheet.

Project Applicant:
 Name of Project Applicant: Breakthrough Properties Phone No: 619.316.5499
 Title: Breakthrough Properties Email: jparot@btprop.com
 Company: Breakthrough Properties Fax No:
 Address (must include City, State and Zip Code):

Project:
 Project Name: Enclave Park County Landscape Plan No:
 Assessor's Parcel No: 4200 Sorrento Valley Blvd. San Diego, 92121

Use the information and formulas below to fill out the worksheet and calculations on page 2.

| Hydrozone Category ⁽¹⁾ | PF-Plant Factor | Irrigation Method ⁽²⁾ | IE- Irrigation Efficiency ⁽³⁾ |
|-----------------------------------|-----------------|----------------------------------|--|
| Very Low Water Use | 0.0 - 0.1 | Filter Pipe for Pools/Spas | 1.00 |
| Low Water Use* | 0.2 - 0.3 | Drip/Subsurface | 0.90 |
| Moderate Water Use | 0.4 - 0.6 | Bubblers | 0.85 |
| High Water Use | 0.7 - 1.0 | Rotors | 0.75 |
| | | Rotators | 0.70 |
| | | Overhead Spray | 0.60 |

ETWU⁽⁴⁾ (Annual Gallons Required) = $Eto \times 0.82 \times ETAF \times Area$
MAWA⁽⁵⁾ (Annual Gallons Allowed) = $(ETWU(0.82) \times LA) + ((1 - ETAF) \times SLAI)$

ETAF is the conversion factor to gallons per sq. ft. **LA** is the total landscape area in sq. ft.
SLAI is the square foot special landscape area in square feet.
ETAF is 0.55 for residential areas. **ETAF** is 0.45 for non-residential areas.

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 PDS-405 (Rev. 03/25/16) www.sandiego.gov/pds/ PAGE 1 of 2

County of San Diego, PDS, Zoning Division
WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo)

| Hydrozone # / Planting Description ⁽¹⁾ | Plant Factor ⁽²⁾ | Irrigation Method ⁽²⁾ | Irrigation Efficiency (IE) ⁽³⁾ | ETAF ⁽⁴⁾ (PF)(IE) | Landscape Area In Square Feet | ETAF x Area | Estimated Total Water Use (ETWU) ⁽⁴⁾ |
|---|-----------------------------|----------------------------------|---|------------------------------|---|-------------|---|
| Regular Landscape Areas | | | | | | | |
| # LOW WATER | 0.2 | DRIP | 0.81 | 0.25 | 33,409 | 8,352 | 240,795 |
| # LOW WATER | 0.2 | DVERHEAD | 0.75 | 0.27 | 37,002 | 9,991 | 288,027 |
| # MEDIUM WATER | 0.4 | OVERHEAD | 0.75 | 0.54 | 15,144 | 8,178 | 235,765 |
| # MEDIUM WATER | 0.4 | DRIP | 0.81 | 0.50 | 9,824 | 4,912 | 141,613 |
| # MEDIUM WATER | 0.4 | DVERHEAD | 0.81 | 0.50 | 11,221 | 5,611 | 161,751 |
| # TURF | 0.7 | DVERHEAD | 0.81 | 0.87 | 17,750 | 15,443 | 445,207 |
| # | | | | | | | |
| # | | | | | | | |
| # | | | | | | | |
| # | | | | | | | |
| # | | | | | | | |
| Totals (A) | | | | | 124,350 | 52,486 | |
| Special Landscape Areas | | | | | | | |
| # | | | | | 1.0 | | |
| # | | | | | 1.0 | | |
| # | | | | | 1.0 | | |
| # | | | | | 1.0 | | |
| Totals (B) | | | | | 4.0 | | |
| | | | | | ETWU(0.82) | 1,513,158 | |
| | | | | | Maximum Water Allowance (MAWA) ⁽⁵⁾ | 1,613,255 | |
| | | | | | Irrigation Efficiency (IE) Average ⁽⁶⁾ | 0.79 | |

ETAF CALCULATIONS

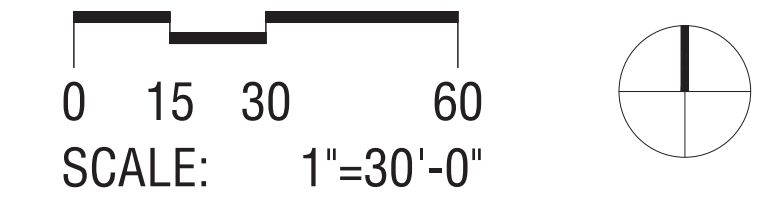
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non-residential areas. Provide Totals based on information calculated in Worksheet above.

| Regular Landscape Areas | | All Landscape Areas | |
|-------------------------|------------------|---------------------|----------------------|
| Total ETAF x Area | (B) = 52,486 | Total ETAF x Area | (B+D) = 52,486 |
| Total Area | (A) = 124,350 | Total Area | (A+C) = 124,350 |
| Average ETAF | (B) ÷ (A) = 0.42 | Site wide ETAF | (B+D) ÷ (A+C) = 0.42 |

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MISCELLANEOUS

| SYMBOL | DESCRIPTION |
|---------------------|--|
| (Dashed line) | PROPERTY LINE |
| (Dotted line) | SETBACK LINE-RE-CIVIL |
| (Dotted line) | BUILDING ENVELOPE ABOVE: RE: ARCH |
| (Dotted line) | STREETYARD BOUNDARY LINE |
| (Dotted line) | MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE |
| (Thick dashed line) | 100' WETLAND BUFFER |
| (Thin dashed line) | VISIBILITY TRIANGLE-RE-CIVIL |
| (Thin dashed line) | 40 SF TREE ROOT ZONE PER PLANTING |



Flad ARCHITECTS
 650 California St. 17th Fl.
 San Francisco, CA 94108
 415.398.1600

OJB
 5500 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 800
 San Diego, CA 92101
 619.236.9471

Astans Group
 2488 Historic Decatur
 Road, Suite #220
 San Diego, CA 92106
 619.528.1930

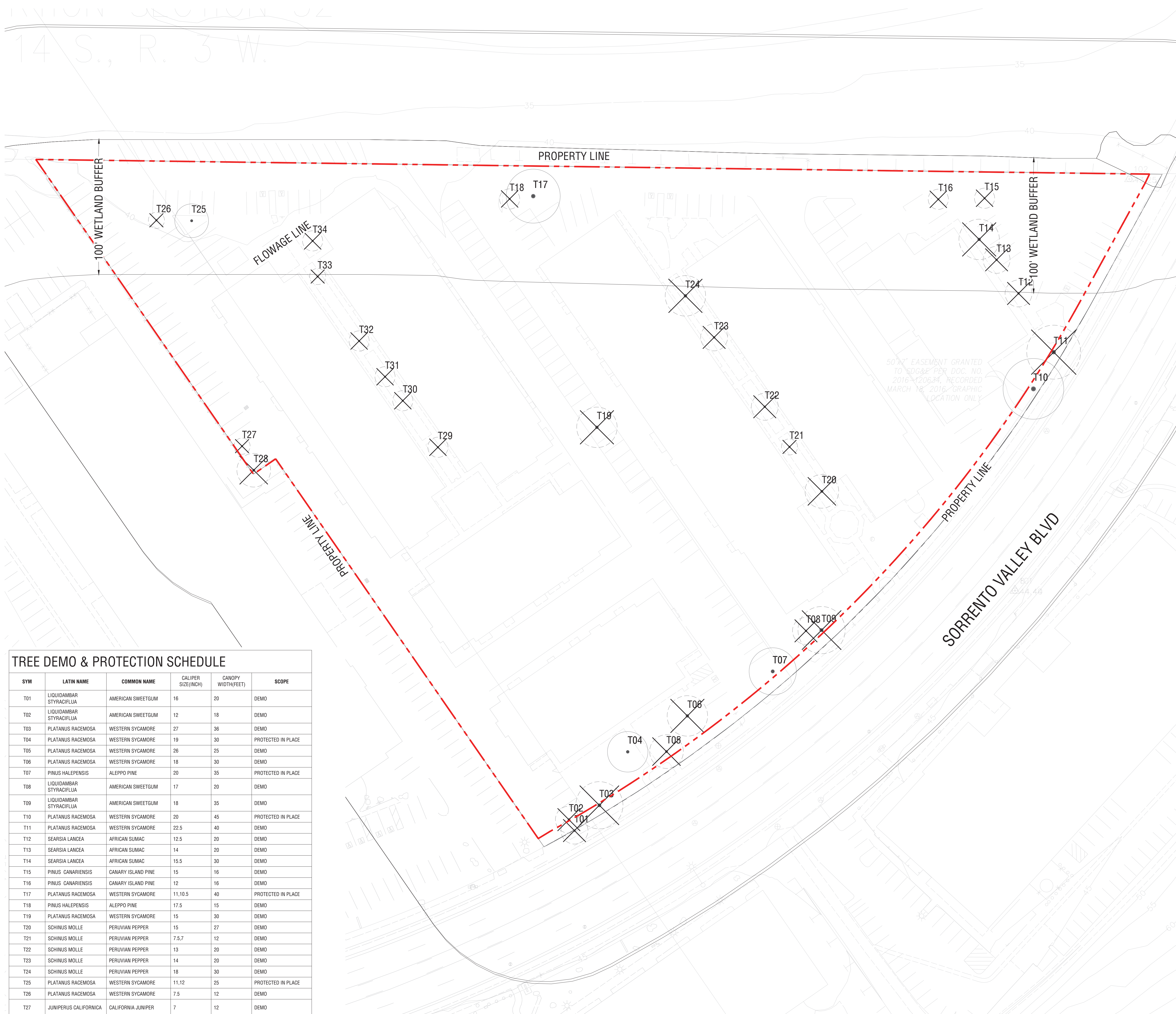
HELIX
 Environmental Planning
 7578 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515

GEOCON
 6960 Flanders Drive
 San Diego, California 92121
 858.558.8900

Chang Consultants
 P.O. Box 9496
 Rancho Santa Fe, CA 92087
 858.692.0760

PROJECT DESIGN CONSULTANTS
 4542 Ruther Street,
 Suite 100
 San Diego, CA 92111
 658.300.8800

Project Phase: CDP/SDP
 Date: 03/22/24
 Project Number: 23027-00
 Sheet Title: **HYDROZONE PLAN**
 Sheet Number: **L400**



TREE DEMO & PROTECTION SCHEDULE

| SYM | LATIN NAME | COMMON NAME | CALIPER SIZE(INCH) | CANOPY WIDTH(FEET) | SCOPE |
|-----|-------------------------|-------------------------|--------------------|---------------------|--------------------|
| T01 | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEETGUM | 16 | 20 | DEMO |
| T02 | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEETGUM | 12 | 18 | DEMO |
| T03 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 27 | 36 | DEMO |
| T04 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 19 | 30 | PROTECTED IN PLACE |
| T05 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 26 | 25 | DEMO |
| T06 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 18 | 30 | DEMO |
| T07 | PINUS HALEPENSIS | ALEPPY PINE | 20 | 35 | PROTECTED IN PLACE |
| T08 | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEETGUM | 17 | 20 | DEMO |
| T09 | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEETGUM | 18 | 35 | DEMO |
| T10 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 20 | 45 | PROTECTED IN PLACE |
| T11 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 22.5 | 40 | DEMO |
| T12 | SEARSIA LANCEA | AFRICAN SUMAC | 12.5 | 20 | DEMO |
| T13 | SEARSIA LANCEA | AFRICAN SUMAC | 14 | 20 | DEMO |
| T14 | SEARSIA LANCEA | AFRICAN SUMAC | 15.5 | 30 | DEMO |
| T15 | PINUS CANARIENSIS | CANARY ISLAND PINE | 15 | 16 | DEMO |
| T16 | PINUS CANARIENSIS | CANARY ISLAND PINE | 12 | 16 | DEMO |
| T17 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 11,10.5 | 40 | PROTECTED IN PLACE |
| T18 | PINUS HALEPENSIS | ALEPPY PINE | 17.5 | 15 | DEMO |
| T19 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 15 | 30 | DEMO |
| T20 | SCHINUS MOLLE | PERUVIAN PEPPER | 15 | 27 | DEMO |
| T21 | SCHINUS MOLLE | PERUVIAN PEPPER | 7.5,7 | 12 | DEMO |
| T22 | SCHINUS MOLLE | PERUVIAN PEPPER | 13 | 20 | DEMO |
| T23 | SCHINUS MOLLE | PERUVIAN PEPPER | 14 | 20 | DEMO |
| T24 | SCHINUS MOLLE | PERUVIAN PEPPER | 18 | 30 | DEMO |
| T25 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 11,12 | 25 | PROTECTED IN PLACE |
| T26 | PLATANUS RACEMOSA | WESTERN SYCAMORE | 7.5 | 12 | DEMO |
| T27 | JUNIPERUS CALIFORNICA | CALIFORNIA JUNIPER | 7 | 12 | DEMO |
| T28 | PHOENIX CANARIENSIS | CANARY ISLAND DATE PALM | 40 | 25 | DEMO |
| T29 | NERIUM OLEANDER | OLEANDER | 6 | 15 | DEMO |
| T30 | NERIUM OLEANDER | OLEANDER | 4 | 16 | DEMO |
| T31 | NERIUM OLEANDER | OLEANDER | 4 | 16 | DEMO |
| T32 | NERIUM OLEANDER | OLEANDER | 6 | 13 | DEMO |
| T33 | NERIUM OLEANDER | OLEANDER | 4 | 12 | DEMO |
| T34 | NERIUM OLEANDER | OLEANDER | 4 | 16 | DEMO |

FLAD ARCHITECTS
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 858.692.0760

REDDICK
 4542 Rufner Street,
 Suite 100
 San Diego, CA 92111
 658.300.8800

LANDSCAPE STANDARDS
 All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Landscape Development Manual Landscape Standards and all other landscape related City and Regional Standards

MINIMUM TREE SEPARATION DISTANCE
 Traffic signals/ stop signs - 20 feet
 Underground utility lines - 5 feet (10' for sewer)
 Above ground utility structures - 10 feet
 Driveway (entries) - 10 feet
 Intersections (intersecting curb lines of two streets) - 25 feet

TREE PROTECTION
 Existing trees to remain on site within 10-ft of the area of work will be protected in place. The following protection measures will be provided: 1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line. 2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line. 3. A tree watering schedule will be maintained and documented during construction. 4. All damaged trees will be replaced with one of equal or greater size."

IRRIGATION
 An automatic, electrically controlled irrigation system shall be provided as required by LDC 142.0403(c) for proper irrigation, development, and maintenance of the vegetation in a healthy, disease-resistant condition, the design of the system shall provide adequate support for the vegetation selected. Irrigation shall be drip and bubbler type at level pad areas. Turf areas to be irrigated with low volume MP rotator system.

MAINTENANCE
 All required landscape areas shall be maintained by the Property Owner. Landscape and irrigation areas in the public right-of-way shall be maintained by the Property Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

TREE ROOT ZONE
 A minimum root zone of 40sf in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC §142.0403(b)(5).

TREE ROOT BARRIERS
 Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not wrap around the root ball." Please clearly identify the installation of root barriers in the locations subject to these conditions per 142.0403(b).

TREE MAINTENANCE
 Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the San Diego Municipal Code §142.0403(b)(10).

All pruning shall comply with the standards of the American National Standards Institute (ANSI) for tree care operations and the International Society of Arboriculture (ISA) for tree pruning. Topping of trees is not permitted.

MULCH
 All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches, excluding slopes requiring revegetation per SDMC §142.0411.

LONG TERM MAINTENANCE
 All required onsite landscape and brush management as shown on these plans shall be maintained by the Property Owner. Offsite brush management on City Open Space shall be conducted by the Park and Recreation Department, Open Space Division based on Priority Maps and Schedules determined by the Fire-rescue Department. Alternatively, Owner may elect to obtain a Right-of-Entry Permit to perform seasonal brush management in this area. Contact Park and Recreation Department, Open Space Division at (619) 685-1313.

REVEGETATION PROGRAM
 Revegetation shall be completed late fall or early winter, using hydroseed and container stock, 90 days for establishment.

NOTE: Planting Areas shown on these plans are Conceptual. Project construction documents shall demonstrate compliance with planting area and point requirements for Industrial Development in Industrial Zones. Construction documents shall include full calculations for Industrial Street Yard/Remaining Yard/Façade Planting Area (FORM DS-7), Vehicular Use Area (FORM DS-8), and MAWA/ETWU.

TREE PROTECTION & DEMO

TREE TO BE PROTECTED IN PLACE
 REFER TO PROJECT SPECIFICATIONS

TREE TO BE REMOVED
 REFER TO PROJECT SPECIFICATIONS

MISCELLANEOUS

| SYMBOL | DESCRIPTION |
|--------|--|
| | PROPERTY LINE |
| | SETBACK LINE; RE-CIVIL |
| | BUILDING ENVELOPE ABOVE; RE-ARCH |
| | STREETYARD BOUNDARY LINE |
| | MULTI-HABITAT PLANNING AREA (MHPA) BOUNDARY LINE |
| | 100' WETLAND BUFFER |

SCALE: 1"=30'-0"

Stamps & Approvals

PS

Project Key Plan

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| Rev | Date | Description |
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| | | |

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

Enclave Park

| | |
|-----------------------|------------|
| Project Phase | |
| CDP/SDP | |
| Date | Drawn By |
| 03/22/24 | |
| Project Number | Checked By |
| 23027-00 | |
| Sheet Title | |

TREE PROTECTION & DEMO PLAN

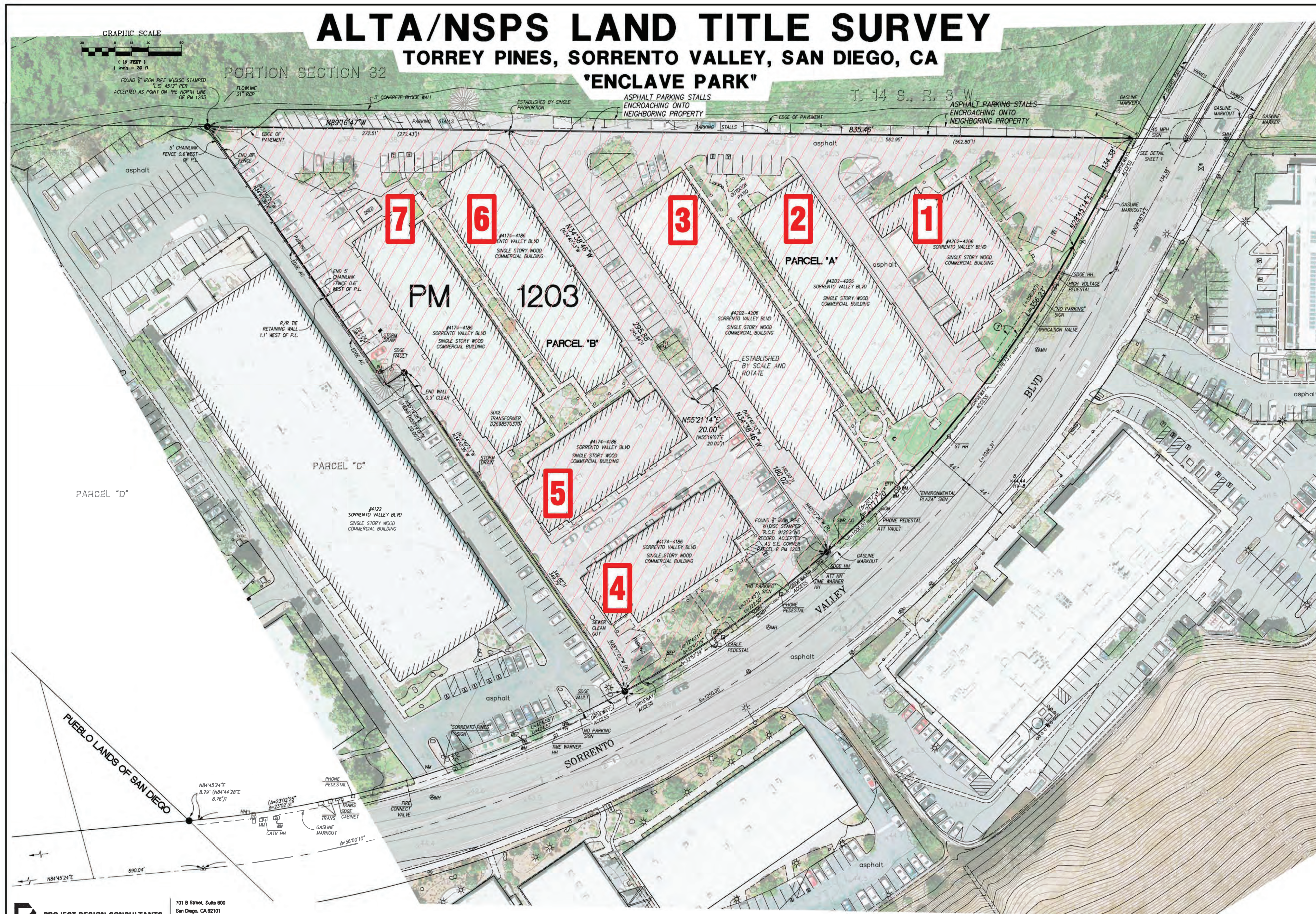
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| Sheet Number | Rev. No. |
| L500 | |

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 LAYOUT: L500
 Sheet Sp: BT-ENC-Enclave

7 TOTAL STRUCTURES TO BE DEMOLISHED

| | | |
|----|--|------------------|
| 1. | 4206 SORRENTO VALLEY BLVD. | |
| 2. | 4204 SORRENTO VALLEY BLVD. | |
| 3. | 4202 SORRENTO VALLEY BLVD. | |
| | TOTAL BUILDING SQUARE FOOTAGE 4202 - 4206 SORRENTO VALLEY BLVD. | 48,392 SF |
| 4. | 4174 SORRENTO VALLEY BLVD. | |
| 5. | 4178 SORRENTO VALLEY BLVD. | |
| 6. | 4182 SORRENTO VALLEY BLVD. | |
| 7. | 4186 SORRENTO VALLEY BLVD. | |
| | TOTAL BUILDING SQUARE FOOTAGE 4174 - 4186 SORRENTO VALLEY BLVD. | 43,448 SF |
| | 7 BUILDING TOTAL | 91,840 SF |

ALTA/NSPS LAND TITLE SURVEY
TORREY PINES, SORRENTO VALLEY, SAN DIEGO, CA



TO BE DEMOLISHED

DEMOLITION NOTES:

1. NO DWELLING UNITS BEING DEMOLISHED UNDER THE SCOPE OF THIS PROJECT.
2. EXISTING SITE SURFACE ASPHALT WITHIN PROPERTY LINE AND INFRASTRUCTURE TO BE DEMOLISHED.
3. SEE LANDSCAPE DEMOLITION PLANS FOR EXTENT OF PLANTING TO BE REMOVED.

Flad
 FLAD ARCHITECTS
 650 California St.
 17th Fl.
 San Francisco, CA
 94108

OJB
 550 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

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

Astoria Group
 2488 Historic Decatur Road, Suite #220
 San Diego, CA 92106
 619.523.1530

HELIX
 7576 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515

GEOCON
 6990 Flanders Drive
 San Diego, California 92121
 858.558.6900

Chan Consultants
 P.O. Box 9496
 Rancho Santa Fe, CA 92067
 858.692.0780

LEAF
 4542 Ruffner Street, Suite 100
 San Diego, CA 92111
 858.300.8800

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PLAN NORTH

NORTH

Project Key

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| Rev | Date | Description |
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Breakthrough PROPERTIES

Breakthrough Properties

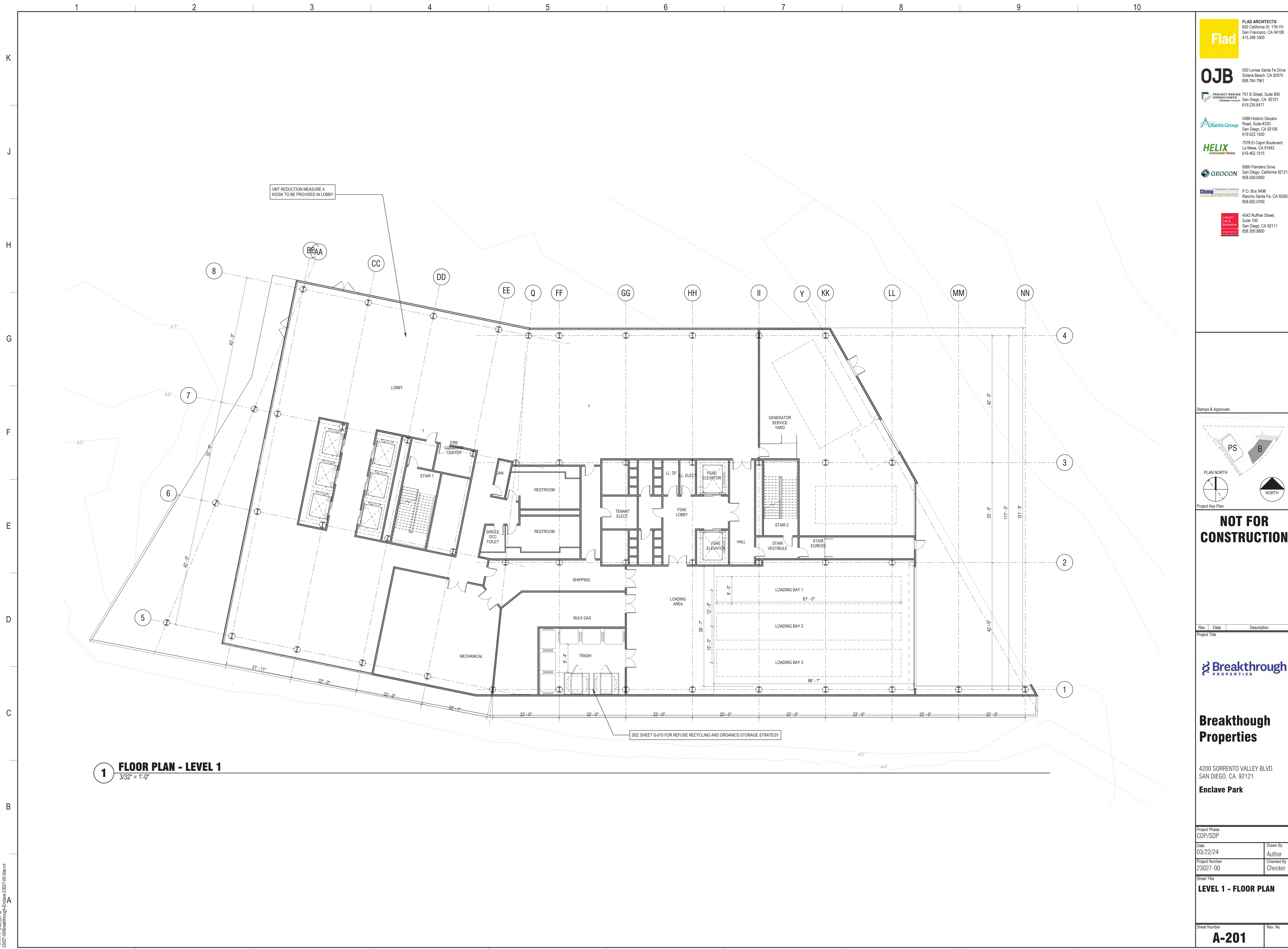
4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

Enclave Park

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| Project Phase | CDP/SDP |
| Date | 03/22/24 |
| Project | 23027-00 |
| Sheet Title | DEMO PLAN - OVERALL |

| | |
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| Drawn by | Author |
| Checked | Checker |

Sheet Number **A-010** Rev. No.



- Flad** ARCHITECTS
650 California St. 17th Fl.
San Francisco, CA 94108
415.398.1600
- OJB**
550 Lomas Santa Fe Drive
Solana Beach, CA 92075
858.764.7961
- PROJECT DESIGN CONSULTANTS**
701 B Street, Suite 800
San Diego, CA 92101
619.235.9471
- Axioms Group**
2488 Historic Decatur
Road, Suite #220
San Diego, CA 92106
619.523.1920
- HELIX**
Environmental Planning
7578 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515
- GEOCON**
6960 Flanders Drive
San Diego, California 92121
858.558.0900
- Chang Consultants**
P.O. Box 9496
Rancho Santa Fe, CA 92067
858.692.0760
- LEWIS & CLARK**
4542 Ruffner Street,
Suite 100
San Diego, CA 92111
858.300.8800

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PLAN NORTH

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Project Key Plan

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Project Title



Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

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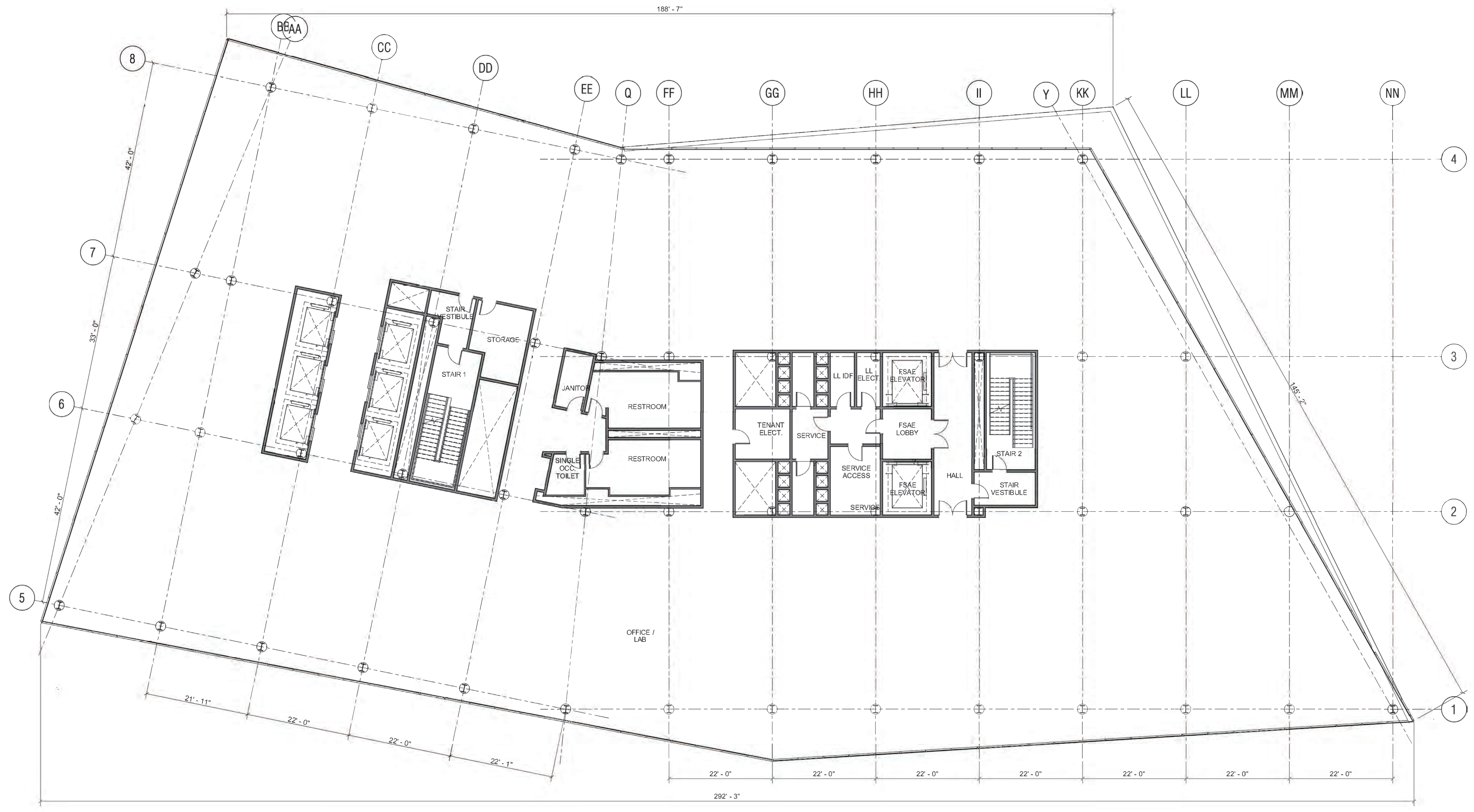
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| Project Phase CDP/SDP | |
| Date 03/22/24 | Drawn By Author |
| Project Number 23027-00 | Checked By Checker |

Sheet Title

LEVEL 1 - FLOOR PLAN

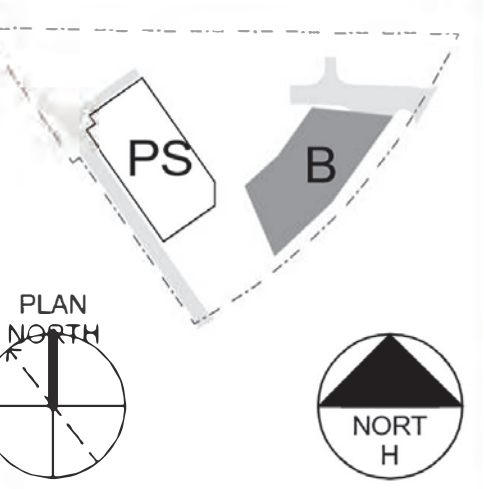
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1 FLOOR PLAN - TYPICAL FLOOR 2-9
 3/32" = 1'-0"

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Rev | Date | Description

Project Title



Breakthrough Properties

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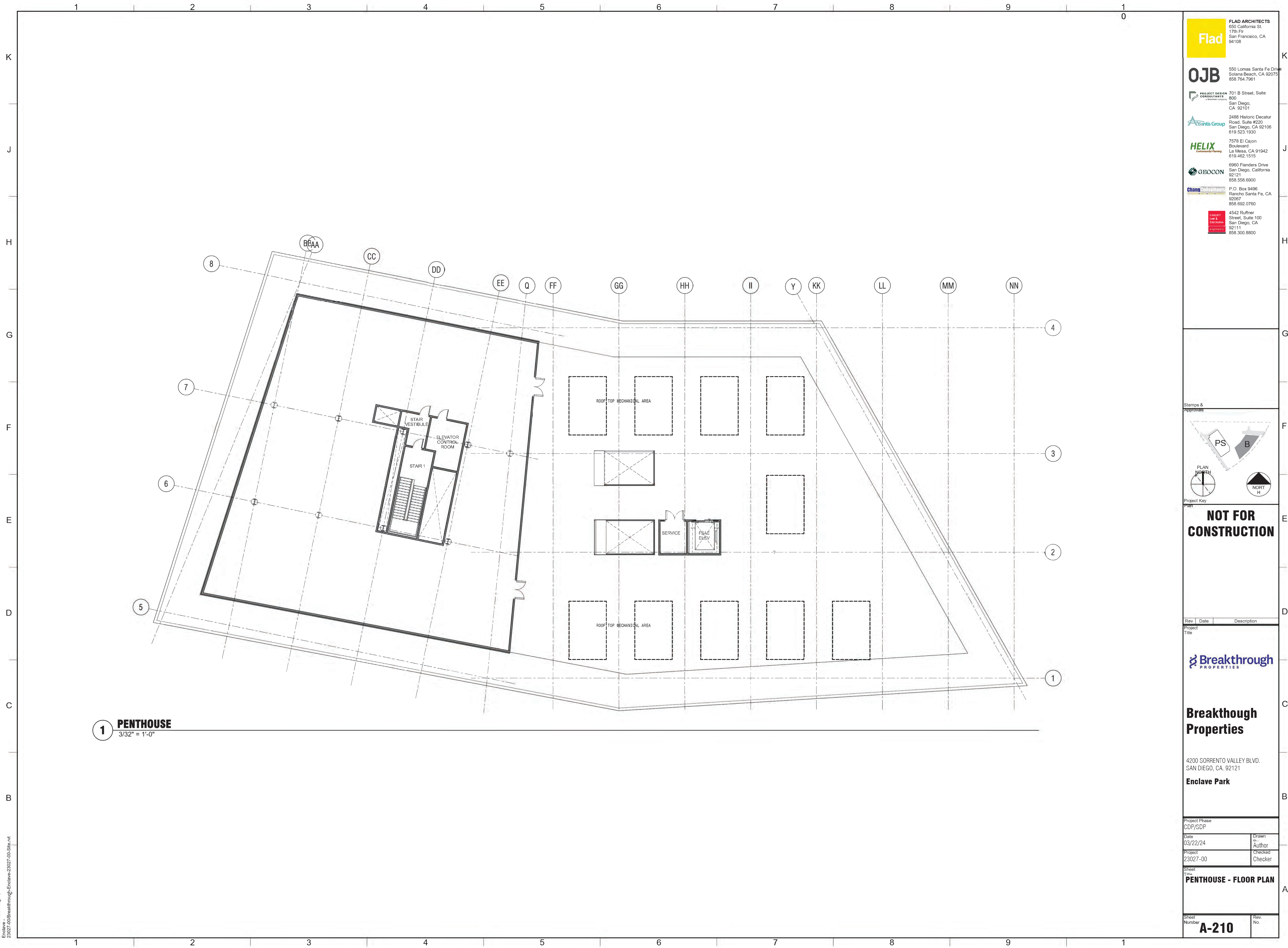
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 CDP/SDP

Date
 03/22/24

Project
 23027-00

Sheet Title
LEVEL 4 - FLOOR PLAN

Sheet Number
A-204



1 PENTHOUSE
3/32" = 1'-0"

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650 California St.
17th Fl.
San Francisco, CA 94108

OJB
550 Lomas Santa Fe Drive
Solana Beach, CA 92075
858.764.7961

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

ARCADIS GROUP
2488 Historic Decatur Road, Suite #220
San Diego, CA 92106
619.523.1530

HELIX
7570 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515

GEOCON
6990 Flanders Drive
San Diego, California 92121
858.558.8900

Chang Debsi Hants
P.O. Box 9496
Rancho Santa Fe, CA 92067
858.692.0780

LOWEY
4542 Ruffner Street, Suite 100
San Diego, CA 92111
858.300.8800

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Project Title

Breakthrough PROPERTIES

Breakthrough Properties

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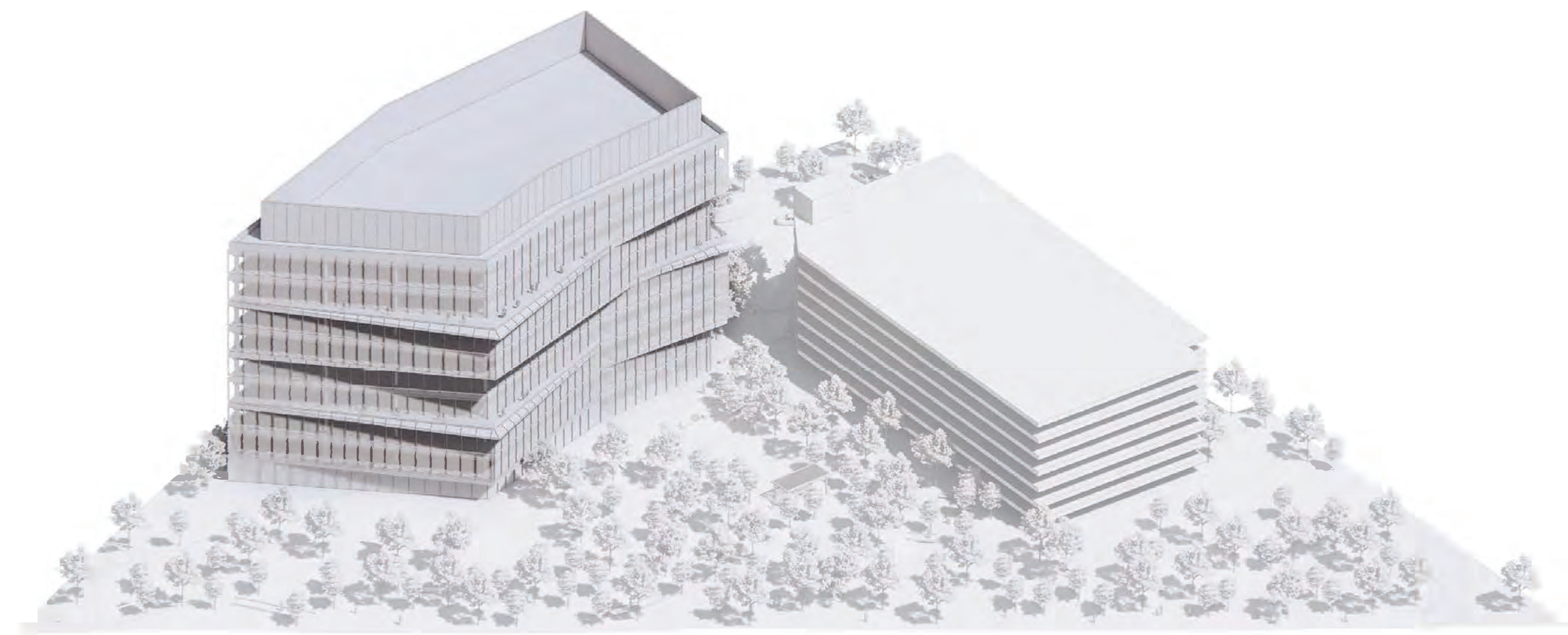
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| Project Phase CDP/SDP | |
| Date 03/22/24 | Drawn by Author |
| Project 23027-00 | Checked Checker |

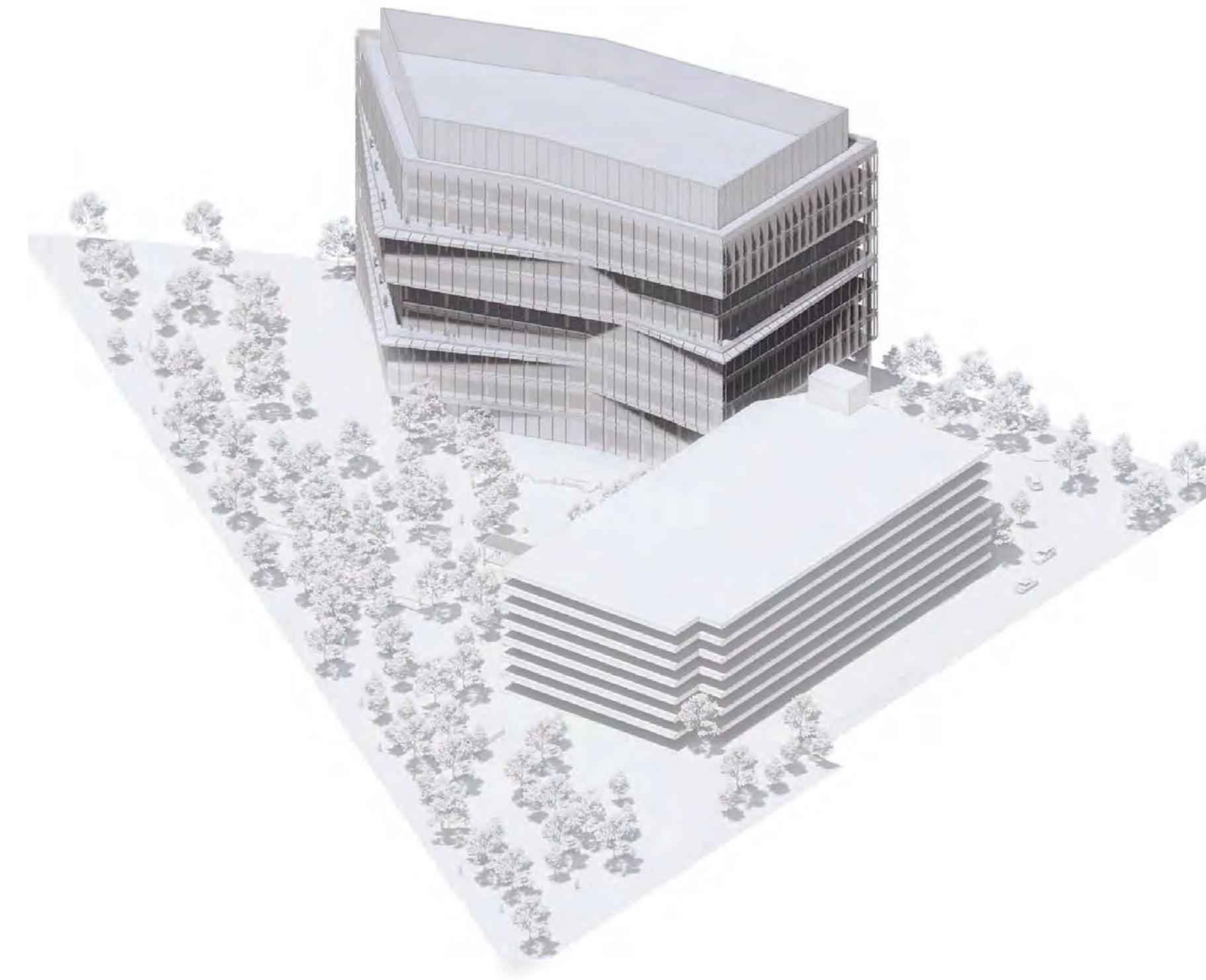
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Sheet Number
A-210

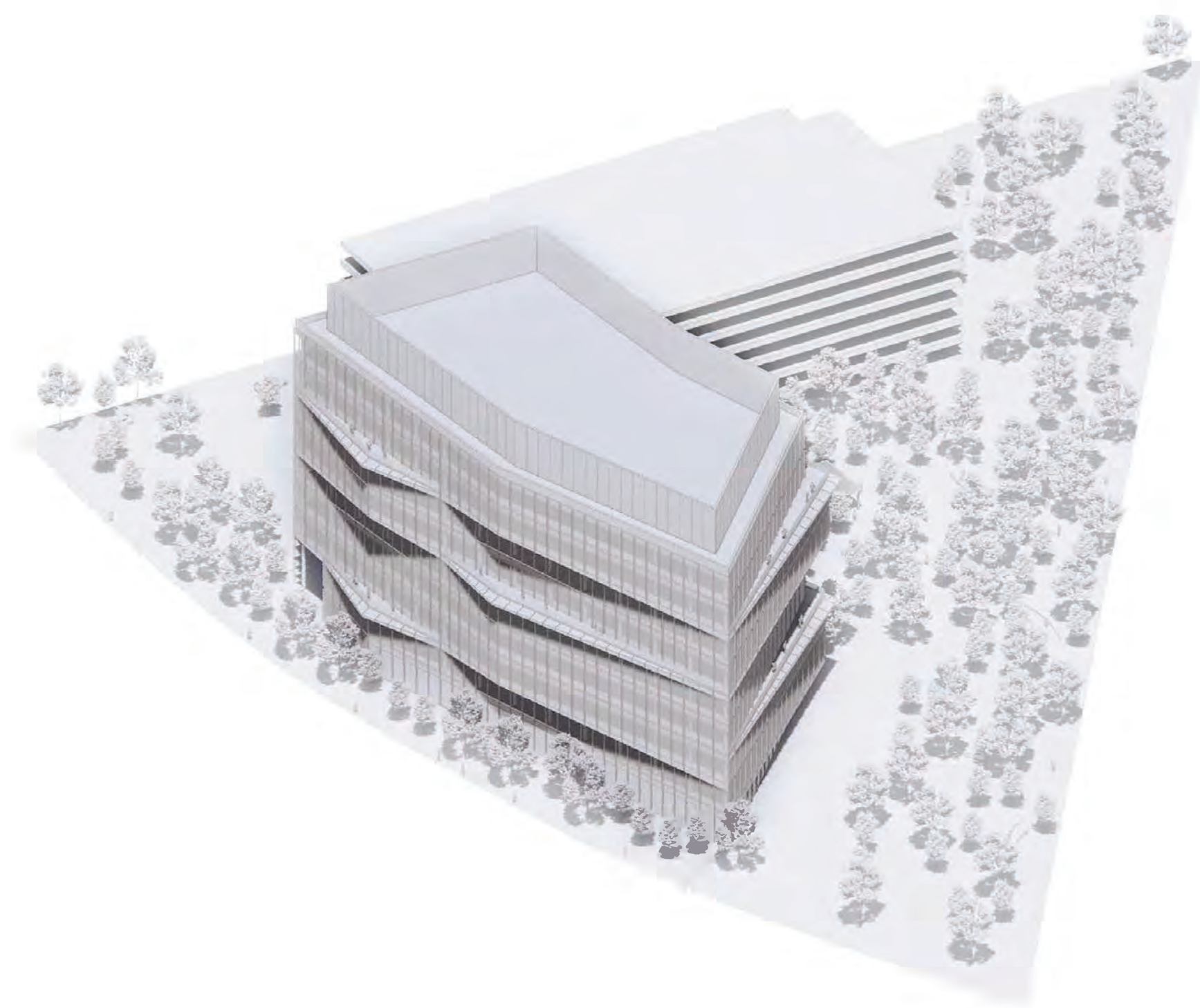
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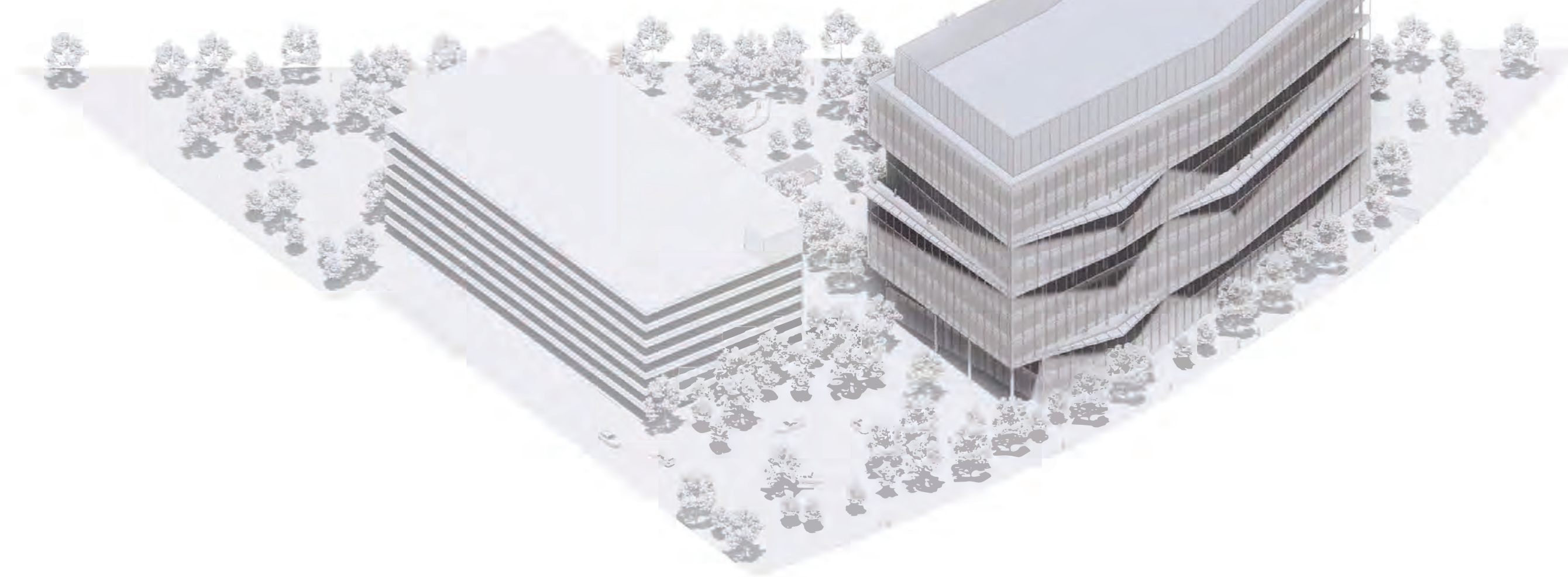
Axon North East



Axon North West



Axon South East



Axon South West

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 FLAD ARCHITECTS
 650 California St. 17th Fl.
 San Francisco, CA 94108
 415.398.1800

OJB
 550 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.9471

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

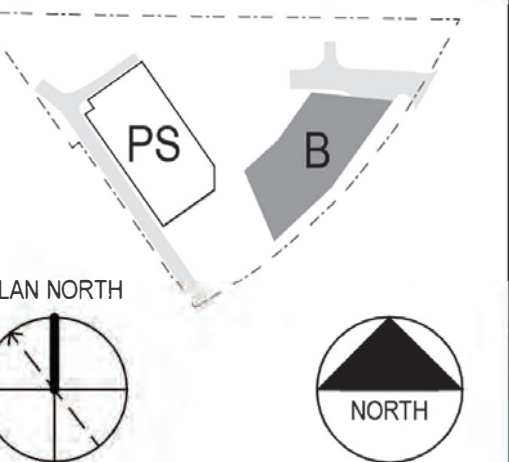
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 Environmental Planning
 7578 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515

GEOCON
 6960 Flanders Drive
 San Diego, California 92121
 658.558.0900

Chang Debenham
 P.O. Box 9496
 Rancho Santa Fe, CA 92067
 858.692.0760

Lowitt Law & Construction
 4542 Ruffner Street,
 Suite 100
 San Diego, CA 92111
 658.300.8800

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Project Title

Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

Enclave Park

Project Phase

CDP/SDP

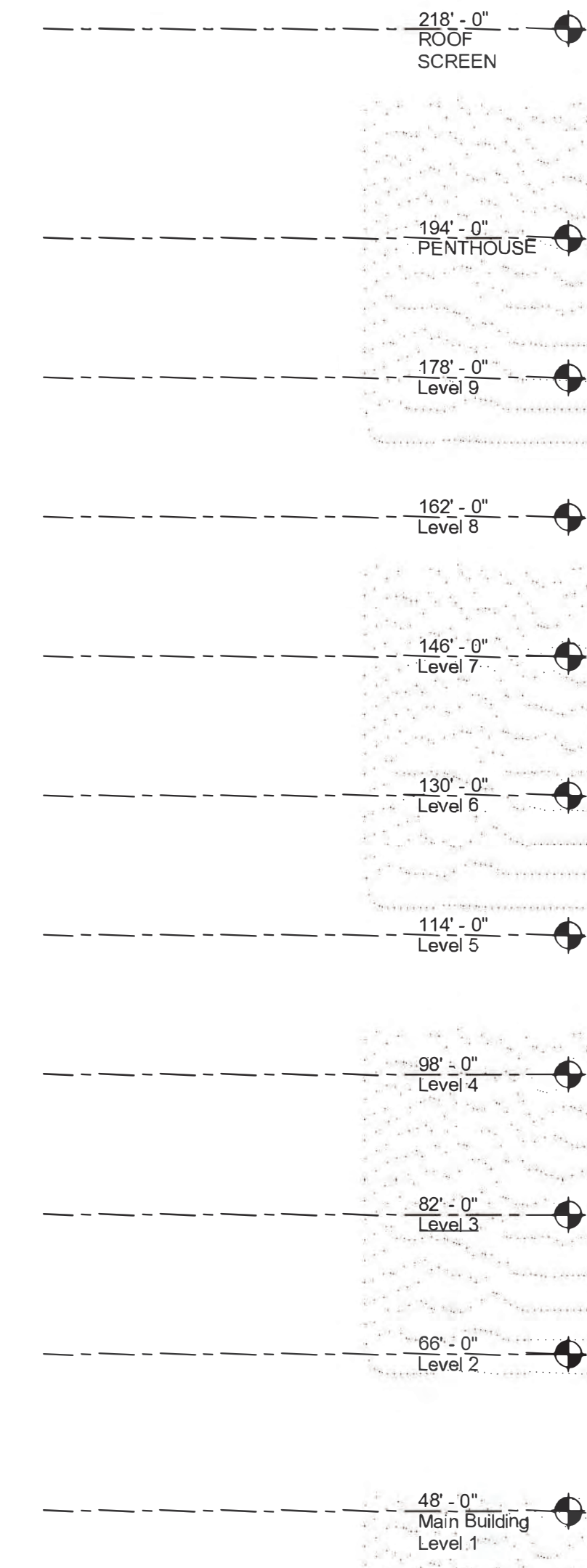
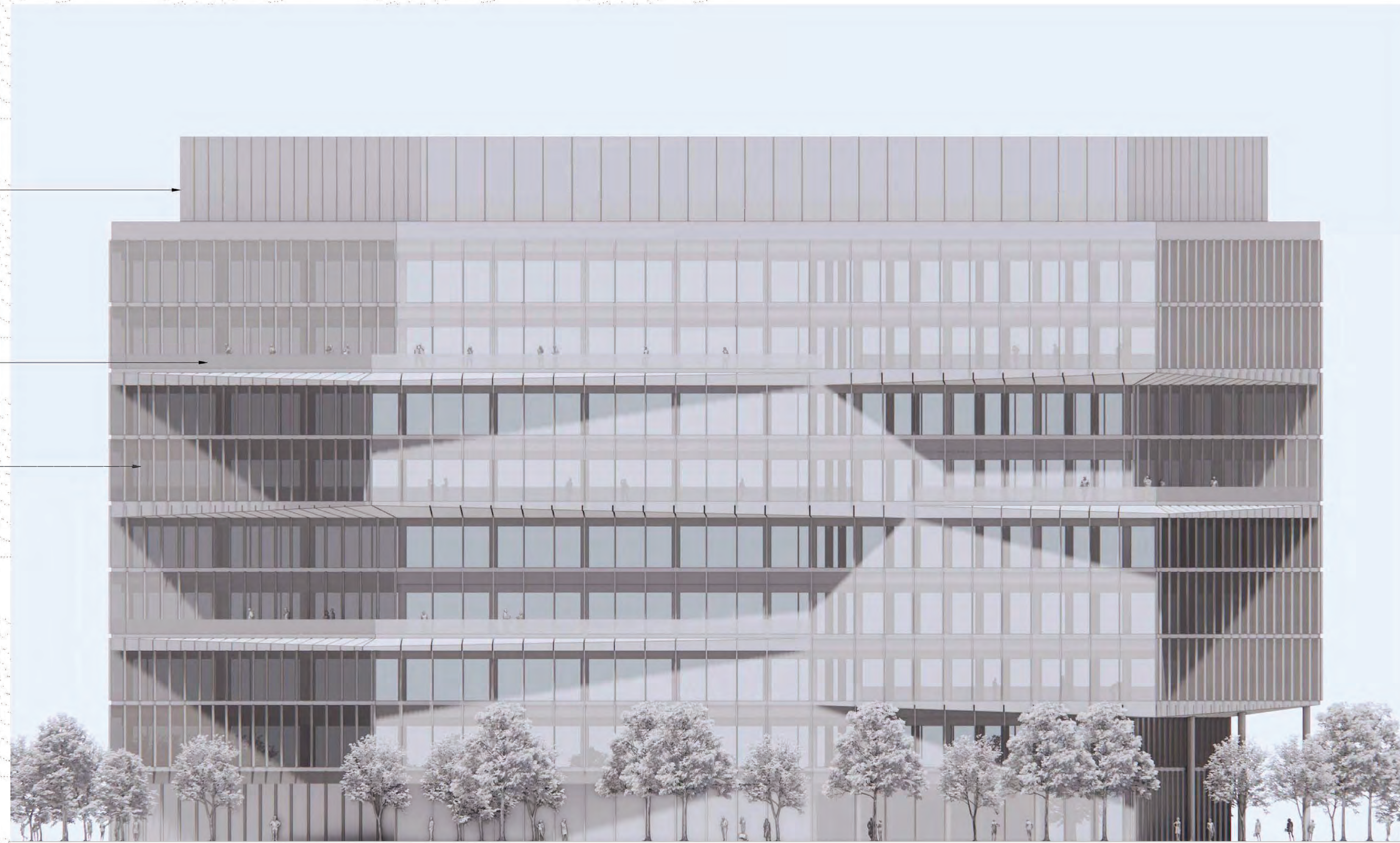
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| Date | 03/22/24 | Drawn By | Author |
| Project Number | 23027-00 | Checked By | Checker |

Sheet Title

BUILDING AXONS

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| Sheet Number | A-400 | Rev. No. | |
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MECHANICAL PENTHOUSE /
ROOFTOP SCREENING

EXTERIOR TERRACE AREA
WITH GUARDRAIL

CURTAIN WALL GLAZING
SYSTEM WITH EXTERIOR
FINS / SUN SHADES, METAL
OR CEMENTITIOUS PANELS

Flad ARCHITECTS
650 California St.
17th Fl.
San Francisco, CA
94108

OJB
550 Lomas Santa Fe Drive
Solana Beach, CA 92075
858.764.7961

PROJECT DESIGN CONSULTANTS
701 B Street, Suite
500
San Diego,
CA 92101

Avalon Group
2488 Historic Decatur
Road, Suite #220
San Diego, CA 92106
619.523.1530

HELIX
Professional Planning
7570 El Cajon
Boulevard
La Mesa, CA 91942
619.462.1515

GEOCON
6960 Flanders Drive
San Diego, California
92121
858.558.8900

Chang Peltz Hart
P.O. Box 9496
Rancho Santa Fe, CA
92037
858.692.0780

LOCKPORT
4542 Ruffner
Street, Suite 100
San Diego, CA
92111
858.300.8800

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Project Title

Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

Enclave Park

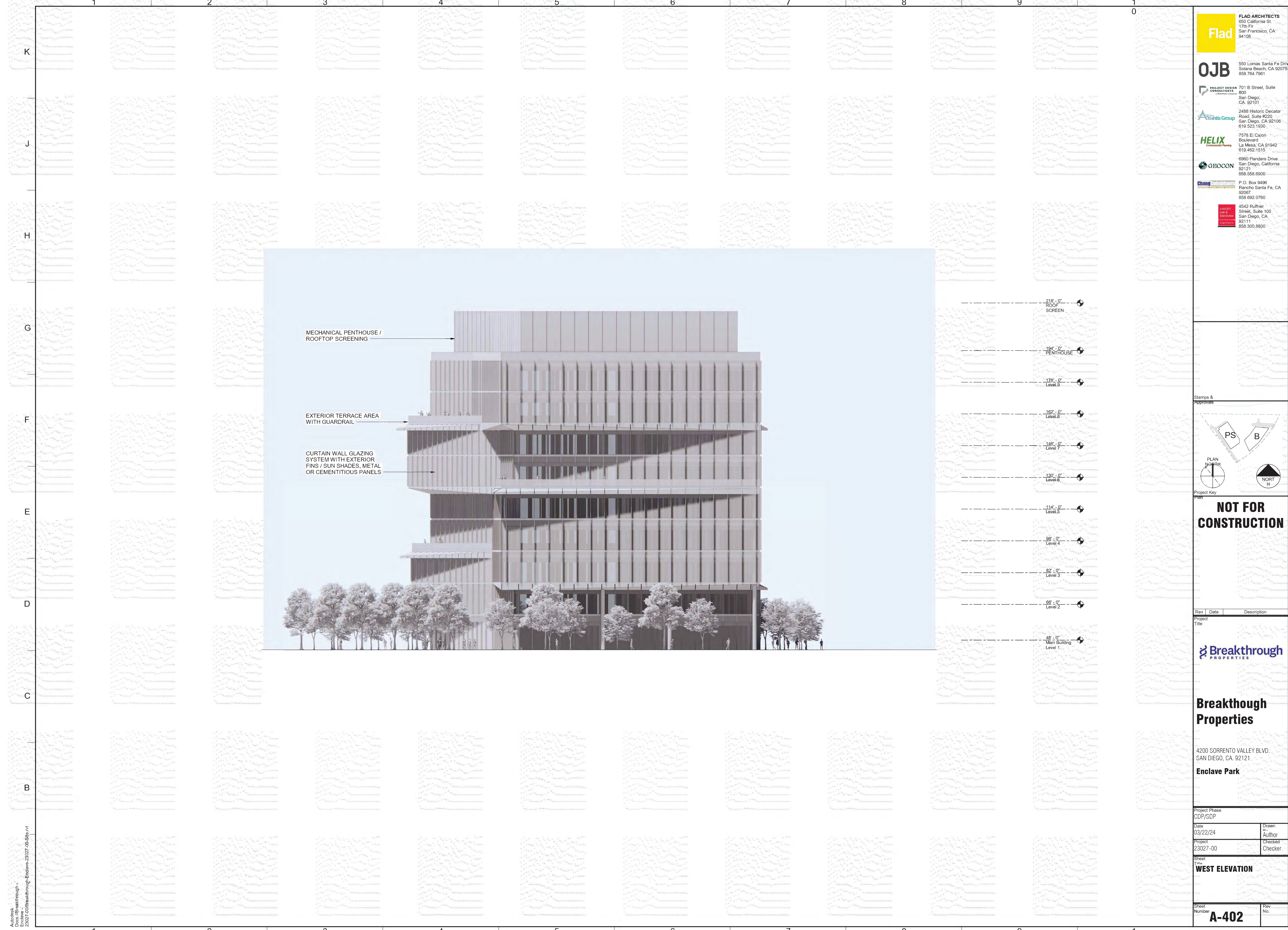
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CDP/SDP

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| Date 03/22/24 | Drawn by Author |
| Project 23027-00 | Checked Checker |

Sheet Title
NORTH ELEVATION

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 17th Fl.
 San Francisco, CA 94108

OJB
 550 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

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

ASSTIS Group
 2488 Historic Decatur Road, Suite #220
 San Diego, CA 92106
 619.523.1530

HELIX
 Industrial Planning
 7570 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515

GEOCON
 6990 Flanders Drive
 San Diego, California 92121
 858.555.6900

Chang PetrolHant
 P.O. Box 9496
 Rancho Santa Fe, CA 92067
 858.692.0780

LEIGHTON
 4542 Ruffner Street, Suite 100
 San Diego, CA 92111
 858.300.8800

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Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

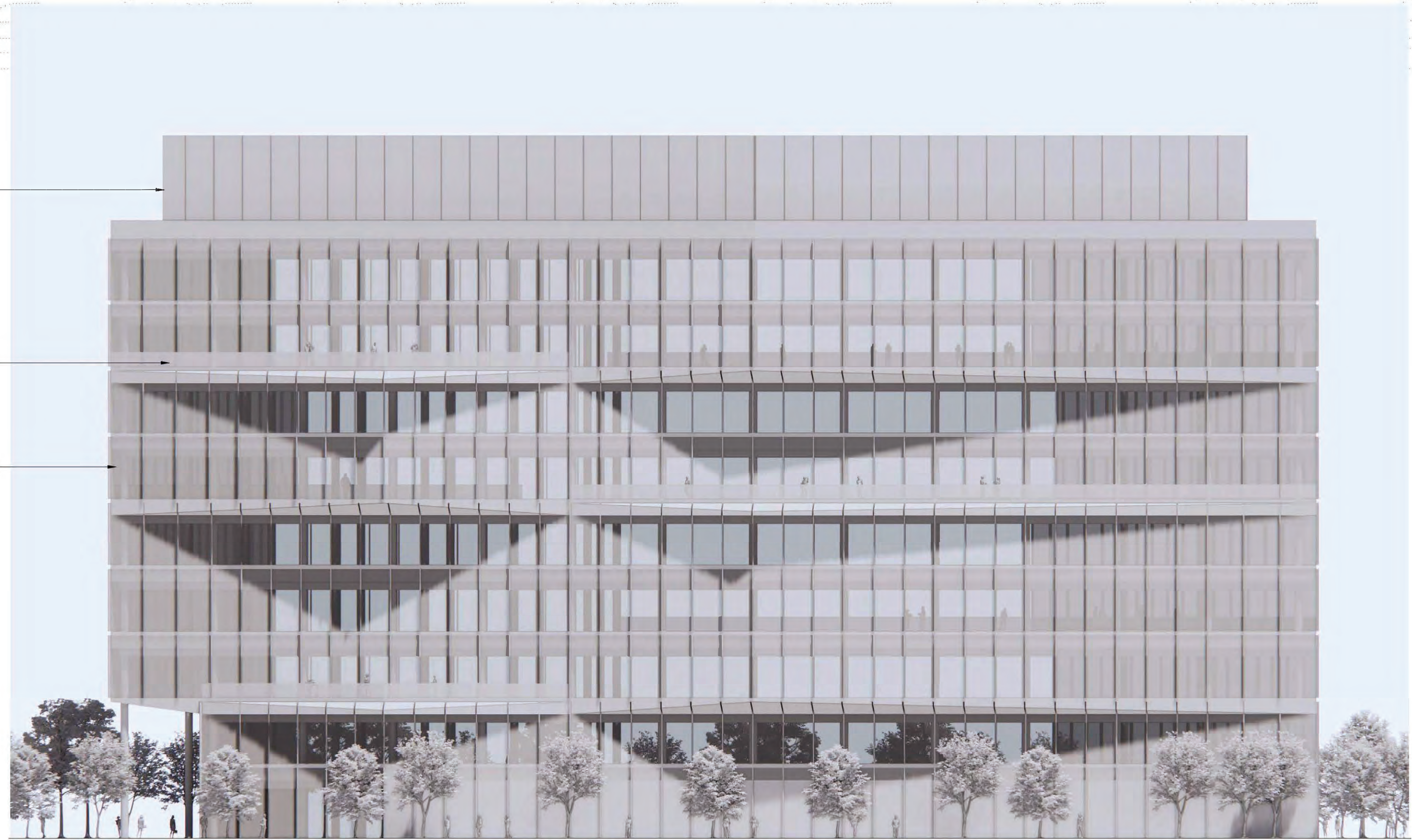
Enclave Park

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| Project Phase CDP/SDP | |
| Date 03/22/24 | Drawn by Author |
| Project 23027-00 | Checked Checker |

Sheet Title
WEST ELEVATION

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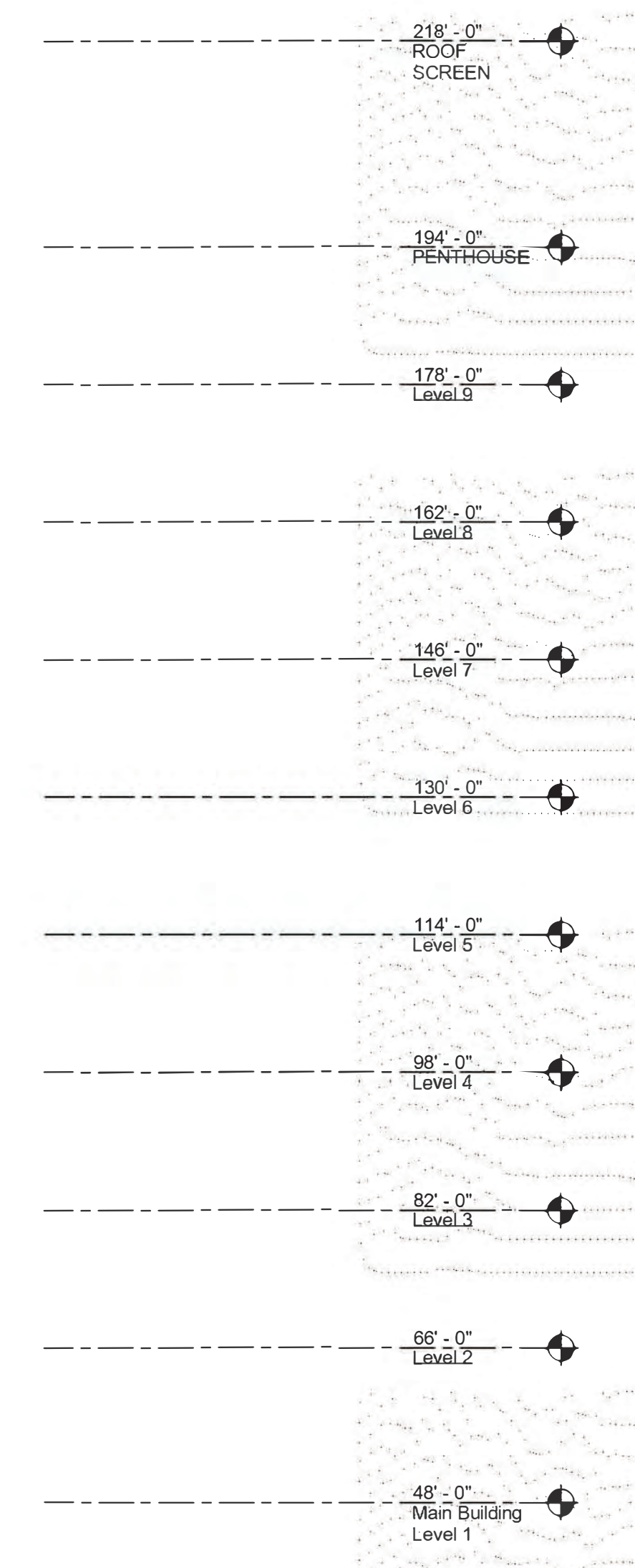
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MECHANICAL PENTHOUSE / ROOFTOP SCREENING

EXTERIOR TERRACE AREA WITH GUARDRAIL

CURTAIN WALL GLAZING SYSTEM WITH EXTERIOR FINIS / SUN SHADES, METAL OR CEMENTITIOUS PANELS



Flad ARCHITECTS
650 California St.
17th Fl.
San Francisco, CA 94108

OJB
550 Lomas Santa Fe Drive
Solana Beach, CA 92075
858.764.7961

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

Axentis Group
2488 Historic Decatur Road, Suite #220
San Diego, CA 92106
619.523.1530

HELIX
Professional Planning
7570 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515

GEOCON
6990 Flanders Drive
San Diego, California 92121
858.558.6900

Chang Petchkhanit
P.O. Box 9496
Rancho Santa Fe, CA 92067
858.692.0780

LINKETT USA
4542 Ruffner Street, Suite 100
San Diego, CA 92111
858.300.8800

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PLAN NORTH

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Project Key

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| Project Title | | |

Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
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Enclave Park

Project Phase
CDP/SDP

Date
03/22/24

Project
23027-00

Sheet
SOUTH ELEVATION

Sheet Number
A-403

Rev. No.

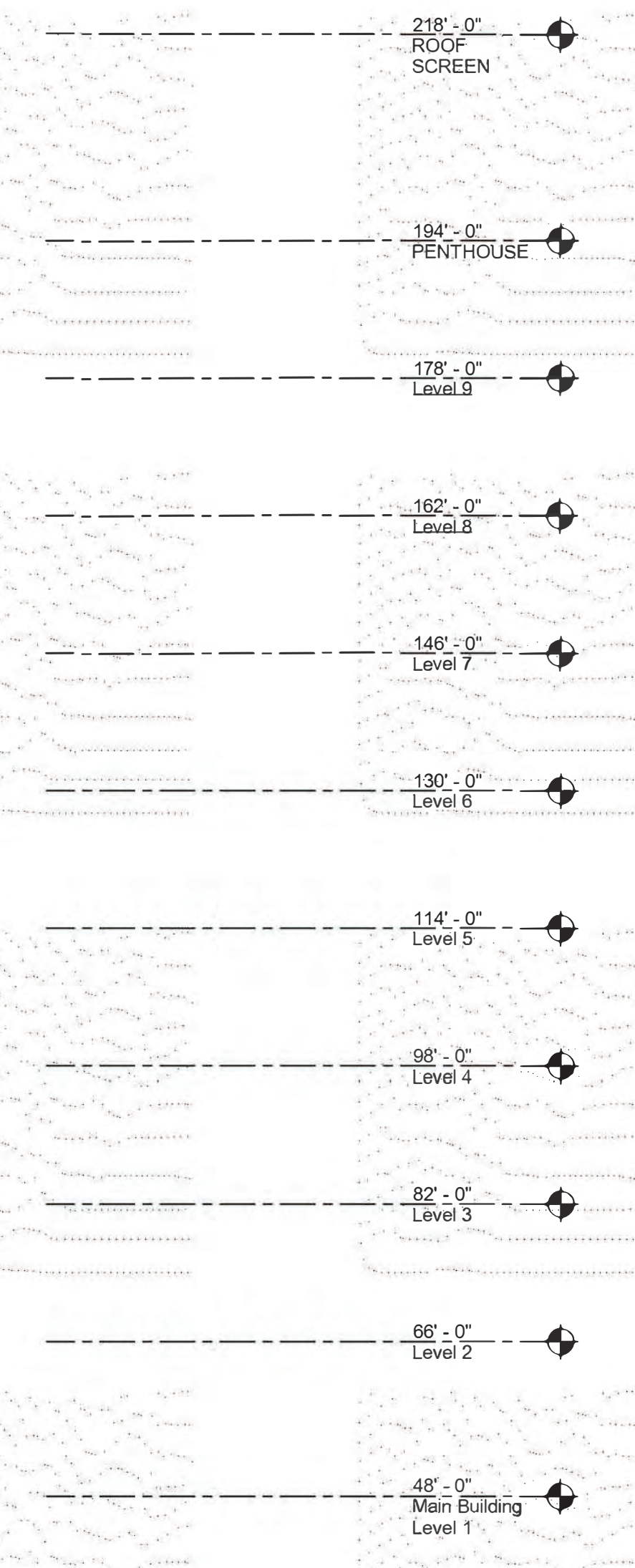
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MECHANICAL PENTHOUSE /
ROOFTOP SCREENING

CURTAIN WALL GLAZING
SYSTEM WITH EXTERIOR
FINS / SUN SHADES, METAL
OR CEMENTITIOUS PANELS

EXTERIOR TERRACE AREA
WITH GUARDRAIL



Flad ARCHITECTS
650 California St.
17th Fl.
San Francisco, CA
94108

OJB
550 Lomas Santa Fe Drive
Solana Beach, CA 92075
858.764.7961

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

Axentis Group
2488 Historic Decatur
Road, Suite #220
San Diego, CA 92106
619.523.1530

HELIX
Professional Planning
7570 El Cajon
Boulevard
La Mesa, CA 91942
619.462.1515

GEOCON
6990 Flanders Drive
San Diego, California
92121
858.558.6900

Chang Petchhant
P.O. Box 9496
Rancho Santa Fe, CA
92067
858.692.0760

LEIGHTON
4542 Ruffner
Street, Suite 100
San Diego, CA
92111
858.300.8800

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PLAN NORTH

NORTH

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| Rev | Date | Description |
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Project Title

Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

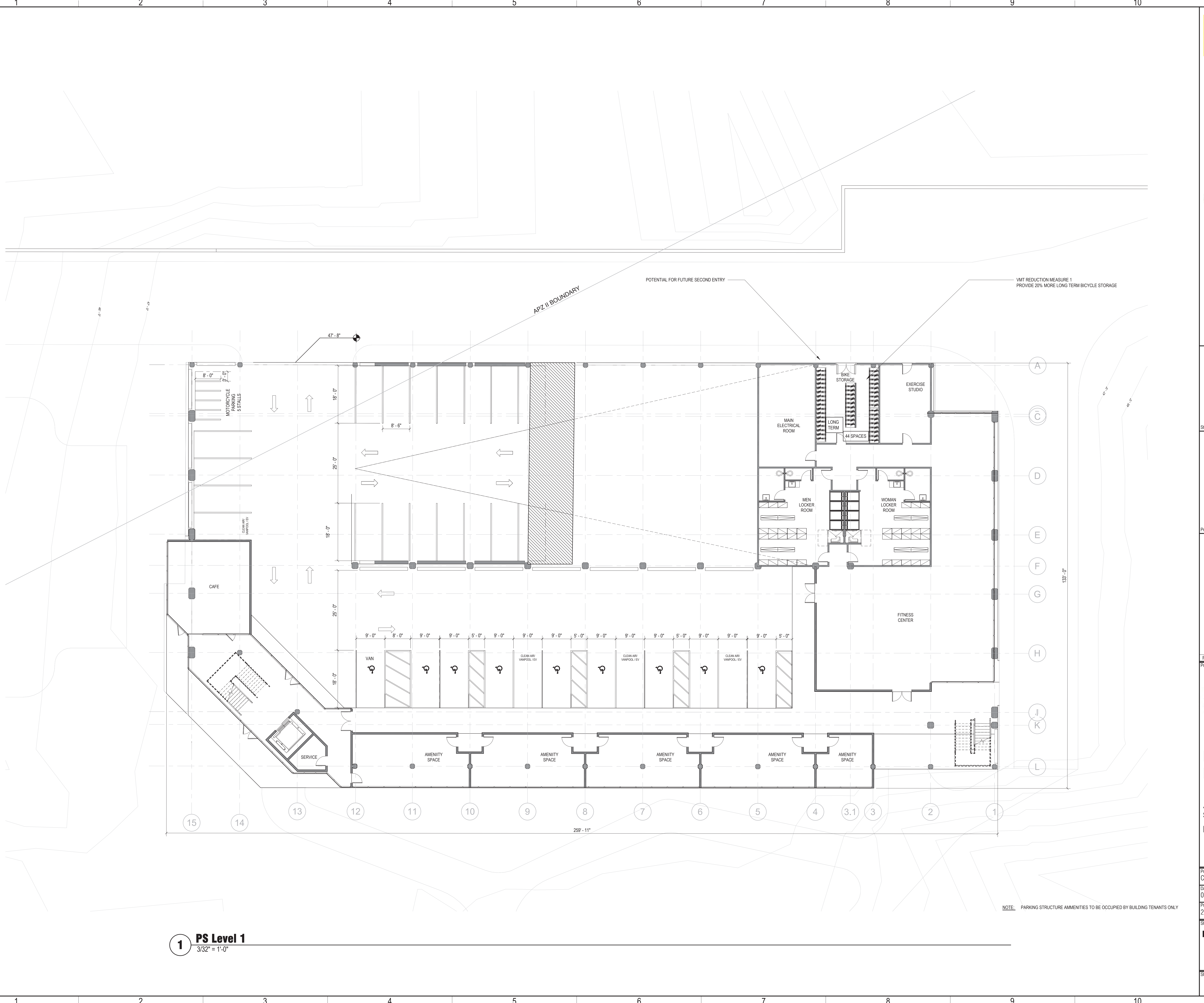
Enclave Park

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| Project Phase CDP/SDP | |
| Date 03/22/24 | Drawn by Author |
| Project 23027-00 | Checked Checker |

Sheet Title
EAST ELEVATION

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| Sheet Number A-404 | Rev. No. |
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1 PS Level 1
3/32" = 1'-0"

NOTE: PARKING STRUCTURE AMENITIES TO BE OCCUPIED BY BUILDING TENANTS ONLY

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

OJB
 550 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.9471

Axioms Group
 2488 Historic Decatur
 Road, Suite #220
 San Diego, CA 92106
 619.523.1920

HELIX
 7578 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515

GEOCON
 6960 Flanders Drive
 San Diego, California 92121
 858.558.0900

Chang Consultants
 P.O. Box 9496
 Rancho Santa Fe, CA 92067
 858.692.0760

LIVESTOCK & EQUESTRIAN
 4542 Ruffner Street,
 Suite 100
 San Diego, CA 92111
 858.300.8800

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PLAN NORTH

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Breakthrough PROPERTIES

Breakthrough Properties

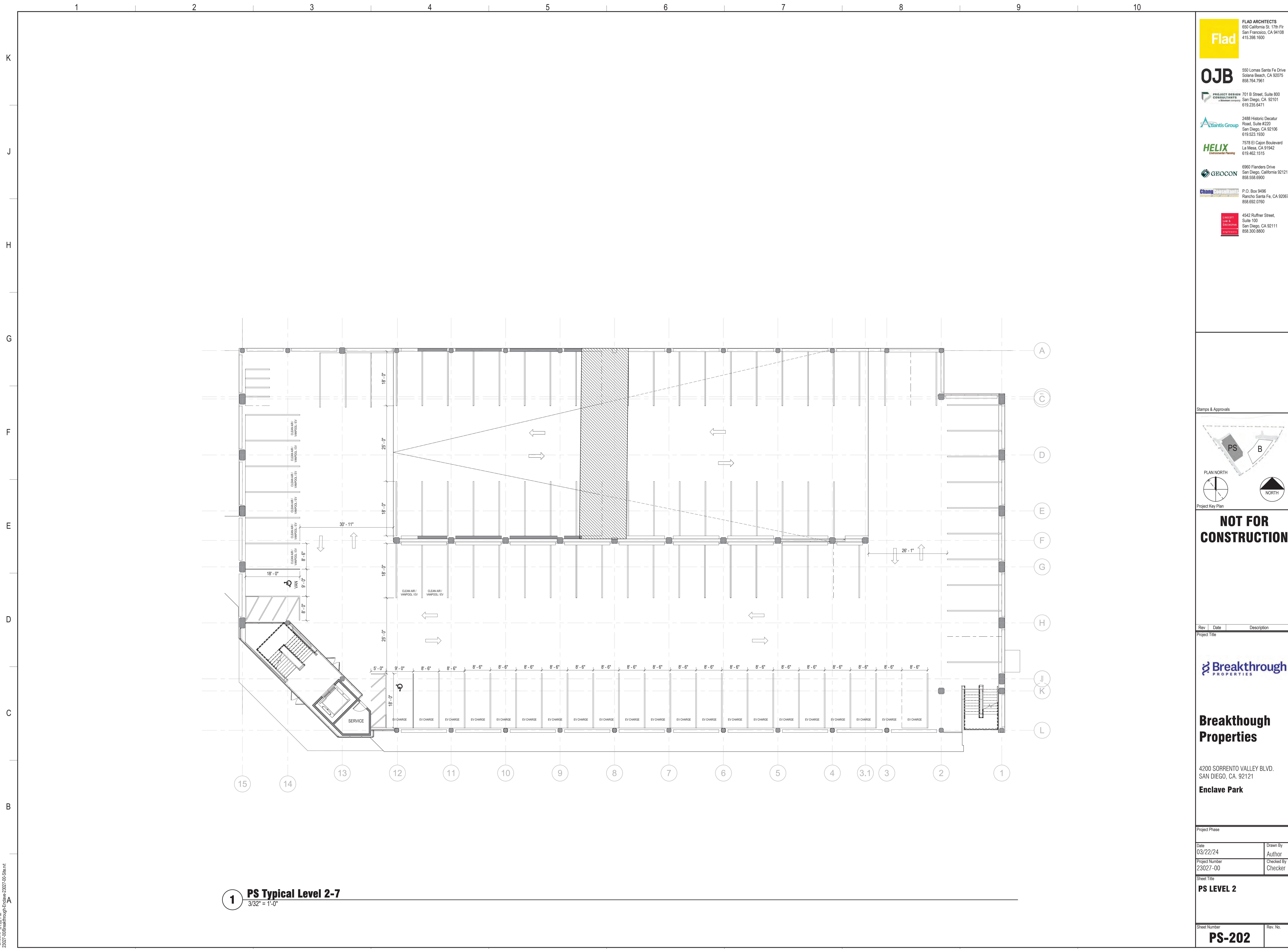
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Enclave Park

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| Project Phase CDP/SDP | |
| Date 03/22/24 | Drawn By Author |
| Project Number 23027-00 | Checked By Checker |

Sheet Title
PS LEVEL 1

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1 PS Typical Level 2-7
3/32" = 1'-0"

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 San Francisco, CA 94108
 415.398.1600

OJB 550 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

PROJECT DESIGN CONSULTANTS 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.9471

Axioms Group 2488 Historic Decatur
 Road, Suite #220
 San Diego, CA 92106
 619.523.1520

HELIX 7578 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515

GEOCON 6960 Flanders Drive
 San Diego, California 92121
 858.558.0900

Chang Consultants P.O. Box 9496
 Rancho Santa Fe, CA 92067
 858.692.0760

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 San Diego, CA 92111
 858.300.8800

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PLAN NORTH
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Project Key Plan

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Project Title

Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

Enclave Park

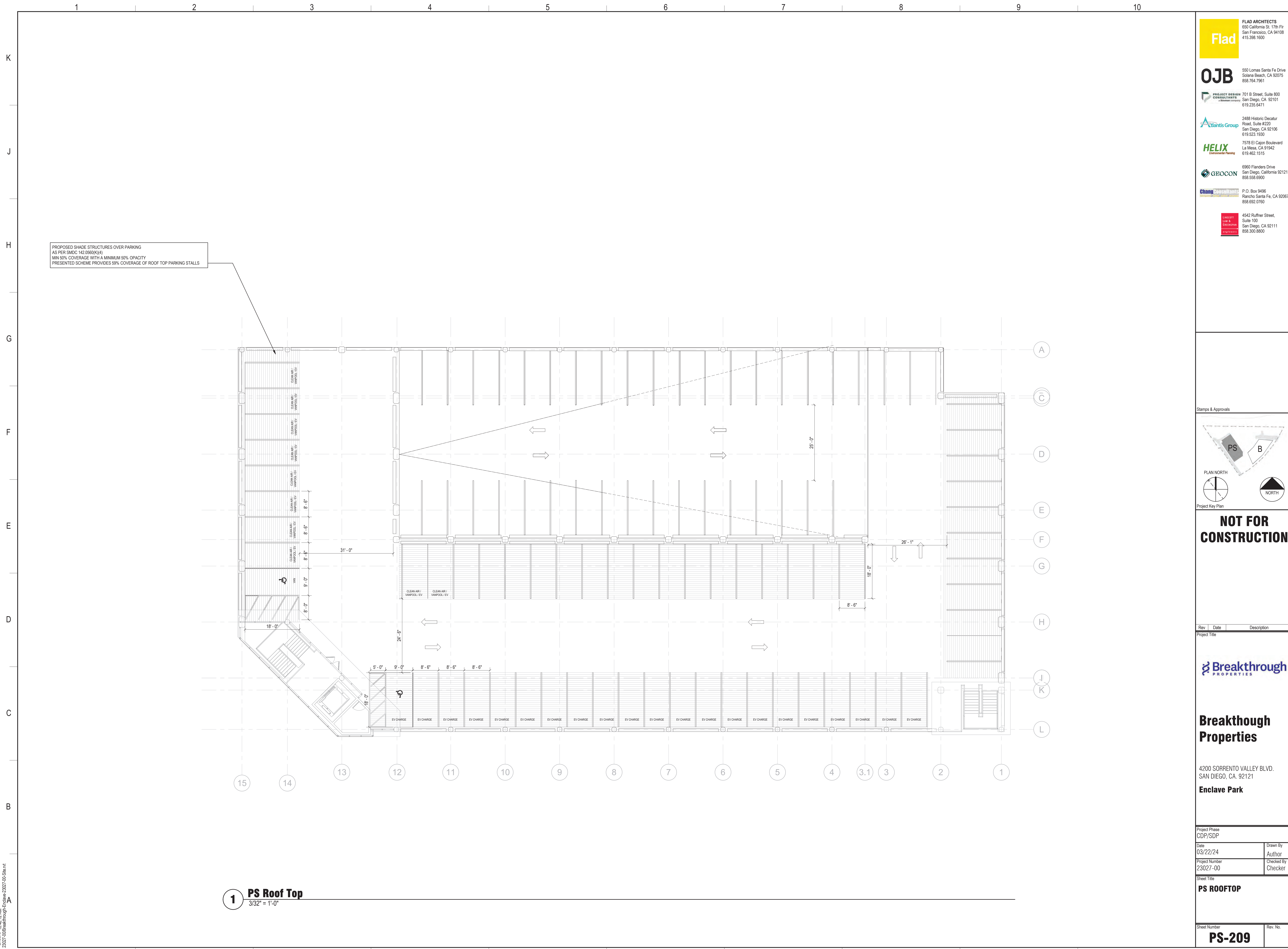
Project Phase

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PS LEVEL 2

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

OJB 550 Lomas Santa Fe Drive
Solana Beach, CA 92075
858.764.7961

PROJECT DESIGN CONSULTANTS 701 B Street, Suite 800
San Diego, CA 92101
619.235.9471

Atlantis Group 2488 Historic Decatur
Road, Suite #220
San Diego, CA 92106
619.523.1520

HELIX 7578 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515

GEOCON 6960 Flanders Drive
San Diego, California 92121
858.558.0900

Chang Consultants P.O. Box 9496
Rancho Santa Fe, CA 92067
858.692.0760

LIVCOFF LAW & CONSULTING 4542 Rufner Street,
Suite 100
San Diego, CA 92111
858.300.8800

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| | | |

Project Title



Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

Enclave Park

Project Phase
CDP/SDP

| | |
|----------------------------|-----------------------|
| Date 03/22/24 | Drawn By Author |
| Project Number 23027-00 | Checked By Checker |

Sheet Title
PS ROOFTOP

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| Sheet Number PS-209 | Rev. No. |
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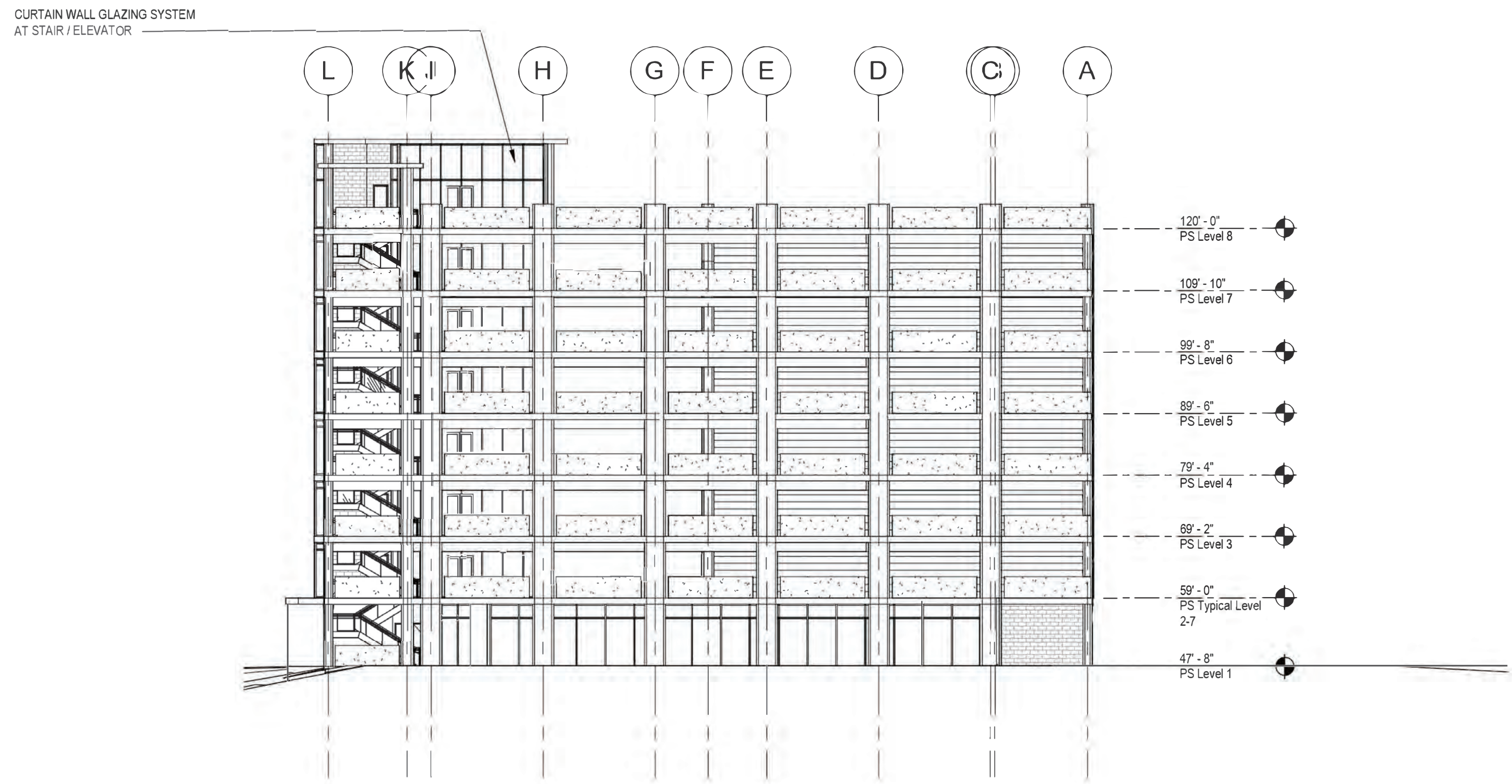
1 PS Roof Top
3/32" = 1'-0"

Autodesk Docs | Breakthrough
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23027-00-Breakthrough-23027-00-Sheet1

Autodesk Docs | Breakthrough
- Elevation - 11/21/25 AM
23027-00-Breakthrough-PS-NORTH

K
J
H
G
F
E
D
C
B
A

1 2 3 4 5 6 7 8 9 10



NORTH ELEVATION

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

OJB
550 Lomas Santa Fe Drive
Scripps Ranch, CA 92075
858.764.7961

PROJECT DESIGN CONSULTANTS
701 B Street, Suite 800
San Diego, CA 92101
619.235.9471

Stantis Group
2488 Historic Decatur
Road, Suite #220
San Diego, CA 92106
619.323.1930

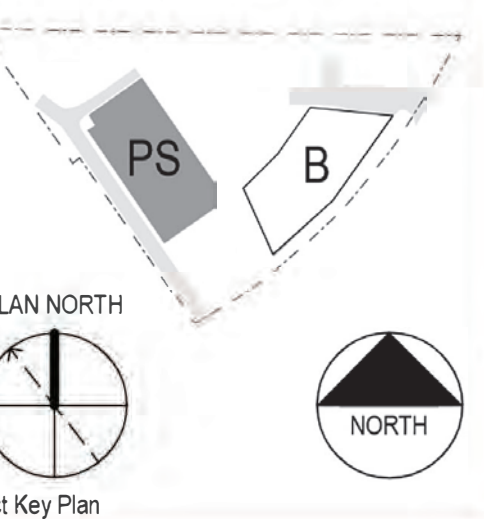
HELIX
Environmental Planning
7578 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515

GEOCON
6980 Flanders Drive
San Diego, California 92121
858.558.6920

Chang Consultants
P.O. Box 9496
Rancho Santa Fe, CA 92067
858.692.0760

Lowitt Law & Engineering
4542 Ruffner Street,
Suite 100
San Diego, CA 92111
658.300.8800

Stamps & Approvals



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| | | |

Project Title



Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

Enclave Park

Project Phase
CDP/SDP

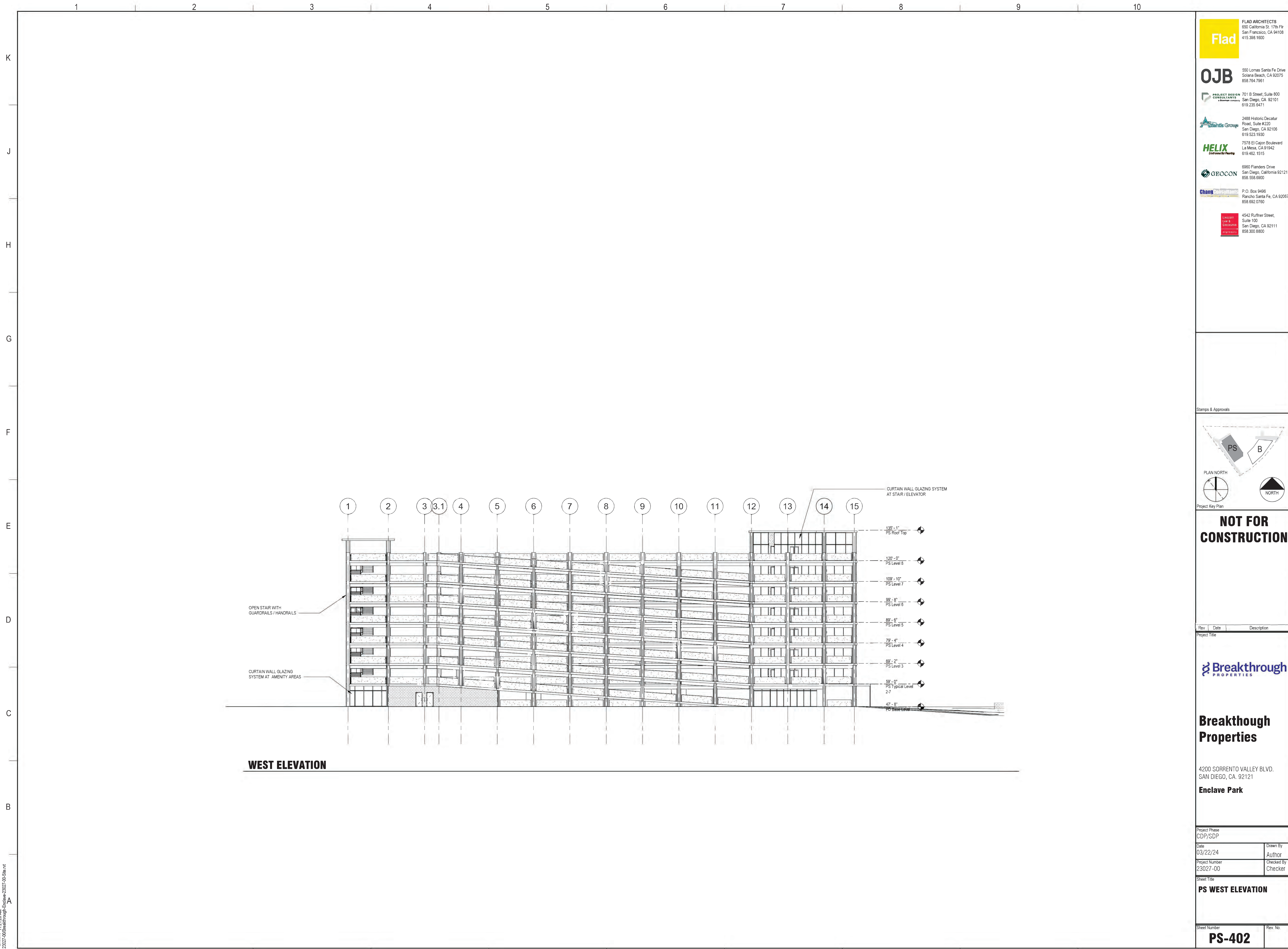
Date
03/31/24

Project Number
23027-00

Sheet Title
PS NORTH ELEVATION

Sheet Number
PS-401

Rev. No.



WEST ELEVATION

Flad ARCHITECTS
 650 California St., 17th Flr
 San Francisco, CA 94108
 415.398.1800

OJB
 550 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.9471

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

HELIX
 Environmental Planning
 7578 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515

GEOCON
 6980 Flanders Drive
 San Diego, California 92121
 619.558.6920

Chang Consultants
 P.O. Box 9496
 Rancho Santa Fe, CA 92067
 858.692.0760

LIVCOFF LAW & CONSULTING
 4542 Ruffner Street,
 Suite 100
 San Diego, CA 92111
 619.300.8800

Stamps & Approvals

Project Key Plan

PLAN NORTH

NORTH

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|-----|------|-------------|
| | | |

Project Title

Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

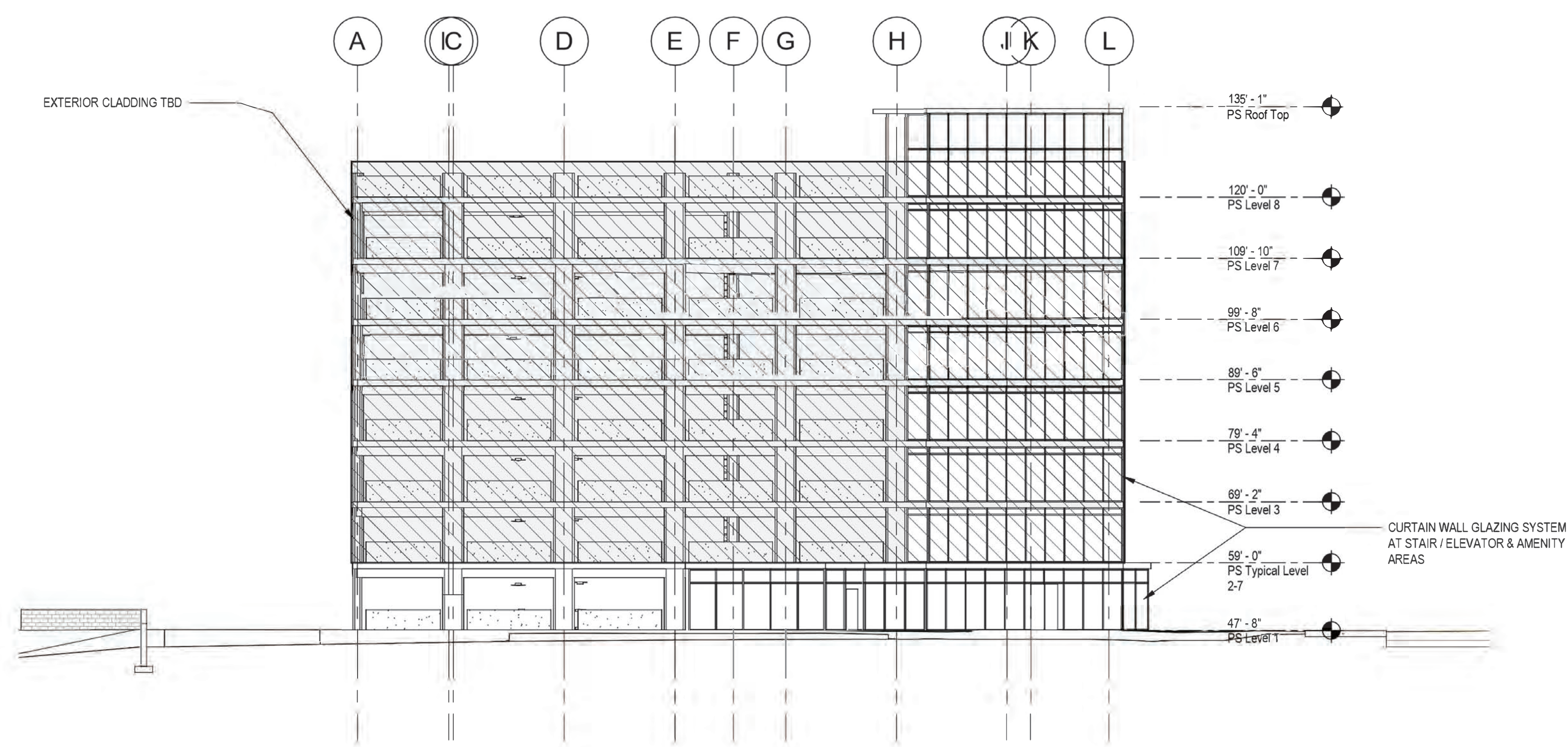
Enclave Park

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| Project Phase CDP/SDP | |
| Date 03/22/24 | Drawn By Author |
| Project Number 23027-00 | Checked By Checker |

Sheet Title
PS WEST ELEVATION

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| Sheet Number PS-402 | Rev. No. |
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 -Enclave-11/21/24 AM
 23027-00/Breakthrough/Enclave-23027-00-Sheet 4



SOUTH ELEVATION

Flad ARCHITECTS
650 California St., 17th Flr.
San Francisco, CA 94108
415.398.1900

OJB
550 Lomas Santa Fe Drive
Scripps Ranch, CA 92075
858.764.7961

PROJECT DESIGN CONSULTANTS
701 B Street, Suite 800
San Diego, CA 92101
619.235.9471

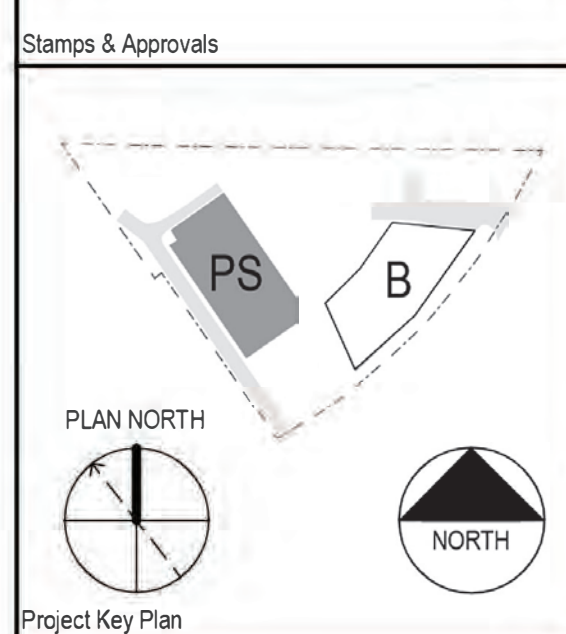
Stantis Group
2488 Historic Decatur Road, Suite #220
San Diego, CA 92106
619.323.1930

HELIX
7578 El Cajon Boulevard
La Mesa, CA 91942
619.462.1515

GEOCON
6960 Flanders Drive
San Diego, California 92121
858.558.6900

Chang Consultants
P.O. Box 9496
Rancho Santa Fe, CA 92067
858.692.0760

Lowoff Law & Enterprises
4542 Ruffner Street,
Suite 100
San Diego, CA 92111
658.300.8800



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| | | |

Project Title

Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
SAN DIEGO, CA. 92121

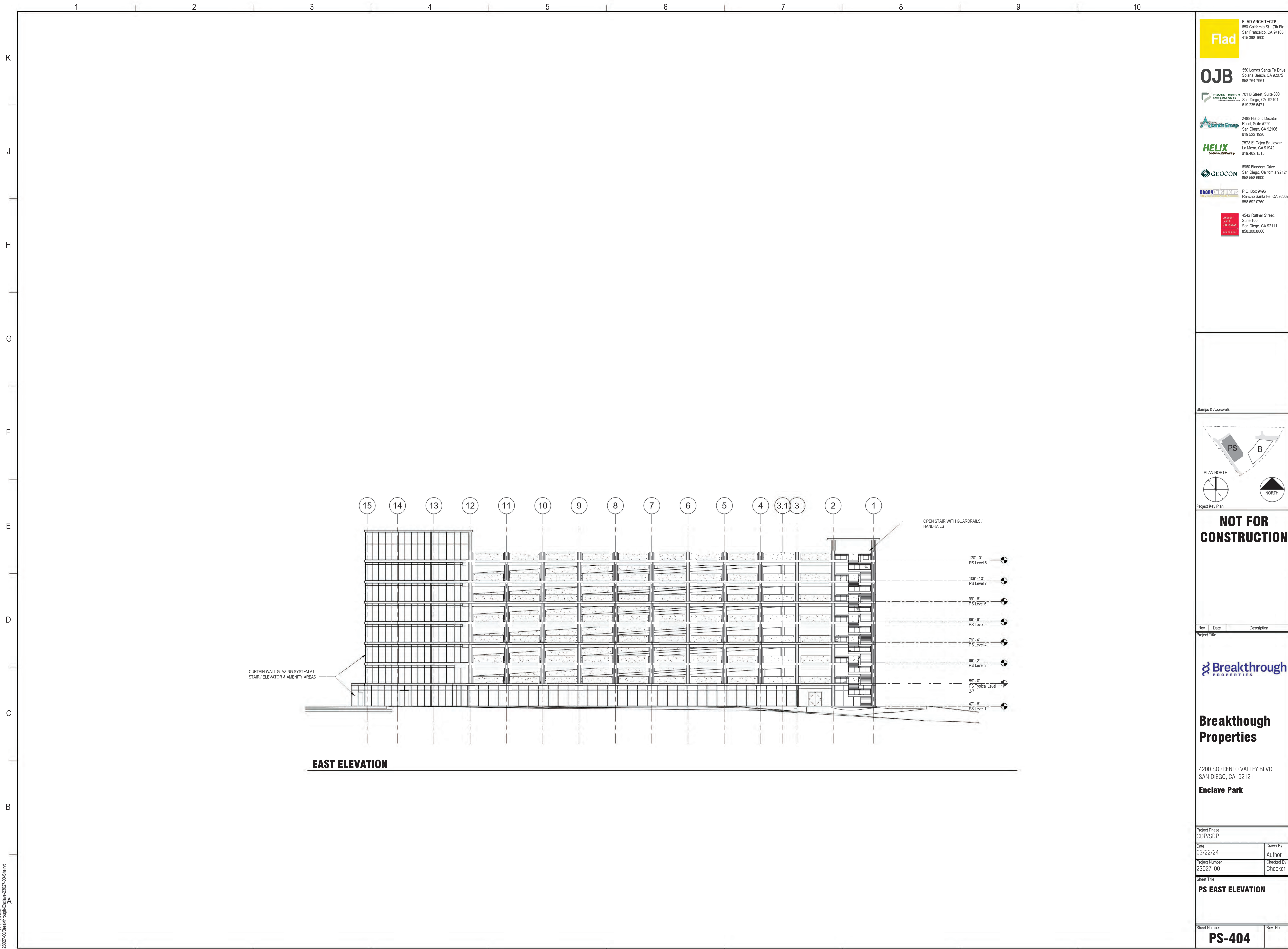
Enclave Park

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| Project Phase CDP/SDP | |
| Date 03/22/24 | Drawn By Author |
| Project Number 23027-00 | Checked By Checker |

Sheet Title
PS SOUTH ELEVATION

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| Sheet Number PS-403 | Rev. No. |
|-------------------------------|----------|

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 -Enclave-11/21/27_A01
 23027-00/Breakthrough/Enclave-23027-00-Sheet 4



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 -Elevation-11/21/24 AM
 23027-00-Breakthrough-23027-00-Sheet 4

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

OJB
 550 Lomas Santa Fe Drive
 Solana Beach, CA 92075
 858.764.7961

PROJECT DESIGN CONSULTANTS
 701 B Street, Suite 800
 San Diego, CA 92101
 619.235.9471

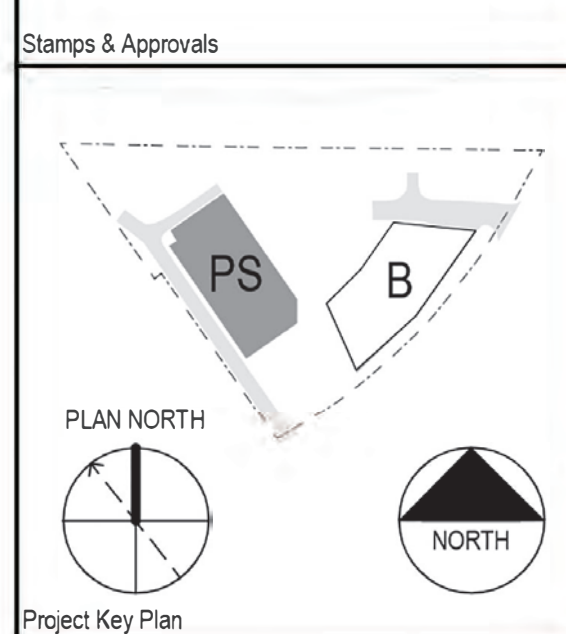
2488 Historic Decatur Road, Suite #220
 San Diego, CA 92106
 619.523.1930

HELIX
 7578 El Cajon Boulevard
 La Mesa, CA 91942
 619.462.1515

GEOCON
 6960 Flanders Drive
 San Diego, California 92121
 658.558.6900

Chang Consultants
 P.O. Box 9496
 Rancho Santa Fe, CA 92067
 858.692.0780

LOWOFF LAW & ENGINEERING
 4542 Ruffner Street,
 Suite 100
 San Diego, CA 92111
 658.300.8800



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| Rev | Date | Description |
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Breakthrough PROPERTIES

Breakthrough Properties

4200 SORRENTO VALLEY BLVD.
 SAN DIEGO, CA. 92121

Enclave Park

| | |
|---|-----------------------|
| Project Phase CDP/SDP | |
| Date 03/22/24 | Drawn By Author |
| Project Number 23027-00 | Checked By Checker |
| Sheet Title PS EAST ELEVATION | |
| Sheet Number PS-404 | Rev. No. |