# CEDAR STREET APARTMENTS

805 W. CEDAR STREET & 1560 CALIFORNIA STREET SAN DIEGO, CA. 92101



**PRJ-1064951**

## PROJECT TEAM


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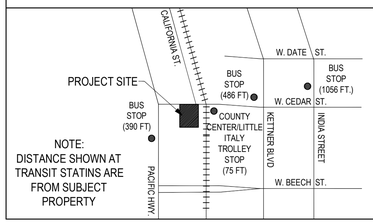
## PROJECT LEGAL INFORMATION

PROJECT ADDRESS: 805 W. CEDAR STREET &
1560 CALIFORNIA STREET
SAN DIEGO, CA. 92101

APN NO. 533-321-08 & 09

LEGAL DESCRIPTION:
NORTH 12.00 FEET OF RIGHT OF WAY LOT 10 AND ALL OF RIGHT OF WAY LOT 11, OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY J.E. JACKSON BEING DESCRIBED IN DOCUMENT NO. 2010-0157094 RECORDED ON MARCH 30, 2010, AND LOT 12 OF MIDDLETOWN ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON, BEING DESCRIBED IN DOCUMENT NO. 84-008746, RECORDED JANUARY 10, 1984

## VICINITY MAP




## PREPARED BY:

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Project Address:
805 W. CEDAR STREET &
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SAN DIEGO, CA. 92101

LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: COVER SHEET

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22
Sheet 1 of 27
DEP#


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MULTIFAMILY APARTMENT BUILDING WITH INCLUSIONARY HOUSING:
CEDAR STREET APARTMENTS
805 W. CEDAR & 1560 CALIFORNIA STREET SAN DIEGO, CA.


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LICENSED ARCHITECT BEJAN ARFAA No. 09996 REN. 12/2024 STATE OF CALIFORNIA

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REVISIONS

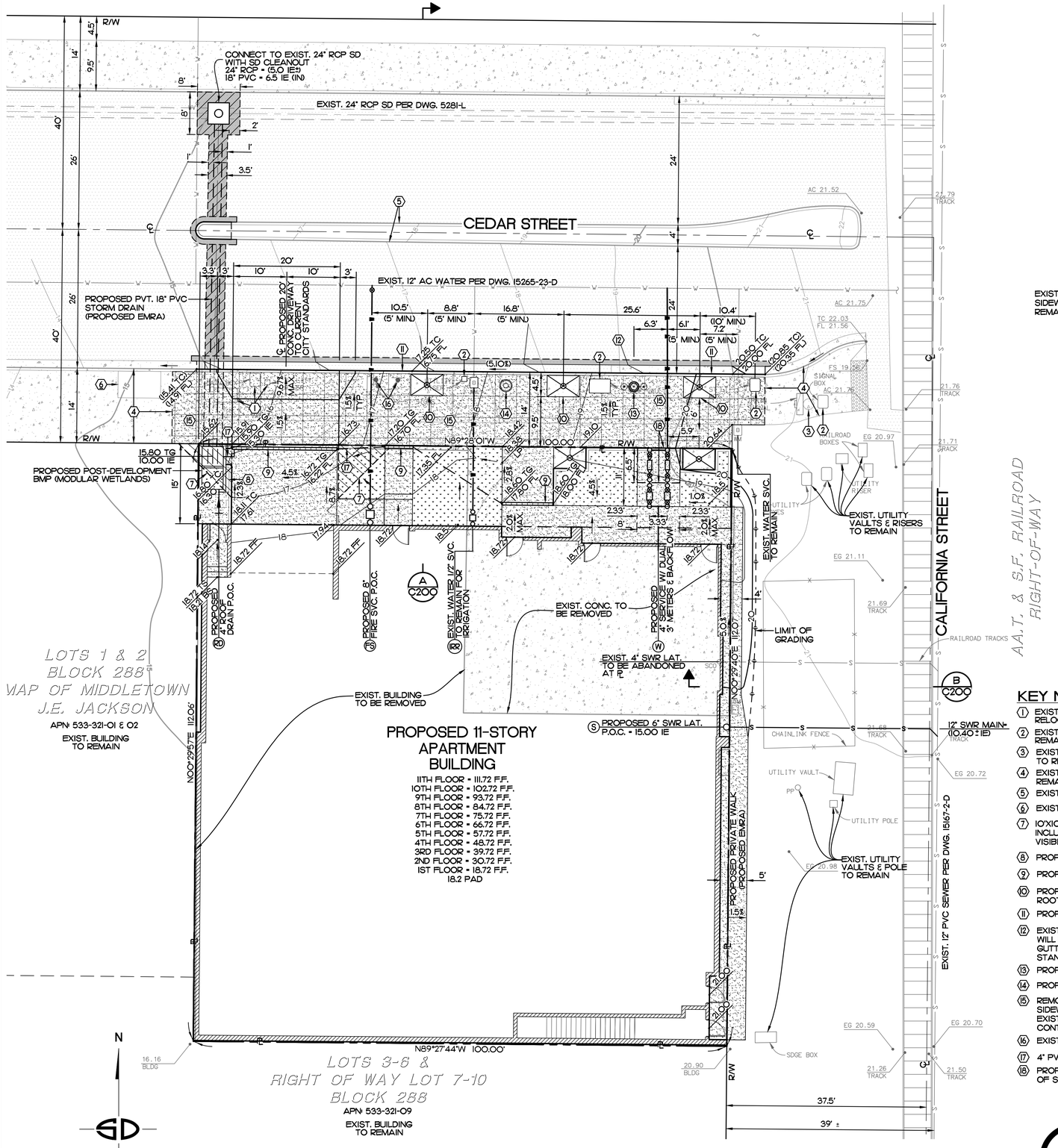
DATE

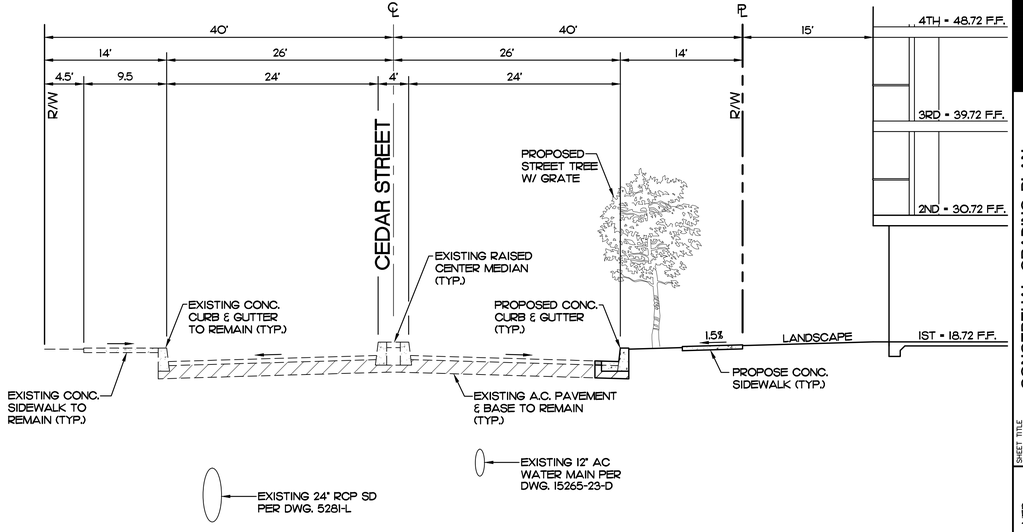
SCALE

FILE

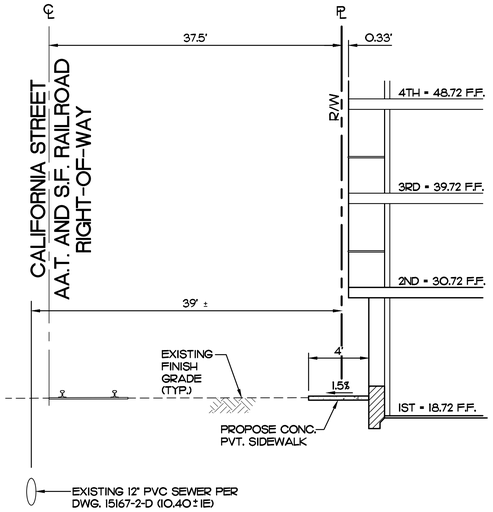
DRAWING NO.

T1.0




A - SECTION
NO SCALE




B - SECTION
NO SCALE

## KEY NOTES

1. EXIST. UTILITY VAULTS AND RISERS TO BE RELOCATED.
2. EXIST. UTILITY VAULTS AND RISERS TO REMAIN. ADJUST TO FINISH SURFACE.
3. EXIST. RAILROAD CROSSING SIGNAL & SIGNS TO REMAIN.
4. EXIST. CONC. CURB/GUTTER & SIDEWALK TO REMAIN.
5. EXIST. CONC. CURB MEDIAN TO REMAIN.
6. EXIST. STREET TREE W/ GRATE TO REMAIN.
7. 10'X10' VISIBILITY TRIANGLE. NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALL IN THE VISIBILITY AREA SHALL EXCEED 3-FEET IN HEIGHT.
8. PROPOSED PRIVATE 6" CONCRETE CURB.
9. PROPOSED TRENCH DRAIN.
10. PROPOSED STREET TREE W/ GRATE AND 40SF ROOT BARRIER.
11. PROPOSED 6" CONC. CURB/GUTTER.
12. EXIST. DRIVEWAY TO BE CLOSED. DRIVEWAY WILL BE REPLACED WITH FULL HEIGHT CURB, GUTTER, AND SIDEWALK PER CURRENT CITY STANDARD.
13. PROPOSED STREET LIGHT.
14. PROPOSED TRASH RECEPTACLE.
15. REMOVE EXIST. CONC. SIDEWALK. PROPOSED CONC. SIDEWALK PER CURRENT CITY STANDARDS (MATCH EXIST. SCORING PATTERN & PRESERVE EXIST. CONTRACTOR'S STAMP.
16. EXIST. SIGNS TO BE REMOVED AND REPLACED.
17. 4" PVC SDR-35 STORM DRAIN PIPE • 2% MIN.
18. PROPOSED 6.5' X 8' WATER EASEMENT TO THE CITY OF SAN DIEGO.

IF A 3" OR LARGER WATER METER IS 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.


ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-25
08/27/24
REGISTERED PROFESSIONAL ENGINEER WILLIAM A. SNIPES No. 50477 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA


**Prepared By:**
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Phone #: (619) 697-9234

**Project Address:**
805 W. CEDAR STREET
SAN DIEGO, CA 92101

**Project Name:**
805 CEDAR APARTMENTS
SITE DEVELOPMENT PERMIT &
COASTAL DEVELOPMENT PERMIT

**Sheet Title:**
CONCEPTUAL GRADING PLAN

DEP# PRJ-1064951

Revision 14: ____
Revision 13: ____
Revision 12: ____
Revision 11: ____
Revision 10: ____
Revision 9: ____
Revision 8: ____
Revision 7: ____
Revision 6: ____
Revision 5: ____
Revision 4: ____
Revision 3: AUGUST 27, 2024
Revision 2: JANUARY 4, 2024
Revision 1: MARCH 7, 2023

Original Date: MARCH 15, 2022

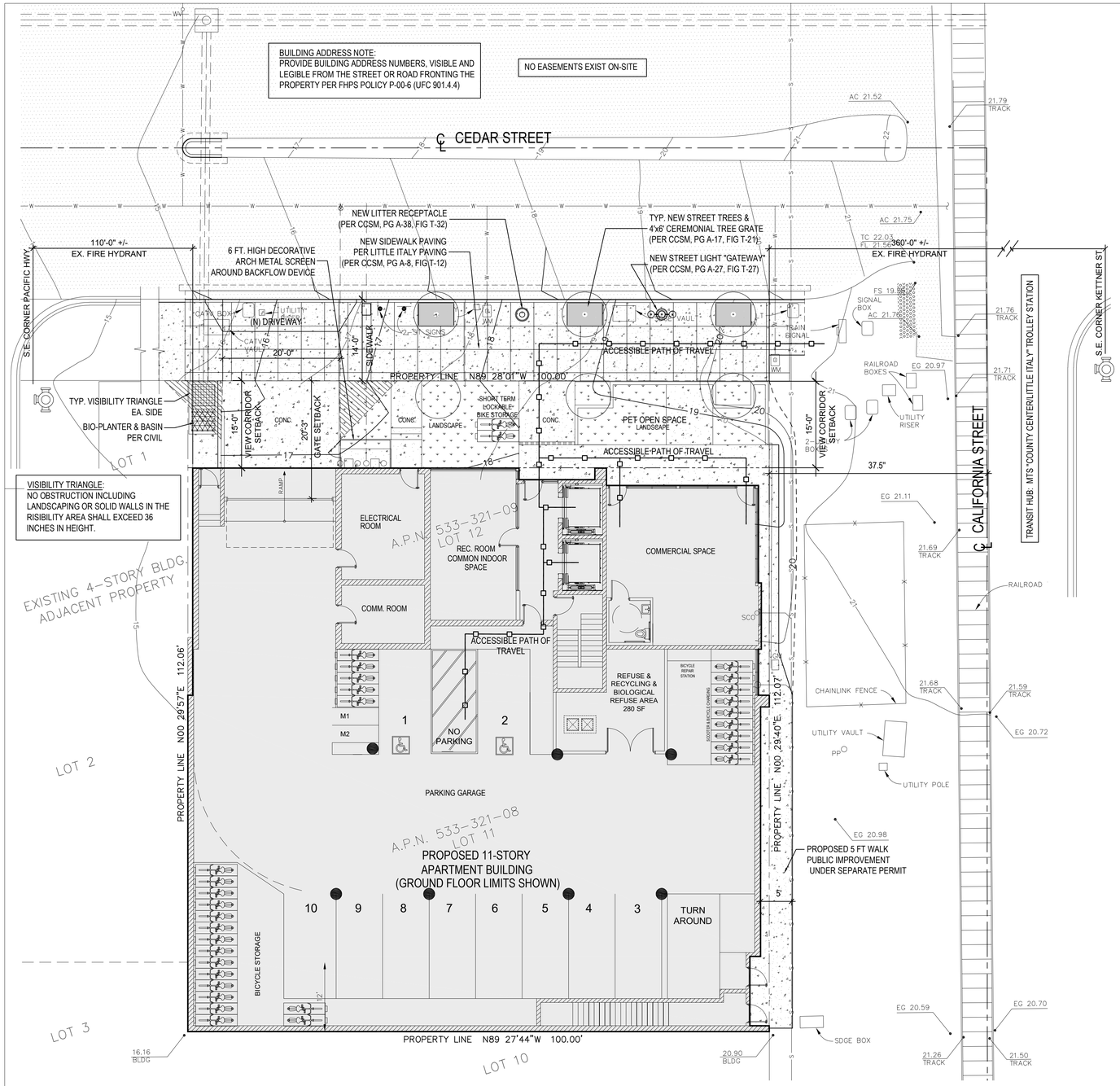
| NO | DATE | REVISION DESCRIPTION | BY |
|---|---|---|---|
| 1 | 05/07/2023 | REVISION PER 1ST ASSESSMENT LETTER REVIEW | SDA |
| 2 | 01/04/2024 | REVISION PER 2ND ASSESSMENT LETTER REVIEW | SDA |
| 3 | 08/27/2024 | REVISION PER 3RD ASSESSMENT LETTER REVIEW | SDA |

DESIGNER NED
DRAWN DPB
CHECKED WAS
DATE 08-27-2024
SHEET TITLE CONCEPTUAL GRADING PLAN
JOB NAME SITE DEVELOPMENT PERMIT AND COASTAL DEVELOPMENT PERMIT 805 W. CEDAR STREET, SAN DIEGO, CA 92101

SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942 (619) 697-9234, FAX (619) 460-2033

C200

JOB NO. SD5541 (C-7)




# PROPOSED SITE PLAN

SCALE 1" = 10'-0"

NORTH

0' 1' 5' 10' 25'

GRAPHIC SCALE

## CLIMATE ACTION PLAN IMPLEMENTATIONS

Flat, single-ply cool roof (ref. dwg. no. A1.5) per Attch. A Table 1:

- Minimum 3-year aged solar reflectance = 0.55
- Thermal emittance = 0.75
- Solar reflective index = 64

Aluminum-clad roof shade structure (ref. dwg. no. A2.0)
Residential low flow plumbing fixtures per Attch. A Table 2
Residential water efficient appliances (e.g., Energy Star)

For the 138-unit residential building, the parking garage is 10 standard spaces and 2 ADA-compliant spaces. All 10 parking spaces will have the necessary electrical service installed at each space to provide active Level 2 electric vehicle (EV) charging stations for use by residents. The parking garage will also include bicycle storage and repair areas, as well as electric bicycle (EB) charging stations.

## PROJECT & BUILDING DATA

CONSTRUCTION TYPE: II-B

OCCUPANCY CLASSIFICATION: B (COMMERCIAL)
R-2 (RESIDENTIAL)
S-2 (PARKING GARAGE)

GEOLOGIC HAZARD CATEGORY: 11

EXISTING BUILDING USE: VACANT
COMMERCIAL

YEAR BUILT: 1961 (805 W. CEDAR ST.)

ZONING INFORMATION & BUILDING DATA

SITE AREA: 11,206.42 SF (0.25 ACRES)

BASE ZONE: CCPD-ER

OVERLAY ZONES: COASTAL OVERLAY (N-APP-2)
PARKING IMPACT (PIOZ-COASTAL)
AIRPORT APPROACH (AAOZ_400-450)
RESIDENTIAL TANDEM (RTPCZ)
TRANSIT AREA OVERLAY (TAOZ)
COUNTY ADMINISTRATION CENTER DESIGN (CAC)

HEIGHT LIMIT: 85 FT.

VIEW CORRIDOR: 15 FT. MIN. (CEDAR STREET)

SETBACKS: N/A

BASE FAR.: 2.5 MIN.
4.0 MAX.

FAR BONUS C.C.P.D.O. (SDMC 156.0309(d)(8)(B): +2.0 (SUSTAINABLE BUILDING)
ACHIEVE LEED GOLD CERTIFICATION

FAR BONUS A.H.R.: +2.1 (35% DENSITY BONUS OF THE pre-AHR FAR 6.0) SEE MAX. FAR CALC. BELOW.

MAX. FAR: 8.1 MAX. (SEE CALC. BELOW)

MAX. FAR CALCULATIONS:
(BASE FAR 4.0 + 2.0 CENTER CITY PDO FAR BONUS = 6.0 pre-AHR FAR)
(35% AHR DENSITY BONUS OF 6.0 pre-AHR FAR = 2.1, 6.0 + 2.1 = 8.1.)

ALLOWABLE BUILDING AREA: (MAX. BASE 4.0 FAR) 44,825.68 SF

ALLOWABLE BUILDING AREA: (MAX. 8.1 FAR) 90,772 SF

ACTUAL BUILDING AREAS:

| | |
|---|---|
| GROUND FLOOR: | 9,249 SF (INCLUDES 6320 SF. PARKING GARAGE) |
| SECOND FLOOR: | 7,902 SF |
| THIRD FLOOR: | 7,818 SF |
| FOURTH FLOOR: | 7,818 SF |
| FIFTH FLOOR: | 7,818 SF |
| SIXTH FLOOR: | 7,818 SF |
| SEVENTH FLOOR: | 7,818 SF |
| EIGHT FLOOR: | 7,818 SF |
| NINTH FLOOR: | 7,818 SF |
| TENTH FLOOR: | 7,818 SF |
| ELEVENTH FLOOR: | 6,845 SF |
| TOTAL BUILDING AREA: | 86,540 SF |

F.A.R. CALCULATIONS

ACTUAL FAR: 7.72

ADDITIONAL RESIDENTIAL REQUIREMENTS

COMMON OUTDOOR OPEN SPACE
REQUIRED: 1,681 SF (15% LOT AREA)
PROVIDED: 966 SF (11TH ROOF DECK) (SEE SHEETS A1.4)

COMMON INDOOR SPACE
REQUIRED: 500 SF
PROVIDED: 400 SF (GROUND FLOOR REC. ROOM) (SEE SHEETS A1.0)

PRIVATE OPEN AREAS
REQUIRED: 50% OF THE UNIT FOR 55 UNIT
PROVIDED: 96% OR 106 UNITS (SEE UNIT DATA ON SHEETS A1.0 - A1.4)

PET OPEN SPACE
REQUIRED: 100 SF
PROVIDED: 350 SF (GROUND FLOOR EXTERIOR) (SEE SHEETS A1.0)

LANDSCAPE AREA
GROUND FLOOR: 541 SF (INCLUDES PET OPEN SPACE)
SECOND FLOOR: 175 SF
ELEVENTH FLOOR: 120 SF (AT COMMON OPEN SPACE)
TOTAL: 836 SF

PARKING INFORMATION:
VEHICLE REQUIRED: N/A.
PER SDMC 156.0313(b)(1), THERE SHALL BE NO REQUIREMENTS FOR THE PROVISIONS OF PARKING OR LOADING AREAS FOR NON-RESIDENTIAL USES.

VEHICLE PROVIDED: 10 SPACES
INCLUDES 1 VAN ACCESSIBLE SPACE &
1 - STANDARD ACCESSIBLE SPACE

MOTORCYCLE REQUIRED: 1 (1 /PER 10 VEHICLE SPACE PROVIDED)
MOTORCYCLE PROVIDED: 2

## SCOPE OF WORK - PRELIMINARY REVIEW

REFERENCE INFORMATION

- A PRELIMINARY HISTORIC REVIEW HAS BEEN PERFORMED (PROJECT NO. - 0695014)
- A PRELIMINARY PLANNING REVIEW HAS BEEN PERFORMED (PROJECT NO. - 0695664)
- A DEMOLITION PERMIT HAS BEEN SUBMITTED FOR THE EXISTING BUILDING AT 805 W. CEDAR AND THE BUILDING (PRJ-1043999)

SCOPE OF WORK

PROCESS APPROVALS FOR SITE DEVELOPMENT AND COASTAL DEVELOPMENT PERMIT FOR PRIVATELY FUNDED MIXED-XED USE - MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING THAT INCLUDES INCLUSIONARY HOUSING PER THE FOLLOWING:

- PROVIDE 138 DWELLING UNITS (STUDIO'S) WITHIN THE NEW 11 STORY BUILDING
- DESIGNATE 20% OF THE TOTAL DWELLING UNITS TO LOW INCOME HOUSING FOR A TOTAL OF 28 UNITS OF THE 138 UNITS PROVIDED
- F.A.R. BONUS OF +2.0 PER CENTER CITY PDO SUSTAINABLE BUILDINGS OBTAINING A GOLD LEED CERTIFICATION FOR THE PROJECT.
- F.A.R. BONUS OF +2.1 BASED ON 35% DENSITY BONUS PROVIDED BY AFFORDABLE HOUSING REGULATIONS TO THE PRE-AHR FAR.
- 735 SF OF GROUND FLOOR COMMERCIAL SPACE
- 6,320 SF SF OF GROUND FLOOR COVERED PARKING
- DEMOLISH EXISTING BUILDINGS EXISTING BUILDING AT 805 W. CEDAR

## AFFORDABLE HOUSING

PER 156.0309(d)(1)(B)(ii) DENSITY BONUS FOR MICRO-UNITS & 156.0309(e)(1)(B)(ii): THE PROJECT MEETS THE MINIMUM REQUIREMENT FOR AFFORDABLE HOUSING UNITS. SEE BELOW:

| | | |
|---|---|---|
| PRE-AHR BONUS FAR (BASE + CENTER CITY BONUS MINUS NON-RESIDENTIAL FAR) | = | 5.94 ((4.0 + 2.0) -0.06 ) |
| TOTAL FAR MINUS NON-RESIDENTIAL FAR | = | 7.66 |
| PERCENTAGE OF LOW INCOME UNITS | = | 20% |
| NUMBER OF DWELLING UNIT IN BASE F.A.R | = | 107 UNITS (107.1) |
| TOTAL NUMBER OF REQUIRED UNITS DEDICATED TO LOW INCOME HOUSING (20%) | = | 22 UNITS (21.4 ROUNDED UP) |

## INCENTIVE AND WAIVER REQUESTS BY PROVIDING AFFORDABLE HOUSING

**ALLOWABLE NUMBER OF DENSITY BONUS INCENTIVE REQUESTS : 2**
**PER SDMC TABLE 143-07A (20%), LOW INCOME DENSITY BONUS HOUSEHOLDS**

**PROPOSED INCENTIVES:**

1. INCREASE IN BUILDING HEIGHT LIMIT TO 110'-0" MAX. INCREASE IN MAX. BUILDING BASE & STREET WALL HEIGHT TO: 110'-0" MAX. REDUCE THE STREET FRONTING GROUND FLOOR HEIGHT REQUIREMENT UNDER SECTION 156.0310(E)(2) FOR NON-RESIDENTIAL USES FROM 15 FEET TO 11 FEET.

**PROPOSED WAIVERS:**

1. REDUCE REQUIRED COMMON OUTDOOR OPEN SPACE FROM 1,681 SF (15% LOT AREA) TO 966 SF (8.6%) LOCATED ON ROOF DECK
2. REDUCE REQUIRED INDOOR COMMON OUTDOOR OPEN SPACE FROM 500 SF TO 400 SF LOCATED ON GROUND FLOOR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SAN DIEGO, CA. 92101

LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: SITE PLAN & PROJECT DATA

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MULTIFAMILY APARTMENT BUILDING WITH INCLUSIONARY HOUSING:
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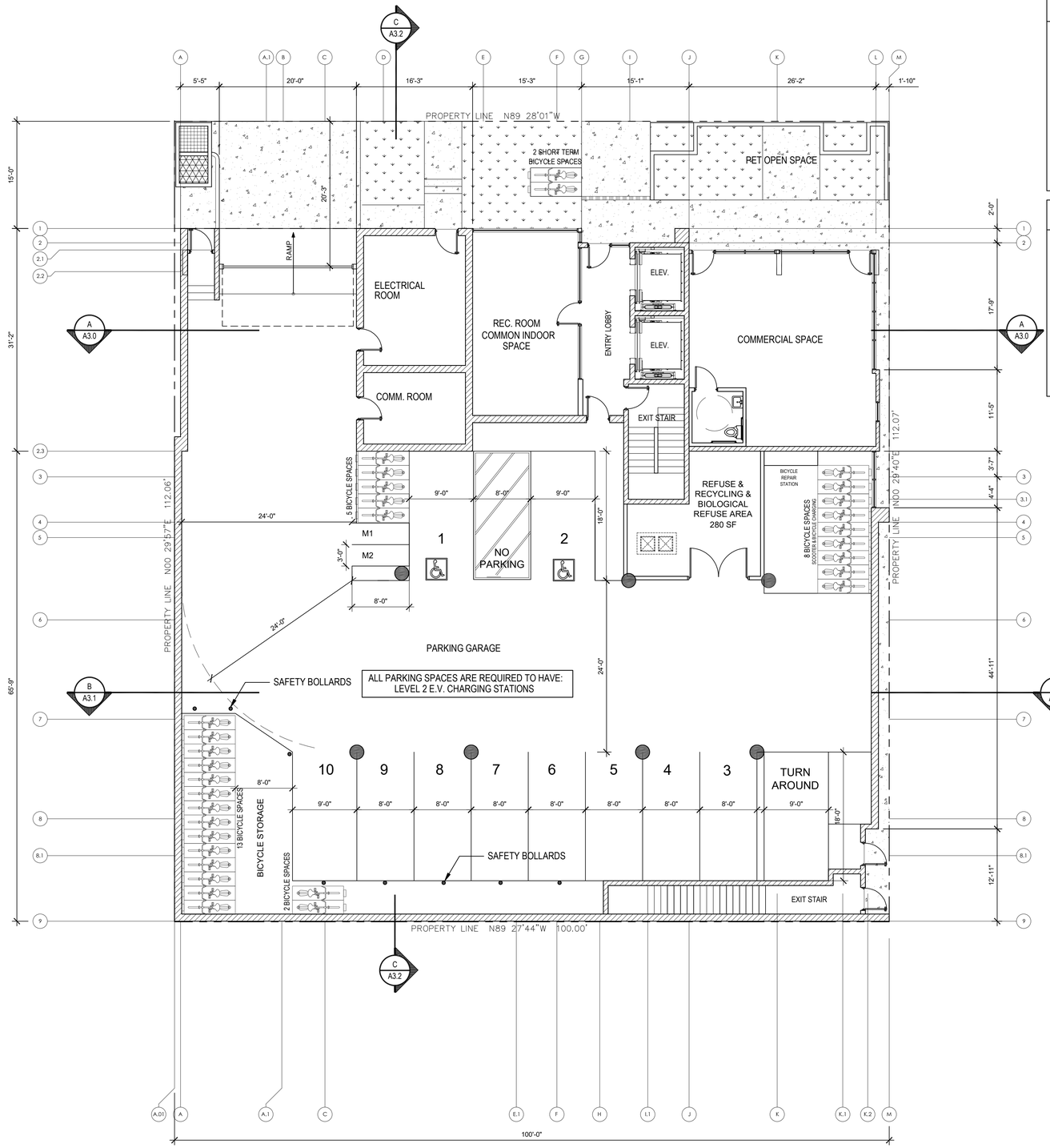
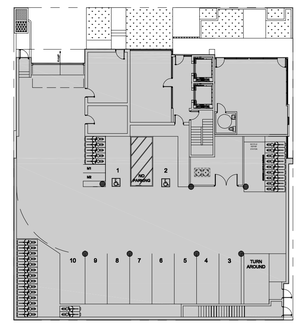



# GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

GRAPHIC SCALE 0' 1' 5' 10' 25'



# F.A.R. DIAGRAM

SCALE N.T.S.

NORTH

## CLIMATE ACTION PLAN IMPLEMENTATIONS

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## BICYCLE SPACE REQUIREMENTS

BICYCLE SPACES REQUIRED: 28 (138 DWELLING UNITS / 5 = 27.6 ROUNDED UP)
BICYCLE SPACES PROVIDED: 28

SHORT TERM BICYCLE SPACES REQUIRED: 2
(10 VEHICLE PARKING x 0.05 = 0.5 ROUNDED UP TO 1) OR
(735 SF x 0.1/1000SF = 0.0735 ROUNDED UP TO 1) OR
OR (2 SPACES) WHICHEVER IS GREATER

SHORT TERM BICYCLE SPACES PROVIDED: 2

NOTE: ALL BICYCLE SPACES SHALL HAVE A LOCKABLE RACK FOR THE BICYCLE TO BE PLACED ON AND ABLE TO BE SECURED AND LOCKED.

## 1ST FLOOR AREA CALCULATIONS

| | |
|---|---|
| TOTAL 1ST FLOOR AREA | = 9,249 SF |
| TOTAL 1ST COMMERCIAL AREA | = 735 SF |
| PARKING GARAGE AREA | = 6,320 SF |
| ACCESSORY ROOM AREAS<br>ELECTRIC RM. COMM. RM. EXIT STAIRS, ENTRY LOBBY, REC. ROOM, REFUSE AREA(S) | = 1,794 SF |
| 1ST FLOOR PRIVATE OPEN SPACE | = 0 SF |
| 1ST COMMON INDOOR SPACE | = 400 SF |
| 1ST FLOOR PET OPEN SPACE | = 350 SF |

## LEGEND - FLOOR PLANS

EXTERIOR HARDSCAPE (ON-SITE)
TOTAL AREA ON THIS FLOOR = 1,096 SF

LANDSCAPE AREAS = 568 SF
MAINTAINED BY PROPERTY MANAGEMENT

BIO RETENTION LANDSCAPE AREA
MAINTAINED BY PROPERTY MANAGEMENT

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LOT 11 & 12 OF MIDDLETOWN

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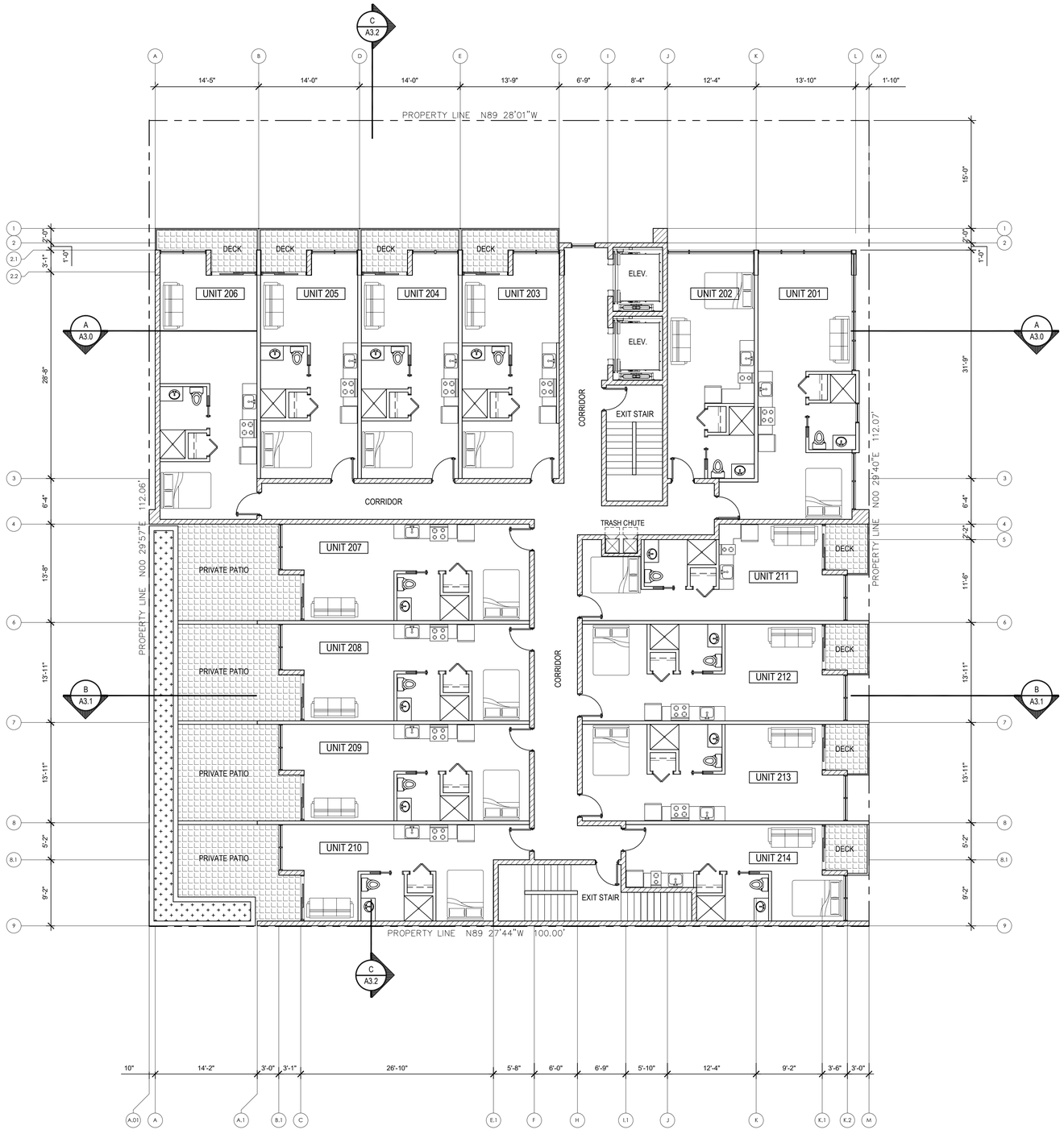



## SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

NORTH

GRAPHIC SCALE 0' 1' 5' 10' 25'

## UNIT DATA TABLE - 2ND FLOOR

| UNIT NO. | UNIT TYPE | UNIT SF. * | PRIVATE OPEN SPACE | |
|---|---|---|---|---|
| | | | TYPE | AREA (SF) |
| 201 | STUDIO | 515 | EXT. DECK | 0 |
| 202 | STUDIO | 380 | EXT. DECK | 0 |
| 203 | STUDIO | 400 | EXT. DECK | 61 |
| 204 | STUDIO | 400 | EXT. DECK | 61 |
| 205 | STUDIO | 400 | EXT. DECK | 61 |
| 206 | STUDIO | 475 | EXT. DECK | 58 |
| 207 | STUDIO | 440 | EXT. DECK | 207 |
| 208 | STUDIO | 440 | EXT. DECK | 207 |
| 209 | STUDIO | 440 | EXT. DECK | 207 |
| 210 | STUDIO | 398 | EXT. DECK | 170 |
| 211 | STUDIO | 413 | EXT. DECK | 40 |
| 212 | STUDIO | 466 | EXT. DECK | 40 |
| 213 | STUDIO | 466 | EXT. DECK | 40 |
| 214 | STUDIO | 342 | EXT. DECK | 40 |

## 2ND FLOOR AREA CALCULATIONS

TOTAL 2ND FLOOR AREA = 7,902 SF

TOTAL 2ND FLOOR RESIDENTIAL UNIT AREA = 5,975 SF

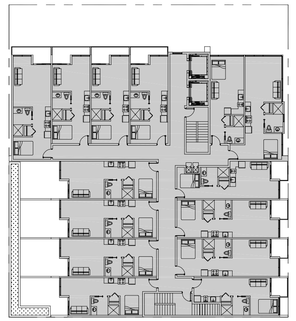
TOTAL 2ND FLOOR PRIVATE OPEN SPACE = 1,192 SF

## LEGEND - FLOOR PLANS

UNIT PRIVATE OPEN SPACE
SEE CALCULATIONS ABOVE FOR SQ. FTG. PER UNIT

CONCRETE WALL

NON-BEARING WALL



## F.A.R. DIAGRAM

SCALE N.T.S.

NORTH

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1560 CALIFORNIA STREET
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LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: FLOOR PLAN

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22

Sheet 6 of 27

DEP#


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MULTIFAMILY APARTMENT BUILDING WITH INCLUSIONARY HOUSING:

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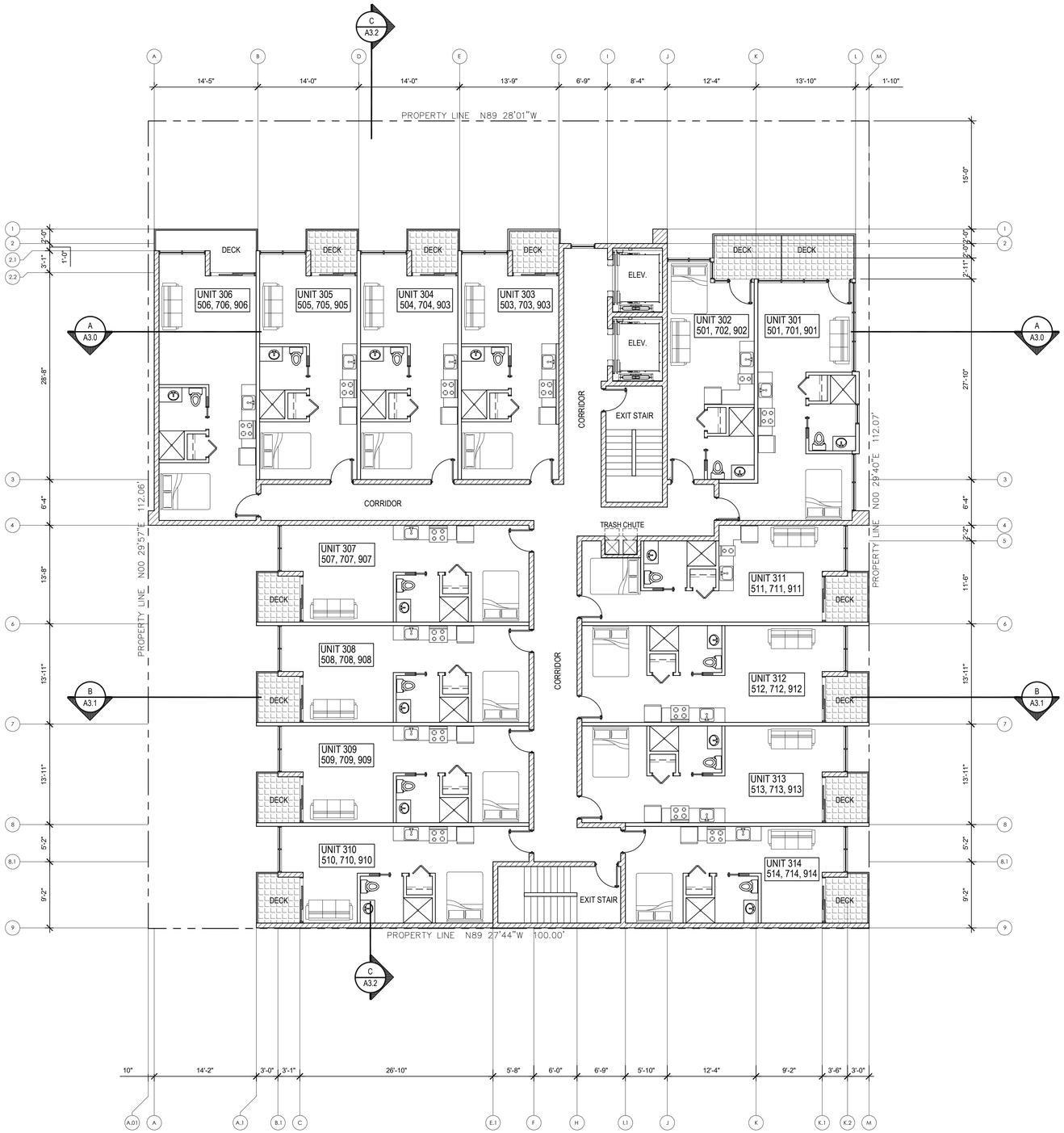
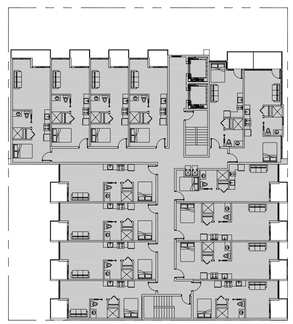



# THIRD FLOOR PLAN
## (TYP. OF 5TH, 7TH & 9TH FLOOR)

SCALE 1/8" = 1'-0"

NORTH

0' 1' 5' 10' 25'
GRAPHIC SCALE



F.A.R. DIAGRAM
SCALE N.T.S.

NORTH

## UNIT DATA TABLE
## 3RD, 5TH, 7TH & 9TH FLOORS

| UNIT NO. | UNIT TYPE | UNIT SF. * | PRIVATE OPEN SPACE | |
|---|---|---|---|---|
| | | | TYPE | AREA (SF) |
| 301, 501, 701, 901 | STUDIO | 460 | EXT. DECK | 65 |
| 302, 502, 702, 902 | STUDIO | 347 | EXT. DECK | 60 |
| 303, 503, 703, 903 | STUDIO | 400 | EXT. DECK | 40 |
| 304, 504, 704, 904 | STUDIO | 400 | EXT. DECK | 40 |
| 305, 505, 705, 905 | STUDIO | 400 | EXT. DECK | 40 |
| 306, 506, 706, 906 | STUDIO | 476 | EXT. DECK | 58 |
| 307, 507, 707, 907 | STUDIO | 440 | EXT. DECK | 40 |
| 308, 508, 708, 908 | STUDIO | 440 | EXT. DECK | 40 |
| 309, 509, 709, 909 | STUDIO | 440 | EXT. DECK | 40 |
| 310, 510, 710, 910 | STUDIO | 398 | EXT. DECK | 40 |
| 311, 511, 711, 911 | STUDIO | 413 | EXT. DECK | 40 |
| 312, 512, 712, 912 | STUDIO | 466 | EXT. DECK | 40 |
| 313, 513, 713, 913 | STUDIO | 466 | EXT. DECK | 40 |
| 314, 514, 714, 914 | STUDIO | 385 | EXT. DECK | 40 |

## FLOOR AREA CALCULATIONS
## 3RD, 5TH, 7TH & 9TH FLOORS

TOTAL FLOOR AREA (EA. FLOOR) = 7,818 SF

TOTAL FLOOR RESIDENTIAL UNIT AREA (EA. FLOOR) = 5,931 SF

TOTAL FLOOR PRIVATE OPEN SPACE (EA. FLOOR) = 605 SF

## LEGEND - FLOOR PLANS

UNIT PRIVATE OPEN SPACE
SEE CALCULATIONS ABOVE FOR SQ. FTG. PER UNIT

CONCRETE WALL

NON-BEARING WALL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LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: FLOOR PLAN

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22
Sheet 7 of 27
DEP#


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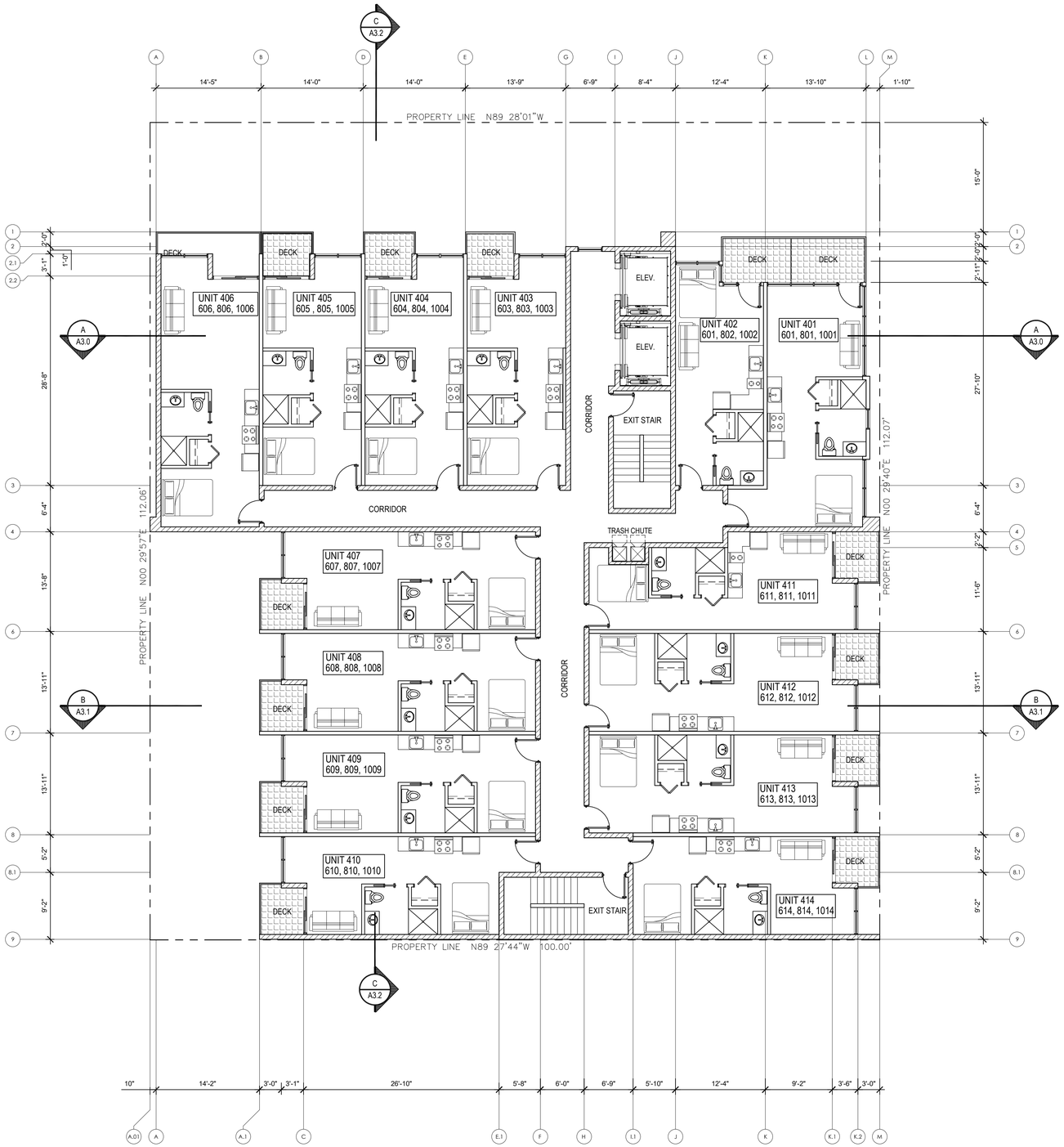



# FOURTH FLOOR PLAN
## (TYP. OF 6TH, 8TH & 10TH FLOOR)

SCALE 1/8" = 1'-0"

NORTH

GRAPHIC SCALE 0' 1' 5' 10' 25'

## UNIT DATA TABLE
## 4TH, 6TH, & 8TH FLOORS

| UNIT NO. | UNIT TYPE | UNIT SF. * | PRIVATE OPEN SPACE | |
|---|---|---|---|---|
| | | | TYPE | AREA (SF) |
| 401, 601, 801, 1001 | STUDIO | 460 | EXT. DECK | 65 |
| 402, 602, 802, 1002 | STUDIO | 347 | EXT. DECK | 60 |
| 403, 603, 803, 1003 | STUDIO | 400 | EXT. DECK | 40 |
| 404, 604, 804, 1004 | STUDIO | 400 | EXT. DECK | 40 |
| 405, 605, 805, 1005 | STUDIO | 400 | EXT. DECK | 40 |
| 406, 606, 806, 1006 | STUDIO | 476 | EXT. DECK | 58 |
| 407, 607, 807, 1007 | STUDIO | 440 | EXT. DECK | 40 |
| 408, 608, 808, 1008 | STUDIO | 440 | EXT. DECK | 40 |
| 409, 609, 809, 1009 | STUDIO | 440 | EXT. DECK | 40 |
| 410, 610, 810, 1010 | STUDIO | 398 | EXT. DECK | 40 |
| 411, 611, 811, 1011 | STUDIO | 413 | EXT. DECK | 40 |
| 412, 612, 812, 1012 | STUDIO | 466 | EXT. DECK | 40 |
| 413, 613, 813, 1013 | STUDIO | 466 | EXT. DECK | 40 |
| 414, 614, 814, 1014 | STUDIO | 385 | EXT. DECK | 40 |

## FLOOR AREA CALCULATIONS
## 4TH, 6TH, & 8TH FLOORS

TOTAL FLOOR AREA (EA. FLOOR) = 7,818 SF

TOTAL FLOOR RESIDENTIAL UNIT AREA (EA. FLOOR) = 5,931 SF

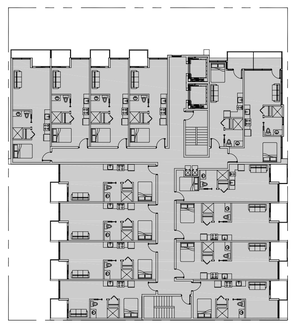
TOTAL FLOOR PRIVATE OPEN SPACE (EA. FLOOR) = 605 SF

## LEGEND - FLOOR PLANS

UNIT PRIVATE OPEN SPACE
SEE CALCULATIONS ABOVE FOR SQ. FTG. PER UNIT

CONCRETE WALL

NON-BEARING WALL



F.A.R. DIAGRAM

SCALE N.T.S.

NORTH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LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

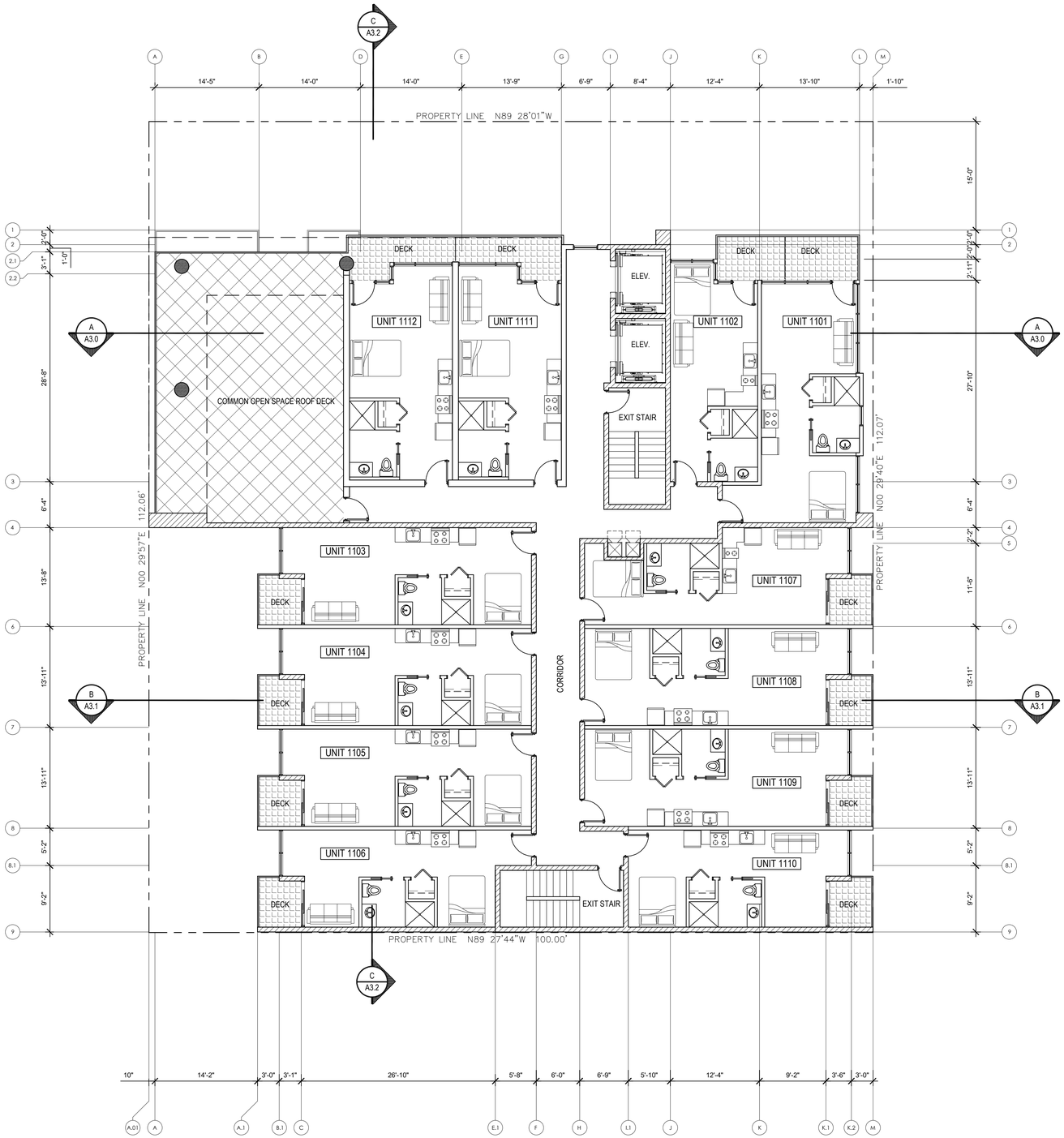
Sheet Title: FLOOR PLANS


Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22

Sheet 8 of 27

DEP#




## UNIT DATA TABLE - 9TH FLOOR

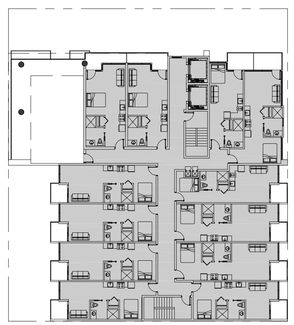
| UNIT NO. | UNIT TYPE | UNIT SF. * | PRIVATE OPEN SPACE | |
|---|---|---|---|---|
| | | | TYPE | AREA (SF) |
| 1101 | STUDIO | 460 | EXT. DECK | 65 |
| 1102 | STUDIO | 347 | EXT. DECK | 60 |
| 1103 | STUDIO | 440 | EXT. DECK | 40 |
| 1104 | STUDIO | 440 | EXT. DECK | 40 |
| 1105 | STUDIO | 440 | EXT. DECK | 40 |
| 1106 | STUDIO | 398 | EXT. DECK | 40 |
| 1107 | STUDIO | 413 | EXT. DECK | 40 |
| 1108 | STUDIO | 466 | EXT. DECK | 40 |
| 1109 | STUDIO | 466 | EXT. DECK | 40 |
| 1110 | STUDIO | 385 | EXT. DECK | 40 |
| 1111 | STUDIO | 464 | EXT. DECK | 64 |
| 1112 | STUDIO | 464 | EXT. DECK | 64 |

## 11TH FLOOR AREA CALCULATIONS

| | | |
|---|---|---|
| TOTAL 11TH FLOOR AREA | = | 5,183 SF |
| TOTAL 11TH FLOOR RESIDENTIAL UNIT AREA | = | 6,845 SF |
| TOTAL 11TH FLOOR PRIVATE OPEN SPACE | = | 573 SF |
| TOTAL 11TH FLOOR COMMON SPACE AREA (DECK) | = | 966 SF |

## LEGEND - FLOOR PLANS

- UNIT PRIVATE OPEN SPACE
  SEE CALCULATIONS ABOVE FOR SQ. FTG. PER UNIT
- COMMON OPEN SPACE AT ROOF DECK
  SEE CALCULATIONS ABOVE FOR SQ. FTG. PER UNIT
- CONCRETE WALL
- NON-BEARING WALL



F.A.R. DIAGRAM
SCALE N.T.S. NORTH

# 11TH FLOOR PLAN
(POOL DECK)

SCALE 1/8" = 1'-0" NORTH

0' 1' 5' 10' 25'
GRAPHIC SCALE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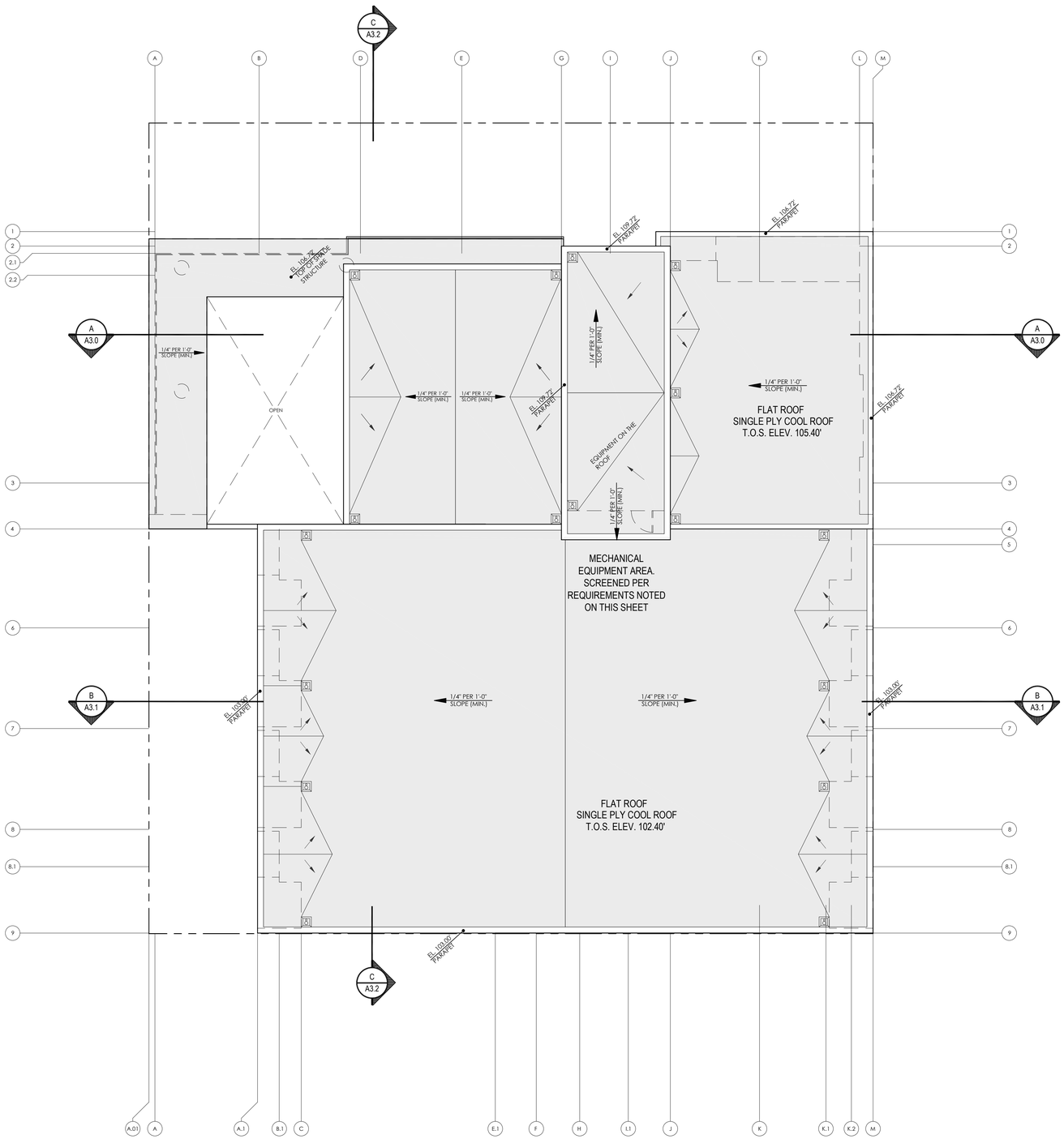
LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: FLOOR PLANS

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
| Revision 11: | |
| Revision 10: | |
| Revision 9: | |
| Revision 8: | |
| Revision 7: | |
| Revision 6: | |
| Revision 5: | |
| Revision 4: | |
| Revision 3: | 2/12/24 |
| Revision 2: | 11/14/23 |
| Revision 1: | 4/21/23 |
| Original Date: | 4/4/22 |
| Sheet | 9 of 27 |
| DEP# | |




## ROOF PLAN

SCALE 1/8" = 1'-0"

NORTH

GRAPHIC SCALE 0' 1' 5' 10' 25'

ROOFTOP EQUIPMENT SCREENING REQUIREMENTS

1. EQUIPMENT MUST BE SCREENED FROM ALL VIEWS, INCLUDING ABOVE AND THE SCREENING MUST BE AT LEAST 80% SOLID.
2. OVERHEAD SCREENINGS MAY BE LOUVERED TO ALLOW FOR VENTILATION, BUT IF MECHANICAL UNITS ARE GROUPED IN ORDERLY AND LINEAR PATTERNS, NO OVERHEAD SCREENING IS REQUIRED.

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LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: ROOF PLAN

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22
Sheet 10 of 27
DEP#


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FACADE STREET FACING TRANSPARENCY CALCULATION:
PROJECT IS PROPOSING A 65.3% OF THE NON-RESIDENTIAL FACADE SHALL MEET THE TRANSPARENCY REQUIREMENT OF SDMC 156.0311(d)(1)

# NORTH EXTERIOR ELEVATION
## (CEDAR ST. FACADE)

SCALE 1/8" = 1'-0"

0' 1' 5' 10' 25'
GRAPHIC SCALE


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LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: EXTERIOR ELEVATION

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22
Sheet 11 of 27
DEP#




# EAST EXTERIOR ELEVATION
## (CALIFORNIA ST. FACADE)

SCALE 1/8" = 1'-0"

NORTH

0' 1' 5' 10' 25'
GRAPHIC SCALE

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LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

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Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22
Sheet 12 of 27
DEP#

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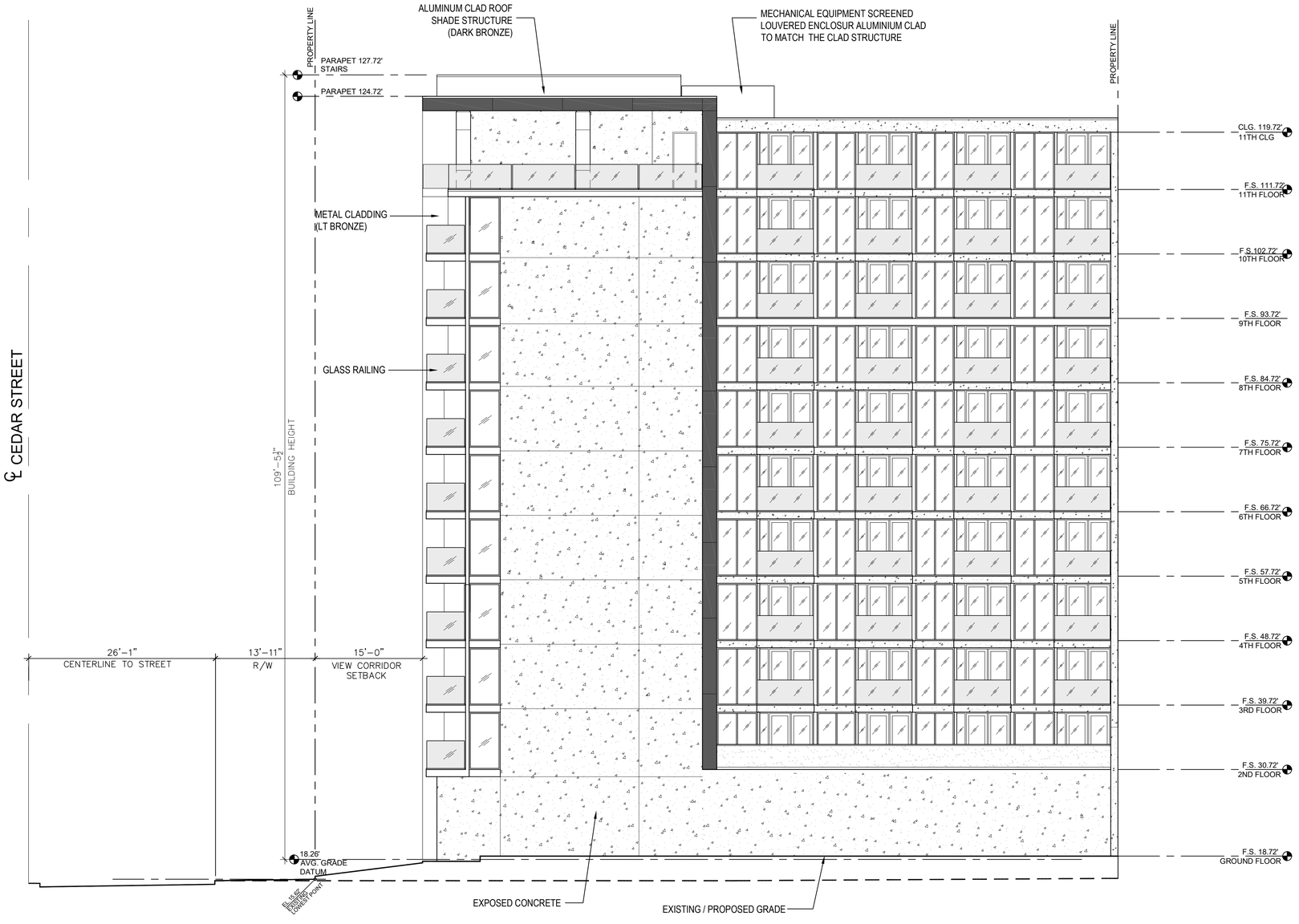


# WEST EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

NORTH

0' 1' 5' 10' 25'

GRAPHIC SCALE


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1560 CALIFORNIA STREET
SAN DIEGO, CA. 92101

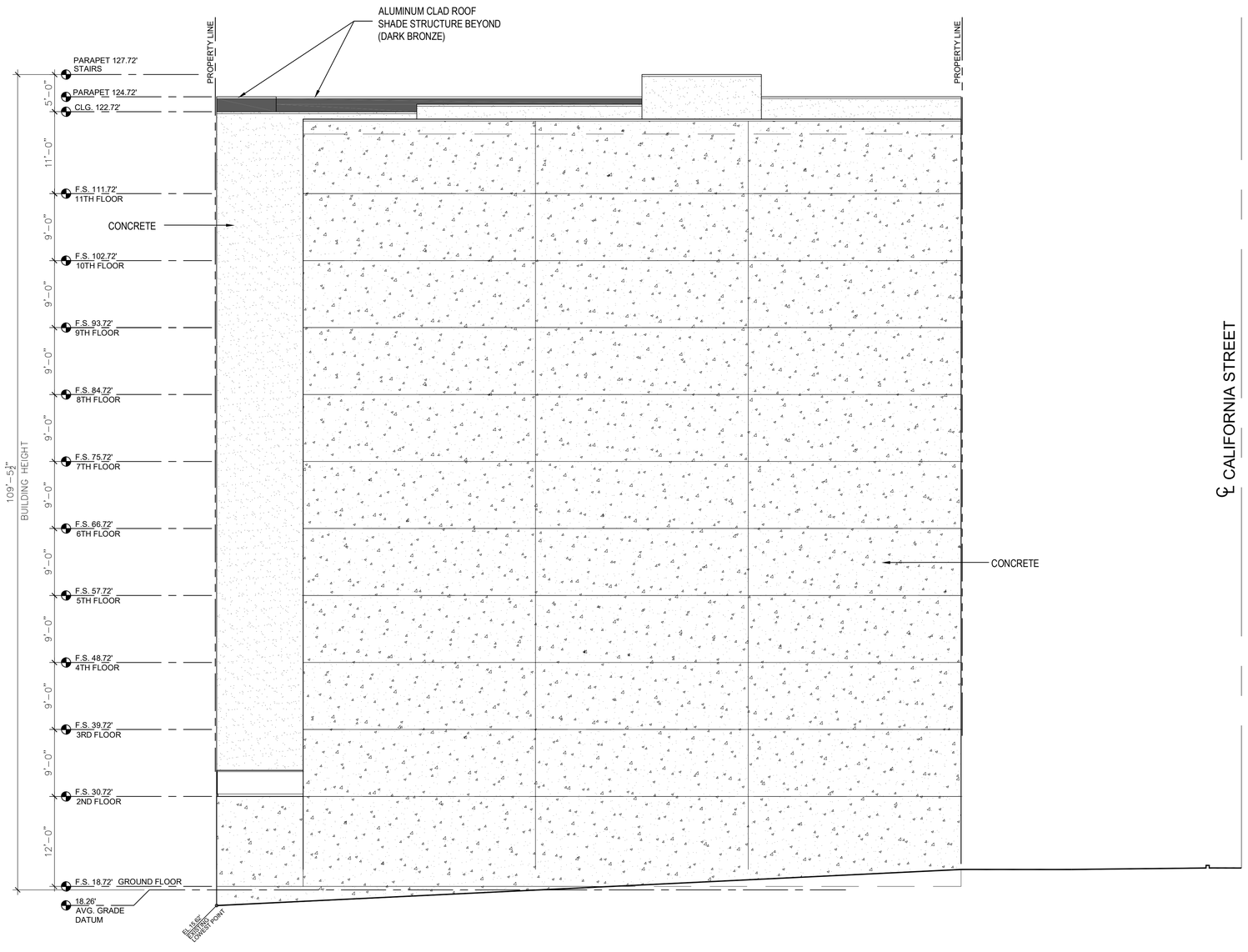
LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: EXTERIOR ELEVATION

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
| Revision 11: | |
| Revision 10: | |
| Revision 9: | |
| Revision 8: | |
| Revision 7: | |
| Revision 6: | |
| Revision 5: | |
| Revision 4: | |
| Revision 3: | 2/12/24 |
| Revision 2: | 11/14/23 |
| Revision 1: | 4/21/23 |
| Original Date: | 4/4/22 |
| Sheet | 13 of 27 |
| DEP# | |




℄ CALIFORNIA STREET

# SOUTH EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

NORTH

0' 1' 5' 10' 25'

GRAPHIC SCALE

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LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

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Project Name: CEDAR STREET APARTMENTS

Sheet Title: EXTERIOR ELEVATION

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22
Sheet 14 of 27
DEP#

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MULTIFAMILY APARTMENT BUILDING WITH INCLUSIONARY HOUSING:
CEDAR STREET APARTMENTS
805 W. CEDAR & 1560 CALIFORNIA STREET SAN DIEGO, CA.

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# NORTH COLORED ELEVATION
## (CEDAR ST. FACADE)

SCALE : N.T.S.


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MULTIFAMILY APARTMENT BUILDING WITH INCLUSIONARY HOUSING:

# CEDAR STREET APARTMENTS

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APN 533-321-08 & 09

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Sheet Title: COLORED ELEVATION

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
| Revision 11: | |
| Revision 10: | |
| Revision 9: | |
| Revision 8: | |
| Revision 7: | |
| Revision 6: | |
| Revision 5: | |
| Revision 4: | |
| Revision 3: | 2/12/24 |
| Revision 2: | 11/14/23 |
| Revision 1: | 4/21/23 |
| Original Date: | 4/4/22 |
| Sheet | 15 of 27 |
| DEP# | |



# EAST COLORED ELEVATION
## (CALIFORNIA ST. FACADE)

SCALE N.T.S

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APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: COLORED ELEVATION

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22
Sheet 16 of 27
DEP#

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# WEST COLORED ELEVATION

SCALE N.T.S


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LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

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Sheet Title: COLORED ELEVATION

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22

Sheet 17 of 27

DEP#






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MULTIFAMILY APARTMENT BUILDING WITH INCLUSIONARY HOUSING:

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Project Name: CEDAR STREET APARTMENTS

Sheet Title: BUILDING RENDERINGS

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
| Revision 11: | |
| Revision 10: | |
| Revision 9: | |
| Revision 8: | |
| Revision 7: | |
| Revision 6: | |
| Revision 5: | |
| Revision 4: | |
| Revision 3: | 2/12/24 |
| Revision 2: | 11/14/23 |
| Revision 1: | 4/21/23 |

Original Date: 4/4/22

Sheet 22 of 27

DEP#






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MULTIFAMILY APARTMENT BUILDING WITH INCLUSIONARY HOUSING:

# CEDAR STREET APARTMENTS

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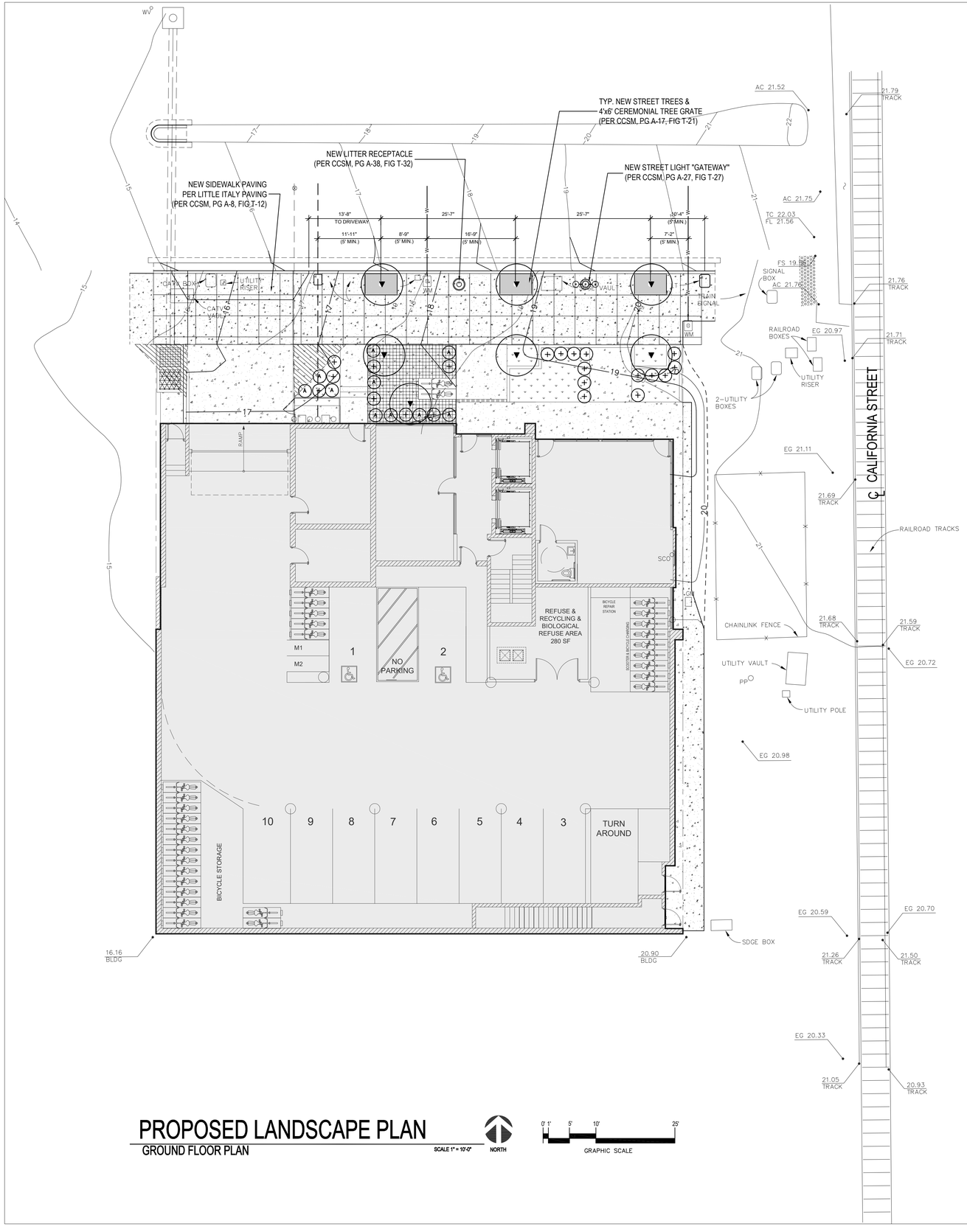
Sheet Title: BUILDING RENDERINGS

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
| Revision 11: | |
| Revision 10: | |
| Revision 9: | |
| Revision 8: | |
| Revision 7: | |
| Revision 6: | |
| Revision 5: | |
| Revision 4: | |
| Revision 3: | 2/12/24 |
| Revision 2: | 11/14/23 |
| Revision 1: | 4/21/23 |
| Original Date: | 4/4/22 |
| Sheet | 23 of 27 |
| DEP# | |




# PROPOSED LANDSCAPE PLAN

## GROUND FLOOR PLAN

SCALE 1" = 10'-0"

NORTH

0' 1' 5' 10' 25'

GRAPHIC SCALE

## PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY | % | MATURE SPREAD/HEIGHT |
|---|---|---|---|---|---|---|
| **TREES** | | | | | | |
| ▼ | JACARANDA MIMOSEFOLIA | JACARANDA (STREET TREE) | 36" BOX | 6 | 100% | 10'/40' |
| **SHRUBS** | | | | | | |
| A | AGAPANTHUS AFRICANUS | LILY-OF-THE-NILE (BLUE) | 1 GAL. | 15 | 100% | 2'/2' |
| + | PITTOSPORUM T. 'VARIEGATA' | VAREGATED MOCK ORANGE | 1 GAL. | 36 | 100% | 3'/6' |
| **GROUNDCOVERS** | | | | | | |
| | VINCA MAJOR | PERIWINKLE | FLATS @ 9" OC | AS REQ'D. | | |
| | HIGH GRADE ARTIFICIAL "KENTUCKY BLUE GRASS" TURF (PERMEABLE) | | | | | |

## LANDSCAPE REQUIREMENTS:

A. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF CITY-WIDE LANDSCAPE REGULATION AND THE CITY OF SAN DIEGO LAND DEVELOPEMENT: MANUEL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

B. ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITH OUT VEGETATION SHALL BE COVERED WITH MULCH TO A MIN. DEPT OF 3 INCHES

C. TREE ROOT BARRIERS OR STRUCTURAL SOILS BE INSTALLED WHERE TREES ARE PLACED WITH IN FIVE FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES.

D. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. THIS MINIMUM DIMENSION AND ROOT ZONE AREA MAY BE REDUCED WITH THE USE OF STRUCTURAL SOILS

## PLANTING NOTES:

1. THE PLANTING PLAN IS DIAGRAMMATIC AND SHALL BE USED AS A GUIDE FOR SETTING OUT PLANTS. PRIOR TO PLANTING, THE LANDSCAPE ARCHITECT SHALL BE CONTACTED TO APPROVE ALL PLANT LOCATIONS AND DIRECT ADJUSTMENTS.
2. PLANT MATERIALS SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH. ALL PLANTS ARE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT IF SUBSTANDARD IN SIZE, QUALITY AND HEALTH. PROVIDE WATERPROOF SPECIES IDENTIFICATION TAGS ON ONE PLANT PER SPECIES PER GROUPING.
3. POST PLANTING FERTILIZATION SHALL BE PERFORMED BY CONTRACTOR AT 30, 60, & 90 DAYS AFTER PLANTING.
4. SHRUBS AND TREES SHALL BE UNDER PLANTED WITH GROUND COVER AS SHOWN BY ADJACENT SYMBOL.
5. PROVIDE 2" LAYER OF "WALK-ON BARK" FOR ALL NON-TURF PLANTING AREAS WITH SLOPES LESS STEEP THAN 3:1. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT. BARK TO BE SHREDDED BARK MULCH.
6. CONTRACTOR TO PROVIDE JUTE NETTING ON ALL SLOPES 3:1 OR GREATER.
7. VINES SHALL BE SECURED TO ADJACENT FENCES, POSTS OR WALLS USING VINE TIES, UNLESS SHOWN ON TRELLIS.
8. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE OF THE BUILDING. ALL AREAS SHALL BE KEPT CLEANWATERED AND WEED-FREE. ALL DEAD OR DYING PLANTS WATERED SHALL BE REPLACED WITHIN TWO (2) WEEKS.
9. CONTRACTOR SHALL GUARANTEE PLANT LONGEVITY AS FOLLOWS: TREES - ONE YEAR; SHRUBS AND GROUND COVER - THREE MONTHS.
10. WHERE TREE TRUNKS ARE WITHIN 6' OF PAVING, CONTRACTOR SHALL INSTALL ROOTBARRIOR BY 'BIO-BARRIER' PER MANUFACTURER'S SPECIFICATIONS.
11. ALL STREET TREES WILL BE THE BEST QUALITY JACARANDA TREE AS NOTED IN THE UPTOWN COMMUNITY PLAN PAGE 89
12. GRADED PAD AREAS SHALL HYDRO-SEEDED TO PREVENT EROSION, IN THE EVENT THAT CONSTRUCTION OF BUILDING(S) DOES NOT OCCUR WITHIN 30 DAYS OF GRADING.
13. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY MANAGEMENT. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A 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.
14. NO TREES ALLOWED WITHIN 10 FEET OF ANY SEWER MAIN OR SEWER LATERAL
15. (E) = EXISTING

## MAWA CALCULATIONS

MAWA WATER BUDJET= (ETo)(0.62)[(ETAF)(LA)]+(1-ETAF)(SLA)
ETo=47 INCHES /YEAR
LA= 1079 S.F.
I.E.= .81

MAWA WATER BUDJET- (.47)(0.62)[(.55)(1,079)]= 17,930 GAL/YR

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LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title:

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22
Sheet 24 of 27
DEP#


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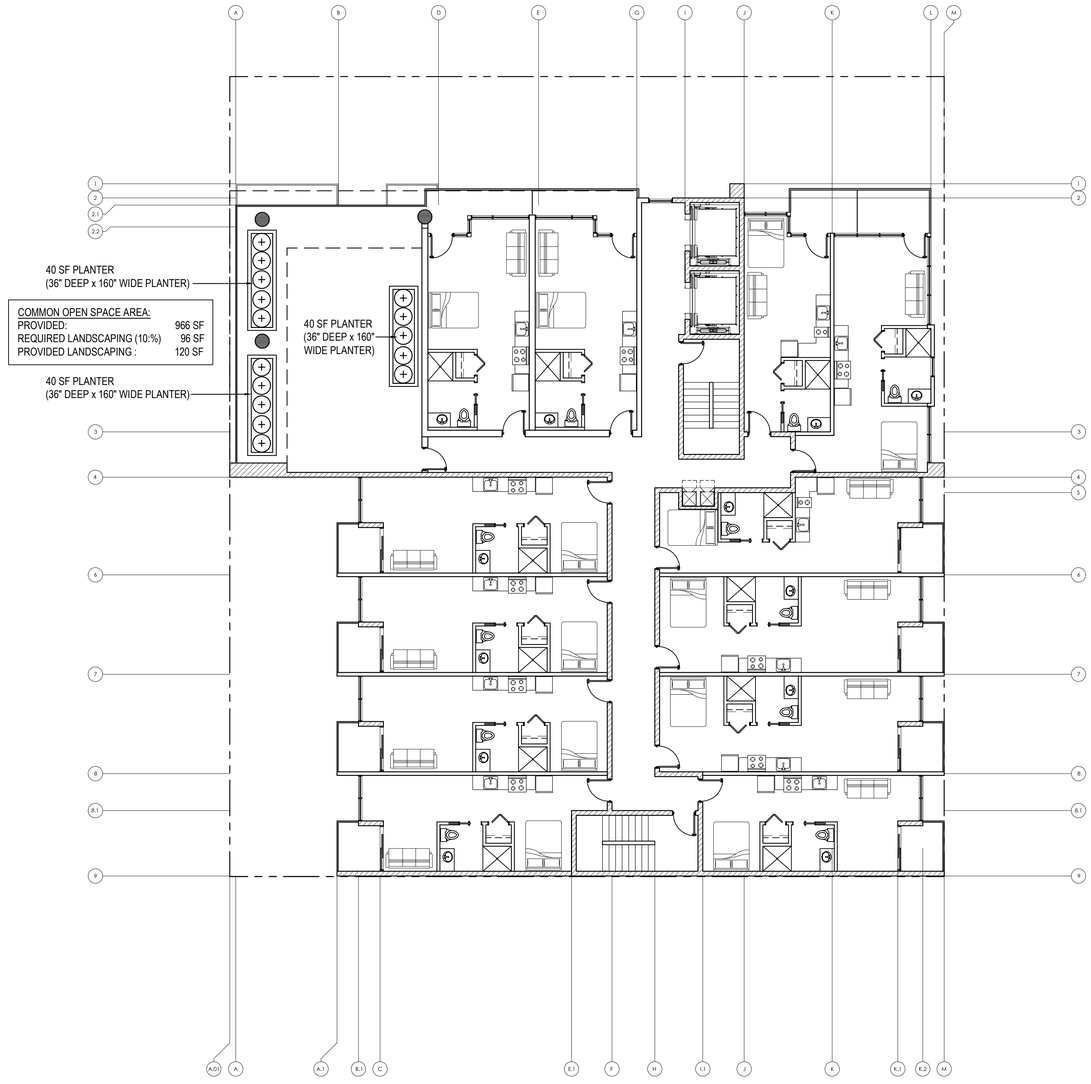


# PROPOSED LANDSCAPE PLAN

## 11TH FLOOR PLAN

SCALE 1" = 10'-0"

NORTH

0' 1' 5' 10' 25'

GRAPHIC SCALE

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Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

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Sheet 25 of 27
DEP#


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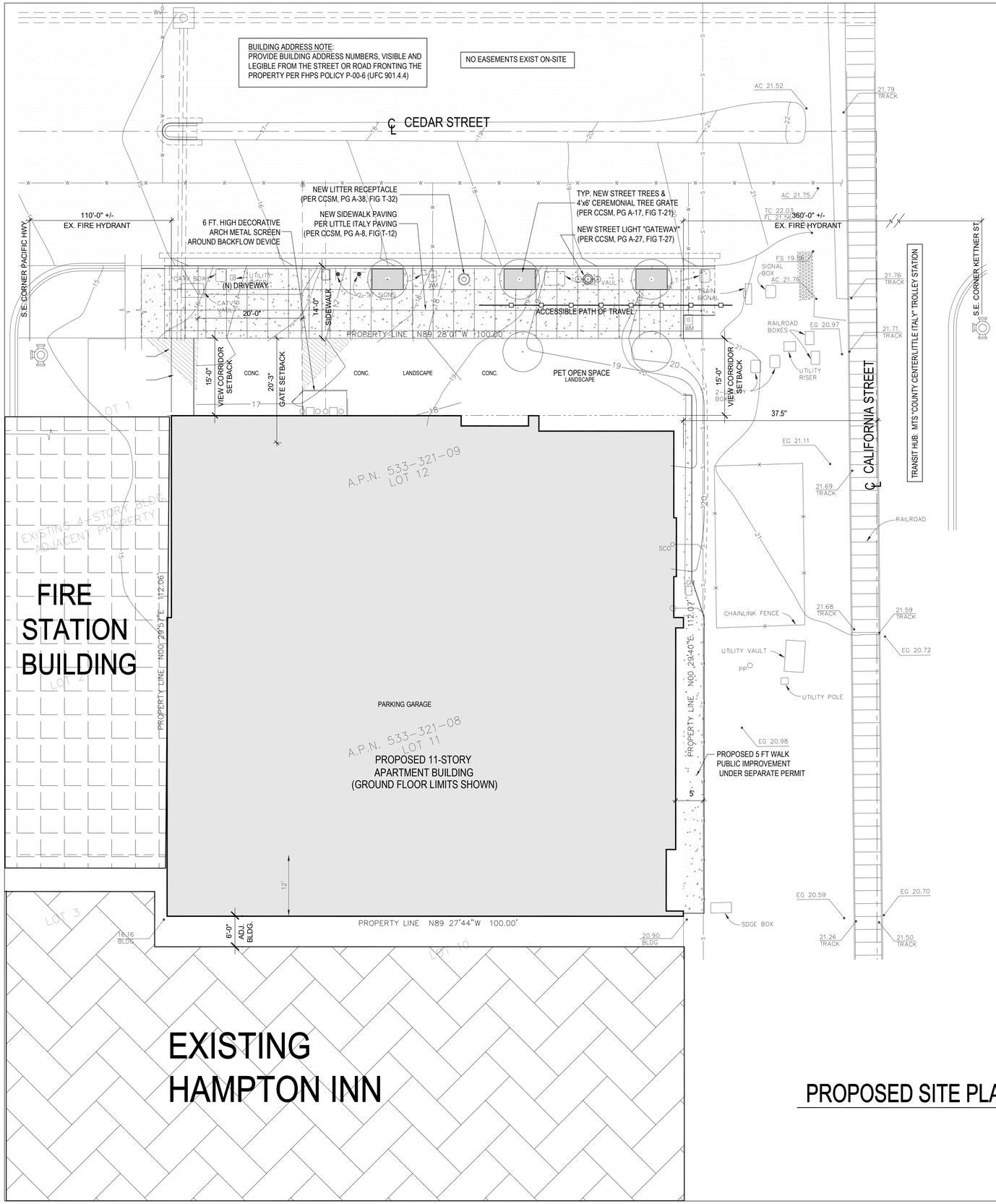


## PROPOSED SITE PLAN

SCALE 1" = 10'-0"

NORTH

0' 1' 5' 10' 25'

GRAPHIC SCALE

## SITE CONTEXT AND ADJACENT BUILDINGS

1. THE PROPOSED BUILDING SHARES A PROPERTY LINE WITH NEW EXISTIN FIRE STATION ON THE WEST AND ON THE NORTH IS THE EXISTING HAMPTON INN. THERE IS A 5 T0 SEPARATION BETWEEN THE PROPOSED BUILDING AND THE HAMTON IN ISNCE THE INN IS OBSERVING A SET BACK FROM THE PROPERTY LINE. IT SHOULD BE NOTED THAT SINCE THAT SIDE OF THE HAMPTON INN BUILDING IS FACING NORTH THE PROPOSED BUILDING WILL NOT REDUCE ITS SUN EXPOSER.
2. WE DO NOT SEE ANY ADVERS EFFECT ON THE FIRE STATION BUILDING.
   THERE WILL BE A SHADOW CAST BY THE PROPOSED BUILDING WHOEVER IT WILL BE ONLY ON THE ROOF OF THAT STRUCTURE.
3. ON THE NORTH THE BUILDING IS FACING SOUTH WHICH IS WEST CEDAR STREET. THERE WILL BE NO SHADOWS CAST FROM THE PROPOSED EXCEPT ON THE FIRE STATION ROOF FROM MORNING TO NOON TO AND ON CALIFORNIA STREET IN THE AFTERNOON.
4. ON THE NORTH ACROSS CEDAR STREET IS A JACK IN THE BOX WITH PARKING IN FRONT ON THE STREET AND TO THE EAST OF IT A ONE STORY OFICE BUILDING. THE PROPOSED BUILDING WILL CAST A SHADOW DURING THE DAY ON THE PARKING OF JACK IN THE BOX AND ON THE ROOF OF THE OFFICE BUILDING TO THE EAST OF IT,




ADJACENT EXISTING FIRE STATION



ADJACENT EXISTING HAMPTON INN BEYOND

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DRAWING NO.

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PREPARED BY:

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Project Address:
805 W. CEDAR STREET &
1560 CALIFORNIA STREET
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LEGAL: 12 FT. OF ROW LOT 10
LOT 11 & 12 OF MIDDLETOWN

APN 533-321-08 & 09

Project Name: CEDAR STREET APARTMENTS

Sheet Title: SITE PLAN & PROJECT DATA

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 2/12/24
Revision 2: 11/14/23
Revision 1: 4/21/23

Original Date: 4/4/22
Sheet 26 of 26
DEP#