



3 PLEX ROWTOWNS BEYOND

12 PLEX ROWTOWNS BEYOND

3 PLEX ROWTOWNS

5 PLEX ROWTOWNS

**OUR TEAM**

**SLF-MOSS STREET, LLC**

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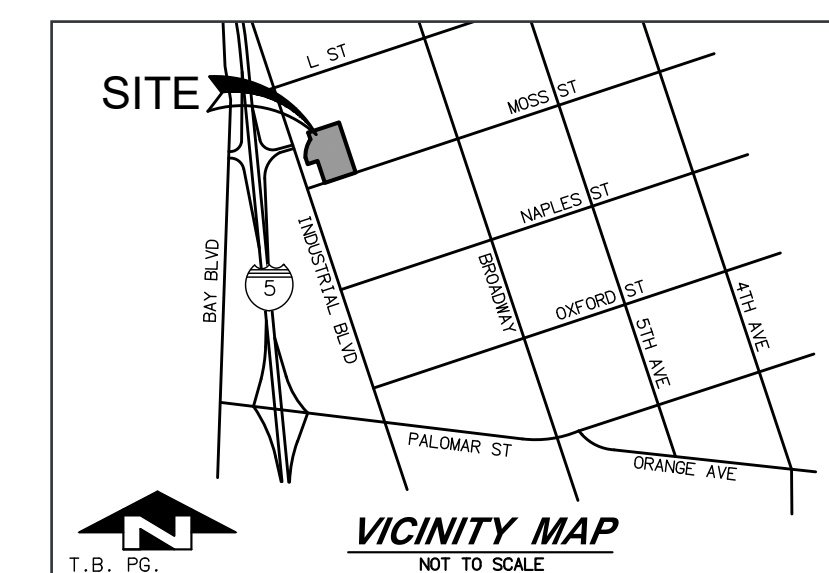
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**SITE ADDRESS**  
676 Moss Street  
Chula Vista, CA 91911

**ASSESSOR PARCEL NUMBERS**  
618-010-26, 618-010-30, 618-010-31

**ZONING DESIGNATION**  
Existing: ILP (Limited Industrial Precise Plan)  
Proposed: R-3 (Apartment Residential Zone)

**GENERAL PLAN DESIGNATION**  
Existing: Limited Industrial  
Proposed: High Density



### Project Summary

**Total Site Area:** ± 6.94 Acres (± 302,254 SF)

- Total Units:** 141 Homes
- (97) 3-Story Court Towns
    - (16) Plan 1: ± 1,196 SF, 2 Bed, 2.5 Bath (Tandem)
    - (16) Plan 2: ± 1,235 SF, 2 Bed, 2.5 Bath (Tandem)
    - (34) Plan 3: ± 1,652 SF, 3 Bed, 2.5 Bath, Den
    - (31) Plan 4: ± 1,758 SF, 4 Bed, 3.5 Bath, Opt. Den
  - (44) 3-Story Row Towns
    - (24) Plan 5: ± 1,838 SF, 3 Bed, 2.5 Bath, Den, Opt. Bed 4
    - (20) Plan 6: ± 2,002 SF, 4 Bed, 3.5 Bath, Opt. Den

**Density:** 20.4 Homes per Acre

- Parking:**
- Required: 282 Spaces (2.0 spaces per home)
- (141) Homes x 2.0 Spaces = 282 Spaces
  - (141) Guest x 0.0 Spaces = 0 Spaces
- Provided: 336 Spaces (2.38 spaces per home)
- Garage: 282 Spaces (64 Tandem spaces identified with 'T')
  - Head In: 32 Spaces (9' x 19')
  - Parallel: 22 Spaces (9' x 22')

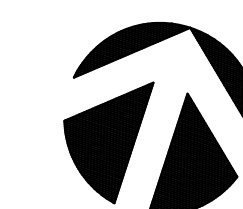
- Open Space:**
- Required: 71,120 SF Total (± 504 SF per home, 6' min. dimension)
- Provided: 75,112 SF Total (± 533 SF per home)

**Lot Coverage:** 34.5% of site (± 104,195 SF)

### Zoning Summary

- Existing General Plan: Limited Industrial  
Proposed General Plan: High Density
- Existing Zoning: Limited Industrial Precise Plan  
Proposed Zoning: R-3
- Lot Area per Unit: ± 2,143 SF per home (min. 1,590 for 4-bed units)
- Building Setbacks: Front Yard: 15'  
Interior Side Yard: 7'  
Rear Yard: 17'
- Proposed Setbacks: Front Yard: 10\*  
Interior Side Yard: 12\*  
Rear Yard: 15\*  
\* Variance will be requested from Planning Commission
- Building Separation: 10' minimum
- Max. Building Height: 45' and 3 Stories
- Max. Lot Coverage: 50%

- Notes:**
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building Footprints might change due to the final design elevation style.
  6. Open space area is subject to change due to the balcony design of the elevation.
  7. Building setbacks are measured from property lines to building foundation lines.



# CONCEPTUAL SITE PLAN

## 676 MOSS STREET

### CHULA VISTA, CA



### Project Summary

**Total Site Area:** + 6.94 Acres (+ 302,254 SF)

- Total Units:** 141 Homes
- (97) 3-Story Court Towns
    - (16) Plan 1: + 1,196 SF, 2 Bed, 2.5 Bath (Tandem)
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    - (20) Plan 6: + 2,002 SF, 4 Bed, 3.5 Bath, Opt. Den

**Density:** 20.4 Homes per Acre

- Open Space:**
- Required: 71,120 SF Total (+ 504 SF per home, 6' min. dimension)
- (32) 2 Bedroom x 400 SF = 12,800 SF
  - (34) 3 Bedroom x 480 SF = 16,320 SF
  - (75) 4 Bedroom x 560 SF = 42,000 SF

- Provided: 75,112 SF Total\* (+ 533 SF per home)
- Common: + 35,543 SF
  - Private Ground: + 8,040 SF (6' Min. Dimension)
  - Decks: + 10,283 SF (6' Min. Dimension)
  - Roof Decks: + 21,246 SF (6' Min. Dimension)

- Additional open space areas not counted towards total:
- Landscape Area: + 46,552 SF
  - Private Ground: + 1,160 SF (less than 6' Min. Dimension)

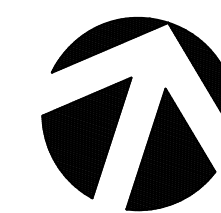
\* All open spaces counted towards the total provided open space meet the General Plan's exterior land use/noise compatibility threshold of 65 dB CNEL for new residential development.



- Decks/Roof Decks eliminated from provided o.s. due to noise disqualification. Decks/Roof Decks locations are shown, but not included in above total.
- Roof Decks within 90' of the railroad centerline are excluded from the Open Space calculation due to noise disqualification.
  - Decks within 180' and direct line of site to the railroad centerline are excluded from the Open Space calculation due to noise disqualification.

#### Notes:

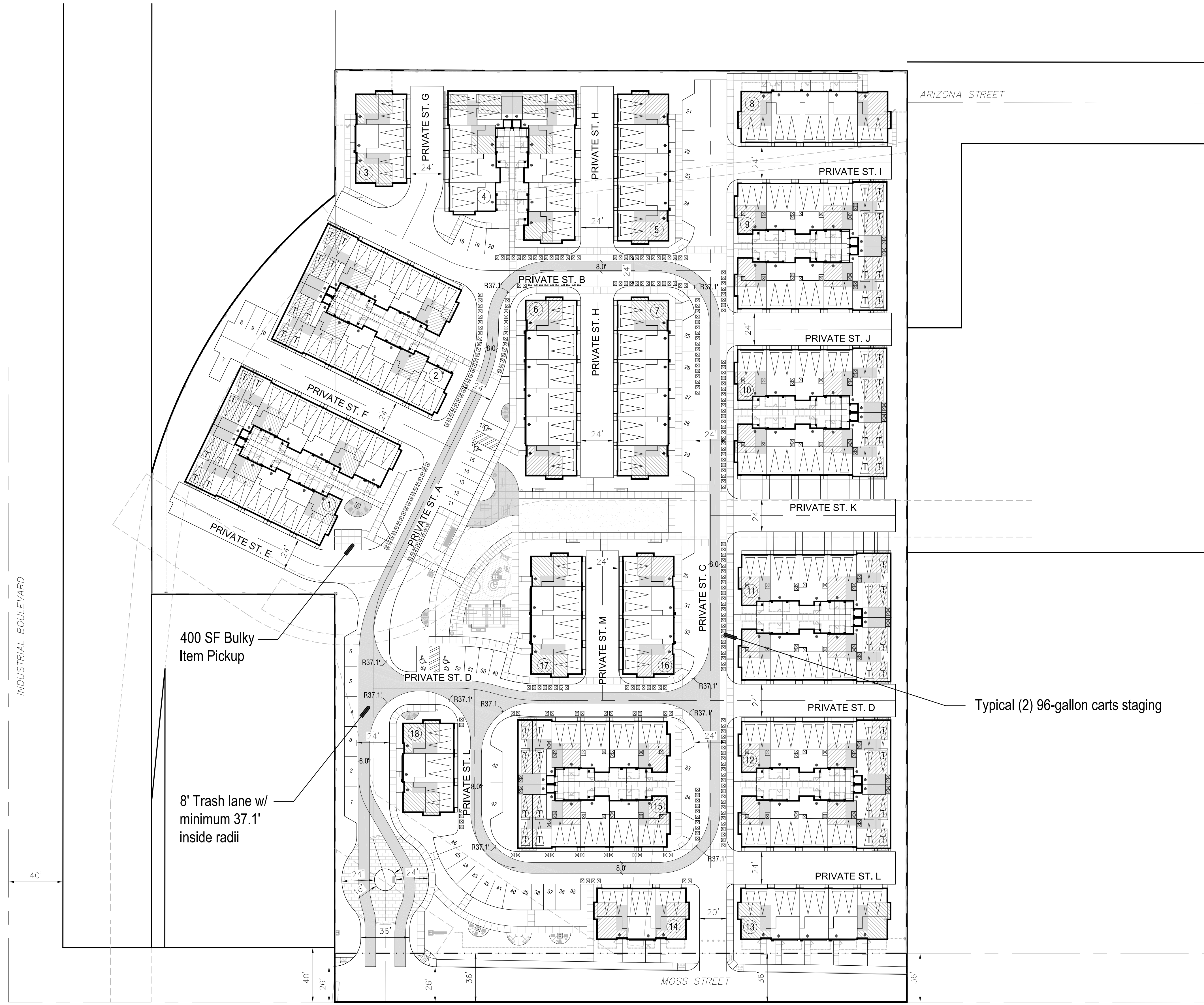
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## CONCEPTUAL OPEN SPACE PLAN

### 676 MOSS STREET

CHULA VISTA, CA

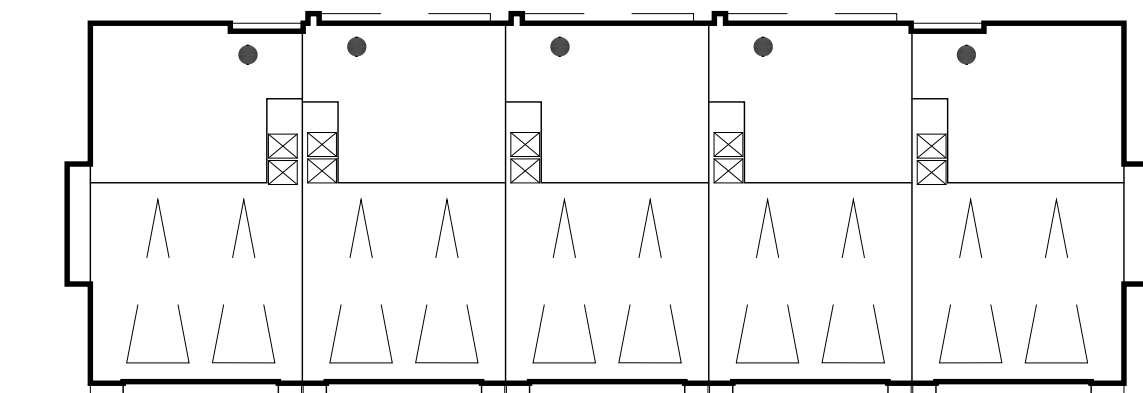


**Project Summary**

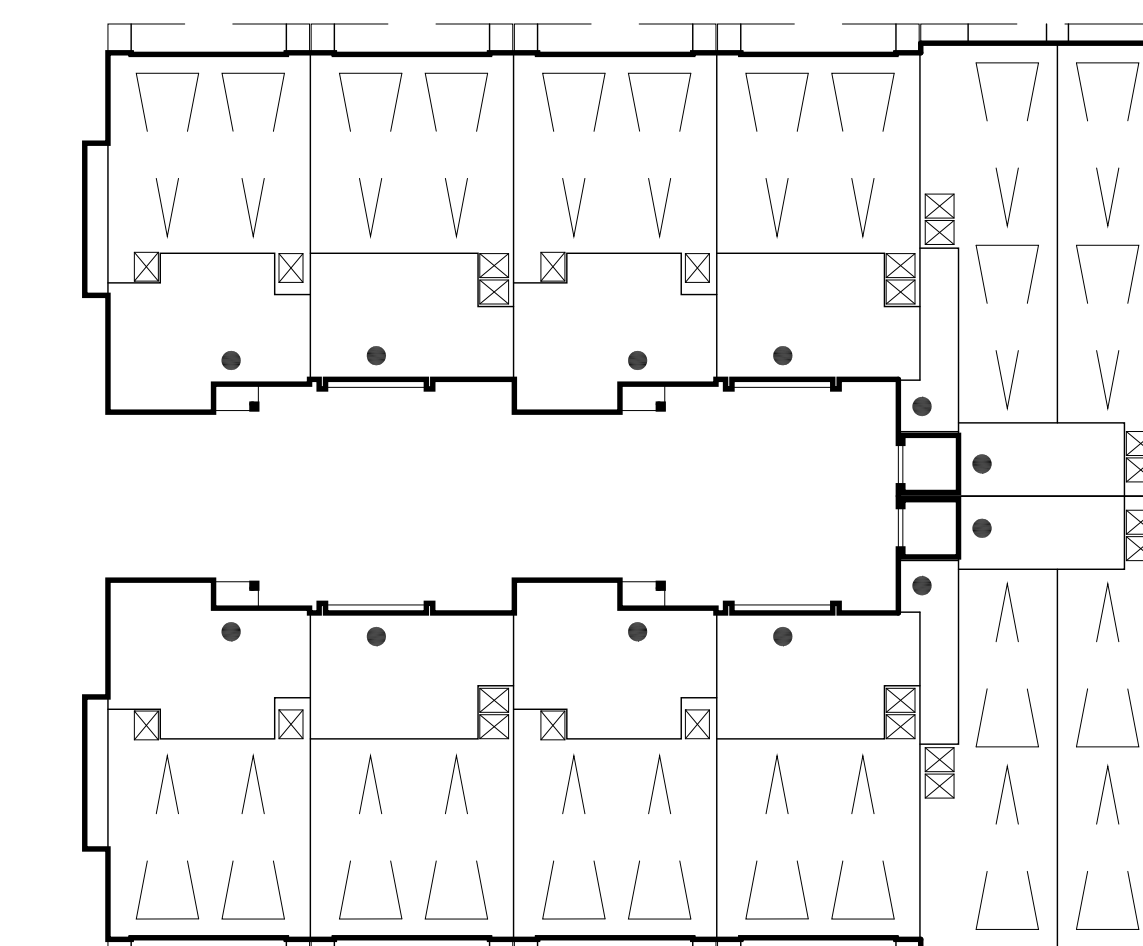
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  - (44) 3-Story Row Towns
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**Density:** 20.4 Homes per Acre



Trash Storage: 3-Story Row Towns  
(2) 96-gallon carts per home



Trash Storage: 3-Story Court Towns  
(2) 96-gallon carts per home

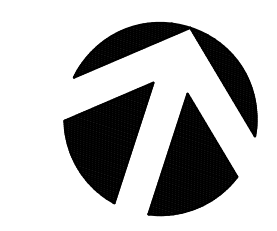
Typical (2) 96-gallon carts staging

400 SF Bulky Item Pickup

8' Trash lane w/ minimum 37.1' inside radii

**Notes:**

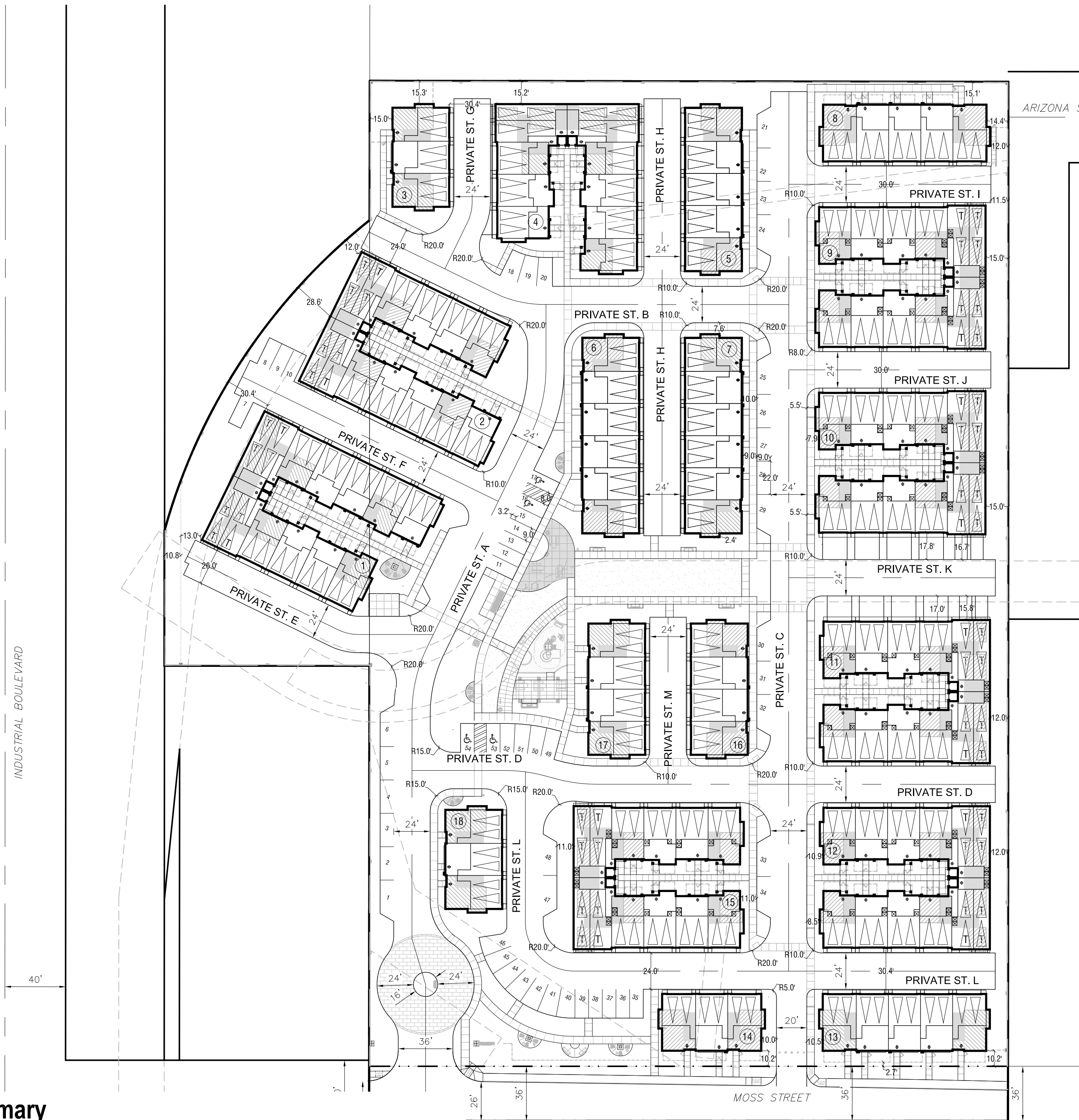
1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
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7. Building setbacks are measured from property lines to building foundation lines.



**CONCEPTUAL TRASH STAGING PLAN**

**676 MOSS STREET**

CHULA VISTA, CA



**Project Summary**

**Total Site Area:** ± 6.94 Acres (± 302,254 SF)

**Total Units:** 141 Homes

- (97) 3-Story Court Towns
  - (16) Plan 1: ± 1,196 SF, 2 Bed, 2.5 Bath (Tandem)
  - (16) Plan 2: ± 1,235 SF, 2 Bed, 2.5 Bath (Tandem)
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- (44) 3-Story Row Towns
  - (24) Plan 5: ± 1,838 SF, 3 Bed, 2.5 Bath, Den, Opt. Bed 4
  - (20) Plan 6: ± 2,002 SF, 4 Bed, 3.5 Bath, Opt. Den

**Density:** 20.4 Homes per Acre

**Lot Coverage:** 34.5% of site (± 104,195 SF)

Building Name	Building Type	Number of Bldgs	Bldg Number on Site	Bldg SF (lot coverage)	Bldg Unit Mix
3 Plex Rowtown		3	3, 14, 18	2,499 SF	(1) Plan 5 (2) Plan 6
4 Plex Rowtown		2	16,17	3,294 SF	(2) Plan 5 (2) Plan 6
5 Plex Rowtown		3	5, 8, 13	4,089 SF	(3) Plan 5 (2) Plan 6
6 Plex Rowtown		2	6, 7	4,884 SF	(4) Plan 5 (2) Plan 6
11 Plex Court Townhome		1	4	7,690 SF	(2) Plan 1 (2) Plan 2 (4) Plan 3 (3) Plan 4
12 Plex Court Townhome		5	9, 10, 11, 12, 15	8,452 SF	(2) Plan 1 (2) Plan 2 (4) Plan 3 (4) Plan 4
13 Plex Court Townhome		2	1, 2	9,173 SF	(2) Plan 1 (2) Plan 2 (5) Plan 3 (4) Plan 4

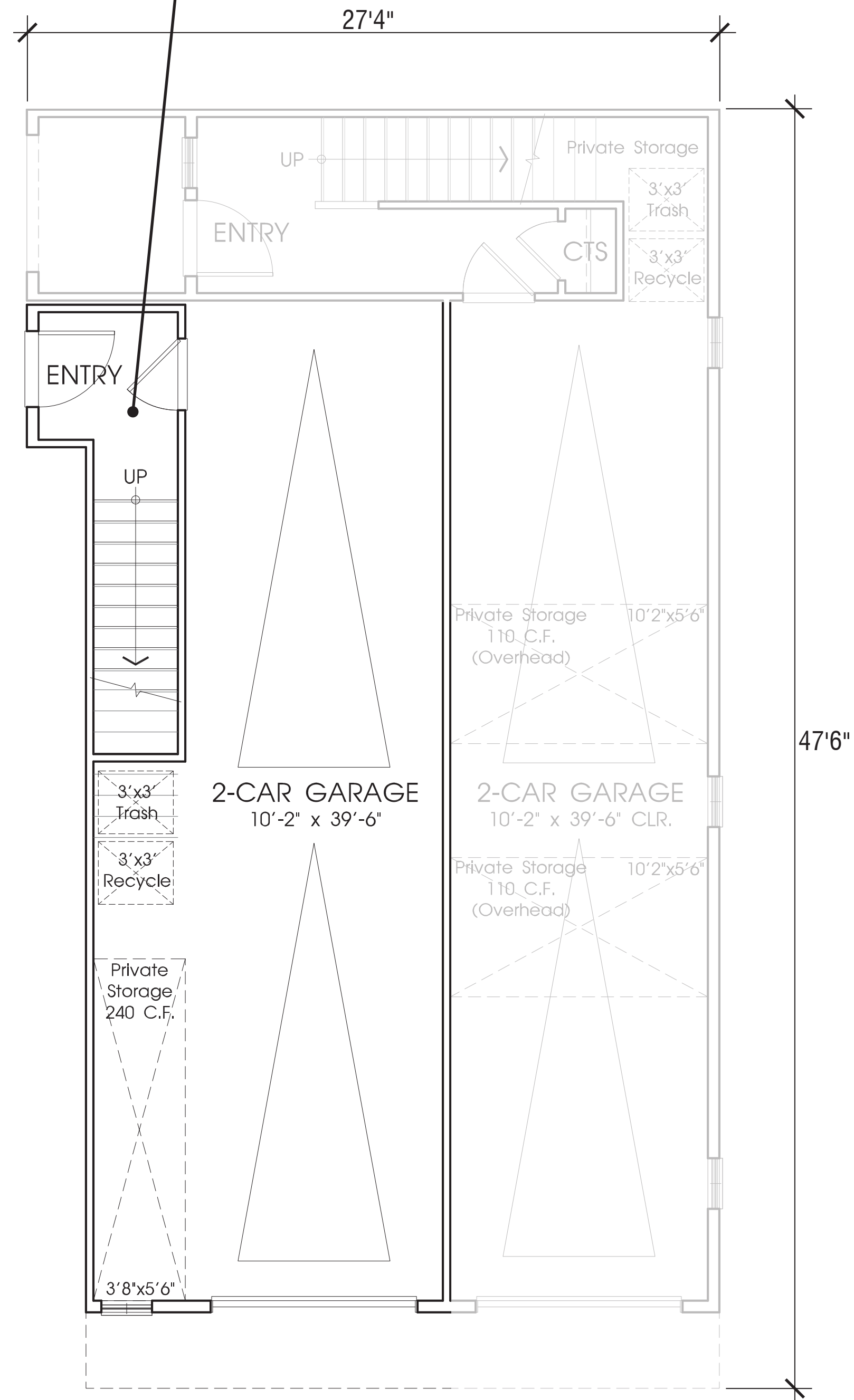
Building Square Footage is per building, not a total. See Project Summary for total building coverage.

**CONCEPTUAL UNIT AND BUILDING MATRIX**

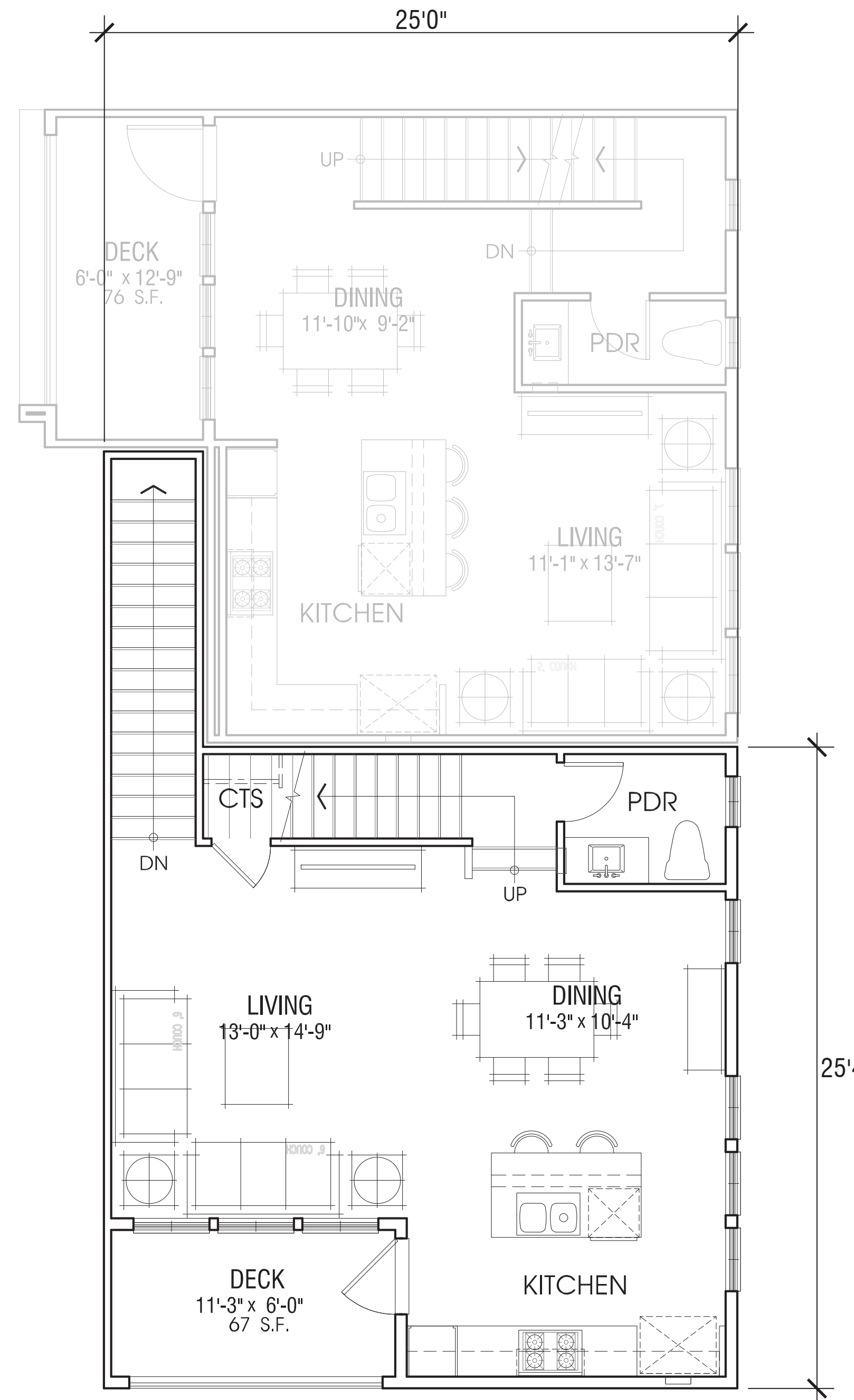
**676 MOSS STREET**

CHULA VISTA, CA

**Plan 1**  
 ±1,196 SF  
 2 Bedrooms / 2.5 Baths  
 2-Car Tandem Garage  
 Storage: 240 Cubic Feet



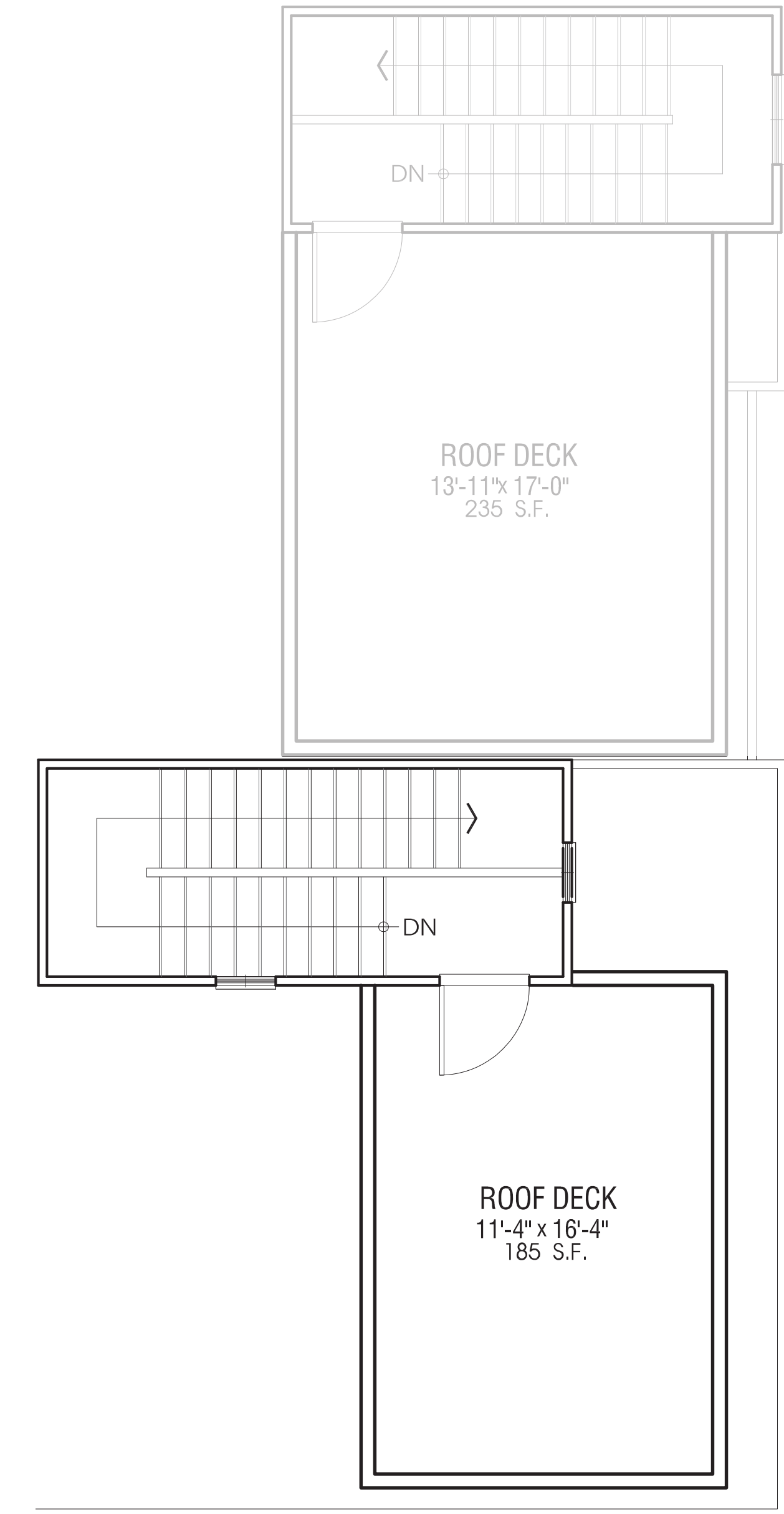
**FIRST FLOOR**



**SECOND FLOOR**



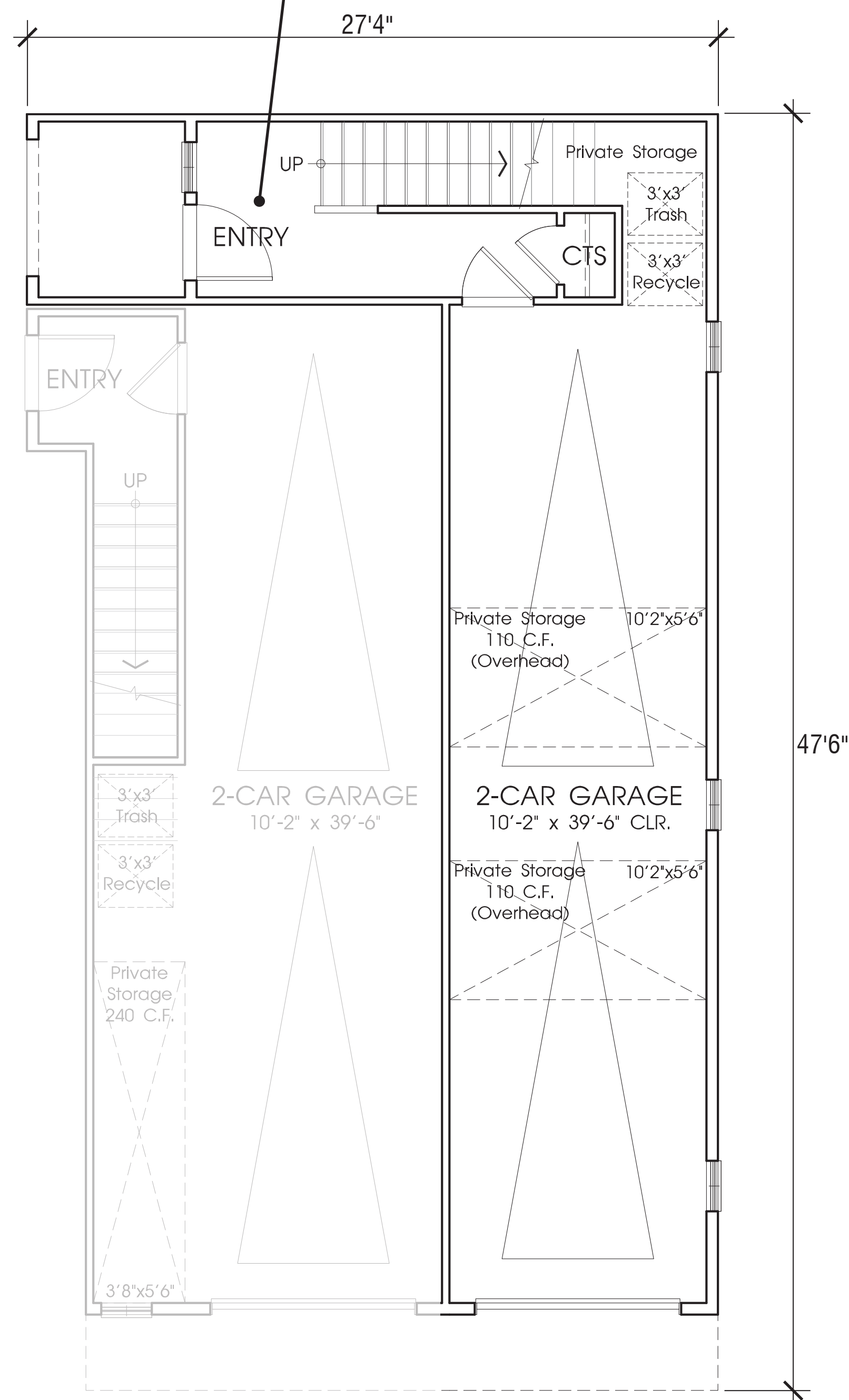
**THIRD FLOOR**



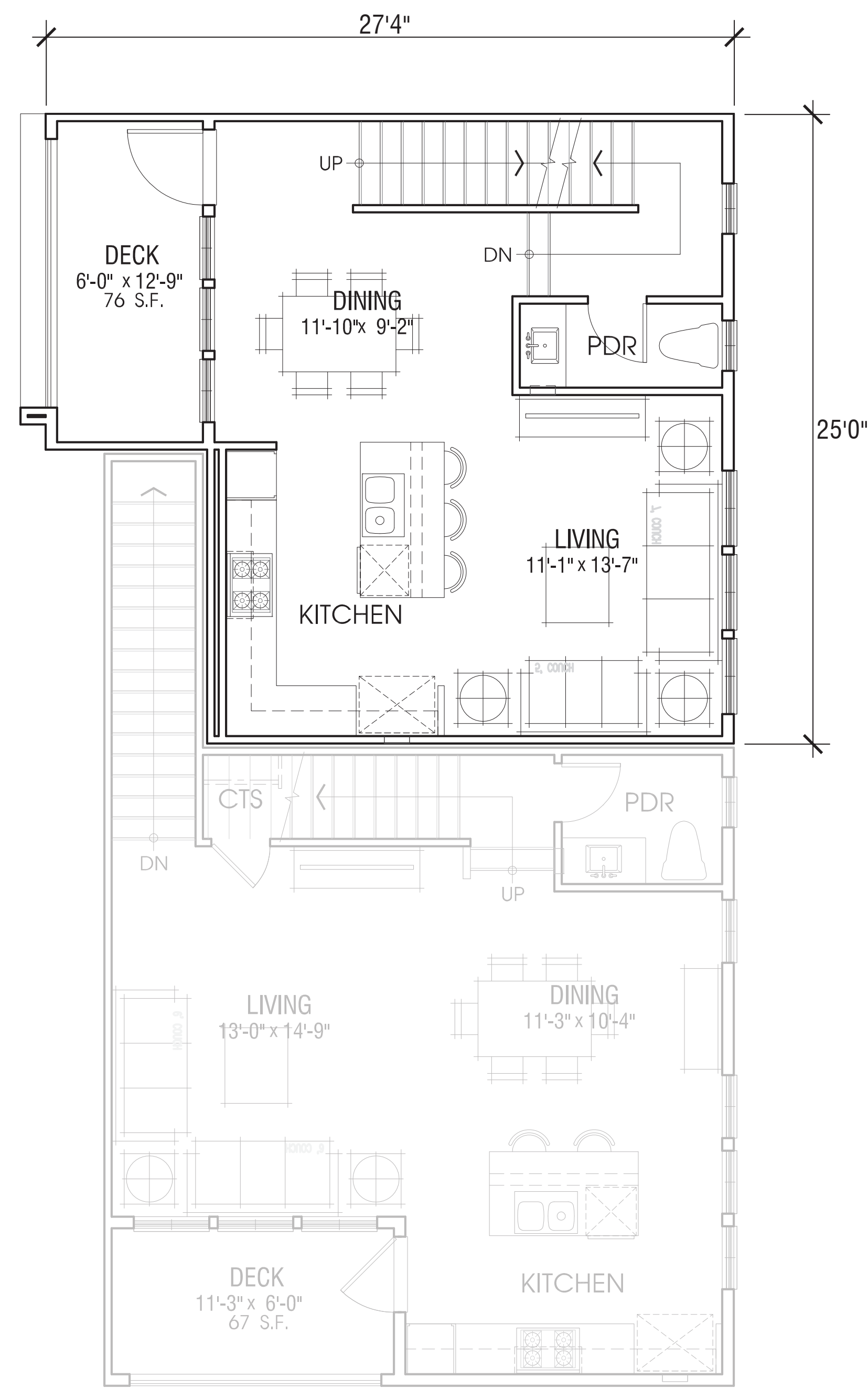
**ROOF DECK**

**PLAN 1 | Unit Plan**  
**676 MOSS STREET**  
 CHULA VISTA, CA

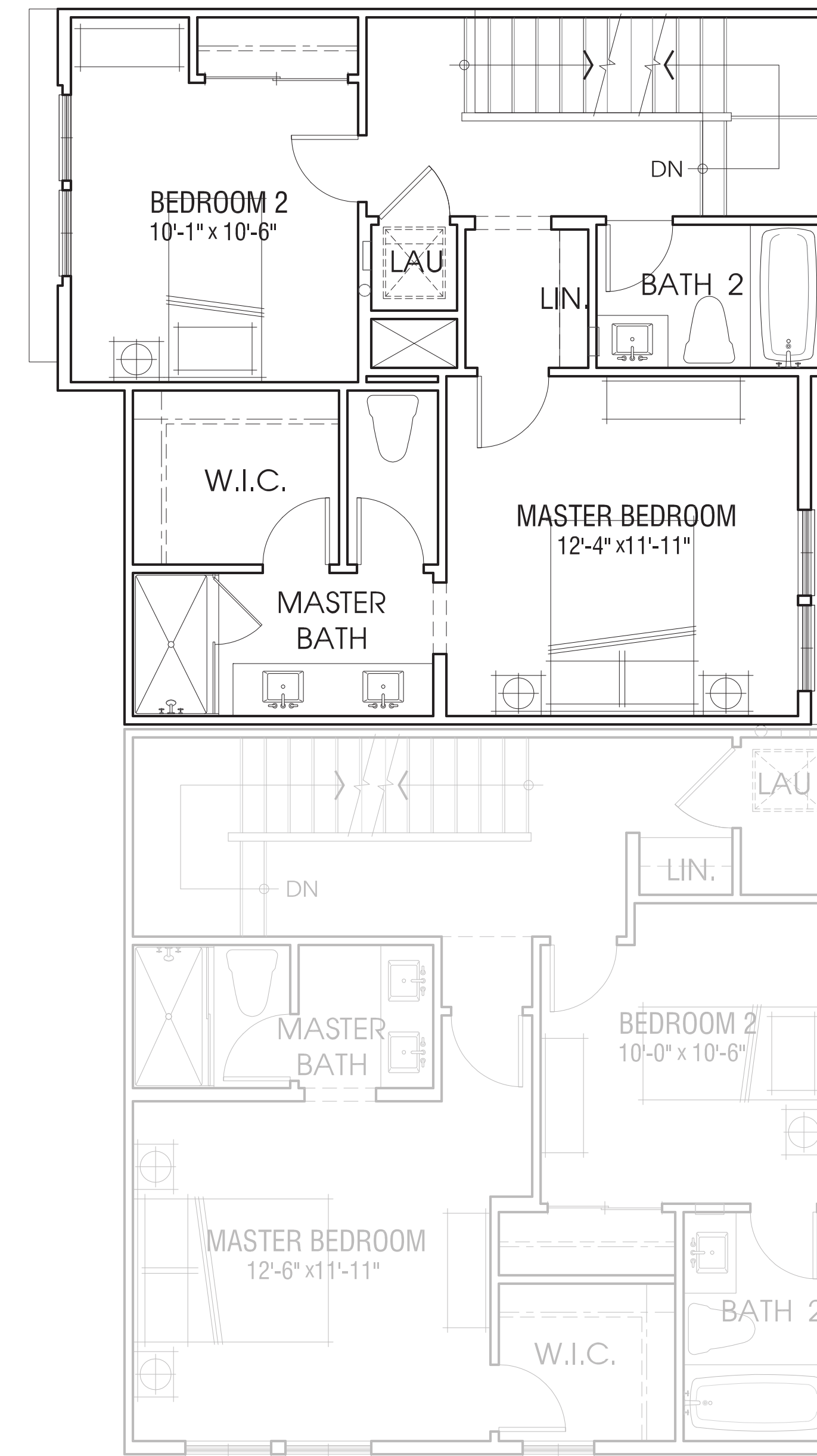
**Plan 2**  
 ±1,235 SF  
 2 Bedrooms / 2.5 Baths  
 2-Car Tandem Garage  
 Storage: 220 Cubic Feet



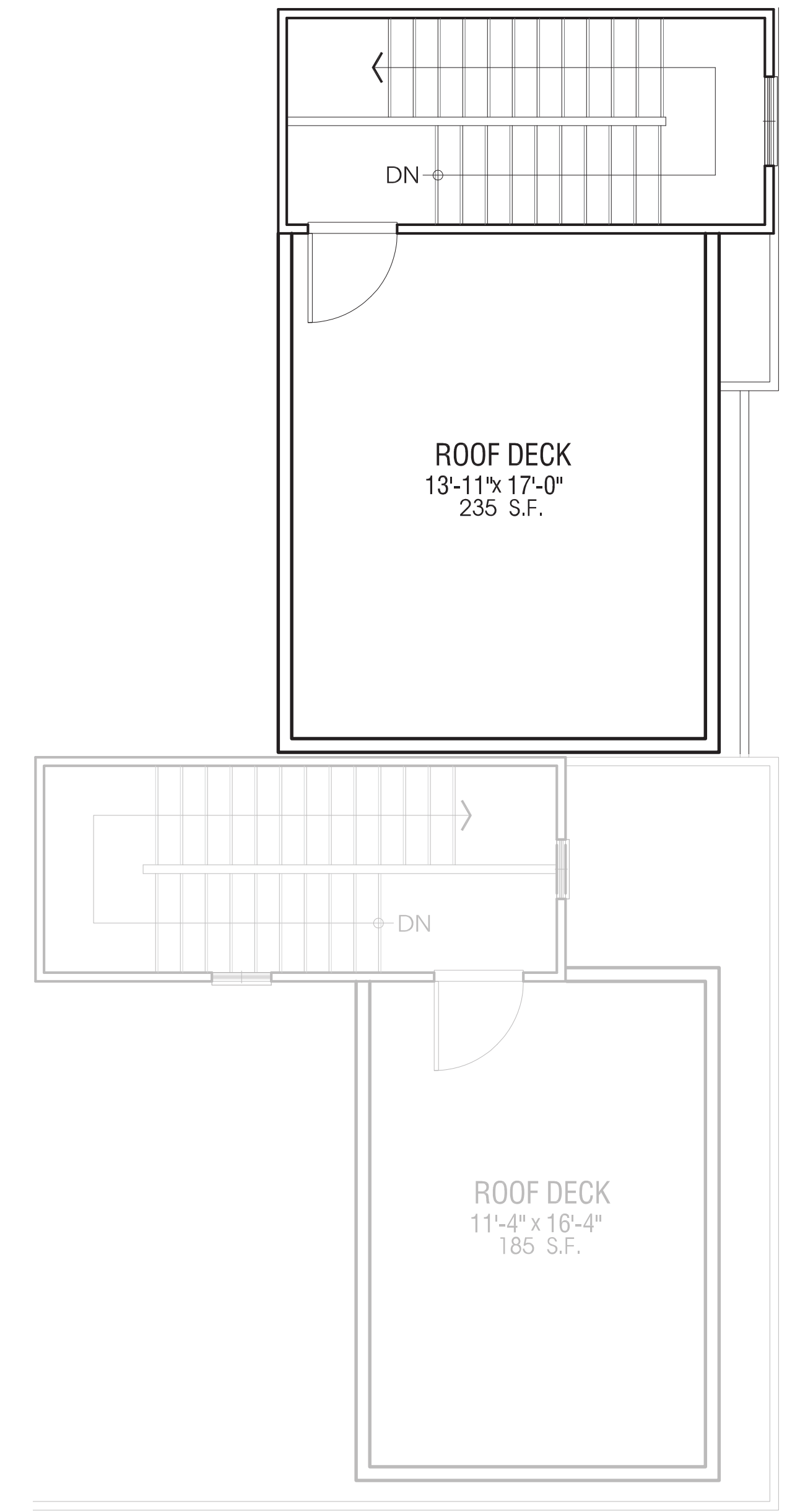
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**ROOF DECK**

**PLAN 2 | Unit Plan**  
**676 MOSS STREET**  
 CHULA VISTA, CA

**Plan 3**

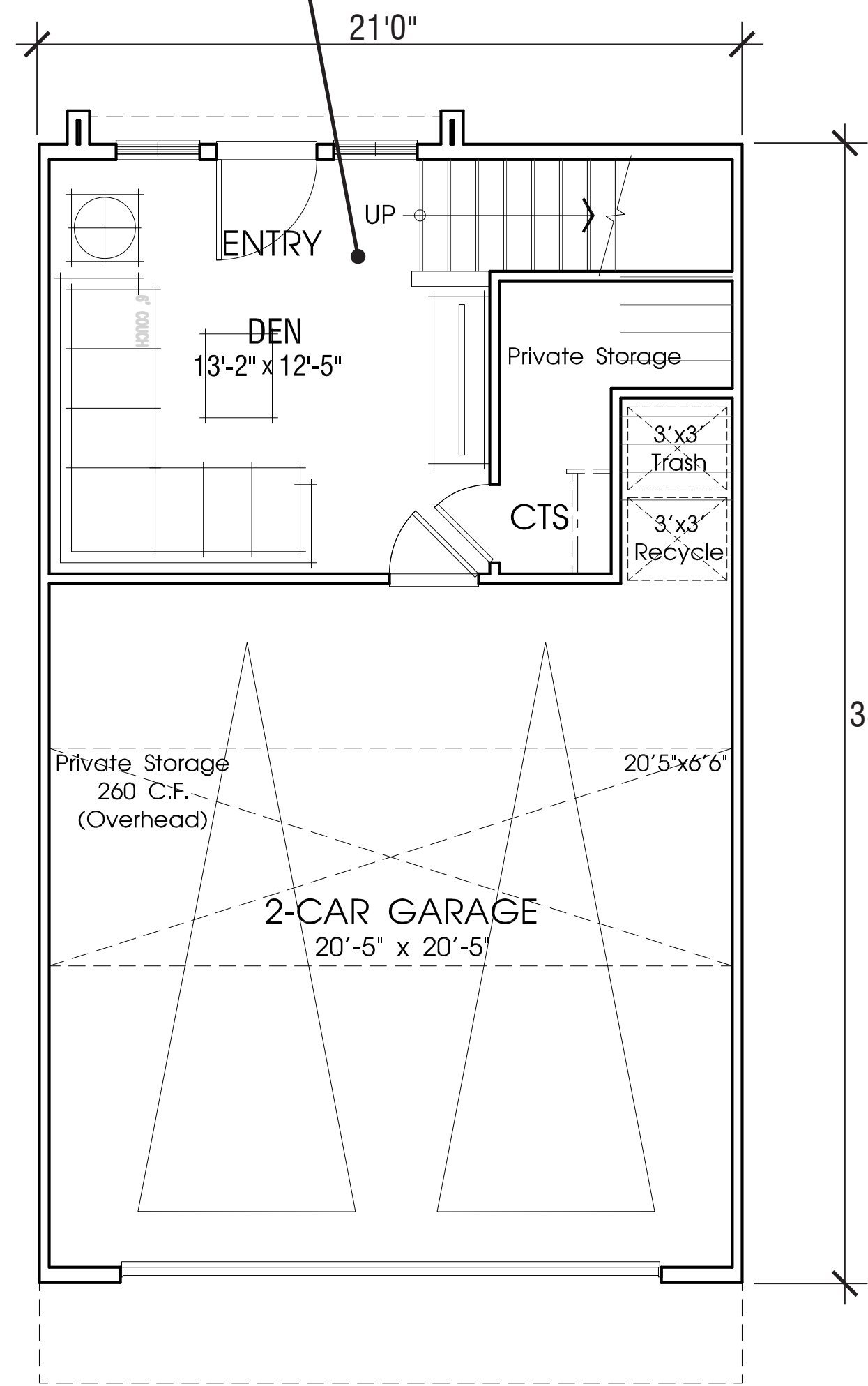
±1,652 SF

3 Bedrooms / 2.5 Baths /

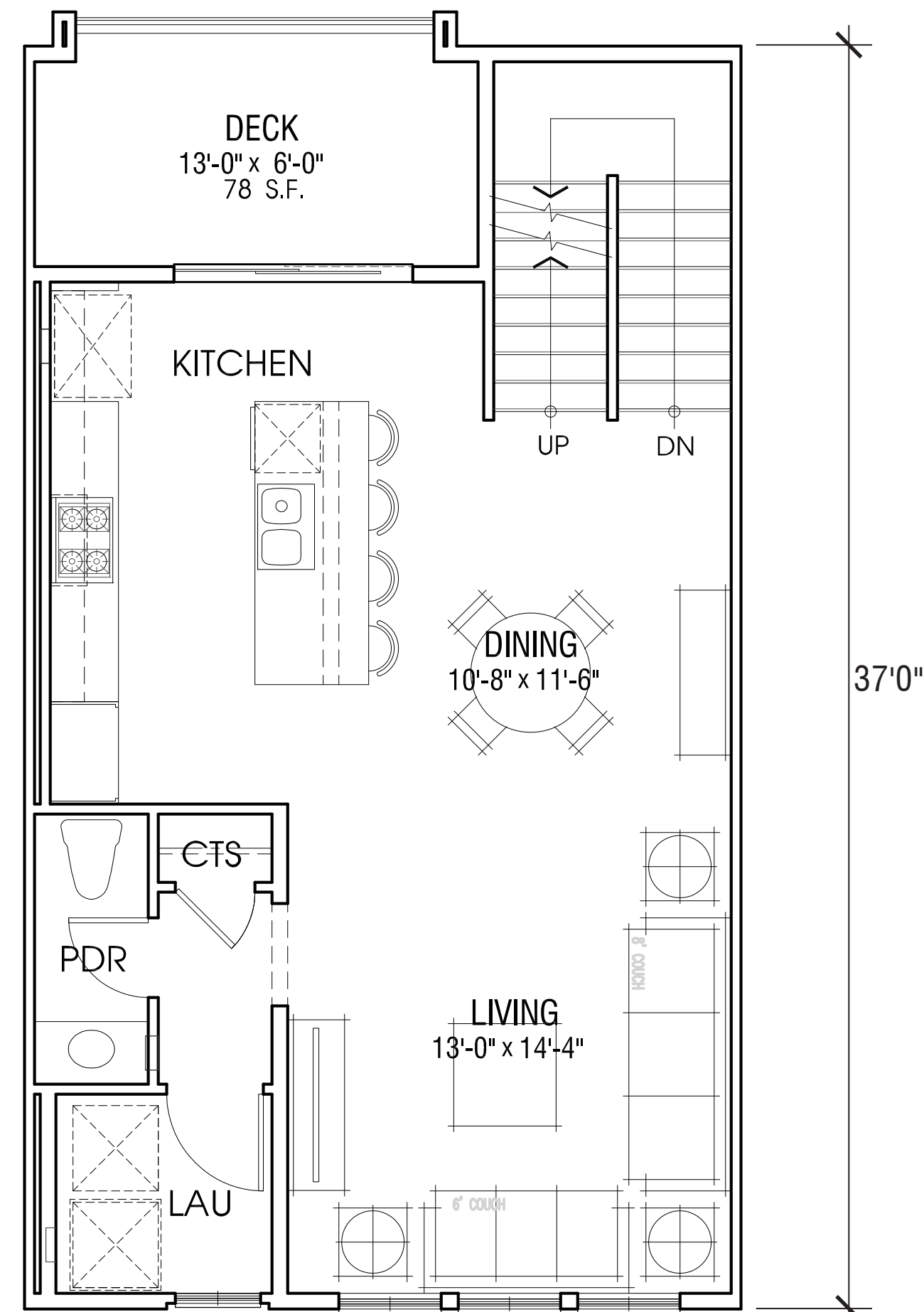
Den / Opt. Roof Deck

2-Car Garage

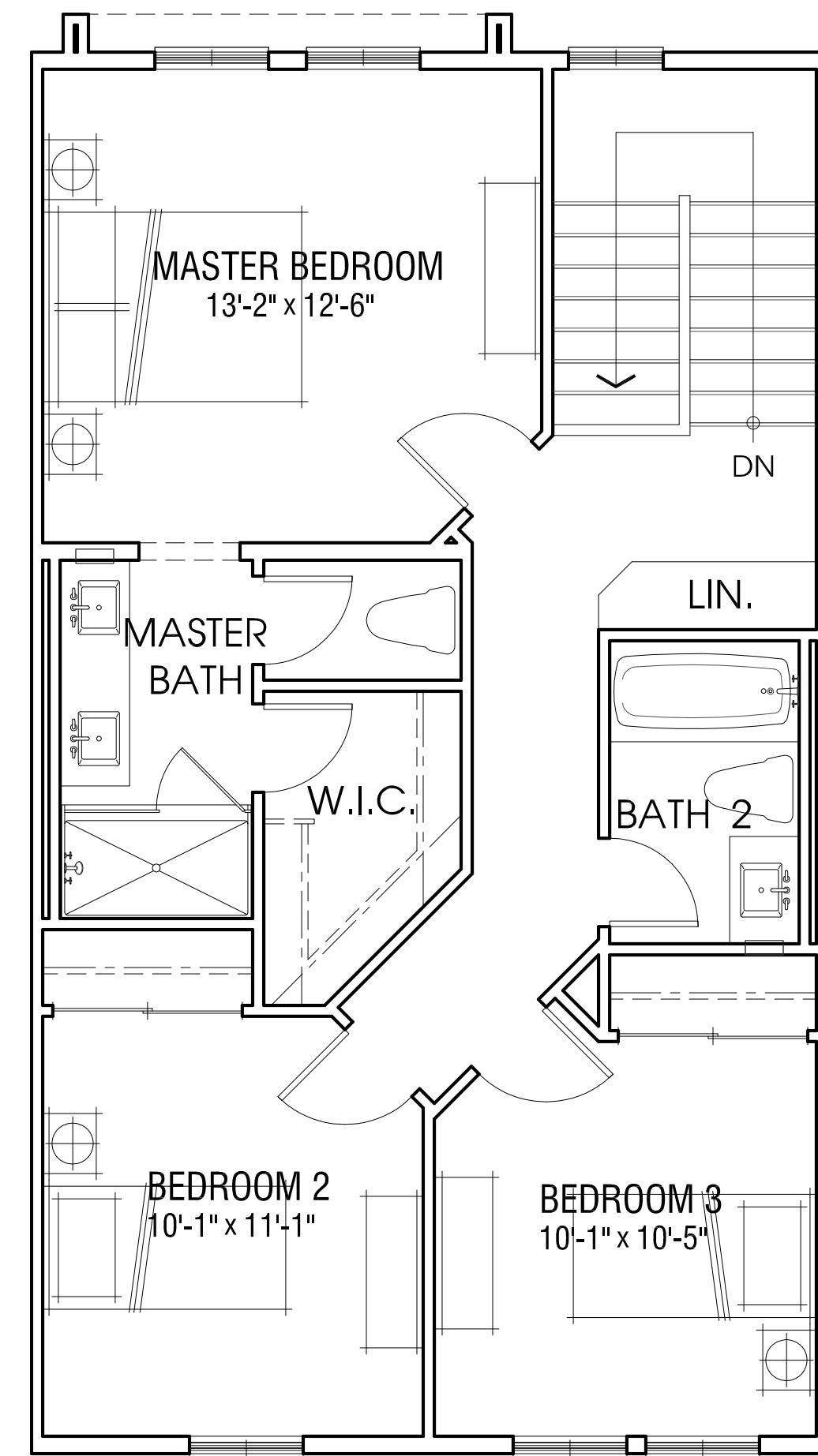
Storage: 260 Cubic Feet



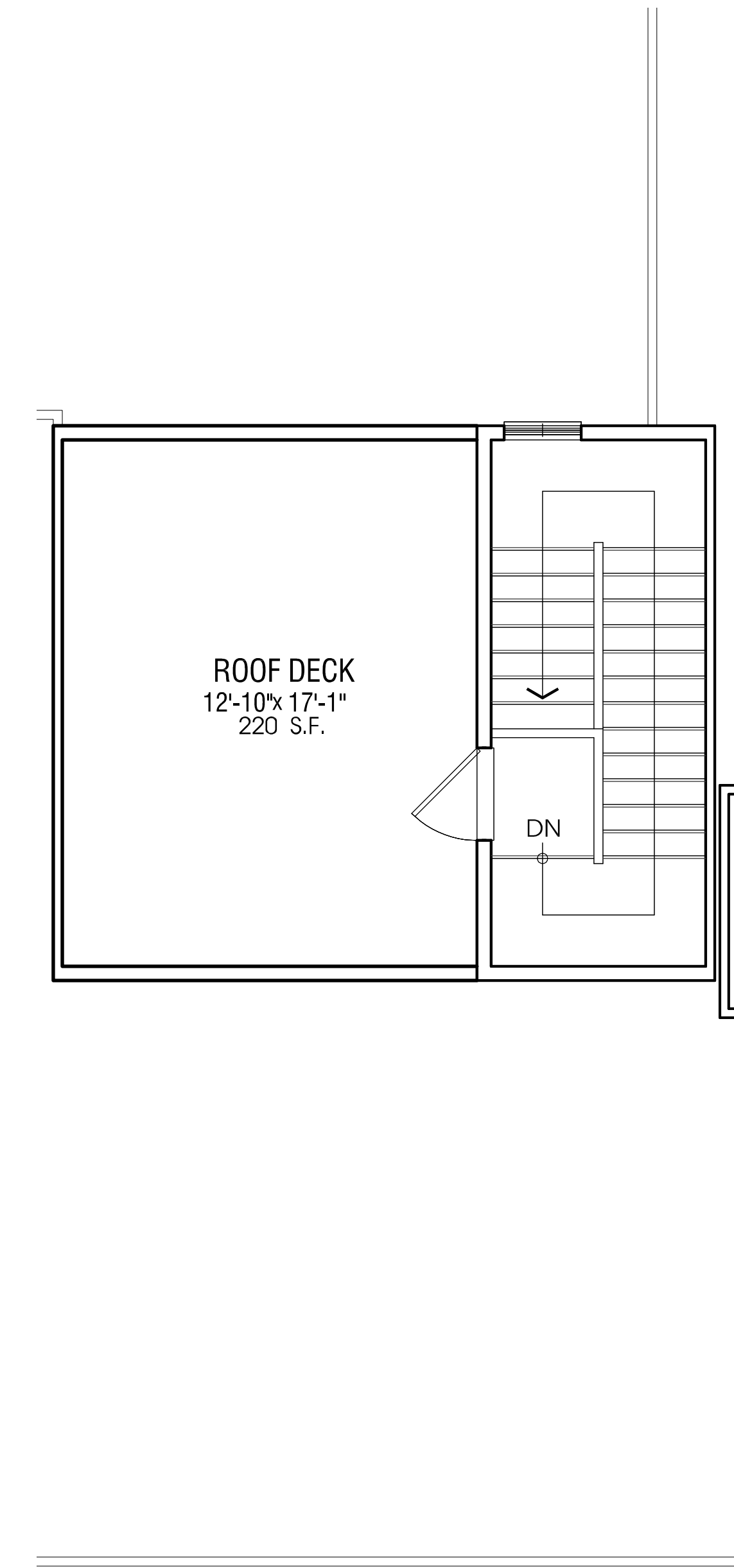
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**ROOF DECK**

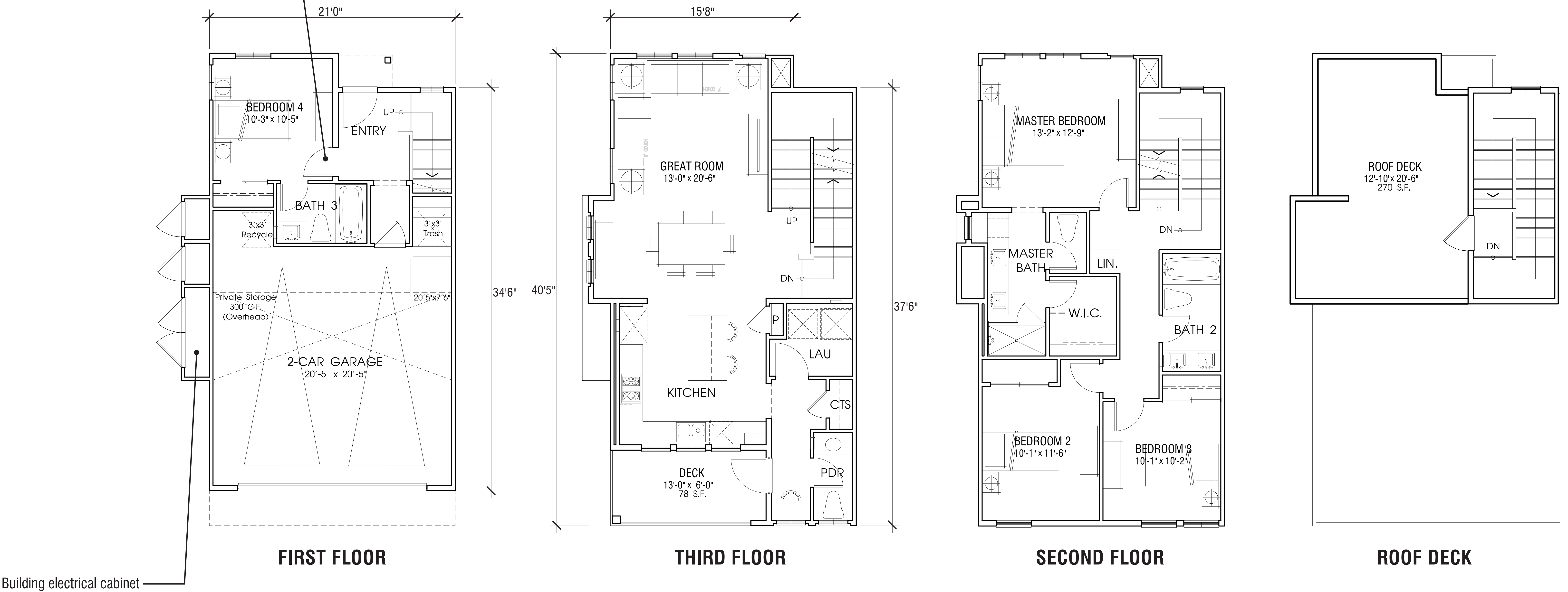
**PLAN 3 | Unit Plan**

**676 MOSS STREET**

CHULA VISTA, CA



**Plan 4**  
 ±1,758 SF  
 3 Bedrooms / 3.5 Baths /  
 Den (Opt. Bed 4) / Opt. Roof Deck  
 2-Car Garage  
 Storage: 300 Cubic Feet



**PLAN 4 | Unit Plan**  
**676 MOSS STREET**  
 CHULA VISTA, CA

**Plan 5**

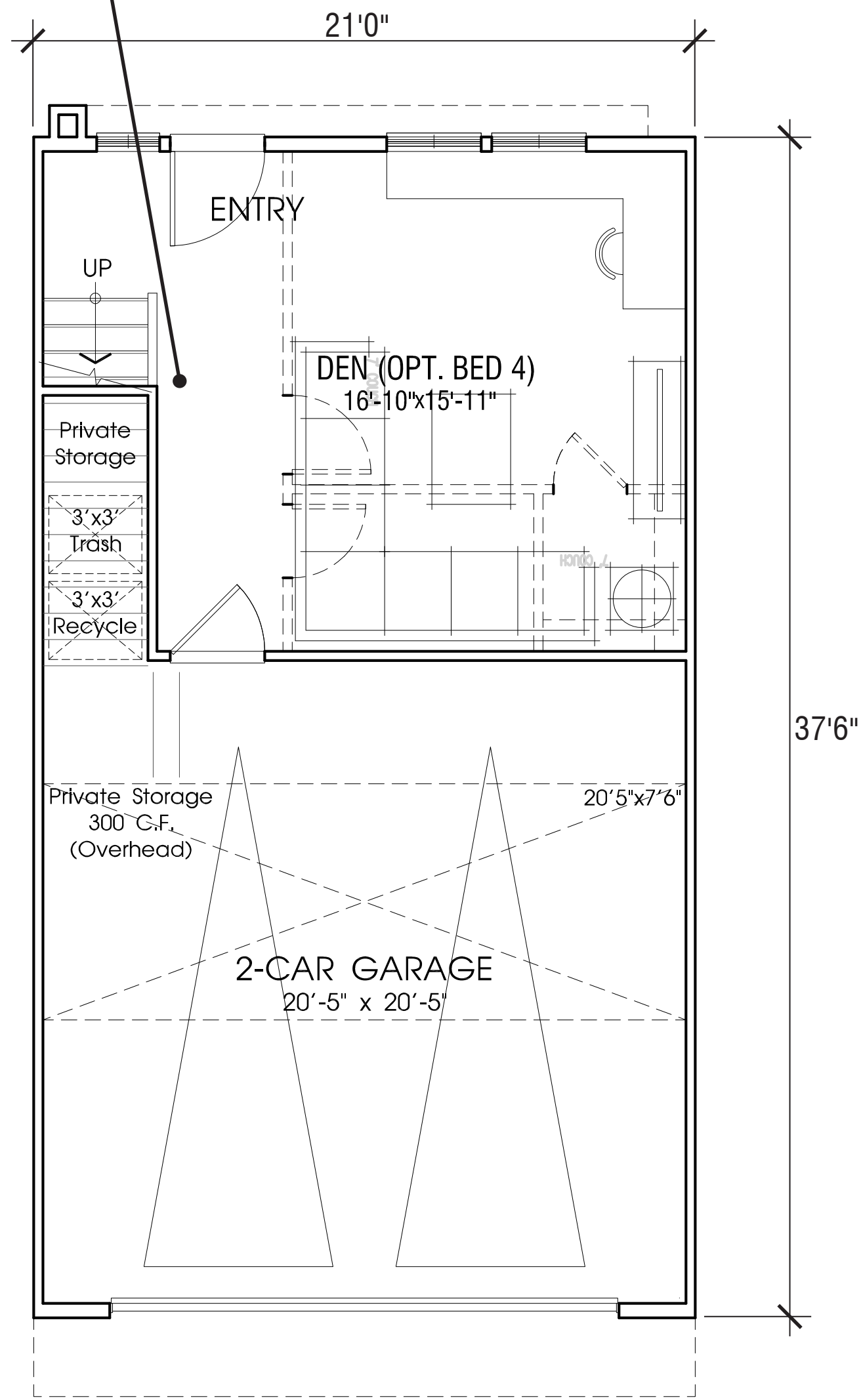
±1,838 SF

3 Bedrooms / 2.5 Baths /

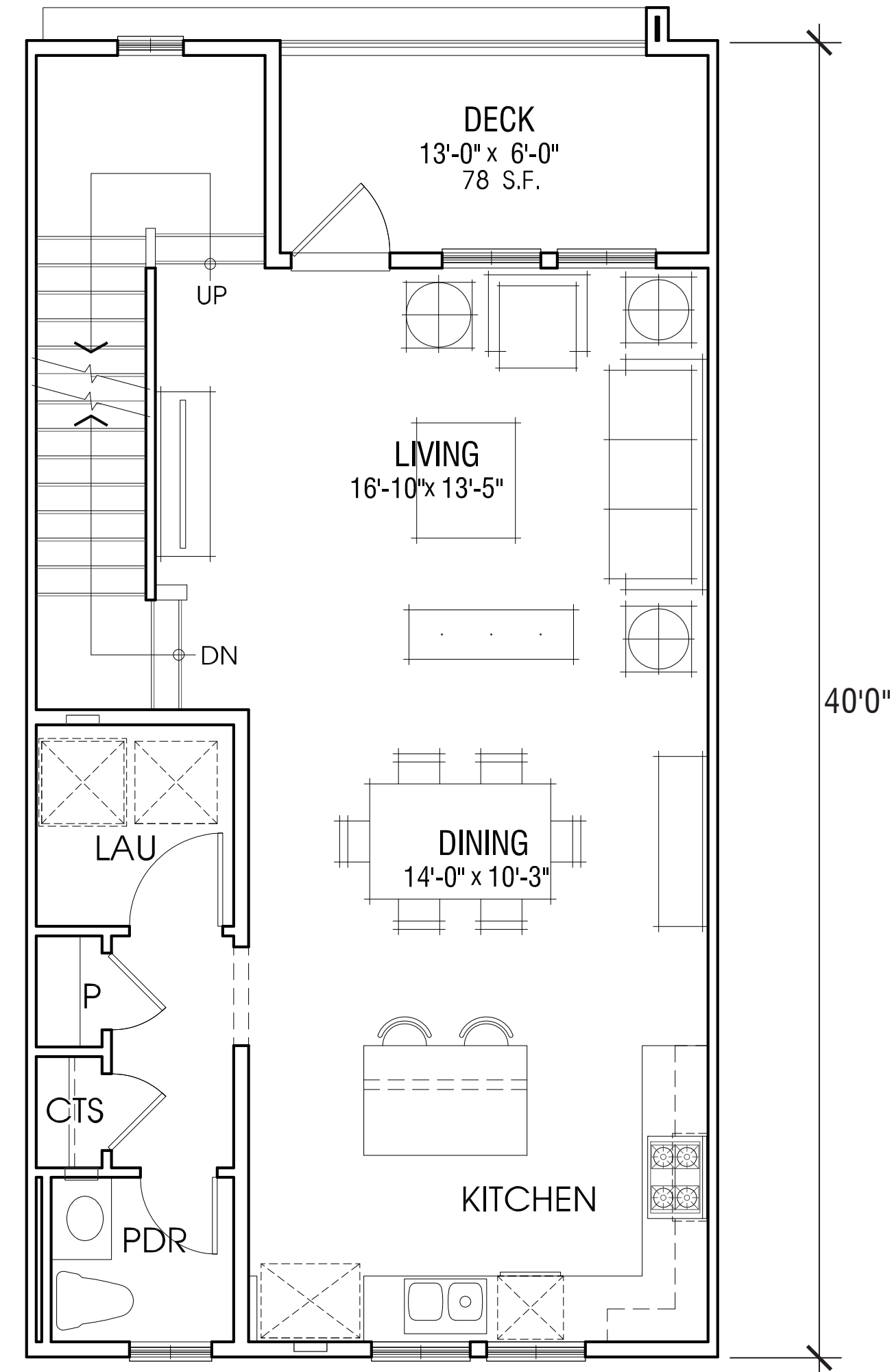
Den (Opt. Bed 4 / Bath 3)

2-Car Garage

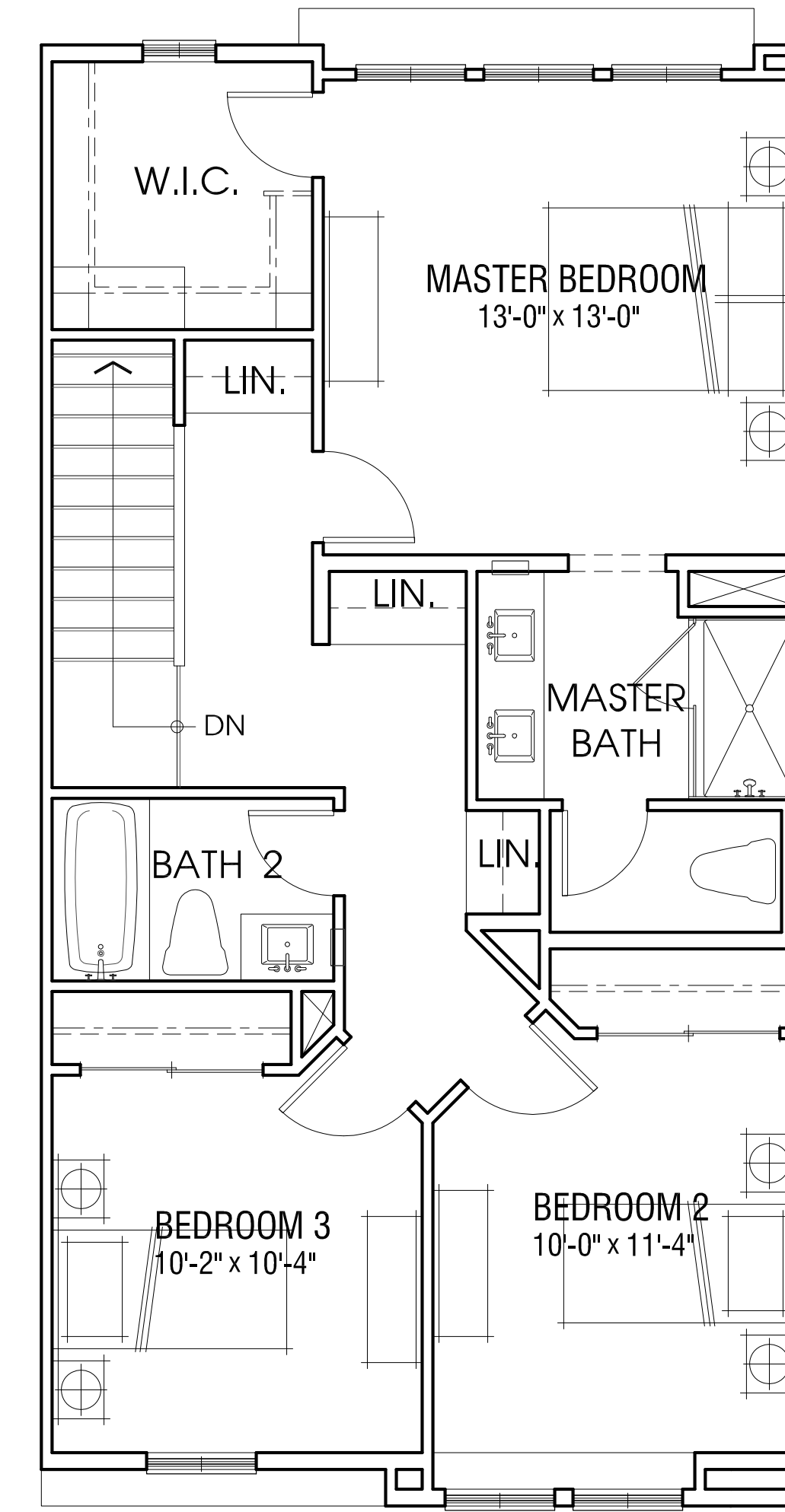
Storage: 300 Cubic Feet



**FIRST FLOOR**



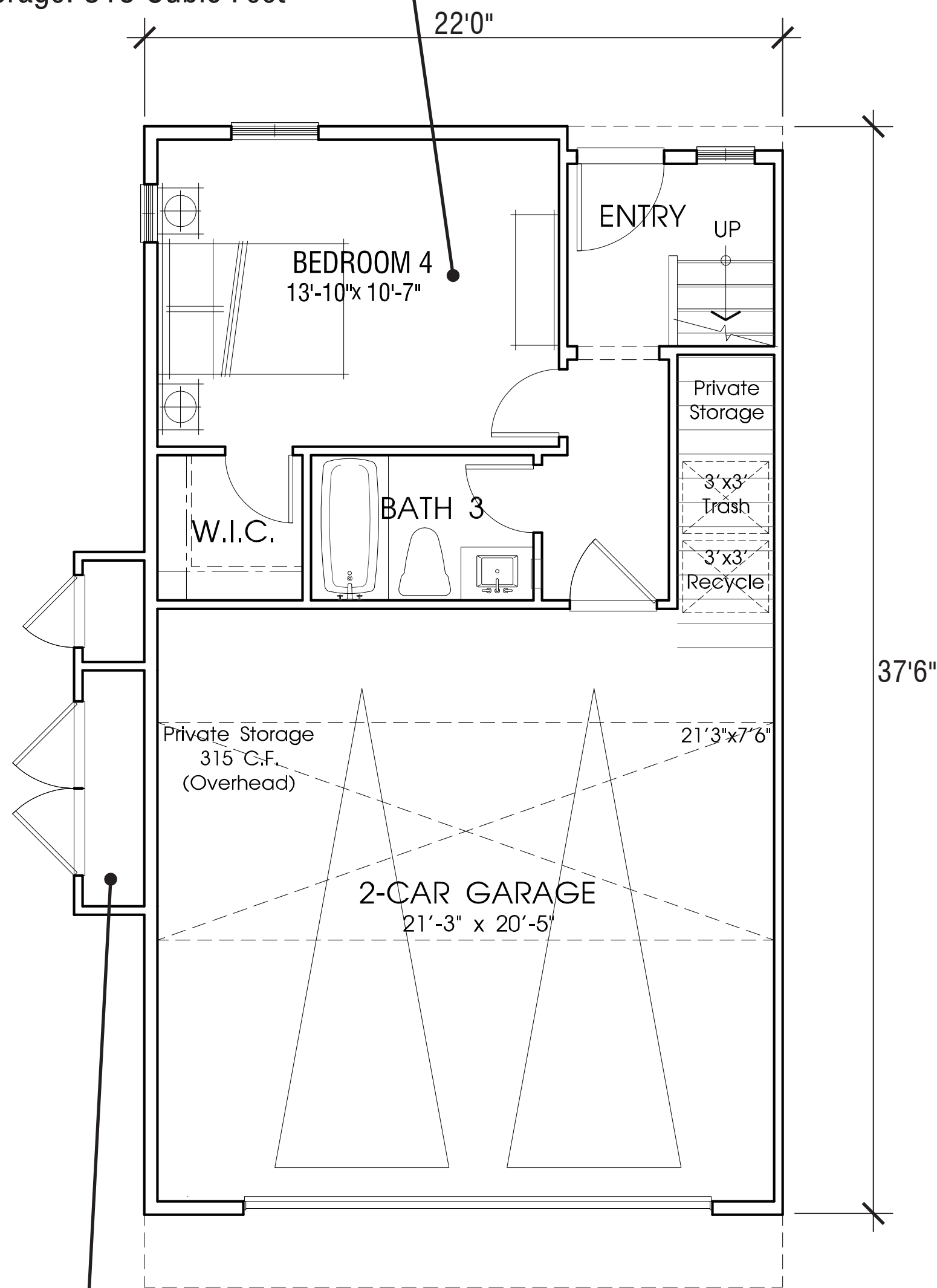
**SECOND FLOOR**



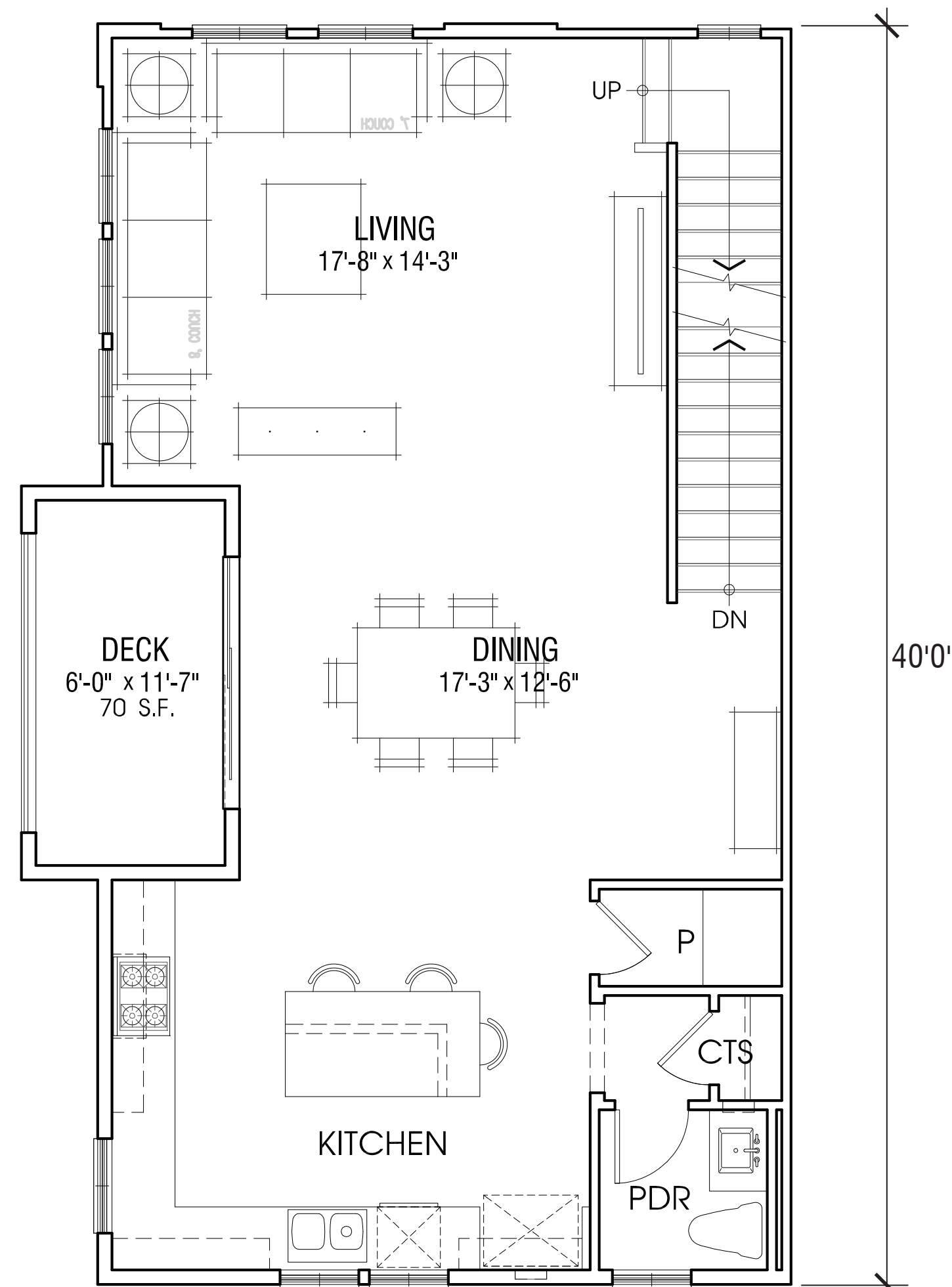
**THIRD FLOOR**

**PLAN 5 | Unit Plan**  
**676 MOSS STREET**  
CHULA VISTA, CA

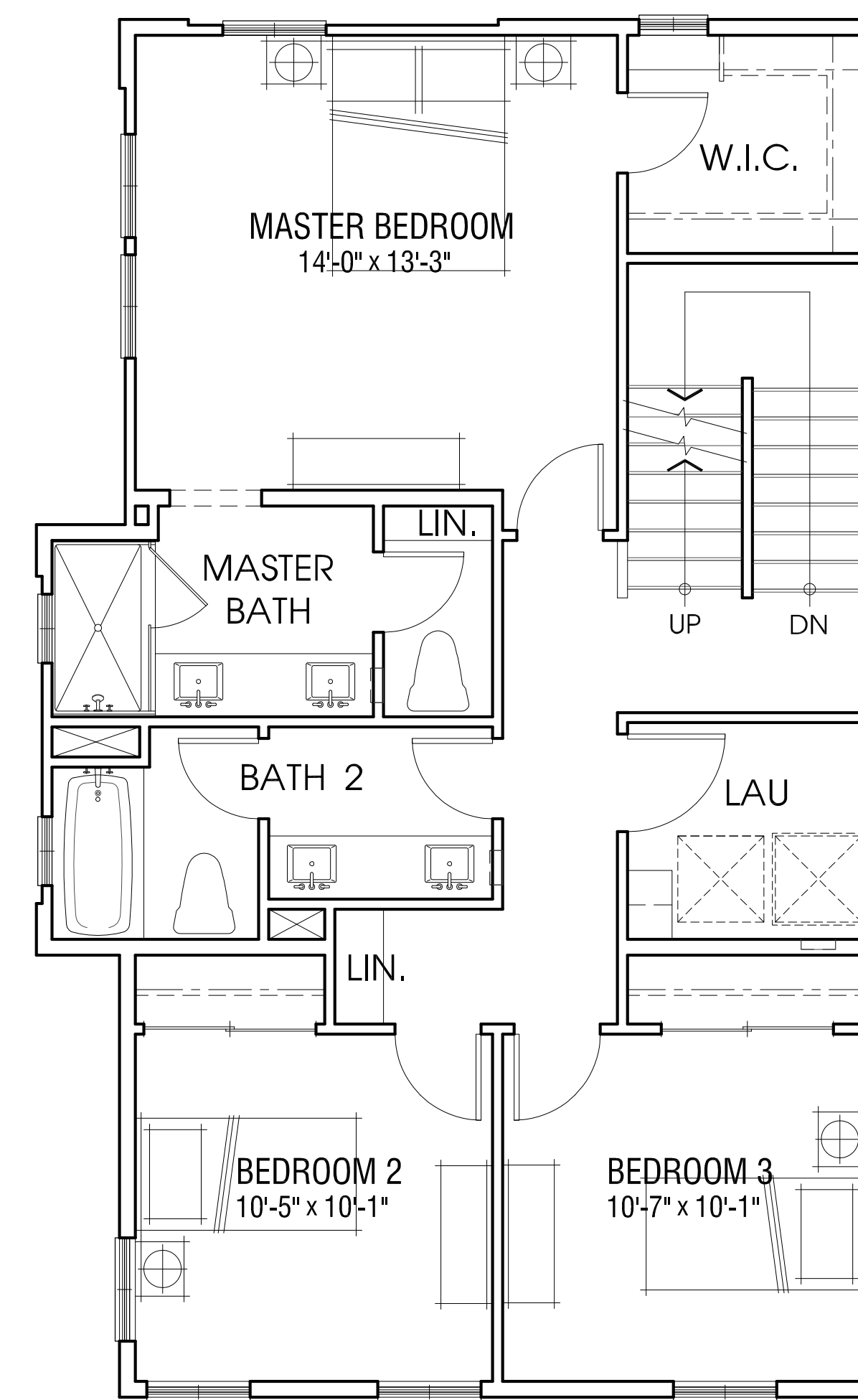
**Plan 6**  
 ±2,002 SF  
 4 Bedrooms / 3.5 Baths /  
 Opt. Den / Roof Deck  
 2-Car Garage  
 Storage: 315 Cubic Feet



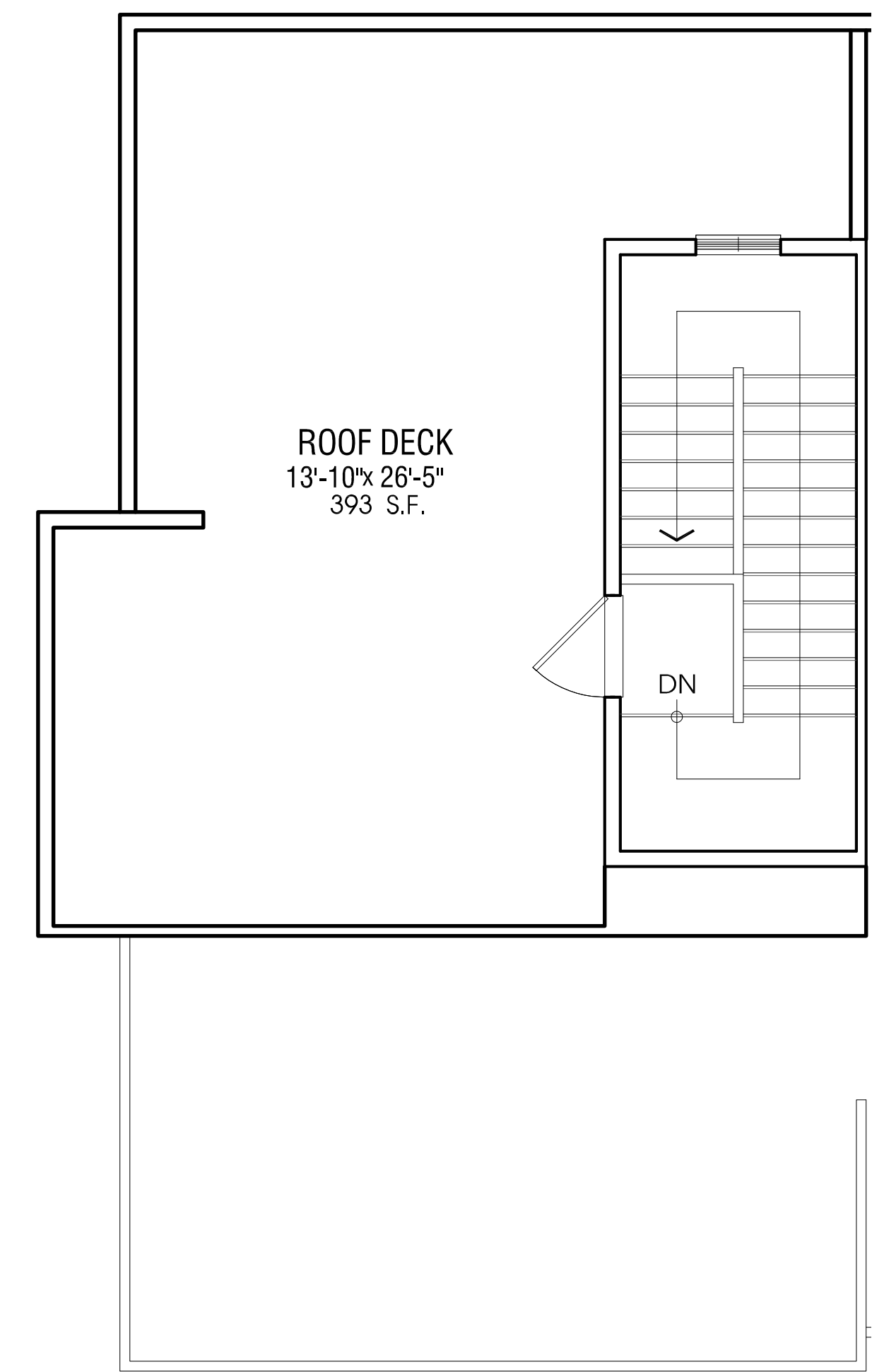
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



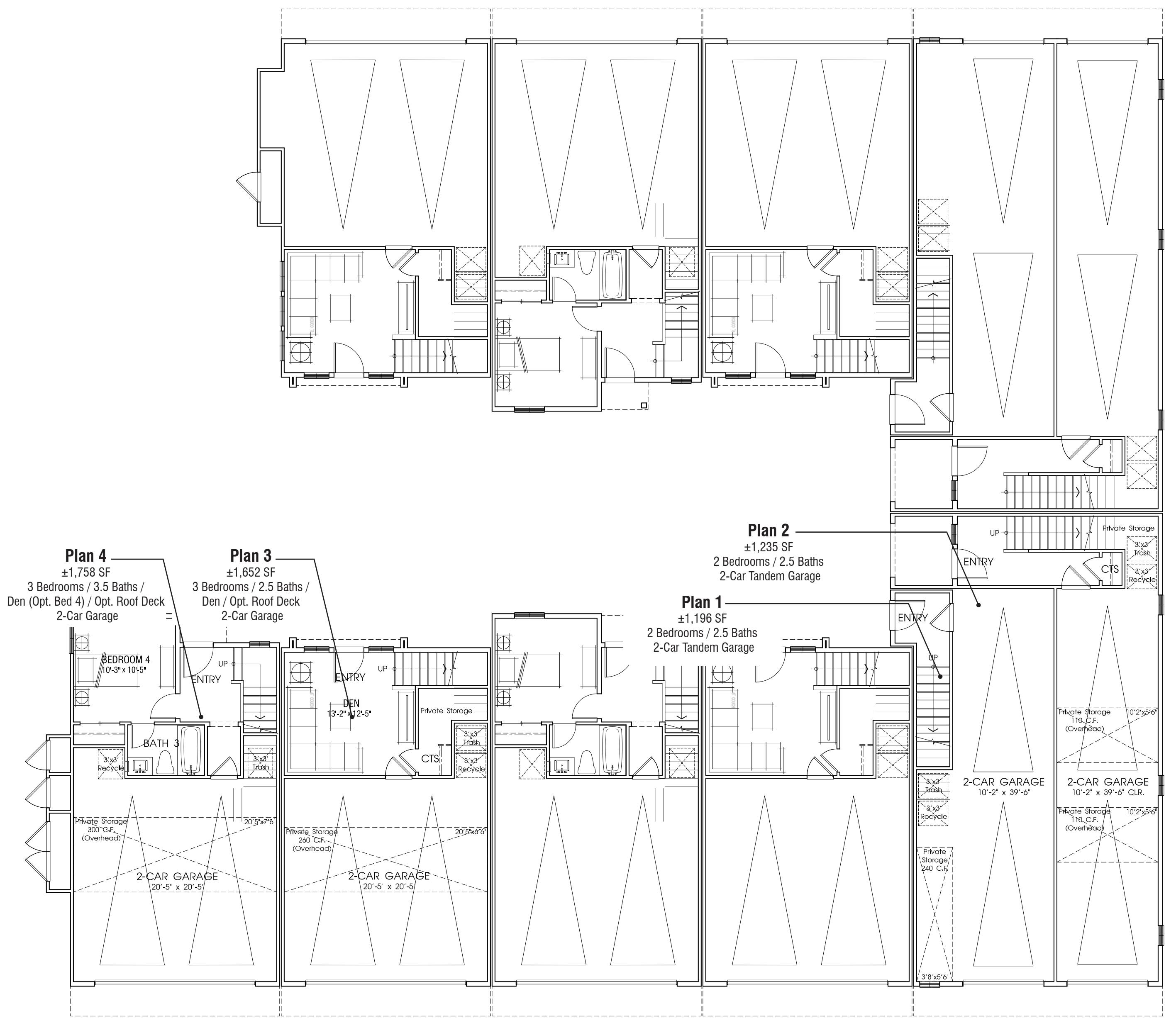
**ROOF DECK**

Building electrical cabinet

**PLAN 6 | Unit Plan**  
**676 MOSS STREET**  
 CHULA VISTA, CA



**SECOND FLOOR**



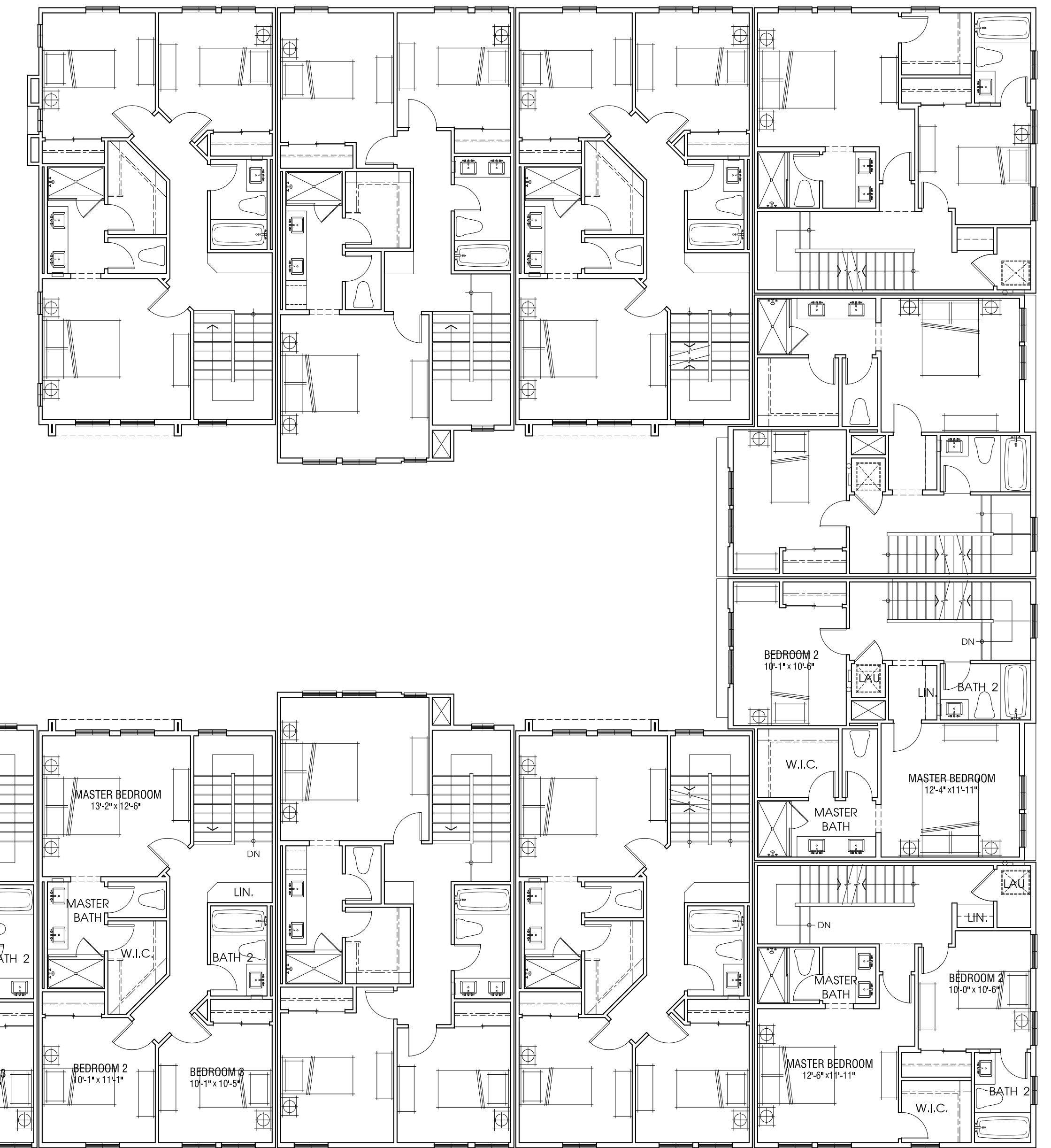
**FIRST FLOOR**



**BUILDING 4**  
**11 PLEX COURT TOWNHOMES | Building Plans**  
**676 MOSS STREET**  
 CHULA VISTA, CA



**ROOF**



**THIRD FLOOR**



**SITE MAP: 11 PLEX**

**BUILDING 4**  
**11 PLEX COURT TOWNHOMES | Building Plans**  
**676 MOSS STREET**  
 CHULA VISTA, CA



LEFT | WEST

NOTE: 6 GARAGE ELEVATION IS THE SAME AS GARAGE ELEVATION FOR 12 PLEX - SEE SHEET A-12.



REAR | NORTH



INTERIOR COURT | EAST



FRONT | SOUTH

MATERIALS:

- |                           |                                       |
|---------------------------|---------------------------------------|
| 1 Roof: Flat With Parapet | 6 Stucco Column                       |
| 2 Stucco                  | 7 Horizontal Railing                  |
| 3 Horizontal Lap Siding   | 8 Metal Sectional Roll-Up Garage Door |
| 4 Vinyl Windows           | 9 Utility Cabinet                     |
| 5 Entry Door              |                                       |

CONSTRUCTION: R2 VB  
SPRINKLER SYSTEM: FULL 13

NOTE: ARTIST CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.  
FINISHED GRADE VARIES, REFER TO CIVIL DRAWINGS.  
FOR WALL, TREE, SHRUBS AND PATIO WALL LOCATIONS, REFER TO LANDSCAPE DRAWINGS.

BUILDING 4

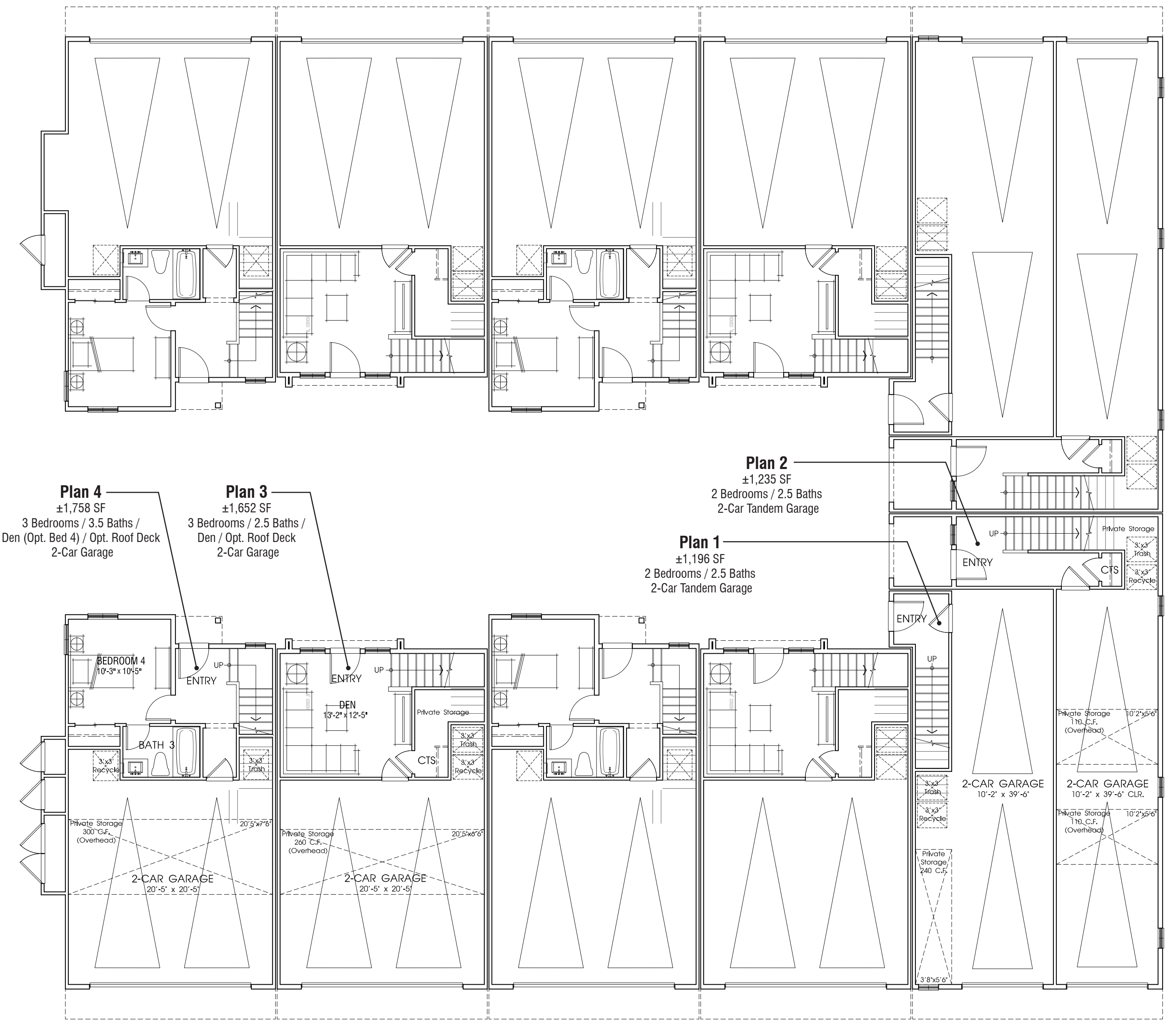
11 PLEX COURT TOWNHOMES | Elevations

676 MOSS STREET

CHULA VISTA, CA



**SECOND FLOOR**



**FIRST FLOOR**



**SITE MAP: 12 PLEX**

**BUILDING 12**  
**12 PLEX COURT TOWNHOMES | Building Plans**  
**676 MOSS STREET**  
 CHULA VISTA, CA



**ROOF**



**THIRD FLOOR**



**BUILDING 12**  
**12 PLEX COURT TOWNHOMES | Building Plans**  
**676 MOSS STREET**  
 CHULA VISTA, CA





**RIGHT | SOUTH**

NOTE: SAME ELEVATION APPEARS IN BOTH 11 PLEX AND 13 PLEX BUILDINGS.



**REAR | EAST**



**INTERIOR COURT | NORTH**

NOTE: SAME ELEVATION APPEARS IN BOTH 11 PLEX AND 13 PLEX BUILDINGS.



**FRONT | WEST**

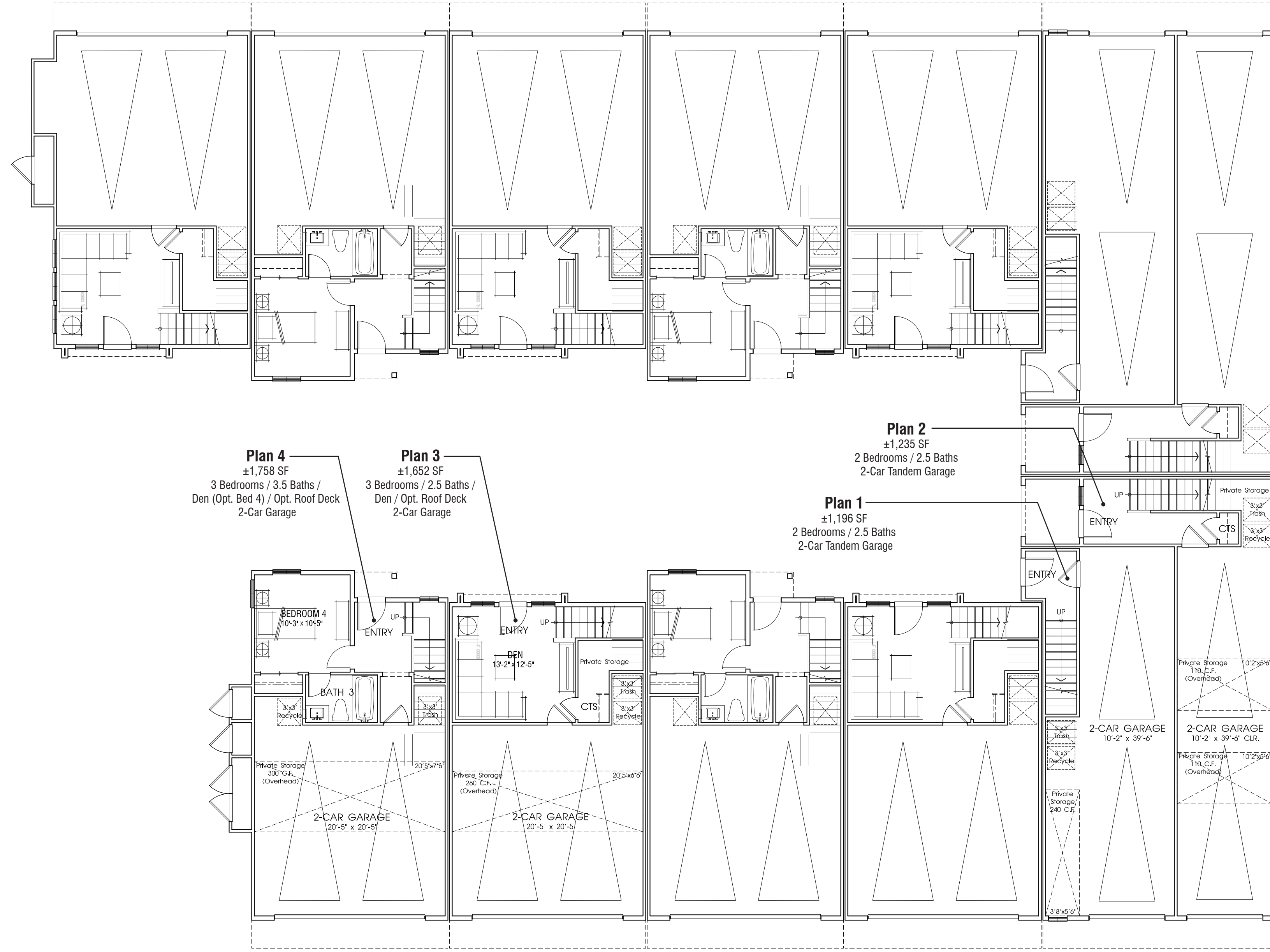
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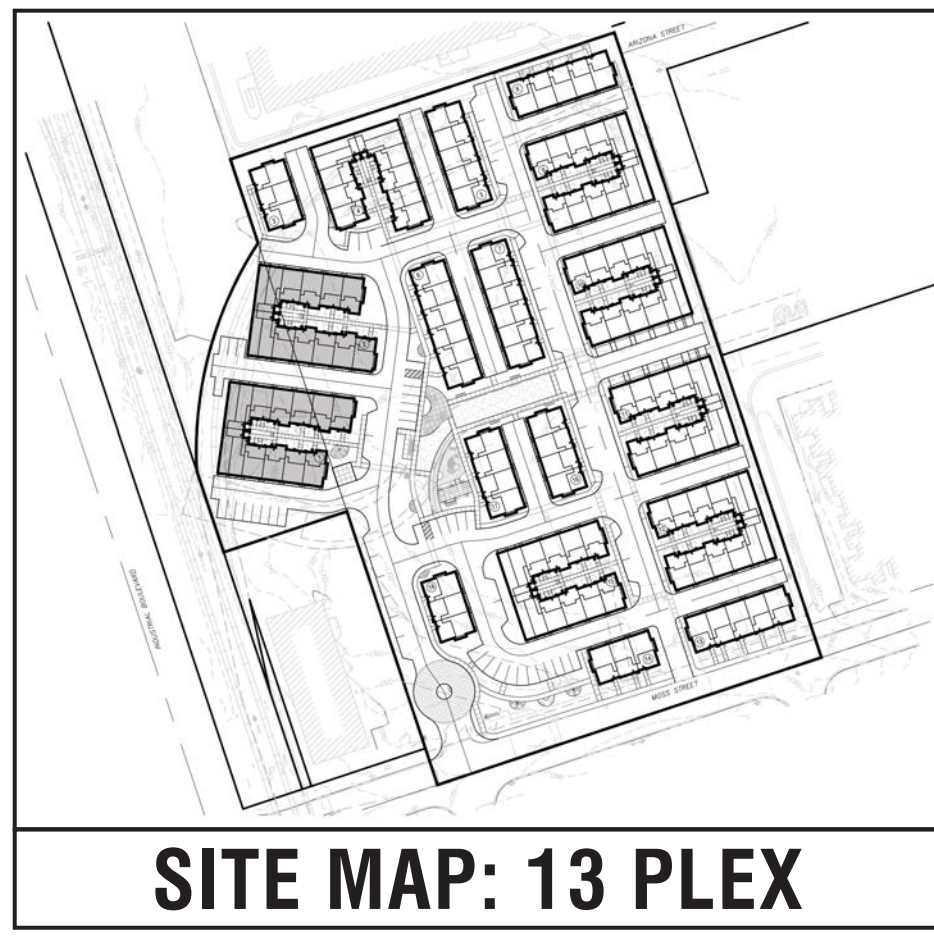
**BUILDING 12**  
**12 PLEX COURT TOWNHOMES | Elevations**  
**676 MOSS STREET**  
**CHULA VISTA, CA**



**SECOND FLOOR**

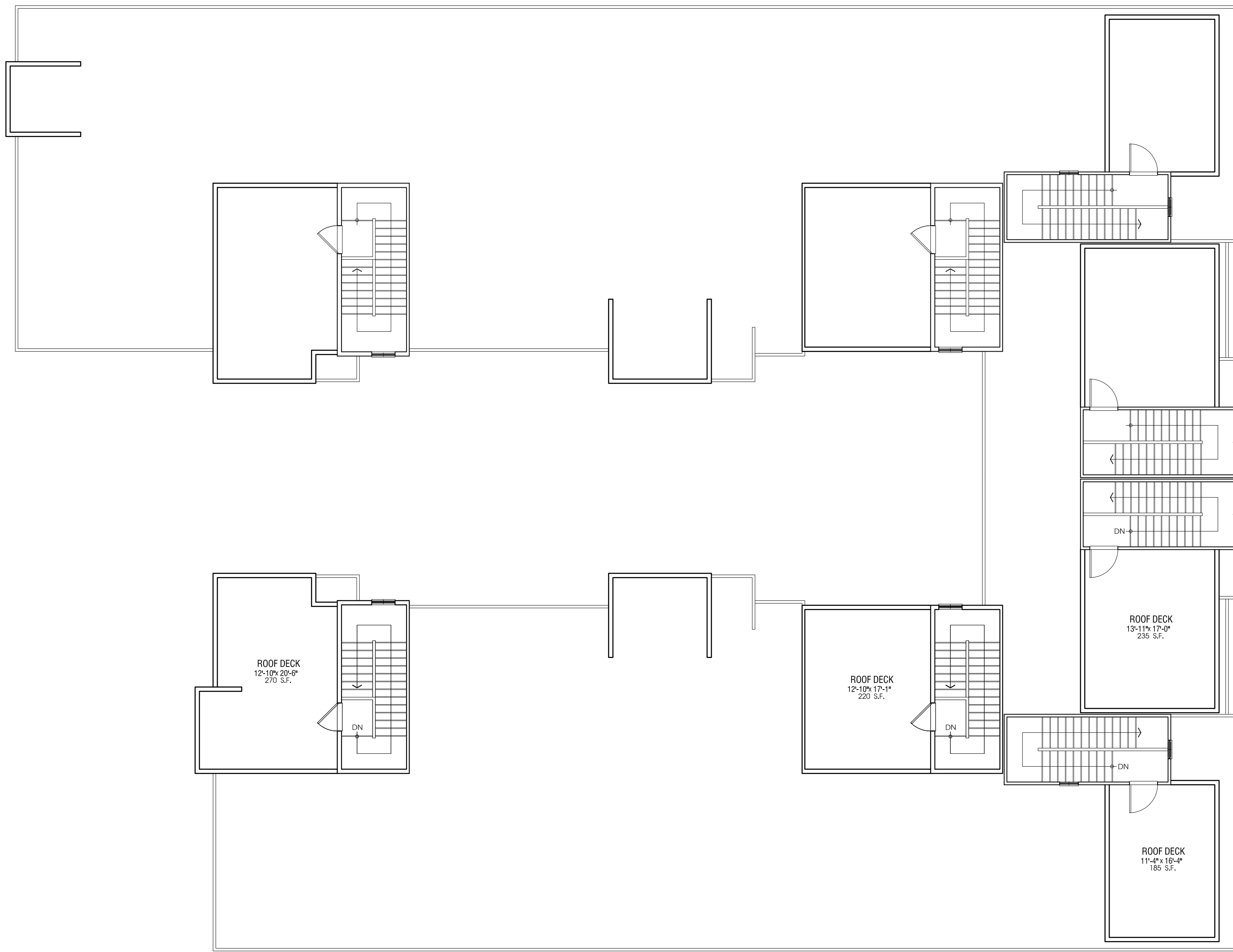


**FIRST FLOOR**



**SITE MAP: 13 PLEX**

**BUILDING 1**  
**13 PLEX COURT TOWNHOMES | Building Plans**  
**676 MOSS STREET**  
 CHULA VISTA, CA



**ROOF**



**THIRD FLOOR**



**SITE MAP: 13 PLEX**

**BUILDING 1**  
**13 PLEX COURT TOWNHOMES | Building Plans**  
**676 MOSS STREET**  
 CHULA VISTA, CA



**RIGHT | NORTH**

NOTE: 6 GARAGE ELEVATION IS THE SAME AS GARAGE ELEVATION FOR 12 PLEX - SEE SHEET A-12.



**REAR | WEST**



**INTERIOR COURT | SOUTH**



**FRONT | EAST**

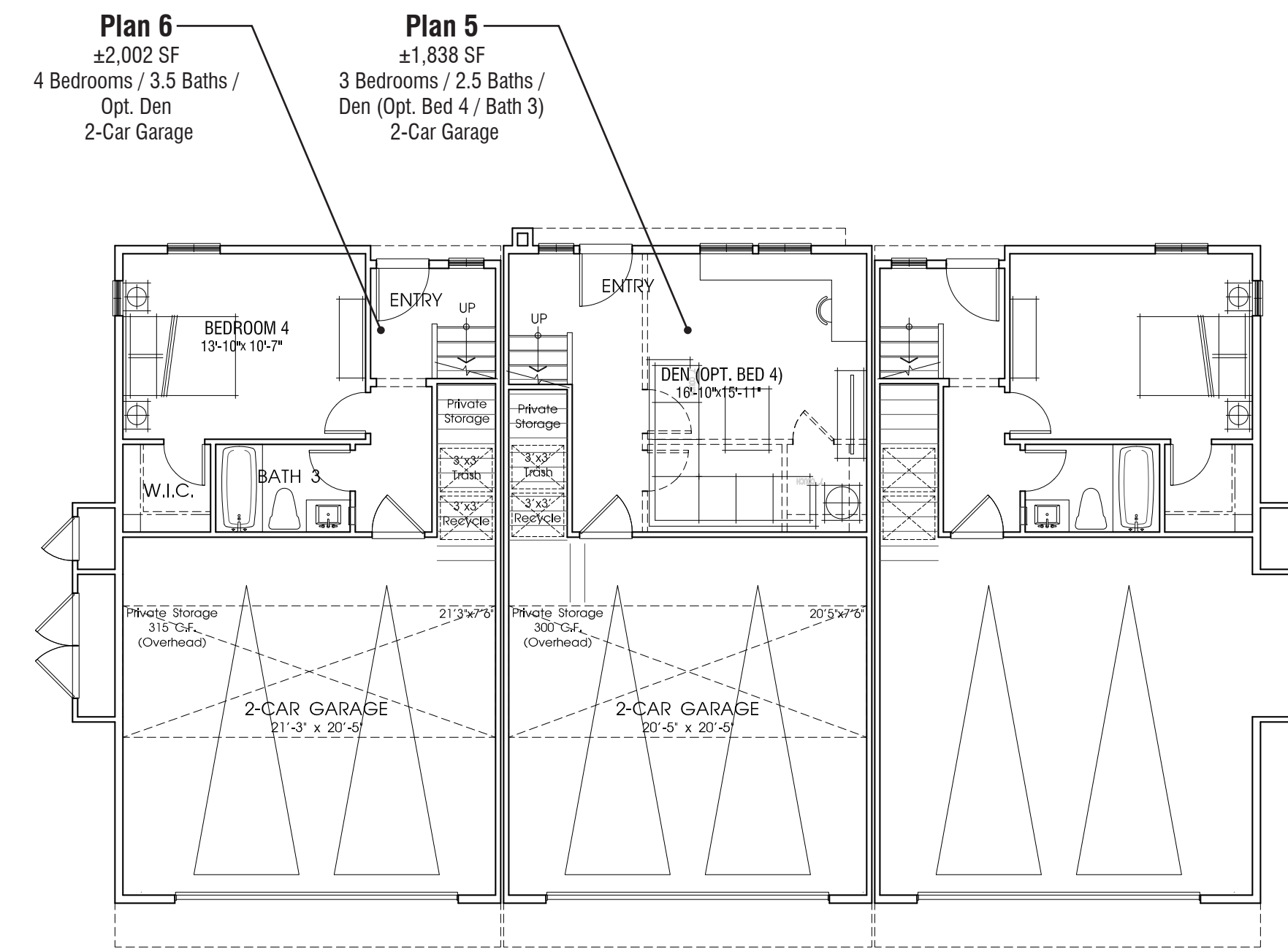
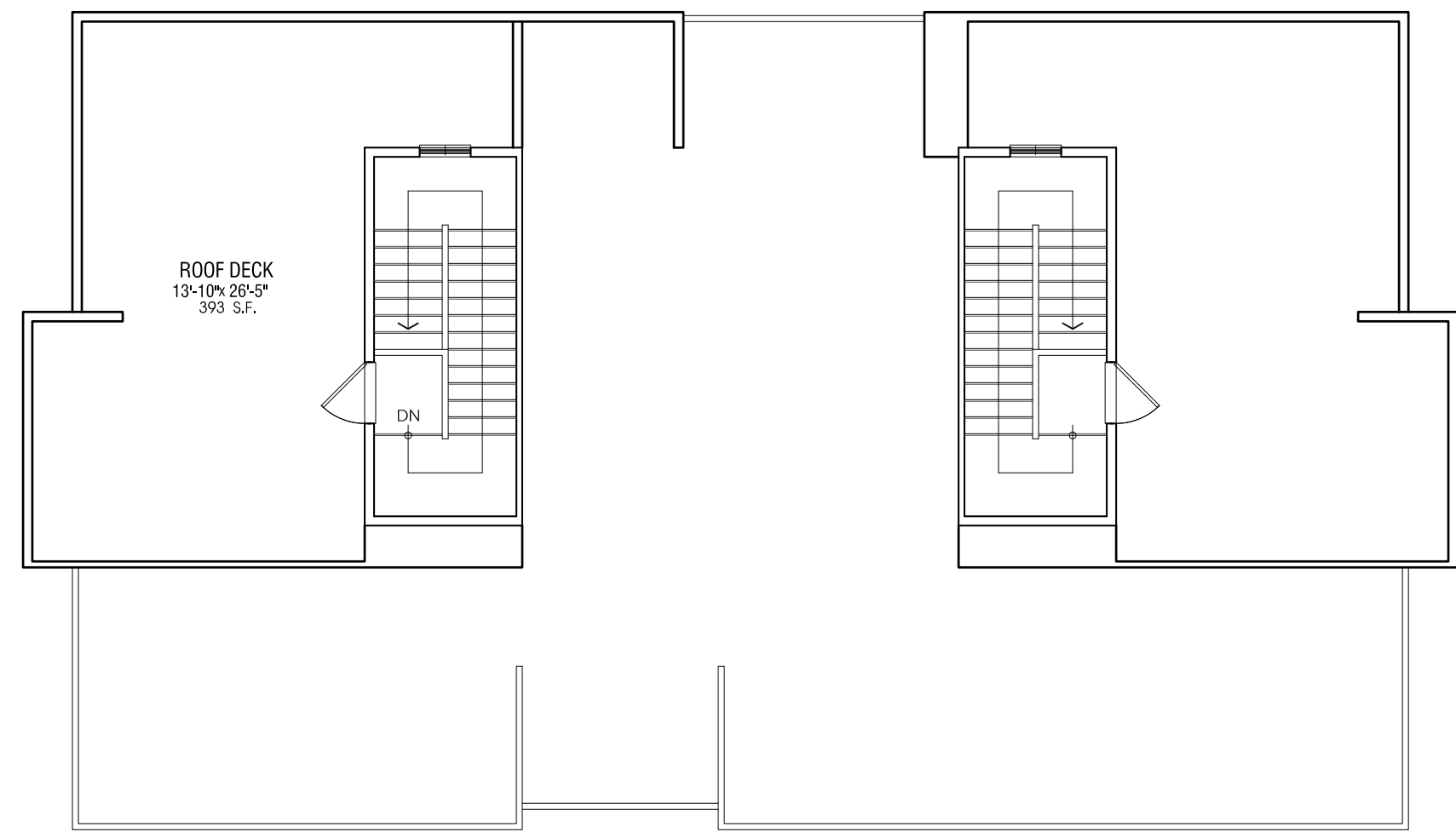
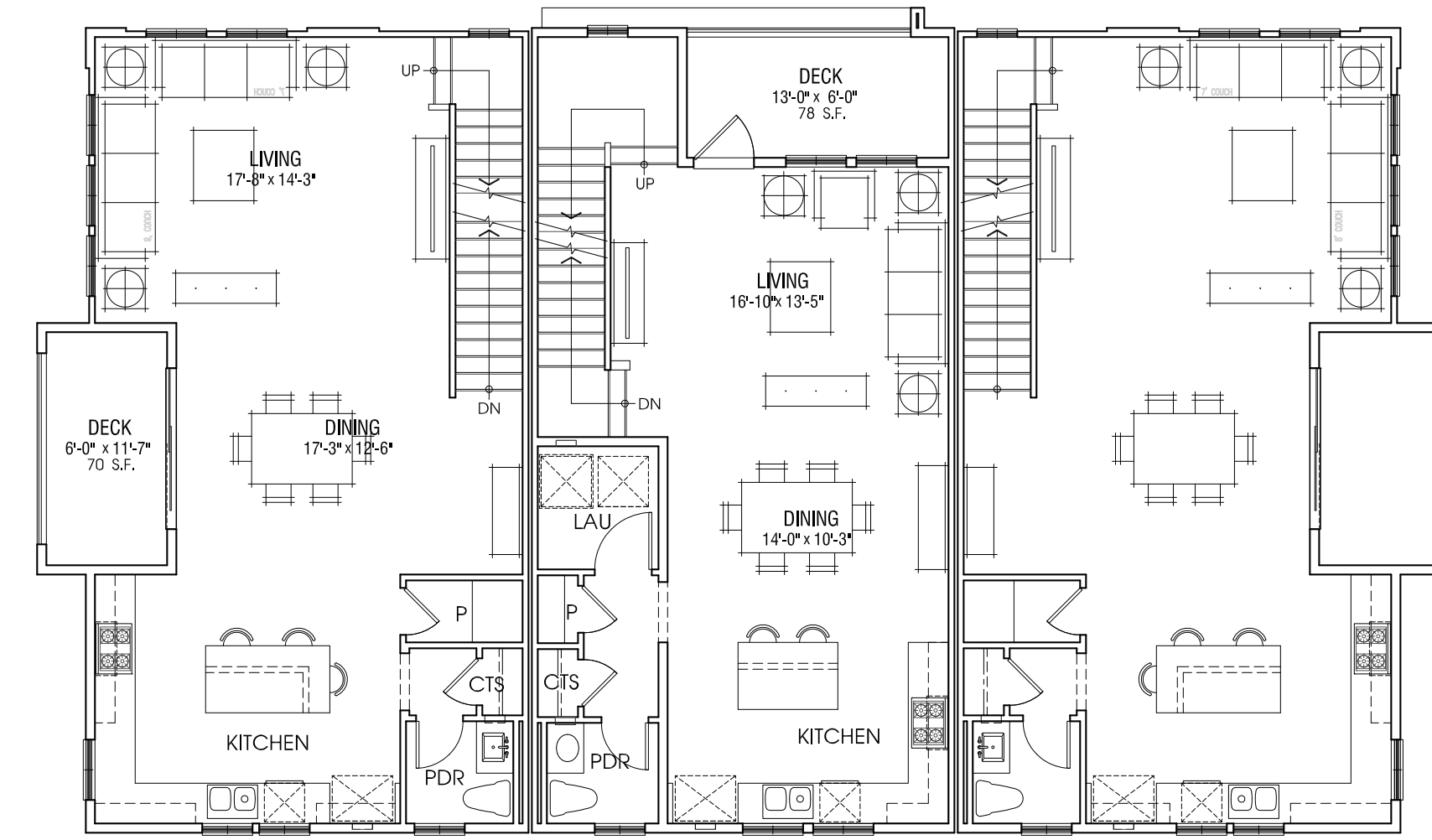
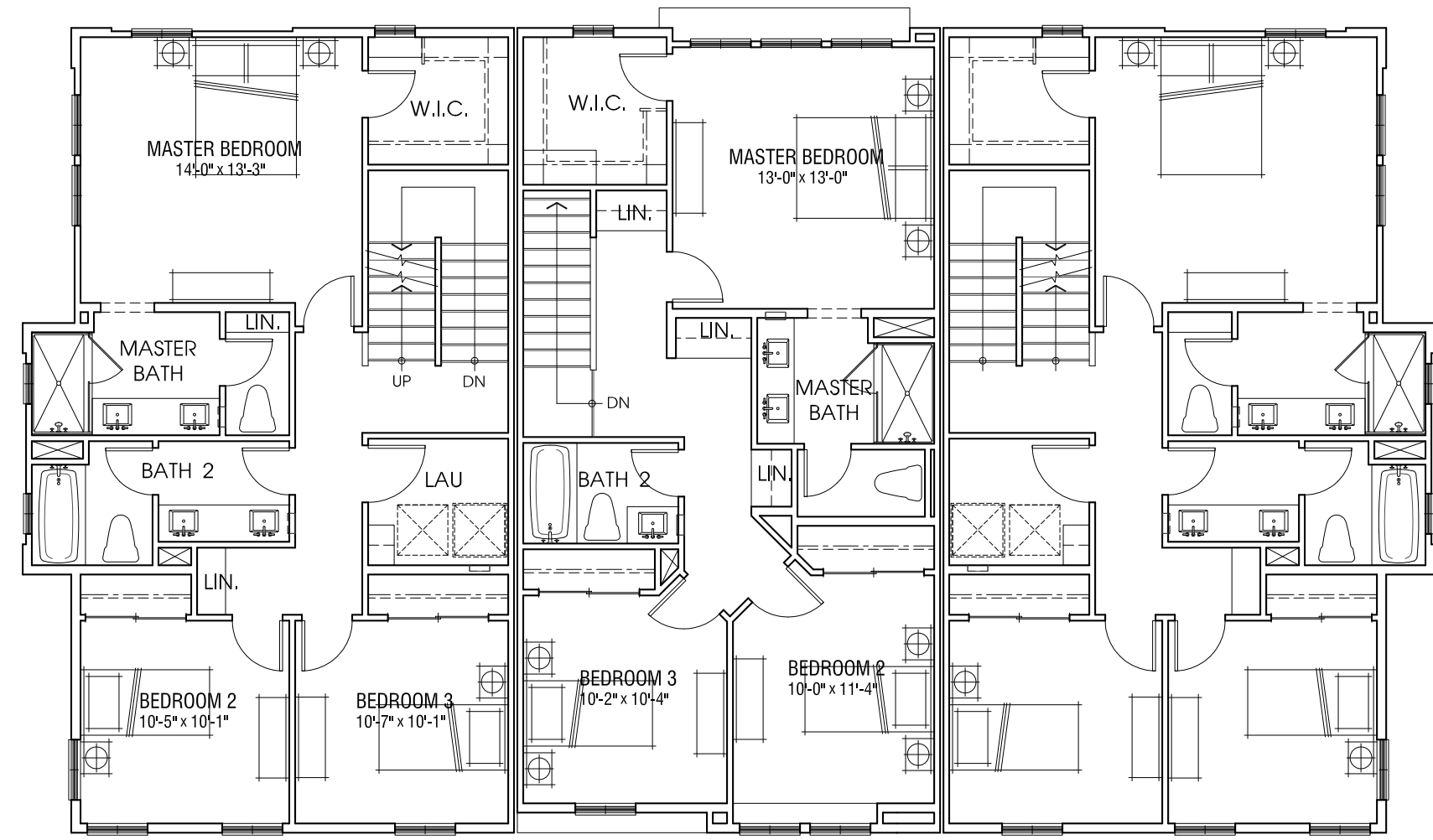
**MATERIALS:**

- |                           |                                       |
|---------------------------|---------------------------------------|
| 1 Roof: Flat With Parapet | 6 Stucco Column                       |
| 2 Stucco                  | 7 Horizontal Railing                  |
| 3 Horizontal Lap Siding   | 8 Metal Sectional Roll-Up Garage Door |
| 4 Vinyl Windows           | 9 Utility Cabinet                     |
| 5 Entry Door              |                                       |

**BUILDING 1**  
**13 PLEX COURT TOWNHOMES | Elevations**  
**676 MOSS STREET**  
 CHULA VISTA, CA

CONSTRUCTION: R2 VB  
 SPRINKLER SYSTEM: FULL 13

NOTE: ARTIST CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.  
 FINISHED GRADE VARIES, REFER TO CIVIL DRAWINGS.  
 FOR WALL, TREE, SHRUBS AND PATIO WALL LOCATIONS, REFER TO LANDSCAPE DRAWINGS.



**BUILDING 14**  
**3 PLEX ROWTOWNS | Building Plans**  
**676 MOSS STREET**  
 CHULA VISTA, CA



**RIGHT | EAST**



**REAR | NORTH**



**LEFT | WEST**



**FRONT | SOUTH**

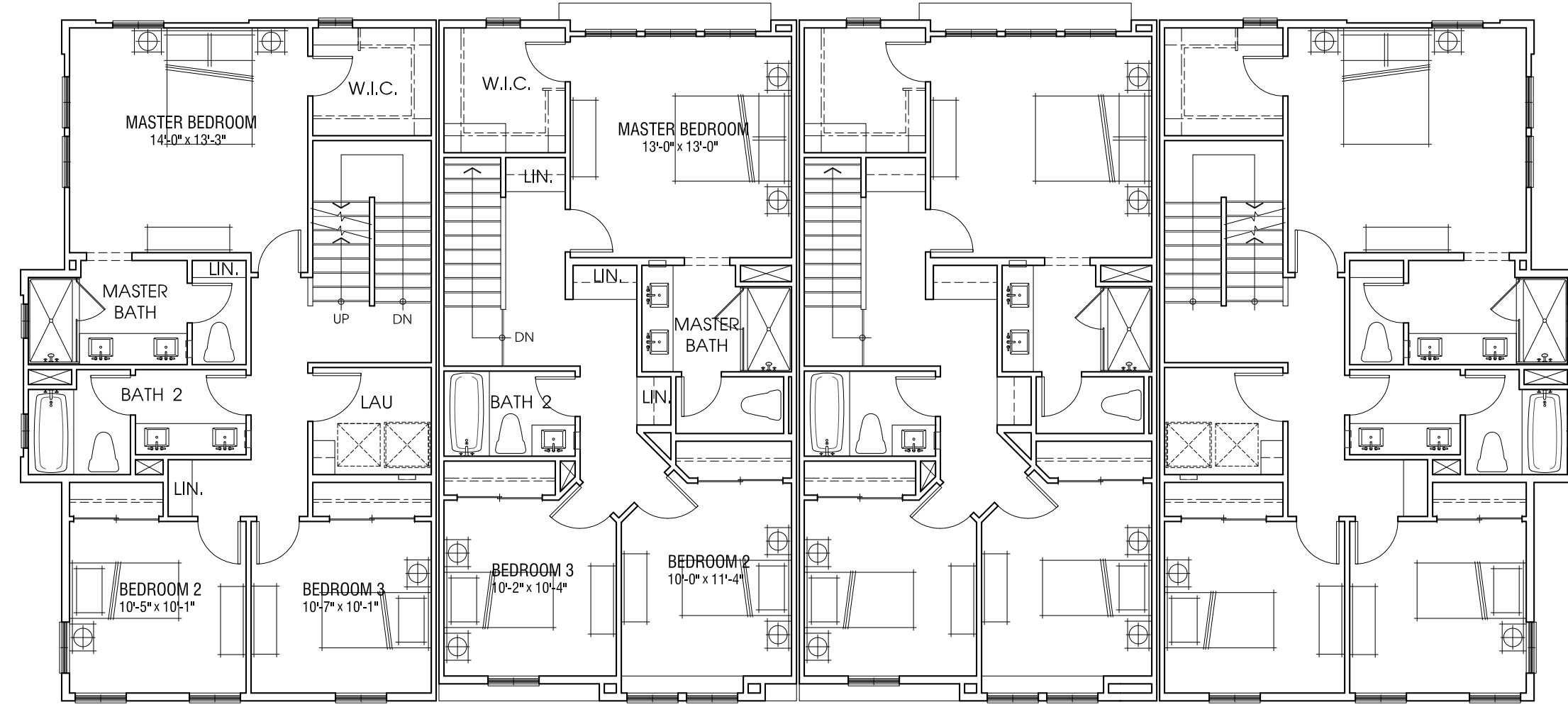
**MATERIALS:**

- |                           |                                       |
|---------------------------|---------------------------------------|
| 1 Roof: Flat With Parapet | 6 Stucco Column                       |
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| 4 Vinyl Windows           | 9 Utility Cabinet                     |
| 5 Entry Door              |                                       |

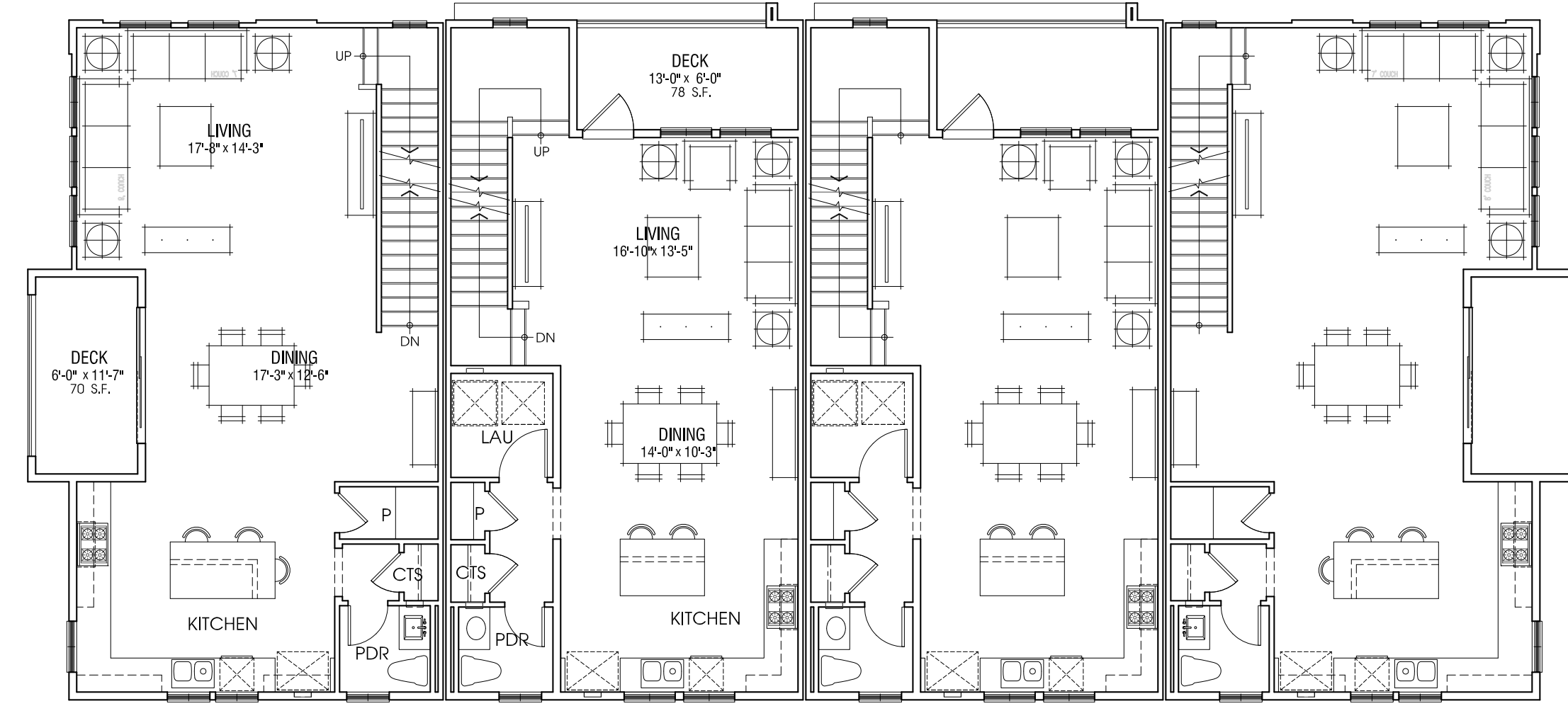
CONSTRUCTION: R2 VB  
 SPRINKLER SYSTEM: FULL 13

NOTE: ARTIST CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.  
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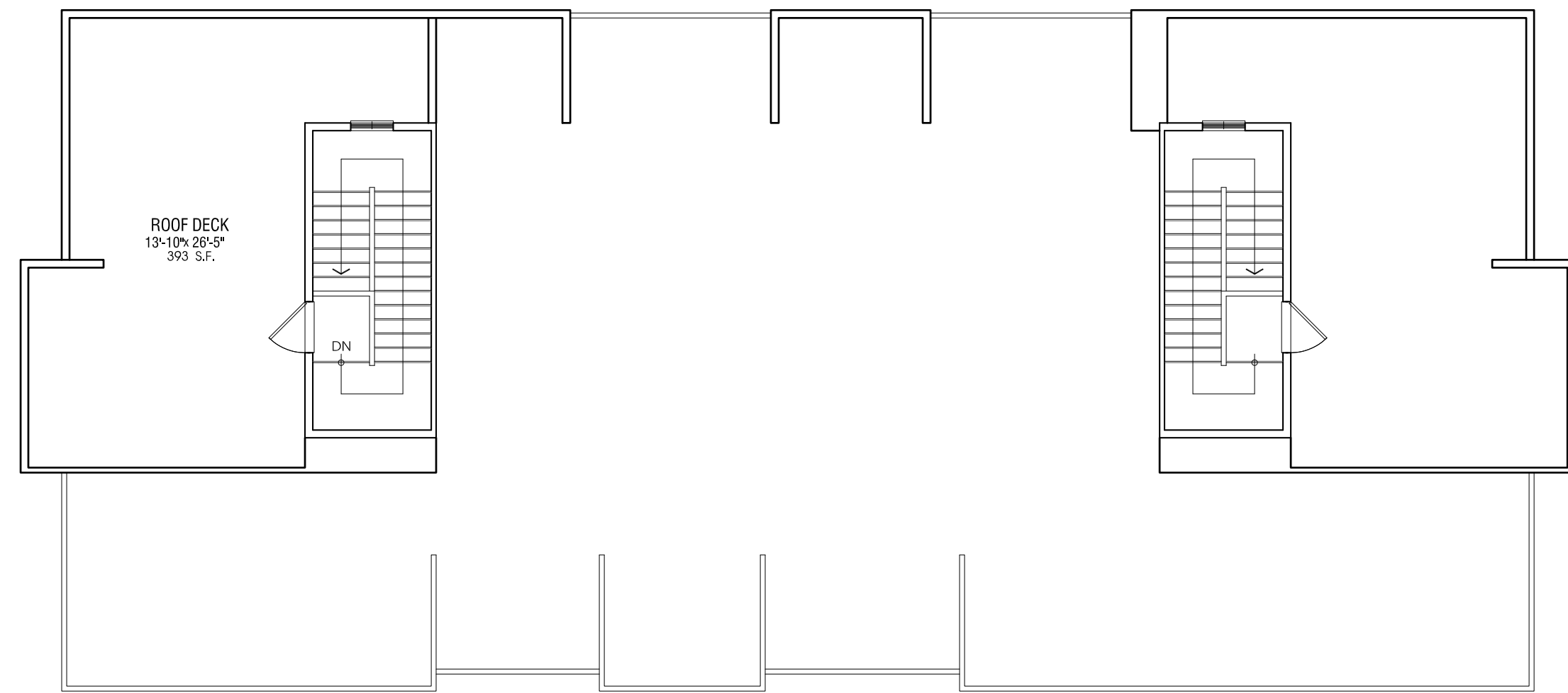
**BUILDING 14**  
**3 PLEX ROWTOWNS | Elevations**  
**676 MOSS STREET**  
 CHULA VISTA, CA



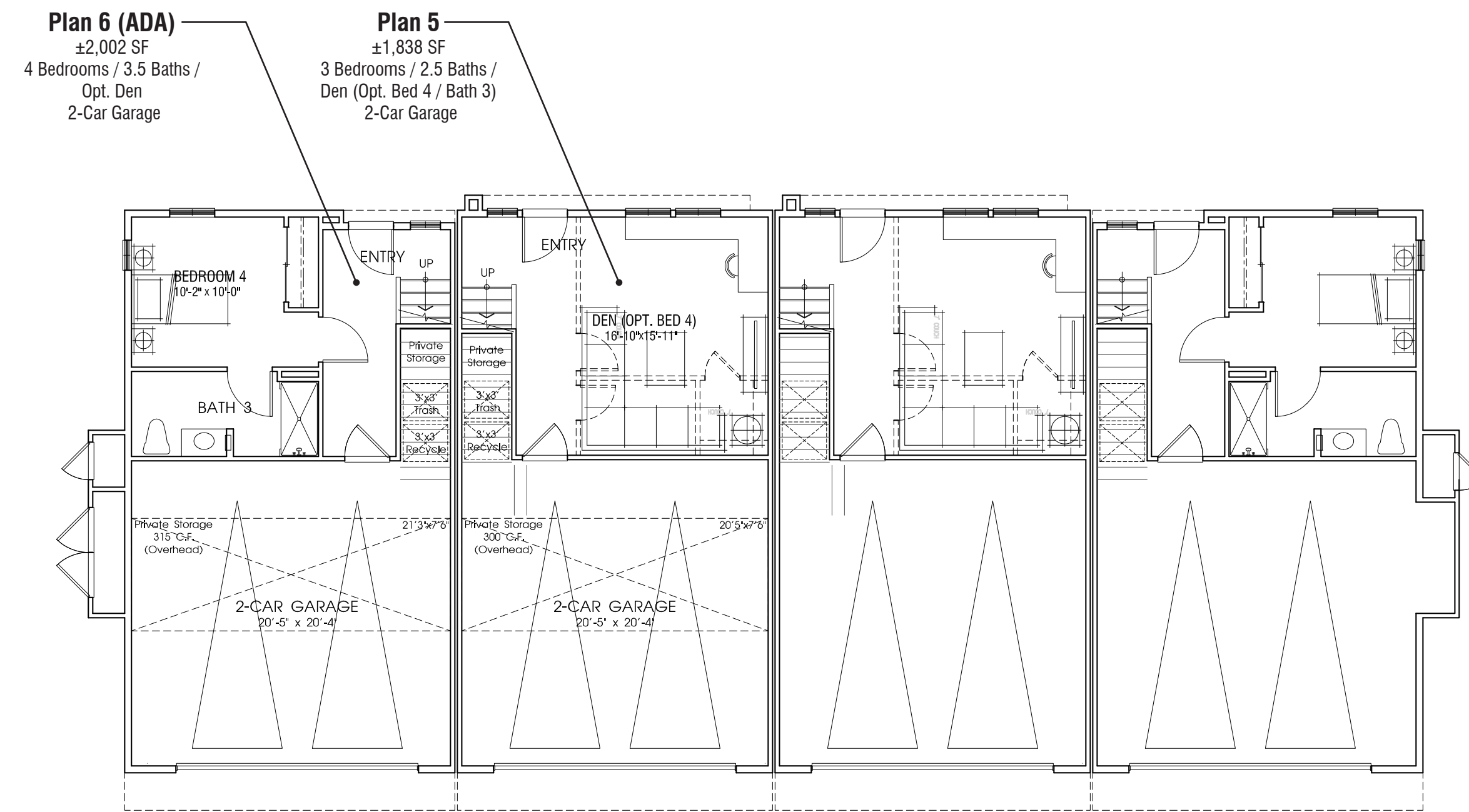
**THIRD FLOOR**



**SECOND FLOOR**



**ROOF**



**FIRST FLOOR**

**Plan 6 (ADA)**  
 ±2,002 SF  
 4 Bedrooms / 3.5 Baths /  
 Opt. Den  
 2-Car Garage

**Plan 5**  
 ±1,838 SF  
 3 Bedrooms / 2.5 Baths /  
 Den (Opt. Bed 4 / Bath 3)  
 2-Car Garage



**SITE MAP: 4 PLEX**

**BUILDING 16**  
**4 PLEX ROWTOWNS | Building Plans**  
**676 MOSS STREET**  
 CHULA VISTA, CA



**RIGHT | NORTH**



**REAR | WEST**



**LEFT | SOUTH**



**FRONT | EAST**

**MATERIALS:**

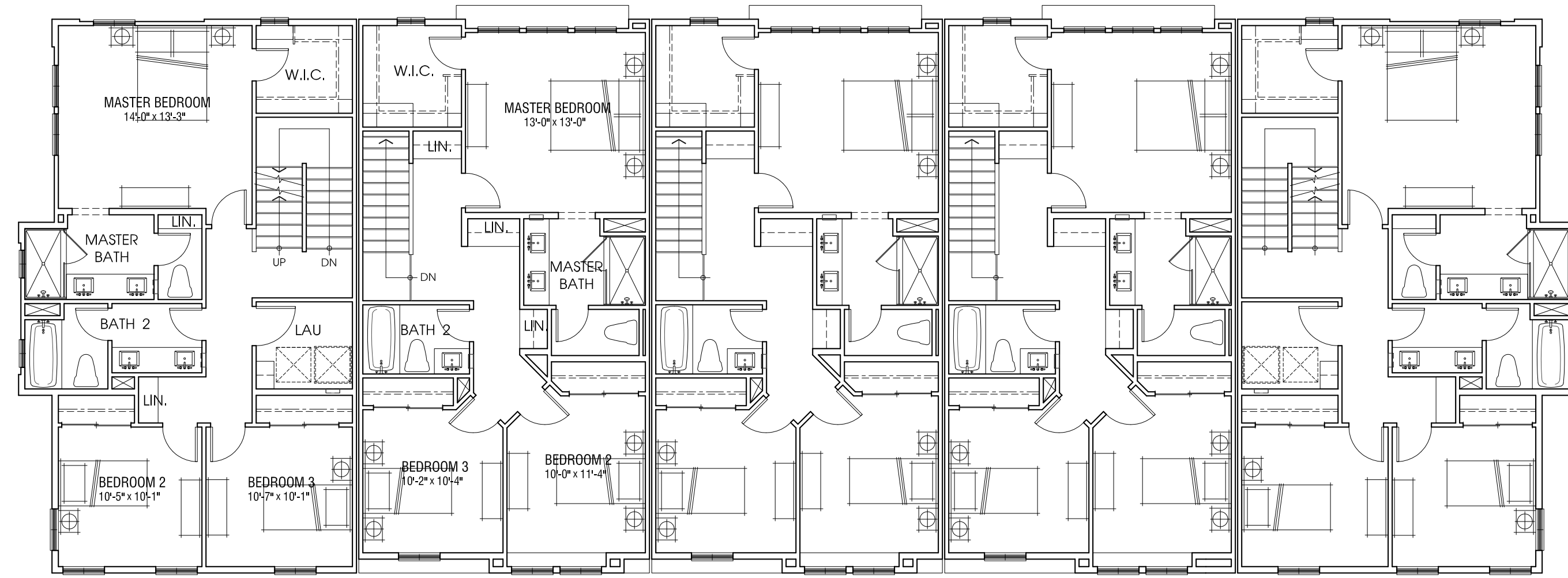
- |                           |                                       |
|---------------------------|---------------------------------------|
| 1 Roof: Flat With Parapet | 6 Stucco Column                       |
| 2 Stucco                  | 7 Horizontal Railing                  |
| 3 Horizontal Lap Siding   | 8 Metal Sectional Roll-Up Garage Door |
| 4 Vinyl Windows           | 9 Utility Cabinet                     |
| 5 Entry Door              |                                       |

CONSTRUCTION: R2 VB  
SPRINKLER SYSTEM: FULL 13

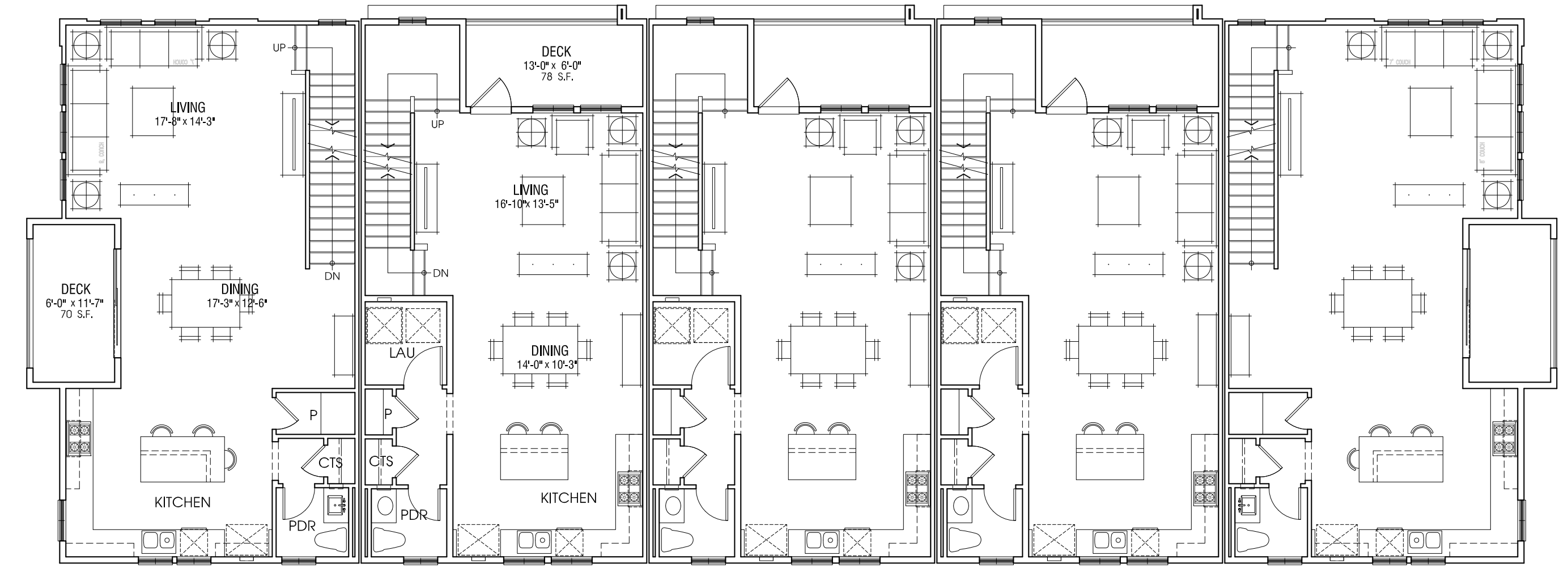
NOTE: ARTIST CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.  
FINISHED GRADE VARIES, REFER TO CIVIL DRAWINGS.  
FOR WALL, TREE, SHRUBS AND PATIO WALL LOCATIONS, REFER TO LANDSCAPE DRAWINGS.

**BUILDING 16**  
**4 PLEX ROWTOWNS | Elevations**  
**676 MOSS STREET**  
CHULA VISTA, CA

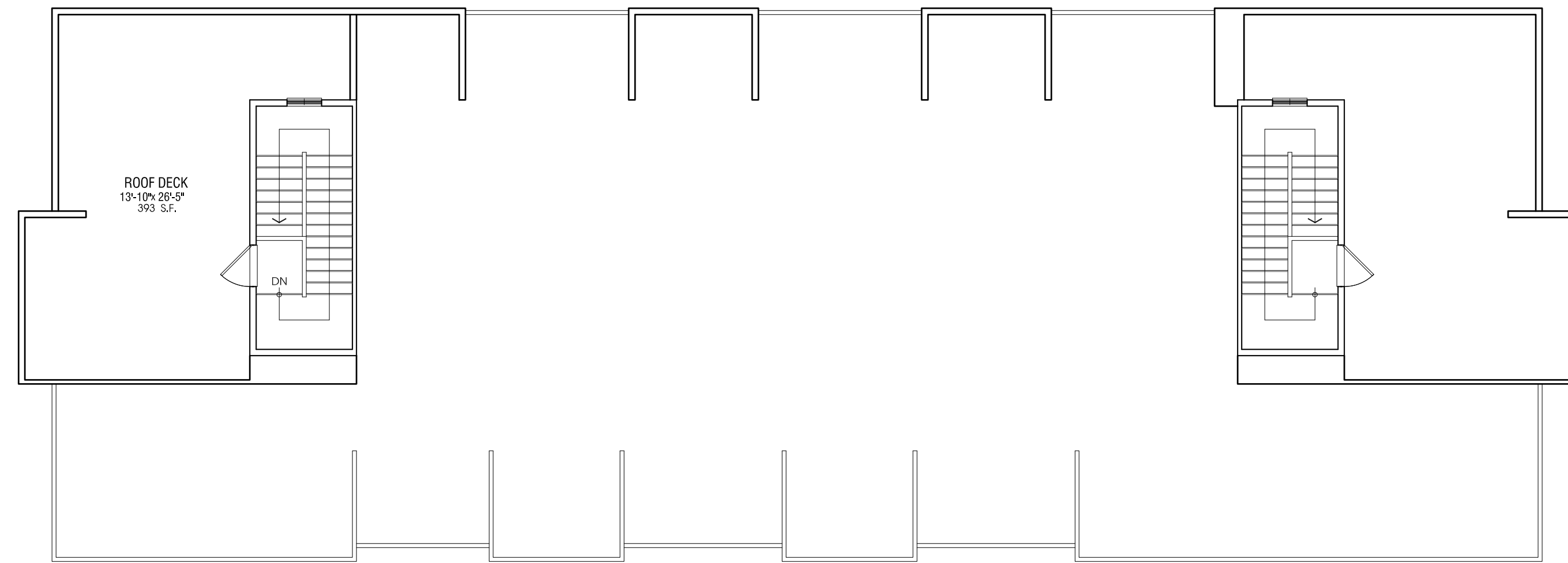




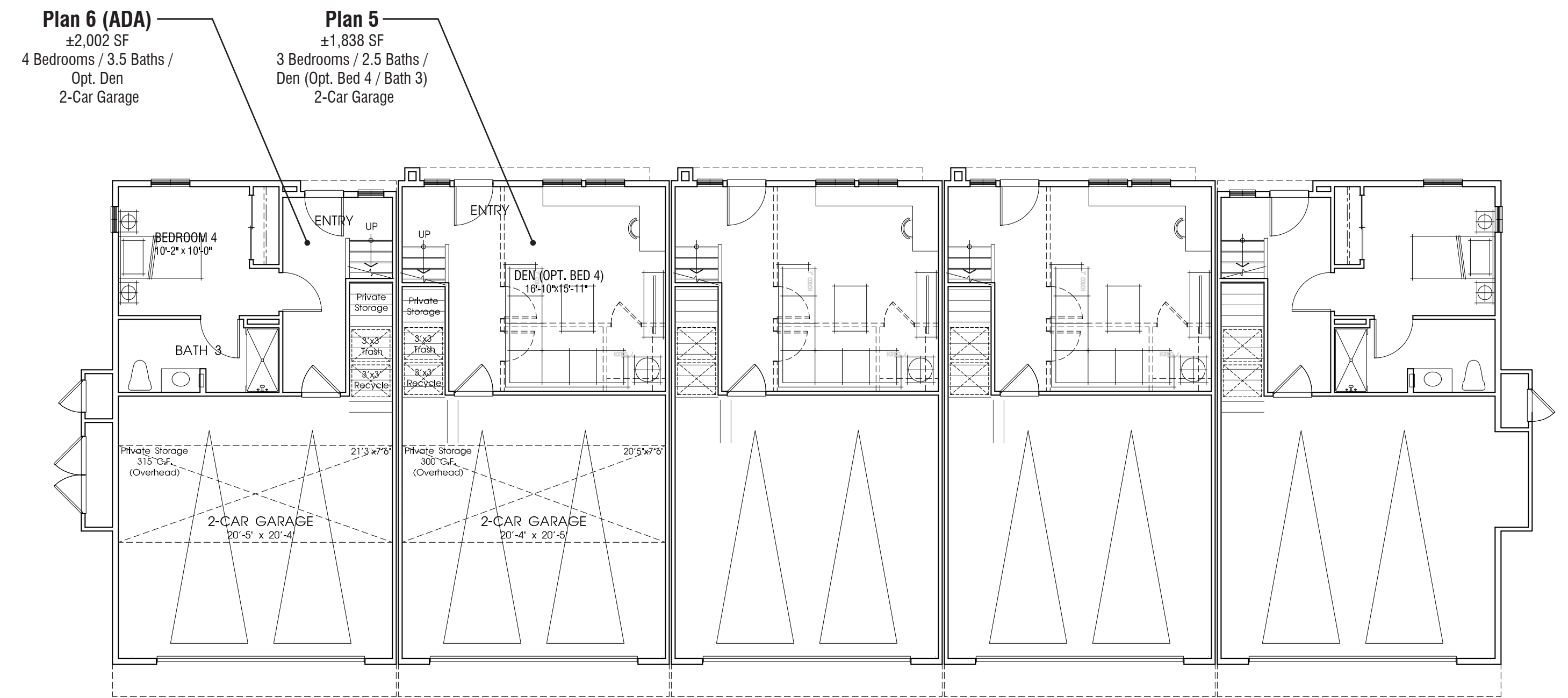
**THIRD FLOOR**



**SECOND FLOOR**



**ROOF**



**FIRST FLOOR**



**SITE MAP: 5 PLEX**

**BUILDING 13**  
**5 PLEX ROWTOWNS | Building Plans**  
**676 MOSS STREET**  
 CHULA VISTA, CA



RIGHT | EAST



REAR | NORTH



LEFT | WEST



FRONT | SOUTH

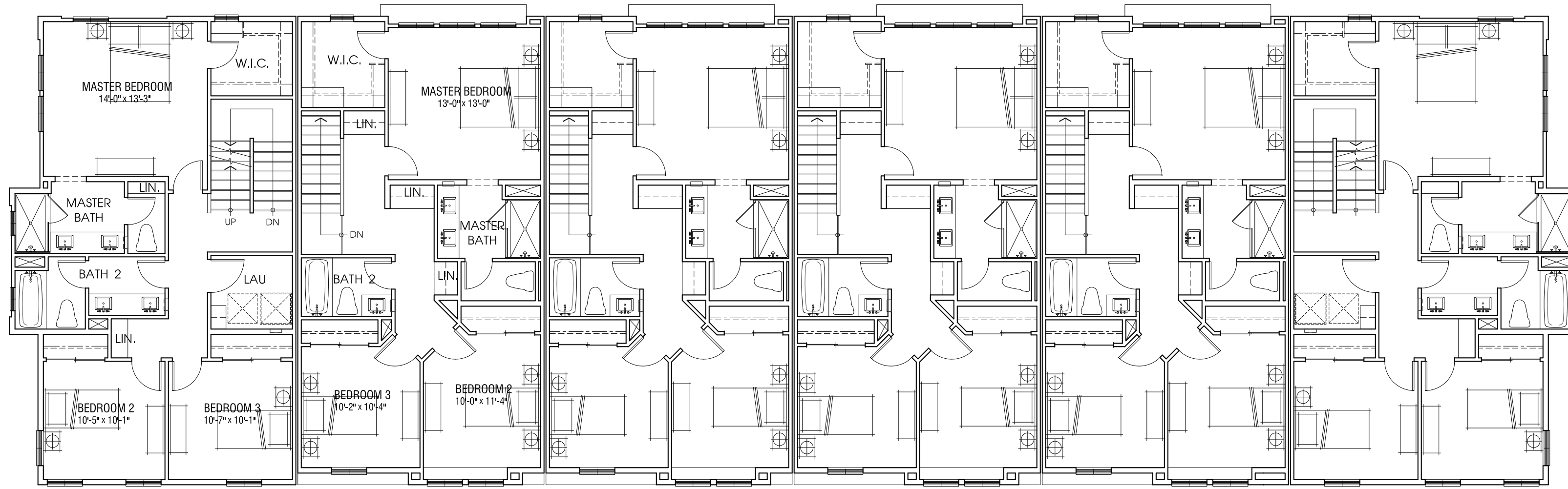
MATERIALS:

- |                           |                                       |
|---------------------------|---------------------------------------|
| 1 Roof: Flat With Parapet | 6 Stucco Column                       |
| 2 Stucco                  | 7 Horizontal Railing                  |
| 3 Horizontal Lap Siding   | 8 Metal Sectional Roll-Up Garage Door |
| 4 Vinyl Windows           | 9 Utility Cabinet                     |
| 5 Entry Door              |                                       |

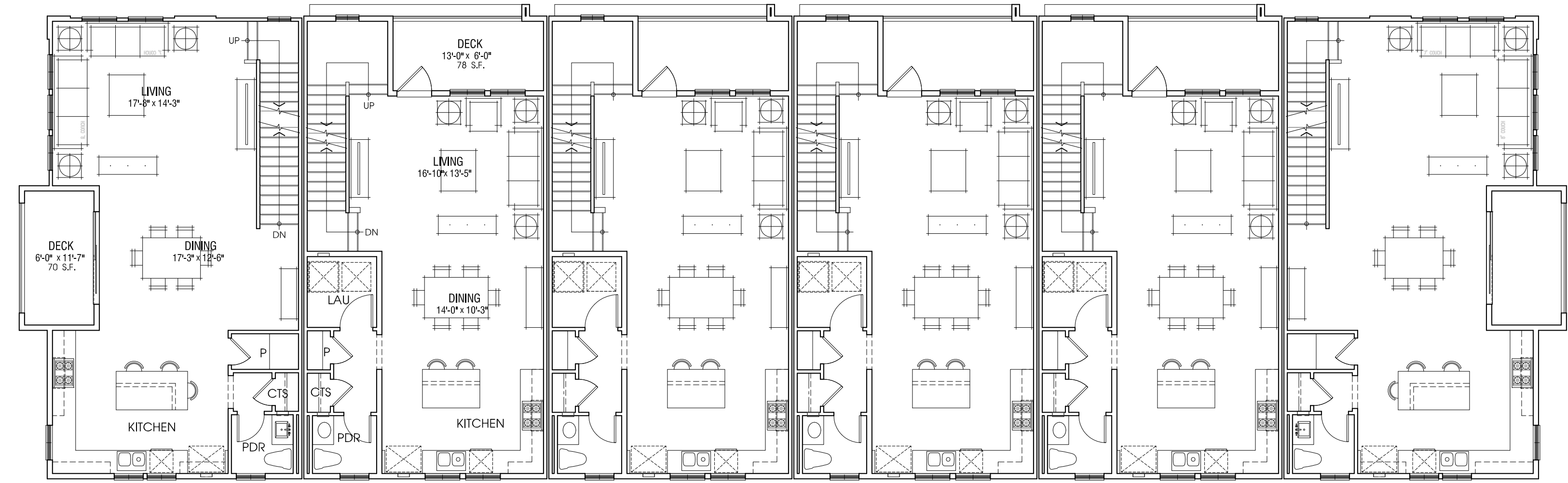
CONSTRUCTION: R2 VB  
SPRINKLER SYSTEM: FULL 13

NOTE: ARTIST CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.  
FINISHED GRADE VARIES, REFER TO CIVIL DRAWINGS.  
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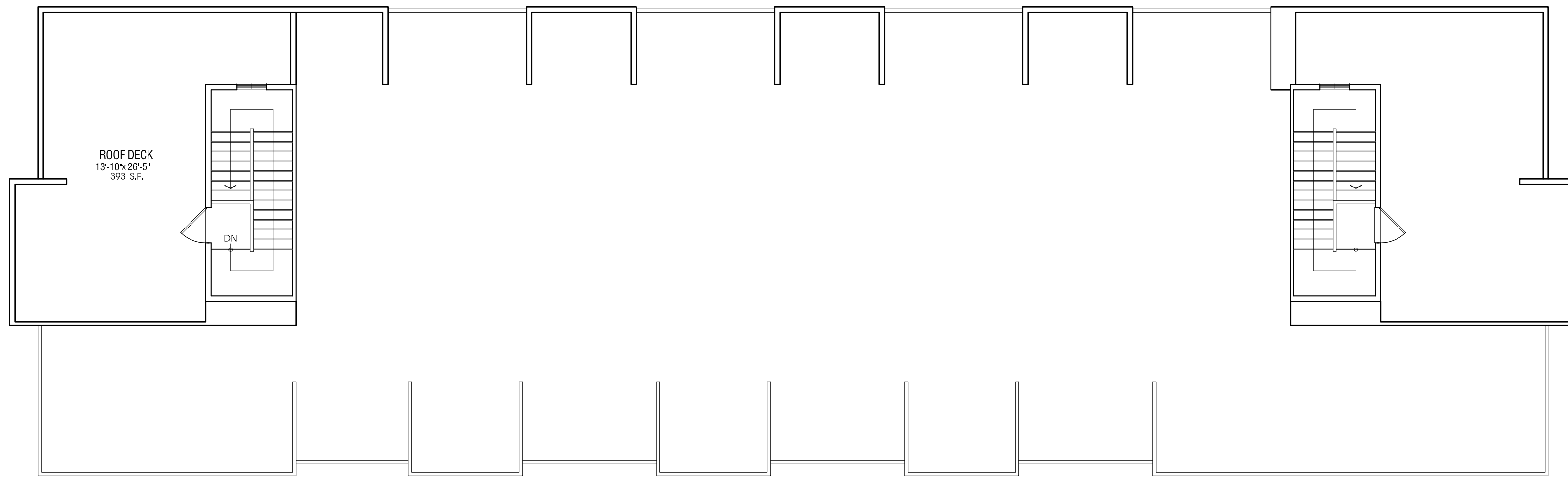
**BUILDING 13**  
**5 PLEX ROWTOWNS | Elevations**  
**676 MOSS STREET**  
CHULA VISTA, CA



**THIRD FLOOR**



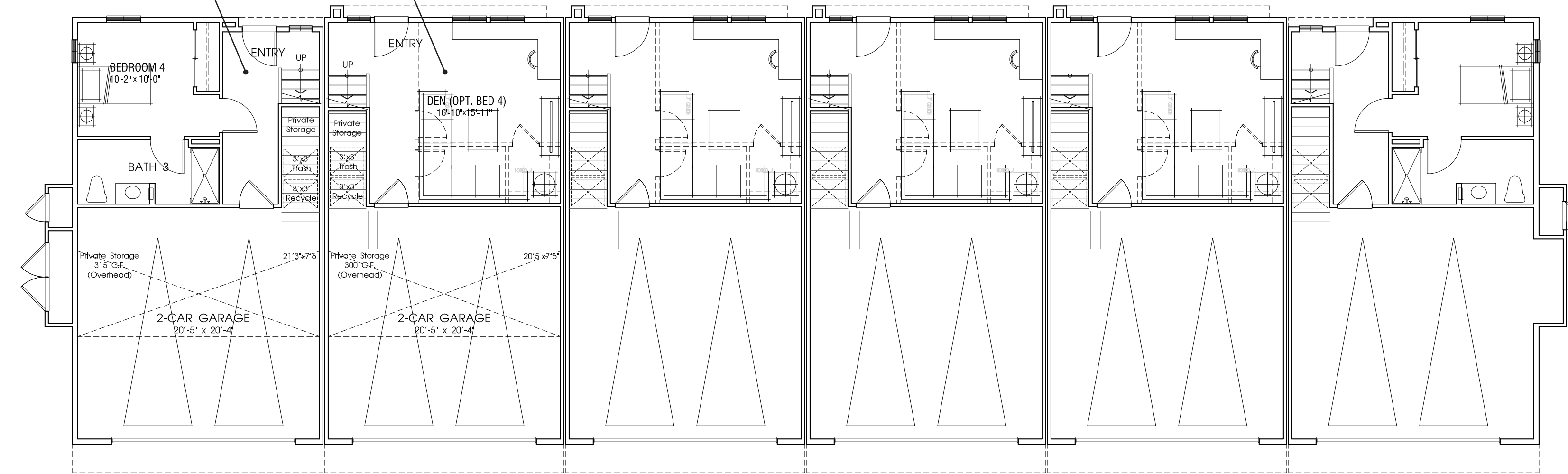
**SECOND FLOOR**



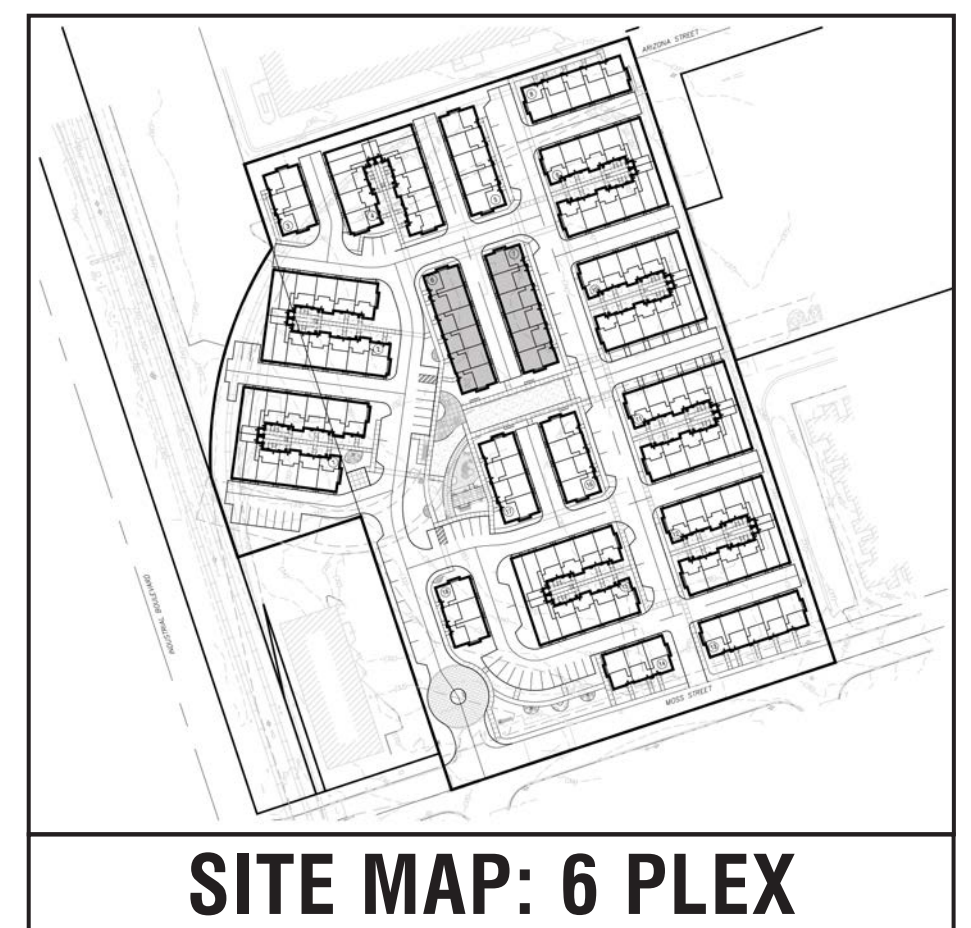
**ROOF**

**Plan 6 (ADA)**  
±2,002 SF  
4 Bedrooms / 3.5 Baths /  
Opt. Den  
2-Car Garage

**Plan 5**  
±1,838 SF  
3 Bedrooms / 2.5 Baths /  
Den (Opt. Bed 4 / Bath 3)  
2-Car Garage



**FIRST FLOOR**



**SITE MAP: 6 PLEX**

**BUILDING 7**  
**6 PLEX ROWTOWNS | Building Plans**  
**676 MOSS STREET**  
CHULA VISTA, CA



RIGHT | NORTH



REAR | WEST



LEFT | SOUTH



FRONT | EAST

MATERIALS:

- |                           |                                       |
|---------------------------|---------------------------------------|
| 1 Roof: Flat With Parapet | 6 Stucco Column                       |
| 2 Stucco                  | 7 Horizontal Railing                  |
| 3 Horizontal Lap Siding   | 8 Metal Sectional Roll-Up Garage Door |
| 4 Vinyl Windows           | 9 Utility Cabinet                     |
| 5 Entry Door              |                                       |

**BUILDING 7**  
**6 PLEX ROWTOWNS | Elevations**  
**676 MOSS STREET**  
 CHULA VISTA, CA

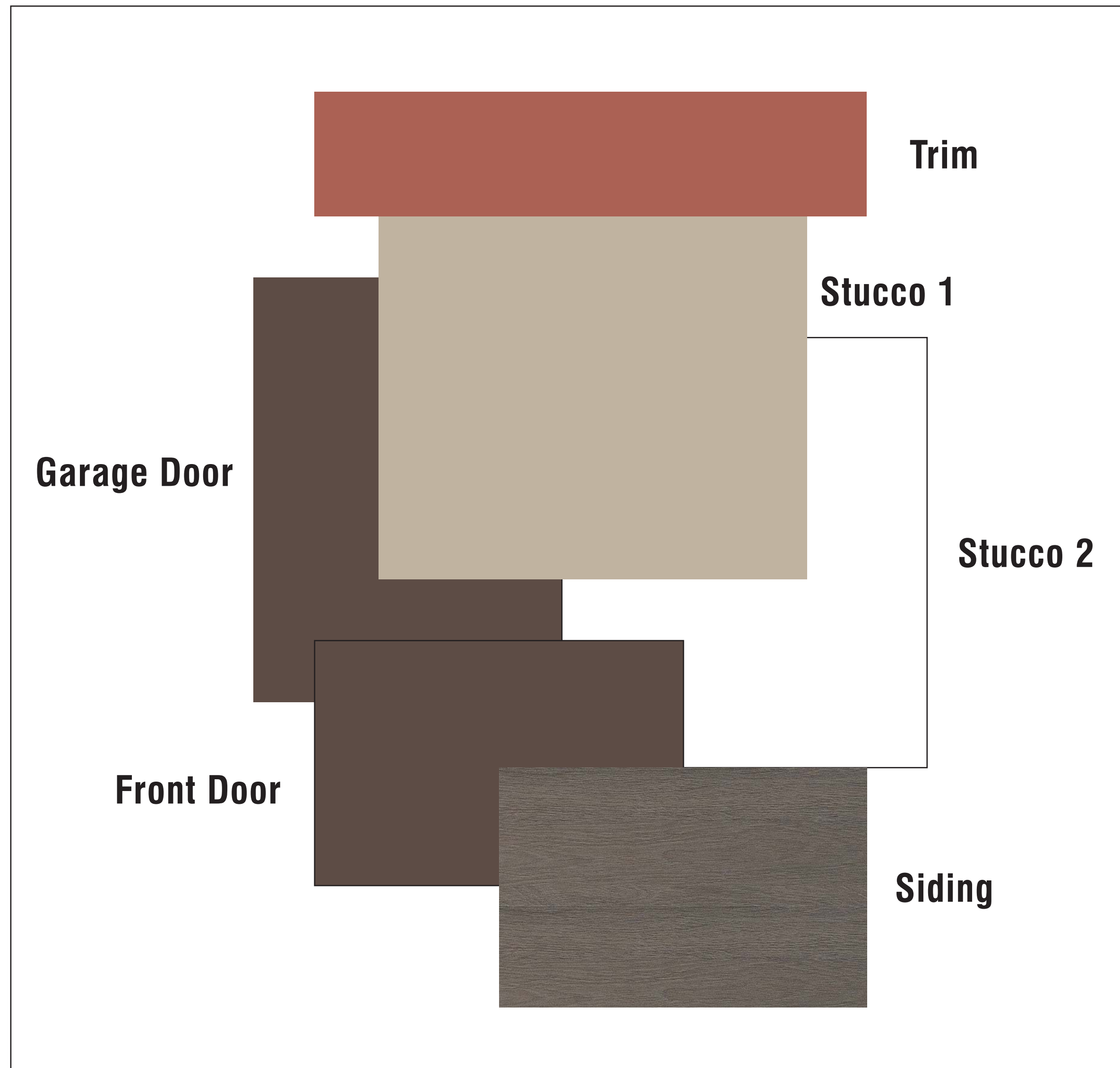
CONSTRUCTION: R2 VB  
 SPRINKLER SYSTEM: FULL 13

NOTE: ARTIST CONCEPTION; COLORS, MATERIALS AND APPLICATION MAY VARY.  
 FINISHED GRADE VARIES, REFER TO CIVIL DRAWINGS.  
 FOR WALL, TREE, SHRUBS AND PATIO WALL LOCATIONS, REFER TO LANDSCAPE DRAWINGS.

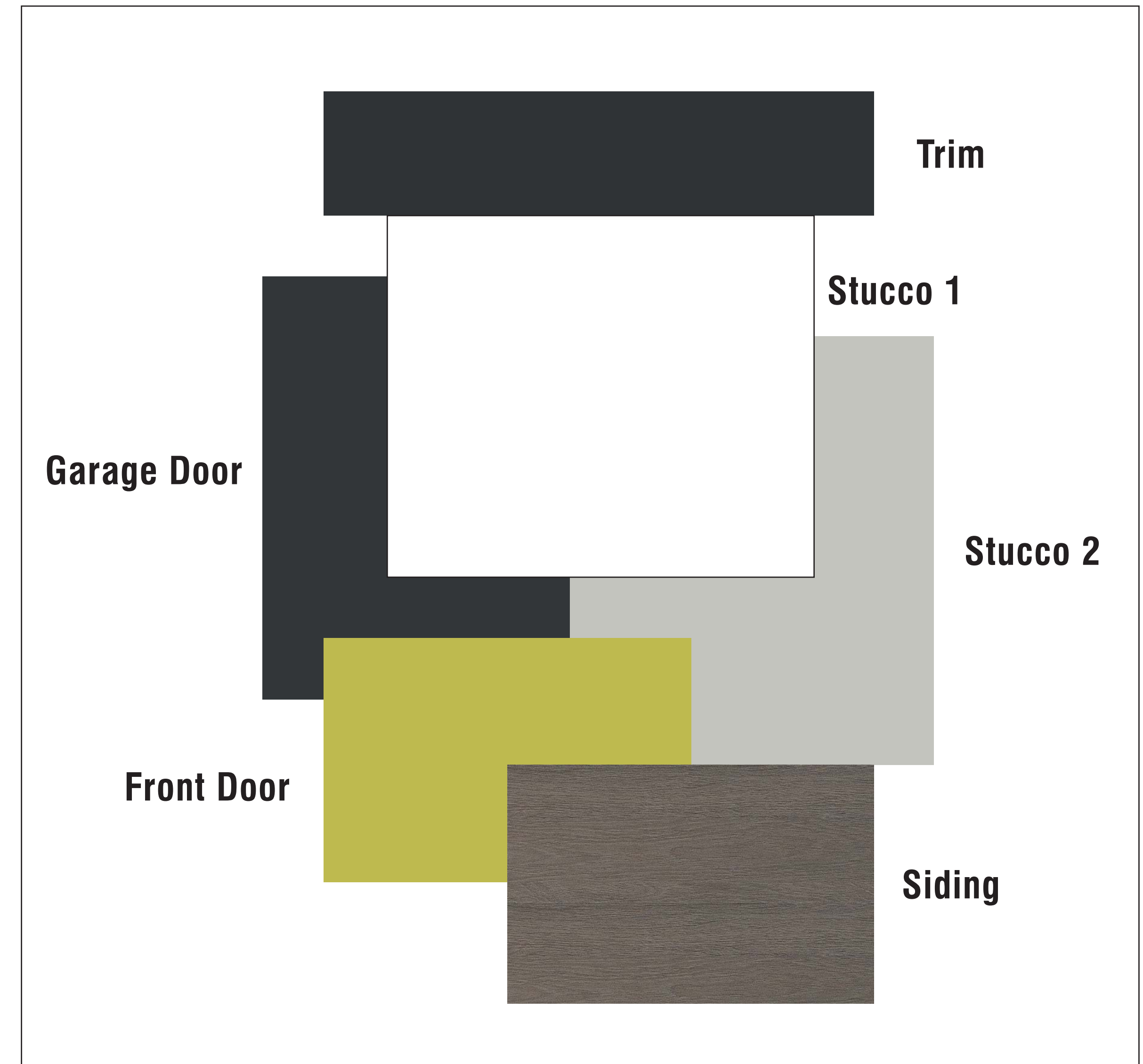
A-23  
 0 4 8 16

CITY SUBMITTAL

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**Court Town  
Color Scheme**



**Rowtown  
Color Scheme**

**CONCEPTUAL COLOR & MATERIALS**

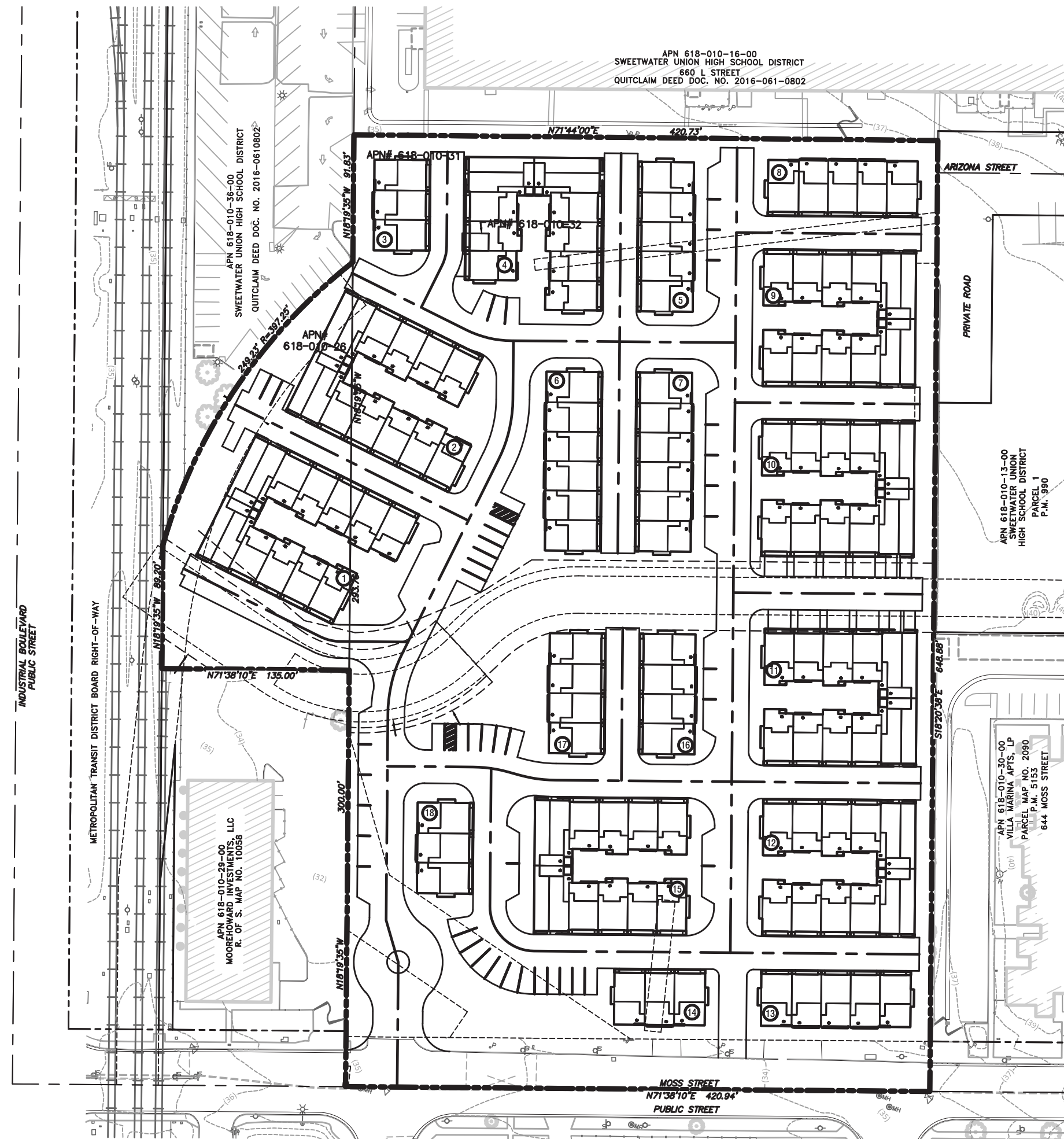
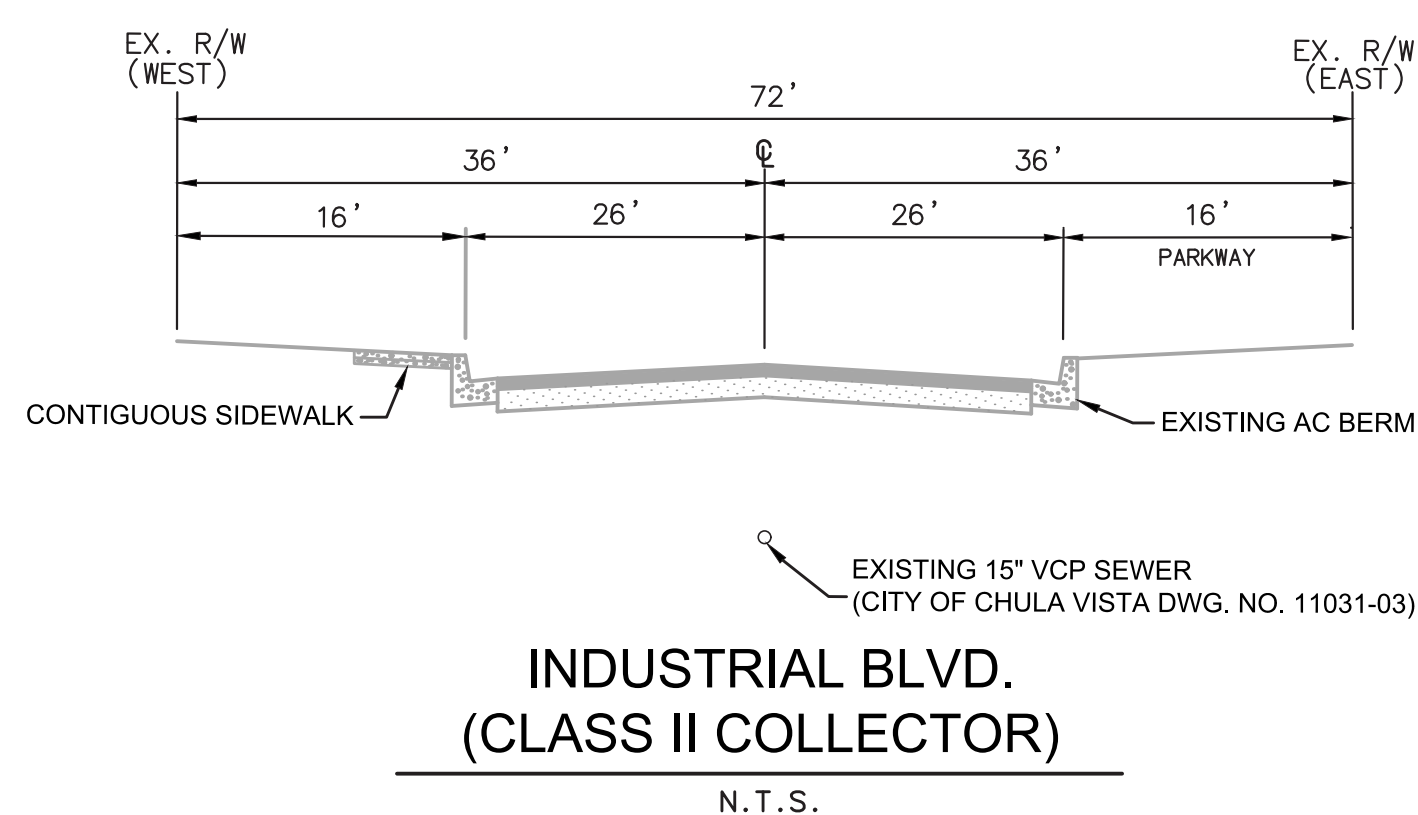
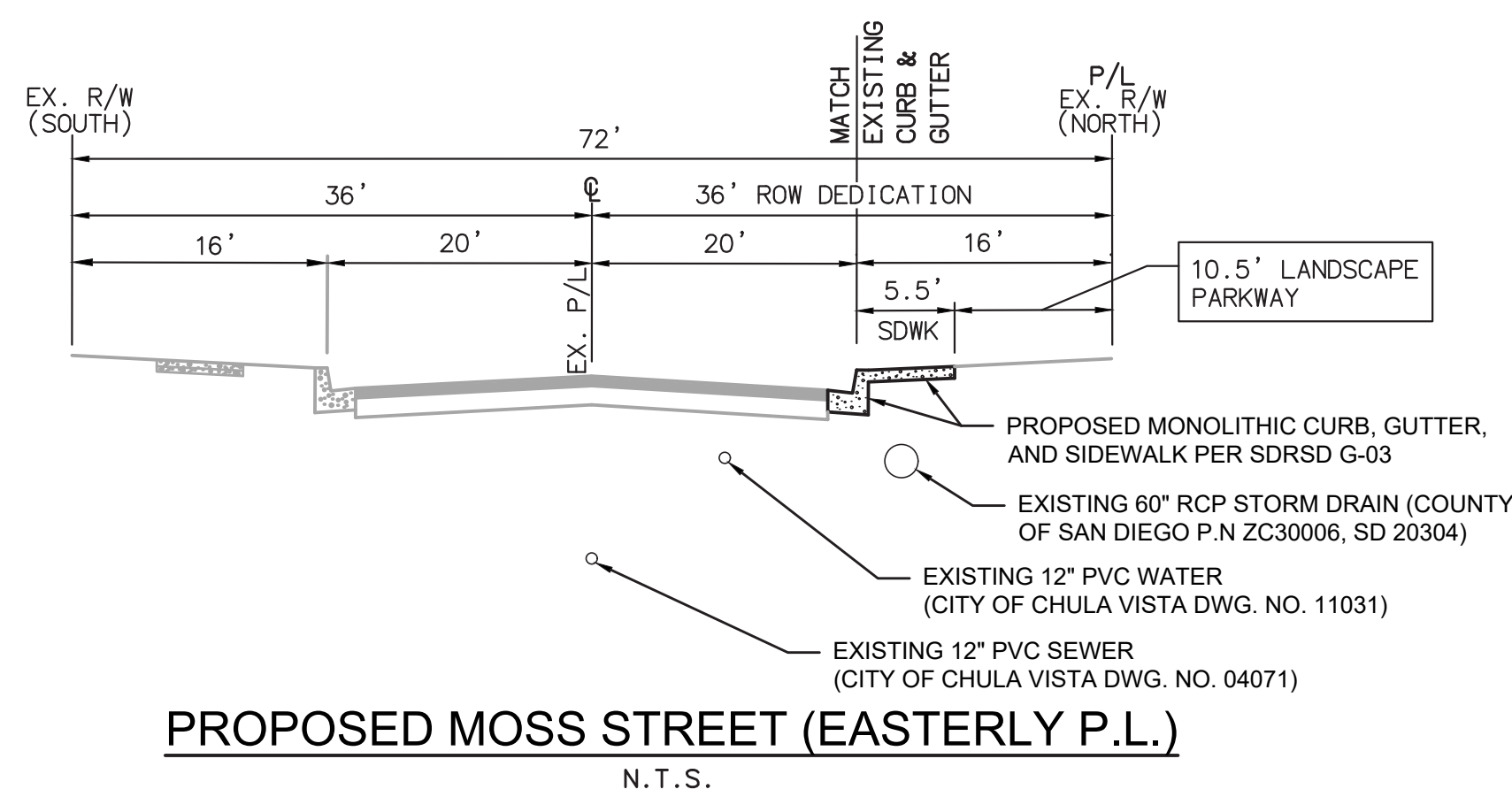
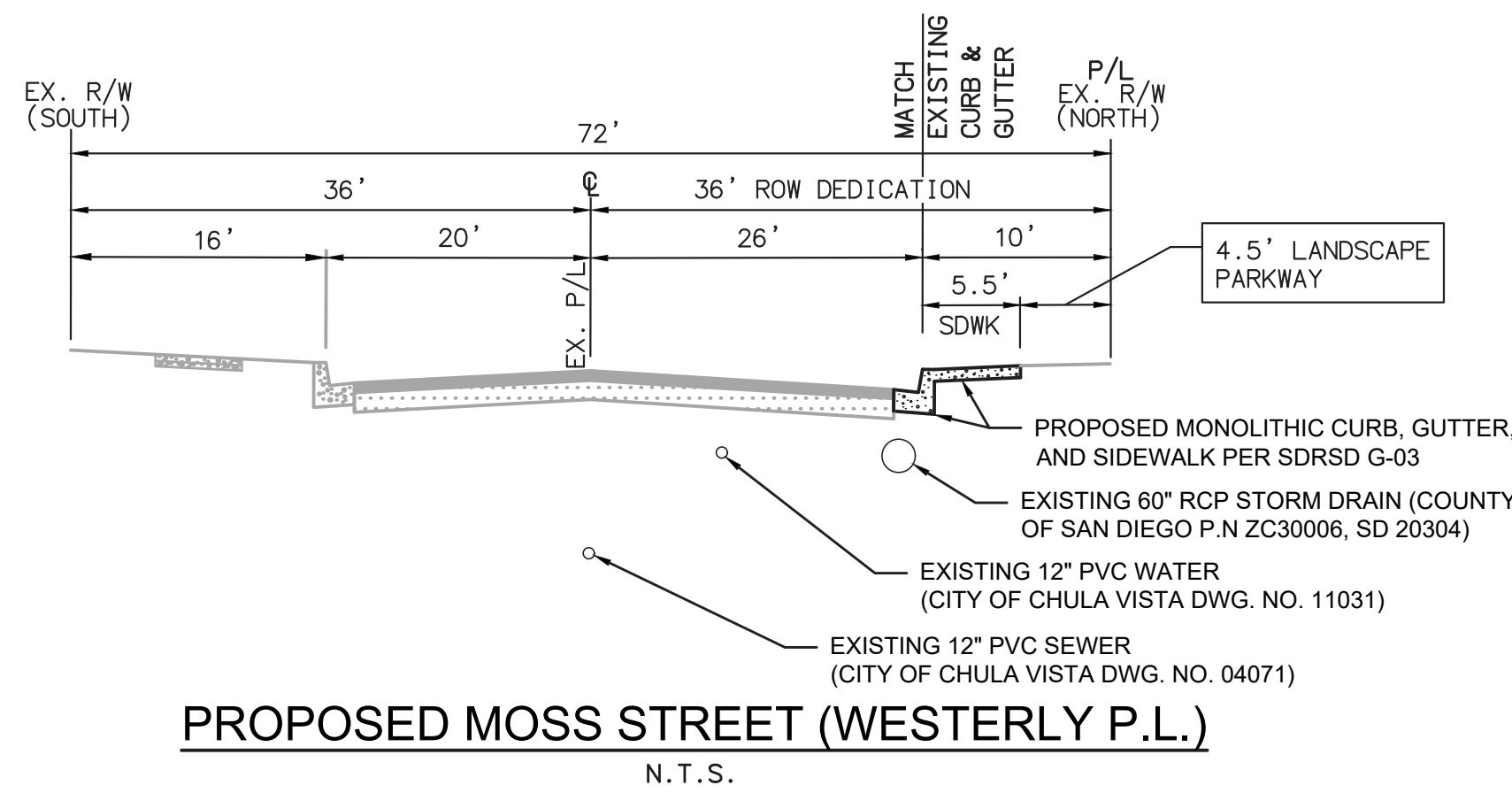
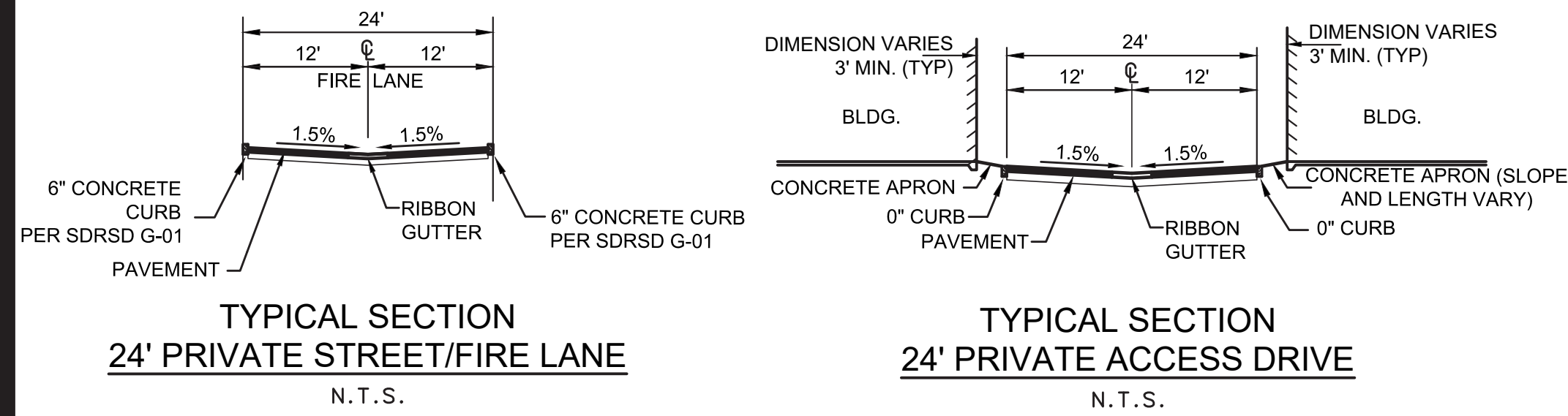
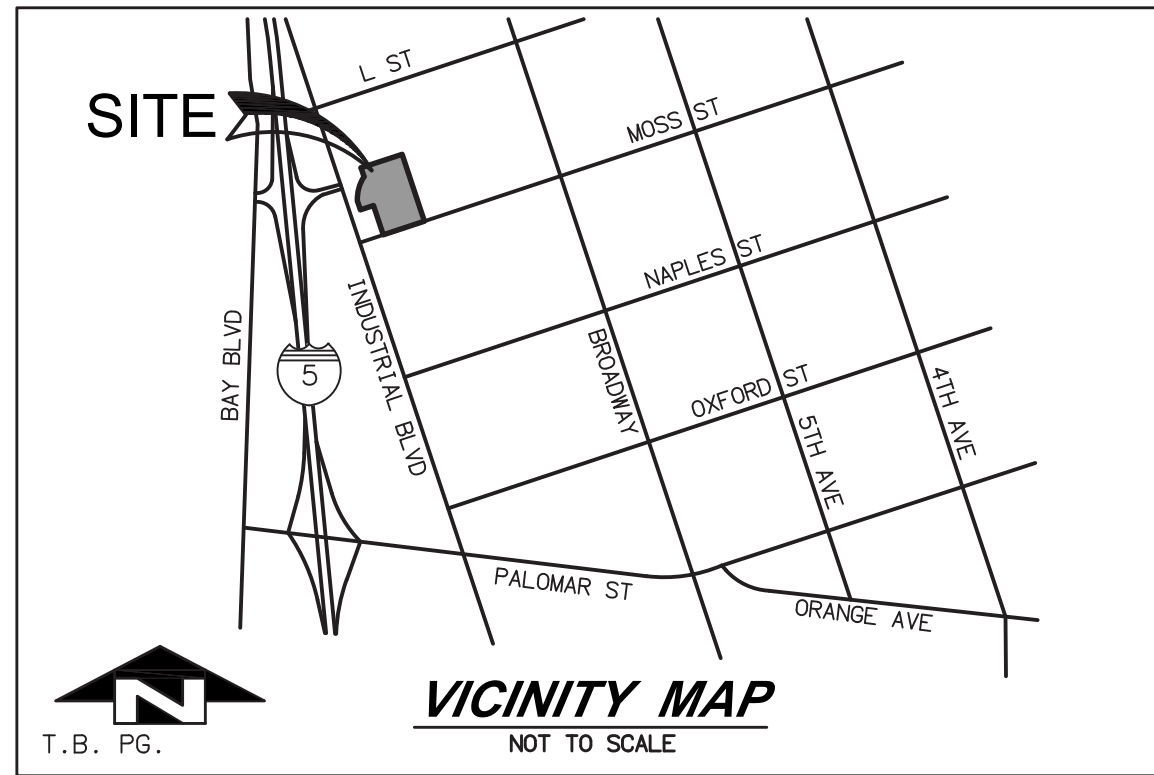
**676 MOSS STREET**

CHULA VISTA, CA

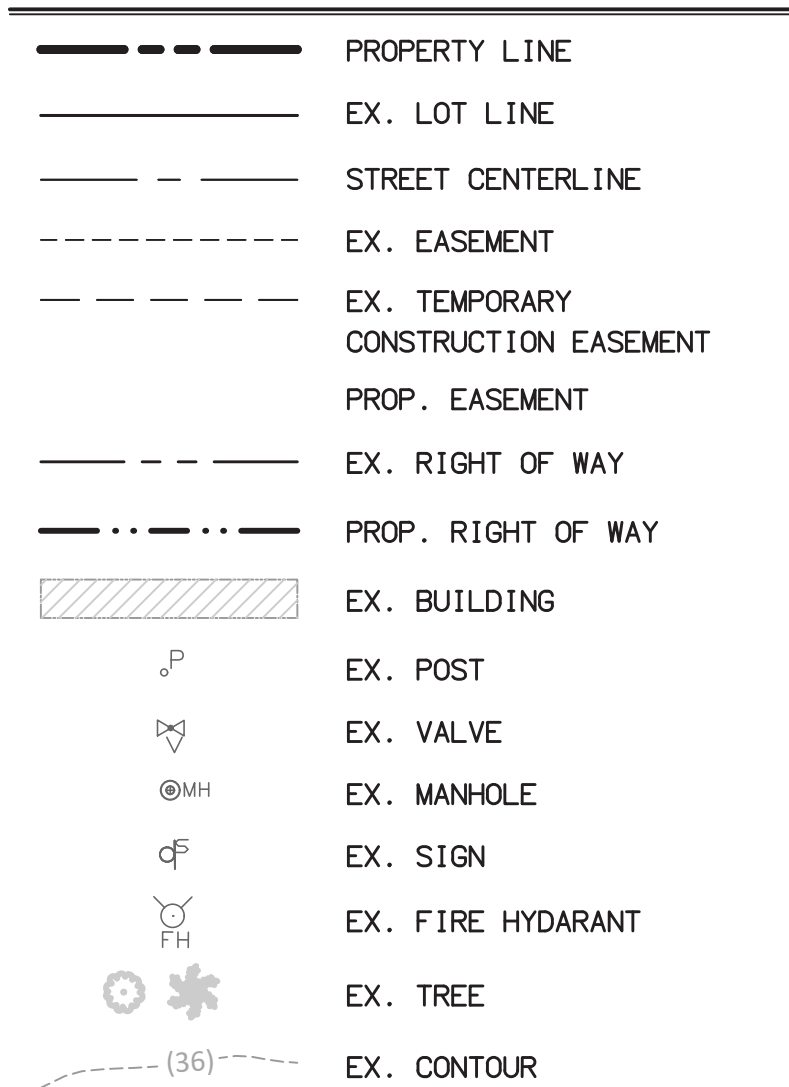
# TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006

## 676 MOSS STREET

### CITY OF CHULA VISTA, CALIFORNIA



#### LEGEND



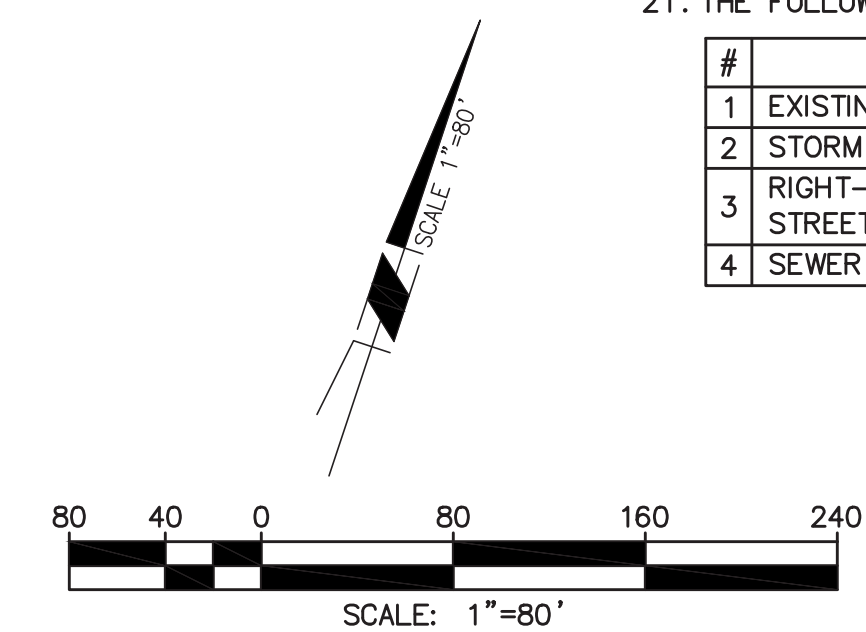
#### UTILITY PROVIDERS

- ELECTRICITY & GAS**  
SAN DIEGO GAS & ELECTRIC  
800-411-7343
- SEWER**  
CITY OF CHULA VISTA  
619-397-6000
- WATER**  
SWEETWATER AUTHORITY  
619-409-6751
- STORM DRAIN**  
CITY OF CHULA VISTA  
619-397-6000
- CALTRANS**  
760-639-6177
- TELEPHONE**  
AT&T  
855-327-0860
- CABLE TV**  
TIME WARNER CABLE  
714-903-4000
- TRASH/REFUSE**  
REPUBLIC SERVICES  
619-421-9400
- SCHOOL DISTRICT**  
CHULA VISTA ELEMENTARY SCHOOL DISTRICT  
619-425-9600
- SWEETWATER UNION HIGH SCHOOL DISTRICT**  
619-691-5500

#### GENERAL NOTES

- GROSS AREA: 7.29 ACRES
- NET AREA: 6.49 ACRES (0.35 AC MOSS ST. RIGHT-OF-WAY DEDICATION)
- TOTAL NUMBER OF LOTS: 1
- PRESENT ZONING: ILP (LIMITED INDUSTRIAL PRECISE PLAN)
- PROPOSED ZONING: R-3 (HIGH DENSITY RESIDENTIAL/APARTMENT RESIDENTIAL ZONE)
- PRESENT USE: INDUSTRIAL FABRICATION, REPAIR AND SALVAGE
- PROPOSED USE: MULTI-FAMILY DWELLING UNITS (CONDOMINIUM COMPLEX) 20.4 DU/AC
- INTENDED OCCUPANCY USE: RESIDENTIAL R-2 (CONDOS)
- 1 FOOT CONTOUR INTERVAL
- TOPOGRAPHIC SOURCE: SHOWN CREATED BY BRENNER & ASSOC. LAND SURVEYOR ALTA/NSPS LAND TITLE SURVEY, DATE: OCT. 22, 2018.
- PRIVATE STREETS A THRU M ARE PROPOSED AS A PRIVATE STREET TO BE MAINTAINED BY HOA.
- SEWER: PROJECT PROPOSES ONE SEWER CONNECTION TO THE EXISTING SEWER MAIN IN MOSS STREET AT THE SOUTHWEST CORNER OF THE SITE. A SEWER PUMP STATION IS PROPOSED NEAR THE INTERSECTION OF PUBLIC STREETS A AND E. A SEWER FORCE MAIN WILL PUMP SEWAGE SOUTH OVER THE EXISTING BOX CULVERT. THE PROJECT PROPOSES TO CONSTRUCT ON-SITE PRIVATE SEWER MAIN IN THE ON-SITE STREETS AND WILL CONNECT TO EXISTING PUBLIC SEWER MAIN.
- DOMESTIC WATER: WATER WILL BE SERVED FROM EXISTING PUBLIC WATER LINE IN MOSS STREET. PROJECT WILL CONSTRUCT NEW PRIVATE WATER MAIN WITHIN PRIVATE STREETS TO PROJECT ENTRANCE ALONG WITH NEW METERS.
- FIRE WATER: A SEPARATE PRIVATE FIRE MAIN WILL CONNECT TO THE PUBLIC WATER MAIN IN MOSS STREET. PRIVATE FIRE WATER SERVICE WILL INCLUDE FIRE HYDRANTS AND FIRE SPRINKLER SERVICE LATERALS.
- STORM DRAINAGE: STORM WATER RUNOFF WILL COLLECT ON-SITE AND DRAIN INTO BIO-RETENTION STRUCTURES THROUGHOUT THE SITE. OVERFLOW DRAINAGE WILL DISCHARGE TO PRIVATE STREET DRAINS. FROM THERE IT WILL FLOW INTO A PROPOSED STORM DRAIN SYSTEM AND DISCHARGE INTO THE EXISTING TELEGRAPH CANYON DOUBLE (10 FOOT X 12 FOOT) BOX CULVERT.
- PHASING - PROJECT MAY BE IMPLEMENTED IN SEVERAL PHASES WITHOUT REGARD TO SEQUENCE.
- SEE SHEET 3 CONCEPTUAL GRADING PLAN FOR PROPOSED GRADING CONCEPT.
- ELECTRICAL, TELEPHONE AND CABLE TV: ALL SERVICES TO THE SITE WILL BE PROVIDED FROM MOSS STREET.
- REMOVAL AND RECOMPACTION SHALL BE PER GEOTECHNICAL REPORT; COMPRESSIBLE MATERIALS WITHIN AREAS PLANNED TO SUPPORT THE PROPOSED BUILDING STRUCTURE SHOULD BE EXCAVATED TO COMPETENT MATERIAL AND REPLACED WITH COMPACTED FILL SOILS.
- PRIOR TO THE ISSUANCE OF ANY DEMOLITION OR GRADING PERMIT, THE PROJECT APPLICANT SHALL DEMONSTRATE TO THE SATISFACTION OF THE CITY DEVELOPMENT SERVICES DEPARTMENT THAT ALL OFF-ROAD CONSTRUCTION EQUIPMENT THAT WILL BE USED ON THE PROJECT SITE IN EXCESS OF 50 HORSEPOWER WILL BE EQUIPPED WITH ENGINES MEETING THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) TIER IV FINAL OFF-ROAD ENGINE EMISSION STANDARDS.
- THE FOLLOWING EASEMENTS WILL BE DEDICATED TO THE CITY OF CHULA VISTA:

#	EASEMENT DESCRIPTION	REFERENCE SHEET
1	EXISTING BOX CULVERT (6.5')	SHOWN ON SHEET C-3
2	STORM DRAIN (15')	SHOWN ON SHEET C-3
3	RIGHT-OF-WAY (36' R/W AT MOSS STREET)	SHOWN ON SHEET C-3
4	SEWER ACCESS EASEMENT (20')	SHOWN & NOTED ON SHEET C-5



**SITE ADDRESS:**  
676 MOSS STREET  
CHULA VISTA, CA 91911

**OWNER/APPLICANT:**  
SHOFF LAND FUND V, LP  
JAMES O'MALLEY  
2 PARK PLAZA, SUITE 700  
IRVINE, CA 92614  
(949) 417-1936

*James O'Malley*  
JAMES O'MALLEY  
11/09/2020  
DATE

**CIVIL ENGINEER**  
MICHAEL BAKER INTERNATIONAL  
BRIAN STUP, P.E.  
9755 CLAIREMONT MESA BLVD.  
SAN DIEGO, CA 92124  
(858) 614-5000

*Brian Stup*  
BRIAN STUP, P.E.  
11/09/2020  
DATE



#### SHEET INDEX

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS AND ENCUMBRANCES
- C-3 CONCEPTUAL GRADING PLAN
- C-4 CONCEPTUAL GRADING/ STORMWATER
- C-5 CONCEPTUAL UTILITY PLAN
- C-6 FIRE AND CIRCULATION PLAN

#### PROJECT AREA SUMMERY:

**EXISTING LOT AREA:**  
618-010-26: 0.67 AC  
618-010-31: 6.61 AC  
618-010-32: 240 SF  
TOTAL 7.29 AC

**PROPOSED LOT USE:**  
1 LOT FOR CONDOMINIUM PURPOSES

**PROPOSED RIGHT-OF-WAY DEDICATION:**  
36' DEDICATION IN MOSS STREET: 0.35 AC

**PROPOSED LOT AREA:**  
ONE LOT: 6.94 AC

#### ASSESSOR PARCEL NUMBER

618-010-26, 618-010-30 & 618-010-31

#### BASIS OF BEARINGS

NORTH 18°22'05" WEST BEING THE BEARING OF THE CENTERLINE OF BROADWAY PER RECORD OF SURVEY MAP NO. 9615.

#### BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) PER NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION; FOUND WELL MONUMENT AT CENTERLINE INTERSECTION OF MOSS STREET AND BROADWAY, STAMPED "RCE 32133".

LYING WITHIN QUARTER SECTION 165 OF RANCHO LA NACION, TOWNSHIP 18 SOUTH, RANGE 2 WEST, CITY OF CHULA VISTA, SAN DIEGO COUNTY, CALIFORNIA.

ELEVATION: 54.15 (NAV88)

#### FLOOD ZONE

ZONE X  
INSURANCE RATE MAP NUMBER 06073C2152 F  
DATE JUNE 11, 2004.

#### CONDOMINIUM MAP STATEMENT

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE GOVERNMENT CODE PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF DWELLING UNITS IS 141.

C-1  
NOVEMBER 09, 2020

**Michael Baker INTERNATIONAL**

9755 Clairemont Mesa Blvd.  
San Diego, CA 92124  
Phone: (858) 614-5000  
MBAKERINTL.COM

# EXISTING CONDITIONS AND ENCUMBRANCES TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006 676 MOSS STREET CITY OF CHULA VISTA, CALIFORNIA

## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

APN 618-010-31:

ALL THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF QUARTER SECTION 165 LYING SOUTHERLY OF THE NORTHERLY 638 FEET OF EVEN WIDTH, AND LYING EASTERLY OF THE WESTERLY 240 FEET EVEN WIDTH THEREOF, ALL BEING LOCATED IN THE RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY.

APN 618-010-26:

THAT PORTION OF THE SOUTHWEST QUARTER OF QUARTER SECTION 165 OF RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 11, 1869, DESCRIBED AS FOLLOWS:

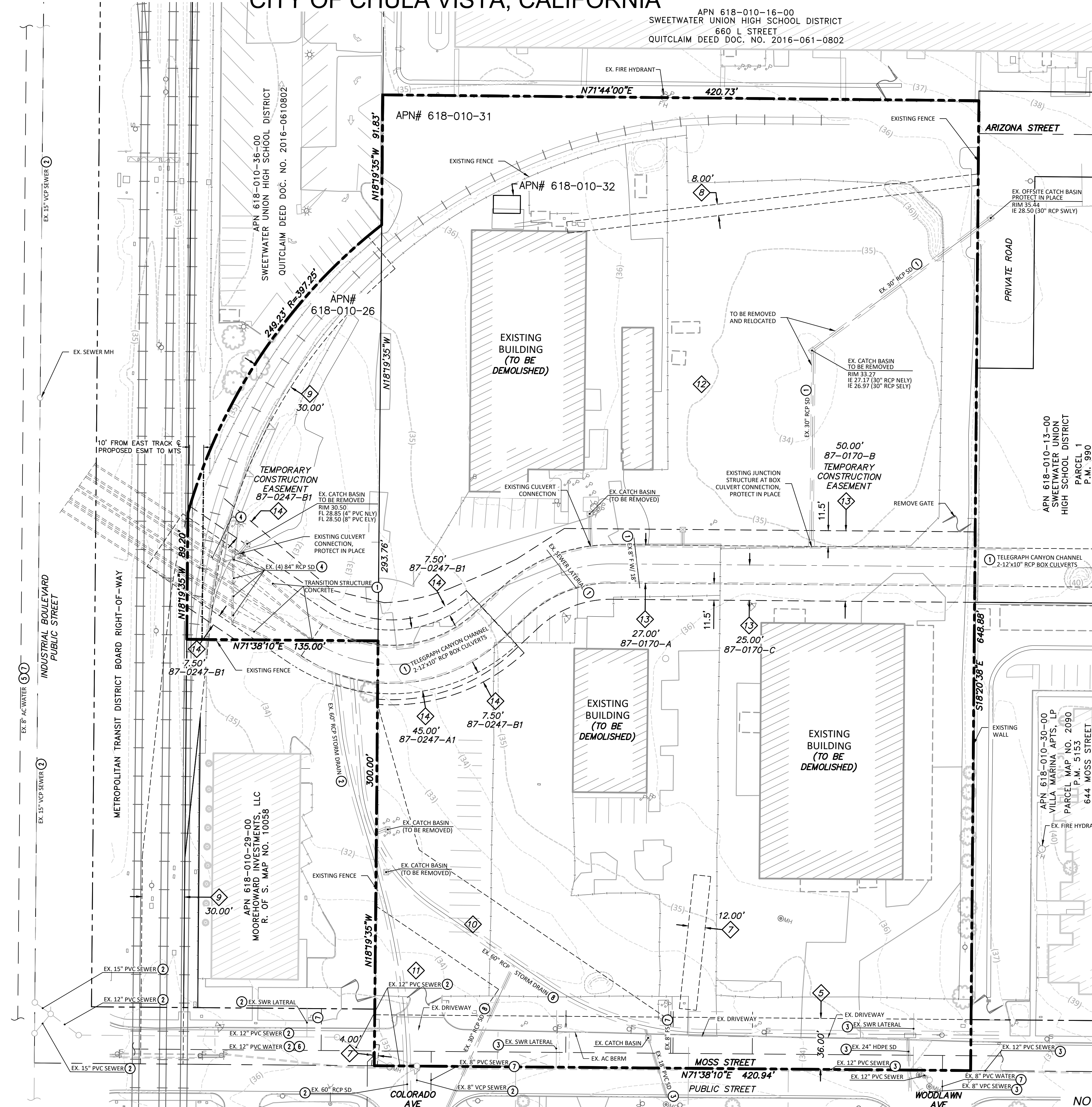
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 240.00 FEET OF THE NORTHEASTERLY HALF OF THE SOUTHWESTERLY QUARTER OF SAID QUARTER SECTION 165, DISTANT THEREON NORTH 18° 19' 00" WEST, 300.00 FEET FROM THE CENTER LINE OF MOSS STREET (80.00 FEET WIDE); THENCE ALONG SAID NORTHEASTERLY LINE, BEING PARALLEL WITH AND DISTANT 150.00 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL LOCATED CENTER LINE OF SAN DIEGO AND ARIZONA EASTERN RAILWAY COMPANY'S MAIN TRACT (SAN DIEGO-SAN YSIDRO), NORTH 18° 19' 00" WEST, 293.76 FEET TO A POINT IN THE ARC OF A NON-TANGENT 397.25 FOOT RADIUS CURVE; CONCAVE SOUTHEASTERLY, A RADIAL LINE OF SAID CURVE BEARS NORTH 56° 55' 53" WEST TO SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35° 56' 48" A DISTANCE OF 249.23 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHEASTERLY 15.00 FEET, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAID MAIN TRACT; THENCE ALONG LAST SAID PARALLEL LINE SOUTH 18° 19' 00" EAST, 89.11 FEET TO A POINT DISTANT THEREON NORTH 18° 19' 00" WEST, 300.00 FEET FROM THE CENTER LINE OF SAID MOSS STREET; THENCE PARALLEL WITH SAID CENTER LINE, NORTH 71° 41' 00" EAST, 135.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID PROPERTY LYING BELOW A DEPTH OF 500.00 FEET MEASURED VERTICALLY FROM THE CONTOUR OF THE SURFACE THEREOF; PROVIDED, HOWEVER, THAT GRANITOR, ITS SUCCESSORS AND ASSIGNS, SHALL NOT HAVE THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE PROPERTY GRANTED HEREIN OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND 500.00 FEET BELOW SAID SURFACE.

## EXISTING EASEMENTS

DESCRIPTION	DISPOSITION	DOC. #
5 PUBLIC HIGHWAY - SAN DIEGO LANDS, INC	TO REMAIN	BK 863, PG. 128, 9/16/21
7 PUBLIC UTILITY EASEMENT - SDGE	TO BE QUITCLAIMED	INSTR. 74-154472, 6/11/74
8 PUBLIC UTILITY EASEMENT - SDGE	TO BE QUITCLAIMED	INSTR. 74-232956, 8/27/74
9 RAILROAD EASEMENT - SD, AZ & EASTERN RAILWAY CO.	TO BE QUITCLAIMED	INSTR. 77-302949, 7/27/77
10 FLOOD DRAINAGE CHANNEL EASEMENT	TO REMAIN	INSTR. 79-044389, 1/29/79
11 FLOOD DRAINAGE CHANNEL EASEMENT	TO REMAIN	INSTR. 83-199081, 6/14/83
12 PUBLIC UTILITY EASEMENT - SDGE	TO REMAIN	INSTR. 85-341634, 9/17/85
13 FLOOD DRAINAGE CHANNEL EASEMENT	REMOVE PORTION	INSTR. 89-011720, 1/10/89
87-0170-A	TO REMAIN	INSTR. 89-011720, 1/10/89
87-0170-B	TO BE QUITCLAIMED	INSTR. 89-011720, 1/10/89
87-0170-C	TO REMAIN	INSTR. 89-011720, 1/10/89
14 FLOOD DRAINAGE CHANNEL EASEMENT	REMOVE PORTION	INSTR. 89-011721, 1/10/89
87-0247-A1	TO REMAIN	INSTR. 89-011721, 1/10/89
87-0247-B1	TO BE QUITCLAIMED	INSTR. 89-011721, 1/10/89

EASEMENTS AND RESTRICTIONS (PER FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NUMBER NS-898424-SD UPDATED AND AMENDED JUNE 7, 2018).  
EASEMENTS PLOTTED PER BRENNER & ASSOC. LAND SURVEYORS ALTA/NSP LAND TITLE SURVEY, DATED OCTOBER 22, 2018.

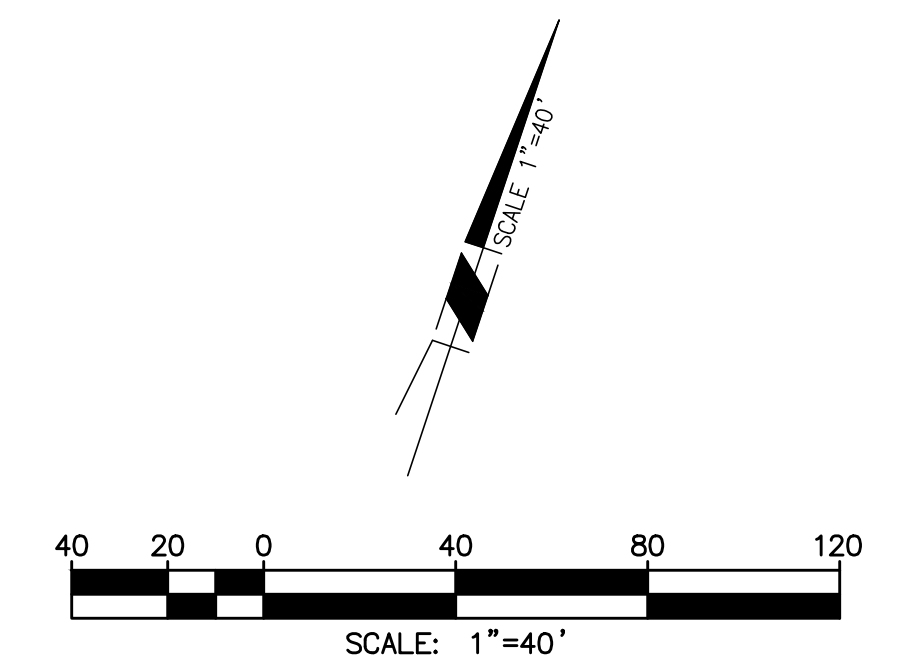


## LEGEND

- PROPERTY LINE
- EX. LOT LINE
- STREET CENTERLINE
- EX. EASEMENT
- EX. TEMPORARY CONSTRUCTION EASEMENT
- EX. BUILDING
- EX. POST
- EX. VALVE
- EX. MANHOLE
- EX. SIGN
- EX. FIRE HYDRANT
- EX. TREE
- EX. CONTOUR
- EX. CATCH BASIN
- EX. EASEMENT
- PLAN REFERENCE NUMBER

## EXISTING UTILITY PLAN REFERENCES

- ① US ARMY CORPS OF ENGINEERS (LOS ANGELES DISTRICT) TELEGRAPH CANYON CHANNEL DACW 09-87-0016
- ② CITY OF CHULA VISTA DWG 11031
- ③ CITY OF CHULA VISTA DWG 04071
- ④ STATE OF CALIFORNIA HIGHWAY TRANSPORTATION AGENCY DEPARTMENT OF PUBLIC WORKS DWG. NO. 57709- JULY 1970
- ⑤ CITY OF CHULA VISTA DWG 60-1 L
- ⑥ SWEETWATER AUTHORITY WO A3403
- ⑦ SWEETWATER AUTHORITY MAPBOOK #165
- ⑧ COUNTY OF SAN DIEGO PN. ZC3006, SD20304
- ⑨ MBI GROUND SURVEY/POTHOLE DATA (DEC. 2018)

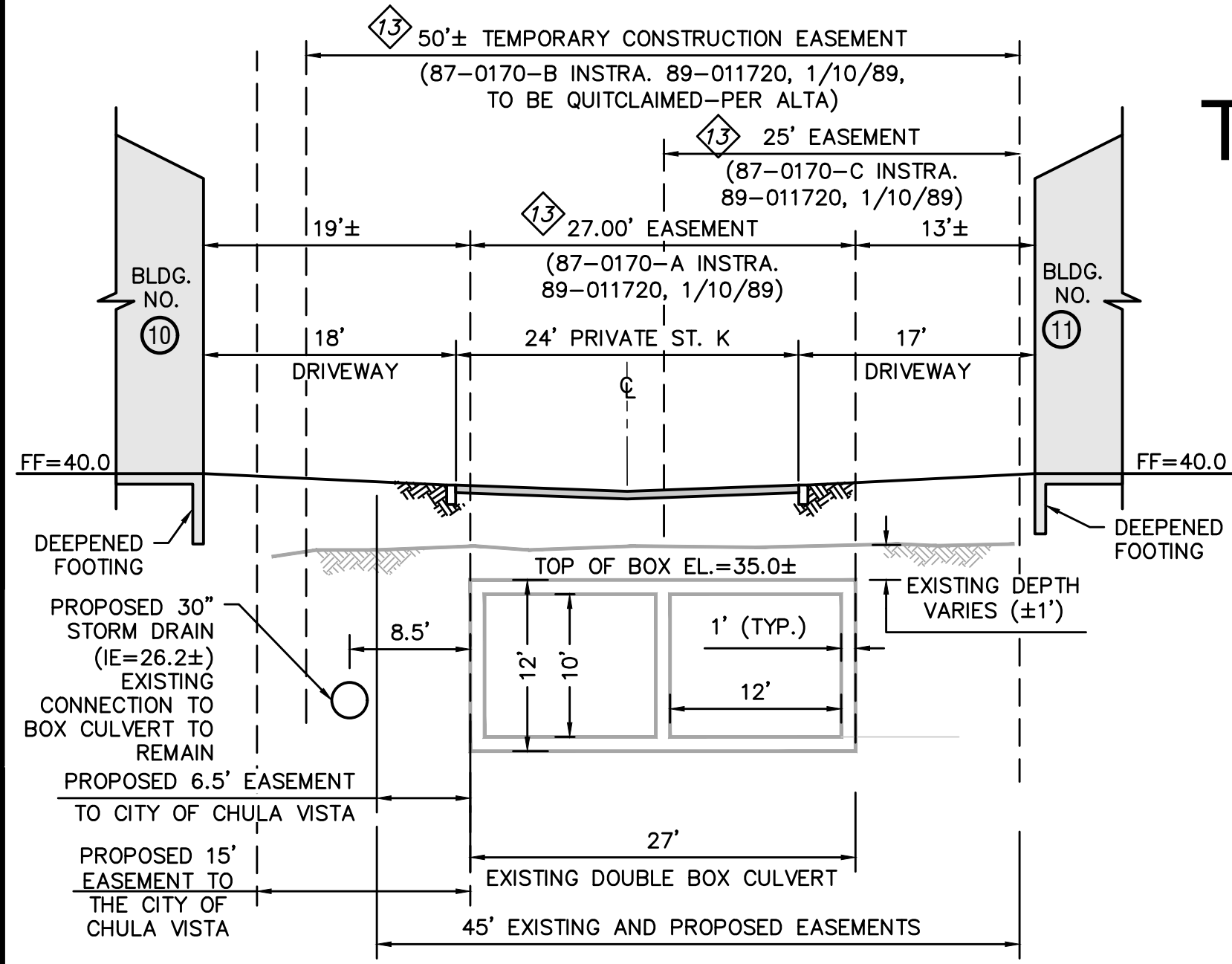
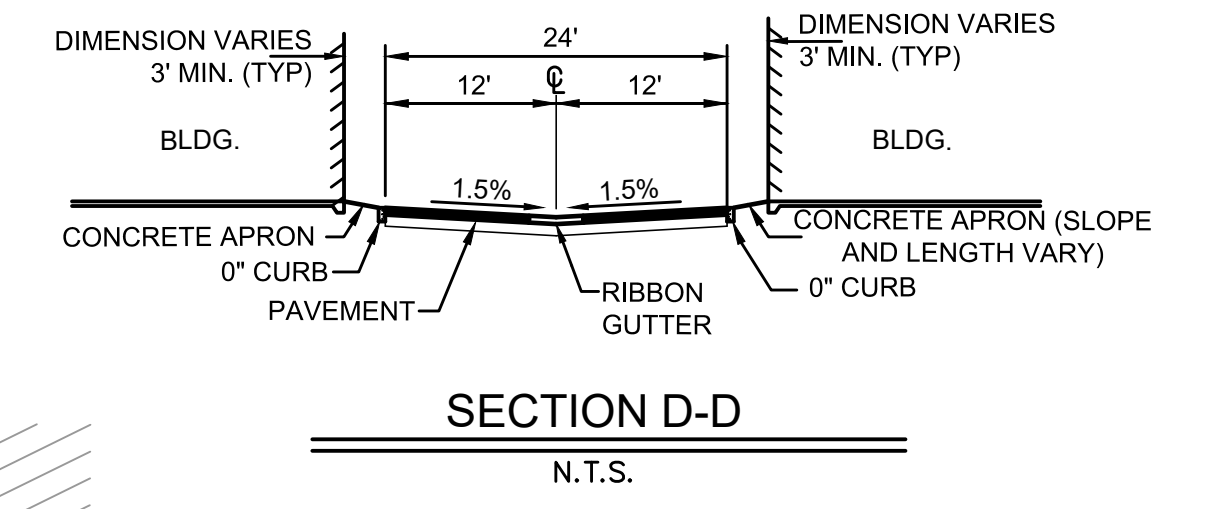


# CONCEPTUAL GRADING PLAN

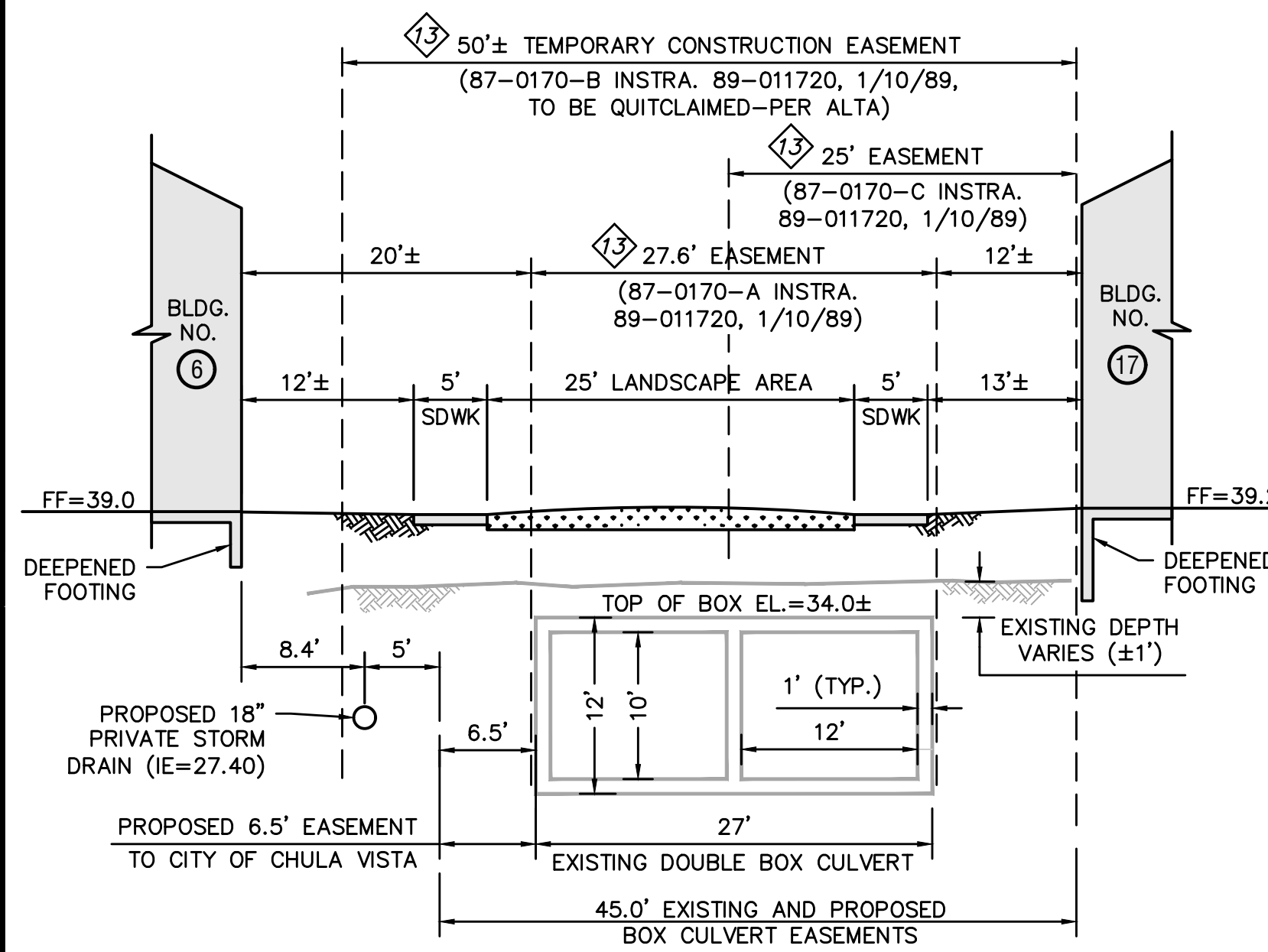
## TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006

### 676 MOSS STREET

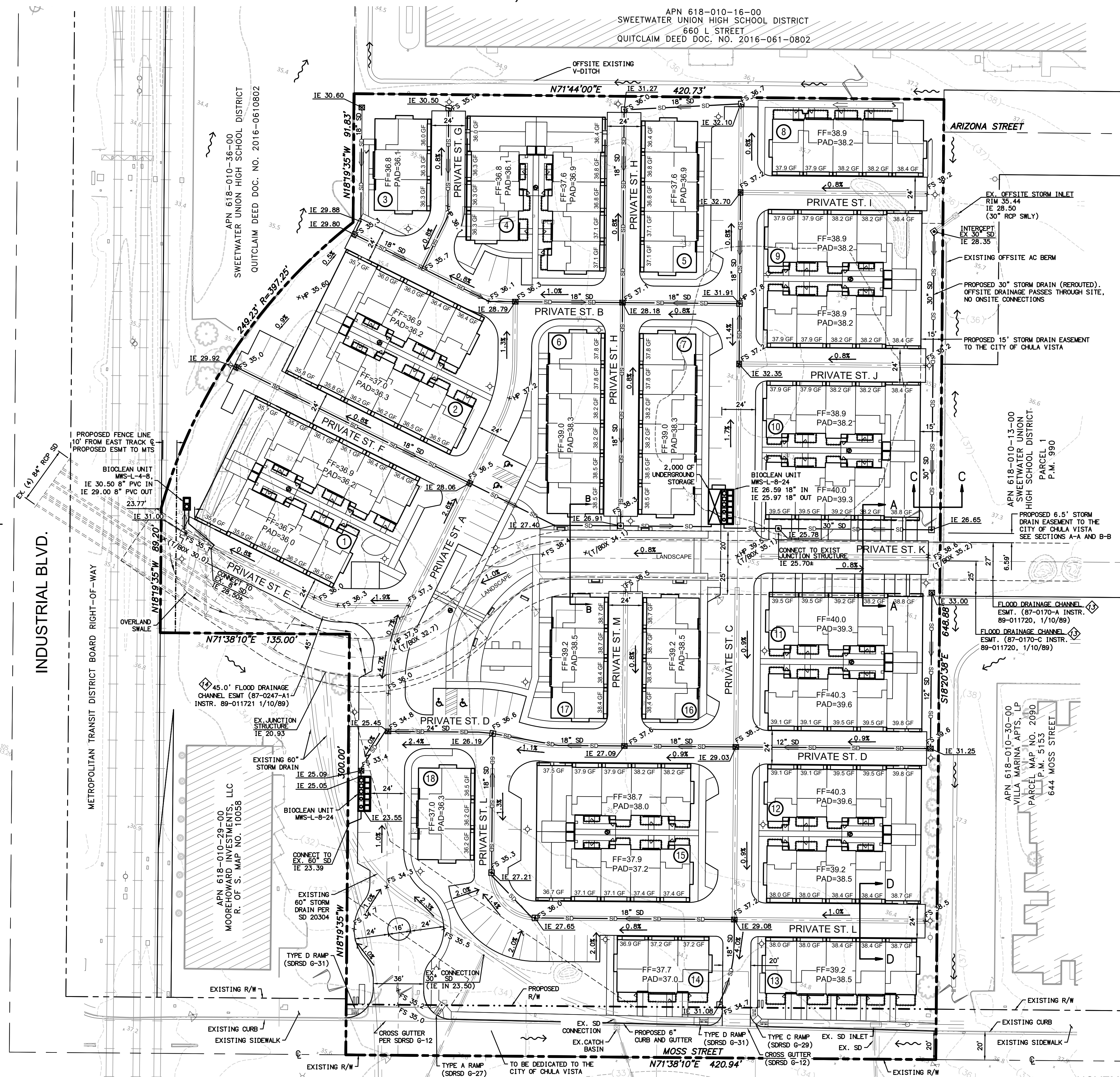
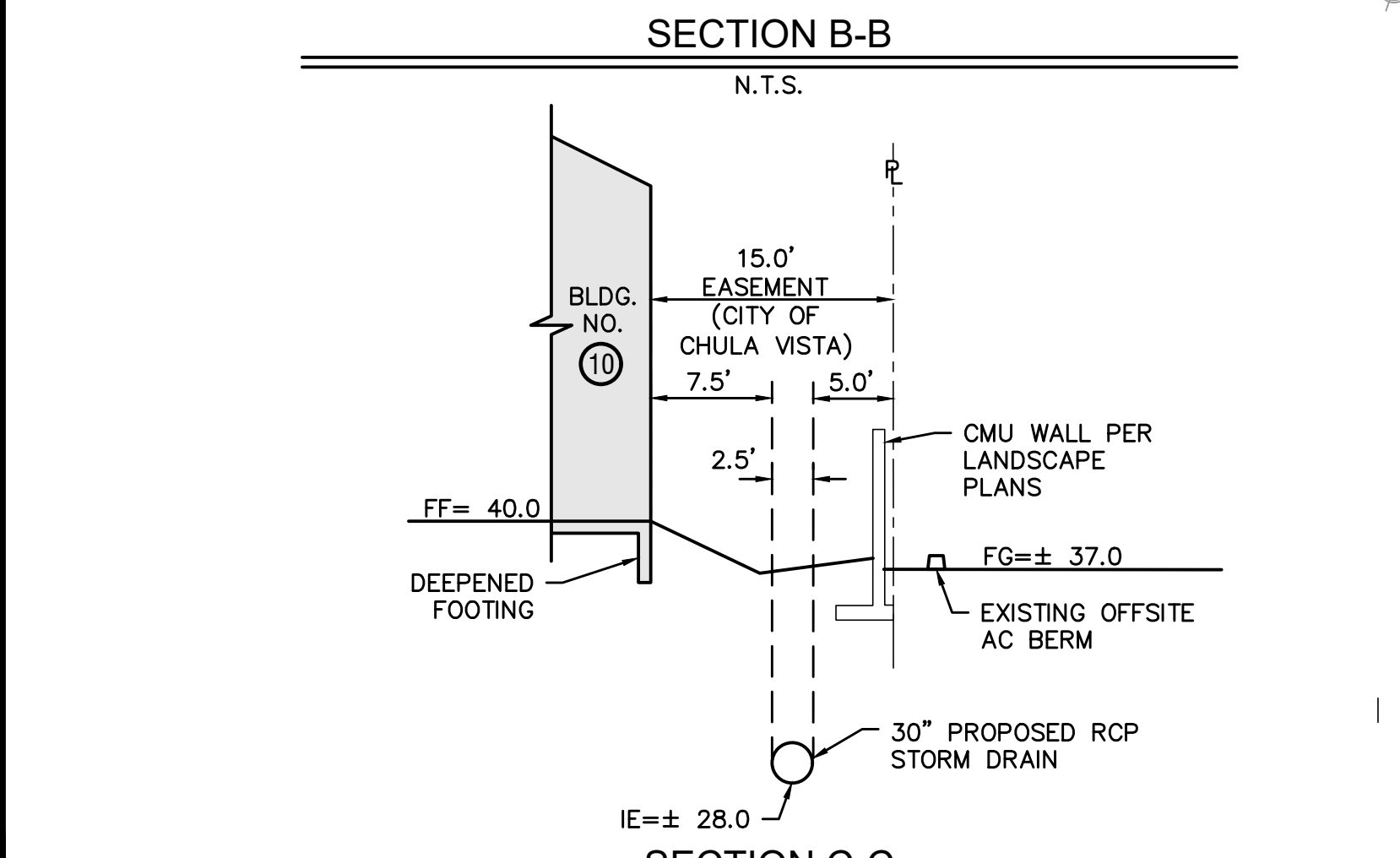
#### CITY OF CHULA VISTA, CALIFORNIA



**NOTES:**  
 1. ALL BOX CULVERT DIMENSIONS PER U.S. ARMY CORPS OF ENGINEERS (LOS ANGELES DISTRICT) TELEGRAPH CANYON CHANNEL DACW-09-87-0016  
 2. SEE SHEET C-2 FOR EXISTING EASEMENT 13.



**NOTES:**  
 1. ALL BOX CULVERT DIMENSIONS PER U.S. ARMY CORPS OF ENGINEERS (LOS ANGELES DISTRICT) TELEGRAPH CANYON CHANNEL DACW-09-87-0016  
 \* DIMENSIONS VARY (MINIMUM SETBACK 5.0')  
 2. SEE SHEET C-2 FOR EXISTING EASEMENT 13.



**GRADING TABULATIONS**

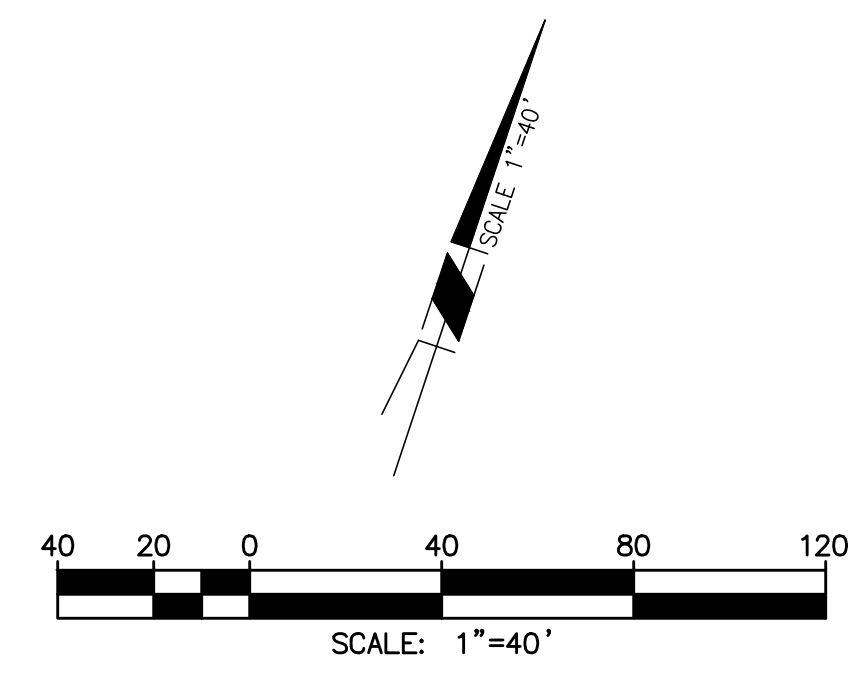
SITE GRADING	
TOTAL AREA OF ONSITE TO BE GRADED:	7.29 AC.
% OF TOTAL SITE TO BE GRADED:	100 %
AMOUNT OF CUT:	0 CUBIC YARDS
AMOUNT OF FILL:	10,000 CUBIC YARDS
AMOUNT OF EXPORT:	0 CUBIC YARDS
AMOUNT OF IMPORT:	10,000 CUBIC YARDS
REMEDIAL GRADING EXPORT:	15,000 CUBIC YARDS

**NOTE:** QUANTITIES SHOWN DO NOT INCLUDE EXCAVATION FOR BUILDING FOOTINGS, UTILITY TRENCHING AND ADJUSTMENTS DUE TO BULKING/SHRINKAGE.

**LEGEND**

- PROPERTY LINE
- STREET CENTERLINE
- EX. EASEMENT
- PROP. EASEMENT
- BUILDING NUMBER
- EX. DIRECTION OF FLOW
- EX. CONTOUR
- EX. STORM DRAIN
- SD
- STORM DRAIN PIPE FLOW DIRECTION
- BIO-FILTRATION UNIT
- TOP OF EX. BOX CULVERT
- FF
- FS
- GF
- GB
- FS 35.1
- FLOW DIRECTION
- PROP. SD CLEANOUT (SDRSD D-09)
- PROP. CURB INLET (SDRSD D-02)
- PROP. CATCH BASIN (SDRSD D-08)
- EX. CATCH BASIN
- PROP. MONOLITHIC CURB, GUTTER, & SIDEWALK (SDRSD G-03)
- PROP. RIBBON GUTTER

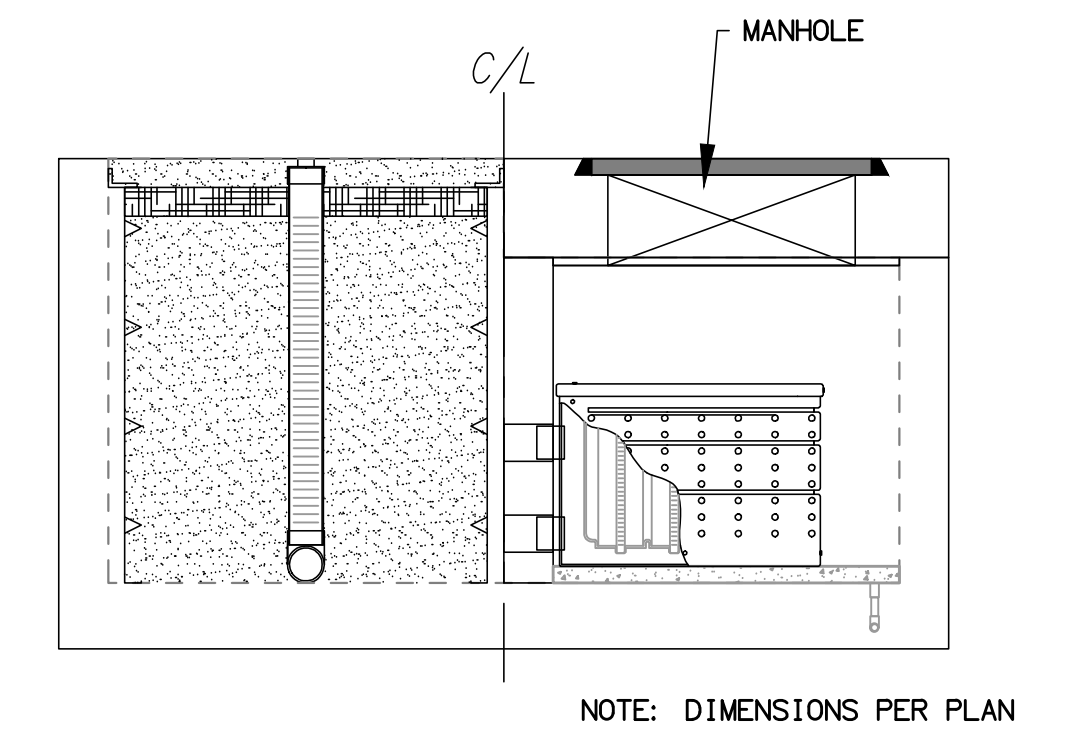
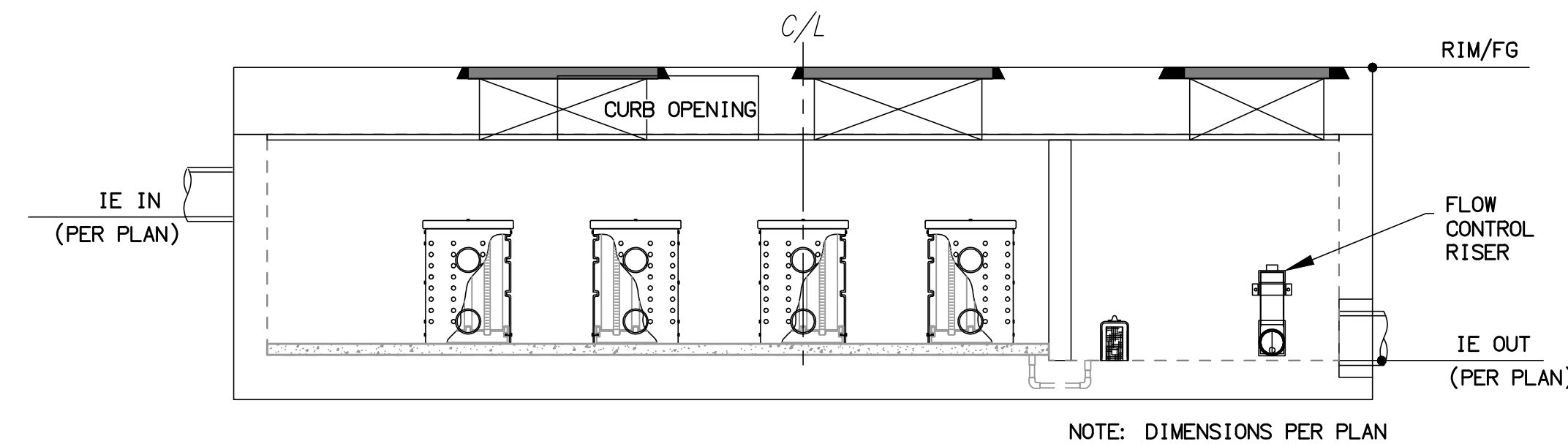
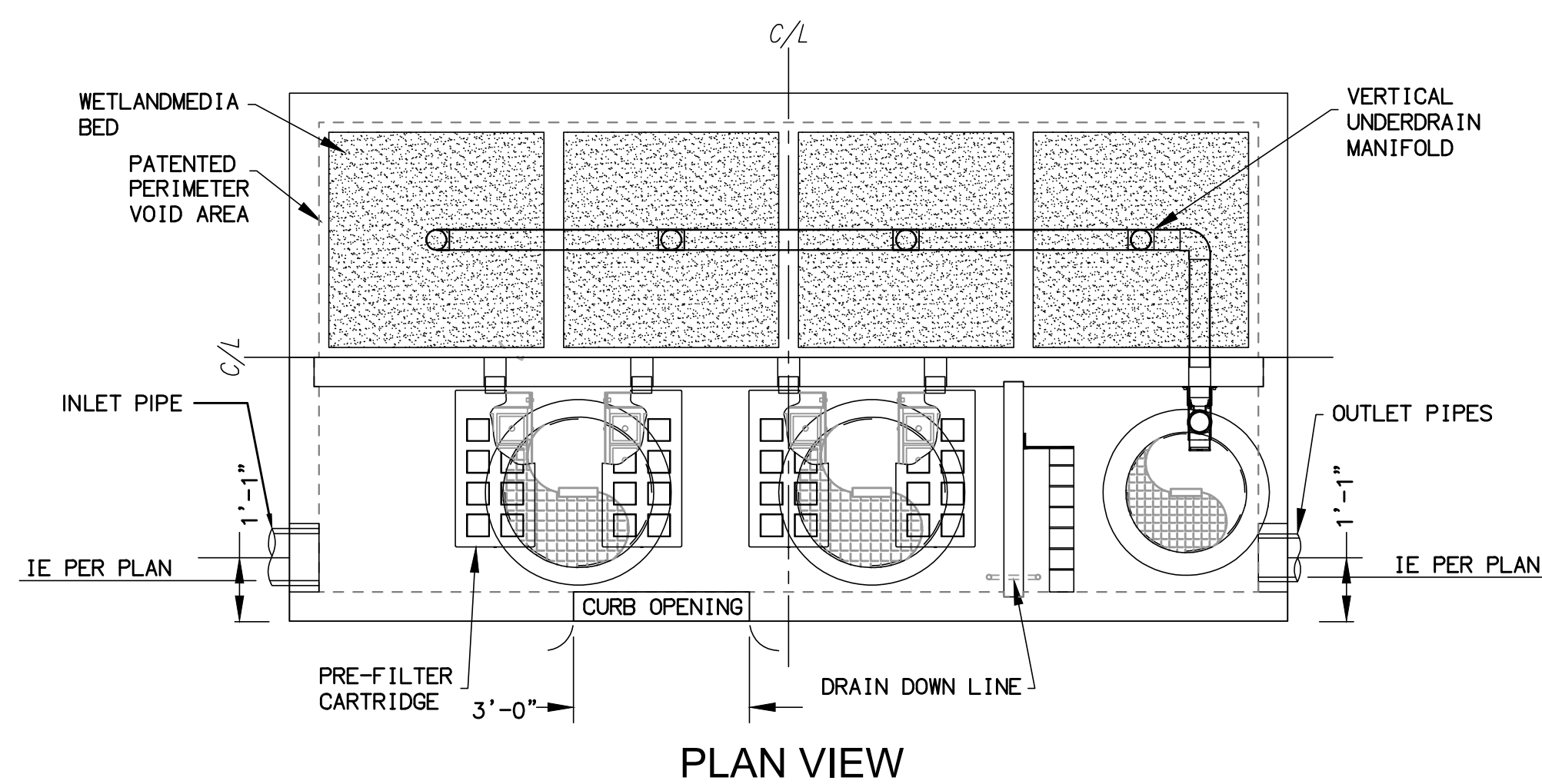
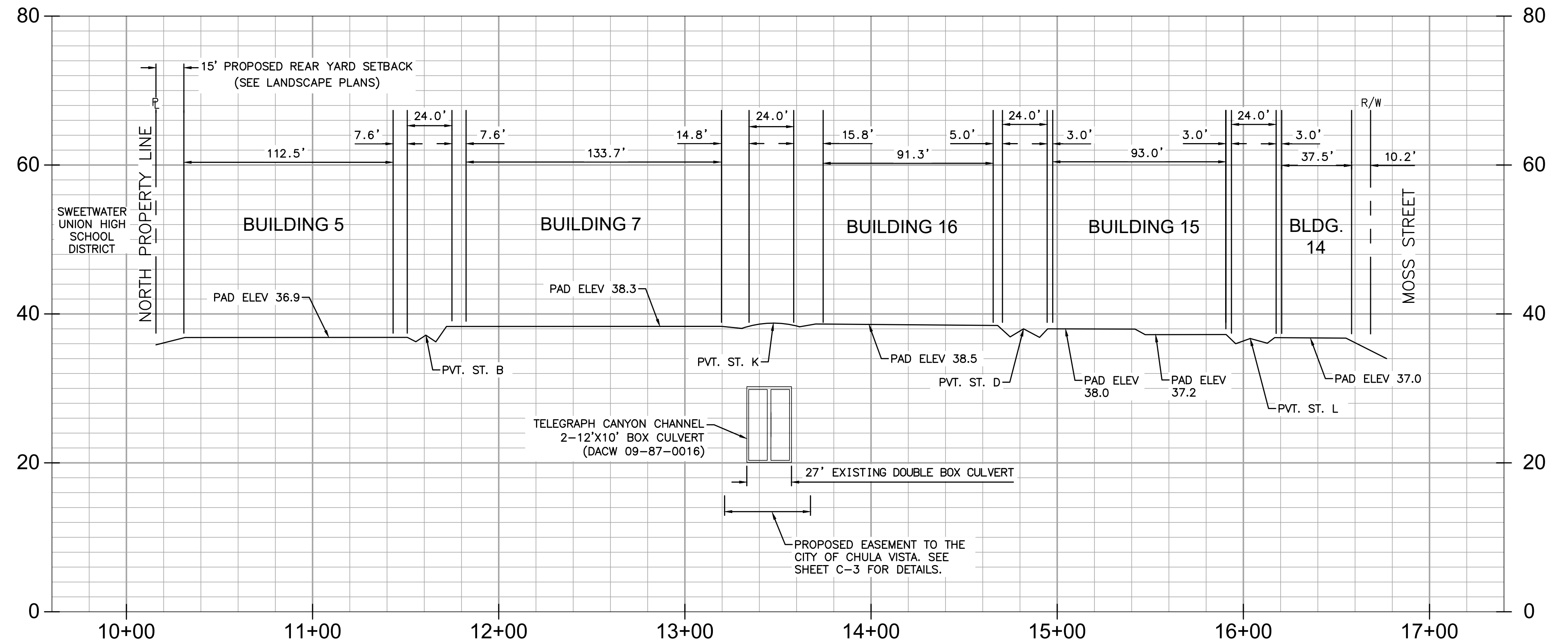
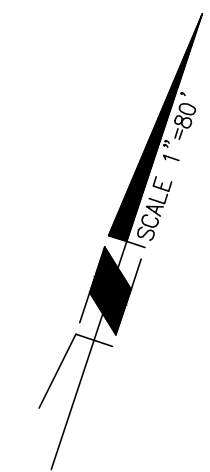
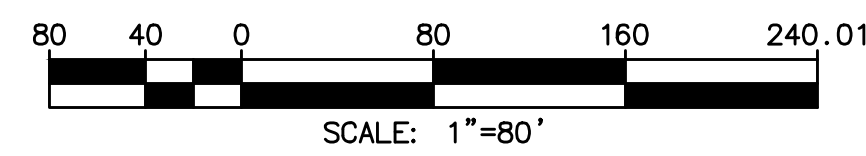
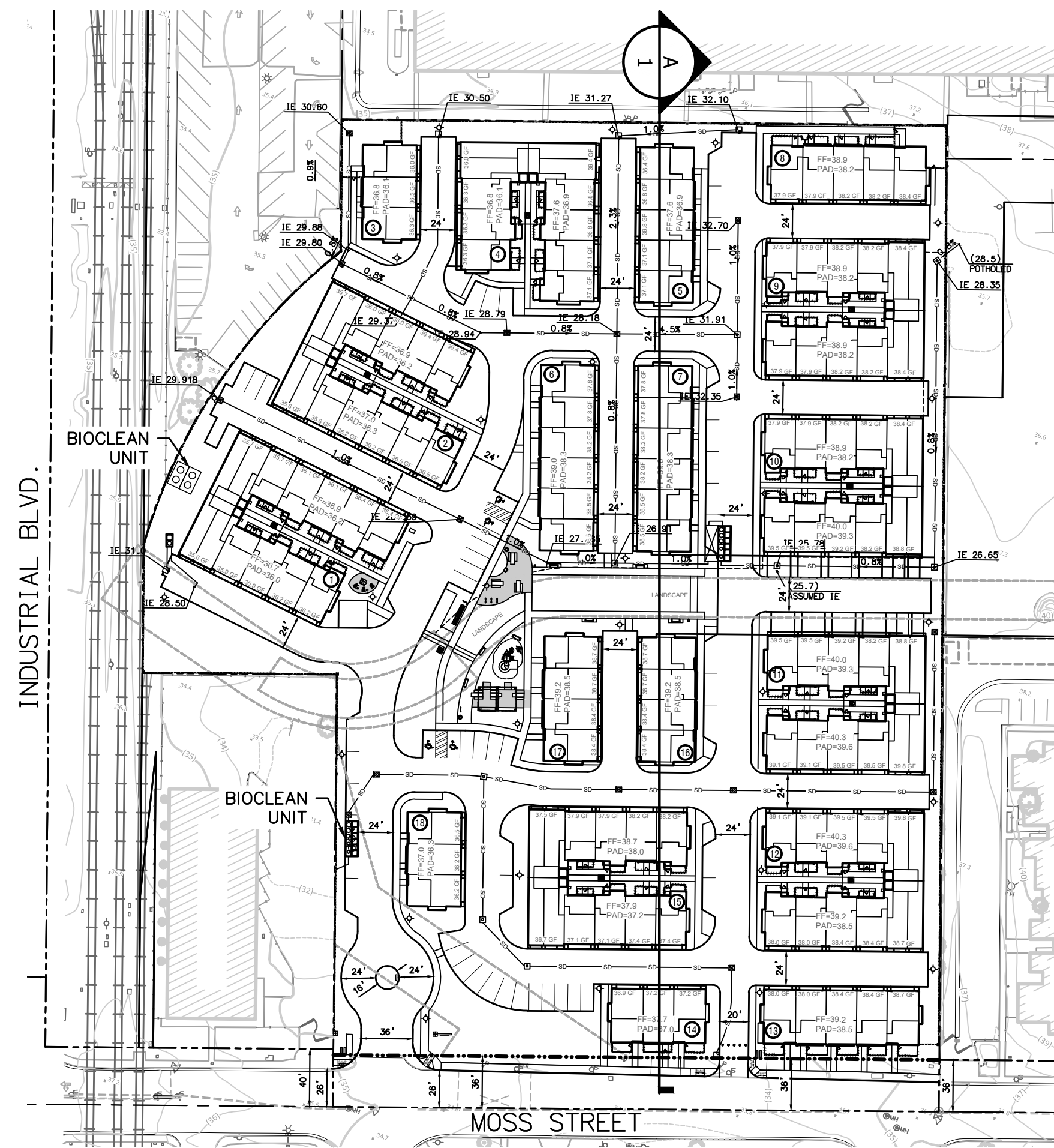
**NOTE:** SEE SHEET C-5 FOR WATER AND SEWER IMPROVEMENTS.



\\SANDCA1FS1.BKR.MBAKERCORP.COM\PROJ\DATA\167467 SHOP\PROFF CHULA VISTA\CADD\PLANNING\DLV167467-C-3-GP.DWG PITTMAN, KAYSIE 11/9/2020 11:00 AM



CONCEPTUAL GRADING/STORMWATER  
 TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006  
 676 MOSS STREET  
 CITY OF CHULA VISTA, CALIFORNIA

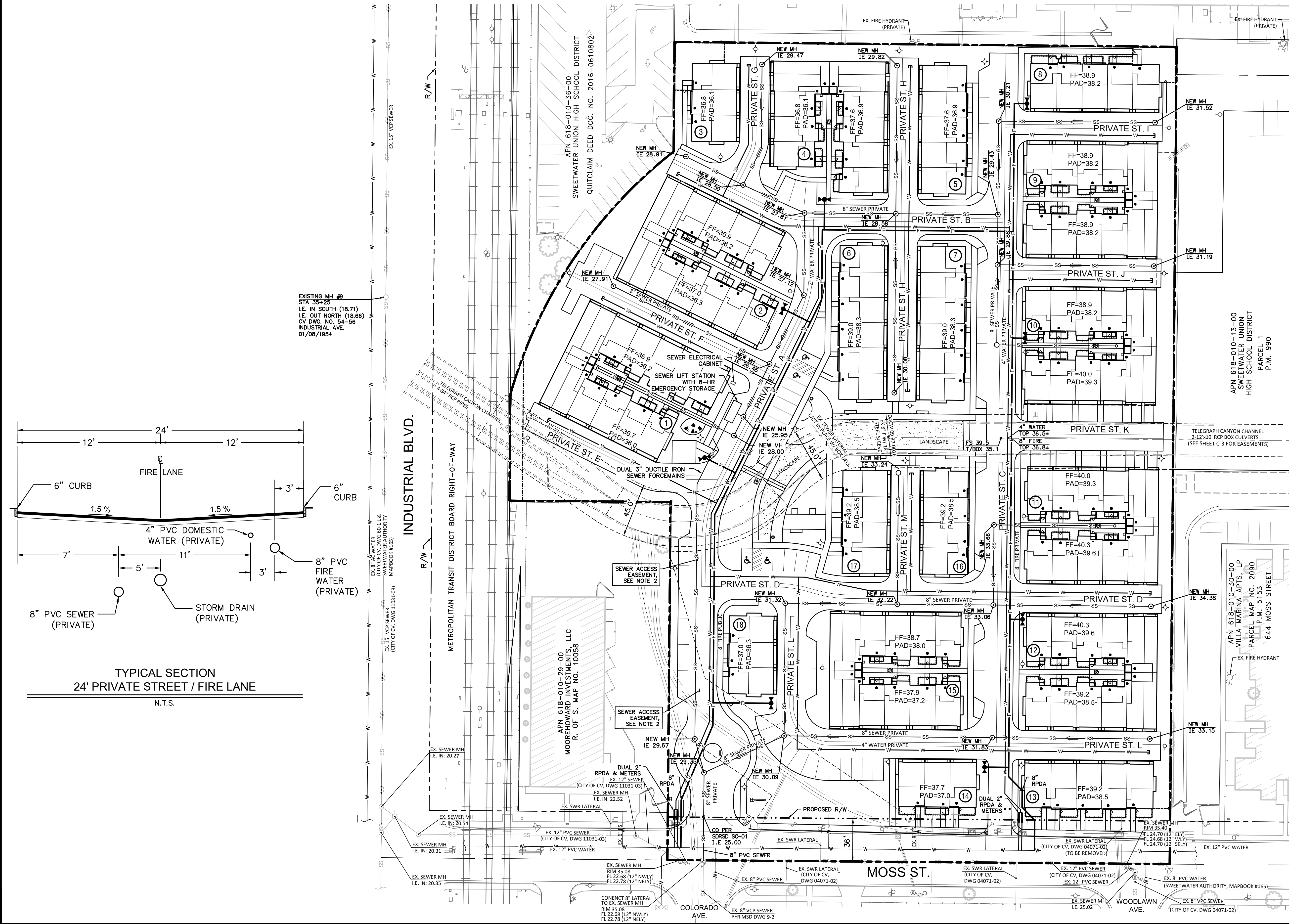


# CONCEPTUAL UTILITY PLAN

## TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006

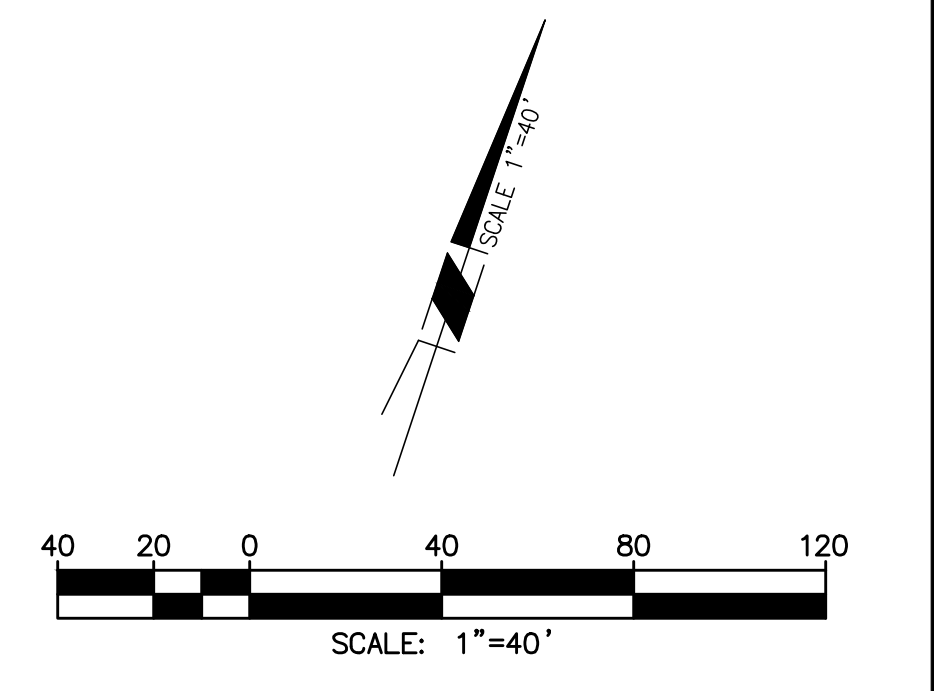
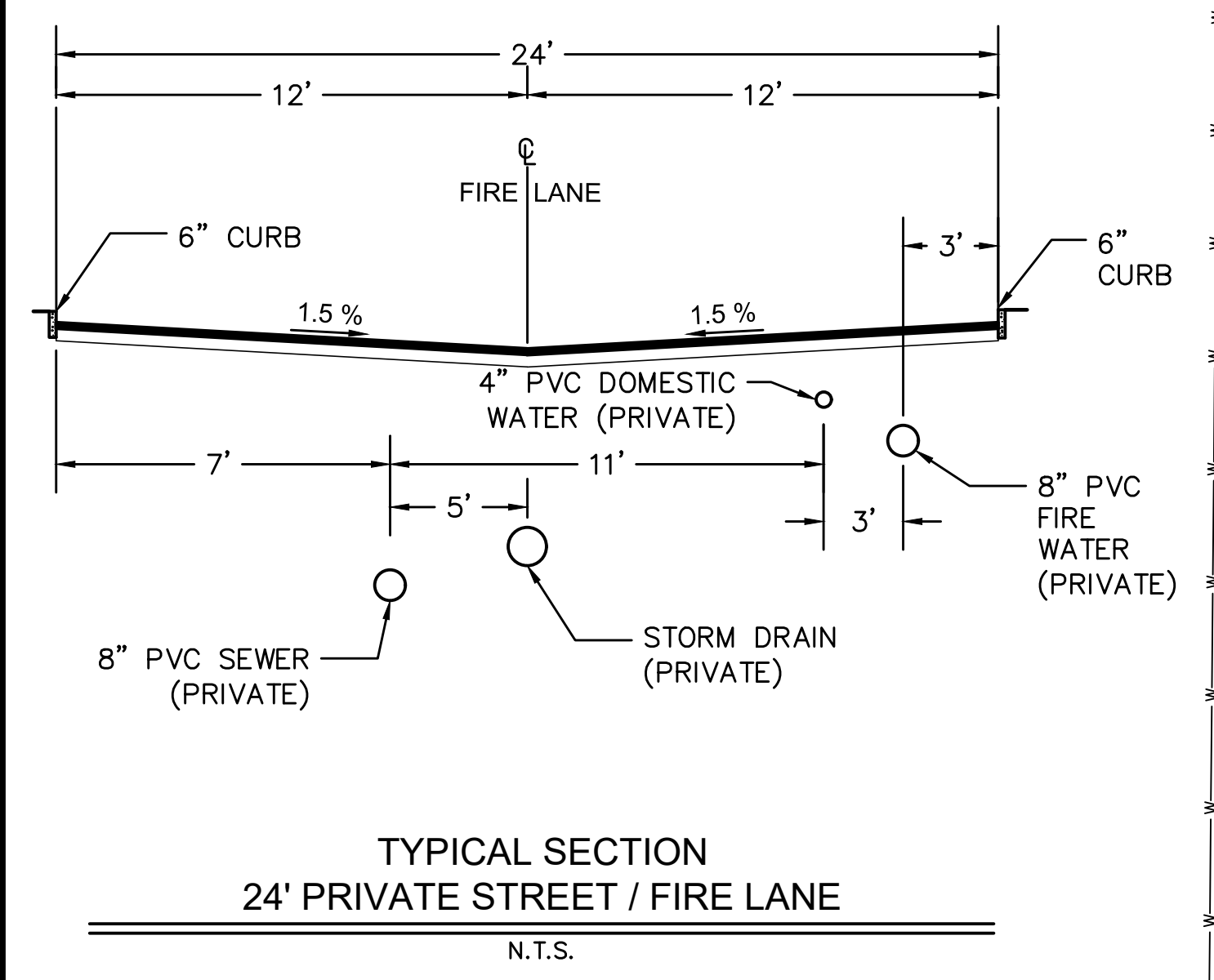
### 676 MOSS STREET

#### CITY OF CHULA VISTA, CALIFORNIA



EXISTING	PROPOSED
	SUBDIVISION BOUNDARY
	EASEMENT
	SEWER LINE (SDRSD SP-02)
	WATER LINE (SDRSD WP-02)
	STORM DRAIN
	FIRE HYDRANT (SDRSD FW-01)
	SEWER MANHOLE (SDRSD SM-01 & M-03A)
	SEWER CLEANOUT (SDRSD SC-01)
	FIRE LINE (PRIVATE)
	BIO-FILTRATION STRUCTURE (PER DETAIL SHEET C-4)
	STREET LAMP (PRIVATE)
	REDUCED PRESSURE DETECTION ASSEMBLY (SDRSD WR-01)
	SEWER FLOW DIRECTION
	SEWER LATERAL (SDRSD SS-01)
	LANDSCAPE
	PROP. RIBBON GUTTER

- NOTES:**
- SEE SHEET C-3 FOR GRADING AND STORM DRAIN IMPROVEMENTS.
  - A 20' ACCESS EASEMENT SHALL BE PROVIDED TO THE CITY OF CHULA VISTA FOR ACCESS TO THE PROPOSED SEWER LOCATED AT THE WEST SIDE OF PRIVATE STREET A. EASEMENT TO COMMENCE AT THE INTERSECTION OF MOSS STREET AND PRIVATE STREET A, AND CONTINUE NORTH THROUGH PRIVATE STREET A.
  - ALL PROPOSED SEWER MAINS WILL BE CONSTRUCTED OF GASKETED PVC PIPE AND SEALED MANHOLES.



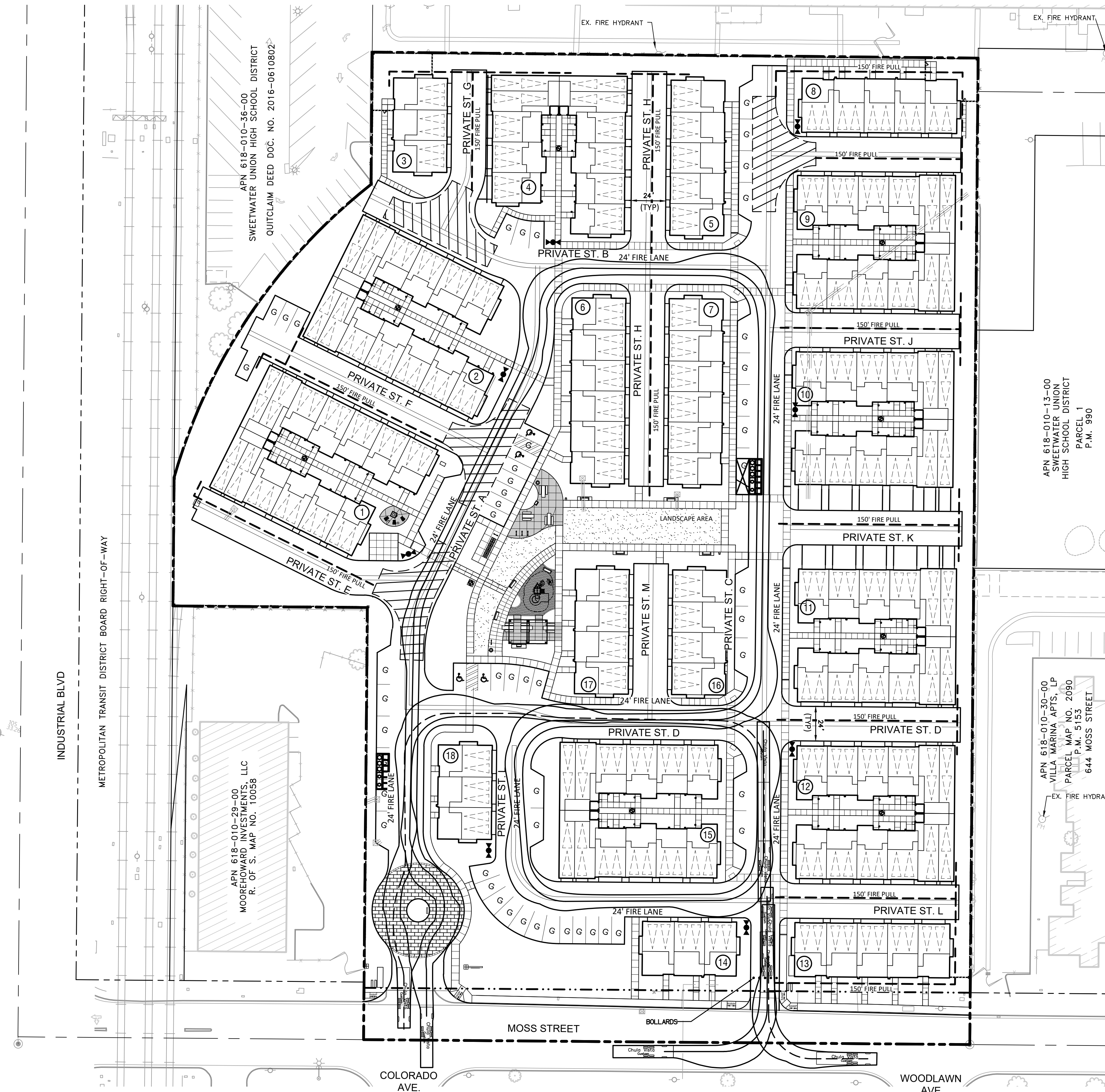
\SANDCA\FS1\BKR.MBAKER\CORP.\VISTA\DATA\167467 SHOPPOFF\CHULA VISTA\CADD\PLANNING\DLV\167467-C-5-UT.DWG PITTMAN, KAYSIE 11/9/2020 11:03 AM

# FIRE AND CIRCULATION PLAN

## TENTATIVE MAP - CHULA VISTA TENTATIVE MAP NO. 18-0006

### 676 MOSS STREET

#### CITY OF CHULA VISTA, CALIFORNIA



#### PROJECT SUMMARY:

SITE APN: 618-010-26, 618-010-30 & 618-010-31  
 TOTAL SITE AREA: 7.29 ACRES  
 SEE CONCEPTUAL SITE PLAN (SHEET SP-1) FOR THE FOLLOWING INFORMATION:

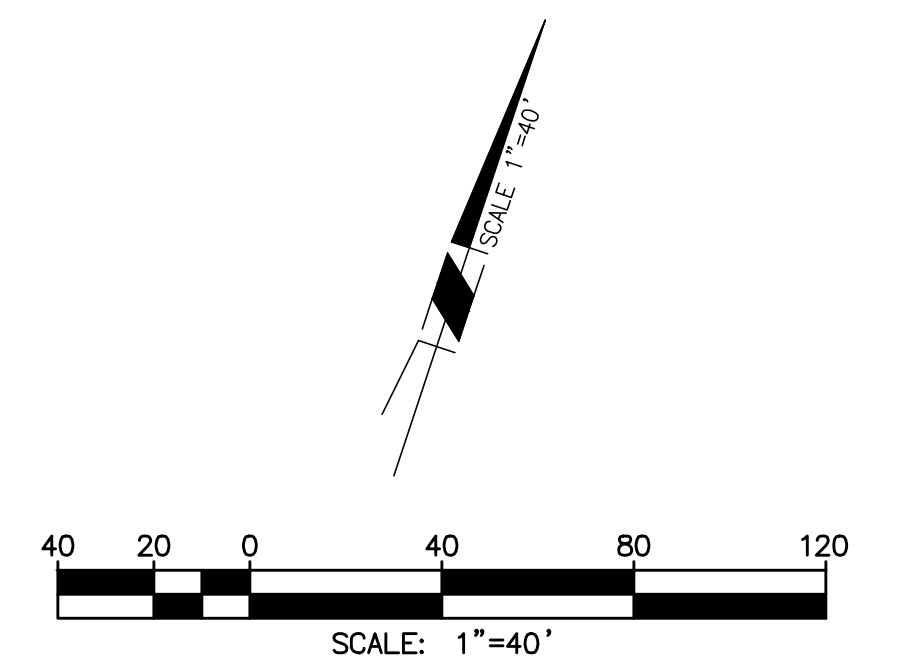
- TOTAL PROPOSED UNITS
- PARKING REQUIREMENTS
- OPEN SPACE REQUIREMENTS
- LOT COVERAGE

#### LEGEND:

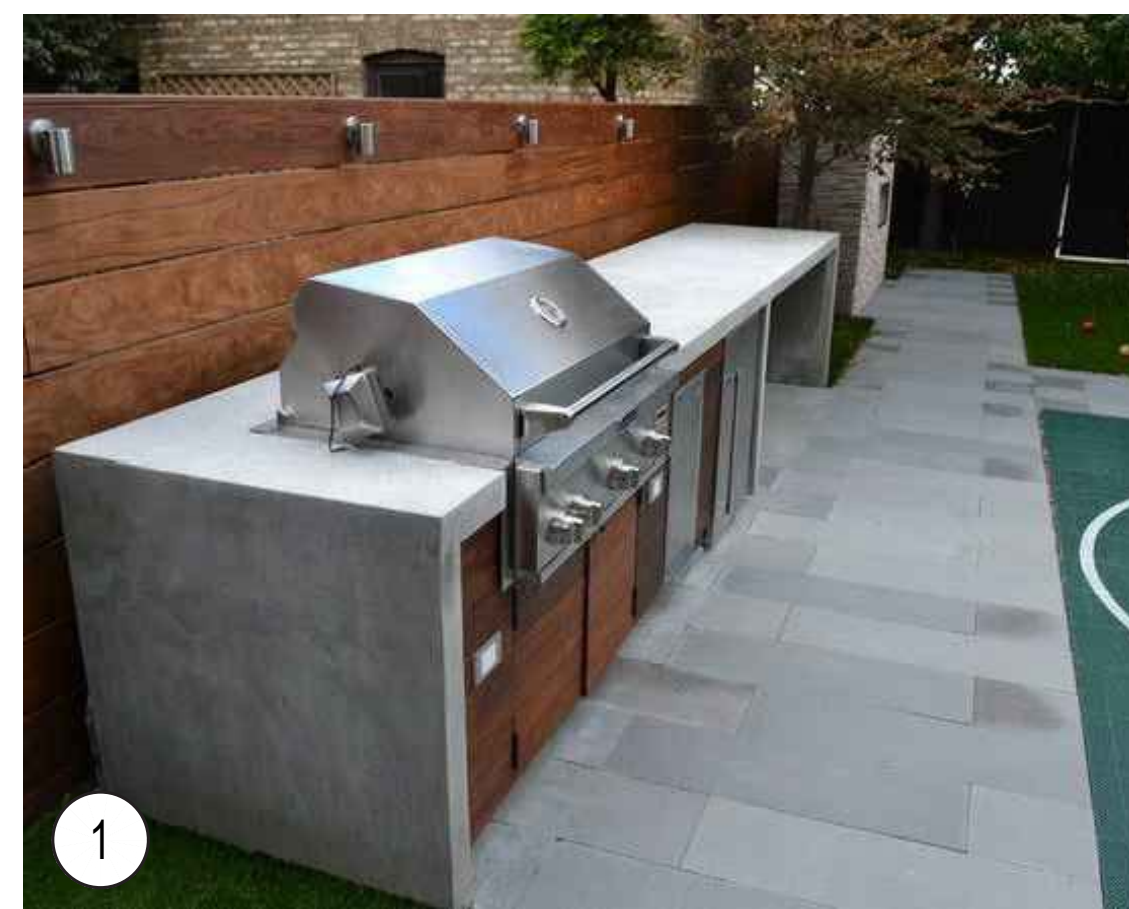
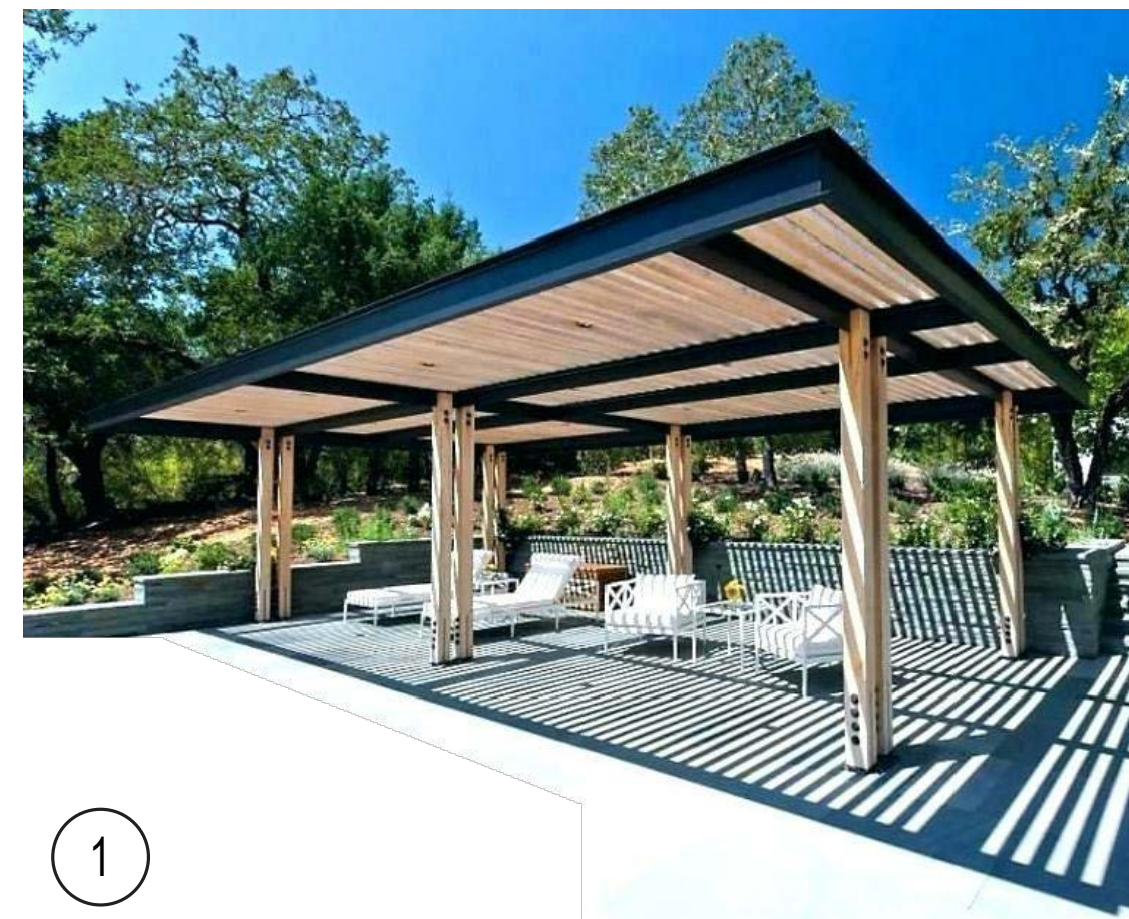
- HANDICAP STALL (ADA)
- GUEST PARKING
- FIRE HYDRANT
- 150 FOOT FIRE PULL
- FIRE "HAMMERHEAD" TURN
- INDICATES DIRECTION OF PARKING GARAGE. A MINIMUM OF 24-FEET TO BE PROVIDED BEHIND GARAGE FACE FOR PULL OUT MOVEMENT.

#### NOTE:

- 1) FIRE ACCESS ROADS SHALL BE MARKED AS FIRE LANES IN ACCORDANCE WITH CVFD STANDARDS.
- 2) REMOVABLE BOLLARDS SHALL BE PLACED NEAR THE 20-FOOT WIDE EMERGENCY INGRESS/EGRESS TO MOSS STREET.
- 3) PROPOSED FIRE ACCESS ROAD SHALL MEET H-20 LOADING REQUIREMENTS OR SHALL BE DESIGNED FOR A TRAFFIC INDEX (T.I.) OF 5.



\\SANDCA\FS1\BKR-MBAKER\CORP-COM\HROOT\PROJECTS\18-0006\PLANNING\DLV\167467-C-6-FAP-DWG\_PITTMAN, KAYSIE 11/9/2020 11:43 AM



\*Conceptual imagery only



Schematic Landscape Plan

**LANDSCAPE CONCEPT STATEMENT:**

The overall landscape concept for the Chula Vista project is to provide this new residential community and adjacent existing communities with an attractive walking experience while adding visual interest, social functionality and minimal strain on local resources.

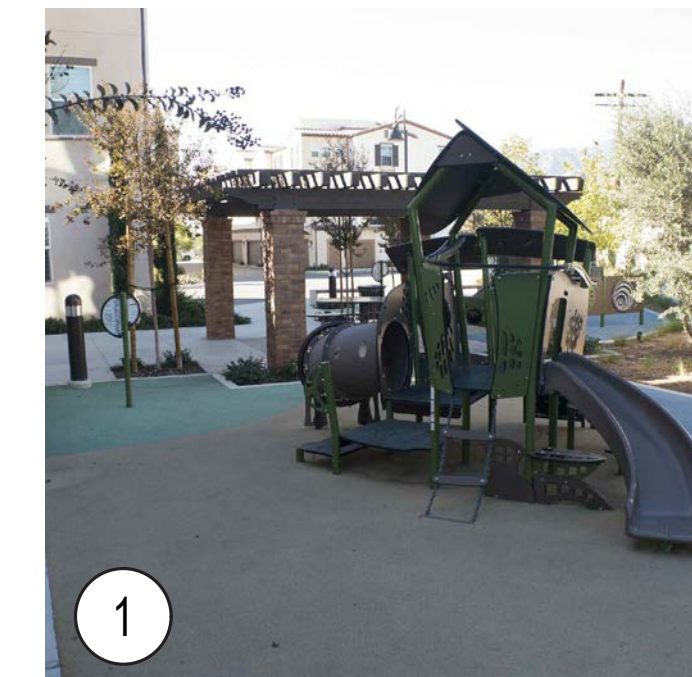
**The Design Objective:**

A five foot wide, pedestrian walkway system will meander through the community connecting it to Moss street - as well as the proposed attractive amenities like the central shade structure, tot lot, active lawn & smaller seating nodes. These amenity areas will allow for local residents to walk their dogs, stroll, hold small social gatherings as well as larger group events.

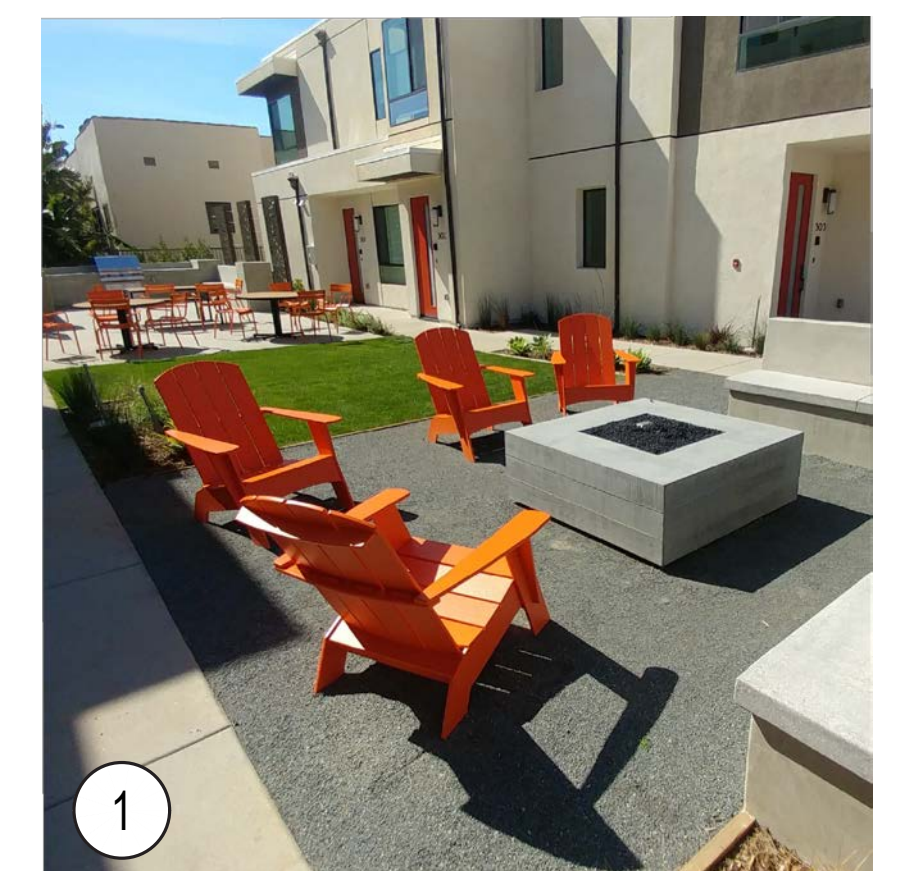
The use of low maintenance and water wise plants will be incorporated and designed to be attractive, using dramatic and unique succulents and grasses in mass groupings with a mix of contrasting groundcovers. The overall landscape will be compliant with the City of Chula Vista's Chapter 20.12 Chula Vista Landscape Water Conservation Ordinance.

**LEGEND**

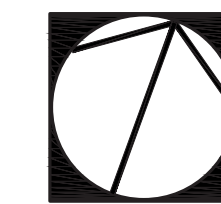
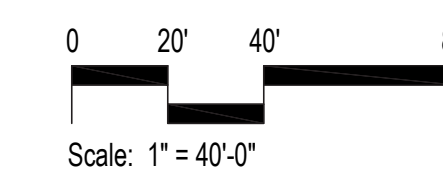
1. Community recreational area with bbq counter, Tot lot, overhead structure with ADA compliant seating for social gatherings and special events.
  2. Proposed wall, fence and gate, per Wall & Fence Plan.
  3. Enhanced vehicular entry, with precast pavers.
  4. Proposed tree, per Planting Plan.
  5. Public concrete sidewalk, per Civil and City Standards.
  6. 5' wide community sidewalk, natural color concrete with light broom finish & narrow trowel joints.
  7. 4' wide residential unit entry walkways, natural color concrete with light broom finish & narrow tooled joints.
  8. Private patio/yard, homeowner maintained & installed.
  9. Common area landscape, HOA maintained.
  10. Natural color concrete driveway with light broom finish.
  11. Guest parking and accessible parking stall per City Standards
  12. Public utilities, water, sewer and gas line per Civil Plans.
  13. Property line.
  14. Mailbox CBU boxes (per USPS approval).
  15. City R.O.W.
  16. Short term bike parking (6 bike racks to accommodate 12 bike stalls).
  17. Existing box Culvert per Civil Plans.
  18. Community dog bag station (black in color), for pet owners.
  19. Enhanced color paving at open space/with .05 top cast finish & sawcut joints
  20. Proposed illuminated site plan/directory on painted precision cmu wall.
  21. Proposed bulk trash pickup area.
- \*Entry monuments, per separate permit / submittal.



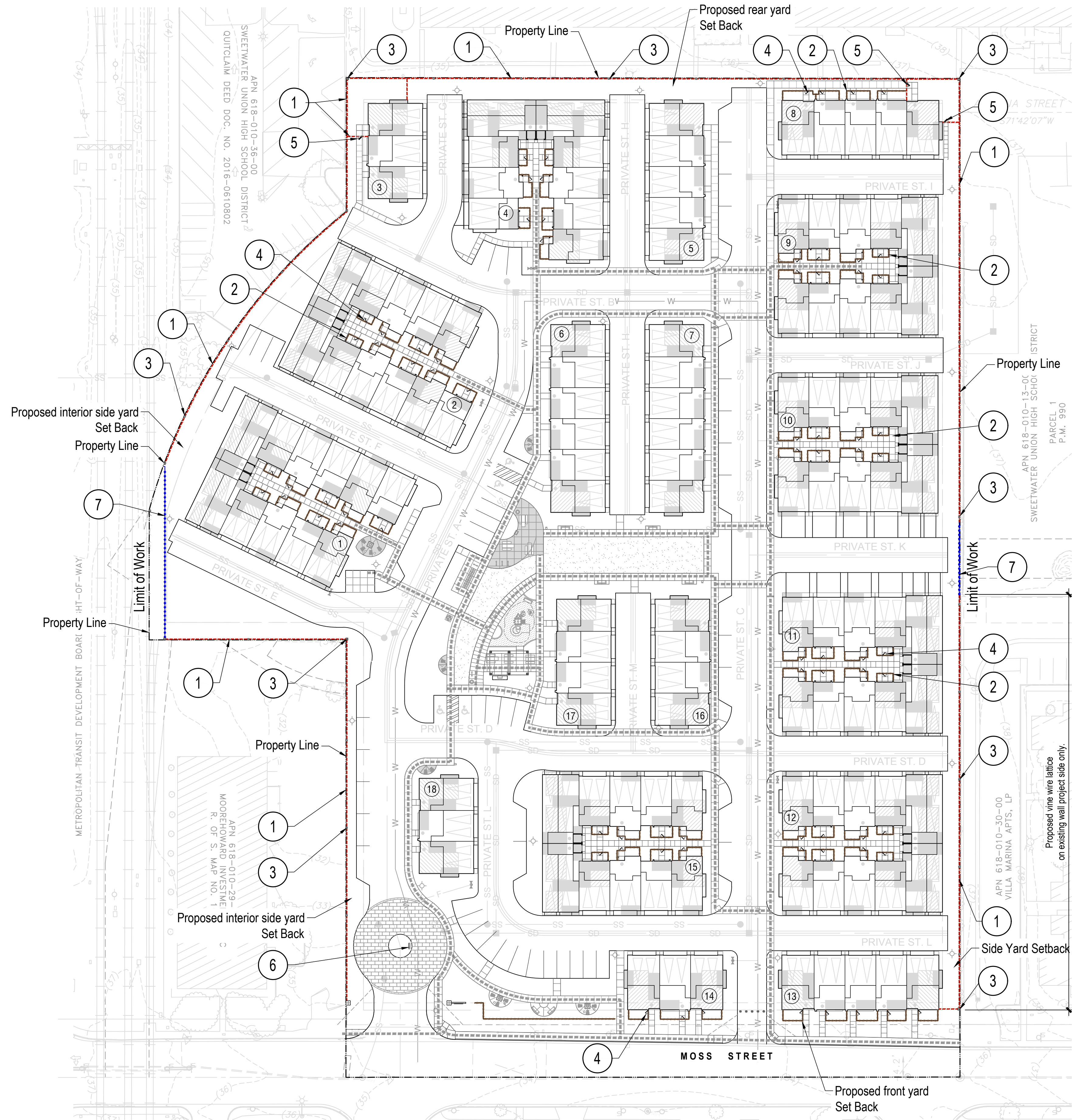
\*Conceptual imagery only



Community recreational area. Fire pit with seating



SHOPOFF REALTY INVESTMENTS



**Proposed Project Setbacks**  
 Front Yard: 10'-0"  
 Interior Side Yard: 12'-0"  
 Street Side Yard: 12'-0"  
 Rear Yard: 15'-0"

- WALL LEGEND**
- 1 - 6'-0" High painted precision wall, with precision cap.
  - 2 - 4'-0" High colored precision CMU patio wall, with precision cap.
  - 3 - 6'-6" High (18" sq. & 16" x12") painted CMU pilasters, with precision cap.
  - 4 - 4'-0" High metal patio gates.
  - 5 - 5'-6" High wood pedestrian gates.
  - 6 - 5'-6" High illuminated site plan/directory on painted precision wall.
  - 7 - 5'-6" High illuminated site plan/directory on painted precision wall.
  - 7 - 5'-6" High vinyl fence (white or tan color).
  - - - - - ADA Path of Travel
- \* Entry monuments, per separate permit / submittal.  
 \* All proposed perimeter walls to be sealed with an anti graffiti sealer (Prosoco Blok Guard) or similar.



Schematic Wall & Fence Plan

SHOPOFF REALTY INVESTMENTS

SHRUBS and GROUND COVER WUCOLS (R3)

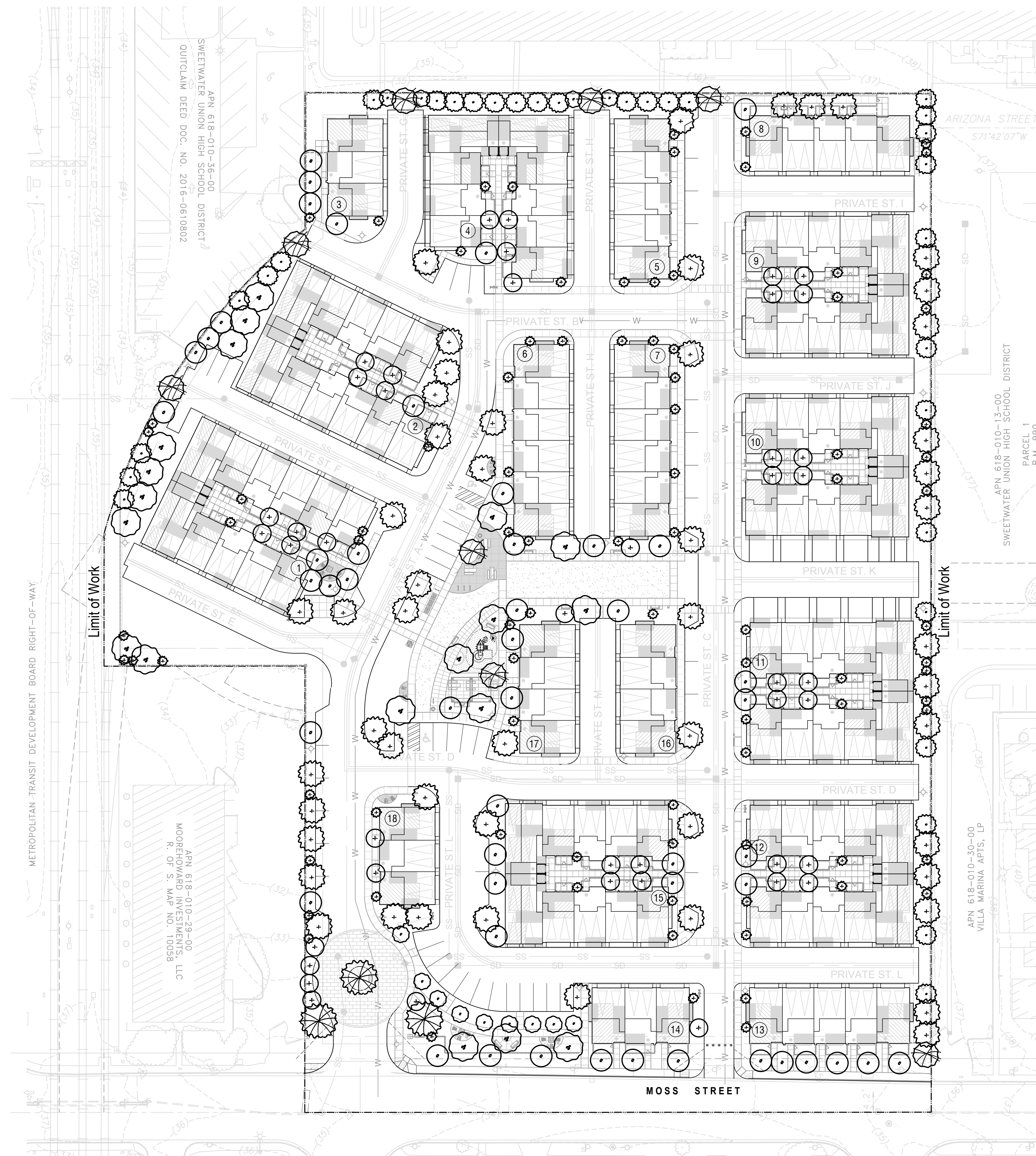
Aeonium	Aeonium	Low
Anigozanthos	Kangaroo Paw	Low
Agapanthus	Dwarf Lily of the Nile	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Bougainvillea La Jolla	La Jolla Bougainvillea	Low
Buddleja 'Purple Haze'	Purple Haze Summer Lilac	Low
Buxus m. japonica 'Green Beauty'	Japanese Boxwood	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex	Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Cordylina australis 'Jel01'	Burgundy Spire™ Dracaena Palm	Low
Cordylina 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasyliiron longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dietses bicolor	Fortnight Lily	Low
Dymondia margaretae	Silver Carpet	Low
Hemerocallis x 'Alabama Jubilee'	Alabama Jubilee Daylily	Low
Iris sp.	Iris	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Ligustrum japonicum 'Texanum'	Japanese Privet	Low
Lonicera sp.	Honeysuckle	Low
Nassella pulchra	Purple Needlegrass	Low
Nassella tenuissima	Mexican feather grass	Low
Muhlenbergia rigens	Deer Grass	Low
Pittosporum tenuifolium	Silver sheen	Low
Raphiolepis indica 'Clara'	India Hawthorn	Low
Rosa rugosa 'Jacrulav'	Wildberry Breeze Shrub Rose	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover / Prostrate Rosemary	Low
Rosmarinus officinalis 'Tuscan Blue'	Rosemary	Low
Strelitzia reginae	Bird of Paradise	Low
Trachelospermum jasminoides	Star Jasmine	medium
Xylosma congestum 'Compact'	Compact Xylosma	Low

VINES & ESPALIERS WUCOLS (R3)

Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Pandorea jasminoides 'Lady Di'	White Bower Vine	medium
Trachelospermum jasminoides	Star Jasmine	medium
Macfadyna unguis-cati (Yellow trumpet vine) To soften wall and discourage graffiti.)		medium

BIO-PLANTER SHRUBS and GROUND COVER WUCOLS (R3)

Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Bougainvillea La Jolla	La Jolla Bougainvillea	Low
Carex	Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Nassella pulchra	Purple Needlegrass	Low
Nassella tenuissima	Mexican feather grass	Low
Muhlenbergia rigens	Deer Grass	Low



PLANTING LEGEND

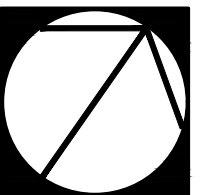
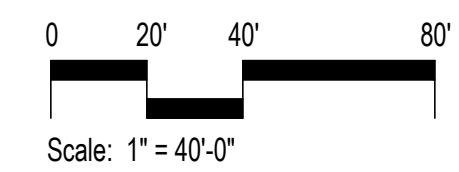
Symbol	Type/Form	Suggestions	Trunk	Size	Wucols (R3)	Qty.	
	PALMS	Syagrus Romanzoffiana (Palm tree option @ Moss Street)	Single	36" Box	Medium	0	
<b>TREES</b>							
	Specimen	Olive sp. (Field Grown Olive)	Multi	B&B-10'x10'	Low	3	
	Focal	Koeleruteria paniculata (Golden Rain Tree) Magnolia g. 'Little Gem' (Little Gem Magnolia)	Single	36" Box	Low	8	
	Canopy Deciduous	Platanus racemosa (California Sycamore)	Single	24" Box	Medium	19	
	Street	Tristania conferta (Brisbane Box)	Single	24" Box	Medium	51	
	Evergreen Flowering	Arbutus unedo (Strawberry Tree)	Multi	24" Box	Low	13	
	Deciduous Flowering	Lagerstroemia i.x.f. 'Arapaho' (Crape Myrtle) Koeleruteria bipinnata	Single	24" Box	Medium	43	
	Vertical Buffer	Myrica californica (Pacific Wax Myrtle) Brachycton populinus Tristania conferta (Brisbane Box) Arbutus Marina	Multi Single Single Single	24" Box	Low	31	
	Medium Evergreen	Geijera parviflora (Australian Willow) Rhus lancea (African Sumac)	Single	24" Box	Low	49	
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus macrophyllus (Maki)	Single	15gal	Low	89	
						Total	306

NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) and City of Chula Vista's Chapter 20.12 Chula Vista Landscape Water Conservation Ordinance.
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- All trees within 10' of hardscape to be installed with deep root barriers.
- There are no existing trees to remain.
- Provide vine wire lattice attachment on perimeter wall interior side only along Villa Marina Apartments only.



\*Conceptual imagery only note #7

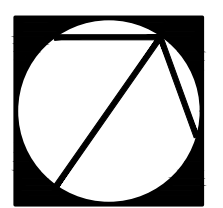
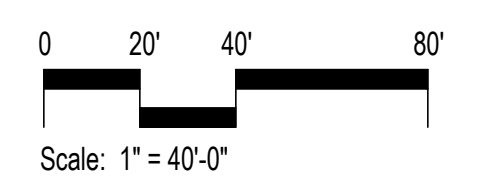


Schematic Planting Plan

SHOPOFF REALTY INVESTMENTS



SITE DEVELOPMENT		
SYMBOL	NOTES	QTY
	HYDRONE 1: HOA - RESIDENTIAL CORRIDORS & PRODUCTION; LOW WATER USE SHRUBS, GROUNDCOVER AND TREES WITH IN-LINE EMITTER DRIP IRRIGATION. PLANT FACTOR = 0.1-0.5	114,334 sf
	HYDROZONE 2: HOA-COMMON OPEN SPACE HIGH WATER USE LAWN PLANT FACTOR 0.8	4,335 sf

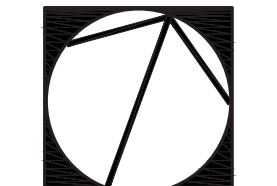
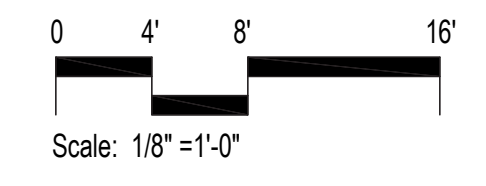


## Schematic Irrigation Hydrozone Plan

SHOPOFF REALTY INVESTMENTS

6th City Submittal\_TTM | Project No.: SR105  
Date: Nov. 13, 2020

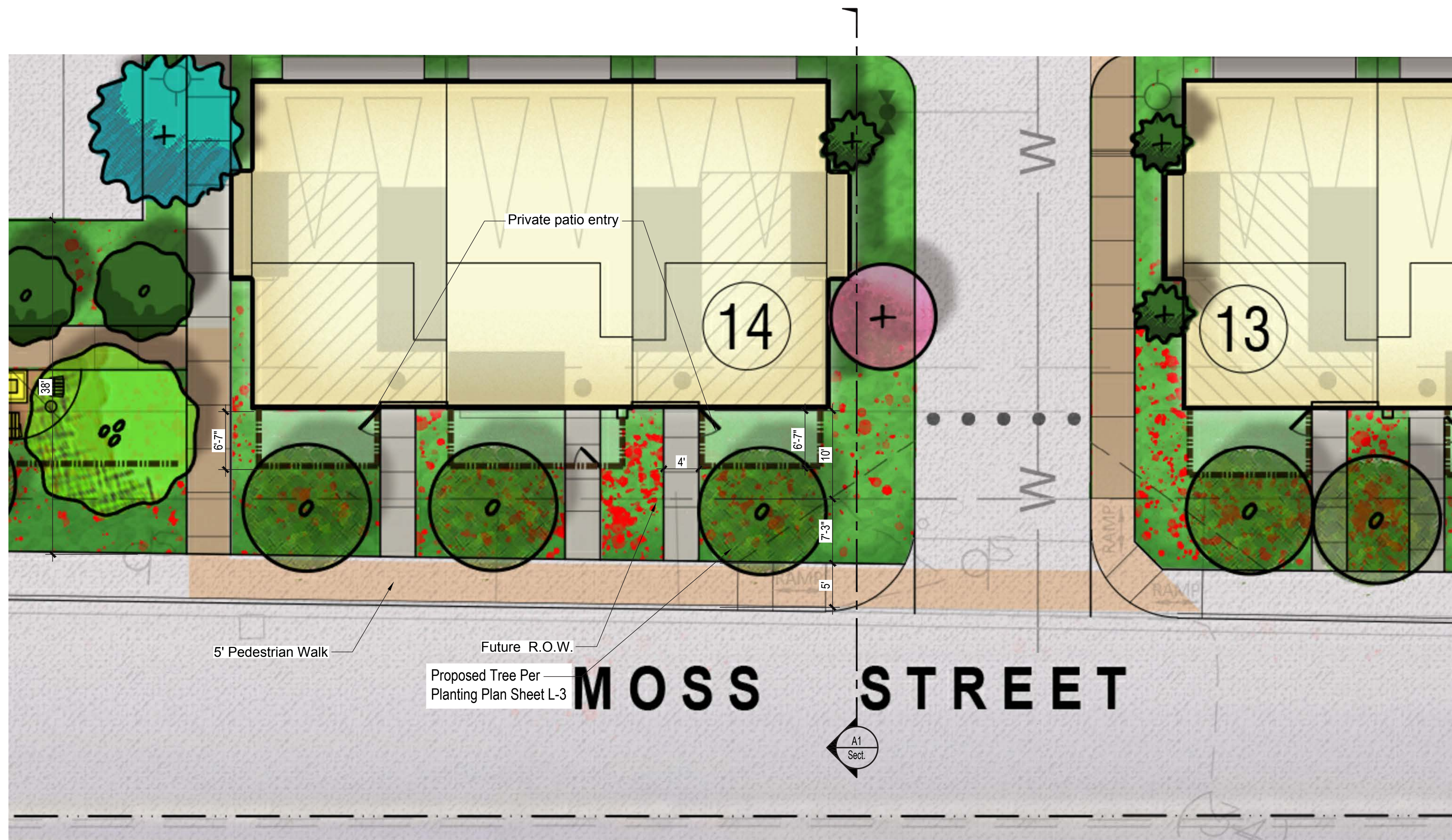
**L4**



## Schematic Open Space Enlargement Plan

SHOPOFF REALTY INVESTMENTS

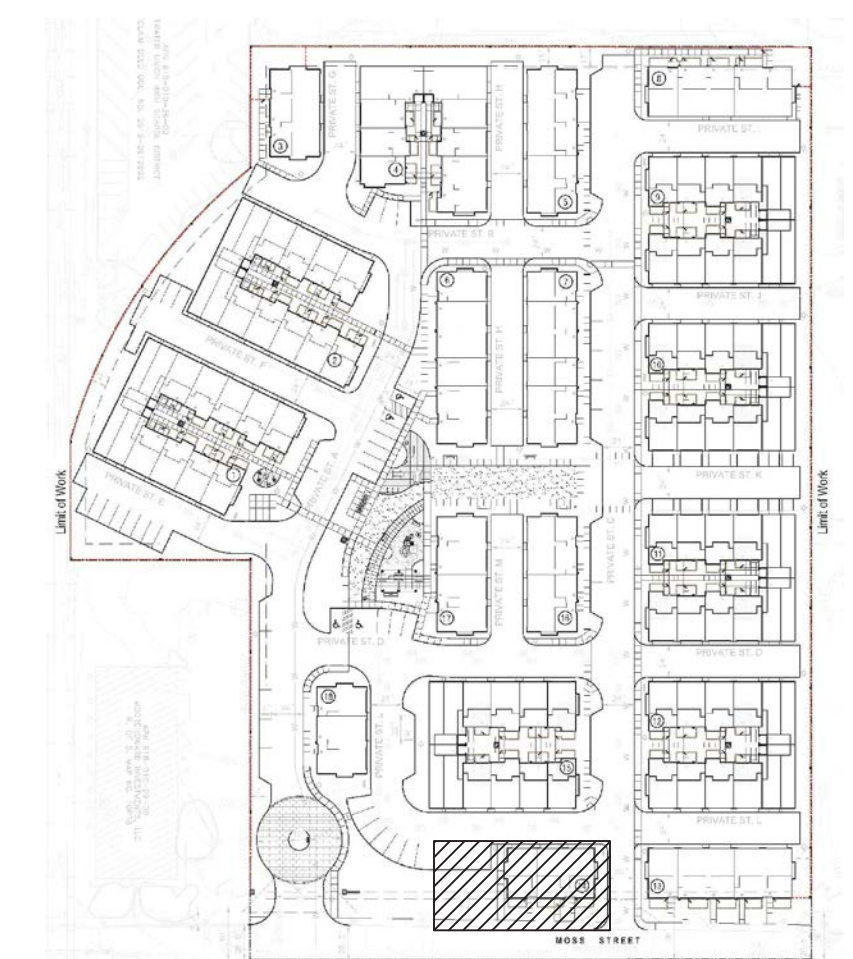




Plan View - 'Moss Street'



Building 14 'A1' - Proposed Landscape Buffer



Key Map - N.T.S

Schematic Section Enlargement

SHOPOFF REALTY INVESTMENTS

SPECTRA LIGHTING

Element series  
Modern-Post Top



Overview

The Element series offers a complete package of sizes, optical systems and mounting options designed for urban areas, buildings, roads and public areas.

Features

- High efficiency LEDs / Driver
- Cast aluminum / Bronze
- Stainless Steel hardware
- Silicone gasket

Specifications

- 40 watts
- 2800 Lm
- 2700K, 3000K, 4000K
- Symmetric / Asymmetric



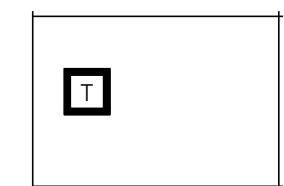
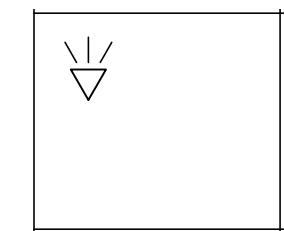
\*Conceptual images (provided herein are conceptual and subject to change)



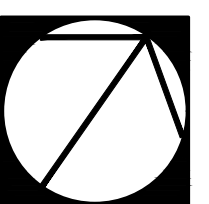
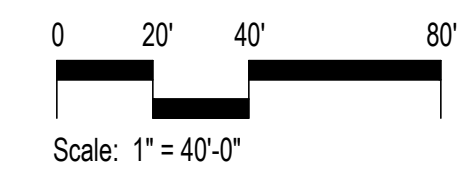
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Spectra Lighting, Element Series / Model: ELE - FL/T. Modern Street Post Light. Provide lamp shields to minimize light spillage into adjacent properties. Final specifications & locations per Electrical Eng. Cast Aluminum, Powdercoat, DBZ (Dark Bronze), Pole Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: 12' to 15' Post Height - Per Elec. Eng. Dark Bronze Colo	Per Elec.
	Shade Structure Downlight - Kichler model #16017AZT27 Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket Lamp: LED, 5.25 W-12W, 2700K Warm White	6
	Tree uplight, Staked - Kichler model VLO #16018-16020 Order #16019AZT27 (35Flood) Cast aluminum, Textured Architectural Bronze, Staked Lamp: LED, 5.25 W-12W, 2700K Warm White	16
	Wall-Accent Up-light. Kichler VLO 12V LED Flood Variable Lumen AZT 16022AZT27. Brass, Textured Architectural Bronze, Surface Lamp: LED	1
	Kichler model #15PR75 AZT. L.V. Transformer. Low-voltage transformer. Install in HOA building cabinet where possible. Cast Aluminum, Textured Architectural Bronze, Wall 75	3
	Exterior Electrical GFI Outlet To be coordinated with Electrical Engineer. Exterior Grade., Exterior Grade., Per Manufact.	6

NOTES:

1. Site Lighting & Landscape lighting (landscape up-lights, path lights/bollards, etc.), proposed herein, to be coordinated with Electrical Engineer in future Construction Document phase. Photometric Plan to be provided by Electrical Engineer in future phase and to conform to local City lighting standards.
2. All site lighting to have shield covers to minimize light spillage into neighboring properties.



\*Conceptual images (provided herein are conceptual and subject to change)



Schematic Lighting Plan

SHOPOFF REALTY INVESTMENTS