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consultants
project
Solana 101
Mixed-Use Project
revisions
description
title sheet
date
06 October, 2014
project no.
11.11
drawn by
sheet no.
T1.1

fire department notes

- A wet-pipe Fire Sprinkler system(s) is required to be installed in all buildings and areas, in both the commercial and residential structures. A C-16 licensed fire protection contractor shall submit plans for approval and perform any installation work. Fire sprinkler and standpipe plans will require a 3rd party technical review and stamped approval (also subsequent reviews if corrections needed) by a fire protection engineer not connected with the project.
- A class I wet standpipe system is required for the entire building (at residential and commercial floor levels and stairwells), including additional standpipe connections located in the center floor area of parking structure. Exact location of additional standpipe connections on each parking structure level will be determined during plan review by fire marshal. The wet standpipe system shall be interconnected with the wet pipe sprinkler system and served by one fire department connection (FDC) if possible, with a manifolded (approximately 4 or more) connection points on FDC as per NFPA standards.
- The Fire Department Connection may be: Attached to the DCDA/Backflow assembly, Wall mounted to the building, Freestanding, dependant on the location and access. The location and mounting height (36-42 inches above grade) of Fire Department Connections and any other valves controlling fire protection systems shall be located as approved by the Fire Marshal. Requirements for DCDA/Backflow shall be per Water District.
- A fire alarm system is required to be installed in both the Commercial and Residential occupancies. The fire alarm system shall provide manual pull stations at exit locations and provide notification appliances (horns/strobes) tied into fire sprinkler waterflow valves in mercantile, commercial, parking and residential living units as required by NFPA 72 and CA Fire Code. The main fire alarm control panel shall be located in area approved by fire marshal. Additionally, a remote annunciator panel capable of controlling the fire alarm system(s) shall be provided in a separate location determined by fire marshal. A C-10 licensed fire alarm contractor shall submit plans for approval and perform all installation work.
- Monitoring of the fire alarm system, waterflow valves and tamper switches for fire sprinkler system are required and shall be done via a licensed central monitoring station.
- Emergency responder radio coverage within building and parking structure (the below grade parking structure will likely be the area this device is needed to maintain the emergency radio signal strength) shall comply with section 510 of the 2010 CA Fire Code. Radio signal strength shall be a minimum -95dBm within the building and below grade parking areas. Devices shall be installed to provide for proper radio signal strength.
- All structures shall be provided with a Class 'A' Roof Covering to the satisfaction of the Fire Department, no wood shakes or shingles allowed.
- Emergency building access via Knox Boxes, Knox Key switches and/or Knox Key cabinets shall be provided for access to all utility rooms, locked doors or gates, other areas deemed necessary by fire marshal, which includes gates within the parking structure. Several Knox key boxes for multiple access locations and master keys to specific areas and specific areas and businesses will be required. Knox key boxes shall be installed (for both commercial and residential building) in areas determined by fire department.
- An illuminated directory map shall be provided in a central location that identifies building numbers and location. Also, emergency evacuation plans shall be provided and posted in required areas.
- Fire protection systems (wet chemical) will be required for any restaurant or store installing cooking appliances. Installation of systems shall be via approved plans and system installed by a C-16 licensed fire protection contractor.
- Elevators (if installed) shall be usable by fire department. At least one elevator car shall meet minimum dimensions to accommodate a gurney for emergency use.
- The Green Roof shall provide adequate space in several areas to allow opportunity for fire department to perform emergency ventilation of structure. Skylights if provided, will serve this purpose.
- Approved address signage must be placed in a position to be plainly visible from the street fronting property.
- An automatic sprinkler system installed in accordance with section 903.3 shall be required in new buildings and structures where the required fire flow exceeds 1500 gallons per minute as calculated by section 507.3, or when the square footage of a new commercial building exceeds 5000 square feet. The fire code official may also require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as; poor access roads, grade, bluffs and canyon rims, hazardous bush.
- A class I standpipe with 2.5 inch hose valves shall be provided for all new commercial buildings three levels or more in height, regardless of occupancy type. Hose valves and connections shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class I standpipe connections may be required when hose pull lengths exceed 50 feet.
- Smoke detectors/carbon monoxide detectors/fire sprinklers shall be inspected by the Fire Department.
- A Class I or Class II wet standpipe system is required. Standpipe systems shall be designed and installed per NFPA 14 and Fire Department requirements.
- A California State Fire Marshal listed fire alarm system is required and shall be designed and installed per NFPA 72, California Fire Code and Fire Department requirements.
- Solar Photovoltaic systems shall be installed per Fire Department installation guidelines.

residential summary

unit number	*unit group #	net floor area	unit type	# of bedrooms
Building-A:				
A1	1	979 S.F.	townhome	2
A2	2	816 S.F.	townhome	1
A3	12	810 S.F.	flat	1
A4	6	1,025 S.F.	townhome	2
Building-B:				
B1	5	775 S.F.	flat	1
B2	5	775 S.F.	flat	1
B3	5	775 S.F.	flat	1
B4	5	775 S.F.	flat	1
B5	3	955 S.F.	townhome	2
B6	3	955 S.F.	townhome	2
B7	3	955 S.F.	townhome	2
B8	3	955 S.F.	townhome	2
B9	3	955 S.F.	townhome	2
B10	3	955 S.F.	townhome	2
Building-C:				
C1	8	650 S.F.	flat	1
C2	9	650 S.F.	flat	1
C3	10	813 S.F.	flat	1
C4	11	710 S.F.	flat	1
C5	8	650 S.F.	flat	1
C6	9	650 S.F.	flat	1
C7	10	813 S.F.	flat	1
C8	11	710 S.F.	flat	1
C9	3	955 S.F.	townhome	2
C10	4	1,000 S.F.	townhome	2
Building-D:				
D1	3	955 S.F.	townhome	2
D2	3	955 S.F.	townhome	2
D3	3	955 S.F.	townhome	2
D4	12	810 S.F.	flat	1
D5	7	668 S.F.	flat	1
D6	6	1,025 S.F.	townhome	2
D7	6	1,025 S.F.	townhome	2

* SEE SHEET T1.3 FOR UNIT GROUP DIAGRAMS

project description

DEVELOPMENT OF A 2 AND 3 STORY, MIXED USE PROJECT OVER UNDERGROUND PARKING. PROJECT WILL INCLUDE A 2-LEVEL BELOW GRADE PARKING STRUCTURE, COMMERCIAL OFFICE SPACE, COMMERCIAL, RETAIL AND RESTAURANT SPACE, AND MULTI-FAMILY RESIDENTIAL APARTMENTS.

code summary

USE:	OCCUPANCY TYPE:	CONSTRUCTION TYPE:
SPECIALTY RETAIL:	M	TYPE-II B OR TYPE III B
RESTAURANT/ RETAIL:	A-2	TYPE-II B OR TYPE III B
OFFICE:	B	TYPE-II B OR TYPE III B
MULTI-FAMILY RESIDENTIAL:	R-2	TYPE-V A
PARKING:	S-2	TYPE-I A

development summary

JURISDICTION:	CITY OF SOLANA BEACH
ZONING DESIGNATION:	C- GENERAL COMMERCIAL
OVERLAY ZONES:	HIGHWAY 101 SPECIFIC PLAN
F.A.R.:	1.2
GROSS LOT AREA:	83,025 G.S.F. (1.91 AC.)
NET LOT AREA:	78,364 N.S.F. (1,799 AC.)
ALLOWABLE FLOOR AREA PER ZONING:	83,025 G.S.F. x 1.2 F.A.R. = 99,630 G.S.F.
PROPOSED PROJECT FLOOR AREA:	88,689 G.S.F. = 1.07 F.A.R.
RESIDENTIAL DENSITY ALLOWED:	20 D.U./NET ACRE MAX. 1,799 NET ACRE x 20 = 36 D.U. 40% MAX. OF OVERALL (RESIDENTIAL AND COMMERCIAL) FLOOR AREA
RESIDENTIAL DENSITY PROPOSED:	31 D.U., 34,150 S.F. = 39% OF TOTAL FLOOR AREA.
SETBACK REQUIREMENTS:	FRONT YARD: 10'-0" (HIGHWAY 101 AND SIERRA AVE.) STREET SIDE YARD: 10'-0" (DAHLIA DR.) SIDE YARD: 0'-0" REAR YARD: 0'-0"
BUILDING HEIGHT:	35'-0" MAX., 2 AND 3 STORY

floor area summary

floor area tabulations

COMMERCIAL OFFICE:	14,137 G.S.F.
COMMERCIAL RETAIL:	24,284 G.S.F.
COMMERCIAL RESTAURANT/ RETAIL:	10,215 G.S.F.
COMMERCIAL SERVICE AREA:	2,626 G.S.F.
COMMERCIAL LOADING AREA:	2,824 G.S.F.
COMMERCIAL ENCLOSED BALCONY, ETC:**	453 G.S.F.
MULTI FAMILY RESIDENTIAL:	31,260 G.S.F.
MULTI FAMILY COURTYARD:*	1,710 G.S.F.
MULTI FAMILY ENCLOSED BALCONY, ETC:**	1,180 G.S.F.

total of floor area in F.A.R.: 88,689 G.S.F.

GARAGE FLOOR AREA:	144,864 G.S.F.
total of all floor area:	233,553 G.S.F.

* UNCOVERED COURTYARDS, PORCHES, PATIOS, DECKS, AND BALCONIES THAT ARE ENCLOSED ON MORE THAN THREE SIDES BY FULL SIZED WALLS (I.E. WALLS HIGHER THAN THREE AND ONE HALF FEET MEASURED FROM THE FINISHED FLOOR LEVEL).

** COVERED COURTYARDS, PORCHES, PATIOS, DECKS, AND BALCONIES THAT ARE ENCLOSED ON MORE THAN TWO SIDES BY FULL SIZED WALLS.

parking summary

use	floor area	parking ratio	parking required
COMMERCIAL OFFICE:	14,137 G.S.F.	250 s.f./ space	57 SPACES
COMMERCIAL RETAIL:	24,284 G.S.F.	225 s.f./ space	108 SPACES
COMMERCIAL RESTAURANT/ RETAIL:	10,215 G.S.F.	100 s.f./ space	102 SPACES
COMMERCIAL SERVICE AREA:	2,626 G.S.F.	225 s.f./ space	12 SPACES
SUBTOTAL			279 SPACES
MULTI FAMILY RESIDENTIAL:			
1-BEDROOM UNITS	16 D.U.	1.5 spaces / D.U.	24 SPACES
2-BEDROOM UNITS	15 D.U.	2 spaces / D.U.	30 SPACES
GUEST PARKING		1 space / 4 D.U.	8 SPACES
SUBTOTAL			62 SPACES
TOTAL OF ALL REQUIRED PARKING:			341 SPACES
TOTAL PARKING PROPOSED:			341 SPACES

ACCESSIBLE PARKING INCLUDED WITHIN OVERALL PARKING TABULATIONS:

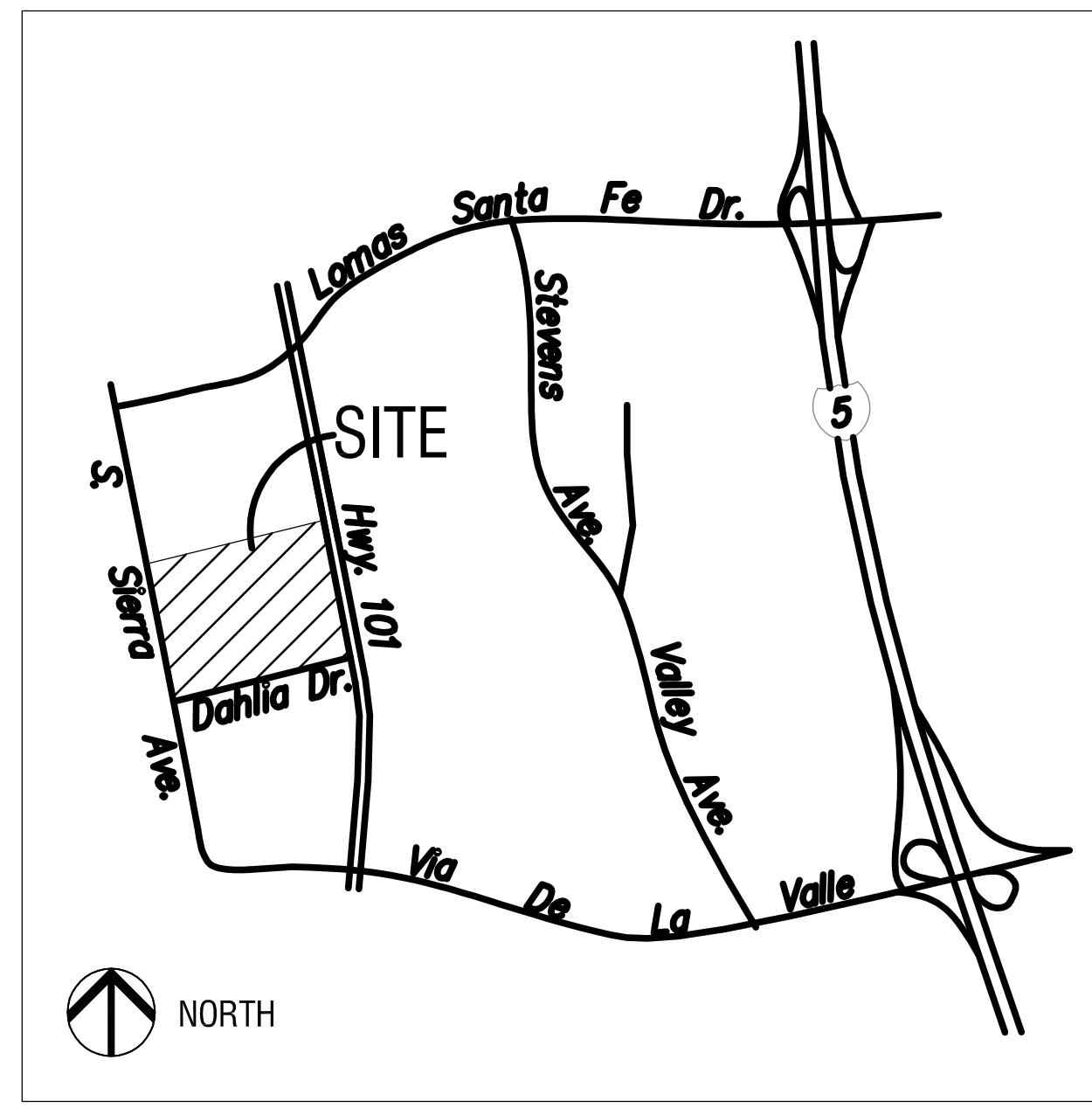
COMMERCIAL:	201-300 SPACES = 7 SPACES = 6 STANDARD SPACES + 1 VAN SPACE
RESIDENTIAL:	2% OF 31 D.U. = .62 SPACES = 1 VAN SPACE
RESIDENTIAL GUEST:	5% OF 8 GUEST SPACES = .40 SPACES = 1 VAN SPACE

MOTORCYCLE SPACES:	1% OF 341 SPACES = 3 SPACES
BICYCLE SPACES:	10% OF 279 SPACES = 28 SPACES

directory

owner/permittee AMERICAN ASSETS 11455 EL GAMING REAL, SUITE 200 SAN DIEGO, CA 92130 WORK: 858.350.2600	JOHN CHAMBERLAIN JERRY GAMMERT
architect: ARCHITECTS hanna gabriel wells 1955 BACON STREET SAN DIEGO, CA 92107 WORK: 619.523.8485	JIM GABRIEL ERIC WENDLANDT
civil engineer: STUART ENGINEERING 7525 METROPOLITAN DRIVE, SUITE 308 SAN DIEGO, CA 92108 WORK: 619.296.1010	STUART PEACE ALEX NUNEZ
landscape architect: M.V. PELTZ & ASSOCIATES 145 CEDROS AVENUE SOLANA BEACH, CA 92075 WORK: 858.481.0888	MIKE PELTZ HOWARD PIERCE

vicinity map



legal description

PROJECT ADDRESS:	NORTH WEST CORNER OF HIGHWAY 101 AND DAHLIA DRIVE, SOLANA BEACH, CA 92075
LEGAL DESCRIPTION:	A portion of Lot 24 of Solana Beach, in the County of San Diego, State of California, according to Map thereof No. 1749, filed in the office of the County Recorder of said San Diego County, March 5, 1923.
ASSESSORS PARCEL NUMBERS:	298-052-06, 07, 08, 13 and 14.

sheet index

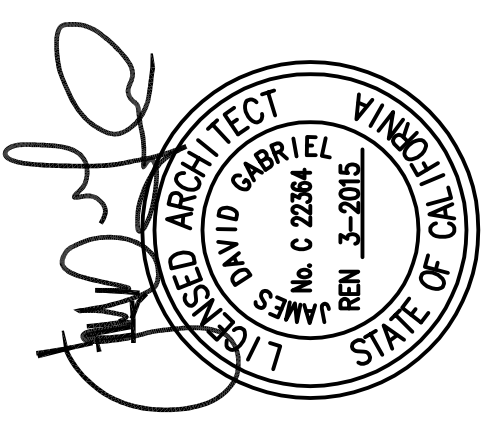
T1.1	title sheet- project data and tabulations
T1.2	FAIR diagrams
T1.3	unit group plan diagrams
CIVIL	
C1.1	topographic survey and existing conditions plan
C1.2	preliminary grading and drainage plan
SH1B	preliminary- stoning plan option B
SH2B	preliminary- stoning cross section option B
LANDSCAPE	
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L1.2	landscape plan upper floors
L1.3	landscape plan street frontage
L1.4	landscape schedule and notes
ARCHITECTURAL	
AS1.1	architectural site plan
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A1.2	second floor plan
A1.3	third floor plan
A1.4	roof plan
A1.5	garage level 1 floor plan
A1.6	garage level 2 floor plan
A2.1	site sections
A3.1	site elevations
A3.2	street elevations
A3.3	site elevations/ story pole reference
REFERENCE	
story pole exhibits	

general notes

- ALL ROOFTOP APPURTENANCES INCLUDING, BUT NOT LIMITED TO, AIR CONDITIONING UNITS, COOLING TOWERS, DUCTS, TANKS, ELEVATOR ENCLOSURES AND MECHANICAL EQUIPMENT SHALL BE ACOUSTICALLY SHIELDED AND ARCHITECTURALLY SCREENED FROM VIEW FROM ADJACENT PROPERTIES, PUBLIC STREETS AND ON-SITE PARKING.



Solana 101 mixed use project



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ARCHITECT
 SOLANA 101
 Mixed-Use Project
 consultants
 project
 Solana 101
 Mixed-Use Project
 revisions
 description
 FAR diagrams

date
 06 October 2014
 project no.
 11.11
 drawn by
 ew
 sheet no.
T1.2

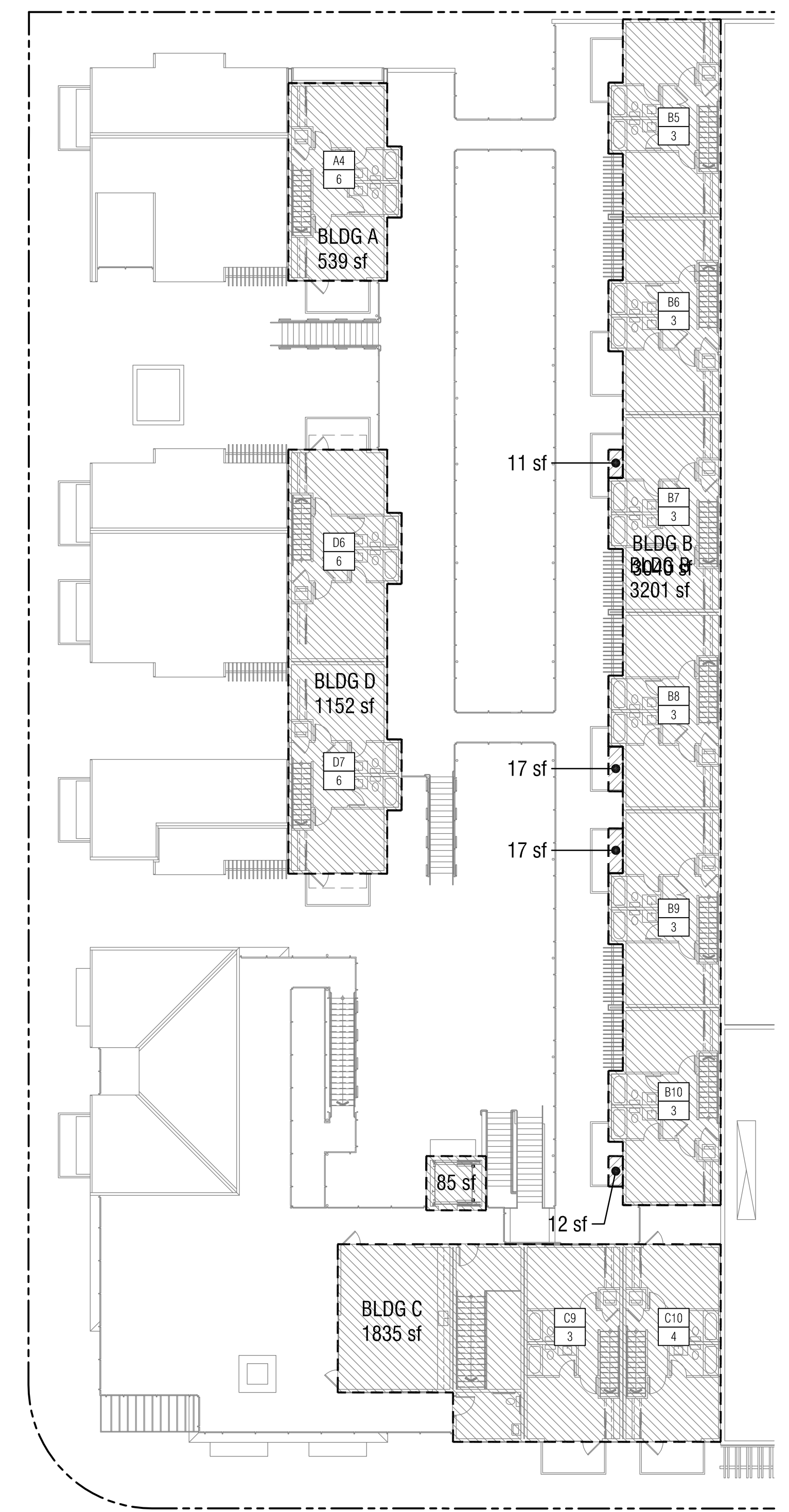
sheet legend

- MULTI FAMILY RESIDENTIAL & ASSOCIATED SUPPORT SPACES WITHIN F.A.R.
- UNCOVERED COURTYARDS, PORCHES, PATIOS, DECKS, AND BALCONIES THAT ARE ENCLOSED ON MORE THAN THREE SIDES BY FULL SIZED WALLS (I.E. WALLS HIGHER THAN THREE AND ONE HALF FEET MEASURED FROM THE FINISHED FLOOR LEVEL) WITHIN F.A.R.
- COVERED COURTYARDS, PORCHES, PATIOS, DECKS, AND BALCONIES THAT ARE ENCLOSED ON MORE THAN TWO SIDES BY FULL SIZED WALLS WITHIN F.A.R.
- UNIT NUMBER
UNIT GROUP-REF. SHEET T1.3

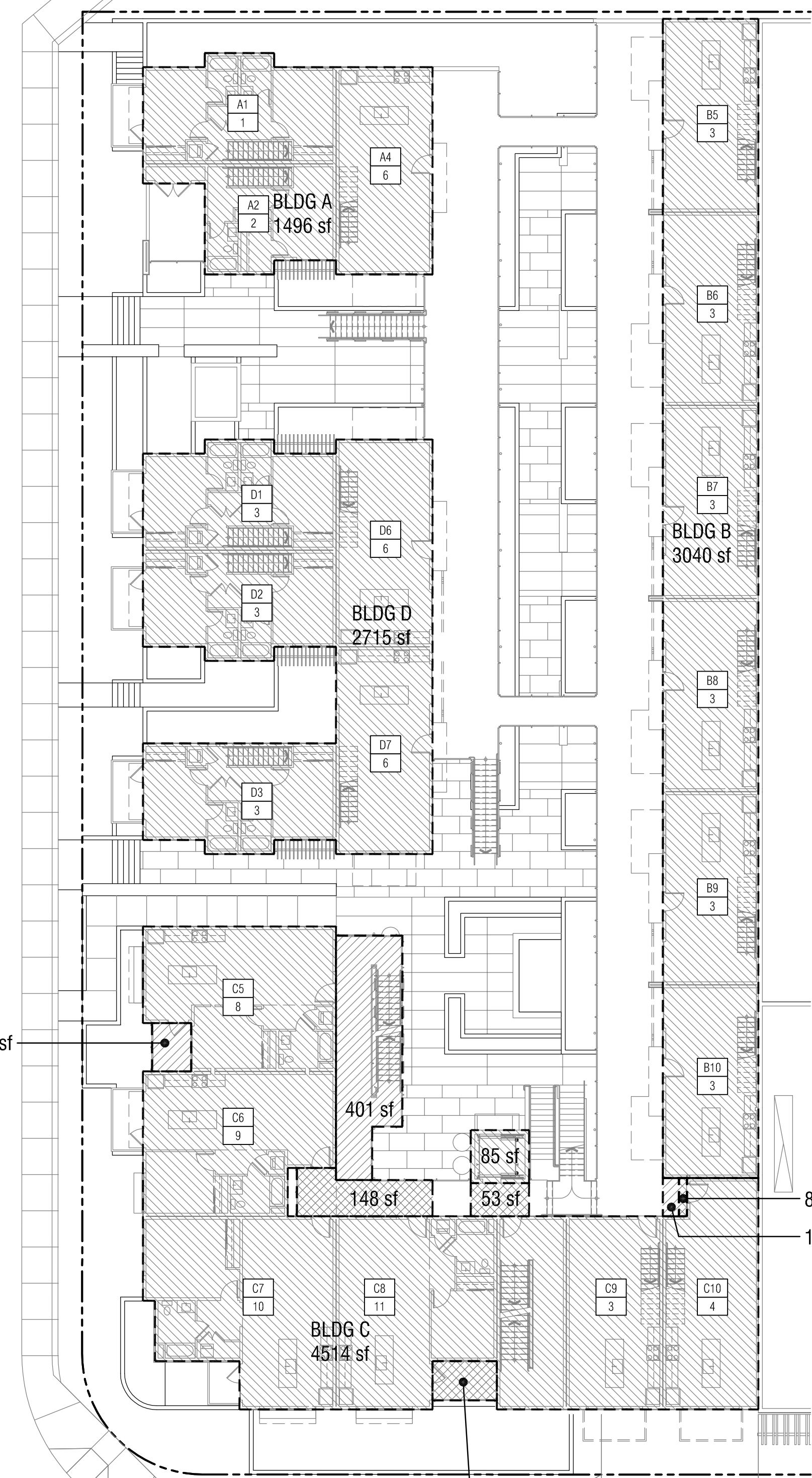
FAR tabulations

MULTI FAMILY RESIDENTIAL			
1ST FLOOR	2ND FLOOR	3RD FLOOR	
BUILDING A 1,916 S.F.	BUILDING A 1,496 S.F.	BUILDING A 539 S.F.	
BUILDING B 3,776 S.F.	BUILDING B 3,040 S.F.	BUILDING B 3,201 S.F.	
BUILDING C 3,695 S.F.	BUILDING C 4,514 S.F.	BUILDING C 1,835 S.F.	
BUILDING D 3,131 S.F.	BUILDING D 2,715 S.F.	BUILDING D 1,152 S.F.	
MISC. 80 S.F.	MISC. 85 S.F.	MISC. 85 S.F.	
12,598 S.F.	+ 11,850 S.F.	+ 6,812 S.F.	= 31,260 S.F.
UNCOVERED OUTDOOR AREAS			
1ST FLOOR 293 S.F.	2ND FLOOR 52 S.F.	3RD FLOOR 11 S.F.	
110 S.F.	401 S.F.	17 S.F.	
660 S.F.	17 S.F.	17 S.F.	
1,063 S.F.	+ 470 S.F.	+ 57 S.F.	= 1,590 S.F.
COVERED OUTDOOR AREAS			
1ST FLOOR 110 S.F.	2ND FLOOR 148 S.F.	3RD FLOOR 0 S.F.	
57 S.F.	53 S.F.		
52 S.F.	8 S.F.		
614 S.F.	69 S.F.		
69 S.F.			
902 S.F.	+ 278 S.F.	+ 0 S.F.	= 1,180 S.F.
			TOTAL 34,150 S.F.

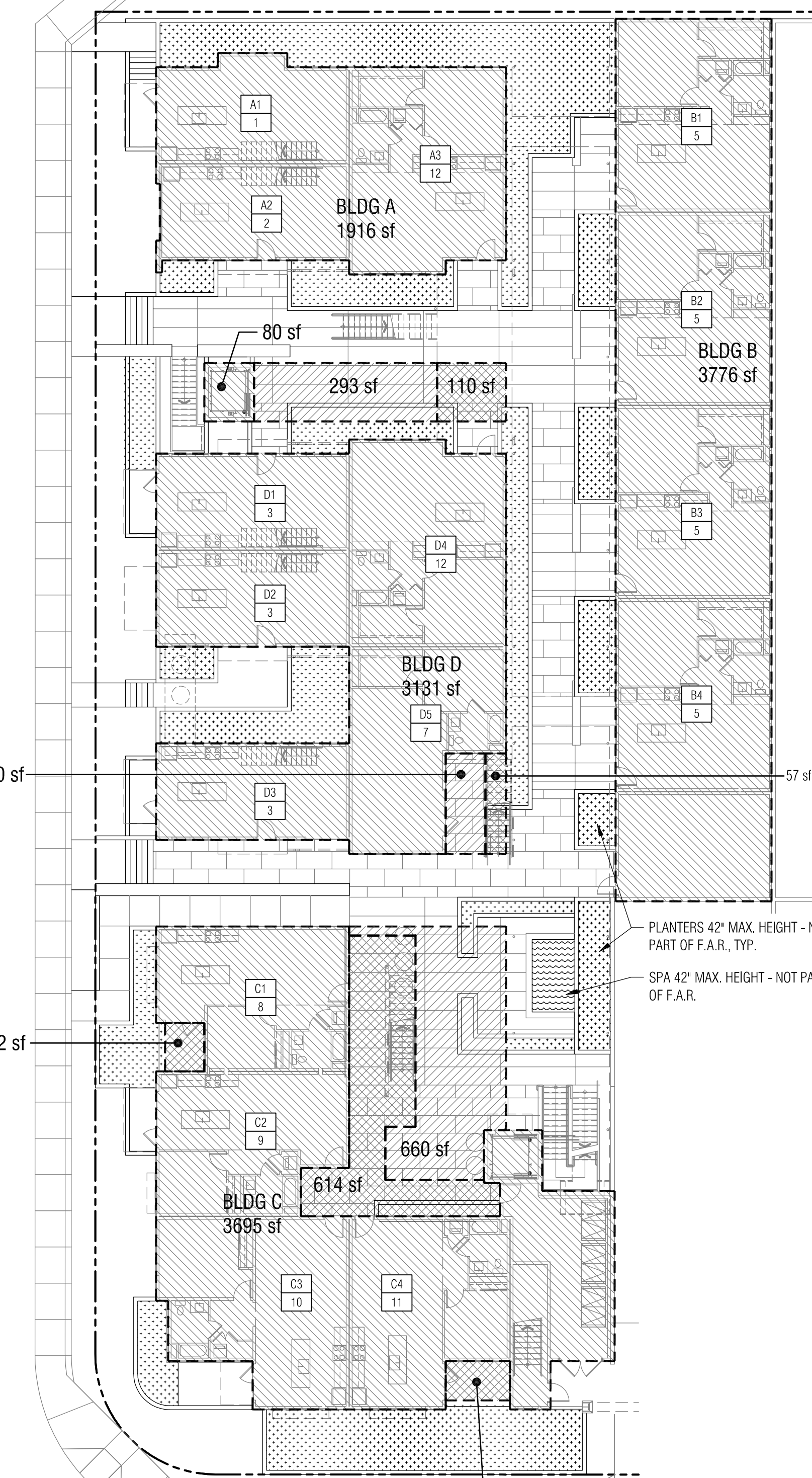
NOTE: GROSS FLOOR AREA IS CALCULATED ACCORDING TO SOLANA BEACH MUNICIPAL CODE DEFINITION
 GROSS FLOOR AREA: THE AREA INCLUDED WITHIN THE SURROUNDING EXTERIOR FINISH WALL SURFACE OF A BUILDING OR THEREOF, INCLUDING LOFTS AND MEZZANINES, BUT EXCLUSIVE OF REQUIRED PARKING



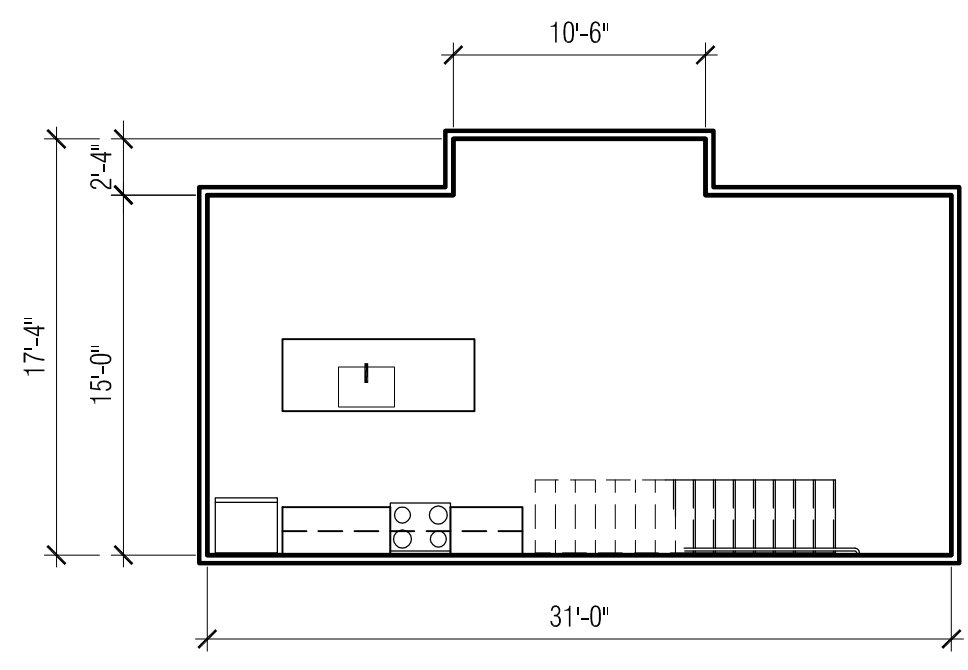
03 3rd floor FAR diagram
1/16" = 1'-0"



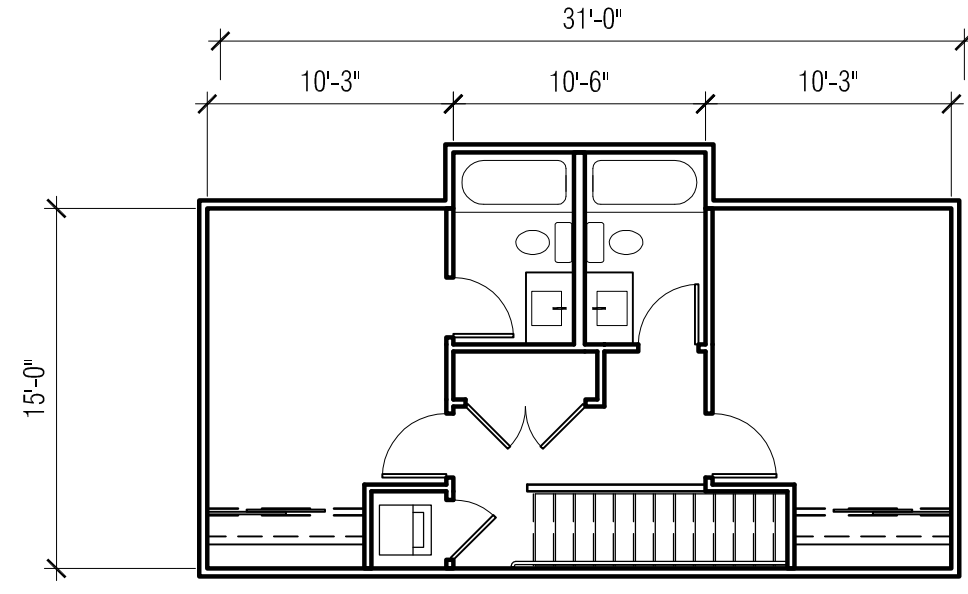
02 2nd floor FAR diagram
1/16" = 1'-0"



01 1st floor FAR diagram
1/16" = 1'-0"

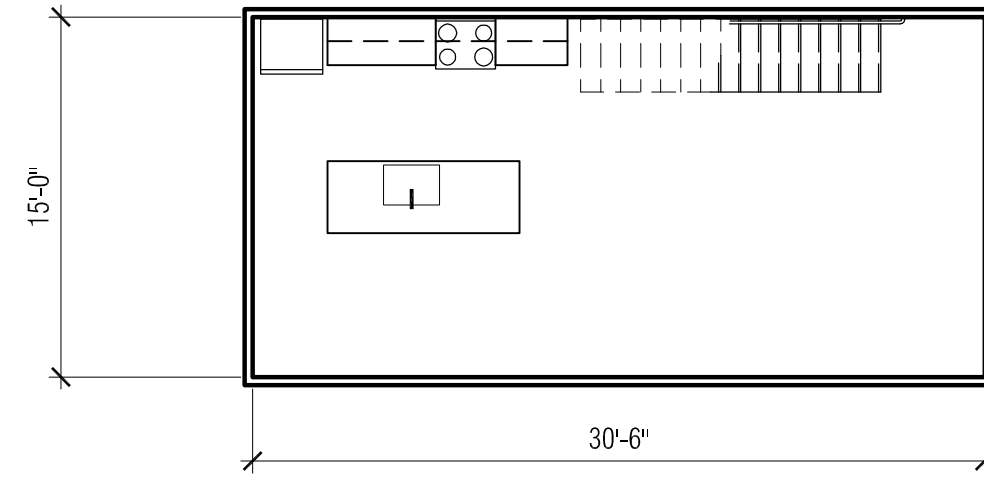


LEVEL 01

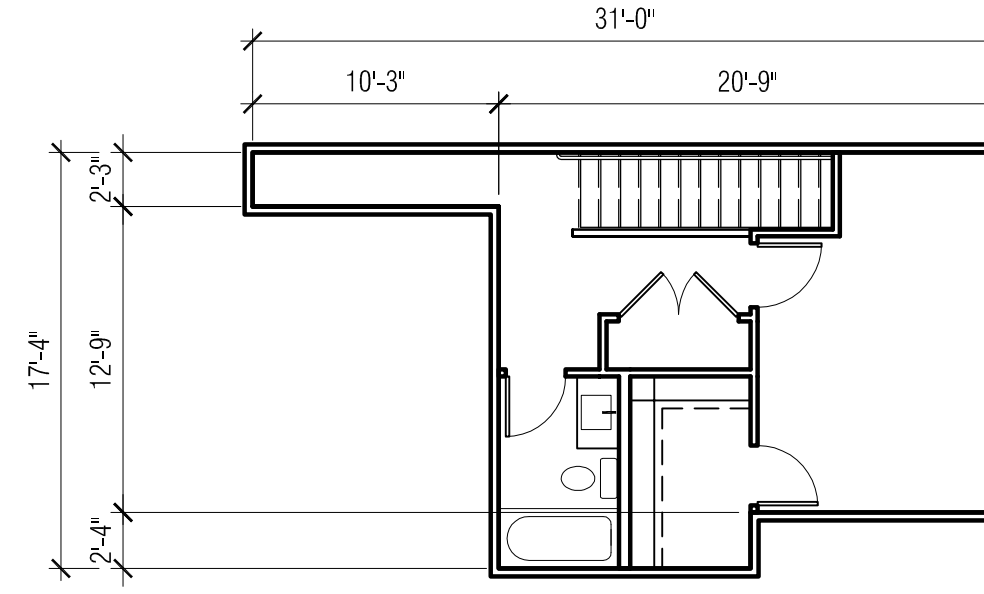


LEVEL 02

1 **unit group 1** unit net s.f. = 979
 1/8" = 1'-0"

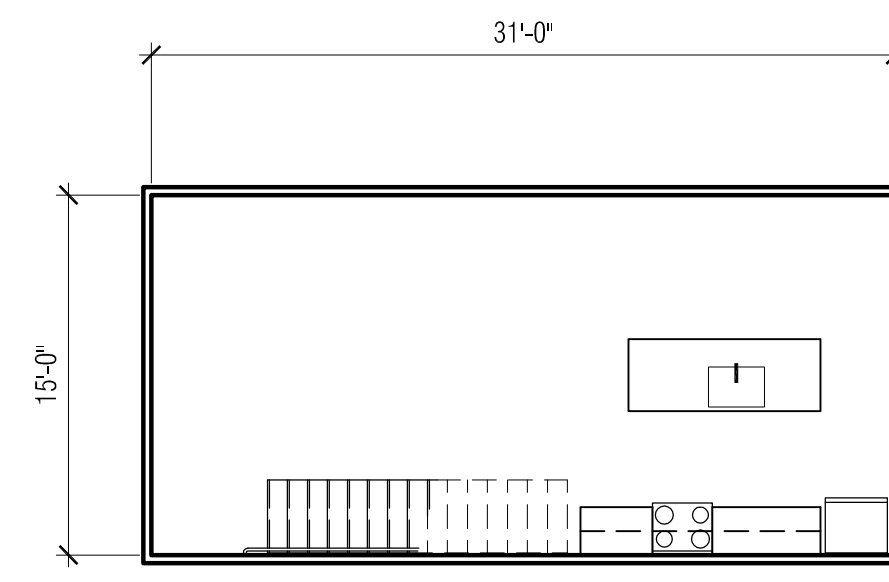


LEVEL 01

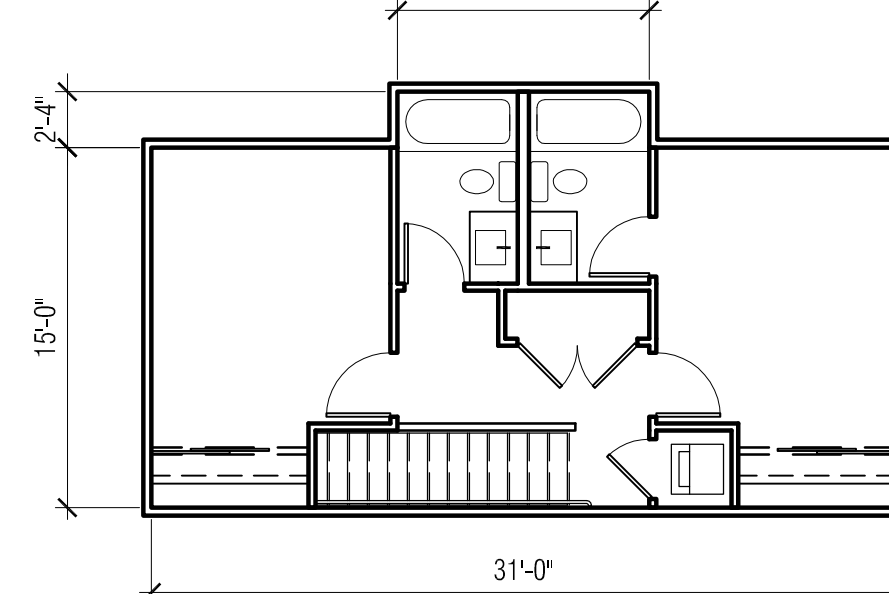


LEVEL 02

2 **unit group 2** unit net s.f. = 816
 1/8" = 1'-0"

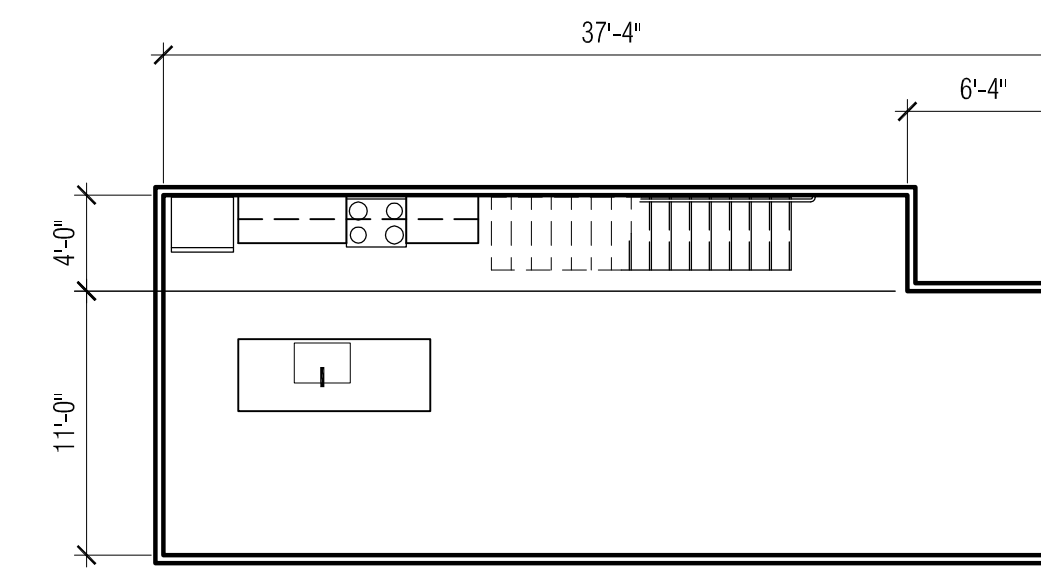


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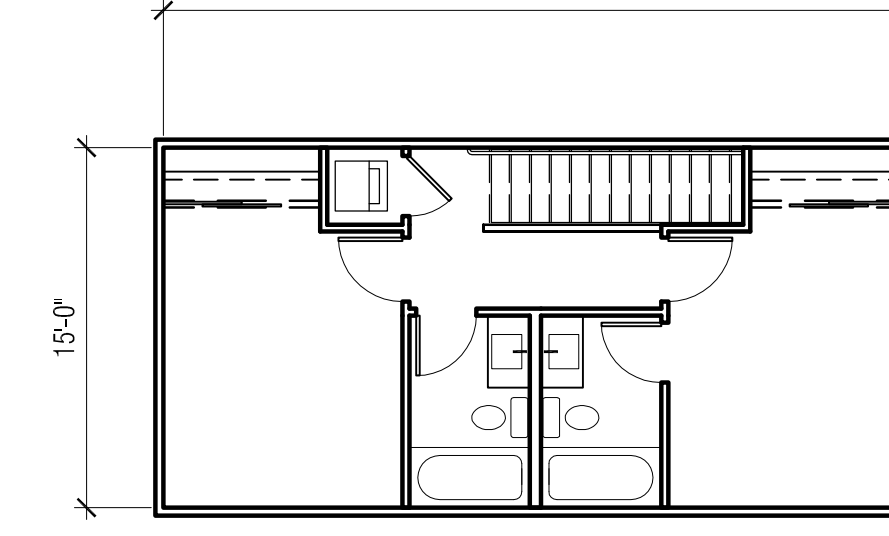


LEVEL 02

3 **unit group 3** unit net s.f. = 955
 1/8" = 1'-0"

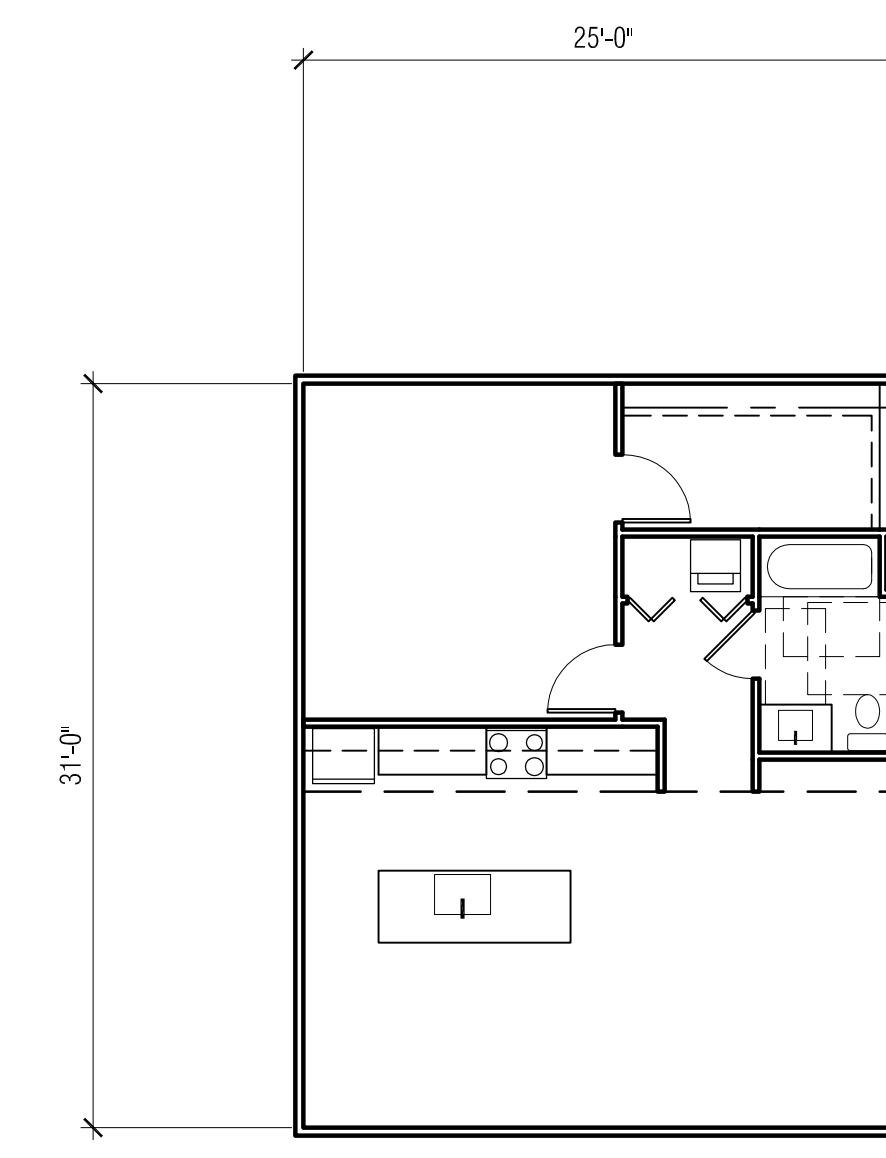


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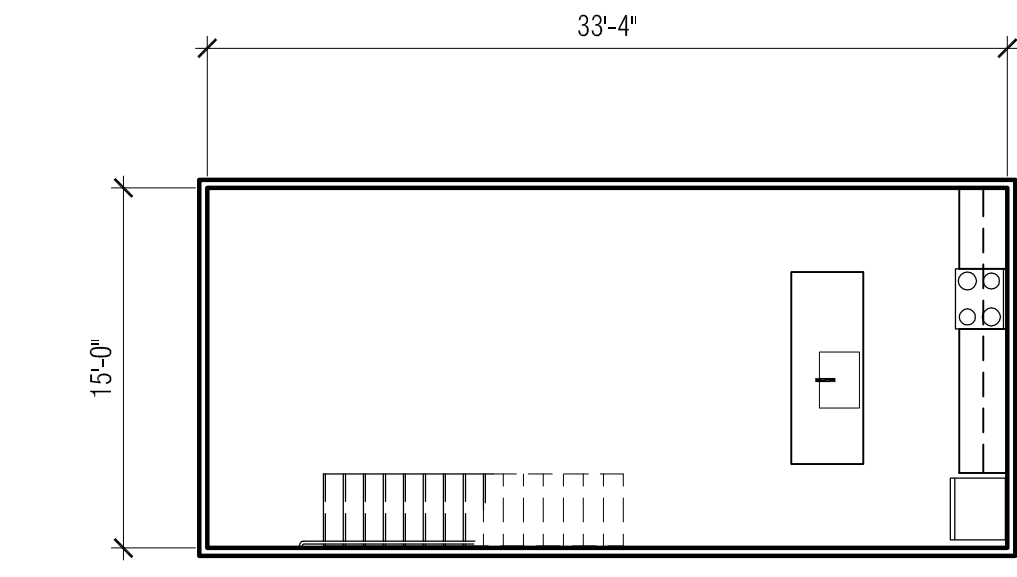
LEVEL 02

4 **unit group 4** unit net s.f. = 1,000
 1/8" = 1'-0"

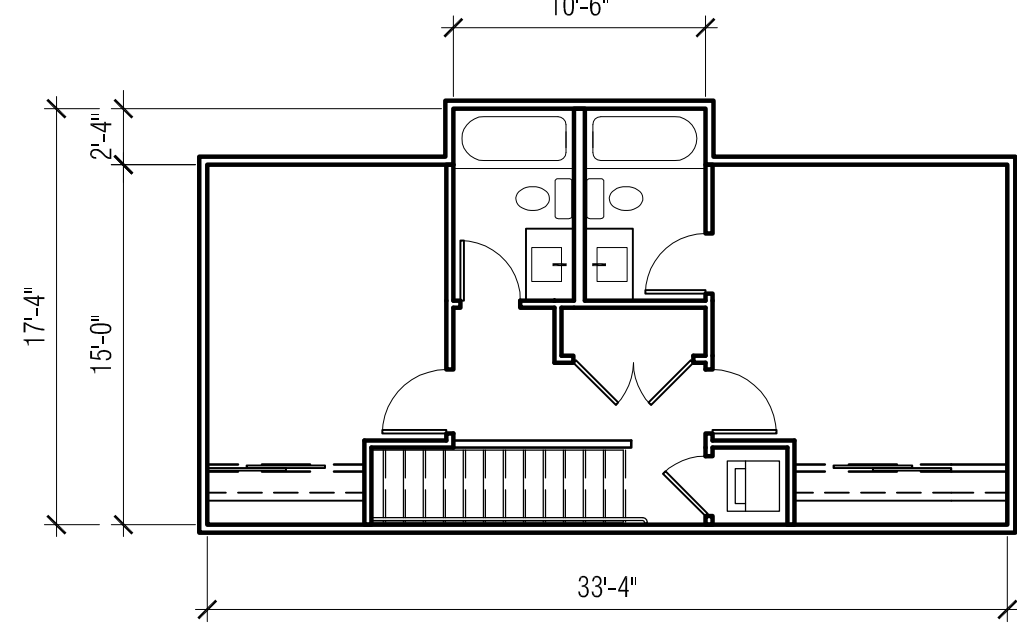


LEVEL 1

5 **unit group 5** unit net s.f. = 775
 1/8" = 1'-0"

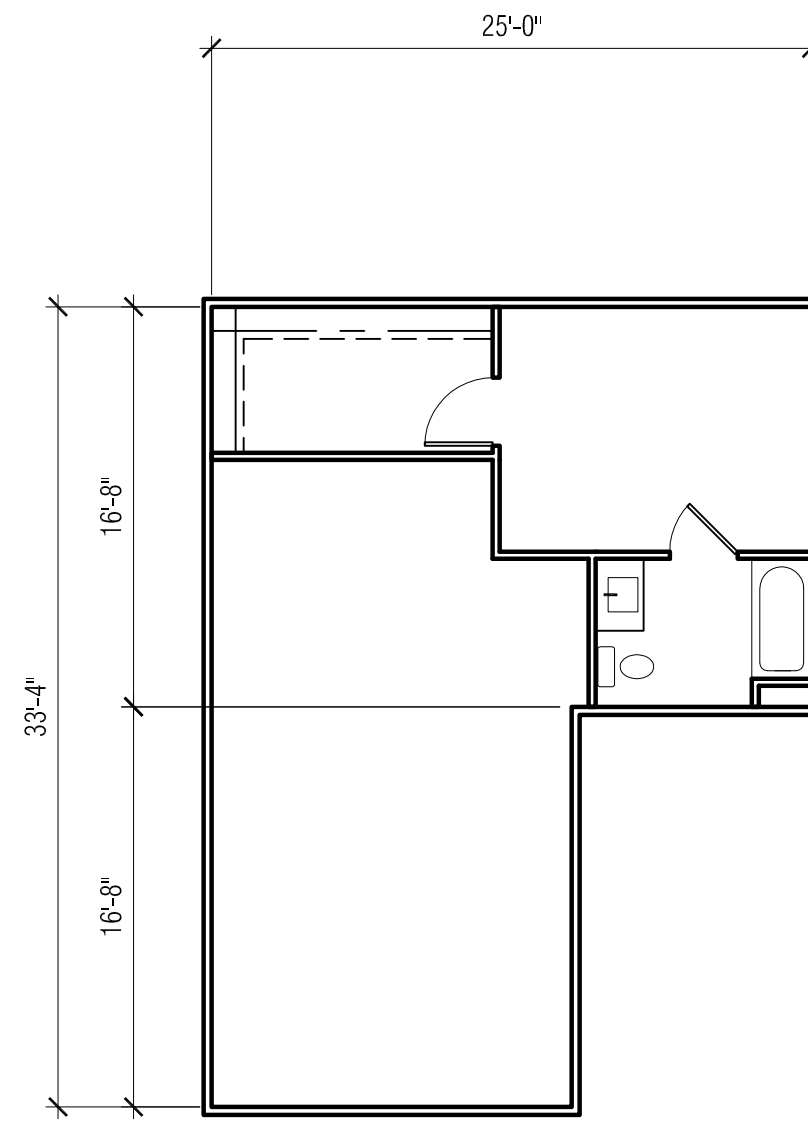


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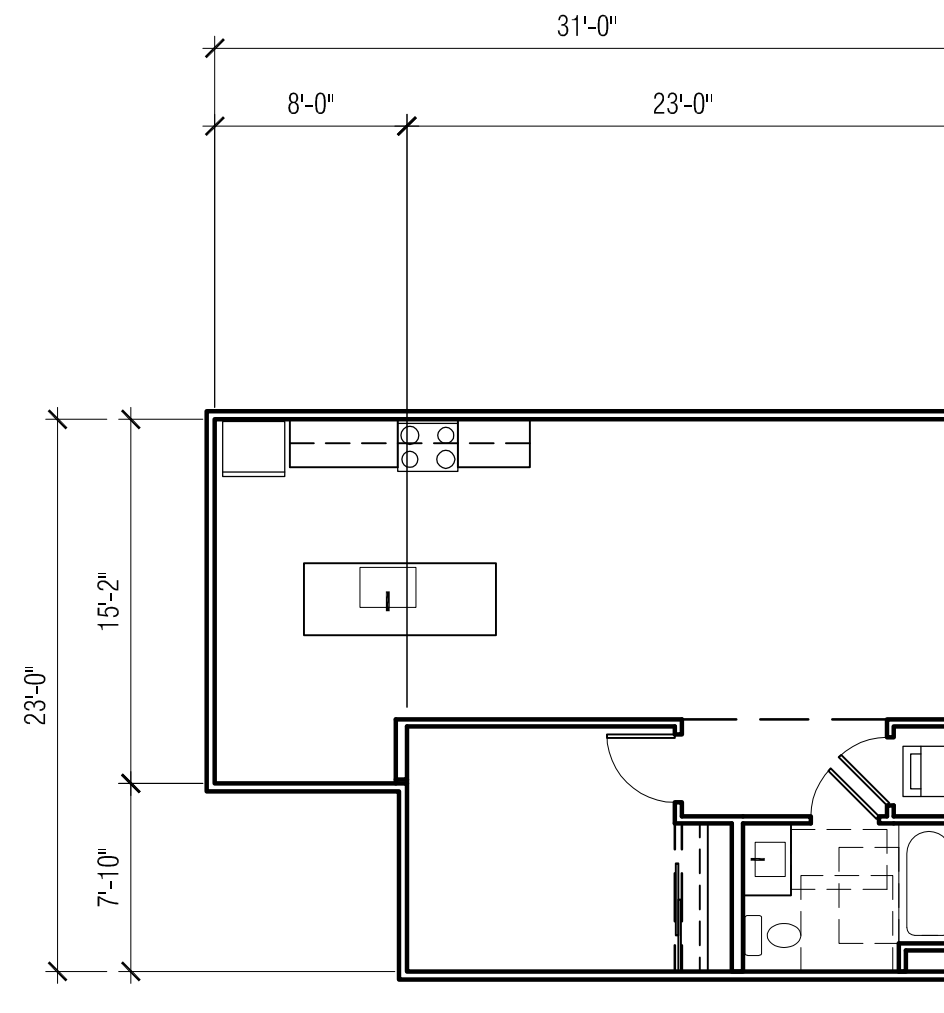
LEVEL 02

6 **unit group 6** unit net s.f. = 1,025
 1/8" = 1'-0"



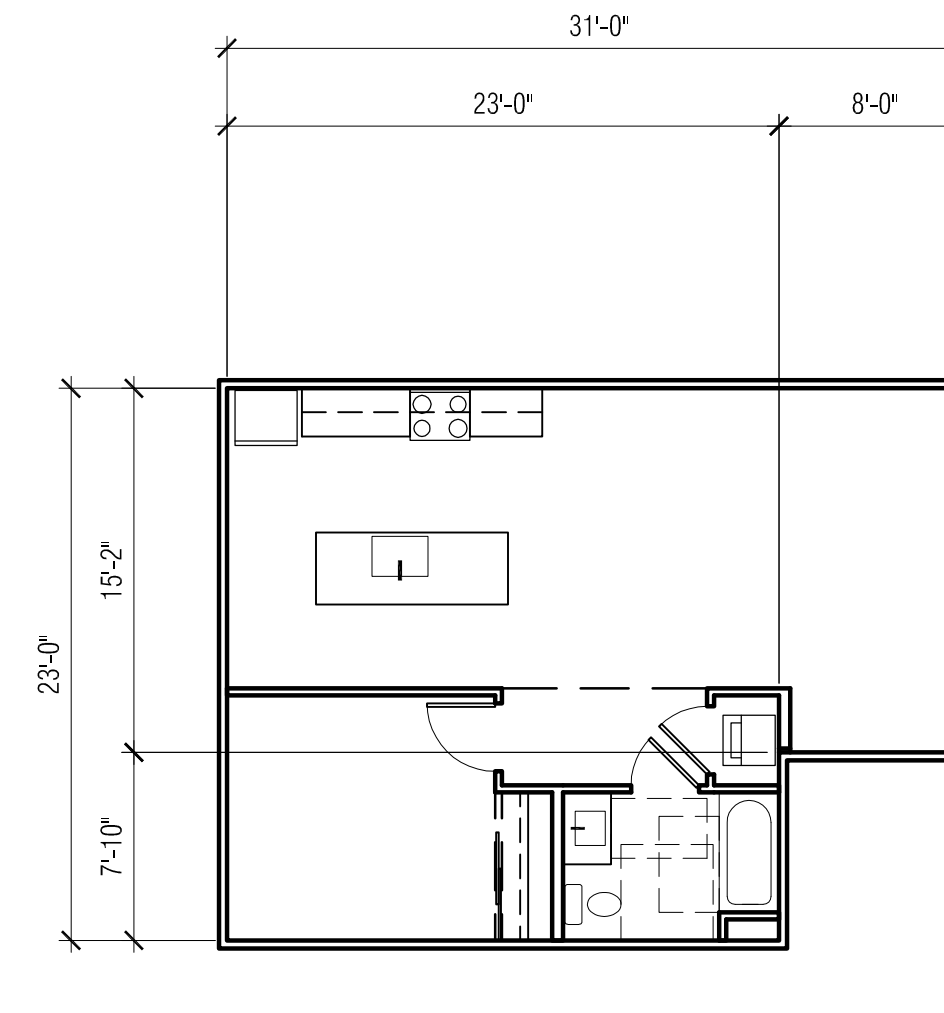
LEVEL 01

7 **unit group 7** unit net s.f. = 667
 1/8" = 1'-0"



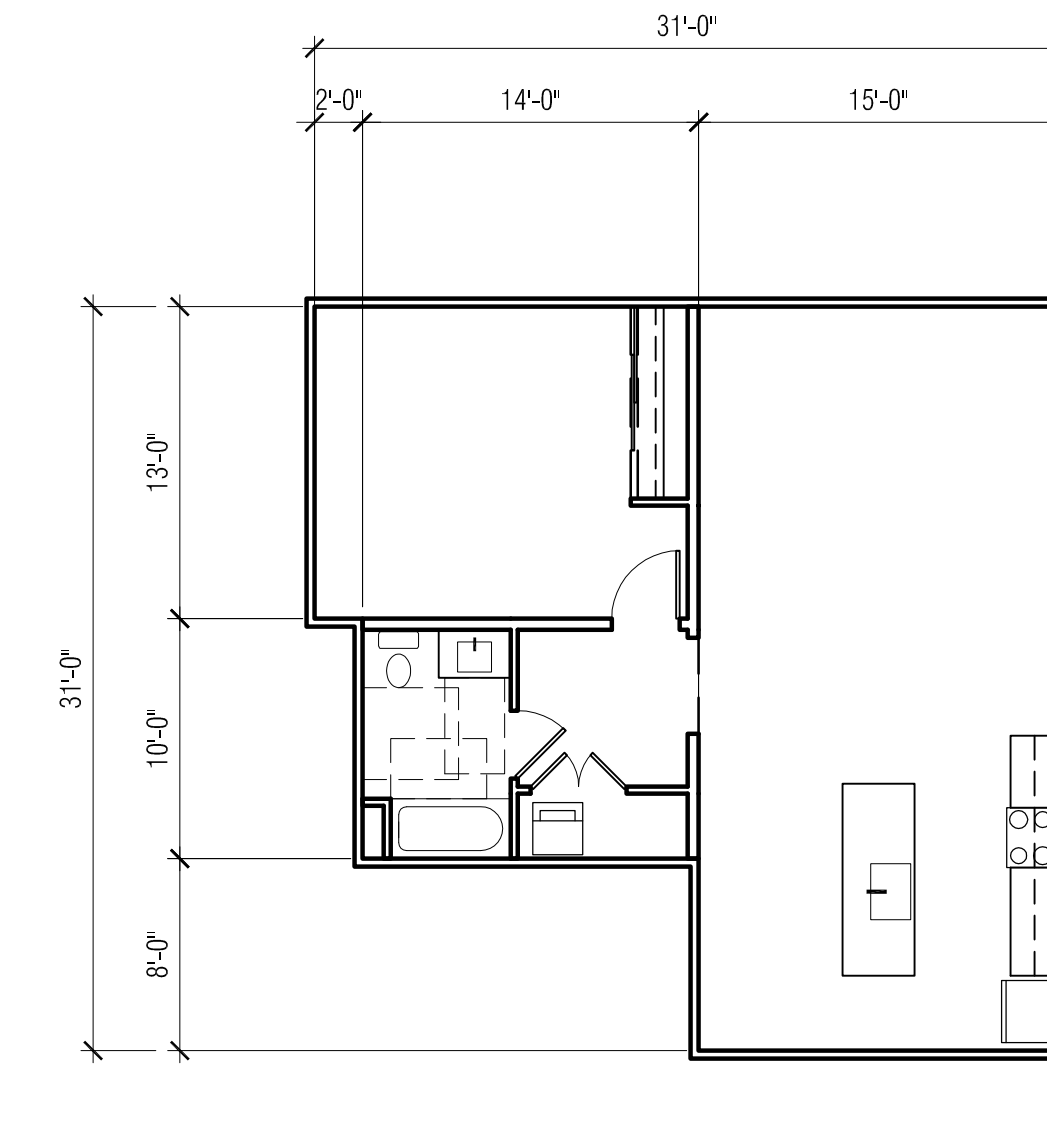
LEVEL 01

8 **unit group 8** unit net s.f. = 650
 1/8" = 1'-0"



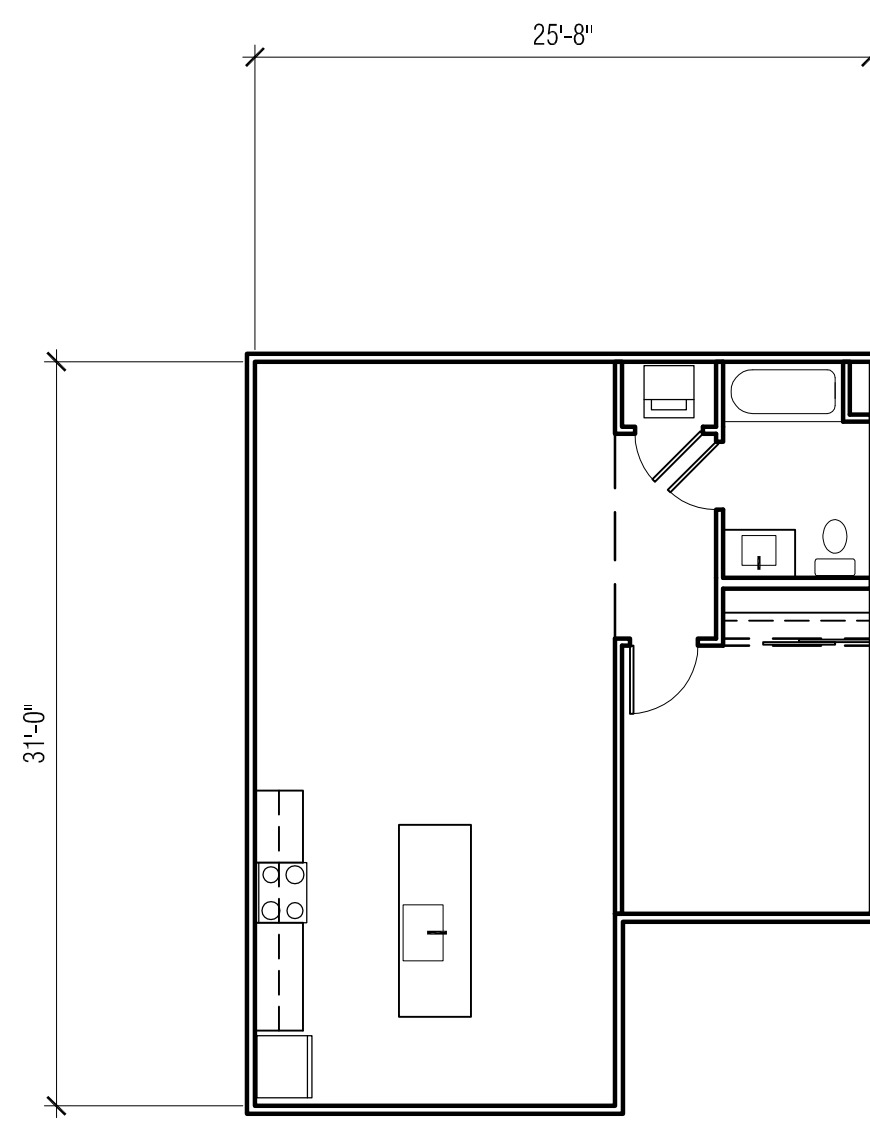
LEVEL 01

9 **unit group 9** unit net s.f. = 650
 1/8" = 1'-0"



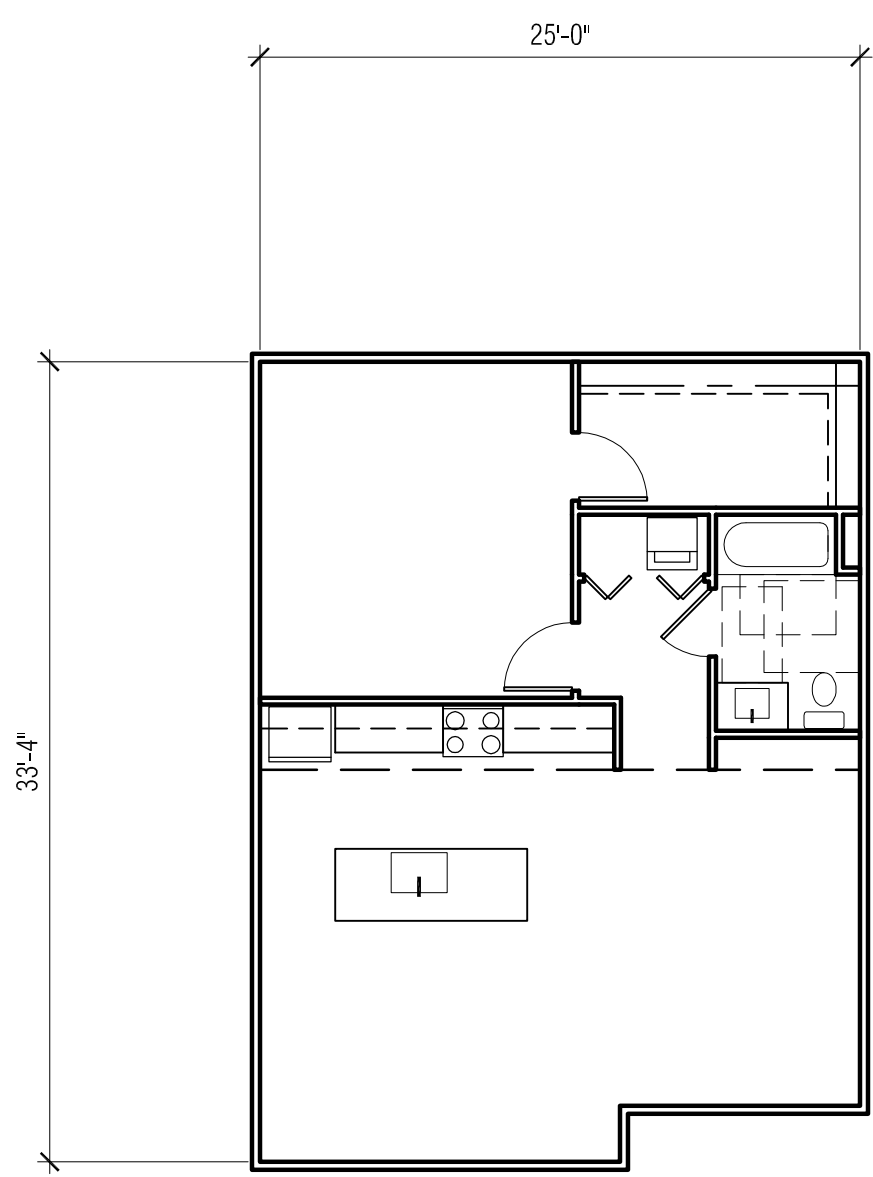
1ST FLOOR

10 **unit group 10** unit net s.f. = 813
 1/8" = 1'-0"



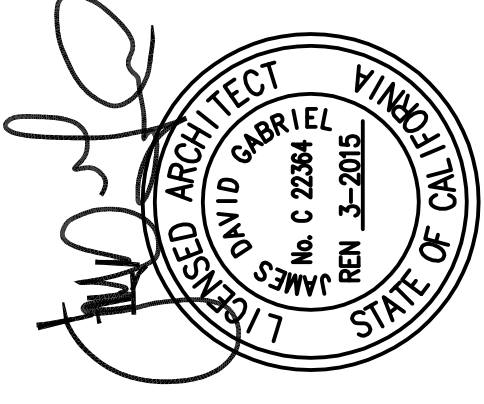
LEVEL 01

11 **unit group 11** unit net s.f. = 710
 1/8" = 1'-0"



LEVEL 1

12 **unit group 12** unit net s.f. = 810
 1/8" = 1'-0"

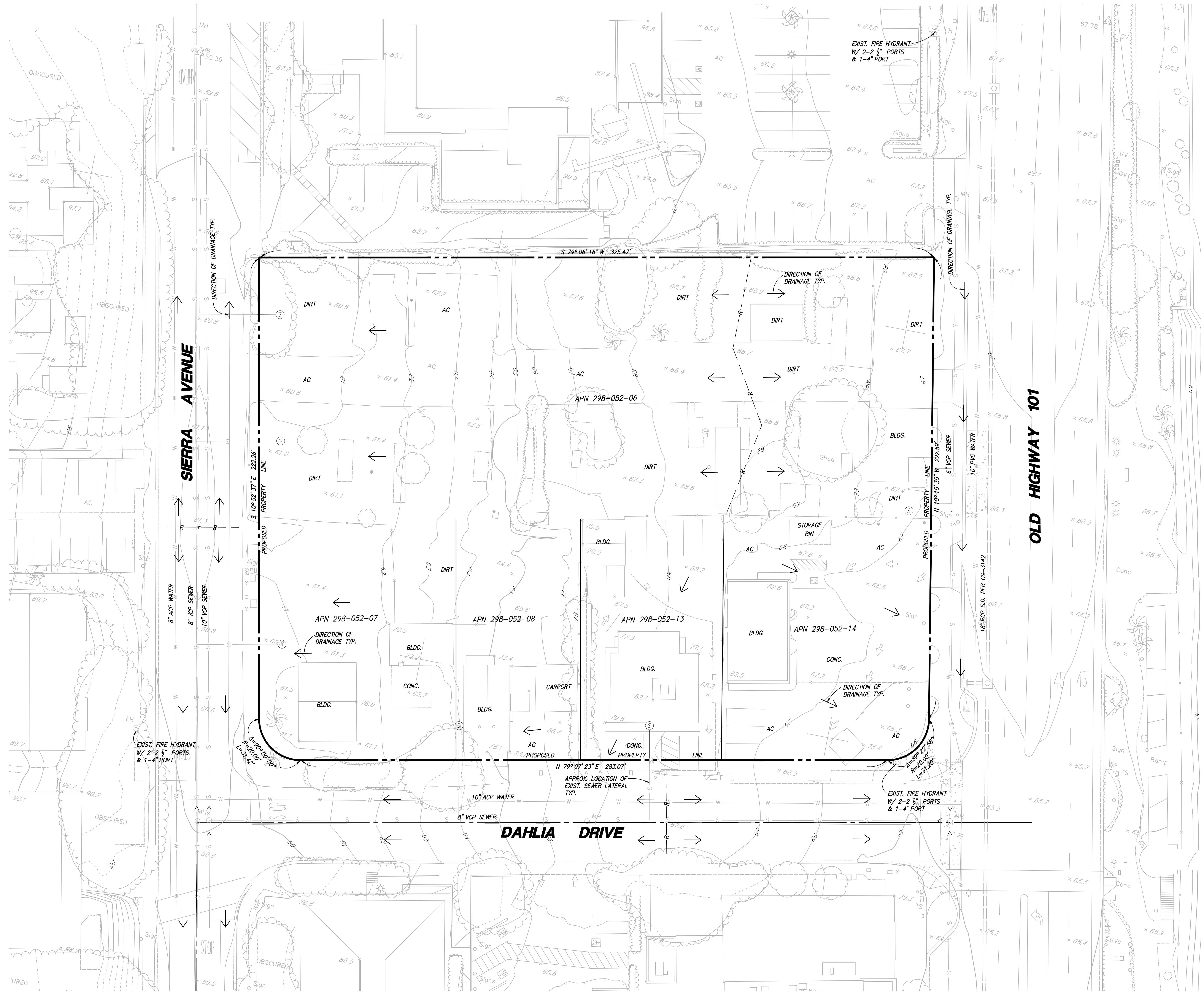


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ARCHITECTS
 hanna gabriel wells

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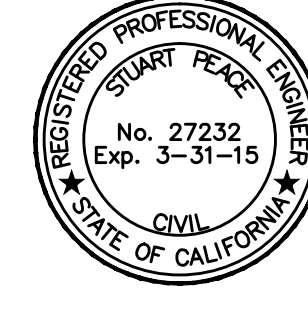
date	16 October 2014
project no.	11.11
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description	unit group plan diagrams
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consultants	
project	Solana 101 Mixed-Use Project

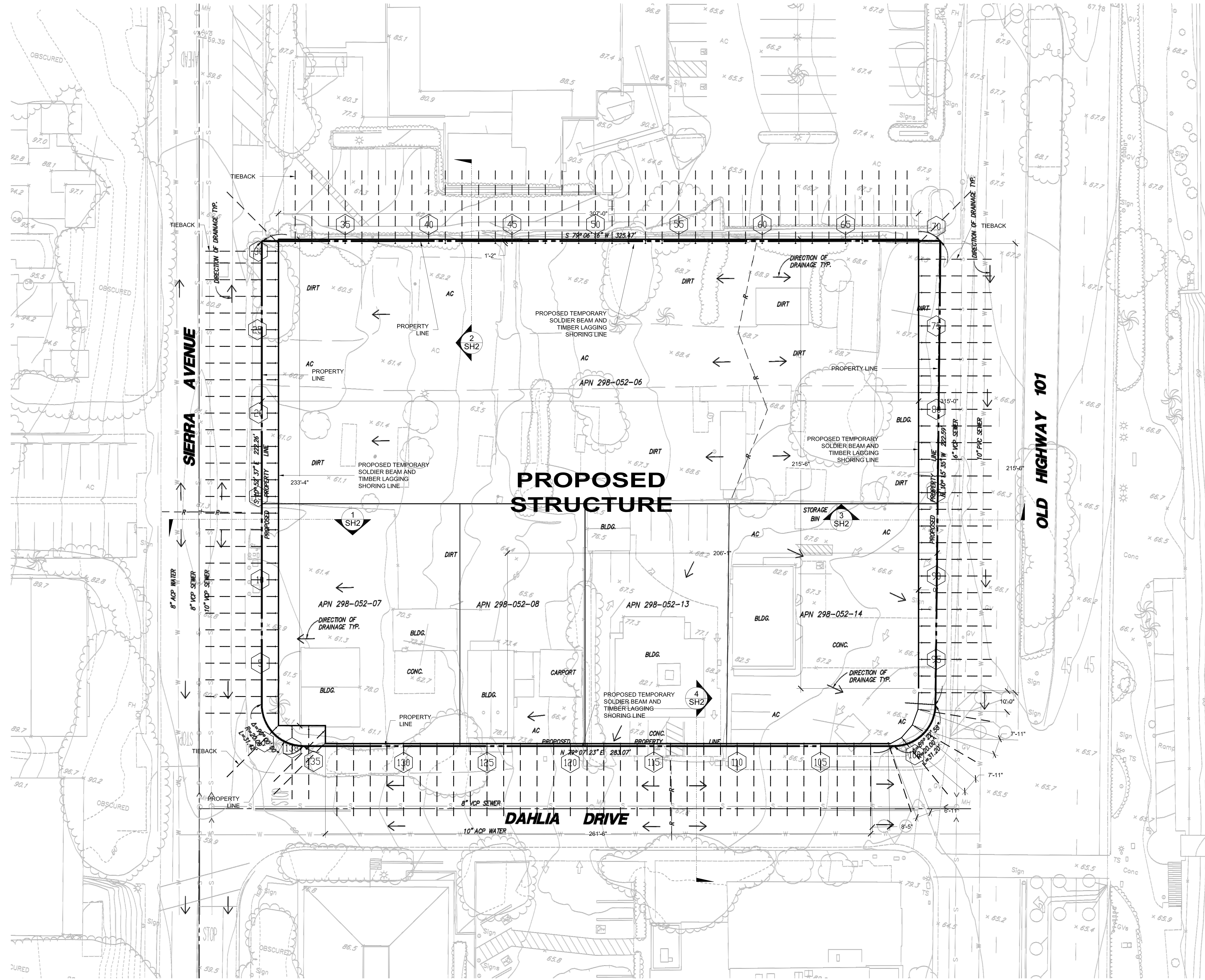


NOTES:

1. THE AERIAL TOPOGRAPHY WAS PREPARED BY SAN-LO AERIAL SURVEYS, JOB NO. 13577, FLOWN AUGUST 26, 2011. THE CONTOURS SHOWN ARE 1' CONTOUR.
2. THE BENCHMARK FOR THIS SURVEY IS G.P.S. STATION NO. 2001 (SOLB-1) 2.5" CITY OF SOLANA BEACH BRASS DISC ON CONCRETE DRAINAGE INLET ON THE EAST SHOULDER OF HIGHWAY 101, 0.1 MI. SOUTH OF LOMAS SANTA FE DR.
3. EXISTING UNUSED SEWER LATERALS SERVING THE PROPERTY WILL BE CAPPED AT THE SEWER MAIN.

SEB	DESIGNER:	A.M.
	DRAWN:	J.P.
STUART ENGINEERING 1111 N. MISSION BLVD. SAN DIEGO, CA 92108 (619) 298-0710	CHECKED:	S.P.
	DATE:	10-06-14
<i>Stuart Pearce</i>	R.C.E. 27232	DATE
STUART PEARCE	REGISTRATION EXP. 3-31-15	JOB NO.
		1773-11-02

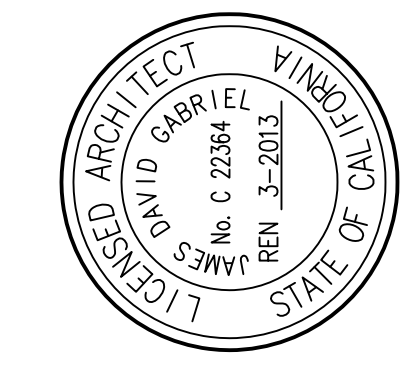


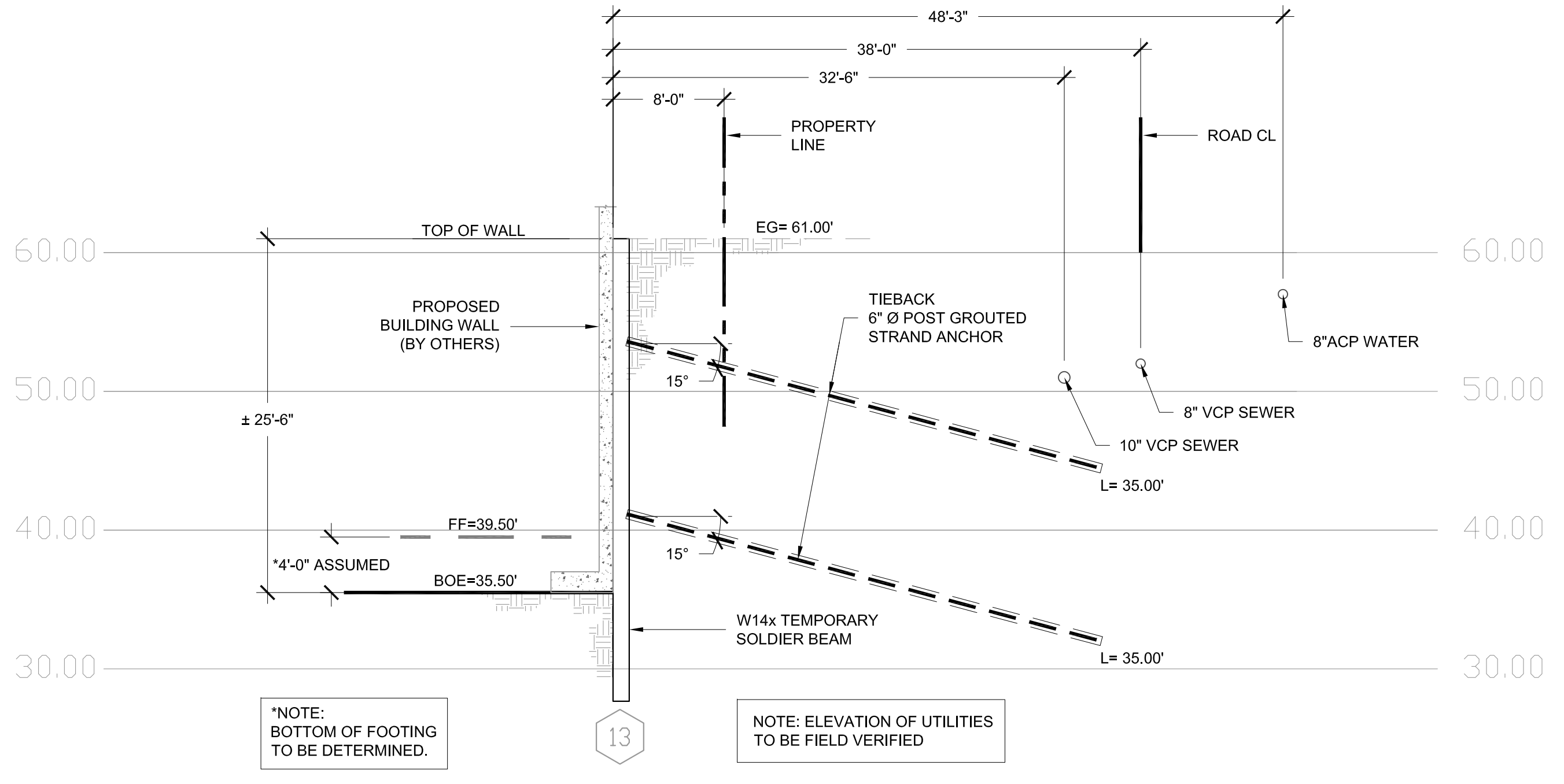
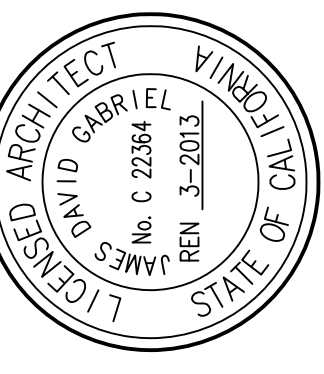


1-SH1 PLAN SCALE: 1"=20'

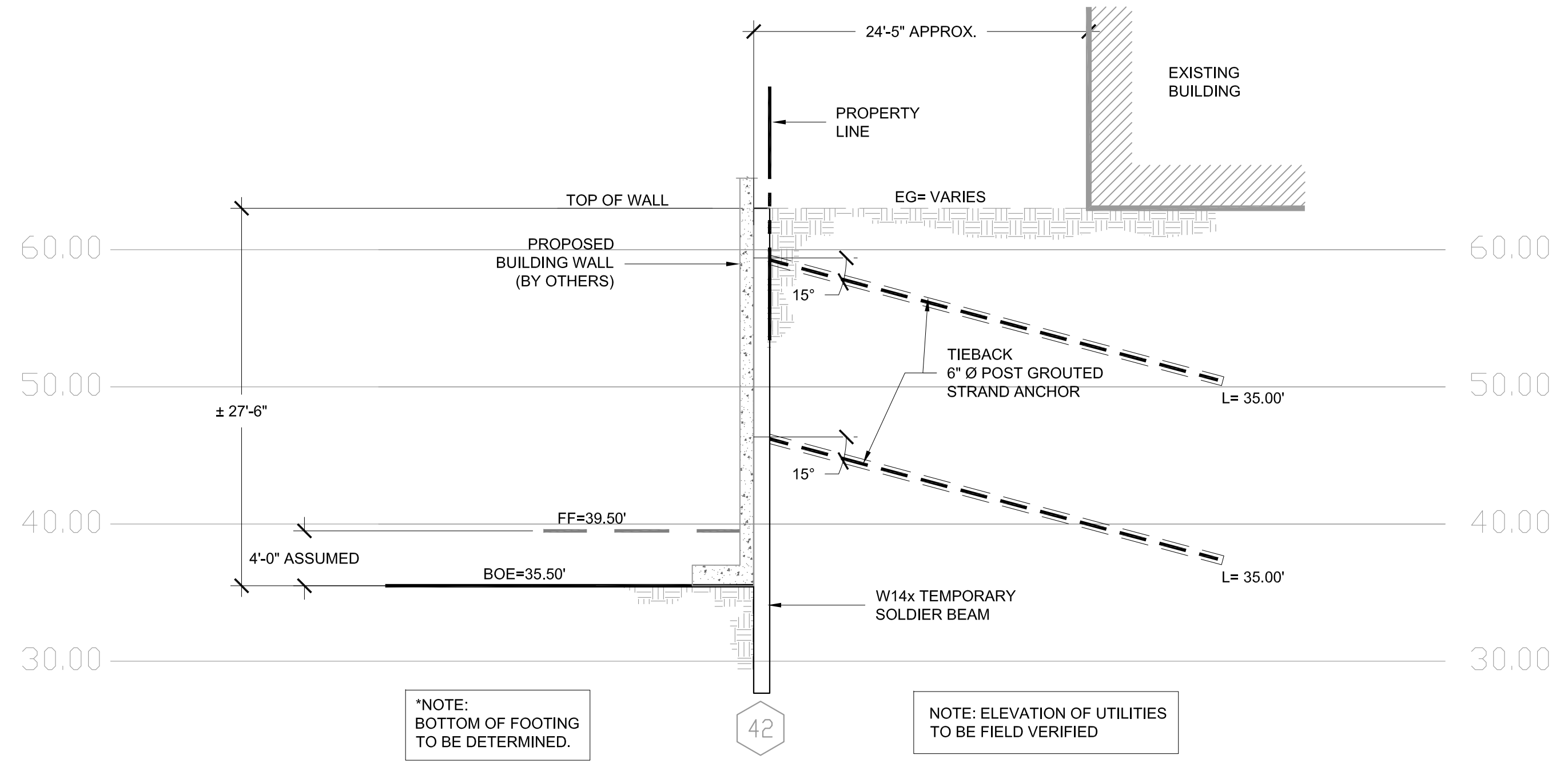
HAYWARD BAKER
Geotechnical Construction
KELLER

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10303 CHANNEL ROAD
LAKEVIEW, CALIFORNIA 92040
PHONE: (619) 443-3891
FAX: (619) 443-0724
WWW.HAYWARDBAKER.COM



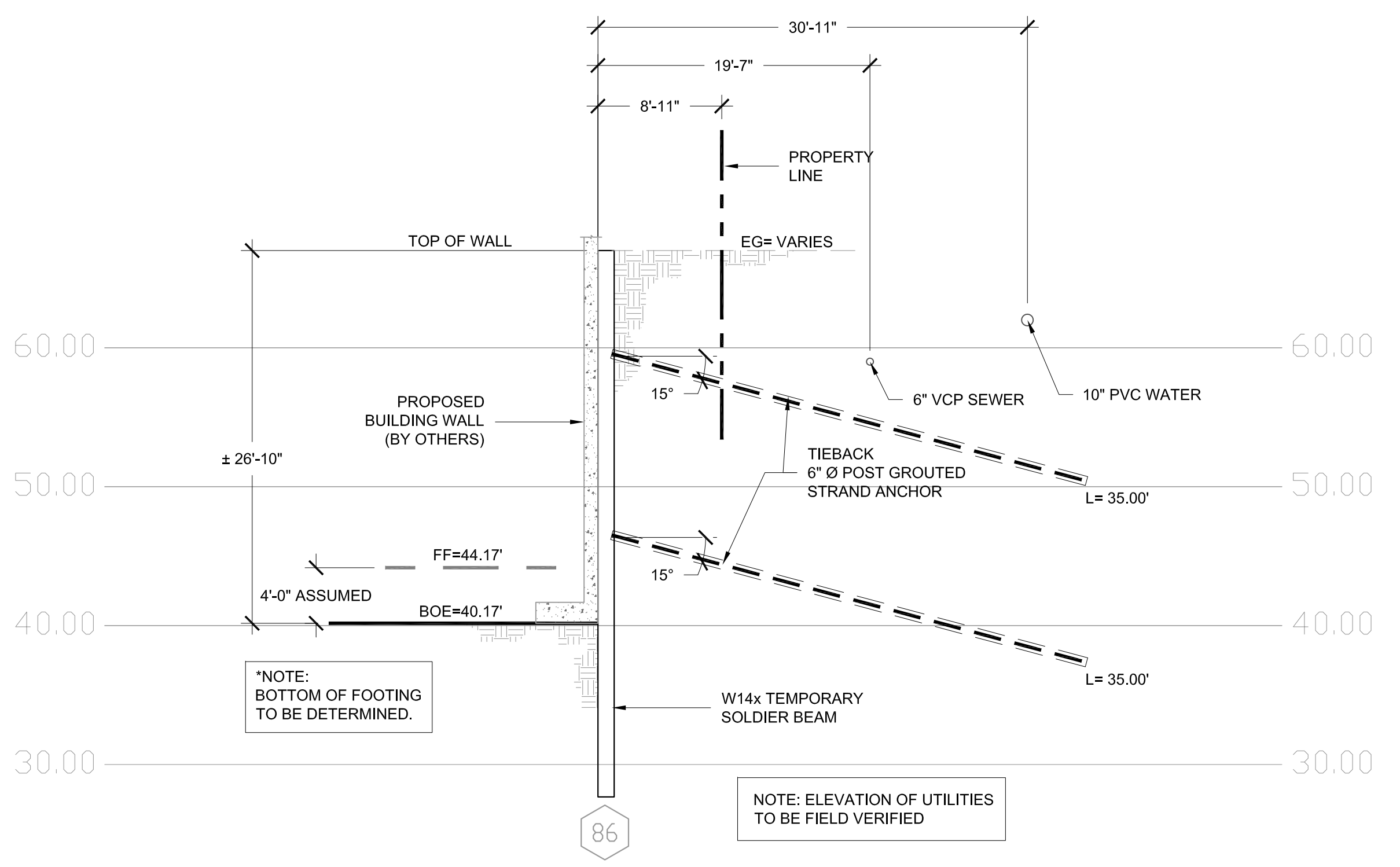


1-SH2 SECTION (ALONG SIERRA AVENUE)
SCALE: 1'=8"

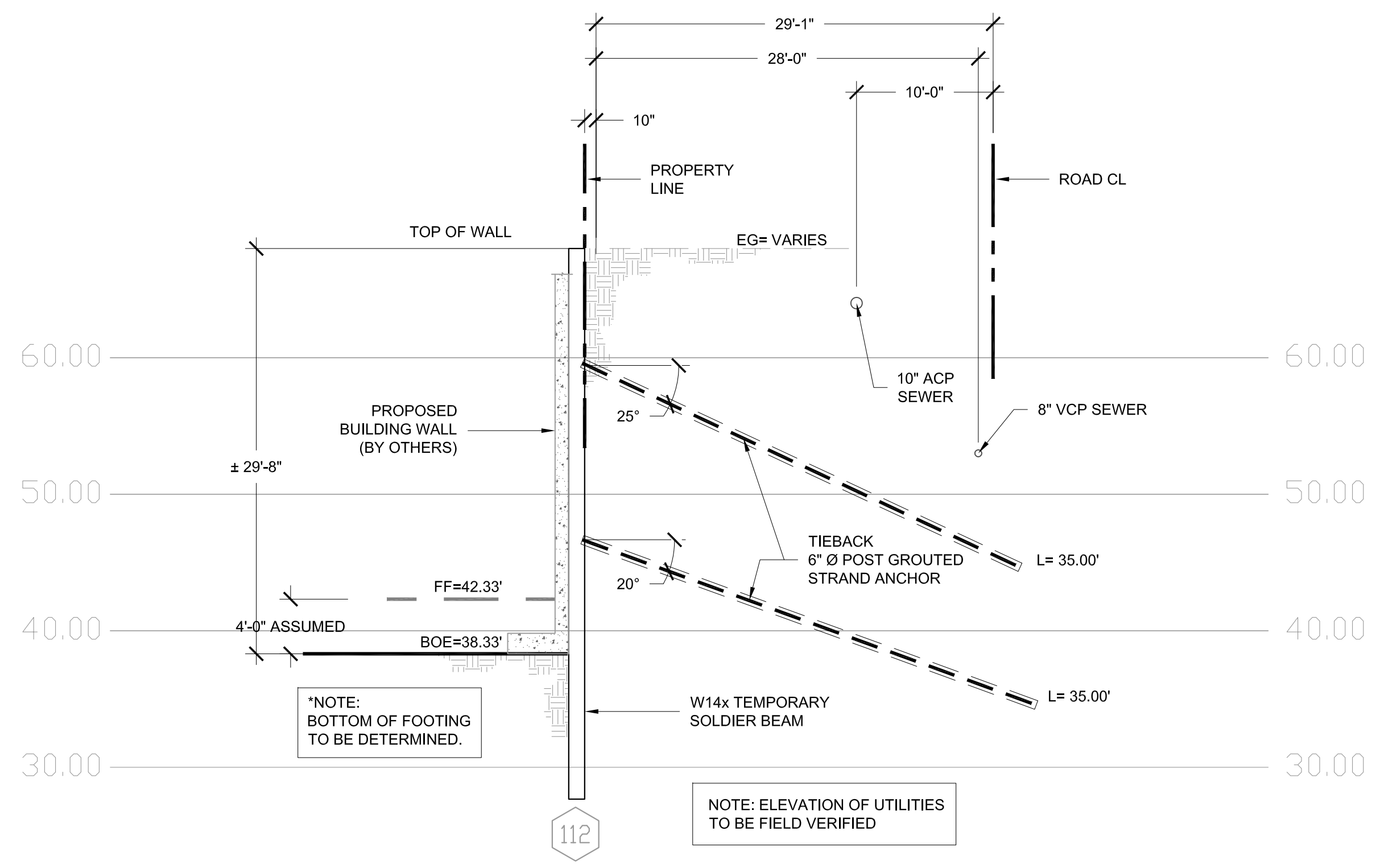


2-SH2 SECTION (ALONG NORTH WALL)
SCALE: 1'=8"

NOTE: TIE BACKS WITHIN THE PUBLIC RIGHT-OF-WAY
WILL BE DISENGAGED FROM THE SOLDIER BEAM
PRIOR TO FINAL INSPECTION



3-SH2 SECTION (ALONG OLD HIGHWAY 101)
SCALE: 1'=8"

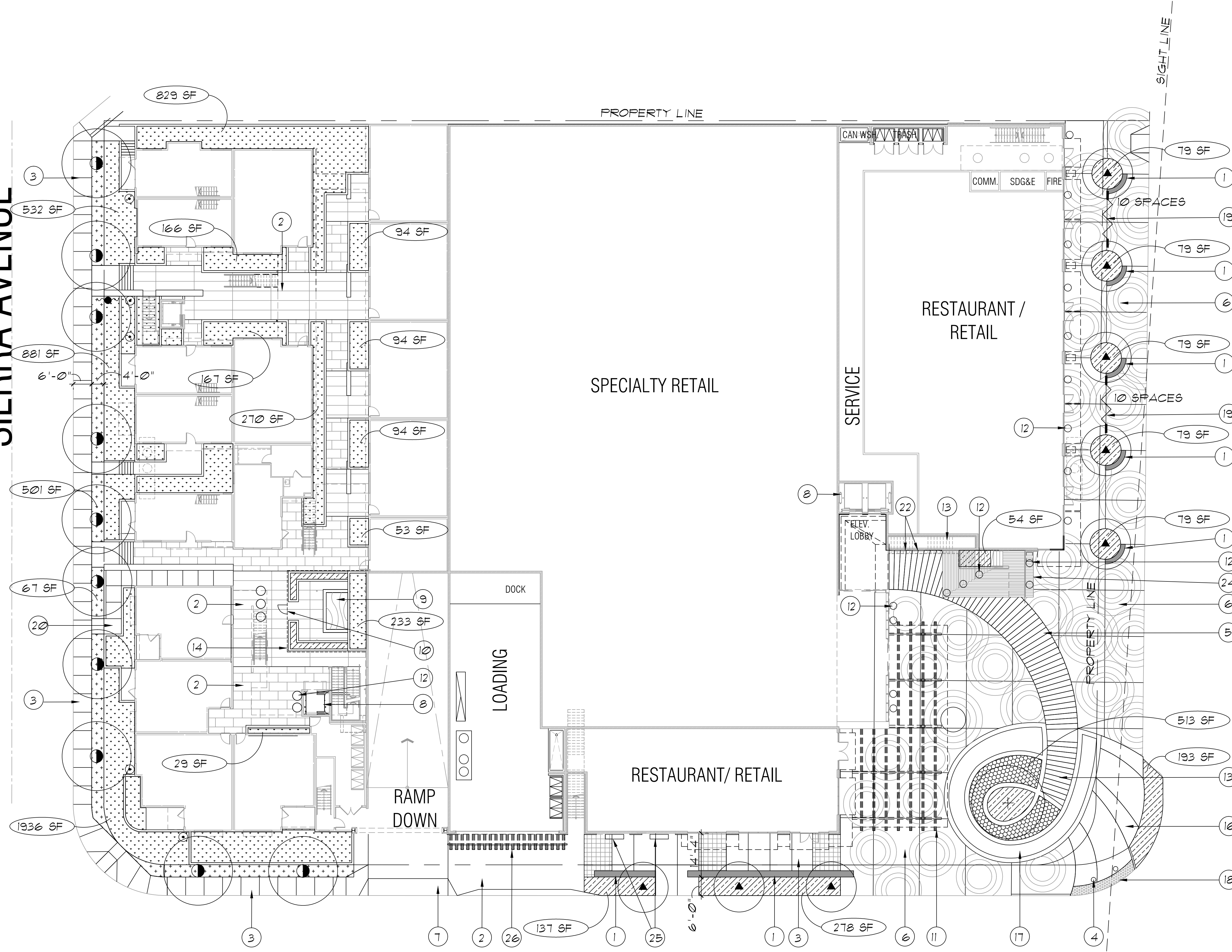


4-SH2 SECTION (ALONG DAHLIA DRIVE)
SCALE: 1'=8"

SIERRA AVENUE

HIGHWAY 101

DAHLIA DRIVE



KEY NOTES

- 1 SEATWALL
- 2 INTEGRAL COLORED CONCRETE
- 3 NATURAL GREY CONCRETE
- 4 BOLLARD
- 5 ENHANCED PAVING FOR 'BOARDWALK'
- 6 ENHANCED PLAZA PAVING
- 7 DRIVEWAY APRON (SEE CIVIL PLANS)
- 8 ELEVATOR TOWER (SEE ARCHITECT'S DRAWINGS)
- 9 SFA (SEE ARCHITECT'S DRAWINGS)
- 10 PEDESTRIAN GATE FOR SFA (SEE ARCHITECT'S DRAWINGS)
- 11 OVERHEAD TRELLIS (SEE ARCHITECT'S DRAWINGS)
- 12 PLANTER POTS
- 13 STAIRS (SEE ARCHITECT'S DRAWINGS)
- 14 FENCE (SEE ARCHITECT'S DRAWINGS)
- 15 FIRE PIT (SEE ARCHITECT'S DRAWINGS)
- 16 ENHANCED PAVING
- 17 WATER FEATURE
- 18 ADA DETECTABLE PAVING
- 19 BIKE RACKS - NUMBER INDICATES SPACES
- 20 RAMP
- 21 SKYLIGHT (SEE ARCHITECT'S DRAWINGS)
- 22 GREENSCREEN PLANTER WALL
- 23 BENCH
- 24 WOOD WALL AND TERRACING - SEE ARCHITECT'S PLANS
- 25 PLANTER POTS FOR VINES ON WALL
- 26 OVERHEAD TRELLIS WITH PLANTING (SEE ARCHITECT'S PLANS)

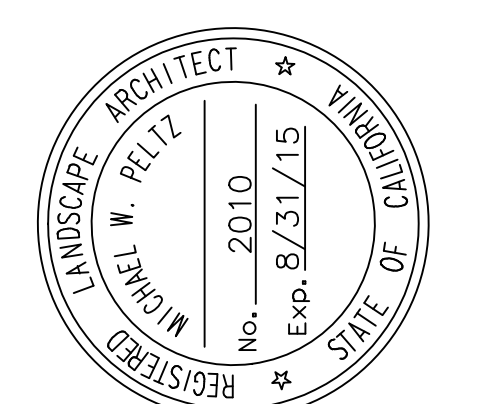
SEE SHEET L1.4 FOR SYMBOL LEGEND AND NOTES

date 16 October 2014
 project no. 11-11
 drawn by
 sheet no. **L1.1**

description
**Landscape Plan
 Ground Floor**

project
**Solana 101
 Mixed-Use Project**

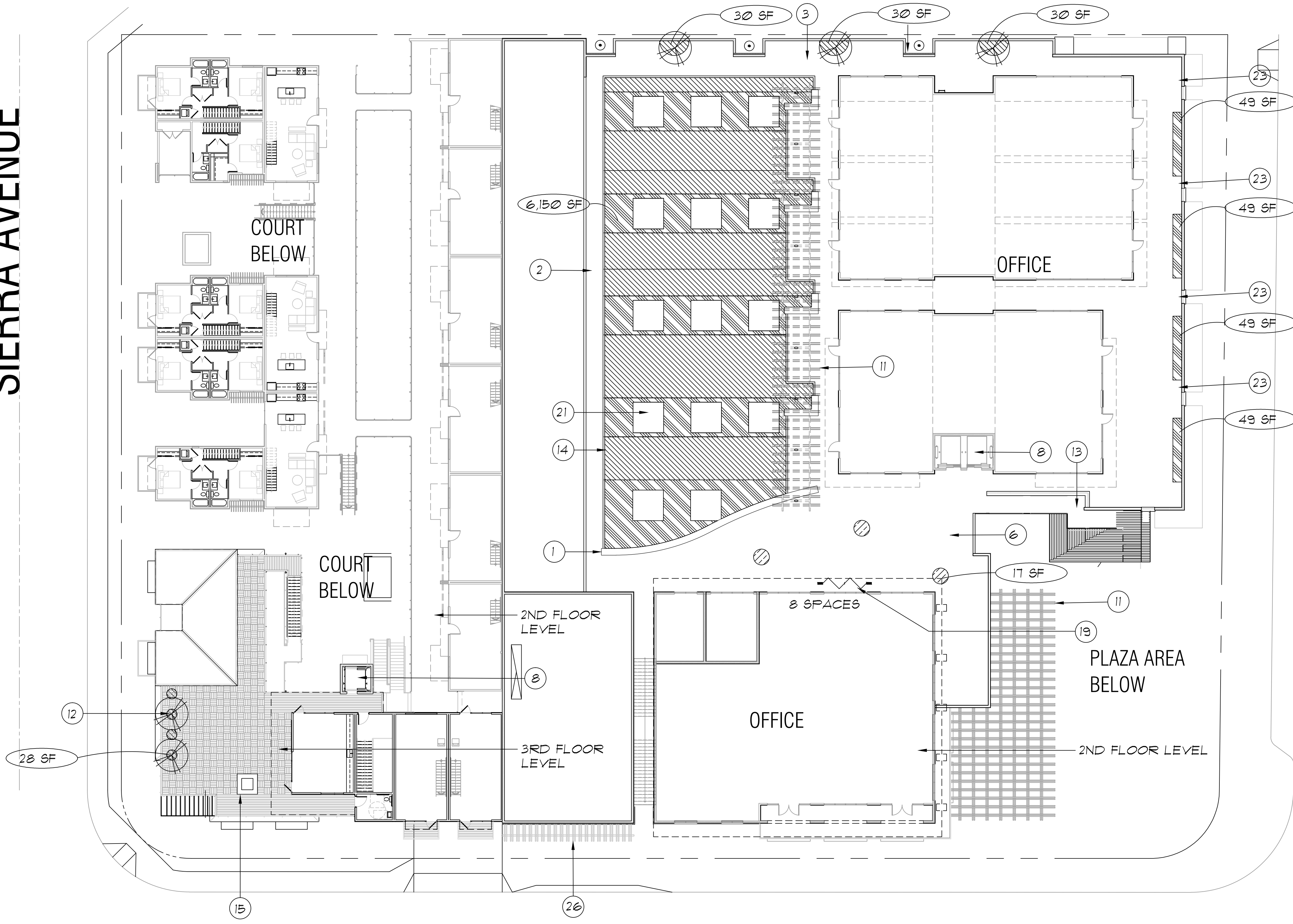
consultants
M W P A
 SOLANA BEACH, CALIFORNIA
 LANDSCAPE ARCHITECTURE
 555-401-0886 / JULY 2010



ARCHITECTS
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SIERRA AVENUE



DAHLIA DRIVE

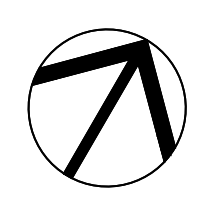
HIGHWAY 101

- KEY NOTES
- ① SEATWALL
 - ② INTEGRAL COLORED CONCRETE
 - ③ NATURAL GREY CONCRETE
 - ④ BOLLARD
 - ⑤ ENHANCED PAVING FOR 'BOARDWALK'
 - ⑥ ENHANCED PLAZA PAVING
 - ⑦ DRIVEWAY APRON (SEE CIVIL PLANS)
 - ⑧ ELEVATOR TOWER (SEE ARCHITECT'S DRAWINGS)
 - ⑨ SFA (SEE ARCHITECT'S DRAWINGS)
 - ⑩ PEDESTRIAN GATE FOR SFA (SEE ARCHITECT'S DRAWINGS)
 - ⑪ OVERHEAD TRELLIS (SEE ARCHITECT'S DRAWINGS)
 - ⑫ PLANTER POTS
 - ⑬ STAIRS (SEE ARCHITECT'S DRAWINGS)
 - ⑭ FENCE (SEE ARCHITECT'S DRAWINGS)
 - ⑮ FIRE PIT (SEE ARCHITECT'S DRAWINGS)
 - ⑯ ENHANCED PAVING
 - ⑰ WATER FEATURE
 - ⑱ ADA DETECTABLE PAVING
 - ⑲ BIKE RACKS - NUMBER INDICATES SPACES
 - ⑳ RAMP
 - ㉑ SKYLIGHT (SEE ARCHITECT'S DRAWINGS)
 - ㉒ GREENSCREEN PLANTER WALL
 - ㉓ BENCH
 - ㉔ WOOD WALL AND TERRACING - SEE ARCHITECT'S PLANS
 - ㉕ PLANTER POTS FOR VINES ON WALL
 - ㉖ OVERHEAD TRELLIS WITH PLANTING (SEE ARCHITECT'S PLANS)

SEE SHEET L1.4 FOR SYMBOL LEGEND AND NOTES

02 LANDSCAPE CONCEPT PLAN - Above Ground Floor

1/16" = 1'



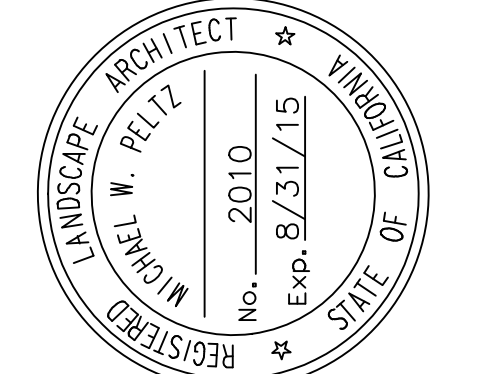
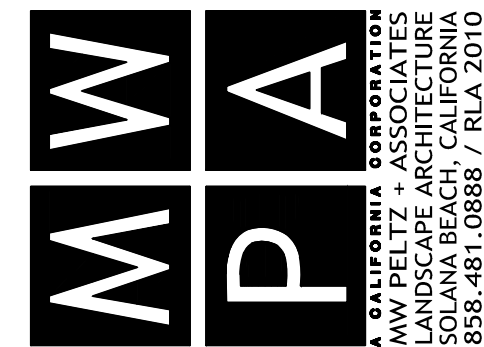
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date
16 October 2014
project no.
11-11
drawn by
sheet no.
L1.2

description
**Landscape Plan
Upper Floors**

project
**Solana 101
Mixed-Use Project**

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hanna gabriel wells



Existing Improvements at Site



Existing Improvements North of Lomas Santa Fe



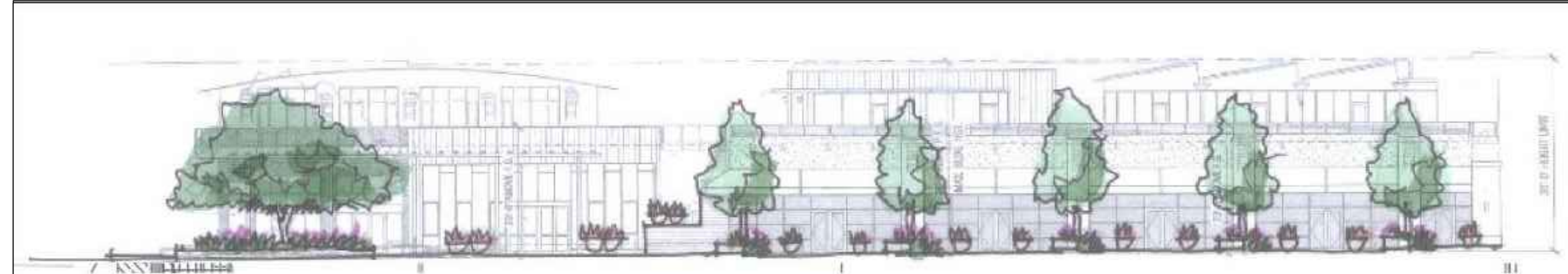
Existing Improvements on Dahlia



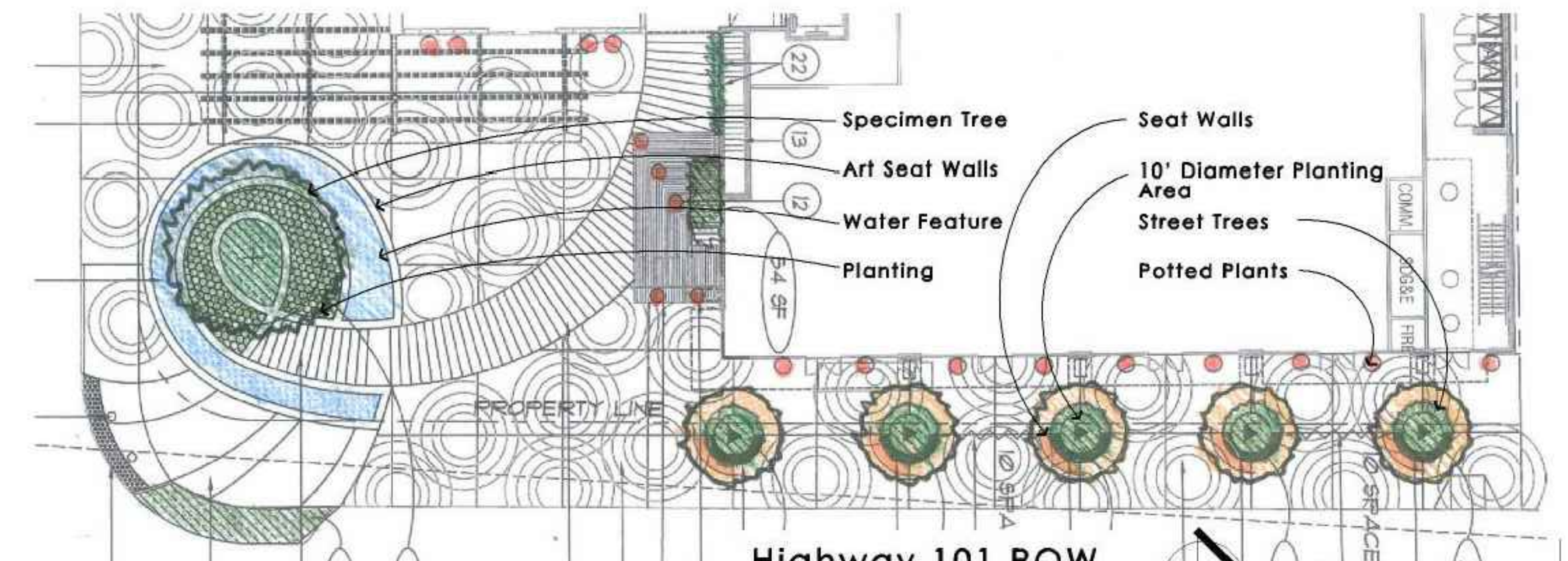
Existing Improvements on Sierra

Existing ROW Improvements

Solana 101
September 23, 2014

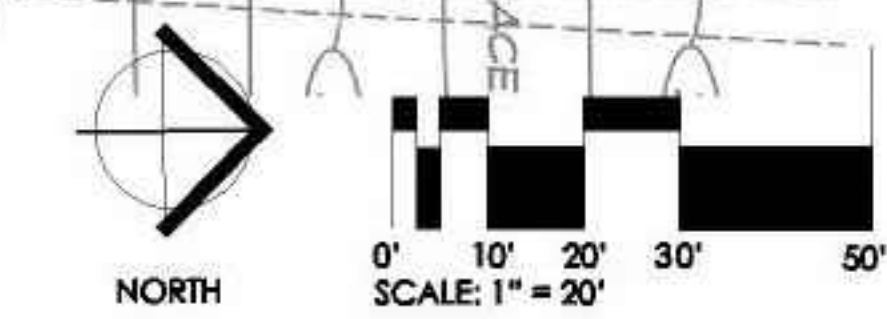


Elevation

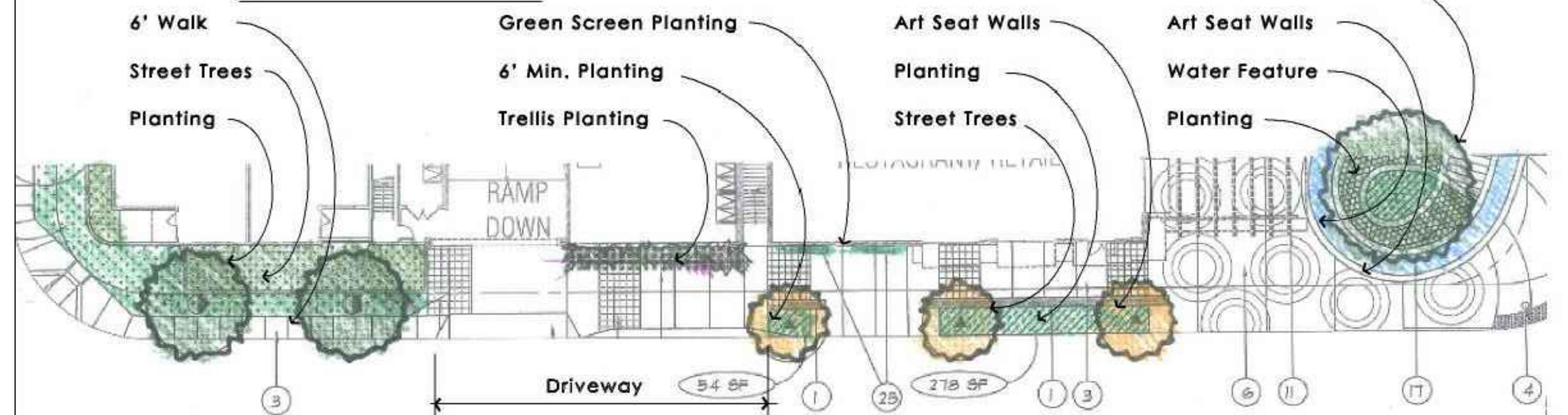


Site Plan

Highway 101 ROW
Solana 101
September 23, 2014

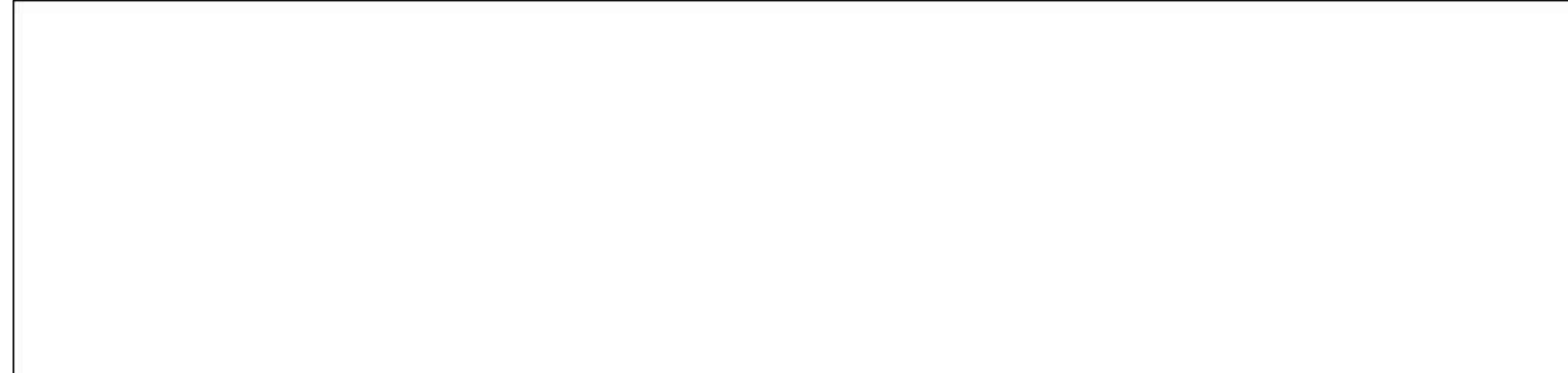
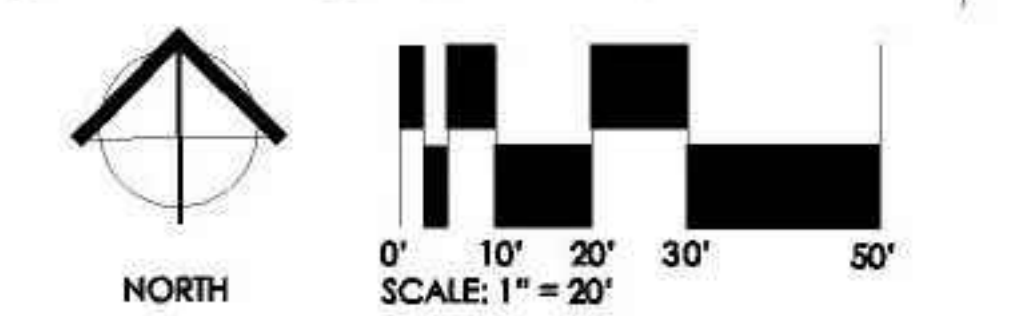


Elevation



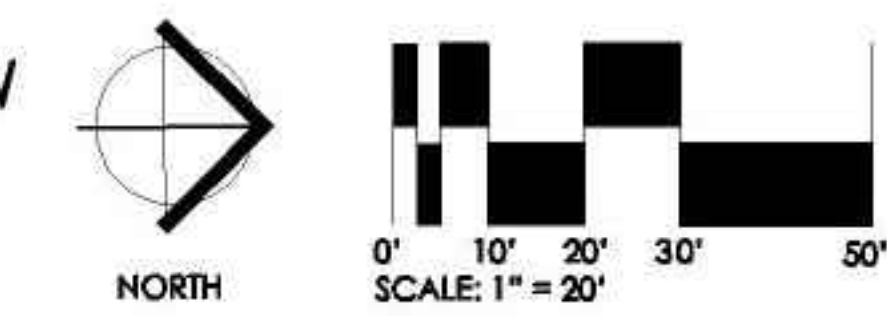
Site Plan

Dahlia Drive ROW
Solana 101
September 23, 2014



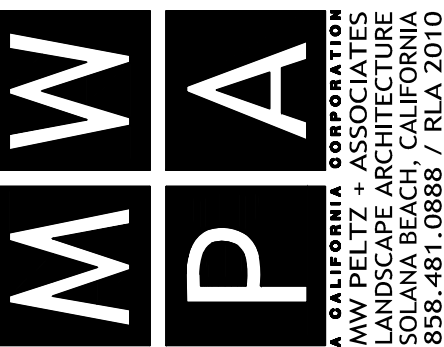
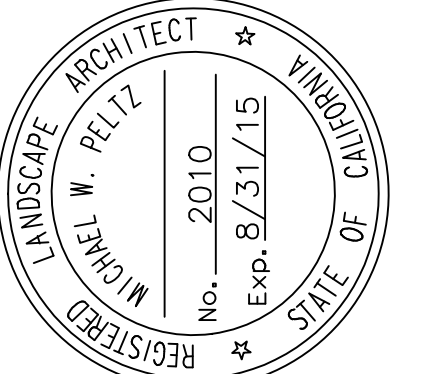
Site Plan

Sierra Avenue ROW
Solana 101
September 23, 2014



03 LANDSCAPE CONCEPT PLAN - Street Frontage

AS SHOWN



consultants
project
Solana 101
Mixed-Use Project

revisions
description
Landscape Plan
Street Frontage

date
16 October 2014
project no.
11-11
drawn by
sheet no.
L1.3

PLAN NOTES

- ON-SITE LANDSCAPING SHALL BE INSTALLED AND MAINTAINED, PURSUANT TO CHAPTER 17.56 S.B.M.C. (LANDSCAPE REGULATIONS).
- ALL PLANTING AREAS WITH SLOPES LESS THAN 2:1 SHALL RECEIVE A MINIMUM 2" THICK LAYER OF ORGANIC WOOD MULCH OR COBBLE MULCH.
- ALL TREES LOCATED WITHIN 8'-0" OF ANY HARDSCAPE IMPROVEMENT SHALL BE INSTALLED WITH NON-BIODEGRADABLE ROOT BARRIERS
- FIRE DEPARTMENT CONNECTION (FDC) AND DOUBLE DETECTOR CHECK (DDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE MAINTAINED FREE OF ADJACENT VEGETATION AT ALL TIMES PER THE CITY OF SOLANA BEACH REQUIREMENTS.

IRRIGATION AND MAINTENANCE NOTES

- PROPOSED IRRIGATED LANDSCAPE AREAS = 13,991 SF
- PROPOSED LANDSCAPING SHALL MEET THE APPLICABLE REGULATIONS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS OF SBMC 17.52
- ALL PLANTED AREAS SHALL RECEIVE SUPPLEMENTAL WATER VIA AN AUTOMATICALLY CONTROLLED, UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM WILL BE DESIGNED ACCORDING TO SPECIFIC PLANT REQUIREMENTS AND ENVIRONMENTAL EXPOSURES. THE DESIGN WILL UTILIZE WATER CONSERVATION EQUIPMENT SUCH AS RAIN SENSORS, MASTER CONTROL VALVES, CHECK VALVES AND LOW-FLOW IRRIGATION HEADS.
- THE PROPOSED SYSTEM WILL PROVIDE COMPLETE WATER COVERAGE AND SHALL CONFORM TO THE CITY OF SOLANA BEACH STANDARDS AND ALL OTHER LANDSCAPE AND IRRIGATION RELATED STATE, CITY AND REGIONAL STANDARDS.
- A COMPLETE LANDSCAPE AND IRRIGATION PLAN PACKAGE IN COMPLIANCE WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE SHALL BE SUBMITTED TO THE CITY OF SOLANA BEACH FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AND THE ISSUANCE OF A BUILDING PERMIT FOR THIS PROJECT.

LANDSCAPE AREA CALCULATIONS

(XXX SF) REFER TO PLANS FOR LANDSCAPING AREAS. EACH PLAN SYMBOL INDICATES THE SQUARE FEET PROVIDED PER AREA.

- A. STREET LEVEL PLANTING AREA = 7,516 SF
- B. ON STRUCTURE PLANTING AREA = 6,481 SF

TOTAL = 13,997 SF

PROJECT AREA QUANTITIES

PAVED AREA = 19,754 SF
 BUILDING FOOTPRINT = 55,164 SF
 WATER FEATURES = 591 SF
 IRRIGATED LANDSCAPE AREA = 7,516 SF (STREET LEVEL)
 NON-IRRIGATED LANDSCAPE AREA = 0 SF

GROSS SITE AREA = 83,025 SF

WATER EFFICIENT LANDSCAPE WORKSHEET AND WATER BUDGET CALCULATIONS

HYDROZONE INFORMATION TABLE					
HYDROZONE NUMBER	DESCRIPTION / LOCATION (IRRIGATION TYPE)	PLANT FACTOR	HYDROZONE AREA (SF)	FF X HA (SF)	(IE)
HZ-1	LOW WATER USE / NORTH SIDE OF BLDG AND IN BETWEEN BLDGS.	0.3	2246	673.8	.76
HZ-2	LOW-MODERATE WATER USE / SOUTH, WEST SIDE OF BLDG. AND UPPER ROOF GARDEN	0.5	11,501	5,753.5	.76
HZ-3	LOW-MODERATE WATER USE / EAST SIDE OF BLDG.	0.4	244	97.6	.76
TOTAL			13,991	6,524.9	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

$$MAWA = (ETO) (0.62) [(0.7 \times LA) + (0.3 \times SLA)]$$

$$MAWA = (46.6) (0.62) [(0.7 \times 13,991) + (0.3 \times 0)]$$

$$MAWA = 283,081 \text{ GALLONS / YEAR}$$

ESTIMATED TOTAL WATER USE

$$ETWU = [(ETO) (0.62)] [(FF \times HA) / (IE) + SLA]$$

$$ETWU = [(46.6) (0.62)] [(6,524.9 / .76) + SLA]$$

$$ETWU = 248,049 \text{ GALLONS / YEAR}$$

SUMMARY

ESTIMATED WATER USE IS 35,032 GALLONS PER YEAR LESS THAN THE MAXIMUM APPLIED WATER ALLOWANCE.

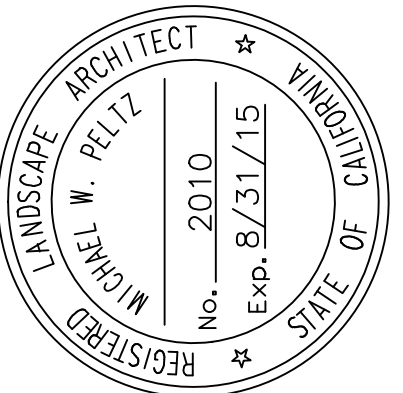
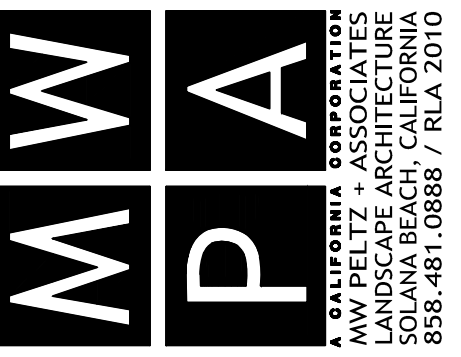
APPLICANT'S STATEMENT OF COMPLIANCE

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

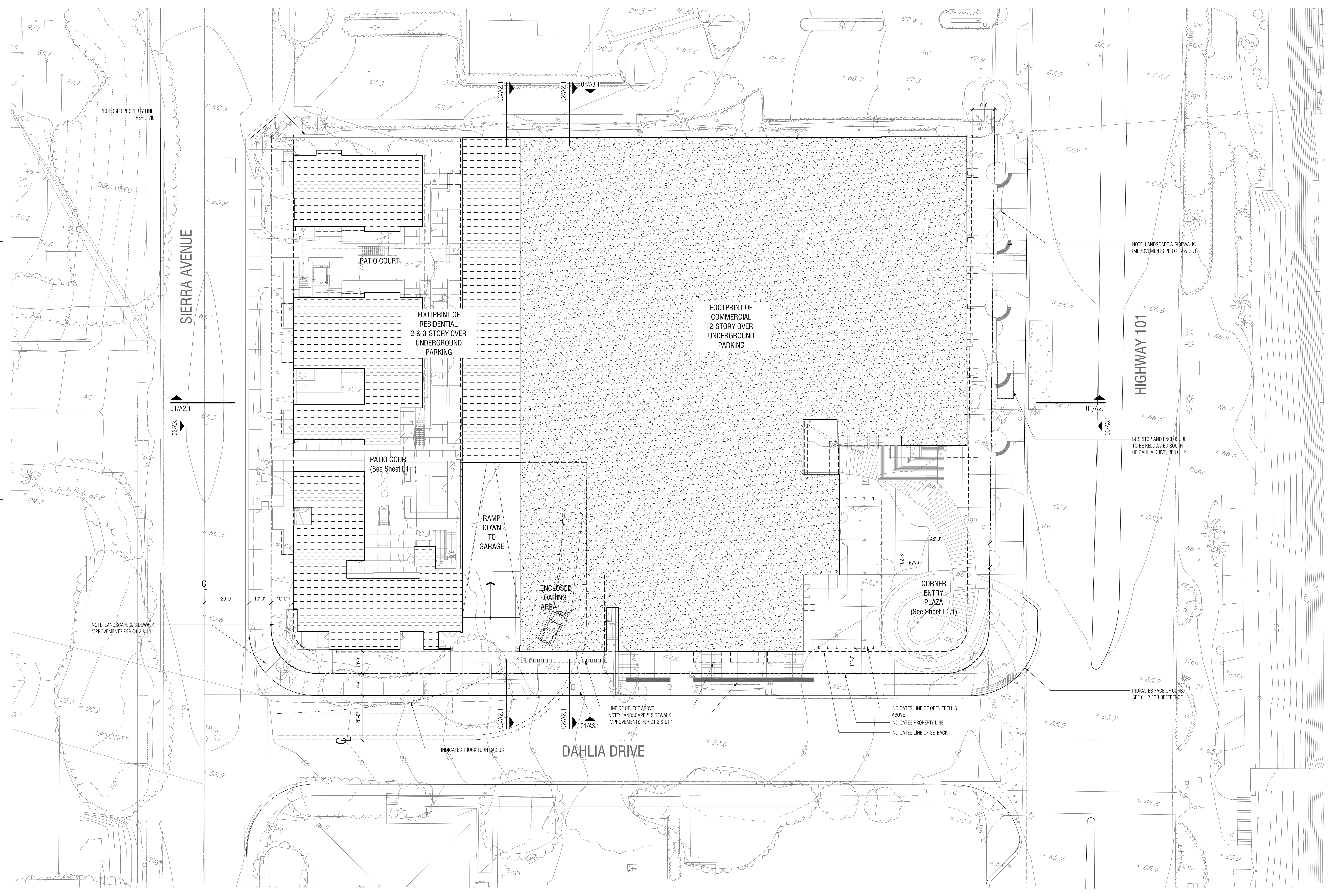
[Signature] 10/06/14
 APPLICANT SIGNATURE DATE

PLANT MATERIAL LEGEND

SYMBOL	SPECIES, SUCH AS:	COMMON NAME	SIZE / SPACING
	TIPUANA TIPU MAGNOLIA GRANDIFLORA	TIPU TREE MAGNOLIA	36" BOX (PER PLAN)
	KOELREUTERIA BIPINNATA HYMENOSFORUM FLAVUM	CHINESE FLAME TREE SWEETSHADE	24" BOX (PER PLAN)
	FRUNUS CERASIFERA PYRUS CALLERYANA 'CAPITAL' BAUHINIA BLAKEANA	FLOWERING PLUM CAPITAL FLOWERING PEAR HONG KONG ORCHID TREE	36" BOX (PER PLAN)
	CUPRESSUS SEMPERVIRENS 'STRICTA'	ITALIAN CYPRESS	24" BOX (PER PLAN)
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	15 GAL (PER PLAN)
	MACFADYENA UNGUIS-CATI CLYTOSTOMA CALLISTEGIOIDES	CAT'S CLAW VINE VIOLET TRUMPET VINE	15 GAL (PER PLAN)
	CISTUS PURPUREA ROSMARINUS SPP. RHAPHIOLEPIS SPP.	ORCHID ROCKROSE ROSEMARY INDIAN HAWTHORNE	5 GAL 36" O.C.
	ANIGOZANTHOS SPP FESTUCA MAREI MUHLENBERGIA SPP.	KANGAROO PAW ATLAS FESCUE DEER GRASS	5 GAL 24" O.C.
	LEYMUS SPP. CAREX SPP. HELIOTRICHON S. 'SAPPHIRE BLUE'	WILD RYE SEDGE BLUE OAT GRASS	5 GAL 36" O.C.
	ALOE STRIATA ECHEVERIA SPP. EUPHORBIA TIRUCALLI 'STICKS ON FIRE'	CORAL ALOE HENS & CHICKS FIRE STICKS	GAL O.C.
	SENECIO SERPENS LAVANDULA AUGUSTIFOLIA SCAEVOLA SPP.	BLUE CHALK STICKS ENGLISH LAVENDER FAIRY FALL FLOWER	4" POTS 10" O.C.
	CAREX TESTACEA FESTUCA CALIFORNICA SESLERIA AUTUMNALIS	ORANGE SEDGE CALIFORNIA FESCUE AUTUMN MOOR GRASS	4" POTS 10" O.C.



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01 site plan
1/16" = 1'-0"



date 06 October 2014
project no. 11.11
drawn by
sheet no. AS1.1

description
architectural site plan

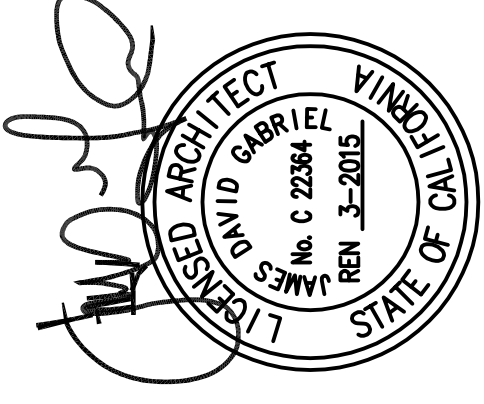
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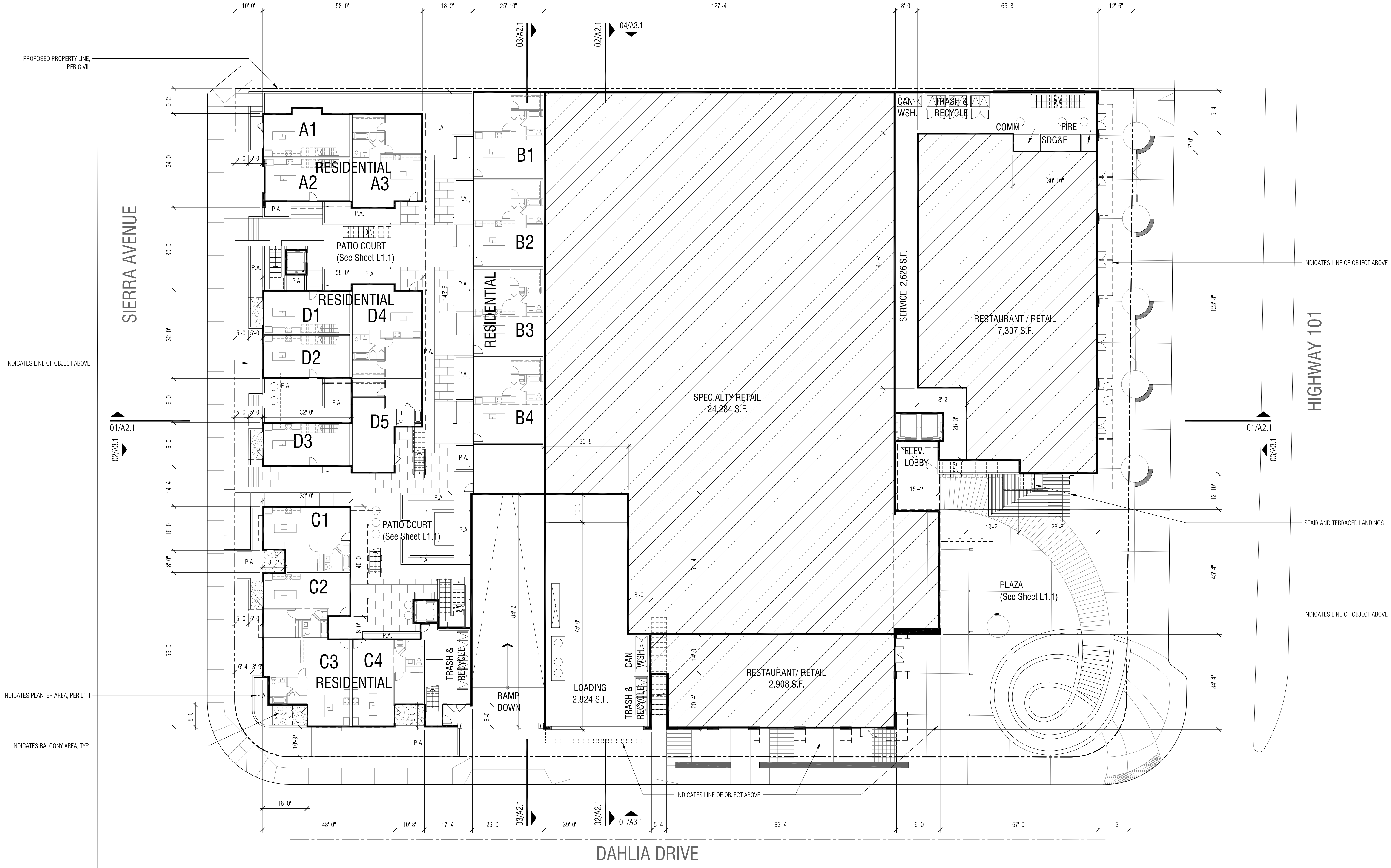
project
Solana 101
Mixed-Use Project

consultants

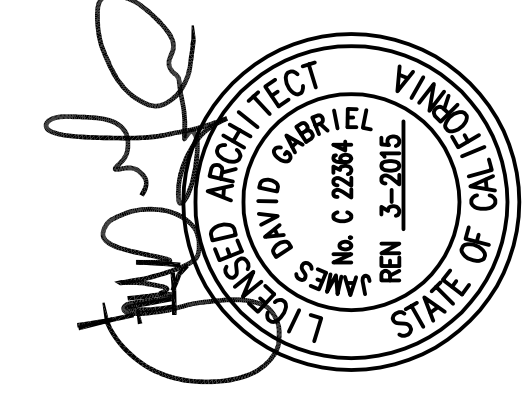
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ARCHITECTS

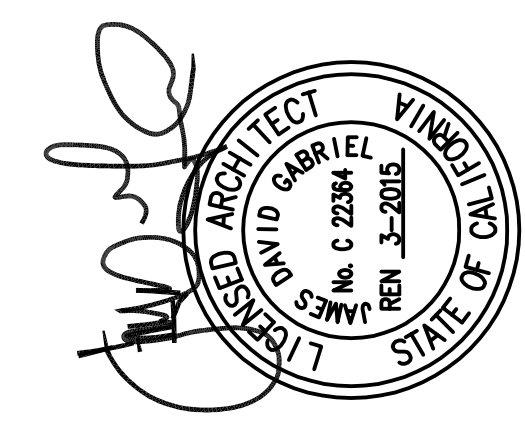
1855 Bacon Street
San Diego
California
92107
phone: 619.533.8485
fax: 619.533.8487
website: www.architectshg.com





01 first floor plan
1/16" = 1'-0"



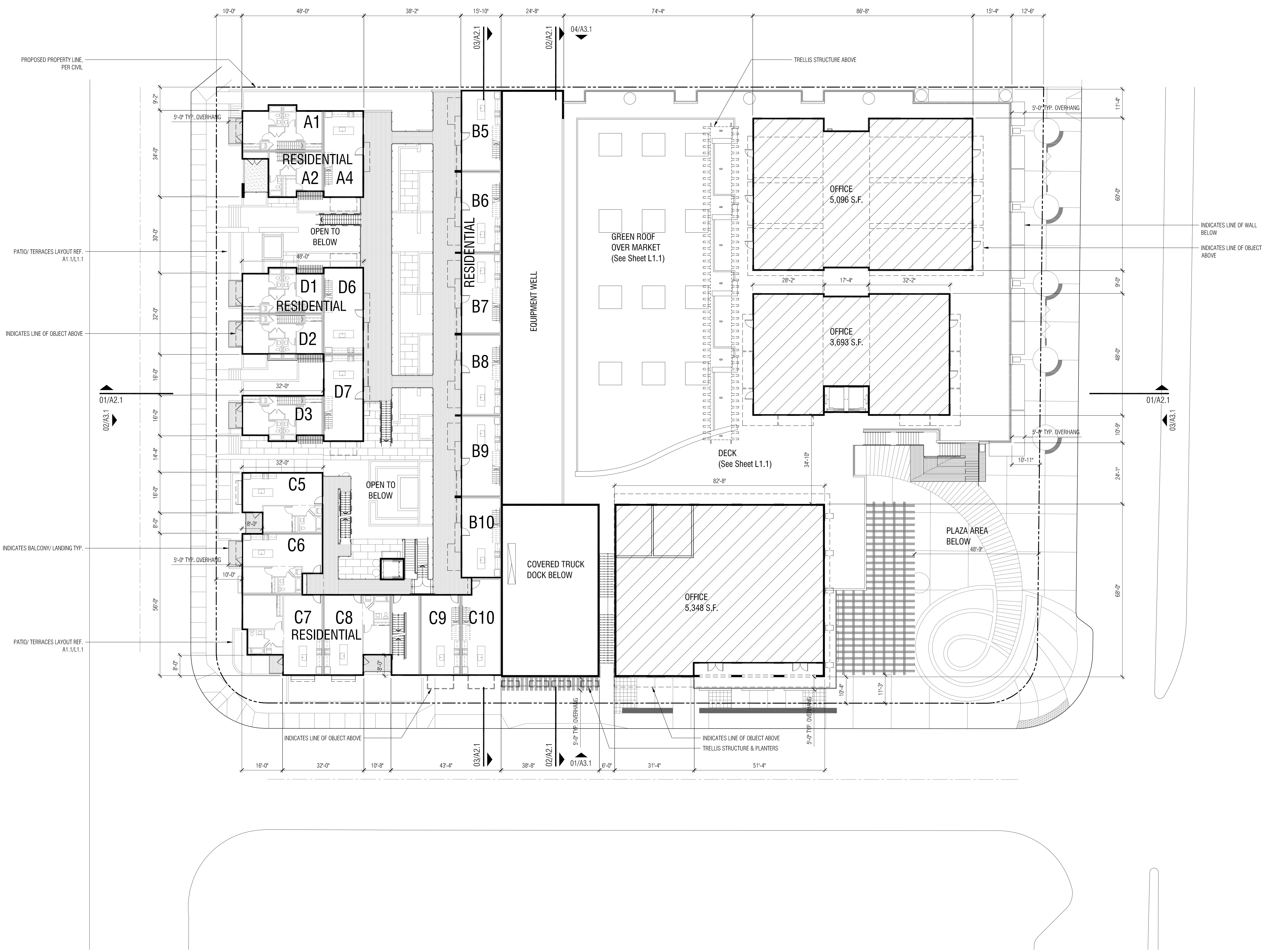


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A R C H I T E C T S
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01 second floor plan
1/16" = 1'-0"



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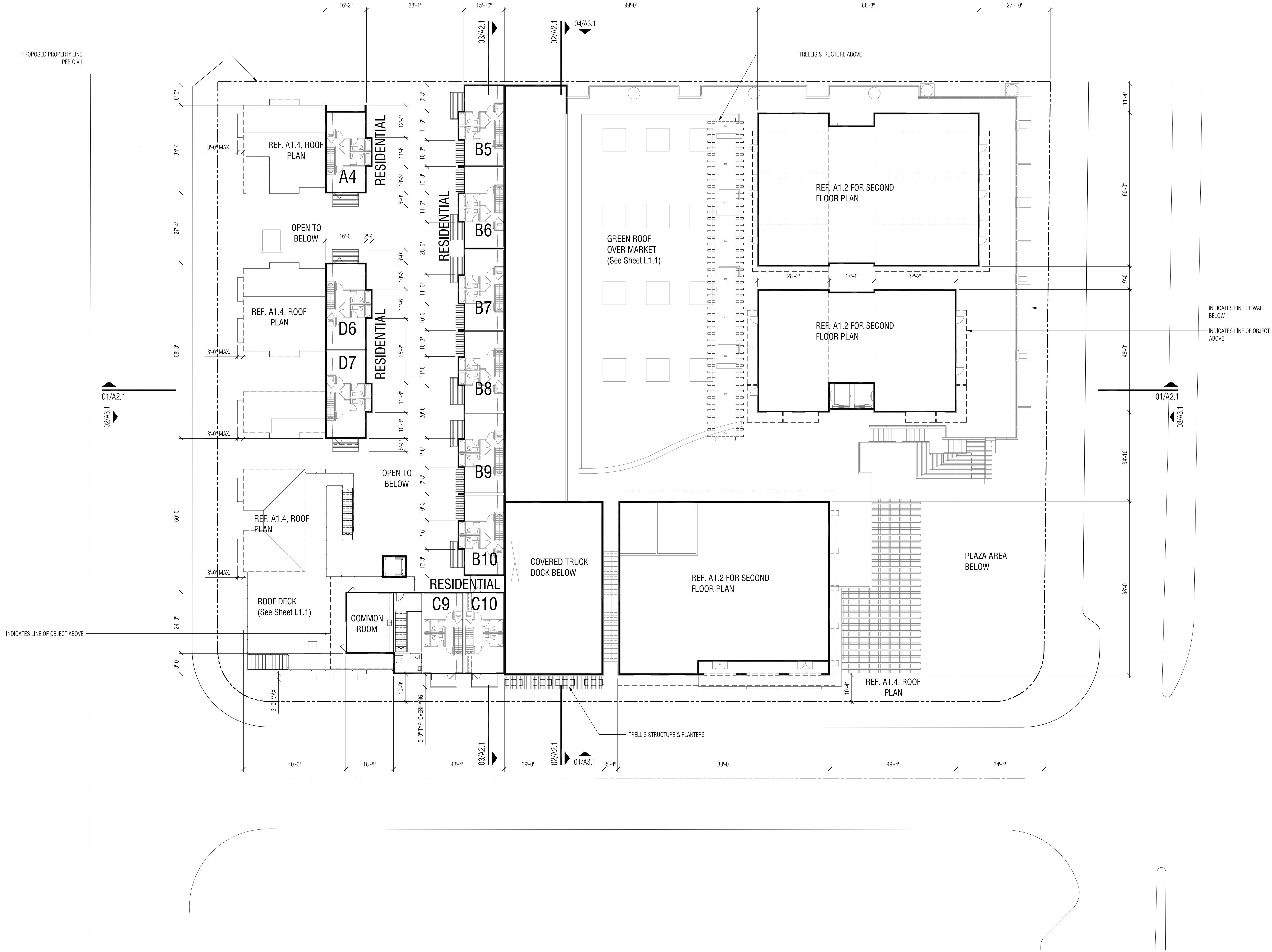
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project no.: 11.11
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description:
second floor plan

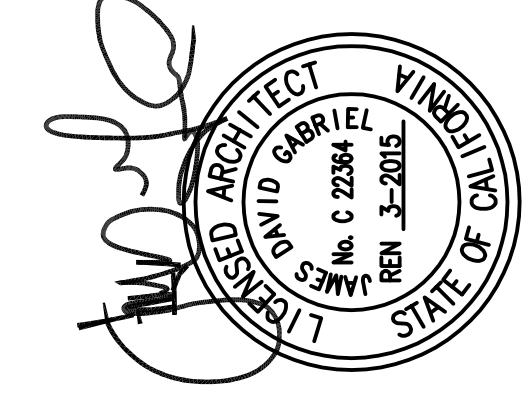
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**Solana 101
Mixed-Use Project**

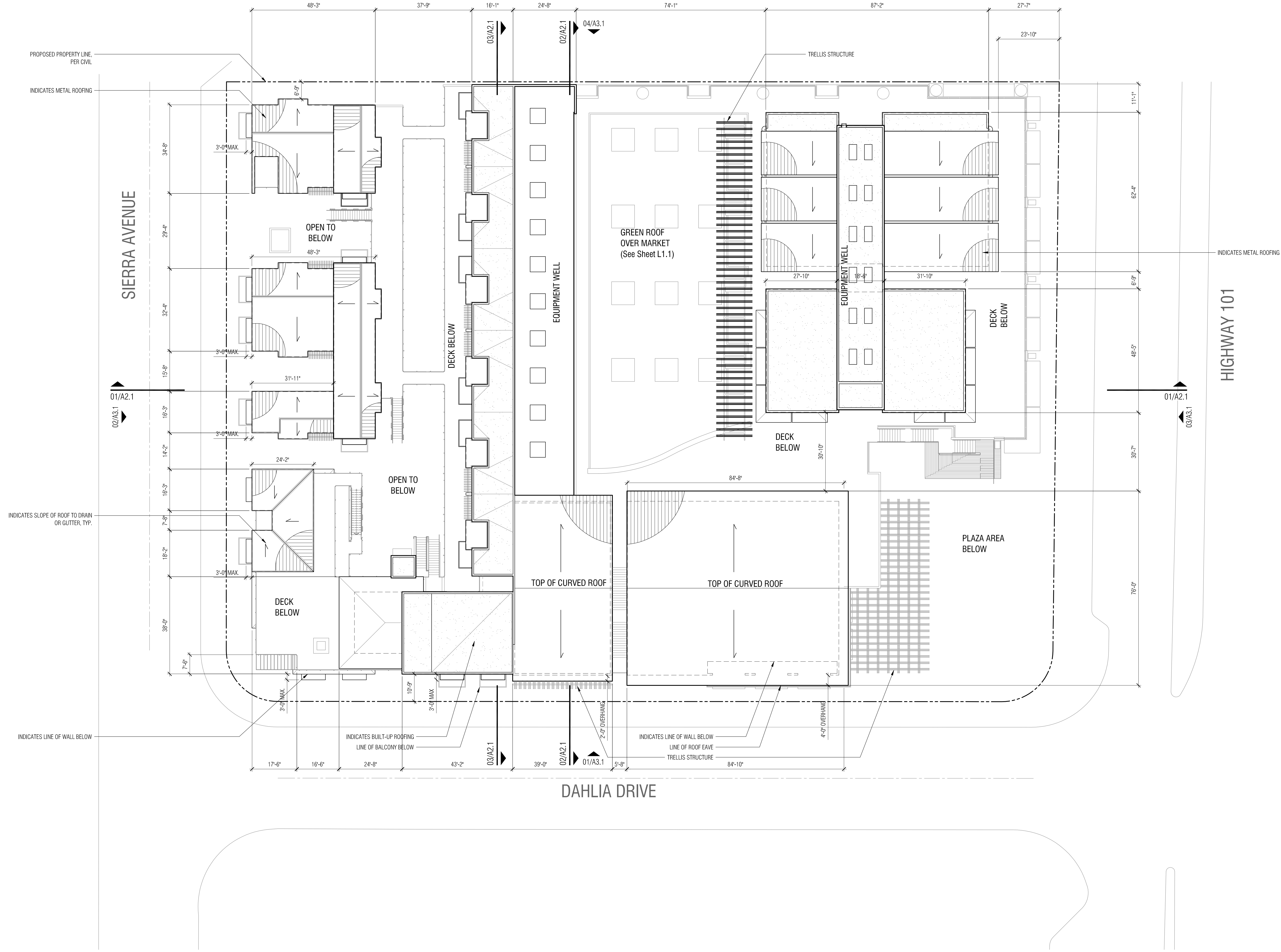
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revisions:

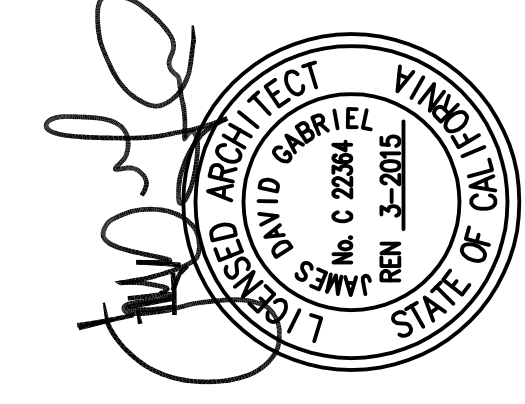


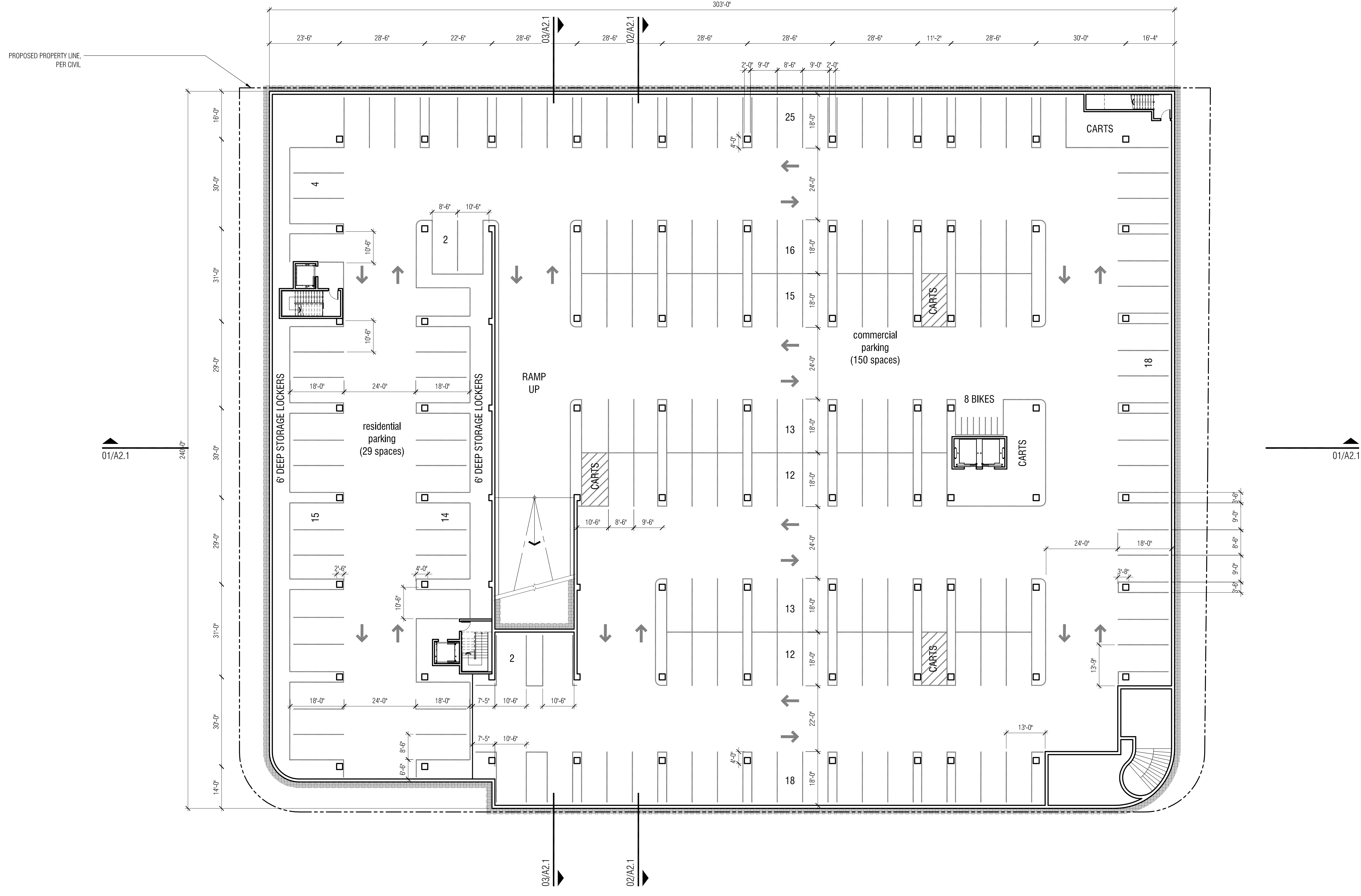
01 third floor plan
1/16" = 1'-0"



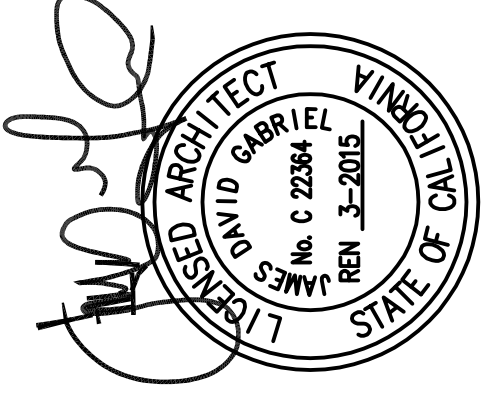


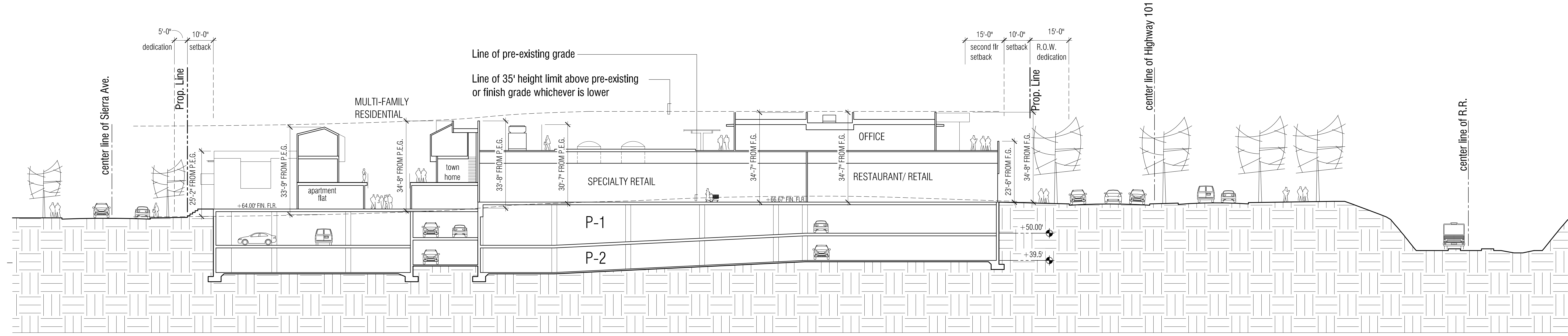
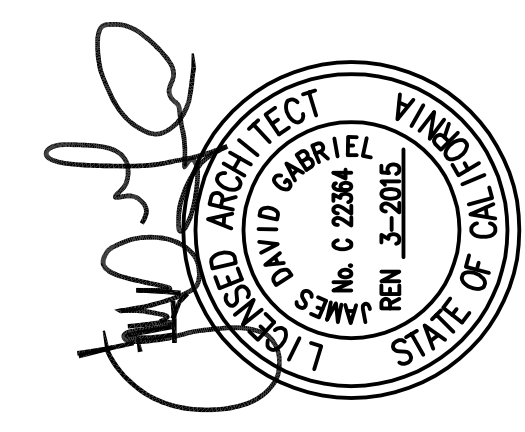
01 roof plan
1/16" = 1'-0"



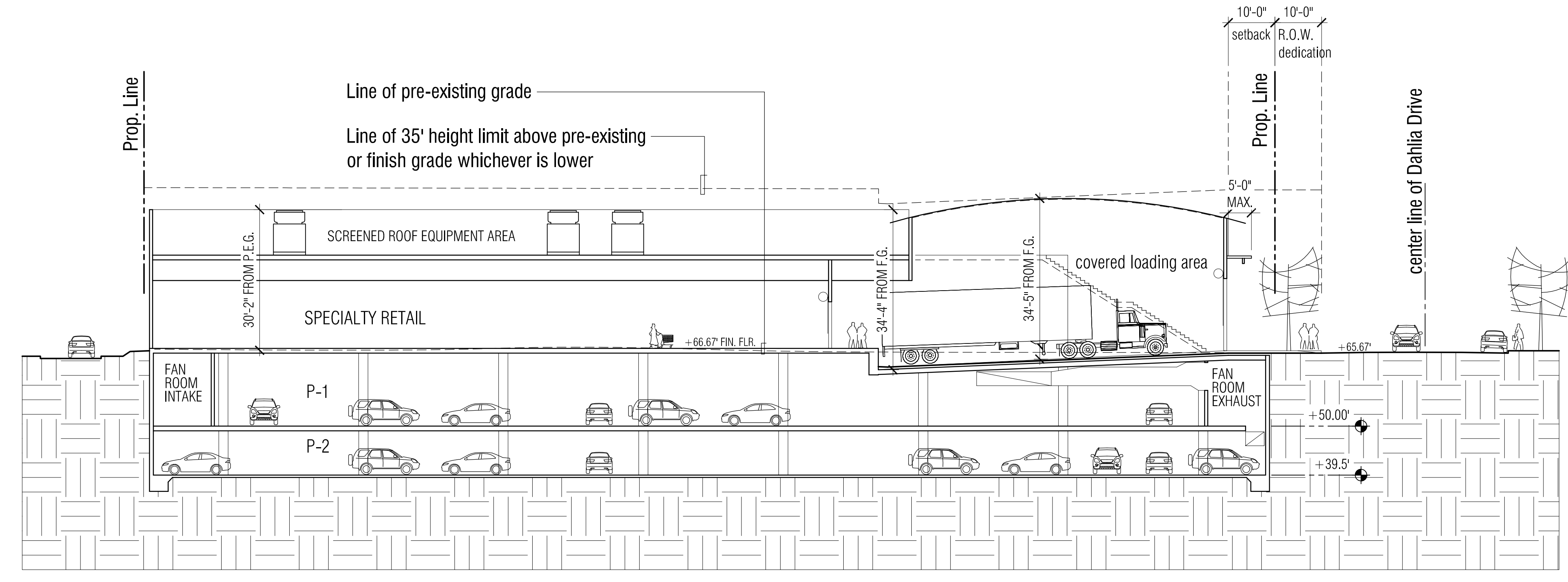


01 garage level 2 plan (179 spaces)
1/16" = 1'-0"





01 site cross section
1/16" = 1'-0"

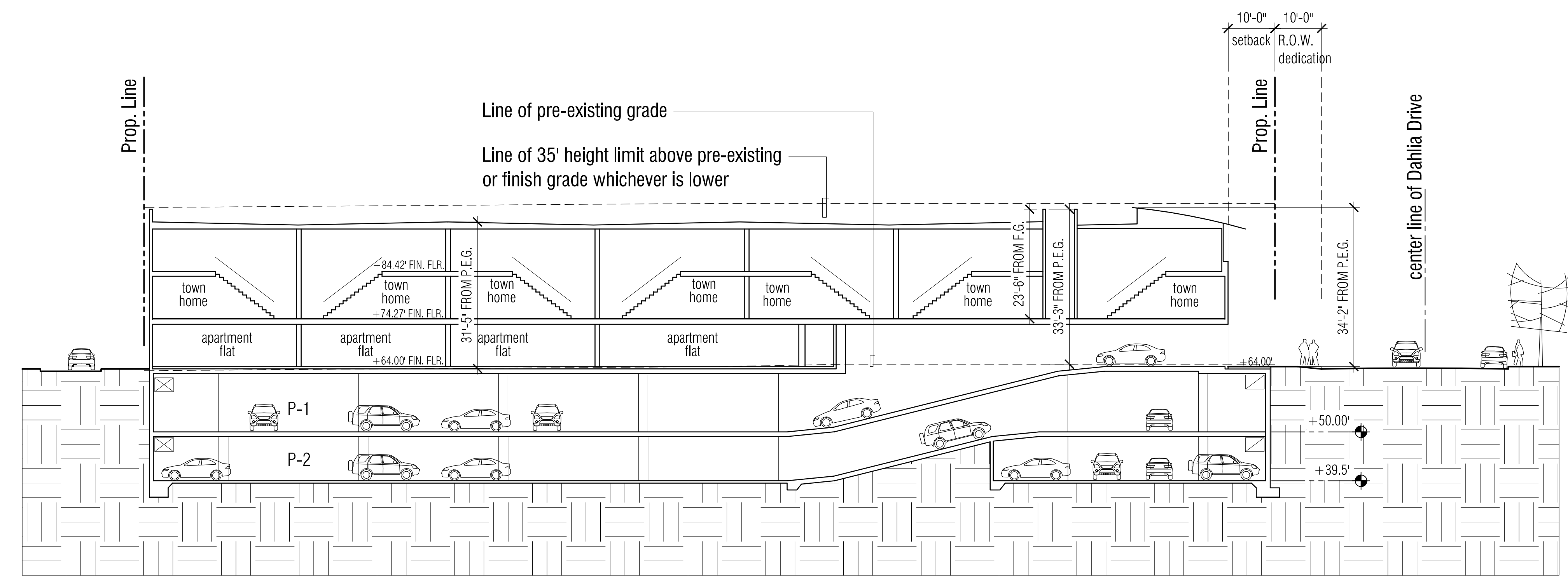


02 site cross section
1/16" = 1'-0"

DIMENSION
 MAX. HEIGHT
 GRADE OR FINISH PAVING AT MEASURED ELEVATION
 (FINISH GRADE OR PRE-EXISTING GRADE WHICHEVER IS LOWER)

Legend
 P.E.G. - PRE-EXISTING GRADE
 F.G. - FINISH GRADE/PAVING

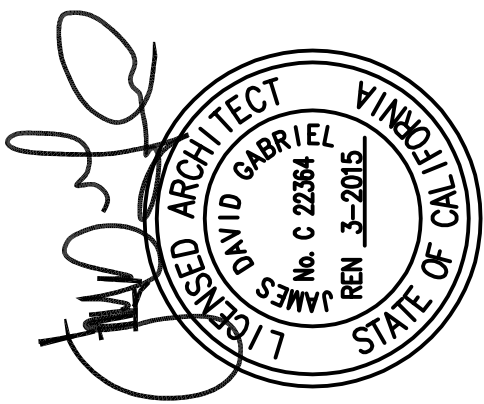
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 1. REFER TO FLOOR PLANS A1.1 AND SITE PLAN AS1.1 FOR USE DESIGNATION AND SITE ORIENTATION.



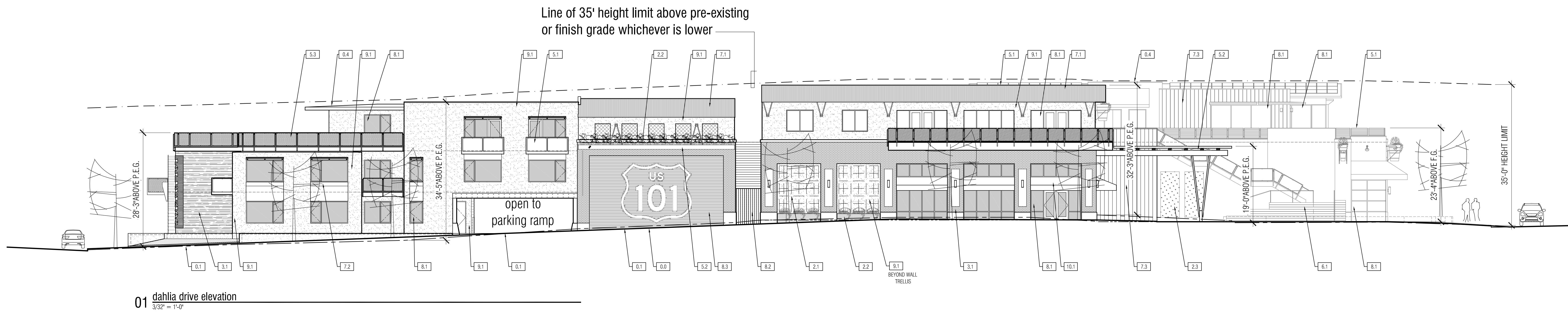
03 site cross section
1/16" = 1'-0"

consultants
project
Solona 101
Mixed-Use Project
revisions
description
site sections

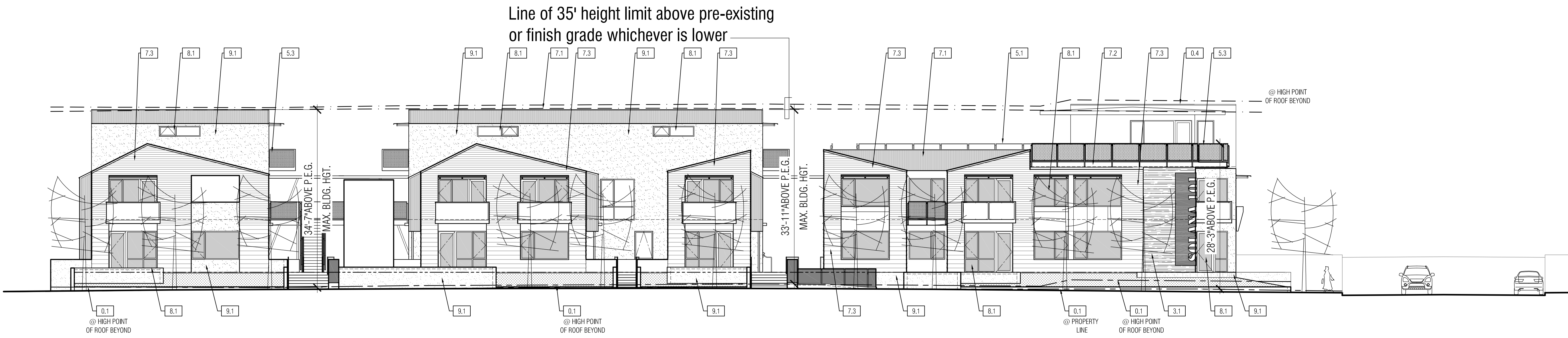
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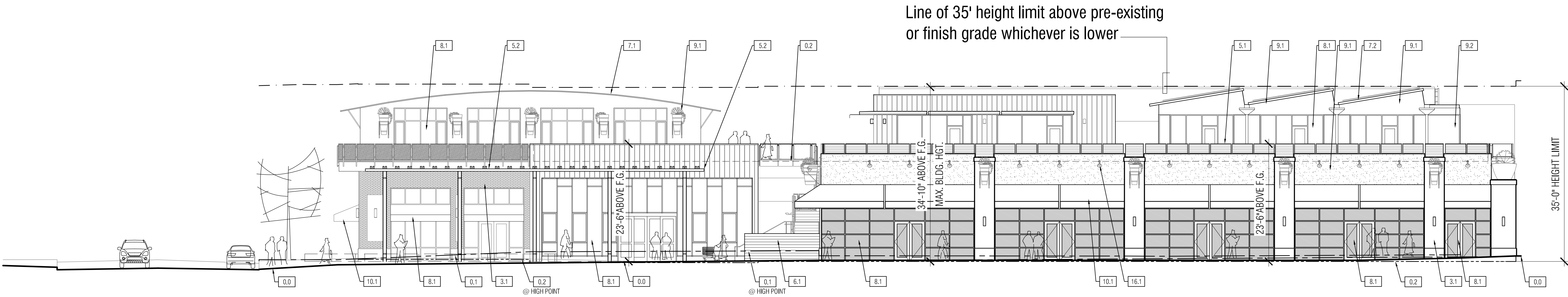
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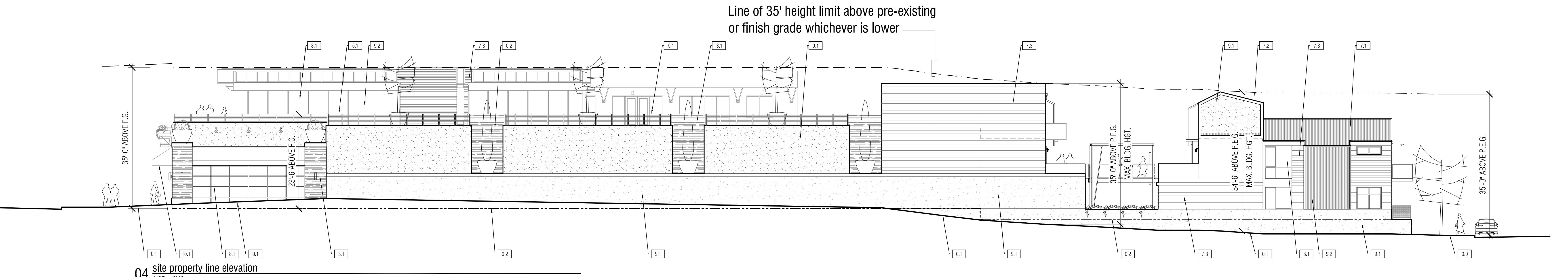
01 dahlia drive elevation
3/32" = 1'-0"



02 sierra avenue elevation
3/32" = 1'-0"



03 highway 101 elevation
3/32" = 1'-0"



04 site property line elevation
3/32" = 1'-0"

DIMENSION
MAX. HEIGHT
GRADE OR FINISH PAVING AT MEASURED ELEVATION (FINISH GRADE OR PRE-EXISTING GRADE WHICHEVER IS LOWER)
Legend
P.E.G. - PRE-EXISTING GRADE
F.G. - FINISH GRADE/PAVING

sheet gen. notes
1. REFER TO SITE CROSS SECTION SHEET A2.1 FOR HEIGHT
2. REFER TO FLOOR PLANS A1.1 AND SITE PLAN A5.1 FOR USE DESIGNATION AND SITE ORIENTATION
3. REFER TO COMPREHENSIVE SIGN PLAN FOR LOCATION, SIZE AND TYPE OF PRODUCT SPECIFICATIONS

sheet keynotes

- 00 LINE OF FINISH GRADE
- 01 LINE OF PRE-EXISTING GRADE/PAVING
- 02 LINE OF FLOOR LINE BEYOND
- 03 LINE OF ROOF EAVE AT BUILDING
- 04 LINE OF ROOF BEYOND
- 05 LANDSCAPE TRELLIS OR WALL
- 06 PRE-FABRICATED PLANTER
- 07 LIVING WALL PANELS
- 08 STONE OR TILE WALL FINISH
- 09 METAL RAILING SYSTEM
- 10 METAL OR WOOD TRELLIS SYSTEM 50% OPEN
- 11 METAL OR WOOD RAILING SYSTEM 50% OPEN
- 12 WOOD SHIM/PLATFORMS
- 13 METAL ROOFING
- 14 METAL FLASHING AND TRIM
- 15 PAINTED BRICK
- 16 ALUMINUM OR VINYL DOOR AND WINDOW SYSTEM
- 17 METAL GATE SYSTEM
- 18 COILING OVERHEAD DOOR WITH MURAL
- 19 EXTERIOR PLASTER WALL SURFACE
- 20 METAL WALL PANELS
- 21 VERTICAL BATTEN SIDING
- 22 AWNINGS
- 23 BUILDING LIGHT FIXTURES

consultants

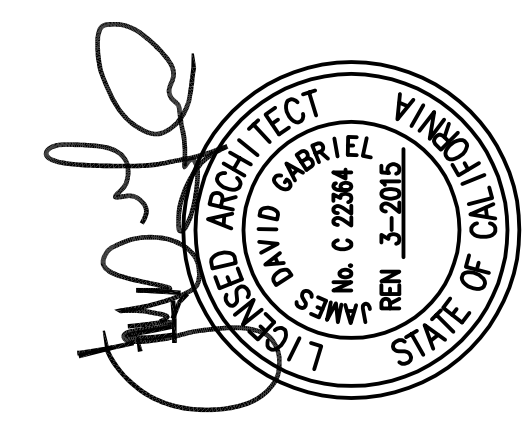
project
Solana 101
Mixed-Use Project

revisions

description
site elevations

date
06 October, 2014
project no.
11.1
drawn by
sheet no.

A3.1



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1855 Bacon Street
San Diego
California
92107
phone: 619.523.8485
fax: 619.523.8487
website: www.architectsgw.com

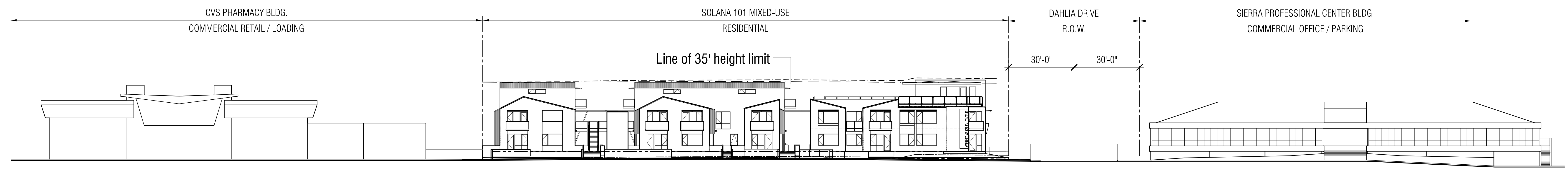
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project no.: 11.11
drawn by:
sheet no.: **A3.2**

description:
street view elevations

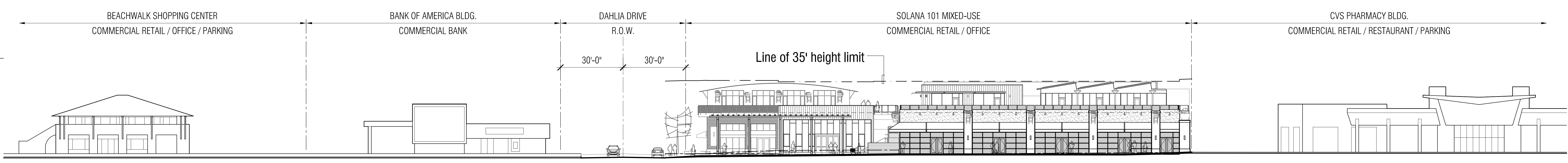
revisions:

project:
Solana 101 Mixed-Use Project

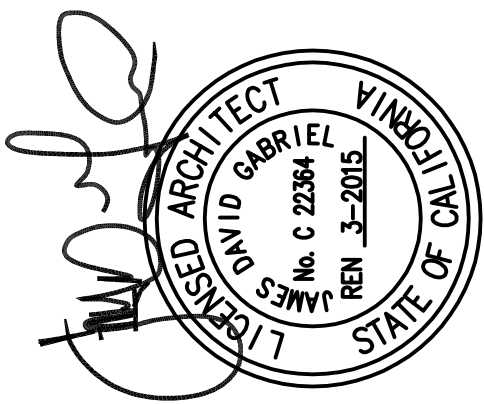
consultants:



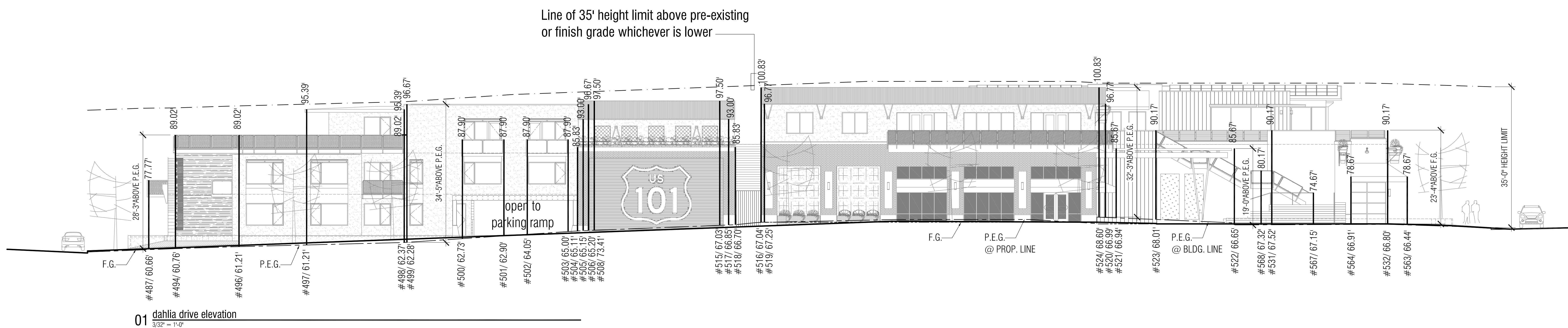
01 sierra avenue elevation
1" = 20'



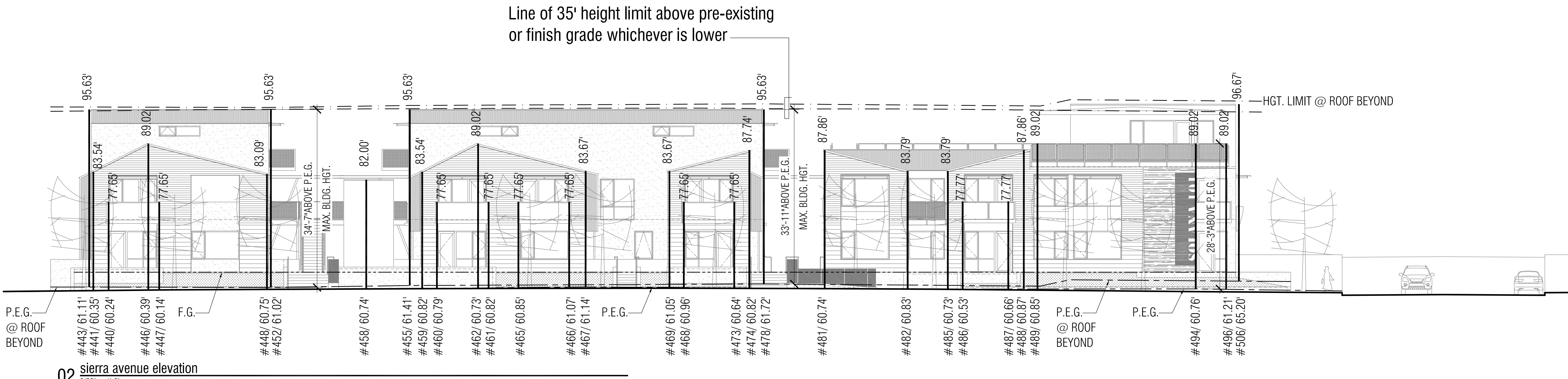
02 highway 101 elevation
1" = 20'



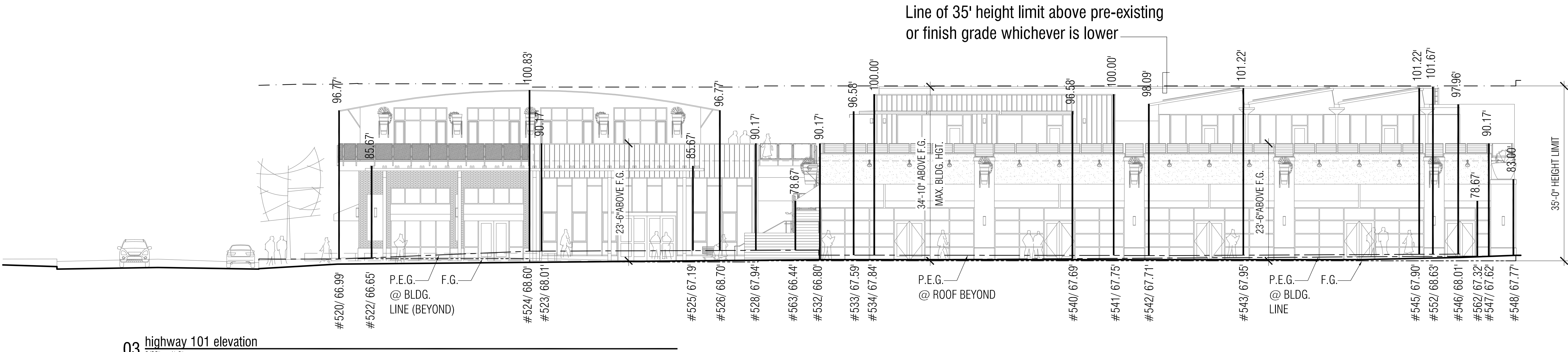
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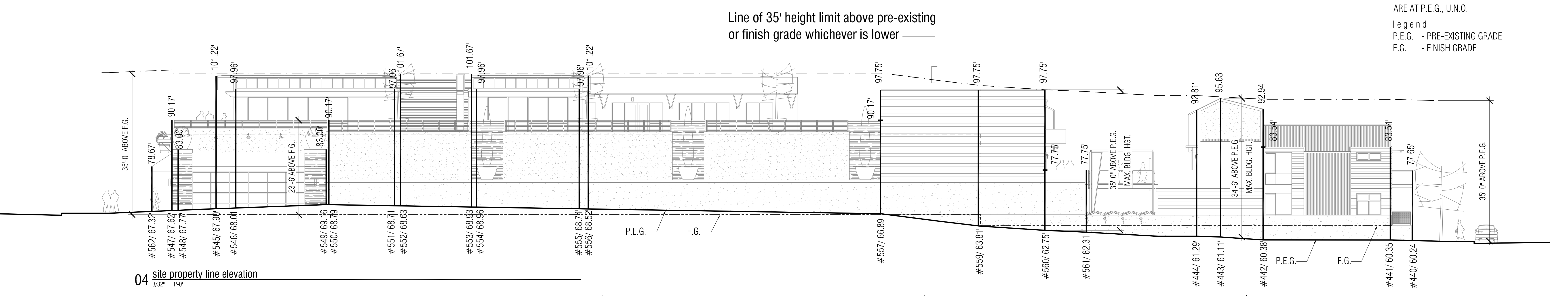
01 dahlia drive elevation
3/32" = 1'-0"



02 sierra avenue elevation
3/32" = 1'-0"



03 highway 101 elevation
3/32" = 1'-0"



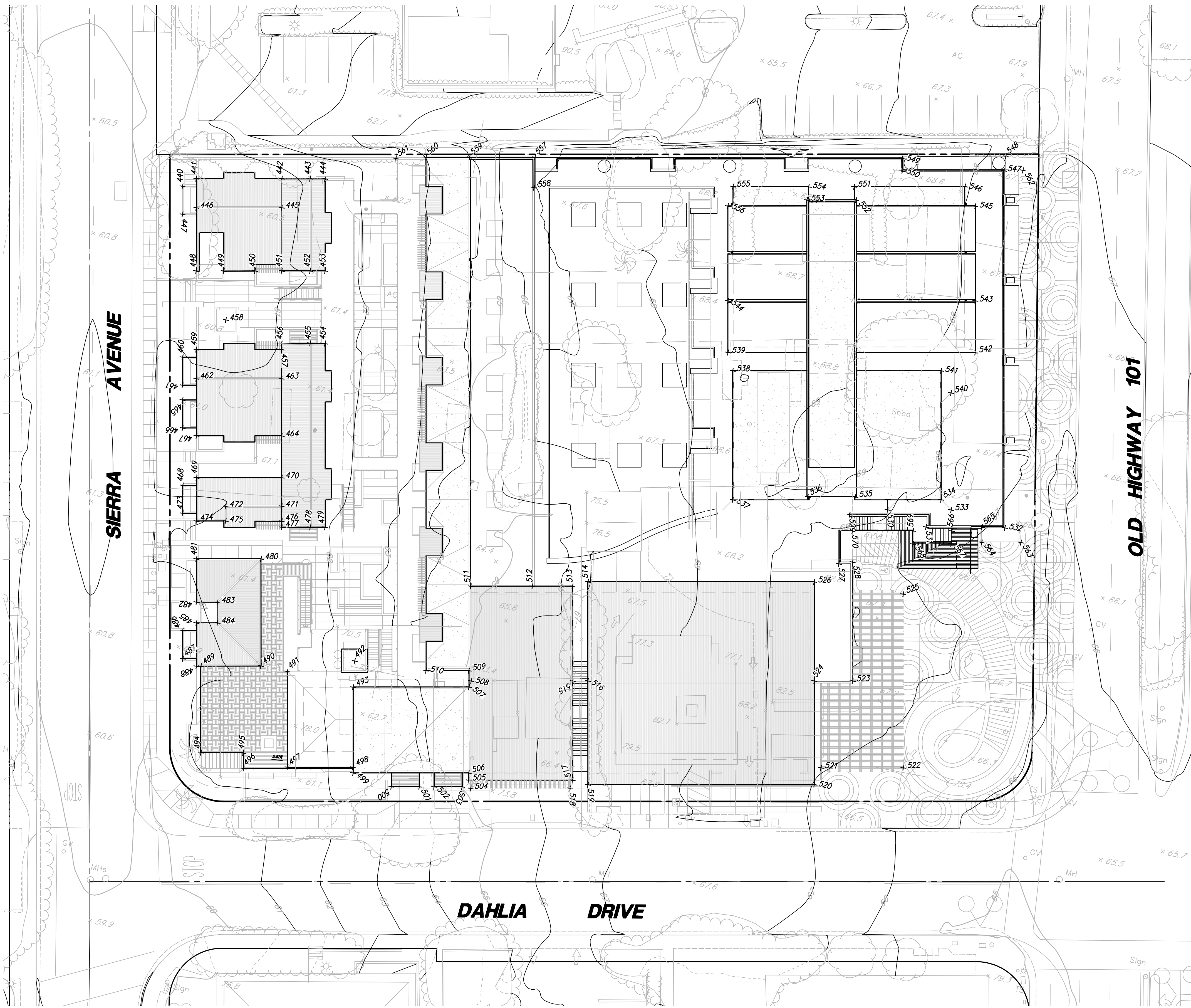
04 site property line elevation
3/32" = 1'-0"

NOTE: ALL STORY POLE BOTTOM ELEVATIONS ARE AT P.E.G., U.N.O.
 Legend
 P.E.G. - PRE-EXISTING GRADE
 F.G. - FINISH GRADE

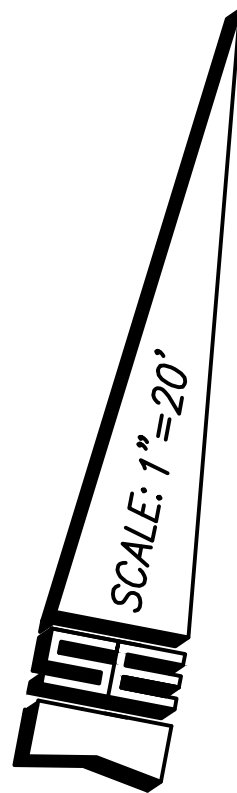
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date	description	revisions	project	consultants
06 October, 2014	site elevations		Soloma 101 Mixed-Use Project	
11.11				

A3.3



**STORY POLE EXHIBIT
SOLANA 101 MIXED-USE PROJECT**



REV. 10-08-14
REV. 9-15-14
REV. 8-15-14

SE STUART ENGINEERING
7525 METROPOLITAN DRIVE, STE. 308
SAN DIEGO, CA 92108 (619) 296-1010
FAX (619) 296-9276 EMAIL: SE@stuartengineering.com

DESIGNER: S.P.
DRAWN: JR.
DATE: 6-19-14
JOB NO.: 1173-11-02

POINT NUMBER	EXIST. GRADE ELEV.	PROPOSED GRADE ELEV.	TOP OF POLE ELEV.	EXIST. GRADE TO TOP OF POLE (FT)	PROPOSED GRADE TO TOP OF POLE (FT)
440	60.24	63.32	77.85	17.61	14.33
441	60.35		83.54	23.19	19.54
442	60.38	64.00	83.54/92.94	23.16/32.56	34.52
443	61.11		95.63	34.52	
444	61.29		92.81	31.52	
445	60.19		89.02	28.83	
446	60.39		89.02	28.63	
447	60.14	63.27	77.65	17.51	14.38
448	60.75		83.09	22.34	
449	60.53		83.09	22.56	
450	60.81		83.09	22.28	
451	61.00		92.94	31.94	
452	61.07		95.03	34.81	
453	61.28		92.81	31.53	
454	61.64		92.81	31.17	
455	61.41		95.63	34.22	
456	60.89		92.94	32.05	
457	60.83		83.54	22.71	
458	60.74		82.00	21.26	
459	60.82		83.54	22.72	
460	60.79	63.50	77.65	16.86	14.15
461	60.82	63.55	77.65	16.83	14.10
462	60.73		89.02	28.29	
463	61.07		89.02	27.95	
464	61.53		83.67	22.14	
465	60.85		77.65	16.80	
466	61.07		77.65	16.58	
467	61.14		83.67	22.53	
468	60.96	63.60	77.65	16.69	14.05
469	61.05		83.67	22.62	
470	61.42		83.67	22.25	
471	61.34		86.36	25.02	
472	60.86		86.36	25.50	
473	60.64	63.59	77.65	17.01	14.06
474	60.82		87.74	26.92	
475	60.94		83.54	22.60	
476	61.40		83.54	22.14	
477	61.58		92.94	31.36	
478	61.72		95.63	33.91	
479	61.74		92.81	31.07	
480	61.54		87.86	26.32	
481	60.74		87.86	27.12	
482	60.83		83.79	22.96	
483	60.89		83.79	22.90	
484	60.81		83.79	22.98	
485	60.73		83.79	23.06	
486	60.53	63.39	77.77	17.24	14.38
487	60.66	63.37	77.77	17.11	14.40
488	60.87		87.86	26.99	
489	60.85		89.02	28.17	
490	60.88		87.86	26.88	
491	61.31		95.39	34.08	
492	62.70		98.00	35.30	
493	62.53		96.67	34.14	
494	60.76	64.00	89.02	28.26	25.02
495	60.76		89.02	28.26	
496	61.21	64.00	89.02	27.81	25.02
497	61.21	64.00	95.39	34.18	31.39
498	62.37		89.02/95.39	26.65/33.02	
499	62.28		96.67	34.39	
500	62.73	62.85	87.90	25.17	25.65
501	62.90	62.84	87.90	25.00	25.06
502	64.05	62.83	87.90	23.85	25.07
503	65.00	62.83	87.90	22.90	25.07
504	65.11	62.83	85.83	20.72	23.00
505	65.15		93.00	27.85	
506	65.20		96.67	31.47	
507	73.40		96.67	23.27	
508	73.41		97.50	24.09	
509	73.42		98.00	24.58	
510	64.76		98.00	33.24	
511	64.58		83.00	28.42	
512	65.40		94.67	29.27	
513	66.80		93.00	26.20	
514	67.33		96.77	29.44	
515	67.03		97.50	30.47	
516	67.04		100.83	33.79	
517	66.85		93.00	26.15	
518	66.70	62.82	85.83	19.13	23.01
519	67.25	62.82	96.77	29.52	33.95
520	66.99	67.11	96.77	29.78	29.66
521	66.94		85.67	18.73	
522	66.65	66.31	85.67	19.02	19.36
523	68.91		96.17	27.26	
524	68.60		90.17/100.83	21.57/32.23	
525	67.19		85.67	18.48	
526	68.70		96.77	28.07	
527	67.96		90.17	22.21	
528	67.94		90.17	22.23	
529	67.99		90.17	22.18	
530	67.98		96.58	28.60	
531	67.52		90.17	22.65	
532	66.80		90.17	23.37	
533	67.59		96.58	28.99	
534	67.84		100.00	32.16	
535	68.35		100.00/101.67	31.65/33.32	
536	68.40		100.00/101.67	31.60/33.27	
537	68.41		100.00	31.59	
538	68.94		100.00	31.06	
539	68.81		98.09	29.28	
540	67.69		96.58	28.89	
541	67.75		100.00	32.25	
542	67.71		98.09	30.38	
543	67.95		101.22	33.27	
544	68.54		101.22	32.68	
545	67.90		101.22	33.32	
546	68.01		97.96	29.95	
547	67.62		90.17/83.00	22.55/15.38	
548	67.77	67.35	83.00	15.23	15.65
549	69.16	66.90	90.17/83.00	21.01/13.84	24.17/16.10
550	68.79		90.17	21.38	
551	68.71		97.96	29.25	
552	68.63		101.67	33.04	
553	68.93		101.67	32.74	
554	68.96		97.96	29.00	
555	68.74		97.96	29.22	
556	68.52		101.22	32.70	101.22
557	66.89	66.67	90.17/97.75	23.28/30.86	23.57/31.08
558	67.10		94.67/97.75	27.57/30.65	
559	63.91	64.00	87.75	23.84	33.75
560	62.75	63.00	77.75/97.75	15.00/35.00	14.75/34.75
561	62.31	62.70	77.75	15.44	15.05
562	67.32	67.40	78.67	11.35	11.27
563	66.44	66.43	78.67	12.23	12.24
564	66.91		78.67	11.76	
565	67.03		78.67	11.64	
566	67.31		74.67	7.36	
567	67.15		74.67	7.52	
568	67.32		80.17	12.85	
569	67.55		80.17	12.62	
570	67.96		90.17	22.21	