

# **Creekside Assisted Living Technical Appendices**

## **Appendix A3 Landscape Plans**

PLANTING NOTES

1.

REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.
2.

NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE CITY INSPECTOR 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
3.

VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
4.

REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
5.

LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.
6.

LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
7.

PROVIDE PRE-PLANT WEED CONTROL IN ALL PROPOSED PLANTER AREAS, PER SPECIFICATIONS, PRIOR TO START OF PLANTING. WEED CONTROL INCLUDES ERADICATION OF ALL EXISTING WEED PLANTS, AS WELL AS VIABLE SEEDS AND ROOTS. USE A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 14 DAYS BEFORE REMOVING BY MOWING OR GRUBBING. APPLY WATER BY IRRIGATION OR BY HAND FOR 10 DAYS AS REQUIRED TO ACHIEVE WEED GERMINATION, AND THEN RE-APPLY CONTACT HERBICIDES PER ABOVE. REPEAT AS REQUIRED TO ELIMINATE ALL WEEDS PRIOR TO PROCEEDING WITH PLANTING OPERATIONS.
8.

OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO IMPORTATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT GROWTH.
9.

BEFORE BIDDING AND AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED ON PLANTING PLAN. HAVE SAMPLES TESTED BY WAYPOINT ANALYTICAL, (800) 264-4522, FOR SOIL FERTILITY. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM THE OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING.
10.

ENSURE THAT ROUGH GRADING HAS BEEN CERTIFIED BY CIVIL ENGINEER AND THAT CIVIL ENGINEER OR OWNER'S AUTHORIZED REPRESENTATIVE HAS APPROVED FINE GRADING TO 1/8TH OF A FOOT PRIOR TO BEGINNING SOIL PREPARATION OPERATIONS. PROVIDE FOR INCLUSION OF ALL AMENDMENTS, SETTLING, ETC. IN DETERMINATION OF FINAL GRADES.
11.

ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.
12.

LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHY APPEARANCE OR NON-CONFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
13.

FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
14.

PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.
15.

AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED AT ONE-HALF THE SPECIFIED ON CENTER SPACING FROM THE EDGE.
16.

INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.
17.

ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
18.

REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.
19.

DURING THE LENGTH OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.
20.

MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF AND BIO-RETENTION BASIN BOTTOMS) WITH A 3" DEEP LAYER OF 5"-1.5" FOREST FLOOR BARK MULCH BY AGUINAGA GREEN OR APPROVED EQUAL, AT THE CONCLUSION OF PLANTING OPERATIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
21.

KEEP BARK MULCH 4-INCHES CLEAR FROM BASE OF TREES, SHRUBS, GRASSES, AND SUCCULENTS.
22.

CONTRACTOR SHALL REPLACE ANY EXISTING PLANT MATERIAL WHICH IS DAMAGED BY CONSTRUCTION OPERATIONS. REPLACEMENT PLANT MATERIAL MUST BE OF MATCHING SPECIES, INSTALLED FROM THE FOLLOWING MINIMUM SIZE: 15-GALLON TREE, 1-GALLON SHRUB, FLATTED GROUNDCOVER AND SODDED TURF.
23.

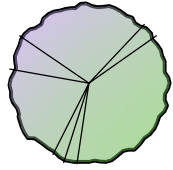
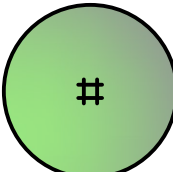
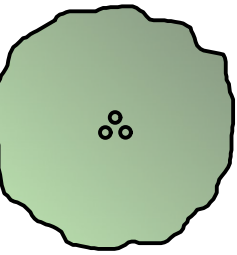
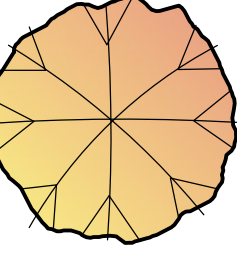
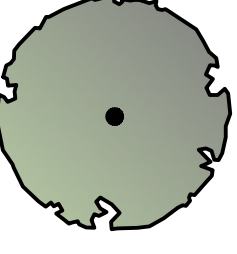











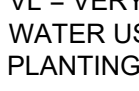
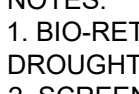

INSTALLATIONS THAT ARE ADJACENT OPEN SPACE, NATURALIZED SLOPES OR UNDEVELOPED LAND ARE SUBJECT TO DAMAGE BY RODENTS OR DEER AND SHALL BE TREATED WITH AN APPROPRIATE REPELLENT IN A SPRAY AND/OR TABLET FORM. REPELLENT BY GROPOWER OR APPROVED EQUAL, THAT PROVIDES IMMEDIATE AND LONG TERM PROTECTION, SHALL BE USED.
24.

INSTALL EROSION CONTROL MAT ON SLOPES 2:1 AND STEEPER. SECURE WITH 12" LONG GALVANIZED SOIL STAPLES 12" O.C. HORIZONTALLY ALONG SLOPE AND 5' O.C. VERTICALLY DOWN THE SLOPE. PROVIDE MINIMUM 3" OVERLAP AT TOP AND BOTTOM AND MINIMUM 4" OVERLAP ALONG SIDES. 3
25.

ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT OR CURB. ROOT BARRIERS ARE TO BE 'UB24-2' BY DEEP ROOT CORPORATION, (800) 458-7668, INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NOTE: ROOT BARRIERS SHALL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS INSTALLED ADJACENT TO A BIOSWALE SHALL NOT INTERFERE WITH DRAINAGE TO OR FROM THE BIOSWALE SYSTEM.
26.

ANNUAL COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT AT TIME OF INSTALLATION. REQUEST RECOMMENDATION A MINIMUM OF 48 HOURS IN ADVANCE OF NEED FOR DELIVERY.

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WATER USE	DESCRIPTION	HT. X SPREAD
TREES							
	CERCIS CANADENSIS 'FOREST PANSY' -OR- LAGERSTROEMIA 'NATCHEZ'	FOREST PANSY REDBUD -OR- WHITE CRAPE MYRTLE	24" BOX	STD.	M	FLOWERING DECIDUOUS ACCENT	9' X 4' -OR- 9' X 3'
	LOPHOSTEMON CONFERTUS -OR- PINUS ELДАРICA -OR- GEUJERA PARVIFLORA	BRISBANE BOX -OR- AFGHAN PINE -OR- AUSTRALIAN WILLOW	24" BOX	STD.	M -OR- L -OR- L	EVERGREEN CANOPY	10' X 4' -OR- 8' X 4' -OR- 9' X 3'
	OLEA EUROPEA 'SWAN HILL' -OR- CERCIDIUM 'DESERT MUSEUM' -OR- RHUS LANCEA	SWAN HILL FRUITLESS OLIVE -OR- DESERT MUSEUM PALO VERDE -OR- AFRICAN SUMAC	24" BOX, ★ 36" BOX AT ENTRY	MULTI TRUNK	L	SPECIMEN TREE	6' X 4' -OR- 7' X 3' -OR- 9' X 3'
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	STD.	M	DECIDUOUS CANOPY	10' X 4'
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX, ★ 36" BOX AT ENTRY	STD.	L	PARKING CANOPY AND SPECIMEN TREE	8' X 3'
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACIN G	WATER USE	DESCRIPTION
SHRUBS, GRASSES, & GROUNDCOVERS							
	ARB COM	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY BUSH	5 GAL.	6' O.C.	L	LARGE SHRUB
	BUL FRU	BULBINE FRUTESCENS 'HALLMARK'	ORANGE BUBINE	1 GAL.	24" O.C.	L	SMALL UPRIGHT ACCENT
	CAL INA	CALLIANDRA INAEQUILATERA	PINK POWDER PUFF	5 GAL. ESPALIER	PER PLAN	M	FLOWERING ESPALIER
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	18" O.C.	L	ORNAMENTAL GRASS
	DIA CB	DIANELLA C. 'CASSA BLUE'	CASSA BLUE FLAX LILY	1 GAL.	24" O.C.	M	SMALL UPRIGHT ACCENT
	DIA VAR	DIANELLA T. 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	36" O.C.	M	UPRIGHT ACCENT
	LAN NG	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	VL	FLOWERING LOW SHRUB
	MUH ET	MUHLENBERGIA 'E. 'EL TORO'	BULL GRASS	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
	MUH CAP	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL.	30" O.C.	L	ORNAMENTAL GRASS
	MYO PAC	MYOPORUM X PACIFICUM	PACIFICA SALTBUSH	1 GAL.	36" O.C.	L	EVERGREEN GROUNDCOVER
	OLE MON	OLEA EUROPEA 'MONTRA'	LITTLE OLLIE	5 GAL.	48" O.C.	L	EVERGREEN SHRUB
	SAL GRE	SALVIA GREGGII	AUTUMN SAGE	1 GAL.	24" O.C.	L	FLOWERING SHRUB
	SES GL	SESLERIA AUTUMNALIS 'GREENLEE'	GREENLEE MOON GRASS	1 GAL.	24" O.C.	M	ORNAMENTAL GRASS
	WES MUN	WESTRINGIA FRUTICOSA MUNDI	MUNDI COAST ROSEMARY	5 GAL.	36" O.C.	L	EVERGREEN HEDGE

WATER USE KEY:  
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE.  
WATER USE STATED IS PER 'A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA' (ALSO REFERRED TO AS WUCOLS) FOR REGION 3.  
NOTES:  
1. BIO-RETENTION BASINS WILL HAVE A NATURAL APPEARANCE USING BOULDERS, COBBLE AND DROUGHT-TOLERANT TREES, SHRUBS AND ORNAMENTAL GRASSES.  
2. SCREENING HEDGES WILL BE PROVIDED TO BLOCK HEADLIGHTS IN PARKING AREA.

LANDSCAPE TABULATIONS

NUMBER OF PROPOSED NEW PARKING SPACES = 65 STALLS  
TREE REQUIREMENT: (1) TREE FOR EVERY (5) PARKING STALLS = 13 TREES  
NUMBER OF TREES PROVIDED = 13 TREES

TREES SHALL BE EVENLY  
DISTRIBUTED THROUGHOUT THE  
PARKING LOT TO ACHIEVE 50%  
SHADE WITHIN 15 YEARS

PRELIMINARY LANDSCAPE SCHEDULES & NOTES

FEBRUARY 12, 2019

CREEKSIDE SENIOR LIVING



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- 1 PROJECT SIGNAGE
- 2 ENHANCED PAVING
- 3 ROOFTOP DECK
- 4 FLUSH CURB AND BOLLARDS
- 5 SHADED PATIO
- 6 OUTDOOR DINING WITH TABLE AND UMBRELLA
- 7 FIRE ELEMENT, FLOWERING SHADE TREES
- 8 6' HT. SOLID WALL TO DIVIDE ASSISTED LIVING AND MEMORY CARE COURTYARDS
- 9 MEMORY CARE LOOP WALK THROUGH GARDEN WITH BENCHES, TABLE AND UMBRELLA
- 10 PERIMETER WALKWAY WITH BENCHES, TABLE AND UMBRELLA
- 11 2:1 SLOPE UP TO RETAINING WALL AND GUARDRAIL
- 12 24' WIDE PAVED FIRE LANE
- 13 STAIRS UP FROM EMPLOYEE PARKING
- 14 EMPLOYEE PARKING
- 15 PUBLIC SIDEWALK
- 16 CONNECTION TO R.O.W.
- 17 LANDSCAPE BERM
- 18 TRANSITIONAL PLANTING TO CREEK
- 19 STORM WATER RETENTION BASIN
- 20 LOW WALL SURROUNDING SEATING AREA
- 21 VEHICULAR ACCESS GATE
- 22 TRASH ENCLOSURE
- 23 BENCH

**LEGEND**

- 1 PROJECT SIGNAGE
- 2 ENHANCED PAVING
- 3 ROOFTOP DECK
- 4 FLUSH CURB AND BOLLARDS
- 5 SHADED PATIO
- 6 OUTDOOR DINING WITH TABLE AND UMBRELLA
- 7 FIRE ELEMENT, FLOWERING SHADE TREES
- 8 6' HT. SOLID WALL TO DIVIDE ASSISTED LIVING AND MEMORY CARE COURTYARDS
- 9 MEMORY CARE LOOP WALK THROUGH GARDEN WITH BENCHES, TABLE AND UMBRELLA
- 10 PERIMETER WALKWAY WITH BENCHES, TABLE AND UMBRELLA
- 11 2:1 SLOPE UP TO RETAINING WALL AND GUARDRAIL
- 12 24' WIDE PAVED FIRE LANE
- 13 STAIRS UP FROM EMPLOYEE PARKING
- 14 EM
- 15 PU
- 16 CO
- 17 LA
- 18 TR
- 19 CR
- 20 ST
- 21 BA
- 22 LO
- 23 SE

AREA SEEMS VERY NARROW FOR TREES. WHAT IS ON OTHER SIDE OF PROPERTY LINE? HOW TALL IS RETAINING WALL?

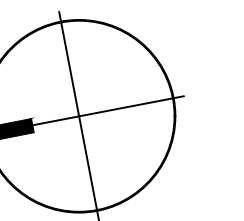
TWIN OAKS VALLEY CREEK

TWIN OAKS VALLEY ROAD

RICHMAR AVENUE

MISSION ROAD

TWIN OAKS VALLEY ROAD



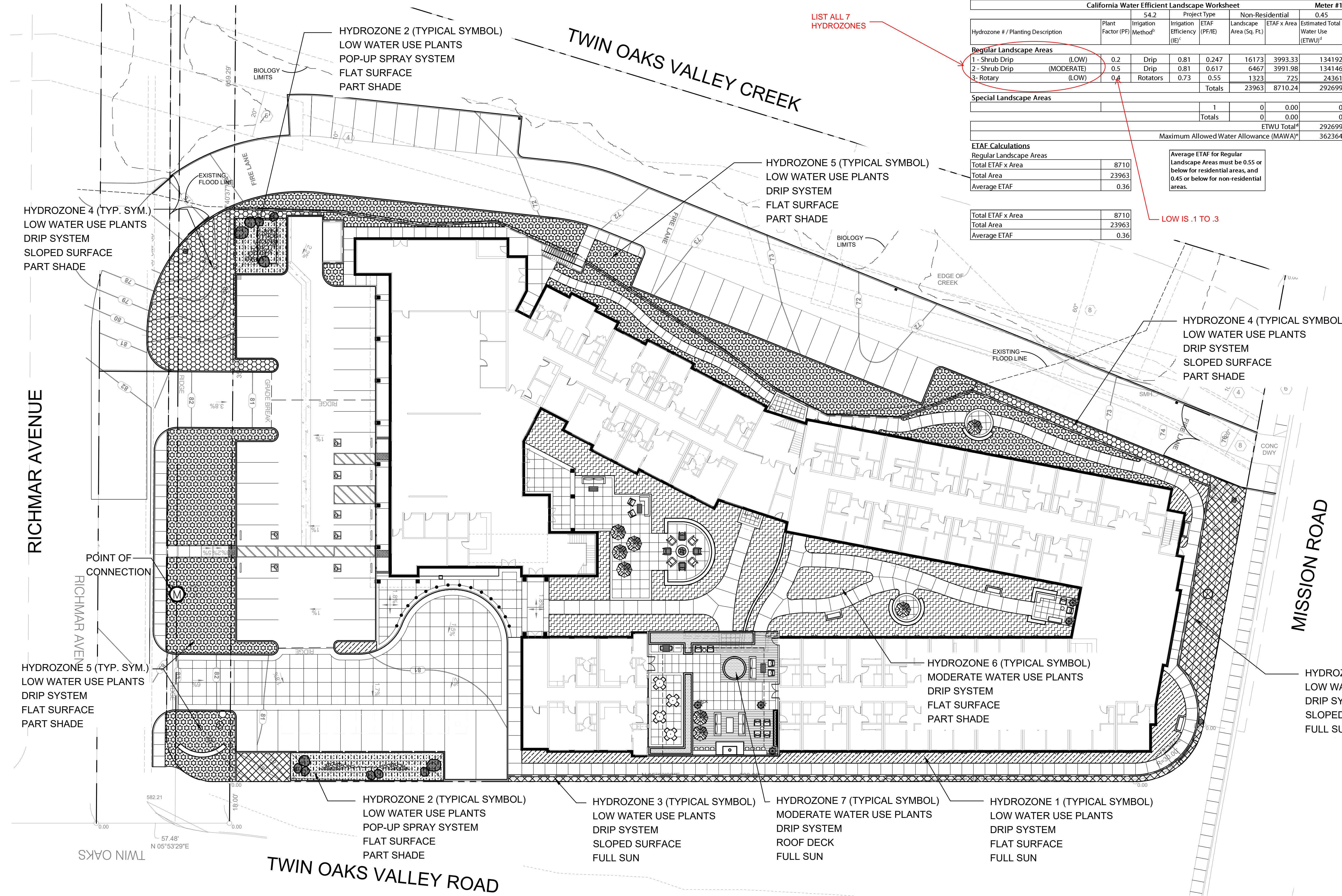
# CREEKSIDE SENIOR LIVING



8841 RESEARCH DRIVE  
SUITE 200  
IRVINE • CA 92618  
949.387.1323  
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Site Development Plan Number:																
OWNER: BREAKERS REAL ESTATE								PHONE: (858) 663-8215								
ADDRESS: 647 S. CEDROS AVENUE, SOLANA BEACH, CA 92075																
ARCHITECT, ENGINEER, DESIGNER: WHITFIELD ASSOCIATES, INC., RIDGE LANDSCAPE ARCHITECTS																
ADDRESS: 24691 DEL PRADO, DANA POINT, CA 92629 (Architect)																
TYPE OF DEVELOPMENT: ---																
ZONE: ---																
SITE DATA																
					PARCEL 1		PARCEL 2		TOTAL	COVERAGE %						
AREA (sq. ft.)						126,684 sf		55,859 sf		182,543 sf	100%					
LOT:																
BUILDING:																
PARKING:																
LOADING:																
LANDSCAPING:																
OTHER:																
SUPPORT AREAS:																
PARKING	NORTH (NEW)	NORTH (EXIST)	SOUTH (NEW)	SOUTH (EXIST)		NORTH (NEW)	NORTH (EXIST)	SOUTH (NEW)	SOUTH (EXIST)	TOTAL	ORD. REG.	DRIVEWAY SIZE AND SLOPE	SETBACKS	NORTH (NEW)	SOUTH (NEW)	
GARAGE:	0	0	0	0	LOADING	0	0	0	0	0		ONE WAY NA	FRONT (EAST)	N/A	VARIABLE	
COVERED:	0	0	0	0	HANDICAP	0	0	0	0	0		TWO WAY NA	LEFT SIDE (W)	N/A	VARIABLE	
OPEN:	0	0	0	0	COMPACT	0	0	0	0	0		SLOPE NA	RIGHT SIDE (S)	N/A	VARIABLE	
TOTAL													REAR SIDE (W):	N/A	VARIABLE	





LIST ALL 7 HYDROZONES

LOW IS .1 TO .3

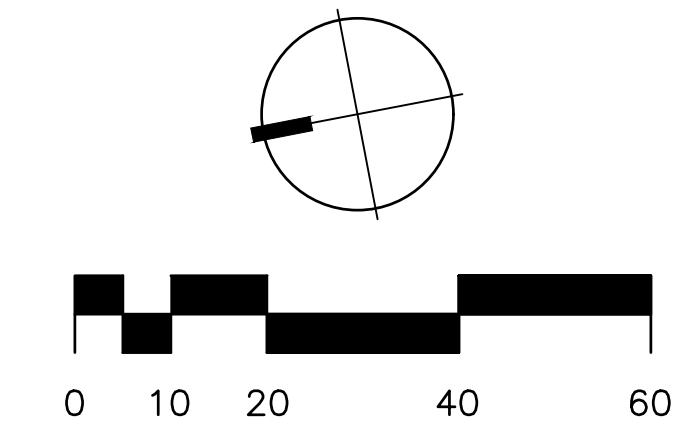
California Water Efficient Landscape Worksheet							Meter #1	
Hydrozone # / Planting Description	Plant Factor (PF)	54.2 Irrigation Method <sup>a</sup>	Project Type	ETAF (PF/IE)	Non-Residential Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	
<b>Regular Landscape Areas</b>							0.45	
1 - Shrub Drip	(LOW)	0.2	Drip	0.81	0.247	16173	3993.33	134192
2 - Shrub Drip	(MODERATE)	0.5	Drip	0.81	0.617	6467	3991.98	134146
3 - Rotary	(LOW)	0.4	Rotators	0.73	0.55	1323	725	24361
					Totals	23963	8710.24	292699
<b>Special Landscape Areas</b>								
				1	0	0.00	0	
				Totals	0	0.00	0	
							ETWU Total <sup>d</sup>	292699
							Maximum Allowed Water Allowance (MAWA) <sup>a</sup>	362364
<b>ETAF Calculations</b>								
<b>Regular Landscape Areas</b>								
Total ETAF x Area		8710						
Total Area		23963						
Average ETAF		0.36						
Total ETAF x Area		8710						
Total Area		23963						
Average ETAF		0.36						

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

LOW is .1 TO .3

IRRIGATION ZONES

- HYDROZONE 1 (TYPICAL SYMBOL)  
LOW WATER USE PLANTS  
DRIP SYSTEM  
FLAT SURFACE  
FULL SUN
- HYDROZONE 2 (TYPICAL SYMBOL)  
LOW WATER USE PLANTS  
POP-UP SPRAY SYSTEM  
FLAT SURFACE  
PART SHADE
- HYDROZONE 3 (TYPICAL SYMBOL)  
LOW WATER USE PLANTS  
DRIP SYSTEM  
SLOPED SURFACE  
FULL SUN
- HYDROZONE 4 (TYPICAL SYMBOL)  
LOW WATER USE PLANTS  
DRIP SYSTEM  
SLOPED SURFACE  
PART SHADE
- HYDROZONE 5 (TYPICAL SYMBOL)  
LOW WATER USE PLANTS  
DRIP SYSTEM  
FLAT SURFACE  
PART SHADE
- HYDROZONE 6 (TYPICAL SYMBOL)  
MODERATE WATER USE PLANTS  
DRIP SYSTEM  
FLAT SURFACE  
PART SHADE
- HYDROZONE 7 (TYPICAL SYMBOL)  
MODERATE WATER USE PLANTS  
DRIP SYSTEM  
ROOF DECK  
FULL SUN



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Sheet: <b>L4.1</b>														
Site Development Plan Number:														
OWNER: BREAKERS REAL ESTATE PHONE: (858) 663-8215														
ADDRESS: 647 S CEDROS AVENUE, SOLANA BEACH, CA 92075														
ARCHITECT, ENGINEER, DESIGNER: WHITFIELD ASSOCIATES, INC., RIDGE LANDSCAPE ARCHITECTS														
ADDRESS: 24691 DEL PRADO, DANA POINT, CA 92629 (Architect)														
TYPE OF DEVELOPMENT: ---														
ZONE: ---														
PHONE: 949.234.1950 (Architect)														
LOCATION: Mission Rd. & Twin Oaks Valley Rd., San Marcos CA 92078														
ACCESSOR'S PARCEL NUMBER(S): ---														
SITE DATA														
AREA (sq. ft.)	PARCEL 1				PARCEL 2				TOTAL		COVERAGE %			
LOT:	126,684 sf				55,859 sf				182,543 sf		100%			
BUILDING:														
PARKING:														
LOADING:														
LANDSCAPING:														
OTHER:														
SUPPORT AREAS:														
PARKING	NORTH (NEW)	NORTH (EXIST)	SOUTH (NEW)	SOUTH (EXIST)	NORTH (NEW)	NORTH (EXIST)	SOUTH (NEW)	SOUTH (EXIST)	TOTAL	ORD. REG.	DRIVEWAY SIZE AND SLOPE	SETBACKS	NORTH (NEW)	SOUTH (NEW)
	0	0	0	0										
GARAGE:	0	0	0	0	LOADING	0	0	0	0	0	ONE WAY NA	FRONT (EAST):	N/A	VARIES
COVERED:	0	0	0	0	HANDICAP	0	0	0	0	0	TWO WAY NA	LEFT SIDE (N):	N/A	VARIES
OPEN:	0	0	0	0	COMPACT	0	0	0	0	0	SLOPE NA	RIGHT SIDE (S):	N/A	VARIES
TOTAL												REAR SIDE (W):	N/A	VARIES