Creekside Assisted Living

Technical Appendices

Appendix A2

Project Plans

Creekside

Assisted Living

Developmental Design Review Package

VICINITY MAP

PROJECT TEAM & CONSULTANTS

OWNER: AARON WHITFIELD
858-663-8215
BREAKERS REAL ESTATE
SOLANA BEACH, CA. 92075

ARCHITECT: GARY WHITFIELD, ARCHITECT
KAITLYN LEVCHAK, PROJECT CONTACT
949-234-1950
WHITFIELD ASSOCIATES, INC.
24691 DEL PRADO #201
DANA POINT, CA. 92629

CIVIL: AARON ALBERTSON, CIVIL ENGINEER
MARIO LOMELI, SR. PROJECT MANAGER
714-402-4171
CDR, INC.
4121 WESTERLY PLACE #112
NEWPORT BEACH, CA. 92660

LANDSCAPE: ROY GULLEN, LANDSCAPE ARCHITECT
(949) 387-1323
RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DR., ST 200
IRVINE, CA. 92618

PROJECT INFORMATION

SCOPE:

PROPOSED DEVELOPMENT OF AN ASSISTED LIVING RESIDENCES AND A MEMORY CARE UNIT WITH SUPPORT FUNCTIONS. THE PROJECT WILL BE THREE STORIES AND NOT EXCEED 35 FEET IN HEIGHT. THE FIRST FLOOR WILL BE BROKEN INTO THREE COMPONENTS- SUPPORT FACILITIES FOR BOTH ASSISTED LIVING AND MEMORY CARE. ASSISTED LIVING UNITS AND MEMORY CARE UNITS. ADDITIONALLY BOTH FUNCTIONS WILL HAVE AMPLE OUTSIDE LIVING AND LANDSCAPE AREA FOR PASSIVE AND ACTIVE ACTIVITIES. THIS LEVEL WILL HAVE 44 UNITS. THE SECOND LEVEL WILL HAVE 50 UNITS. THE THIRD LEVEL WILL HAVE 44 UNITS. TOTAL UNITS : 138. 65 PARKING SPACES WILL BE PROVIDED ON SITE WITH THE MAIN VEHICULAR ACCESS FROM RICHMAR AVENUE. THE SITE HAS TWO PARCELS FOR A COMBINED AREA OF 3.78 ACRES.

PARCEL 1: APN 220-083-03 (2.9 ACRES)

PARCEL 2: APN 220-063-05 (.88 ACRES)

TOTAL SITE: 3.78 ACRES (165,092 SF)

ZONING DESIGNATION:	SPECIFIC PLAN AREA (SPA)
EXISTING LAND USE:	GREENFIELD SITE
ADJACENT PARCEL ZONING & LAND USE:	SPECIFIC PLAN AREA & OPEN SPACE
TOTAL SITE GROSS AREA:	165,092 SF = 3.78 ACRES
TOTAL BUILDING AREA:	121,556 SF
FLOOR AREA RATIO :	121,556 / 165,092 = FAR .736
LOT COVERAGE:	41,408 / 165,092 = .25
PARKING & DRIVE AISLES:	55,598 / 165,092= .33
LANDSCAPE AREA:	37,070 / 165,092= .22
NATURAL LANDSCAPE AREA:	31,016 / 165,092= .20
OCCUPANCY:	I-2, R-2.1 & A
TYPE OF CONSTRUCTION:	V-A
SPRINKLERED/FIRE ALARM:	YES
NUMBER OF STORIES:	3
HEIGHT OF BUILDING:	39'-6"

SHEET INDEX

SHEET AS1.1	SITE PLAN
SHEET A1.0	1ST FLOOR PLAN
SHEET A2.0	2ND FLOOR PLAN
SHEET A3.0	3RD FLOOR PLAN
SHEET A4.0	ROOF PLAN
SHEET A5.0	UNIT PLAN
SHEET A6.0	ELEVATIONS
SHEET A6.1	ELEVATIONS - COURTYARD
SHEET PH-1	SITE LIGHTING/PHOTOMETRIC
SHEET PH-2	SITE LIGHTING INFORMATION
SHEET C-1	CONCEPTUAL GRADING PLAN
SHEET L0.0	LANDSCAPE COVER SHEET
SHEET L1.0	PRELIM. LANDSCAPE SCHEDULE & NOTES
SHEET L1.1	PRELIM OVERALL LANDSCAPE PLAN
SHEET L2.1	PRELIM LANDSCAPE PLAN
SHEET L3.1	PRELIM ROOFTOP ENLARGEMENT PLAN AND IMAGERY
SHEET L4.0	PRELIM IRRIGATION SCHEDULE & NOTES
SHEET L4.1	PRELIM IRRIGATION PLAN
SHEET L5.1	PRELIM WALL AND FENCE
SHEET L6.1	PRELIM WALL & FENCE DETAILS & IMAGERY

UNIT TABLE

UNIT TYPE	1ST LEVEL	2ND LEVEL	3RD LEVEL	TOTALS	BED COUNT	RQ'D PARKING
STUDIO	4	14	12	30	30	
1 BEDROOM	10	30	24	64	64	
2 BEDROOM	1	6	8	30	30	
MEMORY CARE	29	-	-	29	50	
TOTALS	**44**	**50**	**44**	**138**	**174**	**174/3 = 58 SP.**
TOTAL UNIT SF	17,237 SF	23,332 SF	22,966 SF	63,533 SF		
COMMON AREA	24,171 SF	16,968 SF	16,882 SF	58,021 SF		
TOTALS	**41,408 SF**	**40,300 SF**	**39,848 SF**	**121,556 SF**		

AREA BREAKDOWN

SQUARE FOOTAGE GROSS FLOOR AREA DATA

1ST FLOOR:

I-2 OCCUPANCY (MEMORY CARE UNITS & SUPPORT FACILITIES)=	15,193 SF
R-2.1 OCCUPANCY (ASSISTED LIVING & SUPPORT FACILITIES)=	15,924 SF
A-2 OCCUPANCY (DINING HALL, CAFETERIA, LOUNGE)=	10,291 SF

2ND FLOOR:

R-2.1 OCCUPANCY (ASSISTED LIVING & SUPPORT FACILITIES)=	37,997 SF
A-1 OCCUPANCY (THEATER)=	1,403 SF
A-3 OCCUPANCY (COMMNITY HALL/LOUNGE)=	900 SF

3RD FLOOR:

R-2.1 OCCUPANCY (ASSISTED LIVING & SUPPORT FACILITIES)=	38,023 SF
A-2 OCCUPANCY (BISTRO)=	1,825 SF
TOTAL BUILDING AREA:	**121,556 SF**

PARKING ANALYSIS

PARKING REQUIREMENTS DATA- SAN MARCOS MUNICIPAL CODE TABLE 20.341-1

RESIDENTIAL CARE FACILITY: 1 SPACE/3 RESIDENCE
TOTAL REQUIRED = 174 BED/3/3 = 58 SPACES REQUIRED

TOTAL PROVIDED = 65 SPACES PROVIDED

ADA PARKING PER TABLE 11B-208.2 (51-75) = 3 RQ'D & 7 PROVIDED (2 VAN, 5 STANDARD)

LOADING AREAS RQ'D PER TABLE 20.340-7
1 SPACE/20000 S.F.= 6 SPOTS "EXCEPT, B4= 3 SPOTS = ((1)@12'X30'&(2)@10'X20')

Δ	DATE	DESCRIPTION
	2020.05.04	PLANNING SUBMITTAL #3

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LICENSED ARCHITECT
GARY ALAN WHITFIELD
No. C-8776
REN: 08-30-21
STATE OF CALIFORNIA

PROJECT TITLE:

Creekside
Assisted Living
SAN MARCOS, CA
APN 220 - 063 - 03
APN 220 - 063 - 05

SHEET TITLE:

COVER SHEET

PROJECT NUMBER:
2019-0024

SCALE:
DRAWN BY: KL
PLOT DATE: 2019.05.04

SHEET NUMBER
A

PROJECT DATA SHEET

PARCEL 1	2.9 ACRES	APN 220-083-03
PARCEL 2	0.88 ACRES	APN 220-063-05
TOTAL SITE	**3.78 ACRES**	**165,092.4 SF**
TOTAL BUILDING FOOTAGE		121,556 SF
FAR		0.736
BLD FOOTPRINT	41,408 SF	25%
PARKING AND ROADS	55,598.4 SF	33%
LANDSCAPE AREA	37,070 SF	22%
NATURAL LS AREA	31,016 SF	20%

UNIT TYPE	FIRST LEVEL	SECOND LEVEL	3RD LEVEL	TOTALS	BED COUNT	REQUIRED PARKING
STUDIO	4	14	12	30	30	
1 BEDROOM	10	30	24	64	64	
2 BEDROOM	1	6	8	30	30	
MEMORY CARE	29	-	-	29	50	
TOTALS	**44**	**50**	**44**	**138**		**174 174/3 = 58 SPACES**
TOTAL UNIT SF	17,237 SF	23,332 SF	22,966 SF	63,533 SF		PARKING PROVIDED = 65 SPACES
COMMON AREA SF	24,171 SF	16,968 SF	16,882 SF	58,021 SF		
TOTALS	**41,408 SF**	**40,300 SF**	**39,848 SF**	**121,556 SF**		

LEGEND - SITE PLAN

- PROPERTY LINE
- EASEMENT - SAN MARCOS
- EASEMENT WATER
- EASEMENT - SAN MARCOS
- EASEMENT - SAN MARCOS
- BIOLOGY LIMITS
- ADA PATH OF TRAVEL
- NATURAL LANDSCAPING
- TRANSITIONAL LANDSCAPING
- FIRE ROAD - SEE CIVIL PLANS
- FORMAL LANDSCAPING
- HARDSCAPE
- FOOTPRINT

Δ	DATE	DESCRIPTION
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APN 220 - 063- 03

SHEET TITLE:
SITE PLAN

PROJECT NUMBER:
2019-0024

SCALE: AS SHOWN
DRAWN BY: GW
PLOT DATE: 2020.05.05

SHEET NUMBER
AS1.1

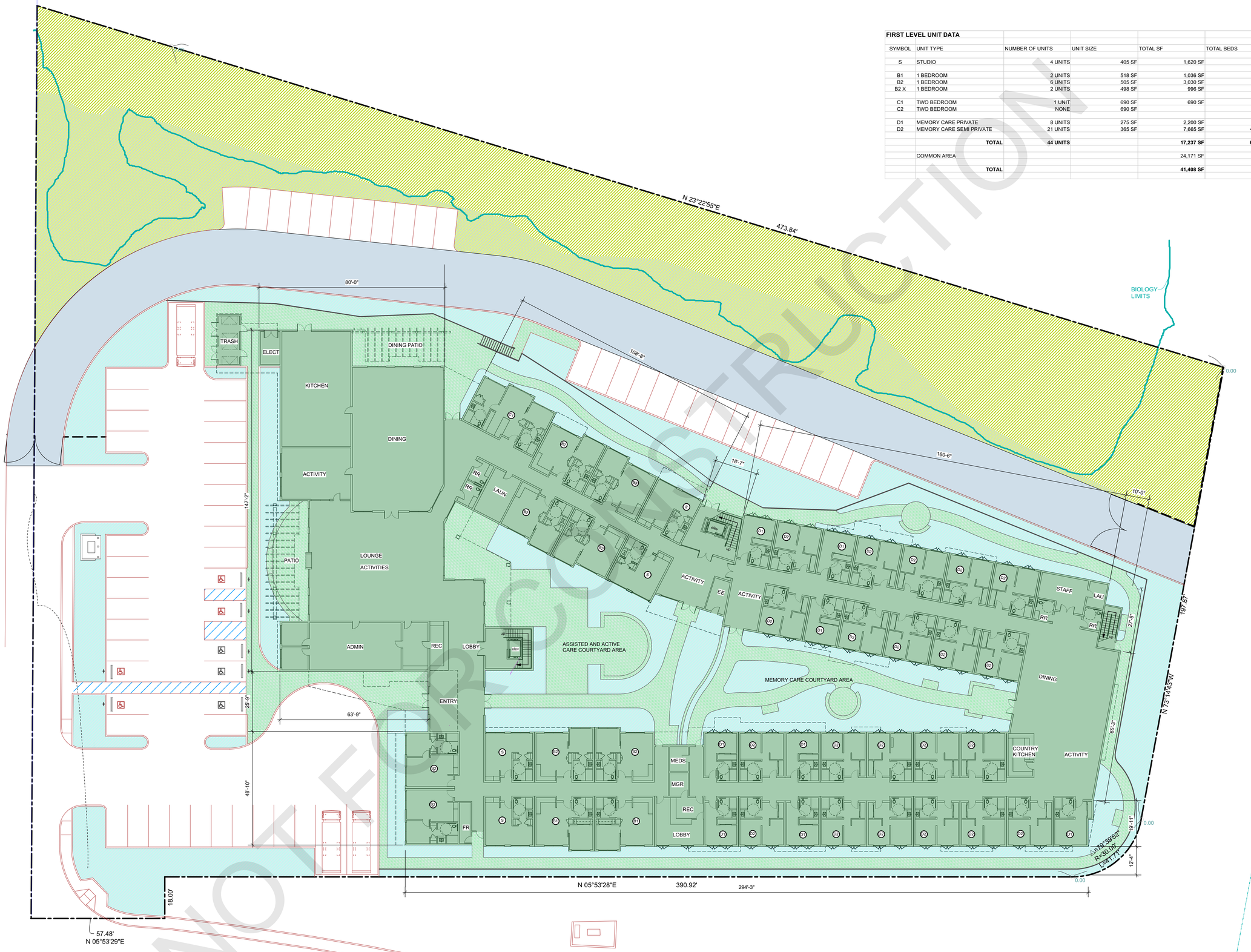
NOT FOR CONSTRUCTION

SITE PLAN - REFER TO CIVIL PLAN FOR ALL DRAINAGE AND GRADING INFORMATION

0 5 25 45 65 85 FT
N
GRAPHIC SCALE

FIRST LEVEL UNIT DATA

SYMBOL	UNIT TYPE	NUMBER OF UNITS	UNIT SIZE	TOTAL SF	TOTAL BEDS
S	STUDIO	4 UNITS	405 SF	1,620 SF	4 BEDS
B1	1 BEDROOM	2 UNITS	518 SF	1,036 SF	2 BEDS
B2	1 BEDROOM	6 UNITS	505 SF	3,030 SF	6 BEDS
B2 X	1 BEDROOM	2 UNITS	498 SF	996 SF	2 BEDS
C1	TWO BEDROOM	1 UNIT	690 SF	690 SF	2 BEDS
C2	TWO BEDROOM	NONE	690 SF		
D1	MEMORY CARE PRIVATE	8 UNITS	275 SF	2,200 SF	8 BEDS
D2	MEMORY CARE SEMI PRIVATE	21 UNITS	365 SF	7,665 SF	42 BEDS
	TOTAL	**44 UNITS**		**17,237 SF**	**66 BEDS**
	COMMON AREA			24,171 SF	
	TOTAL			**41,408 SF**	



NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

0 5 25 45 65 85 FT

GRAPHIC SCALE

Δ	DATE	DESCRIPTION
	2020.05.05	PLANNING SUBMITTAL 3

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SAN MARCOS, CA
APN 220 - 063- 03

SHEET TITLE:

FIRST FLOOR PLAN

PROJECT NUMBER:
2019-0024

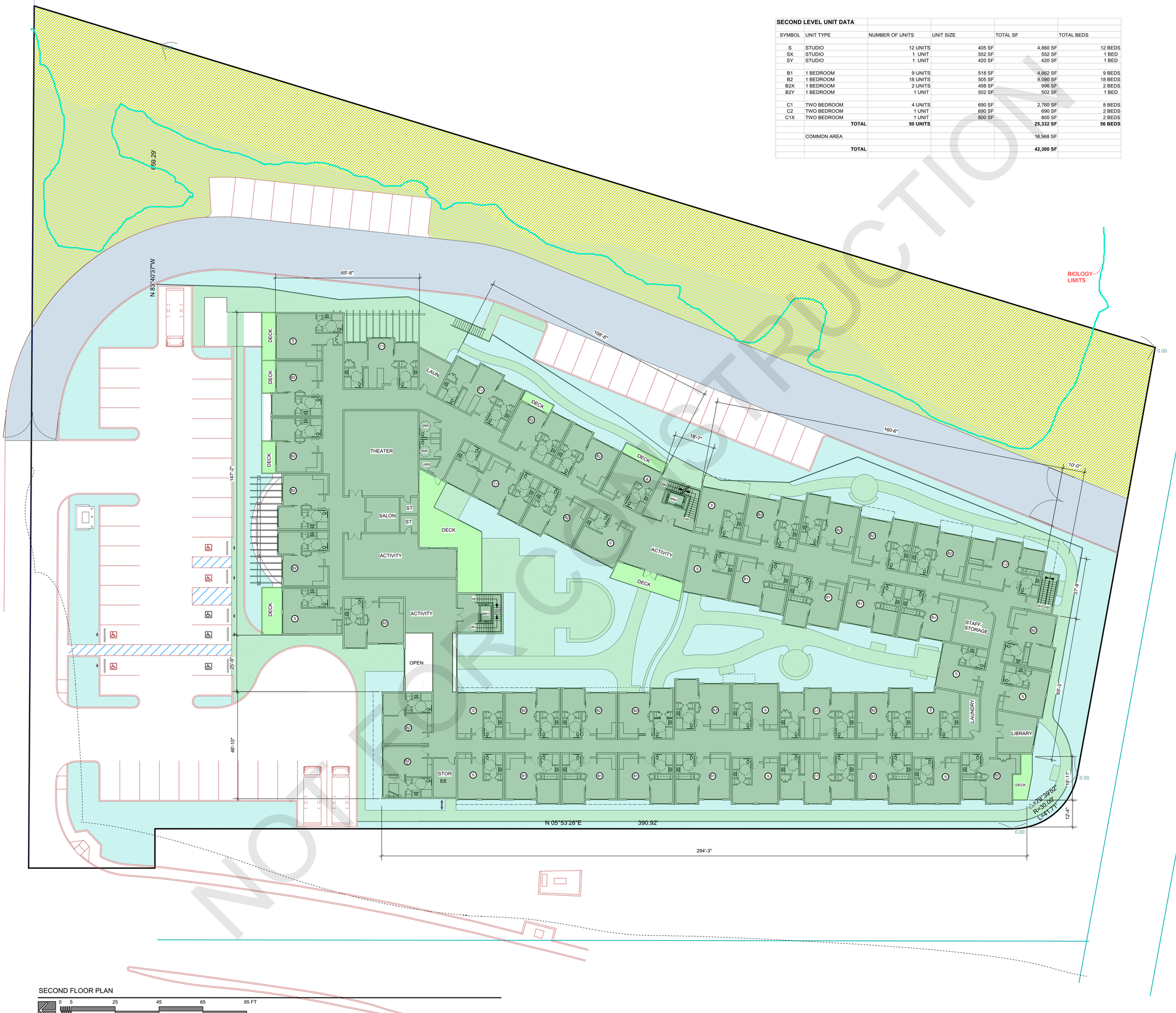
SCALE: AS SHOWN
DRAWN BY: GW
PLOT DATE: 2020.05.05

SHEET NUMBER

A1.0

SECOND LEVEL UNIT DATA

SYMBOL	UNIT TYPE	NUMBER OF UNITS	UNIT SIZE	TOTAL SF	TOTAL BEDS
S	STUDIO	12 UNITS	405 SF	4,860 SF	12 BEDS
SX	STUDIO	1 UNIT	552 SF	552 SF	1 BED
SY	STUDIO	1 UNIT	420 SF	420 SF	1 BED
B1	1 BEDROOM	9 UNITS	518 SF	4,662 SF	9 BEDS
B2	1 BEDROOM	18 UNITS	505 SF	9,090 SF	18 BEDS
B2X	1 BEDROOM	2 UNITS	498 SF	996 SF	2 BEDS
B2Y	1 BEDROOM	1 UNIT	502 SF	502 SF	1 BED
C1	TWO BEDROOM	4 UNITS	690 SF	2,760 SF	8 BEDS
C2	TWO BEDROOM	1 UNIT	690 SF	690 SF	2 BEDS
C1X	TWO BEDROOM	1 UNIT	800 SF	800 SF	2 BEDS
	TOTAL	**50 UNITS**		**25,332 SF**	**56 BEDS**
	COMMON AREA			16,968 SF	
	TOTAL			**42,300 SF**	



SECOND FLOOR PLAN

0 5 25 45 65 85 FT

GRAPHIC SCALE

NOT FOR CONSTRUCTION

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APN 220 - 063- 03

SHEET TITLE:
SECOND FLOOR PLAN

PROJECT NUMBER:
2019-0024

SCALE: AS SHOWN
DRAWN BY: GW
PLOT DATE: 2020.05.05

SHEET NUMBER
A2.0

THIRD LEVEL UNIT DATA

SYMBOL	UNIT TYPE	NUMBER OF UNITS	UNIT SIZE	TOTAL SF	TOTAL BEDS
S	STUDIO	10 UNITS	405 SF	4,050 SF	10 BEDS
S X	STUDIO	1 UNIT	552 SF	552 SF	1 BED
SY	STUDIO	1 UNIT	420 SF	420 SF	1 BED
B1	1 BEDROOM	7 UNITS	518 SF	3,626 SF	7 BEDS
B2	1 BEDROOM	13 UNITS	505 SF	6,565 SF	13 BEDS
B2 X	1 BEDROOM	2 UNITS	498 SF	996 SF	2 BEDS
B2 Y	1 BEDROOM	1 UNIT	502 SF	502 SF	1 BED
B2 Z	1 BEDROOM	1 UNIT	625 SF	625 SF	1 BED
C1	TWO BEDROOM	5 UNITS	690 SF	3,450 SF	10 BEDS
C2	TWO BEDROOM	2 UNITS	690 SF	1,380 SF	4 BEDS
C1 X	TWO BEDROOM	**1 UNIT**	800 SF	**800 SF**	2 BEDS
		TOTAL	**44 UNITS**	**22,966 SF**	**52 BEDS**
	COMMON AREA			16,882 SF	
		TOTAL		**39,848 SF**	

NOT FOR CONSTRUCTION

659.29'
N 83°40'37"W
65'-8"
108'-9"
160'-6"
18'-7"
10'-0"
147'-2"
25'-9"
48'-10"
N 05°53'28"E 390.92'
298'-4"
27'-8"
65'-3"
19'-11"
12'-4"
Δ=70°39'52"
R=30.00'
L=41.71'
0.00
BIOLOGY LIMITS
DECK
LAUN
GYM
ACTIVITY
STAFF STORAGE
OFF
LIBRARY
OPEN
GAME RM
BISTRO
JAN
RR
elev
dn

THIRD FLOOR PLAN

0 5 25 45 65 85 FT
GRAPHIC SCALE

Δ	DATE	DESCRIPTION
	2020.05.05	PLANNING SUBMITTAL 3

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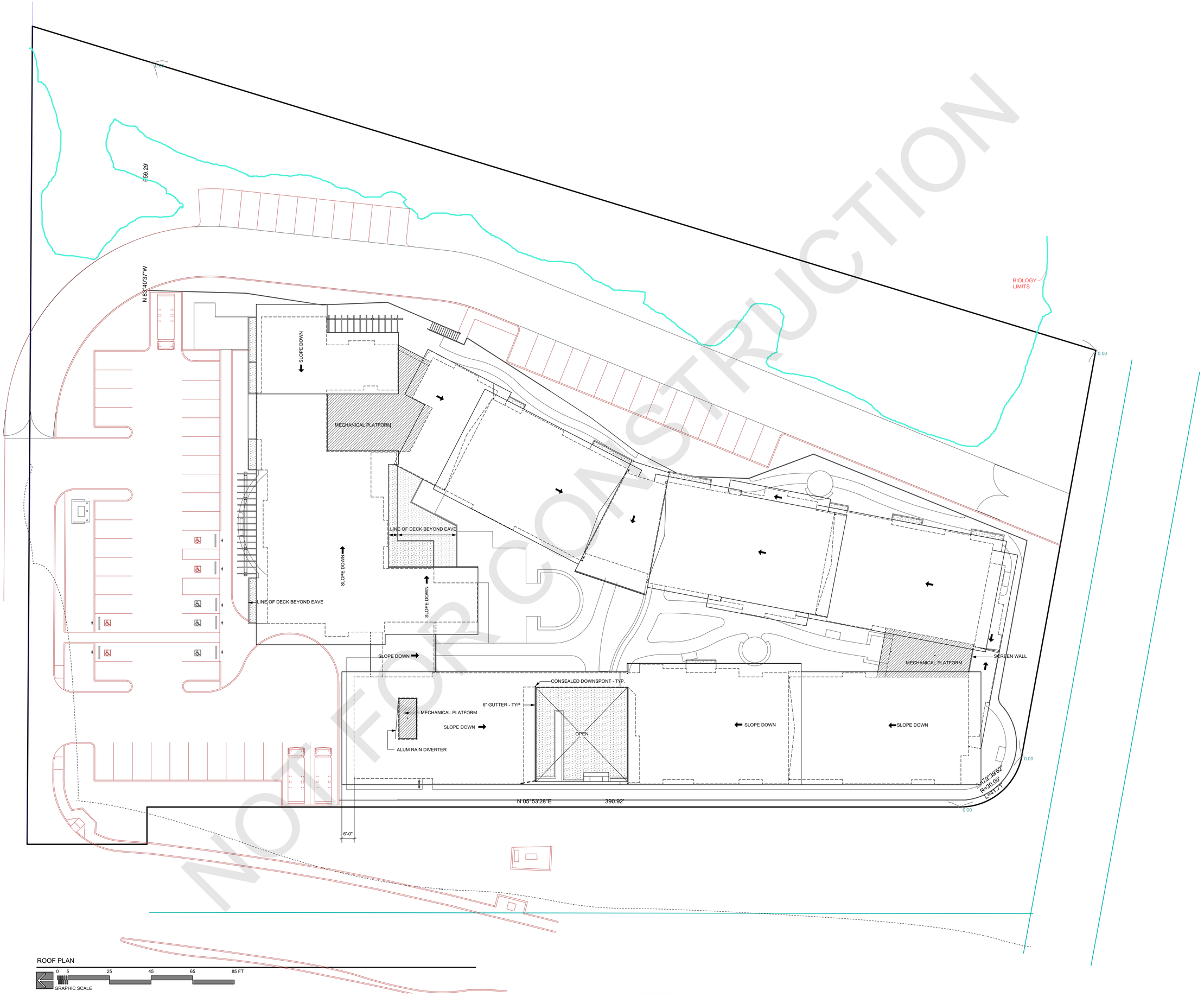
SHEET TITLE:
THIRD FLOOR PLAN

PROJECT NUMBER:
2019-0024

SCALE: AS SHOWN
DRAWN BY: GW
PLOT DATE: 2020.05.05

SHEET NUMBER
A3.0



NOT FOR CONSTRUCTION

ROOF PLAN

0 5 25 45 65 85 FT

GRAPHIC SCALE

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SAN MARCOS, CA

APN 220 - 063- 03

SHEET TITLE:

ROOF PLAN

PROJECT NUMBER:

2019-0024

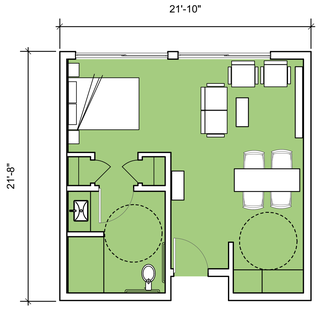
SCALE: AS SHOWN

DRAWN BY: GW

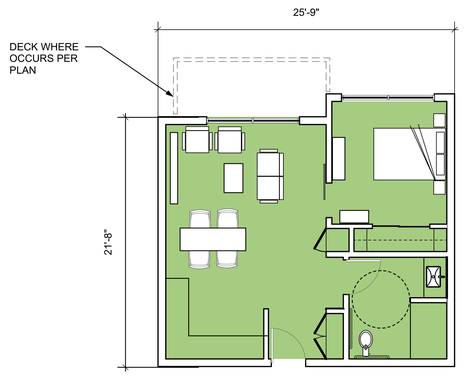
PLOT DATE: 2020.05.05

SHEET NUMBER

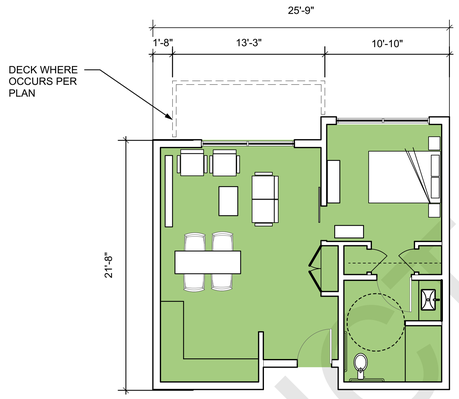
A4.0



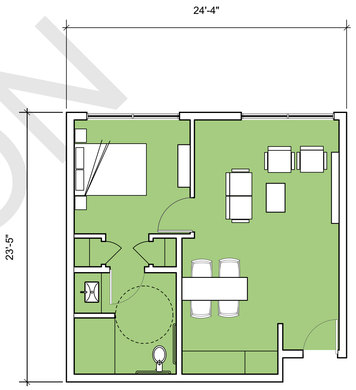
S STUDIO - 405 SF



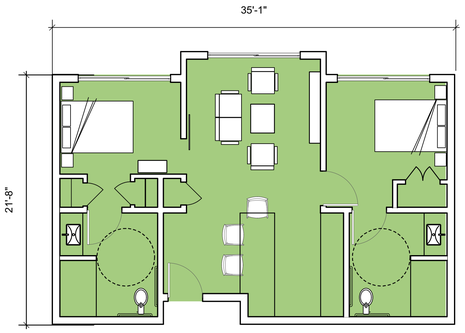
B1 1 BEDROOM - 518 SF



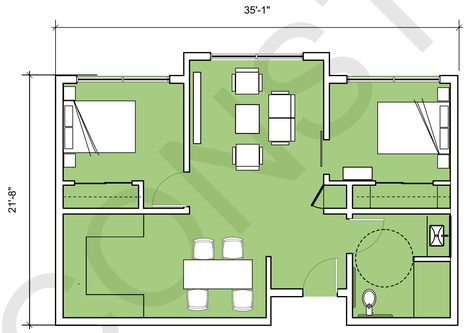
B2 1 BEDROOM - 505 SF



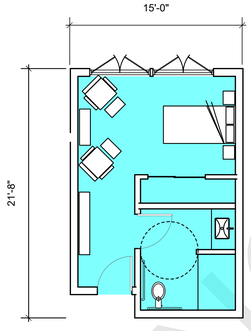
B2 1 BEDROOM - 498 SF



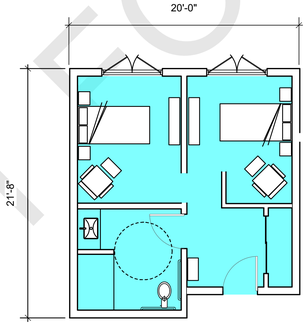
C1 TWO BEDROOM - 690 SF



C2 TWO BEDROOM - 690 SF



D1 STUDIO - 275 SF



D2 TWO BEDROOM - 365 SF

FLOOR PLAN LEGEND

- PROPOSED SHARED COMMON AREAS
- PROPOSED ASSISTED LIVING
- PROPOSED MEMORY CARE
- PROPOSED DECK SPACE

NOT FOR CONSTRUCTION

Δ	DATE	DESCRIPTION
	2020.05.04	PLANNING SUBMITTAL #3

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LICENSED ARCHITECT
GARY ALAN WHITFIELD
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REN: 08-30-19
STATE OF CALIFORNIA

PROJECT TITLE:

Creekside
Assisted Living
SAN MARCOS, CA
APN 220 - 063- 03

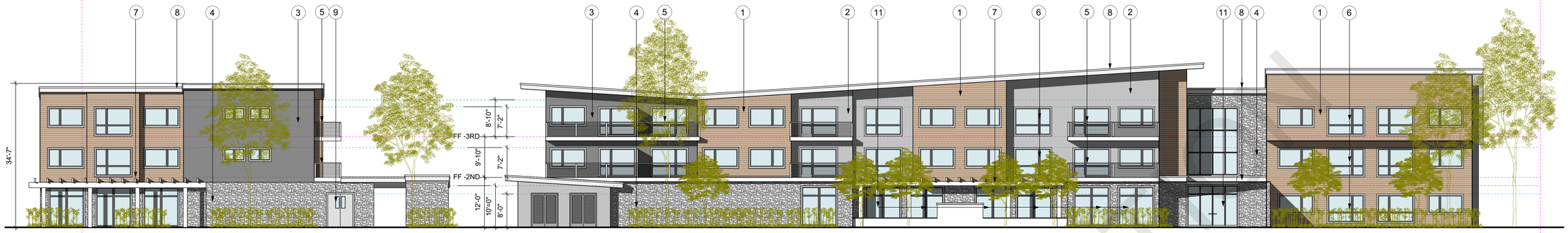
SHEET TITLE:

UNIT PLANS

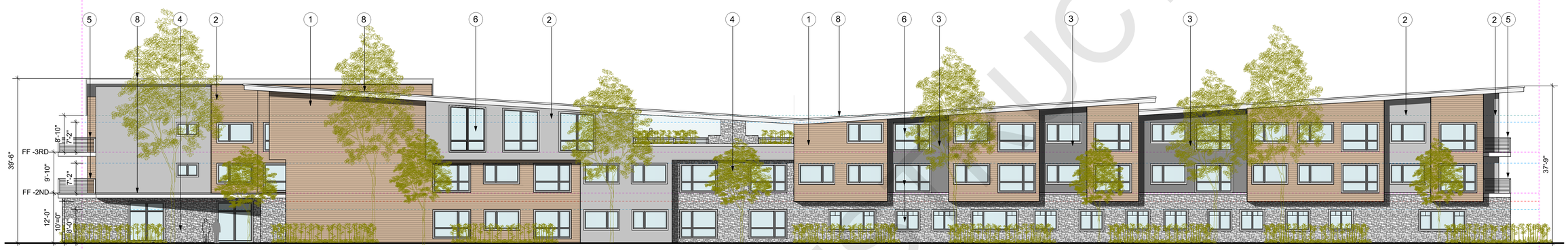
PROJECT NUMBER:
2019-0024

SCALE: 3/16" = 1'-0"
DRAWN BY: GW
PLOT DATE: 2020.05.04

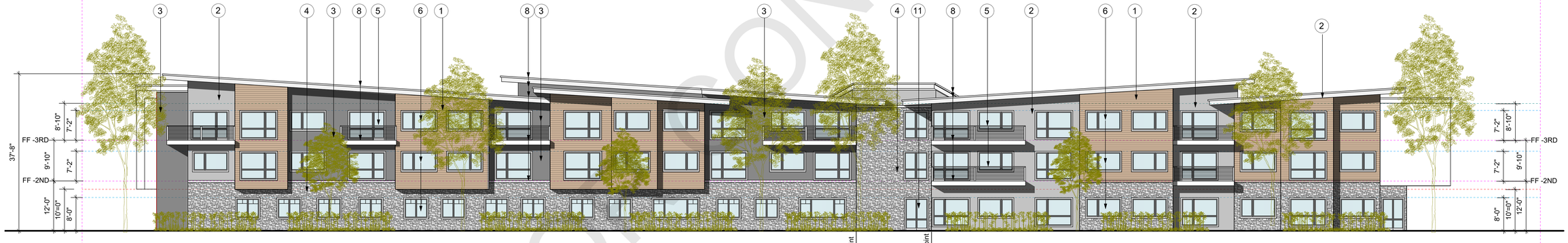
SHEET NUMBER
A-5.0



PARTIAL EAST ELEVATION



NORTH ELEVATION

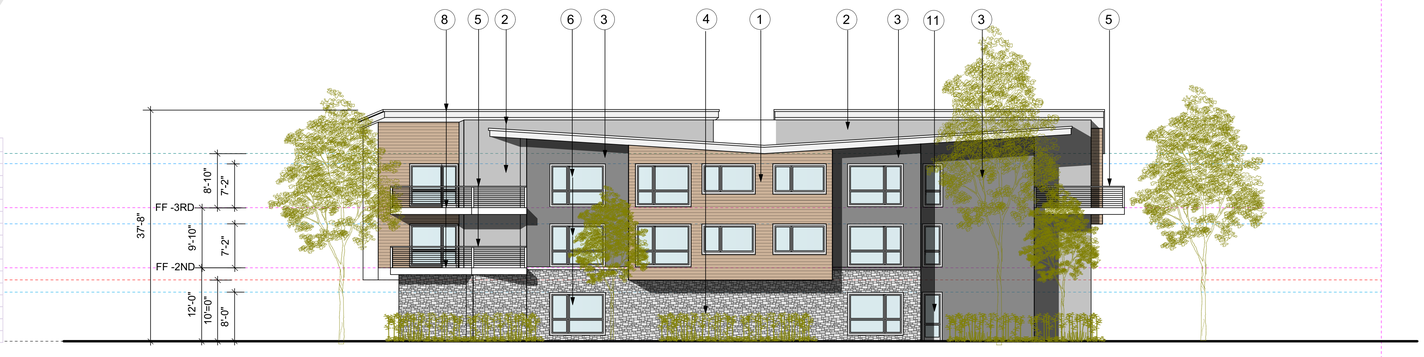


WEST ELEVATION

EAST ELEVATION - this elevation has been as a straight building and has been pivoted for clarity

MATERIALS LEGEND

SYM	MATERIAL	COLOR
1	EXTERIOR WOOD LOOK HORIZONTAL SIDING BY TRESPA	MW03 "HARMONY OAK"
2	EIFS DRIVIT OR EQUAL - FINISH TEXTURE FREESTYLE SMOOTH	1001-5 DOVE GREY
3	EIFS DRIVIT OR EQUAL - FINISH TEXTURE FREESTYLE SMOOTH	1001-4 FLAGSTONE
4	STONE VENEER UNIFORMLY LEDGER SHAPED RECTANGULAR STONE WITH A SPLIT FACED SURFACE BY CREATIVE MINES- STYLE URBAN STRIP	SAND DOLLAR
5	GUARDRAIL W/ METAL HAND RAIL AND CABLE RAILS	BRUSHED STAINLESS STEEL
6	ALUMINUM AND GLASS WINDOW SYSTEM	ANODIZED BRUSHED ALUMINUM - TRIM TO MATCH 8
7	WOOD TRELLIS	MATCH 1
8	WOOD TRIM	PPG 1001-2 " ARIA"
9	METAL DOOR	MATCH ADJACENT SURFACE
10	ROOFING MATERIAL BY CERTAINTEED - STYLE FLINTLASTIC	MOJAVE TAN
11	ALUMINUM GLASS DOOR SYSTEM	ANODIZED BRUSHED ALUMINUM - TRIM TO MATCH 8



SOUTH ELEVATION

0 5 25 45 65 85 FT

GRAPHIC SCALE

NOT FOR CONSTRUCTION

Δ	DATE	DESCRIPTION
	2020.05.05	PLANNING SUBMITTAL 3

Whitfield
Associates, Inc.
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architecture | planning | interior design

LICENSED ARCHITECT
GARY ALAN WHITFIELD
No. C-8776
REN: 06-30-21
STATE OF CALIFORNIA

PROJECT TITLE:

Creekside
Assisted Living
SAN MARCOS, CA
APN 220 - 063- 03

SHEET TITLE:

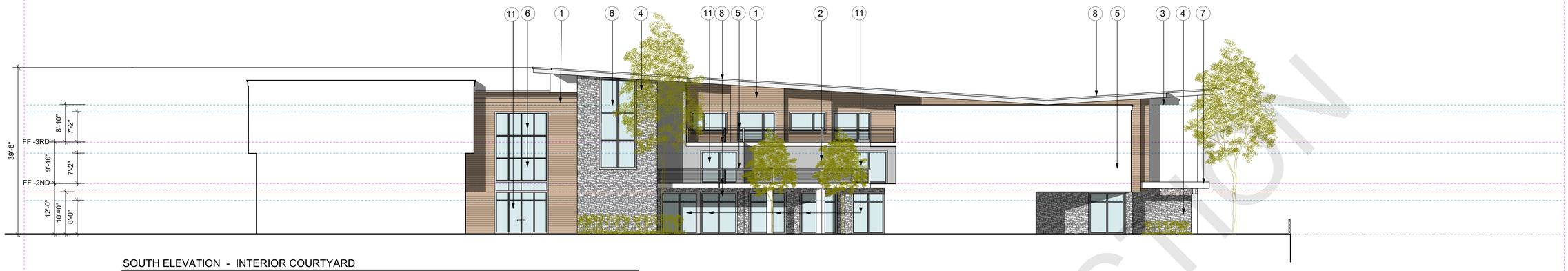
EXTERIOR ELEVATIONS

PROJECT NUMBER:
2019-0024

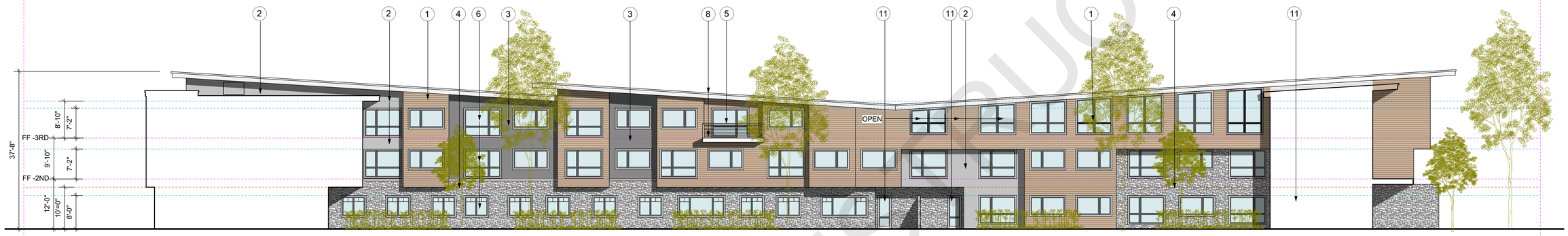
SCALE: AS SHOWN
DRAWN BY: GW
PLOT DATE: 2020.05.05

SHEET NUMBER

A6.0

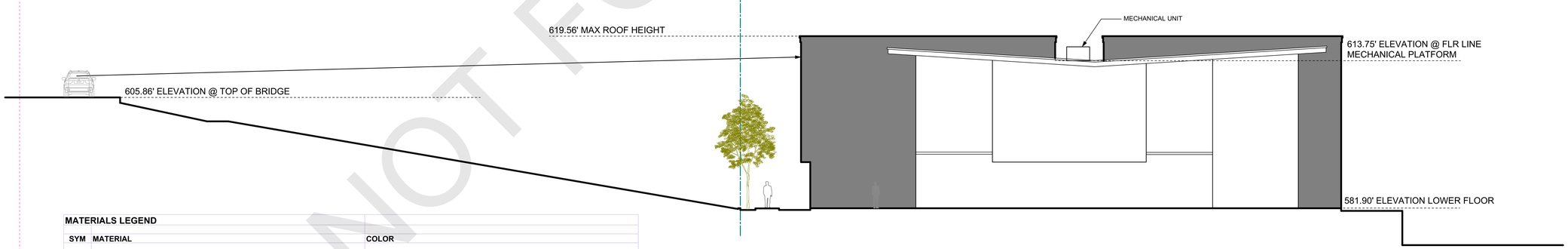


SOUTH ELEVATION - INTERIOR COURTYARD



EAST ELEVATION - INTERIOR COURTYARD

WEST ELEVATION - INTERIOR COURTYARD - this elevation has been as a straight building and has been pivoted for clarity



SECTION FROM TOP OF BRIDGE THRU MECANICAL PLATFORM SOUTH ELEVATION

MATERIALS LEGEND

SYM	MATERIAL	COLOR
1	EXTERIOR WOOD LOOK HORIZONTAL SIDING BY TRESPA	MW03 "HARMONY OAK"
2	EIFS DRIVIT OR EQUAL - FINISH TEXTURE FREESTYLE SMOOTH	1001-5 DOVE GREY
3	EIFS DRIVIT OR EQUAL - FINISH TEXTURE FREESTYLE SMOOTH	1001-4 FLAGSTONE
4	STONE VENEER UNIFORMLY LEDGER SHAPED RECTANGULAR STONE WITH A SPLIT FACED SURFACE BY CREATIVE MINES- STYLE URBAN STRIP	SAND DOLLAR
5	GUARDRAIL W/ METAL HAND RAIL AND CABLE RAILS	BRUSHED STAINLESS STEEL
6	ALUMINUM AND GLASS WINDOW SYSTEM	ANODIZED BRUSHED ALUMINUM - TRIM TO MATCH 8
7	WOOD LOUVERS	MATCH 1
8	WOOD TRIM	PPG 1001-2 " ARIA"
9	METAL DOOR	MATCH ADJACENT SURFACE
10	ROOFING MATERIAL BY CERTAINTEED - STYLE FLINTLASTIC	MOJAVE TAN
11	ALUMINUM GLASS DOOR SYSTEM	ANODIZED BRUSHED ALUMINUM - TRIM TO MATCH 8

N

0 5 25 45 65 85 FT

GRAPHIC SCALE

NOT FOR CONSTRUCTION

Δ	DATE	DESCRIPTION
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