



ATTACHMENT E1

PROJECT CIVIL PLANS

LEGEND

PROPERTY BOUNDARY	---
CENTERLINE OF ROAD	---
RIGHT-OF-WAY	---
ADJACENT PROPERTY LINE	---
EXISTING CONTOUR LINE	---
EXISTING SPOT ELEVATION	(XXX.XX) FG
PROPOSED SPOT ELEVATION	XXX.XX FS
PROPOSED CURB & GUTTER	---
PROPOSED RIBBON GUTTER	---
PROPOSED RETAINING WALL	---
PROPOSED GRADING DAYLIGHT	---
PROPOSED STORM DRAIN	SD
PROPOSED DOMESTIC WATER	W
PROPOSED FIRE WATER	F
PROPOSED SEWER	S
PROPOSED BUILDING	---
PROPOSED AC PAVEMENT	---
PROPOSED CONCRETE PAVEMENT	---
PROPOSED ARTIFICIAL TURF	---
PROPOSED UNDERGROUND STORM DRAIN DETENTION SYSTEM	---
PROPOSED PROPRIETARY BIOFILTRATION SYSTEM	---
PROPOSED FIRE HYDRANT	---
PROPOSED AREA DRAIN	---
EXISTING WATER MAIN	W
EXISTING SEWER MAIN	S
EXISTING STORM DRAIN	SD
EXISTING GAS MAIN	G
EXISTING TELECOM CONDUIT	T
CURB OUTLET	---
CLEANOUT/WEIR CONTROL STRUCTURE	---
BROW DITCH	---

RAW EARTHWORK QUANTITIES

CUT:	23,300 CY
FILL:	3,200 CY
NET (EXPORT):	20,100 CY

THE ABOVE RAW EARTHWORK QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL NOT RELY UPON QUANTITIES FOR BID PURPOSES. CONTRACTOR TO VERIFY EARTHWORK QUANTITIES TO THEIR SATISFACTION PRIOR TO START OF WORK.

NOTE: QUANTITIES DO NOT INCLUDE ANY EARTHWORK FOR REMEDIAL PURPOSES. EARTHWORK ESTIMATES ARE BASED ON IN PLACE VOLUMES AND DO NOT ACCOUNT FOR ANY SHRINKAGE OR SWELL OF THE SOIL THAT MAY OCCUR DURING GRADING.

LANDSCAPE EASEMENT NOTES

ALL PROPOSED PRIVATE IMPROVEMENTS WITHIN EXISTING CITY LANDSCAPE MAINTENANCE EASEMENT WILL REQUIRE AN ENCROACHMENT AGREEMENT AND ALL PRIVATE IMPROVEMENTS AND APPURTENANCES WITHIN LANDSCAPE MAINTENANCE EASEMENT TO BE PRIVATELY OWNED AND MAINTAINED.

CONDOMINIUM NOTE

THIS SUBDIVISION IS A RESIDENTIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT, THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 46.

PROPOSED EASEMENT INFORMATION

- PROPOSED LANDSCAPE MAINTENANCE EASEMENT FOR OPEN SPACE SLOPE TO THE CITY OF SAN MARCOS.
- PROPOSED 8-FOOT WIDE IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SAN MARCOS.

EXISTING EASEMENT INFORMATION (217-161-18, -19)

- EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PURPOSES, RECORDED JUNE 11, 1913 IN BOOK 500, PAGE 135, OFFICIAL RECORDS TO BE VACATED. NOT PLOTTABLE.
- EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT FOR PIPELINE AND OTHER DISTRICT WORKS, RECORDED OCTOBER 24, 1925, IN BOOK 1136, PAGE 238, OFFICIAL RECORDS TO BE QUITCLAIMED. NOT PLOTTABLE.
- EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED JUNE 19, 1973 AS DOC. NO. 73-167727, OFFICIAL RECORDS TO BE QUITCLAIMED.
- EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR UTILITY PURPOSES, RECORDED OCTOBER 25, 1979 AS DOC. NO. 79-448104, OFFICIAL RECORDS TO BE VACATED.
- EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR UTILITY PURPOSES, RECORDED JUNE 24, 1987 AS DOC. NO. 87-353275 TO BE VACATED.
- EASEMENT GRANTED TO THE CITY OF SAN MARCOS FOR PUBLIC STREET AND UTILITY PURPOSES, RECORDED OCTOBER 13, 2005 AS DOC. NO. 2005-0887133.
- EASEMENT GRANTED TO THE CITY OF SAN MARCOS FOR OPEN SPACE SLOPE LANDSCAPE MAINTENANCE AND ACCESS PURPOSES, RECORDED OCTOBER 13, 2005 AS DOC. NO. 2005-0887134, OFFICIAL RECORDS.
- EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT FOR UTILITY PURPOSES, RECORDED NOVEMBER 17, 2005 AS DOC. NO. 2005-0996226, OFFICIAL RECORDS TO BE REVISED.
- EASEMENT GRANTED TO COUNTY OF SAN DIEGO FOR PUBLIC STREET PURPOSES, RECORDED JUNE 11, 1913 IN BOOK 500, PAGE 135 OF DEEDS TO BE VACATED. NOT PLOTTABLE.
- EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT FOR PIPELINES, INGRESS AND EGRESS, AND ALL NECESSARY APPURTENANCES, RECORDED OCTOBER 24, 1925 IN BOOK 1136, PAGE 238 OF DEEDS TO BE QUITCLAIMED. NOT PLOTTABLE.
- EASEMENT GRANTED TO BARENY COLEMAN AND JEAN S. COLEMAN FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED OCTOBER 27, 1959 IN BOOK 7959, PAGE 126, OFFICIAL RECORDS TO BE QUITCLAIMED.
- EASEMENT GRANTED TO FAIRMONT FOODS COMPANY FOR ROAD AND UTILITY PURPOSES, RECORDED JULY 5, 1973 AS DOC. NO. 73-184604, OFFICIAL RECORDS TO BE ADJUSTED.
- EASEMENT GRANTED TO COUNTY OF SAN DIEGO FOR UTILITIES, INGRESS AND EGRESS, RECORDED JUNE 24, 1987 AS DOC. NO. 87-353275, OFFICIAL RECORDS TO BE VACATED. NOT PLOTTABLE.

NOTE: ALL EXISTING COUNTY HIGHWAY EASEMENTS WITHIN THE PROPERTY BOUNDARIES TO BE VACATED.

ABBREVIATIONS

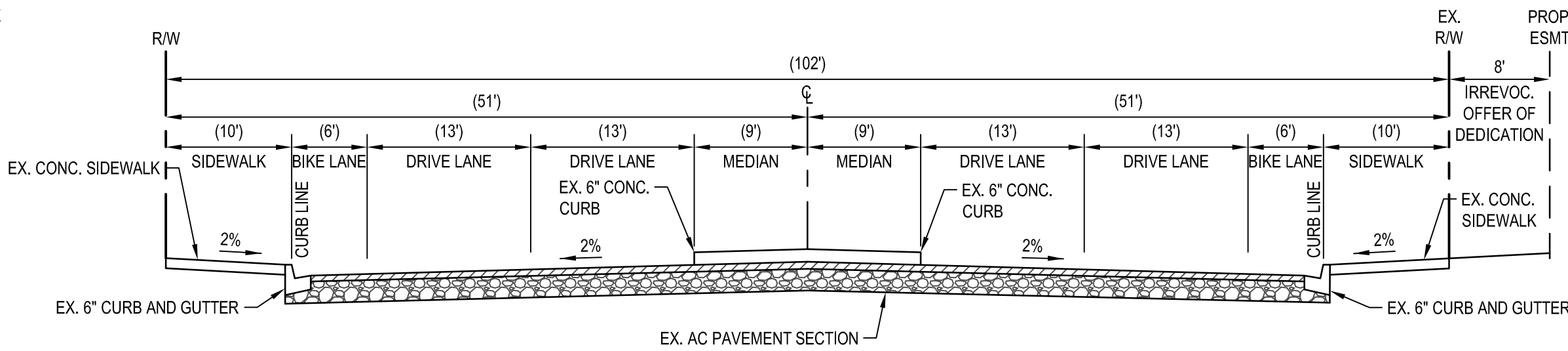
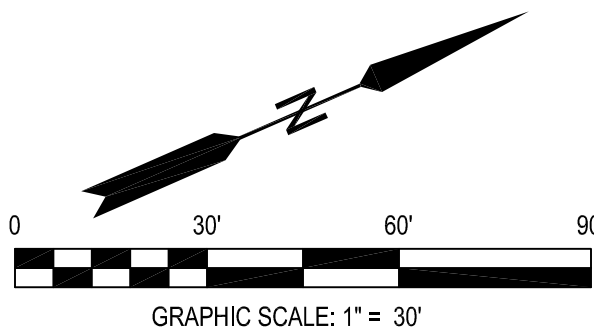
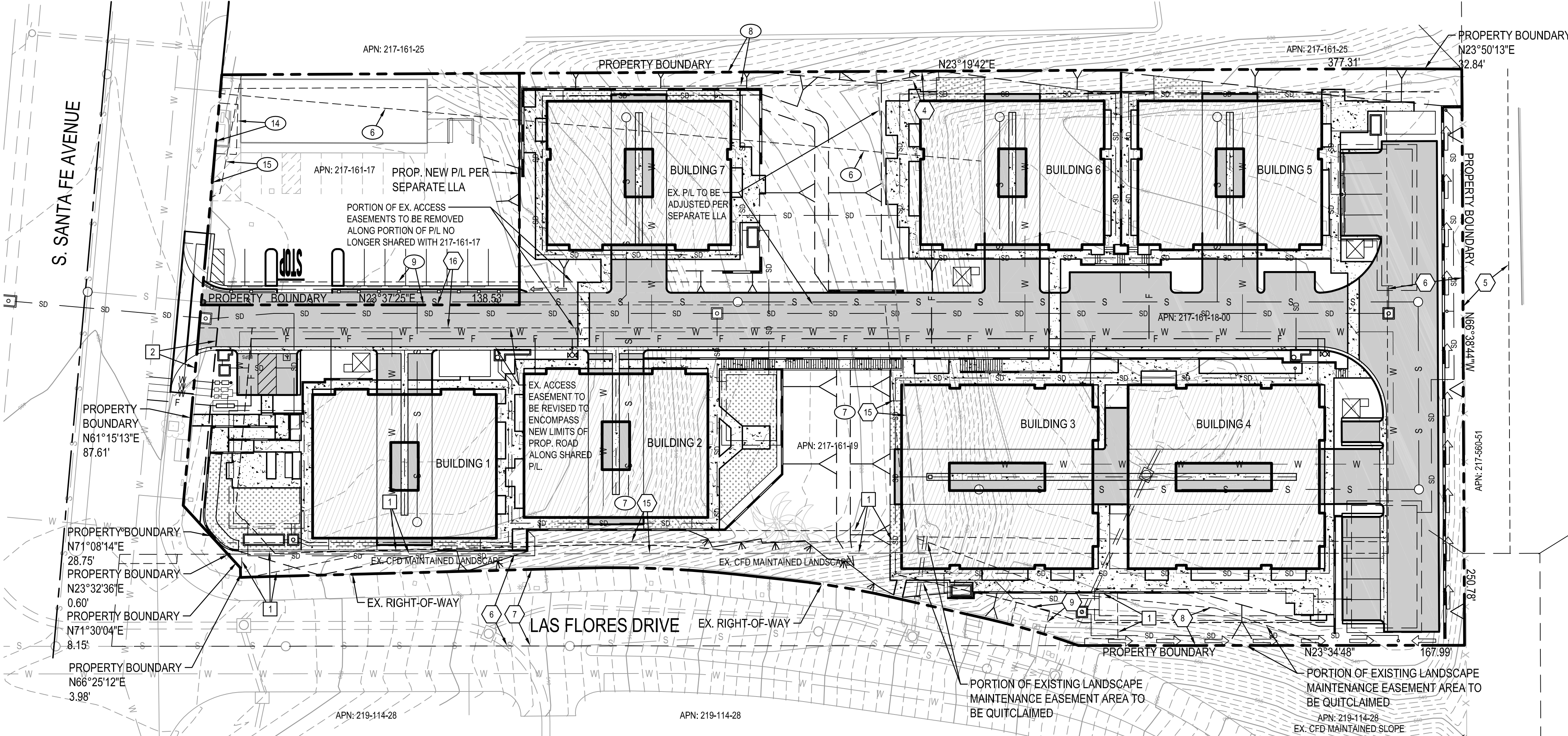
AC	ASPHALT CONCRETE	ELEC	ELECTRICAL	MH	MANHOLE	SL	STREET LIGHT
ADA	AMERICAN WITH DISABILITIES ACT	EX	EXISTING	MIN	MINIMUM	SMH	SEWER MANHOLE
BFD	BACKFLOW DEVICE	FF	FINISH FLOOR	PA	PLANTER AREA	TC	TOP OF CURB
BLOG	BUILDING	FG	FINISHED GRADE	PBOX	PULL BOX	TD	TOP OF DECK
BS	BOTTOM OF STAIRS	FL	FLOW LINE	PIL	PROPERTY LINE	TE	TRASH ENCLOSURE
BW	BOTTOM OF WALL	FM	FORCE MAIN	POC	POINT OF CONNECTION	TG	TOP OF GRATE
CB	CATCH BASIN	FS	FINISHED SURFACE	POT	PATH OF TRAVEL	TS	TOP OF STAIRS
CF	CURB FACE	GA	GUY ANCHOR	PP	POWER POLE	TW	TOP OF WALL
CMU	CONCRETE MASONRY UNIT	GB	GRADE BREAK	PROP	PROPOSED	TYP	TYPICAL
CO	CLEANOUT	GFF	GARAGE FINISH FLOOR	PVC	POLYVINYL CHLORIDE	WAR	WATER AIR RELEASE
COMM	COMMUNICATIONS	GP	GUY POLE	R/W	RIGHT-OF-WAY	WM	WATER METER
CONC	CONCRETE	GV	GAS VALVE	SCO	SEWER CLEANOUT	WV	WATER VALVE
DOM W	DOMESTIC WATER	HP	HIGH POINT	SD	STORM DRAIN		
DS	DOWNSPOUT	HT	HEIGHT	SDCO	STORM DRAIN CLEANOUT		
EG	EDGE OF GUTTER	INV	INVERT	SDMH	STORM DRAIN MANHOLE		

EXISTING EASEMENT INFORMATION (217-161-17)

- EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PURPOSES, RECORDED JUNE 11, 1913, BOOK 500, PAGE 136, OFFICIAL RECORDS. NOT PLOTTABLE.
- EASEMENT GRANTED TO VISTA IRRIGATION DISTRICT FOR PIPELINE AND OTHER DISTRICT WORK PURPOSES, RECORDED OCTOBER 24, 1925, IN BOOK 1136, PAGE 238, OFFICIAL RECORDS TO BE QUITCLAIMED. NOT PLOTTABLE.
- EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITY PURPOSES, RECORDED APRIL 25, 1951, IN BOOK 4073, PAGE 83, OFFICIAL RECORDS TO BE QUITCLAIMED.
- EASEMENT GRANTED TO BARNEY COLEMAN AND JEAN S. COLEMAN FOR INGRESS AND EGRESS FOR PUBLIC UTILITY PURPOSES, RECORDED OCTOBER 27, 1959 IN BOOK 7959, PAGE 126, OFFICIAL RECORDS TO BE QUITCLAIMED.
- EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITY PURPOSES, RECORDED JUNE 19, 1973, DOCUMENT NO. 73-167728, OFFICIAL RECORDS TO BE QUITCLAIMED.
- EASEMENT GRANTED TO MARY ELIZABETH ESHLEMAN FOR ROAD AND UTILITY PURPOSES, RECORDED JULY 5, 1973, DOCUMENT NO. 1973-184604, OFFICIAL RECORDS. A PORTION TO BE QUITCLAIMED.
- EASEMENT GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITY PURPOSES, RECORDED JULY 3, 2003, DOCUMENT NO. 2003-0793497, OFFICIAL RECORDS.
- EASEMENT GRANTED TO MARY ELIZABETH ESHLEMAN FOR ROAD AND UTILITY PURPOSES, RECORDED OCTOBER 27, 1959 IN BOOK 7959, PAGE 126, OFFICIAL RECORDS TO BE QUITCLAIMED.
- EASEMENT GRANTED TO CITY OF SAN MARCOS FOR SLOPE AND DRAINAGE PURPOSES, RECORDED MARCH 12, 2004, DOCUMENT NO. 2004-0206660, OFFICIAL RECORDS.

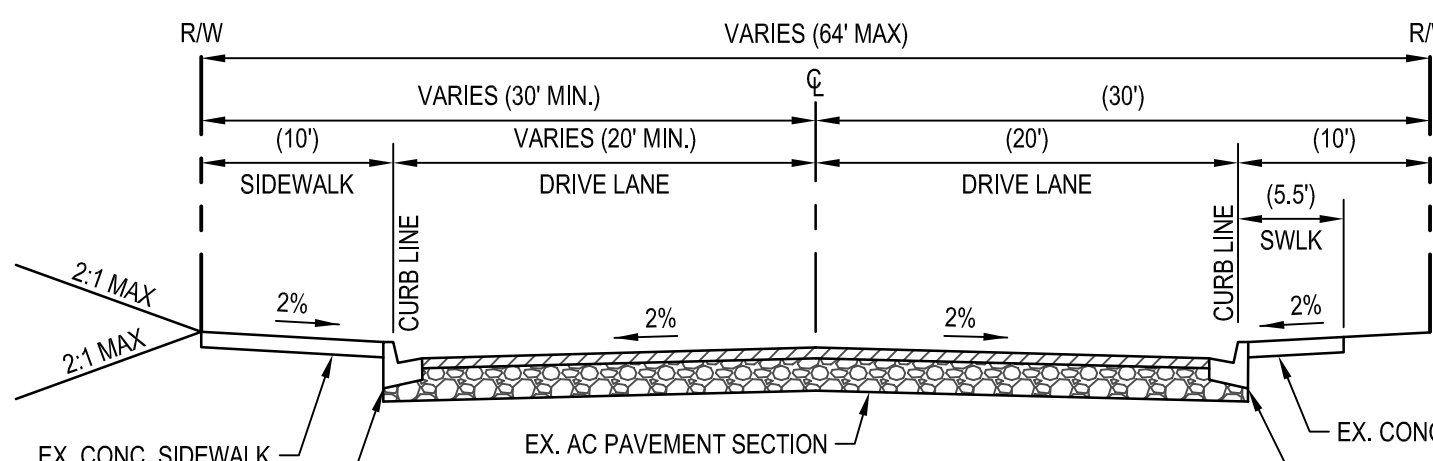
NOTE: ALL EXISTING COUNTY HIGHWAY EASEMENTS WITHIN THE PROPERTY BOUNDARIES TO BE VACATED.

TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES FOR:
2972 & 2982 S. SANTA FE AVENUE



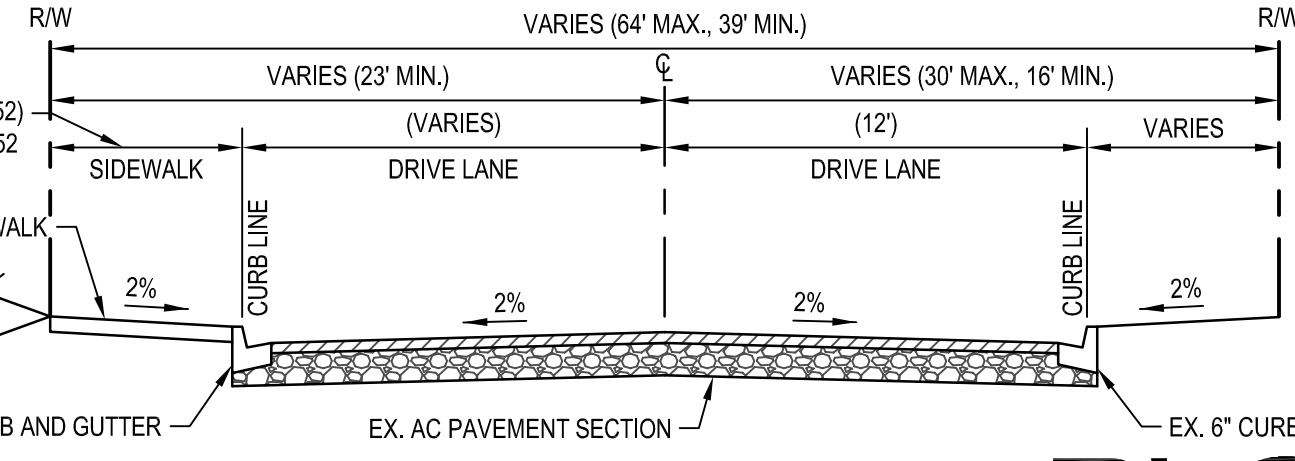
TYPICAL SECTION - S. SANTA FE AVENUE

SCALE: NTS



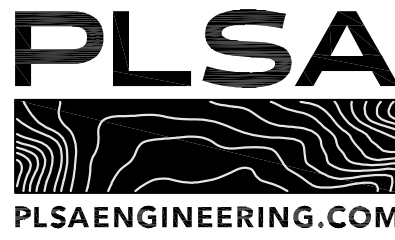
TYPICAL SECTION - LAS FLORES DRIVE

SCALE: NTS
UP TO STA. 101+97.90 (PER IP-4629)



TYPICAL SECTION - LAS FLORES DRIVE

SCALE: NTS
UP TO STA. 101+97.90 TO STA. 105+49.72 (PER IP-4629)



OWNER'S STATEMENT

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THESE PLANS AND THAT SAID PLANS SHOW OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

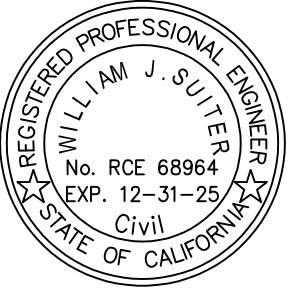
OWNER

SANTA FE FLORES LP
CONTACT: PAUL MAYER
P.O. BOX 903
RANCHO SANTA FE, CA 92067

PAUL MAYER

ENGINEER OF WORK

WILLIAM J. SUTTER RCE 68964



LEGAL DESCRIPTION

PORTION OF LOT 4 IN BLOCK 95 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895.

ASSESSOR'S PARCEL NUMBER

217-161-18-00, 217-161-19-00, PORTION OF 217-161-17-00

AERIAL TOPOGRAPHY

AERIAL TOPOGRAPHY SUPPLIED BY: HOOPER LAND COMPANY
1642 MOON ROCK ROAD
FALLBROOK, CA 92028
(760) 723-2891
SURVEY COMPLETED: JUNE 2020

GENERAL NOTES:

- APN: 217-161-18-00, 217-161-19-00, PORTION OF 217-161-17-00
- GROSS ACREAGE: 2.87 AC
- GROSS ACREAGE WITHOUT LAS FLORES ROW: 2.60 AC
- NET ACREAGE : 2.60 AC
- NUMBER OF DWELLING UNITS: 46
- EXISTING ZONING: MULTIFAMILY RESIDENTIAL 3-10 (R-3-10) & COMMERCIAL (C)
- PROPOSED ZONING: MULTIFAMILY RESIDENTIAL 3-6 (R-3-6)
- EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL 2 (MDR2) & COMMERCIAL (C)
- PROPOSED GENERAL PLAN: MEDIUM HIGH DENSITY RESIDENTIAL (MHR)
- FINISH GRADES SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE IN FINAL DESIGN.
- PROPOSED DENSITY: 17.69 DU/AC
- CUT AND FILL SLOPES NO STEEPER THAN 2:1
- PUBLIC SERVICES AND DISTRICTS:
 - GAS & ELECTRIC: SAN DIEGO GAS AND ELECTRIC
 - TELEPHONE: AT&T
 - WATER: VISTA IRRIGATION DISTRICT
 - SEWER: BUENA SANITATION DISTRICT/ CITY OF VISTA
 - FIRE DISTRICT: CITY OF SAN MARCOS
 - SCHOOL DISTRICT: SAN MARCOS UNIFIED SCHOOL DISTRICT
- PROPOSED SETBACKS:
 - FRONT YARD = MINIMUM 15'
 - SIDE YARD = MINIMUM 10'
 - REAR YARD = MINIMUM 10'
- SEE STORM WATER QUALITY MANAGEMENT PLAN PREPARED BY: PLSA (DATED: JUNE 2025)
- SEE PRELIMINARY DRAINAGE STUDY PREPARED BY: PLSA (DATED: JUNE 2025)
- SEE GEOTECHNICAL EVALUATION PREPARED BY: GEOCON, INC. DATED: AUGUST 12, 2024 (PROJECT NO. G3355-42-01)

PROJECT DESCRIPTION

GENERAL PLAN AMENDMENT, ZONE CHANGE, MULTI-FAMILY SITE DEVELOPMENT PLAN AND TENTATIVE SUBDIVISION MAP (TSP) FOR CONDOMINIUM PURPOSES PROPOSING A 46-UNIT MULTIFAMILY DEVELOPMENT WITH PARKING LOTS, ACCESS DRIVE, AMENITY AREAS, MISCELLANEOUS HARDSCAPE AND LANDSCAPING.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PRELIMINARY GRADING PLAN
3	SITE SECTIONS
4-7	DETAILS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83), ZONE 6, AS DETERMINED LOCALLY BY A LINE BEARING FROM FIRST ORDER CONTROL STATIONS SM127 AND VC 009 BEING A GRID BEARING OF S 0°54'41" E AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 13928, CITY OF SAN MARCOS SURVEY CONTROL, FILED ON 10/01/1992 AS FILE NUMBER 92-625379 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON 2" IRON PIPE & DISK AS SHOWN ON ROS 13928 AS SM 127. ELEVATION: 450.50 FEET. NGVD 29. NAVD88 = RAISE ELEVATIONS BY +/- 2.3'.

CITY OF SAN MARCOS

SHEET: 1 OF 7

GENERAL PLAN AMENDMENT NUMBER: GPA25-0001

OWNER: SANTA FE FLORES LP

CONTACT: PAUL MAYER

PHONE: 858-888-2488

ADDRESS: PO BOX 903, RANCHO SANTA FE, CA 92067

ARCHITECT, ENGINEER, DESIGNER: PLSA

PHONE: 949-661-6695

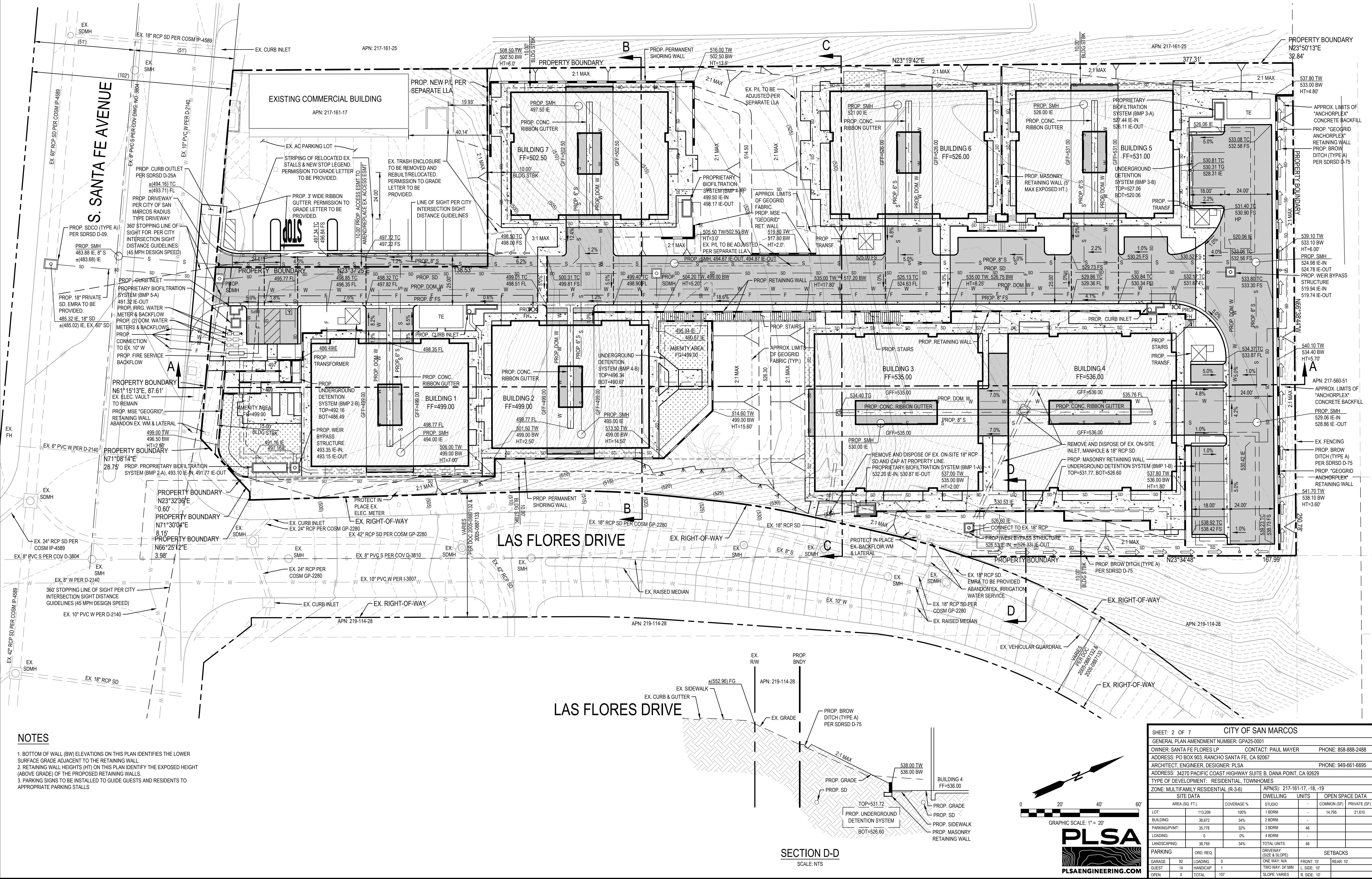
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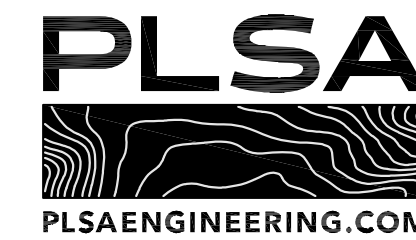
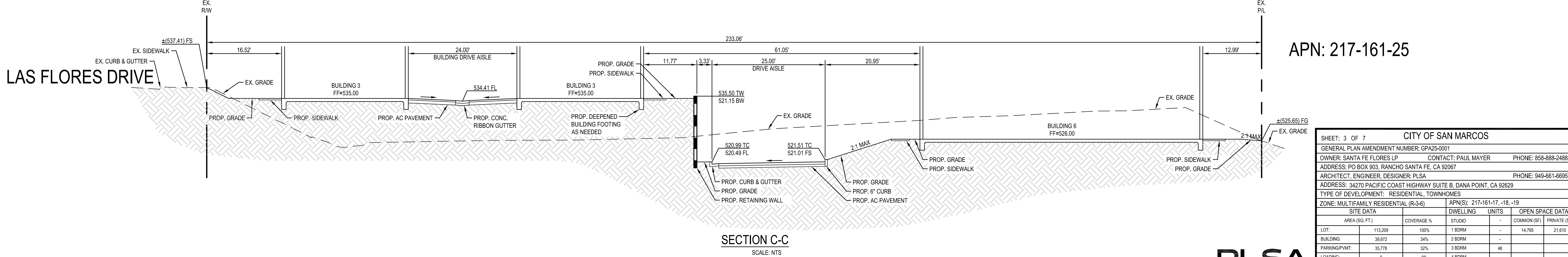
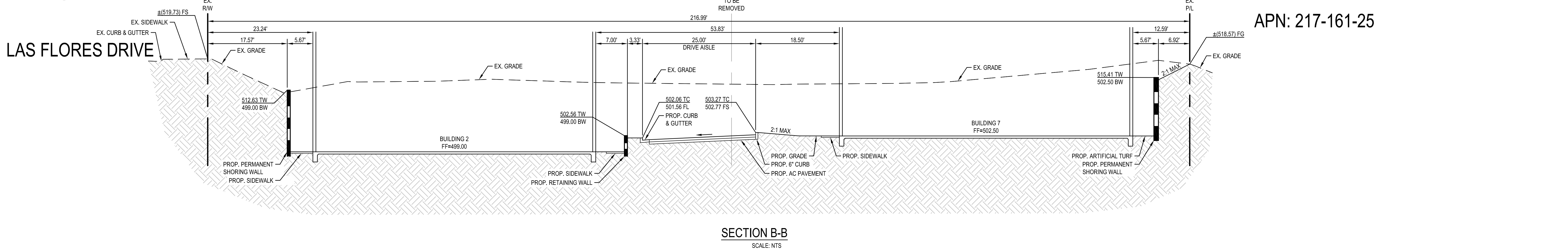
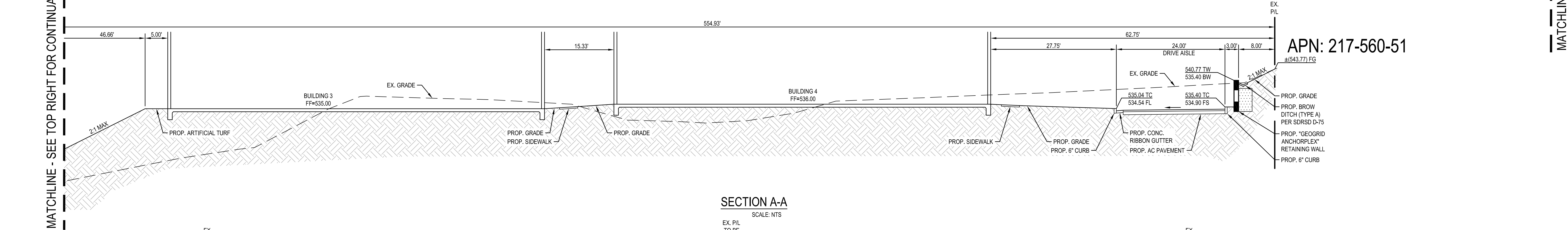
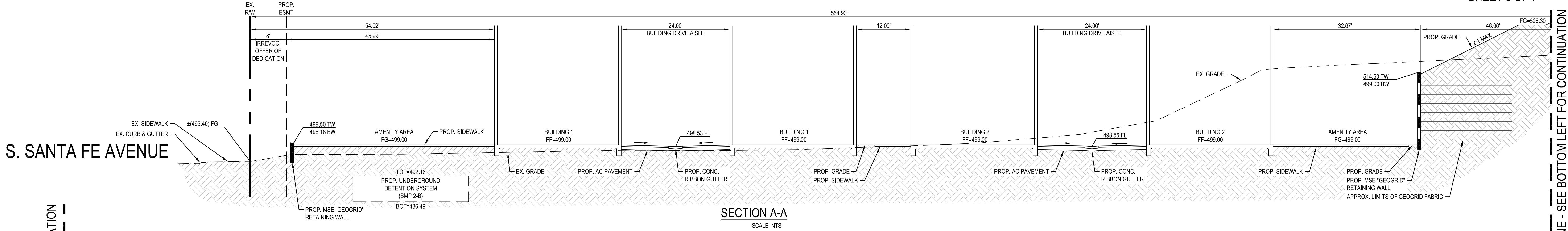
TYPE OF DEVELOPMENT: RESIDENTIAL, TOWNHOMES

ZONE: MULTIFAMILY RESIDENTIAL (R-3-6)

APN(S): 217-161-17, -18, -19

SITE DATA			DWELLING UNITS		OPEN SPACE DATA	
AREA (SQ. FT.)		COVERAGE %	STUDIO	UNITS	COMMON (SF)	PRIVATE (SF)
LOT:		113,209	100%	1 BDRM	14,795	21,610
BUILDING:		38,672	34%	2 BDRM		
PARKING/PVMT:		35,778	32%	3 BDRM	46	
LOADING:		0	0%	4 BDRM		
LANDSCAPING:		38,759	34%	TOTAL UNITS	46	
PARKING		ORD. REQ.	SETBACKS			
GARAGE		52	DRIVEWAY (SIZE & SLOPE)			
LOADING		0	ONE WAY: NA			
HANDICAP		14	FRONT: 15'			
GUEST		0	TWO WAY: 24' MIN			
TOTAL		107	L. SIDE: 10'			
			SLOPE: VARIES			
			R. SIDE: 10'			





SHEET: 3 OF 7

CITY OF SAN MARCOS

GENERAL PLAN AMENDMENT NUMBER: GPA25-0001

OWNER: SANTA FE FLORES LP

CONTACT: PAUL MAYER

PHONE: 858-888-2488

ADDRESS: PO BOX 903, RANCHO SANTA FE, CA 92067

ARCHITECT, ENGINEER, DESIGNER: PLSA

PHONE: 949-661-6695

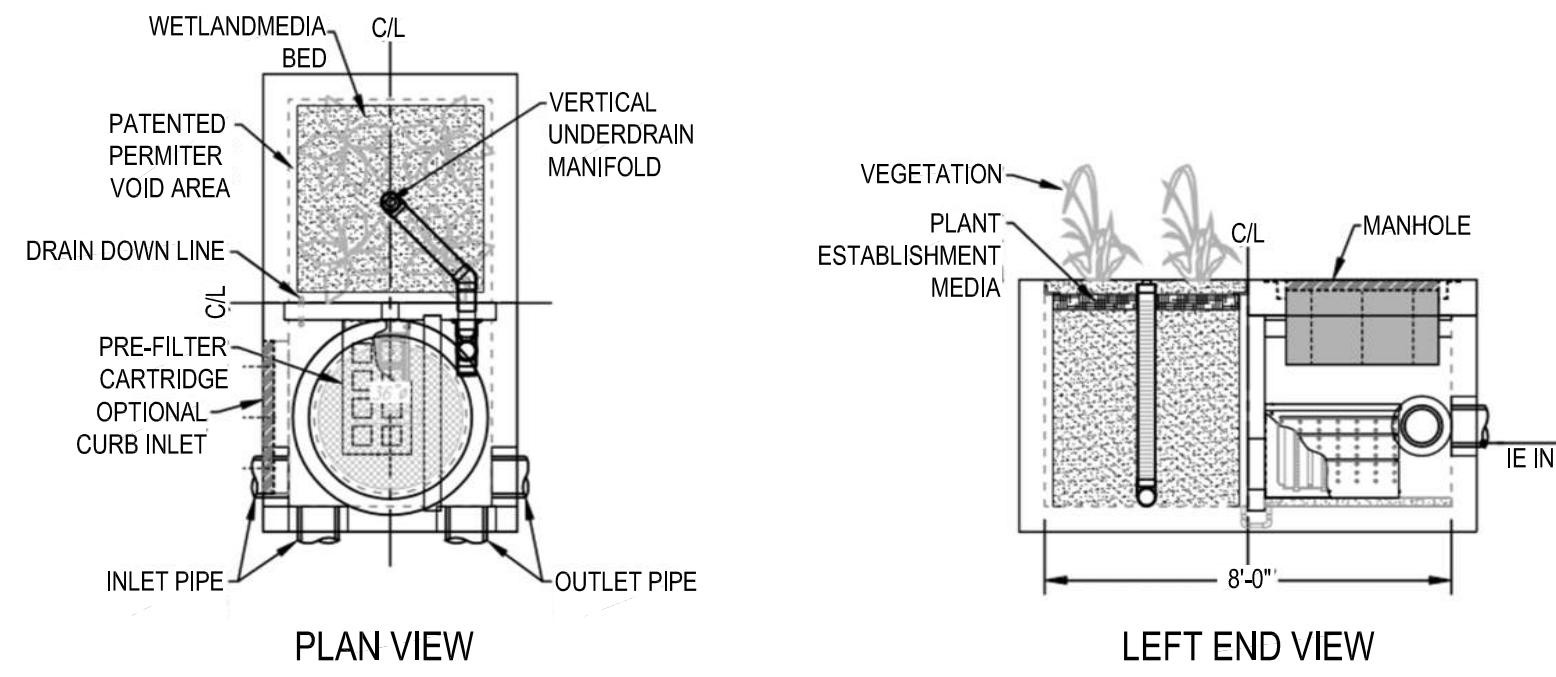
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TYPE OF DEVELOPMENT: RESIDENTIAL, TOWNHOMES

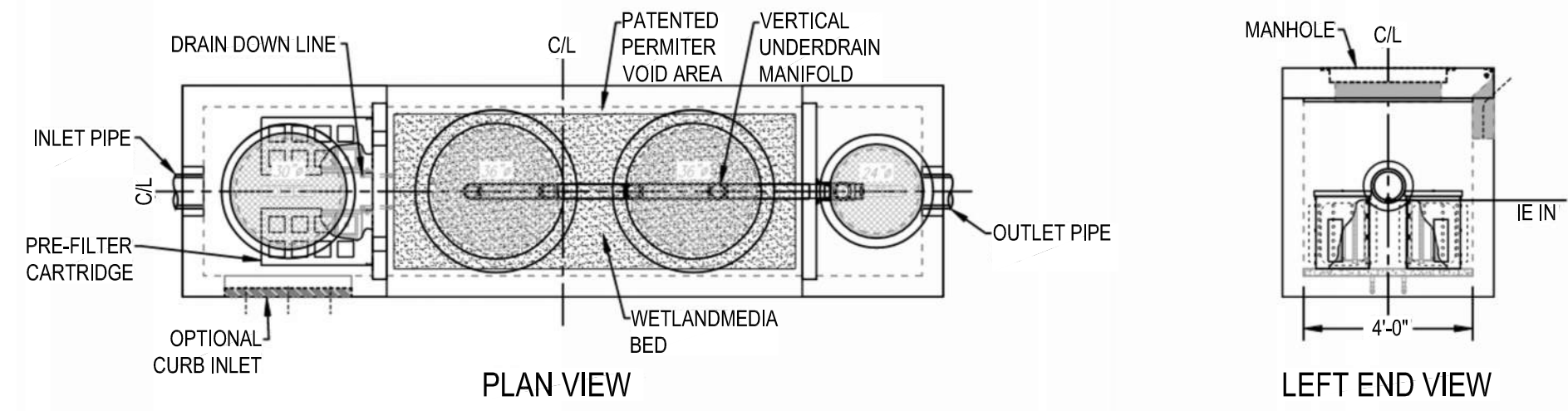
ZONE: MULTIFAMILY RESIDENTIAL (R-3-6)

APN(S): 217-161-17, -18, -19

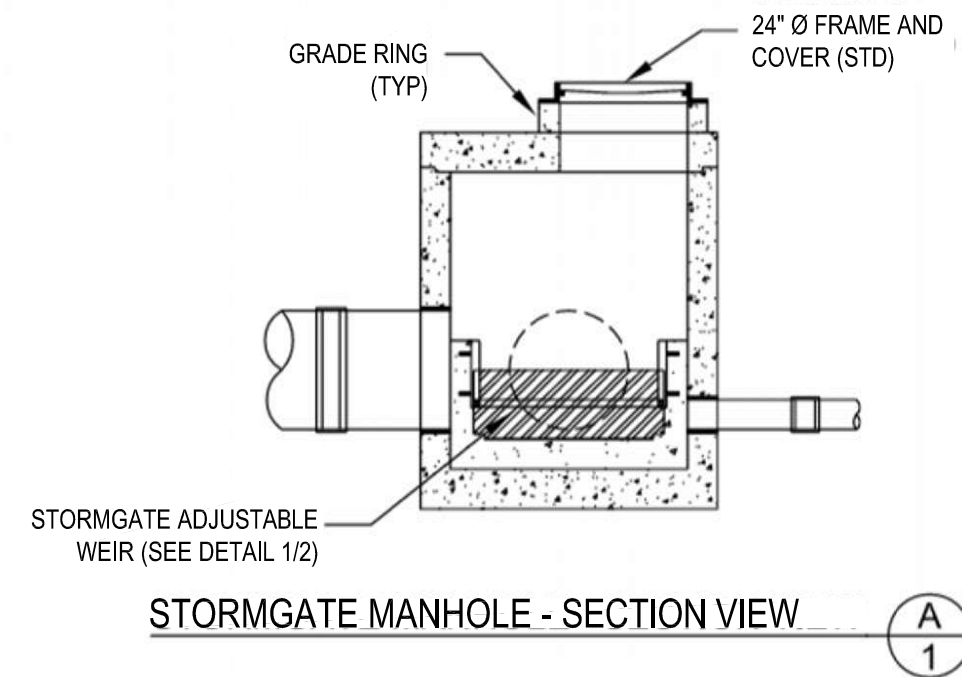
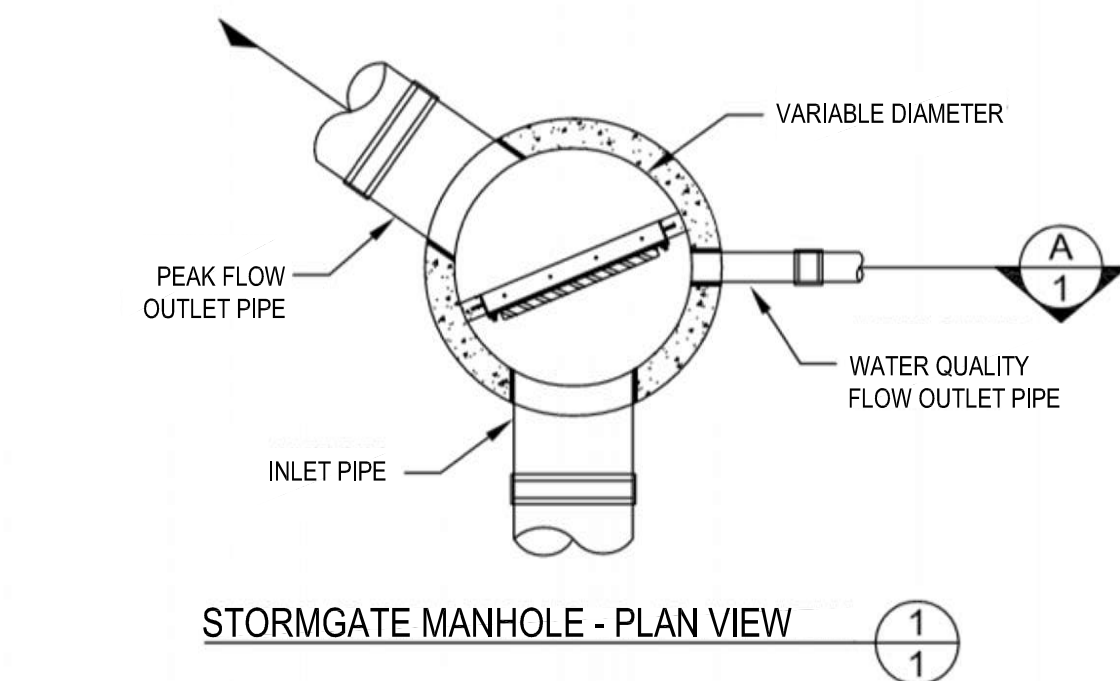
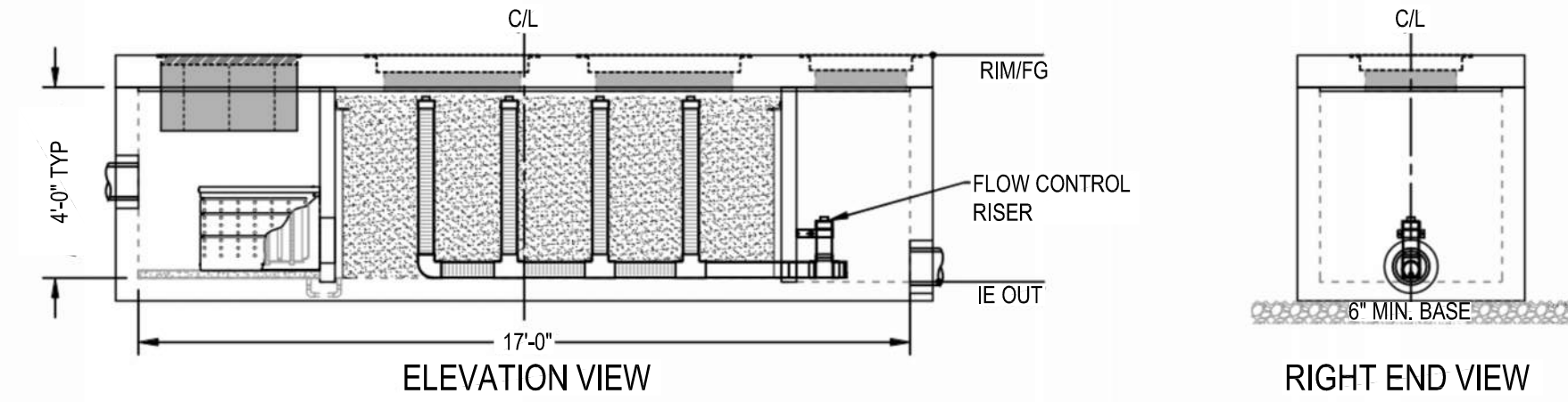
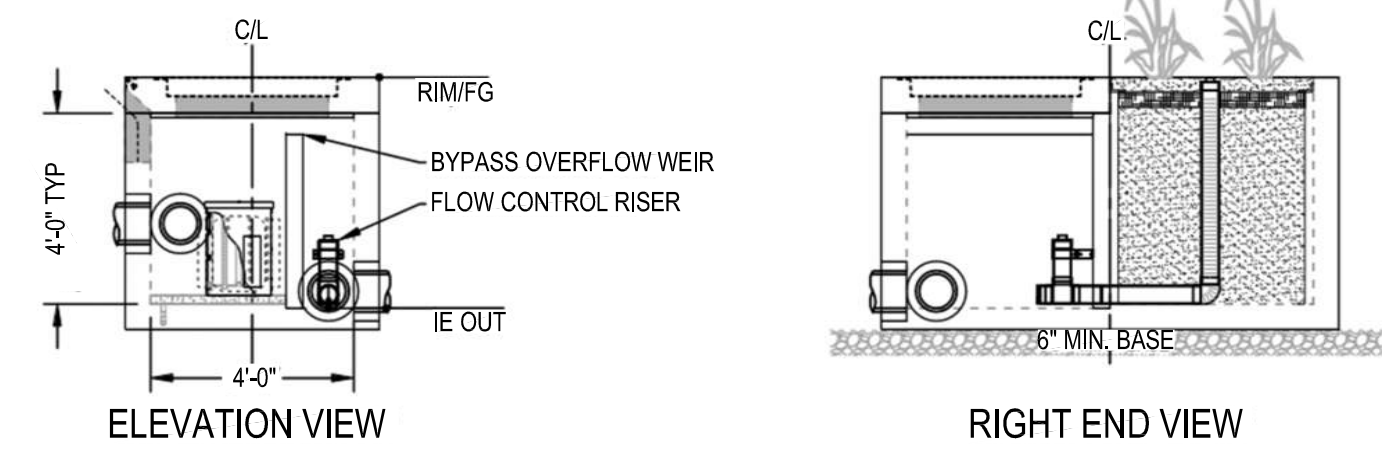
SITE DATA				DWELLING	UNITS	OPEN SPACE DATA	
AREA (SQ. FT.)		COVERAGE %		STUDIO	-	COMMON (SF)	PRIVATE (SF)
LOT:		113,209	100%	1 BDRM	-	14,795	21,610
BUILDING:		38,672	34%	2 BDRM	-		
PARKING/PVMT:		35,778	32%	3 BDRM	46		
LOADING:			0%	4 BDRM	-		
LANDSCAPING:		38,759	34%	TOTAL UNITS	46		
PARKING		ORD. REQ.		SETBACKS			
GARAGE		92	LOADING	DRIVEWAY (SIZE & SLOPE)			
GUEST		14	HANDICAP	ONE WAY: N/A		FRONT: 15'	REAR: 10'
OPEN		0	TOTAL	TWO WAY: 24' MIN		L. SIDE: 10'	R. SIDE: 10'
				SLOPE: VARIES			



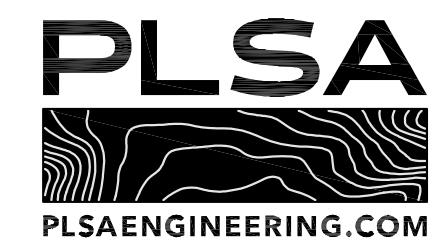
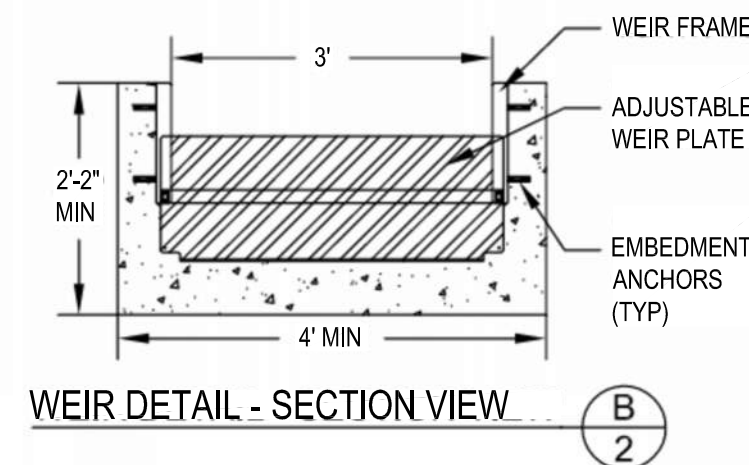
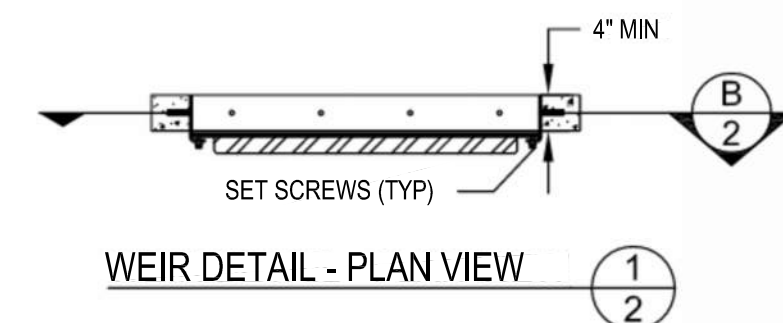
TYPICAL BIOFILTRATION SYSTEM (WITH INTERNAL BYPASS)
NOT TO SCALE



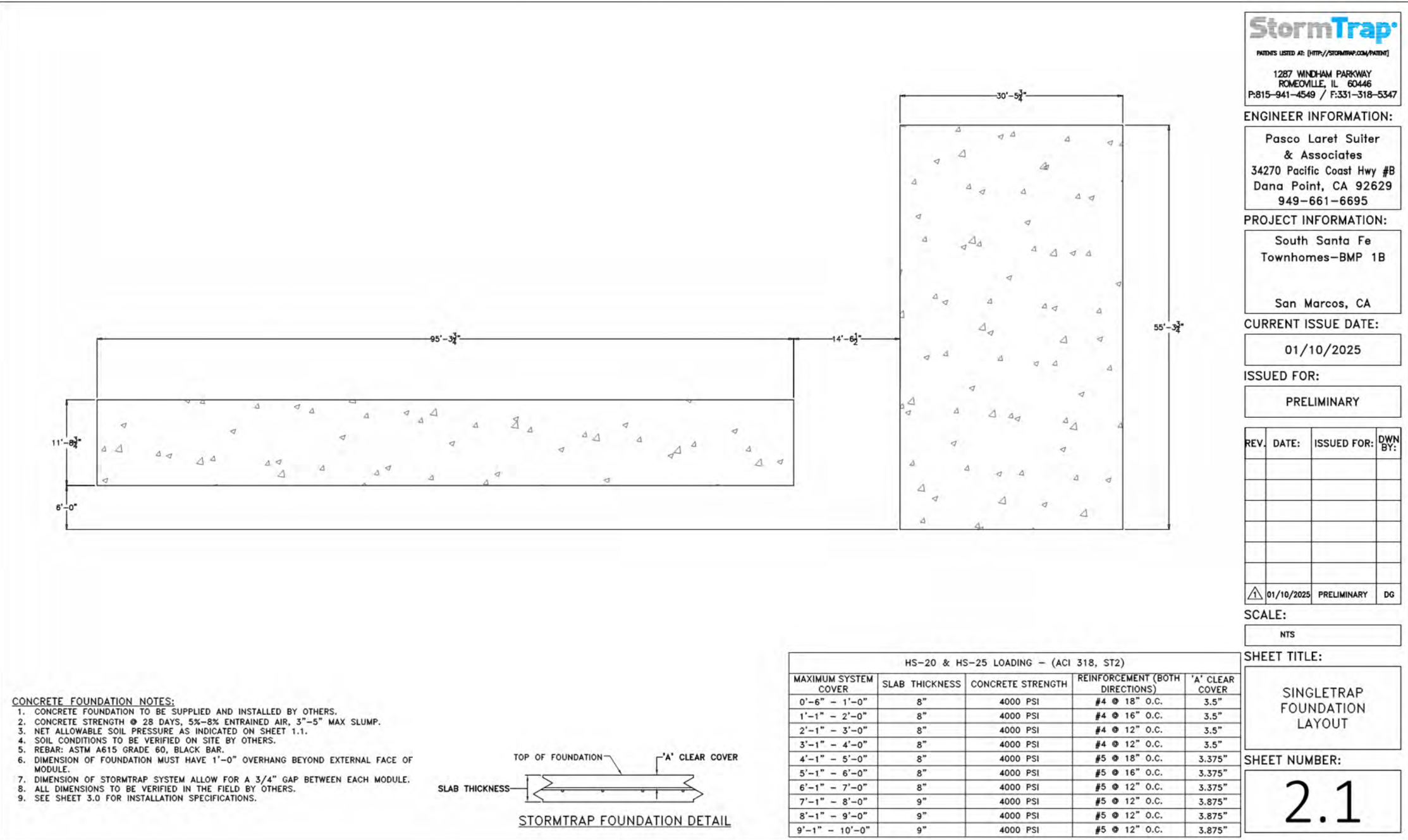
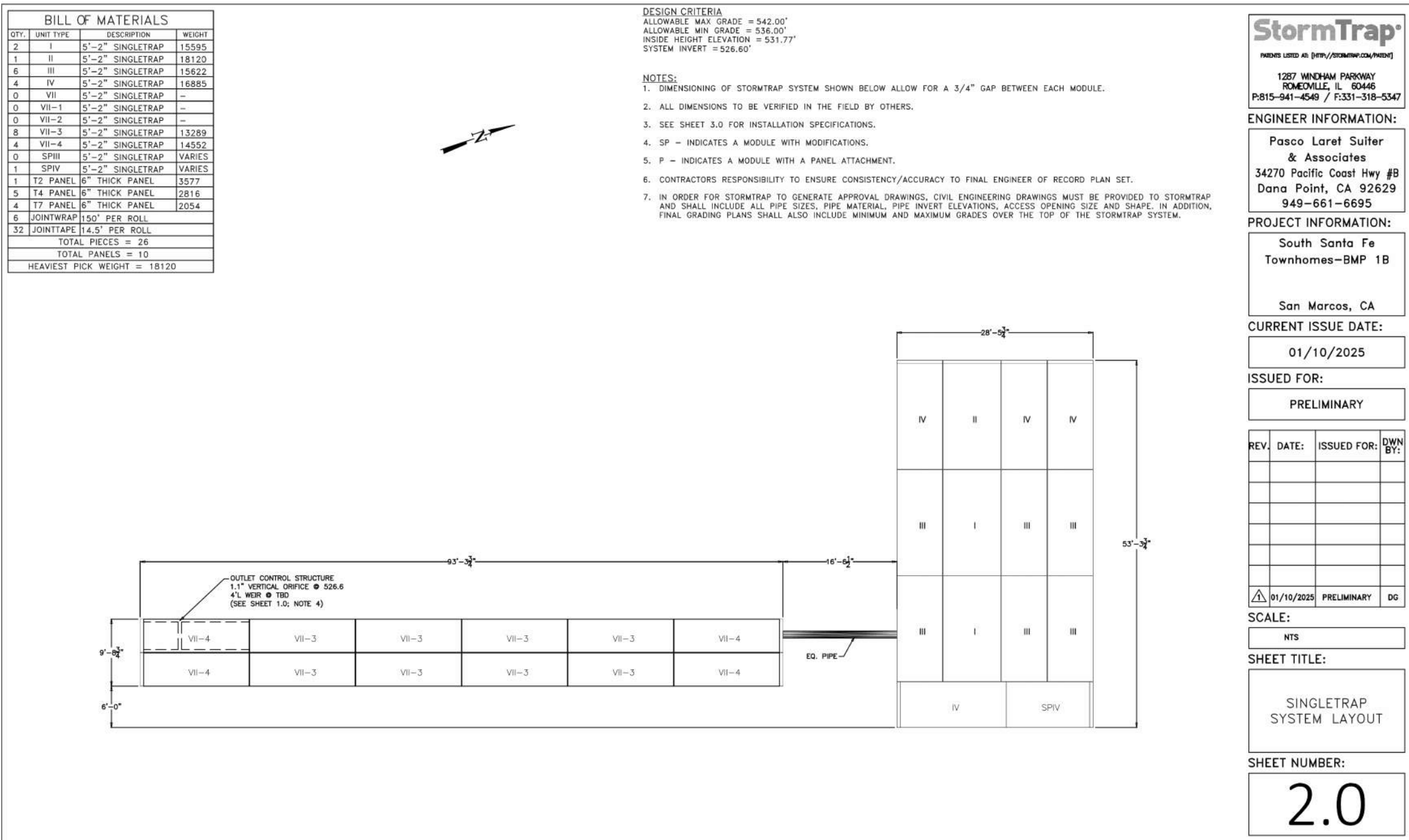
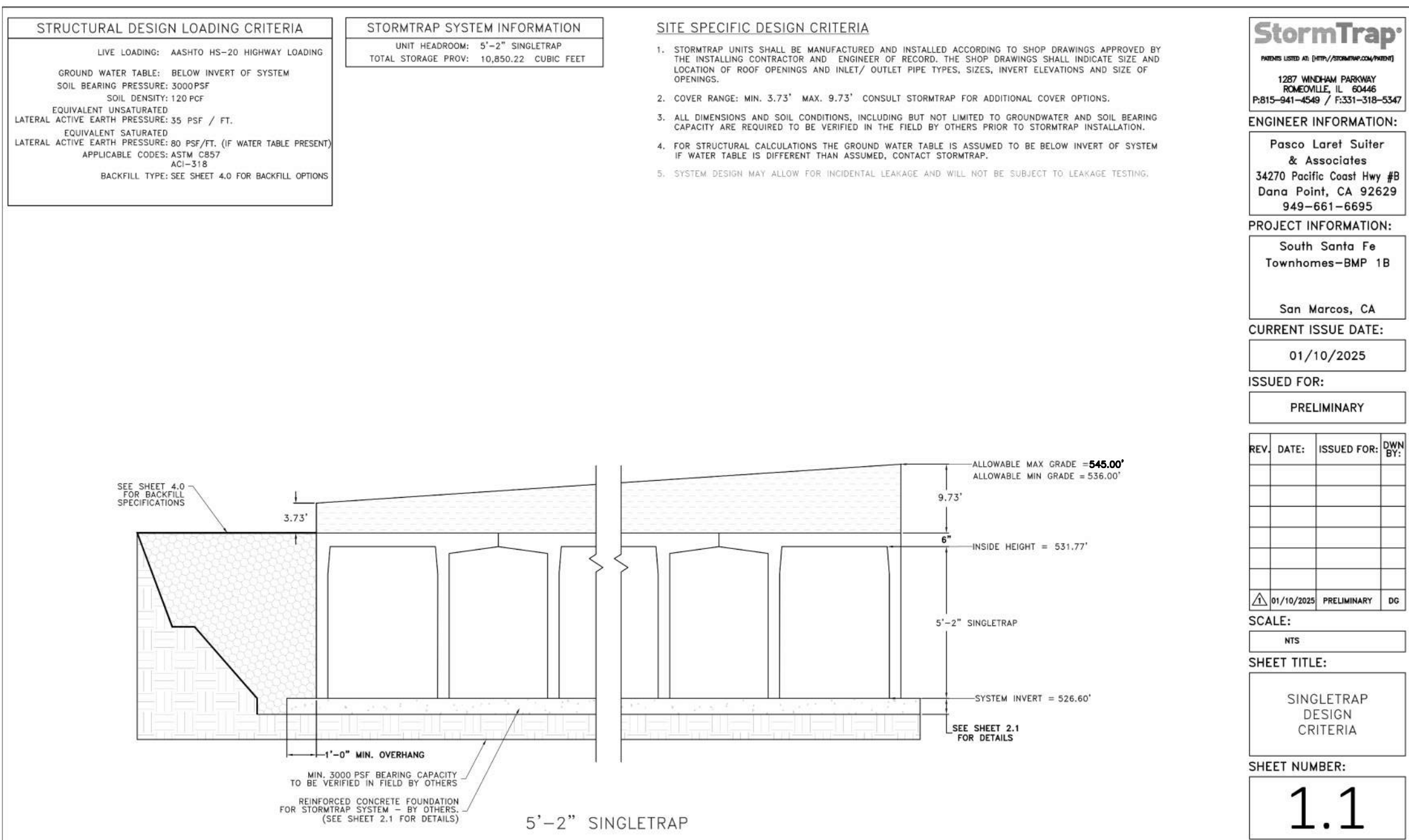
TYPICAL BIOFILTRATION SYSTEM (WITHOUT INTERNAL BYPASS)
NOT TO SCALE



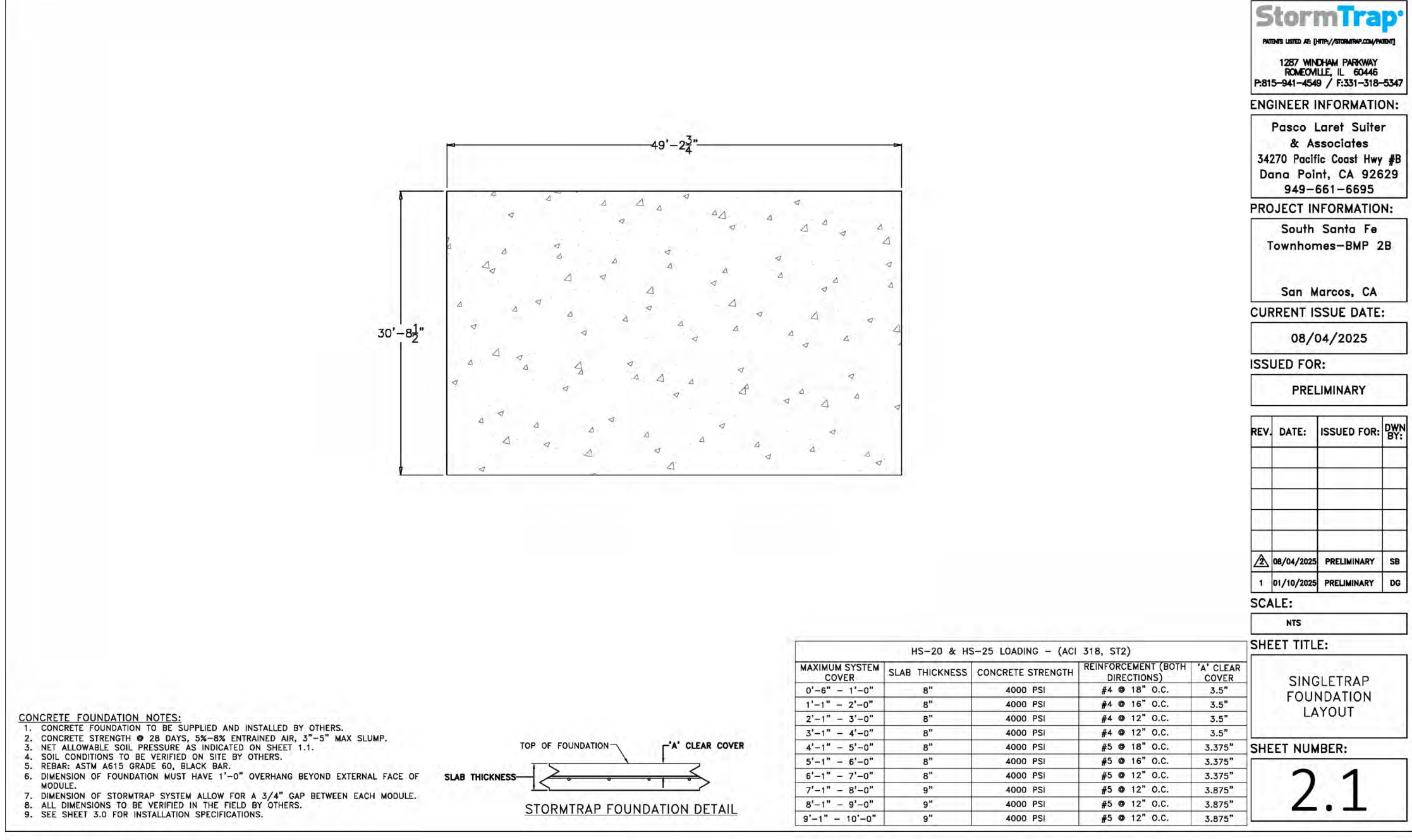
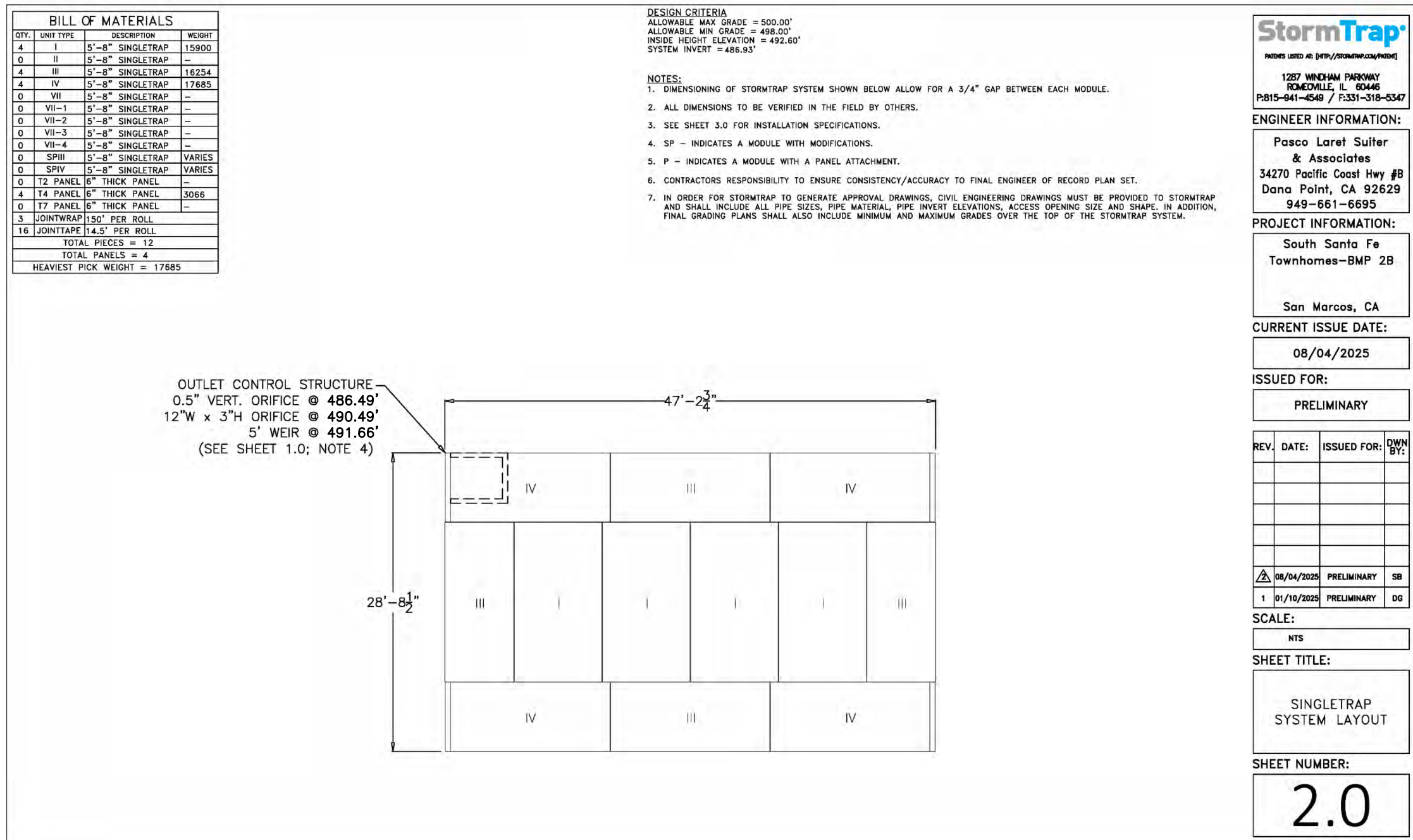
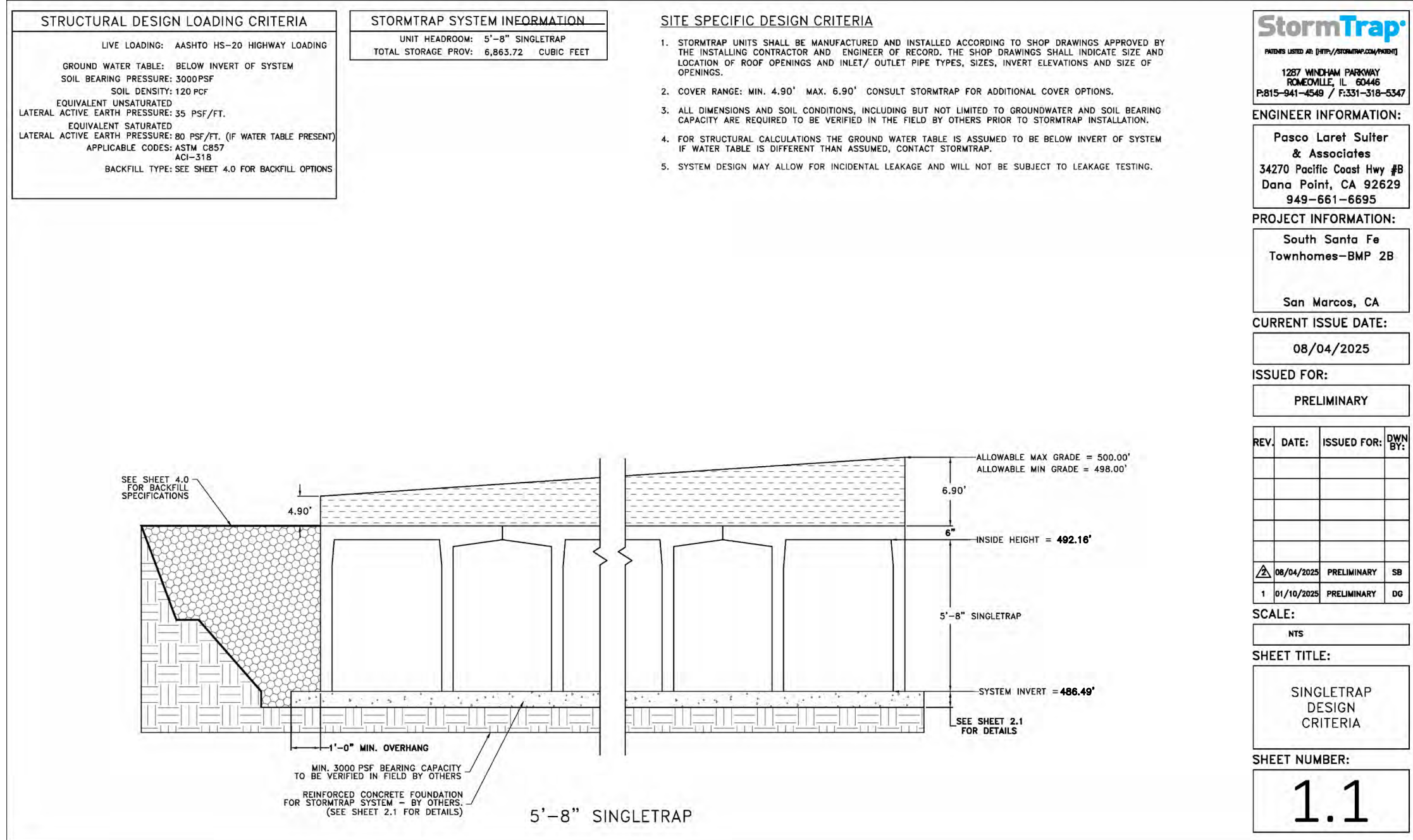
TYPICAL "STORMGATE" WEIR BYPASS DETAIL
NOT TO SCALE



CITY OF SAN MARCOS						
SHEET: 4 OF 7						
GENERAL PLAN AMENDMENT NUMBER: GPA25-0001						
OWNER: SANTA FE FLORES LP		CONTACT: PAUL MAYER		PHONE: 858-888-2488		
ADDRESS: PO BOX 903, RANCHO SANTA FE, CA 92067						
ARCHITECT, ENGINEER, DESIGNER: PLSA		PHONE: 949-661-6695				
ADDRESS: 34270 PACIFIC COAST HIGHWAY SUITE B, DANA POINT, CA 92629						
TYPE OF DEVELOPMENT: RESIDENTIAL, TOWNHOMES						
ZONE: MULTIFAMILY RESIDENTIAL (R-3-6)			APN(S): 217-161-17, -18, -19			
SITE DATA			DWELLING UNITS OPEN SPACE DATA			
AREA (SQ. FT.)		COVERAGE %	STUDIO	-	COMMON (SF)	PRIVATE (SF)
LOT:	113,209	100%	1 BDRM	-	14,795	21,810
BUILDING:	38,672	34%	2 BDRM	-		
PARKING/PVMT:	35,778	32%	3 BDRM	46		
LOADING:	0	0%	4 BDRM	-		
LANDSCAPING:	38,759	34%	TOTAL UNITS	46		
PARKING			SETBACKS			
ORD. REQ.			DRIVEWAY (SIZE & SLOPE)			
GARAGE	92	LOADING	0	ONE WAY: N/A		FRONT: 15'
GUEST	14	HANDICAP	1	TWO WAY: 24' MIN		L. SIDE: 10'
OPEN	0	TOTAL	107	SLOPE: VARIES		R. SIDE: 10'



"STORMTRAP" DETENTION VAULT - BMP 1B



"STORMTRAP" DETENTION VAULT - BMP 2B

SHEET: 5 OF 7

CITY OF SAN MARCOS

GENERAL PLANNING AMENDMENT NUMBER: GPA25-0001

OWNER: SANTA FE FLORES LP CONTACT: PAUL MAYER PHONE: 858-888-2488

ADDRESS: PO BOX 903, RANCHO SANTA FE CA 92067

ARCHITECT, ENGINEER, DESIGNER: PLSA PHONE: 949-661-6695

ADDRESS: 34270 PACIFIC COAST HIGHWAY SUITE B, DANA POINT, CA 92629

TYPE OF DEVELOPMENT: RESIDENTIAL, TOWNHOMES

ZONE: MULTIFAMILY RESIDENTIAL (R-3-6) APN/S: 217-161-17, -18, -19

SITE DATA			DWELLING	UNITS	OPEN SPACE DATA	
AREA (SQ. FT.)		COVERAGE %	STUDIO	-	COMMON (SF)	PRIVATE (SF)
LOT:	113,209	100%	1 BDRM	-	14,795	21,610
BUILDING:	38,672	34%	2 BDRM	-		
PARKING/PVMT:	35,778	32%	3 BDRM	46		
LOADING:	0	0%	4 BDRM	-		
LANDSCAPING:	38,759	34%			TOTAL UNITS	46
PARKING			DREYWAY (SEE A SLOPE)		SETBACKS	
GARAGE	92	LOADING	0	ONE WAY: N/A	FRONT: 15'	REAR: 10'
GUEST	14	HANDICAP	1	TWO WAY: 24' MIN	L. SIDE: 10'	
OPEN	0	TOTAL	107	SLOPE: VARIES	R. SIDE: 10'	

