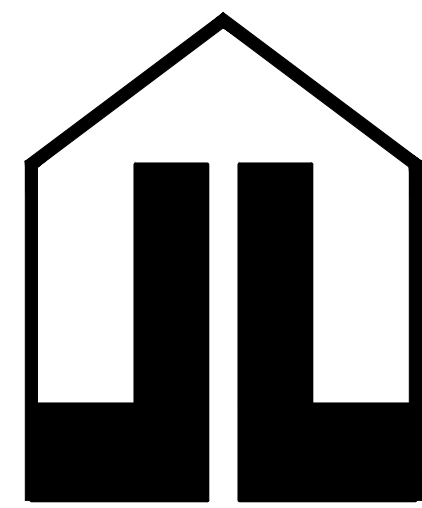


PHAP VUONG MONASTERY

715 VISTA AVE, ESCONDIDO, CA 92026



PHAP VUONG MONASTERY
715 VISTA AVENUE
ESCONDIDO, CA 92026

MUP PROJECT #
PDS2014
MUP-14-010

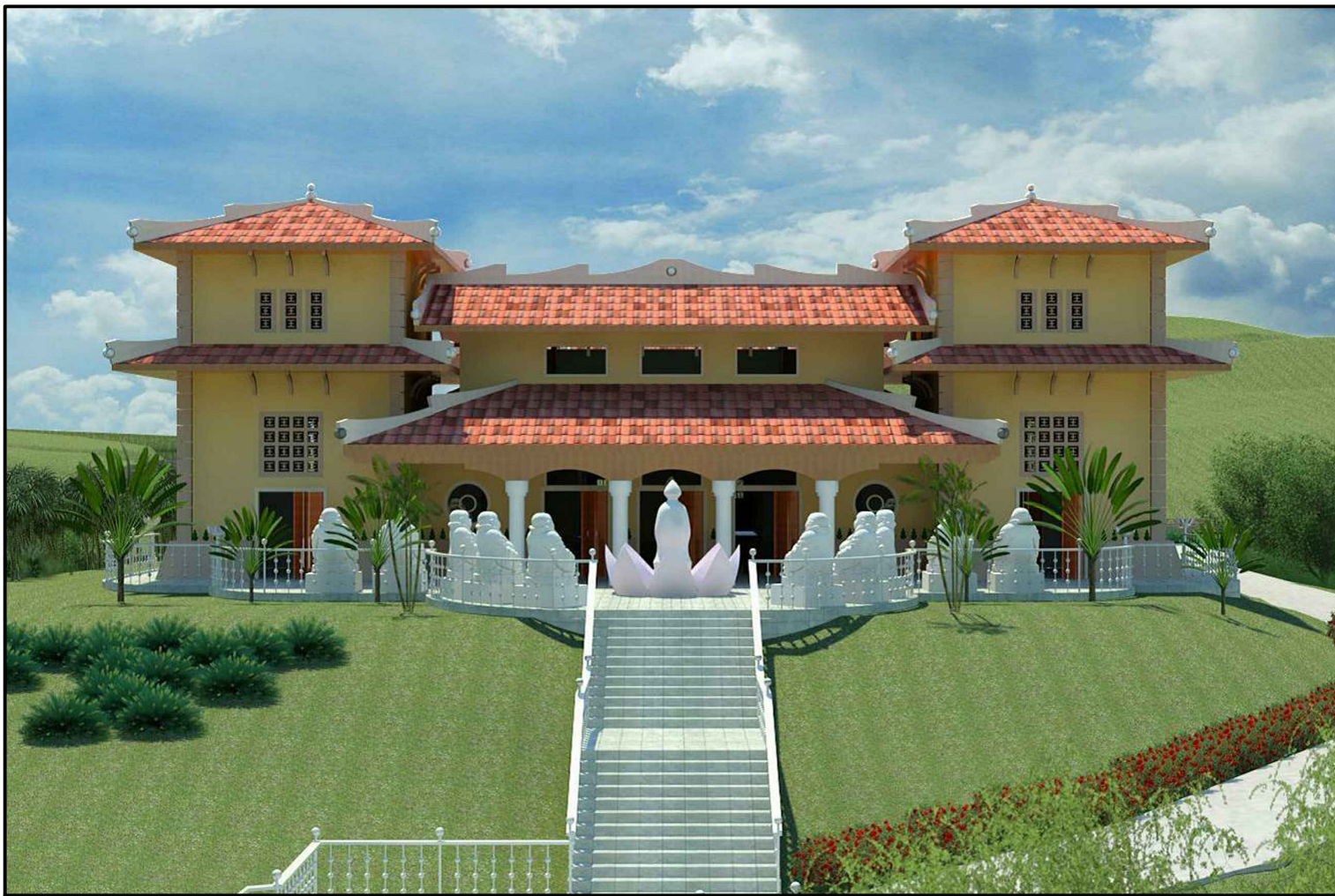
Sheet Title

COVER SHEET

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16
5	LABEL PL. LENGTH	8-22-17
6	STREET DIMENSIONS	10-8-17

Drawn	PH
Checked	JL
Date Print	6-30-16
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Project No.	-
Sheet No.	-

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PROJECT DATA

CODE USED	2010 CALIFORNIA STANDARDS CODE (CEC, CMC, CPC AND CEG) AND COUNTY OF SAN DIEGO	
ZONING		R-S
TYPE OF CONSTRUCTION		TYPE V
LOT SIZE		387,684 SQ. FT. (8.9 ACRES)
LAND USE:	SR-1	SETBACK: H
ANIMAL:	A	FRONT YARD STANDARD (FROM CENTERLINE): 50'
LOT:	1 AC	SPECIAL SETBACK ON SELECT STREETS: VISTA AVENUE 10'
BUILDING TYPE:	C	INTERIOR SIDE YARD (FROM LOT LINE): 10'
HEIGHT:	6 35' (2 STORIES)	EXTERIOR SIDE YARD (FROM CENTERLINE): 35' OR 10' FROM PROPERTY LINE
		REAR YARD (FROM LOT LINE): 25'

LEGAL DESCRIPTION

APN# 227-010-57
PARCEL 4 OF PM 5279

AREA CALCULATION

(NEW) MONASTERY HALL			NOT PART OF MUP	
FIRST FLOOR:			EXISTING STRUCTURE:	3,690 SQ. FT.
BELL TOWER	364 SQ. FT.	6,274 SQ. FT.	EXISTING PARKING	8 SPACES
GONG/ DRUM TOWER	364 SQ. FT.			
MAIN MEDITATION ROOM	3,188 SQ. FT.			
ANCESTOR MEDITATION ROOM	763 SQ. FT.			
KITCHEN AREA	649 SQ. FT.			
STORAGE	188 SQ. FT.			
PUBLIC RESTROOM	160 SQ. FT.			
FAMILY MEETING ROOM	299 SQ. FT.			
GUEST MEETING ROOM	299 SQ. FT.			
SECOND FLOOR:				
ENCLOSED BALCONY	233 SQ. FT.	1,998 SQ. FT.		
OPEN BALCONY	180 SQ. FT.			
(BEDROOMS (MONKS)	848 SQ. FT.			
RESTROOMS	190 SQ. FT.			
RETREAT/ LOFT AREA	491 SQ. FT.			
TOTAL FIRST & SECOND FLRS:		8,272 SQ. FT.		
PARKING	76 SPACES			

SDC PDS RCVD 01-25-19
MUP14-010

PROJECT DIRECTORY

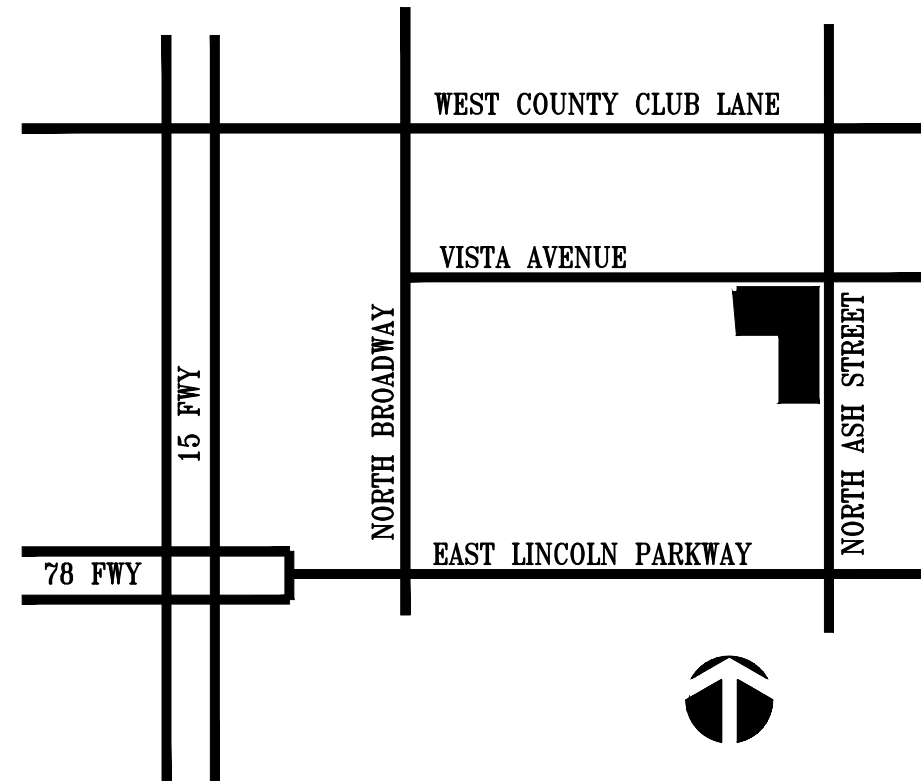
APPLICANT VUI TRAN 715 VISTA AVENUE ESCONDIDO, CA 92026 TEL.: 619-283-7655 E-MAIL: thichnguyensieu_thg@yahoo.com	OWNER LE TAN HUY 1942 CALLE ROJA SANTA ANA, CA 92705 TEL.: 714-878-3734 E-MAIL: drielhuy@gmail.com	MECHANICAL ENGINEER PERFECT DESIGN & ENGINEERING, INC. RAYMOND W. ZHONG, P.E. 2416 VALLEY BLVD. TEL.: 626-289-8808 FAX: 626-284-4413
PLANNER LATITUDE 33 PLANNING & ENGINEERING MELISSA KRAUSE 9968 HIBERT ST 2ND FLOOR SAN DIEGO, CA 92131 TEL: 858-751-0633 FAX: 858-751-0634 E-MAIL: melissa.krause@latitude33.com	JL DWEIL, LLC JAMES LEUNG (THANH LUONG) PRINCIPAL DIRECTOR DESIGN & CONSTRUCTION 14371 EUCLID STREET #2F GARDEN GROVE, CA 92843 TEL: 626-823-5320/ 714-265-1200 FAX: 714-265-1201 E-MAIL: jldesign@gmail.com	LANDSCAPE ARCHITECT: WEILAND & ASSOCIATES, INC 5575 LAKE PARK WAY, SUITE 211 LA MESA, CA 91942 TEL: 619-742-0209 FAX: 619-303-6831
CIVIL ENGINEER LATITUDE 33 PLANNING & ENGINEERING BRAD SAGER 9968 HIBERT ST 2ND FLOOR SAN DIEGO, CA 92131 TEL: 858-751-0633 FAX: 858-751-0634 E-MAIL: bradsager@latitude33.com	STRUCTURE ENGINEER JOHN TRAN, PE JT CONSULTING ENGINEERS 14371 EUCLID STREET #2F GARDEN GROVE, CA 92843 TEL: 714-265-1200 FAX: 714-265-1201 E-MAIL: chen02@yahoo.com	

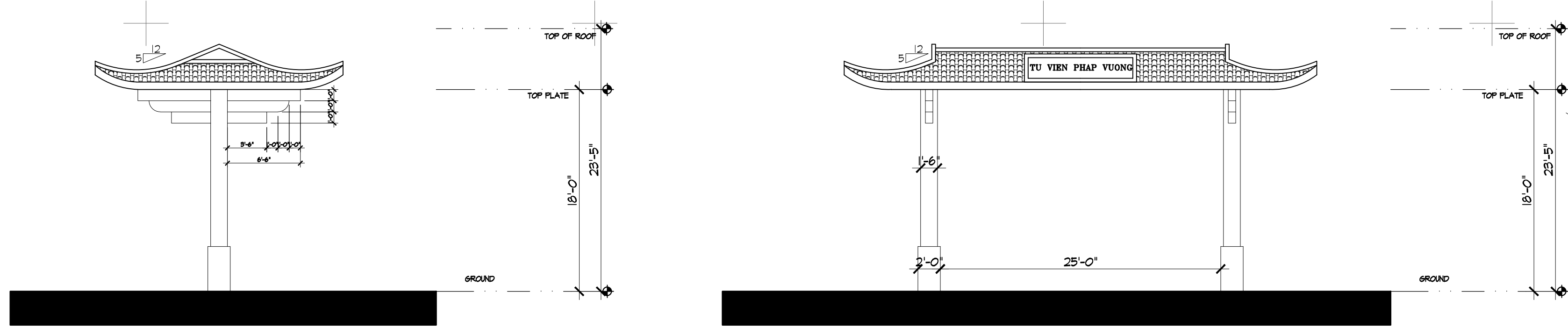
SHEET INDEX

COVER SHEETS	
T-1	COVER SHEET, PROJECT DATA
	ZONING INFORMATION
	SYMBOLS, VICINITY MAP
T-2	OVERALL SITE PLAN

ARCHITECTURAL	
SC-1	SITE SECTION
A-1	FIRST FLOOR
A-2	SECOND FLOOR
A-3	ROOF PLAN
A-4	NORTH/ SOUTH ELEVATIONS
A-4.1	EAST/ WEST ELEVATIONS
A-5	SECTION A-B
A-5.1	SECTION C
A-5.2	SECTION D

VICINITY MAP

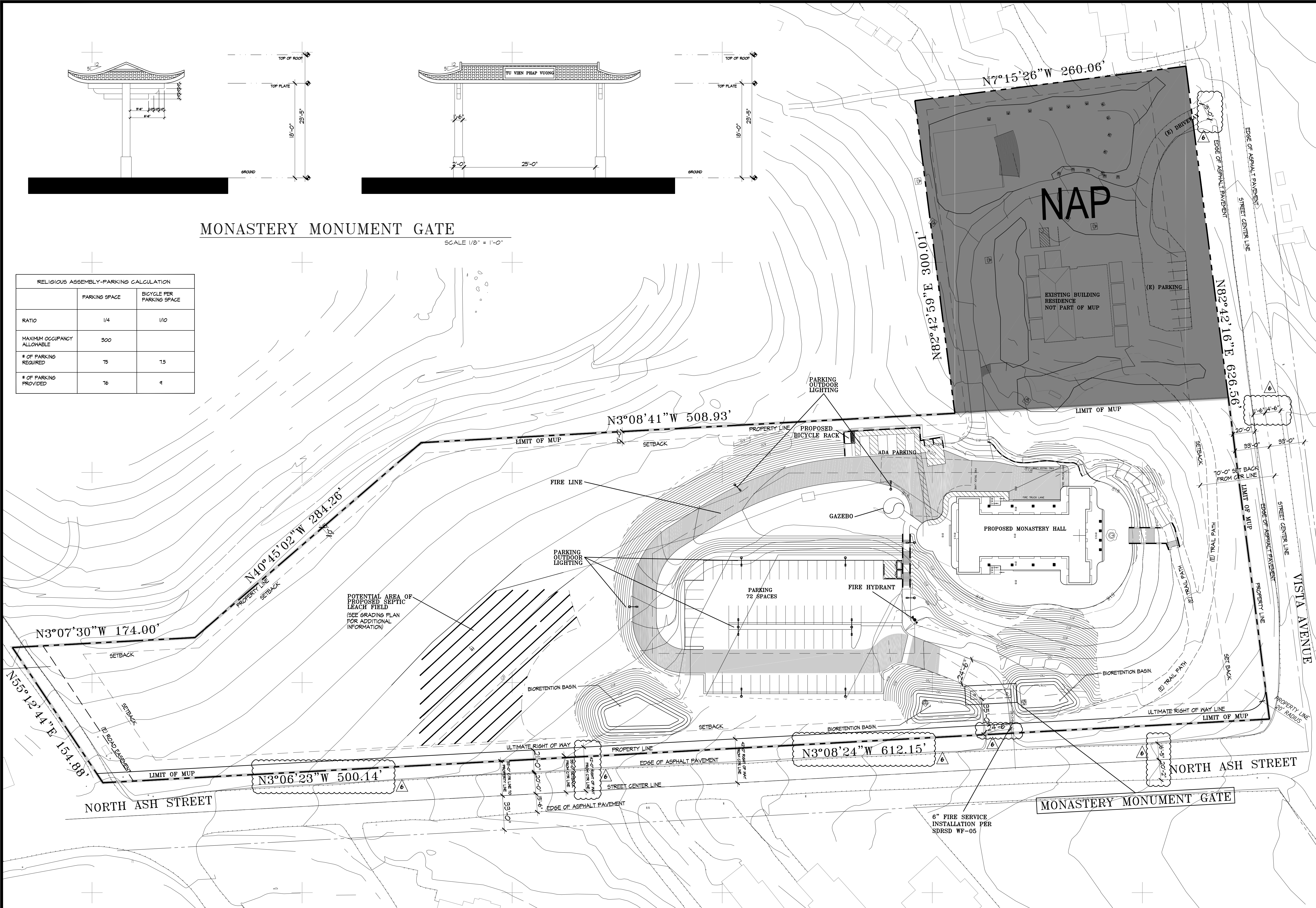




MONASTERY MONUMENT GATE

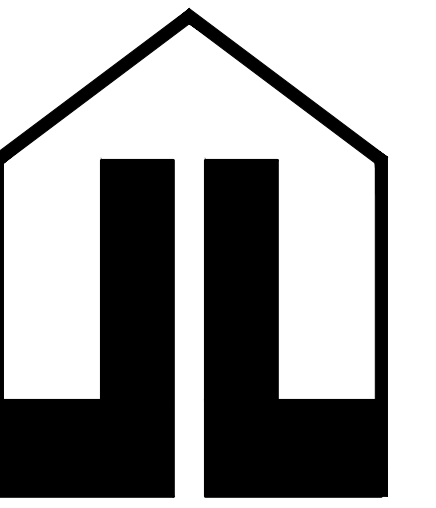
SCALE 1/8" = 1'-0"

RELIGIOUS ASSEMBLY-PARKING CALCULATION		
	PARKING SPACE	BICYCLE PER PARKING SPACE
RATIO	1/4	1/10
MAXIMUM OCCUPANCY ALLOWABLE	300	
# OF PARKING REQUIRED	75	15
# OF PARKING PROVIDED	76	4



SITE PLAN

SCALE 1" = 40'



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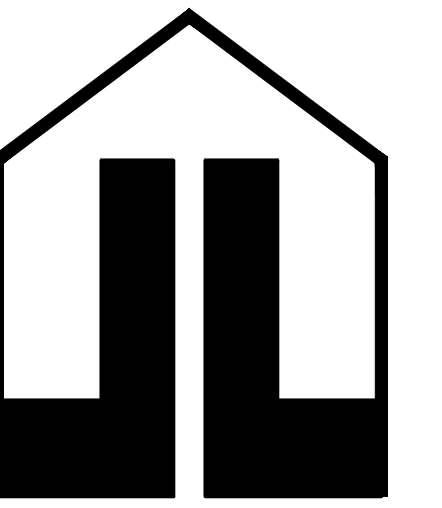
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SITE PLAN

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715 VISTA AVENUE
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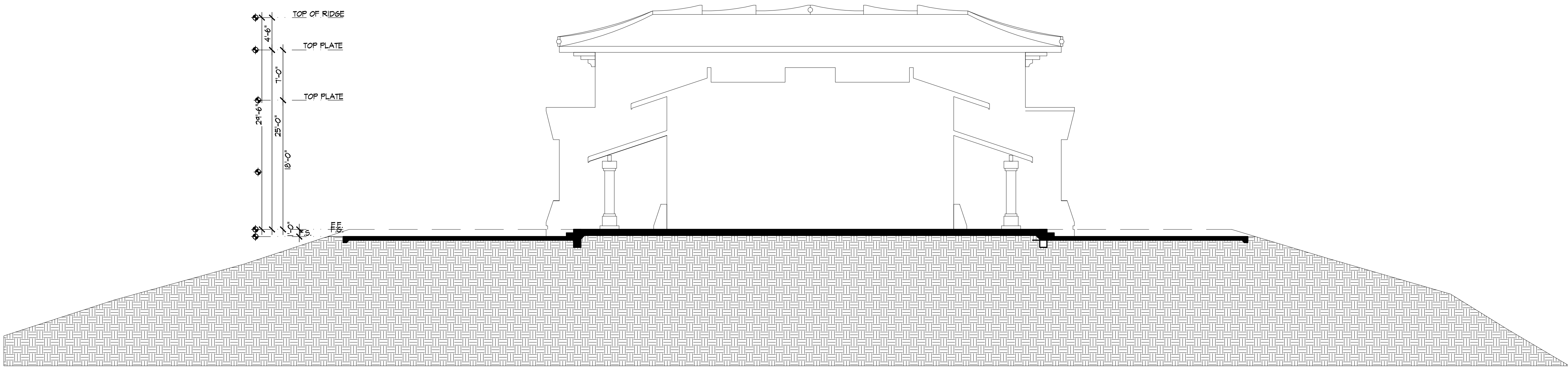
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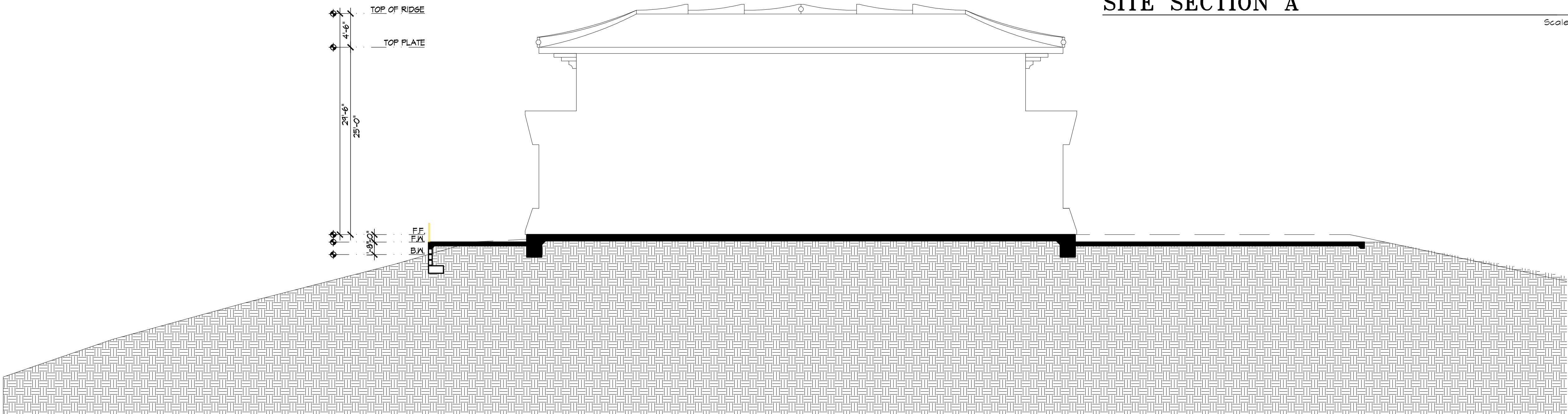
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SC-1



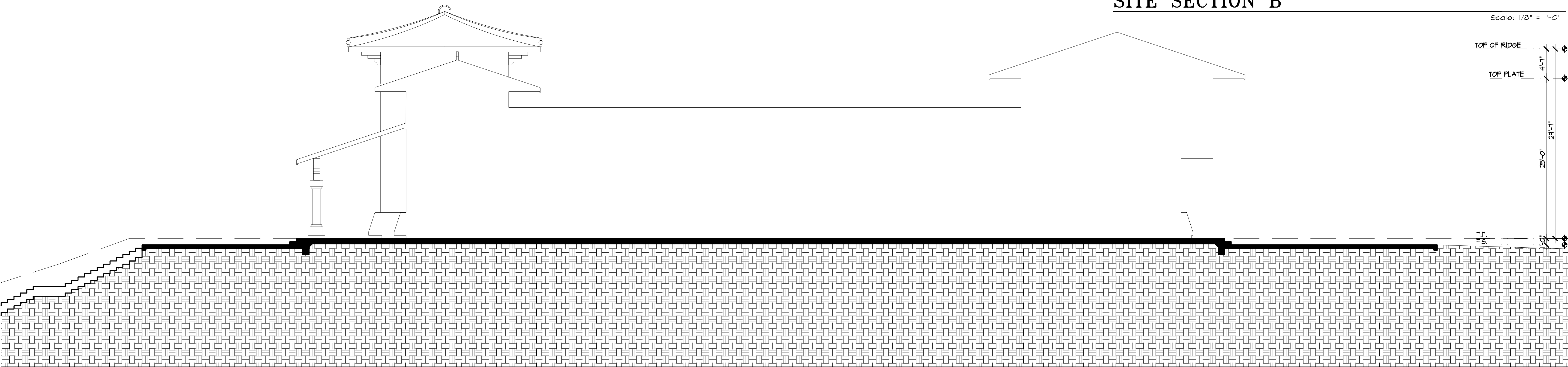
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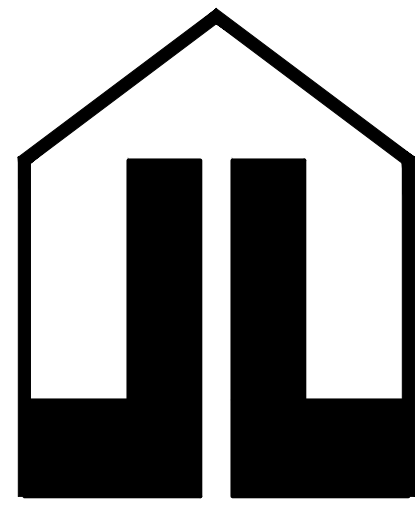
SITE SECTION B

Scale: 1/8" = 1'-0"



SITE SECTION C

Scale: 1/8" = 1'-0"



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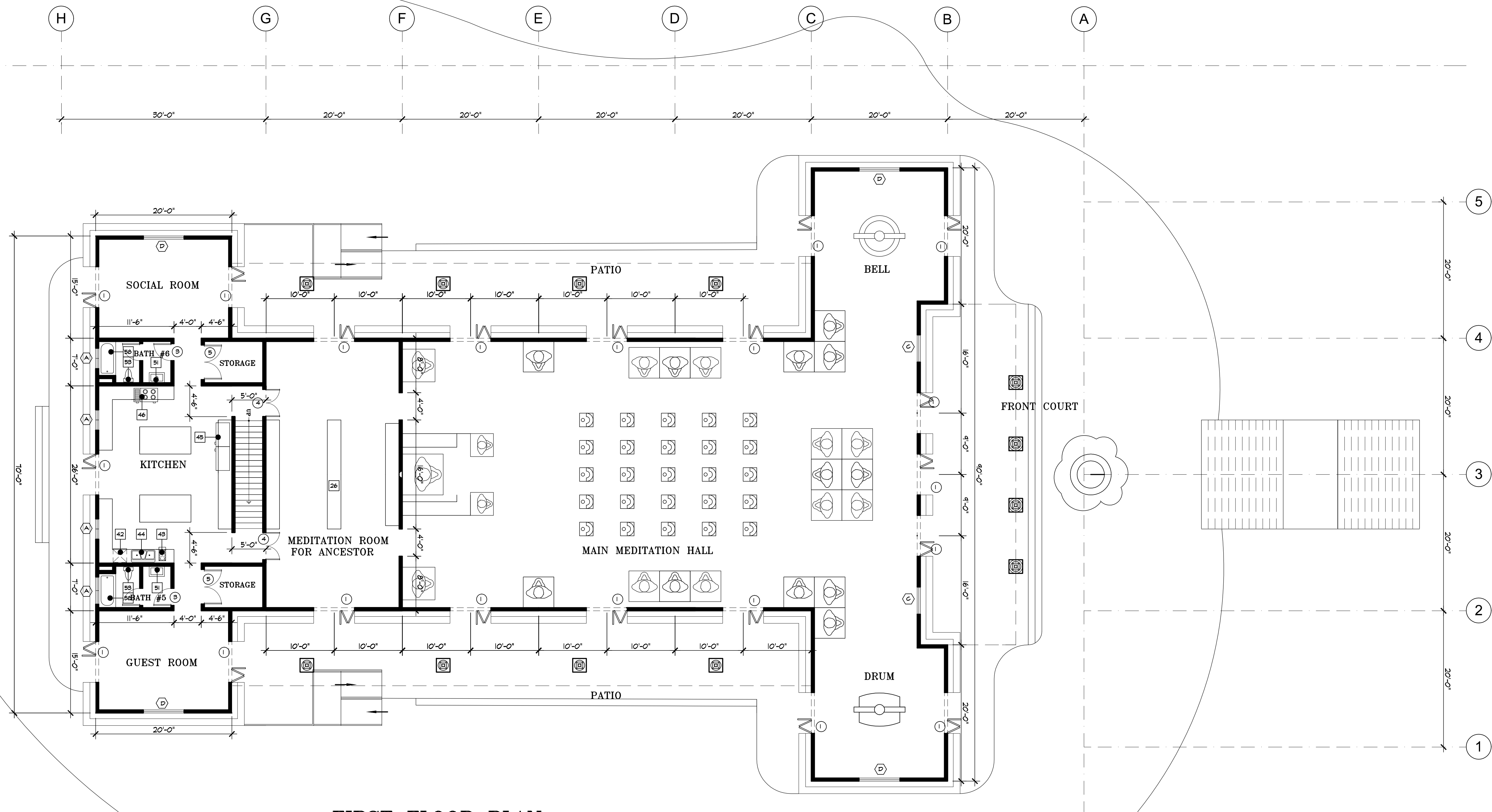
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FIRST FLOOR PLAN

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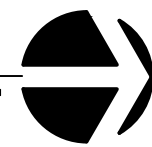
A-1



FIRST FLOOR PLAN

PLANNING

Scale: 1/8" = 1'-0"



GENERAL NOTES:

- A** INTERIOR STAIR NOTE:
- MAXIMUM 7" RISE, MINIMUM 9" RUN FOR PRIVATE STAIRWAYS
 - THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
- B** NO WALL OPENINGS OR WALL OR ROOF MECHANICAL VENT OPENINGS ARE PERMITTED WITHIN 3'-0" OF THE PROPERTY LINE
- C** FIRE BLOCKING SHALL BE INSTALLED AT: [708.2.1]
- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, FLOOR AND CEILING AT 10'-0" MAX. INTERVALS BOTH VERTICALLY AND HORIZONTALLY
 - INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES
 - CONCEALED SPACE BETWEEN STAIR STRINGERS AT TOP AND BOTTOM RUN
 - AT OPENINGS AROUND VENTS, PIPES, AND CHIMNEYS WITH NON-COMBUSTIBLE MATERIALS
 - AT OPENINGS BETWEEN ATTIC AND CHIMNEY CHASE FOR FACTORY BUILT CHIMNEYS
- D** WALL INSULATION:
- ALL ATTIC SPACE TO BE INSULATED 1/4" R-30 BATT INSULATION
 - ALL 2x4 WALLS TO BE INSULATED 1/4" R-13 BATT INSULATION
 - ALL 2x6 WALLS TO BE INSULATED 1/4" R-14 BATT INSULATION
- E** ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS GLAZING [2406]
- GLAZING IN BATH AND SHOWER ENCLOSURES
 - GLAZING WITHIN A 24" ARC OF DOOR EDGE
 - GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE

WINDOW SCHEDULE

	SIZE	TYPE	PAINT	MATERIAL	REMARK
A	3'-0" X 3'-0"	SLIDING	WHITE	VINYL	
B	2'-0" X 4'-8"	SLIDING	WHITE	VINYL	
C	3'-0" X 3'-0"	CIRCLE FIXED	WHITE	VINYL	
D	6'-0" X 6'-0"	SLIDING	WHITE	VINYL	

DOOR SCHEDULE

	SIZE	TYPE	PAINT	MATERIAL	REMARK
1	2'-0" X 8'-0" 3-PANELS	SOLID	WHITE	WOOD	EXTERIOR
2	3'-0" X 8'-8"	SOLID	WHITE	WOOD	FRENCH W/ 8 LITES
3	2'-6" X 6'-8"	SOLID	WHITE	WOOD	INTERIOR
4	2'-0" X 8'-0" PAIR	SOLID	WHITE	WOOD	INTERIOR
5	2'-6" X 8'-0" PAIR	SOLID	WHITE	WOOD	INTERIOR
6	2'-0" X 6'-8" PAIR	SOLID	WHITE	WOOD	STORAGE
7	3'-0" X 6'-8" BI-PASS	SOLID	WHITE	STEEL/GLASS	CLOSET
8	3'-0" X 8'-0" PAIR	SOLID	WHITE	WOOD	EXTERIOR
9	3'-0" X 8'-0"	SOLID	WHITE	WOOD	EXTERIOR

FLOOR PLAN KEY NOTES:

- INTERIOR AREA**
- 20 1-HOUR RATED CONSTRUCTION (1) LAYERS OF 5/8" TYPE 'X' 6YP. BD. FOR GARAGE/STORAGE UNDER STAIR/ ON ALL WALLS, CEILING, POSTS, AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING
- 21 (N) WATER HEATER
- 22 (N) WASH AND DRYER LOCATION
- 23 (N) STAIRWAY
- 24 (N) GUARD RAILS
- 25 (N) 30" X 30" ROOF ACCESS
- 26 BOOKSHELF
- 27 WALK-IN CLOSET SINGLE POLE W/ SINGLE SHELF
- 28 CLOSET W/ MIRROR DOOR SINGLE POLE W/ SINGLE SHELF
- 29 MEDIA/DISPLAY
- 30 COAT ROOM
- 31 LINEN CLOSET
- 32 STORAGE ROOM UNDER STAIRS
- 33 STORAGE

KITCHEN AREA

- 40 12" UPPER CABINET
- 41 24" BASE CABINET
- 42 DISHWASHER
- 43 TRASH COMPACTOR
- 44 STAINLESS STEEL/3 SINKS (UNDER MOUNTED) W/DISPOSAL
- 45 36" REFRIGERATOR
- 46 COOKTOP/OVEN & HOOD ABOVE
- 47 PANTRY
- 48 ISLAND - 36" HIGH
- 49 WET BAR SINK

BATHROOM AREA

- 50 FULL HEIGHT MIRROR
- 51 24" DEEP X 36" HIGH BASE CABINET W/ SINK
- 52 3 SIDES CERAMIC TILES AROUND SHOWER WITH GLASS ENCLOSURE 10" HIGH MIN. ABOVE DRAIN INLET
- 53 ELONGATED WATER CLOSET
- 54 2 SIDES CERAMIC TILES AROUND BATHTUB 10" HIGH MIN. ABOVE DRAIN INLET
- 55 48" CORNER JACUZZI BATHTUB SURROUNDING W/ CERAMIC TILES
- 56 PEDESTAL SINK
- 57 36" X 36" SHOWER W/ MIN. 24" GLASS DOOR MIN. 1/8" TEMPERED GLASS
- 58 3 SIDES CERAMIC TILES AROUND BATHTUB 10" HIGH MIN. ABOVE DRAIN INLET
- 59 36" X 60" SHOWER W/ MIN. 24" GLASS DOOR MIN. 1/8" TEMPERED GLASS



715 VISTA AVENUE
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Sheet Title

SECOND FLOOR PLAN

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PLANNING

Scale: $1/8" = 1'-0"$



- | WINDOW SCHEDULE | | | | | |
|-----------------|----------------------------|--------------|-------|-------------|-------------------|
| | SIZE | TYPE | PAINT | MATERIAL | REMARK |
| (A) | 3'-0" X 3'-0" | SLIDING | WHITE | VINYL | |
| (B) | 2'-0" X 4'-8" | SLIDING | WHITE | VINYL | |
| (C) | 3'-0" X 3'-0" | CIRCLE FIXED | WHITE | VINYL | |
| (D) | 6'-0" X 6'-0" | SLIDING | WHITE | VINYL | |
| DOOR SCHEDULE | | | | | |
| | SIZE | TYPE | PAINT | MATERIAL | REMARK |
| (1) | 2'-0" X 8'-0"
3-PANELLS | SOLID | WHITE | WOOD | EXTERIOR |
| (2) | 3'-0" X 6'-8" | SOLID | WHITE | WOOD | FRENCH IV & LITES |
| (3) | 2'-6" X 6'-8" | SOLID | WHITE | WOOD | INTERIOR |
| (4) | 2'-0" X 8'-0"
PAIR | SOLID | WHITE | WOOD | INTERIOR |
| (5) | 2'-6" X 8'-0"
PAIR | SOLID | WHITE | WOOD | INTERIOR |
| (6) | 2'-0" X 6'-8"
PAIR | SOLID | WHITE | WOOD | STORAGE |
| (7) | 3'-0" X 6'-8"
BI-PASS | SOLID | WHITE | STEEL/GLASS | CLOSET |
| (8) | 3'-0" X 8'-0"
PAIR | SOLID | WHITE | WOOD | EXTERIOR |
| (9) | 3'-0" X 8'-0" | SOLID | WHITE | WOOD | EXTERIOR |

FLOOR PLAN KEY NOTES:

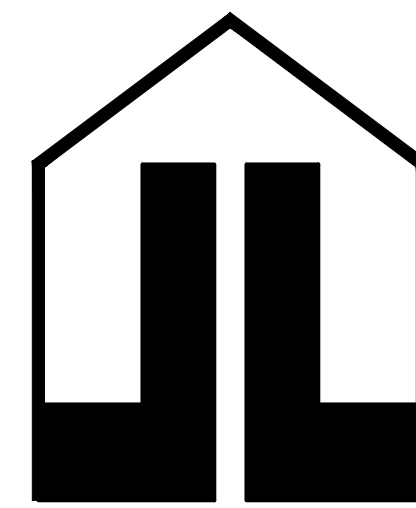
29	MEDIA/DISPLAY
30	COAT ROOM
31	LINEN CLOSET
32	STORAGE ROOM
33	STORAGE

KITCHEN AREA

- | | |
|----|---|
| 40 | 12" UPPER CABINET |
| 41 | 24" BASE CABINET |
| 42 | DISHWASHER |
| 43 | TRASH COMPACTOR |
| 44 | STAINLESS STEEL/3 SINKS
(UNDER MOUNTED) W/DISPOSAL |
| 45 | 36" REFRIGERATOR |
| 46 | COOKTOP/OVEN & HOOD ABOVE |
| 47 | PANTRY |
| 48 | ISLAND - 36" HIGH |
| 49 | WET BAR SINK |

BATHROOM AREA

- | | |
|----|--|
| 50 | FULL HEIGHT MIRROR |
| 51 | 24" DEEP X 36" HIGH
BASE CABINET W/ SINK |
| 52 | 3 SIDES CERAMIC TILES AROUND SHOWER
WITH GLASS ENCLOSURE
70" HIGH MIN. ABOVE DRAIN INLET |
| 53 | ELONGATED WATER CLOSET |
| 54 | 2 SIDES CERAMIC TILES AROUND BATHTUB
70" HIGH MIN. ABOVE DRAIN INLET |
| 55 | 40" CORNER JACUZZI BATHTUB
SURROUNDING W/ CERAMIC TILES |
| 56 | PEDESTAL SINK |
| 57 | 36" X 36" SHOWER W/ MIN. 24" GLASS DOOR
MIN. 1/8" TEMPERED GLASS |
| 58 | 3 SIDES CERAMIC TILES AROUND BATHTUB
70" HIGH MIN. ABOVE DRAIN INLET |
| 59 | 36" X 60" SHOWER W/ MIN. 24" GLASS DOOR
MIN. 1/8" TEMPERED GLASS |



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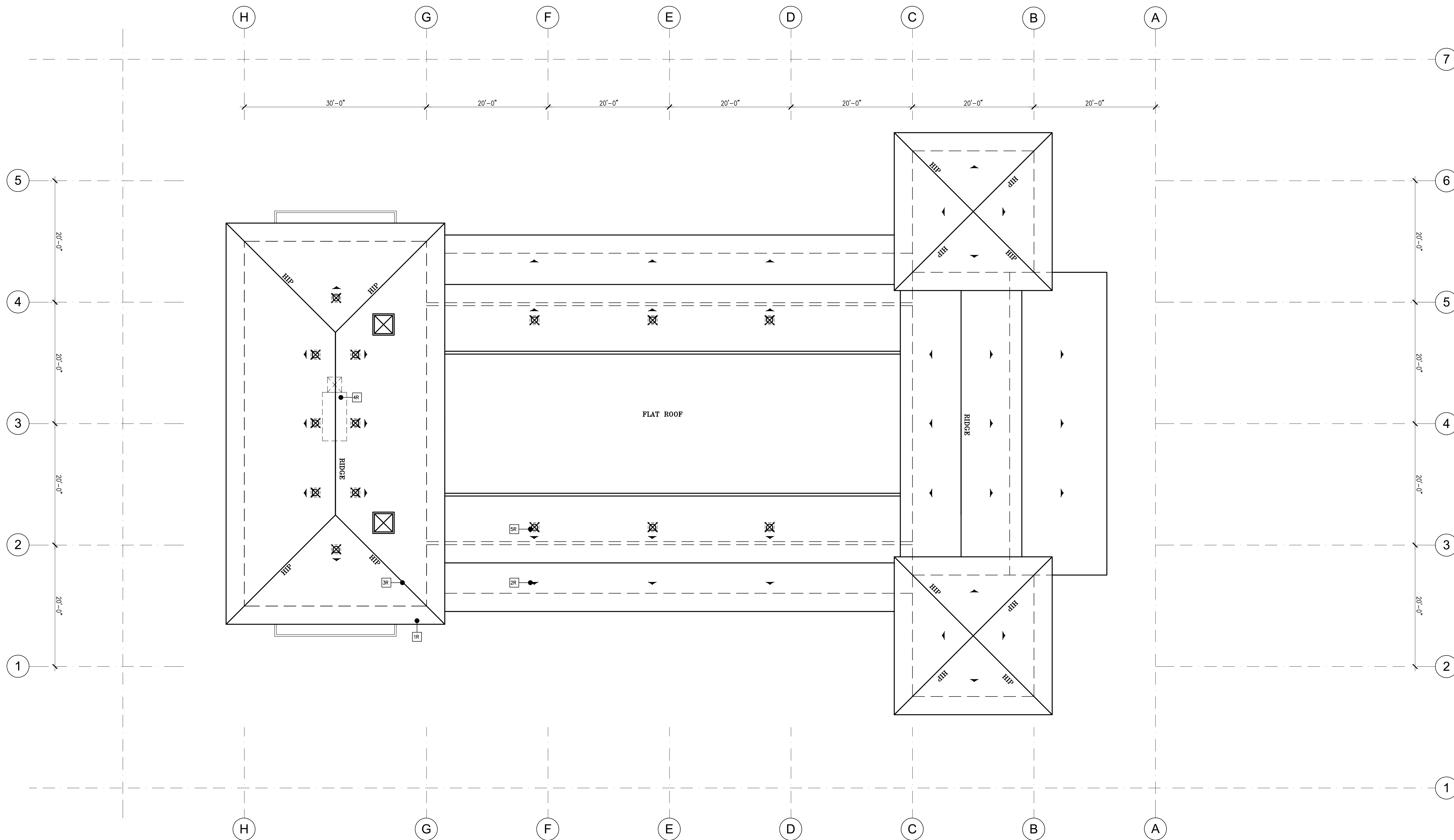
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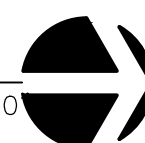
A-3



FIRST UTILITY PLAN

PLANNING

Scale: 1/8" = 1'-0"



ROOF NOTE

- 1R EAGLE ROOFING #2636
NAME: PIEDMONT BLEND
DESCRIPTION: TERRACOTA MAROON BROWN BLEND
STYLE: MALIBU
- 2R INDICATE 3/12 ROOF PITCH
- 3R PROVIDE MINIMUM 26 GA. GALV. METAL FLASHING
AT ALL VENTS, VALLEYS, CRICKETS, AND ROOF TO WALL CONDITIONS
- 4R AIR FORCED UNIT LOCATED INSIDE ATTIC SPACE
- 5R DORMER VENT 14" HALF-ROUND



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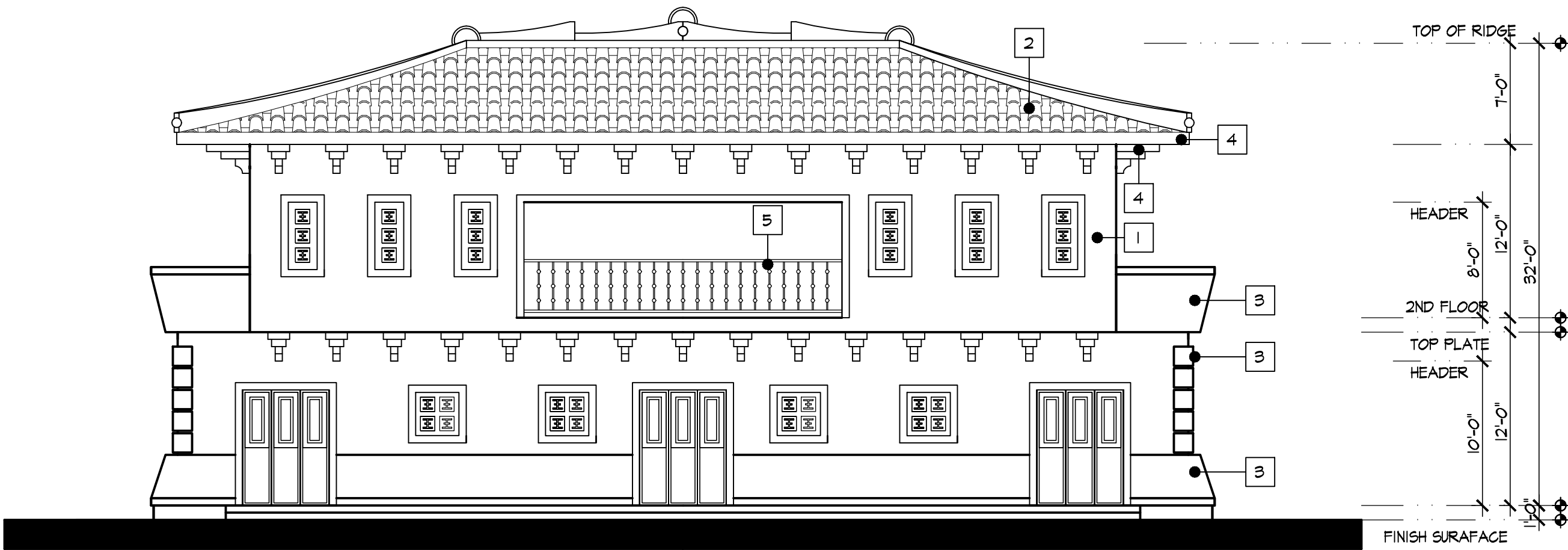
NORTH & SOUTH
ELEVATIONS

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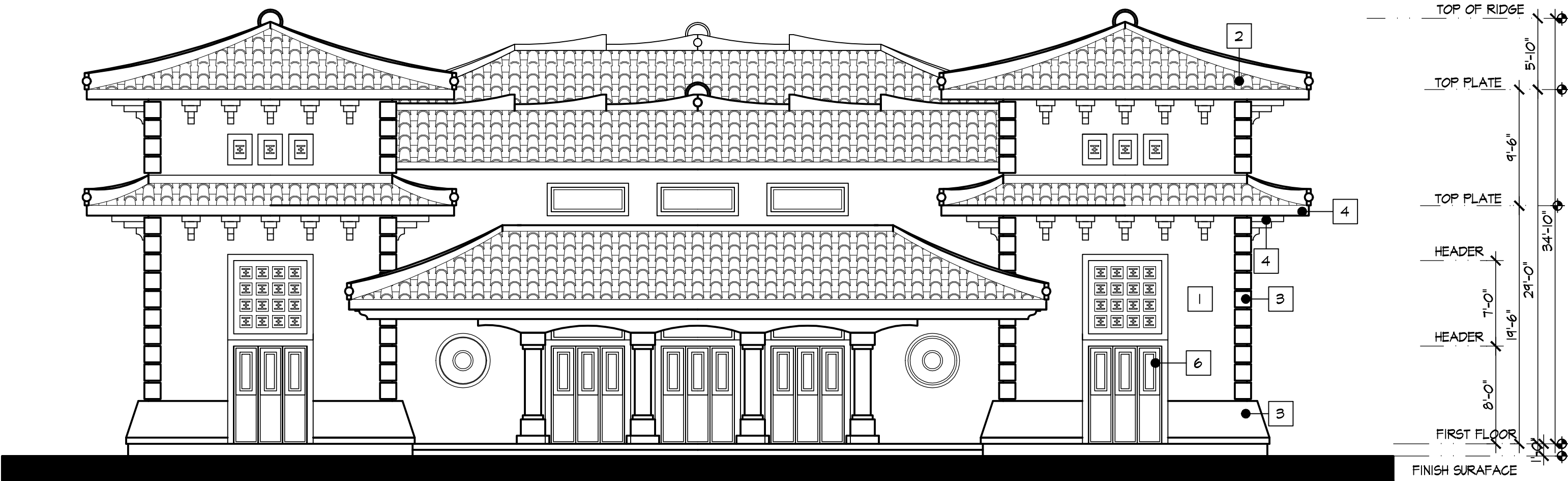
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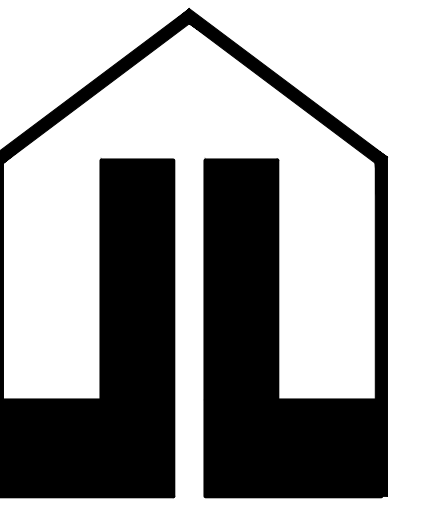
SOUTH ELEVATION

Scale: 1/8" = 1'-0"



NORTH ELEVATION

Scale: 1/8" = 1'-0"



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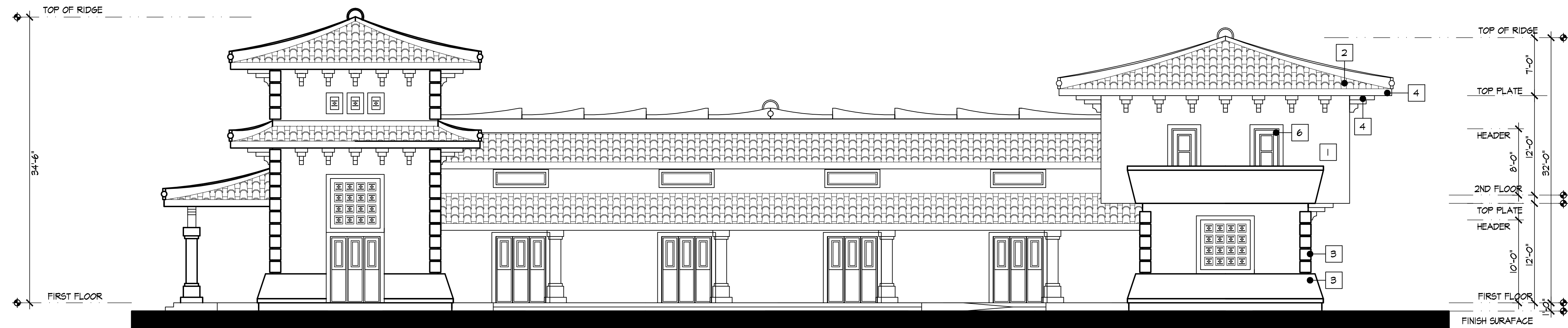
EAST & WEST
ELEVATIONS

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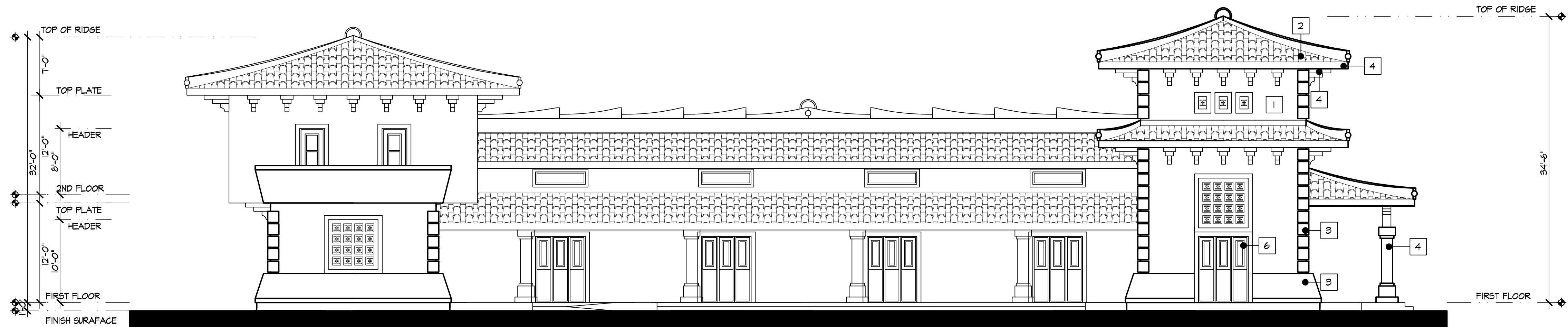
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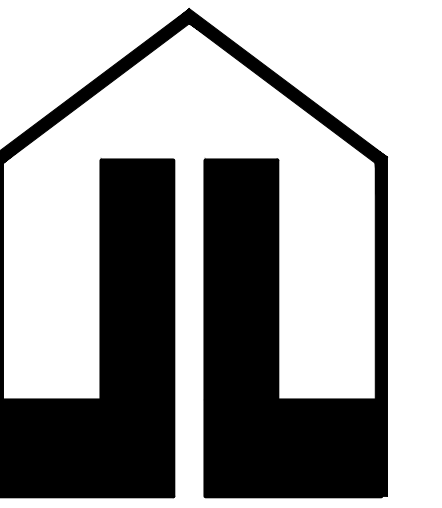
WEST ELEVATION

Scale: 1/8" = 1'-0"



EAST ELEVATION

Scale: 1/8" = 1'-0"



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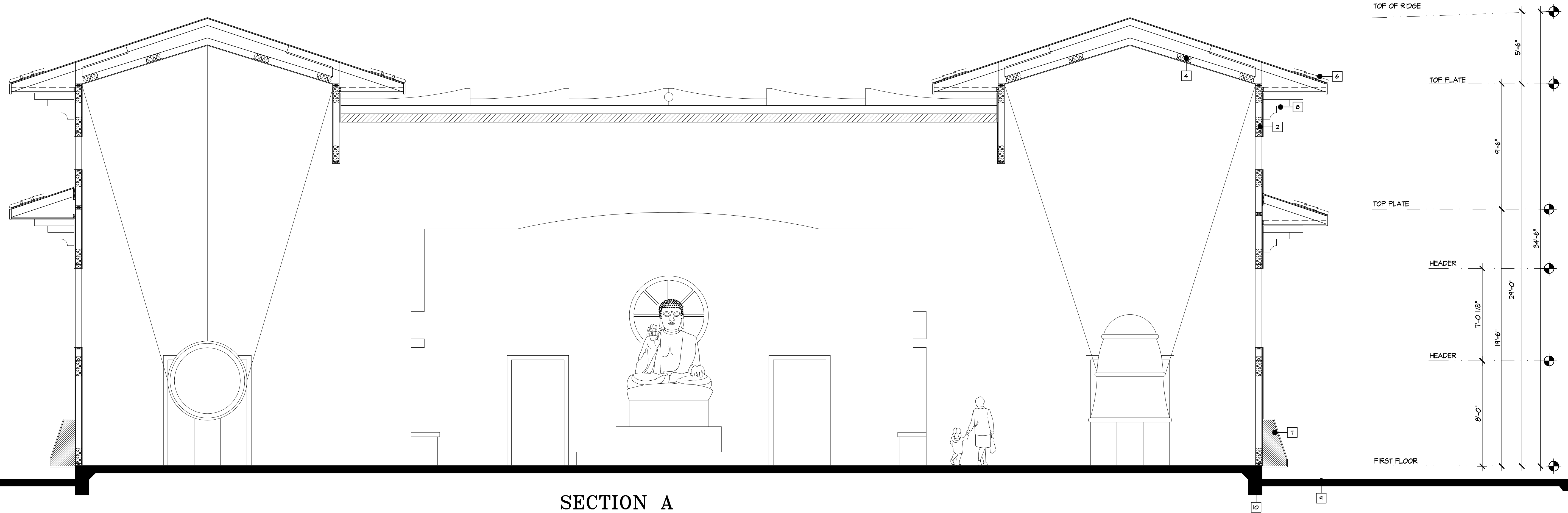
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SECTION A-B

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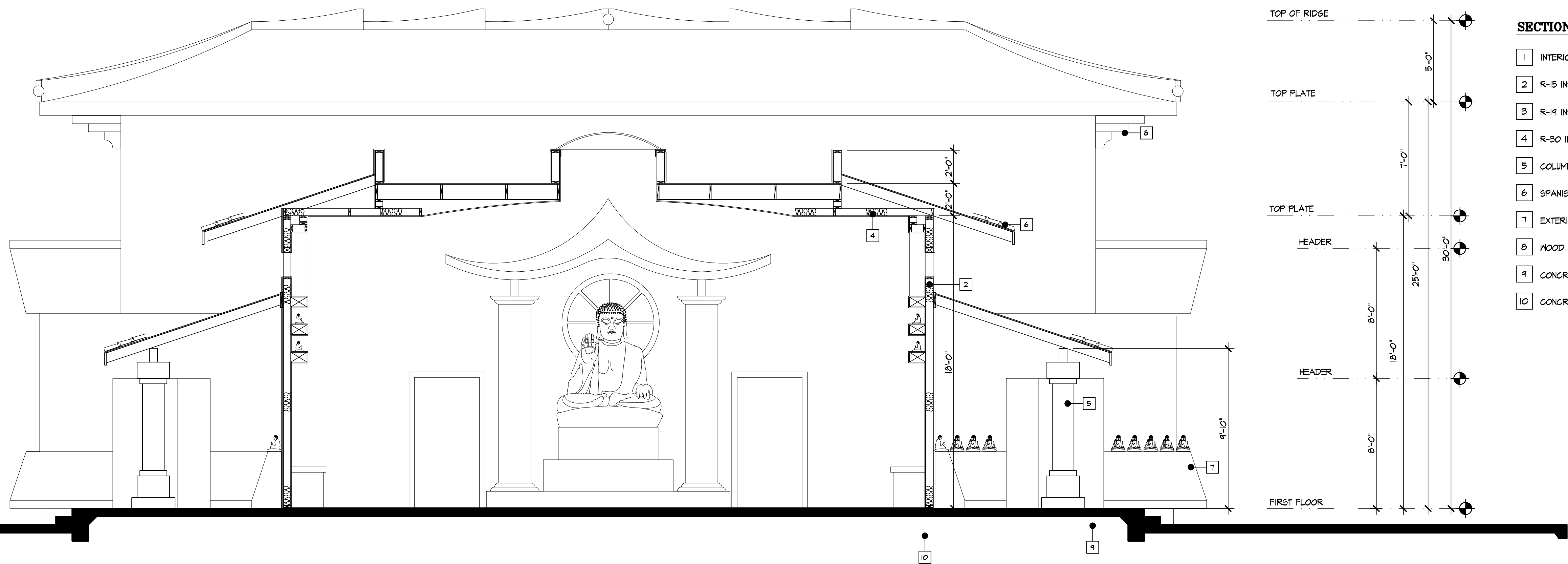
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Sheet No.	-

A-5



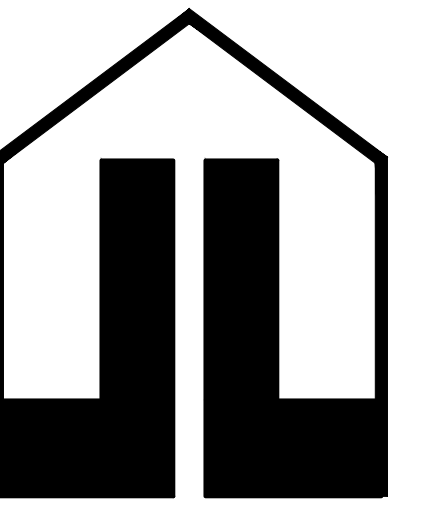
SECTION A

Scale: 1/4" = 1'-0"



SECTION B

Scale: 1/4" = 1'-0"



PHAP VUONG MONASTERY
715 VISTA AVENUE
ESCONDIDO, CA 92026

MUP PROJECT #
PDS2014
MUP-14-010

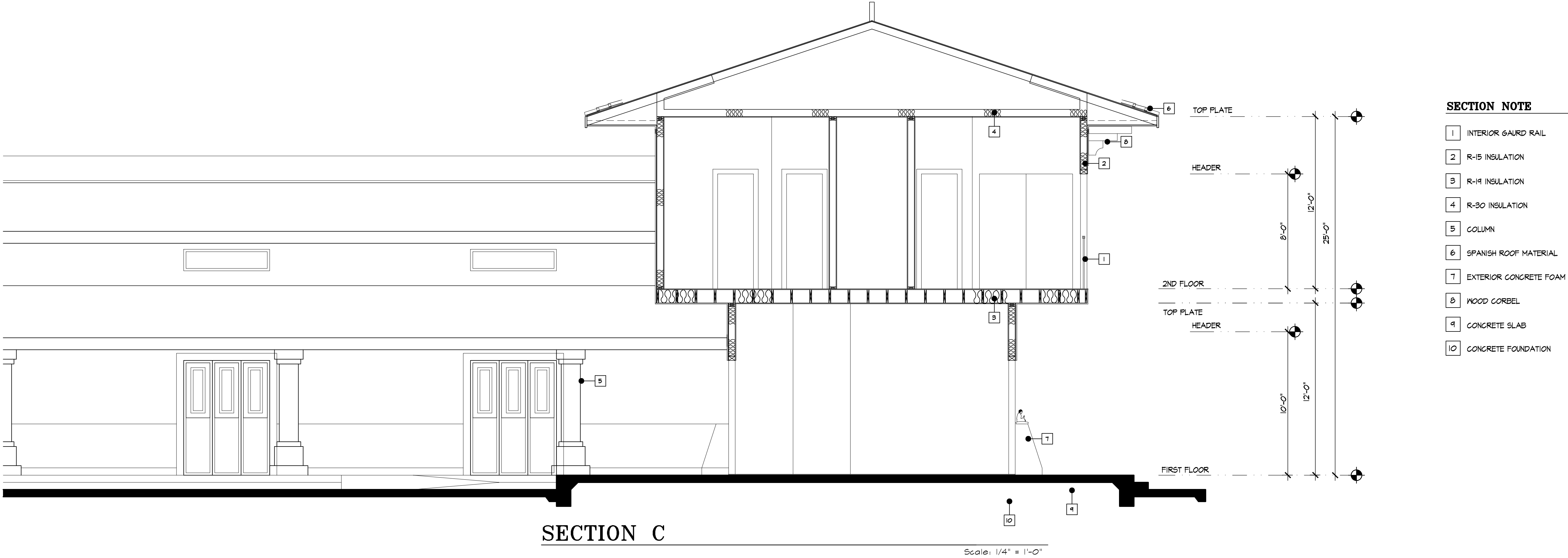
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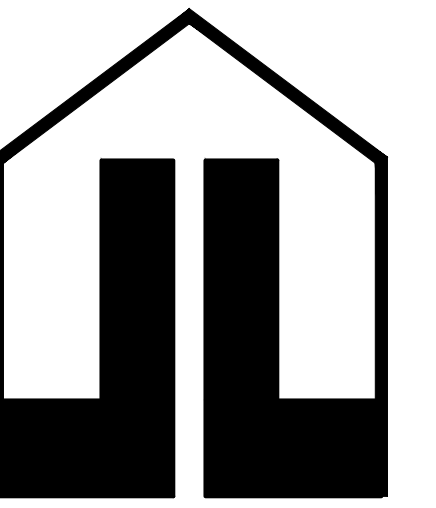
SECTION C

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16
5		

Drawn	PH
Checked	JL
Date Print	6-30-16
Scale	-
Project No.	-
Sheet No.	

A-5.1





PHAP VUONG MONASTERY
715 VISTA AVENUE
ESCONDIDO, CA 92026

MUP PROJECT #
PDS2014
MUP-14-010

Sheet Title

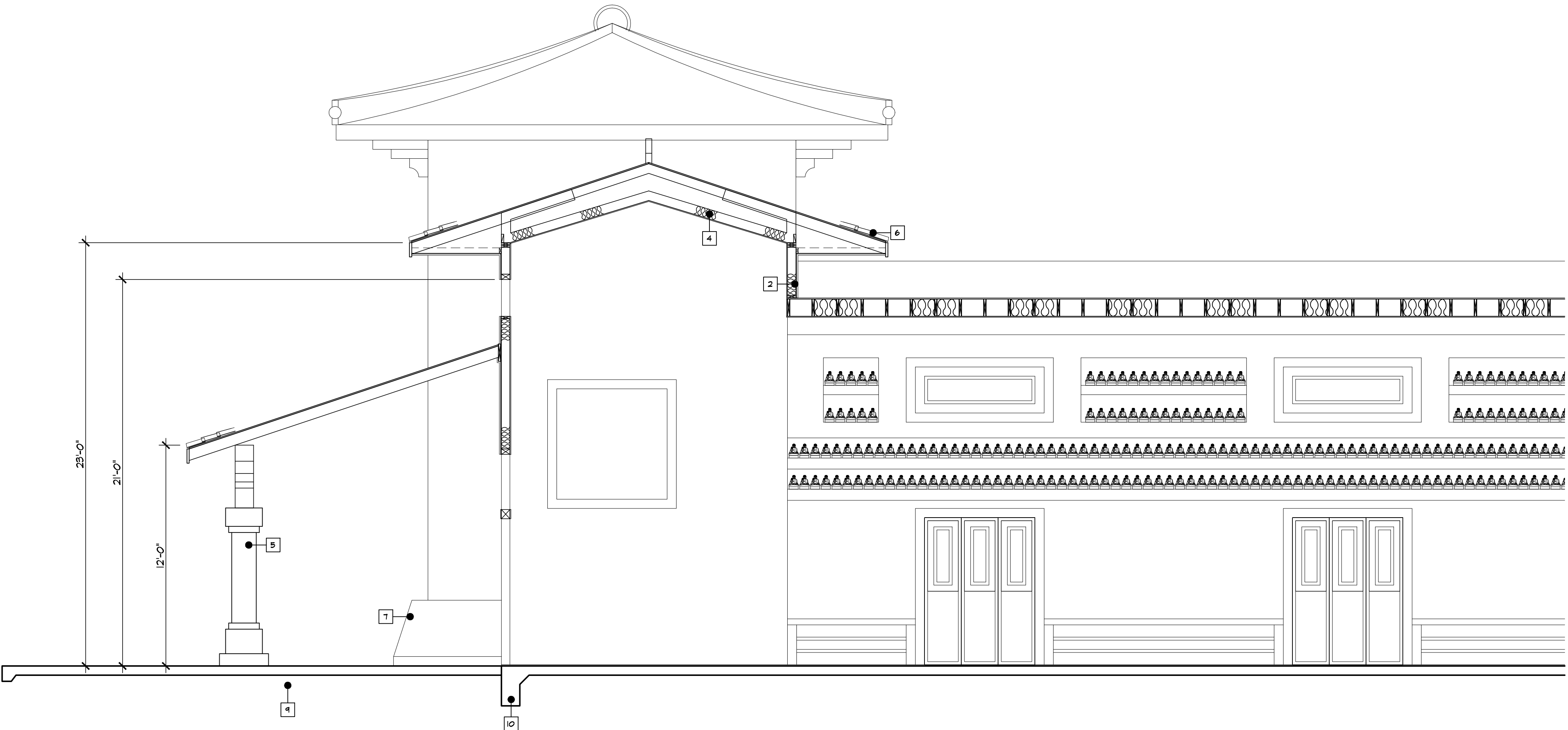
SECTION C

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16

Drawn PH
Checked JL
Date Print 6-30-16
Scale -
Project No. -

Sheet No.

A-5.2

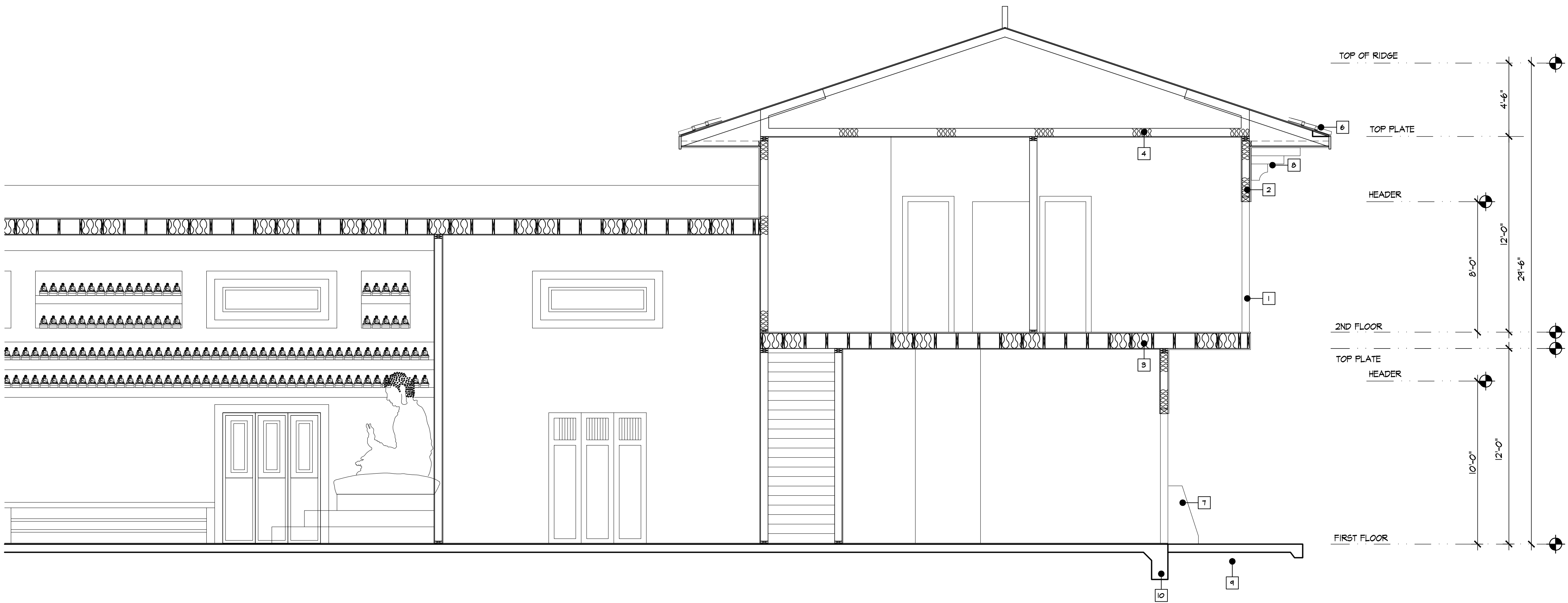


SECTION D

Scale: 1/4" = 1'-0"

SECTION NOTE

- 1 INTERIOR GAIRD RAIL
- 2 R-15 INSULATION
- 3 R-19 INSULATION
- 4 R-30 INSULATION
- 5 COLUMN
- 6 SPANISH ROOF MATERIAL
- 7 EXTERIOR CONCRETE FOAM
- 8 WOOD CORBEL
- 9 CONCRETE SLAB
- 10 CONCRETE FOUNDATION



TOP OF RIDGE
TOP PLATE
HEADER
2ND FLOOR
TOP PLATE
HEADER
FIRST FLOOR

SHEET 1 OF 4
COUNTY OF SAN DIEGO
TRAN MONASTERY PROPERTY
MAJOR USE PERMIT
PDS2014-MUP-14-010

GENERAL NOTES

- TOTAL ACREAGE: 8.90 ACRES
- EXISTING TOPOGRAPHY PREPARED BY: TERRASCRIBE, INC.
42471 ALPHA PLACE
TEMECULA, CALIFORNIA 92592
PHONE: 951-830-7425
DATE FLOWN: JANUARY 30, 2013
- LAMBERT COORDINATES: 11706896.7 N, 8188995.0 E
- ZONE: RS
- GENERAL PLAN LAND USE DESIGNATION: SRI (SEMI-RURAL RESIDENTIAL)
- OCCUPANCY TYPE: A-3
- COMMUNITY PLAN: NORTH COUNTY METRO
- PROPOSED LAND USE: MONASTERY
- PROPOSED TAX RATE AREA: 74124

LEGAL DESCRIPTION

PARCEL 4, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED AT PAGE 5279 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 4, 1976

PUBLIC UTILITIES / DISTRICTS

SEWER	CITY OF ESCONDIDO
WATER	CITY OF ESCONDIDO WATER DIVISION
STORM DRAIN	CITY OF ESCONDIDO
TELEPHONE	PACIFIC BELL TELEPHONE COMPANY
GAS & ELECTRIC	SAN DIEGO GAS & ELECTRIC
CABLE TV	CORCABLE
POLICE	SAN DIEGO COUNTY SHERIFF
FIRE	ESCONDIDO FIRE DEPARTMENT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT

ASSESSOR'S
PARCEL NO.

227-010-57-00

EXISTING
ZONE

RS1

PROPOSED
ZONE

RS1

EARTHWORK QUANTITIES

13,000 CY (CUT)
500 CY (FILL)
12,500 CY (EXPORT)

OWNER

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAJOR USE PERMIT.

VU TRAN
4333 30TH STREET
SAN DIEGO, CA 92104
619-283-7655

TAN HUYNH

DATE

PREPARED BY

LATITUDE 33 PLANNING AND ENGINEERING
9968 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
858-751-0633 MAIN
858-751-0634 FAX

NICK PSYHOIOS
R.C.E. NO. 67697 EXPIRES 06-2020

DATE

TRAN MONASTERY
PROPERTY
PRELIMINARY
GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

PROJECT NAME:
TRAN MONASTERY
PROPERTY

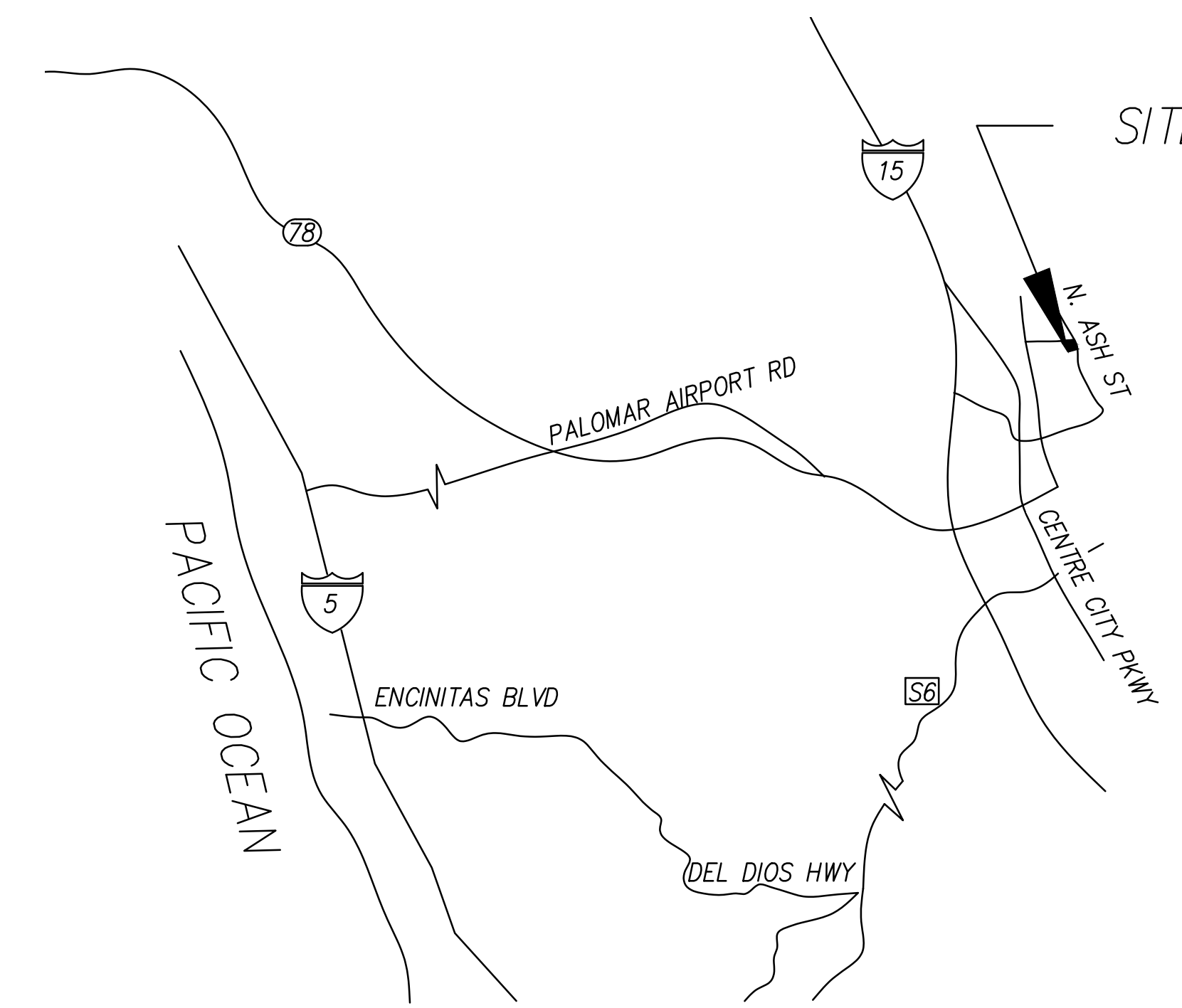
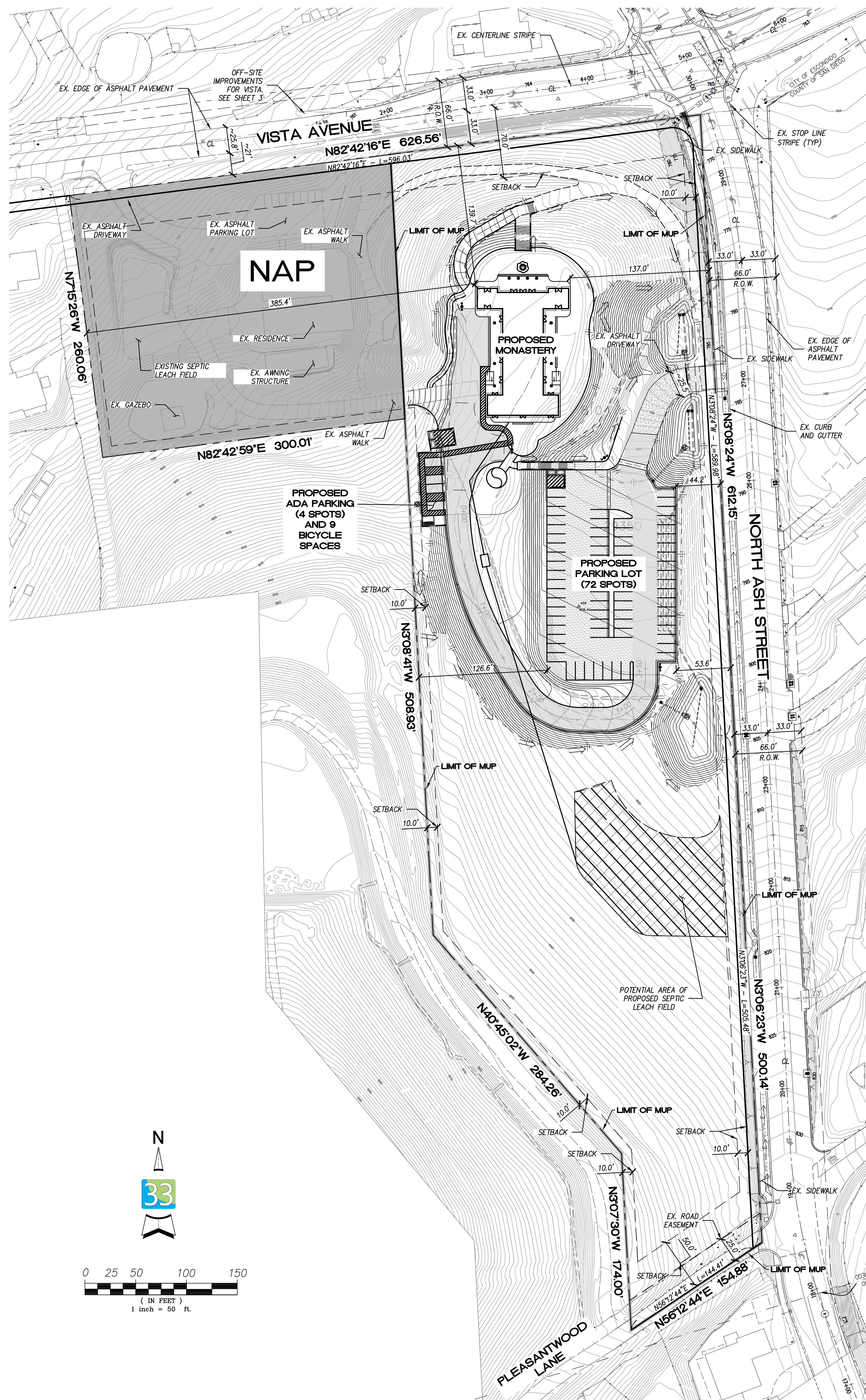
SHEET TITLE:
MAJOR USE PERMIT

TITLE SHEET
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

REVISION	9:	
REVISION	8:	
REVISION	7:	
REVISION	6:	
REVISION	5:	
REVISION	4:	
REVISION	3:	
REVISION	2:	
REVISION	1:	

ORIGINAL DATE:

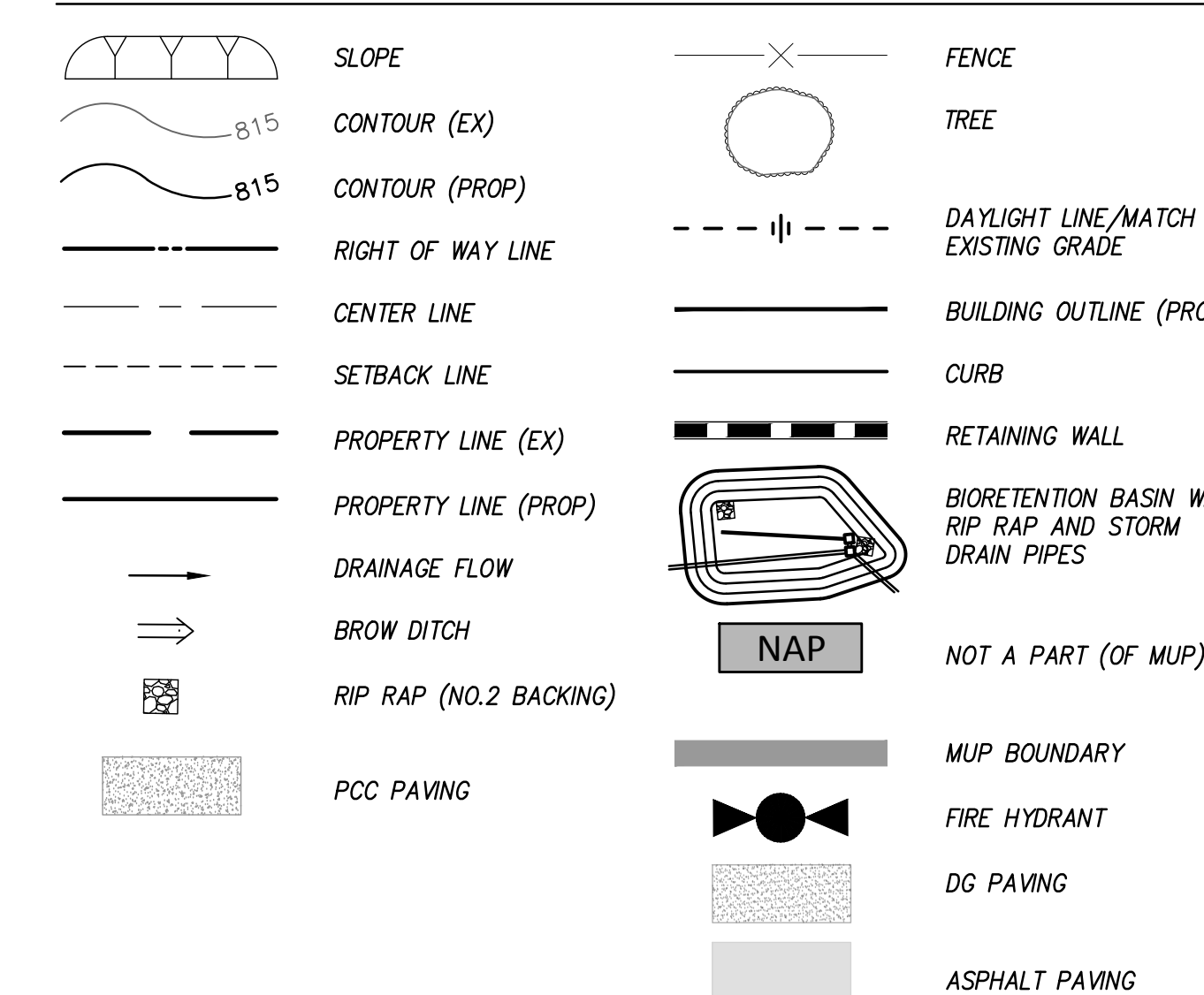
SHEET 1 OF 4



VICINITY MAP

NOT TO SCALE

LEGEND

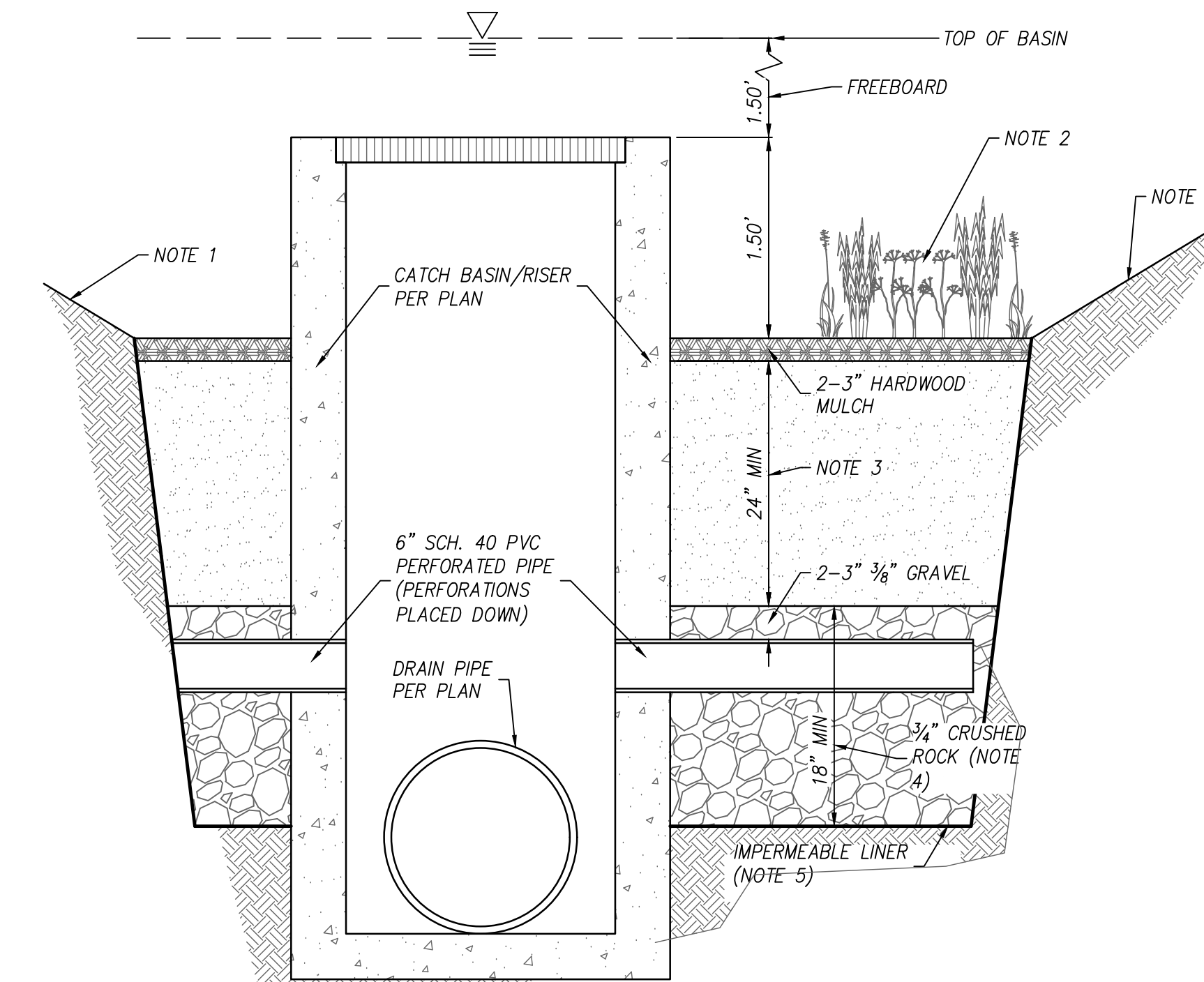


PRELIMINARY GRADING PLAN NOTES:

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

NOTES

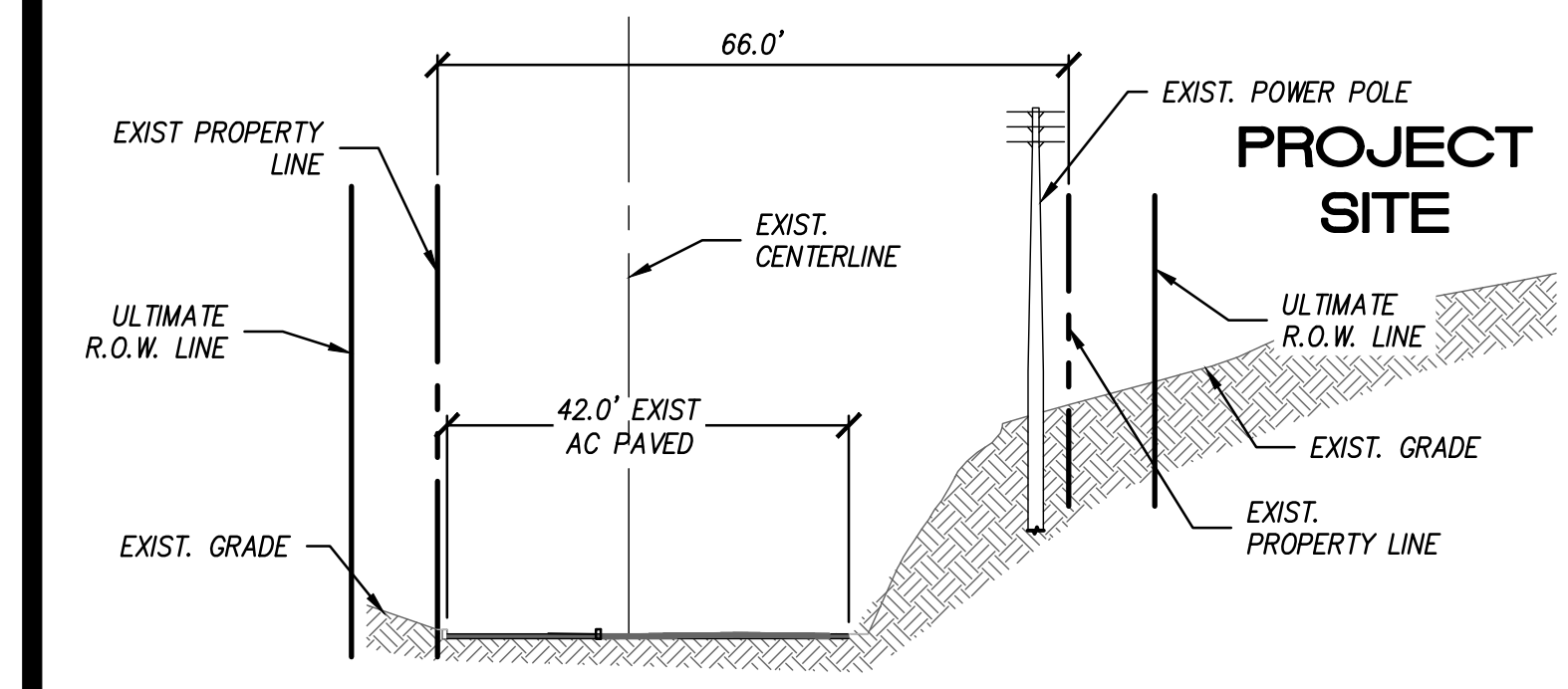
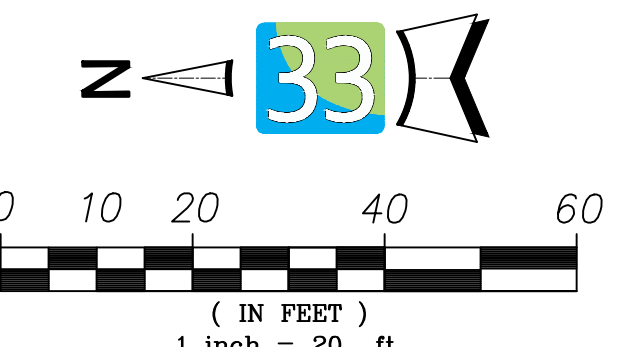
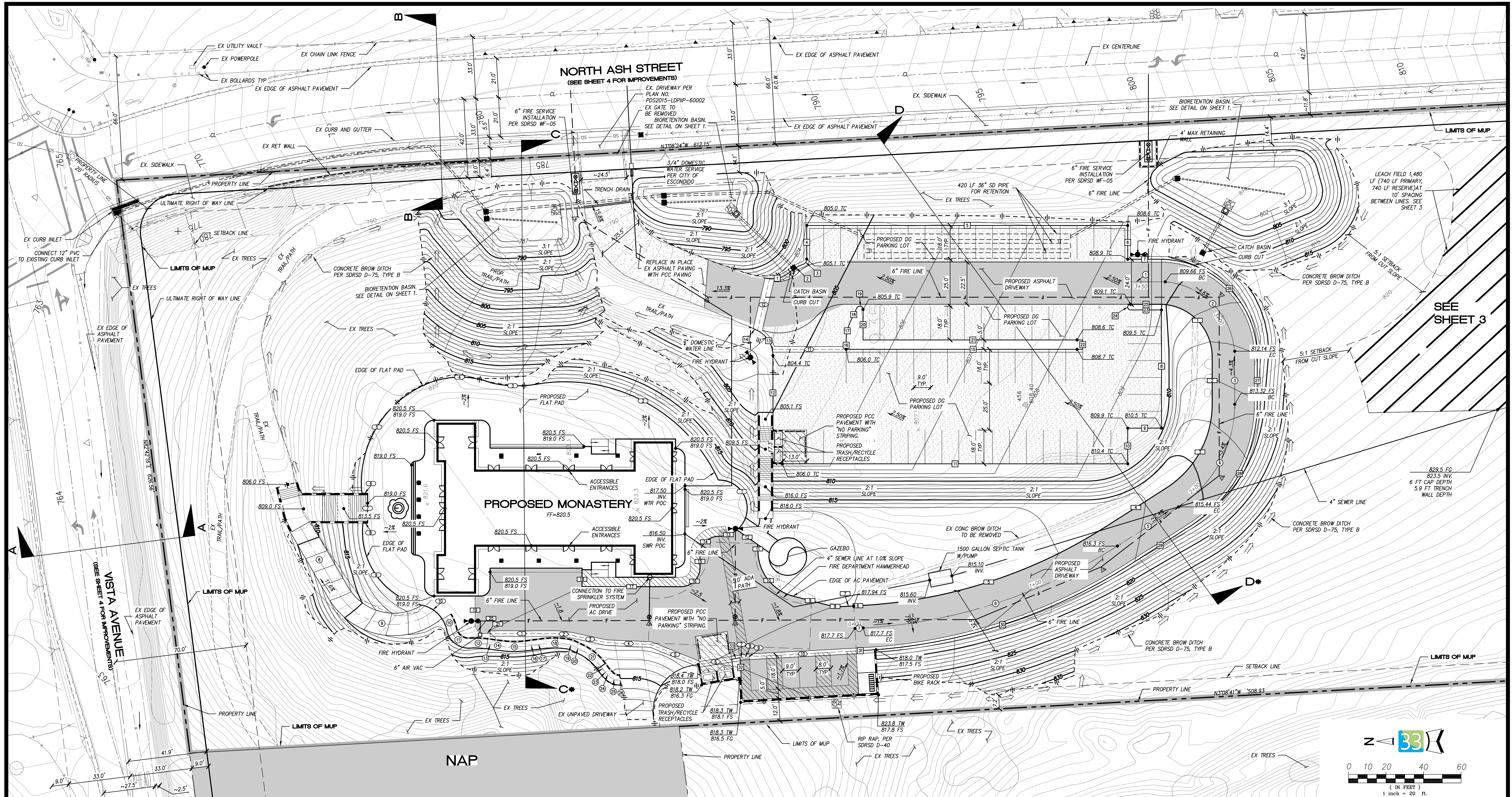
- BIORETENTION AREA SHALL BE LEVEL AND DEPRESSED FROM THE SURROUNDING GRADE AT 3:1 MAX SIDE SLOPES.
- DEEP ROOTED, DENSE, DROUGHT TOLERANT PLANTING SUITABLE FOR WELL DRAINED SOIL.
- LOWERED BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.
- 3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 18" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE BASIN.
- GEO-MEMBRANE (IMPERMEABLE LINER) SUCH AS FIRESTONE PONDGARD NON-REINFORCED EPDM GEOMEMBRANE 45 MIL. OR EQUAL. THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON THE APPROVED MAJOR STORMWATER MANAGEMENT PLAN.
- ACCESS ROAD WILL BE PAINTED & SIGNED "NO PARKING FIRE LANE" PER ESCONDIDO FIRE DEPARTMENT STANDARDS.
- A MINIMUM OF 3' CLEARANCE WILL BE REQUIRED AROUND ALL FIRE PROTECTION APPLIANCES.



BIORETENTION DETAIL

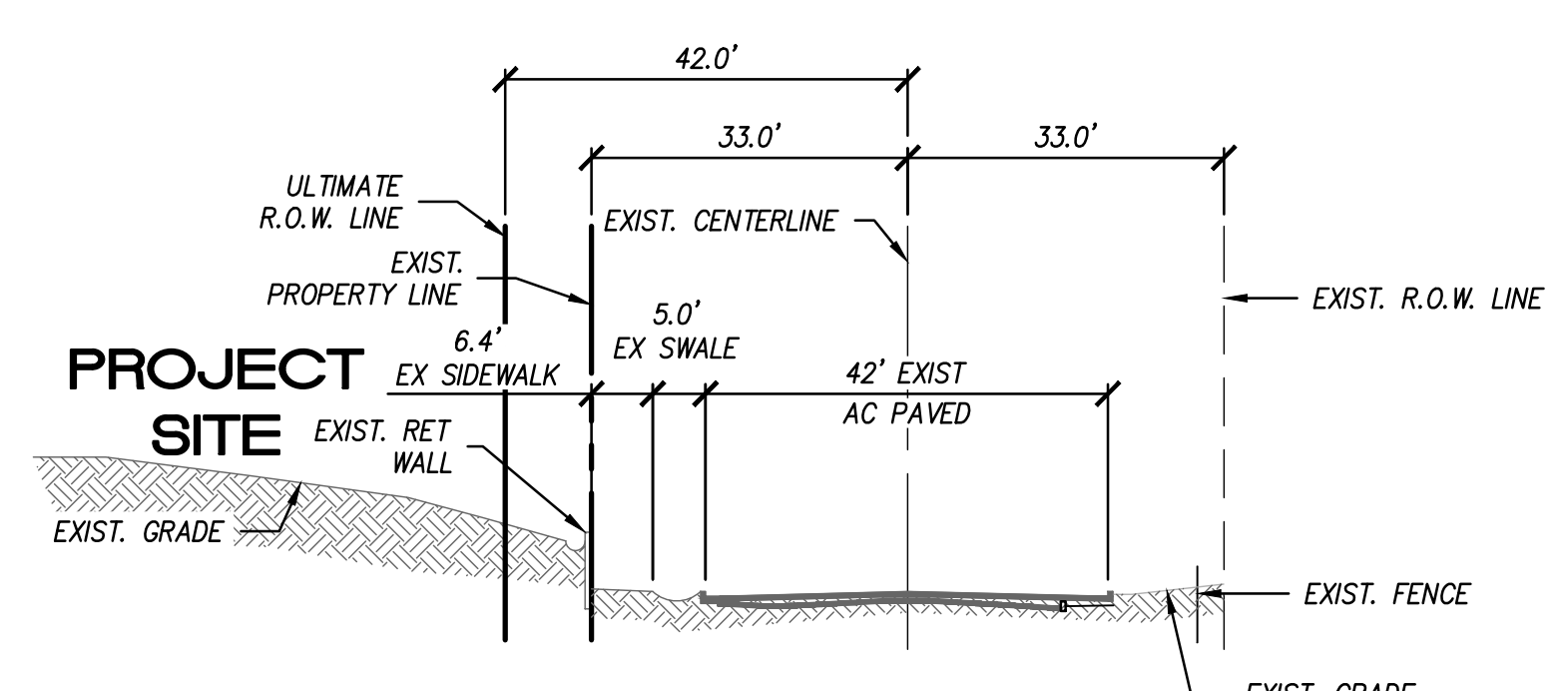
NOT TO SCALE

latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.751.0633



SECTION A-A (VISTA AVE)
EXISTING IMPROVEMENTS

NOT TO SCALE



SECTION B-B (N. ASH ST.)
EXISTING IMPROVEMENTS

NOT TO SCALE

CURB DATA			
NO.	DELTA OR BRG.	RADIUS(H)	REMARKS
1	55°48'55"	15.00	14.61 CURB & GUTTER
2	18°54'08"	25.75	8.50
3	69°36'48"	3.00	3.62
4	N90°00'00"E	17.89	"
5	N90°00'00"E	171.00	"
6	N90°00'00"E	18.00	"
7	N0°00'00"E	18.00	"
8	N90°00'00"E	66.00	CURB ONLY
9	N0°00'00"E	18.00	"
10	N90°00'00"E	19.00	"
11	N0°00'00"E	183.99	"
12	N89°58'23"E	39.65	"
13	63°56'51"	15.00	16.74
14	N26°01'32"E	2.69	116.67
15	N0°00'00"E	116.67	CURB & GUTTER
16	N90°00'00"E	4.39	CURB ONLY
17	25°17'30"	25.00	11.04
18	N64°42'30"W	7.66	"
19	154°42'30"	1.75	4.73
20	N90°00'00"W	16.25	"
21	N0°00'00"E	117.00	"
22	N90°00'00"W	5.00	"
23	N0°00'00"E	16.50	"
24	180°00'00"	1.50	4.72
25	N0°00'00"E	16.50	"
26	N89°58'19"E	52.02	80.88
27	N90°00'00"E	25.27	CURB & GUTTER
28	57°23'05"	76.91	77.03
29	N32°36'55"W	38.64	"
30	29°28'14"	291.73	150.05
31	N03°08'41"W	4.39	"
32	N85°51'19"E	10.09	CURB ONLY
33	N09°11'27"W	4.53	CURB & GUTTER

DRIVE/PATH CENTER LINE DATA			
NO.	DELTA OR BRG.	RADIUS(H)	REMARKS
1	N00°00'00"E	17.00	24' WIDE AC DRIVE
2	90°00'00"	40.00	62.83
3	N90°00'00"E	25.27	"
4	57°23'05"	64.91	65.01
5	N32°36'55"W	38.64	"
6	29°28'14"	279.73	143.88
7	N03°08'41"W	4.39	"
8	N59°58'00"E	40.14	12' WIDE DG PATH
9	98°33'44"	34.28	58.97
10	20°55'38"	19.58	7.15 5' WIDE DG PATH
11	81°46'28"	9.50	13.56
12	10°51'16"	46.83	8.87
13	N07°30'00"E	4.01	"
14	N07°30'00"E	4.01	"
15	15°00'00"	53.17	13.92
16	N07°30'00"W	4.01	"
17	N07°30'00"E	4.01	"
18	16°23'23"	46.83	13.40
19	17°03'53"	12.50	3.72
20	N25°57'16"E	4.51	"
21	27°58'22"	27.50	13.43
22	N53°55'45"E	3.45	"
23	8°55'45"	7.50	1.17
24	N45°00'00"E	2.47	"
25	45°00'00"	7.50	5.89
26	N00°00'00"E	0.94	"

EDGE OF AC PAVEMENT			
NO.	DELTA OR BRG.	RADIUS(H)	REMARKS
1	87°57'12"	28.00	42.98
2	N90°00'00"E	25.27	"
3	57°23'05"	52.91	52.99
4	N32°36'55"W	38.64	"
5	29°28'14"	267.73	137.71
6	N03°08'41"W	4.39	"
7	N03°08'41"W	5.65	"
8	17°38'49"	28.00	8.62
9	N43°30'08"E	18.70	"
10	72°12'46"	25.00	31.51
11	N86°42'54"E	4.79	"
12	N35°08'46"E	13.44	"
13	39°45'17"	15.00	10.41
14	N07°30'00"E	10.00	15.78
15	N90°00'00"W	6.83	"
16	90°00'00"	10.00	15.71
17	N00°00'00"E	52.82	"
18	N90°00'00"W	7.83	"
19	N90°00'00"W	15.00	"
20	90°00'15"	5.00	7.85
21	N00°00'15"W	3.00	"

RIBBON GUTTER CENTERLINE			
NO.	DELTA OR BRG.	RADIUS(H)	REMARKS
1	N00°00'15"W	33.76	3' WIDE
2	12°04'21"	52.00	10.96
3	N12°04'06"E	17.73	"
4	N02°34'02"E	23.16	"
5	N22°12'44"E	27.97	"
6	N09°11'27"W	17.34	"
7	N09°11'27"W	1.36	"
8	8°02'46"	26.00	2.74
9	N03°08'41"W	2.91	"
10	N03°08'41"W	57.00	"
11	N00°00'00"E	39.40	"
12	N76°47'38"W	28.31	5' WIDE

EDGE OF FLAT PAD			
NO.	DELTA OR BRG.	RADIUS(H)	REMARKS
1	11°17'36"	15.00	29.09
2	75°25'16"	90.00	118.47
3	22°55'09"	60.00	24.00
4	41°52'09"	46.00	33.61
5	73°59'55"	57.02	73.64
6	N00°00'00"E	3.00	"
7	N90°00'00"W	15.93	"
8	N00°00'00"E	2.46	"
9	63°23'55"	40.00	58.22
10	48°32'38"	17.08	14.47

TRAN MONASTERY PROPERTY PRELIMINARY GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

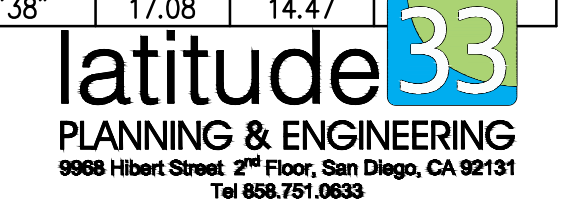
PROJECT NAME:
TRAN MONASTERY
PROPERTY

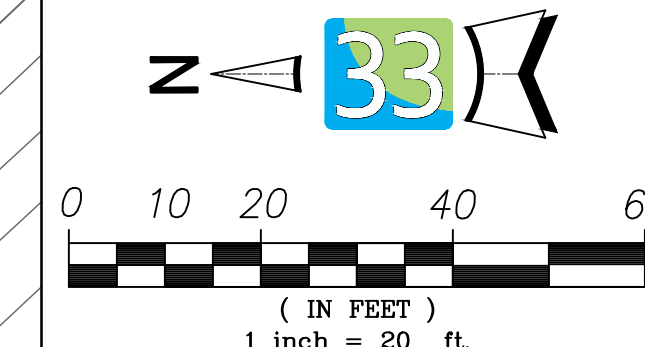
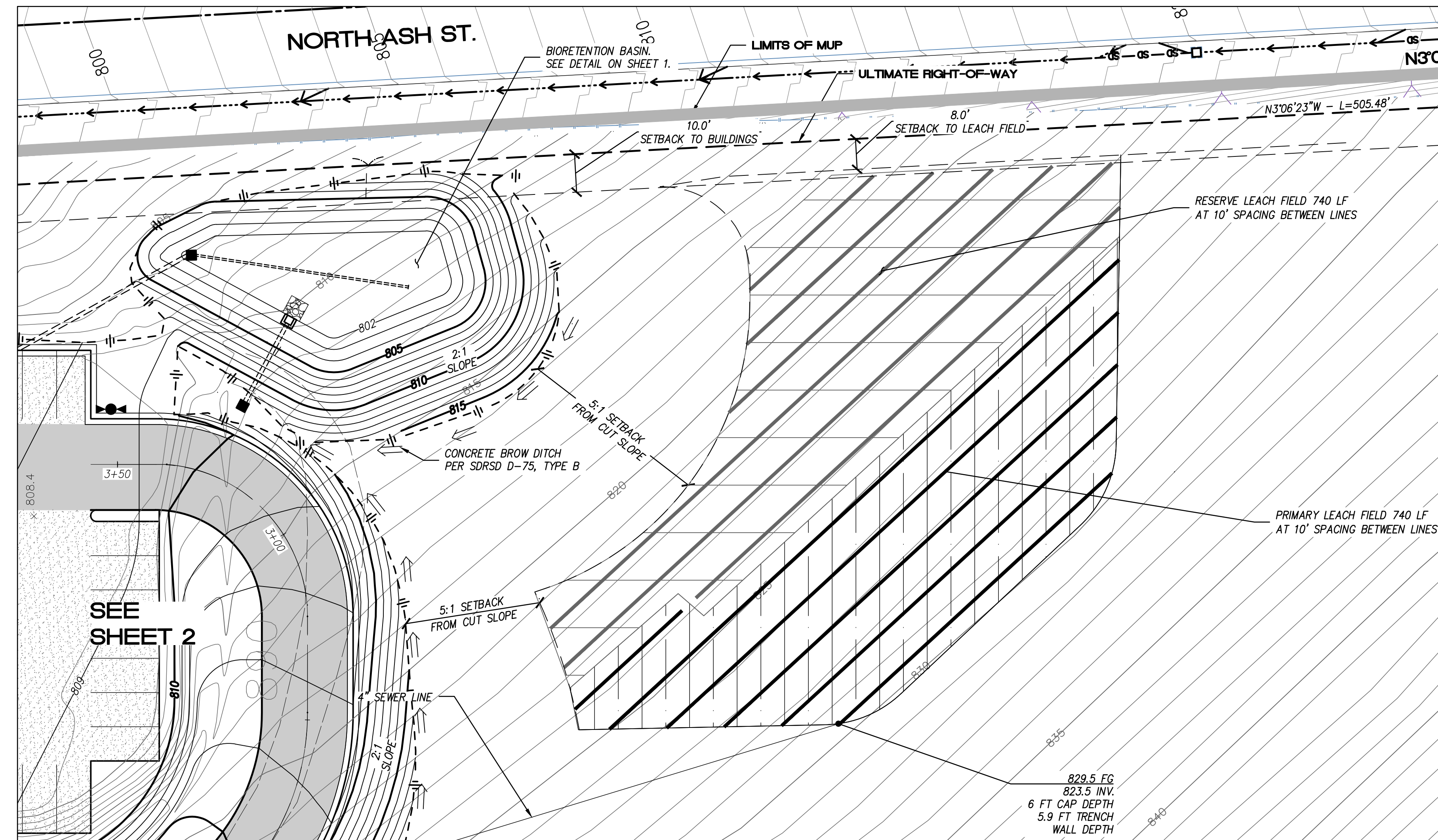
SHEET TITLE:
MAJOR USE PERMIT

REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: _____
REVISION 1: _____

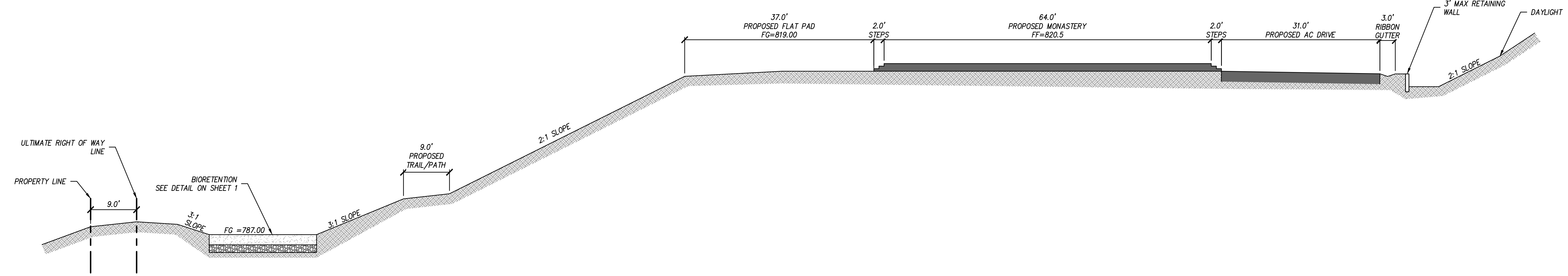
ORIGINAL DATE: _____

*NOTE:
FOR SECTION C-C AND SECTION D-D SEE SHEET 3

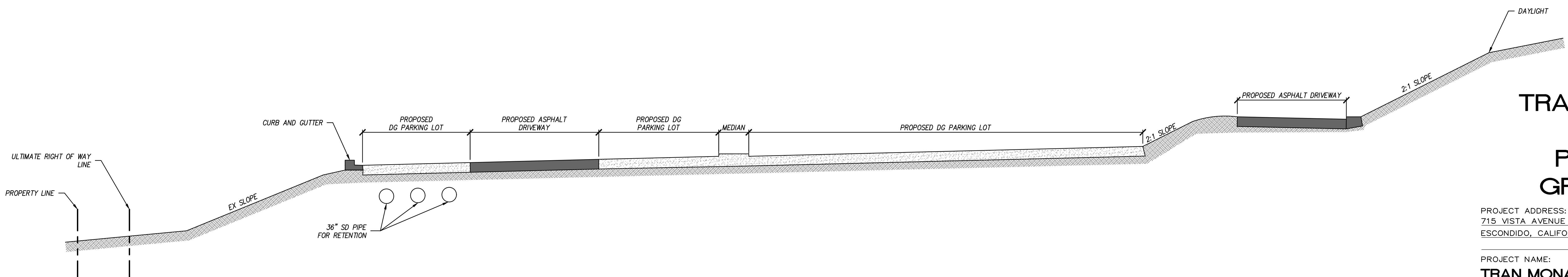




LEACH FIELD
1"=20'



**SECTION C-C
PROPOSED IMPROVEMENTS**
1"=20'



**SECTION D-D
PROPOSED IMPROVEMENTS**
1"=20'

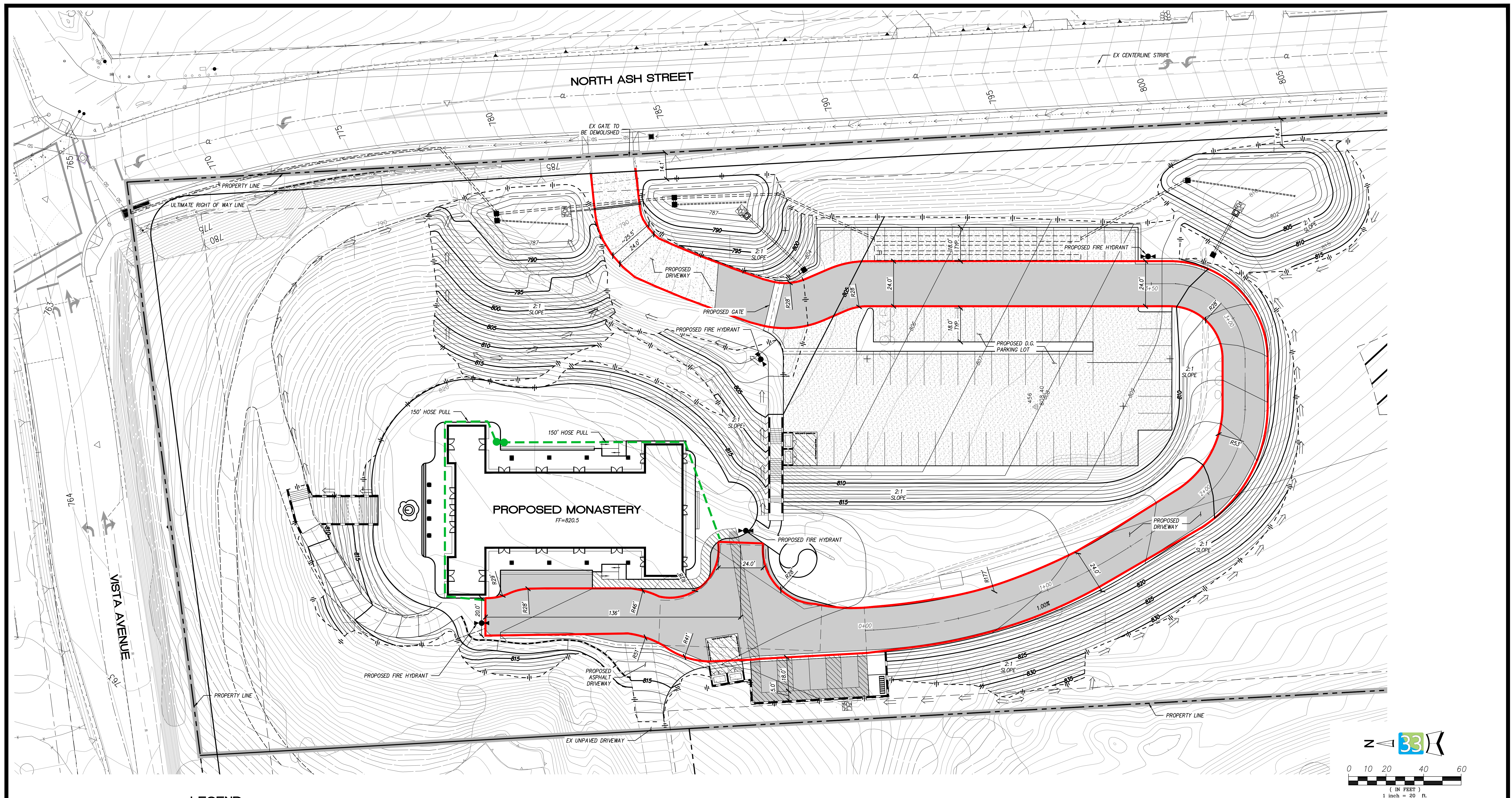
TRAN MONASTERY PROPERTY PRELIMINARY GRADING PLAN

PROJECT ADDRESS:	715 VISTA AVENUE	REVISION 9:	
ESCONDIDO, CALIFORNIA 92026		REVISION 8:	
		REVISION 7:	
		REVISION 6:	
PROJECT NAME:	TRAN MONASTERY	REVISION 5:	
PROPERTY		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	

SHEET TITLE: MAJOR USE PERMIT ORIGINAL DATE:

LEACH FIELD, SECTIONS
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

latitude **33**
PLANNING & ENGINEERING
9060 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.791.9933



LEGEND

— FIRE ACCESS LANE

- - - HOSE PULL

TRAN MONASTERY PROPERTY PRELIMINARY GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

PROJECT NAME:
**TRAN MONASTERY
PROPERTY**

SHEET TITLE:
MAJOR USE PERMIT

REVISION 9: _____

REVISION 8: _____

REVISION 7: _____

REVISION 6: _____

REVISION 5: _____

REVISION 4: _____

REVISION 3: _____

REVISION 2: _____

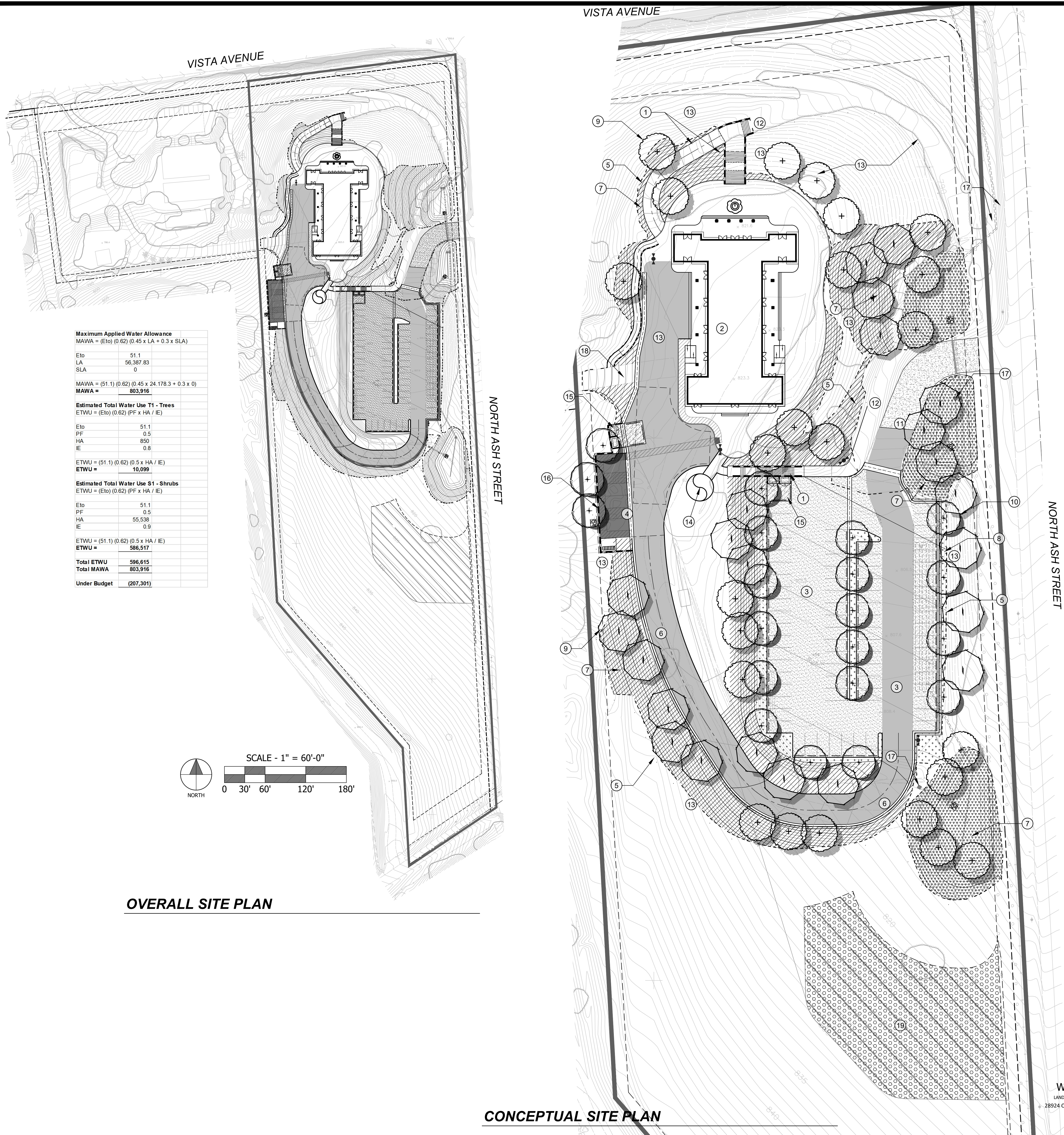
REVISION 1: _____

ORIGINAL DATE: _____

SHEET 4 OF 4

FIRE ACCESS EXHIBIT
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

latitude**33**
PLANNING & ENGINEERING
9906 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.791.9933



SITE FEATURES KEY

- 1 STAIRWAY AND GRADED PATH PER CIVIL PLANS - TYP.
- 2 BUILDING PER ARCHITECTURE PLANS - TYP.
- 3 PROPOSED DG PARKING LOT WITH CONCRETE WHEELSTOPS PER CIVIL PLANS - TYP.
- 4 ACCESSIBLE PARKING STALLS PER CIVIL PLANS - TYP.
- 5 LIMIT OF GRADING PER CIVIL PLANS - TYP. SYM.
- 6 PROPOSED DRIVEWAY PER CIVIL PLANS - TYP.
- 7 SLOPE LANDSCAPE AREA - TYP. SYM.
- 8 PARKING LOT LANDSCAPE AREA - TYP. SYM.
- 9 SLOPE TREES - TYP. SYM.
- 10 PARKING LOT TREES - TYP. SYM.
- 11 EXISTING DRIVEWAY TO REMAIN PER CIVIL PLANS - TYP.
- 12 EXISTING PATHWAY TO REMAIN PER CIVIL PLANS - TYP.
- 13 NATIVE LANDSCAPE TO REMAIN ON UNDISTURBED AREAS OF THE SITE
- 14 PROPOSED GAZEBO STRUCTURE PER SEPARATE ARCHITECTURE PLANS
- 15 PROPOSED TRASH / RECYCLE RECEPTACLES & CONCRETE PAD PER CIVIL IMPROVEMENT PLANS
- 16 PROPOSED RETAINING WALL PER CIVIL PLANS - TYP. SYM.
- 17 STORM DRAIN PER CIVIL PLANS - TYP.
- 18 CONNECTION TO EXISTING PORTION OF SITE - TYP.
- 19 LEACH FIELD PER CIVIL PLANS - TYP.

PROJECT NOTES:

- 1. ALL LANDSCAPING SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM THAT IS RUN BY AN ET-BASED (WEATHER BASED) CONTROLLER WITH AN AUTOMATIC RAIN SHUT OFF DEVICE. ALL IRRIGATION EQUIPMENT WILL BE IN COMPLIANCE WITH THE CURRENT WATER ORDINANCE AND WATER AUTHORITY GUIDELINES.
- 2. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE AREAS WITHIN THE PROPERTY AS WELL AS WITHIN THE RIGHT OF WAY ALONG NORTH ASH STREET AND VISTA AVENUE.
- 3. ALL PLANTING BEDS THAT DO NOT SHOW PROPOSED GROUNDCOVER WILL PROVIDE A MINIMUM OF 2" OF ORGANIC MULCH FOR WATER CONSERVATION PURPOSES.

PROPOSED PLANT PALETTE

BOTANICAL NAME / COMMON NAME

PARKING LOT TREES (24" BOX, STD.)

- PISTACIA CHINENSIS / CHINESE PISTACHE
- RHUS LANCEA / AFRICAN SUMAC
- ULMUS P. 'TRUE GREEN' / EVERGREEN ELM VAR.

SLOPE TREES (24" BOX MIN., STD. & MULTI.)

- ARBUTUS UNEDO / STRAWBERRY TREE
- PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
- QUERCUS AGRIFOLIA / COAST LIVE OAK
- ROBINIA A. 'PURPLE ROBE' / PURPLE ROBE LOCUST

PARKING LOT SHRUBS (1 & 5 GAL.)

- ARBUTUS UNEDO / STRAWBERRY TREE
- CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
- CAREX PANSA / BERKELEY SEDGE
- DIANELLA SPP. / DIANELLA VAR.
- FESTUCA O. 'ELIJAH BLUE' / BLUE FESCUE VAR.
- LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET VAR.
- MUHLENBERGIA CAPILLARIS / PINK MUHLY
- MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
- NANDINA D. 'FIREPOWER' / HEAVENLY BAMBOO VAR.
- RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
- WESTRINGIA FRUTICOSA / COAST ROSEMARY

SLOPE SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)

- ARBUTUS UNEDO / STRAWBERRY TREE
- ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
- BACCHARIS 'TWIN PEAKS' / DWARF COYOTE BUSH VAR.
- CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
- CISTUS PURPUREUS / ORCHID ROCKROSE
- CAREX PANSA / BERKELEY SEDGE
- CEANOETHUS SPP. / CEANOETHUS VAR.
- MUHLENBERGIA CAPILLARIS / PINK MUHLY
- MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
- RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
- WESTRINGIA FRUTICOSA / COAST ROSEMARY
- SANTOLINA SPP. / SANTOLINA VAR.

BASIN SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)

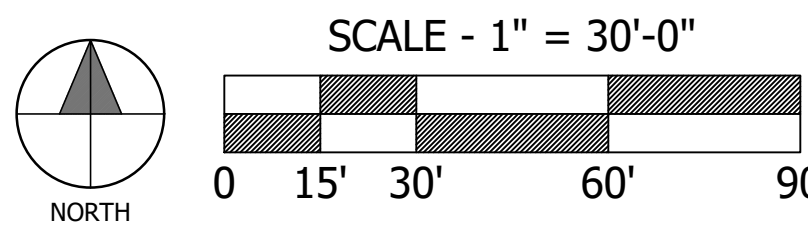
- ARBUTUS UNEDO / STRAWBERRY TREE
- ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
- BACCHARIS 'TWIN PEAKS' / DWARF COYOTE BUSH VAR.
- CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
- CISTUS PURPUREUS / ORCHID ROCKROSE
- CAREX PANSA / BERKELEY SEDGE
- CEANOETHUS SPP. / CEANOETHUS VAR.
- FESTUCA RUBRA / RED FESCUE
- MUHLENBERGIA CAPILLARIS / PINK MUHLY
- SANTOLINA SPP. / SANTOLINA VAR.

LEACH FIELD SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)

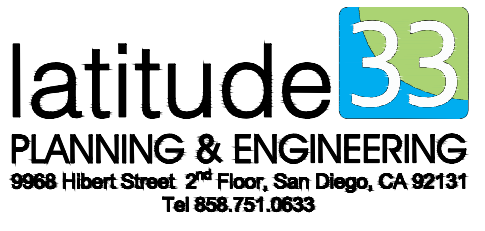
- BOUTELOUA CURTIPENDULA / SIDEOLTS GRAMA
- CAREX ELATA / GOLDEN SEDGE
- FESTUCA OVINA / BLUE FESCUE
- MELICA MUTICA / TWO-FLOWERED MELIC GRASS
- MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
- PANICUM VIRGATUM / SWITCHGRASS
- SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
- STIPA TENUISSIMA / TEXAS NEEDLE GRASS

OVERALL SITE PLAN

CONCEPTUAL SITE PLAN



WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202
TEMECULA, CA 92590
(844) WEILAND XT. 702
EMAIL - JOMALLEY@W-D-G.COM
CORPORATE OFFICE
291 SIERRA WAVE SWALL MEADOWS, CA 93514



TRAN MONASTERY PROPERTY

PROJECT ADDRESS:	715 VISTA AVENUE	REVISION 9:	
	ESCONDIDO, CALIFORNIA 92026	REVISION 8:	
		REVISION 7:	
		REVISION 6:	
		REVISION 5:	
		REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	

TRAN MONASTERY PROPERTY

SHEET TITLE: MAJOR USE PERMIT
LANDSCAPE CONCEPT PLAN
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

SHEET 3 OF 3

SITE FEATURES KEY

- 1 EXISTING LANDSCAPE TO REMAIN, NOT A PART
2 LIMIT OF GRADING PER CIVIL PLANS - TYP. SYM.
3 PROPOSED 5' WIDE DG WALKWAY PER CIVIL IMPROVEMENT PLANS - TYP. SYM.

PROPOSED PLANT PALETTE

- BOTANICAL NAME / COMMON NAME
PARKING LOT TREES (24" BOX, STD.)
PISTACIA CHINENSIS / CHINESE PISTACHE
RHUS LANCEA / AFRICAN SUMAC
ULMUS P. 'TRUE GREEN' / EVERGREEN ELM VAR.
SLOPE TREES (24" BOX MIN., STD. & MULTI.)
ARBUTUS UNEDO / STRAWBERRY TREE
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA / COAST LIVE OAK
ROBINIA A. 'PURPLE ROBE' / PURPLE ROBE LOCUST

- PARKING LOT SHRUBS (1 & 5 GAL.)
ARBUTUS UNEDO / STRAWBERRY TREE
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
DIANELLA SPP. / DIANELLA VAR.
FESTUCA O. 'ELIJAH BLUE' / BLUE FESCUE VAR.
LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET VAR.
MUHLENBERGIA CAPILLARIS / PINK MUHLY
MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
NANDINA D. 'FIREPOWER' / HEAVENLY BAMBOO VAR.
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
WESTRINGIA FRUTICOSA / COAST ROSEMARY

- SLOPE SHRUBS (1 & 5 GAL.) / GROUND COVER (FLATS)
ARBUTUS UNEDO / STRAWBERRY TREE
ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
BACCHARIS TWIN PEAKS' / DWARF COYOTE BUSH VAR.
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
CISTUS PURPUREUS / ORCHID ROCKROSE
CEANOTHUS SPP. / CEANOTHUS VAR.
MUHLENBERGIA CAPILLARIS / PINK MUHLY
MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
WESTRINGIA FRUTICOSA / COAST ROSEMARY
SANTOLINA SPP. / SANTOLINA VAR.

- BASIN SHRUBS (1 & 5 GAL.) / GROUND COVER (FLATS)
ARBUTUS UNEDO / STRAWBERRY TREE
ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
BACCHARIS TWIN PEAKS' / DWARF COYOTE BUSH VAR.
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
CISTUS PURPUREUS / ORCHID ROCKROSE
CEANOTHUS SPP. / CEANOTHUS VAR.
FESTUCA RUBRA / RED FESCUE
MUHLENBERGIA CAPILLARIS / PINK MUHLY
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PROJECT NOTES:

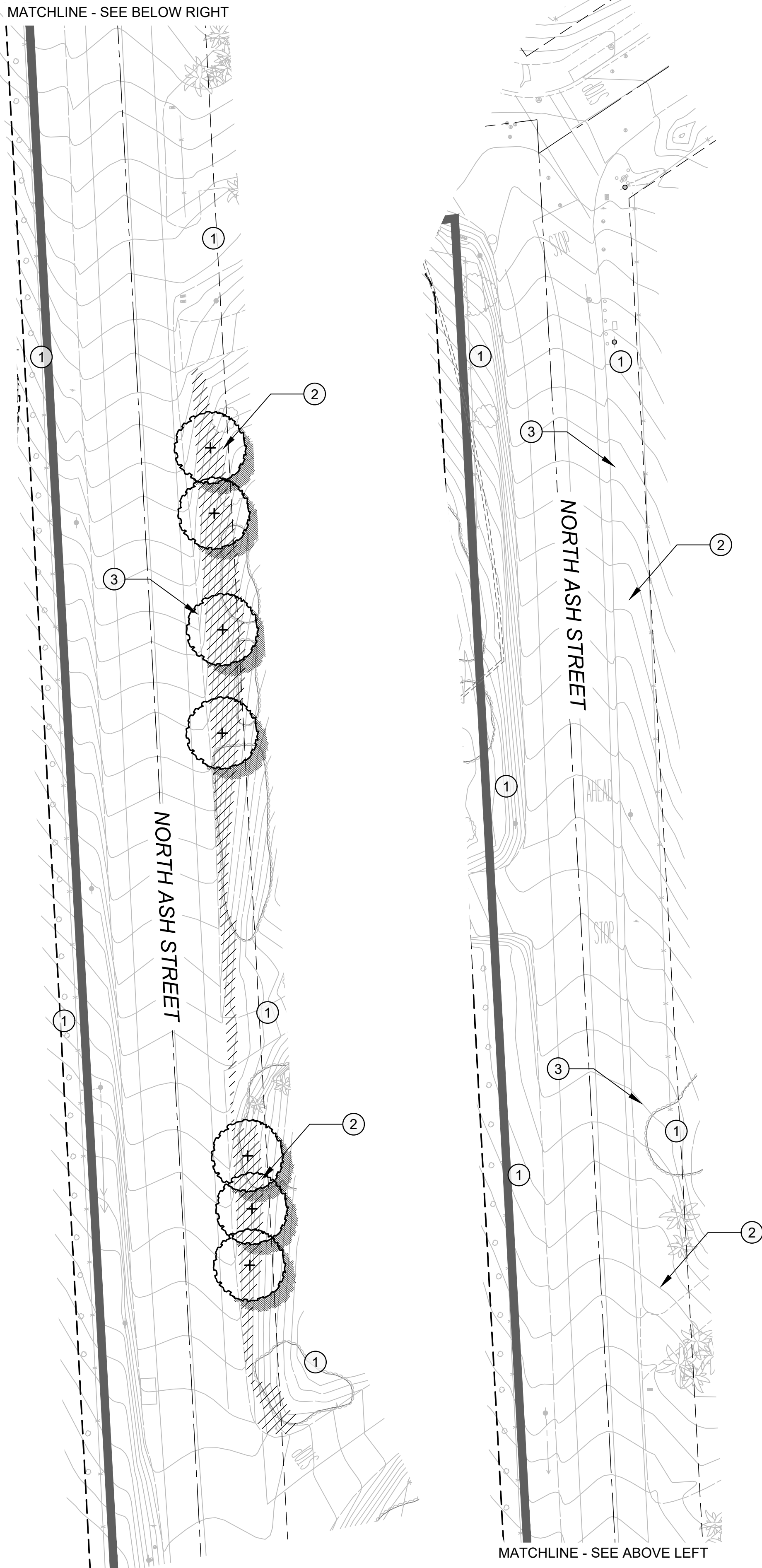
1. ALL LANDSCAPING SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM THAT IS RUN BY AN ET-BASED (WEATHER BASED) CONTROLLER WITH AN AUTOMATIC RAIN SHUT OFF DEVICE. ALL IRRIGATION EQUIPMENT WILL BE IN COMPLIANCE WITH THE CURRENT WATER ORDINANCE AND WATER AUTHORITY GUIDELINES.
2. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE AREAS WITHIN THE PROPERTY AS WELL AS WITHIN THE RIGHT OF WAY ALONG NORTH ASH STREET AND VISTA AVENUE.
3. ALL PLANTING BEDS THAT DO NOT SHOW PROPOSED GROUND COVER WILL PROVIDE A MINIMUM OF 2" OF ORGANIC MULCH FOR WATER CONSERVATION PURPOSES.

TRAN MONASTERY
PROPERTY

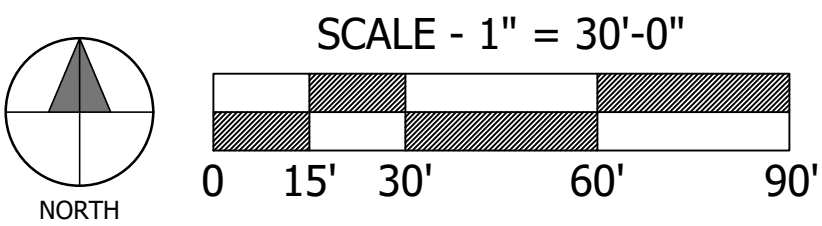
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TRAN MONASTERY	REVISION 4:
PROPERTY	REVISION 3:
	REVISION 2:
	REVISION 1:

SHEET TITLE: MAJOR USE PERMIT ORIGINAL DATE:

LANDSCAPE CONCEPT PLAN SHEET OF
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010



CONCEPTUAL SITE PLAN



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