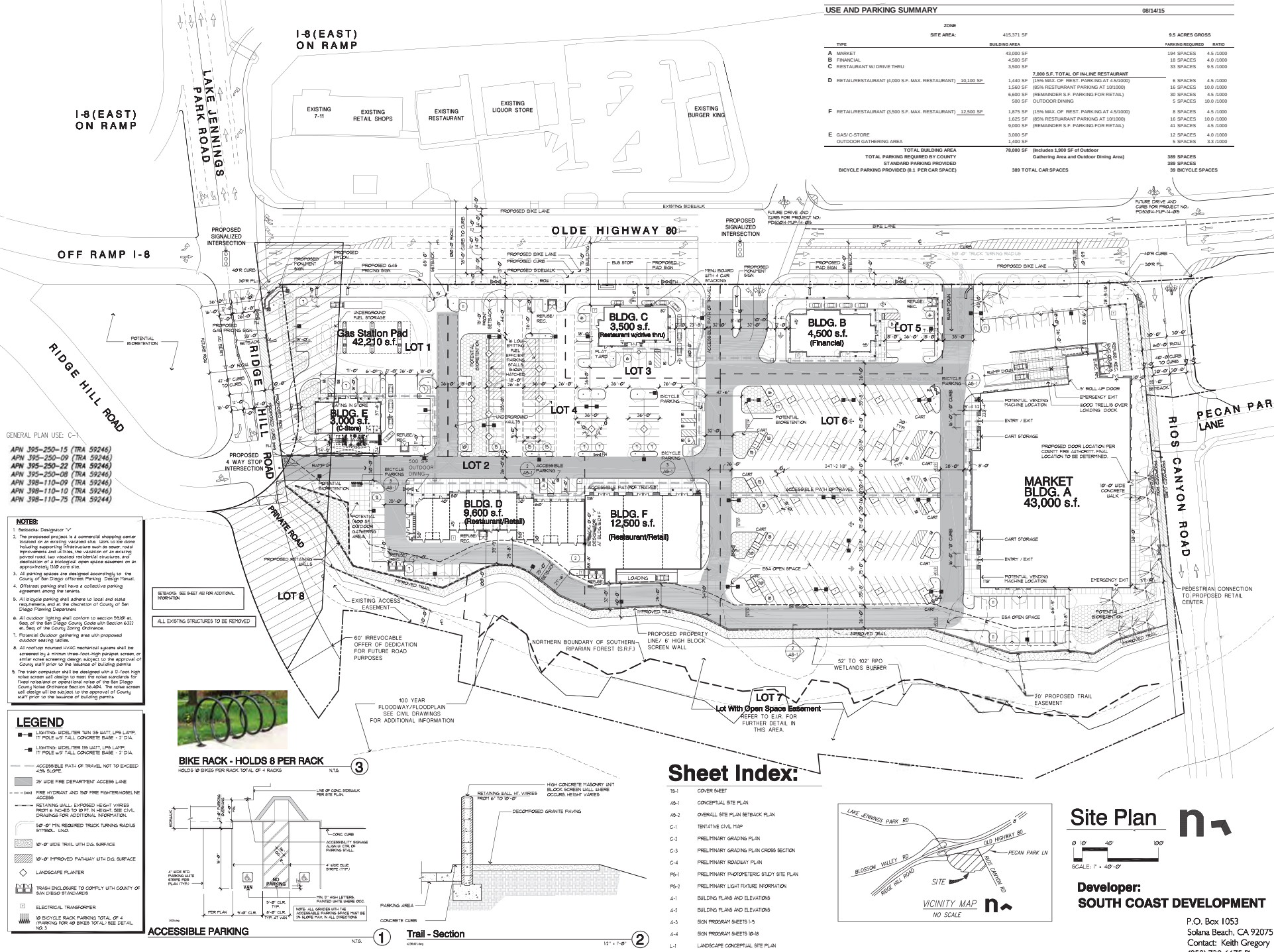




USE AND PARKING SUMMARY		08/14/15	
		ZONE	9.5 ACRES GROSS
		SITE AREA:	
		BUILDING AREA	PARKING REQUIRED RATIO
A	MARKET	43,000 SF	194 SPACES 4.5 / 1000
B	FINANCIAL	4,500 SF	18 SPACES 4.0 / 1000
C	RESTAURANT W/ DRIVE THRU	3,500 SF	33 SPACES 9.5 / 1000
		2,000 S.F. TOTAL OF IN-LINE RESTAURANT	
D	RETAIL/RESTAURANT (4,000 S.F. MAX. RESTAURANT)	10,500 SF	1,440 SF (15% MAX. OF REST. PARKING AT 4.5/1000) 16 SPACES 10.0 / 1000
			1,560 SF (85% RESTAURANT PARKING AT 10/1000) 30 SPACES 4.5 / 1000
		6,000 SF (REMAINDER S.F. PARKING FOR RETAIL)	5 SPACES 10.0 / 1000
		900 SF OUTDOOR DINING	8 SPACES 4.5 / 1000
F	RETAIL/RESTAURANT (5,500 S.F. MAX. RESTAURANT)	12,500 SF	1,875 SF (15% MAX. OF REST. PARKING AT 4.5/1000) 16 SPACES 10.0 / 1000
			1,625 SF (85% RESTAURANT PARKING AT 10/1000) 43 SPACES 4.5 / 1000
		3,000 SF (REMAINDER S.F. PARKING FOR RETAIL)	12 SPACES 4.0 / 1000
E	GAS/C-STORE	1,800 SF	5 SPACES 3.3 / 1000
		OUTDOOR GATHERING AREA	
		TOTAL BUILDING AREA	78,000 SF (Includes 1,800 SF of Outdoor Gathering Area and Outdoor Dining Area)
		TOTAL PARKING REQUIRED BY COUNTY STANDARD PARKING PROVIDED	389 SPACES
		BICYCLE PARKING PROVIDED (0.1 PER CAR SPACE)	39 BICYCLE SPACES
		389 TOTAL CAR SPACES	

- NOTES:**
1. Sectional Designation "Y"
 2. The proposed project is a commercial shopping center located on an existing residential site. Work to be done including supporting infrastructure such as sewer, road improvements and the relocation of existing paved road, two vacated residential structures, and dedication of a biological open space easement, or an approximately 100 acre site.
 3. All parking spaces are designated accordingly to the County of San Diego Offstreet Parking Design Manual.
 4. Offstreet parking shall have a collective parking agreement among the tenants.
 5. All bicycle parking shall adhere to local and state requirements and to the orientation of County of San Diego Planning Department.
 6. All outdoor lighting shall conform to section 900.01 of the City of San Diego Ordinance Code with section 4332 of the City of the County Zoning Ordinance.
 7. Potential outdoor gathering area with proposed outdoor seating tables.
 8. All rooftop mounted HVAC mechanical systems shall be screened by a minimum three-foot high opaque screen or similar noise screening design, subject to the approval of County staff prior to the issuance of building permits.
 9. The noise compressor shall be designed with a 10-foot high noise screen and design to meet the noise standards for the residential or operational noise of the San Diego County Noise Ordinance Section 50.04. The noise screen will design to be subject to the approval of County staff prior to the issuance of building permits.

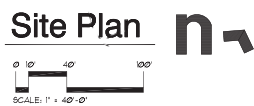
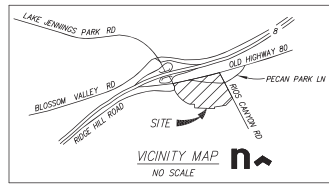
- LEGEND**
- 1. LIGHTING: WIDE/ITER 100 WATT, LPS LAMP, 17' POLE W/ 3" TALL CONCRETE BASE - 2" DIA.
 - 2. LIGHTING: WIDE/ITER 100 WATT, LPS LAMP, 17' POLE W/ 3" TALL CONCRETE BASE - 2" DIA.
 - 3. ACCESSIBLE PATH OF TRAVEL NOT TO EXCEED 48" SLOPE
 - 4. 20' WIDE FIRE DEPARTMENT ACCESS LANE
 - 5. 10" DIA. FIRE HYDRANT AND 100' FIRE FIGHTER/HOSELINE ACCESS
 - 6. RETAINING WALL: EXPOSED HEIGHT VARIES FROM 4' TO 10' IN HEIGHT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
 - 7. 100'-0" MIN. REQUIRED TURNING RADIUS BYTWO-1/2" UNO
 - 8. 10'-0" WIDE TRAIL WITH DIA. SURFACE
 - 9. 10'-0" WIDE TRAIL WITH DIA. SURFACE
 - 10. 10'-0" IMPROVED PATHWAY WITH DIA. SURFACE
 - 11. LANDSCAPE PLANTER
 - 12. TRAIL: ENCLOSE TO COMPLY WITH COUNTY OF SAN DIEGO STANDARDS
 - 13. ELECTRICAL TRANSFORMER
 - 14. BICYCLE RACK PARKING TOTAL OF 4 RACKS (HOLDING FOR 40 BIKES TOTAL) SEE DETAIL NO. 3

ACCESSIBLE PARKING

Trail - Section

Sheet Index:

- TS-1 COVER SHEET
- AS-1 CONCEPTUAL SITE PLAN
- AS-2 OVERALL SITE PLAN/BACKSHEET PLAN
- C-1 TENTATIVE CIVIL MAP
- C-2 PRELIMINARY GRADING PLAN
- C-3 PRELIMINARY GRADING PLAN CROSS SECTION
- C-4 PRELIMINARY ROADWAY PLAN
- PS-1 PRELIMINARY PHOTOGRAPHIC STUDY SITE PLAN
- PS-2 PRELIMINARY LIGHT FUTURE INFORMATION
- A-1 BUILDING PLANS AND ELEVATIONS
- A-2 SIGN PROGRAM SHEETS 1-9
- A-3 SIGN PROGRAM SHEETS 10-18
- A-4 LANDSCAPE CONCEPTUAL SITE PLAN



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LAKE JENNINGS MARKET PLACE
Olde Highway 80 & Lake Jennings Park Road
County of San Diego, California

Issue Dates

Planning Dept.	07/17/2014
Planning Dept.	11/19/2014
Planning Dept.	01/26/2015
Planning Dept.	05/13/2015
Permit Set	-
Construction Set	-

Drawing Date: 06/19/2015

Check By	NB
Drawn By	NB
Scale	as noted
Job Number	12080/S01
Sheet Number	

AS-1