

GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, MAJOR USE PERMIT MODIFICATION, SITE PLAN AND TENTATIVE MAP FOR:

HARMONY GROVE VILLAGE CENTER

21485 & 21505 TRAIL BLAZER LN ESCONDIDO, CA 92029

SITE PLAN SUBMITTAL - 02.23.24
COUNTY RESUBMITTAL - 03.26.25
FIRE COMMENTS - 04.23.25
COUNTY RESUBMITTAL - 08.04.2025

PROPERTY OWNER & DEVELOPER

HARMONY GROVE HK INVESTORS LLC
BY: NUWI CAPITAL INC.
2120 COLORADO AVENUE #160
SANTA MONICA, CA 90404
CONTACT: GLENN CARDOSO
c. 310.394.3379
glennc@nuwi.com

ARCHITECT

SMITHTON ARCHITECTS
4516 1/2 30TH STREET
SAN DIEGO, CA 92116
CONTACT: DEBORAH SMITHTON
c. 619.573.5522
deborah@smithtonarchitects.com

PER CBC 2022 SECTION 420 GROUPS R-1, R-2, R-2.1, R-2.2, R-3, R-3.1 and R-4

420.1 GENERAL

OCCUPANCIES IN GROUPS R-1, R-2, R-2.1, R-2.2, R-3, R-3.1 AND R-4 SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 420.1 THROUGH 420.11 AND OTHER APPLICABLE PROVISIONS OF THIS CODE.

420.2 SEPARATION WALLS

WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.

420.3 HORIZONTAL SEPARATION

FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

PER CBC 2022 SECTION 508 MIXED USE AND OCCUPANCY

508.2 ACCESSORY OCCUPANCIES

ACCESSORY OCCUPANCIES ARE THOSE OCCUPANCIES THAT ARE ANCILLARY TO THE MAIN OCCUPANCY OF THE BUILDING OR PORTION THEREOF. ACCESSORY OCCUPANCIES SHALL COMPLY WITH THE PROVISIONS OF SECTIONS 508.2.1 THROUGH 508.2.4.

508.2.1 OCCUPANCY CLASSIFICATION

ACCESSORY OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE.

508.2.3 ALLOWABLE BUILDING AREA

THE ALLOWABLE AREA OF THE BUILDING SHALL BE BASED ON THE APPLICABLE PROVISIONS OF SECTION 506 FOR THE MAIN OCCUPANCY OF THE BUILDING. AGGREGATE ACCESSORY OCCUPANCIES SHALL NOT OCCUPY MORE THAN 10 PERCENT OF THE FLOOR AREA OF THE STORY IN WHICH THEY ARE LOCATED AND SHALL NOT EXCEED THE TABULAR VALUES FOR NON SPRINKLERED BUILDINGS IN TABLE 506.2 FOR EACH SUCH ACCESSORY OCCUPANCY.

508.2.4 SEPARATION OF OCCUPANCIES

CALCULATOR NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY.

- 1. GROUP H-2. H-3. H-4 AND H-5 AND L OCCUPANCIES SHALL BE SEPARATED FROM ALL OTHER OCCUPANCIES IN ACCORDANCE WITH SECTION 508.4.
- 2. GROUP R-1, R-2, R-2.1, R-2.2 AND R-3 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 420.
- 3. GROUP I-2 AND I-2.1 SHALL BE SEPARATED FROM ALL OTHER OCCUPANCIES IN ACCORDANCE WITH SECTION 508.4.

EXCEPTION: NO SEPARATION IS REQUIRED BETWEEN GROUP B, E AND R-2 SLEEPING UNITS ACCESSORY TO GROUP I-2 AND I-2.1 AND COVERED EXTERIOR ENTRANCES REQUIRED BY SECTION 11B-206.4.10 OR SECTION 1224.33.2.1 ACCESSORY TO GROUP I-2.

4. GROUP I-3 AND VEHICLE SALLY-PORTS SHALL BE SEPARATED FROM ALL OTHER OCCUPANCIES IN ACCORDANCE WITH SECTION 508.4.

EXCEPTION: NO SEPARATION IS REQUIRED BETWEEN GROUP B, E, R-2 SLEEPING UNITS AND S-2 OCCUPANCIES ACCESSORY TO GROUP I-3 OF TYPE I CONSTRUCTION.

508.5 LIVE/WORK UNITS

A LIVE/WORK UNIT SHALL COMPLY WITH SECTIONS 508.5 THROUGH 508.5.11. **EXCEPTIONS**:

- 1. DWELLING OR SLEEPING UNITS THAT INCLUDE AN OFFICE THAT IS LESS THAN 10 PERCENT OF THE AREA OF THE DWELLING UNIT ARE PERMITTED TO BE CLASSIFIED AS DWELLING UNITS WITH ACCESSORY OCCUPANCIES IN ACCORDANCE WITH SECTION 508.2.
- 2. LIVE/WORK UNITS COMPLYING WITH THE REQUIREMENTS OF SECTION 508.5 SHALL BE PERMITTED TO BE CONSTRUCTED AS ONE- AND TWO-FAMILY DWELLINGS OR TOWNHOUSES IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE, AS APPLICABLE.

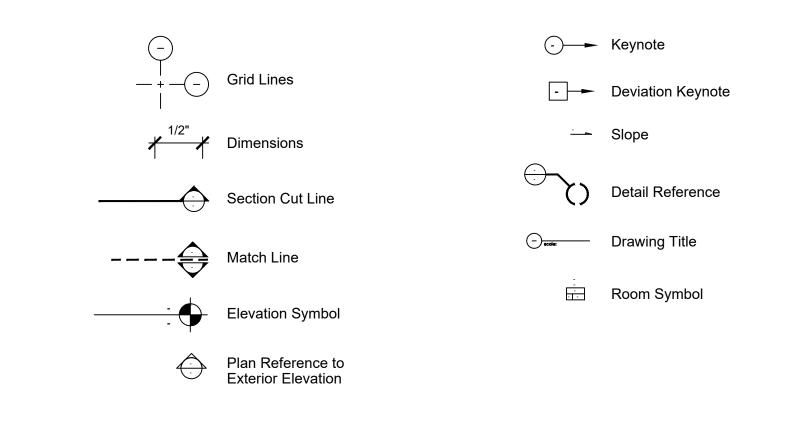
508.5.2 OCCUPANCIES

LIVE/WORK UNITS SHALL BE CLASSIFIED AS A GROUP R-2 OCCUPANCY. SEPARATION REQUIREMENTS FOUND IN SECTIONS 420 AND 508 SHALL NOT APPLY WITHIN THE LIVE/WORK UNIT WHERE THE LIVE/WORK UNIT IS IN COMPLIANCE WITH SECTION 508.5. NONRESIDENTIAL USES THAT WOULD OTHERWISE BE CLASSIFIED AS EITHER A GROUP H OR S OCCUPANCY SHALL NOT BE PERMITTED IN A LIVE/WORK UNIT.

EXCEPTION:

STORAGE SHALL BE PERMITTED IN THE LIVE/WORK UNIT PROVIDED THAT THE AGGREGATE AREA OF STORAGE IN THE NONRESIDENTIAL PORTION OF THE LIVE/WORK UNIT SHALL BE LIMITED TO 10 PERCENT OF THE SPACE DEDICATED TO NONRESIDENTIAL ACTIVITIES.

DRAWING SYMBOLS



ABBREVIATIONS

Acous. A.D. Add. Adj. A.F.F. Alt. Anod. Arch. @ 3d., Bo. 3et. 3.F. Bldg. Blkg. 3m.	Asphaltic Concrete or Air Acoustical Ceiling Tile Acoustic Access Door Addendum Adjustable Above Finish Floor Aluminum Alternative Anodized Architectural At Board	F.B.C. F.F.E. F.H.C. Fin. Flex. FIr. Fluor. F.N. F.O. F.O.B. F.O.C. F.O.M.	Fire Extinguisher Cabinet Finish Floor Elevation Fire Hose Cabinet Finish Flexible Floor Fluorescent Field Nailing Face of (Item)	P.S.F. P.S.I. P.T. Ptd. P.T.S. Perim. Perp. Plas.	Pound(s) per Square Foo Pound(s) per Square Inch Pressure Treated Painted Post Tension Slab Perimeter
Conditioning A.C.T. Acous. A.D. Add. Adj. A.F.F. Alt. Arch. @ 3d., Bo. 3et. 3.F. Bldg. Blkg. Bm. B.N.	Acoustical Ceiling Tile Acoustic Access Door Addendum Adjustable Above Finish Floor Aluminum Alternative Anodized Architectural At	F.H.C. Fin. Flex. Flr. Fluor. F.N. F.O. F.O.B. F.O.C.	Fire Hose Cabinet Finish Flexible Floor Fluorescent Field Nailing	P.T. Ptd. P.T.S. Perim. Perp.	Pressure Treated Painted Post Tension Slab
Acous. A.D. Add. Adj. A.F.F. Alt. Anod. Arch. 3d., Bo. Bet. Bldg. Blkg. Bm.	Acoustic Access Door Addendum Adjustable Above Finish Floor Aluminum Alternative Anodized Architectural At	Fin. Flex. Flr. Fluor. F.N. F.O. F.O.B. F.O.C.	Finish Flexible Floor Fluorescent Field Nailing	Ptd. P.T.S. Perim. Perp.	Painted Post Tension Slab
A.D. Add. Adj. A.F.F. Alt. Anod. Arch. D. Bd., Bo. Bet. Bldg. Blkg. Bm.	Access Door Addendum Adjustable Above Finish Floor Aluminum Alternative Anodized Architectural At	Flex. Flr. Fluor. F.N. F.O. F.O.B. F.O.C.	Flexible Floor Fluorescent Field Nailing	P.T.S. Perim. Perp.	Post Tension Slab
Add. Adj. A.F.F. Alt. Anod. Arch. @ 3d., Bo. 3et. 3J.F. Bldg. Blkg. Bm.	Addendum Adjustable Above Finish Floor Aluminum Alternative Anodized Architectural At	FIr. Fluor. F.N. F.O. F.O.B. F.O.C.	Floor Fluorescent Field Nailing	Perim. Perp.	
Adj. A.F.F. Alt. Anod. Arch. @ 3d., Bo. Bet. B.F. Bldg. Blkg. Bm.	Adjustable Above Finish Floor Aluminum Alternative Anodized Architectural At	Fluor. F.N. F.O. F.O.B. F.O.C.	Fluorescent Field Nailing	Perp.	Perimeter
A.F.F. Alt. Anod. Arch. 20 3d., Bo. Bet. 3.F. Bldg. Blkg. Bm.	Above Finish Floor Aluminum Alternative Anodized Architectural At	F.N. F.O. F.O.B. F.O.C.	Field Nailing	•	
Al. Alt. Anod. Arch. 3d., Bo. Bet. 3.F. Bldg. Blkg. Bm.	Aluminum Alternative Anodized Architectural At	F.O. F.O.B. F.O.C.	<u> </u>	Plas	Perpendicular
Alt. Anod. Arch. @ 3d., Bo. Bet. 3.F. Bldg. Blkg. Bm.	Alternative Anodized Architectural At	F.O.B. F.O.C.	Face of (Item)	i ido.	Plaster
Anod. Arch. @ 3d., Bo. Bet. B.F. Bldg. Blkg. Bm.	Anodized Architectural At	F.O.C.		Plast.	Plastic
Arch. 20 3d., Bo. 3et. 3.F. Bldg. Blkg. Bm. 3.N.	Architectural At		Face of Brick	Qty.	Quantity
@ 3d., Bo. 3et. 3.F. Bldg. Blkg. Bm. 3.N.	At	F O M	Face of Concrete	R.	Rise or Riser
3d., Bo. 3et. 3.F. Bldg. Blkg. 3m.		1 .O.IVI.	Face of Masonry	R.C.P.	Reflected Ceiling Plan
3d., Bo. 3et. 3.F. Bldg. Blkg. 3m.	Board	F.O.P.	Face of Panel	R.D.	Roof Drain
3.F. Bldg. Blkg. Bm. 3.N.		F.O.S.	Face of Stud	Ref.	Reference
Bldg. Blkg. Bm. B.N.	Between	Fp.	Fireproofing	Reinf.	Reinforcing
Blkg. Bm. B.N.	Bottom of Footing	Ft.	Foot or Feet	Req.(d)	Require or Required
3m. 3.N.	Building	F.S.	Floor Sink	Reqmts.	Requirements
3.N.	Blocking	Ga.	Gauge	Resil.	Resilient
	Beam	Galv.	Galvanized	Ret.	Retain(ing)
3ot.	Boundary Nail	G.I.	Galvanized Iron	Rev.	Revision
	Bottom	GI.	Glass	Rfg.	Roofing
Brg.	Bearing	G.L.B.	Glue Laminated Beam	Rm.	Room
Bsmt.	Basement	Gyp. Bd.	Gypsum Board	R.O.	Rough Opening
3.U.	Built Up	H.B.	Hose Bibb	R.O.W.	Right of Way
Cab.	Cabinet	H.C.	Hollow Core	R.P.	Radius Point
C.L.	Center Line	Hdr.	Header	R.T.U.	Roof Top HVAC
Clr.	Clear	Hdwr.	Hardware	Unit	•
Cer.	Ceramic	Hgr.	Hanger	S.	South
C.F.C.I.	Contractor Furnished,	H.M.	Hollow Metal	S.C.	Solid Core
Contractor Ir		Horiz.	Horizontal	Sched.	Schedule
C.F.O.I.A.	Contractor	Hr.	Hour	Sht.	Sheet
	ed,Owner Install	Ht.	Height	S.F.	Square Feet
C.J.	Control Joint	H.V.A.C.	Heating, Ventilating,and	Sim.	Similar
Clg.	Ceiling	Air Conditio		S.P.	Stand Pipe
C.M.U.	Concrete Masonry Unit	H.W.	Hot Water	Sp'g.	Spacing .
Col.	Column	I.D.	Inside Diameter	Spec.	Specification
Conc.	Concrete	ln.	Inch	Sq.	Square
Constr.	Construction	Incl.	Included	s.s.	Stainless Steel
Cont.	Continuous	I.E.	Invert Elevation	Stagg.	Staggered
Coor'd	Coordinate	Insul.	Insulation	Std.	Standard
Corr.	Corridor	Int.	Interior	Stiff.	Stiffened
Cpt.	Carpet	Jan.	Janitor	Str.	Structural
Csk.	Countersink	Jst.	Joist	Stl.	Steel
Otr.	Counter	Jt.	Joint	Susp.	Suspended
D.T.	Ceramic Tile	Kit.	Kitchen	Sym.	Symmetrical
).).	Channel	Lam.	Laminated	T.	Tread
j. J	Penny (nail)	Lb.(s)	Pound(s)	TBD	To Be Determined
Obl.	Double	L.B.	Lag Bolts		Tongue and Groove
	Demolition	L.L.	Live Load	Temp.	Tempered
ept.	Department	L.L.H.	Long Leg Horizontal	Thr.	Threshold
et.	Detail	L.L.V.	Long Leg Vertical	T.J.	Tooled Joint
Dia.	Diameter	Longit.	Longitudinal	T.N.	Toe Nail
Diag.	Diagonal	L.P.	Low Point	T.N. T.O.	Top of (item)
Diag. Diaph.	Diaphragm	Lt.	Light	T.O.C.	Top of (item) Top of Curb or Top of
).F.	Drinking Fountain or	L.W.C.	Light Weight Concrete	Concrete	. op or ours or rop or
ouglas Fir	Dimining i dantani di	Mas.	Masonry	T.O.D.	Top of Drain
Dim.	Dimension	Mat'l	Material	T.O.F.	Top of Footing
).L.	Dead Load	Max.	Maximum	T.O.F. T.O.P.	Top of Parapet
)n.	Down	Mech.	Mechanical	T.O.P. Topo.	Top of Parapet Topography
).S.	Downspout	Memb.	Membrane	Topo. T.O.R.	Topography Top of Roof
).g.)wg.	Drawing	Met. or Mtl.		T.O.R. T.O.S.	Top of Slab
owg. Owls.	Dowels	Mfr.	Manufacturer	T.O.S. T.O.W.	Top of Wall
owis. Owr.	Drawer	Min.	Minimum	T.O.vv. Trans.	Transverse
ZVVI. = =.	East	Misc.	Miscellaneous		
 a.	Each	Mtd.	Mounted	Typ. U.N.O.	Typical Unless Noted Otherwise
.а. E.B.	Expansion Bolt	N.	North	U.N.O. U.B.C.	
Ξ.Б. Ξ.J.	Expansion Joint	N.I.C.	Not in Contract	U.B.C. Vac.	Uniform Building Code
=.J. ∃l.	Elevator	No.	Number	vac. V.A.T.	Vacuum
lev.	Elevation	Nom.	Nominal	v.a.i. V.B.	Vinyl Asbestos Tile
lec.	Electric(al)	N.T.S.	Not to Scale		Vapor Barrier
mer.	Emergency	O.C.	On Center	V.C.T.	Vinyl Composition Tile Ventilation
	Edge Nail	O.D.	Outside Diameter	Vent.	
inc.	Enclosure	0.D. 0.F.	Over Flow or Outside	Vert.	Vertical
ngr.	Engineer	Face	S.C. LIGHT OF OUTDING	V.I.F.	Verify in Field
q.	Equal	O.F.C.I.A.	Owner Furnished,	W.	West
iq. Iquip.	Equipment		ctor Installed	W/	With
iquip. E.W.	Each Way	O.F.O.I.B.	Owner Furnished, Owner	Wd.	Wood
xh.	•	U.F.U.I.B. Installe		W. Gl.	Wire Glass
	Exhaust	installe O.H.		W.H.	Water Heater
xp.	Expansion		Opposite Hand	W.O.	Where Occurs
xt.	Exterior	Opg.	Opening	W/O	Without
exst.	Existing Flot Box	Opp.	Opposite	Wp.	Waterproof
.B.	Flat Bar	Ohd.	Overhead	W.P.J.	Weakened Plane Joint
.C.P.	Fiber Cement Panel	P.C.	Pre-Cast	W.R.	Water Resistant
.D.	Floor Drain	PI.	Plate	Wt.	Weight
F.F.	Finish Floor	P.L.	Property Line	W.W.F.	Welded Wire Fabric
	Finish Floor Foundation	Plbg. Pnt.	Plumbing Paint	Yd.	Yard

SITE INFORMATION

PROJECT ADDRESS:

21485 & 21505 TRAIL BLAZER LN ESCONDIDO, CA 92029

ACCESSOR'S PARCEL NUMBER:

235-570-56-00 235-571-17-00

LEGAL DESCRIPTION:

LOTS 74 AND 75 OF COUNTY OF SAN DIEGO TRACT NO. 5365-2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 15889, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDED JANUARY 18, 2013, FILE NO. 2013-0040291

PROJECT DATA

LOT SIZE:

LOT 74 - 1.274 ACRES

LOT 75 - 1.623 ACRES

DESIGN TEAM DIRECTORY

HARMONY GROVE HK INVESTORS LLC

glennc@nuwi.com

BY: NUWI CAPITAL INC. 2120 COLORADO AVENUE #160 SANTA MONICA. CA 90404 **CONTACT: GLENN CARDOSO** c. 310.394.3379

ARCHITECT

OWNER

SMITHTON ARCHITECTS 4516 1/2 30TH STREET SAN DIEGO, CA 92116

CONTACT: DEBORAH SMITHTON c. 619.573.5522 deborah@smithtonarchitects.com

CIVIL ENGINEER

RICK ENGINEERING COMPANY

5620 FRIARS RD SAN DIEGO, CA 92110 **CONTACT: REBECCA MORRIS** o. 619.291.0707 c. 619.372.2743 rmorris@rickengineering.com

LANDSCAPE

RICK ENGINEERING COMPANY

5620 FRIARS RD SAN DIEGO, CA 92110 CONTACT: MICHAEL TAYLOR o. 619.291.0707 c. 619.549.6784 mtaylor@rickengineering.com

LAND USE CONSULTANT

ATLANTIS GROUP LAND USE CONSULTANTS 2488 HISTORIC DECATUR RD, SUITE 220 SAN DIEGO, CA 92106

CONTACT: JEANNETTE TEMPLE o. 619.523.1930 c. 619.861.6734 jtemple@atlantissd.com

COMMUNITY PLAN:

LOT 74 PROPOSED: 0.56

LOT 75 PROPOSED: 0.81

BUILDING HEIGHT:

PROPOSED PARKING:

GUEST - (22) SPACES

RANCHO SAN DIEGUITO COMMUNITY

(31054 GFA/55495 S.F. SITE AREA)

(57556 GFA/70698 S.F SITE AREA)

ALLOWED: 40'-0" - 3 STORIES

PROPOSED: 35'-0" - 3 STORIES

RESIDENTIAL - (2) PER UNIT IN PRIVATE

EXISTING USE: VACANT LAND

PROPOSED USE:

LIVE/WORK UNITS

HISTORIC DESIGNATION:

JOHNSON WARD HOUSE

BUILDING CODE COMPLIANCE: 2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA HISTORICAL BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS

CONSTRUCTION TYPE:

TYPE V - NR

OCCUPANCY GROUPS:

RESIDENTIAL - R2 PARKING - U

ZONING DESIGNATIONS:

HARMONY GROVE VILLAGE SPECIFIC PLAN

OVERLAY ZONES: VILLAGE CORE PLANNING AREA 1

SETBACKS: SEE TABLE BELOW FROM THE APPROVED VTM (NO. 5365) FOR HARMONY GROVE VILLAGE

Harmony Grove Village Design Guideline/Major Use Permit/Specific Plan

	Lot Size	MaxImum Structure Height	Required Setbacks		
oduct Type			Front	Side	Rear
e/Work	30' x 85' (2500 SF)	Mixture of 2-3 Stories 36' Max	4'	4'	5'

SHEET INDEX

ARCHITECTURAL

COVER **GENERAL NOTES** SITE PLAN A102 UNIT A EXTERIOR ELEVATIONS UNIT B EXTERIOR ELEVATIONS UNIT C EXTERIOR ELEVATIONS **EXHIBITS** A106 MATERIAL EXHIBIT A107 UNIT GROUND FLOOR PLANS

CIVIL GRADING AND UTILITY PLAN CIVIL NOTES AND DETAILS C-103 TENTATIVE MAP **LANDSCAPE**

LANDSCAPE CONCEPT PLAN FENCING PLAN AND PLANT LEGEND

SCOPE OF WORK

SITE PLAN FOR THE DEVELOPMENT OF 27 LIVE/WORK UNITS, CONSISTENT WITH THE TWO (2) COMMERCIAL ACRES WITHIN THE VILLAGE CENTER PLANNING AREA OF THE HARMONY GROVE VILLAGE SPECIFIC PLAN. THE 2-ACRE DEVELOPMENT WILL INCLUDE THE HISTORIC JOHNSON WARD HOUSE AND PROVIDE WALKWAYS THAT WILL CONNECT AND INTEGRATE THE 27 NEW RESIDENCES WITH THE GREATER HARMONY GROVE COMMUNITY. OTHER IMPROVEMENTS INCLUDE PARKING, LANDSCAPING AND STATE OF THE ART STORM WATER RETENTION SYSTEMS. THE SITE IS LOCATED AT THE NORTHEAST AND SOUTHEAST CORNERS OF TRAIL BLAZER LANE AND COUNTRY LIVING WAY, ACROSS FROM THE 4TH OF JULY NEIGHBORHOOD PARK. THE 27 LIVE/WORK UNITS WERE ANALYZED IN THE HARMONY GROVE VILLAGE EIR, AND ALLOWED AS AN ALTERNATIVE DEVELOPMENT/USE IN THE SPECIFIC PLAN. THE 27 UNITS WILL BE DEVELOPED AS SINGLE-FAMILY HOME BUILDING TYPE, WITH ATTACHED GARAGES AND SEPARATE ENTRANCES FOR THE WORK SPACES. UNITS WILL RANGE FROM APPROXIMATELY 2,200 TO 2,700 SF., AND ARE COMPARABLE TO THE ADJACENT LIVE/WORK HOMES COMPLETED AND OCCUPIED AT HARMONY

GROVE VILLAGE.

DEVELOPMENT SUMMARY

LOTINFORMA	LOTINFORMATION			
EXISTINGLOT	GROSSAC.			
74	1.27			
75	1.62			

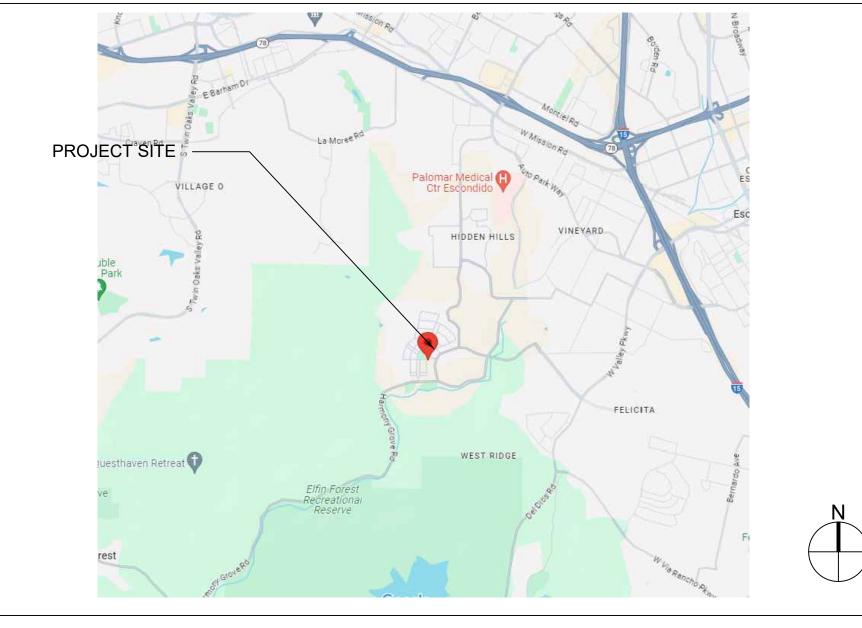
EXLOT	74		
PROPOSED LOT	GROSSAC.		PRC
А	0.21		
В	0.52		
С	0.06		
D	0.18		
E	0.04		
1	0.08		
2	0.06		
3	0.06		
4	0.07		
TOTALAREA	1.27		
		•	

EXISTINGLOT75			
PROPOSED LOT	GROSSAC.		
F	0.03		
G	0.01		
Н	0.06		
I	0.25		
J	0.68		
5	0.06		
6	0.05		
7	0.05		
8	0.05		
9	0.05		
10	0.07		
11	0.06		
12	0.06		

TOTALAREA

RESIDENTIAL UNIT MIX							
UNIT TYPE	NUMBER OF UNITS	UNIT SQUARE FOOTAGE	GARAGE SQUARE FOOTAGE	PATIO/DECK SQUARE FOOTAGE	RETAIL, OFFICE AND/OR PROFESSIONAL USES PER UNIT SQUARE FOOTAGE		
А	9	2,195 S.F.	473 S.F.	229 S.F.	104 S.F.		
В	11	2,063 S.F.	466 S.F.	201 S.F.	100 S.F.		
С	7	2,546 S.F.	446 S.F.	328 S.F.	200 S.F.		
TOTAL	27						

VICINITY MAP



SMITHTON ARCHITECTS

4516 1/2 30TH STREET SAN DIEGO, CA 92116

ARCHITECT:



DEBORAH M. SMITHTON, AIA (619) 573-5522

1 € 0 **|** | | | | RA 192 0 **D** 80 0 > <u>_</u> _ 1485 SCO **H**2

OWNER: HARMONY GROVE HK **INVESTORS LLC** BY: NUWI CAPITAL INC. 2120 COLORADO AVENUE #160 SANTA MONICA, CA 90404 Contact: Glenn Cardoso

(e) glennc@nuwi.com

COUNTY SUBMITTAL 1-02.23.24 COUNTY RESUBMITTAL 1 ^{\(\)} 03.26.25 FIRE COMMENTS -△ 04.23.25 COUNTY RESUBMITTAL

[∆] 08.04.25

SHEET SIZE: 42" x 30" DO NOT SCALE DRAWINGS

SHEET TITLE: GENERAL NOTES

02.23.24 SCALE: SHEET:



KEYNOTES

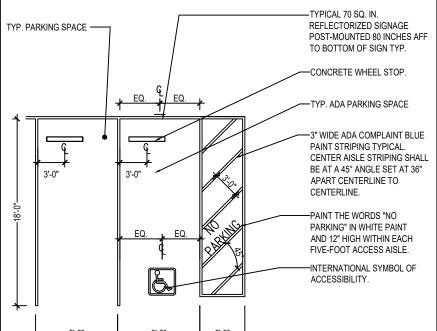
- 1 (E) RESIDENTIAL BUILDING TO REMAIN, NOT IN SCOPE
- 2 (E) HISTORIC JOHNSON WARD HOUSE TO REMAIN, NOT IN SCOPE
- PROPOSED (N) BLUE CURB DESIGNATED ADA PARKING FOR JOHNSON WARD HOUSE
- 4 PROPOSED (N) GUEST PARKING SPACE 9'-0" X 18'-0" TYP.
- PROPOSED (N) NON-COMBUSTIBLE FENCE AND GATES BETWEEN UNITS 6'-0" HIGH, TYP. FOR ALL. REFER TO LANDSCAPE DWGS FOR MORE INFORMATION
- 6 WIDTH OF PROPOSED (N) ALLEY TO BE 24'-0"
- 7 PROPOSED (N) CONTINUATION OF EXISTING PRIVATE ALLY TO BE 24'-0" WIDE
- 8 LOCATION OF LIVE/WORK SPACE IN PROPOSED (N) RESIDENTIAL UNIT
- 9 PROPOSED (N) BIKE RACK FOR UP TO (8) BICYCLES
- 10 PROPOSED LOT LINES
- TYPICAL (N) RESIDENTIAL CONCRETE DRIVEWAY, WIDTH 16'-0"
- HISTORIC PRESERVATION EASEMENT GRANTED OVER A PORTION OF LOT 74 ER DOC. REC. SEPTEMBER 27, 2012 AS DOC. NO.2012-0588646

- 19 (N) 2-CAR RESIDENTIAL PRIVATE GARAGE, 21'-0" X 20'-0"
- 20 PROPOSED FIRE HYDRANT, REFER TO CIVIL
- 22 (E) FIRE HYDRANT
- PROPOSED (N) RESIDENTIAL BUILDING TYPE. REFER TO DEVELOPMENT SUMMARY ON A100
- PROPOSED (N) RESIDENTIAL CONCRETE DRIVEWAY

- PROPOSED LOT LINE REFER TO CIVIL C-103

NOTES

- 3. All signage and striping shall conform to the County of San Diego
- Accessible Design.
- value of 0.2 foot candles measured in the horizontal or vertical place at a point three feet above grade level and five feet inside the adjacent
- 8. Refer to Civil plans for all turning radius, grades, fire hydrant locations and roadway surfaces and ratings, and culvers. Refer to Landscape for all fencing, walls and gates.
- 9. Provide No Parking signage every 75' and stripe and stencil the curbs 4" No Parking Fire Access Lane.



TYP. PARKING DETAIL

SMITHTON

ARCHITECTS

4516 1/2 30TH STREET SAN DIEGO, CA 92116



DEBORAH M. SMITHTON, AIA (619) 573-5522

GROVE VIL 1505 TRAIL B 30, CA 92029

OWNER:

HARMONY GROVE HK

BY: NUWI CAPITAL INC.

2120 COLORADO AVENUE #160

(e) glennc@nuwi.com

SANTA MONICA, CA 90404 Contact: Glenn Cardoso

INVESTORS LLC

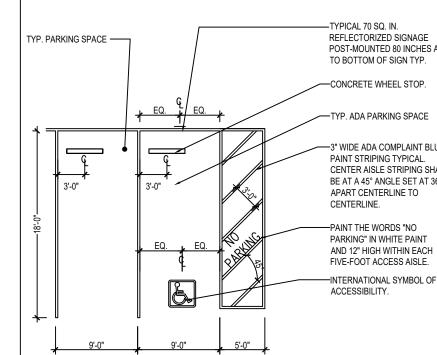
- 13 EASEMENT FOR PEDESTRIAN AND EQUESTRIAN TRAIL PER MAP 15889
- EASEMENT FOR PEDESTRIAN AND EQUESTRIAN PURPOSES
- (N) 6'-0" H MASONRY WALL. REFER TO L-102 FOR MORE INFORMATION (E) BLOCK WALL ALONG COUNTRY CLUB DRIVE. REFER TO L-102 FOR MORE INFORMATION
- (N) SPLIT RAIL FENCING ON RETAINING WALL, 3'-6" H. REFER TO L-102 FOR MORE INFORMATION
- (N) BIKE RACK FOR (3) BICYCLES PROVIDED FOR JOHNSON WARD HOUSE
- 21 (N) PEDESTRIAN GATE

LEGEND

- PROPOSED (N) RESIDENTIAL UNIT NUMBER
- PROPOSED (N) RESIDENTIAL PRIVATE GARAGE
- PROPOSED (N) PRIVATE ALLEY
- PROPOSED (N) SPECIAL PAVERS AT (N) ALLEYS

- All paving shall conform to the County of San Diego Parking Design Manual Feb. 2013
- 2. All signage and striping shall conform to the County of San Diego Parking Design Manual Feb. 2013
- Traffic Guidelines, 2015 4. All signage and striping shall conform to the United States Dept.of Justice 2010 Americans with Disability Act (ADA) Standards for
- All outdoor lighting shall conform to the County of San Diego Lighting Code and Lighting Requirements within the Performance Standards of the Zoning Ordinance. In accordance with Section 6324 of the Zoning Ordinance all lighting trespass and spill shall not exceed the
- 6. All fencing within 5' of the structure shall be non-combustible.
- 7. All parking spaces, unless otherwise noted, are in compliance with the requirements of the Off-street Parking Design Manual

ACCESSOR'S PARCEL NUMBER: 235-570-56-00 235-571-17-00



SCALE: 3/32" = 1'-0"

SHEET SIZE: 42" x 30"

DO NOT SCALE DRAWINGS

COUNTY SUBMITTAL 1-

COUNTY RESUBMITTAL 1

1 03.26.25 ↑ FIRE COMMENTS -

COUNTY RESUBMITTAL -

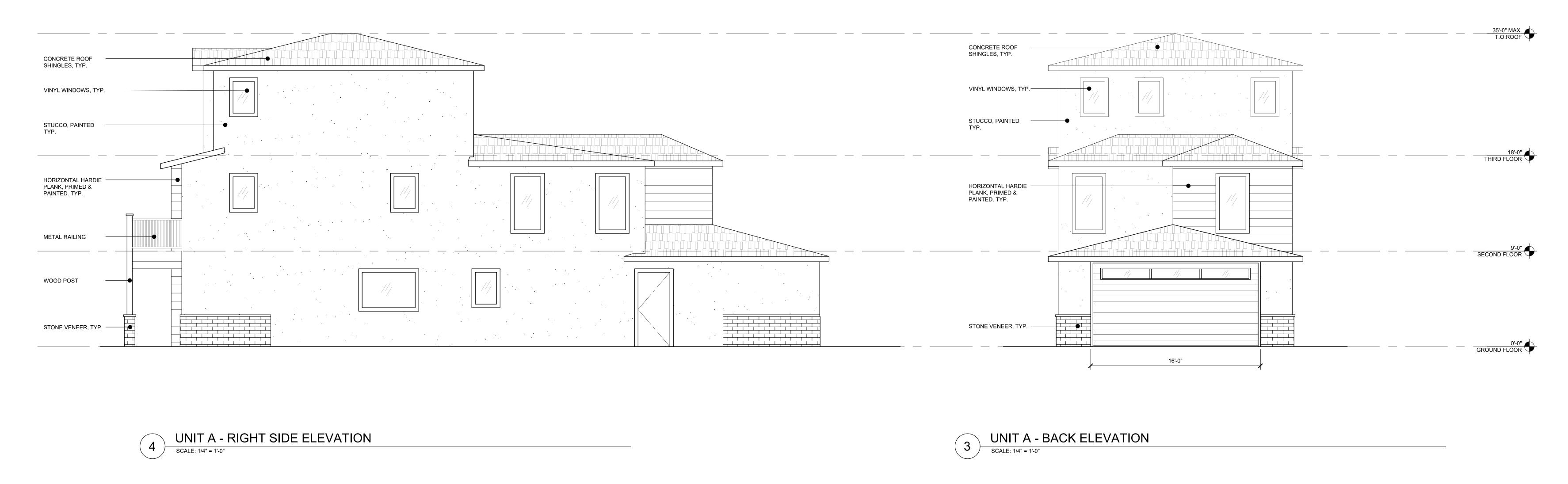
02.23.24

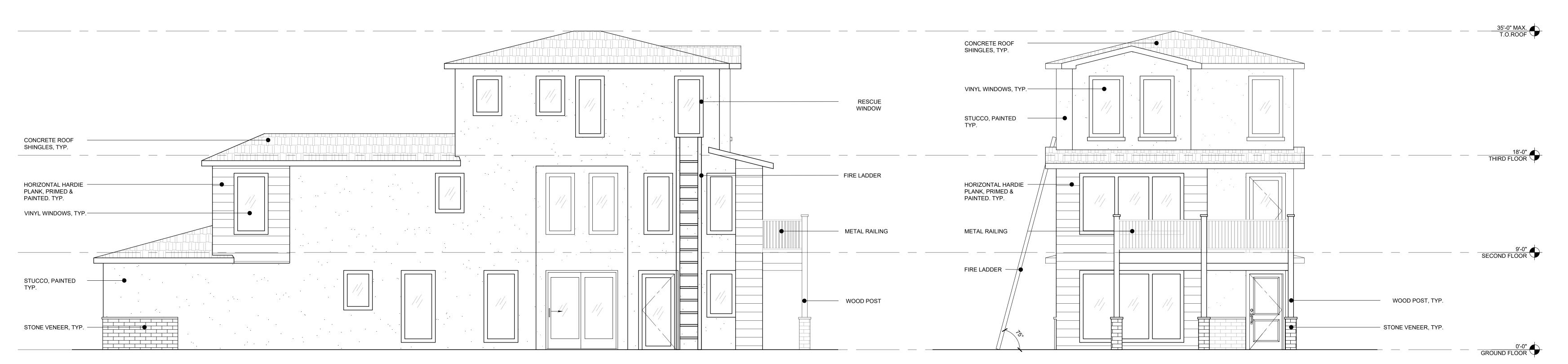
<u>04.23.25</u>

3\<u>08.04.25</u>

SHEET TITLE: SITE PLAN

02.23.24 DATE: 1" = 20'-0"









SMITHTON ARCHITECTS

> 4516 1/2 30TH STREET SAN DIEGO, CA 92116



DEBORAH M. SMITHTON, AIA (619) 573-5522

HARMONY GROVE VILLA21485 & 21505 TRAIL BLA
ESCONDIDO, CA 92029

OWNER: HARMONY GROVE HK
INVESTORS LLC
BY: NUWI CAPITAL INC.
2120 COLORADO AVENUE #160
SANTA MONICA, CA 90404
Contact: Glenn Cardoso (e) glennc@nuwi.com

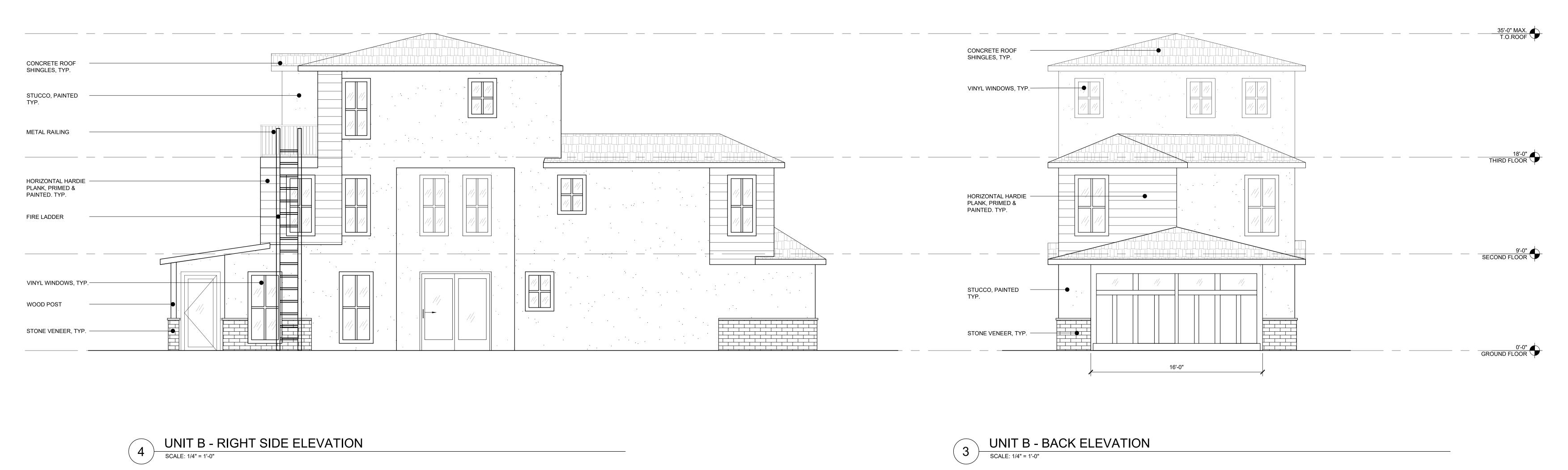
COUNTY SUBMITTAL 1-02.23.24 COUNTY RESUBMITTAL 1-03.26.25 FIRE COMMENTS -04.23.25 COUNTY RESUBMITTAL -08.04.25

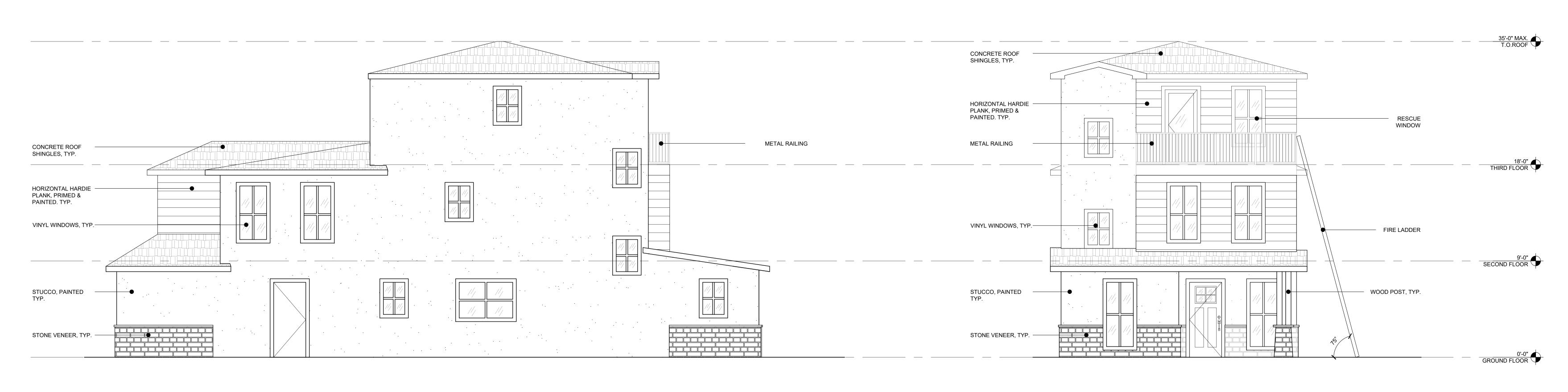
SHEET SIZE: 42" x 30" DO NOT SCALE DRAWINGS

SHEET TITLE: **UNIT A EXTERIOR ELEVATIONS**

02.23.24 DATE: 1/4" = 1'-0" SCALE:

SHEET: A102





2 UNIT B - LEFT SIDE ELEVATION

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

UNIT B - FRONT ELEVATION

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

SMITHTON ARCHITECTS

> 4516 1/2 30TH STREET SAN DIEGO, CA 92116

ARCHITECT:



DEBORAH M. SMITHTON, AIA (619) 573-5522

HARMONY GROVE VILL/21485 & 21505 TRAIL BL/
ESCONDIDO, CA 92029

OWNER: HARMONY GROVE HK INVESTORS LLC BY: NUWI CAPITAL INC. 2120 COLORADO AVENUE #160 SANTA MONICA, CA 90404 Contact: Glenn Cardoso (e) glennc@nuwi.com

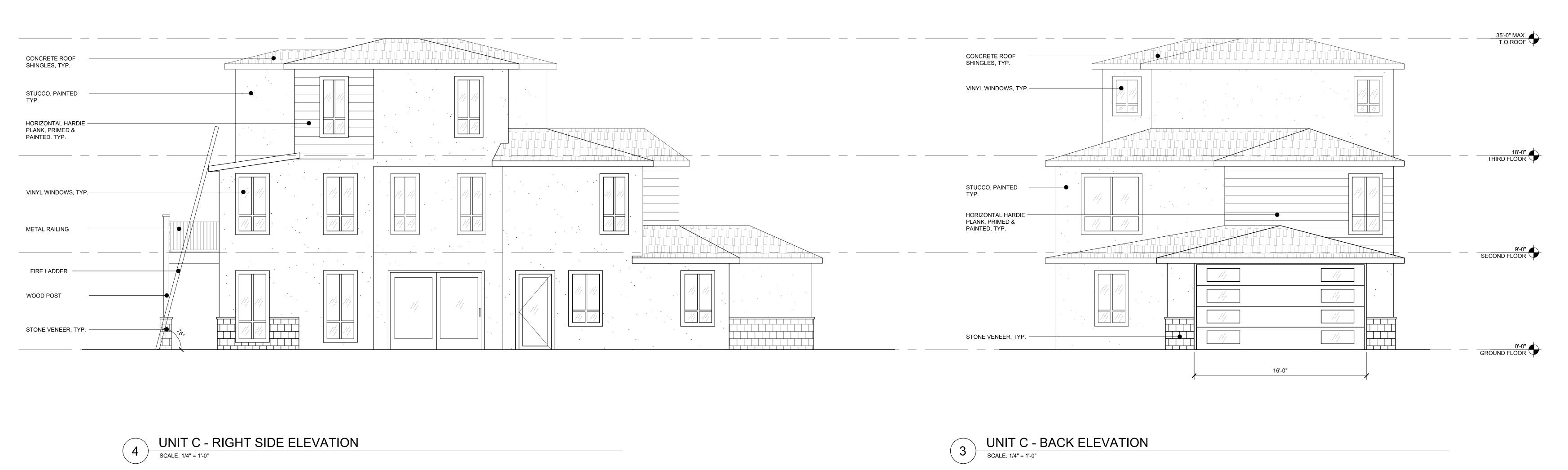
COUNTY SUBMITTAL 1-02.23.24 COUNTY RESUBMITTAL 1-03.26.25 FIRE COMMENTS -04.23.25 COUNTY RESUBMITTAL -08.04.25

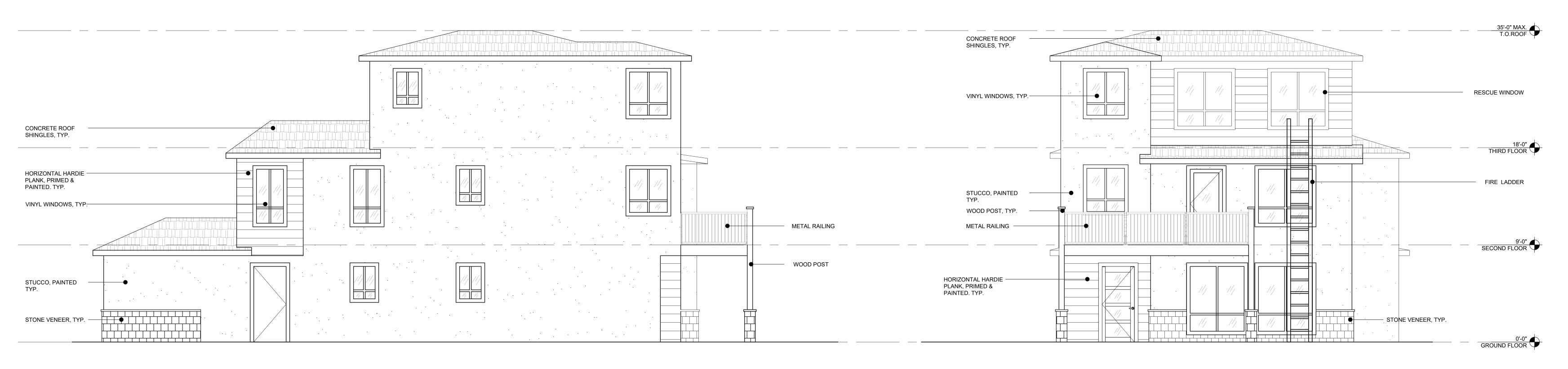
SHEET SIZE: 42" x 30" DO NOT SCALE DRAWINGS

SHEET TITLE: UNIT B EXTERIOR **ELEVATIONS**

DATE: 02.23.24 1/4" = 1'-0" SCALE:

SHEET: A103





2 UNIT C - LEFT SIDE ELEVATION

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

UNIT C - FRONT ELEVATION

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

SAN DIEGO, CA 92116

SMITHTON ARCHITECTS 4516 1/2 30TH STREET

ARCHITECT:



DEBORAH M. SMITHTON, AIA (619) 573-5522

HARMONY GROVE VILL21485 & 21505 TRAIL BLA
ESCONDIDO, CA 92029

OWNER: HARMONY GROVE HK INVESTORS LLC BY: NUWI CAPITAL INC. 2120 COLORADO AVENUE #160 SANTA MONICA, CA 90404 Contact: Glenn Cardoso (e) glennc@nuwi.com

COUNTY SUBMITTAL 1-02.23.24 COUNTY RESUBMITTAL 103.26.25
FIRE COMMENTS 04.23.25
COUNTY RESUBMITTAL 08.04.25

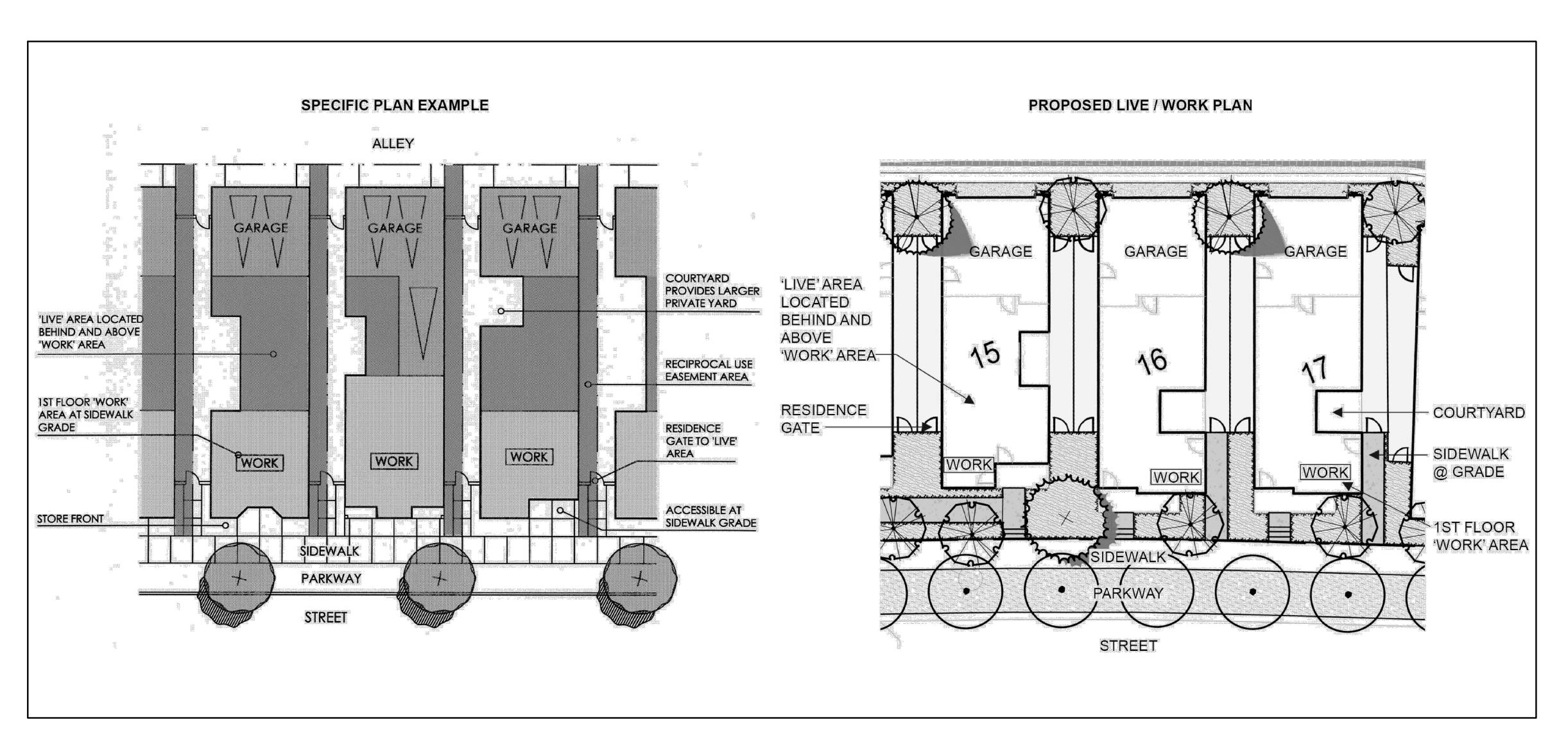
SHEET SIZE: 42" x 30" DO NOT SCALE DRAWINGS

SHEET TITLE: UNIT C EXTERIOR **ELEVATIONS**

DATE: 02.23.24 1/4" = 1'-0" SCALE: SHEET:







1 LIVE/WORK EXHIBIT
SCALE: N.T.S.

SMITHTON ARCHITECTS

> 4516 1/2 30TH STREET SAN DIEGO, CA 92116

ARCHITECT:



DEBORAH M. SMITHTON, AIA (619) 573-5522

HARMONY GROVE VILL/21485 & 21505 TRAIL BL/
ESCONDIDO, CA 92029

OWNER: HARMONY GROVE HK INVESTORS LLC BY: NUWI CAPITAL INC. 2120 COLORADO AVENUE #160 SANTA MONICA, CA 90404 Contact: Glenn Cardoso (e) glennc@nuwi.com

COUNTY SUBMITTAL 1-02.23.24 COUNTY RESUBMITTAL 1-03.26.25 FIRE COMMENTS -04.23.25 COUNTY RESUBMITTAL -

<u>08.04.25</u>

SHEET SIZE: 42" x 30" DO NOT SCALE DRAWINGS

SHEET TITLE:

EXHIBITS

DATE: 02.23.24 N.T.S. SCALE:

SHEET: A105



1 MATERIAL EXHIBIT

SMITHTON A R C H I T E C T S

4516 1/2 30TH STREET SAN DIEGO, CA 92116

ARCHITECT:



DEBORAH M. SMITHTON, AIA (619) 573-5522

HARMONY GROVE VILLAGE CENTER 21485 & 21505 TRAIL BLAZER LN ESCONDIDO, CA 92029

OWNER:

HARMONY GROVE HK
INVESTORS LLC
BY: NUWI CAPITAL INC.
2120 COLORADO AVENUE #160
SANTA MONICA, CA 90404
Contact: Glenn Cardoso
(e) glennc@nuwi.com

COUNTY SUBMITTAL 1-02.23.24

COUNTY RESUBMITTAL 1-03.26.25

FIRE COMMENTS -04.23.25

COUNTY RESUBMITTAL -08.04.25

SHEET SIZE: 42" x 30" DO NOT SCALE DRAWINGS

SHEET TITLE:

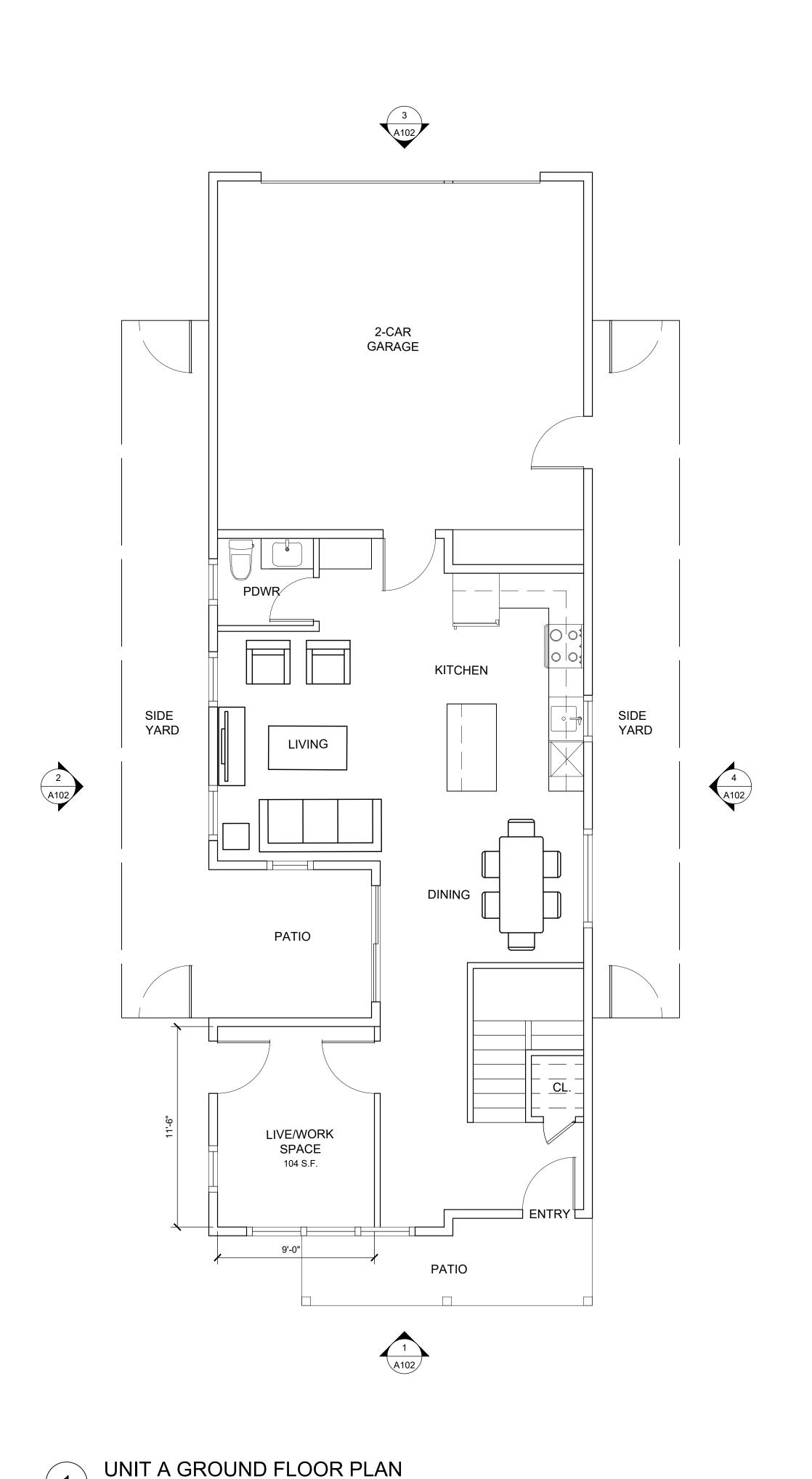
MATERIAL EXHIBIT

DATE: 02.23.24

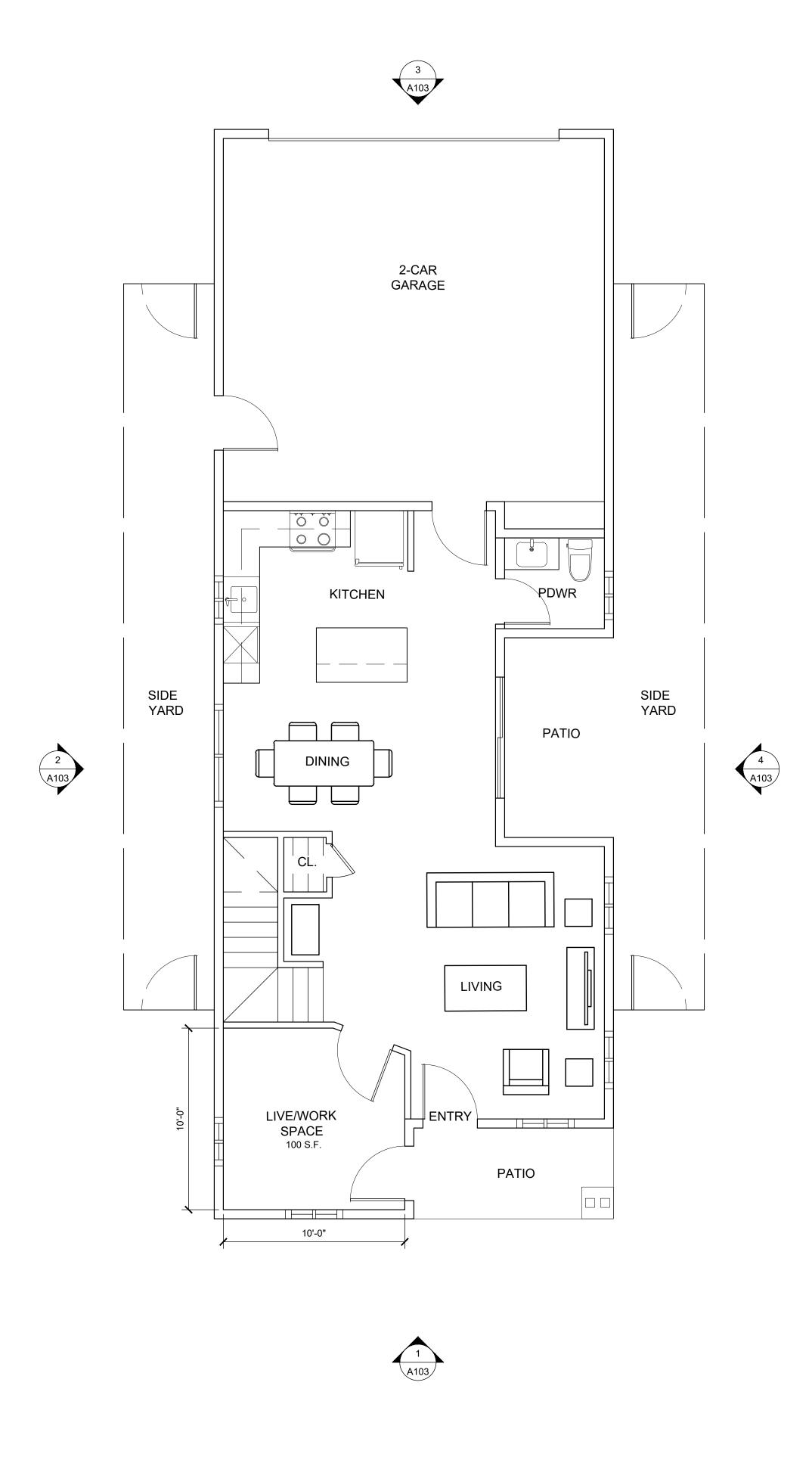
SCALE: N.T.S.

SHEET:

A 106

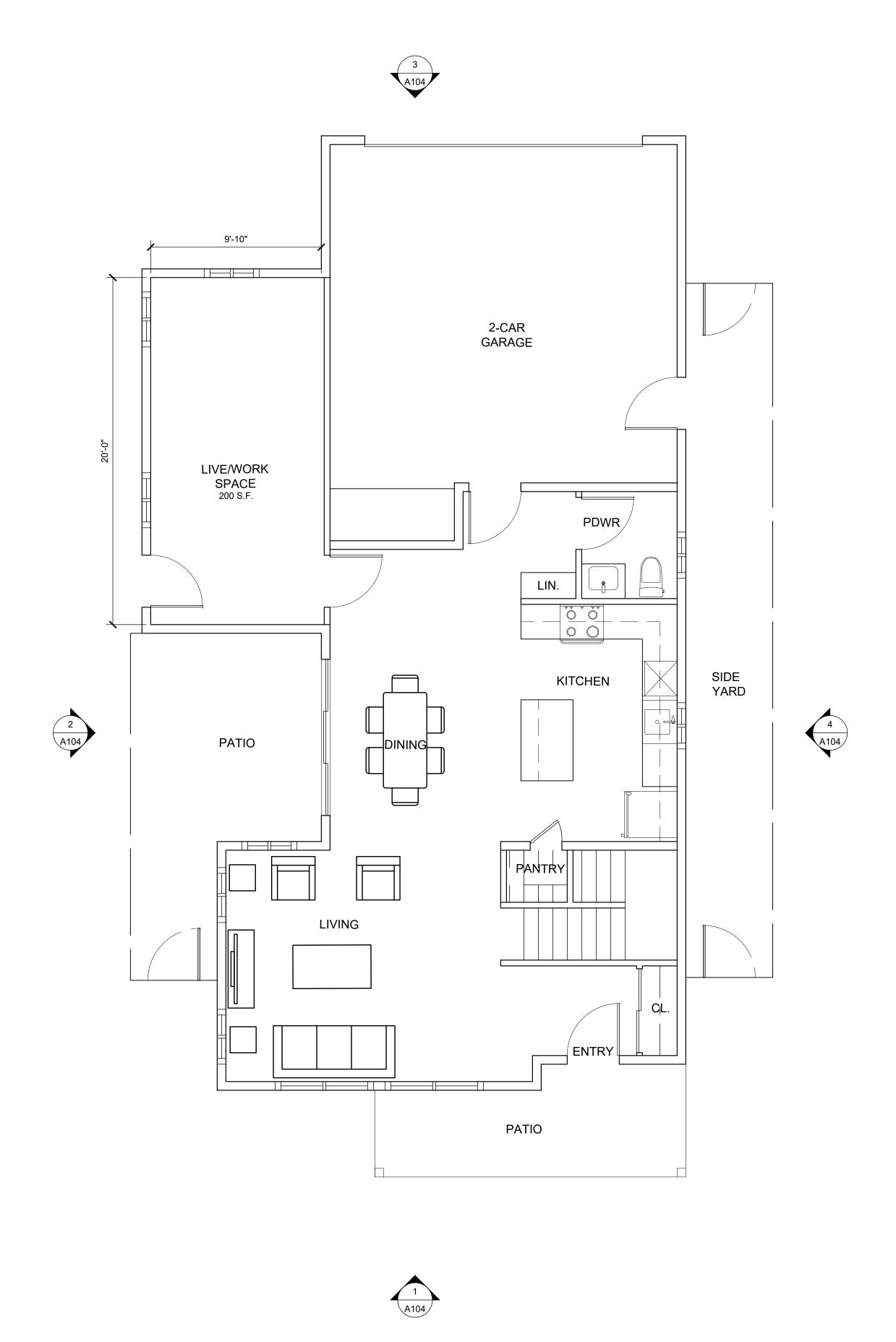


SCALE: 1/4" = 1'-0"



UNIT B GROUND FLOOR PLAN

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





ARCHITECTS 4516 1/2 30TH STREET SAN DIEGO, CA 92116

SMITHTON

ARCHITECT:



DEBORAH M. SMITHTON, AIA (619) 573-5522

HARMONY GROVE VILLA 21485 & 21505 TRAIL BLA ESCONDIDO, CA 92029

OWNER:

HARMONY GROVE HK
INVESTORS LLC
BY: NUWI CAPITAL INC.
2120 COLORADO AVENUE #160
SANTA MONICA, CA 90404
Contact: Glenn Cardoso

(e) glennc@nuwi.com

COUNTY SUBMITTAL 102.23.24

COUNTY RESUBMITTAL 103.26.25

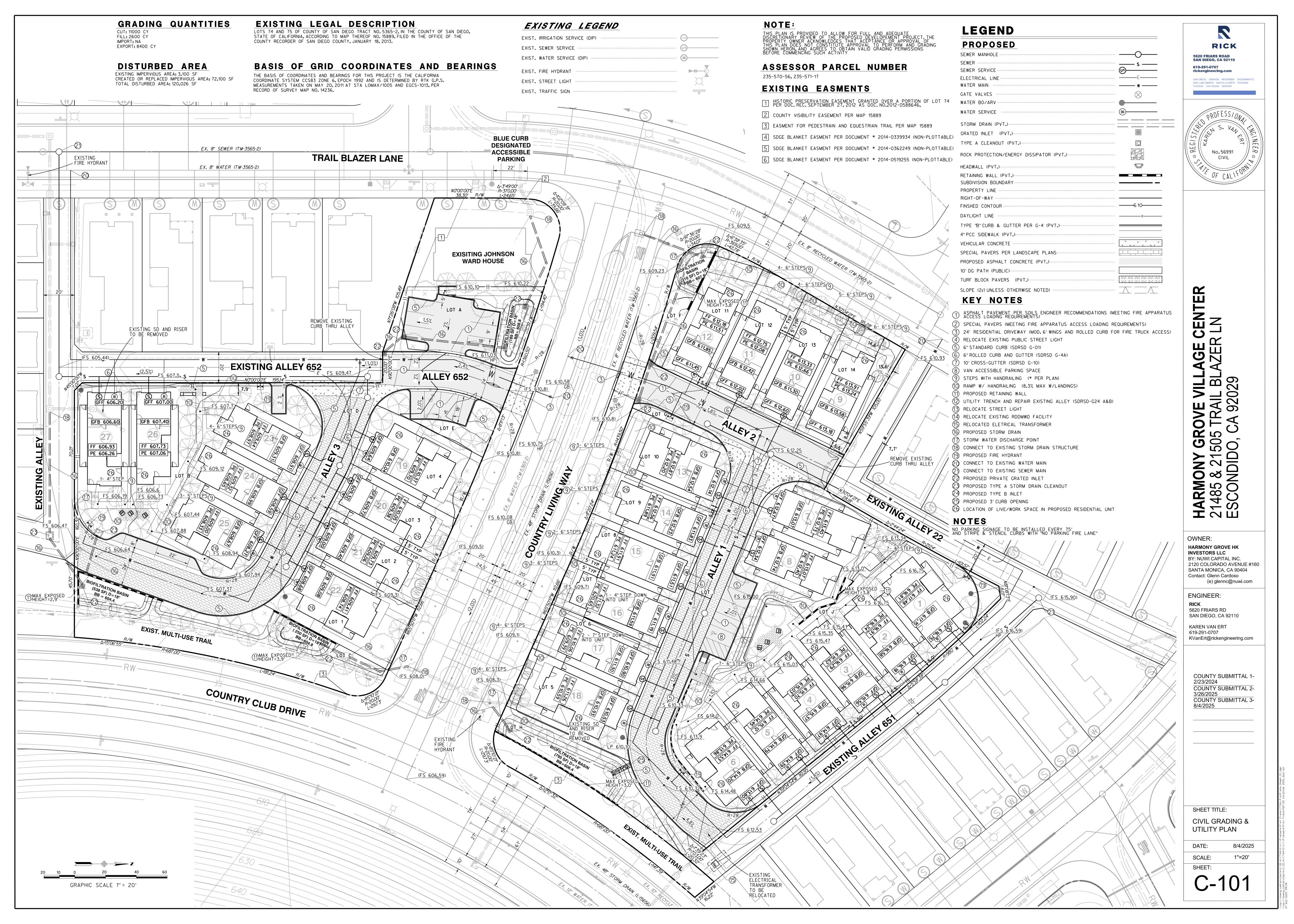
FIRE COMMENTS 04.23.25

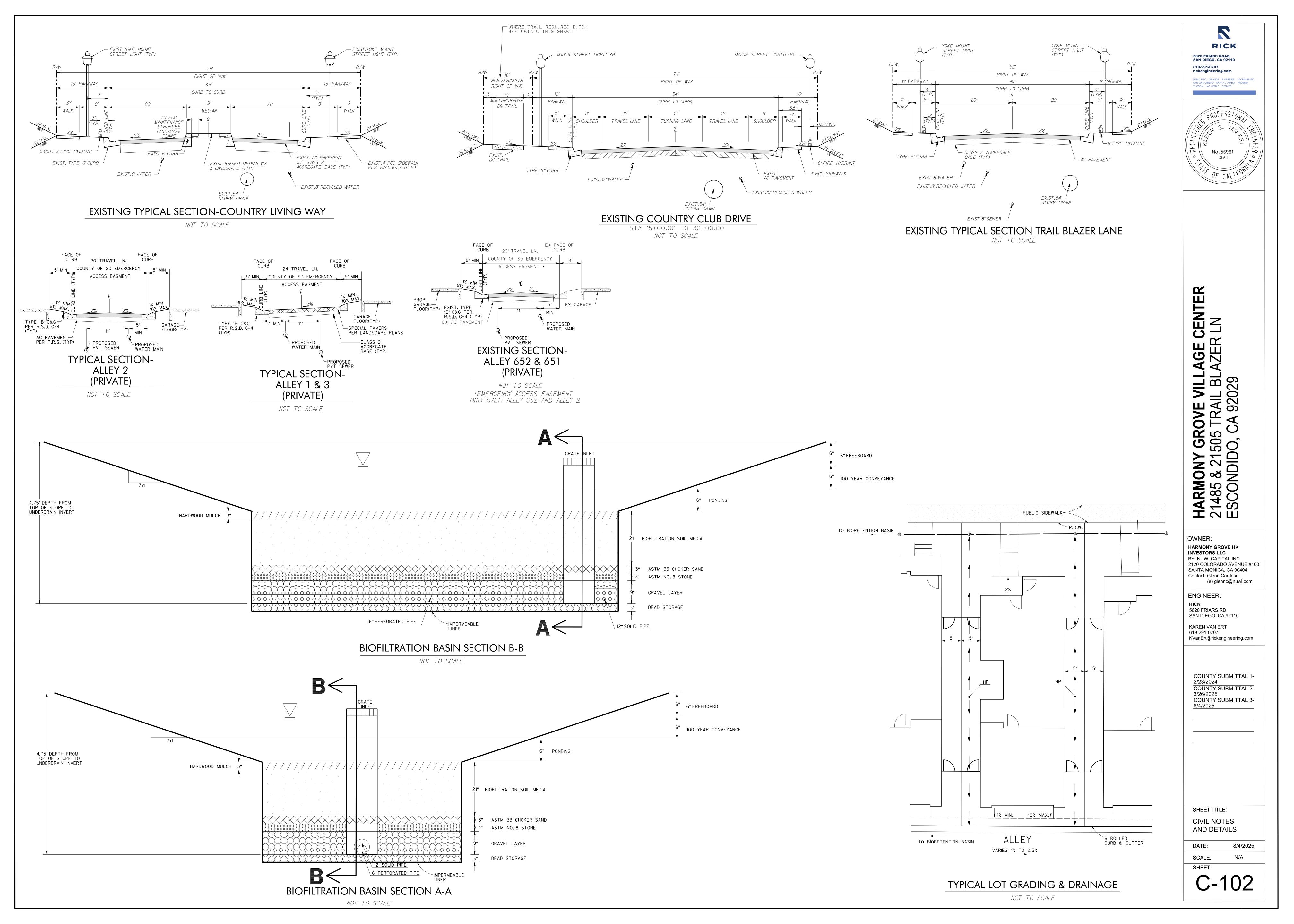
COUNTY RESUBMITTAL 08.04.25

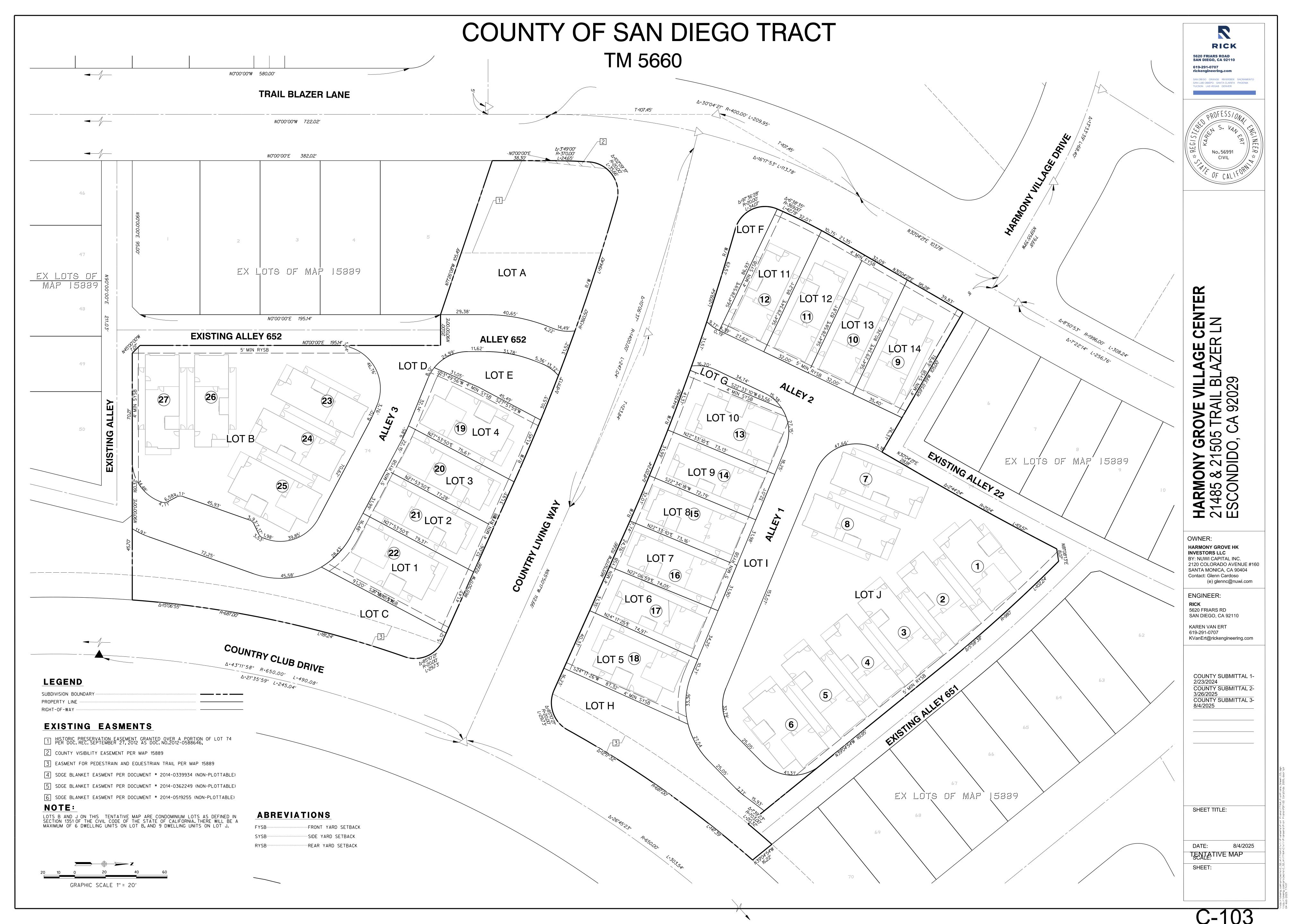
SHEET SIZE: 42" x 30" DO NOT SCALE DRAWINGS

SHEET TITLE: **UNIT GROUND** FLOOR PLANS

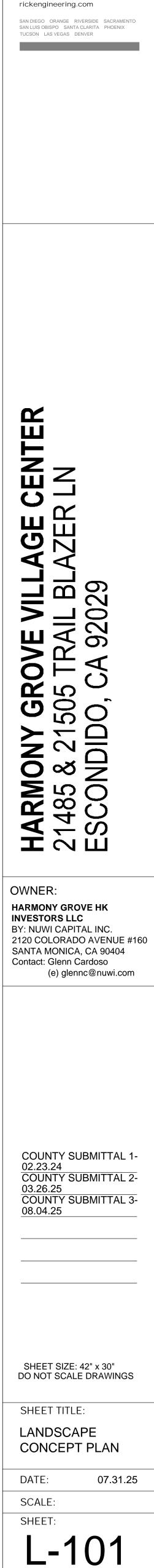
02.23.24 DATE: SCALE:







SEE SHEET L-102 FOR PLANT PALETTE

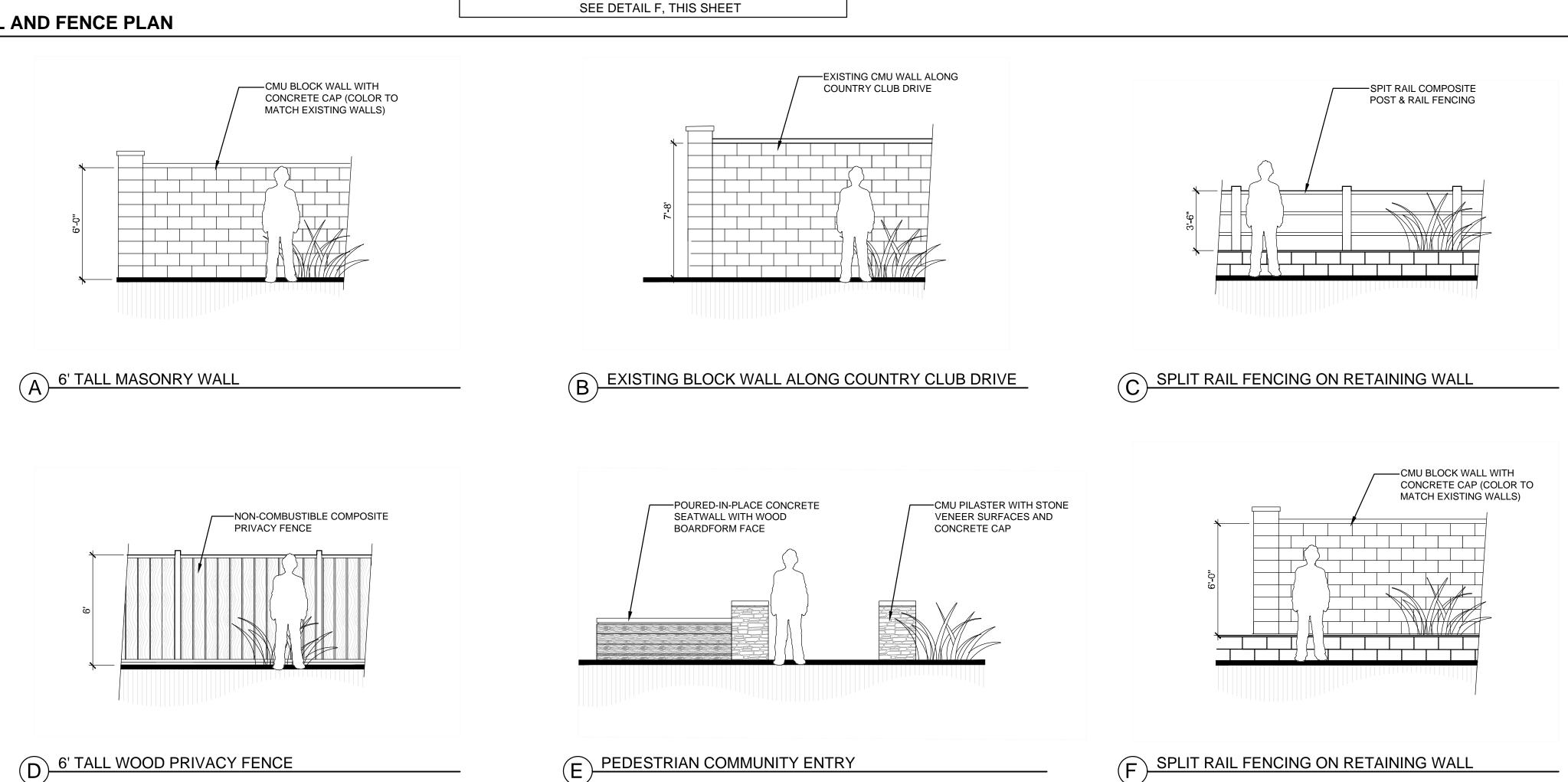


RICK

5620 FRIARS ROAD SAN DIEGO, CA 92110

619-291-0707





PEDESTRIAN COMMUNITY ENTRY

MBOL	BOTANICAL NAME	COMMON NAME	HEIGHT/	WUCOLS	COMMENT				
MBOL			SPREAD	WUCOLS	COMMENT				
ببيدين	CANOPY SHADE TREES (2-	· · · · · · · · · · · · · · · · · · ·			I				
y	Lagerstroemia indica	Crape Myrtle	25 x 12	M .	Upright/Deciduous				
^	Geijera parviflora	Australian Willow	20 x 15	L	Upright/Evergreen				
rk.	Tipuana tipu Tipu Tree 30 x 30 L Canopy								
	UPRIGHT EVERGREEN TREES (24" Box Min.) Such as:								
	Lophostemon confertus	Brisbane Box	35 x 25	М	Upright/Evergreen				
**	Podocarpus gracilior	Yew Pine	20 x 15	М	Upright/Evergreen				
	ELOWEDING ACCENT TRE	ES (24" Boy Min \ Such co							
	FLOWERING ACCENT TRE	Western Redbud		М	Small Accent				
			10 x 10						
a g	Lagestroemia indica	Crape Myrtle	25 x 12	М	Small Canopy				
	Arbutus Marina	Marina Strawberry	25 x 25	L	Canopy/Deciduous				
	WATER QUALITY BASIN TR	REES (15 gal. min.) Such as:							
T	Populus fremontii	Fremont Cottonwood	60 x 25	L	Vertical / Deciduous				
$\langle \rangle$	Platanus racemosa	California Sycamore	60 x 50	М	Upright/Deciduous				
	Quercus agrifolia	Coast Live Oak	50 x 45	VL	Broadhead / Evergreen				
	EXISTING TREES TO REMA	NN (Protect-in-place)							
	PLANTING AREA SHRUBS	· - ·			I				
	Agave attenuata	Foxtail Agave	3x3	L	Flowering Accent				
	Anigozanthos flavidus	Kangaroo Paw	2x3	М	Midstory/Evergreen				
	Cistus spp.	Rockrose	4x4	L	Flowering Accent				
	Dietes bicolor	Fortnight Lily	3x3	L	Flowering Accent				
	Hesperaloe parviflora	Red Yucca	3x3	L	Midstory/Evergreen				
	Russelia equisetiformis	Firecracker Bush	4x4	L	Midstory/Evergreen				
	Rhus ovata	Sugar Bush	6x6	VL	Large Background				
	Aloe barbadensis	Aloe Vera	3x3	L	Flowering Accent Flowering Shrub				
	Anigozanthos flavidus	Kangaroo Paw	2x3	M	_				
	Phormium 'Maori Maiden'	New Zealand Flax	4x4	L	Low Spreading Low Spreading				
	Rosmarinus spp.	Prostrate Rosemary	1x3	L	-				
	Salvia leucantha 'Midnight'	Mexican Bush Sage	3x3	M	Flowering Accent				
	Carex pansa	California Meadow Sedge	1x1	M	Grass				
	Baccharis pilularis Senecio mandraliscae	Dwarf Coyote Brush Blue Chalk sticks	1x4 1x3	L	Groundcover Groundcover				
	Consist manaranessas	Did Gridin Guone	17.0		Great receiver				
**************************************	WATER QUALITY BASIN SH	IRUBS (1 gal, min.) such as:							
+ + + + + +	Artemisia palmeri	San Diego Sagewort	3x5		Midstory Shrub				
	Baccharis pilularis 'Pigeon Pt'	Dwarf Coyote Bush	2x3	М	Foreground Shrub				
	Hemerocallis spp	Daylily	5x6	VL	Midstory Shrub				
	Iva hayesiana	San Diego Marsh Elder	4x8	М	Midstory Shrub				
	Russelia equisetiformis	Firecracker Bush	4x4	L	Midstory Shrub				
	Dietes vegeta	Fortnight lily	3x3	L	Flowering Shrub				
		Cape Rush	3x3	L	Grass				
	Carex spissa	1			1				
	Carex spissa Juncus mexicanus	Blue Fescue	1x1	L	Grass				
		· ·	1x1 2x2	L M	Grass Grass				
	Juncus mexicanus	Blue Fescue							
	Juncus mexicanus Muhlenbergia rigens	Blue Fescue Blue Oat Grass	2x2	М	Grass				
	Juncus mexicanus Muhlenbergia rigens Festuca californica	Blue Fescue Blue Oat Grass California Fescue	2x2 4x5	M L	Grass Grass				
	Juncus mexicanus Muhlenbergia rigens Festuca californica Carex pansa	Blue Fescue Blue Oat Grass California Fescue California Meadow Sedge	2x2 4x5 1x1	M L M	Grass Grass				
<u></u> 8700 an	Juncus mexicanus Muhlenbergia rigens Festuca californica Carex pansa Dymondia margaretae	Blue Fescue Blue Oat Grass California Fescue California Meadow Sedge	2x2 4x5 1x1 3"x 2	M L M	Grass Grass				
- ************************************	Juncus mexicanus Muhlenbergia rigens Festuca californica Carex pansa Dymondia margaretae VINES (5 gal min) such as: Ficus pumila	Blue Fescue Blue Oat Grass California Fescue California Meadow Sedge Silver Carpet	2x2 4x5 1x1	M L M L	Grass Grass Groundcover				
	Juncus mexicanus Muhlenbergia rigens Festuca californica Carex pansa Dymondia margaretae VINES (5 gal min) such as:	Blue Fescue Blue Oat Grass California Fescue California Meadow Sedge Silver Carpet Creeping Fig	2x2 4x5 1x1 3"x 2	M L M L	Grass Grass Groundcover Flowering				
7 ****	Juncus mexicanus Muhlenbergia rigens Festuca californica Carex pansa Dymondia margaretae VINES (5 gal min) such as: Ficus pumila	Blue Fescue Blue Oat Grass California Fescue California Meadow Sedge Silver Carpet Creeping Fig Passion Vine	2x2 4x5 1x1 3"x 2	M L M L	Grass Grass Groundcover Flowering				

A. LANDSCAPE & IRRIGATION SYSTEM NOTES

- 1. TYPICAL WATER CONSERVATION DESIGN FEATURES WOULD INCLUDE BUT WOULD NOT BE LIMITED TO, AN AUTOMATIC IRRIGATION SYSTEM INCORPORATING DRIP IRRIGATION, BUBBLERS, LOW PRECIPITATION HEADS, RAIN SHUT-OFF DEVICE, MOISTURE SENSING DEVICES, CHECK VALVES AND MASTER REMOTE CONTROL VALVE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, AND STRUCTURES.
- PROPER IRRIGATION EQUIPMENT AND SCHEDULES, INCLUDING SUCH FEATURES AS REPEAT CYCLES, SHALL BE USED TO CLOSELY MATCH MAXIMUM APPLICATION RATES, IRRIGATION EFFICIENCY, AND DISTRIBUTION UNIFORMITY TO SITE-SPECIFIC INFILTRATION RATES.
- 4. THE IRRIGATION SYSTEM WILL BE SENSITIVE TO THE VARIOUS SOLAR EXPOSURE(S) THROUGHOUT THE YEAR.
- ALL SITE IRRIGATION SHALL BE SERVICED BY A DEDICATED LANDSCAPE LRRIGATION METER.
- NO RECYCLED WATER IS PROPOSED FOR THIS PROJECT.
- ALL PLANTING AREAS WILL BE AMENDED WITH ORGANIC MATERIAL DEPENDING UPON ON-SITE SOIL CONDITIONS TO AID IN SOIL MOISTURE RETENTION. ALL PLANTING AREAS WILL RECEIVE EITHER 3" OF A BARK MATERIAL OR COBBLE MULCH TO RETAIN SOIL MOISTURE AND MAINTAIN COOLER SOIL
- 9. AN IRRIGATION AUDIT WILL BE REQUIRED TO CERTIFY THAT ALL PLANT MATERIAL, IRRIGATION SYSTEMS AND LANDSCAPE FEATURES HAVE BEEN INSTALLED AND OPERATE AS APPROVED BY THE CITY. AUDIT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO OCCUPANCY AND USE.
- 10. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY LANDSCAPE REGULATIONS AND THE LAND DEVELOPMENT
- MANUAL: LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. 11. SCREENING: WHEN PLANT MATERIAL IS USED TO ACHIEVE A SCREENING REQUIREMENT, PROVIDE PLANTINGS THAT ARE EVERGREEN AND SPACED TO ENSURE 100% SCREENING WITHIN TWO YEARS OF INSTALLATION.
- 12. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION OF THIS AREA SHALL BE FIVE FEET.
- 13. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
- 14. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY FIRE HYDRANT. 15. METHOD OF IRRIGATION TO INCLUDE A COMBINATION OF OVERHEAD SPRAYS FOR GRASSES AND TURF, A SUBSURFACE DRIP SYSTEM FOR PLANTING,
- AND TREE BUBBLERS FOR TREE PLANTINGS. 16. THERE WILL BE A DEDICATED IRRIGATION METER FOR EACH SIDE OF THE PROJECT BISECTED BY COUNTRY LIVING WAY. LOCATIONS TO BE DETERMINED.
- 17. SOIL MOISTURE PROBES SHALL BE LOCATED IN THE BOTTOM AND THE TOE OF SIDE SLOPES OF ALL VEGETATED STORM WATER DETENTION BASINS TO ENSURE THAT THE IRRIGATION CONTROLLER DOES NOT ACTIVATE THOSE VALVES IRRIGATING THESE AREAS DURING PERIODS OF INUNDATION.

B. MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS / STOP SIGNS 5 FEET (10' FOR SEWER) UNDERGROUND UTILITY LINES*

ABOVE GROUND UTILITY STRUCTURE 10 FEET

DRIVEWAY (ENTRIES) 10 FEET, 5 FEET FOR RESIDENTIAL STREETS < 25

INTERSECTIONS (INTERSECTING CURB 25 FEET

LINES OF TWO STREETS

*THE MINIMUM DISTANCE TO ANY SEWER LINE IS 10 FEET ALL TREES SHAL BE MAINTAINED AT 6'-0" CLEAR TO LOWEST BRANCH/CANOPY

C. IRRIGATION DESIGN STATEMENT

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY LANDSCAPE REGULATIONS AND LAND DEVELOPMENT LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS.

AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION

SELECTED. A DEDICATED IRRIGATION METER WILL BE INSTALLED TO CONTROL THE IRRIGATION SYSTEM. ALL REQUIRED IRRIGATION SYSTEMS MANAGEMENT AND MAINTENANCE SHALL BE MAINTAINED BY THE PROPERTY OWNER.

D. ROOT BARRIER NOTE

F SPLIT RAIL FENCING ON RETAINING WALL

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

E. LONG TERM MAINTENANCE NOTES

ALL REQUIRED LANDSCAPE AREAS AS SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS AND PRIOR TO FINAL LANDSCAPE INSPECTION.



SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

| | | | | | **1 2 3 0** 485 300 300 **A** 2 S **工**公山

HARMONY GROVE HK INVESTORS LLC BY: NUWI CAPITAL INC. 2120 COLORADO AVENUE #160

SANTA MONICA, CA 90404 Contact: Glenn Cardoso (e) glennc@nuwi.com

COUNTY SUBMITTAL 1-02.23.24 **COUNTY SUBMITTAL 2-**03.26.25

COUNTY SUBMITTAL 3-

08.04.25

SHEET SIZE: 42" x 30" DO NOT SCALE DRAWINGS

SHEET TITLE: FENCING PLAN & PLANT LEGEND

DATE: 07.31.25 SCALE

SHEET: