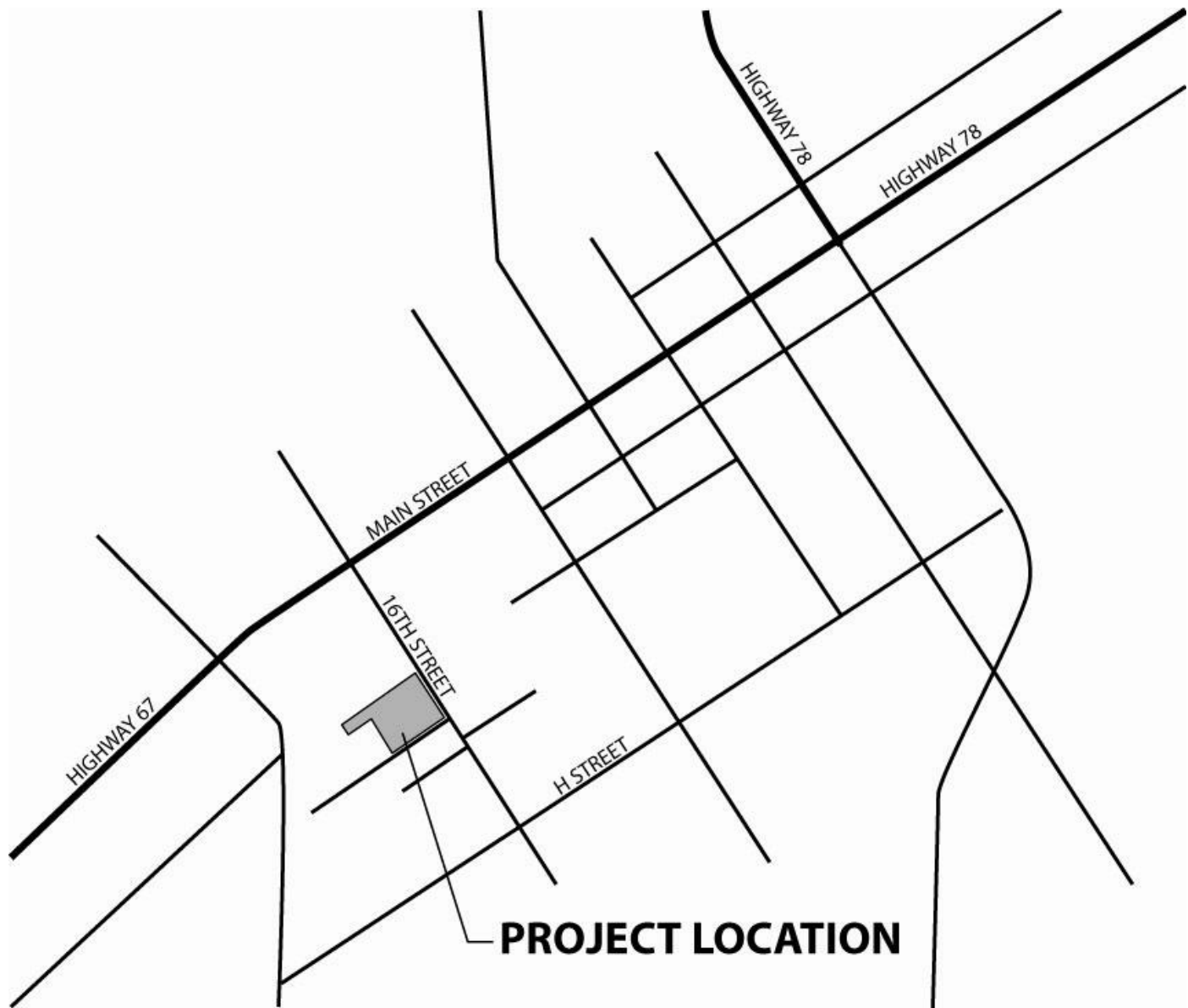


VICINITY MAP



SHEET INDEX

SHEET NUMBER	SHEET NAME
A-2.	BUILDING TYPE 1 - EXTERIOR ELEVATIONS
R-1	REFERENCIAL PLANS
G-1	TITLE SHEET
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C-2	PRELIMINARY GRADING PLAN
C-3	PRELIMINARY UTILITY PLAN
L-1	CONCEPT LANDSCAPE PLAN
CS-1	CONCEPTUAL LIGHTING PLAN
AS-1	CONCEPTUAL SITE PLAN
AS-2	GROUP USABLE OPEN SPACE PLAN & DETAILS
A-1	BUILDING TYPE A - FLOOR PLANS
A-2	BUILDING TYPE A - EXTERIOR ELEVATIONS
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A-4	BUILDING TYPE B - EXTERIOR ELEVATIONS
A-5	BUILDING TYPE C - FLOOR PLANS
A-6	BUILDING TYPE C - EXTERIOR ELEVATIONS
A-7	BUILDING TYPE D - FLOOR PLANS
A-8	BUILDING TYPE D - EXTERIOR ELEVATIONS
A-9	UNIT FLOOR PLANS
A-10	UNIT FLOOR PLANS
A-11	UNIT FLOOR PLANS
A-12	UNIT PLAN - 2A
A-13	UNIT PLAN - 2B
A-14	UNIT PLAN - 3A
A-15	UNIT PLAN - 3B
A-16	UNIT PLAN - 3C
S-1	STRUCTURAL PLAN

VILLAGE PLACE APARTMENTS

RECORD ID #: PDS2015-STP-15-026
ENVIRONMENTAL LOG #: PDS2015-ER-15-09-007
ASSESSOR'S PARCEL NUMBER: 282-261-60-00



PROJECT TEAM

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PROJECT SUMMARY

PROPERTY DATA

SITE ADDRESS:
521 16TH STREET, RAMONA, CA 92065

ASSESSOR'S PARCEL NUMBER:
282-261-60-00

AREA:
3.41 ACRES

CURRENT USE: VACANT WITH NO EXISTING
STRUCTURES OR PAVING ON IT

ZONING DESIGNATIONS

GENERAL PLAN:
VR-24 VILLAGE RESIDENTIAL

ZONING - USE: RU-24 DU/AC URBAN RESIDENTIAL
ZONING - BUILDING TYPE: K (INCLUDE MULTI-DWELLING)
ZONING - OPEN SPACE: G (100SF PRIVATE/500SF GROUP)
ZONING - SPECIAL AREA: B(COMMUNITY REVIEW)
ZONING - SPECIAL AREA: C(AIRPORT)
ZONING - SPECIAL AREA: D3(ORDINANCE 7634)

BICYCLE PARKING

REQUIRED:
25 UNITS X 0.5 SPACES/UNIT = 13 SPACES

PROVIDED:
BICYCLE RACK PARKING = 14 SPACES

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF APARTMENT HOUSING ON A 3.41 ACRE VACANT PROPERTY. THE PROPERTY FRONTS 16th STREET AND THE DEVELOPMENT WILL BE ACCESSED FROM 16TH STREET. SIX TWO-STORY APARTMENT BUILDINGS WILL OCCUR ON THE PROPERTY. TWO TYPE "A" BUILDINGS WILL EACH CONSIST OF 4 TWO-BEDROOM UNITS, 2 THREE-BEDROOM UNITS AND GARAGES FOR 6 PARKING SPACES. ONE TYPE "B" BUILDING WILL CONSIST OF 4 TWO-BEDROOM UNITS AND GARAGES FOR 4 PARKING SPACES. TWO TYPE "C" BUILDINGS WILL EACH CONSIST OF 2 TWO-BEDROOM UNITS, 2 THREE-BEDROOM UNITS AND GARAGES FOR 4 PARKING SPACES. ONE TYPE "D" BUILDING WILL CONSIST OF 1 THREE-BEDROOM UNIT, A GARAGE FOR 1 PARKING SPACE, A STORAGE SPACE AND A RENTAL OFFICE. THIS WILL RESULT IN 16 TWO-BEDROOM UNITS AND 9 THREE-BEDROOM UNITS FOR A TOTAL OF 25 UNITS WITH A DENSITY OF 7.3 UNITS PER ACRE.

THE COMMON GROUNDS WILL FEATURE AN OUTDOOR PICNIC AREA WITH A SHADE STRUCTURE, A CHILDREN'S PLAY AREA AND A WALKING TRAIL THAT LOOPS AROUND THE APARTMENT BUILDINGS. THERE WILL BE 25 ASSIGNED GARAGE SPACES AND 24 UNASSIGNED SURFACE SPACES FOR A TOTAL OF 49 ON-SITE PARKING SPACES.

GROUP USABLE OPEN SPACE

REQUIRED:
25 UNITS X 500 SQ. FT./UNIT = 12,500 SQ. FT.

PROVIDED:
18,084 SQ. FT. (SEE GROUP USABLE OPEN SPACE PLAN ON SHEET AS-2 FOR LOCATIONS AND TABULATION)

PRIVATE USABLE OPEN SPACE

REQUIRED:
100 SQ. FT. PER UNIT

PROVIDED:
AT LEAST 100 SQ. FT. PER UNIT (SEE FLOOR PLANS ON SHEETS A-1, A-3, A-5 & A-7 FOR LOCATIONS AT UNITS OF EACH BUILDING TYPE)

HOUSING

TWO BEDROOM APARTMENT UNITS: 16
THREE BEDROOM APARTMENT UNITS: 9

TOTAL APARTMENT UNITS: 25

DENSITY: 7.3 DWELLING UNITS PER ACRE

BUILDING TYPE A: 8,053 SQ. FT. X 2 = 16,106 SQ. FT.
BUILDING TYPE A GARAGES: 1,848 SQ. FT. X 2 = 3,696 SQ. FT.
BUILDING TYPE B: 5,066 SQ. FT.
BUILDING TYPE B GARAGES: 1,248 SQ. FT.
BUILDING C: 5,525 SQ. FT. X 2 = 11,050 SQ. FT.
BUILDING C GARAGES: 1,248 SQ. FT. X 2 = 2,496 SQ. FT
BUILDING D: 1,467 SQ. FT.
BUILDING D GARAGE, STORAGE & OFFICE: 1,510 SQ. FT.

TOTAL BUILDING AREA: 42,639 SQ. FT.

PARKING

REQUIRED:
TWO BEDROOM UNITS: 16 UNITS X 1.5 SPACES/UNIT = 24 SPACES
THREE BEDROOM UNITS: 9 UNITS X 2 SPACES/UNIT = 18 SPACES
GUESTS: 25 UNITS X 0.2 SPACES/UNIT = 5 SPACES

TOTAL REQUIRED: 47 SPACES

PROVIDED:
ON-SITE ASSIGNED PARKING (GARAGES) = 25 SPACES
ON-SITE UNASSIGNED PARKING = 24 SPACES
ON STREET = 0 SPACES

TOATAL PROVIDED: 49 SPACES

PRELIMINARY PROJECT CONDITIONS
RELATED TO PALEONTOLOGICAL RESOURCES

PALEONTOLOGICALLY SENSITIVE AREAS ARE THOSE IDENTIFIED AS HAVING HIGH, MODERATE, LOW OR MARGINAL POTENTIAL TO CONTAIN PALEONTOLOGICAL RESOURCES. MITIGATION INCLUDES MONITORING DURING GRADING AND/OR EXCAVATION, HOWEVER, THE MONITORING REQUIREMENT IS DIFFERENT FOR HIGH/MODERATE AND LOW/MARGINAL. ONLY THE AREAS OF NO POTENTIAL DO NOT REQUIRE MONITORING. GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES ARE AT: [HTTP://WWW.SDCOUNTY.CA.GOV/PDS/DOCS/PALEO-GUIDELINES.PDF](http://www.sdcounty.ca.gov/pds/docs/paleo-guidelines.pdf).

PROJECT SPECIFIC INFORMATION: A REVIEW OF THE COUNTY'S PALEONTOLOGICAL RESOURCES POTENTIAL AND SENSITIVITY MAP AND DATA ON SAN DIEGO COUNTY'S GEOLOGIC FORMATIONS INDICATES THAT THE PROJECT IS LOCATED ON GEOLOGICAL FORMATIONS THAT POTENTIALLY CONTAIN UNIQUE PALEONTOLOGICAL RESOURCES. EXCAVATING INTO UNDISTURBED GROUND BENEATH THE SOIL HORIZONS MAY CAUSE A SIGNIFICANT IMPACT IF UNIQUE PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED. THE PROJECT IS IN AN AREA RATED AS HAVING LOW POTENTIAL FOR CONTAINING UNIQUE PALEONTOLOGICAL RESOURCES.

GENERAL INFORMATION: SINCE AN IMPACT TO PALEONTOLOGICAL RESOURCES DOES NOT TYPICALLY OCCUR UNTIL THE RESOURCE IS DISTURBED, MONITORING DURING EXCAVATION IS THE ESSENTIAL MEASURE TO MITIGATE POTENTIALLY SIGNIFICANT IMPACTS TO UNIQUE PALEONTOLOGICAL RESOURCES TO A LEVEL BELOW SIGNIFICANCE. MONITORING AND COLLECTION OF PALEONTOLOGICAL RESOURCES DURING SITE EXCAVATION ENSURES THAT POTENTIALLY ADVERSE IMPACTS TO PALEONTOLOGICAL RESOURCES ARE REDUCED TO A LEVEL BELOW SIGNIFICANCE. THE TYPE OF MONITORING REQUIRED IS BASED ON THE AMOUNT OF EXCAVATION PROPOSED AND THE SITE'S POTENTIAL FOR CONTAINING UNIQUE PALEONTOLOGICAL RESOURCES. TO MITIGATE FOR THE PROJECT'S POTENTIAL IMPACT TO PALEONTOLOGICAL RESOURCES, THE PROJECT WILL BE REQUIRED TO COMPLY WITH THE FOLLOWING PROJECT CONDITION:

DRAFT GRADING PLAN NOTES:

PRIOR TO APPROVAL OF GRADING OR IMPROVEMENT PLANS, THE APPLICANT SHALL:

A. PROVIDE EVIDENCE THAT GRADING AND/OR OTHER EXCAVATION WILL BE MONITORED FOR FOSSILS. THE PERSON RESPONSIBLE FOR FOSSIL MONITORING NEED NOT BE A QUALIFIED PALEONTOLOGIST OR A QUALIFIED PALEONTOLOGICAL RESOURCES MONITOR, AND MAY BE AN EMPLOYEE(S) OF THE GRADING CONTRACTOR, AND IN SOME CASES, MAY BE THE EQUIPMENT OPERATOR(S). EVIDENCE SHALL BE A LETTER FROM THE GRADING CONTRACTOR TO THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES STATING THE NAMES OF THOSE INDIVIDUALS THAT WILL BE RESPONSIBLE FOR MONITORING FOR FOSSILS.

B. PROVIDE EVIDENCE TO THE DIRECTOR OF PUBLIC WORKS (DPW) THAT THE FOLLOWING NOTES HAVE BEEN PLACED ON THE GRADING PLAN:

- IF A FOSSIL OR GROUP OF FOSSILS (E.G. A SHELL BED) OF GREATER THAN TWELVE INCHES IN ANY DIMENSION (INCLUDING CIRCUMFERENCE) IS ENCOUNTERED BENEATH THE SOIL LAYERS (MEANING THAT IT IS NOT ARCHAEOLOGICAL) DURING GRADING OR OTHER EXCAVATION:
 - ALL EARTHMOVING OPERATIONS IN THE AREA WHERE THE FOSSIL WAS FOUND SHALL BE SUSPENDED IMMEDIATELY;
 - THE COUNTY'S PERMIT COMPLIANCE COORDINATOR SHALL BE NOTIFIED;
 - THE APPLICANT SHALL CONTRACT WITH A QUALIFIED PALEONTOLOGIST TO EVALUATE THE SIGNIFICANCE OF THE FOSSIL. A QUALIFIED PALEONTOLOGIST IS A PERSON WITH A PH.D. OR MASTER'S DEGREE IN PALEONTOLOGY OR A RELATED FIELD, AND WHO HAS KNOWLEDGE OF SAN DIEGO COUNTY PALEONTOLOGY AND DOCUMENTED EXPERIENCE IN PROFESSIONAL PALEONTOLOGICAL PROCEDURES AND TECHNIQUES.
 - VERIFICATION OF THE CONTRACT SHALL BE PRESENTED IN A LETTER FROM THE QUALIFIED PALEONTOLOGIST TO THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES STATING THAT HE/SHE HAS BEEN CONTRACTED TO DETERMINE IF THE FOUND FOSSIL IS SIGNIFICANT. IF THE FOSSIL IS SIGNIFICANT, THE QUALIFIED PALEONTOLOGIST SHALL:
 - SALVAGE UNEARTHED FOSSIL REMAINS, INCLUDING SIMPLE EXCAVATION OF EXPOSED SPECIMENS OR, IF NECESSARY, PLASTER-JACKETING OF LARGE AND/OR FRAGILE SPECIMENS OR MORE ELABORATE QUARRY EXCAVATIONS OF RICHLY FOSSILIFEROUS DEPOSITS;
 - IN THE FIELD, RECORD STRATIGRAPHIC AND GEOLOGIC DATA TO PROVIDE A CONTEXT FOR THE RECOVERED FOSSIL REMAINS, TYPICALLY INCLUDING A DETAILED DESCRIPTION OF ALL PALEONTOLOGICAL LOCALITIES WITHIN THE PROJECT SITE, AS WELL AS THE LITHOLOGY OF FOSSIL-BEARING STRATA WITHIN THE MEASURED STRATIGRAPHIC SECTION, IF FEASIBLE, AND PHOTOGRAPHIC DOCUMENTATION OF THE GEOLOGIC SETTING;
 - GRADING AND EXCAVATION CAN RESUME EITHER WHEN THE QUALIFIED PALEONTOLOGIST DETERMINES THAT THE FIND IS NOT SIGNIFICANT OR AFTER THE FOSSIL HAS BEEN REMOVED AND THE ASSOCIATED DATA COLLECTED.

C. PRIOR TO ROUGH GRADING INSPECTION SIGN-OFF PROVIDE EVIDENCE THAT MONITORING FOR FOSSILS HAS BEEN COMPLETED. EVIDENCE SHALL BE IN THE FORM OF A LETTER FROM THE GRADING CONTRACTOR TO TE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES. [PDS, FEE].

PRELIMINARY PROJECT CONDITIONS RELATED
TO PALEONTOLOGICAL RESOURCES CONTINUED

PRIOR TO FINAL GRADING RELEASE:

- IF NO PALEONTOLOGICAL RESOURCES WERE DISCOVERED, SUBMIT A "NO FOSSILS FOUND" LETTER FROM THE GRADING CONTRACTOR TO THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES STATING THAT THE MONITORING HAS BEEN COMPLETED AND THAT NO FOSSILS WERE DISCOVERED, AND INCLUDING THE NAMES AND SIGNATURES FROM THE FOSSIL MONITORS. THE LETTER SHALL BE IN THE FORMAT OF ATTACHMENT E OF THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES. [PDS FEE]
- IF PALEONTOLOGICAL RESOURCES WERE DISCOVERED AND SALVAGED, THE FOLLOWING TASKS SHALL BE COMPLETED BY OR UNDER THE SUPERVISION OF A QUALIFIED PALEONTOLOGIST:
 - PREPARE COLLECTED FOSSIL REMAINS FOR CURATION, TO INCLUDE CLEANING THE FOSSILS BY REMOVING THE ENCLOSING ROCK MATERIAL, STABILIZING FRAGILE SPECIMENS USING GLUES AND OTHER HARDENERS, IF NECESSARY, AND REPAIRING BROKEN SPECIMENS;
 - CURATE, CATALOG AND IDENTIFY ALL FOSSIL REMAINS TO THE LOWEST TAXON POSSIBLE, INVENTORY SPECIMENS, ASSIGNING CATALOG NUMBERS, AND ENTER THE APPROPRIATE SPECIMEN AND LOCALITY DATA INTO AN COLLECTION DATABASE;
 - TRANSFER THE CATALOGED FOSSIL REMAINS AND COPIES OF RELEVANT FIELD NOTES, MAPS, STRATIGRAPHIC SECTIONS, AND PHOTOGRAPHS TO AN ACCREDITED INSTITUTION FOR ARCHIVAL STORAGE AND/OR DISPLAY, PREFERABLY:
 - SAN DIEGO NATURAL HISTORY MUSEUM, PHYSICAL ADDRESS: 1788 EL PRADO, SAN DIEGO, CA 92101; MAILING ADDRESS: P.O. BOX 121390, SAN DIEGO, CA 92112-1390, (619) 232-3821
 - NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY, 900 EXPOSITION BOULEVARD, LOS ANGELES, CA 90007, (213) 763-DINO
 - SAN BERNARDINO MUSEUM OF NATURAL HISTORY, 2024 ORANGE TREE LANE, REDLANDS, CALIFORNIA 92374, (909) 307-2669
 - UNIVERSITY OF CALIFORNIA MUSEUM OF PALEONTOLOGY, BERKELEY, 1101 VALLEY LIFE SCIENCES BUILDING, BERKELEY, CA 94720-4780, (510) 642-1821
 - ANZA-BORREGO DESERT STATE PARK, 200 PALM CANYON DRIVE, BORREGO SPRINGS, CA 92004, (760) 767-5311

PRELIMINARY PROJECT CONDITIONS RELATED
TO PALEONTOLOGICAL RESOURCES CONTINUED

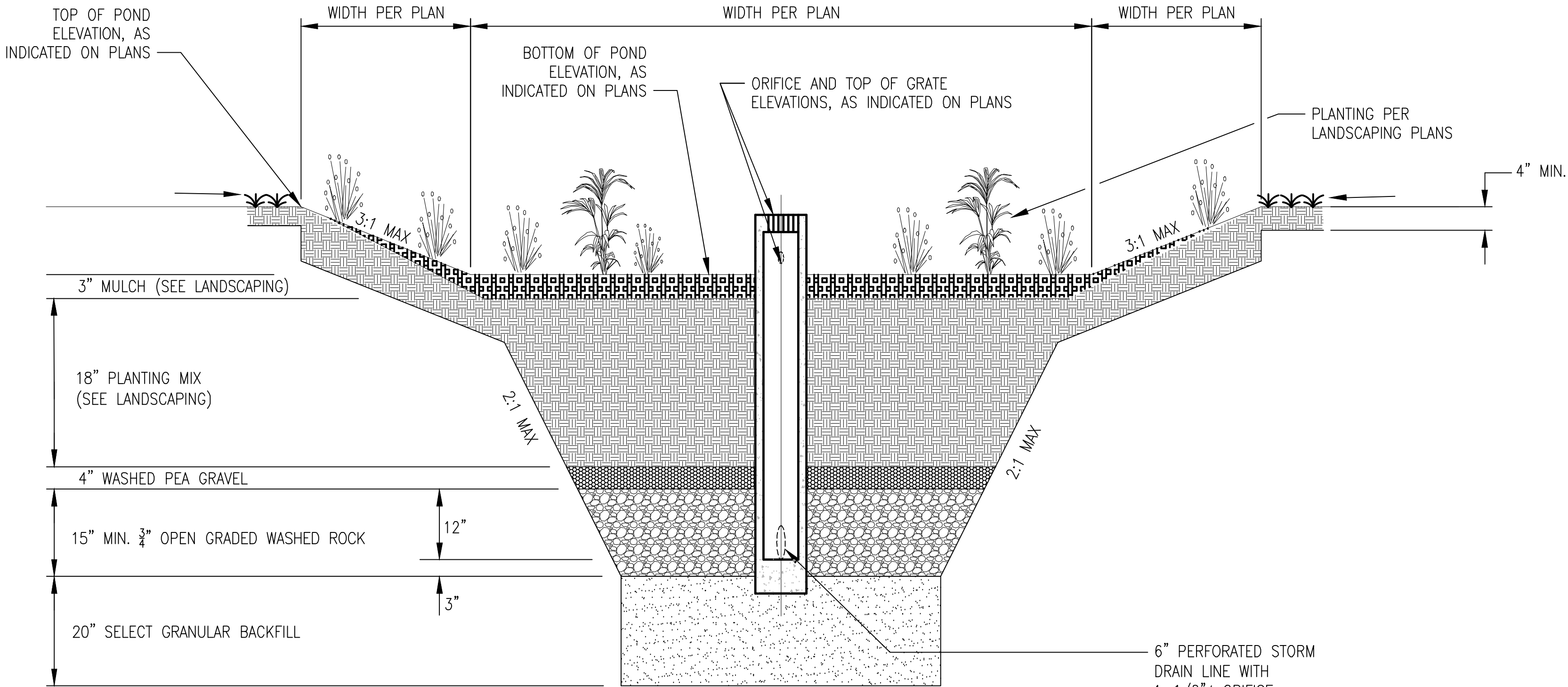
- PREPARE A FINAL PALEONTOLOGICAL RESOURCES MITIGATION PROGRAM REPORT SUMMARIZING THE FIELD AND TABORATORY METHODS USED, THE STRATIGRAPHIC UNITS INSPECTED, THE TYPES OF FOSSILS RECOVERED, AND THE SIGNIFICANCE OF THE CURATED COLLECTION.
- SUBMIT A DETAILED REPORT PREPARED BY THE QUALIFIED PALEONTOLOGIST IN THE FORMAT PROVIDED IN APPENDIX * OF THE GUIDELINES FOR DETERMINING SIGNIFICANCE FOR PALEONTOLOGICAL RESOURCES AND DOCUMENTING CURATION OF THE COLLECTED FOSSILS AND IDENTIFYING WHICH ACCREDITED INSTITUTION HAS AGREED TO ACCEPT THE CURATED FOSSILS;
- SUBMITTING TWO HARD COPIES OF THE FINAL PALEONTOLOGICAL RESOURCES MITIGATION REPORT TO THE DIRECTOR OF PDS FOR FINAL APPROVAL OF THE MITIGATION, AND SUBMIT AN ELECTRONIC COPY OF THE COMPLETE REPORT IN MICROSOFT WORD ON A CD. SUBMIT ONE COPY OF THE REPORT TO THE SAN DIEGO NATURAL HISTORY MUSEUM AND ONE COPY TO THE INSTITUTION THAT RECEIVED THE FOSSILS. [PDS FEE]
- SUBMIT PROOF OF TRANSFER OF PALEONTOLOGICAL RESOURCES, IN THE FORM OF A LETTER, FROM THE DIRECTOR OF THE PALEONTOLOGY DEPARTMENT OF THE ACCREDITED INSTITUTION TO THE DIRECTOR OF PDS VERIFYING THAT THE CURATED FOSSILS FROM THE PROJECT SITE HAVE BEEN RECEIVED BY THE INSTITUTION. [PDS FEE]

NOTES:

- UNDERGROUND UTILITIES AS SHOWN ARE FROM AVAILABLE DRAWINGS SUPPLEMENTED BY OBSERVED ALIGNMENTS WITH SURFACE MANHOLES, VALVES, ETC. CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SURFACE ITEMS SHOWN ARE FROM AERIAL TOPOGRAPHY, COMPLETED BY SAN-LO AERIAL SURVEYS JULY 25, 2013. ANY OBSERVED VARIATIONS FROM PLANS OR UTILITIES THAT ARE FOUND WHICH ARE NOT SHOWN ON PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT MANAGER AND ENGINEER OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND/ OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE LAND SURVEYOR'S ACT.
- A BOUNDARY SURVEY WAS NOT PERFORMED.

ABBREVIATIONS

AC	ASPHALT CONCRETE
CB	CATCH BASIN
C	CENTERLINE
CONC	CONCRETE
ø	DIAMETER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GVW	GATE VALVE WATER
IE	INVERT ELEVATION
P	PROPERTY LINE
RCP	REINFORCE CONCRETE PIPE
RPBP	REDUCED PRESSURE BACKFLOW PREVENTOR
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
S	SEWER
SMH	SEWER MANHOLE
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
W/	WITH
W	WATER



BIO-FILTRATION WITH PARTIAL RETENTION - SECTION A-A
NO SCALE

Engineering, Inc

BDS
Civil Engineering
Land Surveying

5575 Lake Park Way, Suite 114
La Mesa, California 91942
(619) 582-4992 FAX (619) 582-7428
BDS PROJECT NO. 14-18

VILLAGE PLACE APARTMENTS

521 16th STREET, RAMONA, CA 92065

Revisions:

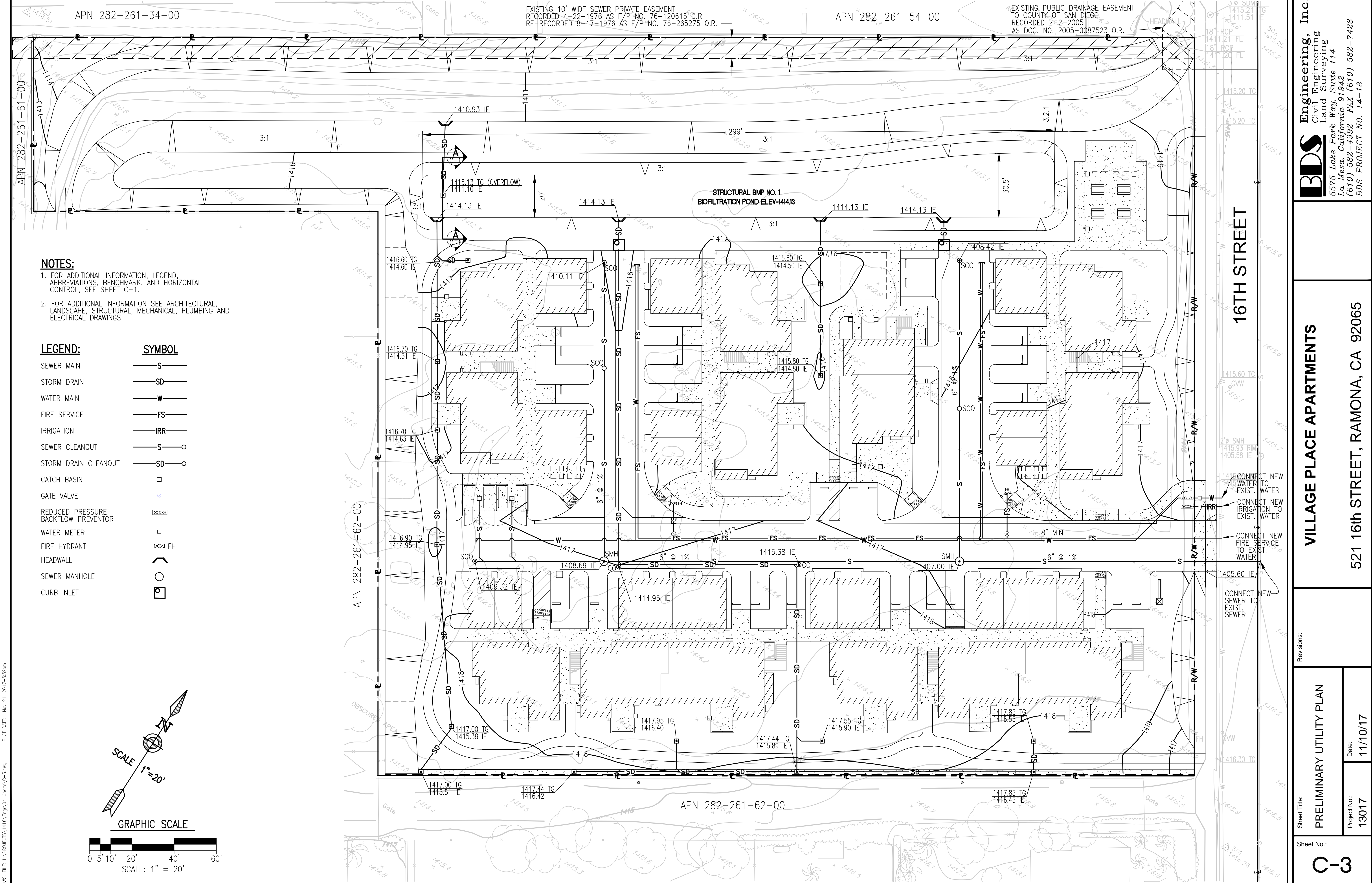
Sheet Title:
CIVIL NOTES

Date:
11/10/17

Project No.:
13017

Sheet No.:

C-1



NOTES:

1. FOR ADDITIONAL INFORMATION, LEGEND, ABBREVIATIONS, BENCHMARK, AND HORIZONTAL CONTROL, SEE SHEET C-1.
2. FOR ADDITIONAL INFORMATION SEE ARCHITECTURAL, LANDSCAPE, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.

LEGEND:

SEWER MAIN	
STORM DRAIN	
WATER MAIN	
FIRE SERVICE	
IRRIGATION	
SEWER CLEANOUT	
STORM DRAIN CLEANOUT	
CATCH BASIN	
GATE VALVE	
REDUCED PRESSURE BACKFLOW PREVENTOR	
WATER METER	
FIRE HYDRANT	
HEADWALL	
SEWER MANHOLE	
CURB INLET	

SYMBOL

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BDS PROJECT NO. 14-18

VILLAGE PLACE APARTMENTS

Revisions:

PRELIMINARY UTILITY PLAN

Project No.: 13017

Sheet No.: C-3

Date: 11/10/17

521 16th STREET, RAMONA, CA 92065

APN 282-261-34-00

APN 282-261-54-00

APN 282-261-62-00

APN 282-261-61-00

16TH STREET

GENERAL NOTES

- 1. ALL PROPOSED PLANTINGS WILL MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE SAN DIEGO COUNTY GRADING ORDINANCE.
- 2. ALL PROPOSED PLANTING WILL MEET THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL, COUNTY'S OFF STREET PARKING DESIGN MANUAL, AND THE RAMONA COMMUNITY DESIGN GUIDELINES.
- 3. ALL LANDSCAPE AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH SAN DIEGO COUNTY CODE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), SAN DIEGO REGIONAL STANDARD DRAWINGS, AS WELL AS THE STANDARDS AND CRITERIA OF THE LANDSCAPE TECHNICAL MANUAL.
- 4. ALL PLANTINGS WILL CONFORM TO ANY APPROVED FIRE PROTECTION PLAN AS WELL AS ANY REQUIREMENTS OF THE RAMONA FIRE PROTECTION DISTRICT.
- 5. ALL SLOPES OVER 3 FT. HIGH WILL BE PLANTED AND IRRIGATED.
- 6. ALL TREES, INC. STREET TREES, LOCATED WITHIN 5 FT. OF ANY HARDSCAPE, PAVEMENT, OR CURB SHALL BE PLANTED WITH ROOT CONTROL BARRIERS.
- 7. STREET TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY WILL OBTAIN AN ENCROACHMENT FROM THE DEPT. OF PUBLIC WORKS.
- 8. ALL PLANTINGS AND IRRIGATION EQUIPMENT SHOWN INC. WITHIN THE DEDICATED RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 9. THE PROJECT COMMON AREA SHALL RECIEVE 3" OF DECOMPOSED GRANITE (D.G.) MULCH.
- 10. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM WITH RECOMMENDATIONS MADE BY A SOILS TESTING LABORATORY.
- 11. ALL PLANTED AND MULCHED AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION BY THE PROPERTY OWNER.
- 12. ALL LANDSCAPE AREAS SHALL PROVIDE FOR POSITIVE DRAINAGE.
- 13. SEE CIVIL GRADING PLAN FOR ALL FINISHED ELEVATIONS AND STORMWATER DESIGN DETAILS.
- 14. SEE ARCHITECTURAL SITE PLAN FOR SIGNAGE DETAILS.
- 15. EXISTING TREES TO BE RETAINED/REMOVED - SEE LEGEND

Plant Materials List

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
STREET TREE 24" BOX			
	PARKSONIA x 'DESERT MUSEUM'	MUSEUM PALO VERDE	
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	
PARKING LOT TREE 24" BOX			
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	
BUFFER/ SCREENING PLANTS 15 GAL/5 GAL			
	PRUNUS ILICIFOLIA 'LYONNI'	CATALINA CHERRY	
	PODOCARPUS MACROPHYLUS 'MAKI'	YEW PINE	
	HETEROMELES ARBUTIFOLIA	TOYON	
DRY RIVERBED/THEME ELEMENT 15 GAL/5 GAL			
	DASYLIRION WHEELERI	DESERT SPOON, SOTOL	
	NOLINA PARRYI	BEARGRASS	
	YUCCA RECURVIFOLIA	SOFT LEAF YUCCA	
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	
ORNAMENTALS/ SHRUBS 5 GAL			
	SANTOLINA CHAMAECYPARRISUS	LAVENDER COTTON	
	SALVIA CLEVELANDI	CLEVELAND SAGE	
	AGAVE PARRYI 'TRUNCATA'	ARTICHOKE AGAVE	
	EUPHORBIA CHARACIAS 'WULFENII'		
	ALOE STRIATA	CORAL ALOE	
SCREENING SHRUBS 3'+ HIGH @ PROJECT EDGE			
PLANTED 3' TO 5' ON CENTER (TYP.) 1 GAL/ 5 GAL			
	ENCELIA FARINOSA	BRITTLEBRUSH	
	GRIVILLEA 'NOELLII'		
	CEANOTHUS 'JOYCE COULTER'		
	CALLISTEMON 'LITTLE JOHN'		
SCREENS/HEDGES/ ESPALLIERS 5 GAL/15 GAL			
	PODOCARPUS MACROPHYLUS 'MAKI'	PINK POWDER PUFF	
	CALLIANDRA HAEMATOCEPHALA	CAPE PLUMBAGO	
CREEKSIDE/ BIO-RETENTION AREAS LINER/1 GAL			
	MUHLENBERGIA RIGENS	DEERGRASS	
	MUHLENBERGIA CAPILARIS	PINK MUHLY	
	LEYNUS CONDENSATUS 'CANYON PRINCE'	GIANT WILD RYE	
	HYDROSEED CUSTOM NATIVE GRASS/ MEADOW SEED MIX		
@ CHANNEL/ DETENTION AREA			



LEGEND

3' HIGH VINYL RAIL FENCE @ TOP OF WALL
3' TO 6' RETAINING WALL SEE GRADING PLAN
EXISTING TREE TO BE REMOVED (SEE BELOW)

EXISTING TREES TO BE REMOVED

KEY	DESCRIPTION
#1	MULTITRUNK: 10", 8", 6", 6" D.B.H.*. OLEA EUROPA OLIVE
#2	MULTITRUNK: 12", 10", 8" D.B.H. PINUS PINEA STONE PINE
#3	MULTITRUNK: 18", 8", 10", 8" D.B.H. SCHINUS MOLLE CA. PEPPER
#4	MULTITRUNK: 6", 11", 9" D.B.H. PINUS PINEA STONE PINE
#5	MULTITRUNK: 9", 6" D.B.H. JUNIPERUS CALIFORNICA JUNIPER
#6	7" D.B.H. EUCALYPYUS CLADOCALYX SUGAR GUM
#7	MULTITRUNK: 9", 8", 6" D.B.H. SCHINUS MOLLE CA. PEPPER
#8	MULTITRUNK: 25", 18" D.B.H. EUCALYPTUS CLADOCALYX
#9	MULTITRUNK: 15", 11", 7" D.B.H. EUCALYPTUS CLADOCALYX


*D.B.H. - TREE DIAMETER MEASURED @ BREAST HEIGHT(TYP.)

IRRIGATION NOTES

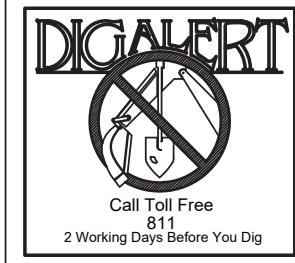
ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW GALLONAGE, LOW PRECIPITATION RATE SPRAY AND ROTOR HEADS, WITH BUBBLER HEADS AT EACH TREE. HEADS WILL BE GROUPED INTO ZONES BASED ON EXPOSURE AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE. INDIVIDUAL HEADS WILL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO BUILDINGS, WALKS, BROW DITCHES AND DRIVEWAYS. A SMART CONTROLLER, WITH A RAIN SENSING DEVICE WILL BE PROVIDED. THE SYSTEM WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE COUNTY WATER EFFICIENT LANDSCAPE DESIGN MANUAL. A LANDSCAPE DOCUMENTATION PACKAGE WILL BE SUBMITTED ALONG WITH FINAL LANDSCAPE CONSTRUCTION DRAWINGS FOR THE PROJECT.

STATEMENT OF COMPLIANCE

PER SECTION 86.709(b.9) OF THE COUNTY LANDSCAPE ORDINANCE: I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS TO PROVIDE THE EFFICIENT USE OF WATER.

BY:  DATE: APRIL 22ND, 2017
JOE CHISHOLM, RLA 1774 (EXPIRES 4-30-2019)
CHISHOLM LAND PLANNING



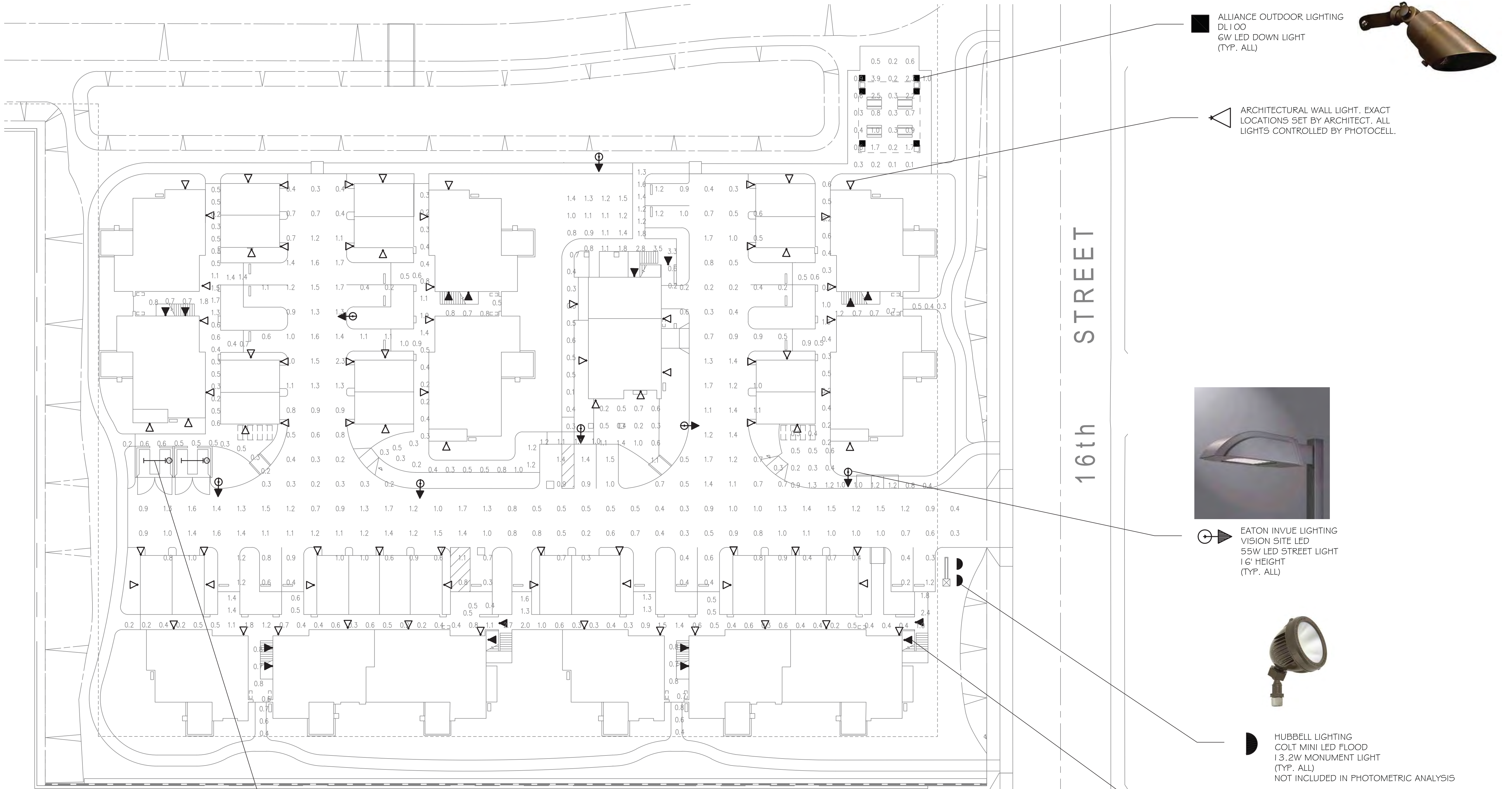
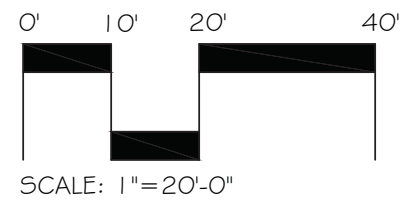


NOTE:

ANY CHANGE OR DEVIATION FROM THE LIGHTING SPECIFICATIONS SHALL INVALIDATE THIS PHOTOMETRIC STUDY.

LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	ARRANGEMENT	LUM. LUMENS	LLF	DESCRIPTION	LUM. WATTS / TOTAL WATTS
	79	LANTERN - NOT SPECIFIED	SINGLE	322	0.800	26W CFL LANTERN @ 8' (SPECIFIED BY OTHERS)	26 / 2054
	2	HUBBELL LIGHTING	SINGLE	1115	N/A	MBUL-1L3K-1 (MONUMENT LIGHT)	13.2 / 26.4
	16	INVUE LIGHTING	SINGLE	1307	0.900	VXS-F01-LED-E1-SL3-HS5-7030 @ 9' # 16' (VISION WALL MOUNT LIGHT)	25.9 / 414.4
	7	INVUE LIGHTING	SINGLE	2615	0.900	VXS-F02-LED-E1-SL3-HS5-7030 @ 16' (VISION STREET LIGHT)	55 / 385
	6	ALLIANCE OUTDOOR LIGHTING	SINGLE	410	0.900	DL100 WLMRT 6-LED-5-WF (TRELLIS LIGHT)	6 / 36
	2	LITHONIA LIGHTING	SINGLE	2419	N/A	DMW2-L24-2000LM-AFL-WD-MVOLT-30K-80CRI-MS11ONWLD5CNWL (TRASH LIGHT)	18 / 36

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	
AUTOMOTIVE HARDSCAPE	ILLUMINANCE	FC	0.89	2.3	0.2	4.45	
PLAY AREA	ILLUMINANCE	FC	1.17	1.5	0.8	1.46	



EATON INVUE LIGHTING
VISION SITE LED
55W LED STREET LIGHT
16' HEIGHT
(TYP. ALL)



HUBBELL LIGHTING
COLT MINI LED FLOOD
13.2W MONUMENT LIGHT
(TYP. ALL)
NOT INCLUDED IN PHOTOMETRIC ANALYSIS
WITH MANUFACTURER'S EYEBROW SHIELD
(HUBBELL 309-S OR EQUIVALENT)



EATON INVUE LIGHTING
VISION SITE LED
25W LED WALL MOUNT LIGHT
9' # 16' HEIGHT
(TYP. ALL)



ALLIANCE OUTDOOR LIGHTING
DL100
6W LED DOWN LIGHT
(TYP. ALL)

ARCHITECTURAL WALL LIGHT. EXACT
LOCATIONS SET BY ARCHITECT. ALL
LIGHTS CONTROLLED BY PHOTOCELL.



LITHONIA LIGHTING
DMW2
18W LED TRASH ENCLOSURE LIGHT
WITH OCCUPANCY SENSOR
(TYP. ALL)



Project:
VILLAGE PLACE
APARTMENTS
RAMONA, CA

Client:
R.A. BURCH CONSTRUCTION
405 MAPLE ST.
RAMONA, CA 92065



Revisions:
1ST REVISION 05-17-17

Sheet Info:
Drawn By: SS
Checked By: KPJR
Scale:
Date: 11/10/17 05/15/17
Job No.: RAB17/05021

Sheet Title:
CONCEPTUAL
LIGHTING PLAN

Sheet Reference:

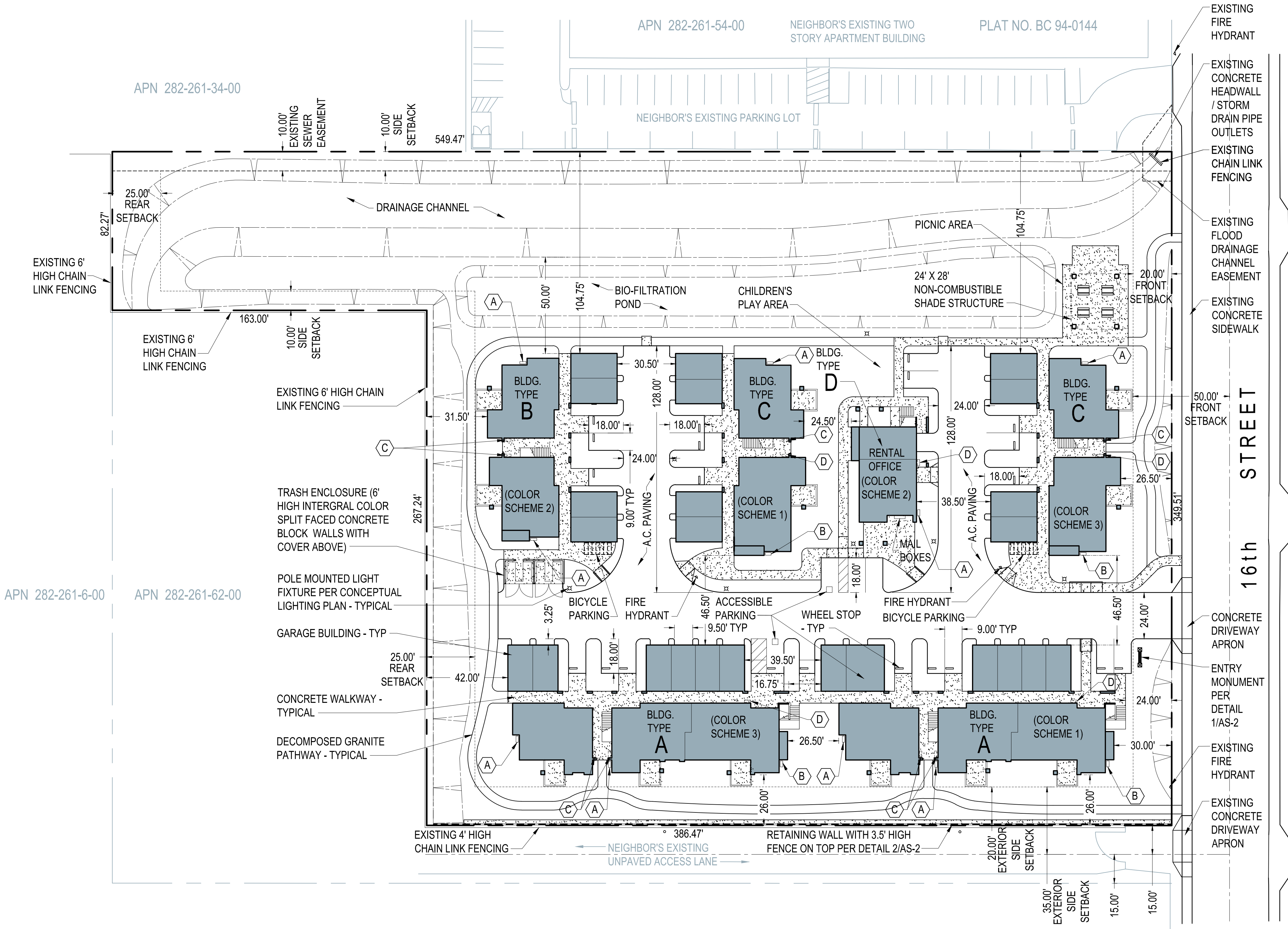
CS-1

Sheet: 1 of 1

BUILDING TYPE SCHEDULE		
TYPE	QUANTITY	FLOOR PLAN REFERENCE
A	2	SHEET A-1
B	1	SHEET A-3
C	2	SHEET A-5
D	1	SHEET A-7

CONDENSER LEGEND

- A GROUND MOUNTED CONDENSER (MITSUBISHI T119D-H236)
- B GROUND MOUNTED CONDENSER (MITSUBISHI T121Q-H263)
- C BALCONY DECK MOUNTED CONDENSER (MITSUBISHI T119D-H236)
- D BALCONY DECK MOUNTED CONDENSER (MITSUBISHI T121Q-H263)



CONCEPTUAL SITE PLAN

1" = 30'

Revisions:

Sheet Title:
CONCEPTUAL SITE PLAN

Project No.:
13017

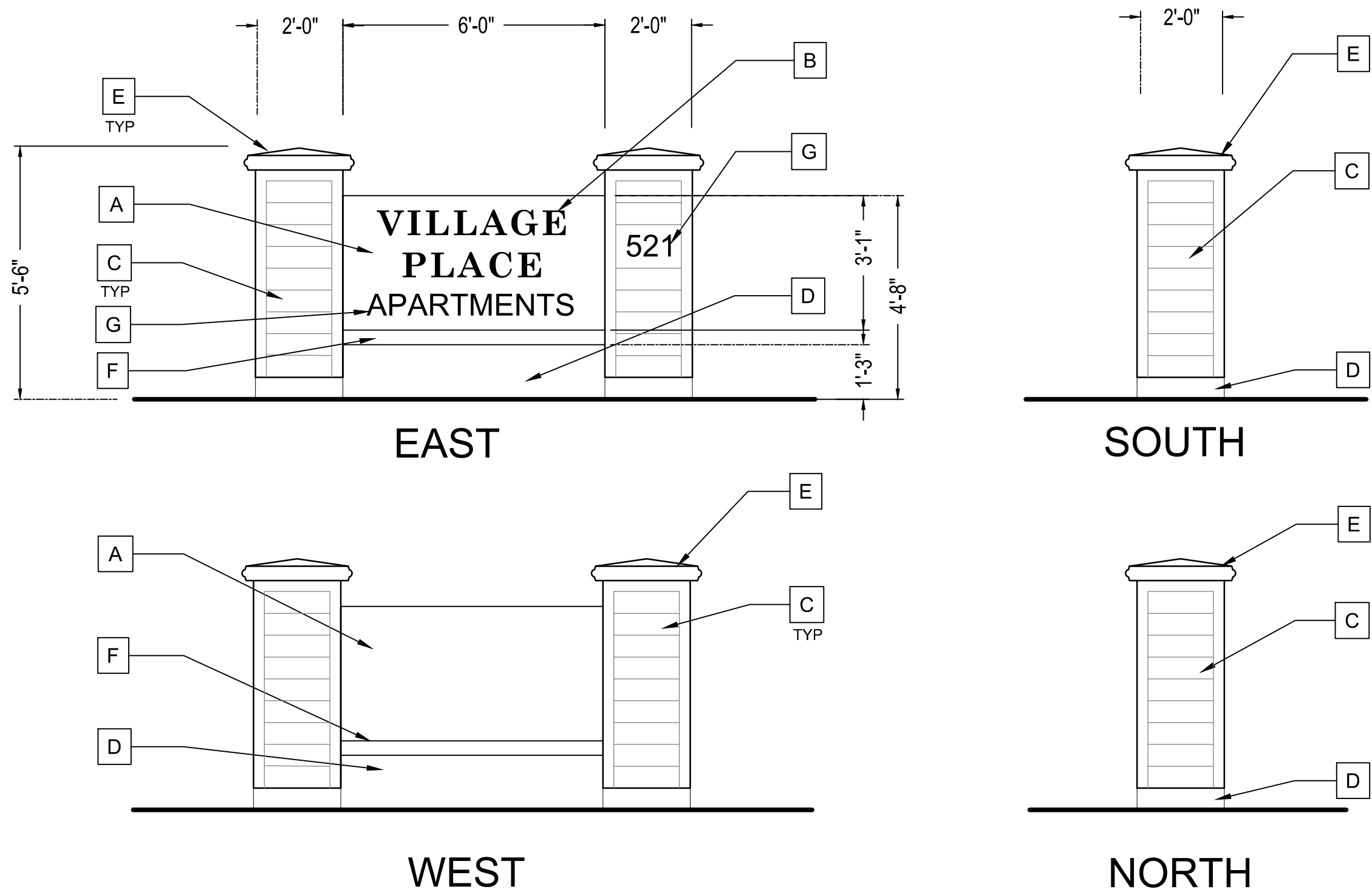
Date:

11/10/2017

Sheet No.:

AS-1

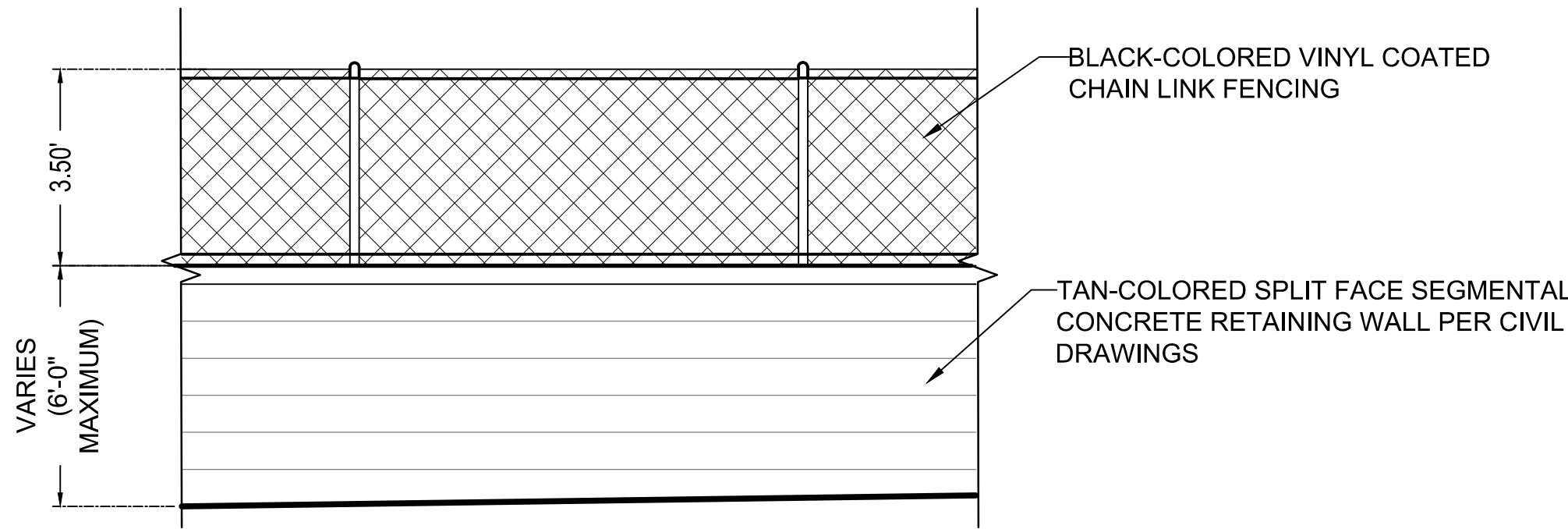
NOTE: AREA TAKEN UP BY ALUMINUM LETTERS FOR PROJECT NAME AND ADDRESS NUMBER IS 14 SQUARE FEET.



MONUMENT SIGN ELEVATIONS

3/8" = 1'-0"

1



SOUTH PROPERTY LINE FENCE ELEVATION

3/8" = 1'-0"

2

KEYNOTES

- A CEMENT PLASTER (PAINTED SIMILAR TO ALLURA FIBER CEMENT PRODUCTS, MARIGOLD)
- B 7" FORMED ALUMINUM LETTERS (PAINTED SIMILAR TO SHERWIN WILLIAMS, 7710 BRANDYWINE)
- C FIBER CEMENT HORIZONTAL SIDING (SIMILAR TO ALLURA FIBER CEMENT PRODUCTS, SUEDE)
- D CONCRETE BASE (NATURAL GRAY)
- E PRECAST CONCRETE COLUMN CAP (CREME-COLORED)
- F CONCRETE FIN (PAINTED SIMILAR TO SHERWIN WILLIAMS, 7514 FOOTHILLS)
- G 6" FORMED ALUMINUM LETTERS (PAINTED SIMILAR TO SHERWIN WILLIAMS, 7710 BRANDYWINE)

OPEN SPACE CALCULATIONS

AREA	SQUARE FOOTAGE
1	1,128.00 SQ. FT.
2	7,706.00 SQ. FT.
3	2,809.00 SQ. FT.
4	633.00 SQ. FT.
5	1,599.00 SQ. FT.
6	3,040.00 SQ. FT.
7	1,169.00 SQ. FT.
TOTAL	18,084.00 SQ. FT.



GROUP USABLE OPEN SPACE PLAN

1' = 40'

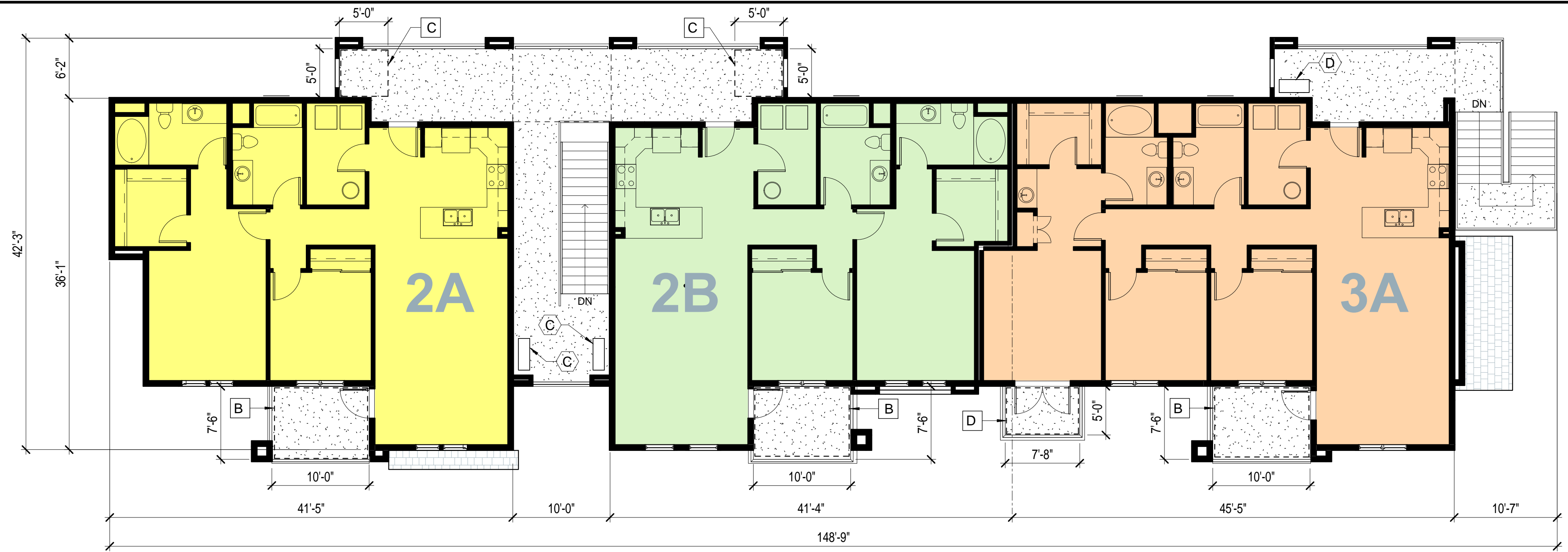


PRIVATE OPEN SPACE LEGEND

- A 130 SQ. FT. PATIO (WITH 50% OF THE MINIMUM REQUIRED 100 SQ. FT. NOT COVERED BY A PRIVATE BALCONY ABOVE)
- B 75 SQ. FT. PRIVATE BALCONY
- C 25 SQ. FT. PRIVATE BALCONY SPACE
- D 38 SQ. FT. PRIVATE BALCONY

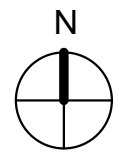
CONDENSER LEGEND

- A GROUND MOUNTED CONDENSER (MITSUBISHI T119D-H236)
- B GROUND MOUNTED CONDENSER (MITSUBISHI T121Q-H263)
- C BALCONY DECK MOUNTED CONDENSER (MITUBISHI T119D-H236)
- D BALCONY DECK MOUNTED CONDENSER (MITUBISHI T121Q-H263)



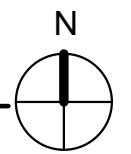
BUILDING TYPE A: 2nd STORY FLOOR PLAN

3,991 SQUARE FEET



BUILDING TYPE A: 1st STORY FLOOR PLAN

4,062 SQUARE FEET





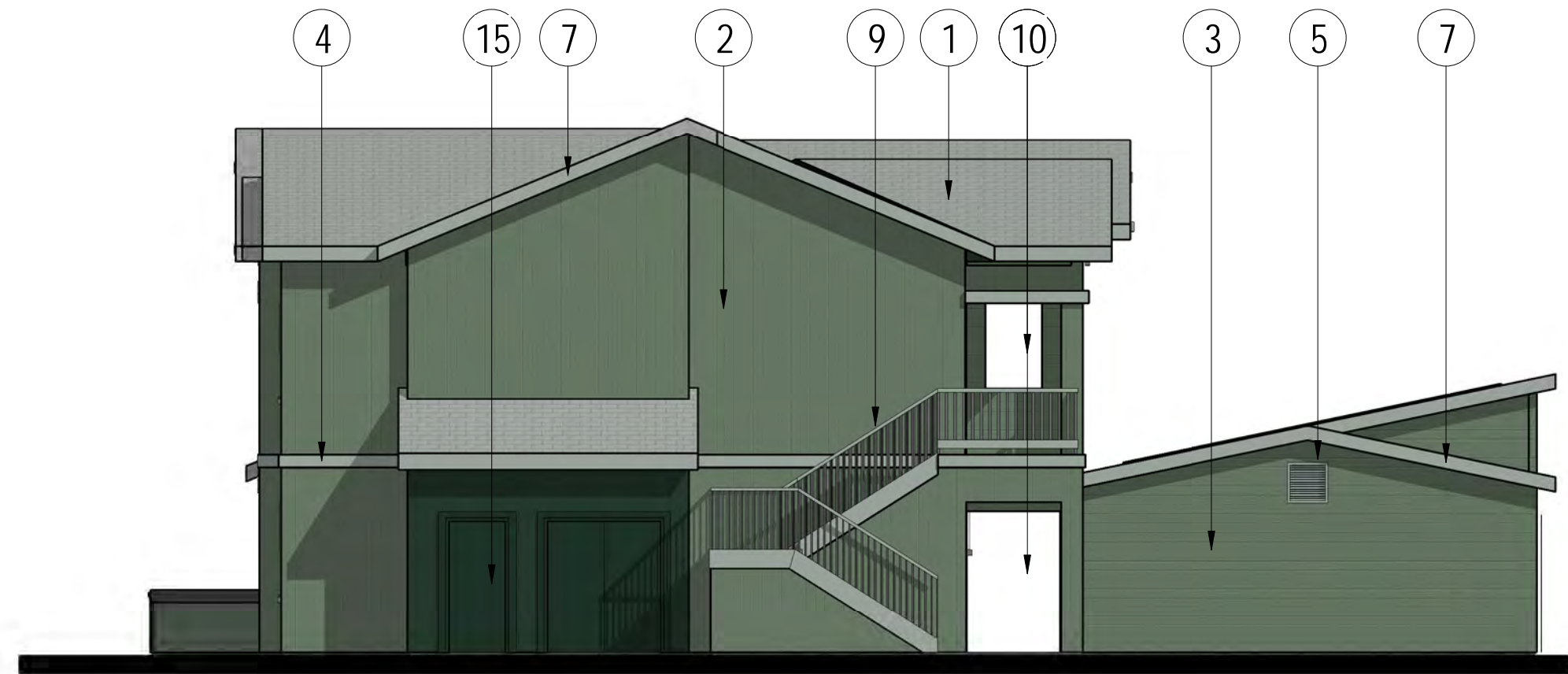
BUILDING TYPE A: SOUTH ELEVATION (COLOR SCHEME 1)

1/8" = 1'-0"



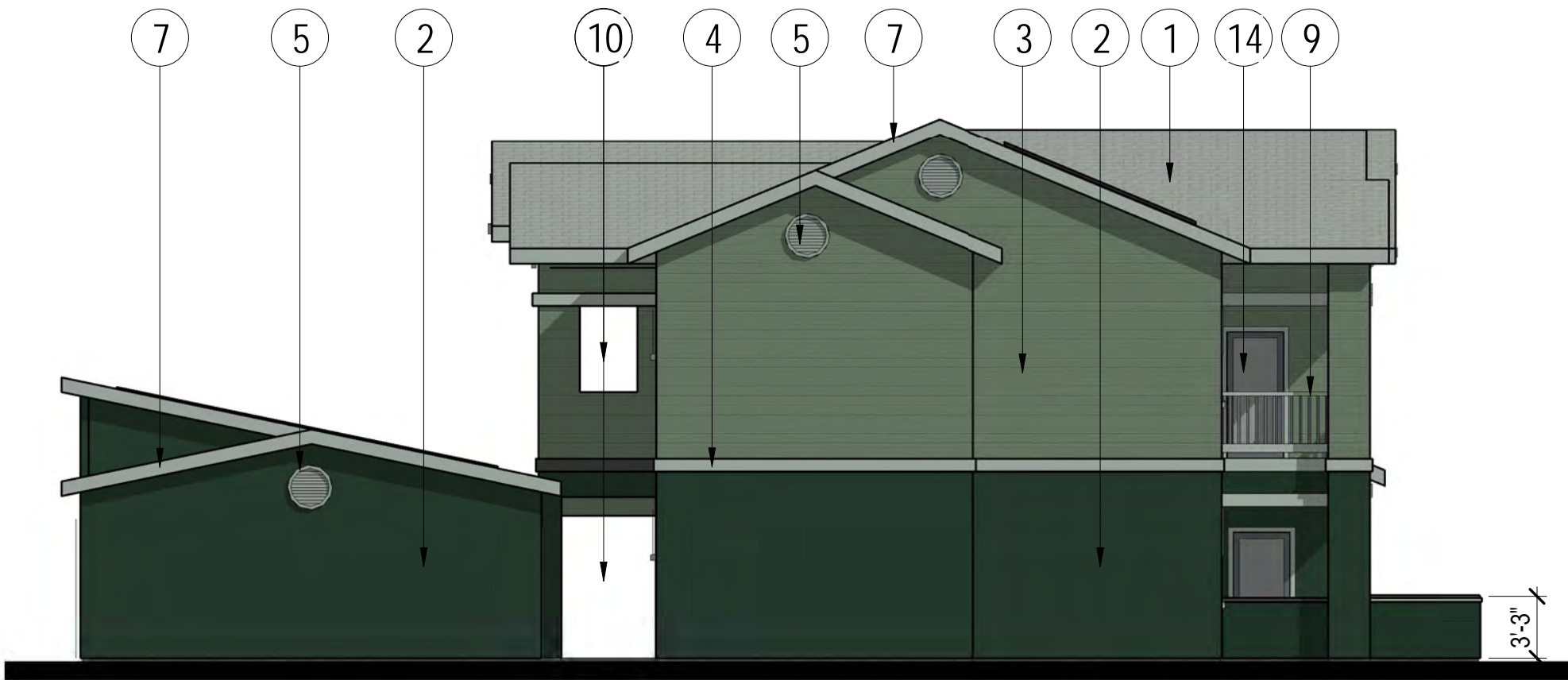
BUILDING TYPE A: NORTH ELEVATION (COLOR SCHEME 1)

1/8" = 1'-0"



BUILDING TYPE A: EAST ELEVATION (COLOR SCHEME 1)

1/8" = 1'-0"



BUILDING TYPE A: WEST ELEVATION (COLOR SCHEME 1)

1/8" = 1'-0"

KEYNOTES

- 1 SHADDOW-LINE TYPE COMPOSITION SHINGLES
- 2 FIBER CEMENT VERTICAL SIDING
- 3 FIBER CEMENT HORIZONTAL SIDING
- 4 FIBER CEMENT TRIM BOARD
- 5 METAL GABLE VENT
- 6 WOOD GABLE BRACE
- 7 FIBER CEMENT FASCIA BOARD
- 8 FIXED WINDOW
- 9 METAL RAILING
- 10 OPEN
- 11 DOUBLE HUNG WINDOW
- 12 PHOTOVOLTAIC PANEL
- 13 METAL UPWARD ACTING SECTIONAL DOOR
- 14 WOOD FRAMED GLASS DOOR
- 15 WOOD DOOR

EXTERIOR COLOR SCHEDULE			
DESCRIPTION	EXTERIOR SCHEME ONE	EXTERIOR SCHEME TWO	EXTERIOR SCHEME THREE
ROOFING	COASTAL TAN	SIERRA BUFF	SANTE FE
PRIMARY SIDING	CYPRESS	MARIGOLD	SAVANNAH WICKER
SECONDARY SIDING	FOREST	SUEDE	HEARTHSTONE
TRIM	STERLING GRAY	SAVANNAH WICKER	DESERT TAN
DOORS	WALL STREET	FOOTHILLS	BRANDYWINE
GARAGE DOORS	TAUPE	ALMOND	DESERT TAN

GENERAL NOTES

- 1. ACTUAL COLORS AND MATERIALS SHALL BE SIMILAR TO THOSE LISTED IN THE SCHEDULE.
- 2. ROOFING COLORS ARE BASED ON THE CERTAINTED LANDMARK SOLARIS SERIES.
- 3. SIDING AND TRIM COLORS ARE BASED ON ALLURA FIBER CEMENT PRODUCTS.
- 4. DOOR PAINT COLORS ARE BASED ON SHERWIN WILLIAMS PRODUCTS.
- 5. GARAGE DOOR COLORS ARE BASED ON OVERHEAD DOOR CORPORATION PRODUCTS.
- 6. THE PROJECT SHALL CONFORM TO THE ARCHITECTURAL REQUIREMENTS WITHIN THE RAMONA DESIGN GUIDELINES.
- 7. THE ACCESSORY STRUCTURES INCLUDING THE GARAGE BUILDINGS SHALL HAVE THE SAME ARCHITECTURAL STYLE AND BE OF THE SAME MATERIALS AS THE RESIDENTIAL UNITS.

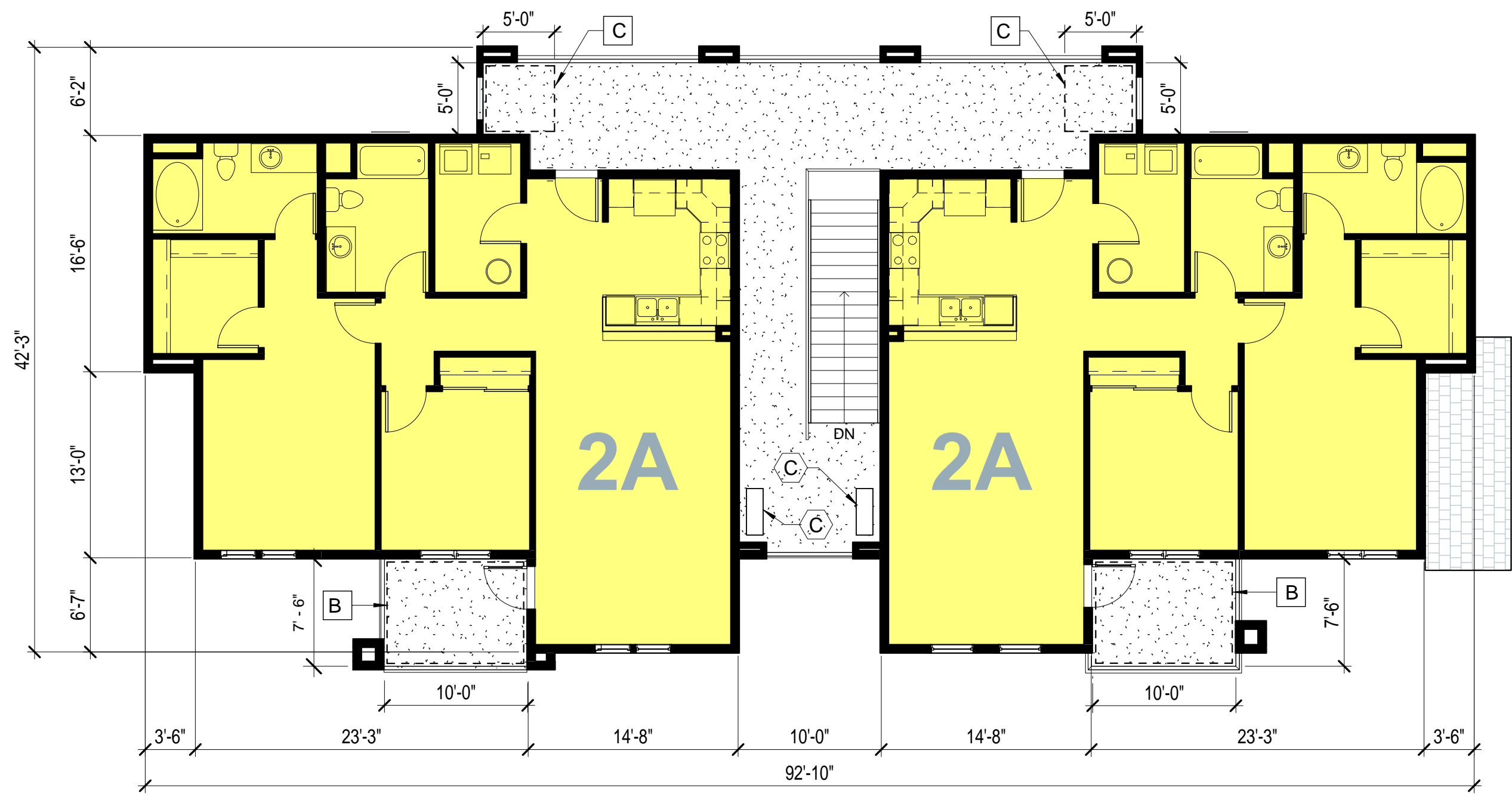
Revisions:

PRIVATE OPEN SPACE LEGEND

- A 130 SQ. FT. PATIO (WITH 50% OF THE MINIMUM REQUIRED 100 SQ. FT. NOT COVERED BY A PRIVATE BALCONY ABOVE)
- B 75 SQ. FT. PRIVATE BALCONY
- C 25 SQ. FT. PRIVATE BALCONY SPACE

CONDENSER LEGEND

- A GROUND MOUNTED CONDENSER (MITSUBISHI T119D-H236)
- B GROUND MOUNTED CONDENSER (MITSUBISHI T121Q-H263)
- C BALCONY DECK MOUNTED CONDENSER (MITUBISHI T119D-H236)
- D BALCONY DECK MOUNTED CONDENSER (MITUBISHI T121Q-H263)



BUILDING TYPE B: 2nd STORY FLOOR PLAN

2,514 SQUARE FEET

1/8" = 1'-0"



BUILDING TYPE B: 1st STORY FLOOR PLAN

2,552 SQUARE FEET

1/8" = 1'-0"



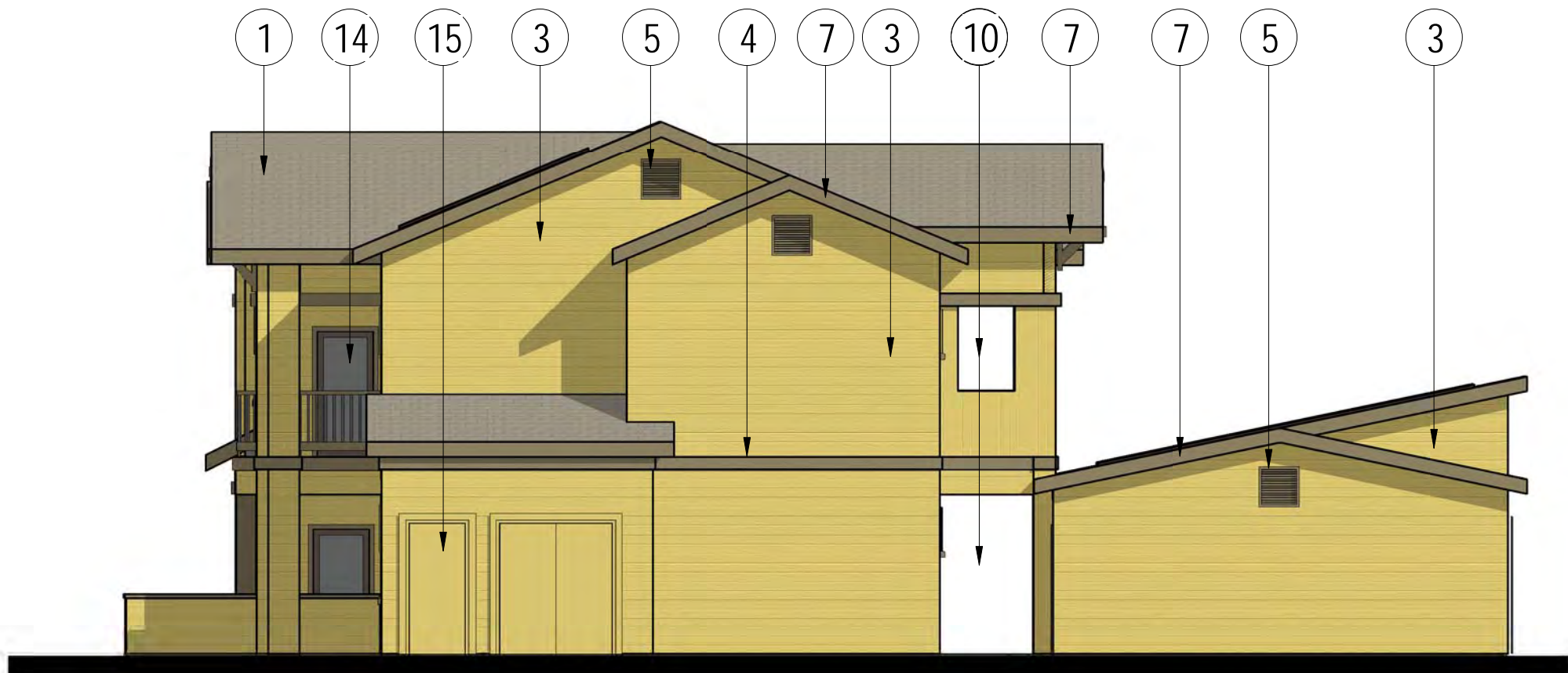
BUILDING TYPE B: WEST ELEVATION (COLOR SCHEME 2)

1/8" = 1'-0"



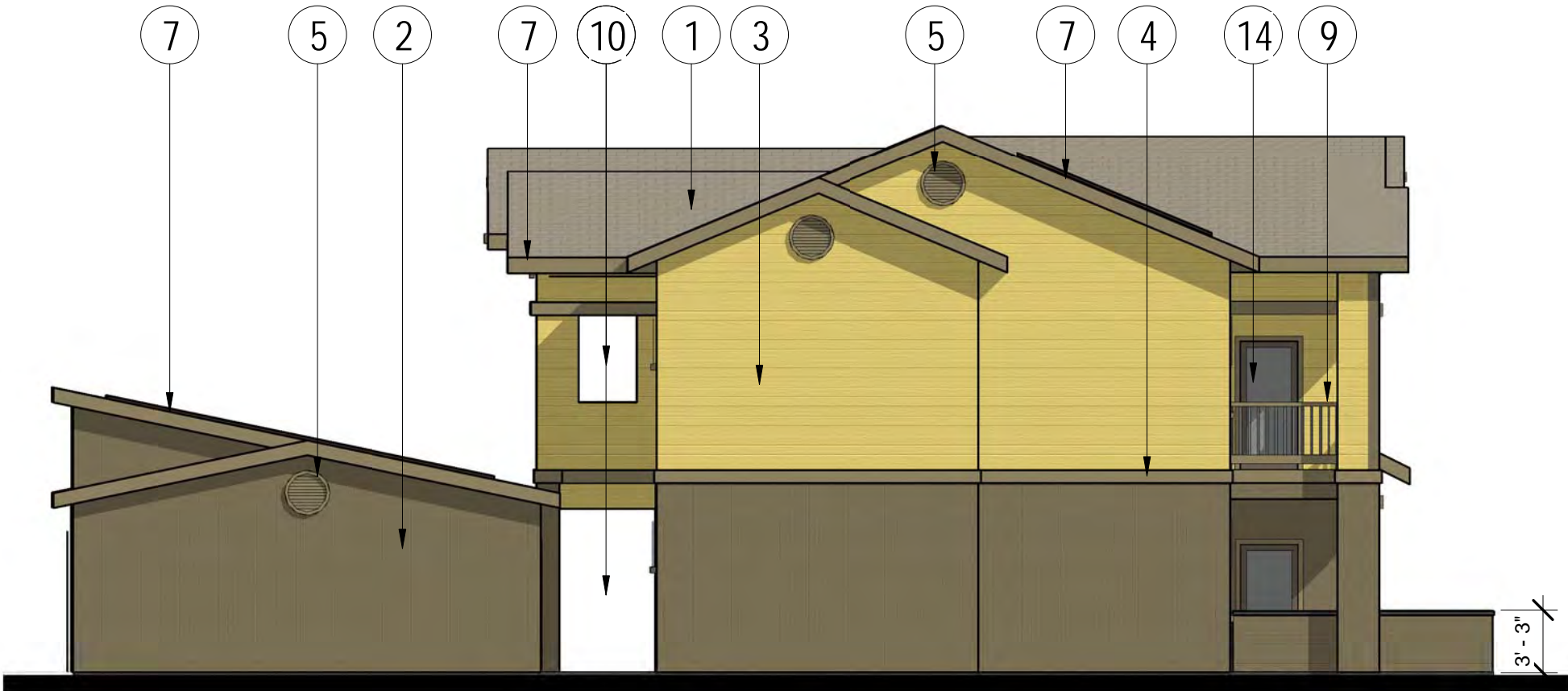
BUILDING TYPE B: EAST ELEVATION (COLOR SCHEME 2)

1/8" = 1'-0"



BUILDING TYPE B: SOUTH ELEVATION (COLOR SCHEME 2)

1/8" = 1'-0"



BUILDING TYPE B: NORTH ELEVATION (COLOR SCHEME 2)

1/8" = 1'-0"

KEYNOTES

- SHADOW-LINE TYPE COMPOSITION SHINGLES
- FIBER CEMENT VERTICAL SIDING
- FIBER CEMENT HORIZONTAL SIDING
- FIBER CEMENT TRIM BOARD
- METAL GABLE VENT
- WOOD GABLE BRACE
- FIBER CEMENT FASCIA BOARD
- FIXED WINDOW
- METAL RAILING
- OPEN
- DOUBLE HUNG WINDOW
- PHOTOVOLTAIC PANEL
- METAL UPWARD ACTING SECTIONAL DOOR
- WOOD FRAMED GLASS DOOR
- WOOD DOOR

EXTERIOR COLOR SCHEDULE	
DESCRIPTION	EXTERIOR SCHEME TWO
ROOFING	SIERRA BUFF
PRIMARY SIDING	MARIGOLD
SECONDARY SIDING	SUEDE
TRIM	SAVANNAH WICKER
DOORS	FOOTHILLS
GARAGE DOORS	ALMOND

GENERAL NOTES

- ACTUAL COLORS AND MATERIALS SHALL BE SIMILAR TO THOSE LISTED IN THE SCHEDULE.
- ROOFING COLORS ARE BASED ON THE CERTANTEED LANDMARK SOLARIS PLATINUM SERIES.
- SIDING AND TRIM COLORS ARE BASED ON ALLURA FIBER CEMENT PRODUCTS.
- DOOR PAINT COLORS ARE BASED ON SHERWIN WILLIAMS PRODUCTS.
- GARAGE DOOR COLORS ARE BASED ON OVERHEAD DOOR CORPORATION PRODUCTS.
- THE PROJECT SHALL CONFORM TO THE ARCHITECTURAL REQUIREMENTS WITHIN THE RAMONA DESIGN GUIDELINES.
- THE ACCESSORY STRUCTURES INCLUDING THE GARAGE BUILDINGS SHALL HAVE THE SAME ARCHITECTURAL STYLE AND BE OF THE SAME MATERIALS AS THE RESIDENTIAL UNITS.

- PRIVATE OPEN SPACE LEGEND
- A

130 SQ. FT. PATIO (WITH 50% OF THE MINIMUM REQUIRED 100 SQ. FT. NOT COVERED BY A PRIVATE BALCONY ABOVE)
- B

75 SQ. FT. PRIVATE BALCONY
- C

25 SQ. FT. PRIVATE BALCONY SPACE

- CONDENSER LEGEND
- A

GROUND MOUNTED CONDENSER (MITSUBISHI T119D-H236)
- B

GROUND MOUNTED CONDENSER (MITSUBISHI T121Q-H263)
- C

BALCONY DECK MOUNTED CONDENSER (MITUBISHI T119D-H236)
- D

BALCONY DECK MOUNTED CONDENSER (MITUBISHI T121Q-H263)



BUILDING TYPE C: 2nd STORY FLOOR PLAN

2723 SQUARE FEET

1/8" = 1'-0"



BUILDING TYPE C: 1st STORY FLOOR PLAN

2802 SQUARE FEET

1/8" = 1'-0"



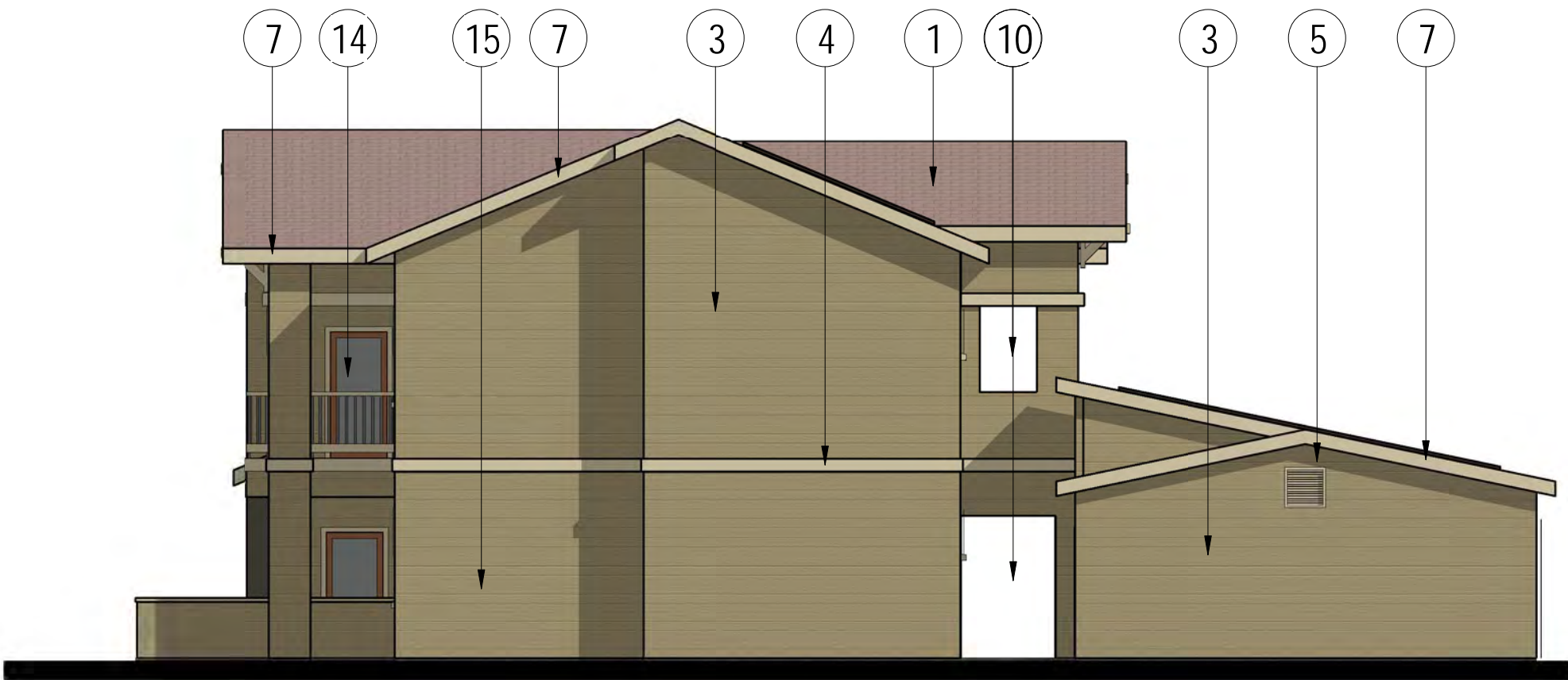
BUILDING TYPE C: EAST ELEVATION (COLOR SCHEME 3)

1/8" = 1'-0"



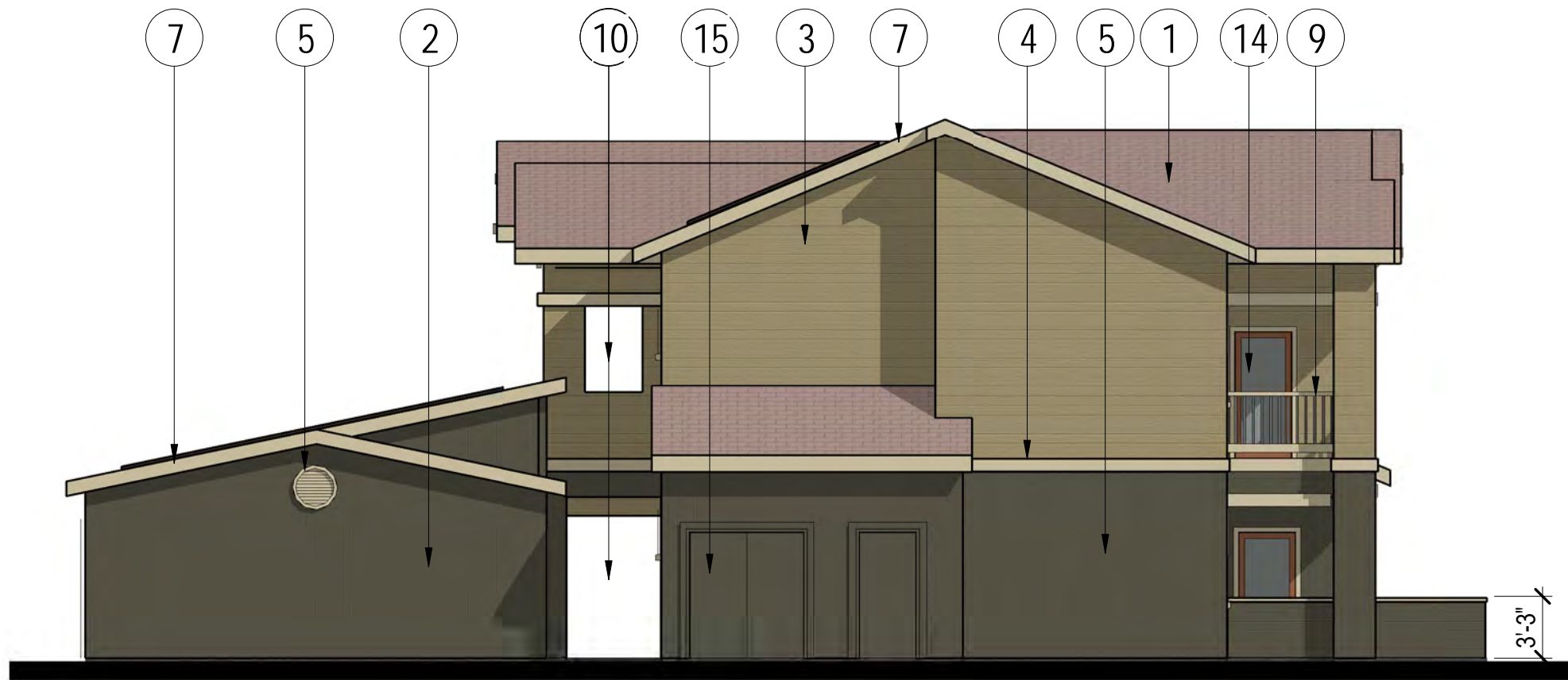
BUILDING TYPE C: WEST ELEVATION (COLOR SCHEME 3)

1/8" = 1'-0"



BUILDING TYPE C: NORTH ELEVATION (COLOR SCHEME 3)

1/8" = 1'-0"



BUILDING TYPE C: SOUTH ELEVATION (COLOR SCHEME 3)

1/8" = 1'-0"

KEYNOTES

- 1 SHADOW-LINE TYPE COMPOSITION SHINGLES
- 2 FIBER CEMENT VERTICAL SIDING
- 3 FIBER CEMENT HORIZONTAL SIDING
- 4 FIBER CEMENT TRIM BOARD
- 5 METAL GABLE VENT
- 6 WOOD GABLE BRACE
- 7 FIBER CEMENT FASCIA BOARD
- 8 FIXED WINDOW
- 9 METAL RAILING
- 10 OPEN
- 11 DOUBLE HUNG WINDOW
- 12 PHOTOVOLTAIC PANEL
- 13 METAL UPWARD ACTING SECTIONAL DOOR
- 14 WOOD FRAMED GLASS DOOR
- 15 WOOD DOOR

EXTERIOR COLOR SCHEDULE			
DESCRIPTION	EXTERIOR SCHEME ONE	EXTERIOR SCHEME TWO	EXTERIOR SCHEME THREE
ROOFING	COASTAL TAN	SIERRA BUFF	SANTE FE
PRIMARY SIDING	CYPRESS	MARIGOLD	SAVANNAH WICKER
SECONDARY SIDING	FOREST	SUEDE	HEARTHSTONE
TRIM	STERLING GRAY	SAVANNAH WICKER	DESERT TAN
DOORS	WALL STREET	FOOTHILLS	BRANDYWINE
GARAGE DOORS	TAUPE	ALMOND	DESERT TAN

GENERAL NOTES

- 1. ACTUAL COLORS AND MATERIALS SHALL BE SIMILAR TO THOSE LISTED IN THE SCHEDULE.
- 2. ROOFING COLORS ARE BASED ON THE CERTAINTED LANDMARK SOLARIS SERIES.
- 3. SIDING AND TRIM COLORS ARE BASED ON ALLURA FIBER CEMENT PRODUCTS.
- 4. DOOR PAINT COLORS ARE BASED ON SHERWIN WILLIAMS PRODUCTS.
- 5. GARAGE DOOR COLORS ARE BASED ON OVERHEAD DOOR CORPORATION PRODUCTS.
- 6. THE PROJECT SHALL CONFORM TO THE ARCHITECTURAL REQUIREMENTS WITHIN THE RAMONA DESIGN GUIDELINES.
- 7. THE ACCESSORY STRUCTURES INCLUDING THE GARAGE BUILDINGS SHALL HAVE THE SAME ARCHITECTURAL STYLE AND BE OF THE SAME MATERIALS AS THE RESIDENTIAL UNITS.

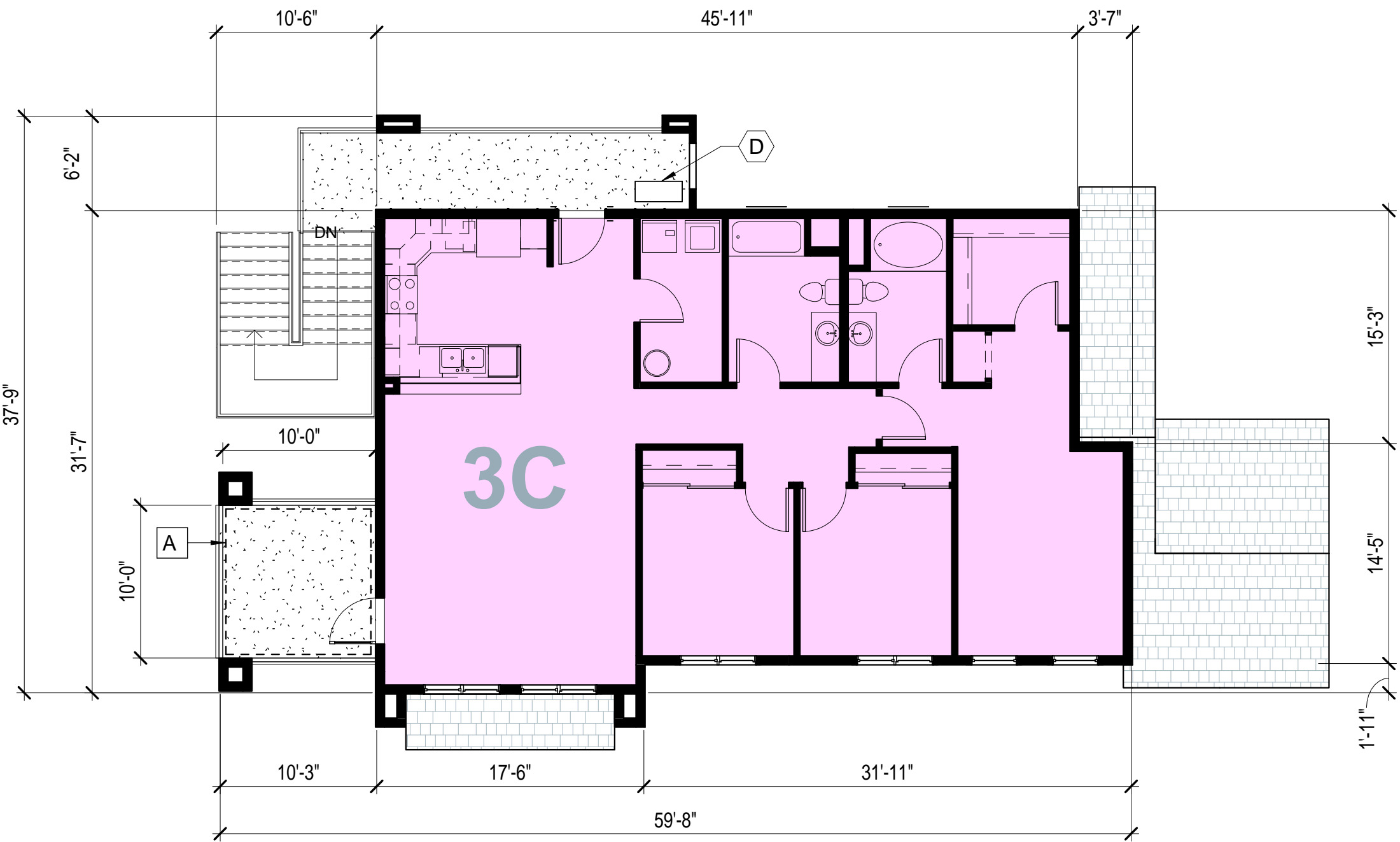
Revisions:

PRIVATE OPEN SPACE LEGEND

A 100 SQ. FT. PRIVATE BALCONY

CONDENSER LEGEND

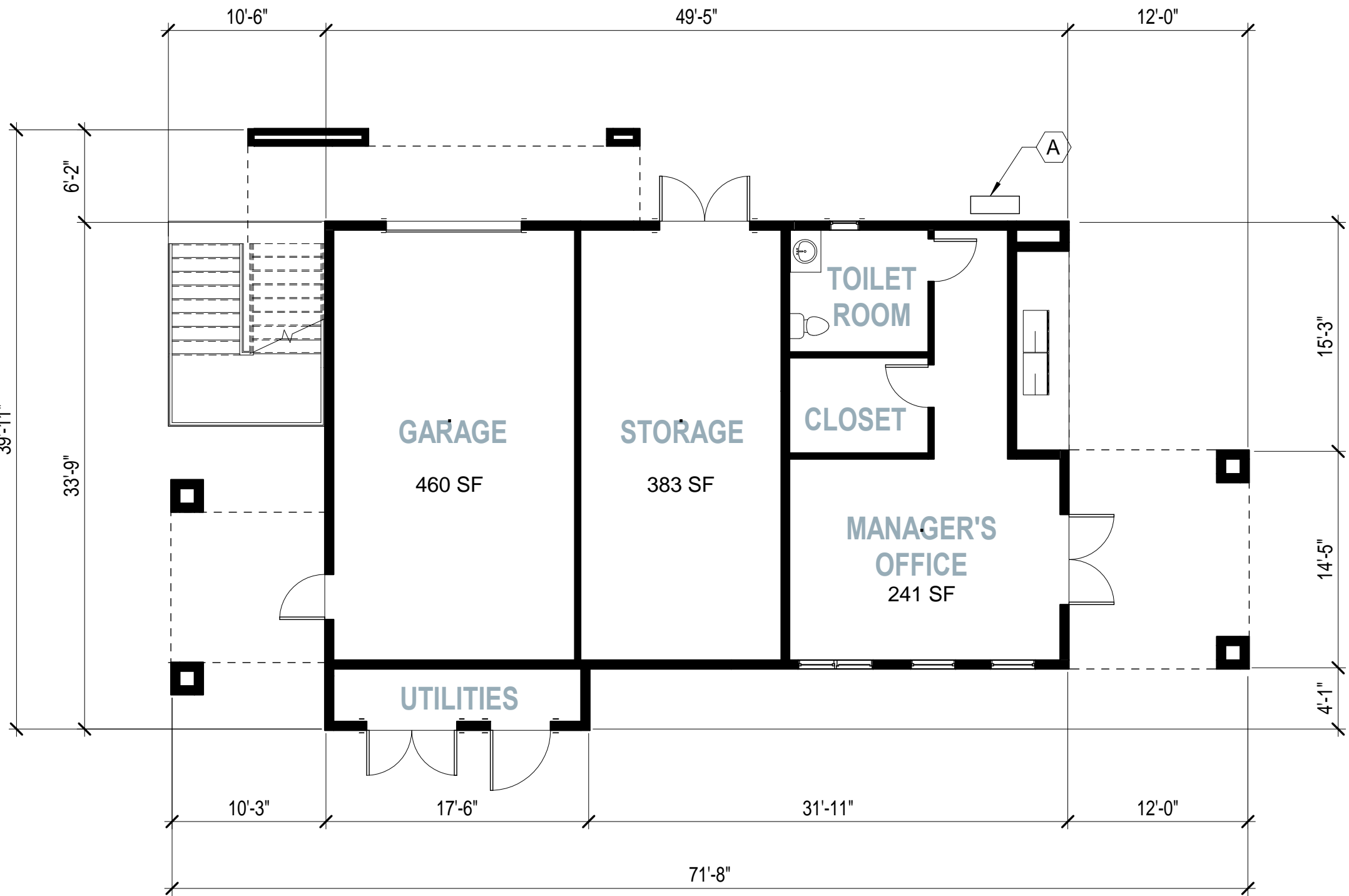
- A GROUND MOUNTED CONDENSER (MITSUBISHI T119D-H236)
- B GROUND MOUNTED CONDENSER (MITSUBISHI T121Q-H263)
- C BALCONY DECK MOUNTED CONDENSER (MITUBISHI T119D-H236)
- D BALCONY DECK MOUNTED CONDENSER (MITUBISHI T121Q-H263)



1,467 SQUARE FEET

BUILDING TYPE D: 2nd STORY FLOOR PLAN

1/8" = 1'-0"



1,510 SQUARE FEET

BUILDING TYPE D: 1st STORY FLOOR PLAN

1/8" = 1'-0"



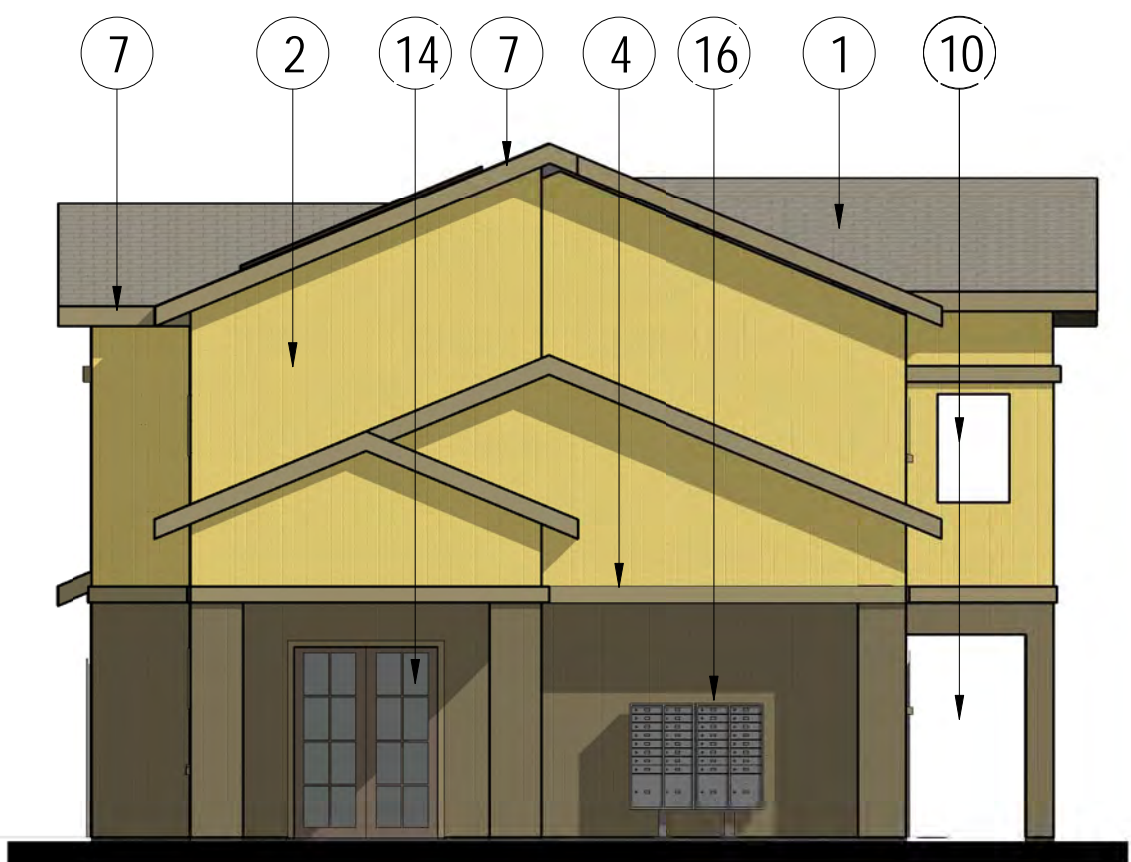
BUILDING TYPE D: WEST ELEVATION (COLOR SCHEME 2)

1/8" = 1'-0"



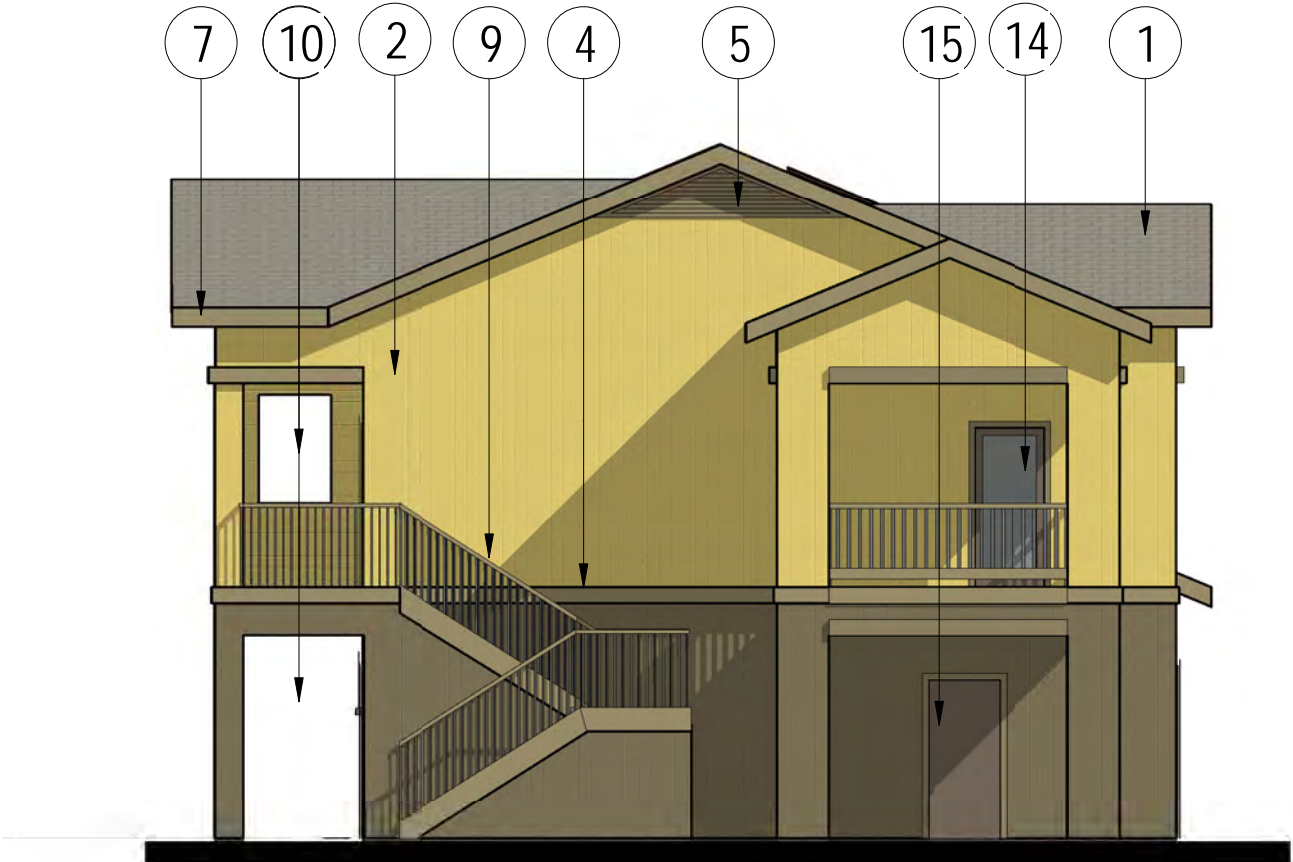
BUILDING TYPE D: EAST ELEVATION (COLOR SCHEME 2)

1/8" = 1'-0"



BUILDING TYPE D: SOUTH ELEVATION (COLOR SCHEME 2)

1/8" = 1'-0"



BUILDING TYPE D: NORTH ELEVATION (COLOR SCHEME 2)

1/8" = 1'-0"

KEYNOTES

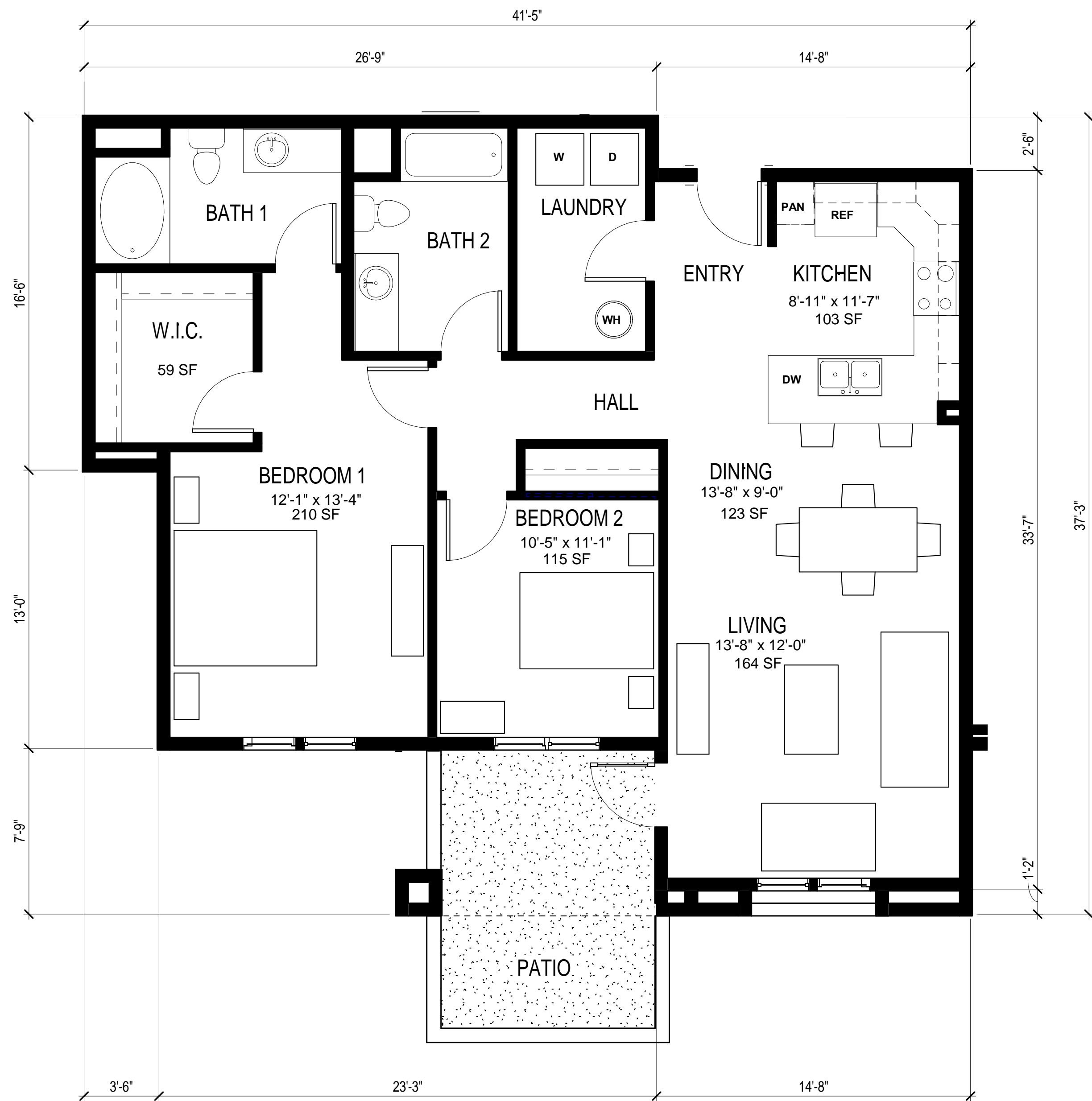
- 1 SHADDOW-LINE TYPE COMPOSITION SHINGLES
- 2 FIBER CEMENT VERTICAL SIDING
- 3 FIBER CEMENT HORIZONTAL SIDING
- 4 FIBER CEMENT TRIM BOARD
- 5 METAL GABLE VENT
- 6 WOOD GABLE BRACE
- 7 FIBER CEMENT FASCIA BOARD
- 8 FIXED WINDOW
- 9 METAL RAILING
- 10 OPEN
- 11 DOUBLE HUNG WINDOW
- 12 PHOTOVOLTAIC PANEL
- 13 METAL UPWARD ACTING SECTIONAL DOOR
- 14 WOOD FRAMED GLASS DOOR
- 15 WOOD DOOR
- 16 MAIL BOXES

EXTERIOR COLOR SCHEDULE	
DESCRIPTION	EXTERIOR SCHEME TWO
ROOFING	SIERRA BUFF
PRIMARY SIDING	MARIGOLD
SECONDARY SIDING	SUEDE
TRIM	SAVANNAH WICKER
DOORS	FOOTHILLS
GARAGE DOORS	ALMOND

GENERAL NOTES

- 1. ACTUAL COLORS AND MATERIALS SHALL BE SIMILAR TO THOSE LISTED IN THE SCHEDULE.
- 2. ROOFING COLORS ARE BASED ON THE CERTAINTEED LANDMARK SOLARIS PLATINUM SERIES.
- 3. SIDING AND TRIM COLORS ARE BASED ON ALLURA FIBER CEMENT PRODUCTS.
- 4. DOOR PAINT COLORS ARE BASED ON SHERWIN WILLIAMS PRODUCTS.
- 5. GARAGE DOOR COLORS ARE BASED ON OVERHEAD DOOR CORPORATION PRODUCTS.
- 6. THE PROJECT SHALL CONFORM TO THE ARCHITECTURAL REQUIREMENTS WITHIN THE RAMONA DESIGN GUIDELINES.
- 7. THE ACCESSORY STRUCTURES INCLUDING THE GARAGE BUILDINGS SHALL HAVE THE SAME ARCHITECTURAL STYLE AND BE OF THE SAME MATERIALS AS THE RESIDENTIAL UNITS.

Revisions:



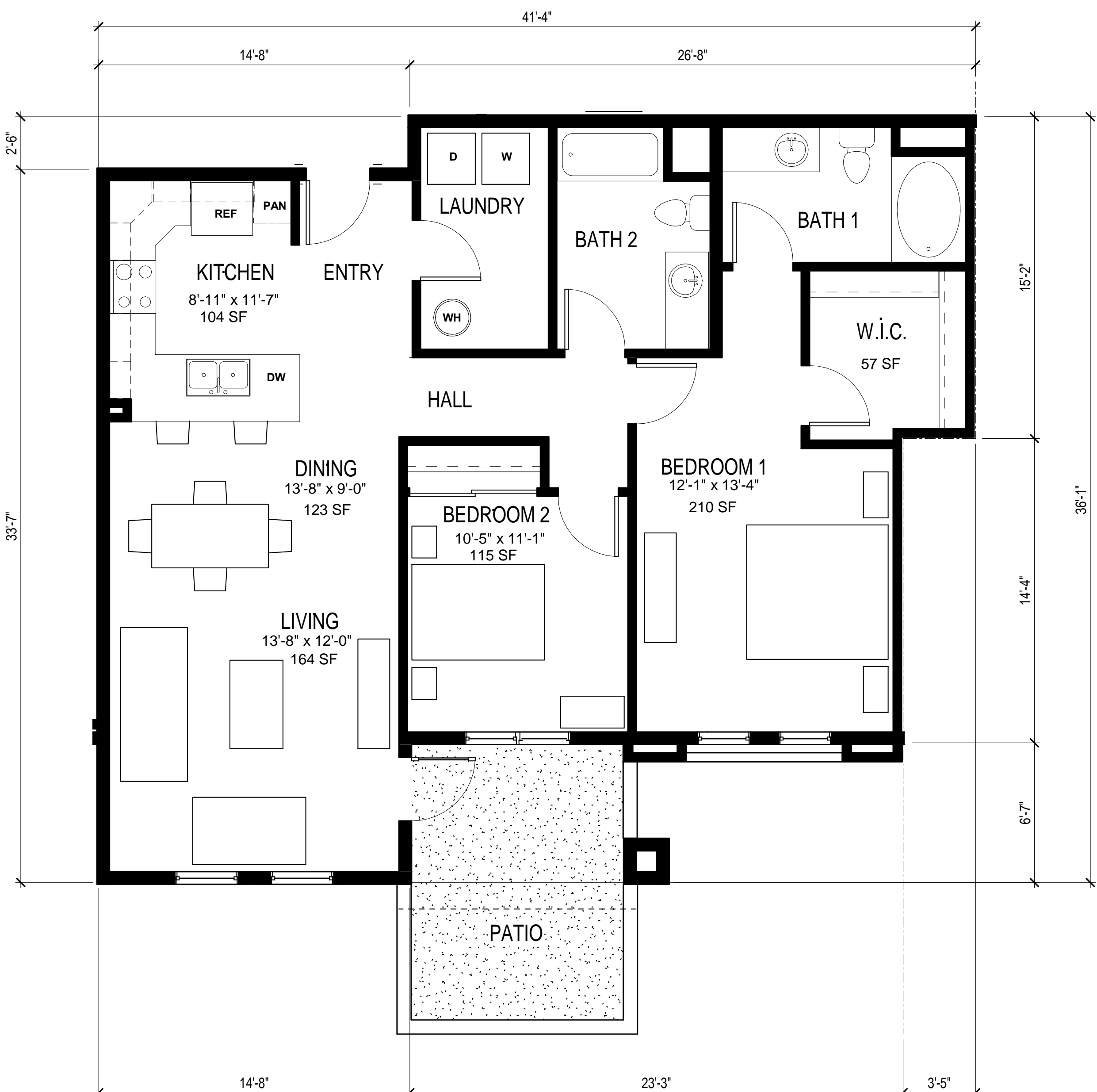
2A

UNITS AT FIRST STORY ARE
ADAPTABLE FOR ACCESSIBILITY

1,257 SQUARE FEET

UNIT 2A: 2 BEDROOM / 2 BATH

1/4" = 1'-0"



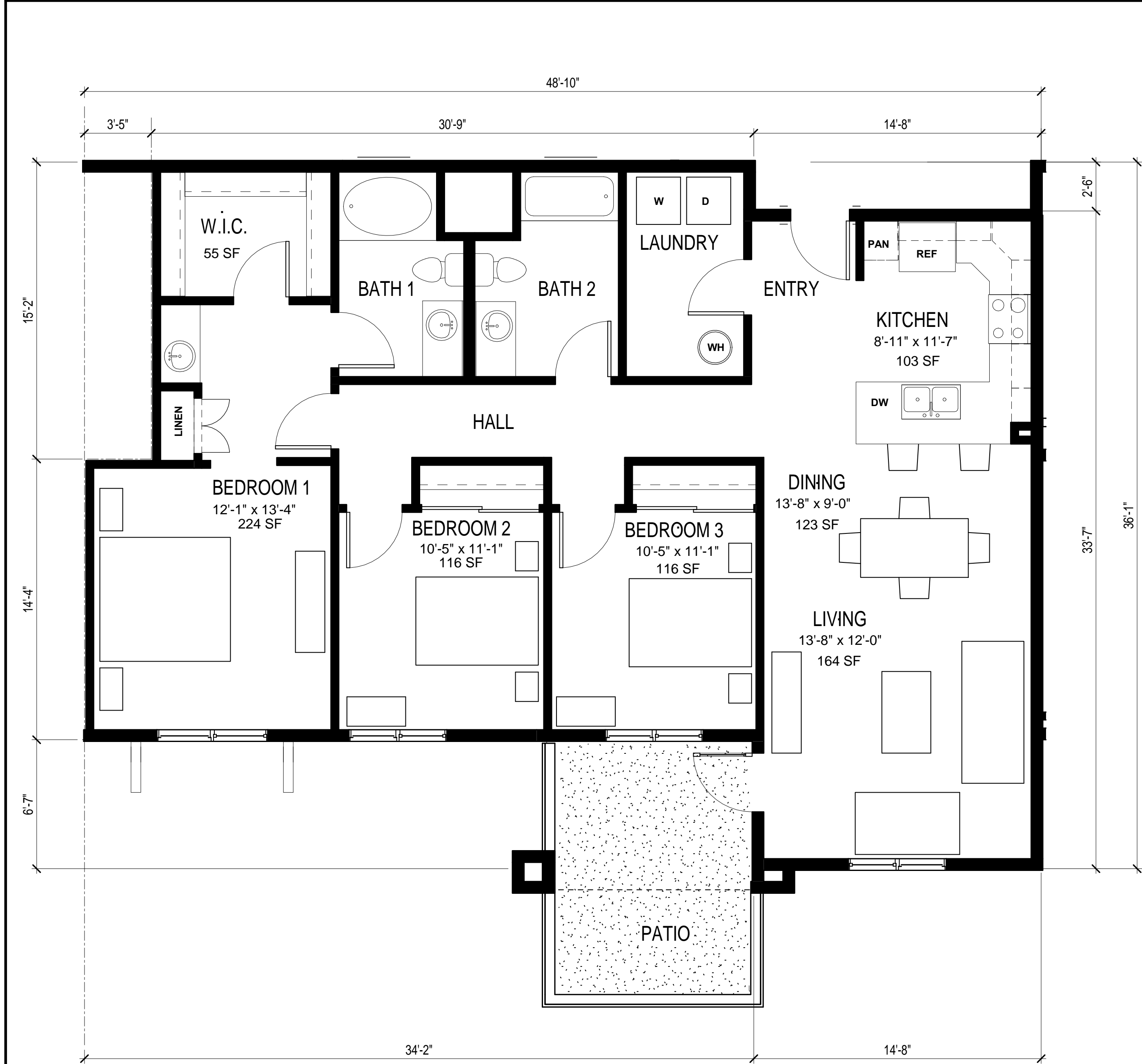
2B

UNITS AT FIRST STORY ARE
ADAPTABLE FOR ACCESSIBILITY

1,254 SQUARE FEET

UNIT 2B: 2 BEDROOM / 2 BATH

1/4" = 1'-0"



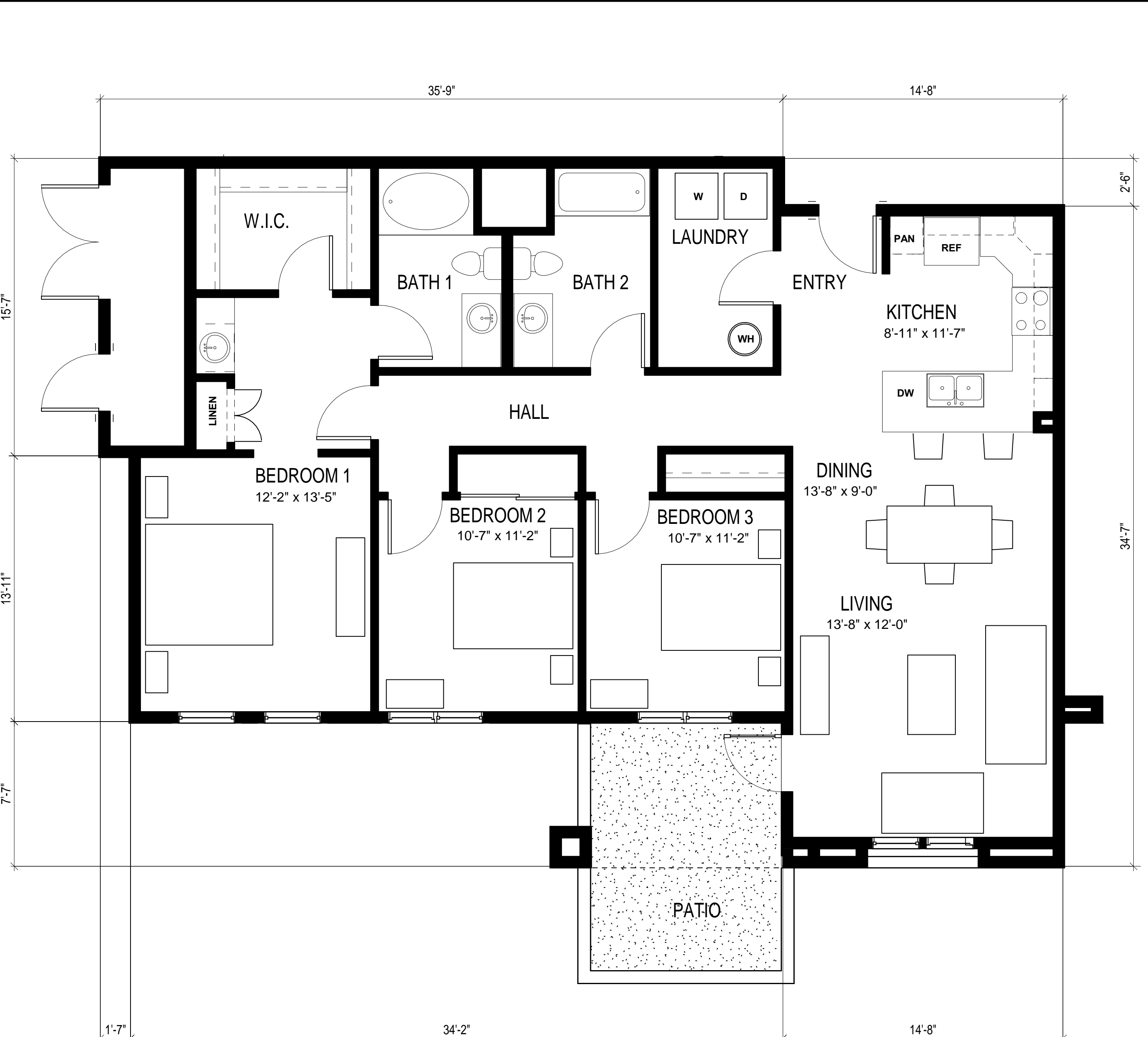
3A

UNITS AT FIRST STORY ARE
ADAPTABLE FOR ACCESSIBILITY

1,480 SQUARE FEET

UNIT 3A: 3 BEDROOM / 2 BATH

1/4" = 1'-0"



3B

UNITS AT FIRST STORY ARE
ADAPTABLE FOR ACCESSIBILITY

1,480 SQUARE FEET

UNIT 3B: 3 BEDROOM / 2 BATH

1/4" = 1'-0"

Revisions:

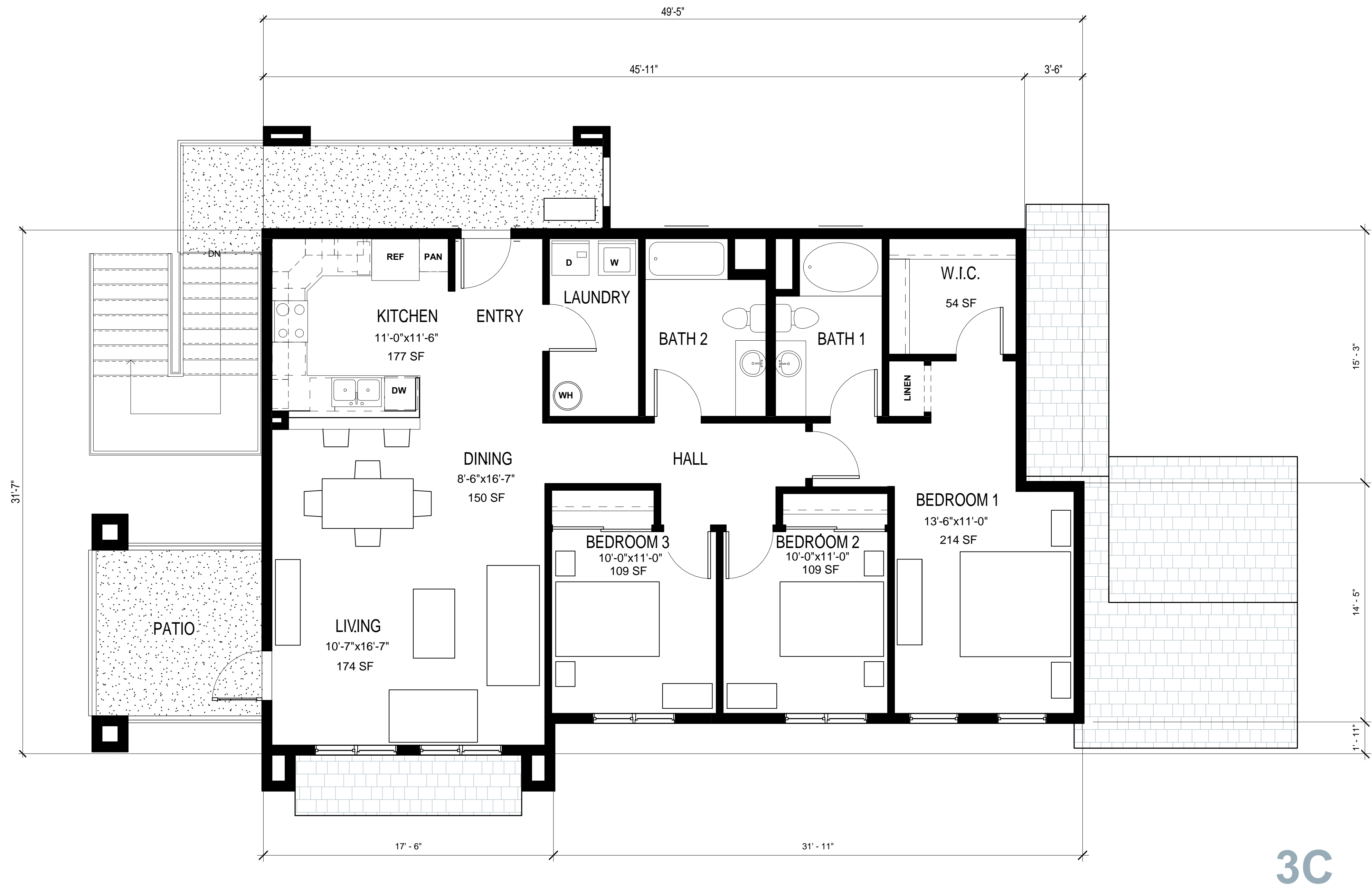
Sheet Title:
UNIT FLOOR PLANS

Project No.:
13017

Date:
06/01/2017

Sheet No.:

A-10



1,467 SQUARE FEET

UNIT 3C: 3 BEDROOM / 2 BATH

1/4" = 1'-0"

Revisions:

Sheet Title:
UNIT FLOOR PLANS

Project No.:
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