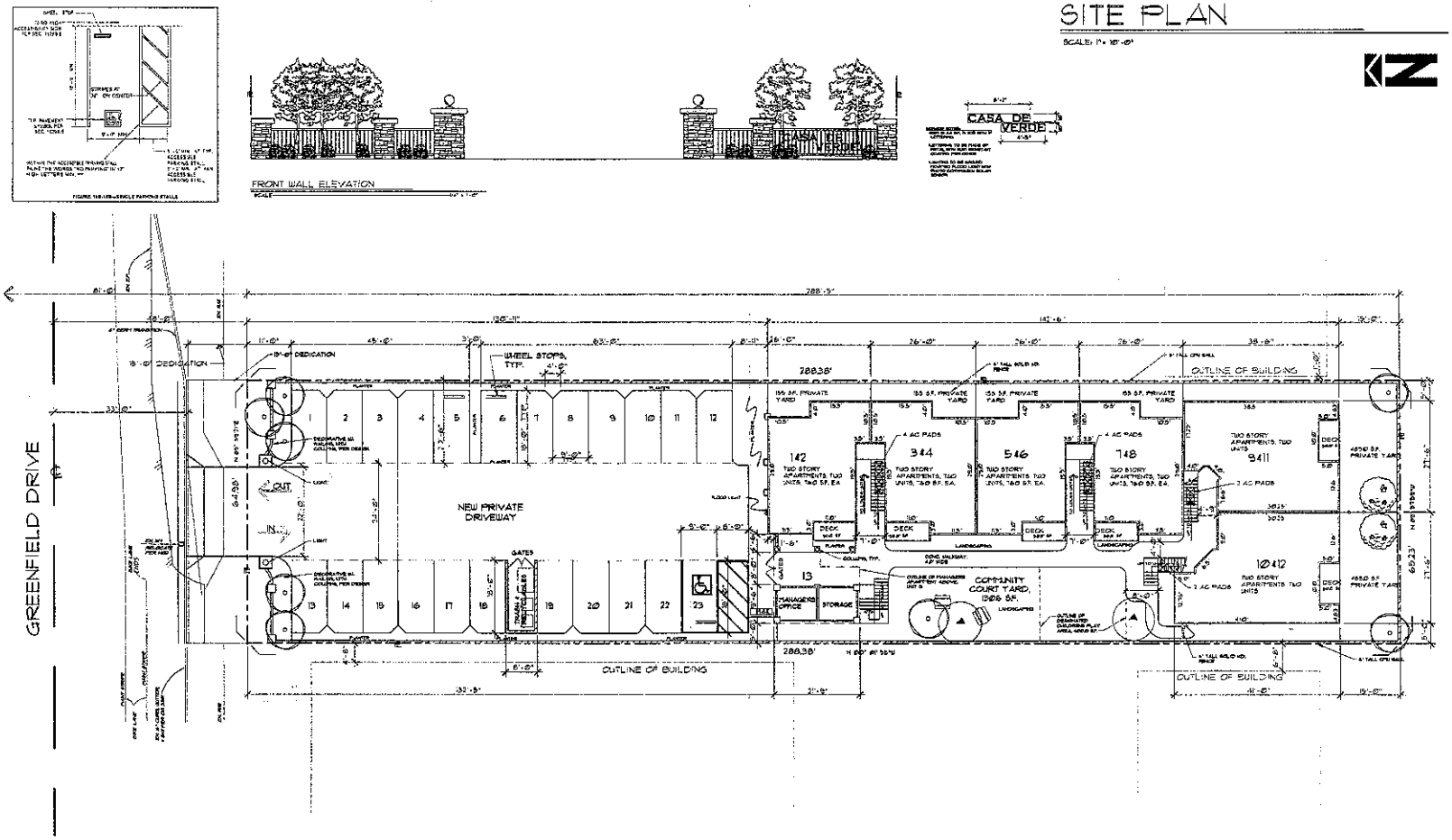
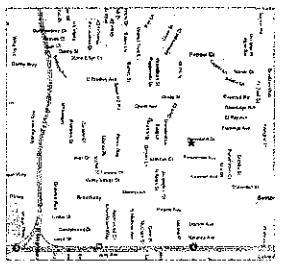
SITE PLAN

SCALE: 1" = 10'-0"





VICINITY MAP:

NO SCALE T.B. # 1251 F-3

ZONE INFORMATION: "PROPOSED"	
USE REGULATIONS	C34
ANIMAL REGULATIONS	O
DEVELOPMENT REGULATIONS: Density	32
Lot Size	-
Building Type	T
Maximum Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Setback	O
Open Space	A
SPECIAL AREA REGULATIONS	D

ZONE INFORMATION: "EXISTING"	
USE REGULATIONS	C36
ANIMAL REGULATIONS	O
DEVELOPMENT REGULATIONS: Density	4
Lot Size	-
Building Type	T
Maximum Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Setback	O
Open Space	A
SPECIAL AREA REGULATIONS	-

THE SITE IS BORDERED ON THE WEST AND SOUTH BY RESIDENTIALLY ZONED MULTIFAMILY PROPERTIES. THE PROPERTY DIRECTLY TO THE EAST, ALTHOUGH ZONED C36, HAS BEEN CONTINUALLY USED AS A SINGLE FAMILY RESIDENCE. THE PHYSICAL DIMENSION LIMITATIONS OF THE PROPERTY, SO NOT FORM A COMMERCIAL PROJECT ECONOMICALLY FEASIBLE. THERE IS A GREAT NEED FOR MULTI FAMILY USE IN THE IMMEDIATE AREA. IN CONCLUSION, WE FEEL THAT THE PROJECT IS RIGHTFULLY ZONED MULTIFAMILY RESIDENTIAL AND, WHEN COMPLETED, WILL BE AN ASSET TO THE SURROUNDING NEIGHBORHOOD AND COMMUNITY.

BUILDING AREAS:

GROSS LOT SIZE: 1037640 SF. = 0.44 ACRES
NET SIZE AFTER DEDICATION: 18,14450 SF. = 0.43 AC.

DRIVEWAY : 2066.0 SF.
PARKING : 3834.0 SF. (23 SPACES)

COURT YARD : 1906.0 SF.

PRIVATE YARDS: 4860.0 SF. +

FLOOR AREAS:
1 BED. UNITS (+b) — 1200.0 SF. EA. X 6 = 7200.0 SF.
2 BED. UNIT 5: — 970.0 SF.
2 BED. UNIT 10: — 970.0 SF.
2 BED. UNIT 2: — 970.0 SF.
2 BED. UNIT 0: — 970.0 SF.
CARETAKER, MANAGER, CONFERENCE RM: — 952.0 SF.
TOTAL — 12122.0 SF.

OFFICE: — 252.0 SF.
STORAGE: — 252.0 SF.

PRIVATE YARDS:
UNITS 13,5,7 : 155.0 SF. YARD + 960.0 SF. DECK = 2070.0 SF.
UNITS 2,4,6,8 : 500.0 SF. DECK
UNITS 9 & 10 : 485.0 SF. YARD
UNITS 11 & 12 : 540.0 SF. DECK

GROUP USE AREA: 1906.0 SF.
INCLUDED CHILDRENS PLAY AREA = 400.0 SF.

PARKING:

8 = 1 BED @ 1.5/ UNIT = 12
3 = 2 BED @ 1.8/ UNIT = 5
2 = 3 BED @ 2.0/ UNIT = 4
1 - 1 CARETAKER CONFERENCE 391 @ 1.5 = 1.5
GUEST - 13 UNITS @ 0.5 = 6.5
TOTAL PARKING REQ. = 23.5 (+ 1.5) = 25

GUEST PARKING ON STREET : 2
DRIVE PARKING : 23
TOTAL PROVIDED PARKING = 25 SPACES

NOTES:

1. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE
2. ALL BUILDINGS ARE 2 STORIES, TYPE V-N, FULLY SPRINKLERED CONSTRUCTION.
3. SUBMIT PLANS FOR FIRE SPRINKLERS AND CLASS II TYPE B FIRE ALARM SYSTEM TO EAST COUNTY FIRE PROTECTION DISTRICT FOR APPROVAL PRIOR TO INSTALLATION.
4. NO GRADING PERMIT REQ. FOR UNDER 200 YARDS OF DIRT RHV. NO GRADING FOR THIS PROJECT

SETBACKS:

FRONT: 50.0' FROM CENTER LINE
SIDE: 30.0'
REAR: 35.0'
EXT. SIDE: 35.0'

DPW:

DRAINAGE DISTRICT: NONE
FLOOD PLAIN: NO

DISTURBED AREAS:

PROJECT : 16,359.50 SQ. FT. OF DISTURBANCE = 0.38 ACRES NET

STORMWATER REQ:

SS-2; 4A- VEGETATION STABILIZATION
SS-8, 8A, 8B MULCH, STRAW, WOOD CHIPS, SOIL APPLICATION
SC-1: SILT FENCE
TC-1: STABILIZED CONSTRUCTION ENTRANCE
WM-1: MATERIAL DELIVERY + STORAGE
WM-5: SOLID WASTE MANAGEMENT
WM-6: HAZARDOUS WASTE MANAGEMENT
WM-8: CONCRETE WASTE MANAGEMENT
WM-9: SANITARY WASTE MANAGEMENT

LEGAL DESCRIPTION:

APN : 484-101-08-00
SITE: 121 GREENFIELD DRIVE
EL CAJON CA 92021

THE WESTERLY ONE-HALF OF LOT 13, BLOCK D, OF NORTON'S ACRES EXTENSION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1896, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 7, 1913.

OWNER:

JRE PARTNERS, LLC
c/o JOYCE A. PETERSON PARTNER
5675 NOTTINGHAM PLACE
LA JOLLA, CA 92037
PH. # 858-453-8888
FAX # 858-453-1936

SCOPE OF WORK:

BUILDING 3 NEW UNITS, WITH PARKING, COMMUNITY COURT YARD. SEE BUILDING AREAS FOR UNIT TYPES AND SIZES

REVISION	BY
3-5-07	BVM
4-11-07	BVM
5-29-07	BVM
8-16-07	BVM
9-10-07	BVM
12-28-07	BVM

CASA DE VERDE

1121 NORTH GREENFIELD DR. EL CAJON CA

AUSTIN & ASSOCIATES
ALAN LLOYD AUSTIN
1902 PIONEER WAY EL CAJON CA. 92020
REGISTERED ARCHITECT, CALIFORNIA
MEMBER, AMERICAN INSTITUTE OF BUILDING DESIGN
ph. (619) 440-3624

DRAWN BY: BVM
CHECKED BY: ALA
DATE: 06-14-06
JOB NO. JRE PARTNERS

S

JRE PARTNERS