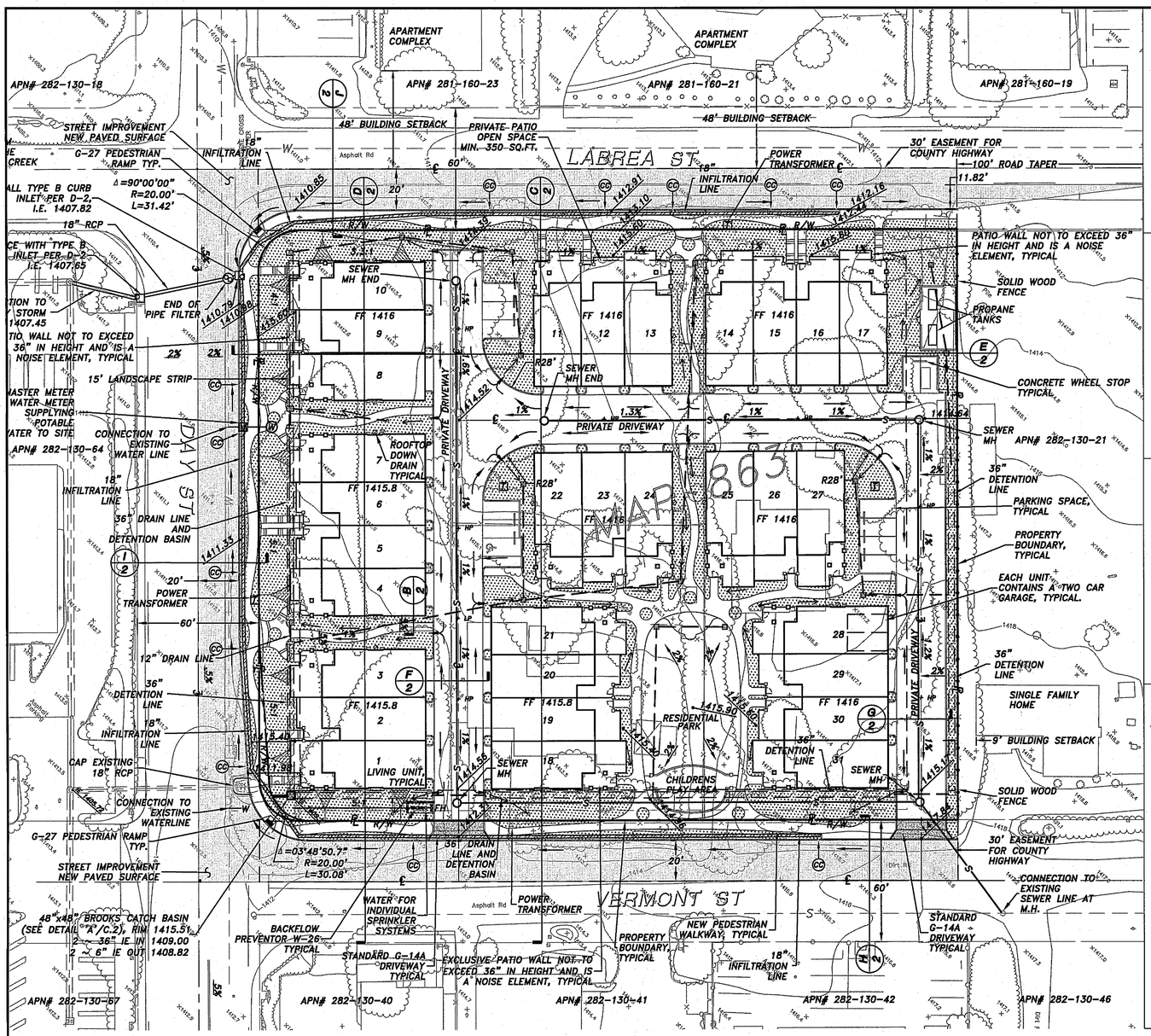
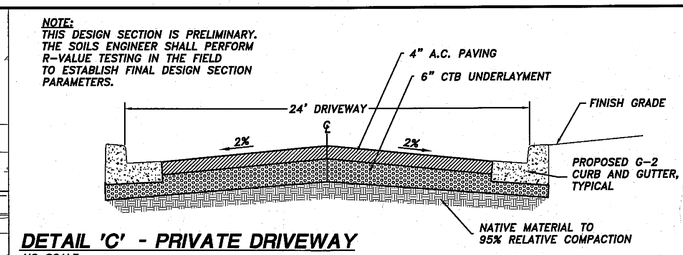
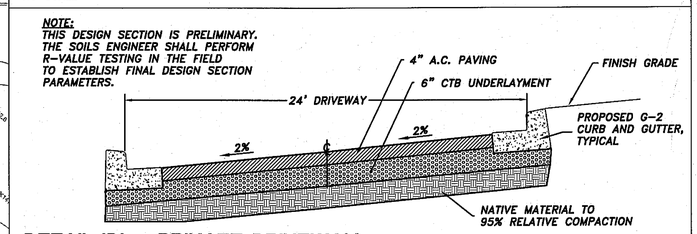




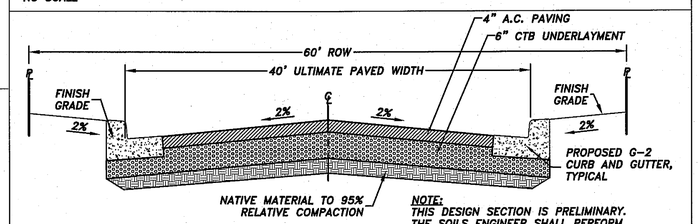
DETAIL 'C' - PRIVATE DRIVEWAY

NO SCALE



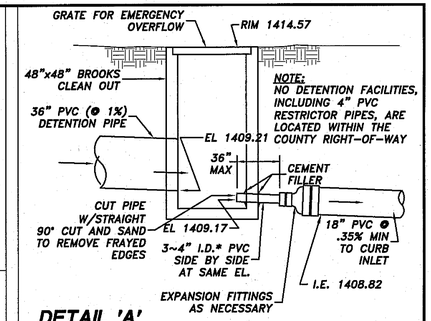
DETAIL 'D' - PRIVATE DRIVEWAY

NO SCALE



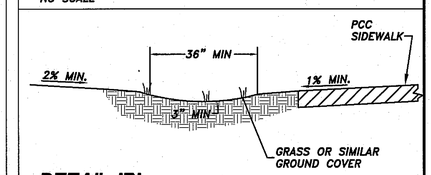
DETAIL 'E' - PUBLIC ROAD

NO SCALE



DETAIL 'A' BROOKS BOX / DETENTION OUTLET

NO SCALE

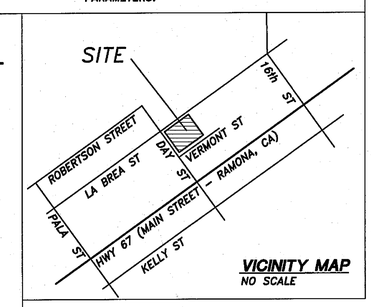


DETAIL 'B' GRASS LINED SWALE BIO FILTER

NO SCALE

LEGEND

PROPERTY LINE	N45°45'45"W
STREET CENTER LINE	
EASEMENT LINE	
PROPOSED A.C. ROAD IMPROVEMENT	
LANDSCAPE/ BIO FILTRATION	
36" DETENTION DRAIN LINE	
18" INFILTRATION SYSTEM, SEE SECTION 'A', 'B', AND PROFILE OF DAY STREET	
ROOFTOP DOWN DRAINS TYPICAL	
WATER FLOW ACROSS NONPERMIABLE SURFACE	
WATER FLOW ACROSS LANDSCAPE/BIO SWALE	
CURB CUT, SEE DETAIL 'B'	



VICINITY MAP

NO SCALE

MAINTENANCE:

THE RESPONSIBILITY OF THE ONGOING MAINTAINING OF THE STORM WATER SYSTEM AND REQUIRED LANDSCAPING WITHIN THE BOUNDARIES OF SAID PROPERTY WILL BE THAT OF THE HOME OWNERS ASSOCIATION OTHERWISE KNOWN AS THE PASEO VILLAGE HOA.

COUNTY NOTE:

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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

APPLICANT & OWNER:

DAY STREET DEVELOPMENT, LLC
STEVE POWELL
P.O. BOX 823
RAMONA, CA 92065
(760)271-9400

PROJECT ADDRESS:

0 DAY STREET
RAMONA, CA 92065

APN: 282-130-22, 23, 24, AND 25

SOURCE OF EXISTING TOPOGRAPHY

AERIAL SURVEY
2' CONTOUR INTERVAL

EARTHWORK

CUT: 3300 CUBIC YARDS
FILL: 3300 CUBIC YARDS

BALANCE: -0-

ESTIMATES ARE FOR PERMIT PURPOSES ONLY.

PREPARED BY:

ENGINEER: ERNEST H. GRABBE
ADDRESS: TRI-DIMENSIONAL ENGINEERING, INC.
P O BOX 791
POWAY, CA 92074
TELEPHONE: (858) 748-8333
FAX: (858) 748-8412
LICENSE NO: RCE 062716

TABLE OF OPEN SPACE

	NO. OF UNITS	MIN. SPACE REQUIRED PER UNIT	TOTAL SPACE REQUIRED	ACTUAL SPACE PROVIDED
CHILDRENS PLAY AREA	31	400 PER 25 UNITS 100 ADD 25 UNITS	500 SQ. FT.	678 SQ. FT.
GROUP OPEN SPACE	31	100 SQ. FT. PER UNIT	3,100 SQ. FT.	7,000 SQ. FT.
PRIVATE OPEN SPACE	31	350 SQ. FT.	N/A	350-375 SQ. FT. PER UNIT

NOTE:

PROPOSED AC UNITS ARE COMFORTMAKER N2342AKA AC UNITS OR EQUIVALENT SIZED UNITS WITH A SINGLE UNIT SOUND POWER LEVEL OF 76 dBA.

REGISTERED PROFESSIONAL ENGINEER ERNEST H. GRABBE No. C047027 Exp. 6/30/09 CIVIL STATE OF CALIFORNIA
9-19-08

30 0 30 60 90
SCALE: 1"= 30'

Tri-Dimensional Engineering, Inc.
ENGINEERING • PLANNING • SURVEYING
P.O. BOX 791 POWAY, CA 92074 (858)748-8333 FAX (858)748-8412

COUNTY OF SAN DIEGO, CALIFORNIA

SITE PLAN

PASEO VILLAGE TOWNHOMES
DAY STREET
RAMONA, CA 92065

REVISIONS	
ORIGINAL	06/20/06
	02-07-07
	05-08-07
	09-12-07
	01-26-08
	09-18-08

SITE PLAN C.1

DRAWN BY: G. FARMER
CHECKED BY: E. GRABBE

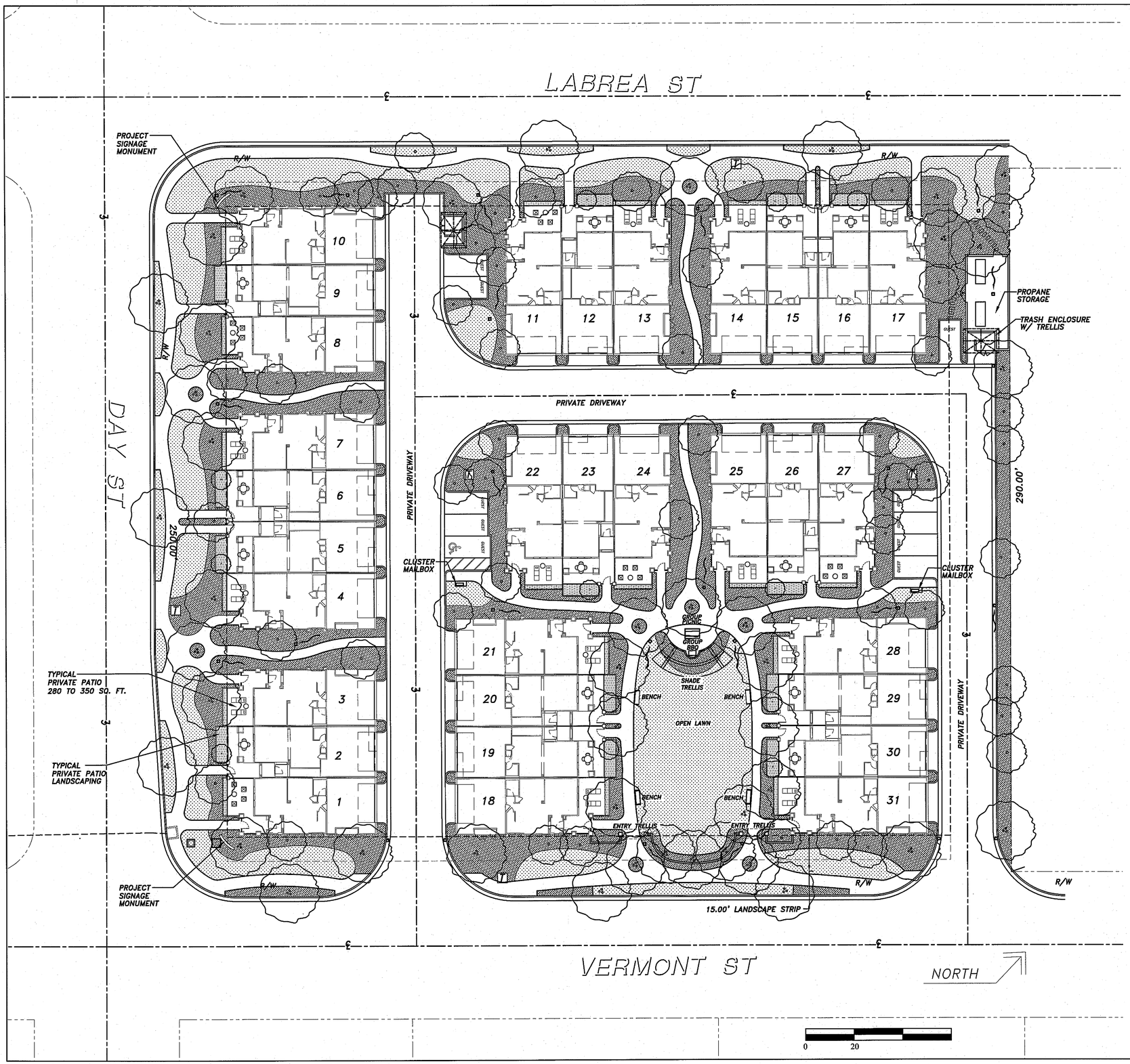
SHEET 1 OF 1

TRI-DIMENSIONAL ENGINEERING, INC.
PHONE (858)748-8333 FAX (858)748-8412

FILE NO	06-011	PLOTTED	09-18-08	DESC
PLN TYPE	GP	FILE LOC		

Paseo Village Townhomes

Preliminary Landscape Concept Plan



Planting Legend

Symbol	Botanical Name	Common Name
Large Roundheaded Specimen Tree		
24", 36" & 48" Box	Koelreuteria paniculata Liriodendron tulipifera Rhus lancea	Goldenrain tree Tulip tree African sumac
Flowering Accent Tree		
24" & 36" Box	Bauhinia varigata Castanospermum australe Cassia leptophylla Tabebuia chrysotricha	Orchid tree Moreton bay chestnut Cassia Golden trumpet tree
Vertical Form Grove Tree		
15 Gal. & 24" Box	Tristamia conferta Brachychiton discolor Prunus caroliniana	Brisbane box Pink flame tree Caroliniana laurel cherry
Patio trees within Private Gardens		
15 Gal. & 24" Box	Acer palmatum Cotinus coggygria Psidium littorale longipes Arbutus unedo	Japanese maple Smoke tree Strawberry guave Strawberry tree
Foundation Shrubs and Groundcovers		
1, 5 & 15 Gal.	Photinia x fraseri Arctostaphylos 'emerald carpet' Salvia clevelandii	Photinia Manzanita Cleveland sage
Lawn		
Sod	'Marathon II'	Dwarf fescue
Vegetated Swale Plantings to Surface Area Drains		
	Carex tumicola Opiopogon japonicus Acornus gramineus 'Ogon' Miscanthus spp. Stipia spp.	Sedge Mondo grass Sweet flag Prairie grass Mexican sweetgrass

General Notes:

1. All areas to be irrigated with low precipitation spray heads with below grade piping and automated controller. Rain shut off device and other water saving techniques to be utilized.
2. "Bio-barrier" root control to be used where appropriate.
3. Proposed private patio areas to be 280sq.ft. and 350 sq.ft.

KRIZAN ASSOCIATES
Landscape Architecture

June 23, 2006

TYPICAL SIDE ELEVATION

REAR ELEVATION

FRONT ELEVATION

Material Key:

1. Asphalt Composite Shingle Roof
2. 7/8" Cement Plaster with Sand Finish
3. Fiber Cement Shingle Siding
4. Fiber Cement Window & Door Trim
5. Exposed Rafter Tails
6. Wrought Iron Railing
7. Decorative Gable Ends
8. Wood Posts
9. Wood Pot Shelf
10. Decorative Wood Gate
11. Stone Veneer
12. Sectional Garage Door
13. Recessed Windows

TRI-PLEX BUILDING - CRAFTSMAN STYLE

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

PASEO VILLAGE TOWNHOMES

DAY STREET DEVELOPMENT, LLC

RAMONA, CA

06012

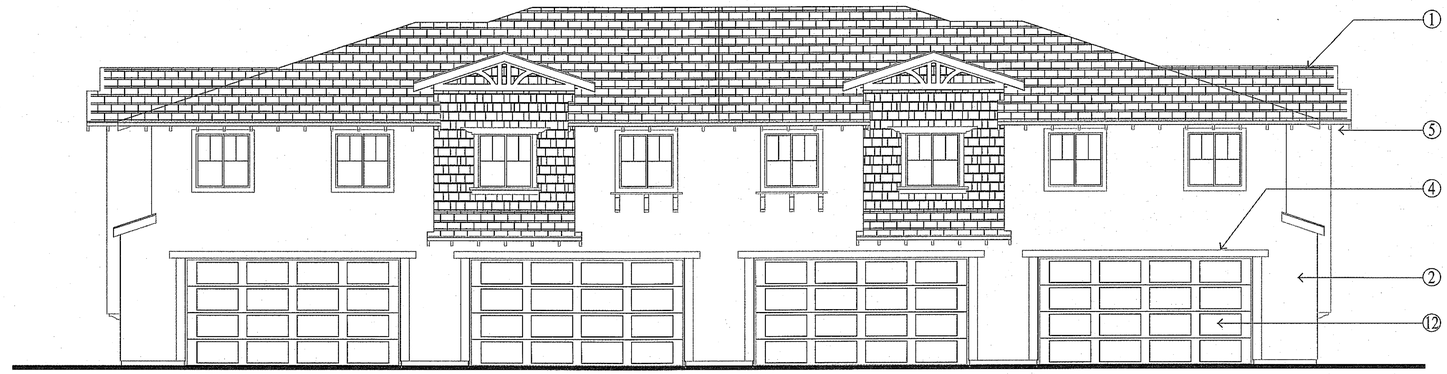
MAY.24.06

NEWMANGARRISONGILMOUR + PARTNERS
ARCHITECTURE + PLANNING

20401 SW BIRCH STREET SUITE 200
NEWPORT BEACH, CA 92660

T 949.756.0818 F 949.756.0817
WWW.NGGPARTNERS.COM

TYPICAL SIDE ELEVATION



REAR ELEVATION

FRONT ELEVATION

Material Key:

1. Asphalt Composite Shingle Roof
2. 7/8" Cement Plaster with Sand Finish
3. Fiber Cement Shingle Siding
4. Fiber Cement Window & Door Trim
5. Exposed Rafter Tails
6. Wrought Iron Railing
7. Decorative Gable Ends
8. Wood Posts
9. Wood Pot Shelf
10. Decorative Wood Gate
11. Stone Veneer
12. Sectional Garage Door
13. Recessed Windows

FOUR-PLEX BUILDING - CRAFTSMAN STYLE

SCALE: 3/16" = 1'-0"

PASEO VILLAGE TOWNHOMES

DAY STREET DEVELOPMENT, LLC

RAMONA, CA

06012

MAY 2006

NEWMANGARRISONGILMOUR + PARTNERS
ARCHITECTURE + PLANNING

20401 SW BIRCH STREET SUITE 200
NEWPORT BEACH, CA 92660

T 949.756.0818 F 949.756.0817
WWW.NGGPARTNERS.COM

FIRST FLOOR

TRI-PLEX BUILDING PLAN

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

PASEO VILLAGE TOWNHOMES

NEWMANGARRISONGILMOUR + PARTNERS
ARCHITECTURE + PLANNING

20401 SW BIRCH STREET SUITE 200
NEWPORT BEACH, CA 92660

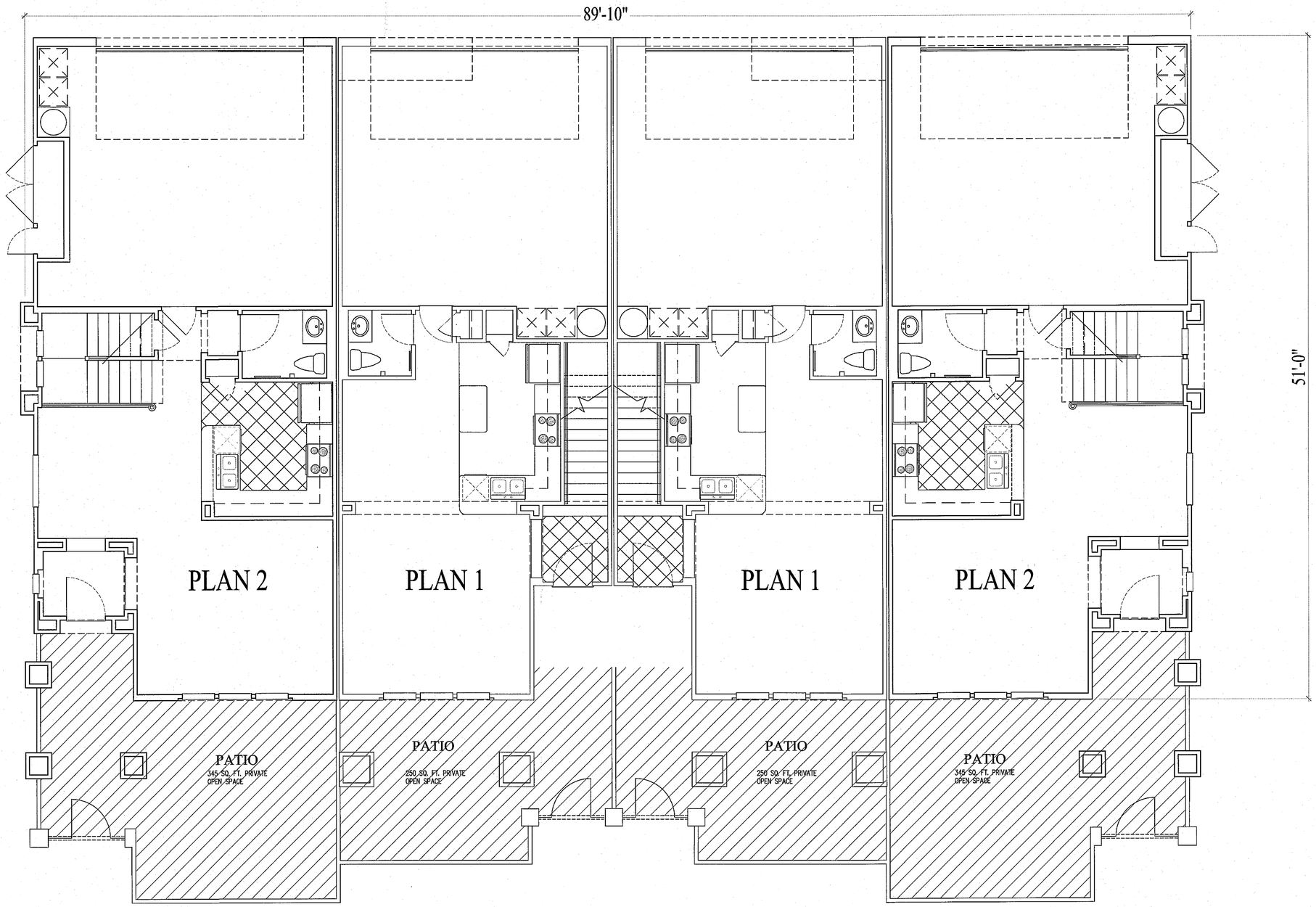
T 949.756.0818 F 949.756.0817
WWW.NGGPARTNERS.COM

DAY STREET DEVELOPMENT, LLC

RAMONA, CA

06012

MAY.24.06



FIRST FLOOR

FOUR-PLEX BUILDING PLAN

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

PASEO VILLAGE TOWNHOMES

NEWMANGARRISONGILMOUR + PARTNERS
ARCHITECTURE + PLANNING

20401 SW BIRCH STREET SUITE 200
NEWPORT BEACH, CA 92660

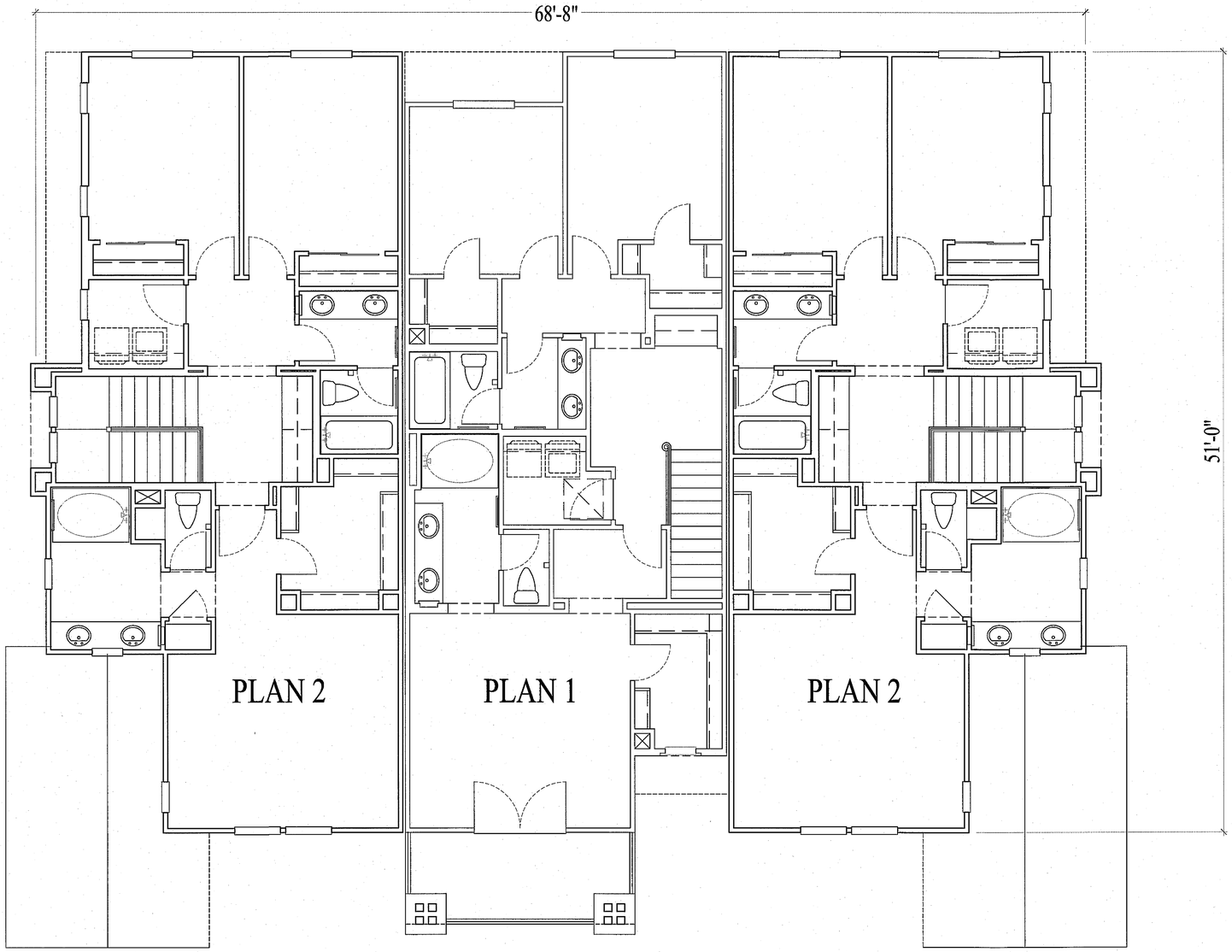
T 949.756.0818 F 949.756.0817
WWW.NGGPARTNERS.COM

DAY STREET DEVELOPMENT, LLC

RAMONA, CA

06012

MAY.24.06



SECOND FLOOR

TRI-PLEX BUILDING PLAN

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

PASEO VILLAGE TOWNHOMES

NEWMANGARRISONGILMOUR + PARTNERS
ARCHITECTURE + PLANNING

DAY STREET DEVELOPMENT, LLC

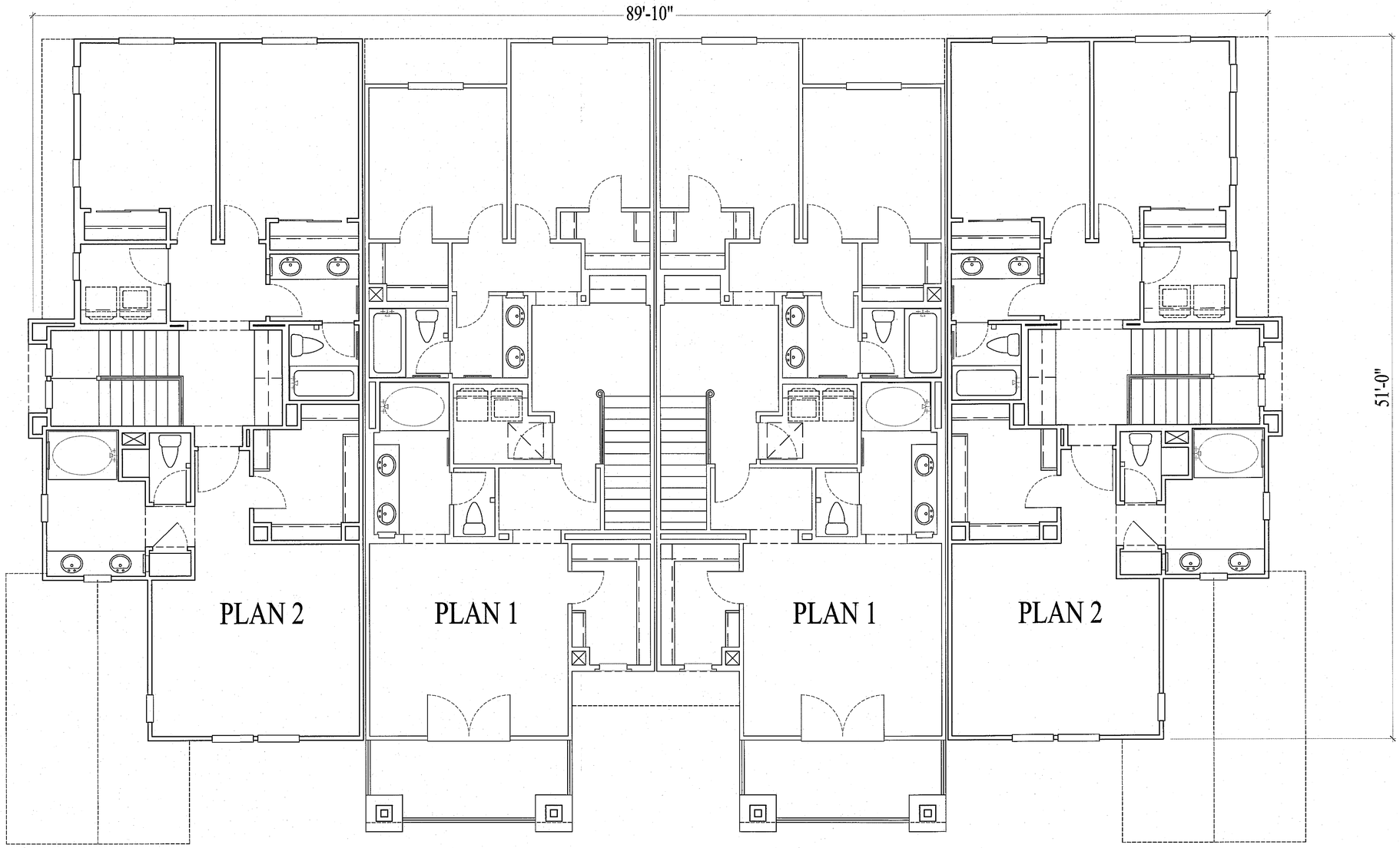
RAMONA, CA

06012

MAY.24.06

20401 SW BIRCH STREET SUITE 200
NEWPORT BEACH, CA 92660

T 949.756.0818 F 949.756.0817
WWW.NGGPARTNERS.COM



SECOND FLOOR

FOUR-PLEX BUILDING PLAN

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

PASEO VILLAGE TOWNHOMES

NEWMANGARRISONGILMOUR + PARTNERS
ARCHITECTURE + PLANNING

DAY STREET DEVELOPMENT, LLC

RAMONA, CA

06012

MAY.24.06

20401 SW BIRCH STREET SUITE 200
NEWPORT BEACH, CA 92660

T 949.756.0818 F 949.756.0817
WWW.NGGPARTNERS.COM