

SITE PLAN NOTES

- 1 OPEN PARKING STALL - 9' X 18'
- 2 GREEN COURT
- 3 ACCESSIBLE PARKING
- 4 PERIMETER FENCING
- 5 PROPERTY LINE
- 6 2 CAR GARAGE (20' X 20')
- 7 1 CAR GARAGE (10' X 20')
- 8 TRASH ENCLOSURE
- 9 GATE W/ KNOX BOX
- 10 2 STORY TOWNHOMES
- 11 3 STORY WALKUP FLATS
- 12 PRIVATE COURTYARD

PROJECT SUMMARY

RESIDENCES	140 HOMES
AREA	7.08 ACRES
DENSITY	20 DU/AC
PARKING	316 SPACES

UNIT MIX

PLAN	UNITS	TYPE	SQ. FT.
PLAN 1	26	1B/1BA	725 SF
PLAN 2	52	2B/2BA	950 SF
PLAN 3	13	2B/2BA	1,000 SF
PLAN 4	26	3B/2BA	1,164 SF
PLAN 5	15	3B/2BA	1,450 SF
PLAN 6	8	4B/2BA	1,500 SF
TOTAL	140	HOMES	

PARKING SUMMARY

REQUIRED:

1 BED (26 X 1.5 SP/DU)	= 39 SPACES (26 COVERED)
2 BED (65 X 2.0 SP/DU)	= 130 SPACES (65 COVERED)
3 BED (41 X 2.5 SP/DU)	= 103 SPACES (82 COVERED)
4 BED (8 X 2.5 SP/DU)	= 20 SPACES (16 COVERED)
GUEST (140 X .167 /DU)	= 24 SPACES
TOTAL	= 316 SPACES (189 COVERED)

PROVIDED:

GARAGES	
ATTACHED	202 SPACES
DETACHED	44 SPACES
COVERED	
	246 SPACES
OPEN	
	70 SPACES
TOTAL PARKING	316 SPACES

OPEN SPACE SUMMARY

REQUIRED:

PRIVATE:	140 X 150 SF = 21,000 SF
COMMON:	341,956 SF X 30% = 102,587 SF

PROVIDED:

PLAN 1	68 SF x 26	= 1,768 SF
PLAN 2	68 SF x 52	= 3,536 SF
PLAN 3	100 SF x 41	= 4,100 SF
PLAN 4	140 SF x 8	= 1,120 SF
PLAN 5	135 SF x 15	= 2,025 SF
PLAN 6	135 SF x 8	= 1,080 SF
SUBTOTAL		= 13,629 SF
COMMON		= 133,759 SF
TOTAL OPEN SPACE		= 147,388 SF

OWNER/DEVELOPER
 TEMECULA FOOTHILLS, LLC
 C/O AMBIENT COMMUNITIES
 ROB HONER
 2917 CANON STREET
 SAN DIEGO, CA. 92106
 (619) 501-2849

ARCHITECT
 SUMMA ARCHITECTURE
 DAMIAN TAITANO
 5256 S. MISSION RD. STE. 404
 BONSAI, CA. 92003
 (760) 724-1198

ENGINEER
 C&S COMPANIES
 ERIC SAENZ
 27450 YNEZ ROAD, SUITE 110-B
 TEMECULA, CA. 92591
 TEL: (951) 694-4824

ASSESSORS PARCEL NUMBER
 APN:922-110-013
 APN:922-110-014

STREET ADDRESS
 PUJOL STREET
 TEMECULA, CA. 92590

LEGAL DESCRIPTION
 LOTS 6 AND 7 IN BLOCK 33 TOWN OF TEMECULA, AS SHOWN BY MAP ON FILE IN BOOK 15 PAGE 726 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CA

ZONING DESIGNATION
 (H) HIGH DENSITY RESIDENTIAL

GENERAL PLAN DESIGNATION
 (H) HIGH (13-20 DU/AC MAX)

EXISTING LAND USE/PROPOSED LAND USE
 VACANT/RESIDENTIAL APARTMENTS

TOTAL GROSS AREA
 341,956 SQUARE FEET 7.85 ACRES

TOTAL BUILDING AREA
 172,607 SQUARE FEET .5 FAR

LOT COVERAGE

BUILDING AREA -	95,105 S.F. = 28%
PARKING AREA -	81,834 S.F. = 24%
PUJOL ROW -	31,258 S.F. = 9%
LANDSCAPING AREA -	133,759 S.F. = 39%

FLOOR AREA RATIO
 .17 FAR

TYPE OF CONSTRUCTION
 VA

NUMBER OF STORIES
 3 STORIES

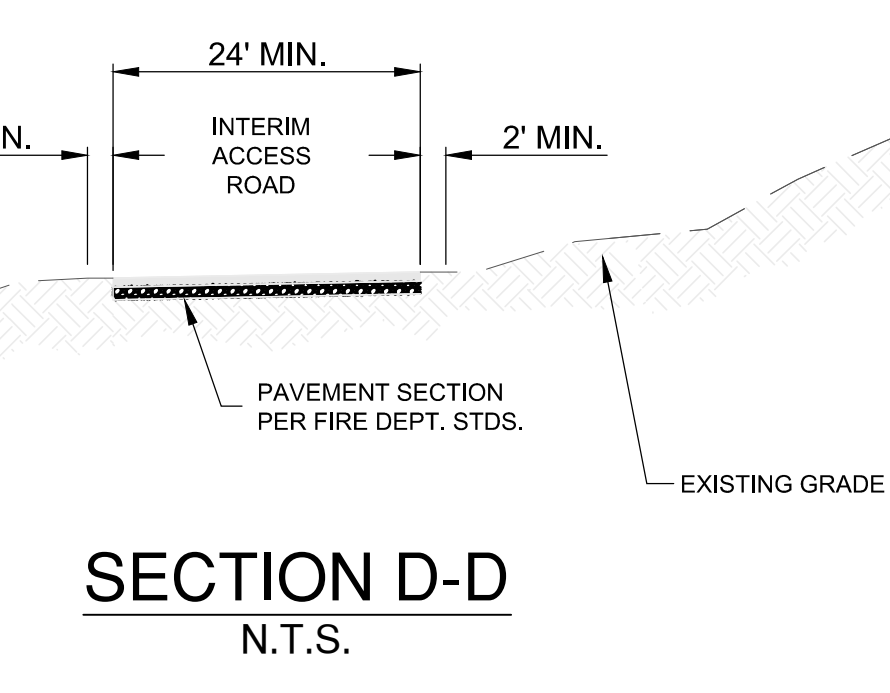
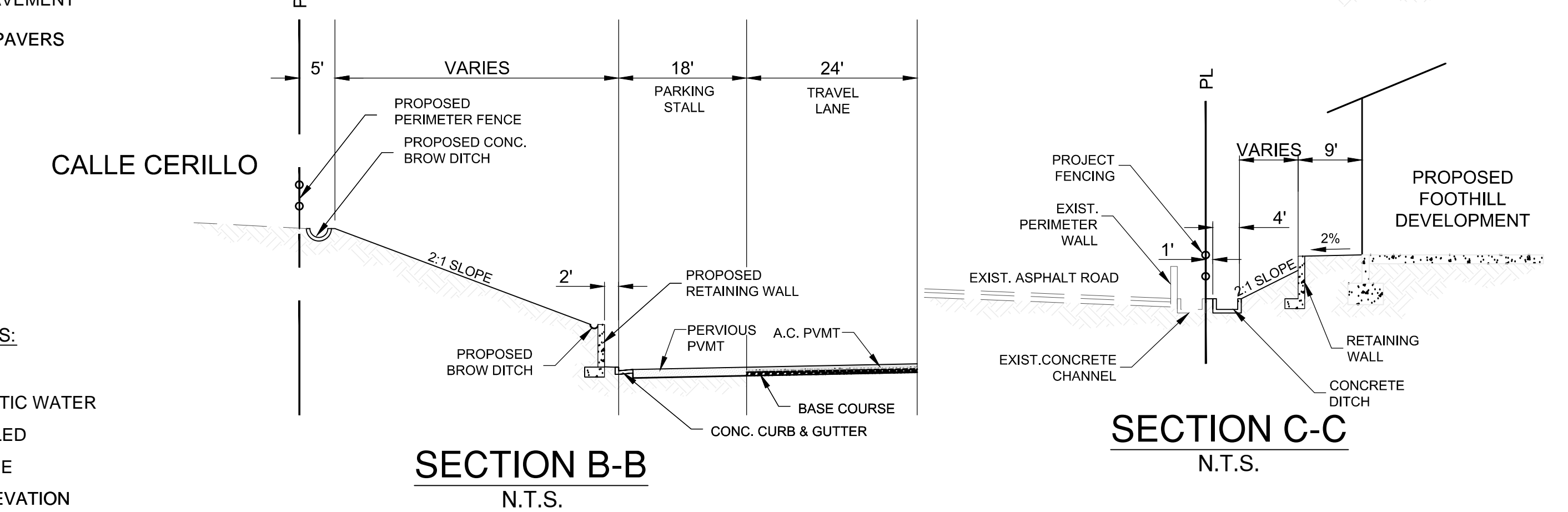
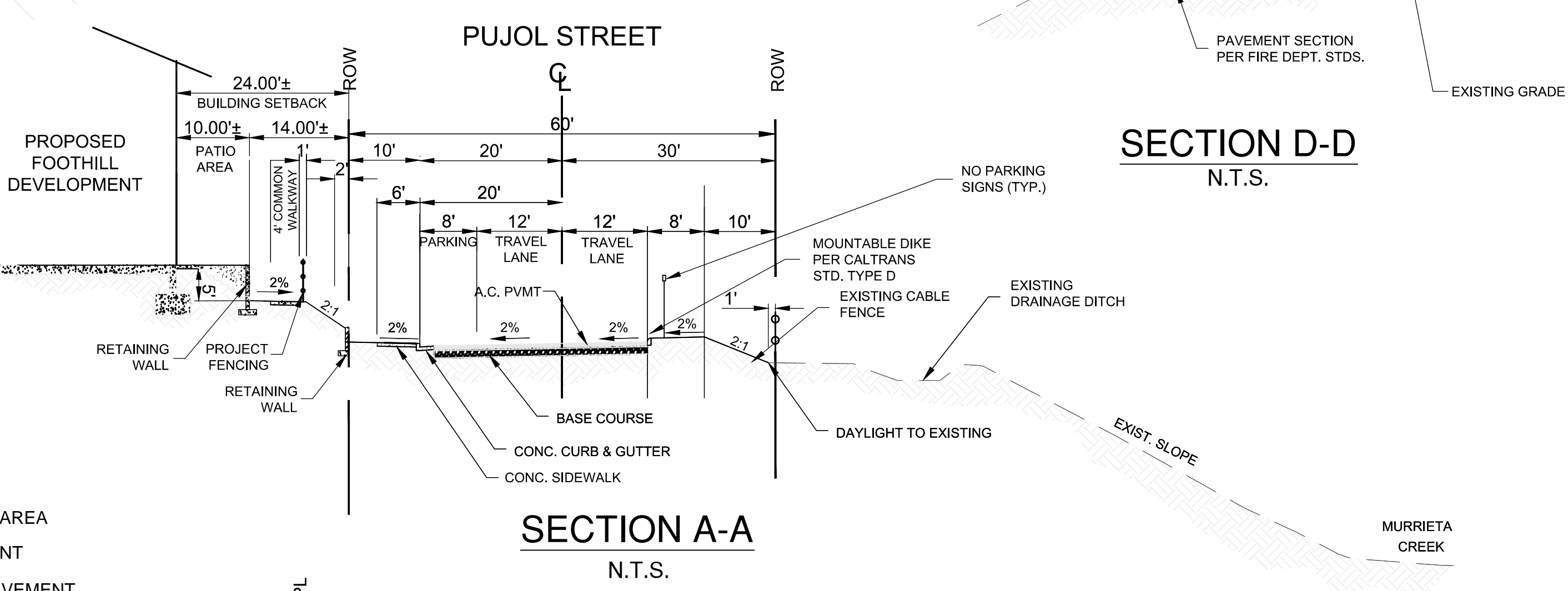
OCCUPANCY CLASSIFICATION
 RESIDENTIAL GROUP (R)
 SPRINKLERED/ALARM
 YES

BUILDING HEIGHT
 38'-6"

LEGEND:

—	CENTERLINE	■	BIO-SWALE AREA
—	PROPERTY LINE	■	AC PAVEMENT
—	RIGHT OF WAY	■	POROUS PAVEMENT
—	EXISTING CONTOUR	■	PERVIOUS PAVERS
—	SEWER PIPING		
—	STORM DRAIN PIPING		
—	WATER PIPING		
—	FIRE HYDRANT		
—	BLOW OFF		
—	GATE VALVE		
—	4" METER & DDCVA		
—	DOUBLE DETECTOR CHECK 8"		
—	RETAINING WALL		
—	SEWER MANHOLE		
—	STORM DRAIN MANHOLE		
—	STORM DRAIN OVERFLOW (INLET)		
—	FLOW LINE		
—	BROW DITCH		

DESCRIPTIONS:
 SWR = SEWER
 DOM = DOMESTIC WATER
 REC = RECYCLED
 FIRE = FIRE LINE
 PAD = PAD ELEVATION

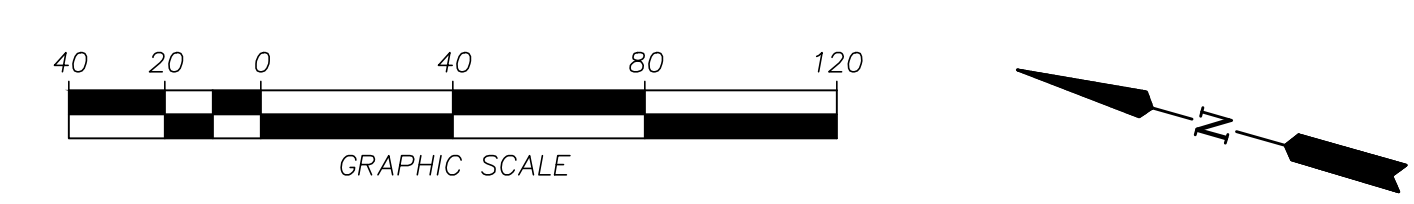


SHEARWATER CREEK

TEMECULA, CA

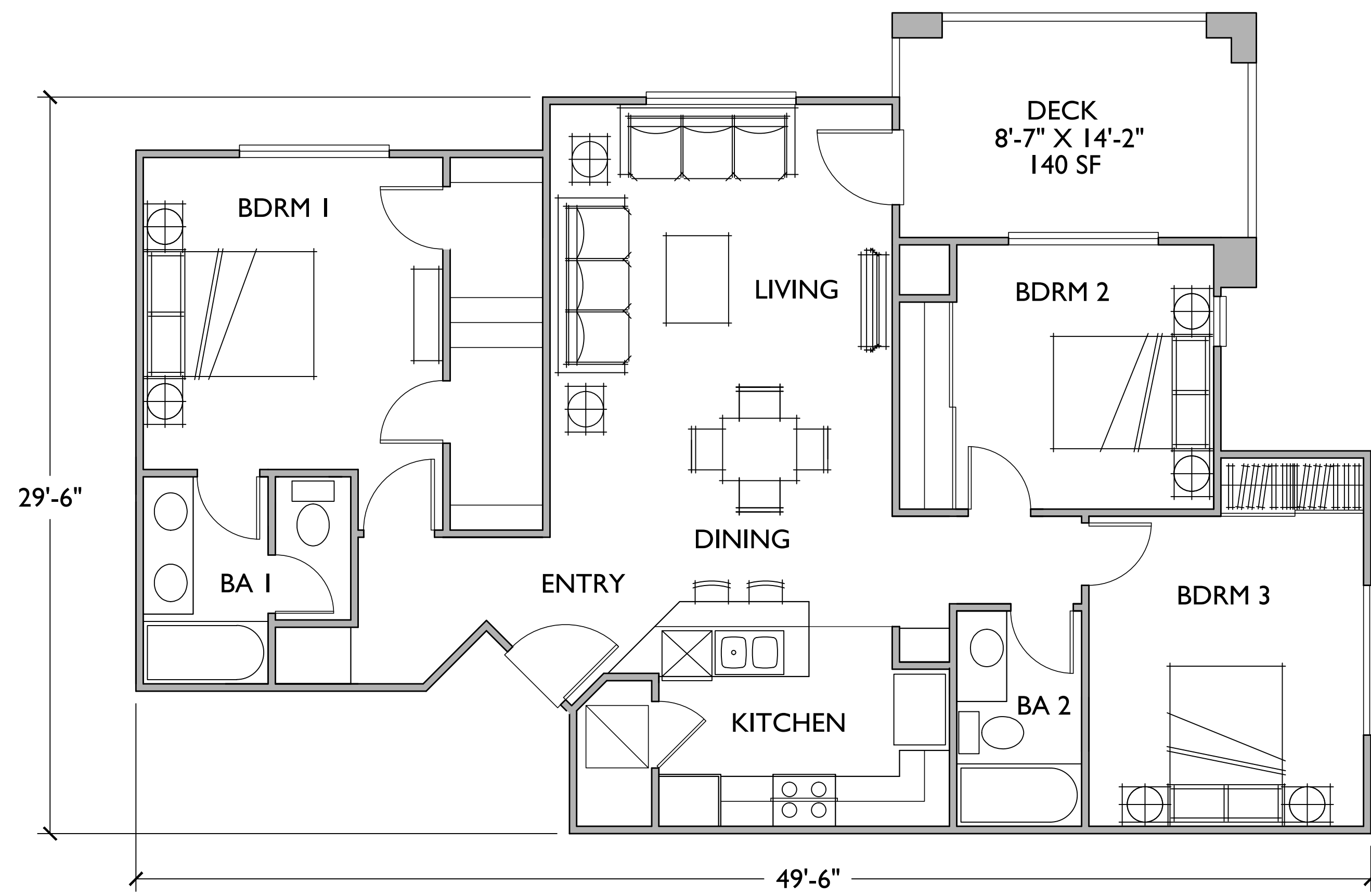
SITE PLAN

TEMECULA FOOTHILLS, LLC
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 951.898.1502

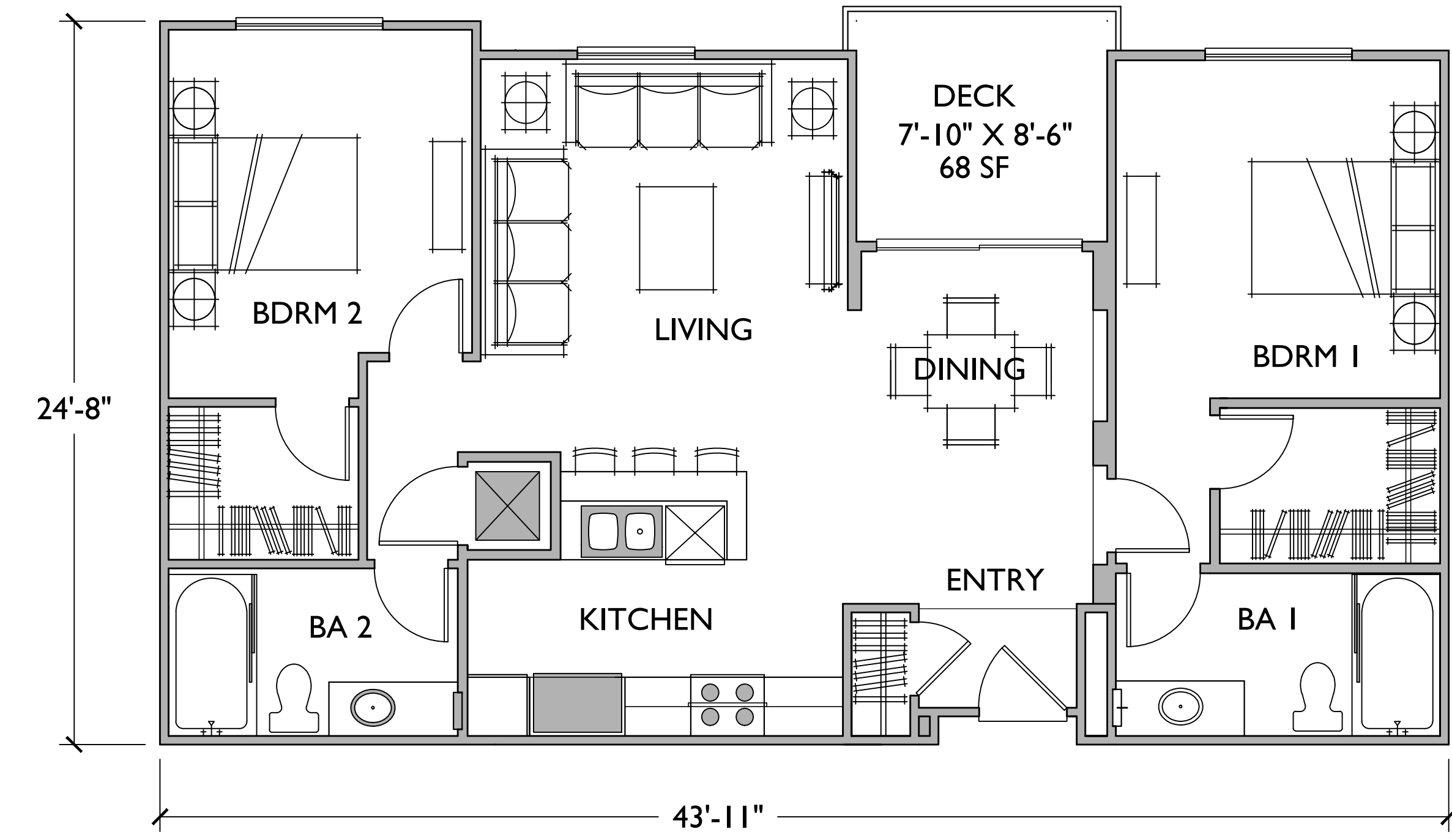


MARCH 3, 2014

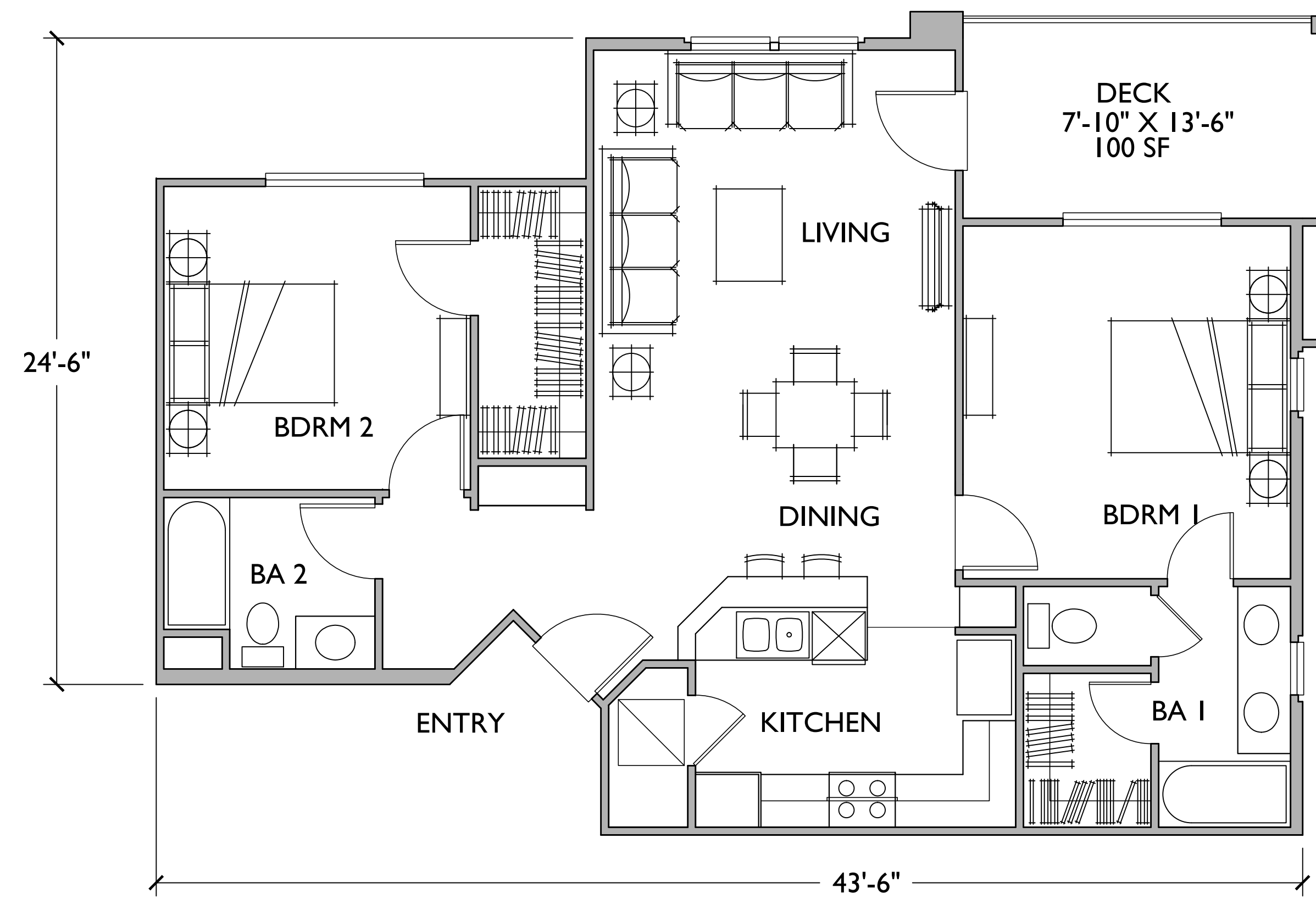
SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste. 404
 www.summarch.com
 Bonsall, CA 92003
 760.724.1198



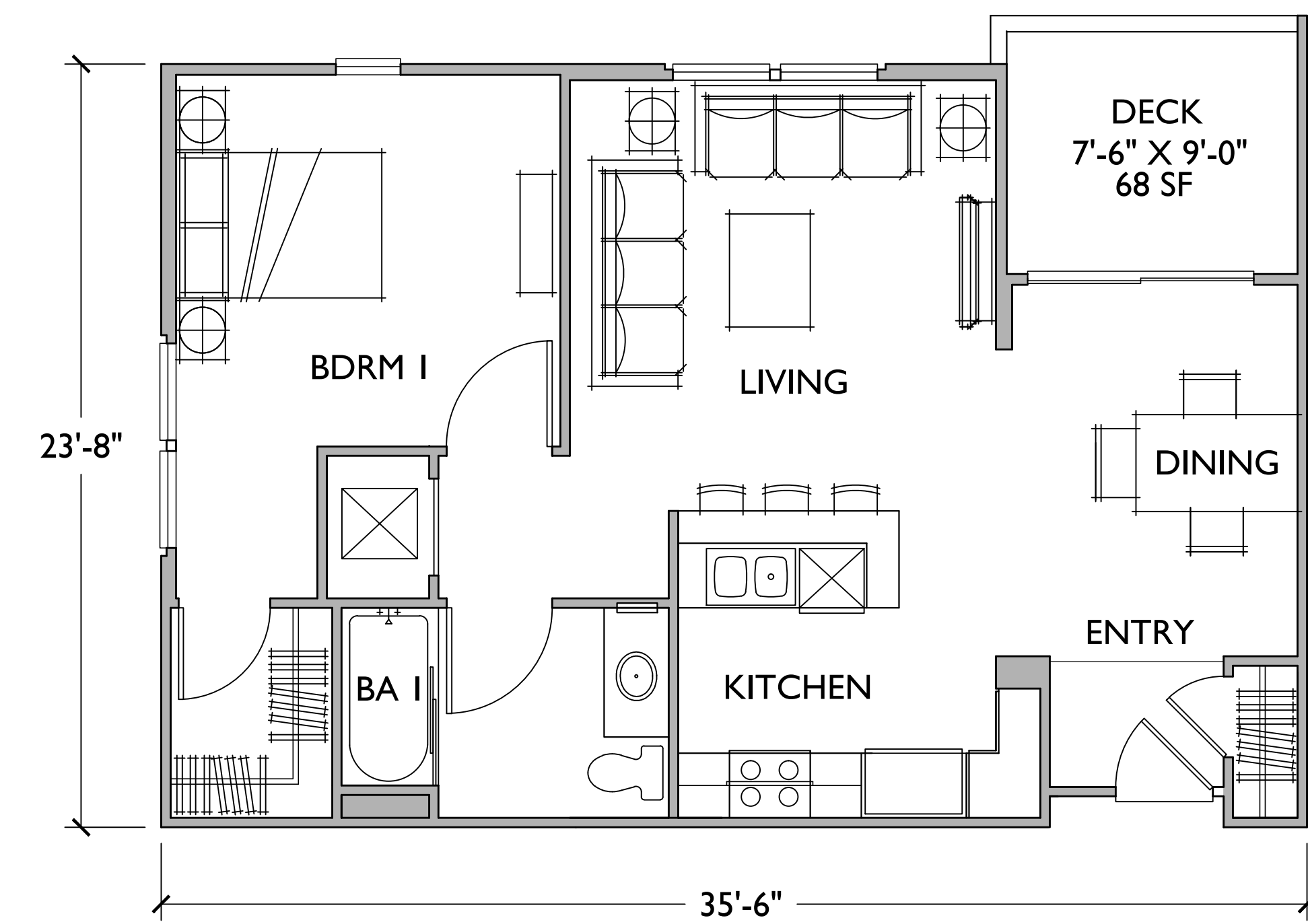
PLAN 4: 1,164 S.F.
3BD/2BA



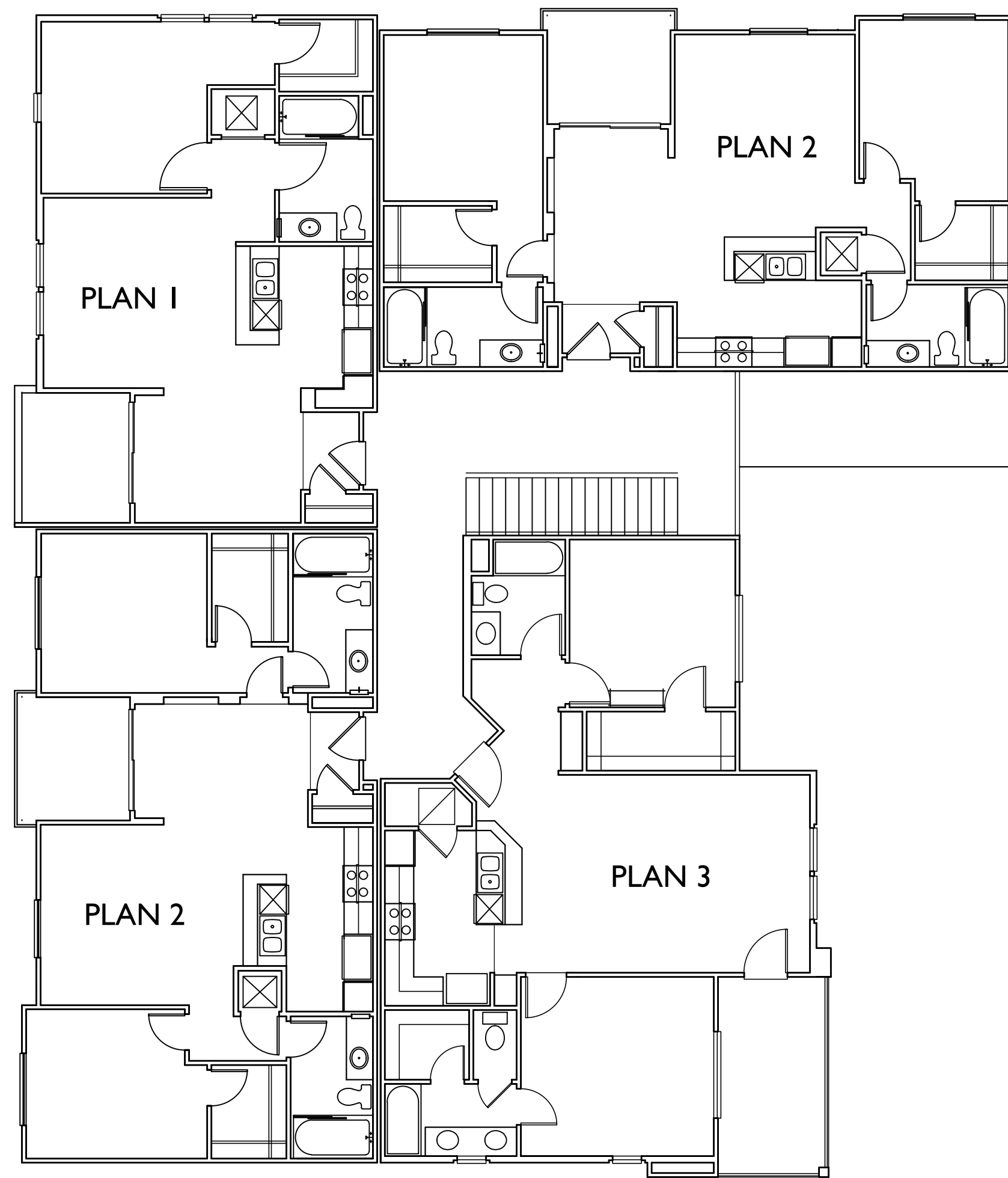
PLAN 2: 950 S.F.
2BD/2BA



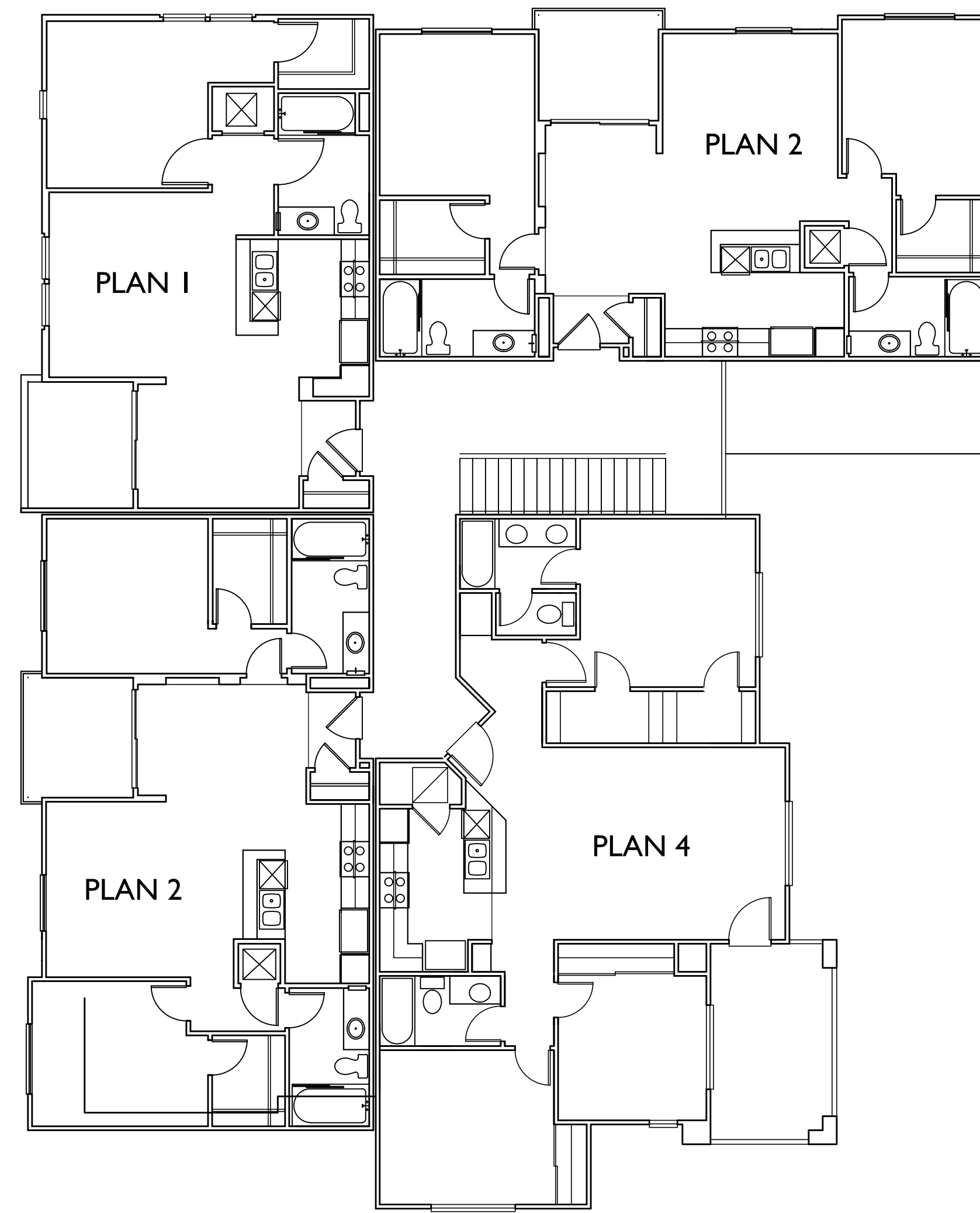
PLAN 3: 1,000 S.F.
2BD/2BA



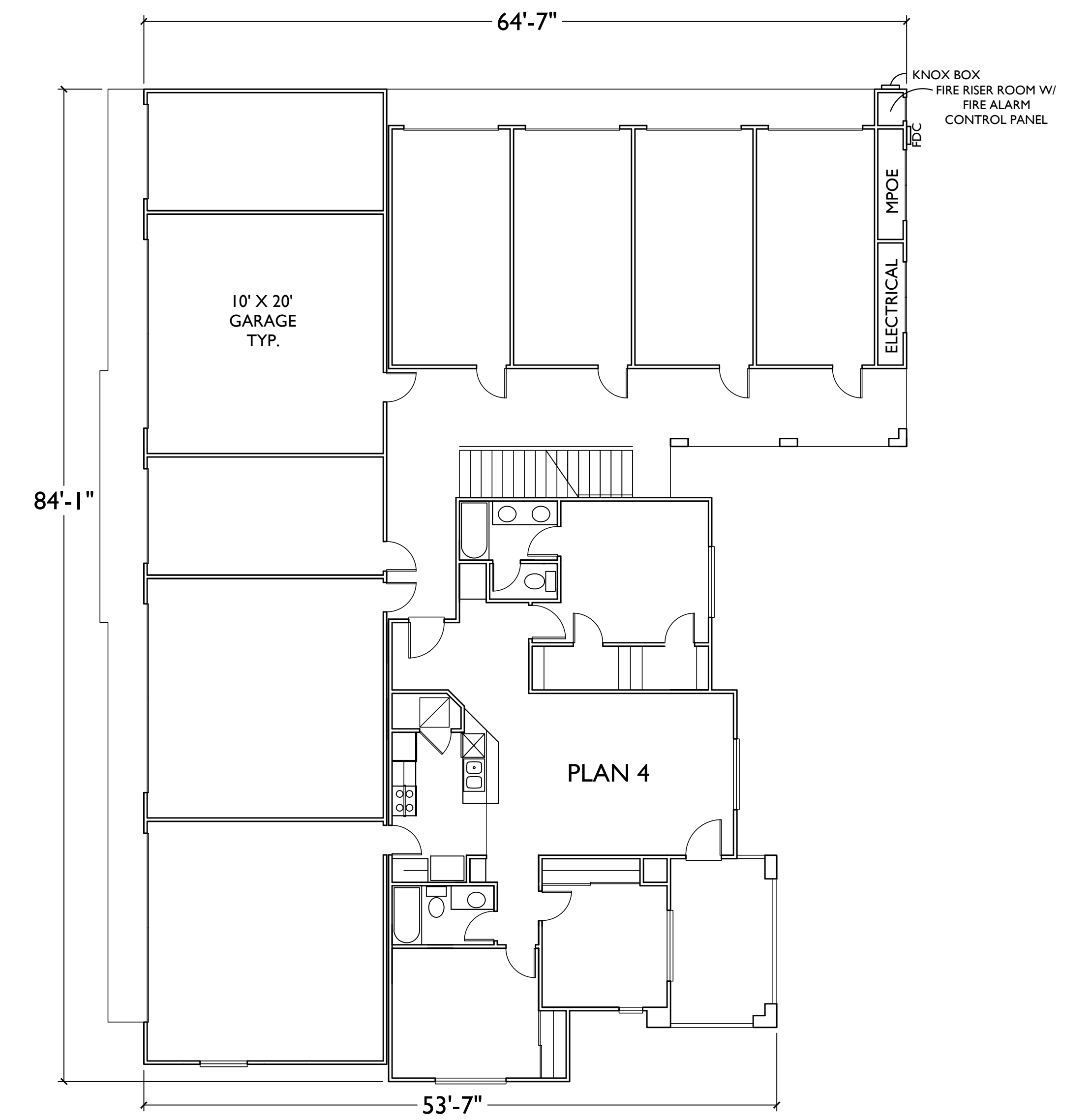
PLAN 1: 725 S.F.
1BD/1BA



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PERSPECTIVE

ELEVATION NOTES

- 1 ROOF : CONCRETE TILE
COLORS - (BROWN OR SLATE RANGE)
- 2 WALLS : SAND FINISH STUCCO
COLORS - (OMEGA NO. 10, 14, 236 OR 414)
- 3 COMPOSITE RAILINGS
COLORS - (FRAZEE CL 2987N OR CL 3137N)
- 4 WOOD TRELLIS
COLORS - (FRAZEE CL 2987N OR CL 3137N)
- 5 DECORATIVE OUTLOOKERS RESAWN
COLORS - (FRAZEE CL 2987N OR CL 3137N)
- 6 FASCIA : 2 X 6 RESAWN WOOD
COLORS - (FRAZEE CL 2986A OR CL 3175A)
- 7 TRIM : FOAM WITH STUCCO OVER
COLORS - (FRAZEE CL 2986A OR CL 3175A)



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



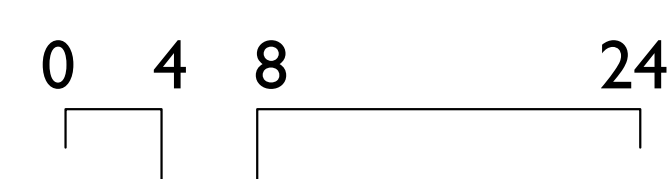
FRONT ELEVATION

TEMECULA, CA

S H E A R W A T E R C R E E K

GREEN COURT ELEVATIONS

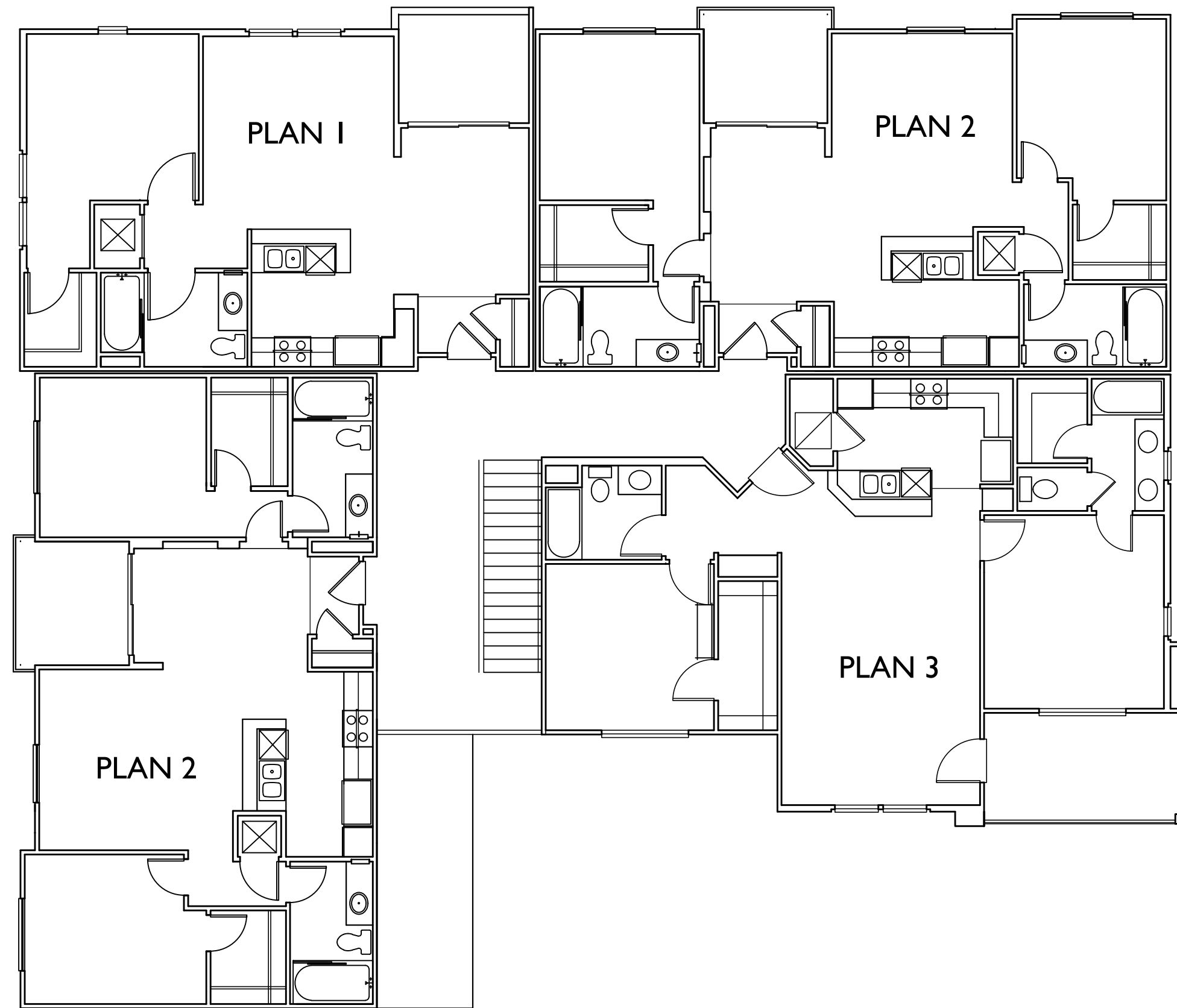
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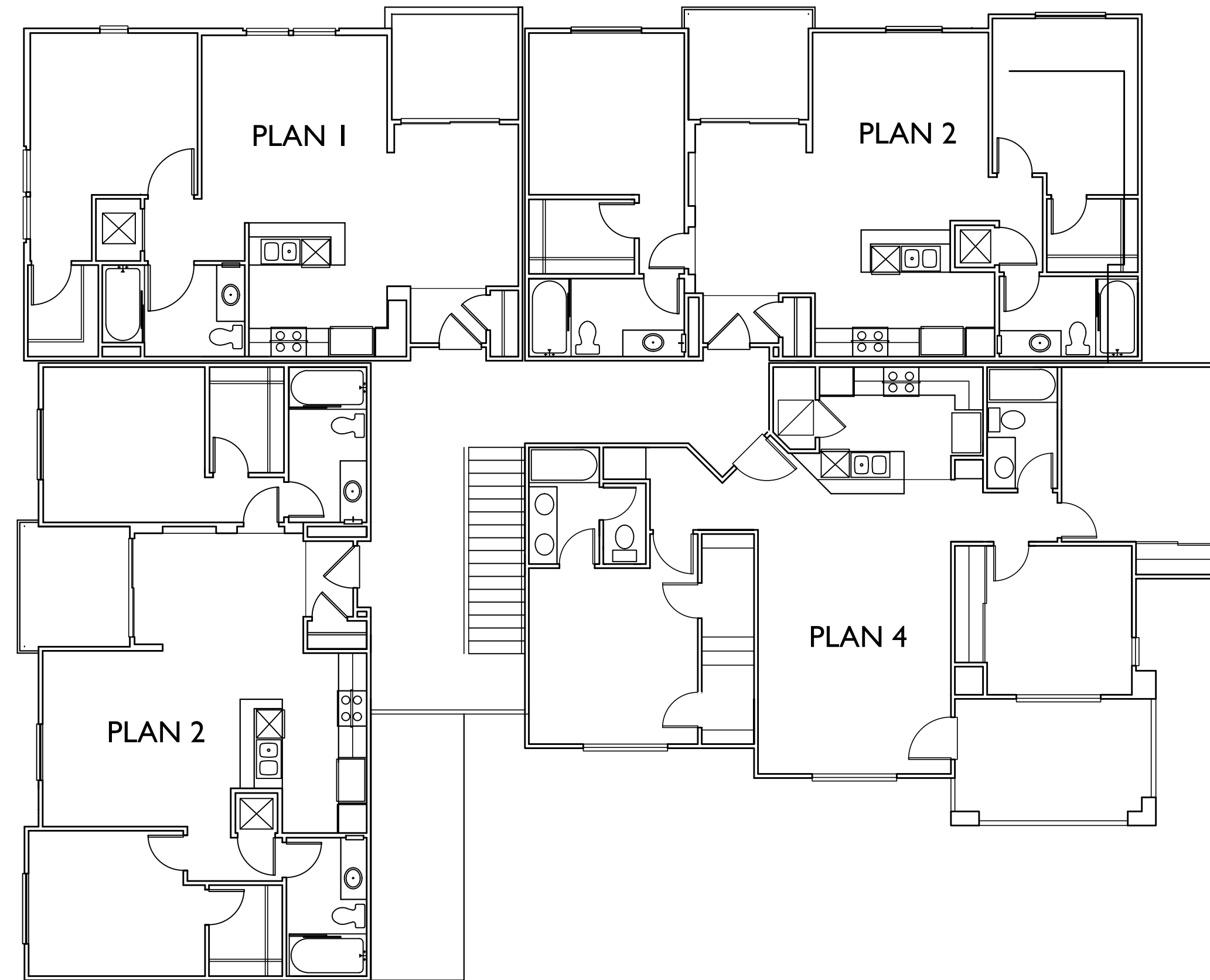
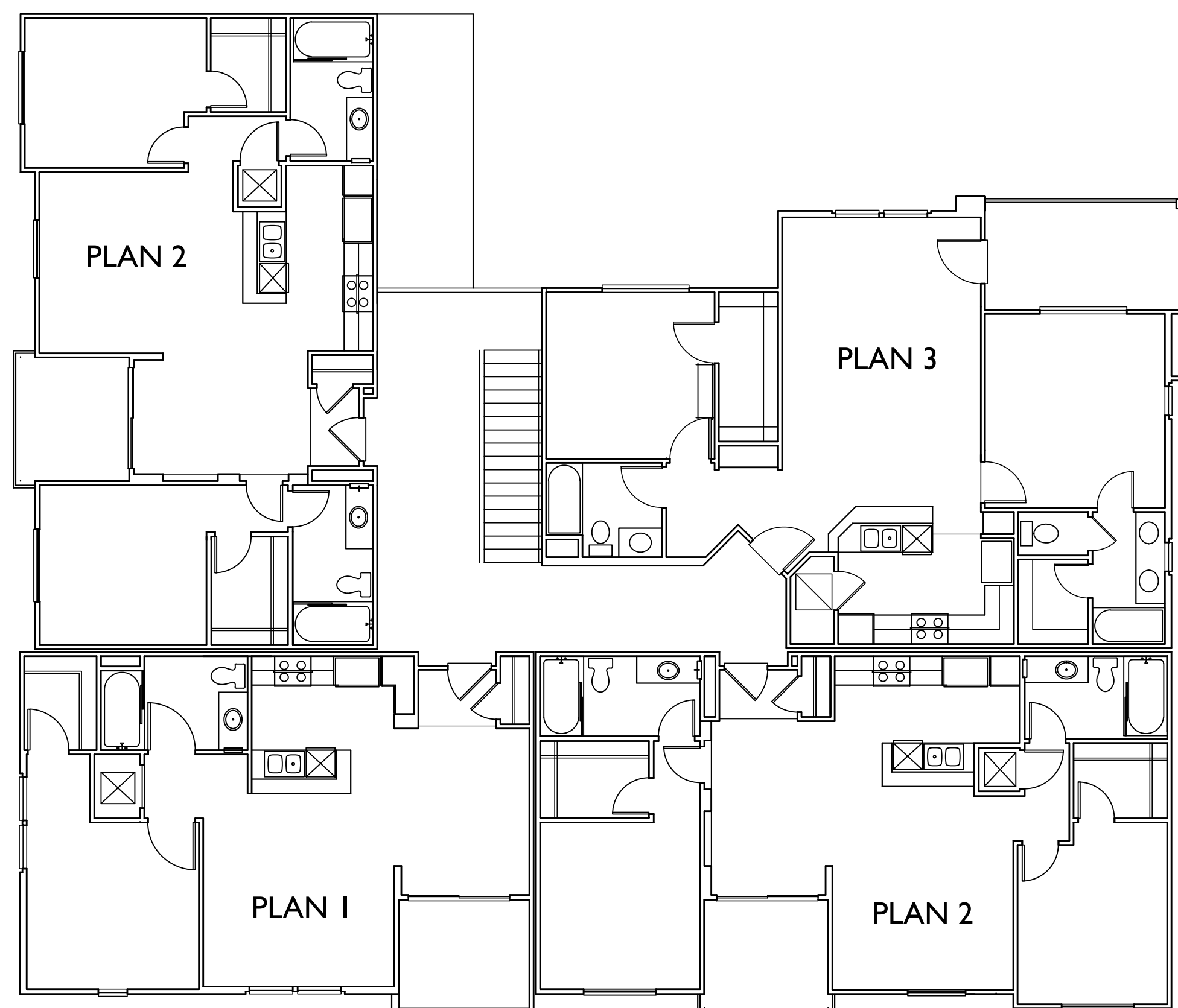
JANUARY 9, 2013



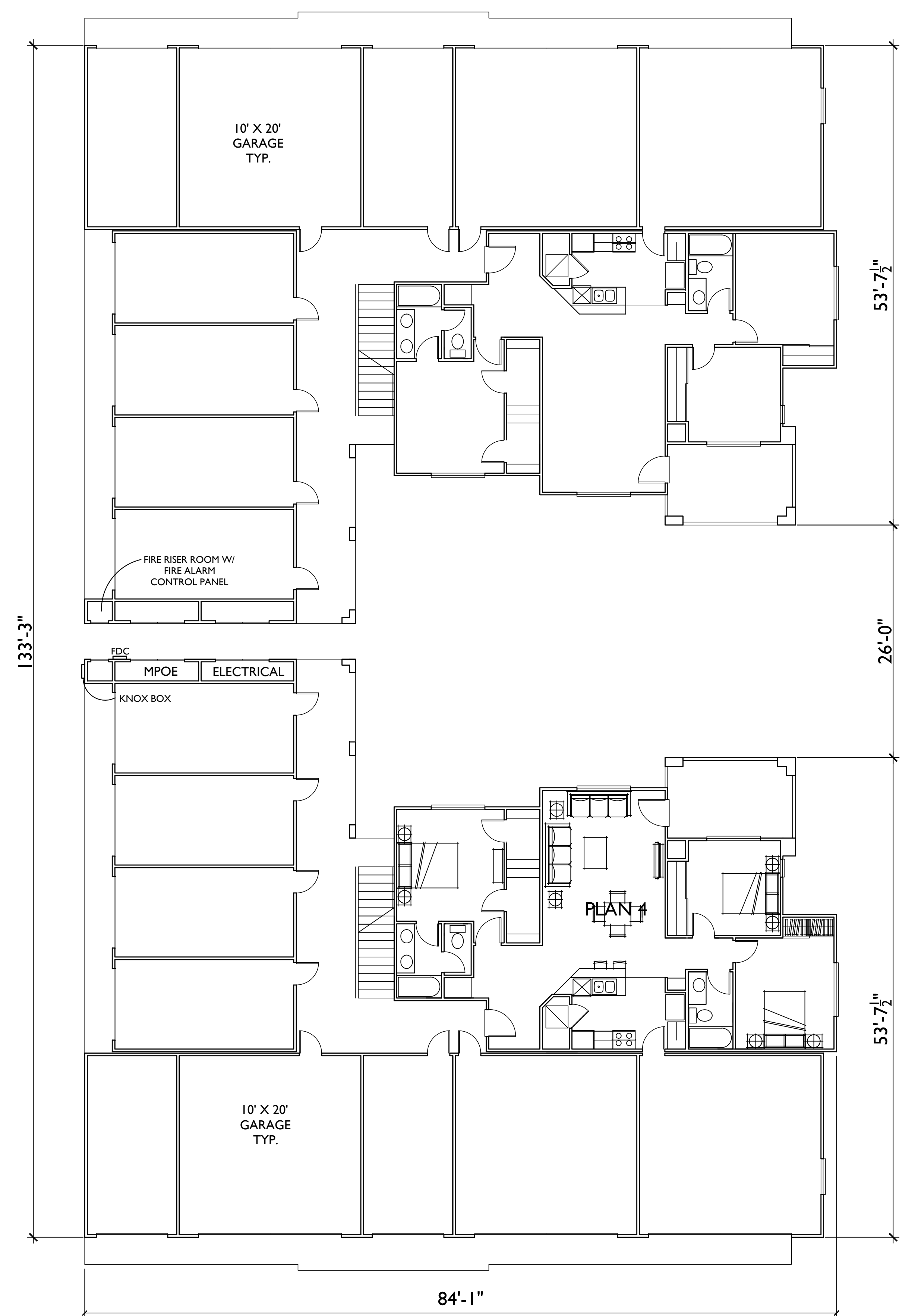
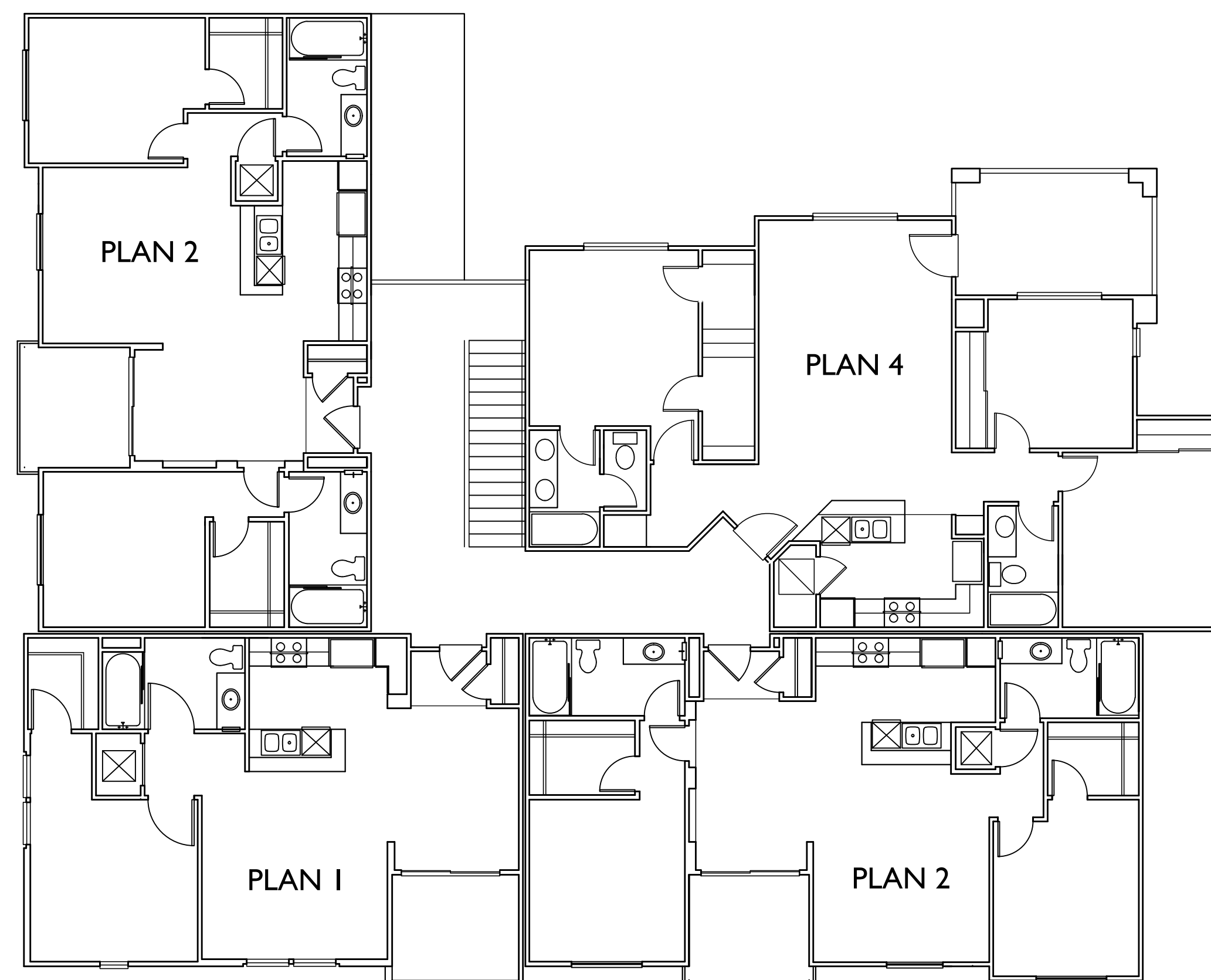
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PERSPECTIVE

ELEVATION NOTES

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COLORS - (FRAZEE CL 2986A OR CL 3175A)



TYP. SIDE ELEVATION



REAR ELEVATION



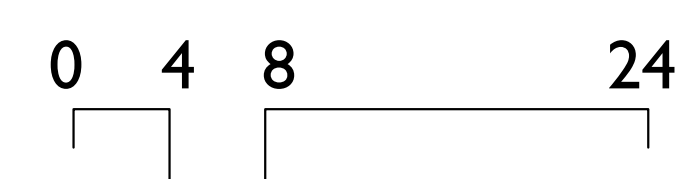
FRONT ELEVATION

TEMECULA, CA

S H E A R W A T E R C R E E K

18 UNIT GREEN COURT ELEVATIONS

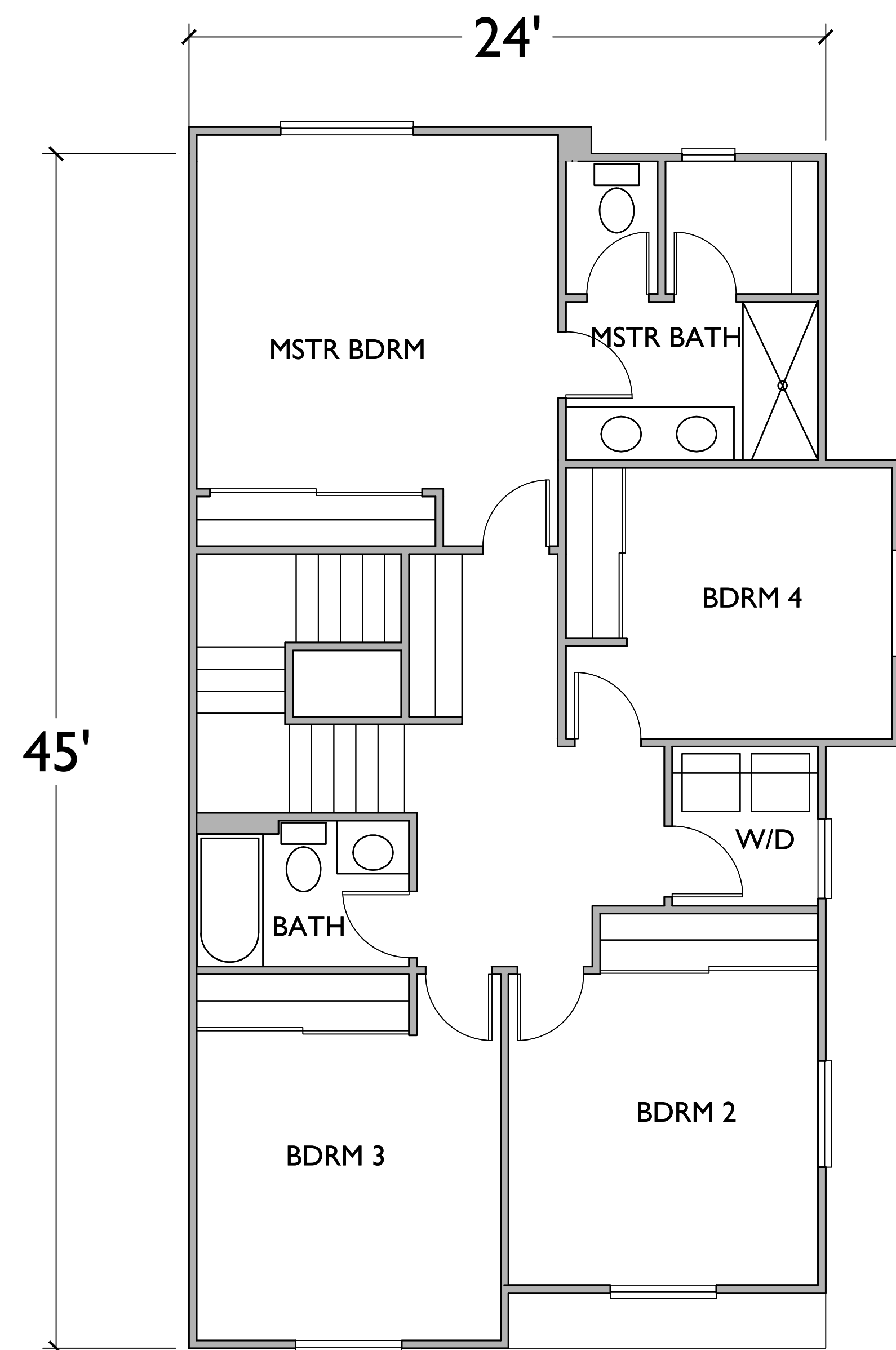
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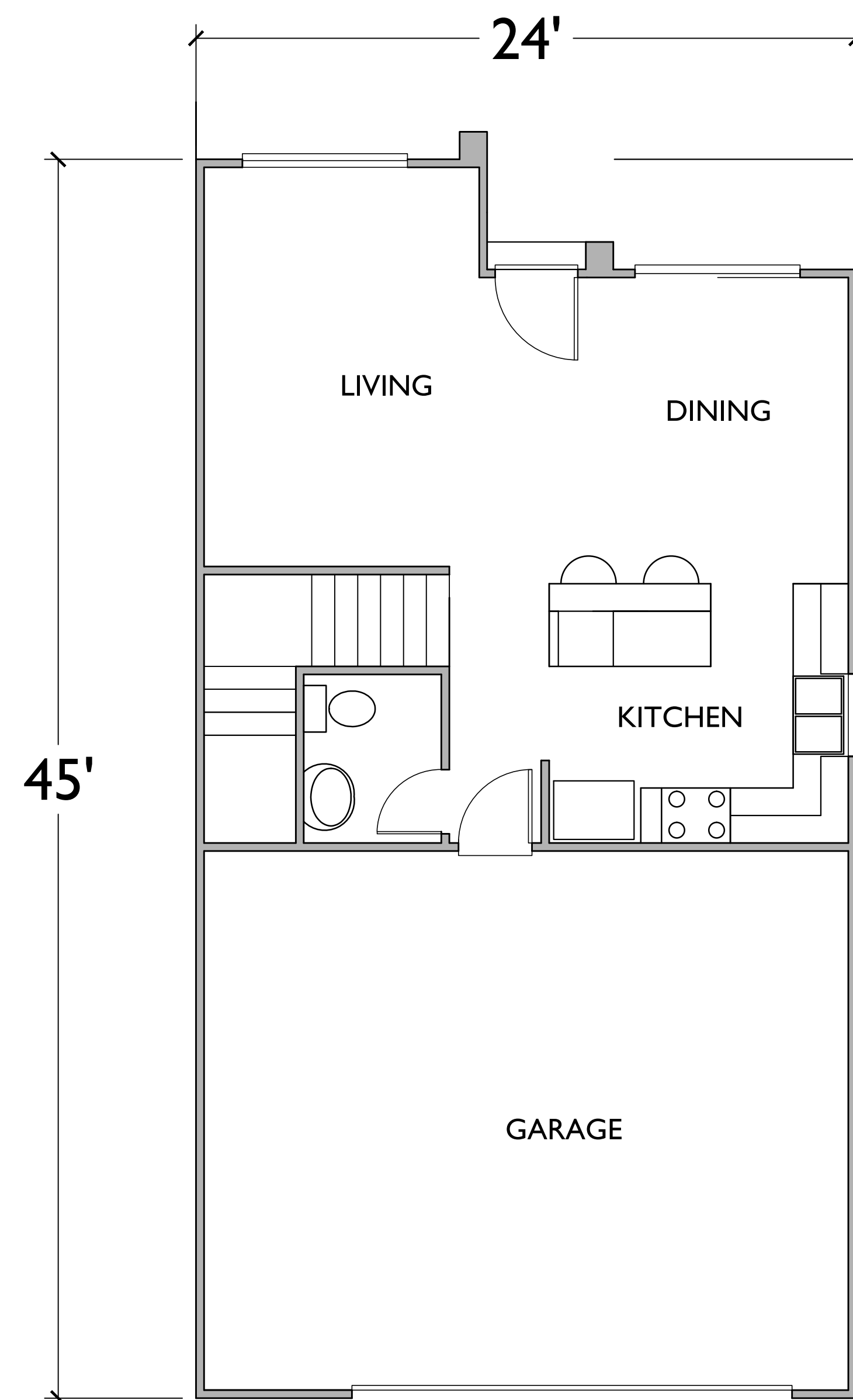
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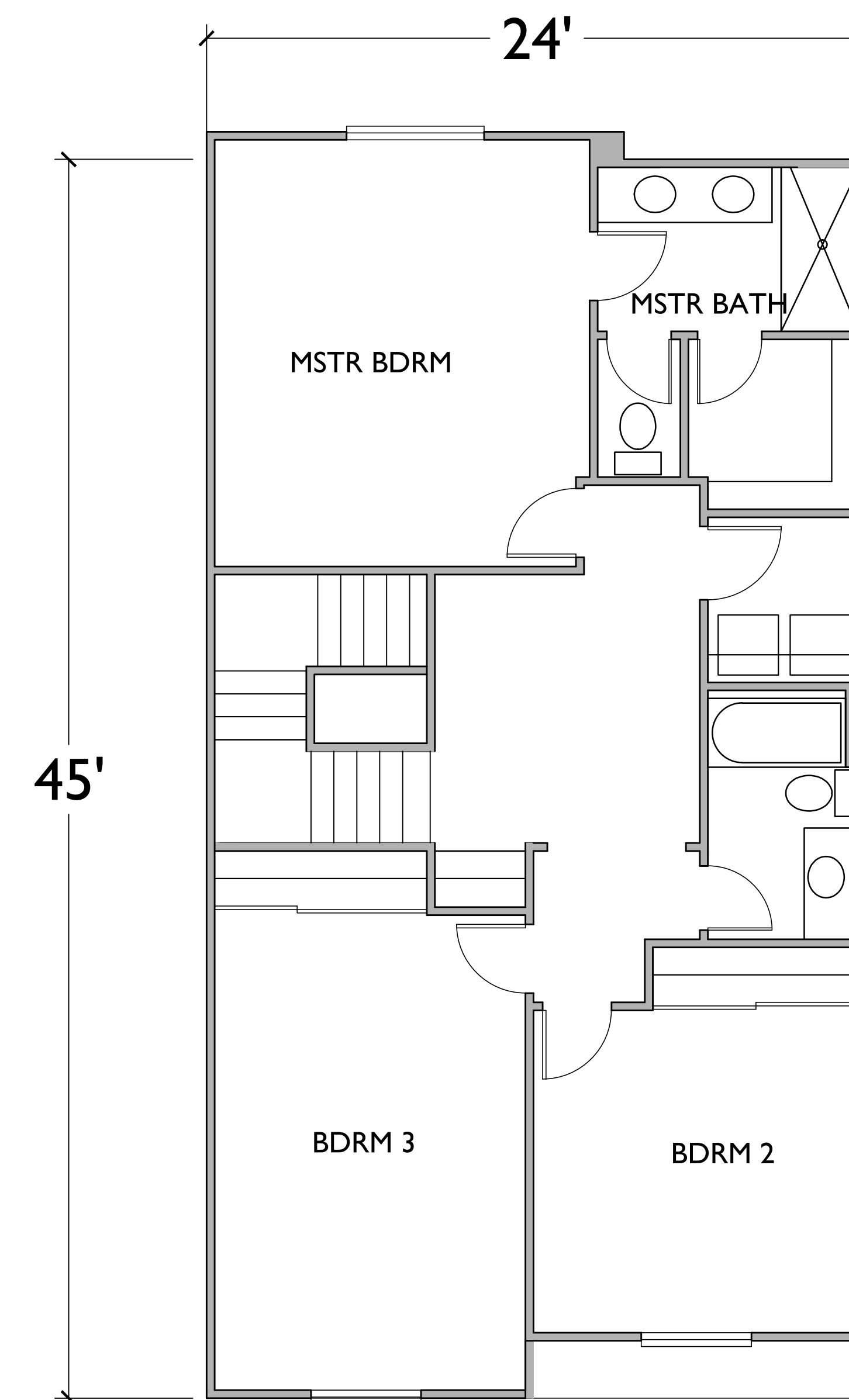


SECOND FLOOR



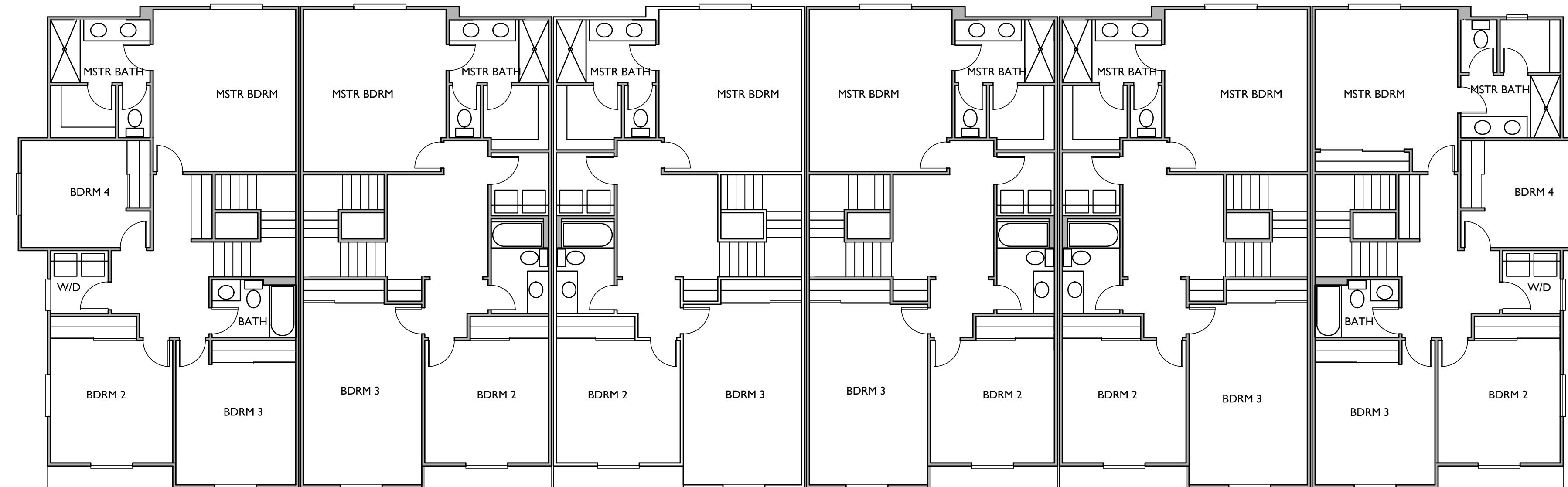
FIRST FLOOR

PLAN 6: 1,500 SF
4BD/2.5BA

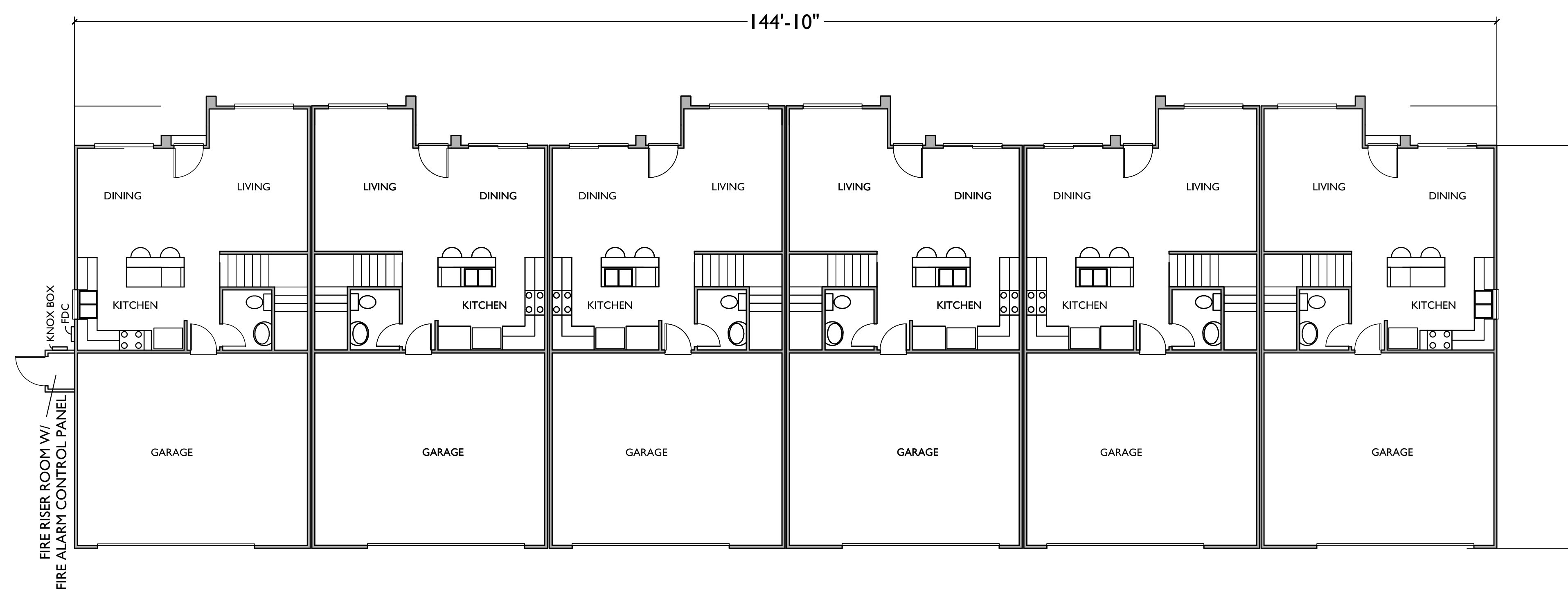


FIRST FLOOR

PLAN 5: 1,450 SF
3BD/2.5BA



SECOND FLOOR



FIRST FLOOR



ELEVATION NOTES

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COLORS - (FRAZEE CL 2986A OR CL 3175A)
- 7 TRIM : FOAM WITH STUCCO OVER
COLORS - (FRAZEE CL 2986A OR CL 3175A)

PERSPECTIVE



TYPICAL SIDE ELEVATION



REAR ELEVATION



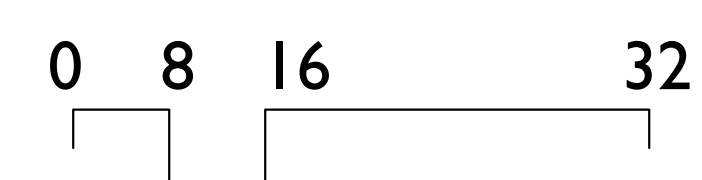
FRONT ELEVATION

TEMECULA, CA

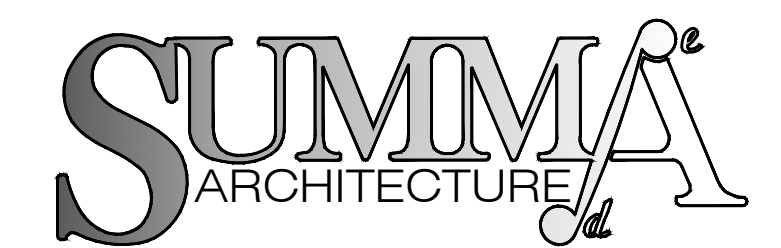
S H E A R W A T E R C R E E K

TOWNHOUSE ELEVATIONS

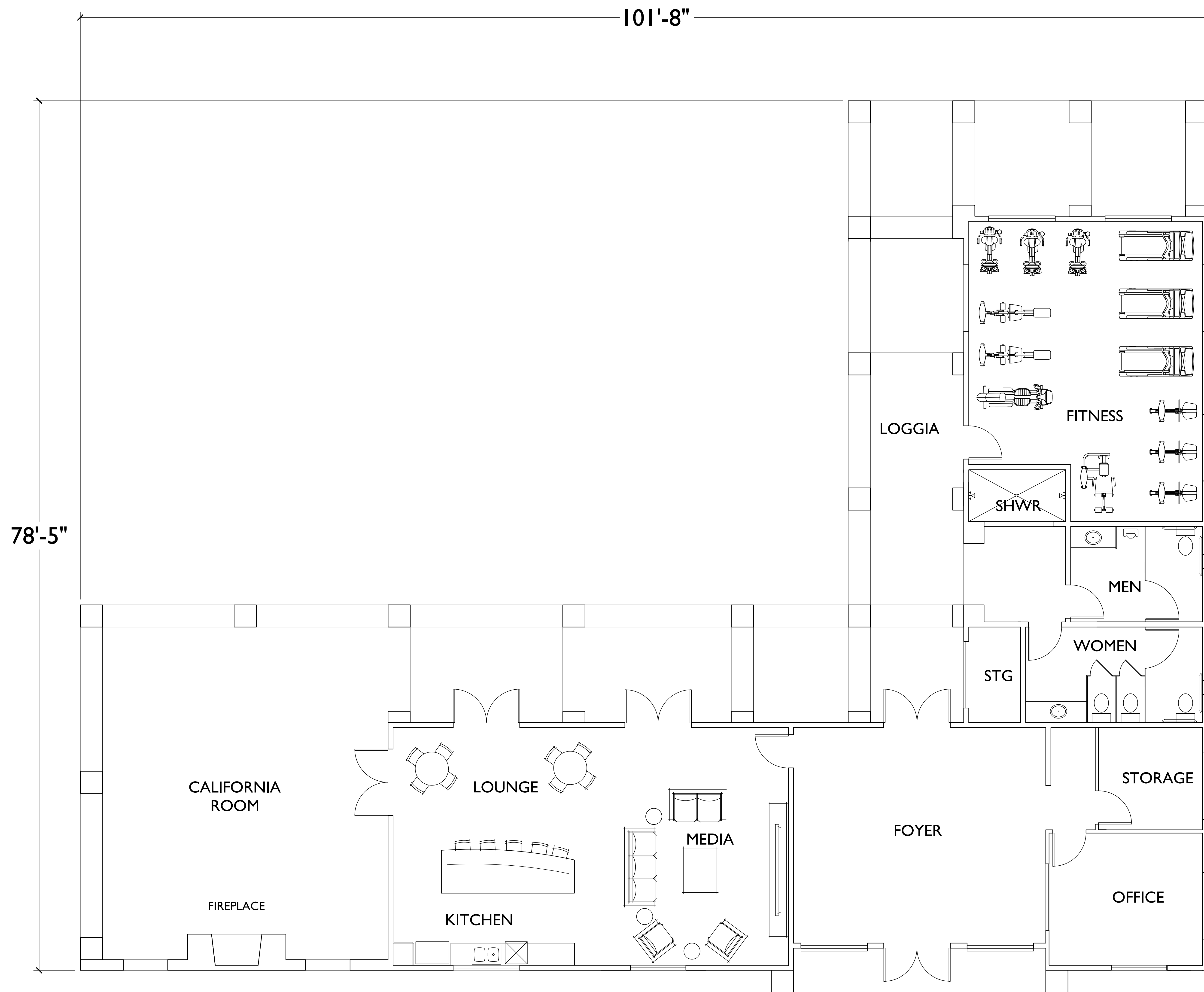
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JANUARY 9, 2013



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PERSPECTIVE

ELEVATION NOTES

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



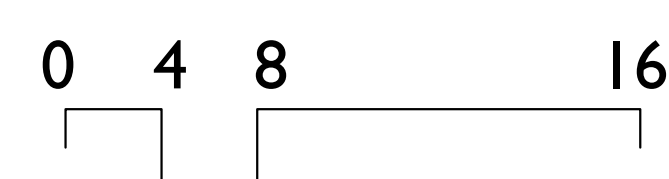
FRONT ELEVATION

TEMECULA, CA

S H E A R W A T E R C R E E K

REC BUILDING ELEVATIONS

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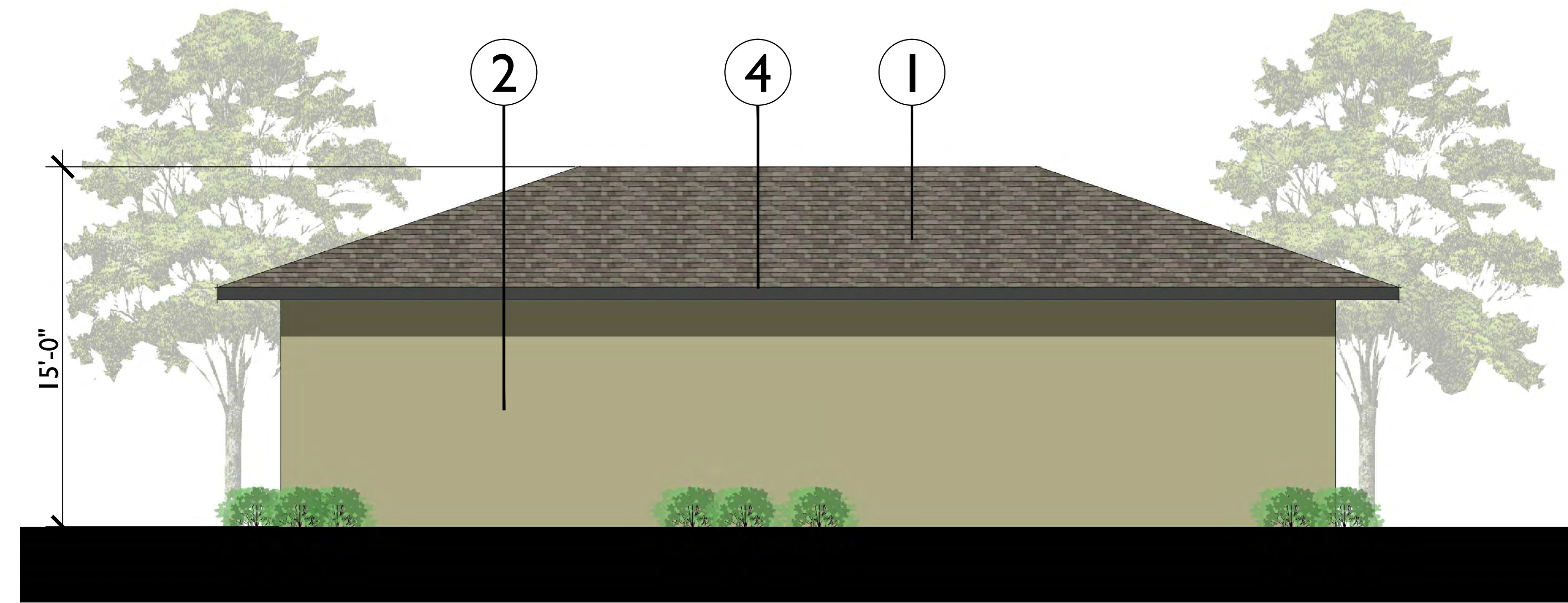
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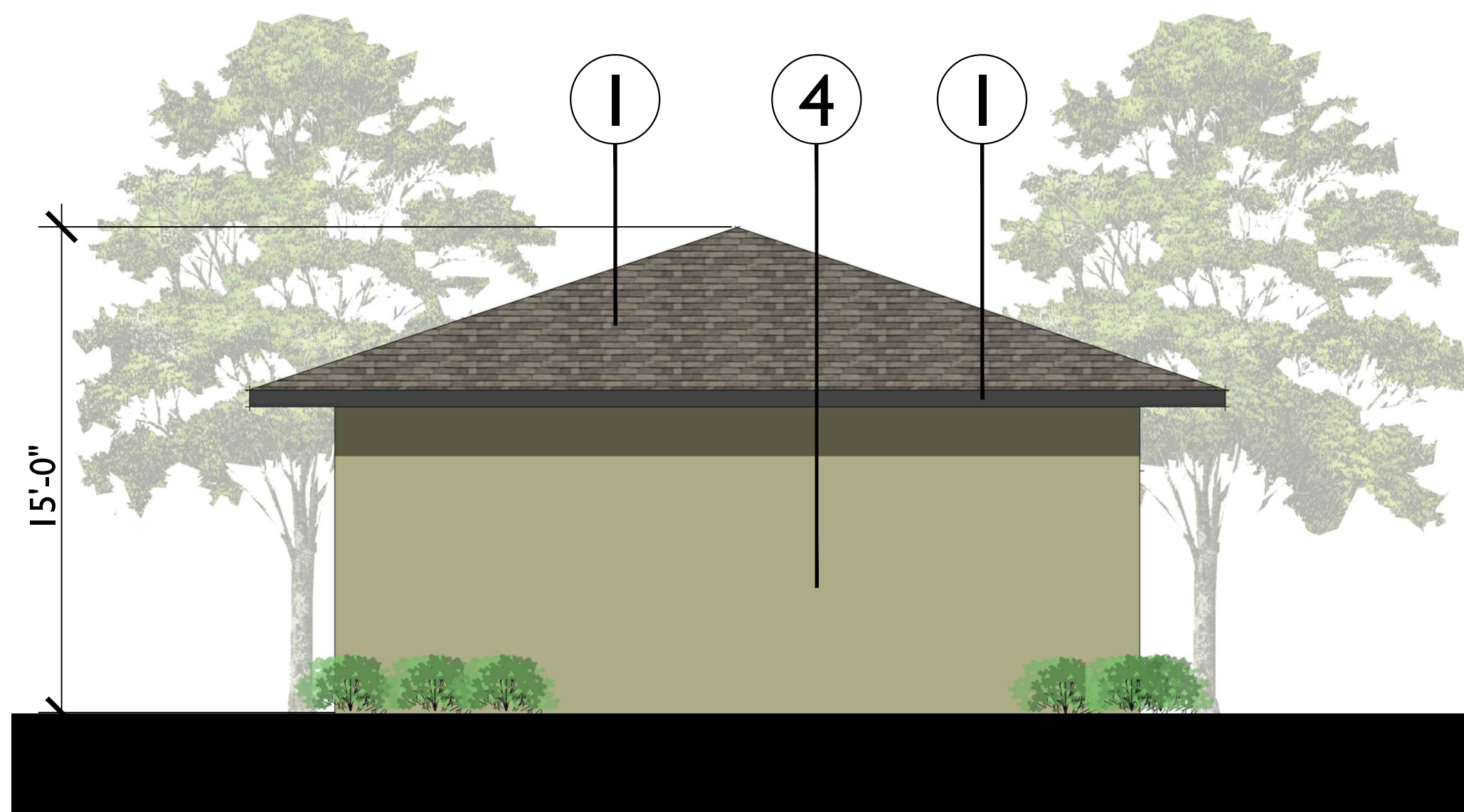
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ELEVATION NOTES

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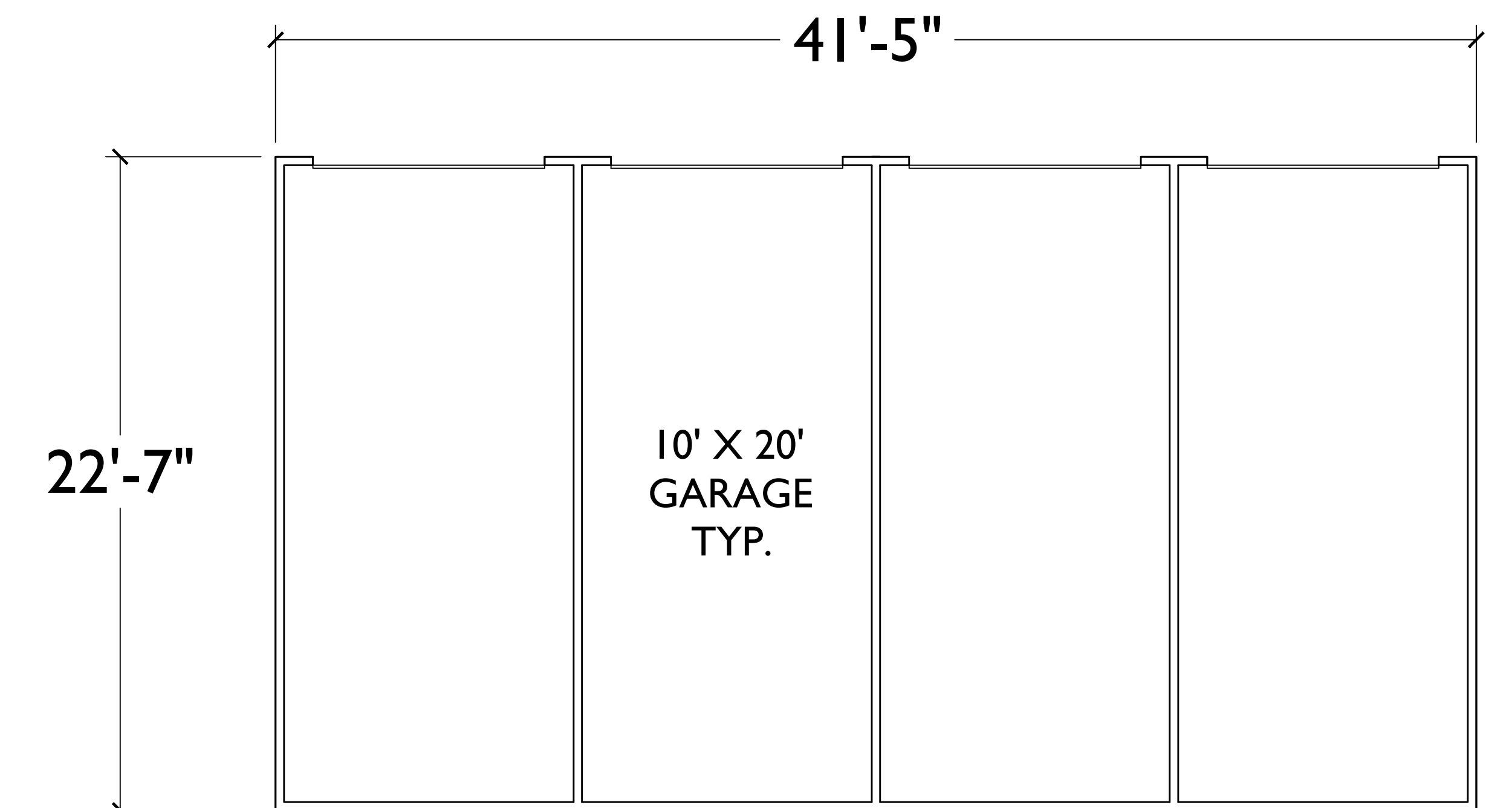
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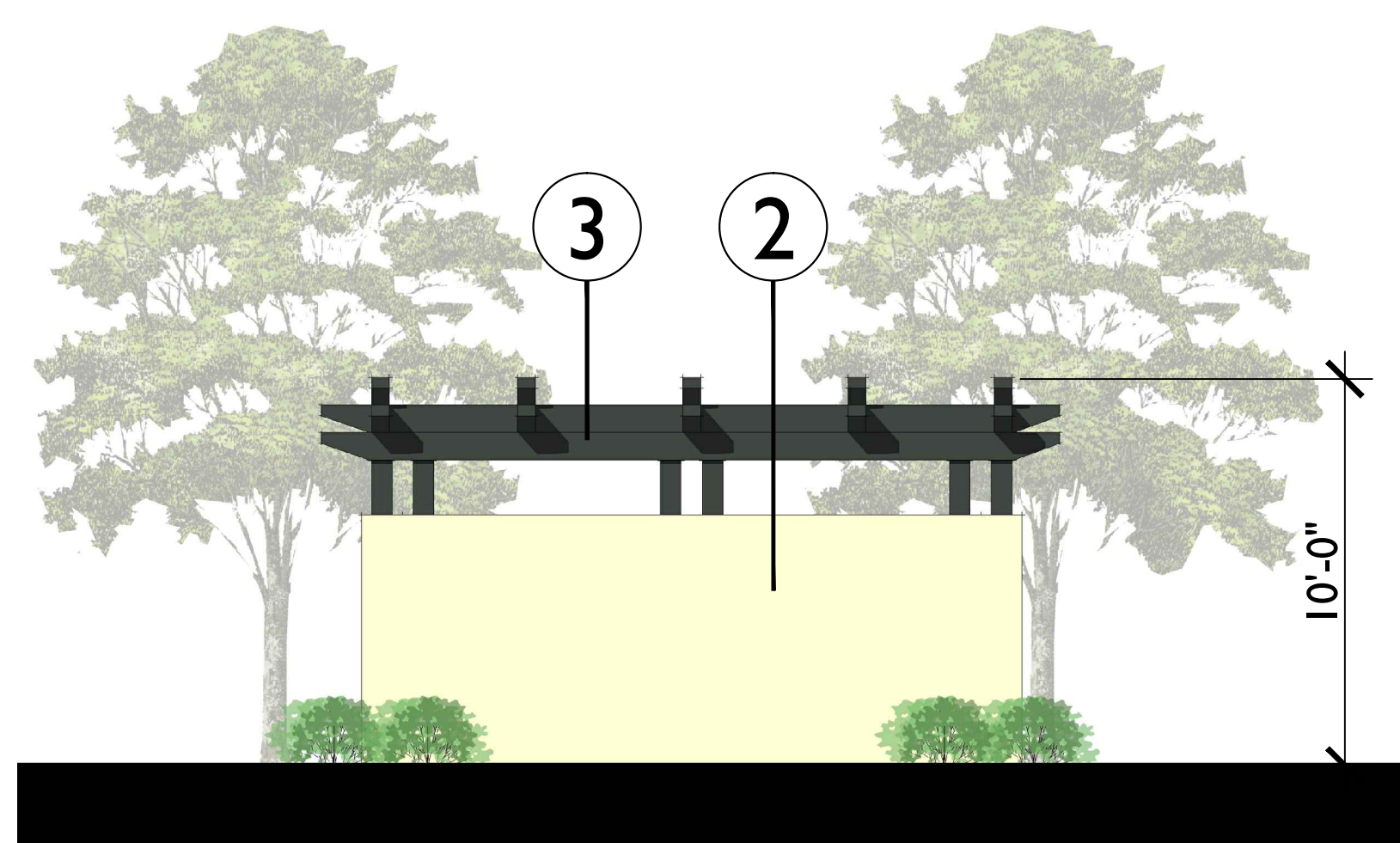
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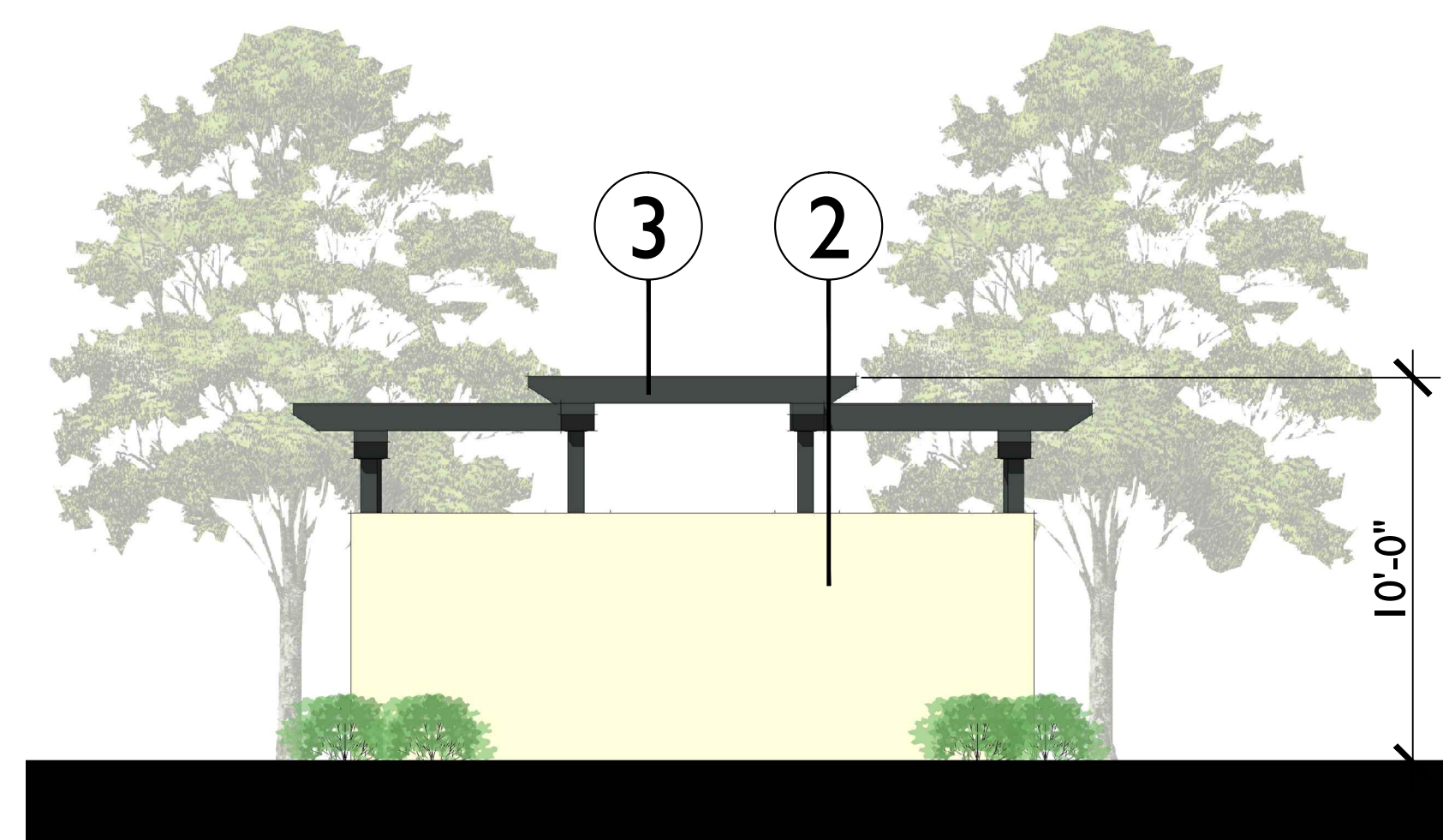
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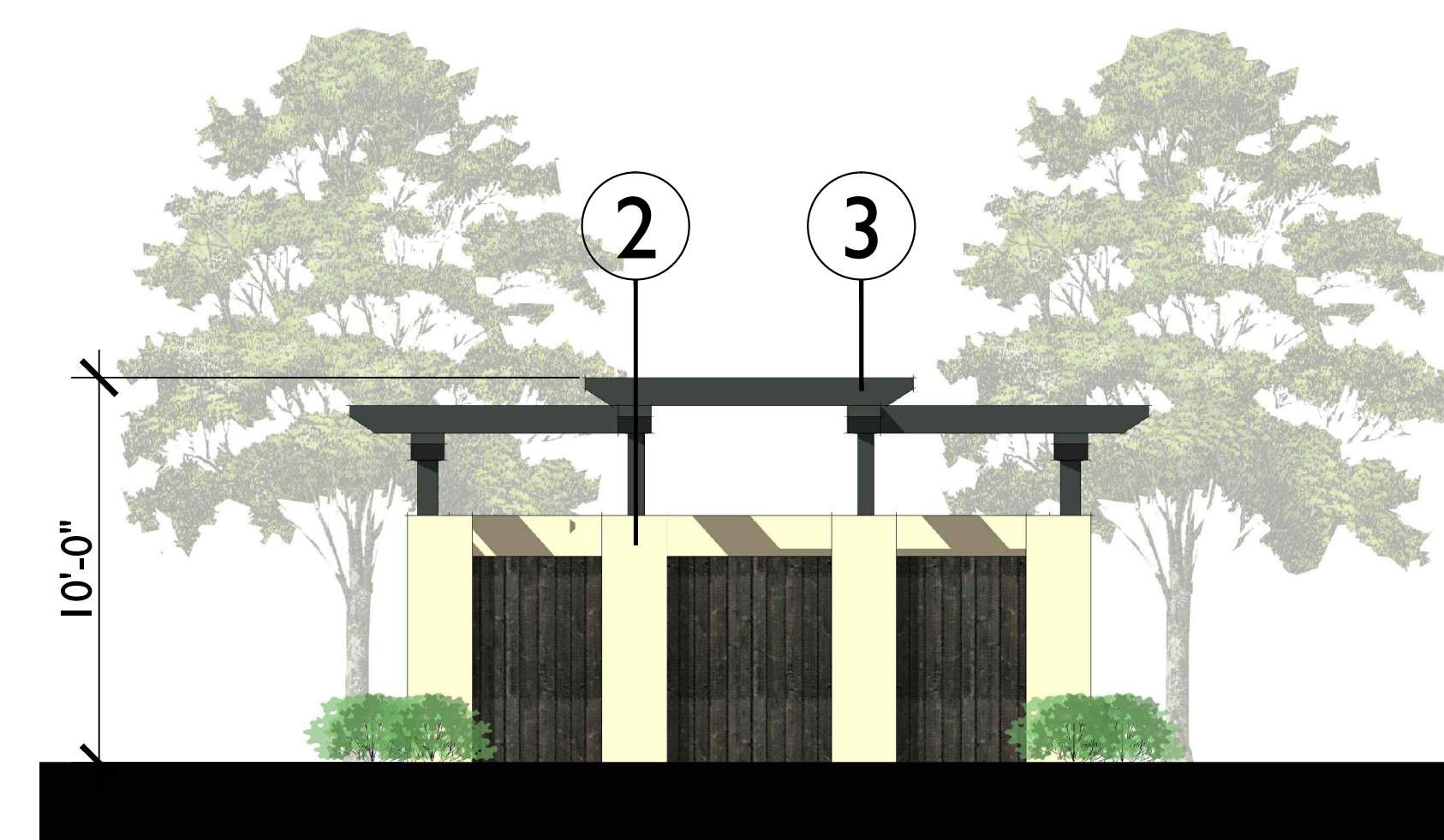
FLOOR PLAN
DETACHED GARAGE



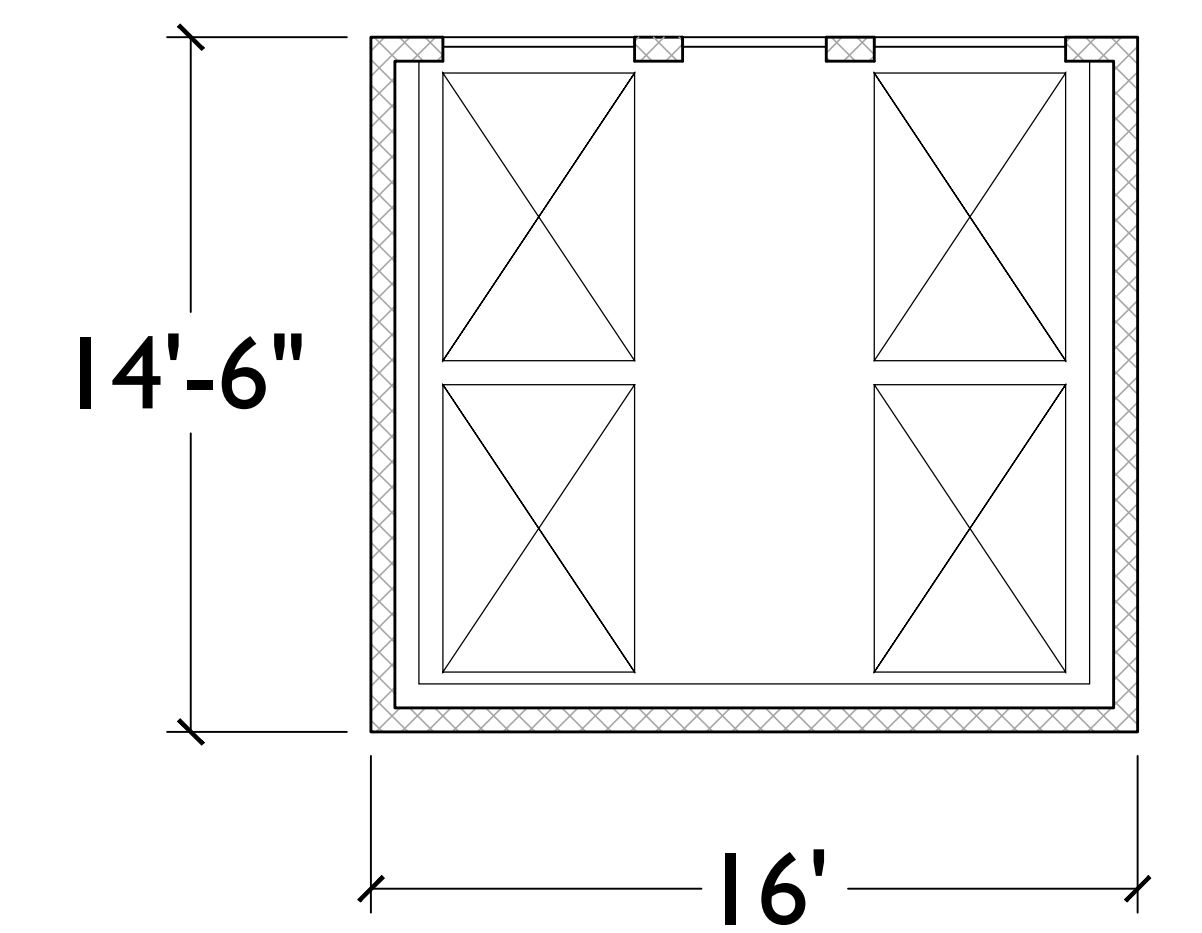
SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



FLOOR PLAN
TRASH ENCLOSURE

TEMECULA, CA

S H E A R W A T E R C R E E K

TRASH ENCLOSURE / DETACHED GARAGE PLANS