

PARKING SUMMARY

BUILDING (USE)	AREA	RATIO	REQUIRED	PROVIDED
NORTH				
HOTEL	64,065 SF - 101 KEYS (1:1+2 MGR) = 103 SP		= 103 SP	= 103 SP
BUILDING B (RESTAURANT)	5,000 SF (.01)		= 50 SP	= 50 SP
BUILDING C (RETAIL)	4,000 SF (.005)		= 20 SP	= 20 SP
SHARED STREET SPACES NORTH			= 15 SP	= 15 SP
TOTAL NORTH COMMERCIAL	73,065 SF		= 173 SP	= 188 SP
SOUTH				
BUILDING A RESTAURANT	3,500 SF (.01)		= 35 SP	= 30 SP
RETAIL	2,600 SF (.005)		= 13 SP	= 11 SP
BUILDING D (RESTAURANT)	2,500 SF (.01)		= 25 SP	= 19 SP
GAS STATION	7,200 SF (.004)		= 29 SP	= 29 SP
CARWASH	2,000 SF (.01)		= 2 SP	= 2 SP
SHARED STREET SPACES SOUTH			= 14 SP	= 14 SP
TOTAL SOUTH COMMERCIAL	17,800 SF		= 104 SP	= 105 SP
TOTAL COMMERCIAL	90,865 SF		= 277 SP	= 293 SP

COMMERCIAL TRASH SUMMARY

COMMERCIAL ZONE	AREA	RATIO	REQUIRED	PROVIDED
NORTH	73,065 SF	60 SF : 10,000 SF	439 SF	690 SF
SOUTH	17,800 SF	60 SF : 10,000 SF	107 SF	340 SF

PROJECT SUMMARY

COMMERCIAL NORTH	4.33 ACRES (188,895 SF)
COMMERCIAL SOUTH	2.98 ACRES (130,078 SF)
APN#	279-450-015, 016, 017, 018, 019, 023, 024.
ZONING	C-COMMERCIAL
GENERAL PLAN	MU

COMMERCIAL SUMMARY

COMMERCIAL NORTH	4.33 ACRES (188,895 SF)
FLOOR AREA RATIO	73,065 SF = .39 FAR
COMMERCIAL SOUTH	2.98 ACRES (130,078 SF)
FLOOR AREA RATIO	17,800 SF = .14 FAR
TOTAL SITE AREA	7.31 ACRES (318,973 SF)
TOTAL FLOOR AREA	90,065 SF = .28 FAR

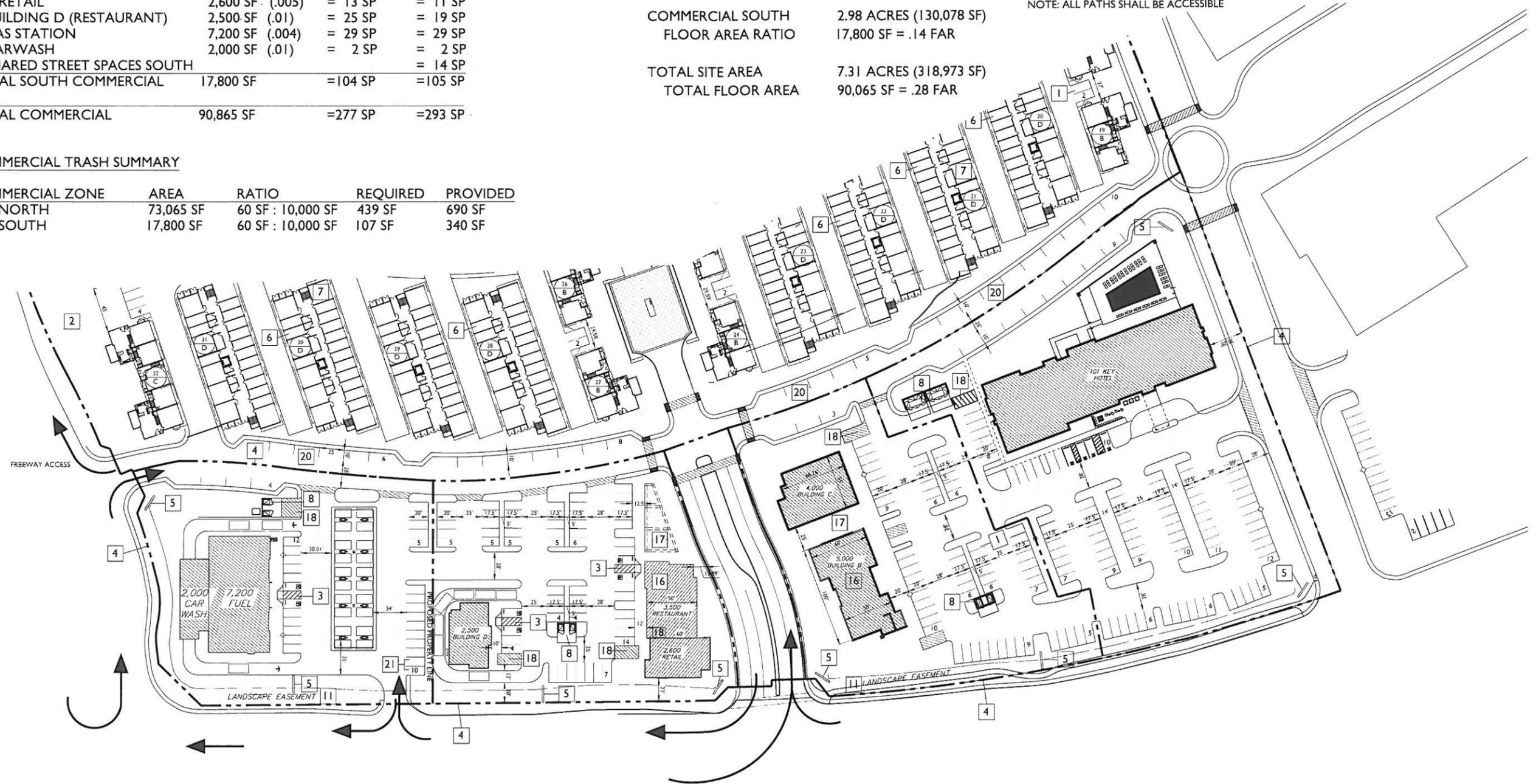
SITE PLAN NOTES

- 1 OPEN PARKING STALL - 9' X 20' TYPICAL
- 2 OPEN SPACE
- 3 ACCESSIBLE PARKING
- 4 PROPERTY LINE
- 5 ENTRY MONUMENT
- 6 1 CAR GARAGE (10' X 20')
- 7 2 CAR GARAGE (20' X 20')
- 8 TRASH ENCLOSURE
- 9 TRASH PICK-UP LOCATION
- 10 GATE WITH KNOX BOX
- 11 EASEMENT
- 12 REC AND LEASING AREA
- 13 POOL
- 14 TOT LOT
- 15 SPORT COURTS
- 16 COMMERCIAL TBD
- 17 COMMERCIAL PLAZA
- 18 COMMERCIAL LOADING (12' W X 25' L)
- 19 20' WIDE STORM DRAIN EASEMENT
- 20 PARALLEL PARKING STALL - 10' X 25'
- 21 AIR/VACUUM STALL

LEGEND

- ACCESSIBLE STALL
- BICYCLE PARKING
- 10'X10' CORNER CUT-OFF

NOTE: ALL PATHS SHALL BE ACCESSIBLE

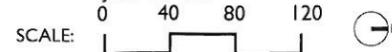


TERRANO

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA. 92867
951.898.1502

PA-I

JULY 20, 2018



COMMERCIAL SITE PLAN



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

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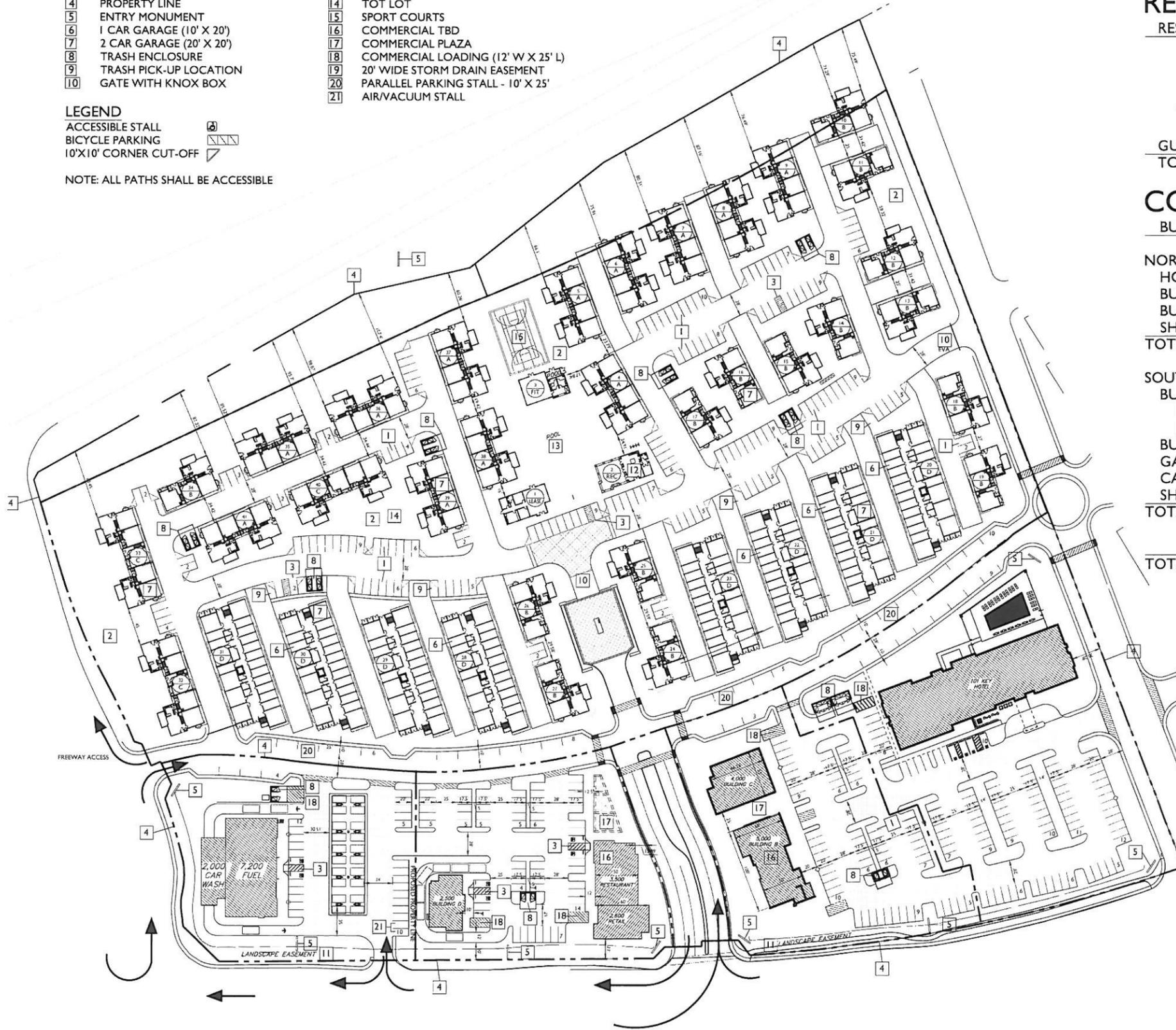
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PARKING SUMMARY:

RESIDENTIAL

RESIDENT PARKING	RATIO	REQUIRED	PROVIDED
BEDROOMS:			
1B - 120 DU	1.5 SP/DU	= 180 SP	
2B - 138 DU	2.0 SP/DU	= 276 SP	
3B - 18 DU	2.5 SP/DU	= 45 SP	
TOTAL RESIDENT PARKING		= 501 SP	= 432 SP GARAGE = 69 SP OPEN
GUEST PARKING	.2 SP/DU	= 56 SP	= 90 SP
TOTAL RESIDENTIAL		= 557 SP	= 591 SP

COMMERCIAL

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PA-I

JULY 20, 2018
SCALE:

CONCEPTUAL SITE PLAN



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