THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 10, 2017 REPORT NO. HO-17-014

HEARING DATE: May 17, 2017

SUBJECT: MEMORY CARE (MC) ADDITION @ REMINGTON CLUB. Process Three Decision

PROJECT NUMBER: 450210

OWNER/APPLICANT: SNH/LTA Properties Trust / Douglas Pancake Architect.

SUMMARY

Issue: Should the Hearing Officer approve the demolition of four (4) existing residential care units and the construction of a 43,237-square-foot, 48-unit residential memory care addition with underground parking, to an existing 200-unit residential care facility within the Rancho Bernardo Community Plan area?

Staff Recommendations:

1. Approve Planned Development Permit No. 1916777
2. Approve Conditional Use Permit No. 1584775/Amending Conditional Use Permit No. 87-1039

Community Planning Group Recommendation: On October 20, 2016, the Rancho Bernardo Community Planning Board voted 9-1-0 to recommend approval of the proposed project with recommendations (Attachment 8).

Environmental Review: The proposed project was reviewed by the Environmental Analysis Section and it was determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) No substantial changes are proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was

certified, that shows any of the circumstances described in CEQA Guidelines 15162(3)(A) - (D). Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document.

Mitigated Negative Declaration (MND) No. 87-1039 was prepared for the original "Forum at Rancho Bernardo" project that was before the Planning Director of the City of San Diego, who adopted the MND and Mitigation Monitoring and Reporting Program (MMRP) on July 15, 1988 by Planning Director Resolution No. 7579. All of the impacts were adequately addressed and disclosed in previously certified MND No. 87-1039. This project is not pending an appeal of the environmental determination.

BACKGROUND

Project Description:

The proposed project is located at 16916 Hierba Drive, in the CC-2-3 Zone, within the Rancho Bernardo Community Plan area and the Residential Tandem Parking Overlay Zone. The 8.0-acre-site has an existing 200-unit residential care facility for the elderly. The proposed project will demolish four (4) existing residential care units and add a 43,237-square-foot, two-story structure with 48-unit residential memory care addition over 18,788-square-foot underground parking, resulting in a 244-unit residential care facility. The project is conditioned such that the Owner/Permitee will be required to submit proof of alternative accommodations for the residents in apartments 117, 118, 217, 220, during the demolition the project and alternative accommodations for the residents in apartments 217 and 220 during the repair of the exterior wall to the satisfaction of the Development Services Department (Condition12).

The purpose of the CC (Commercial-Community) zone is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zone is intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. Some CC zones may include residential development. Property within CC zones will be primarily located along collector streets, major streets, and public transportation lines.

The existing 200-unit residential care facility is operating pursuant to a development permit (CUP 87-1039), and is considered a "previously conforming" use. Due to changes to the City's zones and zoning regulations, and since the original CUP 87-1039 was approved, many structures that were built, or uses that were established, in compliance with the applicable regulations at the time of their development, no longer comply with existing regulations (Sand Diego Municipal Code (SDMC) Section 127.0101). The existing residential care facility was approved under Conditional Use Permit (CUP) 87-1039 (Attachment 7) and would not be permitted today in the underlying CC-2-3 Zone.

The Rancho Bernardo Community Plan (RBCP) identifies the existing residential care facility as an allowable use within the Bernardo Town Center. A Planned Development Permit (PDP) may be requested, when a development complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone (SDMC 126.0602). In addition, per the SDMC 126.0602(A)(2), a Planned Development Permit (PDP) may be requested, when a development in

accordance with Section 143.0403(a) that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone. SDMC Section 126.0113(c) states that when a development permit includes existing land uses that would not be permitted as new uses by the underlying base zone, the amendment application shall nevertheless be acted upon in accordance with the same process as the original development permit. SDMC 126.0604 states a PDP may be approved or conditionally only if the decision maker can make all the findings in Section 126.0604(a).

This Planned Development Permit No. 1916777/Conditional Use Permit No. 1584775 amends previously approved Conditional Use Permit No. 87-1039. Since CUP 87-1039 was approved by the Planning Director in 1988, the current equivalent decision-maker is the Hearing Officer, in accordance with a Process Three decision.

DISCUSSION

Community Plan Analysis:

The Rancho Bernardo Community Plan (RBCP) identifies the existing residential care facility as an allowable use within the Bernardo Town Center. The existing facility was approved under Conditional Use Permit (CUP) 87-1039 and is comprised of 200 residential care units. The proposed 48-unit residential memory care expansion will be limited to areas currently used by the existing care facility and will not adversely affect the applicable land use plan. The RBCP recognizes these retirement housing facilities provide a level of sheltered living that was once lacking in Rancho Bernardo.

The Town Center encourages the accommodation of a diverse array of facilities and services. Proposals within the Town Center are encouraged to be architecturally compatible with existing adjacent development. The proposed expansion has been designed to be architecturally consistent with the existing residential care facility to the north and contains unifying design elements. The building walls of the proposed expansion project consist of a mixture of Ivoire, Dromedary Camel, Craft Paper, and Mesa Tan colored stucco, which creates a variety of textures and remains consistent with the existing facility and surrounding neighborhood. Exterior building finishes and design elements for this project include clay roof tiles, fabric awnings, gabled roof forms, and balconies with wrought iron railings consistent with the existing residential care facility on site. The proposed expansion of the existing facility has a residential emphasis that lends a scale, identity and sense of recognition to the Rancho Bernardo community. Therefore, the Community Plan objective to retain the Town Center as a diverse array of facilities and services will not be adversely affected by the proposed project.

The proposed project is consistent with a RBCP objective to provide safe and convenient bicycle and pedestrian access to commercial development within the Town Center. Public improvements include installation of a new non-contiguous sidewalk on Acena Drive, a new curb ramp, and curb and gutter replacement. The construction of a new, standard five-(5)-foot wide non-contiguous sidewalk on Acena Drive will comply with current ADA standards for minimum sidewalk widths. The additional construction of an eight-(8)-foot parkway between the sidewalk and motor vehicle lane of travel, will provide greater safety for pedestrians. The proposal would also include the construction of a new City Standard 25-foot-wide driveway adjacent to the site on Hierba Drive. The applicant will be required to enter into a maintenance agreement for any ongoing permanent Best Management

Practices (BMPs). The draft permit for the project requires the applicant apply for a "Public Right-of-Way Permit for Traffic Control" prior to any work beginning in the Right-of-Way. The proposed project is expected to generate 138 Average Daily Traffic (ADT). This ADT does not exceed the threshold requiring a Traffic Impact Study be prepared.

The proposed project conforms to all of the development standards of the Rancho Bernardo Community Plan and Land Development Code (LDC) including structure height, setbacks, floor area ratio, landscape, and architectural design.

Community Planning Group Communication:

The RBCPB at its October 20, 2016 meeting, voted 9-1-0 to recommend approval of the proposed project with seven (7) recommendations (Attachment 8). They are as follows;

1. Retain the existing mature trees that screen the site near the corner of Acena Drive and Hierba Drive, by constructing a wider contiguous sidewalk that transitions to a noncontiguous sidewalk at the northern edge of the construction site.

   Staff Response: To improve pedestrian safety for new development the San Diego Municipal Code (SDMC) requires the non-contiguous sidewalk. The applicant proposes two existing trees be relocated, two existing trees be removed and replaced, and two to remain. In addition, the permit requires the applicant to replace any relocated trees along Acena Drive that die after installation with 36-inch-box-size trees. Development Services may authorize the adjustment of the size and quantity of replacement trees.

2. Replace any existing street trees on Acena Drive that are removed with minimum 36-inch box Chinese flame trees or other species with similar wide and dense canopies.

   Staff Response: The proposed design which includes a non-contiguous sidewalk along Acena Drive, will either relocate some existing trees, remove and replace some existing trees with similar species, or leave some trees in place. In addition, the permit has been conditioned to replace any relocated trees that die after installation with 36-inch-box-size trees. Development Services may authorize adjustment of the size and quantity of replacement trees.

3. Ensure that all proposed building heights are in compliance with the existing zoning requirements.

   Staff Response: The height limit for this project located in the CC-2-3 Zone is 45 feet. The project complies with this height requirement with a maximum height of 44.25 feet.

4. Confine all construction activity to the "limit of work" area shown on the project plans (see L-1) including material lay down and storage, construction trailer, and equipment parking.

   Staff Response: Limiting construction activities to the limit of work area will be controlled by the building permit and/or field inspection.

5. Ensure that adequate parking for construction workers will be provided within existing parking areas associated with the Remington Club to avoid parking on Acena Drive or in existing public parking lots that serve the adjacent commercial center.

   Staff Response: Parking for construction workers during construction will be addressed and controlled by the building permit and/or field inspection.

6. Provide adequate directional signage at the exit from the underground parking lot (right turn only) and on the split lanes of Hierba Drive (directional arrows, adequate lane indicators) to avoid wrong-way traffic movements and to clearly indicate direction of travel within two separated travel lanes on Hierba Drive.

   Staff Response: Traffic signage will be addressed and controlled by the building permit and/or field inspection. The project has been conditioned to have the applicant apply for a "Public Right-of-Way Permit for Traffic Control" prior to any work starting in the City street right-of-way.

7. Require that prior to commencement of construction, a project information hot line be established and this information be disseminated to the Seven Oaks community association and the Planning Board chair in order to facilitate rapid response to any problems associated with construction activities (e.g., construction starting too early, excessive dirt on public streets, inappropriate parking of construction related vehicles).

   Staff Response: Hotline requirements and public outreach for construction activities if required will be controlled by the building permit and/or field inspection.

Conclusion:

The proposed demolition of four (4) existing residential care units and the addition of a 43,237 square-foot, two-story structure with 48 memory care units over underground parking conforms to all of the development standards of the Rancho Bernardo Community Plan and Land Development Code (LDC) including structure height, setbacks, floor area ratio, landscape, and architectural design. Therefore, the development will be in conformity with the land use plan and complies with all regulations.

ALTERNATIVES:

1. Approve Planned Development Permit No. 1916777 and Conditional Use Permit No. 1584775, with modifications.

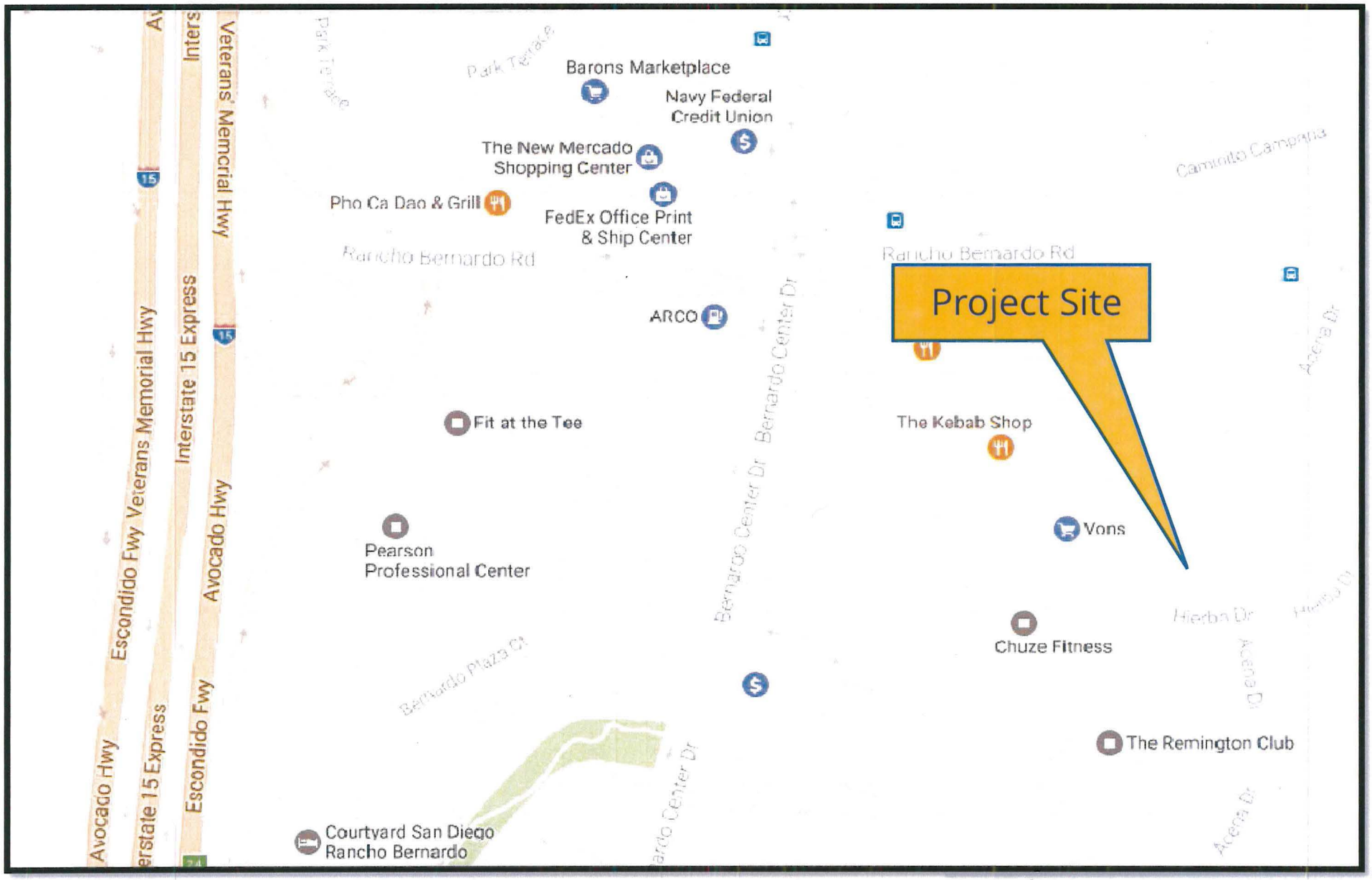
2. Deny Planned Development Permit No. 1916777 and Conditional Use Permit No. 1584775, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Gaetano Martedi

Gaetano Martedi,
Development Project Manager
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Conditional Use Permit No. 87-1039
8. Rancho Bernardo Community Planning Board (RBCPB) letter/recommendation vote
9. Ownership Disclosure Statement
10. Project Plans

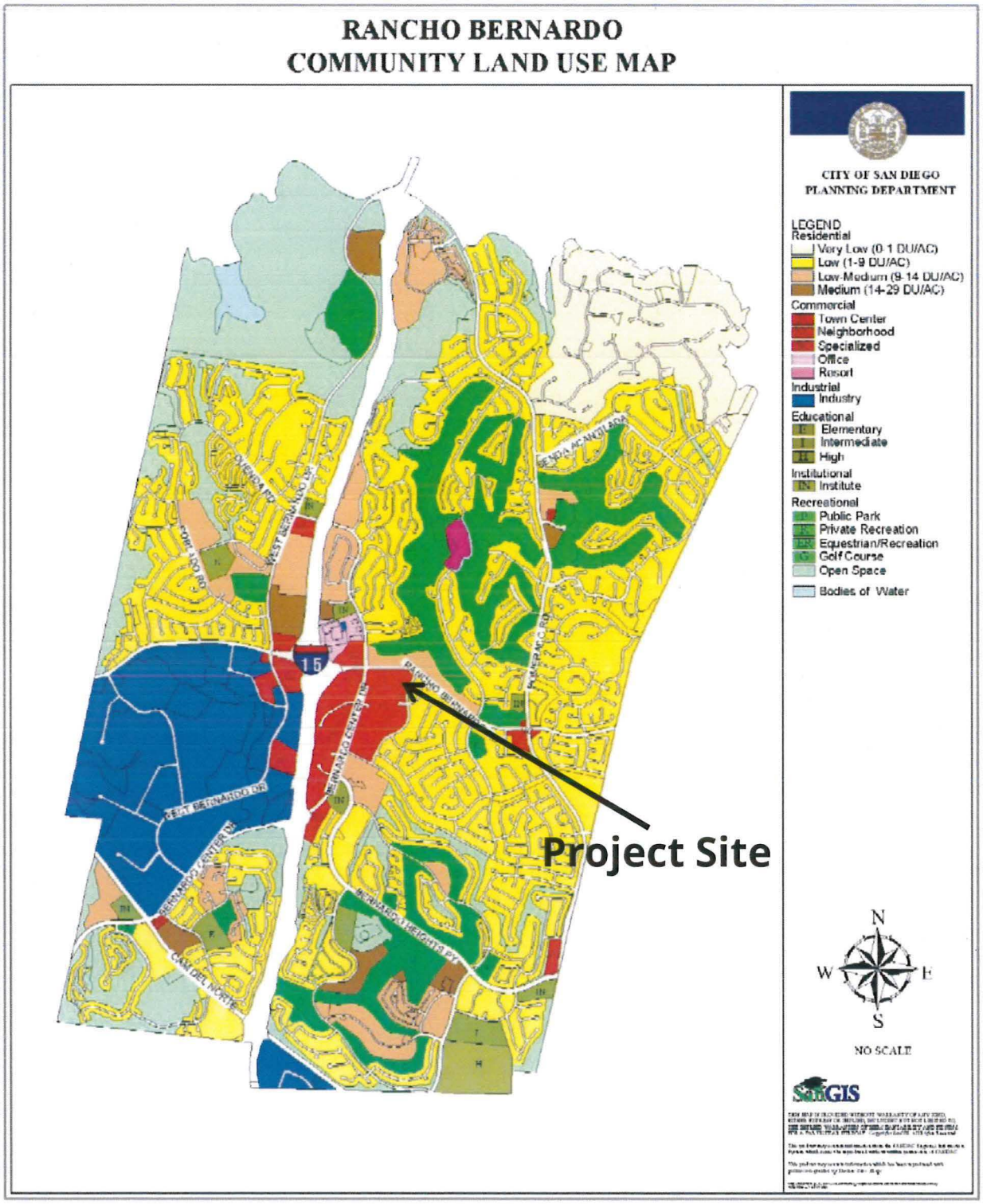


Project Location Map

MC Addition at Remington Club / 16916 Hierba Drive
PROJECT NO. 450210

North

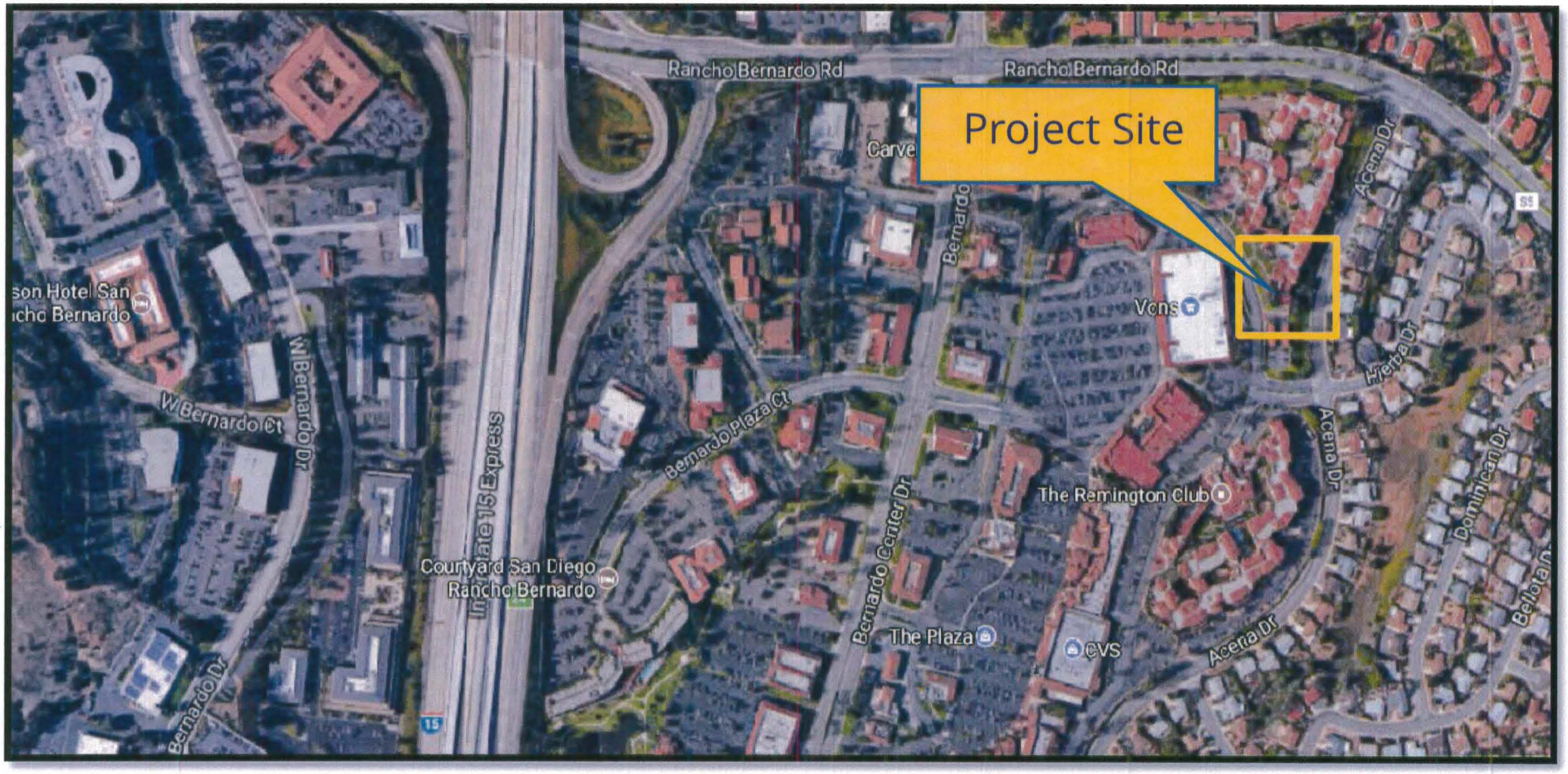
ATTACHMENT 1



Land Use Map

MC Addition at Remington Club / 16916 Hierba Drive
PROJECT NO. 450210

North



Aerial Photo

MC Addition at Remington Club / 16916 Hierba Drive

PROJECT NO. 450210

North

ATTACHMENT 3

PROJECT DATA SHEET

PROJECT NAME:	MC ADDITION @ REMINGTON CLUB
PROJECT DESCRIPTION:	The demolition of four (4) existing independent units and the addition/construction of a 43,237 square-foot, two-story structure with 48 memory care units over underground parking.
COMMUNITY PLAN AREA:	Rancho Bernardo
DISCRETIONARY ACTIONS:	Planned Development Permit/Amendment to an existing Conditional Use Permit - Process 3
COMMUNITY PLAN LAND USE DESIGNATION:	Town Center in the Rancho Bernardo Community Plan

ZONING INFORMATION:

ZONE:	CC-2-3
HEIGHT LIMIT:	45' max permitted / 44.25' proposed
LOT SIZE:	8.0 acres
FLOOR AREA RATIO:	0.75 max permitted / 0.69 proposed
FRONT SETBACK:	No minimum / 4' proposed (Hierba Drive)
SIDE SETBACK:	N/A
STREETSIDE SETBACK:	No minimum / 2' proposed (Town Center), 20' proposed (Acena Drive)
REAR SETBACK:	10' or 0' / 0' proposed
PARKING:	212 minimum total required/235 total provided

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Town Center / CC-2-3 Zone	Residential Care Facility
SOUTH:	Town Center / CC-2-3 Zone	Residential Care Facility
EAST:	Low Density Res / RS-1-14 Zone	Single Family Neighborhood
WEST:	Town Center / CC-2-3 Zone	Commercial

DEVIATION REQUESTED:	None
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 20, 2016, the Rancho Bernardo Community Planning Group voted 9-1-0 to recommend approval of the proposed project with recommendations.

HEARING OFFICER
RESOLUTION NO. HO-____
CONDITIONAL USE PERMIT NO. 1584775
PLANNED DEVELOPMENT PERMIT NO. 1916777
MC ADDITION @ REMINGTON CLUB - PROJECT NO. 450210
AMENDMENT TO CONDITIONAL USE PERMIT NO. 87-1039

WHEREAS, SNH/LTA PROPERTIES TRUST, a Maryland real estate investment trust, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish four (4) existing independent residential care units and for the construction of a 43,237 square-foot, 48-unit residential memory care addition with underground parking, to an existing 200-unit residential care facility within the Rancho Bernardo Community Plan area (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Permit No. 1584775 and 1916777), on portions of a 8.0-acre-site;

WHEREAS, the project site is located at 16916 Hierba Drive in the CC-2-3 Zone and the Residential Tandem Parking Overlay Zone of the Rancho Bernardo Community Plan;

WHEREAS, the project site is legally described as: "REMINGTON II" Parcels 1, 2, and 3 of Parcel Map No. 6740, being a division of Lot 7 of Bernardo Town Center Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7270, filed in the Office of the County Recorder of San Diego County, May 2, 1972.

WHEREAS, on May 17, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit (CUP) No. 1584775/Planned Development Permit No. 1916777 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, The proposed project was reviewed by the Environmental Analysis Section and it was determined that in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) No substantial changes are proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified, that shows any of the circumstances described in CEQA Guidelines 15162(3)(A) - (D). Therefore, no subsequent environmental document is required, in that no new additional impacts and/or mitigation measures are required beyond those that were analyzed in the original environmental document.

Mitigated Negative Declaration (MND) No. 87-1039 was prepared for the original "Forum at Rancho Bernardo" project that was before the Planning Director of the City of San Diego, who adopted the MND and Mitigation Monitoring and Reporting Program (MMRP) on July 15, 1988 by Planning Director Resolution No. 7579. All of the impacts were adequately addressed and disclosed in previously certified MND No. 87-1039; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 17, 2017.

FINDINGS:

Conditional Use Permit - Section 126.0305

1. The proposed development will not adversely affect the applicable land use plan.

The Rancho Bernardo Community Plan (RBCP) identifies the existing residential care facility as an allowable use within the Bernardo Town Center. The existing facility was approved under Conditional Use Permit (CUP) 87-1039 and is comprised of 200 residential care units. The RBCP recognizes these retirement housing facilities provide a level of sheltered living that was once lacking in Rancho Bernardo.

The Town Center encourages the accommodation of a diverse array of facilities and services. Proposals within the Town Center are encouraged to be architecturally compatible with existing adjacent development. The proposed expansion has been designed to be architecturally consistent with the existing residential care facility to the north and contains unifying design elements. The building walls of the proposed expansion project consist of a mixture of Ivoire, Dromedary Camel, Craft Paper, and Mesa Tan colored stucco, which creates a variety of textures and remains consistent with the existing facility and surrounding neighborhood. Exterior building finishes and design elements for this project include clay roof tiles, fabric awnings, gabled roof forms, and balconies with wrought iron railings consistent with the existing residential care facility on site. The proposed expansion of the existing facility has a residential emphasis that lends a scale, identity and sense of recognition to the Rancho Bernardo community. Therefore, the Community Plan objective to retain the Town Center as a diverse array of facilities and services will not be adversely affected by the proposed project.

The existing residential care facility would not be permitted today in the underlying CC-2-3 Zone. Per SDMC 126.0602(A)(2), a Planned Development Permit (PDP) may be requested, when a development in accordance with Section 143.0403(a) that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone.

The proposed 48-unit memory care expansion will be limited to areas currently used by the existing care facility and will not adversely affect the applicable land use plan. The proposed project conforms to all of the development standards of the Rancho Bernardo Community Plan including structure height, setbacks, floor area ratio, landscape, and architectural design. Therefore, the proposed project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project is consistent with a RBCP objective to provide safe and convenient bicycle and pedestrian access to commercial development within the Bernardo Town Center.

Public improvements include installation of a new non-contiguous sidewalk on Acena Drive, a new curb ramp, and curb and gutter replacement. The construction of a new, standard five-(5)-foot wide non-contiguous sidewalk on Acena Drive will comply with current ADA standards for minimum sidewalk widths. The additional construction of an eight-(8)-foot parkway between the sidewalk and motor vehicle lane of travel, will provide greater safety for pedestrians. The proposal would also include the construction of a new City Standard 25-foot-wide driveway adjacent to the site on Hierba Drive. The applicant will be required to enter into a maintenance agreement for any ongoing permanent Best Management Practices (BMPs). The draft permit for the project requires the applicant apply for a "Public Right-of-Way Permit for Traffic Control" prior to any work beginning in the Right-of-Way.

Potential traffic impacts for the proposed expansion was reviewed and evaluated by staff. The proposed project expansion is expected to generate 138 Average Daily Trips (ADT). This ADT threshold does not require a Traffic Impact Study to be prepared.

Therefore, the proposed project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The proposed project is located at 16916 Hierba Drive, in the CC-2-3 Zone, within the Rancho Bernardo Community Plan area and the Residential Tandem Parking Overlay Zone.

The existing 200-unit residential care facility is operating pursuant to a development permit (CUP 87-1039), and is considered a "previously conforming" use. Due to changes to the City's zones and zoning regulations in past years and since the original CUP 87-1039 was approved, many structures that were built, or uses that were established, in compliance with the applicable regulations at the time of their development, no longer comply with existing regulations (SDMC 127.0101). The existing residential care facility was approved under Conditional Use Permit (CUP) 87-1039 and would not be permitted today in the underlying CC-2-3 Zone.

The purpose of the CC (Commercial-Community) zone is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zone is intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. Some CC zones may include residential development. Property within CC zones will be primarily located along collector streets, major streets, and public transportation lines.

The Rancho Bernardo Community Plan (RBCP) identifies the existing residential care facility as an allowable use within the Bernardo Town Center. Per SDMC 126.0602(A)(2), a Planned Development

Permit (PDP) may be requested, when a development in accordance with Section 143.0403(a) that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone. In addition, SDMC Section 126.0113(c) states that when a development permit includes existing land uses that would not be permitted as new uses by the underlying base zone, the amendment application shall nevertheless be acted upon in accordance with the same process as the original development permit. Since CUP 87-1039 was approved by the Planning Director in 1988, the current equivalent decision-maker is the Hearing Officer, in accordance with a Process Three decision.

The project conforms to all of the development standards of the Rancho Bernardo Community Plan, Land Development Code (LDC), and regulations of the underlying zone including height, setback, landscape, and architectural design, and no deviations are requested.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

4. The proposed use is appropriate at the proposed location.

The proposed project is located at 16916 Hierba Drive, in the CC-2-3 Zone, within the Rancho Bernardo Community Plan area and the Residential Tandem Parking Overlay Zone. The Rancho Bernardo Community Plan (RBCP) identifies the existing residential care facility as an allowable use within the Bernardo Town Center. The 8.0-acre-site has an existing 200-unit residential care facility. The proposed project would demolish four (4) existing residential units and add a 43,237 square-foot, two-story structure with 48 memory care units over underground parking, for a total of 244 living units.

The existing facility was approved under Conditional Use Permit (CUP) 87-1039 and contains both Senior Housing and Residential Care (Assisted Living) uses. The proposed 48-unit memory care expansion will be limited to areas currently used by the existing care facility and will not adversely affect the applicable land use plan. The RBCP recognizes these care facilities provide a level of sheltered living that was once lacking in Rancho Bernardo.

The existing 200-unit residential care facility is operating pursuant to a development permit (CUP 87-1039), and is considered a "previously conforming" use. Due to changes to the City's zones and zoning regulations in past years and since the original CUP 87-1039 was approved, many structures that were built, or uses that were established, in compliance with the applicable regulations at the time of their development, no longer comply with existing regulations (SDMC 127.0101). The existing residential care facility was approved under Conditional Use Permit (CUP) 87-1039 and would not be permitted today in the underlying CC-2-3 Zone.

The Town Center encourages the accommodation of a diverse array of facilities and services. Proposals within the Town Center are encouraged to be architecturally compatible with existing adjacent development. The proposed expansion has been designed to be architecturally consistent with the existing residential care facility to the north and contains unifying design elements. The building walls of the proposed expansion project consist of a mixture of Ivoire, Dromedary Camel, Craft Paper, and Mesa Tan colored stucco, which creates a variety of textures and remains consistent with the existing facility and surrounding neighborhood. Exterior building finishes and

design elements for this project include clay roof tiles, fabric awnings, gabled roof forms, and balconies with wrought iron railings consistent with the existing care facility on site. The proposed expansion of the existing facility has a residential emphasis that lends a scale, identity and sense of recognition to the Rancho Bernardo community.

The proposed project conforms to all of the development standards of the Rancho Bernardo Community Plan including structure height, setbacks, floor area ratio, landscape, and architectural design. The proposed project will not adversely affect the applicable land use plan.

Therefore, the proposed use is appropriate at the proposed location.

Planned Development Permit - Section 126.0604

1. The proposed development will not adversely affect the applicable land use plan.

The Rancho Bernardo Community Plan (RBCP) identifies the existing residential care facility as an allowable use within the Bernardo Town Center. The existing facility was approved under Conditional Use Permit (CUP) 87-1039 and is comprised of 200 residential care units. The RBCP recognizes these retirement housing facilities provide a level of sheltered living that was once lacking in Rancho Bernardo.

The Town Center encourages the accommodation of a diverse array of facilities and services. Proposals within the Town Center are encouraged to be architecturally compatible with existing adjacent development. The proposed expansion has been designed to be architecturally consistent with the existing residential care facility to the north and contains unifying design elements. The building walls of the proposed expansion project consist of a mixture of Ivoire, Dromedary Camel, Craft Paper, and Mesa Tan colored stucco, which creates a variety of textures and remains consistent with the existing facility and surrounding neighborhood. Exterior building finishes and design elements for this project include clay roof tiles, fabric awnings, gabled roof forms, and balconies with wrought iron railings consistent with the existing residential care facility on site. The proposed expansion of the existing facility has a residential emphasis that lends a scale, identity and sense of recognition to the Rancho Bernardo community. Therefore, the Community Plan objective to retain the Town Center as a diverse array of facilities and services will not be adversely affected by the proposed project.

The existing residential care facility would not be permitted today in the underlying CC-2-3 Zone. Per SDMC 126.0602(A)(2), a Planned Development Permit (PDP) may be requested, when a development in accordance with Section 143.0403(a) that complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone. In addition, SDMC Section 126.0113(c) states that when a development permit includes existing land uses that would not be permitted as new uses by the underlying base zone, the amendment application shall nevertheless be acted upon in accordance with the same process as the original development permit.

The proposed 48-unit memory care expansion will be limited to areas currently used by the existing care facility and will not adversely affect the applicable land use plan. The proposed project conforms to all of the development standards of the Rancho Bernardo Community Plan including

structure height, setbacks, floor area ratio, landscape, and architectural design. Therefore, the proposed project will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed project is consistent with the RBCP objective to provide safe and convenient bicycle and pedestrian access to commercial development within the Town Center.

Public improvements include installation of a new non-contiguous sidewalk on Acena Drive, a new curb ramp, and curb and gutter replacement. The construction of a new, standard five-(5)-foot wide non-contiguous sidewalk on Acena Drive will comply with current ADA standards for minimum sidewalk widths. The additional construction of an eight-(8)-foot parkway between the sidewalk and motor vehicle lane of travel, will provide greater safety for pedestrians. The proposal would also include the construction of a new City Standard 25-foot-wide driveway adjacent to the site on Hierba Drive. The applicant will be required to enter into a maintenance agreement for any ongoing permanent Best Management Practices (BMPs). The draft permit for the project requires the applicant apply for a "Public Right-of-Way Permit for Traffic Control" prior to any work beginning in the Right-of-Way.

Potential traffic impacts for the proposed expansion was reviewed and evaluated by staff. The proposed project expansion is expected to generate 138 Average Daily Trips (ADT). This ADT threshold does not require a Traffic Impact Study to be prepared.

Therefore the proposed project will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

The Rancho Bernardo Community Plan (RBCP) identifies the existing residential care facility as an allowable use within the Bernardo Town Center.

The existing 200-unit residential care facility is operating pursuant to a development permit (CUP 87-1039), and is considered a "previously conforming" use. Due to changes to the City's zones and zoning regulations, and since the original CUP 87-1039 was approved, many structures that were built, or uses that were established, in compliance with the applicable regulations at the time of their development, no longer comply with existing regulations (Sand Diego Municipal Code (SDMC) 127.0101). The existing residential care facility was approved under Conditional Use Permit (CUP) 87-1039 (Attachment 7) and would not be permitted today in the underlying CC-2-3 Zone.

SDMC 126.0602(A)(2), states that a Planned Development Permit (PDP) may be requested, when a development in accordance with Section 143.0403(a) complies with the applicable land use plan, but contains uses that are not permitted in the underlying base zone.

The proposed 48-unit memory care expansion will be limited to areas currently used by the existing care facility and will not adversely affect the applicable land use plan. The proposed project conforms to all of the development standards of the Rancho Bernardo Community Plan including structure height, setbacks, floor area ratio, landscape, and architectural design. Therefore, the proposed project will not adversely affect the applicable land use plan.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location, and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No.1584775 and Planned Development Permit No. 1916777, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1584775 and Permit No. 1916777, a copy of which is attached hereto and made a part hereof.

_____

Gaetano Martedi
Development Project Manager
Development Services

Adopted on: May 17, 2017

IO#: 24006256

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006256

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1584775
PLANNED DEVELOPMENT PERMIT NO. 1916777
MC ADDITION @ REMINGTON CLUB PROJECT NO. 450210
AMENDMENT TO CONDITIONAL USE PERMIT NO. 87-1039
HEARING OFFICER

This Conditional Use Permit No. 1584775/Planned Development Permit No. 1916777 is granted by the Hearing Officer of the City of San Diego to SNH/LTA Properties Trust, a Maryland real estate investment trust, Owner, pursuant to San Diego Municipal Code [SDMC] section 126.0304. The 8.0-acre-site is located at 16916 Hierba Drive in the Residential Tandem Parking Overlay Zone, in the CC-2-3- Zone, of the Rancho Bernardo Community Plan. The project site is legally described as: "REMINGTON II" Parcels 1, 2, and 3 of Parcel Map No. 6740, being a division of Lot 7 of Bernardo Town Center Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7270, filed in the Office of the County Recorder of San Diego County, May 2, 1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish four (4) existing residential care units and construct a 43,237- square-foot, two-story building subject to the City's land use regulations described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 17, 2017, on file in the Development Services Department.

The project shall include:

a. Demolition of four (4) existing residential care units and the construction of a 43,237-square-foot, two-story building, with 48 residential memory care units over 18,788-square-foot subterranean parking, located at 16916 Hierba Drive;

b. Landscaping (planting, irrigation and landscape related improvements);

c. Off-street parking;

d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 1, 2020.

2. This Conditional Use Permit No. 1584775/ Planned Development Permit No. 1916777 amends and supersedes Conditional Use Permit No. 87-1039 as described on the approved Exhibit "A." Where there is a conflict between this Permit and Conditional Use Permit No. 87-1039, this Permit shall prevail.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

   a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

   b. The Permit is recorded in the Office of the San Diego County Recorder.

4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.
If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Owner/Permitee shall submit proof of alternative accommodations for the residents in apartments 117, 118, 217, 220, during the demolition the project and alternative accommodations for the

residents in apartments 217 and 220 during the repair of the exterior wall to the satisfaction of the Development Services Department.

13. Prior to issuance of any construction permits for the excavation for the new building footings and building services trenching, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Owner/Permitee shall implement a noise barrier between the residential structure and the area of excavation as discussed in the Construction Noise Impact Planning for the Memory Care Addition to the Remington Club Properties (October 6, 2016) prepared by Helix Environmental Planning. The noise barrier shall conform to the following requirements:

- The noise barrier shall be set two to three feet from the residential structure wall and extend beyond the face edge of the wall to shield the residential structure wall.
- The noise barrier would require the use of plywood or construction noise-control blankets, with no cracks or gaps through or below the wall. Any gate(s) in such a sound attenuation wall must be designed with overlapping closures.
- The noise barrier must also be constructed approximately to the top of the ceiling height of the second story residences, and must extend approximately 5 feet horizontally beyond the edges of the building on the ease and west sides (to reduce flanking noise around the barrier hitting the walls and windows on the sides).
- The noise barrier must provide more attenuation than a single blanket or single thickness of normal plywood provides because the noise barrier would be located in close proximity to the residential structure. Accordingly, the noise barrier shall be constructed with either a double layer of 0.5-inch plywood, or noise control blankets separated by at least 3.5 inches. If noise control blankets are used, the blankets must provide a Sound Transmission Class (STC) test rating of 18 or greater for a single thickness layer of material.

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

14. The Owners/Permittees shall comply with The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements."

15. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

16. The project proposes to export 1,000 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with

the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

18. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the northwest corner of Acena Drive and Hierba Drive, with current City Standard curb ramp with three-foot truncated domes, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct portion of the existing sidewalk, adjacent to the site, on Hierba Drive, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 25-foot driveway per current City Standards, adjacent to the site on Hierba Drive, satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to reconstruct existing curb ramp at the northeast corner of Hierba Drive and Town Center Circle, with current City Standard curb ramp with three-foot truncated domes, satisfactory to the City Engineer.

23. Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

24. Prior to the issuance of any construction permit, the Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

25. Prior to the issuance of any construction permit the Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

26. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

LANDSCAPE REQUIREMENTS:

27. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

28. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)(5).

29. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

31. Relocated trees that die after installation shall be replaced with 36-inch box size trees. Development Services may authorize adjustment of the size and quantity of replacement trees.

32. The Owner/Permittee shall remove, replace, or relocate existing trees as noted in the approved "Exhibit A."

PLANNING/DESIGN REQUIREMENTS:

33. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

34. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A," or City-wide sign regulations.

35. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

36. A minimum of 212 off-street automobile parking spaces (235 currently provided) including 19 carpool and zero emissions vehicles (20 currently provided), 4 motorcycle (4 currently provided), 11 long term bicycle (11 currently provided) and 11 short term bicycle parking spaces (11 currently provided), showers (currently provided) and 2 loading areas (2 currently provided) shall be permanently maintained on the property within the approximate location shown on the Exhibit "A," Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

37. Prior to any work starting in the City street right-of-way, the applicant shall apply for a "Public Right-of-Way Permit for Traffic Control."

38. Prior to the issuance of the first construction permit, the Owner/Permittee shall assure by permit and bond to remove the existing sidewalk and construct a noncontiguous five-foot sidewalk along the project frontage on the west side of Acena Drive, satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

39. Prior to the issuance of the first construction permit, the owner/permittee shall assure by permit and bond the construction of a contiguous five-foot sidewalk along the project frontage on the north side of Hierba Drive as shown on Exhibit "A," satisfactory to the City Engineer. These improvements shall be completed and accepted by the City Engineer prior to the issuance of any occupancy permit.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

40. Prior to the issuance of any construction permit, the Owner/Permittee shall assure, by permit and bond the design and construction of all public water and sewer facilities as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Director and the City Engineer.

41. The Owner/Permittee shall grant water easements, as shown on the approved Exhibit "A," satisfactory to the Public Utilities Director and the City Engineer. Easements shall be located entirely within one lot or parcel and adjacent to the property line.

42. No improvements including landscaping, private water facilities, grading and enhanced paving, shall be installed in or over any water easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

43. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-

of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

44. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

45. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

46. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

47. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on May 17, 2017, and HO - .

Conditional Use Permit No. 1584775/ Planned Development Permit No. 1916777
Date of Approval: May 17, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Gaetano Martedi
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

SNH/LTA Properties Trust
Owner/Permittee

By _____
David J. Hegarty
President

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

CONDITIONAL USE PERMIT NO. 87-1039
PLANNING DIRECTOR

This Conditional Use Permit is granted by the Planning Director of the City of San Diego to REMINGTON CLUB JOINT VENTURE, an Indiana partnership, Owner/Permittee, pursuant to Section 101.0510 of the Municipal Code of the City of San Diego.

1. Permission is granted to Owner/Permittee to construct a two story, 100-unit, senior housing project and 100 bed assisted living facility, south of Rancho Bernardo Road, east of Bernardo Center Drive, west of Acena Drive and north of Lomica Drive, described as Parcel 1, 2, and 3 of Parcel Map No. 6740, being a portion of Lot 7 of Bernardo Center Unit No. 2, City of San Diego, County of San Diego in the CA-S Zone.

2. The facility shall consist of the following:

   a. Two story assisted living structure with 100 studio units totally 55,000 square feet and a two story senior housing structure with 100 units (60 one bedroom and 40 two bedroom units) totalling 130,000 square feet with a total project building square footage of 200,000 square feet;

   b. Recreational facilities which include game rooms, social rooms, spa, putting clock and gazebo;

   c. Off-street parking; and

   d. Accessory uses as may be determined incidental and approved by the Planning Director.

3. No fewer than 230 off-street parking spaces shall be maintained on the property in the approximate location shown on Exhibit "A," dated July 15, 1988, on file in the office of the Planning Department. Parking spaces shall be consistent with Division 8 of the Zoning Regulations of the Municipal Code and shall be permanently maintained and not converted for any other use. Parking spaces and aisles shall conform to Planning Department standards. Parking areas shall be marked at all times. Landscaping located in any parking area shall be permanently maintained and not converted for any other use.

4. No permit for construction of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until:

   a. The Permittee signs and returns the permit to the Planning Department;

b. The Conditional Use Permit is recorded in the office of the County Recorder.

5. Before issuance of any building permits, complete grading and building plans shall be submitted to the Planning Director for approval. Plans shall be in substantial conformity to Exhibit "A," dated July 15, 1988, on file in the office of the Planning Department. No change, modifications or alterations shall be made unless appropriate applications, findings of substantial conformance or amendment of this permit shall have been granted.

6. Before issuance of any grading or building permits, a complete landscape plan, including a permanent irrigation system, shall be submitted to the Planning Director for approval. The plans shall be in substantial conformity to Exhibit "A," dated July 15, 1988, on file in the office of the Planning Department. Approved planting shall be installed before issuance of any occupancy permit on any building. Such planting shall not be modified or altered unless this permit has been amended and is to be maintained in a disease-, weed- and litter-free condition at all times.

7. All outdoor lighting shall be so shaded and adjusted that the light is directed to fall only on the same premises as light sources are located.

8. This Conditional Use Permit must be used within 36 months after the date of City approval or the permit shall be void. An Extension of Time may be granted as set forth in Section 101.0510.k. of the Municipal code. Any extension of time shall be subject to all standards and criteria in effect at the time of extension is applied for.

9. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.

10. After establishment of the project, the property shall not be used for any other purposes unless:

a. Authorized by the Planning Commission; or

b. The proposed use meets every requirement of the zone existing for the property at the time of conversion; or

c. The permit has been revoked by the City.

11. This Conditional Use Permit may be revoked by the City if there is a material breach or default in any of the conditions of this permit.

12. This Conditional Use Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this permit and all referenced documents.

13. If any existing hardscape or landscape indicated on the approved plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind per the approved plans.

14. At least one person residing in each unit shall be at least 62 years of age or physically handicapped.

15. The applicant shall provide a copy of the conditional use permit to all prospective tenants prior to occupancy of the premises.

16. The project must register with the San Diego Housing Commission during the initial project lease up, and subsequently on January 1st of each year to certify that at least one tenant in each unit, including all affordable units, is 62 years of age or older or handicapped.

17. A tenant is not in violation of the age and/or handicapped requirement because of the death or hospitalization of the spouse who met the age and/or handicapped requirement.

18. The applicant shall install fire hydrants at locations satisfactory to the Fire Department and to the City Engineer.

19. Dual-glazed windows shall be installed in the fourteen second story northern perimeter assisted living units and in the eleven second story northern perimeter independent living apartment facing Rancho Bernardo Road.

20. Mechanical ventilation shall be installed in the twenty-eight assisted living units and the eighteen independent living units which are located on the northern perimeter of the facility.

21. Prior to issuance of building permits, the Administrator of the Noise Abatement Office and the Deputy Director of the Environmental Quality Division shall review and approve such mitigation.

22. A solid masonry wall varying in height from three to eight feet shall be constructed along the top of the slope at the northern property line as shown on the site plan to attenuate exterior noise levels on the patios of the Assisted Living and Independent Living units.

23. Each senior housing unit must maintain laundry equipment in each unit as proposed or adequately sized laundry facilities must be made available to all residents in conformance with the Senior Housing Guidelines. The location of outside-unit laundry facilities shall be approved by the Planning Director prior to construction

24. In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by court of competent jurisdiction to be invalid, unenforceable or unreasonable, this Permit shall be void.

Passed and adopted by the Planning Director on July 15, 1988.

CUP NO.87-1039

ATTACHMENT 7

AUTHENTICATED BY:

Robert W. Didion

Robert W. Didion, Senior Planner
Planning Department

Robert P. Spaulding, Planning Director
Planning Department

STATE OF CALIFORNIA,)
COUNTY OF SAN DIEGO,) SS.

On this 24th day of Aug in the year 1988, before me, Catherine L. Meyer, a Notary Public in and for said county and state, personally appeared Robert W. Didion, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person who executed this instrument as Senior Planner of the City of San Diego Planning Department, and Robert P. Spaulding, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person who executed this instrument as Planning Director of the City of San Diego, and acknowledged to me that The City of San Diego executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

Name Catherine L. Meyer
(typed or printed)

NOTARY STAMP

Signature Catherine L Meyer

LS

OFFICIAL SEAL
CATHERINE L. MEYER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Exp. Dec. 28, 1988

ATTACHMENT 7

ACKNOWLEDGED:

The undersigned "Owner/Permittee" by execution hereof agrees to each and every condition of this permit and promises to perform each and every obligation of Permittee hereunder.

REMINGTON CLUB JOINT VENTURE, a California general partnership and joint ventur
Owner/Permittee.

BY: Forum Group, Inc., d/b/a Forum Group, Inc. (California), Managing Venturer

By: Bruce R. Karr
Bruce R. Karr, Senior Vice President and General Counsel

State of Indiana,)
County of Marion) SS.

On this 6th day of September, in the year 1988, before me, M. Catherine Pyland, a Notary Public in and for said county and state, personally appeared Bruce R. Karr, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument, on behalf of the partnership and acknowledged to me that the partnership executed it.

(partnership)

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of Marion, State of Indiana, the day and year in this certificate first above written.

My Commission Expires:
September 7, 1989

Name M. Catherine Pyland
(typed or printed)

NOTARY STAMP

Signature M. Catherine Pyland

State of California,)
County of San Diego.) SS.

On this _____ day of _____, in the year _____, before me, _____, a Notary Public in and for said county and state, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument, on behalf of the partnership and acknowledged to me that the partnership executed it.

(partnership)

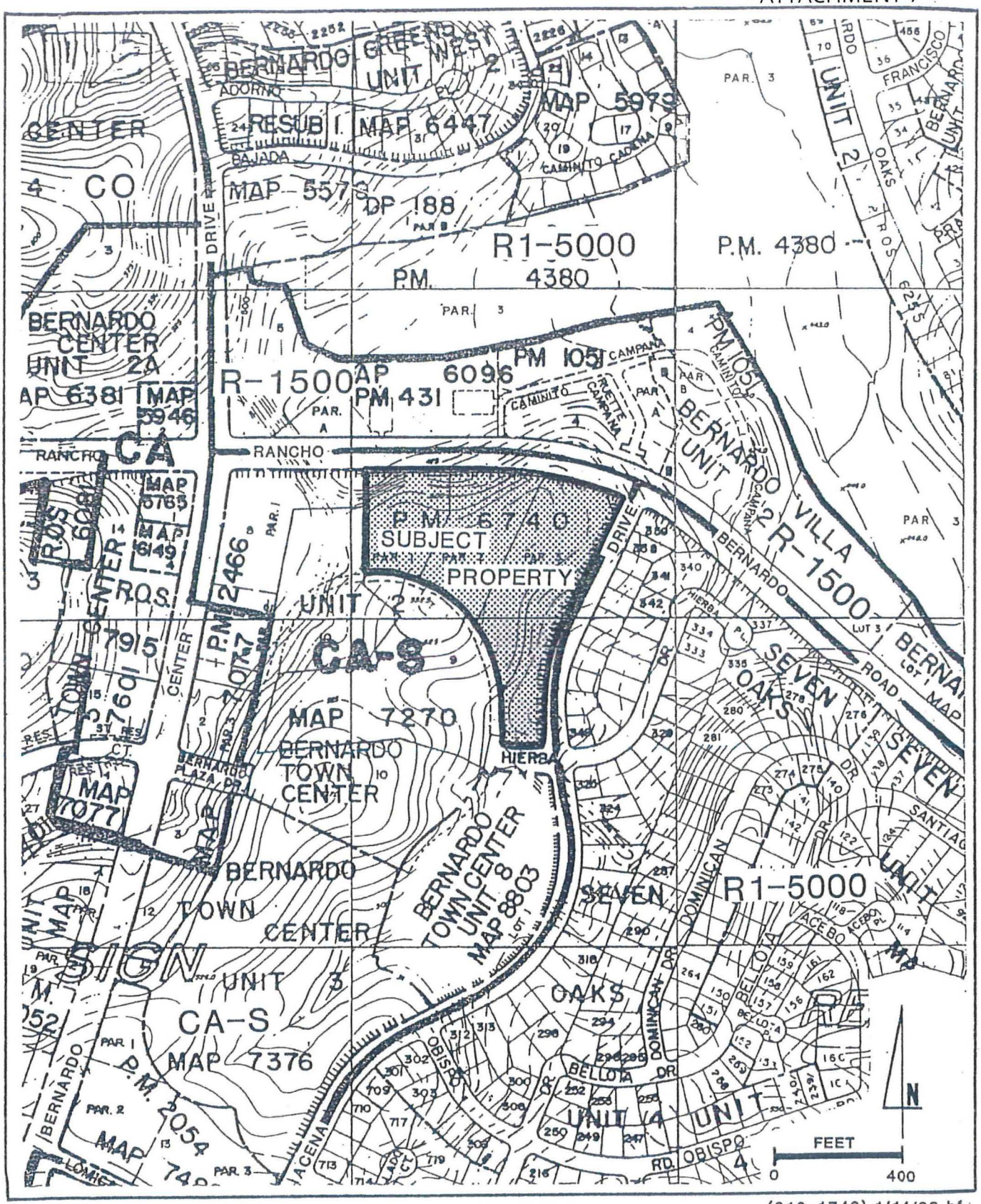
IN WITNESS WHEREOF, I have hereunto set my hand and official seal, in the County of San Diego, State of California, the day and year in this certificate first above written.

Name _____
(typed or printed)

NOTARY STAMP

Signature _____

ATTACHMENT 7



(312-1748) 1/14/88 bf.

CUP 87-1039

AREA 8.0 Acres

CITY OF SAN DIEGO · PLANNING DEPARTMENT

ATTACHMENT 7

PLANNING DIRECTOR RESOLUTION NO. 7579

BE IT RESOLVED by the Planning Director of the City of San Diego as follows:

That, based on the information presented to the Planning Director, it is hereby certified that the information contained in the Environmental Mitigated Negative Declaration on file in the office of the City Clerk as E.Q.D. No. 87-1039 has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and the State Guidelines thereto, and that said Environmental Mitigated Negative Declaration has been reviewed and considered.

Robert P. Spaulding
Planning Director

Robert W. Didion
Senior Planner

Adopted: July 15, 1988
Case No.: CUP 87-1039

PLANNING DIRECTOR RESOLUTION NO. 7580
GRANTING CONDITIONAL USE PERMIT NO. 87-1039

WHEREAS, on July 15, 1988 REMINGTON CLUB JOINT VENTURE, an Indiana partnership, Owner/Permittee, filed an application for a Conditional Use Permit to construct and operate a two story, 100-unit, senior housing project and 100 bed assisted living facility, located south of Rancho Bernardo Road, east of Bernardo Center Drive, west of Acena Drive and north of Lomica Drive, described as Parcels 1, 2, and 3 of Parcel Map No. 6740, being a portion of Lot 7 of Bernardo Center Unit No. 2, City of San Diego, County of San Diego in the CA-S (Commercial Area - Shopping Center) Zone; and

WHEREAS, on July 15, 1988, the Planning Director of the City of San Diego considered Conditional Use Permit No. 87-1039, pursuant to Section 101.0510 of the Municipal Code of The City of San Diego; and NOW, THEREFORE,

BE IT RESOLVED by the Planning Director Of the City of San Diego as follows:

1. That the Planning Director adopted the following written Findings, dated July 15, 1988:

    a. The proposed use will fulfill an individual and/or community need and will not adversely affect the General Plan or the community plan. The proposed use, senior housing, complies with the landuse designation of Town Center - Commercial Center of the Community Plan.

    b. The proposed use, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area and will not adversely affect other property in the vicinity. The project site is surrounded by a mix of land uses including commercial and residential and will meet the locational requirements for Senior Housing.

    c. The proposed use will comply with the relevant regulations in the Municipal Code. The project will be of new construction and is conditioned to meet all Senior Housing and development requirements.

2. That said Findings are supported by maps and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED that, based on the Findings hereinbefore adopted by the Planning Director, Conditional Use Permit No. 87-1039 is hereby GRANTED to Owner/Permittee in the form and with the terms and conditions set forth in Conditional Use Permit No. 87-1039, a copy of which is attached hereto and made a part hereof.

Robert P. Spaulding
Planning Director

Robert W. Didion
Senior Planner

Adopted on: July 15, 1988

Rancho Bernardo Community Planning Board

P.O. Box 270831, San Diego, CA 92198
www.rbplanningboard.com

October 31, 2016

Gaetano Martedi
City of San Diego
Development Services Department
1222 First Avenue, MS 301
San Diego, CA 92101-4101

SUBJECT: Remington Club Memory Care Addition (Project No. 450210)

Dear Mr. Martedi:

On October 20, 2016, the Rancho Bernardo Community Planning Board (Planning Board) considered the proposal to amend the Remington Club's existing Conditional Use Permit (CUP) (#88-1039) to allow the construction of a 41,480 square-foot, 2-story, 48-unit over subterranean parking memory care wing expansion on the site of an existing parking lot, located to the northwest of the intersection of Hierba Drive and Acena Drive in Rancho Bernardo. Previously, the Planning Board provided the City with a letter (attached) outlining our concerns regarding the City's requirement that the applicant remove the existing sidewalk along the west side of Acena Drive from Rancho Bernardo Road to Hierba Drive. Relocation of the sidewalk would result in the removal of several large mature trees along Acena Drive, in particular three to four large canopy trees located in the area adjacent to the new facility. If the existing trees were allowed to remain, they would provide immediate screening of the proposed facility for the single-family residents located on the east side of Acena Drive, facing the facility. This issue was raised again at our Planning Board meeting and this issue is reflected in our recommendations for the project:

After some discussion regarding the height of the proposed facility along the east side of the structure, the Planning Board approved by a vote of 9-1-0 a motion to recommend approval of the CUP amendment with the following conditions:

1) Retain the existing mature trees that screen the site near the corner of Acena Drive and Hierba Drive, by constructing a wider contiguous sidewalk that transitions to a noncontiguous sidewalk at the northern edge of the construction site;

2) Replace any existing street trees on Acena Drive that are removed with minimum 36-inch box Chinese flame trees or other species with similar wide and dense canopies;

3) Ensure that all proposed building heights are in compliance with the existing zoning requirements;

4) Confine all construction activity to the "limit of work" area shown on the project plans (see L-1) including material lay down and storage, construction trailer, and equipment parking;

5) Ensure that adequate parking for construction workers will be provided within existing parking areas associated with the Remington Club to avoid parking on Acena Drive or in existing public parking lots that serve the adjacent commercial center;

6) Provide adequate directional signage at the exit from the underground parking lot (right turn only) and on the split lanes of Hierba Drive (directional arrows, adequate lane indicators) to avoid wrong-way traffic movements and to clearly indicated direction of travel within the two separated travel lanes on Hierba Drive; and

7) Require that prior to commencement of construction, a project information hot line be established and this information be disseminated to the Seven Oaks community association and the Planning Board Chair in order to facilitate rapid response to any problems associated with construction activities (e.g., construction starting too early, excessive dirt on public streets, inappropriate parking of construction related vehicles).

With the incorporation of these conditions into the project proposal, the Planning Board believes the required findings for the proposal can be made, and with these conditions recommends approval of the proposed amendment to the CUP. Meeting minutes will be provided immediately after our November Planning Board meeting.

Sincerely,

Mike Lutz
Chair, Rancho Bernardo Community Planning Board

cc: Councilmember Mark Kersey, District 5

Attachment: Letter dated September 28, 2016 requesting retention of existing trees

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit ☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☒ Conditional Use Permit ☒ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

Memory Care Addition to existing RCFE at Remington Club

Project No. *For City Use Only*

450210

Project Address:

16916 Hierba Drive, San Diego, CA 92128

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☒ **Yes** ☐ **No**

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature : Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature : Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature : Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No: Fax No:

Signature : Date:

ATTACHMENT 9

Project Title: Memory Care Addition to existing RCFE at Remington Club

Project No. (For City Use Only)

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☒ General) What State? MD Corporate Identification No. D10302073
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property.. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached** ☒ **Yes** ☐ **No**

Corporate/Partnership Name (type or print): SNH / LTA Properties Trust
☒ Owner ☐ Tenant/Lessee
Street Address: Two Newton Place, 225 Washington Street
City/State/Zip: Newton, MA 02458
Phone No: 617-796-8350 Fax No:
Name of Corporate Officer/Partner (type or print): David J. Hegarty
Title (type or print): President
Signature: David J. Hegarty Date: 10/8/15

Corporate/Partnership Name (type or print): Five Star Quality Care Trust
☐ Owner ☒ Tenant/Lessee
Street Address: 400 Centre Street
City/State/Zip: Newton, MA 02458
Phone No: 617-796-8300 Fax No: 617-796-8188
Name of Corporate Officer/Partner (type or print): R. Scott Herzig
Title (type or print): Senior Vice President and Chief Operating Officer
Signature: Date: 10/13/15

Corporate/Partnership Name (type or print): Five Star Remington Club LLC
☐ Owner ☒ Tenant/Lessee
Street Address: 400 Centre Street
City/State/Zip: Newton, MA 02458
Phone No: 617-796-8300 Fax No: 617-796-8188
Name of Corporate Officer/Partner (type or print): R. Scott Herzig
Title (type or print): Senior Vice President and Chief Operating Officer
Signature: Date: 10/13/15

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

Corporate/Partnership Name (type or print):
☐ Owner ☐ Tenant/Lessee
Street Address:
City/State/Zip:
Phone No: Fax No:
Name of Corporate Officer/Partner (type or print):
Title (type or print):
Signature: Date:

MEMORY CARE ADDITION TO EXISTING RCFE AT REMINGTON CLUB

SNH STA PROPERTIES TRUST

SHEET INDEX

TITLE

T1 TITLE SHEET

EXISTING ALTA SURVEY (FOR REFERENCE ONLY)

1.0 EXISTING ENLARGED PARCEL PLAN
2.0 EXISTING ENLARGED PARCEL PLAN
3.0 EXISTING OVERALL PARCEL PLANS & LEGAL DESCRIPTION

CIVIL

C-1.0 PRELIMINARY GRADING PLAN
C-1.1 PRELIMINARY IMPROVEMENT PLA N
C-2.0 PRELIMINARY UTILITY PLAN

LANDSCAPE

L-1 CONCEPTUAL LANDSCAPE SITE PLAN
L-2 CONCEPTUAL LANDSCAPE PLAN
L-3 CONCEPTUAL LANDSCAPE PLAN MEMORY CARE GARDEN

ARCHITECTURAL

A1 OVERALL SITE DEMO PLAN
A2 SITE DEMO PLAN
A3 OVERALL SITE PLAN
A4 SITE PLAN
A5 FIRST FLOOR DEMO PLAN
A6 EXISTING SUBTERRANEAN PARKING GARAGE PLAN
A7 PARKING GARAGE PLAN
A8 FIRST FLOOR PLAN
A9 SECOND FLOOR PLAN
A10 ROOF PLAN
A11 EXTERIOR ELEVATIONS
A12 EXTERIOR ELEVATIONS
A13 SECTIONS
A14 HEIGHT EXHIBITS
A15 PROPOSED SITE & EXTERIOR FINISHES
A16 EXISTING CONDITIONS
A17 MEMORY CARE GARDEN

PARKING SUMMARY

	EXISTING	REMOVED	PROPOSED	REQUIRED	FINAL COUNT
AUTOMOBILE PARKING					
SURFACE	60	-31	0	-	29
PARKING GARAGE	170	-3	39	-	206
TOTAL	230	-34	39	212	235
ACCESSIBLE PARKING*					
ACCESSIBLE	5	0	1	-	6
VAN ACCESSIBLE	1	0	1	2**	2
TOTAL	6	0	2	7**	8*
CARPOOL/ ZERO EMISSIONS*	0	0	20	19	20*
MOTORCYCLE PARKING	0	0	4	4	4
BICYCLE PARKING					
LONG-TERM	0	0	11	11	11
SHORT-TERM	0	0	11	11	11
LOADING SPACES	2	0	0	2	2
SHOWERS	2	0	0	1	2

*AS PART OF THE OVERALL AUTOMOBILE PARKING COUNT (NOT IN ADDITION TO)
**PER 2013 CBC 11B-208.2.4 AND TABLE 11B-208.2

BUILDING DATA

	EXISTING	PROPOSED	TOTAL	ALLOWED
OCCUPANCY TYPE	R-2.1, A, B, S2	R-2.1 & S2		N/A
NUMBER OF STORIES	2	2		3 PER CBC
BUILDING HEIGHT	28'-0"	34'-9"		45'-0"
CONSTRUCTION TYPE: - PARKING GARAGE - RESIDENTIAL FLOORS	 II-A V-A	 II-A V-A		N/A
BLDG AREA - R2.1 OCCUPANCY	192,071 SF (196,082 SF EXISTING 4,011 SF DEMOLISHED)	43,234 SF	235,246 SF	261,556 SF (0.75 FAR PER ZONING)
PARKING GARAGE AREA - S OCCUPANCY	62,500 SF	18,777 SF	81,277 SF	
SPRINKLERS	NFPA 13	NFPA 13		N/A

UNIT COUNT

	EXISTING	REMOVED	PROPOSED	FINAL COUNT	BED COUNT
INDEPENDENT LIVING	200	-4	0	196	N/A
MEMORY CARE	0	N/A	48	48	48
TOTAL	200	-4	48	244	48

BUILDING AREA CALCULATIONS BY FLOOR		
Area Type	**Qty.**	**Area (SF)**
Parking Garage		
ADMINISTRATION	2	1,236
CIRCULATION	2	702
CIRCULATION - VERTICAL	4	644
LOBBY	1	217
PARKING - ACCESSIBLE VAN	1	175
PARKING - RESIDENT	1	7,671
PARKING - RESIDENT	38	6,823
PUBLIC RESTROOMS	2	207
SERVICE	2	753
STORAGE	2	370
		18,798 sq ft
First Floor		
ADMINISTRATION	7	1,347
ALZHEIMER - 1 BED	24	8,484
AMENITIES	8	4,543
CIRCULATION	7	4,911
CIRCULATION - VERTICAL	4	914
LANDSCAPE	4	442
LOBBY	1	287
PUBLIC RESTROOMS	3	319
SERVICE	6	639
STORAGE	1	79
		21,965 sq ft
Second Floor		
ADMINISTRATION	8	1,451
ADMINISTRATION	1	232
ALZHEIMER - 1 BED	24	8,484
AMENITIES	8	4,000
AMENITIES	1	969
CIRCULATION	6	4,464
CIRCULATION - VERTICAL	5	1,003
PUBLIC RESTROOMS	3	313
SERVICE	6	630
STORAGE	1	79
		21,625 sq ft
		62,388 sq ft

EXISTING BUILDING AREA (PER AS-BUILTS)	
ASSISTED LIVING:	
SECTION 1:	30,877 SF
SECTION 2:	31,348 SF
PAVILION:	
ASSEMBLY:	2,400 SF
OFFICE/ GENERAL	21,530 SF
INDEPENDENT LIVING:	
SECTION 4:	13,568 SF
SECTION 5:	29,328 SF
SECTION 6:	17,838 SF
SECTION 7:	22,759 SF
SECTION 8:	26,434 SF
BUILDING TOTAL*:	**196,082 SF**
GARAGE:	**62,500 SF**
GRAND TOTAL*:	**258,582 SF**

*TOTAL CALUCATIONS INCLUDE EXISTING BUILDING ONLY, DOES NOT REFLECT AREA TO BE DEMOLISHED FOR ADDITION (4,011 SF).

CODE REQUIREMENTS

2013 CALIFORNIA BUILDING CODE (CBC) PART 2 TITLE 24, CCR, BASED ON THE 2012 INTERNATIONAL BUILDING CODE (IBC)

2010 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA ELCTRICAL CODE (CEC) PART 3, TITLE 24, CCR BASED ON THE 2011 NATIONAL ELECTRIC CODE (NEC)

2013 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24, CCR BASED ON THE 2012 UNIFORM MECHANICAL CODE (UMC)

2013 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24, CCR BASED ON THE 2012 UNIFORM PLUMBING CODE (UPC)

2013 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24, CCR BASED ON THE 2012 INTERNATIONAL FIRE CODE (IFC)

2010 REFERENCE STANDARDS CODE 2013 REFERENCED STANDARDS CODE PART 12, TITLE 24, CCR

2013 CALIFORNIA BUILDING CODE

2013 CALIFORNIA GREEN BUILDING CODE

PROJECT TEAM

OWNER:
SNH STA PROPERTIES TRUST
TWO NEWTON PLACE / 255 WASHINGTON ST. NEWTON MA 02458
MATTHEW MARTIN
T: 617-796-7646
E: MMARTIN2@SSSL.COM

ARCHITECT:
DOUGLAS PANCAKE ARCHITECTS, INC.
19000 MACARTHUR BOULEVARD SUITE 500 IRVINE, CA. 92612.
ANNA D'GEAMI
T: 949-720-3850 x226
ANNAD@PANCAKEARCHITECTS.COM

CIVIL:
ATLAS CIVIL DESIGN
2191 EL CAMINO REAL, SUITE 208K, OCEANSIDE, CA 92054
A.J. WHITAKER, PRESIDENT
T: (760) 716-8010
AJWHITAKER@ATLASCIVILDESIGN.COM

LANDSCAPE:
CONCEPTUAL DESIGN & PLANNING COMPANY
3195-C AIRPORT LOOP DRIVE, COSTA MESA, CA 92626
JOHN PALISBI
T: (949) 399-0870 x213
JPALISIN@CDPCINC.COM

PROJECT DATA

PROJECT SUMMARY

THE NEW 2 STORY MEMORY CARE ADDITON TO EXISTING 2 STORY ASSISTED LIVING AND INDEPENDENT LIVING FACILITY WILL INCLUDE 48 RESIDENTIAL ONE BED UNITS AND SUFFICIENT ANCILLARY AND AMENITIES SPACES TO SUPPERT THE PROGRAM.
THE RESIDENTIAL UPPER FLOORS WILL BE SITTING ON A PODIUM GARAGE WITH PARKING DEDICATED TO SERVE MEMORY CARE WING WITH TOTAL 39 NEW PARKING SPACES, INCLUDING 1 VAN AND 1 ACCESSIBLE STALL.
THE RESIDENTIAL FLOORS ARE TYPE V-A, R2.1 OCCUPANCY.
PARKING GARAGE IS TYPE II-A, S OCCUPANCY.
THE NEW BUILDING WILL BE USING EXISTING TRASH ENCLOSURE LOCATED AT BACK OF HOUSE OF EXISTING BUILDING.
THE EXISTING KITCHEN WILL SERVE THE NEW ADDITION.
NEW BUILDING WILL HAVE A SEPARATE BUILDING ENTRANCE WITH ACCESSIBLE RAMP.

FIRST FLOOR CONSIST OF 24 NEW MEMORY CARE UNITS WITH SUPPORT SPACES, INCLUDING ACTIVITY AND LIVING SPACES TOTALING 21,253 SF, AND OUTDOOR MEMORY CARE GARDEN OF 1,250 SF.

SECOND FLOOR CONSISTS OF 24 NEW MEMORY CARE UNITS WITH SUPPORT SPACES INCLUDING ACTIVITY AND LIVING SPACES TOTALING 20,264 SF, AND OUTDOOR PATIO GARDEN OF 588 SF

PODIUM PARKING GARAGE INCLUDING LOBBY, 39 STALLS & UTILITY SPACES TOTALING 18,562 SF

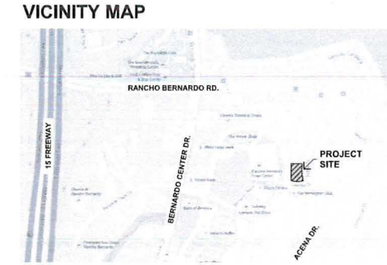
SITE WORK - NEW BUILDING WILL UTILIZE EXISTING DRIVEWAYS, WALKWAYS AND FIRE LANE.
NEW GARAGE ENTRY DRIVEWAY IS BEING PROPOSED, AS WELL AS ADDITIONAL CURB CUTS FOR SITE ACCESSIBILITY OFF HIERBA DRIVE.
NEW RAISED FLOW-THRU PLANTERS ARE PROPOSED ON THE WEST AS WELL AS A NEW MONUMENT SIGN FOR THE MEMORY CARE ADDITION. ON THE EAST AND SOUTH SIDES NEW RETAINING WALLS ARE PROPOSED WITH INTEGRATED GARAGE ENTRANCE SIGNAGE ON THE SOUTH.

AMENDMENT TO CUP 87-1039

SITE DATA

STREET ADDRESS:	16916 Hierba Drive San Diego CA 92128
LEGAL DESCRIPTION:	The land referred to herein is situated in the state of California, County of San Diego, and is described as follows: Parcel 1, 2, and 3 of Parcel map no. 6740, being a portion of lot 7 of Bernardo Town Center unit no. 2, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 7270, filed in the office of the county recorder of San Diego County, May 2, 1972. - See attached ALTA survey for complete legal description of this parcel and adjacent parcels. 16916 Hierba drive location on Parcel A.
ACCESSOR PARCEL NO:	274-780-29-00
ZONE:	CC-3-3
SITE AREA GROSS:	8.00 (348,741 sf)
EXISTING BUILDING FAR:	(E) 196,082 sf/ 348,741 sf = 0.56
TOTAL SF OF ON-SITE BUILDINGS:	(E) 196,082 sf - (DEMO) 4,011 sf + (N) 43,234 sf = 235,305 sf
FAR CALCULATION:	235,305 sf/ 348,741 sf = 0.67

VICINITY MAP



Douglas Pancake ARCHITECTS
19000 MacArthur Boulevard
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www.pancakearchitects.com

MEMORY CARE ADDITION TO EXISTING RCFE AT
REMINGTON CLUB
SNH STA PROPERTIES TRUST
16916 Hierba Drive, San Diego, CA 92128

PROJECT:	14027.00	
DRAWN BY:	MT	
CHECKED BY:	AD	
CAD FILE NAME:	14027.00 Model	
DATE OF ISSUE:	2015-10-13	
1	COMPLETENESS REVIEW	2015-10-13
2	FULL SUBMITTAL	2015-11-16
3	SECOND SUBMITTAL	2016-05-20
4	THIRD SUBMITTAL	2016-07-08
5	FOURTH SUBMITTAL	2016-09-26
6	FINAL SET	2017-01-31

DRAWING DESCRIPTION

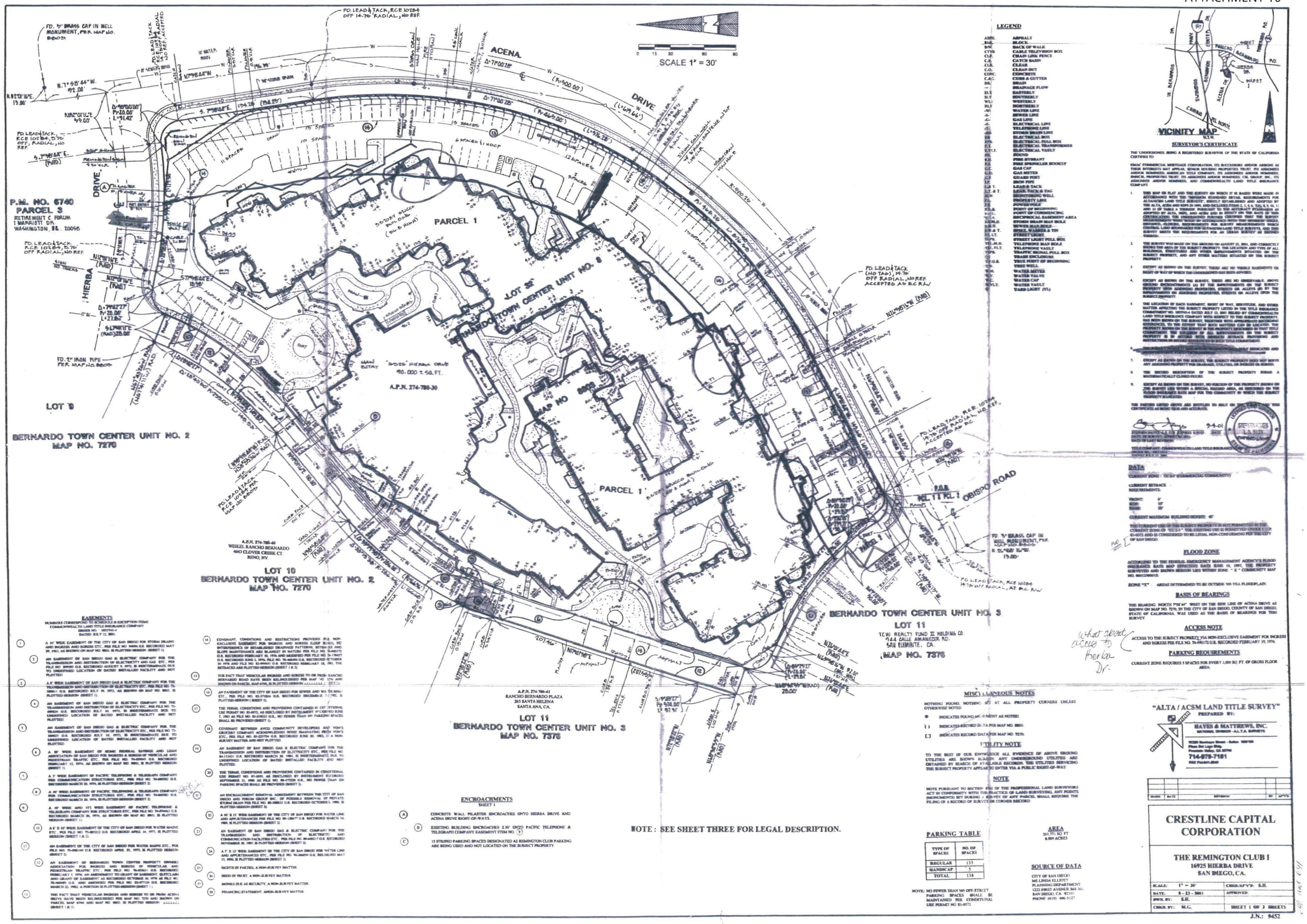
TITLE SHEET

DRAWING NUMBER

T1

12/5/2016 4:49 PM * BIM Server SERVER - BIM Server 20140027.00 Model

ATTACHMENT 10



LEGEND

ASPH.	ASPHALT
BLK.	BLOCK
B/W	BACK OF WALK
CTV	CABLE TELEVISION BOX
C.L.F.	CHAIN LINK FENCE
C.B.	CATCH BASIN
CLR.	CLEAR
C.O.	CLEAN OUT
CONC.	CONCRETE
C.&G.	CURB & GUTTER
DR.	DRAIN
→	DRAINAGE FLOW
E.LY	EASTERLY
S.LY	SOUTHERLY
W.LY	WESTERLY
N.LY	NORTHERLY
-W-	WATER LINE
-S-	SEWER LINE
-G-	GAS LINE
-E-	ELECTRICAL LINE
-T-	TELEPHONE LINE
-SD-	STORM DRAIN LINE
E.B.	ELECTRICAL BOX
E.P.B.	ELECTRICAL PULL BOX
E.X.	ELECTRICAL TRANSFORMER
E.V.L.T.	ELECTRICAL VAULT
FD.	FOUND
F.H.	FIRE HYDRANT
F.S.	FIRE SPRINKLER HOOKUP
G.C.	GAS CAP
G.M.	GAS METER
G.P.	GUARD POST
I.P.	IRON PIPE
L.& T.	LEAD & TACK
L.T. & T.	LEAD, TACK & TAG
M.W.	MONITORING WELL
P.L.	PROPERTY LINE
P.P.	POWER POLE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.E.A.	SECONDAL EASEMENT AREA
S.D.M.H.	STORM DRAIN MAN HOLE
S.M.H.	SEWER MAN HOLE
S.W.& T.	SPIKE, WASHER & TAG
ST. LT.	STREET LIGHT
ST.P.B.	STREET LIGHT PULL BOX
TEL.M.H.	TELEPHONE MAN HOLE
TEL.VLT.	TELEPHONE VAULT
TSPB.	TRAFFIC SIGNAL PULL BOX
⊗	TRASH ENCLOSURE
T.P.O.B.	TRUE POINT OF BEGINNING
T.W.	TREE WELL
W.M.	WATER METER
W.V.	WATER VALVE
W.C.	WATER CAP
W.VLT.	WATER VAULT
⊕	YARD LIGHT (YL)

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CALIFORNIA CERTIFIES TO

GMAC COMMERCIAL MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, SENIOR HOUSING PROPERTIES TRUST, ITS ASSIGNEES AND/OR NOMINEES, AMERICAN TITLE COMPANY, ITS ASSIGNEES AND/OR NOMINEES, FINANCIAL PROPERTIES TRUST, ITS ASSIGNEES AND/OR NOMINEES, CSL GROUP, INC., ITS ASSIGNEES AND/OR NOMINEES AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5(a), 6, 8, 9, 11, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM IN EFFECT THE DATE HEREOF, THE UNDERSIGNED FURTHER CERTIFIES THAT IN THE OPINION OF THE UNDERSIGNED, THE TOTAL MEASUREMENTS MADE IN THE FIELD IN CONNECTION WITH THE MONUMENTS, IMPROVEMENTS, BUILDINGS, EASEMENTS FOR SURVEY PURPOSES, SITE DOMAIN CONTROL, LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS, AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND ON AUGUST 23, 2001, AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHT OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS OR (b) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY LISTED IN THE TITLE INSURANCE COMMITMENT NO. 997014-1 DATED JULY 31, 2001 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORD REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THAT SO THE PROPERTY DESCRIBED IN THE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN FULL COMPLIANCE WITH ZONING REQUIREMENTS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
6. [redacted]
7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR ACCESS ON SUCH.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THIS SURVEY AND THE CERTIFICATES AS BEING TRUE AND ACCURATE.

9-4-01
DATE

STEPHEN HAYES
L.S. 5151
LICENSED LAND SURVEYOR
STATE OF CALIFORNIA

STEPHEN HAYES, L.S. 5151, EXPIRES 6-30-02
NAME OF SURVEYOR, REGISTRATION NUMBER AND DATE OF LAST REVISION

TITLE COMPANY: COMMONWEALTH LAND TITLE INSURANCE COMPANY
ORDER NO. 997014-1
DATED JULY 31, 2001

DATA

CURRENT ZONE: CC-3-9 (COMMERCIAL COMMUNITY)

CURRENT SETBACK REQUIREMENTS:

FRONT: 0'
SIDE: 10'
REAR: 10'

CURRENT MAXIMUM BUILDING HEIGHT: 45'

THE CURRENT USE OF THE SUBJECT PROPERTY IS NOT PERMITTED IN THE CURRENT ZONE OF "CC-3-9". THE EXISTING USE IS PERMITTED UNDER CUP 83-0072 AND IS CONSIDERED TO BE LEGAL NON-CONFORMING PER THE CITY OF SAN DIEGO.

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP EFFECTIVE DATE JUNE 19, 1997, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" COMMUNITY MAP NO. 060295000105

ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

BASIS OF BEARINGS

THE BEARING NORTH 75°44' WEST ON THE SIDE LINE OF ACENA DRIVE AS SHOWN ON MAP NO. 7270, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

ACCESS NOTE

ACCESS TO THE SUBJECT PROPERTY VIA NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PER FILE NO. 76-040172 O.R. RECORDED FEBRUARY 10, 1976

PARKING REQUIREMENTS

CURRENT ZONE REQUIRES 5 SPACES FOR EVERY 1,000 SQ. FT. OF GROSS FLOOR AREA.

What about access to Hierba Dr.

EASEMENTS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
COMMONWEALTH LAND TITLE INSURANCE COMPANY
ORDER NO. 997014-1
DATED JULY 31, 2001

(1) A 10' WIDE EASEMENT OF THE CITY OF SAN DIEGO FOR STORM DRAINS AND INGRESS AND EGRESS ETC., PER FILE NO. 94006 O.R. RECORDED MAY 29, 1963, AS SHOWN ON MAP NO. 6905. IS PLOTTED HEREON (SHEET 1).
(2) AN EASEMENT OF SAN DIEGO GAS & ELECTRIC COMPANY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND GAS ETC., PER FILE NO. 209505 O.R. RECORDED AUGUST 9, 1972, IS INDETERMINATE DUE TO UNDEFINED LOCATION OF DATED INSTALLED FACILITY AND NOT PLOTTED
(3) A 8' WIDE EASEMENT OF SAN DIEGO GAS & ELECTRIC COMPANY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY ETC., PER FILE NO. 75-108861 O.R. RECORDED JULY 10, 1975, AS SHOWN ON MAP NO. 6905. IS PLOTTED HEREON (SHEET 1).
(4) AN EASEMENT OF SAN DIEGO GAS & ELECTRIC COMPANY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY ETC., PER FILE NO. 75-108862 O.R. RECORDED JULY 10, 1975, IS INDETERMINATE DUE TO UNDEFINED LOCATION OF DATED INSTALLED FACILITY AND NOT PLOTTED
(5) AN EASEMENT OF SAN DIEGO GAS & ELECTRIC COMPANY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY ETC., PER FILE NO. 75-108863 O.R. RECORDED JULY 10, 1975, IS INDETERMINATE DUE TO UNDEFINED LOCATION OF DATED INSTALLED FACILITY AND NOT PLOTTED
(6) A 30' WIDE EASEMENT OF HOME FEDERAL SAVINGS AND LOAN ASSOCIATION OF SAN DIEGO FOR INGRESS & EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC ETC., PER FILE NO. 76-050940 O.R. RECORDED FEBRUARY 13, 1976, AS SHOWN ON MAP NO. 6905. IS PLOTTED HEREON (SHEET 1).
(7) A 5' WIDE EASEMENT OF PACIFIC TELEPHONE & TELEGRAPH COMPANY FOR COMMUNICATION STRUCTURES ETC., PER FILE NO. 76-080502 O.R. RECORDED MARCH 30, 1976, IS PLOTTED HEREON (SHEET 2).
(8) A 30' WIDE EASEMENT OF PACIFIC TELEPHONE & TELEGRAPH COMPANY FOR COMMUNICATION STRUCTURES ETC., PER FILE NO. 76-080502 O.R. RECORDED MARCH 30, 1976, IS PLOTTED HEREON (SHEET 2).
(9) A 30' WIDE AND 15' WIDE EASEMENT OF PACIFIC TELEPHONE & TELEGRAPH COMPANY FOR STRUCTURES ETC., PER FILE NO. 76-078643 O.R. RECORDED MARCH 26, 1976, AS SHOWN ON MAP NO. 6905. IS PLOTTED HEREON (SHEET 1)
(10) A 8' X 30' WIDE EASEMENT OF THE CITY OF SAN DIEGO FOR WATER MAINS ETC., PER FILE NO. 75-085212 O.R. RECORDED APRIL 14, 1975, IS PLOTTED HEREON (SHEET 1 & 2)
(11) AN EASEMENT OF THE CITY OF SAN DIEGO FOR WATER MAINS ETC., PER FILE NO. 75-086160 O.R. RECORDED APRIL 25, 1975, IS PLOTTED HEREON (SHEET 2)
(12) AN EASEMENT OF BERNARDO TOWN CENTER PROPERTY OWNERS ASSOCIATION FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC ETC., PER FILE NO. 76-050961 O.R. RECORDED FEBRUARY 13, 1976, AN AMENDMENT TO GRANT OF EASEMENT, QUITCLAIM AND GRANT OF EASEMENT AS RECORDED OCTOBER 30, 1978 AS FILE NO. 78-468849 O.R. AND AMENDED PER FILE NO. 82-077139 O.R. RECORDED MARCH 22, 1982, A PORTION IS PLOTTED HEREON (SHEET 1)
(13) THE FACT THAT VEHICULAR INGRESS AND EGRESS TO OR FROM ACENA DRIVE HAVE BEEN RELINQUISHED PER MAP NO. 7270 AND SHOWN ON PARCEL MAP 6740, IS PLOTTED HEREON (SHEET 1 & 2)
(14) COVENANT, CONDITIONS AND RESTRICTIONS PROVIDES FOR NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS (LOOP ROAD), NO INTERFERENCE OF ESTABLISHED DRAINAGE PATTERNS, SETBACKS AND SLOPE MAINTENANCE ARE BLANKET IN NATURE PER FILE NO. 82-060172 O.R. RECORDED FEBRUARY 10, 1976, AND MODIFIED PER FILE NO. 76-178607 O.R. RECORDED JUNE 1, 1976, FILE NO. 78-468849 O.R. RECORDED OCTOBER 30, 1978 AND FILE NO. 82-060172 O.R. RECORDED FEBRUARY 10, 1982. THE SETBACKS ARE PLOTTED HEREON (SHEET 1 & 2)
(15) THE FACT THAT VEHICULAR INGRESS AND EGRESS TO OR FROM RANCHO BERNARDO ROAD HAVE BEEN RELINQUISHED PER MAP NO. 7270 AND SHOWN ON PARCEL MAP 6740, IS PLOTTED HEREON (SHEET 1)
(16) AN EASEMENT OF THE CITY OF SAN DIEGO FOR SEWER AND WA[illegible] ETC., PER FILE NO. 83-375884 O.R. RECORDED DECEMBER 2[illegible], 1983, IS PLOTTED HEREON (SHEET 1).
(17) THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CONDITIONAL USE PERMIT NO. 83-0072, AS DISCLOSED BY INSTRUMENT RECORDED JUNE 7, 1983 AS FILE NO. 83-208213 O.R., NO FEWER THAN 695 PARKING SPACES SHALL BE PROVIDED (SHEET 1).
(18) COVENANT BETWEEN AVCO COMMUNITY DEVELOPERS AND VON'S GROCERY COMPANY ACKNOWLEDGES NOISE EMANATING FROM VON'S ETC., PER FILE NO. 83-225756 O.R. RECORDED JUNE 30, 1983, IS A NON-SURVEY MATTER AND NOT PLOTTED
(19) AN EASEMENT OF SAN DIEGO GAS & ELECTRIC COMPANY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY ETC., PER FILE NO. 84-113421 O.R. RECORDED MARCH 28, 1984, IS INDETERMINATE DUE TO UNDEFINED LOCATION OF DATED INSTALLED FACILITY AND NOT PLOTTED.
(20) THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CONDITIONAL USE PERMIT NO. 85-0295, AS DISCLOSED BY INSTRUMENT RECORDED SEPTEMBER 23, 1985 AS FILE NO. 85-475228 O.R., NO FEWER THAN 230 PARKING SPACES SHALL BE PROVIDED (SHEET 2).
(21) AN ENCROACHMENT REMOVAL AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND FORUM GROUP INC. OF POSSIBLE REMOVAL OF PRIVATE STORM DRAIN PER FILE NO. 88-368813 O.R. RECORDED OCTOBER 5, 1988, IS PLOTTED HEREON (SHEET 2).
(22) A 16' X 17' WIDE EASEMENT OF THE CITY OF SAN DIEGO FOR WATER LINE AND APPURTENANCES PER FILE NO. 89-128677 O.R. RECORDED MARCH 14, 1989, IS PLOTTED HEREON (SHEET 2)
(23) AN EASEMENT OF SAN DIEGO GAS & ELECTRIC COMPANY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES ETC., PER FILE NO. 89-440217 O.R. RECORDED NOVEMBER 20, 1989, IS PLOTTED HEREON (SHEET 2)
(24) A 5' X 15' WIDE EASEMENT OF THE CITY OF SAN DIEGO FOR WATER LINE AND APPURTENANCES ETC., PER FILE NO. 90-266074 O.R. RECORDED MAY 11, 1990, IS PLOTTED HEREON (SHEET 2).
(25) RIGHTS OF PARTIES, A NON-SURVEY MATTER.
(26) DEED OF TRUST, A NON-SURVEY MATTER.
(27) BONDS DUE AND SECURITY, A NON-SURVEY MATTER.
(28) FINANCING STATEMENT, A NON-SURVEY MATTER.

ENCROACHMENTS

SHEET 1

(A) CONCRETE WALL, PILASTER, ENCROACHES ONTO HIERBA DRIVE AND ACENA DRIVE RIGHT-OF-WAYS.
(B) EXISTING BUILDING ENCROACHES 2.30' ONTO PACIFIC TELEPHONE & TELEGRAPH COMPANY EASEMENT ITEM NO. (9)
(C) 15 STRIPED PARKING SPACES DESIGNATED AS REMINGTON CLUB PARKING ARE BEING USED AND NOT LOCATED ON THE SUBJECT PROPERTY

NOTE : SEE SHEET THREE FOR LEGAL DESCRIPTION.

MISCELLANEOUS NOTES

NOTHING FOUND, NOTHING SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

● INDICATES FOUND MONUMENT AS NOTED
( ) INDICATES RECORD DATA PER MAP NO. 6905
[ ] INDICATES RECORD DATA PER MAP NO. 7270

UTILITY NOTE

TO THE BEST OF OUR KNOWLEDGE ALL EVIDENCE OF ABOVE GROUND UTILITIES ARE SHOWN. SUBJECT ANY UNDERGROUND UTILITIES ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS. THE UTILITIES SERVICING THE SUBJECT PROPERTY APPEAR TO ENTER VIA A PUBLIC RIGHT-OF-WAY

NOTE

NOTE PURSUANT TO SECTION 8762 OF THE PROFESSIONAL LAND SURVEYOR'S ACT IN CONFORMITY WITH THE PRACTICE OF LAND SURVEYING, ANY POINTS (MONUMENTS) SET DURING A SURVEY OF ANY PARCEL SHALL REQUIRE THE FILING OF A RECORD OF SURVEY OR CORNER RECORD

PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	133
HANDICAP	5
TOTAL	138

NOTE: NO FEWER THAN 105 OFF-STREET PARKING SPACES SHALL BE MAINTAINED PER CONDITIONAL USE PERMIT NO 83-0072

AREA

265,771 SQ FT
6.099 ACRES

SOURCE OF DATA

CITY OF SAN DIEGO
MS LINDA ELLIOTT
PLANNING DEPARTMENT
1222 FIRST AVENUE, MS 301
SAN DIEGO, CA 92101
PHONE (619) 446-5127

"ALTA / ACSM LAND TITLE SURVEY"
PREPARED BY:

HAYES & MATTHEWS, INC.
SECTIONAL DIVISION - A.L.T.A. SURVEYS
9320 Hardwage Street - Suite 100/102
Plaza Del Lago Bldg.
Fountain Valley, CA 92708
714-879-7181
FAX Pager 840-2040

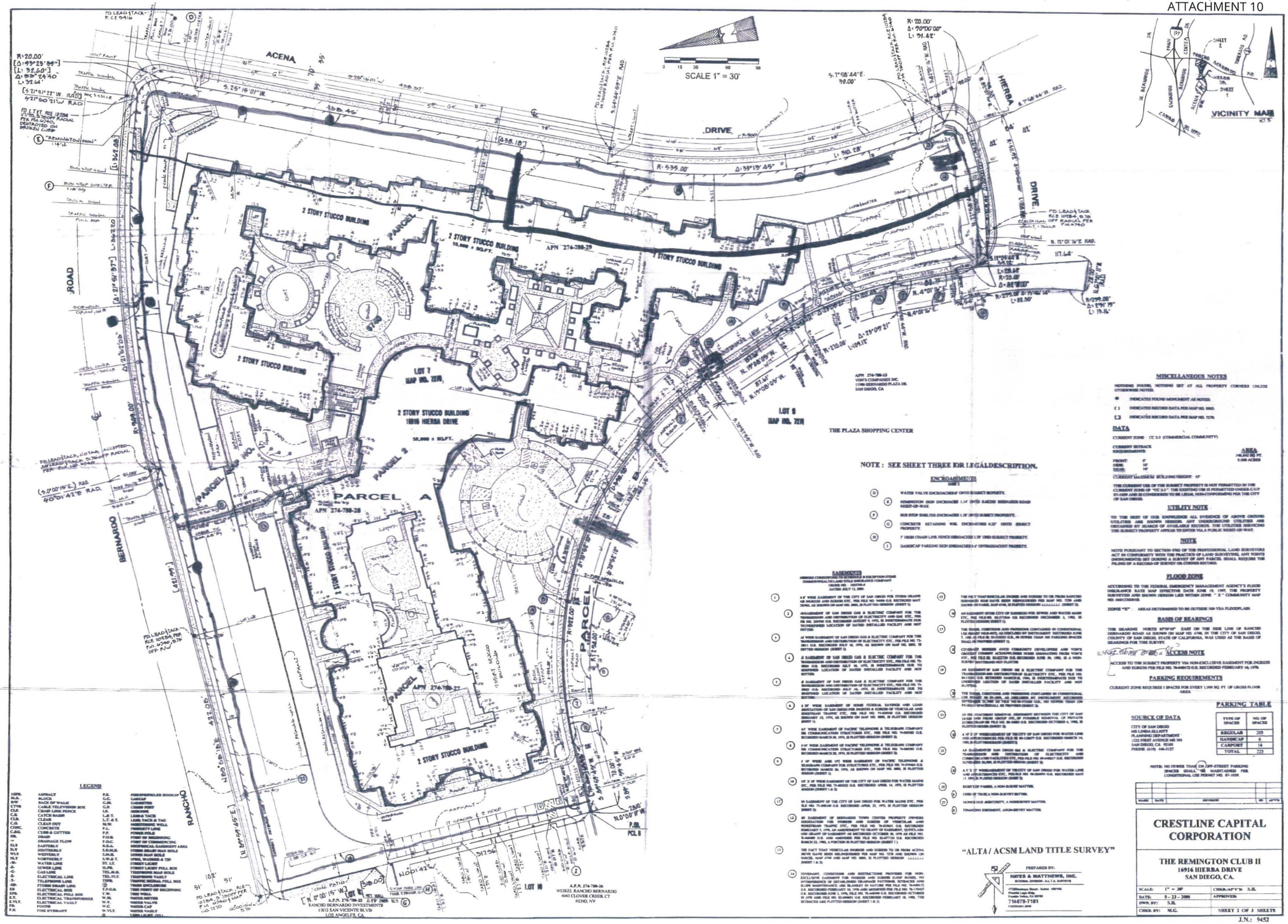
DATE	BY	REVISION	BY	APV'D

CRESTLINE CAPITAL CORPORATION

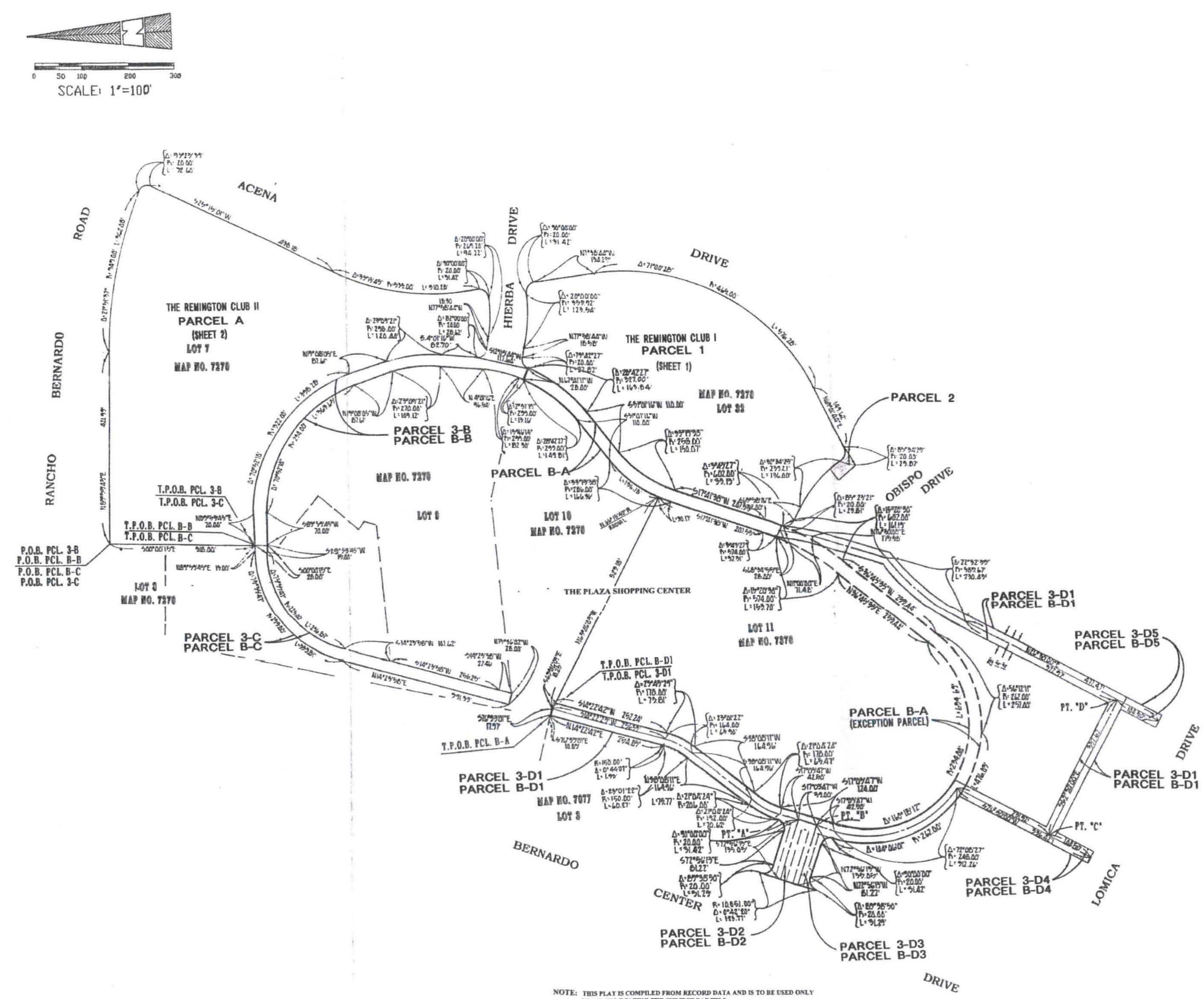
THE REMINGTON CLUB I
16925 HIERBA DRIVE
SAN DIEGO, CA.

SCALE: 1" = 30'	CHKD/APV'D: S.H.
DATE: 8 - 23 - 2001	APPROVED:
DRWN. BY: S.H.	
CHKD. BY: M.G.	SHEET 1 OF 3 SHEETS

J.N.: 9452


SCALE 1" = 30'
ACENA DRIVE
HIERBA DRIVE
BERNARDO ROAD
RANCHO
PARCEL A
APN 274-780-28
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PCL II
2 STORY STUCCO BUILDING
APN 274-780-39
LOT 7
MAP NO. 7270
LOT 8
MAP NO. 7270
LOT 10
THE PLAZA SHOPPING CENTER
VICINITY MAP
MISCELLANEOUS NOTES
DATA
UTILITY NOTE
NOTE
FLOOD ZONE
BASIS OF BEARINGS
ACCESS NOTE
PARKING REQUIREMENTS
PARKING TABLE
SOURCE OF DATA
ENCROACHMENTS
EASEMENTS
LEGEND
NOTE : SEE SHEET THREE FOR LEGALDESCRIPTION.
"ALTA / ACSM LAND TITLE SURVEY"
PREPARED BY:
MEYES & MATTHEWS, INC.
CRESTLINE CAPITAL CORPORATION
THE REMINGTON CLUB II
16916 HIERBA DRIVE
SAN DIEGO, CA.
SHEET 2 OF 3 SHEETS
J.N.: 9452

LEGAL DESCRIPTION ATTACHMENT 10



NOTE: THIS PLAT IS COMPILED FROM RECORD DATA AND IS TO BE USED ONLY TO AID IN LOCATING THE SUBJECT PARCELS.

REMINGTON II

PARCEL A:

Parcels 1, 2 and 3 of Parcel Map No. 6740, being a division of Lot 7 of Bernardo Town Center Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7270, filed in the Office of the County Recorder of San Diego County, May 2, 1972.

PARCEL B:

A non-exclusive easement for ingress and egress and maintenance thereof pursuant to Restatement of Declaration of Restrictions and Architectural Control recorded February 10, 1976 as File No. 76-040172 of Official Records, as amended by amendments thereto recorded June 3, 1976 as File No. 76-170427, October 30, 1978 as File No. 78-468490 and February 18, 1982 as File No. 82-044651, all of Official Records, on, over and under those certain portions of (I) Lots 9 and 10 of Bernardo Town Center Unit No. 2, according to Map thereof No. 7270 filed in the Office of the County Recorder of San Diego County, California, on May 2, 1972, (II) Lot 11 of Bernardo Town Center Unit No. 3, according to Map thereof No. 7376, filed in the Office of the County Recorder of San Diego County, California on July 21, 1972 and (III) Parcel 3 of Parcel Map No. 2054 filed in the Office of the County Recorder of San Diego County, California, and as corrected in a Certificate of Correction recorded August 15, 1974 as File No. 74-221934 of Official Records, and (IV) Lot 32 of Bernardo Town Center Unit No. 8, according to Map thereof No. 8803 filed in the Office of the County Recorder of San Diego County, California on February 15, 1978, all as described as follows:

Parcel A - Within Lot 32 Bernardo Town Center Unit No. 8 (Map No. 8803)

That portion of Rancho San Bernardo, in the City of San Diego, County of San Diego, State of California, according to Map thereof recorded in Book 2, Page 462 of Patents, in the County of San Diego, State of California, also that portion of Lot 11, Bernardo Town Center Unit No. 3, according to Map thereof No. 7376, filed in the Office of the County Recorder of San Diego County, on July 21, 1972 and more particularly described as follows:

Beginning at the Southeasterly corner of Lot 5, Bernardo Town Center Unit No. 1, according to Map thereof No. 7077, filed in the Office of the County Recorder of San Diego County, on October 7, 1971; thence along the Easterly line of Bernardo Town Center Unit No. 1, North 14°22'29" East, 255.69 feet; thence South 76°33'01" East along the Southerly line of Bernardo Plaza Drive according to Bernardo Town Center Unit No. 2, per Map No. 7270 on File in the Office of the County Recorder of San Diego County, 10.03 feet to the True Point of Beginning; thence continuing South 76°33'01" East, 17.97 feet; thence along the Southerly line of said Bernardo Plaza Drive South 63°46'09" East, 10.25 feet; thence South 14°22'42" West, 252.24 feet to a point on the arc on a tangent 178.00 foot radius curve, concave Northwesterly; thence Southwesterly along the arc of said curve through a central angle of 23°45'29" for a distance of 73.81 feet; thence tangent to said curve South 38°08'11" West, 164.96 feet to a point on the arc of a tangent 178.00 foot radius curve, concave Southeasterly; thence Southwesterly along the arc of said curve through a central angle of 21°04'24" for a distance of 65.47 feet; thence tangent to said curve South 17°03'47" West, 134.00 feet to a point on the arc of a tangent 234.00 foot radius curve, concave Northeasterly; thence Southerly, Easterly and Northerly along the arc of said curve through a central angle of 160°18'12" for a distance of 654.69 feet; thence tangent to said curve North 36°45'35" East, 233.44 feet to a point on the arc of a tangent 574.00 foot radius curve, concave Northwesterly; thence Northeasterly along the arc of said curve through a central angle of 15°20'30" for a distance of 153.70 feet to a Point of Intersection with the boundary of Lot 11 of the aforementioned, Bernardo Town Center Unit No. 3, a radial line to said Point of Intersection bears South 68°34'55" East; thence continuing Northeasterly along the arc of said 574.00 foot radius curve and on the Easterly line of said Lot 11 through a central angle of 3°43'27" for a distance of 37.31 feet; thence tangent to said curve North 17°41'38" East, 207.55 feet to a point on the arc of a tangent 286.00 foot radius curve, concave Southeasterly; thence Northeasterly on the arc of said curve through a central angle of 6°02'42" for a distance of 30.17 feet to the Southeasterly corner of Lot 10 of the aforementioned, Bernardo Town Center Unit No. 2, a radial line to said point bears North 66°15'40" West; thence continuing Northeasterly on the arc of said 286.00 foot radius curve along the Southeasterly line of said Lot 10 through a central angle of 27°16'56" for a distance of 136.18 feet; thence tangent to said curve North 31°01'16" East, 110.00 feet to a point on the arc of a tangent 299.00 foot radius curve, concave Northwesterly; thence Northeasterly along the arc of said curve through a central angle of 28°42'27" for a distance of 149.81 feet to a corner of Lot 9 of the aforementioned Bernardo Town Center Unit No. 2, a radial line to said corner bears South 67°41'11" East; thence along the Southerly line of said Lot 9 South 67°41'11" East, 28.00 feet to a point on the arc of a 327.00 foot radius curve, concave Northwesterly and having a radial which bears South 67°41'11" East, to said point; thence leaving said Southerly boundary of Lot 9 Southwesterly along the arc of said curve through a central angle of 28°42'27" for a distance of 163.84 feet; thence tangent to said curve South 51°01'16" West 110.00 feet to a point on the arc of a tangent, 258.00 foot radius curve, concave Southeasterly; thence Southwesterly along the arc of said curve through a central angle of 33°19'38" for a distance of 150.07 feet; thence tangent to said curve South 17°41'38" West, 207.55 feet to a point on the arc of a tangent 602.00 foot radius curve, concave Northwesterly; thence Southwesterly along the arc of said curve through a central angle of 3°43'27" for a distance of 39.13 feet to a corner of the aforementioned Lot 11, Bernardo Town Center Unit No. 3, a radial line to said corner bears South 68°34'55" East; thence along the boundary of said Lot 11 and continuing Southwesterly along the arc of said 602.00 foot radius curve, through a central angle of 15°20'30" for a distance of 161.19 feet; thence South 36°45'35" West, 233.44 feet to a point on the arc of a tangent 262.00 foot radius curve, concave Northwesterly; thence Southwesterly along the arc of said curve through a central angle of 56°12'11" for a distance of 257.00 feet to a Point of Intersection with the Southerly line of said Lot 11, Bernardo Town Center Unit No. 3; thence continuing Westerly and Northerly along the arc of said 262.00 foot radius curve and the Southerly line of said Lot 11 through a central angle of 104°06'01" for a distance of 476.05 feet to a Point of Reverse Curvature with a 20.00 radius curve, concave Southwesterly, a radial line from said Point of Reverse Curvature bears North 72°56'13" West; thence Northerly and Northwesterly along the arc of said 20.00 foot radius curve through a central angle of 90°00'00" for a distance of 31.42 feet; thence tangent to said curve North 72°56'13" West, 81.22 feet to a point on the arc of a tangent, 20.00 foot radius curve, concave Southeasterly; thence Westerly and Southwesterly on the arc of said curve through a central angle of 89°38'50" for a distance of 31.29 feet to a Point of Cusp with a tangent curve having a radius of 10851.00 feet, concave Westerly, a radial line to said Point of Cusp bears South 72°35'03" East said curve being the Easterly line of Bernardo Center Drive, 51.00 feet from centerline per Deed recorded May 15, 1964 as File No. 88235, Series 5, Book 1964 in the Office of the County Recorder of San Diego County; thence Northeasterly along the arc of said 10851.00 foot radius curve, through a central angle of 0°42'20" for a distance of 133.77 feet to a Point of Cusp with a tangent curve having a radius of 20.00 feet, concave Northeasterly, a radial line to said Point of Cusp bears South 73°17'23" East; thence leaving said Easterly line of Bernardo Center Drive Southeasterly along the arc of said 20.00 foot radius curve through a central angle of 89°38'50" for a distance of 31.29 feet; thence tangent to said curve South 72°56'13" East 81.22 feet to a point on the arc of a tangent, 20.00 foot radius curve, concave Northwesterly; thence Easterly and Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 31.42 feet to a Point of Reverse Curvature with a curve having a radius of 206.00 feet, concave Southeasterly, a radial line through said Point of Reverse Curvature bears North 72°56'13" West; thence Northeasterly along the arc of said 206.00 foot radius curve through a central angle of 21°04'24" for a distance of 75.77 feet; thence tangent to said curve North 38°08'11" East, 164.96 feet to a point on the arc of a tangent 150.00 foot radius curve, concave Northwesterly; thence Northeasterly along the arc of said curve through a central angle of 23°01'22" for a distance of 60.27 feet to an angle in the boundary of said Lot 11; thence leaving said boundary of Lot 11 and continuing along the arc of said curve through a central angle of 0°44'07" for a distance of 1.93 feet; thence tangent to said curve North 14°22'42" East, 254.05 feet to the True Point of Beginning.

EXCEPTING THEREFROM any portion thereof lying within Bernardo Town Center Unit No. 3, Map No. 7376.

Parcel B - Within Lot 9 Bernardo Town Center Unit No. 2 Map No. 7270

That portion of Lot 9, Bernardo Town Center Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7270, filed in the Office of the County Recorder of San Diego County, described as follows:

Beginning at the Northwesterly corner of Lot 7 of said Bernardo Town Center unit No. 2, said corner is on the Southerly line of Rancho Bernardo Road, 102.00 feet wide; thence along the Westerly line of said Lot 7 South 00°00'15" East, 318.00 feet to a corner of said Lot 7, said corner is on the Northerly boundary of the aforementioned Lot 9, said corner is the True Point of Beginning; thence along the boundary of said Lot 9, the following courses and distances, North 89°59'45" East, 70.00 feet to a point on the arc of a tangent 322.00 foot radius curve, concave Southerly; thence Easterly along the arc of said curve through a central angle of 70°52'10" an arc length of 398.28 feet; thence tangent to said curve South 19°08'05" East, 87.61 feet to a point on the arc of tangent 298.00 foot radius curve, concave Westerly; thence Southerly along the arc of said curve through a central angle of 23°09'21" an arc length of 120.43 feet; thence tangent to said curve South 04°01'16" West, 82.70 feet; thence South 12°05'44" West, 117.64 feet; thence North 67°41'11" West, 28.00 feet, to a point on the arc of a 299.00 foot radius curve, concave Northwesterly and having a radial which bears South 67°41'11" East to said point; thence Northeasterly along the arc of said curve through a central angle of 2°31'19" an arc length of 13.16 feet; thence leaving said boundary of Lot 9 and continuing Northeasterly along the arc of said curve through a central angle of 15°46'14" an arc length of 82.30 feet; thence tangent to said curve North 04°01'16" East, 96.54 feet to a point on the arc of a tangent 270.00 foot radius curve, concave Westerly; thence Northerly along the arc of said curve through a central angle of 23°09'21" an arc length of 109.12 feet; thence tangent to said curve North 19°08'05" West, 87.61 feet to a point on the arc of a tangent 294.00 foot radius curve, concave Southwesterly; thence Northwesterly along the arc of said curve through a central angle of 70°52'10" an arc length of 363.65 feet; thence tangent to said curve South 89°59'45" West, 70.00 feet to a point on the boundary of the aforementioned Lot 9; thence along said boundary North 00°00'15" West, 28.00 feet to the True Point of Beginning.

Parcel C - Within Lot 10 Bernardo Town Center Unit No. 2 Map No. 7270

That portion of Lot 10, Bernardo Town Center Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7270, filed in the Office of the County Recorder of San Diego County, described as follows:

Beginning at the Northwesterly corner of Lot 7 of said Bernardo Town Center Unit No. 2, said corner is on the Southerly line of Rancho Bernardo Road, 51.00 feet from centerline; thence along the Westerly line of said Lot 7, South 00°00'15" East, 318.00 feet to a corner of said Lot 7, said corner is on the boundary of Lot 10 of said Bernardo Industrial Park Unit No. 2, said corner is the True Point of Beginning; thence along said boundary of Lot 10 South 00°00'15" East, 28.00 feet; thence leaving said boundary South 29°59'45" West, 15.00 feet to a point on the arc of a tangent 225.00 foot radius curve, concave Southeasterly; thence Southwesterly along the arc of said curve through a central angle of 75°35'47" an arc length of 296.87 feet; thence tangent to said curve South 14°23'58" West 107.62 feet to a point on the boundary of Lot 9 of said Bernardo Town Center Unit No. 2; thence along the boundary of said Lot 9, South 14°23'58" West 256.25 feet; thence leaving the boundary of said Lot 9 South 14°23'58" West, 27.46 feet to the most Easterly corner of Bernardo Plaza Drive as shown on the aforementioned Bernardo Town Center Unit No. 2; thence along the boundary of said Bernardo Plaza Drive North 75°36'02" West, 28.00 feet; thence leaving said boundary North 14°23'58" East, 391.33 feet to a point on the arc of a tangent 253.00 foot radius curve, concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of 75°35'47" an arc length of 333.81 feet; thence tangent to said curve North 89°59'45" East, 15.00 feet to the True Point of Beginning.

PARCEL D:

Within Lot 11 Bernardo Town Center Unit No. 3, Map No. 7376 and Parcel 3 of Parcel Map No. 2054.

PARCEL 1:

A strip of land being 28.00 feet in width, lying 14.00 feet on each side of the following described centerline:

Beginning at the most Northerly corner of said Lot 11, said point being on the Southerly right of way of Bernardo Plaza Court; thence South 76°33'01" East 24.00 feet to the True Point of Beginning; thence South 14°22'29" West 256.39 feet to the beginning of a tangent 164.00 feet to the beginning of a tangent 164.00 foot radius curve, concave Northwesterly; thence Southwesterly along the arc of said curve through a central angle of 23°01'22" a distance of 65.90 feet; thence South 38°08'11" West 164.96 feet to the beginning of a tangent 192.00 foot radius curve, concave Southeasterly; thence Southwesterly along the arc of said curve through a central angle of 21°04'24" a distance of 70.63 feet; thence South 17°05'47" West 42.50 feet to a point hereinafter referred to as Point "A"; thence continuing South 17°03'47" West 39.00 feet to a point hereinafter referred to as Point "B"; thence continuing South 17°03'47" West 42.50 feet to the beginning of a tangent 248.00 foot radius curve, concave Northeasterly; thence South and Southeasterly along the arc of said curve through a central angle of 72°08'27" a distance of 312.26 feet; thence South 26°30'00" West 231.92 feet to a point hereinafter referred to as Point "C"; thence South 63°30'00" East 337.67 feet to a point hereinafter referred to as Point "D"; thence North 26°30'00" East 372.97 feet to the beginning of a tangent 585.67 foot radius curve, concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of 22°32'33" a distance of 230.43 feet; thence North 16°30'00" East 175.58 feet; thence North 11°00'00" East 71.48 feet to a Point of terminus. The sidelines of said strip of land are to be prolonged or shortened so as to terminate at the Northerly and Northeasterly line of said Lot 11.

PARCEL 2:

Beginning at Point "A" as described in Parcel 1; thence North 72°56'13" West 135.05 feet to a Point of terminus.

PARCEL 3:

Beginning at Point "B" as described in Parcel 1; thence North 72°56'13" West 135.05 feet to a point of terminus.

The sidelines of said strips of land are to be prolonged or shortened so as to terminate on the Southwesterly sideline of Parcel 1 and the Westerly line of Lot 11 of said Map 7376.

PARCEL 4:

Beginning at Point "C" as described in Parcel 1; thence South 26°30'00" West 104.50 feet to a point of terminus.

PARCEL 5:

Beginning at Point "D" as described in Parcel 1; thence South 26°30'00" West 104.50 feet to a point of terminus.

The sidelines of said strips of land are to be prolonged or shortened so as to terminate on the Southerly sideline of Parcel 1 and the Southerly line of Parcel 3 of said Parcel 2054.

"REMINGTON I"

PARCEL 1:

Lot 32 of Bernardo Town Center Unit No. 8, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 8803, filed in the Office of the County Recorder of San Diego County, February 15, 1978.

PARCEL 2:

An easement for access purposes over that portion of Bernardo Town Center Unit NO. 3, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7376, filed in the Office of the County Recorder of San Diego County, described as follows:

Beginning at the most Easterly corner of said Bernardo Town Center Unit No. 3; thence Southwesterly along the boundary of said Bernardo Town Center Unit No. 3 South 63°01'44" West 49.23 feet to an intersection with a 209.21 foot radius curve, concave Southwesterly, a radial to said intersection bears North 63°01'44" East; thence leaving said boundary Northwesterly along said 209.21 foot radius curve through a central angle of 13°41'36" an arc length of 50.00 feet; thence radial to said 209.21 foot radius curve North 49°20'08" East 30.00 feet to an intersection with a 239.21 foot radius curve, concave Southwesterly, concentric to said 209.21 foot radius curve, and also being the Northeasterly boundary of said Bernardo Town Center Unit No. 3; thence Southeasterly along said boundary and 239.21 foot radius curve through a central angle of 9°16'10" an arc length of 38.70 feet to the beginning of a tangent 20.00 foot radius curve, concave Northeasterly; thence continuing Southeasterly along said boundary and 20.00 foot radius curve through a central angle of 85°34'29" an arc length of 29.87 feet to the Point of Beginning.

PARCEL 3:

A non-exclusive easement for ingress and egress and maintenance thereof pursuant to Restatement of Declaration of Restrictions and Architectural Control recorded February 10, 1976 as File No. 76-040172 of Official Records, as amended by amendments thereto recorded June 3, 1976 as File No. 76-170427, October 30, 1978 as File No. 78-468490, and February 18, 1982, as File No. 82-044651, all of Official Records, on, over and under those certain portions of (I) Lots 9 and 10 of Bernardo Town Center Unit No. 2, according to Map thereof No. 7270, filed in the Office of the County Recorder of San Diego County, on May 2, 1972, (II) Lot 11 of Bernardo Town Center Unit No. 3, according to Map thereof No. 7376, filed in the Office of the County Recorder of San Diego County, on July 21, 1972 and (III) Parcel 3 of Parcel Map No. 2054, filed in the Office of the County Recorder of San Diego County, California, and as corrected in a Certificate of Correction recorded August 15, 1974 as File No. 74-221934, of Official Records, all as described as follows:

Parcel B - Within Lot 9 Bernardo Town Center Unit No. 2 Map No. 7270.

That portion of Lot 9, Bernardo Town Center Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7270, filed in the Office of the County Recorder of San Diego County, described as follows:

Beginning at the Northwesterly corner of Lot 7 of said Bernardo Town Center Unit No. 2, said corner is on the Southerly line of Rancho Bernardo Road, 102.00 feet wide; thence along the Westerly line of said Lot 7 South 00°00'15" East, 318.00 feet to a corner of said Lot 7, said corner is on the Northerly boundary of the aforementioned Lot 9, said corner is the True Point of Beginning; thence along the boundary of said Lot 9, the following courses and distances, North 89°59'45" East 70.00 feet to a point on the arc of a tangent 322.00 foot radius curve, concave Southerly; thence Easterly along the arc of said curve through a central angle of 70°52'10" an arc length of 398.28 feet; thence tangent to said curve South 19°08'05" East, 87.61 feet to a point on the arc of tangent 298.00 foot radius curve, concave Westerly; thence Southerly along the arc of said curve through a central angle of 23°09'21" an arc length of 120.43 feet; thence tangent to said curve South 04°01'16" West, 82.70 feet; thence South 12°05'44" West, 117.64 feet; thence North 67°41'11" West, 28.00 feet, to a point on the arc of a 299.00 foot radius curve, concave Northwesterly and having a radial which bears South 67°41'11" East to said point; thence Northeasterly along the arc of said curve through a central angle of 2°31'19" an arc length of 13.16 feet; thence leaving said boundary of Lot 9 and continuing Northeasterly along the arc of said curve through a central angle of 15°46'14" an arc length of 82.30 feet; thence tangent to said curve North 04°01'16" East, 96.54 feet to a point on the arc of a tangent 270.00 foot radius curve, concave Westerly; thence Northerly along the arc of said curve through a central angle of 23°09'21" an arc length of 109.12 feet; thence tangent to said curve North 19°08'05" West, 87.61 feet to a point on the arc of a tangent 294.00 foot radius curve, concave Southwesterly; thence Northwesterly along the arc of said curve through a central angle of 70°52'10" an arc length of 363.65 feet; thence tangent to said curve South 89°59'45" West, 70.00 feet to a point on the boundary of the aforementioned Lot 9; thence along said boundary North 00°00'15" West, 28.00 feet to the True Point of Beginning.

Parcel C - Within Lot 10 Bernardo Town Center Unit No. 2 Map No. 7270

That portion of Lot 10, Bernardo Town Center Unit No. 2, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 7270, filed in the Office of the County Recorder of San Diego County, described as follows:

Beginning at the Northwesterly corner of Lot 7 of said Bernardo Town Center Unit No. 2, said corner is on the Southerly line of Rancho Bernardo Road, 51.00 feet from centerline; thence along the Westerly line of said Lot 7, South 00°00'15" East, 318.00 feet to a corner of said Lot 7, said corner is on the boundary of Lot 10 of said Bernardo Industrial Park Unit No. 2, said corner is the True Point of Beginning; thence along said boundary of Lot 10 South 00°00'15" East, 28.00 feet; thence leaving said boundary South 29°59'45" West, 15.00 feet to a point on the arc of a tangent 225.00 foot radius curve, concave Southeasterly; thence Southwesterly along the arc of said curve through a central angle of 75°35'47" an arc length of 296.87 feet; thence tangent to said curve South 14°23'58" West 107.62 feet to a point on the boundary of Lot 9 of said Bernardo Town Center Unit No. 2; thence along the boundary of said Lot 9, South 14°23'58" West 256.25 feet; thence leaving the boundary of said Lot 9 South 14°23'58" West, 27.46 feet to the most Easterly corner of Bernardo Plaza Drive as shown on the aforementioned Bernardo Town Center Unit No. 2; thence along the boundary of said Bernardo Plaza Drive North 75°36'02" West, 28.00 feet; thence leaving said boundary North 14°23'58" East, 391.33 feet to a point on the arc of a tangent 253.00 foot radius curve, concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of 75°35'47" an arc length of 333.81 feet; thence tangent to said curve North 89°59'45" East, 15.00 feet to the True Point of Beginning.

Parcel D - Within Lot 11 Bernardo Town Center Unit No. 3 Map No. 7376 and Parcel 3 of Parcel Map 2054

Parcel 1:

A strip of land being 28.00 feet in width, lying 14.00 feet on each side of the following described centerline:

Beginning at the most Northerly corner of said Lot 11, said point being a point on the Southerly right-of-way line of Bernardo Plaza Court; thence South 76°33'01" East 24.00 feet to the True Point of Beginning; thence South 14°22'29" West 256.39 feet to the beginning of a tangent 164.00 foot radius curve, concave Northwesterly; thence Southwesterly along the arc of said curve through a central angle of 23°01'22" a distance of 65.90 feet; thence South 38°08'11" West 164.96 feet to the beginning of a tangent 192.00 foot radius curve, concave Southeasterly; thence Southwesterly along the arc of said curve through a central angle of 21°04'24" a distance of 70.63 feet; thence South 17°03'47" West 42.50 feet to a point hereinafter referred to as Point "A"; thence continuing South 17°03'47" West 39.00 feet to a point hereinafter referred to as Point "B"; thence continuing South 17°03'47" West 42.50 feet to the beginning of a tangent 248.00 foot radius curve, concave Northeasterly; thence South and Southeasterly along the arc of said curve through a central angle of 72°08'27" a distance of 312.26 feet; thence South 26°30'00" West 231.92 feet to a point hereinafter referred to as Point "C"; thence South 63°30'00" East 337.67 feet to a point hereinafter referred to as Point "D"; thence North 26°30'00" East 372.97 feet to the beginning of a tangent 585.67 foot radius curve, concave Southeasterly; thence Northeasterly along the arc of said curve through a central angle of 22°32'33" a distance of 230.43 feet; thence North 16°30'00" East 175.58 feet; thence North 11°00'00" East 71.48 feet to a Point of Terminus. The sidelines of said strip of land are to be prolonged or shortened so as to terminate at the Northerly and Northeasterly line of said Lot 11.

Parcel 2:

Beginning at Point "A" as described in Parcel 1; thence North 72°56'13" West 135.05 feet to a Point of Terminus.

Parcel 3:

Beginning at Point "B" as described in Parcel 1; thence North 72°56'13" West 135.05 feet to a Point of Terminus.

The sidelines of said strips of land are to be prolonged or shortened so as to terminate on the Southwesterly sideline of Parcel 1 and the Westerly line of Lot 11 of said Map 7376.

Parcel 4:

Beginning at Point "C" as described in Parcel 1; thence South 26°30'00" West 104.50 feet to a Point of Terminus.

Parcel 5:

Beginning at Point "D" as described in Parcel 1; thence South 26°30'00" West 104.50 feet to a Point of Terminus.

The sidelines of said strips of land are to be prolonged or shortened so as to terminate on the Southerly sideline of Parcel 1 and the Southerly line of Parcel 3 of said Parcel 2054.

"ALTA / ACSM LAND TITLE SURVEY"
PREPARED BY:

HAYES & MATTHEWS, INC.
NATIONAL DIVISION - A.L.T.A. SURVEYS
17220 Newhope Street - Suites 108/109
Plaza Del Lago Bldg.
Fountain Valley, CA 92708
714-979-7181
FAX 714-641-2840

MARK	DATE	REVISION	BY	AP'V'D

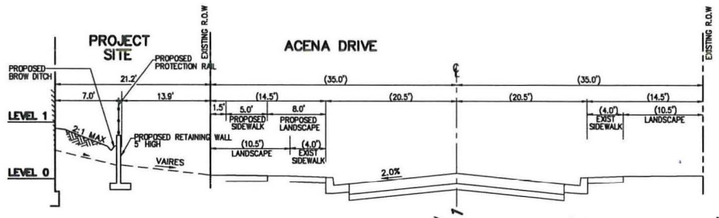
CRESTLINE CAPITAL CORPORATION

THE REMINGTON CLUB I & II
16916 & 16925 HIERBA DRIVE
SAN DIEGO, CA.

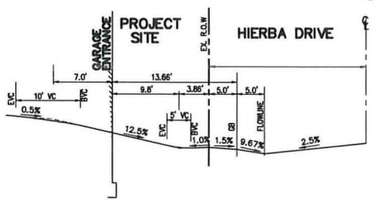
SCALE:	1" = 100'	CHKD./AP'V'D:	S.H.
DATE:	8 - 23 - 2001	APPROVED:	
DWN. BY:	S.H.		
CHKD. BY:	M.G.	SHEET 3 OF 3 SHEETS	

J.N.: 9452 64046

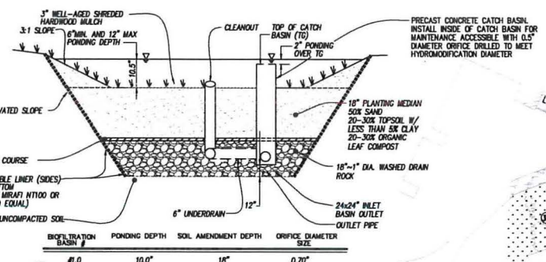
PRELIMINARY GRADING PLAN FOR:
REMINGTON CLUB MEMORY CARE FACILITY
CITY OF SAN DIEGO, CALIFORNIA



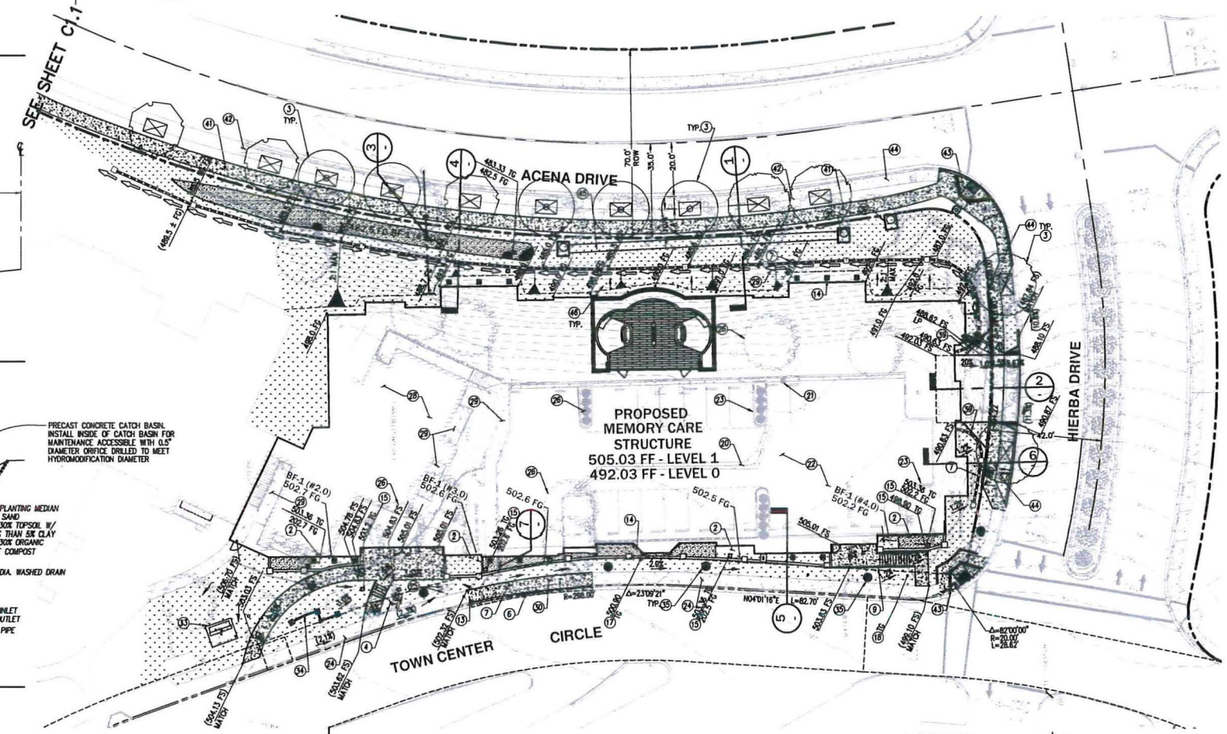
1 SECTION 1–ACENA DRIVE
NOT TO SCALE



2 SECTION 2–GARAGE ENTRANCE
NOT TO SCALE



3 BIOFILTRATION BASIN DETAIL
NOT TO SCALE



LEGEND

———	PROPERTY LINE
- - 250 - -	EXISTING CONTOURS
x 142.72'	EXISTING SPOT ELEVATION
	EXISTING BUILDING
	EXISTING TREE
	EXISTING WALL
	PROPOSED STORM DRAIN INLET
	PROPOSED AREA DRAIN

* REFER TO UTILITY PLAN FOR STORM DRAIN PIPE INFORMATON

DEFINED TERMS:

AB	– AGGREGATE BASE	NTS	– NOT TO SCALE
AC	– ASPHALT CONCRETE	PCC	– PORTLAND CEMENT CONCRETE
BC	– BACK OF CURB	PL	– PROPERTY LINE
CF	– CURB FACE	R	– RADIUS
CL	– CONTERLINE	RL	– RIDGE LINE
E	– EAST	R/W	– RIGHT-OF-WAY
E'LY	– EASTERLY	S	– SEWER OR SOUTH
EP	– EDGE OF PAVEMENT	STD.	– STANDARD
EX.	– EXISTING	TC	– TOP OF CURB
FF	– FINISHED FLOOR	TG	– TOP OF GRATE
FG	– FINISHED GRADE	IE	– INVERT ELEVATION
FL	– FLOW LINE	TYP.	– TYPICAL
FS	– FINISHED SURFACE	O.C.	– ON CENTER
GB	– GRADE BREAK	W	– WATER OR WEST
HI PT	– HIGH POINT	W'LY	– WESTERLY
INV	– INVERT	XXX.XX	– PROPOSED ELEVATION
MH	– MANHOLE	(XXX.XX)	– EXISTING ELEVATION
N	– NORTH		

PROJECT INFORMATION:

OWNER/DEVELOPER: FIVE STAR QUALITY CARE, INC
16925 HIERBA DRIVE
SAN DIEGO, CA 92128
TEL: 858–217–0311
BBOLT@SSQC.COM

LOT AREA : ±8.00 ACRE (±348,741 SF)

DISTURBED AREA: ±0.75 ACRE

SITE ADDRESS : 16916 HIERBA DRIVE
SAN DIEGO, CA 92128

APN NO. : 274–780–29–00

FLOOD ZONE : X (OTHER AREAS)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HERIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

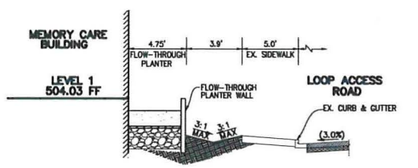
PARCEL 3 OF PARCEL MAP NO. 6740, BEING A PORTION OF LOT 7 OF BERNARDO TOWN CENTER UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7270, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 2, 1972.

BENCHMARK:

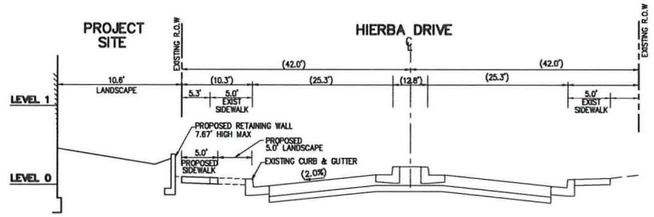
CITY OF SAN DIEGO BENCHMARK; SOUTHEAST CORNER OF THE INTERSECTION OF ACENA DRIVE AND HERBA DRIVE; BEING A BRASS PLUG IN CURB.
ELEVATION 483.80 FEET (MEAN SEA LEVEL)

EARTHWORK:

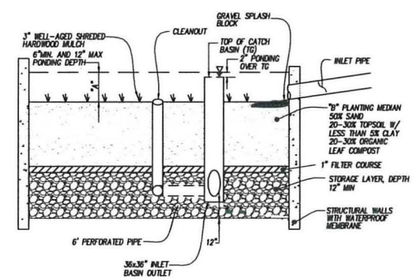
FILL:	5200 C.Y.
CUT:	4200± C.Y.
EXPORT:	1000 ± C.Y.
MAX. CUT:	16' ±
MAX. FILL:	7.5'±



5 SECTION 5
NOT TO SCALE



6 SECTION 6
NOT TO SCALE



BIOFILTRATION BASIN #	PONDING DEPTH "A"	SOIL AMENDMENT DEPTH "B"	ORIFICE DIAMETER SIZE
#2.0	10"	18"	0.15"
#3.0	10"	18"	0.25"
#4.0	10"	18"	0.14"

7 BIOFILTRATION BASIN ADJACENT TO BUILDING
NOT TO SCALE

GRADING & PAVING NOTES

1. PROPOSED SIDEWALK/PCC
2. PROPOSED BIOFILTRATION BASIN
3. PROPOSED STREET TREES
4. PROPOSED LANDSCAPE
5. PROPOSED 6" CURB
6. PROPOSED CURB AND GUTTER
7. PROPOSED RETAINING WALL
8. PROPOSED PEDESTRIAN RAMP W/ HANDRAILS
9. PROPOSED STAIRS
10. PROPOSED BUILDING FEATURE
11. PROPOSED RIP RAP
12. PROPOSED TRUNCATED DOMES
13. PROPOSED SAWCUT
14. PROPOSED BUILDING COLUMNS
15. PROPOSED 24"X24" CATCH BASIN
16. PROPOSED 12"X12" CATCH BASIN
17. PROPOSED 8"X 8" CATCH BASIN
18. PROPOSED 4" PVC RISER WITH ATRIUM GRATE
19. PROPOSED NEW DRIVEWAY PER CITY STANDARD
20. EXISTING CROSS GUTTER TO BE REMOVED
21. EXISTING INLET TO BE REMOVED
22. EXISTING PAVEMENT TO BE REMOVED
23. EXISTING CURB/ CURB & GUTTER TO BE REMOVED
24. EXISTING SIDEWALK TO BE REMAIN
25. EXISTING PIV/FDC TO REMAIN
26. REMOVE EXISTING LANDSCAPE
27. EXISTING UTILITY BOX TO REMAIN
28. PORTION OF EXISTING BUILDING TO BE REMOVED
29. PROPOSED BROW DITCH
30. PROPOSED STORM DRAIN CLEANOUT
31. PROPOSED MODIFIED A–4 CLEANOUT
32. EXISTING LIGHT TO BE REMOVED
33. PROPOSED TRANSFORMER PAD
34. PROPOSED MONUMENT SIGN
35. PROPOSED LIGHT POST
36. PROPOSED CURB RAMP PER CITY STANDRADS
37. EXISTING SIDEWALK TO BE REMOVED
38. EXISTING MONUMENT SIGN TO REMAIN
39. 10'X10' VISIBILITY TRIANGLE, NO OBSTRUCTION INCLUDING LANDSCAPING OR WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' HIGH
40. PROPOSED DRIVEWAY PER CITY STANDARDS
41. PROPOSED PUBLIC SIDEWALK
42. PROPOSED PUBLIC LANDSCAPE
43. PROPOSED ACCESSIBLE CURB RAMP PER CITY STANDARD DRAWING SDG–132 TYPE B
44. EXISTING SIDEWALK TO BE REMOVED
45. PROPOSED DETENTION PIPE
46. PROPOSED PUBLIC STORM DRAIN CLEANOUT

Douglas Pancake Architects
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(949)720-3850 t.
(949)720-3843 f.
www.pancakearchitects.com

www.ATLASCivilDesign.com
2191 El Camino Real, Suite 206K
Oceanside, CA 92054
tel 858.663.1171
ATLAS Civil Design

MEMORY CARE ADDITION TO EXISTING RCFE AT
REMINGTON CLUB
SNH LTA PROPERTIES TRUST
16916 Hierba Drive, San Diego, CA 92128

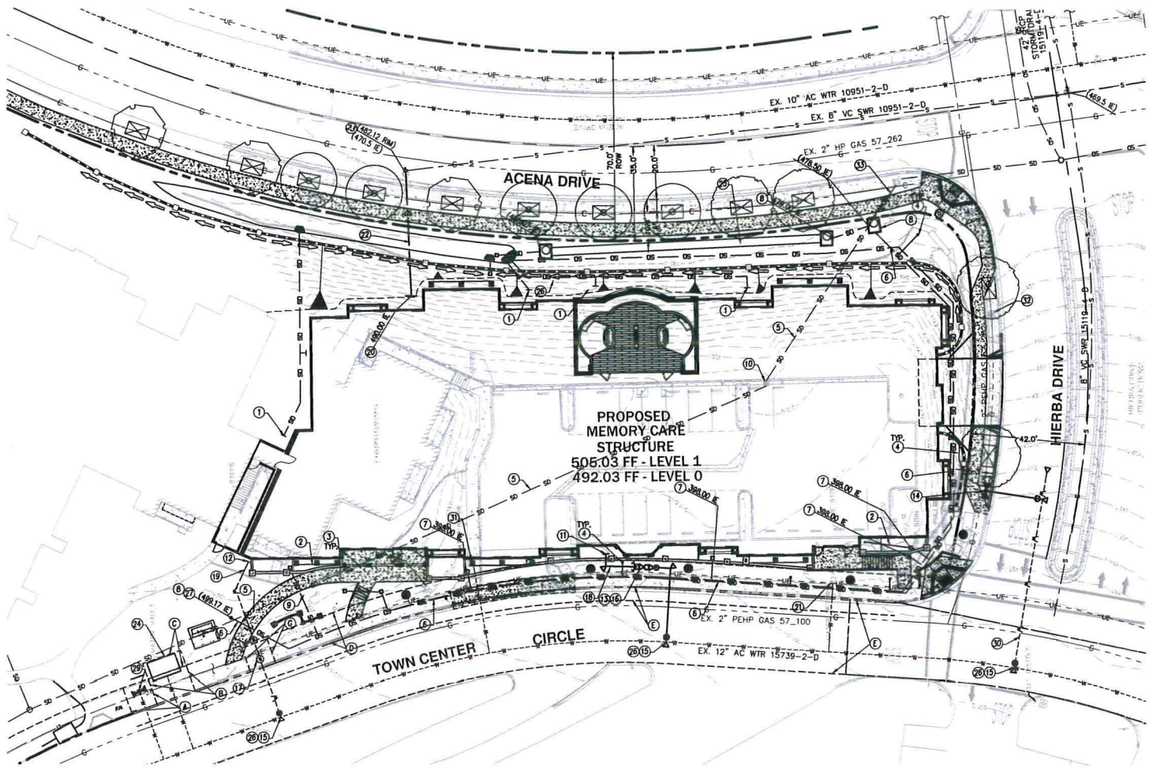
REGISTERED PROFESSIONAL ENGINEER
JOHN A. WILLIAMS
No. 69389
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA

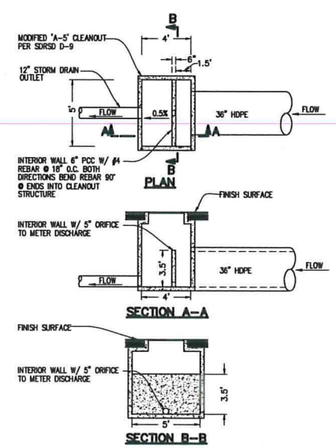
PROJECT	15-059
DRAWN BY	PHS
CHECKED BY	AJW
CAD FILE NAME	
DATE OF ISSUE	2015-10-12
1	CONSULTANT REVIEW	2015-11-17
2	P.D.S. SUBMITTAL	2015-11-16
3	SECOND SUBMITTAL	2016-02-22
4	THIRD SUBMITTAL	2016-09-21
5	FINAL SUBMITTAL	2016-12-01
6	FINAL SET	2017-01-31

DRAWING DESCRIPTION
PRELIMINARY GRADING PLAN

DRAWING NUMBER
C-1.0

10/12/2015 11:42 AM | BIM Server SERVER | BIM Server 19.1/102.700 Model





1 MODIFIED TYPE 'A-5' CLEANOUT @ SITE UNDERGROUND DETENTION

NOT TO SCALE

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1" = 20'

UTILITY NOTES

- PROPERTY LINE
- LIMIT OF WORK
- EXISTING BLOCK WALL
- EXISTING CONTOURS
- EX . WATER LINE
- EX . SEWER LINE
- EX . STORM DRAIN
- EX. FIRE HYDRANT
- EXISTING BUILDING
- EXISTING TREE
- EXISTING WATER VALVE
- NEW DDCA WITH PIV, FDC
- PROPOSED PRIVATE WATER LINE
- PROPOSED PRIVATE SEWER LINE
- PROPOSED SEWER LINE
- PROPOSED INLET
- PROPOSED FIRE HYDRANT
- PROPOSED PUBLIC WATER METER
- PROPOSED PRIVATE BACKFLOW ASSEMBLY

UTILITY NOTES

1. PROPOSED POINT OF CONNECTION-ROOF DRAIN
2. PROPOSED 6" SUBDRAIN
3. PROPOSED 6" SUBDRAIN CLEANOUT
4. PROPOSED 4" PVC RISER WITH ATRIUM GRATE
5. REMOVE EXISTING STORM DRAIN PIPE
6. PROPOSED 12" STORM DRAIN
7. PROPOSED STORM DRAIN INLET
8. PROPOSED STORM DRAIN CLEANOUT
9. PROPOSED 4" STORM DRAIN
10. REMOVE EXISTING STORM DRAIN INLET
11. PROPOSED POINT OF CONNECTION-PRIVATE FIRE SERVICE
12. PROPOSED POINT OF CONNECTION-PRIVATE WATER SERVICE
13. PROPOSED FDC/PIV PER CITY STANDARD
14. PROPOSED FIRE HYDRANT PER CITY STANDARD
15. CONNECT TO EXISTING WATER LINE
16. PROPOSED DDCA PER CITY STANDARD
17. PROPOSED NEW PUBLIC WATER METER, PRIVATE BACKFLOW AND WATER SERVICE
18. PROPOSED PRIVATE 8" FIRE SERVICE
19. PROPOSED PRIVATE WATER LINE
20. PROPOSED POINT OF CONNECTION - PRIVATE SEWER
21. EXISTING WATER SERVICE METER & BACKFLOW TO BE ABANDONED
22. PROPOSED PRIVATE 8" SEWER SERVICE
23. CONNECT TO EXISTING SEWER MANHOLE
24. EXISTING WATER VAULT TO REMAIN
25. PROPOSED STORM WATER DETENTION FACILITY SEE DETAIL 1 BELOW
26. PROPOSED THRUST BLOCK
27. CONNECT TO EXISTING STORM DRAIN
28. EXISTING FDC & PIV TO BE ABANDONED
29. EXISTING FIRE HYDRANT TO REMAIN
30. PROPOSED 12" PUBLIC WATER LINE
31. EXISTING WATER METER TO BE ABONDONED
32. EXISTING GATE VALVE TO REMAIN ADJUST TO GRADE
33. PROPOSED 36" RCP PUBLIC STORM DRAIN

EASEMENT NOTES:

(A) 8'X10' WIDE EASMENT OF CITY OF SAN DIEGO FOR WATER MAINS ETC., PER FILE NO. 75-085212 O.OR RECPRDED APRIL 14, 1975

(B) 10'X15' WIDE EASMENT OF CITY OF SAN DIEGO FOR WATER LINE AND APPURTENANCES PER FILE NO. 89-128677 O.R. RECORDED MARCH 14, 1989

(C) 5'X15' WIDE EASMENT OF CITY OF SAN DIEGO FOR WATER MAINS ETC., PER FILE NO. 90-2660542 O.OR RECPRDED MAY 15, 1990

(D) A 10' WIDE EASEMENT OF PACIFIC TELEPHONE & TELEGRAPH COMPANY FOR COMMUNICATION STRUCTURES ETC. PER FILE NO. 74-069383 OR. R RECORDED MARCH 20, 1974

(E) AN EASEMENT OF THE CITY OF SAN DIEGO FOR WATER MAINS ETC. PER FIEL NO. 75-098149 O.R. RECORDED APRIL 25, 1975

(F) A 5' WIDE EASEMENT OF PACIFIC TELEPHONE & TELEGRAPH COMPANY FOR COMMUNICATION STRUCTURES ETC., PER FILE NO. 74-069382 O.R. RECORDED MARCH 20, 1974

(G) PROPOSED WATER EASEMENT PER DOC._____REC. _____

UTILITY NOTES

1. THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES NOT CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

2. ALL ONSITE WATER AND SEWER FACILITIES WILL BE PRIVATE (U.O.N.). PRIVATE WATER AND SEWER FACILITIES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.

3. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGH AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.

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ATLAS Civil Design

MEMORY CARE ADDITION TO EXISTING RCFE AT REMINGTON CLUB
SNH LTA PROPERTIES TRUST
16916 Hierba Drive, San Diego, CA 92128

REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA

PROJECT:	15-059
DRAWN BY:	PHS
CHECKED BY:	AJW
CAD FILE NAME:	
DATE OF ISSUE:	2015-10-12

1	CONTROL/ASBS REVIEW	2015-10-13
2	FULL SUBMITTAL	2015-11-16
3	SECOND SUBMITTAL	2016-05-26
4	THIRD SUBMITTAL	2016-09-26
5	FINAL SUBMITTAL	2016-12-07
6	FINAL SET	2017-01-31

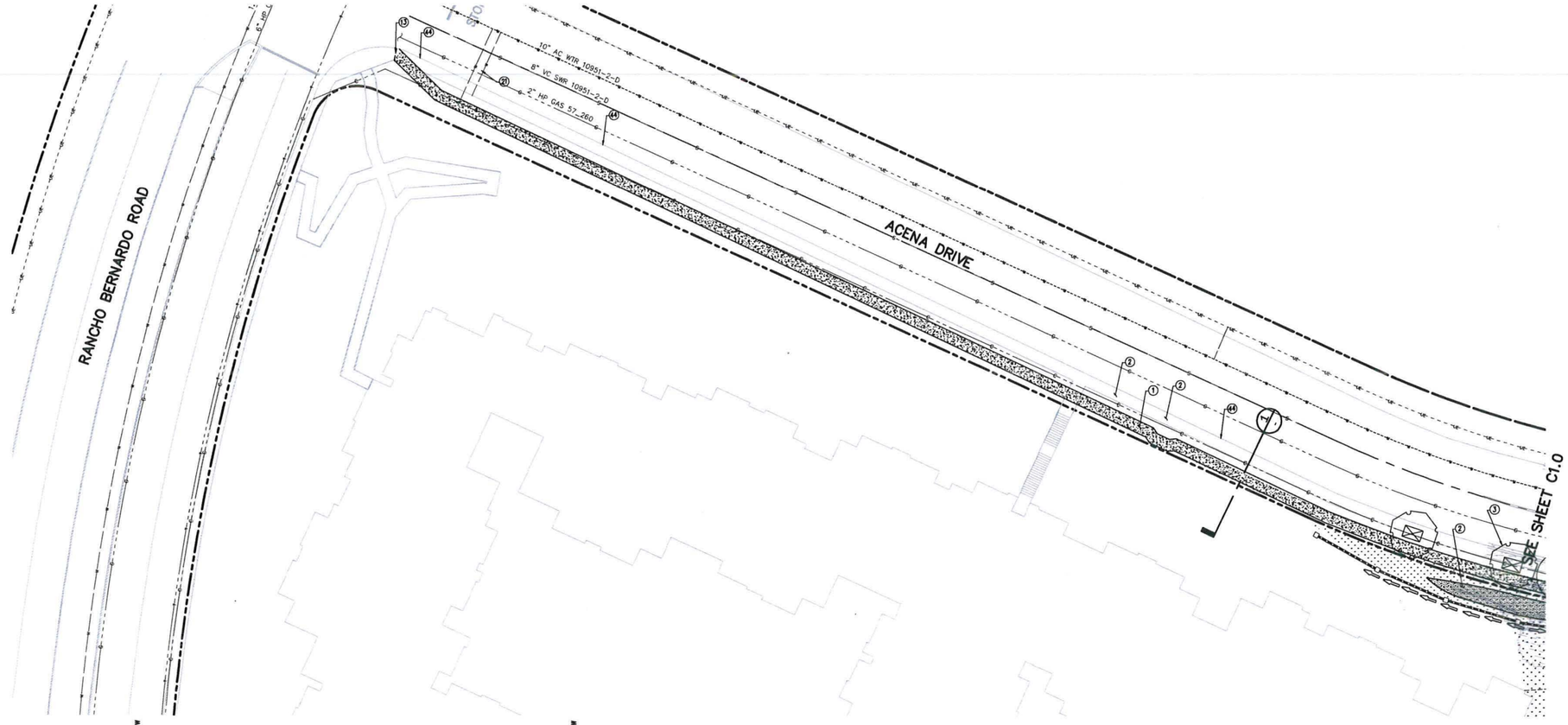
DRAWING DESCRIPTION:

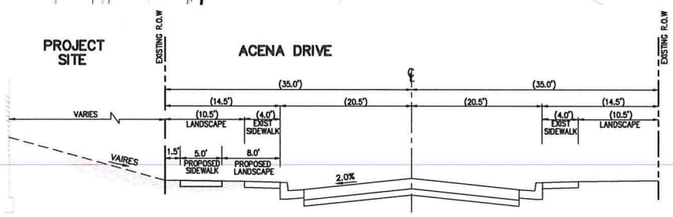
PRELIMINARY UTILITY PLAN

DRAWING NUMBER

C-2.0

10/12/2015 11:42 AM - BIM Server SERVER - BIM Server 19 \1002_001 Model





1 SECTION 1–ACENA DRIVE
NOT TO SCALE

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1" = 20'

LEGEND

	PROPERTY LINE
250	EXISTING CONTOURS
X 142.72'	EXISTING SPOT ELEVATION
	EXISTING BUILDING
	EXISTING TREE
	EXISTING WALL
	PROPOSED STORM DRAIN INLET
O	PROPOSED AREA DRAIN

* REFER TO UTILITY PLAN FOR STORM DRAIN PIPE INFORMATON

DEFINED TERMS:

AB	– AGGREGATE BASE	NTS	– NOT TO SCALE
AC	– ASPHALT CONCRETE	PCC	– PORTLAND CEMENT CONCRETE
BC	– BACK OF CURB		
CF	– CURB FACE	PL	– PROPERTY LINE
CL	– CENTERLINE	R	– RADIUS
E	– EAST	RL	– RIDGE LINE
E'LY	– EASTERLY	R/W	– RIGHT–OF–WAY
EP	– EDGE OF PAVEMENT	S	– SEWER OR SOUTH
EX.	– EXISTING	STD.	– STANDARD
FF	– FINISHED FLOOR	TC	– TOP OF CURB
FG	– FINISHED GRADE	TG	– TOP OF GRATE
FL	– FLOW LINE	IE	– INVERT ELEVATION
FS	– FINISHED SURFACE	TYP.	– TYPICAL
GB	– GRADE BREAK	O.C.	– ON CENTER
HI PT	– HIGH POINT	W	– WATER OR WEST
INV	– INVERT	W'LY	– WESTERLY
MH	– MANHOLE	XXX.XX	– PROPOSED ELEVATION
N	– NORTH	(XXX.XX)	– EXISTING ELEVATION

GRADING & PAVING NOTES

1. PROPOSED SIDEWALK/PCC
2. PROPOSED BIOFILTRATION BASIN
3. PROPOSED STREET TREES–SEE SHEET C1.0
4. PROPOSED LANDSCAPE

13 PROPOSED SAWCUT
43 EXISTING PUBLIC SIDEWALK TO BE REMOVED
44 EXISTING PUBLIC CURB AND GUTTER TO REMAIN

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MEMORY CARE ADDITION TO EXISTING RCFE AT REMINGTON CLUB
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REGISTERED PROFESSIONAL ENGINEER
JORGE J. WHITLEY
No. 80280
Exp. 03-30-17
CIVIL
STATE OF CALIFORNIA

PROJECT:	15-059
DRAWN BY:	PHS
CHECKED BY:	AJW
CAD FILE NAME:	
DATE OF ISSUE:	2015-10-12

1	60% INTERNAL REVIEW	2015-10-13
2	FULL SUBMITTAL	2015-11-16
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4	THIRD SUBMITTAL	2016-09-20
5	FINAL SUBMITTAL	2016-12-07
6	FINAL SET	2017-01-31

DRAWING DESCRIPTION:
PRELIMINARY IMPROVEMENT PLAN

DRAWING NUMBER:
C-1.1

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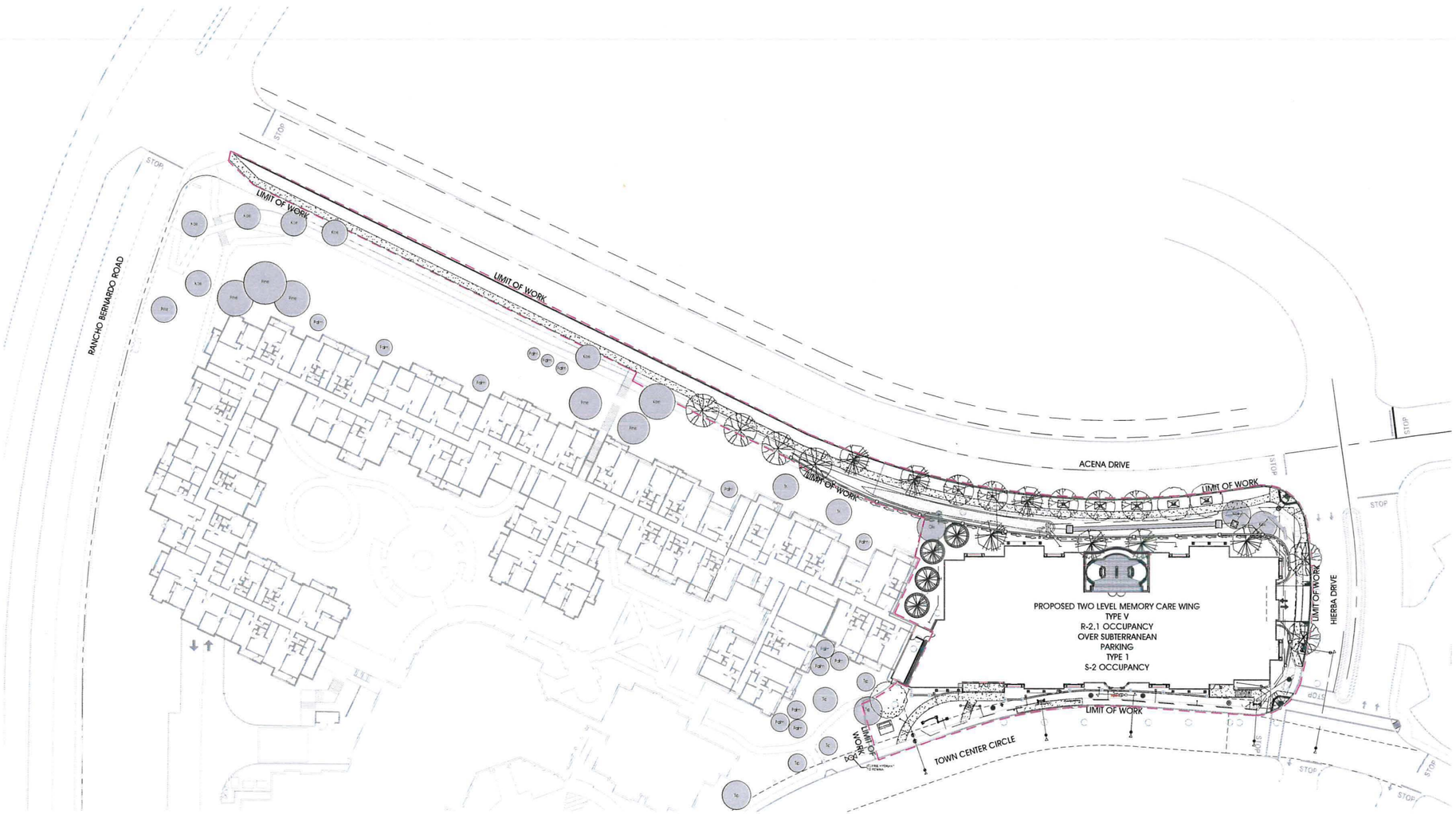
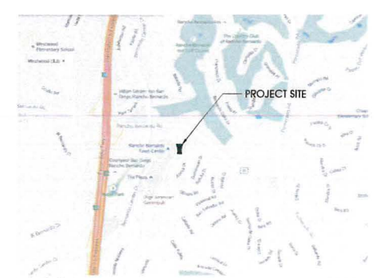


PLANT PALETTE

	Symbol	Botanical Name	Common Name	WUCOLS Region 4	Qty	Container Size	Spacing	Form & Function	Plant Points	Mature Height & Spread
TREES		Koelreuteria bipinnata	Chinese Flame Tree	Mod	6	36' box	per plan	Large Evergreen Tree matching existing perimeter tree on site	50.0	20'-30' ht 25'-35' sp
		Relocated Koelreuteria bipinnata	Chinese Flame Tree	Mod	2	Existing	per plan	Large Evergreen Tree matching existing perimeter tree on site	50.0	Existing
		Pinus canariensis	Canary Island Pine	Low	2	24' box	per plan	Vertical Evergreen Tree	20.0	40'-80' ht 30'-40' sp
		Platanus x acerifolia 'Columbia'	London Plane Tree	Mod	7	24' box	per plan	Vertical Deciduous Tree	20.0	40'-80' ht 30'-40' sp
		Relocated Platanus x acerifolia	London Plane Tree	Mod	5	Existing	per plan	Vertical Deciduous Tree	50.0	Existing
		Tipuana tipu	Tipu Tree	Mod	3	24' box	per plan	Vertical Evergreen Tree to continue street tree theme	20.0	40'-80' ht 30'-40' sp
		40 SQUARE FOOT STREET TREE ROOT ZONE AREA								

EXISTING TREES	Symbol	Botanical Name	Common Name	Qty	Plant Points
	TYPE	Existing Trees to Remain: Tree Type Key			
	Koe	Koelreuteria bipinnata	Chinese Flame Tree	2	Depends on Caliper Measurement
	Tip	Tipuana tipu	Tipu Tree	1	Depends on Caliper Measurement
	Ole	Olea europea	Olive	1	Depends on Caliper Measurement



VICINITY MAP N.T.S.

0' 15' 30' 60' 90'
SCALE: 1"=30'-0"
north

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MEMORY CARE ADDITION TO EXISTING RCFE AT REMINGTON CLUB
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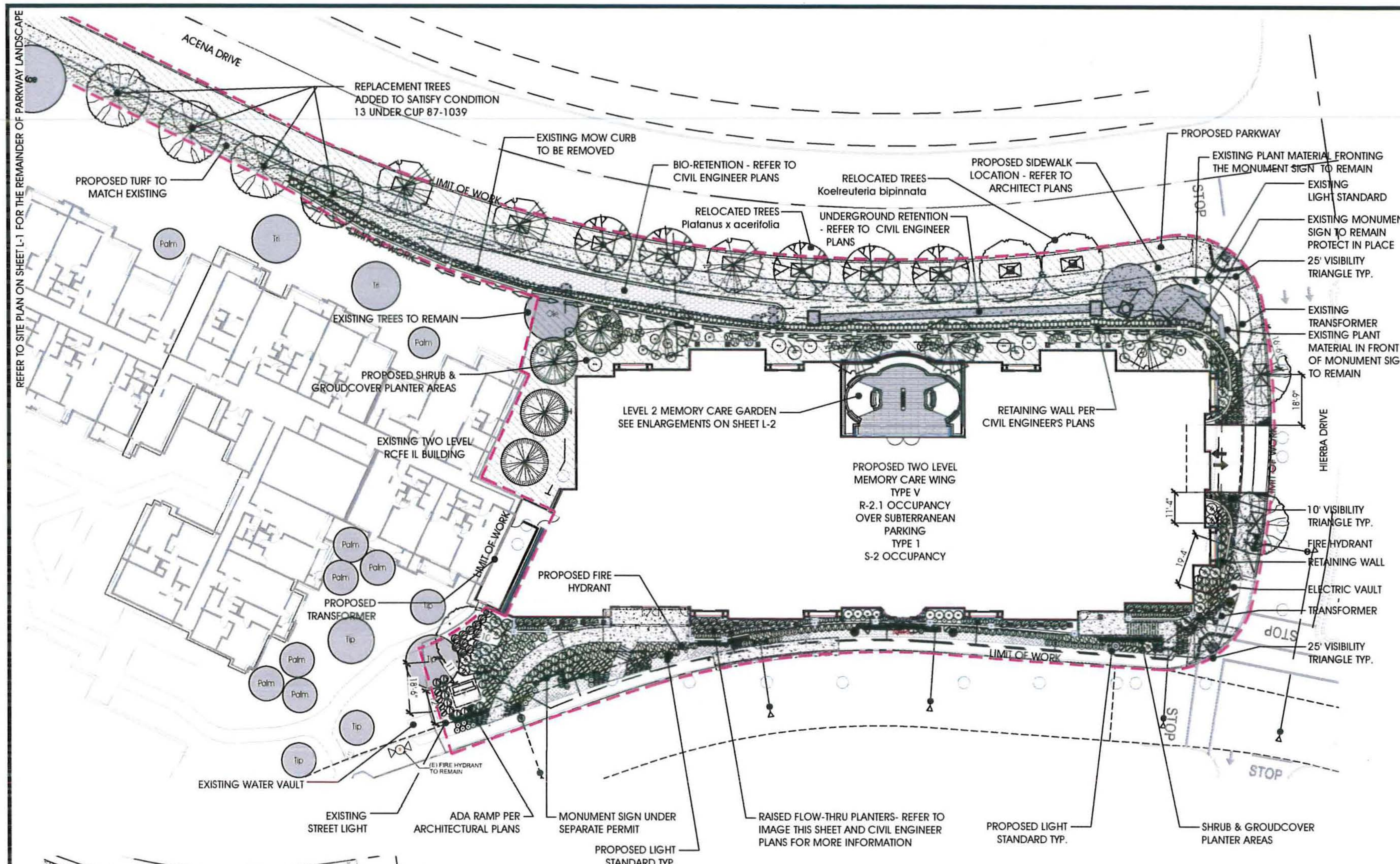
15027	
JP	
CHECKED BY	JM
CAD FILE NAME	
DATE OF ISSUE	2015-10-13
1 COMPLETENESS REVIEW	2015-10-13
2 FULL SUBMITTAL	2015-11-16
3 SECOND SUBMITTAL	2016-05-20
4 THIRD SUBMITTAL	2016-07-08
5 FOURTH SUBMITTAL	2016-09-20
6 FINAL SET	2017-01-31

CONCEPTUAL LANDSCAPE SITE PLAN

DRAWING NUMBER
L-1

ATTACHMENT 10



PLANT PALETTE

TREES

Symbol	Botanical Name	Common Name	WUCOLS Region 4	Qty	Container Size	Spacing	Form & Function	Plant Points	Mature Height & Spread
	Koelreuteria bipinnata	Chinese Flame Tree	Mod	6	36" box	per plan	Large Evergreen Tree matching existing perimeter tree on site	50.0	20-30 ht 25-35 sp
	Relocated Koelreuteria bipinnata	Chinese Flame Tree	Mod	2	Existing	per plan	Large Evergreen Tree matching existing perimeter tree on site	50.0	Existing
	Pinus canariensis	Canary Island Pine	Low	2	24" box	per plan	Vertical Evergreen Tree	20.0	40-80 ht 30-40 sp
	Platanus x acerifolia 'Columbia'	London Plane Tree	Mod	7	24" box	per plan	Vertical Deciduous Tree	20.0	40-80 ht 30-40 sp
	Relocated Platanus x acerifolia	London Plane Tree	Mod	5	Existing	per plan	Vertical Deciduous Tree	50.0	Existing
	Tipuana tipu	Tipu Tree	Mod	3	24" box	per plan	Vertical Evergreen Tree to continue street tree theme	20.0	40-80 ht 30-40 sp
	40 SQUARE FOOT STREET TREE ROOT ZONE AREA								

EXISTING TREES

Symbol	Tree Type Key	Botanical Name	Common Name	Qty	Plant Points
Existing Trees to Remain					
	Koe	Koelreuteria bipinnata	Chinese Flame Tree	2	Depends on Caliper Measurement
	Tip	Tipuana tipu	Tipu Tree	1	Depends on Caliper Measurement
	Ole	Olea europaea	Olive	1	Depends on Caliper Measurement
Existing Trees to Removed					
	Koe	Koelreuteria bipinnata	Chinese Flame Tree	4	
	Ole	Olea europaea	Olive	3	
	Pla	Platanus x acerifolia	London Plane Tree	2	
	Pist	Pistacia chinensis	Chinese Pistache	3	
	Pine	Pine	Pine	5	
Existing Trees to Removed & Relocated					
	Koe	Koelreuteria bipinnata	Chinese Flame Tree	2	
	Pla	Platanus x acerifolia	London Plane Tree	5	
Replacement Trees					
	Koe	Koelreuteria bipinnata	Chinese Flame Tree	4	
	Pla	Platanus x acerifolia	London Plane Tree	4	
	Tip	Tipuana tipu	Tipu Tree	3	

SHRUBS

Symbol	Botanical Name	Common Name	WUCOLS Region 4	Qty	Container Size	Spacing	Form & Function	Plant Points
	Aeonium arboreum 'Zwartkop'	Large Purple Aeonium	Low	52	1 Gallon	24" o.c.	Accent Planting	1.0
	Agapanthus africans	Lily of the Nile	Low	60	5 Gallon	30" o.c.	Foreground Planting	2.0
	Agave attanuata	Fox Tail Agave	Low	61	5 Gallon	30" o.c.	Accent Planting	2.0
	Aloe striata	Coral Aloe	Low	20	5 Gallon	30" o.c.	Accent Planting	2.0
	Anigozanthos 'Bush Ranger' (Gold)	Kangaroo Paw	Mod.	87	5 Gallon	30" o.c.	Massing / Accent	2.0
	Bougainvillea 'La Jolla'	Bougainvillea	Low	78	5 Gallon	36" o.c.	Groundcover	2.0
	Calandrinia grandiflora	Rock Purslane	Low	58	1 Gallon	24" o.c.	Massing / Accent	1.0
	Cistus 'Sunset'	Hybrid Rock Rose	Low	22	5 Gallon	5' o.c.	Screen	2.0
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	Low	40	1 Gallon	24" o.c.	Massing / Accent	1.0
	Leucophyllum f. 'Compacta'	Texas Ranger	Low	41	5 Gallon	4' o.c.	Screen	2.0
	Laurus nobilis	Sweet Bay	Low	13	5 Gallon	4' o.c.	Screen	2.0
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Low	33	1 Gallon	4' o.c.	Massing	1.0
	Eleagnus pungens	Silverberry	Low	116	5 Gallon	3' o.c.	Massing	2.0
	Yucca recurvifolia	Soft Leaf Yucca	Low	14	5 Gallon	5' o.c.	Massing / Accent	2.0

GROUND COVERS

Symbol	Botanical Name	Common Name	WUCOLS Region 4	Container Size	Spacing	Plant Points
	Myoporum p. 'Pink'	n.c.n.	Low	1 Gallon	36" o.c.	1.0
	Senecio serpens	Blue Pickle	Low	from flats	12" o.c.	1.0
	Echeveria 'After Glow'	After Glow Echeveria	Low	1 Gallon	12" o.c.	1.0
	Kalanchoe luciae	Paddle Plant	Low	1 Gallon	12" o.c.	1.0
	macfadyena unguis-cati	Cat's Claw Vine	Low	5 Gallon	36" o.c.	1.0
	Bio-Swale Planting:					
	Achillea millefolium	Common Yarrow	Low	1 Gallon		1.0
	Bouteloua gracilis	Blue Grama	Low	1 Gallon		1.0
	Juncus patens 'Elk Blue'	California Gray Rush	Mod.	1 Gallon		1.0
	Muhlenbergia rigens	Deer Grass	Mod.	1 Gallon		1.0
	Turf: Match Existing Turf (3,292 s.f.)					
	Existing Turf to Remain					

NOTE:

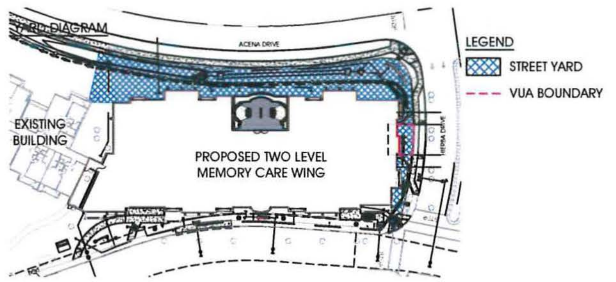
MINIMUM TREE SEPARATION DISTANCE

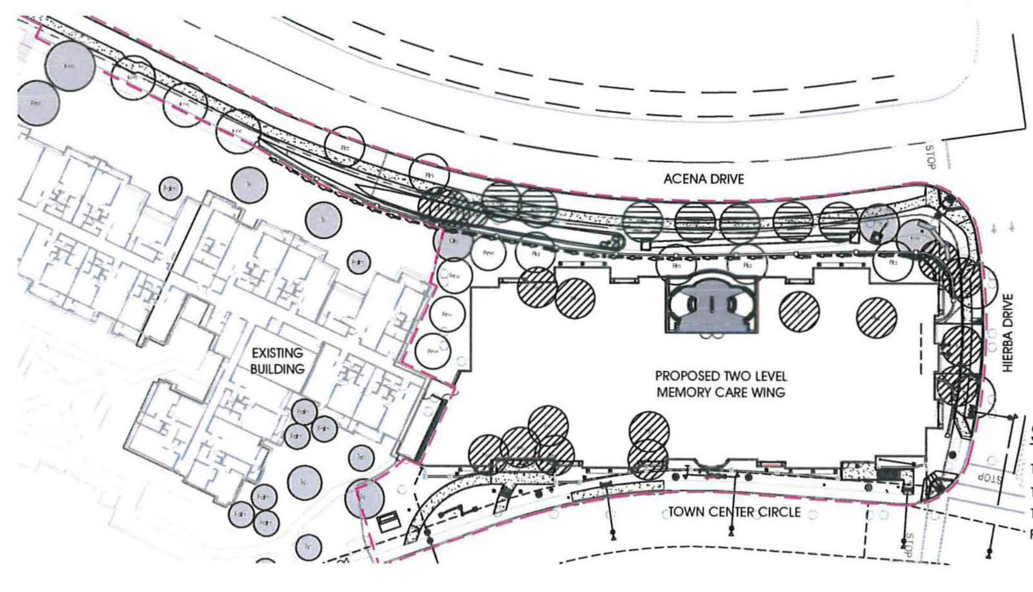
TRAFFIC SIGNALS/STOP SIGNS-	20 FEET
UNDERGROUND UTILITY LINES-	5 FEET (10 FEET FOR SEWER)
ABOVE GROUND UTILITIES-	10 FEET
DRIVEWAY (ENTRIES)-	10 FEET
INTERSECTIONS- (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET

PERCENTAGE OF PLANT MATERIAL CONTAINER SIZES:

0	48" BOX	75%	5 GAL.
50%	36" BOX	25%	1 GAL.
31%	24" BOX		
19%	15 GAL		

NOTES:
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES. CODES AND REGULATIONS.
LANDSCAPE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN ET BASED AUTOMATIC IRRIGATION CONTROLLER, LOW VOLUME SPRAY, BUBBLERS AND DRIP NOZZLES, MASTER VALVES, FLOW METER, CHECK VALVES.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.
ALL LANDSCAPE AREA SHALL RECEIVE 3" MIN. DEEP MULCH COVER.
ALL TREES PLACED CLOSER THAN 5' TO CURB OR HARDSCAPE SHALL BE INSTALLED WITH 24" DEEP ROOT BARRIERS





SITE PLAN-EXISTING TREES

	SYMBOL	QTY.
TREE TO REMAIN-		3
TREE TO BE REMOVED-		17
TREE TO BE RELOCATED-		7
REPLACEMENT TREES-		16 (10 WITHIN PROJECT SITE & THE REMAINING 6 ON THE REMINGTON CLUB PROPERTY AS SHOWN ON THE DIAGRAM TO THE LEFT.

NOTE:
DUE TO INSUFFICIENT ROOM TO INSTALL THE REQUIRED AMOUNT OF REPLACEMENT TREES, THE CITY OF SAN DIEGO WILL ALLOW (6) OF THE REPLACEMENT TREES TO BE INSTALLED ON THE REMINGTON CLUB PROPERTY IN ORDER TO SATISFY CONDITION 13 UNDER CUP 87-1039.

City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101-4154 (619) 446-5000

Landscape Calculations Worksheet
Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA 337.74 sq. ft. x 0.05 = 16.89 points	23 points	6.11 points

Points achieved through trees (at least half) 0 points

City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101-4154 (619) 446-5000

Landscape Calculations Worksheet
Multiple Dwelling Unit Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code

STREET YARD

- A minimum 40 sq. ft. planting area shall be provided for all trees, with no dimension less than 5 ft.
- At least one-half of the required planting points shall be achieved with trees.

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 7,383 sq. ft. x 50%= 3,692 sq. ft.	4,446 sq. ft.	754 sq. ft.

Planting Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 7,383 sq. ft. x 0.05= 369 points	1,760 points	1,391 points

Points achieved with trees: 1,390 points

Planting Area allowable as hardscape or unattached unit pavers [142.0405(b)(1)(B)]	Provided
Total Area 7,383 sq. ft. x 10%= 738 sq. ft.	0 sq. ft.

NOTE:
EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE
2. STOCKPILING, TOPSOIL DISTRUBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BRIGHTVIEW LANDSCAPE SERVICES. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY BRIGHTVIEW LANDSCAPE SERVICES. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

NOTE:
EXISTING METER TO BE USED AND EXISTING IRRIGATION SYSTEM TO BE MODIFIED. TREE BUBBLERS, MP ROTORS AND MICROSPRAY WILL ALSO BE INSTALLED.

NOTE:
A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5)

NOTE:
IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403 (C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

NOTE:
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDCSAPE RELATED CITY AND REGIONAL STANDARDS

NOTE:
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL

NOTE:
MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411

0' 10' 20' 40' 60'
SCALE: 1"=20'-0"
north

Douglas Pancake Architects

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5659 Morro Road Atascadero, California 93422 805.466.3385 fax 466.3204 www.cdpdinc.com

Conceptual Design & Planning Company

MEMORY CARE ADDITION TO EXISTING RCFE AT REMINGTON CLUB
SNH STA PROPERTIES TRUST
16916 Hierba Drive, San Diego, CA 92128

PROJECT: 15027		
DRAWN BY: JP		
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1	COMPLETENESS REVIEW	2015-10-13
2	FULL SUBMITTAL	2015-11-16
3	SECOND SUBMITTAL	2016-05-20
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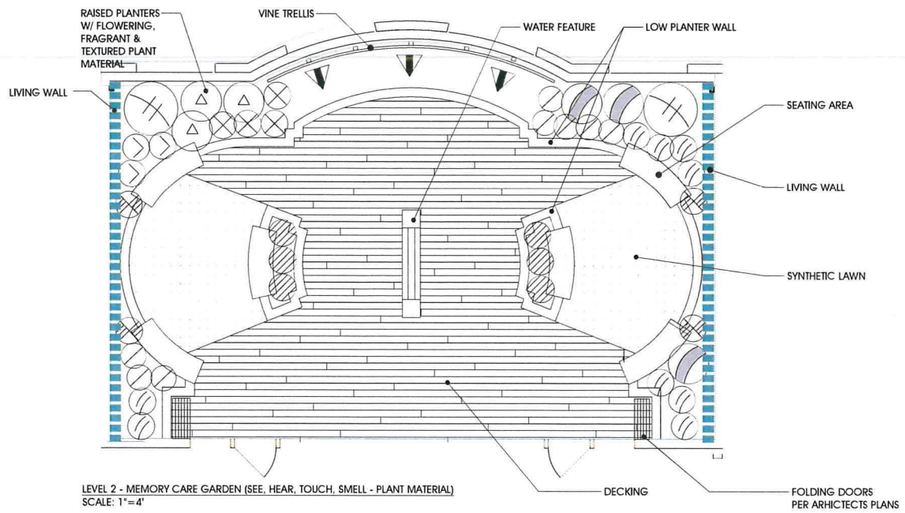
5	FOURTH SUBMITTAL	2016-09-20
6	FINAL SET	2017-01-31

CONCEPTUAL LANDSCAPE PLAN

DRAWING NUMBER
L-2



LEVEL 2 - MEMORY CARE GARDEN (SEE, HEAR, TOUCH, SMELL - PLANT MATERIAL)
SCALE: 1"=4'

PLANT PALETTE - MEMORY CARE GARDEN

Symbol	Botanical Name	Common Name	WUCOLS Region 4	Qty	Container Size	Spacing	Form & Function	Mature Height & Spread
SHRUBS								
	Achillea spp.	Yarrow	Low	4	5 gallon	2' o.c.	2'-3' tall stems with aromatic leaves & a bloom that Attracts Butterflies	3', 2'
	Carpenteria californica	Bush Anemone	Mod	2	5 gallon	per plan	Attractive med-large shrub with scented flowers	6'-8', 4'-5'
	Digitalis purpurea	Common Foxglove	Mod	10	5 gallon	2' o.c.	Erect plant that Attracts Birds & Butterflies	4', 2'
	Helianthus annuus	Common Sunflower	Mod	3	5 gallon	2' o.c.	Erect, Bright, colorful flower	8', 2'
	Iris douglasiana	Douglas Iris	Mod	9	5 gallon	2' o.c.	Grassy-like foliage with showy flowers	2', 3'
	Lavandula angustifolia 'Buena Vista'	English Lavender	Low	6	5 gallon	2' o.c.	Deep Colored Blossom Spikes and sweetly fragrant shrub	2', 2'
	Salvia clevelandii	California Blue Sage	Low	3	5 gallon	3' o.c.	Rounded, Arching Growth with Fragrant Flowers that attract Hummingbirds	4'-5', 4'-5'
	Stachys byzantina	Lamb's Ears	Mod	4	5 gallon	per plan	Rosettes of Soft, Thick, Furry Textured Leaves	1.5', spreading
	Viburnum tinus 'Spring Bouquet'	Laurustinus	Low	3	5 gallon	3' o.c.	Large, Evergreen Shrub with Dense Foliage	6'-12', 3'-6'
VINES								
	Lonicera japonica	Japanese Honeysuckle	Low	3	15 gallon	per plan	Fragrant & colorful vine attracts Hummingbirds	
LIVING WALL								
	Aeonium ballerina	NCN	Low		1 gallon		Attractive, Variegated Rosettes	
	Crassula muscosa	Watch Chain	Low		1 gallon		Interesting Coral-Like Shaped Stems	
	Echeveria imbricatta	Hens & Chickens	Low		1 gallon		Branching, Arcing Inflorescent Colorefuil Clusters	
	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	Mod		1 gallon		Silver-Blue Ornamental Grass	
	Echeveria agavoides 'Lipstick'	NCN	Low		1 gallon		Tight Rosettes with Pink Flowers	
	Echeveria elegans	Mexican Snowball	Low		1 gallon		Rosette-Forming clumps with Vivid Red Edges	
	Aeonium 'Cyclops'	Giant Red Aeonium	Low		1 gallon		Dark Reddish-Bronze Rosettes on Tall Stems	
	Kalanchoe luciae	Paddle Plant	Low		1 gallon		Paddle Shaped Succulent with Reddish Leaf Margins	
	Ophiopogon japonicus	Silver Mist Mondo Grass	Mod		1 gallon		Dense, Dark, Green Grass-Like Clumps	
	Sedum angillcum	Stonecrop	Low		1 gallon		Cheery, Colorful, Needle-Like Foliage	
	Sedum 'John Creech'	John Creech Stonecrop	Low		1 gallon		Scalloped Green Leaves with a Layer of Pink Flowers	
	Sedum nassbaumerianum	Copperfone Stonecrop	Low		1 gallon		Elongated Rosettes with Yellow-Green to Orange Thick Subterete	
	Sedum reflexum	Blue Spruce Stonecrop	Low		1 gallon		Succulent with Blue Spruce-Like Leaves	
	Sedum rubrotinctum	Pork & Beans	Low		1 gallon		Fat, Jelly-Bean Like Leaves with Red Tips	
	Sedum serpens	Blue Chalk Sticks	Low		1 gallon		Densely Packed Narrow Blue-Green Leaves	
	Sesleria caerulea	Blue Moor Grass	Mod		1 gallon		Clumping Grass with Narrow Bi-Colored Leaves	
	Thymus praecox	Red Creeping Thyme	Mod		1 gallon		Creeping Ground Cover with Deep, Lavender- Red Blooms	

Note:
The quantity of each plant for te Living Wall is unknown at this time. Spacing is tight and each plant species has the same amount of space to grow in per the Living Wall manufacturer's frame. Mature Height & Spread are typically not reached due to maintenance practices associated with Living Wall Systems.

NOTE: EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE
2. STOCKPILING, TOPSOIL DISTRUBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION
4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY BRIGHTVIEW LANDSCAPE SERVICES. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY BRIGHTVIEW LANDSCAPE SERVICES. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

NOTE: EXISTING METER TO BE USED AND EXISTING IRRIGATION SYSTEM TO BE MODIFIED. TREE BUBBLERS, MP ROTORS AND MICROSPRAY WILL ALSO BE INSTALLED.

NOTE: IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403 (C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
NOTE: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDCSAPE RELATED CITY AND REGIONAL STANDARDS

NOTE: TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL

NOTE: MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411

NOTE: A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5)

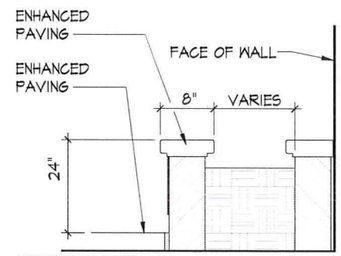
PERCENTAGE OF PLANT MATERIAL CONTAINER SIZES

0	48" BOX	75%	5 GAL.
50%	36" BOX	25%	1 GAL.
31%	24" BOX		
19%	15 GAL		

NOTES
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
LANDSCAPE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN ET BASED AUTOMATIC IRRIGATION CONTROLLER, LOW VOLUME SPRAY, BUBBLERS AND DRIP NOZZLES, MASTER VALVES, FLOW METER, CHECK VALVES.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.
ALL LANDSCAPE AREA SHALL RECEIVE 3 MIN. DEEP MULCH COVER.

LIVING WALL EXAMPLE

MC GARDEN & BALCONY LOW PLANTER WALL EXAMPLE



LOW COURTYARD PLANTER WALL

OVERHEAD TRELLIS EXAMPLE

conceptual design & planning company

Date: July 8, 2016

To: City of San Diego
Attn: Vanessa Kohakura

From: John Palisin/ CDPC

Project Name: Remington Club/L64A-003B

Re: Design Statement

DESIGN STATEMENT

This project is to be designed with the goals of low maintenance and sustainability in mind while enhancing the architectural qualities of the proposed building. This will be accomplished through the use of accent plant material to emphasize entries and primary architectural features of the structures and by screening and buffering of appropriate areas. Plants will also be used to provide shade within the parking environment. The following are directives to be accomplished in the design of the landscape:

Water conservation

The landscape for this project is intended to be provide a quality and needed amenity for the overall project. Our focus on this design was to conserve water and to provide an attractive landscape that conforms to City of Victorville standards. The following lists the basic design features and inclusions.

The concept of our irrigation system design is to utilize low volume, high efficiency bubblers. MP rotators & low volume spray heads to reduce overall water consumption and increase efficiency.

The new irrigation system will be connected to a water meter which is separate from the building domestic supply. Control for the new system will be from a controller that utilizes an ET based "Smart" system to maximize the water savings.

Sprinkler heads will be adjusted to eliminate overspray on to buildings and hardscape or other non-planted areas while providing adequate and even coverage to all planting areas.

Differing conditions (solar exposure, plant type) will have separate valves to allow appropriate water delivery to meet plant needs and to allow watering time flexibility.

Drought tolerant plants: All plants on the palette are low to moderate water use according to WUCOLS rating for the particular site. The concept of our planting design is to reduce the overall water use.

Maintenance and Waste reduction

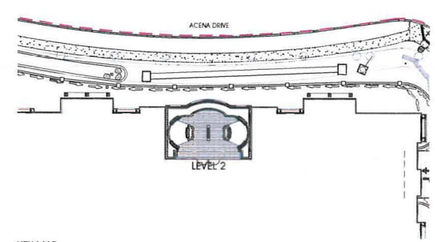
Lower maintenance plant material will be selected based in order to reduce the frequency of pruning and trimming, as well as limit the amount of required fertilization. Plants will also be chosen based on their limited amount of fruit, seed, and leaf litter drop. This will reduce the amount of maintenance equipment emissions, generation of green waste, and limit the amount of travel and labor required. Also, the selection of hardy, disease-resistant, and longer-lived plants will reduce the amount of resources needed to replace dead and dying plant material.

Site compatibility

The landscape is to be designed in such a way as to enhance and frame the structures, as well as reinforce the architectural volume, mass, and style. The design is to be compatible with the scale/height of the building and will provide shade screening and buffering where appropriate. The landscape will also provide visual emphasis to vehicular and pedestrian circulation routes and destinations without hiding or visually impairing traffic site lines and areas where security is a concern. Plants with stiff thorns, allergens, or toxins will not be used. Plants will be chosen and arranged to be visually and environmentally appealing.

Compliance with CUP

The previously approved CUP was prepared 28 years ago. The plant species list does not comply with the state water efficiency ordinance. The existing landscape on the property was also modified to meet specific water conservation standards. Therefore the proposed plant palette theme is drought tolerant and appeals to the senses (color, fragrance, texture) and shall remain this way on the landscape plans. We did incorporate several plant species from the previously approved CUP to help the project site blend in with the rest of property.



KEY MAP

0' 2' 4' 8' 12'
SCALE: 1/4"=1'-0"
north

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3985-C Airport Loop Dr
Costa Mesa, CA 92626
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Conceptual Design & Planning Company

MEMORY CARE ADDITION TO EXISTING RCFE AT
REMINGTON CLUB
SNH STA PROPERTIES TRUST
16916 Hierba Drive, San Diego, CA 92128

PROJECT	15027
DRAWN BY	JP
CHECKED BY	JM
CAD FILE NAME	
DATE OF ISSUE	2015-10-13
1 COMPLETENESS REVIEW	2015-10-13
2 FULL SUBMITTAL	2015-11-16
3 SECOND SUBMITTAL	2016-05-20
4 THIRD SUBMITTAL	2016-07-08
5 FOURTH SUBMITTAL	2016-09-20
6 FINAL SET	2017-01-31

CONCEPTUAL LANDSCAPE PLAN

MEMORY CARE GARDEN

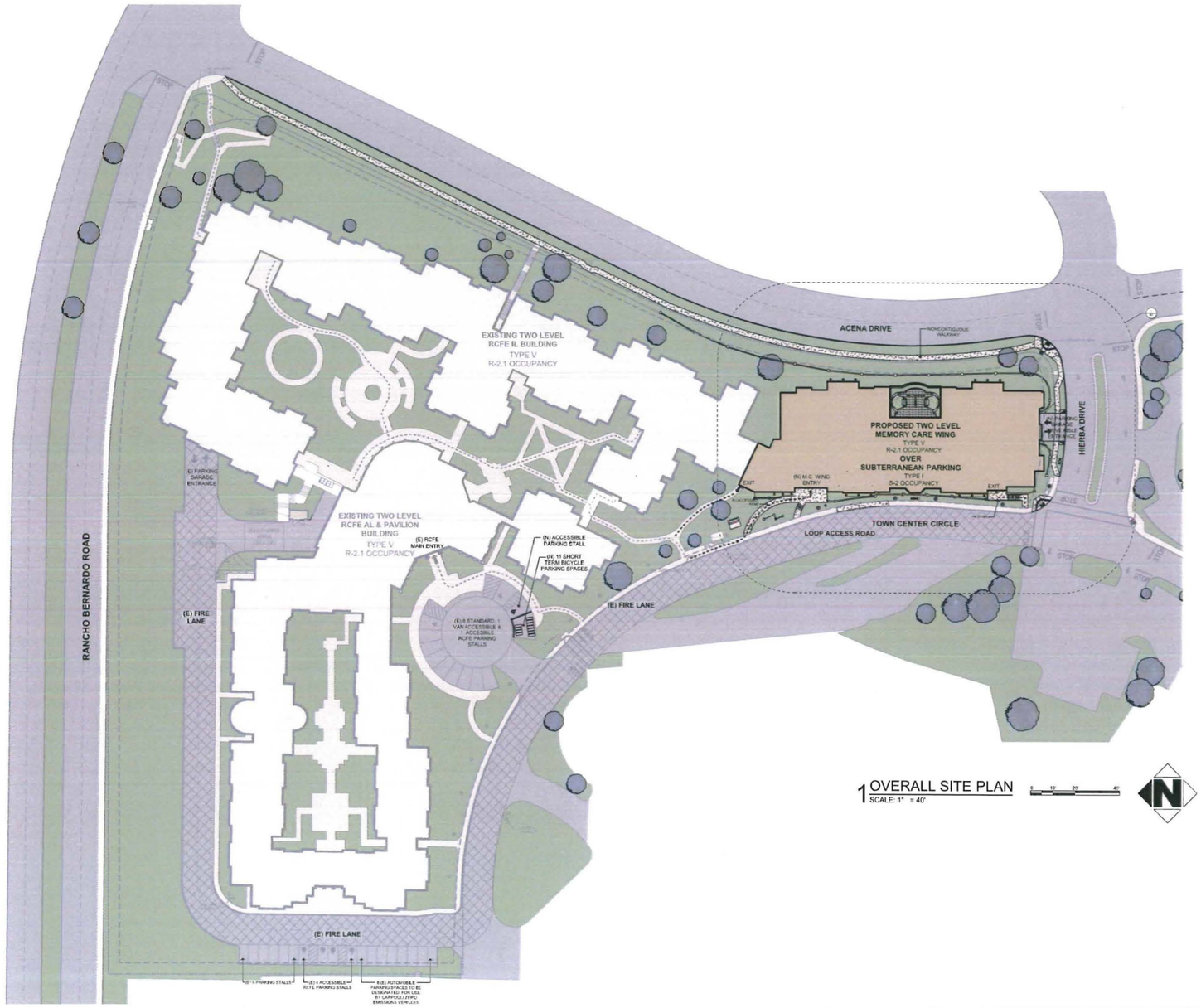
DRAWING NUMBER
L-3

ATTACHMENT 10

Douglas Pancake
ARCHITECTS

19000 MacArthur Boulevard
Suite 500
Irvine, CA

ATTACHMENT 10



1 OVERALL SITE PLAN
SCALE: 1" = 40'

0 10' 20' 40'

SITE PLAN LEGEND

- ACCESSIBLE ROUTE OF TRAVEL AND EXIT DISCHARGE - (5% MAX - 2% MAX CROSS SLOPE)
- PROPERTY LINE
- SETBACK LINES
- (E) BUILDING EXIT
- (E) FIRE HYDRANT
- (E) FIRE LANE
- (E) LIGHT POST
- XX KEYNOTE NUMBER
- PROPOSED BUILDING/ADDITION
- LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS
- DRIVEWAY
- CONCRETE WALKWAY
- EXISTING TREE TO REMAIN; SEE LANDSCAPE DRAWINGS FOR NEW TREE LOCATIONS

NOTES:

1. PUBLIC TRANSPORTATION - PLEASE SEE NOTE ALONG RANCHO BERNARDO DRIVE FOR EXISTING COVERED BUS STOP.
2. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-004 (UFC 901.4.4)
3. SEE LANDSCAPE PLANS (L-1) FOR NEW TREE LOCATIONS.

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MEMORY CARE ADDITION TO EXISTING RCFE AT REMINGTON CLUB
SNH STA PROPERTIES TRUST
16916 Hierba Drive, San Diego, CA 92128

PROJECT	14027.00	
DRAWN BY	MT	
CHECKED BY	AD	
CAD FILE NAME	14027.00 Model	
DATE OF ISSUE	2015-10-13	
1	COMPLETENESS REVIEW	2015-10-13
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4	THIRD SUBMITTAL	2016-07-08
5	FOURTH SUBMITTAL	2016-09-20
6	FINAL SET	2017-01-31

DRAWING DESCRIPTION

OVERALL SITE PLAN

DRAWING NUMBER

A3

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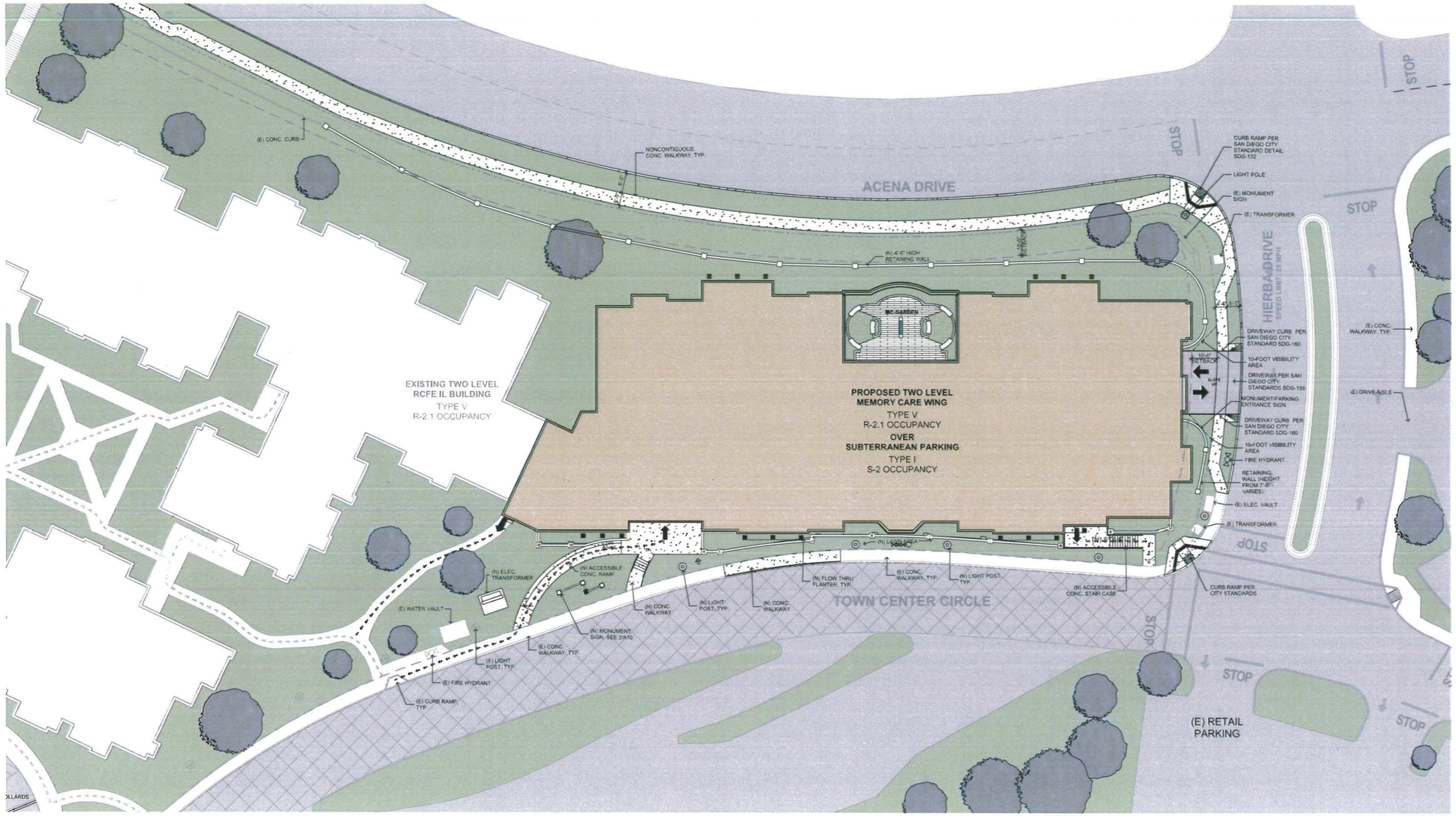

NOTES:

1. PUBLIC TRANSPORTATION - PLEASE SEE NOTE ALONG RANCHO BERNARDO DRIVE FOR EXISTING COVERED BUS STOP. SEE OVERALL SITE PLAN.
2. PROVIDE BUILDING ADDRESS NUMBERS. VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
3. DURING ANY CONSTRUCTION PHASE OF THE PROJECT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORADNCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
4. SEE LANDSCAPE PLANS (L-1) FOR NEW TREE LOCATIONS.

SITE PLAN LEGEND

- ACCESSIBLE ROUTE OF TRAVEL AND EXIT DISCHARGE - (5% MAX - 2% MAX CROSS SLOPE)
- PROPERTY LINE
- SETBACK LINES
- (E) BUILDING EXIT
- (E) FIRE HYDRANT
- (E) FIRE LANE
- (E) LIGHT POST
- PROPOSED BUILDING/ADDITION
- LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS
- DRIVEWAY
- CONCRETE WALKWAY
- EXISTING TREE TO REMAIN; SEE LANDSCAPE DRAWINGS FOR NEW TREE LOCATIONS

1 SITE PLAN
SCALE: 1/16" = 1'-0"

0 10 20 40

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3	SECOND SUBMITTAL	2016-05-20
4	THIRD SUBMITTAL	2016-07-08
5	FOURTH SUBMITTAL	2016-09-20
6	FINAL SBIT	2017-01-31

DRAWING DESCRIPTION

SITE PLAN

DRAWING NUMBER

A4

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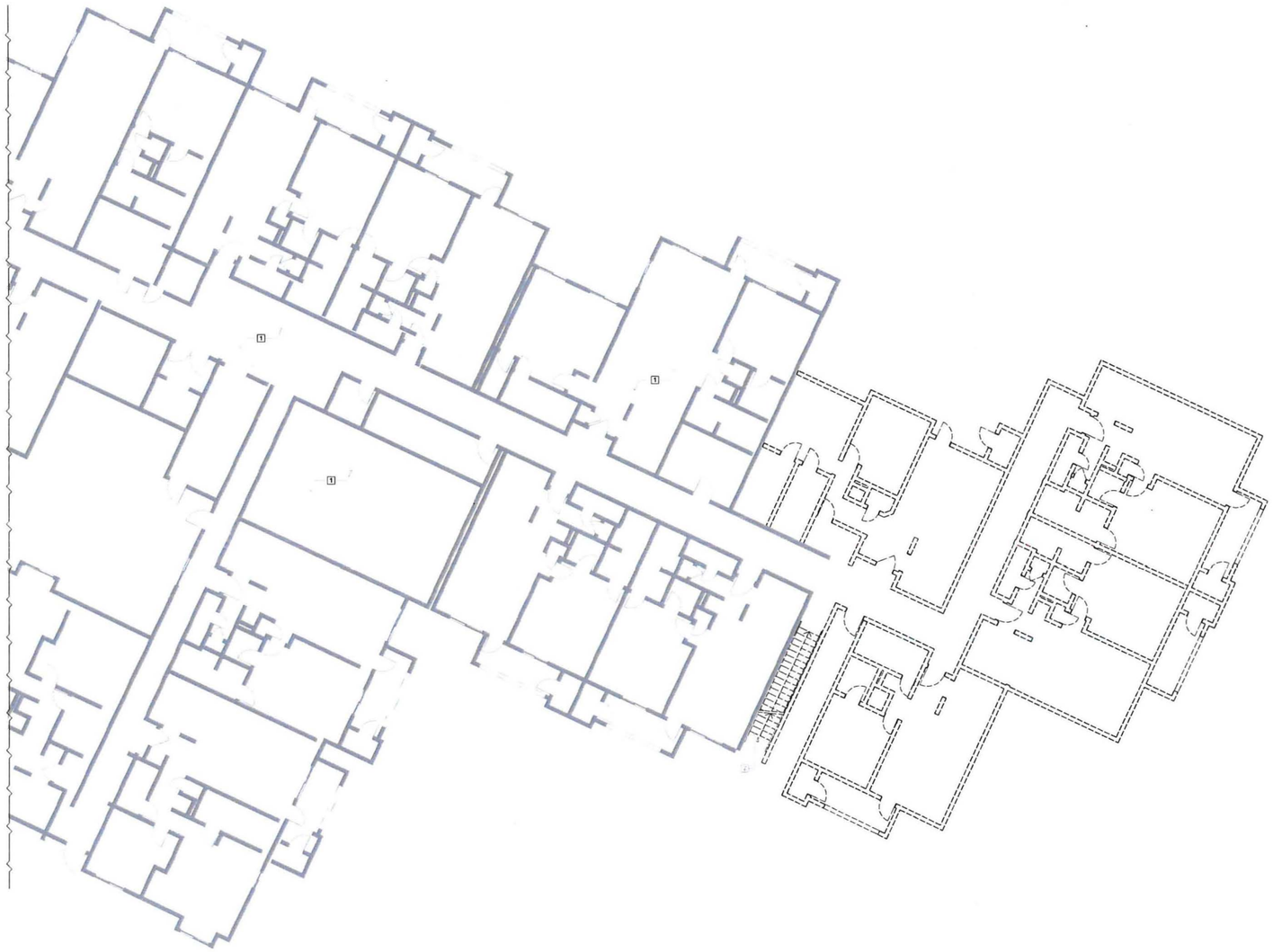


1 DEMO PLAN
SCALE: 1/8" = 1'-0"

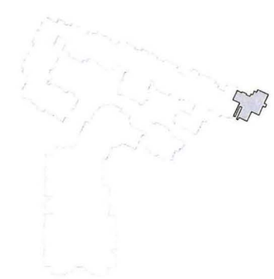
DEMO PLAN LEGEND

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE DEMOLISHED (SLAB, WALLS, WINDOW, DOORS, ROOF & ROOF STRUCTURE)

DEMOLITION FLOOR PLAN KEYNOTES

1. EXISTING CONSTRUCTION TO REMAIN
2. EXTERIOR STAIRWAY TO BE DEMOLISHED



KEYPLAN

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CAD FILE NAME:	14027.00 Model
DATE OF ISSUE:	2015-10-13

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5	FOURTH SUBMITTAL	2016-09-20
6	FINAL BID	2017-01-31

DRAWING DESCRIPTION:

FIRST FLOOR DEMO PLAN

DRAWING NUMBER:

A5

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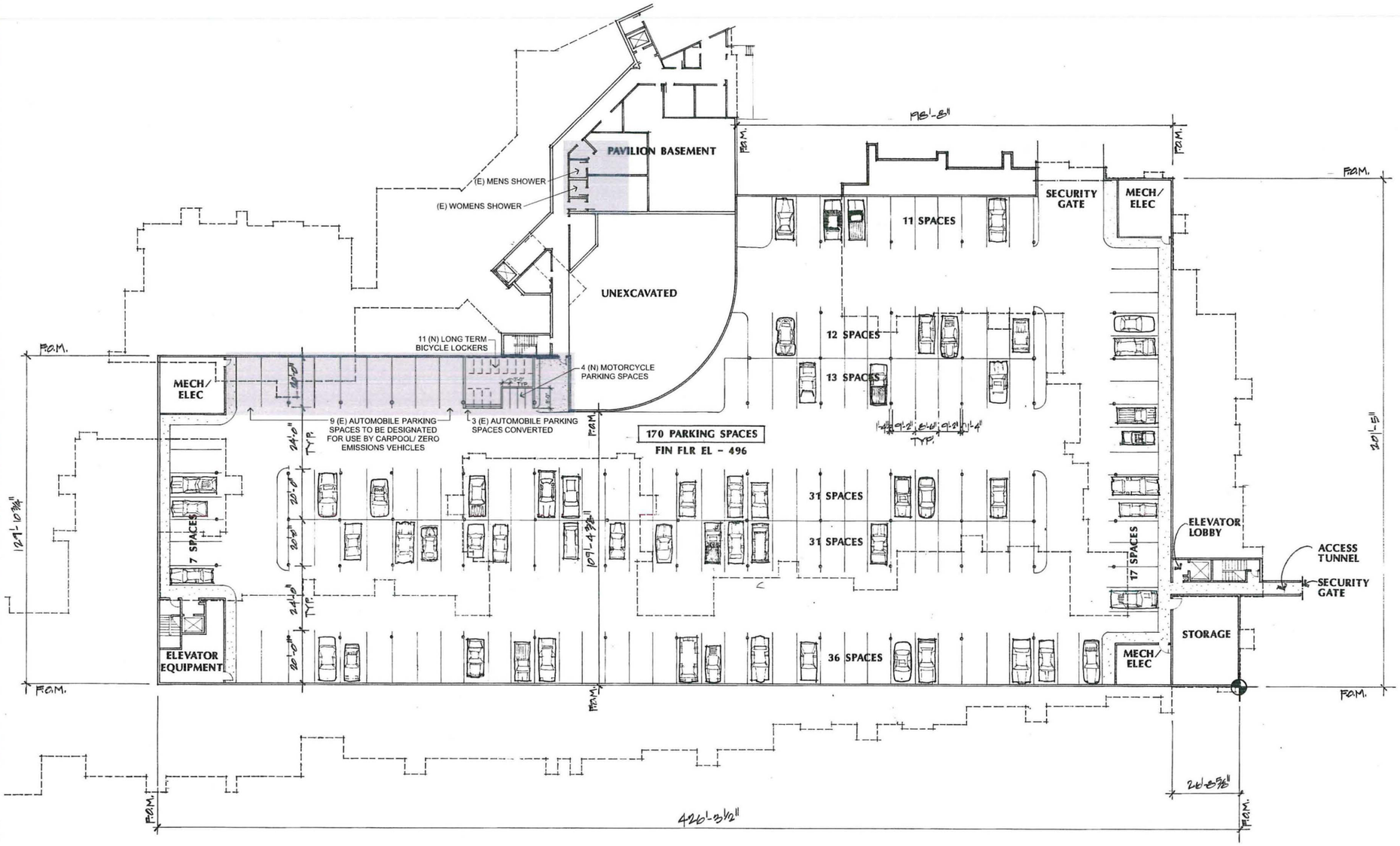
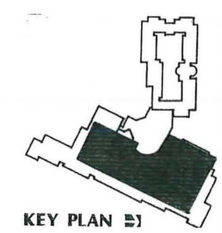


NOTE: ALL PROPOSED PARKING SPACES SHALL COMPLY WITH SAN DIEGO MUNICIPAL CODE AND CITY STANDARD MINIMUMS.

EXISTING GARAGE PLAN LEGEND

AREAS MODIFIED TO MEET MUNICIPAL AND CBC REQUIREMENTS

1 EXISTING GARAGE PLAN WITH PROPOSED MODIFICATIONS
SCALE: 1/16" = 1'-0"



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MEMORY CARE ADDITION TO EXISTING RCFE AT REMINGTON CLUB
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PROJECT	14027.00
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CAD FILE NAME	14027.00 Model
DATE OF ISSUE(YYY-MM-DD)	
1	FINAL SR1 2017-01-31

DRAWING DESCRIPTION
EXISTING SUBTERRANEAN PARKING GARAGE PLAN

DRAWING NUMBER
A6

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ATTACHMENT 10

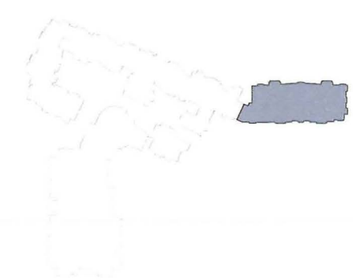
1 PARKING GARAGE PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- XX KEYNOTE NUMBER
- PARKING GARAGE CIRCULATION & STALLS
- EXTERIOR MEMORY CARE GARDEN DECK
- SERVICE SPACES
- STORAGE
- LOBBY
- CIRCULATION
- COMMON USE RESTROOMS
- ADMINISTATIVE OFFICES
- KITCHEN & AMENITIES
- MEMORY CARE UNIT

FLOOR PLAN KEYNOTES

1. EXISTING RCFE BUILDING TO REMAIN
2. SERVICE CORRIDOR RAMP
3. BASE CABINETS
4. UPPER CABINTETS
5. BAR COUNTER
6. DOUBLE ACCESS FIRE PLACE
7. COLUMN AT EXTERIOR ARCADE
8. ARCHED OPENING
9. NOT USED
10. EXTERIOR RAILING
11. FAUX BALCONY
12. ROOF BELOW
13. GUARD RAIL
14. EXTERIOR AWNING
15. NANAWALL DOOR OPENING
16. SEISMIC SEPARATION GAP



KEYPLAN

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6 FINAL SET	2017-01-31

DRAWING DESCRIPTION

PARKING GARAGE PLAN

DRAWING NUMBER

A7

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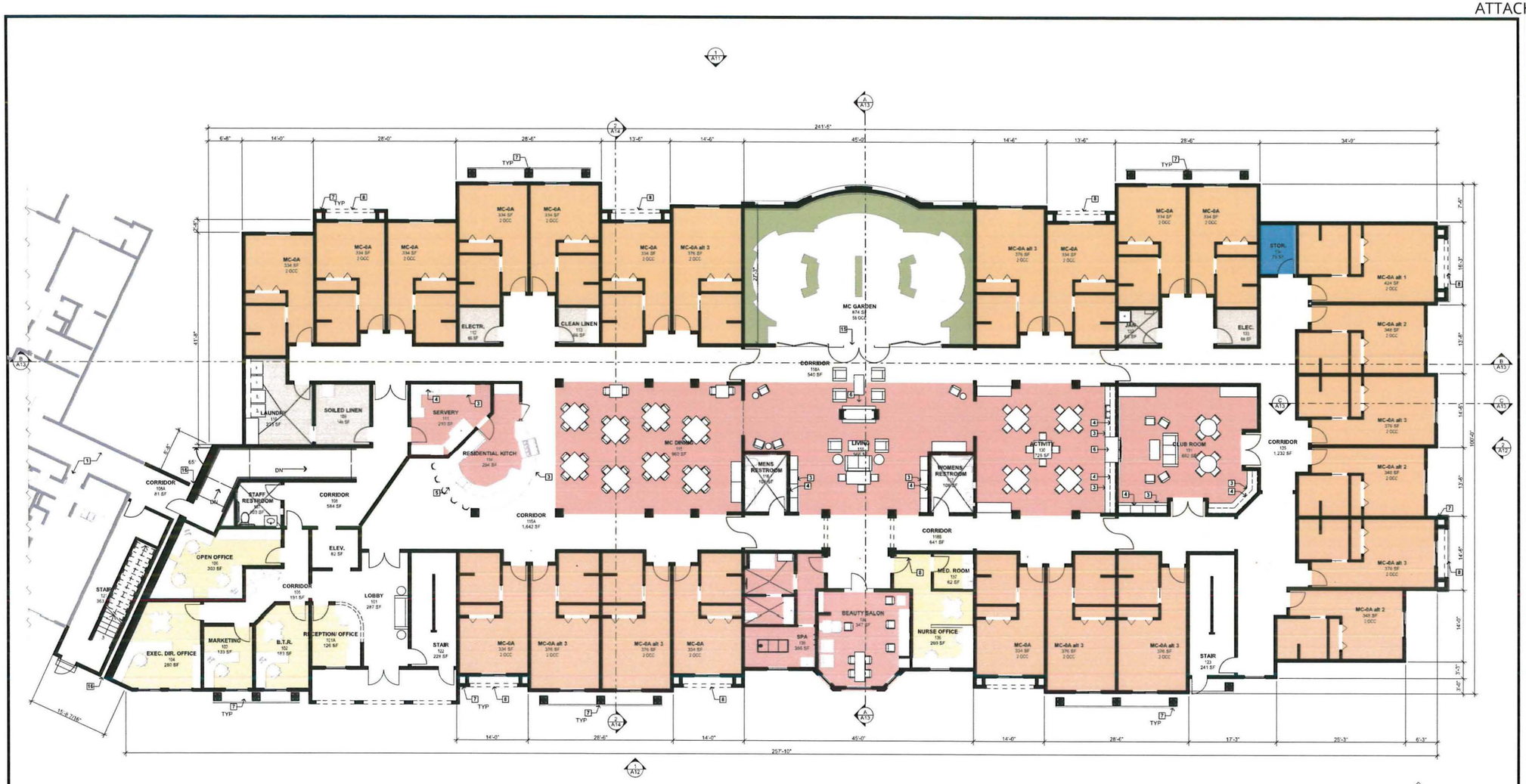
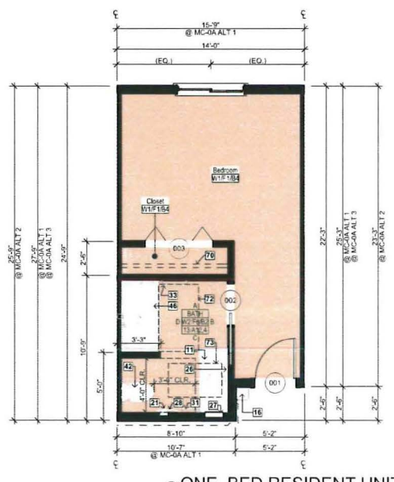
ATTACHMENT 10



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ONE BED RESIDENT UNIT - MC-0A
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- XX KEYNOTE NUMBER
- PARKING GARAGE CIRCULATION & STALLS
- EXTERIOR MEMORY CARE GARDEN DECK
- SERVICE SPACES
- STORAGE
- LOBBY
- CIRCULATION
- COMMON USE RESTROOMS
- ADMINISTATIVE OFFICES
- KITCHEN & AMENITIES
- MEMORY CARE UNIT

KEYPLAN

FLOOR PLAN KEYNOTES

1. EXISTING RCFE BUILDING TO REMAIN
2. SERVICE CORRIDOR RAMP
3. BASE CABINETS
4. UPPER CABINTETS
5. BAR COUNTER
6. DOUBLE ACCESS FIRE PLACE
7. COLUMN AT EXTERIOR ARCADE
8. ARCHED OPENING
9. NOT USED
10. EXTERIOR RAILING
11. FAUX BALCONY
12. ROOF BELOW
13. GUARD RAIL
14. EXTERIOR AWNING
15. NANAWALL DOOR OPENING
16. SEISMIC SEPARATION GAP

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MEMORY CARE ADDITION TO EXISTING RCFE AT REMINGTON CLUB
SNH STA PROPERTIES TRUST
16916 Hierba Drive, San Diego, CA 92128

PROJECT	14027.00
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CAD FILE NAME	14C27.00 Model
DATE OF ISSUE	2015-10-13

1	COMPETITIVE BIDS	2015-10-13
2	FULL SUBMITTAL	2015-11-18
3	SECOND SUBMITTAL	2016-05-20
4	THIRD SUBMITTAL	2016-07-08
5	FOURTH SUBMITTAL	2016-09-27
6	FINAL BID	2017-01-31

DRAWING DESCRIPTION

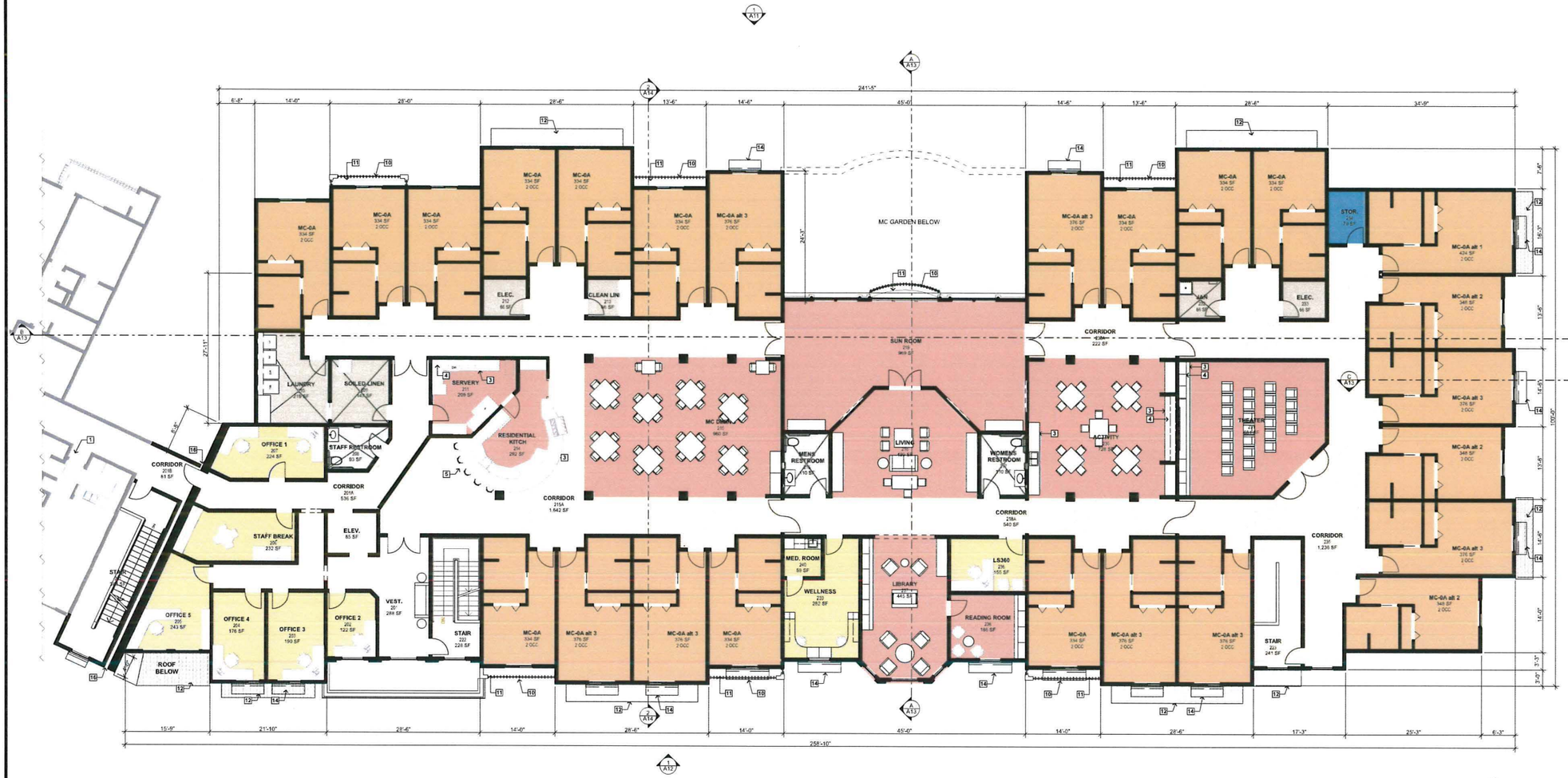
FIRST FLOOR PLAN

DRAWING NUMBER

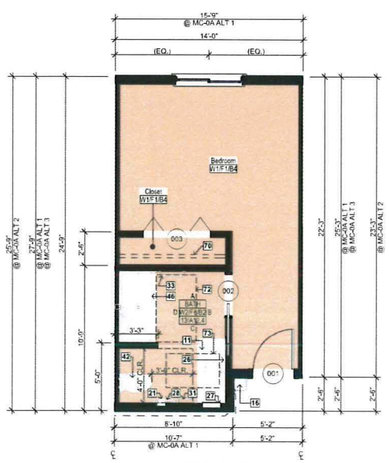
A8

12/5/2016 4:40 PM • BIM Server SERVER • BIM Server 2014\14027.00 Model

ATTACHMENT 10



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 ONE BED RESIDENT UNIT - MC-0A
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- XX KEYNOTE NUMBER
- PARKING GARAGE CIRCULATION & STALLS
- EXTERIOR MEMORY CARE GARDEN DECK
- SERVICE SPACES
- STORAGE
- LOBBY
- CIRCULATION
- COMMON USE RESTROOMS
- ADMINISTATIVE OFFICES
- KITCHEN & AMENITIES
- MEMORY CARE UNIT

KEYPLAN

FLOOR PLAN KEYNOTES

1. EXISTING RCFE BUILDING TO REMAIN
2. SERVICE CORRIDOR RAMP
3. BASE CABINETS
4. UPPER CABINTETS
5. BAR COUNTER
6. DOUBLE ACCESS FIRE PLACE
7. COLUMN AT EXTERIOR ARCADE
8. ARCHED OPENING
9. NOT USED
10. EXTERIOR RAILING
11. FAUX BALCONY
12. ROOF BELOW
13. GUARD RAIL
14. EXTERIOR AWNING
15. NANAWALL DOOR OPENING
16. SEISMIC SEPARATION GAP

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4 THIRD SUBMITTAL	2016-07-08
5 FOURTH SUBMITTAL	2016-09-20
6 FINAL SET	2017-01-31

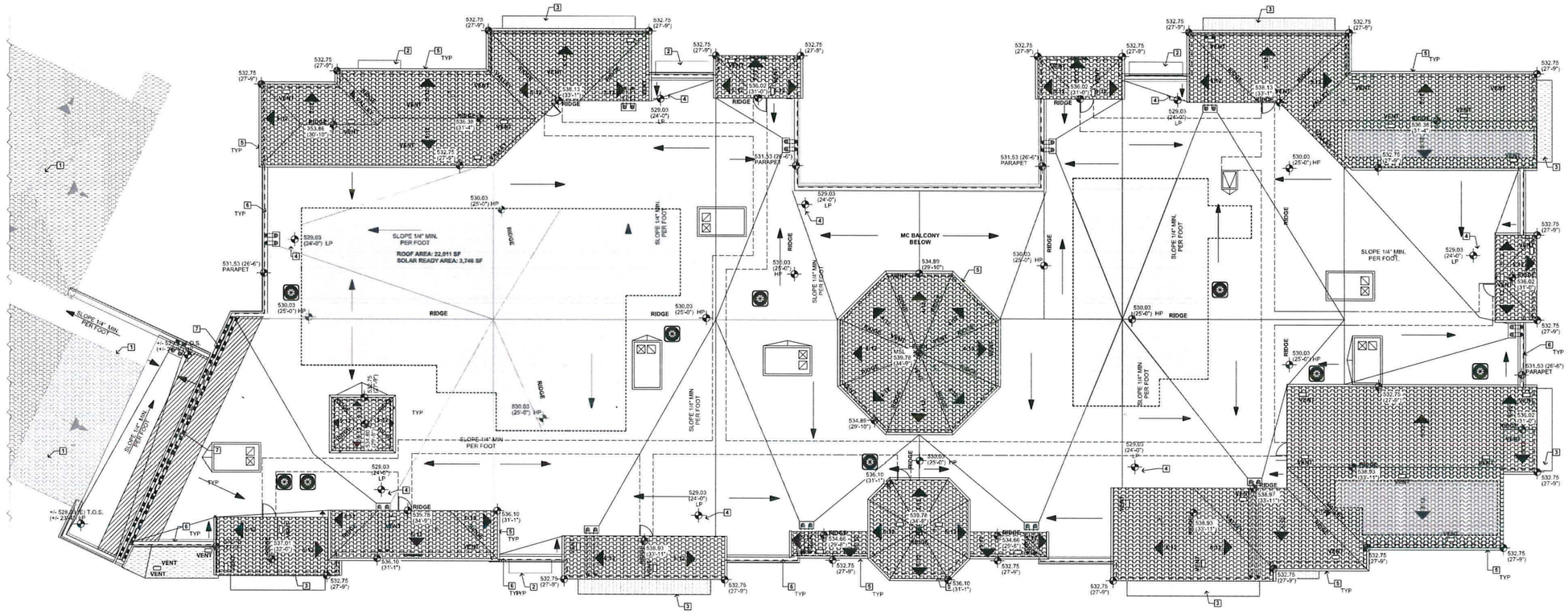
DRAWING DESCRIPTION:

SECOND FLOOR PLAN

DRAWING NUMBER:

A9

12/5/2016 4:40 PM - BIM Server: SERVER - BIM Server 2016\14027.00 Model



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN LEGEND

- NEW SPANISH STYLE CONCRETE TILE ROOF
- EXISTING SPANISH STYLE ROOF TO REMAIN
- ROOF DRAIN & OVERFLOW SCUPPER
- 5:12 — SLOPE AT SPANISH STYLE CONCRET TILE ROOF
- SLOPE 1/4" MIN. PER FOOT — SLOPE AT BUILT UP ROOF
- AREA OF 4'-0" (EA SIDE) OF FIRE WALL. NO ROOF PENETRATIONS WITHIN THIS FIRE AREA ARE ALLOWED
- SOLAR READY AREA

ROOF PLAN KEYNOTES

1. EXISTING RCFE ROOF TO REMAIN
2. EXTERIOR FABRIC AWNING BELOW
3. ROOF BELOW
4. ROOF DRAIN AND OVERFLOW SCUPPER
5. ROOF GUTTER
6. PARAPET WALL
7. FIRE WALL FOR AREA SEPARATION

KEYPLAN

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6	FINAL SET	2017-01-31

DRAWING DESCRIPTION

ROOF PLAN

DRAWING NUMBER

A10

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 EAST ELEVATION WITH EXISTING
SCALE: 1/16" = 1'-0"

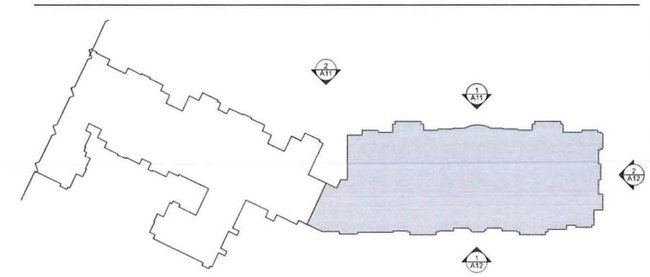
NOTE:

1. FINISHES & MATERIALS TO MATCH EXISTING BUILDING. SEE A10 MATERIALS BOARD FOR EXISTING CONDITIONS

EXTERIOR FINISHES

ROOF TILES	RF	MANUF: TYPE: CLAY ROOF TILE COLOR: RED
AWNING	RF-2	MANUF: TBD TYPE: FABRIC AWNING COLOR: MATCH EXISTING
EXTERIOR WALLS		
STUCCO WALL	W-1	MANUF.: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: IVORE ICBO NO.: SW6127
STUCO WALL	W-2	MANUF.: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: CRAFT PAPER ICBO NO.: SW6125
STUCCO WALL	W-3	MANUF: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: DROMEDARY CAMEL ICBO NO.: SW7694
EXTERIOR COLUMN	C-1	MANUF: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: MANOR HOUSE ICBO NO.: SW7505
FOAM STUCCO TRIM	T-1	MANUF.: TBD TYPE: FOAM PROFILE COLOR: SUMMER WHITE ICBO NO.: SW7557
FOAM STUCCO TRIM	T-2	MANUF.: TBD TYPE: FOAM PROFILE. COLOR: MATCH STUCCO WALL
FOAM STUCCO TRIM	T-3	MANUF.: TBD TYPE: FOAM PROFILE COLOR: MATCH STUCCO WALL
FOAM STUCCO TRIM	T-4	MANUF. TBD TYPE: FOAM PROFILE COLOR: MATCH STUCCO WALL
FOAM STUCCO TRIM	T-5	MANUF. TBD TYPE: FOAM PROFILE COLOR: SUMMER WHITE ICBO NO.: SW7557
WROUGHT IRON	T-6	MANUF. TBD TYPE: ORNAMENTAL METAL COLOR: MANOR HOUSE ICBO NO.: SW7505
ORNAMENTAL FRAME	T-7	MANUF: CONCRETE DESIGNS INC. TYPE: CONCRETE FRAME COLOR: GP30
WINDOWS	WD	MANUF: MILGARD TYPE: VINYL COLOR: STANDARD WHITE

KEYPLAN



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6	FINAL SET	2017-01-31

DRAWING DESCRIPTION

EXTERIOR ELEVATIONS

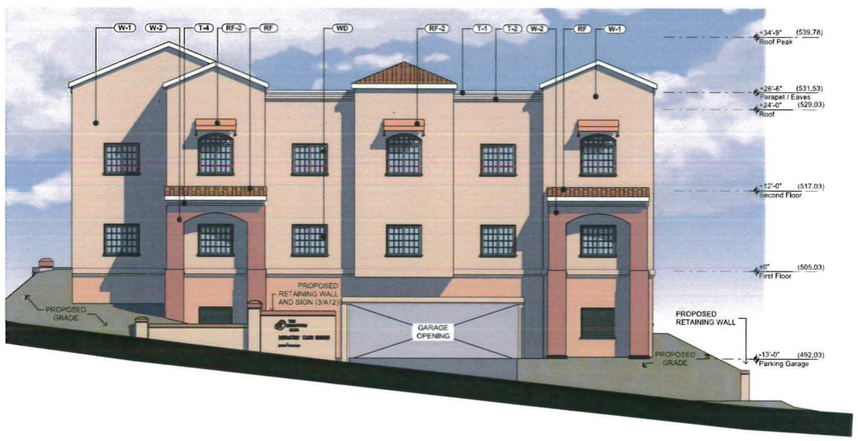
DRAWING NUMBER

A11

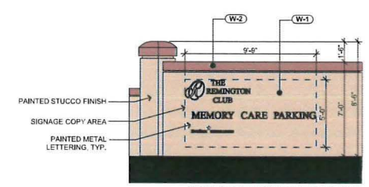
3/15/2018 1:18 PM * BIM Server: SERVER - BIM Server 20\14027.00 Model

ATTACHMENT 10

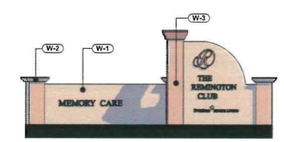
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE MONUMENT SIGN
SCALE: 1/4" = 1'-0"



4 TOWN CENTER MONUMENT SIGN
SCALE: 1/4" = 1'-0"

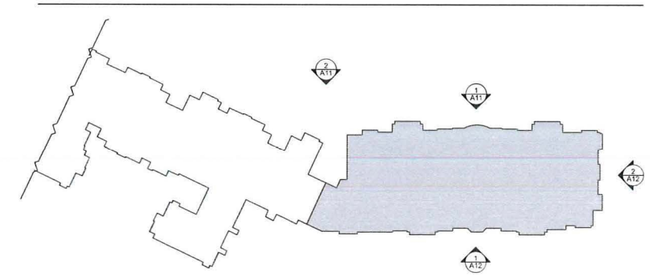
NOTE:

1. FINISHES & MATERIALS TO MATCH EXISTING BUILDING. SEE A10 MATERIALS BOARD FOR EXISTING CONDITIONS

EXTERIOR FINISHES

ROOF TILES	RF	MANUF. TYPE: CLAY ROOF TILE COLOR: RED
AWNING	RF-2	MANUF: TBD TYPE: FABRIC AWNING COLOR: MATCH EXISTING
EXTERIOR WALLS		
STUCCO WALL	W-1	MANUF: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: IVOIRE ICBO NO.: SW6127
STUCO WALL	W-2	MANUF: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: CRAFT PAPER ICBO NO.: SW6125
STUCCO WALL	W-3	MANUF: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: DROMEDARY CAMEL ICBO NO.: SW7694
EXTERIOR COLUMN	C-1	MANUF: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: MANOR HOUSE ICBO NO.: SW7505
FOAM STUCCO TRIM	T-1	MANUF: TBD TYPE: FOAM PROFILE COLOR: SUMMER WHITE ICBO NO.: SW7557
FOAM STUCCO TRIM	T-2	MANUF: TBD TYPE: FOAM PROFILE COLOR: MATCH STUCCO WALL
FOAM STUCCO TRIM	T-3	MANUF: TBD TYPE: FOAM PROFILE COLOR: MATCH STUCCO WALL
FOAM STUCCO TRIM	T-4	MANUF: TBD TYPE: FOAM PROFILE COLOR: MATCH STUCCO WALL
FOAM STUCCO TRIM	T-5	MANUF: TBD TYPE: FOAM PROFILE COLOR: SUMMER WHITE ICBO NO.: SW7557
WROUGHT IRON	T-6	MANUF: TBD TYPE: ORNAMENTAL METAL COLOR: MANOR HOUSE ICBO NO.: SW7505
ORNAMENTAL FRAME	T-7	MANUF: CONCRETE DESIGNS INC. TYPE: CONCRETE FRAME COLOR: GF30
WINDOWS	WD	MANUF: MILGARD TYPE: VINYL COLOR: STANDARD WHITE

KEYPLAN



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PROJECT:	14027.00	
DRAWN BY:	MT	
CHECKED BY:	AD	
CAD FILE NAME:	14027.00 Model	
DATE OF ISSUE:	2015-10-13	
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3	SECOND SUBMITTAL	2016-05-20
4	THIRD SUBMITTAL	2016-07-08
5	FOURTH SUBMITTAL	2016-09-20
6	FINAL BID	2017-01-31

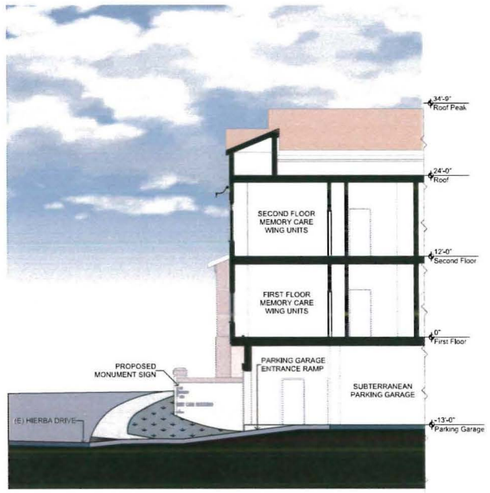
DRAWING DESCRIPTION

EXTERIOR ELEVATIONS

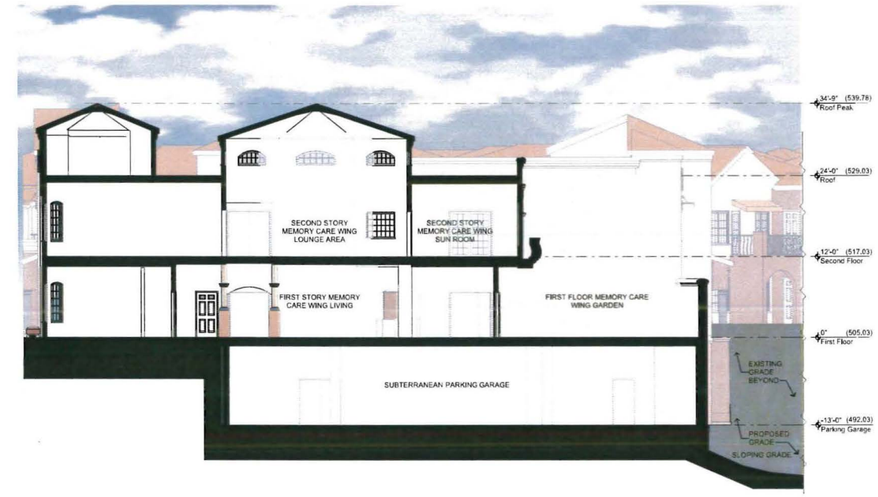
DRAWING NUMBER:

A12

8/16/2016 1:19 PM • BIM Server: SERVER - BIM Server 2014\14027.00 Model



SECTION C
SCALE: 1/8" = 1'-0"



SECTION A
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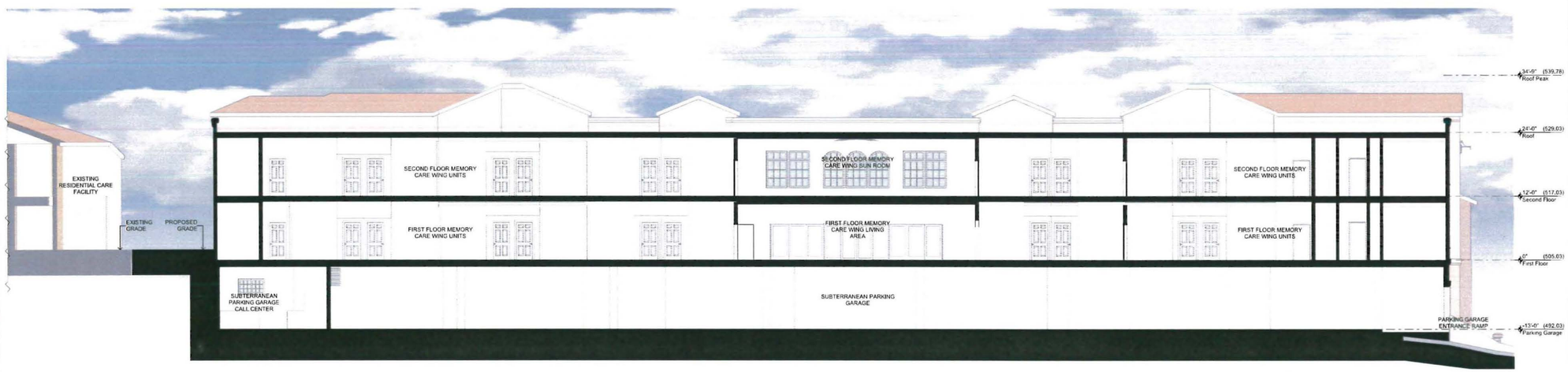

SECTION B
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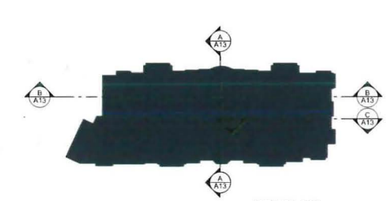

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6	FINAL SET	2017-01-31

DRAWING DESCRIPTION:

SECTIONS

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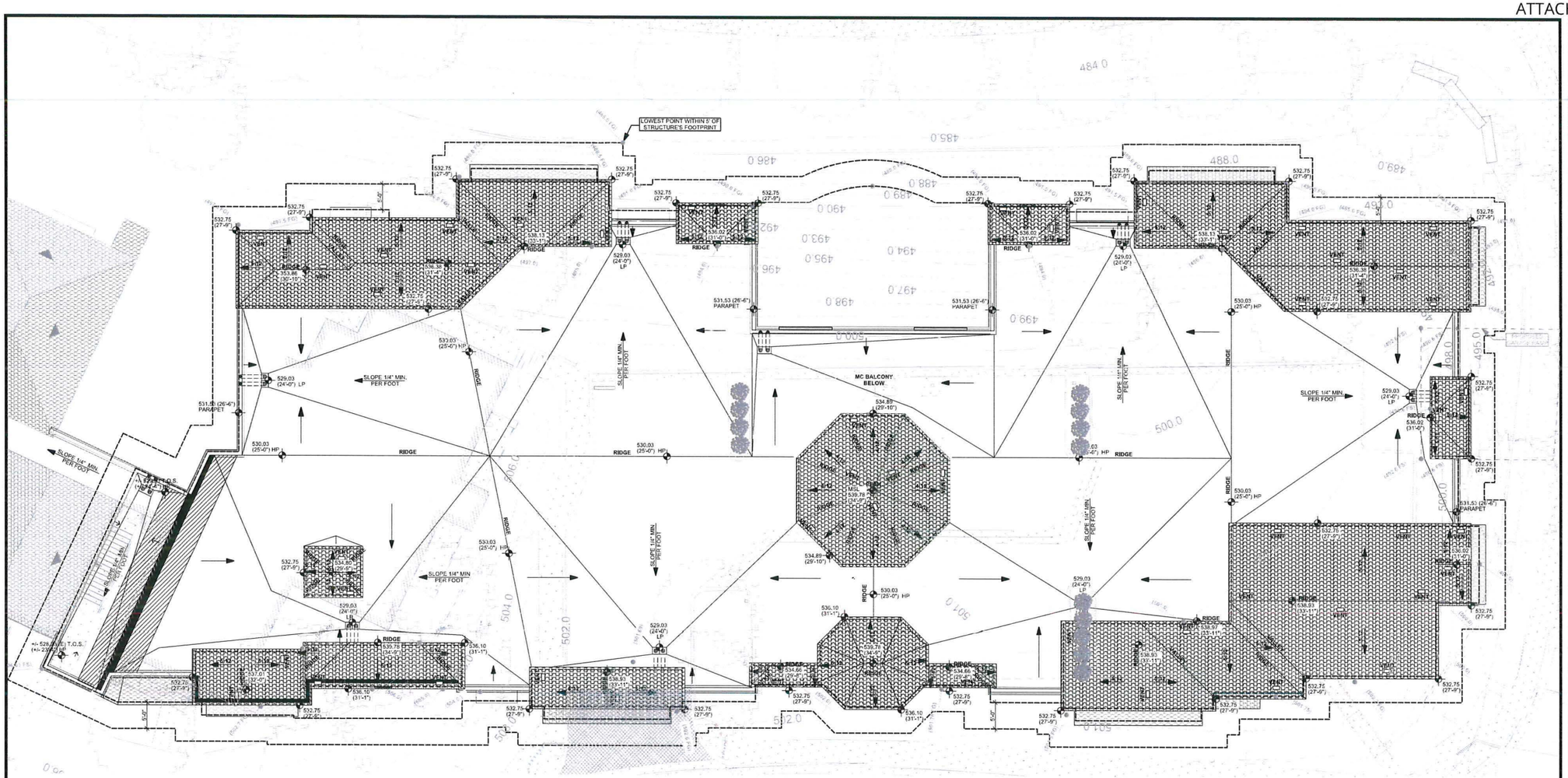
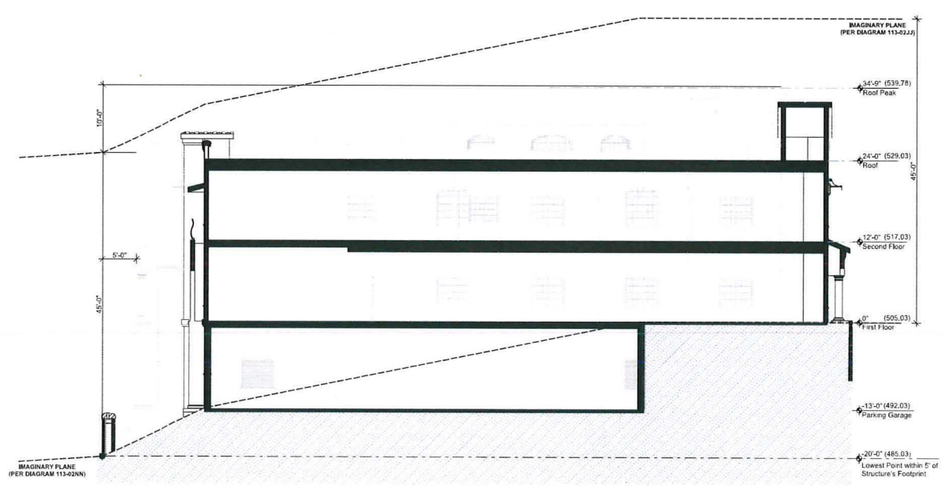
ATTACHMENT 10

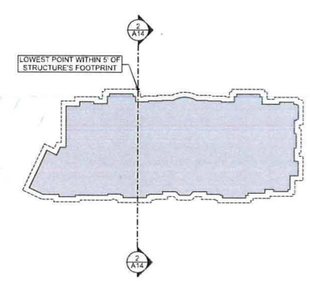


1 ROOF OVERLAY
SCALE: 1/8" = 1'-0"



2 OVERALL STRUCTURE HEIGHT
SCALE: 1/8" = 1'-0"

KEY PLAN



LEGEND

ROOF SPOT ELEVATION

5' STRUCTURE FOOTPRINT OFFSET

SPOT ELEVATION
(XXX- EXISTING GRADE)
(XXX FG- FINISH GRADE)
(XXX FS- FINISH SURFACE)

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DRAWING DESCRIPTION

HEIGHT EXHIBITS

DRAWING NUMBER

A14

01/18/2016 1:19 PM * BIM Server: SERVER - BIM Server 20\14027.00 Model

CONCRETE WINDOW/ACCENT FRAME
EXTERIOR FACADE

EXTERIOR WROUGHT IRON
PATIO & FALSE BALCONIES

EXTERIOR COLUMN
EXTERIOR FACADE
COLOR: SW7505 MANOR HOUSE

ARCHED WINDOWS & MULLIONS
EXTERIOR FACADE

WINDOW SILLS
EXTERIOR FACADE

ROOF TILES & PERIMETER TRIM
HIP & GABLE ROOFS

EXTERIOR COLONNADE
GARDENS

EXTERIOR TRELLIS
GARDENS & PATIOS

EXTERIOR SUNSHADES
WINDOWS & BALCONIES

PROPOSED LIVING WALLS
GARDENS & PATIOS

EXTERIOR LIGHT POST
EXTERIOR WALKWAYS & STREET

EXTERIOR LIGHT FIXTURE
MAIN BUILDING FACADE

EXTERIOR STUCCO BUILDING COLOR
MAIN BUILDING FACADE
COLOR: SW6127 IVOIRE

EXTERIOR STUCCO BUILDING COLOR
ACCENT COLOR
COLOR: SW7694 DROMEDARY CAMEL

EXTERIOR STUCCO BUILDING COLOR
ACCENT COLOR
COLOR: SW7695 MESA TAN

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DRAWING DESCRIPTION

PROPOSED SITE & EXTERIOR FINISHES

DRAWING NUMBER

A15

12/5/2016 4:41 PM - BIM Server: SERVER - BIM Server 20\14027.00 Model

EXISTING SIGNAGE

ENTRY CANOPY

COURTYARD

ARCADE

EXTERIOR ELEVATION

EXTERIOR ELEVATION

EXTERIOR ELEVATION

EXISTING PARKING LOT

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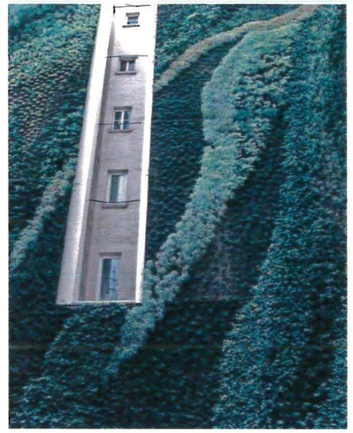
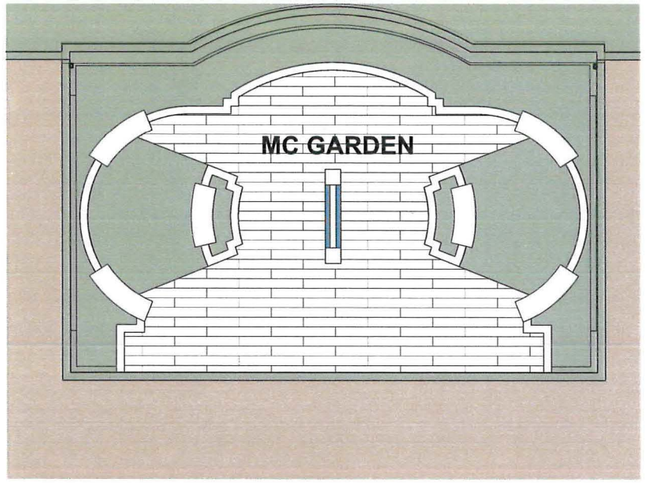
DRAWING DESCRIPTION

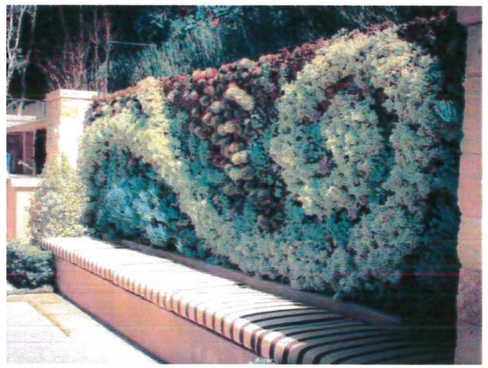
EXISTING CONDITIONS

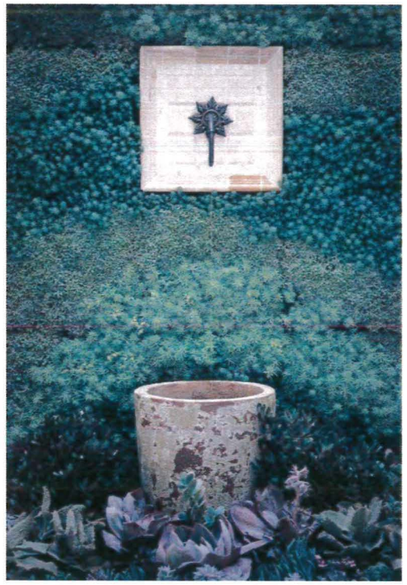
DRAWING NUMBER

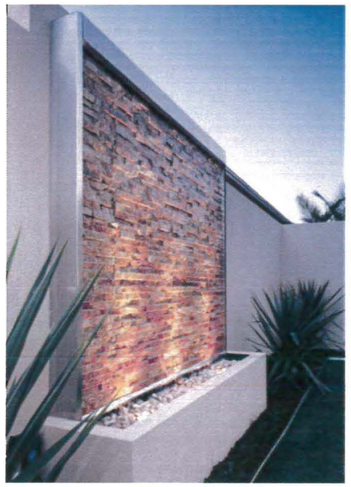
A16











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MEMORY CARE ADDITION TO EXISTING RCFE AT
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PROJECT:	14027.00
DRAWN BY:	MT
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CAD FILE NAME:	14027.00 Model
DATE OF ISSUE:	2015-10-13

1	COMPLETENESS REVIEW	2015-16-13
2	FULL SUBMITTAL	2015-11-16
3	SECOND SUBMITTAL	2016-05-25
4	THIRD SUBMITTAL	2016-07-08
5	FOURTH SUBMITTAL	2016-09-20
6	FINAL SET	2017-01-31

DRAWING DESCRIPTION

MEMORY CARE GARDEN

DRAWING NUMBER

A17

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