

DEVELOPMENT REVIEW PERMIT APPLICATION

PROPOSED MULTI-FAMILY APARTMENT DEVELOPMENT 701 PARK CENTER DR. APARTMENTS

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

PARCEL 1:
THE EASTERLY 156.63 FEET OF THE WESTERLY 216.63 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.
EXCEPT THE NORTHERLY 290.00 FEET THEREOF.

PARCEL 2:
THE EASTERLY 156.64 FEET OF THE WESTERLY 373.27 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.
EXCEPT THE NORTHERLY 290.00 FEET THEREOF.

PARCEL 3: AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, TO BE USED IN COMMON WITH OTHERS, OVER THAT PORTION OF THE SOUTHERLY 30.00 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.

PARCEL 4:
AN EASEMENT FOR ROAD PURPOSES, WATER MAIN AND OTHER PUBLIC UTILITIES AND INCIDENTS THERETO OVER, ALONG AND ACROSS THE EASTERLY 30.00 FEET OF THE NORTHERLY 290.00 FEET OF THE WESTERLY 216.63 FEET OF LOT 2 IN BLOCK 2 OF CAJON PARK, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 767, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 27, 1893.

ASSESSOR'S PARCEL NUMBER: 38 1-032-07 AND 381-032-08

Notes:
All ideas, arrangements, drawings and plans set forth on this sheet are the original work product of, owned by and are the property of dbrds and use of this said work product is limited to a specified project of the purchaser, and for the construction of one building, any use, reuse or disclosure of said plans, reproductions, ideas, designs and/or arrangements, other than by dbrds, is strictly prohibited by law without the written permission of dbrds. Written dimensions on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown these drawings.

PROJECT TEAM

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REVISION:

DEVELOPMENT REVIEW PERMIT RESUBMITTAL #2: 2023.---
DEVELOPMENT REVIEW PERMIT RESUBMITTAL #1: 2023.01.13
DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022.06.01
PRE-APP SUBMITTAL: 2021.11.19

DRAWING TITLE:
TITLE SHEET

PROJECT:
PARK CENTER APARTMENTS
701 PARK CENTER DRIVE
SANTEE CA 92071

DBRDS PROJECT NO: 21019
DATE: MAY 2022
DRAWN BY: JV
SCALE: NTS
SHEET NO: A0.00
SHEET: 1 OF 31

PROJECT TITLE & LEGAL DESCRIPTION

THIS DEVELOPMENT PROPOSAL INCLUDES NEW CONSTRUCTION THREE (3) STORY WALK UP MULTI-FAMILY APARTMENT BUILDING, INCLUDING:

54 x RESIDENTIAL DWELLING UNITS
WITH A BREAKDOWN OF 51 APARTMENTS AND 3 TOWNHOMES
114 ON-GRADE PARKING SPACES
5,760sf OPEN COMMON SPACE CENTRALLY LOCATED AT GRADE LEVEL
5' WIDE EASMENT VACATED
60' EASEMENT VACATED
WEST FRONT PORTION OF THE SITE VACATED

SCOPE OF WORK

BUILDING USE: RESIDENTIAL APARTMENTS
OCCUPATION CLASSIFICATION: R-2
CONSTRUCTION TYPE: VA
SPRINKLERED: YES
WATER: TBD
SEWER: TBD
APPLICABLE CODES: CALIFORNIA BUILDING CODE, 2019 EDITION REGULATIONS AND ORDINANCES OF THE CITY OF SANTEE

BUILDING CODE INFORMATION

SITE ADDRESSES: 701 Park Center Drive, SANTEE CA 92071
APN: 381-032-07-00 & 381-032-08-00

OVERLAY ZONES: STEEP HILLSIDE AIRPORT INFLUENCE AREA

GROSS SITE AREA: 100,276 sf. (2.3 ACRES)
GROSS VACATED SITE AREA: 106,912 sf. (2.45 ACRES)

EXISTING USE: VACANT LAND
ZONING: R-14
LAND USE: TOWN CENTER SPECIFIC PLAN

DENSITY REQUIRED: 14 - 22 UNITS PER ACRE
53.9 UNITS, WHICH ROUNDS UP TO 54 UNITS

ALLOWABLE HEIGHT: 45'-0" / 4 STORIES
PROPOSED STRUCTURE HEIGHT: 39'-10" / 3 STORIES
FRONT SETBACK: 20' MINIMUM
PROPOSED FRONT SETBACK: 20'
SIDE SETBACK: 10' MINIMUM
PROPOSED SIDE SETBACKS: 56'-8"

REAR SETBACK: 10' MINIMUM
PROPOSED REAR SETBACK: 61'-3"

ALLOWABLE LOT COVERAGE: 60%

COMMON OPEN SPACE: 100sf PER UNIT
54 UNITS x 100sf = 5,400 sf REQUIRED
5,760 sf COMMON OPEN SPACE PROPOSED AT GRADE LEVEL

PRIVATE OPEN SPACE: 60sf PER UNIT
min. 100 sf PRIVATE OPEN SPACE PER UNIT PROPOSED

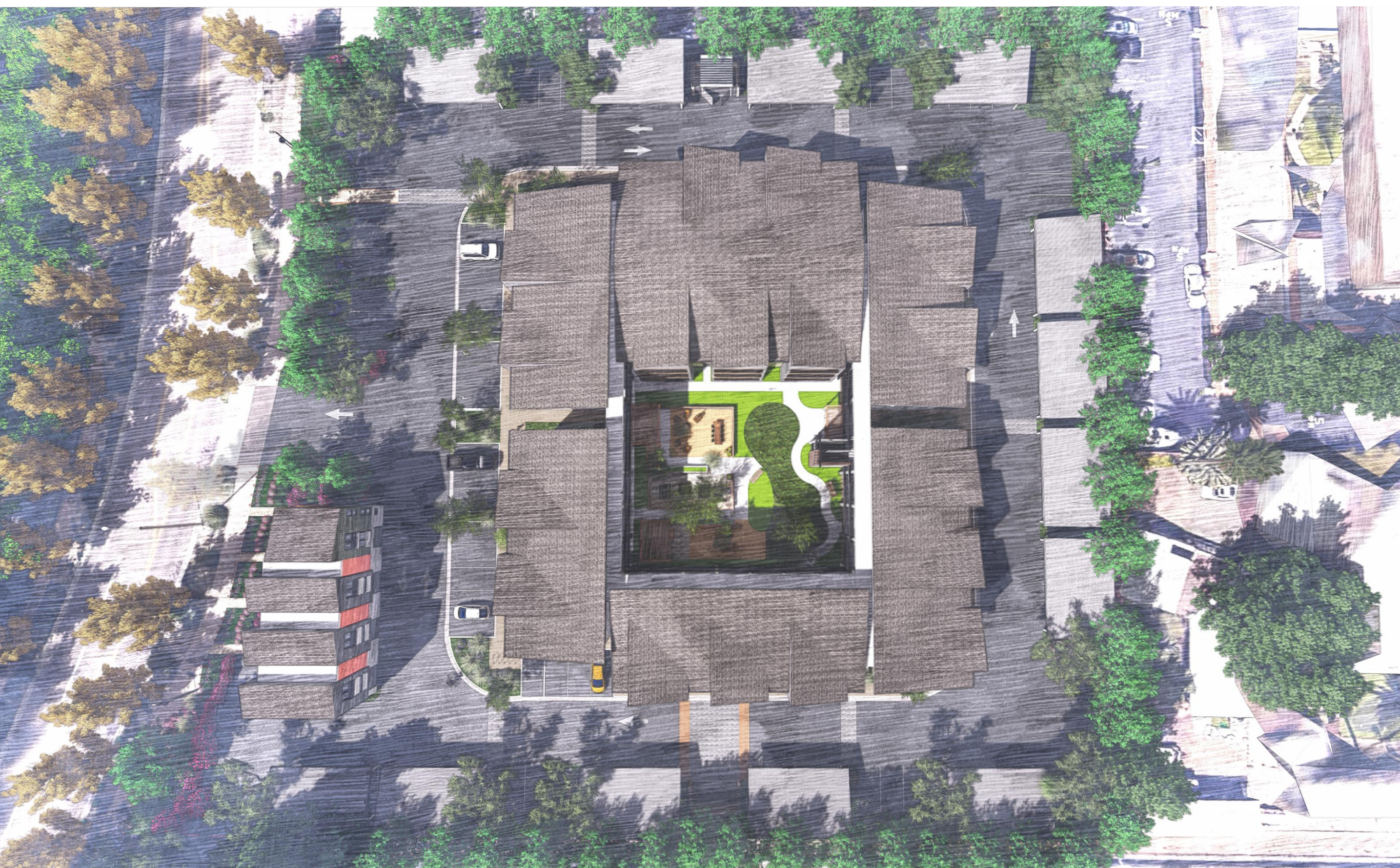
PRIVATE STORAGE: 60 CUFT PER DWELLING UNIT
PROVIDED IN EACH DWELLING UNIT. ADDITIONAL OUTDOOR STORAGE ALSO INCLUDED

No.	TYPE	INTERNAL	EXTERNAL
UNIT 1	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 2	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 3	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 4	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 5	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 6	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 7	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 8	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 9	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 10	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 11	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 12	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 13	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 14	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 15	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 16	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 17	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 18	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 19	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 20	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 21	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 22	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 23	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 24	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 25	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 26	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 27	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 28	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 29	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 30	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 31	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 32	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 33	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 34	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 35	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 36	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 37	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 38	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 39	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 40	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 41	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 42	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 43	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 44	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 45	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 46	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 47	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 48	2 BEDROOM / 2 BATH	1,070sf	110sf
UNIT 49	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 50	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 51	1 BEDROOM / 1 BATH	810sf	100sf
UNIT 52	1 BEDROOM TOWNHOMES	835sf	100sf
UNIT 53	3 BEDROOM TOWNHOMES	1660sf	100sf
UNIT 54	3 BEDROOM TOWNHOMES	1660sf	100sf

TOTAL 1 BEDROOM UNITS = 27
TOTAL 2 BEDROOM UNITS = 24
TOTAL 1 BEDROOM TOWNHOME UNITS: 1
TOTAL 3 BEDROOM TOWNHOME UNITS = 2
TOTAL UNITS: 54

UNIT BREAKDOWN

ALLOCATION	REQUIRED	PROVIDED
1-BEDROOM DWELLING UNITS (27) 1.5 cars per unit	40.5 SPACES 9' x 18'	41 SPACES
2-BEDROOM DWELLING UNITS (24) 2.0 cars per unit	48 SPACES 9' x 18'	48 SPACES
1-BEDROOM TOWNHOME (1) 1.5 cars per unit	1.5 SPACES 9' x 18'	2 SPACES
3-BEDROOM TOWNHOME (2) 2.0 cars per unit	6 SPACES 9' x 18'	6 SPACES
TOTAL RESIDENT CAR SPACE	96 SPACES	97 SPACES (16 EV spaces)
GUEST PARKING 29 cars per unit	13.75 SPACES 9' x 18'	17 SPACES
TOTAL CAR SPACES IN DEVELOPMENT	109.75 SPACES	114 SPACES (16 EV spaces)
MOTORCYCLE (residential) (1 per 10 dwelling units = 18 / 10 = 1.8)	5 SPACES 3' x 8'	8 SPACES
BICYCLE	-	12 SPACES



PROJECT RENDERING



01	A0.00	TITLE SHEET			
02	C-1	TOPOGRAPHIC PLAN	22	A4.00	RENDERINGS
03	C-2	SECTIONS	23	A4.01	TOWNHOME RENDERINGS
04	C-3	GRADING PLANS	24	A5.00	MATERIALS BOARD
05	C-4	BMP PLAN	25	A5.01	TOWNHOME MATERIALS BOARD
06	C-5	BMP ADS	26	L000	LANDSCAPE COVER SHEET
07	C-6	BMP ADS	27	L100	CONSTRUCTION PLAN
08	C-7	BMP ADS	28	L200	IRRIGATION PLAN
09	C-8	BMP ADS	29	L300	PLANTING PLAN
10	C-8	STRIPING PLAN	30	L400	CONSTRUCTION DETAILS
11	A1.00	PROPOSED SITE PLAN	31	L500	CONCEPTUAL RENDERINGS
12	A1.01	LEVEL 1 PLAN			
13	A1.02	LEVEL 2 PLAN			
14	A1.03	LEVEL 3 PLAN			
15	A1.04	ROOF PLAN			
16	A1.05	EXTERIOR LIGHTING PLAN			
17	A2.00	ELEVATIONS			
18	A2.01	ELEVATIONS			
19	A2.02	TOWNHOME ELEVATIONS			
20	A3.00	SECTIONS			
21	A3.01	TOWNHOME SECTIONS			

DEVELOPMENT ZONING SUMMARY

PARKING CALCULATIONS

VICINITY MAP

SHEET LIST

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22

**PARK
CENTER DR.
APTS**

New Construction
PARK CENTER DRIVE
SANTEE, CA



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NOT FOR
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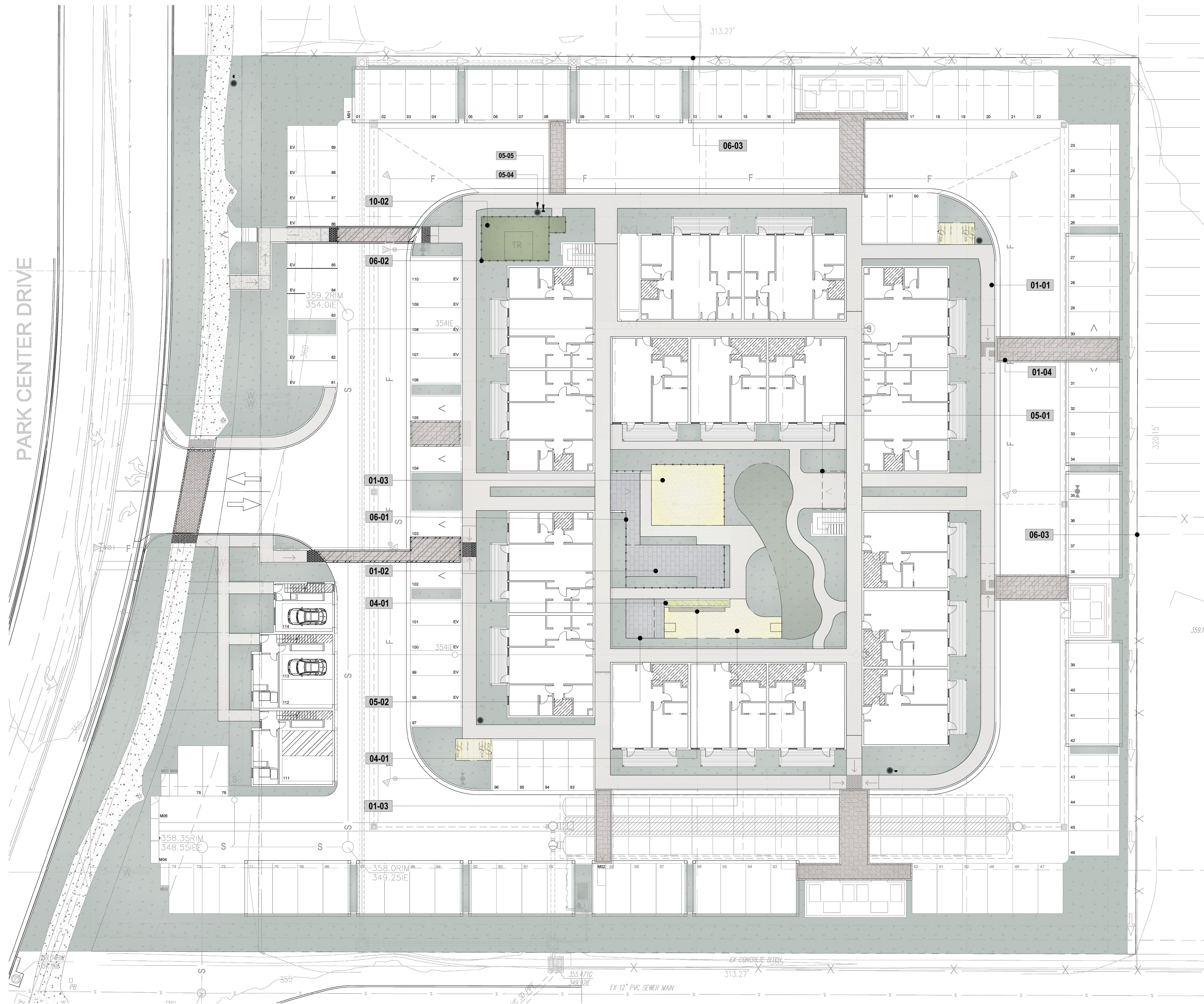
SUBMITTALS | REVISIONS

No.	Description	Date
01	1st Submittal	22.05.11
02	2nd Submittal	22.07.18
03	3rd Submittal	22.09.12

Issue Date 6/16/2023
Project Number xxx

**CONSTRUCTION
PLAN**

L100

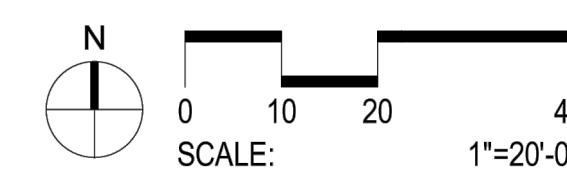


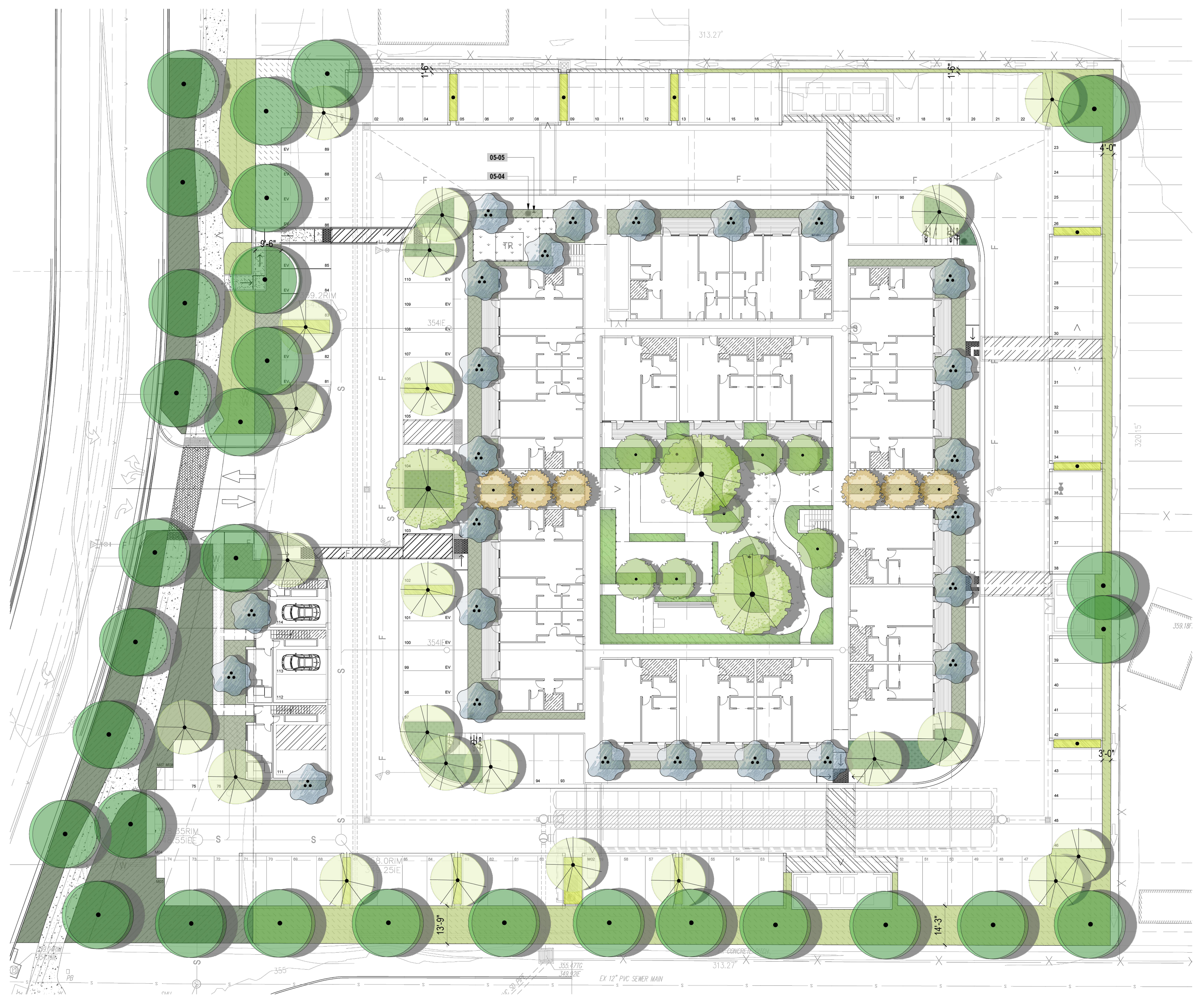
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL	MATERIAL
01 PAVEMENTS, RAMPS, CURBS				
01-01	STANDARD CONCRETE	11,082 SF		
01-02	DECORATIVE PAVER	829 SF		
01-03	DECOMPOSED GRANITE	1,208 SF		
01-04	DECORATIVE CROSSWALK PAVER	2,291 SF		
04 SITE WALLS / PLANTERS				
04-01	RAISED PLANTER			
05 SITE FURNISHINGS				
05-01	ENTRY SHADE STRUCTURE			
05-02	LOUNGE SHADE STRUCTURE			
05-04	TRASH RECEPTACLE	5		
05-05	PET WASTE STATION	3		SIGN TO READ: "PET WASTE STATION. PLEASE CLEAN UP AFTER YOUR PET"
06 RAILINGS, BARRIERS, FENCING				
06-01	COURTYARD FENCE	146 LF		
06-02	DOG RUN FENCE	97 LF		
06-03	DECORATE BLOCK WALL	633 LF		CMU
09 PLANTING AND LANDSCAPE				
09-01	MULCHED PLANTING AREA	24,899 SF		
09-02	RAISED PLANTING AREA	45 SF		
09-03	TURF LAWN	869 SF		
10 MISCELLANEOUS ELEMENTS				
10-02	DOG RUN	412 SF		

01 CONSTRUCTION PLAN (LEVEL 01)

1" = 20'-0"



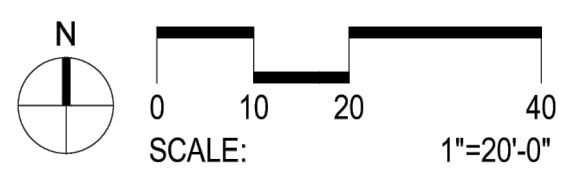


CONCEPT PLANT SCHEDULE

	SHADE TREE LIQUIDAMBAR STYRACIFLUA / SWEET GUM PINUS HALEPENSIS / ALLEPO PINE TIJUANA TIPU / TIJU TREE	30
	ACCENT TREE ACACIA SMALLII / SWEET ACACIA JACARANDA MIMOSIFOLIA / JACARANDA KOELREUTERIA BIPINNATA / CHINESE FLAME TREE PROSOPIS CHILENSIS / CHILEAN MESQUITE TABEBUIA ROSEA / ROSY TRUMPET TREE	29
	SPECIMEN TREE QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS ENGELMANNII / ENGELMANN OAK TIJUANA TIPU / TIJU TREE	3
	COURTYARD TREE CINNAMOMUM CAMPHORA / CAMPHOR TREE CUPANOPSIS ANACARDIODES / CARROT WOOD FRAXINUS OXYCARPA 'RAYWOOD' / RAYWOOD ASH FRAXINUS VELUTINA 'BONITA' / BONITA VELVET ASH FRAXINUS VELUTINA 'MODESTO' / MODESTO VELVET ASH	9
	FOUNDATION TREE BRACHYCHITON POPULNEUS / KURRAJONG GINKGO BILBOA / MAIDENHAIR TREE LIQUIDAMBAR STYRACIFLUA / SWEET GUM LOPHOSTEMON CONFERTUS / BRISBANE BOX	25
	HALLWAY TREE BAUHHAIA X BLAKEANA / HONG KONG ORCHID TREE CERIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	6
	PERIMETER PLANTING ARCTOSTAPHYLOS DENSIFLORA / VINE HILL MANZANITA BACCHARIS PILLULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH CALLIANDRA X 'LIANCA' TM / SIERRA STARR FAIRY DUSTER CAREX PANSA / SANDDUNE SEDGE CARPENTERIA CALIFORNICA 'ELIZABETH' / ELIZABETH BUSH ANEMONE CEANOTHUS MARITIMUS 'VALLEY VIOLET' / VALLEY VIOLET MARITIME CEANOTHUS CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC HETEROMELES ARBUTIFOLIA / TOYON HEUCHERA SANGUINEA 'SPLENDENS' / SPLENDENS RED CORAL BELLS LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE MIMULUS AURANTIACUS / STICKY MONKEYFLOWER OPUNTIA BASILARIS / BEAVERTAIL PRICKLYPEAR SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE YUCCA WHIPPLEI / CHAPARRAL YUCCA	9,237 SF
	ACCENT PLANTING AGAVE ATTENUATA / FOXTAIL AGAVE ALOE STRIATA / CORAL ALOE ANIGOZANTHOS X 'BUSH RANGER' / BUSH RANGER KANGAROO PAW CAREX PANSA / SANDDUNE SEDGE ERICAMERIA LINEARIFOLIA / TURPENTINE BUSH HEUCHERA SANGUINEA 'SPLENDENS' / SPLENDENS RED CORAL BELLS LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE OPUNTIA BASILARIS / BEAVERTAIL PRICKLYPEAR PENSTEMON HETEROPHYLLUS 'ELECTRIC BLUE' / ELECTRIC BLUE PENSTEMON	1,322 SF
	FOUNDATION PLANTING AGONIS FLEXUOSA 'NANA' / DWARF PEPPERMINT TREE ARCTOSTAPHYLOS DENSIFLORA / VINE HILL MANZANITA CARPENTERIA CALIFORNICA 'ELIZABETH' / ELIZABETH BUSH ANEMONE GREVILLEA LANGIERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA HESPEROYUCCA WHIPPLEI / CHAPARRAL YUCCA RHUS INTEGRIFOLIA / LEMONADE BERRY RHUS INTEGRIFOLIA / LEMONADE BERRY WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA	5,775 SF
	COURTYARD PLANTING AGAVE ATTENUATA / FOXTAIL AGAVE AGONIS FLEXUOSA 'NANA' / DWARF PEPPERMINT TREE ALOE STRIATA / CORAL ALOE ANIGOZANTHOS X 'BUSH RANGER' / BUSH RANGER KANGAROO PAW CALLIANDRA X 'LIANCA' TM / SIERRA STARR FAIRY DUSTER CAREX PANSA / SANDDUNE SEDGE ERICAMERIA LINEARIFOLIA / TURPENTINE BUSH HESPEROYUCCA WHIPPLEI / CHAPARRAL YUCCA LEONOTIS LEONURUS / LION'S TAIL LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE OPUNTIA BASILARIS / BEAVERTAIL PRICKLYPEAR PENSTEMON HETEROPHYLLUS 'ELECTRIC BLUE' / ELECTRIC BLUE PENSTEMON SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE CLEVELAND SAGE WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA YUCCA WHIPPLEI / CHAPARRAL YUCCA	2,084 SF
	PARKING LOT ISLAND PLANTING ARCTOSTAPHYLOS DENSIFLORA / VINE HILL MANZANITA BACCHARIS PILLULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH CALLISTEMON CITRINUS 'VIOLEACEUS' / PURPLE LEMON BOTTLEBRUSH GREVILLEA LANGIERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA PENSTEMON HETEROPHYLLUS 'ELECTRIC BLUE' / ELECTRIC BLUE PENSTEMON SALVIA LEUCOPHYLLA 'POINT SAL SPREADER' / POINT SAL SPREADER PURPLE SAGE	780 SF
	ROW PLANTING ALOE STRIATA / CORAL ALOE BACCHARIS PILLULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH CEANOTHUS MARITIMUS 'VALLEY VIOLET' / VALLEY VIOLET MARITIME CEANOTHUS DIPLOCLADUS GRANDIFLORUS / LARGERLOWER BUSH MONKEYFLOWER MIMULUS AURANTIACUS / STICKY MONKEYFLOWER SALVIA CLEVELANDII 'POZO BLUE' / POZO BLUE CLEVELAND SAGE SALVIA LEUCOPHYLLA 'POINT SAL SPREADER' / POINT SAL SPREADER PURPLE SAGE SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA YUCCA WHIPPLEI / CHAPARRAL YUCCA	5,746 SF
	LAWN BUCHLOE DACTYLOIDES / BUFFALO GRASS	1,301 SF

03 | PLANTING PLAN (LEVEL 01)

1" = 20'-0"



PARK CENTER DR. APTS

New Construction
PARK CENTER DRIVE
SANTEE, CA



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environmental planning
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01	1st Submittal	22.05.11
02	2nd Submittal	22.07.18
03	3rd Submittal	22.09.12

Issue Date 6/16/2023 Project Number xxxx

PLANTING PLAN

L300



1 VIEW FROM SOUTHWEST CORNER



2 VIEW FROM SOUTH PARKING LOT



3 VIEW FROM PARK CENTER DR. ENTRANCE



4 VIEW FROM NORTHWEST CORNER

Notes:
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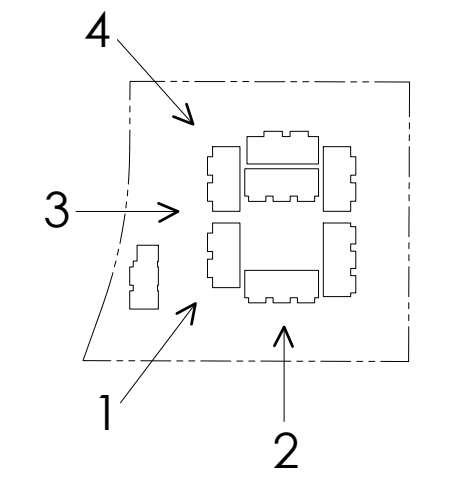
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REVISION:

DEVELOPMENT REVIEW PERMIT RESUBMITTAL #2: 2023.---
 DEVELOPMENT REVIEW PERMIT RESUBMITTAL #1: 2023.01.13
 DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022.06.01
 PRE-APP SUBMITTAL 2021.11.19

DRAWING TITLE:
 RENDERINGS

PROJECT:
 PARK CENTER APARTMENTS
 701 PARK CENTER DRIVE
 SANTEE CA 92071

DBRDS PROJECT NO: 21019
 DATE: MAY 2022
 DRAWN BY: JV
 SCALE: NOT TO SCALE
 SHEET NO: A4.00
 SHEET: 21 OF 31



1 VIEW FROM PARK CENTER DR. WALKWAY



2 VIEW FROM PARK CENTER DR. ENTRANCE



3 VIEW FROM WEST TOWNHOMES ENTRANCE

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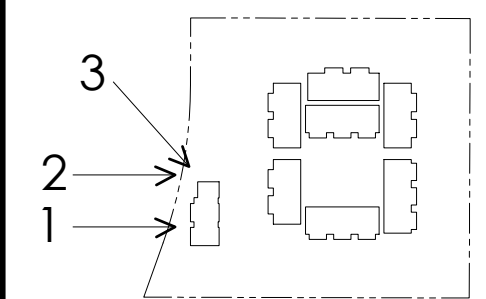
PROJECT TEAM

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 phone: +1 (530) 329 4356
 contact: Mandeep Pablo
 email: mandeep@texasvalleyholdings.com

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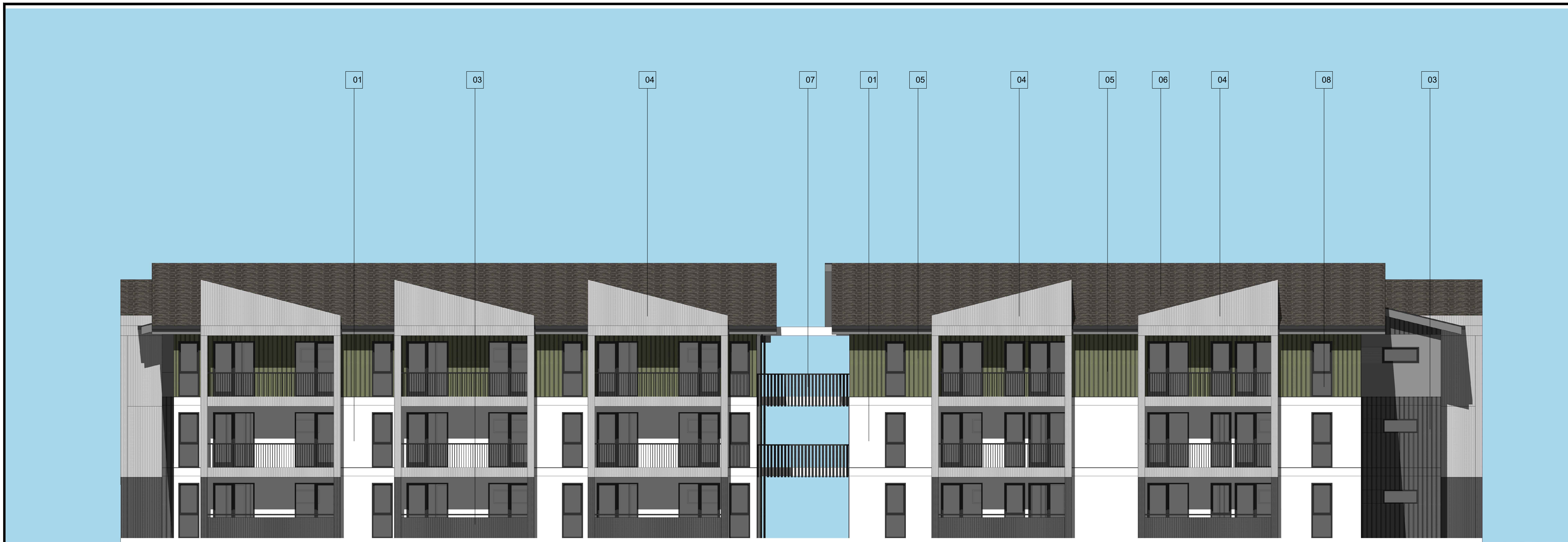
DEVELOPMENT REVIEW PERMIT RESUBMITTAL #2: 2023.---
 DEVELOPMENT REVIEW PERMIT RESUBMITTAL #1: 2023.01.13
 DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022.06.01
 PRE-APP SUBMITTAL 2021.11.19

DRAWING TITLE:
 TOWNHOME RENDERINGS

PROJECT:
 PARK CENTER APARTMENTS
 701 PARK CENTER DRIVE
 SANTEE CA 92071

DBRDS PROJECT NO: 21019
 DATE: MAY 2022
 DRAWN BY: JV
 SCALE: NOT TO SCALE
 SHEET NO: A4.01
 SHEET: 22 OF 31

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22



ELEVATION (west)



ELEVATION (south)

01	PAINTED STUCCO - SW 7005 PURE WHITE	
02	PAINTED STUCCO - SW 7068 GRIZZLE GRAY	
03	CORRUGATED METAL SIDING	
04	CORRUGATED METAL SIDING	
05	BOARD & BATTEN SIDING	
05	BOARD & BATTEN SIDING	
06	COMPOSITE ROOF SHINGLES	
07	VINYL WINDOW FRAMED GLAZING	
08	METAL RAILINGS	

materials

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 DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022.06.01
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DRAWING TITLE:
 MATERIALS BOARD

PROJECT:
 PARK CENTER APARTMENTS
 701 PARK CENTER DRIVE
 SANTEE CA 92071

DBRDS PROJECT NO: 21019
 DATE: MAY 2022
 DRAWN BY: JV
 SCALE: 3/32"=1'-0"
 SHEET NO: A5.00
 SHEET: 23 OF 31

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22



VIEW FROM ENTRANCE



VIEW FROM INTERSECTION

01	PAINTED STUCCO - SW 7005 PURE WHITE	
02	PAINTED STUCCO - SW 7068 GRIZZLE GRAY	
03	CORRUGATED METAL SIDING	
04	CORRUGATED METAL SIDING	
05	BOARD & BATTEN SIDING	
05	BOARD & BATTEN SIDING	
06	COMPOSITE ROOF SHINGLES	
07	VINYL WINDOW FRAMED GLAZING	
08	METAL RAILINGS	
09	WOOD SIDING	

VIEW FROM INTERSECTION

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 PRE-APP SUBMITTAL 2021.11.19

DRAWING TITLE:
 TOWNHOME MATERIALS SELECTION

PROJECT:
 PARK CENTER APARTMENTS
 701 PARK CENTER DRIVE
 SANTEE CA 92071

DBRDS PROJECT NO: 21019
 DATE: MAY 2022
 DRAWN BY: JV
 SCALE: NOT TO SCALE
 SHEET NO: A5.01
 SHEET: 24 OF 31

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22

PARK CENTER DR. APARTMENTS

CONCEPTUAL LANDSCAPE PACKAGE

PARK CENTER DRIVE, SANTEE, CALIFORNIA



**PARK
CENTER DR.
APTS**

New Construction
PARK CENTER DRIVE
SANTEE, CA



McCulloughLA.com
703 16th Street, Suite 100
San Diego, California 92101

41041 Trimboli Way, Suite 6007
Fremont, California 94538
PH. 619.296.3150

**NOT FOR
CONSTRUCTION**

ISSUED FOR
INFORMATION
ONLY

SUBMITTALS | REVISIONS

No.	Description	Date
01	1st Submittal	22.05.11
02	2nd Submittal	22.07.18
03	3rd Submittal	22.09.12

Issue Date	Project Number
6/16/2023	xxxx

Sheet List Table	
Sheet Number	Sheet Title
L000	COVER
L100	CONSTRUCTION PLAN
L200	IRRIGATION PLAN
L300	PLANTING PLAN
L400	CONSTRUCTION DETAILS
L500	CONCEPTUAL RENDERINGS

COVER

L000



SANTEE APTS

New Construction

PARK CENTER DRIVE
SANTEE, CA



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SUBMITTALS | REVISIONS

No.	Description	Date
01	1st Submittal	22.05.11
02	2nd Submittal	22.07.18

Issue Date	Project Number
7/18/2022	xxxx

CONCEPTUAL
RENDERINGS

L500

- FINISHES KEY**
- 01 PAINTED STUCCO
 - 02 CORRUGATED METAL SIDING
 - 03 BOARD & BATTEN SIDING
 - 04 COMPOSITE ROOF SHINGLES
 - 05 VINYL WINDOW FRAMED GLAZING
 - 06 METAL RAILINGS

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DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022.06.01
PRE-APP SUBMITTAL 2021.11.19

DRAWING TITLE:
 EAST & WEST ELEVATIONS

PROJECT:
PARK CENTER APARTMENTS
 701 PARK CENTER DRIVE
 SANTEE CA 92071

DBRDS PROJECT NO: 21019
DATE: MAY 2022
DRAWN BY: JV
SCALE: 1/8" = 1'-0"
SHEET NO: A2.00
SHEET: 16 OF 31



EAST ELEVATION



WEST ELEVATION

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22

- FINISHES KEY
- 01 PAINTED STUCCO
 - 02 CORRUGATED METAL SIDING
 - 03 BOARD & BATTEN SIDING
 - 04 COMPOSITE ROOF SHINGLES
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 - 06 METAL RAILINGS

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NORTH ELEVATION



SOUTH ELEVATION

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 DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022.06.01
 PRE-APP SUBMITTAL 2021.11.19

DRAWING TITLE:
 NORTH & SOUTH ELEVATIONS

PROJECT:
 PARK CENTER APARTMENTS
 701 PARK CENTER DRIVE
 SANTEE CA 92071

DBRDS PROJECT NO: 21019
 DATE: MAY 2022
 DRAWN BY: JV
 SCALE: 1/8" = 1'-0"
 SHEET NO: A2.01
 SHEET: 17 OF 31

- FINISHES KEY**
- 01 PAINTED STUCCO
 - 02 CORRUGATED METAL SIDING
 - 03 BOARD & BATTEN SIDING
 - 04 COMPOSITE ROOF SHINGLES
 - 05 VINYL WINDOW FRAMED GLAZING
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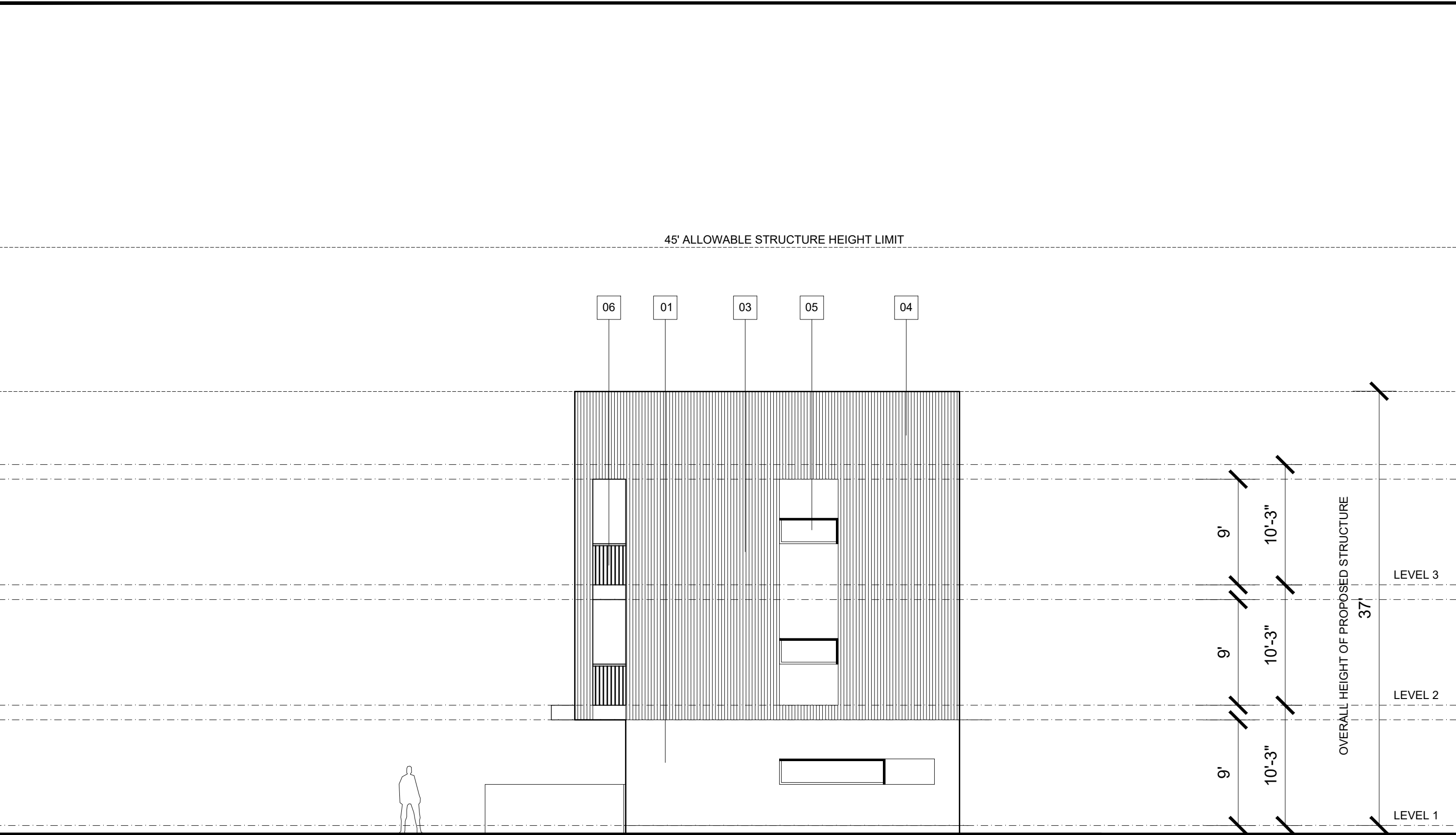
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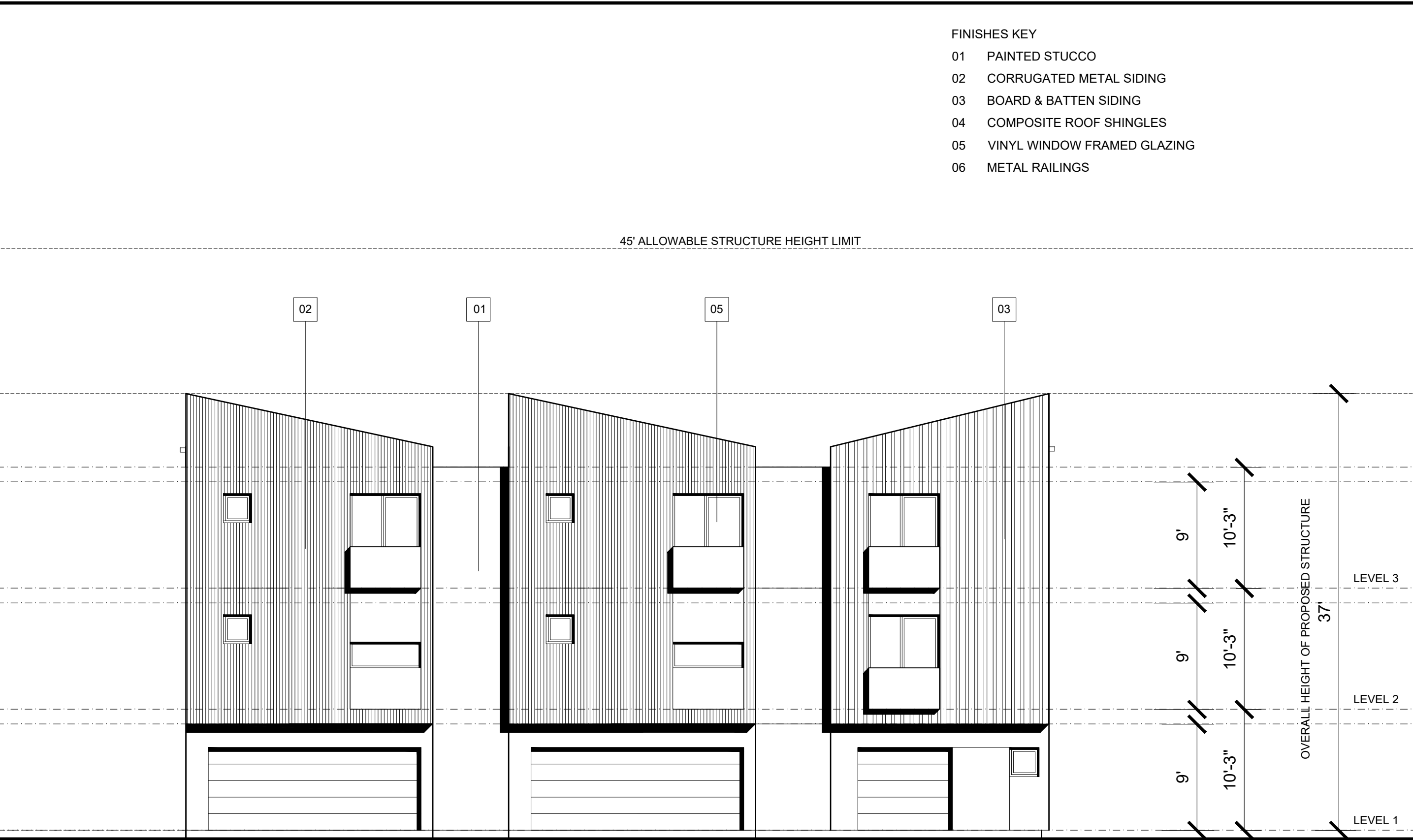
DRAWING TITLE:
TOWNHOME ELEVATIONS

PROJECT:
PARK CENTER APARTMENTS
 701 PARK CENTER DRIVE
 SANTEE CA 92071

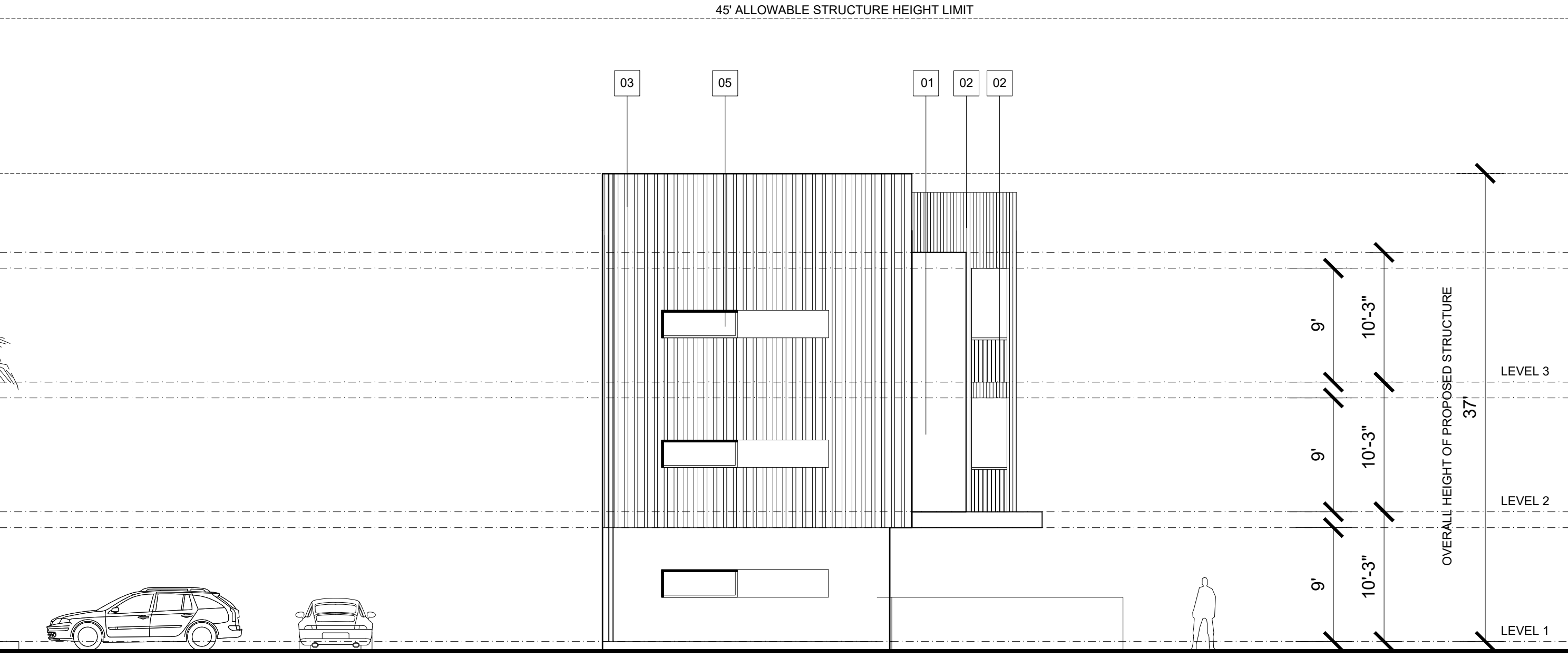
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 DATE: MAY 2022
 DRAWN BY: JV
 SCALE: 1/8" = 1'-0"
 SHEET NO: A2.02
 SHEET: 18 OF 31



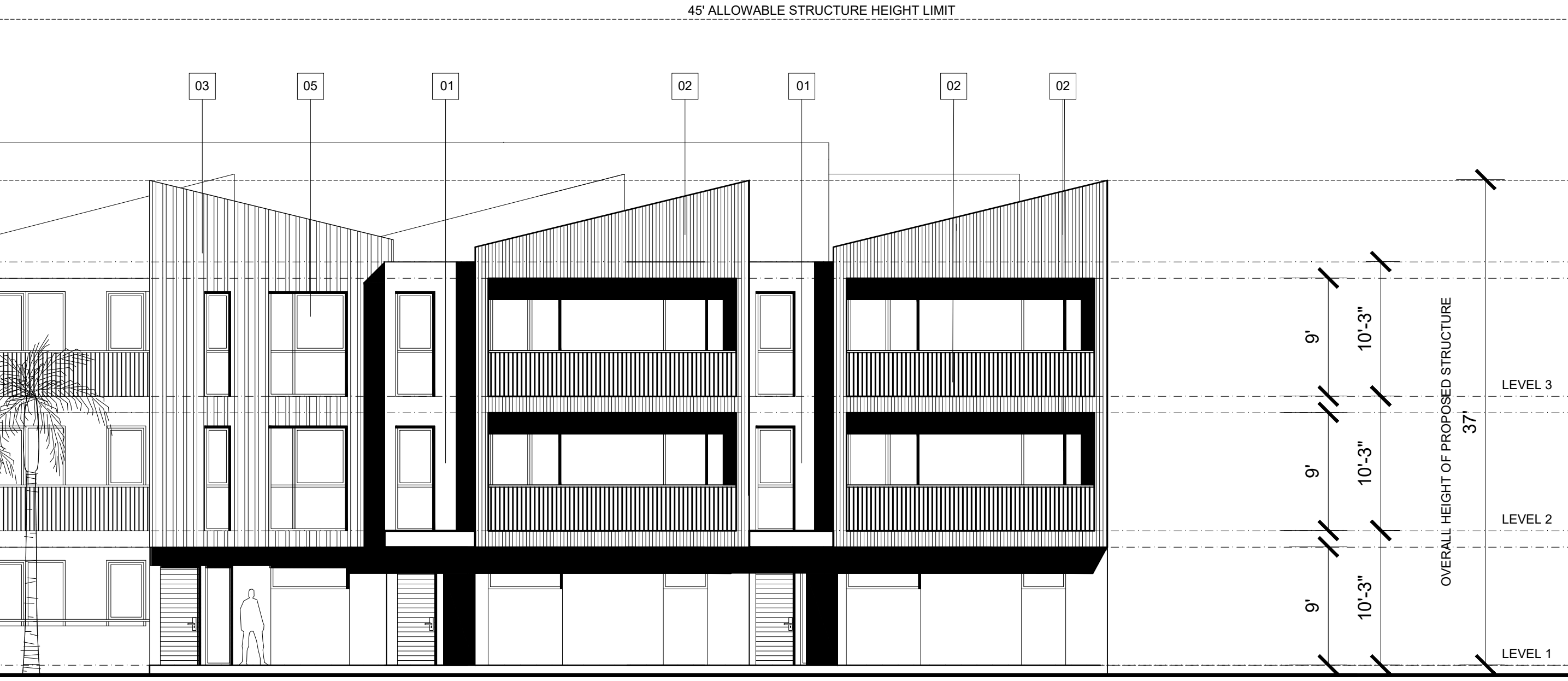
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

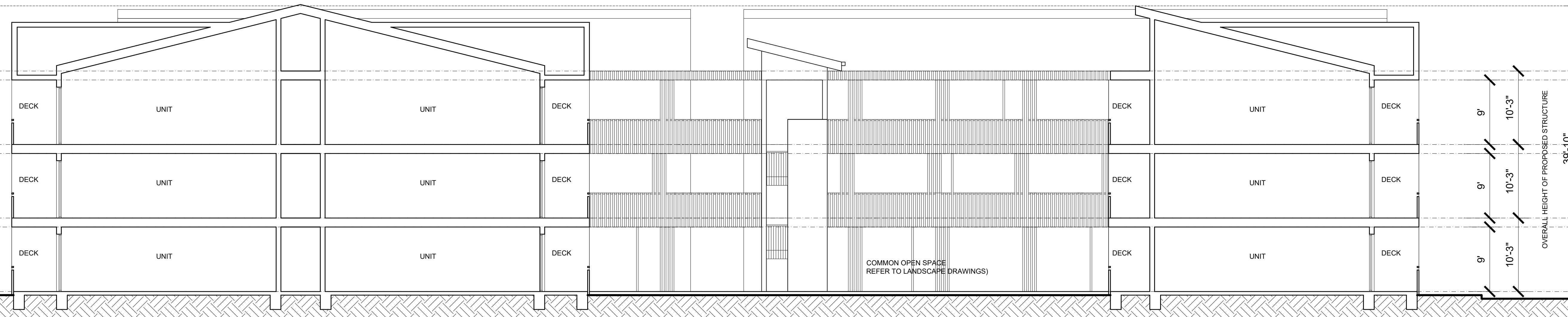


WEST ELEVATION

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22

3:12 (min.) ROOF SLOPE

45' ALLOWABLE STRUCTURE HEIGHT LIMIT



COMMON OPEN SPACE
REFER TO LANDSCAPE DRAWINGS)

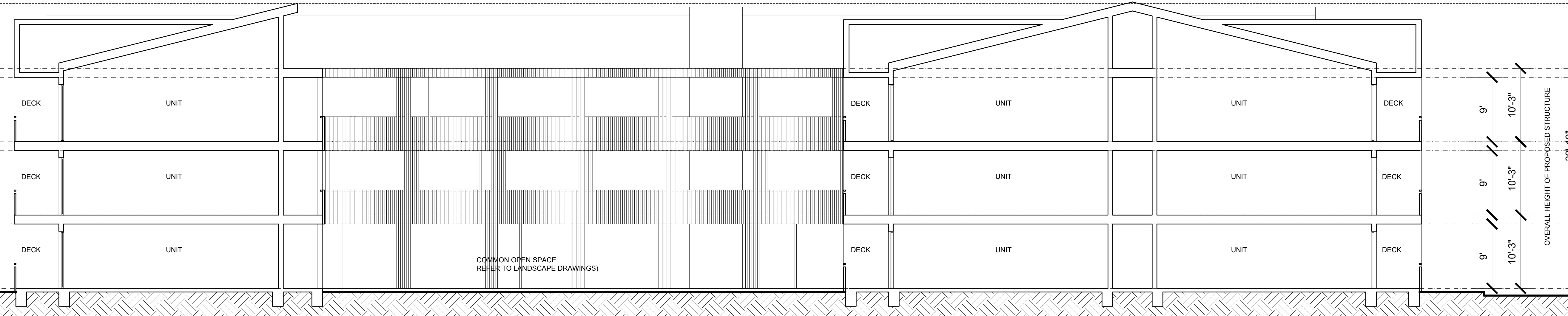
LEVEL 3
LEVEL 2
LEVEL 1

9'
10'-3"
9'
10'-3"
9'
10'-3"

OVERALL HEIGHT OF PROPOSED STRUCTURE
39'-10"

SECTION A-A

45' ALLOWABLE STRUCTURE HEIGHT LIMIT



COMMON OPEN SPACE
REFER TO LANDSCAPE DRAWINGS)

LEVEL 3
LEVEL 2
LEVEL 1

9'
10'-3"
9'
10'-3"
9'
10'-3"

OVERALL HEIGHT OF PROPOSED STRUCTURE
39'-10"

SECTION B-B

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 DEVELOPMENT REVIEW PERMIT SUBMITTAL: 2022.06.01
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DRAWING TITLE:
BUILDING SECTIONS

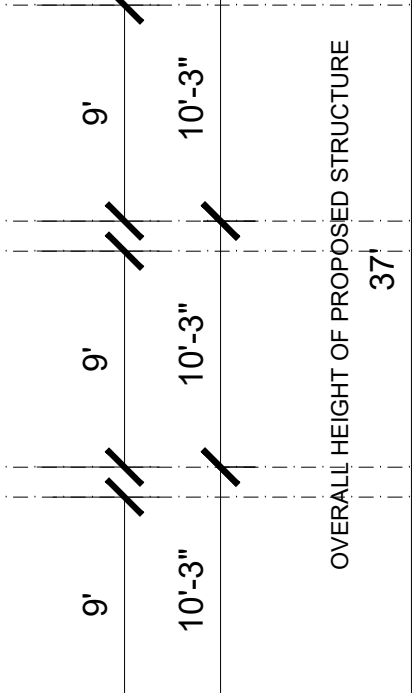
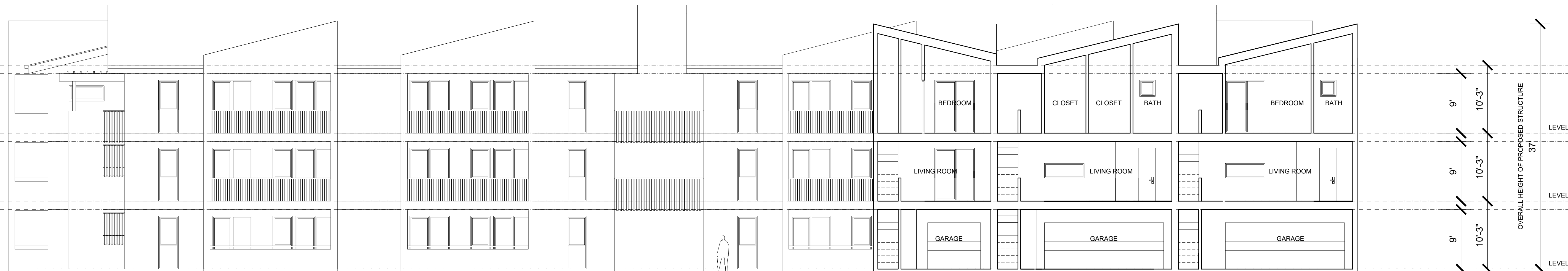
PROJECT:
PARK CENTER APARTMENTS
701 PARK CENTER DRIVE
SANTEE CA 92071

DBRDS PROJECT NO: 21019
 DATE: MAY 2022
 DRAWN BY: JV
 SCALE: 1/8" = 1'-0"
 SHEET NO: A3.00
 SHEET: 19 OF 31

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22

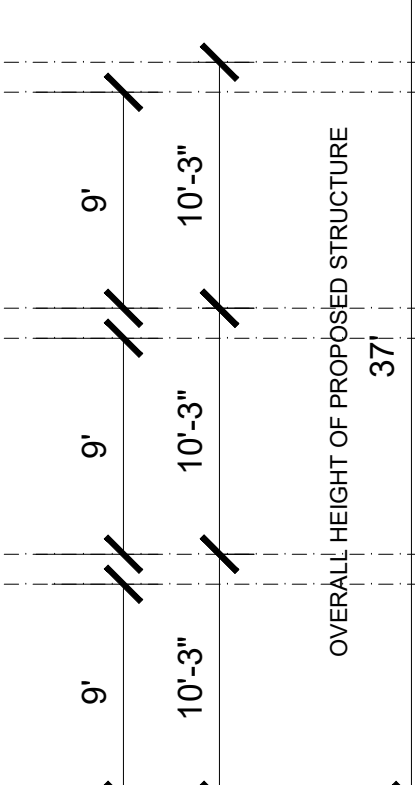
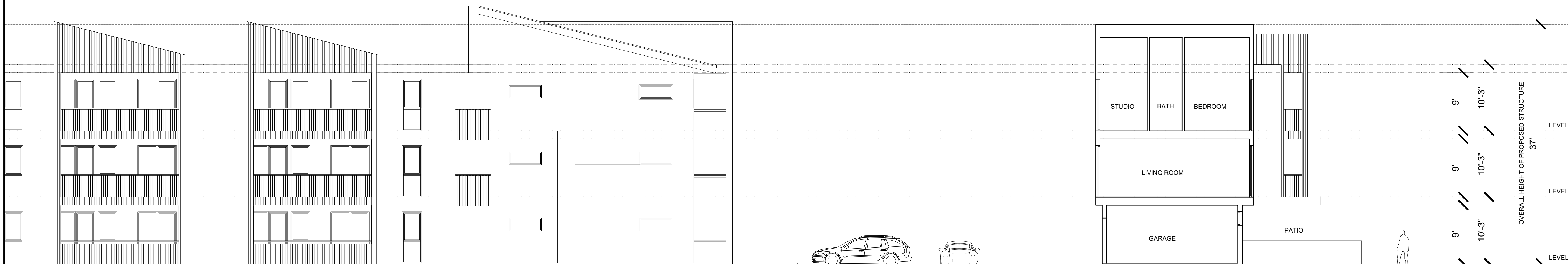
3:12 (min.) ROOF SLOPE

45' ALLOWABLE STRUCTURE HEIGHT LIMIT



SECTION A-A

45' ALLOWABLE STRUCTURE HEIGHT LIMIT



SECTION B-B

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DRAWING TITLE: TOWNHOME SECTIONS

PROJECT:
PARK CENTER APARTMENTS
 701 PARK CENTER DRIVE
 SANTEE CA 92071

DBRDS PROJECT NO: 21019
 DATE: MAY 2022
 DRAWN BY: JV
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 SHEET: 19 OF 31

DEVELOPMENT REVIEW PERMIT APPLICATION 2023.06.22