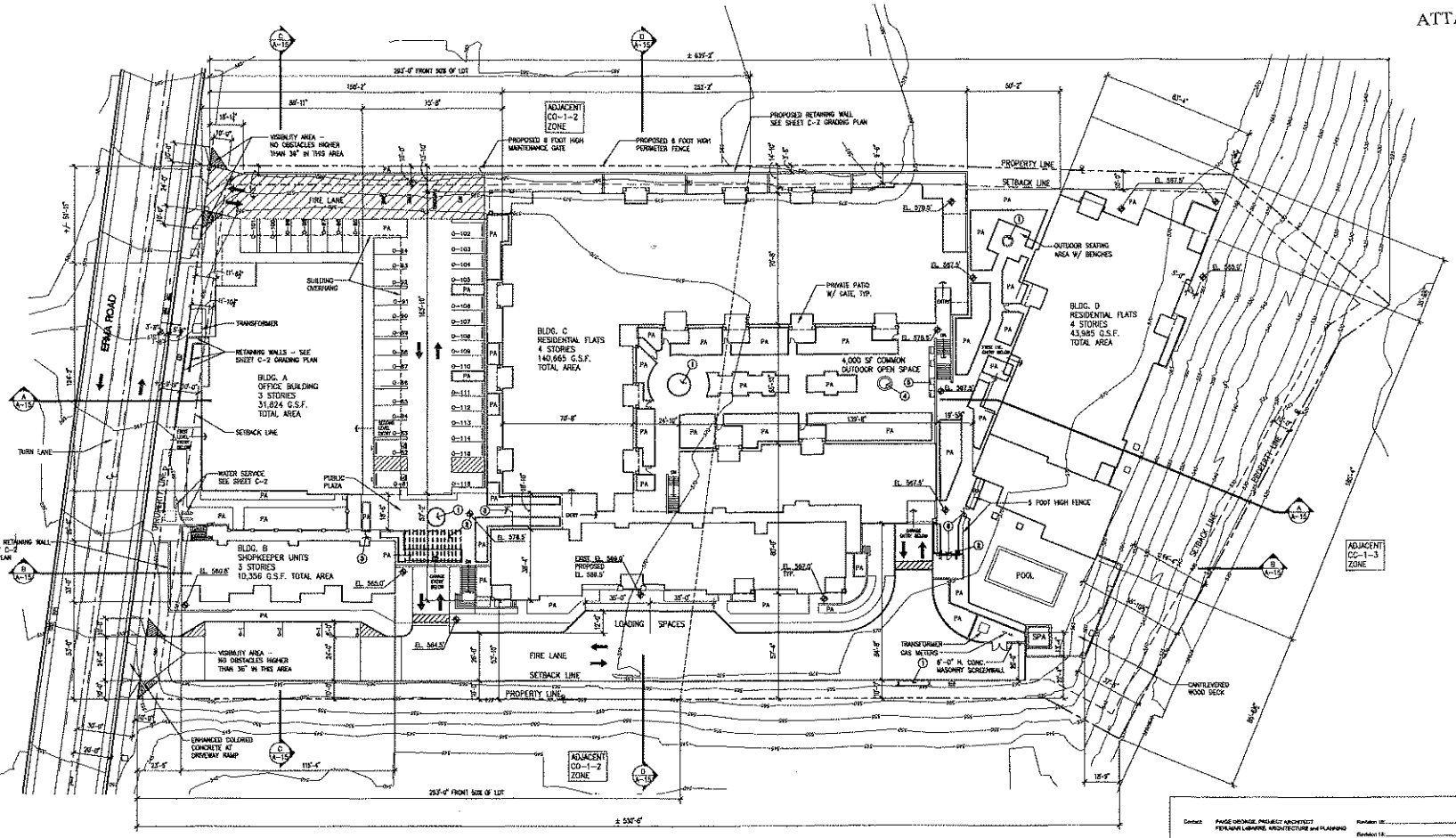
ATTACHMENT 4



SITE PLAN NOTES

1. SEE SHEET C-2, GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND DRAINAGE PATTERNS AND EXISTING AND PROPOSED UTILITIES.
2. SEE SHEET A-4, SUBTERRANEAN GARAGE PLAN FOR PARKING AND STORAGE CALCULATIONS.
3. SEE SHEET A-4 THROUGH A-8 FOR PARKING LOCATIONS AND DIMENSIONS.
4. SEE SHEET C-3 FOR EXISTING OR PROPOSED EASEMENTS ON THIS SITE.
5. THERE ARE NO EXISTING OR PROPOSED BUS STOPS ADJACENT TO THIS SITE.
6. SEE SHEET L-2.0 FOR PLANT AND PAVING INFORMATION.

KEYNOTES

1. WATER FEATURE
2. TRELLIS
3. ENTRY GATE
4. FIRE PIT
5. BARBECUES

LEGEND

SETBACK LINE	EL. 567.0' PROPOSED SURFACE ELEVATION, U.N.O. SEE SHEET C-2 GRADING PLAN
STREET CENTER LINE	PA PLANTING AREA
PROPERTY LINE	ARROW SHOWING BUILDING ENTRANCES
	WHITE PAINTED DIRECTIONAL ARROW IN DRIVE AISLE

N

0 10' 20' 40'

SCALE: 1" = 20'-0"

SITE PLAN

WISTERIA
SAN DIEGO, CALIFORNIA

FEHLMAN LABARRE ARCHITECTURE PLANNING

910 Market Street
Second Floor
San Diego, CA 92101
Tel 619.234.0199
Fax 619.234.0136

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America's Builder
WESTERN PACIFIC HOUSING
SAN DIEGO DIVISION

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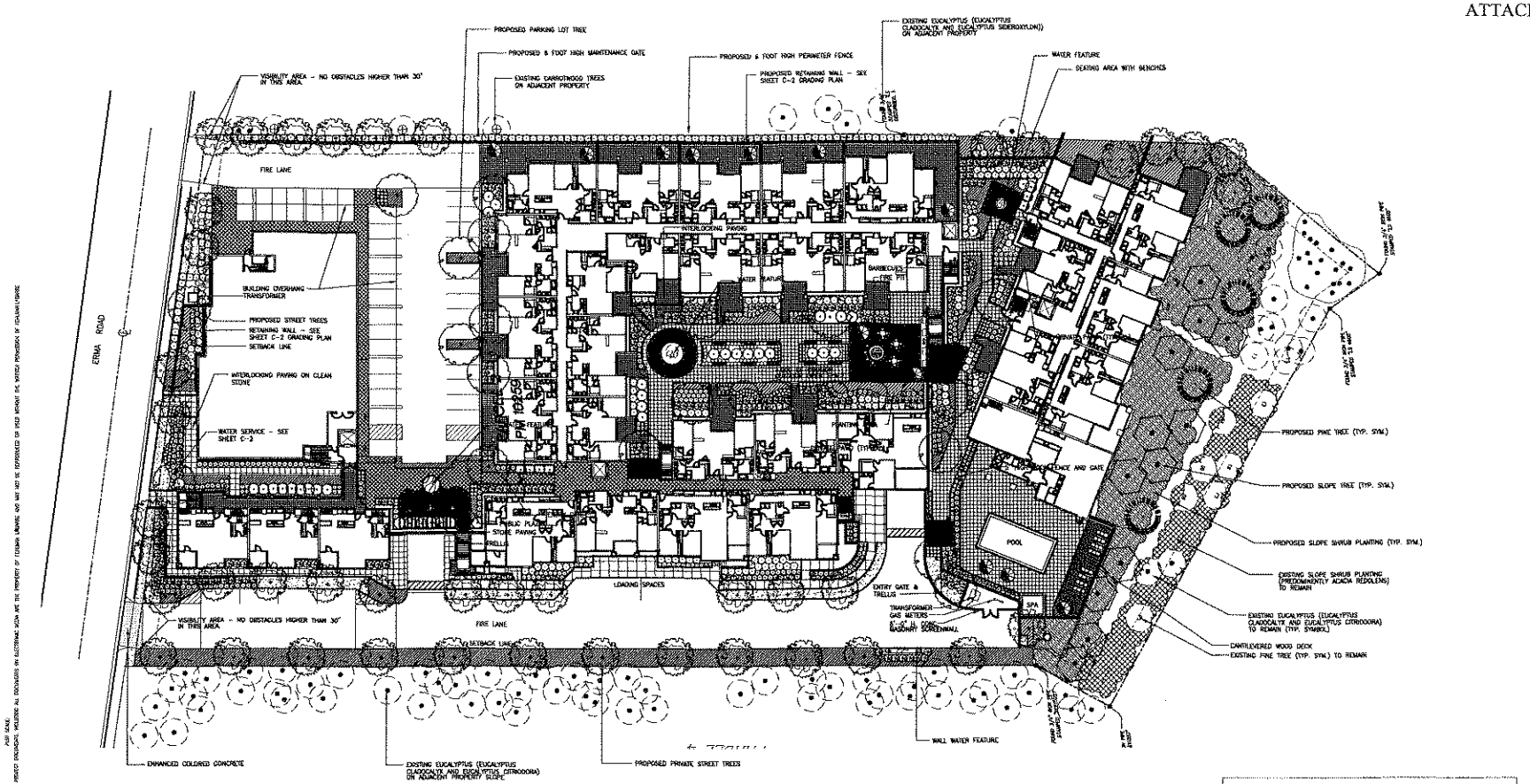
Project Name:
WISTERIA

Sheet Title:
SITE PLAN

Revision 02: 3-8-2006
Revision 03: 2-15-2006
Revision 04: 1-10-2006
Revision 01: 8-15-2005 (Redesign)
Original Date: 11-1-2004
Sheet A-1 of 22
DATE:

ATTACHMENT 4



JANUARY 10, 2006

LANDSCAPE DEVELOPMENT PLAN

WISTERIA
SAN DIEGO, CALIFORNIA

ARCHITECTURE PLANNING
910 Market Street
Second Floor
San Diego, CA 92101
Tel [619] 234-6059
Fax [619] 234 9838

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CARRIER CORNISH
LANDSCAPE ARCHITECTURE
DESIGN
PLANNING

D·R·HORTON America's Builder
WESTERN PACIFIC HOUSING
SAN DIEGO DIVISION

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A.P.N. 319-100-43-00

Project Name:
WISTERIA

Sheet Title: LANDSCAPE DEVELOPMENT PLAN

Revision 1A:	
Revision 1B:	
Revision 1C:	
Revision 1D:	
Revision 1E:	
Revision 1F:	
Revision 1G:	
Revision 1H:	
Revision 2A:	
Revision 2B:	3-8-06
Revision 2C:	5-19-06
Revision 2D:	1-10-06
Revision 2E:	8-15-05
Original Date:	11-1-04
Sheet	L-2.0 of 22
DSPR:	

ATTACHMENT 4

VESTING TENTATIVE MAP # 178023
WISTERIA
CITY OF SAN DIEGO, CALIFORNIA

OWNER/DEVELOPER:
DR HORTON WESTERN PACIFIC SERIES
5765 FLEET STREET, SUITE 210
CARLSBAD, CA 92008
(760)-929-1800
(760)-929-1801 (FAX)
BY: R. DANIEL BY [illegible]

ARCHITECT:
FEHLMAN LABARRE ARCHITECTURE + PLANNING
549 MARKET STREET, 2ND FLOOR
SAN DIEGO, CA 92101
(619)-234-0789
(619)-234-8136 (FAX)

CIVIL ENGINEER:
NASLAND ENGINEERING
4740 RUFFNER ROAD
SAN DIEGO, CA 92111
(858) 292-7770
(858) 571-3241 (FAX)

DRY UTILITIES:
POWER PLUS
508 WEST MISSION AVENUE, SUITE 109
ESCONDIDO, CA 92025
(760)-781-3856
(760)-781-3862 (FAX)

SOILS ARCHITECT:
GEOCON INC
6960 FLANDERS DRIVE
SAN DIEGO, CA 92121
(858)-558-6900
(858)-558-6159 (FAX)

LANDSCAPE ARCHITECT:
CARRIER & CARRIER
110 "J" STREET, SUITE 307
SAN DIEGO, CA 92101
(619)-232-4747
(619)-232-4510 (FAX)

UNIT SUMMARY

UNIT	AVERAGE AREA	UNIT TYPE	NUMBER[1] OF UNITS	% MIX
RES	910 SF	1 BEDROOM/DEN	8	7.0%
RES	1,014 SF	2 BEDROOM	8	7.0%
RES	1,300 SF	2 BEDROOM/DEN	56	50.4%
RES	1,705 SF	3 BEDROOM	39	33.9%
C	31,824 SF	C-1 COMMERCIAL UNIT	30	6.8%
R	2,636 SF	RECREATION CENTER	N/A	N/A
		TOTALS	113	100.0%

NOTES:
1 RECREATION CENTER IS NOT COUNTED AS A UNIT FOR PURPOSES OF TOTAL UNITS OR % MIX

PARKING CALCULATIONS

PARKING REQUIREMENTS			
UNIT TYPE	UNITS	RATIO	TOTAL
COMMERCIAL	30,258 SF @ 3.3/1000		116
1 BEDROOM/DEN	8	2	16
2 BEDROOM	8	2	16
2 BEDROOM/DEN	56	2.25	131
3 BEDROOM	39	2.25	88
TOTAL RESIDENTIAL PARKING SPACES REQUIRED			253
TOTAL PARKING SPACES REQUIRED			369
PARKING PROVIDED			
LOCATION	PARKING STALL	ACCESSIBLE STALL	TOTAL PARKING
STREET LEVEL	34	2	36
LOWER GARAGE	173	3	177
UPPER GARAGE	152	4	156
TOTAL PROVIDED	359	9	369
ACCESSIBLE PARKING REQUIREMENT			
COMMERCIAL PARKING	4(116)		5
2% OF THE RESIDENTIAL PARKING (253)	02 = (116)		3
TOTAL REQUIRED			8
TOTAL PROVIDED			9

- CBC TABLE 11B-6

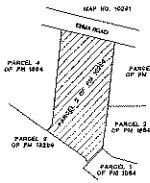
BUILDING SUMMARY

DESCRIPTION	BLDG. AREA
LOWER GARAGE	74,938 SF
UPPER GARAGE	65,483 SF
RESIDENTIAL UNITS	184,974 SF
COMMERCIAL UNITS	35,258 SF
RECREATION ROOM	2,636 SF
TOTAL AREA	357,231 SF
GROUND/FIRST LEVEL	95,841 SF
PODIUM/SECOND LEVEL	58,380 SF
THIRD FLOOR	63,989 SF
FOURTH FLOOR	49,908 SF
FIFTH FLOOR	33,312 SF
TOTAL BUILDING AREA	292,353 SF

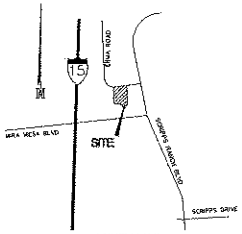
EARTHWORK NOTES:

1. TOTAL AMOUNT OF SITE TO BE GRADED: 3.92 ACRES
2. PERCENT OF TOTAL SITE GRADED: 100%
3. AMOUNT OF SITE WITH 25% SLOPES OR GREATER: 0.84 ACRES
4. PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER: 21.4%
5. AMOUNT OF SITE WITHIN HILLSIDE REVIEW: 0.84 ACRES
6. PERCENT OF TOTAL SITE WITHIN HILLSIDE REVIEW: 21.4%
7. MAXIMUM HEIGHT OF FILL SLOPE(S): 10 FEET AT 2:1 MAXIMUM SLOPE RATIO
8. MAXIMUM HEIGHT OF CUT SLOPE(S): 32 FEET AT 2:1 MAXIMUM SLOPE RATIO
9. RETAINING WALLS: (Not including building shoring walls)
   MOR WALL: 1
   MAXIMUM LENGTH: 356 FEET
   MAXIMUM HEIGHT: 8 FEET
10. THIS PROJECT PROPOSES AN EXPORT OF 34,000 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED INTO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
11. EARTHWORK QUANTITIES DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE ONLY SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES

EARTHWORK QUANTITIES:
CUT = 36,000 CY
FILL = 2,000 CY
EXPORT = 34,000 CY

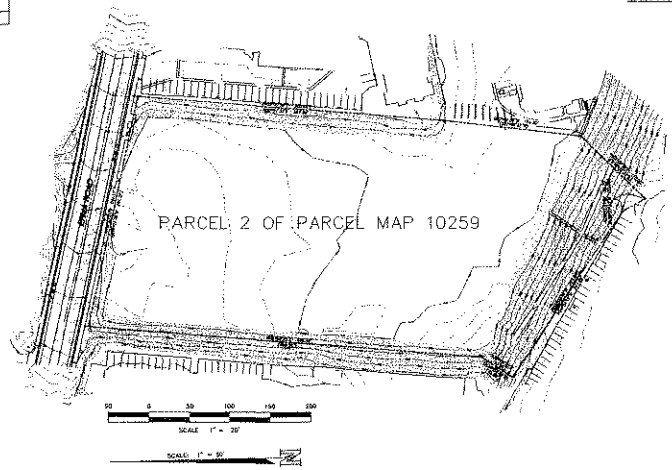


ADJACENT PROPERTIES
NO SCALE



VICINITY MAP
NO SCALE

ERMA ROAD TYPICAL SECTION
NO SCALE



GENERAL NOTES:

1. EXISTING WISE ZONE: CO-1-3
2. COMMUNITY PLAN: SCRIPPS RANCHO RANCH COMMUNITY PLAN
3. GROSS AREA: 3.92 ACRES
4. NET AREA: 3.92 ACRES
5. TOTAL NUMBER OF EXISTING LOTS: 1
6. TOTAL NUMBER OF PROPOSED LOTS: 1
7. PROPOSED NUMBER OF RESIDENTIAL UNITS: 114
   PROPOSED NUMBER OF COMMERCIAL UNITS: 30
8. DRAINAGE, STREET, AND STORM DRAINS PER CITY ENGINEER
9. NAD 27 COORDINATES: 274-1730
10. NAD 83 COORDINATES: 1914-6292
11. BENCHMARK: CITY OF SAN DIEGO SOUTH EAST BRASS PLUG AT THE EAST RETURN OF THE SOUTHEAST CORNER OF TRIENZA AND ALBERT STREETS
    ELEVATION = 539.88 M.S.L.
12. SERVICES AND UTILITIES:
    SCHOOLS - SAN DIEGO UNIFIED SCHOOL DISTRICT
    WATER, SEWER, FIRE, AND POLICE - CITY OF SAN DIEGO
    TELEPHONE - SBC
    GAS AND ELECTRIC - SDG&E
13. ALL ON SITE SEWER AND WATER FACILITIES ARE TO BE PRIVATELY MAINTAINED.
14. PROPOSED UTILITIES WILL BE UNDERGROUND.
15. SOURCE OF TOPOGRAPHY: SANCO AERIAL SURVEY DATED 5/5/04 AND NASLAND ENGINEERING FIELD SURVEYS DATED BETWEEN 5/4/04 AND 6/2/04.
16. THE DEVELOPMENT OF 114 RESIDENTIAL CONDOMINIUMS AND 30 COMMERCIAL UNITS ON THE PROPERTY HAS BEEN APPROVED PER SITE DEVELOPMENT PERMIT _____
17. ALL ADJOINING PUBLIC STREET ARE EXISTING.
18. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION LAW ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUMS IS 114 AND COMMERCIAL UNITS IS 30
19. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE DIVIDING PERMANENT BMP MAINTENANCE SATISFACTORY TO THE CITY ENGINEER
20. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER 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

LEGAL DESCRIPTION:
PARCEL 2 OF PARCEL MAP 10259

ASSESSOR'S PARCEL NUMBER:
319-180-43

SCOPE OF WORK:
BUILDING PERMIT FOR 4 STORY'S OF CONDOMINIUMS OVER TWO LEVELS OF CONCRETE SUBTERRANEAN GARAGE WITH COMMERCIAL UNITS ON THE FIRST FLOOR

CONDOMINIUM NOTE:

BUILDING CODE: 2004 CA BLDG. CODE
LAND DEVELOPMENT CODE

OCCUPANCY GROUP: R1 - CONDOMINIUMS
S3 - CONCRETE GARAGES
A - RECREATION ROOM
B - OFFICE

BUILDING TYPE: TYPE I - GARAGE
TYPE V - 1 HOUR - RESIDENTIAL AND OFFICE AND RECREATION ROOM

FIRE SPRINKLER YES - FULL 13 SYSTEM FOR THE ENTIRE BUILDING

ROBERT C. HAINES' R.C.E. 25593 9-2-04 DATE
R.C.E. EXPIRATION DATE: 12/31/07
NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
(858) 292-7770

ROBERT C. HAINES 25593 EXP. 12-31-07 STATE OF CALIFORNIA

VESTING—TENTATIVE—MAP

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SAN DIEGO, CALIFORNIA

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Fax (619) 234-8136

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CIVIL ENGINEERING • SURVEYING • LAND PLANNING
4740 Ruffner Street, San Diego, California, 92111 • 858-292-7770

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WESTERN PACIFIC HOUSING
SAN DIEGO DIVISION

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Phone/Fax: 619-234-0789 FAX 619-234-8136

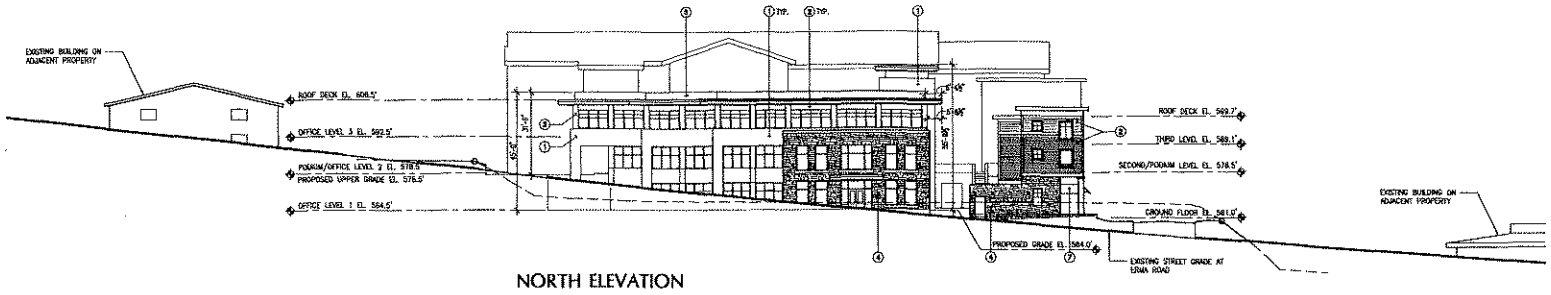
Project Address:
8885 ERMA ROAD
SAN DIEGO, CA. 92131
A.P.N. 319-180-43

Project Name:
WISTERIA

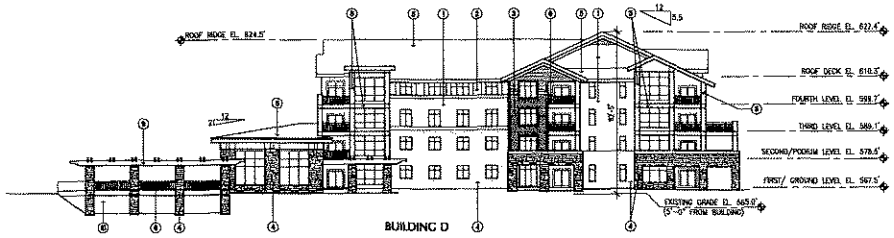
Sheet Title:
VESTING TENTATIVE MAP
VESTING TENTATIVE MAP NO - 178023
PROJECT NO: 5.5037
JOB ORDER NUMBER: 42-3532

Revision 16: _____
Revision 15: _____
Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 09: _____
Revision 08: _____
Revision 07: _____
Revision 06: _____
Revision 05: 3/30/06 (REDESIGN)
Revision 04: 2/15/06 (REDESIGN)
Revision 03: 1/10/06 (REDESIGN)
Revision 02: 8/1/05 (REDESIGN)
Revision 01: _____
Original Date: 11/1/04
Sheet C-1 of 22
DEPS: _____
R.E. JOB No. 104-0581

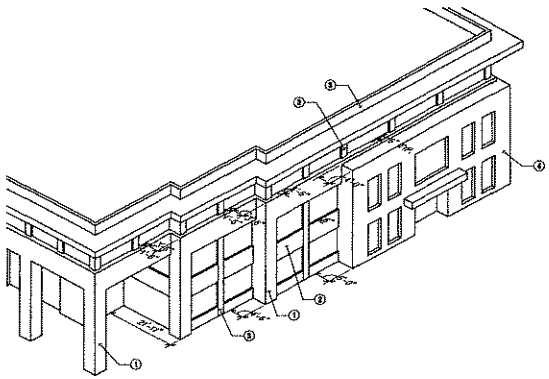
ATTACHMENT 4



NORTH ELEVATION



SOUTH ELEVATION



OFFICE BUILDING (BUILDING A)
AXONOMETRIC VIEW FROM NORTHWEST
NOT TO SCALE

MATERIAL NOTES:

1. EXTERIOR CEMENT PLASTER
2. CEMENT FIBER SIDING
3. CEMENT FIBER TRIM BOARD
4. SIMULATED STONE VENEER
5. COMPOSITION SHINGLE ROOFING
6. WOOD BALCONY RAIL, STAINED
7. CANVAS AWNING
8. GLASS RAIL
9. WOOD TRELLIS, STAINED
10. WOOD LATTICE, PAINTED

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Exterior Elevations

WISTERIA
SAN DIEGO, CALIFORNIA

FEHLMAN LABARRE ARCHITECTURE PLANNING
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5900 ERMA ROAD
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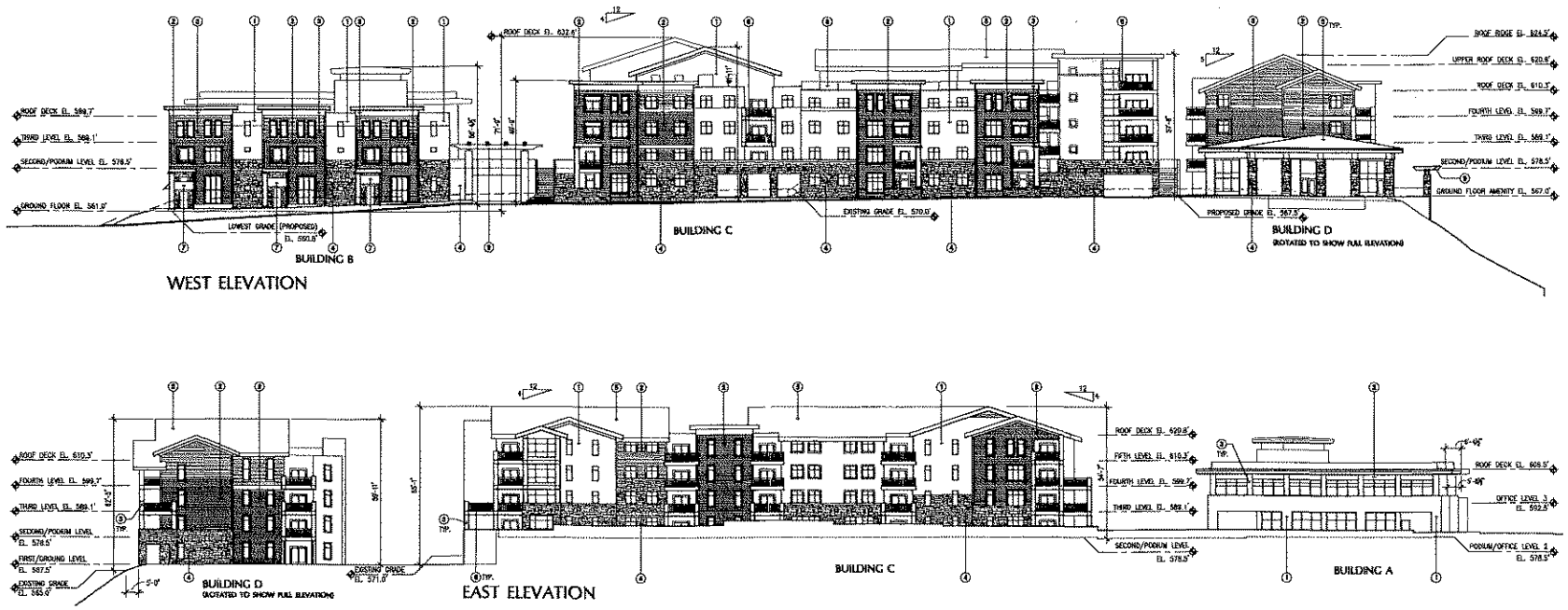
A.P.N. 319-190-03-00
Project Name:
WISTERIA
Sheet Title:
EXTERIOR ELEVATIONS

Revision 1:
Revision 2:
Revision 3:
Revision 4:
Revision 5:
Revision 6:
Revision 7:
Revision 8:
Revision 9:
Revision 10:
Revision 11:
Revision 12:
Revision 13:
Revision 14:
Revision 15:
Revision 16:
Revision 17:
Revision 18:
Revision 19:
Revision 20:
Revision 21:
Revision 22:
Revision 23:
Revision 24: 3-8-2005
Revision 25: 2-15-2006
Revision 26: 1-10-2006
Revision 27: 8-15-2005 (Redesign)
Original Date: 11-1-2004
Sheet A-14 of 22
DEPT#



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3690 ERMA ROAD
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A.P.N. 218-180-43-00
Project Name:
WISTERIA
Sheet Title:
EXTERIOR ELEVATIONS

Revision 1A: 3-8-2006
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