"PARKVUE"

TH #1: VERANDA
TH #2: LOGGIA
TH #3: TERRACE

SANTEE, CALIFORNIA

DEVELOPER INFORMATION

CITY VENTURES
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
CONTACT: MICHAEL YOU
PHONE: (949) 258-7541
EMAIL:MYOU@CITYVENTURES.COM

CONSULTANT INFORMATION

ARCHITECTURE:
KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: ALAN SCALES
PHONE: (949) 221-6256
EMAIL: ASCALES@KTGY.COM

LANDSCAPE ARCHITECTURE:
C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
CONTACT: STEVE OH
PHONE: (562) 896-7746
EMAIL: SOH@C2COLLABORATIVE.COM

CIVIL:
FUSCOE ENGINEERING, INC.
6390 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92122
CONTACT: KEN KOZLIK
PHONE: (858) 554-1500
EMAIL: KKOZLIK@FUSCOE.COM

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

COVER SHEET

A0.00

SHEET INDEX

Sheet Number	Sheet Title
DESIGN SET	
A0.00	COVER SHEET
A0.01	SHEET INDEX & PROJECT SUMMARY
A0.02	PROJECT SUMMARY
A0.03	PROJECT SUMMARY
A0.04	PROJECT SUMMARY
A0.10	ARCHITECTURAL SITE PLAN
A0.11	OPEN SPACE
DESIGN SET: TH #1 "VERANDA": 2-STORY ROWHOMES	
A1.00	B300 - 3PLEX - PERSPECTIVES
A1.01	B300 - 3PLEX - ELEVATIONS
A1.02	B300 - 3PLEX BUILDING PLANS
A1.10	B400 - 4PLEX - PERSPECTIVES
A1.11	B400 - 4PLEX - ELEVATIONS
A1.12	B400 - 4PLEX - BUILDING PLANS
A1.20	B600 - 6PLEX - PERSPECTIVES
A1.21	B600 - 6PLEX - ELEVATIONS
A1.22	B600 - 6PLEX - BUILDING PLANS
A1.23	B600 - 6PLEX - BUILDING PLANS
A1.30	PLAN 1 - UNIT PLAN
A1.31	PLAN 2 - UNIT PLAN
A1.32	PLAN 3 - UNIT PLAN
DESIGN SET: TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES	
A2.00	B610 - 6PLEX - PERSPECTIVES
A2.01	B610 - 6PLEX - ELEVATIONS
A2.02	B610 - 6PLEX - BUILDING PLANS
A2.10	B710 - 7PLEX - PERSPECTIVES
A2.11	B710 - 7PLEX - ELEVATIONS
A2.12	B710 - 7PLEX - BUILDING PLANS
A2.20	B810 - 8PLEX - PERSPECTIVES
A2.21	B810 - 8PLEX - ELEVATIONS
A2.22	B810 - 8PLEX - BUILDING PLANS
A2.23	B810 - 8PLEX - BUILDING PLANS
A2.30	B910 - 9PLEX - PERSPECTIVES
A2.31	B910 - 9PLEX - ELEVATIONS
A2.32	B910 - 9PLEX - BUILDING PLANS
A2.33	B910 - 9PLEX - BUILDING PLANS
A2.40	B1010 - 10PLEX - PERSPECTIVES
A2.41	B1010 - 10PLEX - ELEVATIONS
A2.42	B1010 - 10PLEX- BUILDING PLANS
A2.43	B1010 - 10PLEX- BUILDING PLANS
A2.50	B1011 - 10PLEX - PERSPECTIVES
A2.51	B1011 - 10PLEX - ELEVATIONS
A2.52	B1011 - 10PLEX - BUILDING PLANS
A2.53	B1011 - 10PLEX - BUILDING PLANS
A2.60	B1110 - 11PLEX - PERSPECTIVES
A2.61	B1110 - 11PLEX - ELEVATIONS
A2.62	B1110 - 11PLEX - BUILDING PLANS
A2.63	B1110 - 11PLEX - BUILDING PLANS
A2.70	PLAN 1 - UNIT PLAN
A2.71	PLAN 2 - UNIT PLAN
A2.72	PLAN 3 - UNIT PLAN
A2.73	PLAN 4 - UNIT PLAN
A2.74	PLAN 4 OPTION - UNIT PLAN
DESIGN SET: TH #3 "TERRACE": 3-STORY ROWHOMES	
A3.00	B421 - 4PLEX - PERSPECTIVES
A3.01	B421 - 4PLEX - ELEVATIONS
A3.02	B421 - 4PLEX - BUILDING PLANS
A3.03	B421 - 4PLEX - BUILDING PLANS
A3.10	B520 - 5PLEX - PERSPECTIVES
A3.11	B520 - 5PLEX - ELEVATIONS
A3.12	B520 - 5PLEX - BUILDING PLANS
A3.20	B620 - 6PLEX - PERSPECTIVES
A3.21	B620 - 6PLEX - ELEVATIONS
A3.22	B620 - 6PLEX - BUILDING PLANS
A3.30	B621 - 6PLEX - PERSPECTIVES
A3.31	B621 - 6PLEX - ELEVATIONS
A3.32	B621 - 6PLEX - BUILDING PLANS
A3.33	B621 - 6PLEX - BUILDING PLANS
A3.40	B720 - 7PLEX - PERSPECTIVES
A3.41	B720 - 7PLEX - ELEVATIONS
A3.42	B720 - 7PLEX - BUILDING PLANS
A3.43	B720 - 7PLEX - BUILDING PLANS
A3.50	B920 - 9PLEX - PERSPECTIVES
A3.51	B920 - 9PLEX - ELEVATIONS
A3.52	B920 - 9PLEX - BUILDING PLANS
A3.53	B920 - 9PLEX - BUILDING PLANS
A3.60	B1020 - 10PLEX - PERSPECTIVES
A3.61	B1020 - 10PLEX - ELEVATIONS
A3.62	B1020 - 10PLEX - ELEVATIONS
A3.63	B1020 - 10PLEX - BUILDING PLANS
A3.64	B1020 - 10PLEX - BUILDING PLANS
A3.70	PLAN 1 - UNIT PLAN
A3.71	PLAN 2 - UNIT PLAN
A3.72	PLAN 3 - UNIT PLAN
A3.73	PLAN 4 - UNIT PLAN
A3.74	PLAN 5 - UNIT PLAN
DESIGN SET: POOL BLDG	
AP-1.00	POOL BLDG PERSPECTIVES
AP-1.10	POOL BLDG ELEVATIONS
AP-1.20	POOL BLDG FLOOR PLAN
CIVIL TM SET	
C1.0	TITLE SHEET
C2.0	PRELIMINARY GRADING PLAN
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY SECTIONS
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY UTILITY PLAN
C7.0	DRAINAGE & WATER QUALITY DETAILS
C8.0	PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
C9.0	PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
LANDSCAPE SET	
L-1	TITLE SHEET
L-2	DESIGN IMAGERY
L-3	CONCEPTUAL LANDSCAPE PLAN
L-4	PRIMARY ENTRY & RECREATION CENTER ENLARGEMENT
L-5	PLAYGROUND ENLARGEMENT
L-6	OVERLOOK COURTYARD & GROVE PARK ENLARGEMENT
L-7	CENTRAL VIEW PARK ENLARGEMENT
L-8	THE LAWN MULTI-PURPOSE PARK ENLARGEMENT
L-9	TYPICAL POCKET PARK ENLARGEMENT
L-10	OVERALL IRRIGATION HYDROZONE PLAN & CALCULATIONS
L-11	CONCEPTUAL SITE WALL AND FENCE PLAN
L-12	CONCEPTUAL SITE LIGHTING PLAN
L-13	CONCEPTUAL SIGNAGE PLAN
L-14	CONCEPTUAL SITE WALL AND FENCE DETAILS
L-15	CONCEPTUAL SITE AMENITY CUTSHEETS
L-16	CONCEPTUAL PLAYGROUND EQUIPMENT CUTSHEETS
L-17	CONCEPTUAL PLANT PALETTE
L-18	CONCEPTUAL PLANTING PLAN
L-19	CONCEPTUAL BMP PLANT LIST
LIGHTING SET	
ES1.1	ELECTRICAL SITE PLAN NORTHEAST
ES1.2	ELECTRICAL SITE PLAN NORTHWEST
ES1.3	ELECTRICAL SITE PLAN SOUTHEAST
ES1.4	ELECTRICAL SITE PLAN SOUTHWEST
ES2.1	PHOTOMETRIC SITE PLAN NORTHEAST
ES2.2	PHOTOMETRIC SITE PLAN NORTHWEST
ES2.3	PHOTOMETRIC SITE PLAN SOUTHEAST
ES2.4	PHOTOMETRIC SITE PLAN SOUTHWEST
ES3	LIGHTING FIXTURE CUTSHEETS

SITE SUMMARY

CITY: SANTEE, CA		OCCUPANCY:	CRC TOWNHOUSE, R-2
COUNTY:	SAN DIEGO COUNTY	TYPE OF CONSTRUCTION:	V-B
GENERAL PLAN DESIGNATION:	TOWN CENTER - MEDIUM-HIGH DENSITY RESIDENTIAL		
ZONING	R-14	SPRINKLER SYSTEM:	13D, FULL NFPA 13

PROJECT SUMMARY

GUIDE TO RESIDENTIAL ZONES - PLANNING DIVISION - DEPARTMENT OF DEVELOPMENT SERVICES

LOT AREA (POST-DEDICATION):	17.24 AC	750,974 SF	**SETBACKS:**	REQUIRED:	PROPOSED:
NUMBER OF HOMES:	285 DUs		PER TABLE - GUIDE TO RESIDENTIAL ZONES		
TH #1 "VERANDA" 2-STORY ROWHOMES	54 DUs				
TH #2 "LOGGIA" 3-STORY INTERLOCKING TOWNHOMES	136 DUs				
TH #3 "TERRACE" 3-STORY ROWHOMES	95 DUs				
	REQUIRED:	PROPOSED:	FRONT	10'	10'
DENSITY (MIN-MAX)	(14-22) DU/AC	16.5 DU/AC	EXTERIOR (STREET SIDE)	10'	N/A
(PER TABLE - GUIDE TO RESIDENTIAL ZONES)			INTERIOER SIDE	10'	10'
BUILDING HEIGHT	45' 4-STORY	±36' 3-STORY	REAR	10'	15'
LOT COVERAGE (OVERALL)	60% MAX.	32%			

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE

PER DIV.13.10.040 & TABLE 13.1040A - BASIC DEVELOPMENT STANDARDS RESIDENTIAL

PRIVATE OPEN SPACE	100 SF	**285** *UNITS*	*28,500 SF*
*COMMON OPEN SPACE	150 SF	**285** *UNITS*	*42,750 SF*

PROVIDED OPEN SPACE

PRIVATE (DECKS + FRONT PATIOS*)		*FRONT PATIOS DIFFER PER SITE LOCATION
TH #1 "VERANDA"	11,758 SF	
TH #2 "LOGGIA"	25,374 SF	
TH #3 "TERRACE"	18,870 SF	
*TOTAL PRIVATE OPEN SPACE	56,002 SF	*REFERENCE OPEN SPACE PLAN
COMMON		
COMMUNITY RECREATION CENTER	9,007 SF	
CENTRAL VIEW PARK	4,274 SF	
COMMUNITY PLAYGROUND	10,050 SF	
MULTI-PURPOSE WATER QUALITY BASIN	39,126 SF	
TOTAL GREEN COURT	39,343 SF	
TOTAL COMMON OPEN SPACE	101,800 SF	
RIPARIAN BUFFER	173,668 SF	
TOTAL PROVIDED:	**157,802 SF**	**554 SF/ UNIT**

PARKING SUMMARY

REQUIRED PARKING

PER TABLE - GUIDE TO RESIDENTIAL ZONES

1 BED	0 UNITS		1.5 SPACES	UNIT	=	0 SPACES
2 BEDS OR MORE BEDS	285 UNITS		2 SPACES	UNIT	=	570 SPACES
GUEST	285 UNITS		0.25 SPACES	UNIT	=	72 SPACES
			TOTAL REQUIRED PARKING			**642 SPACES**

PROVIDED PARKING

TOWNHOMES (GARAGE SPACES)	285 UNITS	x	2 SPACES	/DU	=	570 SPACES
				GUEST	=	75 SPACES
			TOTAL PARKING PROVIDED			**645 SPACES**

*10 EV GUEST SPOTS — *4 ACCESSIBLE STALL INCLUDED — *2.3 SPACES/ UNIT*

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

SHEET INDEX & PROJECT SUMMARY

A0.01

UNIT SUMMARY TH-1 "VERANDA" - 2-STORY ROWHOMES

OCCUPANCY: CRC TOWNHOUSE

TYPE OF CONSTRUCTION: V-B

SPRINKLER SYSTEM: 13D

TOWNHOMES

PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET/ UNIT	TOTAL NET	GARAGE	UPPER FLOOR DECKS	TOTAL UPPER FLOOR DECKS	FRONT PATIOS (PER SITE PLAN)
PLAN 1	3 BEDS/ 2.5 BATHS	17 UNITS	31%	**1,498 SF**	25,466 SF	447 SF	0 SF	0 SF	198 SF
PLAN 2	3 BEDS/ 2.5 BATHS	9 UNITS	17%	**1,609 SF**	14,481 SF	494 SF	0 SF	0 SF	201 SF
PLAN 3	3 BEDS/ 2.5 BATHS	28 UNITS	52%	**1,776 SF**	49,728 SF	461 SF	0 SF	0 SF	167 SF
	TOTAL	**54 UNITS**	100%		**89,675 SF**		0 SF	0 SF	9,851 SF
		4 UNITS	*(ACCESSIBLE UNITS)*				***TOTAL PRIVATE OPEN SPACE**		**11,758 * MIN SHOWN ABOVE**

BUILDING SUMMARY TH-1 "VERANDA" - 2-STORY ROWHOMES

BLDG #	DESCRIPTION	NET SF	GROUND SQFT	LOT COVERAGE
BLDG 1	B300, 3-PLEX	5,050 SF	3,415 SF	
BLDG 2	B300, 3-PLEX	5,050 SF	3,415 SF	
BLDG 3	B300, 3-PLEX	5,050 SF	3,415 SF	
BLDG 4	B300, 3-PLEX	5,050 SF	3,415 SF	
BLDG 5	B300, 3-PLEX	5,050 SF	3,415 SF	
BLDG 6	B300, 3-PLEX	5,050 SF	3,415 SF	
BLDG 7	B300, 3-PLEX	5,050 SF	3,415 SF	
BLDG 8	B300, 3-PLEX	5,050 SF	3,415 SF	
BLDG 9	B600, 6-PLEX	9,766 SF	6,665 SF	
BLDG 10	B600, 6-PLEX	9,766 SF	6,665 SF	
BLDG 11	B600, 6-PLEX	9,766 SF	6,665 SF	
BLDG 15	B400, 4-PLEX	6,659 SF	4,515 SF	
BLDG 20	B400, 4-PLEX	6,659 SF	4,515 SF	
BLDG 26	B400, 4-PLEX	6,659 SF	4,515 SF	
	TOTAL BUILDING SF	**89,675 SF**	**60,860 SF**	**7%**

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date: 08.04.2025
1st Submittal Date: 2.2.2024
Revised 1st Submittal Date: 5.17.2024
2nd Submittal Date: 01.30.2025
3rd Submittal Date: 04.30.2025
4th Submittal Date: 06.24.2025
5th Submittal Date: 08.06.2025

NTS

PROJECT SUMMARY
TH #1 "VERANDA": 2-STORY ROWHOMES

A0.02

UNIT SUMMARY TH-2 "LOGGIA" - 3-STORY INTERLOCKING TOWNHOMES

OCCUPANCY: R-2

TYPE OF CONSTRUCTION: V-B

SPRINKLER SYSTEM: FULL NFPA 13

TOWNHOMES

PLAN TYPE	DESCRIPTION	# OF UNITS	MIX			NET/ UNIT	TOTAL NET	GARAGE	UPPER FLOOR DECKS	TOTAL UPPER FLOOR DECKS	FRONT PATIOS (PER SITE PLAN)
PLAN 1	2 BEDS/ 2.5 BATHS	16 UNITS	12%			**1,369 SF**	21,904 SF	528 SF	78 SF	1,248 SF	0 SF
PLAN 2	2 BEDS/ 3 BATHS	8 UNITS	6%			**1,342 SF**	10,736 SF	517 SF	68 SF	544 SF	0 SF
PLAN 3	3 BEDS/ 2.5 BATHS	58 UNITS	43%			**1,364 SF**	79,112 SF	501 SF	51 SF	2,958 SF	110 SF
PLAN 4	4 BEDS/ 3 BATHS	54 UNITS	40%			**1,631 SF**	88,074 SF	465 SF	77 SF	4,158 SF	107 SF
	TOTAL	**136 UNITS**	100%				**199,826 SF**			8,908 SF	12,158 SF
		14 UNITS	*(ACCESSIBLE UNITS)*						***TOTAL PRIVATE OPEN SPACE**	**25,374**	***MIN SHWON ABOVE**

BUILDING SUMMARY TH-2 "LOGGIA" - 3-STORY INTERLOCKING TOWNHOMES

BLDG #	DESCRIPTION		NET SF	GROUND SF	LOT COVERAGE	
BLDG 12	B1010, 10-PLEX		14,975 SF	7,340 SF		
BLDG 13	B1110, 11-PLEX		16,060 SF	7,915 SF		
BLDG 14	B1011, 10-PLEX		14,429 SF	7,175 SF		
BLDG 16	B1110, 11-PLEX		16,060 SF	7,915 SF		
BLDG 17	B910, 9-PLEX		13,065 SF	6,450 SF		
BLDG 18	B910, 9-PLEX		13,065 SF	6,450 SF		
BLDG 19	B1110, 11-PLEX		16,060 SF	7,915 SF		
BLDG 21	B1011, 10-PLEX		14,429 SF	7,175 SF		
BLDG 22	B1110, 11-PLEX		16,060 SF	7,915 SF		
BLDG 23	B610, 6-PLEX		8,985 SF	4,530 SF		
BLDG 24	B610, 6-PLEX		8,985 SF	4,530 SF		
BLDG 25	B710, 7-PLEX		10,349 SF	5,150 SF		
BLDG 27	B810, 8-PLEX		11,980 SF	5,890 SF		
BLDG 28	B1010, 10-PLEX		14,975 SF	7,340 SF		
BLDG 29	B710, 7-PLEX		10,349 SF	5,150 SF		
	TOTAL BUILDING SF		**199,826 SF**	**98,840 SF**	**11%**	

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date: 08.04.2025
1st Submittal Date: 2.2.2024
Revised 1st Submittal Date: 5.17.2024
2nd Submittal Date: 01.30.2025
3rd Submittal Date: 04.30.2025
4th Submittal Date: 06.24.2025
5th Submittal Date: 08.06.2025

NTS

PROJECT SUMMARY
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNS

A0.03

UNIT SUMMARY TH-3 "TERRACE" - 3-STORY ROWHOMES

OCCUPANCY: CRC TOWNHOUSE

TYPE OF CONSTRUCTION: V-B

SPRINKLER SYSTEM: 13D

TOWNHOMES

PLAN TYPE	DESCRIPTION	# OF UNITS	MIX			NET/ UNIT	TOTAL NET	GARAGE	UPPER FLOOR DECKS	TOTAL UPPER FLOOR DECKS	FRONT PATIOS (PER SITE PLAN)
PLAN 1	2 BEDS/ 2.5 BATHS	8 UNITS	8%			**1,369 SF**	10,952 SF	528 SF	78 SF	624 SF	SF
PLAN 2	4 BEDS/3.5 BATHS	49 UNITS	52%			**1,708 SF**	83,692 SF	474 SF	42 SF	2058 SF	147 SF
PLAN 3	4 BEDS/ 3.5 BATHS	11 UNITS	12%			**1,865 SF**	20,515 SF	483 SF	59 SF	649 SF	136 SF
PLAN 4	4 BEDS/3.5 BATHS	19 UNITS	20%			**1,962 SF**	37,278 SF	500 SF	64 SF	1216 SF	140 SF
PLAN 5	4 BEDS/3.5 BATHS	8 UNITS	8%			**2,074 SF**	16,592 SF	510 SF	90 SF	720 SF	SF
	TOTAL	**95 UNITS**	100%				**169,029 SF**			5,267 SF	11,359 SF
		10 UNITS	*(ACCESSIBLE UNITS)*						***TOTAL PRIVATE OPEN SPACE**	**18,870**	***MIN SHOWN ABOVE**

BUILDING SUMMARY TH-3 "TERRACE"- 3-STORY ROWHOMES

BLDG #	DESCRIPTION		NET SF	GROUND SQFT	LOT COVERAGE	
BLDG 30	B720, 7-PLEX		12,491 SF	5,790 SF		
BLDG 31	B1020, 10-PLEX		17,929 SF	8,275 SF		
BLDG 32	B520, 5-PLEX		8,540 SF	3,920 SF		
BLDG 33	B520, 5-PLEX		8,540 SF	3,920 SF		
BLDG 34	B520, 5-PLEX		8,540 SF	3,920 SF		
BLDG 35	B920, 9-PLEX		16,064 SF	7,415 SF		
BLDG 36	B1020, 10-PLEX		17,929 SF	8,275 SF		
BLDG 37	B620, 6-PLEX		11,070 SF	5,085 SF		
BLDG 38	B620, 6-PLEX		11,070 SF	5,085 SF		
BLDG 39	B720, 7-PLEX		12,491 SF	5,790 SF		
BLDG 40	B520, 5-PLEX		8,540 SF	3,920 SF		
BLDG 41	B621, 6-PLEX		10,529 SF	4,900 SF		
BLDG 42	B620, 6-PLEX		11,070 SF	5,085 SF		
BLDG 43	B421, 6-PLEX		7,113 SF	3,350 SF		
BLDG 44	B421, 6-PLEX		7,113 SF	3,350 SF		
	TOTAL BUILDING SF		**169,029 SF**	**78,080 SF**	**10%**	

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date: 08.04.2025
1st Submittal Date: 2.2.2024
Revised 1st Submittal Date: 5.17.2024
2nd Submittal Date: 01.30.2025
3rd Submittal Date: 04.30.2025
4th Submittal Date: 06.24.2025
5th Submittal Date: 08.06.2025

NTS

PROJECT SUMMARY
TH #3 "TERRACE": 3-STORY ROWHOMES

A0.04

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B300 - 3PLEX - PERSPECTIVES
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.00

4 - LEFT

1 - FRONT

2 - RIGHT

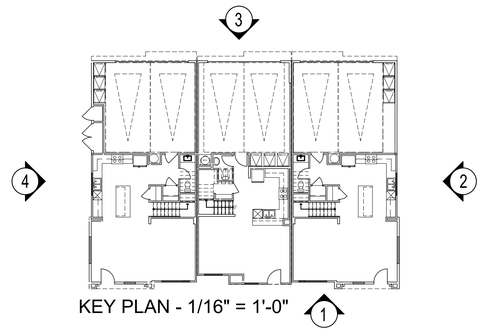
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. FIBER CEMENT SIDING
3. CONCRETE FLAT TILE ROOF
4. CORBELS AT EAVES
5. WOOD TRELLIS
6. VINYL WINDOWS
7. DOWNSPOUT
8. FIBER CEMENT TRIM
9. STUCCO O/ FOAM TRIM
10. STUCCO O/ FOAM CORBELS
11. FIBERGLASS ENTRY DOOR
12. METAL SECTIONAL GARAGE DOOR
13. DECORATIVE EXTERIOR LIGHTS
14. RAISED ADDRESS SIGN
15. UTILITY DOOR
16. LOW PATIO WALL PER LANDSCAPE

A. MAIN BODY STUCCO COLOR
B. FAUX WOOD SIDING
C. TRIM COLOR
D. TRELLIS / FENCE COLOR
E. ENTRY DOOR COLOR
F. CONCRETE FLAT ROOF TILE
G. GARAGE COLOR



KEY PLAN - 1/16" = 1'-0"

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

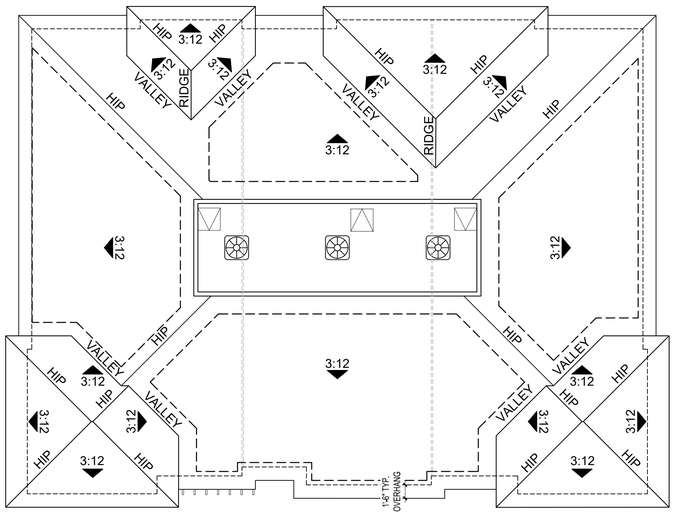
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B300 - 3PLEX - ELEVATIONS
TH #1 "VERANDA": 2-STORY ROWHOMES

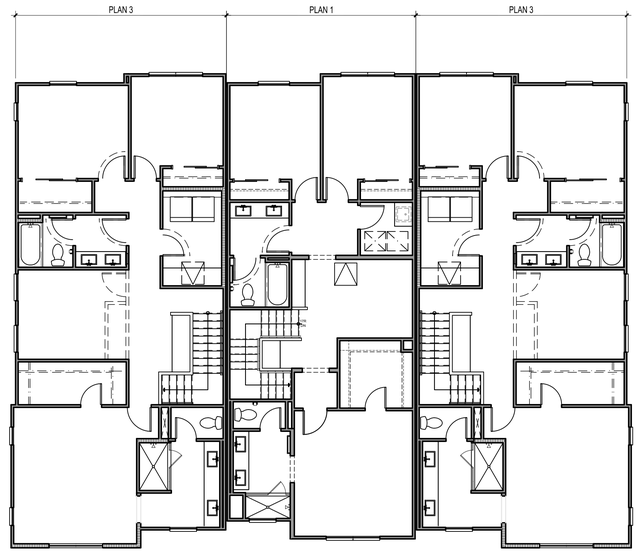
A1.01



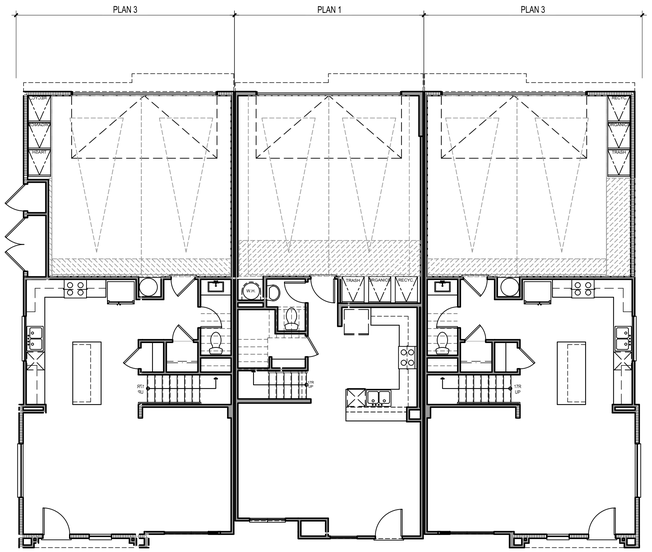
NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

ROOF PLAN



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B300 - 3PLEX BUILDING PLANS
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.02

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B400 - 4PLEX - PERSPECTIVES
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.10

4 - LEFT

1 - FRONT

2 - RIGHT

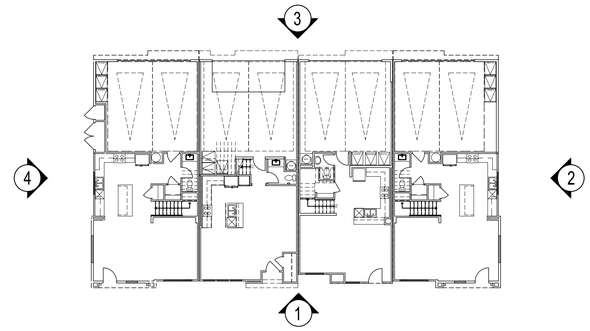
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. FIBER CEMENT SIDING
3. CONCRETE FLAT TILE ROOF
4. CORBELS AT EAVES
5. WOOD TRELLIS
6. VINYL WINDOWS
7. DOWNSPOUT
8. FIBER CEMENT TRIM
9. STUCCO O/ FOAM TRIM
10. STUCCO O/ FOAM CORBELS
11. FIBERGLASS ENTRY DOOR
12. METAL SECTIONAL GARAGE DOOR
13. DECORATIVE EXTERIOR LIGHTS
14. RAISED ADDRESS SIGN
15. UTILITY DOOR
16. LOW PATIO WALL PER LANDSCAPE

A. MAIN BODY STUCCO COLOR
B. FAUX WOOD SIDING
C. TRIM COLOR
D. TRELLIS / FENCE COLOR
E. ENTRY DOOR COLOR
F. CONCRETE FLAT ROOF TILE
G. GARAGE COLOR



KEY PLAN - 1/16" = 1'-0"

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

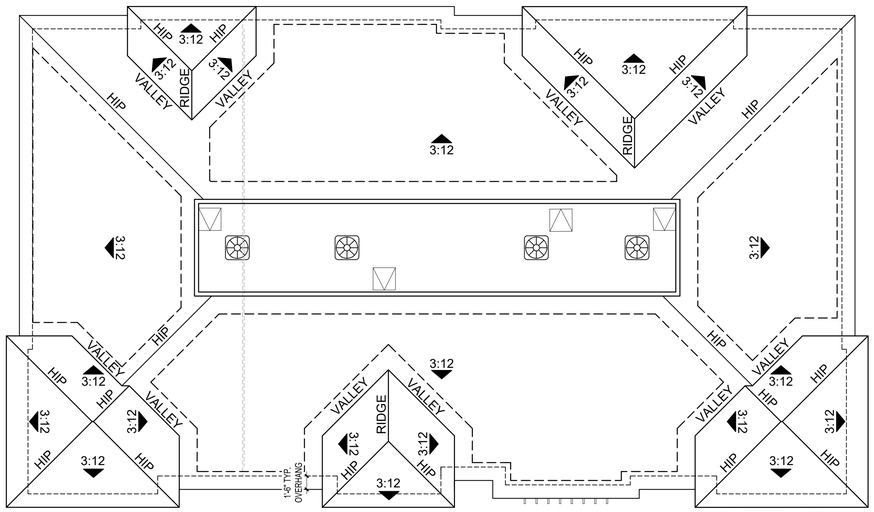
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B400 - 4PLEX - ELEVATIONS
TH #1 "VERANDA": 2-STORY ROWHOMES

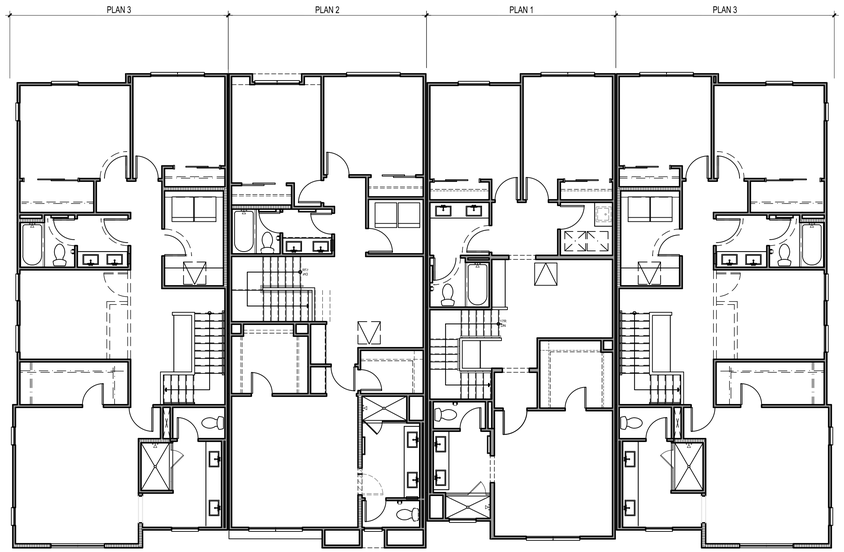
A1.11



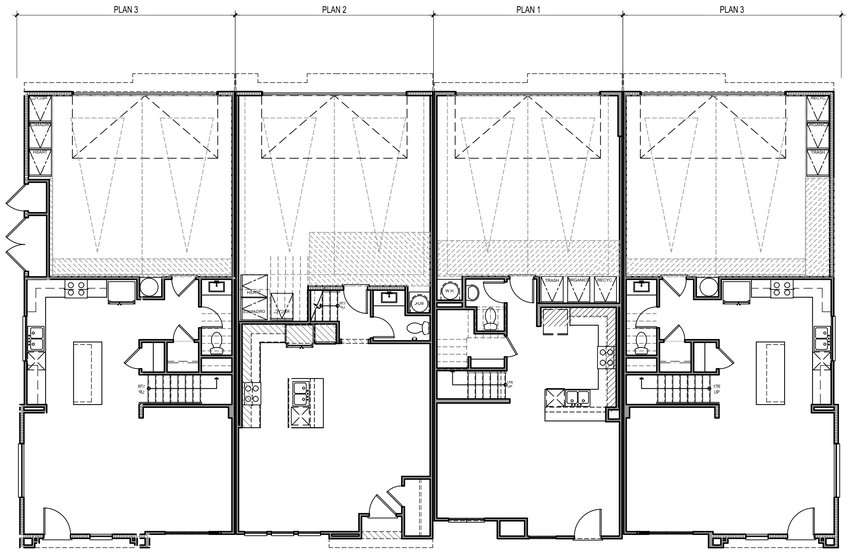
NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

ROOF PLAN



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B400 - 4PLEX - BUILDING PLANS
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.12

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B600 - 6PLEX - PERSPECTIVES
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.20

4 - LEFT

1 - FRONT

2 - RIGHT

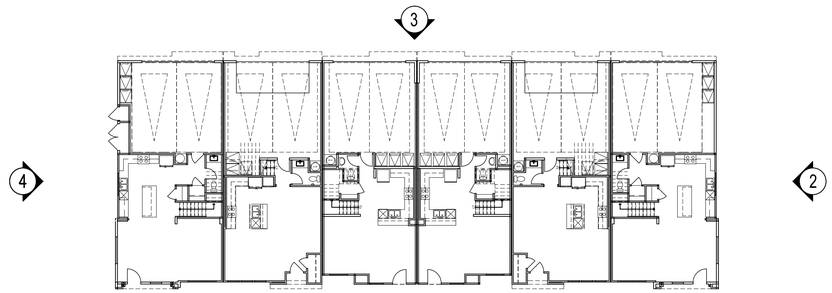
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. FIBER CEMENT SIDING
3. CONCRETE FLAT TILE ROOF
4. CORBELS AT EAVES
5. WOOD TRELLIS
6. VINYL WINDOWS
7. DOWNSPOUT
8. FIBER CEMENT TRIM
9. STUCCO O/ FOAM TRIM
10. STUCCO O/ FOAM CORBELS
11. FIBERGLASS ENTRY DOOR
12. METAL SECTIONAL GARAGE DOOR
13. DECORATIVE EXTERIOR LIGHTS
14. RAISED ADDRESS SIGN
15. UTILITY DOOR
16. LOW PATIO WALL PER LANDSCAPE

A. MAIN BODY STUCCO COLOR
B. FAUX WOOD SIDING
C. TRIM COLOR
D. TRELLIS / FENCE COLOR
E. ENTRY DOOR COLOR
F. CONCRETE FLAT ROOF TILE
G. GARAGE COLOR



KEY PLAN - 1/16" = 1'-0"

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

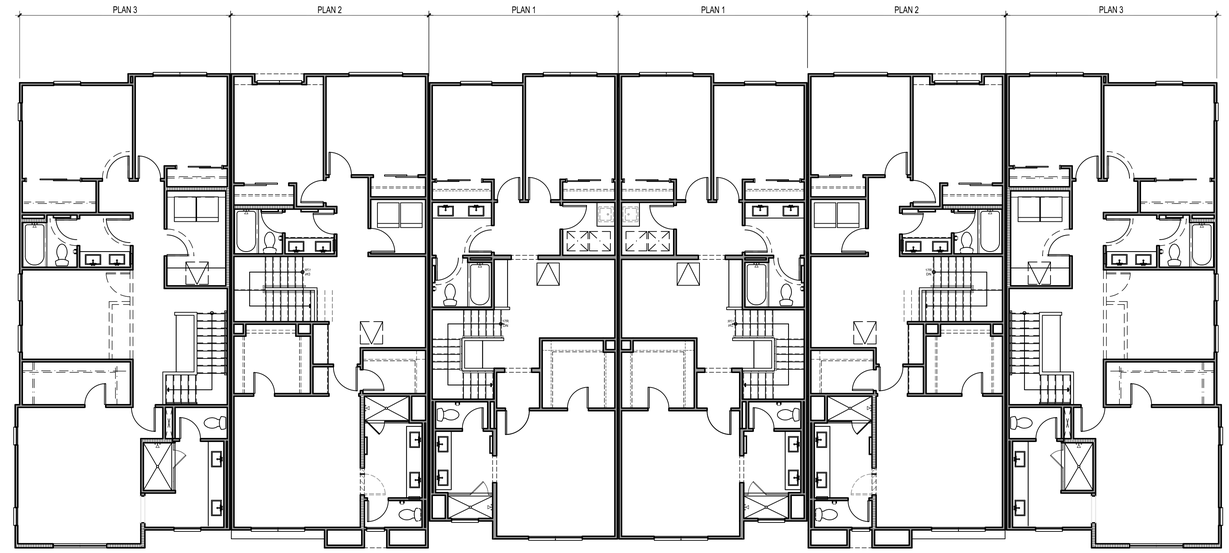
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

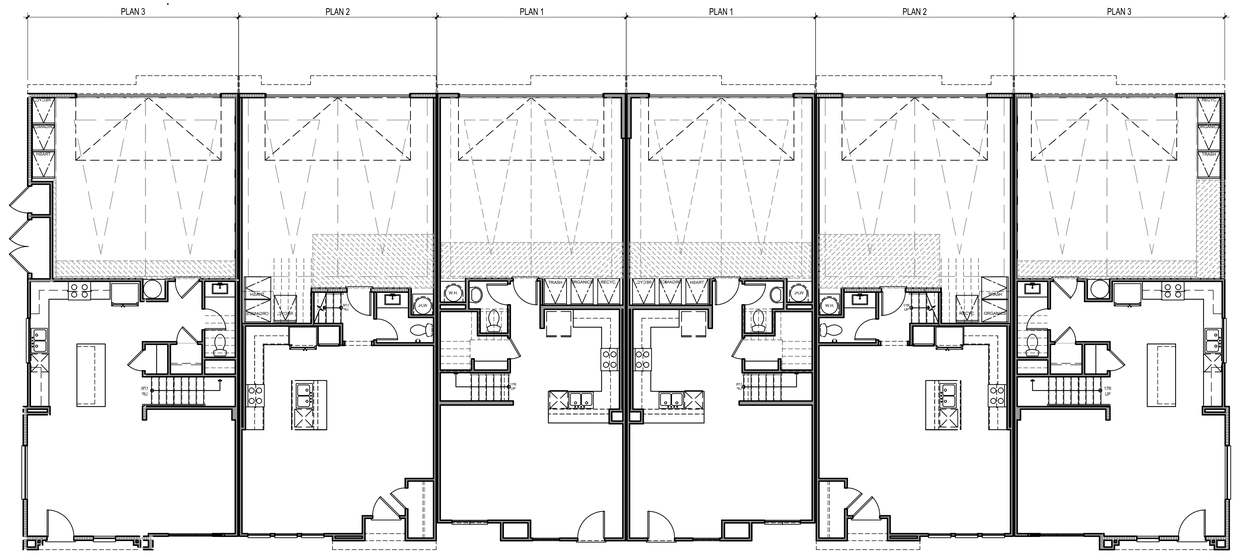
Scale: 1/8" = 1'-0"
0 4 8 16

B600 - 6PLEX - ELEVATIONS
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.21



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

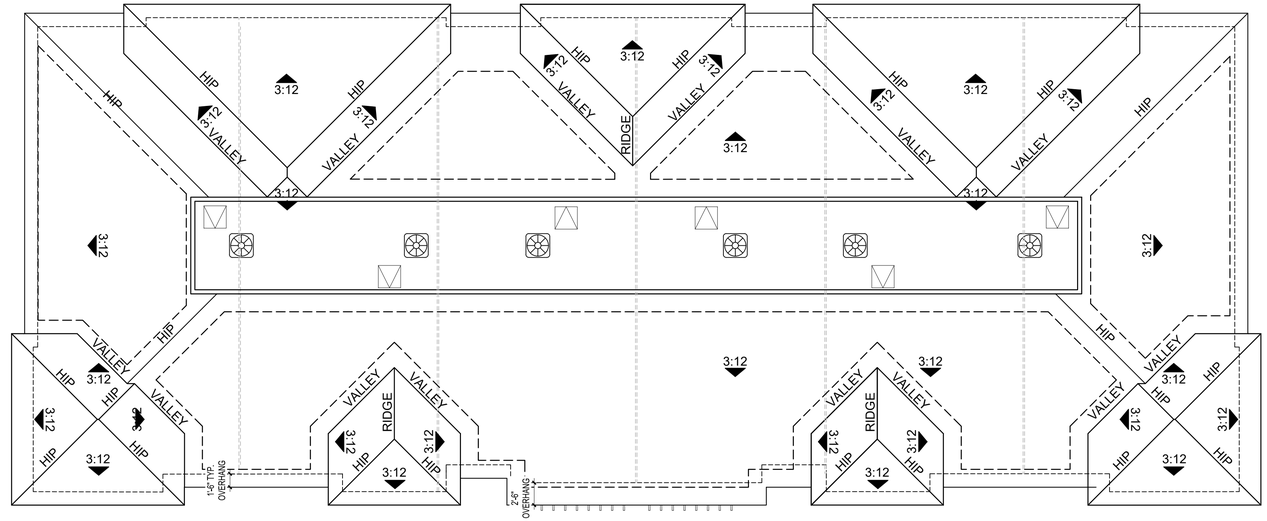
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B600 - 6PLEX - BUILDING PLANS
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.22



NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

ROOF PLAN

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

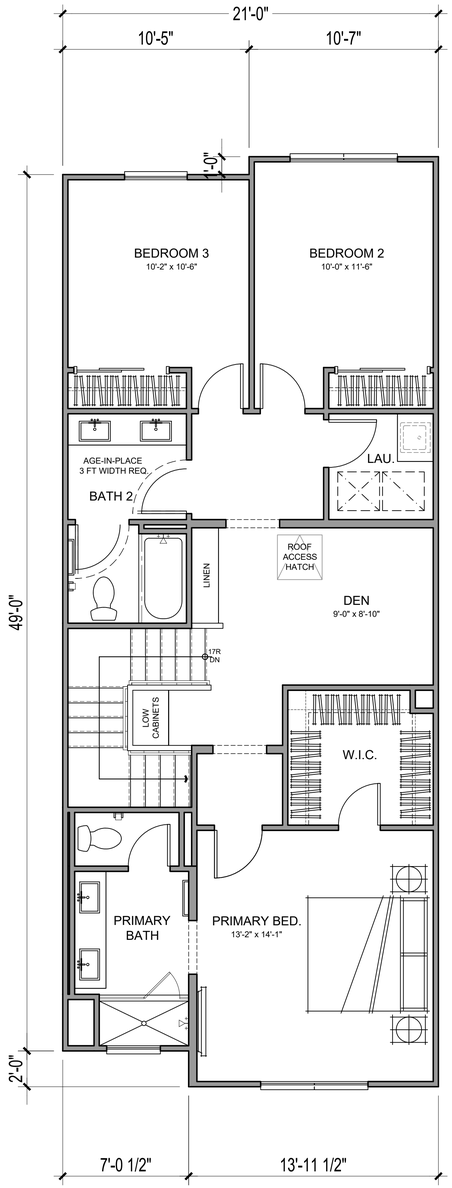
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

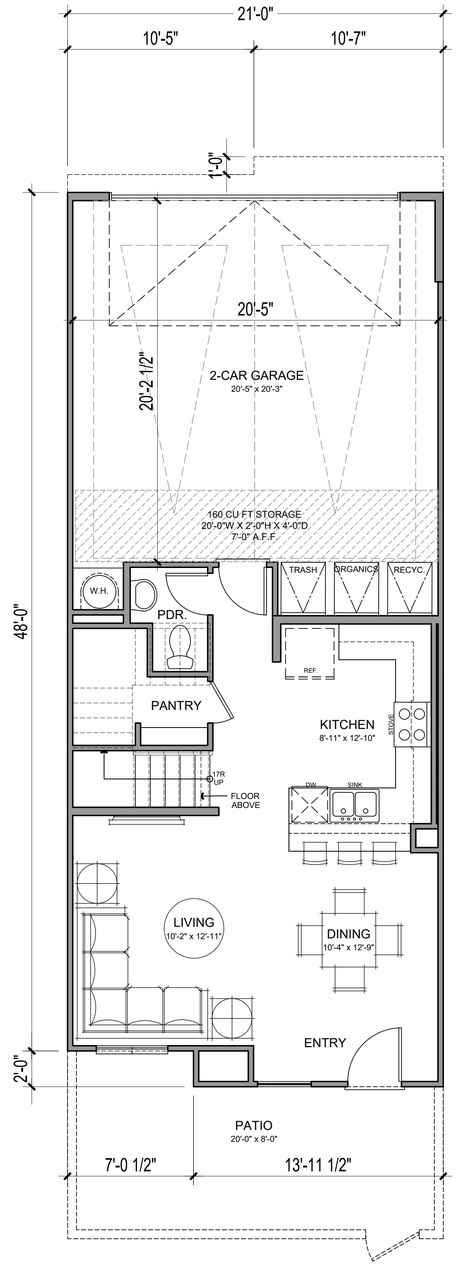
Scale: 1/8" = 1'-0"
0 4 8 16

B600 - 6PLEX - BUILDING PLANS
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.23



SECOND FLOOR



FIRST FLOOR

3 BED / 2.5 BATH	
PLAN 1 NET SF	
1ST FLOOR	532 SQ. FT.
2ND FLOOR	966 SQ. FT.
TOTAL LIVING	1498 SQ. FT.
PATIO	REF SITE PLAN
GARAGE	447 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

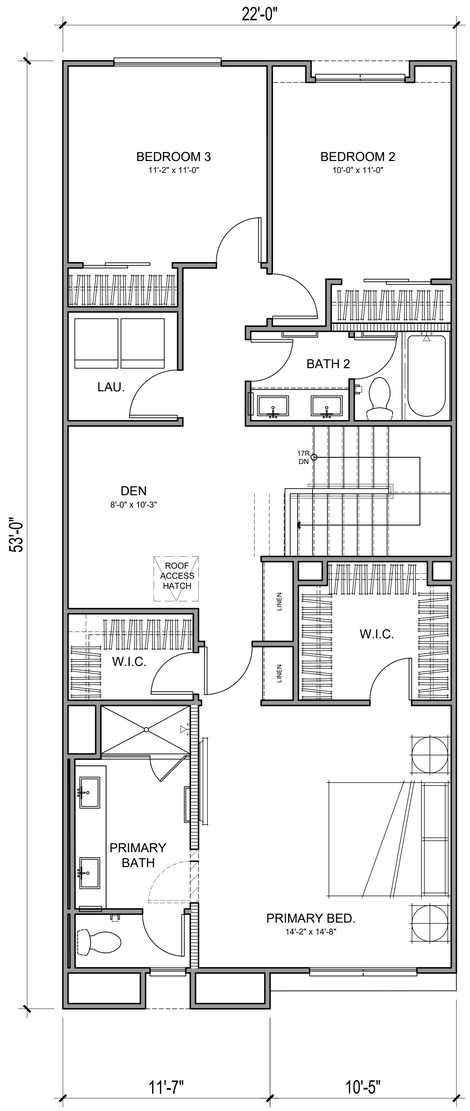
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

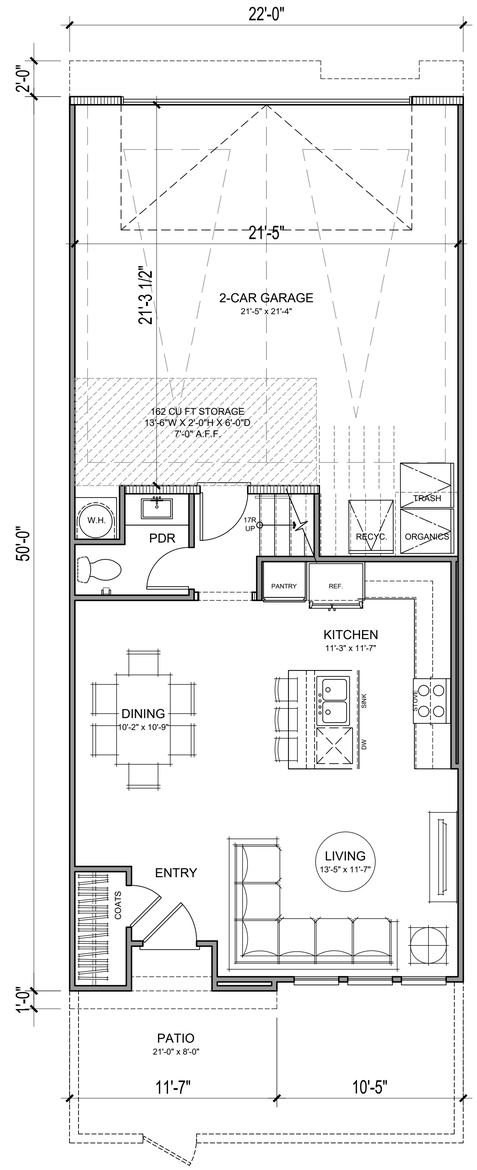
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 1 - UNIT PLAN
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.30



SECOND FLOOR



FIRST FLOOR

3 BED / 2.5 BATH	
PLAN 2 NET SF	
1ST FLOOR	597 SQ. FT.
2ND FLOOR	1012 SQ. FT.
TOTAL LIVING	1609 SQ. FT.
PATIO	REF SITE PLAN
GARAGE	494 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

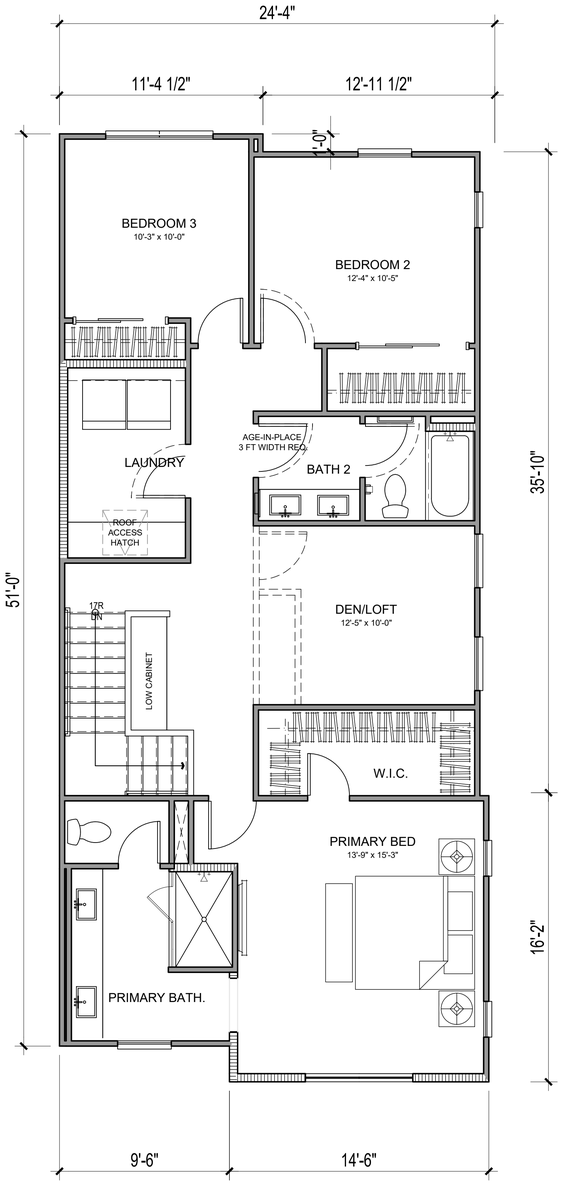
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

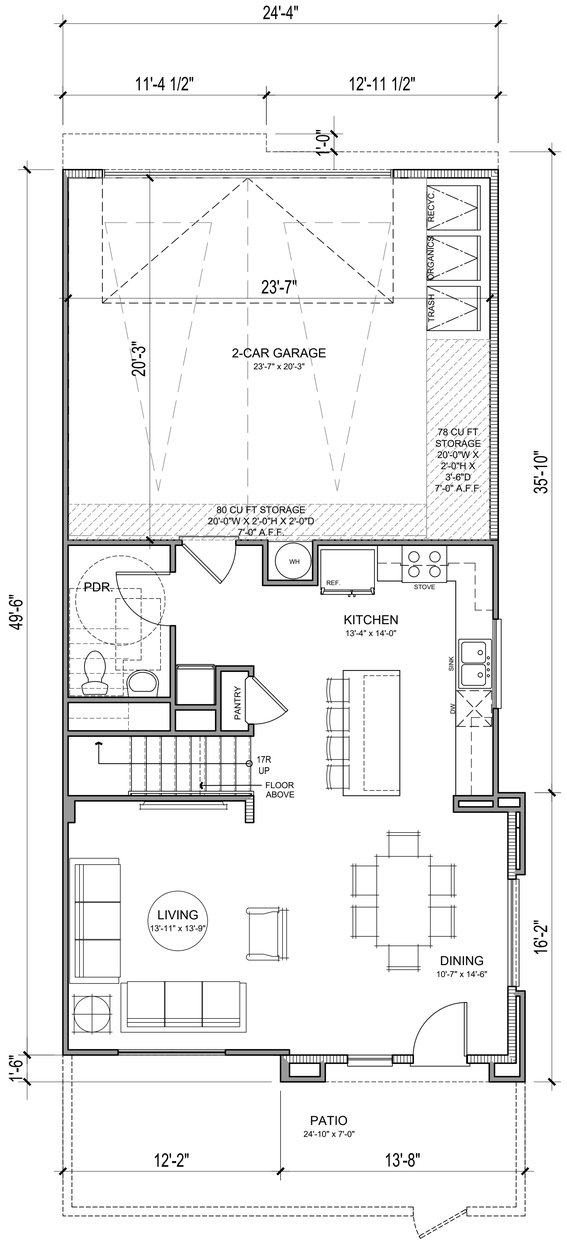
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 2 - UNIT PLAN
TH #1 "VERANDA": 2-STORY ROWHOMES

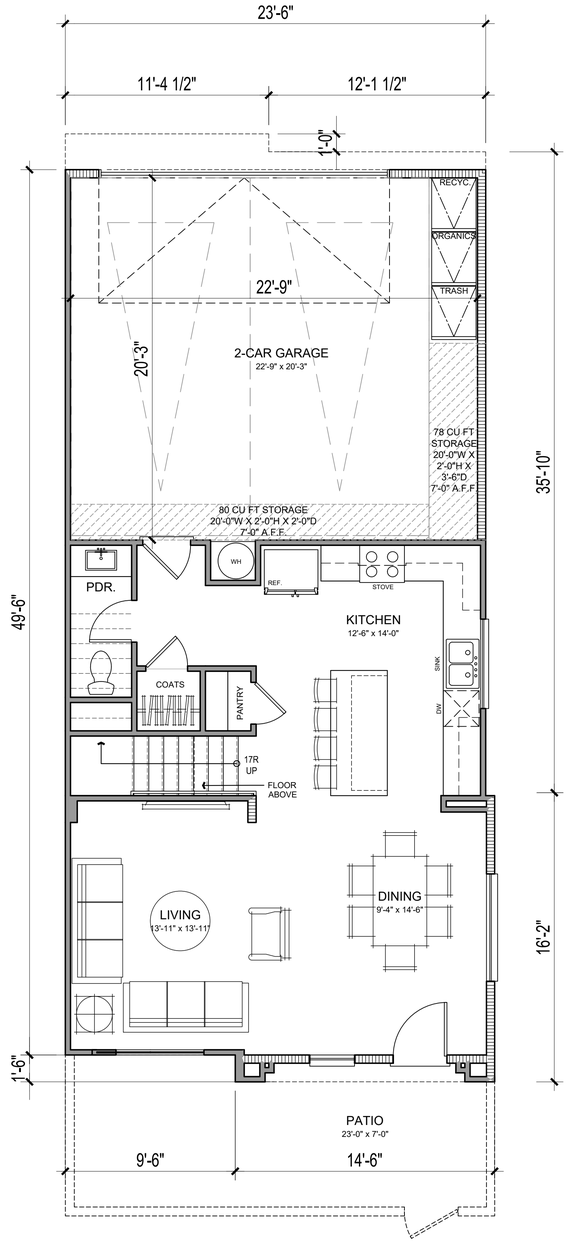
A1.31



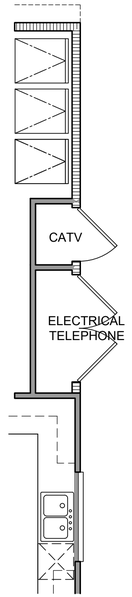
SECOND FLOOR



FIRST FLOOR - ACCESSIBLE UNIT



FIRST FLOOR



UTILITY CLOSET
*WHERE OCCURS PER SITE

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

3 BED / 2.5 BATH	
PLAN 3 NET SF	
1ST FLOOR	654 SQ. FT.
2ND FLOOR	1122 SQ. FT.
TOTAL LIVING	1776 SQ. FT.
PATIO	REF SITE PLAN
GARAGE	461 SQ. FT.

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 3 - UNIT PLAN
TH #1 "VERANDA": 2-STORY ROWHOMES

A1.32

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B610 - 6PLEX - PERSPECTIVES

TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.00

4 - LEFT

1 - FRONT

2 - RIGHT

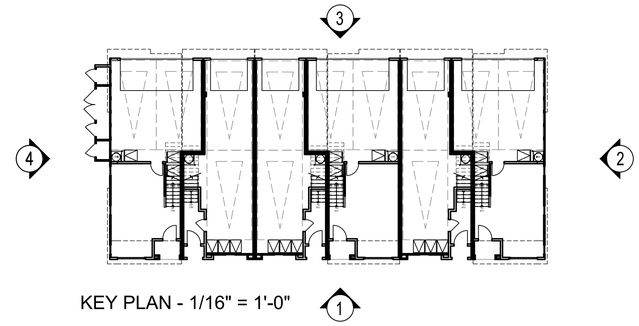
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. ASPHALT SHINGLE ROOFING
3. STUCCO O/ FOAM HEADER TRIM
4. COMPOSITE BEAM & CORBEL
5. WOOD KICKER
6. BAY VIEW WINDOW
7. TRUSS TAILS
8. SLOPED ENTRY RECESS
9. UTILITY CLOSETS
10. DECORATIVE METAL RAILING
11. VINYL WINDOWS
12. FIBERGLASS ENTRY DOOR
13. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
14. METAL SECTIONAL GARAGE DOOR
15. LOW PATIO WALL PER LANDSCAPE
16. SILL CAP
17. METAL POT SHELVES
18. STUCCO O/ FOAM CORBELS

A. MAIN BODY STUCCO COLOR
B. SECONDARY BODY STUCCO COLOR
C. TRIM / FRENCH DOOR / UTILITY DOOR
D. GARAGE DOOR COLOR
E. UNIT ENTRY DOOR COLOR 1
F. UNIT ENTRY DOOR COLOR 2
G. METAL HAND RAILS
H. ASPHALT SHINGLE



KEY PLAN - 1/16" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

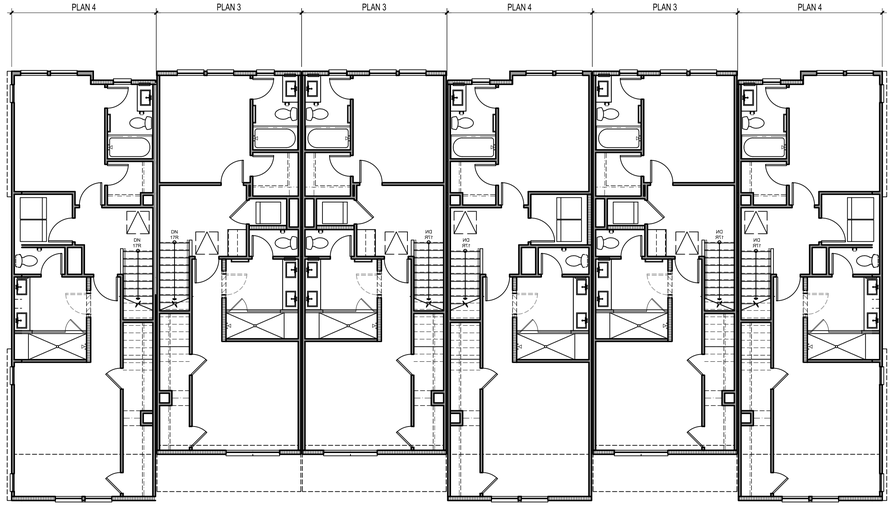
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

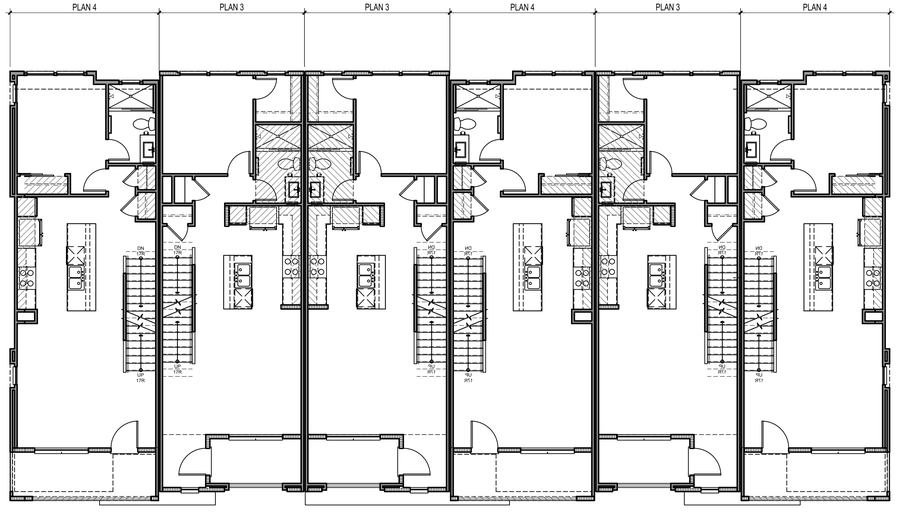
Scale: 1/8" = 1'-0"
0 4 8 16

B610 - 6PLEX - ELEVATIONS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

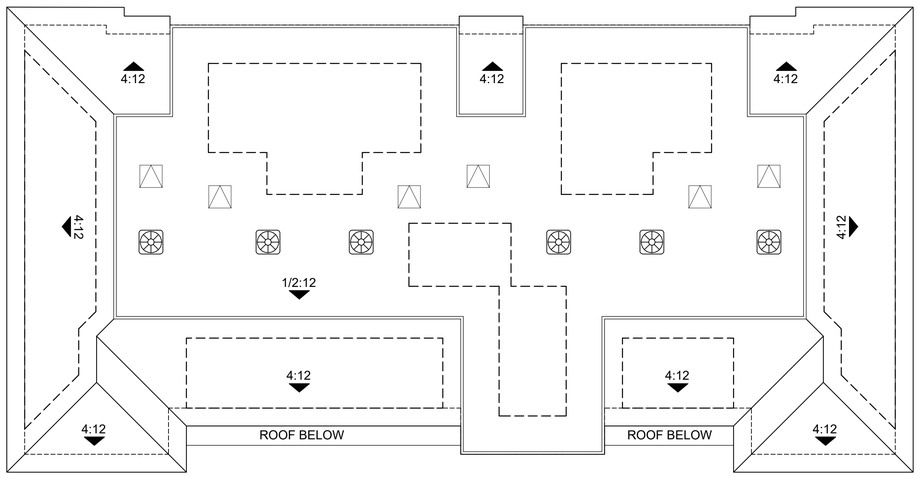
A2.01



THIRD FLOOR



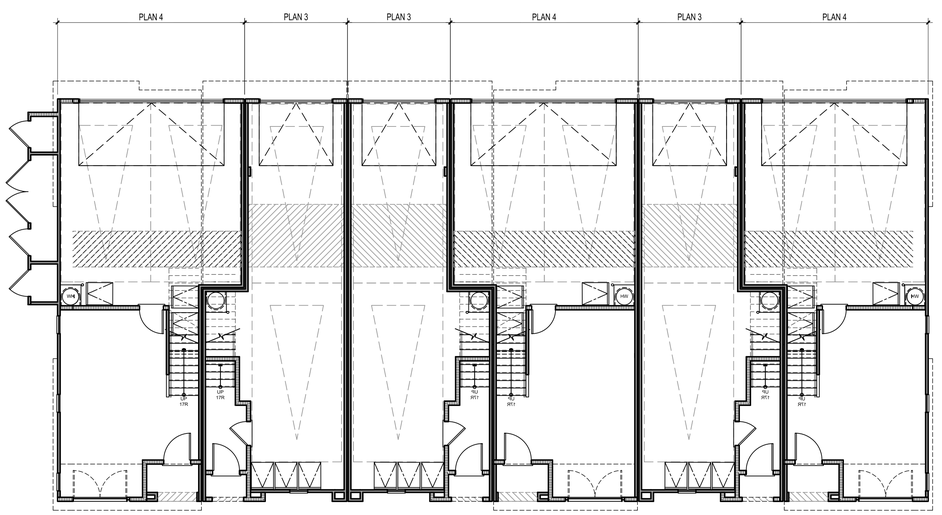
SECOND FLOOR



NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

ROOF PLAN



FIRST FLOOR

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B610 - 6PLEX - BUILDING PLANS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.02

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B710 - 7PLEX - PERSPECTIVES

TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.10

4 - LEFT

1 - FRONT

2 - RIGHT

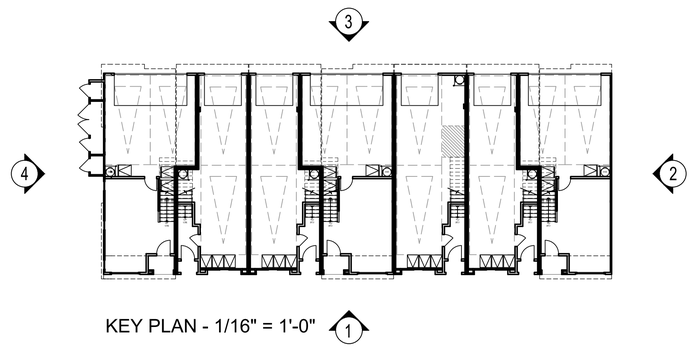
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. ASPHALT SHINGLE ROOFING
3. STUCCO O/ FOAM HEADER TRIM
4. COMPOSITE BEAM & CORBEL
5. WOOD KICKER
6. BAY VIEW WINDOW
7. TRUSS TAILS
8. SLOPED ENTRY RECESS
9. UTILITY CLOSETS
10. DECORATIVE METAL RAILING
11. VINYL WINDOWS
12. FIBERGLASS ENTRY DOOR
13. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
14. METAL SECTIONAL GARAGE DOOR
15. LOW PATIO WALL PER LANDSCAPE
16. SILL CAP
17. METAL POT SHELVES
18. STUCCO O/ FOAM CORBELS

A. MAIN BODY STUCCO COLOR
B. SECONDARY BODY STUCCO COLOR
C. TRIM / FRENCH DOOR / UTILITY DOOR
D. GARAGE DOOR COLOR
E. UNIT ENTRY DOOR COLOR 1
F. UNIT ENTRY DOOR COLOR 2
G. METAL HAND RAILS
H. ASPHALT SHINGLE



KEY PLAN - 1/16" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

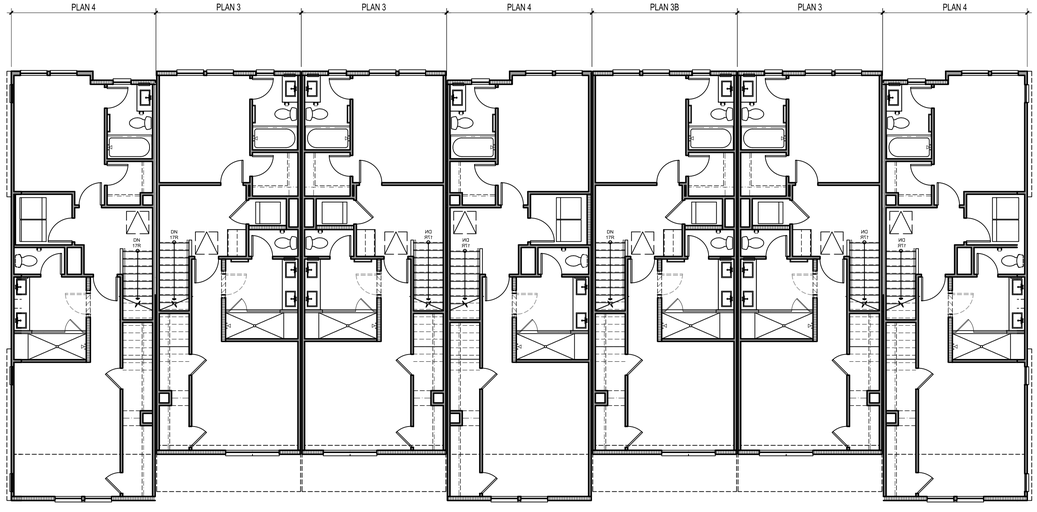
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

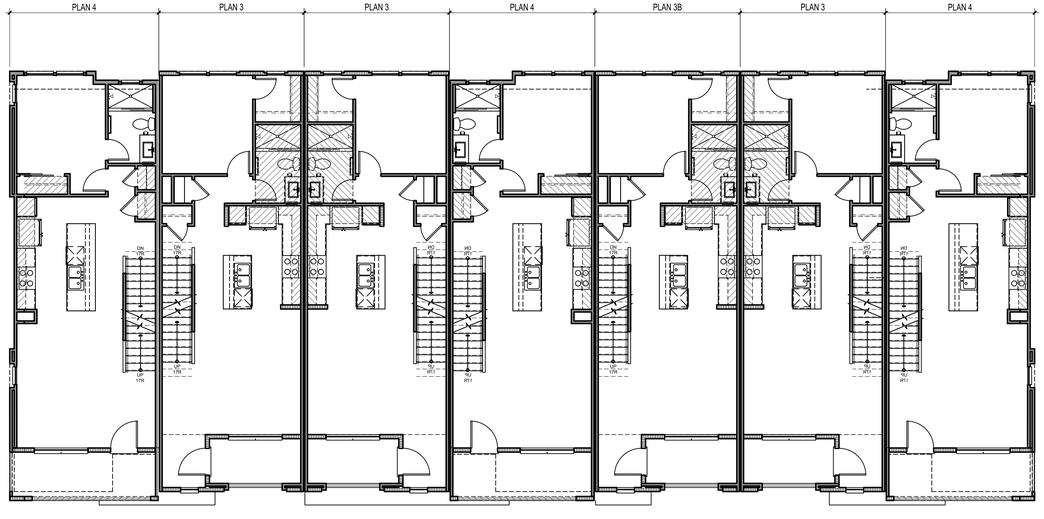
Scale: 1/8" = 1'-0"
0 4 8 16

B710 - 7PLEX - ELEVATIONS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

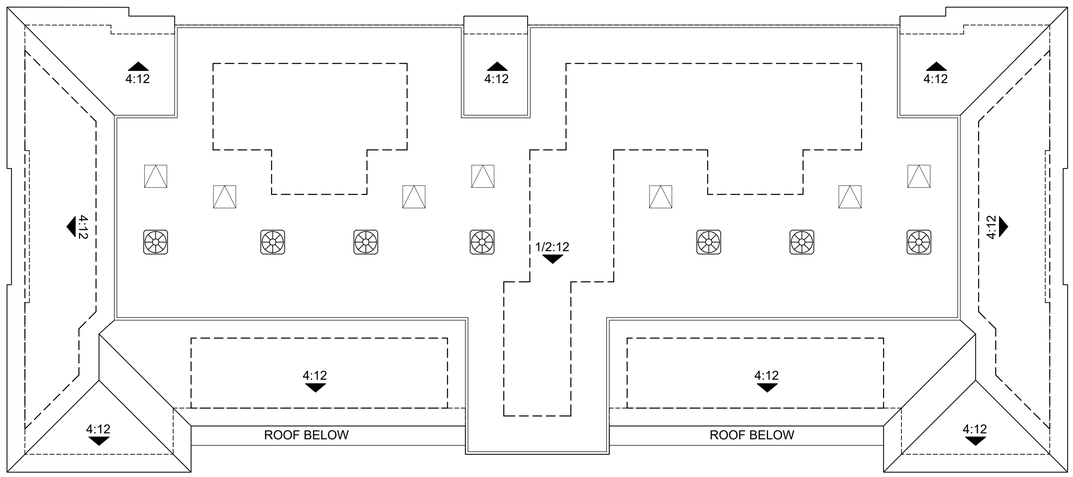
A2.11



THIRD FLOOR



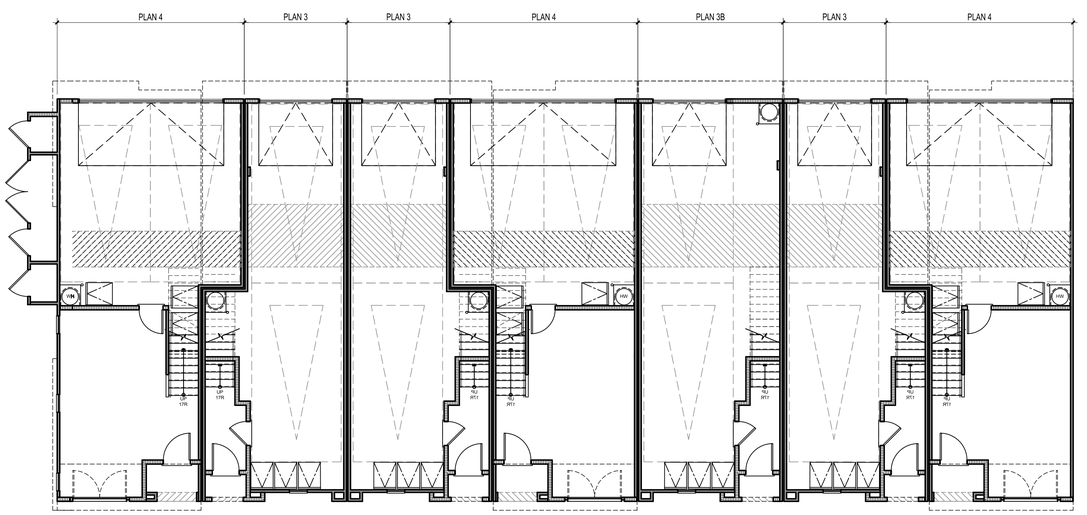
SECOND FLOOR



ROOF PLAN

NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS



FIRST FLOOR

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B710 - 7PLEX - BUILDING PLANS

TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.12

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B810 - 8PLEX - PERSPECTIVES
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.20

4 - LEFT

1 - FRONT

2 - RIGHT

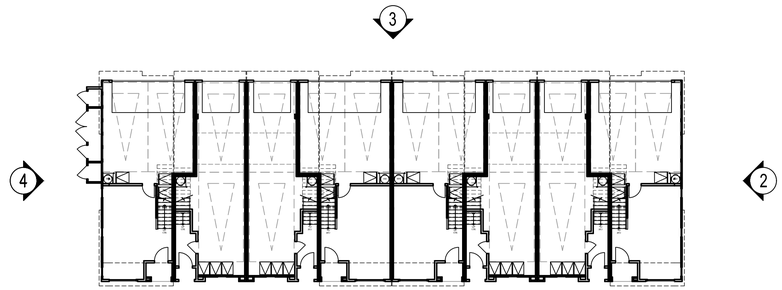
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. ASPHALT SHINGLE ROOFING
3. STUCCO O/ FOAM HEADER TRIM
4. COMPOSITE BEAM & CORBEL
5. WOOD KICKER
6. BAY VIEW WINDOW
7. TRUSS TAILS
8. SLOPED ENTRY RECESS
9. UTILITY CLOSETS
10. DECORATIVE METAL RAILING
11. VINYL WINDOWS
12. FIBERGLASS ENTRY DOOR
13. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
14. METAL SECTIONAL GARAGE DOOR
15. LOW PATIO WALL PER LANDSCAPE
16. SILL CAP
17. METAL POT SHELVES
18. STUCCO O/ FOAM CORBELS

A. MAIN BODY STUCCO COLOR
B. SECONDARY BODY STUCCO COLOR
C. TRIM / FRENCH DOOR / UTILITY DOOR
D. GARAGE DOOR COLOR
E. UNIT ENTRY DOOR COLOR 1
F. UNIT ENTRY DOOR COLOR 2
G. METAL HAND RAILS
H. ASPHALT SHINGLE



KEY PLAN - 1/16" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

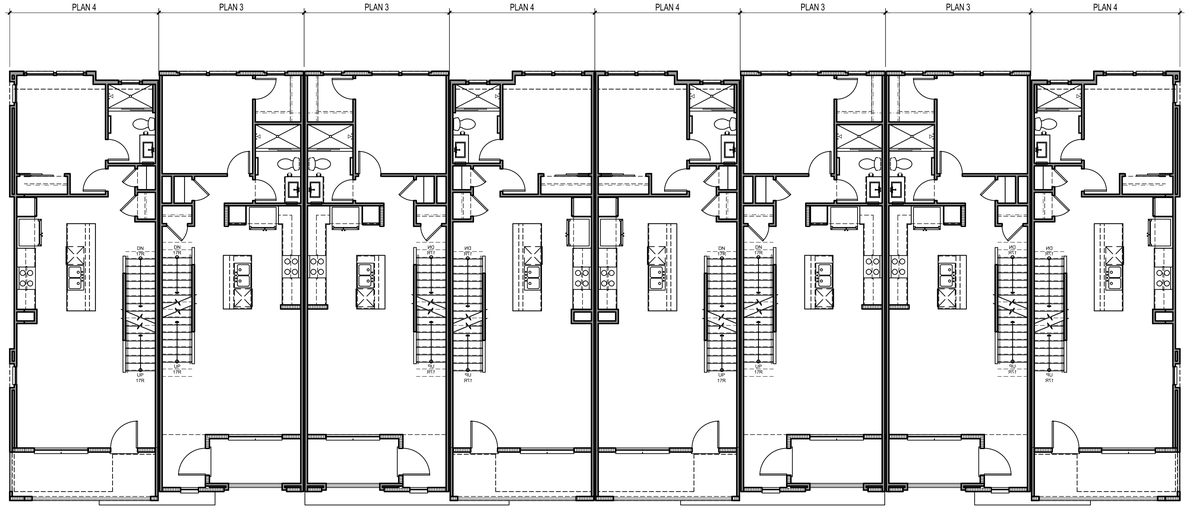
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

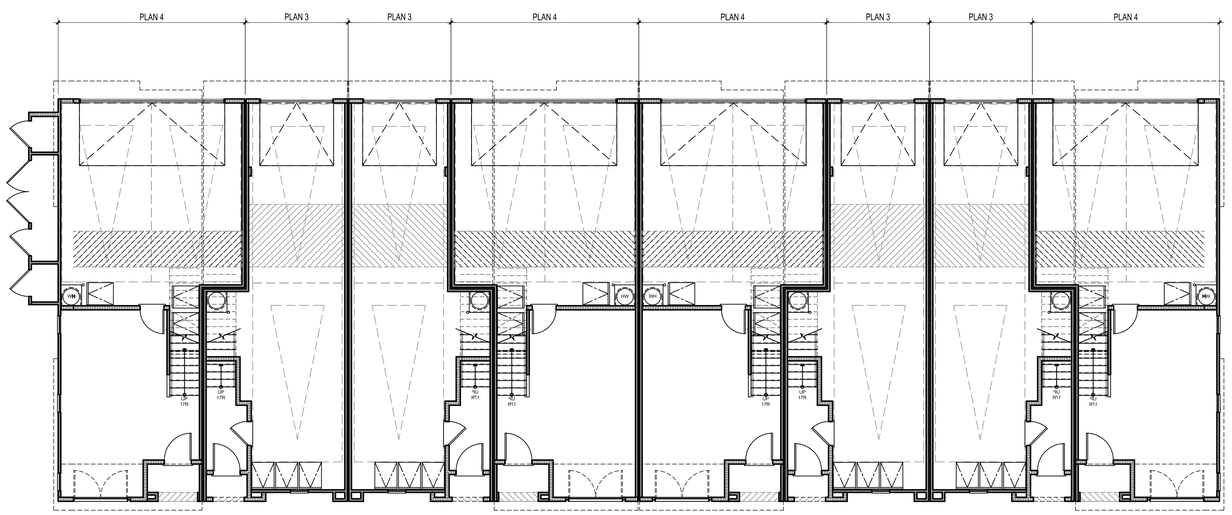
Scale: 1/8" = 1'-0"
0 4 8 16

B810 - 8PLEX - ELEVATIONS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.21



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

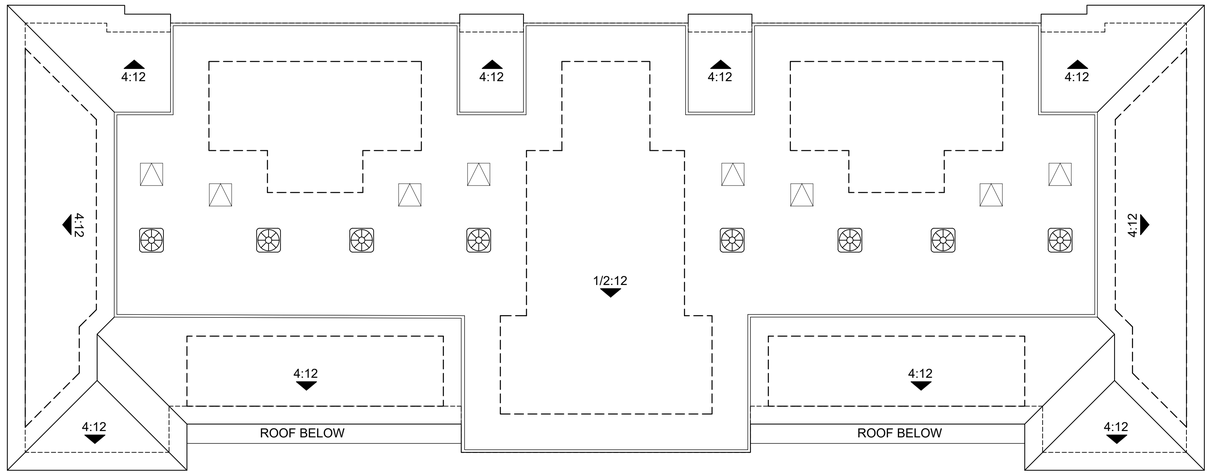
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B810 - 8PLEX - BUILDING PLANS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

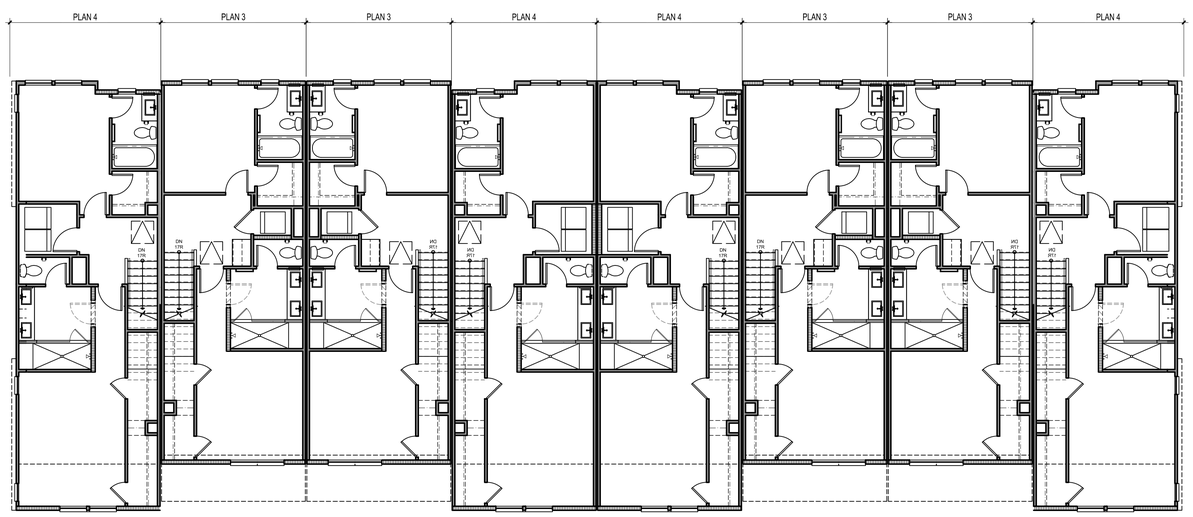
A2.22



NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS
TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED
ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

ROOF PLAN



THIRD FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B810 - 8PLEX - BUILDING PLANS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.23

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B910 - 9PLEX - PERSPECTIVES

TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.30

4 - LEFT

1 - FRONT

2 - RIGHT

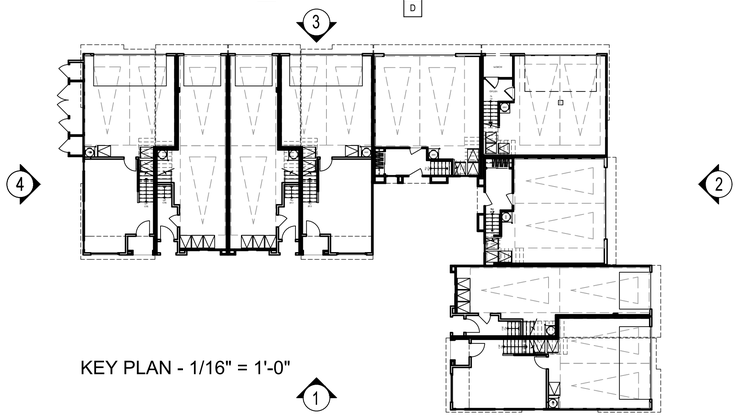
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. ASPHALT SHINGLE ROOFING
3. STUCCO O/ FOAM HEADER TRIM
4. COMPOSITE BEAM & CORBEL
5. WOOD KICKER
6. BAY VIEW WINDOW
7. TRUSS TAILS
8. SLOPED ENTRY RECESS
9. UTILITY CLOSETS
10. DECORATIVE METAL RAILING
11. VINYL WINDOWS
12. FIBERGLASS ENTRY DOOR
13. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
14. METAL SECTIONAL GARAGE DOOR
15. LOW PATIO WALL PER LANDSCAPE
16. SILL CAP
17. METAL POT SHELVES
18. STUCCO O/ FOAM CORBELS

A. MAIN BODY STUCCO COLOR
B. SECONDARY BODY STUCCO COLOR
C. TRIM / FRENCH DOOR / UTILITY DOOR
D. GARAGE DOOR COLOR
E. UNIT ENTRY DOOR COLOR 1
F. UNIT ENTRY DOOR COLOR 2
G. METAL HAND RAILS
H. ASPHALT SHINGLE



KEY PLAN - 1/16" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

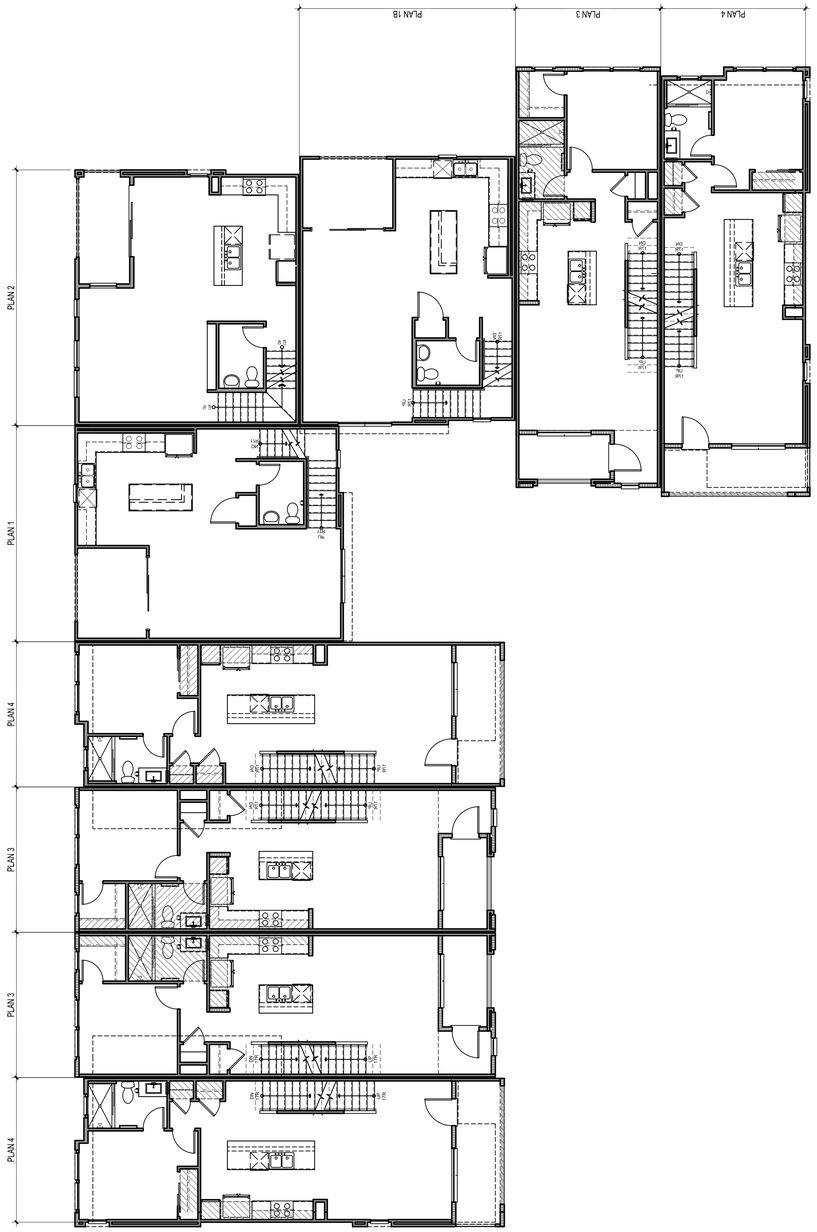
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

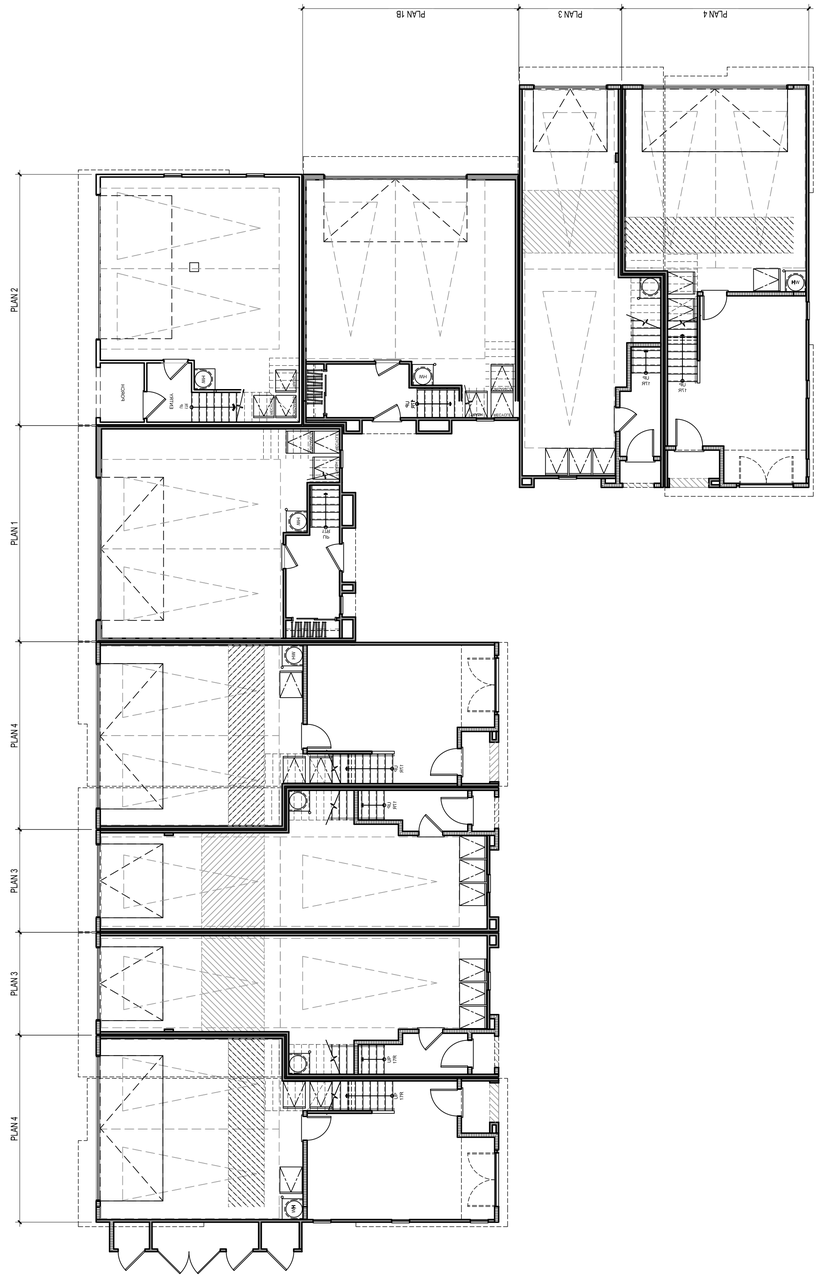
Scale: 1/8" = 1'-0"
0 4 8 16

B910 - 9PLEX - ELEVATIONS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.31



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

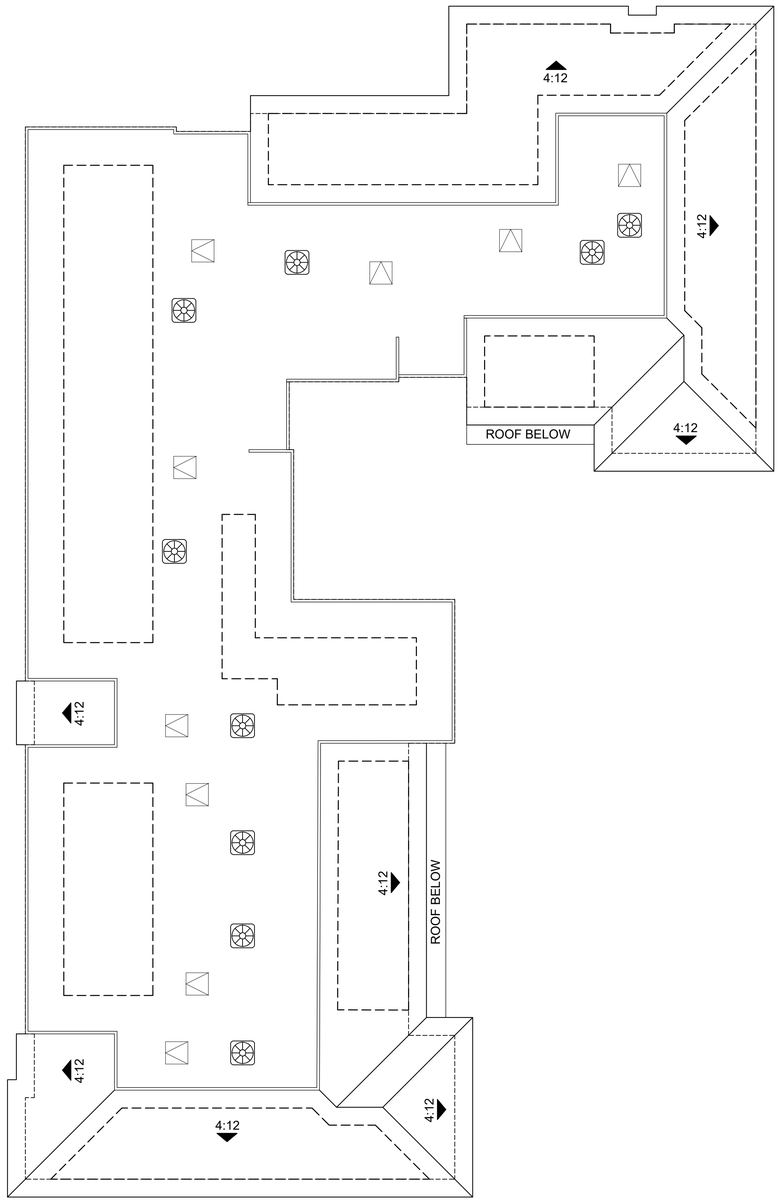
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B910 - 9PLEX - BUILDING PLANS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

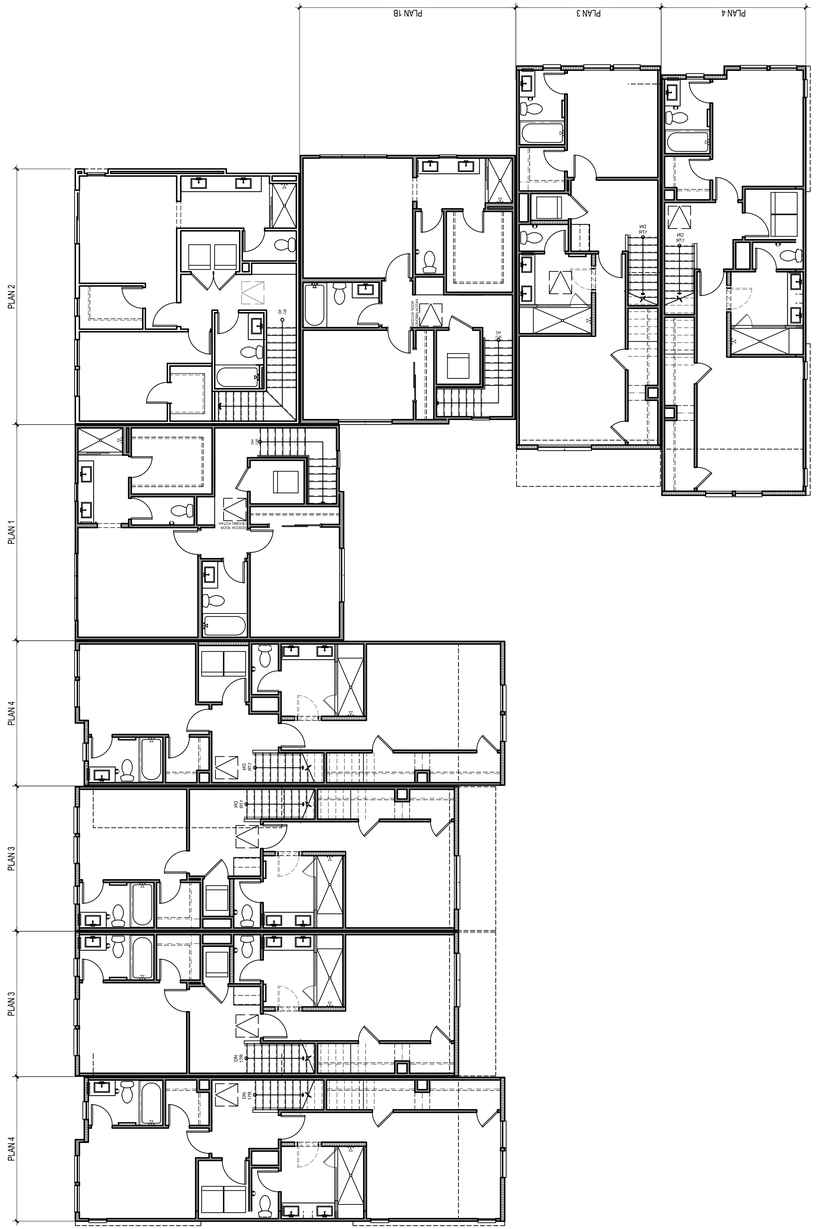
A2.32



NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

ROOF PLAN



THIRD FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B910 - 9PLEX - BUILDING PLANS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.33

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1010 - 10PLEX - PERSPECTIVES

TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.40

4 - LEFT

1 - FRONT

2 - RIGHT

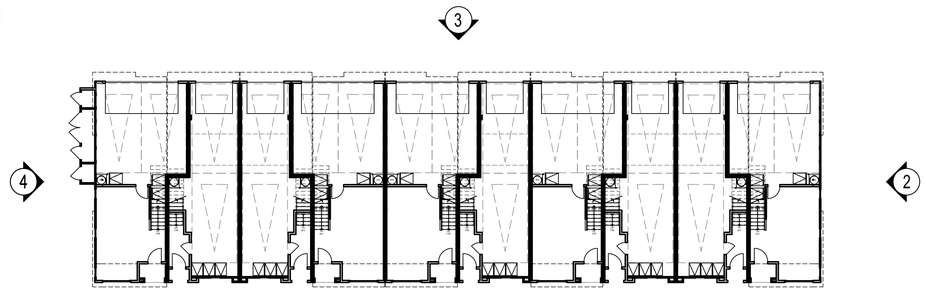
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. ASPHALT SHINGLE ROOFING
3. STUCCO O/ FOAM HEADER TRIM
4. COMPOSITE BEAM & CORBEL
5. WOOD KICKER
6. BAY VIEW WINDOW
7. TRUSS TAILS
8. SLOPED ENTRY RECESS
9. UTILITY CLOSETS
10. DECORATIVE METAL RAILING
11. VINYL WINDOWS
12. FIBERGLASS ENTRY DOOR
13. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
14. METAL SECTIONAL GARAGE DOOR
15. LOW PATIO WALL PER LANDSCAPE
16. SILL CAP
17. METAL POT SHELVES
18. STUCCO O/ FOAM CORBELS

A. MAIN BODY STUCCO COLOR
B. SECONDARY BODY STUCCO COLOR
C. TRIM / FRENCH DOOR / UTILITY DOOR
D. GARAGE DOOR COLOR
E. UNIT ENTRY DOOR COLOR 1
F. UNIT ENTRY DOOR COLOR 2
G. METAL HAND RAILS
H. ASPHALT SHINGLE



KEY PLAN - 1/16" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

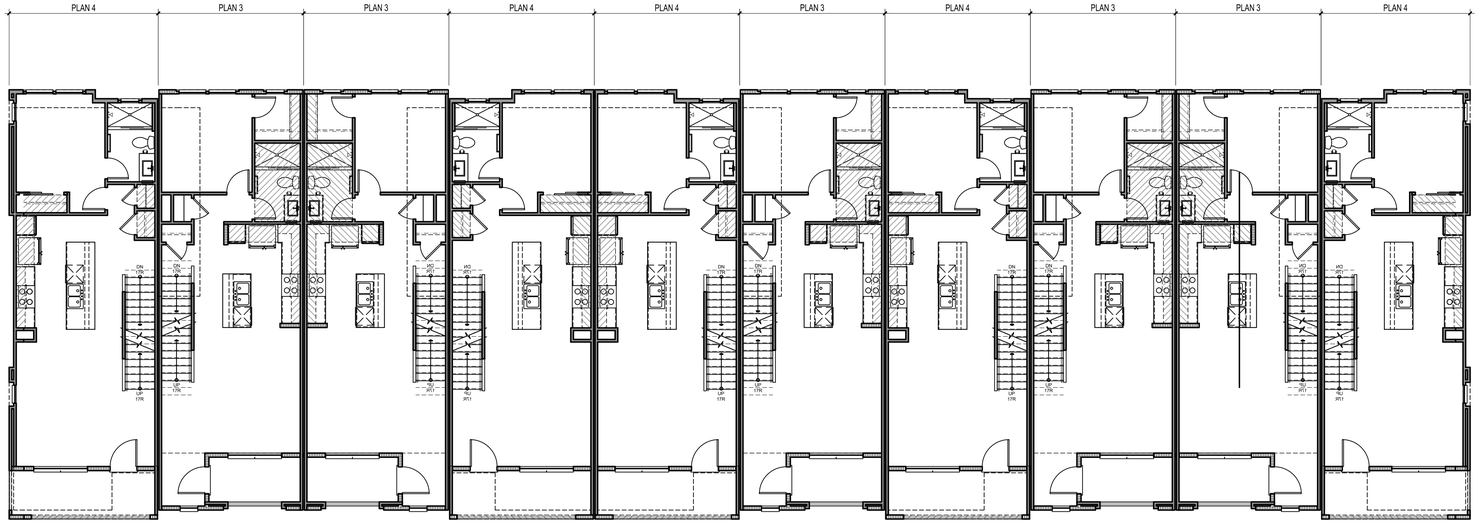
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

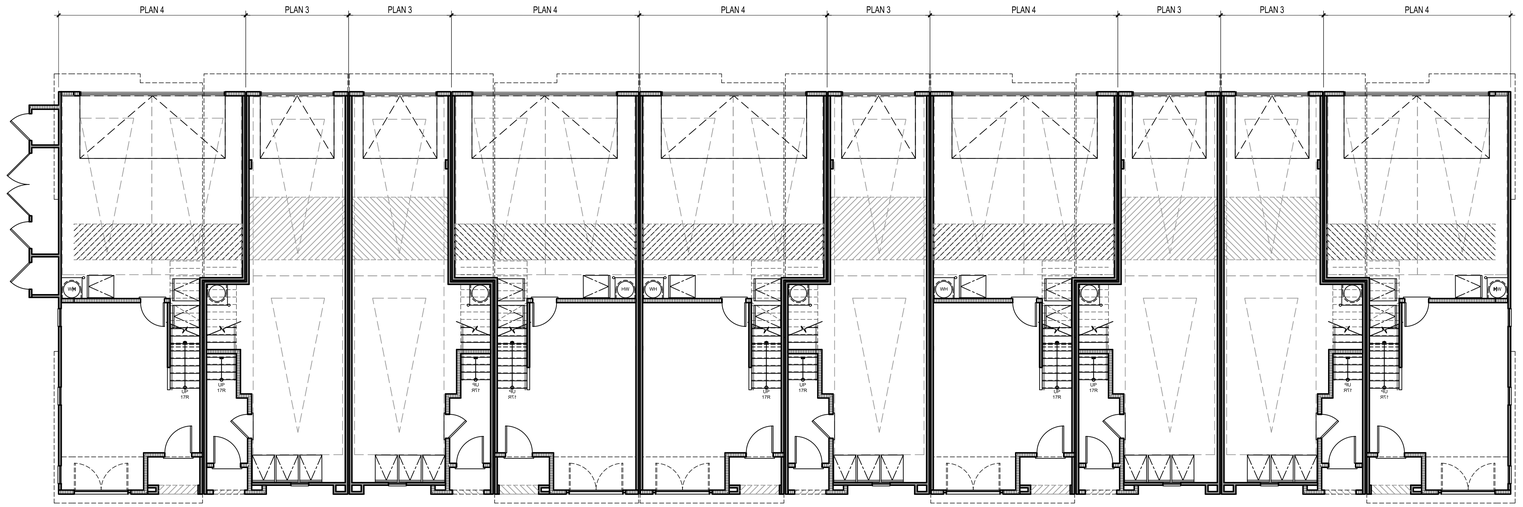
Scale: 1/8" = 1'-0"
0 4 8 16

B1010 - 10PLEX - ELEVATIONS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.41



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

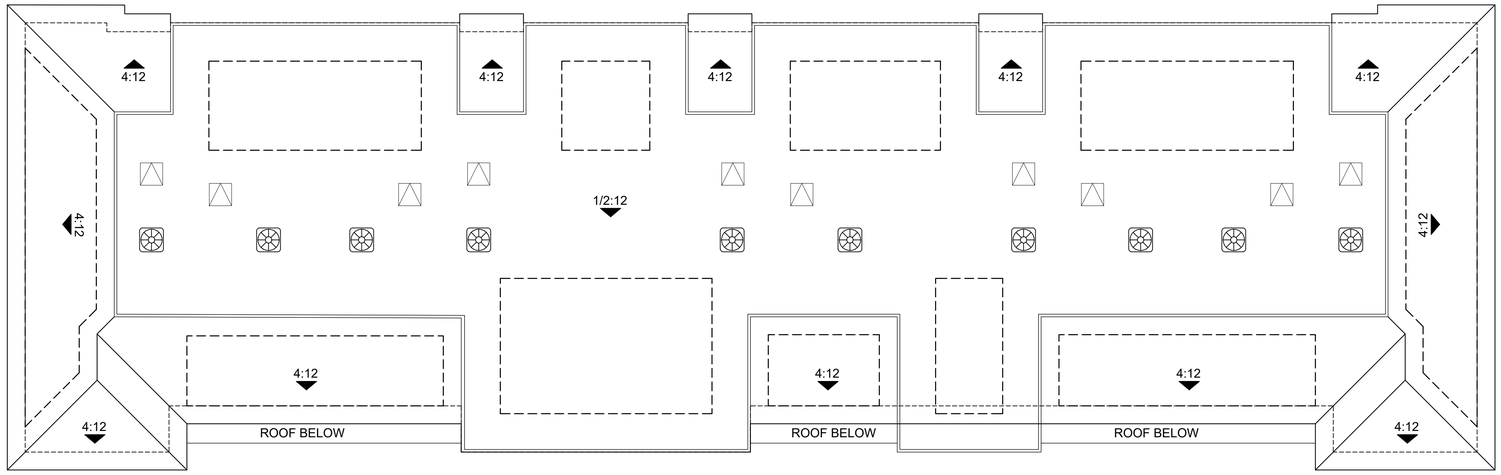
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1010 - 10PLEX- BUILDING PLANS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

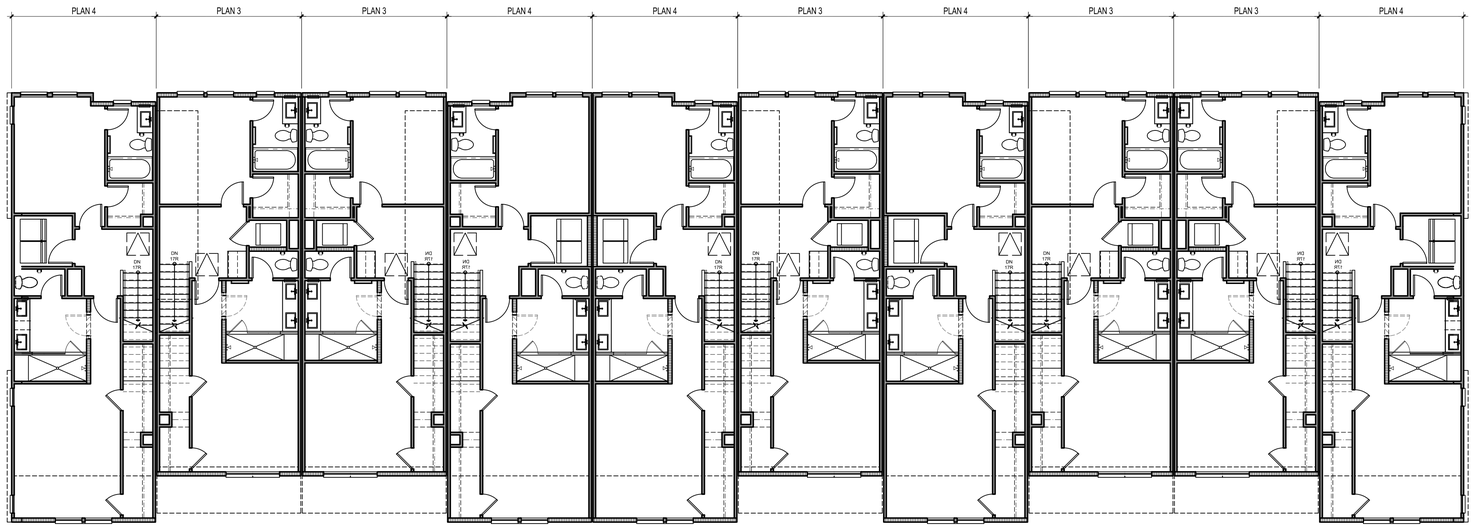
A2.42



NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

ROOF PLAN



THIRD FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1010 - 10PLEX- BUILDING PLANS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.43

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

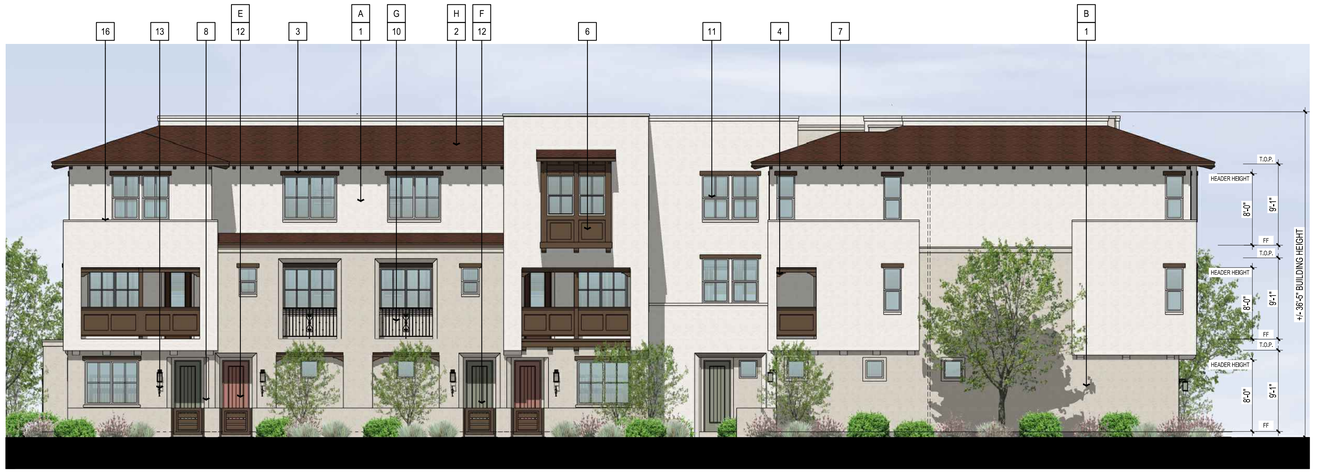
Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B1011 - 10PLEX - PERSPECTIVES
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.50

② RIGHT



① FRONT

④ LEFT

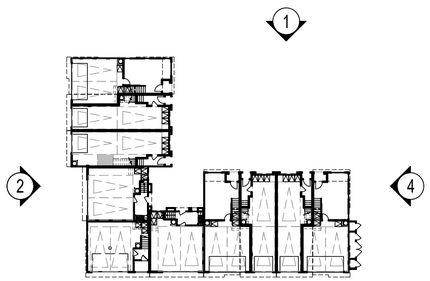
③ REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. ASPHALT SHINGLE ROOFING
3. STUCCO O/ FOAM HEADER TRIM
4. COMPOSITE BEAM & CORBEL
5. WOOD KICKER
6. BAY VIEW WINDOW
7. TRUSS TAILS
8. SLOPED ENTRY RECESS
9. UTILITY CLOSETS
10. DECORATIVE METAL RAILING
11. VINYL WINDOWS
12. FIBERGLASS ENTRY DOOR
13. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
14. METAL SECTIONAL GARAGE DOOR
15. LOW PATIO WALL PER LANDSCAPE
16. SILL CAP
17. METAL POT SHELVES
18. STUCCO O/ FOAM CORBELS

A. MAIN BODY STUCCO COLOR
B. SECONDARY BODY STUCCO COLOR
C. TRIM / FRENCH DOOR / UTILITY DOOR
D. GARAGE DOOR COLOR
E. UNIT ENTRY DOOR COLOR 1
F. UNIT ENTRY DOOR COLOR 2
G. METAL HAND RAILS
H. ASPHALT SHINGLE



KEY PLAN - 1/32" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

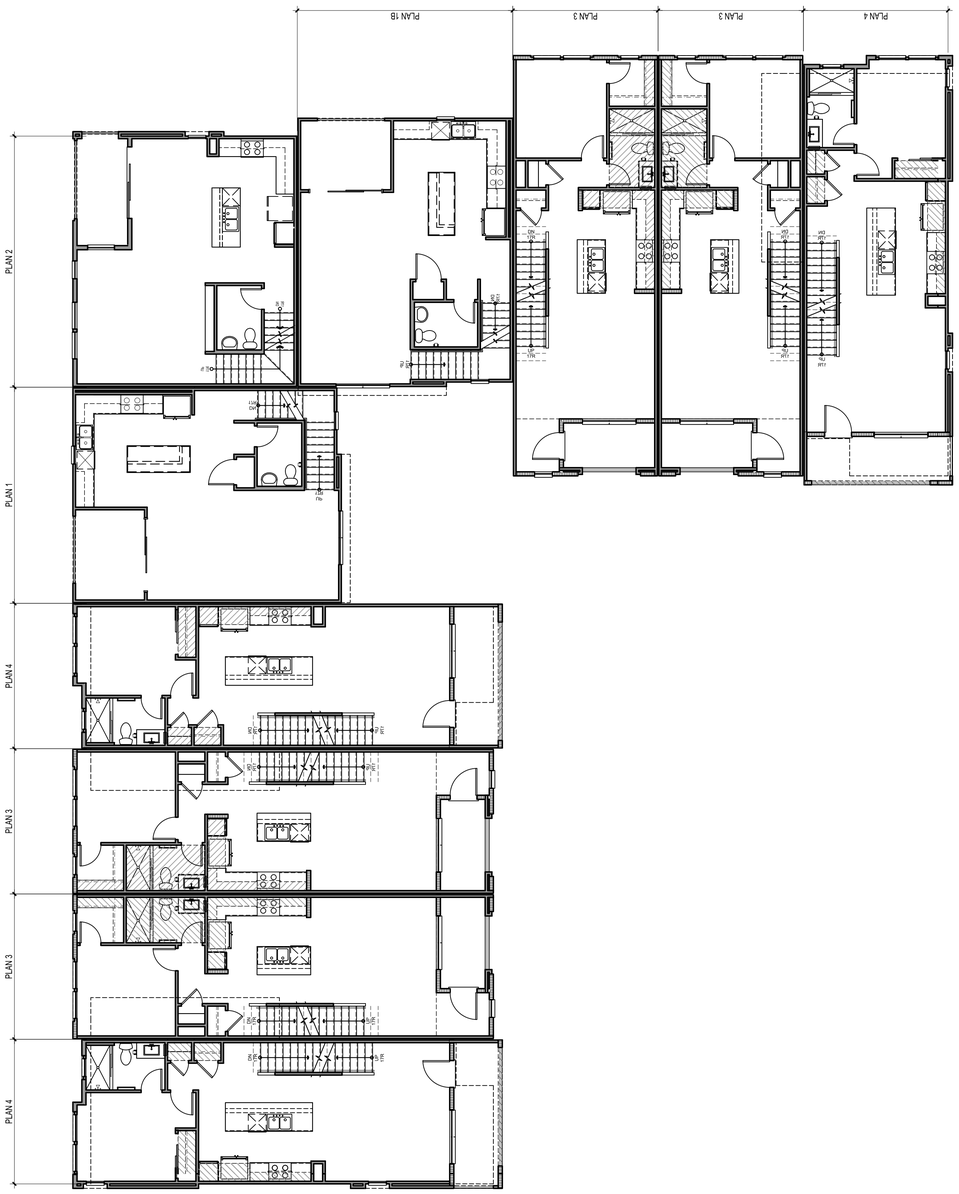
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1011 - 10PLEX - ELEVATIONS
TH #2: 3-STORY INTERLOCK TOWNHOMES

A2.51



SECOND FLOOR

FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

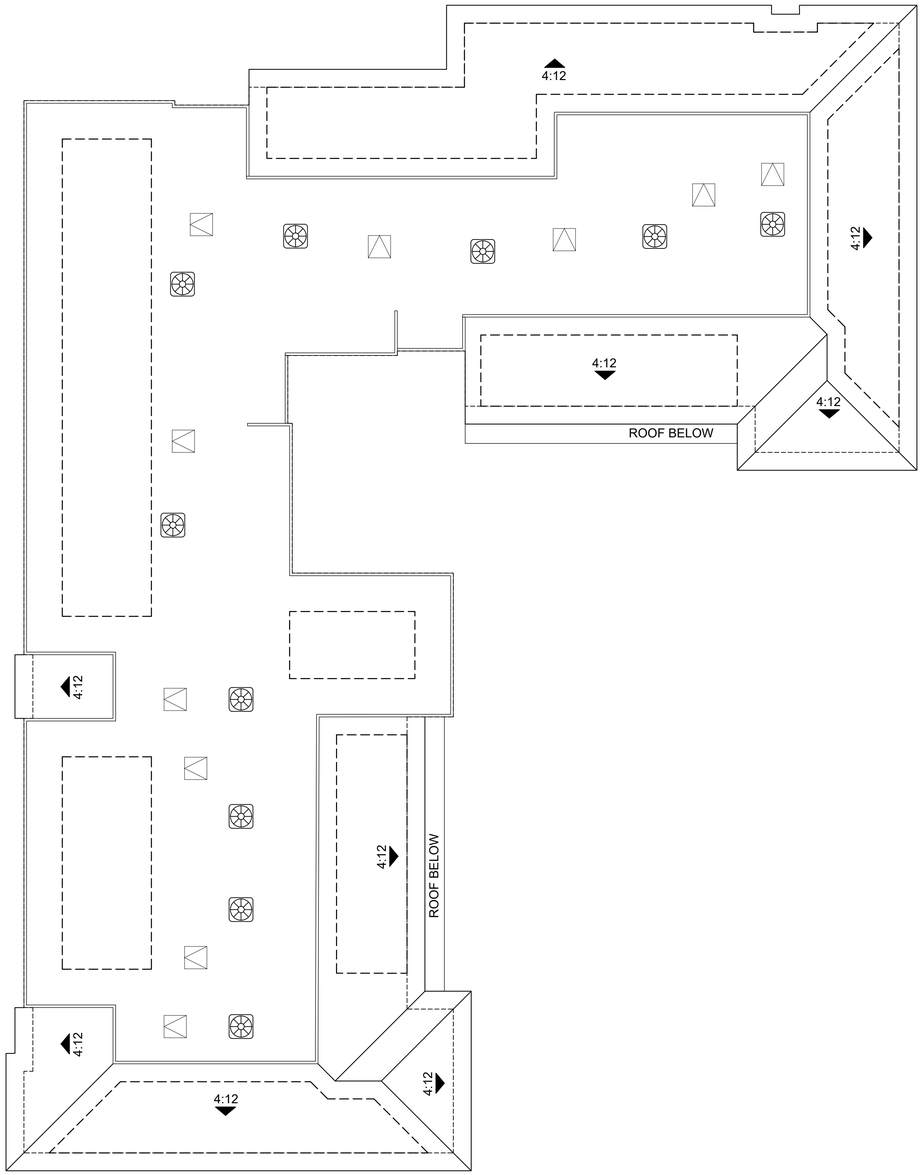
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1011 - 10PLEX - BUILDING PLANS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

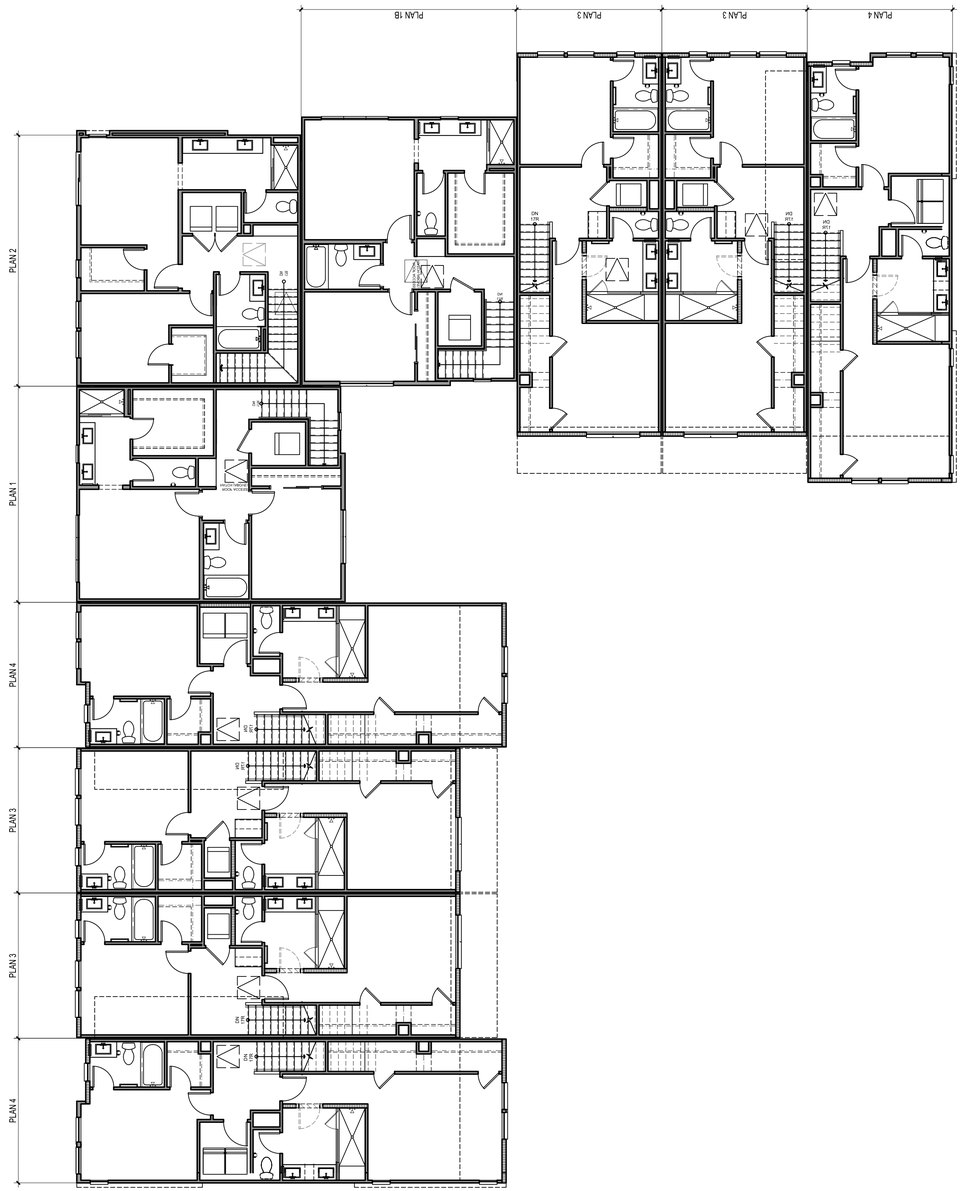
A2.52



NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

ROOF PLAN



THIRD FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1011 - 10PLEX - BUILDING PLANS
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNHOMES

A2.53

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

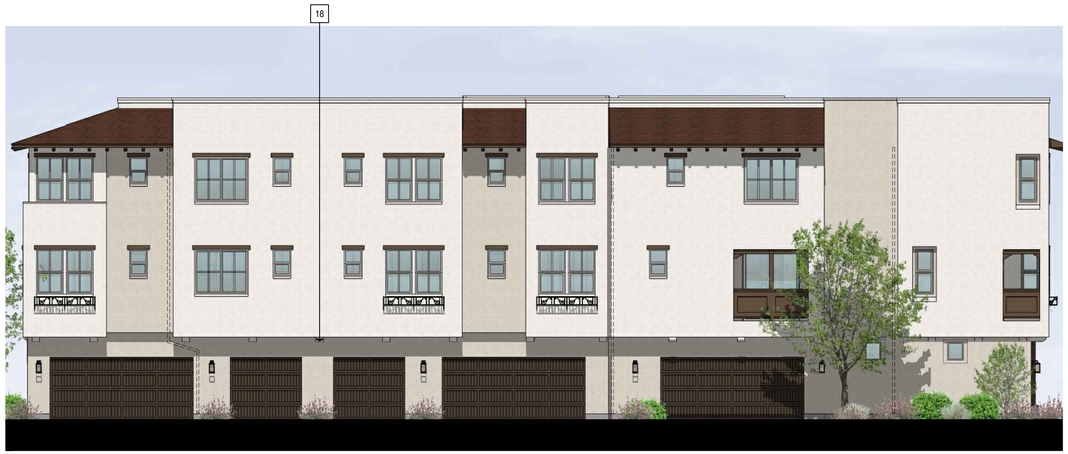
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

0 4 8 16

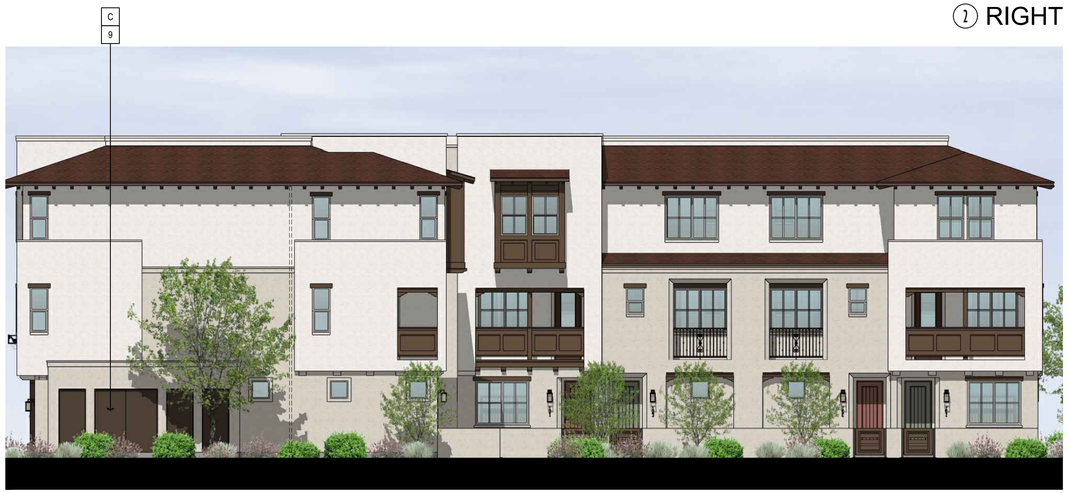
B1110 - 11PLEX - PERSPECTIVES
TH#3 "TERRACE": 3-STORY ROWHOMES

A2.60



② RIGHT

① FRONT



④ LEFT

③ REAR

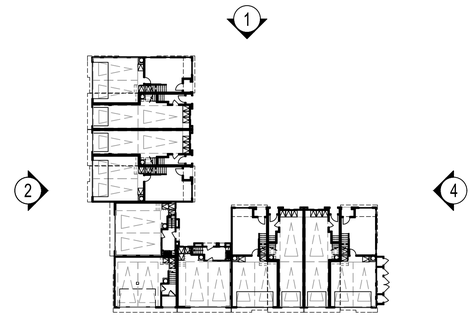
NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. ASPHALT SHINGLE ROOFING
3. STUCCO O/ FOAM HEADER TRIM
4. COMPOSITE BEAM & CORBEL
5. WOOD KICKER
6. BAY VIEW WINDOW
7. TRUSS TAILS
8. SLOPED ENTRY RECESS
9. UTILITY CLOSETS
10. DECORATIVE METAL RAILING
11. VINYL WINDOWS
12. FIBERGLASS ENTRY DOOR
13. DECORATIVE EXT. LIGHTING & ADDRESS SIGN
14. METAL SECTIONAL GARAGE DOOR
15. LOW PATIO WALL PER LANDSCAPE
16. SILL CAP
17. METAL POT SHELVES
18. STUCCO O/ FOAM CORBELS

A. MAIN BODY STUCCO COLOR
B. SECONDARY BODY STUCCO COLOR
C. TRIM / FRENCH DOOR / UTILITY DOOR
D. GARAGE DOOR COLOR
E. UNIT ENTRY DOOR COLOR 1
F. UNIT ENTRY DOOR COLOR 2
G. METAL HAND RAILS
H. ASPHALT SHINGLE



KEY PLAN - 1/32" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

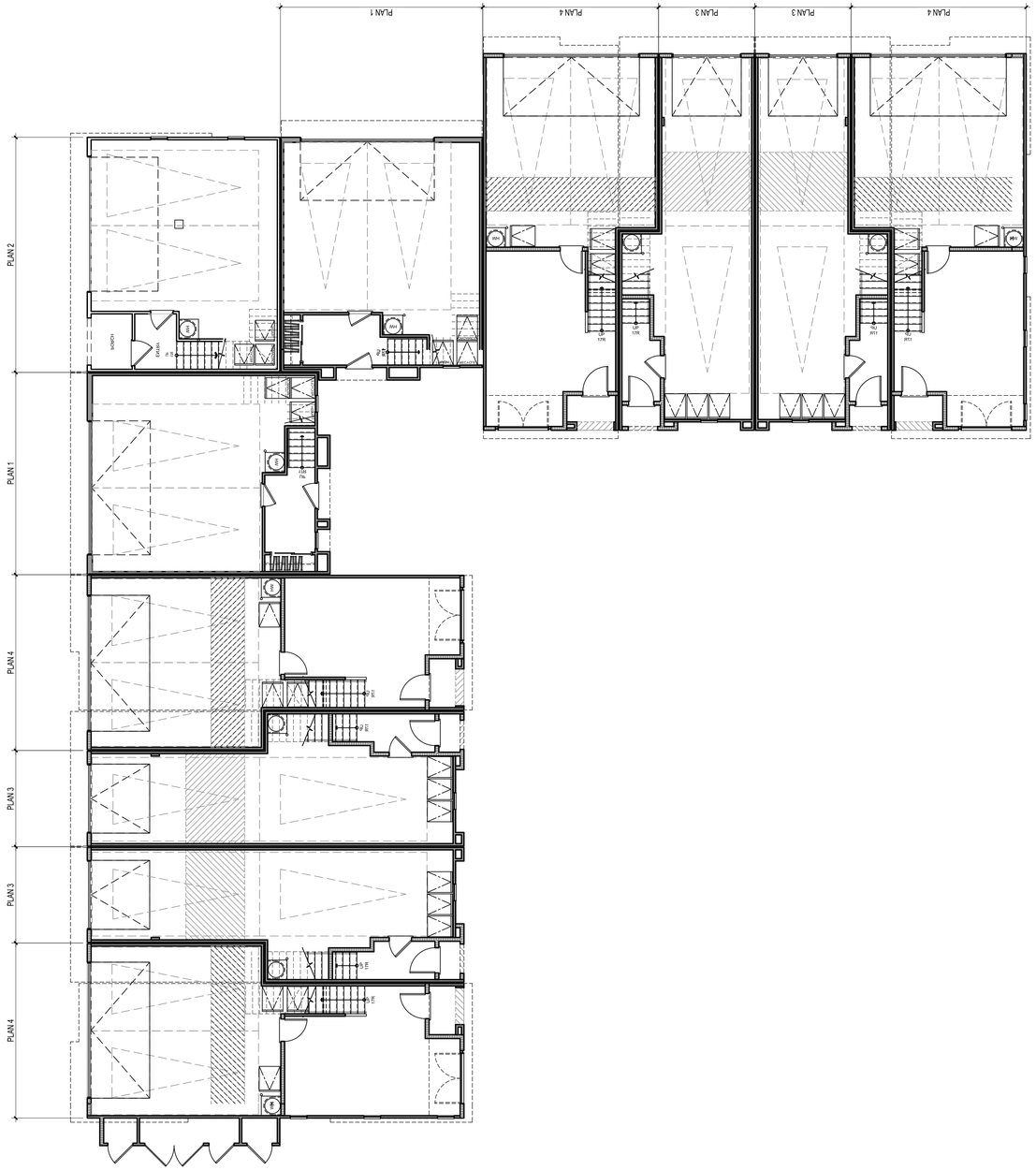
Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1110 - 11PLEX - ELEVATIONS
TH#3 "TERRACE": 3-STORY ROWHOMES

A2.61

SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

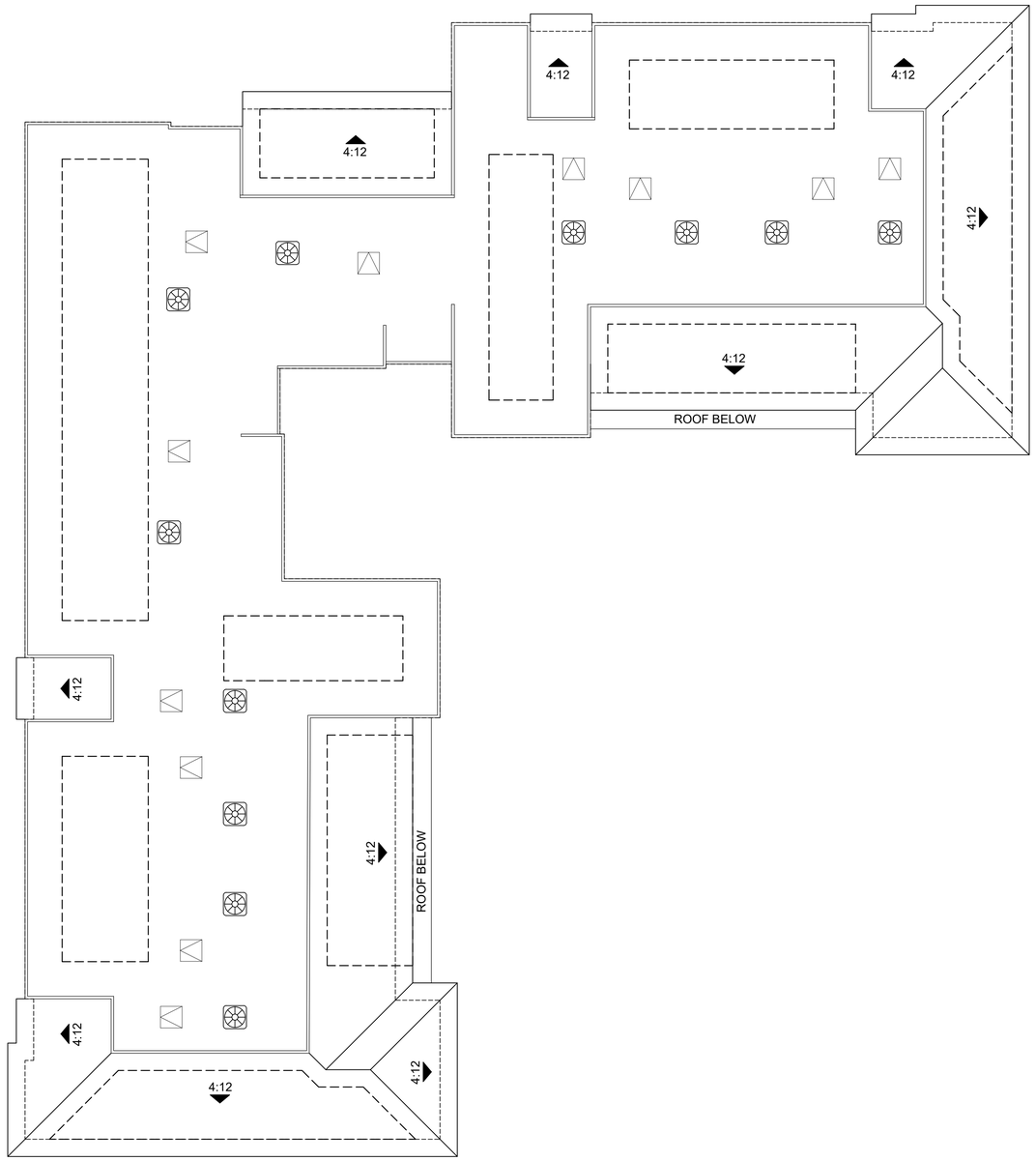
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1110 - 11PLEX - BUILDING PLANS
TH#3 "TERRACE": 3-STORY ROWHOMES

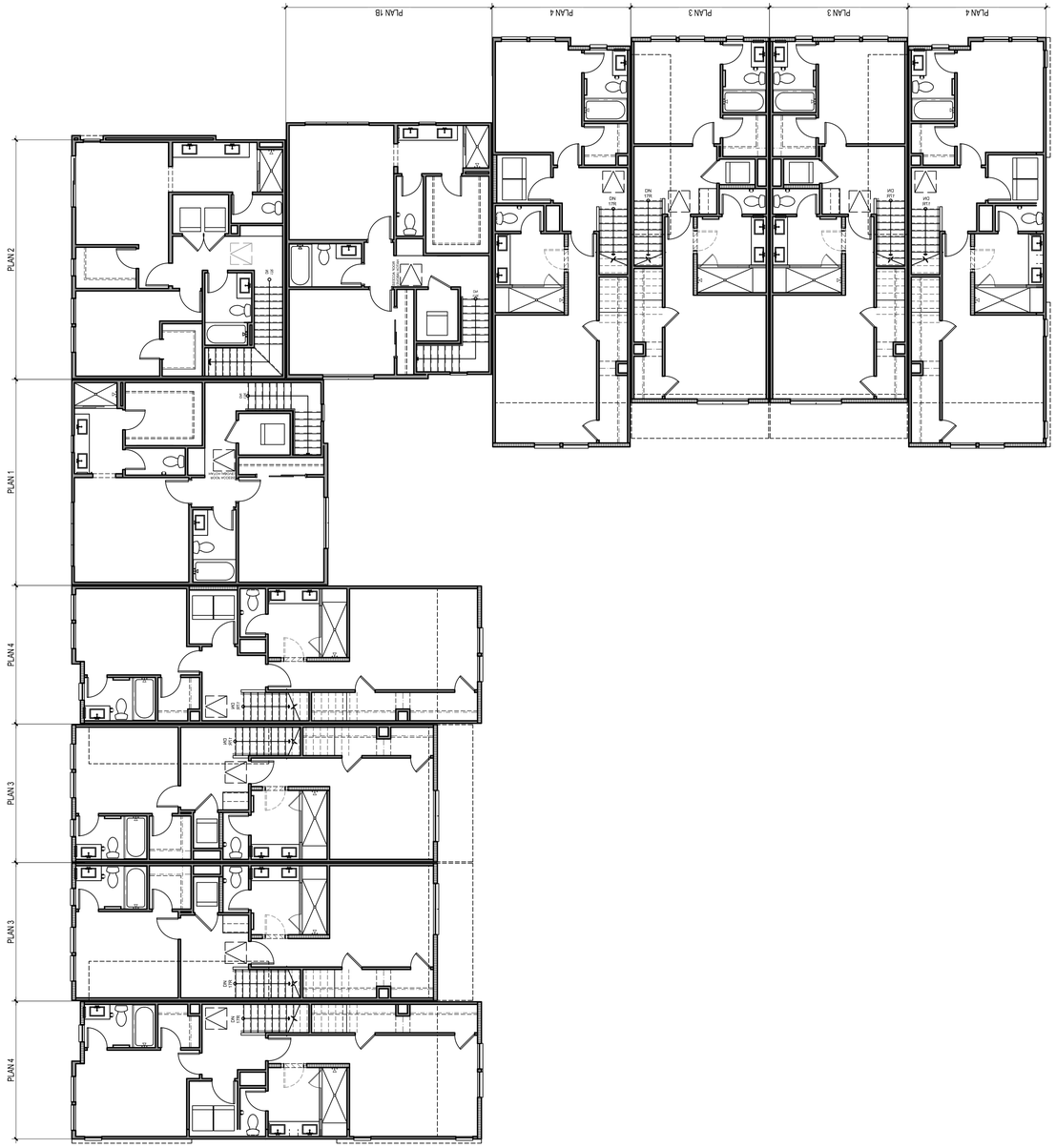
A2.62



NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

ROOF PLAN



THIRD FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

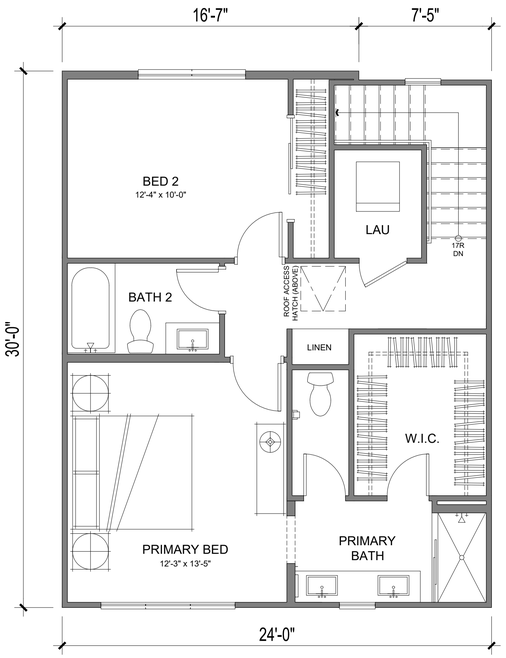
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

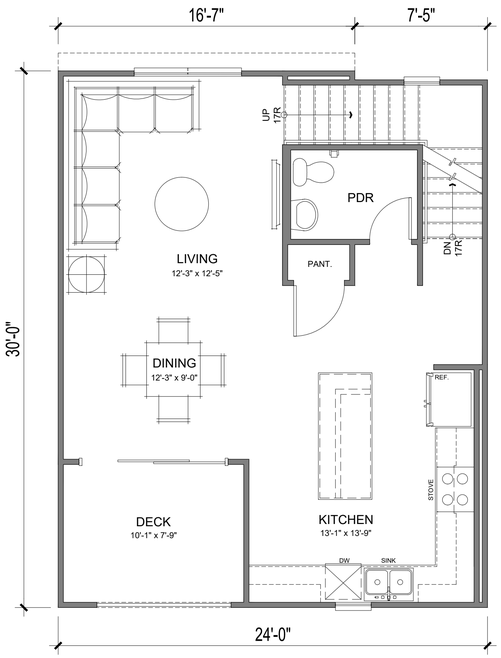
Scale: 1/8" = 1'-0"
0 4 8 16

B1110 - 11PLEX - BUILDING PLANS
TH#3 "TERRACE": 3-STORY ROWHOMES

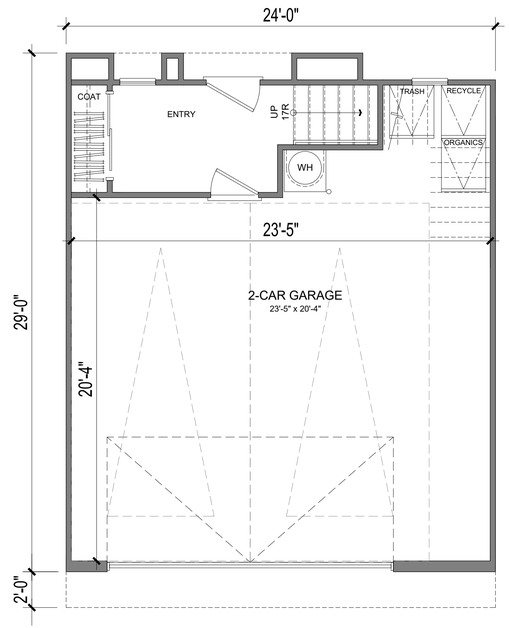
A2.63



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

2 BED / 2.5 BATH	
PLAN 1 NET SF	
1ST FLOOR	133 SQ. FT.
2ND FLOOR	600 SQ. FT.
3RD FLOOR	636 SQ. FT.
TOTAL LIVING	1369 SQ. FT.
DECK	78 SQ. FT.
PATIO	REF SITE PLAN
GARAGE	528 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

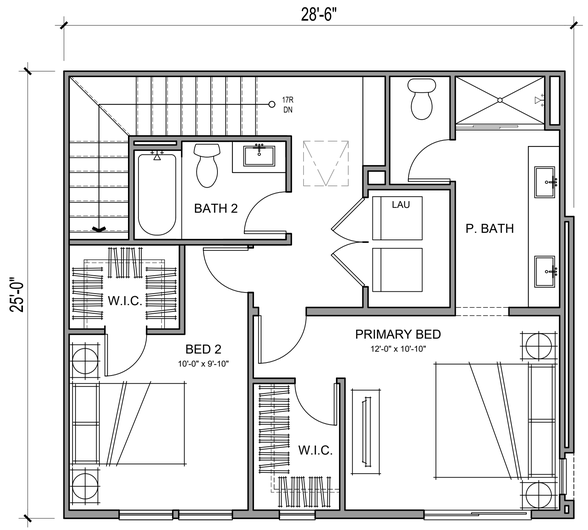
Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/4" = 1'-0"
0 2 4 8

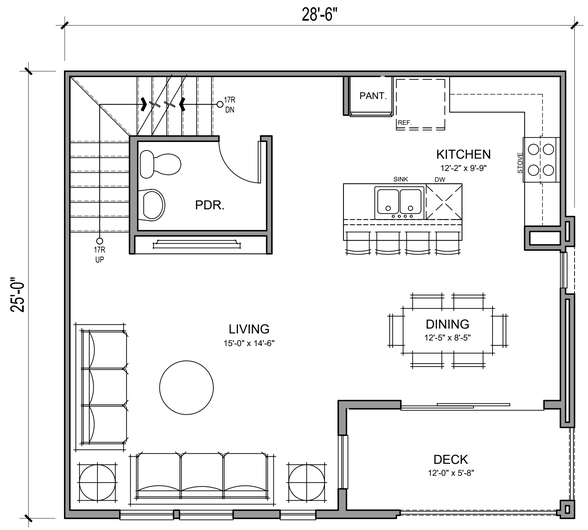
PLAN 1 - UNIT PLAN

TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNS

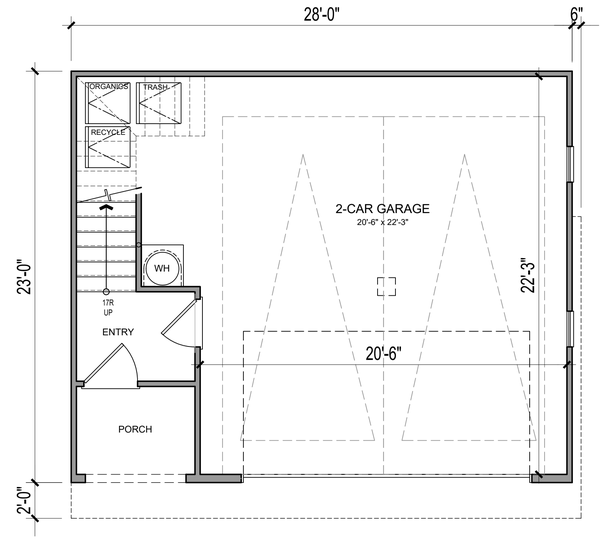
A2.70



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

2 BED / 3 BATH	
PLAN 2 NET SF	
1ST FLOOR	91 SQ. FT.
2ND FLOOR	589 SQ. FT.
3RD FLOOR	662 SQ. FT.
TOTAL LIVING	1342 SQ. FT.
PORCH	35 SQ. FT.
DECK	68 SQ. FT.
PATIO	REF SITE PLAN
GARAGE	517 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

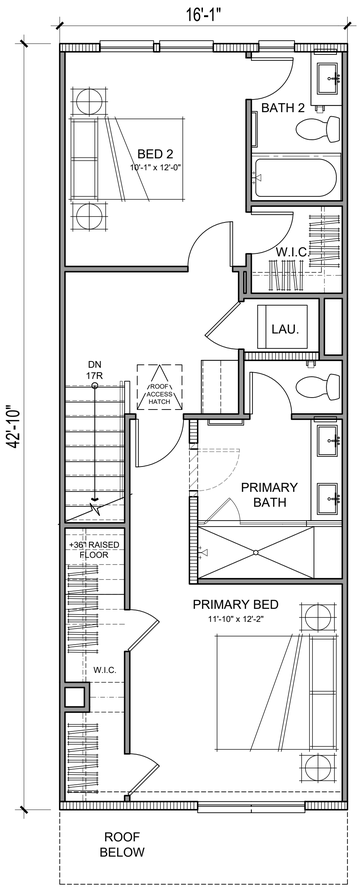
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

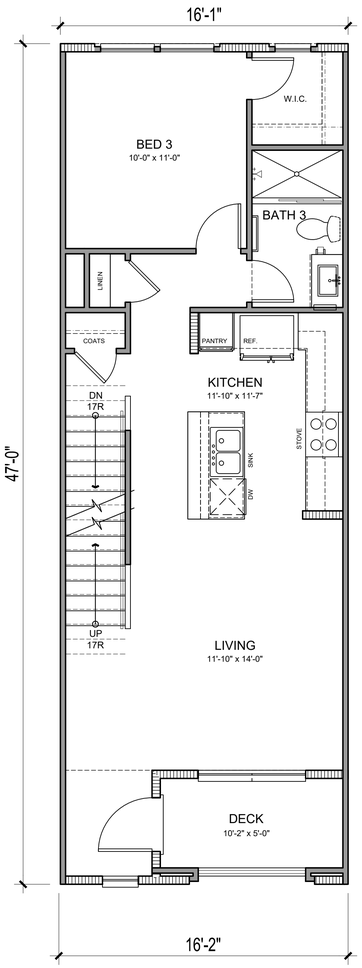
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 2 - UNIT PLAN
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNS

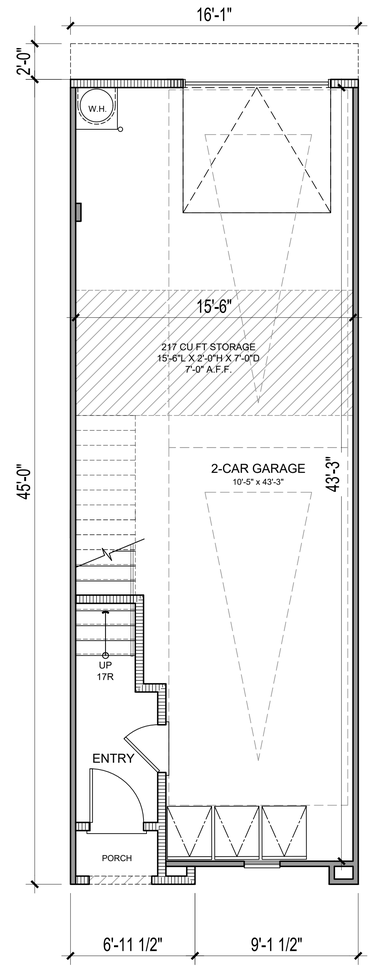
A2.71



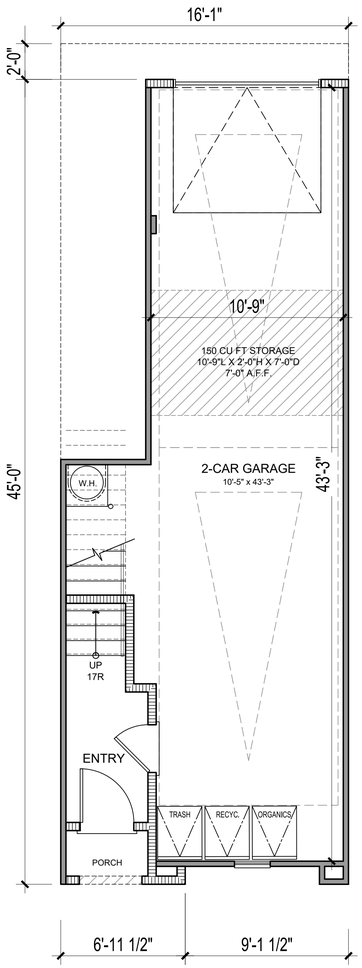
THIRD FLOOR



SECOND FLOOR



ALTERNATE FIRST FLOOR (GARAGE 602 SQ. FT.)



FIRST FLOOR

3 BED / 3 BATH	
PLAN 3 NET SF	
1ST FLOOR	91 SQ. FT.
2ND FLOOR	651 SQ. FT.
3RD FLOOR	621 SQ. FT.
TOTAL LIVING	1364 SQ. FT.
PORCH	12 SQ. FT.
DECK	51 SQ. FT.
PATIO	REF SITE PLAN
GARAGE	501 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

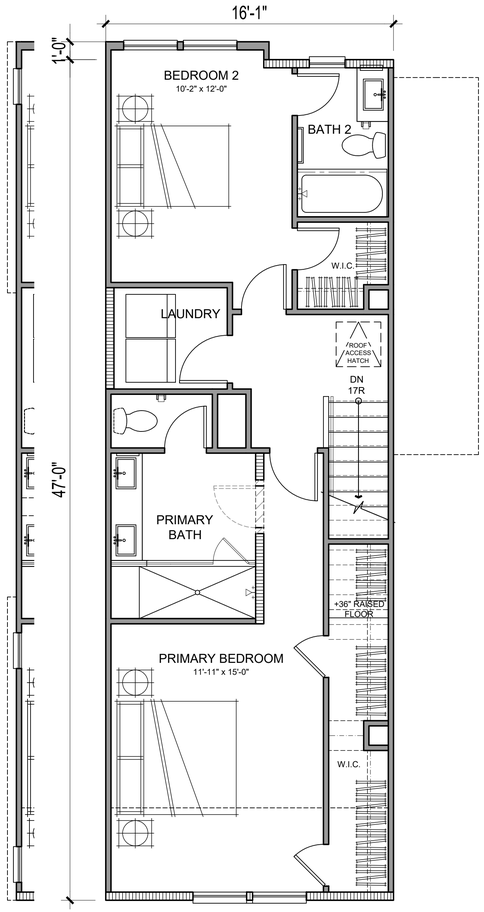
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

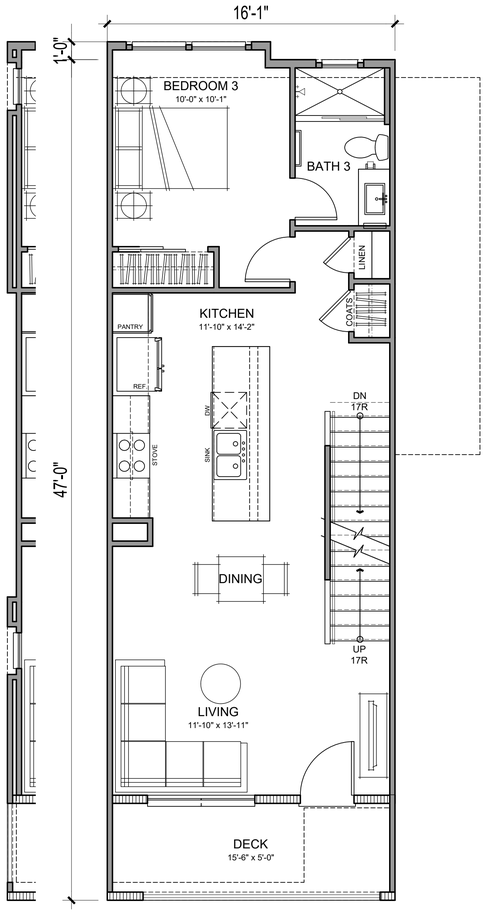
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 3 - UNIT PLAN
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNS

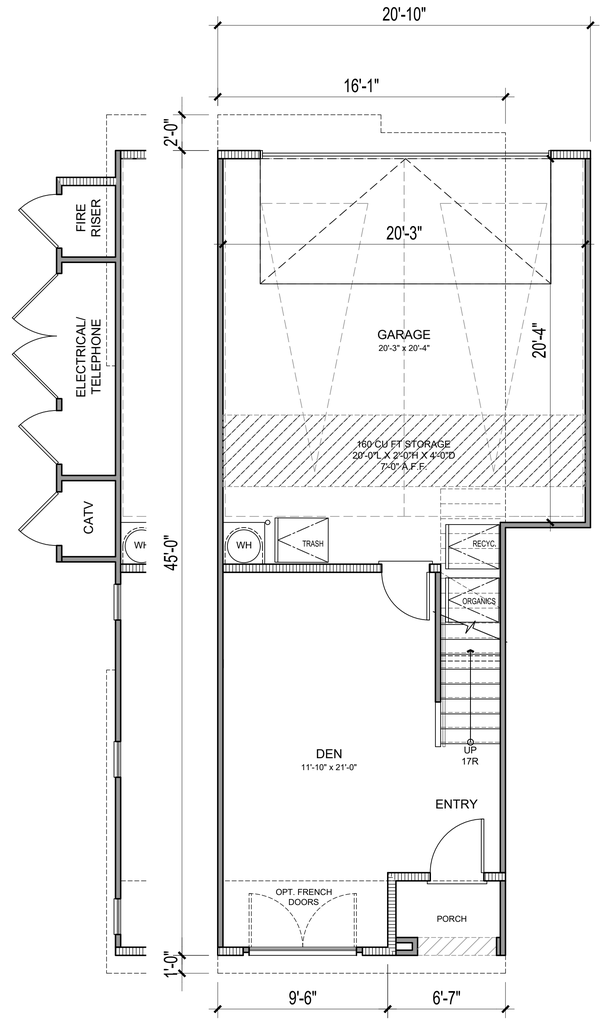
A2.72



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

3 BED / 3 BATH	
PLAN 4 NET SF	
1ST FLOOR	314 SQ. FT.
2ND FLOOR	638 SQ. FT.
3RD FLOOR	679 SQ. FT.
TOTAL LIVING	1631 SQ. FT.
PORCH	18 SQ. FT.
DECK	77 SQ. FT.
PATIO	REF SITE PLAN
GARAGE	465 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

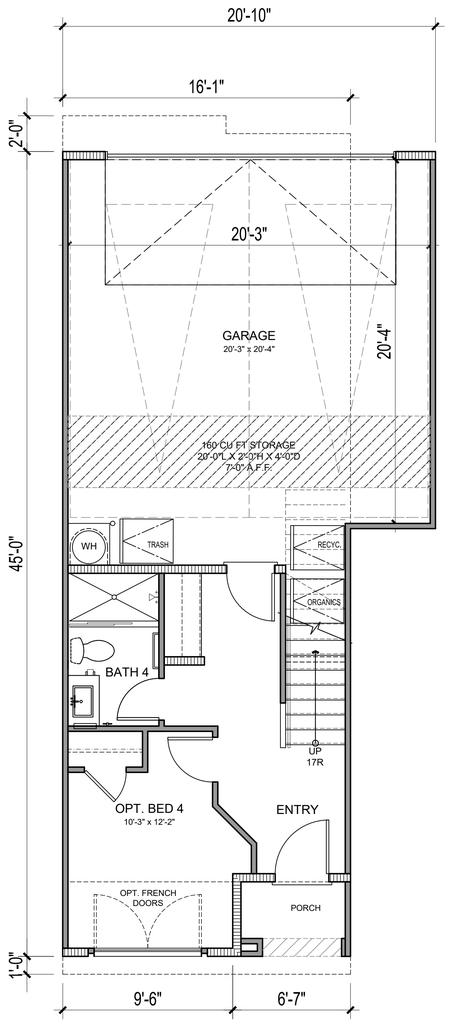
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

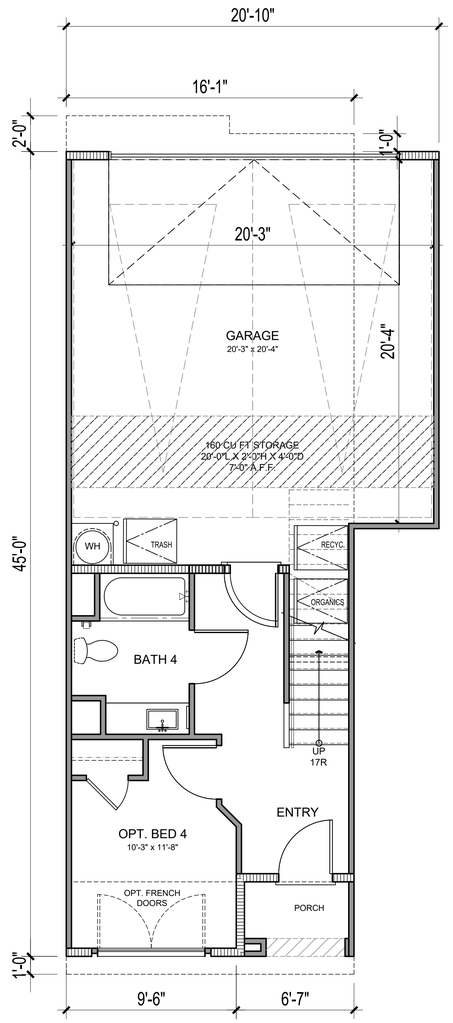
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 4 - UNIT PLAN
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNS

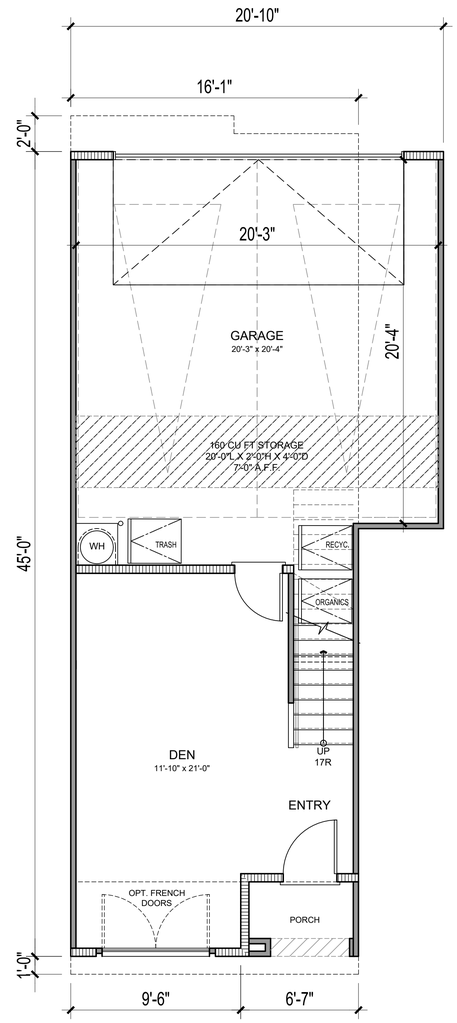
A2.73



FIRST FLOOR -
OPT BED



FIRST FLOOR ACCESSIBLE -
OPT BED W ACC BATH



FIRST FLOOR ACCESSIBLE -
DEN W OPT PDR

PROGRAM

3 BED / 3 BATH	
PLAN 4 NET SF	
1ST FLOOR	314 SQ. FT.
2ND FLOOR	638 SQ. FT.
3RD FLOOR	679 SQ. FT.
TOTAL LIVING	1631 SQ. FT.
PORCH	18 SQ. FT.
DECK	77 SQ. FT.
PATIO	REF SITE PLAN
GARAGE	465 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 4 OPTION - UNIT PLAN
TH #2 "LOGGIA": 3-STORY INTERLOCK TOWNS

A2.74

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B421 - 4PLEX - PERSPECTIVES
TH-3: 3-STORY ROWHOMES

A3.00

4 - LEFT

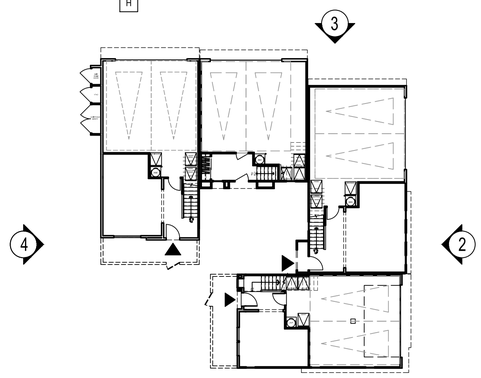
1 - FRONT

2 - RIGHT

3 - REAR

MATERIAL LEGEND

1.	STUCCO, LIGHT SAND FINISH	9.	METAL SECTIONAL GARAGE DOOR	A.	MAIN BODY STUCCO
2.	WOOD GRAIN HORIZONTAL FIBER CEMENT SIDING	10.	DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN	B.	FAUX WOOD SIDING
3.	FIBER CEMENT TRIM	11.	UTILITY DOOR	C.	SECONDARY BODY STUCCO
4.	CMU MASONRY VENEER	12.	LOW PATIO WALL PER LANDSCAPE	D.	MASONRY VENEER
5.	METAL CANOPY	13.	PARAPET CAP	E.	UNIT ENTRY DOOR, TRIM, TRELLIS, RAILINGS, METAL CANOPY
6.	HORIZONTAL METAL RAILING	14.	PARAPET WALL	F.	COURTYARD ENTRY GATE
7.	VINYL WINDOWS	15.	STONE CAP	G.	COURTYARD WALL
8.	FIBERGLASS ENTRY DOOR	16.	DOWNSPOUT	H.	GARAGE DOOR



KEY PLAN - 1/16" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

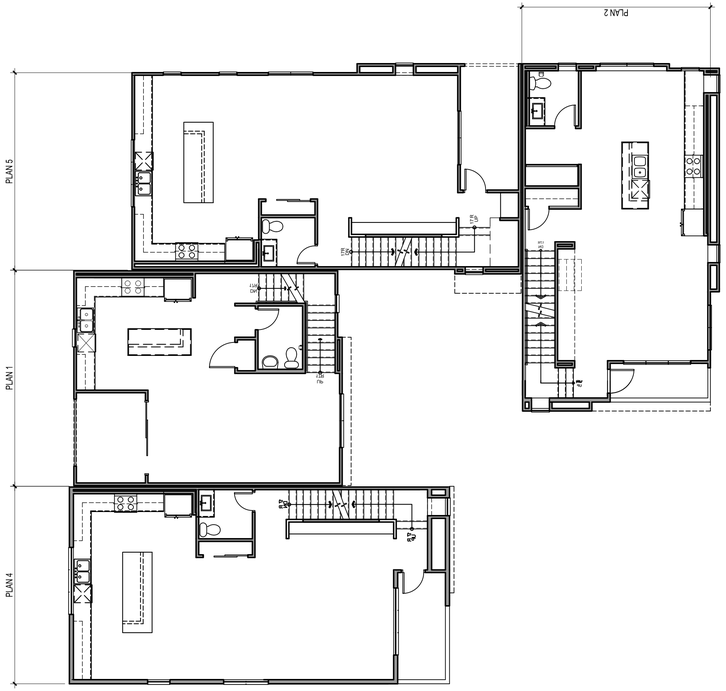
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

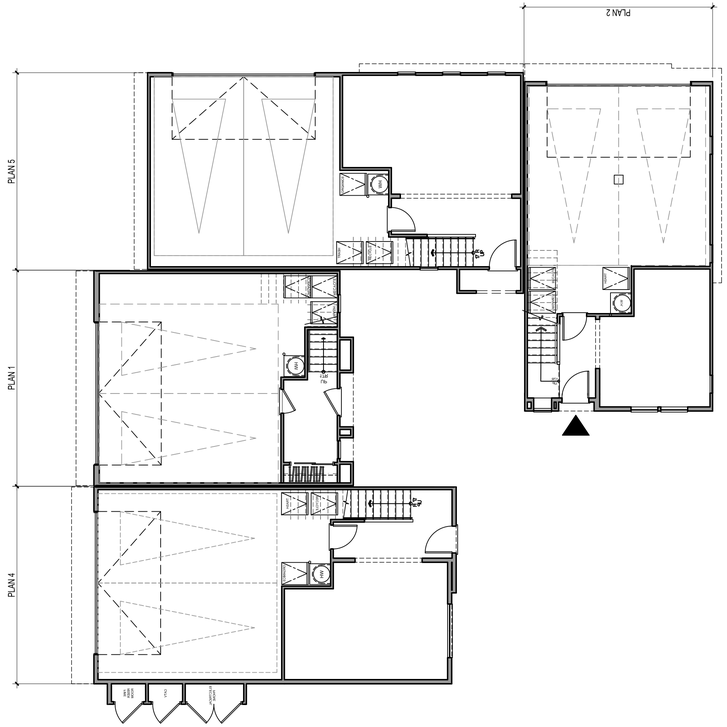
Scale: 1/8" = 1'-0"
0 4 8 16

B421 - 4PLEX - ELEVATIONS
TH-3: 3-STORY ROWHOMES

A3.01



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

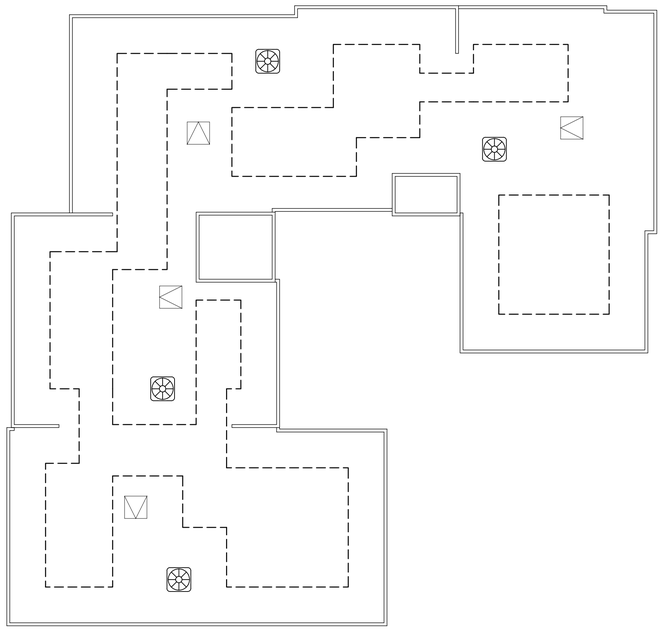
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B421 - 4PLEX - BUILDING PLANS
TH #3 "TERRACE": 3-STORY ROWHOMES

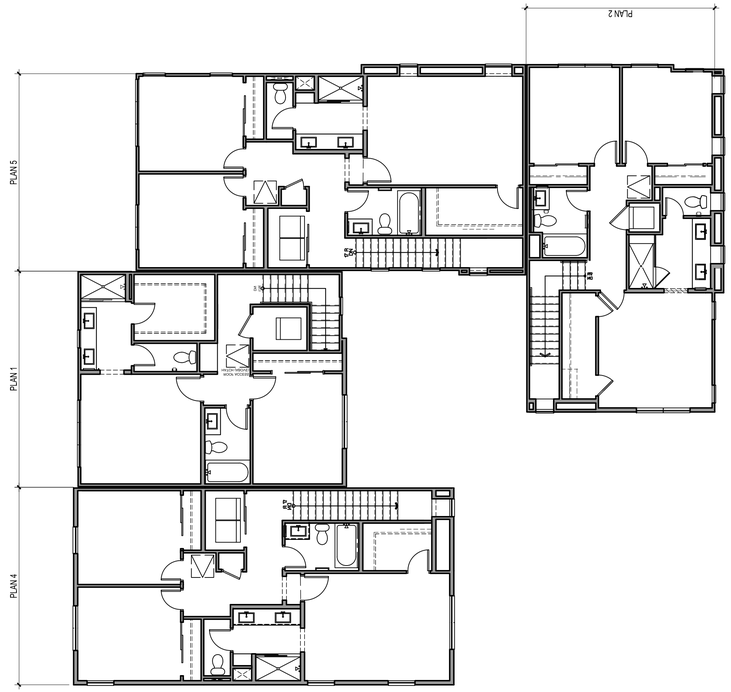
A3.02



ROOF PLAN

NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS



THIRD FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B421 - 4PLEX - BUILDING PLANS
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.03

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B520 - 5PLEX - PERSPECTIVES
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.10

4 - LEFT

1 - FRONT

2 - RIGHT

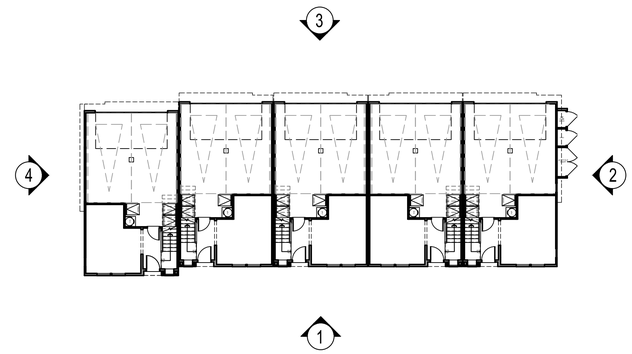
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. WOOD GRAIN HORIZONTAL FIBER CEMENT SIDING
3. FIBER CEMENT TRIM
4. CMU MASONRY VENEER
5. METAL CANOPY
6. HORIZONTAL METAL RAILING
7. VINYL WINDOWS
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
11. UTILITY DOOR
12. LOW PATIO WALL PER LANDSCAPE
13. PARAPET CAP
14. PARAPET WALL
15. STONE CAP
16. DOWNSPOUT

A. MAIN BODY STUCCO
B. FAUX WOOD SIDING
C. SECONDARY BODY STUCCO
D. MASONRY VENEER
E. UNIT ENTRY DOOR, TRIM, TRELLIS, RAILINGS, METAL CANOPY
F. COURTYARD ENTRY GATE
G. COURTYARD WALL
H. GARAGE DOOR



KEY PLAN - 1/16" = 1'-0"

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

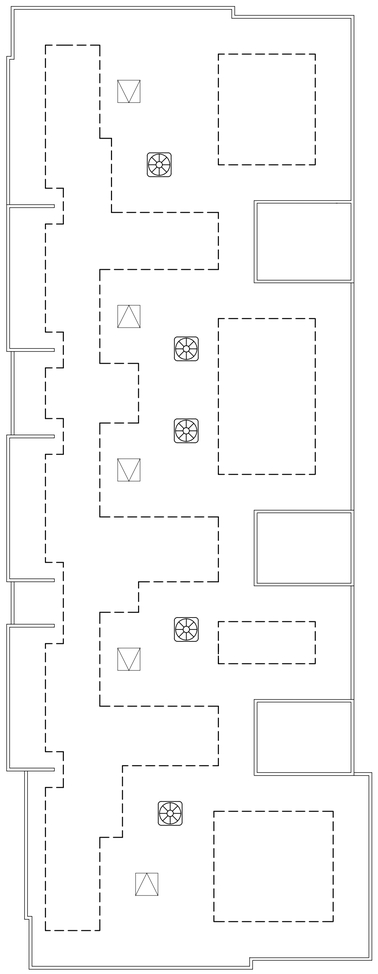
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

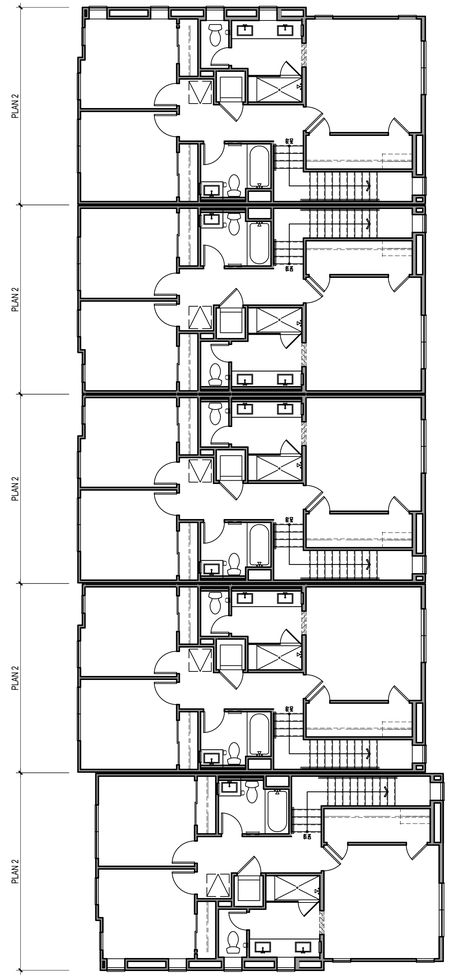
Scale: 1/8" = 1'-0"
0 4 8 16

B520 - 5PLEX - ELEVATIONS
TH #3 "TERRACE": 3-STORY ROWHOMES

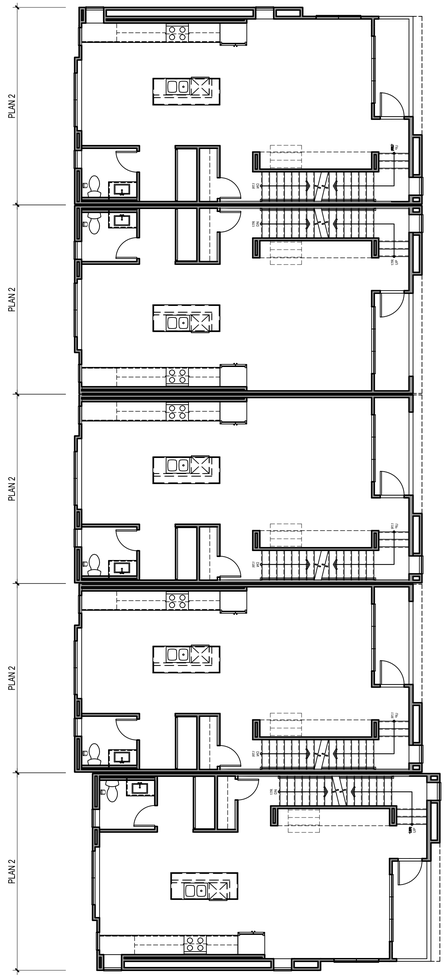
A3.11



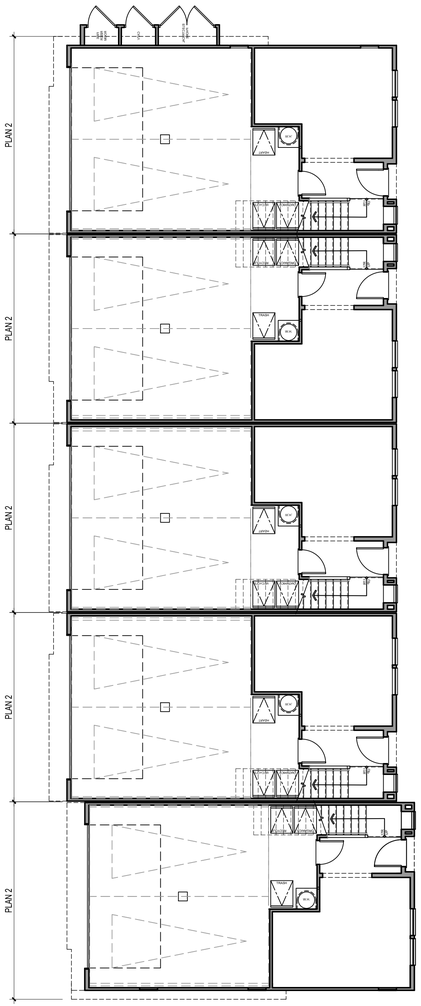
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B520 - 5PLEX - BUILDING PLANS
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.12

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B620 - 6PLEX - PERSPECTIVES
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.20

4 - LEFT

1 - FRONT

2 - RIGHT

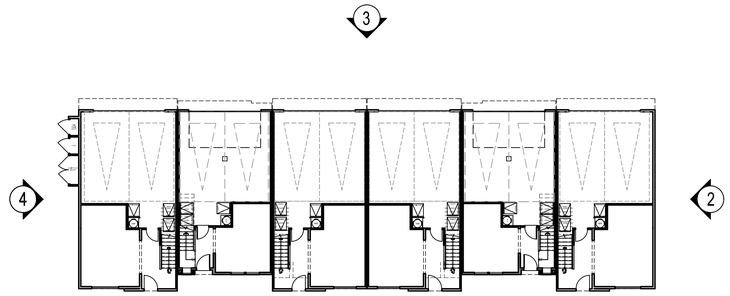
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. WOOD GRAIN HORIZONTAL FIBER CEMENT SIDING
3. FIBER CEMENT TRIM
4. CMU MASONRY VENEER
5. METAL CANOPY
6. HORIZONTAL METAL RAILING
7. VINYL WINDOWS
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
11. UTILITY DOOR
12. LOW PATIO WALL PER LANDSCAPE
13. PARAPET CAP
14. PARAPET WALL
15. STONE CAP
16. DOWNSPOUT

A. MAIN BODY STUCCO
B. FAUX WOOD SIDING
C. SECONDARY BODY STUCCO
D. MASONRY VENEER
E. UNIT ENTRY DOOR, TRIM, TRELLIS, RAILINGS, METAL CANOPY
F. COURTYARD ENTRY GATE
G. COURTYARD WALL
H. GARAGE DOOR



KEY PLAN - 1/16" = 1'-0"

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

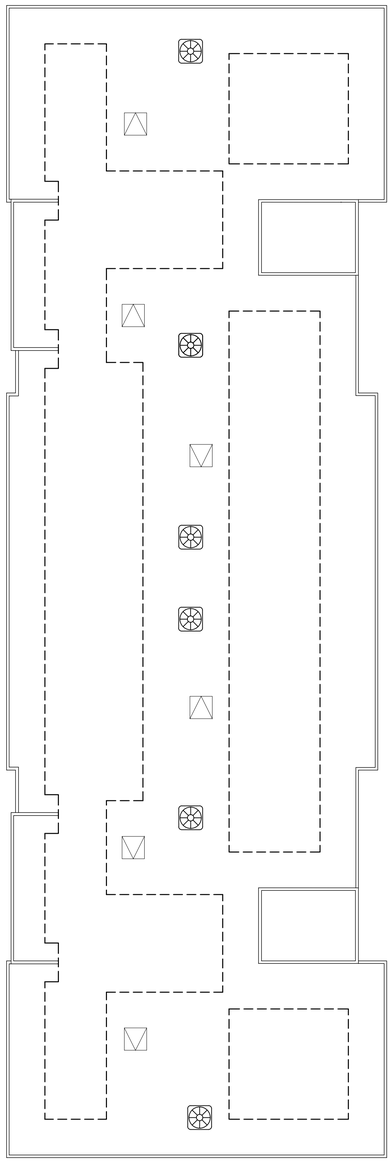
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B620 - 6PLEX - ELEVATIONS
TH #3 "TERRACE": 3-STORY ROWHOMES

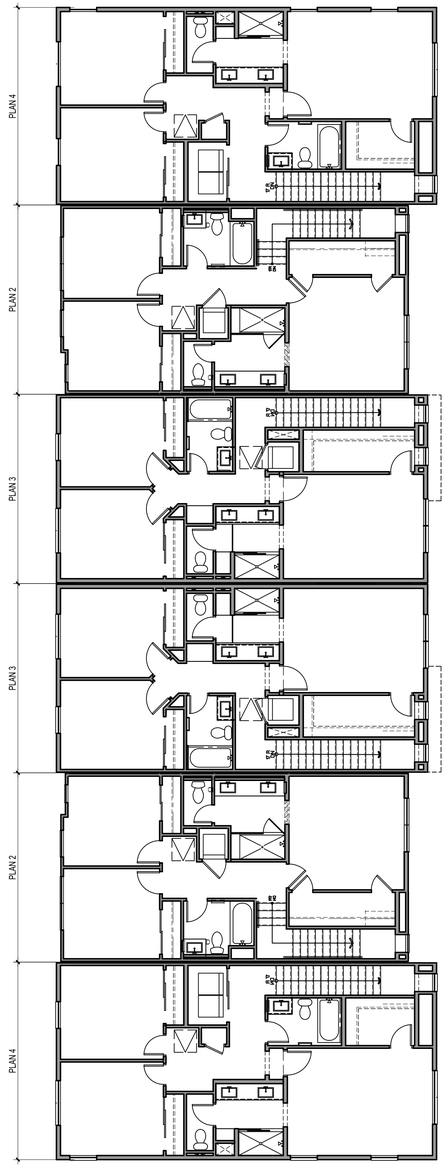
A3.21



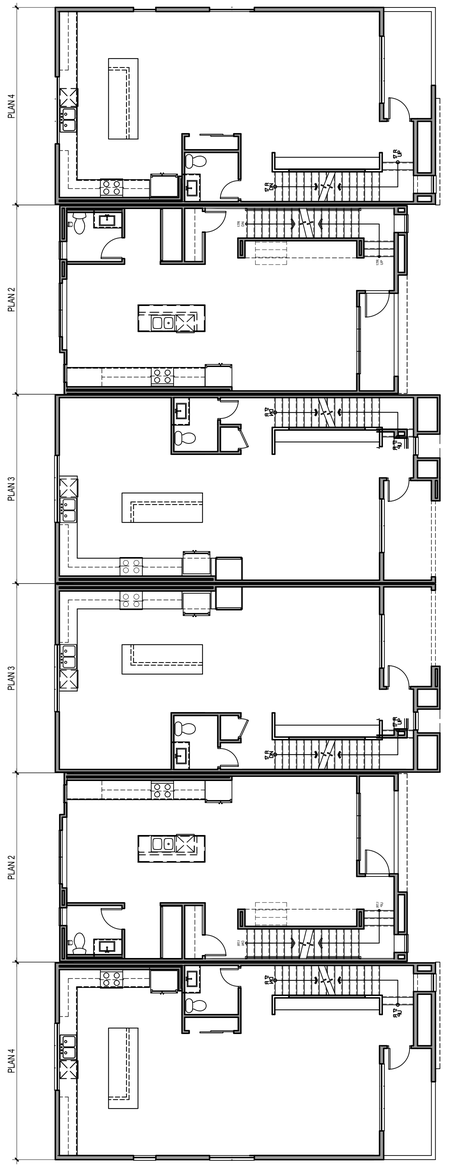
ROOF PLAN

NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

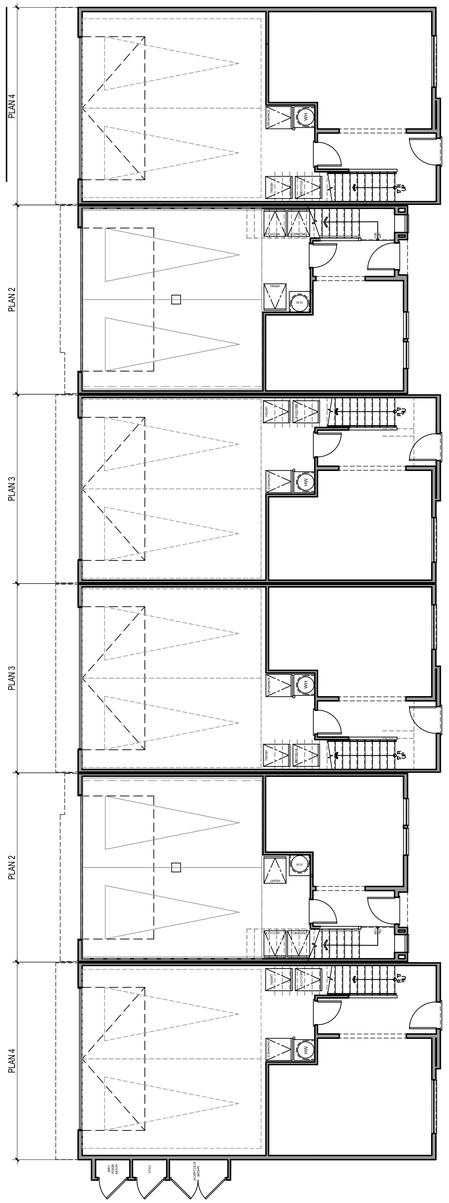
– – POTENTIAL SOLAR LOCATIONS



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B620 - 6PLEX - BUILDING PLANS
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.22

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B621 - 6PLEX - PERSPECTIVES
TH#3: 3-STORY ROWHOMES

A3.30

4 - LEFT

1 - FRONT

2 - RIGHT

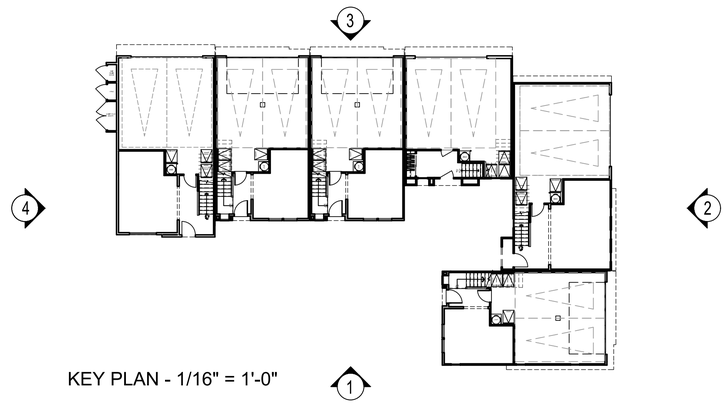
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. WOOD GRAIN HORIZONTAL FIBER CEMENT SIDING
3. FIBER CEMENT TRIM
4. CMU MASONRY VENEER
5. METAL CANOPY
6. HORIZONTAL METAL RAILING
7. VINYL WINDOWS
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
11. UTILITY DOOR
12. LOW PATIO WALL PER LANDSCAPE
13. PARAPET CAP
14. PARAPET WALL
15. STONE CAP
16. DOWNSPOUT

A. MAIN BODY STUCCO
B. FAUX WOOD SIDING
C. SECONDARY BODY STUCCO
D. MASONRY VENEER
E. UNIT ENTRY DOOR, TRIM, TRELLIS, RAILINGS, METAL CANOPY
F. COURTYARD ENTRY GATE
G. COURTYARD WALL
H. GARAGE DOOR



KEY PLAN - 1/16" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

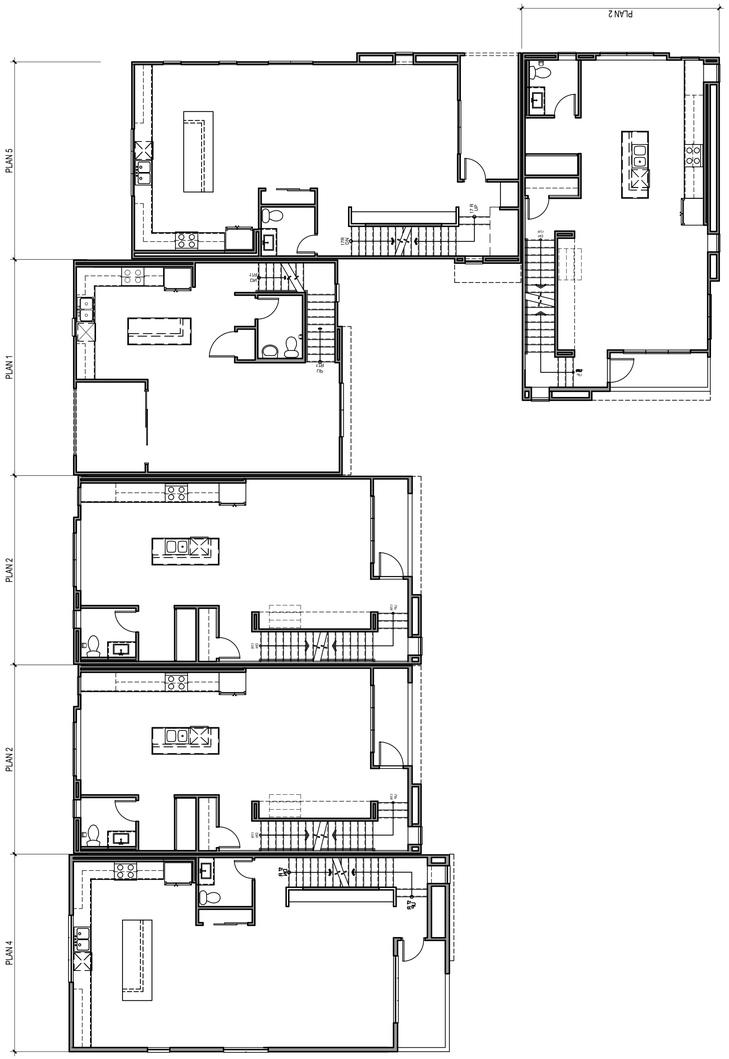
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

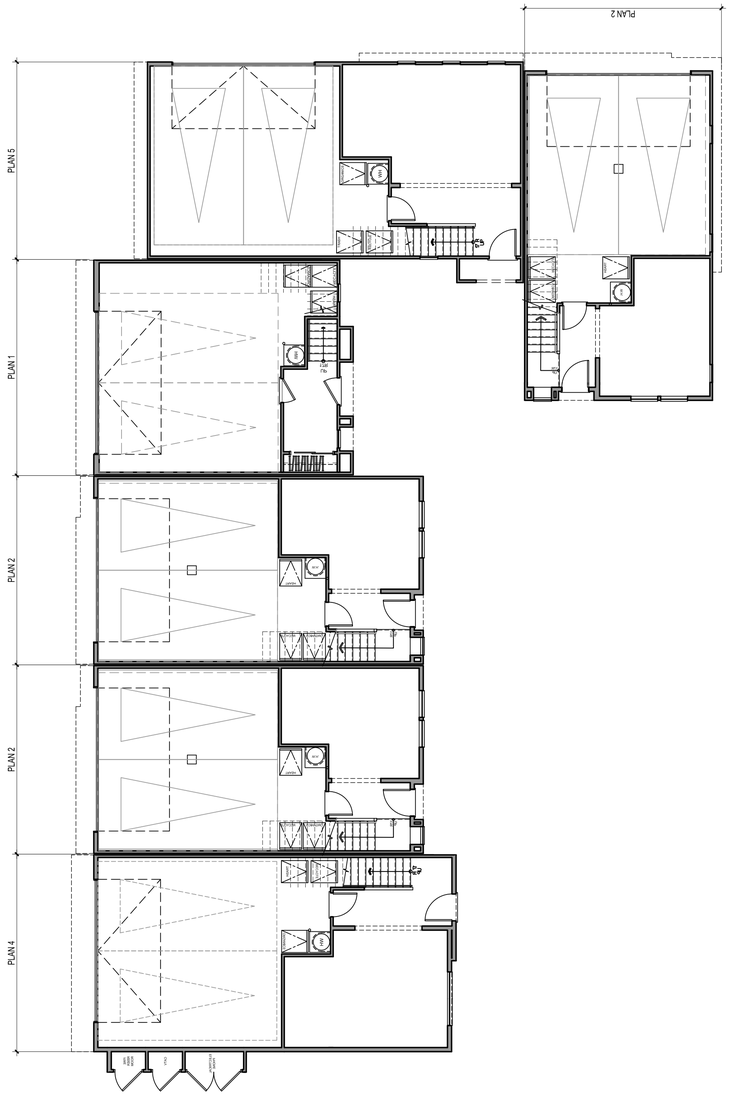
Scale: 1/8" = 1'-0"
0 4 8 16

B621 - 6PLEX - ELEVATIONS
TH-3: 3-STORY ROWHOMES

A3.31



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

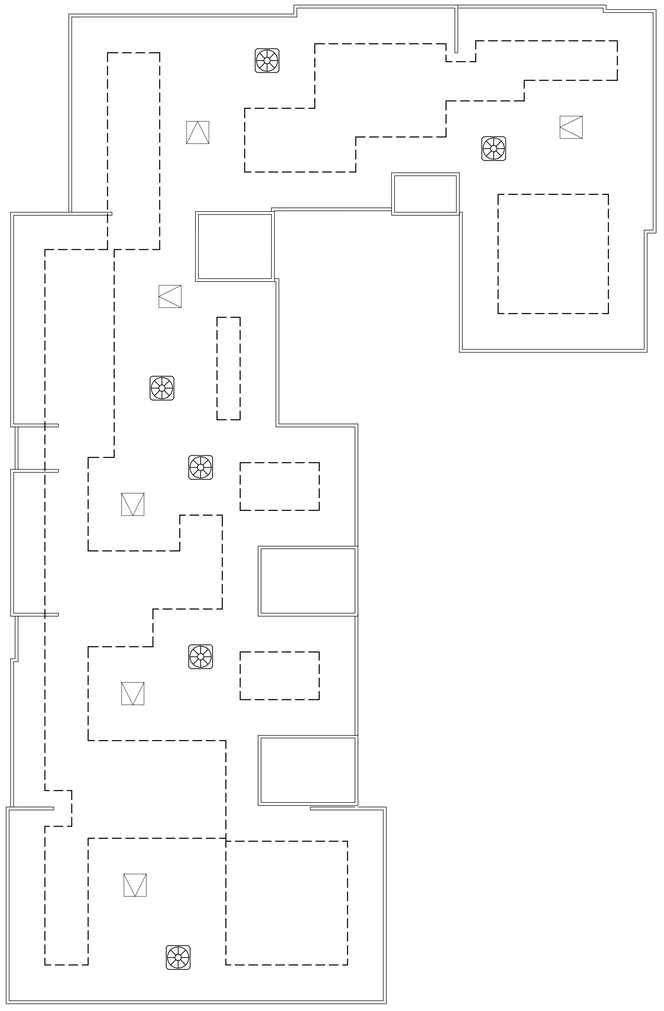
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B621 - 6PLEX - BUILDING PLANS
TH #3 "TERRACE": 3-STORY ROWHOMES

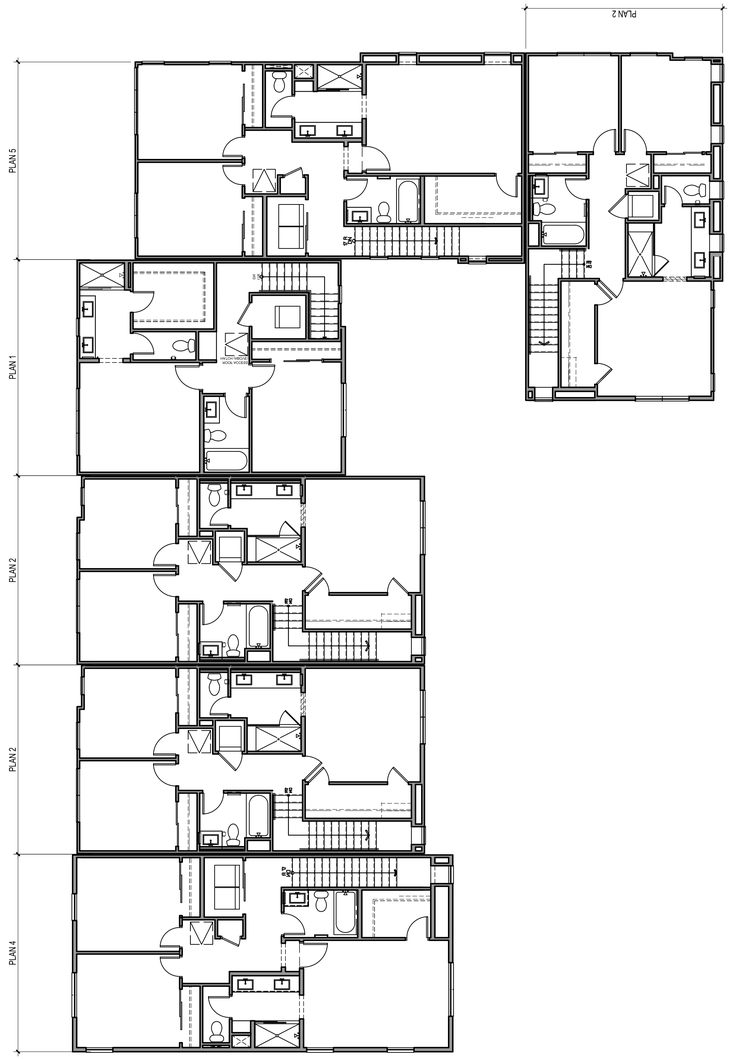
A3.32



ROOF PLAN

NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS



THIRD FLOOR

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B621 - 6PLEX - BUILDING PLANS
TH#3 "TERRACE": 3-STORY ROWHOMES

A3.33

FRONT PERSPECTIVE

REAR PERSPECTIVE

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B720 - 7PLEX - PERSPECTIVES
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.40

4 - LEFT

1 - FRONT

2 - RIGHT

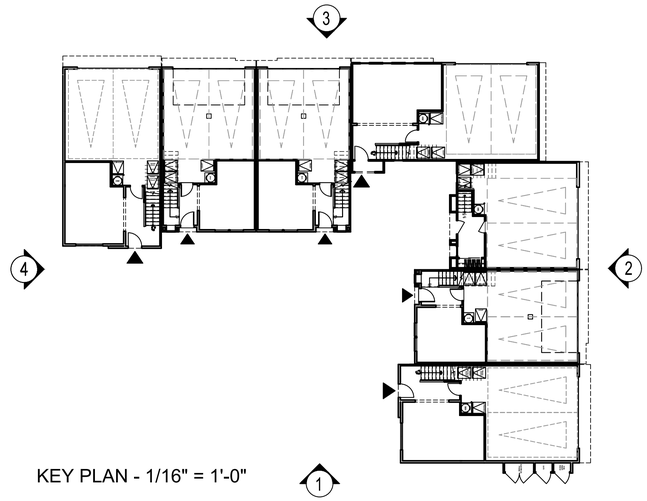
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. WOOD GRAIN HORIZONTAL FIBER CEMENT SIDING
3. FIBER CEMENT TRIM
4. CMU MASONRY VENEER
5. METAL CANOPY
6. HORIZONTAL METAL RAILING
7. VINYL WINDOWS
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
11. UTILITY DOOR
12. LOW PATIO WALL PER LANDSCAPE
13. PARAPET CAP
14. PARAPET WALL
15. STONE CAP
16. DOWNSPOUT

A. MAIN BODY STUCCO
B. FAUX WOOD SIDING
C. SECONDARY BODY STUCCO
D. MASONRY VENEER
E. UNIT ENTRY DOOR, TRIM, TRELLIS, RAILINGS, METAL CANOPY
F. COURTYARD ENTRY GATE
G. COURTYARD WALL
H. GARAGE DOOR



KEY PLAN - 1/16" = 1'-0"

ktgy
Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

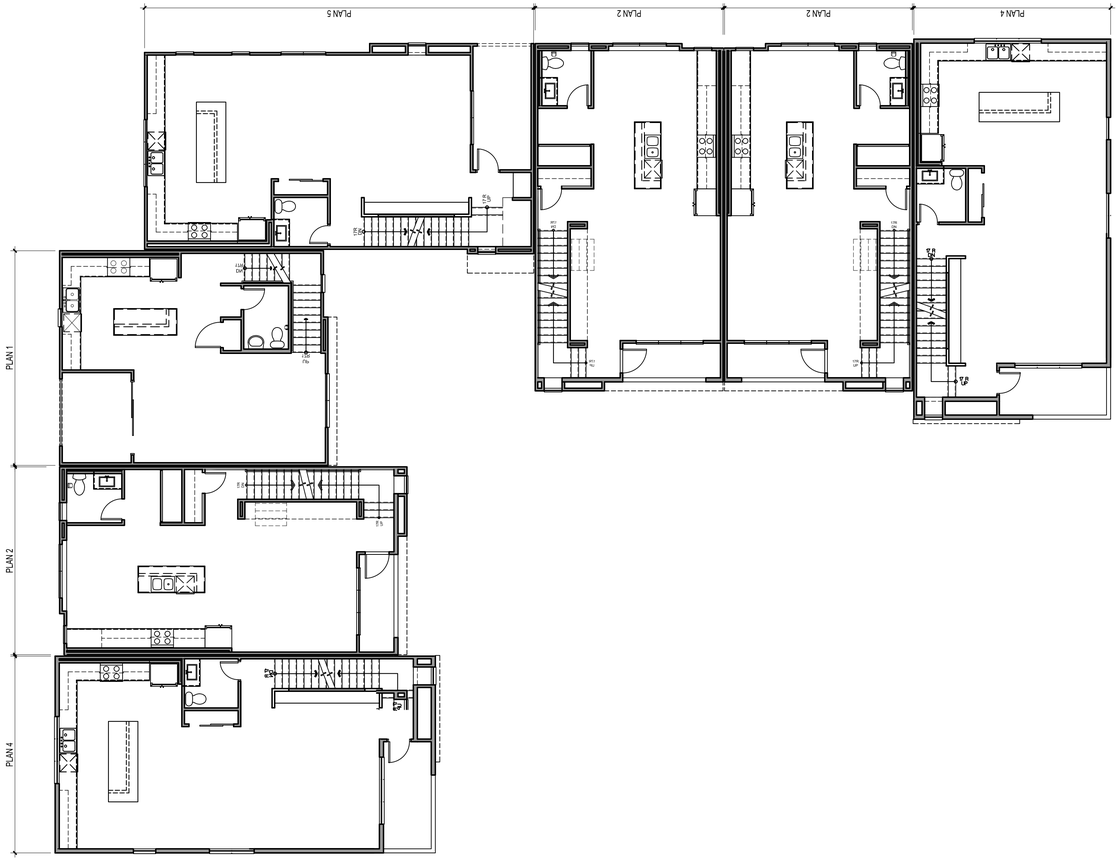
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B720 - 7PLEX - ELEVATIONS
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.41



SECOND FLOOR

FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

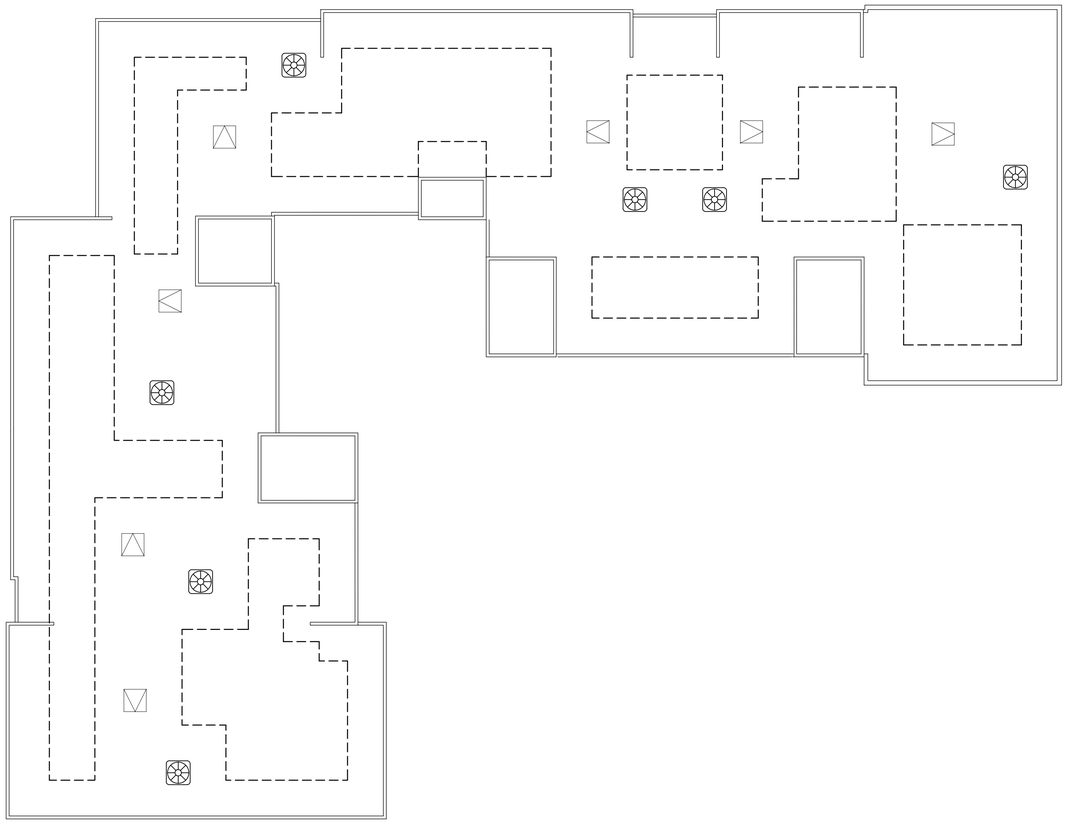
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B720 - 7PLEX - BUILDING PLANS
TH #3 "TERRACE": 3-STORY ROWHOMES

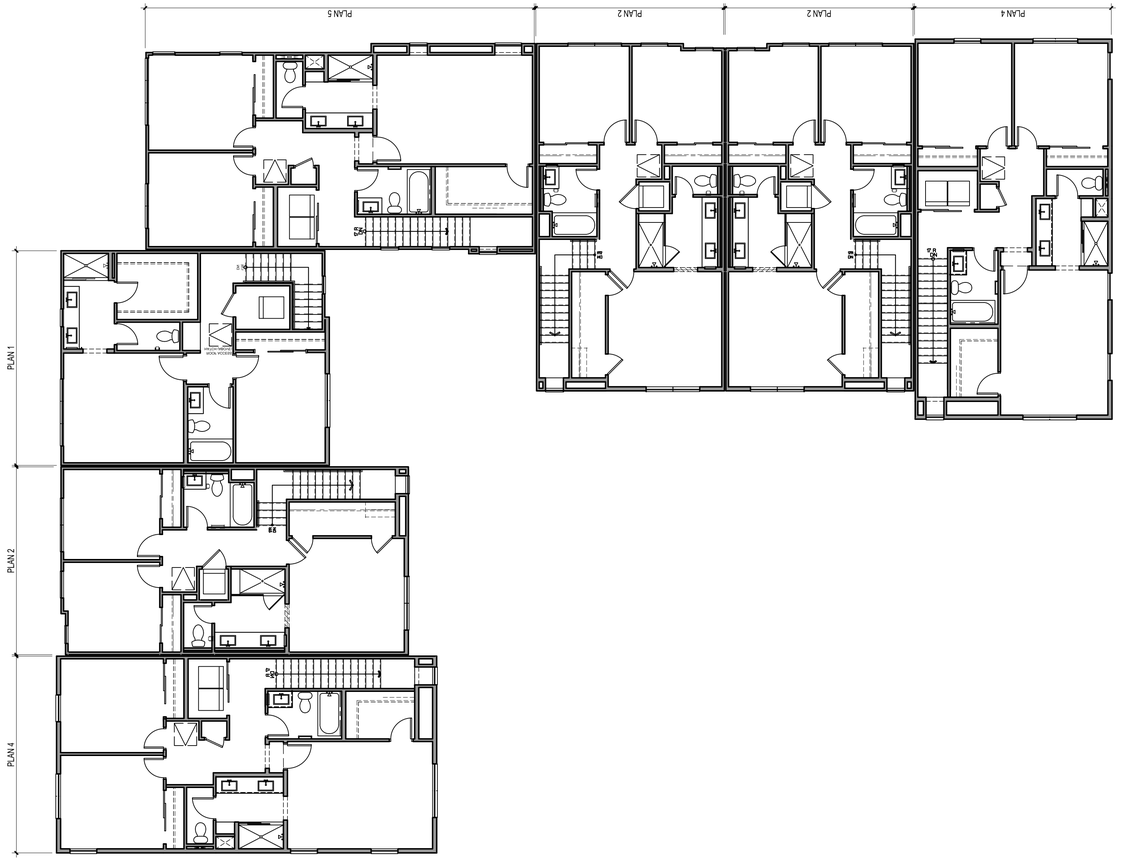
A3.42



ROOF PLAN

NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS



THIRD FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B720 - 7PLEX - BUILDING PLANS
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.43

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

0 4 8 16

B920 - 9PLEX - PERSPECTIVES
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.50

4 - LEFT

1 - FRONT

2 - RIGHT

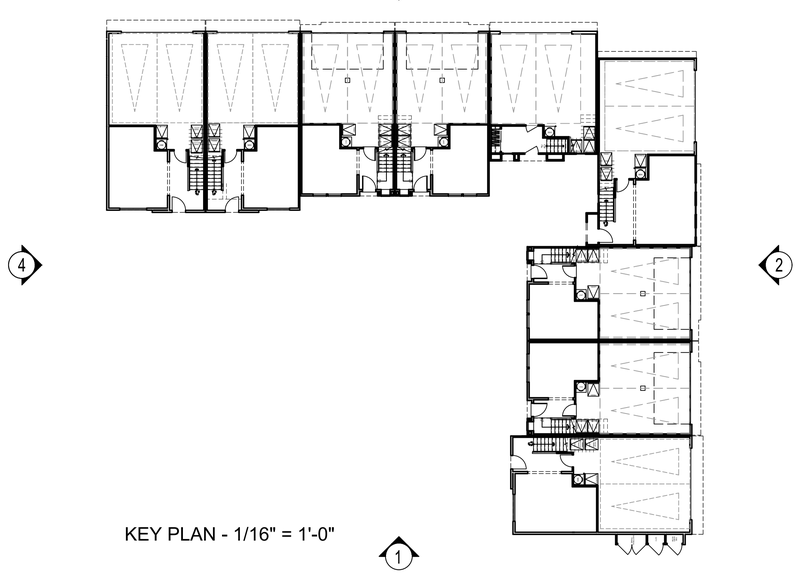
3 - REAR

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. WOOD GRAIN HORIZONTAL FIBER CEMENT SIDING
3. FIBER CEMENT TRIM
4. CMU MASONRY VENEER
5. METAL CANOPY
6. HORIZONTAL METAL RAILING
7. VINYL WINDOWS
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
11. UTILITY DOOR
12. LOW PATIO WALL PER LANDSCAPE
13. PARAPET CAP
14. PARAPET WALL
15. STONE CAP
16. DOWNSPOUT

A. MAIN BODY STUCCO
B. FAUX WOOD SIDING
C. SECONDARY BODY STUCCO
D. MASONRY VENEER
E. UNIT ENTRY DOOR, TRIM, TRELLIS, RAILINGS, METAL CANOPY
F. COURTYARD ENTRY GATE
G. COURTYARD WALL
H. GARAGE DOOR



KEY PLAN - 1/16" = 1'-0"

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

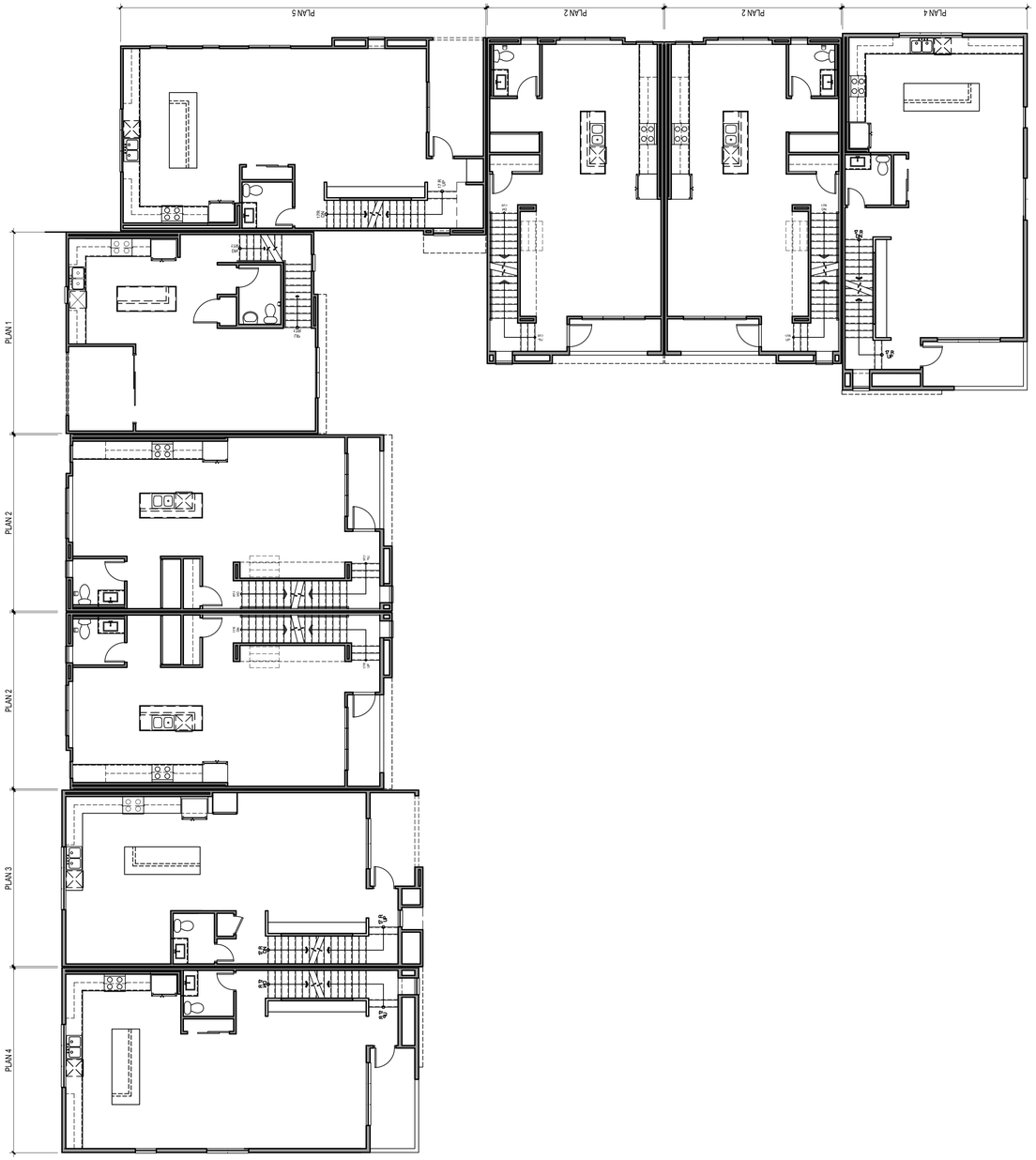
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

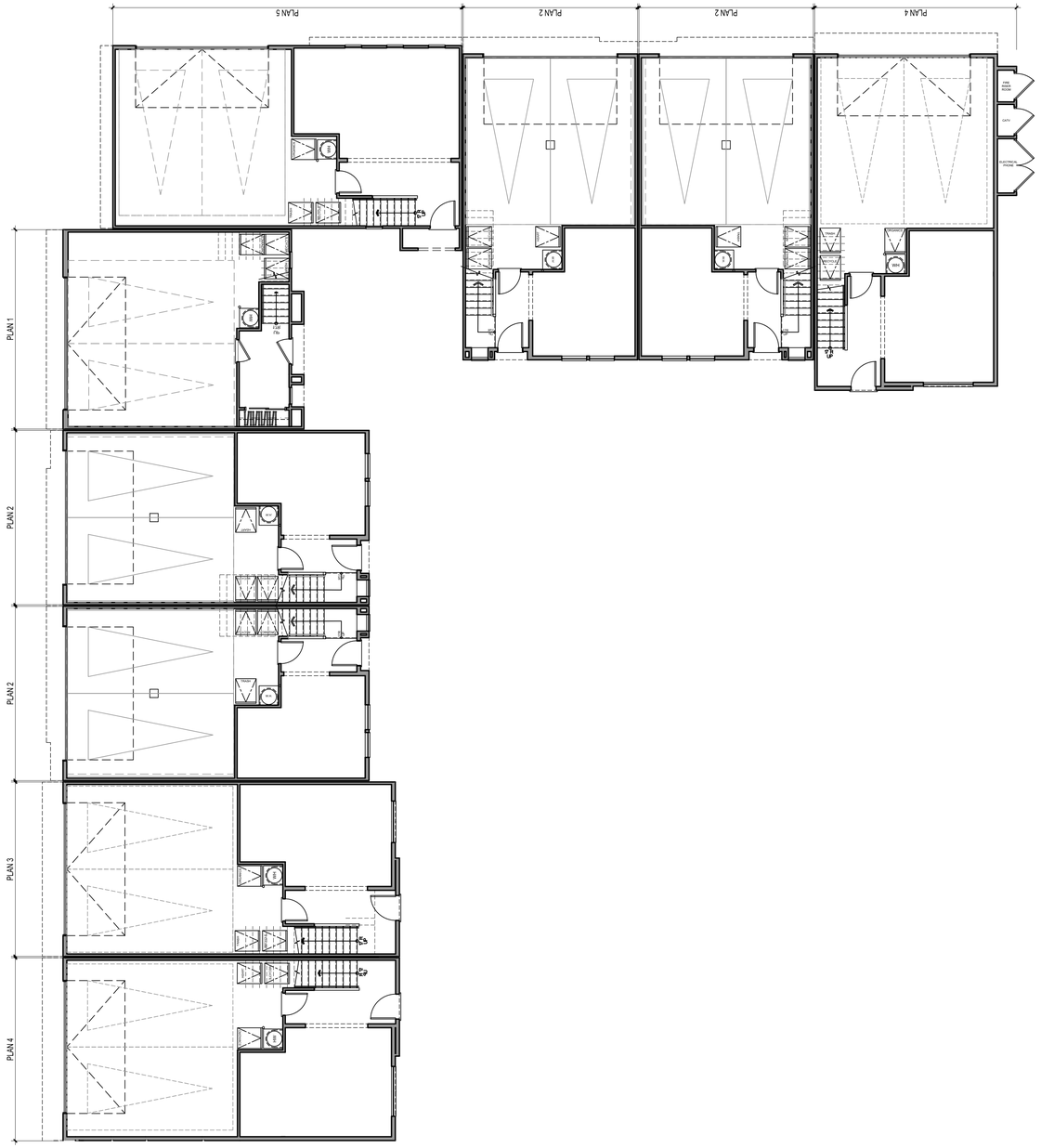
Scale: 1/8" = 1'-0"
0 4 8 16

B920 - 9PLEX - ELEVATIONS
TH#3 "TERRACE": 3-STORY ROWHOMES

A3.51



SECOND FLOOR



FIRST FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

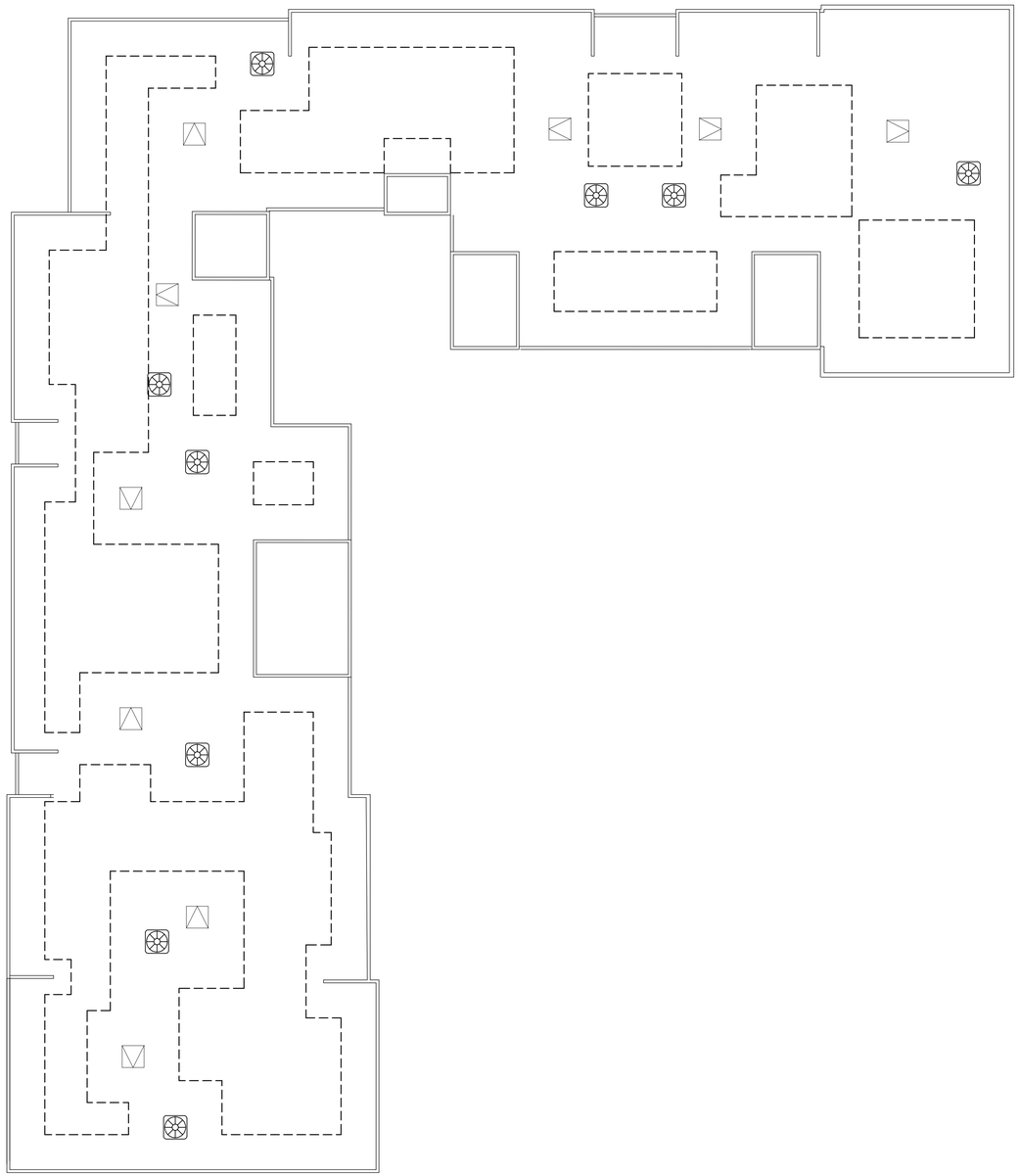
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

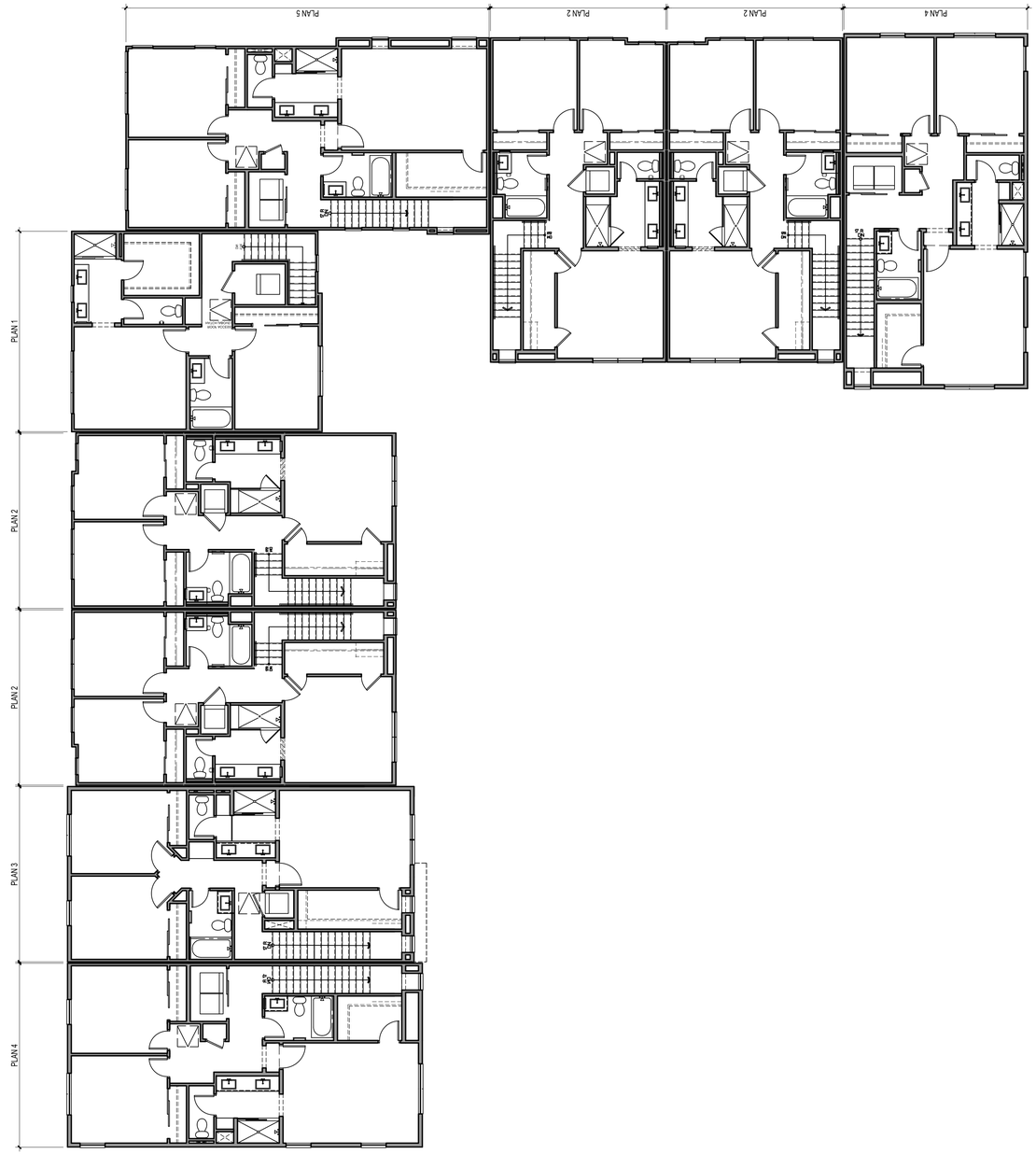
B920 - 9PLEX - BUILDING PLANS
TH#3 "TERRACE": 3-STORY ROWHOMES

A3.52



ROOF PLAN

NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION



THIRD FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B920 - 9PLEX - BUILDING PLANS
TH#3 "TERRACE": 3-STORY ROWHOMES

A3.53

FRONT PERSPECTIVE

REAR PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

NTS

B1020 - 10PLEX - PERSPECTIVES
TH#3 "TERRACE": 3-STORY ROWHOMES

A3.60

1 - FRONT

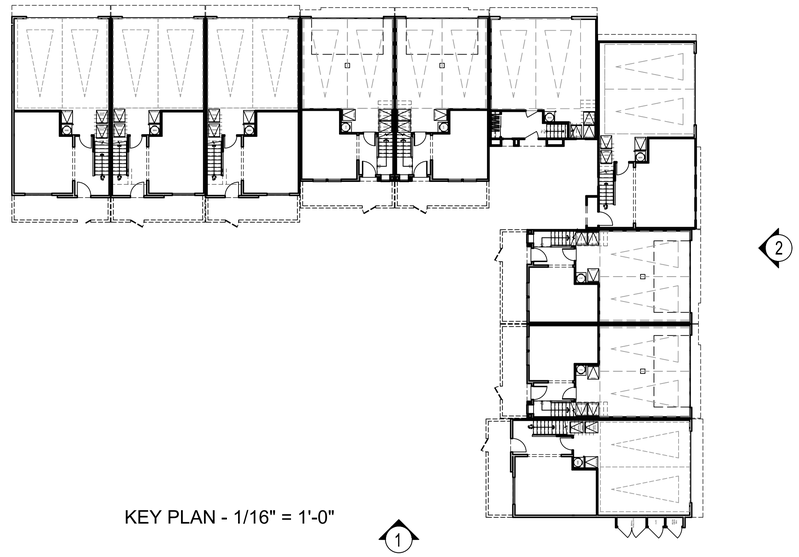
2 - RIGHT

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. WOOD GRAIN HORIZONTAL FIBER CEMENT SIDING
3. FIBER CEMENT TRIM
4. CMU MASONRY VENEER
5. METAL CANOPY
6. HORIZONTAL METAL RAILING
7. VINYL WINDOWS
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
11. UTILITY DOOR
12. LOW PATIO WALL PER LANDSCAPE
13. PARAPET CAP
14. PARAPET WALL
15. STONE CAP
16. DOWNSPOUT

A. MAIN BODY STUCCO
B. FAUX WOOD SIDING
C. SECONDARY BODY STUCCO
D. MASONRY VENEER
E. UNIT ENTRY DOOR, TRIM, TRELLIS, RAILINGS, METAL CANOPY
F. COURTYARD ENTRY GATE
G. COURTYARD WALL
H. GARAGE DOOR



KEY PLAN - 1/16" = 1'-0"

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1020 - 10PLEX - ELEVATIONS
TH#3 "TERRACE": 3-STORY ROWHOMES

A3.61

3 - REAR

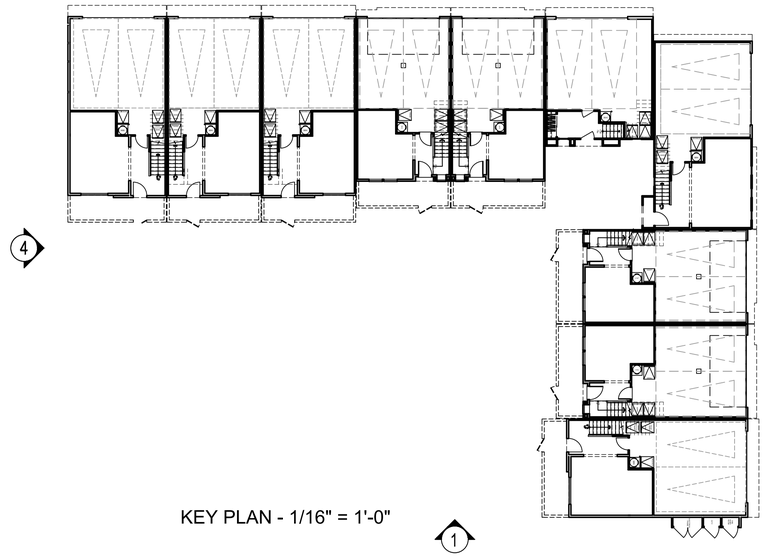
4 - LEFT

NOTE: REFER TO PRELIMINARY COLOR & MATERIAL DESIGN FOR APPLICATION

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. WOOD GRAIN HORIZONTAL FIBER CEMENT SIDING
3. FIBER CEMENT TRIM
4. CMU MASONRY VENEER
5. METAL CANOPY
6. HORIZONTAL METAL RAILING
7. VINYL WINDOWS
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
11. UTILITY DOOR
12. LOW PATIO WALL PER LANDSCAPE
13. PARAPET CAP
14. PARAPET WALL
15. STONE CAP
16. DOWNSPOUT

A. MAIN BODY STUCCO
B. FAUX WOOD SIDING
C. SECONDARY BODY STUCCO
D. MASONRY VENEER
E. UNIT ENTRY DOOR, TRIM, TRELLIS, RAILINGS, METAL CANOPY
F. COURTYARD ENTRY GATE
G. COURTYARD WALL
H. GARAGE DOOR



KEY PLAN - 1/16" = 1'-0"

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

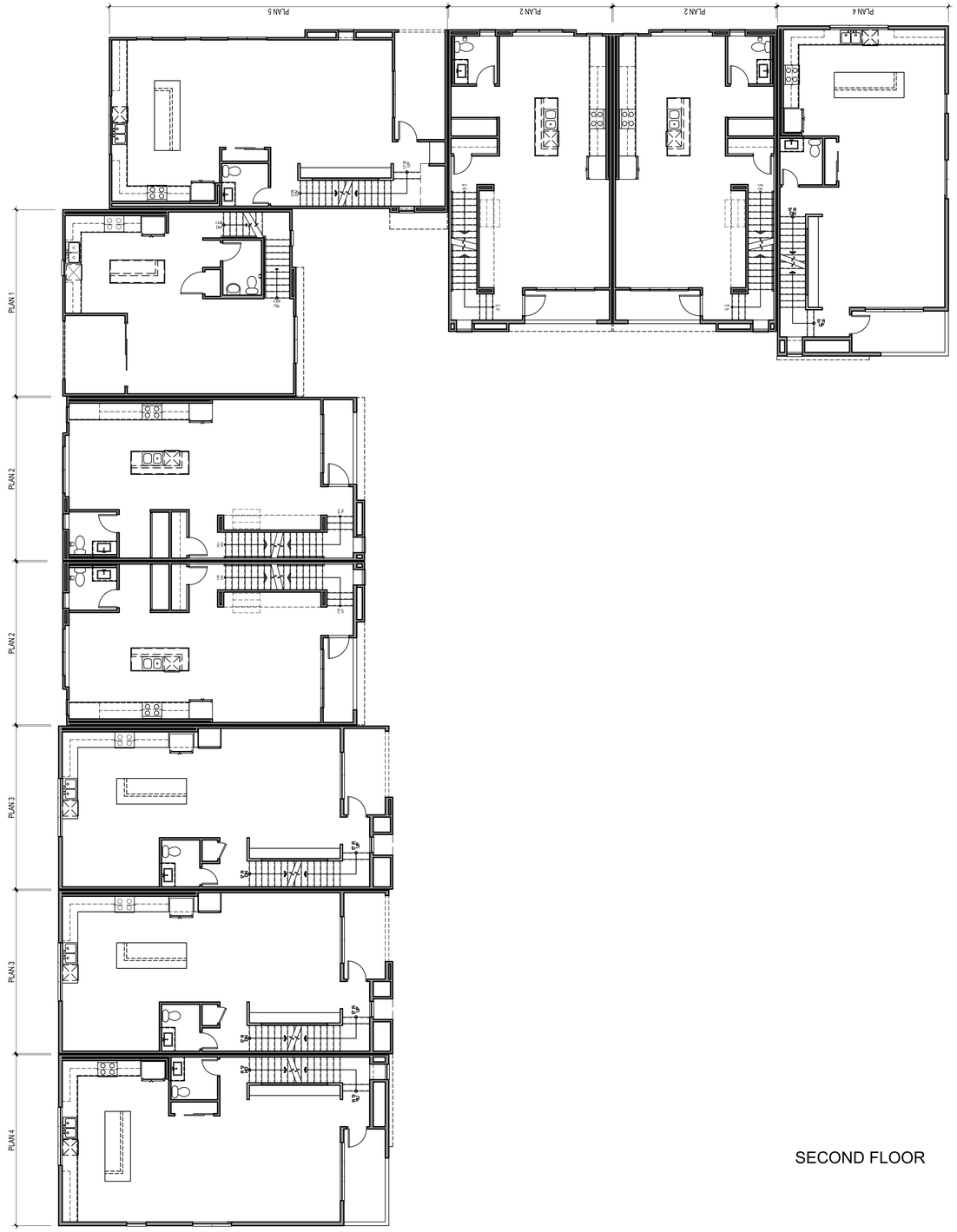
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

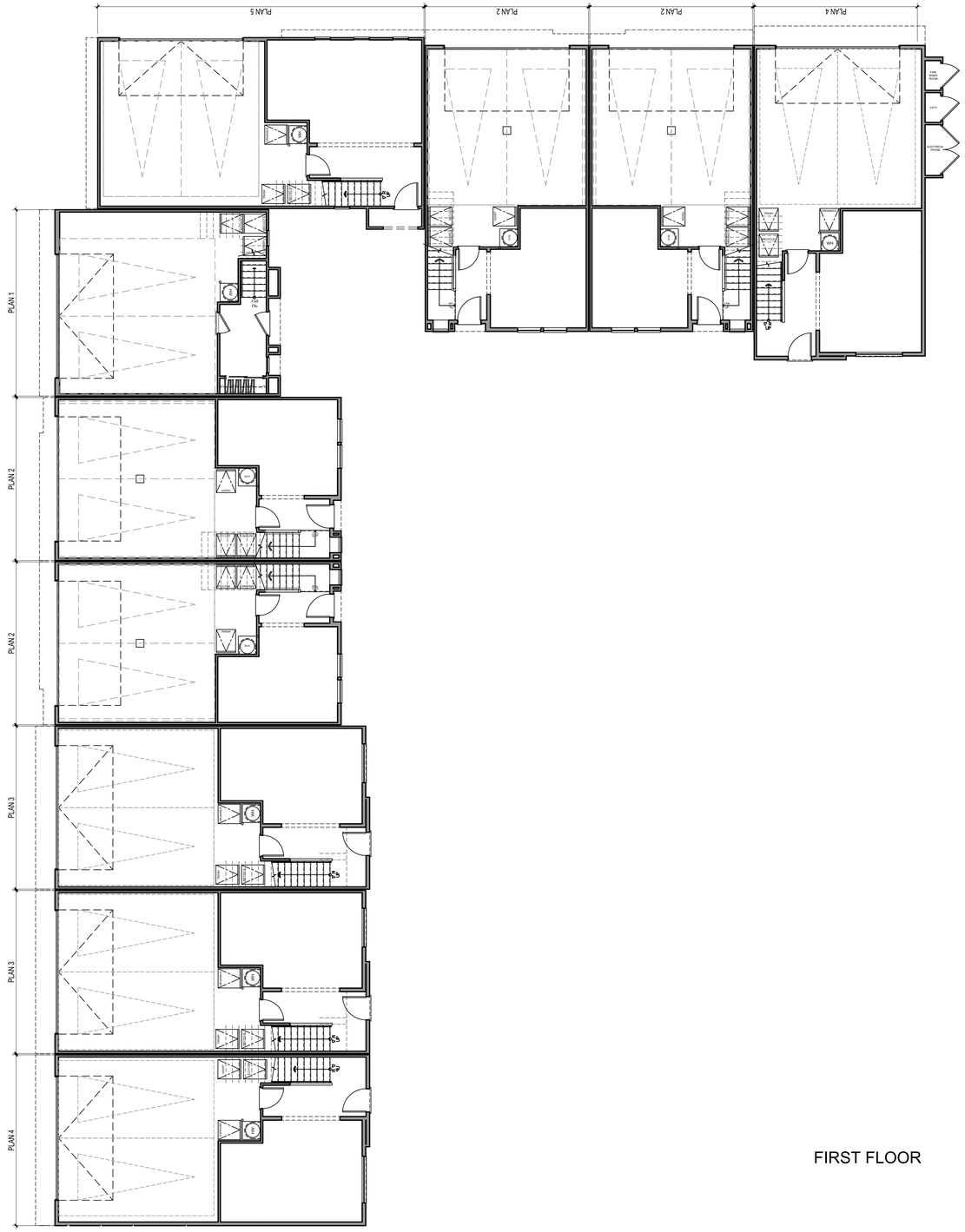
Scale: 1/8" = 1'-0"
0 4 8 16

B1020 - 10PLEX - ELEVATIONS
TH#3 "TERRACE": 3-STORY ROWHOMES

A3.62



SECOND FLOOR



FIRST FLOOR

ktgy

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

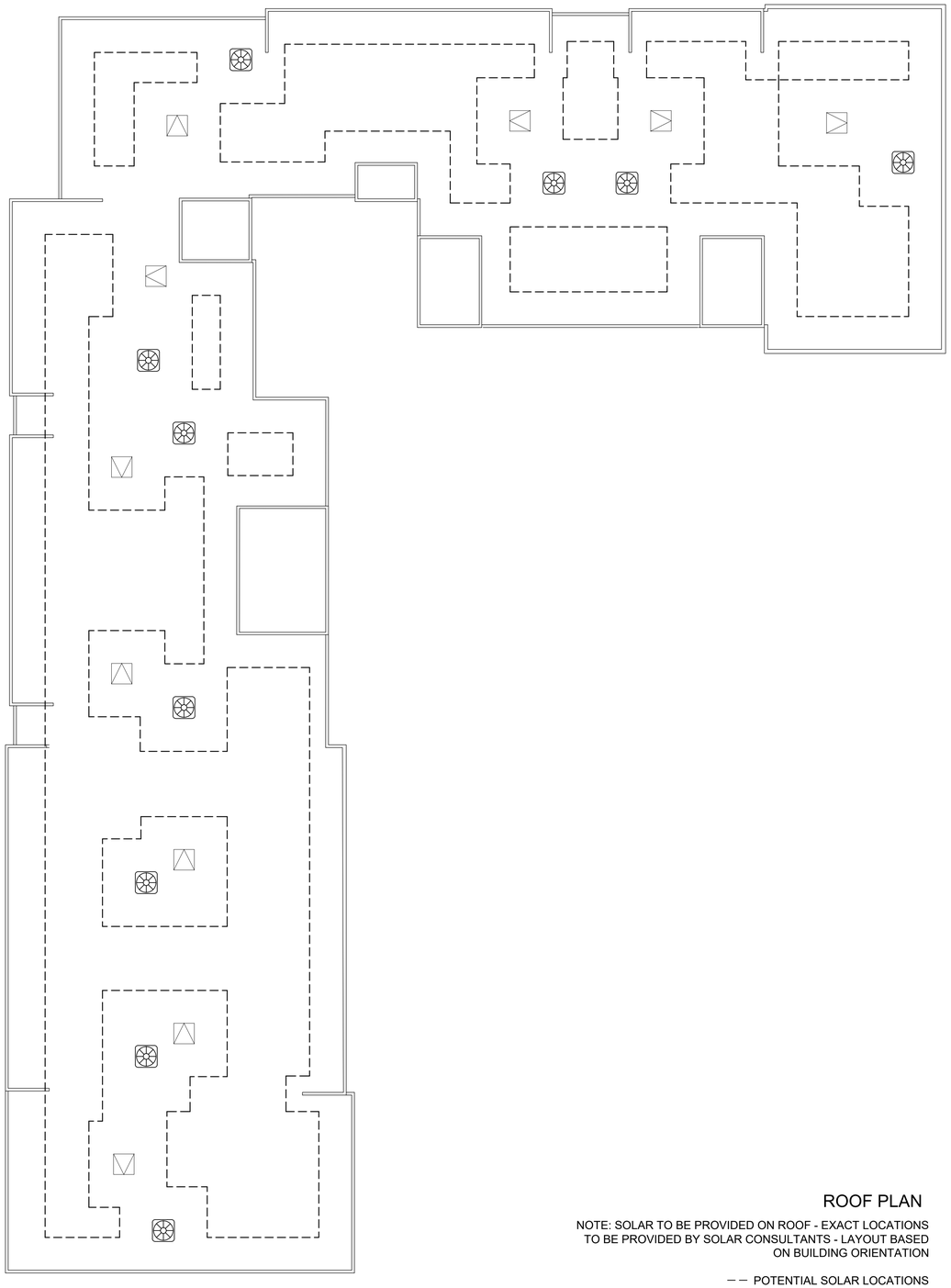
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/8" = 1'-0"
0 4 8 16

B1020 - 10PLEX - BUILDING PLANS
TH#3 "TERRACE": 3-STORY ROWHOMES

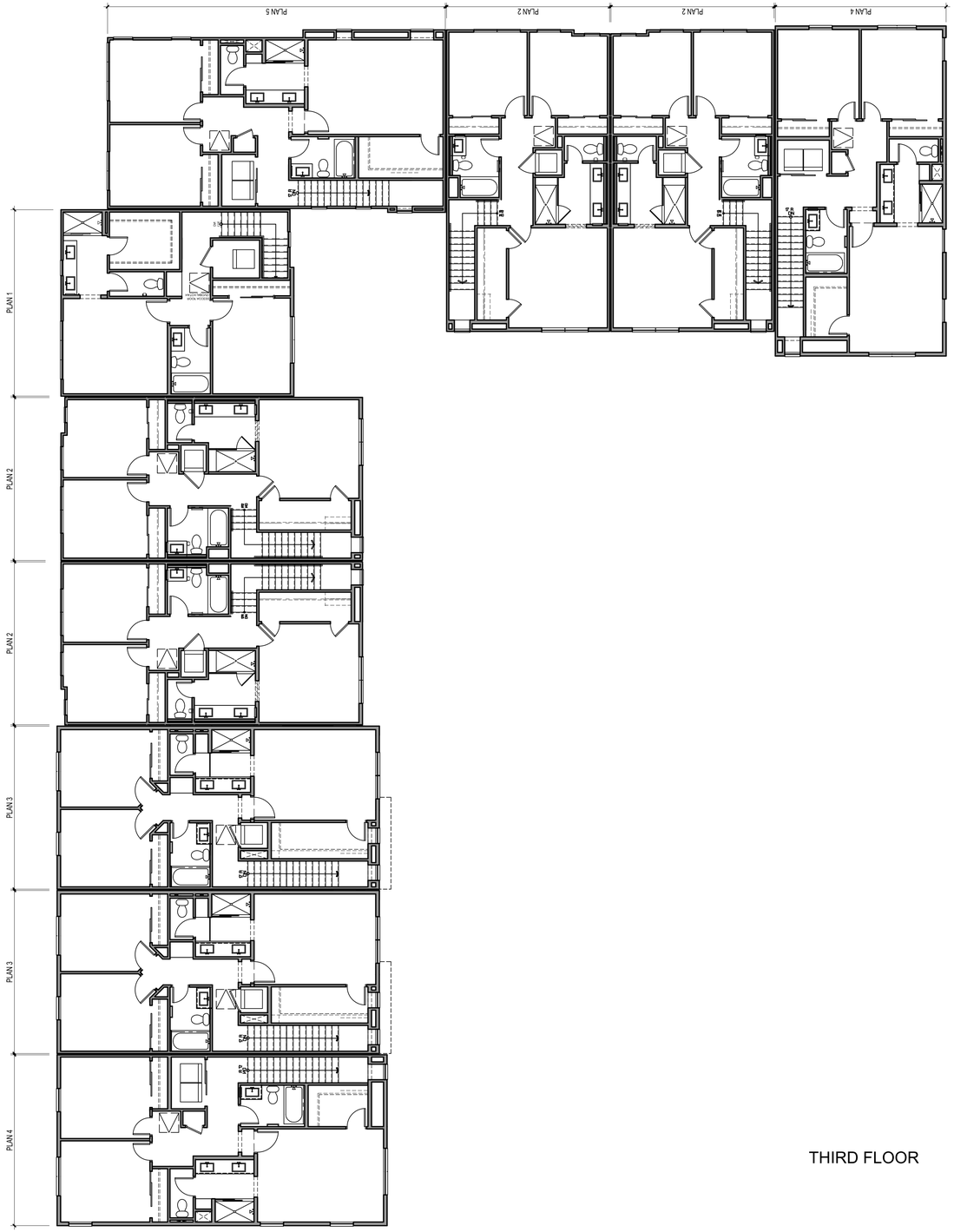
A3.63



ROOF PLAN

NOTE: SOLAR TO BE PROVIDED ON ROOF - EXACT LOCATIONS TO BE PROVIDED BY SOLAR CONSULTANTS - LAYOUT BASED ON BUILDING ORIENTATION

– – POTENTIAL SOLAR LOCATIONS



THIRD FLOOR

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

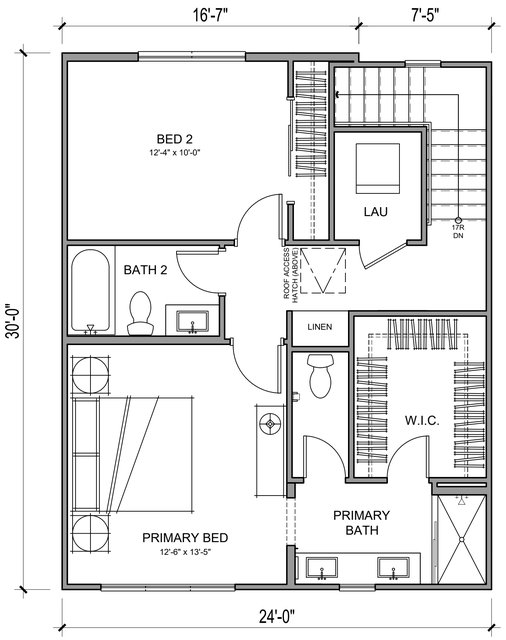
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

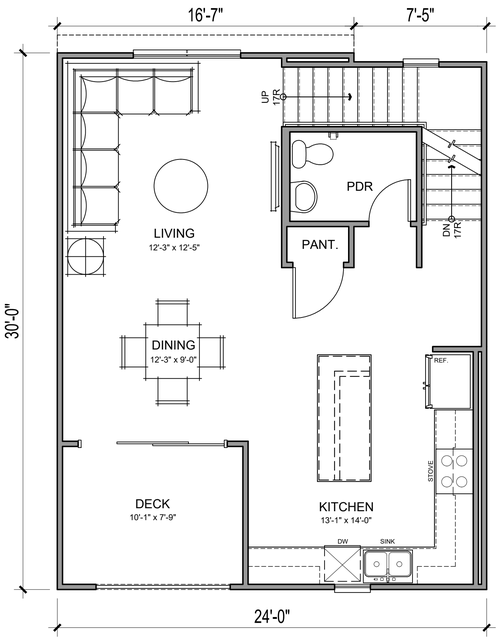
Scale: 1/8" = 1'-0"
0 4 8 16

B1020 - 10PLEX - BUILDING PLANS
TH#3 "TERRACE": 3-STORY ROWHOMES

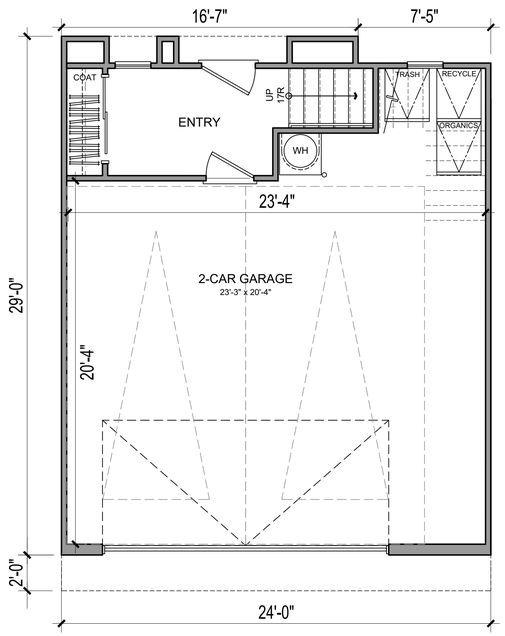
A3.64



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

2 BED/ 2.5 BATH	
PLAN 1 NET SF	
1ST FLOOR	133 SQ. FT.
2ND FLOOR	600 SQ. FT.
3RD FLOOR	636 SQ. FT.
TOTAL LIVING	1369 SQ. FT.
PORCH	
DECK	78 SQ. FT.
PATIO	REF SITE PLAN
GARAGE	528 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

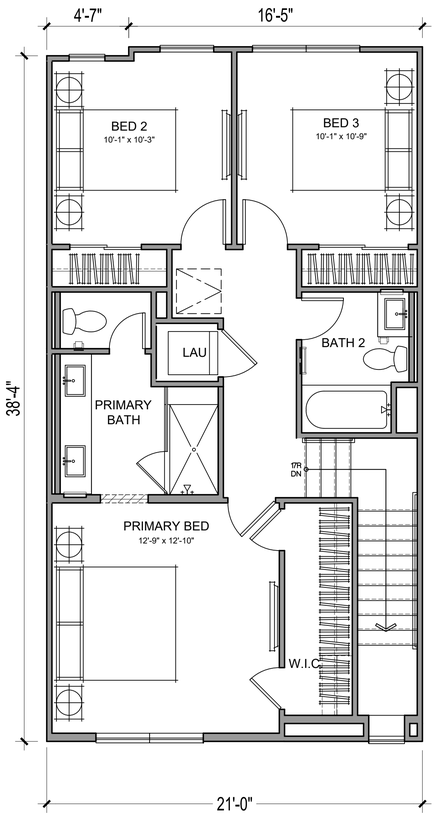
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

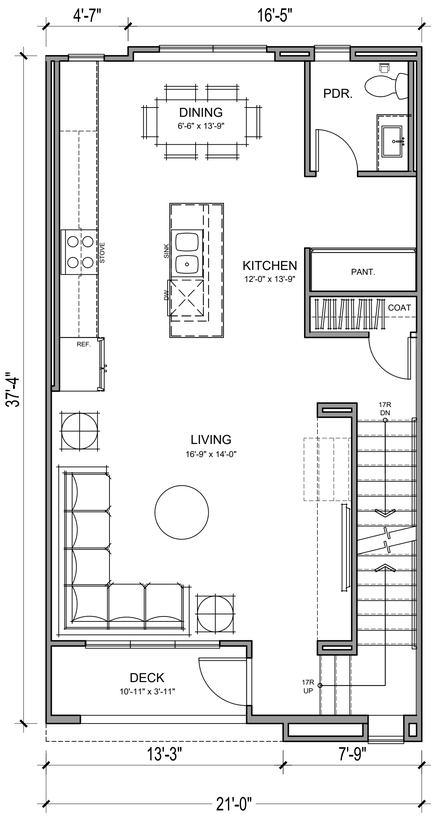
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 1 - UNIT PLAN
TH #3 "TERRACE": 3-STORY ROWHOMES

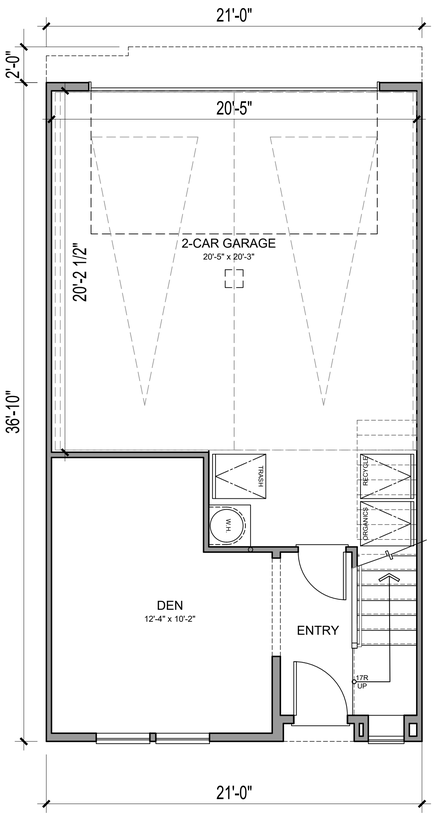
A3.70



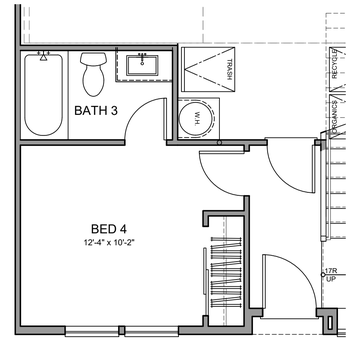
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - BEDROOM OPTION

4 BED/ 3.5 BATH	
PLAN 2 NET SF	
1ST FLOOR	275 SQ. FT.
2ND FLOOR	704 SQ. FT.
3RD FLOOR	729 SQ. FT.
TOTAL LIVING	1708 SQ. FT.
PATIO	REF SITE PLAN
DECK	42 SQ. FT.
GARAGE	474 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

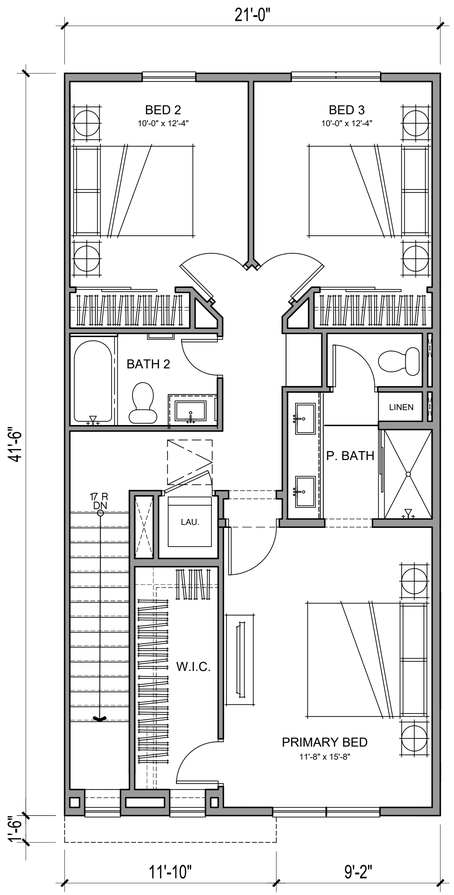
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

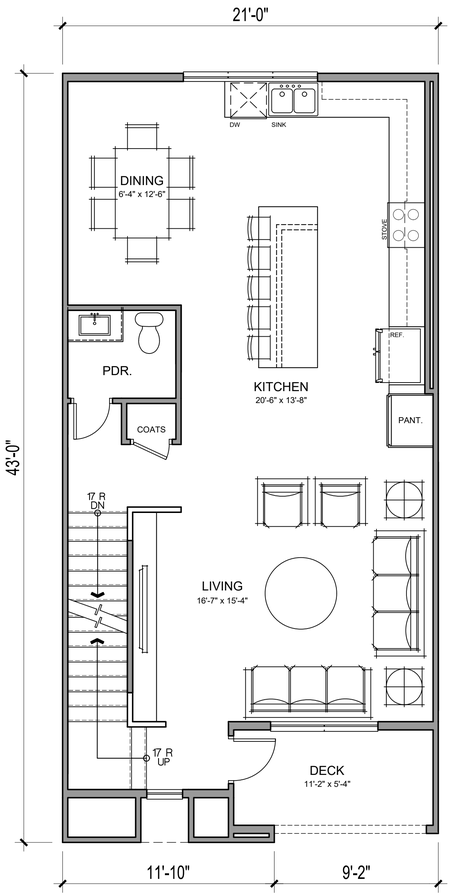
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 2 - UNIT PLAN
TH #3 "TERRACE": 3-STORY ROWHOMES

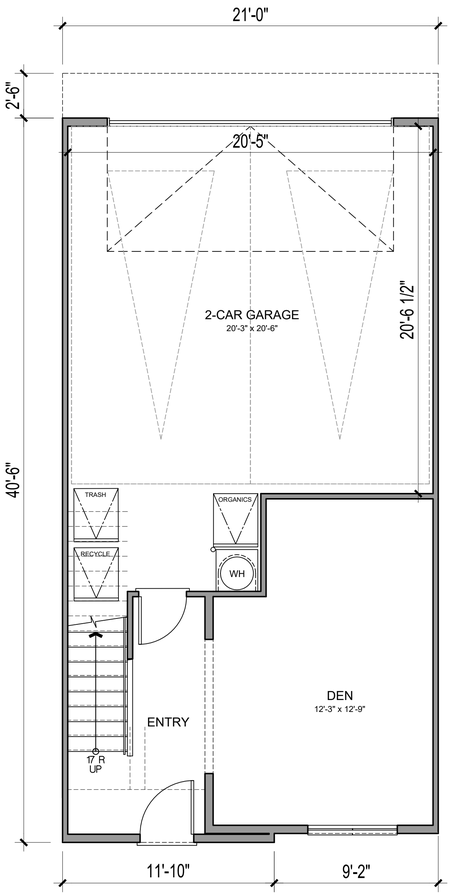
A3.71



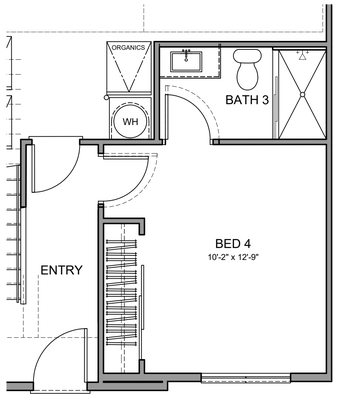
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - BEDROOM OPTION

4 BED/ 3.5 BATH	
PLAN 3 NET SF	
1ST FLOOR	338 SQ. FT.
2ND FLOOR	765 SQ. FT.
3RD FLOOR	762 SQ. FT.
TOTAL LIVING	1865 SQ. FT.
PATIO	REF SITE PLAN
DECK	59 SQ. FT.
GARAGE	483 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

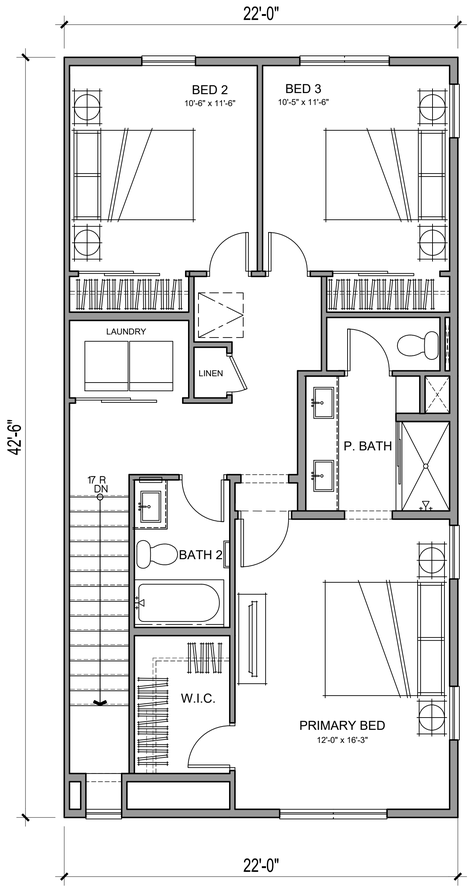
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

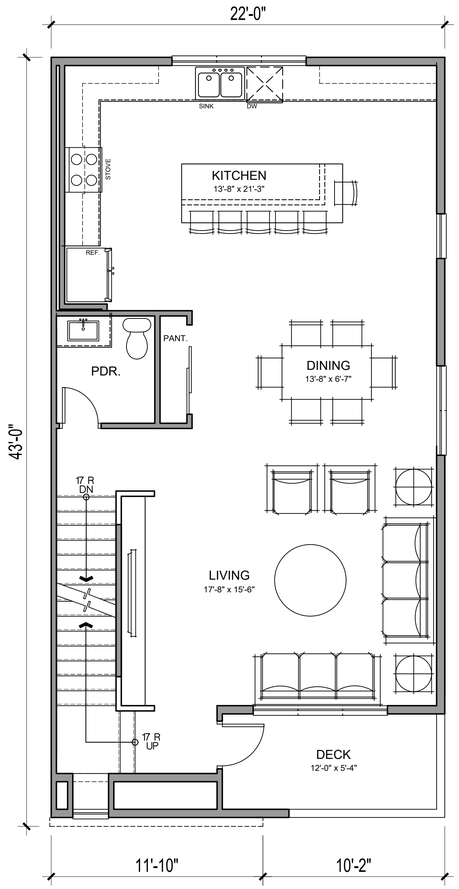
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 3 - UNIT PLAN
TH #3 "TERRACE": 3-STORY ROWHOMES

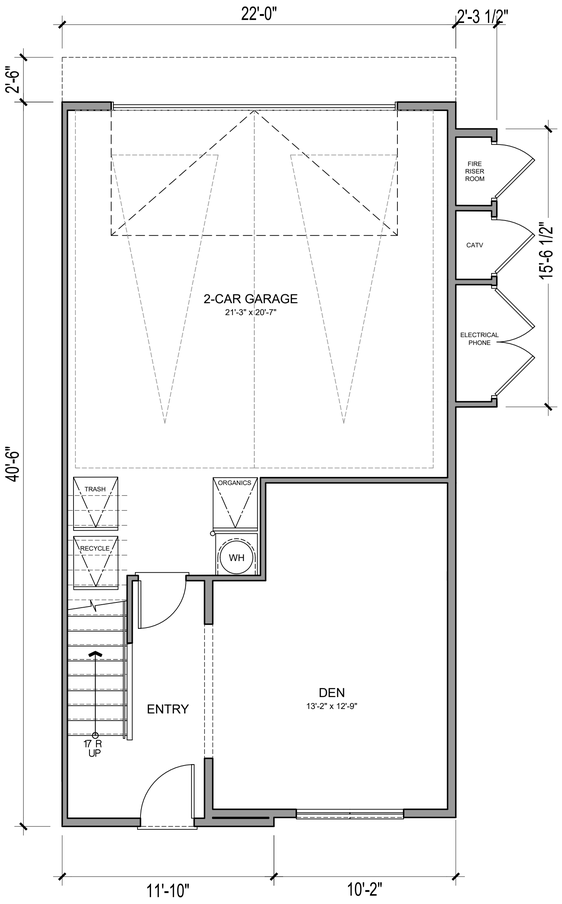
A3.72



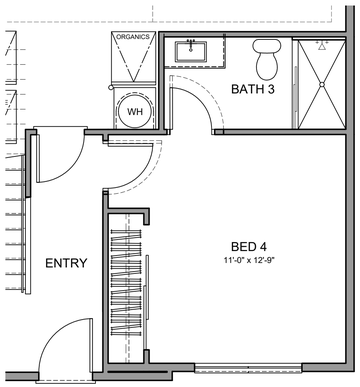
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - BEDROOM OPTION

4 BED/ 3.5 BATH	
PLAN 4 NET SF	
1ST FLOOR	354 SQ. FT.
2ND FLOOR	795 SQ. FT.
3RD FLOOR	813 SQ. FT.
TOTAL LIVING	1962 SQ. FT.
PATIO	REF SITE PLAN
DECK	64 SQ. FT.
GARAGE	500 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

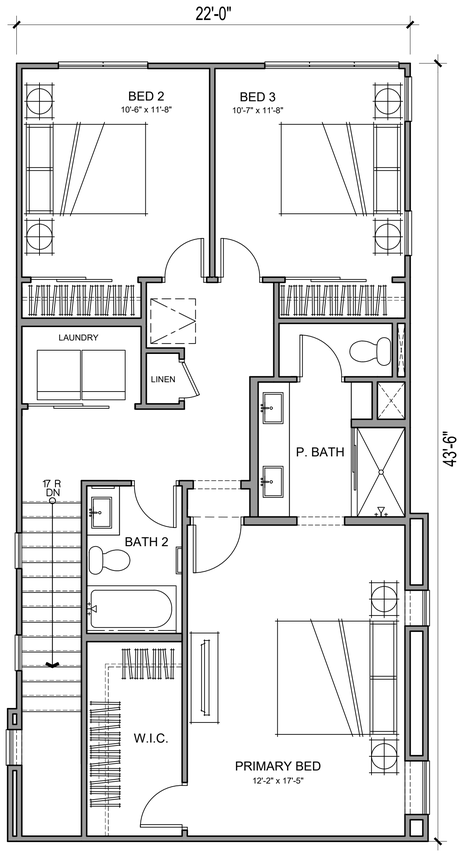
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

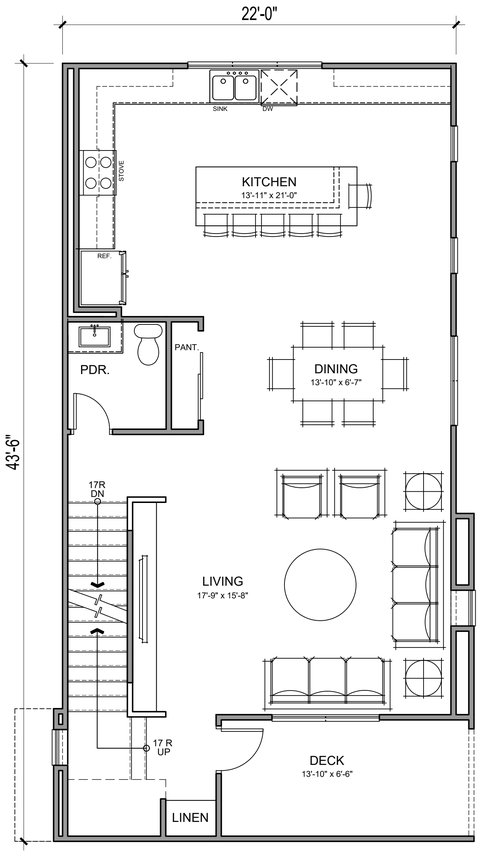
Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 4 - UNIT PLAN
TH #3 "TERRACE": 3-STORY ROWHOMES

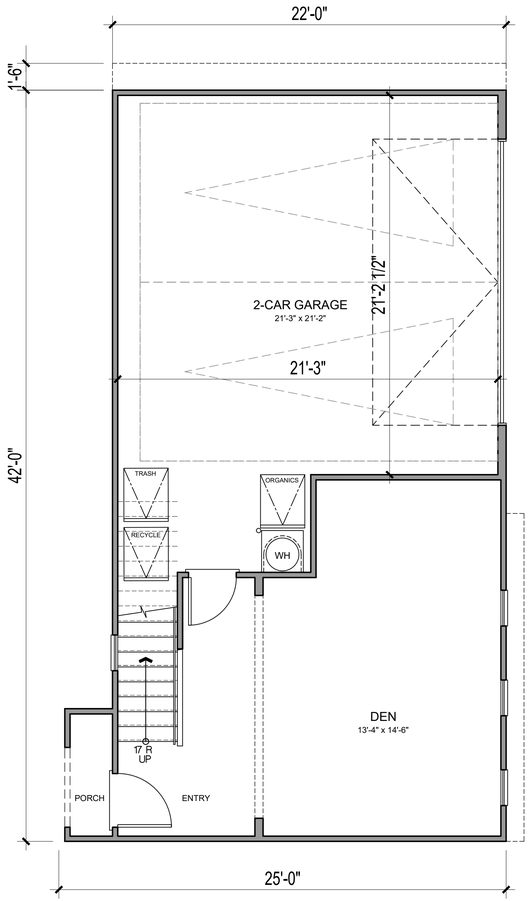
A3.73



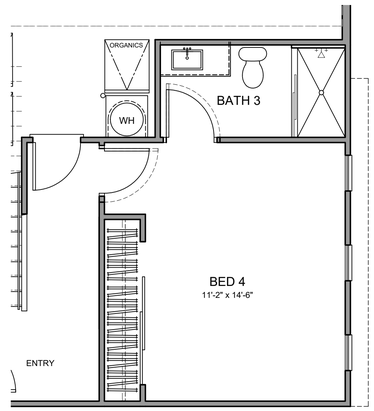
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



FIRST FLOOR - BEDROOM OPTION

4 BED/ 3.5 BATH	
PLAN 5 NET SF	
1ST FLOOR	387 SQ. FT.
2ND FLOOR	830 SQ. FT.
3RD FLOOR	857 SQ. FT.
TOTAL LIVING	2074 SQ. FT.
PORCH	16 SQ. FT.
PATIO	REF SITE PLAN
DECK	90 SQ. FT.
GARAGE	510 SQ. FT.

NOTE: TRASH COLLECTION PROVIDE TO EACH INDIVIDUAL UNIT

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

Scale: 1/4" = 1'-0"
0 2 4 8

PLAN 5 - UNIT PLAN
TH #3 "TERRACE": 3-STORY ROWHOMES

A3.74

FRONT PERSPECTIVE

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

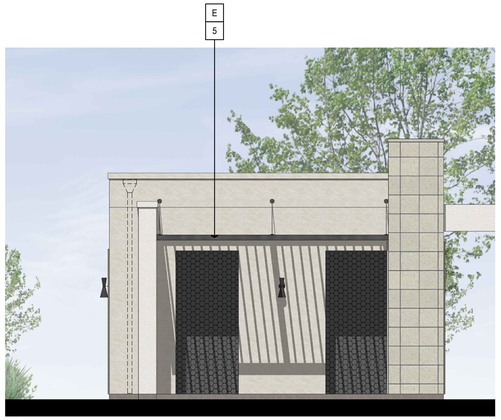
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

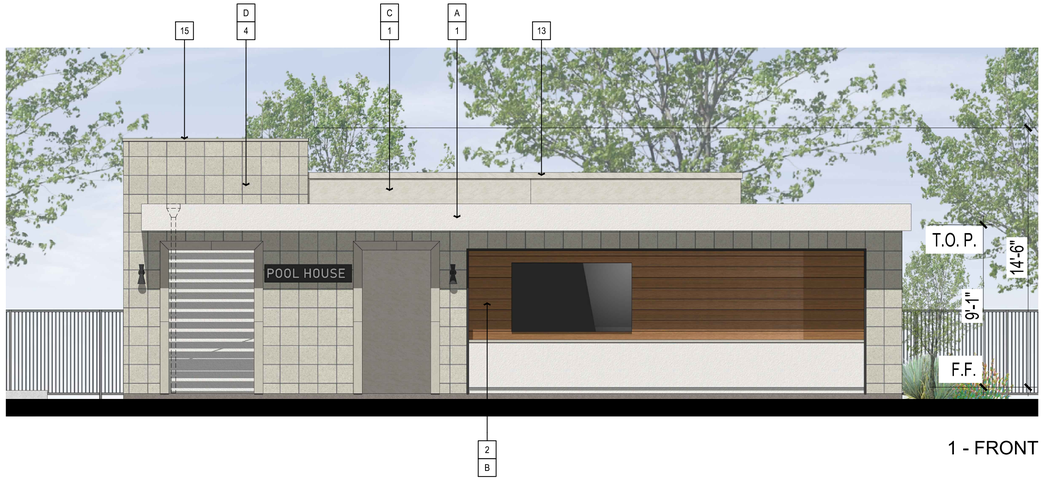
NTS

POOL BLDG PERSPECTIVES

AP-1.00



4 - LEFT



1 - FRONT

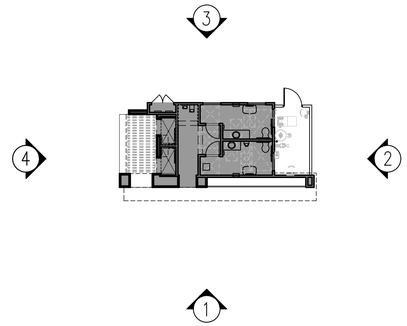
2 - RIGHT

3 - REAR

MATERIAL LEGEND

1. STUCCO, LIGHT SAND FINISH
2. WOOD GRAIN HORIZONTAL FIBER CEMENT SIDING
3. FIBER CEMENT TRIM
4. CMU MASONRY VENEER
5. METAL CANOPY
6. HORIZONTAL METAL RAILING
7. VINYL WINDOWS
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. DECORATIVE EXTERIOR LIGHTS & RAISED ADDRESS SIGN
11. UTILITY DOOR
12. LOW PATIO WALL PER LANDSCAPE
13. PARAPET CAP
14. PARAPET WALL
15. STONE CAP
16. DOWNSPOUT

A. MAIN BODY STUCCO
B. FAUX WOOD SIDING
C. SECONDARY BODY STUCCO
D. MASONRY VENEER
E. UNIT ENTRY DOOR, TRIM, TRELLIS, RAILINGS, METAL CANOPY
F. COURTYARD ENTRY GATE
G. COURTYARD WALL
H. GARAGE DOOR



KEY PLAN - 1/16" = 1'-0"

Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

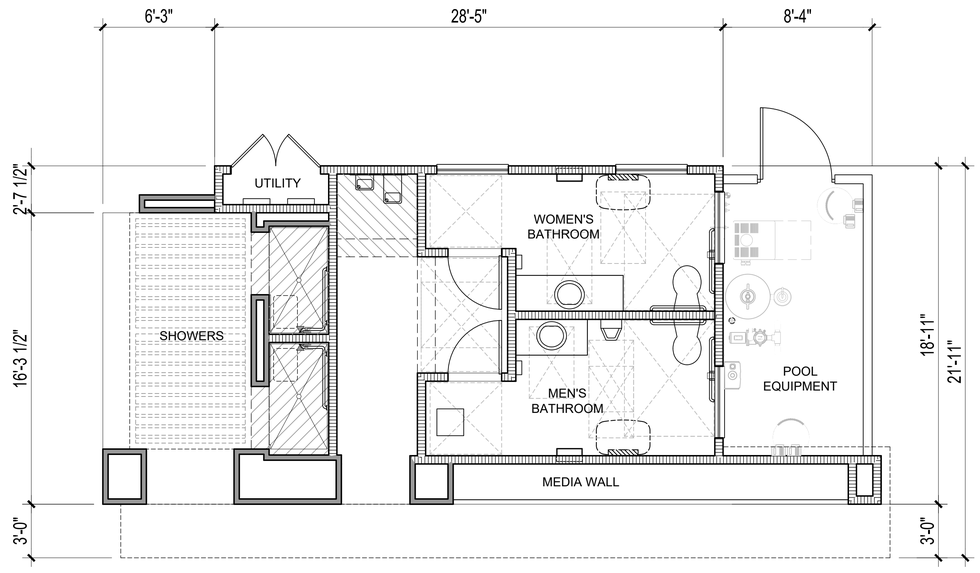
"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

0 2 4 8

POOL BLDG ELEVATIONS

AP-1.10



Architecture + Planning
17911 Von Karman Ave,
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

City Ventures
3121 Michelson Drive, Suite 150
Irvine, CA 92612

"PARKVUE" (SANTEE 3)
SANTEE, CA # 2023-0148

Plot Date:	08.04.2025
1st Submittal Date:	2.2.2024
Revised 1st Submittal Date:	5.17.2024
2nd Submittal Date:	01.30.2025
3rd Submittal Date:	04.30.2025
4th Submittal Date:	06.24.2025
5th Submittal Date:	08.06.2025

0 2 4 8

POOL BLDG FLOOR PLAN

AP-1.20

Live

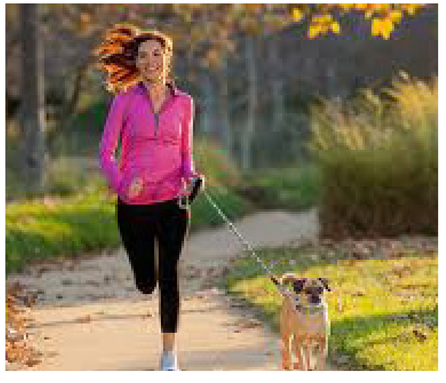
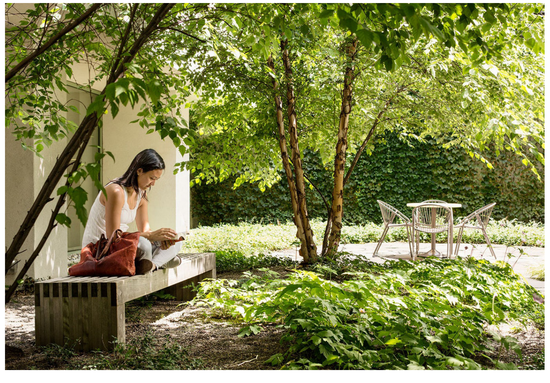
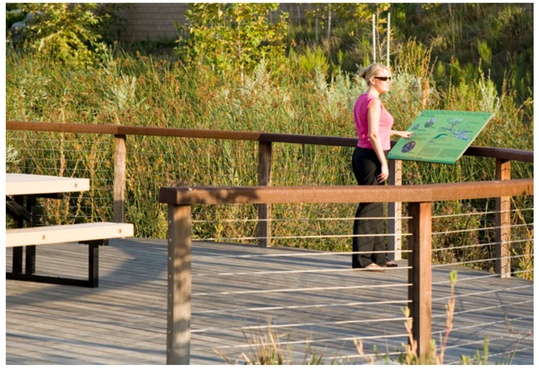
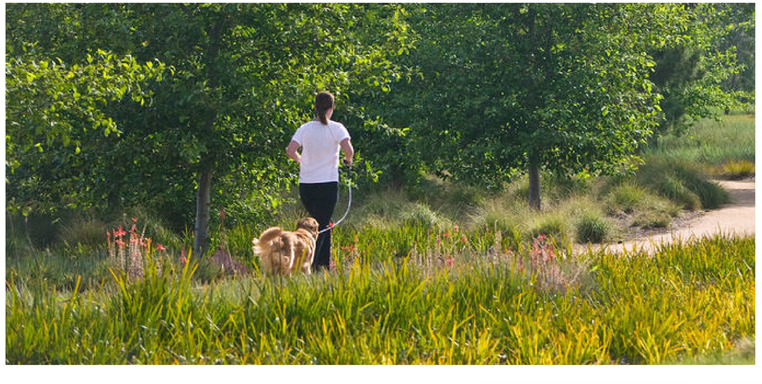
Play

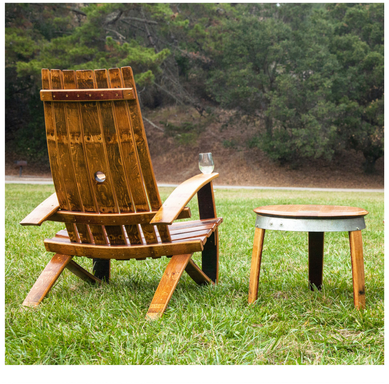
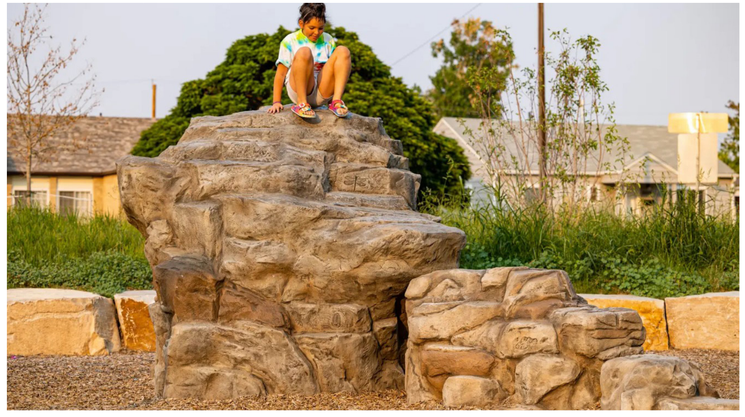
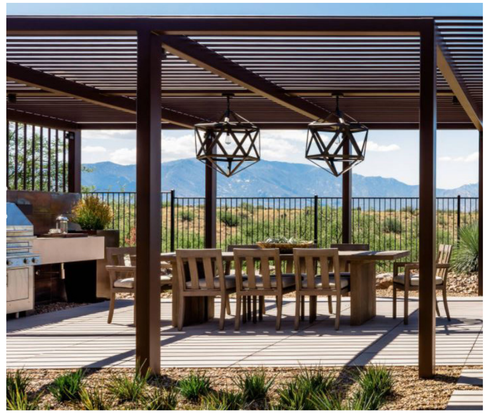
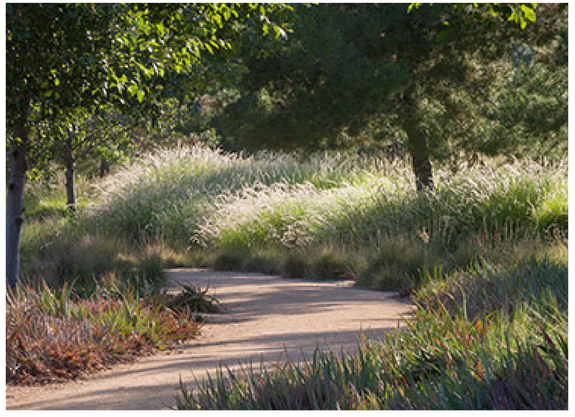
DISCOVER

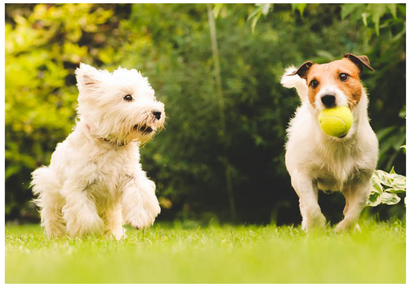
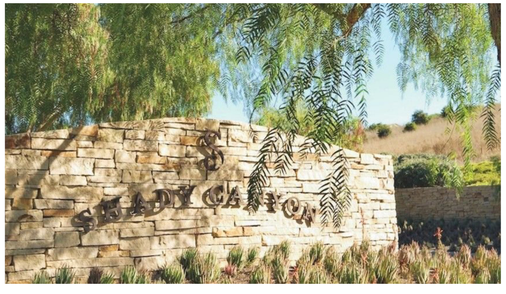
SANTEE

Connect

Entertain

City Ventures

COTTONWOOD & PARKS-DESIGN IMAGERY

SANTEE, CA

C2 Collaborative

LEGEND

1. Primary Entry
2. Community Recreation Center
3. Central View Park
4. Community River Trail - 12ft Wide
5. Internal Neighborhood Paseo
6. Community Playground
7. Pocket Park
8. Multi-Purpose Water Quality Basin
9. 100 Ft San Diego River Riparian Buffer
10. Mailbox Clusters
11. Bicycle Parkings
12. Pet Waste Stations

City Ventures

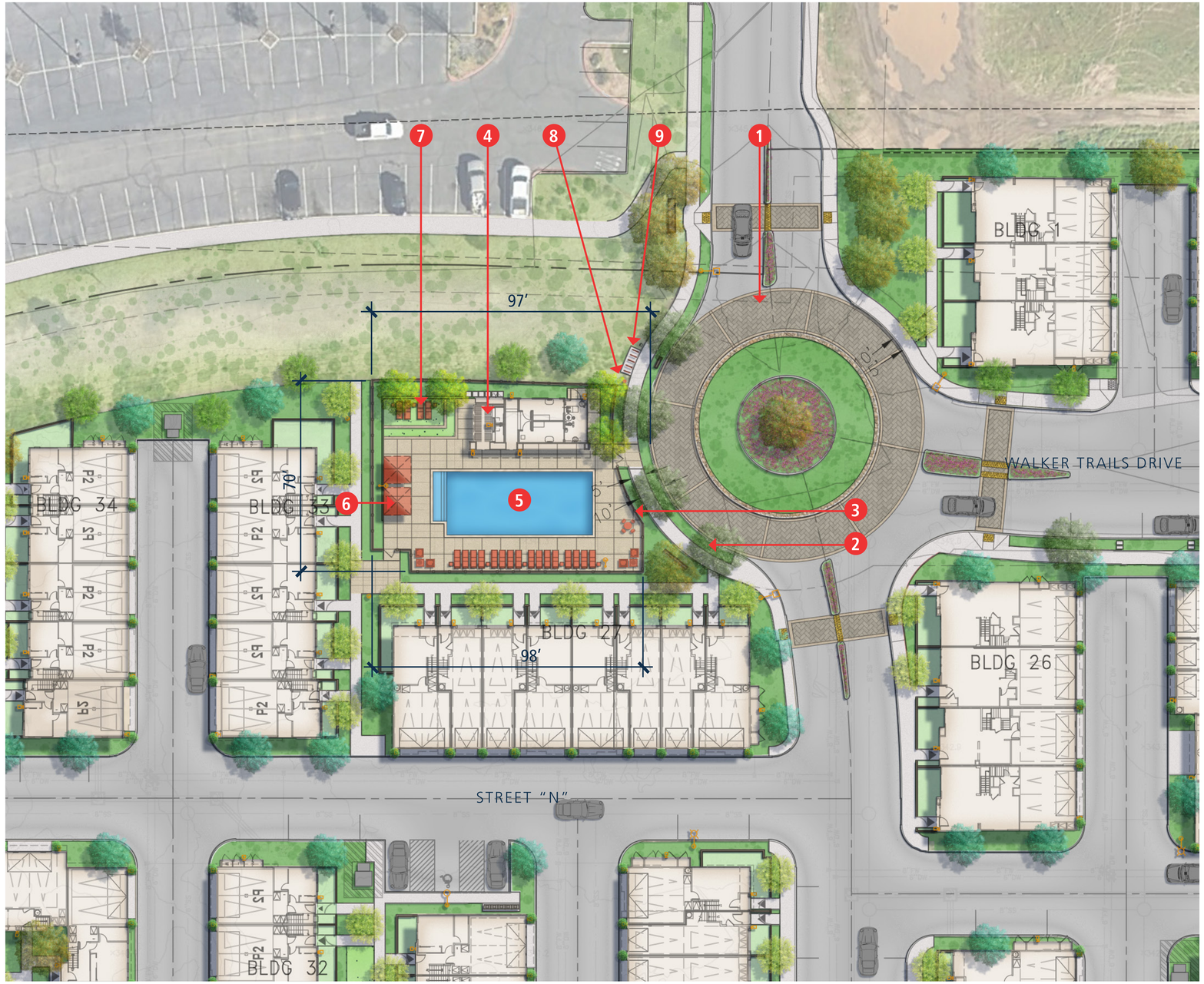
COTTONWOOD & PARKS- CONCEPTUAL LANDSCAPE PLAN

SANTEE, CA

0 15' 30' 60'
Scale: 1" = 60'-0"

08.05.25

C2 Collaborative



LEGEND

1. Enhanced Entry/Roundabout
2. Signature Trees
3. Pool Enclosure Fence with Accent Planting
4. Community Recreation Center
5. Resort Pool (approx. 25' x 60')
6. Cabanas
7. Lounge Chairs & Social Seating
8. Pet Waste Station
9. Bicycle Parkings

KEYMAP

City Ventures

COTTONWOOD & PARKS- PRIMARY ENTRY & RECREATION CENTER ENLARGEMENT

SANTEE, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

08.05.25

L-4

C2 Collaborative

LEGEND

1. Open Event Lawn
2. Community Playground
3. Seating Node
4. Shade Structure with Picnic Tables & BBQ's
5. Typical Private Patio Space
6. Canopy Shade Trees
7. Pet Waste Stations

KEYMAP

City Ventures

COTTONWOOD & PARKS- PLAYGROUND ENLARGEMENT

SANTEE, CA

0 10' 20' 40'

Scale: 1" = 20'-0"

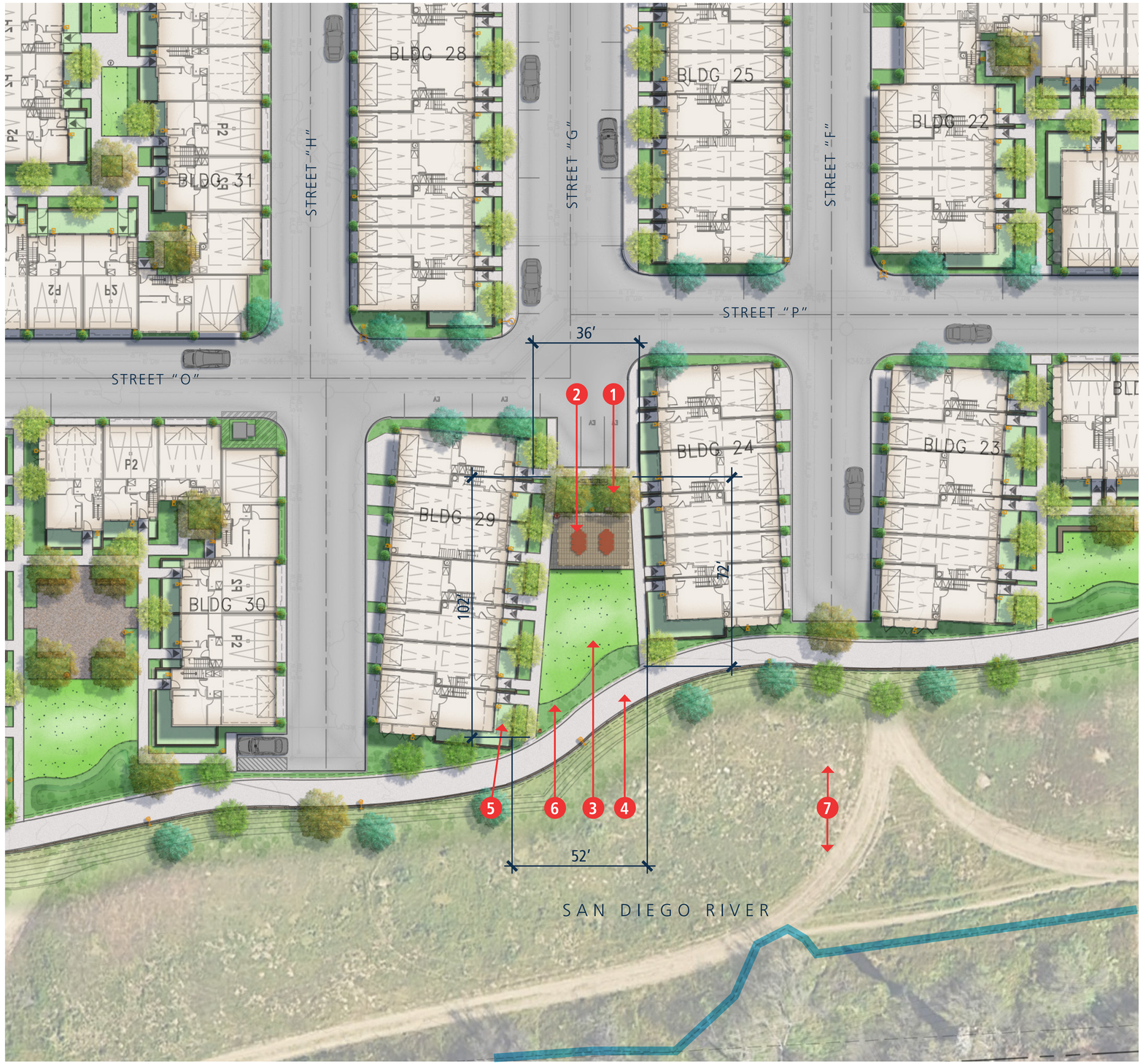
08.05.25

C2 Collaborative

LEGEND

1. Tree Bosque with Seating
2. Open Lawn
3. Typical Private Patio Space
4. Community River Trail with View Vista
5. Natural Seating Node with Mounding
6. Shade Structure with Picnic Tables & BBQ's
7. Shade Trees with Seating Node
8. 100 Ft San Diego River Riparian Buffer
9. Pet Waste Stations

KEYMAP



LEGEND

1. Focal Character Tree
2. Shade Structure with Seating & BBQ's
3. Flexible Open Lawn
4. Community River Trail with View Vista
5. Typical Private Patio Space
6. Planting Buffer
7. 100 Ft San Diego River Riparian Buffer

KEYMAP

City Ventures

COTTONWOOD & PARKS-CENTRAL VIEW PARK ENLARGEMENT

SANTEE, CA

0 10' 20' 40'

Scale: 1" = 20'-0"

08.05.25

L-7

C2 Collaborative

LEGEND

1. Tree Grove with Benches
2. Shade Structure with Picnic Tables & BBQ's
3. Natural Seating Nodes
4. Community River Trail with View Vista
5. Open Lawn with Seat Walls
6. Natural Seating/ Play Area
7. Typical Private Patio Space
8. Earthen Mounds with Shrub Buffer
9. 100 Ft San Diego River Riparian Buffer
10. Pet Waste Stations

KEYMAP

City Ventures

COTTONWOOD & PARKS- THE LAWN & MULTI-PURPOSE PARK ENLARGEMENT

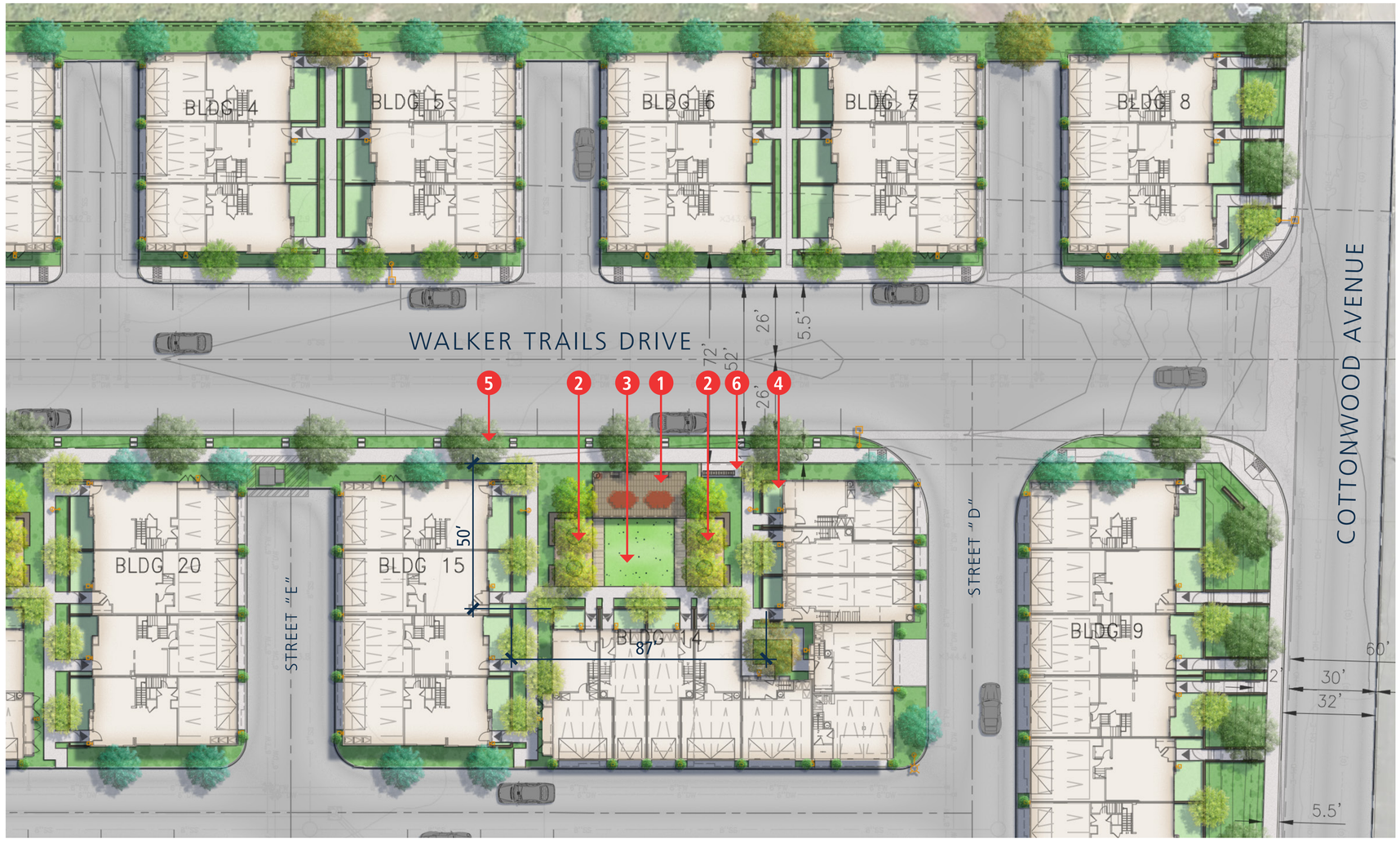
SANTEE, CA

0 10' 20' 40'

Scale: 1" = 20'-0"

08.05.25

C2 Collaborative



LEGEND

1. Shade Structure with Picnic Tables & BBQ's
2. Shade Trees with Seating
3. Open Lawn Space
4. Typical Private Patio Space
5. Parkway Shade Trees
6. Mailbox Clusters

KEYMAP

City Ventures

COTTONWOOD & PARKS-TYPICAL POCKET PARK ENLARGEMENT

SANTEE, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

08.05.25

C2 Collaborative

LEGEND

- Low Water Use
- Medium Water Use
- High Water Use
- Special Water Use

Project Name: ParkVue, Santee, CA						
Date: July 31, 2025						
WATER EFFICIENT WORK SHEET						
Maximum Applied Water Allowance (MAWA)						
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA						
Hydrozone:	**Eto:**	**KL**	**LA Sq. Ft.**	**Conversion**	**SLA Sq. Ft.**	**MAWA**
Landscaped Area	**51.2**	**0.55**	**204,545**	**0.62**	**NA**	**3,571,192**

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotraspiration Adjustment Factor (ETAF)
1.0= ETAF for Sprcial Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	**51.2**
Landscaped Area includes Special Landscape Area (square feet)	**204,545**
Speical Landscape Area (square feet)	**NA**

Estimated Annual Water Use:						
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year						
Hydrozone:	**Eto:**	**KL**	**Sq. Ft.**	**Conversion**	**IE**	**EAWU**
Very Low Water Use Shrubs (Rotor)	**51.2**	**0.1**	**30,083**	**0.62**	**0.73**	**130,816**
Low Water Use Shrubs (Drip)	**51.2**	**0.2**	**85,219**	**0.62**	**0.81**	**667,949**
Medium Water Use Shrubs (Drip)	**51.2**	**0.5**	**77,596**	**0.62**	**0.81**	**1,520,498**
High Water Use (Rotor)	**51.2**	**0.8**	**10,338**	**0.62**	**0.73**	**359,638**
High (Water Feature)	**51.2**	**1.0**	**1,309**	**0.62**	**1.00**	**41,553**
Total EAWU:			**204,545**			**2,720,453**

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
Kl= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for exmaplne IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
Kl= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)
Cool Season Turf= 0.8
Warm Season Turf= 0.7
High Water Use Plants= 0.7 (can be between 0.7-0.9)
Moderate Water Use Plants= 0.5 (can be between 0.4-0.6)
Low Water Use Plants= 0.2 (can be between 0.1-0.3)
Very Low Water Use Plants= 0.1

IE (Irrigation Efficiency)- Appendix E
Pop-up Stream Rotor= 0.73
Rotor Head= 0.76
Microspray= 0.76
Bubblers= 0.77
Drip Emitters= 0.81
Subsurface Irrigation= 0.81

City Ventures

COTTONWOOD & PARKS- OVERALL IRRIGATION HYDROZONE PLAN & CALCULATIONS

SANTEE, CA

0 15' 30' 60'
Scale: 1" = 60'-0"

08.05.25

C2 Collaborative

LEGEND

- Recreation Center Pool Enclosure Fence
- Recreation Center Pool Enclosure Gate
- River Trail & Basin Fence
- Private Patio Fence
- Private Patio Gate

City Ventures

COTTONWOOD & PARKS- CONCEPTUAL SITE WALL AND FENCE PLAN

SANTEE, CA

0 15' 30' 60'
Scale: 1"= 60'-0"

08.05.25 L-11

C2 Collaborative

LEGEND

Tree Uplight

Shade Structure Down Light

TREE UPLIGHT

SHADE STRUCTURE DOWN LIGHT (or equal)

City Ventures

COTTONWOOD & PARKS- CONCEPTUAL SITE LIGHTING PLAN

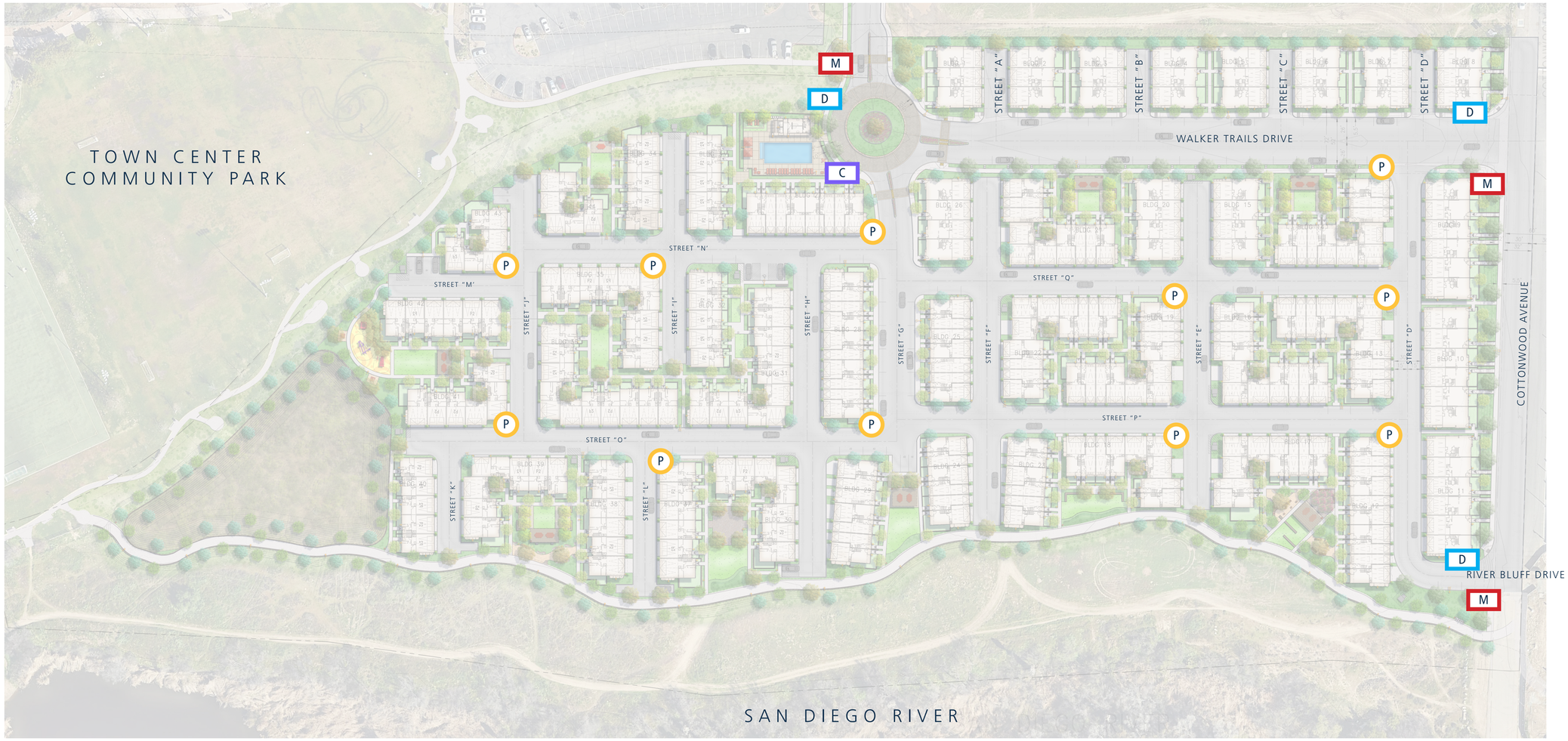
SANTEE, CA

0 15' 30' 60'

Scale: 1" = 60'-0"

08.05.25

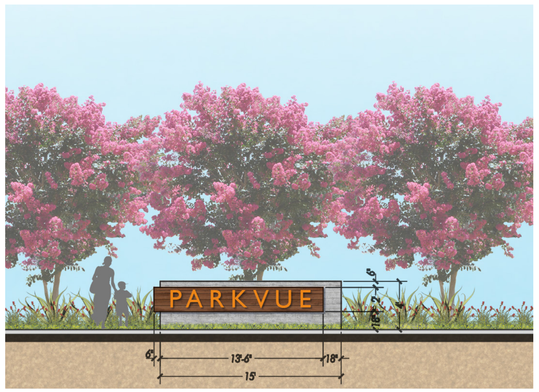
C2 Collaborative



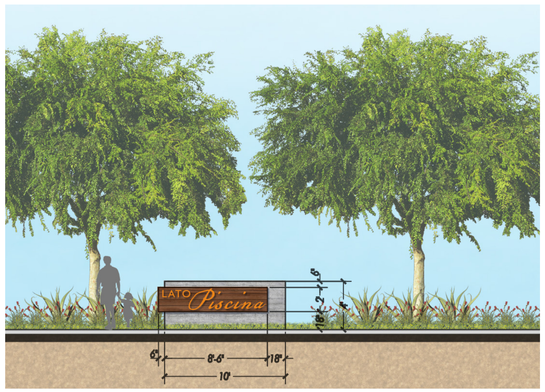
LEGEND

- D — Directory Sign
- M — Project Monument Sign
- C — Clubhouse Sign
- P — Pedestrian Directional Sign

D **DIRECTORY SIGN**

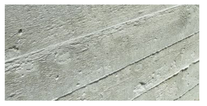


M **PROJECT MONUMENT SIGN**



C **CLUBHOUSE SIGN**

P **PEDESTRIAN DIRECTIONAL SIGN**



BOARDFORM

WOOD VENEER

LETTERS LETTERS PAINT

City Ventures

COTTONWOOD & PARKS- CONCEPTUAL SIGNAGE PLAN

SANTEE, CA

Scale: 1"= 60'-0" (0 15' 30' 60')

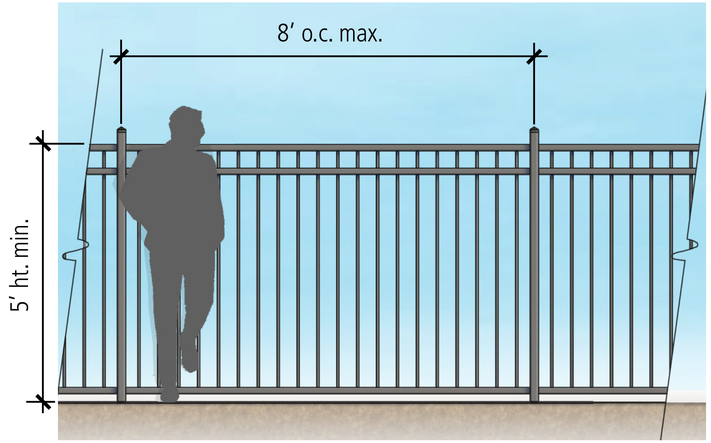
08.05.25 L-13

C2 Collaborative

RECREATION CENTER POOL ENCLOSURE FENCE

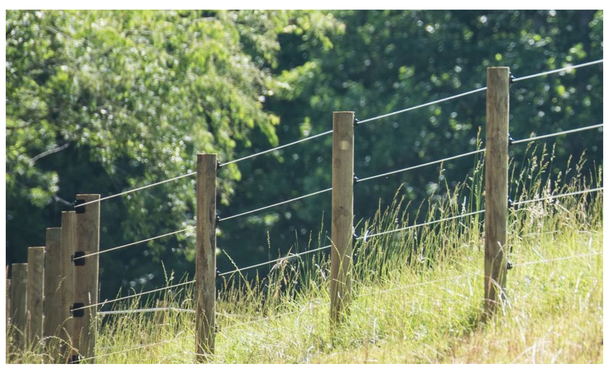
- 5’ Ht. min. Tubular Steel Fence
- Apply (1) coat primer and (2) coats paint. All members should be metalized after fabrication.

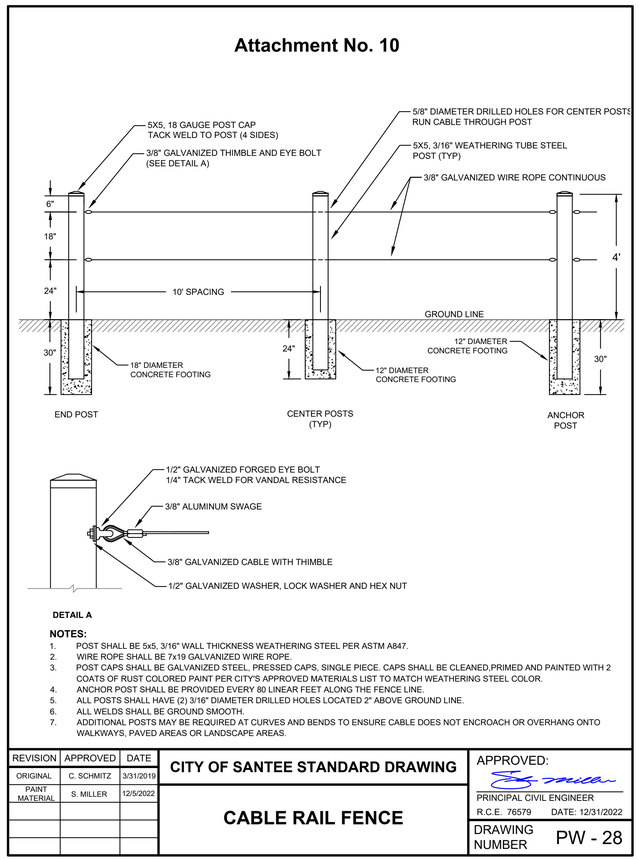
Color:
SW7048 Urbane Bronze



RIVER TRAIL & BASIN FENCE

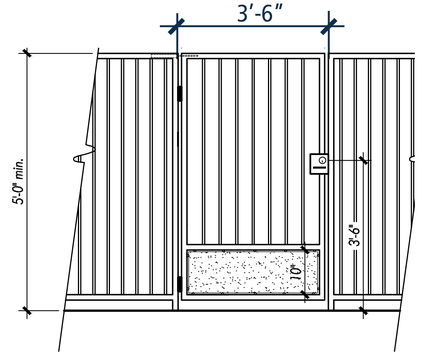
- 4’-0”Ht. min. Tube Steel Poste with Wire Rope Railing
- Install per City of Santee Standard Drawing PW-28 and follow all other applicable standards





RECREATION CENTER POOL ENCLOSURE GATE

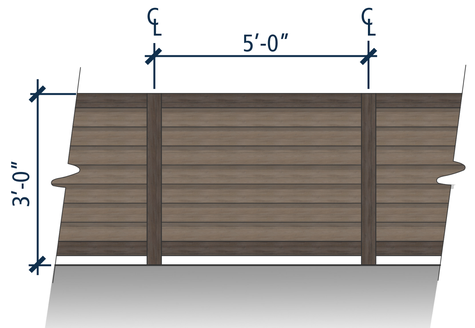
- 5’ Ht. min. Tubular Steel Fence
- Apply (1) coat primer and (2) coats paint. All members should be metalized after fabrication.



Color:
SW7048 Urbane Bronze

PRIVATE PATIO FENCE

- 3’-0” Ht. Privacy Fence
- Provide in two tone color option.



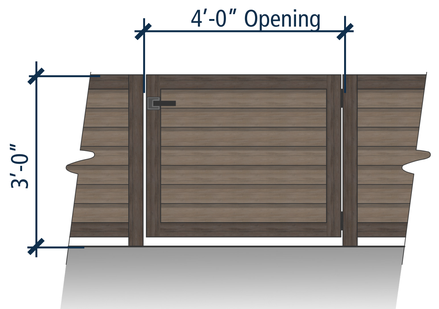
Potential Color Options

Frame Color:
SW7048 Urbane Bronze

Slat Color:
SW6110 Steady Brown

PRIVATE PATIO GATE

- 3’-0” Ht. x 4’-0”W. Privacy Gate
- Provide in two tone color option.



Potential Color Options

Frame Color:
SW7048 Urbane Bronze

Slat Color:
SW6110 Steady Brown

StreetLife

Drifter Picnic Set | Virgin Core Timber | Corten

Lava Grey - Recycled

FSC Hardwood III - Virgin Core

FSC Hardwood - Upcycled

Size: 118" Length

Galvanized Steel

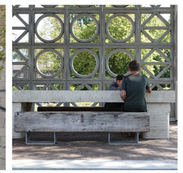
CorTen Steel

Powder Coating

PICNIC TABLE
AT SHADE STRUCTURE

StreetLife

Drifter Benches | Virgin Core Timber | Corten



Lava Grey - Recycled

FSC Hardwood III - Virgin Core

FSC Hardwood - Upcycled

Size: 20" Width
118" Length

Virgin Core Wood Timber with CorTen Steel Legs

Galvanized Steel

CorTen Steel

Powder Coating

BENCHES
AT SEATING NODES

Loll Designs

Tall 4-Slat Adirondack Chair | Driftwood

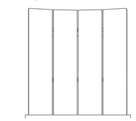
black: color code BL

cloud: color code CW

leaf: color code LG

apple red: color code AR

back options:


flat

curve

driftwood: color code DW

navy blue: color code NB

charcoal: color code CG

use with:
4 slat ottoman

collection:
adirondack

material:
HDPE

shipped knocked down
some assembly required

sky: color code SB

sunset: color code OR

loll designs.com

outdoor furniture
for the modern
lollygagger

LOUNGE CHAIRS
AT AMENITIES SPACES

Fire Magic

Legacy Patio Post Charcoal Grill | Stainless Steel

BBQ
AT SHADE STRUCTURES

Quick Crete Products Corporation

Merge 'Mono LG' | Concrete with Wood Siding

The Merge line, QCP's first multi-material product, combines three different materials — precast concrete, hardwood, and steel — to create a new-and-improved waste container design. Choose between the small or large Merge Mono, Merge Duo, or Merge Trio to customize your own.

CONCRETE

SIDING (WOOD OR STEEL)

Custom

MATERIALS

WD Hardwood.
SRC Standard Reinforced Concrete.

SRC FINISHES

Craftsman's Etch
Strata

SIZE AND WEIGHT

Diameter: 26"
Height: 40"

TRASH CAN

Salsbury Industries

Cluster Box Unit | Black

Includes Pedestal

All Aluminum Construction

SALSBURY INDUSTRIES
People Committed to Quality Since 1936®

MAIL BOX

Landscape Forms

35 Collection Loop Bike Rack | Charcoal Gray

Loop
- Loop bike rack is a simple, sweeping circle with a twist.
- Both functional and sculptural.
- Cyclists can loop and lock one or two bikes around its shape-shifting cast aluminum ribbon frame.
- The aluminum casting, finished with Pangard II® powdercoat, is offered in a selection of colors. Must be embedded to a concrete surface.
- Refer to install guide for spacing guidelines.
- Meets APBP guidelines.

	Style	Depth	Length	Height	Product Weight
	bike rack	14"	36"	31"	25 lb

Metal Finishes
- All metal is finished with Pangard II®, offered exclusively by Landscape Forms, a 19-step program of cleaning, priming, and powder coating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.
- Call for standard color chart.

BIKE RACK

Pet Pickups

Modern Dog Pet Waste Disposal Kit | Black

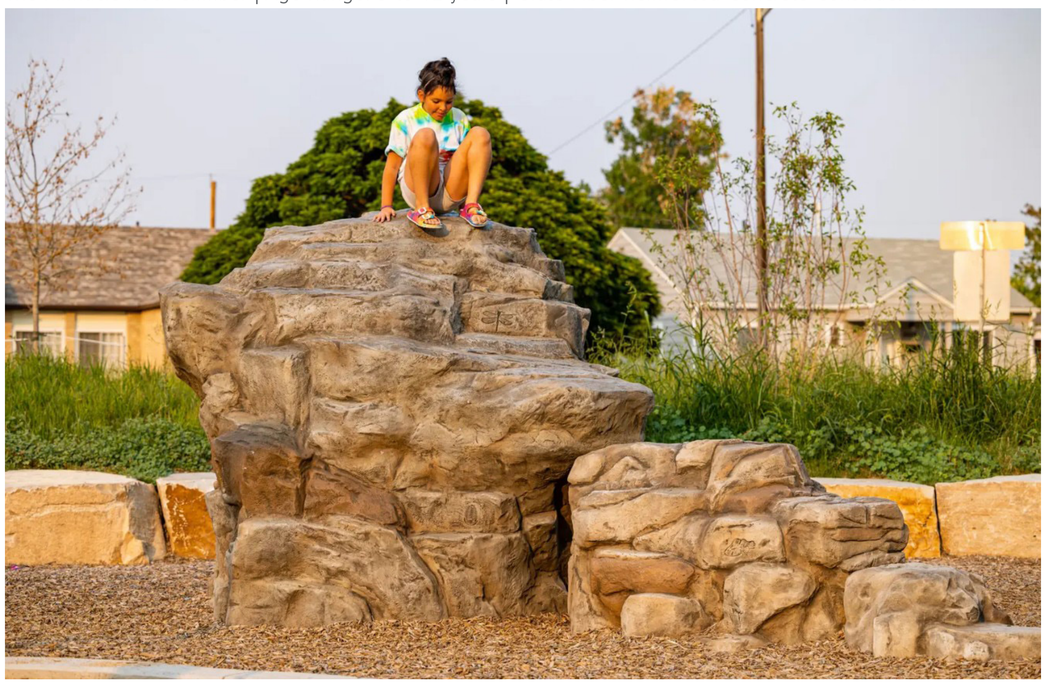
PET WASTE STATION

Landscape Structures, Inc.

GeoPlex Climbing Wall | Age Range: 5 to 12 years | Steel & Polyethylene Construction

Landscape Structures, Inc.

The Pinnacle Rock Climber | Age Range: 5 to 12 years | Glass Fiber Reinforced Concrete Construction



Landscape Structures, Inc.

Log Crawl Tunnel | Age Range: 2 to 12 years | Precast Concrete Construction

Landscape Structures, Inc.

Log Steppers 8, 18", 28" | Age Range: 2 to 12 years | Precast Concrete Construction

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus unedo	Strawberry Tree	15 gal min
Cercidium ‘Desert Museum’	Desert Museum Palo Verde	15 gal min
Cercis occidentalis	Western Redbud	15 gal min
Chilopsis linearis	Desert Willow	15 gal min
Dracaena draco	Dragon Tree	15 gal min
Magnolia spp.	Magnolia	15 gal min
Podocarpus gracilior	Fern Podocarpus	15 gal min
Platanus racemosa	California Sycamore	15 gal min
Prunus serrulata ‘Kwanzan’	Kwanzan Flowering Cherry	15 gal min
Pyrus kawakamii	Evergreen Pear	15 gal min
Quercus agrifolia	Coast Live Oak	15 gal min
Quercus wislizeni	Interior Live Oak	15 gal min
Rhus lancea	African Sumac	15 gal min
Tipuana tipu	Tipu Tree	15 gal min
Tristania conferta	Brisbane Box	15 gal min
Ulmus parvifolia	Chinese Elm	15 gal min

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Agave spp.	Agave	5 gal
Aloe vera	Aloe Vera	5 gal
Carissa m. ‘Boxwood Beauty’	Boxwood Beauty Natal Plum	5 gal
Dasylirion spp.	Desert Spoon	5 gal
Dietes bicolor	Fortnight Lily	5 gal
Hesperaloe parviflora	Red Yucca	5 gal
Lavandula dentata	French Lavender	5 gal
Leucophyllum f. ‘Green Cloud’	Green Cloud Texas Sage	5 gal
Lomandra longifolia	Spiny-headed Mat Rush	5 gal
Myrtus communis	True Myrtle	5 gal
Prunus caroliniana ‘Bright n Tight’	Cherry Laurel	5 gal
Rhaphiolepis i. ‘Clara’	Clara Indian Hawthorn	5 gal
Rhaphiolepis i. ‘Majestic Beauty’	Majestic Beauty Hawthorn	5 gal
Rhus integrifolia	Lemonade Berry	5 gal
Yucca spp.	Yucca	5 gal

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Lantana spp.	Lantana	1 gal
Lonicera japonica ‘Halliana’	Hall’s Honeysuckle	1 gal
Myoporum parvifolium	Myoporum	1 gal
Rosmarinus 0. ‘Huntington Carpet’	Rosemary Huntington Carpet	1 gal
Senecio mandraliscae	Blue Chalk Sticks	1 gal

Note:
1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.
2. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.

LANDSCAPE CALCULATIONS

Total Landscape Area =
204,313 Square Feet

(2 Spaces/DU)	= 570
(Guest Parking)	= 75
Total Parking	**= 645**

Total Trees Required (1-Tree per 3-stalls)	= 215

Total Trees Proposed = 403

PLANTING LEGEND

TREES: Botanical name (Common Name)

SPECIMEN TREES
Arbutus unedo (Strawberry Tree)
Tipuana tipu (Tipu Tree)
Ulmus parvifolia (Chinese Elm)

ACCENT TREES
Cercidium 'Desert Museum' (Desert Museum Palo Verde)
Prunus serrulata 'Kwanzan' (Kwanzan Flowering Cherry)
Pyrus kawakamii (Evergreen Pear)

Cercis occidentalis (Western Redbud)
Magnolia spp. (Magnolia)
Pyrus kawakamii (Evergreen Pear)

STREET TREES
Pistacia chinensis (Chinese Pistache)
Platanus racemosa (California Sycamore)
Ulmus parvifolia (Chinese Elm)

SCREEN TREES
Cercidium 'Desert Museum' (Desert Museum Palo Verde)
Chilopsis linearis (Desert Willow)
Tristania conferta (Brisbane Box)

PATIO TREES
Cercis occidentalis (Western Redbud)
Magnolia spp. (Magnolia)
Pyrus kawakamii (Evergreen Pear)

SHADE TREES
Chilopsis linearis (Desert Willow)
Magnolia spp. (Magnolia)
Rhus lancea (African Sumac)

VERTICAL TREES
Ficus nitida (Indian Laurel Columns)
Prunus caroliniana (Carolina Cherry Laurel)
Tristania conferta (Brisbane Box)

ENHANCED SHRUBS: Botanical name (Common Name)

VERTICAL SHRUBS
Prunus caroliniana 'Bright n Tight'
Rhaphiolepis i. 'Majestic Beauty'

SCREENING SHRUBS
Ligustrum japonicum texanum (Waxleaf Privet)
Rhaphiolepis i. 'Majestic Beauty' (Majestic Beauty)
Rhus integrifolia (Lemonade Berry)

ACCENT SHRUBS
Agave spp. (Agave)
Aloe vera (Aloe Vera)
Dasylirion spp. (Desert Spoon)
Lomandra longifolia
Yucca spp. (Yucca)

MEDIUM SHRUBS
Carissa m. 'Boxwood Beauty' (Carissa)
Dietes bicolor (Fornight Lily)
Lavandula dentata (French Lavender)
Leucophyllum f. 'Green Cloud' (Green Cloud Texas Sage)
Myrtus communis (True Myrtle)
Rhaphiolepis i. 'Clara'

GROUNDCOVERS
Santolina rosmarinifolia (Green Lavender Cotton)
Lonicera japonica 'Halliana' (Hall's Hnoeysuckle)
Myoporum parvifolium (Myoporum)
Rosmarinus 0. 'Huntington Carpet' (Rosemary)

BORDER GROUNDCOVERS
Lantana spp. (Lantana)
Senecio mandraliscae (Blue Chalk Sticks)

SCREENING VINES
Loncicera japonica 'Halliana' (Japanese Honeysuckle)
Trachelospermum jasminoides (Star Jasmine)

NATIVE SHRUBS: Botanical name (Common Name)

SHRUBS
Baccharis glutinosa (Saltmarsh Baccharis)
Berberis nevinii (Nevin's Barberry)
Iva hayesiana (San Diego Povertyweed)
Juncus mexicanus (Mexican Rush)
Ribes speciosum (Fushia Flowering Gooseberry)

ACCENT SHRUBS
Achillea millefolium (Yarrow)
Anemopsis californica (Yerba Mansa)
Mimulus cardinalis (scarlet monkey flower)
Rosa californica (California Wildrose)

GRASSES
Agrostis pallens (Bentgrass)
Carex praegracilis (Clustered Field Sedge)
Distichlis spicata (Saltgrass)
Festuca californica (Red Fescue)
Juncus patens (Common Rush)
Sisyrinchium bellum (Blue-eyed Grass)

GROUNDCOVERS: Botanical name (Common Name)

GROUNDCOVERS
Lonicera japonica 'Halliana' (Hall's Hnoeysuckle)
Myoporum parvifolium (Myoporum)
Rosmarinus 0. 'Huntington Carpet' (Rosemary)

TURF/OPEN LAWN: Botanical name (Common Name)

TURFGRASS
Festuca Arundinacea (Marathon II Sod)

BASIN: Botanical name (Common Name)

SEE SHEET L-19

BASIN PLANT PALETTE

Plant Name		Irrigation Requirements		Preferred Location in Basin		Applicable Bioretention Sections (Un-Lined Facilities)				Applicability to Flow-Through Planter? (Lined Facility)	
Latin Name	Common Name	Temporary Irrigation during Plant Establishment Period	Permanent Irrigation (Drip / Spray)[1]	Basin Bottom	Basin Side Slopes	Section A Treatment-Only Bioretention in Hydrologic Soil Group A or B Soils	Section B Treatment-Only Bioretention in Hydrologic Soil Group C or D soils	Section C Treatment Plus Flow Control Bioretention in Hydrologic Soil Group A or B Soils	Section D Treatment Plus Flow Control Bioretention in Hydrologic Soil Group C or D Soils	**NO** Applicable to Un-lined Facilities Only (Bioretention Only)	**YES** Can Use in Lined or Un-Lined Facility (Flow-Through Planter OR Bioretention)
TREES[2]											
Alnus rhombifolia	White Alder	X		X	X	X	X	X	X	X	
Platanus racemosa	California Sycamore	X		X	X	X	X	X	X	X	
Salix lasiolepsis	Arroyo Willow	X			X	X	X	X	X	X	
Salix lucida	Lance-Leaf Willow	X			X	X	X	X	X	X	
Sambucus mexicana	Blue Elderberry	X			X	X	X	X	X	X	
SHRUBS / GROUNDCOVER											
Achillea millefolium	Yarrow	X			X	X	X				X
Agrostis palens	Thingrass	X			X	X	X	X	X		X
Anemopsis californica	Yerba Manza	X			X	X	X	X	X		X
Baccharis douglasii	Marsh Baccahris	X	X	X		X	X	X	X		X
Carex praegracillis	California Field Sedge	X	X	X		X	X	X	X		X
Carex spissa	San Diego Sedge	X	X	X		X	X	X	X		X
Carex subfusca	Rusty Sedge	X	X	X	X	X	X	X	X		X
Distichlis spicata	Salt Grass	X	X	X		X	X	X	X		X
Eleocharis macrostachya	Pale Spike Rush	X	X	X		X	X	X	X		X
Festuca rubra	Red Fescue	X	X	X	X	X	X				X
Festuca californica	California Fescue	X	X		X	X	X				X
Iva hayesiana	Hayes Iva	X			X	X	X				X
Juncus Mexicana	Mexican Rush	X	X	X	X	X	X	X	X		X
Jucus patens	California Gray Rush	X	X	X	X	X	X	X	X		X
Leymus condensatus ‘Canyon Prince’	Canyon Prince Wild Rye	X	X	X	X	X	X	X	X		X
Mahonia nevinii	Nevin’s Barberry	X			X	X	X	X	X		X
Muhlenburgia rigens	Deergrass	X	X	X	X	X	X	X	X		X
Mimulus cardinalis	Scarlet Monkeyflower	X		X	X	X	X				X
Ribes speciosum	Fushia Flowering Goose.	X			X	X	X				X
Rosa californica	California Wild Rose	X	X		X	X	X				X
Scirpus cenuus	Low Bullrush	X	X	X		X	X	X	X		X
Sisyrinchium bellum	Blue-eyed Grass	X			X	X	X				X

1. All plants will benefit from some supplemental irrigation during hot dry summer months, particularly those on basin side slopes and further inland.
2. All trees should be planted a min. of 10’ away from any drain pipes or structures.

TENTATIVE TRACT MAP 2024- 0001

LOTS 1 THROUGH 29 FOR CONDOMINIUM PURPOSES

IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 1 AND 2 OF BLOCK 3, AND A PORTION OF LOT 1 OF BLOCK 2 AND A PORTION OF MESA AVENUE, VACATED AND CLOSED TO PUBLIC USE ON JUNE 22, 1925, OF THE SUBDIVISION OF LOTS "H" AND "O" OF RANCHO EL CAJON, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON APRIL 2, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT LAND DESCRIBED IN PARCEL NO. 2012-0128-A IN DEED TO THE CITY OF SANTEE RECORDED JUNE 12, 2014 AS DOCUMENT NO. 2014-0243460 IN SAID COUNTY RECORDER'S OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID CITY'S LAND, NORTH 01°43'14" EAST, 45.39 FEET TO THE SOUTHERLY LINE OF A 30 FOOT WIDE EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT RECORDED AUGUST 12, 2009 AS DOCUMENT NO. 2009 0451673 IN SAID COUNTY RECORDER'S OFFICE:

THENCE ALONG SAID SOUTHERLY LINE NORTH 88°08'38" EAST 8.73 FEET;
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, AND ITS EASTERLY PROLONGATION, SOUTH 89°58'28" EAST 734.05 FEET TO THE CENTERLINE OF COTTONWOOD AVENUE ACCORDING TO SAID MAP 817;
THENCE ALONG SAID CENTERLINE, SOUTH 1°43'14" WEST, 703.75 FEET;
THENCE LEAVING SAID CENTERLINE, SOUTH 89°19'31" WEST, 10.45 FEET;
THENCE NORTH 86°33'13" WEST, 197.73 FEET;
THENCE SOUTH 86°42'24" WEST, 691.81 FEET;
THENCE NORTH 81°58'12" WEST, 427.62 FEET;
THENCE NORTH 87°30'34" WEST, 355.69 FEET;
THENCE NORTH 12°38'06" WEST, 112.64 FEET TO THE SOUTHERLY BOUNDARY OF SAID CITY'S LAND, BEING A POINT IN THE ARC OF A NON-TANGENT 508.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID CURVE BEARS, SOUTH 12°38'06" EAST;
THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY BOUNDARY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°55'09", A DISTANCE OF 300.74 FEET;
THENCE CONTINUING ALONG SAID BOUNDARY, TANGENT TO SAID CURVE, NORTH 43°26'41" EAST, 238.74 FEET TO THE BEGINNING OF A TANGENT 592.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;
THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'09", A DISTANCE OF 499.25 FEET;
THENCE TANGENT TO SAID CURVE, SOUTH 88°14'12" EAST, 109.06 FEET TO THE POINT OF BEGINNING.

APN: 381-051-18

SITE ADDRESS:

COTTON WOOD AVENUE & PARK CENTER DRIVE
SANTEE, CA 92071

VESTED OWNER:

SANTEE 3 INV, LLC A DELAWARE LIMITED LIABILITY COMPANY

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 81°01'41" WEST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "DESC" AND "P472".

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.999978452 WAS USED FOR THIS PROJECT AT NORTHING 1889534.892, EASTING 6538310.332. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

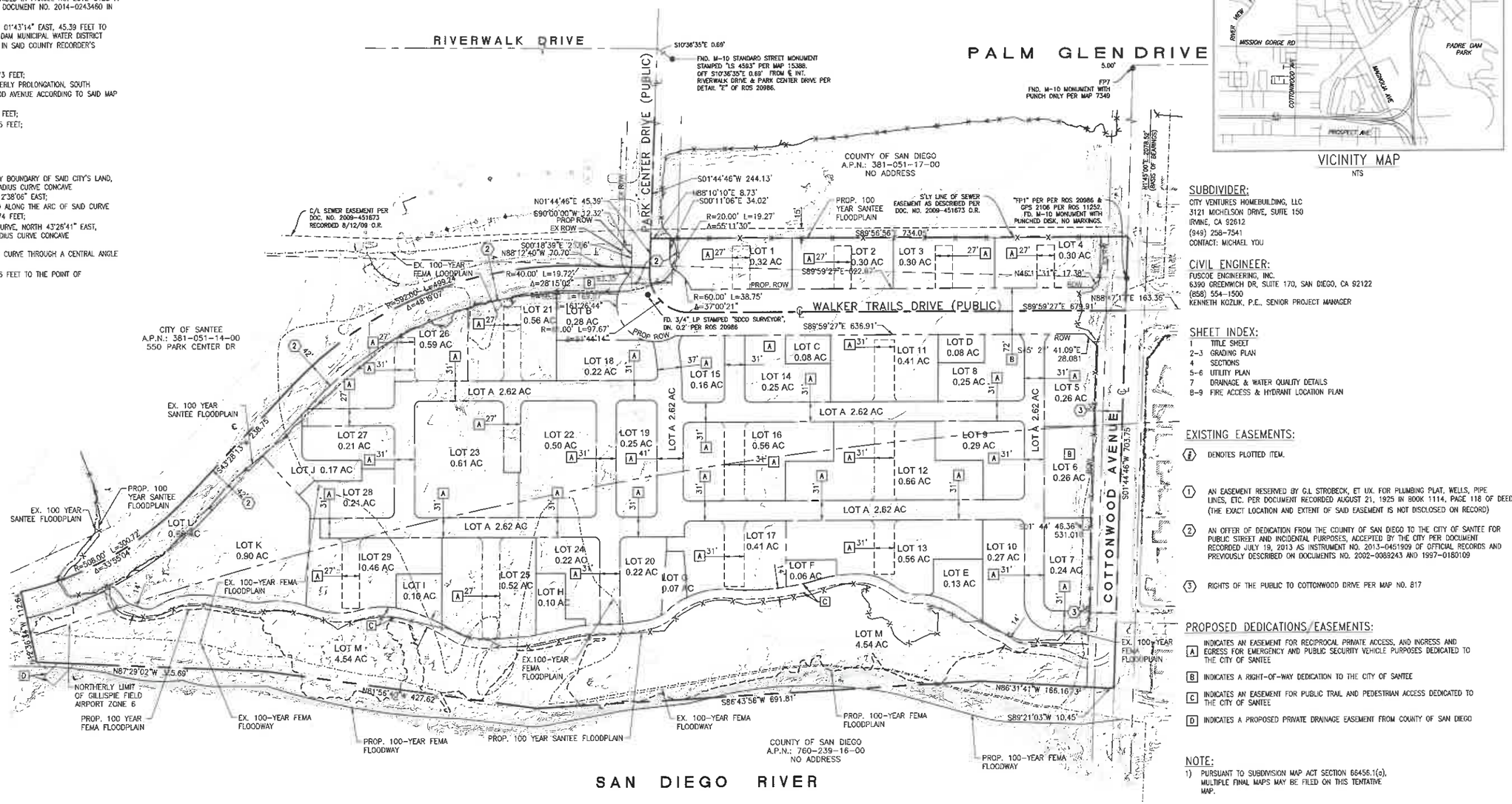
NOTE: FINAL MAP SHALL BE TIED TO HORIZONTAL AND VERTICAL CONTROLS FROM ROS 11252

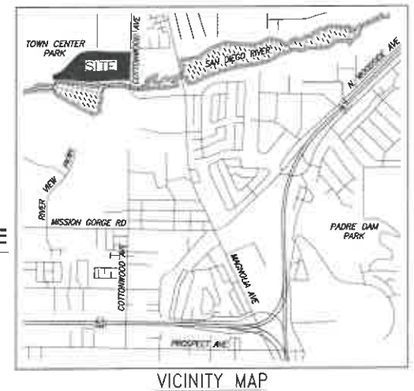
BENCHMARK STATEMENT:

CITY OF SANTEE STATION NO. 2118
ELEVATION: 362.64' (M.S.L.D.)
DESCRIBED AS: STANDARD STREET SURVEY MONUMENT STAMPED R.C.E. 13782 PER MAP 9425 CENTERLINE OF MAGNOLIA AVENUE 5' SOUTHERLY OF CENTERLINE OF BRAVERMAN DRIVE.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN PORTIONS OF "ZONE X" AND "ZONE AE" OF FLOOD INSURANCE RATE MAP NUMBER 06073C1651G OF PANEL 1651 OF 2375, EFFECTIVE MAY 16, 2012





VICINITY MAP
NTS

SUBDIVIDER:

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7541
CONTACT: MICHAEL YOU

CIVIL ENGINEER:

FUSCOE ENGINEERING, INC.
6390 GREENWICH DR, SUITE 170, SAN DIEGO, CA 92122
(858) 554-1500
KENNETH KOZLIK, P.E., SENIOR PROJECT MANAGER

SHEET INDEX:

1 TITLE SHEET
2-3 GRADING PLAN
4 SECTIONS
5-6 UTILITY PLAN
7 DRAINAGE & WATER QUALITY DETAILS
8-9 FIRE ACCESS & HYDRANT LOCATION PLAN

EXISTING EASEMENTS:

(#) DENOTES PLOTTED ITEM.

(1) AN EASEMENT RESERVED BY G.L STROBECK, ET UX. FOR PLUMBING PLAT, WELLS, PIPE LINES, ETC. PER DOCUMENT RECORDED AUGUST 21, 1925 IN BOOK 1114, PAGE 118 OF DEEDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED ON RECORD)

(2) AN OFFER OF DEDICATION FROM THE COUNTY OF SAN DIEGO TO THE CITY OF SANTEE FOR PUBLIC STREET AND INCIDENTAL PURPOSES, ACCEPTED BY THE CITY PER DOCUMENT RECORDED JULY 19, 2013 AS INSTRUMENT NO. 2013-0451909 OF OFFICIAL RECORDS AND PREVIOUSLY DESCRIBED ON DOCUMENTS NO. 2002-0089243 AND 1997-0180109

(3) RIGHTS OF THE PUBLIC TO COTTONWOOD DRIVE PER MAP NO. 817

PROPOSED DEDICATIONS/EASEMENTS:

[A] INDICATES AN EASEMENT FOR RECIPROCAL PRIVATE ACCESS, AND INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF SANTEE

[B] INDICATES A RIGHT-OF-WAY DEDICATION TO THE CITY OF SANTEE

[C] INDICATES AN EASEMENT FOR PUBLIC TRAIL AND PEDESTRIAN ACCESS DEDICATED TO THE CITY OF SANTEE

[D] INDICATES A PROPOSED PRIVATE DRAINAGE EASEMENT FROM COUNTY OF SAN DIEGO

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

UTILITY PROVIDERS:

WATER: PADRE DAM MUNICIPAL WATER DISTRICT (619) 258-4600
SEWER: PADRE DAM MUNICIPAL WATER DISTRICT (619) 258-4600
STORM DRAIN: CITY OF SANTEE (619) 258-4100
ELECTRIC: SAN DIEGO GAS & ELECTRIC (800) 411-7343
GAS: SAN DIEGO GAS & ELECTRIC (800) 411-7343
TELEPHONE: AT&T (800) 311-0263
CABLE: COX COMMUNICATIONS (844) 211-0263
TRASH/REFUSE: WASTE MANAGEMENT (619) 596-5100
SCHOOL DISTRICT: SANTEE SCHOOL DISTRICT (619) 258-2300

LAND USE SUMMARY:

TOTAL GROSS AREA: 22.17 AC
TOTAL NET AREA: 17.42 AC
TOTAL PROPOSED LOTS: 42
TOTAL PROPOSED DWELLING UNITS: 285

NOTE:
NET ACREAGE DOES NOT REFLECT BUILDABLE AREA FOR RESIDENTIAL DEVELOPMENT.

OWNER/SUBDIVIDER:

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE CA 92612
(949) 258-7541

SIGNATURE: _____ DATE: 8/8/2025

LEGEND:

- EX. CENTERLINE
- PROP. CENTERLINE
- SUBDIVISION BOUNDARY
- EASEMENT
- EX. LOT LINE
- EX. R/W
- PROP. R/W
- EX. FEMA FLOODPLAIN/FLOODWAY
- PROP. FEMA FLOODWAY
- PROP. FEMA FLOODPLAIN
- EX. SANTEE FLOODPLAIN
- PROP. SANTEE FLOODPLAIN

N

80' 0' 40' 80' 160'
SCALE: 1" = 80'

ENGINEER'S STATEMENT:

THIS TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON APRIL 30, 2025.

REGISTERED PROFESSIONAL ENGINEER KENNETH I. KOZLIK No. RCE 71883 EXP. 12-31-25 Civil STATE OF CALIFORNIA

KENNETH I. KOZLIK, R.C.E. 71883

City Ventures

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

COTTONWOOD AVENUE & PARK CENTER DRIVE

TM-2024-0001
TITLE SHEET

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C1.0

P:\PROJECTS\1076\DWG\PLANS\LDP\TM\1076-005 TM.DWG (08-01-2025 3:00:38PM) Plotted By: KKurth

TENTATIVE TRACT MAP 2024- 0001

LOTS 1 THROUGH 29 FOR CONDOMINIUM PURPOSES

IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 1 AND 2 OF BLOCK 3, AND A PORTION OF LOT 1 OF BLOCK 2 AND A PORTION OF MESA AVENUE, VACATED AND CLOSED TO PUBLIC USE ON JUNE 22, 1925, OF THE SUBDIVISION OF LOTS "H" AND "O" OF RANCHO EL CAJON, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 817, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON APRIL 2, 1896, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT LAND DESCRIBED IN PARCEL NO. 2012-0128-A IN DEED TO THE CITY OF SANTEE RECORDED JUNE 12, 2014 AS DOCUMENT NO. 2014-0243460 IN SAID COUNTY RECORDER'S OFFICE;

THENCE ALONG THE EASTERLY LINE OF SAID CITY'S LAND, NORTH 01°43'14" EAST, 45.39 FEET TO THE SOUTHERLY LINE OF A 30 FOOT WIDE EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT RECORDED AUGUST 12, 2009 AS DOCUMENT NO. 2009 0451673 IN SAID COUNTY RECORDER'S OFFICE:

THENCE ALONG SAID SOUTHERLY LINE NORTH 88°08'38" EAST 8.73 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE, AND ITS EASTERLY PROLONGATION, SOUTH 89°58'28" EAST 734.05 FEET TO THE CENTERLINE OF COTTONWOOD AVENUE ACCORDING TO SAID MAP 817;

THENCE ALONG SAID CENTERLINE, SOUTH 1°43'14" WEST, 703.75 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 89°19'31" WEST, 10.45 FEET;

THENCE NORTH 86°33'13" WEST, 197.73 FEET;

THENCE SOUTH 86°42'24" WEST, 691.81 FEET;

THENCE NORTH 81°58'12" WEST, 427.62 FEET;

THENCE NORTH 87°30'34" WEST, 355.69 FEET;

THENCE NORTH 12°38'06" WEST, 112.64 FEET TO THE SOUTHERLY BOUNDARY OF SAID CITY'S LAND, BEING A POINT IN THE ARC OF A NON-TANGENT 508.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID CURVE BEARS, SOUTH 12°38'06" EAST;

THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY BOUNDARY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°55'09", A DISTANCE OF 300.74 FEET;

THENCE CONTINUING ALONG SAID BOUNDARY, TANGENT TO SAID CURVE, NORTH 43°26'41" EAST, 238.74 FEET TO THE BEGINNING OF A TANGENT 592.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°19'09", A DISTANCE OF 499.25 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 88°14'12" EAST, 109.06 FEET TO THE POINT OF BEGINNING.

APN: 381-051-18

SITE ADDRESS:

COTTON WOOD AVENUE & PARK CENTER DRIVE
SANTEE, CA 92071

VESTED OWNER:

SANTEE 3 INV, LLC A DELAWARE LIMITED LIABILITY COMPANY

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 81°01'41" WEST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "DESC" AND "P472".

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.999978452 WAS USED FOR THIS PROJECT AT NORTHING 1889534.892, EASTING 6338310.332. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

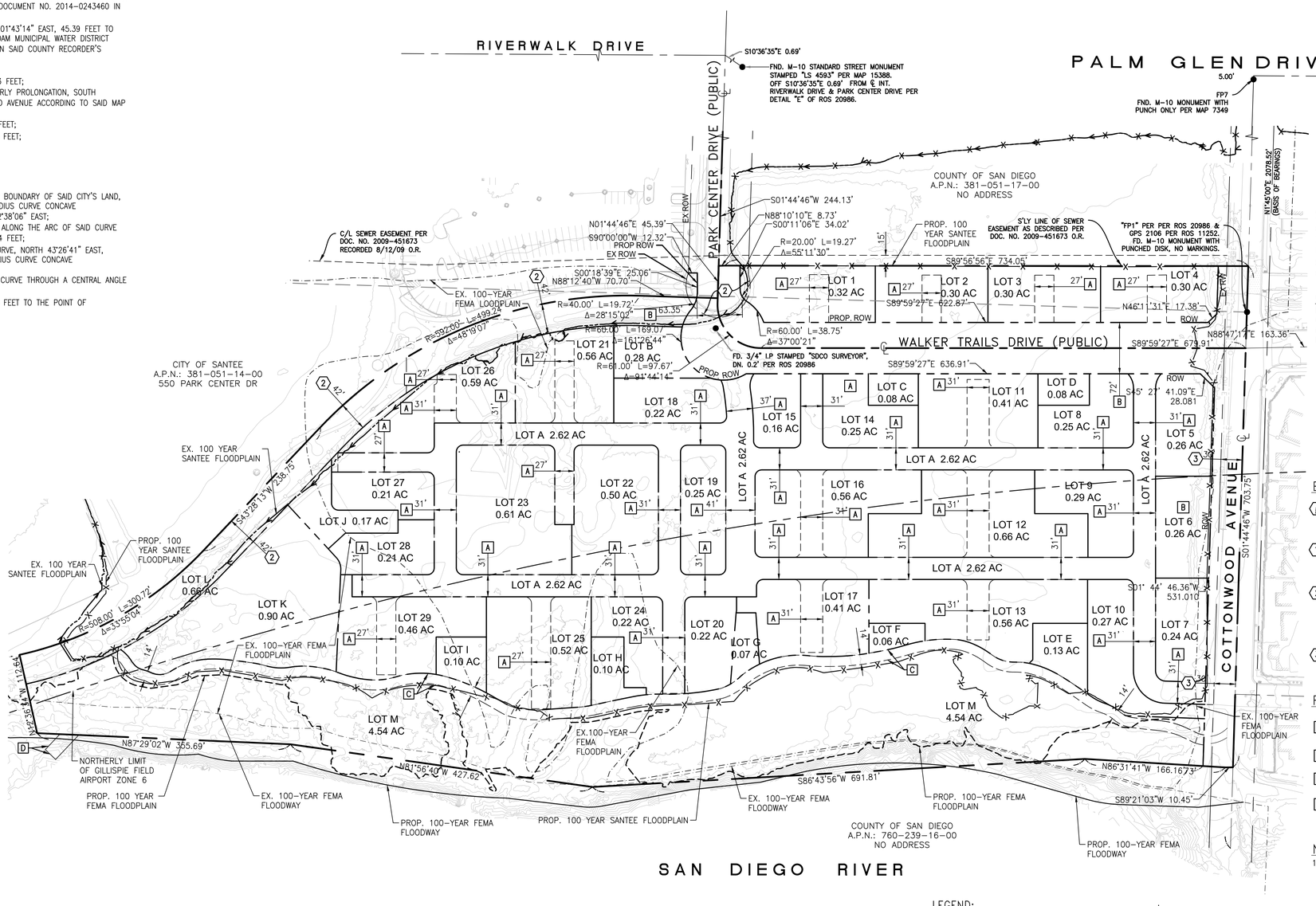
NOTE: FINAL MAP SHALL BE TIED TO HORIZONTAL AND VERTICAL CONTROLS FROM ROS 11252

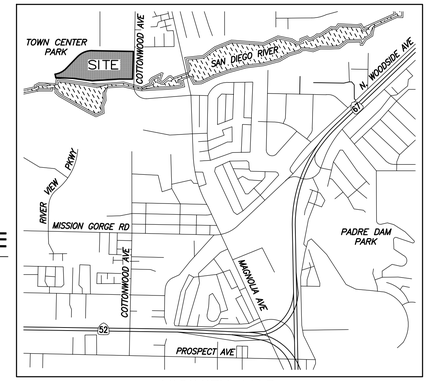
BENCHMARK STATEMENT:

CITY OF SANTEE STATION NO. 2118
ELEVATION: 362.64' (M.S.L.D.)
DESCRIBED AS: STANDARD STREET SURVEY MONUMENT STAMPED R.C.E. 13782 PER MAP 9425 CENTERLINE OF MAGNOLIA AVENUE 5' SOUTHERLY OF CENTERLINE OF BRAVERMAN DRIVE.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN PORTIONS OF "ZONE X" AND "ZONE AE" OF FLOOD INSURANCE RATE MAP NUMBER 06073C1651G OF PANEL 1651 OF 2375, EFFECTIVE MAY 16, 2012





VICINITY MAP
NTS

SUBDIVIDER:

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7541
CONTACT: MICHAEL YOU

CIVIL ENGINEER:

FUSCOE ENGINEERING, INC.
6390 GREENWICH DR, SUITE 170, SAN DIEGO, CA 92122
(858) 554-1500
KENNETH KOZLIK, P.E., SENIOR PROJECT MANAGER

SHEET INDEX:

1 TITLE SHEET
2-3 GRADING PLAN
4 SECTIONS
5-6 UTILITY PLAN
7 DRAINAGE & WATER QUALITY DETAILS
8-9 FIRE ACCESS & HYDRANT LOCATION PLAN

EXISTING EASEMENTS:

(#) DENOTES PLOTTED ITEM.

(1) AN EASEMENT RESERVED BY G.L STROBECK, ET UX. FOR PLUMBING PLAT, WELLS, PIPE LINES, ETC. PER DOCUMENT RECORDED AUGUST 21, 1925 IN BOOK 1114, PAGE 118 OF DEEDS. (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED ON RECORD)

(2) AN OFFER OF DEDICATION FROM THE COUNTY OF SAN DIEGO TO THE CITY OF SANTEE FOR PUBLIC STREET AND INCIDENTAL PURPOSES, ACCEPTED BY THE CITY PER DOCUMENT RECORDED JULY 19, 2013 AS INSTRUMENT NO. 2013-0451909 OF OFFICIAL RECORDS AND PREVIOUSLY DESCRIBED ON DOCUMENTS NO. 2002-0089243 AND 1997-0180109

(3) RIGHTS OF THE PUBLIC TO COTTONWOOD DRIVE PER MAP NO. 817

PROPOSED DEDICATIONS/EASEMENTS:

A INDICATES AN EASEMENT FOR RECIPROCAL PRIVATE ACCESS, AND INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF SANTEE

B INDICATES A RIGHT-OF-WAY DEDICATION TO THE CITY OF SANTEE

C INDICATES AN EASEMENT FOR PUBLIC TRAIL AND PEDESTRIAN ACCESS DEDICATED TO THE CITY OF SANTEE

D INDICATES A PROPOSED PRIVATE DRAINAGE EASEMENT FROM COUNTY OF SAN DIEGO

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.

UTILITY PROVIDERS:

WATER: PADRE DAM MUNICIPAL WATER DISTRICT (619) 258-4600
SEWER: PADRE DAM MUNICIPAL WATER DISTRICT (619) 258-4600
STORM DRAIN: CITY OF SANTEE (619) 258-4100
ELECTRIC: SAN DIEGO GAS & ELECTRIC (800) 411-7343
GAS: SAN DIEGO GAS & ELECTRIC (800) 411-7343
TELEPHONE: AT&T (800) 311-0263
CABLE: COX COMMUNICATIONS (844) 211-0263
TRASH/REFUSE: WASTE MANAGEMENT (619) 596-5100
SCHOOL DISTRICT: SANTEE SCHOOL DISTRICT (619) 258-2300

LAND USE SUMMARY:

TOTAL GROSS AREA: 22.17 AC
TOTAL NET AREA: 17.42 AC
TOTAL PROPOSED LOTS: 42
TOTAL PROPOSED DWELLING UNITS: 285

NOTE:
NET ACREAGE DOES NOT REFLECT BUILDABLE AREA FOR RESIDENTIAL DEVELOPMENT.

OWNER/SUBDIVIDER:

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE CA 92612
(949) 258-7541

SIGNATURE DATE

LEGEND:

- EX. CENTERLINE
- PROP. CENTERLINE
- SUBDIVISION BOUNDARY
- EASEMENT
- EX. LOT LINE
- EX. R/W
- PROP. R/W
- EX. FEMA FLOODPLAIN/FLOODWAY
- PROP. FEMA FLOODWAY
- PROP. FEMA FLOODPLAIN
- EX. SANTEE FLOODPLAIN
- PROP. SANTEE FLOODPLAIN

80' 0' 40' 80' 160'
SCALE: 1" = 80'

REGISTERED PROFESSIONAL ENGINEER KENNETH T. KOZLIK No. RCE 71883 EXP. 12-31-25 Civil STATE OF CALIFORNIA

ENGINEER'S STATEMENT:

THIS TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON APRIL 30, 2025.

KENNETH J. KOZLIK, R.C.E. 71883

City Ventures

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

COTTONWOOD AVENUE & PARK CENTER DRIVE

TM-2024-0001
TITLE SHEET

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C1.0

C:\PROJECTS\1076\005\CAD\SHT\LEMENTS\TS.DWG (08-01-2025 3:08:38PM) Plotted By: KKozlik

SEE BELOW RIGHT FOR PARK CENTER DRIVE FOR CONTINUATION

PROP ROW
EX ROW
MATCH EX CURB
(348.3) EG
PARK CENTER DRIVE
PROP. SETBACK
EX. PL
348.99 FS
ASPHALT DRIVE AISLE
DECORATIVE HARDSCAPE
ROLLED CURB
SEE SHEET 3 FOR ROUNDABOUT. SHOWN HERE FOR REFERENCE.

EX. 100-YEAR FEMA LOODPLAIN
PROP. 10' SETBACK
(346.3) EG
344.87 FS
LOT 26
BLDG 34 TYPE 620 FF=345.80 PAD=345.13
BLDG 33 TYPE 620 FF=346.08 PAD=345.41
345.32 FS
LOT 21
LOT B
BLDG 27 TYPE 810 FF=346.10 PAD=345.43
LOT 18
BLDG 44 TYPE 621 FF=345.18 PAD=344.51
BLDG 45 TYPE 621 FF=345.50 PAD=344.83
FF=345.17 PAD=344.50
EX. PL
344.46 FS
344.53 FS
STREET "N"
344.55 FS
LOT A
345.28 FS
345.61 FS
BLDG 35 TYPE 920 FF=345.17 PAD=344.50
FF=345.50 PAD=344.83
344.85 FS
STREET "I"
BLDG 32 TYPE 920 FF=346.03 PAD=345.36
FF=345.67 PAD=345.00
344.77 FS
345.35 FS
STREET "M"
BLDG 42 TYPE 620 FF=348.50 PAD=344.83
FF=345.17 PAD=344.50
LOT 27
LOT J
EX. 100 YEAR SANTEE FLOODPLAIN
(344.9) EG
BLDG 36 TYPE 1020 FF=345.50 PAD=344.83
LOT 23
FF=345.75 PAD=345.08
STREET "J"
STREET "H"
LOT 22
BLDG 31 TYPE 1020 FF=346.00 PAD=345.33 345.73 FS
FF=345.17 PAD=344.50
LOT 28
BLDG 41 TYPE 621 FF=345.17 PAD=344.50
FF=345.50 PAD=344.83
FF=345.67 PAD=345.00
SEE SHEET 3 FOR ROUNDABOUT

MATCH EX CURB, GUTTER, & SIDEWALK
MATCH EX CURB
EX. 100 YEAR SANTEE FLOODPLAIN
PROP. 100 YEAR SANTEE FLOODPLAIN
REMOVE AND RELOCATE TO THE SOUTH, 6 PARKING SPOTS
RELOCATE TOWN CENTER PARK DRIVEWAY
EX ROW
PROP ROW
MATCH EX CURB, GUTTER, & SIDEWALK
BLDG TYPE 300 FF=346.60 PAD=345.93
SEE SHEET 3 FOR ROUNDABOUT. SHOWN HERE FOR REFERENCE.

EX. 100 YEAR SANTEE FLOODPLAIN
(344.9) EG
LOT L
EX. 100 YEAR SANTEE FLOODPLAIN
PROP. 100 YEAR SANTEE FLOODPLAIN
PROP. 10' SETBACK
LOT K
PROPOSED WATER QUALITY BASIN
SEE SHEET 7 FOR ADDITIONAL INFORMATION
(343.4) EG
344.76 FS
LOT A
344.52 FS
344.61 FS
344.17 FS
344.32 FS
STREET "O"
344.99 FS
344.72 FS
LOT A
345.48 FS
345.50 FS
BLDG 39 TYPE 720 FF=345.37 PAD=344.70
BLDG 40 TYPE 520 FF=345.17 PAD=344.50
STREET "K"
FF=345.37 PAD=344.70
LOT 29
BLDG 38 TYPE 620 FF=345.52 PAD=344.85
BLDG 37 TYPE 620 FF=345.67 PAD=345.00
STREET "L"
FF=345.67 PAD=345.00
FF=345.85 PAD=345.18
LOT 24
BLDG 30 TYPE 720 FF=346.18 PAD=345.51
LOT I
LOT 25
LOT H
345.15 FS
346.24 FS
345.48 FS
RIVER TRAIL PATH PER CITY OF SANTEE STANDARD DRAWING PW-33 "SAN DIEGO RIVER TRAIL"
PROP. 100 YEAR FEMA FLOODPLAIN
EX. 100-YEAR FEMA FLOODPLAIN
LOT M
100' RIPARIAN AREA SETBACK
14' TRAIL EASEMENT
EX.100-YEAR FEMA FLOODPLAIN
(338.7) EG
EX. PL
PROP. 10' SETBACK
PROPOSED STORM DRAIN EASEMENT
(340.7) EG
EX. PL
(340.2) EG
EX. 100-YEAR FEMA FLOODWAY
RIPARIAN AREA LIMITS
PROP. 100-YEAR FEMA FLOODWAY

SAN DIEGO RIVER

N

40' 0' 20' 40' 80'
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
EXP. 12-31-25
Civil
STATE OF CALIFORNIA

KENNETH T. KOZLIK, R.C.E. 71883

City Ventures

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

COTTONWOOD AVENUE & PARK CENTER DRIVE

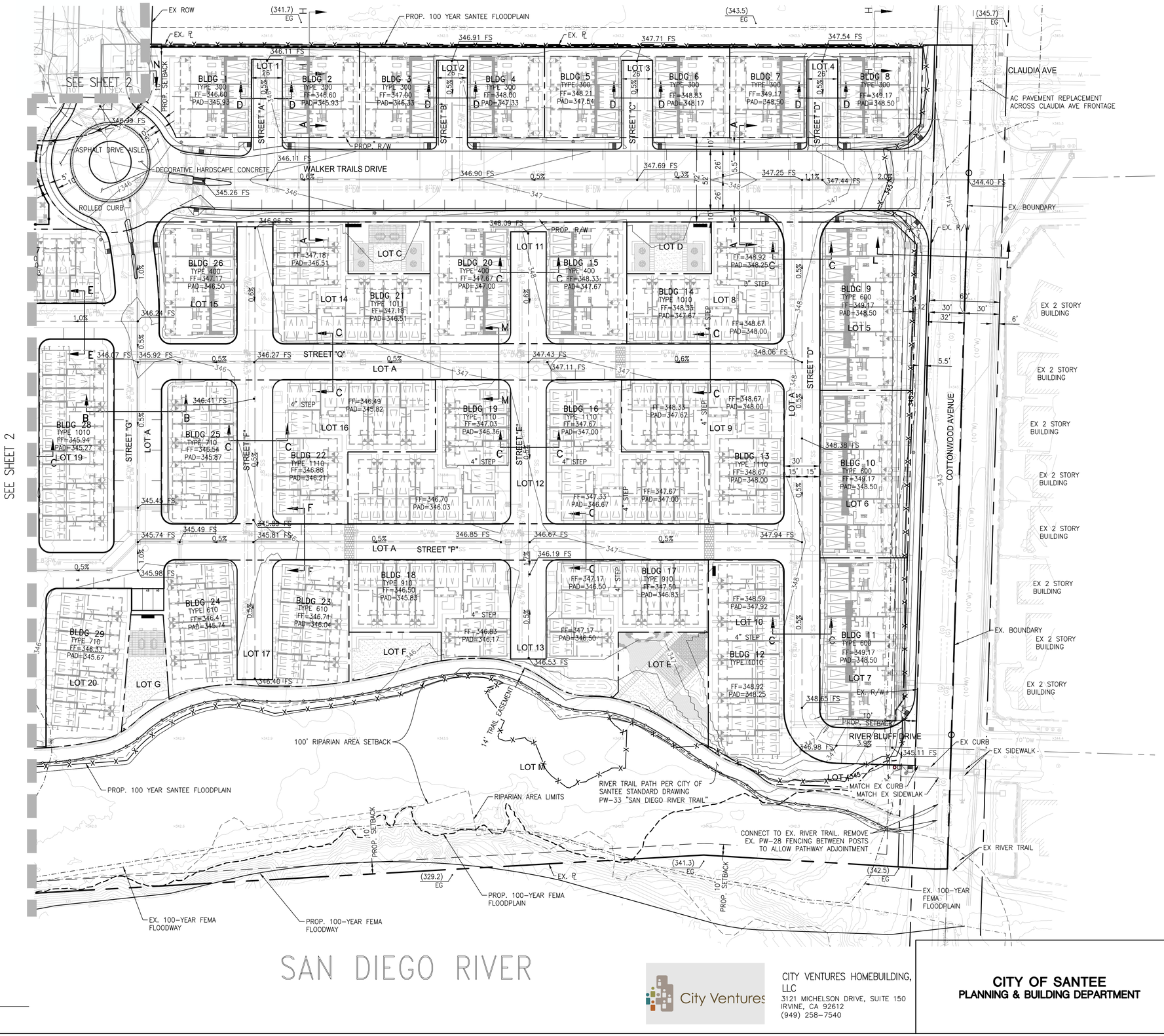
TM-2024-0001
GRADING PLAN

CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C2.0

K:\PROJECTS\1076-005\PLANS\DISTRIBUTION\PLOT\C2.0.DWG (08-01-2025 3:51:40PM) Plotted by: KKozlik



REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
EXP. 12-31-25
Civil
STATE OF CALIFORNIA

KENNETH T. KOZLIK, R.C.E. 71883

City Ventures

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

COTTONWOOD AVENUE & PARK CENTER DRIVE

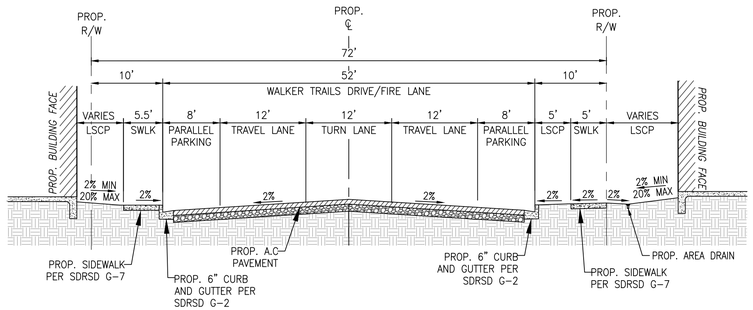
TM-2024-0001
GRADING PLAN

CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

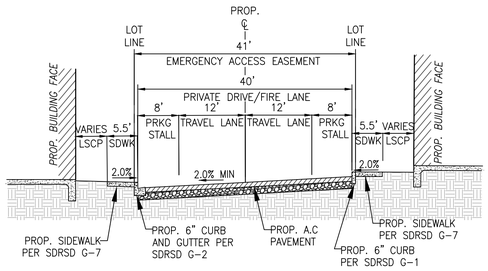
JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C3.0

C:\PROJECTS\1076\005\PLANS\GRADING\GRADING PLAN.DWG (08-01-2025 3:01:56PM) Plotted by: Kkozlik



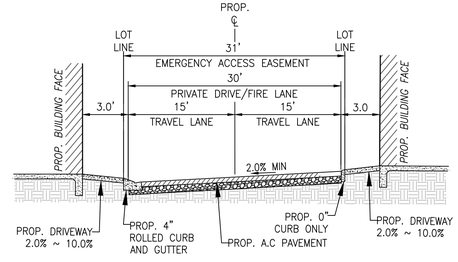
SECTION A

NTS



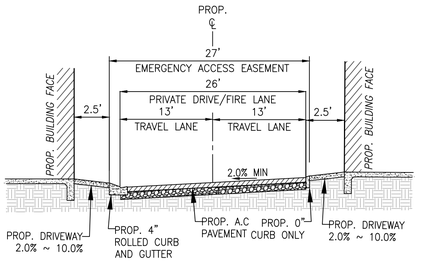
SECTION B

NTS



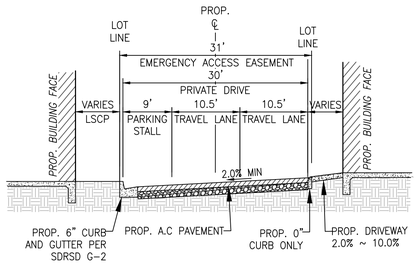
SECTION C

NTS



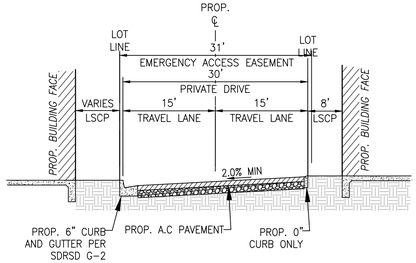
SECTION D

NTS



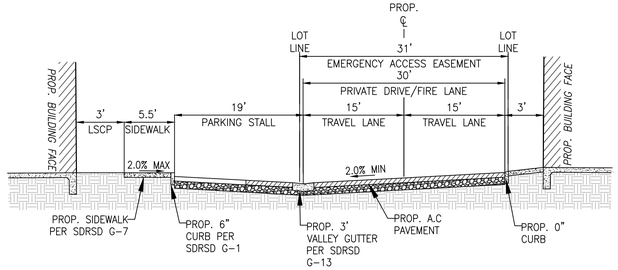
SECTION E

NTS



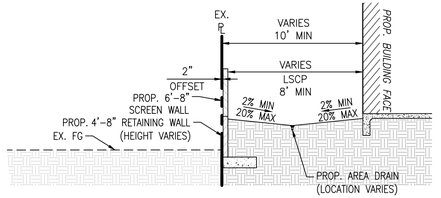
SECTION F

NTS



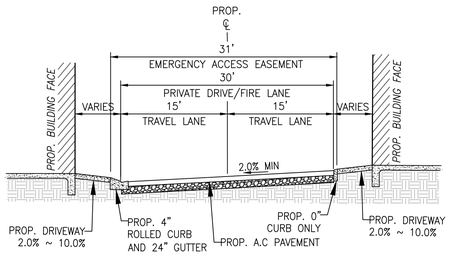
SECTION G

NTS



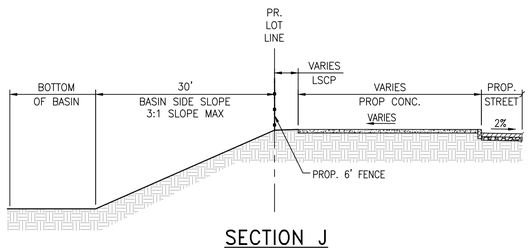
SECTION H

NTS



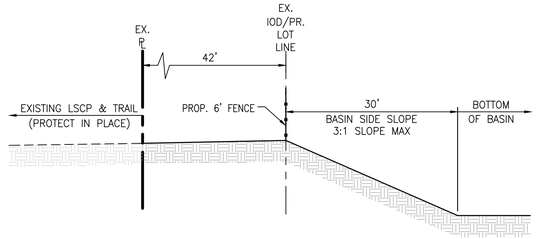
SECTION I

NTS



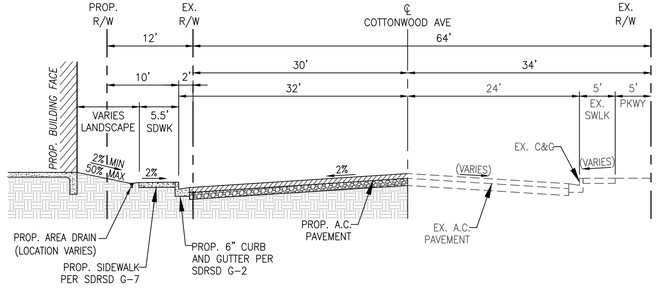
SECTION J

NTS



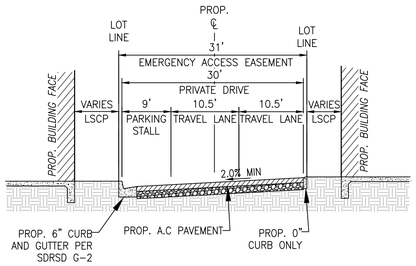
SECTION K

NTS



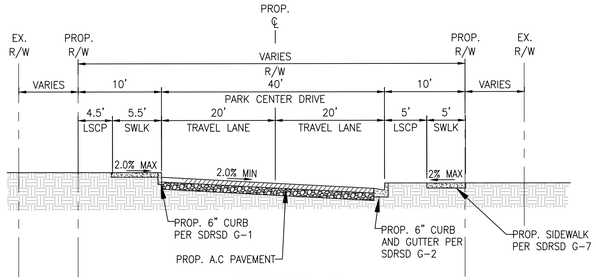
SECTION L

NTS



SECTION M

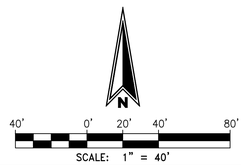
NTS



SECTION N

NTS

KENNETH T. KOZLIK, R.C.E. 71883



City Ventures

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

COTTONWOOD AVENUE & PARK CENTER DRIVE

TM-2024-0001
SECTIONS

CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C4.0

K:\PROJECTS\1076\DOC\PLANS\DRTE\DRAWING (08-01-2025 3:02:19 PM) Plotted by: KKozlik

SEE BELOW RIGHT

SEE SHEET 6

SEE ABOVE LEFT

PROP. CATCH BASIN SDRSD D-2 W/ ADS FLEX STORM TRASH CAPTURE OR APPROVED EQUIVALENT

PARK CENTER DRIVE

DEMOLISH TOP OF EX CURB INLET & RECONSTRUCT AS CLEANOUT

18" HDPE SD, CONNECT TO EX INLET

PROP. CATCH BASIN SDRSD D-2 W/ ADS FLEX STORM TRASH CAPTURE OR APPROVED EQUIVALENT

EX. SS MANHOLE (345.59 RIM) (333.36 INV-E) 333.46 INV-S

EX. PL

PROP. SS MANHOLE 347.05 RIM 333.61 INV-N 333.81 INV-SE

PROP. SS MANHOLE 345.74 RIM 334.28 INV-NW 334.38 INV-E 334.48 INV-SW

PROP. ST. LIGHT

PROP. 10' SETBACK

PROP. PRIVATE 6" FH

PROP. SS CLEANOUT 345.92 RIM 338.29 INV

PROP. JUNCTION STRUCTURE SDRSD D-9

24" HDPE SD

PROP. SS MANHOLE 345.36 RIM 334.62 INV-NE 334.81 INV-S

PROP. TRANSFORMER

8" PVC SS
6" PVC DW
8" PVC FW

PROP. SS CLEANOUT 345.41 RIM 337.05 INV

PROP. SS MANHOLE 344.61 RIM 336.54 INV-N 336.54 INV-S 336.44 INV-E 336.64 INV-W

PROP. CATCH BASIN SDRSD D-2 W/ FLOGARD PER DETAIL, SHEET 6

PROP. SS MANHOLE 345.27 RIM 335.77 INV-S 335.67 INV-E 335.87 INV-W

PROP. ST. LIGHT

PROP. SS MANHOLE 346.10 RIM 335.19 INV-N 335.39 INV-S 335.29 INV-W

8"SS

8"FW

6"DW

8" PVC SS
6" PVC DW
8" PVC FW

PROP. SS CLEANOUT 345.05 RIM 337.69 INV

PROP. CATCH BASIN SDRSD D-2 W/ FLOGARD PER DETAIL, SHEET 6

PROP. SS MANHOLE 344.55 RIM 337.37 INV-N 337.37 INV-S 337.27 INV-E

PROP. JUNCTION STRUCTURE SDRSD D-9

PROP. CATCH BASIN SDRSD D-2 W/ FLOGARD PER DETAIL, SHEET 6

PROP. PRIVATE 6" FH

PROP. SS CLEANOUT 345.43 RIM 338.21 INV

6" PVC SS
6" PVC DW
8" PVC FW

PROP. SS MANHOLE 345.02 RIM 337.51 INV-N 337.71 INV-S 337.61 INV-W

PROP. JUNCTION STRUCTURE SDRSD D-9

PROP. TRANSFORMER

PROP. SS CLEANOUT 344.84 RIM 339.00 INV E

PROP. CATCH BASIN SDRSD D-2 W/ FLOGARD PER DETAIL, SHEET 6

PROP. SS CLEANOUT 344.26 RIM 338.35 INV

PROP. SS MANHOLE 344.48 RIM 338.30 INV-W 338.10 INV-E

PROP. JUNCTION STRUCTURE SDRSD D-9

24" HDPE SD

PROP. SS MANHOLE 345.54 RIM 336.80 INV-S 336.60 INV-N 336.70 INV-W

PROP. CATCH BASIN SDRSD D-2 W/ FLOGARD PER DETAIL, SHEET 6

PROP. JUNCTION STRUCTURE

PROP. SS MANHOLE 346.00 RIM 338.29 INV-NE 338.49 INV-W

PROP. SS MANHOLE 345.73 RIM 336.12 INV-N

PROP. RIP RAP PER SDRSD D-40

PROP. HEADWALL SDRSD D-34

PROPOSED WATER QUALITY BASIN
SEE SHEET 7 FOR ADDITIONAL INFORMATION

PROP. HEADWALL SDRSD D-34

PROP. SS CLEANOUT 345.16 RIM 339.12 INV

PROP. SS CLEANOUT 345.12 RIM 338.13 INV

PROP. SS CLEANOUT 346.08 RIM 337.34 INV

PROP. SS MANHOLE 344.91 RIM 337.50 INV-S 337.40 INV-E 337.60 INV-W

10' PROP. SETBACK

42" RCP OVERFLOW SD

EX. PL

PROP. HEADWALL SDRSD D-35

PROP. RIP RAP PER SDRSD D-40

100' RIPARIAN AREA SETBACK

14' TRAIL EASEMENT

RIPARIAN AREA LIMITS

SAN DIEGO RIVER

N

40' 0' 20' 40' 80'

SCALE: 1" = 40'

COTTONWOOD AVENUE & PARK CENTER DRIVE

TM-2024-0001
UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
EXP. 12-31-25
Civil
STATE OF CALIFORNIA

KENNETH T. KOZLIK, R.C.E. 71883

City Ventures

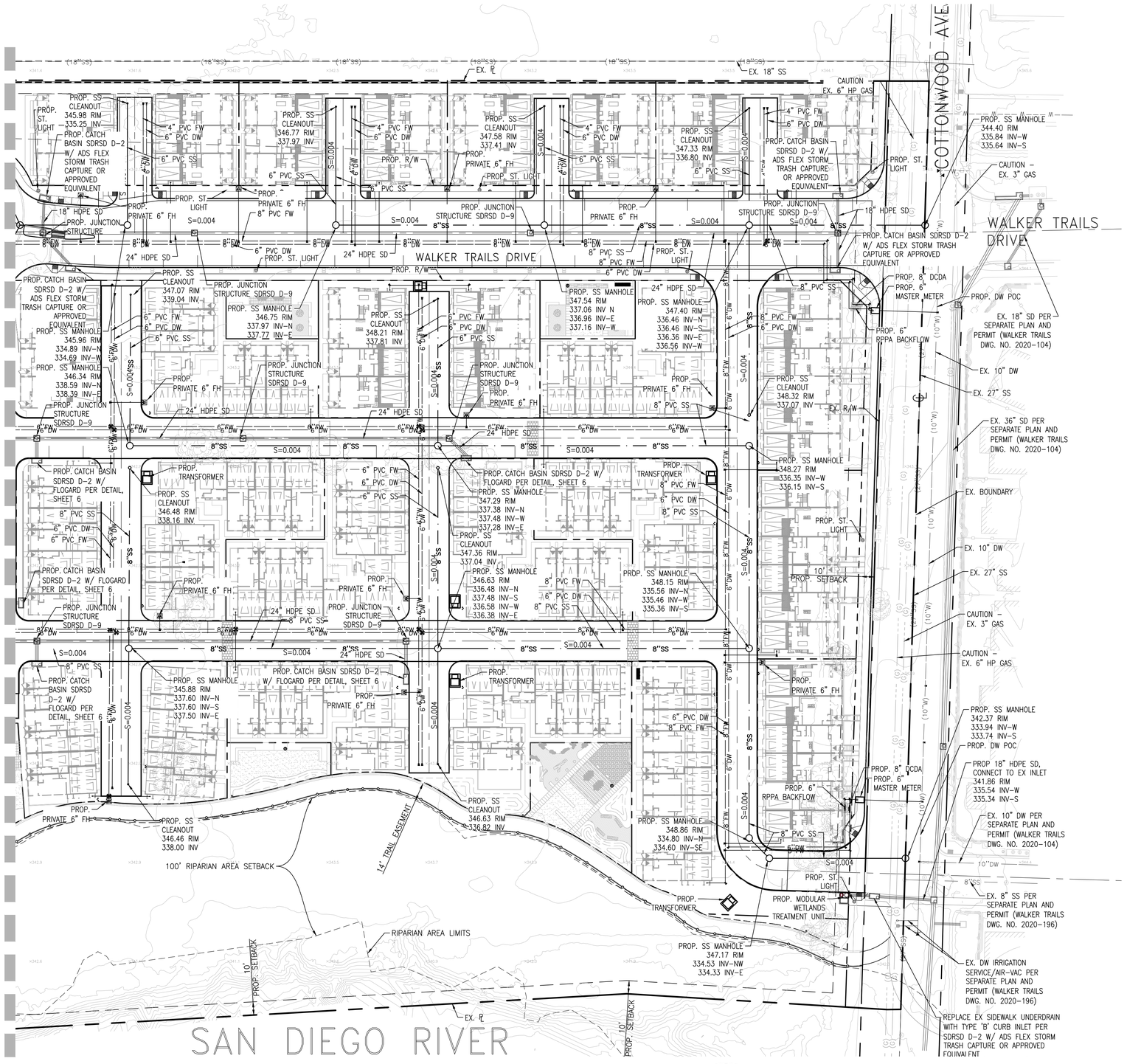
CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

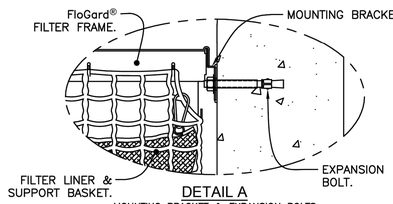
FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C5.0

C:\PROJECTS\1076\005\PLANS\SHEETS\LAYOUT Date: 08-06-2025 2:32:27 PM By: Kkozlik



FGP-0002

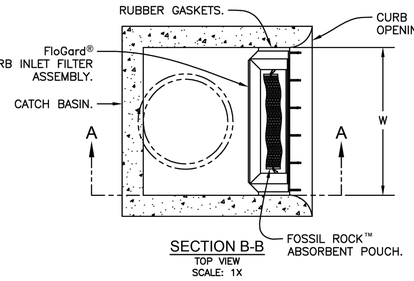


DETAIL A
MOUNTING BRACKET & EXPANSION BOLTS SEE NOTE 2
SCALE: 6X

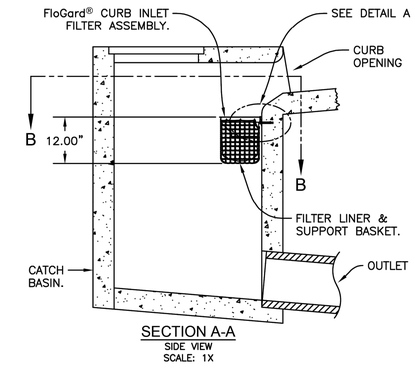
SPECIFIER CHART				
MODEL NO.	Curb Opening Width - W -	Storage Capacity - Cu. Ft. -	Filtered Flow Rate - GPM/CFS -	Bypass Flow Rate - GPM/CFS -
FGP-24CI	2.0' (24")	.95	338 / .75	2,513 / 5.6
FGP-30CI	2.5' (30")	1.20	450 / 1.00	3,008 / 6.7
FGP-36CI	3.0' (36")	1.50	563 / 1.25	3,547 / 7.9
FGP-42CI	3.5' (42")	1.80	675 / 1.50	3,951 / 8.8
FGP-48CI	4.0' (48")	2.10	768 / 1.76	4,445 / 9.9
FGP-5.0CI	5.0' (60")	2.40	900 / 2.00	5,208 / 11.6
FGP-6.0CI	6.0' (72")	3.05	1,126 / 2.51	6,196 / 13.8
FGP-7.0CI	7.0' (84")	3.65	1,350 / 3.01	7,139 / 15.9
FGP-8.0CI	8.0' (96")	4.25	1,576 / 3.51	8,082 / 18.0
FGP-10.0CI	10.0' (120")	4.85	1,800 / 4.01	9,833 / 21.9
FGP-12.0CI	12.0' (144")	6.10	2,252 / 5.02	11,764 / 26.2
FGP-14.0CI	14.0' (168")	7.30	2,700 / 6.02	13,515 / 30.1
FGP-16.0CI	16.0' (192")	8.55	3,152 / 7.02	15,446 / 34.4
FGP-18.0CI	18.0' (216")	9.45	3,490 / 7.78	17,152 / 38.2
FGP-21.0CI	21.0' (252")	10.95	4,050 / 9.02	19,891 / 44.3
FGP-28.0CI	28.0 (336")	14.60	5,400 / 12.03	26,311 / 58.6

NOTES:

1. Certified as a Trash Capture Full Capture System by CAWRCB (10/13/22)
2. Filter insert shall have a high flow bypass feature.
3. Filter support frame shall be constructed from stainless steel Type 304.
4. Filter medium shall be *Fossil Rock*™, installed and maintained in accordance with manufacturer specifications.
5. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.



SECTION B-B
TOP VIEW
SCALE: 1X



SECTION A-A
SIDE VIEW
SCALE: 1X

Inlet Filtration

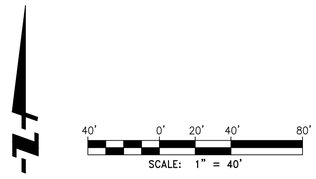
FloGard®+Plus®

Catch Basin Trash Screen Insert Filter, Curb (Combination) Inlet Style

Oldcastle Infrastructure™ A CRH COMPANY
Ph: 800.579.8819 | www.oldcastleinfrastructure.com/stormwater

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE INFRASTRUCTURE, INC. IT IS CONFIDENTIAL, SUBMITTED FOR REFERENCE PURPOSES ONLY, AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF, OR WITHOUT THE WRITTEN PERMISSION OF OLDCASTLE INFRASTRUCTURE, INC. COPYRIGHT © 2023 OLDCASTLE INFRASTRUCTURE, INC. ALL RIGHTS RESERVED.

DRAWING NO.	REV	ECO	DATE
FGP-0002	G	PPS 5/26/23	SHEET 1 OF 1



COTTONWOOD AVENUE & PARK CENTER DRIVE

TM-2024-0001
UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
EXP. 12-31-25
Civil
STATE OF CALIFORNIA

KENNETH T. KOZLIK, R.C.E. 71883

City Ventures

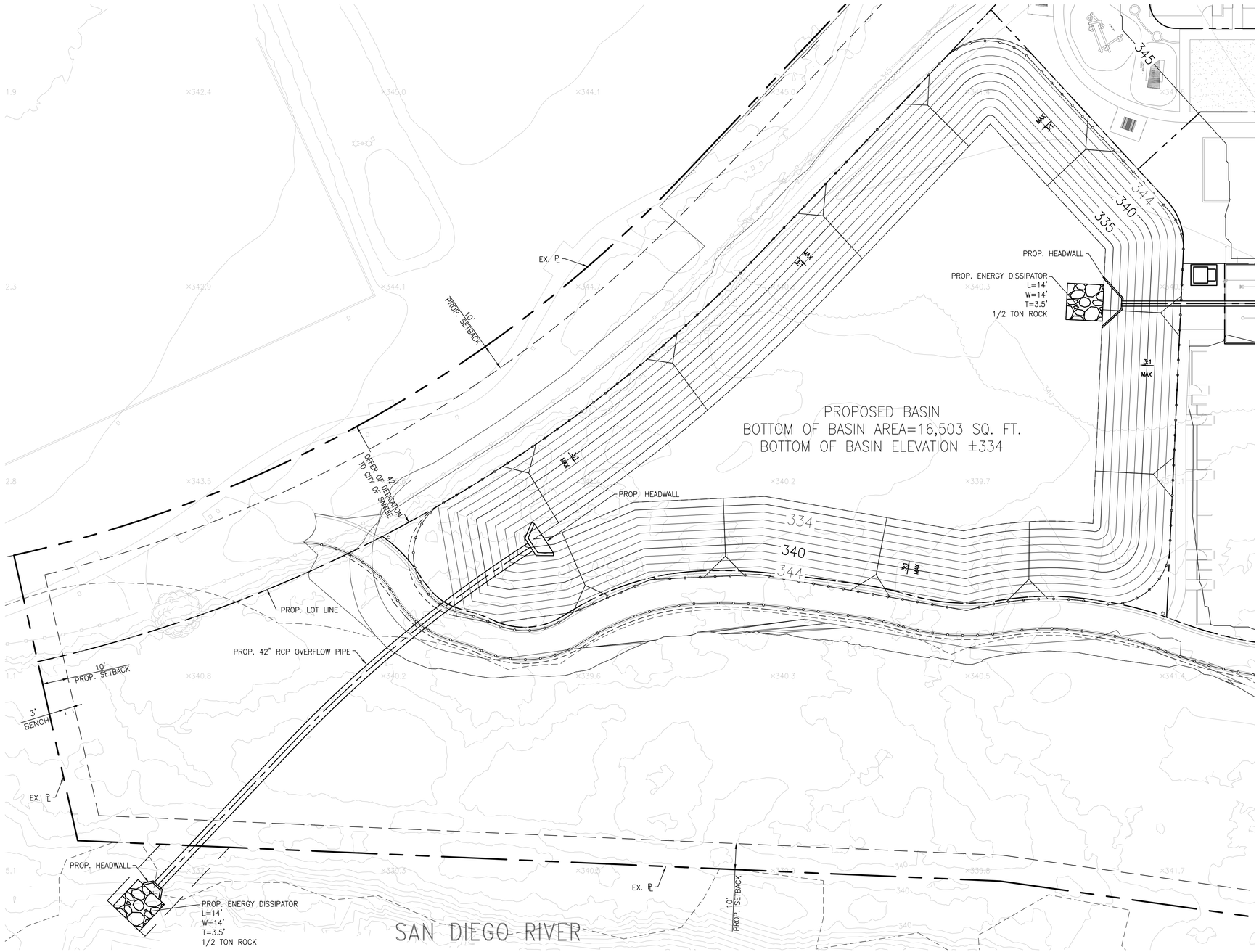
CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

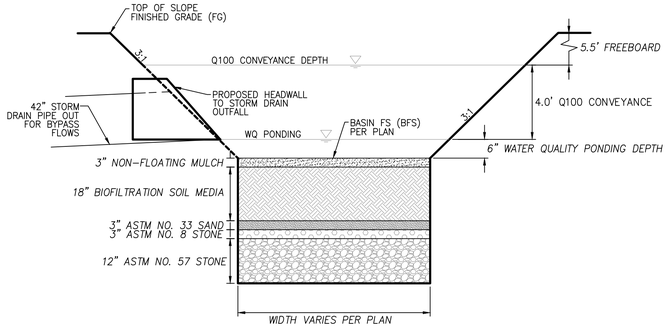
CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C6.0

K:\PROJECTS\1076\000\PLANS\ENTITLEMENTS\UTILITIES.DWG (08-01-2025 3:02:25PM) Plotted by: KKozlik





BIORETENTION BASIN CROSS-SECTION
WITH 3:1 SIDE SLOPES

NTS

Water Quality - Mod Wetland - BMP Sizing Calculations

DMA/BMP Name	BMP Type	Drainage Management Area (acres)	Drainage Management Area (ft^2)	% Impervious	Impervious Area (ft^2)	Pervious Area (ft^2)	Runoff Factor for Impervious Area	Runoff Factor for Pervious Area	Effective Impervious Area (ft^2)	Runoff Factor	85th Percentile Storm Event (in)	Design Capture Volume (c.f.)	Biofiltration Area Provided (ft^2)	Biofiltration Area Required (ft^2)	DCV Multiplier	Volume Provided (ft^3)	Volume Required (ft^3)	Water Quality Intensity (in/hr)	Water Quality Flow Rate, Q (cfs)	Required Water Quality Flow Rate (cfs) 1.5*Q	Provided BMP Flow Rate (cfs)	MWS Model Name
DMA-1	Bioretention Basin	16.0	698192	70%	488734	209458	0.9	0.35	513,171	0.74	0.50	21,382	16,500	15,395	1.25	23,100	21,553	-	-	-	-	-
DMA-2	Biofiltration - Mod Wetlands	0.2	7605	90%	6845	761	0.9	0.35	6,426	0.85	0.50	268	-	193	1.25	-	-	0.2	0.030	0.044	0.052	MWS-L-4-4
SM-1	Self Mitigating Area	0.3	11263	0%	0	11263	0.9	0.35	3,942	0.35	0.50	164	-	-	1.25	-	-	-	-	-	-	-
SM-1	Self Mitigating Area	0.04	1709	0%	0	1709	0.9	0.35	598	0.35	0.50	25	-	-	1.25	-	-	-	-	-	-	-
DM-1	De minimis Area	0.04	1958	90%	1762	196	0.9	0.35	1,655	0.85	0.50	69	-	-	1.25	-	-	-	-	-	-	-

Notes:
1. The required and provided Water Quality volumes are based on the 2013 MS4 permit and the City of Santee BMP Design Manual
2. Runoff Factors for pervious and impervious areas were determined from Table 0-1: " Runoff Factors for Surfaces Draining to BMPs - Pollutant Control BMPs" from the City of Santee BMP Design Manual
3.The DCV multiplier was found using Section B.4.2 Percent Capture Method and Figure 0-1 Percent Capture Nomgraph from the City of Santee BMP Design Manual
4. A conservative assumption of 90% impervious has been used for calculations.

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
EXP. 12-31-25
Civil
STATE OF CALIFORNIA

KENNETH T. KOZLIK, R.C.E. 71883

City Ventures

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

40' 0' 20' 40' 80'
SCALE: 1" = 40'

COTTONWOOD AVENUE & PARK CENTER DRIVE

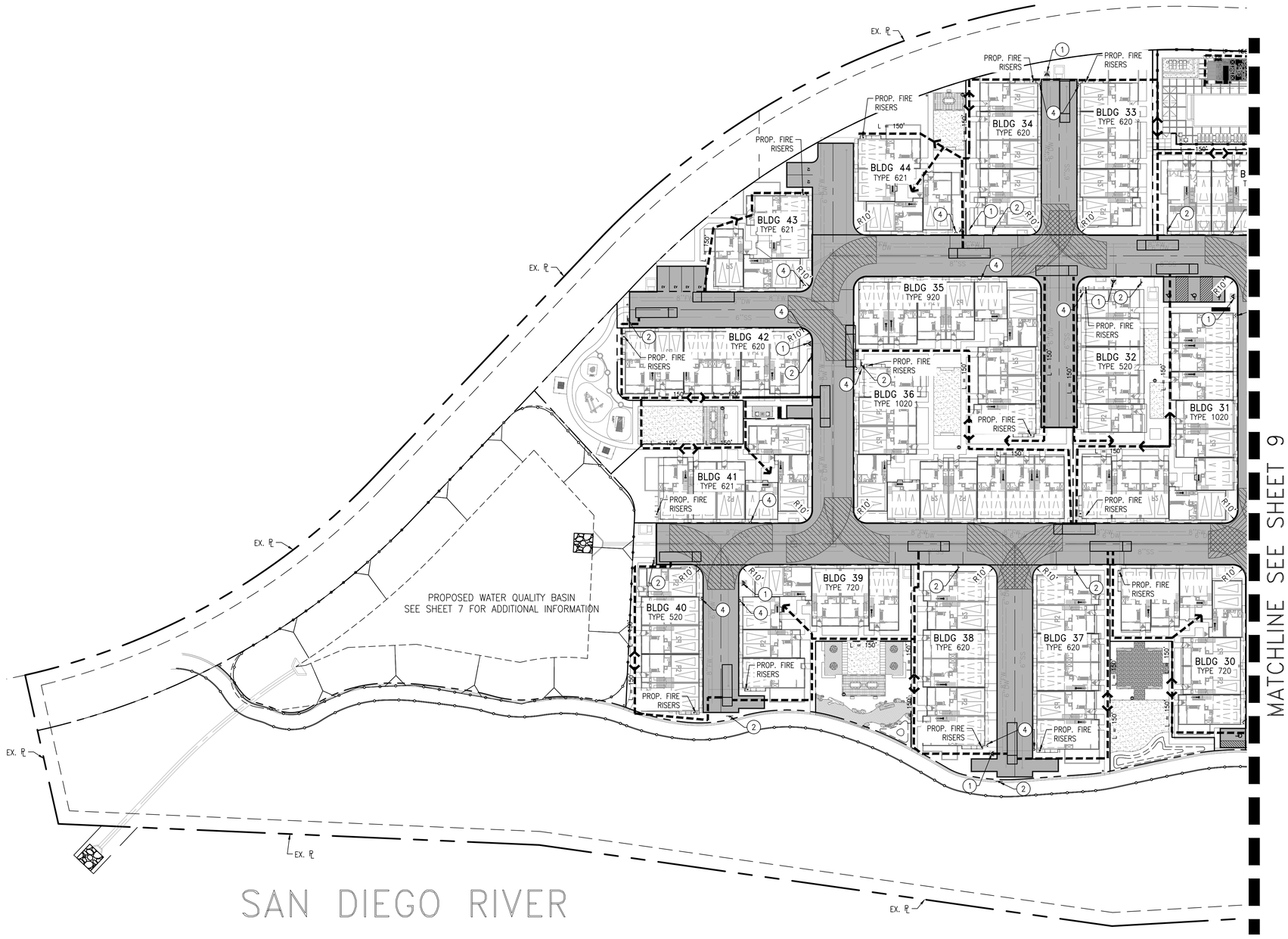
TM-2024-0001
DRAINAGE AND WATER QUALITY DETAILS

CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

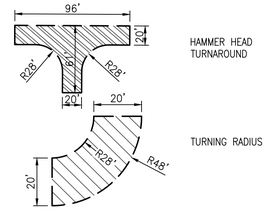
JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C7.0

K:\PROJECTS\1076.000\PLANS\ENTITLEMENTS\Exhibit.dwg (08-01-2025 3:07:02PM) Plotted by: KKozlik



LEGEND

- FIRE HYDRANT
- FIRE ENGINE
- PROPOSED FIRE ACCESS LANE
- HOSE PULL LENGTH = 150'
- SIGNS



HAMMER HEAD TURNAROUND

TURNING RADIUS

R/W	RIGHT OF WAY
R	RADIUS
EX.	EXISTING
N.A.P.	NOT A PART
℄	PROPERTY LINE
PROP.	PROPOSED
℄	CENTERLINE
FH	FIRE HYDRANT
FW	FIRE WATER
LSCP	LANDSCAPE
SWLK	SIDEWALK

CONSTRUCTION NOTES:

1. INSTALL PROPOSED PRIVATE FIRE HYDRANT PER WATER AGENCIES STD. WF-01
2. INSTALL "FIRE LANE – NO PARKING" SIGN PER DETAIL CITY OF SANTEE STD. 2000-03
3. INSTALL "PRIVATE ROAD" SIGN PER CITY OF SANTEE STD. 2000-03
4. INSTALL FIRE DEPARTMENT CONNECTION (FDC)

N

40' 0' 20' 40'

SCALE: 1" = 40'

COTTONWOOD AVENUE & PARK CENTER DRIVE

TM-2024-0001

FIRE ACESS & HYDRANT LOCATION PLAN

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. ROE 71883
EXP. 12-31-25
Civil
STATE OF CALIFORNIA

KENNETH T. KOZLIK, R.C.E. 71883

City Ventures

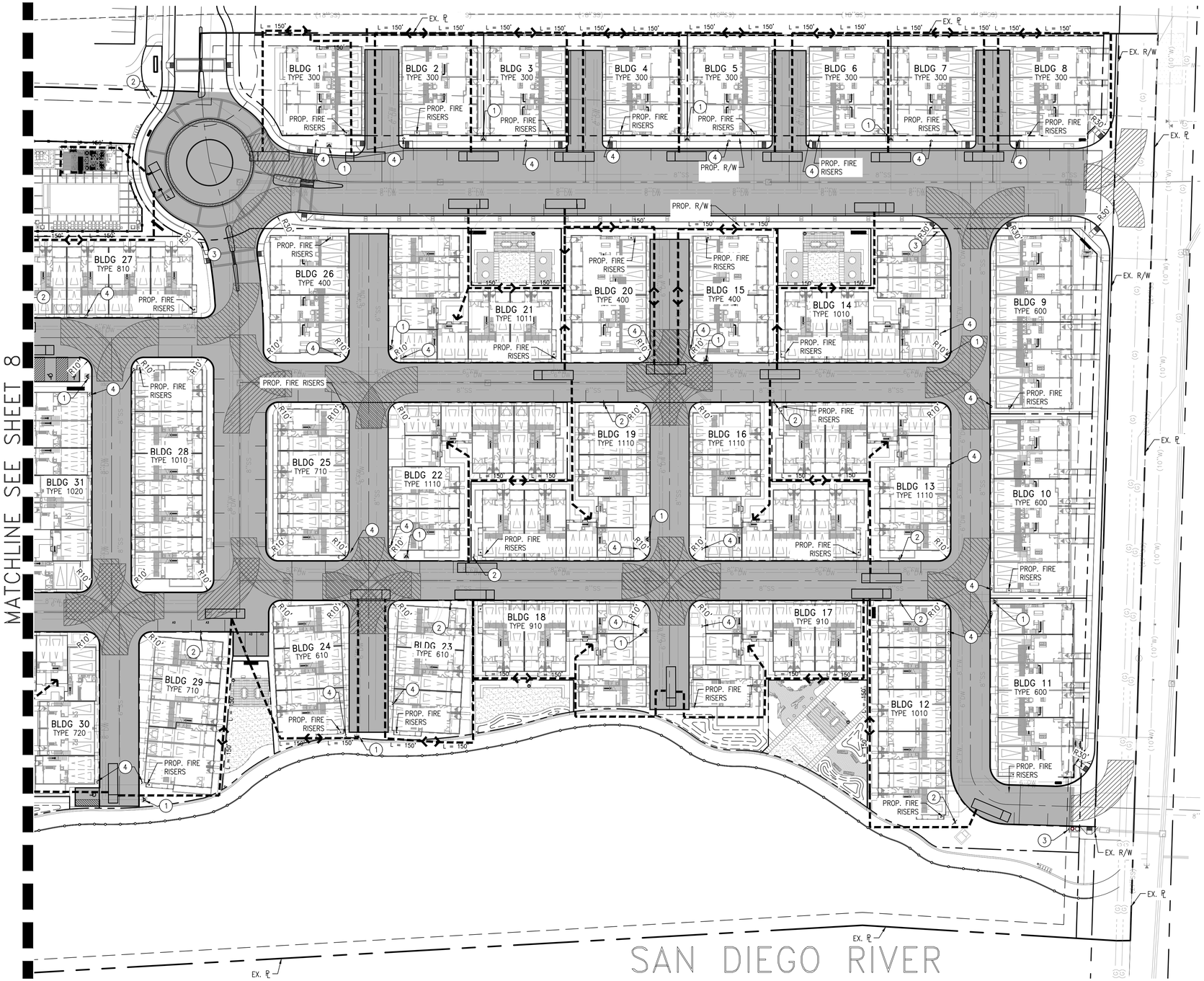
CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

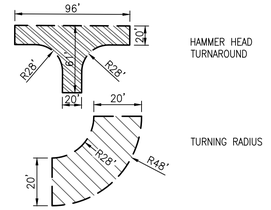
JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C8.0

C:\PROJECTS\1076\005\PLANS\DISTRIBUTION\SHEETS\FAC.DWG (08-01-2025 3:07:56PM) Plotted by: Kkozlik



LEGEND

- FIRE HYDRANT
- FIRE ENGINE
- PROPOSED FIRE ACCESS LANE
- HOSE PULL LENGTH = 150'
- SIGNS



HAMMER HEAD TURNAROUND

TURNING RADIUS

R/W	RIGHT OF WAY
R	RADIUS
EX.	EXISTING
N.A.P.	NOT A PART
℄	PROPERTY LINE
PROP.	PROPOSED
℄	CENTERLINE
FH	FIRE HYDRANT
FW	FIRE WATER
LSCP	LANDSCAPE
SWLK	SIDEWALK

CONSTRUCTION NOTES:

1. INSTALL PROPOSED PRIVATE FIRE HYDRANT PER WATER AGENCIES STD. WF-01
2. INSTALL "FIRE LANE – NO PARKING" SIGN PER DETAIL CITY OF SANTEE STD. 2000-03
3. INSTALL "PRIVATE ROAD" SIGN PER CITY OF SANTEE STD. 2000-03
4. INSTALL FIRE DEPARTMENT CONNECTION (FDC)

N

40' 0' 20' 40'

SCALE: 1" = 40'

COTTONWOOD AVENUE & PARK CENTER DRIVE

TM-2024-0001
FIRE ACCESS & HYDRANT LOCATION PLAN

REGISTERED PROFESSIONAL ENGINEER
KENNETH T. KOZLIK
No. RCE 71883
EXP. 12-31-25
Civil
STATE OF CALIFORNIA

KENNETH J. KOZLIK, R.C.E. 71883

City Ventures

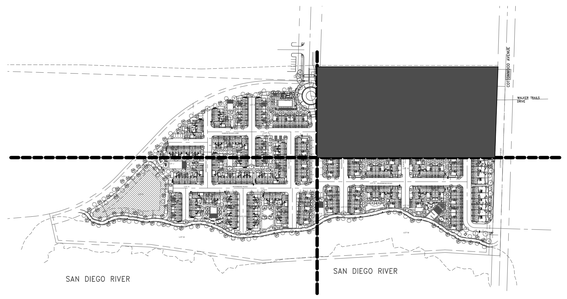
CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7540

CITY OF SANTEE
PLANNING & BUILDING DEPARTMENT

FUSCOE ENGINEERING
6390 Greenwich Dr, Suite 170
San Diego, Ca 92122
858.554.1500 fuscoe.com

JOB NO. 1076-005
DRAWN BY: K.K.
DATE: 08/01/2025
SHEET C9.0

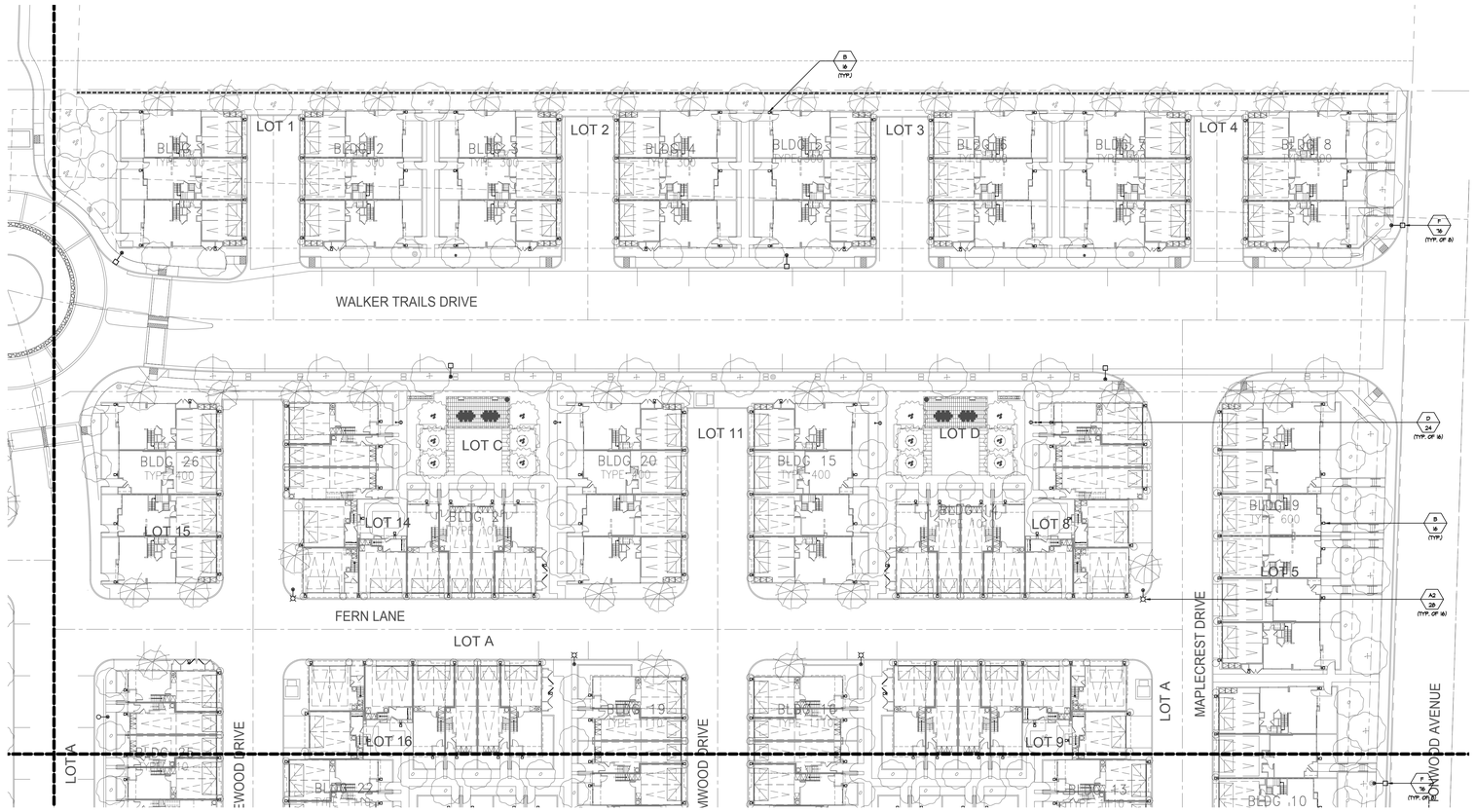
K:\PROJECTS\1076-000\PLANS\ENTITLEMENTS\FIRE PLAN.dwg (08-01-2025 3:58:13 PM) Plotted by: KKozlik



KEY PLAN - N.T.S

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	FIXTURE: LED	FIXTURE: FLUORESCENT	FIXTURE: HALOGEN	FIXTURE: H.P.S.	FIXTURE: M. HALIDE	VOLTS	NUMBER	LAMPS: WATTS AND TYPE	MOUNTING: PENDANT	MOUNTING: CEILING	MOUNTING: RECESSED	MOUNTING: WALL	DESCRIPTIONS AND VARIATIONS
	A1	X					120	-	LED 28 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLC-0-04-C6-40-A-GRAY-L, OR APPROVED EQUIVALENT.
	A2	X					120	-	LED 28 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLC-0-04-A6-40-A-GRAY-L, OR APPROVED EQUIVALENT.
	B	X					120	-	LED 16 WATT				X	FRONT ENTRY AND GARAGE LED WALL SCONCE. LISTED FOR WET LOCATION. WAC LIGHTING "AMHERST" #WS-W17214-BK, OR APPROVED EQUIVALENT.
	C	X					120	-	LED 26 WATT					LED WALKWAY BOLLARD MOUNTED AT +3'-6" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. U.S. ARCHITECTURAL LIGHTING #CLXB-LED-WA-24LED-NW-120-(FINISH)-HSIBO, OR APPROVED EQUIVALENT.
	D	X					120	-	LED 24 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. U.S. ARCHITECTURAL LIGHTING #DS6A-PLED-1V-FT-20LED-350mA-40K-HS, OR APPROVED EQUIVALENT.
	E	X					120	-	LED 36 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. NLS LIGHTING "VSS-5" #VSS-5-T2-16L-7-40K-UNV-DPSIO-PET, OR APPROVED EQUIVALENT.
	F	X					120	-	LED 16 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLI-0-10-B5-40-7-GRAY-L, OR APPROVED EQUIVALENT.



SOUTHWEST GROUP
ENGINEERING CONSULTANTS, INC.
Electrical HVAC Plumbing Energy
Tel (949) 387 – 8989
Fax (949) 387 – 3993
www.swgengineering.com
9201 Research Dr.
Irvine, California 92618
CHK. BY: R.M.L. SWG No. CIT231434

Developer

CITY VENTURES
3121 MICHELSON DRIVE
SUITE 150
IRVINE, CALIFORNIA 92612
PHONE NO. 949.258.7555

COTTONWOOD & PARK

SANTEE, CA

No.	Date	Description

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

License Stamp

REGISTERED PROFESSIONAL ENGINEER
ROY M. LEE
E14840
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

NORTH

ELECTRICAL SITE PLAN - NORTHEAST

SCALE: 1" = 30'-0"

1

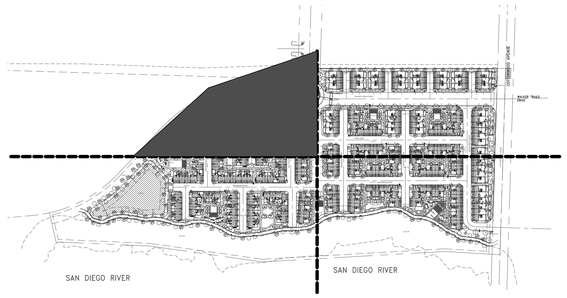
ELECTRICAL SITE PLAN NORTHEAST

ES1.1

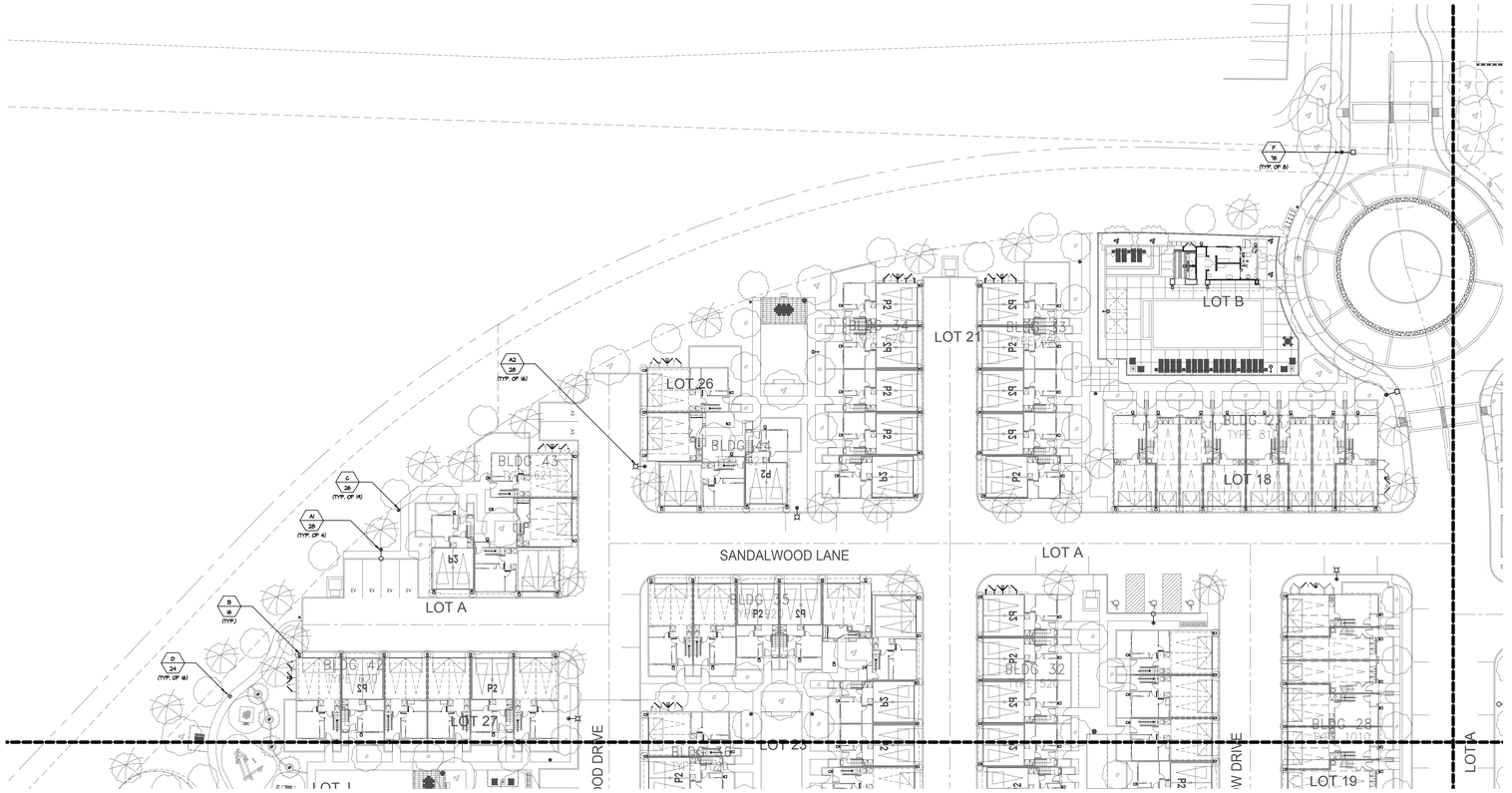
COPYRIGHT ©

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	FIXTURE: LED	FIXTURE: FLUORESCENT	FIXTURE: HALOGEN	FIXTURE: H.P.S.	FIXTURE: M. HALIDE	VOLTS	LAMPS: NUMBER	LAMPS: WATTS AND TYPE	MOUNTING: PENDANT	MOUNTING: CEILING	MOUNTING: RECESSED	MOUNTING: WALL	DESCRIPTIONS AND VARIATIONS
	A1	X					120	-	LED 28 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLC-0-04-C6-40-A-GRAY-L, OR APPROVED EQUIVALENT.
	A2	X					120	-	LED 28 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLC-0-04-A6-40-A-GRAY-L, OR APPROVED EQUIVALENT.
	B	X					120	-	LED 16 WATT				X	FRONT ENTRY AND GARAGE LED WALL SCONCE. LISTED FOR WET LOCATION. WAC LIGHTING "AMHERST" #WS-W17214-BK, OR APPROVED EQUIVALENT.
	C	X					120	-	LED 26 WATT					LED WALKWAY BOLLARD MOUNTED AT +3'-6" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. U.S. ARCHITECTURAL LIGHTING #CLXB-LED-WA-24LED-NW-120-(FINISH)-HSIBO, OR APPROVED EQUIVALENT.
	D	X					120	-	LED 24 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. U.S. ARCHITECTURAL LIGHTING #DS6A-PLED-1-V-FT-20LED-350mA-40K-HS, OR APPROVED EQUIVALENT.
	E	X					120	-	LED 36 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. NLS LIGHTING "VSS-5" #VSS-5-T2-16L-7-40K-UNV-DFIO-PST, OR APPROVED EQUIVALENT.
	F	X					120	-	LED 16 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLI-0-10-B5-40-7-GRAY-L, OR APPROVED EQUIVALENT.



KEY PLAN - N.T.S



NORTH

ELECTRICAL SITE PLAN - NORTHWEST | SCALE: 1" = 30'-0" | 1

COPYRIGHT ©

SOUTHWEST GROUP
ENGINEERING CONSULTANTS, INC.
Electrical HVAC Plumbing Energy
Tel (949) 387 – 8989
Fax (949) 387 – 3993
www.swgengineering.com
9201 Research Dr.
Irvine, California 92618
CHK. BY: R.M.L. SWG No. CIT231434

Developer

CITY VENTURES
3121 MICHELSON DRIVE
SUITE 150
IRVINE, CALIFORNIA 92612
PHONE NO. 949.258.7555

COTTONWOOD & PARK

SANTEE, CA

No.	Date	Description

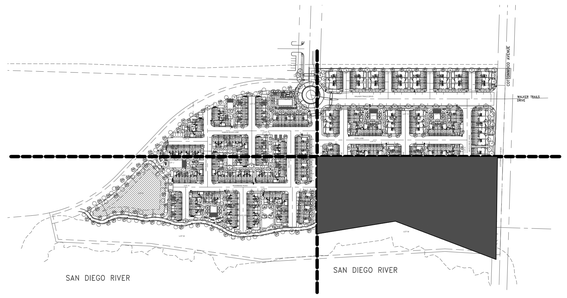
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

License Stamp

REGISTERED PROFESSIONAL ENGINEER
ROY M. LEE
E14840
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

ELECTRICAL
SITE PLAN
NORTHWEST

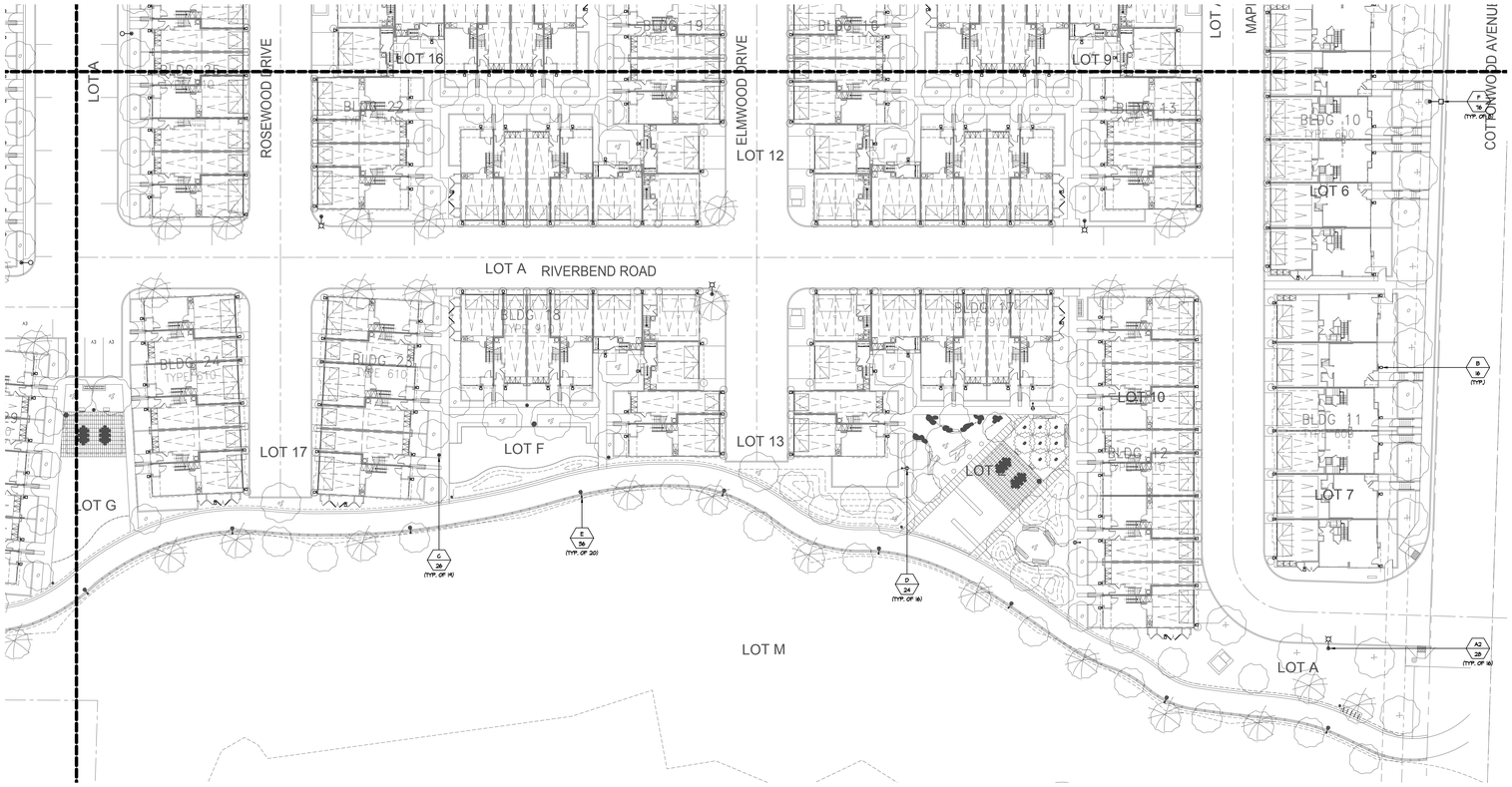
ES1.2



KEY PLAN - N.T.S

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	FIXTURE: LED	FIXTURE: FLUORESCENT	FIXTURE: HALOGEN	FIXTURE: H.P.S.	FIXTURE: M. HALIDE	VOLTS	LAMPS: NUMBER	LAMPS: WATTS AND TYPE	MOUNTING: PENDANT	MOUNTING: CEILING	MOUNTING: RECESSED	MOUNTING: WALL	DESCRIPTIONS AND VARIATIONS
	A1	X					120	-	LED 28 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLC-0-04-C6-40-A-GRAY-L, OR APPROVED EQUIVALENT.
	A2	X					120	-	LED 28 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLC-0-04-A6-40-A-GRAY-L, OR APPROVED EQUIVALENT.
	B	X					120	-	LED 16 WATT				X	FRONT ENTRY AND GARAGE LED WALL SCONCE. LISTED FOR WET LOCATION. WAC LIGHTING "AMHERST" #WS-W17214-BK, OR APPROVED EQUIVALENT.
	C	X					120	-	LED 26 WATT					LED WALKWAY BOLLARD MOUNTED AT +3'-6" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. U.S. ARCHITECTURAL LIGHTING #CLXB-LED-WA-24LED-NW-120-(FINISH)-HSIBO, OR APPROVED EQUIVALENT.
	D	X					120	-	LED 24 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. U.S. ARCHITECTURAL LIGHTING #DS6A-PLED-IV-FT-20LED-350mA-40K-HS, OR APPROVED EQUIVALENT.
	E	X					120	-	LED 36 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. NLS LIGHTING "VSS-5" #VSS-5-T2-16L-7-40K-UNV-DFIO-FST, OR APPROVED EQUIVALENT.
	F	X					120	-	LED 16 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLI-0-10-B5-40-7-GRAY-L, OR APPROVED EQUIVALENT.



NORTH

ELECTRICAL SITE PLAN - SOUTHEAST | SCALE: 1" = 30'-0" | 1

COPYRIGHT ©

SOUTHWEST GROUP
ENGINEERING CONSULTANTS, INC.
Electrical HVAC Plumbing Energy
Tel (949) 387 – 8989
Fax (949) 387 – 3993
www.swgengineering.com
9201 Research Dr.
Irvine, California 92618
CHK. BY: R.M.L. SWG No. CIT231434

Developer

CITY VENTURES
3121 MICHELSON DRIVE
SUITE 150
IRVINE, CALIFORNIA 92612
PHONE NO. 949.258.7555

COTTONWOOD & PARK

SANTEE, CA

No.	Date	Description

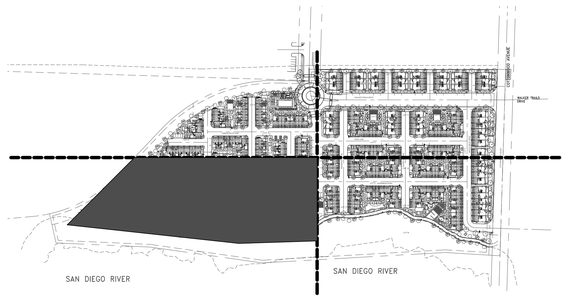
It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

License Stamp

REGISTERED PROFESSIONAL ENGINEER
ROY M. LEE
E14840
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

ELECTRICAL
SITE PLAN
SOUTHEAST

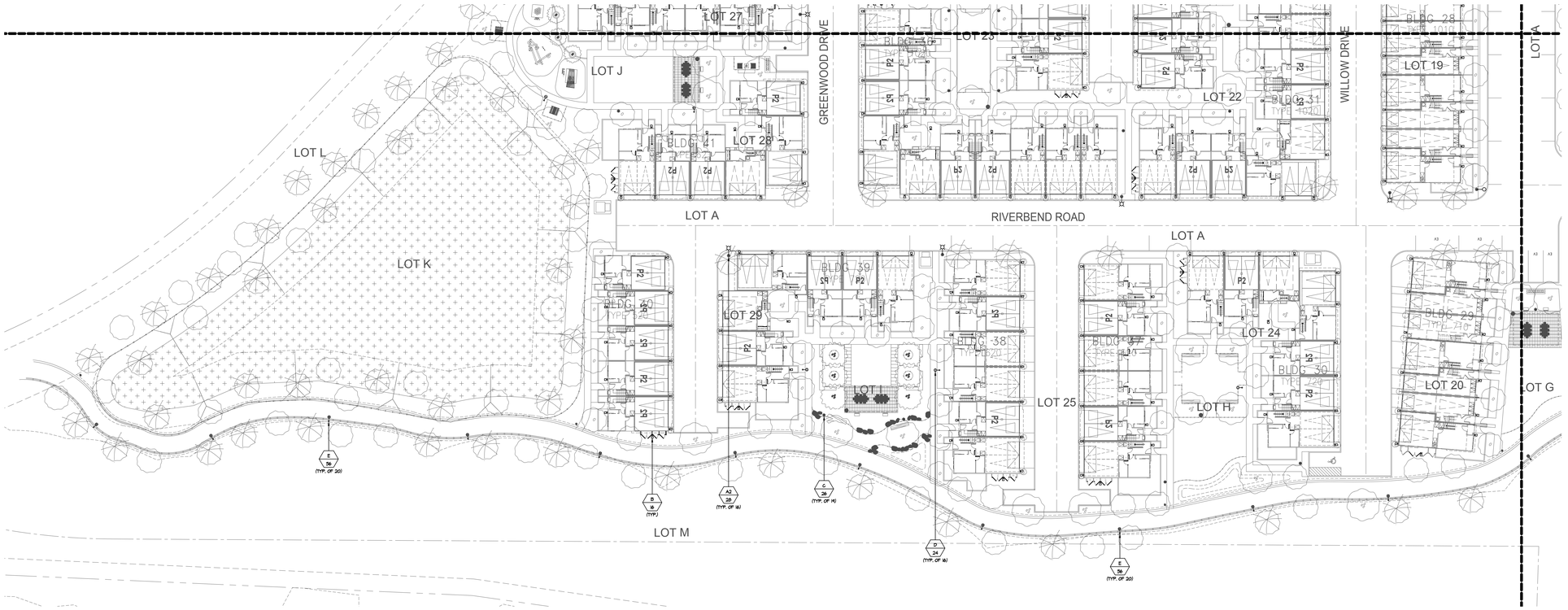
ES1.3



KEY PLAN - N.T.S

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	FIXTURE: LED	FIXTURE: FLUORESCENT	FIXTURE: HALOGEN	FIXTURE: H.P.S.	FIXTURE: M. HALIDE	VOLTS	LAMPS: NUMBER	LAMPS: WATTS AND TYPE	MOUNTING: PENDANT	MOUNTING: CEILING	MOUNTING: RECESSED	MOUNTING: WALL	DESCRIPTIONS AND VARIATIONS
	A1	X					120	-	LED 28 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLC-0-04-C6-40-A-GRAY-L, OR APPROVED EQUIVALENT.
	A2	X					120	-	LED 28 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLC-0-04-A6-40-A-GRAY-L, OR APPROVED EQUIVALENT.
	B	X					120	-	LED 16 WATT				X	FRONT ENTRY AND GARAGE LED WALL SCONCE. LISTED FOR WET LOCATION. WAC LIGHTING "AMHERST" #WS-W17214-BK, OR APPROVED EQUIVALENT.
	C	X					120	-	LED 26 WATT					LED WALKWAY BOLLARD MOUNTED AT +3'-6" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. U.S. ARCHITECTURAL LIGHTING #CLXB-LED-WA-24LED-NW-120-(FINISH)-HS1BO, OR APPROVED EQUIVALENT.
	D	X					120	-	LED 24 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. U.S. ARCHITECTURAL LIGHTING #DS6A-PLED-1-FT-20LED-350mA-40K-HS, OR APPROVED EQUIVALENT.
	E	X					120	-	LED 36 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING. NLS LIGHTING "V55-5" #V55-5-T2-16L-T-40K-UNV-DFIO-FST, OR APPROVED EQUIVALENT.
	F	X					120	-	LED 16 WATT					LED STREET LIGHT MOUNTED AT +25'-0" A.F.G. PROVIDE HOUSE-SIDE SHIELDING, INTEGRAL OCCUPANCY SENSOR, AND DIMMING CAPABILITY DOWN TO 50% OUTPUT. CURRENT LIGHTING "EVOLVE" #ERLI-0-10-B5-40-T-GRAY-L, OR APPROVED EQUIVALENT.



NORTH

ELECTRICAL SITE PLAN - SOUTHWEST | SCALE: 1" = 30'-0" | 1

COPYRIGHT ©

SOUTHWEST GROUP
ENGINEERING CONSULTANTS, INC.
Electrical HVAC Plumbing Energy
Tel (949) 387 – 8989
Fax (949) 387 – 3993
www.swgengineering.com
9201 Research Dr.
Irvine, California 92618
CHK. BY: R.M.L. SWG No. CIT231434

Developer

CITY VENTURES
3121 MICHELSON DRIVE
SUITE 150
IRVINE, CALIFORNIA 92612
PHONE NO. 949.258.7555

COTTONWOOD & PARK

SANTEE, CA

No.	Date	Description

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

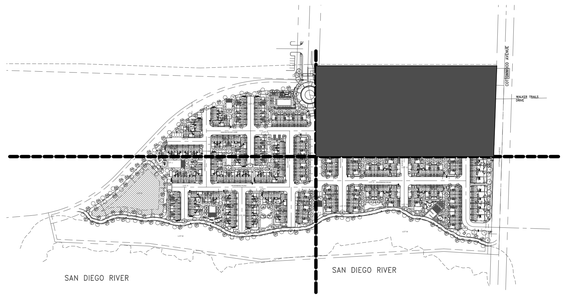
License Stamp

REGISTERED PROFESSIONAL ENGINEER
ROY M. LEE
E14840
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

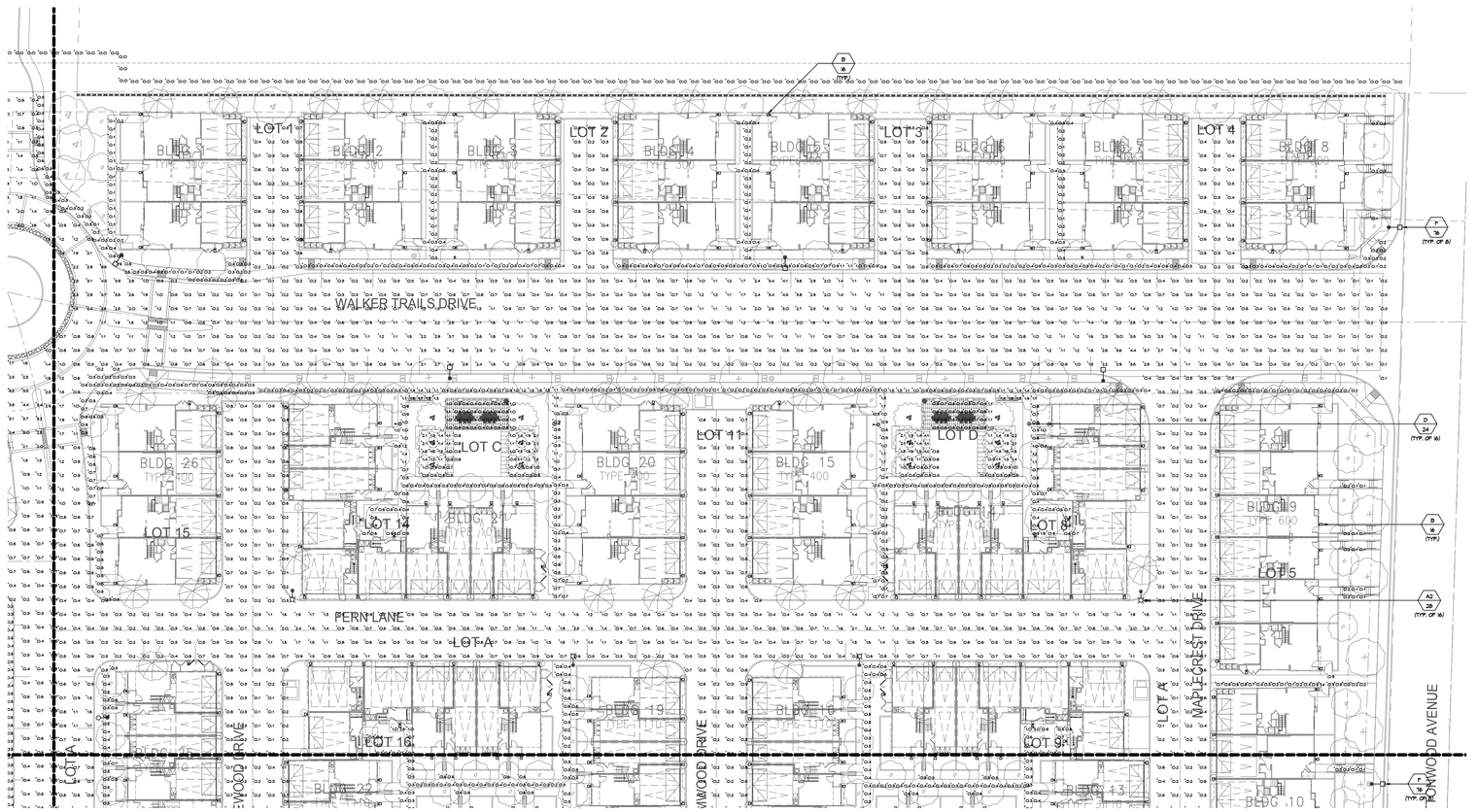
ELECTRICAL
SITE PLAN
SOUTHWEST

ES1.4

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
B2 & B3	+	0.3 FC	0.7 FC	0.1 FC	7.0:1	3.0:1
B4 & B5	+	0.5 FC	1.1 FC	0.1 FC	11.0:1	5.0:1
B6 & B7	+	0.3 FC	0.8 FC	0.1 FC	8.0:1	3.0:1
B8	+	0.2 FC	0.6 FC	0.1 FC	6.0:1	2.0:1
B9	+	0.3 FC	1.4 FC	0.1 FC	14.0:1	3.0:1
B10	+	0.4 FC	1.3 FC	0.1 FC	13.0:1	4.0:1
B11	+	0.5 FC	1.1 FC	0.2 FC	5.5:1	2.5:1
B12	+	0.6 FC	1.1 FC	0.2 FC	5.5:1	3.0:1
B12.17 CA	+	1.0 FC	2.6 FC	0.2 FC	13.0:1	5.0:1
B13	+	0.5 FC	3.0 FC	0.2 FC	15.0:1	2.5:1
B14	+	0.7 FC	1.9 FC	0.1 FC	19.0:1	7.0:1
B14.15 CA	+	1.0 FC	2.2 FC	0.4 FC	5.5:1	2.5:1
B15	+	0.5 FC	1.3 FC	0.1 FC	13.0:1	5.0:1
B16	+	0.5 FC	2.9 FC	0.2 FC	14.5:1	2.5:1
B17	+	0.8 FC	2.4 FC	0.3 FC	8.0:1	2.7:1
B18	+	0.9 FC	3.6 FC	0.2 FC	18.0:1	4.5:1
B19	+	0.5 FC	2.1 FC	0.2 FC	10.5:1	2.5:1
B20	+	0.5 FC	1.4 FC	0.1 FC	14.0:1	5.0:1
B20.21 CA	+	1.0 FC	2.1 FC	0.4 FC	5.3:1	2.5:1
B21	+	0.7 FC	2.0 FC	0.1 FC	20.0:1	7.0:1
B22	+	0.5 FC	2.6 FC	0.2 FC	13.0:1	2.5:1
B23	+	0.6 FC	3.2 FC	0.2 FC	16.0:1	3.0:1
B24	+	0.5 FC	0.7 FC	0.1 FC	7.0:1	5.0:1
B24.29 CA	+	0.6 FC	2.5 FC	0.2 FC	12.5:1	3.0:1
B25	+	0.5 FC	0.8 FC	0.3 FC	2.7:1	1.7:1
B26	+	0.5 FC	0.9 FC	0.2 FC	4.5:1	2.5:1
B27	+	0.3 FC	0.9 FC	0.1 FC	9.0:1	3.0:1
B28	+	0.5 FC	0.8 FC	0.2 FC	4.0:1	2.5:1
B29	+	0.4 FC	0.8 FC	0.2 FC	4.0:1	2.0:1
B30	+	0.8 FC	3.5 FC	0.1 FC	35.0:1	8.0:1
B30.37 CA	+	1.2 FC	2.5 FC	0.3 FC	8.3:1	4.0:1
B31	+	0.6 FC	3.5 FC	0.2 FC	17.5:1	3.0:1
B33	+	0.7 FC	3.4 FC	0.2 FC	17.0:1	3.5:1
B34	+	0.8 FC	1.4 FC	0.2 FC	7.0:1	3.0:1
B34.44 CA	+	0.8 FC	1.7 FC	0.3 FC	5.7:1	2.7:1
B35	+	0.8 FC	3.8 FC	0.3 FC	12.7:1	2.7:1
B36	+	0.8 FC	3.6 FC	0.2 FC	18.0:1	4.0:1
B37	+	0.5 FC	3.6 FC	0.2 FC	18.0:1	2.5:1
B38	+	0.6 FC	1.6 FC	0.1 FC	16.0:1	6.0:1
B38.39 CA	+	1.1 FC	2.4 FC	0.3 FC	8.0:1	3.7:1
B38.39 PATH	+	1.0 FC	3.6 FC	0.3 FC	12.0:1	3.3:1
B39	+	1.1 FC	1.9 FC	0.5 FC	3.8:1	2.2:1
B40	+	0.2 FC	0.6 FC	0.1 FC	6.0:1	2.0:1
B41	+	0.9 FC	3.8 FC	0.4 FC	9.5:1	2.3:1
B41.42 CA	+	1.8 FC	2.6 FC	0.7 FC	3.7:1	2.5:1
B42	+	0.4 FC	0.9 FC	0.1 FC	9.0:1	4.0:1
B43	+	0.6 FC	3.4 FC	0.1 FC	34.0:1	6.0:1
B44	+	0.7 FC	1.1 FC	0.5 FC	2.2:1	1.4:1
PARCEL A	+	0.7 FC	4.7 FC	0.1 FC	47.0:1	7.0:1
PARCEL B	+	0.6 FC	4.4 FC	0.1 FC	44.0:1	6.0:1
PLAYGROUND	+	1.2 FC	2.6 FC	0.1 FC	26.0:1	12.0:1
POOL AREA	+	1.0 FC	2.6 FC	0.1 FC	26.0:1	10.0:1
PROPERTY LINE	+	0.0 FC	0.0 FC	0.0 FC	N/A	N/A
RIVER TRAIL	+	2.9 FC	14.8 FC	0.1 FC	148.0:1	29.0:1
B1	+	0.3 FC	2.5 FC	0.1 FC	25.0:1	3.0:1



KEY PLAN - N.T.S



SOUTHWEST GROUP
ENGINEERING CONSULTANTS, INC.
Electrical HVAC Plumbing Energy
Tel (949) 387 – 8989
Fax (949) 387 – 3993
www.swgengineering.com
9201 Research Dr.
Irvine, California 92618
CHK. BY: R.M.L. SWG No. CIT231434

Developer

CITY VENTURES
3121 MICHELSON DRIVE
SUITE 150
IRVINE, CALIFORNIA 92612
PHONE NO. 949.258.7555

COTTONWOOD & PARK

SANTEE, CA

No.	Date	Description

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

License Stamp

REGISTERED PROFESSIONAL ENGINEER
ROY M. LEE
E14840
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

PHOTOMETRIC
SITE PLAN
NORTHEAST

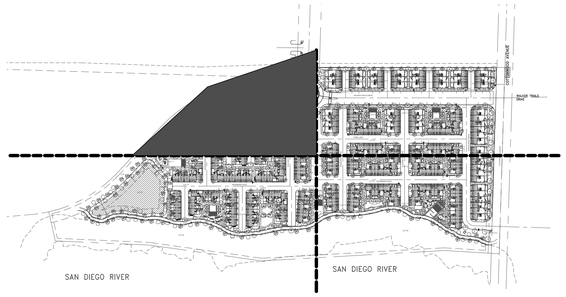
ES2.1

NORTH

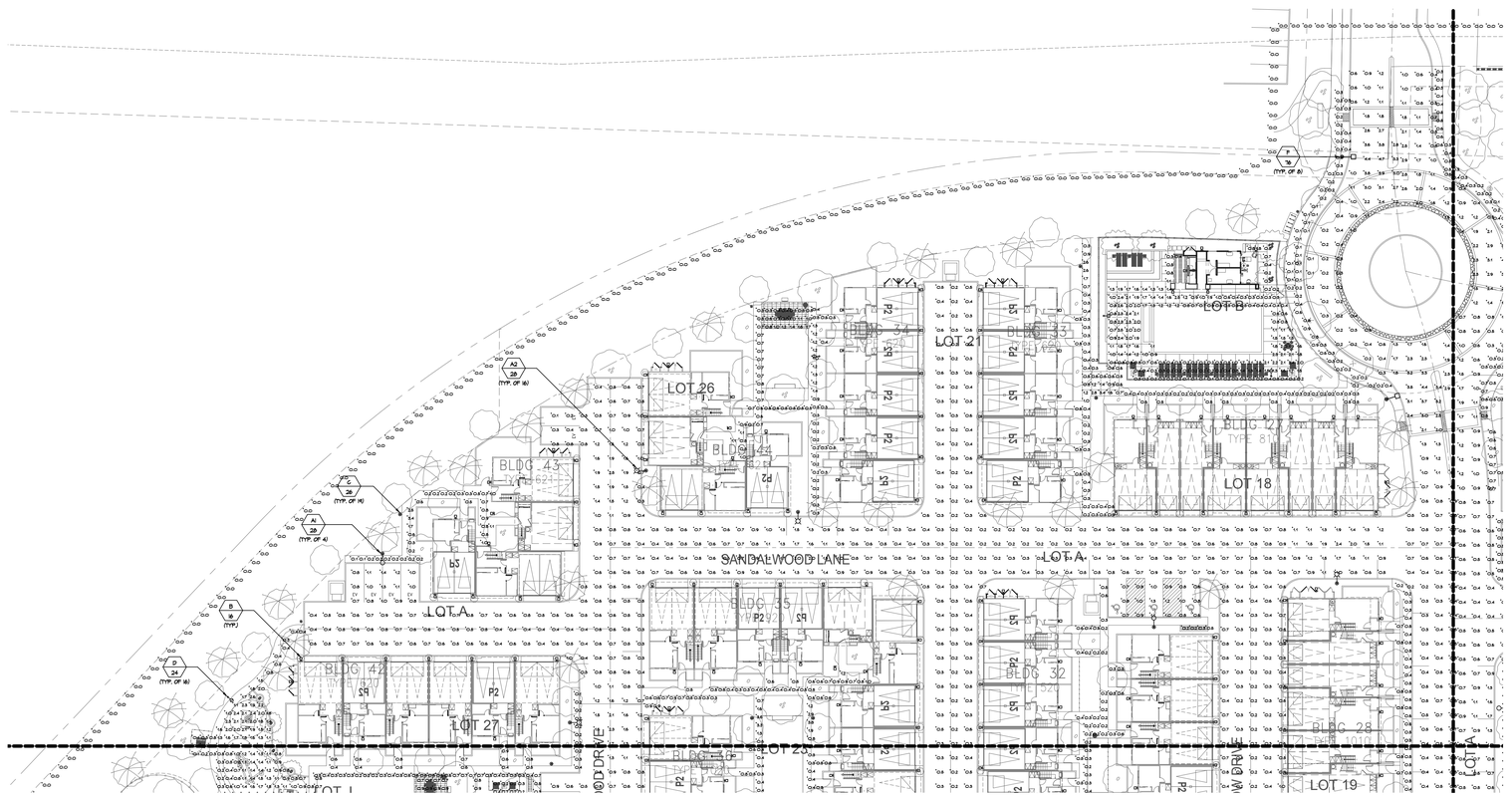
PHOTOMETRIC SITE PLAN - NORTHEAST | SCALE: 1" = 30'-0" | 1

COPYRIGHT ©

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
B2 & B3	+	0.3 FC	0.7 FC	0.1 FC	7.0:1	3.0:1
B4 & B5	+	0.5 FC	1.1 FC	0.1 FC	11.0:1	5.0:1
B6 & B7	+	0.3 FC	0.8 FC	0.1 FC	8.0:1	3.0:1
B8	+	0.2 FC	0.6 FC	0.1 FC	6.0:1	2.0:1
B9	+	0.3 FC	1.4 FC	0.1 FC	14.0:1	3.0:1
B10	+	0.4 FC	1.3 FC	0.1 FC	13.0:1	4.0:1
B11	+	0.5 FC	1.1 FC	0.2 FC	5.5:1	2.5:1
B12	+	0.6 FC	1.1 FC	0.2 FC	5.5:1	3.0:1
B12.17 CA	+	1.0 FC	2.6 FC	0.2 FC	13.0:1	5.0:1
B13	+	0.5 FC	3.0 FC	0.2 FC	15.0:1	2.5:1
B14	+	0.7 FC	1.9 FC	0.1 FC	19.0:1	7.0:1
B14.15 CA	+	1.0 FC	2.2 FC	0.4 FC	5.5:1	2.5:1
B15	+	0.5 FC	1.3 FC	0.1 FC	13.0:1	5.0:1
B16	+	0.5 FC	2.9 FC	0.2 FC	14.5:1	2.5:1
B17	+	0.8 FC	2.4 FC	0.3 FC	8.0:1	2.7:1
B18	+	0.9 FC	3.6 FC	0.2 FC	18.0:1	4.5:1
B19	+	0.5 FC	2.1 FC	0.2 FC	10.5:1	2.5:1
B20	+	0.5 FC	1.4 FC	0.1 FC	14.0:1	5.0:1
B20.21 CA	+	1.0 FC	2.1 FC	0.4 FC	5.3:1	2.5:1
B21	+	0.7 FC	2.0 FC	0.1 FC	20.0:1	7.0:1
B22	+	0.5 FC	2.6 FC	0.2 FC	13.0:1	2.5:1
B23	+	0.6 FC	3.2 FC	0.2 FC	16.0:1	3.0:1
B24	+	0.5 FC	0.7 FC	0.1 FC	7.0:1	5.0:1
B24.29 CA	+	0.6 FC	2.5 FC	0.2 FC	12.5:1	3.0:1
B25	+	0.5 FC	0.8 FC	0.3 FC	2.7:1	1.7:1
B26	+	0.5 FC	0.9 FC	0.2 FC	4.5:1	2.5:1
B27	+	0.3 FC	0.9 FC	0.1 FC	9.0:1	3.0:1
B28	+	0.5 FC	0.8 FC	0.2 FC	4.0:1	2.5:1
B29	+	0.4 FC	0.8 FC	0.2 FC	4.0:1	2.0:1
B30	+	0.5 FC	3.5 FC	0.1 FC	35.0:1	5.0:1
B30.37 CA	+	1.2 FC	2.5 FC	0.3 FC	8.3:1	4.0:1
B31	+	0.6 FC	3.5 FC	0.2 FC	17.5:1	3.0:1
B33	+	0.7 FC	3.4 FC	0.2 FC	17.0:1	3.5:1
B34	+	0.5 FC	1.4 FC	0.2 FC	7.0:1	3.0:1
B34.44 CA	+	0.8 FC	1.7 FC	0.3 FC	5.7:1	2.7:1
B35	+	0.8 FC	3.8 FC	0.3 FC	12.7:1	2.7:1
B36	+	0.8 FC	3.6 FC	0.2 FC	18.0:1	4.0:1
B37	+	0.5 FC	3.6 FC	0.2 FC	18.0:1	2.5:1
B38	+	0.6 FC	1.6 FC	0.1 FC	16.0:1	6.0:1
B38.39 CA	+	1.1 FC	2.4 FC	0.3 FC	8.0:1	3.7:1
B38.39 PATH	+	1.0 FC	3.6 FC	0.3 FC	12.0:1	3.3:1
B39	+	1.1 FC	1.9 FC	0.5 FC	3.8:1	2.2:1
B40	+	0.2 FC	0.6 FC	0.1 FC	6.0:1	2.0:1
B41	+	0.9 FC	3.8 FC	0.4 FC	9.5:1	2.3:1
B41.42 CA	+	1.8 FC	2.6 FC	0.7 FC	3.7:1	2.5:1
B42	+	0.4 FC	0.9 FC	0.1 FC	9.0:1	4.0:1
B43	+	0.6 FC	3.4 FC	0.1 FC	34.0:1	6.0:1
B44	+	0.7 FC	1.1 FC	0.5 FC	2.2:1	1.4:1
PARCEL A	+	0.7 FC	4.7 FC	0.1 FC	47.0:1	7.0:1
PARCEL B	+	0.6 FC	4.4 FC	0.1 FC	44.0:1	6.0:1
PLAYGROUND	+	1.2 FC	2.6 FC	0.1 FC	26.0:1	12.0:1
POOL AREA	+	1.0 FC	2.6 FC	0.1 FC	26.0:1	10.0:1
PROPERTY LINE	+	0.0 FC	0.0 FC	0.0 FC	N/A	N/A
RIVER TRAIL	+	2.9 FC	14.8 FC	0.1 FC	148.0:1	29.0:1
B1	+	0.3 FC	2.8 FC	0.1 FC	28.0:1	3.0:1



KEY PLAN - N.T.S



NORTH

PHOTOMETRIC SITE PLAN - NORTHWEST | SCALE: 1" = 30'-0" | 1

COPYRIGHT ©

SOUTHWEST GROUP
ENGINEERING CONSULTANTS, INC.
Electrical HVAC Plumbing Energy
Tel (949) 387 – 8989
Fax (949) 387 – 3993
www.swgengineering.com
9201 Research Dr.
Irvine, California 92618
CHK. BY: R.M.L. SWG No. CIT231434

Developer

CITY VENTURES
3121 MICHELSON DRIVE
SUITE 150
IRVINE, CALIFORNIA 92612
PHONE NO. 949.258.7555

COTTONWOOD & PARK

SANTEE, CA

No.	Date	Description

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

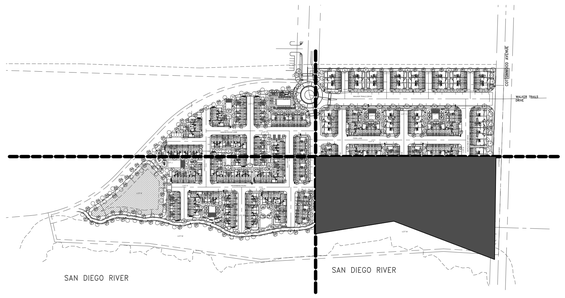
License Stamp

REGISTERED PROFESSIONAL ENGINEER
ROY M. LEE
E14840
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

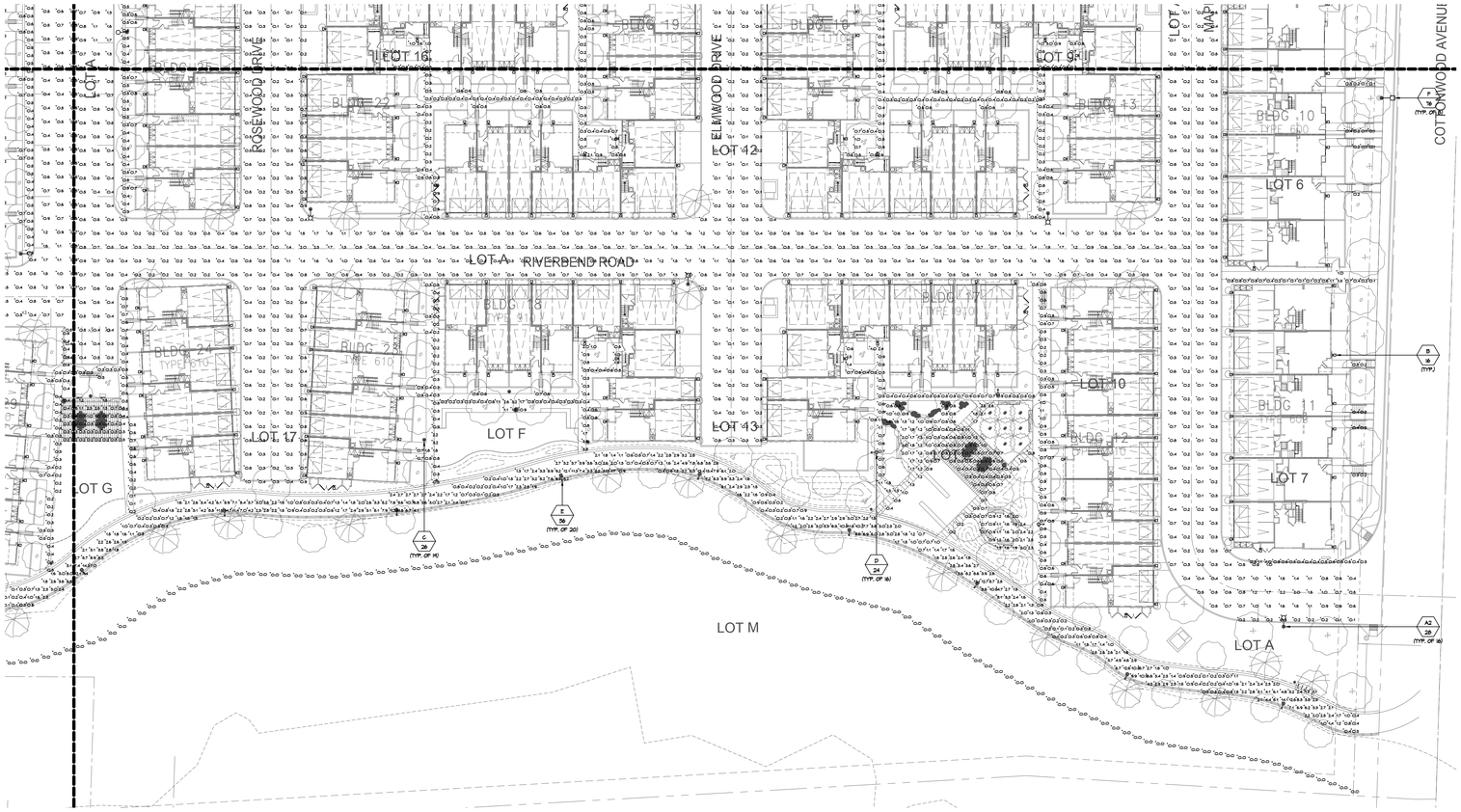
PHOTOMETRIC SITE PLAN NORTHWEST

ES2.2

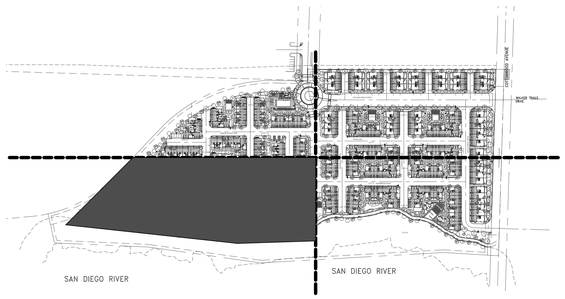
STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
B2 & B3	+	0.3 FC	0.7 FC	0.1 FC	7.0:1	3.0:1
B4 & B5	+	0.5 FC	1.1 FC	0.1 FC	11.0:1	5.0:1
B6 & B7	+	0.3 FC	0.8 FC	0.1 FC	8.0:1	3.0:1
B8	+	0.2 FC	0.6 FC	0.1 FC	6.0:1	2.0:1
B9	+	0.3 FC	1.4 FC	0.1 FC	14.0:1	3.0:1
B10	+	0.4 FC	1.3 FC	0.1 FC	13.0:1	4.0:1
B11	+	0.5 FC	1.1 FC	0.2 FC	5.5:1	2.5:1
B12	+	0.6 FC	1.1 FC	0.2 FC	5.5:1	3.0:1
B12.17 CA	+	1.0 FC	2.6 FC	0.2 FC	13.0:1	5.0:1
B13	+	0.5 FC	3.0 FC	0.2 FC	15.0:1	2.5:1
B14	+	0.7 FC	1.9 FC	0.1 FC	19.0:1	7.0:1
B14.15 CA	+	1.0 FC	2.2 FC	0.4 FC	5.5:1	2.5:1
B15	+	0.5 FC	1.3 FC	0.1 FC	13.0:1	5.0:1
B16	+	0.5 FC	2.9 FC	0.2 FC	14.5:1	2.5:1
B17	+	0.8 FC	2.4 FC	0.3 FC	8.0:1	2.7:1
B18	+	0.9 FC	3.6 FC	0.2 FC	18.0:1	4.5:1
B19	+	0.5 FC	2.1 FC	0.2 FC	10.5:1	2.5:1
B20	+	0.5 FC	1.4 FC	0.1 FC	14.0:1	5.0:1
B20.21 CA	+	1.0 FC	2.1 FC	0.4 FC	5.3:1	2.5:1
B21	+	0.7 FC	2.0 FC	0.1 FC	20.0:1	7.0:1
B22	+	0.5 FC	2.6 FC	0.2 FC	13.0:1	2.5:1
B23	+	0.6 FC	3.2 FC	0.2 FC	16.0:1	3.0:1
B24	+	0.5 FC	0.7 FC	0.1 FC	7.0:1	5.0:1
B24.29 CA	+	0.6 FC	2.5 FC	0.2 FC	12.5:1	3.0:1
B25	+	0.5 FC	0.8 FC	0.3 FC	2.7:1	1.7:1
B26	+	0.5 FC	0.9 FC	0.2 FC	4.5:1	2.5:1
B27	+	0.3 FC	0.9 FC	0.1 FC	9.0:1	3.0:1
B28	+	0.5 FC	0.8 FC	0.2 FC	4.0:1	2.5:1
B29	+	0.4 FC	0.8 FC	0.2 FC	4.0:1	2.0:1
B30	+	0.5 FC	3.5 FC	0.1 FC	35.0:1	5.0:1
B30.37 CA	+	1.2 FC	2.5 FC	0.3 FC	8.3:1	4.0:1
B31	+	0.6 FC	3.5 FC	0.2 FC	17.5:1	3.0:1
B33	+	0.7 FC	3.4 FC	0.2 FC	17.0:1	3.5:1
B34	+	0.5 FC	1.4 FC	0.2 FC	7.0:1	3.0:1
B34.44 CA	+	0.8 FC	1.7 FC	0.3 FC	5.7:1	2.7:1
B35	+	0.8 FC	3.8 FC	0.3 FC	12.7:1	2.7:1
B36	+	0.8 FC	3.6 FC	0.2 FC	18.0:1	4.0:1
B37	+	0.5 FC	3.6 FC	0.2 FC	18.0:1	2.5:1
B38	+	0.6 FC	1.6 FC	0.1 FC	16.0:1	6.0:1
B38.39 CA	+	1.1 FC	2.4 FC	0.3 FC	8.0:1	3.7:1
B38.39 PATH	+	1.0 FC	3.6 FC	0.3 FC	12.0:1	3.3:1
B39	+	1.1 FC	1.9 FC	0.5 FC	3.8:1	2.2:1
B40	+	0.2 FC	0.6 FC	0.1 FC	6.0:1	2.0:1
B41	+	0.9 FC	3.8 FC	0.4 FC	9.5:1	2.3:1
B41.42 CA	+	1.5 FC	2.6 FC	0.7 FC	3.7:1	2.1:1
B42	+	0.4 FC	0.9 FC	0.1 FC	9.0:1	4.0:1
B43	+	0.6 FC	3.4 FC	0.1 FC	34.0:1	6.0:1
B44	+	0.7 FC	1.1 FC	0.5 FC	2.2:1	1.4:1
PARCEL A	+	0.7 FC	4.7 FC	0.1 FC	47.0:1	7.0:1
PARCEL B	+	0.6 FC	4.4 FC	0.1 FC	44.0:1	6.0:1
PLAYGROUND	+	1.2 FC	2.6 FC	0.1 FC	26.0:1	12.0:1
POOL AREA	+	1.0 FC	2.6 FC	0.1 FC	26.0:1	10.0:1
PROPERTY LINE	+	0.0 FC	0.0 FC	0.0 FC	N/A	N/A
RIVER TRAIL	+	2.9 FC	14.8 FC	0.1 FC	148.0:1	29.0:1
B1	+	0.3 FC	2.8 FC	0.1 FC	28.0:1	3.0:1



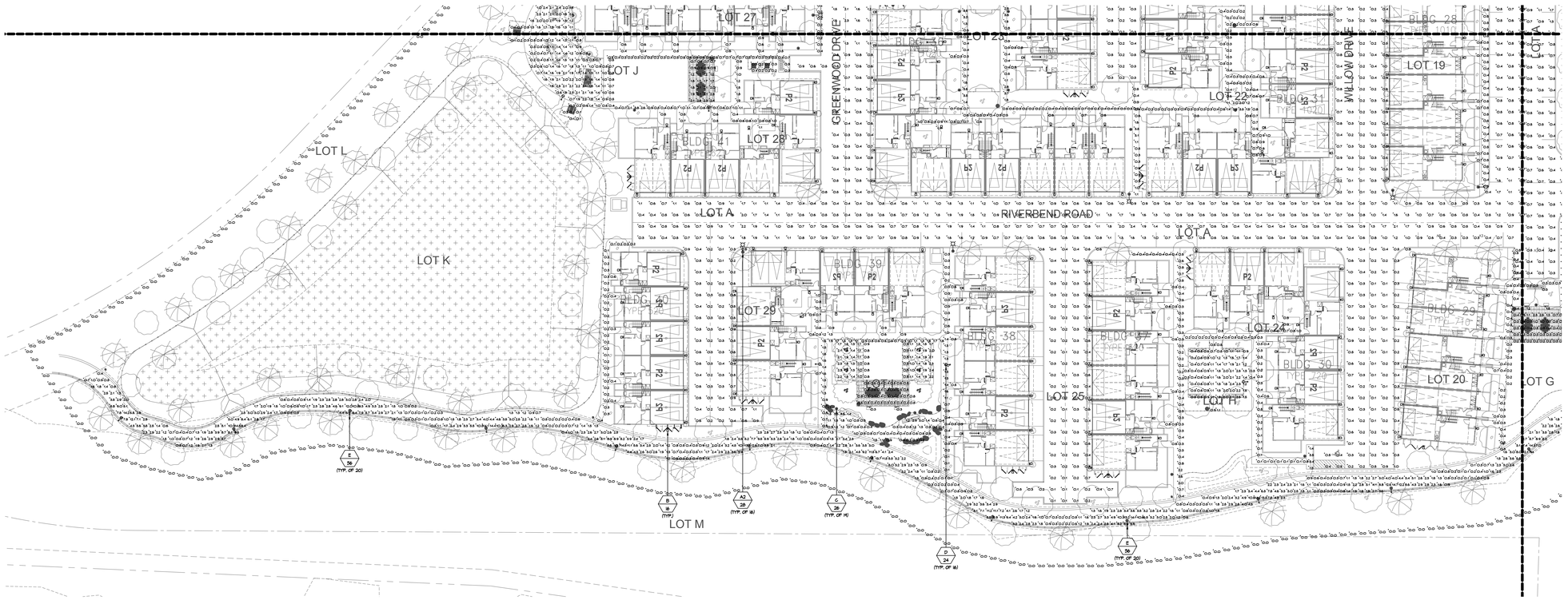
KEY PLAN - N.T.S



STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
B2 & B3	+	0.3 FC	0.7 FC	0.1 FC	7.0:1	3.0:1
B4 & B5	+	0.5 FC	1.1 FC	0.1 FC	11.0:1	5.0:1
B6 & B7	+	0.3 FC	0.8 FC	0.1 FC	8.0:1	3.0:1
B8	+	0.2 FC	0.6 FC	0.1 FC	6.0:1	2.0:1
B9	+	0.3 FC	1.4 FC	0.1 FC	14.0:1	3.0:1
B10	+	0.4 FC	1.3 FC	0.1 FC	13.0:1	4.0:1
B11	+	0.5 FC	1.1 FC	0.2 FC	5.5:1	2.5:1
B12	+	0.6 FC	1.1 FC	0.2 FC	5.5:1	3.0:1
B12.17 CA	+	1.0 FC	2.6 FC	0.2 FC	13.0:1	5.0:1
B13	+	0.5 FC	3.0 FC	0.2 FC	15.0:1	2.5:1
B14	+	0.7 FC	1.9 FC	0.1 FC	19.0:1	7.0:1
B14.15 CA	+	1.0 FC	2.2 FC	0.4 FC	5.5:1	2.5:1
B15	+	0.5 FC	1.3 FC	0.1 FC	13.0:1	5.0:1
B16	+	0.5 FC	2.9 FC	0.2 FC	14.5:1	2.5:1
B17	+	0.8 FC	2.4 FC	0.3 FC	8.0:1	2.7:1
B18	+	0.9 FC	3.6 FC	0.2 FC	18.0:1	4.5:1
B19	+	0.5 FC	2.1 FC	0.2 FC	10.5:1	2.5:1
B20	+	0.5 FC	1.4 FC	0.1 FC	14.0:1	5.0:1
B20.21 CA	+	1.0 FC	2.1 FC	0.4 FC	5.3:1	2.5:1
B21	+	0.7 FC	2.0 FC	0.1 FC	20.0:1	7.0:1
B22	+	0.5 FC	2.6 FC	0.2 FC	13.0:1	2.5:1
B23	+	0.6 FC	3.2 FC	0.2 FC	16.0:1	3.0:1
B24	+	0.5 FC	0.7 FC	0.1 FC	7.0:1	5.0:1
B24.29 CA	+	0.6 FC	2.5 FC	0.2 FC	12.5:1	3.0:1
B25	+	0.5 FC	0.8 FC	0.3 FC	2.7:1	1.7:1
B26	+	0.5 FC	0.9 FC	0.2 FC	4.5:1	2.5:1
B27	+	0.3 FC	0.9 FC	0.1 FC	9.0:1	3.0:1
B28	+	0.5 FC	0.8 FC	0.2 FC	4.0:1	2.5:1
B29	+	0.4 FC	0.8 FC	0.2 FC	4.0:1	2.0:1
B30	+	0.5 FC	3.5 FC	0.1 FC	35.0:1	5.0:1
B30.37 CA	+	1.2 FC	2.5 FC	0.3 FC	8.3:1	4.0:1
B31	+	0.6 FC	3.5 FC	0.2 FC	17.5:1	3.0:1
B33	+	0.7 FC	3.4 FC	0.2 FC	17.0:1	3.5:1
B34	+	0.5 FC	1.4 FC	0.2 FC	7.0:1	3.0:1
B34.44 CA	+	0.8 FC	1.7 FC	0.3 FC	5.7:1	2.7:1
B35	+	0.8 FC	3.8 FC	0.3 FC	12.7:1	2.7:1
B36	+	0.8 FC	3.6 FC	0.2 FC	18.0:1	4.0:1
B37	+	0.5 FC	3.6 FC	0.2 FC	18.0:1	2.5:1
B38	+	0.6 FC	1.6 FC	0.1 FC	16.0:1	6.0:1
B38.39 CA	+	1.1 FC	2.4 FC	0.3 FC	8.0:1	3.7:1
B38.39 PATH	+	1.0 FC	3.6 FC	0.3 FC	12.0:1	3.3:1
B39	+	1.1 FC	1.9 FC	0.5 FC	3.8:1	2.2:1
B40	+	0.2 FC	0.6 FC	0.1 FC	6.0:1	2.0:1
B41	+	0.9 FC	3.8 FC	0.4 FC	9.5:1	2.3:1
B41.42 CA	+	1.8 FC	2.8 FC	0.7 FC	3.7:1	2.5:1
B42	+	0.4 FC	0.9 FC	0.1 FC	9.0:1	4.0:1
B43	+	0.6 FC	3.4 FC	0.1 FC	34.0:1	6.0:1
B44	+	0.7 FC	1.1 FC	0.5 FC	2.2:1	1.4:1
PARCEL A	+	0.7 FC	4.7 FC	0.1 FC	47.0:1	7.0:1
PARCEL B	+	0.6 FC	4.4 FC	0.1 FC	44.0:1	6.0:1
PLAYGROUND	+	1.2 FC	2.6 FC	0.1 FC	26.0:1	12.0:1
POOL AREA	+	1.0 FC	2.6 FC	0.1 FC	26.0:1	10.0:1
PROPERTY LINE	+	0.0 FC	0.0 FC	0.0 FC	N/A	N/A
RIVER TRAIL	+	2.9 FC	14.8 FC	0.1 FC	148.0:1	29.0:1
B1	+	0.3 FC	2.8 FC	0.1 FC	28.0:1	3.0:1



KEY PLAN - N.T.S



PHOTOMETRIC SITE PLAN - SOUTHWEST | SCALE: 1" = 30'-0" | 1

NORTH

COPYRIGHT ©

SOUTHWEST GROUP
ENGINEERING CONSULTANTS, INC.
Electrical HVAC Plumbing Energy
Tel (949) 387 – 8989
Fax (949) 387 – 3993
www.swgengineering.com
9201 Research Dr.
Irvine, California 92618
CHK. BY: R.M.L. SWG No. CIT231434

Developer

CITY VENTURES
3121 MICHELSON DRIVE
SUITE 150
IRVINE, CALIFORNIA 92612
PHONE NO. 949.258.7555

COTTONWOOD & PARK

SANTEE, CA

No.	Date	Description

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor is thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

License Stamp

REGISTERED PROFESSIONAL ENGINEER
ROY M. LEE
E14840
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

PHOTOMETRIC
SITE PLAN
SOUTHWEST

ES2.4

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

Amherst

Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-WT1714 5"	3000K	BK Black	14W	1400	366

TYPE "B"

Example: **WS-WT1714-BK**
For custom requests please contact customs@waclighting.com

DESCRIPTION
A timeless classic lantern meets modern LED technology with a clear seeded glass lens and an open bottom for easy maintenance.

FEATURES
- Downlight illumination
- Open bottom for ease of maintenance
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10%, TRIAC: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, IP65, Wet Location Listed
Construction	Aluminum body, seeded clear glass diffuser

REPLACEMENT PARTS
RPL-GLA-17214 - Glass

FINISHES:
Black

LINE DRAWING:

Evolve®

ERLC Cobra Head

LED Roadway Lighting

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

TYPE "A2"

Ordering Information

ERLC 0 4 A6 40 A GRAY L

PROD. ID	VOLTAGE	LUMENS	DISTRIBUTION	CCT	CONTROLS PER ANSI C136.41	COLOR	OPTIONS
E = Evolve	2 120-277*	03 = 3,000 lm	A6 = Type II Narrow	27 = 2700K	A = 7-Pin Receptacle	GRAY = Gray	B = Tether
R = Roadway		04 = 4,000 lm	B6 = Type II	30 = 3000K	D = 7-Pin Receptacle with Shorting Cap	BLCK = Black	CI = Captive Door
L = Local	1 = 120	05 = 5,000 lm	C6 = Type III	40 = 4000K	E = 7-Pin Receptacle with Long Life non-Dimming PE Control	DKBZ = Dark Bronze	F = Fusing
C = Compact	Refer to Drivers Configuration Guide for Input Power Information	06 = 6,000 lm	D6 = Type IV	50 = 5000K	Note: 0-10V control standard unless DALI Option "U" requested	WHTC = White	G = Internal Bubble Level
1 = 120		07 = 7,000 lm	E6 = Type V Narrow				L = Tool Less Entry
2 = 208		08 = 8,000 lm	V6 = Type V				MI = MagnaPak*
3 = 240		09 = 9,000 lm	S6 = Type V Short				R = Secondary 10kV/5kA SPD
4 = 277		10 = 10,000 lm					T = Secondary 20kV/10kA SPD
		11 = 11,000 lm					U = DALI Programmable*
		12 = 12,000 lm					V1 = Field Adjustable Module*
		13 = 13,000 lm					Y = Coastal Finish*
		14 = 14,000 lm					XXX = Special Options
		15 = 15,000 lm					
		16 = 16,000 lm					

* Specific input voltage required to determine single vs double fused OTHERWISE selection of the inclusive voltage range (2) is required
* Not Available in all Distribution Types, Refer to Cobra table for availability
* See ISG plots of the B4 Distribution
* Option MI provides for MagnaPak - 40 Fixtures per MagnaPak Container. Single Pack box is standard
* Compatible with LightGrid+
* Not available with DALI "U" option
* Recommended for installations within 750 feet from coast

Suggested HID Replacement

Approximately 2,200 - 7,000 lumens to replace 50-100W HPS Cobra-head

Note: Actual replacement Lumens may vary based upon mounting height, pole spacing, design criteria, etc.

PREVIOUS	OPTICAL PATTERN	LATEST	NEW OPTICAL PATTERN
A5	Type II Narrow	A6	Type II Narrow
B5	Type II Wide	B6	Type II/III
C5	Type III	C6	Type III
New	Type IV	D6	Type IV
V4	Type V	V6	Type V
New	Type V Short	S6	Type V Short

The information above is designed to provide a guideline to select the correct luminaire for a roadway application. The best and most accurate way to ensure the proper design is by doing a lighting layout.

Current

LED.com
© Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 2 of 7
Rev 12/14/20
OLFSSST_ERLC_Evolve_R20

Evolve®

ERLC Cobra Head

LED Roadway Lighting

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

TYPE "A1"

Ordering Information

ERLC 0 4 C6 40 A GRAY L

PROD. ID	VOLTAGE	LUMENS	DISTRIBUTION	CCT	CONTROLS PER ANSI C136.41	COLOR	OPTIONS
E = Evolve	2 120-277*	03 = 3,000 lm	A6 = Type II Narrow	27 = 2700K	A = 7-Pin Receptacle	BLCK = Black	B = Tether
R = Roadway		04 = 4,000 lm	B6 = Type II/III	30 = 3000K	D = 7-Pin Receptacle with Shorting Cap	DKBZ = Dark Bronze	CI = Captive Door
L = Local	1 = 120	05 = 5,000 lm	C6 = Type III	40 = 4000K	E = 7-Pin Receptacle with Long Life non-Dimming PE Control	GRAY = Gray	F = Fusing
C = Compact	Refer to Drivers Configuration Guide for Input Power Information	06 = 6,000 lm	D6 = Type IV	50 = 5000K	Note: 0-10V control standard unless DALI Option "U" requested	WHTC = White	G = Internal Bubble Level
1 = 120		05 = 5000 lm	D5 = Type IV				L = Tool Less Entry
2 = 208		06 = 6000 lm	D6 = Type IV				MI = MagnaPak*
3 = 240		08* = 8000 lm	S6 = Type V Short				R = Secondary 10kV/5kA SPD
4 = 277		09* = 9000 lm	V6 = Type V				T = Secondary 20kV/10kA SPD
							U = DALI Programmable*
							V1 = Field Adjustable Module*
							Y = Coastal Finish*
							XXX = Special Options

* Specific input voltage required to determine single vs double fused OTHERWISE selection of the inclusive voltage range (2) is required
* See ISG plots of the B4 Distribution
* Option MI provides for MagnaPak - 40 Fixtures per MagnaPak Container. Single Pack box is standard
* Compatible with LightGrid+
* Not available with DALI "U" option
* Recommended for installations within 750 feet from coast

Suggested HID Replacement

Approximately 2,200 - 7,000 lumens to replace 50-100W HPS Cobra-head

Note: Actual replacement Lumens may vary based upon mounting height, pole spacing, design criteria, etc.

PREVIOUS	OPTICAL PATTERN	LATEST	NEW OPTICAL PATTERN
A5	Type II Narrow	A6	Type II Narrow
B5	Type II Wide	B6	Type II/III
C5	Type III	C6	Type III
New	Type IV	D6	Type IV
V4	Type V	V6	Type V
New	Type V Short	S6	Type V Short

The information above is designed to provide a guideline to select the correct luminaire for a roadway application. The best and most accurate way to ensure the proper design is by doing a lighting layout.

Current

LED.com
© Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 2 of 7
Rev 12/14/20
OLFSSST_ERLC_Evolve_R20

Evolve®

ERLC Cobra Head

LED Roadway Lighting

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

TYPE "A1" & "A2"

The Evolve® LED Roadway ERLC Luminaire is optimized utilizing advanced LED reflective optical system for local, collector and major roadways. The modern design incorporates the heat sink directly into the unit for heat transfer to prolong LED life.

Construction

Housing:	Aluminum die cast enclosure with casting integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant powder paint, ≥ 2.0 mil thickness (RAL & custom colors available) Standard = Black, Dark Bronze, Gray, White Optional = Coastal Finish
Weight:	12.4 lbs (5.6 kgs)

Optical System

Lumens:	2,000 - 15,700
Distribution:	Type II, III, IV, Type II Narrow and Type II Enhanced Backlight
Efficacy:	111-140 LPW
CCT:	270K, 3000K, 4000K and 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V or 347-480V
Input Frequency:	50/60Hz
Power Factor:	≥ 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection*

STANDARD	OPTIONAL
10kV/5kA	Secondary 10kV/5kA (R Option) or Secondary 20kV/10kA (T Option)

*Per ANSI C136.2-2018

Lumen Maintenance

Projected Lux per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTIONS	LIXIL/XIO @ HOURS 25,000 HR	50,000 HR	60,000 HR
02,03,04, 05,06	A5, B5, C5, D5, E5	L96	L94	L93
07, 08	A5, B5, C5, D5, E5	L90	L88	L86
09	A5, B5, C5, D5, E5	L88	L87	L86
10	A5, B5, C5, D5, E5	L94	L87	L84
11	A5, B5, C5, D5, E5	L93	L85	L82
12	A5, B5, C5, D5, E5	L96	L95	L94
13	A5, B5, C5, D5, E5	L96	L94	L93
14	A5, B5, C5, D5, E5	L96	L92	L91
15	A5, B5, C5, D5, E5	L93	L88	L86
16	A5, B5, C5, D5, E5	L91	L85	L83

Note: Projected Lux based on LM80 & YLDOO hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Ratings

Operating Temp:	-40°C to 50°C
Vibration:	3G per ANSI C136.2-2023
LM-79:	Testing in accordance with IES Standards
EMI:	Title 47 CFR Part 15 Class A
RoHS:	Complies with the material restrictions of RoHS

Controls

Dimming:	Standard-0-10V Optional-DALI (Option U)
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ Compatible

Warranty

5 Year (Standard) 10 Year (Optional)

Current

LED.com
© Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 3 of 7
Rev 12/14/20
OLFSSST_ERLC_Evolve_R20

Lumen Maintenance

Projected Lux per IES TM-21-11 at 25°C

DISTRIBUTIONS	LUMEN CODES	LIXIL/XIO @ HOURS 25,000 HR	50,000 HR	60,000 HR
Asymmetric: A5, B5, C5, D5, E5	03, 04	99	99	99
	05, 06, 07	98	97	96
	08	93	88	83
Symmetric V5	04	95	94	93
	05	94	90	89
Symmetric Short S5	04	96	95	94
	05, 06, 07, 08, 09	95	92	91

Note: Projected Lux based on LM80 & YLDOO hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2018
LM-79:	Testing in accordance with IES Standards
EMI:	Title 47 CFR Part 15 Class A
RoHS:	Complies with the material restrictions of RoHS

Controls

Dimming:	Standard - 0-10V Optional - DALI (Option U)
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ Compatible

Warranty

5 Year (Standard) 10 Year (Optional)

Current

LED.com
© Current Lighting Solutions, LLC. All rights reserved. GE and the GE monogram are trademarks of the General Electric Company and are used under license. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 1 of 7
Rev 12/14/20
OLFSSST_ERLC_Evolve_R20

DEZINER SERIES 6 - PLED SMALL

TYPE "D"

ORDERING INFORMATION

Spec/Order Example: D56CB/ALA8Y/36LED-700mA/30K/UNV/CRI-L/SAL-80197/DF

Luminaire	Shade	Optics	LED			Voltage
			# of LEDs	Drive Current	Color Temp - CCT	
Luminaire	Shade	Optics	LED			Voltage
☐ D56	☐ Angled A ☐ Angled w/ unifi Bands AB ☐ Concave/Flared C ☐ Concave/Flared w/ unifi Bands CB ☐ Deep Bell D ☐ Deep Bell w/ unifi Bands DB ☐ Hooded H ☐ Hooded w/ unifi Bands HB ☐ Slotted S ☐ Slotted w/ unifi Bands SB ☐ Tuned T ☐ Tuned w/ unifi Bands TB	PLED® Distribution Type ☐ PJD-B ☐ PJD-B-W ☐ PJD-S ☐ PJD-S-W ☐ PJD-V-HT ☐ PJD-V-SQ-N ☐ PJD-V-SQ-M ☐ PJD-V-SQ-W Ambience™ Lens Option: ☐ AL-ST ☐ AL-ST-HS ☐ AL-TM	☐ 36LED ☐ 20LED NOTES: 1 - 875mA not available with 36LED, available with 20LED only 2 - 1ºW available in 350mA & 530mA Drive Currents only Consult factory for other CCT, CRI, & Drive Current options	☐ 875mA ☐ 700mA ☐ 525mA ☐ 350mA	☐ 27K (2700K) ☐ 30K (3000K) ☐ 40K (4000K) ☐ 50K (5000K) ☐ TSA® True Amber	☐ UNV (120-277V) ☐ 347 ☐ 480

Mounting	Finish	Options
Mounting	**Finish**	**Options**
Arm Mount	Standard Textured Finish	
☐ 1	☐ Black RAL-9005-T	☐ Internal House Side Shield (Example: HSBLK) HS-PLSD
☐ 2@180	☐ White RAL-9003-T	☐ Twist Lock Receptacle Only TPR
☐ 2@90	☐ Grey RAL-7004-T	☐ 7-Pin Twist Lock Receptacle Only TPR7
☐ 3@90	☐ Dark Bronze RAL-8019-T	☐ Nightview Dimming for Select by Others/Solid State Ballast (Example: NDB10) NDBV
☐ 3@120	☐ Green RAL-6005-T	☐ Twist Lock Photocell + Voltage (Example: PE347V) TPCV
☐ 4@90	Premium Finishes	☐ Photocell + Voltage (Example: PE120V) PCxV
Wall Mount	☐ Rust	☐ Single Fuse (Example: SF277) SFxV
☐ WM	☐ Patina Copper PC	☐ Double Fuse (Example: DF240) DFxV
WM - Will Mount provided with mounting bracket and hardware	For smooth finish replace suffix "T" with suffix "S" (Example: TRL-RSDS)	☐ Buy/Sustin Programmable Photo/Motion Sensor (Example: Motion-SU-10 Prem Fin) MS-BYYY
Pendant Mount	Consult factory for custom colors	
☐ Stem Mount + Length(in) (28" Max) SM-L		
☐ Chain Mount + Length(in) (28" Max) CM-L		
☐ Cable Clamp Jdbx CCB		
☐ Cross Cable Clamp Jdbx CCC		

U.S. Pole Company Inc | An Employee Owned Company | 440 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-3000 | www.uspoleco.com

MADE IN THE USA | SUN VALLEY BRONZE | U.S. ARCHITECTURAL LIGHTING

AREA & ROADWAY LIGHTING

PROJECT NAME:
PROJECT TYPE:

TYPE "D"

DEZINER SERIES 6

Small Neoclassical, Domed Bell Luminaire

Features
The NEW Dezíner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7° diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulever 9" bolt coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a microreflector inside the refractor redirects the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are UL Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at Tq of 25°C) for all LED options.

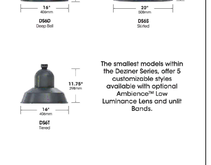
True Amber LED's TSA-True Amber LED's emit light in the amber spectral bandwidth centered on 590-592nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. Inline terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

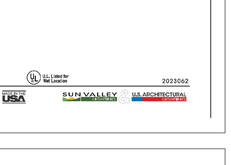
D56A
Angled

D56C
Concave/Flared



D56D
Deep Bell

D56S
Slotted



D56T
Tuned

The smallest models within the Dezner Series, offer 5 customizeable styles available with optional Ambience™ Low Luminance Lens and unifi Bands.

UL Listed for Wet Location

2023062

U.S. Pole Company Inc | An Employee Owned Company | 440 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-3000 | www.uspoleco.com

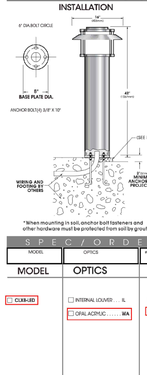
MADE IN THE USA | SUN VALLEY BRONZE | U.S. ARCHITECTURAL LIGHTING

CLXB SERIES-LED

TYPE "C"

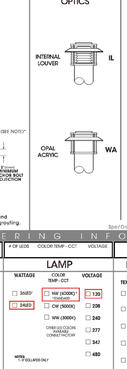
S P E C I F I C A T I O N S

INSTALLATION

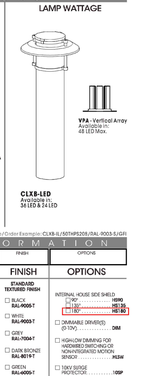


*When mounting in soil, anchor bolt fasteners and other hardware must be protected from soil lag grouting.

OPTICS



LAMP WATTAGE



CLXB-LED
Available in:
36 LED & 24 LED

Spec/Order Example: CLXB-IL/50THPS208/SAL-900.5-I/GY

S P E C / O R D E R I N G I N F O R M A T I O N

MODEL	OPTICS	# OF GDS	COLOR TEMP - CCT	VOLTAGE	FINISH	OPTIONS
MODEL	OPTICS	LAMP			FINISH	OPTIONS
		WATTAGE	COLOR TEMP - CCT	VOLTAGE	STANDARD TEXTURED FINISH	
☐ CLXB-SD	☐ INTERNAL LOUVER ..... IL ☐ OPAL ACRYLIC ..... WA	☐ 360*	☐ 50K (5000K)** HARDWIRE	☐ 120	☐ BLACK RAL-9005-T	INTERNAL HOUSE SIDE SHIELD ☐ 90° ..... HSBG ☐ 180° ..... HS180 ☐ 180° HS180
		☐ 240*	☐ CW (5000K)	☐ 208	☐ WHITE RAL-9003-T	☐ DIMMABLE DRIVER(S) (0-10V) ..... DIM
			☐ WW (3000K)	☐ 240	☐ GREY RAL-7004-T	☐ HIGH/LOW DIMMING FOR HARDWIRED SWITCHING OR NON-INTEGRATED MOTION SENSOR PE3W
		NOTES: * = SOLARIS ONLY		☐ 277	☐ DARK BRONZE RAL-8019-T	☐ 10KV SURGE PROTECTOR 10SP
				☐ 347	☐ GREEN RAL-6005-T	☐ 20KV SURGE PROTECTOR (277V & 480V Only) 20SP
				☐ 480	FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: SAL-900S5)	☐ DUPLEX RECEPTACLE ..... DUP
					NOTE: RAL 9005 SUFFIX "T" IS STANDARD, SUFFIX "S" IS OPTIONAL	☐ GROUND FAULT RECEPTACLE ..... GFI
						OPTIONAL HEIGHTS:
						☐ 30' OVERALL HEIGHT 30-OAH
						☐ 36' OVERALL HEIGHT 36-OAH

U.S. Architectural Lighting | 440 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-3000 | Fax (661) 949-8541 | www.uspoleco.com | www.usalighting.com

MADE IN THE USA | U.S. ARCHITECTURAL LIGHTING

SOLID STATE AREA LIGHTING

PROJECT NAME:
PROJECT TYPE:

CLXB SERIES-LED

S P E C I F I C A T I O N S

TYPE "C"

HOUSING and RISER
Durable corrosion resistant extruded aluminum 6063 alloy with a minimum wall thickness of .125". Top cap and vertical support flanges are cast aluminum (A356 alloy; <0.2% copper) construction and compress silicone gaskets top and bottom of the injection molded clear polycarbonate lens. Base Plate cover is spun aluminum.

VERTICAL SUPPORTS
Solid aluminum rod drilled and tapped to accept stainless hex head screws.

INTERNAL LOUVER (IL)
A specular louver stack conceals the inner lamp module and provides uplight and glare control through the external clear polycarbonate lens.

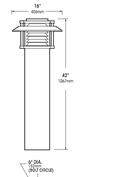
OPAL LENS (WP)
Opal polycarbonate lens protects the internal lamp or LED Power Array Module (with opal diffuse lenses) and provides uniform illumination.

ELECTRICAL MODULE
All electrical components are UL and cUL recognized are mounted on a single plate and factory prewired with quick-disconnect plugs. All HID lamps are medium base (E26) or Bi-pin Base (G12). Electronic MH ballasts have a power factor of >.95 (35/39W - 100W) -20°F starting, 120-277V and have lamp End-of-life protection. 347V option utilizes a step down transformer to the electronic ballast. Magnetic MH ballasts are high power factor (35/39W - 100W), -20°F starting, multi-tap 120-277V, 60Hz. Hi HPS ballasts are core and coil, high-reactance, high power factor (35/39W - 100W), -40°F starting. Electronic CFL ballasts are high power factor 120 – 277 voltage sensing. GX24-q4 socket supplied for all 18w – 42w triple tube lamps.

LED Driver - UL and cUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz and is mechanically fastened to a retaining bracket, 347V option may utilize a step down transformer to the LED driver. Driver. Main power quick disconnect provided. Driver has a minimum 4kV of internal surge protection. Consult factory for other voltages. Dimming and High-Low Driver options available. 10KV & 20KV Surge Protector optional.

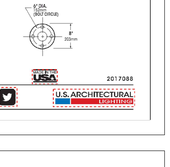
LED Power Array - Three-dimensional array consisting of 6 individual LED tubes fastened to a retaining plate equally arranged to provide 360° of even illumination output. Each individual LED tube is 4 watts and consists of a single or multiple of LED's which is fastened to a radial aluminum heat sink. A white polycarbonate lens and end caps protect each LED tube's internal components and provides diffusion to prevent shadowing and striations.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



CLXB

PATENT PENDING



UL Listed for Wet Location

2017088

U.S. Architectural Lighting | 440 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-3000 | Fax (661) 949-8541 | www.uspoleco.com | www.usalighting.com

MADE IN THE USA | U.S. ARCHITECTURAL LIGHTING

Evolve®

ERL1 Cobra Head

LED Roadway Lighting

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

TYPE "F"

Ordering Information

ERL1 0 10 B5 40 7 GRAY L

PROD. ID	VOLTAGE	LUMENS	DISTRIBUTION	CCT	CONTROLS PER ANSI C136.41	COLOR	OPTIONS
E = Evolve	0 = 50-277V*	02 = 2000 lm*	A5 = Type II Narrow	27 = 2700K*	A = 7-Pin Receptacle	GRAY = Gray	A = 4 Bolt Slipfitter*
R = Roadway	H = 347-480V*	03 = 3000 lm	B5 = Type II	30 = 3000K*	D = 7-Pin Receptacle with Shorting Cap	BLCK = Black	B = Tethers
L = Local	1 = 120V	04 = 4000 lm	C5 = Type III	40 = 4000K	E = 7-Pin Receptacle with non-dimming Long Life PE	DKBZ = Dark Bronze	CI = Captive Door
1= Single Module	2 = 208V	05 = 5000 lm	D5 = Type IV	50 = 5000K	Note: 0-10V standard	WHTE = White	F = Fusing
	3 = 240V	06 = 6000 lm	E5 = Type II Enhanced Back Light				G = Internal Bubble Level
	4 =277V	07 = 7000 lm					I = Optional IP66 Optical Enclosure
	8 = 120-240V*	08 = 8000 lm					L = Tool Less Entry
	5 = 480V	09 = 9000 lm					R = Enhanced Surge Protection (20kV/10kA)
	9 = 347V	10 = 10000 lm					T = Secondary 20kV/10kA SPD
		11 = 11000 lm					U = DALI Programmable**
		12 = 12000 lm					V1 = Field Adjustable Module**
		13 = 13000 lm					X = Single Pack*
		14 = 14000 lm					Y = Coastal Finish*
		15 = 15000 lm					XXX = Special Options
		16 = 16000 lm					

* Fusing requires discrete voltage.
* 50 Lumen Lock: Voltage Lock-out is 2, 3, 4 and 9 only
* Narrow IES Type and shooting added to typical variation, individual units may differ
* Select 2700K or 3000K CCT for ISG approved units
* Lead time varies, contact factory
* Compatible with LightGrid+™
* Not available in 347V, 480V or 347-480V for Lumen Output Levels 08-16
* Option MI provides single pack box per fixture. Standard packaging = 20 units per MagnaPak Container
* Recommended for installations within 750 feet from coast. Lead time varies, check with factory
* Not available with DALI "U" option
* Only available with ISG Lumen Code
* Not compatible with ISG Lumen Code

Suggested HID Replacement

Approximately 2,000-3,000 Lumens to replace 50W-70W HPS Cobra-head
Approximately 4,000-5,000 Lumens to replace 100W HPS Cobra-head
Approximately 7,000-9,000 Lumens to replace 150W HPS Cobra-head
Approximately 9,000-12,000 Lumens to replace 200W HPS Cobra-head
Approximately 12,000-16,000 Lumens to replace 250W HPS Cobra-head

Note: Actual replacement lumens may vary based upon mounting height, pole spacing, design criteria, etc.

Current

LED.com
© Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 2 of 7
Rev 12/14/20
OLFSSST_ERL1_Evolve_R20

Evolve®

ERL1 Cobra Head

LED Roadway Lighting

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

TYPE "F"

The Evolve® LED Roadway ERL1 Luminaire is optimized utilizing advanced LED reflective optical system for local, collector and major roadways. The modern design incorporates the heat sink directly into the unit for heat transfer to prolong LED life.

Construction

Housing:	Aluminum die cast enclosure casting integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant powder paint, ≥ 2.0 mil thickness (RAL & custom colors available) Standard = Black, Dark Bronze, Gray, White Optional = Coastal Finish
Weight:	12.4 lbs (5.6 kgs)

Optical System

Lumens:	2,000 - 15,700
Distribution:	Type II, III, IV, Type II Narrow and Type II Enhanced Backlight
Efficacy:	111-140 LPW
CCT:	270K, 3000K, 4000K and 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V or 347-480V
Input Frequency:	50/60Hz
Power Factor:	≥ 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection*

STANDARD	OPTIONAL
10kV/5kA	Secondary 10kV/5kA (R Option) or Secondary 20kV/10kA (T Option)

*Per ANSI C136.2-2018

Lumen Maintenance

Projected Lux per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTIONS	LIXIL/XIO @ HOURS 25,000 HR	50,000 HR	60,000 HR
02,03,04, 05,06	A5, B5, C5, D5, E5	L96	L94	L93
07, 08	A5, B5, C5, D5, E5	L90	L88	L86
09	A5, B5, C5, D5, E5	L88	L87	L86
10	A5, B5, C5, D5, E5	L94	L87	L84
11	A5, B5, C5, D5, E5	L93	L85	L82
12	A5, B5, C5, D5, E5	L96	L95	L94
13	A5, B5, C5, D5, E5	L96	L94	L93
14	A5, B5, C5, D5, E5	L96	L92	L91
15	A5, B5, C5, D5, E5	L93	L88	L86
16	A5, B5, C5, D5, E5	L91	L85	L83

Note: Projected Lux based on LM80 & YLDOO hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Ratings

Operating Temp:	-40°C to 50°C
Vibration:	3G per ANSI C136.2-2023
LM-79:	Testing in accordance with IES Standards
EMI:	Title 47 CFR Part 15 Class A
RoHS:	Complies with the material restrictions of RoHS

Controls

Dimming:	Standard-0-10V Optional-DALI (Option U)
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ Compatible

Warranty

5 Year (Standard) 10 Year (Optional)

Current

LED.com
© Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Page 1 of 7
Rev 12/14/20
OLFSSST_ERL1_Evolve_R20

Project Name: Type:

VSS-S ORDERING GUIDE

TYPE "E"

Cat#	Light Dist.	# of LEDs	Drive Current	Color Temp./CRI	Voltage
VSS-S Value Series Square Small (VSS-S)	T2 **Standard Silicone Micro Optics** Type 2 (T2) Type II (TII) Type V (TV) Type I (TI) **Performance Silicone Micro Optics** Type 4 Forward Throw Wide (For Perimeters) (T4FTW) Type 5 Wide (For Improved Uniformity & Wider Pole Spacing) (T5W)	16L **Standard Configurations** 16 LED (16L) 32 LED (32L) **Standard Configurations** 16 LED (16L) 32 LED (32L) **Performance Plus Configurations***	7 400 mA (4A)* 530 mA (5A) 700 mA (7) 1000 mA (1) 400mA (4A)* 530 mA (5A) 700 mA (7) 1050 mA (1) 350 mA (3S) *	40K Amber LED 591nm (Dominant Wavelength) Standard Tuntar Friendly (AMBER) * & ** * Amber LED Phosphor Converted (AMBER-PC) * & ** * 2700K 70 CRI (27K7)* 2700K 80 CRI (27K8)* 3000K 70 CRI (30K7)* 3000K 80 CR