TENTATIVE MAP PL25-0030
APN: 224-151-51-00
CLEVELAND AVE RESIDENTIAL SUBDIVISION

MAP PREPARED BY:

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

LICENSED LAND SURVEYOR — MICHAEL D. LEVIN — Exp. 6-30-25 — No. 6896 — STATE OF CALIFORNIA

MICHAEL D. LEVIN, P.L.S. NO. 6896

ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745-8118
FAX (760) 745-1890

REGISTERED PROFESSIONAL ENGINEER — ROBERT D. DENTINO — No. 45629 — Exp.12-31-26 — CIVIL — STATE OF CALIFORNIA

ROBERT D. DENTINO, R.C.E NO. 45629

LEGAL DESCRIPTION

"REMAINDER PARCEL" AS SHOWN ON PARCEL MAP NO. 19229, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 13, 2003 AS FILE NO. 2003-0558981 OF OFFICIAL RECORDS.

SOURCE OF TOPOGRAPHY

THE SOURCE OF THE EXISTING TOPOGRAPHY IS BASED ON AN AERIAL FLOWN BY CAPTO ON JULY 7, 2024 TOGETHER WITH FIELD SURVEY BY EXCEL ENGINEERING ON JULY 17, 2023 AND AUGUST 20, 2024.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

NACK FAMILY TRUST, RANDALL FAMILY TRUST & HAASE FAMILY TRUST
BY: _____ DATE: _____
NACK FAMILY TRUST, RANDALL FAMILY TRUST & HAASE FAMILY TRUST

OWNER

NACK FAMILY TRUST – DATED APRIL 14, 2009
RANDALL FAMILY TRUST – DATED APRIL 18, 1996
HAASE FAMILY TRUST – DATED JUNE 30, 1999

OWNER _____ DATE: _____

APPLICANT'S NAME

TTLC SCA–ESCONDIDO, LLC
4350 VON KARMAN AVE., SUITE 200
NEWPORT BEACH, CA 92660

APPLICANT _____ DATE: _____

GENERAL NOTES

1. GROSS AREA WITHIN SUBDIVISION BOUNDARY: 10.378 ACRES.
2. TOTAL NUMBER OF LOTS:
   - 29 SINGLE FAMILY RESIDENTIAL LOTS
   - 1 STREET LOT
   - 1 UTILITY LOT
   - 2 WATER QUALITY LOTS
3. MINIMUM LOT SIZE IS 5760.73 SQUARE FEET.
4. AVERAGE LOT SIZE IS 11425.02 SQUARE FEET.
6. ZONING DESIGNATION: R–E–20: RESIDENTIAL ESTATES (DENSITY BONUS)
7. GENERAL PLAN DESIGNATION: E2 ESTATE II
8. SETBACKS AS PROPOSED FOR THIS DENSITY BONUS PROJECT.

PRESENT & PROPOSED USE:

EXISTING: RE–20: RESIDENTIAL ESTATES
PROPOSED: RE–20: RESIDENTIAL ESTATES

ACCESS

CONWAY DRIVE AND CLEVELAND AVENUE

LAND AREA

10.378 ACRES

SITE ADDRESS

CONWAY DRIVE, ESCONDIDO, CA 92026

ASSESSOR'S PARCEL NO.

224–151–51–00

FIRE DISTRICT

CITY OF ESCONDIDO

SCHOOL DISTRICT

ESCONDIDO UNION SCHOOL DISTRICT

WATER/SEWER DISTRICT

CITY OF ESCONDIDO

FEMA ZONE

THIS SITE IS PART OF FEMA FLOOD PANEL NO. 06073C0812G, EFFECTIVE DATE MAY 16, 2012, AND IS LOCATED WITHIN ZONE X: "AREA OF MINIMAL FLOOD HAZARD".

STORM WATER PRIORITY DEVELOPMENT

THIS IS A PRIORITY DEVELOPMENT PROJECT.

GEOTECHNICAL CONSULTANT

GEOTEK, INC
1548 NORTH MAPLE STREET
CORONA, CA 92878

PROPOSED SETBACKS

FRONT YARD:	15 FEET
INTERIOR SIDE YARD:	10 FEET
CORNER STREET SIDE YARD:	10 FEET* **
REAR YARD:	20 FEET

* A GARAGE HAVING ACCESS THAT IS PERPENDICULAR TO THE STREET SHALL BE SET BACK AT LEAST 20 FEET FROM THE STREET PROPERTY LINE. A REQUIRED SIDE SETBACK SHALL NOT BE USED FOR VEHICLE PARKING EXCEPT SUCH PORTION AS IS DEVOTED TO DRIVEWAY USE.

** THE REQUIRED STREET SIDE SETBACK SHALL NOT BE USED FOR VEHICLE PARKING.

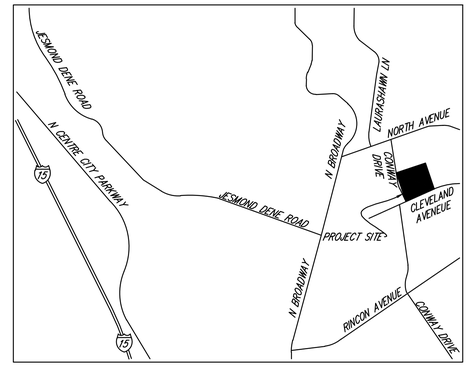
SHEET INDEX

SHEET 1 ..... TITLE
SHEET 2 ..... EXISTING CONDITION
SHEET 4 ..... TENTATIVE MAP
SHEET 3 ..... SLOPE ANALYSIS
SHEET 5 ..... GRADING PLAN
SHEET 6 ..... GRADING SECTIONS & PLAN & PROFILES
SHEET 7 ..... UTILITIES
SHEET 8 ..... WQMP BMP

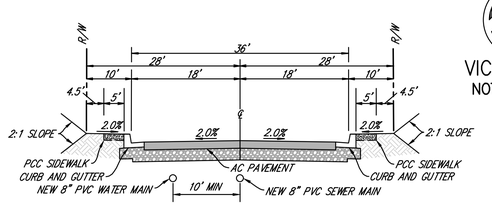
LEGEND

PROJECT BOUNDARY
PROPERTY LINE (-PL-)
RIGHT OF WAY (-RW-)
EXIST MAJOR CONTOUR (100)
EXIST MINOR CONTOUR
PROPOSE MAJOR CONTOUR (100)
PROPOSE MINOR CONTOUR
GEOGRID TYPE RETAINING
CMU TYPE RETAINING
SOIL NAIL TYPE RETAINING
EXIST WATER MAIN (W)
EXIST SEWER MAIN (S)
NEW WATER MAIN (W)
NEW SEWER MAIN (S)
FLOW LINE
PCC BROW DITCH
EXIST. FIRE LINE (F)
FIRE HYDRANT
STREET/PARKING LIGHT
STORM DRAIN INLETS/CLEANOUTS
WATER SERVICE LATERAL (W)
SEWER SERVICE LATERAL (S)
FIRE SERVICE LATERAL (F)
PCC CURB
PCC CURB & GUTTER
TEE LATERAL
BLOW OFF
AIR VENT
THRUST BLOCK



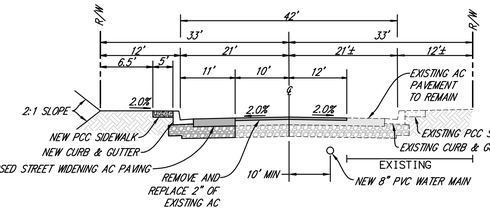


VICINITY MAP
NOT TO SCALE

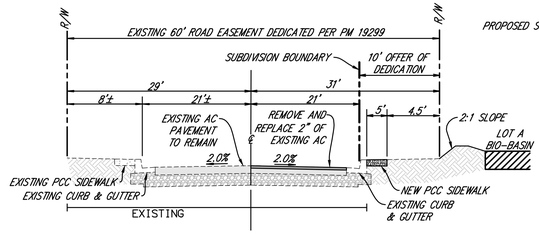


STREETS A & B (PUBLIC)
SECTION A–A
NOT TO SCALE
* FINAL PAVEMENT SECTIONS TO BE PROVIDED BY SOILS ENGINEER.

0 80 160
SCALE 1":80'



CLEVELAND AVE (PUBLIC)
SECTION B–B
NOT TO SCALE
* FINAL PAVEMENT SECTIONS TO BE PROVIDED BY SOILS ENGINEER



CONWAY DRIVE (PUBLIC)
SECTION C–C
NOT TO SCALE
* FINAL PAVEMENT SECTIONS TO BE PROVIDED BY SOILS ENGINEER

DENSITY BONUS CALCULATION FOR VERY LOW INCOME		
		ROUND UP
MAXIMUM PERMITTED DENSITY (SEE SLOPE ANALYSIS)	2 DU / AC	
PROPERTY SIZE (ACRES)	10.380	
NUMBER OF UNITS AT MAXIMUM PERMITTED DENSITY	20.760	21
UNITS AFFORDABLE TO VERY LOW INCOME HOUSEHOLDS (11%)	2.284	3
DENSITY BONUS UNITS (@ 35%)	7.350	8
TOTAL PROJECT UNITS WITH 35% DENSITY BONUS		
BASE UNITS		21
ALLOWED DENSITY BONUS UNITS		8
ALLOWED TOTAL UNITS		29
TOTAL AFFORDABLE UNITS FOR LOW INCOME HOUSEHOLDS		3
TOTAL MARKET RATE UNITS		26

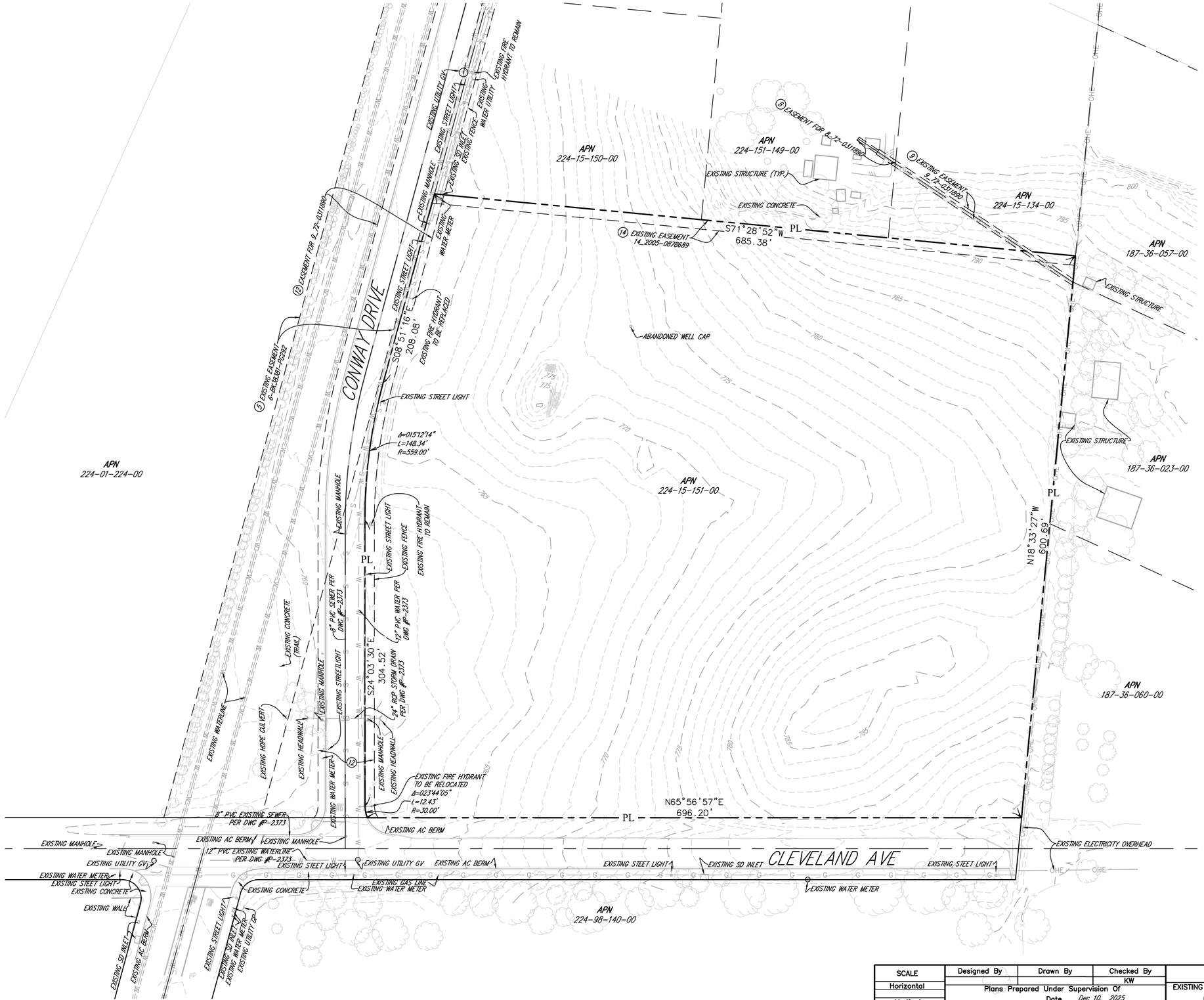
PROPOSED EARTHWORKS FOR CONWAY DRIVE					
EARTHWORK CALCULATION DETAIL					
LINE ID	ITEM DESCRIPTION	AREA (SF)	SECTION/LENGTH (FT)	VOL (CY)	ROUNDED
1	RAW CUT			18,158.11	18,160.00
2	STREETS "A" & "B"	40,977.58	0.75	1,138.27	1,140.00
3	WQ BIO BASINS (2.5 FT DEEP)	12,396.57	2.50	1,147.83	1,150.00
4	TOTAL AVAILABLE ONSITE MATERIALS USED FOR FILLING			20,444.21	20,450.00
5	RAW FILL			22,388.74	22,390.00
6	STREETS "A" & "B"	16,435.44	0.75	456.54	460.00
7	TOTAL FILL REQUIRED			21,932.20	21,930.00
8	**IMPORT**			**1,487.99**	**1,480.00**
9	FOR PERMITTING PURPOSES, SAY EARTHWORK IS BALANCE AT (CY)	21,190.00			

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ESCONDIDO City of Choice

SCALE	Designed By	Drawn By	Checked By	CLEVELAND AVE RESIDENTIAL SUBDIVISION	Drawing No.
Horizontal			KW		
Vertical	Plans Prepared Under Supervision Of ROBERT D. DENTINO R.C.E. No. 45629 Date Dec 10, 2025			TITLE SHEET: CLEVELAND AVE APN: 224–151–51–00	Sheet 1 of 8

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LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE (-PL-)
- RIGHT OF WAY (-RW-)
- EXIST. MAJOR CONTOUR (100)
- EXIST MINOR CONTOUR
- EXIST. GEOGRID TYPE RETAINING
- EXIST. CMU TYPE RETAINING
- EXIST. SOIL NAIL TYPE RETAINING
- EXIST. WATER MAIN (W)
- EXIST. SEWER MAIN (S)
- EXIST. FLOW LINE
- EXIST. PCC BROW DITCH
- EXIST. FIRE LINE (F)
- EXIST. FIRE HYDRANT
- EXIST. STREET/PARKING LIGHT
- EXIST. STORM DRAIN INLETS/CLEANOUTS
- EXIST. WATER SERVICE LATERAL (W)
- EXIST. SEWER SERVICE LATERAL (S)
- EXIST. FIRE SERVICE LATERAL (F)
- EXIST. PCC CURB
- EXIST. PCC CURB & GUTTER

EXISTING EASEMENTS

(5) AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 13, 1902 IN BOOK 249 OF DEEDS, PAGE 180. IN FAVOR OF: ESCONDIDO LAND & TOWN COMPANY

(8) AN EASEMENT FOR RIGHT OF WAY, POLE LINE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1972 AS INSTRUMENT NO. 311889 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY

(9) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1972 AS INSTRUMENT NO. 311890 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY

(12) AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED MAY 13, 2003 AS MAP NO. 19299 OF PARCEL MAPS. FOR: PROPOSED ROAD AND PRIVATE ROAD AND INCIDENTAL PURPOSES.

(SEE SURVEYOR'S NOTE FOR ITEM 12 ON SHEET 1 FOR CLARIFICATION.)

(14) AN EASEMENT FOR WATER, SEWER AND INCIDENTAL PURPOSES, RECORDED OCTOBER 11, 2005 AS INSTRUMENT NO. 2005-0878689 OF OFFICIAL RECORDS. IN FAVOR OF: JAMES C. RANDALL AND LEXIE I. RANDALL, AS TRUSTOR AND TRUSTEES OF THE RANDALL FAMILY TRUST DATED 4/18/96

SCALE 1":50'

0 50 100

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ESCONDIDO City of Choice

SCALE	Designed By	Drawn By	Checked By
Horizontal			KW
Vertical	Plans Prepared Under Supervision Of	Date Dec 12, 2025	
	ROBERT D. DENTINO	R.C.E. No. 45629	

CLEVELAND AVE RESIDENTIAL SUBDIVISION

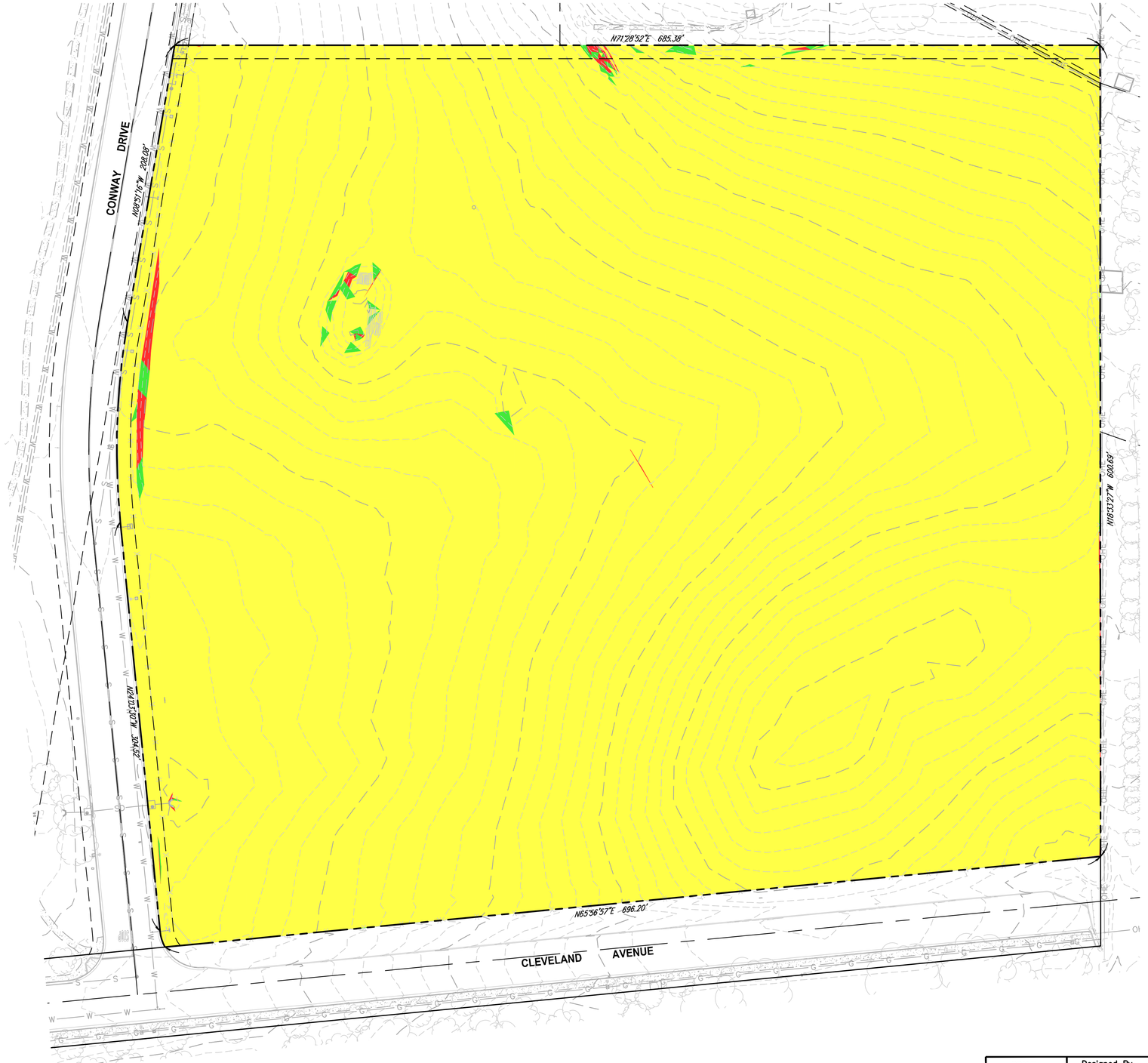
EXISTING CONDITION SHEET:

CLEVELAND AVE APN: 224-151-51-00

Drawing No.

Sheet 2 of 8

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LAND AREA
10.378 ACRES

SITE ADDRESS
CONWAY DRIVE
ESCONDIDO, CA 92026

ZONING
EXISTING: RE-20: RESIDENTIAL ESTATES
PROPOSED: RE-20: RESIDENTIAL ESTATES

GENERAL PLAN
E2 – ESTATE II

MAXIMUM ALLOWABLE DENSITIES
SLOPE CATEGORIES
0% – 25% = 2 DU / ACRE
25% – 35% = 1 DU / ACRE
35%+ = 1 DU / 20 ACRES

Slopes Table

Number	Minimum Slope	Maximum Slope	Color	Acres
1	0.00%	25.00%		10.32
2	25.00%	35.00%		0.03
3	35.00%	200.00%		0.03

SCALE 1"=40'
0 40 80

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ESCONDIDO City of Choice

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Horizontal			KW
Vertical	Plans Prepared Under Supervision Of		
	ROBERT D. DENTINO	Date Dec 10, 2025	R.C.E. No. 45629

CLEVELAND AVE RESIDENTIAL SUBDIVISION

SLOPE ANALYSIS SHEET:
CLEVELAND AVE APN: 224-151-51-00

Drawing No.

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LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE -PL-
- RIGHT OF WAY -RW-
- EXIST MAJOR CONTOUR 100
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR 100
- PROPOSE MINOR CONTOUR
- LOT NUMBER LOT-#
- BUILDING PLAN P1 / P2
- CMU TYPE RETAINING
- EXIST WATER MAIN
- EXIST SEWER MAIN
- NEW WATER MAIN
- NEW SEWER MAIN
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE F
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL w
- SEWER SERVICE LATERAL s
- FIRE SERVICE LATERAL f
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK

EXISTING EASEMENTS

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LOT INFORMATION TABLE

LOT ID	SETBACK (FRONT/SIDE/BACK)	SETBACK (GARAGE)	AREA (SQ FT)	AREA (ACRES)	PLAN NO.	LOT DESCRIPTION
LOT 1	15' / 10' / 20'	20'	11372	0.26	P3	RESIDENTIAL
LOT 2	15' / 10' / 20'	20'	11913	0.27	P1R	RESIDENTIAL
LOT 3	15' / 10' / 20'	20'	11970	0.28	P2R	RESIDENTIAL
LOT 4	15' / 10' / 20'	20'	11970	0.28	P1R	RESIDENTIAL
LOT 5	15' / 10' / 20'	20'	11943	0.27	P2R	RESIDENTIAL
LOT 6	15' / 10' / 20'	20'	11525	0.27	P3R	RESIDENTIAL
LOT 7	15' / 10' / 20'	20'	19090	0.44	P2	RESIDENTIAL
LOT 8	15' / 10' / 20'	20'	11827	0.27	P3R	RESIDENTIAL
LOT 9	15' / 10' / 20'	20'	11626	0.27	P1	RESIDENTIAL
LOT 10	15' / 10' / 20'	20'	11700	0.27	P2	RESIDENTIAL
LOT 11	15' / 10' / 20'	20'	11607	0.27	P3R	RESIDENTIAL
LOT 12	15' / 10' / 20'	20'	7426	0.17	AFFORDABLE	RESIDENTIAL
LOT 13	15' / 10' & 5' / 20'	20'	5761	0.13	AFFORDABLE	RESIDENTIAL
LOT 14	15' / 7.5' & 5' / 20'	20'	5822	0.13	AFFORDABLE	RESIDENTIAL
LOT 15	15' / 10' / 20'	20'	10199	0.23	P3	RESIDENTIAL
LOT 16	15' / 10' / 20'	20'	12750	0.29	P2R	RESIDENTIAL
LOT 17	15' / 10' / 20'	20'	11506	0.26	P1R	RESIDENTIAL
LOT 18	15' / 10' / 20'	20'	14691	0.34	P3R	RESIDENTIAL
LOT 19	15' / 10' / 20'	20'	15738	0.36	P1	RESIDENTIAL
LOT 20	15' / 10' / 20'	20'	10002	0.23	P3	RESIDENTIAL
LOT 21	15' / 10' / 20'	20'	11176	0.26	P2	RESIDENTIAL
LOT 22	15' / 10' / 20'	20'	10795	0.25	P1	RESIDENTIAL
LOT 23	15' / 10' / 20'	20'	10723	0.25	P2	RESIDENTIAL
LOT 24	15' / 10' / 20'	20'	10664	0.25	P1R	RESIDENTIAL
LOT 25	15' / 10' / 20'	20'	10795	0.25	P3R	RESIDENTIAL
LOT 26	15' / 10' / 20'	20'	10795	0.25	P2	RESIDENTIAL
LOT 27	15' / 10' / 20'	20'	10795	0.25	P3	RESIDENTIAL
LOT 28	15' / 10' / 20'	20'	11522	0.27	P2	RESIDENTIAL
LOT 29	15' / 10' / 20'	20'	13622	0.31	P1	RESIDENTIAL
AVERAGE (LOT 1-29)			11425	0.26		
LOT A			20970	0.48		WATER QUALITY
LOT B			4713	0.11		WATER QUALITY
LOT C			6761	0.00		UTILITY LOT
LOT D			81510	1.87		STREET LOT
TOTAL			445279	10.07		

* NOTE: ALL NUMBERED LOTS IN THE TRACT REQUIRE THE FOLLOWING CONCESSION: LOT SIZE AND THE FOLLOWING WAIVERS: SETBACKS AVERAGE LOT WIDTH

SCALE 1":40'
0 40 80

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Horizontal			KW
Vertical	Plans Prepared Under Supervision Of		
	ROBERT D. DENTINO	Date Dec. 10, 2025	R.C.E. No. 45629

CLEVELAND AVE RESIDENTIAL SUBDIVISION

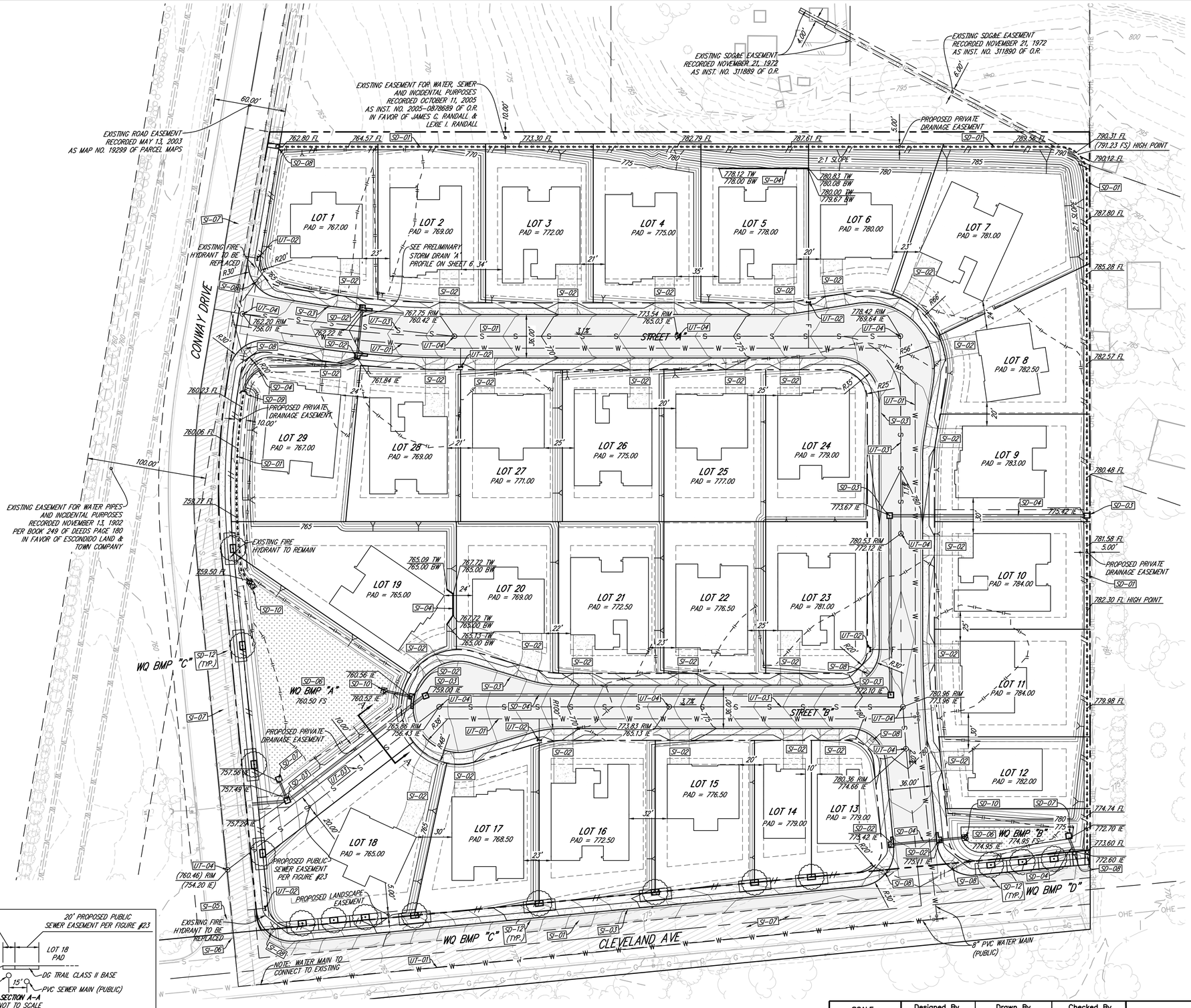
TENTATIVE MAP SHEET:

CLEVELAND AVE APN: 224-151-51-00

Drawing No.

Sheet 4 of 8

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LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR
- PROPOSE MINOR CONTOUR
- GEOGRID TYPE RETAINING
- CMU TYPE RETAINING
- DAYLIGHT / LIMITS OF GRADING / CUT & FILL
- EXIST WATER MAIN
- EXIST SEWER MAIN
- NEW WATER MAIN
- NEW SEWER MAIN
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL
- SEWER SERVICE LATERAL
- FIRE SERVICE LATERAL
- IRRIGATION SERVICE LATERAL
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK

CONSTRUCTION NOTES
SURFACE IMPROVEMENTS

- SI-01 AC PAVEMENT
- SI-02 PCC DRIVEWAY
- SI-03 6" PCC CURB & GUTTER
- SI-04 CMU RETAINING WALL 3' MAX
- SI-05 TRAFFIC SIGN
- SI-06 TRAFFIC STRIPING
- SI-07 2" GRIND & OVERLAY
- SI-08 ADA RAMP

UTILITY IMPROVEMENTS

- UT-01 8" PVC WATER MAIN (PUBLIC)
- * UT-02 FIRE HYDRANT PER COE STD DWG W-3-E
- UT-03 8" PVC SEWER MAIN (PUBLIC)
- UT-04 SEWER MANHOLE PER COE MODIFIED DWG. S-1-E
- UT-05 8 LF OF 8" PVC SEWER MAIN STUB (PUBLIC)

*NOTE: ALL NEW OR EXISTING FIRE HYDRANTS SHALL MEET CURRENT CITY OF ESCONDIDO STANDARDS.

CONSTRUCTION NOTES
STORM DRAIN / WATER QUALITY IMPROVEMENTS

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
- SD-03 STORM DRAIN BOX/CLEANOUT
- SD-04 STORM DRAIN PIPE
- SD-06 WATER QUALITY BASIN.
- SD-07 WATER QUALITY OUTLET CONTROL STRUCTURE.
- SD-08 STORM DRAIN CURB OUTLET PER SDRSD D-25
- SD-09 STORM DRAIN HEADWALL
- SD-10 RIPRAP
- SD-12 WATER QUALITY TREE WELL BMP PER SDRSD GS-1.03

SCALE 1"=40'
0 40 80

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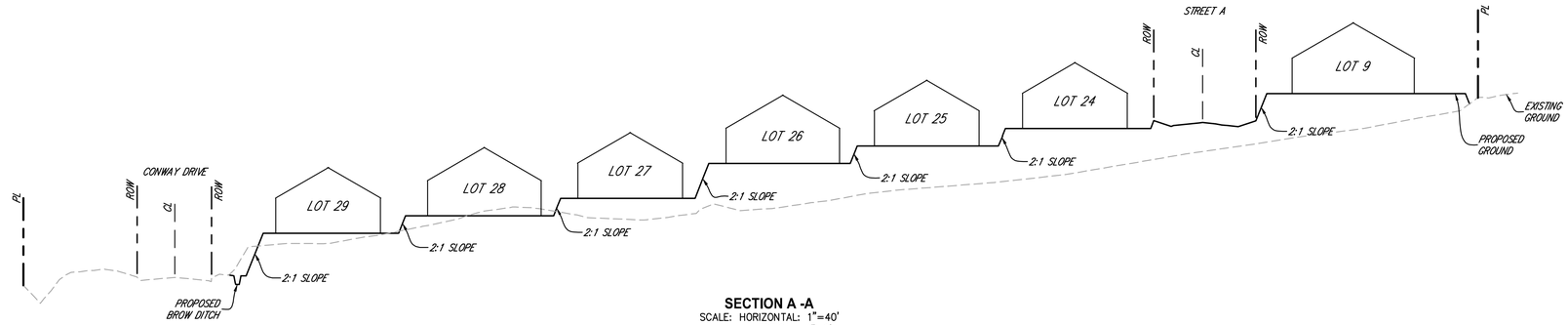
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Vertical	Plans Prepared Under Supervision Of ROBERT D. DENTINO	Date Dec 10, 2025	R.C.E. No. 45629

CLEVELAND AVE RESIDENTIAL SUBDIVISION

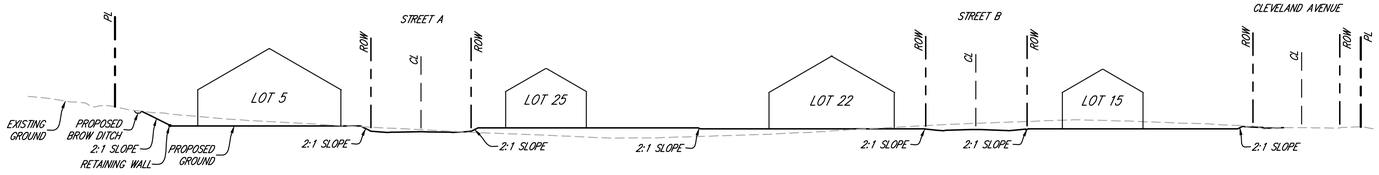
GRADING PLAN SHEET:
CLEVELAND AVE APN: 224-151-51-00

Drawing No.

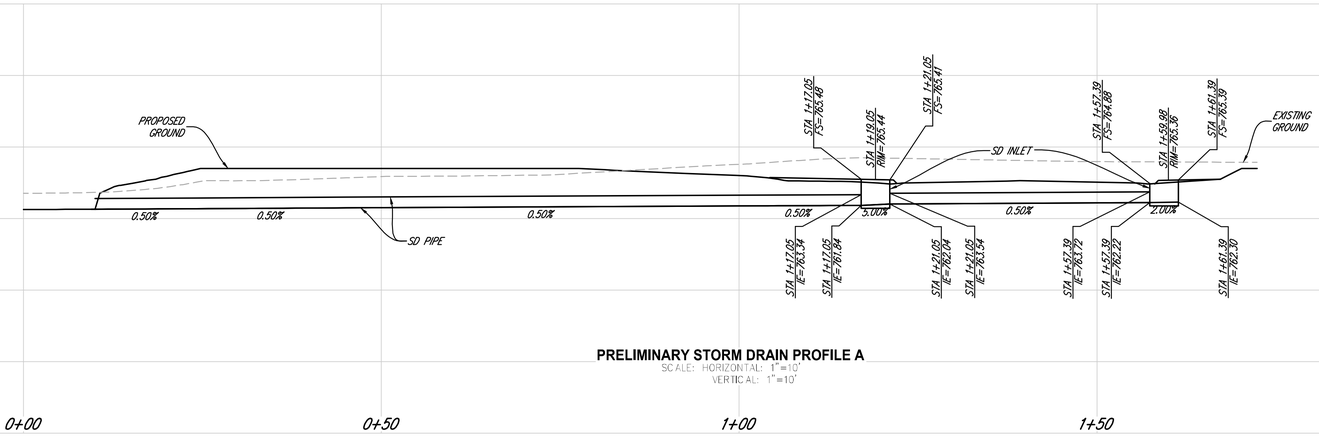
Sheet 5 of 8



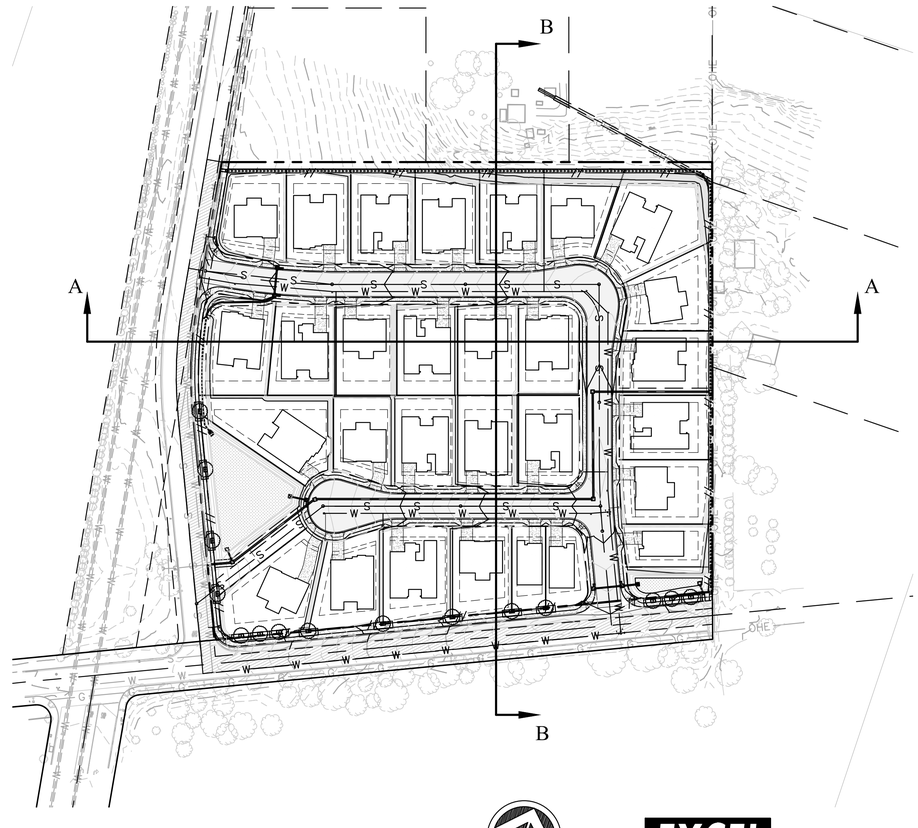
SECTION A -A
SCALE: HORIZONTAL: 1"=40'
VERTICAL: 1"=8'



SECTION B - B
SCALE: HORIZONTAL: 1"=40'
VERTICAL: 1"=40'



PRELIMINARY STORM DRAIN PROFILE A
SCALE: HORIZONTAL: 1"=10'
VERTICAL: 1"=10'



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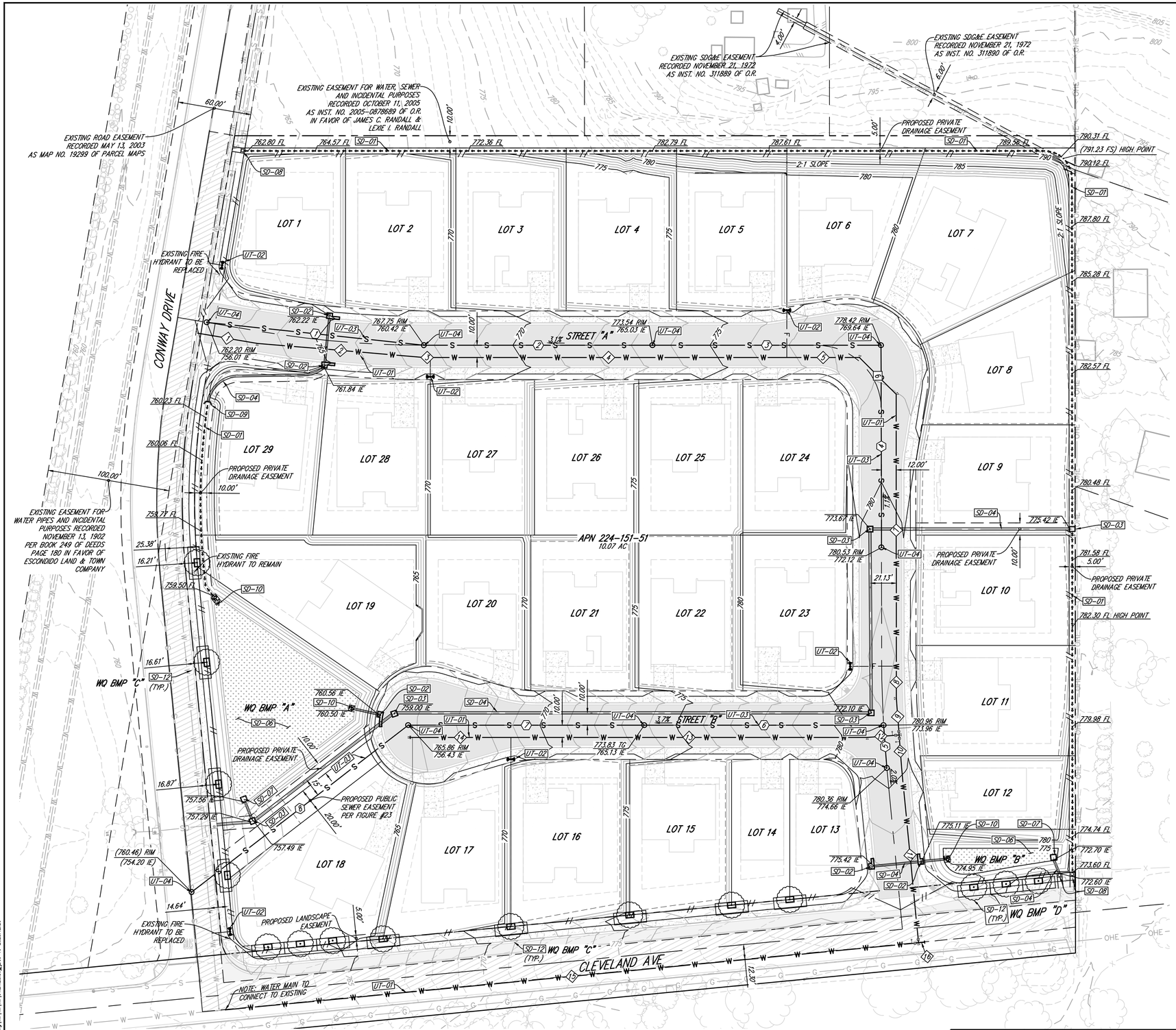
ESCONDIDO
City of Choice

SCALE	Designed By	Drawn By	Checked By
Horizontal			KW
Vertical	Plans Prepared Under Supervision Of ROBERT D. DENTINO Date Dec. 10, 2025 R.C.E. No. 45629		

CLEVELAND AVE RESIDENTIAL SUBDIVISION
GRADING SECTIONS & PLAN & PROFILES SHEET:
CLEVELAND AVE APN: 224-151-51-00

Drawing No.
Sheet 6 of 8

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WATER DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N81°08'44"E	--	49.49'	8" PVC C-900
2	N76°18'48"E	--	136.47'	8" PVC C-900
3	N71°28'52"E	--	5.09'	8" PVC C-900
4	N71°28'52"E	--	290.86'	8" PVC C-900
5	N71°28'52"E	--	59.11'	8" PVC C-900
6	N63°32'17"W	--	42.44'	8" PVC C-900
7	N18°33'27"W	--	221.96'	8" PVC C-900
8	N18°33'27"W	--	26.12'	8" PVC C-900
9	N22°47'44"W	--	30.07'	8" PVC C-900
10	N22°47'44"W	--	26.42'	8" PVC C-900
11	N24°03'03"W	--	143.87'	8" PVC C-900
12	N67°12'16"E	--	26.00'	8" PVC C-900
13	N71°28'52"E	--	290.73'	8" PVC C-900
14	N71°28'52"E	--	82.30'	8" PVC C-900
15	N65°56'57"E	--	567.97'	8" PVC C-900
16	N65°56'57"E	--	5.00'	8" PVC C-900

SEWER DATA

NO	DELTA/BRG	RADIUS	LENGTH	REMARK
1	N77°29'31"E	--	178.17'	8" PVC SDR-35
2	N71°28'52"E	--	186.36'	8" PVC SDR-35
3	N71°28'52"E	--	186.36'	8" PVC SDR-35
4	N18°40'17"W	--	165.00'	8" PVC SDR-35
5	N22°47'44"W	--	35.10'	8" PVC SDR-35
6	N71°28'52"E	--	195.21'	8" PVC SDR-35
7	N71°28'52"E	--	192.48'	8" PVC SDR-35
8	N33°51'33"E	--	223.13'	8" PVC SDR-35

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE (-PL-)
- RIGHT OF WAY (-RW-)
- EXIST MAJOR CONTOUR (100)
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR (100)
- PROPOSE MINOR CONTOUR
- GEOGRID TYPE RETAINING
- CMU TYPE RETAINING
- DAYLIGHT / LIMITS OF GRADING / CUT & FILL
- EXIST WATER MAIN (W)
- EXIST SEWER MAIN (S)
- NEW WATER MAIN (W)
- NEW SEWER MAIN (S)
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE (F)
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL (W)
- SEWER SERVICE LATERAL (S)
- FIRE SERVICE LATERAL (F)
- IRRIGATION SERVICE LATERAL (I)
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK

CONSTRUCTION NOTES
UTILITY IMPROVEMENTS

- UT-01 8" PVC WATER MAIN (PUBLIC)
- * UT-02 FIRE HYDRANT PER COE STD DWG W-3-E (NOT TO SCALE)
- UT-03 8" PVC SEWER MAIN (PUBLIC)
- UT-04 SEWER MANHOLE PER COE MODIFIED S-1-E
- UT-05 8 LF OF 8" PVC SEWER MAIN STUB (PUBLIC)

*NOTE: ALL NEW OR EXISTING FIRE HYDRANTS SHALL MEET CURRENT CITY OF ESCONDIDO STANDARDS.

CONSTRUCTION NOTES
STORM DRAIN / WATER QUALITY IMPROVEMENTS

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
- SD-03 STORM DRAIN BOX/CLEANOUT
- SD-04 STORM DRAIN PIPE
- SD-06 WATER QUALITY BASIN.
- SD-07 WATER QUALITY OUTLET CONTROL STRUCTURE.
- SD-08 STORM DRAIN CURB OUTLET PER SDRSD D-25
- SD-09 STORM DRAIN HEADWALL
- SD-10 RIPRAP
- SD-12 WATER QUALITY TREE WELL BMP PER SDRSD GS-1.03

SCALE 1":40'
0 40 80

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

ESCONDIDO City of Choice

SCALE	Designed By	Drawn By	Checked By
Horizontal			KW
Vertical	Plans Prepared Under Supervision Of		
	ROBERT D. DENTINO	Date Dec 10 2025	R.C.E. No. 45629

CLEVELAND AVE RESIDENTIAL SUBDIVISION

UTILITIES SHEET:
CLEVELAND AVE APN: 224-151-51-00

Drawing No.

Sheet 7 of 8

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SINGLE SHEET BMP PLAN

CLEVELAND RESIDENTIAL

WATER QUALITY BASIN INSTALLATION NOTES:

1. AN UNDERDRAIN CLEANOUT WITH A MINIMUM 6-INCH DIAMETER AND LOCKABLE CAP IS PLACED EVERY 250 TO 300FEET AS REQUIRED BASED ON UNDERDRAIN LENGTH.
2. VEGETATION USED SHOULD BE SUITABLE FOR THE CLIMATE PER LANDSCAPE PLANS
3. FILTER COARSE IS A MINIMUM OF 6 INCHES PROVIDED IN TWO SEPARATE 3 INCH LAYERS. THE TOP LAYER SHALL BE MADE OF ASTM C.33 CHOKER SAND AND THE BOTTOM LAYER BE OF ASTM NO. 8 AGGREGATE. MARKERS STAKES SHALL BE USED TO ENSURE UNIFORM LIFT THICKNESS.
4. AASHTO NO. 57 STONE OR CLASS 2 PERMEABLE PER CAL TRANS SPECIFICATION 68-2.02F(3) IS RECOMMENDED FOR THE AGGREGATE STORAGE LAYER. WASHED, OPEN-GRADED CRUSHED ROCK MAY BE USED, HOWEVER, A 4 INCH MINIMUM WASHED PEA GRAVEL FILTER COURSE LAYER AT THE TOP OF THE CRUSHED ROCK IS REQUIRED.
5. IMPERMEABLE LINER SHALL BE INSTALLED WHEN THE BIOFILTRATION BASIN IS WITHIN 10 FEET OF RETAINING WALLS OR BUILDING FOUNDATIONS, OR AS RECOMMENDED BY THE SOILS ENGINEER, OR REQUIRED BY THESE PLANS. IMPERMEABLE LINER SHALL BE 30 MIL THICK (PER COUNTY OF SAN DIEGO GREEN STREETS DESIGN STANDARD DRAWING GS-3.00 AND COUNTY GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B) CONFIGURED TO ENTIRELY ENCOMPASS THE SIDES OF THE WATER QUALITY BASIN.
6. IMPERMEABLE LINER BE CONSTRUCTED IN COMPLIANCE WITH THE COUNTY OF SAN DIEGO GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20-11.08B.
7. BIOFILTRATION SOIL MEDIA LAYER (BSM) SHALL CONSIST OF 60% TO 80% BY VOLUME SAND, UP TO 20% BY VOLUME TOPSOIL, AND UP 20% BY VOLUME COMPOST (PER CITY OF ESCONDIDO BMP DESIGN MANUAL OCTOBER 2022 APPENDIX F.3 SECTION 803-2 BLENDED BSM CRITERIA AND TESTING REQUIREMENTS) PLACED IN 6" LIFTS AND COMPACTED WITH WATER PRIOR TO THE NEXT LIFT. INITIAL PERMEABILITY SHALL BE 8" PER HOUR (WITH ASSUMED STABILIZED PERMEABILITY OF 5" PER HOUR).
8. THE AGGREGATE STORAGE LAYER SHALL BE COMPACTED IN ACCORDANCE WITH SOILS ENGINEER'S RECOMMENDATIONS.
9. OVERFLOW STRUCTURE TO HAVE A MINIMUM OF 12 INCHES OF FREEBOARD.
10. ALL LINER INSTALLATIONS, FIELD WELDING OF SEAMS, AND OBSERVATION OF SOIL MIX PLACEMENT SHALL REQUIRE SPECIAL INSPECTION BY THE PROJECT GEOTECHNICAL ENGINEER OR OTHER QUALIFIED PERSON. A LETTER CERTIFYING PROPER INSTALLATION SHALL BE PROVIDED TO THE ENGINEER OF RECORD TO ACCEPTANCE OF THE FACILITIES.
11. SPECIAL INSPECTION SHALL BE REQUIRED FOR CONSTRUCTION OF ALL BIOFILTRATION BASINS. INSPECTION SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL (SUCH AS: ENGINEER OF RECORD, QSD). INSPECTION SHALL INCLUDE:
    - VERIFICATION OF OVERALL DIMENSIONS PRIOR TO PLACEMENT OF MATERIALS;
    - PLACEMENT OF THE LINER, IF REQUIRED; AND SEAMS OR PENETRATIONS
    - PLACEMENT OF THE GRAVEL, FILTER MATERIALS, AND FILTER MEDIA;
    - ALL INLET AND OUTLET STRUCTURES INCLUDING UNDERDRAINS, IF REQUIRED.
    - CONTRACTOR SHALL TAKE PICTURES AT EACH STAGE OF INSTALLATION AND SUBMITTED TO ENGINEER FOR VERIFICATION OF INSTALL.

    INSPECTOR SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO INSPECTION. UPON COMPLETION THE INSPECTOR SHALL PROVIDE A CERTIFICATION TO THE ENGINEER OF WORK.
12. PROPOSED MATERIALS, SUCH AS AGGREGATE, FILTER MATERIAL, AND FILTER MEDIA SHALL BE SUBMITTED TO THE ENGINEER OF WORK FOR APPROVAL.

BMP NOTES:

1. THESE BMPS ARE MANDATORY TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS OR THESE PLANS.
2. NO CHANGES TO THE PROPOSED BMPS ON THIS SHEET WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
3. NO SUBSTITUTIONS TO THE MATERIAL OR TYPES OR PLANTING TYPES WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
4. NO OCCUPANCY WILL BE GRANTED UNTIL THE CITY INSPECTION STAFF HAS INSPECTED THIS PROJECT FOR APPROPRIATE BMP CONSTRUCTION AND INSTALLATION.
5. REFER TO MAINTENANCE AGREEMENT DOCUMENT.
6. SEE PROJECT SWMP FOR ADDITIONAL INFORMATION.

HYDROLOGICAL SOIL GROUP

THE HYDROLOGICAL SOIL GROUP FOR THIS SITE VARIES. BOTH TYPE A & C SOILS ARE PRESENT THROUGHOUT THE SITE.

NOTE:
NO GROUNDWATER ENCOUNTERED

SOURCE CONTROL BMPS

(1) SC-1 PREVENTION OF ILLIOT DISCHARGES INTO THE MS4

USE A SUITE OF HOUSEKEEPING BMPS WHICH COULD INCLUDE EFFECTIVE IRRIGATION, DISPERSION OF NON-STORM WATER DISCHARGES INTO LANDSCAPING FOR INFILTRATION. NO VEHICLE WASHING WILL BE ALLOWED ONSITE.

(2) SC-2 STORM DRAIN STENCILING OR SIGNAGE

STENCILING SHALL BE PROVIDED FOR ALL STORM WATER CONVEYANCE SYSTEM INLETS AND CATCH BASINS WITHIN THE PROJECT AREA. INLET STENCILING MAY INCLUDE CONCRETE STAMPING, CONCRETE PAINTING, PLACARDS, OR OTHER METHODS APPROVED BY THE CITY.

(3) SC-6 ADDITIONAL BMPS BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS

A. LANDSCAPE/OUTDOOR PESTICIDE USE

- MAINTAIN LANDSCAPING USING MINIMUM OR NO PESTICIDES.
- SEE APPLICABLE OPERATIONAL BMPS IN FACT SHEET SC-41, "BUILDING AND GROUNDS MAINTENANCE," IN THE CASQA STORMWATER QUALITY HANDBOOKS AT WWW.CABMPHANDBOOKS.COM.
- PROVIDE IPM INFORMATION TO NEW OWNERS, LESSEES AND OPERATORS.

SITE DESIGN BMPS

(1) SD-3 PARKING AND DRIVING AISLES WERE DESIGN TO THE MINIMUM REQUIRED TO MINIMIZE IMPERVIOUS AREAS

(2) SD-6 RUNOFF COLLECTION WAS IMPLEMENTED TO MINIMIZE THE TRANSPORT OF RUNOFF AND POLLUTANTS TO THE MS4 AND RECEIVING WATERS.

(3) SD-7 DROUGHT TOLERANT PLANTS SPECIES ARE SELECTED FOR LANDSCAPING

POTENTIAL POLLUTANT SOURCE AREAS

(1) ON SITE STORM DRAINS

(2) LANDSCAPE/ OUTDOOR PESTICIDE USE

(3) PLAZAS, SIDEWALKS, AND PARKING LOTS

LEGEND

PROPERTY LINE
DRIVE AISLE/PARKING
BIOFILTRATION BASIN
POINT OF COMPLIANCE (POC)

PARTY RESPONSIBLE FOR MAINTENANCE:

NAME: THE TRUE LIFE COMPANIES
CONTACT: _____
ADDRESS: _____
_____

PLAN PREPARED BY:

NAME: ROBERT DENTINO
COMPANY: EXCEL ENGINEERING
ADDRESS: 440 STATE PL
ESCONDIDO, CA 92029
PHONE NO. 706.745.8188
CERTIFICATION: R.C.E. 45629

STRUCTURAL BMP SUMMARY TABLE

DMA ID	BMP ID:	TYPE OF BMP	EFFECTIVE AREA (SQFT)	A1 (INCH) RISER/ PONDING	A2 (INCH) TOP OF BASIN	A3 (INCH) CLEAN OUT	A4 (INCH) MAX WSEL	C (INCH) MEDIA	D (INCH) GRAVEL	E FEET	BOX RISER / OVERFLOW STRUCTURE SIZE (INCHES)	LOWER ORIFICE DIAMETER (INCH)	IMPERMEABLE LINER?
DMA-1	BMP-A	BIOFILTRATION	11,148	12	30	15	18	18	12	3	48X48	2.00	NO
DMA-2	BMP-B	BIOFILTRATION	1,960	12	30	15	18	18	12	3	36X36	0.75	YES

SITE BMP SUMMARY TABLE

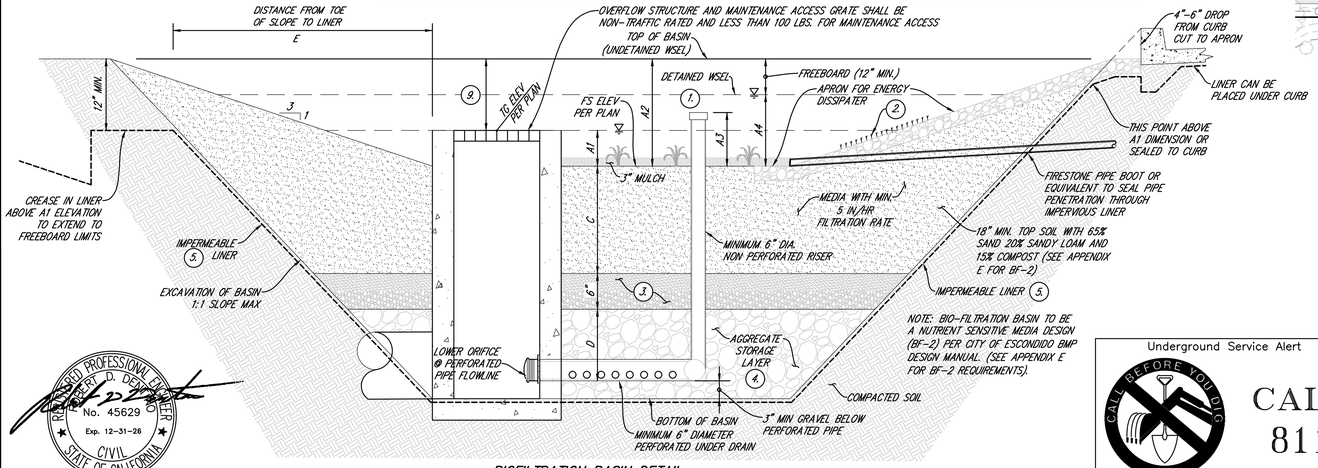
DMA ID	BMP ID:	TYPE OF BMP	EFFECTIVE AREA (SQFT)	PONDING (IN)	MEDIA (IN)	SAND FILTER (IN)	NUMBER OF TREES	DIAMETER OF TREE (FT)	IMPERMEABLE LINER?
DMA-3	BMP-C	TREE WELL	251 (EA)	6	30	6	12	20	SIDEWALLS ONLY
DMA-4	BMP-D	TREE WELL	251 (EA)	6	30	6	3	20	SIDEWALLS ONLY

BMP TABLE

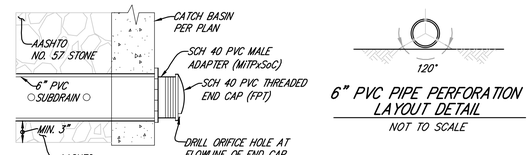
BMP #	BMP TYPE	SYMBOL	CASQA NO.	QUANTITY	DRAWING #	SHEET NO.(S)	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY
HYDROMODIFICATION & TREATMENT CONTROL								
1	BIOFILTRATION AREA		TC-32	11,148 SF		5	30 DAYS PRIOR TO OCT. 1ST EACH YEAR AND WEEKLY DURING RAIN SEASON.	BI-MONTHLY (SEE ATTACHMENT 3 OF PROJECT SWQMP)
2	BIOFILTRATION AREA		TC-32	1,960 SF		5	30 DAYS PRIOR TO OCT. 1ST EACH YEAR AND WEEKLY DURING RAIN SEASON.	BI-MONTHLY (SEE ATTACHMENT 3 OF PROJECT SWQMP)
3	TREE WELLS			251 SF EACH X 15 TREES		5	30 DAYS PRIOR TO OCT. 1ST EACH YEAR AND WEEKLY DURING RAIN SEASON.	BI-MONTHLY (SEE ATTACHMENT 3 OF PROJECT SWQMP)
SOURCE CONTROL								
(2)	INLET STENCILING	NO DUMPING DRAINS TO OCEAN	SD-13	2 EA.		5	SEMI ANNUALLY VISUAL INSPECTION	SEMI ANNUALLY, REPAIR DONE 30 DAYS PRIOR TO OCTOBER 1ST EACH YEAR AND FREQUENCY WILL VARY ACCORDING TO USAGE AND VISUAL INSPECTION
(4)	SWEEPING	N/A	SC-43	TYP.		5	30 DAYS PRIOR TO OCT. 1ST EACH YEAR. INSPECTION AND FREQUENCY WILL VARY ACCORDING TO USAGE AND VISUAL INSPECTION.	30 DAYS PRIOR TO OCT. 1ST EACH YEAR. INSPECTION AND FREQUENCY WILL VARY ACCORDING TO USAGE AND VISUAL INSPECTION.



SCALE 1"=60'
0 60 120



BIOFILTRATION BASIN DETAIL
NOT TO SCALE



ORIFICE DETAIL
NOT TO SCALE

6" PVC PIPE PERFORATION LAYOUT DETAIL
NOT TO SCALE

NO DUMPING! (NO CONTAMINANTS) DRAINS TO WATERWAYS

DETAIL
"NO DUMPING" AT CATCH BASINS

NOTE: ALL CATCH BASINS WITH GRATES SHALL BE STENCILED WITH CITY REQUIRED ITEM PER ABOVE DETAIL:

(DAS MANUFACTURING #SDO OR EQUIVALENT)

PERMANENT WATER QUALITY TREATMENT FACILITY

KEEPING OUR WATER WAYS CLEAN
MAINTAIN WITH CARE – NO MODIFICATIONS WITHOUT AGENCY APPROVAL

DETAIL
WATER QUALITY SIGN- PLACED AT EACH BIOFILTRATION BASIN

NOTE: ALL BIOFILTRATION AREAS WILL HAVE A SIGN POSTED TO BE VISIBLE AT ALL TIMES.

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DENTINO
No. 45629
Exp. 12-31-26
CIVIL
STATE OF CALIFORNIA

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CALL BEFORE YOU DIG
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440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-1890

ESCONDIDO City of Choice

SCALE	Designed By	Drawn By	Checked By
Horizontal			KW
Vertical	Plans Prepared Under Supervision Of ROBERT D. DENTINO	Date Dec 10, 2025	R.C.E. No. 45629

CLEVELAND AVE RESIDENTIAL SUBDIVISION
WQMP BMP SHEET:
CLEVELAND AVE APN: 224-151-51-00

Drawing No.
Sheet 8 of 8

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LANDSCAPE CONCEPT PLAN



NOTE:
LANDSCAPE DOCUMENTATION PACKAGE WILL BE SUBMITTED PURSUANT TO ARTICLE 62 OF THE ESCONDIDO ZONING CODE AND THE STATE'S MWELO, AND WILL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MWELO.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE HT. x WIDTH	WUCOLS ZONE 4
TREES				
	SLOPE TREES - 24" BOX SIZE (QTY: 5)			
	CHITALPA 'PINK DAWN'	CHITALPA	25'x25'	L
	INTERIOR STREET TREES - 24" BOX SIZE (QTY: 49)			
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15'x15'	L
	JACARANDA 'BONSAI BLUE'	JACARANDA	15'x15'	M
	LAGERSTROEMIA 'ARAPAHO'	CRAPE MYRTLE	20'x10'	M
	MAGNOLIA 'LITTLE GEM'	MAGNOLIA	20'x15'	M
	STREET TREES CONWAY DRIVE- 24" BOX SIZE (QTY: 7)			
	LAURUS NOBILIS	SWEET BAY	25'x20'	L
	ARBUTUS 'MARINA' STRAWBERRY TREE (IN TREE WELLS)		30'x30'	M
	STREET TREES CLEVELAND AVENUE- 24" BOX SIZE (QTY: 11)			
	LAGERSTROEMIA 'NATCHEZ'	CRAPE MYRTLE	20'x10'	M
	ARBUTUS 'MARINA' STRAWBERRY TREE (IN TREE WELLS)		30'x30'	M
SHRUBS AND GROUNDCOVER				
	SLOPE SHRUBS - 1-5 GAL. (QTY: 287)			
	BACCHARIS 'CENTENNIAL'	COYOTE BRUSH		L
	CEANOTHUS SPP.	CALIFORNIA LILAC		L
	ENGELIA CALIFORNICA	CALIFORNIA SUNFLOWER		L
	RHUS INTEGRIFOLIA	LEMONADE BERRY		L
	SCREENING SHRUBS- 5 GAL. (QTY: 242)			
	ARBUTUS COMPACTA	NCN		L
	SALVIA GREGGII	AUTUMN SAGE		L
	WESTRINGIA BLUE GEM	COAST ROSEMARY		L
	CONWAY DRIVE AND CLEVELAND AVENUE PARKWAY MASSING SHRUBS AND GROUNDCOVER FLATS- 1 GAL. (QTY: 367)			
	ACHILLEA MILLEFOLIUM	YARROW		L
	AGAVE SPP.	AGAVE		L
	HESPERALOE PARVIFLORA	RED YUCCA		L
	MYOPORUM 'PUTAH CREEK'	CREEPING MYOPORUM		L
	SLOPE GROUNDCOVER - (FLATS @ 12" O.C.)			
	BACCHARIS 'PIGEON POINT'	COYOTE BRUSH		L
	BIO-RETENTION BASIN - (1 GAL. @ 18" O.C.) (QTY: 5510)			
	CAREX TUMOLICOLA	SEDGE		L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH		L
	SCREENING VINES- 5 GAL. AT 10' O.C. (QTY: 67)			

FUEL MODIFICATION ZONES:

- ZONE 1: 0 - 50 FT.
- ZONE 2: 50 - 100 FT.

*PER FIRE PLAN, BY OTHERS

STREET TREE NOTES:

1. STREET TREES SHALL BE LOCATED MIN. 10' BEHIND CURB, PER FIRE REPORT
2. STREET TREES SHALL BE LOCATED MIN. 10' FROM FIRE HYDRANTS, UTILITY POLES, WIRES, STREET LIGHTS AND ABOVE GROUND UTILITY STRUCTURES.
3. STREET TREES SHALL BE LOCATED MIN. 5' FROM WATER, GAS, ELECTRIC, CABLE AND STORM DRAIN LINES, AND MIN. 8' FROM SEWER LINES.
4. STREET TREES SHALL BE LOCATED MIN. 8' FROM DRIVEWAYS.
5. STREET TREES SHALL BE PROVIDED EQUAL TO 1/30 LF OF STREET FRONTAGE, OR AS ALLOWED BY FIRE RESTRICTIONS.
6. STREET TREES SHALL BE MIN. 24" BOX SIZE, 2" CALIPER AND 6' HT.
7. STREET TREES SHALL BE PLANTED AND MAINTAINED PER CITY OF ESCONDIDO MC, ART 62, 1339 (J) (3)&(4).

SITE ADDRESS:
28 CONWAY DRIVE
ESCONDIDO, CA 92029

APN:
224-151-51-00

OWNER: LINDA NACK
NACK/RANDALL/HAASE FAMILY TRUST

APPLICANT: SUZANNE CHARNLEY

OWNER / APPLICANT ADDRESS:
TTLC SGA-ESCONDIDO, LLC
4350 VON KARMAN AVE, SUITE 200
NEWPORT BEACH, CA 92660
PH: (760) 419-5432

TOTAL PROJECT SITE: 10.4 ACRES

TOTAL LANDSCAPE AREA: (53,573 SF) 1 ACRE

% OF SITE LANDSCAPED: 11.8%

I am familiar with the requirements for landscape and irrigation plans contained in the Escondido Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water.

Julie Howard - Howard Associates — 09-16-2025 Date

REGISTERED LANDSCAPE ARCHITECT — JULIE HOWARD LIC. NO. 5681 — SIGNATURE — 09-16-2025 — RENEWAL 3/31/27 EXP. DATE — STATE OF CALIFORNIA

HOWARD ASSOCIATES
landscape architecture
rla 2681
2442 Second Avenue San Diego, CA 92101 (619) 718-9660

SHEET TITLE
LANDSCAPE CONCEPT PLAN

PROJECT NAME
CONWAY DRIVE
RESIDENTIAL SUBDIVISION
ESCONDIDO, CA
APN: 224-151-51-00

DATE: 09/16/2025
DRAWN BY: ML
JOB NUMBER:
FILE:
REVISIONS:

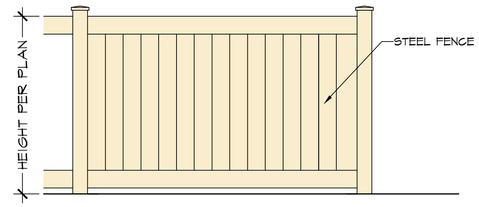
1 OF 3 SHEETS

WALL AND FENCING PLAN

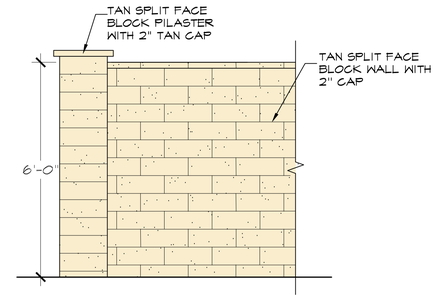


FENCING LEGEND

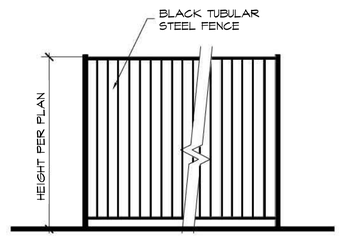
- 6' HT. TAN VINYL FENCE
- 6' HT. BLACK TUBULAR STEEL FENCE
- 6' HT. SPLIT- FACE BLOCK WALL WITH CAP AND 16" SQ. SPLIT-FACE BLOCK PILASTERS WITH CAP MAX 100' O.C. ALONG STREETS
- 6' HT. TAN METAL FENCE
- 3' BLACK TUBULAR STEEL PEDESTRIAN MAINTENANCE GATE
- 12' WIDE BLACK TUBULAR STEEL VEHICULAR MAINTENANCE GATE
- 3' WIDE TAN METAL YARD GATE



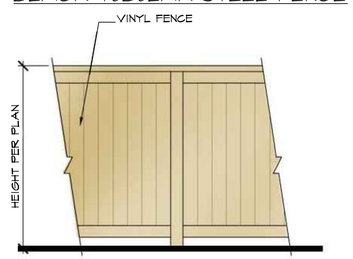
TAN METAL FENCE



SPLIT FACE BLOCK WALL AND PILASTER



BLACK TUBULAR STEEL FENCE



TAN VINYL FENCE

North

0 20' 40' 120'

Scale 1" = 40'

REGISTERED LANDSCAPE ARCHITECT
KYLE HOWARD LIC. NO. 6681
SIGNATURE
09-16-2025
DATE
3/31/27
EXP. DATE
STATE OF CALIFORNIA

HOWARD ASSOCIATES
landscape architecture
rla 2681
2442 Second Avenue San Diego, CA 92101 (619) 718-9660

SHEET TITLE
FENCING PLAN

PROJECT NAME
CONWAY DRIVE
RESIDENTIAL SUBDIVISION
ESCONDIDO, CA
APN: 224-151-51-00

DATE: 09/16/2025
DRAWN BY: ML
JOB NUMBER:
FILE:
REVISIONS:

WATER CONSERVATION PLAN



WATER CONSERVATION PLAN LEGEND

- LOW WATER USE HOA SLOPES - ROTATING NOZZLE IRRIGATION - 20,199 SF
- LOW WATER USE HOA BASINS - ROTATING NOZZLE IRRIGATION - 12,397 SF
- LOW WATER USE PRIVATE SLOPES - ROTATING NOZZLE IRRIGATION - 20,287 SF
- ● MODERATE WATER USE HOA TREES - BUBBLERS- 690 SF (30 SF PER TREE)
- ■ MODERATE WATER USE PRIVATE YARD STREET TREES - BUBBLERS - 1,470 SF (30 SF PER TREE)

NO RECYCLED WATER USE PROPOSED

*NOTE:

IRRIGATION ON CUT SLOPES WITH EXPOSED BEDROCK MAY UTILIZE POINT SOURCE DRIP OR BUBBLER HEADS RATHER THAN ROTATING NOZZLES. DETERMINATION TO BE MADE AT TIME OF GRADING BASED ON SLOPE FACES EXPOSED.

WATER CONSERVATION NOTES

1. ALL IRRIGATION SHALL INCLUDE EFFECTIVE AND EFFICIENT WATERING METHODS UTILIZING HUNTER MP ROTATOR LOW-FLOW IRRIGATION HEADS AND IN-LINE DRIP TUBING.
2. ALL IRRIGATION CONTROLLERS SHALL HAVE AUTOMATIC RAIN SHUT-OFF SENSORS.
3. ALL PLANT MATERIAL UTILIZED IS CLASSIFIED AS 'LOW OR MODERATE WATER USE' BY WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES).
4. 100% OF THE LANDSCAPED AREA IS PLANTING ZONE 3, NATURALIZING/TRANSITIONAL.
5. ALL PLANTING AREAS SHALL RECEIVE REGULAR MAINTENANCE AND MANAGEMENT DESIGNED TO MAXIMIZE HEALTHY GROWTH
6. ALL PLANTING AREAS SHALL RECEIVE COMPLETE AND APPROPRIATE SOIL PREPARATION.
7. ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN 24" OF AN IMPERMEABLE SURFACE.
8. PLANTING AREAS SHADED BY BUILDINGS SHALL BE AMENDED TO IMPROVE DRAINAGE AND AVOID REMAINING WET BETWEEN IRRIGATION CYCLES.

NOTES:

1. AREAS SHALLOWER THAN 3:1 SHALL RECEIVE 3 INCHES OF BARK MULCH. BIO-FILTRATION BASINS SHALL NOT RECEIVE BARK MULCH. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. PRIVATE STREET TREES SHALL RECEIVE A 40 S.F. MIN AREA OF BARK MULCH.
2. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET PAVED SURFACE IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL. ROOT BARRIERS SHALL BE 'BIO-BARRIER'. ALL STREET TREES SHALL RECEIVE ROOT BARRIERS.

STREET TREES

1. STREET TREES SHALL BE LOCATED 10' - 15' BEHIND THE FACE OF CURB.
2. ALL TREES SHALL BE LOCATED:
   - MIN. 10' FROM FIRE HYDRANTS, UTILITY POLES, OVERHEAD UTILITY WIRES, STREET LIGHTS, & UTILITY STRUCTURES
   - MIN. 5' FROM UNDERGROUND UTILITY LINES
   - MIN. 8' FROM UNDERGROUND SEWER LINES
3. STREET TREES SHALL BE PROVIDED AT A RATE OF 1 / 30 LF OF STREET FRONTAGE, OR AS PERMITTED BY THE GUIDELINES OF THE FIRE PROTECTION PLAN, MAINTAINING REQUIRED CLEARANCES FROM STRUCTURES AND BETWEEN TREE GROUPINGS.
4. NO TREES OR DEEP-ROOTED PLANTS SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC WATER MAIN OR WITHIN 15' OF ANY PUBLIC SEWER MAIN.

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo)____ **52.3**

Hydrozone # / Planting **(a)** Description	Plant Factor (PF)	Irrigation **(b)** Method	Irrigation Efficiency **(c)** (IE)	ETAF (PF/IE)	Landscape Area In Square Feet	ETAF x Area	Estimated Total Water Use **(d)** (ETWU)
Regular Landscape Areas							
H1- HOA SLOPES	0.3	Rotor	0.75	0.40	20,199	8,080	261,989
H2- HOA BASIN	0.3	Rotor	0.75	0.40	12,397	4,959	160,794
H3- PRIVATE SLOPES	0.3	Rotor	0.75	0.40	20,287	8,115	263,131
H4- HOA TREES	0.5	Bubbler	0.85	0.59	690	406	13,161
H5- PRIVATE FRONT YARD TREES	0.5	Bubbler	0.85	0.59	1,470	865	28,039
				Totals	53,573	21,559	727,114
Special Landscape Areas							
				Totals		0	
					Estimated Total Water Use **(ETWU) Total**		727,114
					Maximum Water Allowance **(MAWA)(e)**		955,437
					Irrigation Efficiency **(IE) Average****		0.79

****Average Irrigation Efficiency for overall irrigation system shall meet or exceed 0.75 (total of all efficiency ratings divided by number of hydrozones).**

ETAF CALCULATIONS

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas. ***Provide Totals based on information calculated in Worksheet above.***

Regular Landscape Areas		***Totals***
Total ETAF x Area	(B) =	21,559
Total Area	(A) =	53,573
Average ETAF	**(B) ÷ (A) =**	0.40

All Landscape Areas		***Totals***
Total ETAF x Area	(B+D) =	21,559
Total Area	(A+C) =	53,573
Site wide ETAF	(B+D) ÷	0.40

ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area

ETo - see Appendix A in Water Efficient Landscape Design Manual. **(ETO = 57.0)**
0.62 is the conversion factor to gallons per sq. ft.
ETAF is Plant Factor/Irrigation Efficiency.
Area is the Landscaped Area for each hydrozone.

MAWA (Annual Gallons Allowed) =
(ETo)(0.62)[(ETAF x LA) + ((1- ETAF) x SLA)]

LA is the total landscape of all hydrozone areas in sq. ft
SLA is the total special landscape area in square feet.
ETAF is 0.55 for residential communities

DESIGN FEATURES:

1. ALL PLANTING WITHIN CORNER SIGHT LINE DISTANCE AREAS SHALL HAVE A MAXIMUM MATURE HEIGHT OF 30"
2. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
3. ALL PLANTS SHALL BE SELECTED FOR DROUGHT TOLERANCE AND LOW MAINTENANCE. SHRUBS AND GROUND COVERS SHALL BE WUCOLS RATED 'LOW' WATER USE EXCEPT FOR A LIMITED AMOUNT OF 'MODERATE' WATER USE PLANTS.
4. SLOPES OVER 3' HEIGHT SHALL BE PLANTED WITH A MIX OF GROUNDCOVER, SHRUBS AND TREES TO PROVIDE 100% COVERAGE WITHIN 1 YEAR OF INSTALLATION.
5. STREET TREES SHALL BE LOCATED AT APPROXIMATELY 30' O.C.

IRRIGATION STATEMENT:

1. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ESCONDIDO WATER EFFICIENT LANDSCAPE REGULATIONS, MC ART. 62.
2. ALL PLANTED AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM. SHRUB AND GROUND COVER AREAS SHALL UTILIZE LOW-VOLUME ROTATOR HEADS AND SUBSURFACE DRIP EMISSION DEVICES, PREVENTING RUNOFF AND OVERSPRAY.
3. THE AUTOMATIC CONTROLLER SHALL BE A SMART CONTROLLER, WITH WEATHER SENSING FEATURES AND FLOW MANAGEMENT CAPABILITIES.
4. THE IRRIGATION SYSTEM VALVES SHALL BE SEPARATED BY HYDROZONE, WITH RESPECT TO SIMILAR SITE, SUN EXPOSURE, SOIL CONDITIONS AND PLANT MATERIAL WITH SIMILAR WATER USE.
5. ONLY SUBSURFACE IRRIGATION SHALL BE USED WITHIN 24" OF A PAVED SURFACE.
6. TREES SHALL BE PLACED ON SEPARATE VALVES FROM SHRUBS AND GROUNDCOVER, UTILIZING BUBBLERS.
7. THE PROJECTS ESTIMATED WATER USE (ETWU) SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
8. THE SITE SHALL HAVE A DEDICATED POTABLE WATER METER FOR HOA IRRIGATION.
9. CUT SLOPES WITH EXPOSED BEDROCK WHERE PLANTING OCCURS ONLY IN AVAILABLE POCKETS WILL BE IRRIGATED WITH POINT SOURCE DRIP OR BUBBLER HEADS IN PLANT POCKETS.

INVASIVE SPECIES:

NO NON-NATIVE INVASIVE PLANT SPECIES SHALL BE USED, PER THE CALIFORNIA EXOTIC PEST PLANT COUNCIL LIST A-I, AND CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC)

MAINTENANCE NOTES:

1. ALL COMMON LANDSCAPED AREAS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. ALL LANDSCAPING ON PRIVATE LOTS, INCLUDING STREET TREES AND R.O.W., SHALL BE MAINTAINED BY HOMEOWNERS.

FUEL MODIFICATION NOTES:

ALL LANDSCAPING SHALL FOLLOW THE GUIDELINES OF THE FIRE PROTECTION PLAN FOR CLEVELAND AVENUE, DATED INCLUDING THE FOLLOWING:

1. ALL TREES SHALL BE LOCATED SO THAT THE MATURE CANOPY DOES NOT EXTEND CLOSER THAN 10' TO ANY STRUCTURE.
2. ALL TREES SHALL BE PLANTED MIN. 10' FROM THE FACE OF CURB, ALL STREETS.
3. TREES SHALL BE PLANTED IN GROUPS OF (3) MAX., WITH A MIN. 10' SEPARATION BETWEEN MATURE CANOPIES OF GROUPINGS.
4. NO PLANT MATERIAL OVER 18" HT. SHALL BE PLANTED UNDER THE MATURE CANOPY OF A TREE.
5. NO PLANT MATERIAL OR BARK MULCH SHALL BE LOCATED WITHIN 5' OF ANY STRUCTURE.
6. SEE SHEET 1 FOR FUEL MODIFICATION ZONE LIMITS PER FIRE PLAN, BY OTHERS.

I am familiar with the requirements for landscape and irrigation plans contained in the Escondido Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water.

Julie Howard - Howard Associates — 09-16-2025 Date

REGISTERED LANDSCAPE ARCHITECT — JULIE E. HOWARD LIC. NO. 6196 — SIGNATURE — DATE 09-16-2025 — 3/31/27 EXP. DATE — STATE OF CALIFORNIA

HOWARD ASSOCIATES
landscape architecture
rla 2681
2442 Second Avenue San Diego, CA 92101 (619) 718-9660

SHEET TITLE
WATER CONCERVATION PLAN

PROJECT NAME
CONWAY DRIVE
RESIDENTIAL SUBDIVISION
ESCONDIDO, CA
APN: 224-151-51-00

DATE: 09/16/2025
DRAWN BY: ML
JOB NUMBER:
FILE:
REVISIONS:

CONWAY DRIVE

ESCONDIDO - CALIFORNIA

THE TRUE LIFE COMPANIES

01/28/2025

Kevin L. Crook
Architect
Inc
#24106
PLANNING + ARCHITECTURE

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025

A-1 ARCHITECTURAL SITE PLAN

A-2 PLAN 1 - FRONT ELEVATIONS
A-3 PLAN 1 “A”- FLOOR PLAN
A-4 PLAN 1 “A”- SPANISH COLONIAL REVIVAL ELEVATION
A-5 PLAN 1 “B”- FLOOR PLAN
A-6 PLAN 1 “B”- CALIFORNIA PRAIRIE ELEVATION
A-7 PLAN 1 “C”- FLOOR PLAN
A-8 PLAN 1 “C”- CALIFORNIA CRAFTSMAN ELEVATION
A-9 PLAN 1 - ROOF PLANS

A-10 PLAN 2 - FRONT ELEVATIONS
A-11 PLAN 2 “A”- FLOOR PLAN
A-12 PLAN 2 “A”- SPANISH COLONIAL REVIVAL ELEVATION
A-13 PLAN 2 “B”- FLOOR PLAN
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A-17 PLAN 2 - ROOF PLANS

A-18 PLAN 3 - FRONT ELEVATIONS
A-19 PLAN 3 “A”- FLOOR PLAN
A-20 PLAN 3 “A”- SPANISH COLONIAL REVIVAL ELEVATION
A-21 PLAN 3 “B”- FLOOR PLAN
A-22 PLAN 3 “B”- CALIFORNIA PRAIRIE ELEVATION
A-23 PLAN 3 “C”- FLOOR PLAN
A-24 PLAN 3 “C”- CALIFORNIA CRAFTSMAN ELEVATION
A-25 PLAN 3 - ROOF PLANS

A-26 PLAN 4 - FRONT ELEVATIONS
A-27 PLAN 4 “A”- FLOOR PLAN
A-28 PLAN 4 “A”- SPANISH COLONIAL REVIVAL ELEVATION
A-29 PLAN 4 “B”- FLOOR PLAN
A-30 PLAN 4 “B”- CALIFORNIA PRAIRIE ELEVATION
A-31 PLAN 4 “C”- FLOOR PLAN
A-32 PLAN 4 “C”- CALIFORNIA CRAFTSMAN ELEVATION
A-33 PLAN 4 - ROOF PLANS

A-34 WRITTEN COLOR SCHEMES
A-35 COLOR BOARDS - “A” SPANISH COLONIAL REVIVAL
A-36 COLOR BOARDS - “B” CALIFORNIA PRAIRIE
A-37 COLOR BOARDS - “C” CALIFORNIA CRAFTSMAN

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440 STATE PLACE
ESCONDIDO, CA 92029

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SCALE 1"=40'

0 40 80

CONWAY DRIVE

20' SETBACK (TYP.)

LOT C

10' SETBACK (TYP.)

15' SETBACK (TYP.)

20' SETBACK TO GARAGE (TYP.)

LOT 1 PLAN 3 | LOT 2 PLAN 1 | LOT 3 PLAN 2 | LOT 4 PLAN 1 | LOT 5 PLAN 2 | LOT 6 PLAN 3 | LOT 7 PLAN 2

LOT D

STREET "A"

LOT 8 PLAN 3

10' SETBACK (TYP.)

20' SETBACK (TYP.)

LOT 29 PLAN 1 | LOT 28 PLAN 2 | LOT 27 PLAN 3 | LOT 26 PLAN 2 | LOT 25 PLAN 3 | LOT 24 PLAN 1

LOT D

36.00'

LOT 9 PLAN 1

15' SETBACK (TYP.)

20' SETBACK TO GARAGE (TYP.)

APN 224-151-51

LOT 19 PLAN 1 | LOT 20 PLAN 3 | LOT 21 PLAN 2 | LOT 22 PLAN 1 | LOT 23 PLAN 2

LOT 10 PLAN 2

LOT A

LOT D

STREET "B"

LOT 11 PLAN 3

10' SETBACK

10' SETBACK

LOT 12 PLAN 4

LOT 18 PLAN 3 | LOT 17 PLAN 1 | LOT 16 PLAN 2 | LOT 15 PLAN 3 | LOT 14 PLAN 4 | LOT 13 PLAN 4

10' SETBACK (TYP.)

20' SETBACK TO GARAGE (TYP.)

15' SETBACK (TYP.)

10.0' SETBACK

7.5' SETBACK*

5' SETBACK*

7.5' SETBACK*

LOT B

20' SETBACK (TYP.)

CLEVELAND AVE

OHE

PLAN COLOR SCHEME:

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

BUILDING TYPE TABLE			
LOT ID	PLAN NO.	COLOR SCHEME	LOT DESCRIPTION
LOT 1	PLAN 3		RESIDENTIAL
LOT 2	PLAN 1 R		RESIDENTIAL
LOT 3	PLAN 2 R		RESIDENTIAL
LOT 4	PLAN 1 R		RESIDENTIAL
LOT 5	PLAN 2 R		RESIDENTIAL
LOT 6	PLAN 3 R		RESIDENTIAL
LOT 7	PLAN 2		RESIDENTIAL
LOT 8	PLAN 3 R		RESIDENTIAL
LOT 9	PLAN 1		RESIDENTIAL
LOT 10	PLAN 2		RESIDENTIAL
LOT 11	PLAN 3 R		RESIDENTIAL
LOT 12	PLAN 4		AFFORDABLE
LOT 13	PLAN 4 R		AFFORDABLE
LOT 14	PLAN 4		AFFORDABLE
LOT 15	PLAN 3		RESIDENTIAL
LOT 16	PLAN 2 R		RESIDENTIAL
LOT 17	PLAN 1 R		RESIDENTIAL
LOT 18	PLAN 3 R		RESIDENTIAL
LOT 19	PLAN 1		RESIDENTIAL
LOT 20	PLAN 3		RESIDENTIAL
LOT 21	PLAN 2		RESIDENTIAL
LOT 22	PLAN 1		RESIDENTIAL
LOT 23	PLAN 2		RESIDENTIAL
LOT 24	PLAN 1 R		RESIDENTIAL
LOT 25	PLAN 3 R		RESIDENTIAL
LOT 26	PLAN 2		RESIDENTIAL
LOT 27	PLAN 3		RESIDENTIAL
LOT 28	PLAN 2		RESIDENTIAL
LOT 29	PLAN 1		RESIDENTIAL
LOT A			WATER QUALITY
LOT B			WATER QUALITY
LOT C			UTILITY LOT
LOT D			STREET LOT

NOTE:
* 5' AND 7.5' SETBACK ARE JUST FOR LOT 13 & 14

Kevin L. Crook Architect Inc
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PLANNING + ARCHITECTURE

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ESCONDIDO City of Choice

SCALE	Designed By	Drawn By	Checked By	CONWAY DRIVE RESIDENTIAL SUBDIVISION	Drawing No.
Horizontal	Plans Prepared Under Supervision Of			ARCHITECTURAL SITE PLAN SHEET:	A-1
Vertical	Date			CONWAY DRIVE APN: 224-151-51-00	Sheet 1 of 1
	R.C.E. No.				

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EXTERIOR LIGHTS



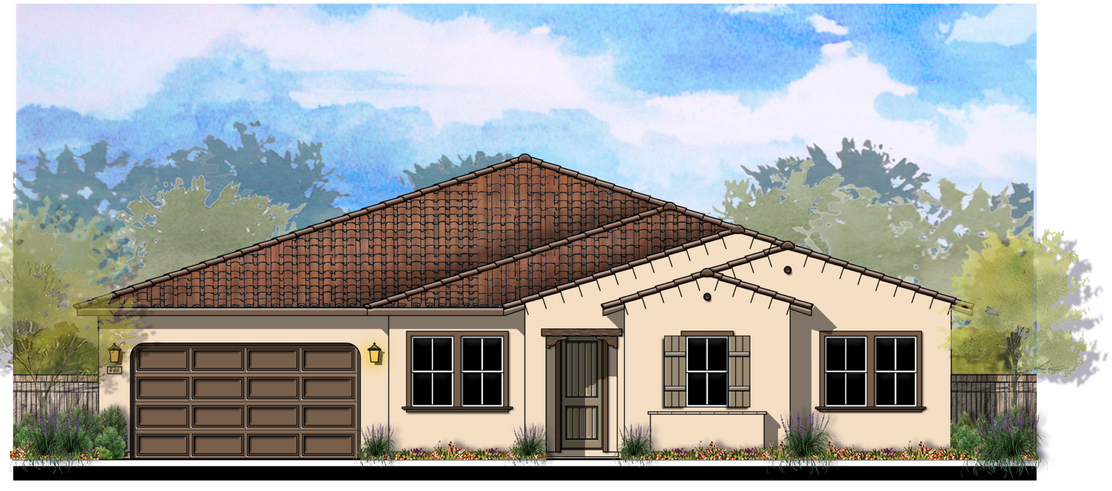
"A" SPANISH COLONIAL REVIVAL



"B" CALIFORNIA PRAIRIE



"C" CALIFORNIA CRAFTSMAN



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Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH COLONIAL REVIVAL



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Refer to landscape drawings for wall, tree, and shrub locations

"B" CALIFORNIA PRAIRIE



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Refer to landscape drawings for wall, tree, and shrub locations

"C" CALIFORNIA CRAFTSMAN

PLAN 1 (3,467 SQ. FT.)

FRONT ELEVATIONS

0 2 4 8 12

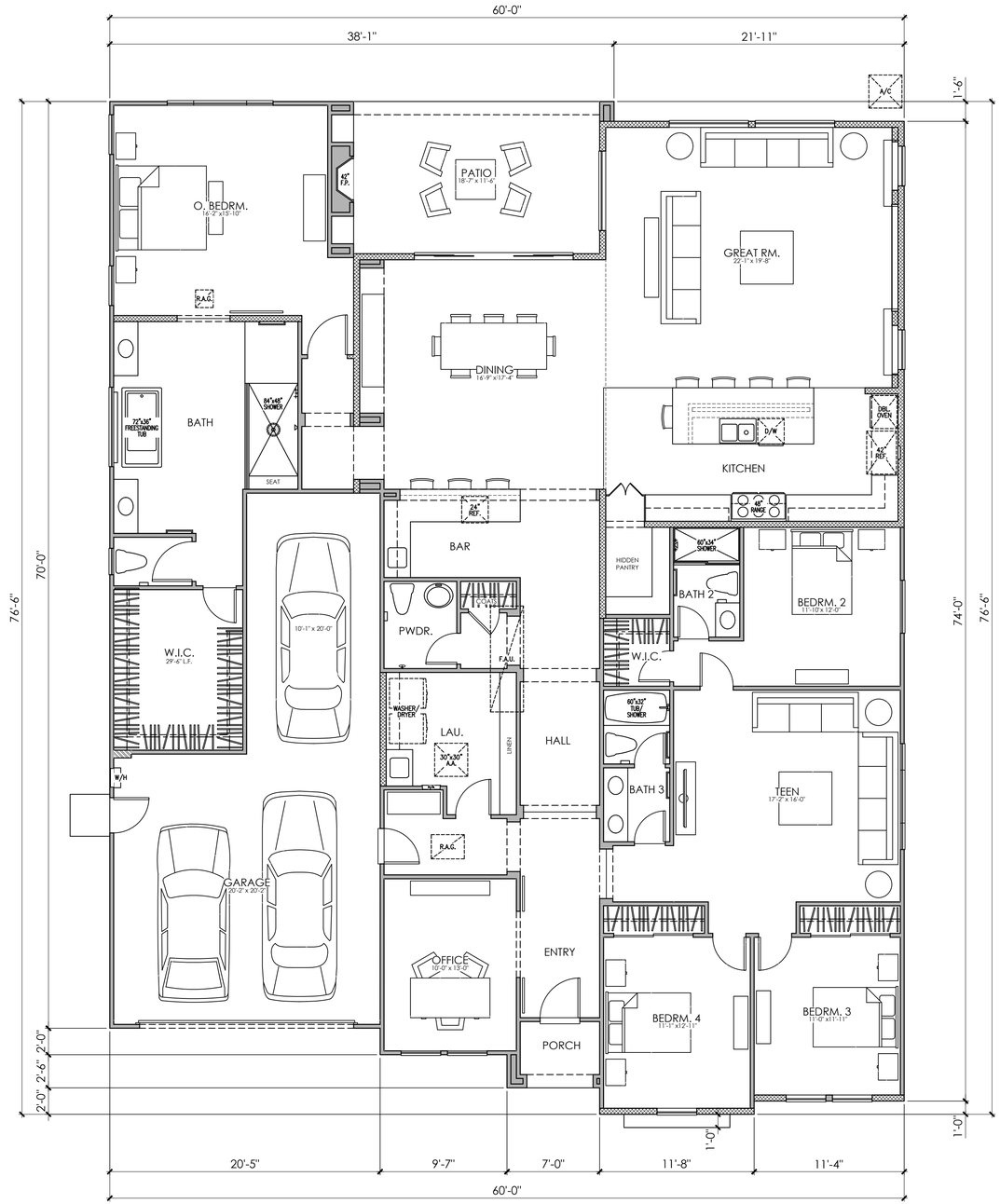
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CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-2

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FLOOR PLAN

PLAN 1 (3,467 SQ. FT.) "A"

4 BEDROOM, 3.5 BATH, OFFICE, TEEN RM., 3-CAR GARAGE (TANDEM)

ALL BUILDINGS SHALL HAVE FIRE SPRINKLERS INSTALLED IN ACCORDANCE WITH NFPA 13D

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	3,467 SQ. FT.
TOTAL DWELLING	3,467 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	622 SQ. FT.
PORCH "A"	33 SQ. FT.
PORCH "B"	33 SQ. FT.
PORCH "C"	32 SQ. FT.
PATIO	234 SQ. FT.

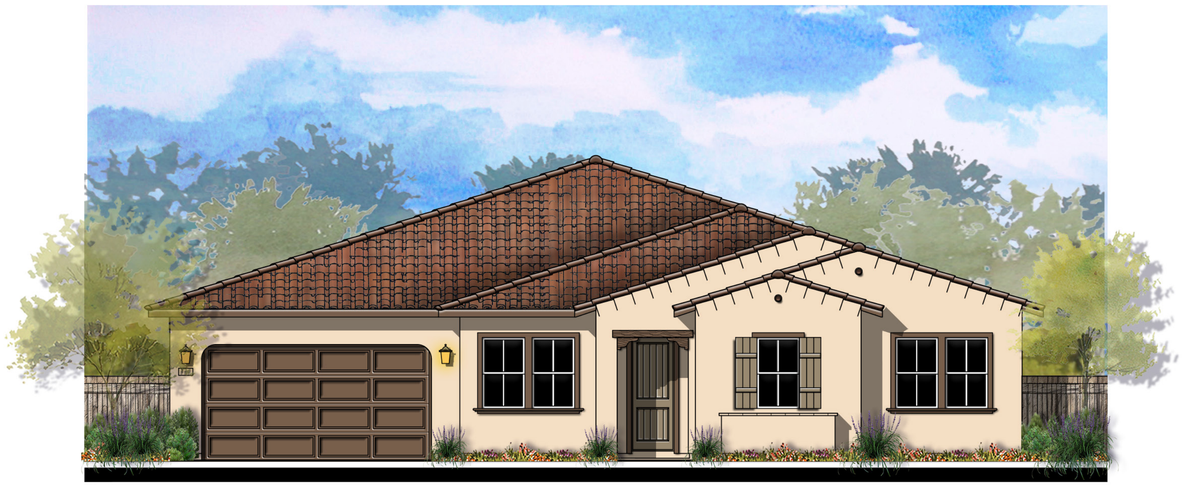
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THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-3

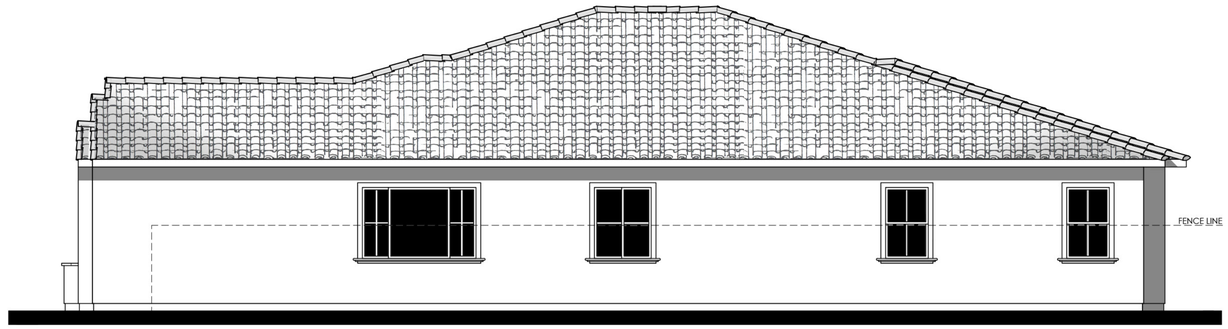
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Refer to landscape drawings for wall, tree, and shrub locations

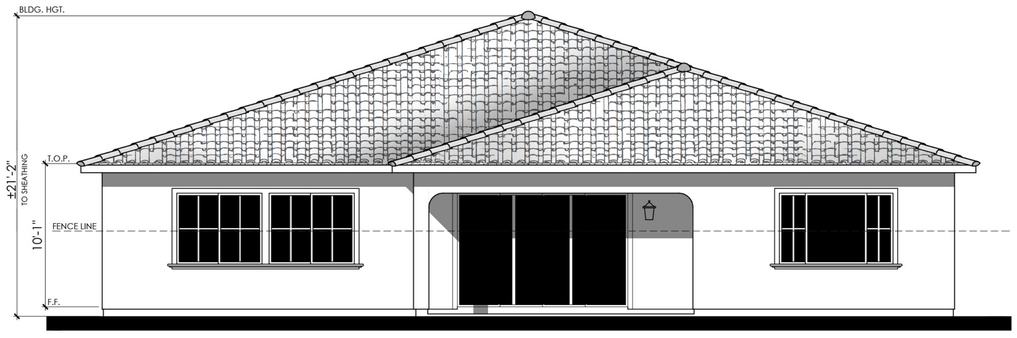
FRONT



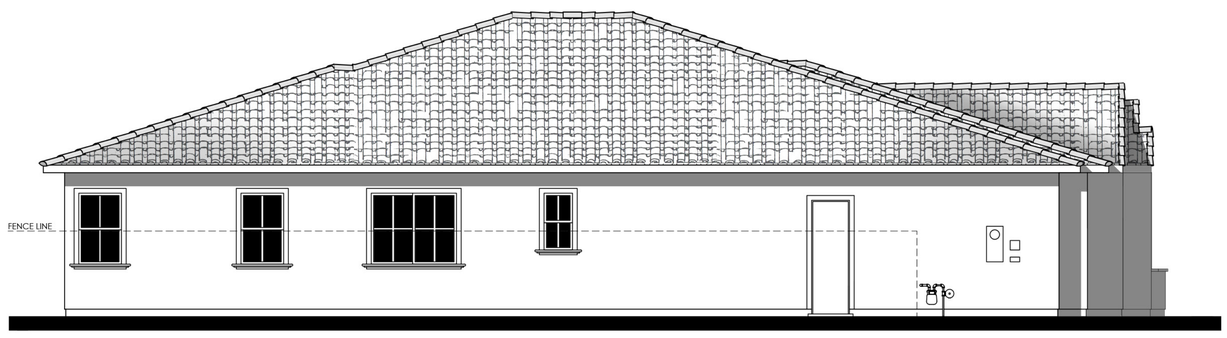
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	FULL 'S' CONC. TILE
FASCIA:	EXPOSED RAFTER TAILS W/ GUTTER
GABLE END:	SIMULATED CLAY TILE/ SCALLOPED STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM / SIMULATED WOOD/ PRECAST
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 1

PLAN 1 (3,467 SQ. FT.) "A"

SPANISH COLONIAL REVIVAL ELEVATION

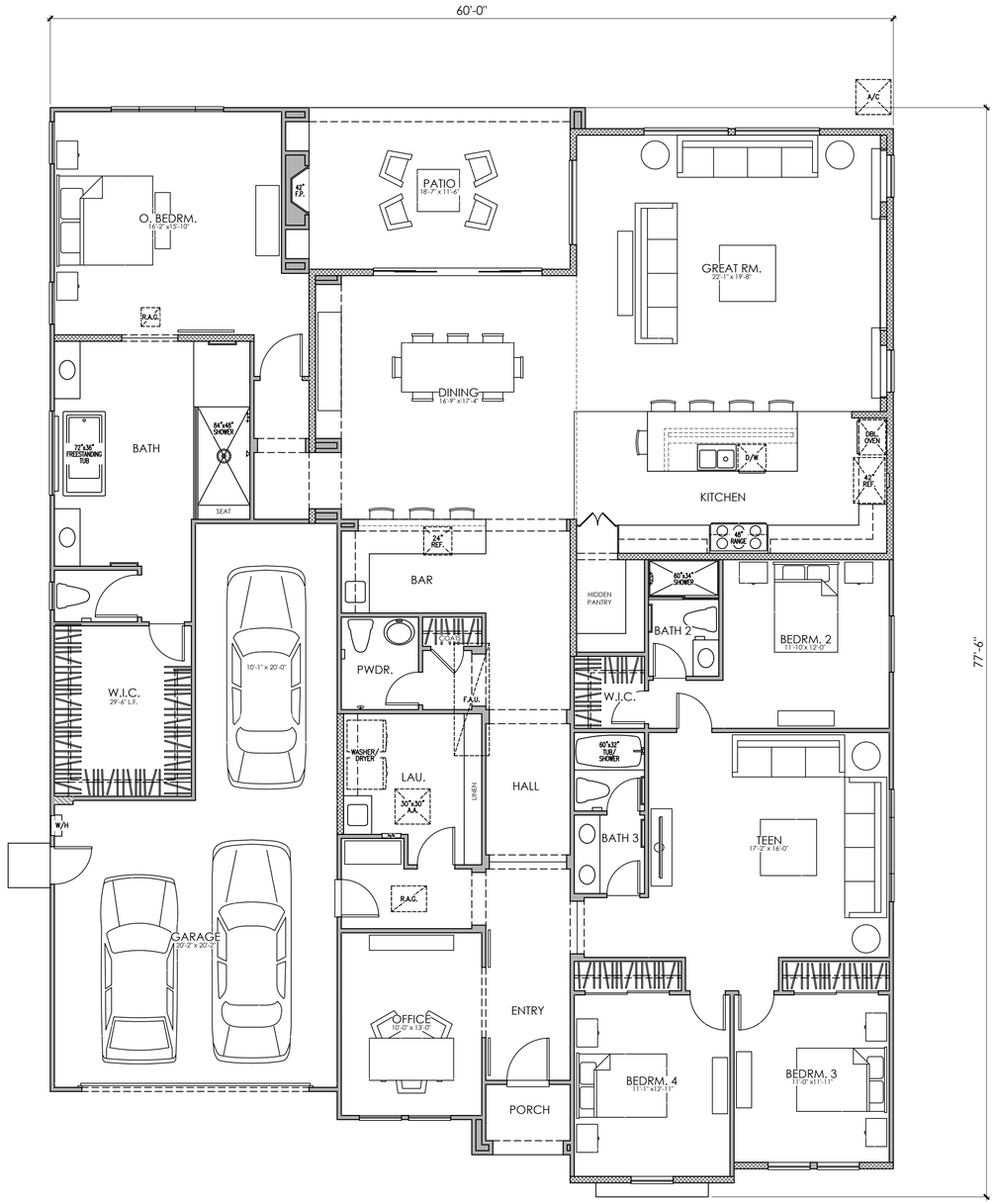
0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-4

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE



FLOOR PLAN

PLAN 1 (3,467 SQ. FT.) "B"

4 BEDROOM, 3.5 BATH, OFFICE, TEEN RM., 3-CAR GARAGE (TANDEM)

0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-5

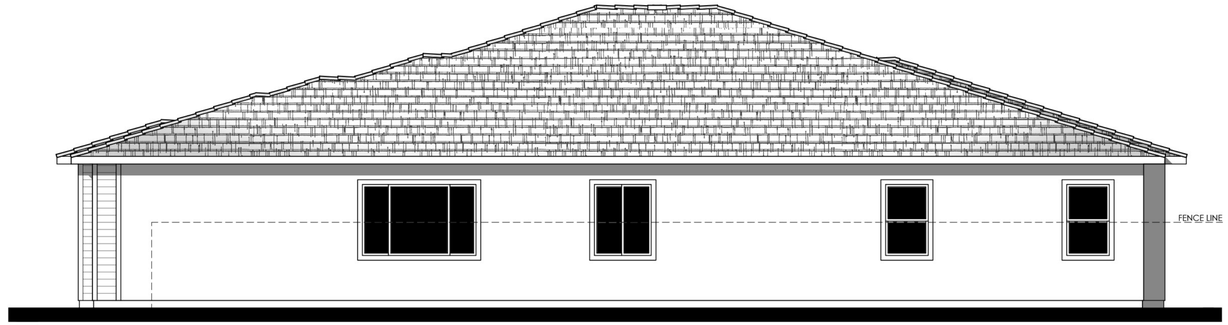
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

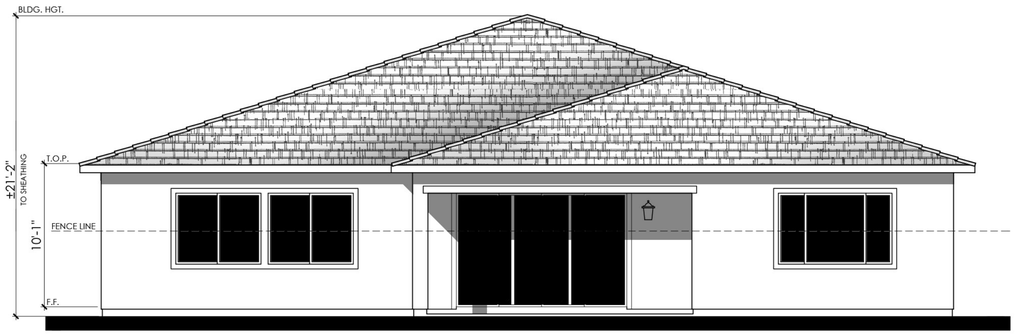
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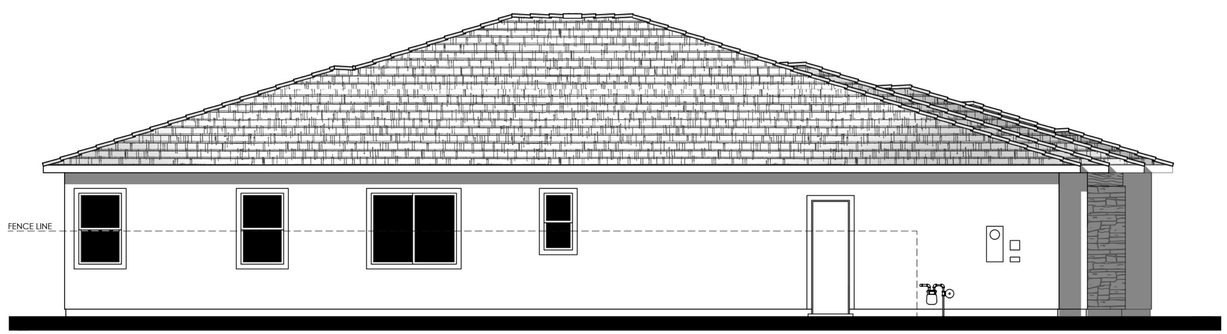
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2X6 WOOD W/ GUTTER
WALL:	STUCCO / STONE VENEER/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM/ CEMENTITIOUS-FIBER
PORCH:	STONE VENEER
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 4

PLAN 1 (3,467 SQ. FT.) "B"

CALIFORNIA PRAIRIE ELEVATION

0 2 4 8 12

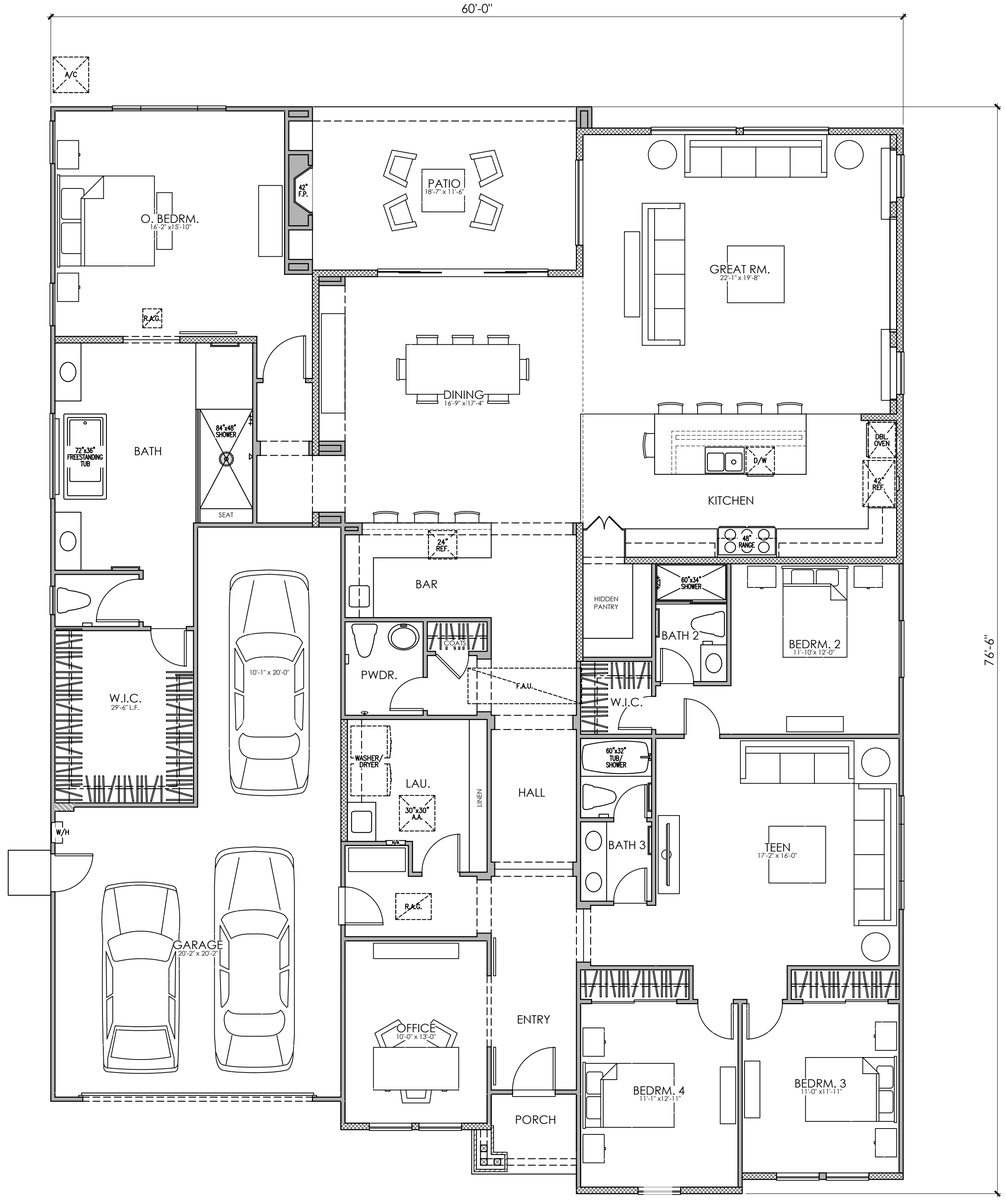
THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-6

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE



FLOOR PLAN

PLAN 1 (3,467 SQ. FT.) "C"

4 BEDROOM, 3.5 BATH, OFFICE, TEEN RM., 3-CAR GARAGE (TANDEM)

0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-7

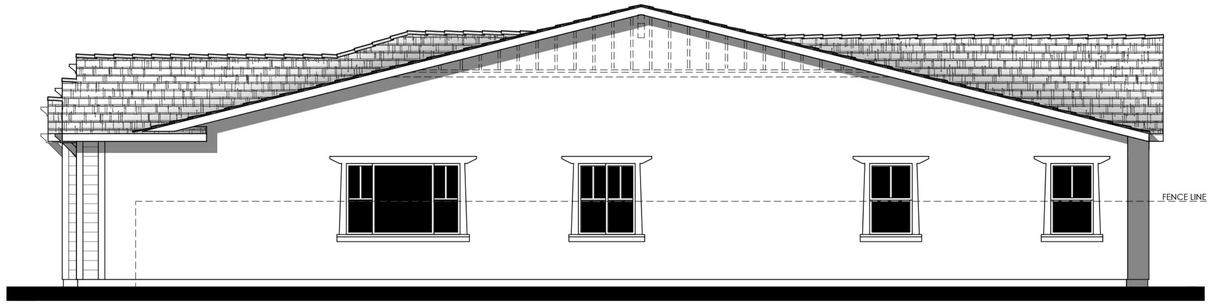
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

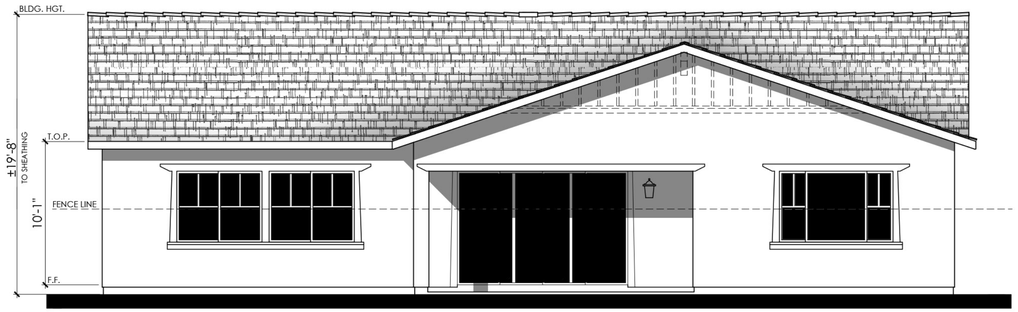


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

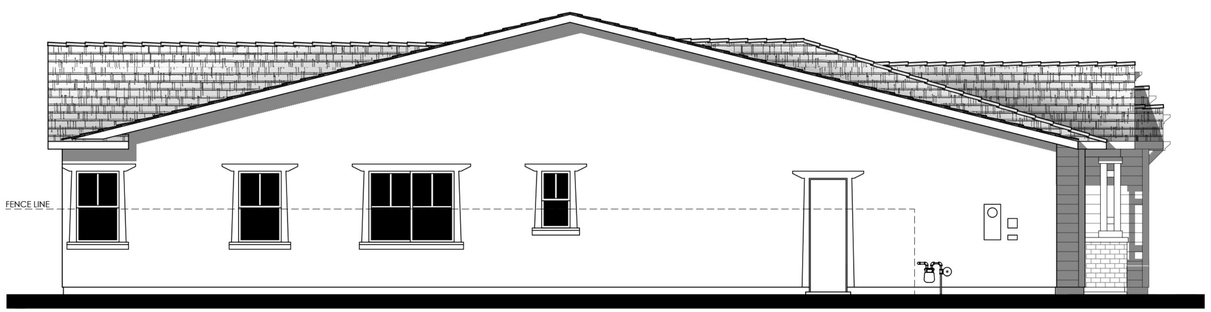
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2X6 WOOD/ EXPOSED RAFTER TAILS W/ GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / WOOD CORBEL & KNEE BRACE
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER
WAINSCOT:	BRICK VENEER
PORCH:	DOUBLE WOOD POST COLUMN W/ BRICK VENEER BASE
ADDRESS:	12" TALL NUMBERS



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 7

PLAN 1 (3,467 SQ. FT.) "C"

CALIFORNIA CRAFTSMAN ELEVATION

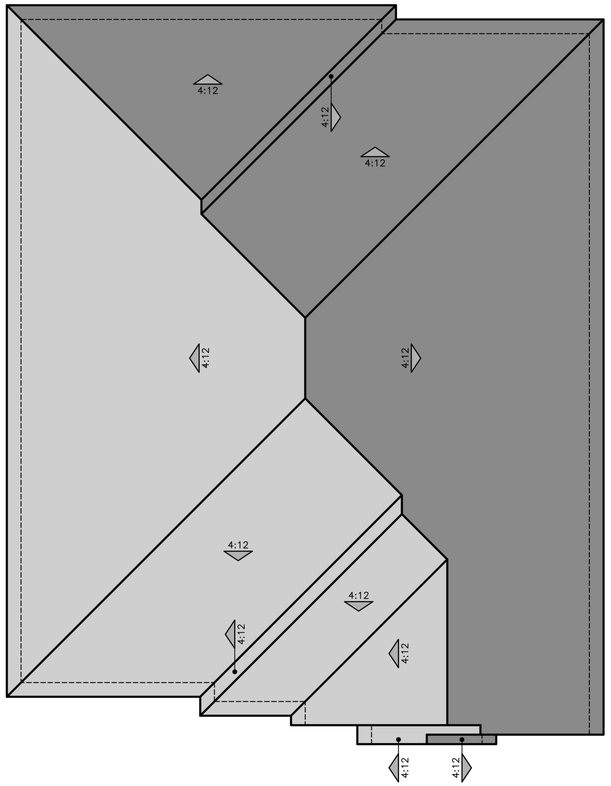
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THE TRUE LIFE COMPANIES

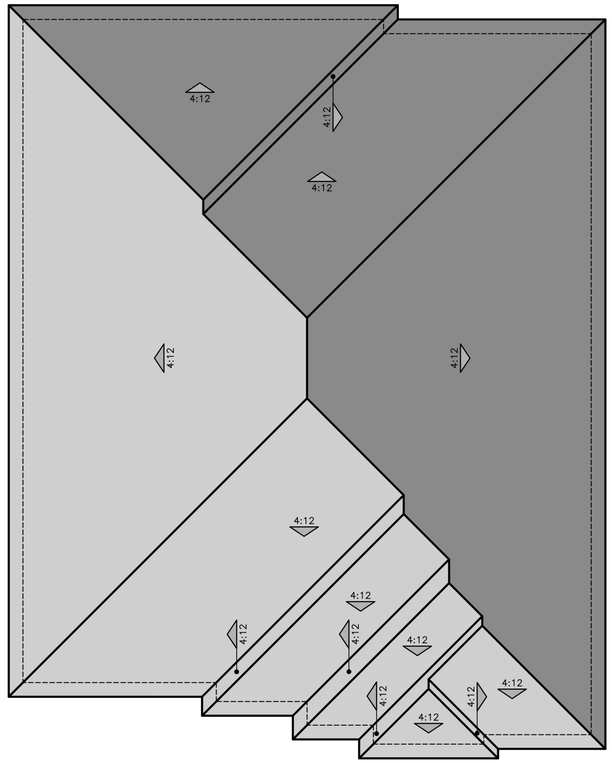
CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-8

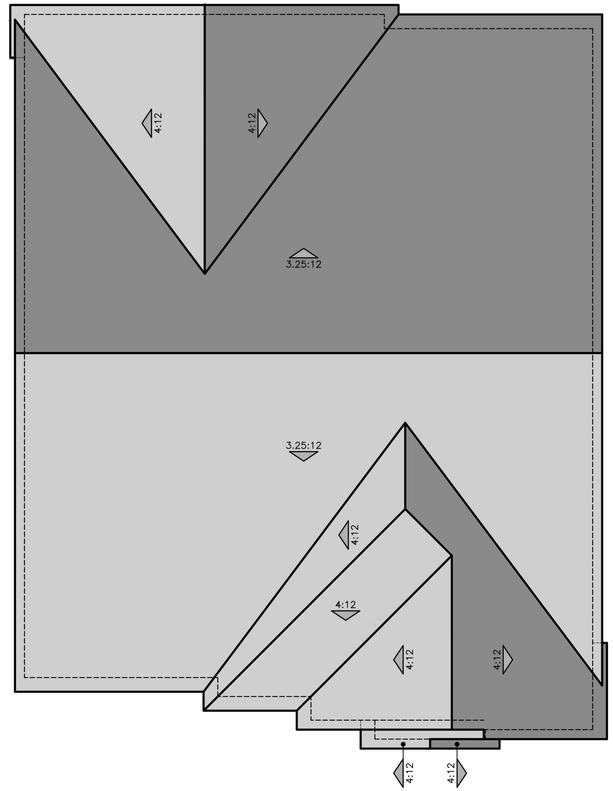
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PLANNING + ARCHITECTURE



"A" SPANISH COLONIAL REVIVAL



"B" CALIFORNIA PRAIRIE



"C" CALIFORNIA CRAFTSMAN

ROOF PLANS

PLAN 1 (3,467 SQ. FT.)

0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-9

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

EXTERIOR LIGHTS



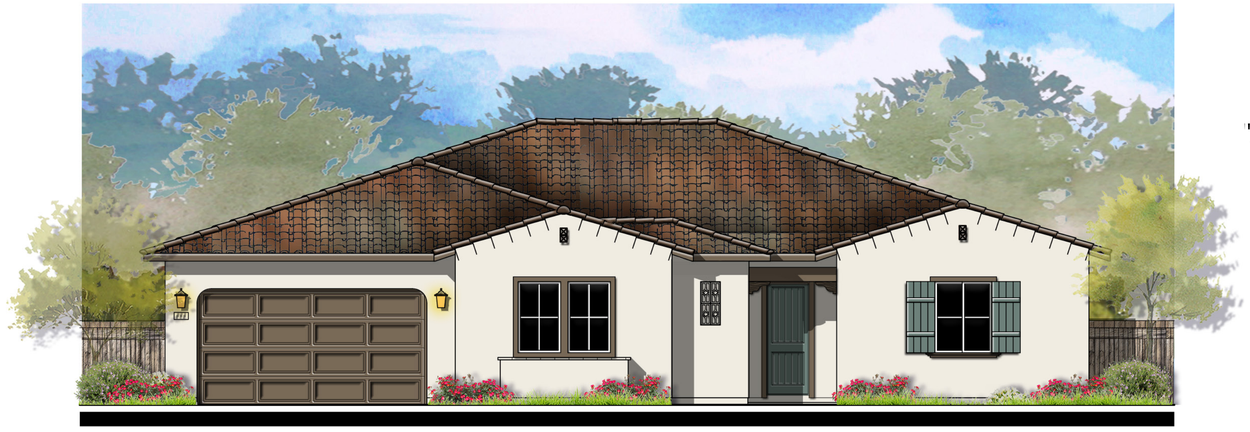
'A" SPANISH COLONIAL REVIVAL



"B" CALIFORNIA PRAIRIE



"C" CALIFORNIA CRAFTSMAN



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Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH COLONIAL REVIVAL



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"B" CALIFORNIA PRAIRIE



© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

"C" CALIFORNIA CRAFTSMAN

PLAN 2 (3,554 SQ. FT.)

FRONT ELEVATIONS

0 2 4 8 12

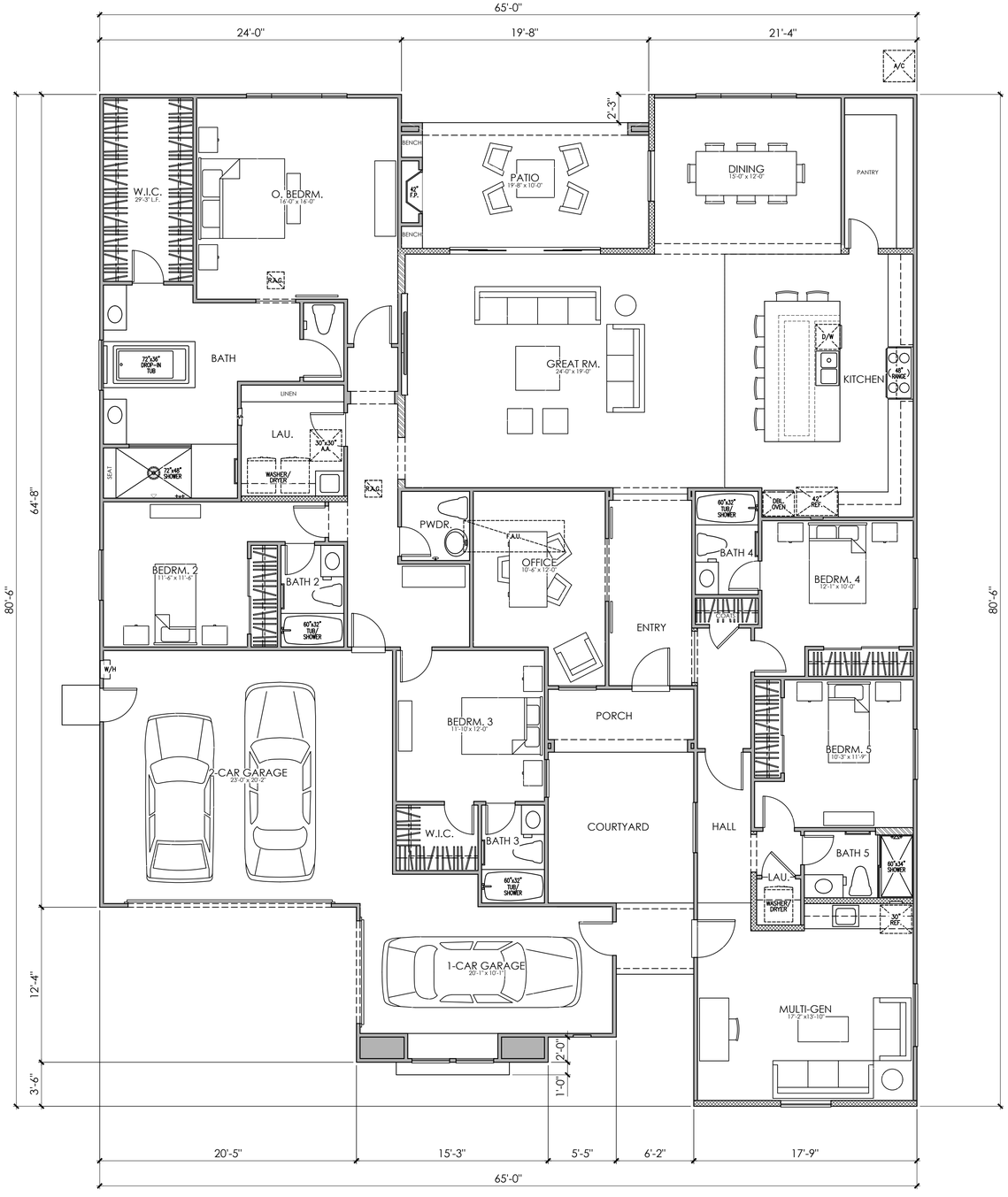
THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-10

Kevin L. Crook Architect Inc
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FLOOR PLAN

PLAN 2 (3,554 SQ. FT.) "A"

5 BEDROOM, 5.5 BATH, OFFICE, MULTI-GEN, 3-CAR GARAGE

ALL BUILDINGS SHALL HAVE FIRE SPRINKLERS INSTALLED IN ACCORDANCE WITH NFPA 13D

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,974 SQ. FT.
	2,974 SQ. FT.
NEXT GEN.	+ 580 SQ. FT.
TOTAL DWELLING	3,554 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	709 SQ. FT.
PORCH "A"	58 SQ. FT.
PORCH "B"	58 SQ. FT.
PORCH "C"	58 SQ. FT.
PATIO	236 SQ. FT.

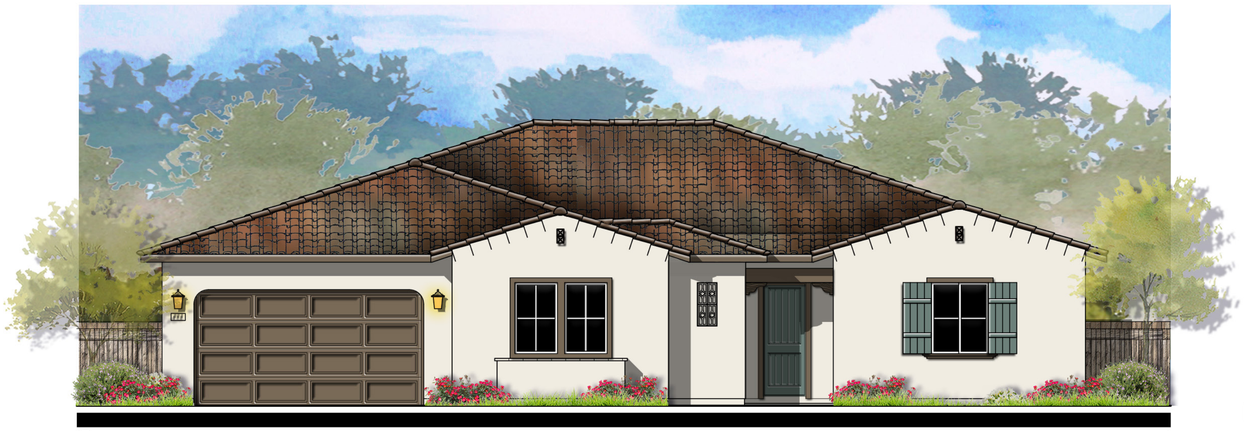
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THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-11

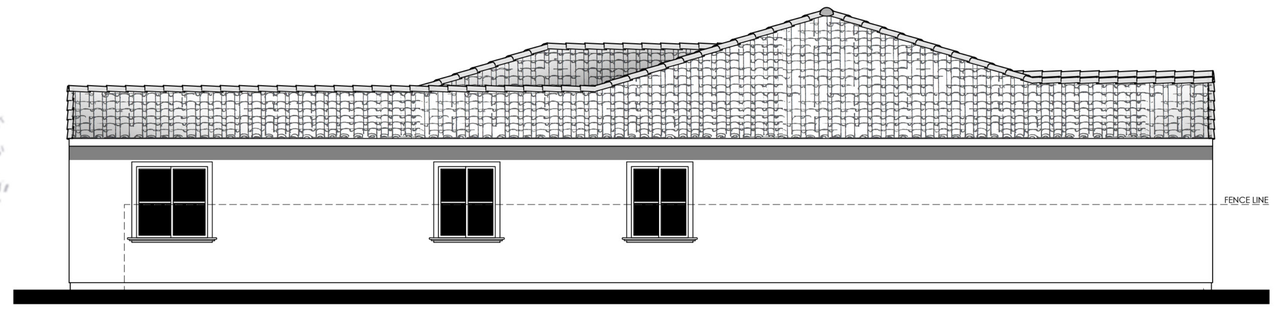
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Refer to landscape drawings for wall, tree, and shrub locations

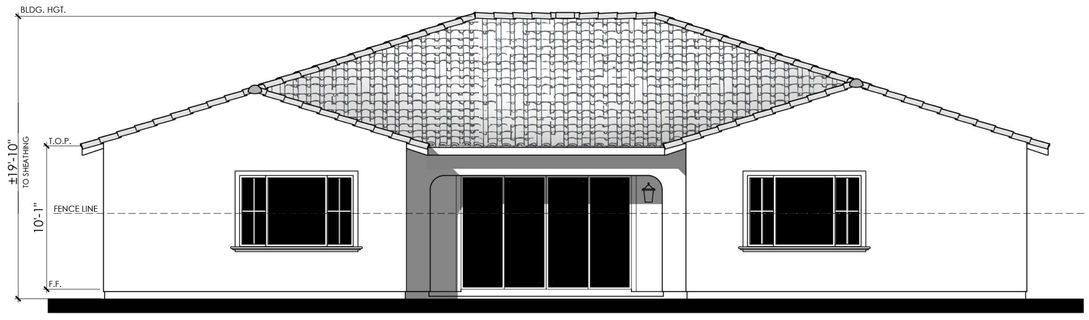
FRONT



RIGHT

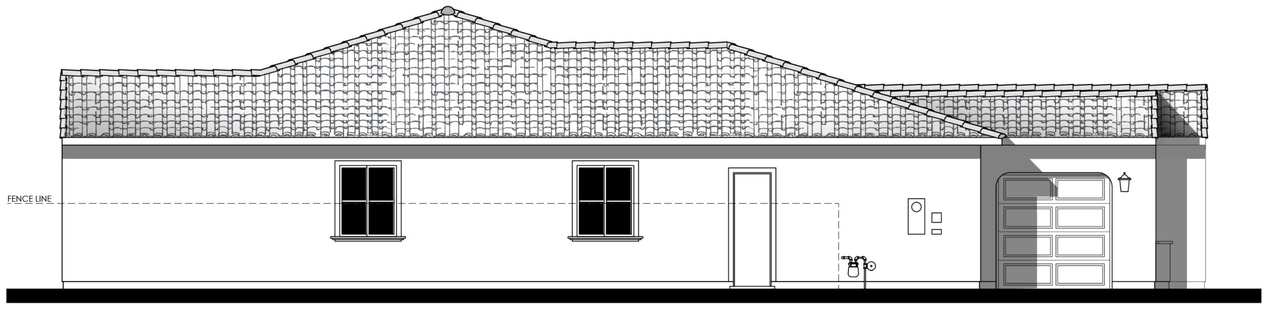
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	FULL 'S' CONC. TILE
FASCIA:	EXPOSED RAFTER TAILS W/ GUTTER
GABLE END:	SIMULATED CLAY TILE/ SCALLOPED STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM / SIMULATED WOOD/ PRECAST
ADDRESS:	12" TALL NUMBERS



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

COLOR SCHEME 2

PLAN 2 (3,554 SQ. FT.) "A"

SPANISH COLONIAL REVIVAL ELEVATION

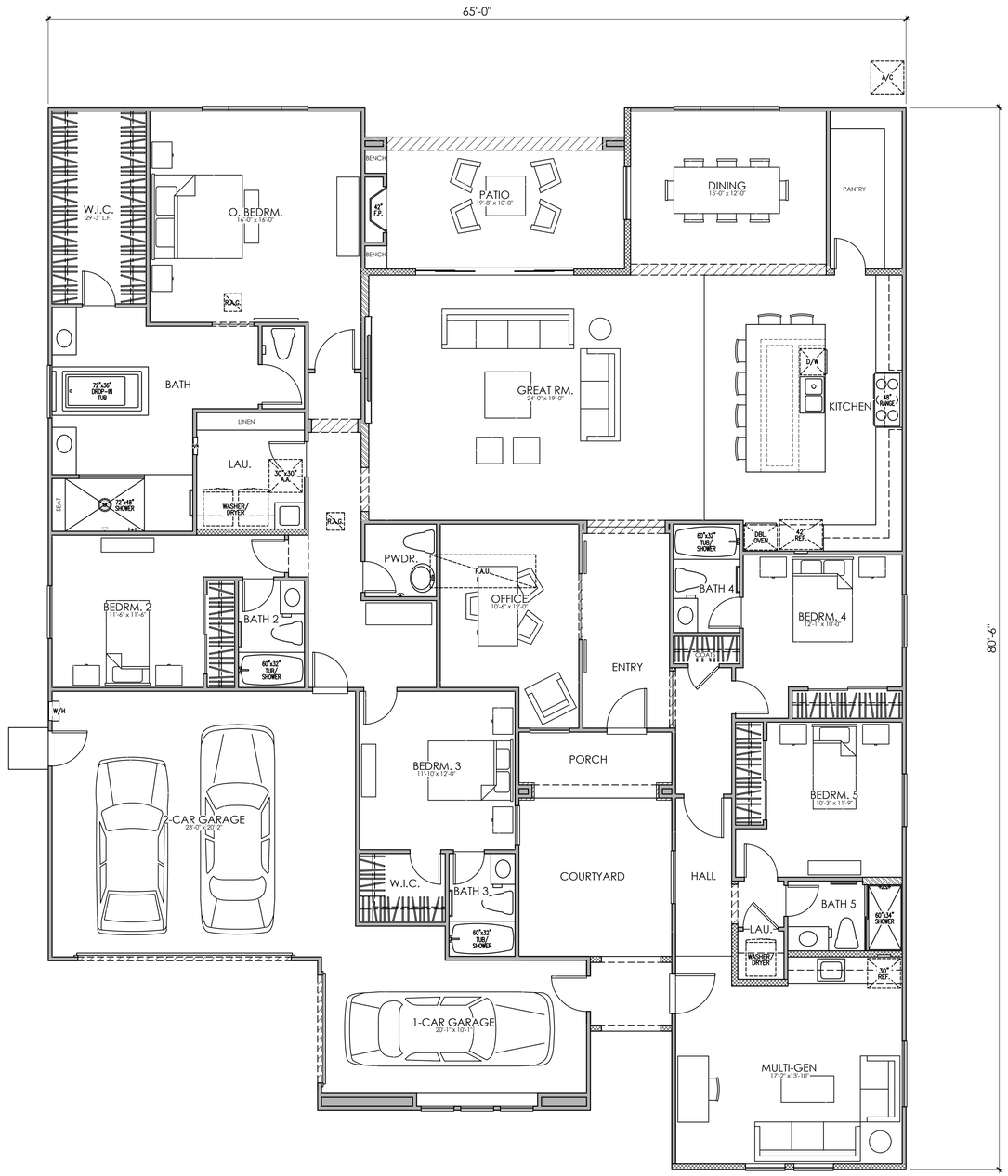
0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-12

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FLOOR PLAN

PLAN 2 (3,554 SQ. FT.) "B"

5 BEDROOM, 5.5 BATH, OFFICE, MULTI-GEN, 3-CAR GARAGE

0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-13

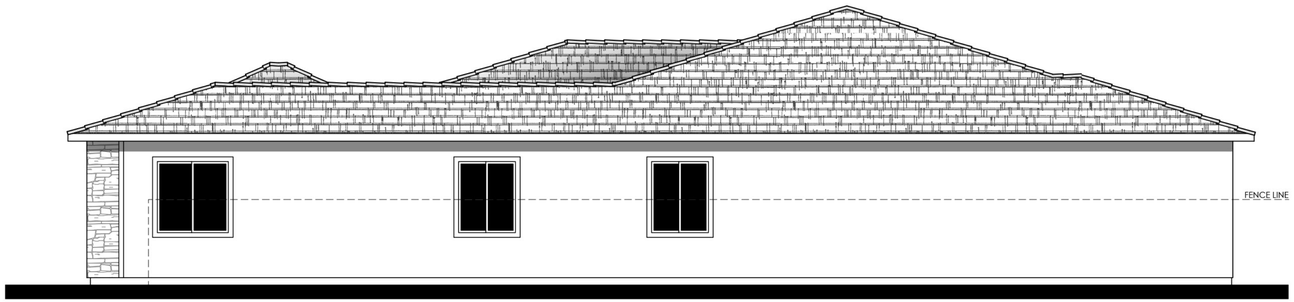
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



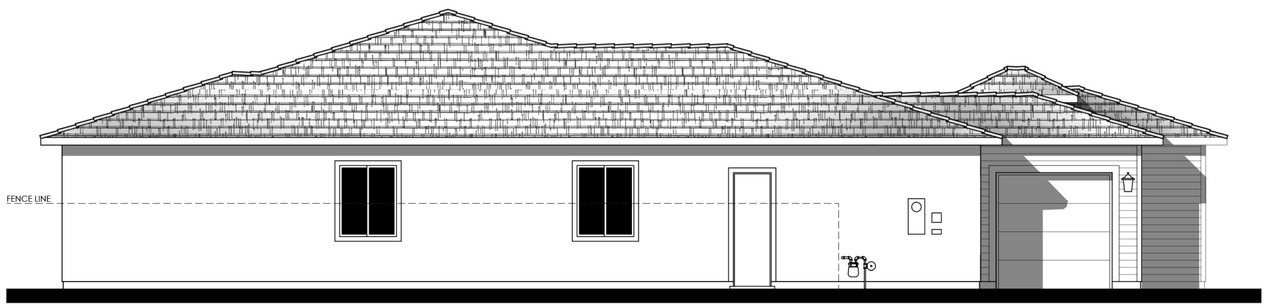
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2X6 WOOD W/ GUTTER
WALL:	STUCCO / STONE VENEER/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM/ CEMENTITIOUS-FIBER
PORCH:	STONE VENEER
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 5

PLAN 2 (3,554 SQ. FT.) "B"

CALIFORNIA PRAIRIE ELEVATION

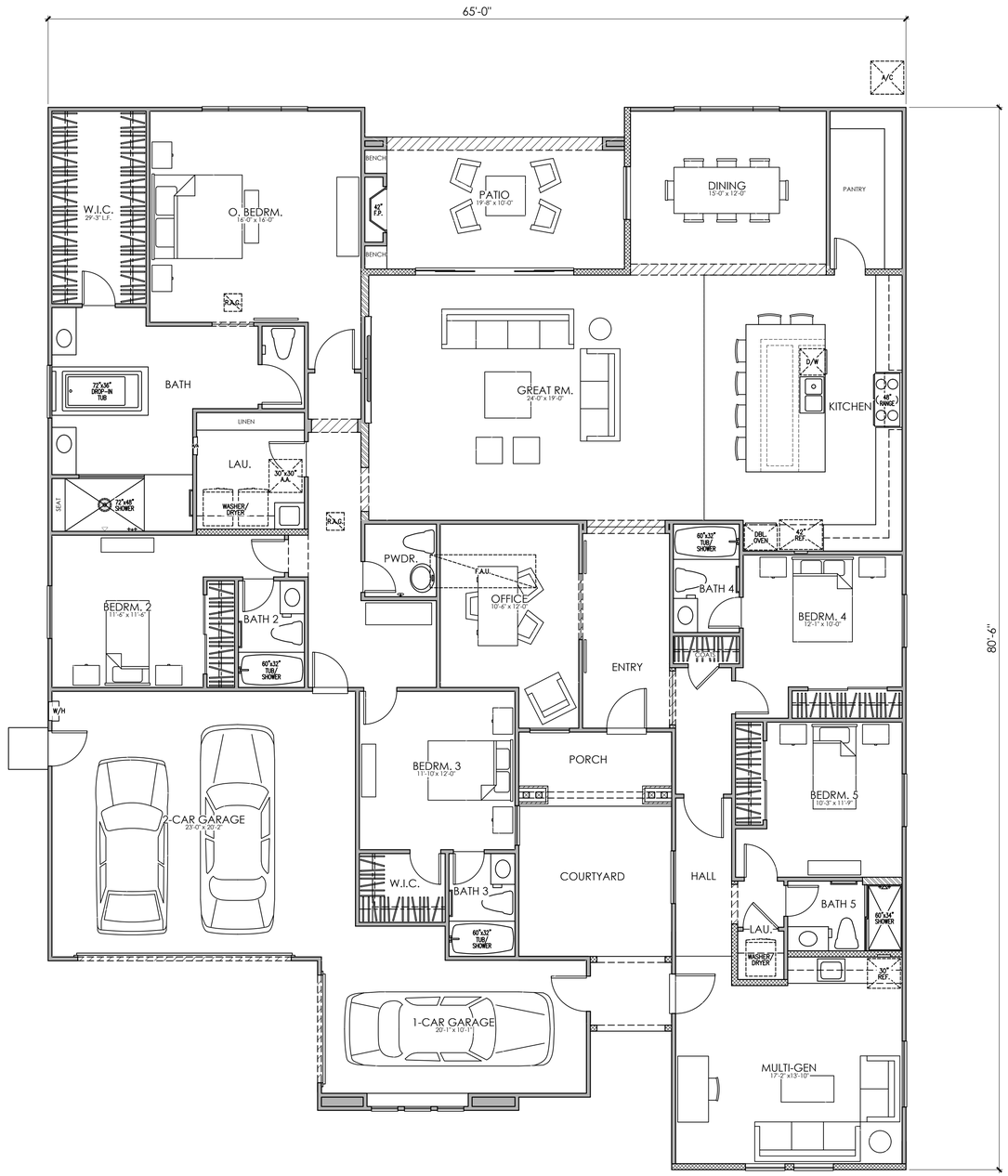
0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-14

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE



FLOOR PLAN

PLAN 2 (3,554 SQ. FT.) "C"

5 BEDROOM, 5.5 BATH, OFFICE, MULTI-GEN, 3-CAR GARAGE

0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-15

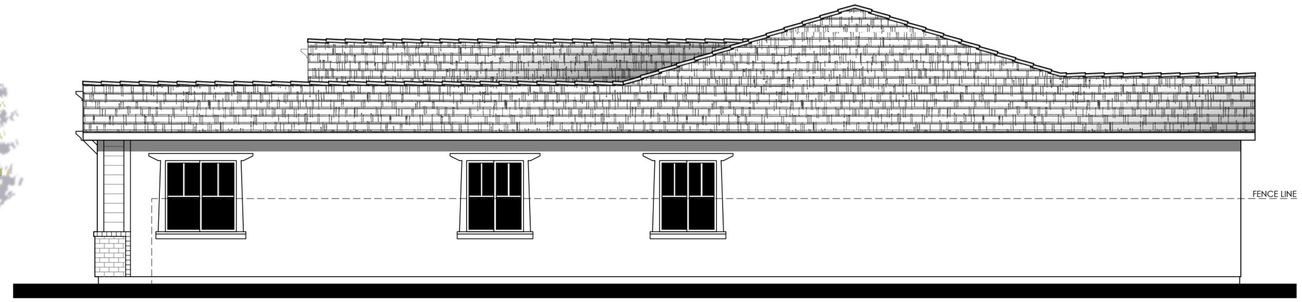
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Refer to landscape drawings for wall, tree, and shrub locations

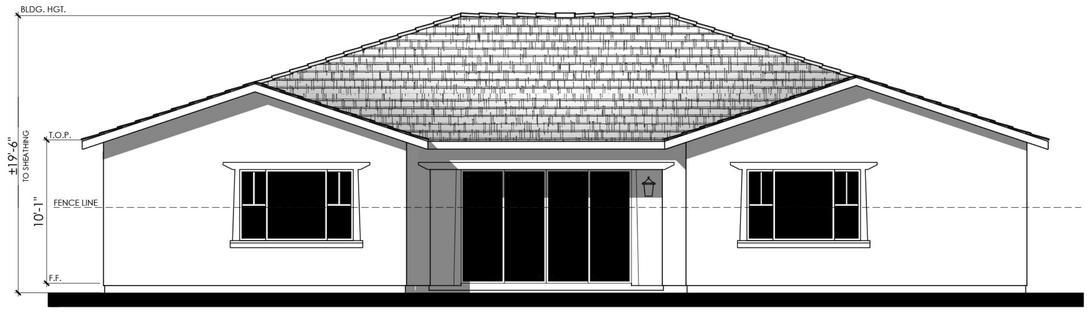
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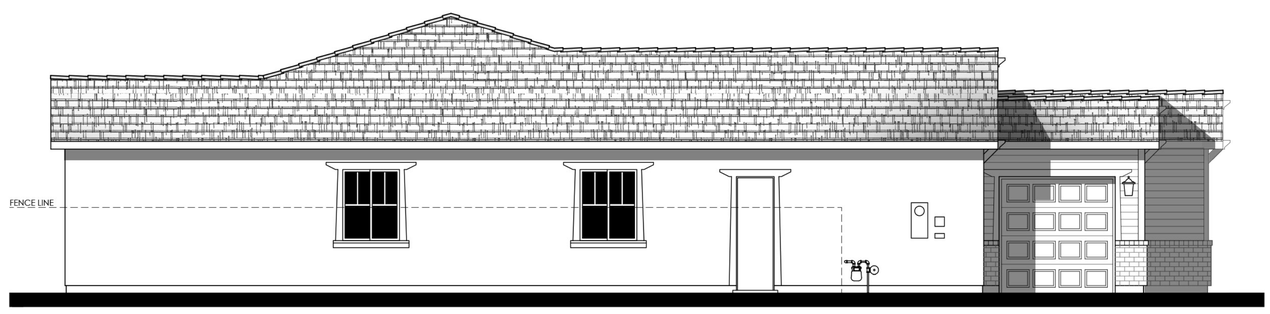
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2X6 WOOD/ EXPOSED RAFTER TAILS W/ GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / WOOD CORBEL & KNEE BRACE
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER
WAINSCOT:	BRICK VENEER
PORCH:	DOUBLE WOOD POST COLUMN W/ BRICK VENEER BASE
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 8

PLAN 2 (3,554 SQ. FT.) "C"

CALIFORNIA CRAFTSMAN ELEVATION

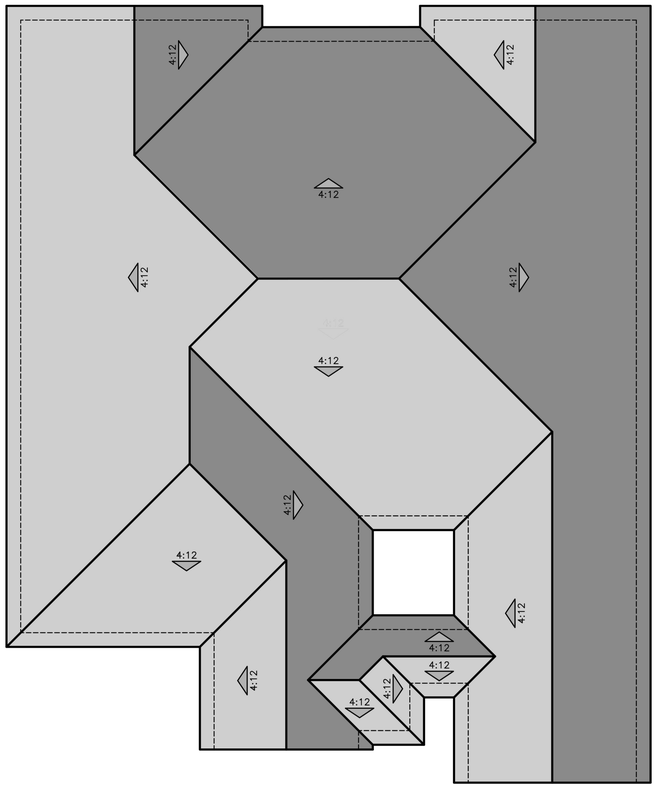
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THE TRUE LIFE COMPANIES

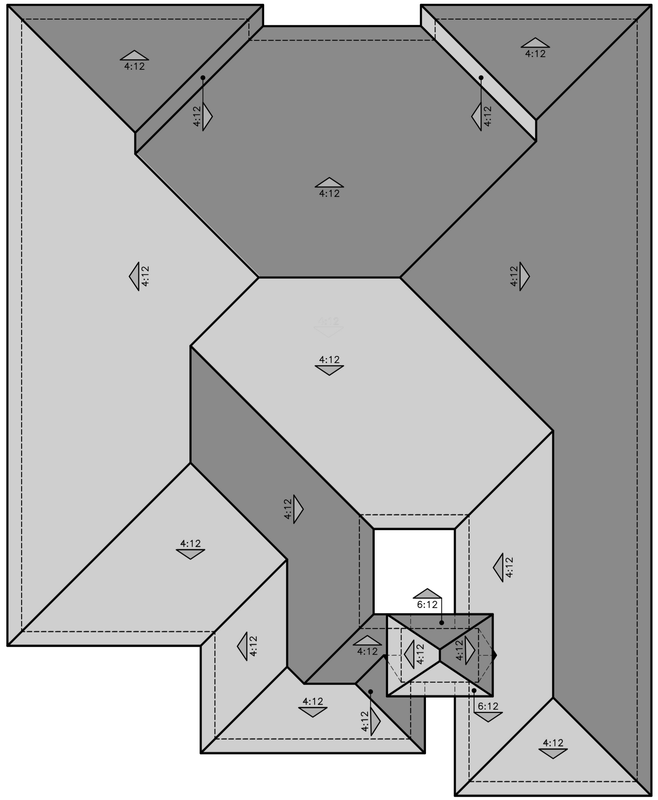
CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-16

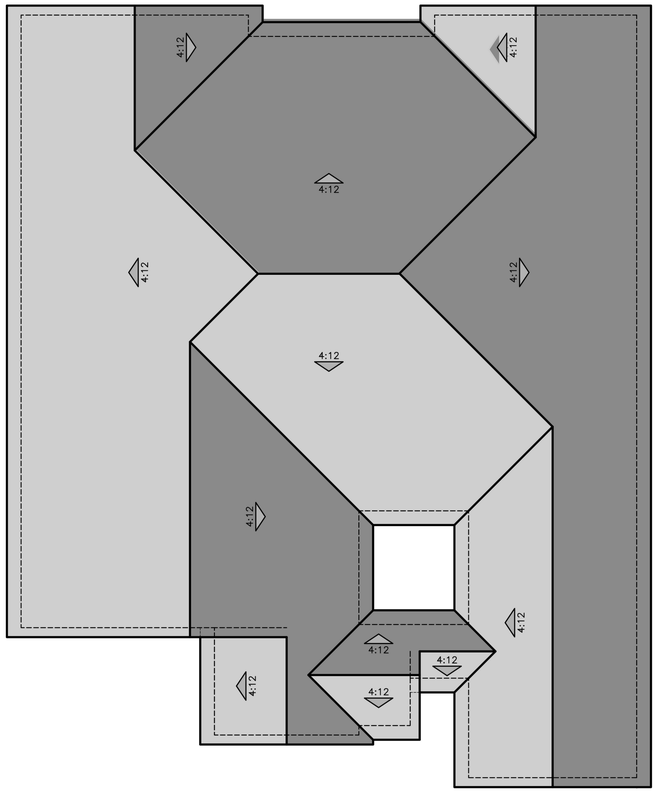
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"A" SPANISH COLONIAL REVIVAL



"B" CALIFORNIA PRAIRIE



"C" CALIFORNIA CRAFTSMAN

ROOF PLANS

PLAN 2 (3,554 SQ. FT.)

0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-17

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Refer to landscape drawings for wall, tree, and shrub locations

"A" SPANISH COLONIAL REVIVAL

EXTERIOR LIGHTS



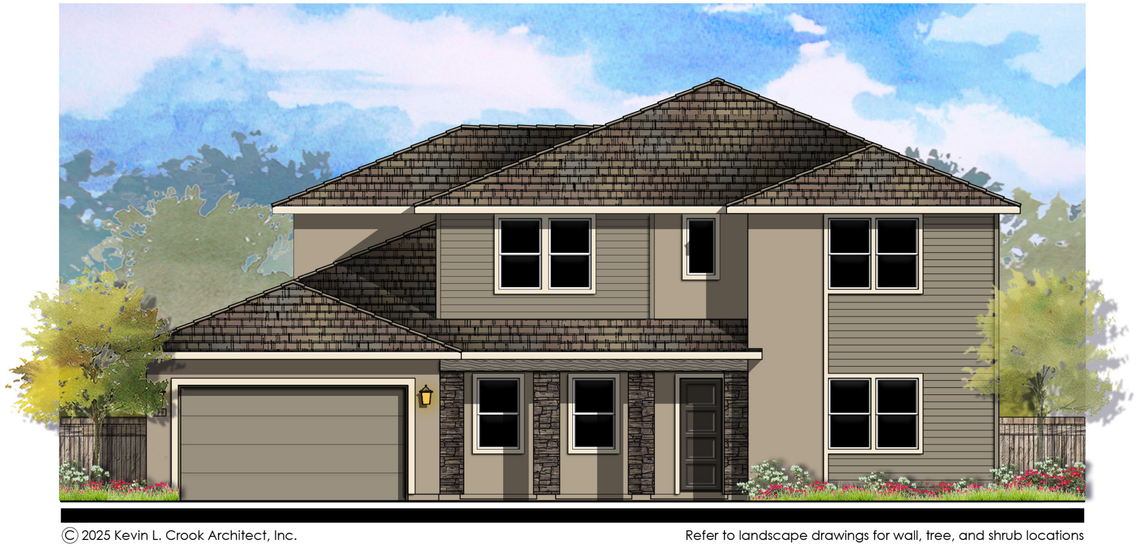
'A" SPANISH COLONIAL REVIVAL



"B" CALIFORNIA PRAIRIE



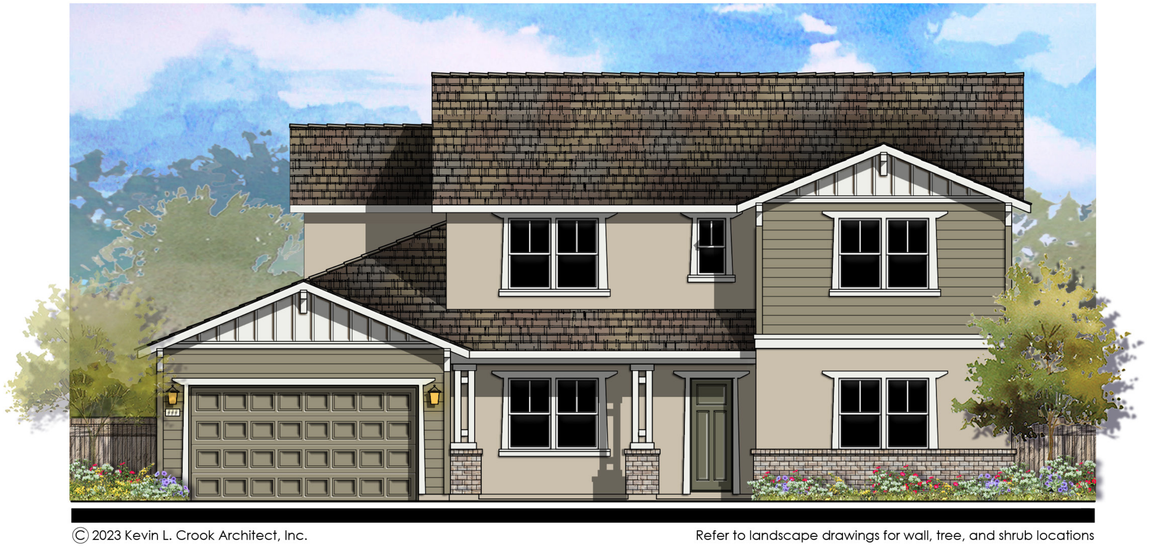
"C" CALIFORNIA CRAFTSMAN



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Refer to landscape drawings for wall, tree, and shrub locations

"B" CALIFORNIA PRAIRIE



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Refer to landscape drawings for wall, tree, and shrub locations

"C" CALIFORNIA CRAFTSMAN

PLAN 3 (3,689 SQ. FT.)

FRONT ELEVATIONS

0 2 4 8 12

THE TRUE LIFE COMPANIES

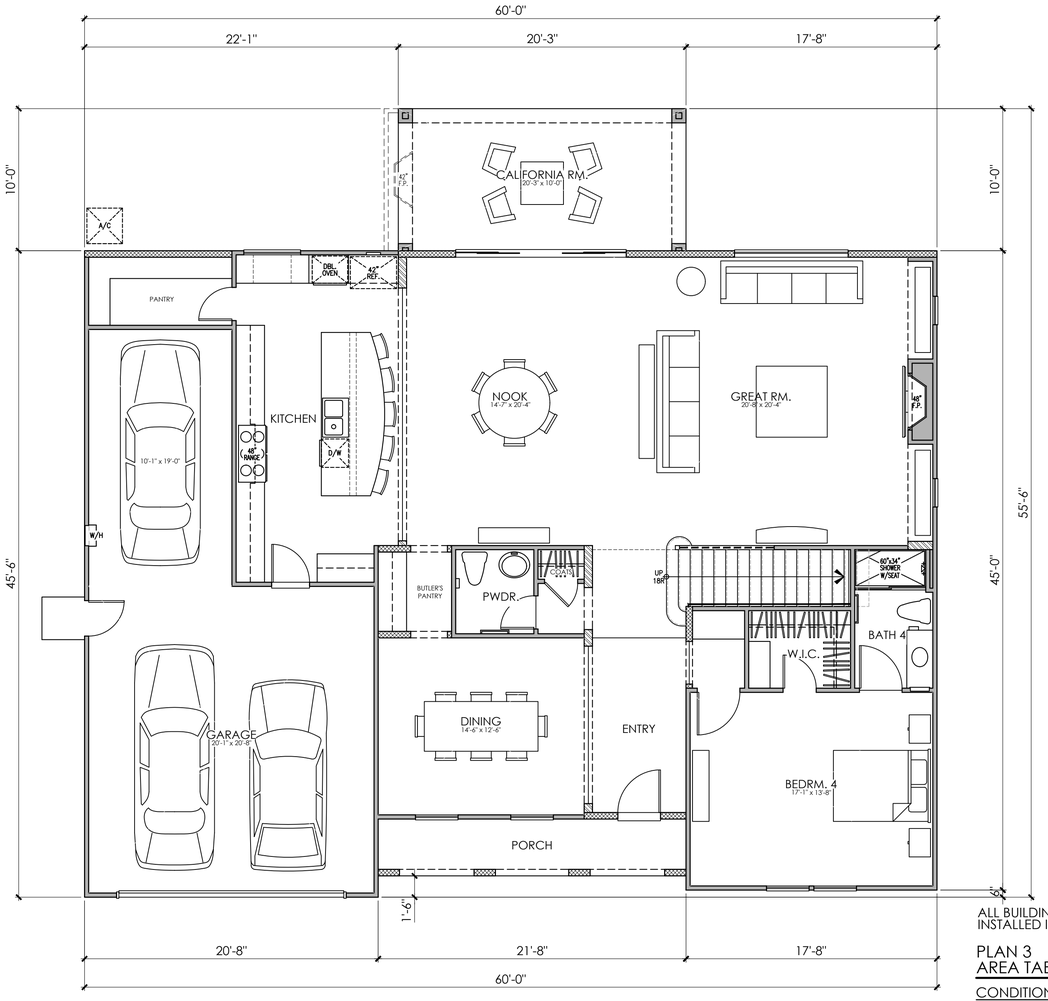
CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-18

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE





ALL BUILDINGS SHALL HAVE FIRE SPRINKLERS INSTALLED IN ACCORDANCE WITH NFPA 13D

PLAN 3
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,967 SQ. FT.
SECOND FLOOR AREA	1,722 SQ. FT.
TOTAL	3,689 SQ. FT.

UNCONDITIONED SPACE

GARAGE	635 SQ. FT.
PORCH "A"	87 SQ. FT.
PORCH "B"	87 SQ. FT.
PORCH "C"	87 SQ. FT.
PATIO	203 SQ. FT.
OPT. PATIO W/ FIREPLACE	213 SQ. FT.

SECOND FLOOR

FIRST FLOOR

PLAN 3 (3,689 SQ. FT.) "A"

4 BEDROOM, 4.5 BATH, LOFT/OPT. BEDRM. 5, 3-CAR GARAGE (TANDEM)

0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-19

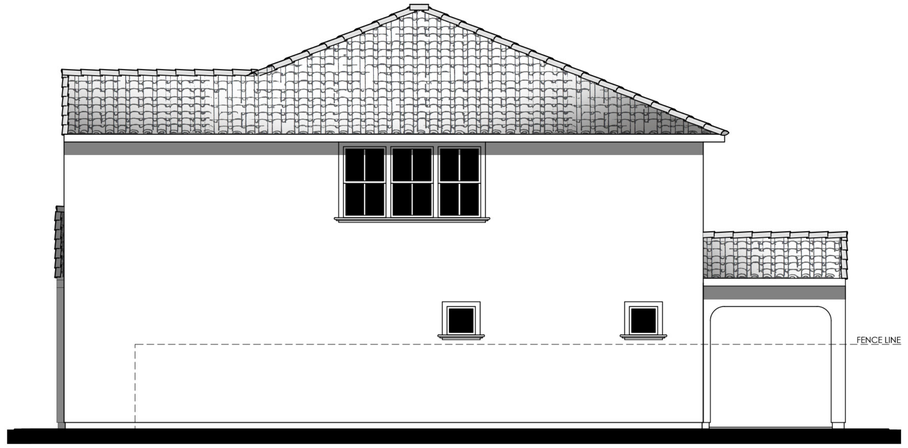
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



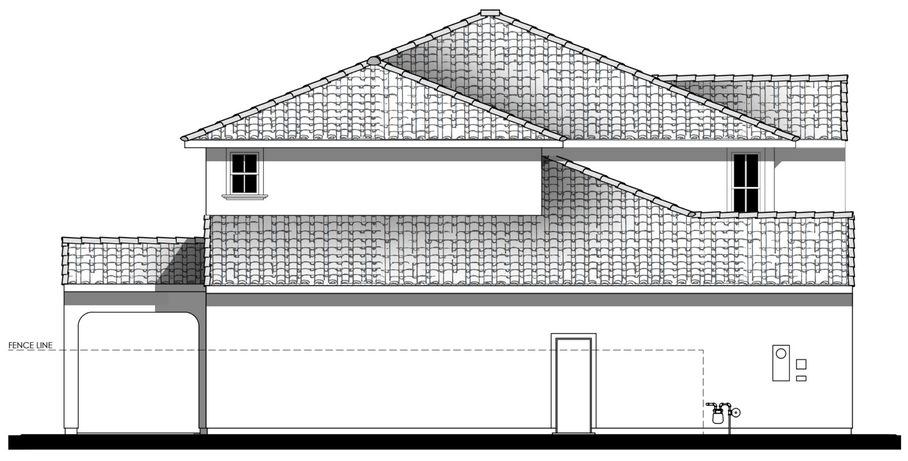
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	FULL 'S' CONC. TILE
FASCIA:	EXPOSED RAFTER TAILS W/ GUTTER
GABLE END:	SIMULATED CLAY TILE/ SCALLOPED STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM / SIMULATED WOOD/ PRECAST
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 3

PLAN 3 (3,689 SQ. FT.) "A"

SPANISH COLONIAL REVIVAL ELEVATIONS

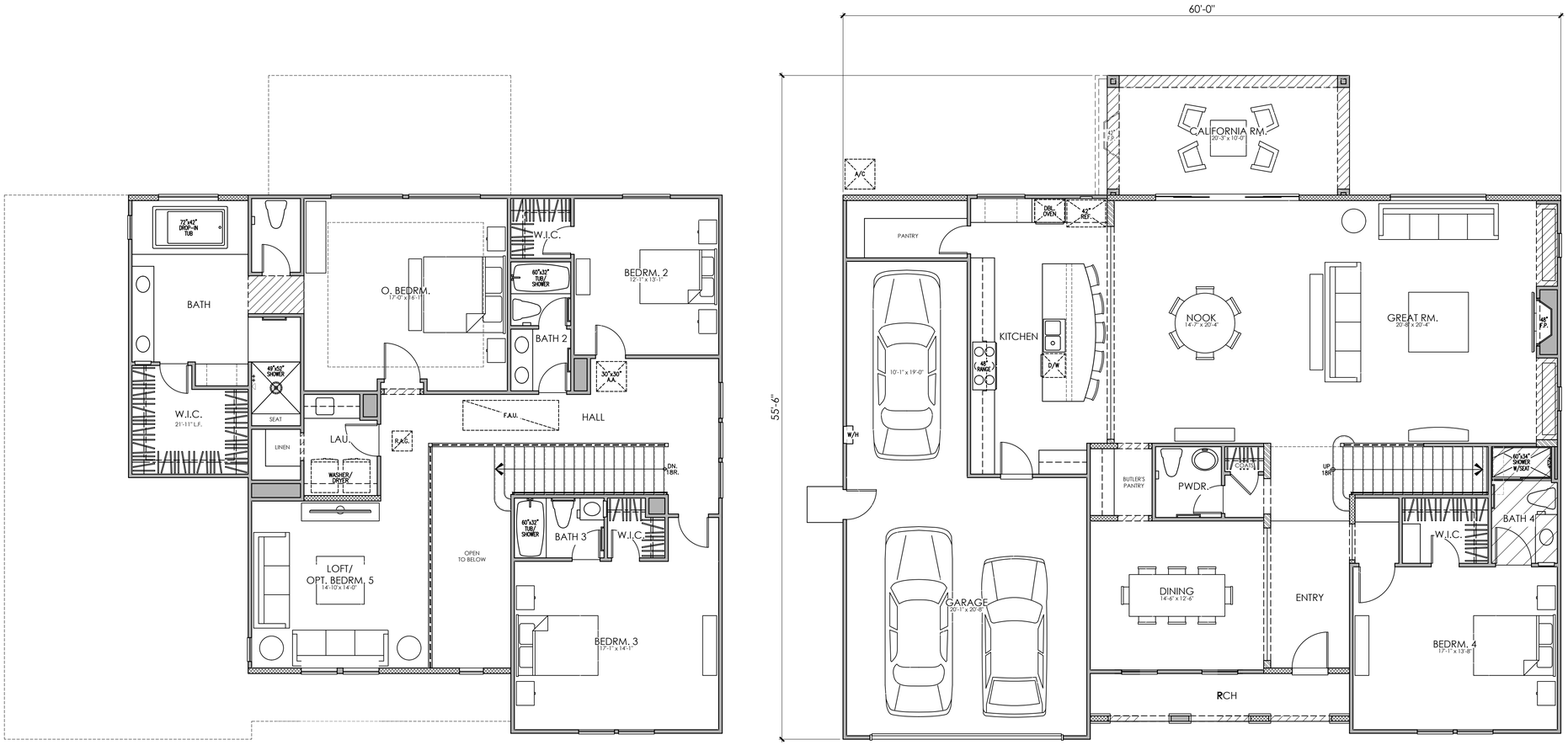
0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-20

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SECOND FLOOR

FIRST FLOOR

PLAN 3 (3,689 SQ. FT.) "B"

4 BEDROOM, 4.5 BATH, LOFT/OPT. BEDRM. 5, 3-CAR GARAGE (TANDEM)

0 2 4 8 12

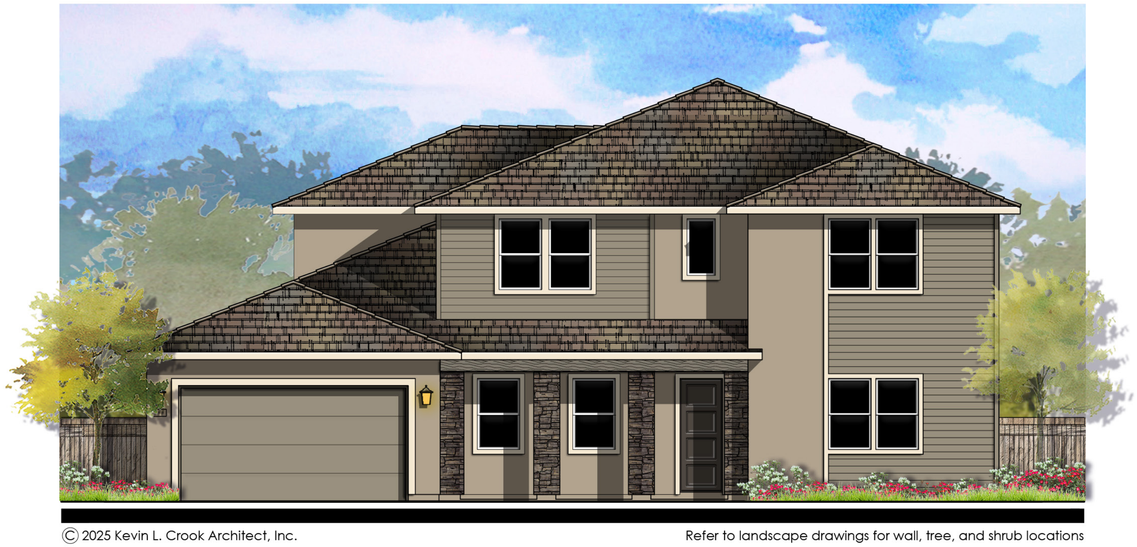
THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-21

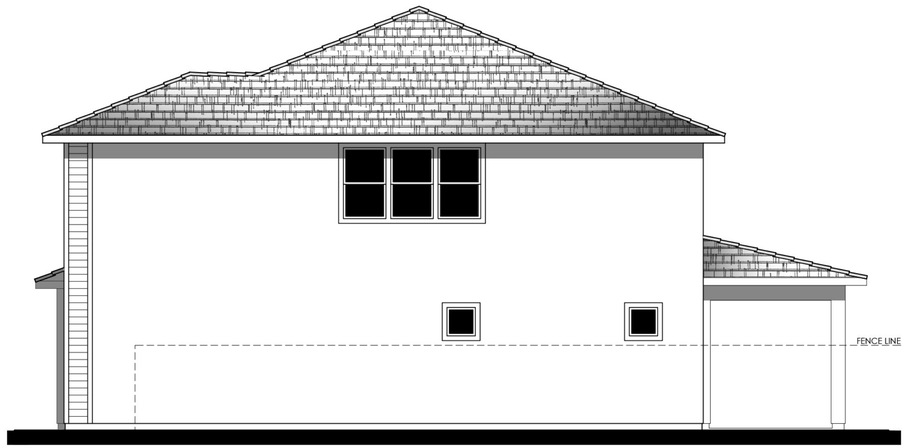
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Refer to landscape drawings for wall, tree, and shrub locations

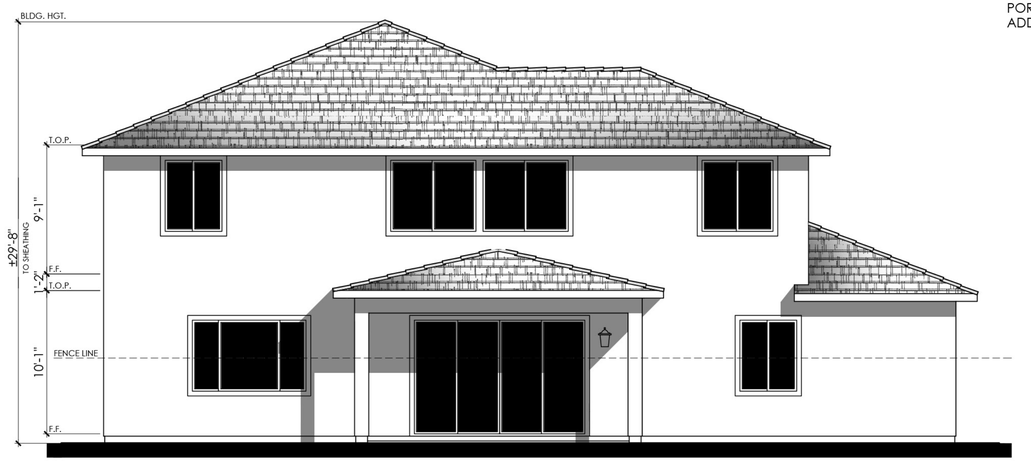
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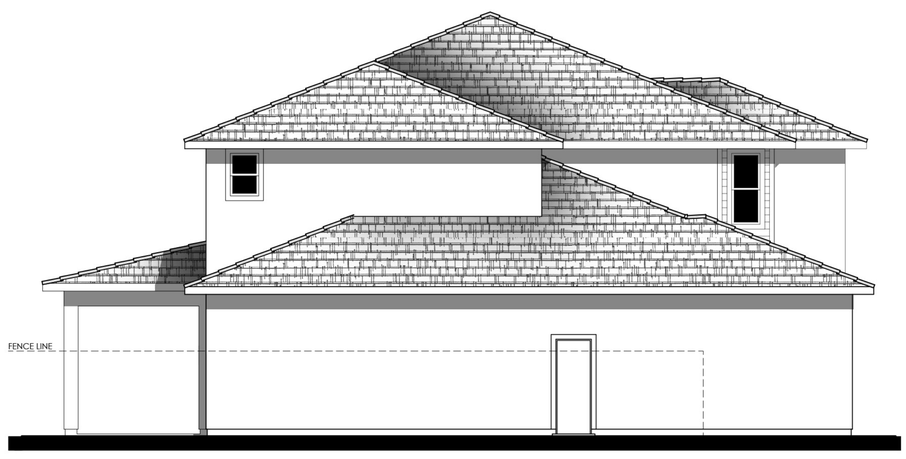
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2X6 WOOD W/ GUTTER
WALL:	STUCCO / STONE VENEER/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM/ CEMENTITIOUS-FIBER
PORCH:	STONE VENEER
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 6

PLAN 3 (3,689 SQ. FT.) "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

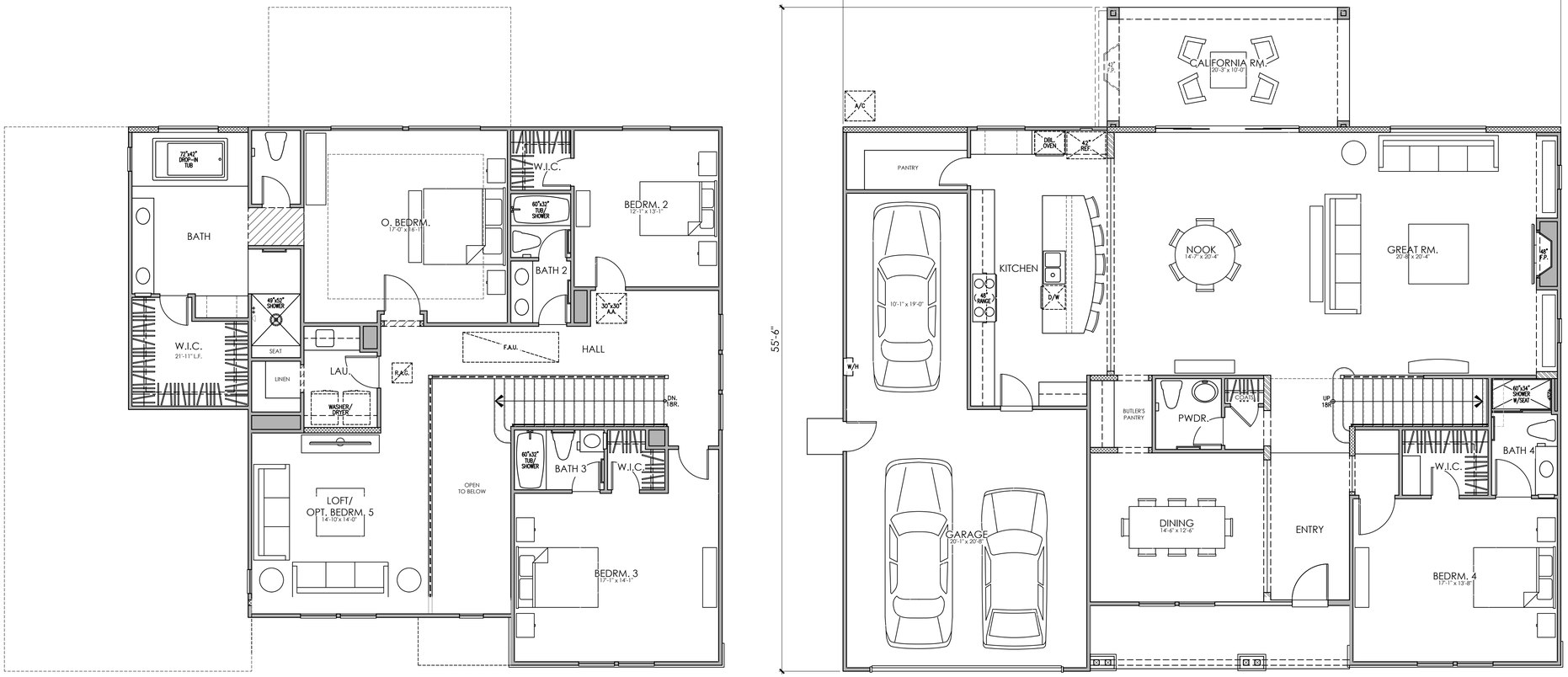
THE TRUE LIFE COMPANIES

CONWAY DRIVE

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SECOND FLOOR

FIRST FLOOR

PLAN 3 (3,689 SQ. FT.) "C"

4 BEDROOM, 4.5 BATH, LOFT/OPT. BEDRM. 5, 3-CAR GARAGE (TANDEM)

0 2 4 8 12

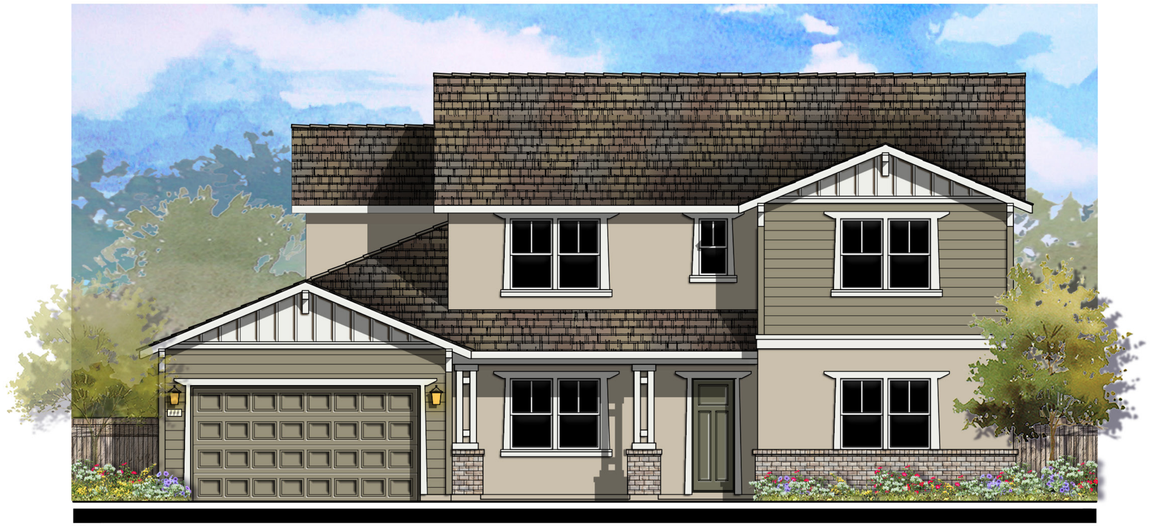
THE TRUE LIFE COMPANIES

CONWAY DRIVE

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01/28/2025
A-23

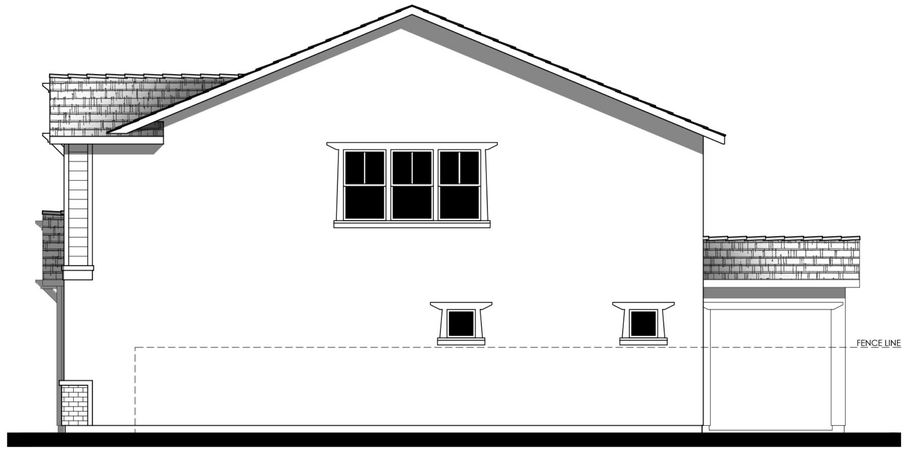
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



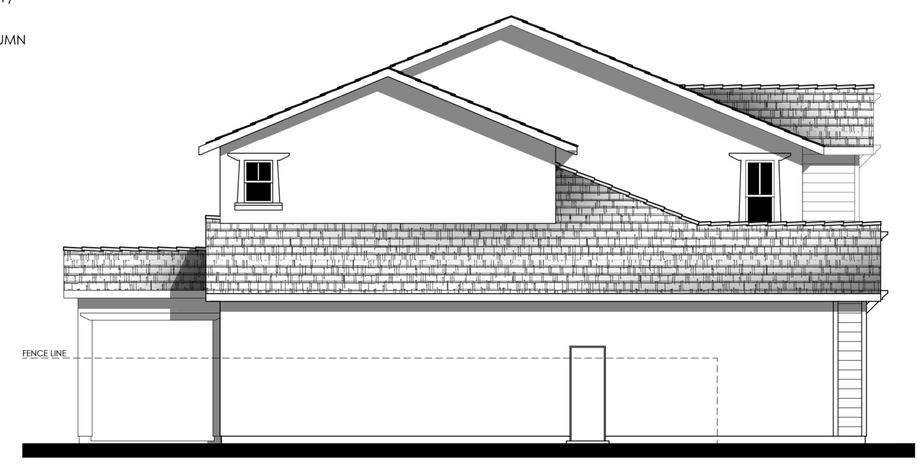
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2X6 WOOD/ EXPOSED RAFTER TAILS W/ GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / WOOD CORBEL & KNEE BRACE
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER
WAINSCOT:	BRICK VENEER
PORCH:	DOUBLE WOOD POST COLUMN W/ BRICK VENEER BASE
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 9

PLAN 3 (3,689 SQ. FT.) "C"

CALIFORNIA CRAFTSMAN ELEVATIONS

0 2 4 8 12

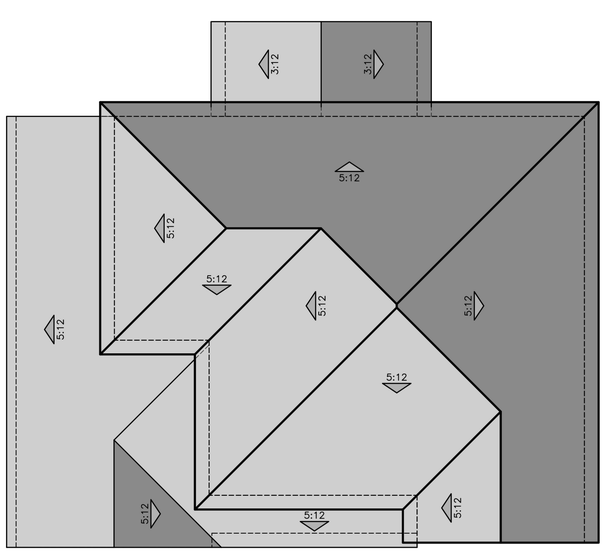
THE TRUE LIFE COMPANIES

CONWAY DRIVE

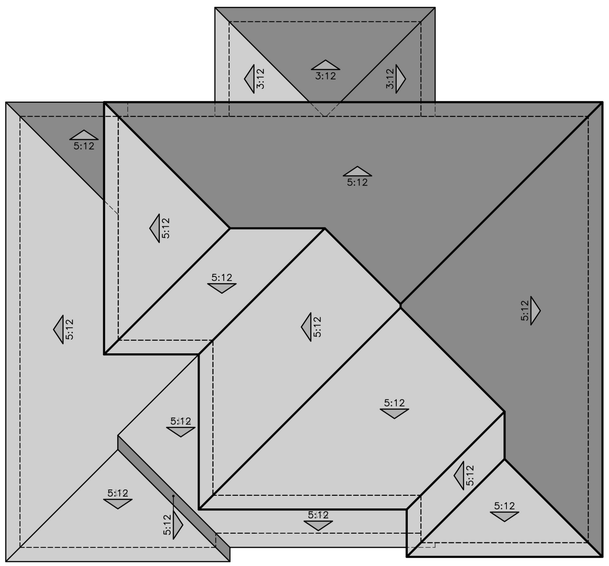
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-24

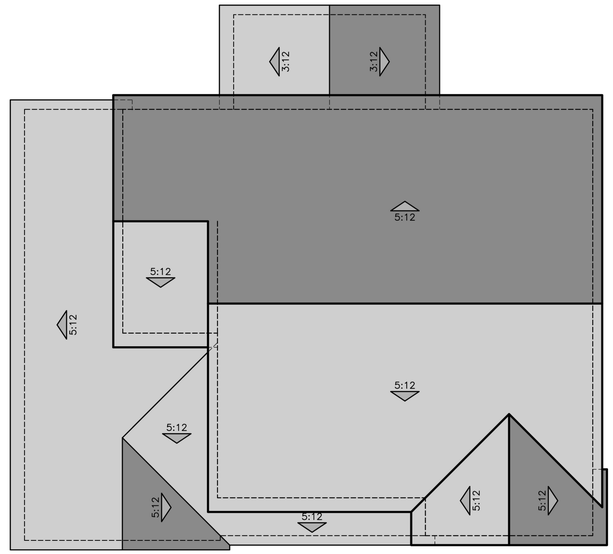
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"A" SPANISH COLONIAL REVIVAL



"B" CALIFORNIA PRAIRIE



"C" CALIFORNIA CRAFTSMAN

ROOF PLANS

PLAN 3 (3,689 SQ. FT.)

0 2 4 8 12

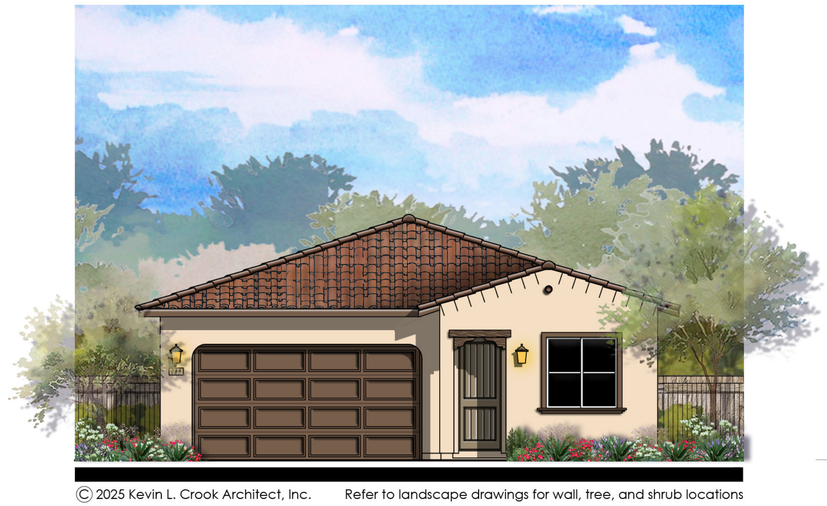
THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

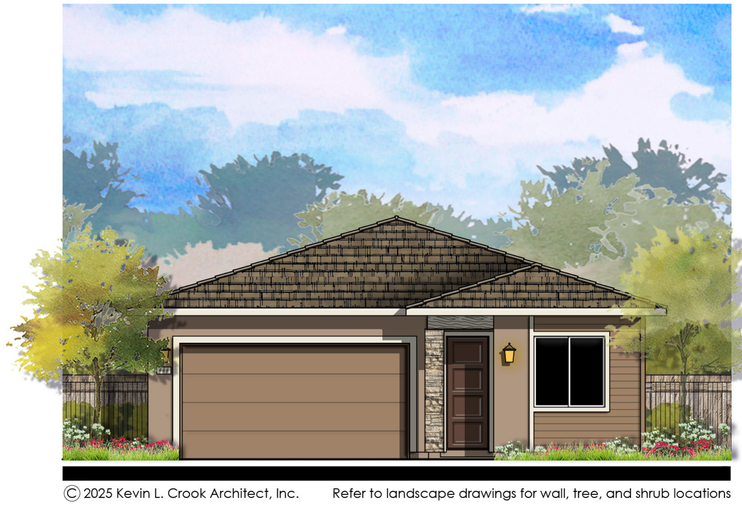
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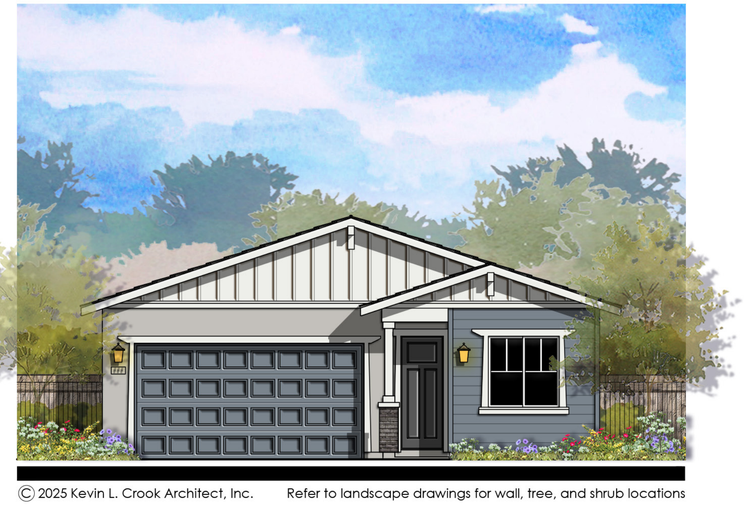
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"A" SPANISH COLONIAL REVIVAL



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"B" CALIFORNIA PRAIRIE



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"C" CALIFORNIA CRAFTSMAN

EXTERIOR LIGHTS



'A" SPANISH COLONIAL REVIVAL



"B" CALIFORNIA PRAIRIE



"C" CALIFORNIA CRAFTSMAN

PLAN 4 (1,623 SQ. FT.)

FRONT ELEVATIONS

0 2 4 8 12

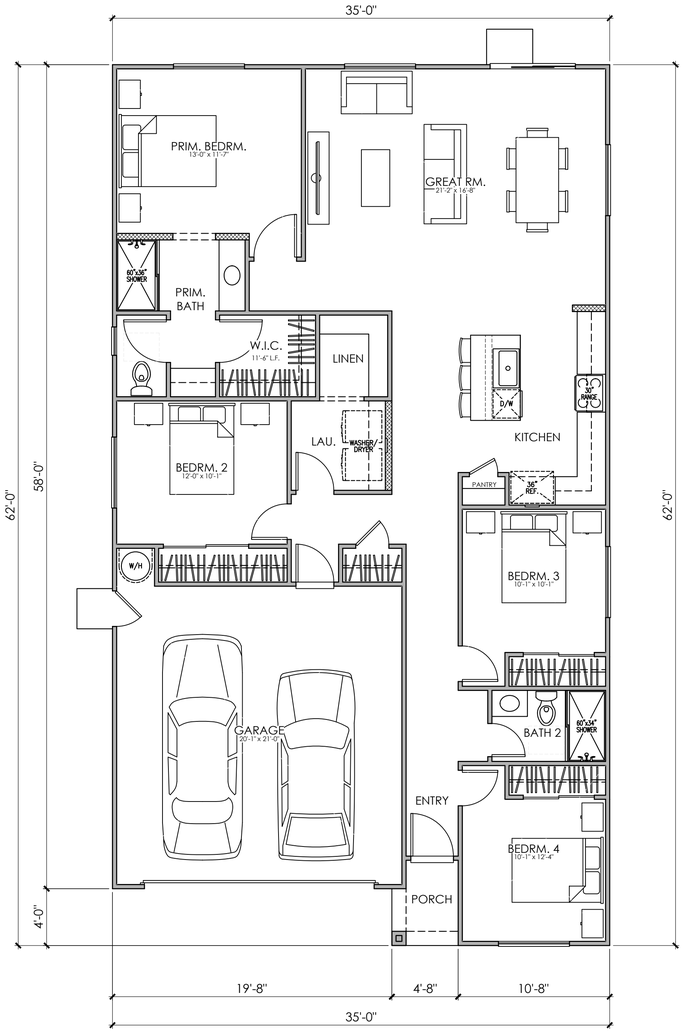
THE TRUE LIFE COMPANIES

CONWAY DRIVE

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FLOOR PLAN

PLAN 4 (1,623 SQ. FT.) "A"

4 BEDROOM, 2 BATH, 2-CAR GARAGE

ALL BUILDINGS SHALL HAVE FIRE SPRINKLERS INSTALLED IN ACCORDANCE WITH NFPA 13D

PLAN 4
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,623 SQ. FT.
TOTAL	1,623 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	442 SQ. FT.
PORCH "A"	26 SQ. FT.
PORCH "B"	– SQ. FT.
PORCH "C"	– SQ. FT.

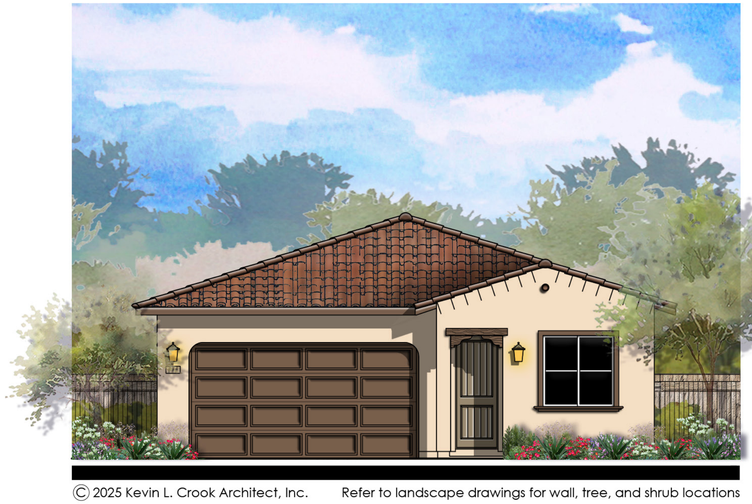
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THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

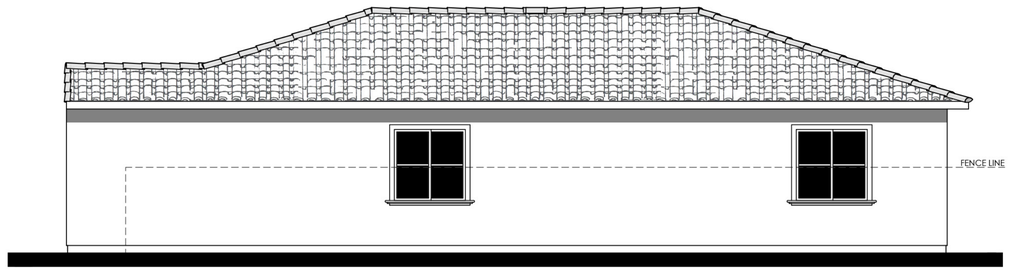
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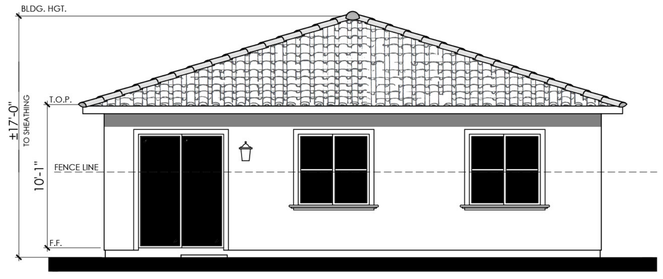
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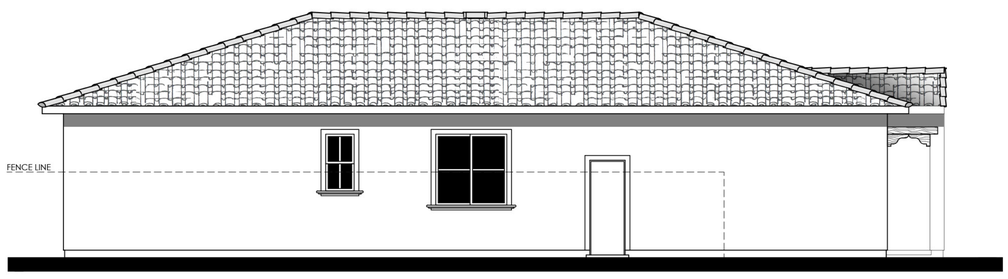
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	FULL 'S' CONC. TILE
FASCIA:	EXPOSED RAFTER TAILS W/ GUTTER
GABLE END:	SIMULATED CLAY TILE/ SCALLOPED STUCCO
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM / SIMULATED WOOD/ PRECAST
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 1

PLAN 4 (1,623 SQ. FT.) "A"

SPANISH COLONIAL REVIVAL ELEVATION

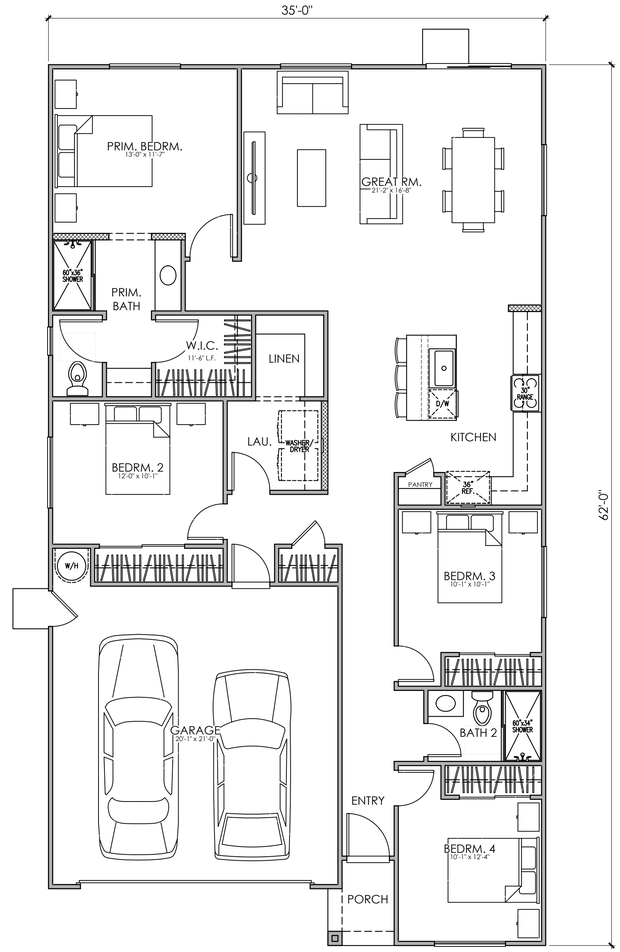
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THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

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ALL BUILDINGS SHALL HAVE FIRE SPRINKLERS INSTALLED IN ACCORDANCE WITH NFPA 13D

PLAN 4
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,623 SQ. FT.
TOTAL	1,623 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	442 SQ. FT.
PORCH "A"	26 SQ. FT.
PORCH "B"	– SQ. FT.
PORCH "C"	– SQ. FT.

0 2 4 8 12

FLOOR PLAN

PLAN 4 (1,623 SQ. FT.) "B"

4 BEDROOM, 2 BATH, 2-CAR GARAGE

THE TRUE LIFE COMPANIES

CONWAY DRIVE
ESCONDIDO, CALIFORNIA

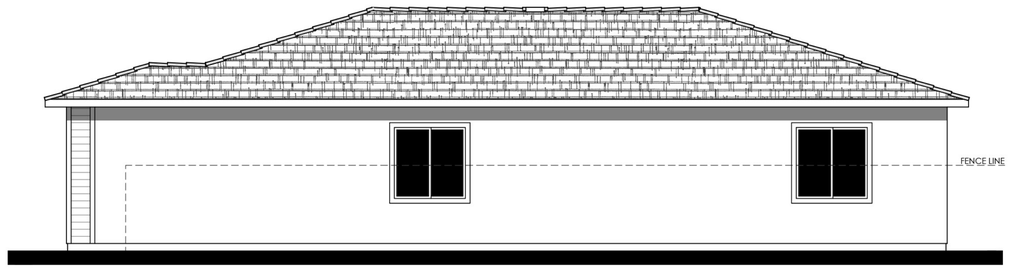
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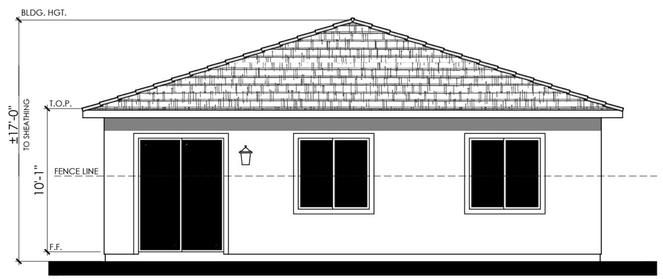
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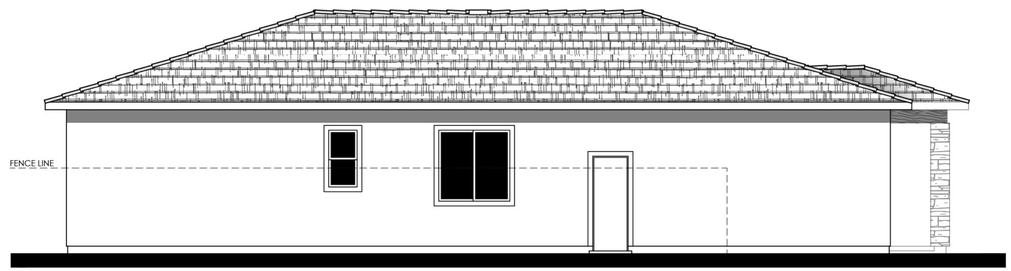
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2X6 WOOD W/ GUTTER
WALL:	STUCCO / STONE VENEER/ LAP SIDING
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM/ CEMENTITIOUS-FIBER
PORCH:	STONE VENEER
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 4

PLAN 4 (1,623 SQ. FT.) "B"

CALIFORNIA PRAIRIE ELEVATION

0 2 4 8 12

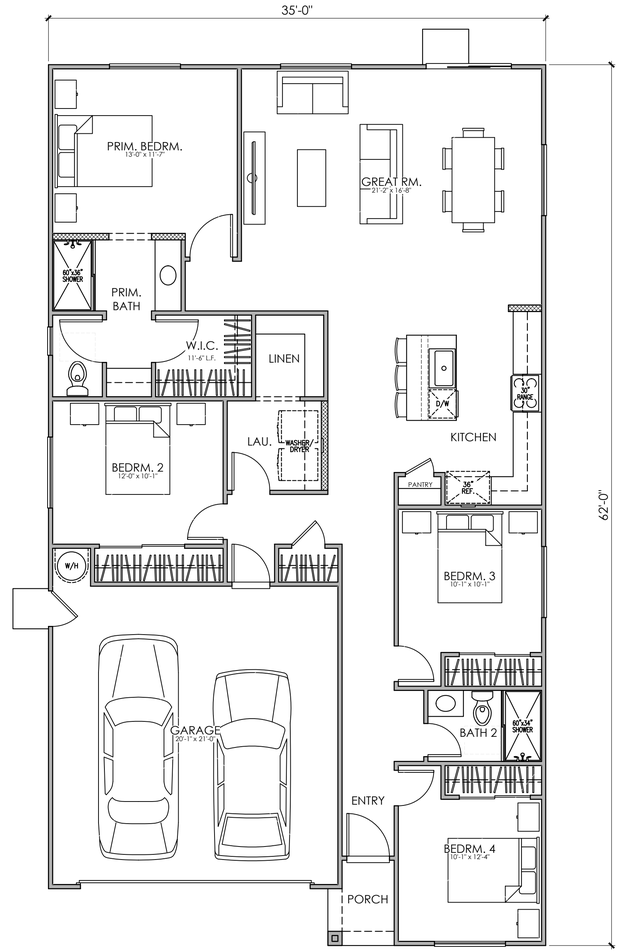
THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

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01/28/2025
A-30

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ALL BUILDINGS SHALL HAVE FIRE SPRINKLERS INSTALLED IN ACCORDANCE WITH NFPA 13D

PLAN 4
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,623 SQ. FT.
TOTAL	1,623 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	442 SQ. FT.
PORCH "A"	26 SQ. FT.
PORCH "B"	– SQ. FT.
PORCH "C"	– SQ. FT.

0 2 4 8 12

FLOOR PLAN

PLAN 4 (1,623 SQ. FT.) "C"

4 BEDROOM, 2 BATH, 2-CAR GARAGE

THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

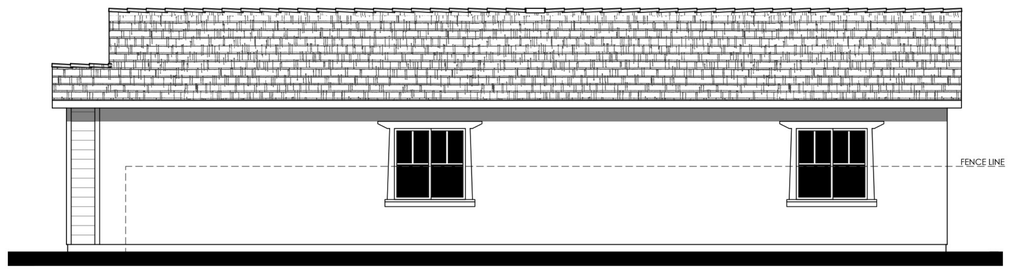
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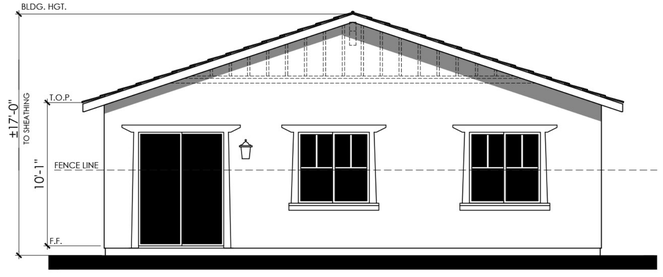
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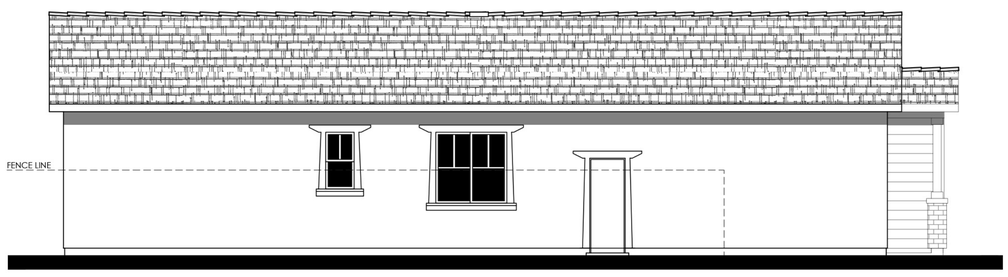
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2X6 WOOD/ EXPOSED RAFTER TAILS W/ GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / WOOD CORBEL & KNEE BRACE
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL W/ GRIDS
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER
WAINSCOT:	BRICK VENEER
PORCH:	DOUBLE WOOD POST COLUMN W/ BRICK VENEER BASE
ADDRESS:	12" TALL NUMBERS



REAR



LEFT

COLOR SCHEME 7

PLAN 4 (1,623 SQ. FT.) "C"

CALIFORNIA CRAFTSMAN ELEVATION

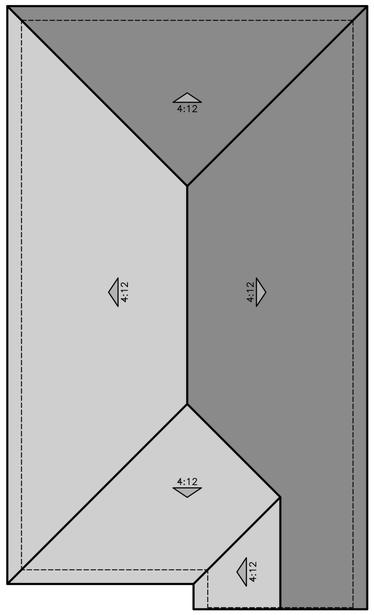
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THE TRUE LIFE COMPANIES

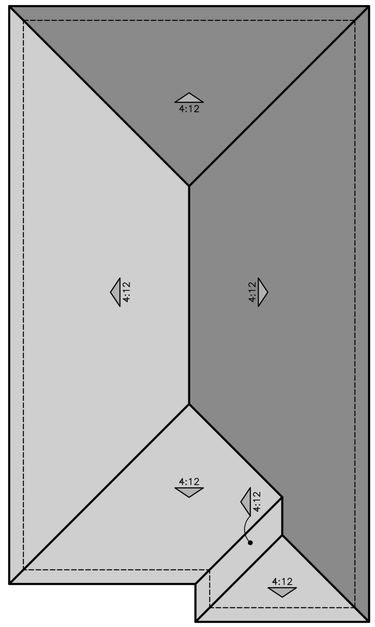
CONWAY DRIVE
ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-32

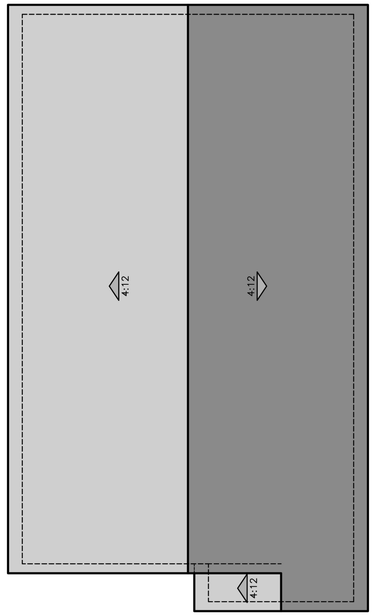
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"A" SPANISH COLONIAL REVIVAL



"B" CALIFORNIA PRAIRIE



"C" CALIFORNIA CRAFTSMAN

ROOF PLANS

PLAN 4 (1,623 SQ. FT.)

0 2 4 8 12

THE TRUE LIFE COMPANIES

CONWAY DRIVE

ESCONDIDO, CALIFORNIA

#24106
01/28/2025
A-33

Kevin L. Crook Architect Inc
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CONWAY DRIVE

ESCONDIDO, CA

JOB # 24106
CREATED 1/16/2025

"A" ELEVATIONS SPANISH COLONIAL REVIVAL	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY	SW7560 IMPRESSIVE IVORY	SW7551 GREEK VILLA	SW7035 AESTHETIC WHITE
FASCIA / TRIM / GARAGE DOOR	SW9090 CARAIBE	SW6152 SUPERIOR BRONZE	SW6109 HOPSACK
FRONT DOOR / SHUTTERS	SW6158 SAWDUST	SW0047 STUDIO BLUE GREEN	SW7615 SEA SERPENT
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6169 CASA GRANDE BLEND	1VICS7330 VERONA CLAY	1VICS3233 BROWN BLEND
TIERRA HIGH FIRED FLOOR TILE 13"x13"	ITEM #30010	ITEM #30010	ITEM #30010

"B" ELEVATIONS CALIFORNIA PRAIRIE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY	SW7519 MEXICAN SAND	SW7633 TAUPE TONE	SW7546 PRAIRIE GRASS
FASCIA / TRIM	SW6385 DOVER WHITE	SW9180 AGED WHITE	SW7556 CRÈME
GARAGE DOOR / LAP SIDING / CORNER BOARDS	SW7522 MEADOWLARK	SW7508 TAVERN TAUPE	SW7744 ZEUS
FRONT DOOR	SW2856 FAIRFAX BROWN	SW6207 RETREAT	SW7020 BLACK FOX
ROOF: FLAT SLATE	1FACS0024 DESERT SAGE	1FECY3181 SMOKEY TOPAZ BLEND	1FECY4071 OCEAN JASPER BLEND
STONE: DRYSTACK INSTALLATION	LEDGECUT 33 OCEAN FLOOR	STACKED STONE CASTAWAY	STACKED STONE CHAPEL HILL

"C" ELEVATIONS CALIFORNIA CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY	SW7649 SILVERPLATE	SW9086 COOL BEIGE	SW7542 NATUREL
FASCIA / TRIM / BOARD & BATTEN	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
LAP SIDING / GARAGE DOOR	SW6249 STORM CLOUD	SW9088 UTAUPEIA	SW2845 BUNGLEHOUSE GRAY
FRONT DOOR	SW7674 PEPPERCORN	SW6236 GRAY'S HARBOR	SW2851 SAGE GREEN
ROOF: FLAT SHAKE	1FBCJ2010 OCEANA	1FBCF0007 TOFFEE	1FBCJ4071 OCEAN JASPER
BRICK	IRONSIDE TUNDRA	RIVERBED TUNDRA	LATIGO TUNDRA
GROUT	GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
STONE / BRICK:	ELDORADO
ROOF:	BORAL
GROUT:	ORCO or EQUAL
PAVERS:	TIERRA Y FUEGO

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

THE TRUE LIFE COMPANIES

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

SPANISH COLONIAL REVIVAL
SCHEME #1



CONWAY DRIVE
ESCONDIDO, CA

#24106
JAN 16, 2025

Kevin L. Crook Architect Inc
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SPANISH COLONIAL REVIVAL
SCHEME #2

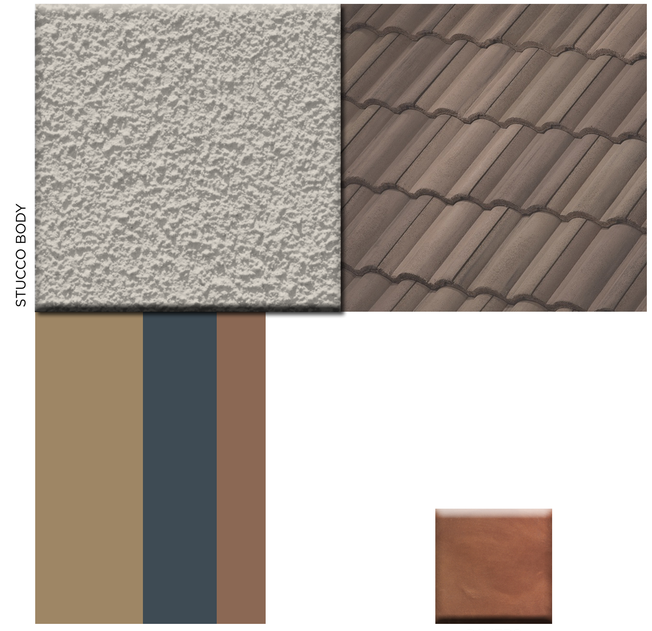


CONWAY DRIVE
ESCONDIDO, CA

#24106
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SPANISH COLONIAL REVIVAL
SCHEME #3



CONWAY DRIVE
ESCONDIDO, CA

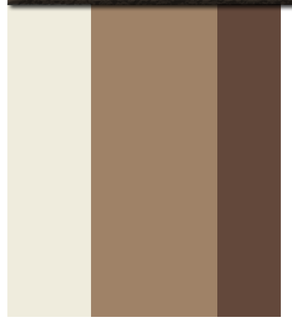
#24106
JAN 16, 2025

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COLOR BOARDS - "A" SPANISH COLONIAL REVIVAL

CALIFORNIA PRAIRIE
SCHEME #4






STONE

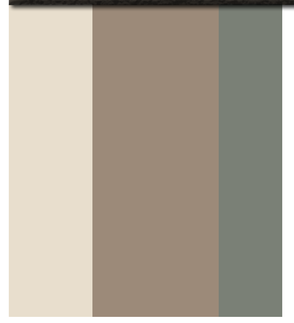
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ESCONDIDO, CA

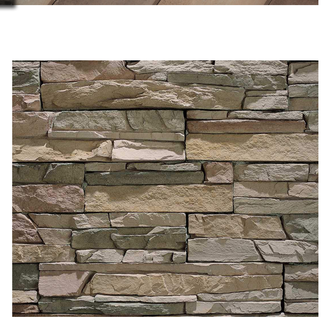
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CALIFORNIA PRAIRIE
SCHEME #5






STONE

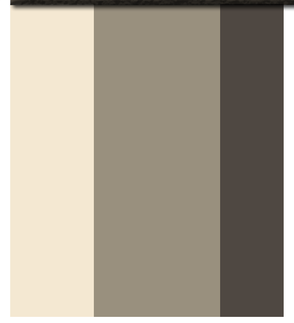
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ESCONDIDO, CA

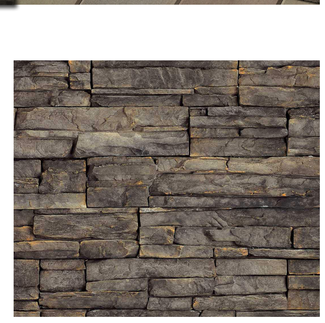
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CALIFORNIA PRAIRIE
SCHEME #6






STONE

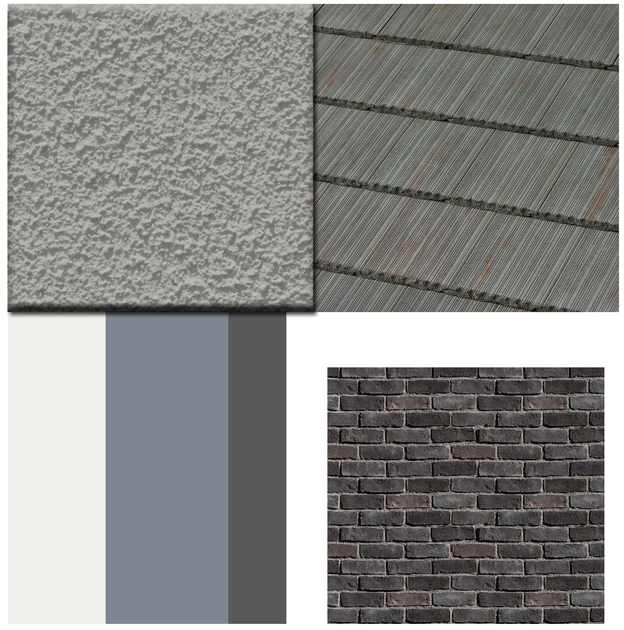
CONWAY DRIVE
ESCONDIDO, CA

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COLOR BOARDS - "B" CALIFORNIA PRAIRIE

CALIFORNIA CRAFTSMAN
SCHEME #7



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CALIFORNIA CRAFTSMAN
SCHEME #8



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CALIFORNIA CRAFTSMAN
SCHEME #9



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COLOR BOARDS - "C" CALIFORNIA CRAFTSMAN