



Design Review Subcommittee (DRSC)

Meeting Date: November 13, 2019

PLANNER: Stephanie Roxas, AICP, Senior Planner

SUBJECT: **Specific Plan Amendment 19-014, Tentative Parcel Map 19-021, Site Plan Permit 19-022, Architectural Permit 19-023, and Conditional Use Permit 19-094 – Artis Memory Care Facility**, a request to develop a 72-bed memory care assisted living residence on 2.5-acres of a vacant parcel located at APN 679-021-05, adjacent to the Pacific Coast Church at 2651 Calle Frontera.

BACKGROUND

Project Description:

The applicant, Rick Bell of Artis Senior Living, proposes the construction and operation of a single-story, 72-bed State-licensed residential care facility for the elderly afflicted with Alzheimer's disease and related memory disorders. The proposal consists of a 37,717 square foot building with 42 surface parking spaces. The proposal includes subdividing 2.5 acres of vacant land at the southwest corner of Calle Frontera and Calle Ola Verde. Access to the project site would be from Calle Frontera. The 2.5-acre project site is currently part of a 5.6-acre parcel that would be split via a proposed Tentative Parcel Map.

The project site is vacant and abuts the I-5 freeway to the south, single-family residences to the north, multi-family condominiums to the east (Faire Harbour), and Pacific Coast Church to the west. A location map is provided in Attachment 3. The site is located in the Institutional area of the Marblehead Inland Specific Plan, and the General Plan Land Use Element designates the site as Institutional.

Prior DRSC Reviews:

This is the third architectural review of the proposed project. The project was presented to the Design Review Subcommittee (DRSC) on July 10, 2019, and September 25, 2019. The meeting minutes from the first and second reviews are provided as Attachments 1 and 2, respectively. The full DRSC reports and attachments are available on the City's website. During the second review, the Subcommittee commended the applicant's revisions to the building architecture and landscape plan. However, the Subcommittee recommended the project return to DRSC to specifically review changes to the main building entrance, lighting, and updated rendering from Calle Frontera.

ANALYSIS

The Marblehead Inland Specific Plan does not contain design guidelines, and the Citywide Design Guidelines do not address institutional uses that would guide the architectural design of the proposed project. Furthermore, the site is not in the Architectural Overlay so the project is not required to feature Spanish Colonial Revival architecture. The project is compatible with the scale and density of the area in that the development includes a single, one-story building under the height limit (25 feet) established for the zone. Project plans are provided as Attachment 4.

West Elevation:

In response to DRSC comments provided during the first review, the applicant made several revisions to the building architecture, with many of the changes focused on the west elevation containing the main building entrance. This elevation is highly visible to motorists travelling eastbound on Calle Frontera. Changes to the west elevation included increasing the size of the cupolas, using a lighter roof shingle color, and differentiating the building bump-outs by lowering the roof height and using different colors/materials (vertical white batten siding).

During the second review, the Subcommittee recommended changes to the main building entrance that would make it appear more pronounced and differ visually from the east elevation. Suggestions included increasing the size and height of the cupola, adding landscaping, and/or adding a weather vane over the main entry to make it a focal point.

Subsequently, the applicant and staff closely reviewed the Specific Plan and learned that architectural projections are not permitted to exceed the maximum building height limit of the zone. The cupola over the main entrance, which was presented during the second review, was 26.5 feet tall. The Institutional zone of Marblehead Inland limits maximum building heights to 25 feet. The Specific Plan states: “Maximum heights for attached structures... will be less than the height of the highest point on the roof line of the residential dwelling unit.” It further states: “Attached structures include room additions, chimneys, greenhouses, etc.” In other words, architectural projections, such as cupolas or chimneys, are not permitted to exceed the 25 foot height limit.

The revised elevations were adjusted to keep the building height, including architectural projections, under 25 feet. Changes include eliminating the cupolas, increasing the pitch of the front entry porch roof to be more visually pronounced, and adding a weathervane over the main building entrance. To differentiate the main elevation from the east elevation, the back porch roof was changed to a hip roof and the fencing and landscaping in the rear was changed to contrast from the main entry. The applicant provided the following justification for the proposed changes:

“While we would have liked to incorporate one or more large cupolas as an architectural feature, the Marblehead Specific Plan is clear that the Institutional site is not supposed to have any building elements that exceed 25-feet, which the previously-proposed cupolas did... While we could seek a Specific Plan amendment to allow architectural projections

above the height limit, we are sensitive to the original intent of the Specific Plan to protect the views toward the ocean from the homes inland of the project site and believe it would undermine that intent to exceed the 25-foot height limit for architectural projections like the cupolas. In this regard, if you look at the existing church building you'll see that they clearly made a concerted effort to stay at the 25-foot limit and to not have any architectural features extend above that limit.”

For these reasons, staff is supportive of the proposed changes to the building architecture.

Additional DRSC Comments:

During the first and second reviews, the Subcommittee commented on the accuracy of the rendering taken from the perspective of Calle Frontera. The Subcommittee requested the applicant to adjust the perspective to depict driver and pedestrian views, as the prior renderings depicted a taller height from above the site. The revised renderings are contained within the project plans (Sheets A3.0, A3.1 and A3.2 of Attachment 4). As detailed in Figure 1 below, the perspective was lowered to more accurately depict views from street level.

Figure 1 – Calle Frontera Perspective



CONCLUSION

The project is compatible with the scale and density of the Institutional zone. The project was designed with variations in the roof pitches, building materials, design details, and colors to create visual interest throughout the architecture. Furthermore, the project remains sensitive to neighboring uses and potential view impacts by complying with the 25 foot height limit. Staff seeks DRSC direction on the applicant's project modifications and whether the project's design is ready for Planning Commission consideration.

Attachments:

1. July 10, 2019 DRSC Meeting Minutes
(Links to [Staff Report, Attachments](#) and [Project Plans](#))
2. September 25, 2019 DRSC Meeting Minutes
([Link to Staff Report, Attachments, and Project Plans](#))
3. Location Map
4. Revised Project Plans

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JULY 10, 2019**

Subcommittee Members Present: Jim Ruehlin, Chris Kuczynski, Zhen Wu

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, City Planner Gabriel Perez

1. MINUTES

The Subcommittee approved the minutes from the June 12, 2019 meeting.

The Subcommittee continued the minutes from the June 27, 2019 Special Meeting due to a lack of quorum.

Chair Ruehlin briefly recessed the meeting to accommodate the late arrivals of Subcommittee Member Wu and the applicant's architect.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

SPA 19-014 Tentative Parcel Map 19-021, Site Plan Permit 19-022, Architectural Permit 19-023, Conditional Use Permit 19-094, Artis Memory Care Facility (Roxas)

A request to develop a 72-bed memory care assisted living residence on 2.5-acres of a vacant parcel located at APN 679-021-05, adjacent to the Pacific Coast Church at 2651 Calle Frontera.

Senior Planner Stephanie Roxas summarized the staff report and narrated a PowerPoint Presentation entitled "Artis Memory Care Facility." A copy of the presentation is on-file in the Planning Division. The applicant team, comprised of applicant Rick Bell, architect Keith Palmer, and applicant's consultant Mark McGuire, were also present and responded to questions. The applicant team provided additional background information on the site history, business model, operational needs, and how the use affected the proposed building design.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Generally concurred with the eight recommendations presented by staff.

- Requested clarification regarding the parking lot tree palette, tree canopies, fire access gate, proposed fence design, and interior ceiling height and its relationship to the roof height.
- Indicated there are inconsistencies between the renderings and plans. The applicant acknowledged further changes need to be made to the renderings to be consistent with the project plans.
- Expressed concern over the renderings as the roof ridge level depicted does not appear to be accurate. Requested the applicant's civil engineer work with their graphic artist to ensure accuracy of renderings. If inconsistencies are not addressed, requested the use of story pole staking.
- Expressed concern over the roof mass, which was described as very linear, flat, and lacking vertical articulations. Recommended exploring creative solutions to improve the roof design, such as use of different finished floor levels to allow for varied roof ridge and eave heights, use of different roofing materials, and additional pitch breaks.
- Discussed a conceptual sketch provided by the applicant's architect that incorporates additional dormers and larger cupolas. However, stated the sketch does not address the Subcommittee's concerns over roof mass.
- Stated views from Calle Frontera are especially important given the unknown timeframe for future development of the remaining vacant parcel.
- Stated the project has a more institutional design aesthetic, and recommended changes that would make the project appear more residential in character.
- Expressed concern over the lack of a vehicular turnaround at the main entrance, and expressed a preference for a turnaround at the entrance that would extend past the proposed property line.
- Discussed California Building Code requirements to design projects to be solar-ready. Expressed concern over installing solar panels in the future given the project's full roof with minimal space for rooftop equipment, and suggested consideration of expanded flat roof elements.
- Recommended larger tree canopies over the parking lot to create additional shade for vehicles. Also recommended adding trees along the rear property line to soften parking lot views from the freeway, including potentially adding trees on the Caltrans-owned slope.
- Encouraged adding vertical shrubs to the landscape plan to break up blank walls.
- Discussed the area in between the existing block wall along the Faire Harbour neighborhood and proposed 8-foot tall fence. Requested information on the space's contents, access, and future maintenance responsibilities.
- Expressed preference for a main building entrance accessed off Calle Frontera, versus the side of the property.
- Requested the applicant provide material and color samples, a topographic survey, and monument sign details when revised plans are submitted.
- Requested the applicant to study noise level from the generator to ensure compliance with noise standards and relocate if needed.

The Subcommittee generally concurred with staff's recommendations, provided additional comments and recommendations to staff and the applicant, and recommended the project return to DRSC for additional architectural review.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

Discussed the Subcommittee's recommendations provided at the June 12, 2019, meeting pertaining to the West of Artifex project. Expressed concern over the interpretation process and how major and minor interpretations are distinguished.

Chair Ruehlin requested staff bring two new business items to the next available Planning Commission meeting: (1) A discussion on Zoning Ordinance provisions related to Code interpretations; and (2) Selection of DRSC members and establishing a schedule for the rotating DRSC member for the upcoming months.

5. **ORAL AND WRITTEN COMMUNICATION**

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, July 24, 2019 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,



Jim Ruehlin, Chair

Attest:



Stephanie Roxas, Senior Planner

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
SEPTEMBER 25, 2019**

Subcommittee Members Present: Zhen Wu, Michael Blackwell

Subcommittee Members Absent: Jason Talley

Staff Present: Senior Planner Stephanie Roxas

1. MINUTES

The Subcommittee continued the minutes from the September 11, 2019 meeting due to a lack of quorum.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Specific Plan Amendment 19-014, Tentative Parcel Map 19-021, Site Plan Permit 19-022, Architectural Permit 19-023, and Conditional Use Permit 19-094 – Artis Memory Care Facility (Roxas)

A request to develop a 72-bed memory care assisted living residence on 2.5-acres of a vacant parcel located at APN 679-021-05, adjacent to the Pacific Coast Church at 2651 Calle Frontera.

Senior Planner Stephanie Roxas summarized the staff report. The applicant team, comprised of applicants Rick Bell and Jay Hicks, applicant's representative Mark McGuire, and architect Keith Palmer, were also available for questions. Architect Keith Palmer provided contextual information regarding the various project modifications made to address DRSC's prior comments. Mr. Palmer noted the plate height was increased to address prior concerns. Mr. McGuire noted the team is actively working with the adjacent Homeowners' Association, who is supportive of the project.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Requested the applicant to adjust the perspective of the Calle Frontera rendering to depict driver and pedestrian views; noted the rendering currently uses a bird's eye view taken from above the site.
- Recommended changes to the main building entrance to appear more pronounced and differ visually from the east elevation.
- Suggested increasing the size and height of the cupola, adding landscaping, and/or adding a weather vane over the main entry to make it a focal point.
- Commended the overall building architecture and landscape plan, and expressed support for the proposed project.

- Expressed a preference for Crepe Myrtle or other similar deciduous trees, and recommended dispersing those trees throughout the landscape plan.
- Directed staff to review with Engineering the proposed improvements along the rear property line abutting the City easement and to verify the building height at the rear is being measured from finished grade since the site slopes down.
- Discussed the perimeter fence height and materials, fire access off Calle Ola Verde, and potential noise from the emergency generator.
- Recommended illustrating any rooftop equipment in the renderings to ensure exhibits are accurate.
- Recommended using full cutoff lights consistent with Dark Skies policies; stated light fixtures should minimize light and glare impacts to the single-family homes located across the street.
- Discussed the project status and timeline, and deliberated on the merits of reviewing the recommended changes at a third architectural review.

The Subcommittee provided additional comments, and recommended the project return to DRSC to specifically review changes to the main building entrance, lighting, and updated rendering from Calle Frontera.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, October 9, 2019 at 4:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

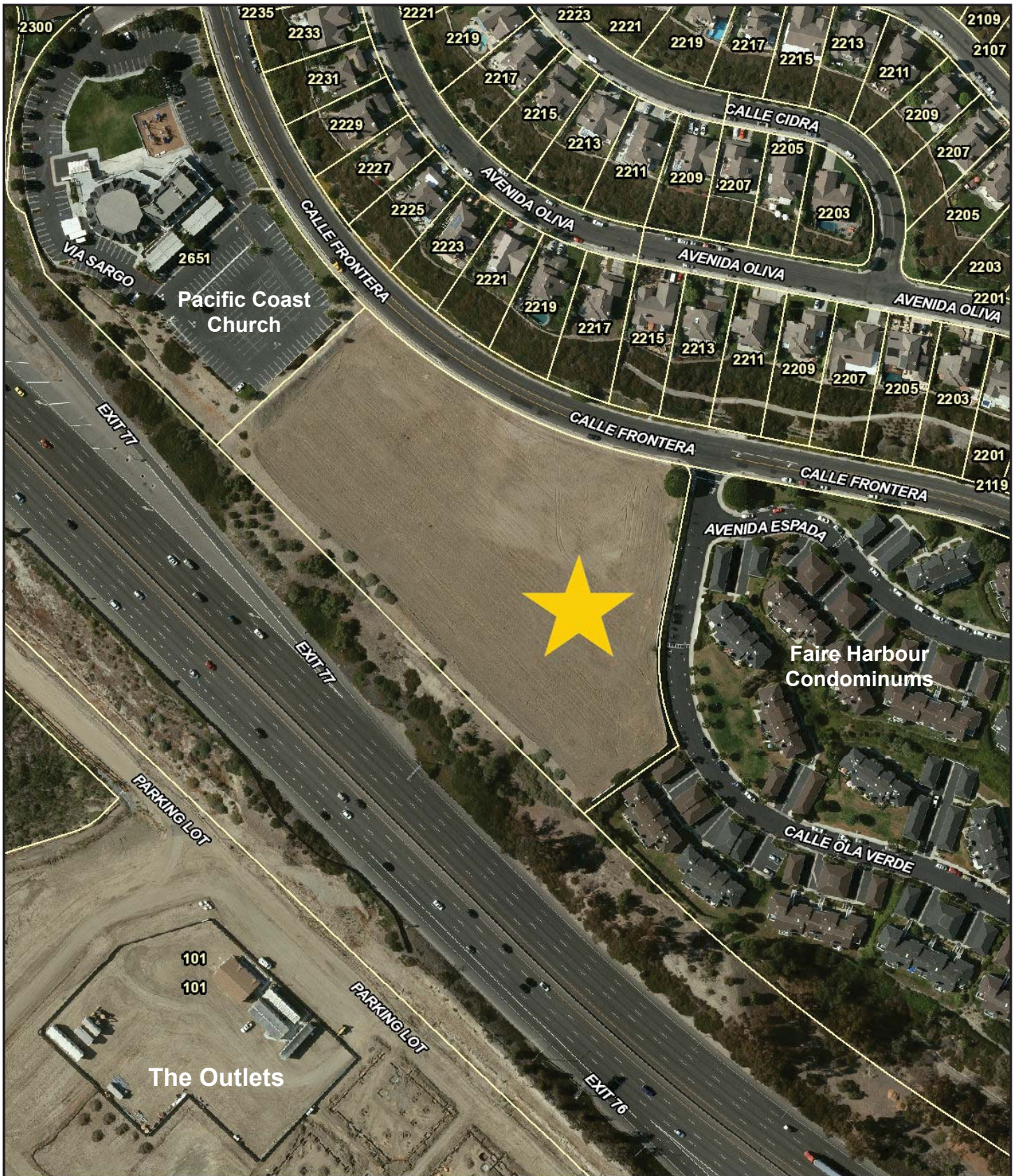
Respectfully submitted,

Zhen Wu, Chair

Attest:

Stephanie Roxas, Senior Planner

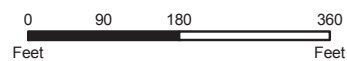
DRAFT



City of San Clemente

Project: Artis Memory Care Facility

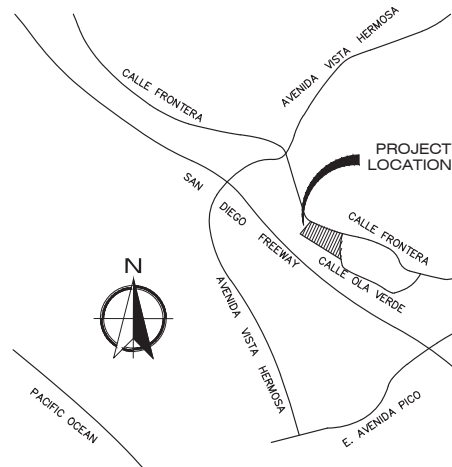
Address: Calle Frontera & Calle Ola Verde (APN 679-021-05)



MEMORY CARE ASSISTED LIVING FACILITY

FOR ARTIS SENIOR LIVING, SAN CLEMENTE LLC.

CALLE FRONTERA
CITY OF SAN CLEMENTE
ORANGE COUNTY, CALIFORNIA
APPLICATION NUMBERS SPA 190-014, TPM-19-021, SPP 19-022, CUP-19-094



VICINITY MAP

N.T.S.

PROJECT INFORMATION TABLE

ZONING: INSTITUTIONAL (MARBLEHEAD INLAND SPECIFIC PLAN)
PROPOSED 72 BED MEMORY CARE FACILITY
BUILDING SIZE: ±37,717 SF
PROPOSED BUILDING HEIGHT: 25 FT (27 FT MAX PER CODE)
15% SITE COVERAGE
SETBACKS: FRONT 20 FT, SIDE 10 FT, REAR 20 FT
LANDSCAPE: 6' MIN. BUFFER AT PROJECT PERIMETER
UTILITY EASEMENTS: 3' PAC-BELL INST.#85-433002, 3' PAC-BELL INST.#95-433002, 15' SEWER EASEMENT BK 12391, PG 1022, 15' LANDSCAPE EASEMENT.P.M.84-827
PARKING SUMMARY: REQUIRED (1 STALL/2 UNIT) = 72 / 2 = 36 SPACES, PROVIDED = 42 SPACES (INCLUDES 2 ACCESSIBLE STALLS)
TOTAL PROPERTY AREA: ±110,027 SF (2.53 AC) 100.00%, TOTAL DISTURBED AREA: ±113,470 SF (2.60 AC) 103.13%, LANDSCAPE AREA: ±18043 SF 16.39%, TOTAL IMPERVIOUS: ±78045 SF (1.79 AC) 70.93%

APPLICANT TEAM'S CONTACT INFORMATION

ARCHITECT OF RECORD:
CLINT BRACKMAN, AIA, NCARB LEED AP
ARCHITECTURE INCORPORATED
1902 CAMPUS COMMONS DRIVE, SUITE 101
RESTON, VA 20191
PHONE: 703.390.2044
EMAIL: clintb@archinc.com
CIVIL:
JOSEPH D. DAGGETT, PE, PLS
GATEWAY ENGINEERING, INC.
405 PARK CREEK DRIVE
CLIVOS, CA 92611
PHONE: 559.320.0344 X12
EMAIL: joey@gatewayeng.com
LANDSCAPE:
KAY HUTMACHER, ASLA
SIERRA DESIGNS, INC.
113 N. CHURCH STREET, SUITE 310
VISALIA, CA 93291
PHONE: 559.733.3690
EMAIL: khutmacher@sierradesigns.com
CONSULTING ARCHITECT:
BRYANT PALMER SOTO, INC.
2601 AIRPORT DRIVE SUITE 310
TORRANCE, CA 90505
PHONE: 310.326.9111
EMAIL: bpalmer@saponline.info
APPLICANT:
RICK BELL
PHONE: 925.209.3224
EMAIL: r-bell@sbccglobal.net

SCOPE OF WORK SUMMARY

PROJECT IS FOR A NEW CONSTRUCTION OF A SLAB ON GRADE STICK BUILT 72 BED SINGLE STORY MEMORY CARE ASSISTED LIVING FACILITY. THIS BUILDING WILL EXCLUSIVELY SERVE A POPULATION OF RESIDENCE WITH VARYING DEGREE OF DEMENTIA. WORK INCLUDES SITE AND LANDSCAPE.

BASIS OF ELEVATION

DESIGNATION: 3Y-35-84 (NAVD 88 DATUM) 94.533' FT.
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3Y-35-84", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE SOUTHEASTERLY SIDE OF AVENIDA PICO, 0.2 MILES NORTHWESTERLY ALONG AVENIDA PICO FROM THE CENTERLINE OF THE SAN DIEGO FREEWAY, 55 FT. SOUTHEASTERLY OF THE CENTERLINE OF AVENIDA PICO AND 16.5 FT. NORTHWESTERLY OF THE CORNER OF A 6 FT. HIGH CHAIN LINK FENCE AROUND SAN CLEMENTE HIGH SCHOOL. MONUMENT

BASIS OF BEARING

THE SOUTHEAST LINE OF PARCEL 1 PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS TAKEN TO BE NORTH 11°45'00" EAST.



SITE MAP

SCALE: 1"=80'

LINETYPE LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CENTERLINE
---	---	EASEMENT
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	CONTOUR (MAJOR)
---	---	CONTOUR (MINOR)
---	---	CHAIN LINK FENCE
---	---	CURB AND GUTTER
---	---	EDGE OF PAVEMENT
---	---	GRADE BREAK
---	---	RETAINING WALL
---	---	EARTH SWALE PER DETAIL
---	---	ELECTRIC (AERIAL)
---	---	GAS
---	---	SANITARY SEWER
---	---	STORM DRAINAGE
---	---	WATER

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LG	LIP OF GUTTER
BCM	BRASS CAP MONUMENT	MH	MANHOLE
BFP	BACKFLOW PREVENTER	OC	ON CENTER
BL	BORE LOCATION	P	PAVEMENT
BM	BENCHMARK	P.C	PAVEMENT=CONCRETE
C	CONCRETE	PM	PARCEL MAP
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CNS	COMPACTED NATIVE SOIL	R	RADIUS
CP	CONTROL POINT	ROW	RIGHT-OF-WAY
D	DIRT	SCO	SEWER CLEANOUT
DA	DRIVE APPROACH	SD	STORM DRAIN
DI	DRAIN INLET	SF	SQUARE FEET
DWG	DRAWING	SL	STREET LIGHT
EB	ELECTRICAL BOX	SS	SANITARY SEWER
EC	EDGE OF CONCRETE	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
EV	ELECTRICAL VAULT	STR	STRIP
FG	FINISH GRADE	TBM	TEMPORARY BENCHMARK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOW LINE	TD	TOP OF DIKE
GB	GRADE BREAK	TOE	TOE OF SLOPE
GP	GUARD POST	TOP	TOP OF SLOPE
GR	GAS RISER	TS	TRAFFIC SIGNAL
GV	GAS VALVE	TW	TOP OF WALL
GW	GUY WIRE	VG	VALLEY GUTTER
HDWL	CONCRETE HEADWALL	W	WATER
IRR	IRRIGATION	WM	WATER METER
IP	IRON PIPE	WV	WATER VALVE
IR	IRRIGATION RISER		

EARTHWORK QUANTITIES

ESTIMATED EARTHWORK QUANTITIES:
EXCAVATION XXXX C.Y.
EMBANKMENT XXXX C.Y.
(NOTE: TO BE DETERMINED DURING DESIGN PHASE)
NOTE: GRADING QUANTITIES ARE SHOWN FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL BID QUANTITIES. 'R' VALUE FOR IMPORT BORROW TO BE 50 OR ABOVE. CONTRACTOR SHALL DISPOSE OF CUT MATERIAL OFFSITE.

WDID NUMBER

(NOTE: TO BE DETERMINED DURING DESIGN PHASE)

SYMBOLS LEGEND

EXISTING	PROPOSED	DESCRIPTION
⊕	⊕	UTILITY POLE
⊖	⊖	GUY ANCHOR
⊕	⊕	ELECTRIC TRANSFORMER
⊕	⊕	ELECTRIC VAULT
⊕	⊕	METAL STREET LIGHT ASSEMBLY
⊕	⊕	GUARD POST
⊕	⊕	STORM DRAIN MANHOLE
⊕	⊕	CATCH BASIN
⊕	⊕	CITY STANDARD INLET
⊕	⊕	SEWER MANHOLE
⊕	⊕	CLEANOUT

SYMBOLS LEGEND

EXISTING	PROPOSED	DESCRIPTION
⊕	⊕	WATER METER
⊕	⊕	FIRE DEPT. CONNECTION
⊕	⊕	WATER VALVE
⊕	⊕	FIRE HYDRANT
⊕	⊕	BACKFLOW PREVENTER
⊕	⊕	CONTROL POINT
⊕	⊕	DIRECTION OF FLOW
⊕	⊕	SPOT ELEVATION
⊕	⊕	LIMITS OF ASPHALT CONCRETE PAVING
⊕	⊕	LIMITS OF CONCRETE FLATWORK

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	OVERALL SITE PLAN
C3.1	DETAILED SITE PLAN
C4.0	GRADING PLAN
C5.0	DRAINAGE LIMIT AREA
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS - 2
C9.0	STORM DRAIN PLAN & PROFILE
L1.1	PLANTING PLAN
L1.2	TREE IMAGES

SHEET LIST TABLE (CONTD.)

SHEET NO.	SHEET TITLE
AS1.1	ARCH SITE PLAN
AS1.2	SITE DETAILS
AS2.0	ENCLOSURE DETAIL
A1.0	FIRST FLOOR PLAN
A1.2	ROOF PLAN
A1.3	SECTION
A2.0	ELEVATIONS
A2.1	VEWS
A2.3	SITE VIEWS
A2.4	SITE VIEWS
A2.5	ROOF DETAILS
A2.6	SITE SECTIONS
A3.0	RENDERINGS
A3.1	RENDERINGS
A3.2	RENDERINGS
1 OF 1	TENTATIVE PARCEL MAP
1 OF 2	ALTA / TITLE
2 OF 2	ALTA SURVEY

SITE INFORMATION

- SITE ADDRESS: PARCEL 1 PARCEL MAP NO. 84-827 ORANGE COUNTY RECORDS
- APN: 679-021-05
- RECORD OWNER: PACIFIC COAST CHURCH OF SAN CLEMENTE, A CALIFORNIA NON-PROFIT CORPORATION
- TOTAL SITE AREA:
A. EXISTING OVERALL AREA: 5.60± ACRES / 243,936± SF
B. AREA AFTER PARCEL SPLIT: 2.53± ACRES / 110,176± SF
- ZONING: INSTITUTIONAL (INST)
- AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06059C0509A, EFFECTIVE DATE DECEMBER 03, 2009 CITY OF SAN CLEMENTE, CALIFORNIA, ORANGE COUNTY, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X (SHADED). AREAS IN ZONE X (SHADED) ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A:
PARCEL 1 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
EXCEPTING THEREFROM, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, GEOTHERMAL POWER, AND ALL PRODUCTS THAT MAY BE DERIVED THEREFROM, WITHIN OR UNDER SAID PARCEL 1, TOGETHER WITH THE RIGHT TO DRILL, MINE OR EXPLORE FOR THE SAME, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM OTHER LANDS THROUGH OR ACROSS THE SUBSURFACE OF SAID PARCEL 1. HOWEVER GRANTOR, ITS SUCCESSORS, TRANSFERREES OR ASSIGNS SHALL NO RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER FIVE HUNDRED FEET (500') OF THE SUBSURFACE OF SAID PARCEL 1, AS RESERVED IN DEED FROM MARBLEHEAD, A LIMITED PARTNERSHIP RECORDED IN OCTOBER 19, 1984 AS INSTRUMENT NO. 84-431390 OF OFFICIAL RECORDS OF SAID COUNTY.
PARCEL B:
AN NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF THE PARCEL 2 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DEED RECORDED JUNE 20, 1990 AS INSTRUMENT NO. 90-326577 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:
A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER SAID PARCEL 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SOUTH 48°00'00" WEST 100.00 FEET.
THE SIDE LINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE NORTHEASTERLY IN THE NORTHEASTERLY LINE OF SAID PARCEL.
PARCEL C:
AN NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF THE PARCEL 2 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DEED RECORDED JUNE 20, 1990 AS INSTRUMENT NO. 90-326577 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:
A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 2, DISTANT THEREON SOUTH 48°00'00" WEST 100.00 FEET FROM THE EAST CORNER OF SAID PARCEL; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 48°00'00" WEST 123.00 FEET.

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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405 PARK CREEK DRIVE, CLIVOS, CA 92611-4435



DATE: 11/06/2019

ARTIS SENIOR LIVING
ARTIS SENIOR LIVING OF SAN CLEMENTE, LLC
CALLE FRONTERA, SAN CLEMENTE CALIFORNIA 92673
COVER SHEET

REV. NO.	DESCRIPTION	DATE

ENGINEER: J.DAGGETT
LICENSE NO: 71,873
DRAWN BY: M.WILLIAMSON
CHECKED BY: D.BOND
SCALE: AS SHOWN
PROJECT NO: 17-077
SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

C1.0 11



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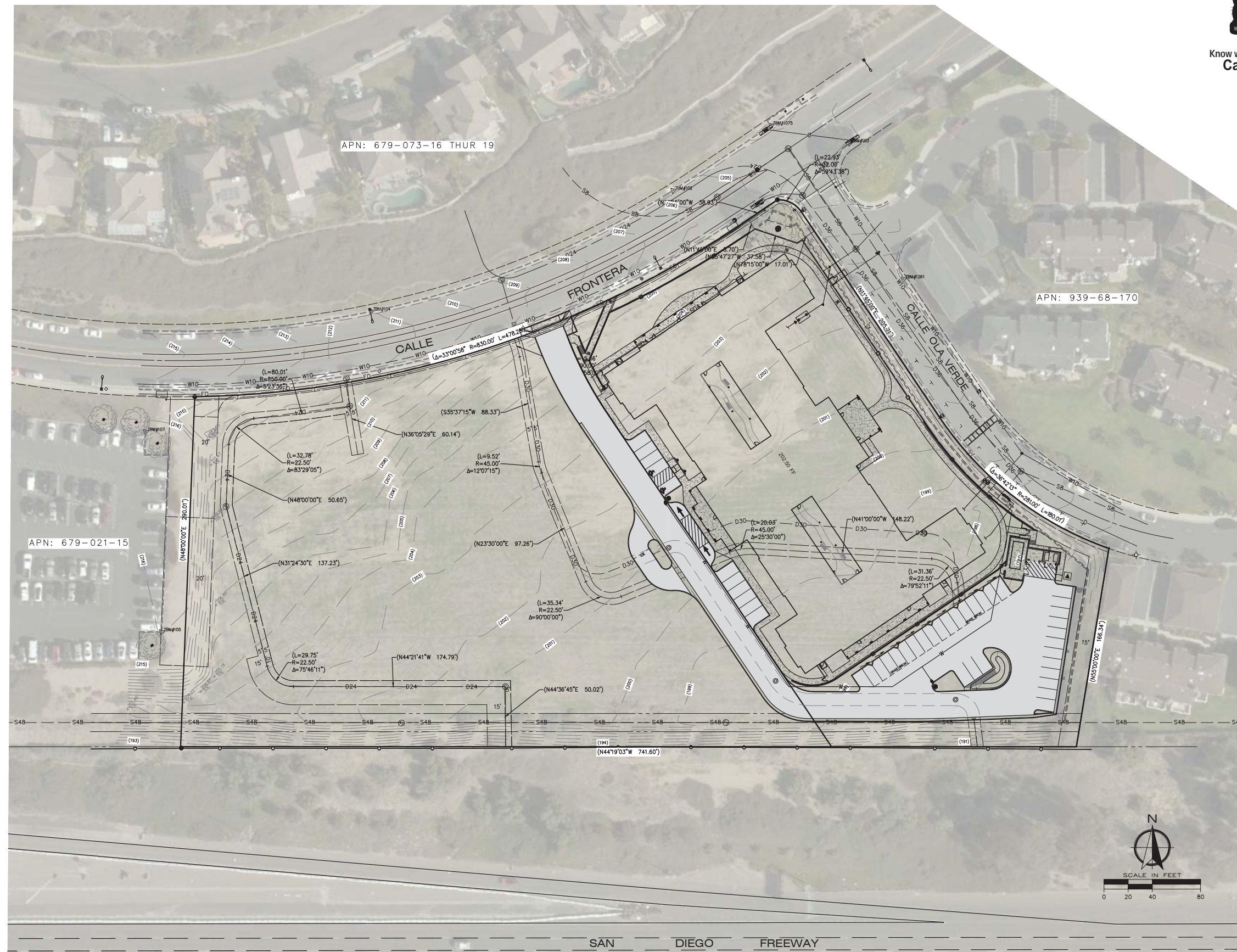
DATE: 11/06/2019

ARTIS SENIOR LIVING
ARTIS SENIOR LIVING OF SAN CLEMENTE, LLC
CALLE FRONTERA, SAN CLEMENTE CALIFORNIA 92673
OVERALL SITE PLAN

REV No.	DESCRIPTION	DATE

ENGINEER: J.DAGGETT
LICENSE NO: 71,873
DRAWN BY: M.WILLIAMSON
CHECKED BY: D.BOND
SCALE: AS SHOWN
PROJECT NO: 17-077
SHEET

C3.0 11



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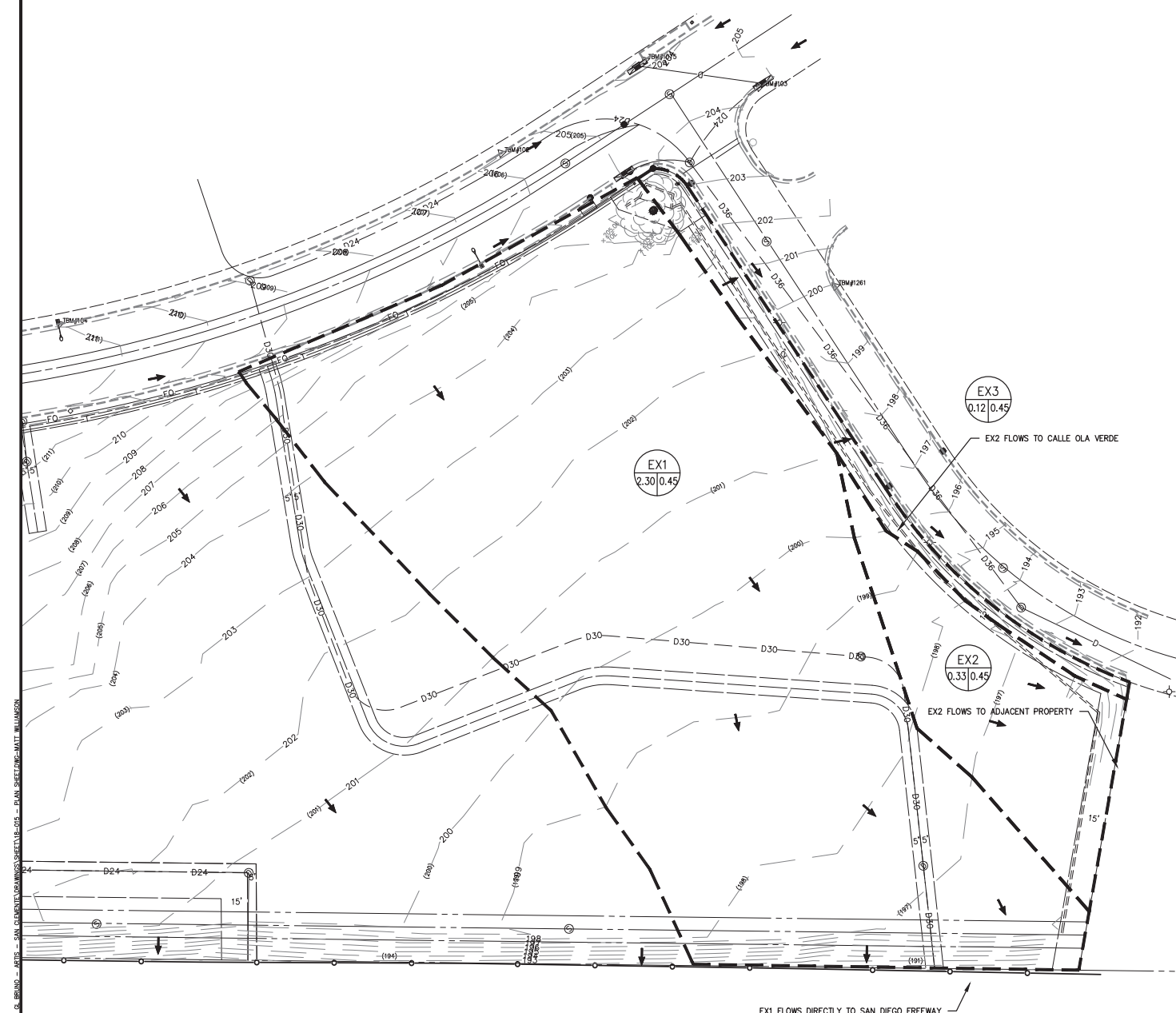


DATE: 11/06/2019

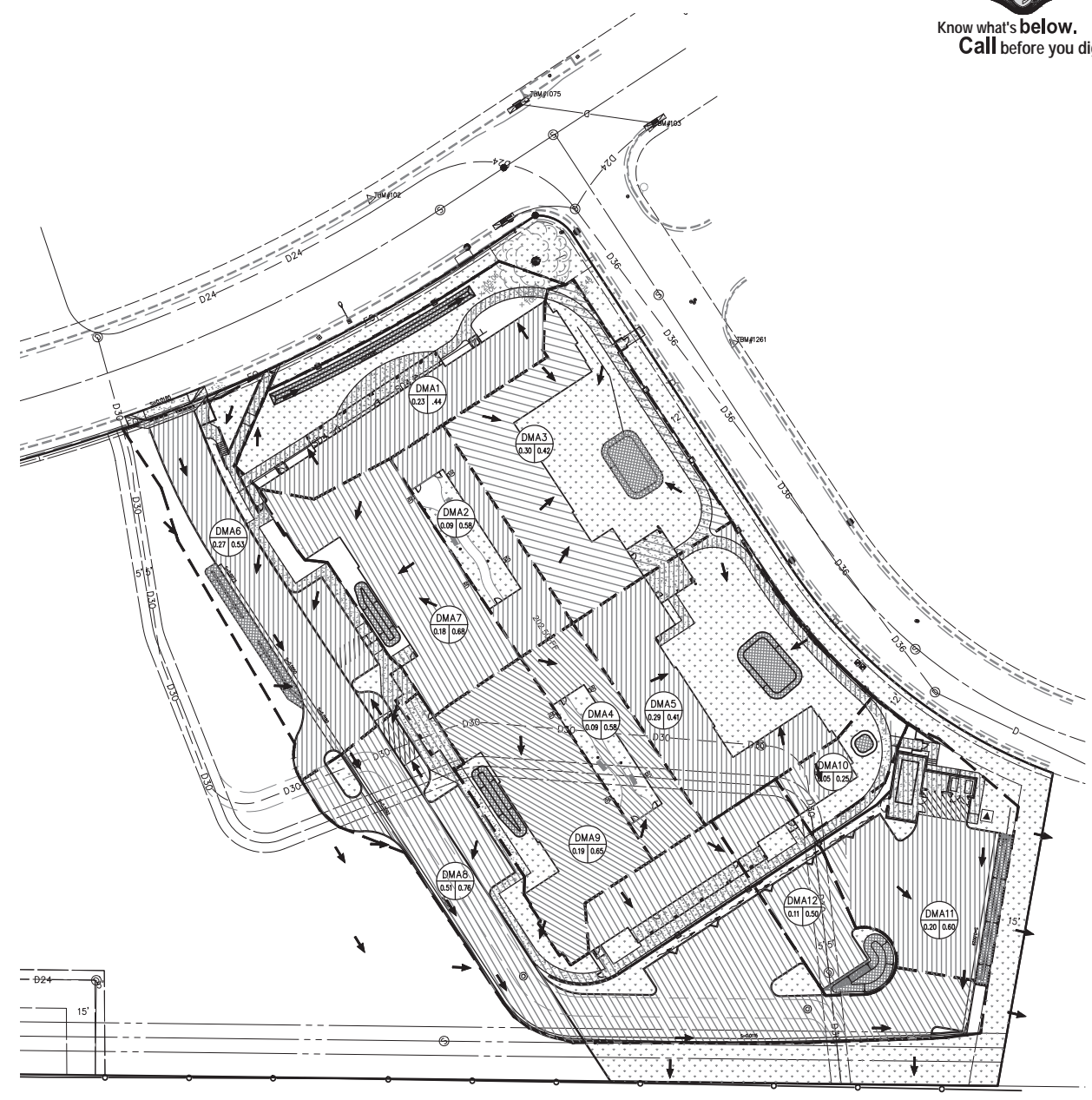
ARTIS SENIOR LIVING
ARTIS SENIOR LIVING OF SAN CLEMENTE, LLC
CALLE FRONTERA, SAN CLEMENTE CALIFORNIA 92673
DRAINAGE AREA MAP

REV No.	DESCRIPTION	DATE

ENGINEER: J.DAGGETT
LICENSE NO: 71,873
DRAWN BY: M.WILLIAMSON
CHECKED BY: D.BOND
SCALE: AS SHOWN
PROJECT NO: 17-077
SHEET
C5.0 11



EXISTING DRAINAGE AREA MAP



PROPOSED DRAINAGE MANAGEMENT MAP

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
	DRAINAGE MANAGEMENT AREA NAME
	AVERAGE RUNOFF COEFFICIENT (C)
	DRAINAGE MANAGEMENT AREA BOUNDARY
	3:1 MAX. SLOPE AREA FOR DMA
	DIRECTIONAL FLOW ARROW
	PROPOSED IMPERVIOUS AREA (ROOF, PAVING, OR EQUAL)
	PROPOSED LANDSCAPING AREA
	PROPOSED BIOFILTRATION AREA

SCALE IN FEET
0 20 40 80

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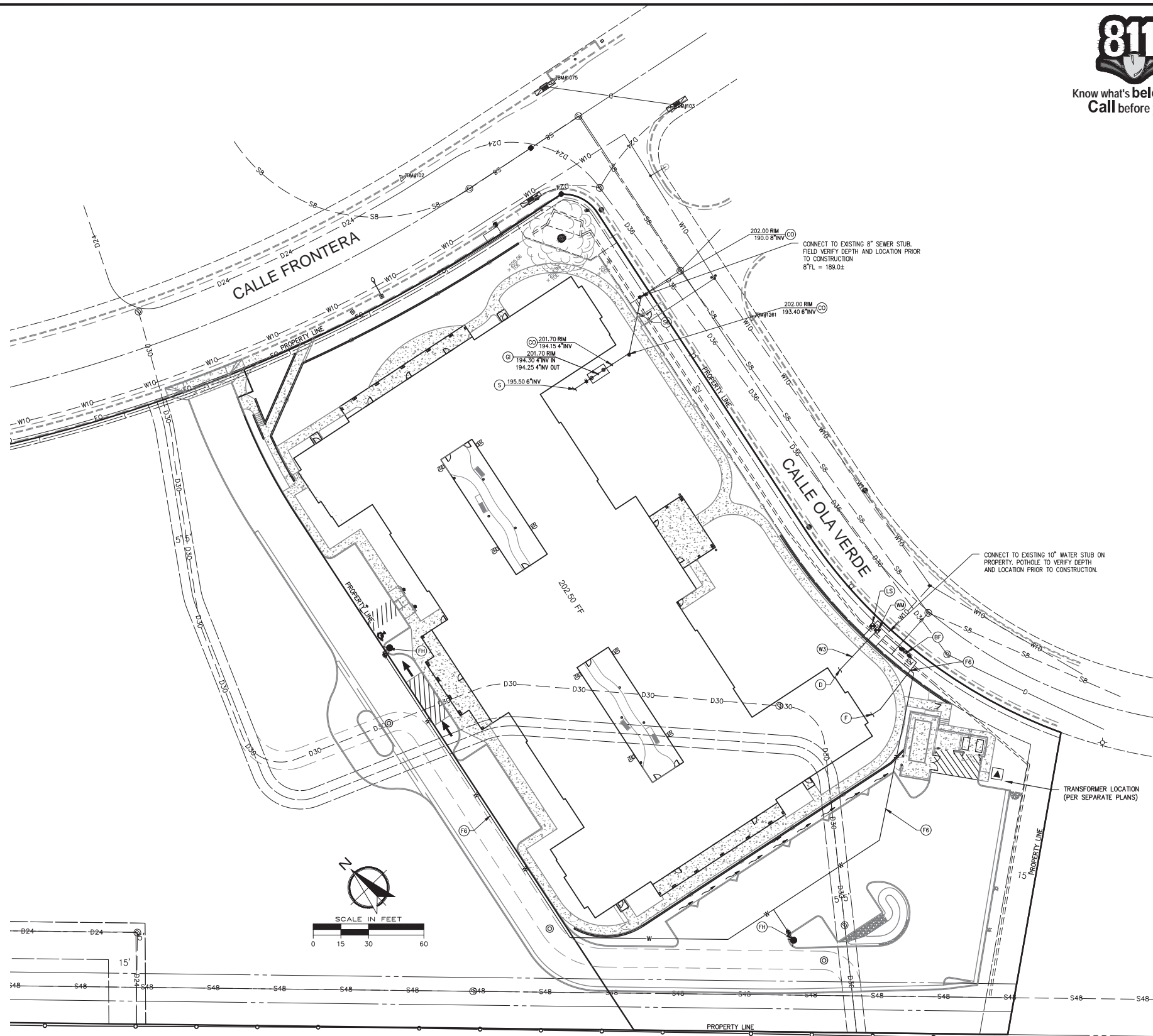


DATE: 11/06/2019

ARTIS SENIOR LIVING
ARTIS SENIOR LIVING OF SAN CLEMENTE, LLC
CALLE FRONTERA, SAN CLEMENTE CALIFORNIA 92673
UTILITY PLAN

REV No.	DESCRIPTION	DATE

ENGINEER: J.DAGGETT
LICENSE NO: 71,873
DRAWN BY: M.WILLIAMSON
CHECKED BY: D.BOND
SCALE: AS SHOWN
PROJECT NO: 17-077
SHEET
C6.0 11



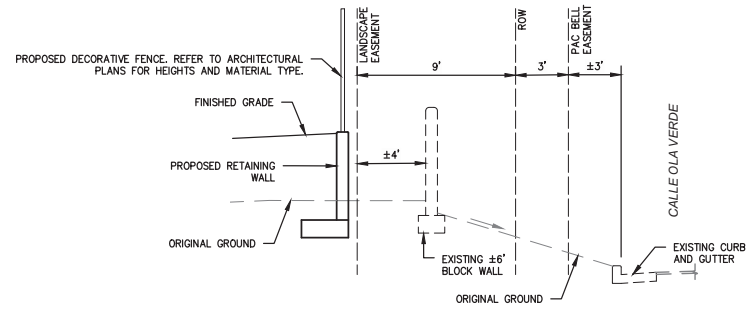
NOTES

- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK WITHIN THE CITY OF SAN CLEMENTE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL REVIEW THE SITE MECHANICAL AND PLUMBING PLANS PRIOR TO ANY CONSTRUCTION TO INSURE THAT THE PROPOSED UTILITIES SHOWN ON THESE PLANS ARE IN PROPER ALIGNMENT AND DEPTH.
- BLOCKING FOR ON-SITE WATER PIPE SHALL BE INSTALLED PER THE CALIFORNIA BUILDING CODE (LATEST EDITION).
- DOMESTIC WATER PIPE SHALL BE POLY VINYL CHLORIDE (PVC) SCHEDULE 40 AND INSTALLED PER MANUFACTURER'S REQUIREMENTS, OR APPROVED EQUAL.
- TRENCH COMPACTION IN PAVED AREAS SHALL BE 95% MIN. RELATIVE COMPACTION FOR THE TOP TWO FEET. BACKFILL BELOW TWO FEET AND LANDSCAPE AREAS SHALL BE 90% MIN. RELATIVE COMPACTION.
- ALL ON-SITE WATER PIPE 4 INCH AND LARGER SHALL BE CHLORINATED AND TESTED BY AN APPROVED AGENCY.
- INSTALL WATER MAIN TO PROVIDE 12" MIN. CLEAR OF ALL PROPOSED AND EXISTING PIPING.
- RUN A BLUE 18 GAGE TRACER WIRE WITH DOMESTIC WATER SERVICE.
- SEWER LATERALS SHALL BE PVC SDR-35 GRAVITY SEWER PIPE AND FITTINGS, AND SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS, OR APPROVED EQUAL.
- ALL WORK SHALL BE IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE, LATEST REVISIONS.
- THE CONSTRUCTION OF SEWER LATERALS SHALL COMMENCE AT THE LOWEST POINT OF THE SYSTEM (I.E. AT A MANHOLE OR THE END OF AN EXISTING MAIN). THE INSTALLATION OF SEWER LATERALS SHALL ALWAYS PROCEED UPSTREAM IN ALL LOCATIONS.
- CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF EXISTING SANITARY SEWER LATERAL IN THE FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED SANITARY SEWER LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY GATEWAY ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.

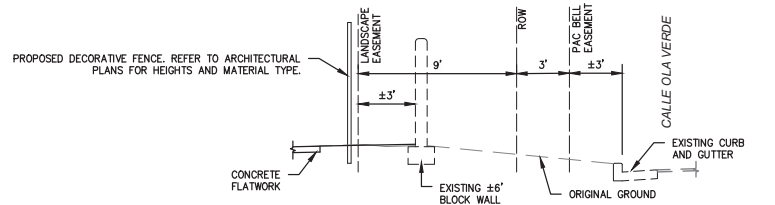
LEGEND

EXISTING	PROPOSED	
⊙	⊙	SANITARY SEWER MANHOLE
○	■	SANITARY SEWER CLEANOUT
⊕	⊕	STORM SEWER MANHOLE
⊕	⊕	STORM SEWER INLET
⊕	⊕	GENERAL WATER VALVE
⊕	⊕	CHECK VALVE
⊕	⊕	BACKFLOW PREVENTOR
⊕	⊕	GATE VALVE
⊕	⊕	FIRE HYDRANT
⊕	⊕	FIRE DEPT. CONNECTION
⊕	⊕	WATER METER
⊕	⊕	STREET LIGHT
⊕	⊕	STREET LIGHT PULL BOX
S	S	SANITARY SEWER
WS	W	WATER

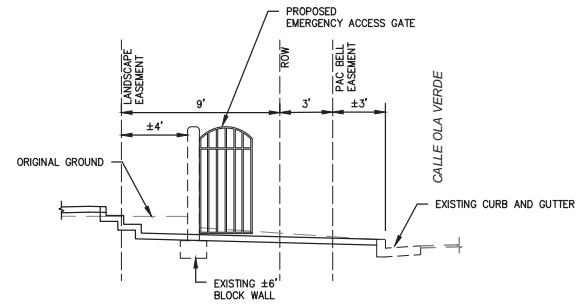
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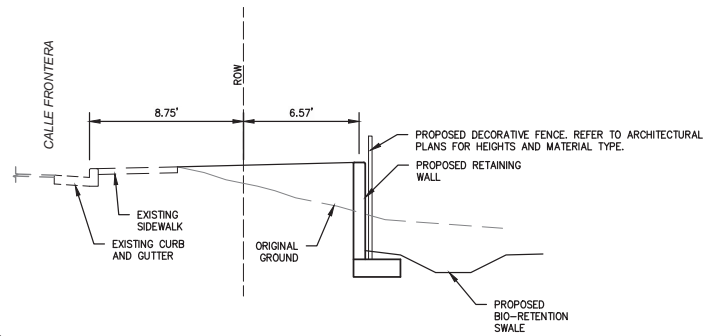
AA SECTION A-A
SCALE: N.T.S.



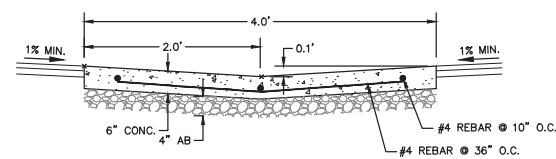
CC SECTION C-C
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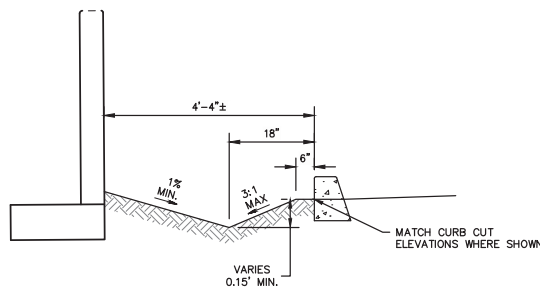
BB SECTION B-B
SCALE: N.T.S.



DD SECTION D-D
SCALE: N.T.S.



VG2 4' WIDE VALLEY GUTTER DETAIL
SCALE: N.T.S.



SA EARTH SWALE CONSTRUCTION DETAIL
SCALE: N.T.S.

REV No.	DESCRIPTION	DATE

ENGINEER: J.DAGGETT
LICENSE NO: 71,873
DRAWN BY: M.WILLIAMSON
CHECKED BY: D.BOND
SCALE: AS SHOWN
PROJECT NO: 17-077

LEGEND LINETYPES:

---	EXISTING CENTERLINE
---	EXISTING EASEMENT
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	EXISTING FENCE (CHAIN-LINK)
---	EXISTING CURB AND GUTTER
---	EXISTING RETAINING WALL
---	EXISTING ELECTRIC (BURIED)
---	EXISTING GAS
---	EXISTING SANITARY SEWER & SIZE
---	EXISTING STORM DRAIN PIPE & SIZE
---	EXISTING TELEPHONE (BURIED)
---	EXISTING FIBER OPTICS (BURIED)
---	EXISTING WATER MAIN & SIZE

UTILITIES INFO:

SEWER AND WATER:	SAN CLEMENTE UTILITIES DIVISION 910 CALLE NEGOCIO SAN CLEMENTE, CA 92672 PHONE (949) 366-1553
WATER:	SAN CLEMENTE UTILITIES DIVISION 910 CALLE NEGOCIO SAN CLEMENTE, CA 92672 PHONE (949) 366-1345
GAS AND ELECTRIC:	SAN DIEGO GAS & ELECTRIC 662 CAMINO DE LOS MARES SAN DIEGO, CA 92673 PHONE: (800) 411-7343
INTERNET:	AT&T, COX BUSINESS (CABLE) AND COX BUSINESS (FIBER)
PHONE (LAND LINE):	AT&T

PROJECT INFO:

RECORD OWNER:	PACIFIC COAST CHURCH OF SAN CLEMENTE, A CALIFORNIA NON-PROFIT CORPORATION
* NOTE: PROPERTY OWNER OF RECORD CONSENTS TO THE FILING OF THE TENTATIVE MAP.	
APPLICANT/DEVELOPER:	ARTIS SENIOR LIVING, RICK BELL 1651 OLD MEADOW ROAD, STE 100 MCLEAN, VA 22102 PHONE (925) 209-3224
ARCHITECT:	ARCHITECTURE INCORPORATED 1902 CAMPUS COMMONS DR., STE 101 RESTON, VA 20191 PHONE: (703) 476-3900
CIVIL ENGINEER:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344
LAND SURVEYOR:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344

TENTATIVE PARCEL MAP NO. 19-021

BEING A SUBDIVISION OF PARCEL 1, OF PARCEL MAP NO. 84-827, RECORDED IN BOOK 191 OF MAPS, PAGES 6 AND 7, O.C.R. IN ORANGE COUNTY, STATE OF CALIFORNIA SURVEYED AND PLATTED IN DECEMBER 2018 FOR ARTIS SENIOR LIVING OF SAN CLEMENTE, LLC BY GATEWAY ENGINEERING, INC.

SITE INFORMATION:

1. SITE ADDRESS: 2651 CALLE FRONTERA, SAN CLEMENTE, CA 92673
2. APN: 679-021-05
3. TOTAL SITE AREA: GROSS: 5.60± ACRES, 243,938 S.F.
4. EXISTING LAND USE: VACANT
5. PROPOSED LAND USE: SENIOR LIVING
6. EXISTING ZONING: INST-PRD
7. PLANNING AREA: INSTITUTIONAL (PER MARBLEHEAD INLAND MASTER SPECIFIC PLAN)
8. ALLOWED LAND USE: CHURCHES, DAY CARE FACILITIES
9. THERE ARE NO PROPOSED CHANGES TO RIGHT OF WAY.
10. THERE ARE NO PROPOSED PUBLIC ROADS ON SITE.
11. THERE ARE NO EXISTING BUILDING ON SITE.
12. THERE ARE NO EXISTING WELLS, PONDS OR CESSPOOLS ON SITE.
13. THE PROPOSED DEVELOPMENT WILL CONNECT TO EXISTING WATER, SEWER AND STORM DRAIN UTILITIES PER SEPARATE UTILITY PLAN.
14. THERE IS NO EVIDENCE OF RECENT EARTHWORK.
15. PROPOSED ONE-STORY, CA TYPE-D BUILDING WILL BE CONSTRUCTED ON PARCEL "D", CONTAINING 72 UNITS.
16. ALL EXISTING UTILITIES AVAILABLE (INCLUDING POWER, GAS, TELEPHONE AND CABLE) ARE BELOW GROUND UTILITIES.
17. A PORTION OF EXISTING STORM DRAIN PIPELINE WILL BE REMOVED AND RE-ROUTED AROUND PROPOSED BUILDING.
18. STORM WATER TO BE CONVEYED TO THE EXISTING MARBLEHEAD MASTER PLANNED FACILITIES BY MEANS OF AN ON-SITE PIPING SYSTEM BY SEPARATE PLAN.
19. ALL PROPOSED GRADING AND DRAINAGE WILL BE SHOWN AND DESCRIBED IN DETAIL ON SEPARATE GRADING AND DRAINAGE PLANS.
20. THERE WILL BE AN INGRESS/EGRESS ACCESS EASEMENT OVER THE PROPOSED DRIVE ISLE FOR THE BENEFIT OF PARCEL "B".

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL A:
 PARCEL 1 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.
 EXCEPTING THEREFROM, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, GEOTHERMAL POWER, AND ALL PRODUCTS THAT MAY BE DERIVED THEREFROM, WITHIN OR UNDER SAID PARCEL 1, TOGETHER WITH THE RIGHT TO DRILL, MINE OR EXPLORE FOR THE SAME, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM OTHER LANDS THROUGH OR ACROSS THE SUBSURFACE OF SAID PARCEL 1, HOWEVER GRANTED, ITS SUCCESSORS, TRANSFEREES OR ASSIGNS SHALL NO RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED FEET (500') OF THE SUBSURFACE OF SAID PARCEL 1, AS RESERVED IN DEED FROM MARBLEHEAD, A LIMITED PARTNERSHIP RECORDED IN OCTOBER 19, 1984 AS INSTRUMENT NO. 84-431390 OF OFFICIAL RECORDS OF SAID COUNTY.
PARCEL B:
 AN NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF THE PARCEL 2 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DEED RECORDED JUNE 20, 1990 AS INSTRUMENT NO. 90-326577 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:
 A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST EASTERLY CORNER SAID PARCEL 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SOUTH 48°00'00" WEST 100.00 FEET; THE SIDE LINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED 50 AS TO TERMINATE NORTHEASTERLY IN THE NORTHEASTERLY LINE OF SAID PARCEL.
PARCEL C:
 AN NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF THE PARCEL 2 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DEED RECORDED JUNE 20, 1990 AS INSTRUMENT NO. 90-326577 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:
 A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 2, 2 DISTANT THEREON SOUTH 48°00'00" WEST 100.00 FEET FROM THE EAST CORNER OF SAID PARCEL; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 48°00'00" WEST 123.00 FEET.

EXCEPTIONS:

- EXCEPTIONS LISTED BELOW ARE FROM TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-5659084 DATED MARCH 05, 2018
4. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED DECEMBER 6, 1957 AS BOOK 4127, PAGE 488 OF OFFICIAL RECORDS.
 5. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION AND RESTRICTIONS OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 6, 1957 AS BOOK 4127, PAGE 488 OF OFFICIAL RECORDS.
 6. AN EASEMENT TO LAY, CONSTRUCT, MAINTAIN, OPERATE AND REPAIR AN OFFSITE SEWER PIPE FOR TRANSPORTATION OF SEWAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1977 AS BOOK 12391, PAGE 1022 OF OFFICIAL RECORDS ORANGE COUNTY. [EXISTING EASEMENT TO REMAIN]
- IN FAVOR OF: THE CITY OF SAN CLEMENTE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
7. AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1983 AS INSTRUMENT NO. 83-257028 OF OFFICIAL RECORDS.
- IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED MARCH 5, 1985 AS INSTRUMENT NO. 85-076406 OF OFFICIAL RECORDS; THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
8. AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: PROPOSED STORM DRAIN, PROPOSED LANDSCAPE MAINTENANCE AND INCIDENTAL PURPOSES. SAID EASEMENT AREA HAS BEEN ANNEXED INTO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 18, 1982 AS INSTRUMENT NO. 82-019624 OF OFFICIAL RECORDS, BY SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FAIRE HARBOUR HOMEOWNERS ASSOCIATION RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 84-431389 OF OFFICIAL RECORDS. [PORTION OF EXISTING EASEMENT TO BE RE-LOCATED]
9. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM MARBLEHEAD, A LIMITED PARTNERSHIP, AS GRANTOR, TO THE ROMAN CATHOLIC BISHOP OF ORANGE, A CORPORATION SOLE, AS GRANTEE, RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 84-431390 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PROHIBITION, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HINDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. [EXISTING EASEMENT TO REMAIN]
10. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1985 AS INSTRUMENT NO. 85-433002 OF OFFICIAL RECORDS. [EXISTING EASEMENT TO REMAIN]
- IN FAVOR OF: PACIFIC BELL
AFFECTS: AS DESCRIBED THEREIN
11. A NOTICE OF ASSESSMENT RECORDED APRIL 10, 1986 AS INSTRUMENT NO. 86-143253 OF OFFICIAL RECORDS, EXECUTED BY CITY CLERK OF THE CITY OF SAN CLEMENTE.
 12. A PERPETUAL EASEMENT FOR PUBLIC RIGHT-OF-WAY, MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1990 AS INSTRUMENT NO. 90-400472 OF OFFICIAL RECORDS. [EXISTING EASEMENT TO REMAIN].
- IN FAVOR OF: THE CITY OF SAN CLEMENTE, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN

BASIS OF ELEVATION:

DESIGNATION: 3Y-35-84 (NAVD 88 DATUM) 94.533' FT.
 DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3Y-35-84", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE SOUTHEASTERLY SIDE OF AVENIDA PICO, 0.2 MILES NORTHWESTERLY ALONG AVENIDA PICO FROM THE CENTERLINE OF THE SAN DIEGO FREEWAY, 55 FT. SOUTHEASTERLY OF THE CENTERLINE OF AVENIDA PICO AND 16.5 FT. NORTHWESTERLY OF THE CORNER OF A 6 FT. HIGH CHAIN LINK FENCE AROUND SAN CLEMENTE HIGH MONUMENT.

BASIS OF BEARINGS:

THE SOUTHEAST LINE OF PARCEL 1 PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS TAKEN TO BE NORTH 11°45'00" EAST.

FLOOD HAZARD ZONE:

AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06059C0509J, EFFECTIVE DATE DECEMBER 03, 2009 CITY OF SAN CLEMENTE, CALIFORNIA, ORANGE COUNTY, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X (SHADED). AREAS IN ZONE X (SHADED) ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ABBREVIATIONS LEGEND:

ACP	AC PAVEMENT	R/W	RIGHT OF WAY
CCG	CONCRETE CURB AND GUTTER	S	SOUTH DIRECTION
CCM	CONCRETE CURBED MEDIAN	SDI	STORM DRAIN INLET
CDA	CONCRETE DRIVE APPROACH	SDMH	STORM DRAIN MANHOLE
CSW	CONCRETE SIDEWALK	SE	SOUTHEAST DIRECTION
E	EAST DIRECTION	SW	SOUTHWEST DIRECTION
EV	ELECTRICAL VAULT	SL	STREET LIGHT
GV	GAS VALVE	SLB	STREET LIGHT BOX
FCL	FENCE-CHAINLINK	SSMH	SANITARY SEWER MANHOLE
GM	GAS METER	TMI	TREE-MISCELLANEOUS
IR	IRRIGATION VALVES	W	WATER LINE/LATERAL OR WEST DIRECTION
N	NORTH DIRECTION	WM	WATER METER
NE	NORTHEAST DIRECTION	WBL	WALL-CMU BLOCK WALL
NW	NORTHWEST DIRECTION	WM	WATER METER
O.C.R.	ORANGE COUNTY RECORDS	WV	WATER VALVE
O.R.O.C.	OFFICIAL RECORDS OF ORANGE COUNTY		

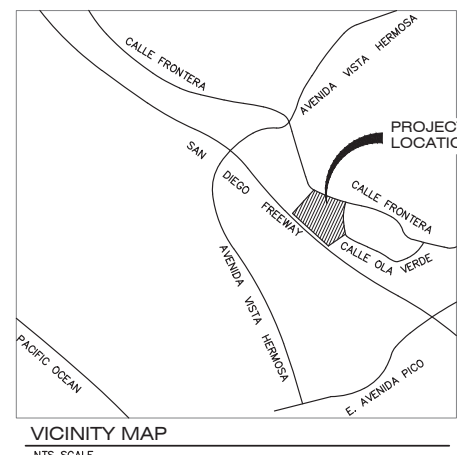
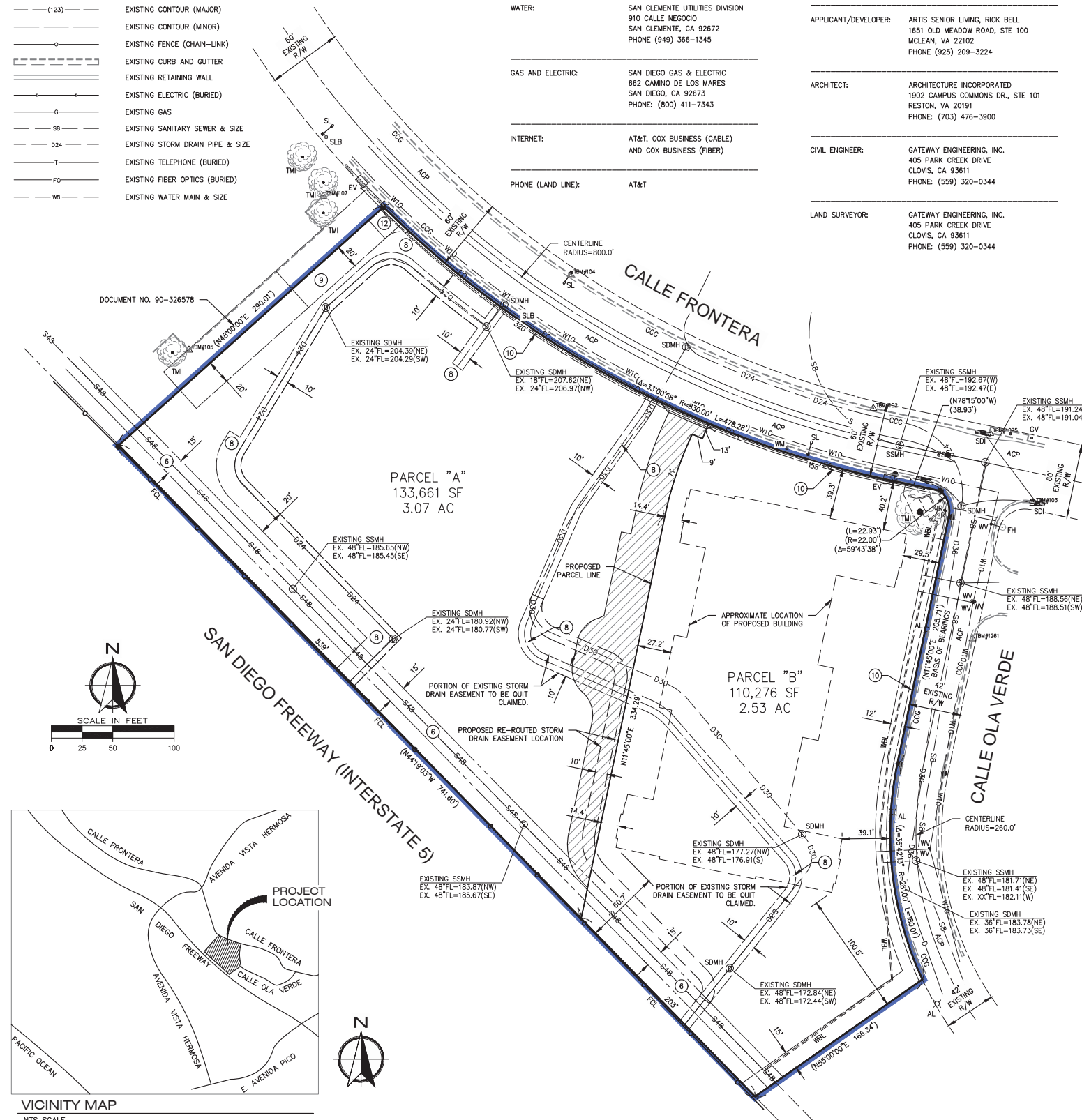
OWNERS STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND OFFER FOR DEDICATION ALL EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR THE PURPOSES SPECIFIED THEREIN.

BY: _____

LEGEND

- MONUMENT FOUND AND ACCEPTED PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS OR AS NOTED
- ▲ FOUND STANDARD OF CITY OF CLEMENTE MONUMENT WITH L&T TAGGED LS 3109 IN WELL PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS
- (...) RECORD DATA PER PARCEL MAP 84-827 RECORDED IN BOOK 191 OF PARCEL MAPS AT PAGE 6, ORANGE COUNTY RECORDS.
- LIMITS OF THE PROPOSED SUBDIVISION.
- LIMITS OF PROPOSED RECIPROCAL CROSS ACCESS EASEMENT & STORM WATER EASEMENT



GATEWAY ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 P. 559-320-0344 F. 559-320-0345 WWW.GATEWAYENG.COM
 405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

TENTATIVE PARCEL MAP FOR ARTIS SENIOR LIVING OF SAN CLEMENTE, LLC

DATE: 08/29/2019

ENGINEER: JOSEPH D. DAGGETT
 LICENSE NO: 8861
 DRAWN BY: VM
 CHECKED BY: JDD
 SCALE: 1"=50'
 PROJECT NO: 18-015
 SHEET 1 1

ALTA/NSPS LAND TITLE SURVEY

IN THE CITY OF SAN CLEMENTE COUNTY OF ORANGE, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN MARCH 2018 BY GATEWAY ENGINEERING, INC.
 PAGE 1 OF 2

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:
 PARCEL 1 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, GEOTHERMAL POWER, AND ALL PRODUCTS THAT MAY BE DERIVED THEREFROM, WITHIN OR UNDER SAID PARCEL 1, TOGETHER WITH THE RIGHT TO DRILL, MINE OR EXPLORE FOR THE SAME, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM OTHER LANDS THROUGH OR ACROSS THE SUBSURFACE OF SAID PARCEL 1, HOWEVER GRANTED, ITS SUCCESSORS, TRANSFEREES OR ASSIGNS SHALL NO RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED FEET (500') OF THE SUBSURFACE OF SAID PARCEL 1, AS RESERVED IN DEED FROM MARBLEHEAD, A LIMITED PARTNERSHIP RECORDED IN OCTOBER 19, 1984 AS INSTRUMENT NO. 84-431390 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL B:
 AN NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF THE PARCEL 2 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DEED RECORDED JUNE 20, 1990 AS INSTRUMENT NO. 90-326577 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER SAID PARCEL 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SOUTH 48°00'00" WEST 100.00 FEET.

THE SIDE LINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE NORTHEASTERLY IN THE NORTHEASTERLY LINE OF SAID PARCEL.

PARCEL C:
 AN NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF THE PARCEL 2 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DEED RECORDED JUNE 20, 1990 AS INSTRUMENT NO. 90-326577 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 2, DISTANT THEREON SOUTH 48°00'00" WEST 100.00 FEET FROM THE EAST CORNER OF SAID PARCEL; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 48°00'00" WEST 123.00 FEET.

EXCEPTIONS:

EXCEPTIONS LISTED BELOW ARE FROM TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-5659084 DATED MARCH 05, 2018

4. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED DECEMBER 6, 1957 AS BOOK 4127, PAGE 488 OF OFFICIAL RECORDS.

5. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 6, 1957 AS BOOK 4127, PAGE 488 OF OFFICIAL RECORDS.

6. AN EASEMENT TO LAY, CONSTRUCT, MAINTAIN, OPERATE AND REPAIR AN OFFSITE SEWER PIPE FOR TRANSPORTATION OF SEWAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1977 AS BOOK 12391, PAGE 1022 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN CLEMENTE, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN

7. AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1983 AS INSTRUMENT NO. 83-257028 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED MARCH 5, 1985 AS INSTRUMENT NO. 85-076406 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

8. AN EASEMENT SHOWN OR PROPOSED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: PROPOSED STORM DRAIN, DEDICATED LANDSCAPE MAINTENANCE AND INCIDENTAL PURPOSES. SAID EASEMENT AREA HAS BEEN ANNEXED INTO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 18, 1982 AS INSTRUMENT NO. 82-019624 OF OFFICIAL RECORDS, BY SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FAIR HARBOUR HOMEOWNERS ASSOCIATION RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 84-431389 OF OFFICIAL RECORDS.

9. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM MARBLEHEAD, A LIMITED PARTNERSHIP, AS GRANTOR, TO THE ROMAN CATHOLIC BISHOP OF ORANGE, A CORPORATION SOLE, AS GRANTEE, RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 84-431390 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(F)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE § 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

10. AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1985 AS INSTRUMENT NO. 85-433002 OF OFFICIAL RECORDS.

IN FAVOR OF: PACIFIC BELL AFFECTS: AS DESCRIBED THEREIN

11. A NOTICE OF ASSESSMENT RECORDED APRIL 10, 1986 AS INSTRUMENT NO. 86-143253 OF OFFICIAL RECORDS, EXECUTED BY CITY CLERK OF THE CITY OF SAN CLEMENTE. ORDER NUMBER: O SA-5659084 (1C) PAGE NUMBER: 4 FIRST AMERICAN TITLE

12. A PERPETUAL EASEMENT FOR PUBLIC RIGHT-OF-WAY, MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1990 AS INSTRUMENT NO. 90-400472 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF SAN CLEMENTE, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN

LEGEND

- MONUMENT FOUND AND ACCEPTED PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS OR AS NOTED
- △ FOUND STANDARD OF CITY OF CLEMENTE MONUMENT WITH L&T TAGGED LS 3109 IN WELL PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS
- () RECORD DATA PER PARCEL MAP 84-827 RECORDED IN BOOK 191 OF PARCEL MAPS AT PAGE 6, ORANGE COUNTY RECORDS.



VICINITY MAP

NTS SCALE

BASIS OF BEARINGS

THE SOUTHEAST LINE OF PARCEL 1 PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS TAKEN TO BE NORTH 11°45'00" EAST.

FLOOD HAZARD ZONE:

AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06050C0509L, EFFECTIVE DATE DECEMBER 03, 2009 CITY OF SAN CLEMENTE, CALIFORNIA, ORANGE COUNTY, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X (SHADED). AREAS IN ZONE X (SHADED) ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY TO ARTIS SENIOR LIVING OF _____ LLC A CALIFORNIA LIMITED LIABILITY CORPORATION, STEWART TITLE OF PLACER ITS SUCCESSORS AND/OR ASSIGNS. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, (IN SQUARE FEET OR ACRES), 5, 6, 8, 11, 14, 15, 16, 17, 19 OF THE TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 20, 2018.



BY: JOSEPH D. DAGGETT, PLS 8861

DATED:

SITE INFORMATION:

1. SITE ADDRESS: PARCEL 1 PARCEL MAP NO. 84-827 ORANGE COUNTY RECORDS
2. APN: 679-021-05
3. RECORD OWNER: PACIFIC COAST CHURCH OF SAN CLEMENTE, A CALIFORNIA NON-PROFIT CORPORATION
4. TOTAL SITE AREA: 5.60± ACRES / 243,936± SF
5. ZONING: INSTITUTIONAL (NST)

A. PURPOSE AND INTENT. THE PURPOSE OF THIS SECTION IS TO ESTABLISH REVIEW PROCEDURES FOR NONRESIDENTIAL AND MIXED-USE DEVELOPMENT ADJACENT TO RESIDENTIALLY ZONED PROPERTY. THE PURPOSE OF REVIEW IS TO ALLOW DEVELOPMENT ADJACENT TO RESIDENTIAL PROPERTY WHILE ADDRESSING POTENTIAL IMPACTS RELATED TO NOISE, LIGHT AND GLARE, PARKING AND CIRCULATION AND PRIVACY.

B. BUILDING SETBACKS FROM ADJACENT RESIDENTIALLY ZONED PROPERTY. EXCEPT AS PROVIDED FOR WITHIN THIS SECTION, NEW NONRESIDENTIAL AND MIXED-USE BUILDINGS AND/OR ADDITIONS TO EXISTING BUILDINGS SHALL MAINTAIN A MINIMUM 20-FOOT SETBACK FROM ADJACENT RESIDENTIAL PROPERTY LINES. ENCROACHMENT OF THE NONRESIDENTIAL OR MIXED-USE BUILDING AND/OR ADDITION INTO THIS SETBACK SHALL BE ALLOWED THROUGH THE DISCRETIONARY REVIEW PROCESS REQUIRED FOR THE PROJECT BASED ON MEASURES INCLUDED IN THE PROJECT TO ADDRESS NOISE, PARKING, LIGHTING, MASSING AND OTHER SIMILAR IMPACTS UPON ADJACENT RESIDENTIAL DEVELOPMENT. IF NO DISCRETIONARY REVIEW IS REQUIRED FOR THE BUILDING AND/OR ADDITIONS, THEN IT SHALL BE REVIEWED THROUGH A MINOR SITE PLAN PERMIT, IN ACCORDANCE WITH SECTION 17.16.050, SITE PLAN PERMITS AND MINOR SITE PLAN PERMITS, OF THIS TITLE.

C. ADDITIONS WITHIN 50 FEET OF EXISTING SINGLE-FAMILY RESIDENCES. ANY NONRESIDENTIAL OR MIXED-USE BUILDING ADDITION THAT IS CLOSER THAN 50 FEET TO AN EXISTING SINGLE-FAMILY RESIDENCE SHALL REQUIRE THE APPROVAL OF A MINOR SITE PLAN PERMIT, IN ACCORDANCE WITH SECTION 17.16.050, SITE PLAN PERMITS AND MINOR SITE PLAN PERMITS, OF THIS TITLE, IF NO OTHER DISCRETIONARY REVIEW IS REQUIRED BY THIS TITLE.

A. PARKING SPACE SIZE.

1. GARAGES OR CARPORTS THAT CONTAIN FOUR OR FEWER PARKING SPACES. PARKING SPACES SHALL BE A MINIMUM OF NINE FEET WIDE AND MINIMUM LENGTH OF 19 FEET IN RESIDENTIAL GARAGES OR CARPORTS THAT CONTAIN FOUR OR FEWER PARKING SPACES AND DO NOT INCLUDE CIRCULATION ELEMENTS SUCH AS DRIVEWAY AISLES, BUT CONSISTS PRIMARILY OF PARKING SPACES.

2. OTHER GARAGES. PLEASE REFER TO THE CITY OF SAN CLEMENTE ENGINEERING DIVISION'S TECHNICAL STANDARDS FOR PARKING SPACE SIZE REQUIREMENTS FOR ALL OTHER PARKING SPACES.

B. PARKING SETBACKS. ALL PARKING SPACES, WHETHER COVERED OR REQUIRED OR OTHERWISE, SHALL BE SUBJECT TO THE SETBACK RESTRICTIONS FOR ACCESSORY BUILDINGS IN THE ZONE IN WHICH THE PARKING AREA IS LOCATED, EXCEPT FOR THE FOLLOWING EXCEPTIONS IN RESIDENTIAL ZONES:

1. SETBACK FOR STREET-FACING GARAGES OR CARPORTS. THE MINIMUM SETBACK FOR A STREET-FACING GARAGE OR CARPORT SHALL BE 20 FEET, WHEN STANDARD GARAGE DOORS ARE PROVIDED, AND 18 FEET, WHEN ROLL-UP GARAGE DOORS ARE PROVIDED. IN ZONES WHERE THE MINIMUM SETBACK FOR A STREET-FACING GARAGE OR CARPORT LISTED IS GREATER THAN 18 FEET OR 20 FEET, THE MORE RESTRICTIVE REQUIREMENT SHALL APPLY. THIS REQUIREMENT SHALL ONLY APPLY TO GARAGES WHERE PARKING WOULD BE ALLOWED IN THE DRIVEWAY, IN ACCORDANCE WITH SECTION 17.64.030(C), LOCATION OF RESIDENTIAL PARKING, PERMITTED, OF THIS CHAPTER.
2. VEHICLE PARKING IN RESIDENTIAL ZONES. VEHICLES MAY BE PARKED IN THE FRONT YARD SETBACK AREA IN DRIVEWAYS, AS PROVIDED FOR IN SECTION 17.64.030(C), LOCATION OF RESIDENTIAL PARKING, PERMITTED.

C. LANDSCAPING. LANDSCAPING SHALL BE PROVIDED FOR THE FOLLOWING OUTDOOR PARKING FACILITIES—PARKING LOTS, ALL NONRESIDENTIAL PARKING AREAS, AND OUTDOOR RESIDENTIAL PARKING AREAS OF 10 OR GREATER PARKING SPACES—IN COMPLIANCE WITH THE FOLLOWING STANDARDS:

- ALL LANDSCAPING WITH PARKING LOTS SHALL BE LOCATED IN PLANTER AREAS WHICH ARE BOUNDED BY CONCRETE CURBING. ALL REQUIRED CURBING FOR PLANTER AREAS SHALL BE AT LEAST SIX INCHES HIGH AND SIX INCHES WIDE.
- FOR LIMITATIONS ON THE DISTANCE A VEHICLE MAY OVERHANG A LANDSCAPED AREA, PLEASE REFER TO THE CITY OF SAN CLEMENTE ENGINEERING DIVISION'S TECHNICAL STANDARDS.
- EXCLUDING CURBING, ALL REQUIRED PLANTER AREAS SHALL BE AT LEAST FOUR FEET WIDE AND AT LEAST 25 SQUARE FEET IN AREA. EACH PLANTER SHALL BE SUPPLIED WITH APPROPRIATE IRRIGATION.
- THE LANDSCAPING PLAN FOR THE PARKING LOT SHALL INCLUDE A MINIMUM OF ONE CANOPY TREE FOR EVERY FIVE PARKING STALLS IN THE PARKING LOT.
- LANDSCAPING SHALL NOT INTERFERE WITH THE VEHICLE LINE OF SIGHT WHILE ENTERING OR EXITING A PARKING STRUCTURE.
- FOR NONRESIDENTIAL USES, IF PARKING IS BETWEEN A BUILDING AND THE STREET, A MINIMUM 10-FOOT LANDSCAPED SETBACK AREA SHALL BE REQUIRED BETWEEN THE STREET AND THE PARKING AREA.
- PARKING LOTS SHALL PROVIDE LANDSCAPED AREA IN THE INTERIOR OF THE PARKING LOT AS FOLLOWS

6. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION ON PROPERTY.
7. NO OBSERVABLE EVIDENCE TO INDICATE THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. NO WETLANDS, PONDS, LAKES, SPRINGS OR RIVERS BORDER ON OR RUN THROUGH PROPERTY.
9. NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL SITE ON PROPERTY.
10. NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
11. THE PROPERTY DESCRIBED AND SHOWN ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-5659084 DATED MARCH 05, 2018.
12. THE SURVEYED PROPERTY PHYSICALLY ABUTS AND DOES NOT HAVE DIRECT ACCESS TO INTERSTATE 5 (SAN DIEGO FREEWAY), HAS ACCESS TO CALLE FRONTERA AND CALLE OLA VERDE ALL PUBLICLY DEDICATED RIGHTS OF WAY.
13. NO DIVISION OR PARTY WALLS EXIST THAT ADJOIN ADJACENT PROPERTIES.
14. NO EXISTING OFF-STREET PARKING.

DRAWN BY: JLOWRY
 CHECKED BY: JDAGGETT
 SCALE: AS SHOWN
 PROJECT NO: 18-015
 SHEET



ALTA/NSPS LAND TITLE SURVEY

IN THE CITY OF SAN CLEMENTE COUNTY OF ORANGE, STATE OF CALIFORNIA
 SURVEYED AND PLATTED IN MARCH 2018 BY GATEWAY ENGINEERING, INC.
 PAGE 2 OF 2

SYMBOL AND LINETYPE LEGEND:

	EXISTING LIGHT POLE
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SIGN ON POST
	EXISTING TREE
	EXISTING CHAINLINK FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING EASEMENT
	EXISTING 6" CURB & GUTTER (OFFSITE)
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING AERIAL ELECTRICAL LINE

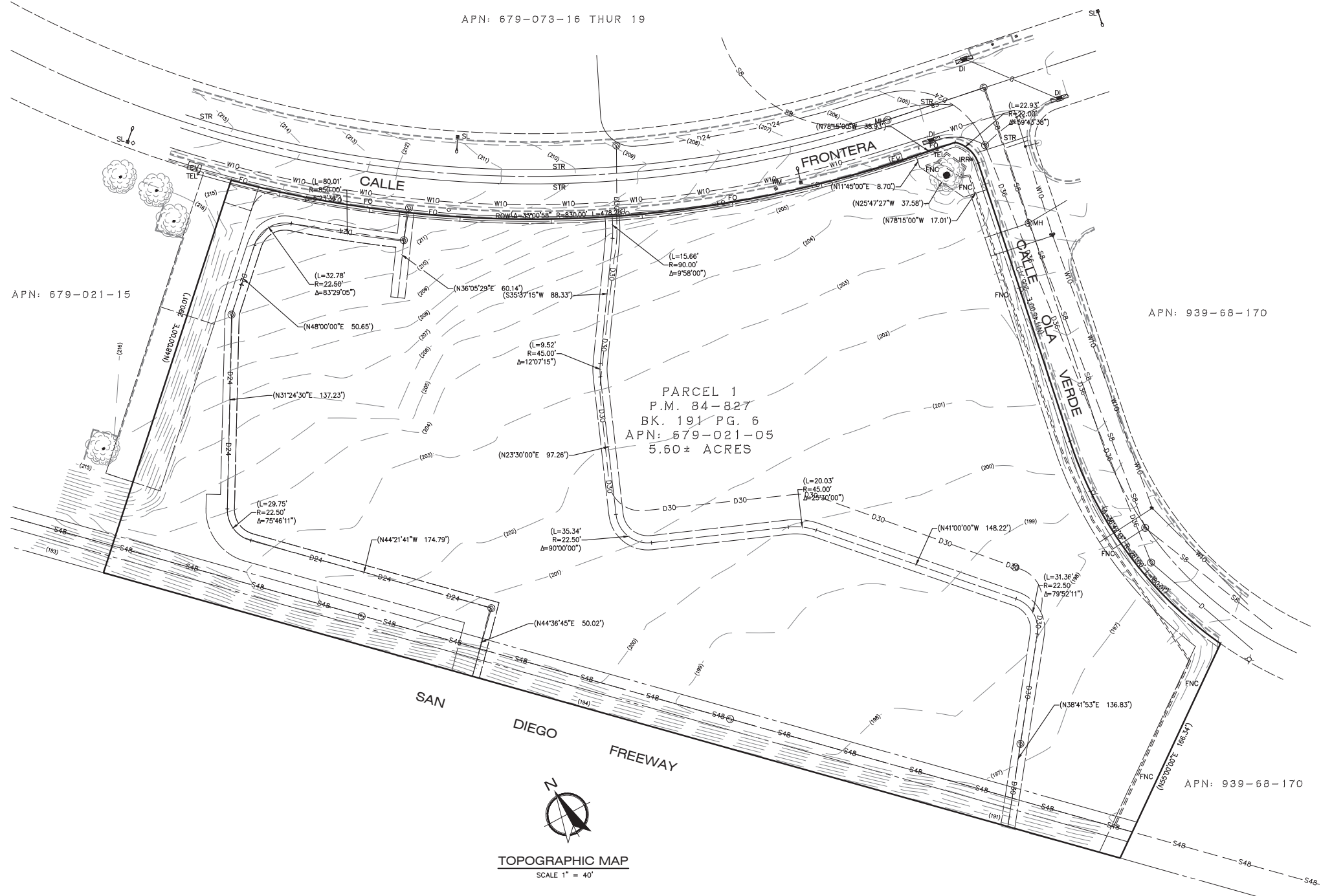
ABBREVIATIONS

AB	AGGREGATE BASE	EP	EDGE OF PAVEMENT
AC	ASPHALT CONCRETE	ETW	EDGE OF TRAVELED WAY
AL	AREA LIGHT	EV	ELECTRICAL VAULT
AP	ANCHOR POLE	FF	FINISH FLOOR
BC	BEGINNING OF CURVE	FG	FINISH GRADE
BCM	BRASS CAP MONUMENT	FG	FIRE HYDRANT
BFP	BACKFLOW PREVENTER	FL	FLOW LINE
BL	BORE LOCATION	FNC	FENCE
BLDG	BUILDING	FO	FIBER OPTIC
BM	BENCHMARK	GB	GRADE BREAK
BO	BLOW OFF	GM	GAS METER
C	CONCRETE	GP	GUARD POST
CL	CENTERLINE	GR	GAS RISER
CNS	COMPACTED NATIVE SOIL	GV	GAS VALVE
CP	CONTROL POINT	GW	GLY WIRE
CR	CROWN	HB	HOSE BIB
D	DIRT	HDWL	CONCRETE HEADWALL
DA	DRIVE APPROACH	HPT	HINGE POINT
DI	DRAIN INLET	IRR	IRRIGATION
EB	ELECTRICAL BOX	IP	IRON PIPE
EC	END OF CURVE	IR	IRRIGATION RISER
EM	ELECTRICAL METER	J	JOINT UTILITY TRENCH
EO	ELECTRICAL OUTLET	LIP	LIP OF GUTTER
LIP DA	LIP OF DRIVE APPROACH	STA	STATION
LPT	LOW POINT	STD	STANDARD
MH	MANHOLE	STR	STRIPES
MW	MONITORING WELL	TEL	TELEPHONE BOX
OC	ON CENTER	TC	TOP OF CURB
OG	ORIGINAL GROUND	TCB	TRAFFIC CONTROL BOX
OHP	OVERHEAD POWER	TD	TOP OF DIKE
P	PAVEMENT	TMH	TELEPHONE MANHOLE
PB	PULL BOX	TOE	TOE OF SLOPE
PP	POWER POLE	TOP	TOP OF SLOPE
PRC	POINT OF REVERSE CURVE	TP	TRAFFIC PADDLE
R	RADIUS	TPT	TRAVERSE POINT
RAIL	TOP OF RAIL	TR	TELEPHONE RISER
RD	ROOF DRAIN	TS	TRAFFIC SIGNAL
ROW	RIGHT-OF-WAY	TSB	TRAFFIC SIGNAL BOX
SCB	SPRINKLER CONTROL BOX	TW	TOP OF WALL
SCO	SEWER CLEANOUT	VG	VALLEY GUTTER
SD	STORM DRAIN	VLT	VAULT
SL	STREET LIGHT	WM	WATER METER

BASIS OF ELEVATION

DESIGNATION: 3Y-35-84 (NAVD 88 DATUM) 94.533' FT.

DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3Y-35-84", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE SOUTHEASTERLY SIDE OF AVENIDA PICO, 0.2 MILES NORTHWESTERLY ALONG AVENIDA PICO FROM THE CENTERLINE OF THE SAN DIEGO FREEWAY, 55 FT. SOUTHEASTERLY OF THE CENTERLINE OF AVENIDA PICO AND 16.5 FT. NORTHWESTERLY OF THE CORNER OF A 6 FT. HIGH CHAIN LINK FENCE AROUND SAN CLEMENTE HIGH SCHOOL. MONUMENT

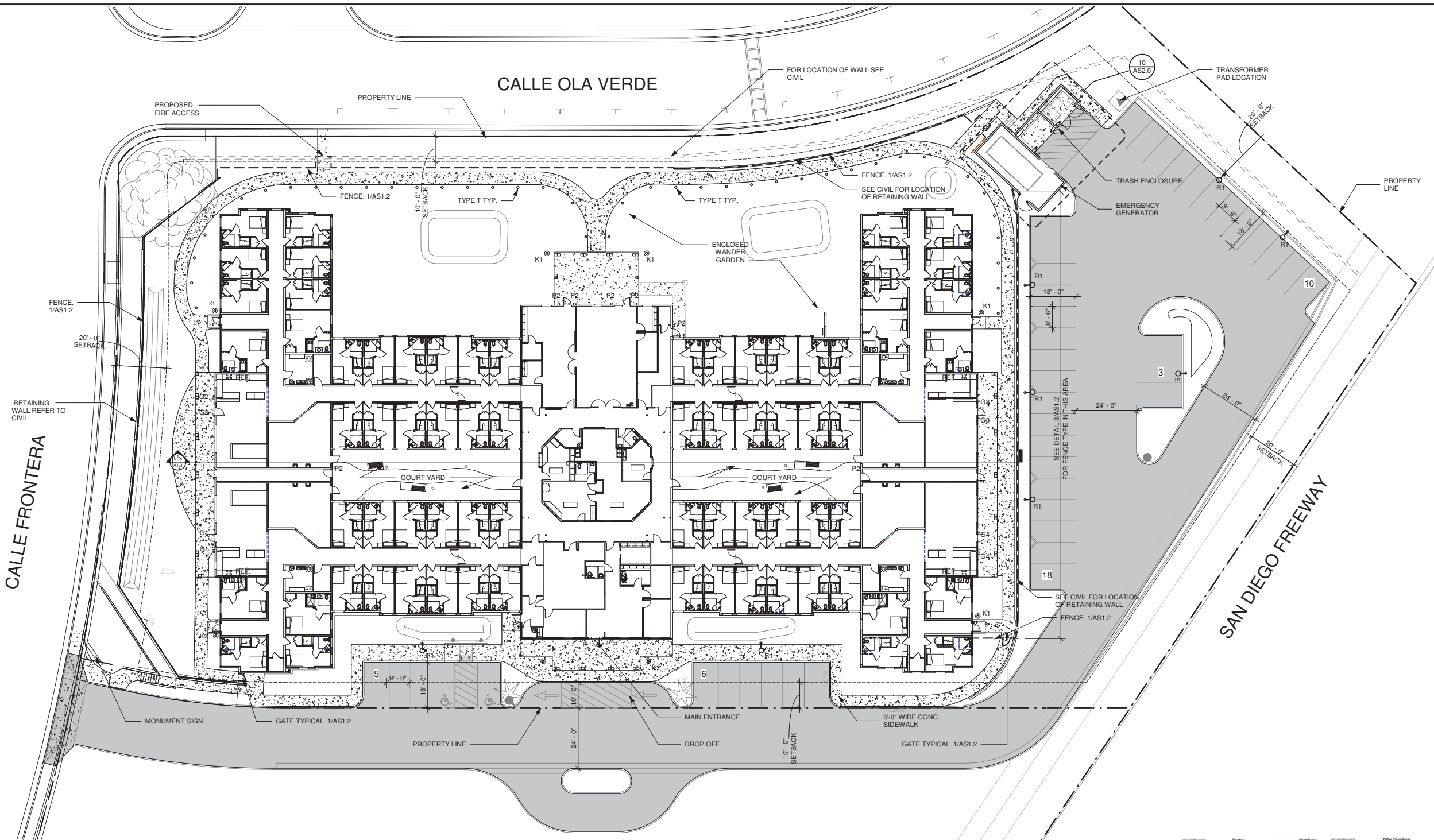


TOPOGRAPHIC MAP

SCALE 1" = 40'

GATEWAY
 ENGINEERING, INC.
 CIVIL ENGINEERS | LAND SURVEYORS
 P. 949-238-0800 | F. 949-238-0801 | WWW.GATEWAYENR.COM
 3811 EAST PRINCETON AVENUE, FRESNO, CA 93720-1887

DRAWN BY: JLOWRY
 CHECKED BY: JDAGGETT
 SCALE: AS SHOWN
 PROJECT NO: 18-015
 SHEET



1 SITE PLAN
1" = 20'-0"

SITE LEGEND	
--- (dashed line)	SETBACK
- - - - (long dashed line)	FENCE LINE
- - - - (short dashed line)	PROPERTY LINE
==== (thick dashed line)	FENCE ON TOP OF RETAINING WALL
--- (dotted line)	EXISTING WALL
■ (shaded area)	PAVING SECTIONS
○ (circle with dot)	FIXTURE R1
● (solid circle)	FIXTURE K1
• (small dot)	FIXTURE T
□ (square with dot)	G FIXTURES
■ (stippled area)	CONCRETE IMPROVEMENTS



2 VICINITY MAP
3" = 1'-0"

NOTE: ALL WALL MOUNTED FIXTURES WITH VISIBLE LIGHT SOURCES TO HAVE OPAQUE LENS TO PREVENT GLARE. TYP.

LIGHT FIXTURE SCHEDULE		
TYPE	MANUFACTURE	MODEL #
P/P2	PROGRESS	P6033-WB
R1	LITHONIA	DSX1LED40CS3040KT4M
K1	PROGRESS	PCBOR-12LU4K-DO-U-DB-360
T	HADCO	1012H EXTERIOR
G1	PROGRESS	P5862-31WB
G2	PROGRESS	P5750-84
G3	PROGRESS	P5990-20
G4	PROGRESS	P5770-20

5 EXTERIOR LIGHTING SCHEDULE
N.T.S.

Hadco 1012-H BEACONS

Product Description: BEACONS
HAD 1012-H BE

P5862-31WB

Category: Outdoor
Finish: Antique Bronze painted
Construction: Aluminum construction
Glass: Frost under glass covered panels

D-Series Size 1 LED Area Luminaire

Specifications:
Type: Square
Length: 36"
Width: 18"
Height: 7.5"
Weight: 23 lbs

G2 FIXTURE

Specifications:
Type: Square
Length: 36"
Width: 18"
Height: 7.5"
Weight: 23 lbs

G3 FIXTURE

Specifications:
Type: Square
Length: 36"
Width: 18"
Height: 7.5"
Weight: 23 lbs

G4 FIXTURE

Specifications:
Type: Round
Length: 18"
Width: 18"
Height: 7.5"
Weight: 23 lbs

architecture incorporated
1902 campus commons drive
suite 101
reston, virginia 20191
Tel: 703.476.3900
Fax: 703.264.0733
www.archinc.com

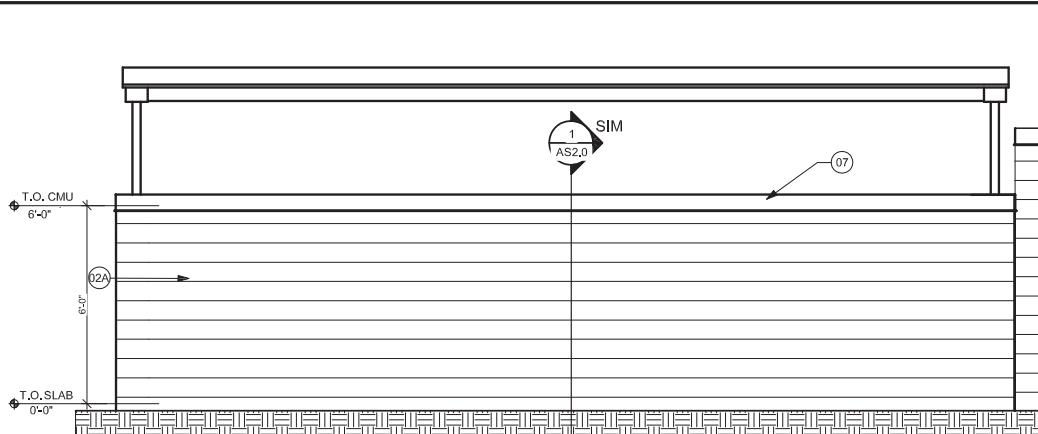
SAN CLEMENTE ARTIS SENIOR LIVING
CALLE FRONTERA & CALLE OLA VERDE
SAN CLEMENTE CA, 92573

Project: 17005.13
Issued: 08/27/19
REVISIONS
1 ENTITLEMENT RESUBMISSION 11/6/19

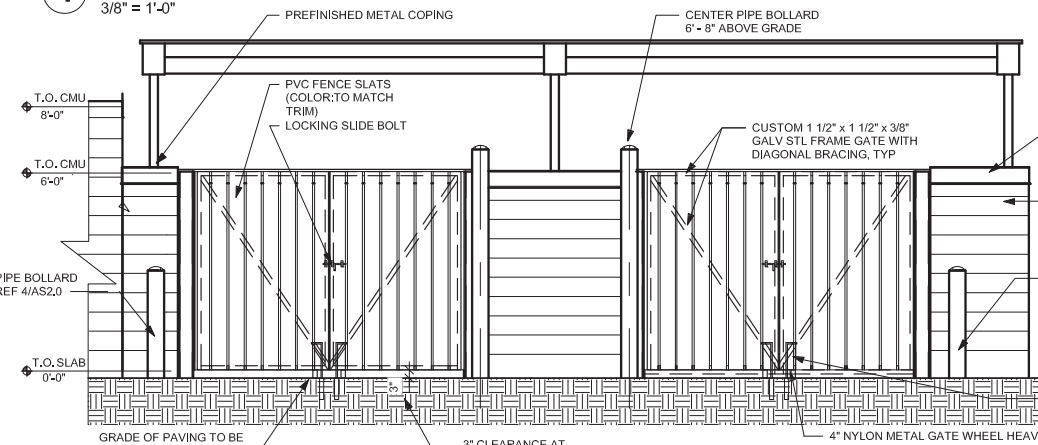
ARCH SITE PLAN

Scale: As indicated
Drawn: WJO
Checked: CB

AS1.1



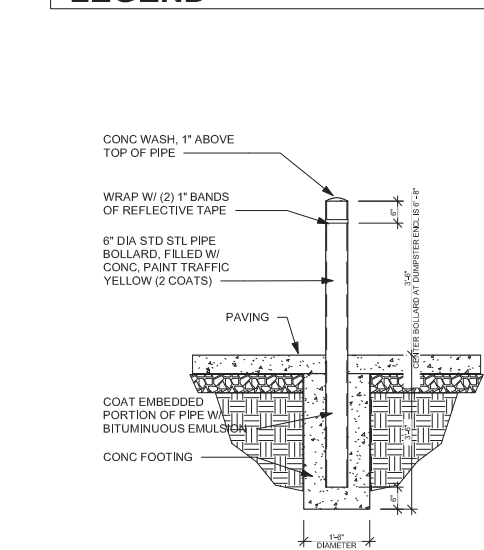
1 SIDE WALL TYP
3/8" = 1'-0"



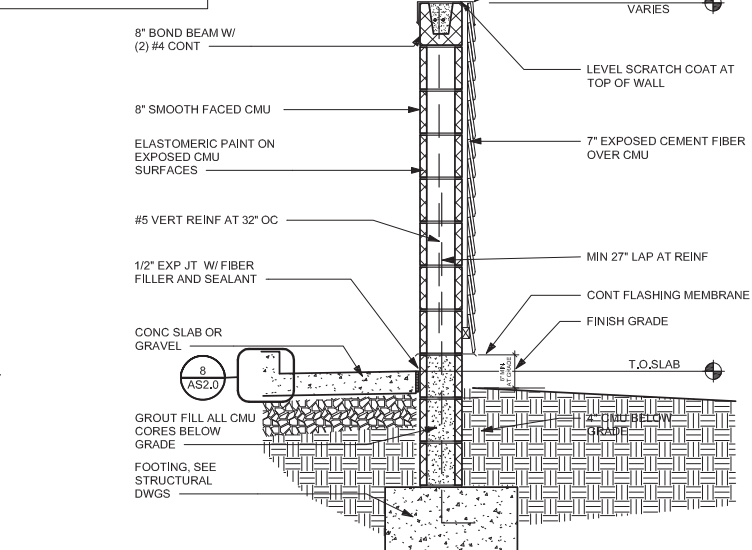
3 DUMPSTER ENCL FRONT ELEV
3/8" = 1'-0"

NOTE: REFER TO A2.0 FOR MATERIAL LEGEND

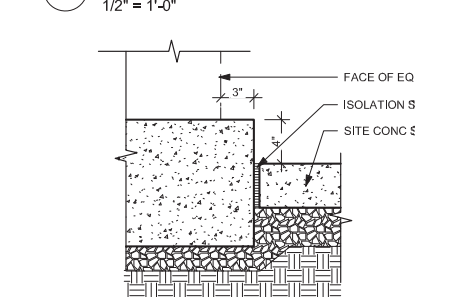
NOTE: PROVIDE SPECIAL INSPECTION ON MASONRY PER COUNTY REGS



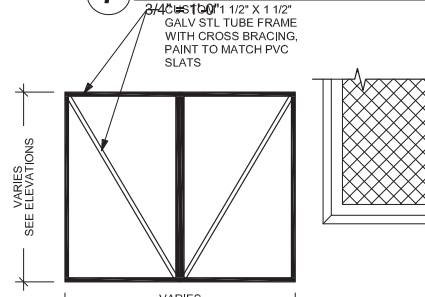
4 BOLLARD
1/2" = 1'-0"



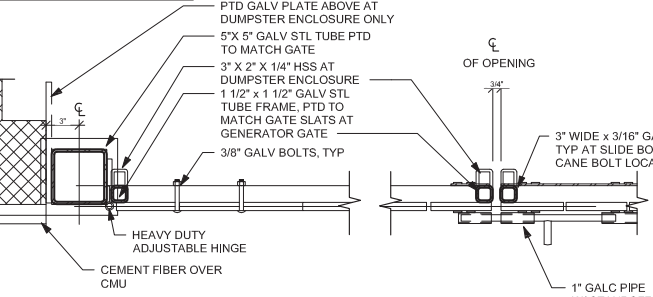
7 DUMPSTER - EGEN WALL



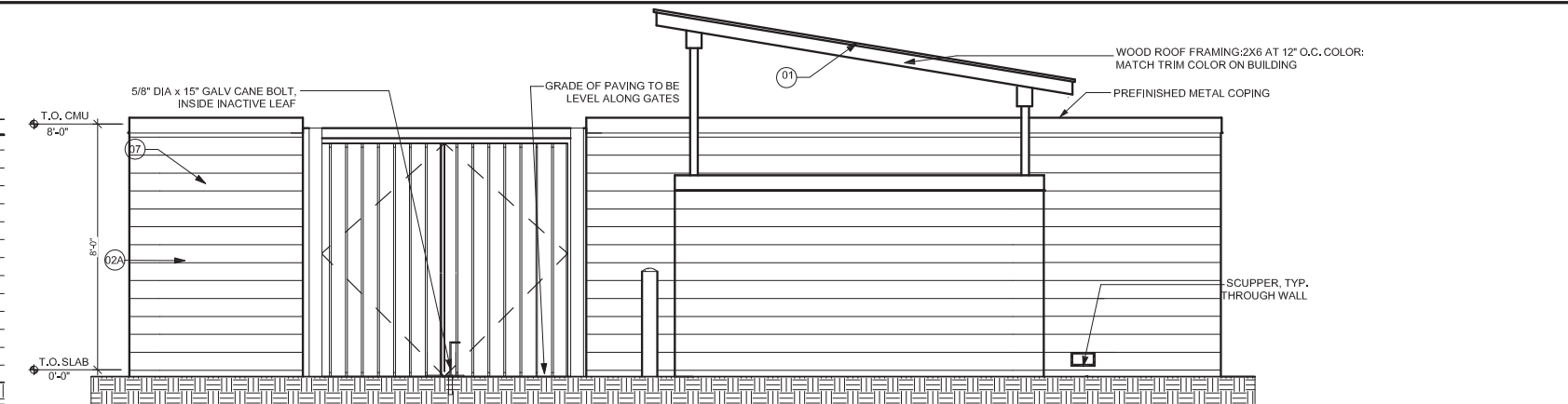
5 WALL TO FLOOR DETAIL
1 1/2" = 1'-0"



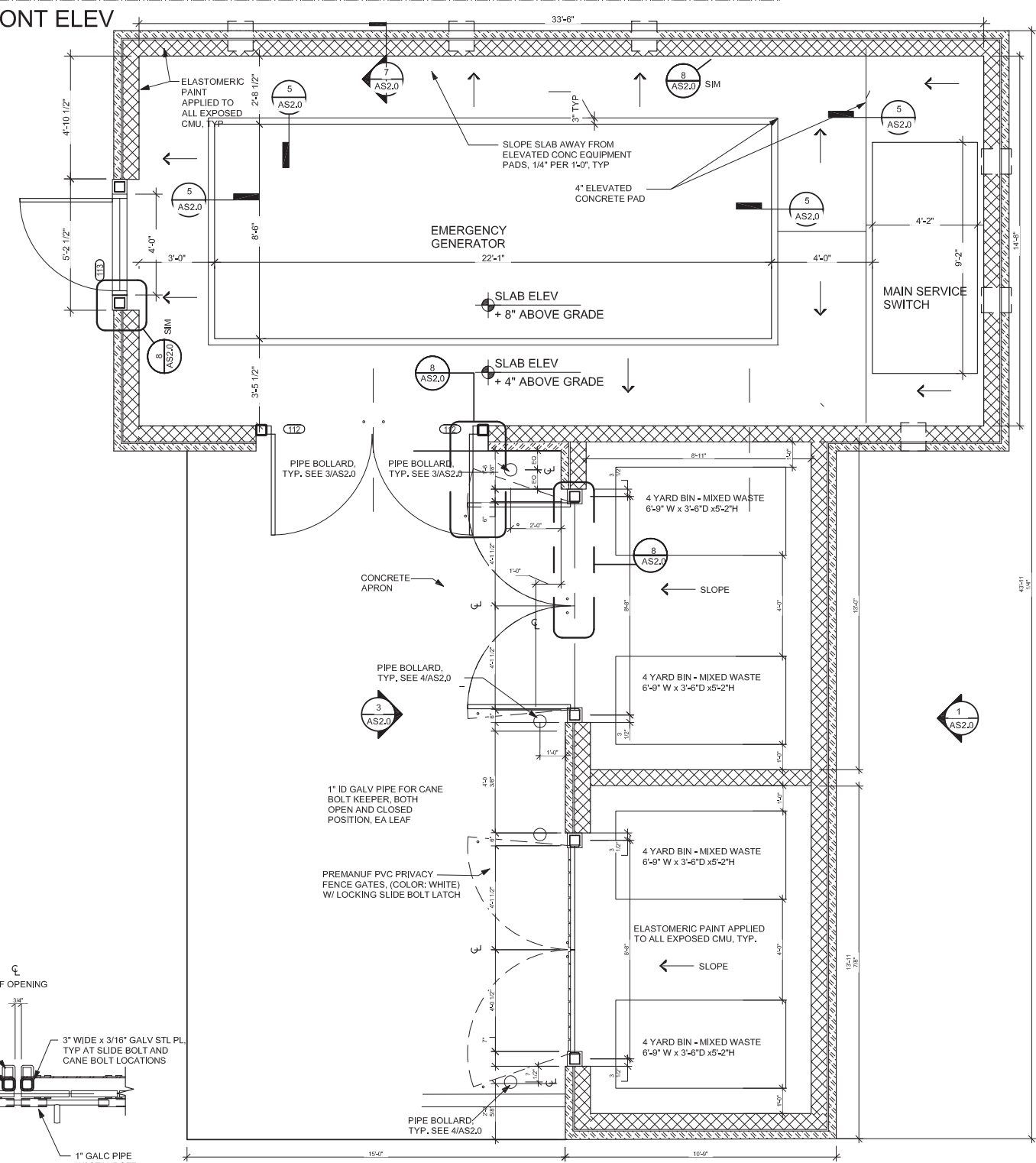
6 TYP GATE FRAME ELEV
3/8" = 1'-0"



8 DUMPSTER ENCLOSURE GATES
1 1/2" = 1'-0"



2 GENERATOR FRONT ELEV
3/8" = 1'-0"



10 EM GEN & DUMPSTER ENCLOSURE
3/8" = 1'-0"

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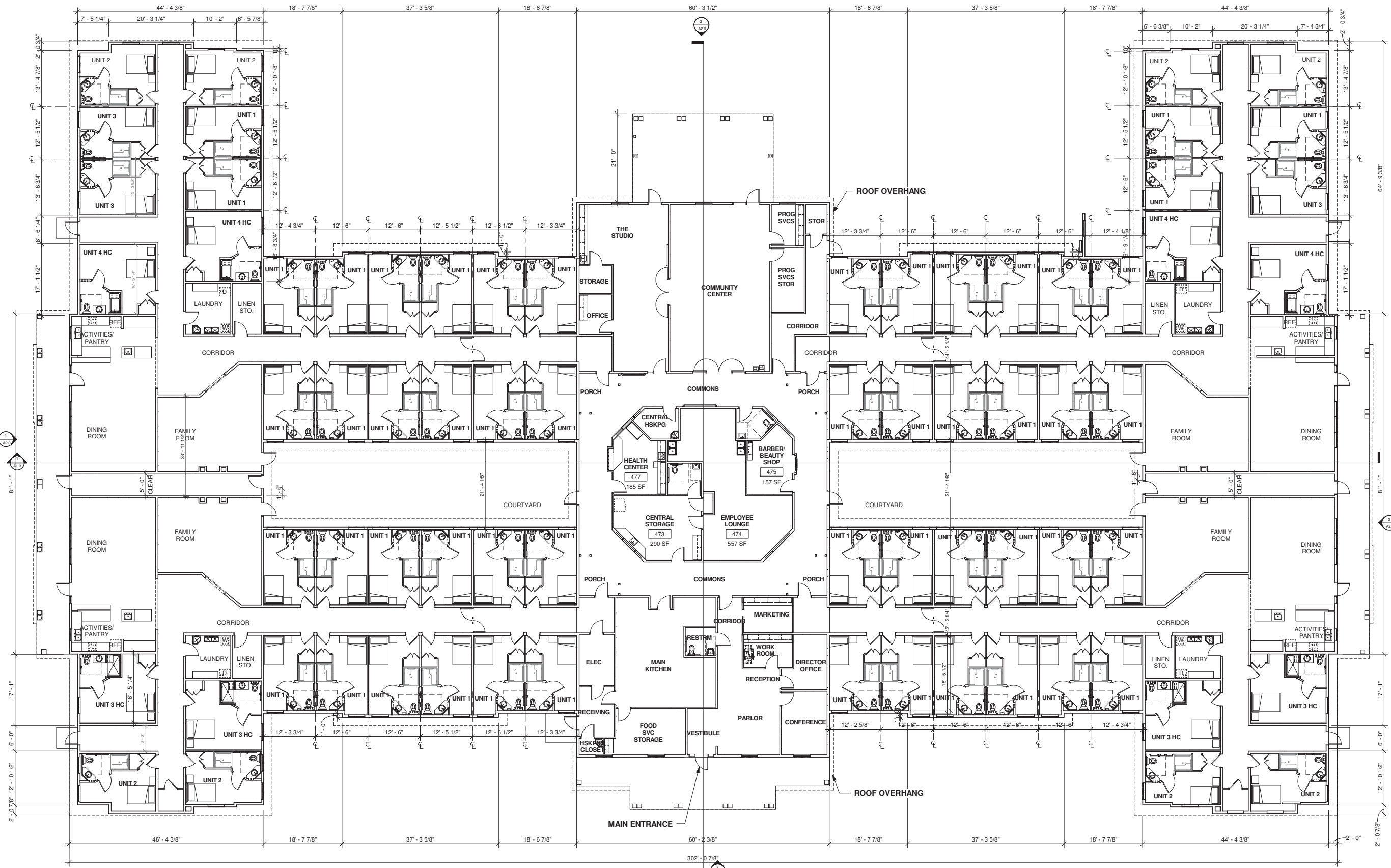
Project: 17005.13

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ENTITLEMENT	
REVISIONS	
1 ENTITLEMENT RESUBMISSION	11/6/19

SITE DETAILS

Scale:
Drawn: WJO
Checked: CB

AS2.0



1 FIRST FLOOR PLAN
3/32" = 1'-0"

TOTAL FLOOR AREA = 38,062 GSF
UNIT COUNT = 72 UNITS



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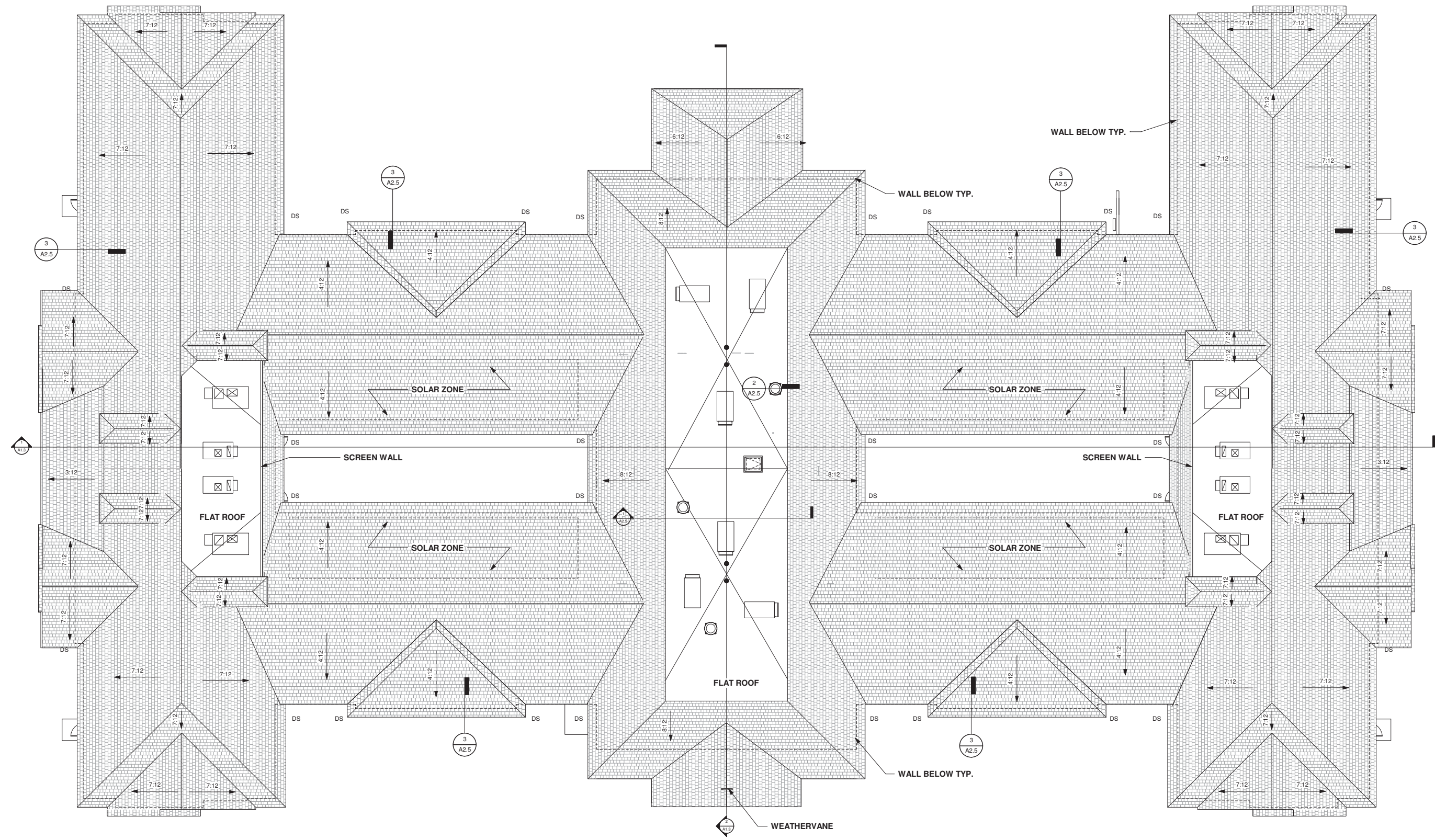
Issued 08/27/19

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1	ENTITLEMENT RESUBMISSION 11/6/19

FIRST FLOOR PLAN

Scale: 3/32" = 1'-0"
Drawn: MM
Checked: WJO

A1.0



1 ROOF PLAN
3/32" = 1'-0"



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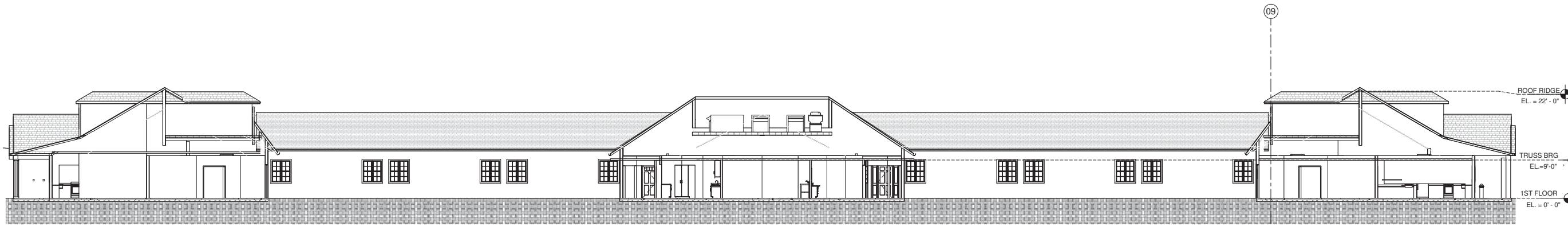
Project: 17005.13

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1	ENTITLEMENT RESUBMISSION 11/6/19

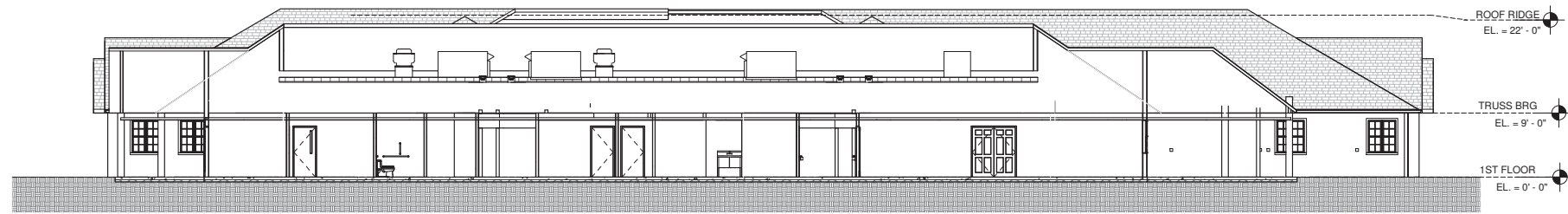
ROOF PLAN

Scale: 3/32" = 1'-0"
Drawn: MM
Checked: WJO

A1.2



1 Section 1
3/32" = 1'-0"



2 Section 2
3/32" = 1'-0"



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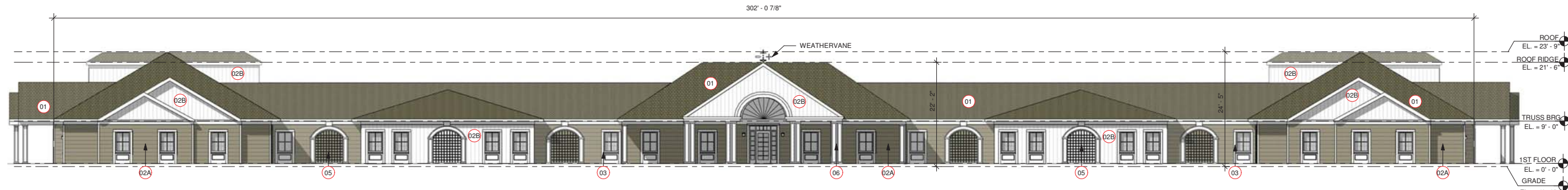
REVISIONS

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SECTION

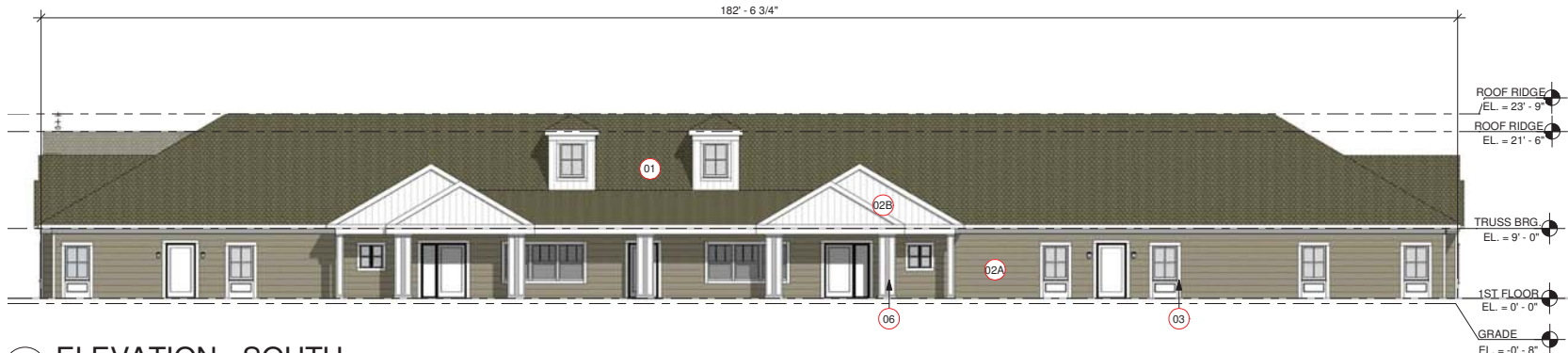
Scale: 3/32" = 1'-0"
Drawn: MM
Checked: WJO

A1.3



1 ELEVATION - WEST
3/32" = 1'-0"

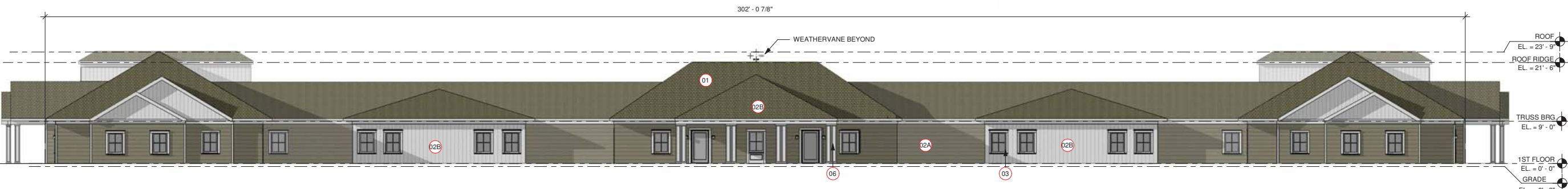
- MATERIAL LEGEND**
- 01** ASPHALT ROOF SHINGLES - MANUFACTURE: CERTAINTEED PRESIDENTIAL SOLARIS. COLOR: COUNTRY GRAY
 - 02A** CEMENT FIBER SIDING 7" EXPOSURE- MANUFACTURE: JAMES HARDIE HARDIPLANK SMOOTH COLOR: MONTEREY TAUPE
 - 02B** CEMENT FIBER BATTEN ON BOARD SIDING - MANUFACTURER: JAMES HARDIE PLANK VERTICAL SIDING SMOOTH COLOR: ARTIC WHITE
 - 03** CEMENT FIBER TRIM 5/4 X4 AT WINDOWS AND DOORS. MANUFACTURE: JAMES HARDI HARDITRIM SMOOTH COLOR: ARTIC WHITE
 - 04** NOTE USED
 - 05** VINYL ESPALIER & SURROUND
 - 06** CEMENT FIBER COLUMN WRAP
 - 07** NOT USED
- *NOTE: MATERIALS ARE LISTED AS A BASIS OF DESIGN. THEY ARE SUBJECT TO CHANGE FOR APPROVED EQUAL



4 ELEVATION - SOUTH
3/32" = 1'-0"



3 ELEVATION - NORTH
3/32" = 1'-0"



2 ELEVATION - EAST
3/32" = 1'-0"

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ELEVATIONS

Scale: 3/32" = 1'-0"
Drawn: MM
Checked: WJO

A2.0



1 View 1
1/2" = 1'-0"



2 View 2
1/2" = 1'-0"



3 View 3
1/2" = 1'-0"



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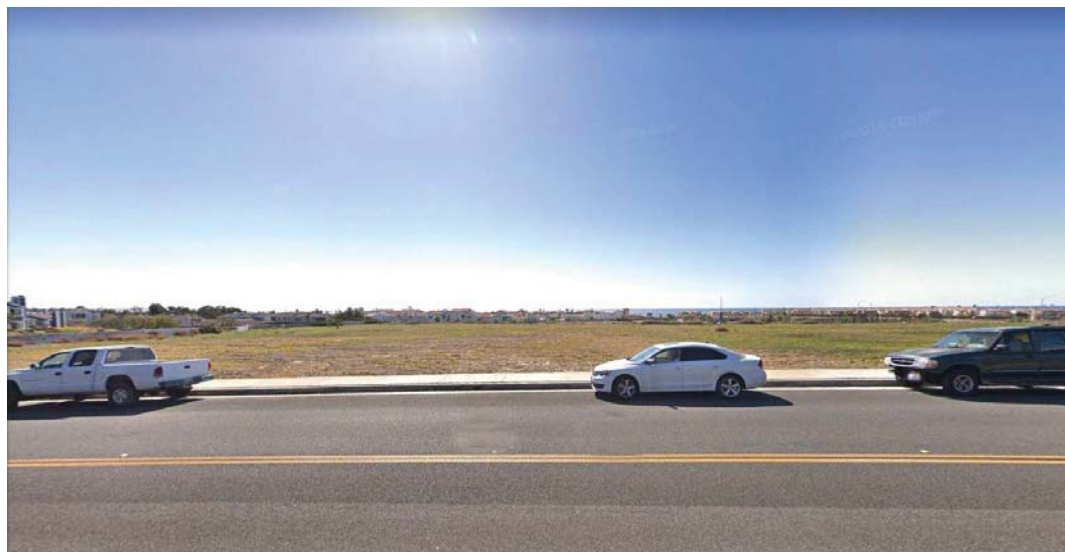
REVISIONS

1	ENTITLEMENT RESUBMISSION	11/6/19
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VIEWS

Scale: 1/2" = 1'-0"
Drawn: MM
Checked: WJO

A2.1



1 SITE VIEW 1
3/8" = 1'-0"



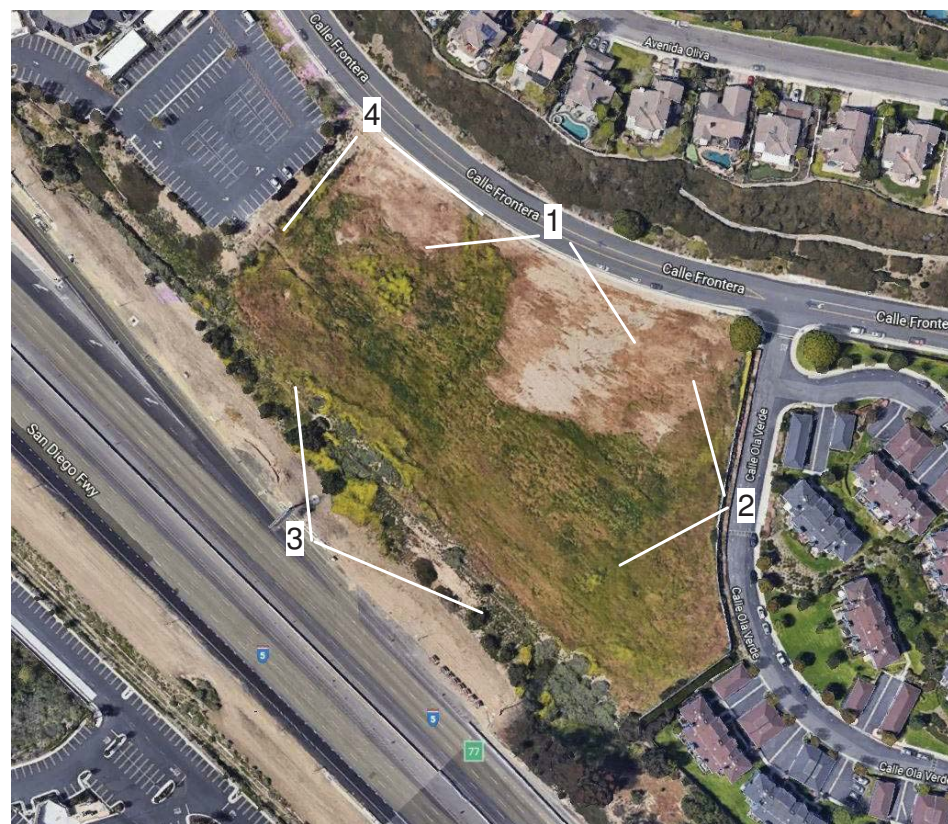
4 SITE VIEW 4
3/8" = 1'-0"



2 SITE VIEW 2
1/4" = 1'-0"



3 SITE VIEW 3
1/4" = 1'-0"



5 VIEW KEY
3/8" = 1'-0"



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SITE VIEWS

Scale: **As indicated**
Drawn: MM
Checked: WJO

A2.3



5 SITE VIEW 5
3/16" = 1'-0"



8 SITE VIEW 8
3/16" = 1'-0"



6 SITE VIEW 6
1/8" = 1'-0"



7 SITE VIEW 7
3/16" = 1'-0"



1 VIEW KEY2
3/8" = 1'-0"



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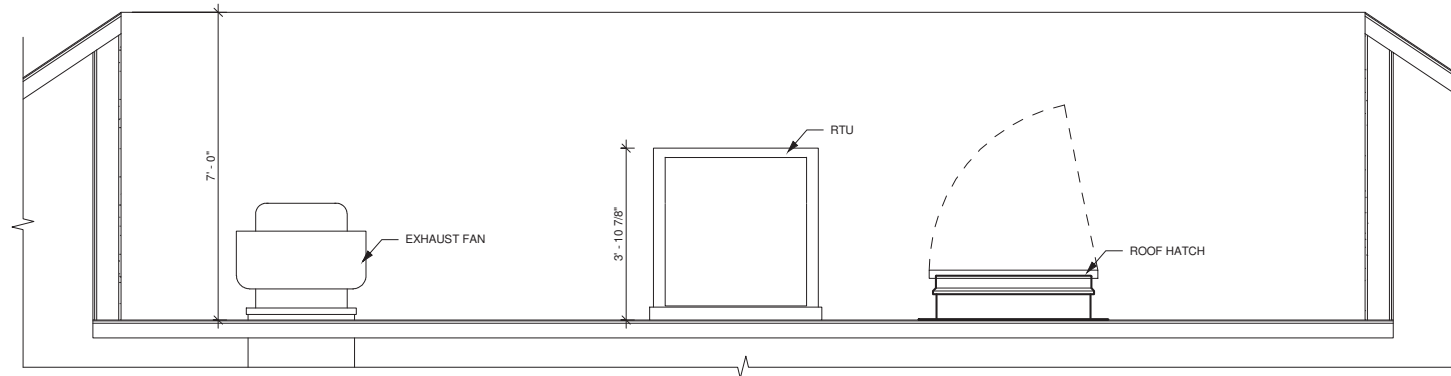
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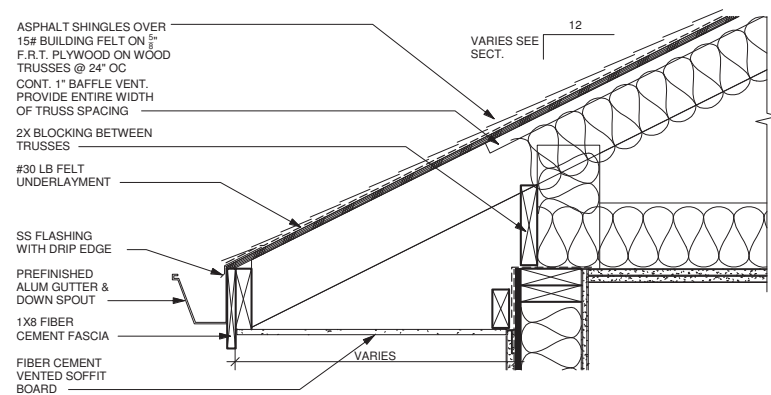
SITE VIEWS

Scale: **As indicated**
Drawn: MM
Checked: WJO

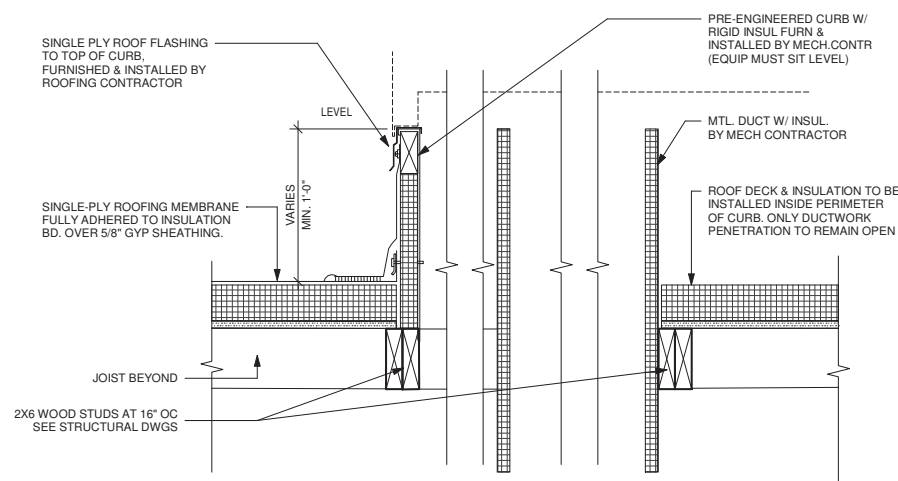
A2.4



1 Roof Cross Section
1/2" = 1'-0"



3 SOFFIT DETAIL
1 1/2" = 1'-0"



2 ROOF CURB PRE ENGINEERED
1 1/2" = 1'-0"

NOTE: 1.) THIS CURB TO BE USED FOR ALL RTU'S AND EXHAUST FANS
2.) ROOF TOP EQUIPMENT CURBS MUST BEAR ON WOOD FRAMING



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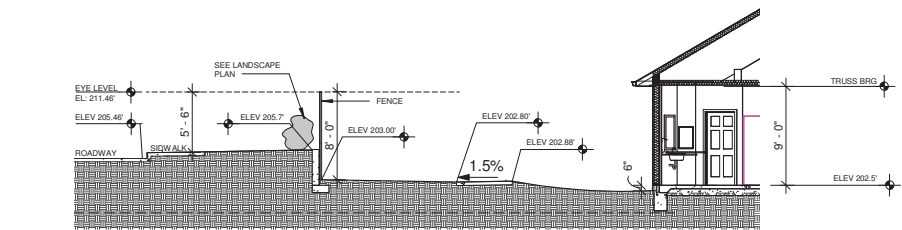
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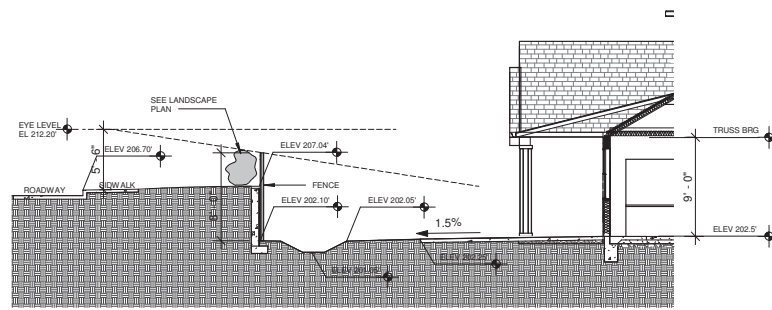
ROOF DETAILS

Scale: **As indicated**
Drawn: MM
Checked: WJO

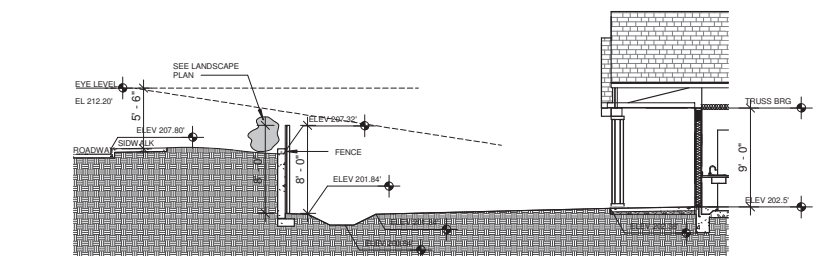
A2.5



1 SECTION
1/8" = 1'-0"



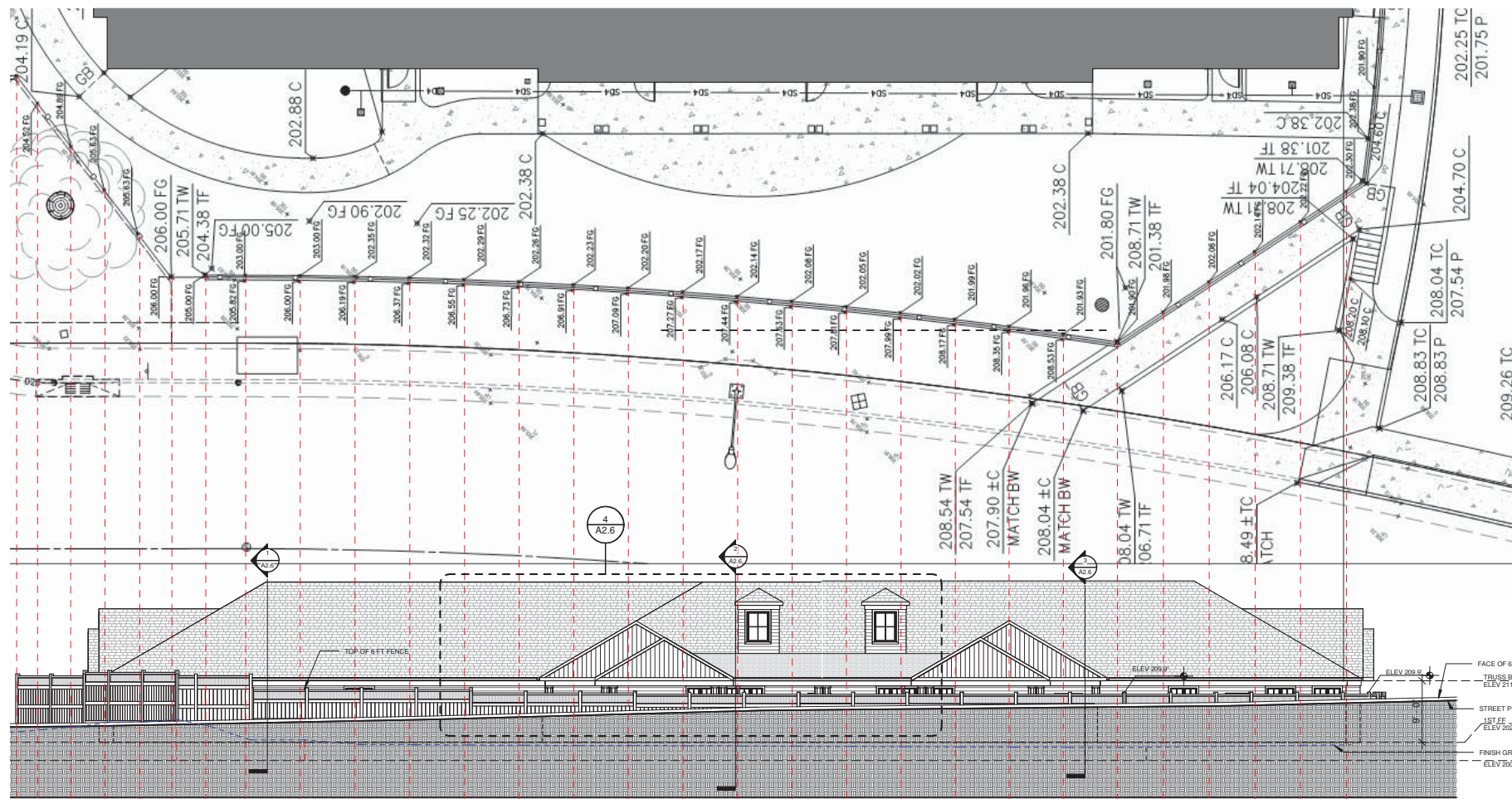
2 SECTION
1/8" = 1'-0"



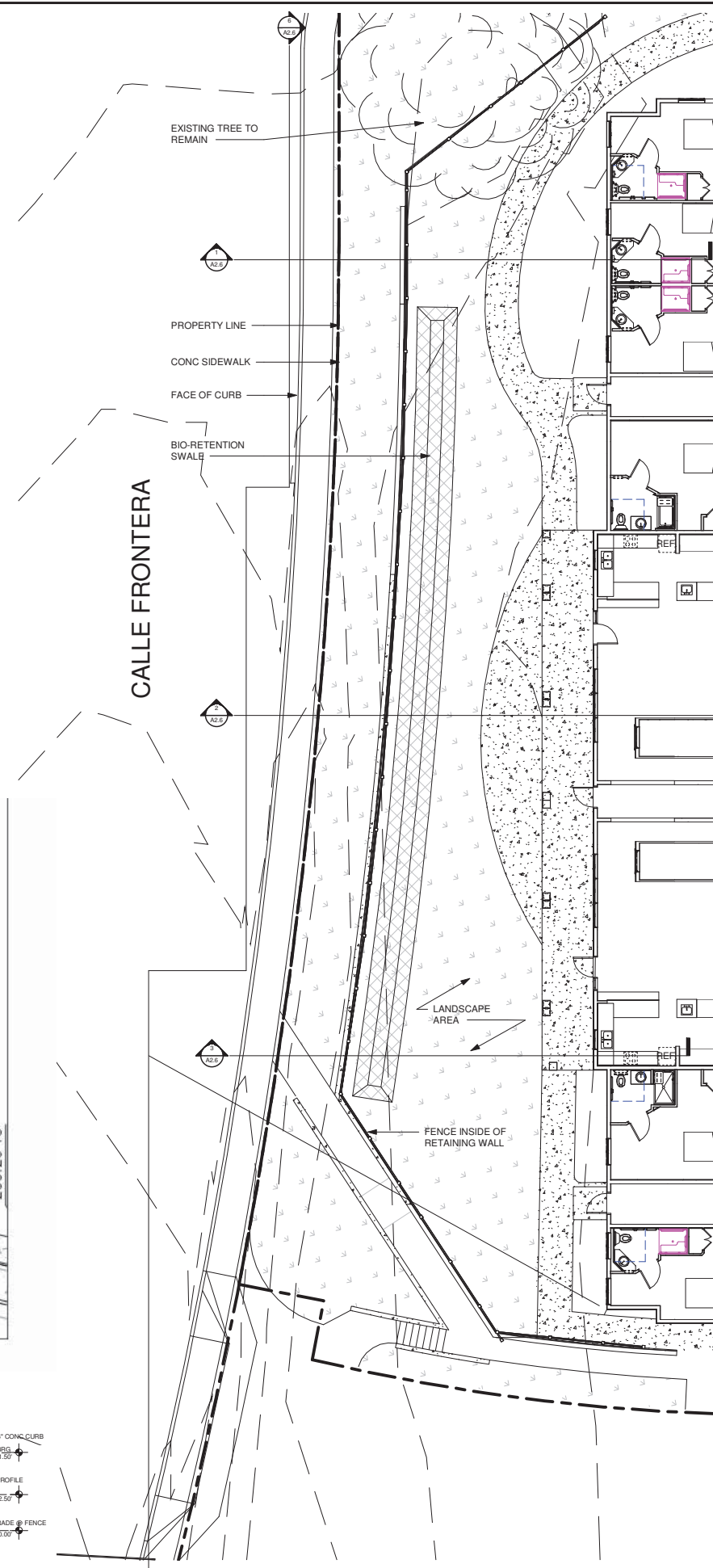
3 SECTION
1/8" = 1'-0"



4 VIEW 07
1/8" = 1'-0"



6 ELEVATION
3/32" = 1'-0"



5 FIRST FLOOR PLAN
3/32" = 1'-0"

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Site Sections

Scale: **As indicated**
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Checked: Checker

A2.6



1 VIEW 01
N.T.S.



2 VIEW 5
N.T.S.



3 VIEW KEY MAP
6" = 1'-0"



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Drawn: MM
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A3.0



1 VIEW 02
1/8" = 1'-0"



2 VIEW 04
1/8" = 1'-0"



3 VIEW KEY MAP
6" = 1'-0"



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RENDERINGS

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A3.1



1 VIEW 03
1/8" = 1'-0"



2 VIEW 06
1/8" = 1'-0"



3 VIEW KEY MAP
6" = 1'-0"



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RENDERINGS

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