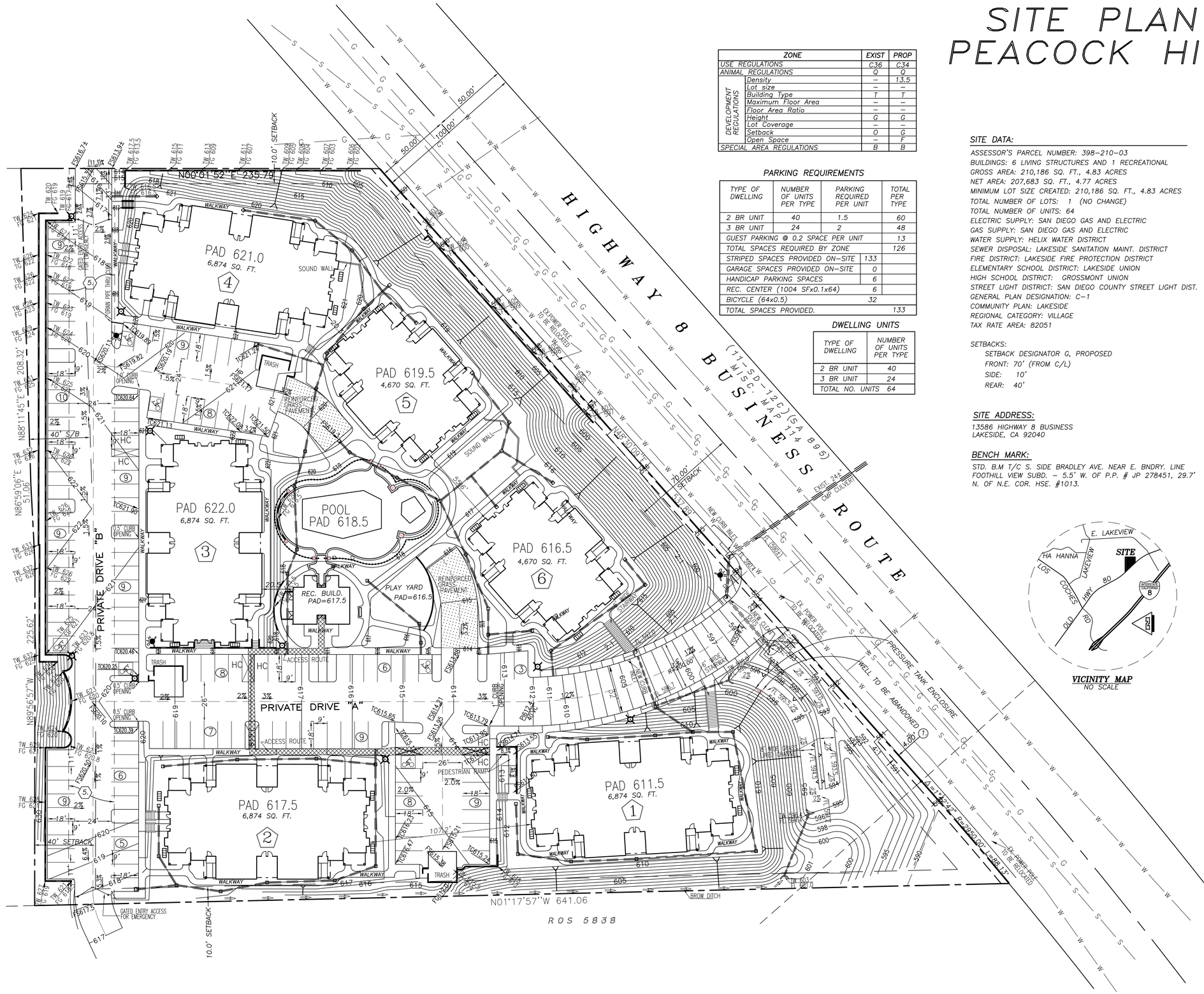
SITE PLAN
PEACOCK HILL



ZONE		EXIST	PROP
USE REGULATIONS		C36	C34
ANIMAL REGULATIONS		Q	Q
DEVELOPMENT REGULATIONS	Density	–	13.5
	Lot size	–	–
	Building Type	T	T
	Maximum Floor Area	–	–
	Floor Area Ratio	–	–
	Height	G	G
	Lot Coverage	–	–
	Setback	O	G
	Open Space	–	F
SPECIAL AREA REGULATIONS		B	B

PARKING REQUIREMENTS

TYPE OF DWELLING	NUMBER OF UNITS PER TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	40	1.5	60
3 BR UNIT	24	2	48
GUEST PARKING @ 0.2 SPACE PER UNIT			13
TOTAL SPACES REQUIRED BY ZONE			126
STRIPED SPACES PROVIDED ON-SITE	133		
GARAGE SPACES PROVIDED ON-SITE	0		
HANDICAP PARKING SPACES	6		
REC. CENTER (1004 SFx0.1x64)	6		
BICYCLE (64x0.5)	32		
TOTAL SPACES PROVIDED.			133

DWELLING UNITS

TYPE OF DWELLING	NUMBER OF UNITS PER TYPE
2 BR UNIT	40
3 BR UNIT	24
TOTAL NO. UNITS	64

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

SITE DATA:

ASSESSOR'S PARCEL NUMBER: 398-210-03
BUILDINGS: 6 LIVING STRUCTURES AND 1 RECREATIONAL
GROSS AREA: 210,186 SQ. FT., 4.83 ACRES
NET AREA: 207,683 SQ. FT., 4.77 ACRES
MINIMUM LOT SIZE CREATED: 210,186 SQ. FT., 4.83 ACRES
TOTAL NUMBER OF LOTS: 1 (NO CHANGE)
TOTAL NUMBER OF UNITS: 64
ELECTRIC SUPPLY: SAN DIEGO GAS AND ELECTRIC
GAS SUPPLY: SAN DIEGO GAS AND ELECTRIC
WATER SUPPLY: HELIX WATER DISTRICT
SEWER DISPOSAL: LAKESIDE SANITATION MAINT. DISTRICT
FIRE DISTRICT: LAKESIDE FIRE PROTECTION DISTRICT
ELEMENTARY SCHOOL DISTRICT: LAKESIDE UNION
HIGH SCHOOL DISTRICT: GROSSMONT UNION
STREET LIGHT DISTRICT: SAN DIEGO COUNTY STREET LIGHT DIST.
GENERAL PLAN DESIGNATION: C-1
COMMUNITY PLAN: LAKESIDE
REGIONAL CATEGORY: VILLAGE
TAX RATE AREA: 82051

SETBACKS:
SETBACK DESIGNATOR G, PROPOSED
FRONT: 70' (FROM C/L)
SIDE: 10'
REAR: 40'

SITE ADDRESS:

13586 HIGHWAY 8 BUSINESS
LAKESIDE, CA 92040

BENCH MARK:

STD. B.M T/C S. SIDE BRADLEY AVE. NEAR E. BNDRY. LINE FOOTHILL VIEW SUBD. – 5.5' W. OF P.P. # JP 278451, 29.7' N. OF N.E. COR. HSE. #1013.

VICINITY MAP
NO SCALE

LEGEND:

EXISTING CONTOURS —(590)—
PROPOSED CONTOURS —600—
PROPERTY LINE
NEW RETAINING WALL
NEW AREA LIGHT
WROUGHT IRON FENCE
CATCH BASIN PIPES
BROW DITCH (D-75)
HEADWALL (D-34)
PARKING COUNT (10)
CONCRETE STEPS
EXISTING LIGHT POLE
POWER POLE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
OVERHEAD WIRES — OHE —
GAS PIPE (UNDERGROUND) — G —
WATER PIPE (UNDERGROUND) — W —
SEWER PIPE (UNDERGROUND) — S —
WATER METER
GATE VALVE
TRASH ENCLOSURE T
SIGN
COMMUNICATION VAULT CV
TOP OF CURB TC
FLOWLINE FL
TOP OF WALL TW
FINISH SURFACE FS
EXISTING SEWER LATERAL —(S)—
EXISTING WATER SERVICE —(W)—
BUILDING NUMBER (#)
BICYCLE RACK
HVAC UNITS

LEGAL DESCRIPTION:

PARCEL A OF BOUNDARY ADJUSTMENT B/C 07-0009 IN CERTIFICATE OF COMPLIANCE RECORDED MARCH 6, 2008 AS FILE NO. 2008-0118488, OFFICIAL RECORDS, BEING THAT PORTION OF LOT 21, BLOCK 27 OF THE SUBDIVISION OF THE "S" TRACT IN THE RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILE IN BOOK 170, PAGE 71 OF DEEDS, RECORD OF SAID COUNTY OF SAN DIEGO.

PROPERTY OWNER / SUBDIVIDER:

PEACOCK HILL, INC., A CALIFORNIA CORPORATION
4641 INGRAHAM STREET
SAN DIEGO, CA 92109
619-274-5995

MICHAEL E. TURK, PRESIDENT

SURVEYOR / MAP MAKER:

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123-1354
PHONE: (858) 565-8362

ROBERT J. BATEMAN, P.L.S. 7046
DATED: FEBRUARY 23, 2015

PROFESSIONAL LAND SURVEYOR
ROBERT J. BATEMAN
No. 7046
CALIFORNIA

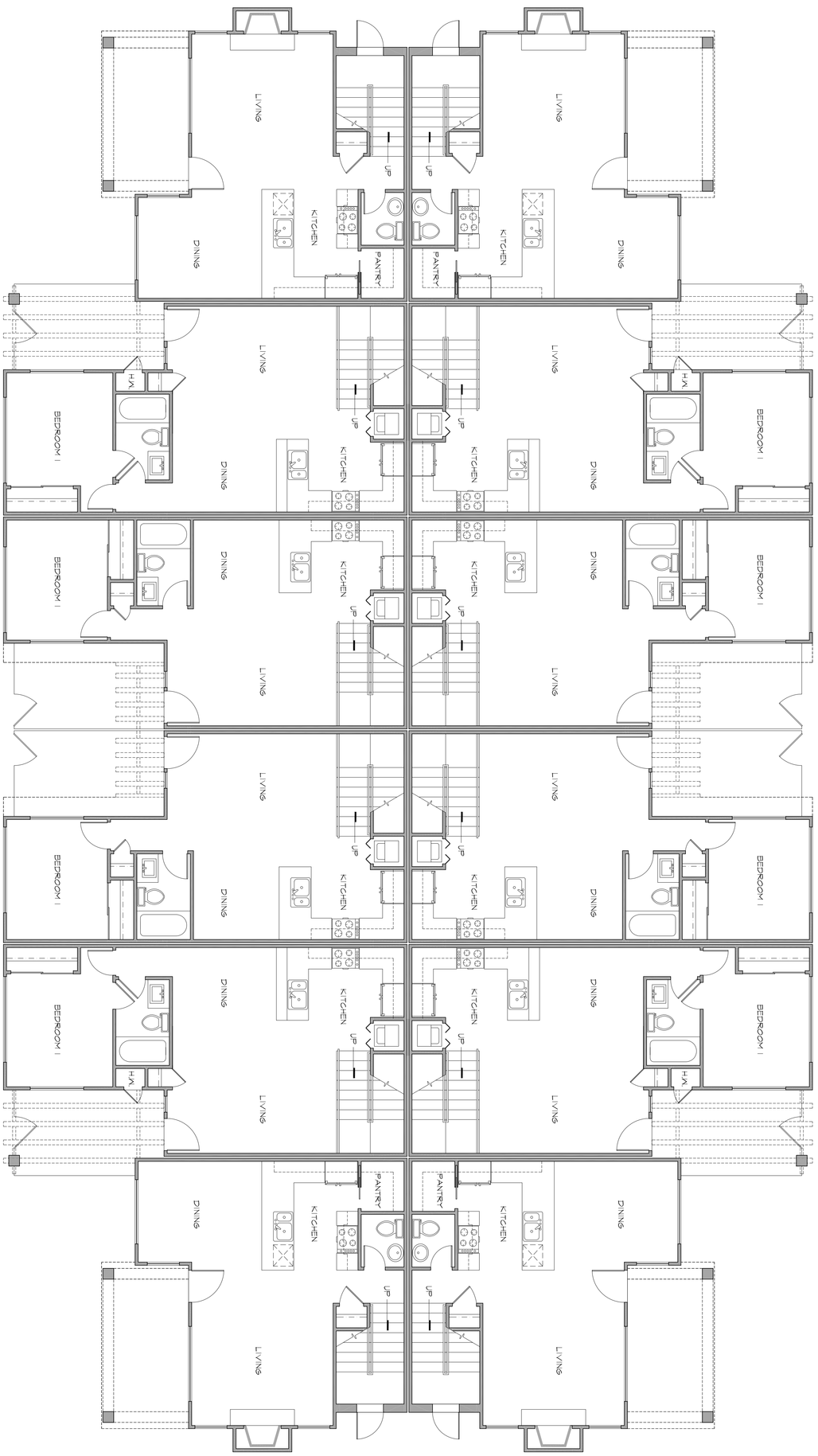
SITE PLAN

For the exclusive use of:
PEACOCK HILL, INC.
4641 INGRAHAM STREET
SAN DIEGO, CALIFORNIA 92109

San Diego Land Surveying & Engineering, Inc.
9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1354
Phone: (858) 565-8362 Fax: (858) 565-4354

Date: 3/26/2010	Revised: 9/19/2014	Revised: 11/13/2014
Scale: 1"=30'	Drawn by: W.P.T.	Sheet 1 of 1 Sheet
Drawing: PEACOCK HILL SITE PLAN		A.P.N. 398-210-03

SDC PDS RCVD 03-12-15
TM5598



BLDG. 1 - FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

N

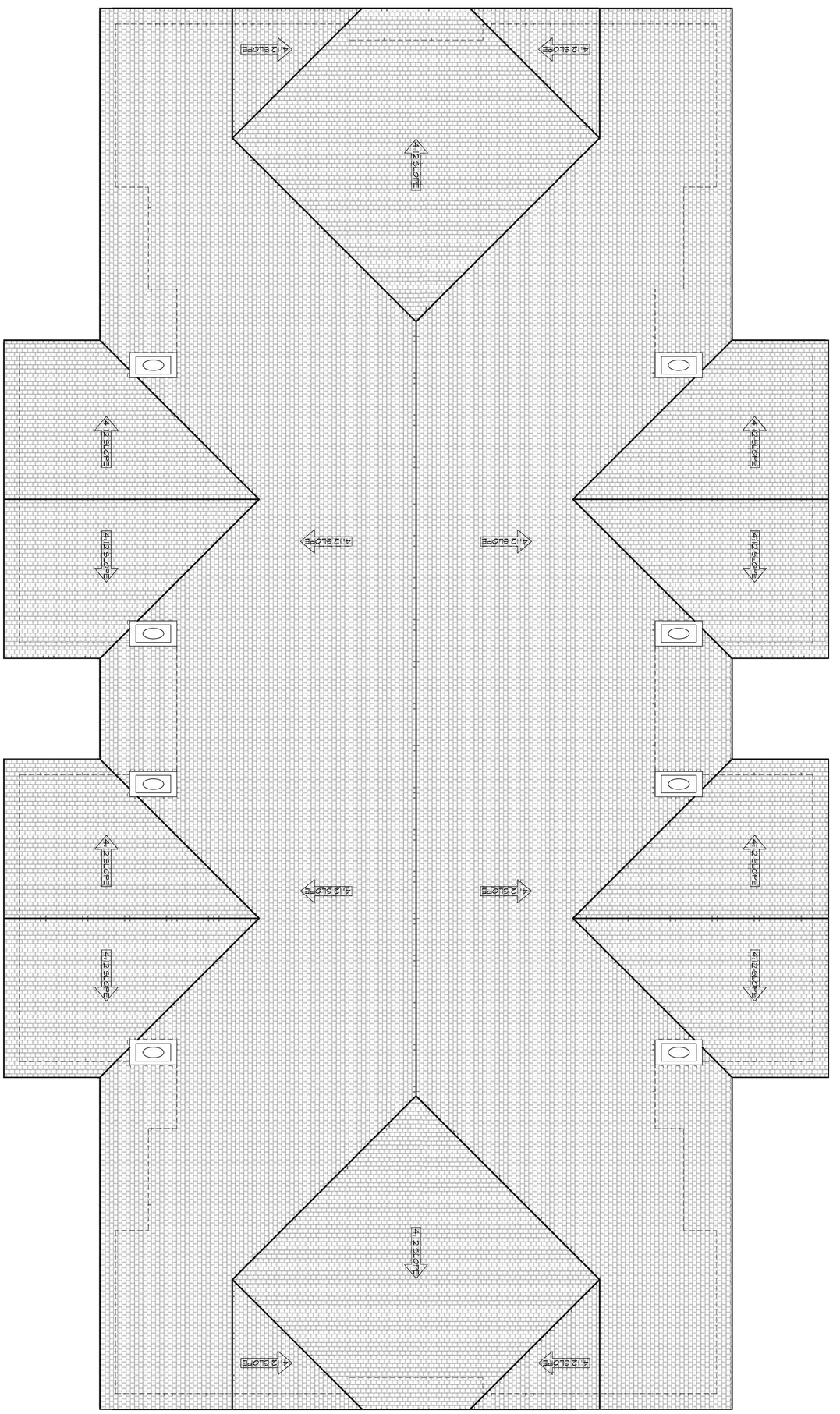
SDC PDS RCVD 03-12-15
TM5598

A 1.0

DATE: 03-04-2015 REV. DATE:

PEACOCK HILLS
13586 Highway 8 Business Route
Lakeside, California 92040

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1025 West Laurel St. #106 San Diego California 92101
Phone: (619) 231-9905 Fax: (619) 231-4288



BLDG. 1 - ROOF PLAN

SCALE: 3/16"=1'-0"

N

A 1.2

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13586 Highway 8 Business Route
Lakeside, California 92040

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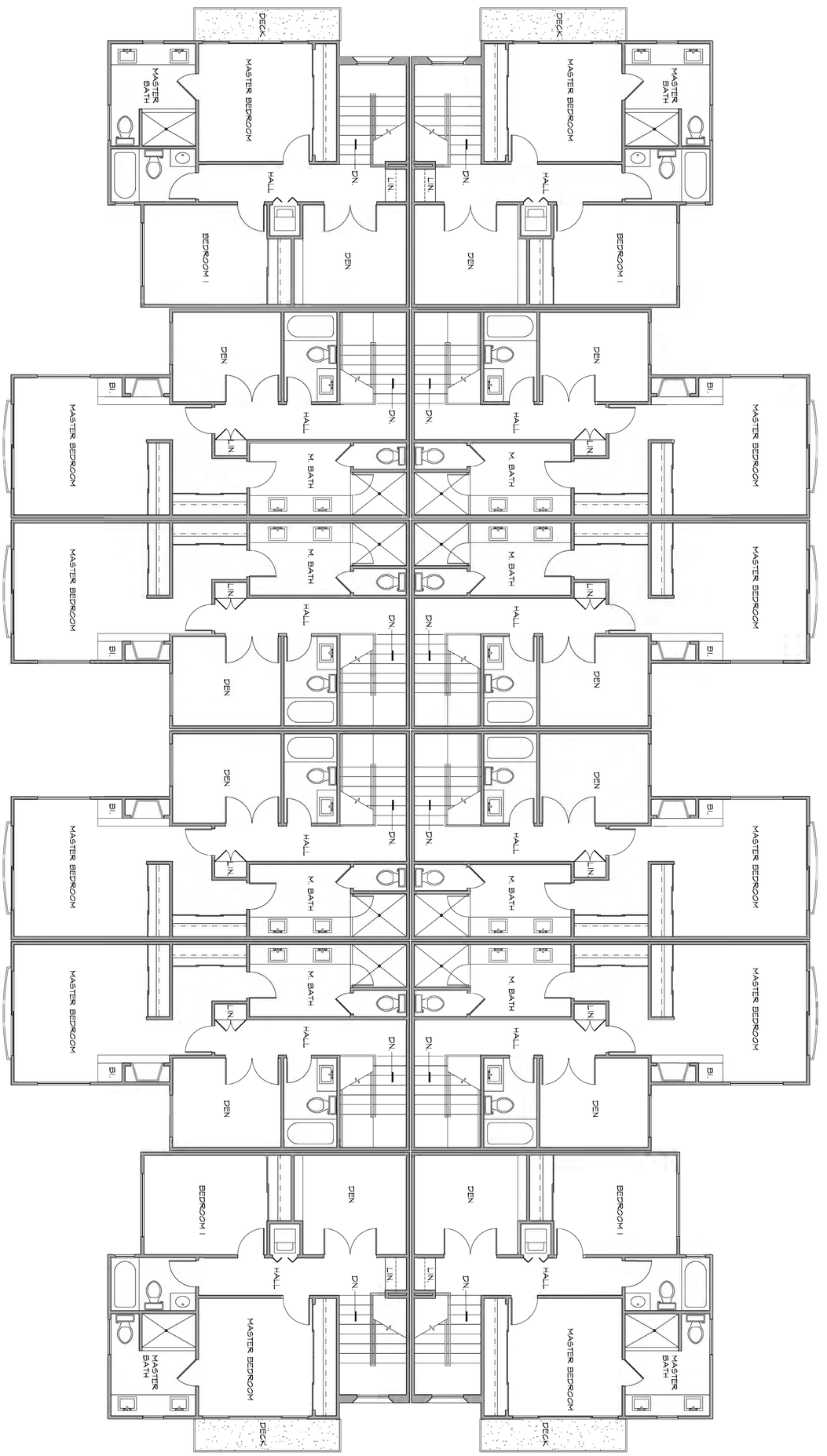
DATE: 03-04-2015 REV. DATE:



BLDG. 1 - SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

N

A 1.1

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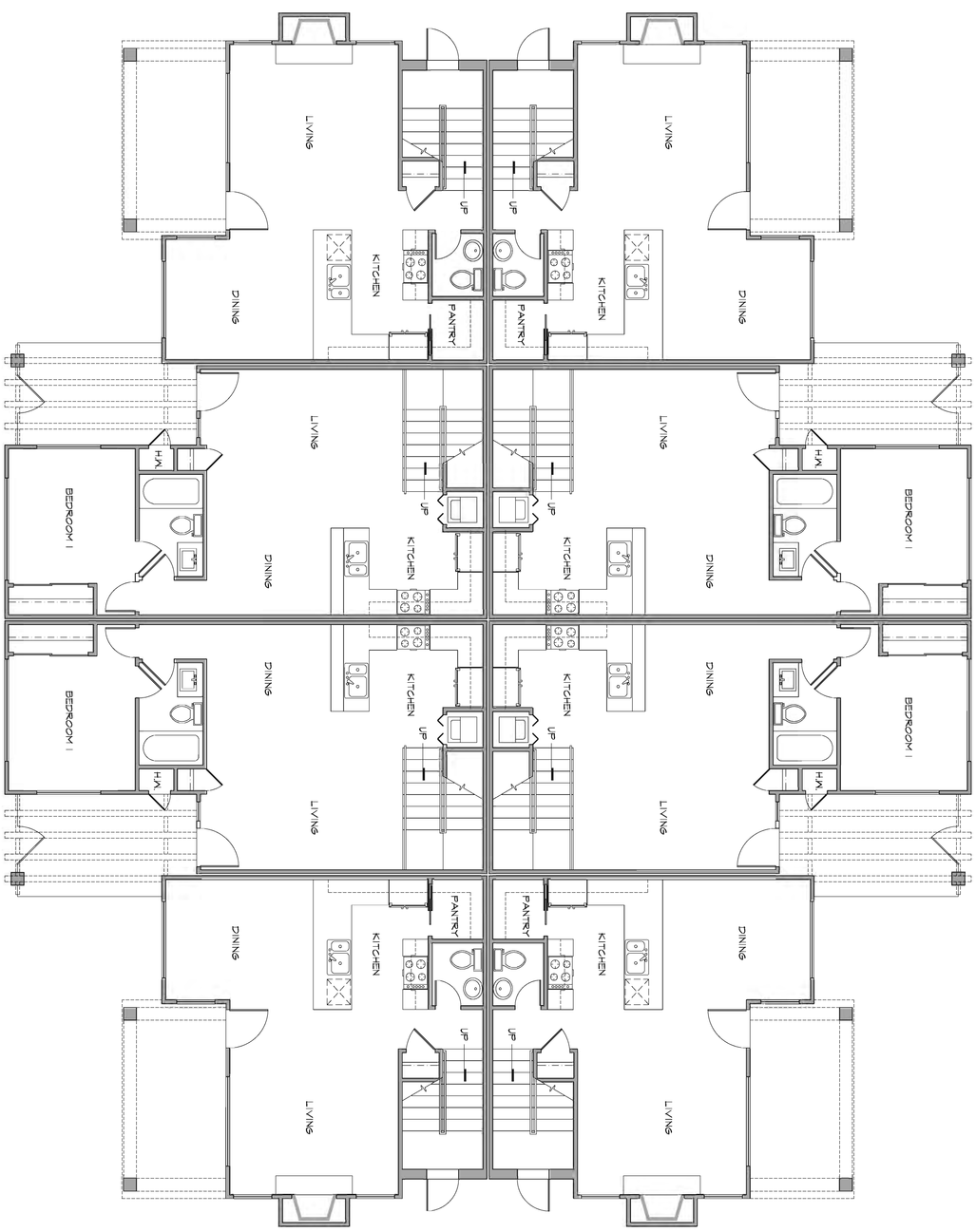
DATE: 03-04-2015 REV. DATE: △



BLDG. 2 - FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

N

A 2.0

PEACOCK HILLS
13586 Highway 8 Business Route
Lakeside, California 92040

GOLBA ARCHITECTURE inc
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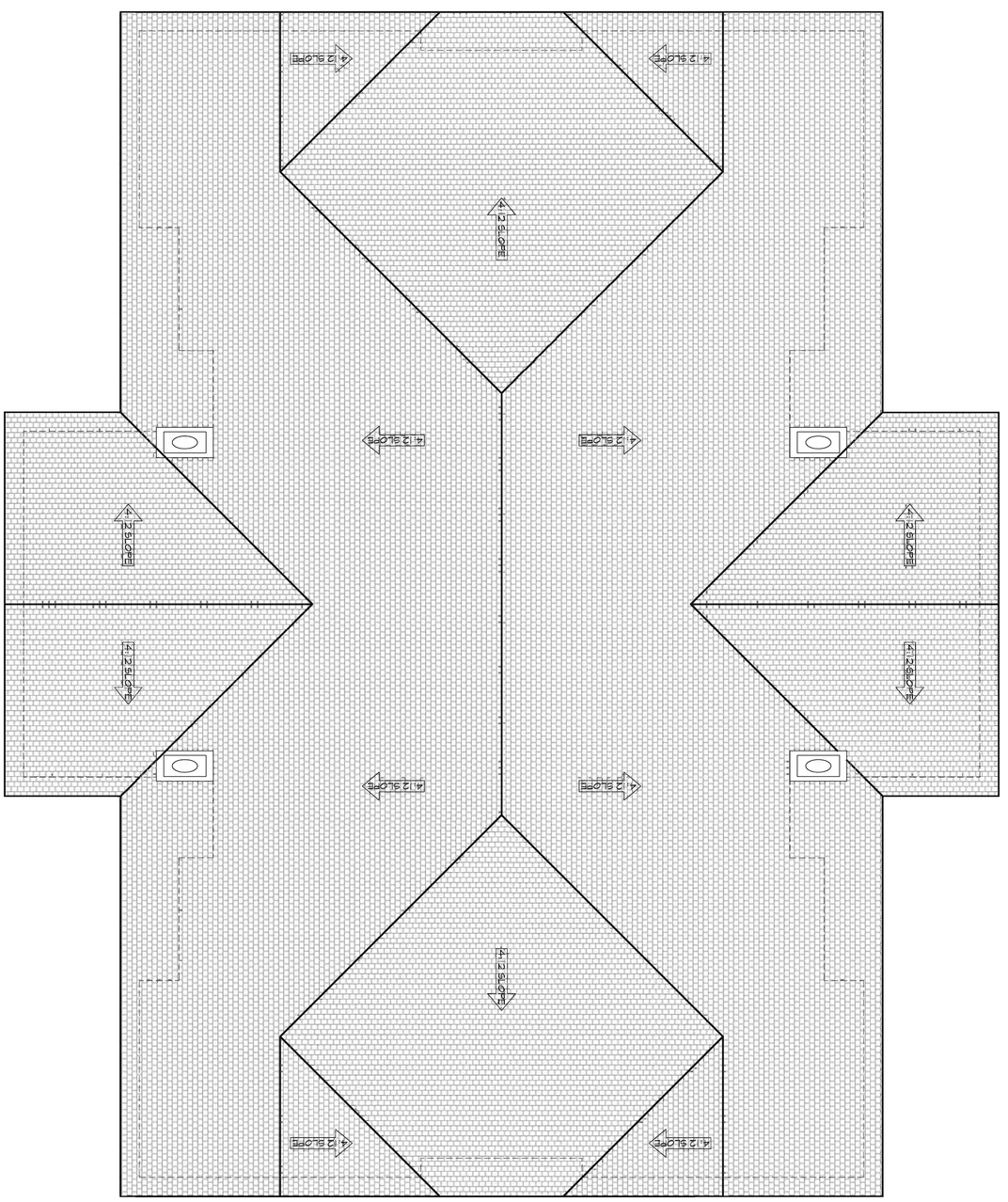
DATE: 03-04-2015 REV. DATE: △



BLDG. 2 - ROOF PLAN

SCALE: 3/16"=1'-0"

N

A 2.2

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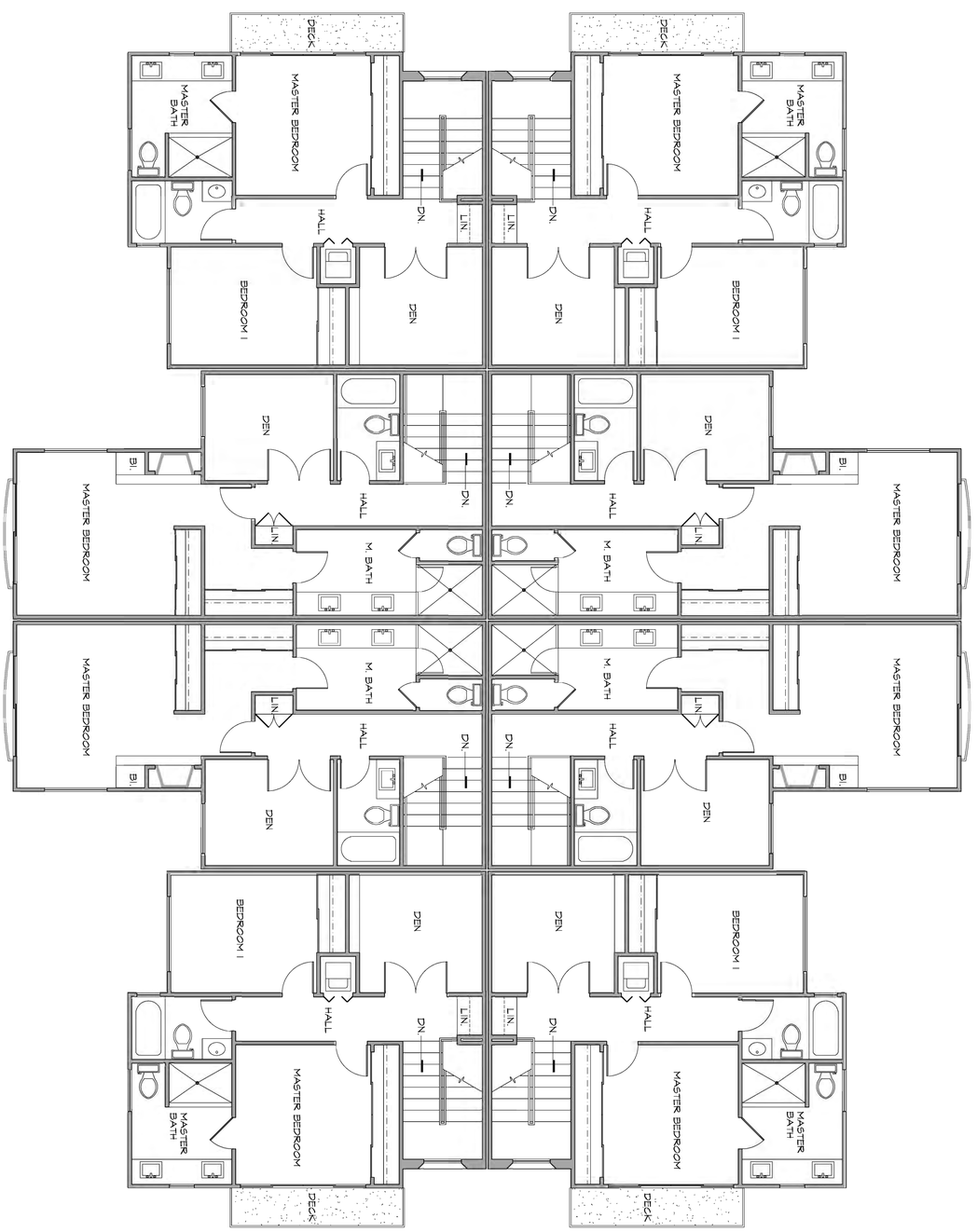

BLDG. 2 - SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

N

A 2.1

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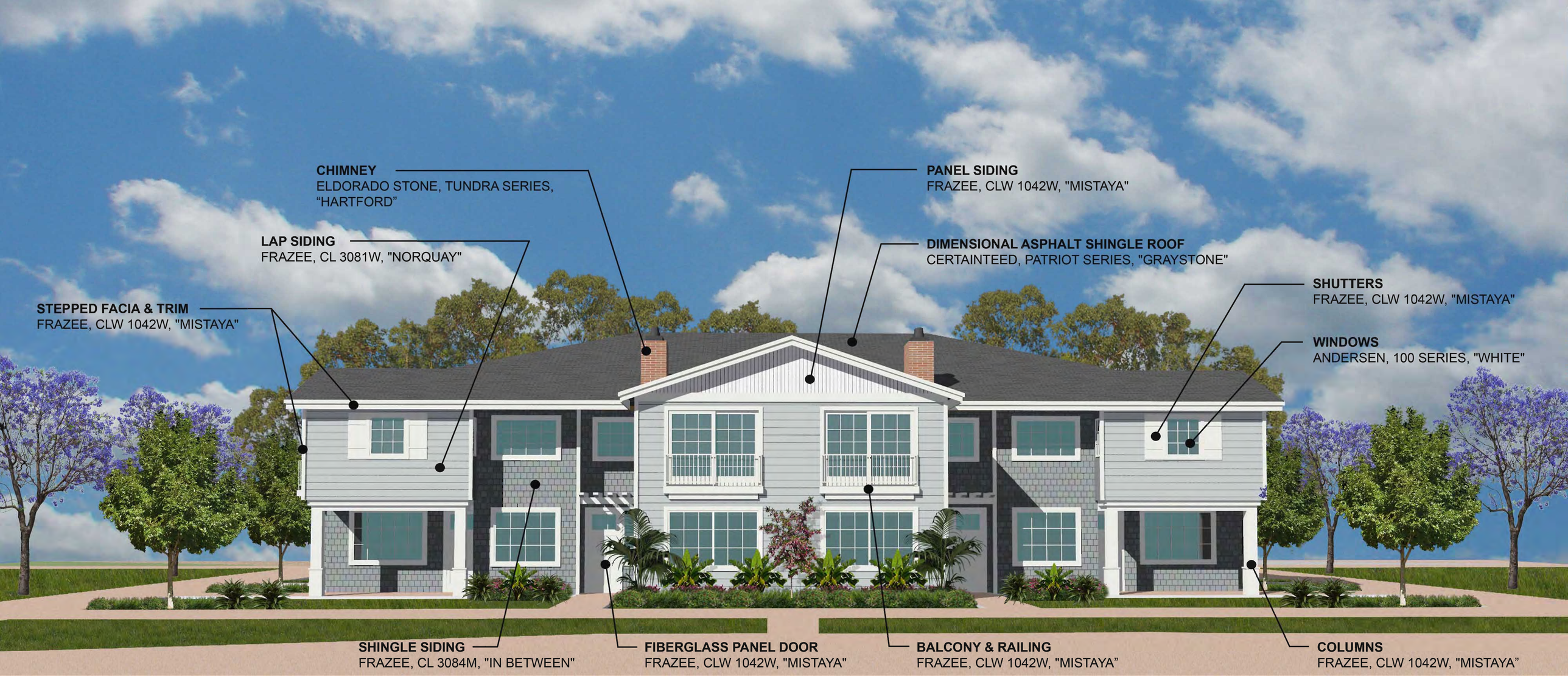
CHIMNEY
ELDORADO STONE, TUNDRA SERIES,
“HARTFORD”
LAP SIDING
FRAZEE, CL 3081W, "NORQUAY"
STEPPED FACIA & TRIM
FRAZEE, CLW 1042W, "MISTAYA"
PANEL SIDING
FRAZEE, CLW 1042W, "MISTAYA"
DIMENSIONAL ASPHALT SHINGLE ROOF
CERTAINTEED, PATRIOT SERIES, "GRAYSTONE"
SHUTTERS
FRAZEE, CLW 1042W, "MISTAYA"
WINDOWS
ANDERSEN, 100 SERIES, "WHITE"
SHINGLE SIDING
FRAZEE, CL 3084M, "IN BETWEEN"
FIBERGLASS PANEL DOOR
FRAZEE, CLW 1042W, "MISTAYA"
BALCONY & RAILING
FRAZEE, CLW 1042W, "MISTAYA”
COLUMNS
FRAZEE, CLW 1042W, "MISTAYA”

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BUILDING 2 - PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

BUILDING 2 - PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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PEACOCK HILLS
13586 Highway 8 Business Route
Lakeside, California 92040

REGISTERED ARCHITECT
TIMOTHY J. GOLBA
No. C19738
Rev. 7-31-15
STATE OF CALIFORNIA

A 2.3

DATE: 09-24-14 REV. DATE:

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BUILDING 2 - PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

BUILDING 2 - PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

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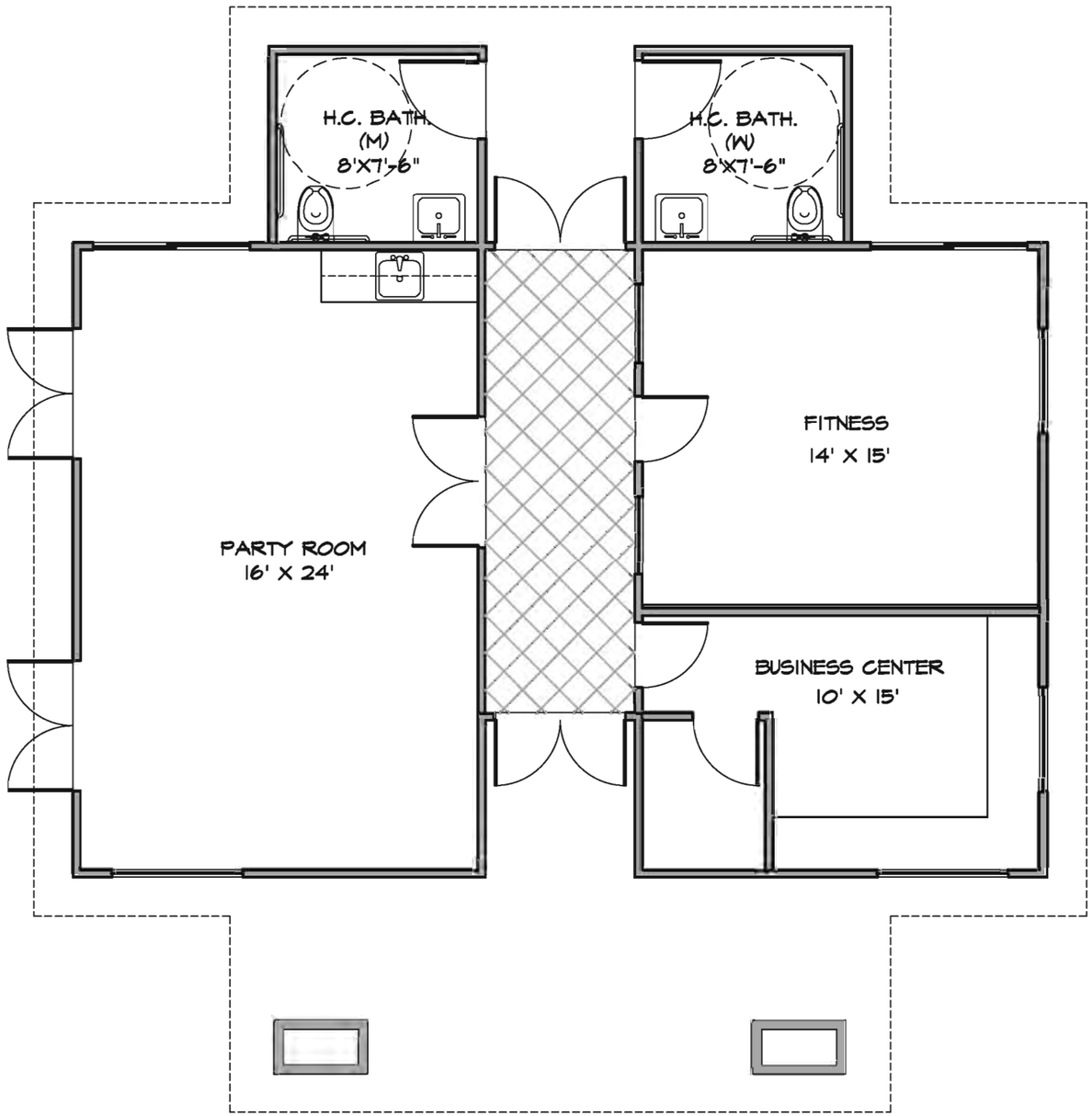
Phone: (619) 231-9905 Fax: (619) 231-4288

PEACOCK HILLS
13586 Highway 8 Business Route
Lakeside, California 92040

REGISTERED ARCHITECT
TIMOTHY J. GOLBA
No. C19738
Ren. 7-31-15
STATE OF CALIFORNIA

A2.4

DATE: 09-24-14 REV. DATE: △


H.C. BATH.
(M)
8'X7'-6"
H.C. BATH.
(W)
8'X7'-6"
FITNESS
14' X 15'
PARTY ROOM
16' X 24'
BUSINESS CENTER
10' X 15'

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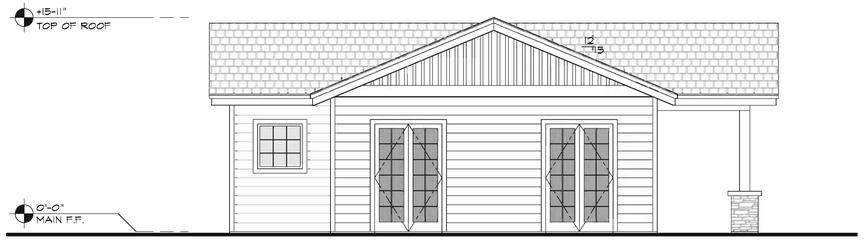
SOUTH ELEVATION

SCALE: 3/16"=1'-0"

EAST ELEVATION

SCALE: 3/16"=1'-0"

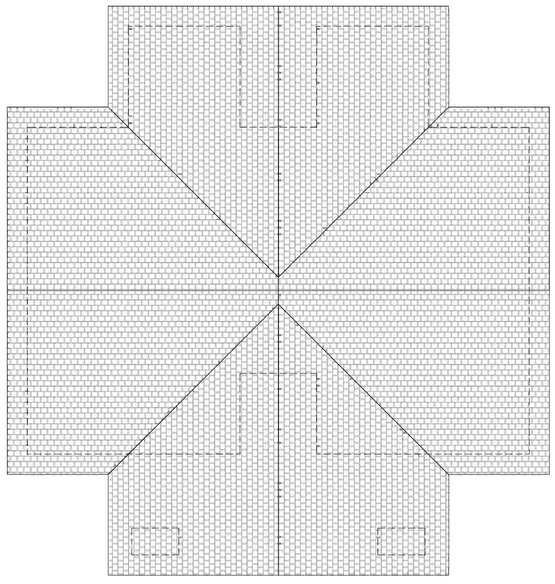


NORTH ELEVATION

SCALE: 3/16"=1'-0"

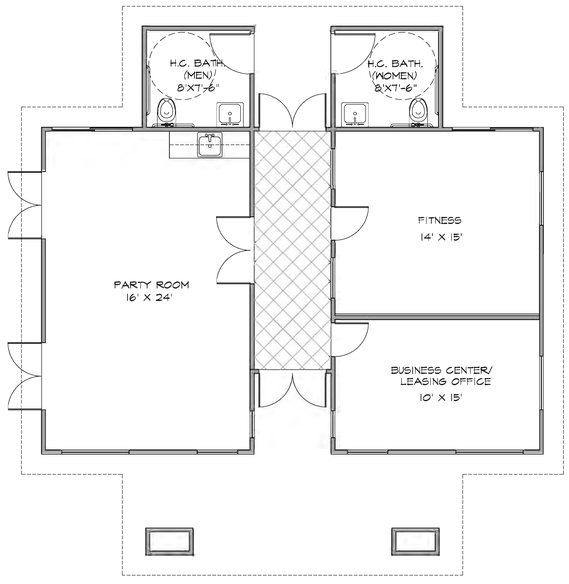
WEST ELEVATION

SCALE: 3/16"=1'-0"



RECREATION BUILDING - ROOF PLAN

SCALE: 3/16"=1'-0"



RECREATION BUILDING - FLOOR PLAN

SCALE: 3/16"=1'-0"

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PEACOCK HILLS
13586 Highway 8 Business Route
Lakeside, California 92040

A 3.1

DATE: 03-15-10