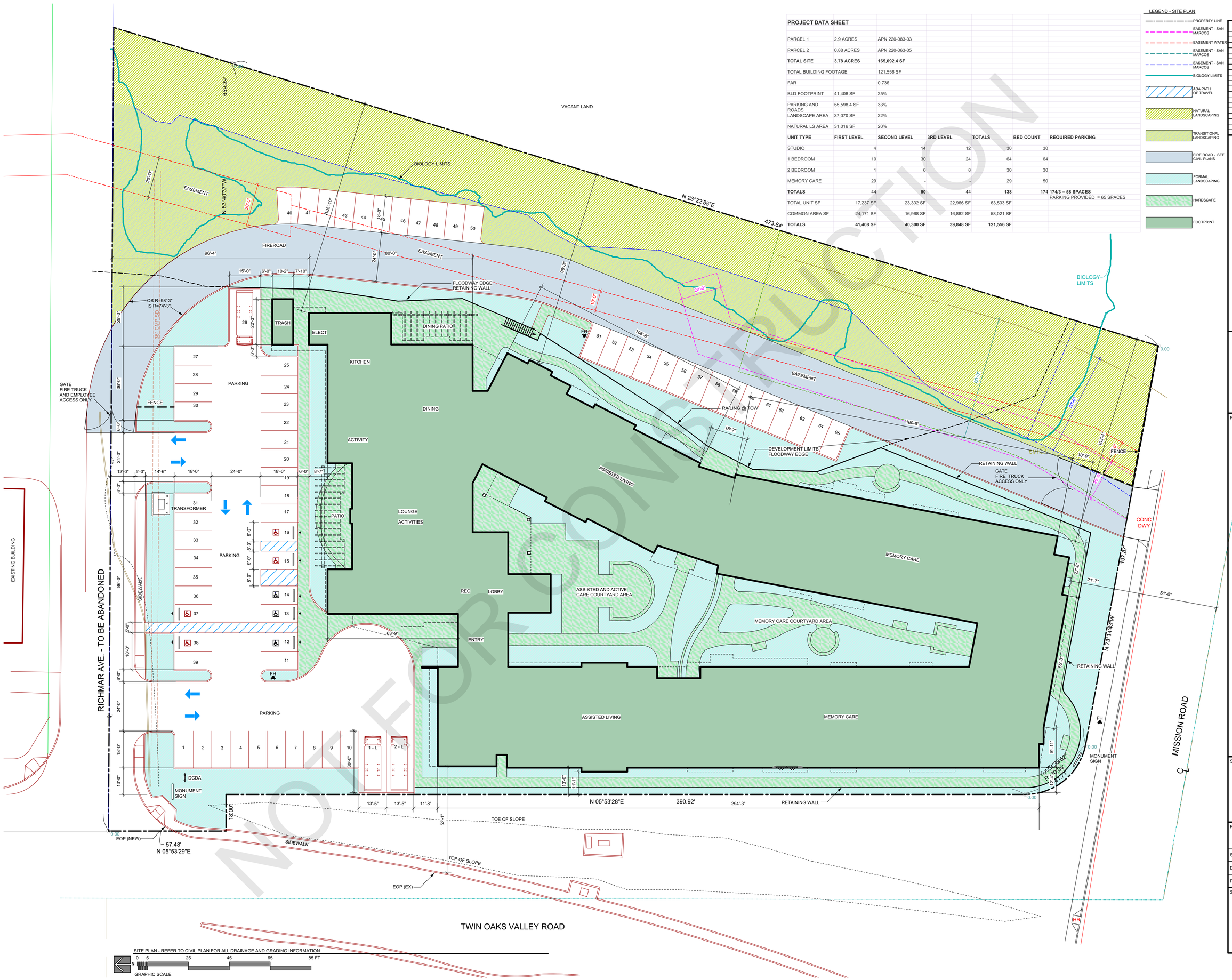
Creekside

Assisted Living

Developmental Design Review Package

VICINITY MAP

PROJECT SITE
W Mission Rd
Mission Rd
Rancho Santa Fe Rd
Via Vera Cruz
Via Rancho Parkway
Via Rancho Pkwy
Via Vera Cruz
Via Rancho Pkwy
Via Rancho Pkwy
Via Vera Cruz
Via Vera Cruz
Via Vera Cruz



PROJECT DATA SHEET

PARCEL 1	2.9 ACRES	APN 220-083-03
PARCEL 2	0.88 ACRES	APN 220-063-05
TOTAL SITE	**3.78 ACRES**	**165,092.4 SF**
TOTAL BUILDING FOOTAGE		121,556 SF
FAR		0.736
BLD FOOTPRINT	41,408 SF	25%
PARKING AND ROADS	55,598.4 SF	33%
LANDSCAPE AREA	37,070 SF	22%
NATURAL LS AREA	31,016 SF	20%

UNIT TYPE	FIRST LEVEL	SECOND LEVEL	3RD LEVEL	TOTALS	BED COUNT	REQUIRED PARKING
STUDIO	4	14	12	30	30	
1 BEDROOM	10	30	24	64	64	
2 BEDROOM	1	6	8	30	30	
MEMORY CARE	29	-	-	29	50	
TOTALS	**44**	**50**	**44**	**138**		**174 174/3 = 58 SPACES**
TOTAL UNIT SF	17,237 SF	23,332 SF	22,966 SF	63,533 SF		PARKING PROVIDED = 65 SPACES
COMMON AREA SF	24,171 SF	16,968 SF	16,882 SF	58,021 SF		
TOTALS	**41,408 SF**	**40,300 SF**	**39,848 SF**	**121,556 SF**		

LEGEND - SITE PLAN

- PROPERTY LINE
- EASEMENT - SAN MARCOS
- EASEMENT WATER
- EASEMENT - SAN MARCOS
- EASEMENT - SAN MARCOS
- BIOLOGY LIMITS
- ADA PATH OF TRAVEL
- NATURAL LANDSCAPING
- TRANSITIONAL LANDSCAPING
- FIRE ROAD - SEE CIVIL PLANS
- FORMAL LANDSCAPING
- HARDSCAPE
- FOOTPRINT

Δ	DATE	DESCRIPTION
	2020.05.05	PLANNING SUBMITTAL 3

Whitfield Associates, Inc.
24691 Del Prado, Suite 201, Dana Point, CA 92629
Phone: 949.234.1950
www.waarch.com
architecture | planning | interior design

LICENSED ARCHITECT
GARY ALAN WHITFIELD
No. C-8776
REN. 06-30-21
STATE OF CALIFORNIA

PROJECT TITLE:

Creekside Assisted Living

SAN MARCOS, CA

APN 220 - 063- 03

SHEET TITLE:

SITE PLAN

PROJECT NUMBER:

2019-0024

SCALE: AS SHOWN

DRAWN BY: GW

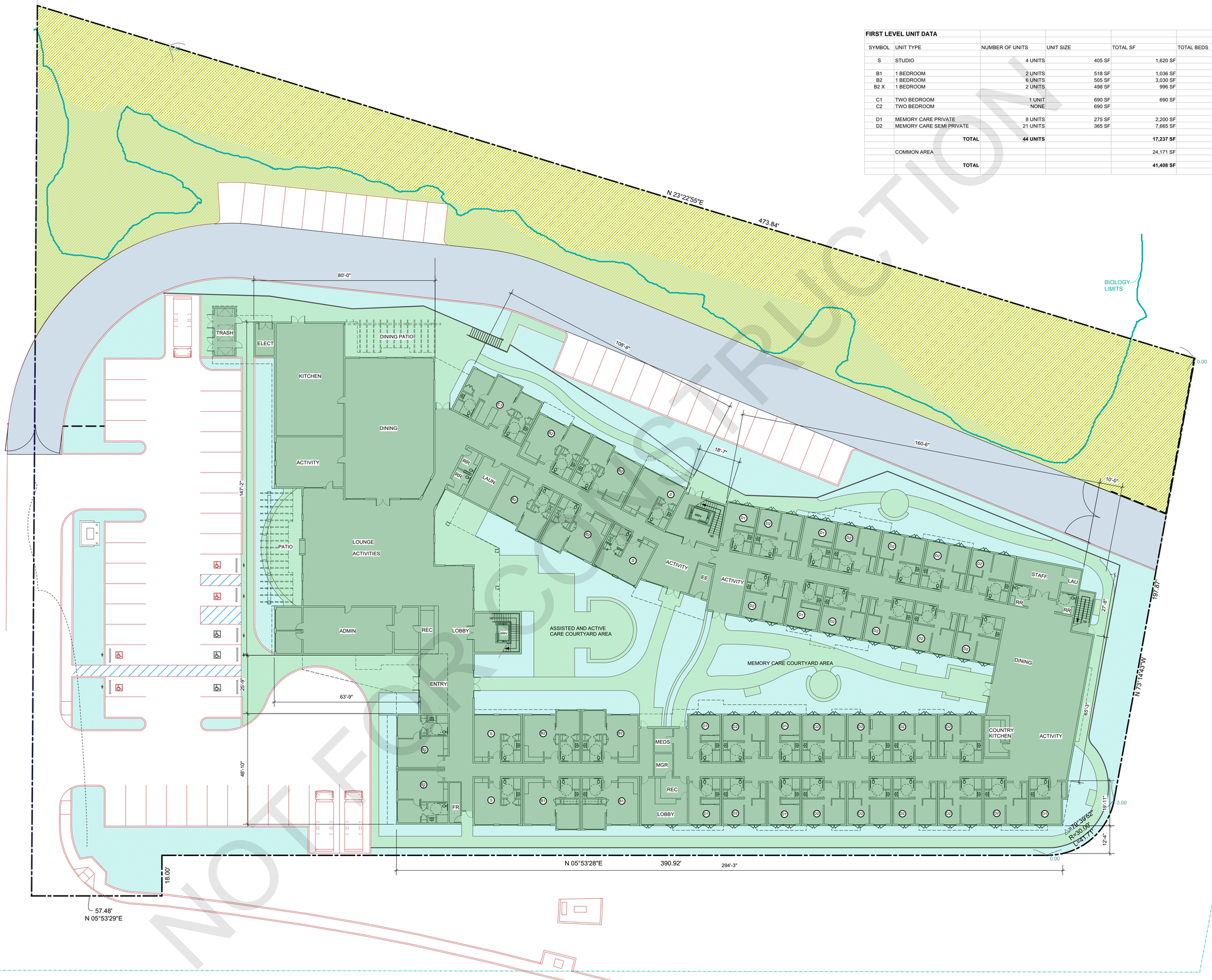
PLOT DATE: 2020.05.05

SHEET NUMBER

AS1.1

NOT FOR CONSTRUCTION

FIRST LEVEL UNIT DATA					
SYMBOL	UNIT TYPE	NUMBER OF UNITS	UNIT SIZE	TOTAL SF	TOTAL BEDS
S	STUDIO	4 UNITS	405 SF	1,620 SF	4 BEDS
B1	1 BEDROOM	2 UNITS	518 SF	1,036 SF	2 BEDS
B2	1 BEDROOM	6 UNITS	505 SF	3,030 SF	6 BEDS
B2 X	1 BEDROOM	2 UNITS	498 SF	996 SF	2 BEDS
C1	TWO BEDROOM	1 UNIT	690 SF	690 SF	2 BEDS
C2	TWO BEDROOM	NONE	690 SF		
D1	MEMORY CARE PRIVATE	8 UNITS	275 SF	2,200 SF	8 BEDS
D2	MEMORY CARE SEMI PRIVATE	21 UNITS	365 SF	7,665 SF	42 BEDS
	TOTAL	**44 UNITS**		**17,237 SF**	**66 BEDS**
	COMMON AREA			24,171 SF	
	TOTAL			**41,408 SF**	



NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

0 5 25 45 65 85 FT

GRAPHIC SCALE

Δ	DATE	DESCRIPTION
	2020.05.05	PLANNING SUBMITTAL 3

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SAN MARCOS, CA
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SHEET TITLE:

FIRST FLOOR PLAN

PROJECT NUMBER:
2019-0024

SCALE: AS SHOWN

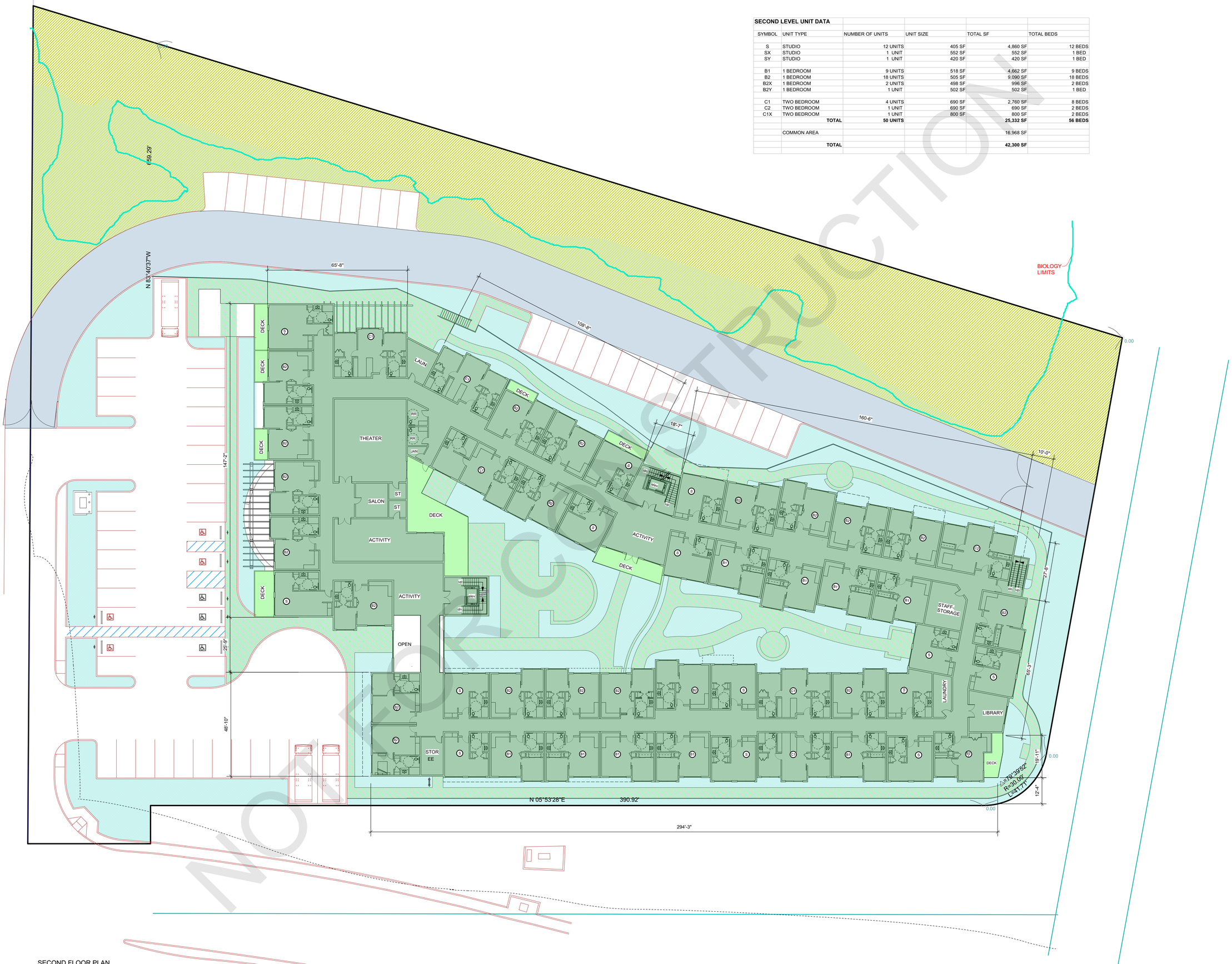
DRAWN BY: GW

PLOT DATE: 2020.05.05

SHEET NUMBER

A1.0

SECOND LEVEL UNIT DATA					
SYMBOL	UNIT TYPE	NUMBER OF UNITS	UNIT SIZE	TOTAL SF	TOTAL BEDS
S	STUDIO	12 UNITS	405 SF	4,860 SF	12 BEDS
SX	STUDIO	1 UNIT	552 SF	552 SF	1 BED
SY	STUDIO	1 UNIT	420 SF	420 SF	1 BED
B1	1 BEDROOM	9 UNITS	518 SF	4,662 SF	9 BEDS
B2	1 BEDROOM	18 UNITS	505 SF	9,090 SF	18 BEDS
B2X	1 BEDROOM	2 UNITS	498 SF	996 SF	2 BEDS
B2Y	1 BEDROOM	1 UNIT	502 SF	502 SF	1 BED
C1	TWO BEDROOM	4 UNITS	690 SF	2,760 SF	8 BEDS
C2	TWO BEDROOM	1 UNIT	690 SF	690 SF	2 BEDS
C1X	TWO BEDROOM	1 UNIT	800 SF	800 SF	2 BEDS
	TOTAL	**50 UNITS**		**25,332 SF**	**56 BEDS**
	COMMON AREA			16,968 SF	
	TOTAL			**42,300 SF**	



NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

0 5 25 45 65 85 FT

GRAPHIC SCALE

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SHEET TITLE:

SECOND FLOOR PLAN

PROJECT NUMBER:
2019-0024

SCALE: AS SHOWN

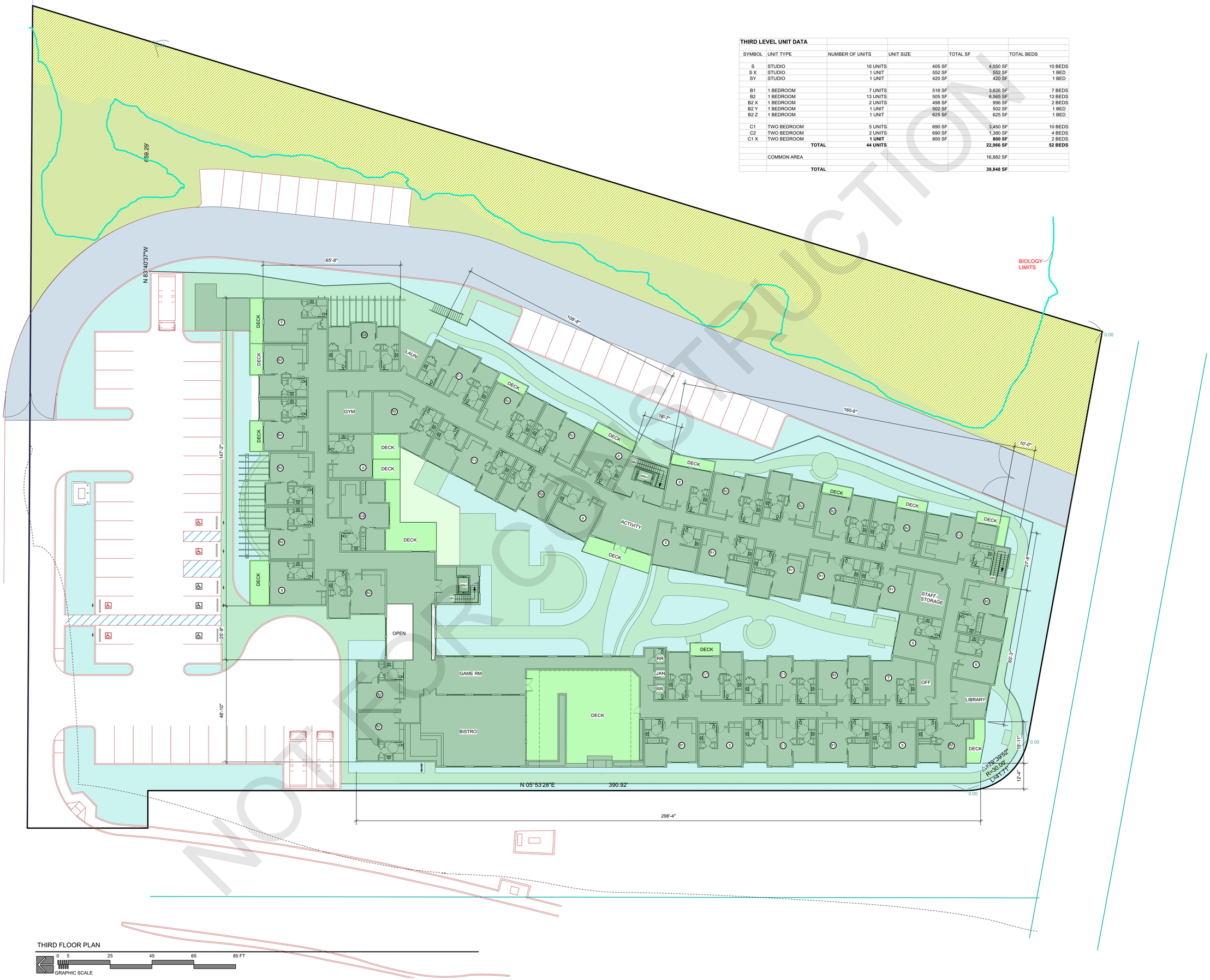
DRAWN BY: GW

PLOT DATE: 2020.05.05

SHEET NUMBER

A2.0

THIRD LEVEL UNIT DATA					
SYMBOL	UNIT TYPE	NUMBER OF UNITS	UNIT SIZE	TOTAL SF	TOTAL BEDS
S	STUDIO	10 UNITS	405 SF	4,050 SF	10 BEDS
S X	STUDIO	1 UNIT	552 SF	552 SF	1 BED
SY	STUDIO	1 UNIT	420 SF	420 SF	1 BED
B1	1 BEDROOM	7 UNITS	518 SF	3,626 SF	7 BEDS
B2	1 BEDROOM	13 UNITS	505 SF	6,565 SF	13 BEDS
B2 X	1 BEDROOM	2 UNITS	498 SF	996 SF	2 BEDS
B2 Y	1 BEDROOM	1 UNIT	502 SF	502 SF	1 BED
B2 Z	1 BEDROOM	1 UNIT	625 SF	625 SF	1 BED
C1	TWO BEDROOM	5 UNITS	690 SF	3,450 SF	10 BEDS
C2	TWO BEDROOM	2 UNITS	690 SF	1,380 SF	4 BEDS
C1 X	TWO BEDROOM	**1 UNIT**	800 SF	**800 SF**	2 BEDS
	TOTAL	**44 UNITS**		**22,966 SF**	**52 BEDS**
	COMMON AREA			16,882 SF	
	TOTAL			**39,848 SF**	



NOT FOR CONSTRUCTION

THIRD FLOOR PLAN

0 5 25 45 65 85 FT
GRAPHIC SCALE

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SAN MARCOS, CA
APN 220 - 063- 03

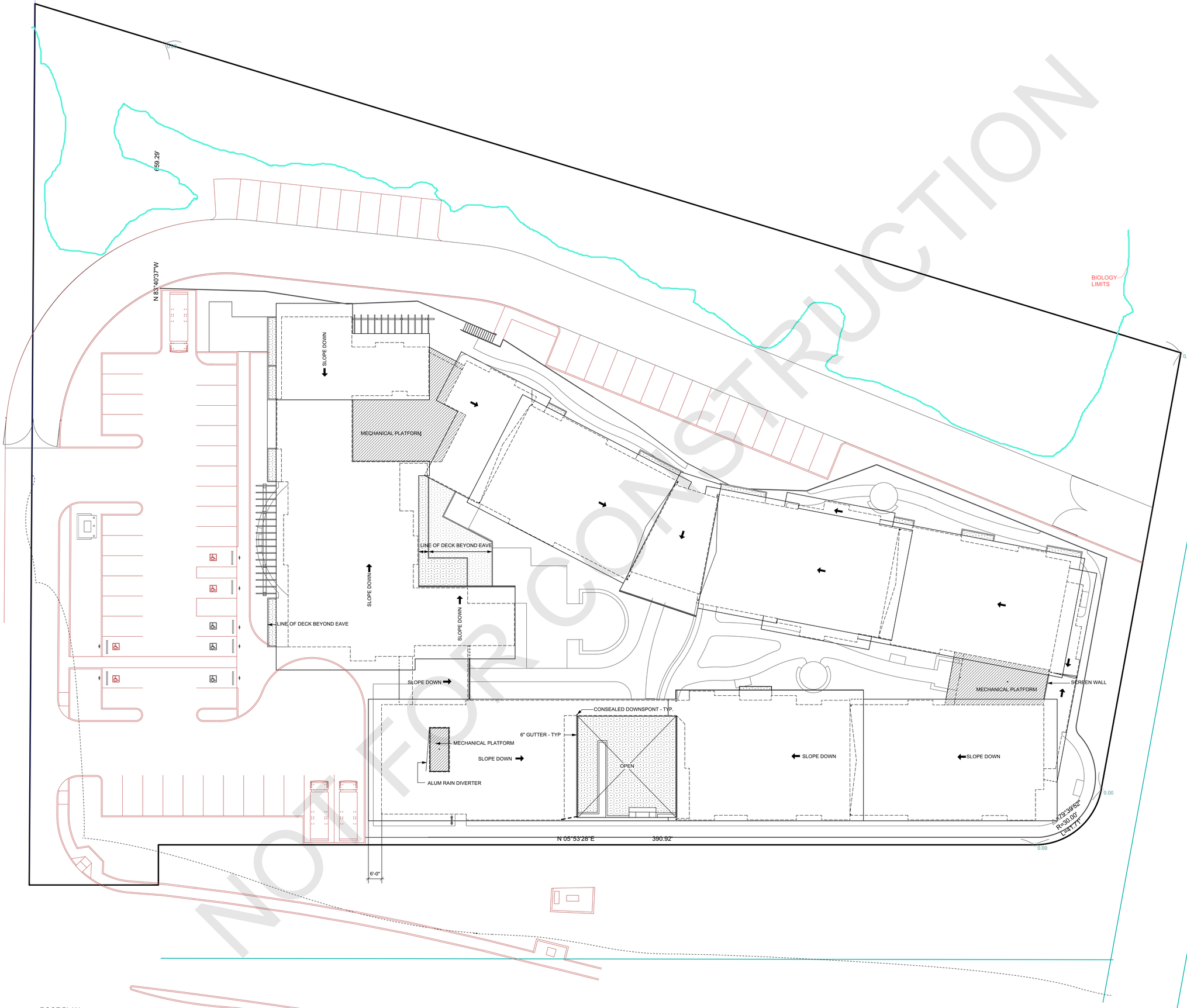
SHEET TITLE:

THIRD FLOOR PLAN

PROJECT NUMBER:
2019-0024

SCALE: AS SHOWN
DRAWN BY: GW
PLOT DATE: 2020.05.05

SHEET NUMBER
A3.0



ROOF PLAN

0 5 25 45 65 85 FT

GRAPHIC SCALE

Δ	DATE	DESCRIPTION
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No. C-8776
REN: 06-30-21
STATE OF CALIFORNIA

PROJECT TITLE:

Creekside
Assisted Living
SAN MARCOS, CA
APN 220 - 063- 03

SHEET TITLE:

ROOF PLAN

PROJECT NUMBER:
2019-0024

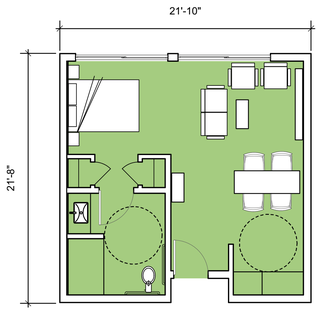
SCALE: AS SHOWN

DRAWN BY: GW

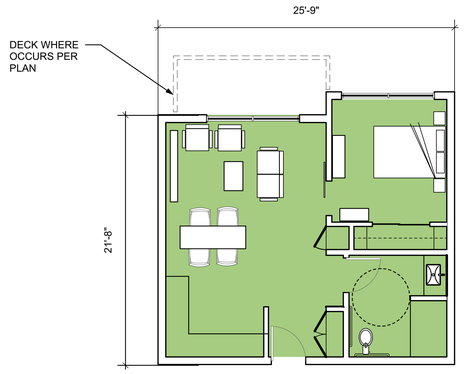
PLOT DATE: 2020.05.05

SHEET NUMBER

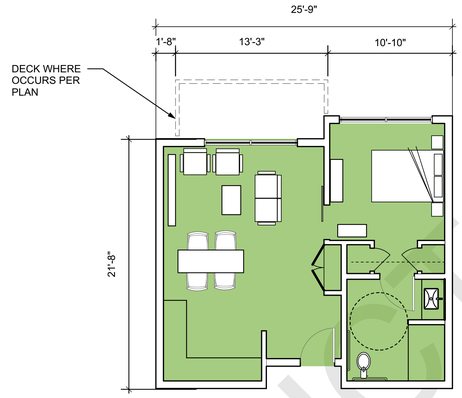
A4.0



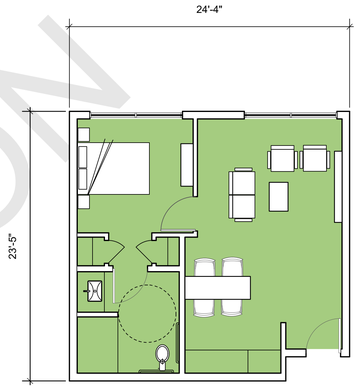
S STUDIO - 405 SF



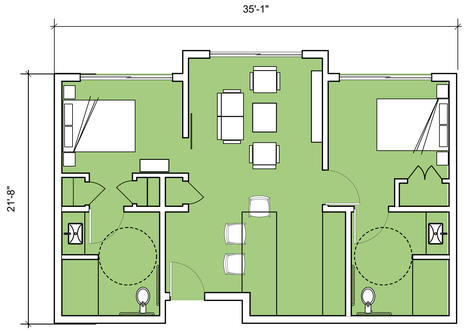
B1 1 BEDROOM - 518 SF



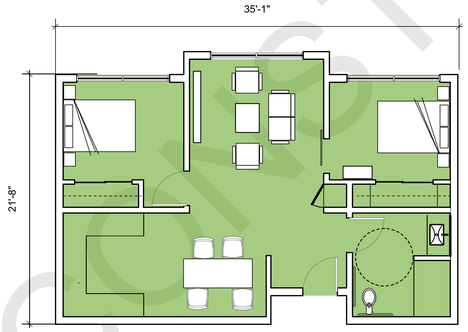
B2 1 BEDROOM - 505 SF



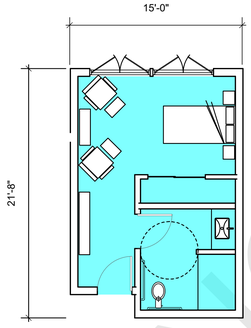
B2 1 BEDROOM - 498 SF



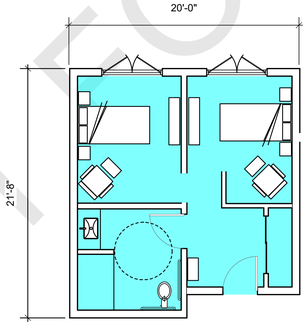
C1 TWO BEDROOM - 690 SF



C2 TWO BEDROOM - 690 SF



D1 STUDIO - 275 SF



D2 TWO BEDROOM - 365 SF

NOT FOR CONSTRUCTION

FLOOR PLAN LEGEND

- PROPOSED SHARED COMMON AREAS
- PROPOSED ASSISTED LIVING
- PROPOSED MEMORY CARE
- PROPOSED DECK SPACE

Δ	DATE	DESCRIPTION
	2020.05.04	PLANNING SUBMITTAL #3

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LICENSED ARCHITECT
GARY ALAN WHITFIELD
No. C-8776
REN: 06-30-19
STATE OF CALIFORNIA

PROJECT TITLE:

Creekside Assisted Living

SAN MARCOS, CA
APN 220 - 063- 03

SHEET TITLE:

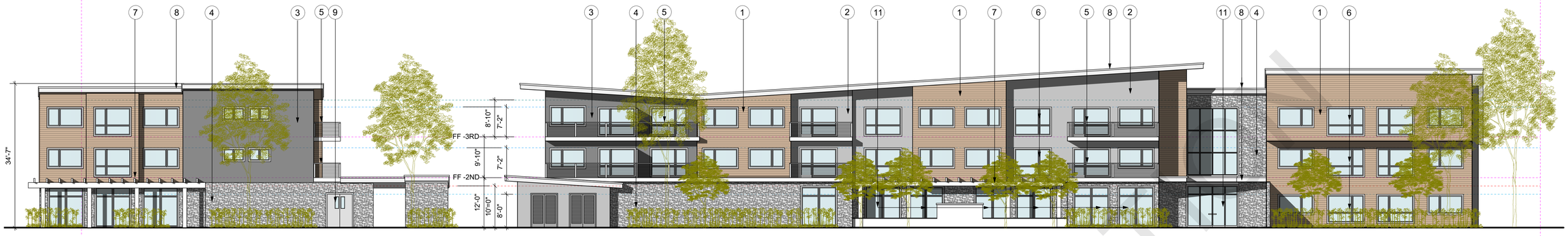
UNIT PLANS

PROJECT NUMBER:
2019-0024

SCALE: 3/16" = 1'-0"
DRAWN BY: GW
PLOT DATE: 2020.05.04

SHEET NUMBER

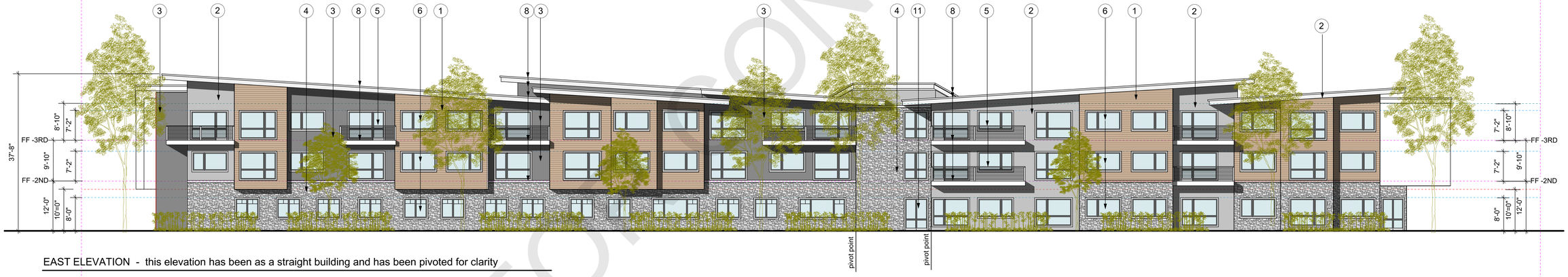
A-5.0



PARTIAL EAST ELEVATION

NORTH ELEVATION

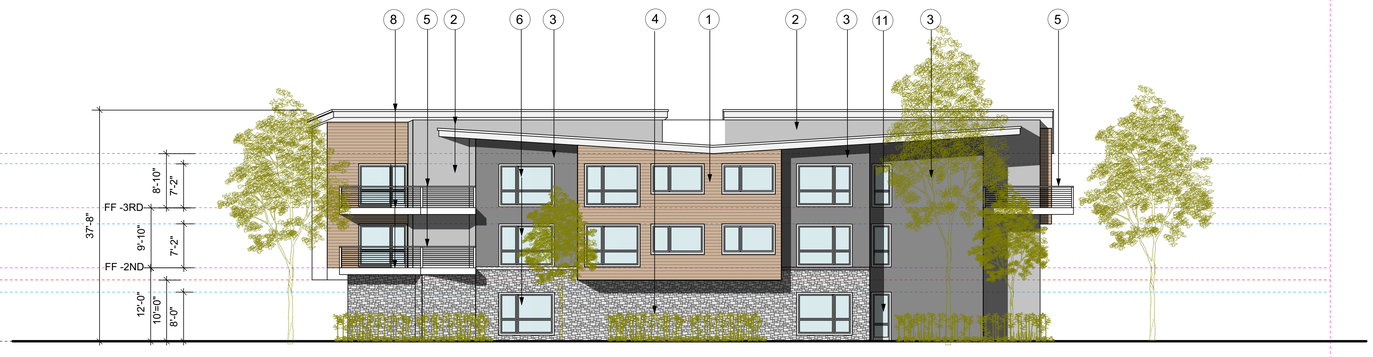
WEST ELEVATION



EAST ELEVATION - this elevation has been as a straight building and has been pivoted for clarity

MATERIALS LEGEND

SYM	MATERIAL	COLOR
1	EXTERIOR WOOD LOOK HORIZONTAL SIDING BY TRESPA	MW03 "HARMONY OAK"
2	EIFS DRIVIT OR EQUAL - FINISH TEXTURE FREESTYLE SMOOTH	1001-5 DOVE GREY
3	EIFS DRIVIT OR EQUAL - FINISH TEXTURE FREESTYLE SMOOTH	1001-4 FLAGSTONE
4	STONE VENEER UNIFORMLY LEDGER SHAPED RECTANGULAR STONE WITH A SPLIT FACED SURFACE BY CREATIVE MINES- STYLE URBAN STRIP	SAND DOLLAR
5	GUARDRAIL W/ METAL HAND RAIL AND CABLE RAILS	BRUSHED STAINLESS STEEL
6	ALUMINUM AND GLASS WINDOW SYSTEM	ANODIZED BRUSHED ALUMINUM - TRIM TO MATCH 8
7	WOOD TRELLIS	MATCH 1
8	WOOD TRIM	PPG 1001-2 " ARIA"
9	METAL DOOR	MATCH ADJACENT SURFACE
10	ROOFING MATERIAL BY CERTAINTEED - STYLE FLINTLASTIC	MOJAVE TAN
11	ALUMINUM GLASS DOOR SYSTEM	ANODIZED BRUSHED ALUMINUM - TRIM TO MATCH 8



SOUTH ELEVATION

0 5 25 45 65 85 FT

GRAPHIC SCALE

Δ	DATE	DESCRIPTION
	2020.05.05	PLANNING SUBMITTAL 3

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PROJECT TITLE:

Creekside Assisted Living

SAN MARCOS, CA
APN 220 - 063- 03

SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT NUMBER:
2019-0024

SCALE: AS SHOWN

DRAWN BY: GW

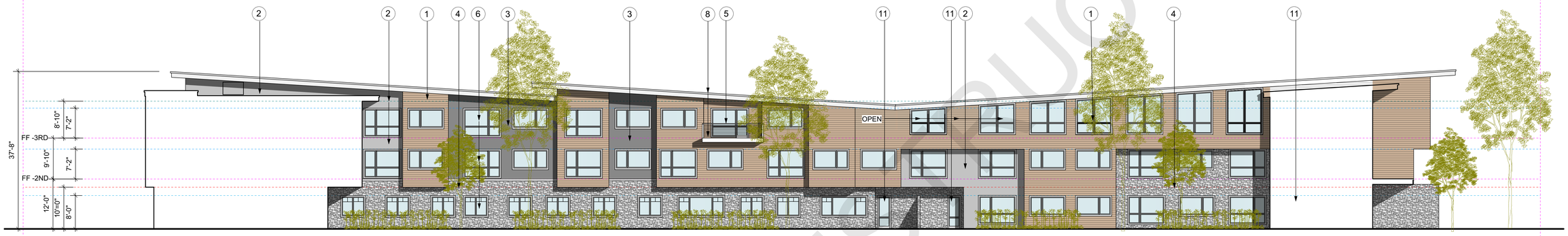
PLOT DATE: 2020.05.05

SHEET NUMBER

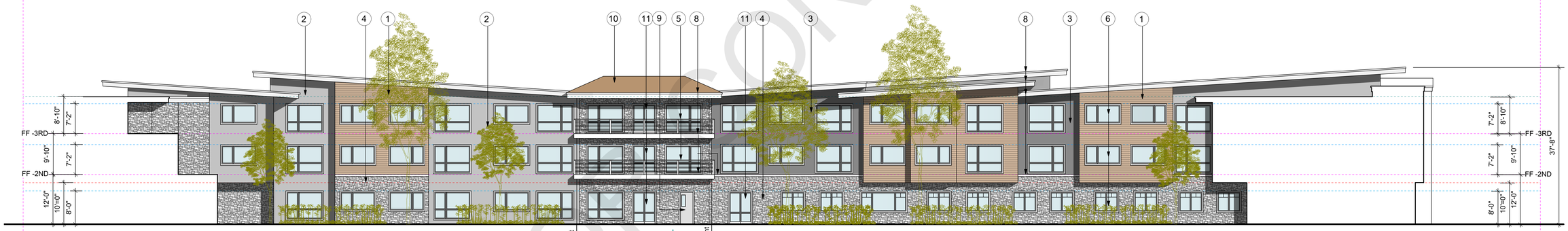
A6.0

NOT FOR CONSTRUCTION

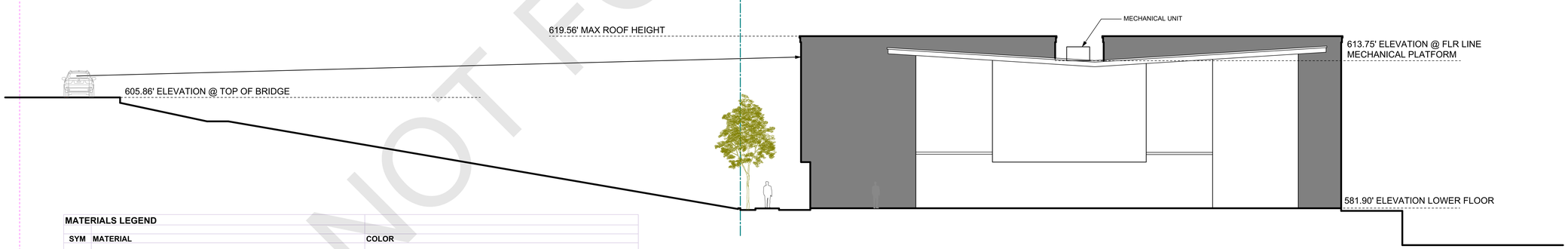
SOUTH ELEVATION - INTERIOR COURTYARD



EAST ELEVATION - INTERIOR COURTYARD



WEST ELEVATION - INTERIOR COURTYARD - this elevation has been as a straight building and has been pivoted for clarity



SECTION FROM TOP OF BRIDGE THRU MECANICAL PLATFORM SOUTH ELEVATION

MATERIALS LEGEND

SYM	MATERIAL	COLOR
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5	GUARDRAIL W/ METAL HAND RAIL AND CABLE RAILS	BRUSHED STAINLESS STEEL
6	ALUMINUM AND GLASS WINDOW SYSTEM	ANODIZED BRUSHED ALUMINUM - TRIM TO MATCH 8
7	WOOD LOUVERS	MATCH 1
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11	ALUMINUM GLASS DOOR SYSTEM	ANODIZED BRUSHED ALUMINUM - TRIM TO MATCH 8

N 0 5 25 45 65 85 FT
GRAPHIC SCALE

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	2020.05.05	PLANNING SUBMITTAL 3

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PROJECT TITLE:

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SAN MARCOS, CA
APN 220 - 063- 03

SHEET TITLE:

EXTERIOR ELEVATIONS - INT. COURTYARD

PROJECT NUMBER:
2019-0024

SCALE: AS SHOWN
DRAWN BY: GW
PLOT DATE: 2020.05.05

SHEET NUMBER
A6.1