

PROJECT DATA

APPLICANT:

THE ORLANDO COMPANY, INC.
777 S. HIGHWAY 101, SUITE 123
SOLANA BEACH, CA. 92075
TEL: (858) 350-0585

APN: 568-010-09

ZONING: NEIGHBORHOOD COMMERCIAL

Parcel 1

SITE AREA = 550,364 S.F.
= 12.6 ACRES
SITE COVERAGE = 22%

BUILDING AREA

ONE STORY BLDG

MAJOR 'A'	=	36,000 s.f.
MAJOR 'B'	=	36,000 s.f.
SHOPS 'A' 1st flr	=	6,480 s.f.
OFFICE 2nd flr	=	6,480 s.f.
SHOPS 'B' 1st flr	=	6,480 s.f.
OFFICE 2nd flr	=	6,480 s.f.
SHOPS 'C'	=	6,120 s.f.
SHOPS 'D'	=	6,120 s.f.
SHOPS 'E'	=	4,000 s.f.
SHOPS 'F'	=	4,000 s.f.
PAD 'A'	=	3,660 s.f.
PAD 'B'	=	3,660 s.f.
PAD 'C'	=	4,440 s.f.
FUEL CANOPY	=	3,864 s.f.
TOTAL	=	133,784 s.f.

PARKING PROVIDED

STANDARD	=	536 STALLS
H'CAP	=	30 STALLS
TOTAL	=	566 STALLS
PARKING RATIO: 4.0 STALLS PER 1,000 S.F.		

Parcel 2

SITE AREA = 322,228 S.F.
= 7.4 ACRES

BUILDING AREA

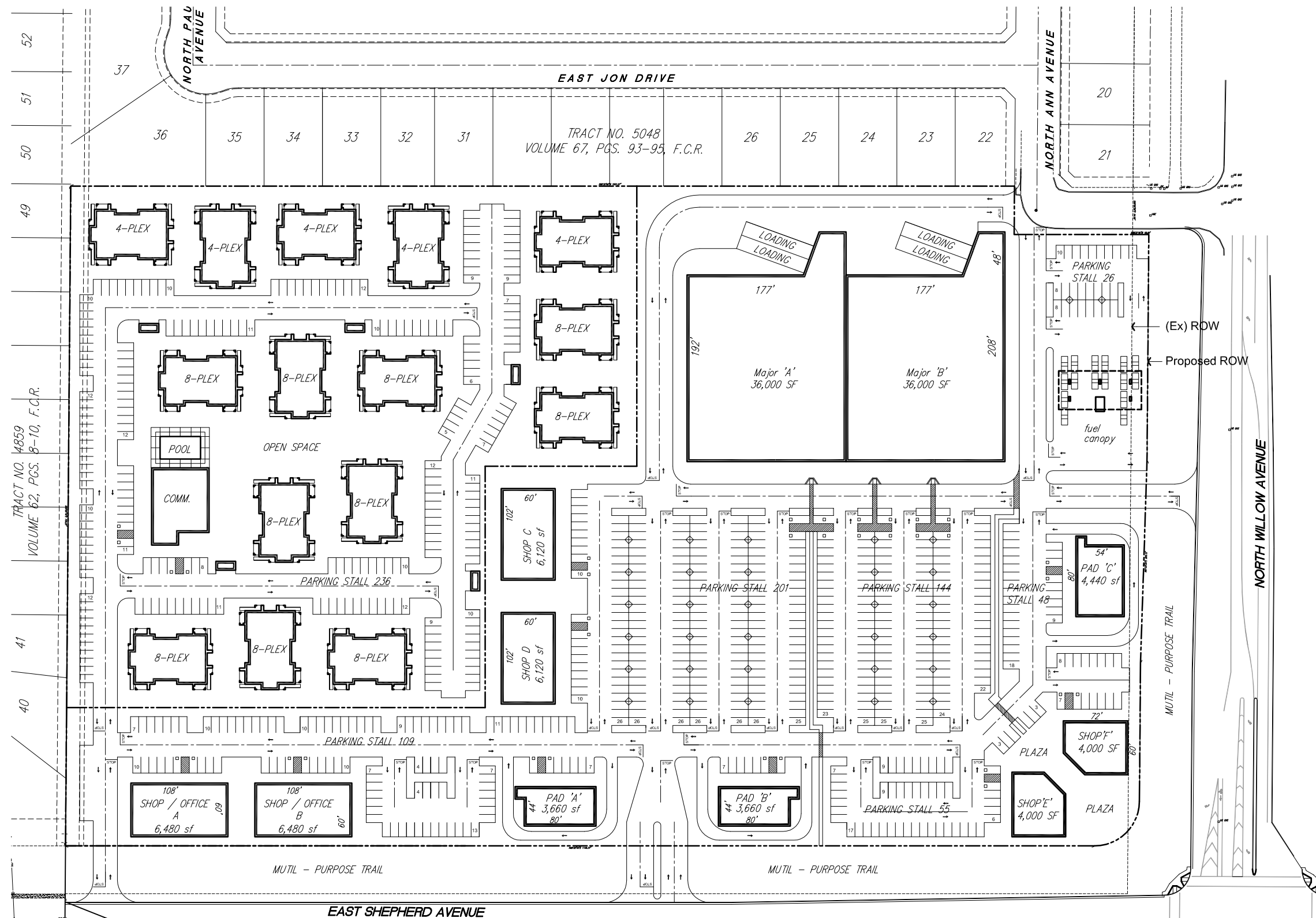
ONE STORY BLDG
4 - PLEX x (5) = 20 DWELLING UNITS
TWO STORY BLDG
8- PLEX x (10) = 80 DWELLING UNITS

TOTAL 100 DWELLING UNITS
COVERAGE = 13.5 D.U. / AC
COMMUNITY BLDG = 5,000 sf

PARKING PROVIDED

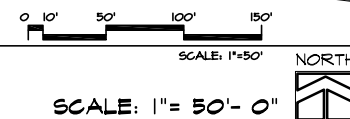
STANDARD	=	232 STALLS
H'CAP	=	4 STALLS
TOTAL	=	236 STALLS

Required Parking
Dwelling Units = 1 covered / 1 open
Dwelling Units = 100 x 2 = 200 required stalls
Comm. Bldg = 3 per 1,000 sf = 15 required stalls



Site Plan - Scheme 4

DATED JAN. 05, 2010



TRACT NO. 14859
VOLUME 62, PGS. 8-10, F.C.R.

TRACT NO. 5048
VOLUME 67, PGS. 93-95, F.C.R.

52
51
50
49
41
40

37

36

35

34

33

32

31

26

25

24

23

22

20

21

NORTH WILLOW AVENUE

EAST SHEPHERD AVENUE

EAST JON DRIVE

NORTH PAL AVENUE

NORTH ANN AVENUE

OPEN SPACE

POOL

COMM.

PARKING STALL 236

PARKING STALL 109

108'
SHOP / OFFICE
A
6,480 sf

108'
SHOP / OFFICE
B
6,480 sf

44'
PAD 'A'
3,660 sf
80'

44'
PAD 'B'
3,660 sf
80'

PARKING STALL 55

72'
SHOP 'E'
4,000 SF

54'
PAD 'C'
4,440 sf

PARKING STALL 48

PARKING STALL 144

PARKING STALL 201

102'
SHOP C
6,120 sf

102'
SHOP D
6,120 sf

177'
Major 'A'
36,000 SF

177'
Major 'B'
36,000 SF

208'

LOADING
LOADING

LOADING
LOADING

PARKING
STALL 26

fuel
canopy

MULTI - PURPOSE TRAIL

MULTI - PURPOSE TRAIL

MULTI - PURPOSE TRAIL

(Ex) ROW

Proposed ROW

