



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: CARLSBAD OCEAN ESTATES
THREE NEW SINGLE FAMILY HOUSES
DEVELOPMENT
ADDRESS: NORTHEAST CORNER OF HOOVER ST.
& ADAMS ST., CARLSBAD, CA 92008
CLIENT: W&W LAND DESIGN CONSULTANTS INC.
2335 W. FOOTHILL BLVD., SUITE 1,
UPLAND, CA 91786

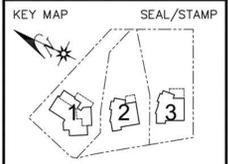
ENLARGED SITE PLAN



Streetscape • Northeast Intersection of Hoover St. & Adam St. SCALE: 1" = 10'-0"

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED HEREIN ARE REPRESENTED BY THESE DRAWINGS. THE OWNER HAS REVIEWED AND APPROVED THESE DRAWINGS AND DEVELOPMENT AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF W&W LAND DESIGN CONSULTANTS INC. THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY W&W LAND DESIGN CONSULTANTS INC. FOR CONSTRUCTION ONLY. COPYRIGHT © 2019 W&W LAND DESIGN CONSULTANTS INC.

SHEET TITLE:



JOB NO.	1828
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	_____
PERMIT SET	_____
BID SET	_____

REVISIONS		
△	PLANNING SUBMITTAL	JUN 25, 2019
△	OWNER REVIEW	FEB 16, 2020
△	PLANNING RE-SUBMITTAL	MAR 16, 2020
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SHEET NO:
A1.0.3
OF SHEETS
S H E E T



VICINITY MAP



COASTAL PROGRAM- MELLO II SEGMENT NOTES:
 ALL GRADED AREAS SHALL BE LANDSCAPED PRIOR TO OCTOBER 1ST OF EACH YEAR WITH EITHER TEMPORARY OR PERMANENT LANDSCAPING MATERIALS, TO REDUCE EROSION POTENTIAL. SUCH LANDSCAPING SHALL BE MAINTAINED AND REPLANTED IF NOT WELL-ESTABLISHED BY DECEMBER 1ST FOLLOWING THE INITIAL PLANTING.
 ALL LANDSCAPE AREAS SHALL BE 100% LANDSCAPED WITH GROUND COVER, SHRUB, TREES TO SLOW RUNOFF AND MAXIMIZE ON SITE INFILTRATION OF RUNOFF.
 DETACHED RESIDENTIAL HOME SHALL BE IRRIGATED WITH A WATER EFFICIENT IRRIGATION SYSTEM CONSISTING OF DRIP, BUBBLER, LOW FLOW MPROTATORS, AND OR MICRO IRRIGATION TO MINIMIZE OR ELIMINATE DRY FLOW ANY ENVIRONMENTALLY SENSITIVE AREA, COASTAL BLUFF OR ROCKY INTERTIDAL AREAS WITHIN 200 FEET OF SITE.

CORNER LINE OF SIGHT

DRIVEWAY LINE OF SIGHT

A SUB-METER SHALL BE INSTALLED ON EACH LOT. PER CIVIL PLANS

CORNER LINE OF SIGHT

PROPOSED UNDERGROUND CULTEC SYSTEM PER CIVIL (TYP.)

CORNER LINE OF SIGHT

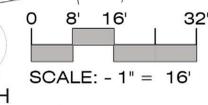
IRRIGATION NOTE:
 ONLY SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN TWENTY-FOUR INCHES OF AN IMPERMEABLE SURFACE UNLESS THE ADJACENT IMPERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO CAUSE WATER TO DRAIN ENTIRELY INTO A LANDSCAPED AREA. PLEASE ADD A NOTE TO THIS EFFECT AND MAKE CORRECTIONS TO THE WATER USE PLAN AS APPROPRIATE.

SLOPE LANDSCAPE TO MEET CITY OF CARLSBAD LANDSCAPE MANUAL REQUIREMENTS

- LANDSCAPE GENERAL NOTES:**
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF CARLSBAD LANDSCAPE REGULATIONS AND STANDARDS.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOILS AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
 - ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MIN. DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
 - TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT WRAPPED AROUND THE ROOT BALL. ROOT BARRIERS SHALL BE BIO-BARRIER OR EQUAL.
 - OWNER IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE, INCLUDING THE PUBLIC RIGHT-OF-WAY, IN A HEALTHY, DISEASE FREE CONDITION.
 - ALL LANDSCAPE AREAS SHALL BE FINISH GRADE TO REMOVE ROCKS AND ENSURE SURFACE DRAINAGE IS 2% AND AWAY FROM BUILDINGS.
 - IRRIGATION: AN EFFICIENT, AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED, THE PROPOSED IRRIGATION SYSTEM SHALL BE A COMBINATION OF POP-UP SPRAY HEAD AND DRIP LINE.

- CITY NOTES**
- SLOPE 6:1 STEEPER REQUIRING EROSION CONTROL MEASURES AS SPECIFIED HEREIN SHALL BE TREATED WITH ONE OR MORE OF THE FOLLOWING PLANTING STANDARDS:
 - STANDARD #1 - COVER CROP/REINFORCED STRAW MATTING: COVER CROP SHALL BE SEED MIX TYPICALLY MADE UP OF QUICK GERMINATING AND FAST COVERING GRASSES, CLOVERS, AND/OR WILD FLOWERS. SUBMIT THE SPECIFIC SEED MIX FOR CITY APPROVAL PRIOR TO APPLICATION. THE COVER CROP SHALL BE APPLIED AT A RATE AND MANNER SUFFICIENT TO PROVIDE 90% COVERAGE WITHIN THIRTY DAY. TYPE OF REINFORCED STRAW MATTING SHALL BE AS APPROVED BY THE CITY AND STAKED TO THE SLOPE AS RECOMMENDED BY THE MANUFACTURER. REINFORCED STRAW MATTING SHALL BE REQUIRED WHEN PLANTING OCCURS BETWEEN AUGUST 15 AND APRIL 15. THE COVER CROP AND/OR REINFORCED STRAW MAT SHALL BE USED THE REMAINDER OF THE YEAR.
 - STANDARD #2 - GROUND COVER: ONE HUNDRED (100%) PERCENT OF THE AREA SHALL BE PLANTED WITH A GROUND COVER KNOWN TO HAVE EXCELLENT SOIL BINDING CHARACTERISTICS (PLANTED FROM A MINIMUM SIZE OF FLATTED MATERIAL AND SPACED TO PROVIDE CULL COVERAGE WITHIN ONE YEAR).
 - STANDARD #3 - LOW SHRUBS: LOW SPREADING WOODY SHRUBS (PLANTED FROM A MINIMUM OF 2-3/4 INCH LINERS) SHALL COVER A MINIMUM OF SEVENTY (70%) PERCENT OF THE SLOPE FACE (AT MATURE SIZE).
 - STANDARD #4 - TREES AND/OR LARGE SHRUBS: TREES AND/OR LARGE SHRUBS SHALL BE (PLANTED A MINIMUM OF 1 GALLON CONTAINERS) AT A MINIMUM RATE OF ONE (1) PER TWO HUNDRED (200) SQUARE FEET.
 - SLOPES - STEEPER AND:
 - 3' OR LESS IN VERTICAL HEIGHT AND ARE ADJACENT TO PUBLIC WALKS OR STREETS REQUIRE AT MINIMUM STANDARD #1.
 - 3' TO 8' IN VERTICAL HEIGHT REQUIRED STANDARD #1 (EROSION CONTROL MATTING SHALL BE IN LIEU OF A COVER CROP), #2, AND #3.
 - IN EXCESS OF 8' IN VERTICAL HEIGHT REQUIRE STANDARDS #1 (EROSION CONTROL MATTING SHALL BE INSTALLED IN LIEU OF A COVER CROP), #2, #3, AND #4.
 - AREAS GRADED FLATTER THAN 6:1 REQUIRE STANDARD #1 (COVER CROP) WITH TEMPORARY IRRIGATION WHEN THEY HAVE ONE OR MORE OF THE FOLLOWING CONDITIONS:
 - SHEET GRADED PADS NOT SCHEDULED FOR IMPROVEMENTS WITHIN 6 MONTHS OF COMPLETION OF ROUGH GRADING.
 - A POTENTIAL EROSION PROBLEM AS DETERMINED BY THE CITY.
 - IDENTIFIED BY THE CITY AS HIGHLY VISIBLE AREAS TO THE PUBLIC OR HAVE SPECIAL CONDITIONS THAT WARRANT IMMEDIATE TREATMENT

MAINTENANCE NOTE:
 LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.



SYM	BOTANICAL NAME	COMMON NAME	SIZE	WU-COLS
TREES				
(Green circle)	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	15 GAL.	LOW.
(Pink circle)	CERCIS CANADENSIS 'FOREST PANSY'	RED BUD FOREST PANSY	15 GAL.	LOW
(Purple circle)	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	15 GAL.	LOW
(Red circle)	RHUS LANCEA	AFRICAN SUMAC	15 GAL.	LOW
SHRUBS				
(Green circle)	BERBERIS NEVINII	NEVINS BARBERRY	15 GAL.	LOW
(Yellow circle)	FICUS M. NITIDA 'GREEN GEM'	GREEN GEM FIG COLUMN FORM	15 GAL.	LOW
(Yellow circle)	CAMELLIA SASANQUA	SASANQUA CAMELLIA	5 GAL.	LOW
(Yellow circle)	CEANOTHUS FOLIOSUS	WAVY LEAF MOUNTAIN LILAC	5 GAL.	LOW
(Yellow circle)	PHORMIUM 'RAINBOW WARRIOR'	RAINBOW WARRIOR N.ZEALAND FLAX	5 GAL.	MOD.
(Yellow circle)	MUHLENBERGIA RIGENS	DEERGRASS	5 GAL.	LOW
(Yellow circle)	NANDINA 'LEMON LIME'	LEMON LIME HEAVENLY BAMBOO	5 GAL.	LOW
(Yellow circle)	AGAVE DESMANTIANA	SMOOTH AGAVE	5 GAL.	LOW
(Yellow circle)	CISTUS SUNSET	MAGENTA ROCK ROSE	5 GAL.	LOW
(Red circle)	LANTANA TRIFOLIA	LANTANA 'LAVENDER POPCORN'	1 GAL.	LOW
(Red circle)	CAREX SUBFUSCA	RUSTY SEDGE	1 GAL.	LOW
(Red circle)	JUNCUS MEXICANA	MEXICAN RUSH	1 GAL.	LOW

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WU-COLS
GROUND COVERS				
(Green square)	LANTANA C. 'PATRIOT RAINBOW'	PATRIOT RAINBOW LANTANA	1 GAL.	LOW
(Green square)	ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY HUNTINGTON CARPET	1 GAL.	V. LOW
(Green square)	THYMUS PRAECOX	MOTHER-OF-THYME	1 GAL.	LOW
(Green square)	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.	LOW
TURF SUBSTITUTE				
(Green square)	PHYLIA NODIFLORA	KURAPIA	FLATS/SOD	LOW.
STREET TREES				
(Green circle)	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
(Green circle)	ERUIBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	MOD.

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF CARLSBAD'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Sean Clarke
 SIGNATURE

03-06-20
 DATE



Minimum Tree Separation Distance

Improvement	Minimum Distance to Street Tree
Traffic signal, Stop Sign	20 feet
Underground Utility Lines (except sewer)	5 feet
Sewer Lines	10 feet
Above Ground Utility Structures (Transformers, Hydrants, Utility poles, etc)	10 feet
Driveways	10 feet
Intersections (intersecting curb lines of two streets)	25 feet

SHEET 1		CITY OF CARLSBAD PLANNING DIVISION		SHEETS 2	
LANDSCAPE CONCEPT PLAN FOR: OCEAN ESTATES CORNER OF HOOVER ST. & ADAMS ST. CARLSBAD, CA HDP0X-0X/CDP0X-XX					
GR2019-00XX					
APPROVED:					
PLANNING					
DATE	INITIAL	REVISION DESCRIPTION	DATE	INITIAL	DATE
DESIGNER OF WORK			OTHER APPROVAL	CITY APPROVAL	
DWN BY:		PROJECT NO.		DRAWING NO.	
CHKD BY:		MS0X-0X		XXX-XX	
RWVD BY:					



1

North Elevation

SCALE: 3/8" = 1'-0"

Reference Notes

- 1 (E) PROPERTY LINE.
- 2 PROPOSED LOT LINE.
- 3 (E) CENTER LINE OF STREET.
- 4 (E) GRADE TO REMAIN.
- 5 EXISTING GRADE TO BE REMOVED.
- 6 PROPOSED GRADE BEYOND.
- 7 PROPOSED GRADE.
- 8 (E) GRADE.
- 9 PROPOSED RETAINING WALL BEYOND.
- 10 PROPOSED RETAINING WALL, SEE CONCEPTUAL PLAN.
- 11 DASH DOT LINE INDICATE 30'-0" HEIGHT LIMIT MEASURED FROM (E) GRADE.
- 12 EAGLE ROOFING: 4697 SLATE RANGE - RANGE OF CHARCOAL
- 13 GARAGE W/ GLASS DOOR
CLOPAY: ALUMINUM & GLASS GARAGE DOORS, BLACK
- 14 ENTRY DOOR
SIMPSON: CONTEMPORARY EXTERIOR DOORS, BLACK
- 15 STUCCO W/PAINT FINISH
COLOR: SW7551, GREEK VILLA 254-C1
- 16 LAP SIDING
ALLURA: PPG COLORMAX, CEDAR
- 17 CORONADO STONE
COLOR: INDUSTRIAL LEDGE, SHALE GREY
- 18 MOULDING W/PAINT FINISH
COLOR: SW2848, ROYCROFT PEWTER
- 19 METAL RAILING & BALCONY EDGE
COLOR: BLACK
- 20 MILGARD: ALUMINUM WINDOW
- 21 EXTERIOR WALL LIGHT

-  STUCCO W/PAINT FINISH
SHERWIN WILLIAMS
COLOR: SW7551 GREEK VILLA
-  MOULDING W/PAINT FINISH
SHERWIN WILLIAMS
COLOR: SW 2848 ROYCROFT PEWTER
-  ROOFING
EAGLE ROOFING
COLOR: 4697 SLATE RANGE
-  LAP SIDING
ALLURA
COLOR: PPG COLORMAX, CEDAR
-  STONE
CORONADO STONE
COLOR: INDUSTRIAL LEDGE, SHALE GREY



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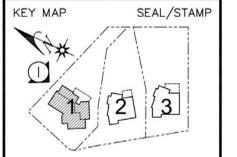
PROJECT: CARLSBAD OCEAN ESTATES
THREE NEW SINGLE FAMILY HOUSES
DEVELOPMENT

ADDRESS: NORTHEAST CORNER OF HOOVER ST.
& ADAMS ST., CARLSBAD, CA 92008

CLIENT: W&W LAND DESIGN CONSULTANTS INC.
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NORTH ELEVATION
(PARCEL 1)

SHEET TITLE:



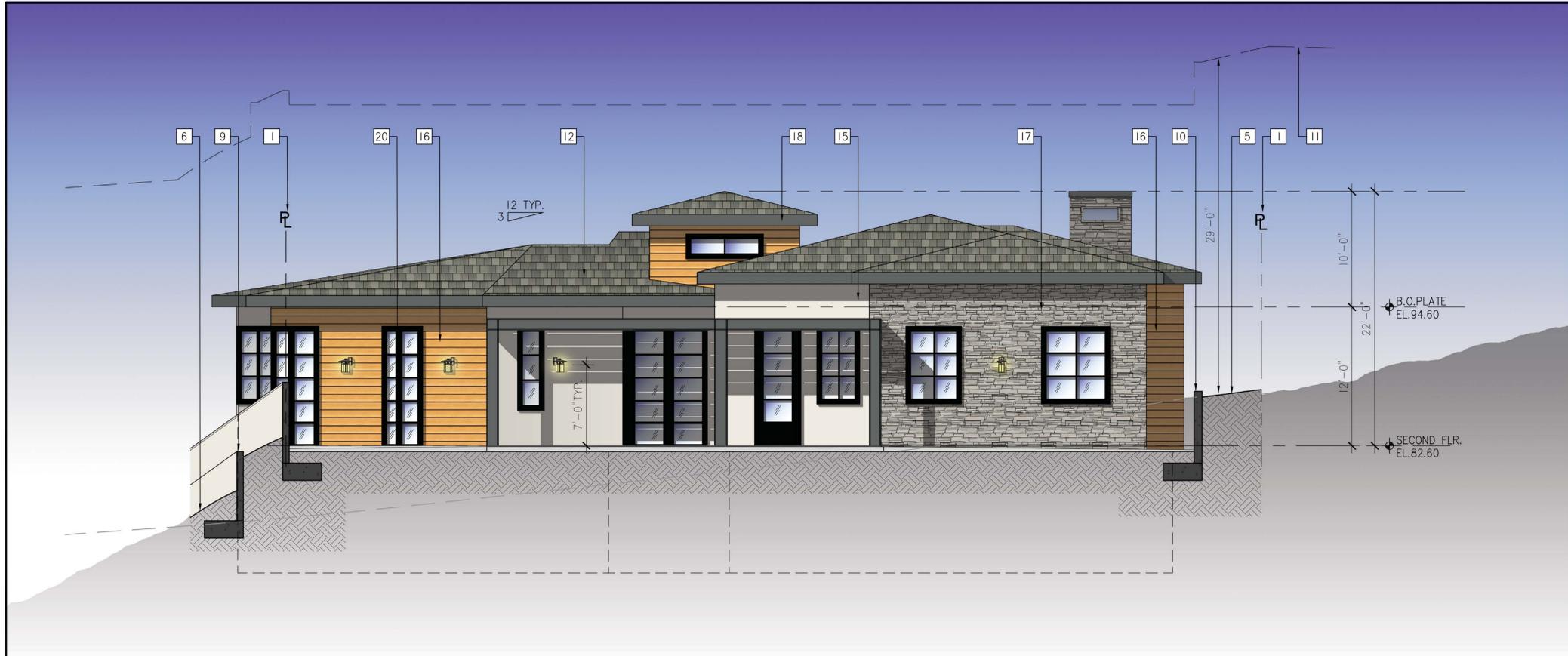
JOB NO.	1828
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	____/____
PERMIT SET	____/____
BID SET	____/____

REVISIONS		
△	PLANNING SUBMITTAL	JUN 25, 2019
△	OWNER REVIEW	FEB 16, 2020
△	PLANNING RE-SUBMITTAL	MAR 16, 2020
△		
△		
△		
△		

SHEET NO:

A3.1.1
OF SHEETS
S H E E T

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East Elevation

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



West/South Elevation

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

Reference Notes

- 1 (E) PROPERTY LINE.
- 2 PROPOSED LOT LINE.
- 3 (E) CENTER LINE OF STREET.
- 4 (E) GRADE TO REMAIN.
- 5 EXISTING GRADE TO BE REMOVED.
- 6 PROPOSED GRADE BEYOND.
- 7 PROPOSED GRADE.
- 8 (E) GRADE.
- 9 PROPOSED RETAINING WALL BEYOND.
- 10 PROPOSED RETAINING WALL, SEE CONCEPTUAL PLAN.
- 11 DASH DOT LINE INDICATE 30'-0" HEIGHT LIMIT MEASURED FROM (E) GRADE.
- 12 EAGLE ROOFING: 4697 SLATE RANGE - RANGE OF CHARCOAL
- 13 GARAGE W/ GLASS DOOR
CLOPAY: ALUMINUM & GLASS GARAGE DOORS, BLACK
- 14 ENTRY DOOR
SIMPSON: CONTEMPORARY EXTERIOR DOORS, BLACK
- 15 STUCCO W/PAINT FINISH
COLOR: SW7551, GREEK VILLA 254-C1
- 16 LAP SIDING
ALLURA: PPG COLORMAX, CEDAR
- 17 CORONADO STONE
COLOR: INDUSTRIAL LEDGE, SHALE GREY
- 18 MOULDING W/PAINT FINISH
COLOR: SW2848, ROYCROFT PEWTER
- 19 METAL RAILING & BALCONY EDGE
COLOR: BLACK
- 20 MILGARD: ALUMINUM WINDOW
- 21 EXTERIOR WALL LIGHT

-  STUCCO W/PAINT FINISH
SHERWIN WILLIAMS
COLOR: SW7551 GREEK VILLA
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COLOR: 4697 SLATE RANGE
-  LAP SIDING
ALLURA
COLOR: PPG COLORMAX, CEDAR
-  STONE
CORONADO STONE
COLOR: INDUSTRIAL LEDGE, SHALE GREY



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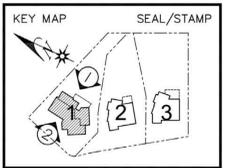
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EAST & WEST/ SOUTH ELEVATIONS
(PARCEL 1)



JOB NO.	1828
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	_____
PERMIT SET	_____
BID SET	_____

REVISIONS		
▲	PLANNING SUBMITTAL	JUN 25, 2019
▲	OWNER REVIEW	FEB 16, 2020
▲	PLANNING RE-SUBMITTAL	MAR 16, 2020
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SHEET NO:

A3.1.2

OF SHEETS

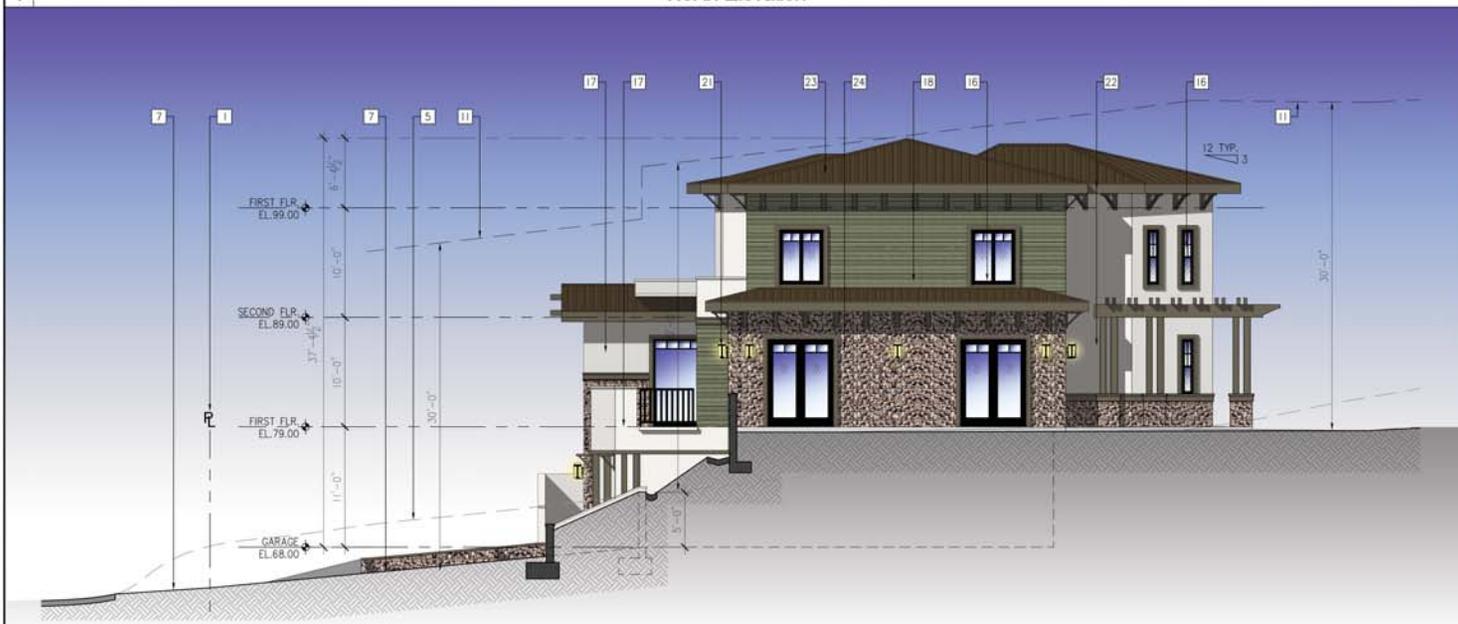
S H E E T

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North Elevation

SCALE: 1/4" = 1'-0"



South Elevation

SCALE: 1/4" = 1'-0"

Reference Notes

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- 7 PROPOSED GRADE.
- 8 (E) GRADE.
- 9 PROPOSED RETAINING WALL BEYOND.
- 10 PROPOSED RETAINING WALL, SEE CONCEPTUAL PLAN.
- 11 DASH DOT LINE INDICATE .30'-0" HEIGHT LIMIT MEASURED FROM (E) GRADE.
- 12 SECTIONAL GARAGE DOOR W/ GLASS PANEL OR EQUAL CLOPAY. CLASSIC LONG PANEL STEEL GARAGE DOOR WITH INSULATION, DECORATIVE INSERT PLAIN LONG WINDOW, CLEAR GLASS, COLOR: BLACK
- 13 ENTRY DOOR OR EQUAL PELLA: 8" STEEL DOUBLE DOOR, FULL LIGHT WITH LIGHT GRILLES COLOR: BLACK
- 14 PATIO BI-FOLD GLASS DOOR OR EQUAL NANAWALL: SL60, INWARD ISL
- 15 PATIO DOOR OR EQUAL MILGARD: TUSCANY SERIES & MONTECITO SERIES VINYL PATIO DOOR, COLOR: BRONZE
- 16 WINDOW OR EQUAL MILGARD: TUSCANY SERIES & MONTECITO SERIES VINYL WINDOW, COLOR: BRONZE
- 17 STUCCO W/ PAINT FINISH LAHABRA STUCCO, SANTA BARBARA MISSION FINISH DUNN EDWARDS PAINT COLOR: DE6225 FOSSIL
- 18 LAP SIDING JAMESHARDIE: CEDARMILL OR EQUAL COLOR: MOUNTAIN SAGE
- 19 MOULDING W/ PAINT FINISH DUNN EDWARDS PAINT COLOR: DE6231 SHAKER GRAY, LRV 13
- 20 METAL RAILING COLOR: BLACK
- 21 EXTERIOR WALL LIGHT OR EQUAL KICHLER LIGHTING: TREMILLO 17.25" LIGHT COLOR: BLACK
- 22 WOOD BRACKET, FASCIA BOARD, WINDOW TRIM, DOOR TRIM AND WOOD COLLUM W/ PAINT FINISH DUNN EDWARDS PAINT COLOR: DE6231 SHAKER GRAY, LRV 13
- 23 METAL ROOFING BRAND: AEP SPAN OR EQUAL DESIGN SPAN HP METAL ROOFING, 16" NET COVERAGE, 22GA STANDARD COLOR: COOL WEATHERED COPPER, SRI 34, LVR: 11
- 24 STONE BRAND: CORONADO STONE RIVER ROCK, COLOR: SIENNA BROWN
- 25 STONE CAP BRAND: CORONADO STONE FLAGSTONE POST CAP, MATCH STUCCO COLOR



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NORTH & SOUTH ELEVATIONS (PARCEL 2)

SHEET TITLE:

KEY MAP:

SEAL/STAMP:

JOB NO: 1828

DRAWN BY: TL

SUPERVISED BY: TL

CHECKED BY: TL

PLAN CHECK:

PERMIT SET:

BID SET:

REVISIONS

△	PLANNING SUBMITTAL	JUN 25, 2019
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△		
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SHEET NO:

A3.2.1

OF SHEETS

SHEET

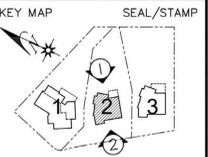


W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL ENGINEERING & INTERIOR

2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 946-1137

PROJECT: CARLSBAD OCEAN ESTATES
THREE NEW SINGLE FAMILY HOUSES
DEVELOPMENT
ADDRESS: NORTHEAST CORNER OF HOOVER ST.
& ADAMS ST., CARLSBAD, CA 92008
CLIENT: W&W LAND DESIGN CONSULTANTS INC.
2335 W. FOOTHILL BLVD., SUITE 1,
UPLAND, CA 91786

EAST & WEST ELEVATIONS
(PARCEL 2)



JOB NO.	1828
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	____/____
PERMIT SET	____/____
BID SET	____/____

REVISIONS		
▲	PLANNING SUBMITTAL	JUN 25, 2019
▲	OWNER REVIEW	FEB 16, 2020
▲	PLANNING RE-SUBMITTAL	MAR 16, 2020
▲		
▲		
▲		

SHEET NO:

A3.2.2

OF SHEETS
S H E E T

Reference Notes

- 1 (E) PROPERTY LINE.
- 2 PROPOSED LOT LINE.
- 3 (E) CENTER LINE OF STREET.
- 4 (E) GRADE TO REMAIN.
- 5 EXISTING GRADE TO BE REMOVED.
- 6 PROPOSED GRADE BEYOND.
- 7 PROPOSED GRADE.
- 8 (E) GRADE.
- 9 PROPOSED RETAINING WALL BEYOND.
- 10 PROPOSED RETAINING WALL, SEE CONCEPTUAL PLAN.
- 11 DASH DOT LINE INDICATE 30'-0" HEIGHT LIMIT MEASURED FROM (E) GRADE.
- 12 SECTIONAL GARAGE DOOR W/ GLASS PANEL OR EQUAL CLOPAY: CLASSIC LONG PANEL STEEL GARAGE DOOR WITH INSULATION, DECORATIVE INSERT PLAIN LONG WINDOW, CLEAR GLASS, COLOR: BLACK
- 13 ENTRY DOOR OR EQUAL PELLA: 8' STEEL DOUBLE DOOR, FULL LIGHT WITH LIGHT GRILLES COLOR: BLACK
- 14 PATIO BI-FOLD GLASS DOOR OR EQUAL NANAWALL: SL60, INWARD ISL
- 15 PATIO DOOR OR EQUAL MILGARD: TUSCANY SERIES & MONTECITO SERIES VINYL PATIO DOOR, COLOR: BRONZE
- 16 WINDOW OR EQUAL MILGARD: TUSCANY SERIES & MONTECITO SERIES VINYL WINDOW, COLOR: BRONZE
- 17 STUCCO W/ PAINT FINISH LAHABRA STUCCO, SANTA BARBARA MISSION FINISH DUNN EDWARDS PAINT COLOR: DE6225 FOSSIL
- 18 LAP SIDING JAMESHARDIE: CEDARMILL OR EQUAL COLOR: MOUNTAIN SAGE
- 19 MOULDING W/ PAINT FINISH DUNN EDWARDS PAINT COLOR: DE6231 SHAKER GRAY, LRV 13
- 20 METAL RAILING COLOR: BLACK
- 21 EXTERIOR WALL LIGHT OR EQUAL KICHLER LIGHTING: TREMILLO 17.25" I LIGHT COLOR: BLACK
- 22 WOOD BRACKET, FASCIA BOARD, WINDOW TRIM, DOOR TRIM AND WOOD COLUMN W/ PAINT FINISH DUNN EDWARDS PAINT COLOR: DE6231 SHAKER GRAY, LRV 13
- 23 METAL ROOFING BRAND: AEP SPAN OR EQUAL DESIGN SPAN HP METAL ROOFING, 16" NET COVERAGE, 22GA STANDARD COLOR: COOL WEATHERED COPPER, SRI 34, LVR: 11
- 24 STONE BRAND: CORONADO STONE RIVER ROCK, COLOR: SIENNA BROWN
- 25 STONE CAP BRAND: CORONADO STONE FLAGSTONE POST CAP, MATCH STUCCO COLOR



East Elevation

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



West Elevation

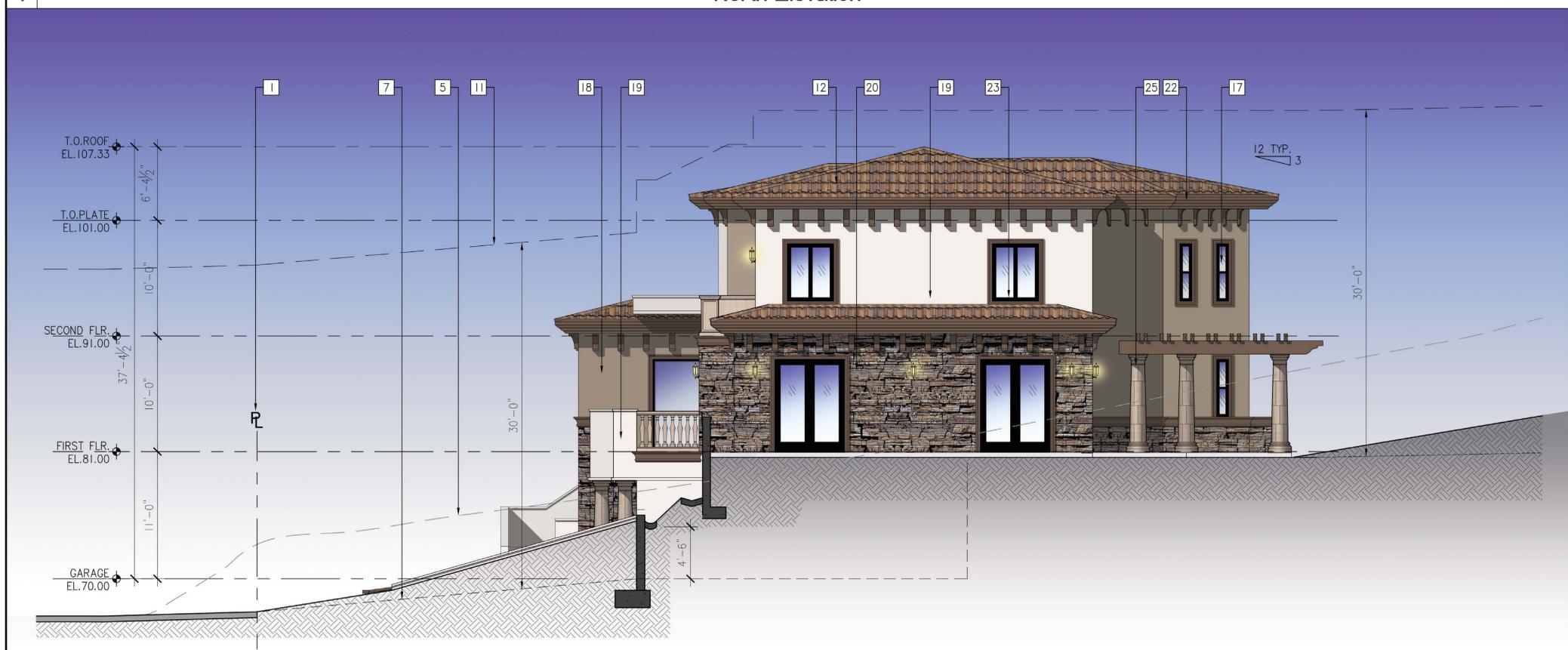
SCALE: 3/16" = 1'-0"

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North Elevation

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



South Elevation

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

Reference Notes

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- 7 PROPOSED GRADE.
- 8 (E) GRADE.
- 9 PROPOSED RETAINING WALL BEYOND.
- 10 PROPOSED RETAINING WALL, SEE CONCEPTUAL PLAN.
- 11 DASH DOT LINE INDICATE 30'-0" HEIGHT LIMIT MEASURED FROM (E) GRADE.
- 12 EAGLE ROOFING
3636 PIEDMONT BLEND
BLEND OF TERRACOTTA, MAROON, BROWN
- 13 GARAGE W/ GLASS DOOR
CLOPAY: CLASSIC COLLECTION, ULTRA-GRAIN CLASSIC WALNUT
- 14 ENTRY DOOR
CLOPAY: ARBOR GROVE FIBERGLASS COLLECTION, WALNUT WOOD
- 15 PATIO BI-FOLD GLASS DOOR
MILGARD: ALUMINUM, BI-FOLD GLASS
- 16 PATIO DOOR
MILGARD, ALUMINUM PATIO DOOR
- 17 MILGARD WINDOW
ALUMINUM WINDOW, BLACK
- 18 STUCCO W/PAINTE FINISH
COLOR: SW7633, TAUPE TONE, 248-C4
- 19 STUCCO W/PAINTE FINISH
COLOR: SW7636, ORIGAMI WHITE, 259-C3
- 20 CORONADO STONE
COLOR: HONEY LEDGE - GREY QUARTZITE
- 21 CORONADO STONE
COLOR: FRENCH LIMESTONE - COUNTRY BEIGE
- 22 MOULDING W/PAINTE FINISH
COLOR: SW2808, ROOKWOOD DARK BROWN
- 23 METAL RAILING
COLOR: BLACK
- 24 BALCONY EDGE/FRONT DOOR
CORONADO STONE: FRENCH LIMESTONE - COUNTRY BEIGE
- 25 PATIO COLUMNS, PACIFIC COLUMNS: ENDURA-STONE
FRP TUSCAN TAPERED ROUND
CORONADO STONE: FRENCH LIMESTONE - COUNTRY BEIGE
- 26 EXTERIOR WALL LIGHT

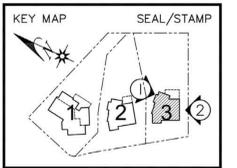
	STUCCO W/PAINTE FINISH SHERWIN WILLIAMS PAINT COLOR: SW7636 ORIGAMI WHITE
	STUCCO W/PAINTE FINISH SHERWIN WILLIAMS PAINT COLOR: SW7633 TAUPE TONE
	MOULDING W/PAINTE FINISH SHERWIN WILLIAMS PAINT COLOR: SW2808 ROOKWOOD DARK BROWN
	EXTERIOR WINDOW & PATIO VINYL FINISH MILGARD COLOR: BRONZE
	STONE CORONADO STONE COLOR: FRENCH LIMESTONE, COUNTRY BEIGE
	STONE CORONADO STONE COLOR: HONEY LEDGE, GREY QUARTZITE
	ROOFING EAGLE ROOFING COLOR: 3636 PIEDMONT BLEND



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SHEET TITLE:
**NORTH & SOUTH ELEVATIONS
(PARCEL 3)**



JOB NO.	1828
DRAWN BY:	TL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	____/____
PERMIT SET	____/____
BID SET	____/____

REVISIONS	
▲	PLANNING SUBMITTAL JUN 25, 2019
▲	OWNER REVIEW FEB 16, 2020
▲	PLANNING RE-SUBMITTAL MAR 16, 2020
▲	
▲	
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SHEET NO:
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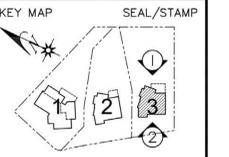
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EAST & WEST ELEVATIONS
(PARCEL 3)

SHEET TITLE:



JOB NO.	1828
DRAWN BY:	TL
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CHECKED BY:	TL
PLAN CHECK	_____
PERMIT SET	_____
BID SET	_____

REVISIONS	
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▲	OWNER REVIEW FEB 16, 2020
▲	PLANNING RE-SUBMITTAL MAR 16, 2020
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▲	

SHEET NO:

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OF SHEETS
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- 19 STUCCO W/PAINT FINISH
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- 20 CORONADO STONE
COLOR: HONEY LEDGE - GREY QUARTZITE
- 21 CORONADO STONE
COLOR: FRENCH LIMESTONE - COUNTRY BEIGE
- 22 MOULDING W/PAINT FINISH
COLOR: SW2808, ROOKWOOD DARK BROWN
- 23 METAL RAILING
COLOR: BLACK
- 24 BALCONY EDGE/FRONT DOOR
CORONADO STONE: FRENCH LIMESTONE - COUNTRY BEIGE
- 25 PATIO COLUMNS, PACIFIC COLUMNS: ENDURA-STONE
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- 26 EXTERIOR WALL LIGHT

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COLOR: BRONZE
- STONE
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COLOR: FRENCH LIMESTONE, COUNTRY BEIGE
- STONE
CORONADO STONE
COLOR: HONEY LEDGE, GREY QUARTZITE
- ROOFING
EAGLE ROOFING
COLOR: 3636 PIEDMONT BLEND



East Elevation

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



West Elevation

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

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