

Legend

Land Use	Permitted Uses Notes
Buildable Area	Recreational area to be included within buildable area for any development with residential use
Building Envelope	Building envelopes are approximate and for conceptual purposes only. Maximum square footages and unit count to be provided in accordance with Table A
Parking Area	Parking to be located internally within the block

Site Plan Details:

- Stormwater Management Facility 2**: Located at the top of the plan.
- Timberwood Blvd**: A major road running horizontally across the middle of the plan.
- Access Road C (Private)**: A road connecting the central and right portions of the plan.
- Building Envelopes and Uses:**
 - III**: 3-Story, 15,250 SF Retail, 30,500 SF Office, 45,750 Total, FFE=602.
 - IV**: 4-Story, MFE=602, LFF=580.
 - VI**: 3-Story, FFE=605, 42,400 SF Office, 31,450 SF Retail, 20 Apartments.
 - VII**: 80 Room Hotel, 1 Space per room, 80 Spaces Required, 105 Provided, FFE=605.
 - VIII**: 2-Story, 15,200 SF Retail, 30,400 SF Retail, 1-Story, LFF=580.0, FFE=580.0.
 - IX**: 2-Story, 17,800 SF Retail, 14,250 SF, FFE=452.0.
 - Proposed 1-Story Retail**: 14,250 SF, FFE=452.0.
 - 1-Story Restaurant**: 7,800 SF, FFE=545.0.
- Parking Areas:** Various parking lots are shown throughout the plan, with space counts ranging from 10 to 304 spaces.
- Other Features:**
 - Pocket Park**: Located near the center of the plan.
 - Stormwater Management Facility 2**: Located at the top of the plan.
 - Timberwood Blvd**: A major road running horizontally across the middle of the plan.
 - Access Road C (Private)**: A road connecting the central and right portions of the plan.

Annotations:

- Single-Family Attached and/or Multifamily Residential Uses and/or Permitted Non-Residential Uses**: Indicated in red boxes for areas II, III, VI, VII, and VIII.
- 16,000 SF To Be Added for Map 32 Parcel 4101**: Located near the bottom right of the plan.

Scale and Orientation:

- North Arrow**: Located in the upper left quadrant.
- Scale**: 1" = 100'.

Sheet Information:

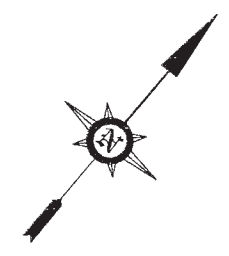
- SHEET 10**: Located at the top right.
- SHEET 11**: Located at the bottom right.

Revisions:

- 1**: Initial Submission, June 19, 2017.
- 2**: Revised, December 18, 2019.

Project Information:

- Project Name**: 10000 Sycamore Drive.
- Project Location**: 10000 Sycamore Drive, San Diego, CA.
- Project Owner**: Shimp Engineering.
- Project Date**: June 19, 2017.
- Project Status**: Initial Submission.



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ZMA201700005 Plan revisions by: Shimp Engineering
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