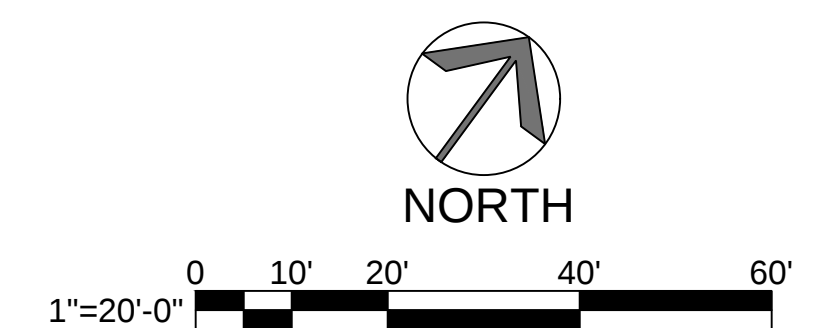




PERSPECTIVE VIEW LOOKING NORTH



PERSPECTIVE VIEW LOOKING EAST



PERSPECTIVE VIEWS

A1.1

2972 S. SANTA FE - APARTMENTS

SAN MARCOS, CA

PEMCOR

750 B STREET, SUITE 1710, SAN DIEGO, CA 92101
858.888.2488

DATE: 03-01-22
JOB NO.: 2021-329

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

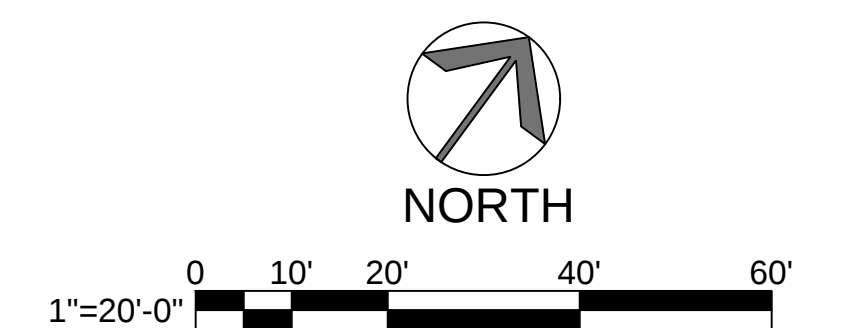




PERSPECTIVE VIEW LOOKING SOUTH



PERSPECTIVE VIEW LOOKING WEST



PERSPECTIVE VIEWS

A1.2

2972 S. SANTA FE - APARTMENTS

SAN MARCOS, CA

PEMCOR

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858.888.2488

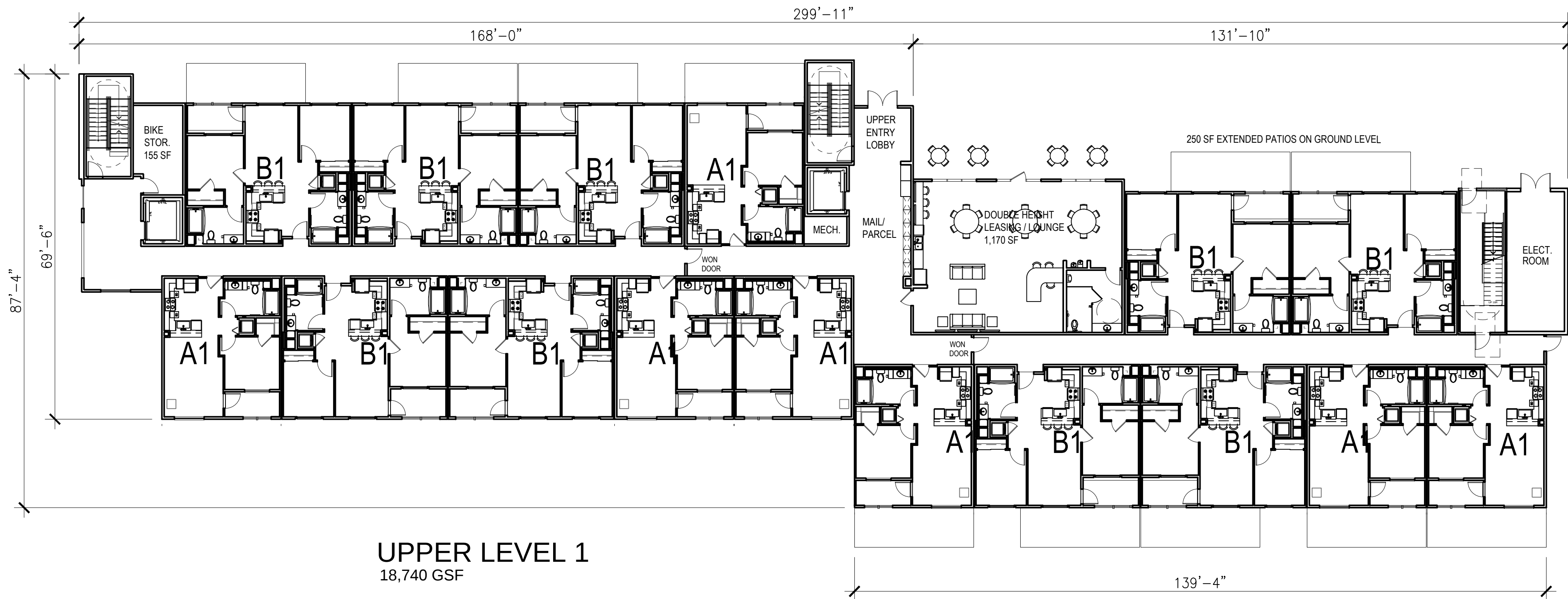
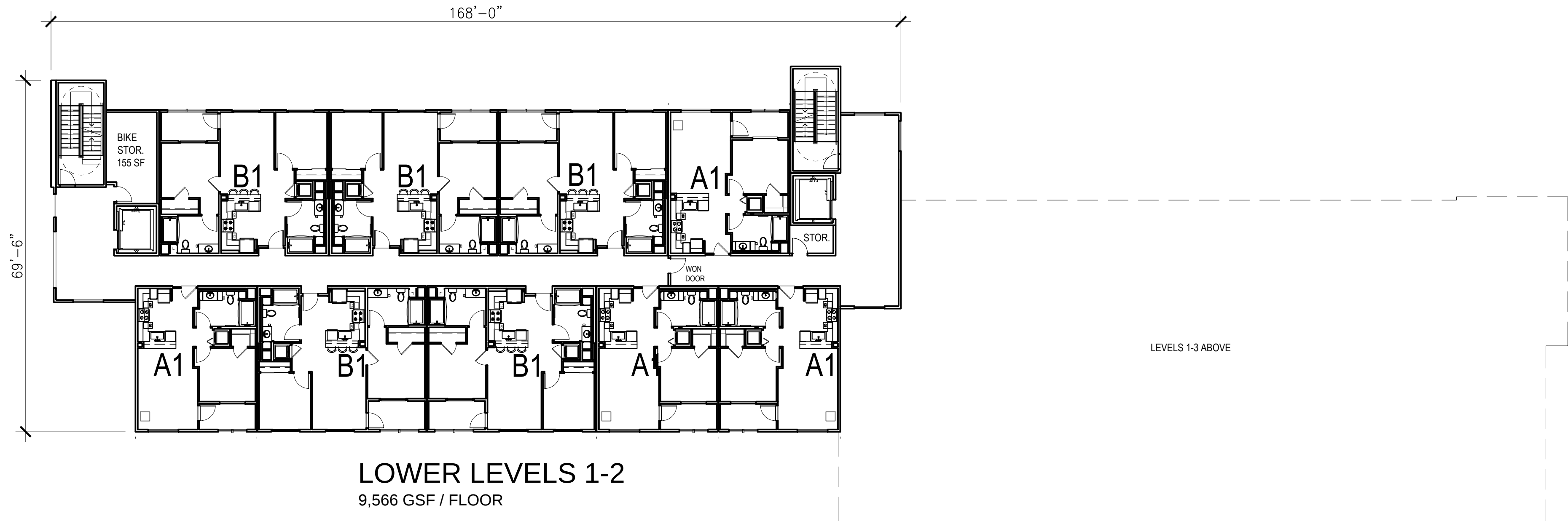
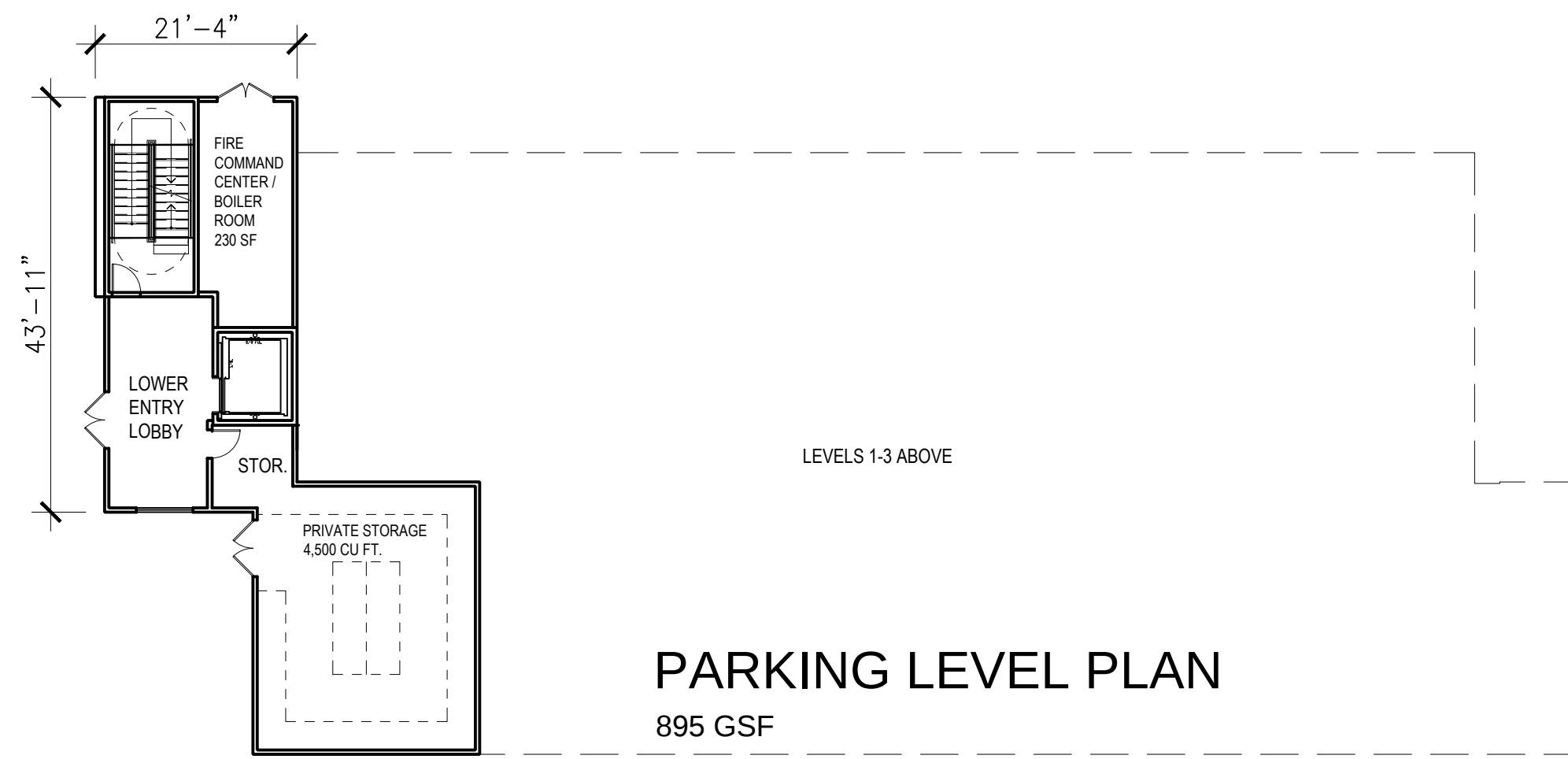
DATE: 03-01-22
JOB NO.: 2021-329

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(714) 639-9860



Tuesday, May 03, 2022 1:52:10 PM
R:\2021\2021-329 PEMCOR S SANTA FE & LAS FLORES SAN MARCOS\03 DESIGN\SCHEMATIC\A2\21-329_A1.1 SITE PLAN.DWG



SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
2. THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY.
3. FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS.
4. FOR HARDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS.
5. FOR PARKING GARAGE, SEE SEPARATE SUBMITTAL PACKAGE.
6. FOR "FIRE LANE" DESIGN, SEE CIVIL AND LANDSCAPE DRAWINGS.
7. FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS.
8. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS.
9. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS.
10. BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
11. SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.
12. SITE WALLS ARE DESIGNED BY OTHERS.
13. DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.
14. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.

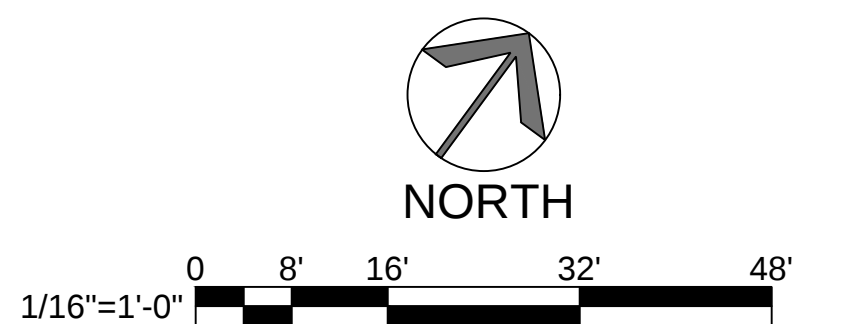
GENERAL NOTES

1. SEE LANDSCAPE SHEETS FOR LANDSCAPE DETAILS.
2. SEE CIVIL SHEETS FOR CIVIL DETAILS.

BUILDING TOTAL GSF:

PARKING LEVEL:	895 GSF
LOWER LEVELS 1-2:	9,566 GSF / FLR
UPPER LEVEL 1:	18,740 GSF
UPPER LEVEL 2:	10,485 GSF
UPPER LEVEL 3:	8,714 GSF
UPPER ROOF:	727 GSF

TOTAL BUILDING GSF: 58,693



BUILDING FLOOR PLANS

A2.0

2972 S. SANTA FE - APARTMENTS

SAN MARCOS, CA

PEMCOR

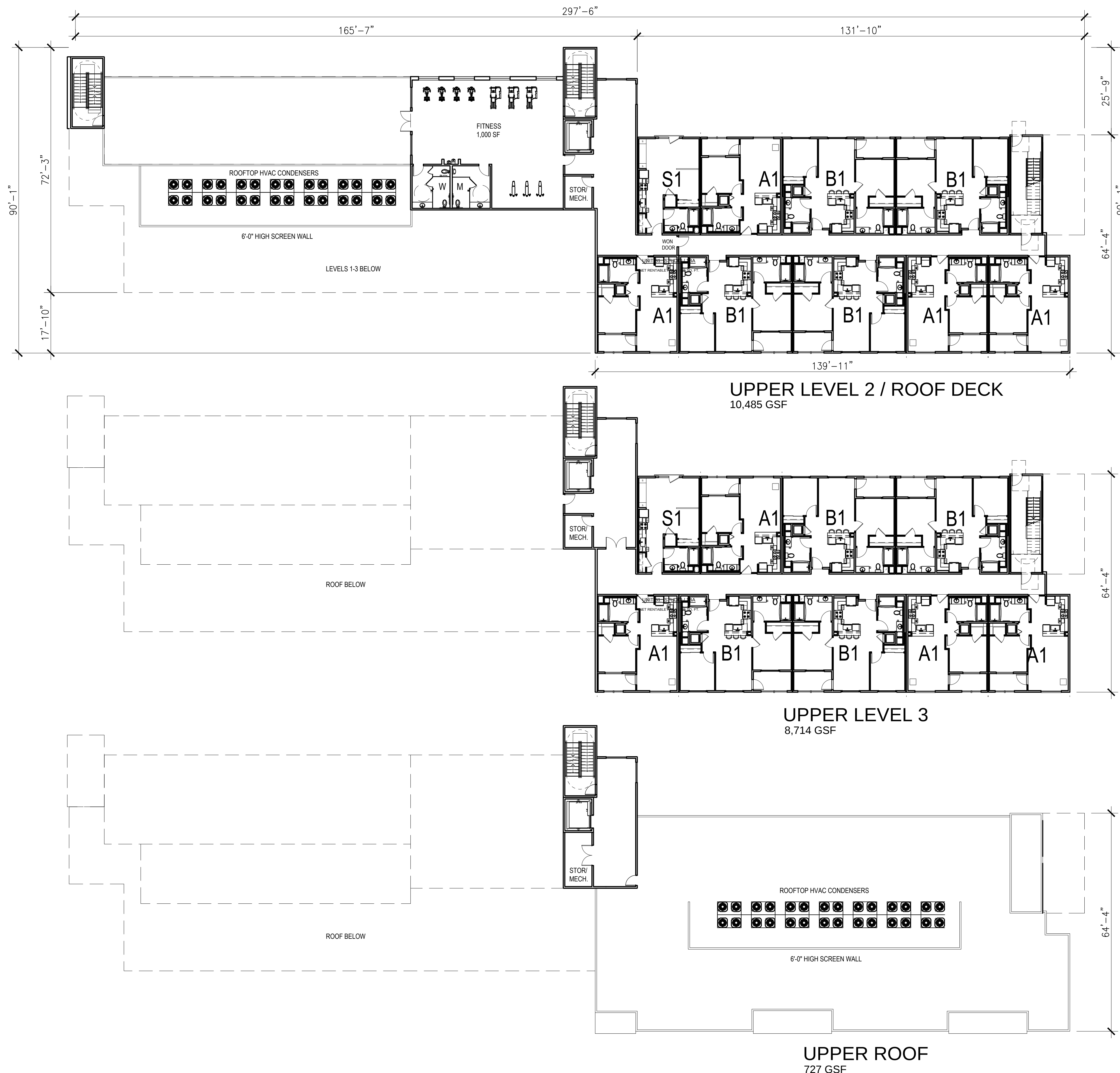
750 B STREET, SUITE 1710, SAN DIEGO, CA 92101
858.888.2488

DATE: 04-18-22
JOB NO.: 2021-329

ARCHITECTS ORANGE

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SITE PLAN NOTES

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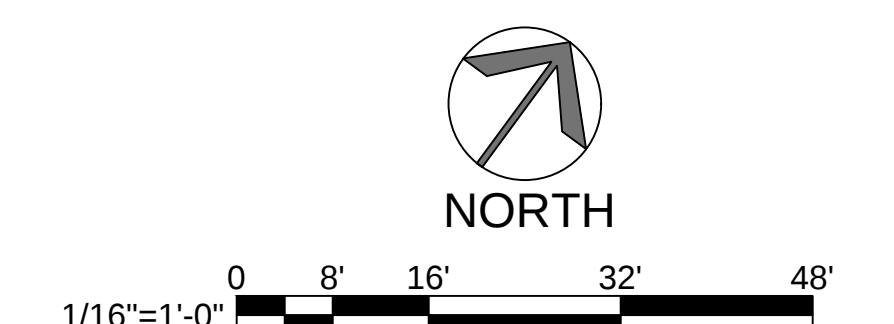
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BUILDING FLOOR PLANS

A2.1

2972 S. SANTA FE - APARTMENTS

SAN MARCOS, CA

PEMCOR

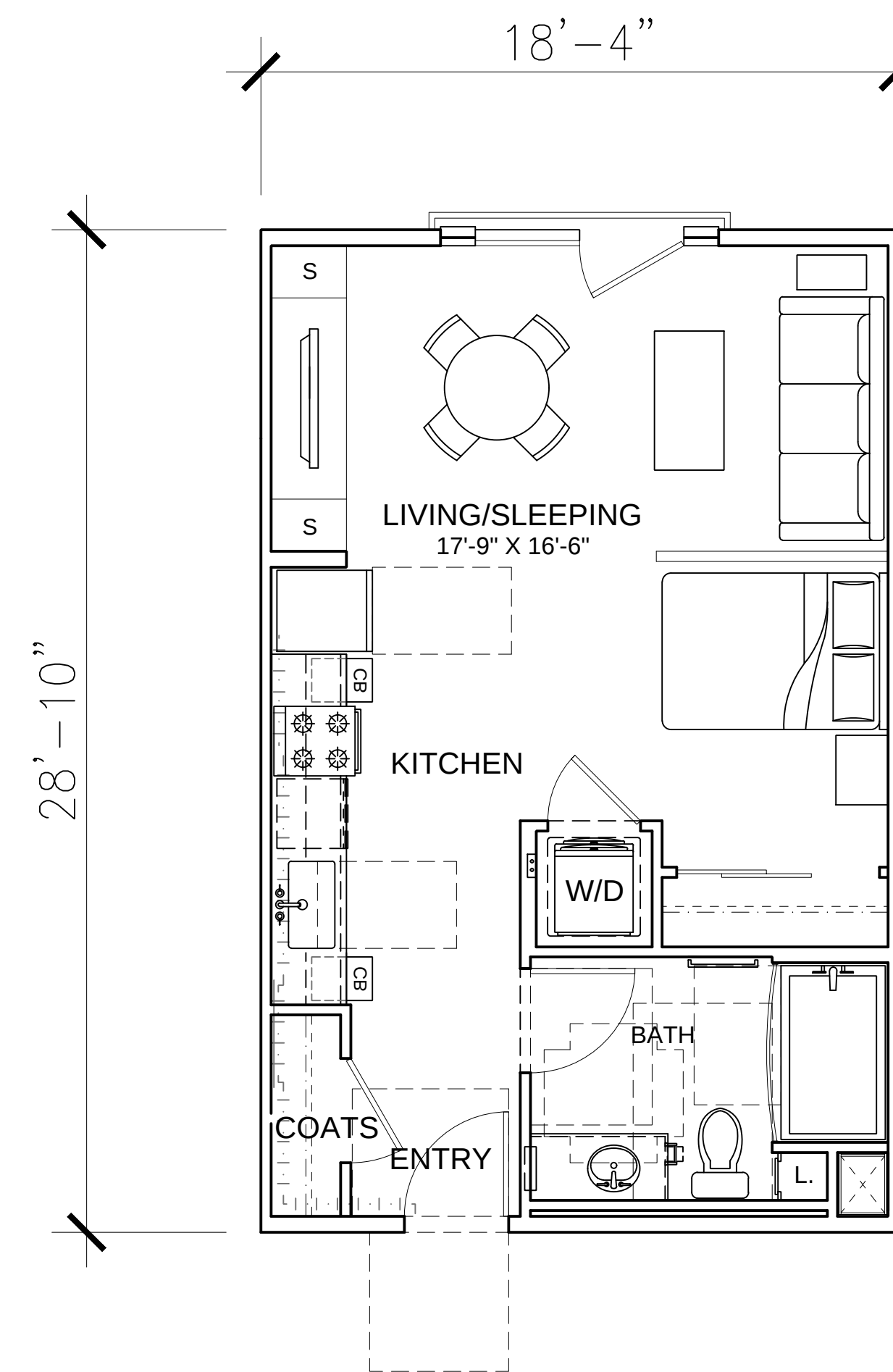
750 B STREET, SUITE 1710, SAN DIEGO, CA 92101
858.888.2488

DATE: 04-18-22
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ARCHITECTS ORANGE

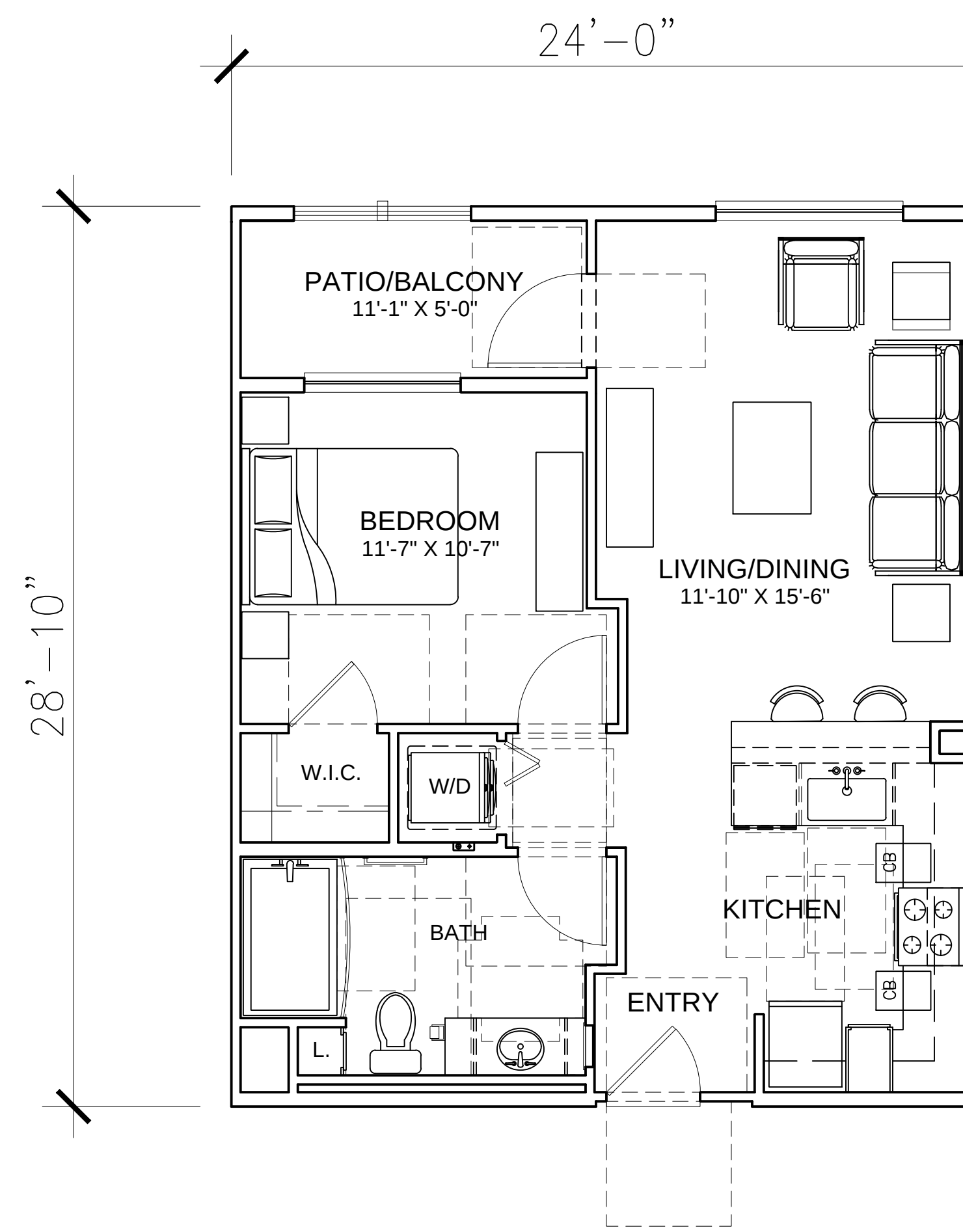
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UNIT S1: STUDIO / 1BA

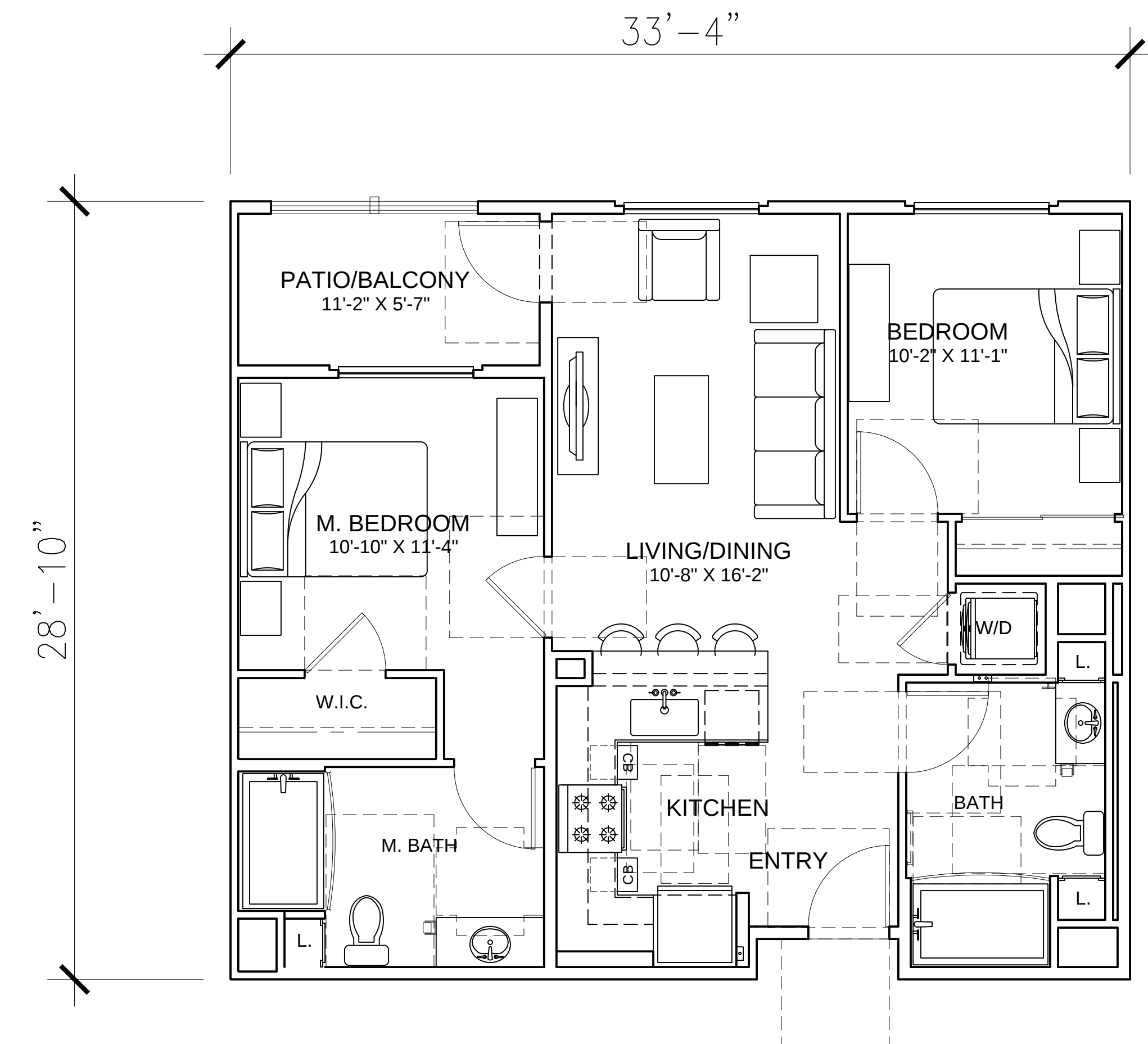
NET RENTABLE AREA: 525 SQ. FT.



UNIT A1: 1BR / 1BA

NET RENTABLE AREA: 624 SQ. FT.
PATIO/BALCONY*: 55 SQ. FT.

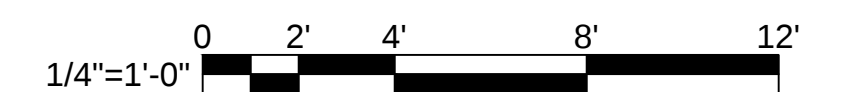
*GROUND FLOOR PATIO: 250 SQ. FT.



UNIT B1: 2BR / 2BA

NET RENTABLE AREA: 820 SQ. FT.
PATIO/BALCONY*: 63 SQ. FT.

*GROUND FLOOR PATIO: 250 SQ. FT.



2972 S. SANTA FE - APARTMENTS

SAN MARCOS, CA

PEMCOR
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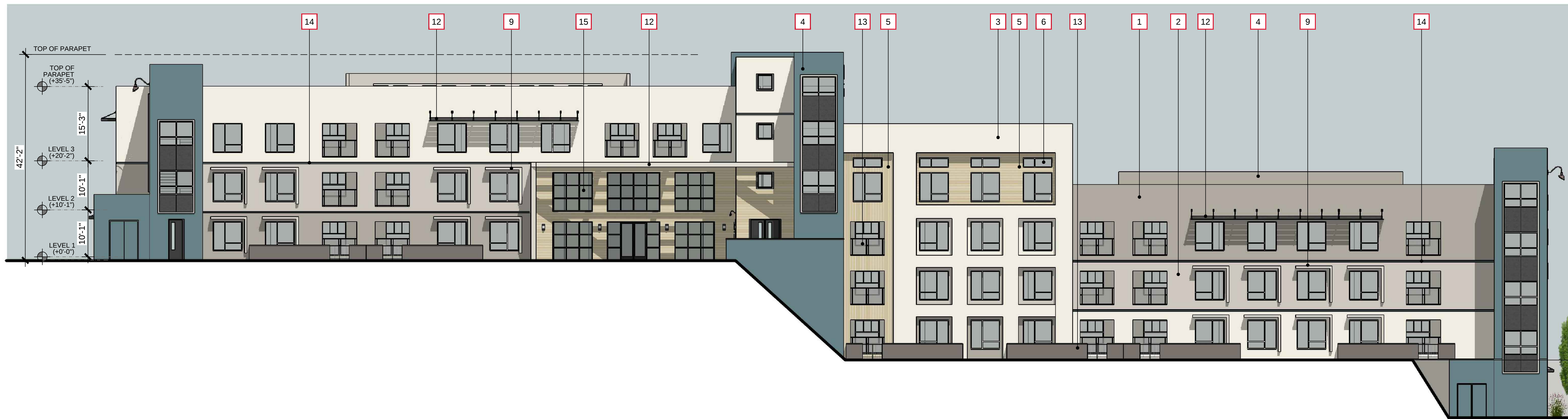
UNIT PLANS

A3.0

DATE: 04-18-22
JOB NO.: 2021-329

ARCHITECTS ORANGE
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(714) 639-9860





WEST ELEVATION

LEGEND

- | | |
|----|-----------------------------------|
| 1 | 20/30 SAND FIN. STUCCO - C1 |
| 2 | 20/30 SAND FIN. STUCCO - C2 |
| 3 | 20/30 SAND FIN. STUCCO - C3 |
| 4 | 20/30 SAND FIN. STUCCO - C4 |
| 5 | CEMENTITIOUS SIDING |
| 6 | INSULATED VINYL WINDOWS |
| 7 | CORNICE (SMOOTH STUCCO OVER FOAM) |
| 8 | MURAL / SIGNAGE |
| 9 | SHADE SCREENS |
| 10 | DECORATIVE TRIM |
| 11 | METAL GATE w/ PATIO WALL |
| 12 | METAL AWNING |
| 13 | PATIO WALLS / METAL RAILING |
| 14 | 4" RECESSED METAL REGLET |
- STOREFRONT WINDOWS



EAST ELEVATION

1/8"=1'-0" 0 4' 8' 16' 24'

BUILDING ELEVATIONS

A4.0

2972 S. SANTA FE - APARTMENTS

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750 B STREET, SUITE 1710, SAN DIEGO, CA 92101
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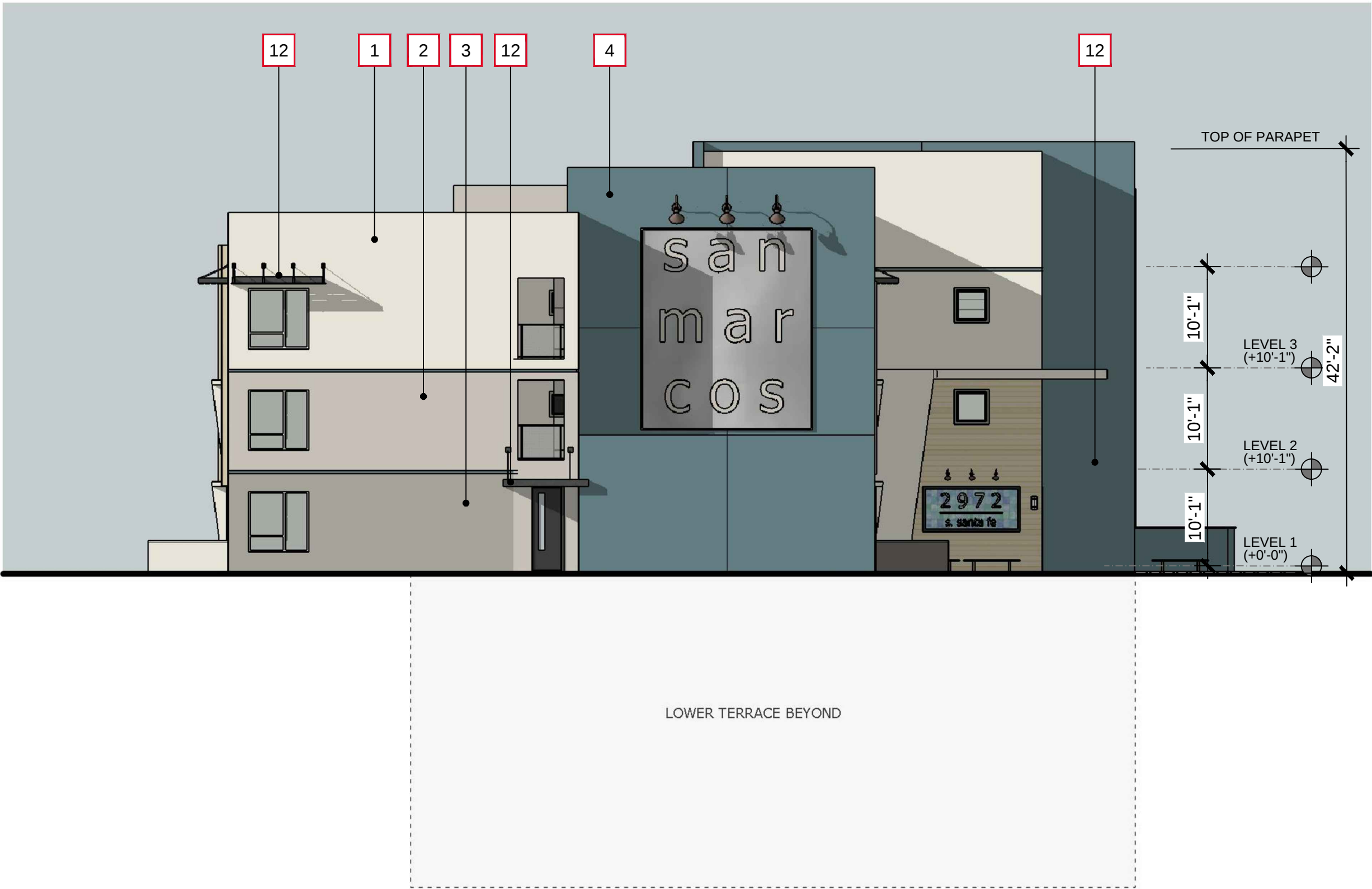
ARCHITECTS ORANGE

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LEGEND

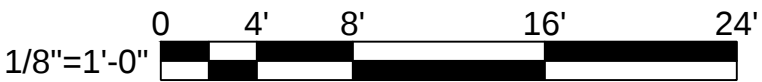
- 1 20/30 SAND FIN. STUCCO - C1
- 2 20/30 SAND FIN. STUCCO - C2
- 3 20/30 SAND FIN. STUCCO - C3
- 4 20/30 SAND FIN. STUCCO - C4
- 5 CEMENTITIOUS SIDING
- 6 INSULATED VINYL WINDOWS
- 7 CORNICE (SMOOTH STUCCO OVER FOAM)
- 8 MURAL / SIGNAGE
- 9 SHADE SCREENS
- 10 DECORATIVE TRIM
- 11 METAL GATE w/ PATIO WALL
- 12 METAL AWNING
- 13 PATIO WALLS / METAL RAILING
- 14 4" RECESSED METAL REGLET
- STOREFRONT WINDOWS



NORTH ELEVATION (UPPER LEVELS)



SOUTH ELEVATION (LOWER LEVELS)



BUILDING ELEVATIONS

A4.1

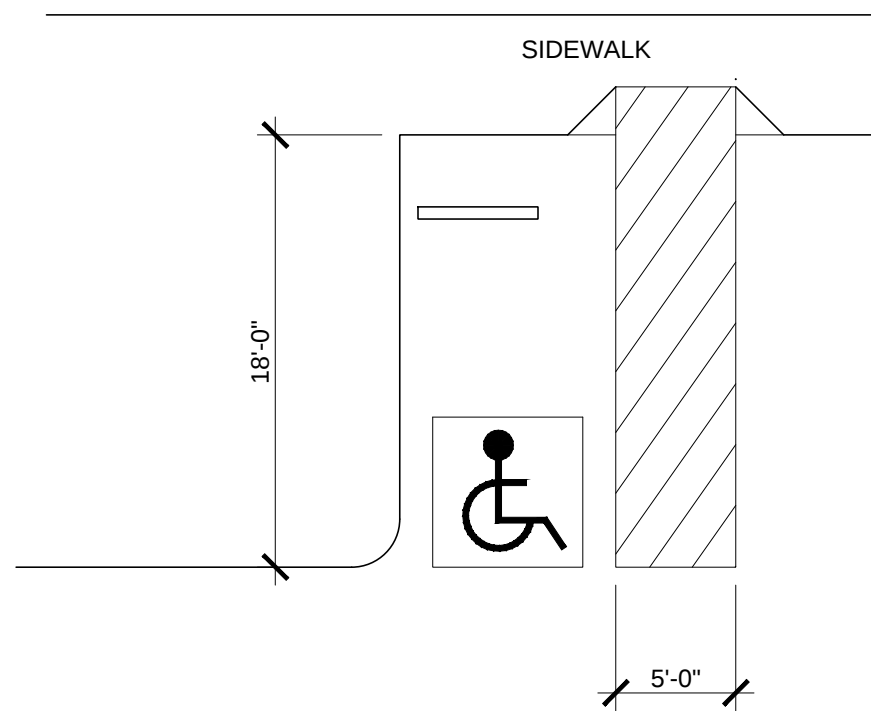
2972 S. SANTA FE - APARTMENTS

SAN MARCOS, CA

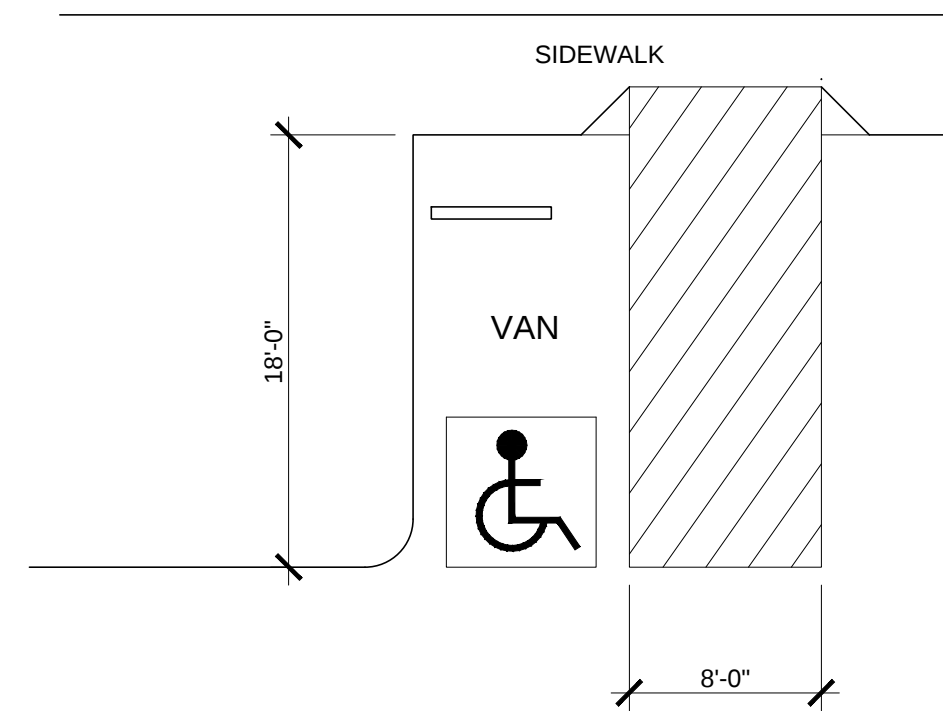
PEMCOR
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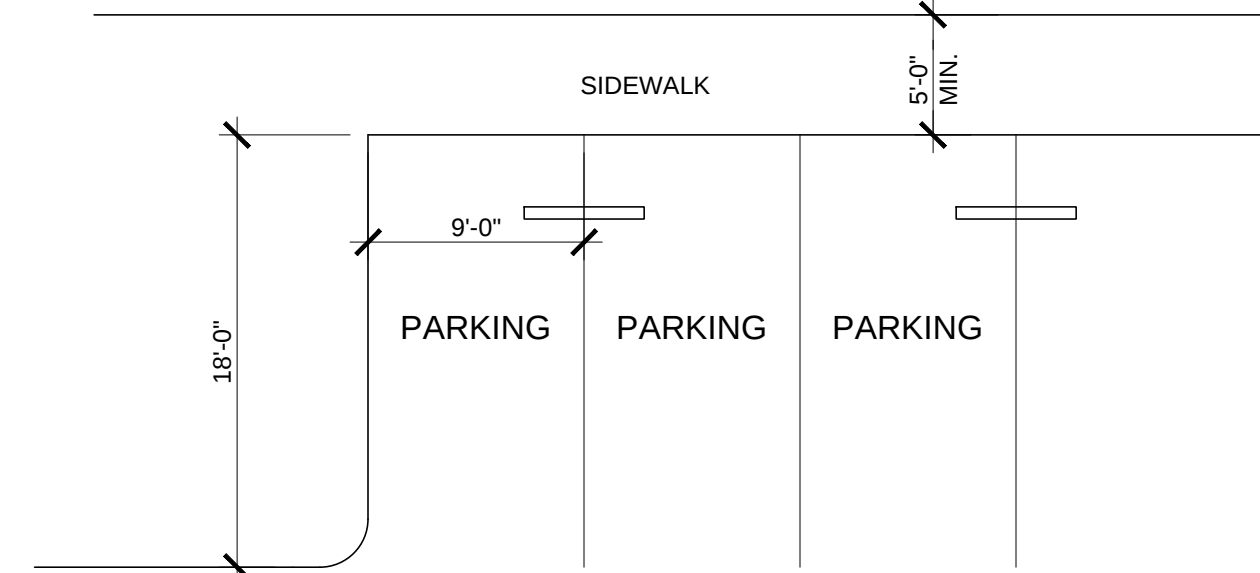




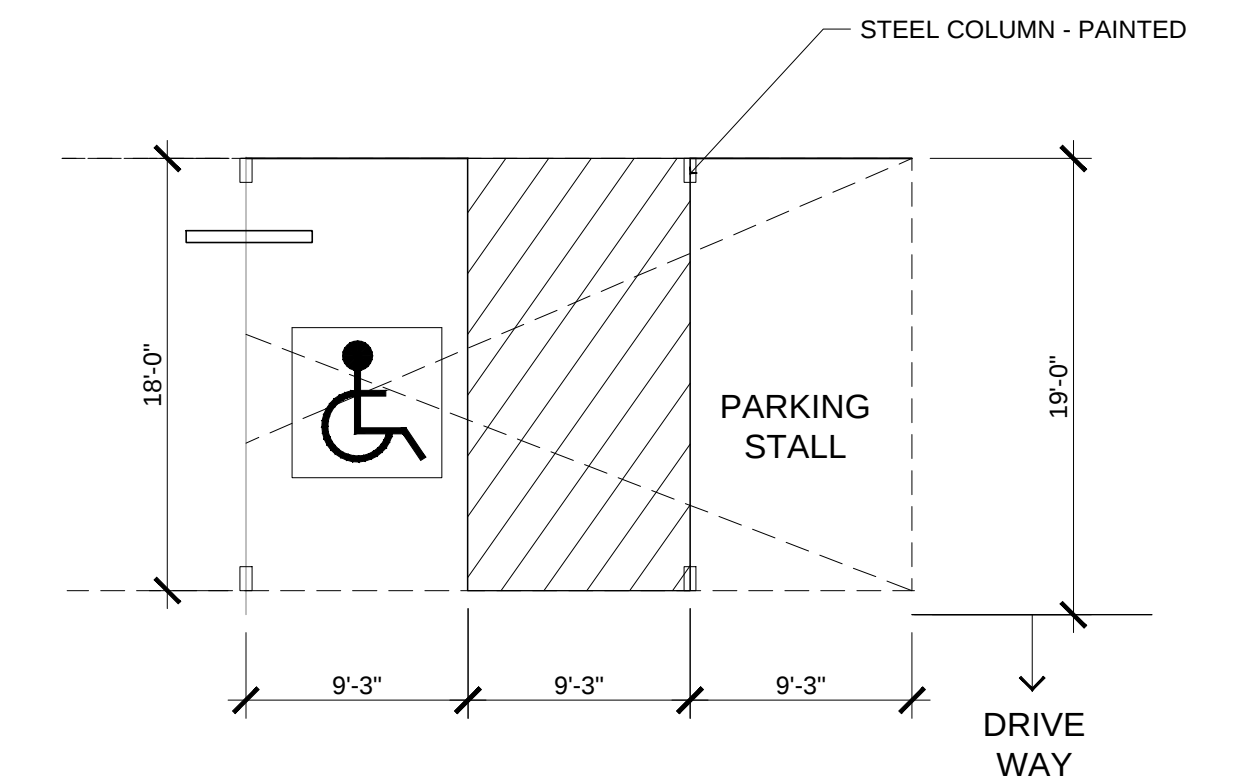
ACCESIBLE CAR



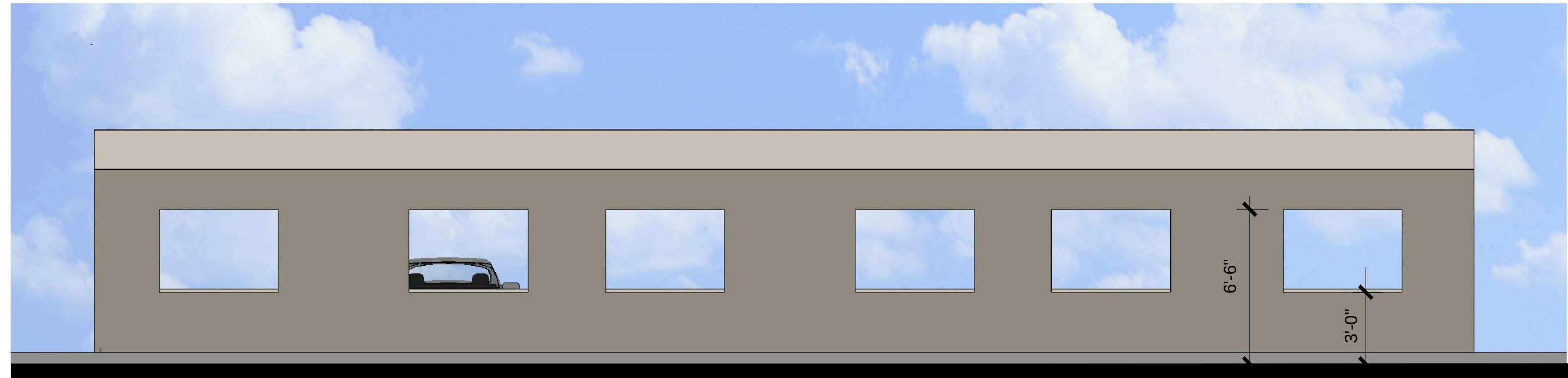
ACCESIBLE VAN



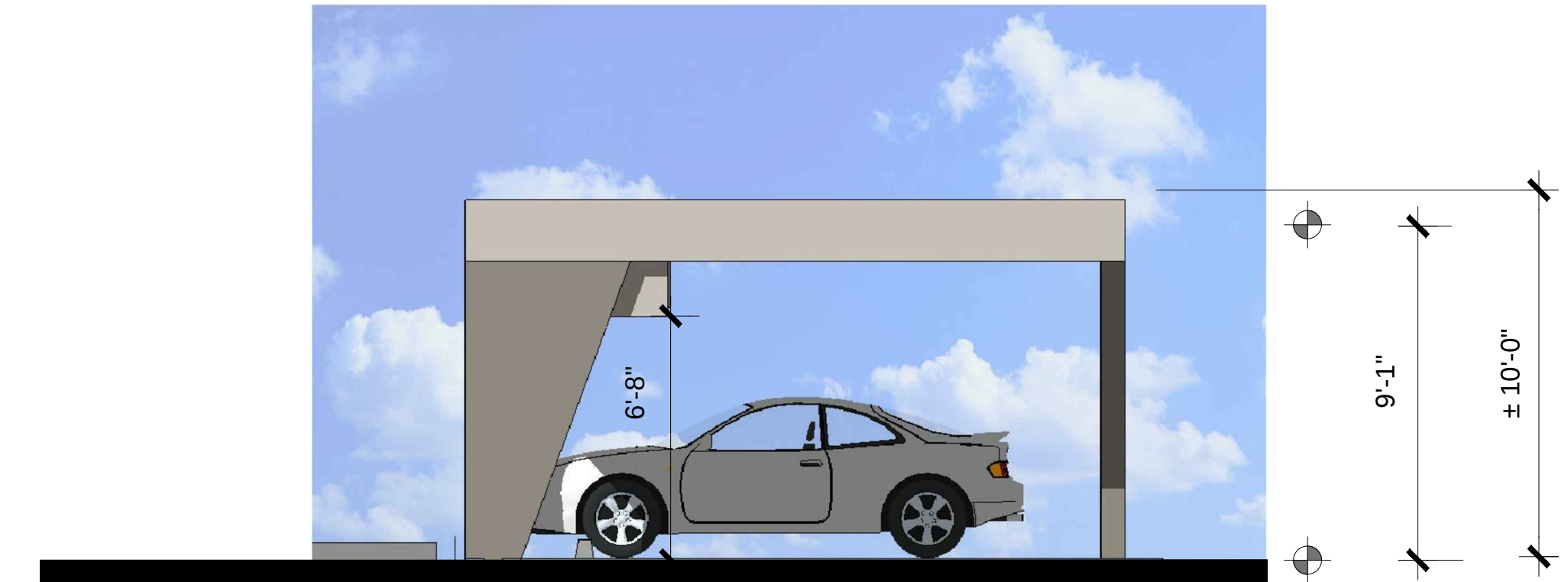
STANDARD PARKING (TYP.)



ACCESSIBLE SPACE AT CARPORT



REAR ELEVATION



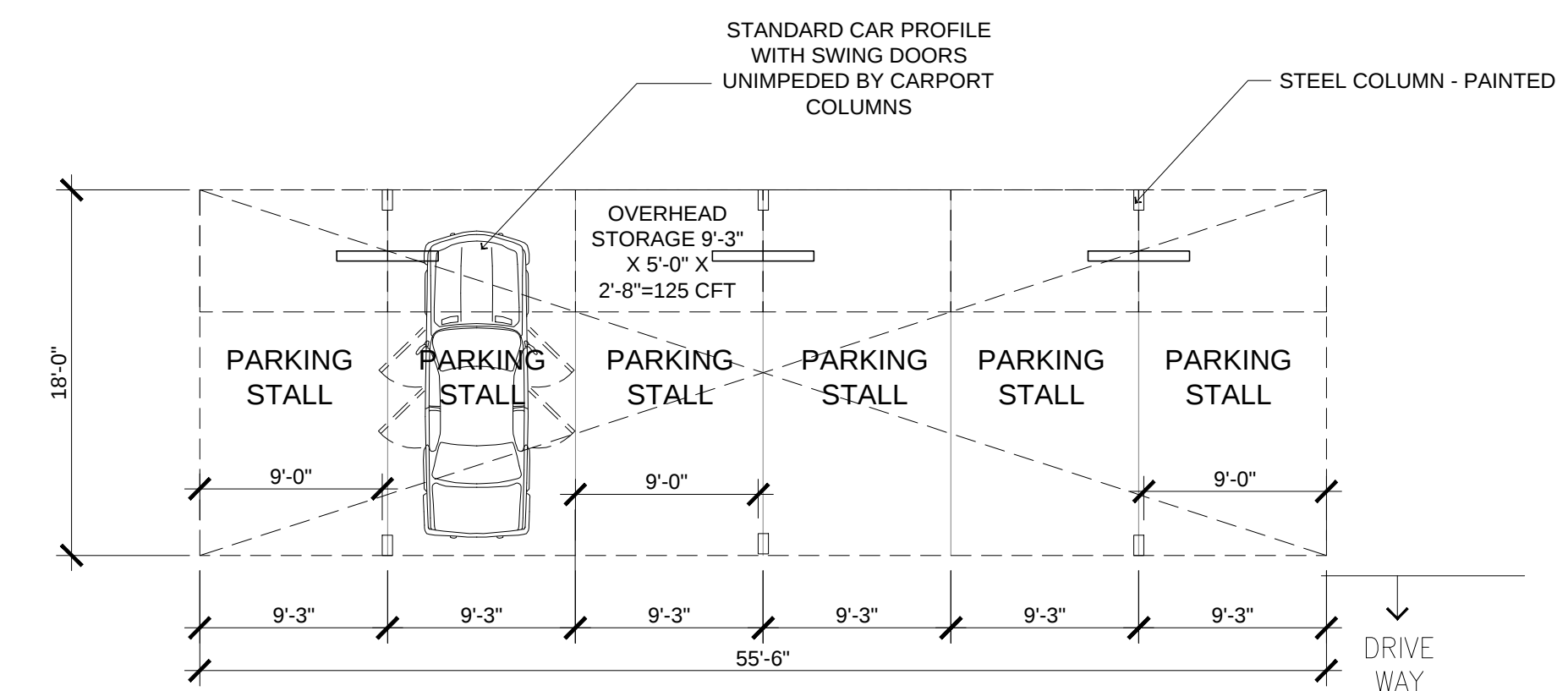
END ELEVATION



FRONT ELEVATION



FRONT PERSPECTIVE



CARPORT 18' DEPTH (TYP.)



PARKING, CARPORT & BUILDING SECTION (TYP.)

A6.0

2972 S. SANTA FE - APARTMENTS

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