

Tuesday, June 07, 2022 2:18:34 PM
B:\2021\2021-329 PEMCOB SSANTAFE & LAS EJORES SAN MARCOS\03 DESIGN\SSCHEMATIC\CAD\21-329 A11 SITE PLAN BWG

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

PROJECT SUMMARY

NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY
SHALL EXCEED 250 FEET.

50 TOTAL UNITS
2.5 ACRES GROSS / 2.23 ACRES (NET WITHOUT LAS FLORES ROW)
20.00 DU/AC (GROSS) / 22.42 (NET WITHOUT LAS FLORES ROW)
1,000 SF ROOF DECK WITH LOUNGE / FITNESS
1,170 SF GROUND FLOOR LEASING / AMENITY
120 SF GROUND FLOOR FIRE COMMAND CENTER
TOTAL BUILDING GSF: 58,693

UNIT MIX:

S1 STUDIO / 1 BATH	525 sf	1 FLATS (2 %)
A1 1 BED / 1 BATH	624 sf	22 FLATS (44 % TOTAL)
B1 2 BED / 2 BATH	953 sf	27 FLATS (54% TOTAL)

TOTAL: 50 UNITS

REQUIRED RESIDENTIAL (PER CITY CODE)			
1 - STUDIO	x 1.0 spaces/unit	1	
22 - 1 BED	x 1.5 spaces/unit	33	
24 - 2 BED	x 2.0 spaces/unit	54	
VISITOR	x 0.33 spaces/unit	17	TOTAL
105 SPACES TOTAL REQUIRED (2.1 spaces/unit)			

PROPOSED RESIDENTIAL: 107 (2.14 spaces/unit, includes 44 carports)

OPEN SPACE:

REQ'D COMMON: 30% of livable ground floor area of all units

REQ'D PRIVATE: Ground floor units: 25% of livable floor area; if 50% of

REQ'D PRIVATE: Ground floor units: 250 s.f.; Upper floor unit 50 s.f.
PROPOSED: 250 s.f. for ground floor units; 55-63 sf for upper floor units.

Each space shall be no less than 6x2 with 2' behind for access

PROPOSED: 11 LOCKERS (Bike Storage rooms on upper & lower levels)

STORAGE:

REQUIRED: 200 c.f. / unit x 50 = 10,000 c.f.

PROPOSED: 125 c.f. located in (44) carports = 5,500 c.f. (see sheet. A6.0)

4,500 c.f. located at lower level ground floor (see sheet A2.0)

LEGEND

-  INDICATES 150 FT FIRE HOSE PULL
-  INDICATES FIRE ACCESS DRIVE
-  INDICATES PRIVATE OPEN SPACE



A scale bar with markings at 0, 10', 20', 40', and 60'. Below the bar, the text "1"=20'-0"" is written.

SITE PLAN SHOWING MID-LEVEL FLOOR PLAN

SITE PLAN W/ FIRE ACCESS

A1.0

2972 S. SANTA FE - APARTMENTS

SAN MARCOS, CA

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AO

Architecture.
Design.
Relationships.

2972 S. SANTA FE, SAN MARCOS

PROJECT DESCRIPTION

A 50 UNIT APARTMENT PROJECT, CONSISTING OF 3 AND 4 STORY TYPE III-A ON GRADE, WITH AUTOMATIC SPRINKLER SYSTEM

GROSS LAND AREA: 2.5 ACRES
NET LAND AREA: (W/O LAS FLORES ROW) 2.23 ACRES
TOTAL UNITS: 50 UNITS
DENSITY (GROSS): 20.00 DU/AC
DENSITY (NET): 22.42 DU/AC

EXISTING/PROPOSED USES

EXISTING USES:	VACANT
PROPOSED USES:	RESIDENTIAL (50 UNITS) ROOFTOP AMENITIES

CODE SUMMARY

CODE	ADOPTED EDITION
BUILDING CODE	2019 CALIFORNIA BUILDING CODE
FIRE CODE	2019 CALIFORNIA FIRE CODE
ENERGY CODE	2019 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON RESIDENTIAL BUILDINGS
MECHANICAL CODE	2019 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2019 CALIFORNIA CODE
POOL CODE	2019 UNIFORM SWIMMING POOL CODE
PLANNING CODE	CITY OF FONTANA MUNICIPAL CODE
CAL GREEN	2019 CALIFORNIA GREEN BUILDING STANDARDS

TOTAL UNIT MIX

UNIT TYPE	UNIT NET SQ. FT.	UNITS PER BUILDING	TOTAL NET SQ. FT.	PRIVATE STORAGE (EA)	PRIVATE STORAGE TOTAL	%
S1	525	1	STUDIO, 1 BA	525	0	2%
A1	624	22	1 BEDRM, 1 BA	13,728	55	44%
B1	820	27	2 BEDRM, 2 BA	22,140	63	54%
TOTAL	728	AVERAGE	50	36,393	2,911	100%

*NOTE: 10% AFFORDABLE (LOW INCOME) UNITS INCLUDED IN COUNT = (5) 2 BEDROOM UNITS

GENERAL DISCLAIMER

THESE CONCEPTUAL ARCHITECTURAL PLANS ARE FOR PLANNING & DEVELOPMENT PURPOSES ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, INVESTIGATION FROM GOVERNING AGENCIES AND BUILDING CODE ANALYSIS. DIMENSIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON THE INFORMATION AND SURVEYS AVAILABLE. PLEASE REFER TO CIVIL SURVEYS, DRAWINGS AND EXHIBITS FOR TECHNICAL INFORMATION AND MEASUREMENTS. PLEASE REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION, DESIGN AND SPECIFICATIONS.

PARKING SUMMARY REQUIRED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (9' X 18')					
UNIT TYPE	QUANTITY	CITY REQUIRED PER UNIT		RATIO	TOTAL STALL REQUIRED
STUDIO	1	1			1
1 BEDROOM	22	1.5			33
2 BEDROOMS	22	2			44
2 BEDROOMS (AFFORDABLE)	5	1.7			8.5
TOTAL UNITS	50				
STALL REQUIRED - RESIDENTIAL					
GUEST REQUIRED					
TOTAL PARKING REQUIRED					
ACCESSIBLE REQUIRED FOR RESIDENCE FOR ASSIGNED PARKING INCLUDED IN COUNT					
EVCS INCLUDED IN PARKING COUNT 4.106.4.2 FOR RESIDENTS	87			2% OF 110	2
TOTAL EVCS INCLUDED IN PARKING COUNT 4.106.4.2				0.1	9
ACCESSIBLE REQUIRED FOR EVCS INCLUDED IN COUNT				10% OF 9	1

PARKING SUMMARY PROVIDED

RESIDENTIAL PARKING PROVIDED OPEN SPACE (9' X 18')					
TYPE OF PARKING	QUANTITY	TOTAL PARKING	COVERED	OPEN STALL	TOTAL
STANDARD OPEN	97	106	44		106
COMPACT OPEN	9			1	
STALL FOR USPS				1	
TOTAL STALL PROVIDED	106		1	107	
PARKING RATIO					
ACCESSIBLE PARKING PROVIDED					
OPEN STALL			2%	3	4
TOTAL INCLUDED 1 VAN					4
EVCS INCLUDED IN PARKING COUNT 4.106.4.2					
OPEN STALL			10%		2
TOTAL INCLUDED 1 VAN					2