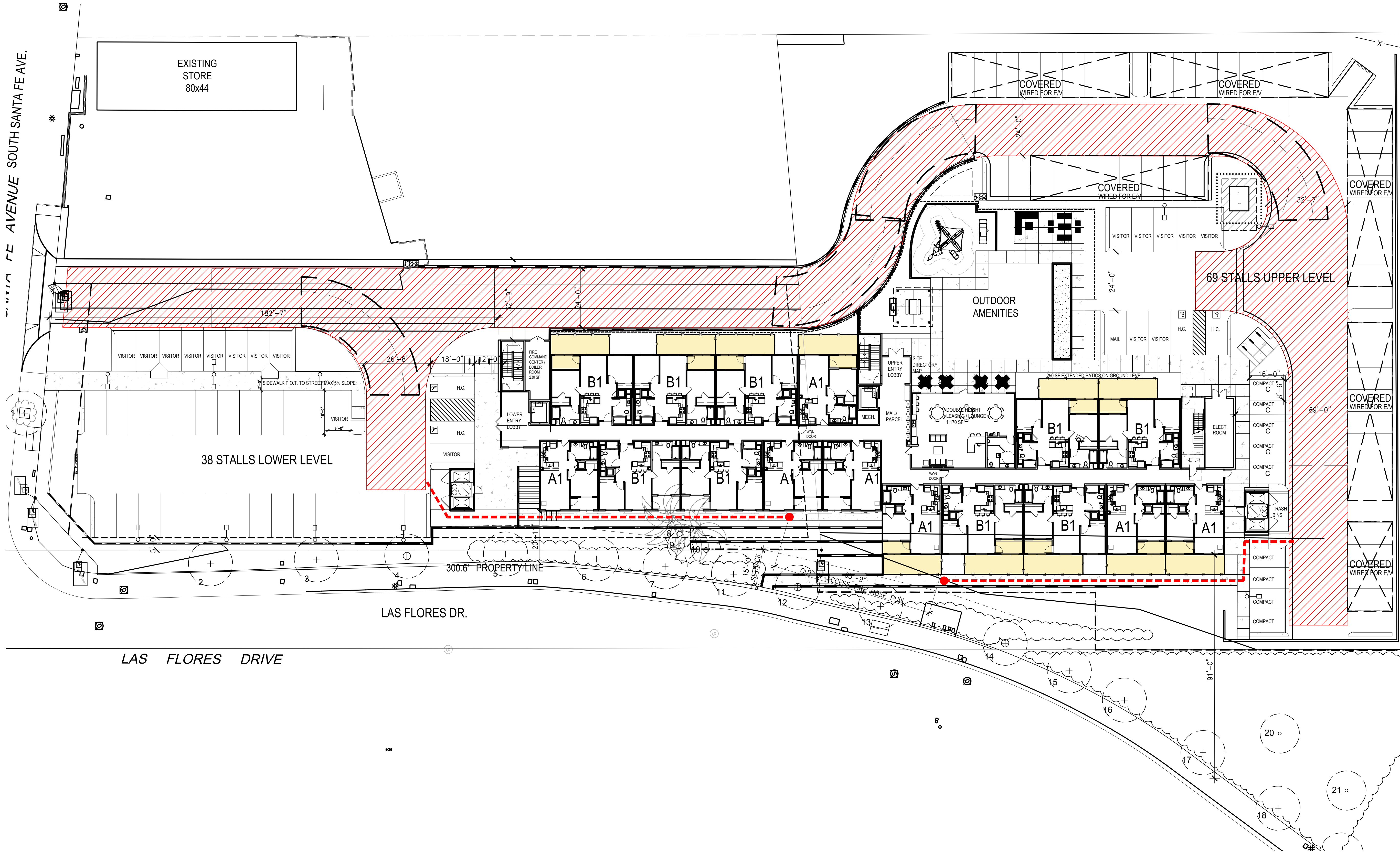


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SITE PLAN SHOWING MID-LEVEL FLOOR PLAN

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

PARKING:

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
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: 250 s.f.; Upper floor unit 50 s.f.
PROPOSED: 250 s.f. for ground floor units; 55-63 sf for upper floor units.

BICYCLE PARKING:

REQUIRED: 1 spaces/5 units: 100% Class I lockers or Class II racks
Each space shall be no less than 6x2 with 2' behind for access

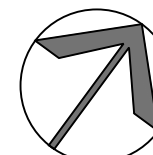
PROPOSED: 11 LOCKERS (Bike Storage rooms on upper & lower levels)

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

- 1. --- INDICATES 150 FT FIRE HOSE PULL
- 2. [Red Hatched Box] INDICATES FIRE ACCESS DRIVE
- [Yellow Box] INDICATES PRIVATE OPEN SPACE



NORTH

1"=20'-0" 0 10' 20' 40' 60'

SITE PLAN W/ FIRE ACCESS

A1.0

2972 S. SANTA FE - APARTMENTS

SAN MARCOS, CA

PEMCOR

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

ARCHITECTS ORANGE

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



DATE: 06-06-22
JOB NO.: 2021-329

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2972 S. SANTA FE - APARTMENTS

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

SAN MARCOS, CA

PROJECT INFORMATION - UNIT SUMMARY, PARKING ANALYSIS

DATE: 06-06-22
JOB NO.: 2021-329

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

G1.1



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 ARCHITECT'S DRAWINGS AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION, DESIGN AND SPECIFICATIONS.

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	0	2%
A1	624	22	1 BEDRM, 1 BA	13,728	55	1,210	44%
B1	820	27	2 BEDRM, 2 BA	22,140	63	1,701	54%
TOTAL	728	AVERAGE		36,393		2,911	100%
*NOTE: 10% AFFORDABLE (LOW INCOME) UNITS INCLUDED IN COUNT = (5) 2 BEDROOM UNITS							

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					87
GUEST REQUIRED		0.33 PER UNIT			17
TOTAL PARKING REQUIRED					104
ACCESSIBLE REQUIRED FOR RESIDENCE FOR ASSIGNED PARKING INCLUDED IN COUNT				2% OF 110	2
EVCS INCLUDED IN PARKING COUNT 4.106.4.2 FOR RESIDENTS		87		0.1	9
TOTAL EVCS INCLUDED IN PARKING COUNT 4.106.4.2					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				
STALL FOR USPS				1	
TOTAL STALL PROVIDED		106		1	107
		PARKING RATIO			2.14
ACCESSIBLE PARKING PROVIDED			REQUIRED		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