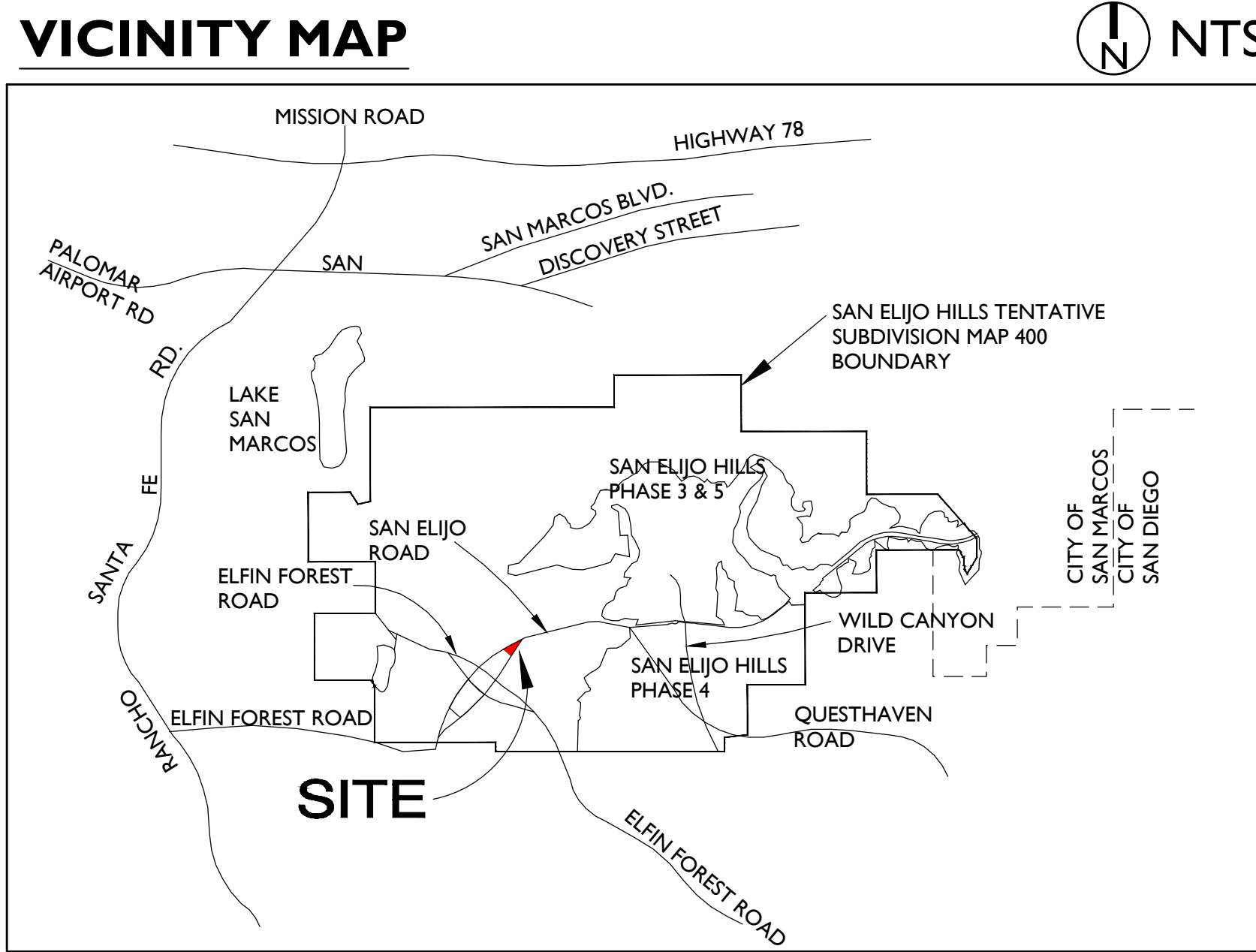


CONCEPTUAL PLANNING SUBMITTAL FOR LOT 3
OF PARCEL MAP 16344

CONDITIONAL USE PERMIT TO THE SAN ELIJO HILLS SPECIFIC PLAN
AND MODIFICATION TO PERMIT SDP 17-0007



- SYMBOL LEGEND
- BUILDING ELEVATION
 - NORTH SYMBOL
 - KEYNOTE

PROJECT TEAM

PROJECT DEVELOPER
AMBIENT COMMUNITIES
179 CALLE MAGDALENA, STE 201
ENCINITAS, CA 92024
O:760-230-1000
C:619-417-4193
DUNCAN BUDINGER

ARCHITECTURE
SUMMA ARCHITECTURE
5256 S. MISSION RD, STE 404
BONSALL, CA 92003
760-724-1198
DAMIAN TAITANO

CIVIL ENGINEERING
FUSION ENG TECH
1810 GILLESPIE WAY, STE 207
EL CAJON, CA 92020
619-736-2800
JOHNNY RIVERA

LANDSCAPE ARCHITECTURE
HOWARD ASSOCIATES
1951 FOURTH AVE, STE 302
SAN DIEGO, CA 92101
619-718-9660
JULIE HOWARD

SHEET INDEX

A-0 TITLE SHEET
A-1 REFERENCE SITE PLAN

LANDSCAPE

LCP-1 LANDSCAPE CONCEPT PLAN
LCP-2 PLANT LEGEND AND DETAILS
LCP-3 HYDRDROZONE MAP & IRRIGATION LAYOUT

ELECTRICAL

E0.1 FIXTURE SPECIFICATIONS
ESI.2 ELECTRICAL SITE PLAN
ESI.5 ELECTRICAL SITE PHOTOMETRIC PLAN

CIVIL

CI.1 PRELIMINARY SITE PLAN
CI.2 FIRE/TRASH ACCESS
CI.3 PERMANENT STORM WATER

ARCHITECTURE

A-2 CONCEPTUAL SITE PLAN
A-3 CONCEPTUAL PLANS
A-4 CONCEPTUAL PERSPECTIVES
A-5 CONCEPTUAL PERSPECTIVES
A-6 CONCEPTUAL TRASH ENCLOSURE

SAN MARCOS, CA

SAN ELIJO HILLS - MONTESSORI SCHOOL

TITLE SHEET

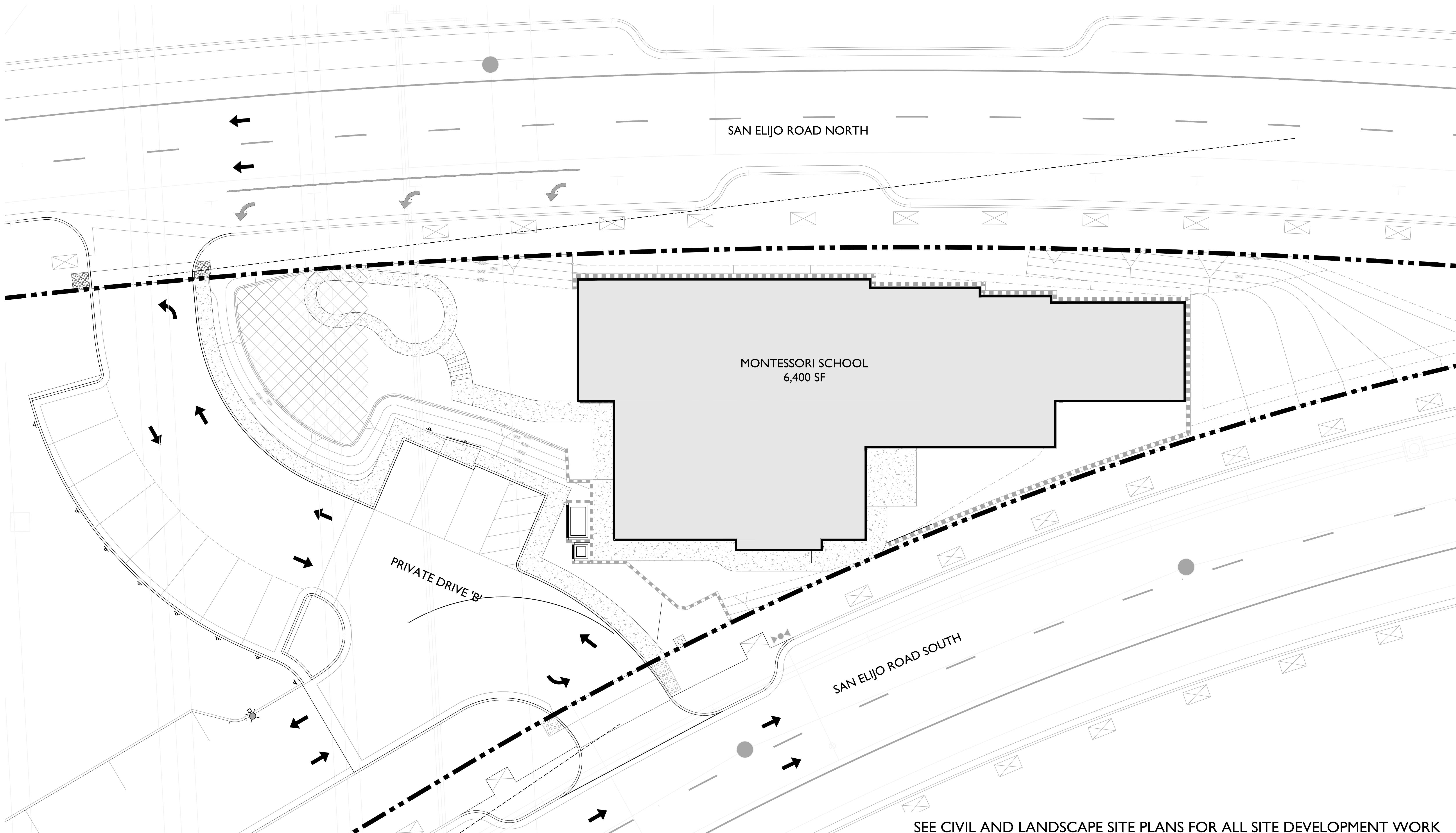
AMBIENT COMMUNITIES
179 CALLE MAGDALENA STE 201
ENCINITAS, CA 92024
760.230.1000

JUNE 7, 2023
SCALE:



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-0



SAN MARCOS, CA

SAN ELIJO HILLS - MONTESSORI SCHOOL

REFERENCE SITE PLAN

AMBIENT COMMUNITIES
179 CALLE MAGDALENA STE 201
ENCINITAS, CA 92024
760.230.1000

JUNE 7, 2023
SCALE: 0 10 20 30

SUMMA[®]
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-1



San Elijo Hills Montessori School

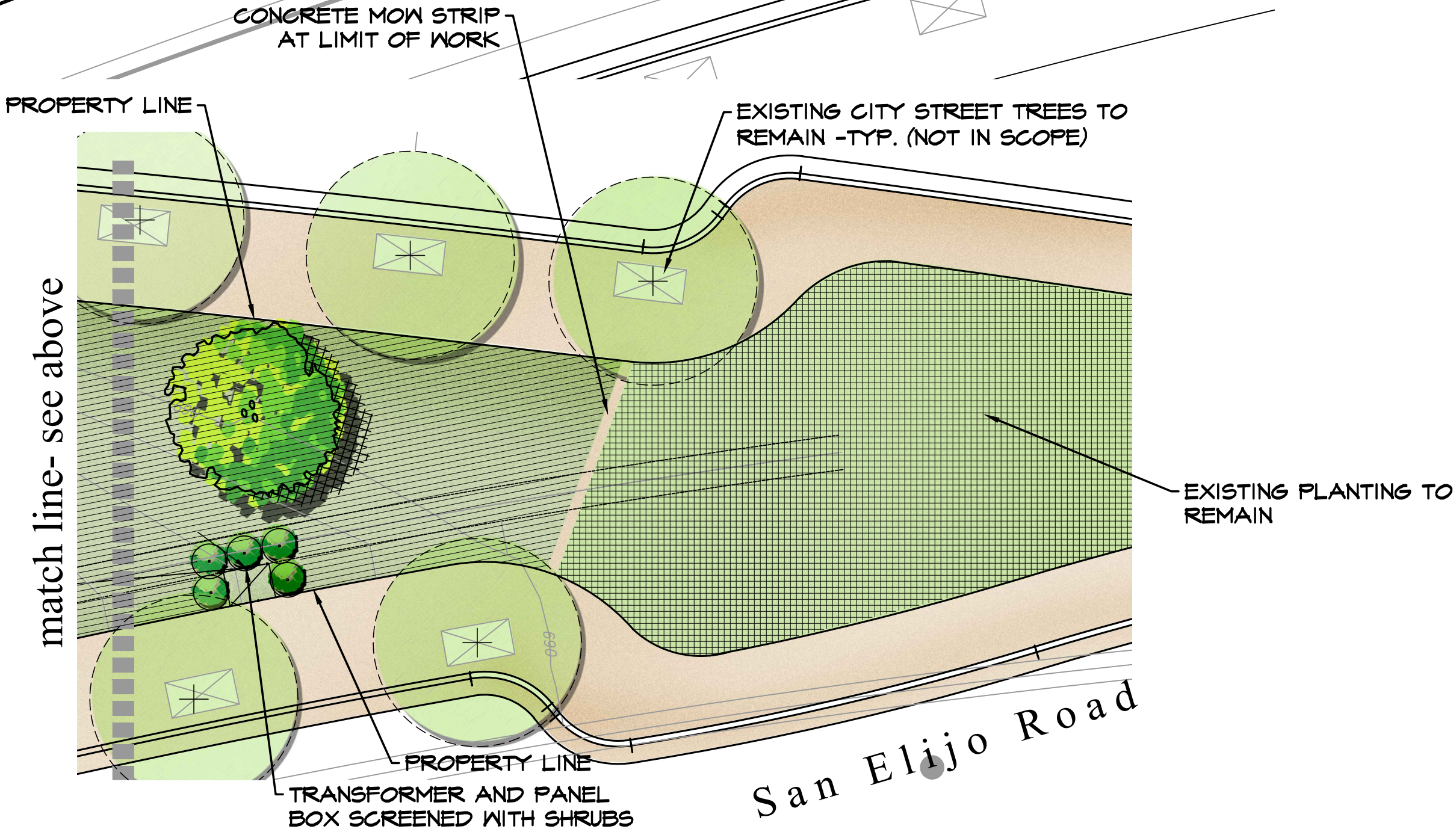
Landscape Concept Plan

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

[Signature] 6/6/2023
APPLICANT DATE

SEE SHEET LCP-2 FOR PLANT LEGEND AND SITE AMENITIES

SEE SHEET LCP-3 FOR WATER CALCULATIONS AND SCHEMATIC IRRIGATION LAYOUT



APPLICANT

SAN ELIJO HILLS BUILDING F LLC
179 CALLE MAGDALENA SUITE 201
ENCINITAS CA, 92024
ATTN: DUNCAN BUDINGER
PH. (619) 417-4193

fla 2681

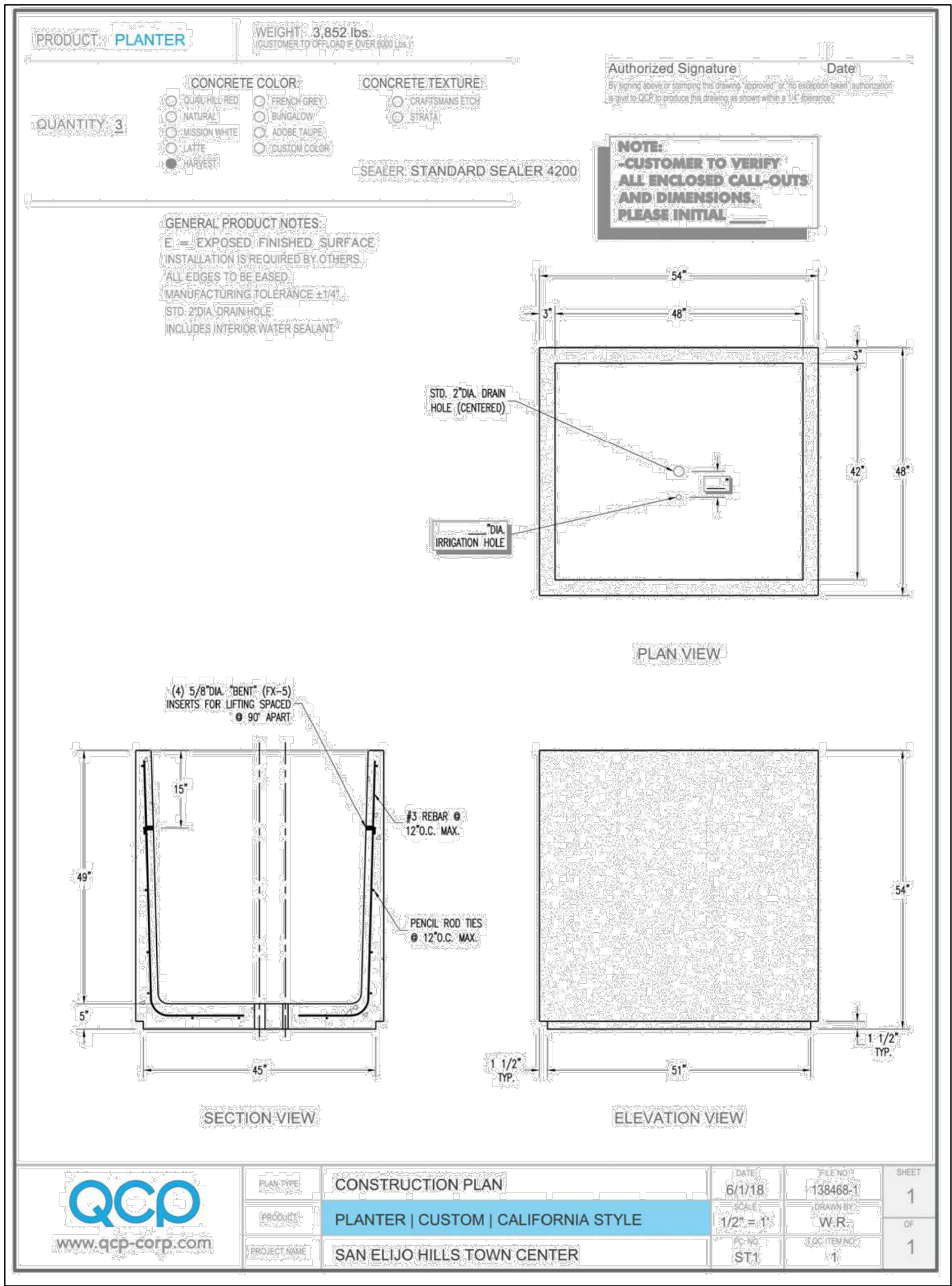
HOWARD ASSOCIATES

landscape architecture
1951 fourth avenue, suite 302
san diego ca 92101 619 718 9660

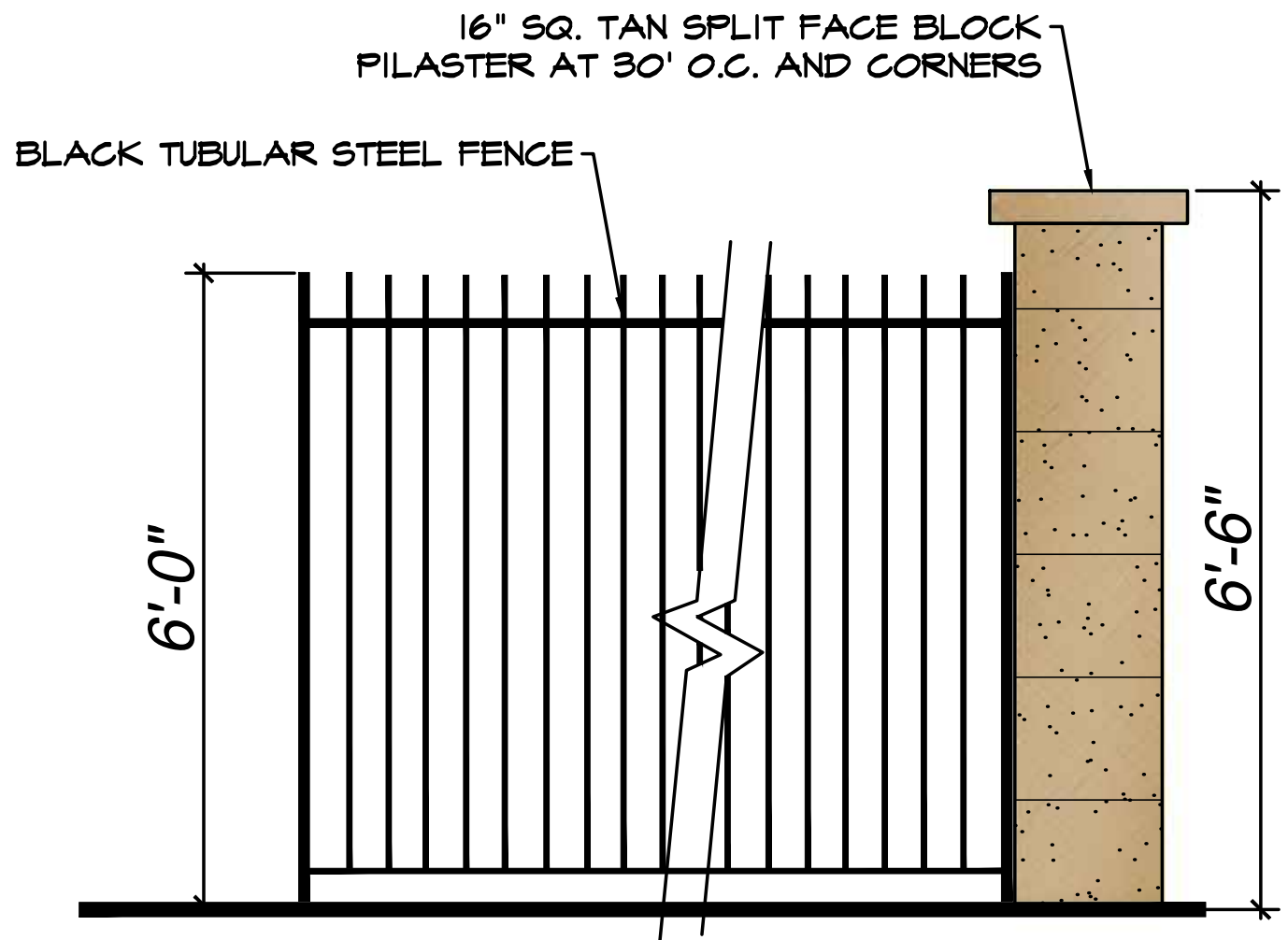
June 6, 2023

LCP-1

Sheet 1 OF 3



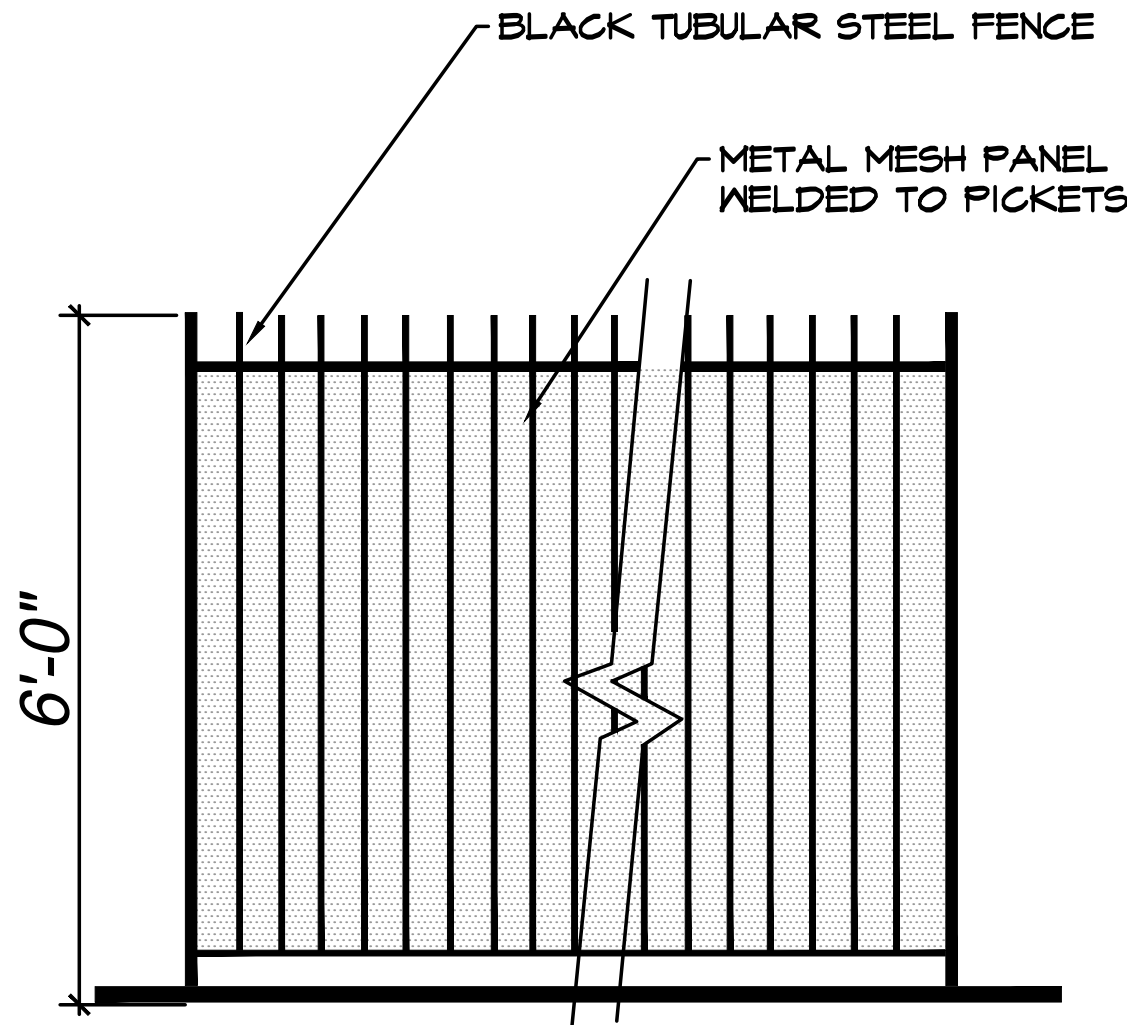
PRECAST PLANTERS FOR USE IN EASEMENT AREAS



6' HT. TUBULAR STEEL FENCE WITH PILASTER



BIKE RACK



MESH SCREEN FENCE

NOTE: FENCE POSTS TO BE SET IN SLEEVES IN EASEMENT AREAS

PLANTING LEGEND

TREES

- PLATANUS X ACERIFOLIA/ LONDON PLANE TREE (24" BOX) -M
- OLEA WILSONII/ FRUITLESS OLIVE (24" BOX)-L
- KOELREUTERIA PANICULATA/ GOLDEN RAIN TREE (24" BOX) -L
- LAGERSTROEMIA SPP./ CRAPE MYRTLE (24" BOX) -M
- OLEA WILSONII/ FRUITLESS OLIVE (24" BOX)-L

SHRUBS AND GROUNDCOVERS

- AGAVE 'BLUE FLAME'/ NCN (5 GAL.) - L
- BACCHARIS 'PIGEON POINT' / DWARF COYOTE BUSH (1 GAL. @ 36" O.C.) - L
- GAZANIA 'MITSUWA YELLOW'/ GAZANIA (FLATS @ 12" O.C.) - M
- HETEROMELES ARBUTIFOLIA/ TOYON (5 GAL.) - L
- LANTANA 'DWARF YELLOW'/ YELLOW LANTANA (1 GAL. @ 24" O.C.) - L
- MYOPORUM 'PUTAH CREEK'/ CREEPING MYOPORUM (FLATS @ 36" O.C.) - L
- PHORMIUM TENAX 'VARIEGATUM'/ NEW ZEALAND FLAX (5 GAL.) - M
- RHAPHIOLEPIS INDICA 'CLARA'/ INDIANA HAWTHORN (5 GAL.) - M
- SALVIA 'WINNIFRED GILMAN' / WINNIFRED GILMAN BLUE SAGE (5 GAL.) - L

SCREENING VINES

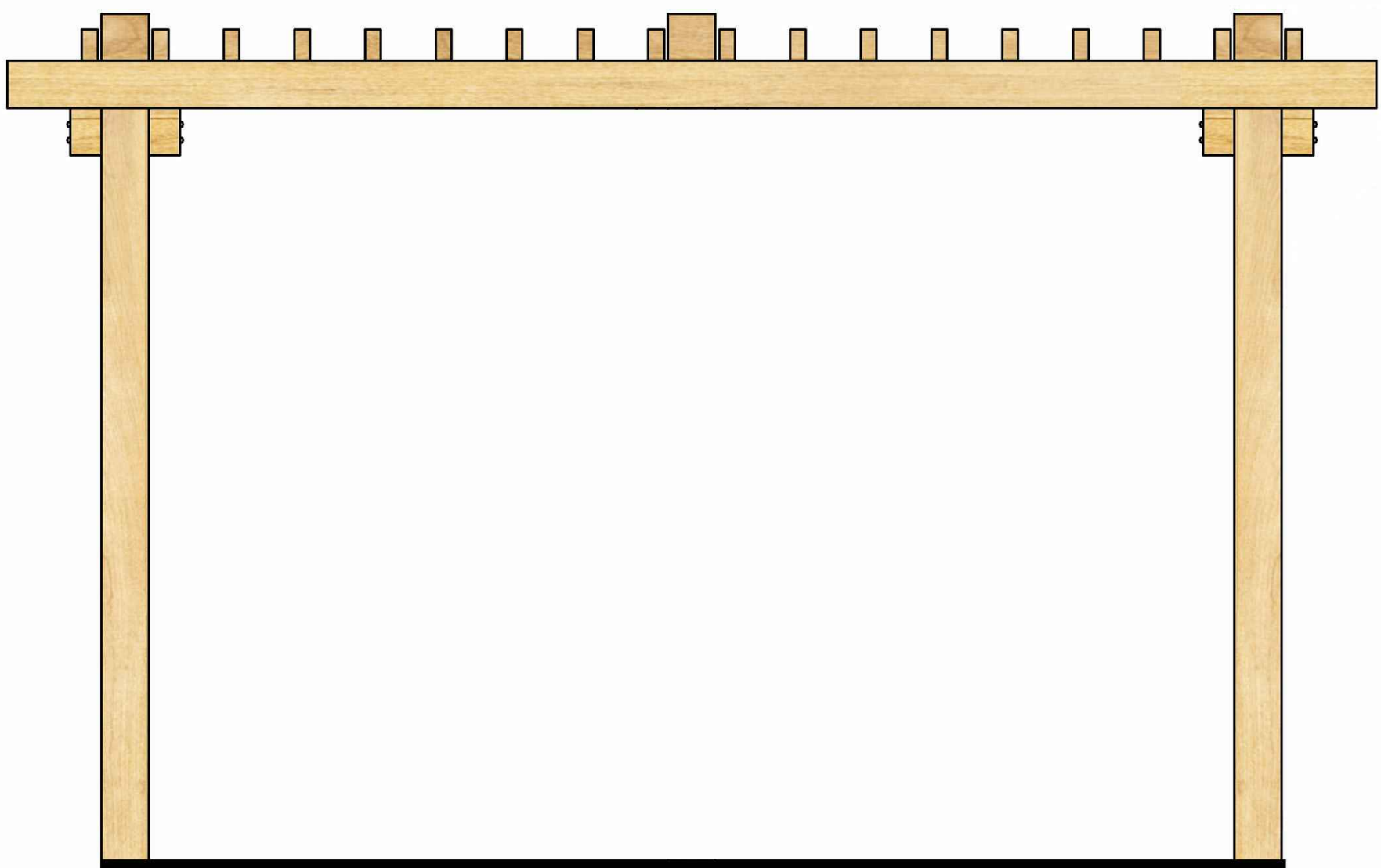
- DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE (5 GAL.) - M
- MACFADYENA UNGUIS-CATI / CAT'S CLAW (5 GAL.) - L
- TRACHELOSPERMUM JASMINOIDES / STAR JASMINE (5 GAL.) - M

HABITAT GARDEN

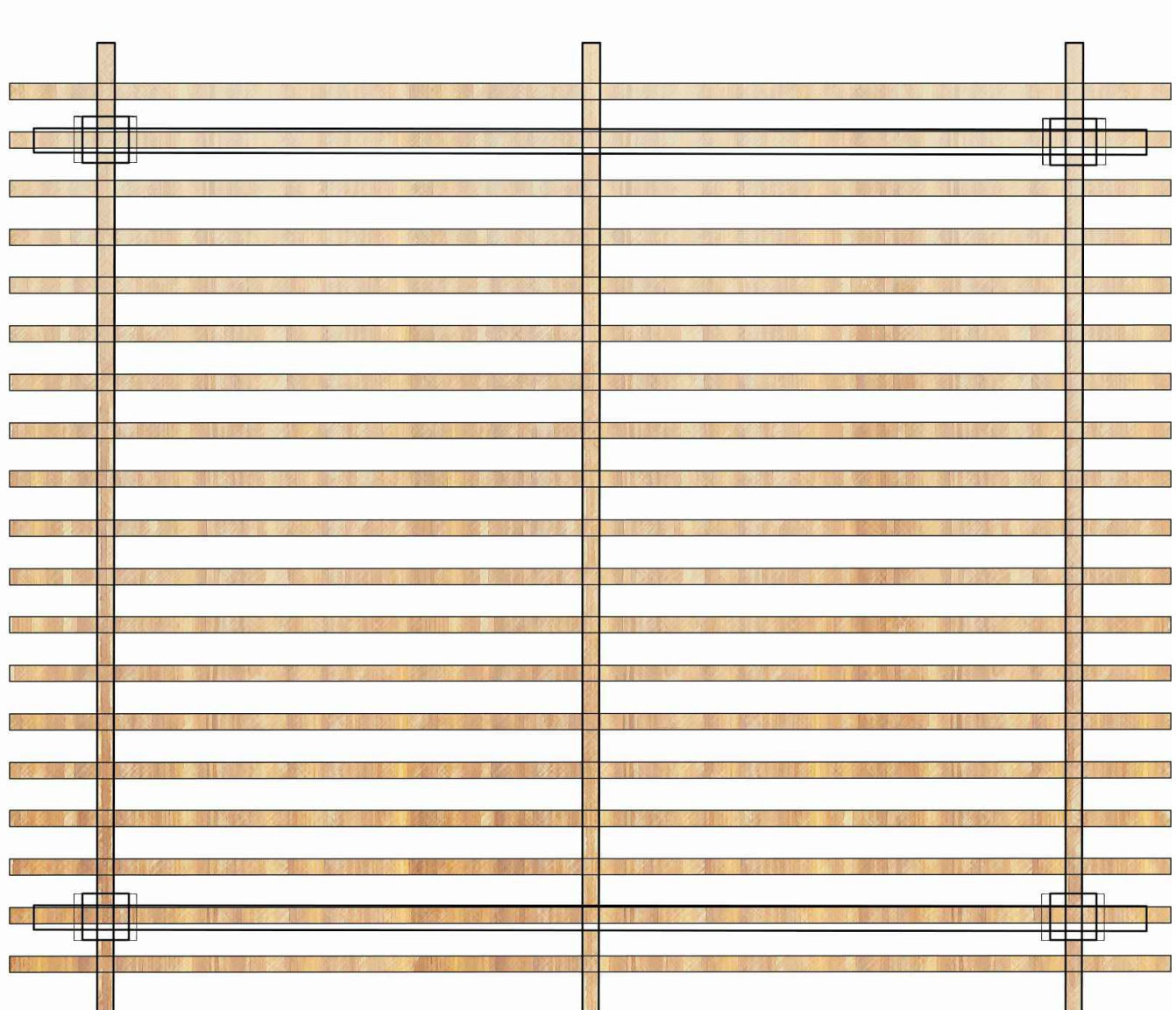
- ACHILLEA MILLEFOLIUM/ YARROW (1 GAL.) - L
- ANIGOZANTHOS SPP./ KANGAROO PAW (1 GAL.) - L
- ASCLEPIAS SPP./ MILKWEEED (1 GAL.) - L
- BUDDLEIA SPP./ BUTTERFLY BUSH (5 GAL.) - L
- SALVIA SPATHACEA/ HUMMINGBIRD SAGE (1 GAL.) - L
- SALVIA 'POZO BLUE'/ GREY MILK SAGE (1 GAL.) - L
- GALVEXIA SPECIOSA/ ISLAND SNAP DRAGON (1 GAL.) - L
- LEONOTIS LEONURUS/ LION'S TAIL (1 GAL.) - L
- LAVANDULA SPP./ LAVENDER (1 GAL.) - L
- VERBENA DE LA MINA/ VEBENA (1 GAL.) - L
- VIGUIERA LACINIATA/ SAN DIEGO SUNFLOWER (1 GAL.) - L

MODULAR WETLAND UNIT

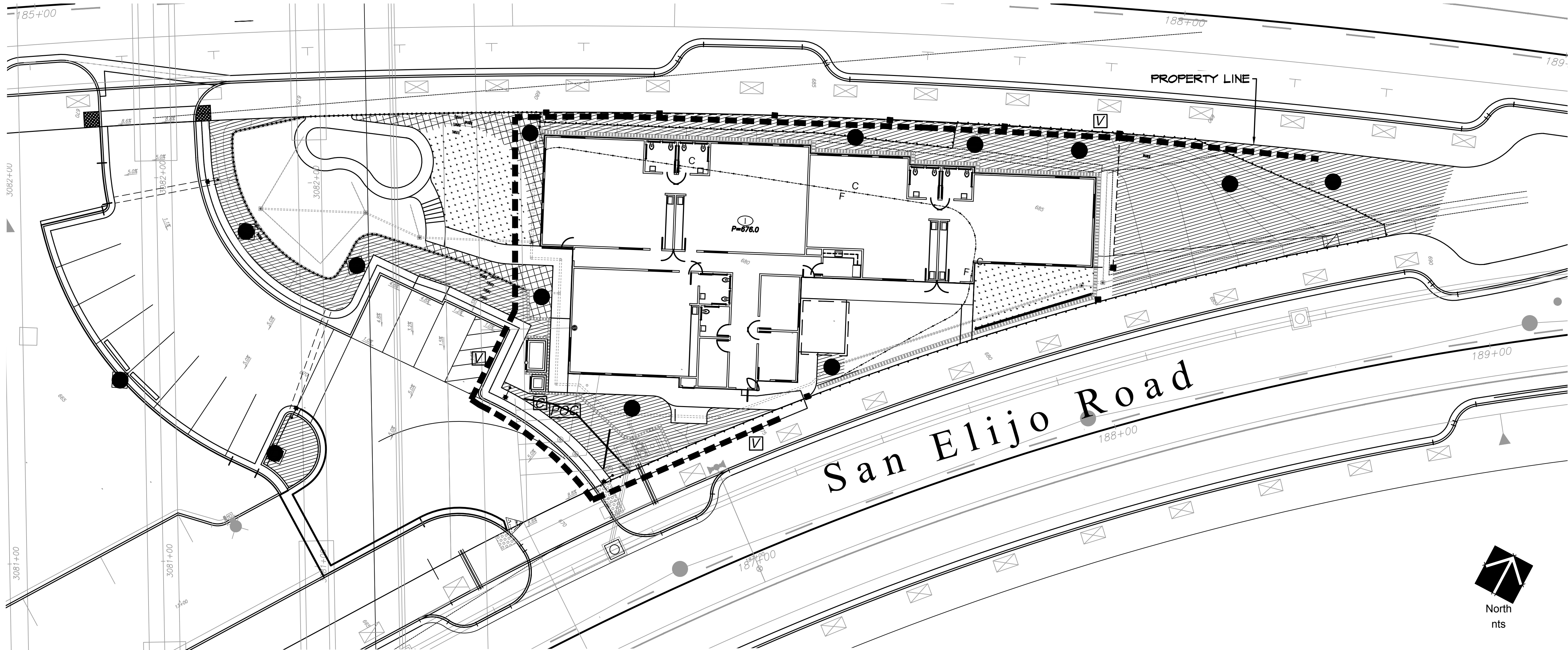
- JUNCUS PATENS/ CALIFORNIA RUSH (1 GAL.) - L
- MUHLENBERGIA CAPILLARIS/ DEERGRASS (1 GAL.) - L



WOOD SHADE TRELLIS



HYDROZONE MAP AND SCHEMATIC IRRIGATION LAYOUT



City of San Marcos Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _o)		54.2	Project Type	Non-Residential			0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c		Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
1. Low Water Shrubs	0.3	Drip	0.81	0.37	5,655	2,094	70,382
2. Mod Water Shrubs	0.5	Drip	0.81	0.62	680	420	14,105
4. Mod Water Trees	0.5	Drip	0.81	0.62	480	296	9,957
4. Mod Vines	0.5	Drip	0.81	0.62	50	31	1,037
				Totals	6,865	2,841	95,481
Special Landscape Areas							
Recreational Turf				1	915.00	915	30,748
				1		0	0
				1		0	0
				1		0	0
				Totals	915.00	915	30,748
						ETWU Total	126,229
						Maximum Allowed Water Allowance (MAWA) ^e	157,628

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	2,841
Total Area	6,865
Average ETAF	0.41

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	3,756
Total Area	7,780
Average ETAF	0.48

Water Conservation Plan Legend

ZONE		AREA	% OF TOTAL LANDSCAPE AREA
1	LOW WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	5655 SQ. FT	72.7 %
2	MODERATE WATER USE SHRUB AREAS IN-LINE DRIP IRRIGATION	680 SQ.FT	8.7 %
3	RECREATIONAL LAWN	915 SQ. FT	11.8 %
4	MODERATE WATER USE TREE AREAS NOT SHOWN (40 SQ FT./EA. TREE) ROOT WATERING DRIP IRRIGATION.	480 SQ. FT	6.1 %
5	MODERATE WATER USE VINES IN-LINE DRIP IRRIGATION	50 SQ. FT	.7 %
TOTALS		7,780 SQ. FT.	100 %

Water Conservation Notes

- All irrigation shall include effective and efficient watering methods utilizing Hunter MP rotator low-flow irrigation heads and Sub-surface drip irrigation.
- All irrigation controllers shall have automatic rain shut-off sensors.
- All plant material utilized is classified as 'low or moderate water use' by WUCOLS (water use classification of landscape species).
- All planting areas shall receive regular maintenance and management designed to maximize healthy growth. The project owner shall be responsible for maintaining all landscaped areas.
- All planting areas shall receive complete and appropriate soil preparation.
- Only low volume or subsurface irrigation shall be used to irrigate any vegetation within 24" of an impermeable surface.
- Planting areas shaded by buildings shall be amended to improve drainage and avoid remaining wet between irrigation cycles.
- All landscaped areas except slopes steeper than 5:1 and basin bottoms shall have a 4" layer of bark mulch.

Schematic Irrigation Legend

---	APPROXIMATE PROPOSED LOCATION FOR IRRIGATION MAINLINE
□	APPROXIMATE PROPOSED LOCATION FOR IRRIGATION VALVES
POC	APPROXIMATE PROPOSED LOCATION FOR POINT OF CONNECTION: - POTABLE WATER METER - BACKFLOW PREVENTER WITH LOCKING ENCLOSURE - MASTER VALVE - FLOW SENSOR - GATE VALVE ASSEMBLY
----	APPROXIMATE PROPOSED LOCATION FOR IRRIGATION AND CONTROL WIRE SLEEVING
□	APPROXIMATE PROPOSED LOCATION FOR AUTOMATIC CONTROLLER IN SS LOCKING CABINET

Irrigation Note

All planting areas shall have subsurface drip irrigation or MP Rotators

TREE TABULATION:	
EXISTING TREES REMOVED:	1 TOTAL
NEW TREES PROPOSED:	13 TOTAL
NET GAIN:	12 TREES

San Elijo Hills Montessori School
Landscape Concept Plan

TYPE	MANUFACTURER CATALOG #	LAMP QTY. & TYPE	FIXTURE WATTAGE	VOLTS	DESCRIPTION
A	LITHONIA KAD LED 40C 1000 4K R3 MOLT	LED 4000K	TBD	120	25' POLE LIGHT MOUNT ON 30" BASE, DARK BRONZE FINISH
B	LITHONIA KAD LED 40C 1000 4K R3 MOLT SAME AS "A" EXCEPT 2 HEAD	LED 4000K	TBD	120	25' POLE LIGHT MOUNT ON 30" BASE, DARK BRONZE FINISH
D	HILITE MANUFACTURING H-40118-48-HL-D-48-DCC-48	LED	30	120	WALL SCONCE,, DARK BRONZE FINISH
E	LITHONIA CSXWLED 30C 700 40K T3M- MVLDT DDBXD	LED 4000K	69	120	WALL PACK, DARK BRONZE FINISH
F	TOWNE COMMONS ALN440 Y 32LED 4K 700 SBL- DB-WM41LMOLT	LED 4000K	75	120	WALL SCONCE, DARK BRONZE FINISH
G	LITHONIA VRC LED 1 50K MVLDTs	LED 5000K	41	120	CANOPY LIGHTS, DARK BRONZE FINISH
H	LUMUX LLF8002	LED	10.4	120	STEP LIGHTS, DARK BRONZE FINISH
J	SLG WFM49 G1 4K DB EL	LED	45	120	WALL PACK, DARK BRONZE FINISH

1 COORDINATE LIGHT FIXTURE LOCATION AND MOUNTING WITH OTHER EQUIPMENT AND ARCHITECTURAL ELEVATIONS.
2 INSTALL ALL WALL AND SURFACE MOUNTED EXIT SIGN FIXTURES AT THE LOCATION INDICATED AND PROVIDE FACES AND ARROWS AS INDICATED.
3 JUNCTION BOXES SHALL BE PROVIDED FOR ALL EXIT FIXTURES UNLESS FIXTURES ARE APPROVED FOR THROUGH WIRING.
4 SUPPORT LAY-IN TYPE LIGHT FIXTURES INDEPENDENT OF GRID.
5 LIGHT FIXTURES TO BE PROVIDED WITH BALLASTS HAVING LESS THAN 10% TOTAL HARMONIC DISTORTION
6 CONTRACTOR SHALL PROVIDE ALL WIRING, CAMPS, ACCESSORIES AND MOUNTING HARDWARE AS REQUIRED.
7 CONTRACTOR SHALL VERIFY EXIST FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS.
8 CONTRACTOR SHALL VERIFY CEILING TYPES AND PROVIDE TRIMS AND ACCESSORIES AS REQUIRED
9 PROVIDER DISCONNECTING MEANS FOR FLUORESCENT FIXTURES PER NEC 410.73(G)
10 PROVIDE LIGHT FIXTURES BY MANUFACTURER SPECIFIED OR APPROVED EQUAL. SUBSTITUTED FIXTURES WILL REQUIRE PHOTOMETRIC
CALCULATIONS AND MUST PERFORM EQUAL TO OR BETTER THAN LIGHT FIXTURE SPECIFIED. ENGINEER TO MAKE FINAL DETERMINATION.

CSXW LED LED Wall Luminaire

CSXW LED

Height:	7.1" (181 mm)
Width:	16.3" (413 mm)
Depth:	9.5" (241 mm)
Weight:	30 lbs (13.6 kg)

Ordering Information

CSXW LED							
Series	LED	Input voltage	LED configuration	Max. height	Rating	Options	Accessories
CSXW	300	10-120V	400 300W 500 350W	728" 18m 787" 20m	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor
CSXW	300	10-120V	400 300W 500 350W	728" 18m 787" 20m	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor
CSXW	300	10-120V	400 300W 500 350W	728" 18m 787" 20m	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor
CSXW	300	10-120V	400 300W 500 350W	728" 18m 787" 20m	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor
CSXW	300	10-120V	400 300W 500 350W	728" 18m 787" 20m	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor
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CSXW	300	10-120V	400 300W 500 350W	728" 18m 787" 20m	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor
CSXW	300	10-120V	400 300W 500 350W	728" 18m 787" 20m	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor
CSXW	300	10-120V	400 300W 500 350W	728" 18m 787" 20m	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3, outdoor NEMA 4, outdoor	Shipped included NEMA 3

H-40118

Titan Collection

Art Name	TYPE D
Type	
Quantity	

HI-LITE MFG.

CO. INC.

12800 Millbrook Avenue
Chico, California 95926

Telephone: (916) 455-5990

Toll Free: (800) 465-2211

Fax: (916) 465-6277

web: www.hilitemfg.com

e-mail: sales@hilitemfg.com

FINISH: Offered in exceptional finishes, comprised of polyethylene-polyester coated glass, baking enamel (flat, semi-gloss, or galvanized finishes), raw metal, or galvanized finishes.

Standard finishes are: 9 (Black), 30 (White),

40 (Gun Green), 50 (Light Green), 60 (Dark Green),

8817 (Powder Coat Black), BPO (Black Texture),

800 (Gun Green), 800 (Dark Green), 800 (Black).

Upgraded finishes are: 20, 66, 82, 90, 92, 96, 97, 98,

100, 101, 102, 103, 105, 110, 112, 113, 114, 115, 116, 117, 118, 119, 122, 126, 129, 133, 134,

135, 136, 138, 140, 142, 143, 144, 145, 146, 147, 148, 149,

150, 151, 152, 154, 156, 158, 161, 162, 163, 165, 167, 168,

170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716,

	Project :	Type :	Agency :
	Distributor :	 Consign to BUY AMERICA	
	Description : Wall recessed luminaire with fully shielded light source for low level lighting applications. Architectural illuminating design with low copper die aluminum body and trim. High corrosion resistance powder coat finish. Low interference reflector. Available in electronic ballast. Silicone gasket and silicone wires. Clear tempered glass posterior to guard / lower. Vandal resistant stainless steel screws. ETL listed for wet locations and ADA compliant. Standard color is black, specify any RAL colors.		



Specification:

Housing : Low copper aluminum die cast. Vandal resistance stainless steel screws. Silicon gasketed for weather tight operation.

Electrical : Voltage : 120 / 277
Lamp : LED

Installation :

Cavity 10 3/4" x 3 1/4" x 4" (Length, Width, Depth)

Dimensions:

[illegible]

ORDERING GUIDE						
Luminaires type	Lenses Output*	Generation	Voltage	CCT	Example	Options
WHL LED 120 Watt Full Cutoff	40,000 Lumen 27,250 Lumen	G1	Black 120-277V	40,000K SL 5000K	Black Box	Black No Option P, Phosited 120/277V
WHL LED 140 Watt Full Puck Lense	95,500 Lumen 140,000 Lumen		Black 120-277V	W White*		SL Emergency Battery Back

Technical drawing of the Lumux Lighting Inc. LED800-2 fixture. The drawing shows a top view and a side view. The top view is a rectangle with dimensions 10 1/2 inches by 9 1/2 inches. The side view is a rectangle with dimensions 3 1/8 inches by 10 1/2 inches. The drawing is labeled 'Rev: A' and 'Drawing Number LED800-2'.

1. ALL CONCRETE SHALL ATTAIN A TENSILE COMPRESSION STRENGTH AS SPECIFIED BY THE STRUCTURAL ENGINEER.

2. AGGREGATES SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33.

3. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150 TYPE I OR II, LOW ALKALI, OR AS REQUIRED TO SATISFY SITE SOIL CONDITIONS AS DETERMINED BY THE PROJECT SOILS ENGINEER.

4. ALL DIMENSIONS AND REBAR DESIGN SHALL BE SPECIFIED BY STRUCTURAL ENGINEER.

5. HANDLE W/STAINLESS STEEL TAMPER PROOF SCREWS.

6. GALV. BASE PLATE BOLTS & WASHERS W/1/4" AIR SPACE BETWEEN COVER PLATE AND CONCRETE BASE.

7. 1" ROUNDED CHAMFER ON CONCRETE BASE W/STEEL TROUFL FINISH.

8. ANCHOR BOLTS PER MFG. SPECIFICATIONS.

9. CONDUIT & CONDUCTORS PER PLAN.

10. FINISH GRADE.

11. TOP OF NOTCH.

12. BASE CANOPY FINISH AS POLE TAMPER PROOF.

13. POLE REFER TO LIGHTING FIXTURE SCHEDULE.

14. 18" CLR.

15. ROUND.

① DIMENSION IS FOR REFERENCE ONLY, LIGHT POLE FOOTING IN COUNTY WATER EASEMENT MAY BE SIZED DIFFERENTLY, REFER TO STRUCTURE DRAWING FOR EXACT DIMENSION.

SAN ELIJO HILLS TOWN CENTER PHASE 2 EAST
SAN ELIJO ROAD SOUTH
SAN MARCOS, CALIFORNIA

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OTHER PURPOSE IS STRICTLY PROHIBITED.

NUMBER	DATE	DESCRIPTION
1	04-25-2018	CITY COMMENTS
	06-19-2018	RESUBMITTAL

DATE: 6/18/2018
DESIGN BY:
PROJECT MGR:
PROJECT NO: 170405

FIXTURE SPECIFICATIONS

E0.1

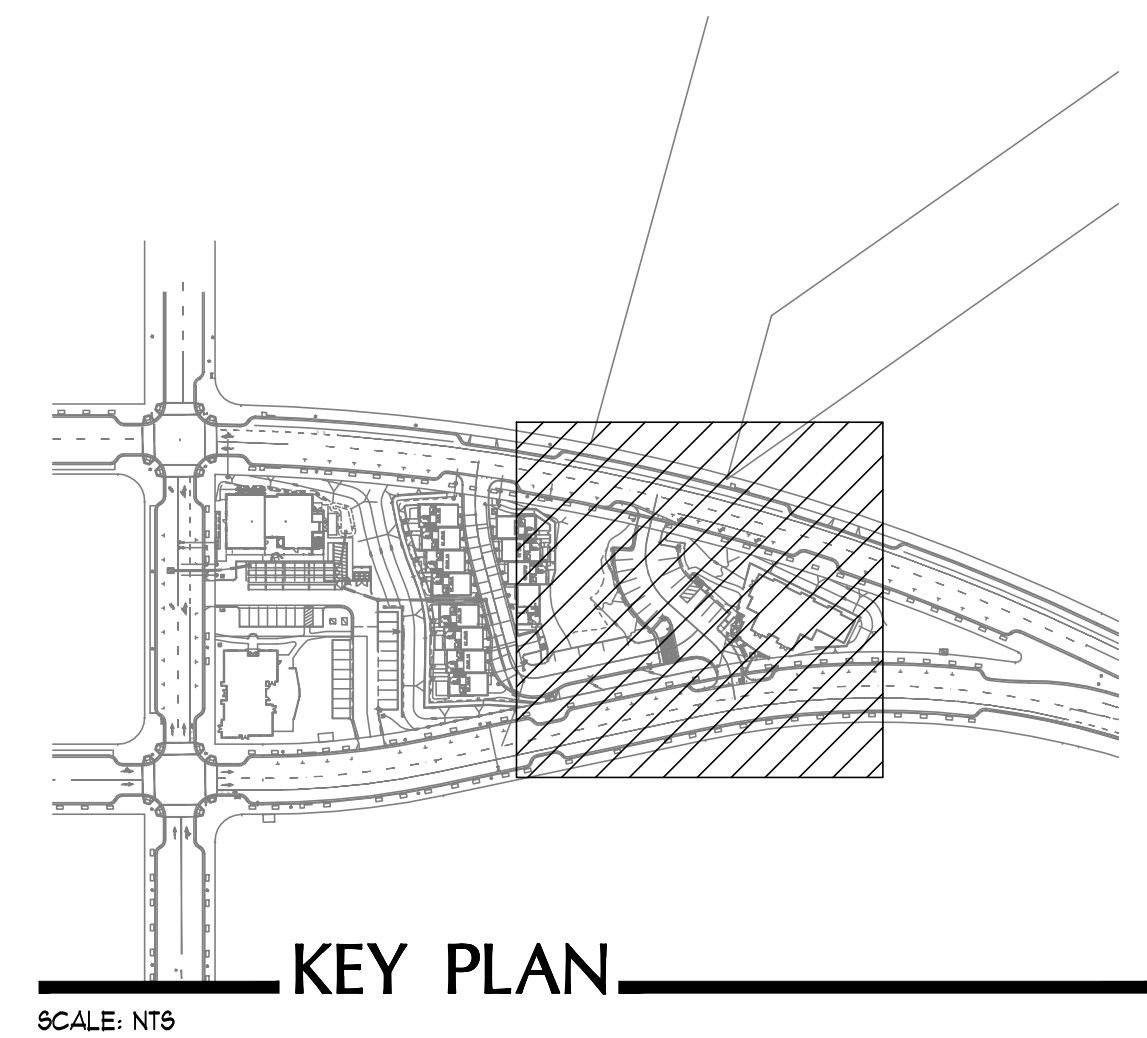
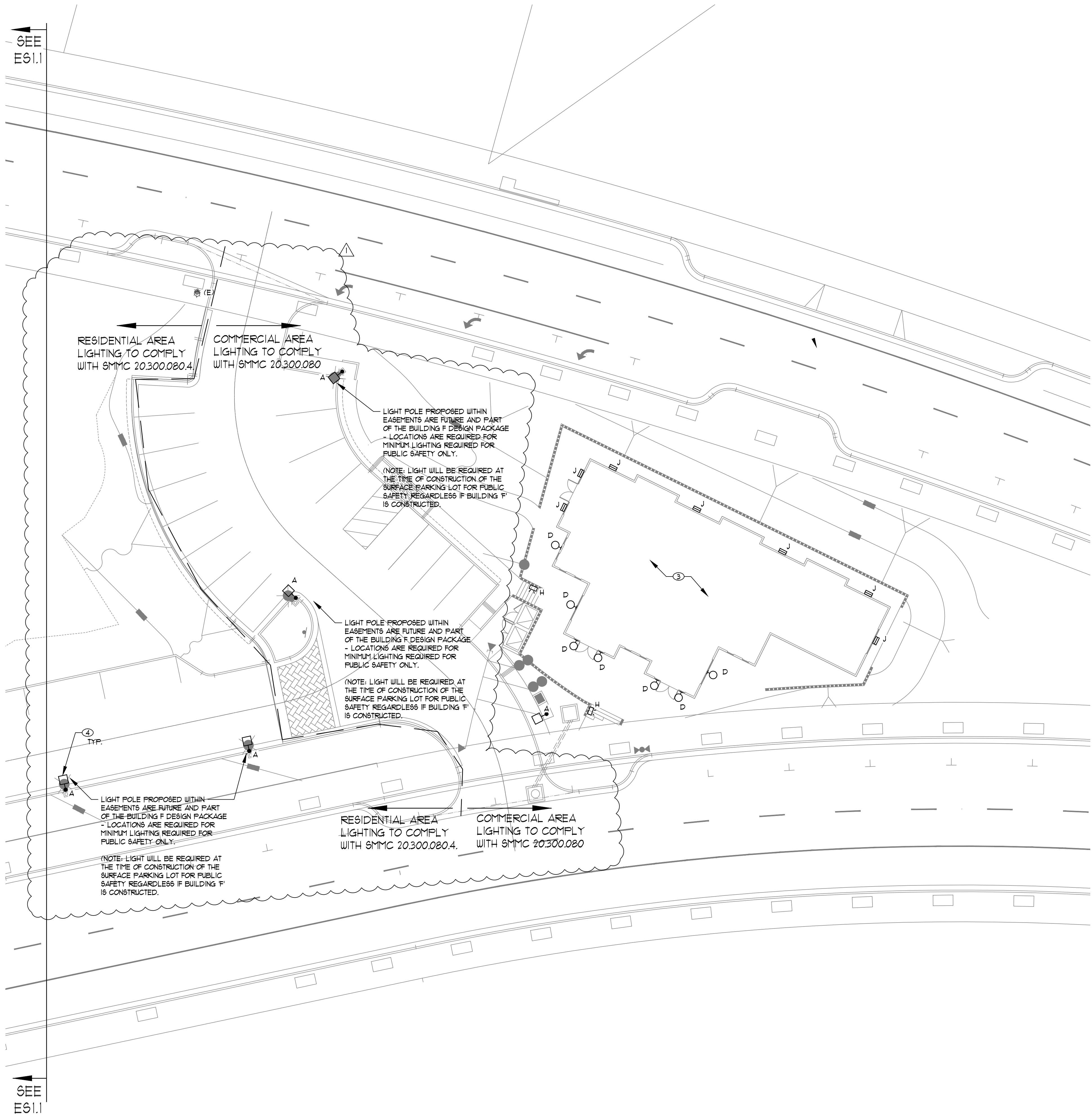
GENERAL NOTES (AS APPLICABLE)

- A. REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND WIRE SIZES FOR SWITCHBOARDS, PANELBOARDS AND TRANSFORMERS.
- B. ELECTRICAL DISTRIBUTION EQUIPMENT SHOWN ARE BASED ON INDUSTRY STANDARD SIZES. CONTRACTOR SHALL VERIFY THAT THE FINAL EQUIPMENT SELECTION FITS IN THE ALLOCATED SPACE.
- C. ALL SITE LIGHTING SHALL BE 2'Ø, 1'Ø GND IN A 1"Ø UNO. ALL EXTERIOR BUILDING MOUNTED LIGHTING SHALL BE 2'Ø, 1'Ø GND IN A 3/4"Ø UNO.
- D. REFERENCE LANDSCAPE ARCHITECTS DRAWINGS FOR ADDITIONAL INFORMATION.
- E. ROUTE ALL EXTERIOR LIGHTING TO PANEL INDICATED VIA LIGHTING CONTRACTOR. REFER TO CONTRACTOR SCHEDULE FOR MORE INFORMATION.
- F. REFER TO POWER COMPANY DRAWINGS FOR EXACT TRANSFORMER LOCATION AND ADDITIONAL REQUIREMENTS. PROVIDE BOLLARDS AS REQUIRED BY POWER COMPANY FOR TRANSFORMER IMPACT PROTECTION.
- G. ALL UNDERGROUND CONDUIT SHALL BE INSTALLED A MINIMUM OF 24" BELOW FINISHED GRADE, UNLESS REQUIRED OTHERWISE.
- H. ALL EXTERIOR MOUNTED ELECTRICAL DEVICES SHALL BE IN NEMA 3R ENCLOSURES.
- I. CONTRACTOR SHALL INCLUDE IN HIS BID THE COST OF CONDUIT, TRENCHING, AND BACKFILLING FROM THE SERVICE SWITCHBOARD TO THE UTILITY TRANSFORMER LOCATION SHOWN.
- J. ALL EXTERIOR RECEPTACLES SHALL BE 'WEATHERPROOF WHILE IN USE' UNO.
- K. ALL PULLBOXES SHALL BE NO. 3-1/2 UNO.

ELECTRICAL PLAN KEYNOTES

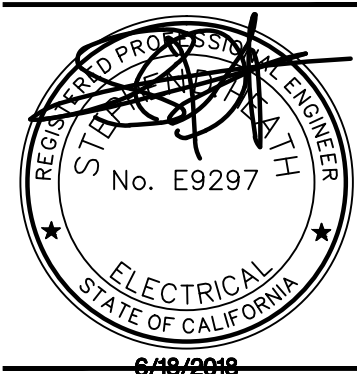
- ① WALL PACK ON SECOND LEVEL, SEE ARCHITECTURAL ELEVATION DRAWING, 3-A4.0.
- ② J-BOX FOR BUILDING SIGNAGE, POWER SUPPLY ROUTED TO HOUSE PANEL.
- ③ ALL BUILDING EXTERIOR LIGHTS TO BE PROVIDED WITH TIME CLOCK NEAR PANEL.
NOTE: ALL EXTERIOR LIGHTS ALONG THE BUILDING NEED TO BE EM FIXTURES. ELECTRICAL CONTRACTOR TO PROVIDE HOT WIRE/LEG AHEAD OF THE CONTROL TIME CLOCK FOR THE ALL EM FIXTURES TO HAVE A 30 MINUTE STAND BY POWER PACK, (EGRESS PATHWAY, IF APPLICABLE).
NOTE: ALTERNATIVE TO INDIVIDUAL EXTERIOR EM FIXTURES, ELECTRICAL CONTRACTOR TO PROVIDE INVERTER IN CASE FIXTURES NOT CAPABLE TO HAVE INDIVIDUAL EM OPTION.
- ④ ALL POLE LIGHTS TO HAVE INDIVIDUAL PHOTOCELL CONTROL MOUNTED ABOVE. VERIFY/CONSULT WITH THE LIGHTING MANUFACTURER/SUPPLIER.
NOTE: ALL INDIVIDUAL POLE LIGHTS TO BE PROVIDED/MOUNTED WITH FRARED MOTION SENSING DEVICE AND A DIMMER.
- ⑤ ELECTRICAL HOUSE PANEL, FUTURE DESIGN REQUIREMENTS.
- ⑥ ALL EXTERIOR LIGHTINGS ON BUILDING 'E' TO BE ROUTED TO HOUSE PANEL. VERIFY/COORDINATE REQUIREMENTS.

NOTE:
ELECTRICAL CONTRACTOR TO INCLUDE IN THE BID AND PART OF THE SCOPE OF WORK, ELECTRICAL RELATED REQUIREMENTS NOT SHOWN ON THIS PLAN BUT ARE SHOWN/NOTED IN THE ARCHITECTURAL/CIVIL/LANDSCAPE DRAWINGS.



ELECTRICAL SITE PLAN

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



SAN ELIJO HILLS TOWN CENTER PHASE 2 EAST
SAN ELIJO ROAD SOUTH
SAN MARCOS, CALIFORNIA

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REPRODUCED FOR ANY OTHER PROJECTS OR PURPOSES.

NUMBER	DATE	DESCRIPTION
04-25-2018	06-13-2018	CITY COMMENTS
06-13-2018		RESIDENTIAL

DATE: 6/18/2018
DESIGN BY:
PROJECT MGR:
PROJECT NO: 170405

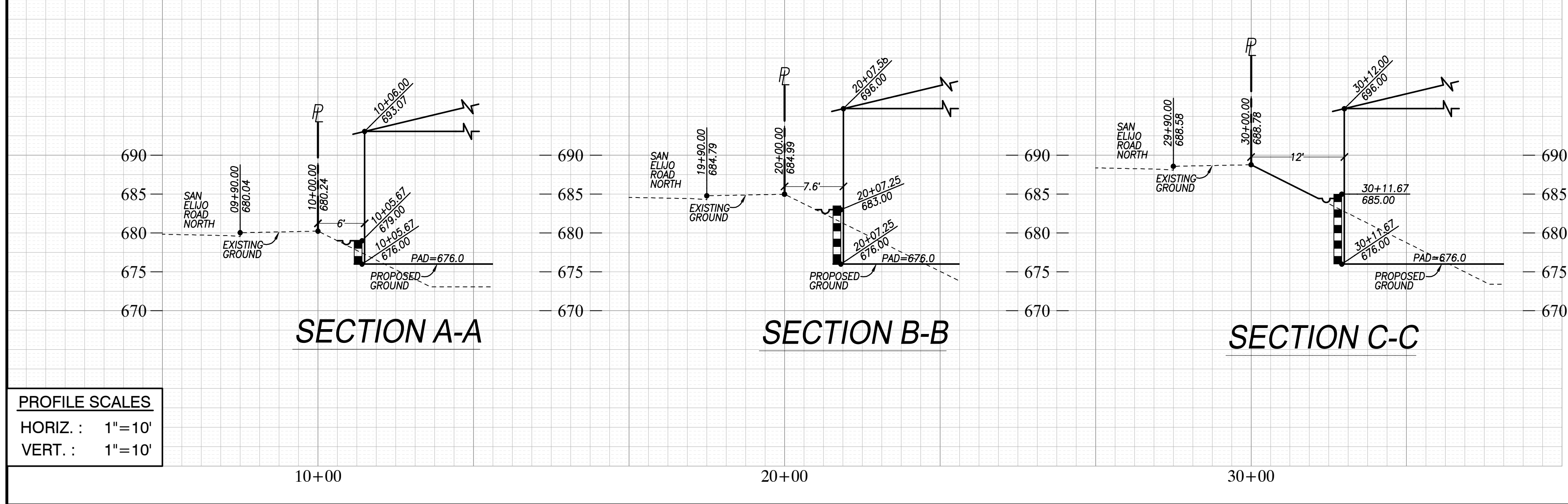
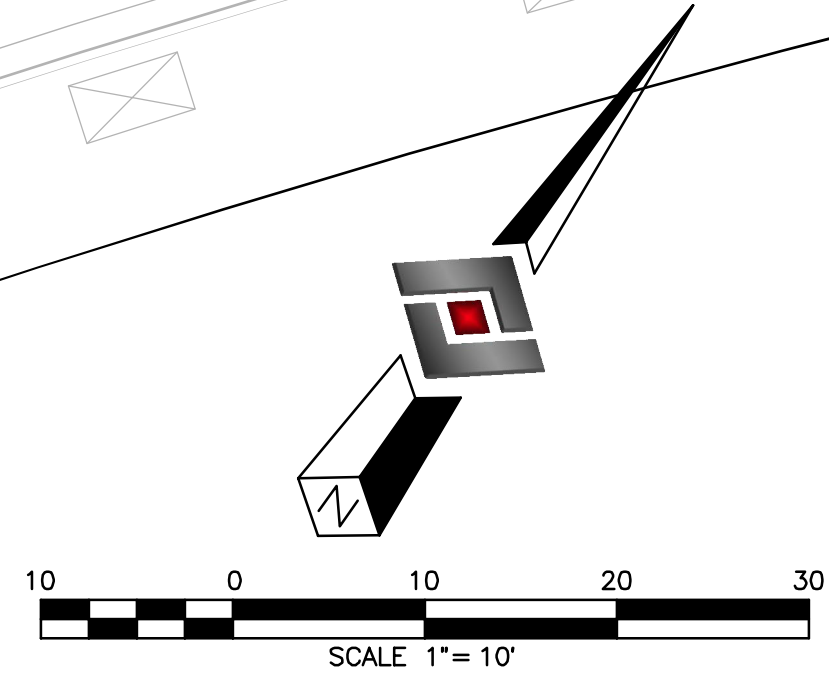
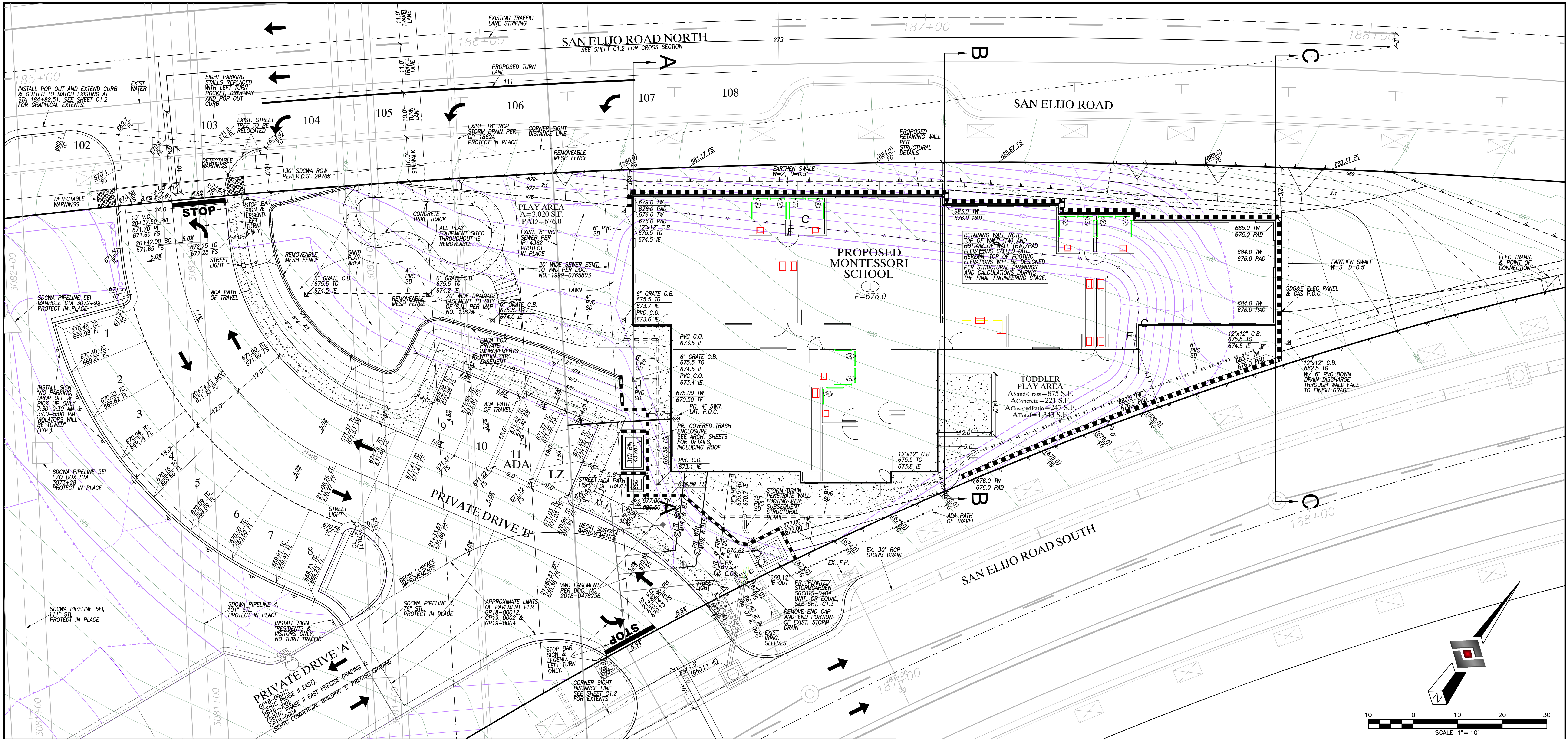
ELECTRICAL SITE PLAN

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DATE: 6/18/2018
DESIGN BY:
PROJECT MGR:
PROJECT NO: 170405

ES1.5



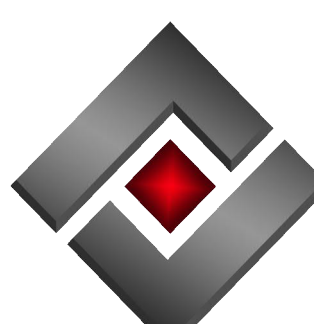


San Elijo Hills Town Center - Montessori School						
DMA 2 (Sub Area)						
DMA Description	DMA Type	Runoff Factor	% Imper	Area (ac.)	Area (s.f.)	Summation RF x A
Road/Hardscape (Proposed)	Impervious Surface	0.90	100%	0.047	2060	1854
Road/Hardscape (Original)	Impervious Surface	0.90	100%	0.069	3027	2724
Delta	Impervious Surface	0.90	100%	-0.022	-967	-870
DMA 3						
DMA Description	DMA Type	Runoff Factor	% Imper	Area (ac.)	Area (s.f.)	Summation RF x A
Landscape Slope / Pad / Groundcover	Semi-Pervious Surface	0.30	0%	0.137	5957	1787
Roof	Impervious Surface	0.90	100%	0.146	6381	5743
Hardscape	Impervious Surface	0.90	100%	0.018	782	704
Total Sub Area	Total Project Area		55%	0.301	13120	8234
Impervious Proposed	Impervious Surface	0.90	100%	0.164	7163	6447
Impervious Original	Impervious Surface	0.90	100%	0.130	5663	5097
Delta	Impervious Surface	0.90	100%	0.034	1500	1350

PROPERTY INFORMATION:
OWNER: SAN ELIJO BUILDING F LLC
179 CALLE MAGDALENA SUITE 201
ENCINITAS, CA 92024
DUNCAN BUILDING
619-417-4193
DEJUDGING@AMBIENT.EMAIL
ADDRESS: SAN ELIJO ROAD, WEST OF SCHOOLHOUSE WAY
APN: 223-630-30

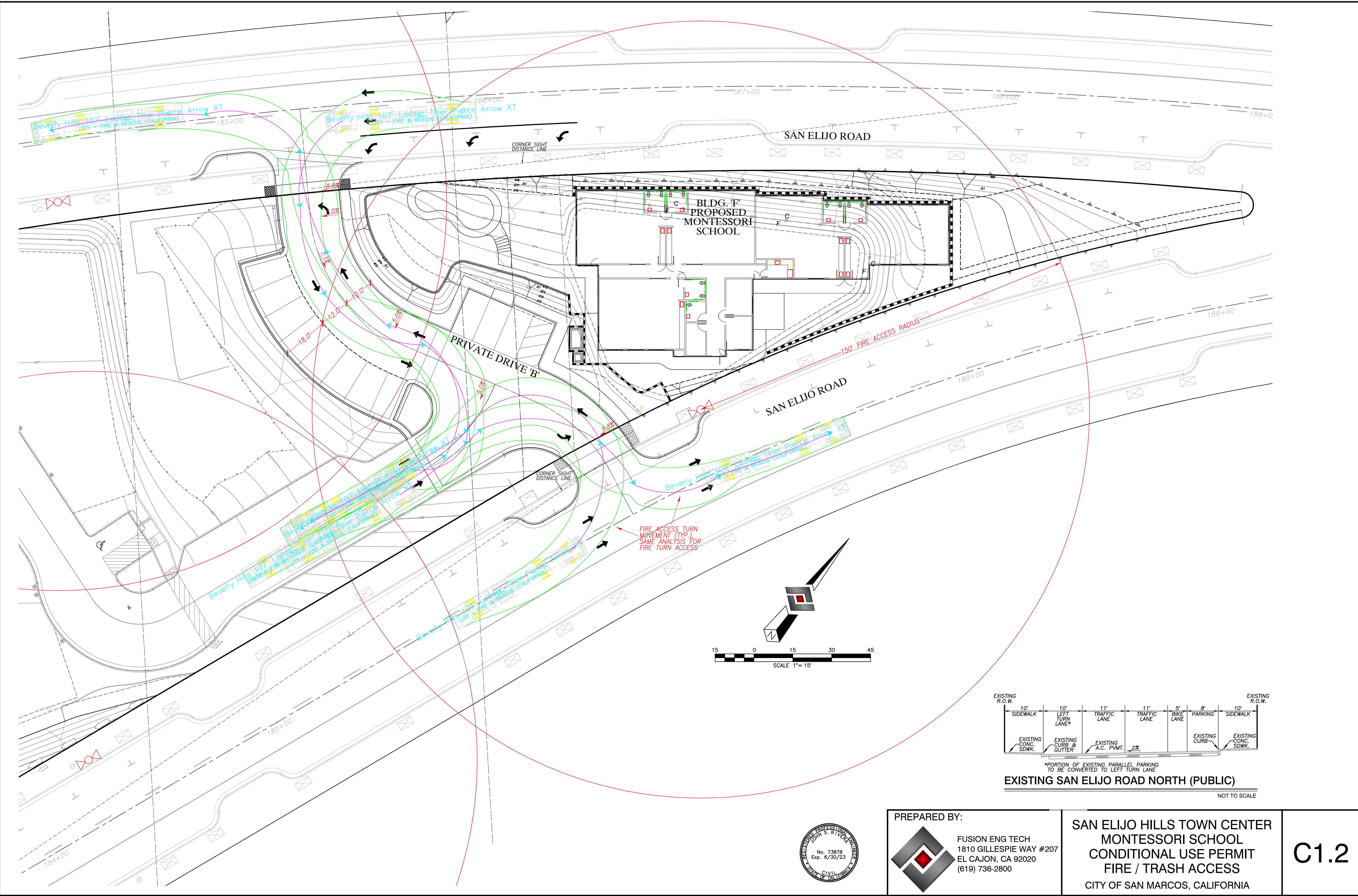
SOURCE OF TOPOGRAPHY:
HUNSAKER & ASSOCIATES
EXISTING TOPOGRAPHY AND
GRADING PLAN



PREPARED BY:

FUSION ENG TECH
1810 GILLESPIE WAY #207
EL CAJON, CA 92020
(619) 736-2800

**SAN ELIJO HILLS TOWN CENTER
MONTESSORI SCHOOL
CONDITIONAL USE PERMIT
CIVIL SITE PLAN**
CITY OF SAN MARCOS, CALIFORNIA

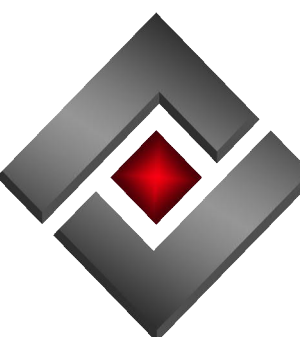
C1.1



EXISTING R.O.W.	10'	10'	11'	11'	5'	8'	10'	EXISTING R.O.W.
	SIDEWALK	LEFT TURN LANE*	TRAFFIC LANE	TRAFFIC LANE	BIKE LANE	PARKING	SIDEWALK	
	EXISTING CONC. SDWK.	EXISTING CURB & GUTTER	EXISTING A.C. PVMT.	2%		EXISTING CURB	EXISTING CONC. SDWK.	
*PORTION OF EXISTING PARALLEL PARKING TO BE CONVERTED TO LEFT TURN LANE								
EXISTING SAN ELIJO ROAD NORTH (PUBLIC)								
NOT TO SCALE								



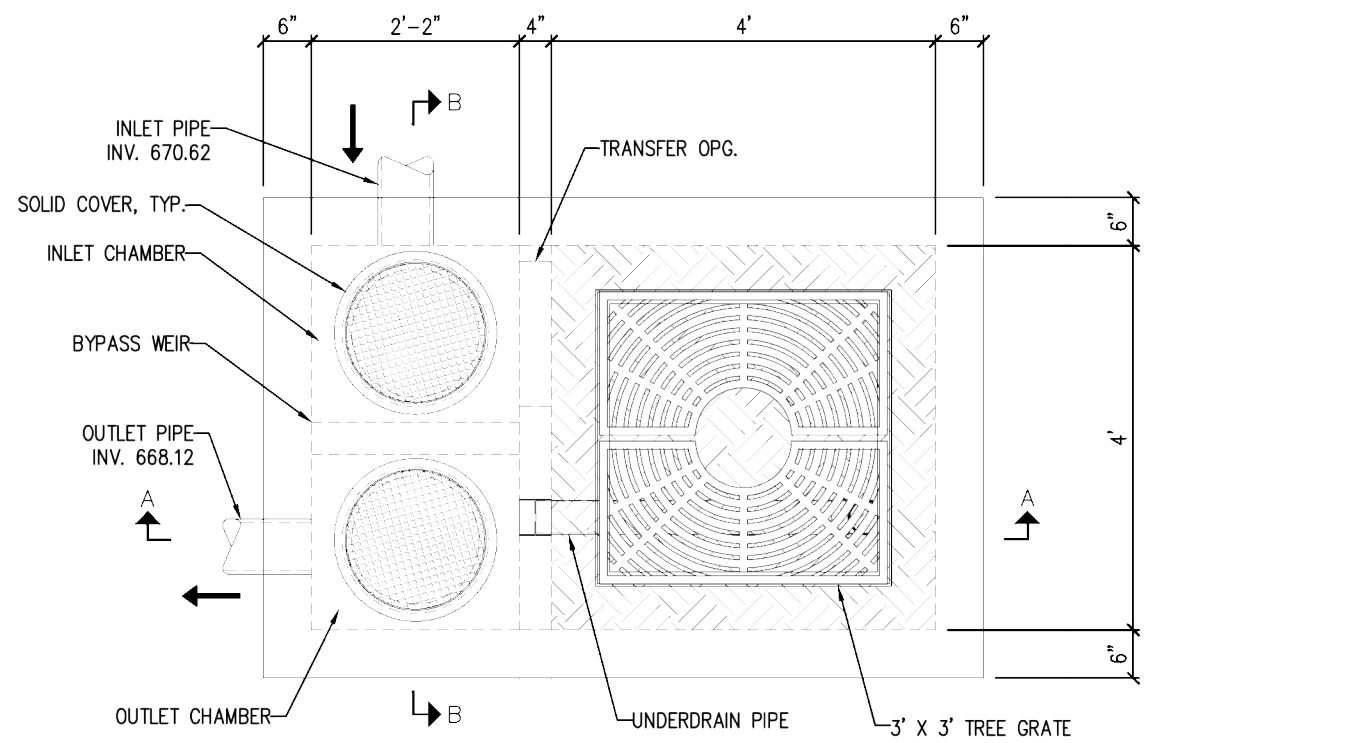
PREPARED BY:



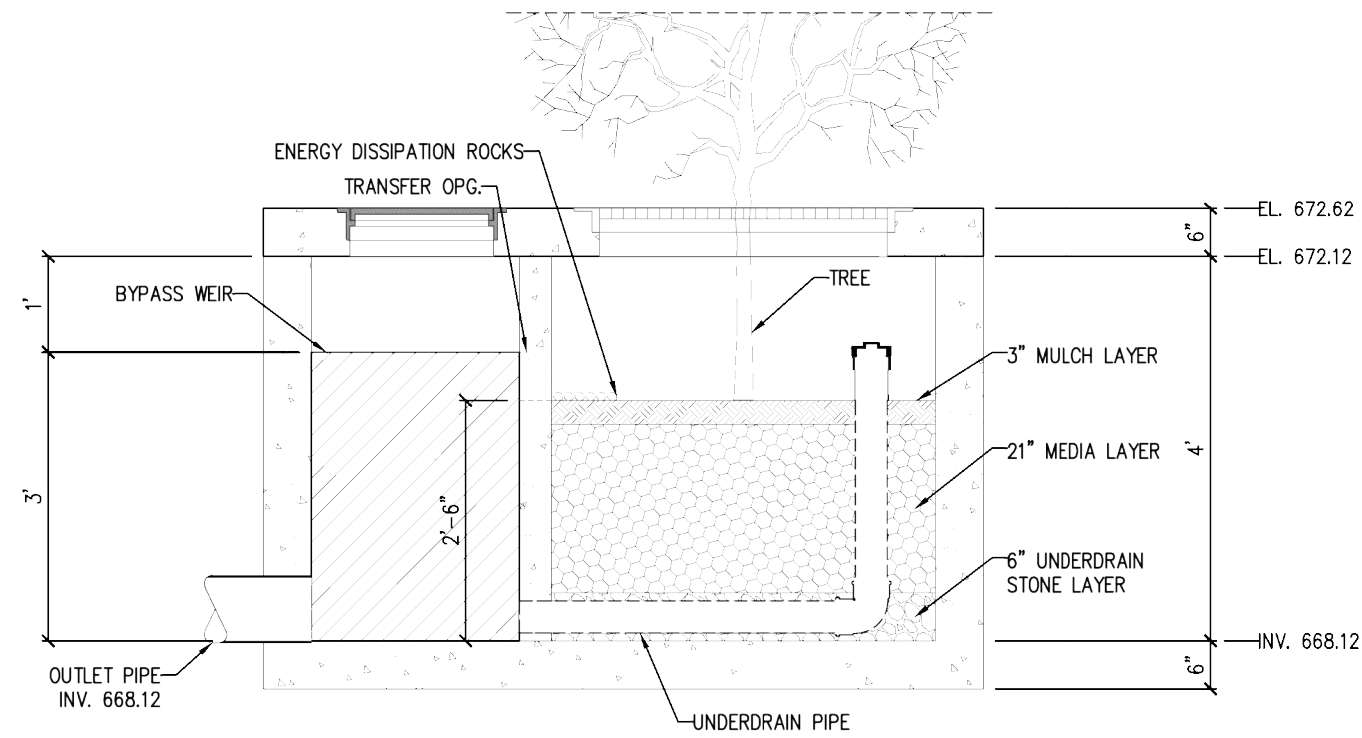
FUSION ENG TECH
1810 GILLESPIE WAY #207
EL CAJON, CA 92020
(619) 736-2800

SAN ELIJO HILLS TOWN CENTER
MONTESSORI SCHOOL
CONDITIONAL USE PERMIT
FIRE / TRASH ACCESS
CITY OF SAN MARCOS, CALIFORNIA

C1.2



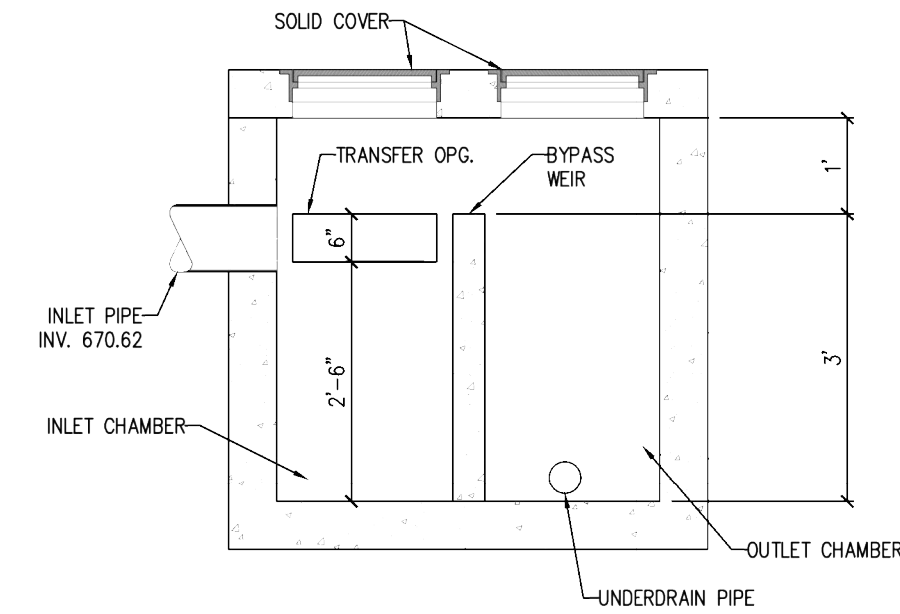
PLAN VIEW



SECTION A-A

STANDARD HEIGHT CONFIGURATION		
DESIGNATION	TREATMENT FLOW CAPACITY (GPM/CFS) ¹	BYPASS FLOW CAPACITY (CFS)
SOCBTS-0404	23.3 / 0.052	5.83

- STRUCTURE DESIGN SPECIFICATIONS:
- PRECAST CONCRETE MINIMUM (28-DAY) STRENGTH 5000 PSI.
 - REINFORCING BARS CONFORMING TO ASTM A 615 (FY=60 KSI).
 - DESIGN LOAD: AASHTO HS-20
 - STRUCTURE DESIGN TO MEET ACI 318.
- NOTES:
1. TREATMENT FLOW CAPACITY OF 1.45 GPM/SF OF MEDIA SURFACE AREA IS BASED ON WASHINGTON ECOLOGY GUILD APPROVAL FOR BASIC AND PHOSPHOROUS
 2. OTHER SIZES AVAILABLE UPON REQUEST
 3. INTERNAL PIPE CONFIGURATION MAY VARY DEPENDING UPON OUTLET LOCATION
 4. ALTERNATE LAYOUT ORIENTATION AVAILABLE



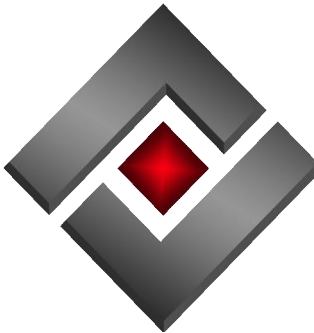
SECTION B-B

STORMGARDEN CATCH-BASIN
SAN MARCOS PRESCHOOL

State of Washington
TAPE GULD
Basic Phosphorus
PATENT PENDING

StormGarden
HIGH RATE BIOTRANSFORMATION MEDIA
by **ROTONDO**
www.Rotondo-ES.com

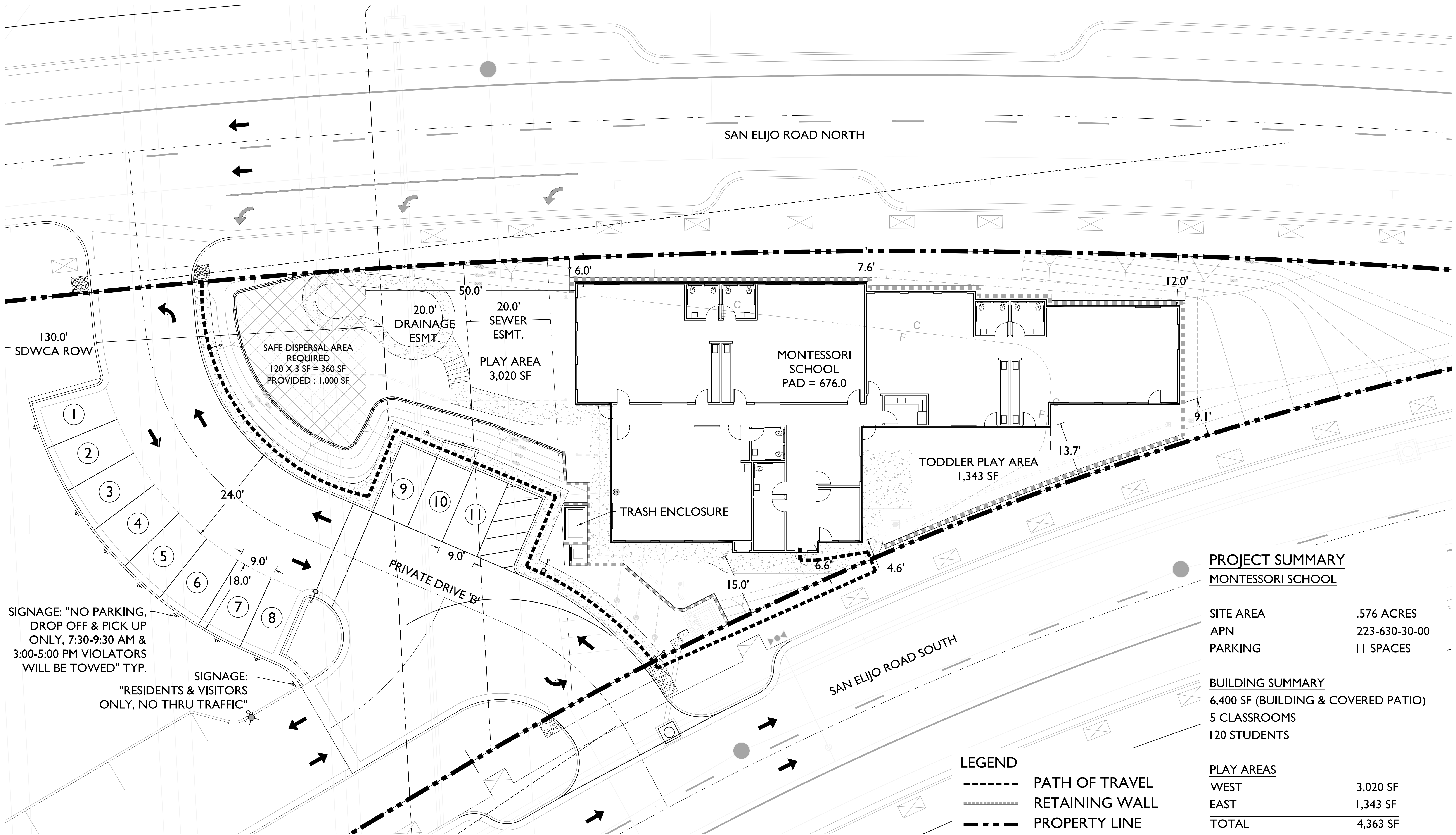
PREPARED BY:



FUSION ENG TECH
1810 GILLESPIE WAY #207
EL CAJON, CA 92020
(619) 736-2800

SAN ELIJO HILLS TOWN CENTER
MONTESSORI SCHOOL
CONDITIONAL USE PERMIT
PERMANENT STORM WATER
CITY OF SAN MARCOS, CALIFORNIA

C1.3



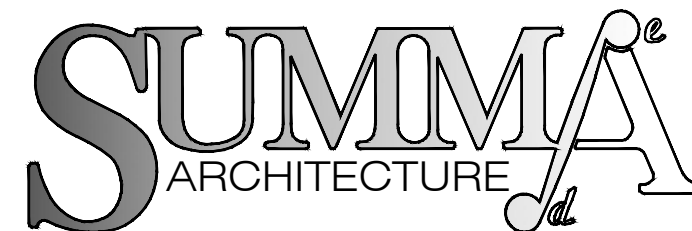
SAN MARCOS, CA

SAN ELIJO HILLS - MONTESSORI SCHOOL

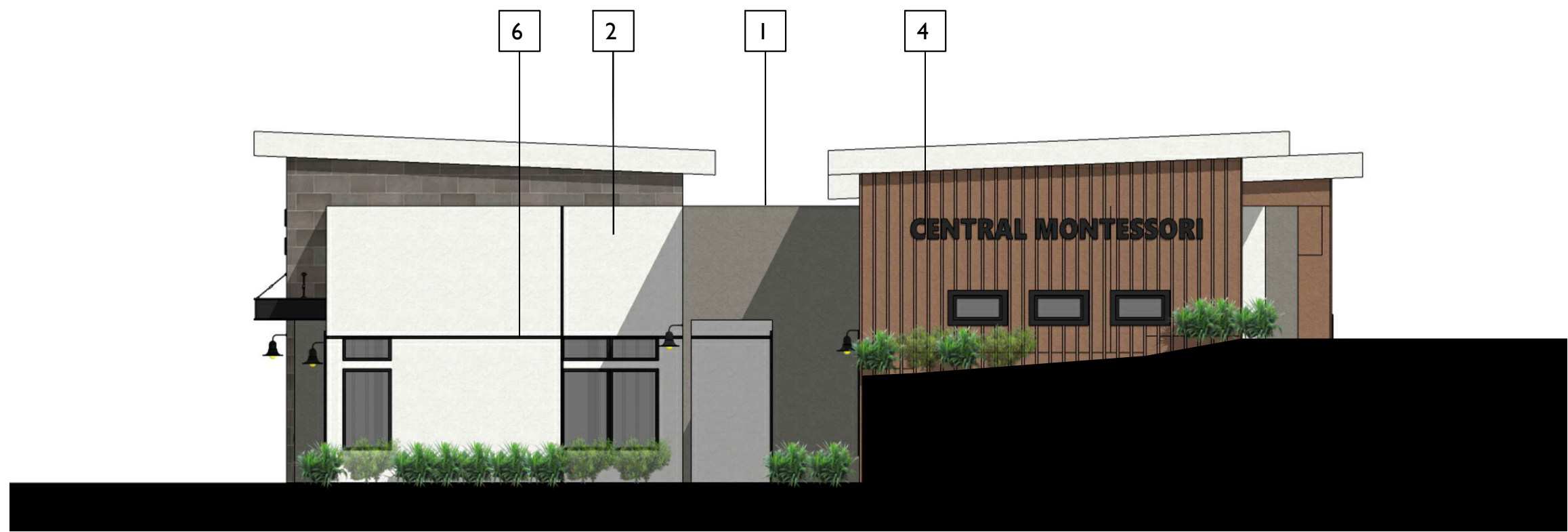
CONCEPTUAL SITE PLAN

AMBIENT COMMUNITIES
179 CALLE MAGDALENA STE 201
ENCINITAS, CA 92024
760.230.1000

JUNE 7, 2023
SCALE: 0 10 20 30



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



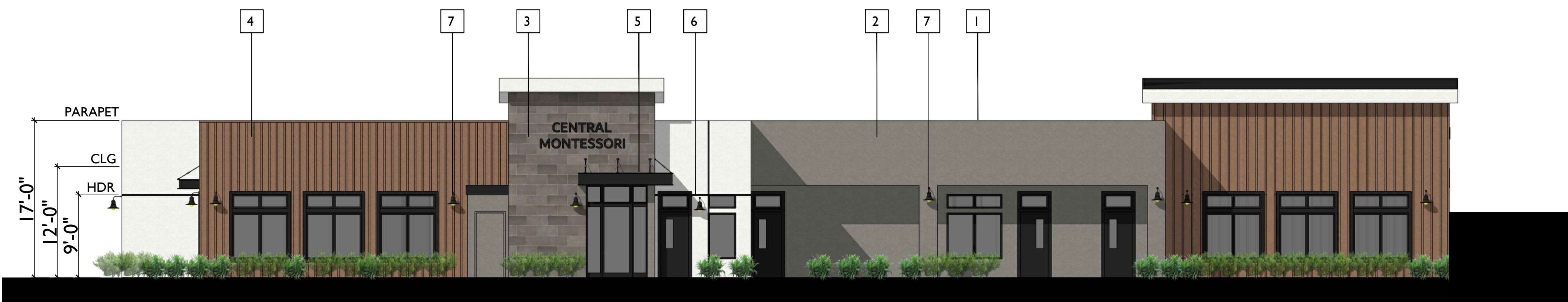
ELEVATION D - NORTHEAST



ELEVATION C - NORTHWEST



ELEVATION B - SOUTHWEST



ELEVATION A - SOUTHEAST

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - STONE VENEER
- 4 WALL - BOARD AND BATTEN SIDING
- 5 METAL AWNING
- 6 STUCCO REGLET
- 7 EXTERIOR LIGHT

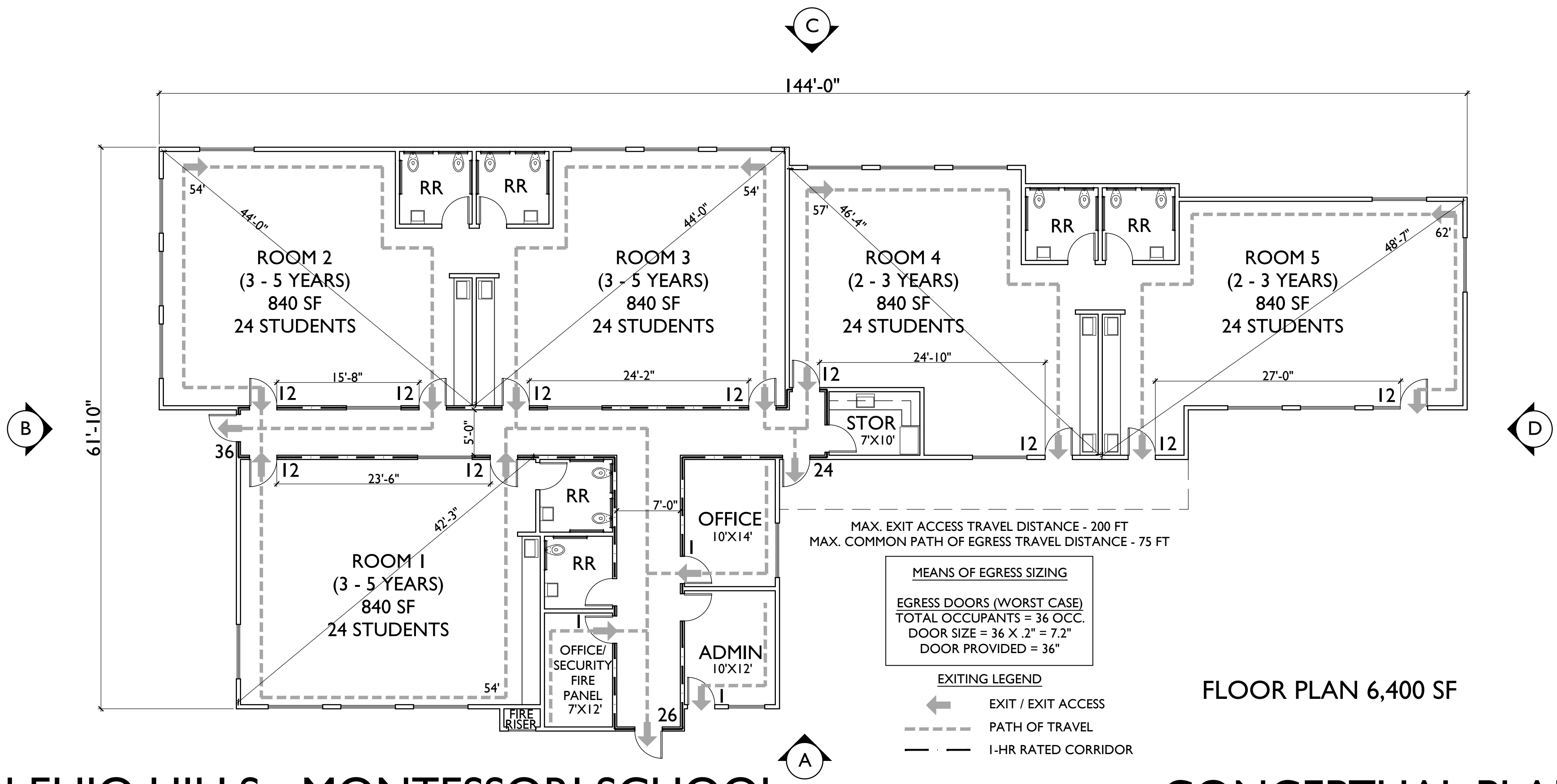
CBC 436.1.1 ROOMS USED FOR GROUP I-4 CHILD CARE ON THE FIRST FLOOR SHALL HAVE ONE EXIT DOOR DIRECTLY TO THE EXTERIOR. EXCEPTION: ONE-HOUR RATED CORRIDORS WITH A MINIMUM WIDTH OF 60 INCHES.

CBC 1007.1.1 WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

CBC 1010.2.8 IN GROUP E OCCUPANCIES, GROUP B EDUCATIONAL OCCUPANCIES AND GROUP I-4 OCCUPANCIES, EGRESS DOORS FROM CLASSROOMS, OFFICES AND OTHER OCCUPIED ROOMS WITH LOCKING ARRANGEMENTS DESIGNED TO KEEP INTRUDERS FROM ENTERING THE ROOM SHALL COMPLY WITH ALL OF THE FOLLOWING CONDITIONS:

- 1.THE DOOR SHALL BE CAPABLE OF BEING UNLOCKED FROM OUTSIDE THE ROOM WITH A KEY OR OTHER APPROVED MEANS.
- 2.THE DOOR SHALL BE OPENABLE FROM WITHIN THE ROOM IN ACCORDANCE WITH SECTION 1010.2.
- 3.MODIFICATIONS SHALL NOT BE MADE TO LISTED PANIC HARDWARE, FIRE DOOR HARDWARE OR DOOR CLOSERS.
- 4.MODIFICATIONS TO FIRE DOOR ASSEMBLIES SHALL BE IN ACCORDANCE WITH NFPA 80. REMOTE LOCKING OR UNLOCKING OF DOORS FROM AN APPROVED LOCATION SHALL BE PERMITTED IN ADDITION TO THE UNLOCKING OPERATION IN ITEM 1.

CBC 1020.2 CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.2. THE CORRIDOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.



SAN MARCOS, CA SAN ELIJO HILLS - MONTESSORI SCHOOL CONCEPTUAL PLANS



TODDLER PLAY AREA



SAN ELIJO ROAD NORTH



WEST AERIAL



ENTRY - SAN ELIJO ROAD SOUTH

SAN MARCOS, CA

SAN ELIJO HILLS - MONTESSORI SCHOOL

CONCEPTUAL PERSPECTIVES

AMBIENT COMMUNITIES
179 CALLE MAGDALENA STE 201
ENCINITAS, CA 92024
760.230.1000

JUNE 7, 2023

SCALE:

SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-4



CLASSROOM 3 INTERIOR



PLAY AREA



SAN ELIJO ROAD NORTH



DRIVEWAY

SAN MARCOS, CA

SAN ELIJO HILLS - MONTESSORI SCHOOL

CONCEPTUAL PERSPECTIVES

AMBIENT COMMUNITIES
179 CALLE MAGDALENA STE 201
ENCINITAS, CA 92024
760.230.1000

JUNE 7, 2023

SCALE:

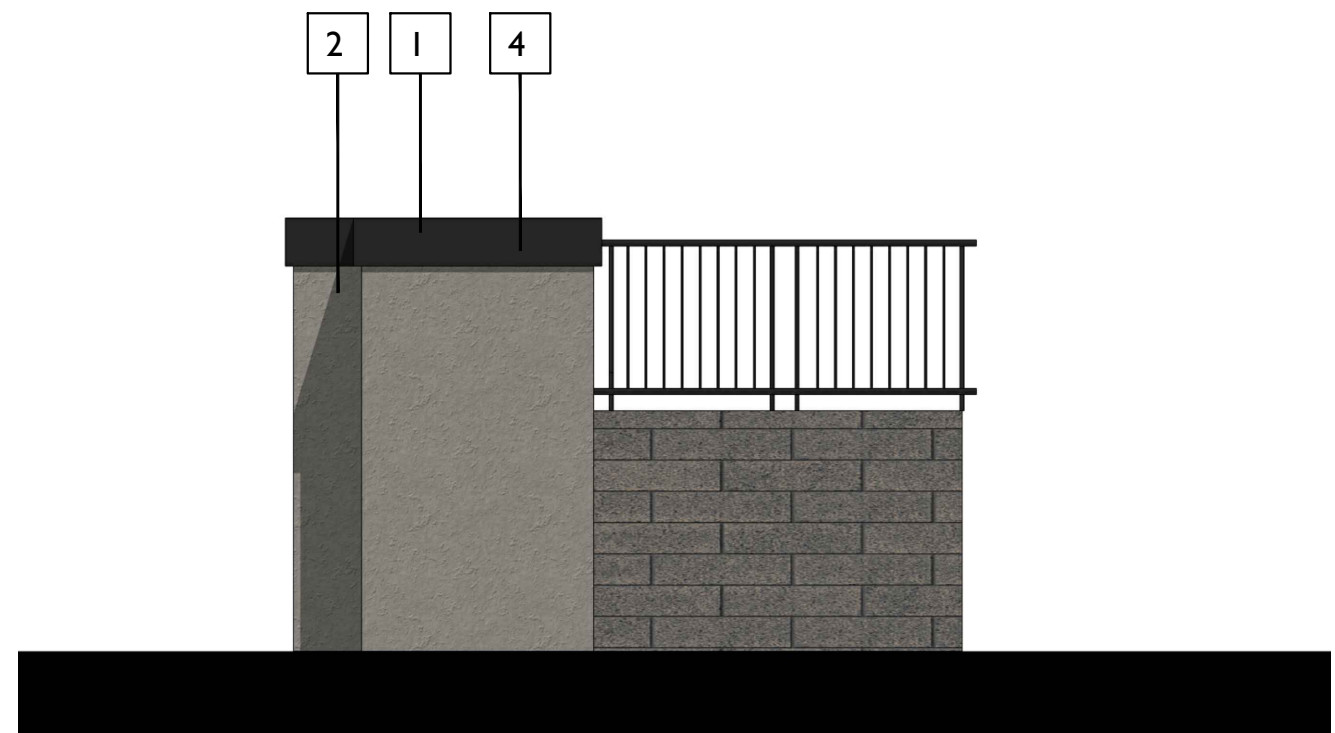
SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

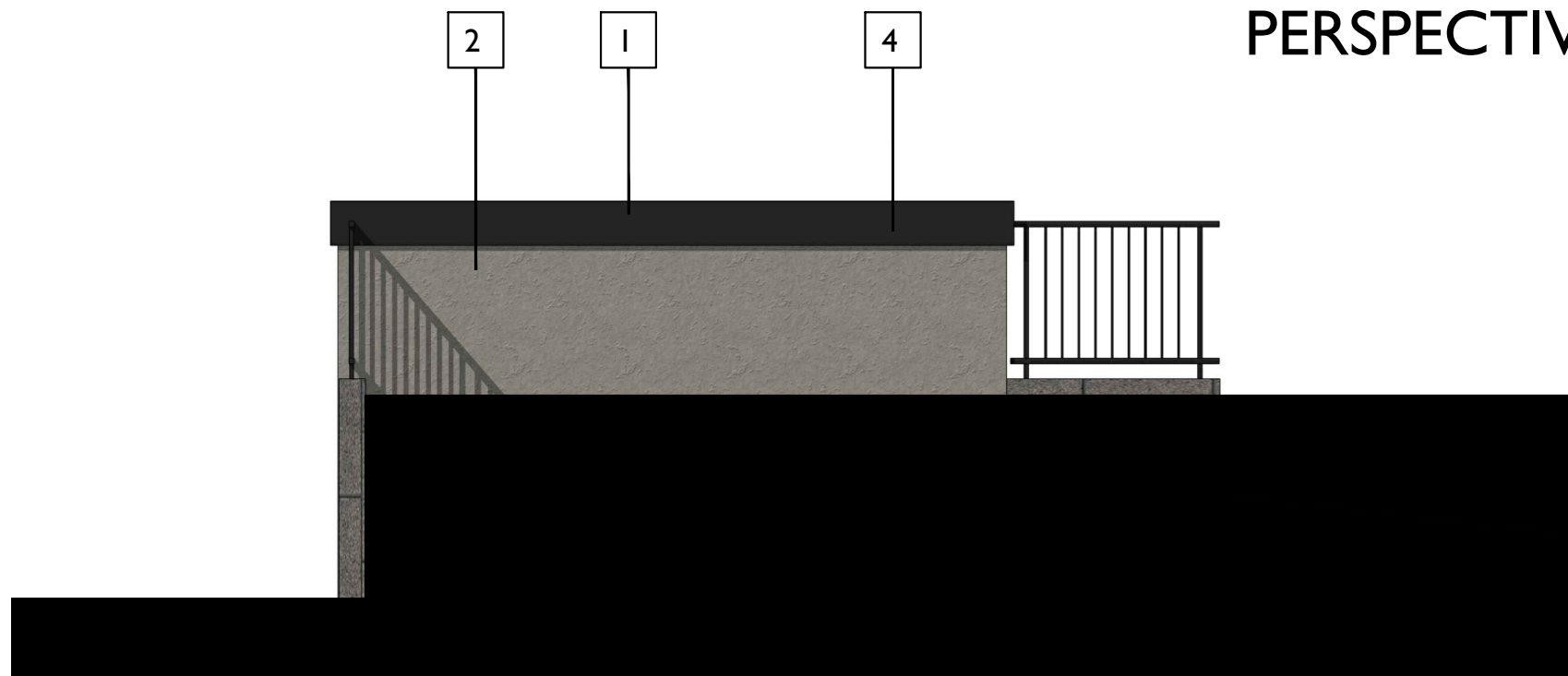
A-5



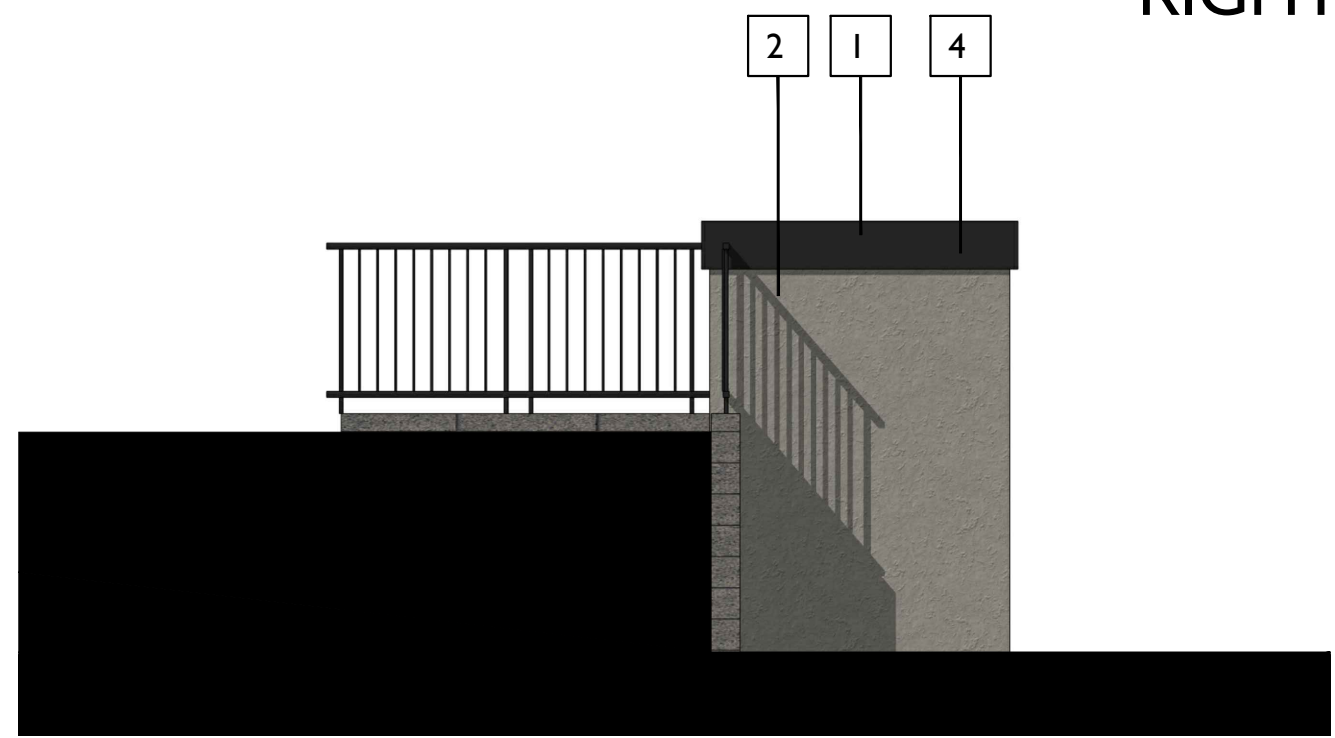
PERSPECTIVE



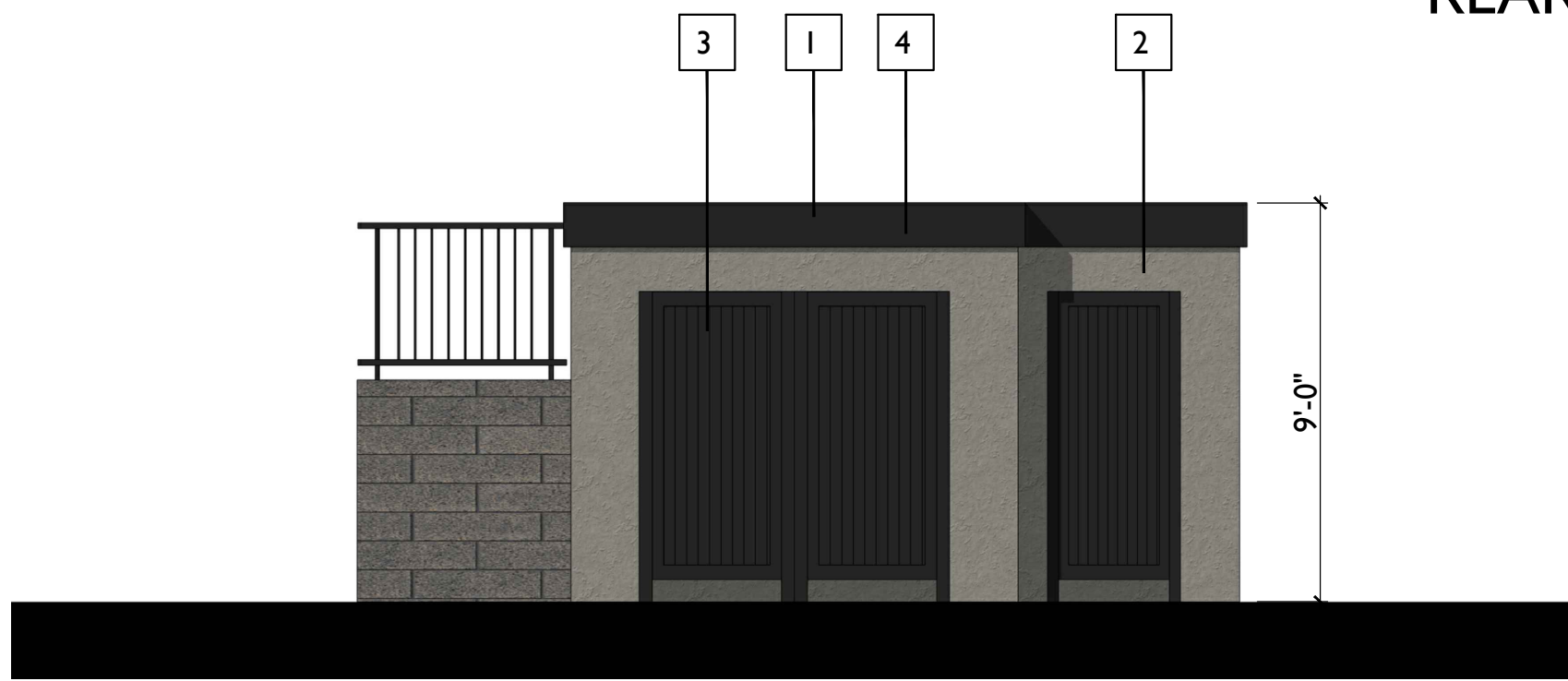
RIGHT



REAR



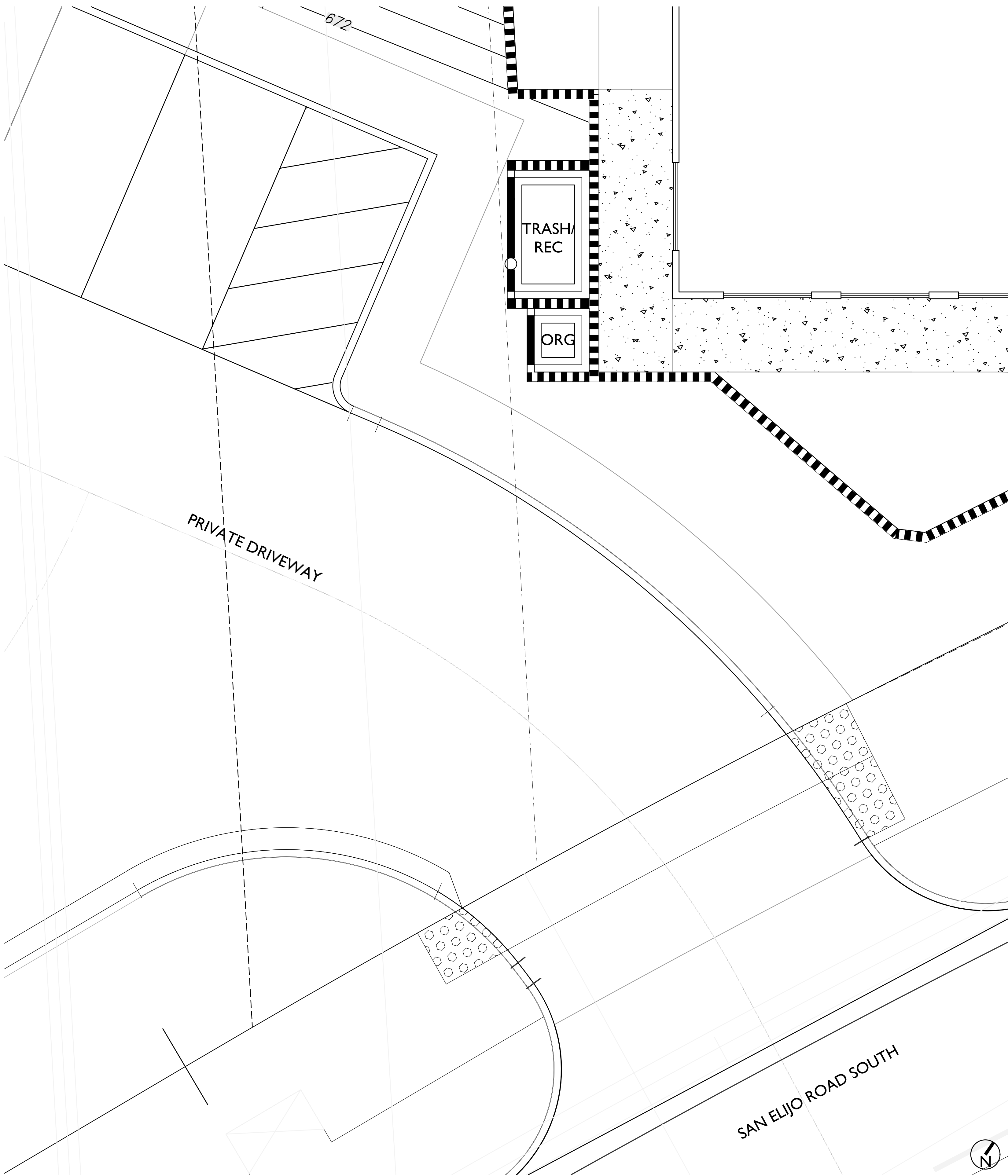
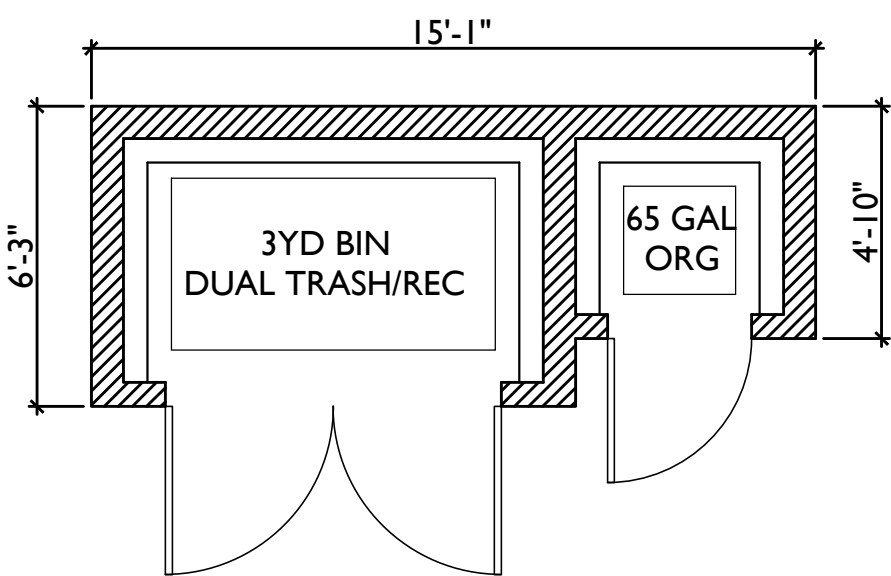
LEFT



FRONT

MATERIAL SCHEDULE

- 1 BUILT UP ROOF
- 2 WALL - STUCCO
- 3 METAL DOORS
- 4 TRIM - 2X STUCCO OVER



SAN MARCOS, CA

SAN ELIJO HILLS - MONTESSORI SCHOOL

CONCEPTUAL TRASH ENCLOSURE

AMBIENT COMMUNITIES
179 CALLE MAGDALENA STE 201
ENCINITAS, CA 92024
760.230.1000

JUNE 7, 2023

SCALE: 0 4 8 12



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