



SITE PLAN
1" = 30'

KEY NOTES SITE PLAN

- 1 PROPERTY LINE, TYP.
- 2 TRANSFORMER (SCREENED BY LANDSCAPING)
- 3 DOUBLE DETECTOR CHECK
- 4 FIRE HYDRANT
- 5 TELEPHONE SERVICE / CABLE SERVICE
- 6 WATER METERS
- 7 GAS METERS
- 8 EXISTING/PROPOSED UTILITIES PER CIVIL OR DRY UTILITY CONSULTANT
- 9 UTILITY ROOM
- 10 STORAGE
- 11 LAUNDRY ROOM
- 12 PARKING SPACE (9'-0" x 20'-0")
- 13 ACCESSIBLE PARKING SPACE (9'-0" x 20'-0")
- 14 ACCESSIBLE LOADING AREA (9'-0" x 20'-0") (VAN ACCESSIBLE)
- 15 REFUSE AND RECYCLING AREA, SEE SHEET A-6
- 16 MONUMENT WALL
- 17 MAILBOXES
- 18 VEGETATED SWALE PER CIVIL PLANS
- 19 LANDSCAPE AREA PER LANDSCAPE PLANS
- 20 HARDSCAPE AREA PER LANDSCAPE PLANS
- 21 FENCE PER LANDSCAPE PLANS
- 22 DRIVEWAY PER CIVIL PLANS
- 23 LINE OF BUILDING ABOVE, TYP.
- 24 LINE OF FIRE APPARATUS
- 25 EXISTING BUILDING TO BE DEMOLISHED
- 26 ENTRANCE TRELLIS PER ELEVATIONS
- 27 BIKE RACK PER LANDSCAPE
- 28 COMMUNITY ROOM / LEASE OFFICE
- 29 PATIO
- 30 SITE WALL PER LANDSCAPE PLANS

SITE PLAN NOTES

1. FINISHED FLOOR ELEVATIONS FOR EACH BUILDING PER CIVIL PLANS
2. LOCATION OF EASEMENTS PER CIVIL PLANS
3. LOCATIONS AND CALCULATIONS OF AREAS PROPOSED TO SATISFY LANDSCAPING REQUIREMENTS AND LANDSCAPING REQUIRED FOR PARKING PER LANDSCAPE PLANS
4. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION ON FINISHED FLOOR ELEVATIONS, PROPOSED SITE WALLS, RETAINING WALLS, CURB RAMPS AND FENCES.
5. SEE GRADING PLANS FOR SLOPES AT ALL WALKWAYS.
6. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. AREA LIGHTING SHALL BE DESIGNED AND DIRECTED TO PREVENT EXCESS LIGHT FROM FALLING ON ADJACENT PROPERTIES. ALL WALKWAYS, PATIOS AND COURTYARD SPACES SHALL BE PROPERLY LIT TO MAINTAIN A SECURE AND SAFE LIVING ENVIRONMENT. EXACT INTENSITY AND LOCATION OF SITE LIGHTING WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL FOR REVIEW AND CONFORMANCE TO THE CITY OF SAN MARCOS STANDARDS.
8. ALL SIGNS THAT WILL BE USED FOR THE PROJECT SHALL BE CONSISTENT WITH MINICIPAL CODE SIGN PERMITS.

PARKING NOTES

1. ALL ACCESSIBLE PARKING SPACES SHALL COMPLY WITH C.B.C. SECTION 1109A.8.
2. PROVIDE A BUMPER OR CURB AT EACH SPACE TO PREVENT ENCROACHMENT INTO REQUIRED WIDTH OF WALKWAYS PER C.B.C. SECTION 1109A.8.2, ITEM #1.
3. ALL ACCESSIBLE PARKING SPACES ARE TO BE IDENTIFIED BY A REFLECTORIZED SIGN, PERMANENTLY POSTED IMMEDIATELY ADJACENT TO EACH SPACE

Architect:

Developers:



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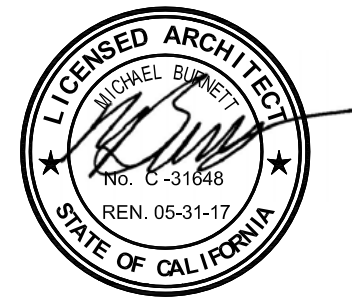
EL DORADO APARTMENTS

WEST MISSION ROAD
SAN MARCOS, CA 92069

12/15/2016

PROJECT # 1307

Stamp / Signature



SITE PLAN

A1.0