

CONCEPTUAL GRADING PLAN FOR
ARMORLITE LOFTS (SP23-0001)

APPLICANT
LAS POSAS VENTURES, LLC
705 B STREET, SUITE 3010
SAN DIEGO, CA 92101

CIVIL ENGINEER
LATITUDE 33 PLANNING & ENGINEERING
10731 TREENA STREET
SAN DIEGO, CA 92131

ARCHITECT
SUMMA ARCHITECTURE
5256 S MISSION ROAD, APT 404
BONSALL, CA 92003

LANDSCAPE
GMP
3176 LIONSHEAD AVENUE, SUITE 102
CARLSBAD, CA 92010

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GRADING INFORMATION

TOTAL CUT/EXPORT 6950 CY
TOTAL FILL/IMPORT 4400 CY
NET 2250 CY EXPORT

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT CONSISTS OF 165 RESIDENTIAL UNITS, 5,600 SF OF COMMERCIAL SPACE AND COVERED PARKING GARAGE IN A MIXED USE BUILDING. THE DEVELOPMENT WILL ALSO INCLUDE ONSITE SURFACE PARKING, RETAINING WALLS, SURFACE IMPROVEMENTS FOR DRIVE AISLES AND PEDESTRIAN WALKWAYS, AND ASSOCIATED CIVIL UTILITY SERVICES.

PROJECT INFORMATION

DOMESTIC WATER DISTRICT-VALLECITOS WATER DISTRICT
SANITATION DISTRICT - VALLECITOS WATER DISTRICT
EXISTING ZONING - P-1
PROPOSED ZONING - SPA
WATER SHED - CARLSBAD
AREA - SAN MARCOS
SUBAREA - RICHLAND #904.52

APN: 2191626200
PARCEL AREA: 2.44 ACRES
PROPOSED IMPERVIOUS AREA: 2.17 ACRES
PROPOSED PERVIOUS AREA: 0.27 ACRES

LEGAL DESCRIPTION

LOT B IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 21967, FILLED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 15, 2022.

FEMA FIRM DESIGNATION

FIRM PANEL #: 06073C0789H
FLOOD ZONE: ZONE X

EXISTING EASEMENTS

- PRIVATE DRIVEWAY ACCESS EASEMENT
PER DOC. NO. 2023-0056553
- PUBLIC STREET AND UTILITY AND DRAINAGE
EASEMENT PER DOC. NO. 2001-0105891
- PUBLIC STREET AND UTILITY AND DRAINAGE
EASEMENT PER DOC. NO. 2002-669378

BASIS OF BEARINGS

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83 EPOCH 2017.5), CALIFORNIA COORDINATE SYSTEM 1983 (CCS83), ZONE 6 (0406). THIS IS DETERMINED BY AN OBSERVED LINE BETWEEN STATION NO. 78-15L AND STATION NO. CP-010 PER CITY OF SAN MARCOS RECORD OF SURVEY NO. 23731.

- POINT NO. 78-15L: N-1,996,718.03 SFT. E-6,284,542.25 SFT.
- BEARING - 78-15L TO CP-010 = NORTH 49°34'24" EAST (GRID)

QUOTED BEARINGS FROM REFERENCE MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT STATION NO. 78-15L IS 0.99995969. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.

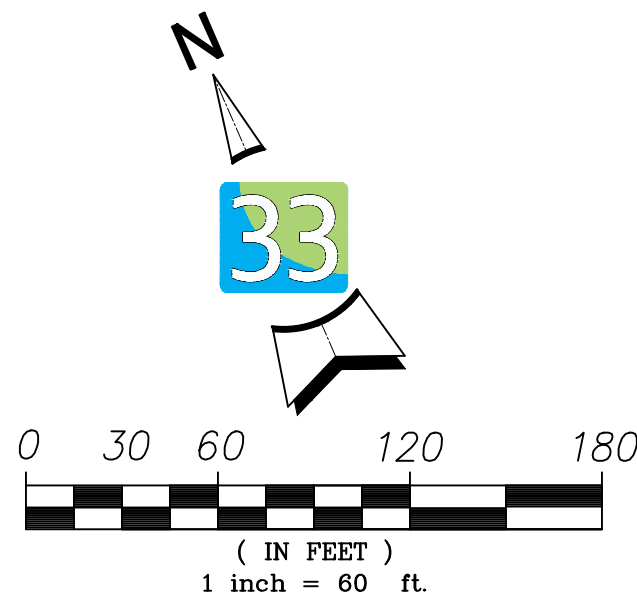
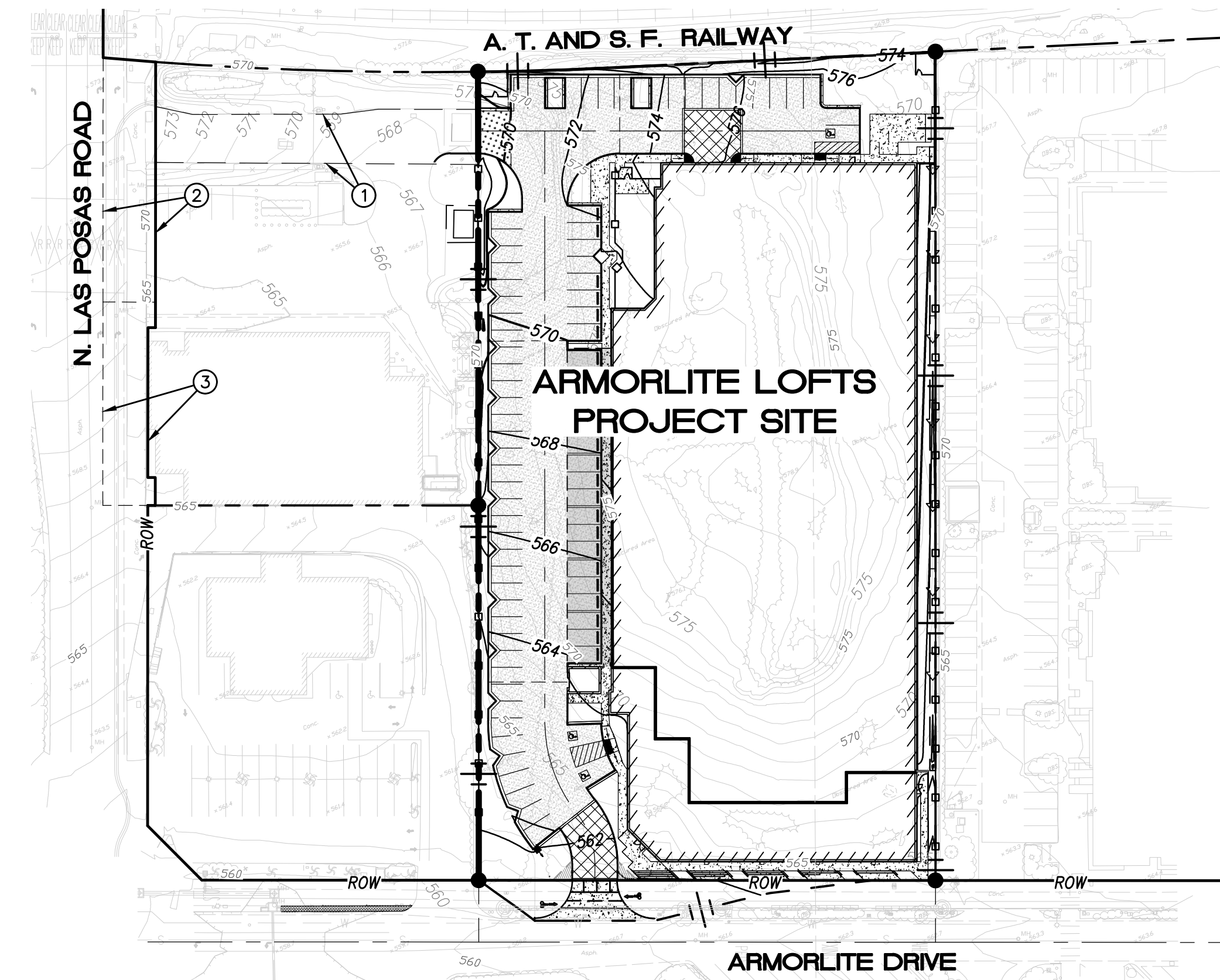
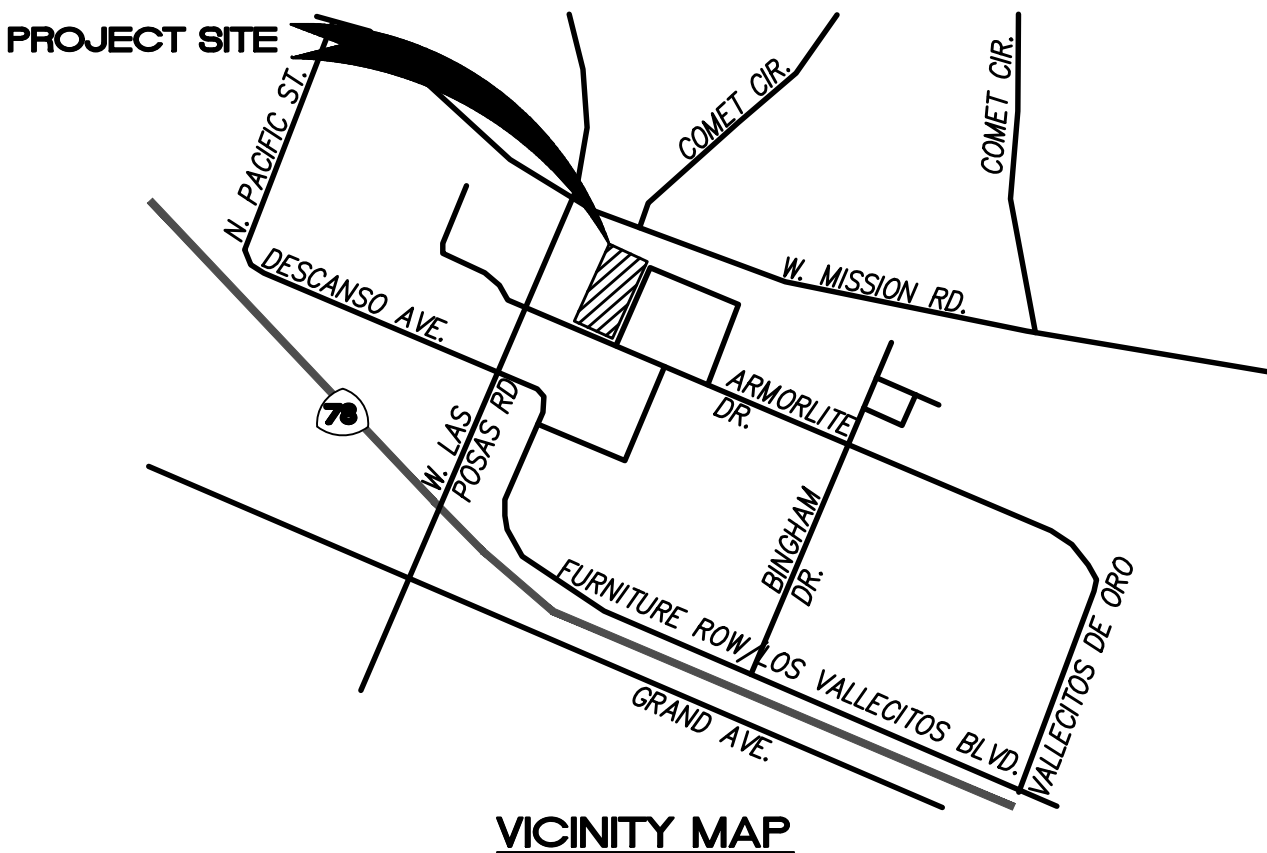
BENCHMARK

BASIS OF ELEVATION/BENCHMARK: THE BASIS OF ELEVATION FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NGVD88). THIS IS DETERMINED BY AN OBSERVED POSITION AT STATION NO. 97, BEING A CALTRANS 2" BRASS DISC IN THE TOP OF CURB ON THE SOUTH SIDE OF MISSION ROAD 215 FEET WESTERLY OF THE DRIVEWAY TO MISSION VILLAS PER CITY OF SAN MARCOS RECORD OF SURVEY NO. 23731.

- CITY OF SAN MARCOS BENCHMARK ELEVATION = 595.90 FT.

LEGEND

RIGHT-OF-WAY	ROW
PROPERTY LINE	
STREET CENTER LINE	
DAYLIGHT LINE	
PROPOSED CONTOURS	
PROPOSED GRADE BREAK	
PROPOSED RETAINING WALL	
PROPOSED CURB	
PROPOSED CURB & GUTTER	
PROPOSED PCC BROW DITCH	
PROPOSED TRUNCATED DOMES	
PROPOSED AC PAVEMENT	
PROPOSED PCC PAVEMENT	
PROPOSED PCC SIDEWALK	
PROPOSED BUILDING	
PROPOSED FINISHED FLOOR AND PAD ELEVATIONS	FF XXXX PAD XXXX
PROPOSED MODULAR WETLAND SYSTEM	
PROPOSED UNDERGROUND VAULT	
PROPOSED WATER LATERAL	W
PROPOSED FIRE LATERAL	FS
PROPOSED SEWER LATERAL	S
PROPOSED ROOF DRAIN OUTLET	RD
PROPOSED IRRIGATION LATERAL OUTLET	I
PROPOSED STORM DRAIN STRUCTURE	
PROPOSED STORM DRAIN LINE	
PROPOSED WATER METER	M
PROPOSED BACKFLOW PREVENTER	
PROPOSED WATER LINE	
PROPOSED FIRE WATER LINE	F
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	
PROPOSED SEWER LINE	S
EXISTING CONTOURS	
EXISTING WATER LINE	W
EXISTING STORM DRAIN LINE	
EXISTING SEWER LINE	S
EXISTING FIRE HYDRANT	
EXISTING FENCE LINE	
EXISTING TREE	
EXISTING STREET LIGHT	
EXISTING CURB INLET	
EXISTING SEWER MANHOLE	



STATEMENT OF ENGINEER OF WORK

THE UNDERSIGNED ENGINEER AGREES THAT THE WORK PERFORMED BY THE ENGINEER SHALL COMPLY WITH THE GENERALLY ACCEPTED STANDARDS AND PRACTICES OF THE ENGINEER'S TRADE OR PROFESSION. THE ENGINEER FURTHER AGREES THAT THE WORK PERFORMED HEREIN SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS REQUIRED BY THE CITY OF ENCINITAS, TO THE EXTENT THAT THE ENGINEER CONTROLS SUCH PERFORMANCE. THE ENGINEER AGREES THAT ANY PLANCHECK OR REVIEW PERFORMED BY THE CITY OF ENCINITAS IN ITS CAPACITY AS A PUBLIC ENTITY FOR THE PLANS PREPARED BY THE ENGINEER IS NOT A DETERMINATION BY THE CITY OF ENCINITAS OF THE TECHNICAL SUFFICIENCY OR ADEQUACY OF THE PLANS OR DESIGN AND IT THEREFORE DOES NOT RELIEVE THE ENGINEER OF RESPONSIBILITY FOR THE PLANS OR DESIGN OF IMPROVEMENTS BASED THEREON. THE ENGINEER AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF ENCINITAS AND ITS OFFICERS, AGENTS, AND EMPLOYEES FROM PROPERTY DAMAGE OR BODILY INJURY ARISING SOLELY FROM THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER AND HIS/HER AGENTS OR EMPLOYEES ACTING WITHIN THE COURSE AND SCOPE OF SUCH AGENCY AND EMPLOYMENT AND ARISING OUT OF THE WORK PERFORMED BY THE ENGINEER.

SIGNATURE: _____ DATE: _____
GIO POSILICO
LATITUDE 33 PLANNING AND ENGINEERING
10731 TREENA STREET, CA 92131
PHONE NUMBER 858-751-0633
RCE EXPIRES 06/30/2025

latitude 33
PLANNING & ENGINEERING
10731 Treena Street, San Diego, CA 92131
Tel 858.751.0633

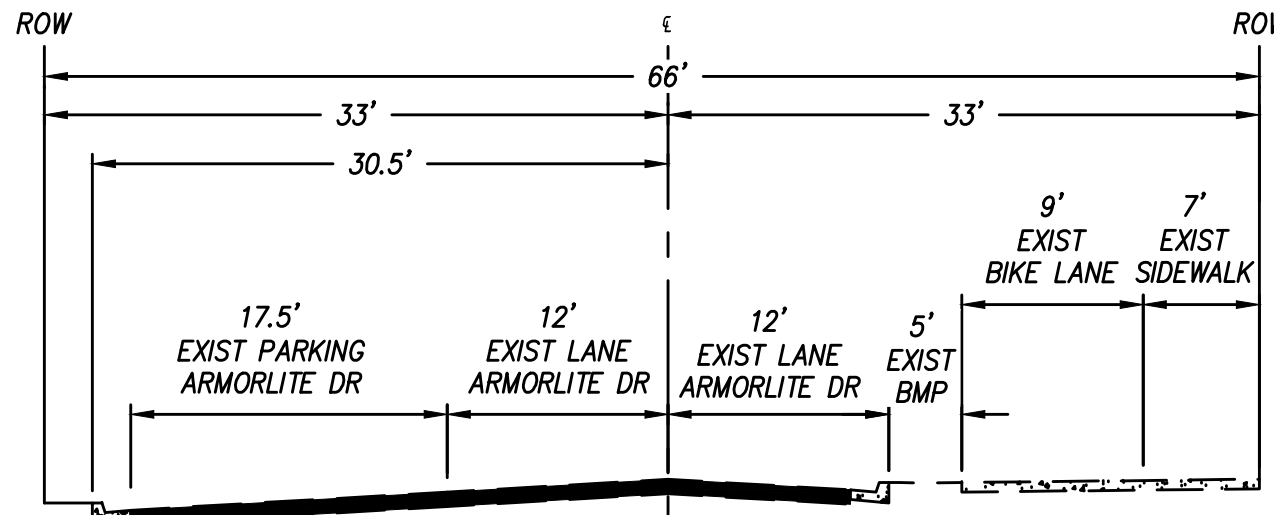
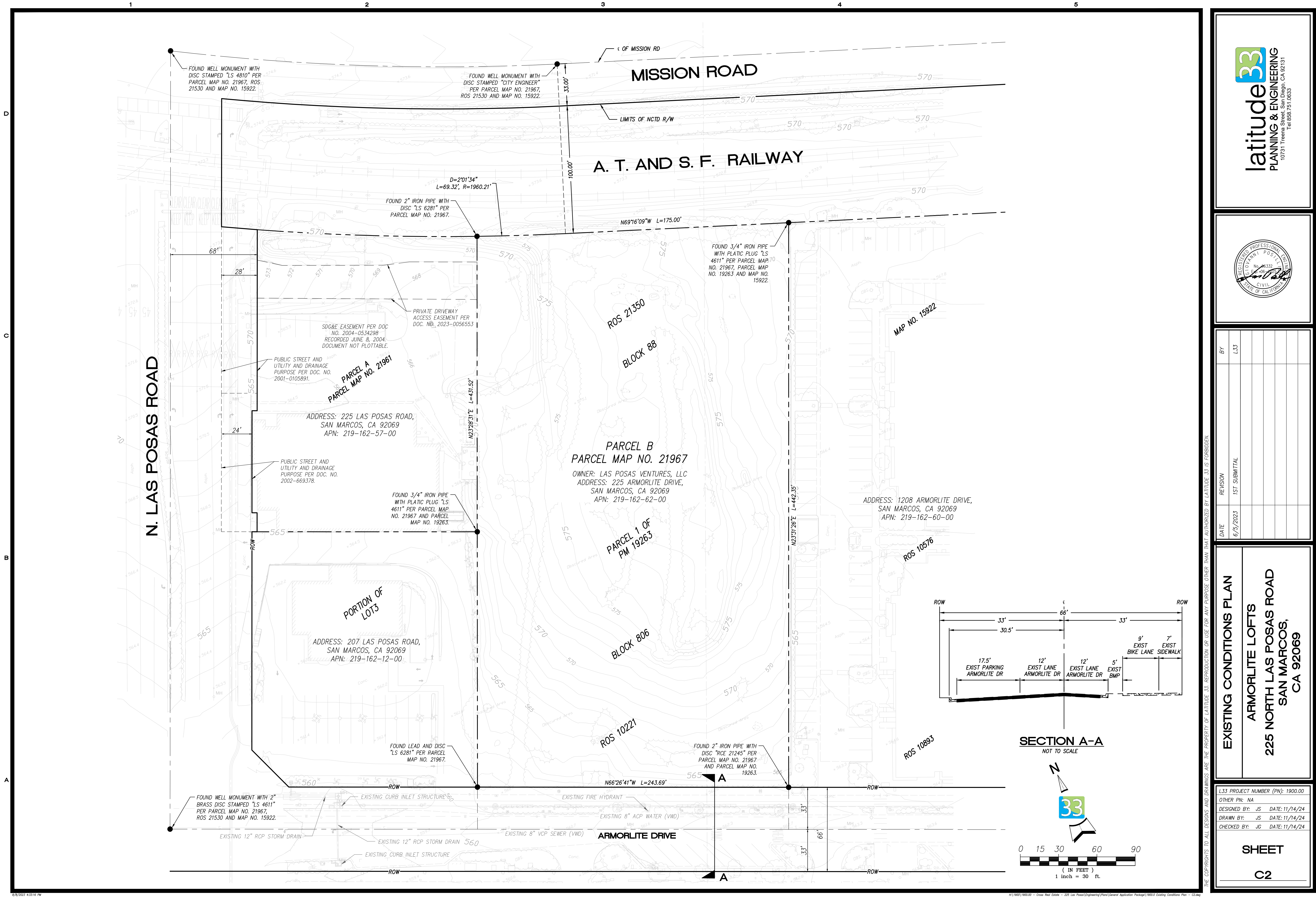
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6/15/2023	TST SUBMITTAL	L33

COVER SHEET

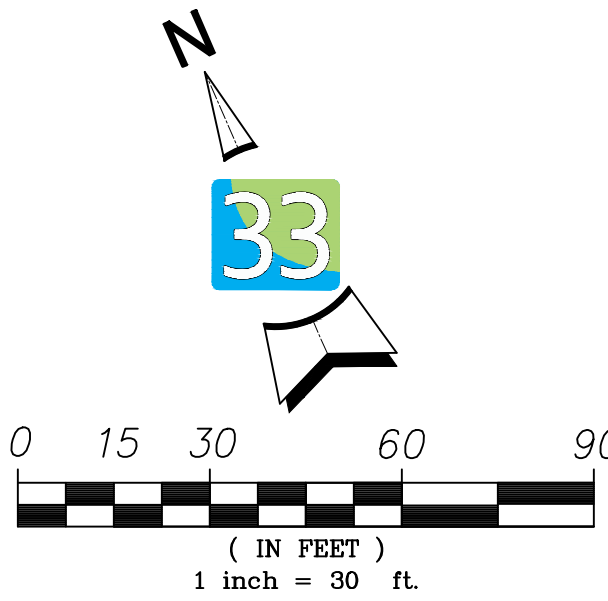
ARMORLITE LOFTS
225 NORTH LAS POSAS ROAD
SAN MARCOS,
CA 92069

L33 PROJECT NUMBER (PN): 1900.00
OTHER PN: NA
DESIGNED BY: JS DATE: 11/14/24
DRAWN BY: JS DATE: 11/14/24
CHECKED BY: JG DATE: 11/14/24

SHEET
C1



SECTION A-A
NOT TO SCALE



latitude 33
PLANNING & ENGINEERING
10731 Trezona Street, San Diego, CA 92131
Tel 858.751.0633

DATE	REVISION	BY
6/15/2023	1ST SUBMITTAL	L33

EXISTING CONDITIONS PLAN

ARMORLITE LOFTS

225 NORTH LAS POSAS ROAD

SAN MARCOS, CA 92069

L33 PROJECT NUMBER (PN): 1900.00

OTHER PN: NA

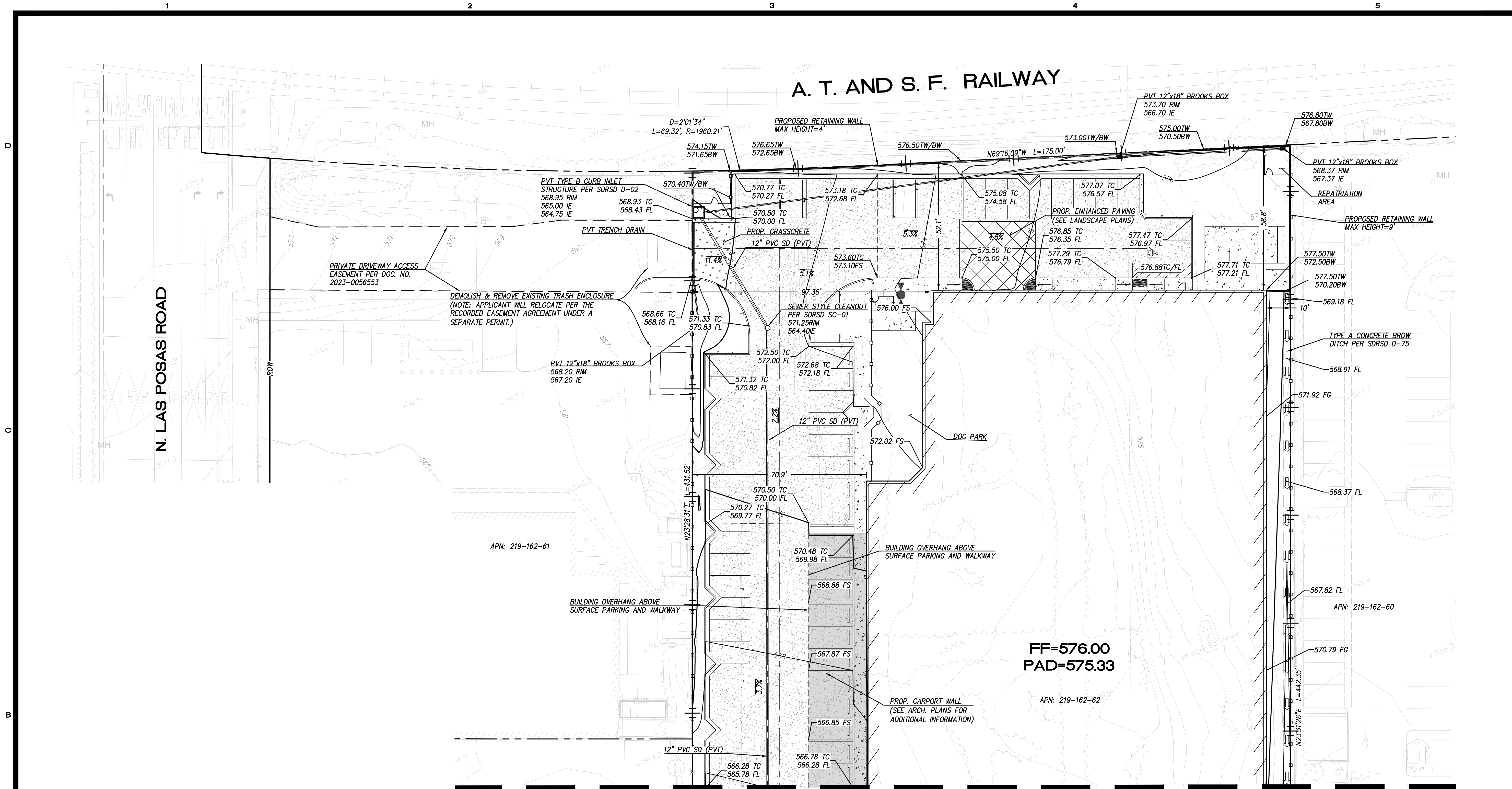
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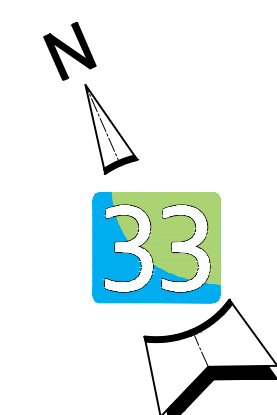
CHECKED BY: JG DATE: 11/14/24

SHEET

C2



SEE SHEET C4



GRADING AND DRAINAGE PLAN

ARMORLITE LOFTS
225 NORTH LAS POSAS ROAD
SAN MARCOS,
CA 92069

L33 PROJECT NUMBER (PN):	1900.00
OTHER PN:	NA
DESIGNED BY:	JS DATE: 11/14/24
DRAWN BY:	JS DATE: 11/14/24
CHECKED BY:	JG DATE: 11/14/24

SHEET
C3



DATE	REVISION	BY
6/15/2023	TST SUBMITTAL	L33

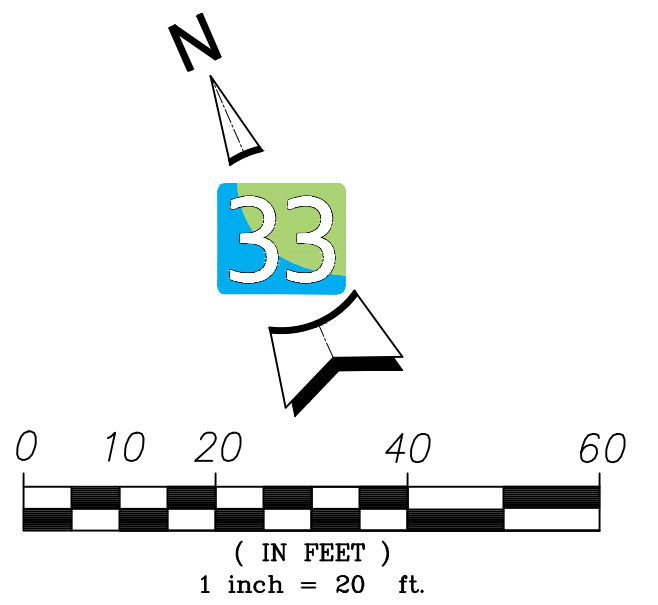
latitude 33
PLANNING & ENGINEERING
10731 Trezona Street, San Diego, CA 92131
Tel 858.751.0633

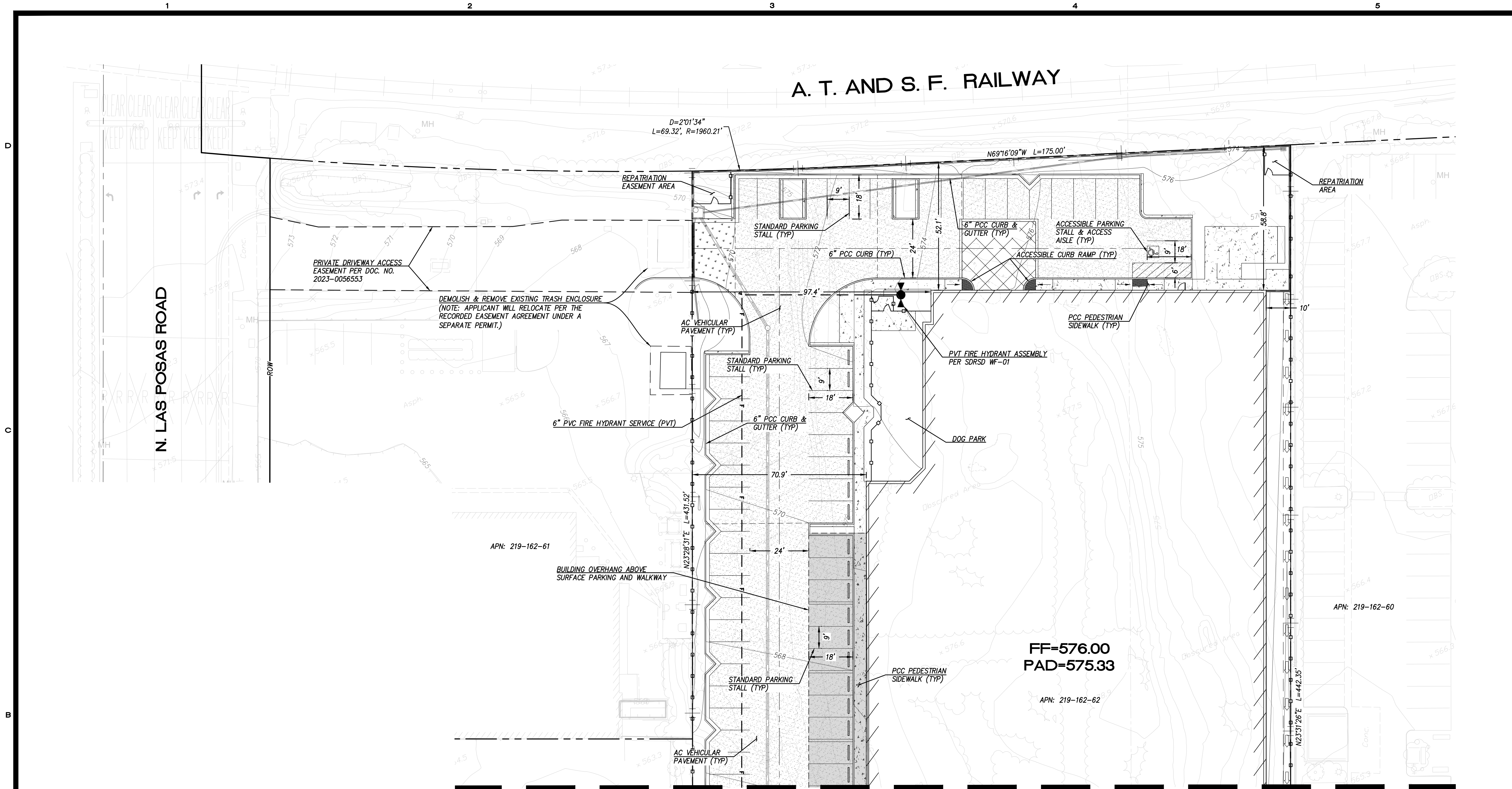
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ARMORLITE LOFTS
225 NORTH LAS POSAS ROAD
SAN MARCOS,
CA 92069

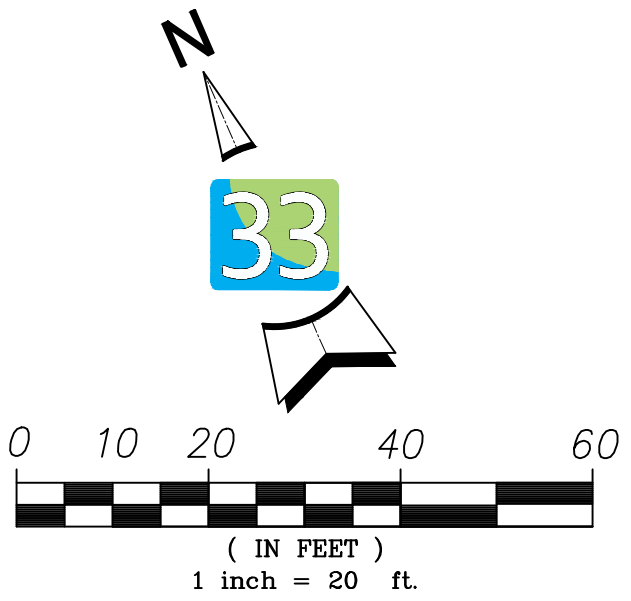
SHEET

C4





SEE SHEET C6



IMPROVEMENTS AND UTILITY PLAN

ARMORLITE LOFTS
225 NORTH LAS POSAS ROAD
SAN MARCOS, CA 92069

L33 PROJECT NUMBER (PN): 1900.00			
OTHER PN: NA			
DESIGNED BY:	JS	DATE:	11/14/24
DRAWN BY:	JS	DATE:	11/14/24
CHECKED BY:	JG	DATE:	11/14/24

SHEET
C5



DATE	REVISION	BY
6/15/2023	TST SUBMITTAL	L33

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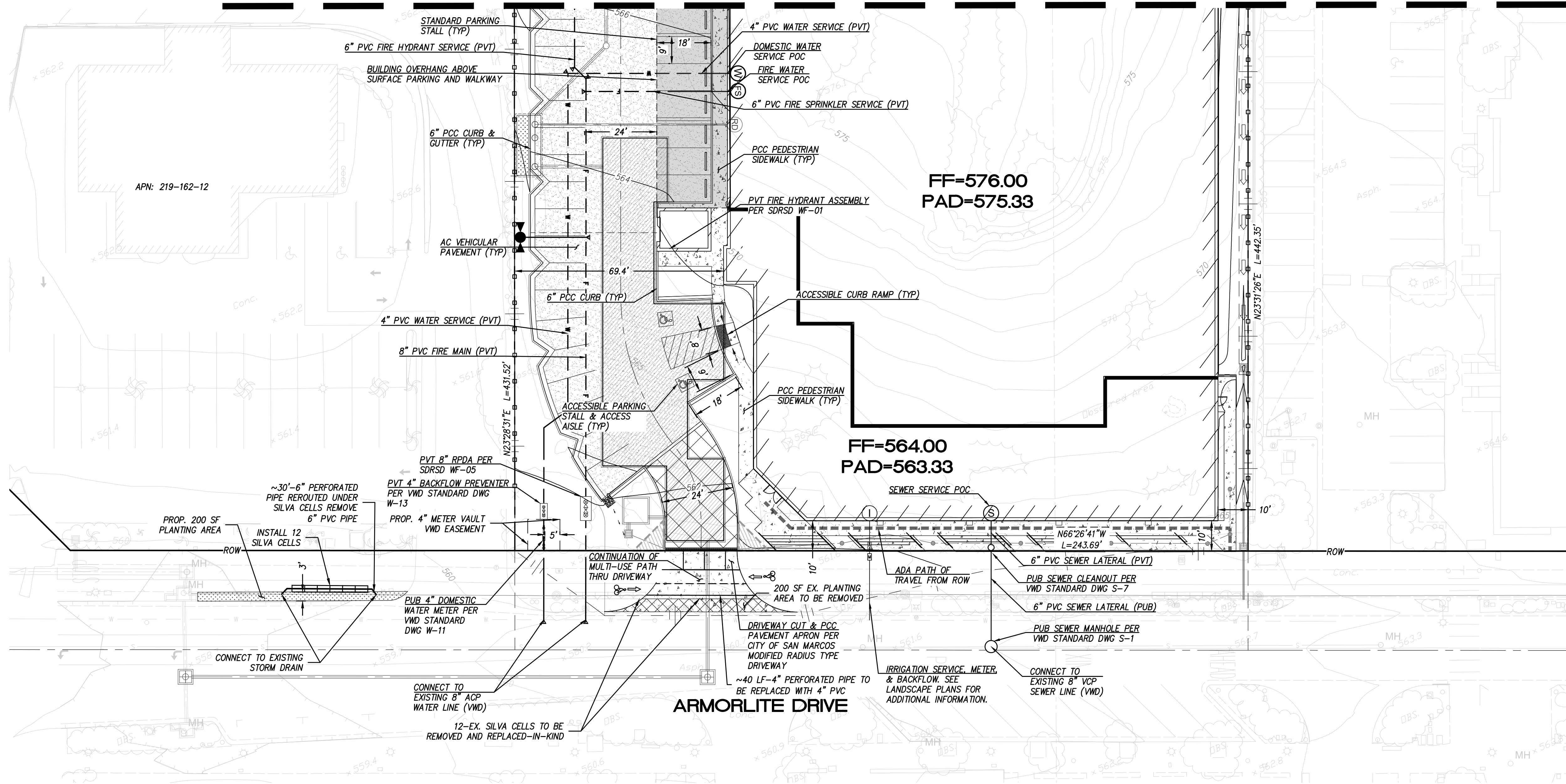
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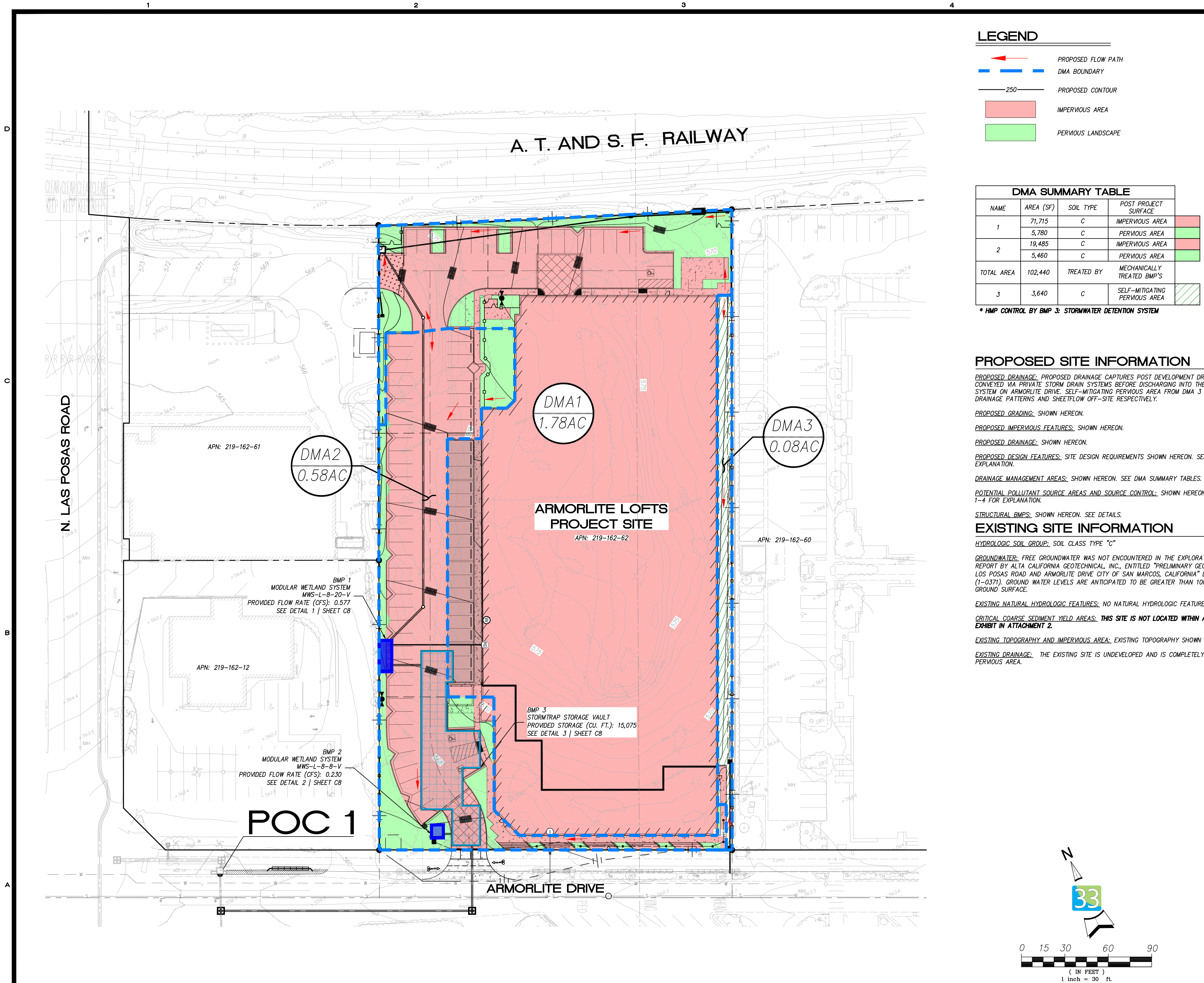
3

4

5

SEE SHEET C5





LEGEND

- PROPOSED FLOW PATH
- DMA BOUNDARY
- 250 PROPOSED CONTOUR
- IMPERVIOUS AREA
- PERVIOUS LANDSCAPE

DMA SUMMARY TABLE				
NAME	AREA (SF)	SOIL TYPE	POST PROJECT SURFACE	
1	71,715	C	IMPERVIOUS AREA	
	5,780	C	PERVIOUS AREA	
2	19,485	C	IMPERVIOUS AREA	
	5,460	C	PERVIOUS AREA	
TOTAL AREA	102,440	TREATED BY	MECHANICALLY TREATED BMP'S	
3	3,640	C	SELF-MITIGATING PERVIOUS AREA	

* HMP CONTROL BY BMP 3: STORMWATER DETENTION SYSTEM

PROPOSED SITE INFORMATION

PROPOSED DRAINAGE: PROPOSED DRAINAGE CAPTURES POST DEVELOPMENT DRAINAGE ONSITE AND IS CONVEYED VIA PRIVATE STORM DRAIN SYSTEMS BEFORE DISCHARGING INTO THE EXISTING STORM DRAIN SYSTEM ON ARMORLITE DRIVE. SELF-MITIGATING PERVIOUS AREA FROM DMA 3 FOLLOWS EXISTING DRAINAGE PATTERNS AND SHEETFLOW OFF-SITE RESPECTIVELY.

PROPOSED GRADING: SHOWN HEREON.

PROPOSED IMPERVIOUS FEATURES: SHOWN HEREON.

PROPOSED DRAINAGE: SHOWN HEREON.

PROPOSED DESIGN FEATURES: SITE DESIGN REQUIREMENTS SHOWN HEREON. SEE FORM 1-5 FOR EXPLANATION.

DRAINAGE MANAGEMENT AREAS: SHOWN HEREON. SEE DMA SUMMARY TABLES.

POTENTIAL POLLUTANT SOURCE AREAS AND SOURCE CONTROL: SHOWN HEREON. SEE FORMS 1-3B AND 1-4 FOR EXPLANATION.

STRUCTURAL BMP'S: SHOWN HEREON. SEE DETAILS.

EXISTING SITE INFORMATION

HYDROLOGIC SOIL GROUP: SOIL CLASS TYPE "C"

GROUNDWATER: FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXPLORATORY BORINGS PER REPORT BY ALTA CALIFORNIA GEOTECHNICAL, INC., ENTITLED "PRELIMINARY GEOTECHNICAL INVESTIGATION, LOS POSAS ROAD AND ARMORLITE DRIVE CITY OF SAN MARCOS, CALIFORNIA" DATED MARCH 31, 2021 (1-0371). GROUND WATER LEVELS ARE ANTICIPATED TO BE GREATER THAN 100 FEET BELOW THE GROUND SURFACE.

EXISTING NATURAL HYDROLOGIC FEATURES: NO NATURAL HYDROLOGIC FEATURES EXIST ONSITE.

CRITICAL COARSE SEDIMENT YIELD AREAS: THIS SITE IS NOT LOCATED WITHIN A CCSYA, SEE CCSYA EXHIBIT IN ATTACHMENT 2.

EXISTING TOPOGRAPHY AND IMPERVIOUS AREA: EXISTING TOPOGRAPHY SHOWN HEREON.

EXISTING DRAINAGE: THE EXISTING SITE IS UNDEVELOPED AND IS COMPLETELY SELF-MITIGATING PERVIOUS AREA.

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PLANNING & ENGINEERING

10731 Trezona Street, San Diego, CA 92131

Tel 858.751.0633

REGISTERED PROFESSIONAL ENGINEER

NO. 68332

STATE OF CALIFORNIA

CIVIL

BY

L33

DATE

6/15/2023

REVISION

TST SUBMITTAL

POST CONSTRUCTION BMP PLAN

ARMORLITE LOFTS

225 NORTH LAS POSAS ROAD

SAN MARCOS, CA 92069

L33 PROJECT NUMBER (PN): 1900.00

OTHER PN: NA

DESIGNED BY: JS DATE: 11/14/24

DRAWN BY: JS DATE: 11/14/24

CHECKED BY: JG DATE: 11/14/24

SHEET

C7

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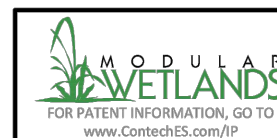
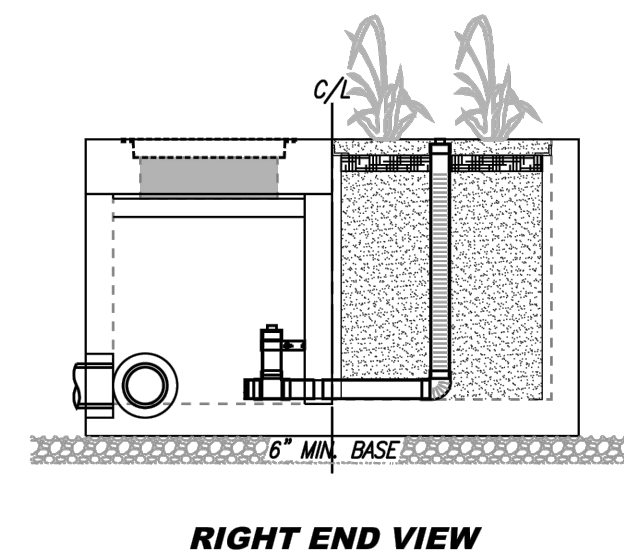
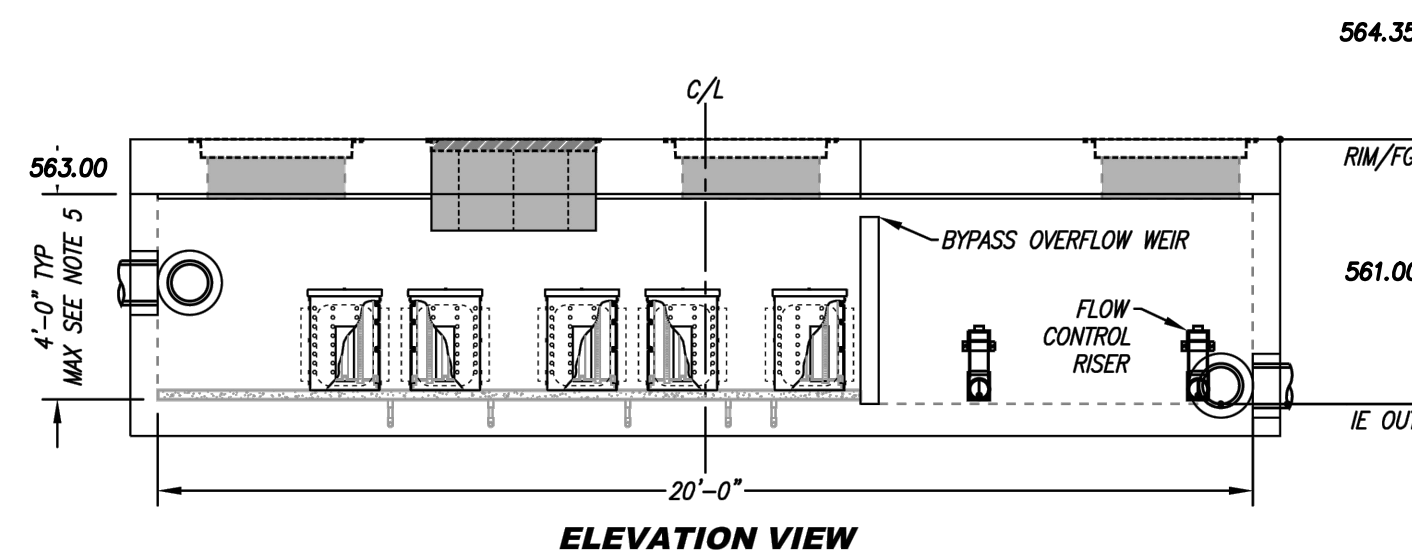
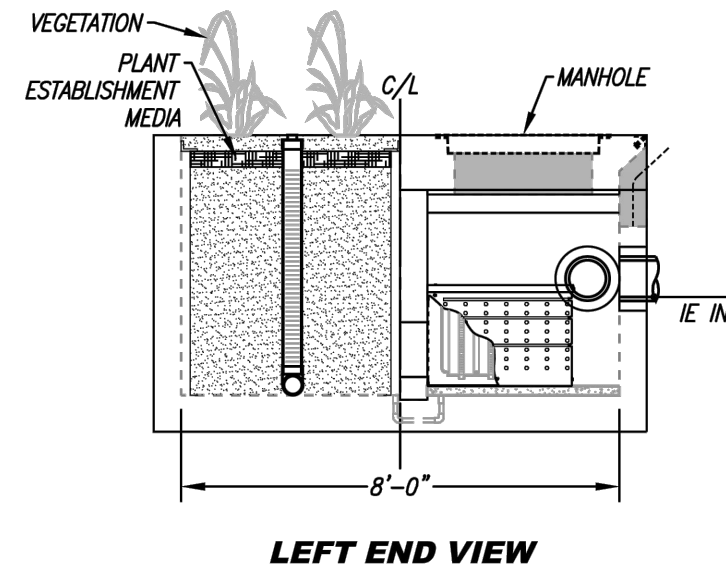
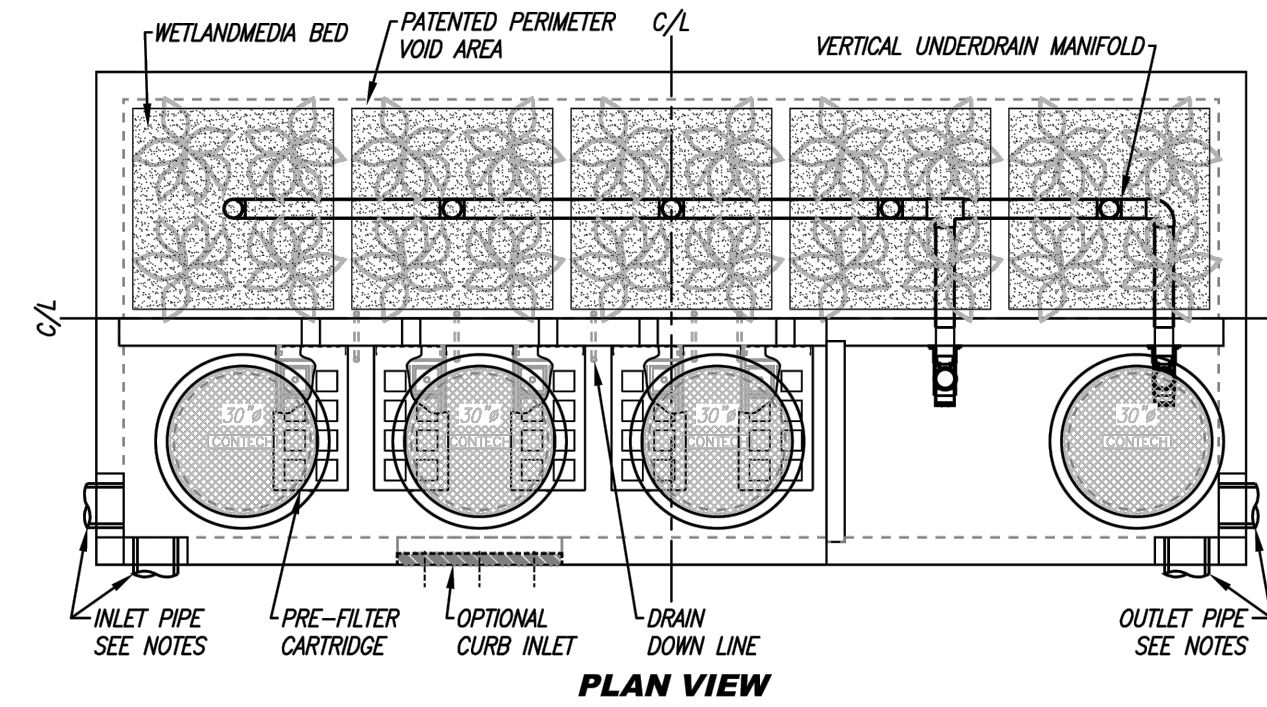
D

C

B

A

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
FLOW BASED (CFS)			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE			
PIPE DATA	I.F.	MATERIAL	DIAMETER
INLET PIPE 1	563.00		
INLET PIPE 2	563.00		
OUTLET PIPE	561.00		
PRETREATMENT	564.35	BIOFILTRATION	DISCHARGE
RIM ELEVATION			564.35
SURFACE LOAD			PEDESTRIAN
NOTES:			
* PRELIMINARY ONLY - NOT FOR CONSTRUCTION			



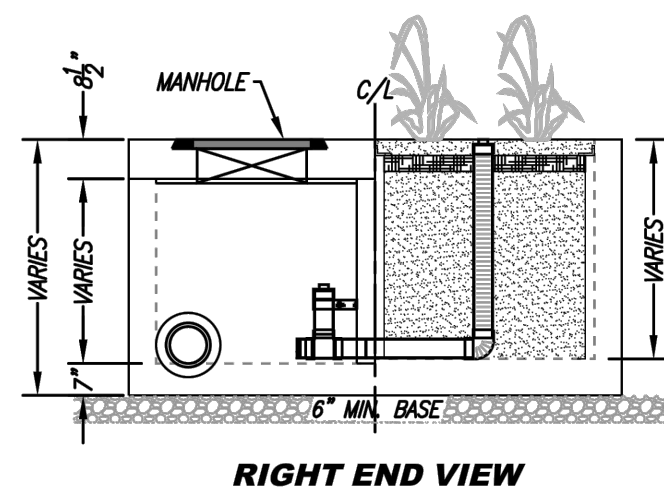
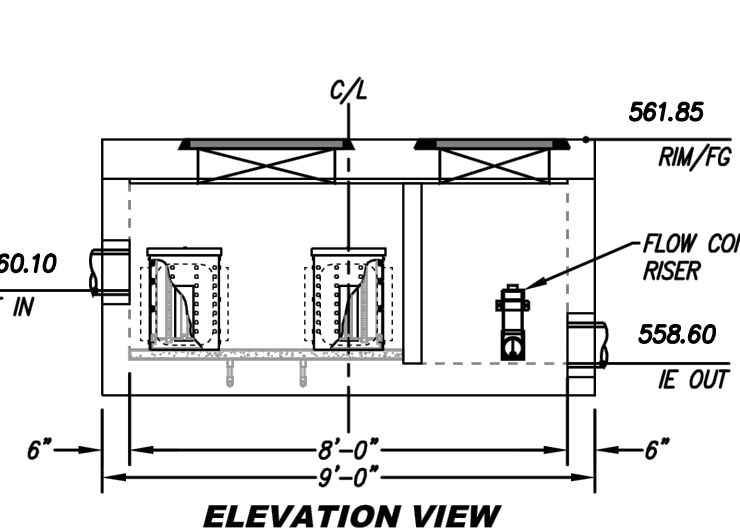
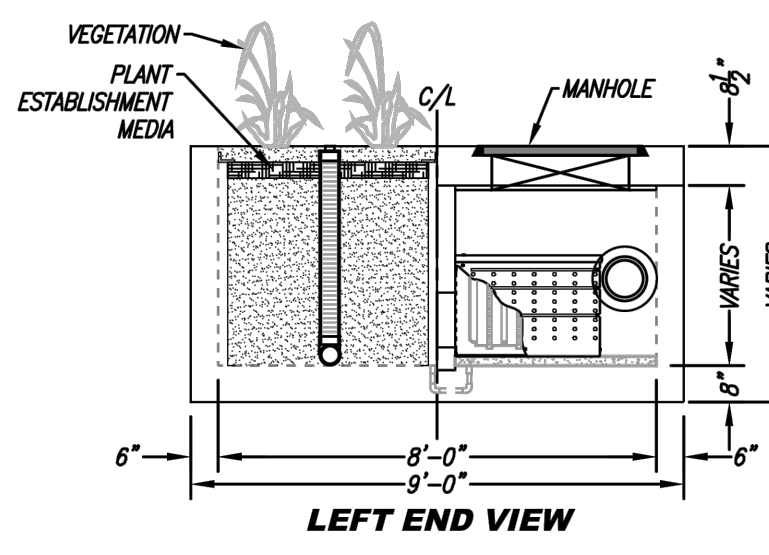
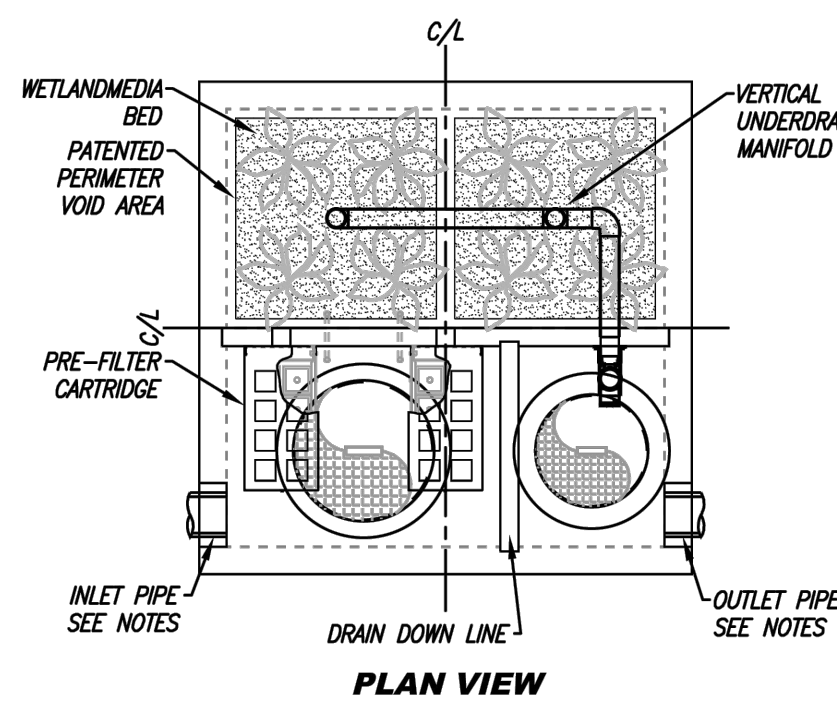
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MWS-L-8-20-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

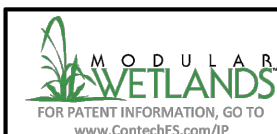
DETAIL 1 - BMP 1: MODULAR WETLAND SYSTEM
NOT TO SCALE

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
FLOW BASED (CFS)			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE			
PIPE DATA	I.F.	MATERIAL	DIAMETER
INLET PIPE 1	560.10		
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE	558.60		
PRETREATMENT		BIOFILTRATION	DISCHARGE
RIM ELEVATION	561.85		561.85
SURFACE LOAD			PEDESTRIAN
NOTES:			
* PRELIMINARY NOT FOR CONSTRUCTION			



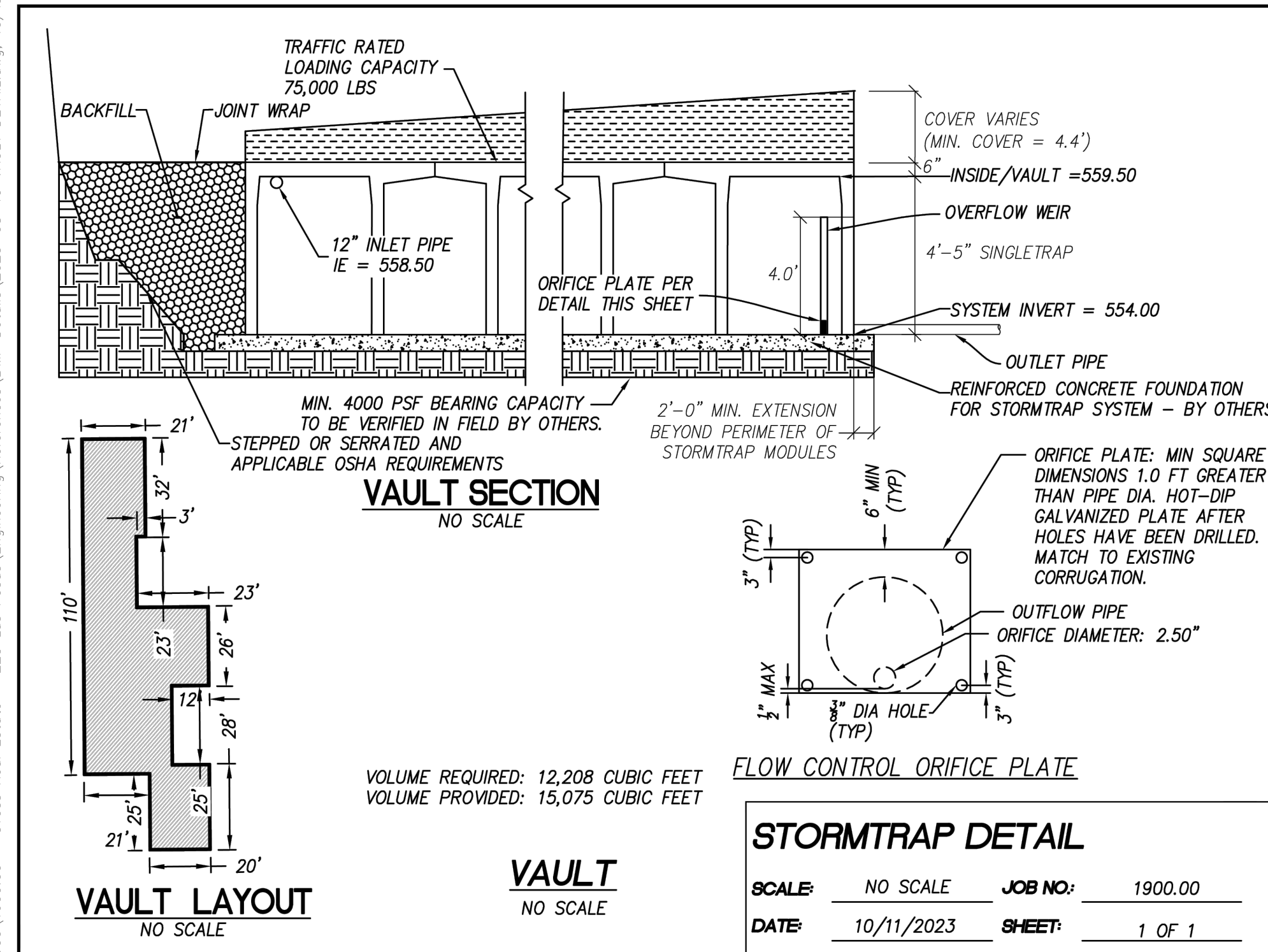
TREATMENT FLOW (CFS)	0.231
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MWS-L-8-8-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



DETAIL 2 - BMP2: MODULAR WETLAND SYSTEM
NOT TO SCALE

H:\1900\1900.00 - Cross Road Estate - 225 Las Posas\Engineering\Drawings\BMP Details\2023-08-10 VAULT DETAIL.dwg, 10/12/2023



STORMTRAP DETAIL

SCALE:	NO SCALE	JOB NO.:	1900.00
DATE:	10/11/2023	SHEET:	1 OF 1

DETAIL 3 - BMP 3: STORMTRAP STORAGE VAULT
NOT TO SCALE

POST CONSTRUCTION BMP DETAILS

ARMORLITE LOFTS
225 NORTH LAS POSAS ROAD
SAN MARCOS,
CA 92069

L33 PROJECT NUMBER (PN):	1900.00
OTHER PN:	NA
DESIGNED BY:	JS DATE: 11/14/24
DRAWN BY:	JS DATE: 11/14/24
CHECKED BY:	JG DATE: 11/14/24

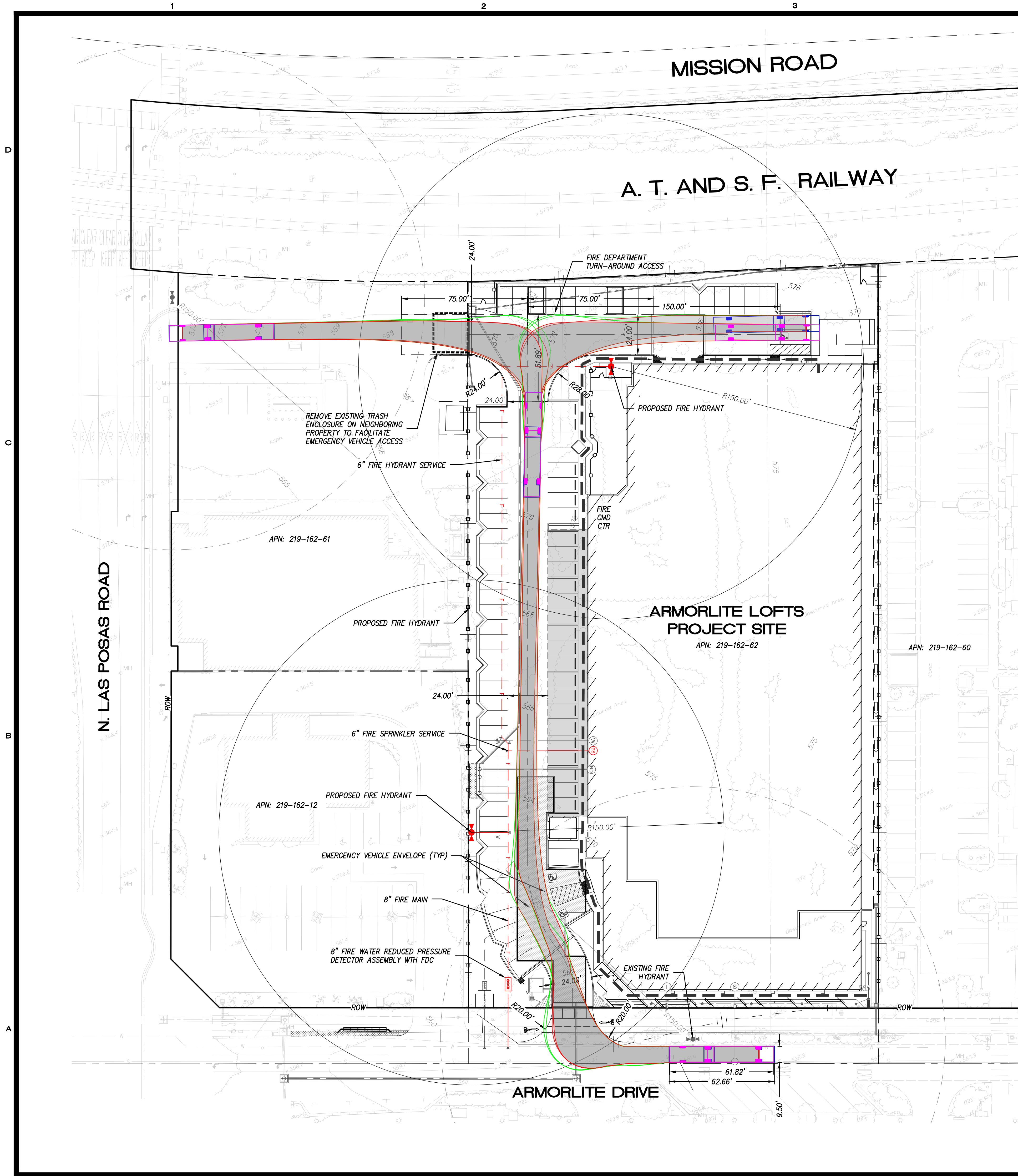
SHEET

C8

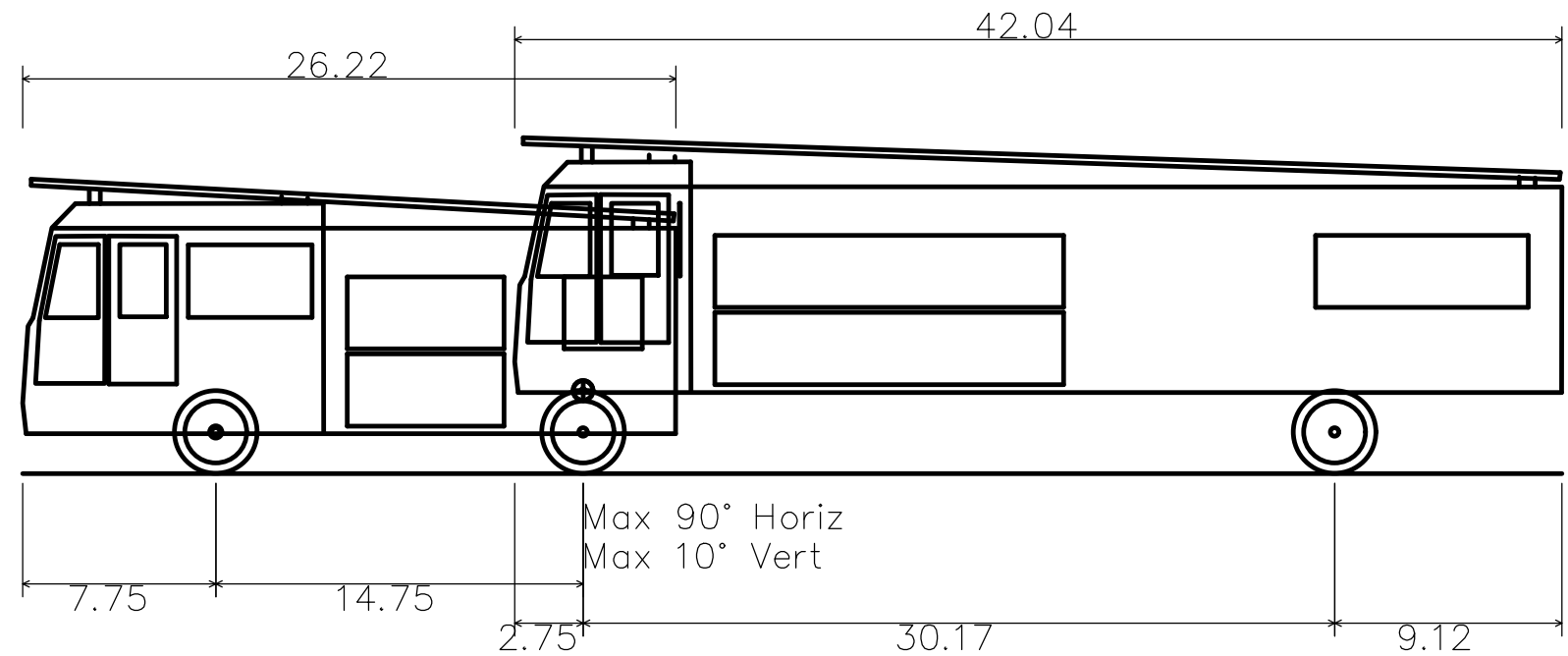
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10731 Treva Street, San Diego, CA 92131
Tel 658.751.0633



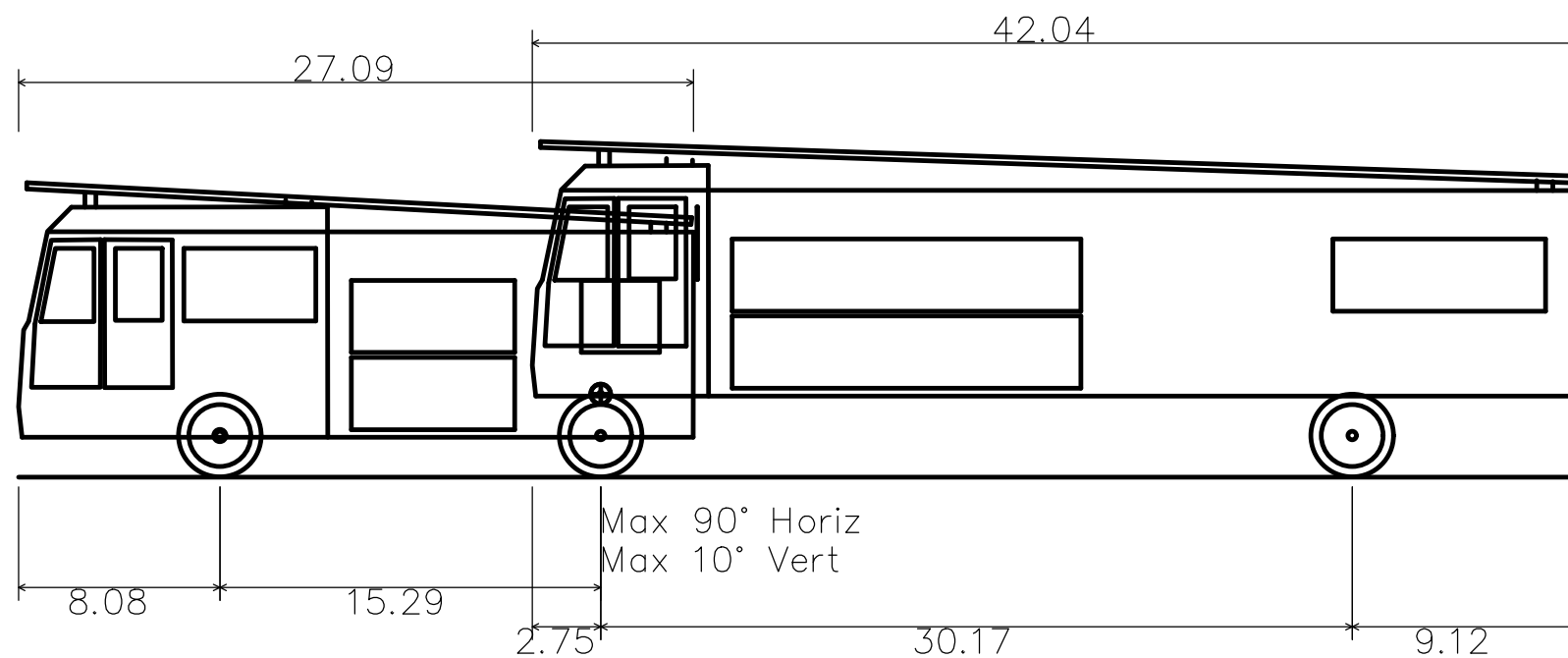
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FIRE TRUCK VEHICLE TRACKING DETAILS



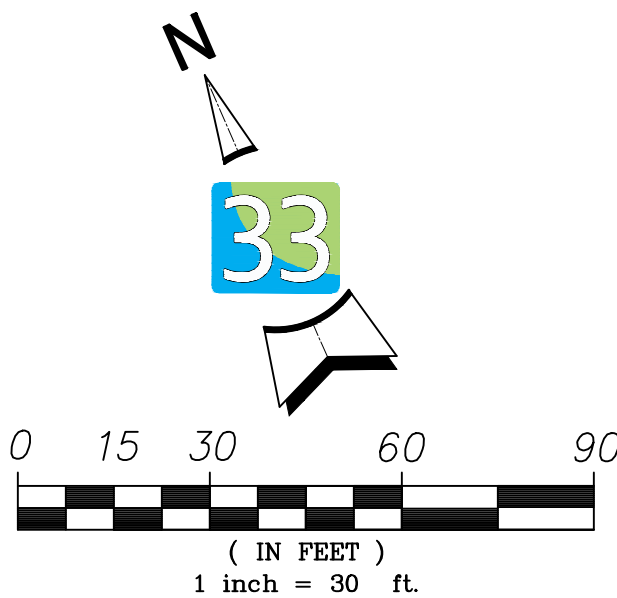
San Marcos Fire Department Tiller Truck
Overall Length 61.790ft
Overall Width 9.500ft
Overall Body Height 13.479ft
Min Body Ground Clearance 1.597ft
Track Width 9.500ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 31.080ft

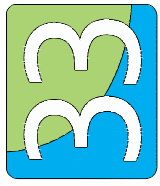


San Marcos Fire Department Pumper Truck
Overall Length 62.660ft
Overall Width 9.500ft
Overall Body Height 13.479ft
Min Body Ground Clearance 1.597ft
Track Width 9.500ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 33.000ft

LEGEND

- PATH OF TRAVEL
- SAN MARCOS FIRE DEPARTMENT TILLER TRUCK
- SAN MARCOS FIRE DEPARTMENT PUMPER TRUCK





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PLANNING & ENGINEERING

10731 Treva Street, San Diego, CA 92131

Tel 858.751.0633



DATE	REVISION	BY
6/5/2023	1ST SUBMITTAL	L33

SITE CIRCULATION PLAN

ARMORLITE LOFTS

225 NORTH LAS POSAS ROAD

SAN MARCOS, CA 92069

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OTHER PN: NA

DESIGNED BY: JS DATE: 11/14/24

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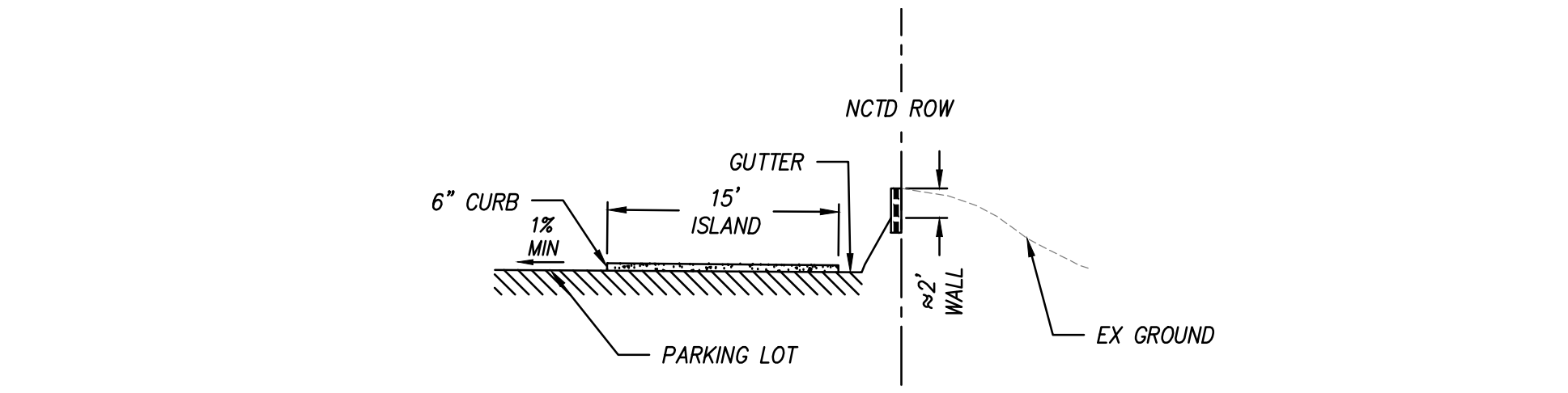
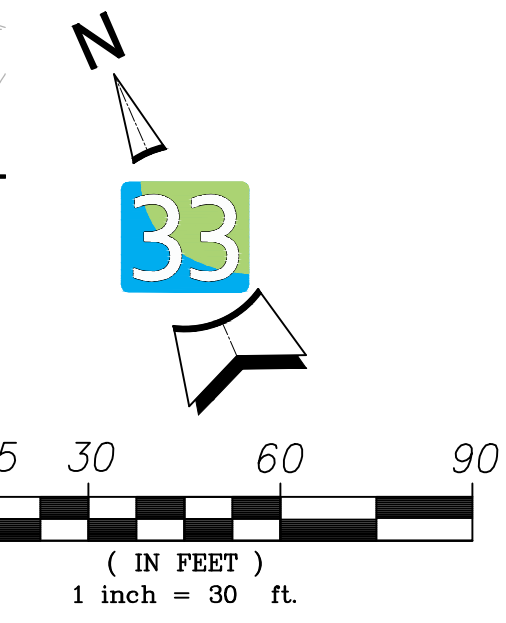
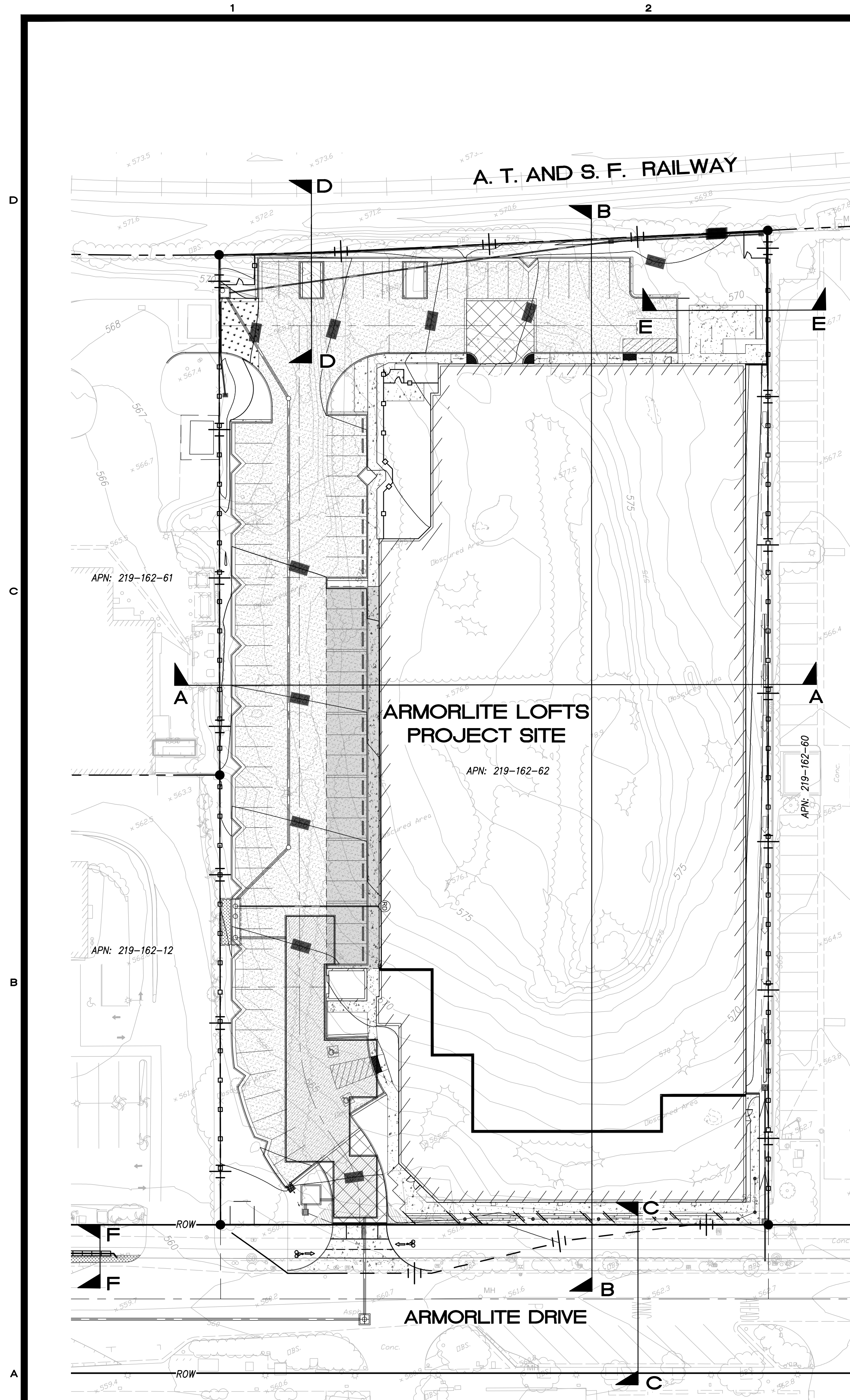
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SHEET

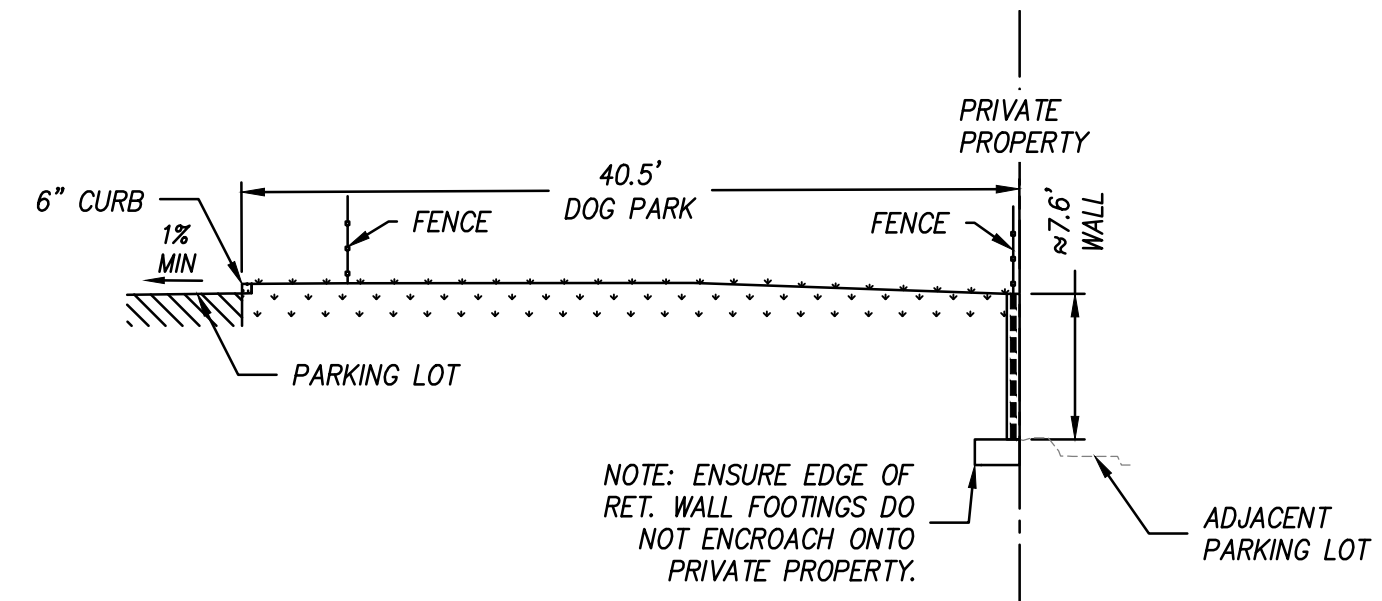
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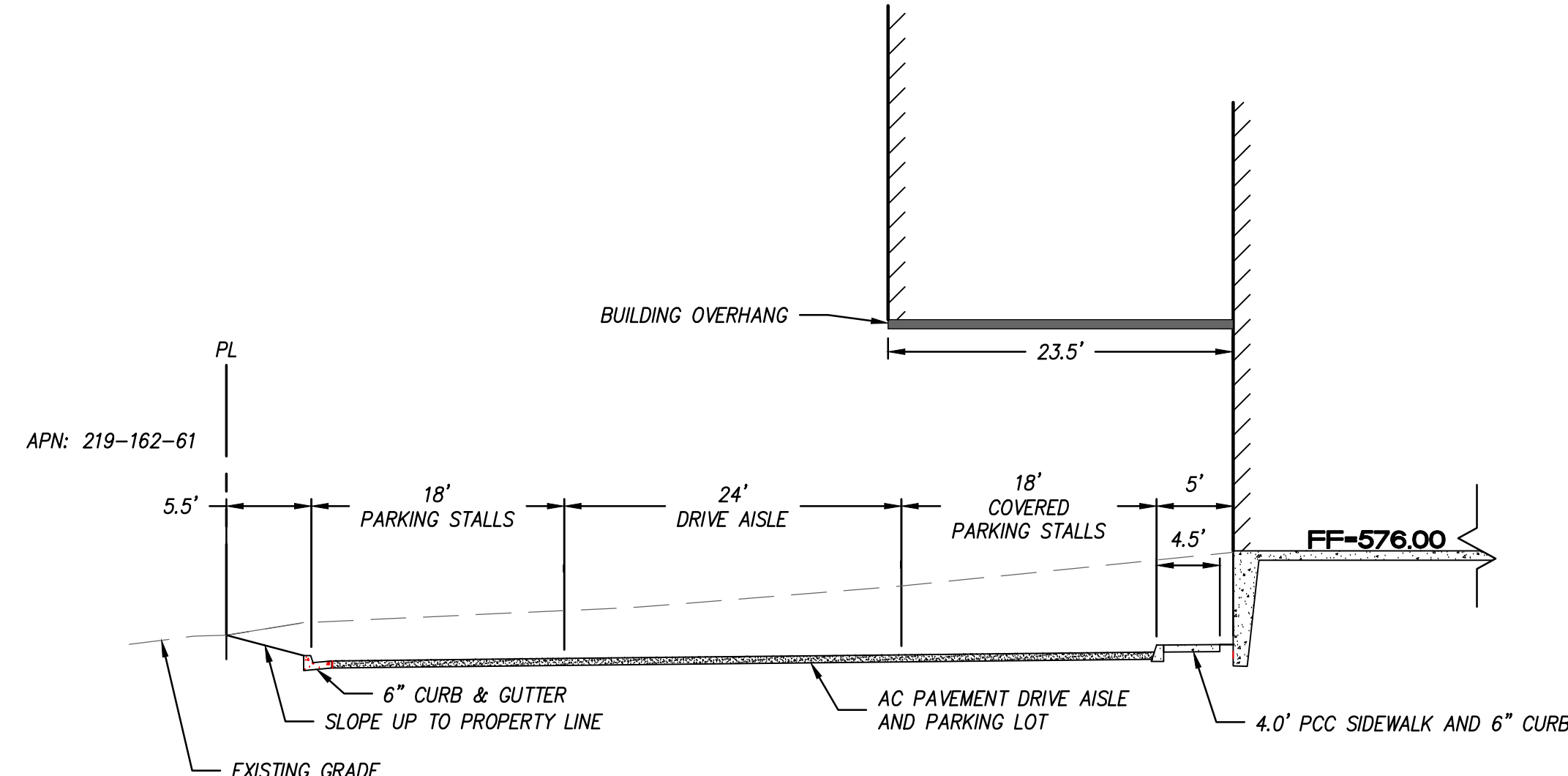
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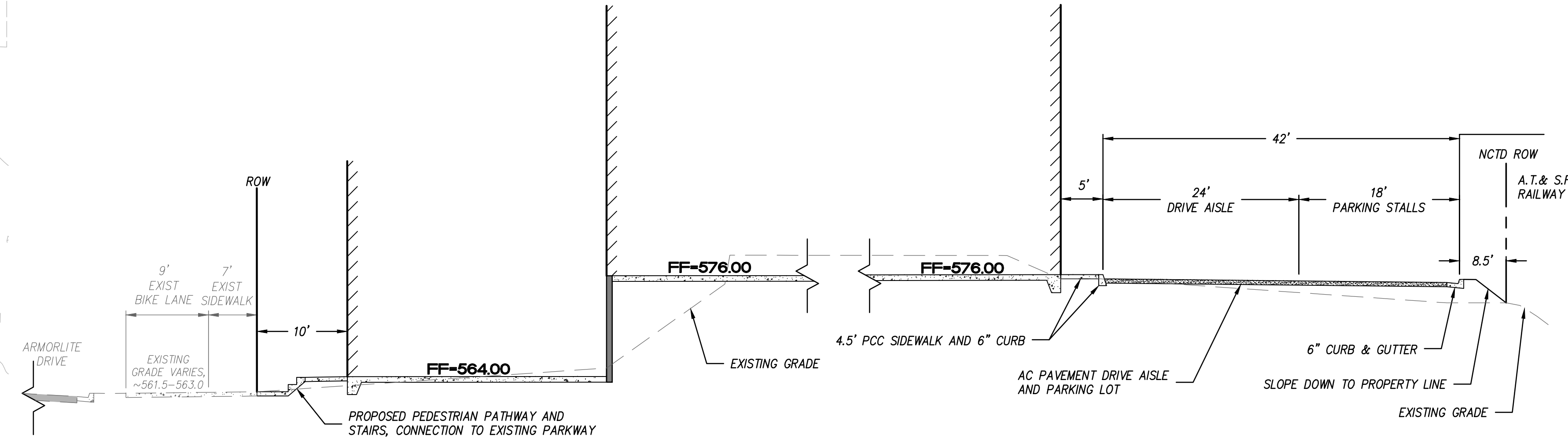
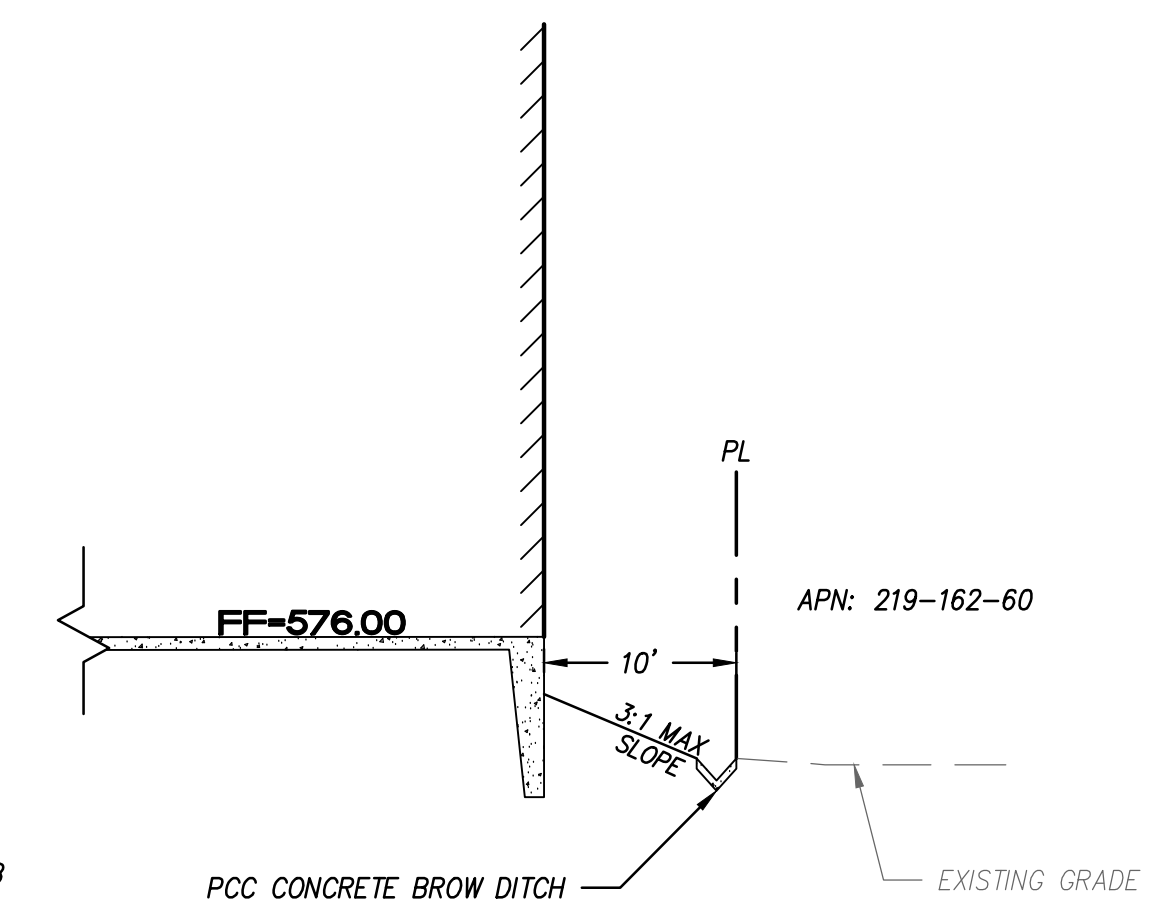
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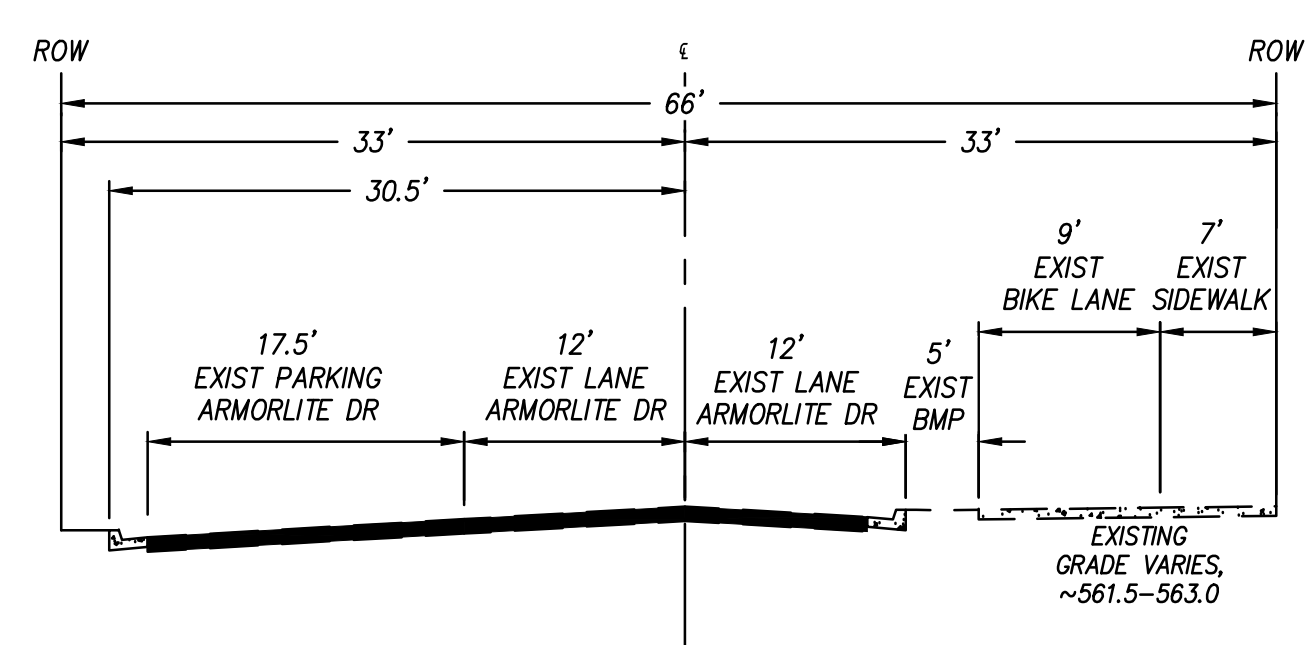
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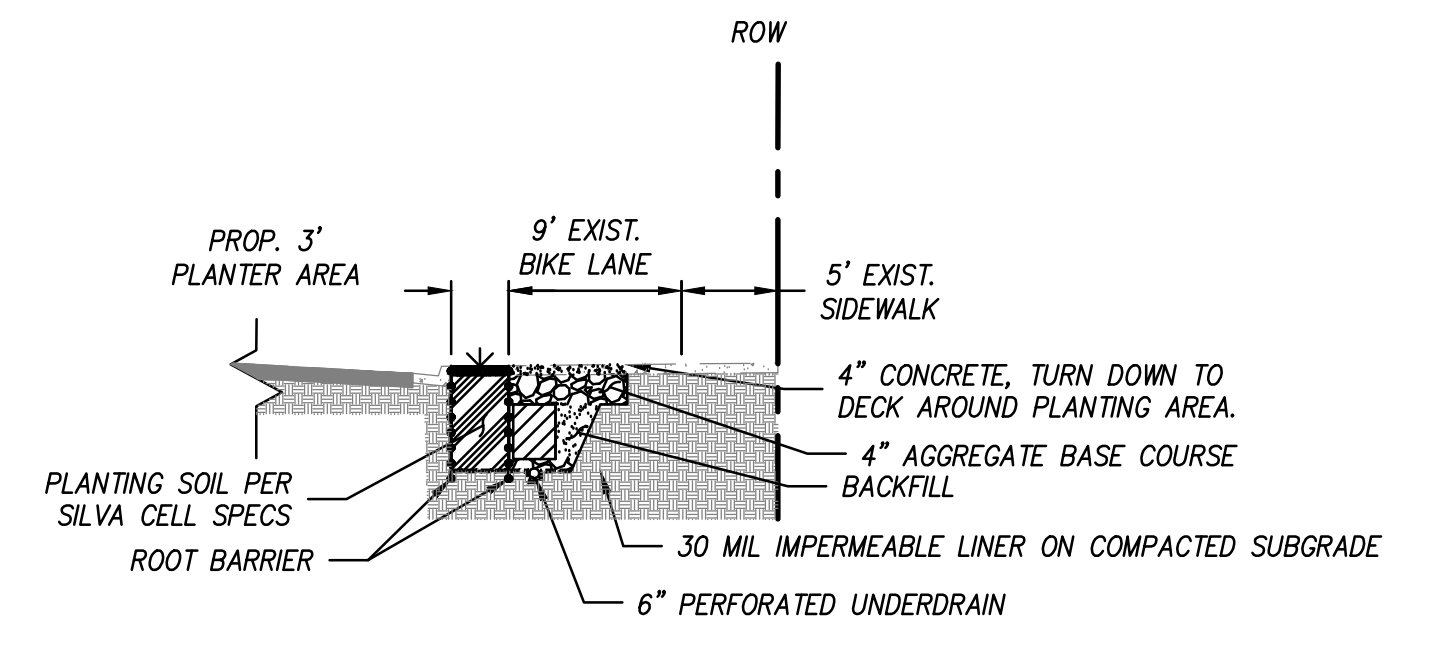
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SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION F-F
NOT TO SCALE



latitude 33
PLANNING & ENGINEERING
10731 Trezona Street, San Diego, CA 92131
Tel 858.751.0633



REGISTERED PROFESSIONAL ENGINEER
No. 68332
L33
CIVIL
STATE OF CALIFORNIA

DATE	REVISION	BY
6/5/2023	1ST SUBMITTAL	L33

SITE SECTION PLAN

ARMORLITE LOFTS

225 NORTH LAS POSAS ROAD

SAN MARCOS, CA 92069

L33 PROJECT NUMBER (PN): 1900.00

OTHER PN: NA

DESIGNED BY: JS DATE: 11/14/24

DRAWN BY: JS DATE: 11/14/24

CHECKED BY: JG DATE: 11/14/24

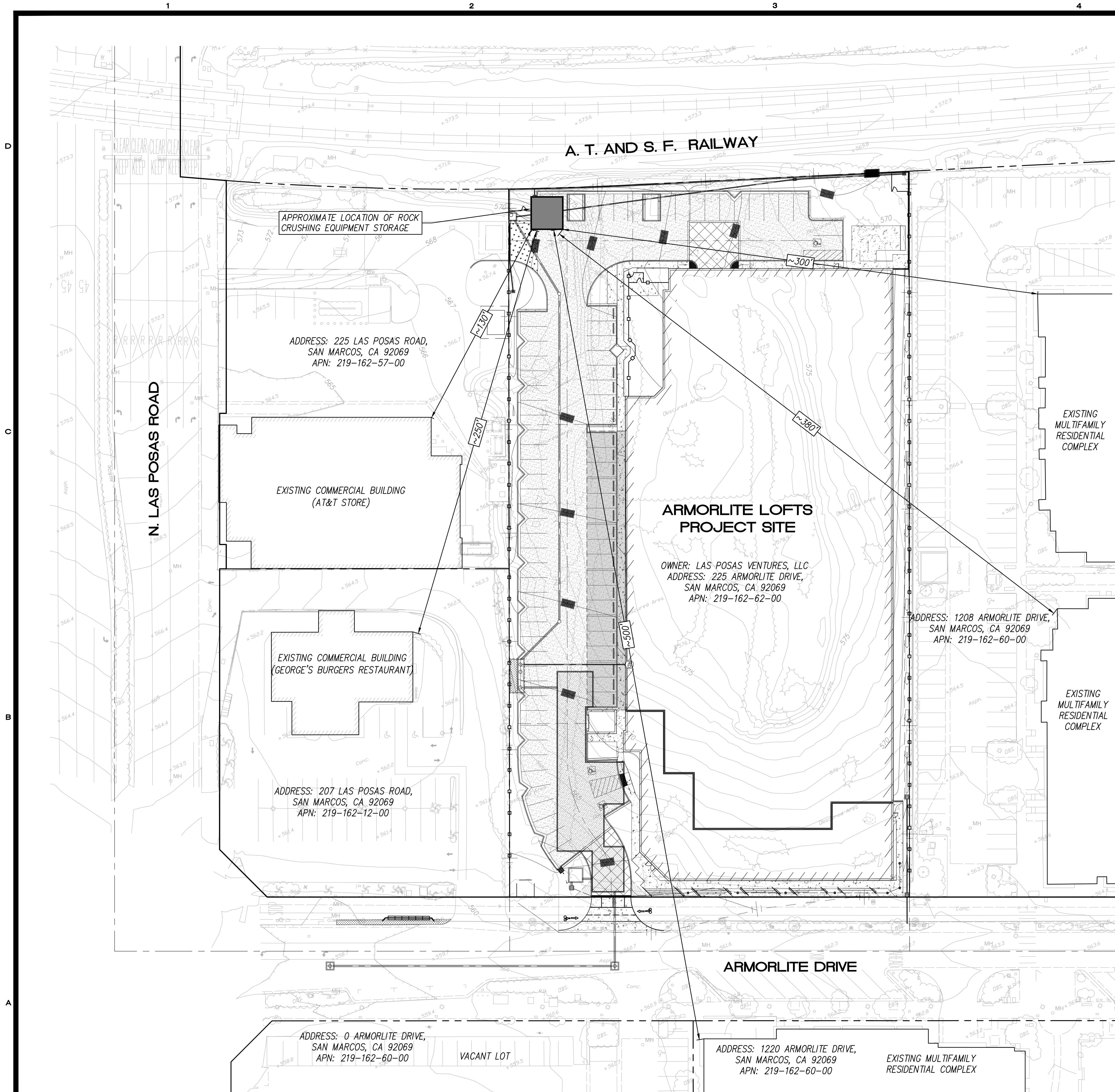
SHEET

C10

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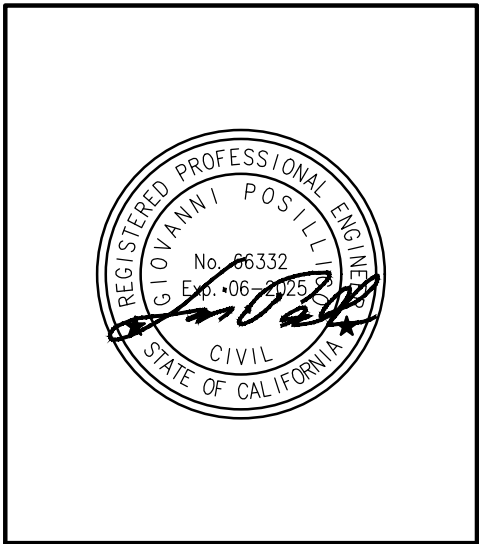
R:\1900\1900.00 - Cross Real Estate - 225 Las Posas\Engineering\Plans\General Application Package\1900.0 Site Section Plan - C11.dwg



ROCK CRUSHING ACTIVITIES
 PER GEOTECHNICAL ANALYSIS OF THE ARMORLITE LOFTS PROJECT SITE, EXISTING DEPOSITS OF GRANITE FORMATION UNDERLIE A SIGNIFICANT PORTION OF THE PROPERTY. AS SUCH, ROCK CRUSHING EQUIPMENT WILL BE REQUIRED DURING PROPOSED GRADING ACTIVITIES TO PROCESS THE EXCAVATED GRANITE MATERIALS FOR REMOVAL/TRANSPORT.

THIS PROJECT WILL UTILIZE APPROPRIATE SOUND AND DUST MITIGATIVE MEASURES DURING OPERATION OF ROCK CRUSHING EQUIPMENT TO AVOID IMPACTS TO THE SURROUNDING COMMUNITY.

ROCK CRUSHING EQUIPMENT WILL BE STORED IN A LOCATION ONSITE THAT IS MAXIMALLY DISTANT FROM NEIGHBORING PROPERTIES WITH EXISTING USES THAT ARE MORE SENSITIVE TO NOISE IMPACTS (SEE SITE PLAN THIS SHEET).



DATE	REVISION	BY
6/15/2023	1ST SUBMITTAL	L33

ROCK CRUSHING EQUIPMENT PLAN

ARMORLITE LOFTS

225 NORTH LAS POSAS ROAD

SAN MARCOS, CA 92069

L33 PROJECT NUMBER (PN): 1900.00
OTHER PN: NA
DESIGNED BY: JS DATE: 11/14/24
DRAWN BY: JS DATE: 11/14/24
CHECKED BY: JG DATE: 11/14/24

SHEET

C11



SHEET INDEX

A-1	COVER SHEET
A-2	SITE PLAN
A-3	UNIT PLANS
A-4	BUILDING COMPOSITE
A-5	BUILDING COMPOSITE
A-6	BUILDING ELEVATIONS
A-7	BUILDING SECTIONS
A-8	BUILDING PERSPECTIVES
A-9	BUILDING PERSPECTIVES

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ARMORLITE LOFTS

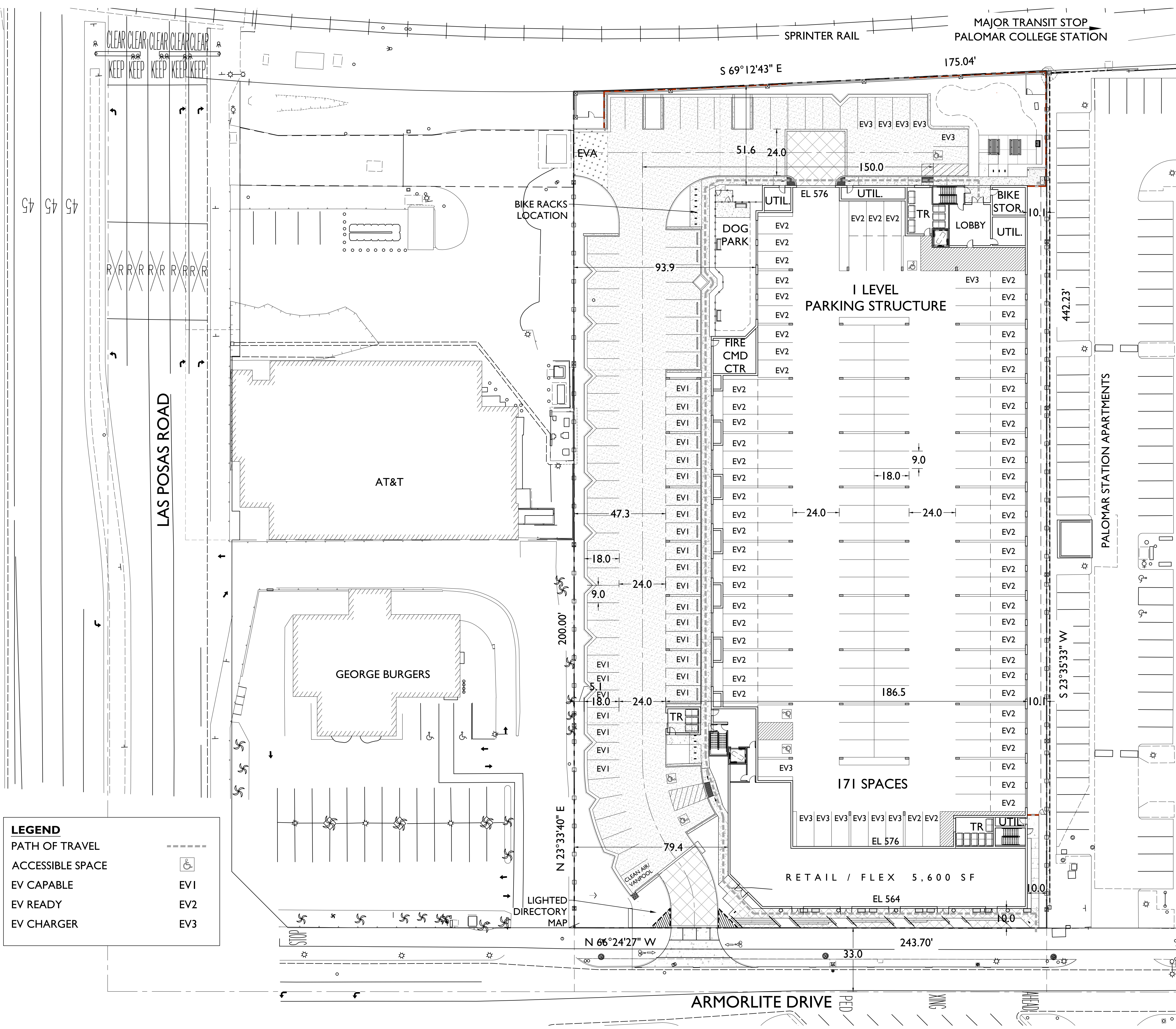
NOVEMBER 30, 2023

SCALE:

COVER SHEET



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



LEGEND

PATH OF TRAVEL

ACCESSIBLE SPACE

EV CAPABLE

EV READY

EV CHARGER

EV1

EV2

EV3

PROJECT SUMMARY

4-STORY STACKED FLATS ABOVE I LEVEL PODIUM GARAGE

CONST. TYPE

OCCUPANCY

SPRINKLERS

ADDRESS

APN

EXISTING ZONING

PROPOSED ZONING

TOTAL RESIDENCES

AREA

DENSITY

PARKING

LOT COVERAGE

FAR

V-A OVER I

R-2 / B / A-3

NFPA 13

225 N LAS POSAS RD

219-612-62-00

P-1

SPECIFIC PLAN

165 HOMES

2.44 AC

67 DU/AC

254 SP

58%

2.3

UNIT MIX

10	PLAN 1	1BD/1BA	620 SF
83	PLAN 2	1BD/1BA	670 SF
45	PLAN 3	2BD/2BA	875 SF
3	PLAN 4	2BD/2BA	1000 SF
24	PLAN 5	2BD/2BA	1020 SF

165 TOTAL UNITS

RESIDENTIAL PARKING

RESIDENTIAL PARKING REQUIRED

93 X 1.5

72 X 2.0

165 X .33

SUBTOTAL

CAP REDUCTION

339 X 27% REDUCTION

TOTAL REQUIRED

140 SP

144 SP

55 SP

339 SP

-92 SP

247 SP

RETAIL/FLEX PARKING

RETAIL/FLEX PARKING REQUIRED

5,600 X .004

23 SP

CAP REDUCTION

23 X 27% REDUCTION

TOTAL REQUIRED

7 SP

(10) RESIDENTIAL OPEN SPACES WILL BE AVAILABLE FOR COMMERCIAL USE FROM 9AM TO 5PM TO MEET THE (17) REQUIRED SPACES.

17 SP

RESIDENTIAL PARKING PROVIDED

GARAGE STANDARD

GARAGE TANDEM

TUCK UNDER

OPEN

TOTAL PROVIDED

69 SP

102 SP

18 SP

58 SP

247 SP

RESIDENTIAL ACCESSIBLE PARKING

247 X .02

5 SP

RESIDENTIAL EV PARKING

EV CAPABLE (EV1)

247 SP X 10% =

EV READY (EV2)

247 SP X 25% =

EV CHARGERS (EV3)

247 SP X 5% =

25 SP

62 SP

13 SP

RETAIL/FLEX ACCESSIBLE PARKING

0-25 SP =

1 SP

RETAIL/FLEX EV PARKING

0-9 SP =

0 SP

CLEAN AIR/ CAR/VANPOOL REQUIRED

0-9 SP =

0 SP

PROVIDED

1 SP

BICYCLE PARKING

165 DU / 5 SP =

PROVIDED

33 SP

34 SP

OPEN SPACE SUMMARY

COMMON OUTDOOR OPEN SPACE

GROUND LEVEL PASSIVE

DOG PARK

2ND FLR COURTS

CA ROOM

ROOF DECK

TOTAL PROVIDED

18,320 SF

1,876 SF

13,198 SF

700 SF

800 SF

34,894 SF (32% OF SITE)

COMMON INDOOR SPACE

FITNESS

LOUNGE

TOTAL PROVIDED

1,200 SF

850 SF

2,050 SF

PRIVATE OPEN SPACE

PLAN 1

PLAN 2

PLAN 3

PLAN 4

PLAN 5

TOTAL PROVIDED

TOTAL OPEN SPACE

10 DU X 75 SF

83 DU X 55 SF

45 DU X 75 SF

3 DU X 80 SF

24 DU X 60 SF

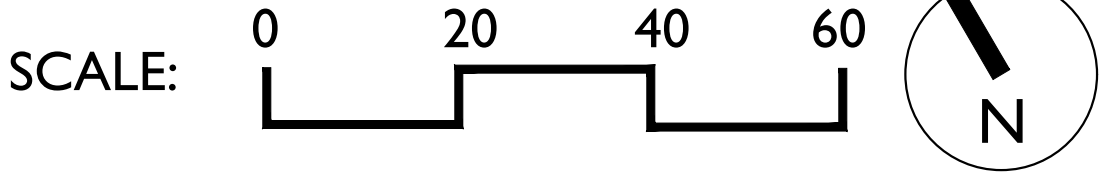
10,431 SF

47,375 SF

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LAS POSAS VENTURES, LLC

ARMORLITE LOFTS

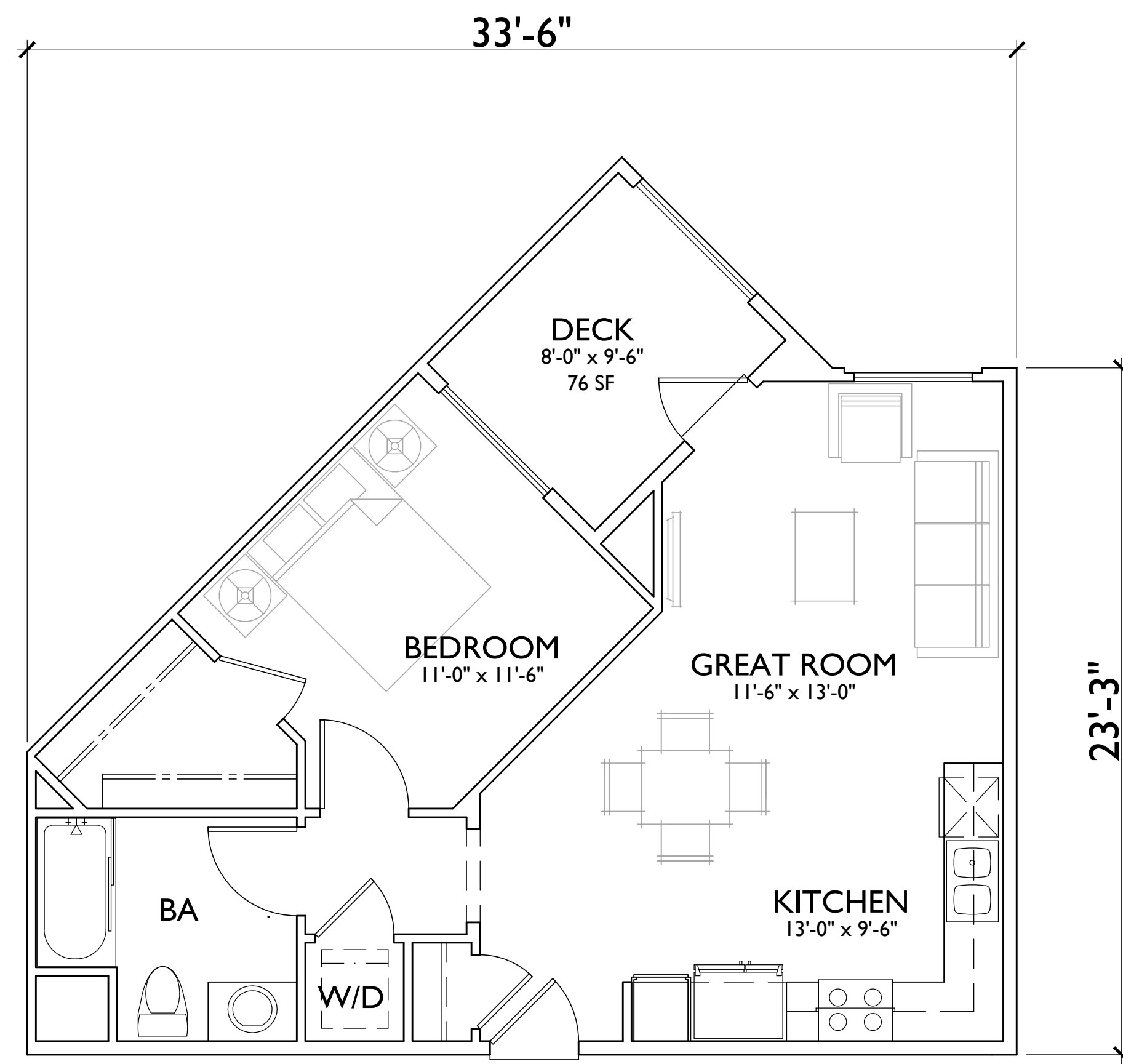
NOVEMBER 4, 2024



CONCEPTUAL SITE PLAN

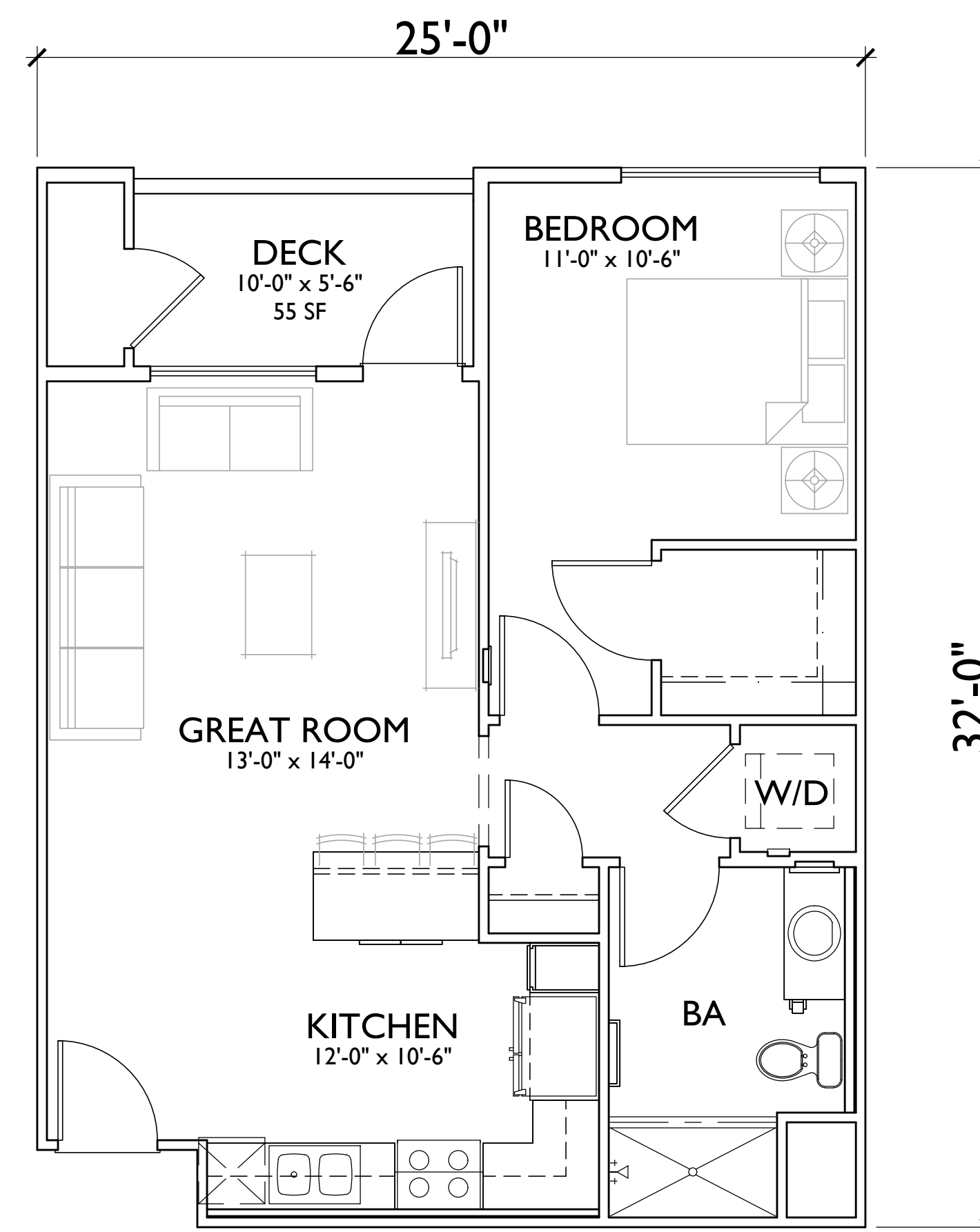


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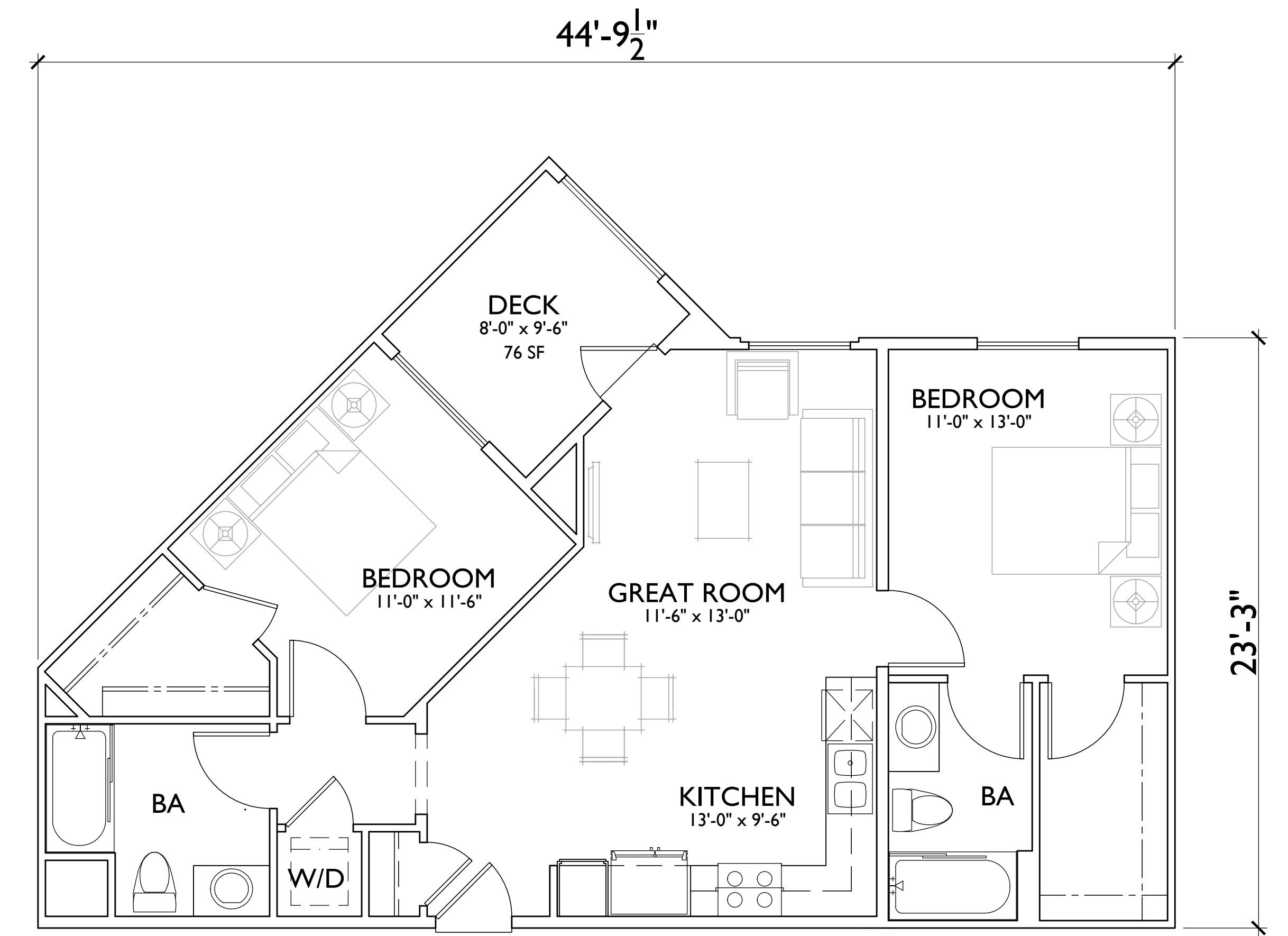
PLAN 1:
TOTAL
DECK

1BD/1BA
620 S.F.
76 S.F.



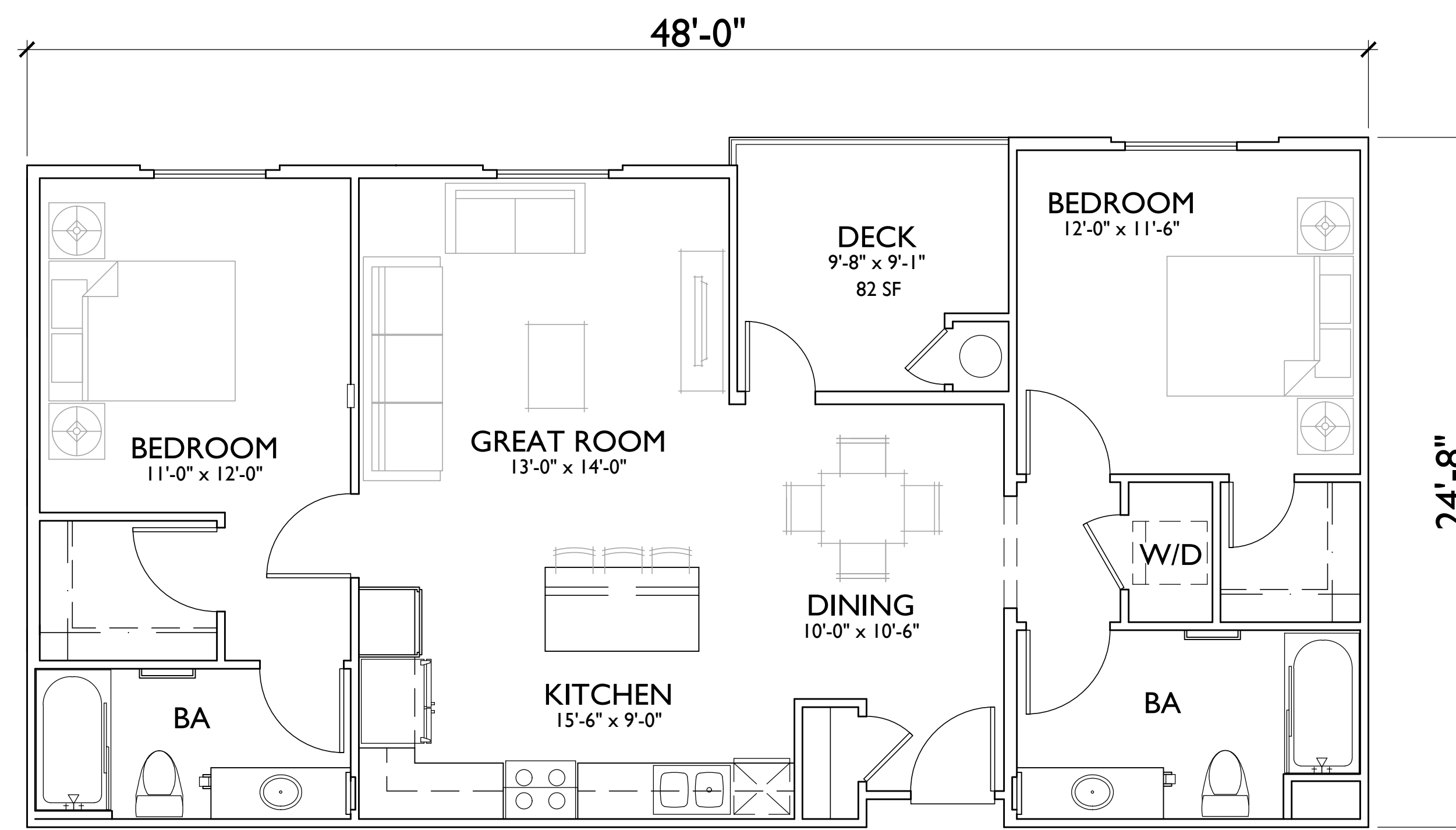
PLAN 2:
TOTAL
DECK

1BD/1BA
670 S.F.
55 S.F.



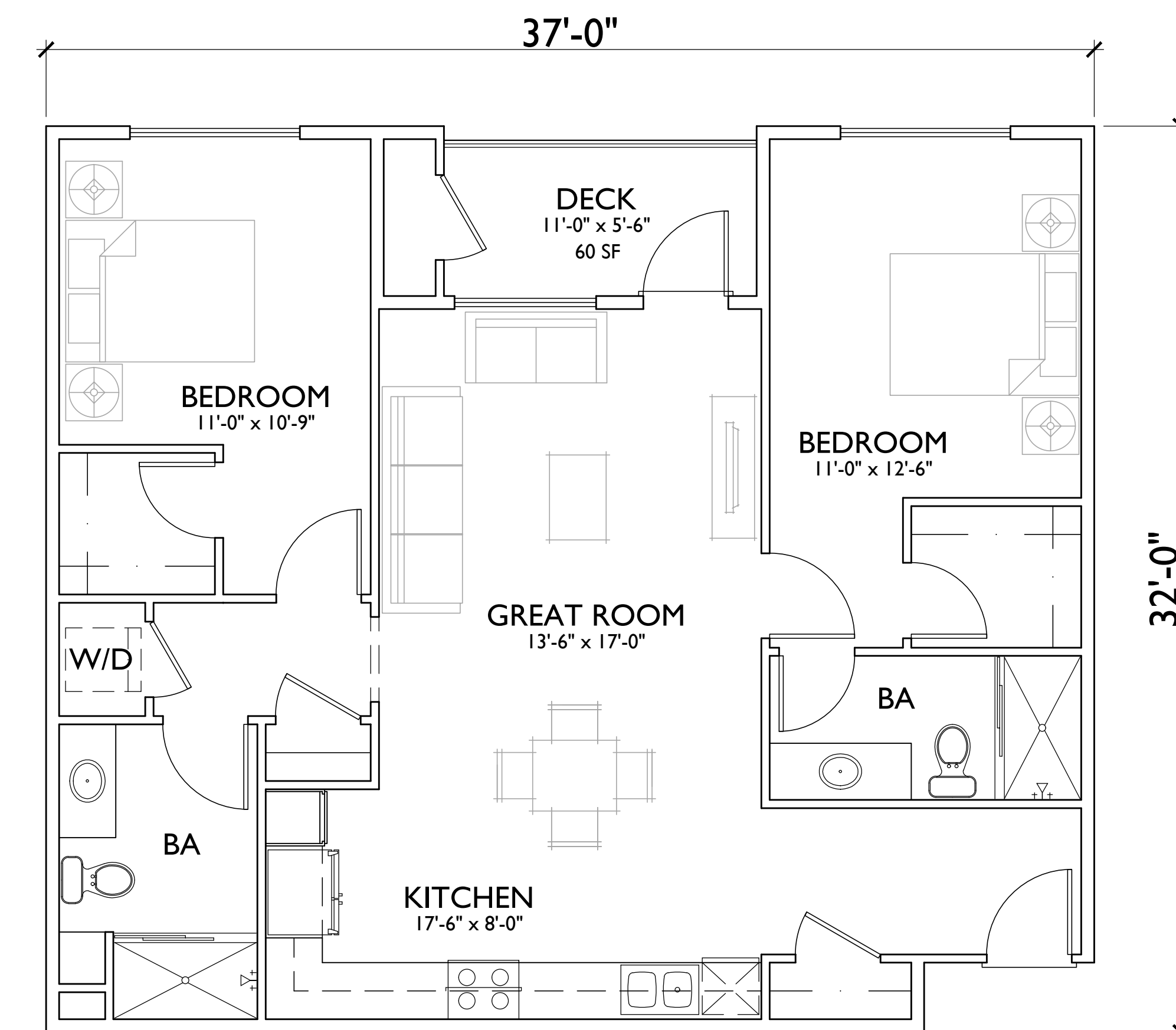
PLAN 3:
TOTAL
DECK

2BD/2BA
875 S.F.
76 S.F.



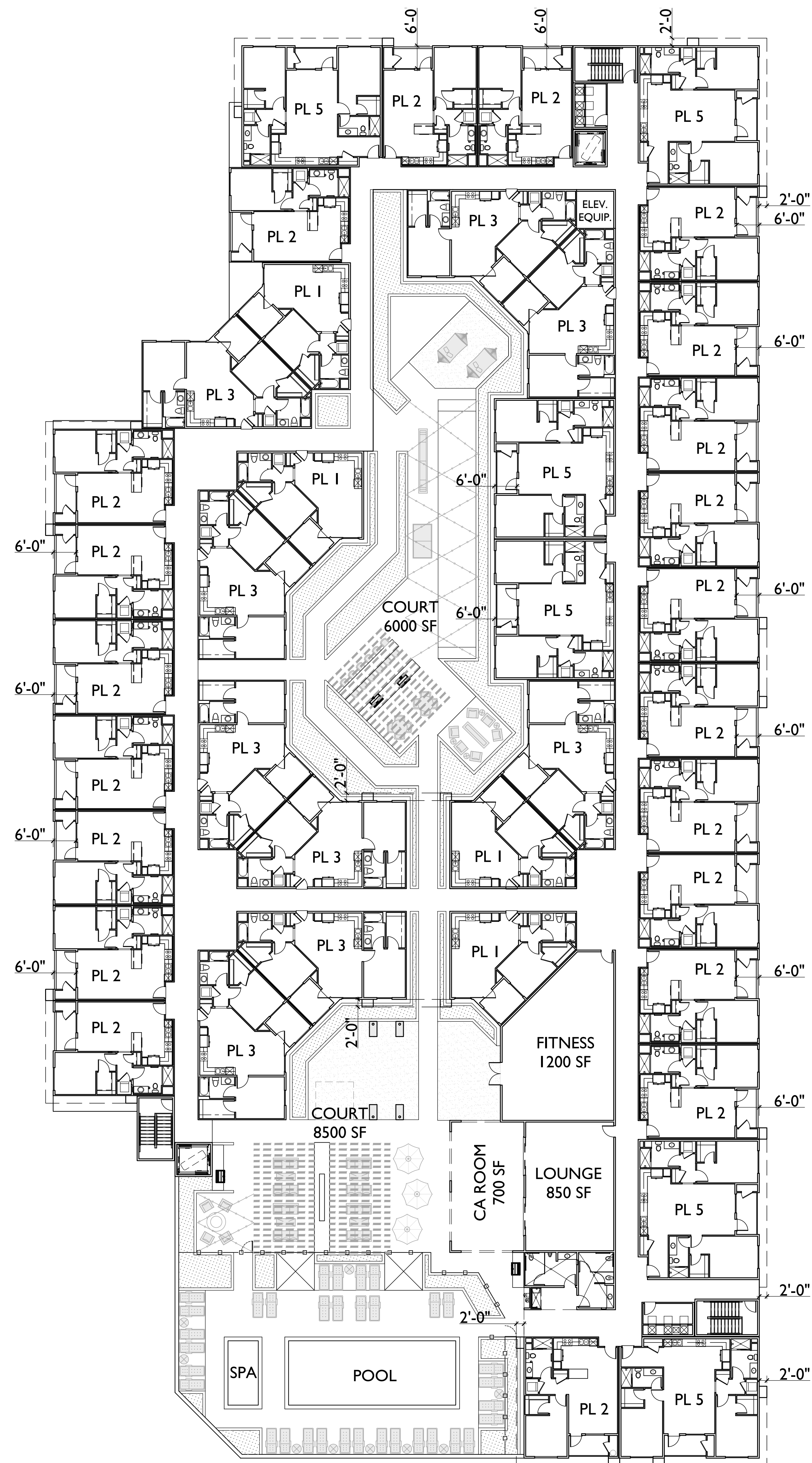
PLAN 4:
TOTAL
DECK

2BD/2BA
1000 S.F.
82 S.F.



PLAN 5:
TOTAL
DECK

2BD/2BA
1020 S.F.
60 S.F.

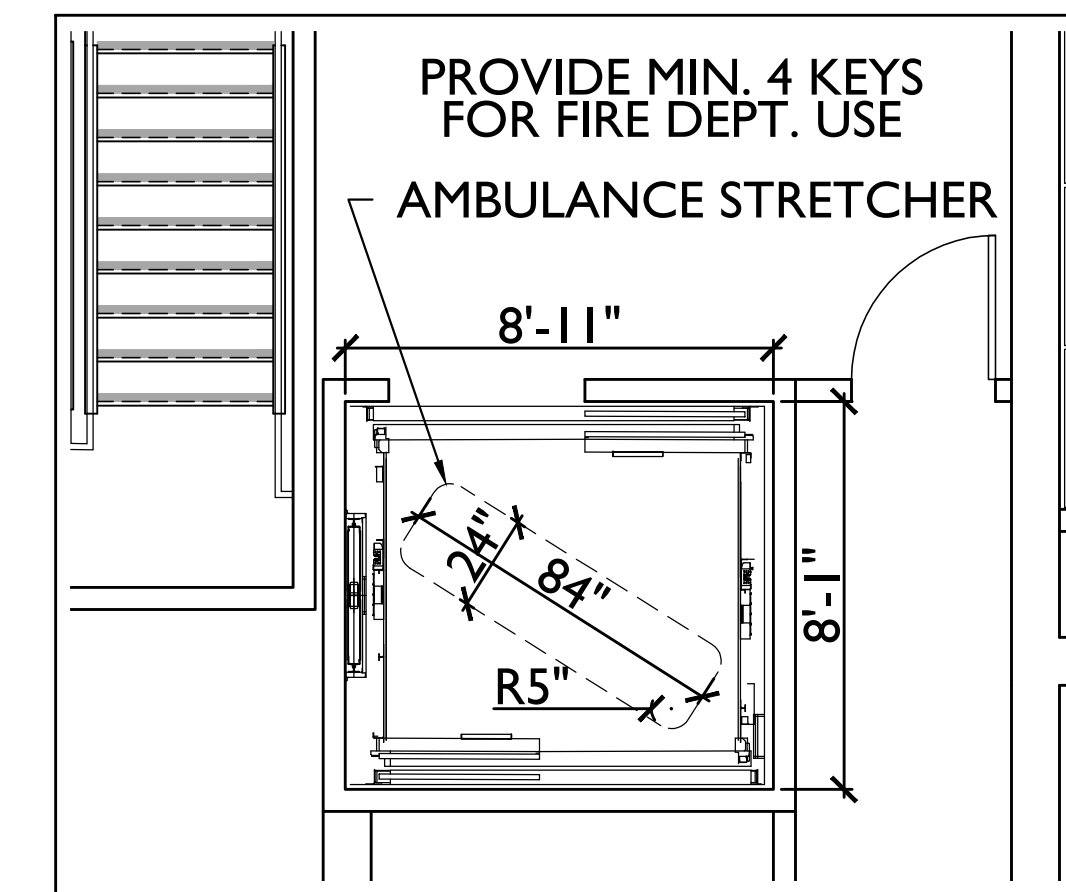


FIRE COMMAND CENTER

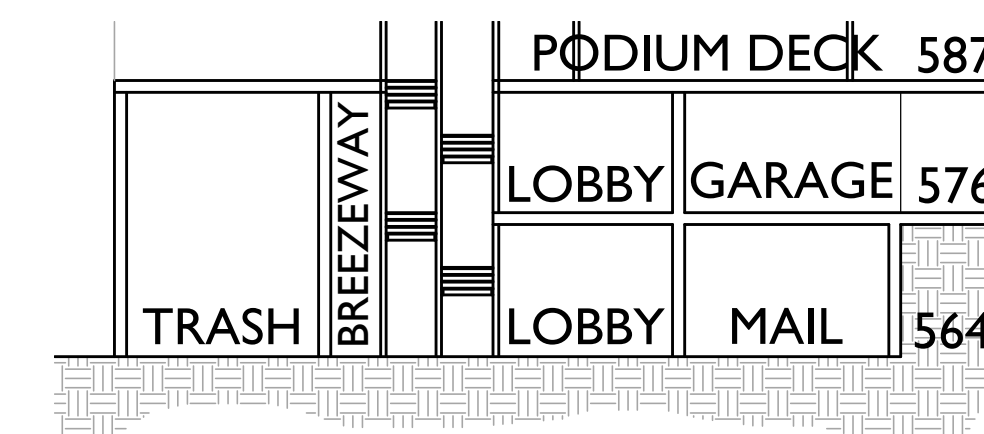
THE ROOM SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY NOT LESS THAN 1HR FIRE BARRIER AND BE LOCATED ON AN EXTERIOR WALL, NOT WITHIN THE BUILDING. THE ROOM SHALL BE A MINIMUM OF 200 SF WITH A MINIMUM DIMENSION OF 10FT.

THE ROOM SHALL CONTAIN THE FOLLOWING FACILITIES:

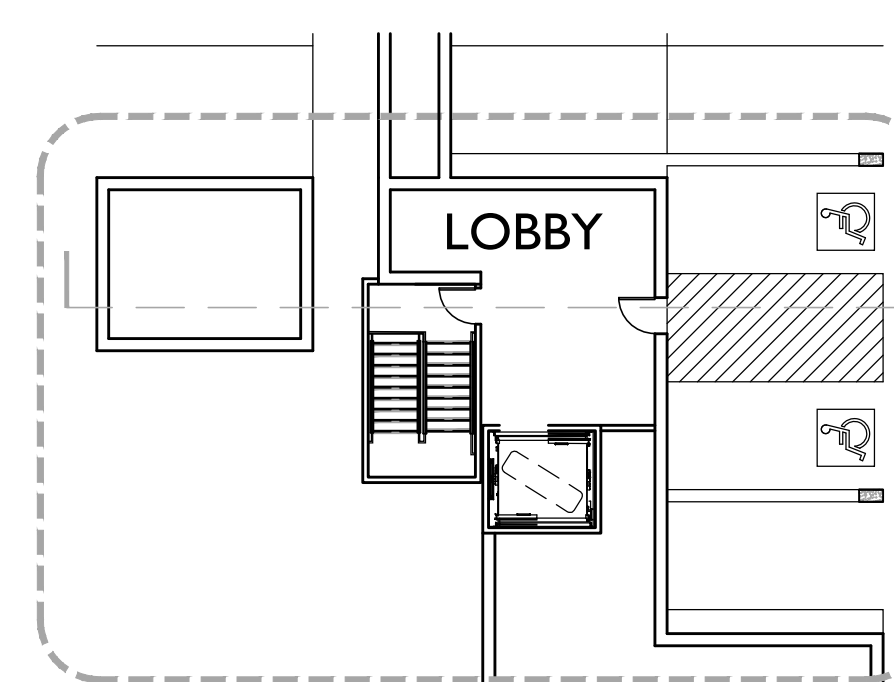
- VOICE ALARM PUBLIC ADDRESS PANELS
- FIRE DEPT. COMMUNICATIONS PANEL
- FIRE ALARM ANNUNCIATOR PANEL
- ELEVATOR ANNUNCIATOR PANEL (WHEN BUILDING EXCEEDS 55FT IN HEIGHT)
- STATUS INDICATORS AND CONTROLS OF AIR HANDLING SYSTEMS (STAIRWELL PRESSURIZATION)
- CONTROLS FOR UNLOCKING STAIRWELL DOORS
- FIRE PUMP STATUS INDICATORS (IF REQUIRED)
- COMPLETE BUILDING PLANS SET
- WORK TABLE
- ELEVATOR CONTROL SWITCHES FOR SWITCHING OFF EMERGENCY POWER



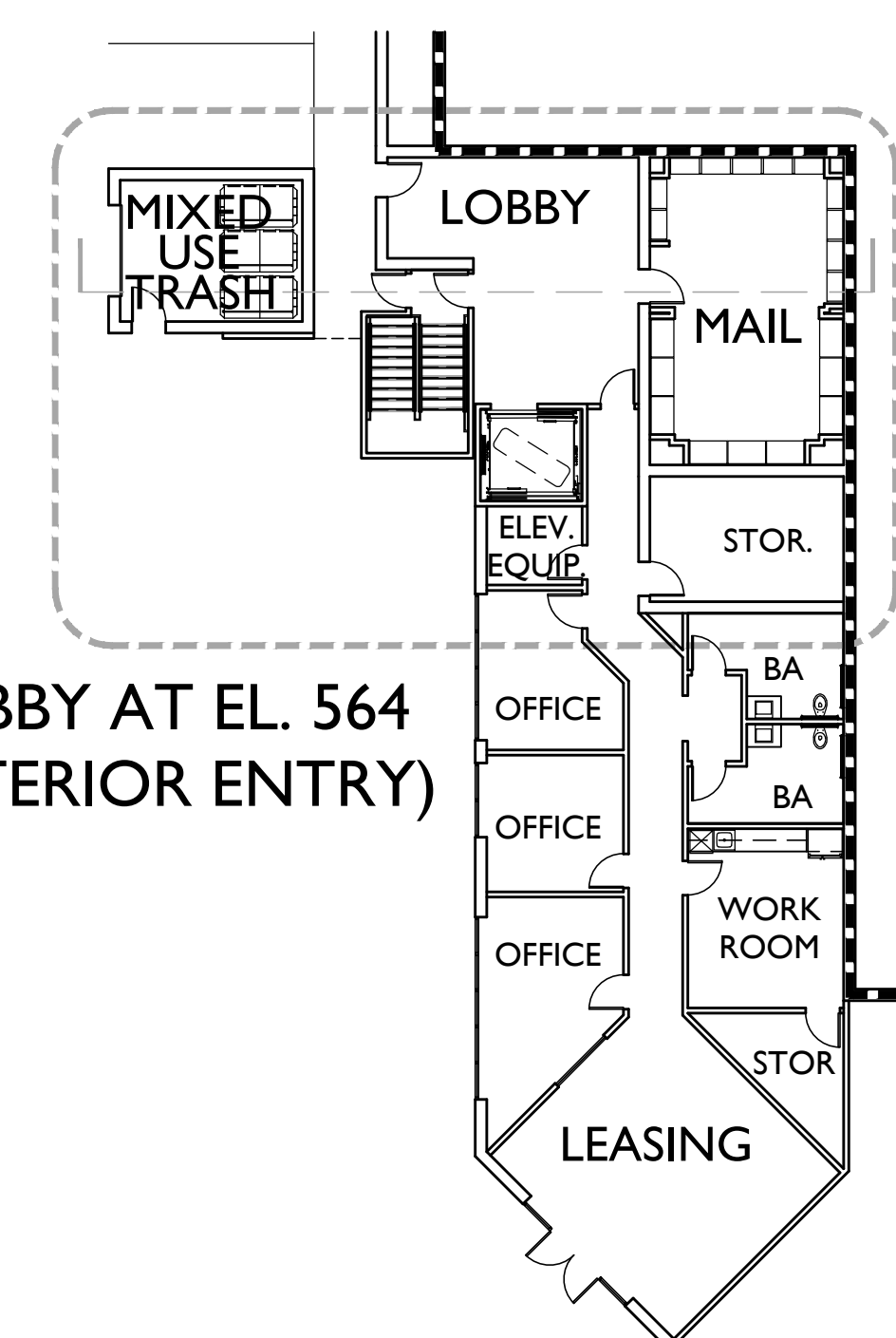
TYPICAL ELEVATOR PLAN
SCALE 1/4" = 1'-0"



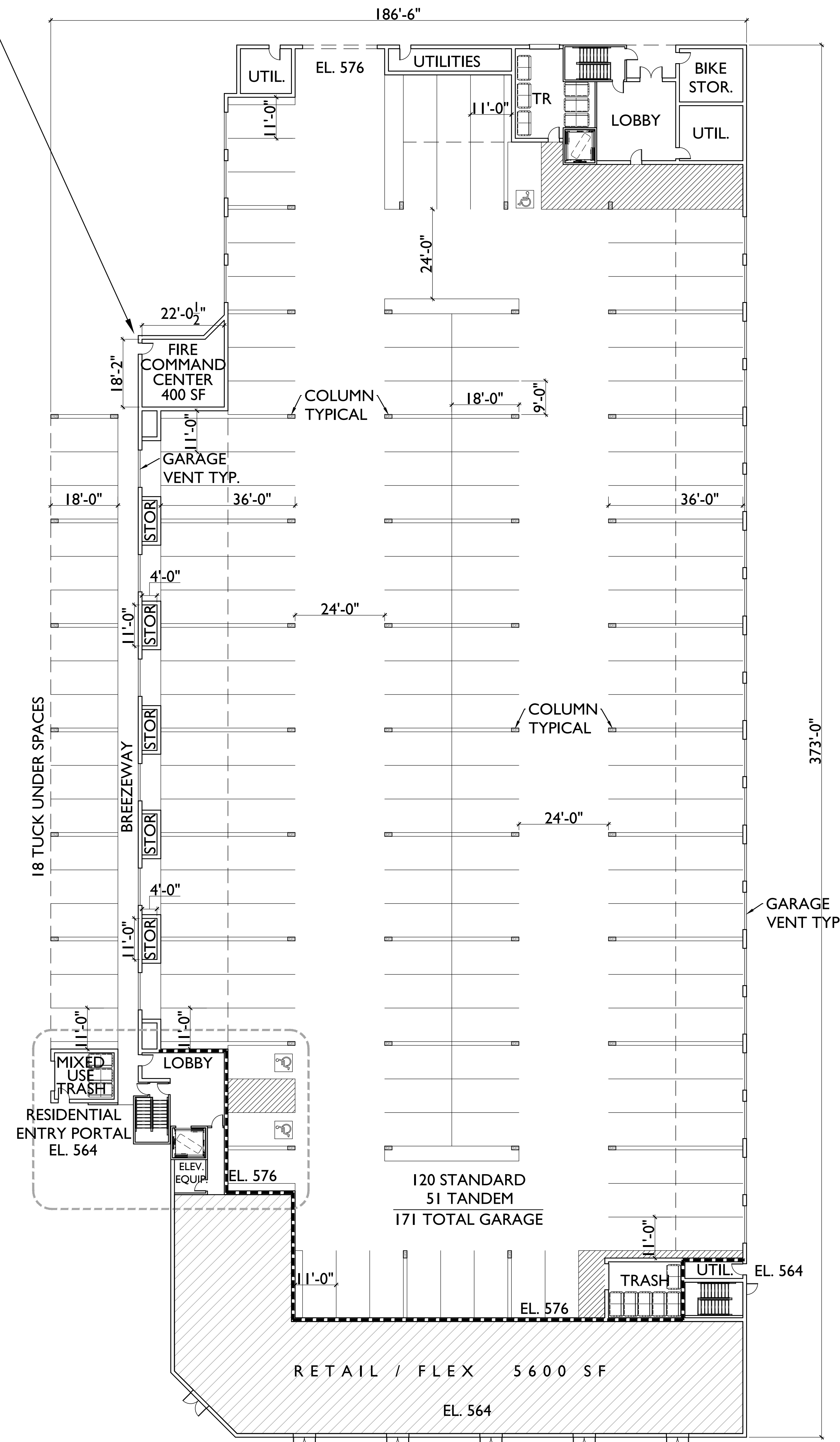
LOBBY SECTION



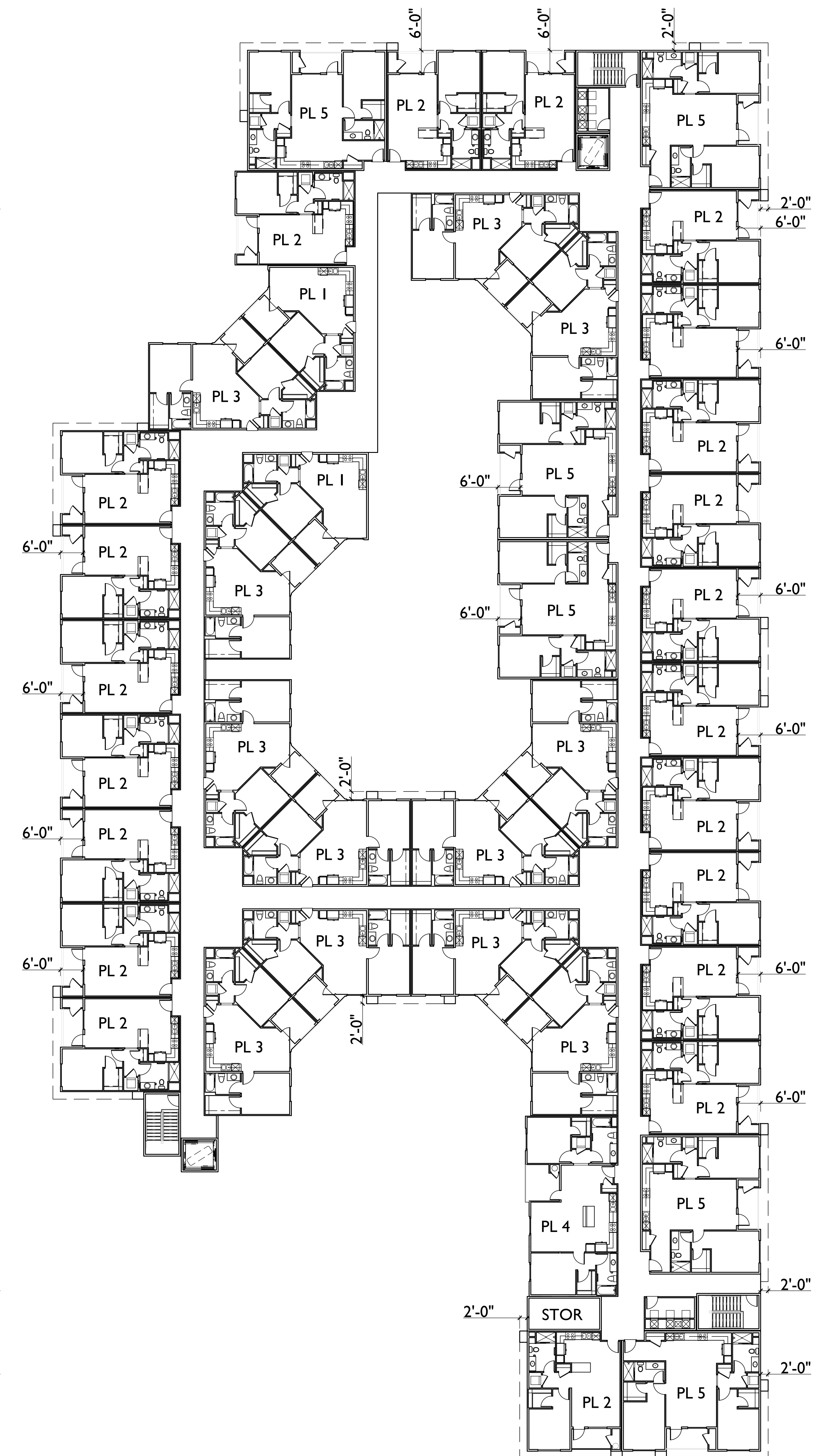
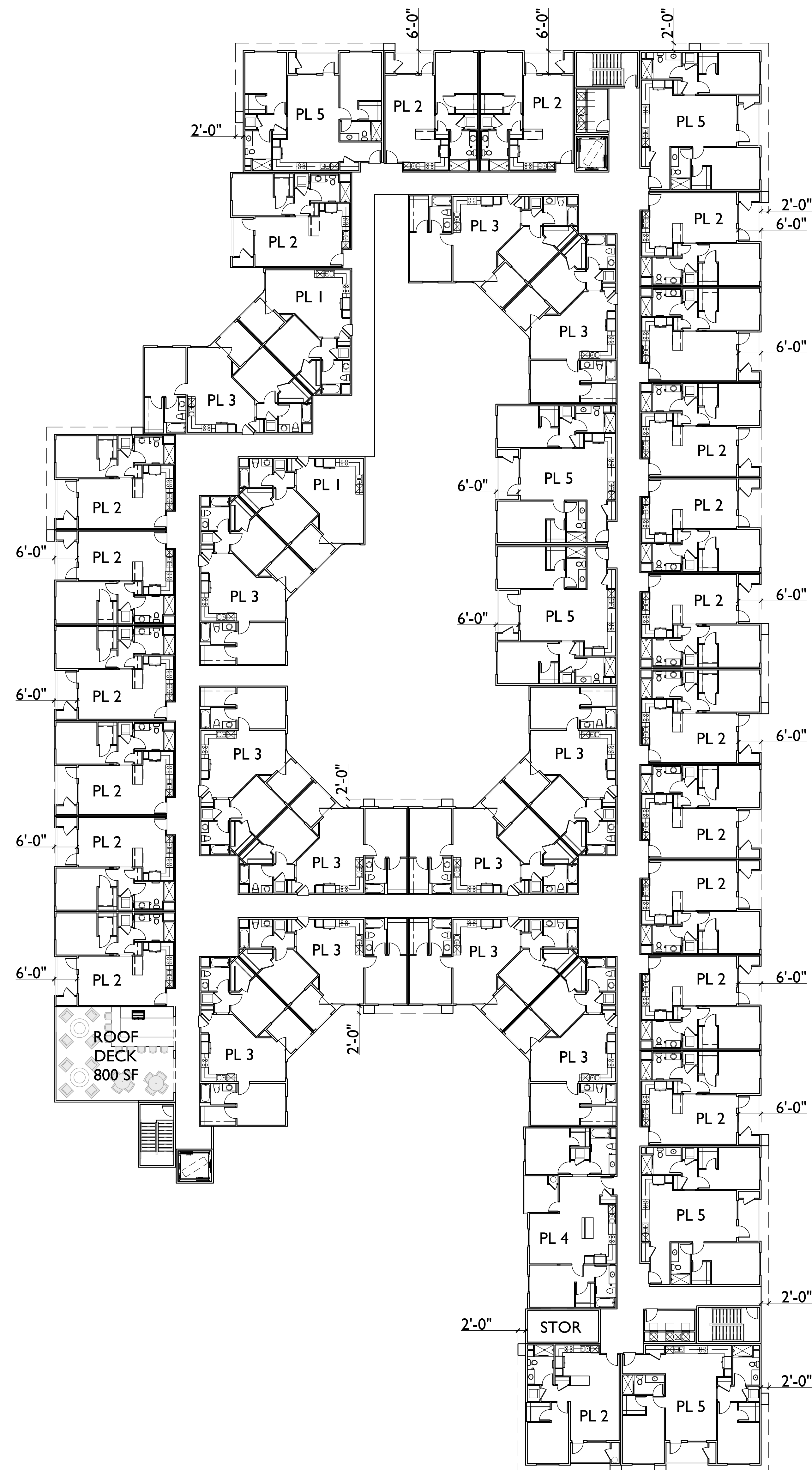
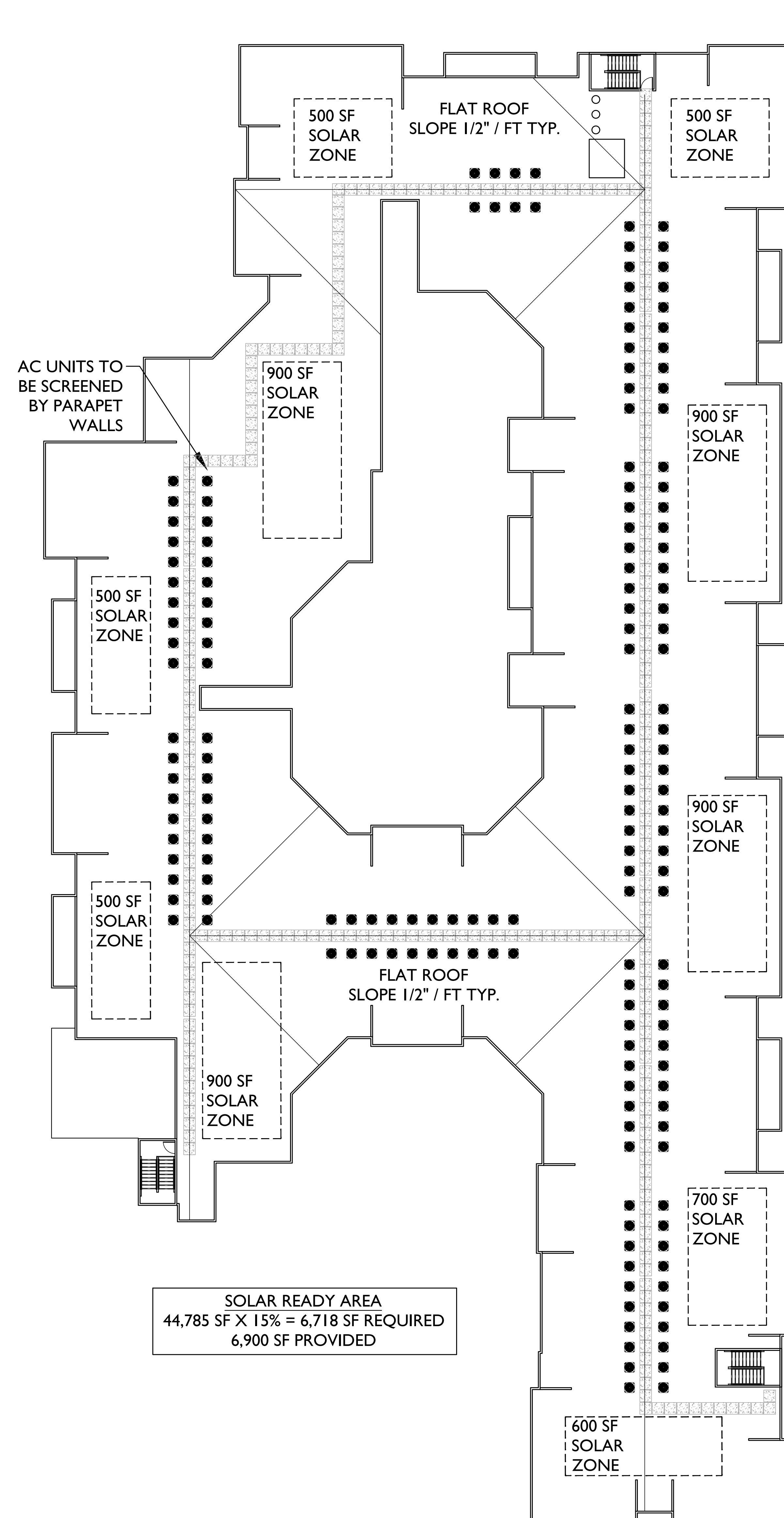
LOBBY AT EL. 576
(GARAGE ENTRY)



LOBBY AT EL. 564
(EXTERIOR ENTRY)



FIRST FLOOR



ROOF PLAN

FIFTH FLOOR

THIRD AND FOURTH FLOOR



- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - SIDING
 - 4 WALL - STONE VENEER
 - 5 TRIM - 2X STUCCO OVER
 - 6 METAL RAILING
 - 7 GLASS RAILING
 - 8 STUCCO AWNING
 - 9 METAL AWNING
 - 10 DECORATIVE STUCCO FRAME
 - 11 SIGN LOCATIONS
 - MAX. 300SF SIGN AREA OR
 - MIN. 100SF/ESTABLISHMENT
 - 12 WALL - CONCRETE BLOCK
 - 13 CLIMBING VINE TRELLIS
 - 14 GARAGE VENT



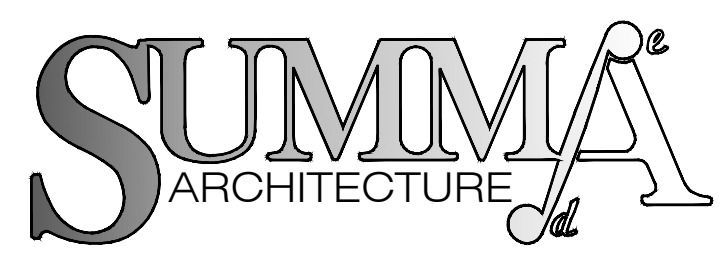
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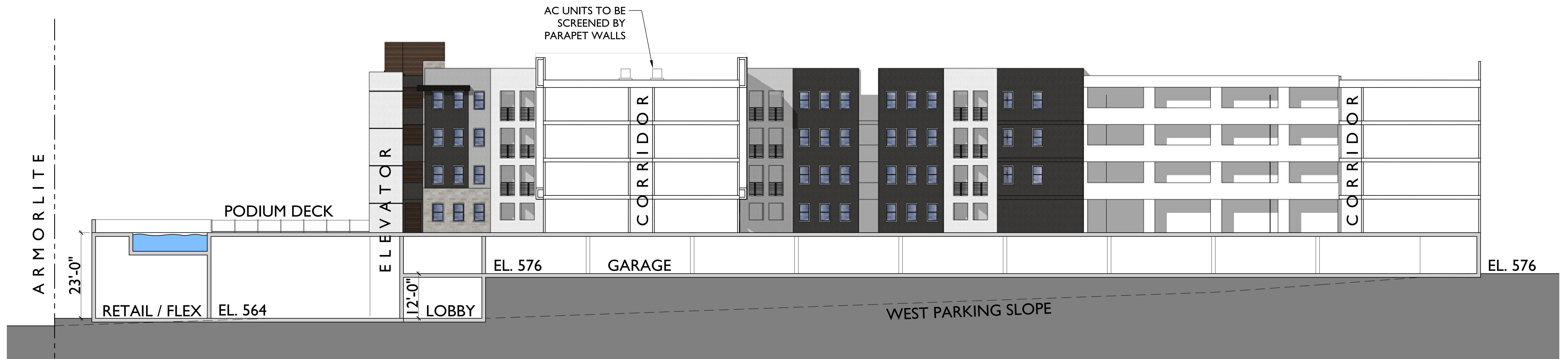
ARMORLITE LOFTS

NOVEMBER 30, 2023
SCALE: 0 12 24 36

BUILDING ELEVATIONS



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A-7



PODIUM DECK - SOUTH



ARMORLITE DRIVE



PODIUM DECK - WEST



ARMORLITE DRIVE

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ROOF DECK



COURTYARD



PODIUM DECK

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