



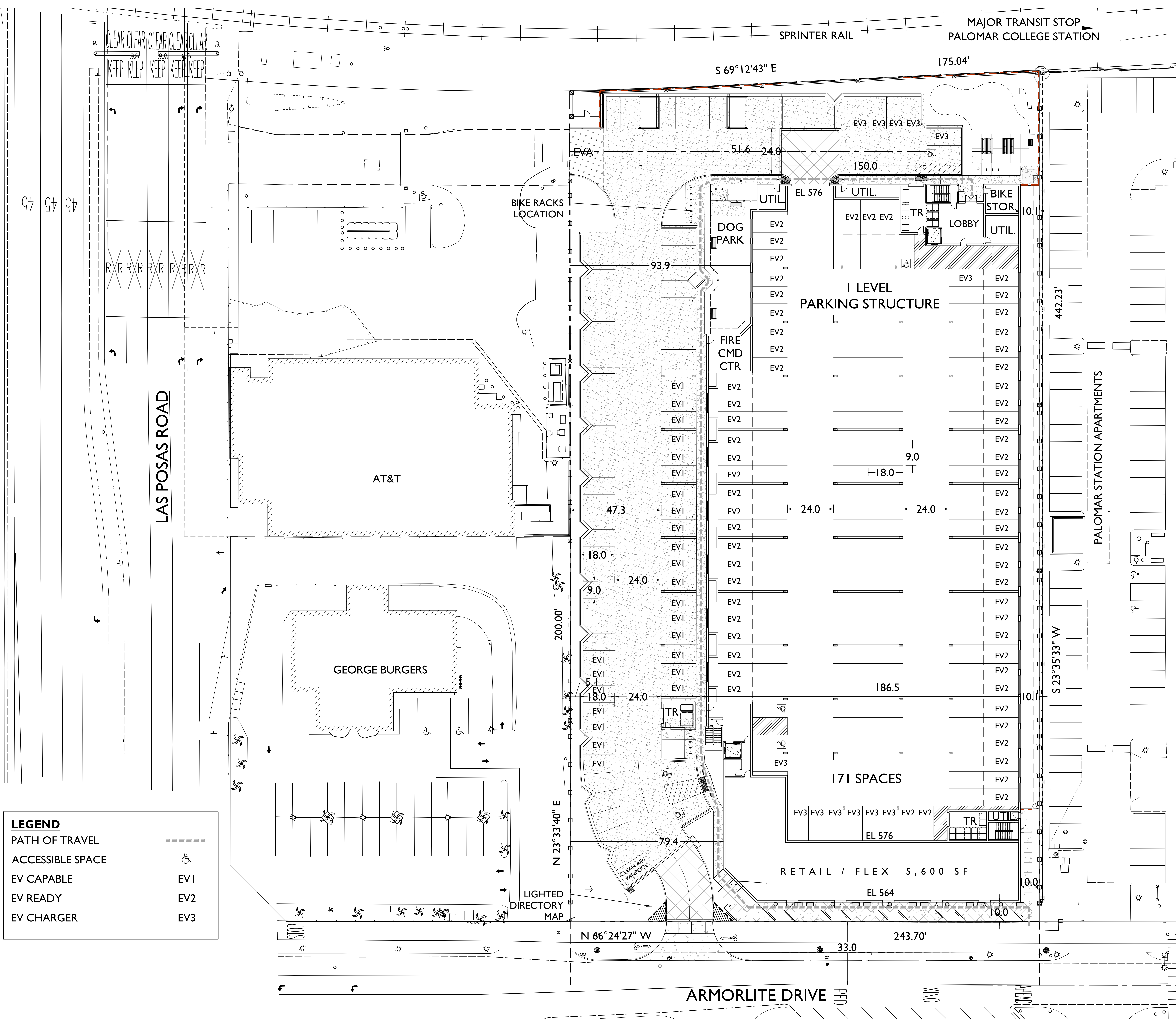
ATTACHMENT G

PROJECT PLANS



SHEET INDEX

A-1	COVER SHEET
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A-3	UNIT PLANS
A-4	BUILDING COMPOSITE
A-5	BUILDING COMPOSITE
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A-7	BUILDING SECTIONS
A-8	BUILDING PERSPECTIVES
A-9	BUILDING PERSPECTIVES



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

83

45

3

24

165 TOTAL UNITS

PLAN 1

PLAN 2

PLAN 3

PLAN 4

PLAN 5

1BD/1BA

1BD/1BA

2BD/2BA

2BD/2BA

2BD/2BA

620 SF

670 SF

875 SF

1000 SF

1020 SF

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

RETAIL/FLEX ACCESSIBLE PARKING

0-25 SP =

1 SP

RESIDENTIAL EV PARKING

EV CAPABLE (EV1)

247 SP X 10% =

25 SP

EV READY (EV2)

247 SP X 25% =

62 SP

EV CHARGERS (EV3)

247 SP X 5% =

13 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 =

33 SP

PROVIDED

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

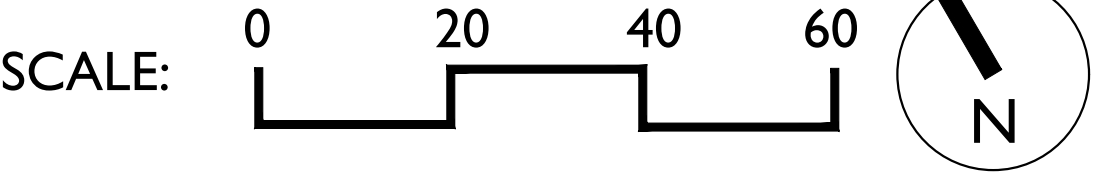
45 DU X 75 SF

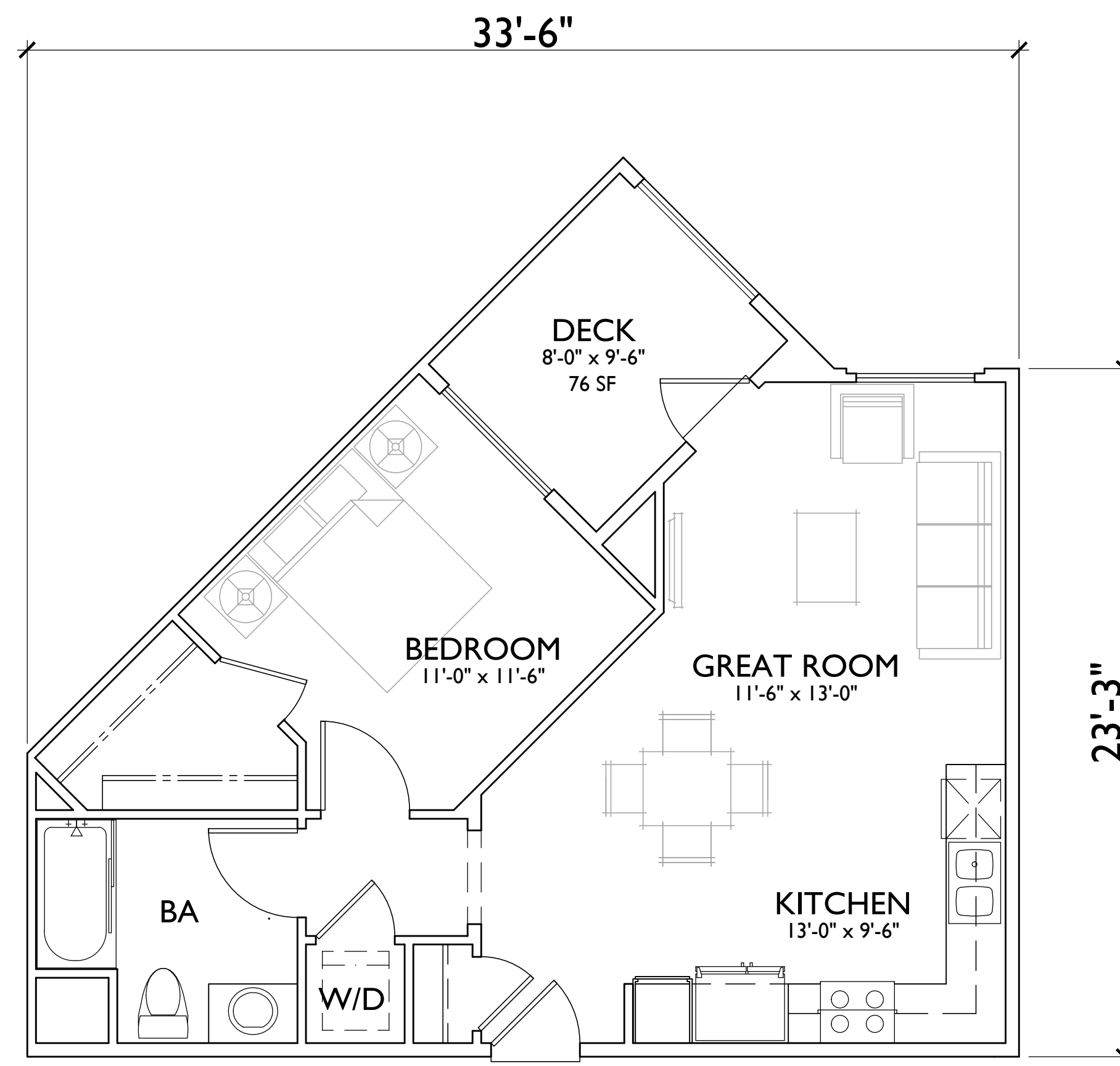
3 DU X 80 SF

24 DU X 60 SF

10,431 SF

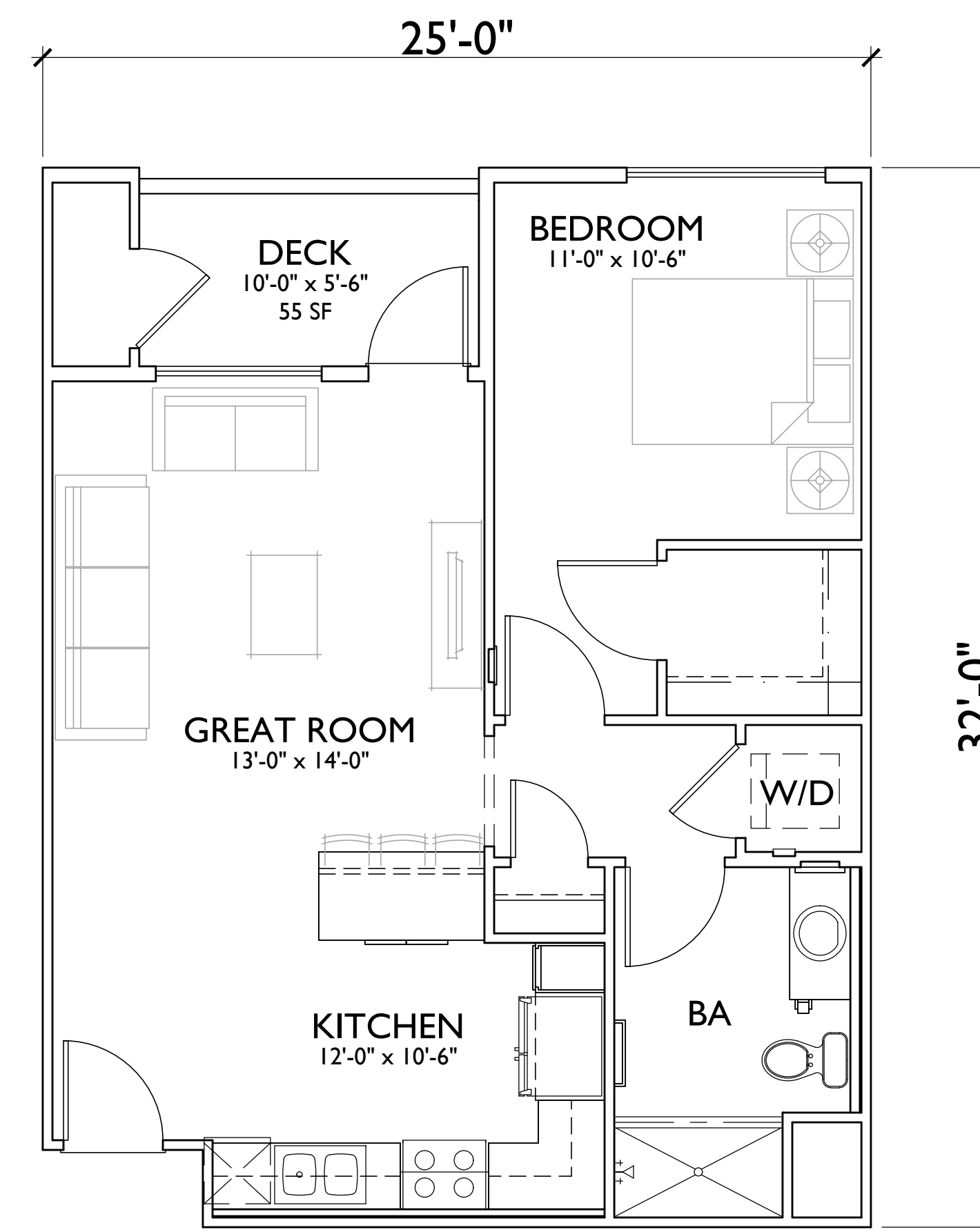
47,375 SF





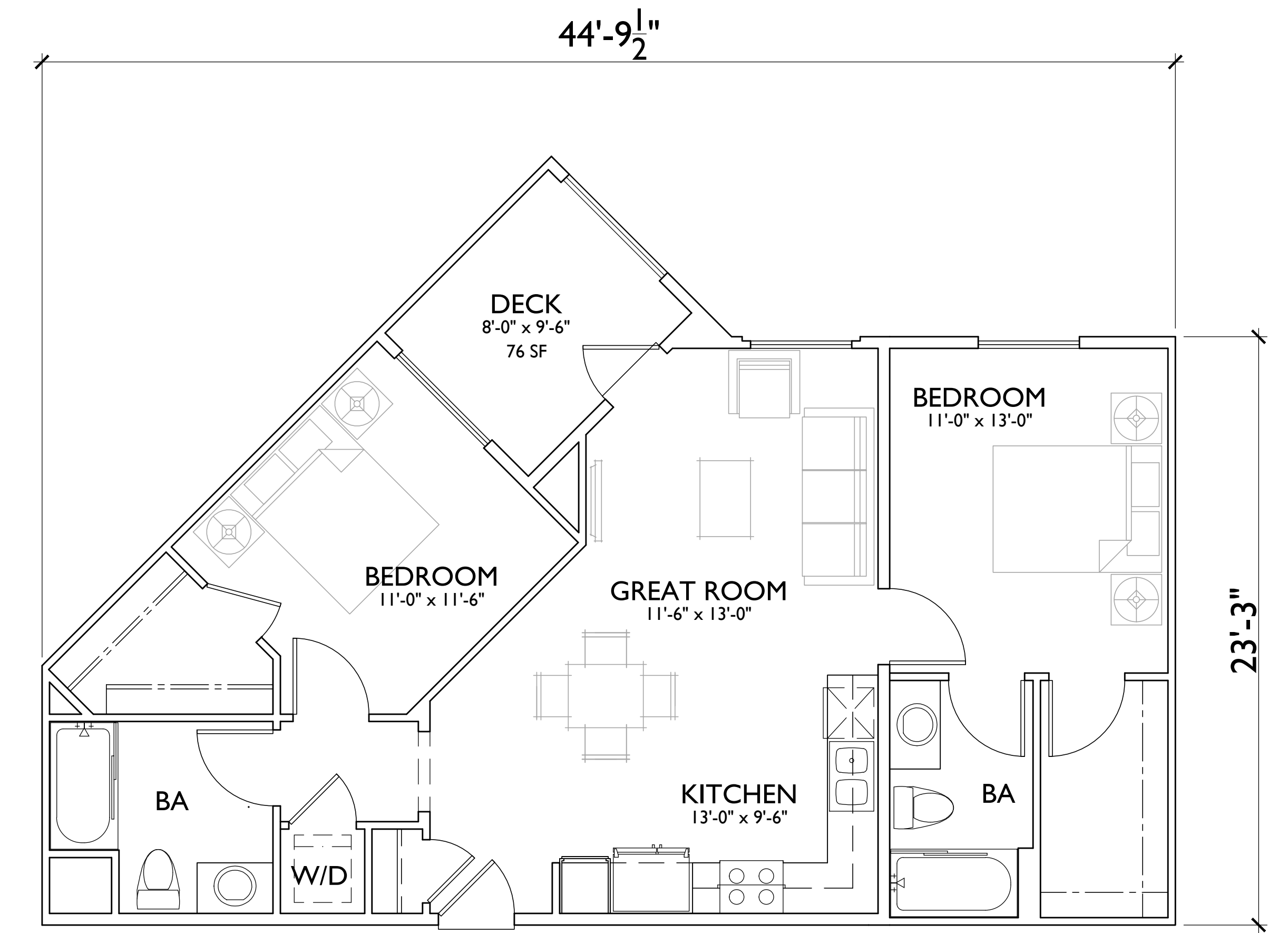
PLAN 1:
TOTAL
DECK

IBD/IBA
620 S.F.
76 S.F.



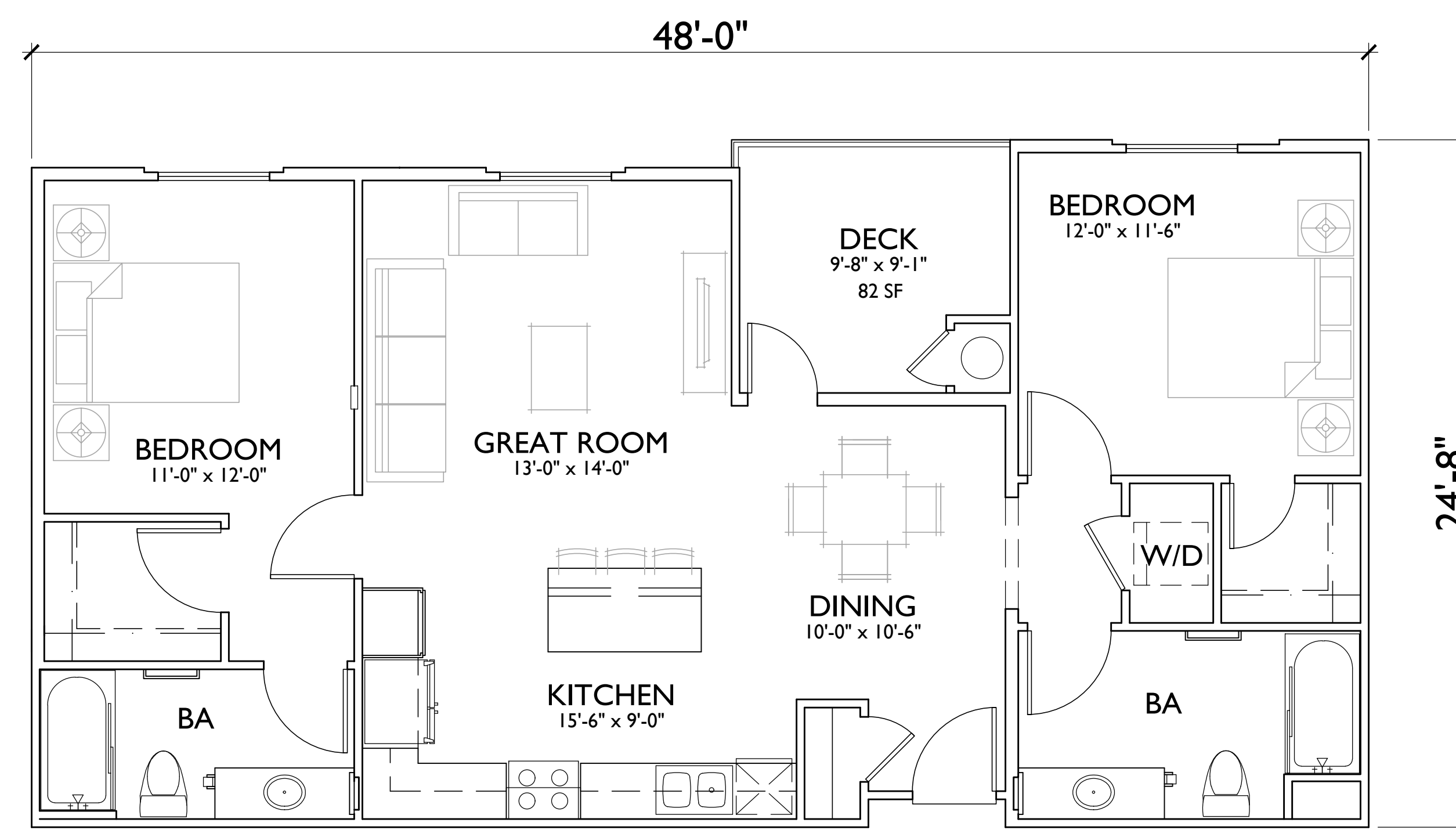
PLAN 2:
TOTAL
DECK

IBD/IBA
670 S.F.
55 S.F.



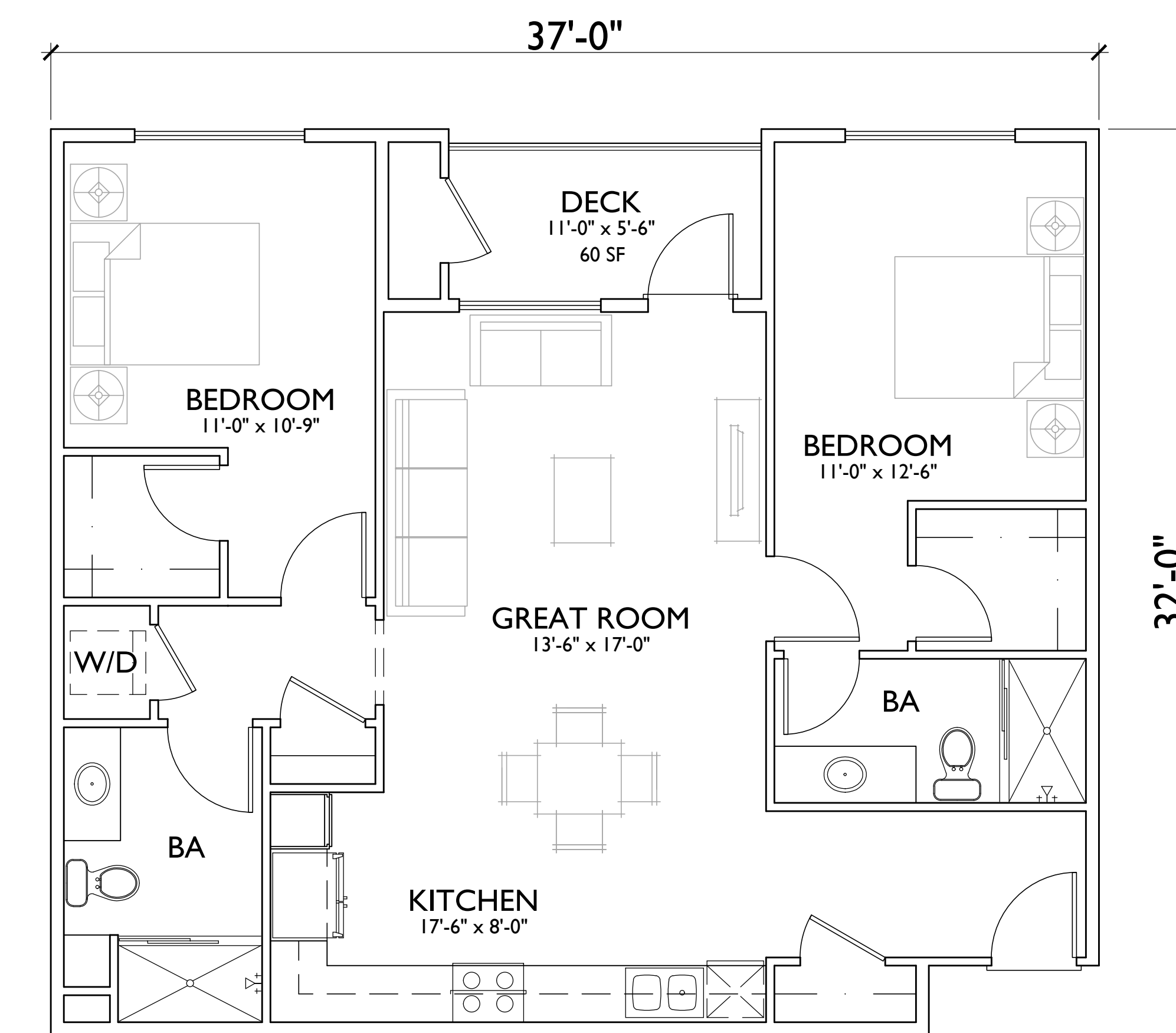
PLAN 3:
TOTAL
DECK

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



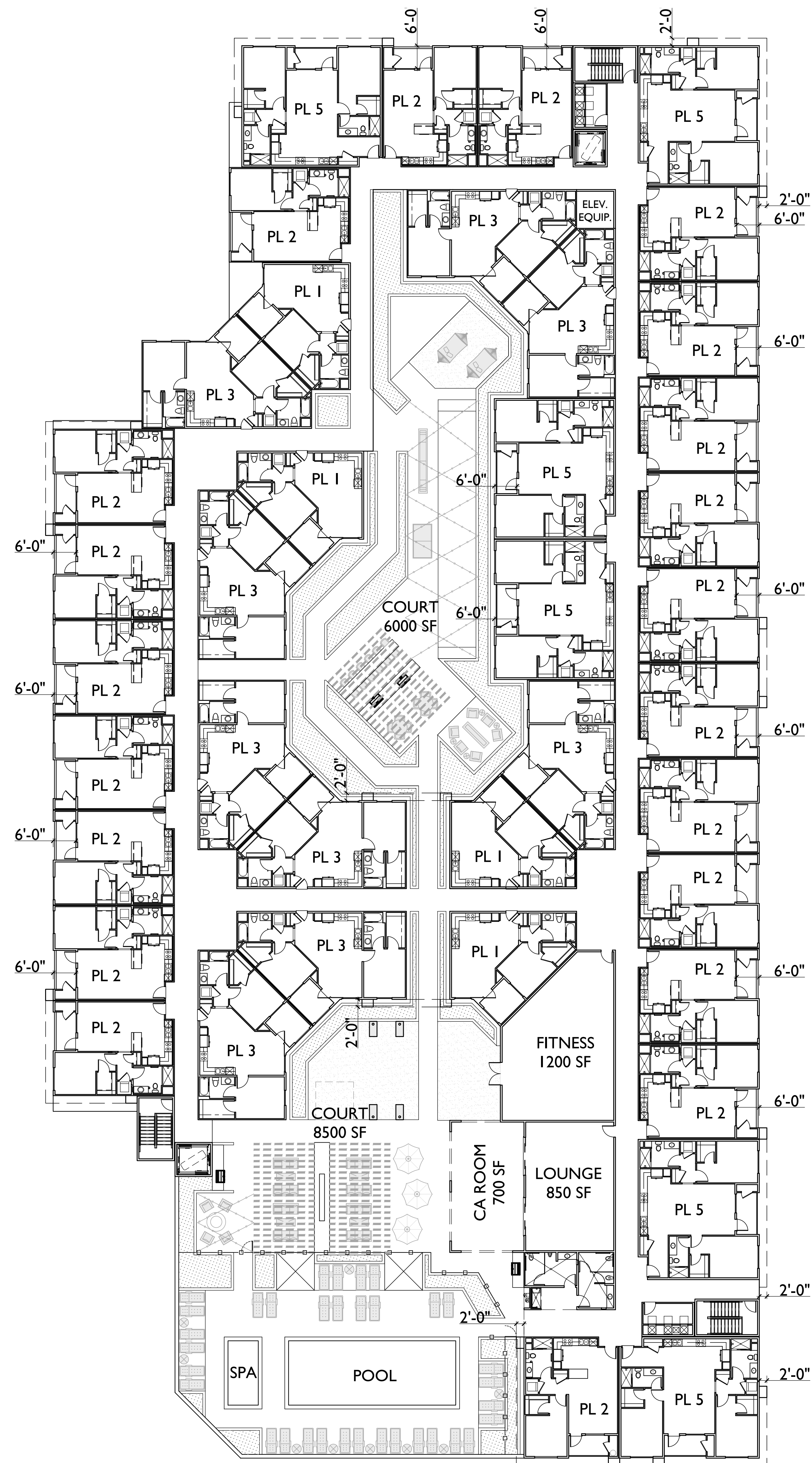
PLAN 4:
TOTAL
DECK

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



PLAN 5:
TOTAL
DECK

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

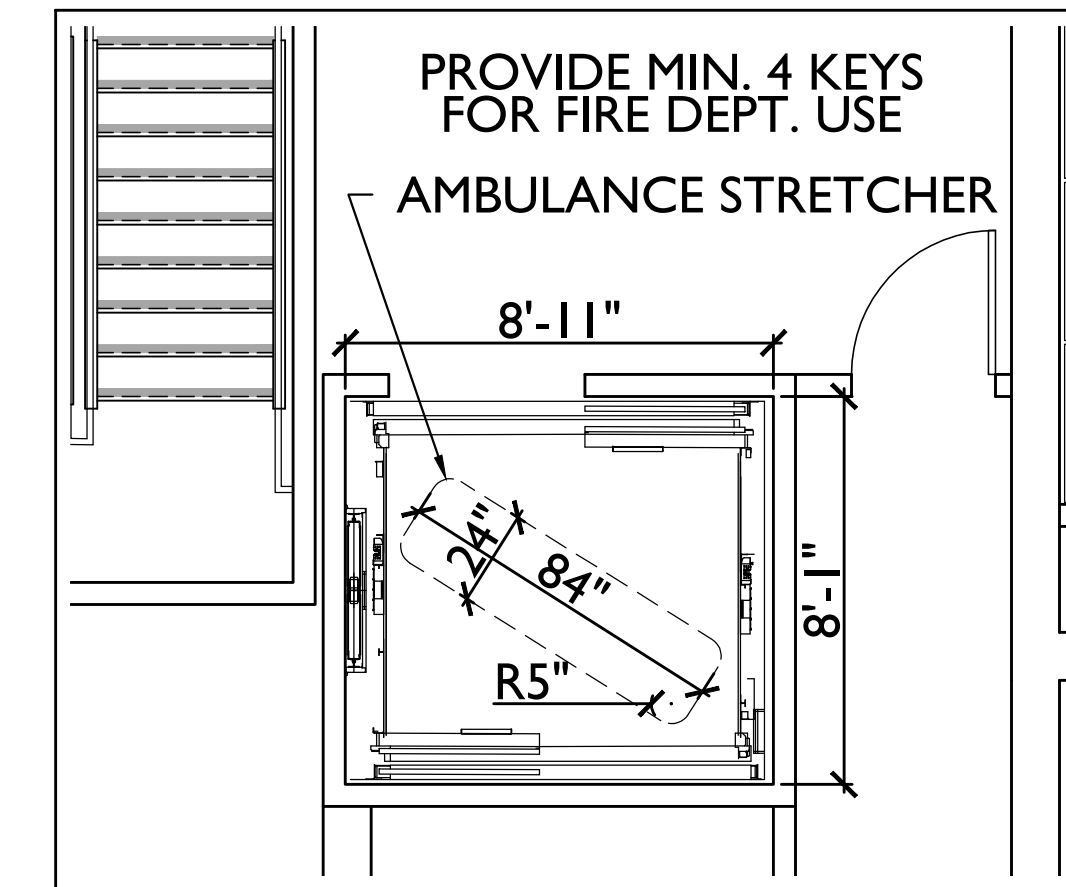


FIRE COMMAND CENTER

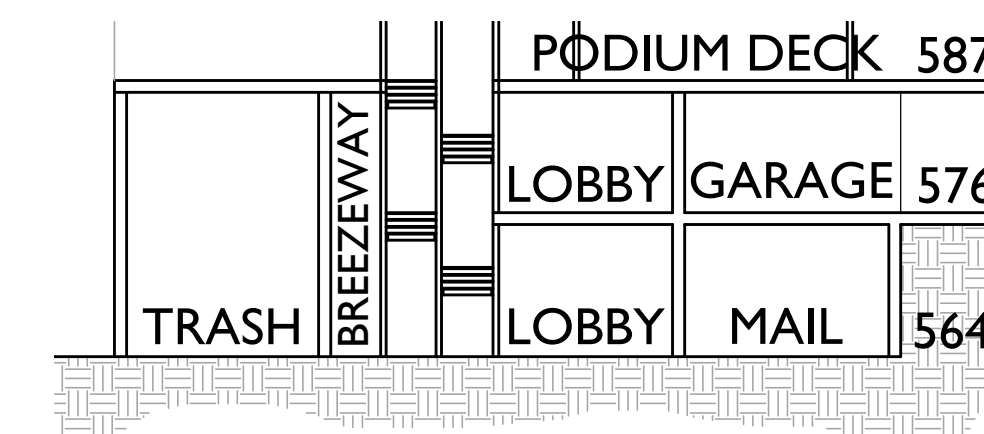
THE ROOM SHALL BE SEPARATED FROM THE REMAINDER OF THE BUILDING BY NOT LESS THAN 1HR FIRE BARRIER AND BE LOCATED ON AN EXTERIOR WALL, NOT WITHIN THE BUILDING. THE ROOM SHALL BE A MINIMUM OF 200 SF WITH A MINIMUM DIMENSION OF 10FT.

THE ROOM SHALL CONTAIN THE FOLLOWING FACILITIES:

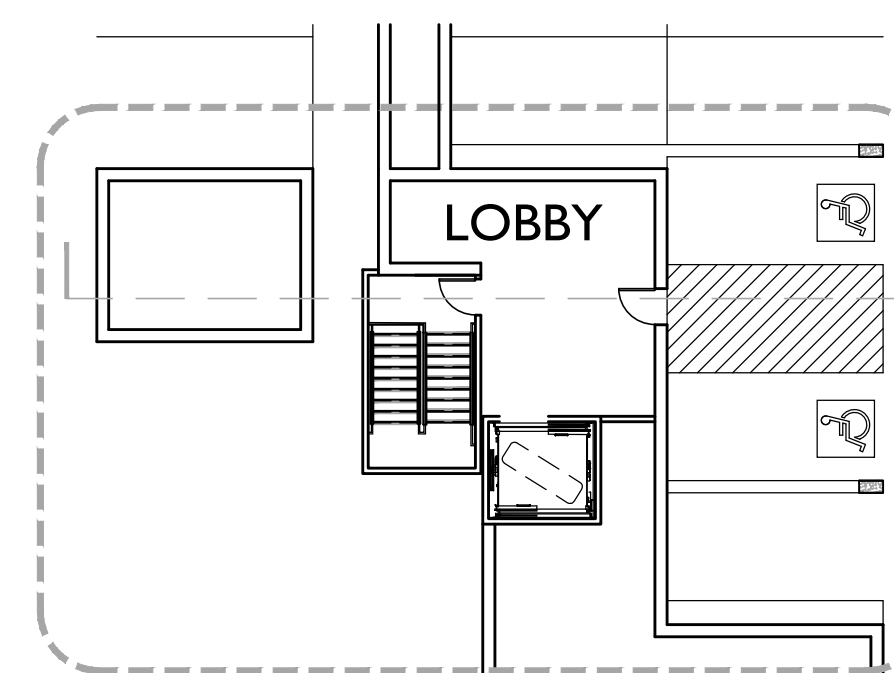
- VOICE ALARM PUBLIC ADDRESS PANELS
- FIRE DEPT. COMMUNICATIONS PANEL
- FIRE ALARM ANNUNCIATOR PANEL
- ELEVATOR ANNUNCIATOR PANEL (WHEN BUILDING EXCEEDS 55FT IN HEIGHT)
- STATUS INDICATORS AND CONTROLS OF AIR HANDLING SYSTEMS (STAIRWELL PRESSURIZATION)
- CONTROLS FOR UNLOCKING STAIRWELL DOORS
- FIRE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



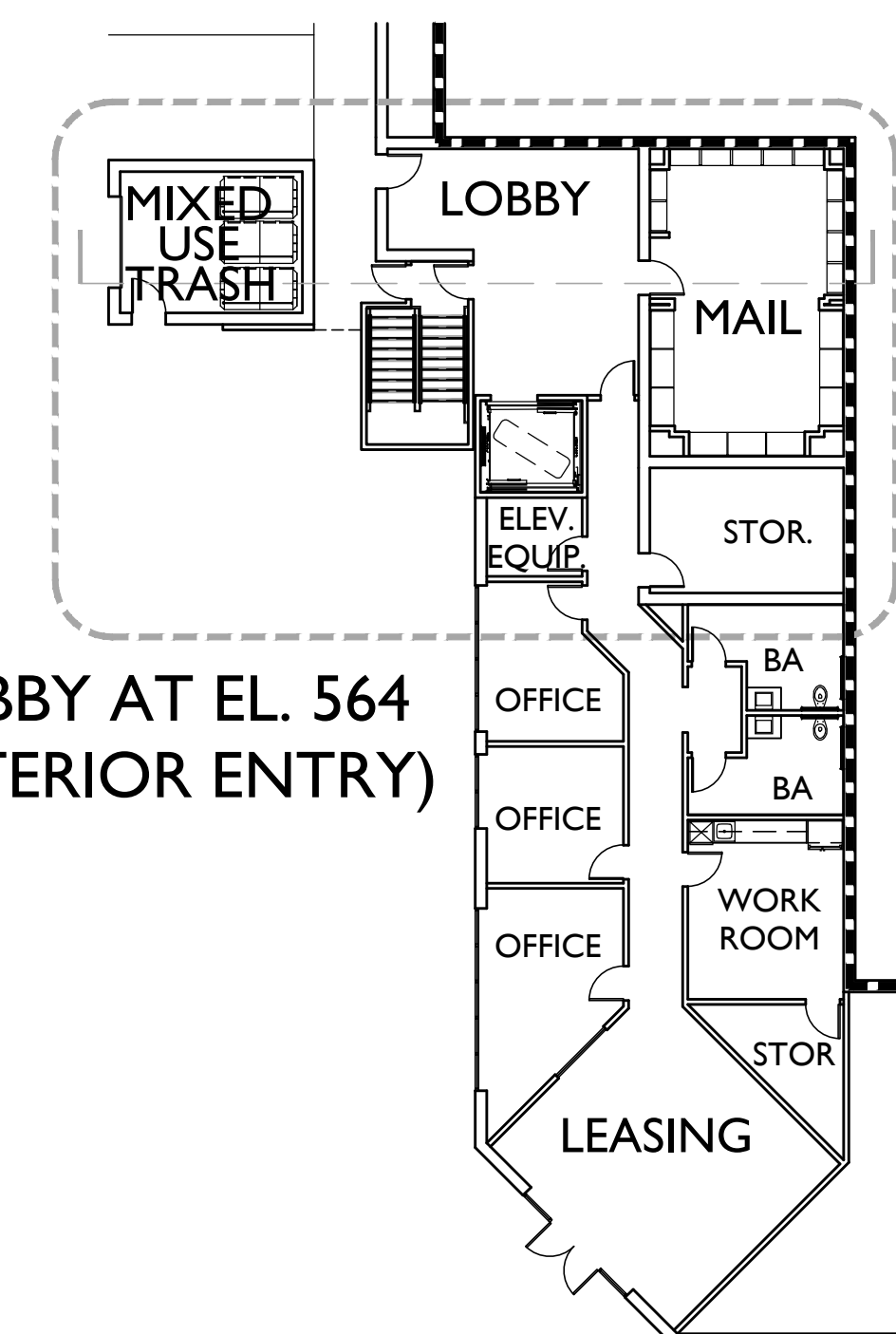
TYPICAL ELEVATOR PLAN
SCALE 1/4" = 1'-0"



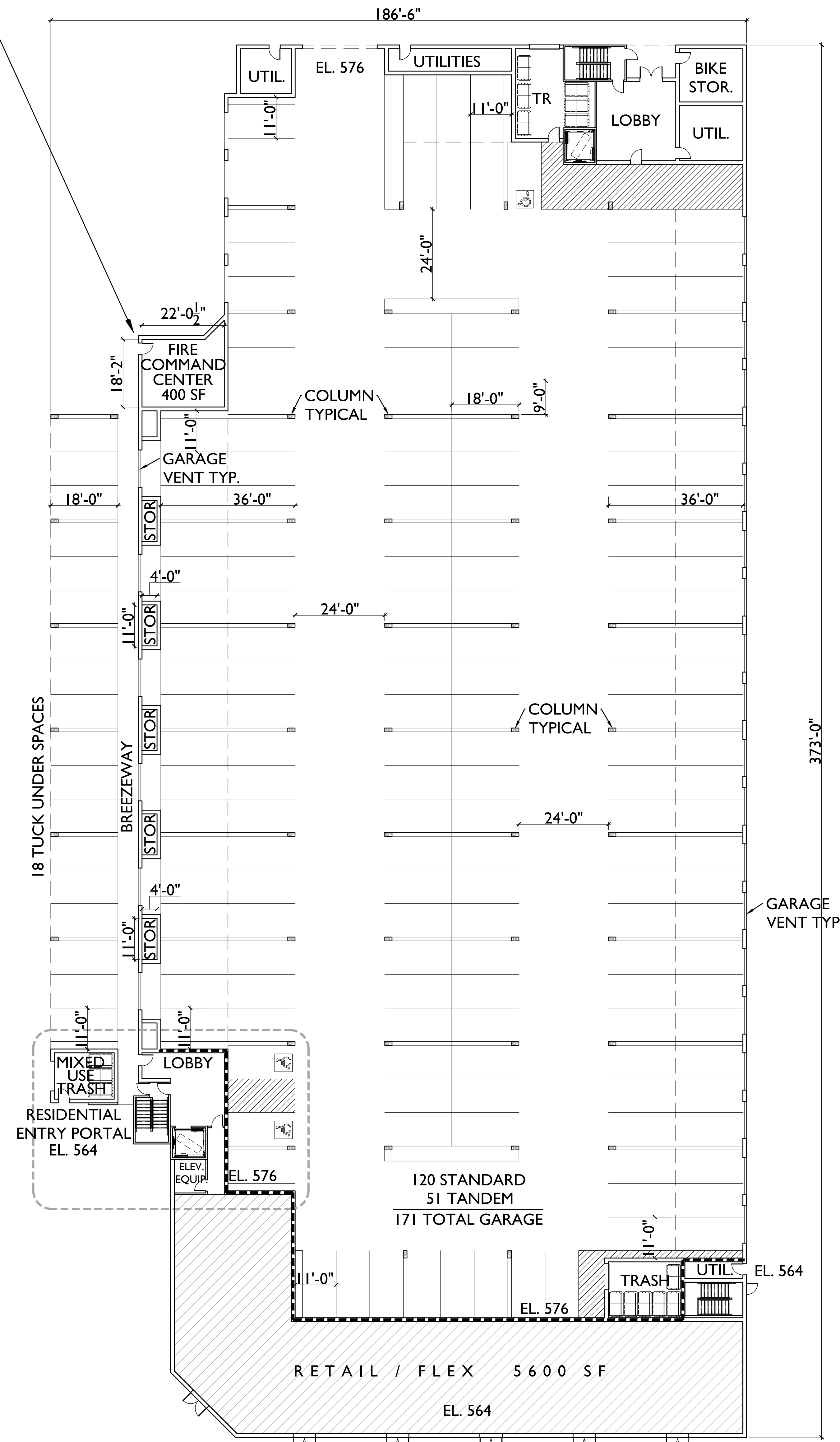
LOBBY SECTION



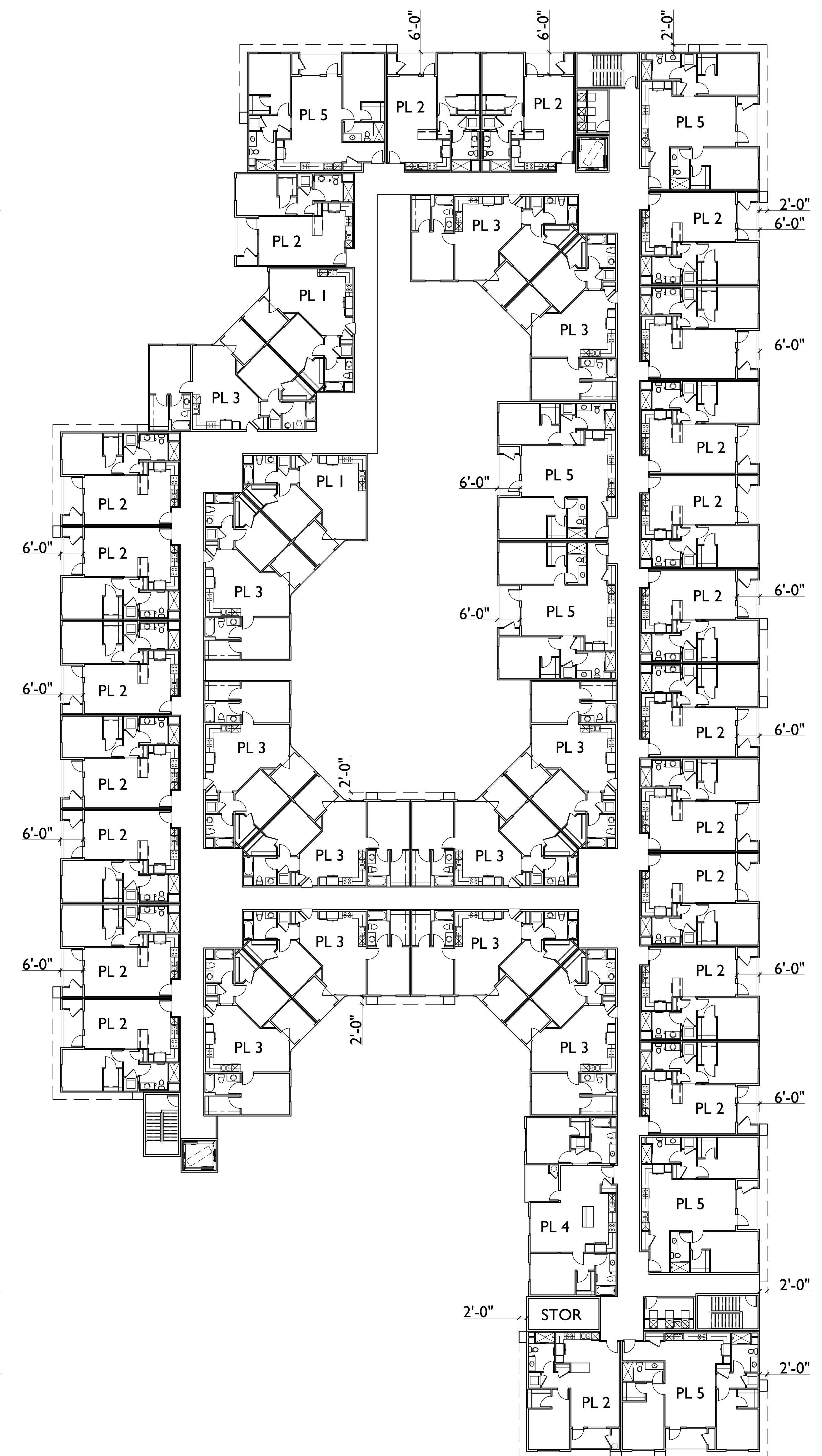
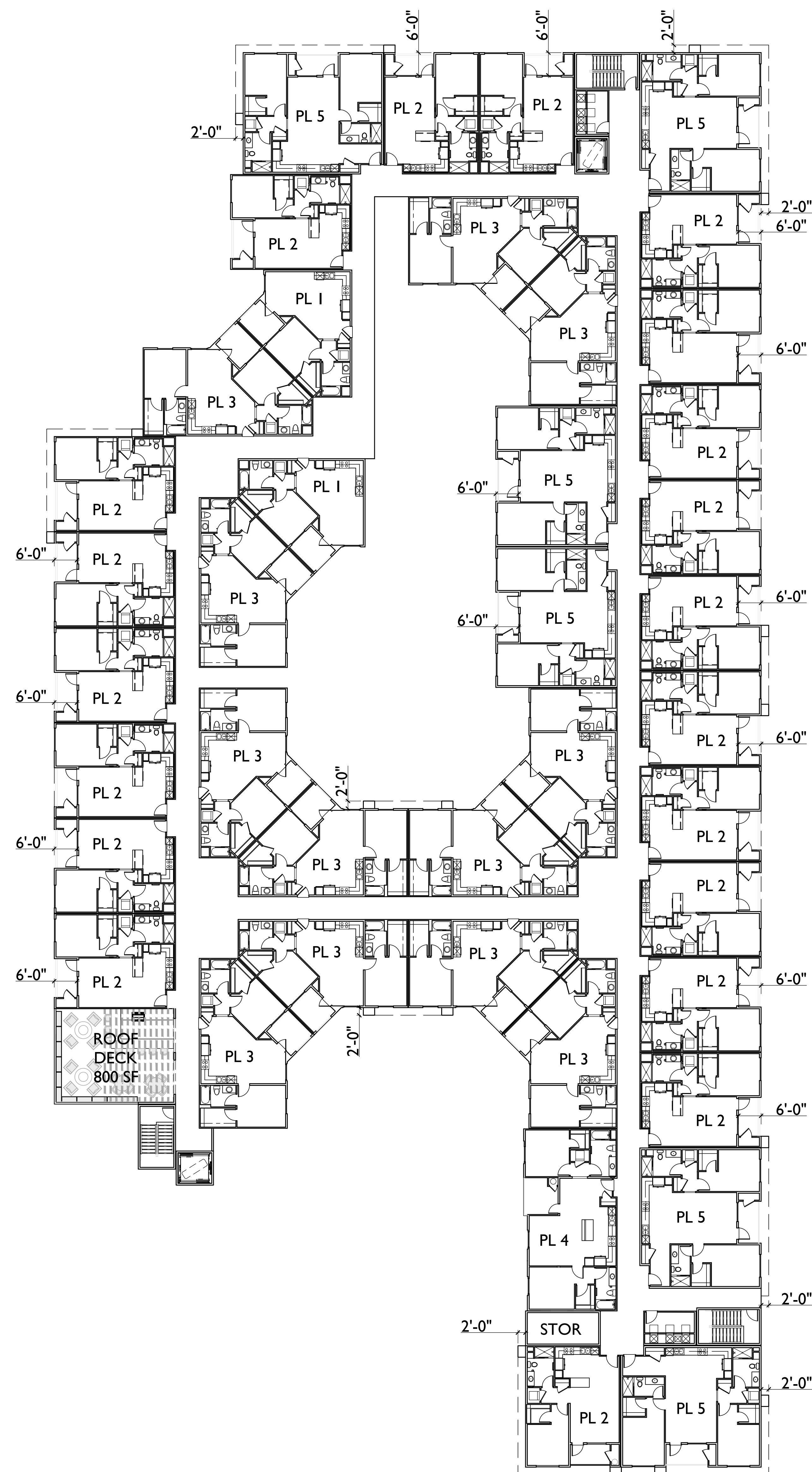
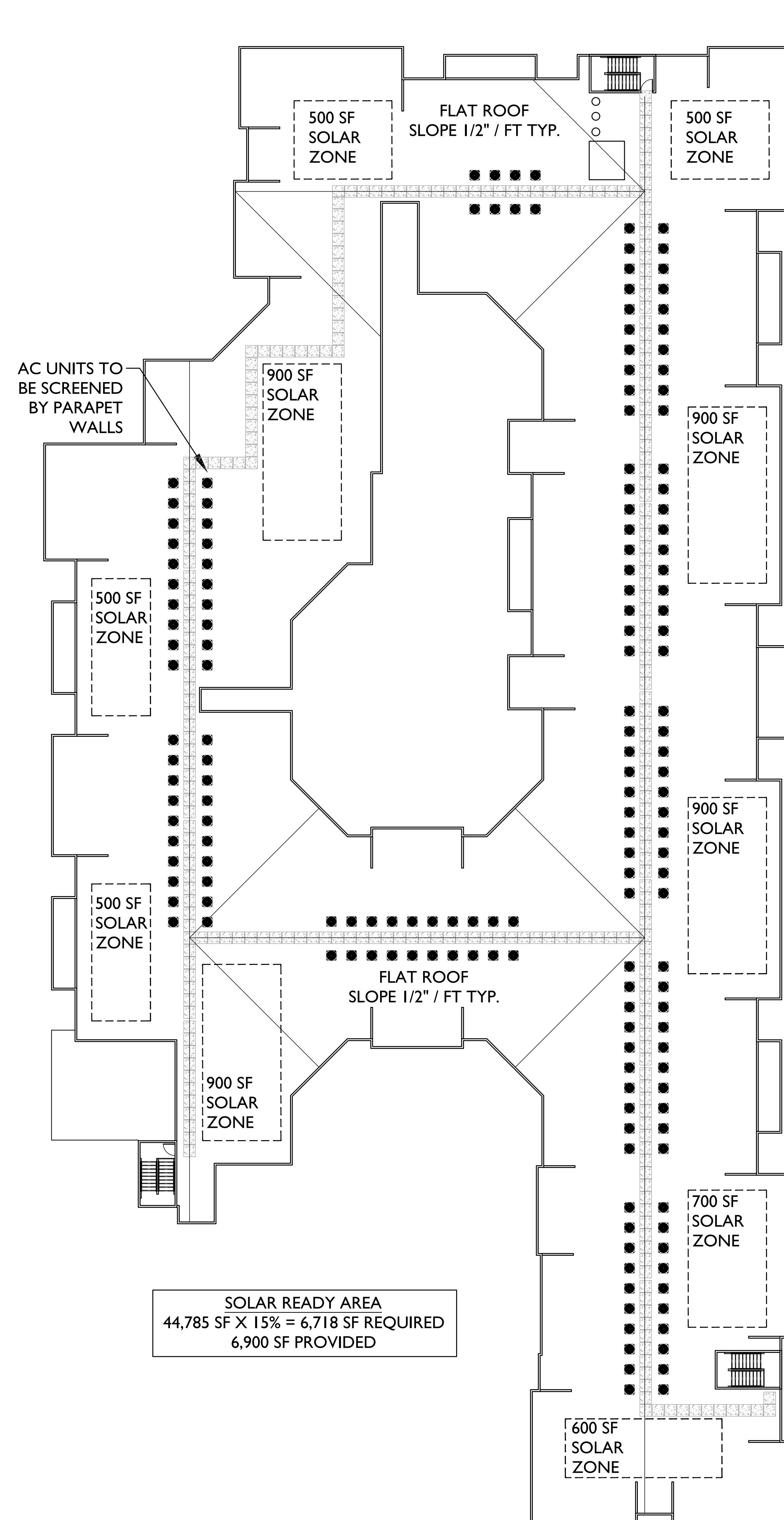
LOBBY AT EL. 576
(GARAGE ENTRY)



LOBBY AT EL. 564
(EXTERIOR ENTRY)



FIRST FLOOR



ROOF PLAN

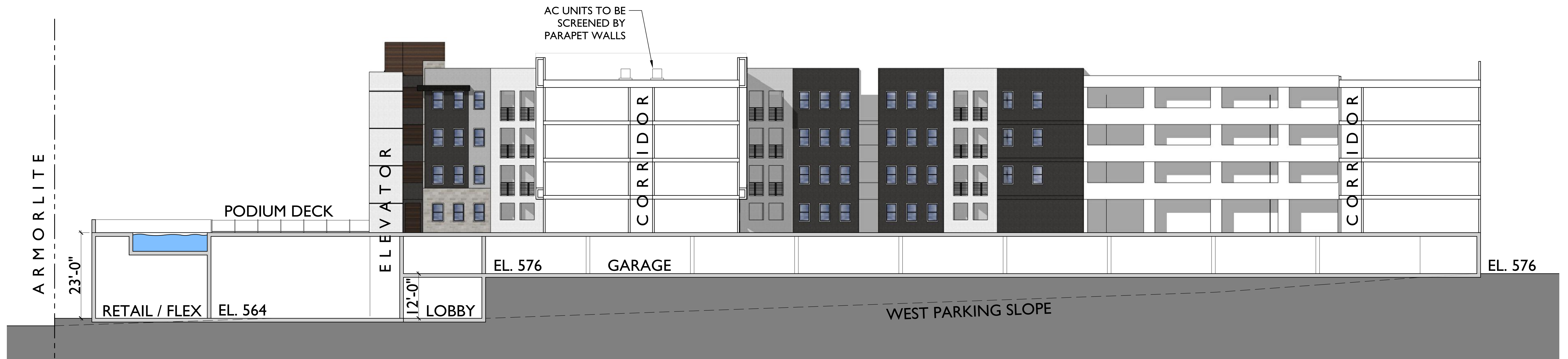
FIFTH FLOOR

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







PODIUM DECK - SOUTH



ARMORLDITE DRIVE



PODIUM DECK - WEST



ARMORLDITE DRIVE

SAN MARCOS, CA

AVENUE SECURED CAPITAL GROUP

ARMORLDITE LOFTS

NOVEMBER 4, 2024

SCALE: 0 12 24 36

BUILDING PERSPECTIVES



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



ROOF DECK



COURTYARD



PODIUM DECK

SAN MARCOS, CA

AVENUE SECURED CAPITAL GROUP

ARMORLITE LOFTS

NOVEMBER 4, 2024

SCALE: 0 12 24 36

BUILDING PERSPECTIVES

SUMMA
ARCHITECTURE

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

A-9

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

SHEET INDEX
COVER SHEET C1
EXISTING CONDITIONS PLAN C2
GRADING AND DRAINAGE PLAN C3-C4
IMPROVEMENTS AND UTILITY PLAN C5-C6
POST CONSTRUCTION BMP PLAN C7
POST CONSTRUCTION BMP DETAILS C8
EROSION CONTROL PLAN C9
CIRCULATION PLAN C10
SITE SECTION PLAN C11
ROCK CRUSHING EQUIPMENT PLAN C12

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.

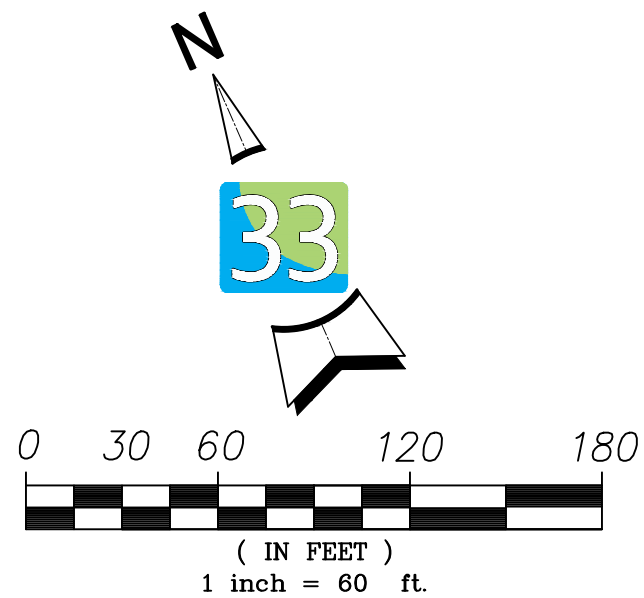
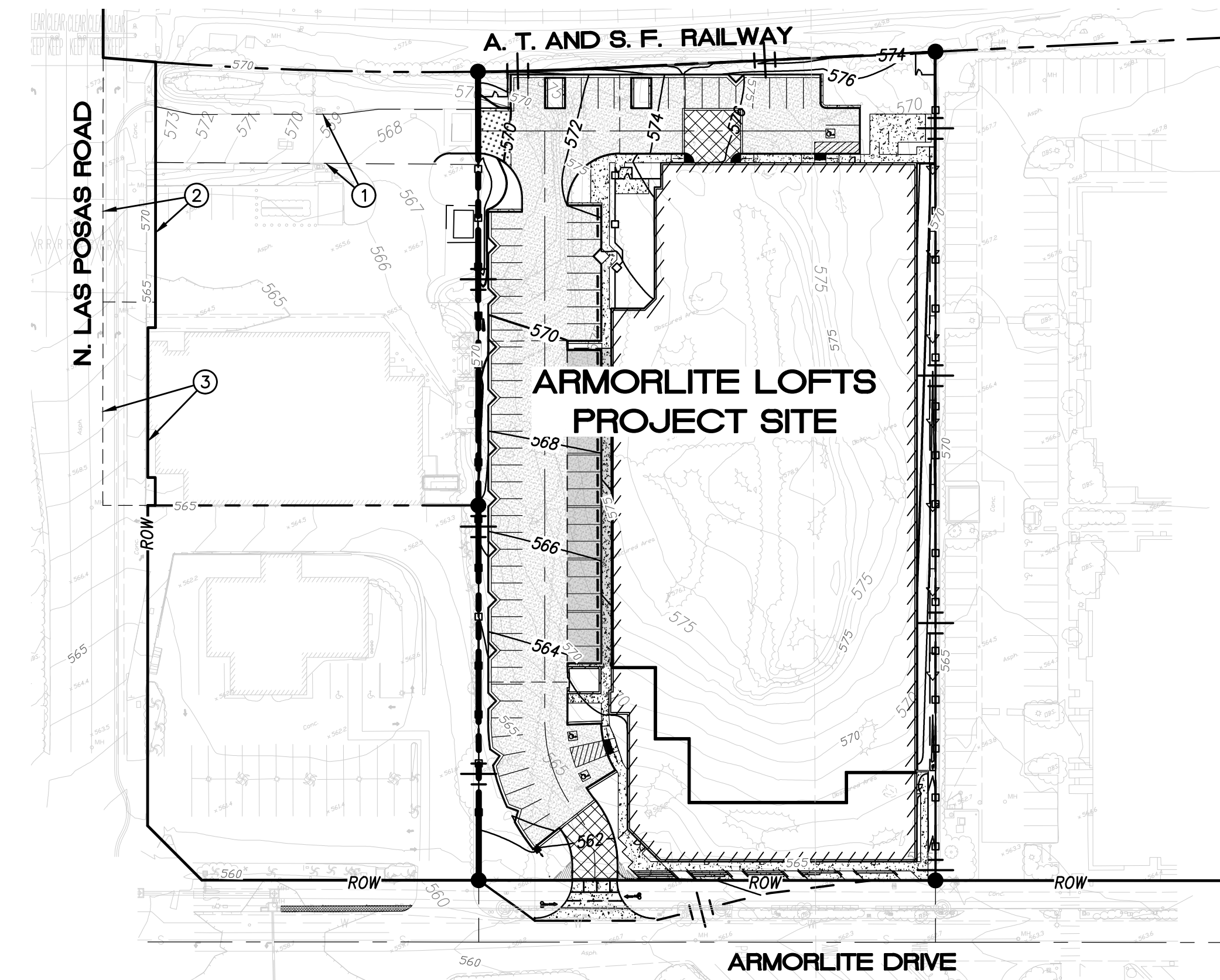
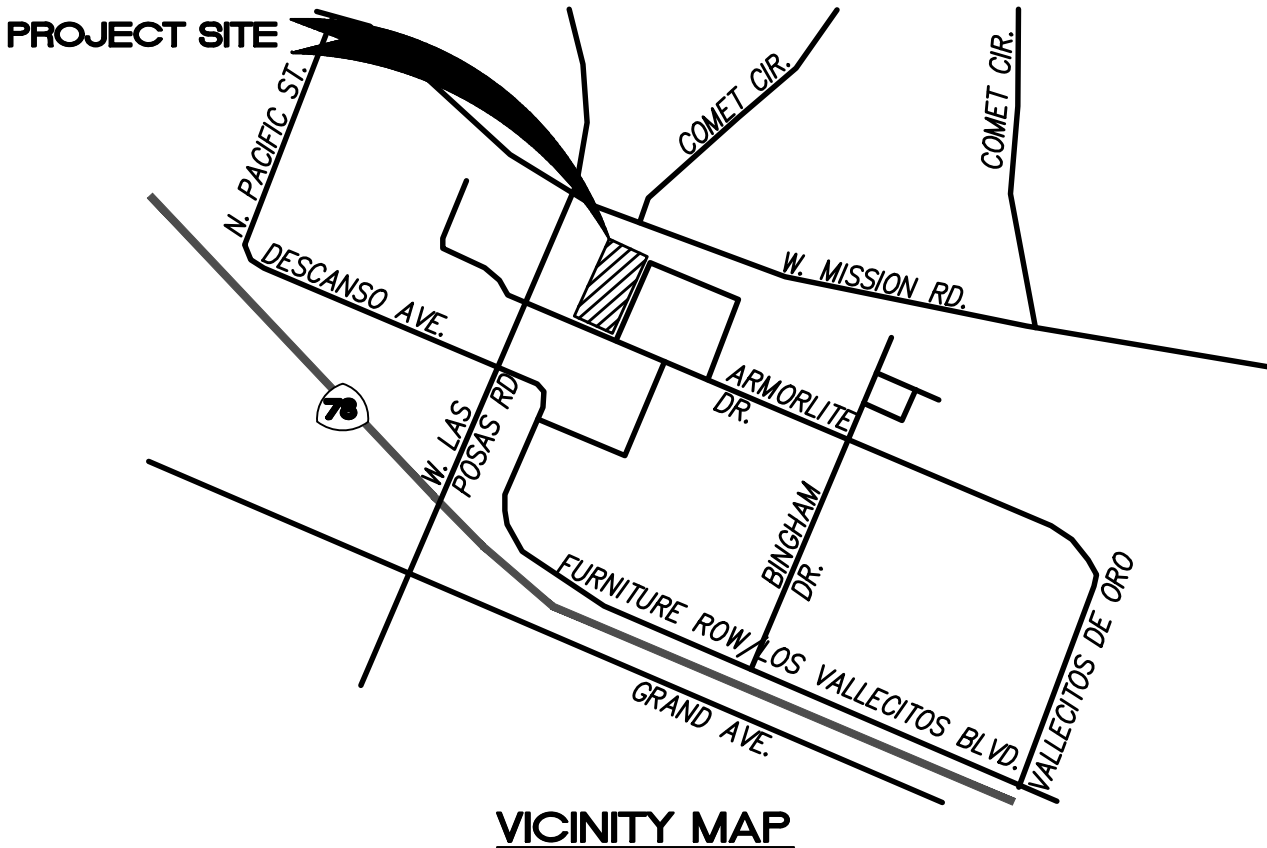
BENCHMARK

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 NEGLIGENCE, 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



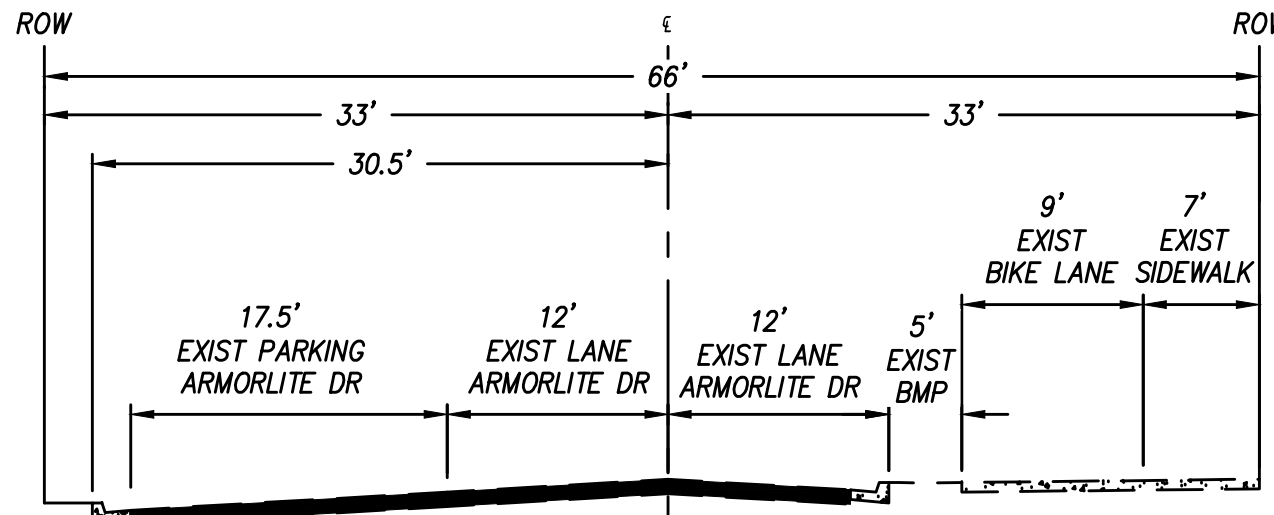
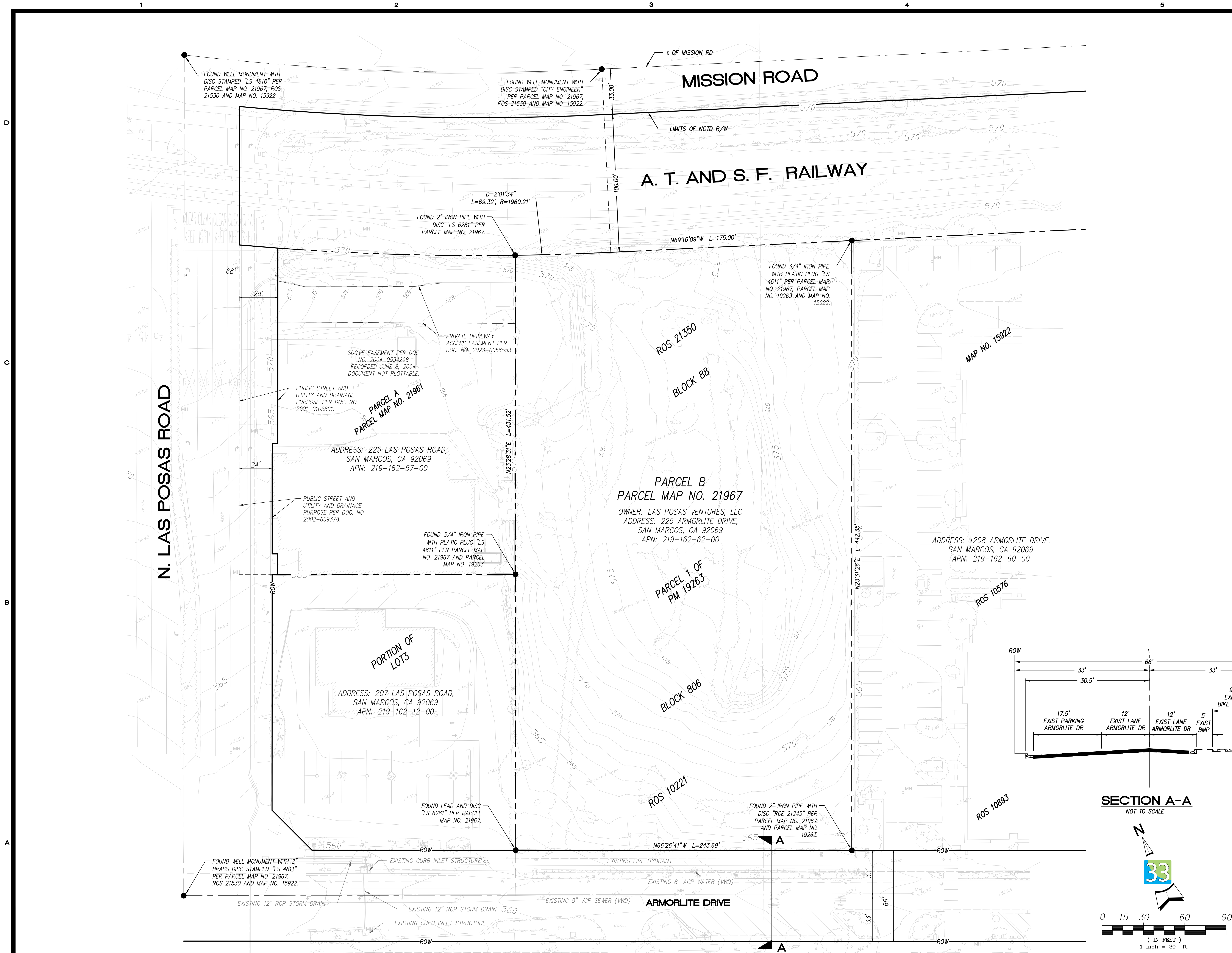
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6/15/2023	1ST SUBMITTAL	L33

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

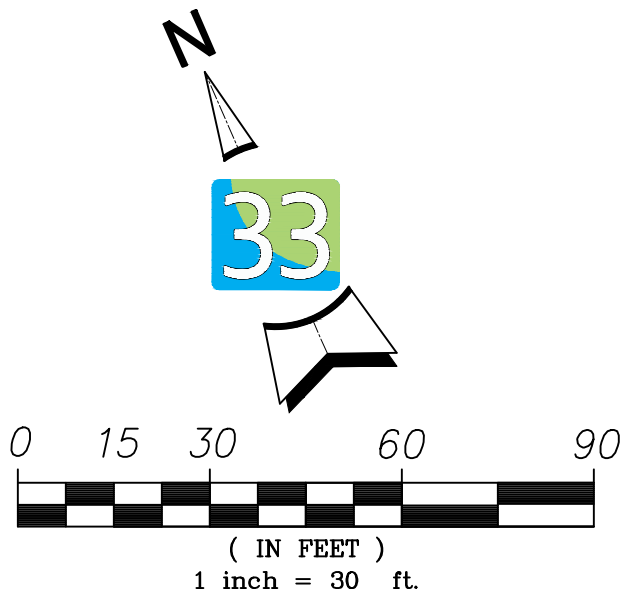
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OTHER PN: NA
DESIGNED BY: JS DATE: 11/14/24
DRAWN BY: JS DATE: 11/14/24
CHECKED BY: JG DATE: 11/14/24

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

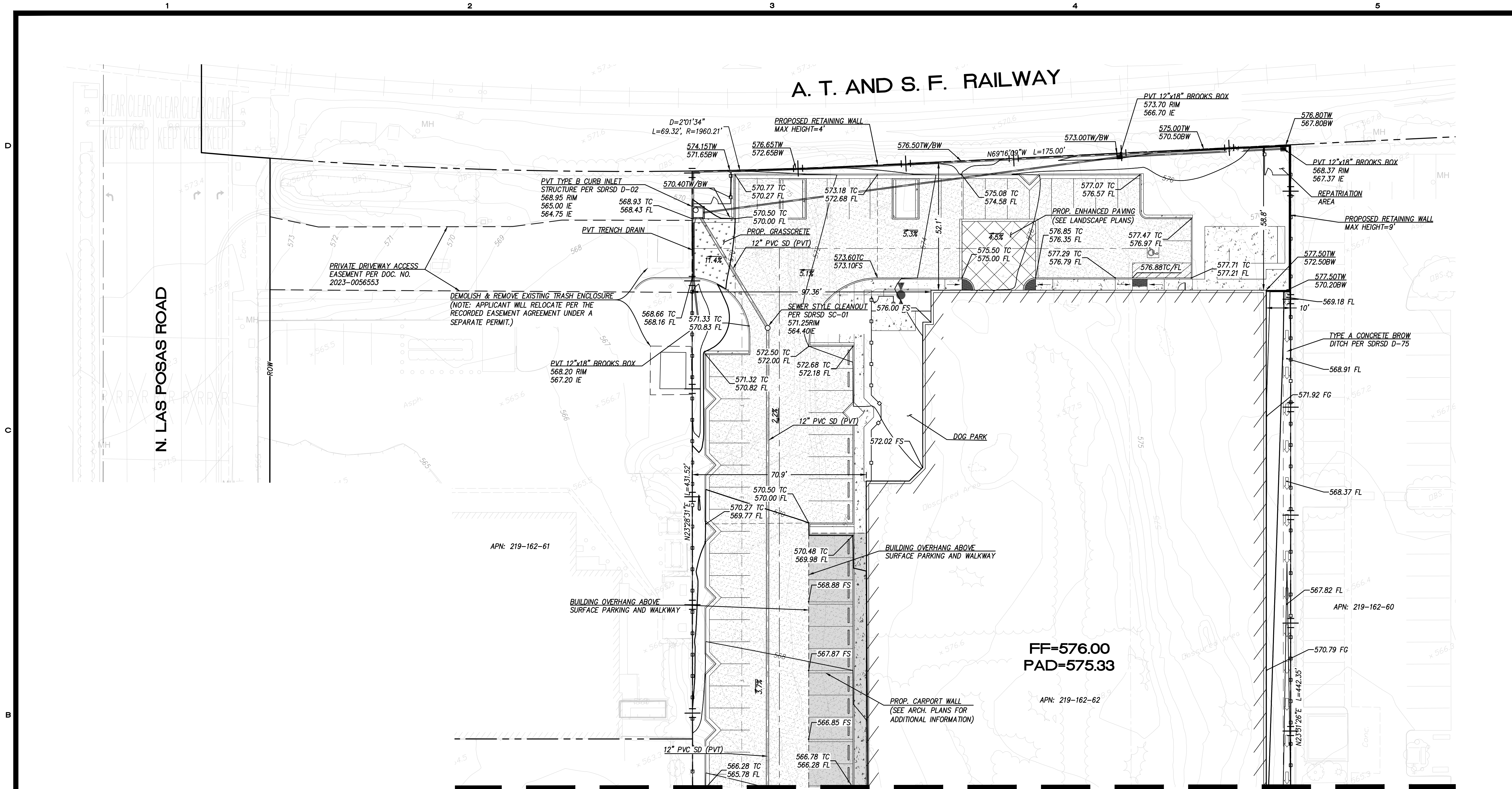
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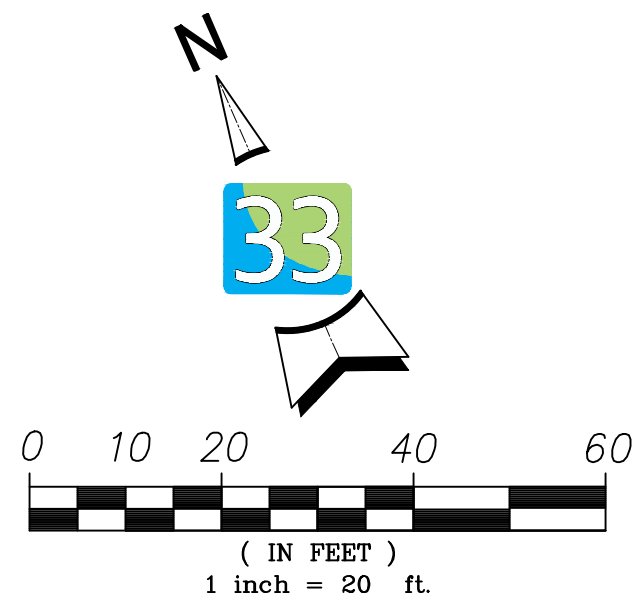
CHECKED BY: JG DATE: 11/14/24

SHEET

C2



SEE SHEET C4



DATE	REVISION	BY
6/15/2023	TST SUBMITTAL	L33

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

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D
C
B
A

1

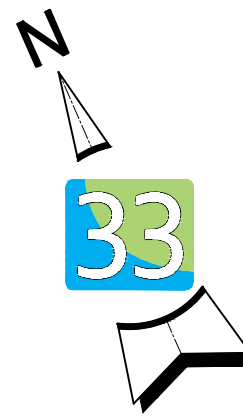
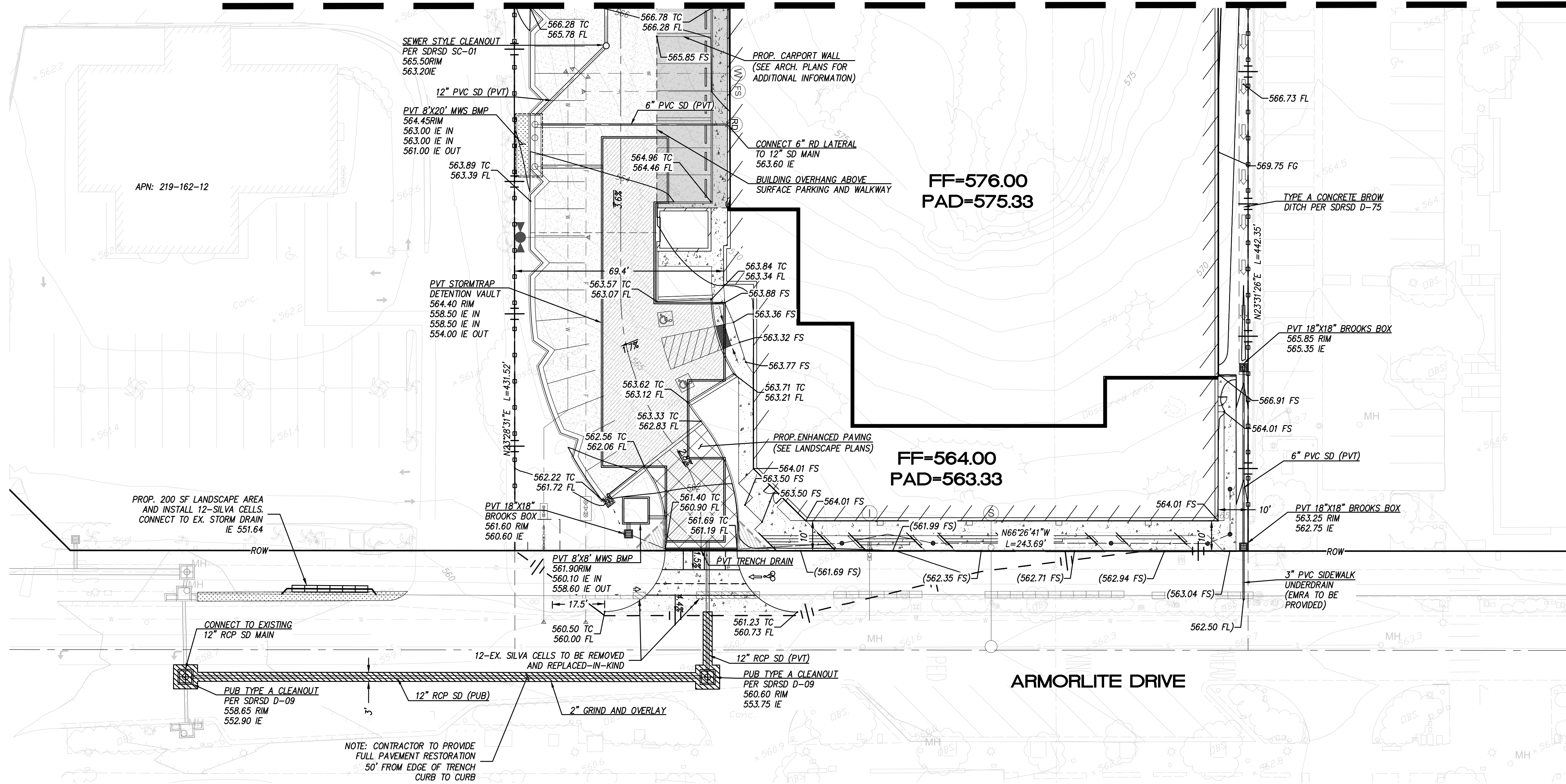
2

3

4

5

SEE SHEET C3



0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

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



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

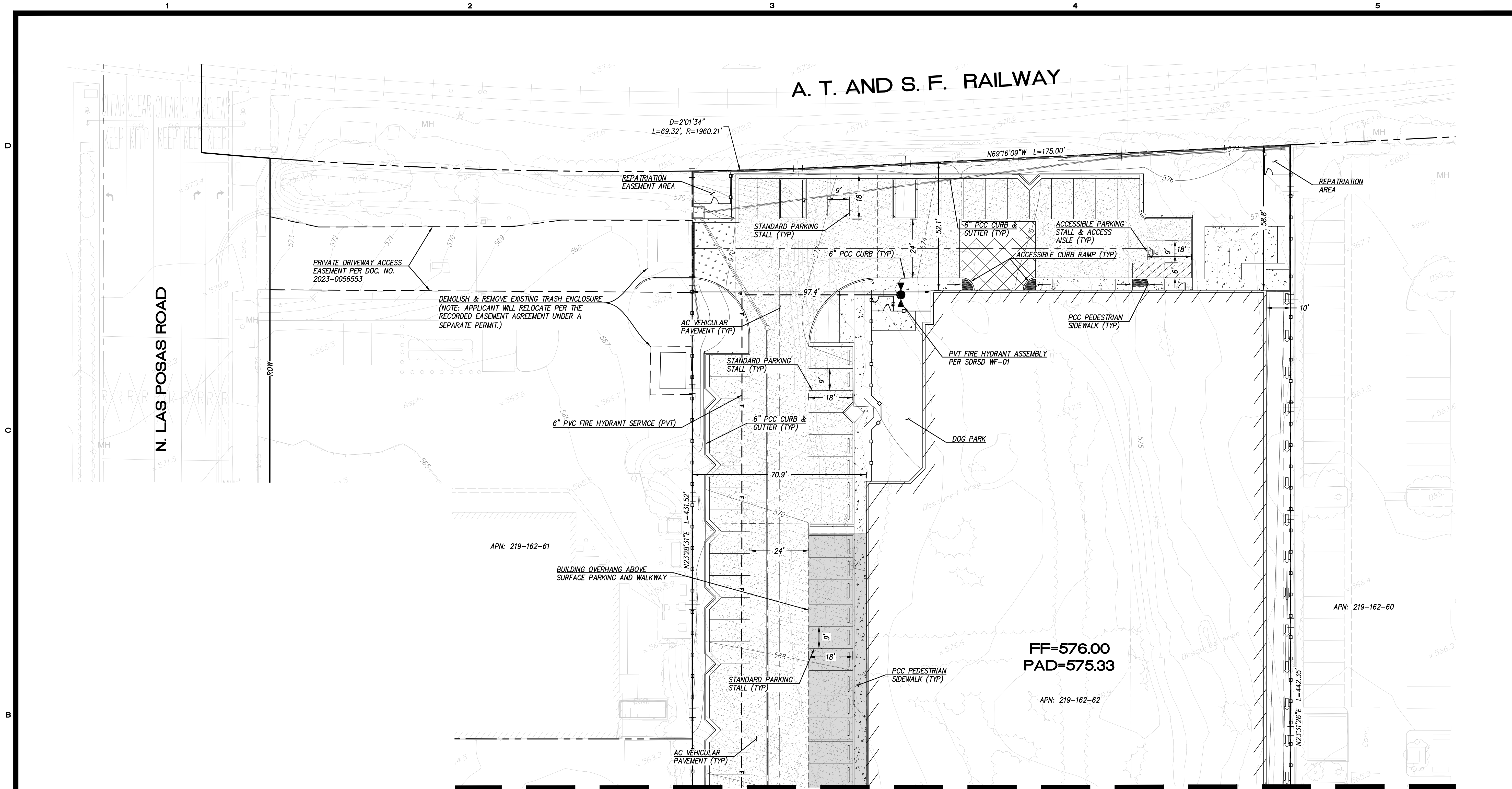
GRADING AND DRAINAGE PLAN

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

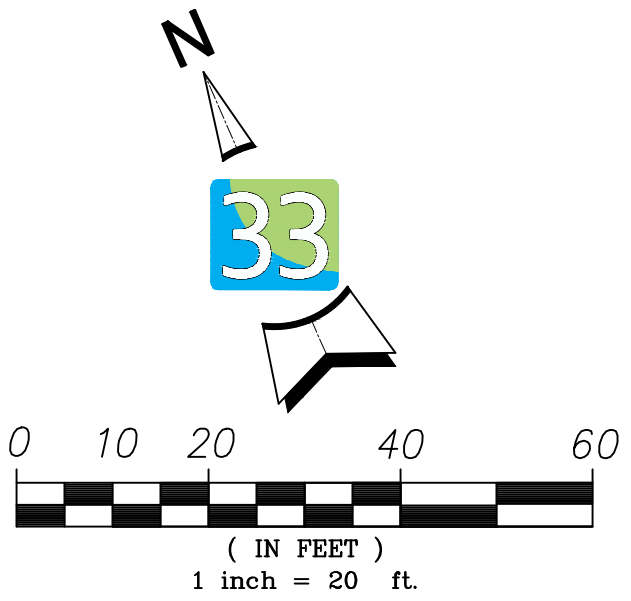
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SHEET
C4

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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

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

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D
C
B
A

1

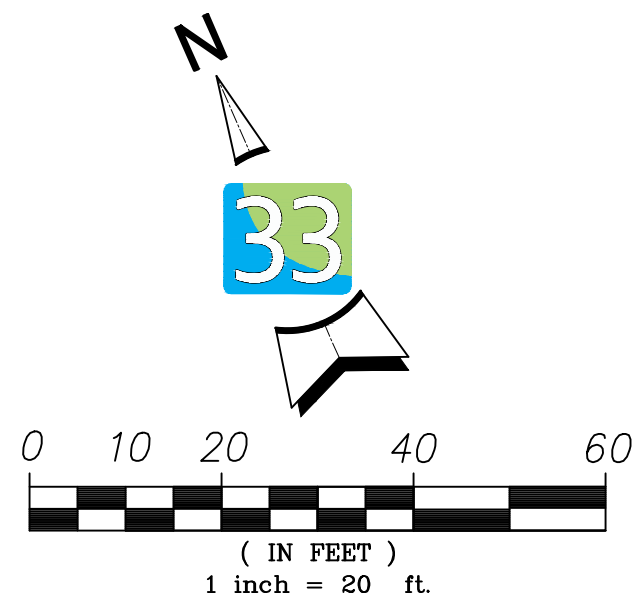
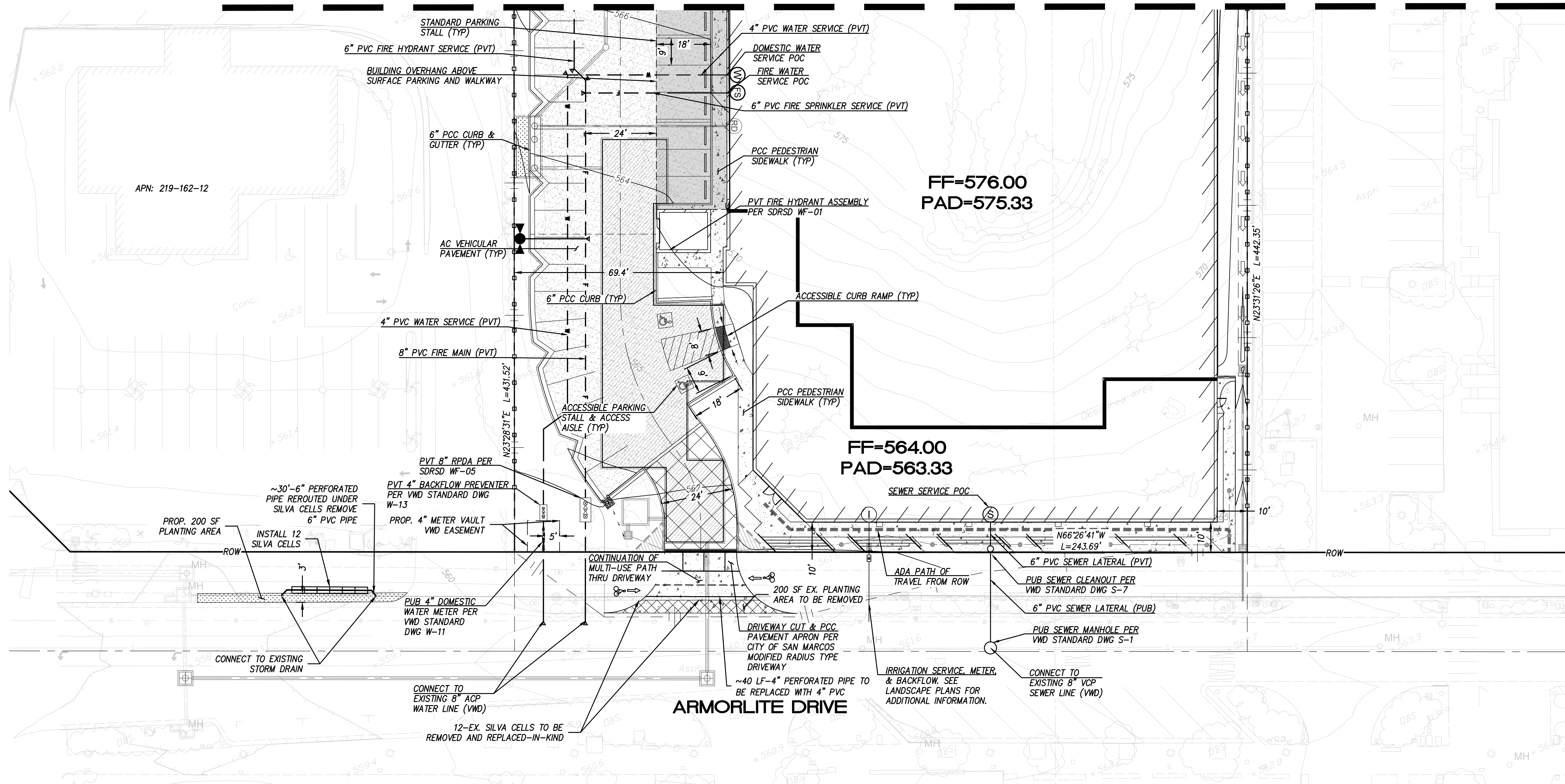
2

3

4

5

SEE SHEET C5



DATE	REVISION	BY
6/15/2023	TST SUBMITTAL	L33

IMPROVEMENTS AND UTILITY PLAN

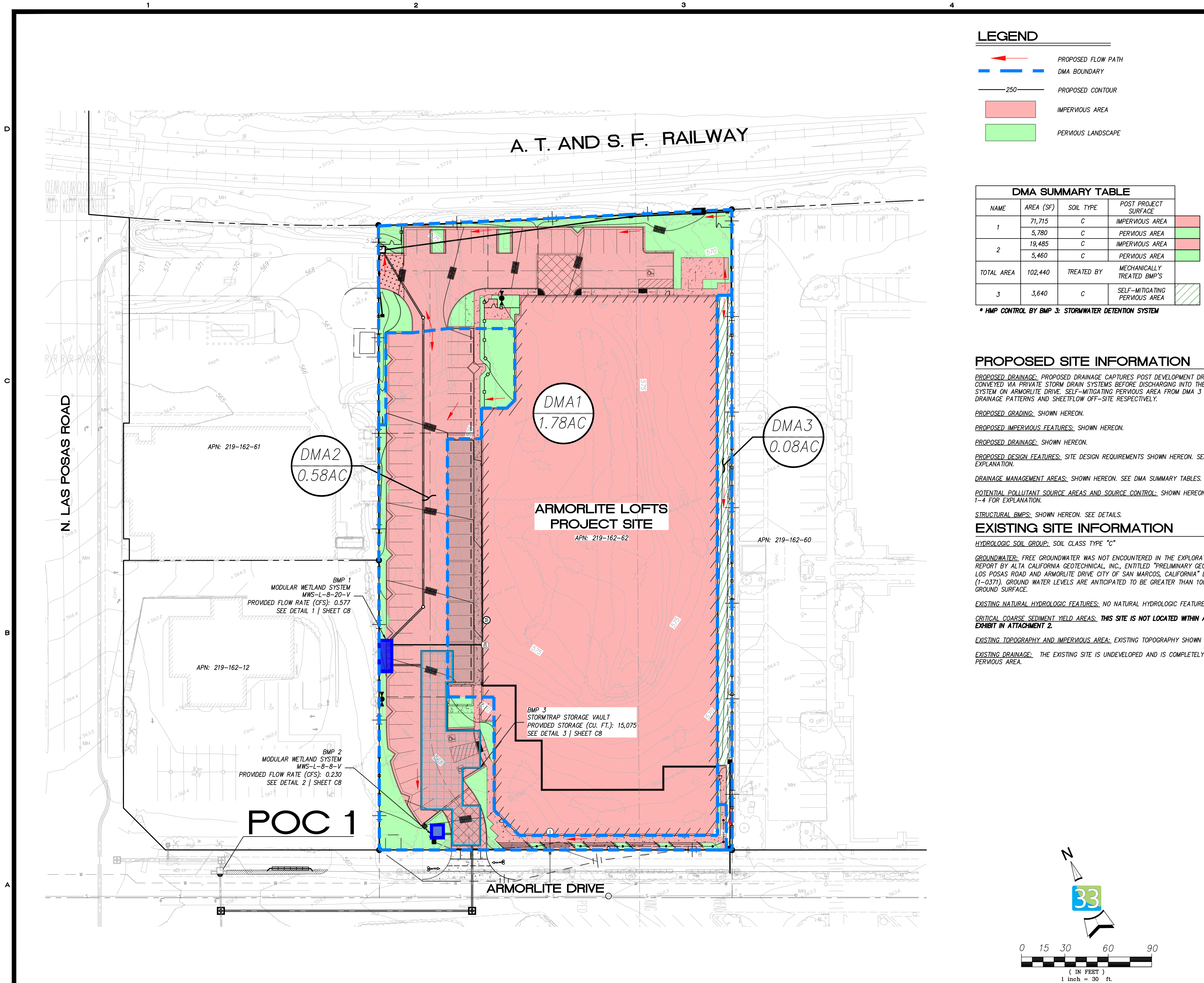
ARMORLITE LOFTS
225 NORTH LAS POSAS ROAD
SAN MARCOS,
CA 92069

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

C6

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LEGEND

- PROPOSED FLOW PATH
- DMA BOUNDARY
- 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"

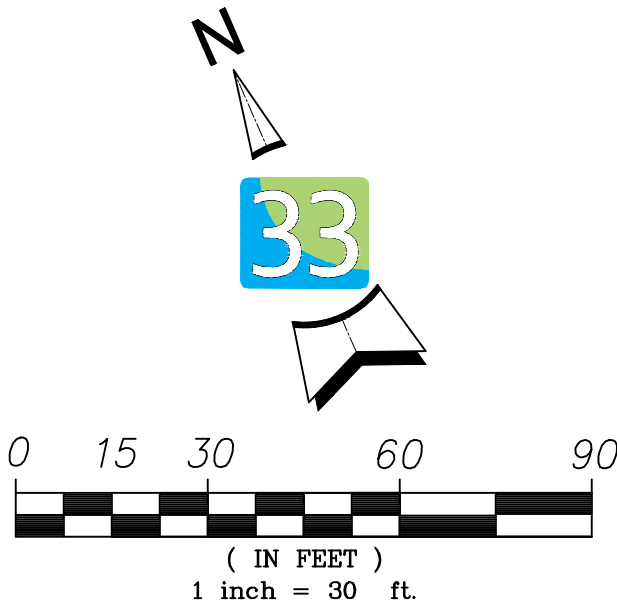
GROUNDWATER: FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXPLORATORY BORINGS PER REPORT BY ALTA CALIFORNIA GEOTECHNICAL, INC., ENTITLED "PRELIMINARY GEOTECHNICAL INVESTIGATION, LOS POSAS ROAD AND ARMORLITE DRIVE CITY OF SAN MARCOS, CALIFORNIA" DATED MARCH 31, 2021 (1-0371). GROUND WATER LEVELS ARE ANTICIPATED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



DATE	REVISION	BY
6/15/2023	TST SUBMITTAL	L33

POST CONSTRUCTION BMP 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

C7

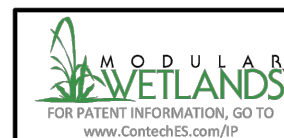
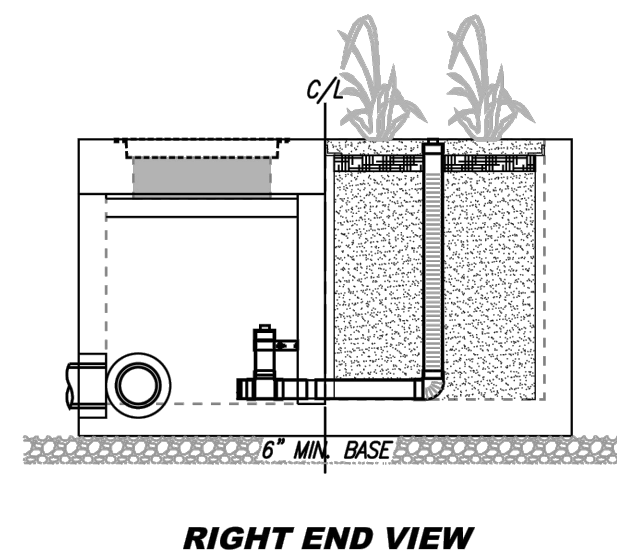
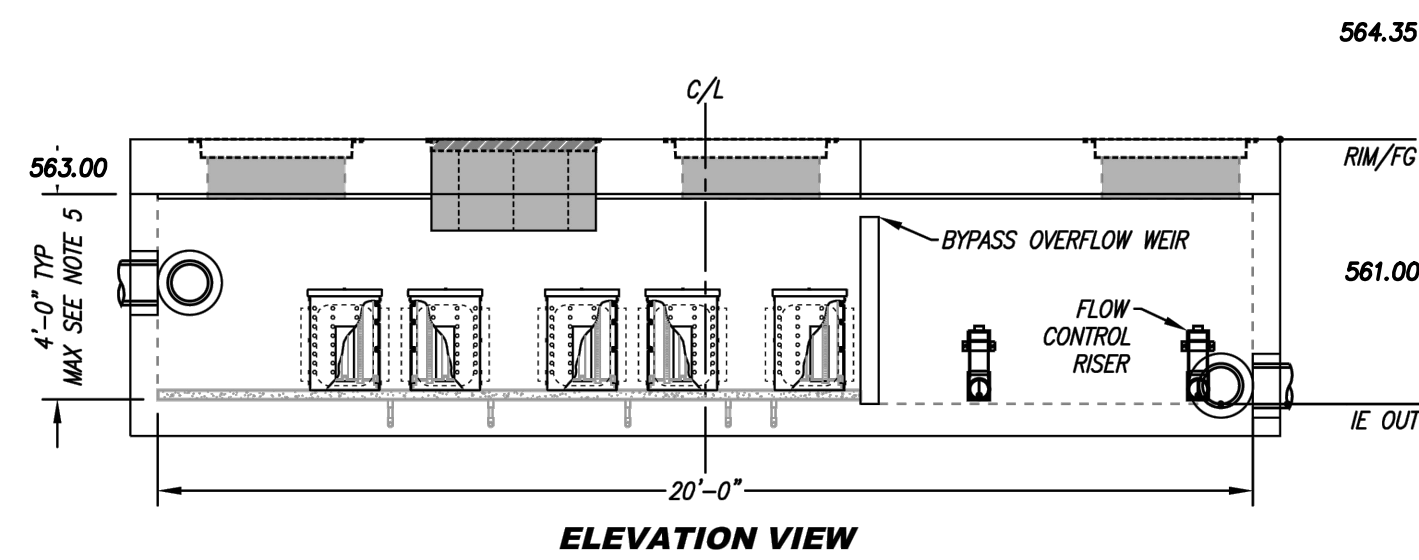
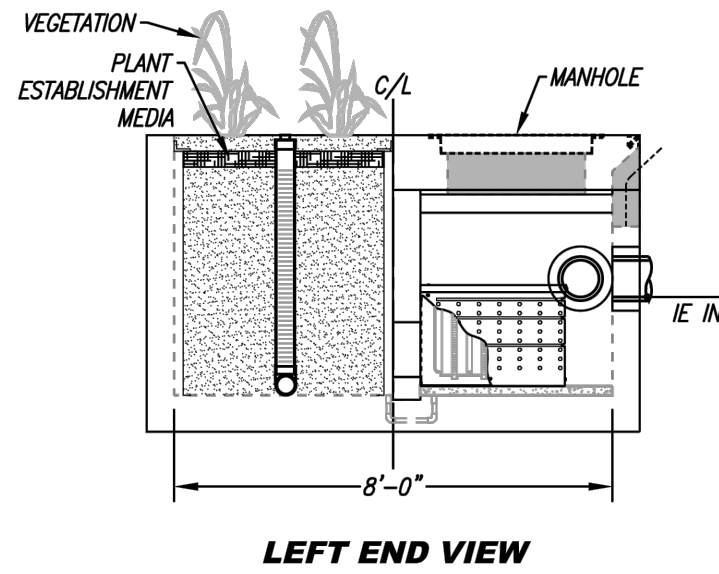
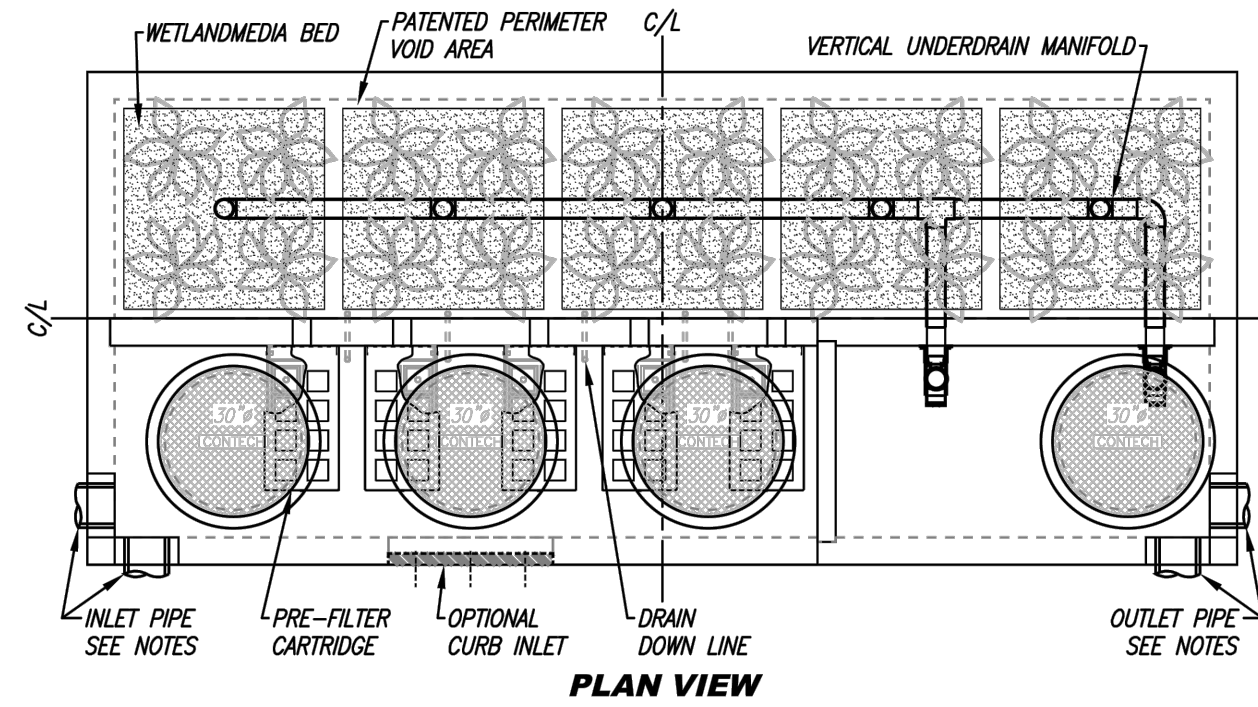
D

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			



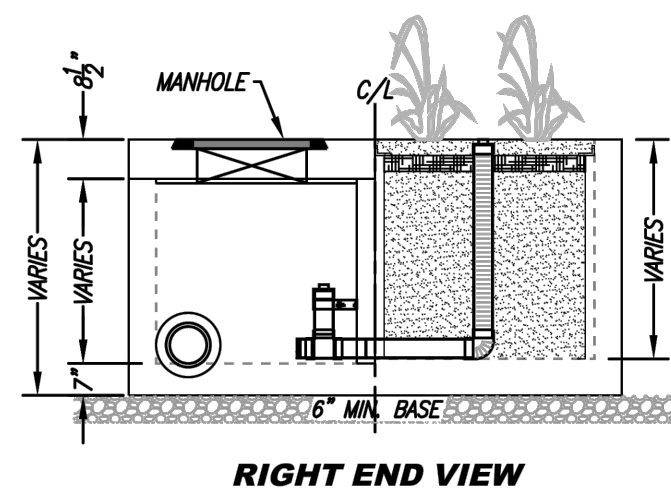
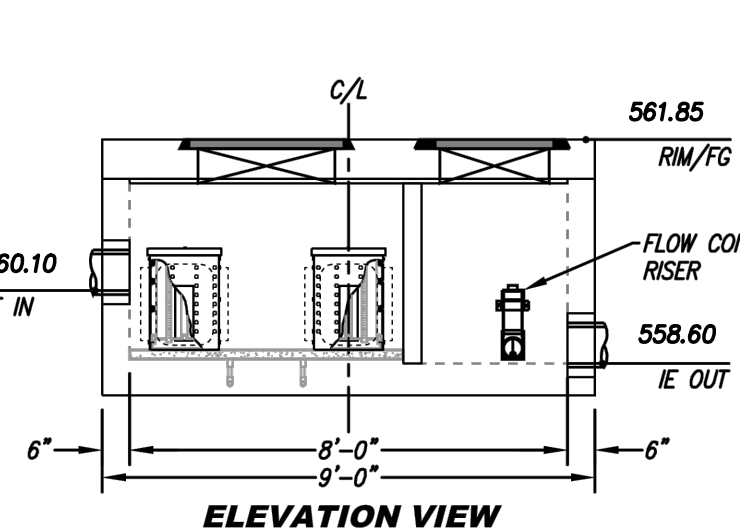
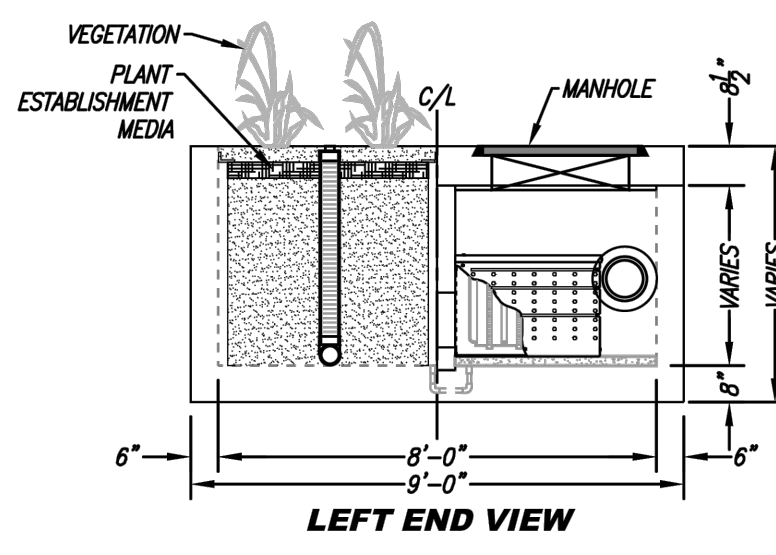
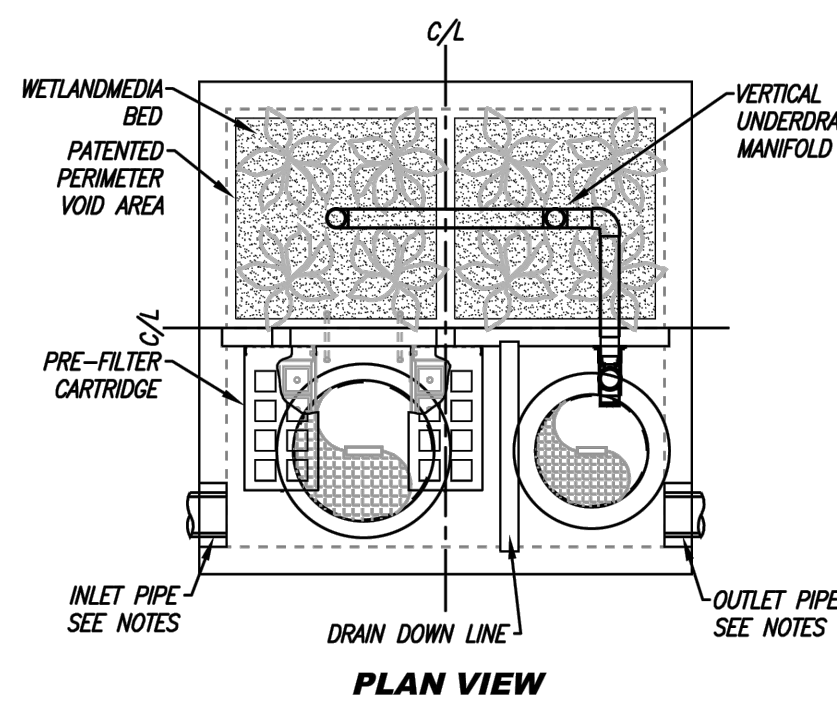
PROPRIETARY AND CONFIDENTIAL:
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MWS-L-8-20-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

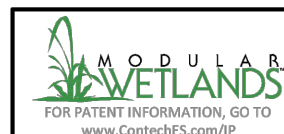
DETAIL 1 - BMP 1: MODULAR WETLAND SYSTEM
NOT TO SCALE

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	561.85	BIOFILTRATION	DISCHARGE
RIM ELEVATION			561.85
SURFACE LOAD			PEDESTRIAN
NOTES:			
* PRELIMINARY NOT FOR CONSTRUCTION			



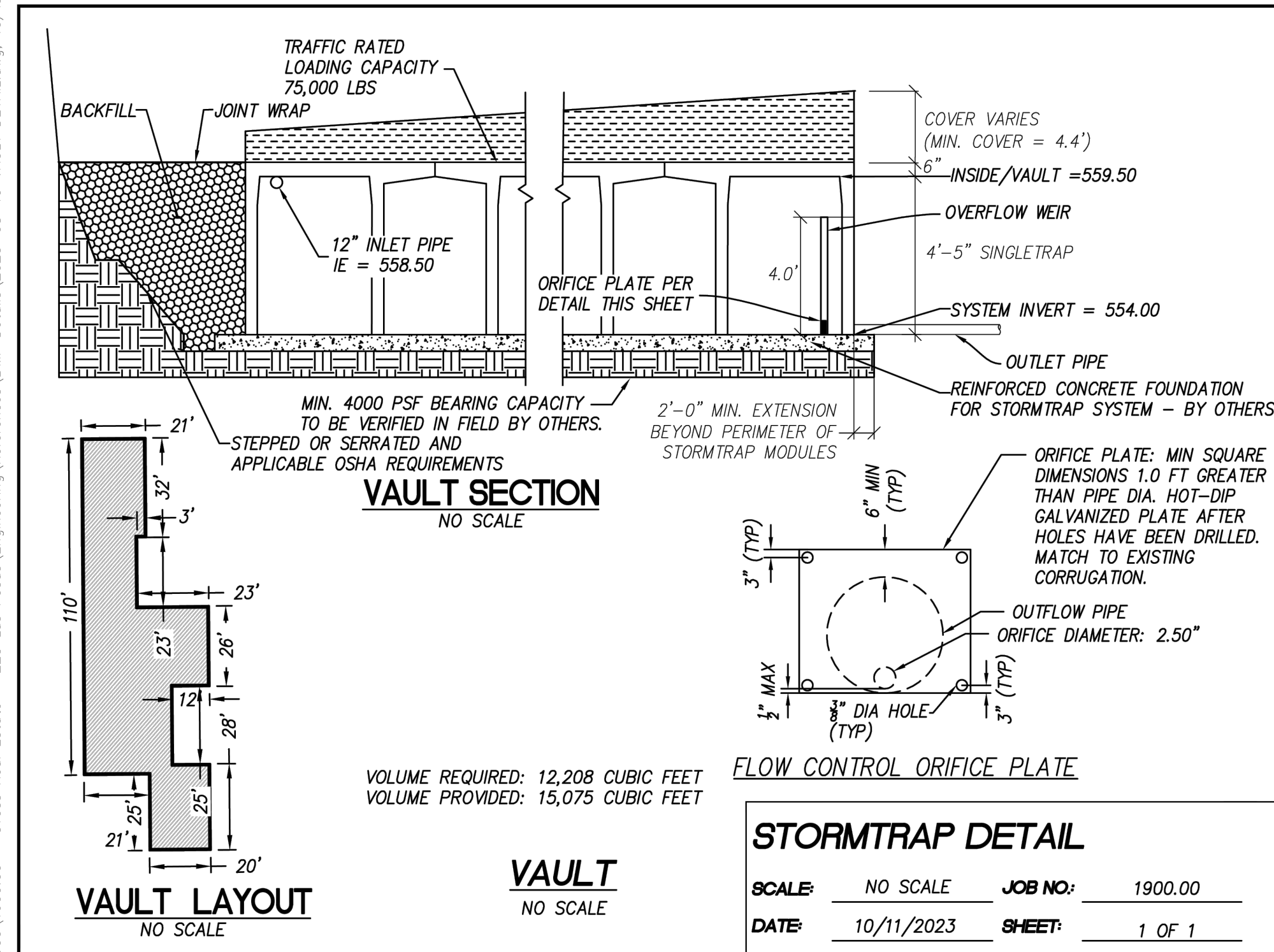
TREATMENT FLOW (CFS)	0.231
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

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
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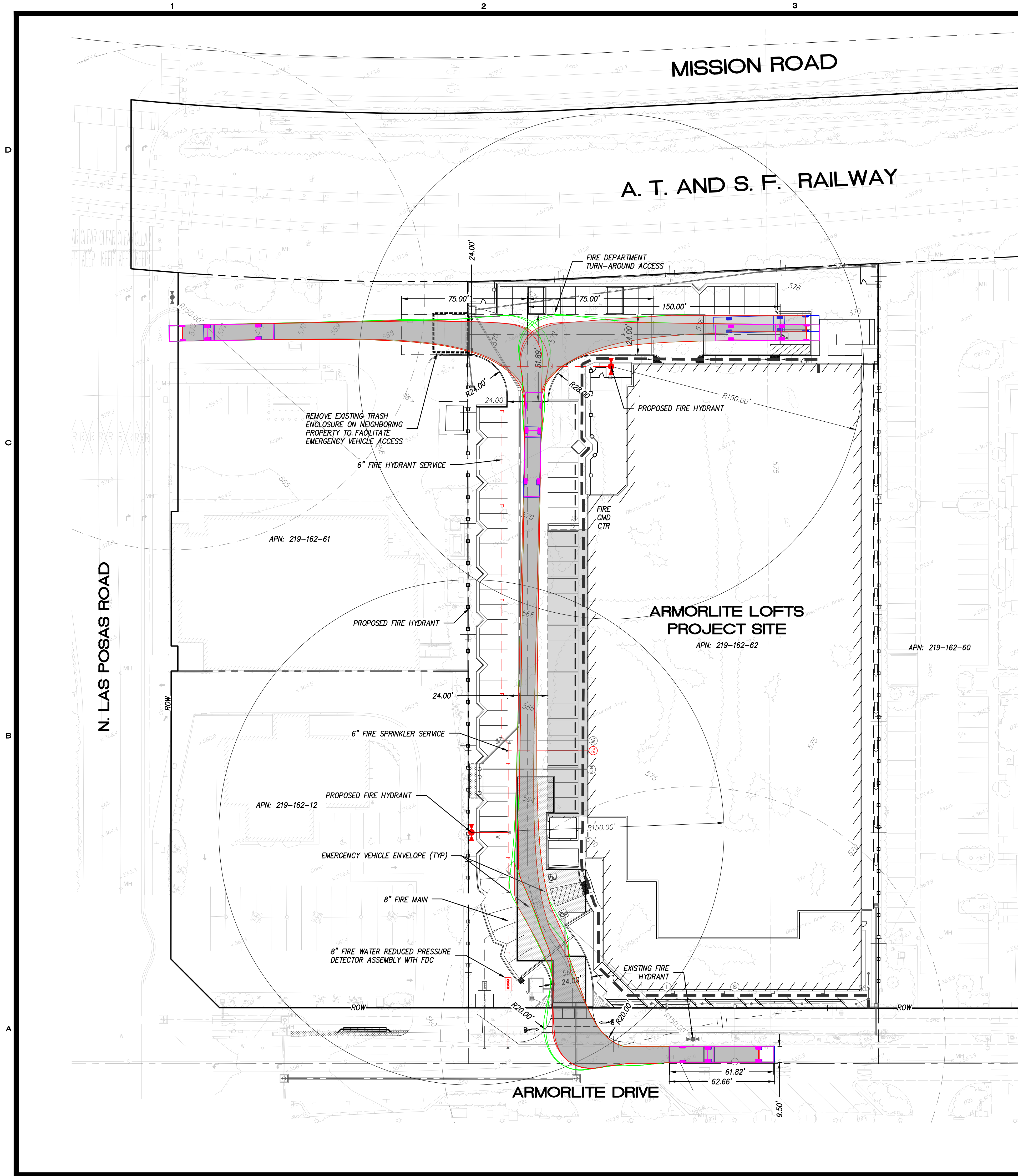
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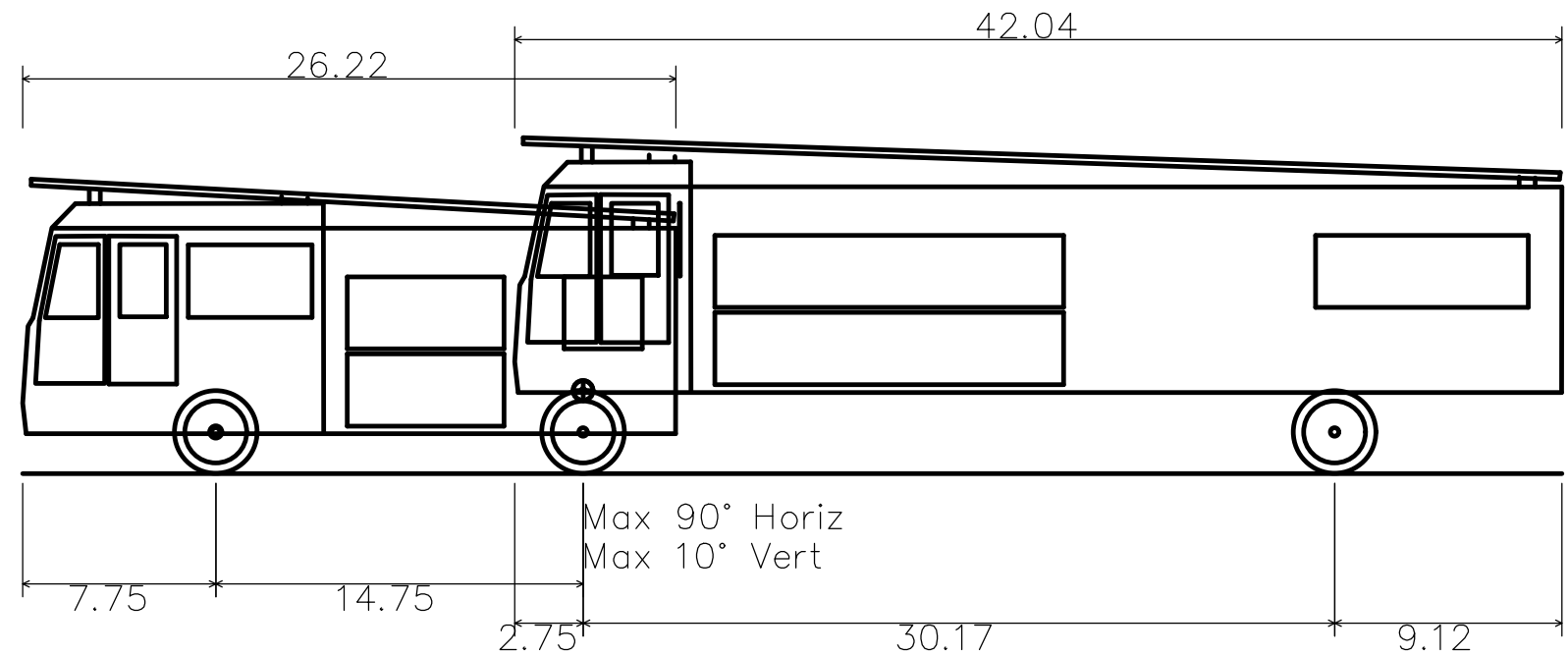
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PLANNING & ENGINEERING
10731 Treva Street, San Diego, CA 92131
Tel 656.751.0633



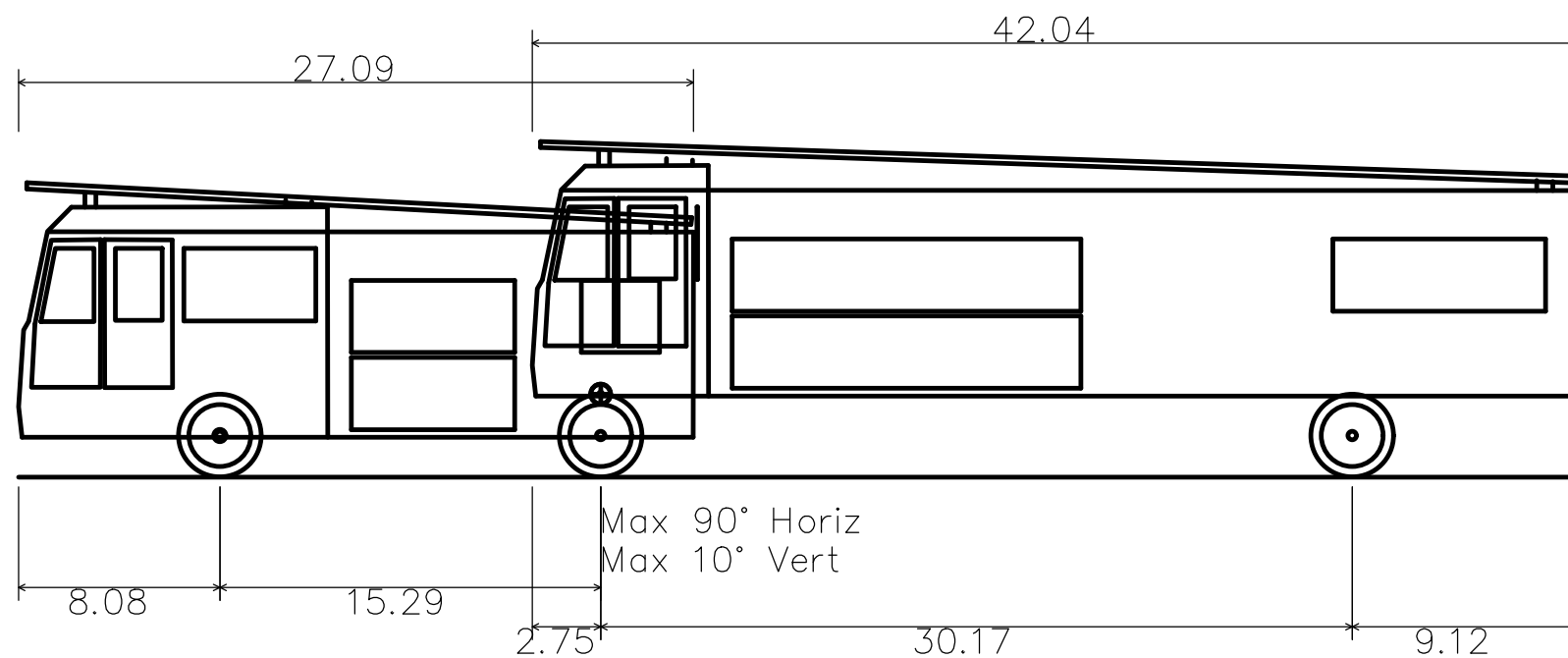
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FIRE TRUCK VEHICLE TRACKING DETAILS



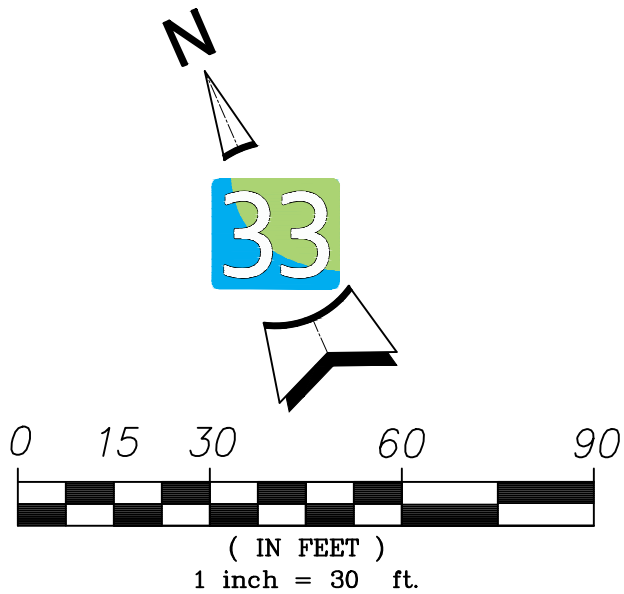
San Marcos Fire Department Tiller Truck
Overall Length 61.790ft
Overall Width 9.500ft
Overall Body Height 13.479ft
Min Body Ground Clearance 1.597ft
Track Width 9.500ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 31.080ft



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



33

latitude

PLANNING & ENGINEERING

10731 Treva Street, San Diego, CA 92131

Tel 858.751.0633

REGISTERED PROFESSIONAL ENGINEER

NO. 68332

DATE 06/15/2023

CIVIL

STATE OF CALIFORNIA

DATE

6/15/2023

REVISION

TST SUBMITTAL

BY

L33

SITE CIRCULATION 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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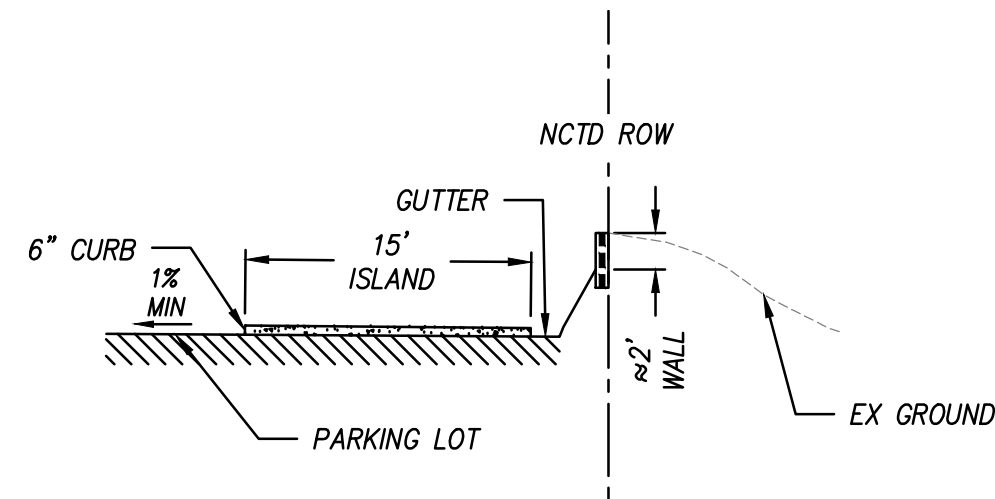
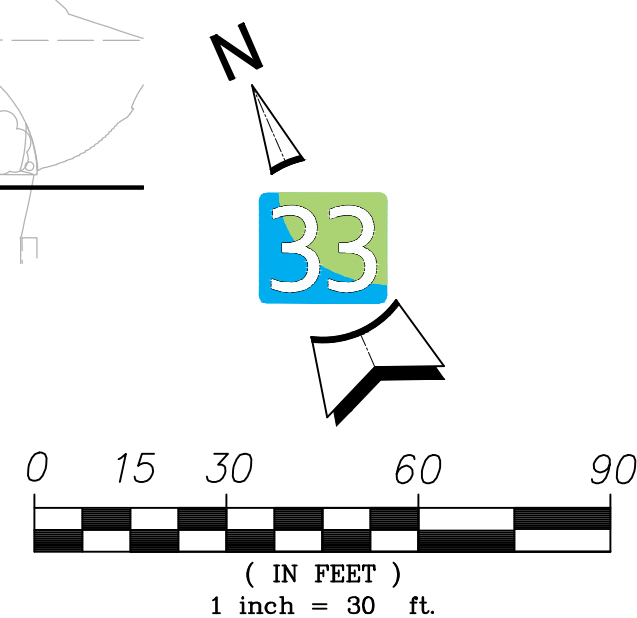
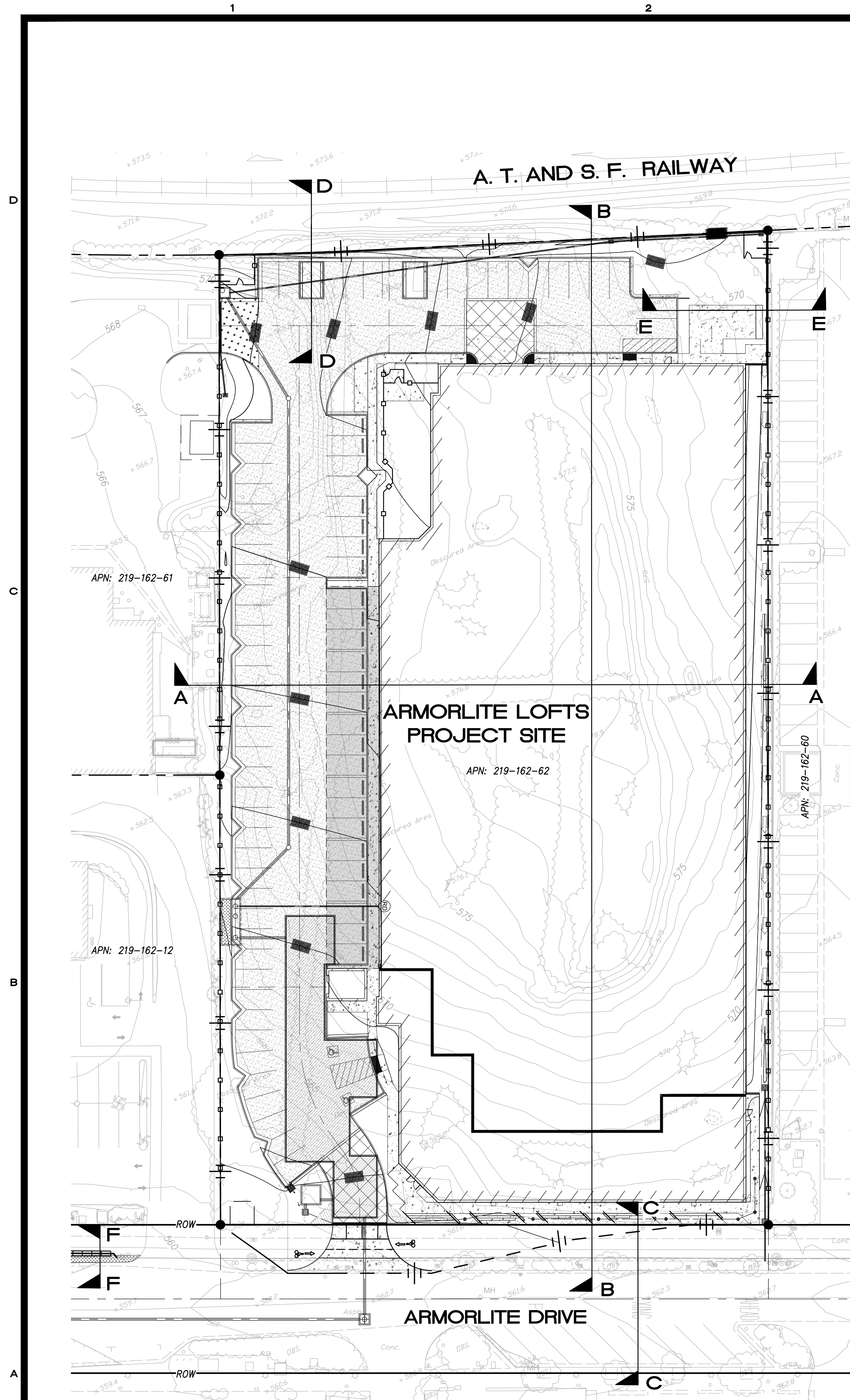
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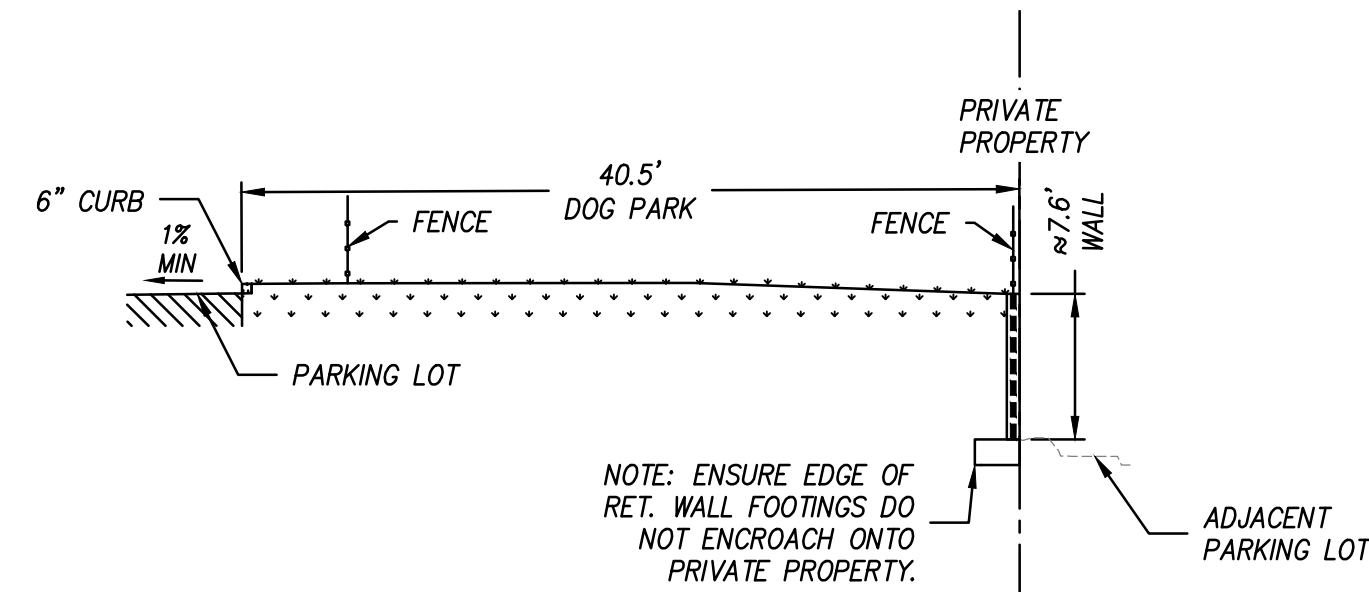
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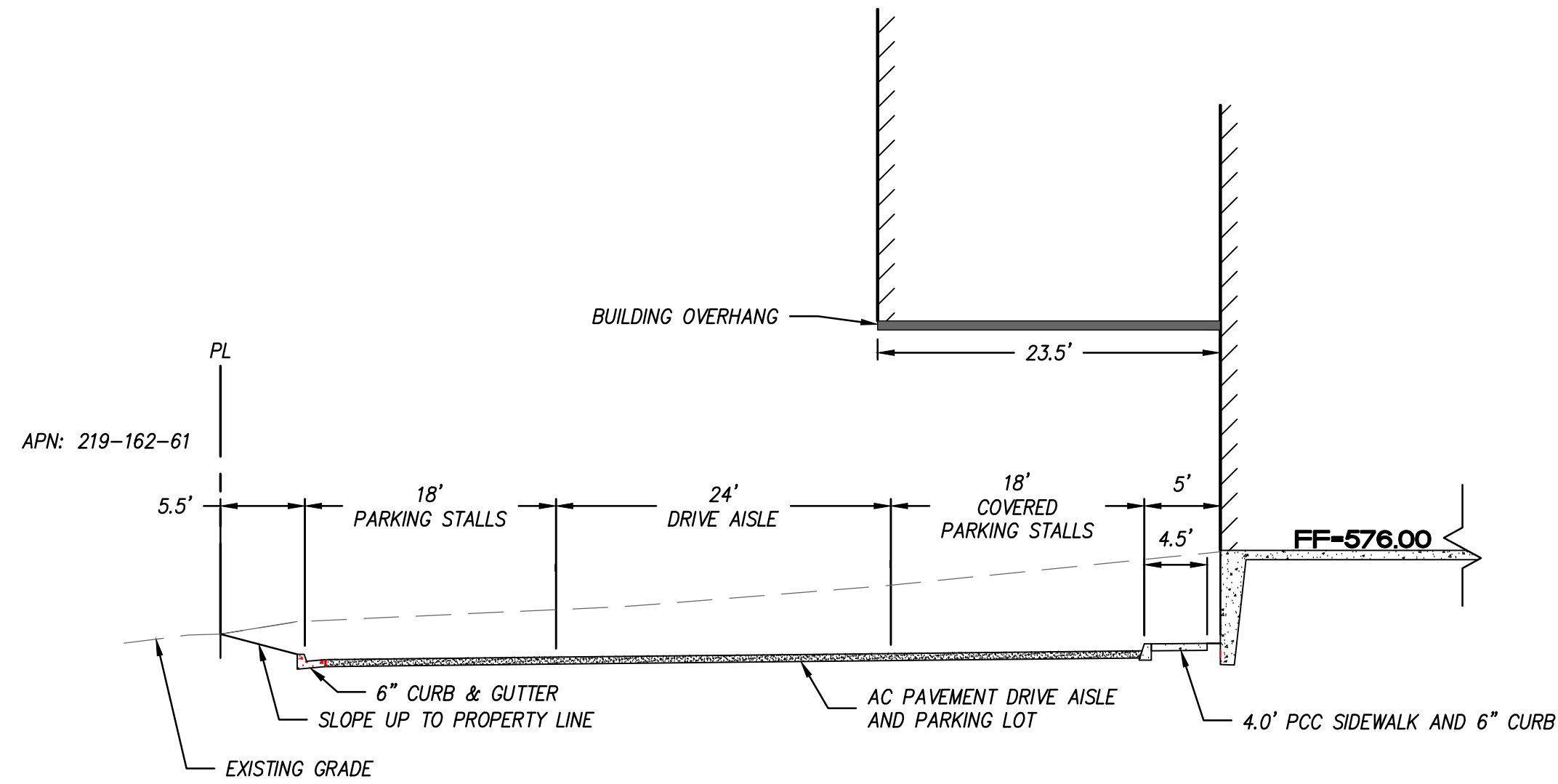
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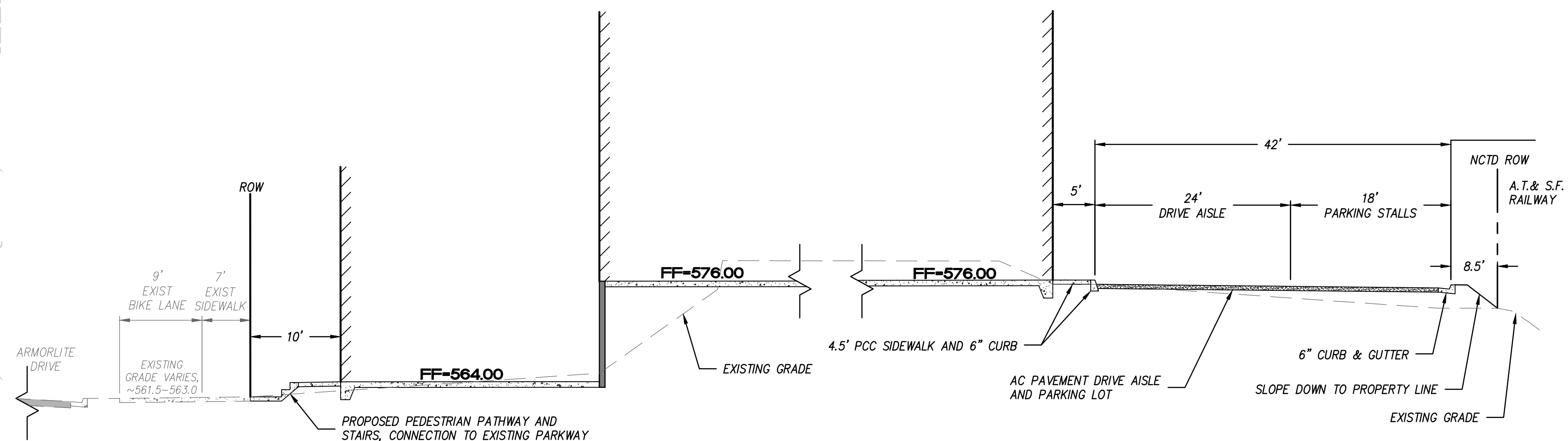
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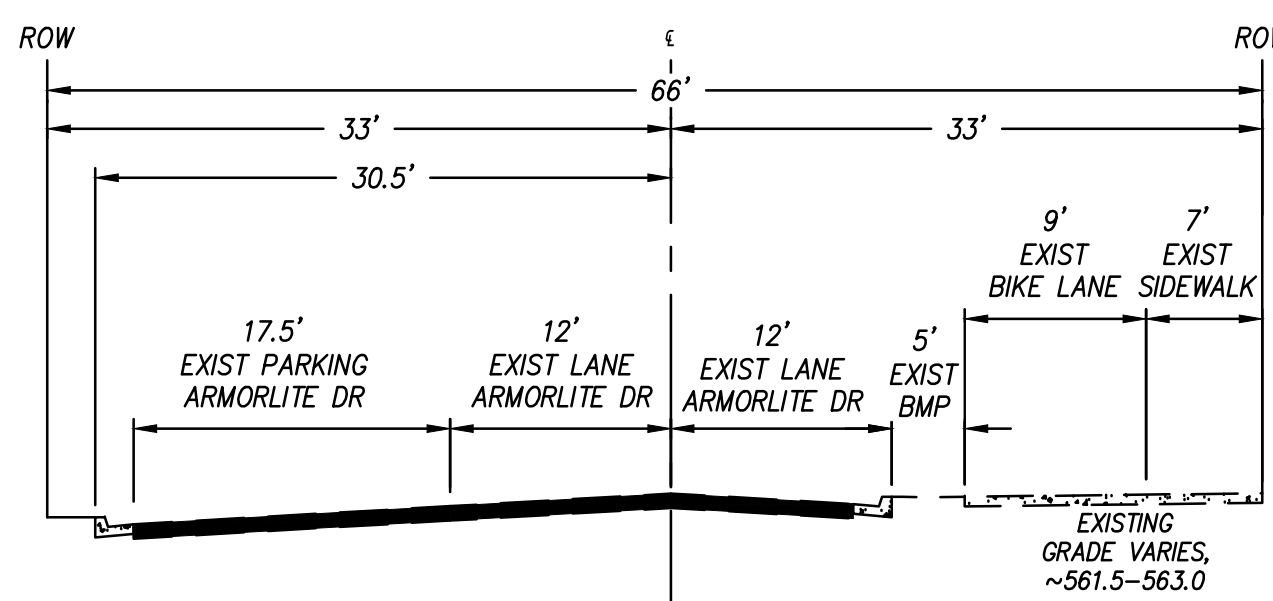
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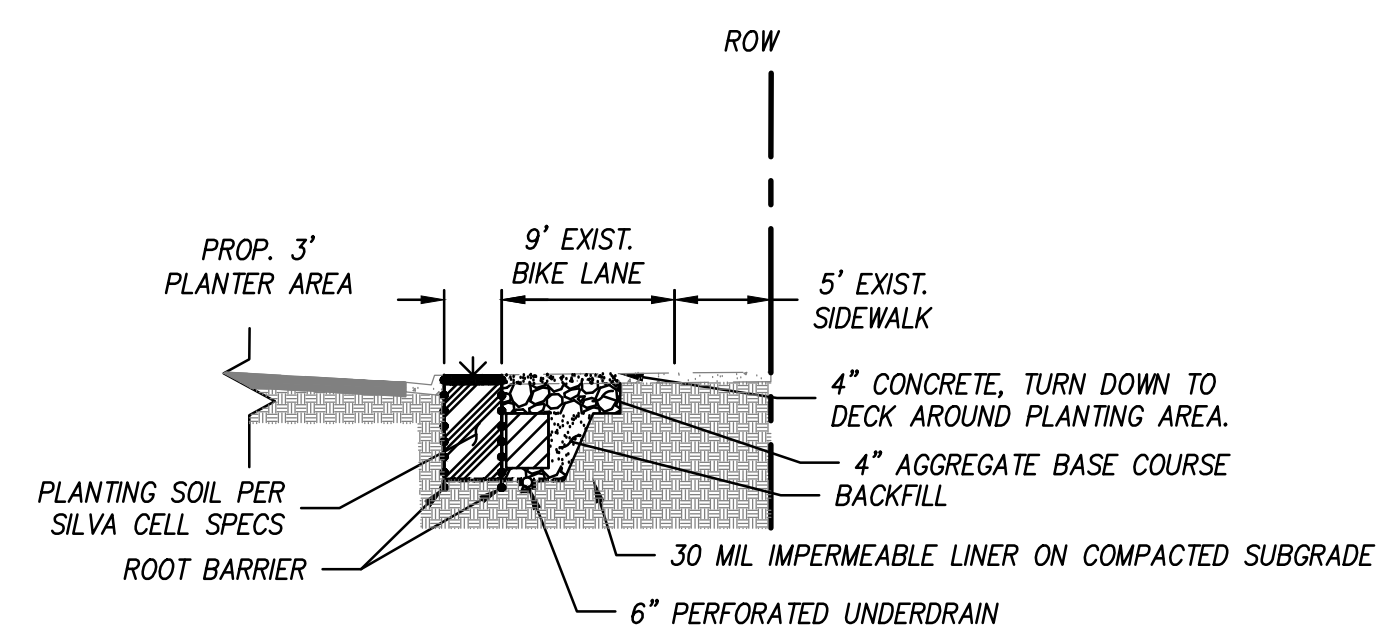
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION F-F
NOT TO SCALE



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

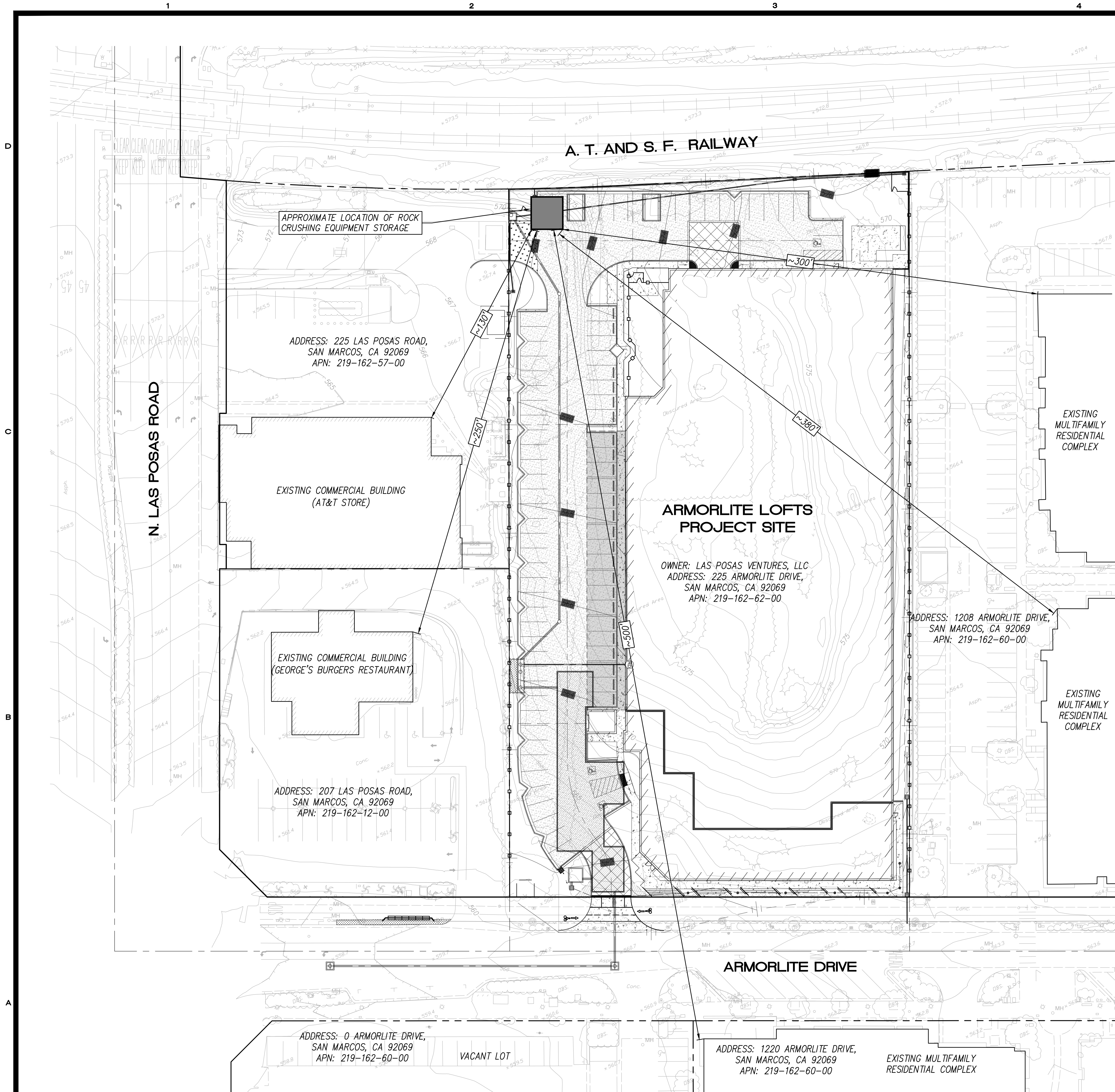
SITE SECTION PLAN

ARMORLITE LOFTS

225 NORTH LAS POSAS ROAD

SAN MARCOS, CA 92069

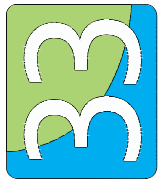
L33 PROJECT NUMBER (PN): 1900.00
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ROCK CRUSHING ACTIVITIES
PER GEOTECHNICAL ANALYSIS OF THE ARMORLITE LOFTS PROJECT SITE, EXISTING DEPOSITS OF GRANITE FORMATION UNDERLIE A SIGNIFICANT PORTION OF THE PROPERTY. AS SUCH, ROCK CRUSHING EQUIPMENT WILL BE 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).



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PLANNING & ENGINEERING

10731 Trezona Street, San Diego, CA 92131

Tel 619.587.7511



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

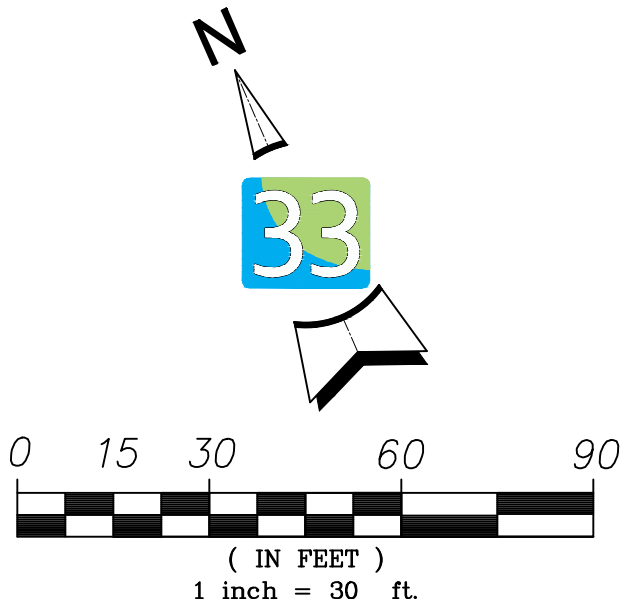
DESIGNED BY: JS DATE: 11/14/24

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SHEET

C11



DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INTENT IS TO PROVIDE PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT. STREET TREES ARE CONSISTENT WITH SURROUNDING AREAS AND WILL BE USED TO PROVIDE CONTINUITY THROUGHOUT THE ADJACENT COMMUNITY. THE PLANT MATERIALS THAT HAVE BEEN SELECTED WERE CHOSEN FOR THEIR LOW WATER USE AND DROUGHT TOLERANT QUALITIES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE DESIGNED IN COMPLIANCE WITH THE CITY OF SAN MARCOS' WATER EFFICIENT LANDSCAPE ORDINANCE. IT WILL USE A RAIN SENSING CONTROLLER AND BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

PLANTING NOTES

NOTES:

- NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT.
- SHRUBS TO BE PLANTED AT EXISTING TRANSFORMERS IN FORM OF SCREEN MULCH

MULCH

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A DEPTH OF 4 INCHES, EXCLUDING SLOPES REQUIRING REVEGATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

NOTE:

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

ALL ON-SITE LANDSCAPE SHALL BE MAINTAINED BY THE PROJECT HOA. THE EXISTING RIGHT OF WAY PLANTING AND IRRIGATION ALONG ARMORLITE DRIVE SHALL BE MAINTAINED BY THE CITY CFD.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN MARCOS LANDSCAPE REGULATIONS, LANDSCAPE STANDARDS AND WATER EFFICIENT LANDSCAPE ORDINANCE; THE CORE SUB-AREA DESIGN MANUAL; AND ALL OTHER STATE STANDARDS.

COMPLIANCE STATEMENT

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

SIGNATURE
REGISTRATION NO. RLA NO.4536, EXP 12/24

DATE
10/22/24

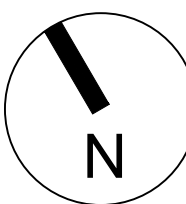
SAN MARCOS, CA

LAS POSAS VENTURES, LLC

ARMORLITE LOFTS

October 22, 2024

SCALE: 1"=20'-0"



A. T. AND S. F. RAILWAY

ENTRY FOR PARKING GARAGE WITH ENHANCED VEHICULAR PAVING SUCH AS COLORED CONCRETE OR PAVERS

SPLIT FACE BLOCK WALL

PROPERTY LINE

LANDSCAPED EASEMENT AREA

5' TUBULAR STEEL FENCE

BBQ AREA WITH PICNIC TABLES

DOG WASH STATION WITH SHADE SAIL

5' TUBULAR STEEL FENCE

LANDSCAPE BUFFER

LOW WATER USE CLIMBING VINES WITH TRELLISES SHALL BE PLACED ALONG PARKING GARAGE TO SCREEN BUILDING

PROPERTY LINE

TALL PLANTER POTS WITH VERTICAL SHRUBS SHALL BE INCORPORATED ALONG BUILDING FRONTAGE

SECONDARY ENTRY DRIVE WITH GRASSCRETE OR SIMILAR PRODUCT

BIKE RACK, TYP. 17 BIKE RACKS PROVIDED TO ACCOMMODATE 34 BICYCLES.

DOG PARK

4' SIDEWALK

5' TUBULAR STEEL FENCE

LANDSCAPE BUFFER ALONG WEST PROPERTY LINE FOR SCREENING

PROPERTY LINE

MODULAR WETLAND PER CIVIL ENGINEER SHALL BE PLANTED PER MANUFACTURER'S RECOMMENDATIONS.

UNDERGROUND STORMWATER VAULT PER CIVIL ENGINEER

REMOVE (1) EXISTING TREE AT APPROXIMATELY THIS LOCATION

LIGHTED DIRECTORY SIGN

DECORATIVE PAVING AT LOBBY ENTRANCE

SCREENING SHRUBS SHALL BE USED HERE HIDE ABOVE GROUND UTILITIES

PROPOSED ENTRY MONUMENT SIGN LOCATION

PRIMARY ENTRY DRIVE WITH ENHANCED VEHICULAR PAVING SUCH AS COLORED CONCRETE OR PAVERS

CONCEPT PLANT SCHEDULE

	PARKING LOT TREES KOLBIA PANICULATA / GOLDEN RAIN TREE PISTACIA CHINENSIS / CHINESE PISTACHE PODOCARPUS GRACILIS / FERN PINE RHUS LANCEA / AFRICAN SUMAC ZELKOVA SERRATA / JAPANESE ZELKOVA X CHITLAPA TASHKENTENSIS / CHITLAPA	35	24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL
	POOL AREA PALMS ARCHONTOPHENIX CUNNINGHAMIANA / KING PALM SYAGRUS ROMANZOFFIANA / QUEEN PALM	7	12" BTH, M, PODIUM LEVEL 10" BTH, M, PODIUM LEVEL
	MEDIUM SITE TREES ARBUTUS X MARINA / MARINA STRAWBERRY TREE STANDARD CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CERIDUUM X DESERT MUSEUM / DESERT MUSEUM PALO VERDE LOPHOSTEMON CONFERTUS / BRISBANE BOX OLEA EUROPAEA SWAN HILL / SWAN HILL FRUITLESS OLIVE PARKINSONIA ACULEATA / MEXICAN PALO VERDE	10	24" BOX, M, PODIUM LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL
	SMALL ACCENT TREES ALOE BAINESII / TREE ALOE CERCIS CANADENSIS / EASTERN REDBUD CERIS OCCIDENTALIS / WESTERN REDBUD LAGERSTROEMIA INDICA / CROPE MYRTLE	28	24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL 24" BOX, L, GROUND LEVEL 24" BOX, M, PODIUM LEVEL
	MEDIUM SHRUBS CISTUS X SUNSET / SUNSET ROCKROSE LEUCOPHYLLUM F. COMPACTA / COMPACT TEXAS SAGE LIGUSTRUM JAPONICUM / JAPANESE PRIVET MYRTUS C. COMPACTA / DWARF COMMON MYRTLE RHAPHIOLEPIS L. 'SPRINGTIME' / SPRINGTIME INDIAN HAWTHORN SALVIA LEUCANTHA / MEXICAN BUSH SAGE WESTRINGIA FRUTICOSA / COAST ROSEMARY		5 GAL, L, GROUND LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, L, GROUND LEVEL
	VERTICAL SHRUBS PITTOSPORIUM T. 'SILVER SHEEN' / SILVER SHEEN TAWHIWI PODOCARPUS M. 'MAKI' / MAKI YEW PODOCARPUS		5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL
	MEDIUM ACCENT SHRUBS AGAVE SPECIES / AGAVE BOUGAINVILLEA SPECIES / BOUGAINVILLEA CALLISTEMON V. 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH CISTUS X PURPUREUS / ORCHID ROCKROSE LANTANA CAMARA / LANTANA LEUCADENDRON SPECIES / CONEBUSH PHORMIUM SPECIES / NEW ZEALAND FLAX RHAPHIOLEPIS L. 'JACK EVANS' / JACK EVANS INDIAN HAWTHORN RHAPIS EXCELSA / LADY PALM RUSSELLIA EQUESTIFORMIS / FIRECRACKER PLANT		5 GAL, L, GROUND LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL
	SMALL ACCENT SHRUBS ALOE SPECIES / ALOE CLIVIA MINIATA / BUSH LILY DANIELIA SPECIES / FLAX LILY DIETES G. 'VARIEGATA' / STRIPED FORTNIGHT LILY GAURA L. 'SO WHITE' / SO WHITE GAURA HEMEROCALLIS X / HYBRID DAYLILY LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA PITTOSPORIUM T. 'VARIEGATA' / VARIEGATED MOCK ORANGE STRELITZIA REGINAE / BIRD OF PARADISE		1 GAL, L, GROUND LEVEL 1 GAL, M, PODIUM LEVEL 1 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 1 GAL, M, PODIUM LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL
	VINES BOUGAINVILLEA X 'LA JOLLA' / BOUGAINVILLEA CLYTOSTOMA CALLISTEGIOIDES / VIOLET TRUMPET VINE DISTICTIS X RIVERS / ROYAL TRUMPET VINE IPOMOEA INDICA / BLUE DAWN FLOWER MACFADYENIA UNGUIS-CATI / CAT'S CLAW CREEPER		5 GAL, L, GROUND LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, M, PODIUM LEVEL 5 GAL, L, GROUND LEVEL 5 GAL, L, GROUND LEVEL
	ACCENT GRASSES CAREX SPISSA / SAN DIEGO SEDGE LEYMUS CONDENSATUS / GIANT WILD RYE LOMANDRA L. PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA MULLENBERGIA CAPILLARIS / PINK MUHLY GRASS		1 GAL, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL
	GROUND COVER - PERIMETER MYOPORIUM PARVIFOLIUM / TRAILING MYOPORIUM ROSMARINUS O. 'PROSTRATUS' / DWARF ROSEMARY SENECIO MANDRALISCAE / BLUE CHALK STICKS		QUARTS, L, GROUND LEVEL FLAT, L, GROUND LEVEL 1 GAL, L, GROUND LEVEL
	GROUND COVER - PODIUM COURTYARD SENECIO MANDRALISCAE / BLUE CHALK STICKS TRACHELOSPERMUM JASMINOIDES / STAR JASMINE		1 GAL, L, GROUND LEVEL FLAT, M, PODIUM LEVEL
	ARTIFICIAL TURF		
	PET SAFE BARK MULCH		
	SANDBOX SAND		
	NATURAL TURF TURF MARATHON II / MARATHON II		SOD, H, GROUND LEVEL

NOTES:
PLANT MATERIALS WITH LOW WATER USE WILL BE UTILIZED ON GROUND FLOOR LEVEL.
PLANT MATERIALS WITH MODERATE WATER USE WILL BE UTILIZED ON PODIUM LEVEL.

SHEET IDENTIFICATION:	SHEET #:	SHEET ID:
SHEET INDEX:		
LANDSCAPE CONCEPT PLAN	01 - 02	L-1 - L-2
LANDSCAPE CONCEPT ENLARGEMENTS	03	L-3
CONCEPTUAL FENCE AND WALL PLAN	04	L-4
CONCEPTUAL LIGHTING PLAN	05	L-5
CONCEPTUAL PARKING LOT SHADING PLAN	06	L-6
PRELIMINARY WATER CALCULATIONS	07	L-7
OPEN SPACE CALCULATIONS	08	L-8

ADDITIONAL NOTES

1. LANDSCAPE PLANS SHALL BE DESIGNED TO COMPLY WITH THE CITY OF SAN MARCOS WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO) CHAPTER 20.330
2. TOTAL S.F. OF PROPOSED LANDSCAPE AREA: 17,109 S.F.
3. ONE (1) EXISTING TREE SHALL BE REMOVED FROM THIS SITE.

PROJECT PLANNER

ASSOCIATE PLANNER DATE

PROJECT CIVIL ENGINEER

ASSISTANT CIVIL ENGINEER DATE

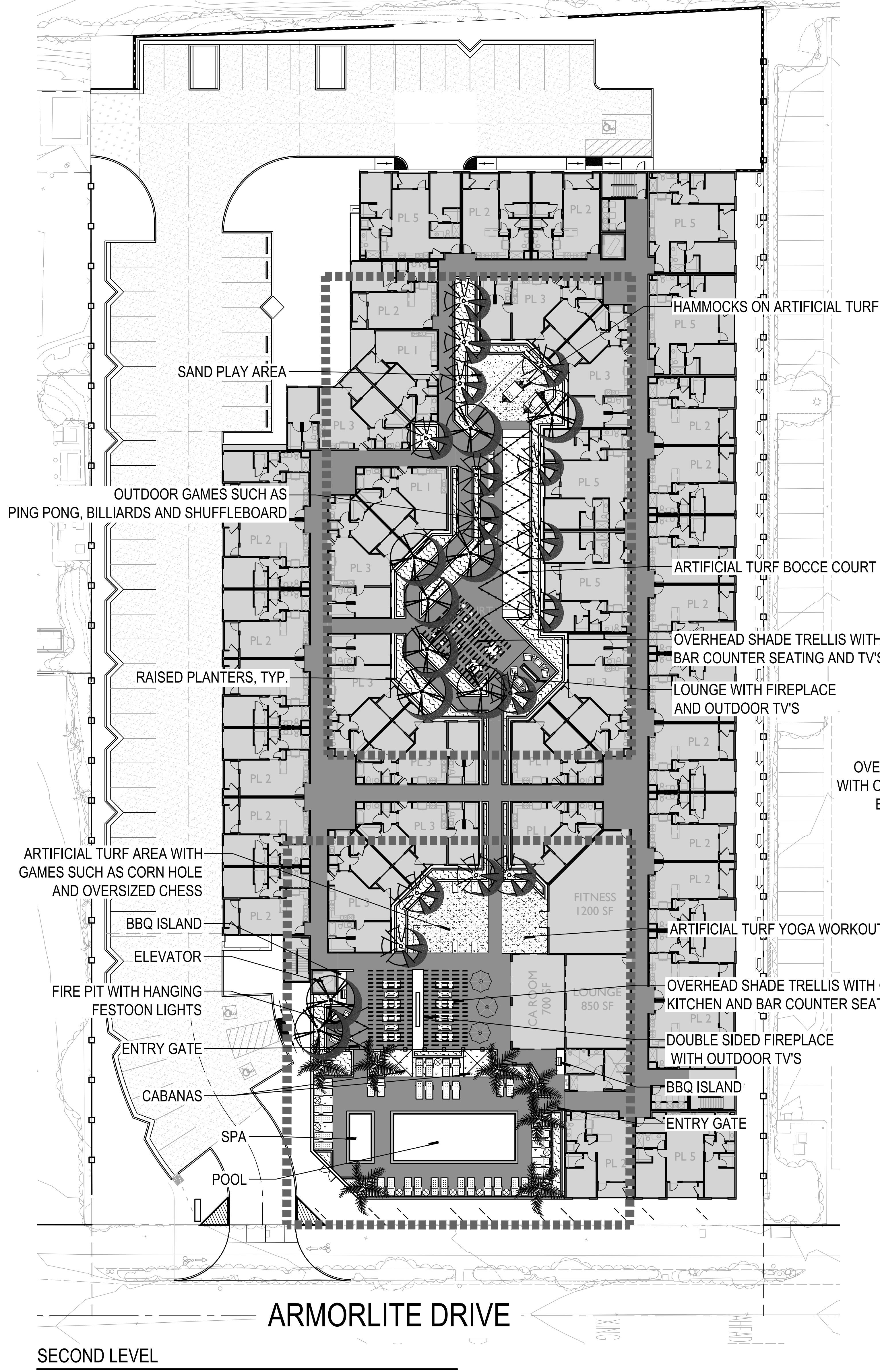
LANDSCAPE CONCEPT PLAN

gmp

3176 Lionshead Ave.
Suite 102
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gmpandarch.com
760.556.8977
LANDSCAPE
ARCHITECTURE
& PLANNING

L-1

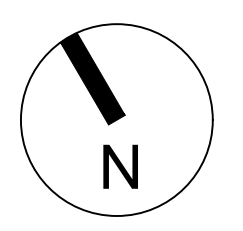
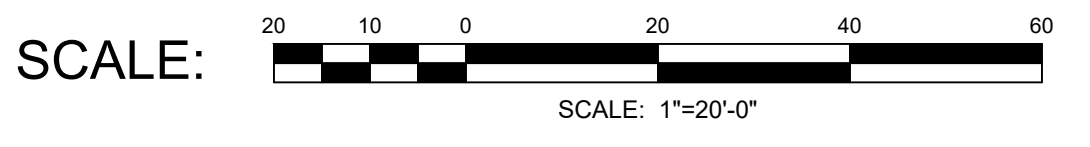
A. T. AND S. F. RAILWAY



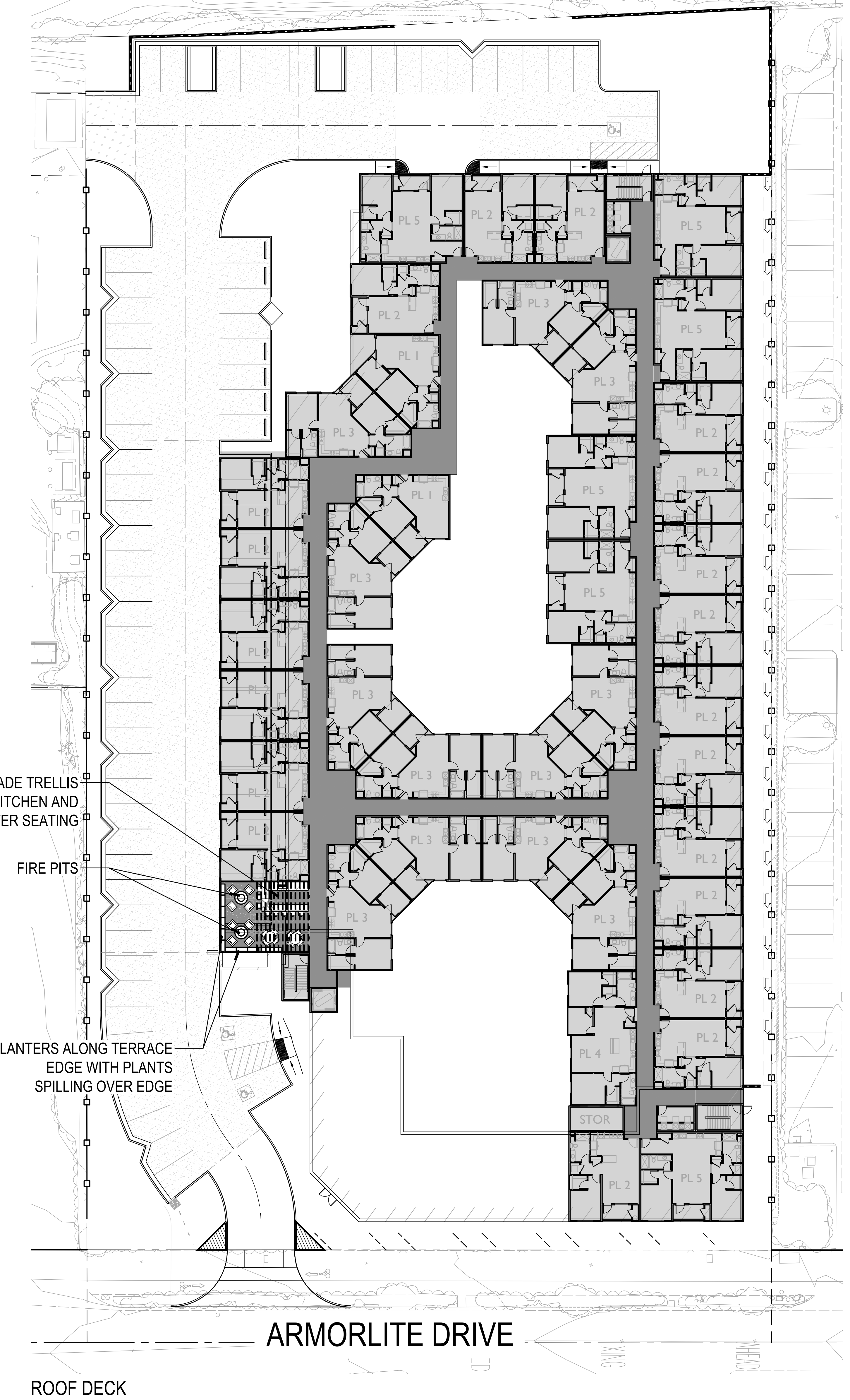
SAN MARCOS, CA
LAS POSAS VENTURES, LLC

ARMORLITE LOFTS

October 22, 2024

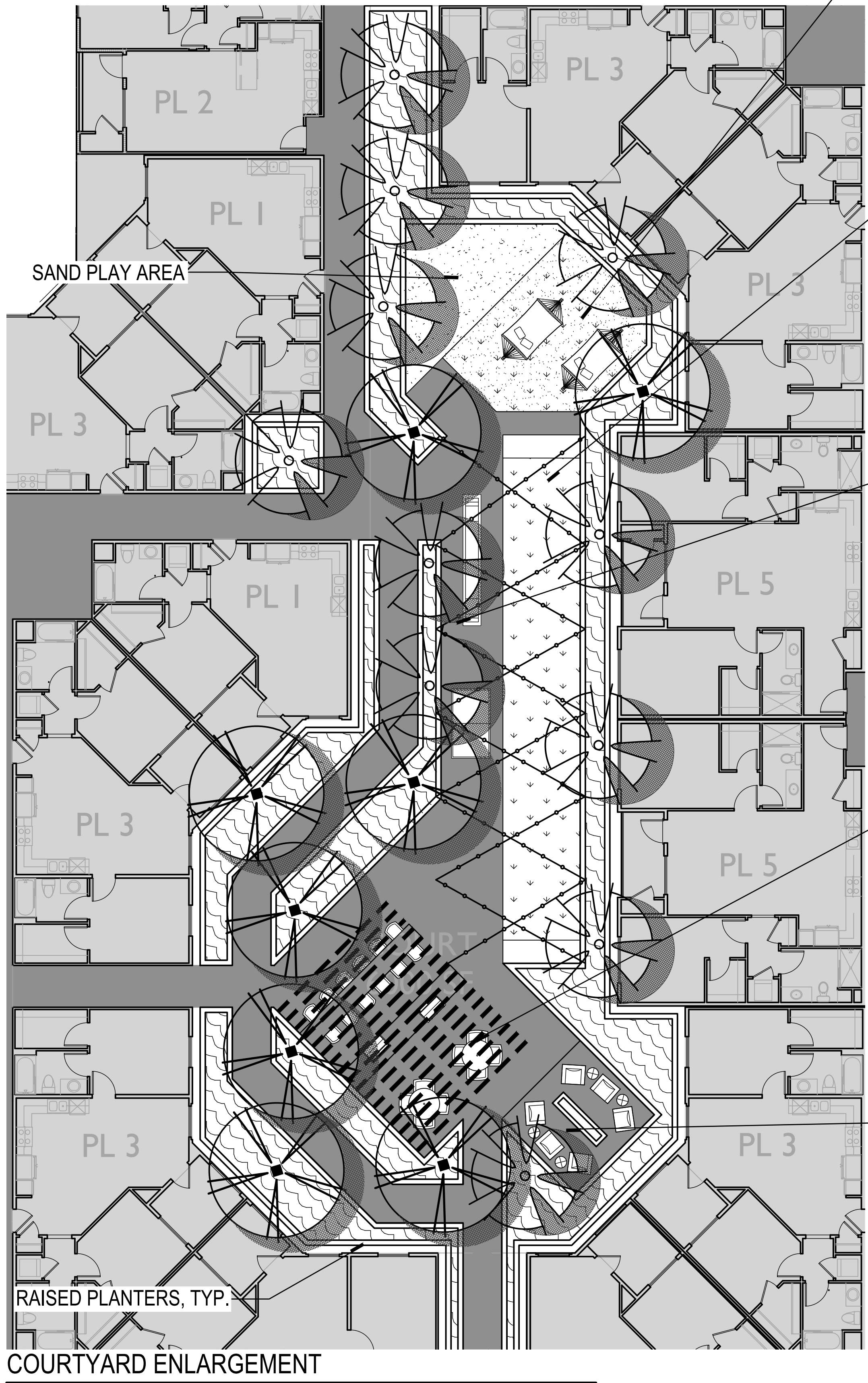


A. T. AND S. F. RAILWAY

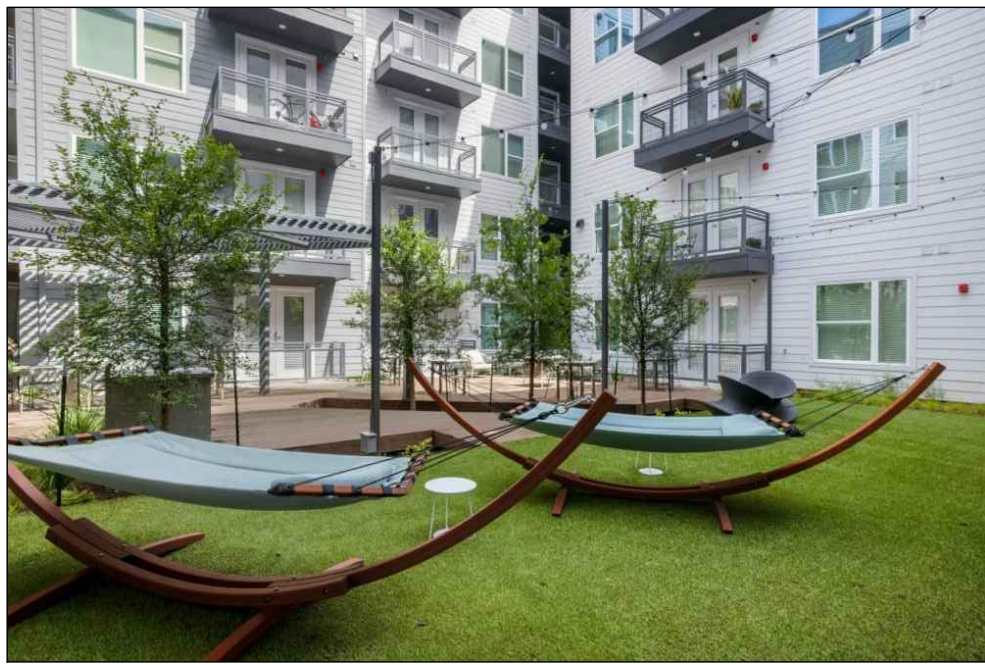


CONCEPT PLANT SCHEDULE			
	PARKING LOT TREES	35	24" BOX, L, GROUND LEVEL
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE		24" BOX, M, PODIUM LEVEL
	PISTACIA CHINENSIS / CHINESE PISTACHE		24" BOX, M, PODIUM LEVEL
	PODOCARPUS GRACILIOR / FERN PINE		24" BOX, L, GROUND LEVEL
	RHUS LANCEA / AFRICAN SUMAC		24" BOX, M, PODIUM LEVEL
	POOL AREA PALMS	7	12" B.T.H. M, PODIUM LEVEL
	ARCHONTOPHENIX CUNNINGHAMIANA / KING PALM		10" B.T.H. M, PODIUM LEVEL
	SYAGRUS ROMANZOFFIANA / QUEEN PALM		
	MEDIUM SITE TREES	10	24" BOX, M, PODIUM LEVEL
	ARBUTUS X MARINA / MARINA STRAWBERRY TREE STANDARD		24" BOX, L, GROUND LEVEL
	CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE		24" BOX, M, PODIUM LEVEL
	CERCIDIUM X DESERT MUSEUM / DESERT MUSEUM PALO VERDE		24" BOX, M, PODIUM LEVEL
	LOPHOSTEMON CONFERTUS / BRISBANE BOX		24" BOX, L, GROUND LEVEL
	SMALL ACCENT TREES	28	24" BOX, L, GROUND LEVEL
	ALOE BARNESII / TREE ALOE		24" BOX, M, PODIUM LEVEL
	CERCIS CANADENSIS / EASTERN REDBUD		24" BOX, L, GROUND LEVEL
	CERCIS OCCIDENTALIS / WESTERN REDBUD		24" BOX, M, PODIUM LEVEL
	LAGERSTROEMIA INDICA / Crape Myrtle		
	MEDIUM SHRUBS		5 GAL, L, GROUND LEVEL
	CISTUS X SUNSET / SUNSET ROCKROSE		5 GAL, L, GROUND LEVEL
	LEUCOPHYLLUM F. 'COMPACTA' / COMPACT TEXAS SAGE		5 GAL, M, PODIUM LEVEL
	LIGUSTRUM JAPONICUM / JAPANESE PRIVET		5 GAL, M, PODIUM LEVEL
	MYRTUS C. 'COMPACTA' / DWARF COMMON MYRTLE		5 GAL, L, GROUND LEVEL
	VERTICAL SHRUBS		5 GAL, M, PODIUM LEVEL
	PITTOSPORUM T. 'SILVER SHEEN' / SILVER SHEEN TAWHIHI		5 GAL, M, PODIUM LEVEL
	PODOCARPUS M. 'MAKI' / MAKI YEW PODOCARPUS		
	MEDIUM ACCENT SHRUBS		5 GAL, L, GROUND LEVEL
	AGAVE SPECIES / AGAVE		5 GAL, L, GROUND LEVEL
	BOUGAINVILLEA SPECIES / BOUGAINVILLEA		5 GAL, M, PODIUM LEVEL
	CALLISTEMON V. 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH		5 GAL, L, GROUND LEVEL
	CISTUS X PURPUREUS / ORCHID ROCKROSE		5 GAL, L, GROUND LEVEL
	SMALL ACCENT SHRUBS		1 GAL, L, GROUND LEVEL
	ALOE SPECIES / ALOE		1 GAL, M, PODIUM LEVEL
	CLIVIA MINUTA / BUSH LILY		1 GAL, L, GROUND LEVEL
	DIANELLA SPECIES / FLAX LILY		5 GAL, M, PODIUM LEVEL
	DIETES G. 'VARIEGATA' / STRIPED FORTNIGHT LILY		5 GAL, M, PODIUM LEVEL
	VINES		5 GAL, L, GROUND LEVEL
	BOUGAINVILLEA X 'LA JOLLA' / BOUGAINVILLEA		5 GAL, M, PODIUM LEVEL
	CLYTOSTOMA CALLISTEGODES / VIOLET TRUMPET VINE		5 GAL, L, GROUND LEVEL
	DISTICTIS X RIVERS / ROYAL TRUMPET VINE		5 GAL, L, GROUND LEVEL
	IPOMOEA INDICA / BLUE DAWN FLOWER		5 GAL, L, GROUND LEVEL
	ACCENT GRASSES		1 GAL, L, GROUND LEVEL
	CAREX SPISSA / SAN DIEGO SEDGE		1 GAL, L, GROUND LEVEL
	LEVYSSUS CONDENSATUS / GIANT WILD RYE		1 GAL, L, GROUND LEVEL
	LOMANDRA L. PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA		1 GAL, L, GROUND LEVEL
	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS		1 GAL, L, GROUND LEVEL
	GROUND COVER - PERIMETER		QUARTS, L, GROUND LEVEL
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM		FLAT, L, GROUND LEVEL
	ROSMARINUS O. 'PROSTRATUS' / DWARF ROSEMARY		1 GAL, L, GROUND LEVEL
	SENECIO MANDRALISCAE / BLUE CHALK STICKS		
	GROUND COVER - PODIUM COURTYARD		1 GAL, L, GROUND LEVEL
	SENECIO MANDRALISCAE / BLUE CHALK STICKS		FLAT, M, PODIUM LEVEL
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE		
	ARTIFICIAL TURF		
	PET SAFE BARK MULCH		
	SANDBOX SAND		
	NATURAL TURF		
	TURF MARATHON II / MARATHON II		

LANDSCAPE CONCEPT PLAN



HAMMOCKS ON ARTIFICIAL TURF



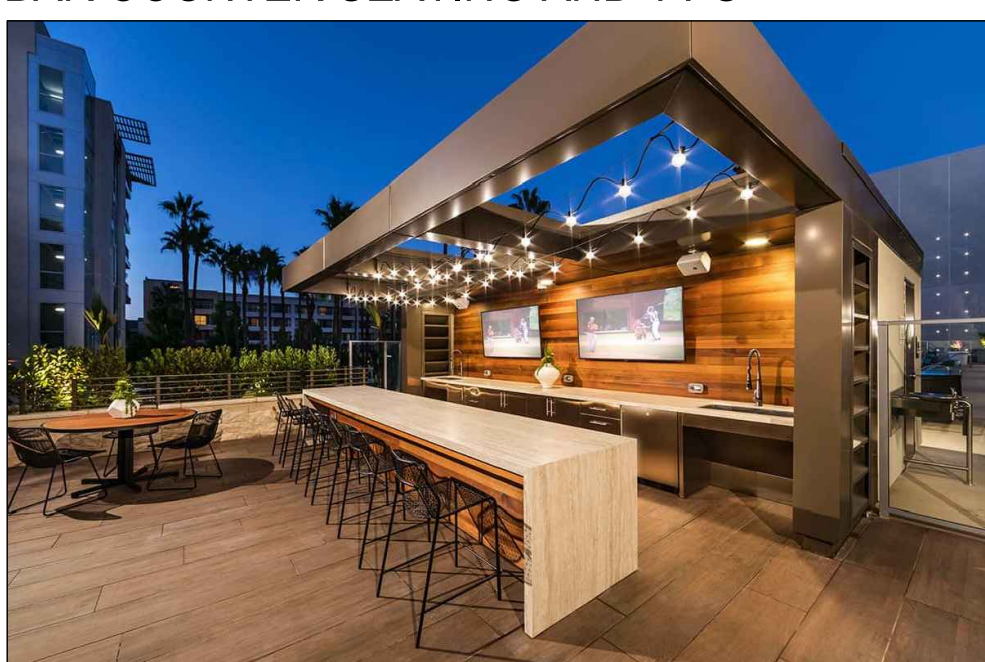
ARTIFICIAL TURF BOCCIE COURT



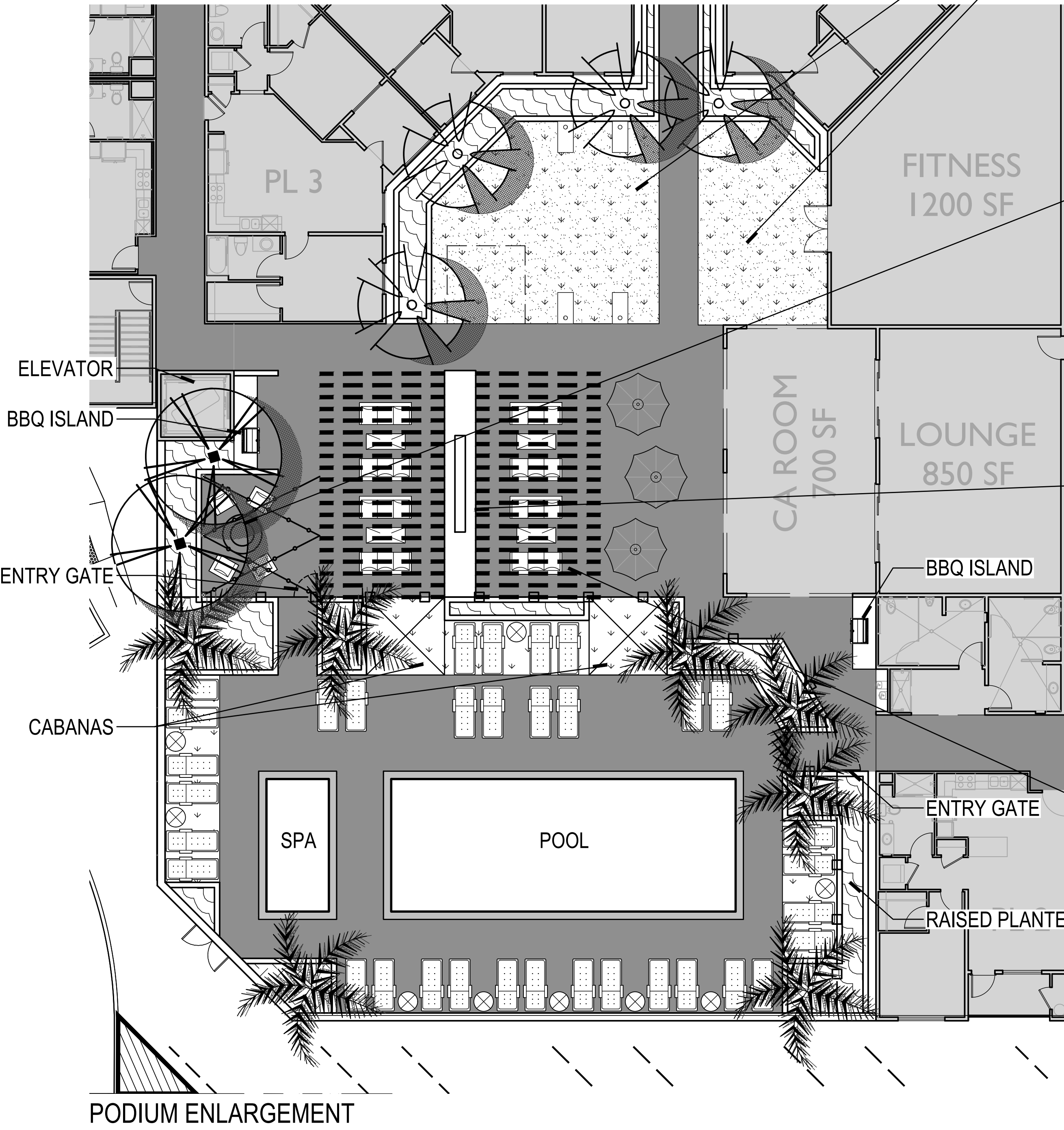
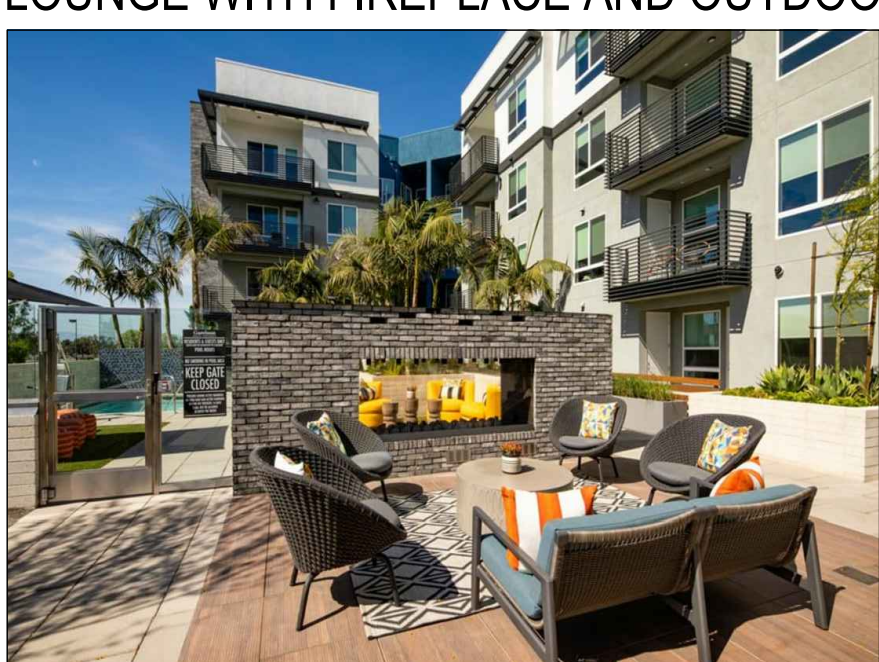
OUTDOOR GAMES SUCH AS PING PONG BILLIARDS AND SHUFFLEBOARD



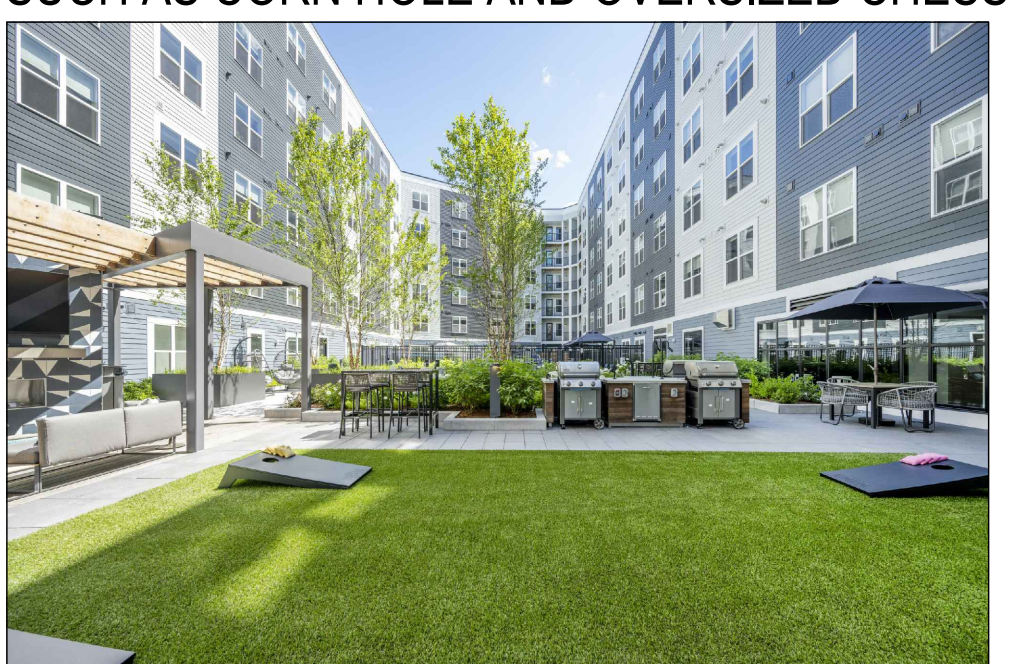
OVERHEAD SHADE TRELLIS WITH LOUNGE, BAR COUNTER SEATING AND TV'S



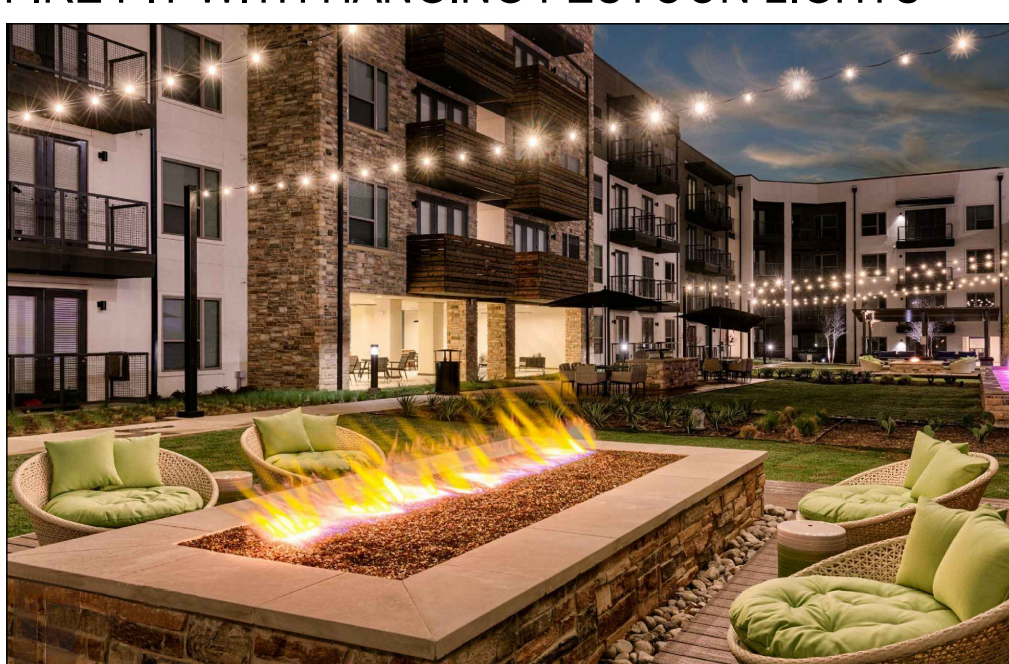
LOUNGE WITH FIREPLACE AND OUTDOOR TV'S



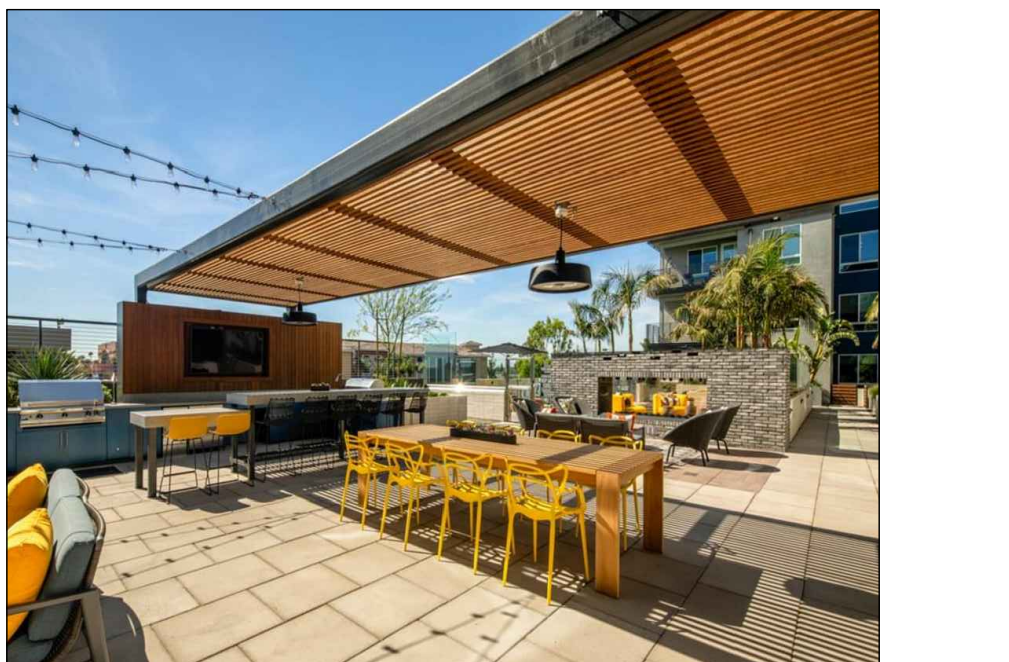
ARTIFICIAL TURF AREA WITH GAMES SUCH AS CORN HOLE AND OVERSIZED CHESS



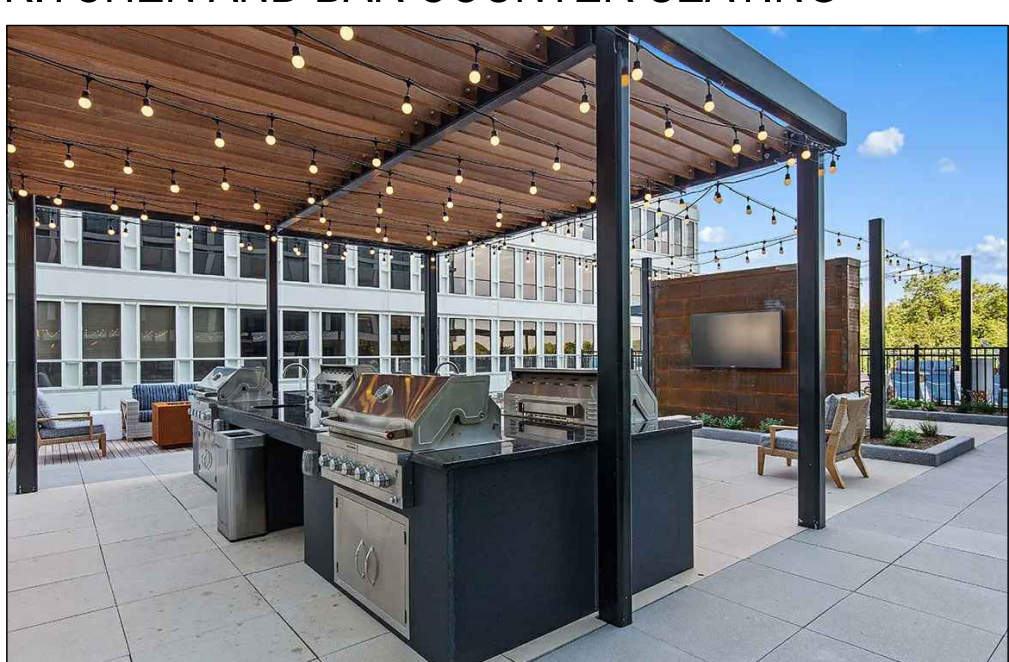
FIRE PIT WITH HANGING FESTOON LIGHTS



DOUBLE SIDED FIREPLACE WITH OUTDOOR TV'S

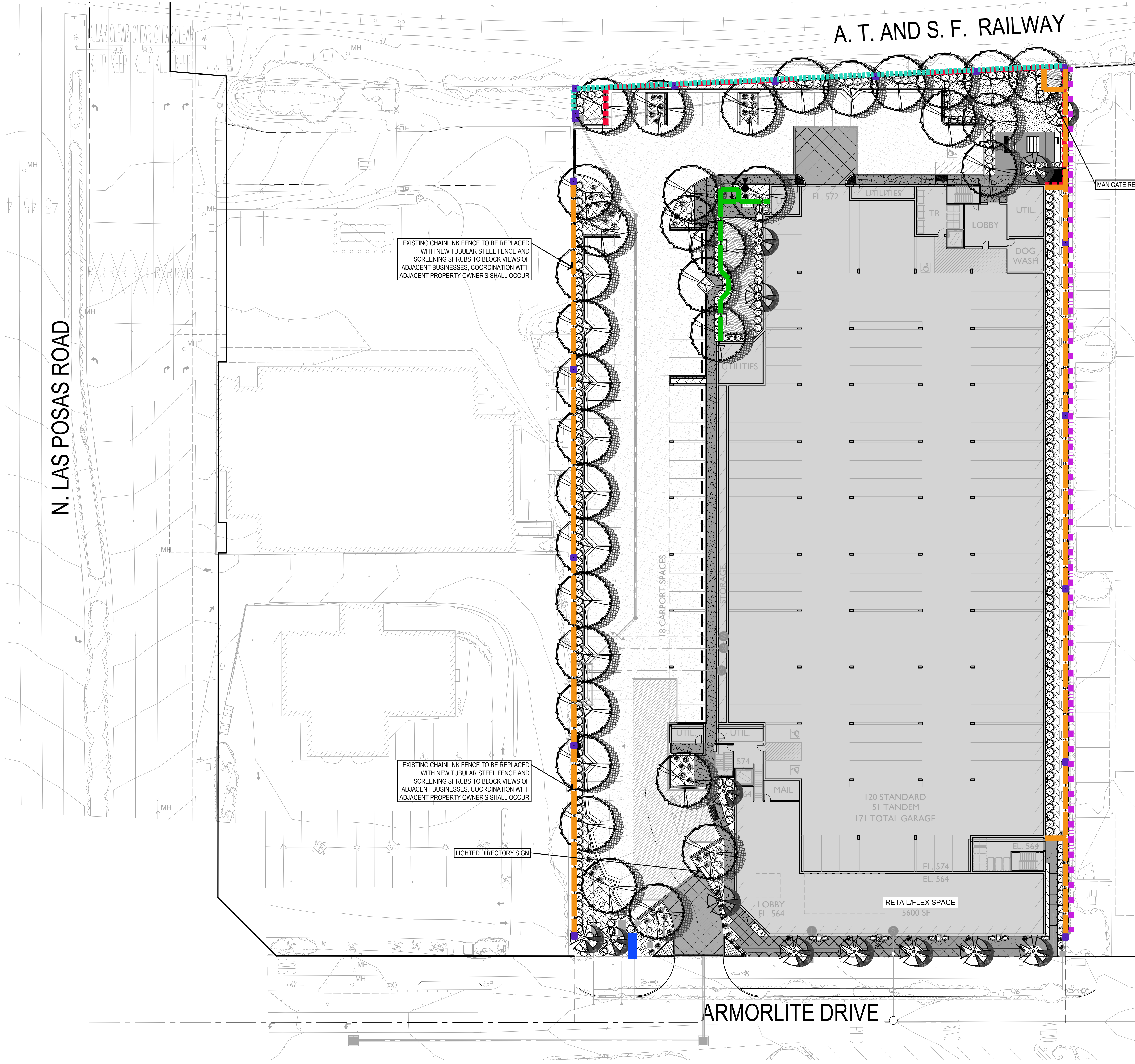


OVERHEAD SHADE TRELLIS WITH OUTDOOR KITCHEN AND BAR COUNTER SEATING



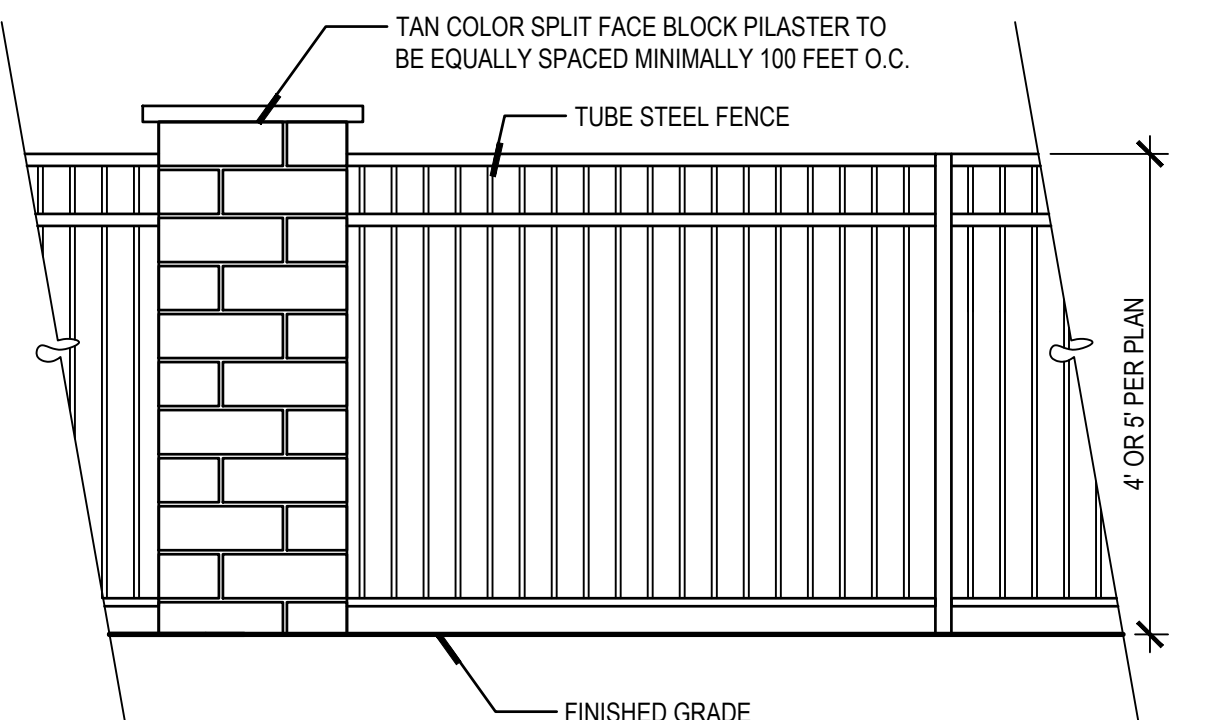
CONCEPT PLANT SCHEDULE

	PARKING LOT TREES KOELREUTERIA PANICULATA / GOLDEN RAIN TREE PISTACIA CHINENSIS / CHINESE PISTACHE PODOCARPUS GRACILIOR / FERN PINE RHUS LANCEA / AFRICAN SUMAC ZELKOVA SERRATA / JAPANESE ZELKOVA X CHITALPA TASHKENTENSIS / CHITALPA	35	2		SMALL ACCENT TREES ALOE BAINESII / TREE ALOE CERCIS CANADENSIS / EASTERN REDBUD CERCIS OCCIDENTALIS / WESTERN REDBUD LAGERSTROEMIA INDICA / CRAPE MYRTLE	28
	POOL AREA PALMS ARCHONTOPHRIX GUNNINGHAMIANA / KING PALM SYAGRUS ROMANZOFFIANA / QUEEN PALM	7	1		MEDIUM SHRUBS CISTUS X SUNSET / SUNSET ROCKROSE LEUCOPHYLLUM F. 'COMPACTA' / COMPACT TEXAS SAGE LIGUSTRUM JAPONICUM / JAPANESE PRIVET MYRTUS C. 'COMPACTA' / DWARF COMMON MYRTLE RHAPHIOLEPIS L. 'SPRINGTIME' / SPRINGTIME INDIAN HAWTHORN SILVIA LEUCANTHA / MEXICAN BUSH SAGE WESTRINGIA FRUTICOSA / COAST ROSEMARY	
	MEDIUM SITE TREES ARBUS X MARINA / MARINA STRAWBERRY TREE STANDARD CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE LOPHOSTEMON CONFERTUS / BRISBANE BOX OLEA EUROPAEA 'SWAN HILL' / SWAN HILL FRUITLESS OLIVE PARKINSONIA ACULEATA / MEXICAN PALO VERDE	10	2		VERTICAL SHRUBS PITTOSPORUM T. 'SILVER SHEEN' / SILVER SHEEN TAIWANHII PODOCARPUS M. 'MAKI' / MAKI YEW PODOCARPUS	
	SMALL ACCENT TREES	28	2		MEDIUM ACCENT SHRUBS AGAVE SPECIES / AGAVE BOUGAINVILLEA SPECIES / BOUGAINVILLEA	
					SMALL ACCENT SHRUBS ALOE SPECIES / ALOE CLIVIA MINATA / BUSH LILY DIANELLA SPECIES / FLAX LILY DIETES G. 'VARIEGATA' / STRIPED FORTNIGHT LILY GAURA L. 'SO WHITE' / SO WHITE GAURA HEMEROCALLIS X / HYBRID DAYLILY LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA PITTOSPORUM T. 'VARIEGATA' / VAREGATED MOCK ORANGE STRELITZIA REGINAE / BIRD OF PARADISE	
					GROUND COVER - PERIMETER MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM ROSMARINUS O. 'PROSTRATUS' / DWARF ROSEMARY SENECIO MANDRALISCAE / BLUE CHALK STICKS	
					GROUND COVER - PODIUM COURTYARD SENECIO MANDRALISCAE / BLUE CHALK STICKS TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	
					ACCENT GRASSES CAREX SPISSA / SAN DIEGO SEDGE LEYMUS CONDENSATUS / GIANT WILD RYE LOMANDRA L. PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA MUEHLBERGIA CAPILLARIS / PINK MUHLY GRASS	
					PET SAFE BARK MULCH	
					SANDBOX SAND	
					NATURAL TURF TURF MARATHON II / MARATHON II	

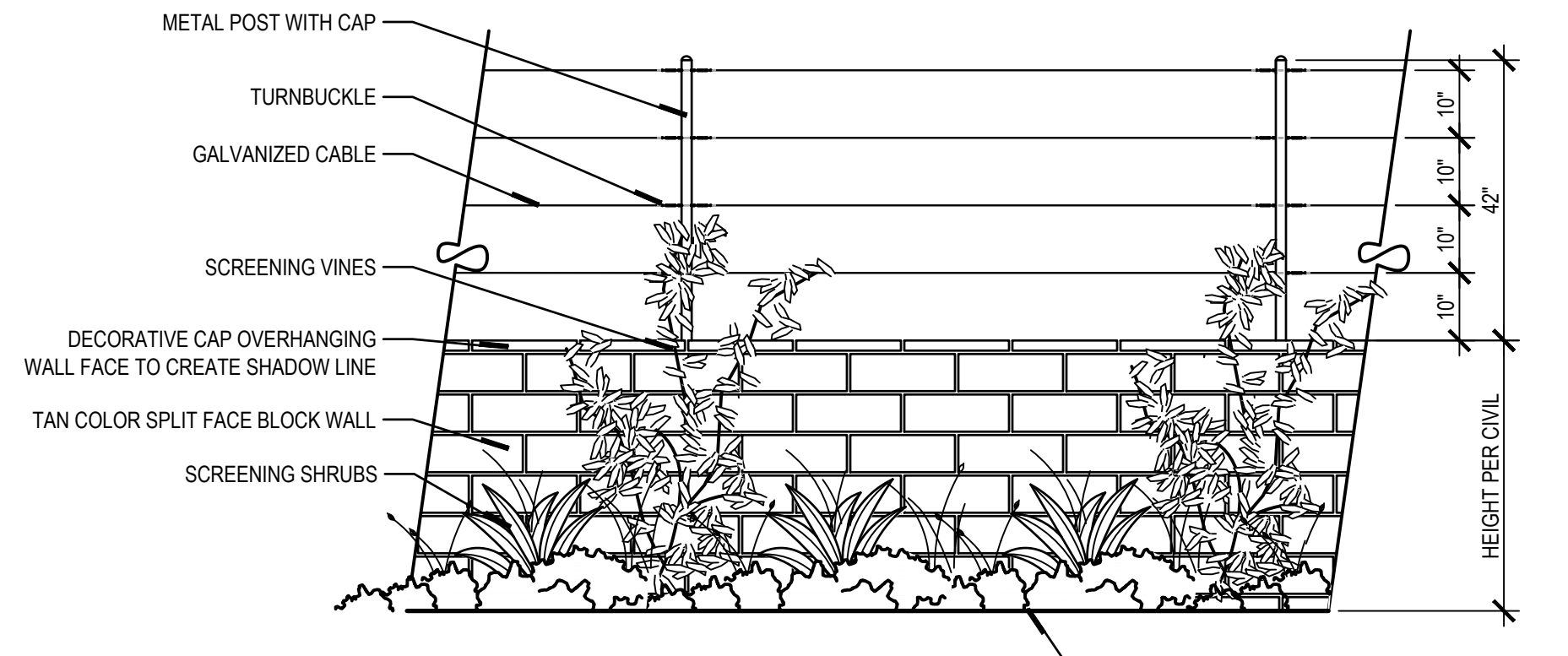


FENCE & WALL LEGEND

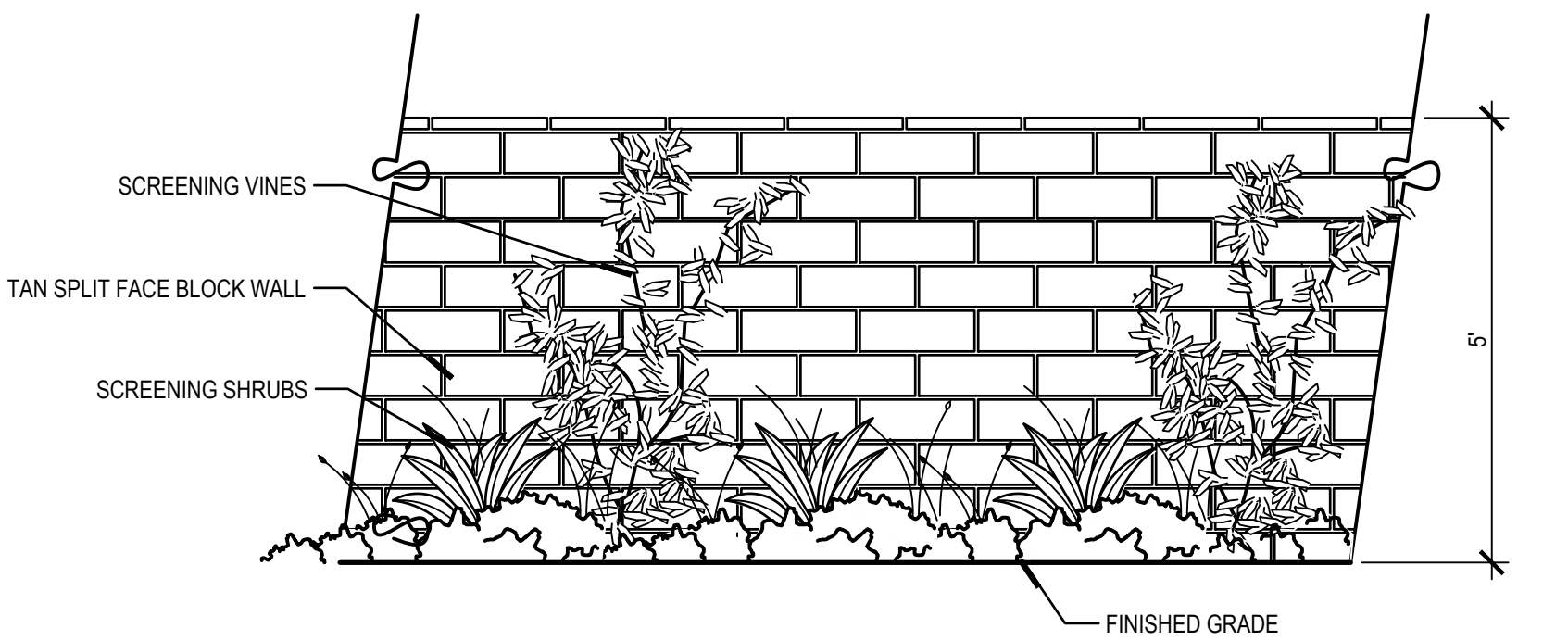
- 5' TUBE STEEL FENCE - DETAIL 'A'
- 4' TUBE STEEL DOG PARK FENCE - DETAIL 'A'
- RETAINING WALL PER CIVIL ENGINEER - DETAIL 'B'
- EXISTING RETAINING WALL WITH CABLE RAIL ATOP
- 5' CMU BLOCK WALL - DETAIL 'C'
- ENTRY MONUMENT SIGN
- SPLIT FACE BLOCK PILASTER - DETAIL 'A'



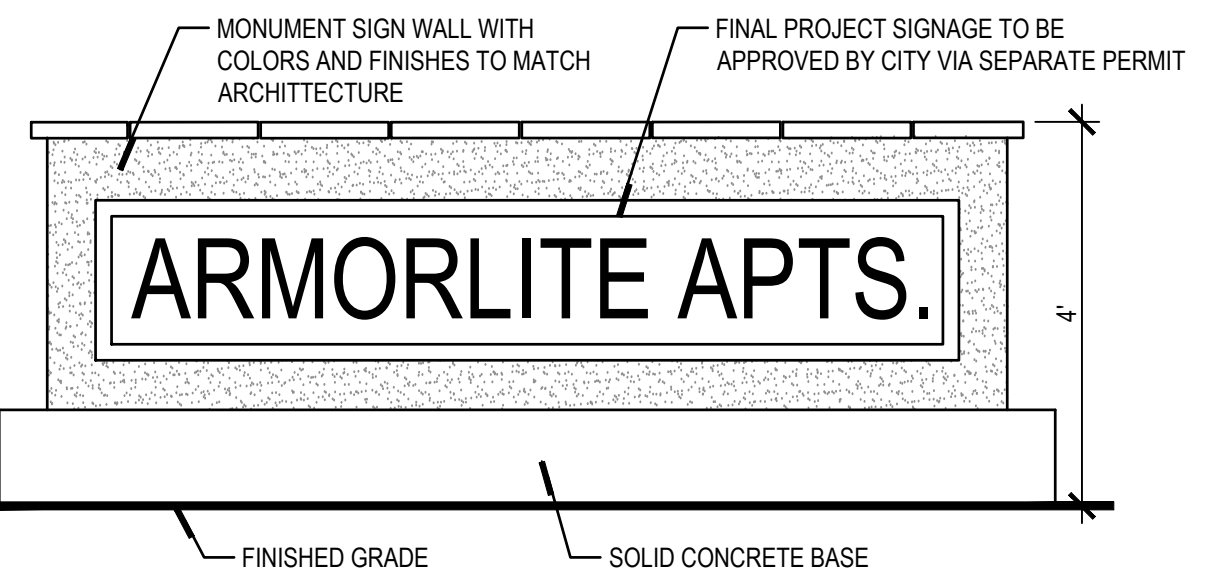
A TUBULAR STEEL FENCE



B SPLIT FACE BLOCK RETAINING WALL WITH GUARDRAIL

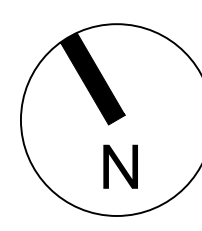


C SPLIT FACE BLOCK WALL



D ENTRY MONUMENT WALL

PROJECT PLANNER	
ASSOCIATE PLANNER	DATE
PROJECT CIVIL ENGINEER	
ASSISTANT CIVIL ENGINEER	DATE



This ground level site plan illustrates the proposed building layout and parking area. The building is a large, rectangular structure with a central parking lot. The plan includes the following details:

- Building Footprint:** The building is oriented with its long side running north-south. It features a central parking lot and a large retail/flex space at the south end.
- Parking Lot:** The parking lot is located to the east of the building, containing 171 total spaces (120 standard and 51 tandem). It is bordered by a row of trees and a sidewalk.
- Building Features:**
 - EL 572:** Elevation marker at the north end of the building.
 - UTILITIES:** Located at the north end of the building.
 - TR:** Trestle or transition area at the north end.
 - LOBBY:** Located at the north end of the building.
 - UTIL:** Utility room at the north end.
 - DOG WASH:** Dog washing area at the north end.
 - STORAGE:** Storage area along the west side of the building.
 - MAIL:** Mail room at the south end of the building.
 - RETAIL/FLEX SPACE:** 5600 SF retail/flex space at the south end.
 - EL 574:** Elevation marker at the south end of the building.
 - EL 564:** Elevation marker at the south end of the building.
 - LOBBY:** Lobby area at the south end.
- Site Context:**
 - A. T. AND S. F. RAILWAY:** Located to the north of the building.
 - ARMORLITE DRIVE:** Located to the south of the building.
 - 18 CARPORT SPACES:** Located to the west of the building.
- Landscaping:** The plan shows a row of trees along the west side of the building and a row of trees along the south side of the parking lot.
- Other Features:** The plan includes various other details such as sidewalks, curbs, and utility lines.

GROUND LEVEL

LAS POSAS VENTURES, LLC

A. T. AND S. F. RAILWAY

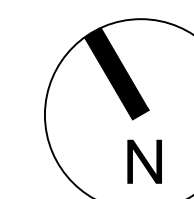
ARMORLITE DRIVE

SECOND LEVEL

SECOND LEVEL

October 22, 2024

SCALE: 



- POLE LIGHT
- BOLLARD LIGHT
- LOUVERED RECESSED WALL LIGHT
- MONUMENT UPLIGHT
- TREE ACCENT UPLIGHT
- FESTOON LIGHTING



LIGHTING NOTES:
ALL LIGHTING SHALL BE PERMANENT FIXTURES THAT ARE UL TESTED AND APPROVED. THE DESIGN OF THE LIGHTING SHALL BE DONE SO THAT MAIN ENTRANCES, FOCAL POINTS AND GATHERING AREAS ARE ILLUMINATED TO ENHANCE EACH SPACE. FIXTURES LOCATED ON THE BUILDINGS AND WITHIN THE LANDSCAPE ARE INTENDED TO ILLUMINATE EMERGENCY EGRESS PATHWAYS TO MEET ALL LOCATE CODES AND REQUIREMENTS. LIGHT POLLUTION IS A MAJOR CONCERN AND APPROPRIATE WATTAGES AND ACCESSORIES SUCH AS CUT-OFF SHIELDS WILL BE UTILIZED TO MINIMIZE LIGHT TRESPASS INTO UNWANTED AREAS. ALL LIGHTING SHALL COMPLY WITH THE CITY OF CARLSBAD LAND DEVELOPMENT CODE AND OTHER APPLICABLE GUIDELINES.

ASSOCIATE PLANNER DATE

ASSISTANT CIVIL ENGINEER _____ DATE _____

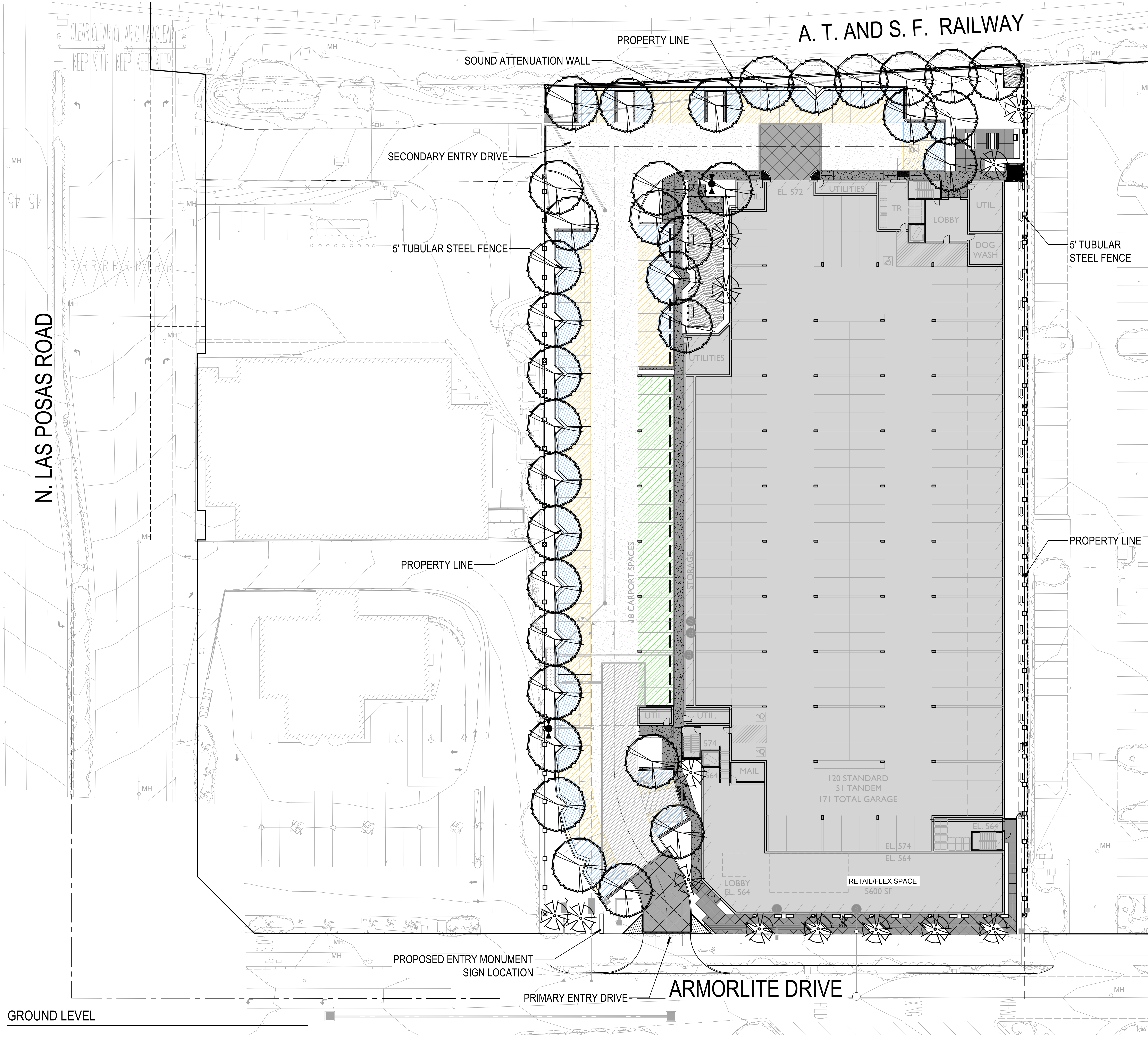


3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010

gmplandarch.com
T 858 558 8977

**LANDSCAPE
ARCHITECTURE
& PLANNING**

L-5



PARKING STALL SHADING LEGEND

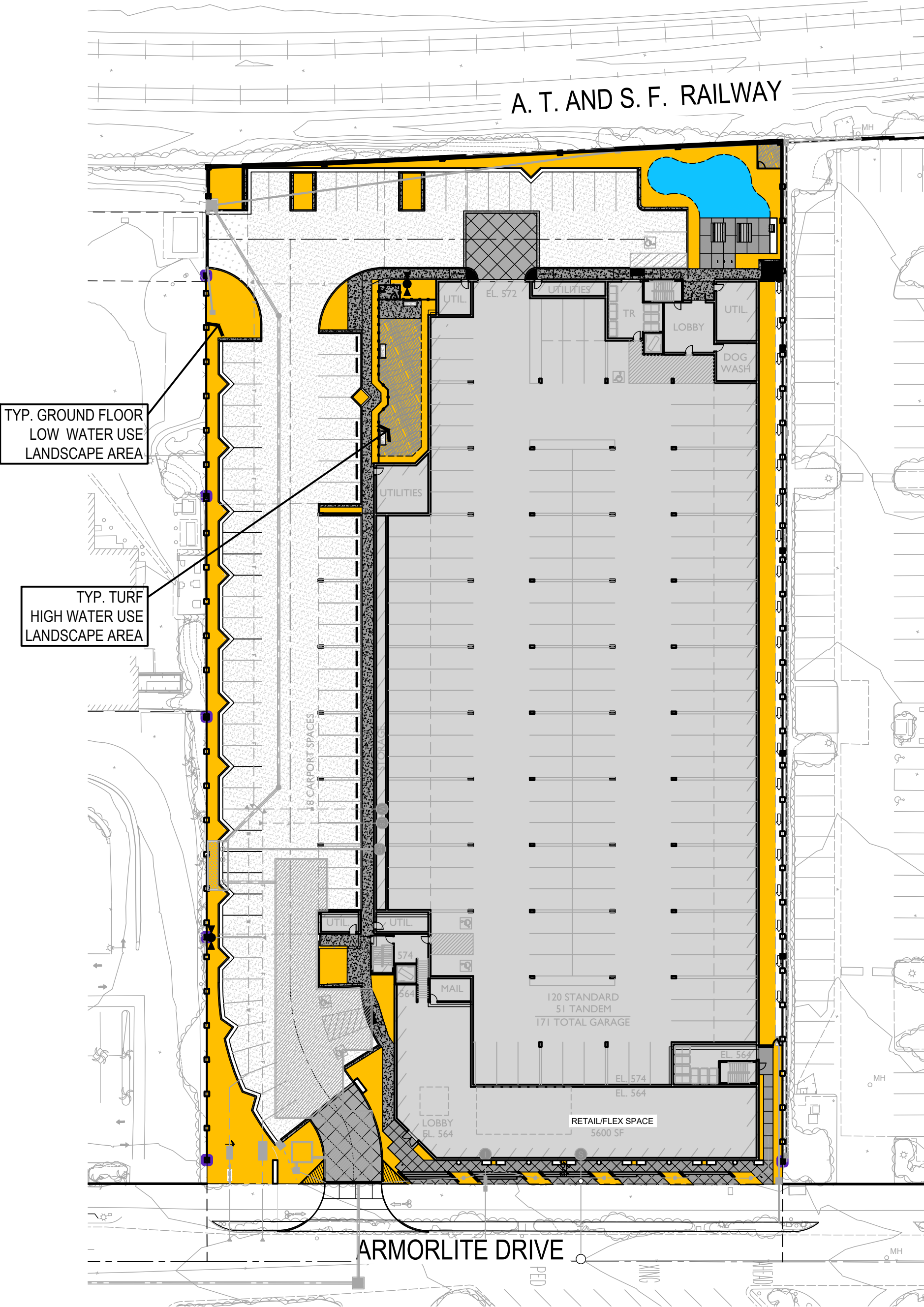
- UNSHADED PARKING STALL AREA = 4,187 SF
- PARKING STALL SHADED BY TREES = 6,409 SF
- PARKING STALL SHADED BY BUILDING = 1,503 SF

TOTAL PARKING STALL AREA: 12,099 SF

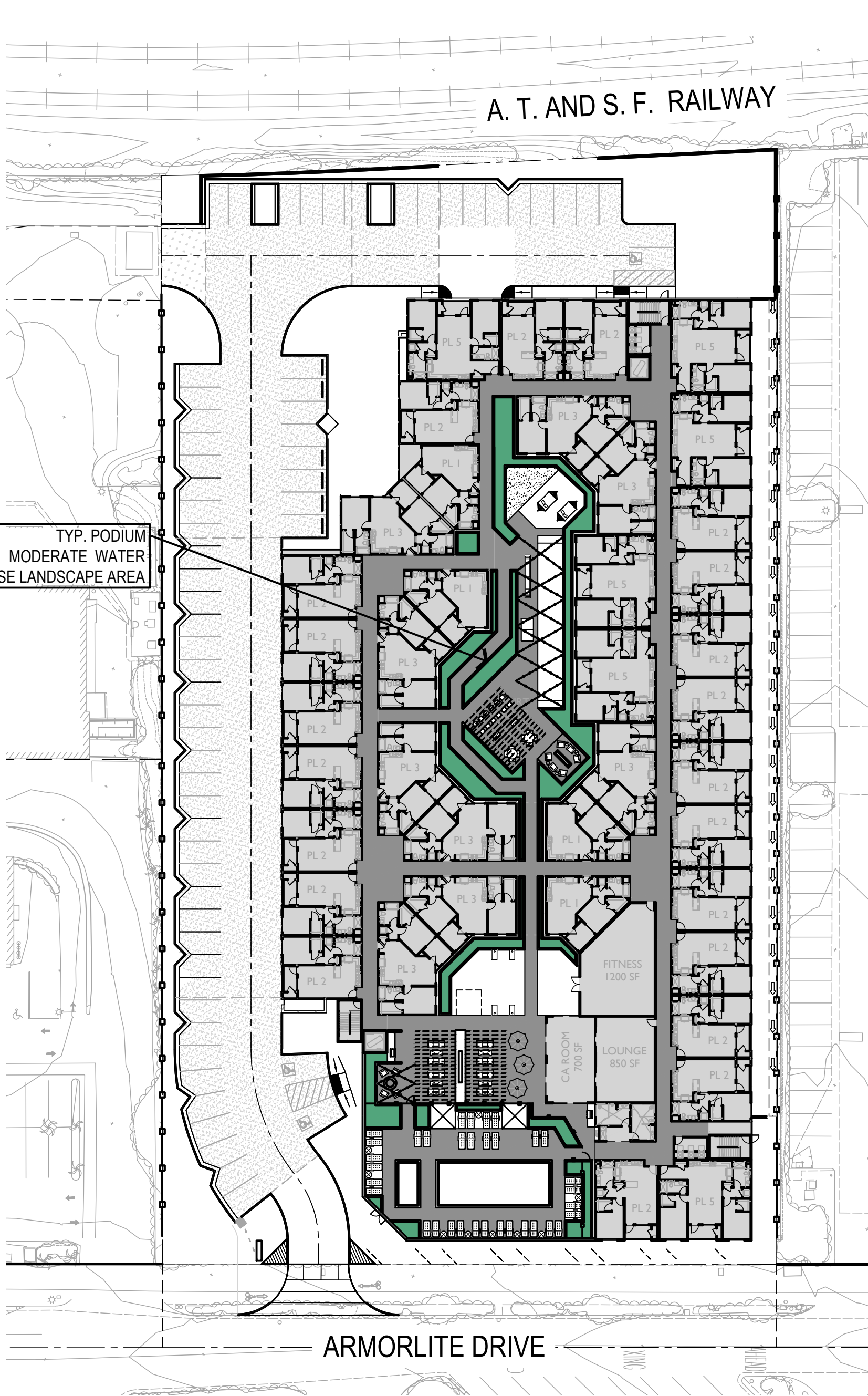
TOTAL SHADED PARKING STALL AREA: 7,912 S.F. (65.0%)
*THIS EXCEEDS THE 50% SHADE REQUIREMENT

PROJECT PLANNER	
ASSOCIATE PLANNER	DATE
PROJECT CIVIL ENGINEER	
ASSISTANT CIVIL ENGINEER	DATE

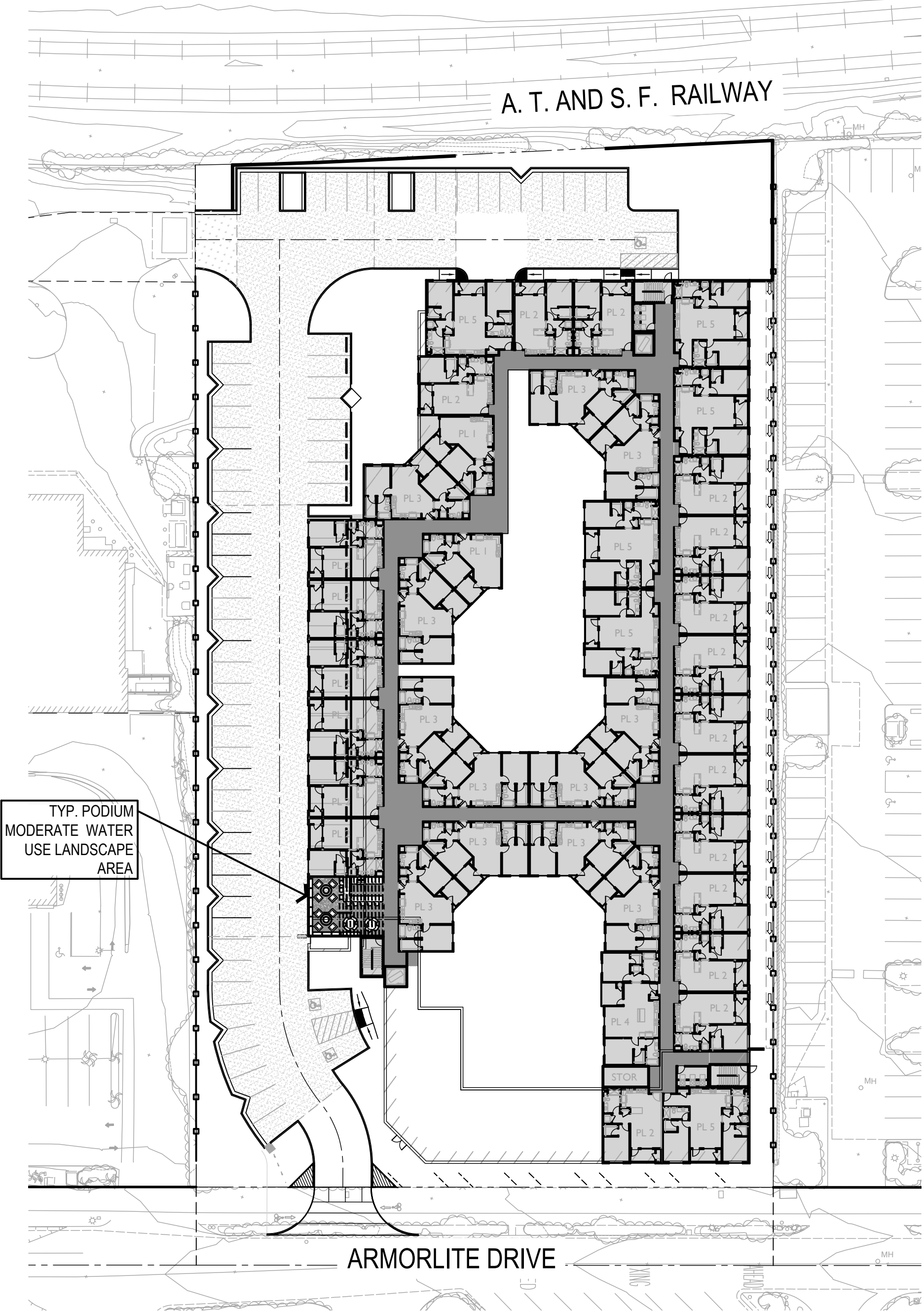
HYDROZONES



GROUND LEVEL



SECOND FLOOR



REEF DECK

HYDROZONE LEGEND

- LOW WATER USE
- MODERATE WATER USE
- HIGH WATER USE

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) **54.2**

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)†	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)‡
Regular Landscape Areas							
Ground Floor - Low	0.2	Drip	0.81	0.24	11,420	2,740.8	92,101.8
Podium - Mod.	0.4	Drip	0.81	0.49	2,757	1,350.9	45,396.7
Turf - High	0.8	Spray	0.75	1	932	932	31,318.9
Trees	0.4	Bubbler	0.75	.53	2,000	1,060	35,620.2
				Totals	17,109	6,083.7	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
ETWU Total						204,437.7	
Maximum Allowed Water Allowance (MAWA)¶						316,212	

*Hydrozone #/Planting Description

E.g.

1.) front lawn

2.) low water use plantings

3.) medium water use planting

†Irrigation Method

overhead spray

or drip

‡Irrigation Efficiency

0.75 for spray head

0.81 for drip

¶ETWU (Annual Gallons Required) = Eto x

0.62 x ETAF x Area

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

MAWA (Annual Gallons Allowed) = Eto (0.62) (ETAF x LA) + (LA - ETAF) x SA¶

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

$$(54.2)(.62) \times (.055 \times 17,109) + 0 = 316,212$$

ETAF Calculations

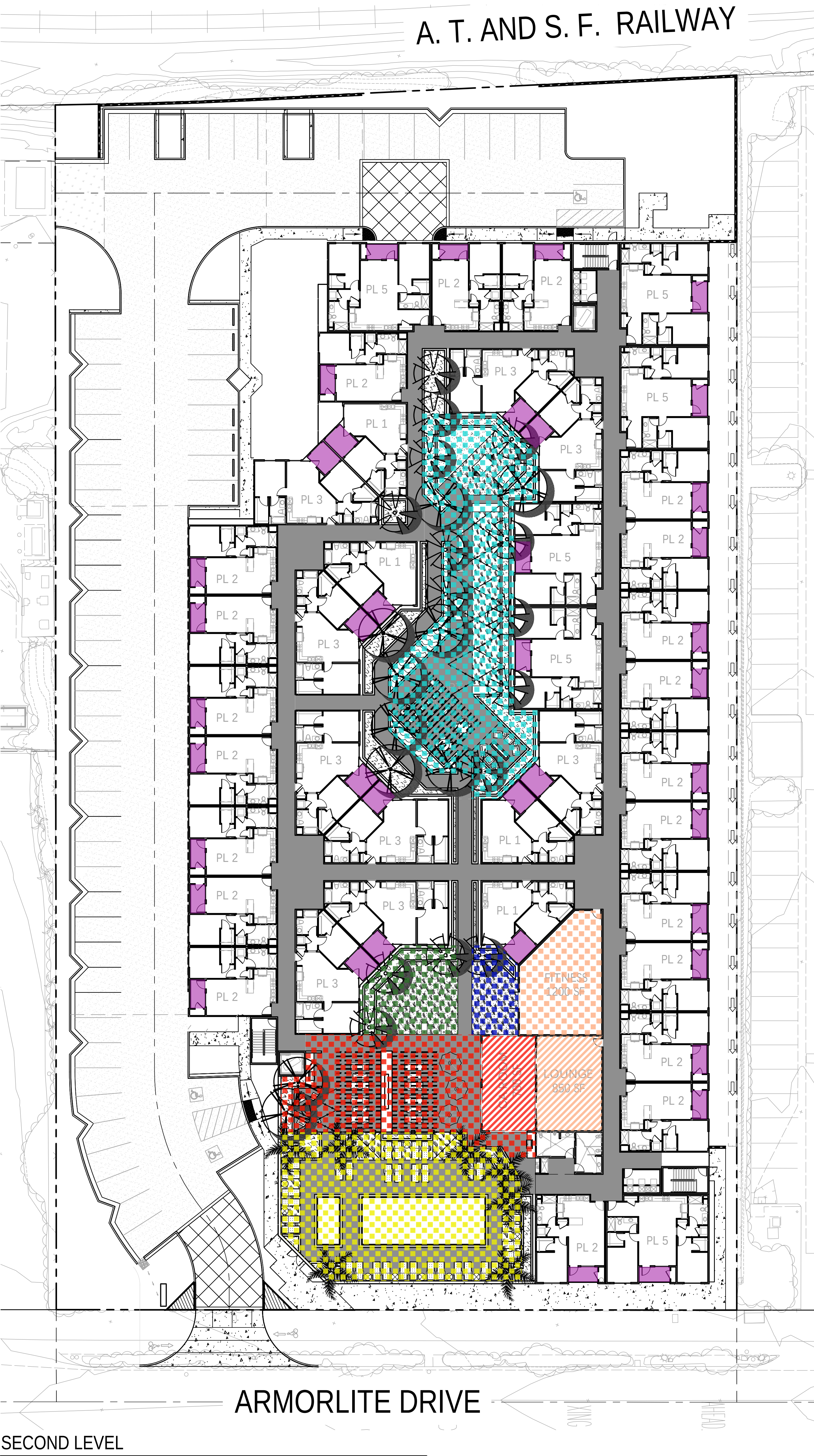
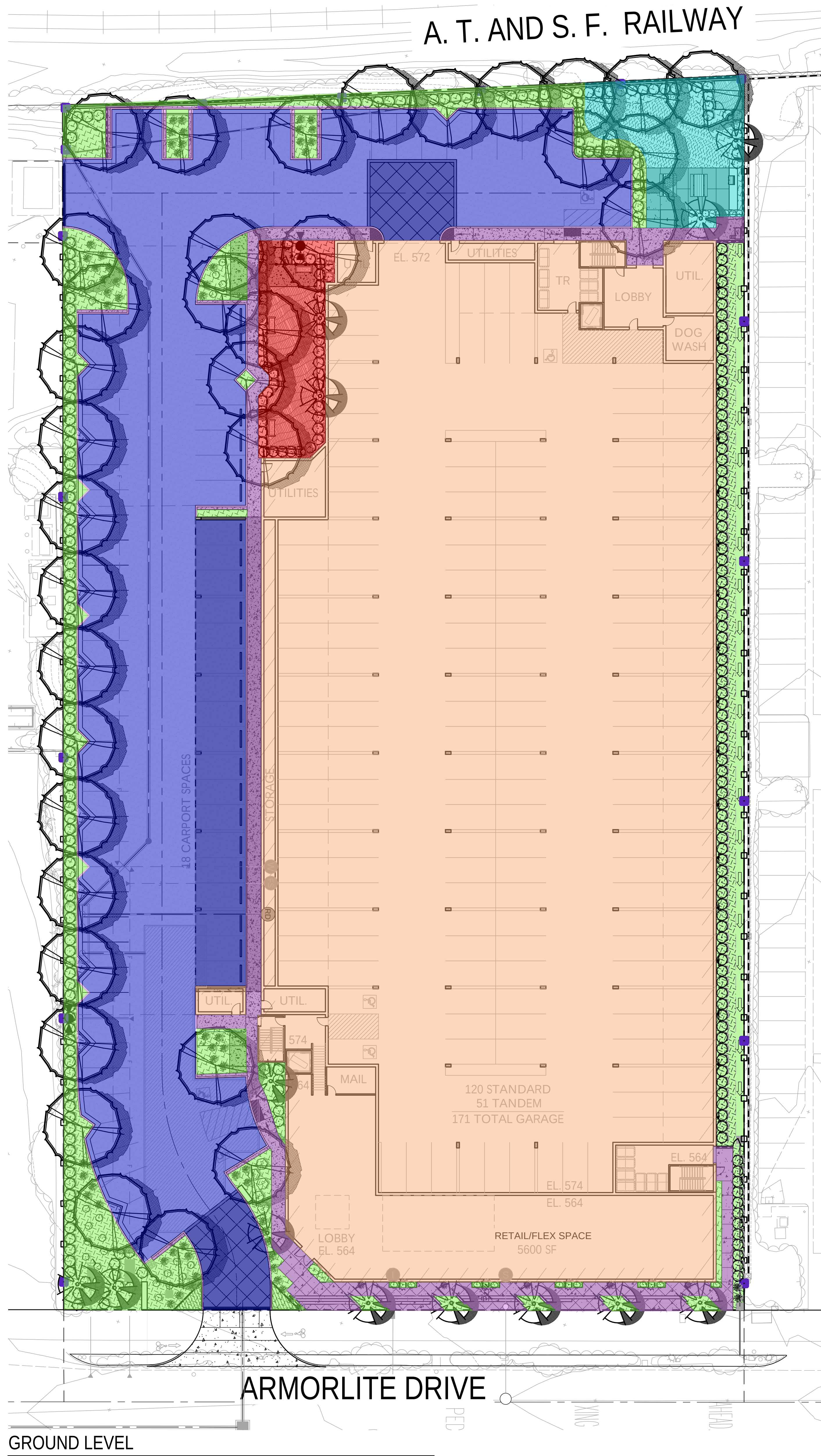
Regular Landscape Areas

Total ETAF x Area	6,330.3
Total Area	17,109
Average ETAF	0.37

All Landscape Areas

Total ETAF x Area	6,330.3
Total Area	17,109
Site-wide ETAF	0.37

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



PROVIDED OPEN SPACE - GROUND LEVEL			
SYM.	AREA DESCRIPTION	AREA (SF)	AREA (SF)
COMMON O.S.	LANDSCAPE	10,701	
	HARDSCAPE	5,305	
	DOG PARK	1,876	
	PASSIVE PARK	2,314	
	COMMON DRIVEWAY		28,118
	BUILDING FOOTPRINT		58,236
TOTAL AREA		20,196 SF (0.441 AC)	86,354 SF (2.006 AC)
TOTAL SITE AREA			106,550 SF (2.447 AC)

PROVIDED OPEN SPACE - SECOND TO ROOF LEVELS		
SYM.	AREA DESCRIPTION	AREA (SF)
COMMON OPEN SPACE	POOL AREA	4,309
	OUTDOOR LOUNGE	2,544
	GAME AREA	1,012
	YOGA AREA	505
	COURTYARD	4,828
	CA ROOM	700
	INDOOR LOUNGE	850
	FITNESS ROOM	1,200
	ROOF DECK	800
PRIVATE O.S.	2nd LEVEL (PATIOS)	2,503
	3rd LEVEL (PATIOS)	2,661
	4th LEVEL (PATIOS)	2,661
	5th LEVEL (PATIOS)	2,606
TOTAL AREA		27,179 SF (0.442 AC)
TOTAL O.S. AREA		45,061 SF (0.882 AC)

PROJECT PLANNER	
ASSOCIATE PLANNER	DATE
PROJECT CIVIL ENGINEER	
ASSISTANT CIVIL ENGINEER	DATE

