



ATTACHMENT E

PROJECT PLANS



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APPROVED
Signed _____ Date _____

PROJECT AREA

ARMORLITE DRIVE

BINGHAM DRIVE

MARC
SAN MARCOS

Davia West Development, LLC.
Davia East Development, LLC.
4041 MacArthur Blvd. | Suite 250 | Newport Beach, CA 92660



REVISIONS	DESCRIPTION	DATE
A	ADDENDUM 'A'	6/05/2015
C	ADDENDUM 'C'	8/07/2015

SHEET TITLE
SITE PLAN

SITE PLAN 1" = 30'-0" 1

PROJECT SUMMARY
THE EXISTING DAVA VILLAGE 11.79 ACRE SITE IS A MIXED USE DEVELOPMENT COMPRISED OF A MIX OF RETAIL AND RESIDENTIAL UNITS. THE EXISTING APARTMENT PROJECT CONSISTS OF 416 RESIDENTIAL UNITS TO REMAIN. THE EXISTING RETAIL SPACES WILL BE CONVERTED TO (10) RESIDENTIAL UNITS.

UNIT SUMMARY	EXISTING	PROPOSED
51 UNIT A	1801BA	650SF
39 UNIT AL	28012BA	1105SF
152 UNIT B	1801BA	749 SF
6 UNIT C	1801BA	914SF
6 UNIT CL	2802BA	1412 SF
12 UNIT CLD	2802BA	1387 SF
88 UNIT D	2802BA	874SF
31 UNIT E	2802BA	1063 SF
5 UNIT EL	2802BA	1320 SF
12 UNIT F	3802BA	1260 SF
2 UNIT G	1801BA	905SF
2 UNIT GL	2801LO1	1110 SF
416 TOTAL UNITS		

APPROVED PARKING SUMMARY	REQUIRED PARKING	PROPOSED PARKING SUMMARY	REQUIRED PARKING
RESIDENTIAL		RESIDENTIAL	
EXISTING		EXISTING	
211 180 X 1.75	364	211 180 X 1.75	364
103 280 X 1.75	338	103 280 X 1.75	338
12 380 X 2.0	24	12 380 X 2.0	24
TOTAL RES	626	SUBTOTAL	626
		PROPOSED	
		8 180 X 1.75	10
		2 280 X 1.75	4
		SUBTOTAL	14
		TOTAL RES	640

PROVIDED PARKING	PROVIDED PARKING
RESIDENTIAL	RESIDENTIAL
GARAGE	GARAGE
OPEN	OPEN
227	417
TOTAL RES	TOTAL RES
227	417
RETAIL	RETAIL
STREET	STREET
OPEN	OPEN
11	68
TOTAL PROVIDED	TOTAL PROVIDED
733	723

LEGEND
* LOCATION OF PROPOSED 14 SPACES

SITE INFORMATION
SITE AREA: 11.79 ACRES
ZONE: DAVA VILLAGE SPECIFIC PLAN AREA-SPA
DENSITY: 55.2 DU/ACRE
FAR: 1.49

GENERAL NOTES:
1. FOR RESIDENCE COUNT AND MIX REFERENCE SEE SHEET GEN-3
2. FOR PARKING COUNT AND PARKING RATIOS REFERENCE SEE SHEET GEN-3
3. THE SITE PLAN IS PREPARED USING INFORMATION PROVIDED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT. THIS DRAWING IS INTENDED TO ONLY PROVIDE INFORMATION REGARDING ARCHITECTURAL ELEMENTS OF THE BUILDINGS.
4. REFER TO CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL DRAWINGS FOR INFORMATION PERTAINING TO THE DEVELOPMENT OF THE SITE WORK SURROUNDING THE BUILDINGS. THIS WOULD INCLUDE HORIZONTAL AND VERTICAL DIMENSION CONTROL, SETBACKS, GRADING AND EXCAVATION, LANDSCAPING AT GRADE AND THE POODUM SITE ACCESSIBILITY AND OTHER SITE DEVELOPMENT INFORMATION.
5. SETBACK AND GENERAL DIMENSIONS INDICATED ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR PRECISE HORIZONTAL CONTROL INFORMATION.
6. FIRE DEPARTMENT POINTS OF CONNECTION ARE SHOWN FOR REFERENCE ONLY. REFER TO APPROVED FIRE PROTECTION PLANS (DEFERRED SUBMITTAL) FOR DETAILS AND FINAL LOCATIONS.
7. FOR ACoustICAL REQUIREMENTS REFER TO SHEET GEN-3 AND ACoustICAL REPORT.
8. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR SITE GEOLOGICAL INFORMATION AND REQUIREMENTS.
9. REFER TO DRY UTILITY CONSULTANT'S DOCUMENTS FOR SD G&E SITE WORK.
10. CIVIL & LANDSCAPE PLANS ARE SUBMITTED UNDER SEPARATE PERMIT.
11. REFER TO EXTERIOR ELEVATION FOR SIGNAGE LOCATIONS.

--- DENOTES EXTENT OF UNITS REQUIRING WINDOW/DOOR UPGRADES PER ACoustICAL REPORT. TYPICAL ALL FLOORS. REFER TO ACoustICAL REPORT ON SHEET GEN-3.

--- DISABLED ACCESSIBLE ENTRY ROUTE - ACCESSIBLE PATH PROVIDED FROM PUBLIC WAY TO BUILDING ENTRY. 1" = 12" MAX. RAMP SLOPE OR ELEVATOR ACCESS PROVIDED.

--- ACCESSIBLE PATH FROM BUILDING TO PUBLIC WAY

NOTE:
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

201 CONCRETE WHEEL STOP, TYPICAL AT ALL COVERED PARKING SPACES AND WHERE OTHERWISE INDICATED ON PLANS. REFER TO DETAIL 16/A-62.21

202 CUSTOM STEEL FENCE, SEE LANDSCAPE DWG
203 CUSTOM STEEL GATE, SEE LANDSCAPE DWG
219 IN-LINE REDUCED PRESSURE DETECTOR ASSEMBLY, SEE CIVIL DWG

220 WATER METER AND BACKFLOW PREVENTER ESSEMBLY, SEE CIVIL DWG

221 FIRE HYDRANT, SEE CIVIL DWG
222 FIRE DEPARTMENT CONNECTION, SEE CIVIL AND FIRE PROTECTION DRAWINGS

223 GAS METER, SEE PLUMBING DRAWINGS
224 CLASS-I WET STANDPIPE, SEE FIRE PROTECTION DRAWINGS (DEFERRED SUBMITTAL)

225 FIRE HOSE VALVE, SEE FIRE PROTECTION DRAWINGS (DEFERRED SUBMITTAL)

1310 SIGNAGE PER SIGNAGE CONSULTANT DRAWINGS

SITE PLAN NOTES

SITE PLAN LEGEND

KEYNOTES

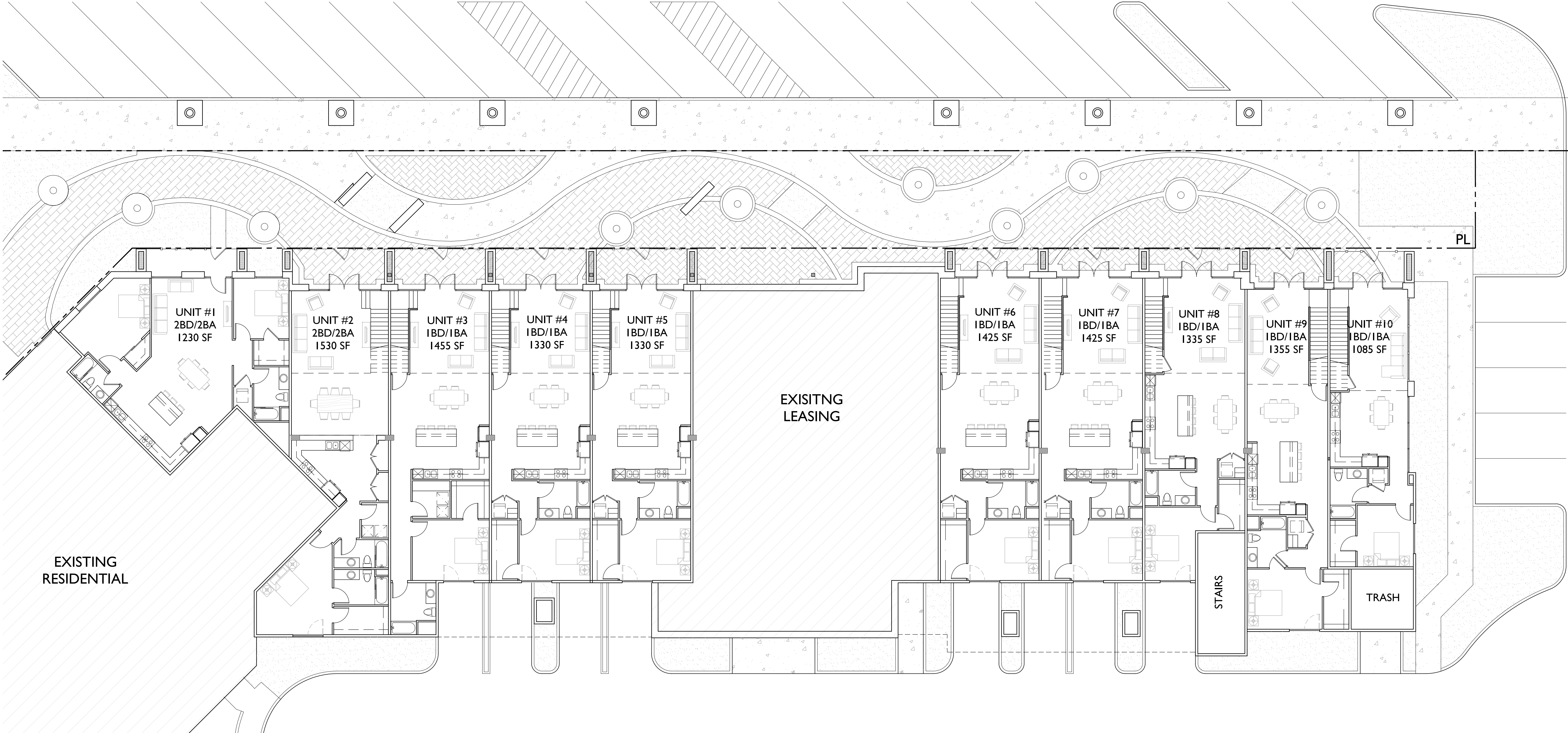
SHEET NUMBER
A-01.1

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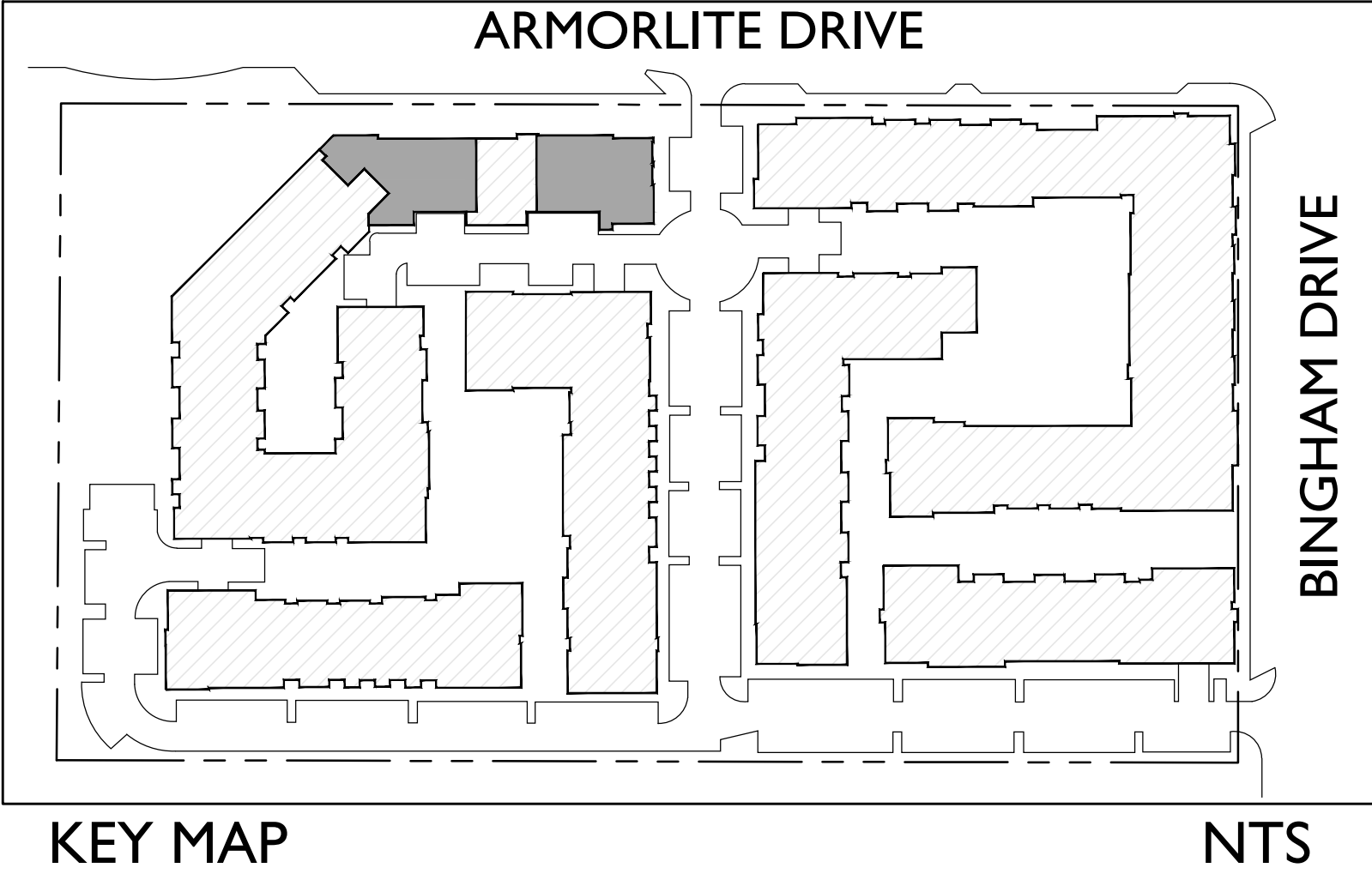
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ARMORLITE DRIVE



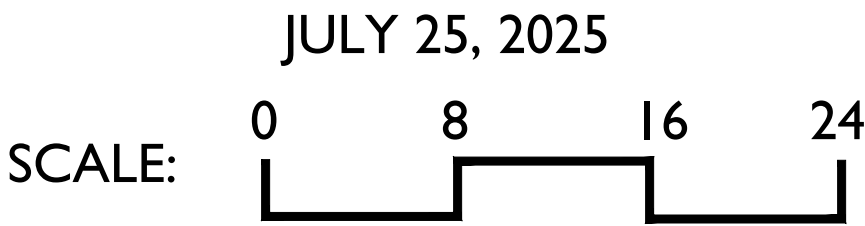
UNIT SUMMARY				
UNIT #1	PLAN 2	FLAT	2BD/2BA	1230 SF
UNIT #2	PLAN 8	FLAT+LOFT	2BD/2BA	1530 SF
UNIT #3	PLAN 7	FLAT+LOFT	1BD+LOFT/1BA	1455 SF
UNIT #4	PLAN 3	FLAT+LOFT	1BD+LOFT/1BA	1330 SF
UNIT #5	PLAN 3	FLAT+LOFT	1BD+LOFT/1BA	1330 SF
UNIT #6	PLAN 6	FLAT+LOFT	1BD+LOFT/1BA	1425 SF
UNIT #7	PLAN 6	FLAT+LOFT	1BD+LOFT/1BA	1425 SF
UNIT #8	PLAN 4	FLAT+LOFT	1BD+LOFT/1BA	1335 SF
UNIT #9	PLAN 5	FLAT+LOFT	1BD+LOFT/1BA	1355 SF
UNIT #10	PLAN 1	FLAT+LOFT	1BD+LOFT/1BA	1085 SF



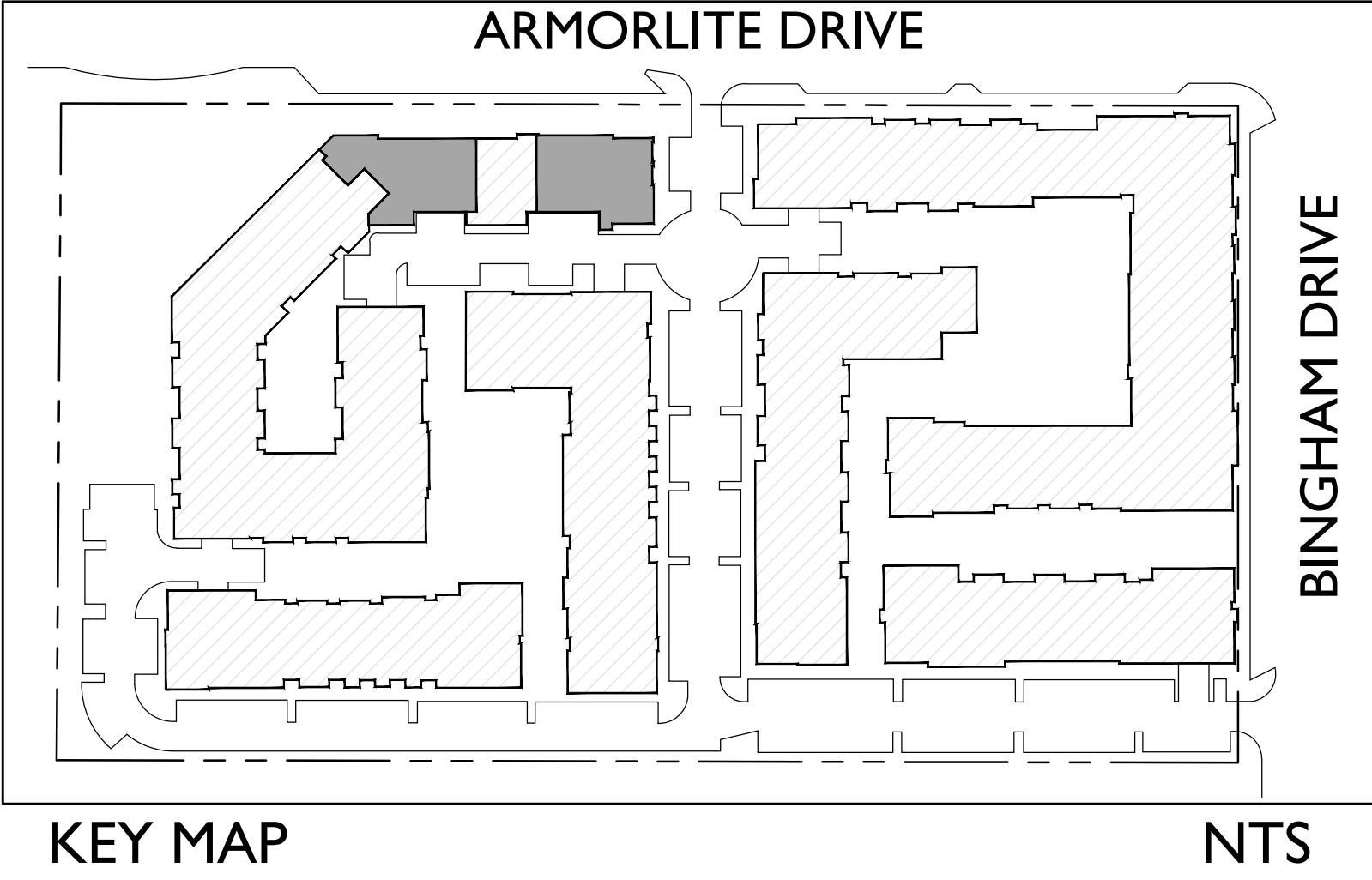
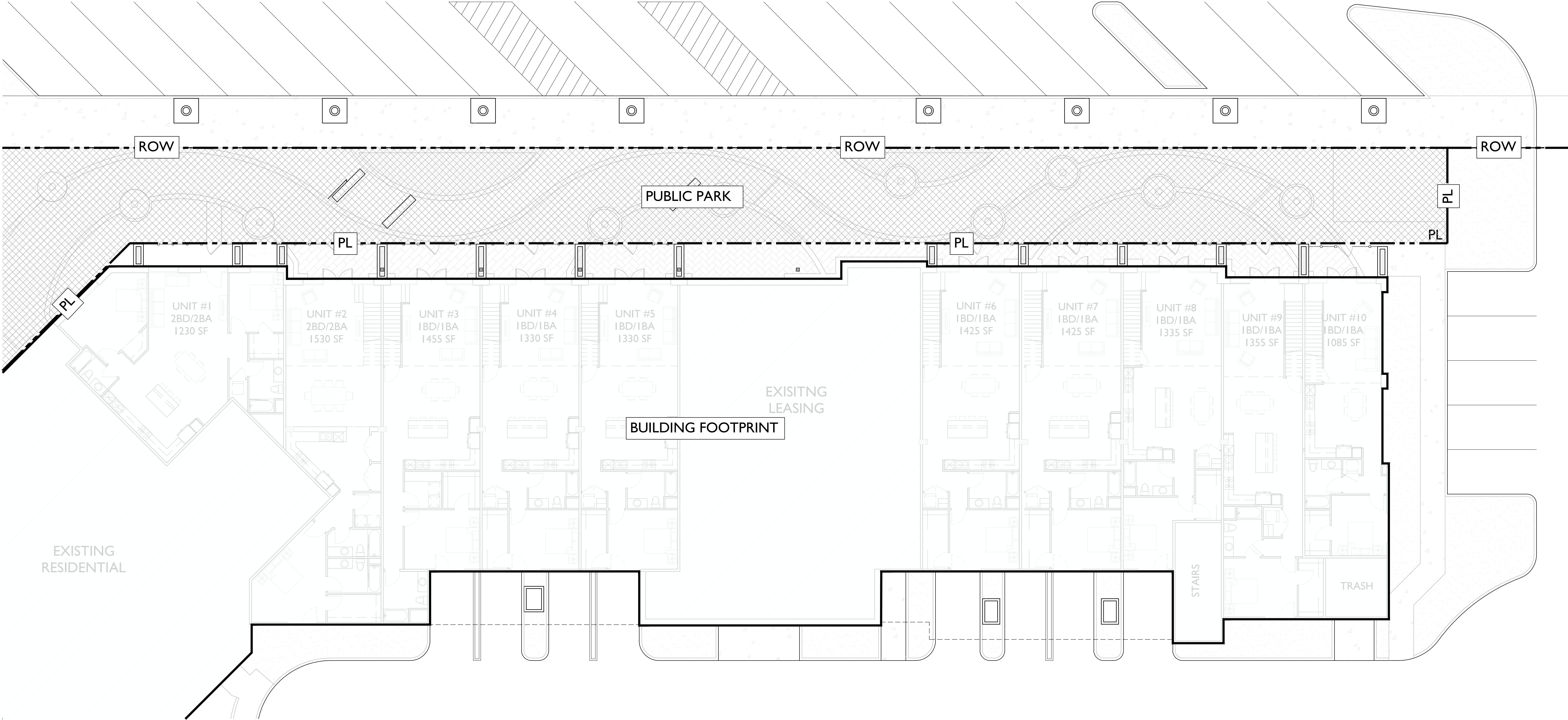
SAN MARCOS, CA

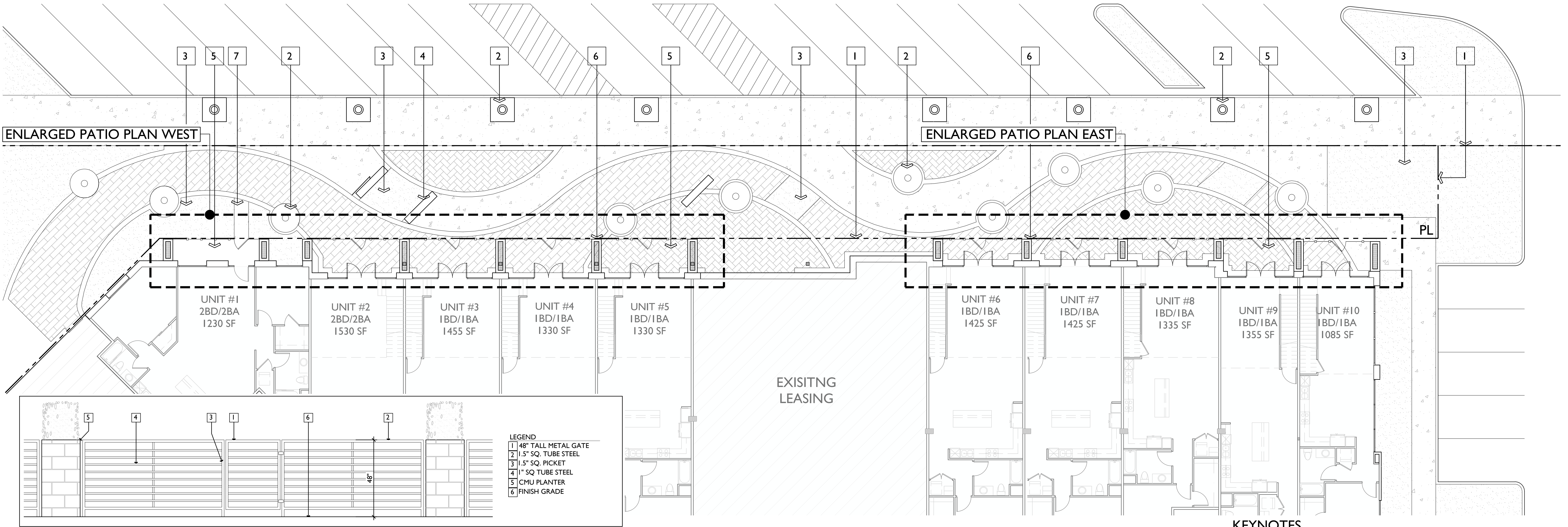
MARC APARTMENTS

BUILDING COMPOSITE

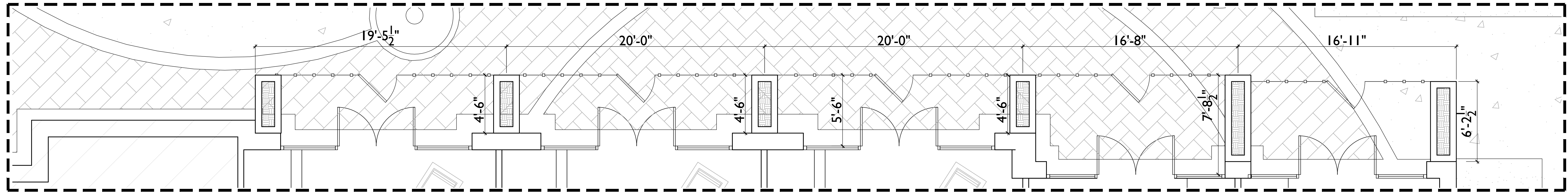
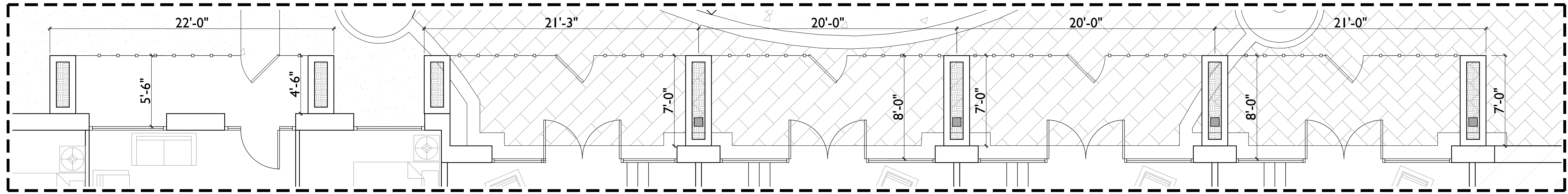


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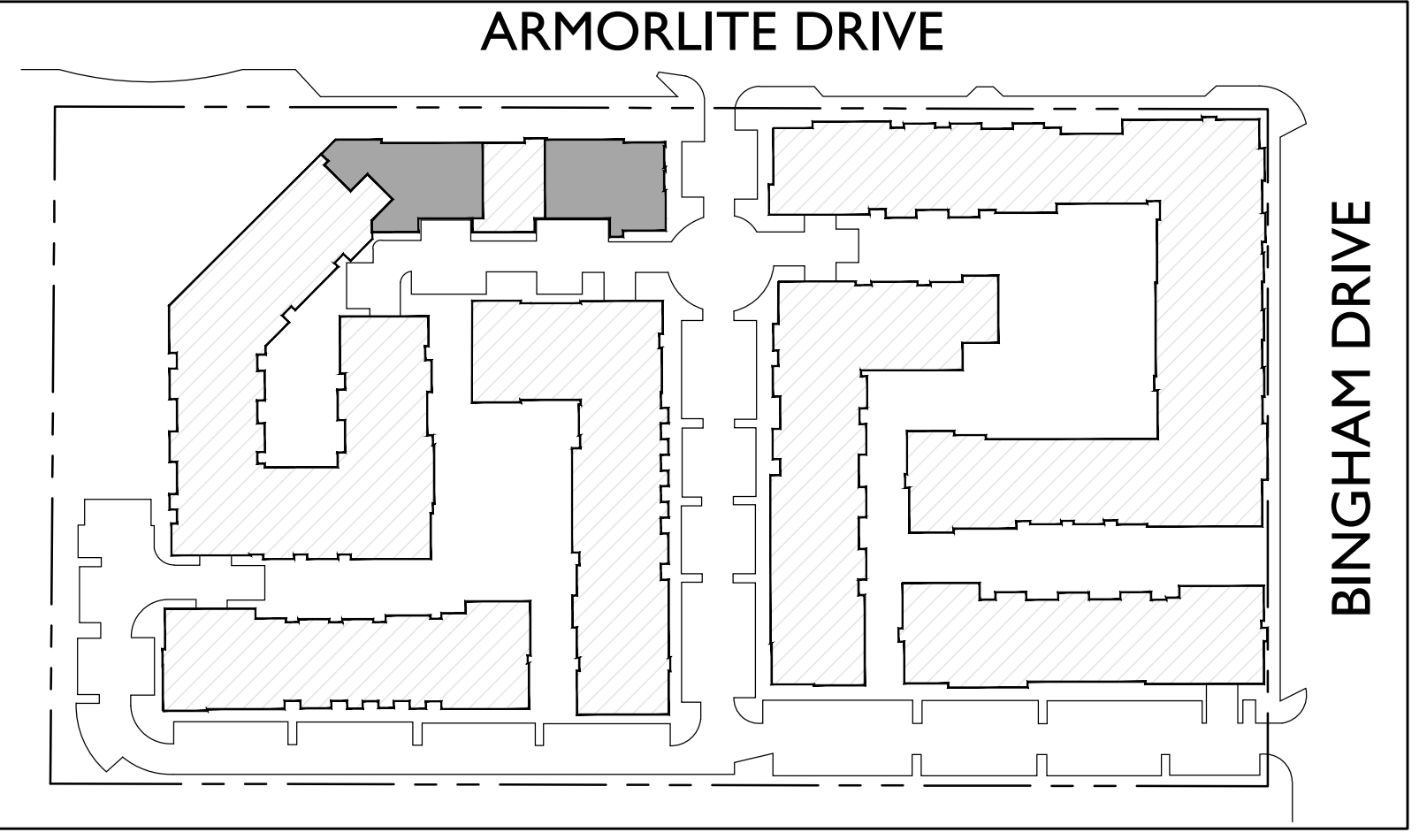


METAL FENCE AND GATE DETAIL



KEYNOTES

- 1 PROPERTY LINE
- 2 EXISTING TREE GRATES TO REMAIN, TYPICAL
- 3 EXISTING PLANTING TO REMAIN, TYPICAL
- 4 EXISTING BENCHES TO REMAIN, TYPICAL
- 5 PRIVATE PATIOS, TYPICAL - 48" HIGH METAL FENCING
- 6 48" HIGH PLANTER PATIO SEPARATION
- 7 PROPOSED WALKWAY





ELEVATION KEYNOTES

- 1 EXISTING STOREFRONTS TO REMAIN
- 2 PRIVATE PATIOS, TYPICAL - 48" HIGH METAL FENCING
- 3 CMU PLANTER

FRONT ELEVATION - ARMORLITE DRIVE



SAN MARCOS, CA

MARC APARTMENTS

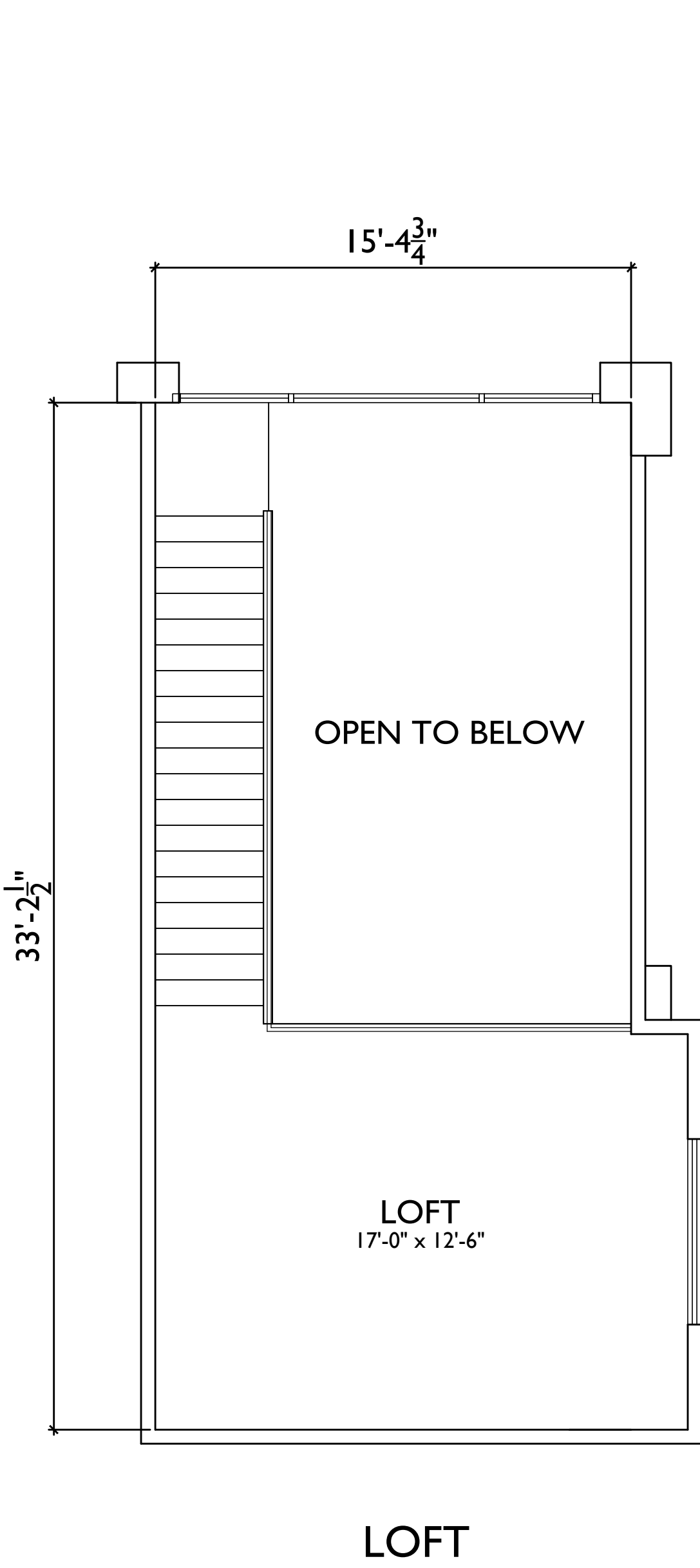
BUILDING ELEVATIONS / PERSPECTIVES

JULY 25, 2025
SCALE: 0 8 16 24

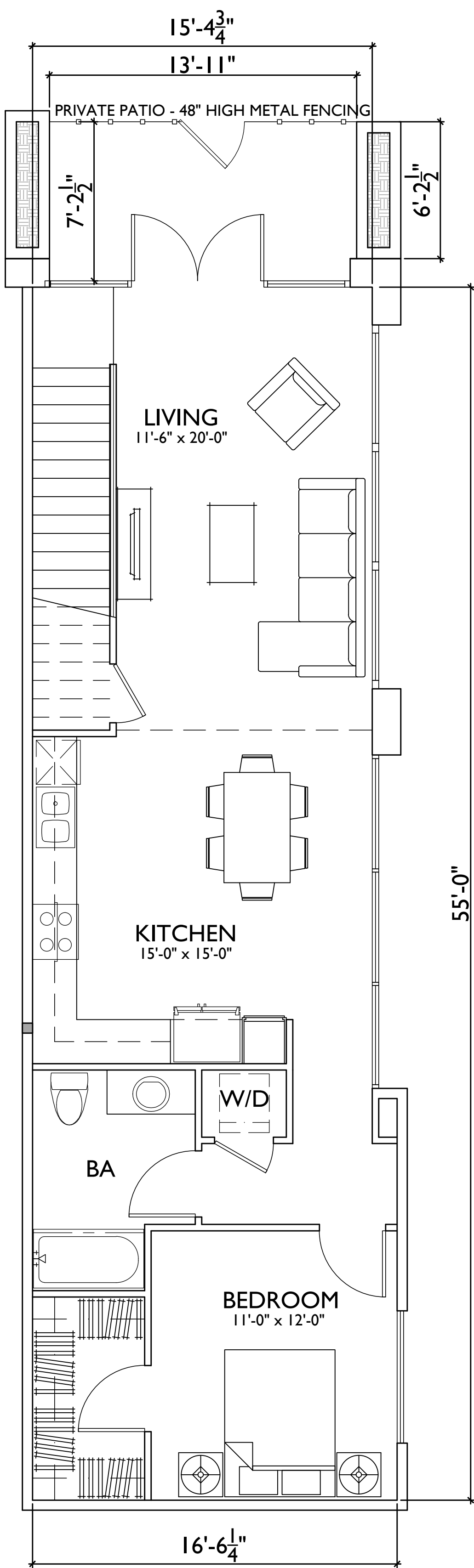
SUMMA
ARCHITECTURE

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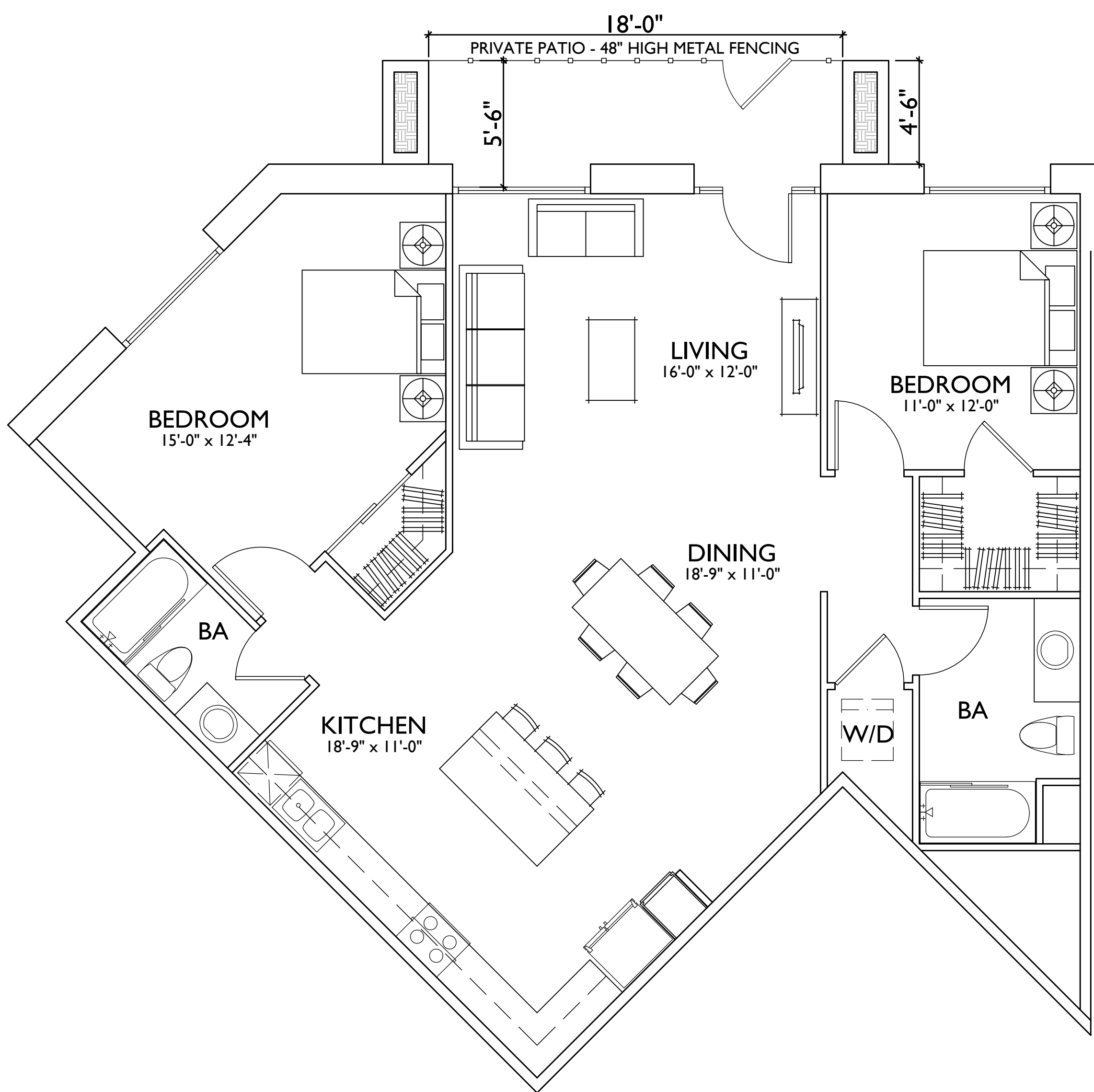
A-4



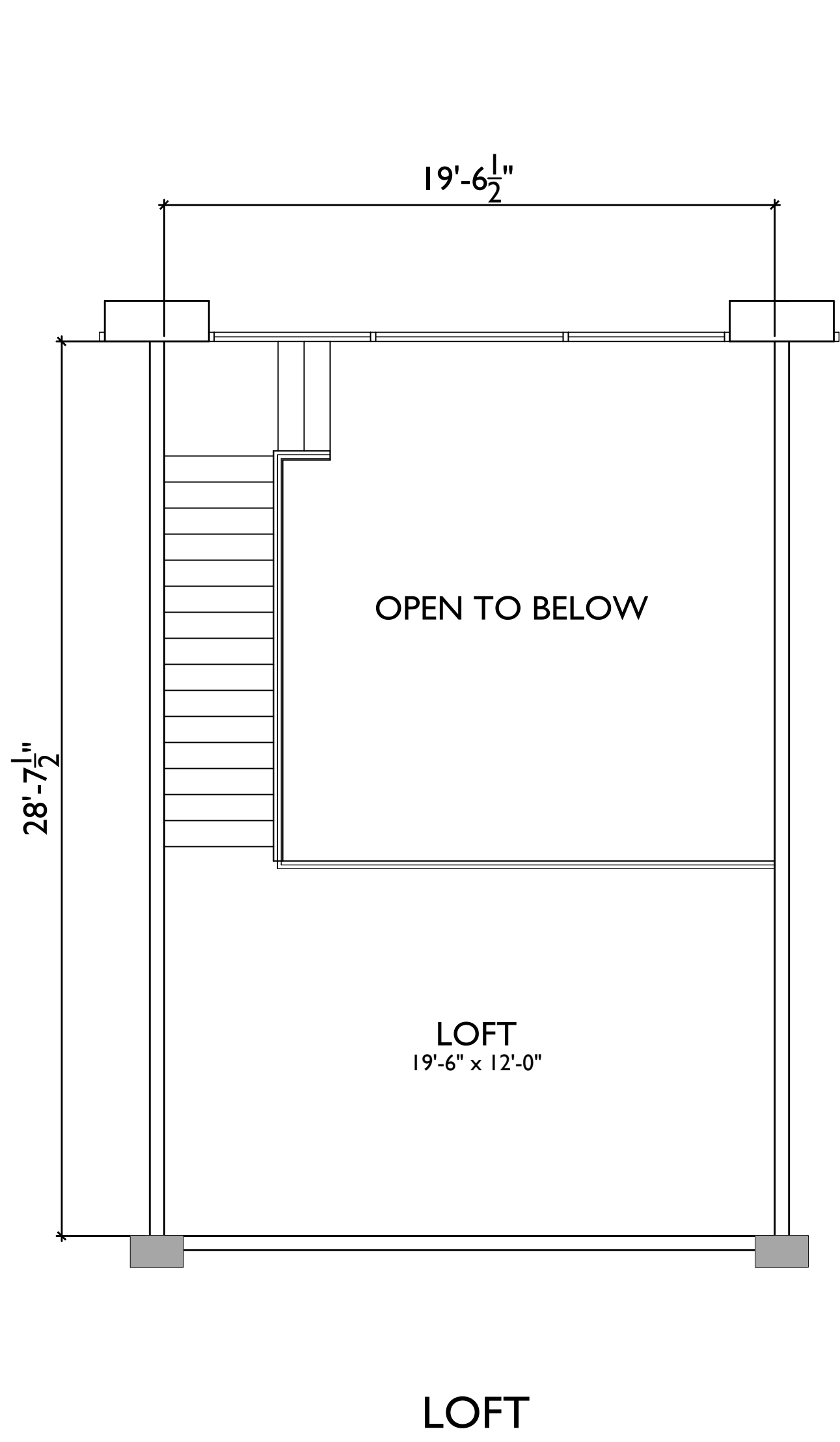
PLAN 1:	1BD+LOFT/1BA
FIRST FLOOR	865 S.F.
LOFT	220 S.F.
TOTAL	1085 S.F.



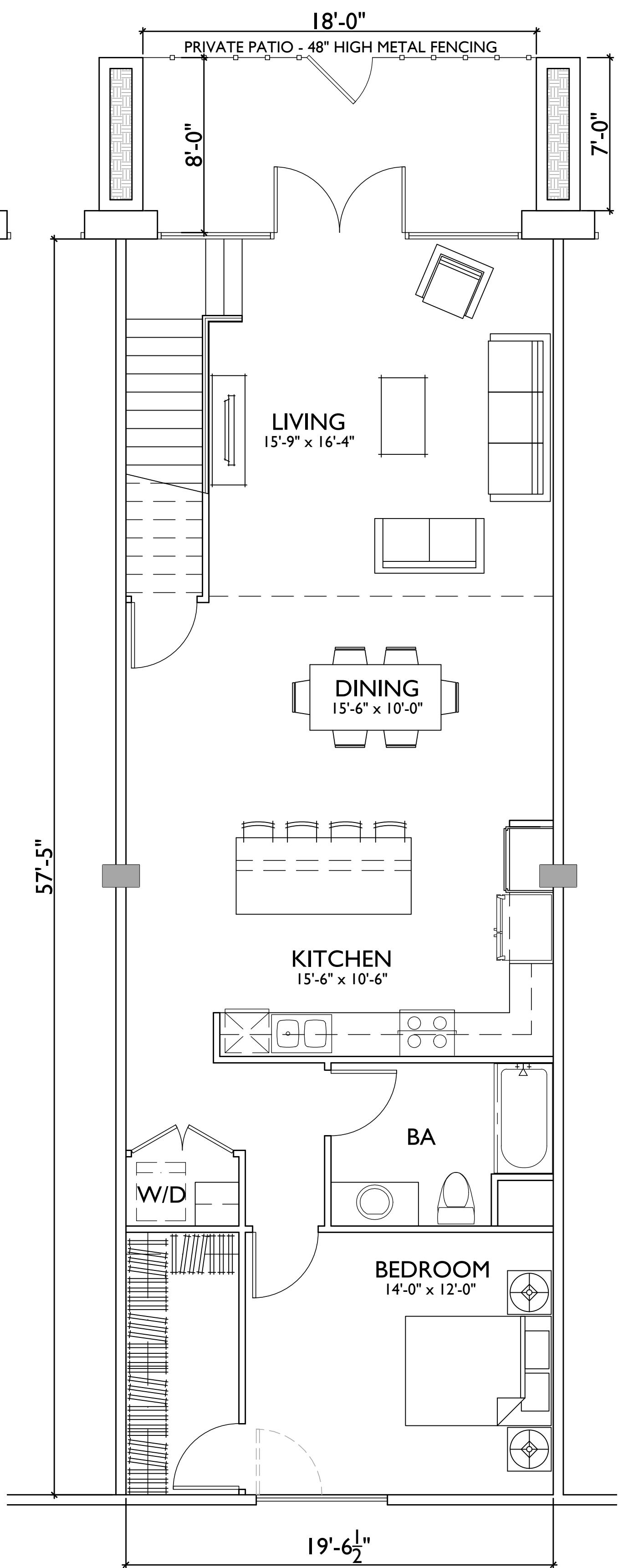
FIRST FLOOR



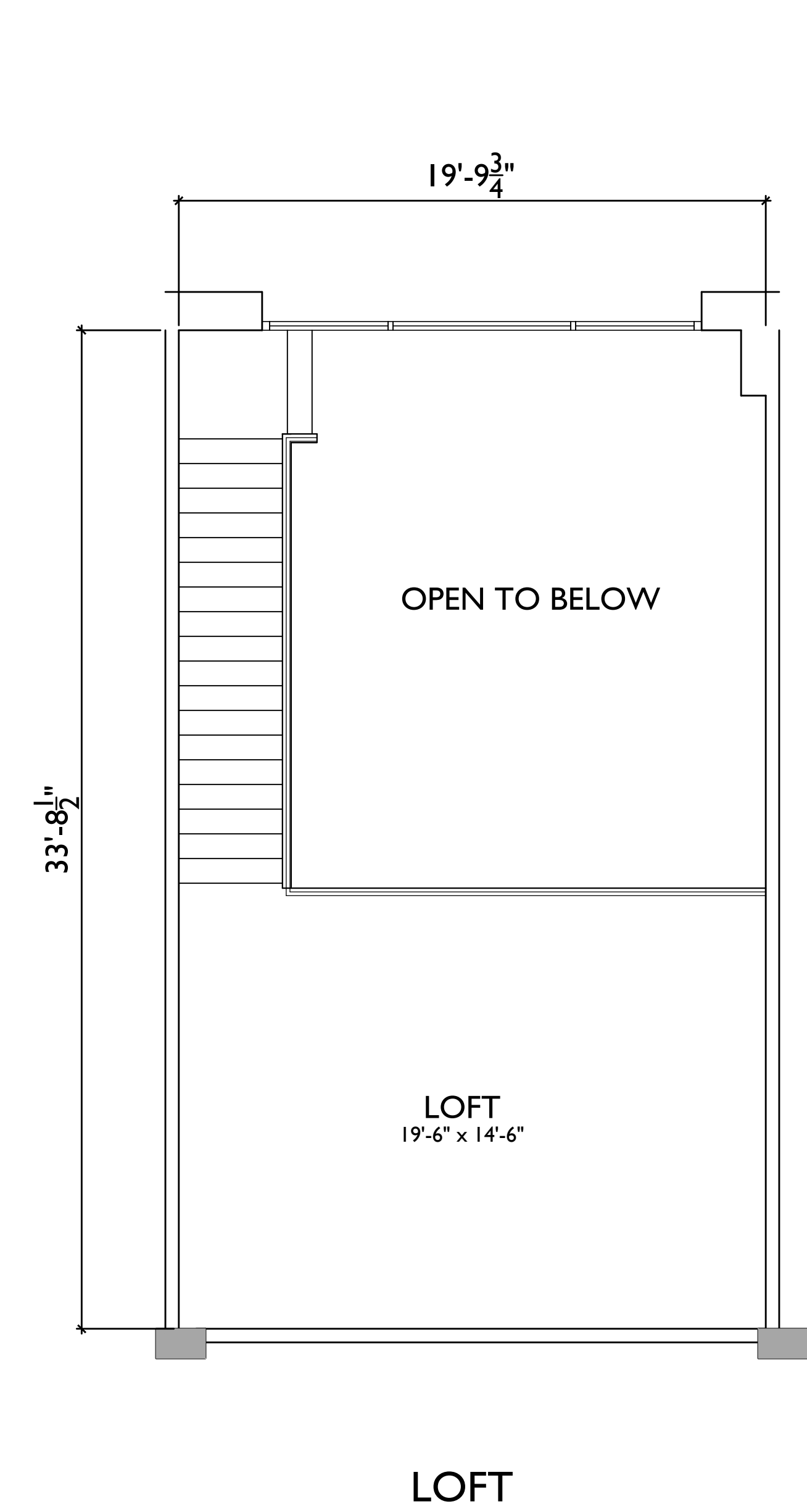
PLAN 2:	2BD/2BA
TOTAL	1230 S.F.



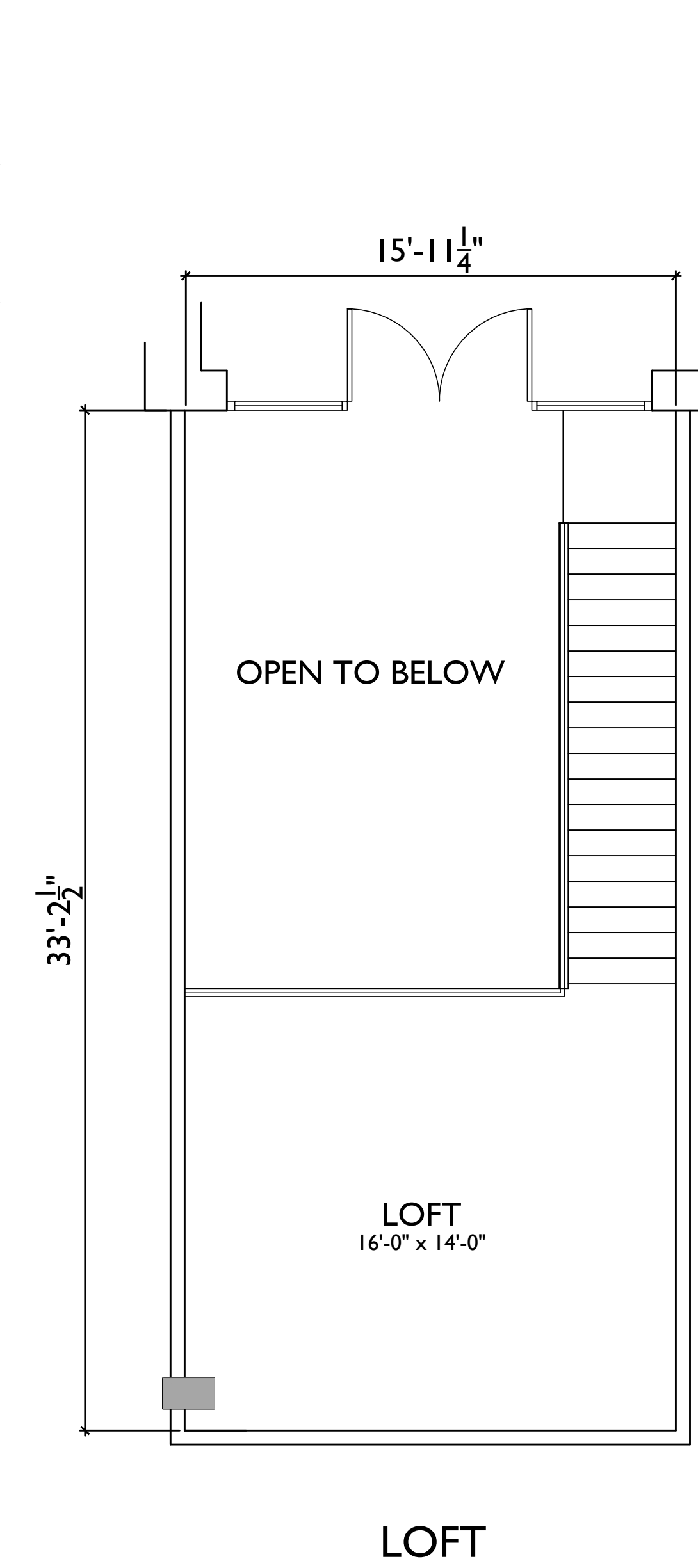
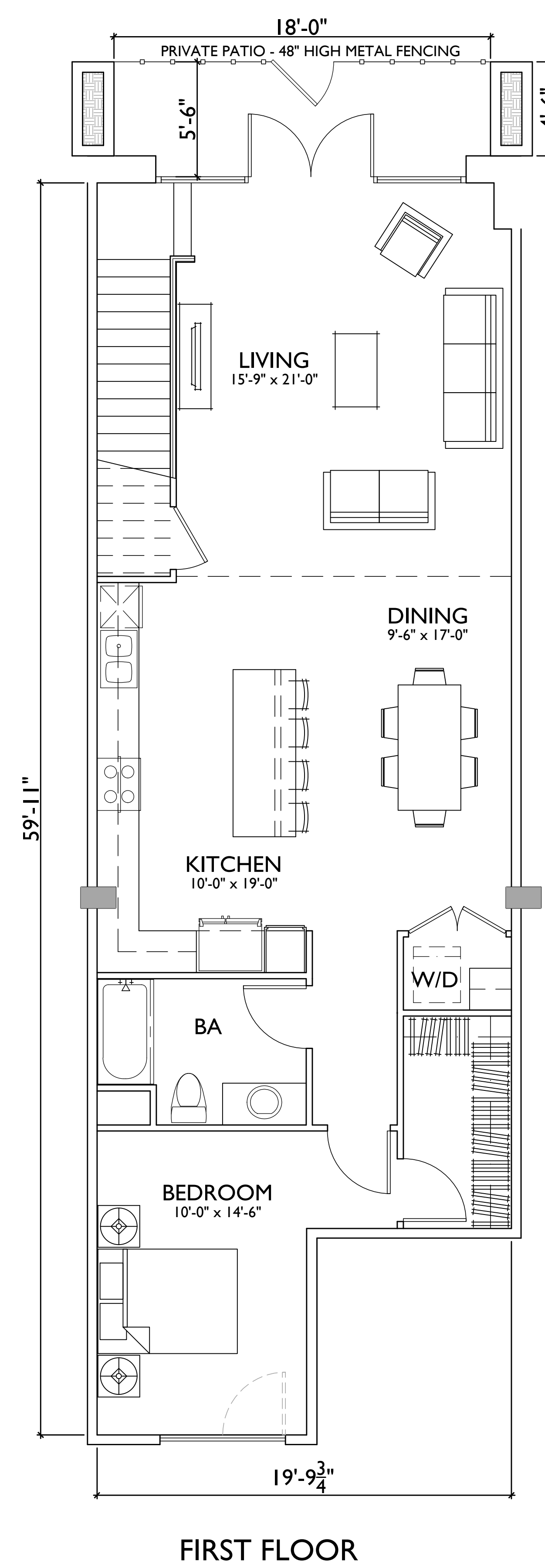
PLAN 3:	1BD+LOFT/1BA
FIRST FLOOR	1095 S.F.
LOFT	235 S.F.
TOTAL	1330 S.F.



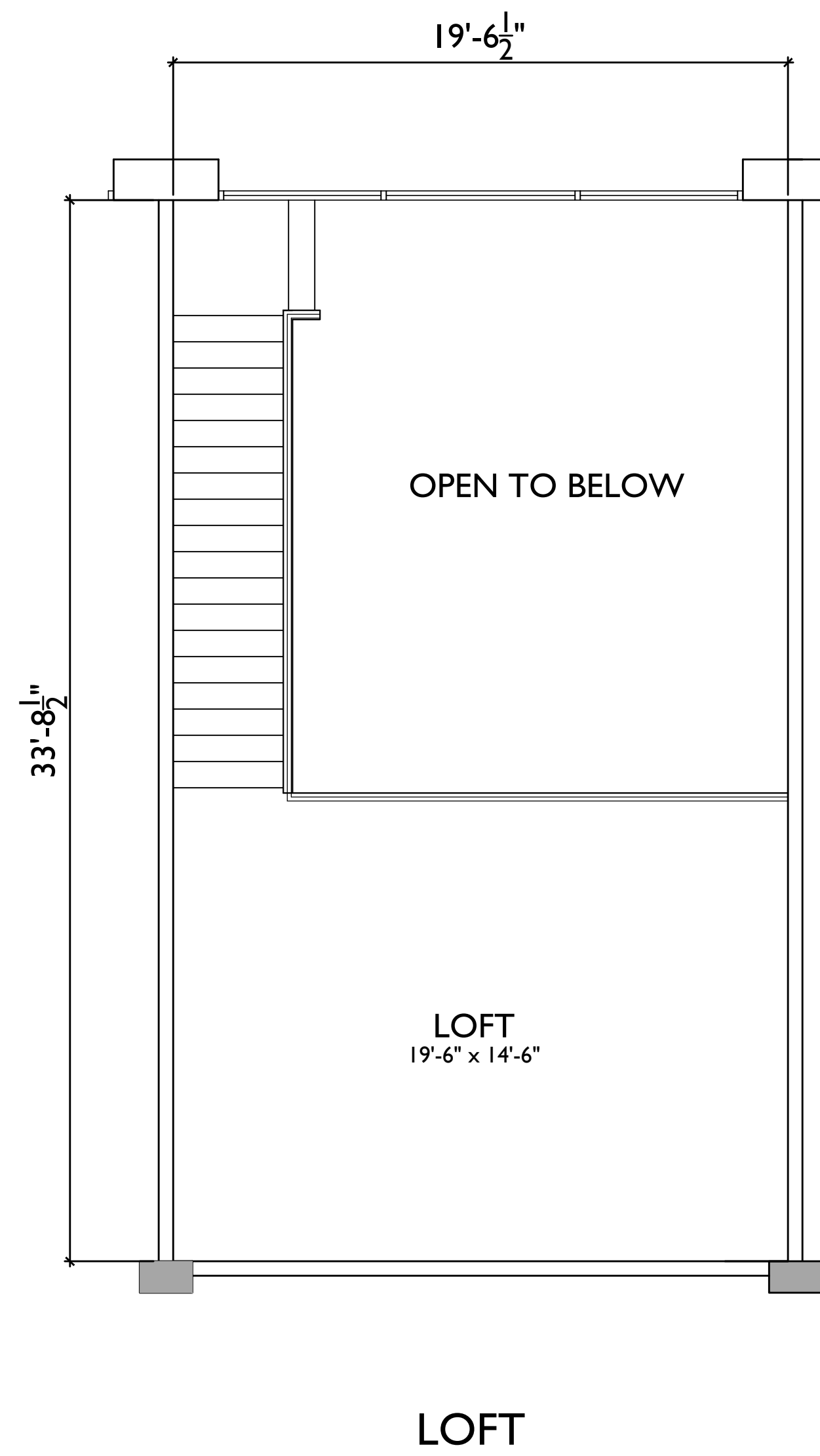
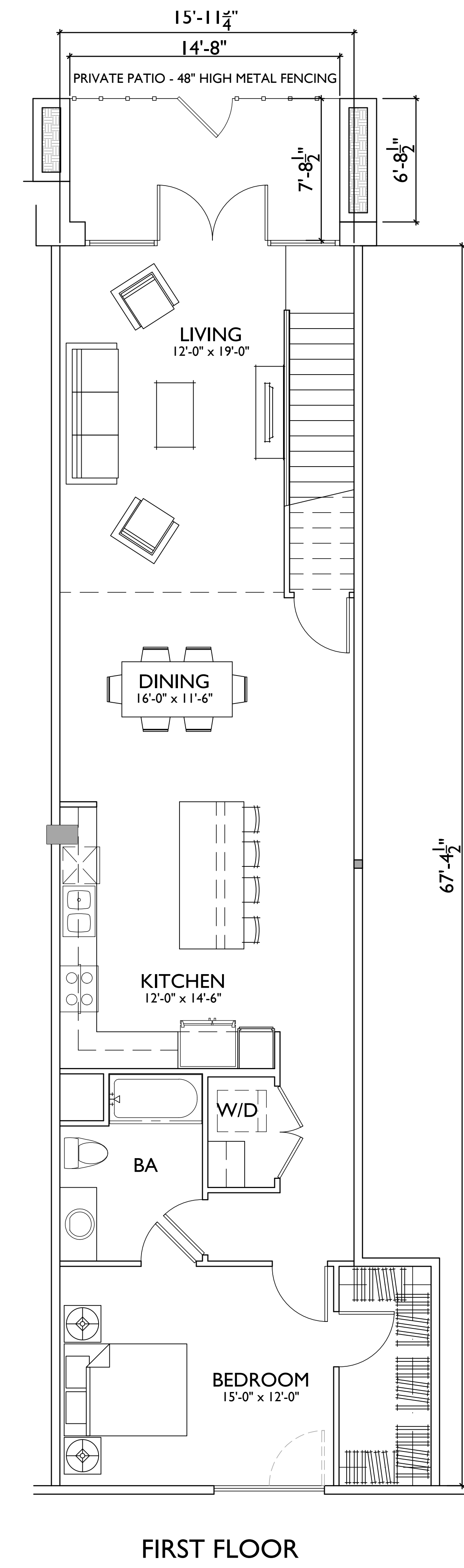
FIRST FLOOR



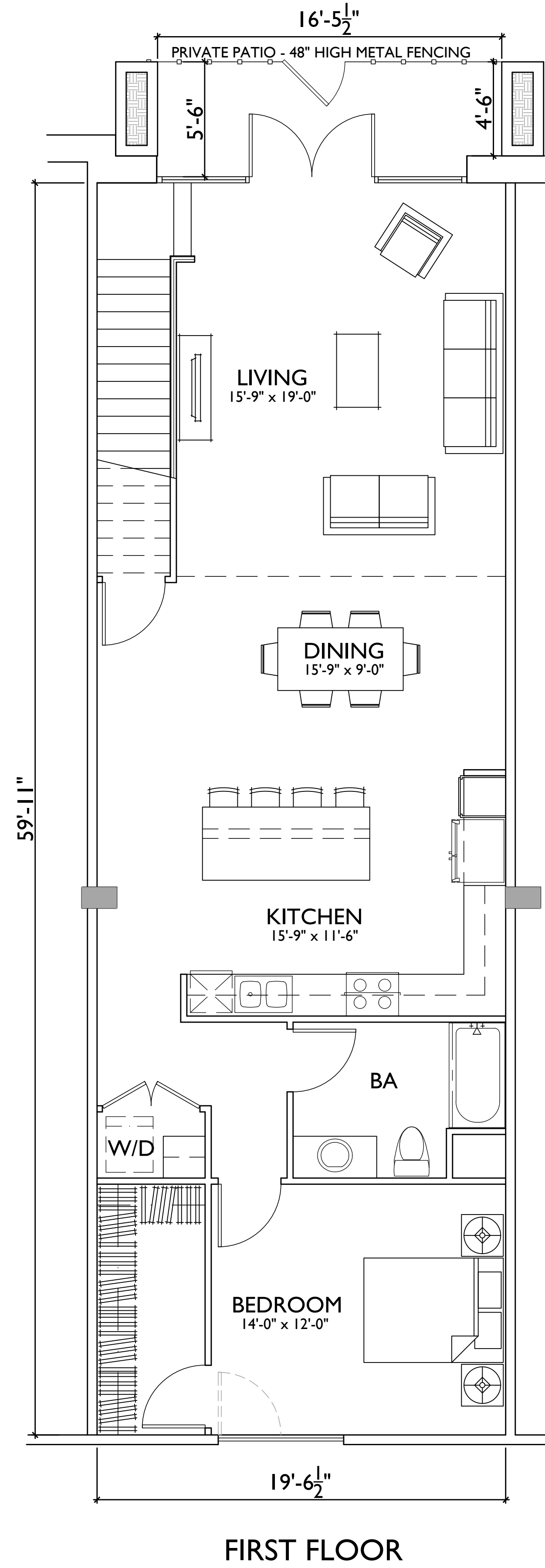
PLAN 4:	IBD+LOFT/IBA
FIRST FLOOR	1085 S.F.
LOFT	250 S.F.
TOTAL	1335 S.F.

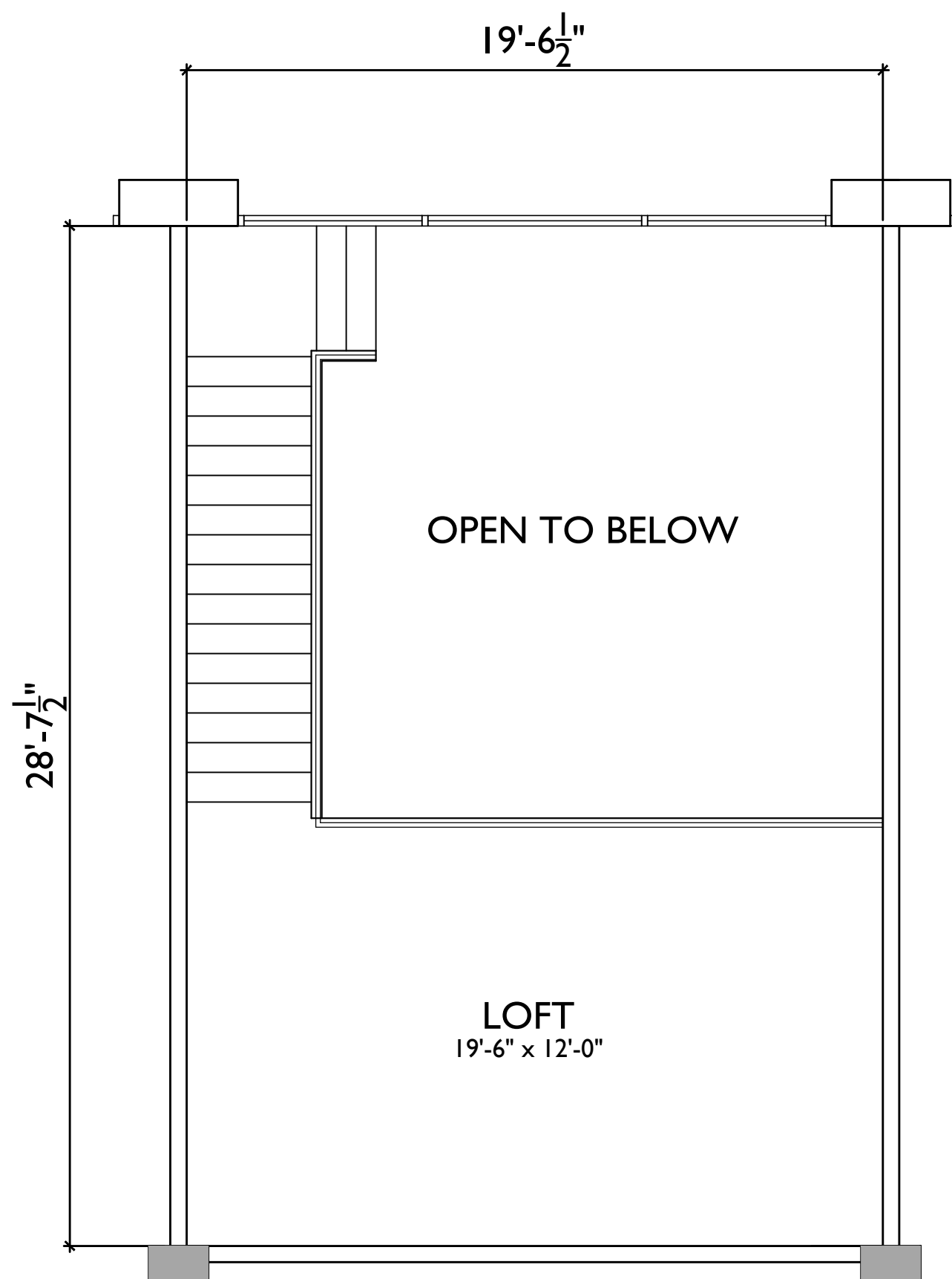


PLAN 5:	IBD+LOFT/IBA
FIRST FLOOR	1125 S.F.
LOFT	230 S.F.
TOTAL	1355 S.F.



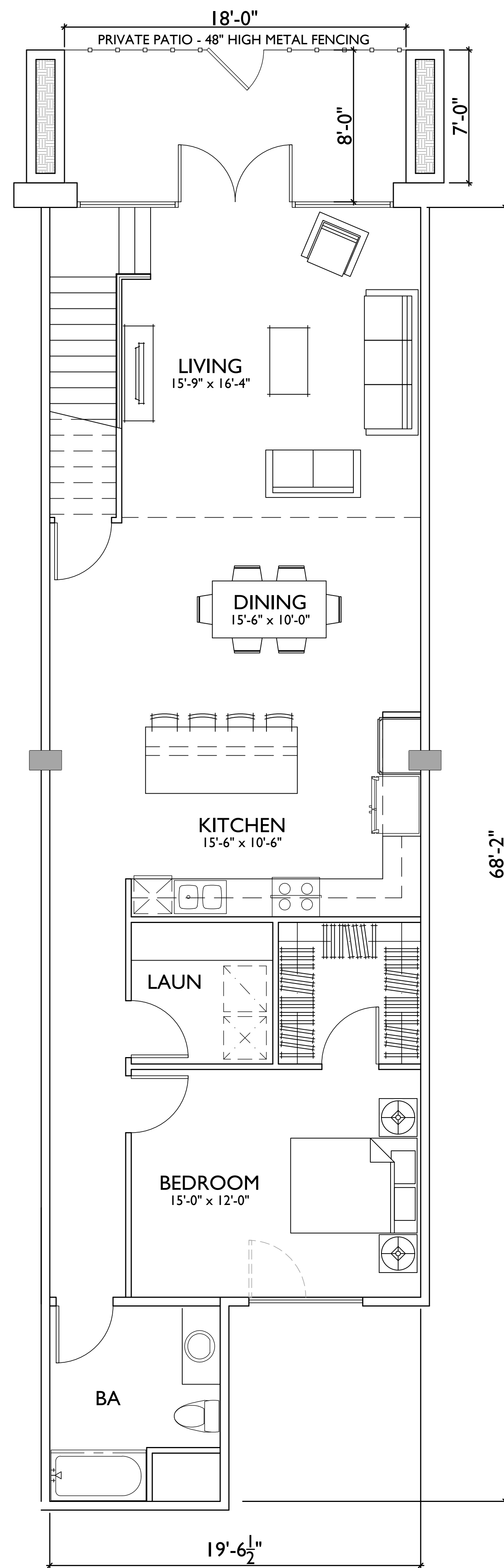
PLAN 6:	IBD+LOFT/IBA
FIRST FLOOR	1135 S.F.
LOFT	290 S.F.
TOTAL	1425 S.F.



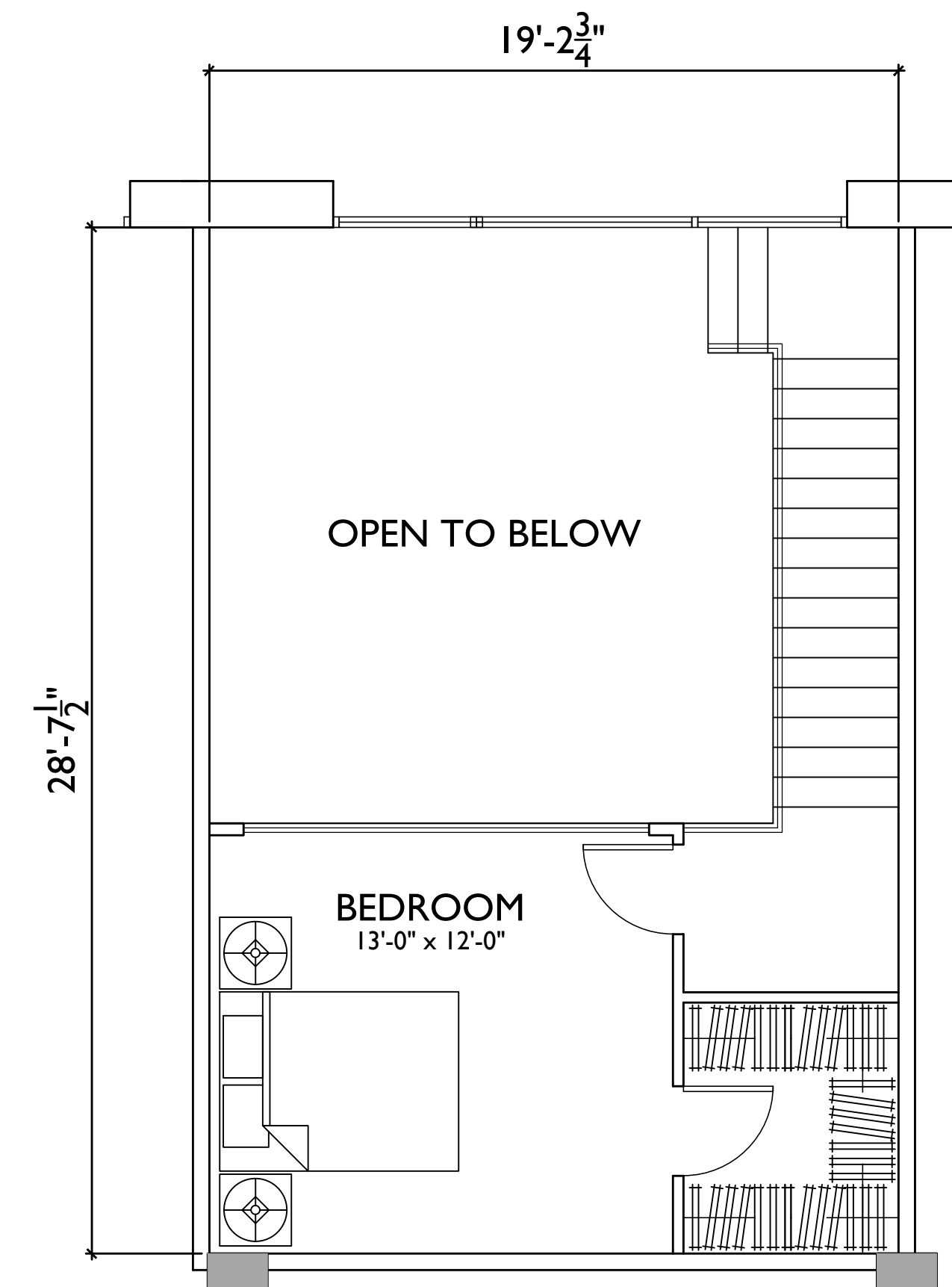


LOFT

PLAN 7:	1BD+LOFT/1BA
FIRST FLOOR	1220 S.F.
LOFT	235 S.F.
TOTAL	1455 S.F.

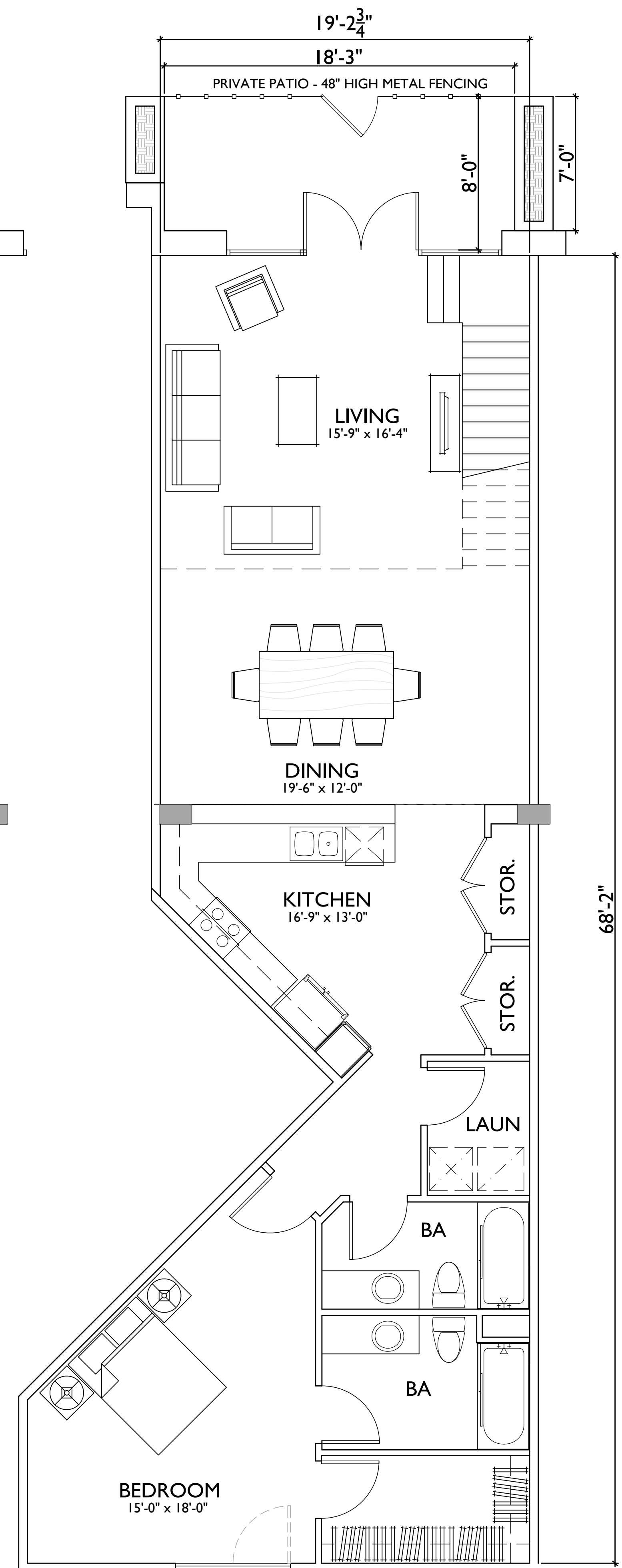


FIRST FLOOR



LOFT

PLAN 8:	2BD/2BA
FIRST FLOOR	1300 S.F.
LOFT	230 S.F.
TOTAL	1530 S.F.



FIRST FLOOR