



## **ATTACHMENT E**

## **PROJECT PLANS**



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**APPROVED**  
Signed \_\_\_\_\_ Date \_\_\_\_\_

SAN MARCOS, CA

MARC APARTMENTS

COVER SHEET

JULY 25, 2025

SCALE:



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

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

SHEET NUMBER  
A-01.1

MVE  
+ PARTNERS

1900 Main Street, Suite 800  
Irvine, California 92614  
949.809.3388  
www.mve-architects.com

PROJECT SUMMARY  
THE EXISTING DAVIA 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       | 180V1BA  | 650SF    |
| 39 UNIT AL      | 280D2BA  | 1105SF   |
| 152 UNIT B      | 180V1BA  | 749 SF   |
| 6 UNIT C        | 180V1BA  | 914SF    |
| 6 UNIT CL       | 280V2BA  | 1412 SF  |
| 12 UNIT CLD     | 280V2BA  | 1387 SF  |
| 88 UNIT D       | 280V2BA  | 874SF    |
| 31 UNIT E       | 280V2BA  | 1063 SF  |
| 5 UNIT EL       | 280V2BA  | 1320 SF  |
| 12 UNIT F       | 380V2BA  | 1260 SF  |
| 2 UNIT G        | 180V1BA  | 905SF    |
| 2 UNIT GL       | 280 LOP1 | 1110 SF  |
| 416 TOTAL UNITS |          |          |

| APPROVED PARKING SUMMARY | REQUIRED PARKING |
|--------------------------|------------------|
| RESIDENTIAL              | EXISTING         |
| 211 180' X 1.75          | 338              |
| 103 280' X 1.75          | 338              |
| 12 380' X 2.0            | 24               |
| TOTAL RES                | 699              |

| PROVIDED PARKING | TOTAL PROVIDED |
|------------------|----------------|
| RETAIL           | 45             |
| STREET           | 68             |
| OPEN             | 11             |
| TOTAL PROVIDED   | 723            |

| PROPOSED PARKING SUMMARY | REQUIRED PARKING |
|--------------------------|------------------|
| RESIDENTIAL              | EXISTING         |
| 211 180' X 1.75          | 338              |
| 103 280' X 1.75          | 338              |
| 12 380' X 2.0            | 24               |
| TOTAL RES                | 699              |

| PROVIDED PARKING | TOTAL PROVIDED |
|------------------|----------------|
| RETAIL           | 45             |
| STREET           | 68             |
| OPEN             | 11             |
| TOTAL PROVIDED   | 723            |

LEGEND  
\* LOCATION OF PROPOSED 14 SPACES

SITE INFORMATION  
SITE AREA: 11.79 ACRE  
ZONE: DAVIA 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 POOL 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.

SITE PLAN NOTES

--- 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.

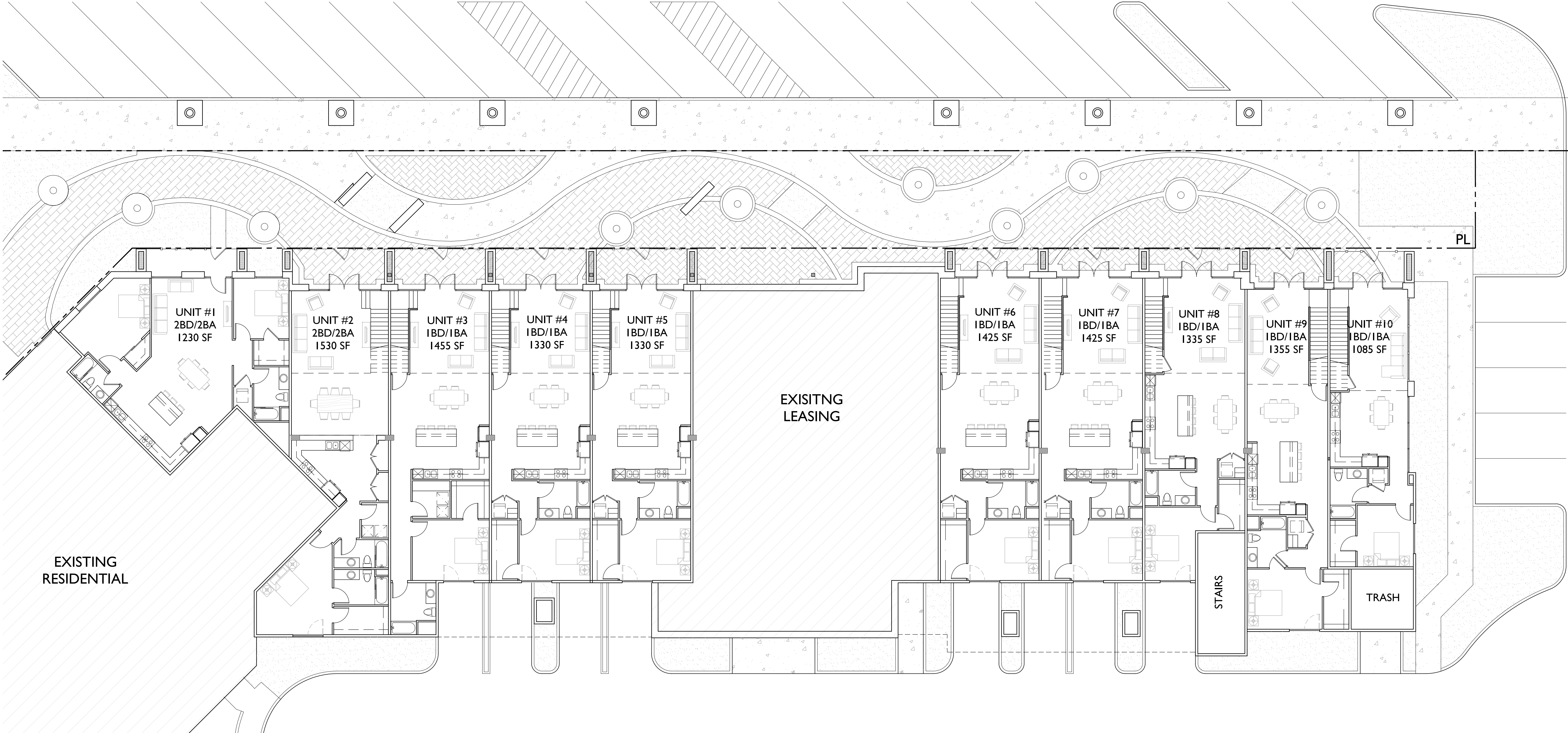
SITE PLAN LEGEND

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

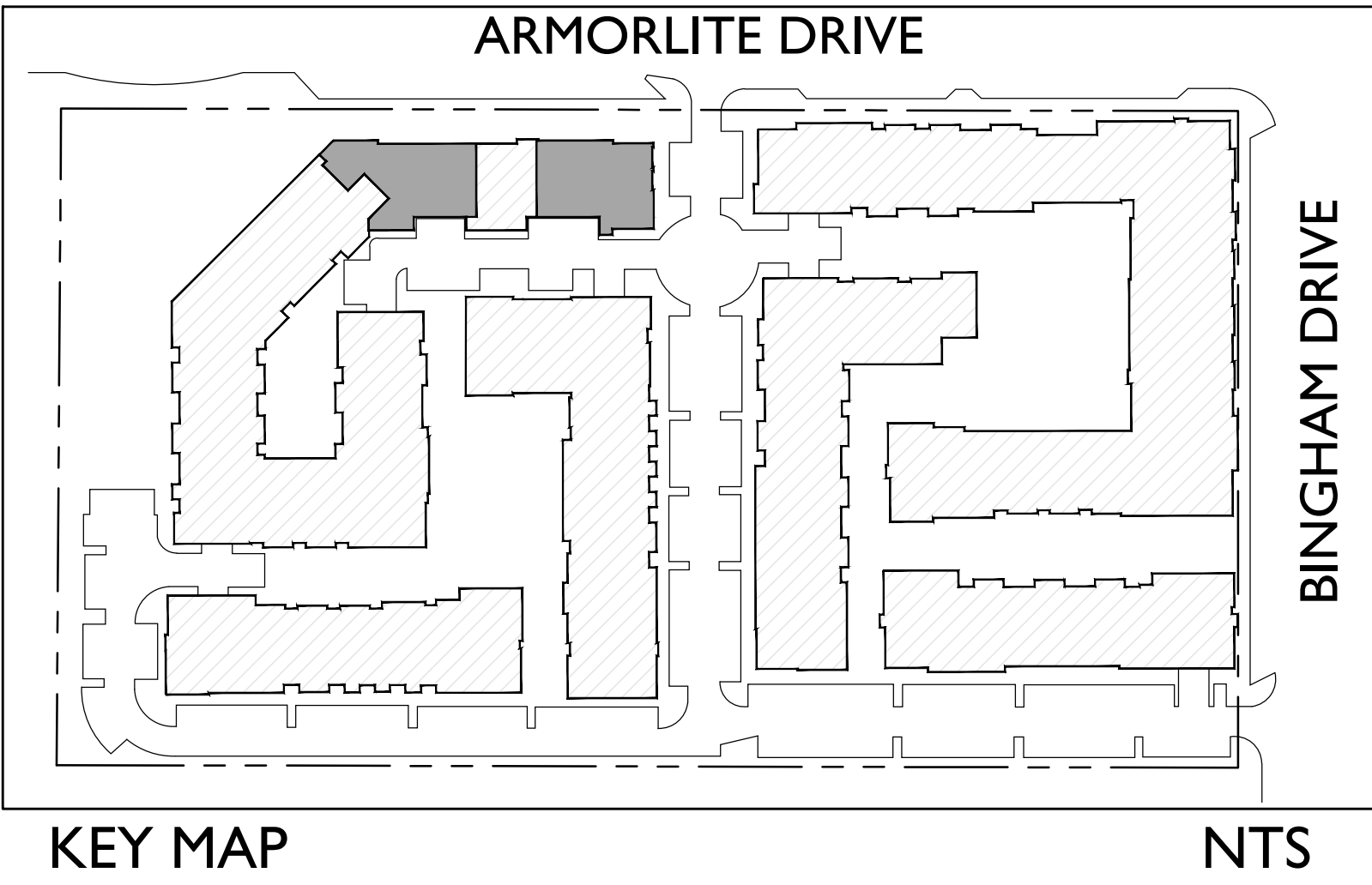
KEYNOTES

SITE PLAN 1"=30'-0" 1

ARMORLITE DRIVE



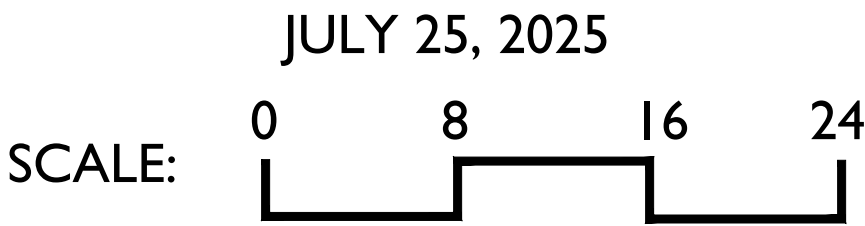
| UNIT SUMMARY |        |           |              |         |
|--------------|--------|-----------|--------------|---------|
| UNIT #1      | PLAN 2 | FLAT      | 2BD/2BA      | 1230 SF |
| UNIT #2      | PLAN 8 | FLAT+LOFT | 2BD/2BA      | 1530 SF |
| UNIT #3      | PLAN 7 | FLAT+LOFT | IBD+LOFT/IBA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



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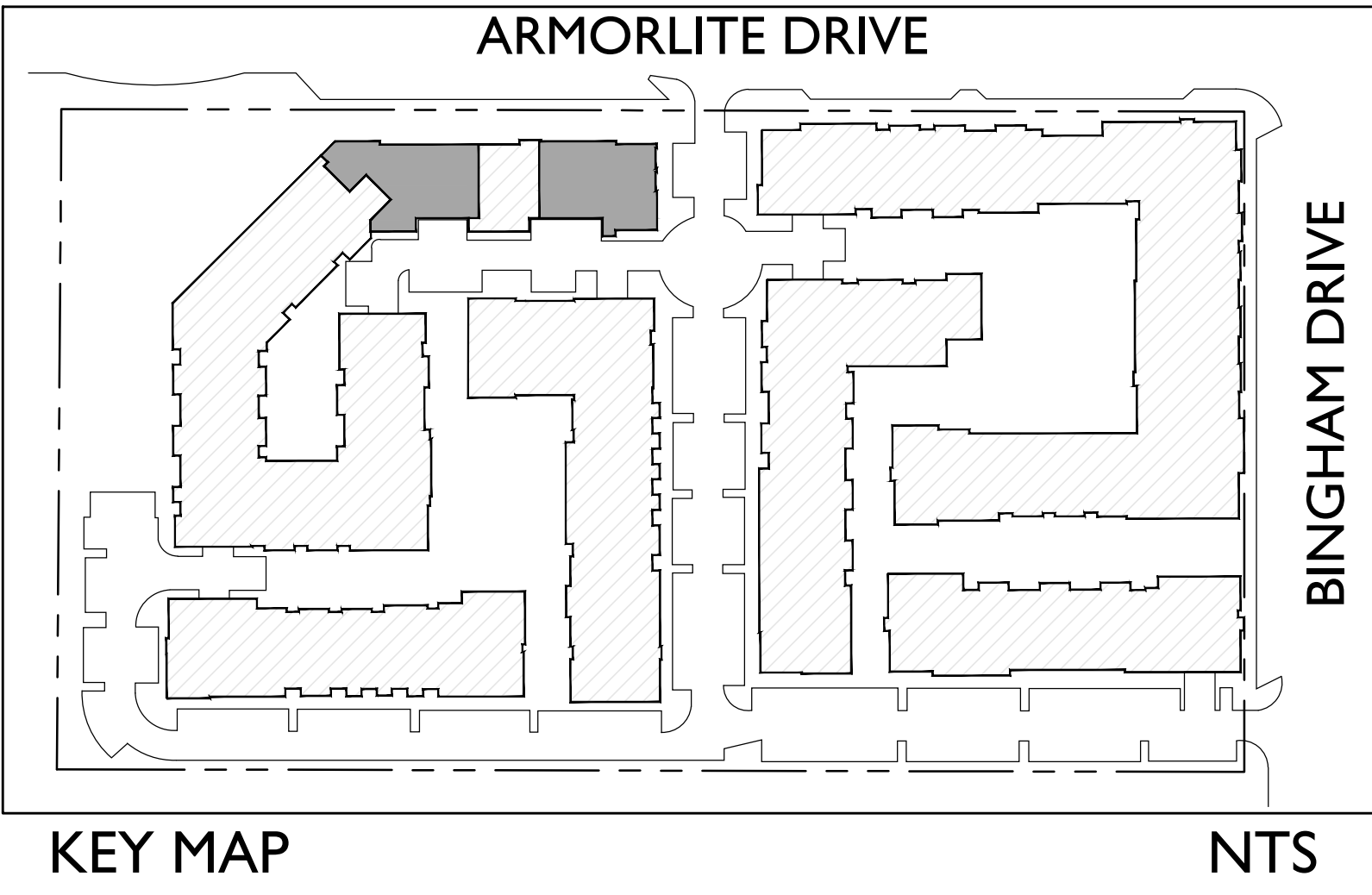
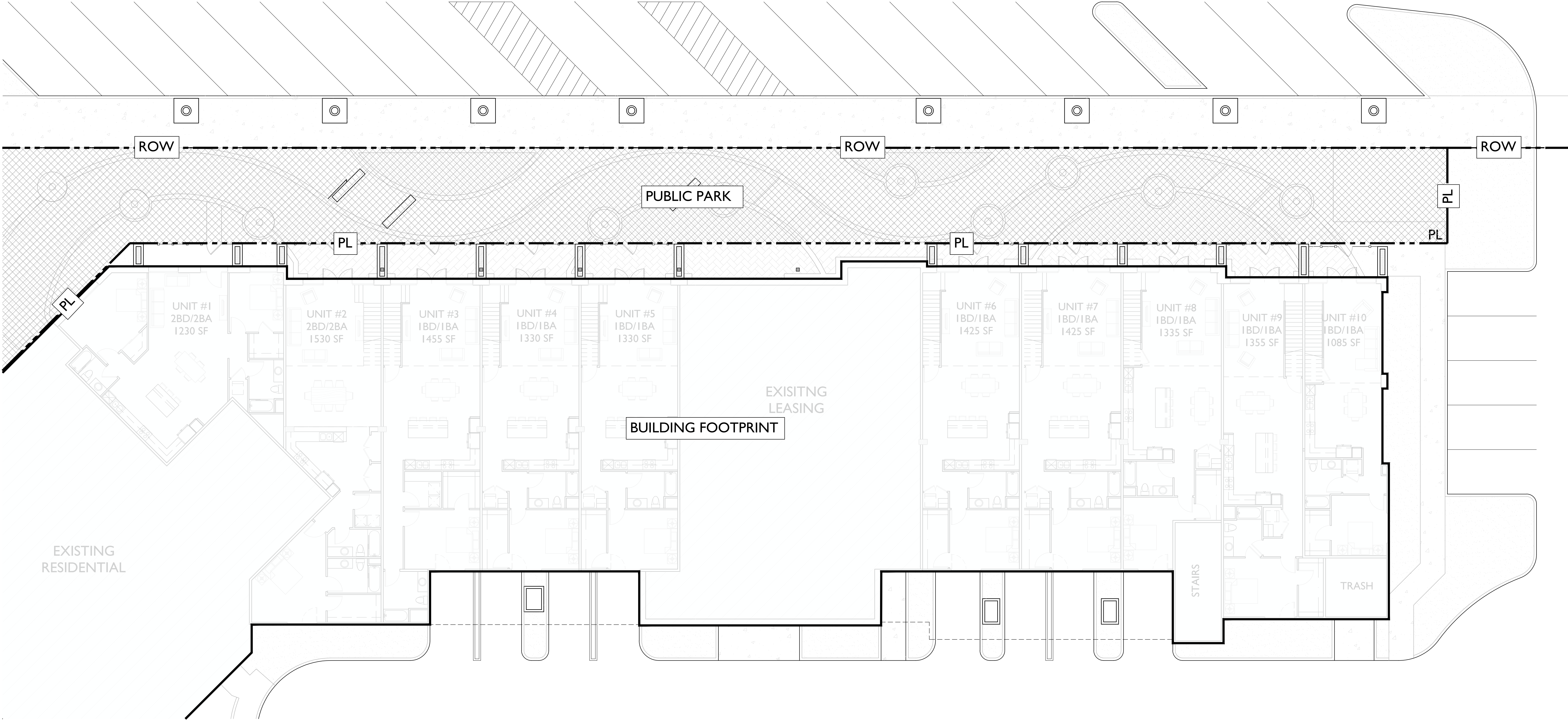
MARC APARTMENTS

BUILDING COMPOSITE



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Bonsall, CA 92003  
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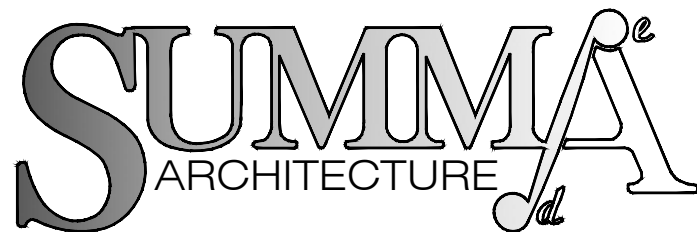
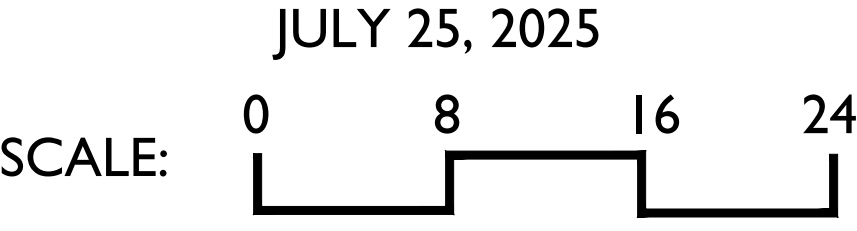
ARMORLITE DRIVE



SAN MARCOS, CA

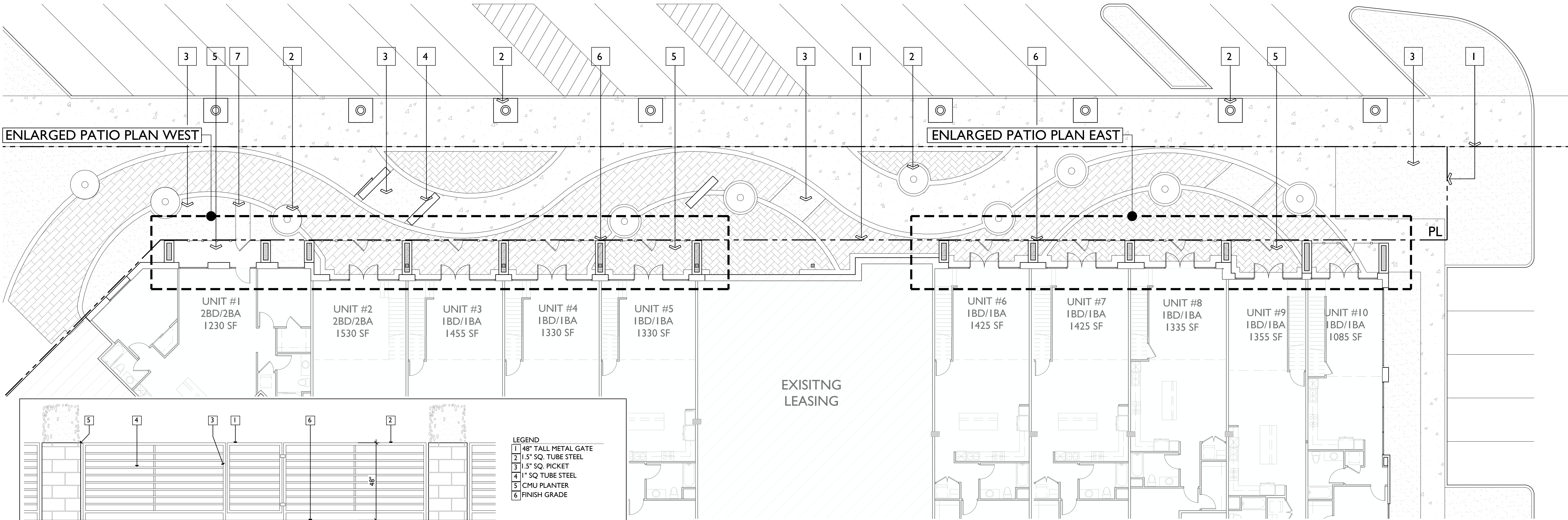
MARC APARTMENTS

ROW PLAN

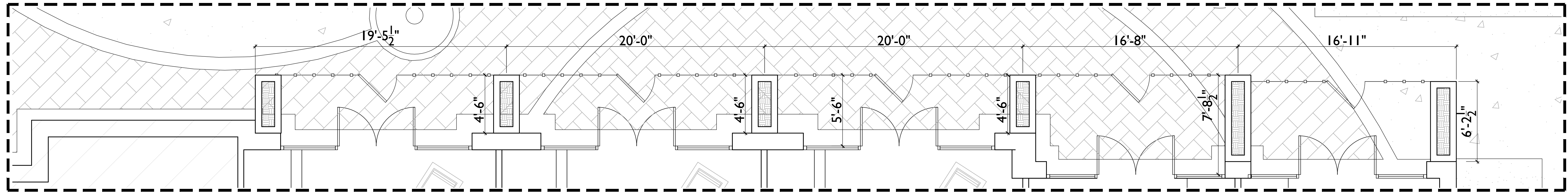
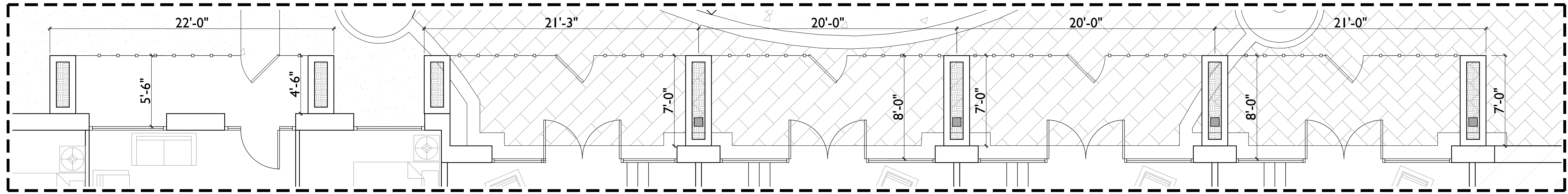


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A-2

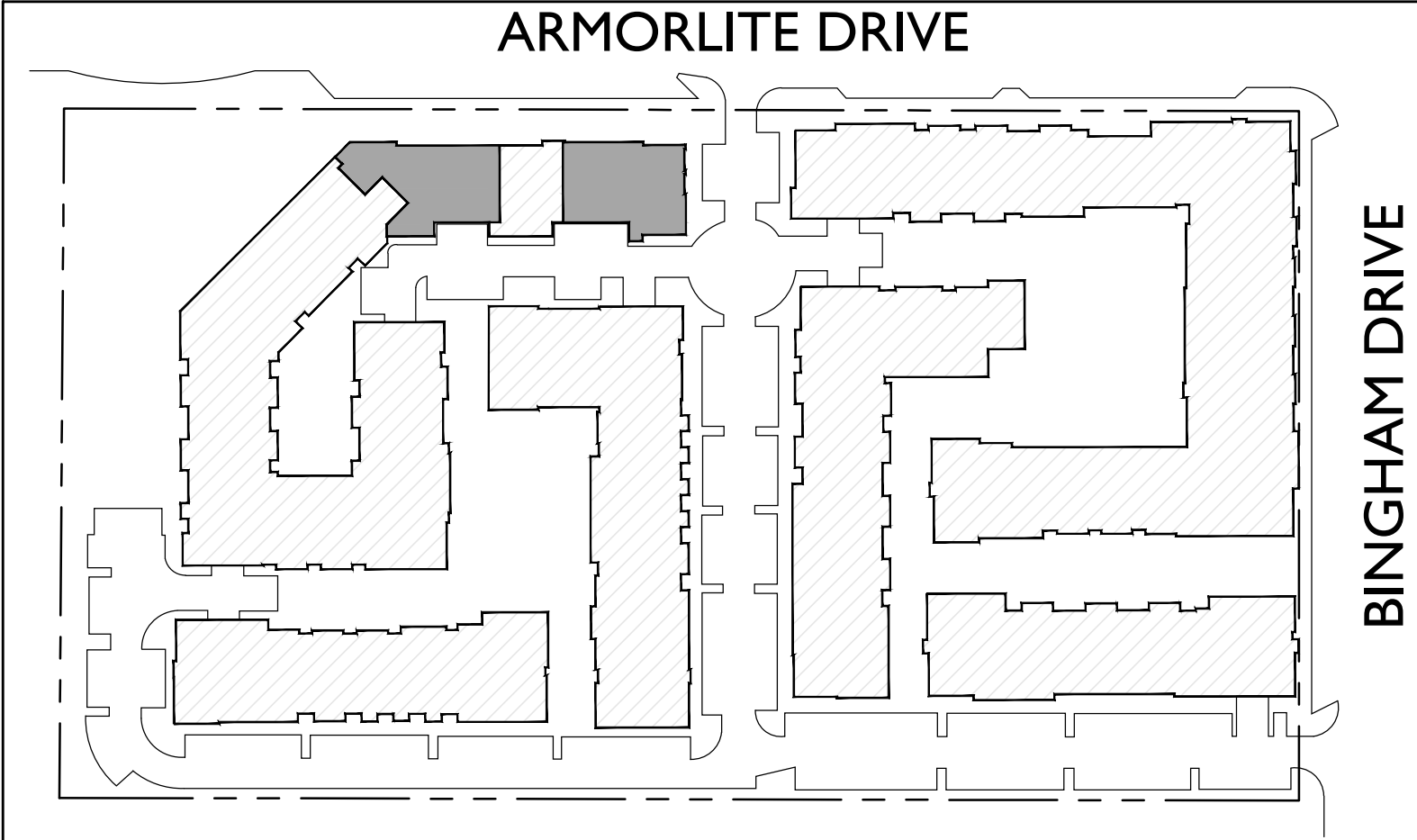


METAL FENCE AND GATE DETAIL



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



KEY MAP

NTS



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

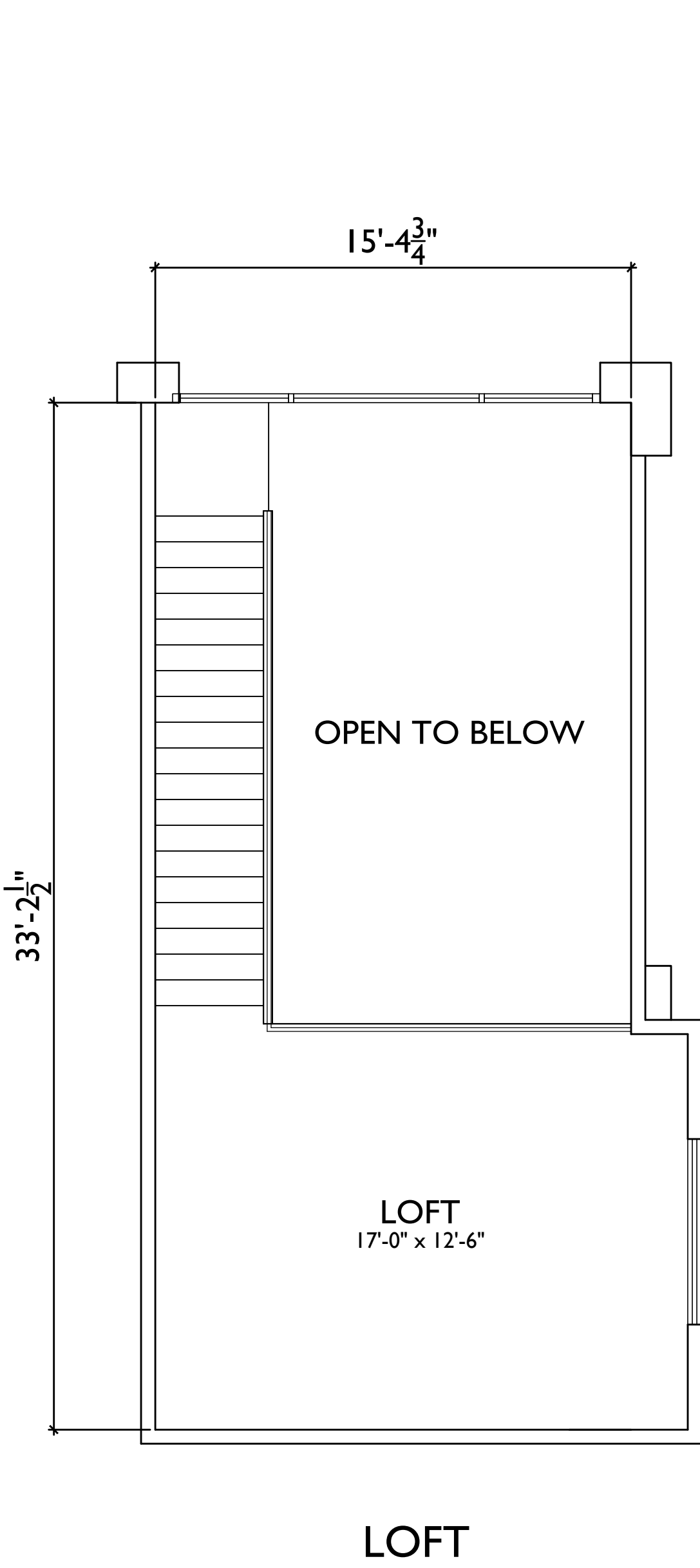
BUILDING ELEVATIONS / PERSPECTIVES

JULY 25, 2025  
SCALE: 0 8 16 24

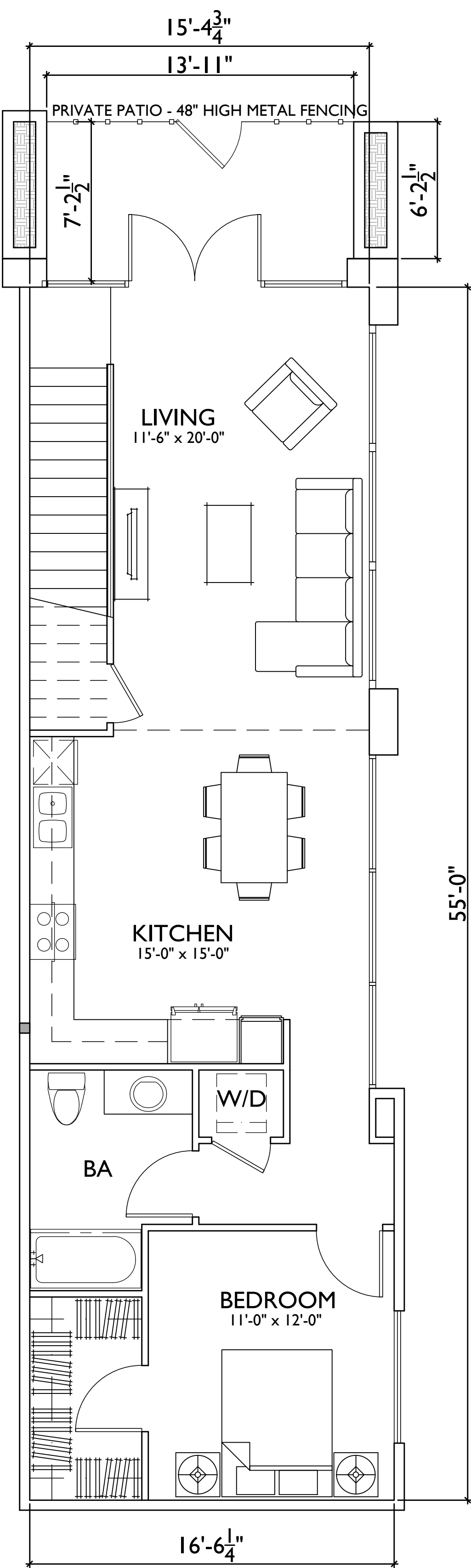
**SUMMA**  
ARCHITECTURE

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

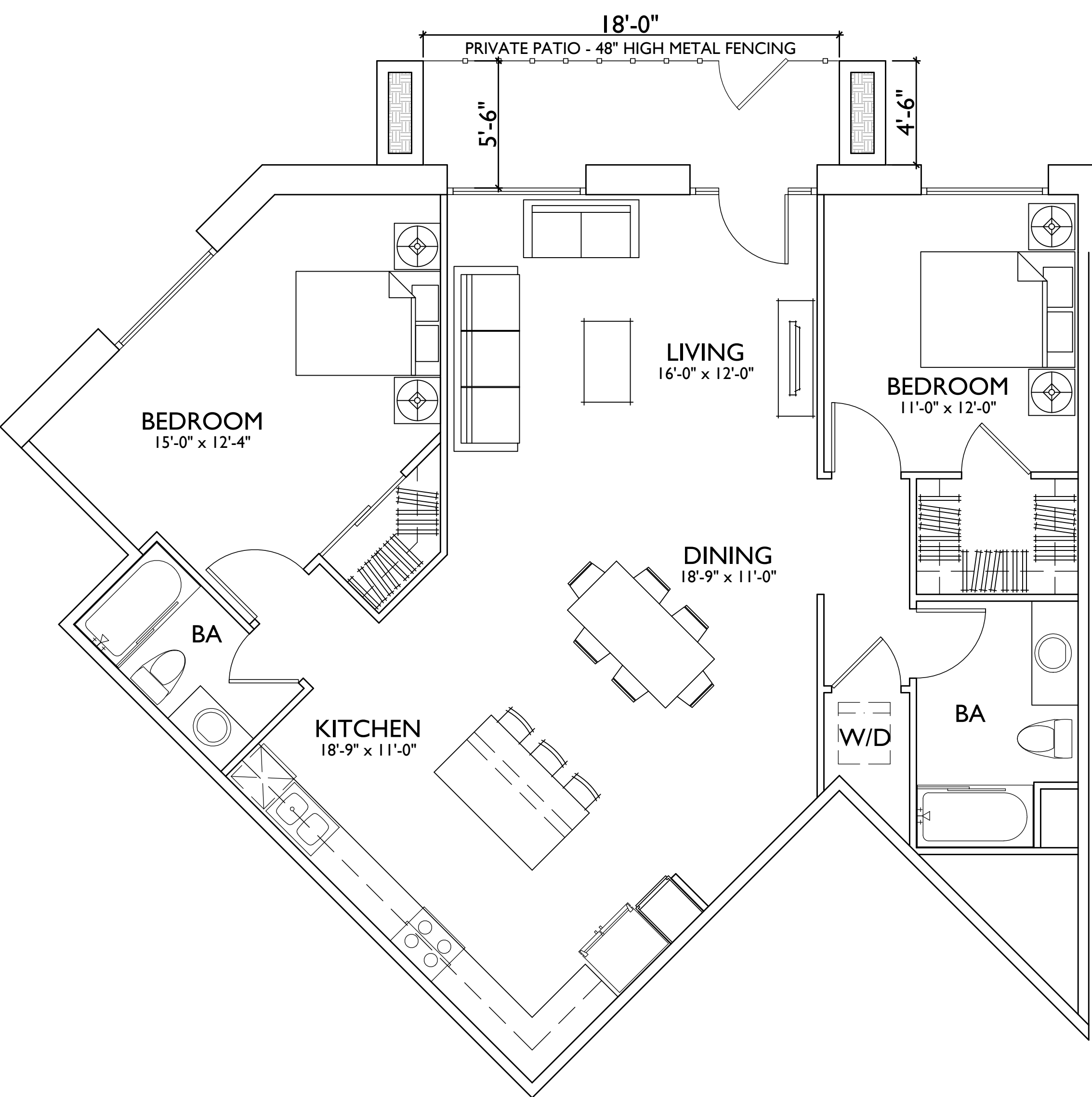
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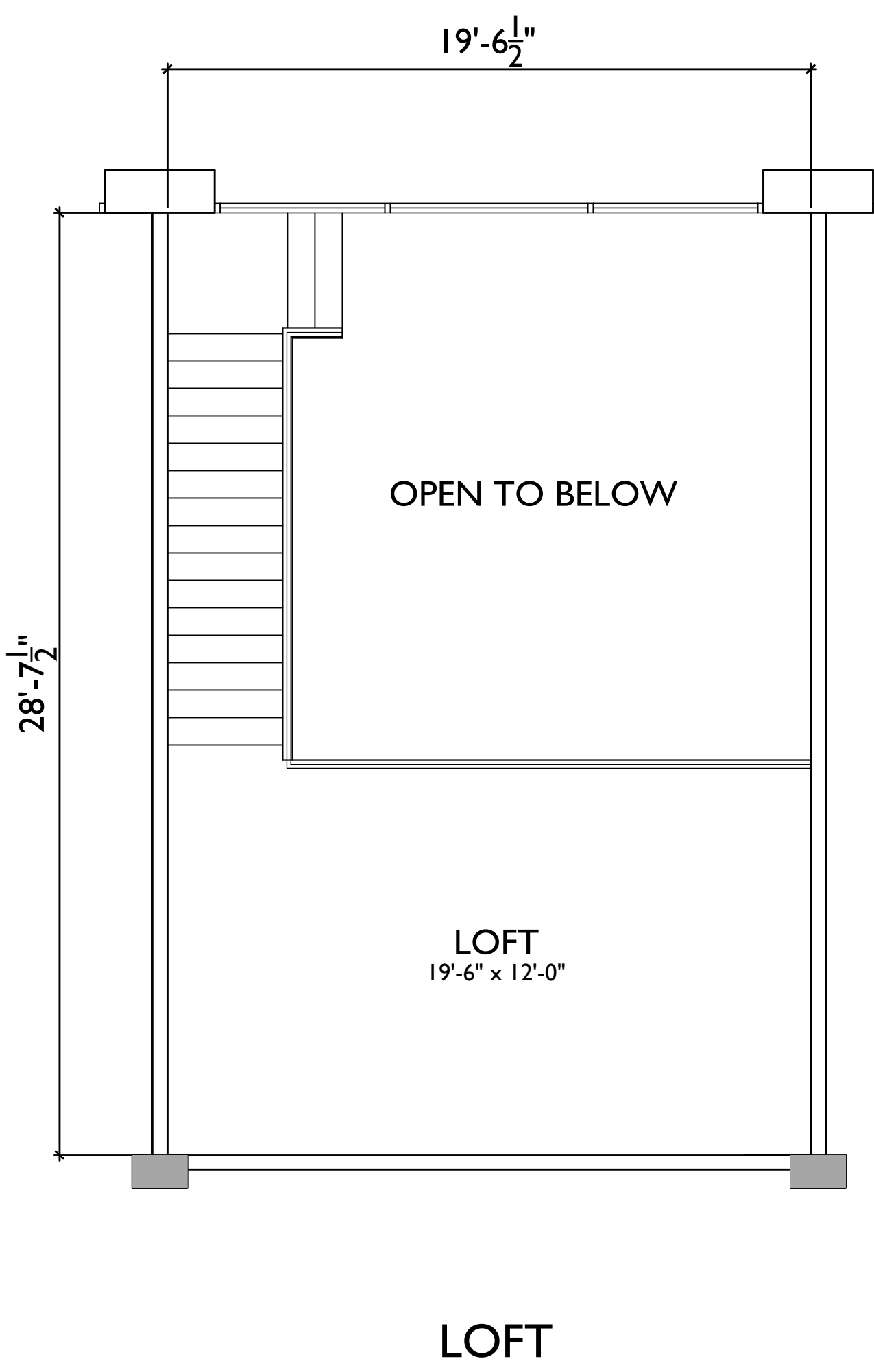
|             |              |
|-------------|--------------|
| PLAN 1:     | 1BD+LOFT/1BA |
| FIRST FLOOR | 865 S.F.     |
| LOFT        | 220 S.F.     |
| TOTAL       | 1085 S.F.    |



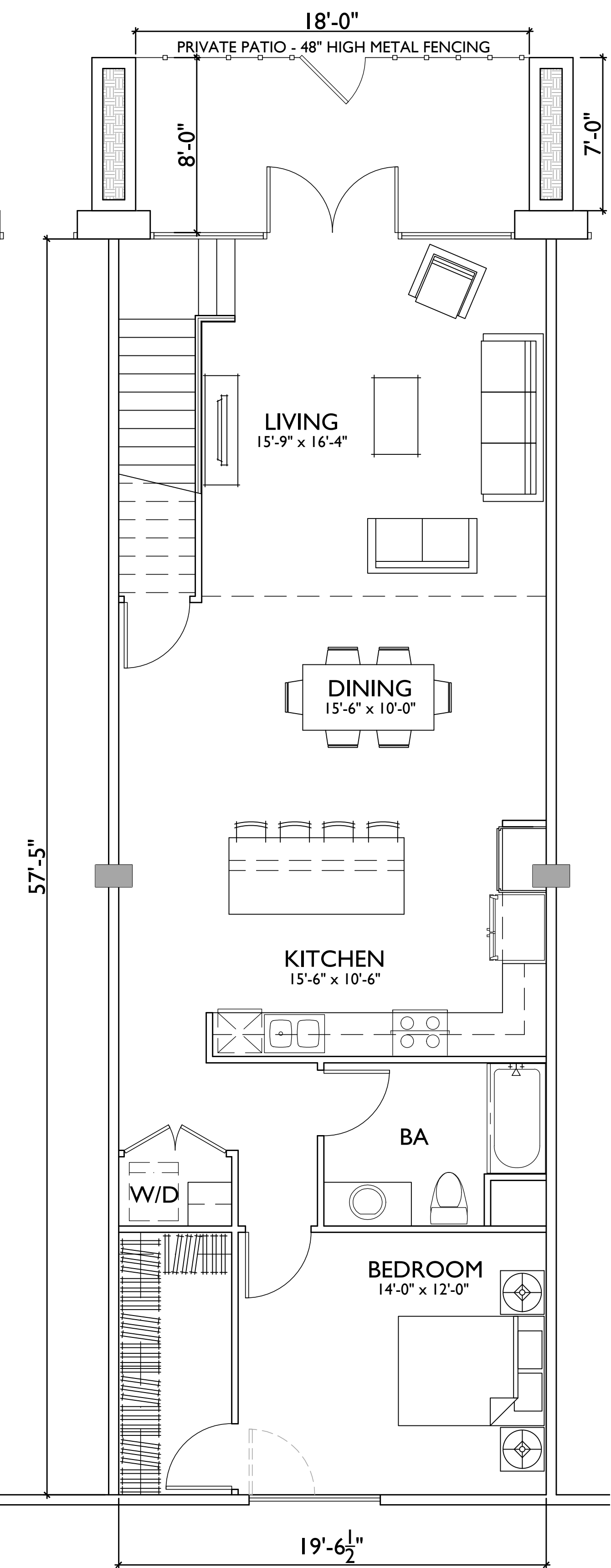
FIRST FLOOR



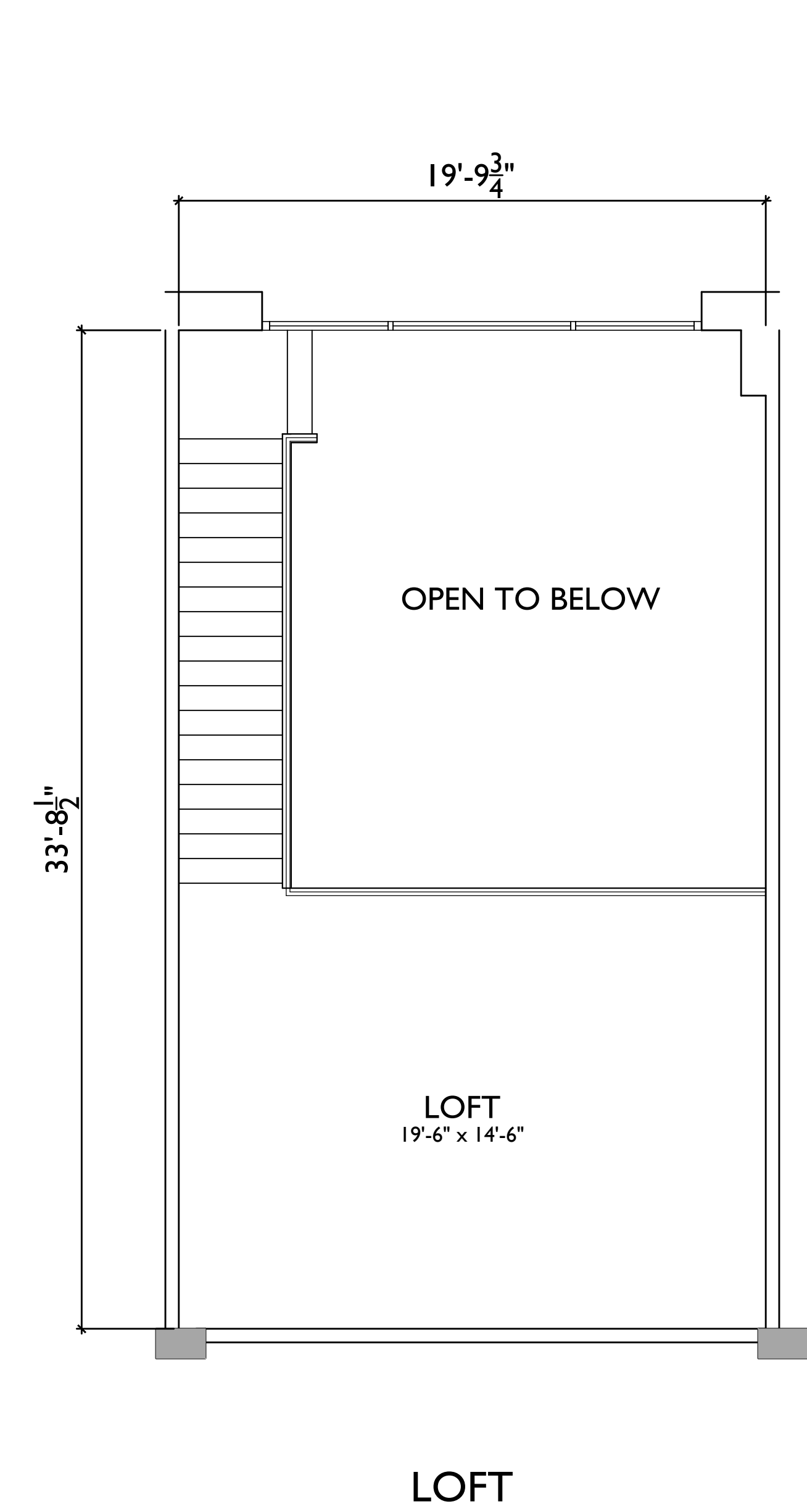
|         |           |
|---------|-----------|
| PLAN 2: | 2BD/2BA   |
| TOTAL   | 1230 S.F. |



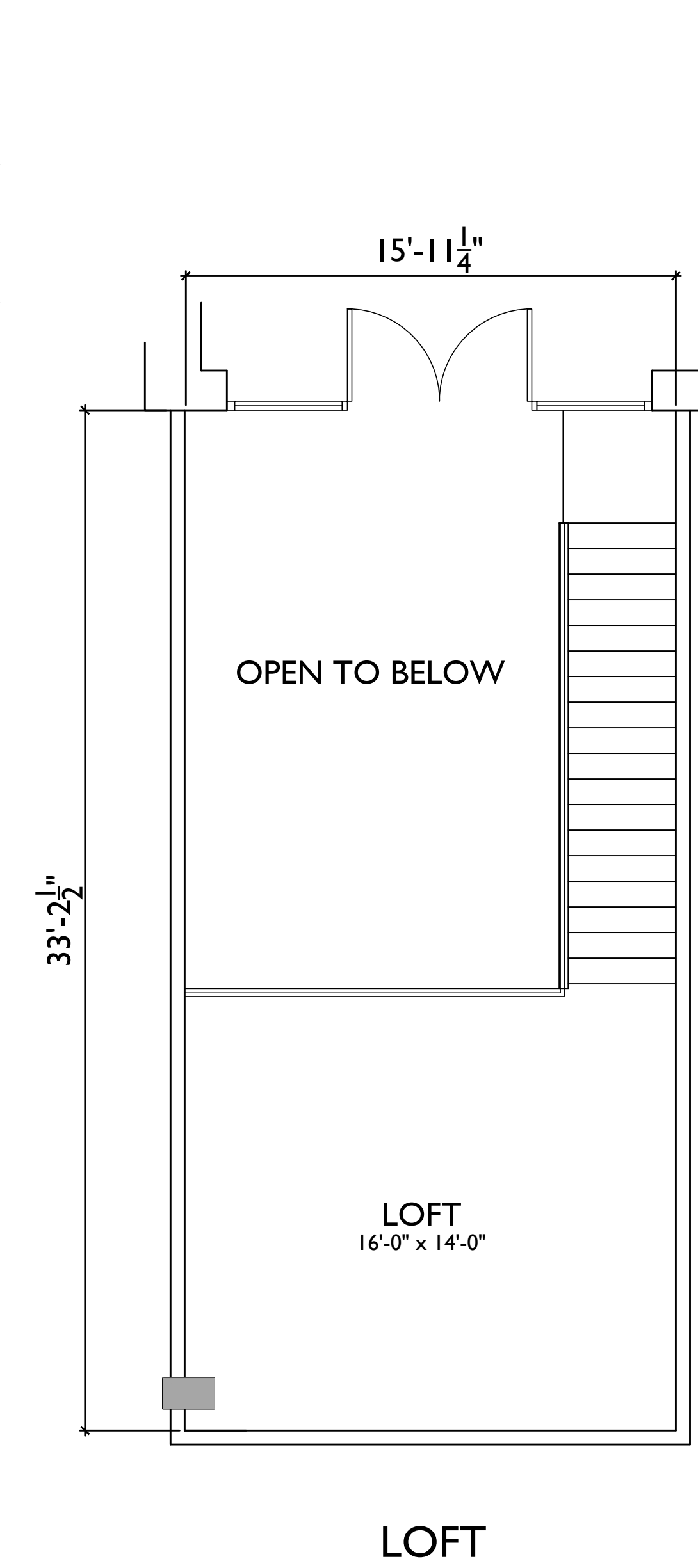
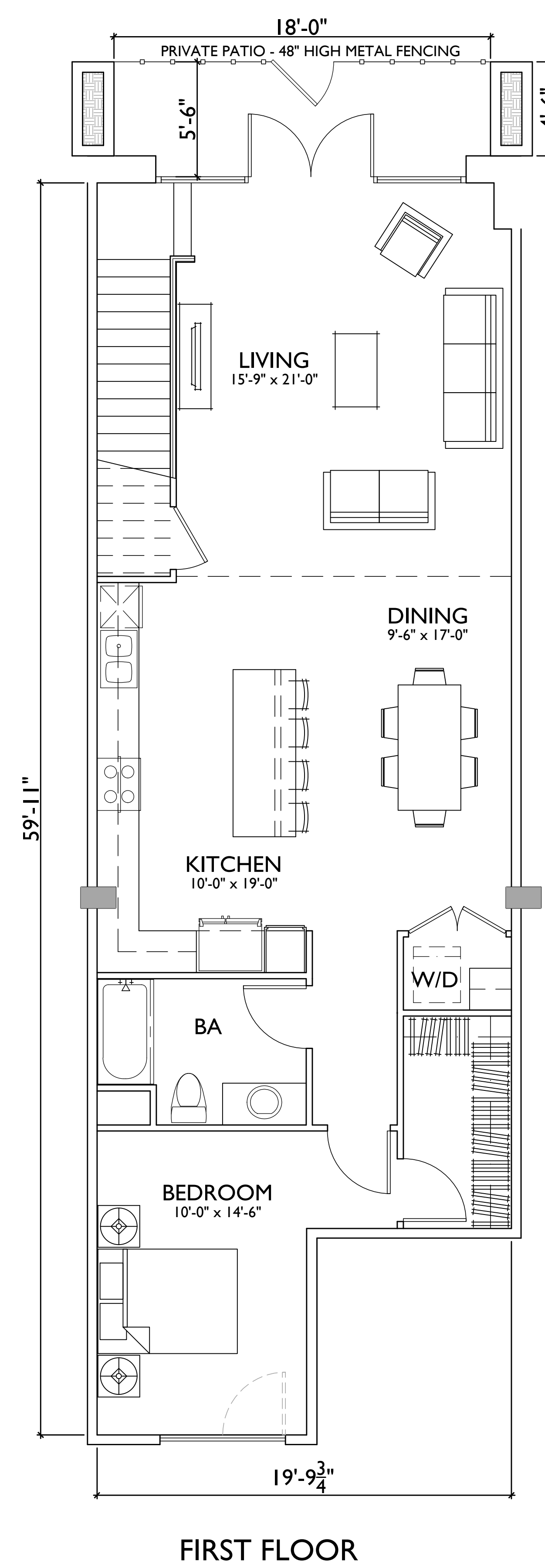
|             |              |
|-------------|--------------|
| PLAN 3:     | 1BD+LOFT/1BA |
| FIRST FLOOR | 1095 S.F.    |
| LOFT        | 235 S.F.     |
| TOTAL       | 1330 S.F.    |



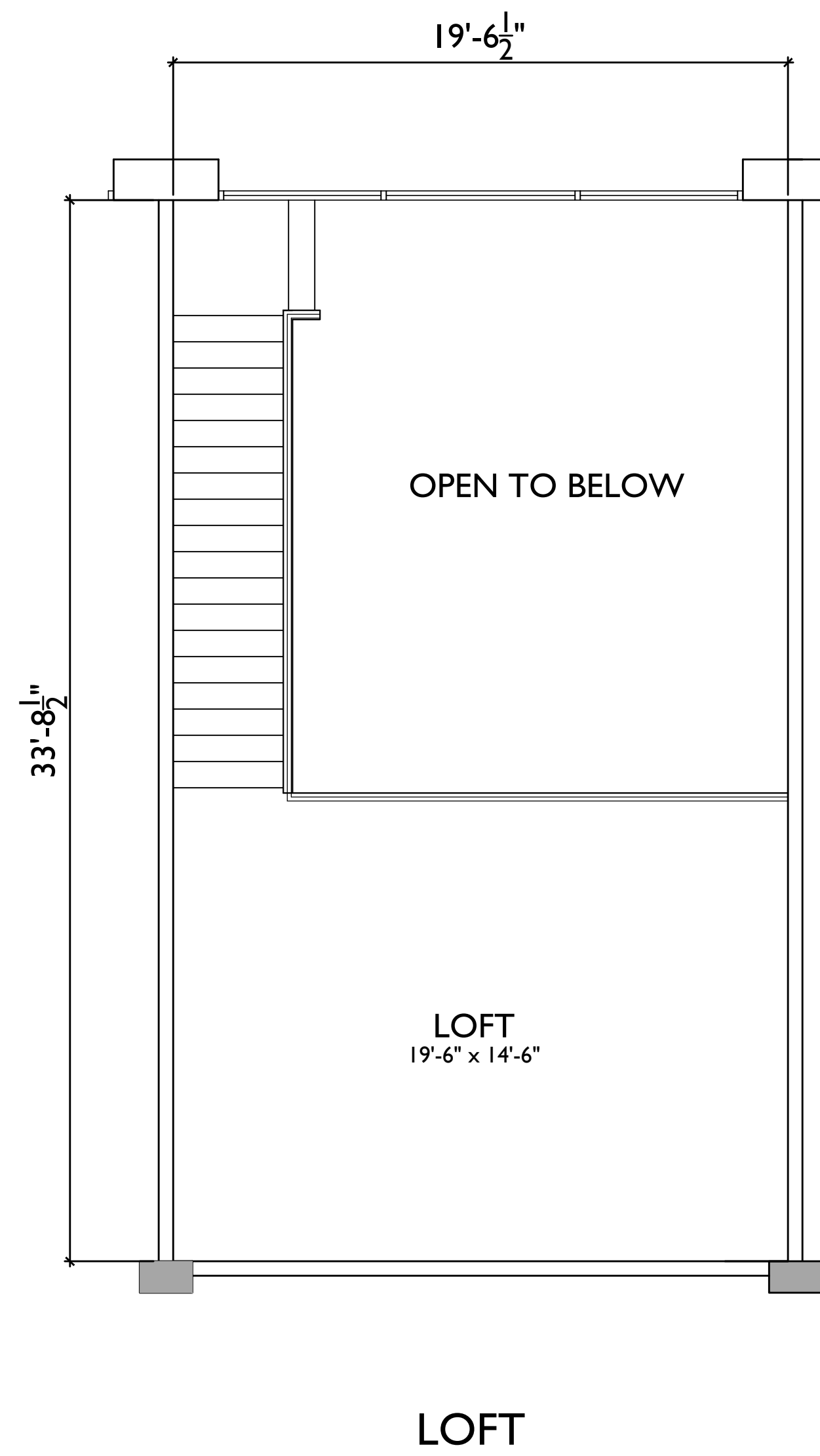
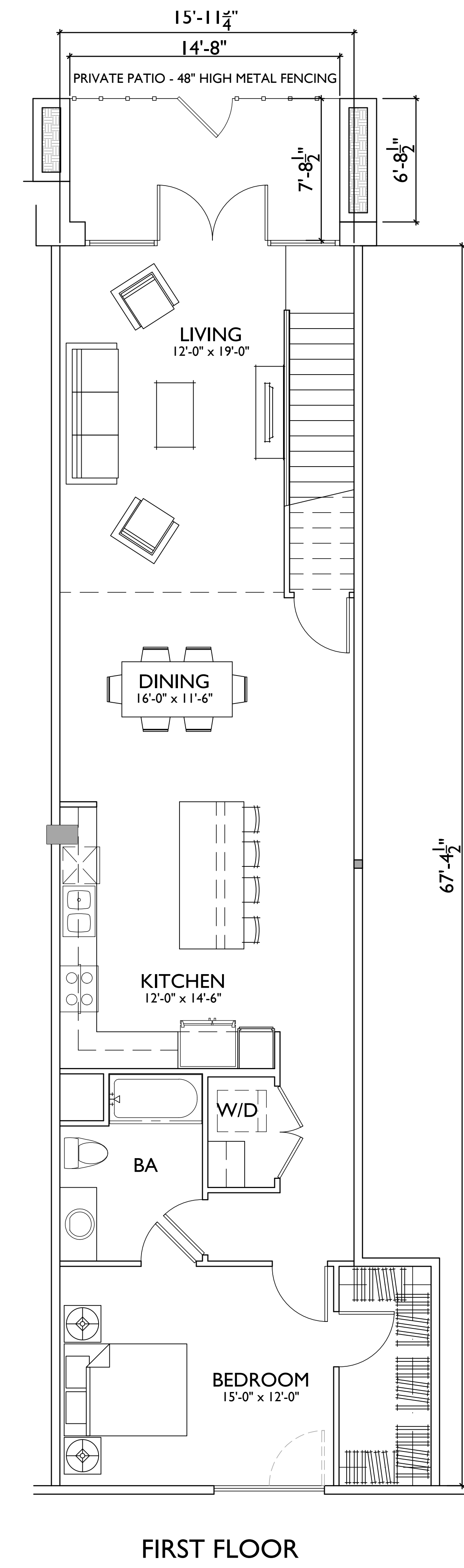
FIRST FLOOR



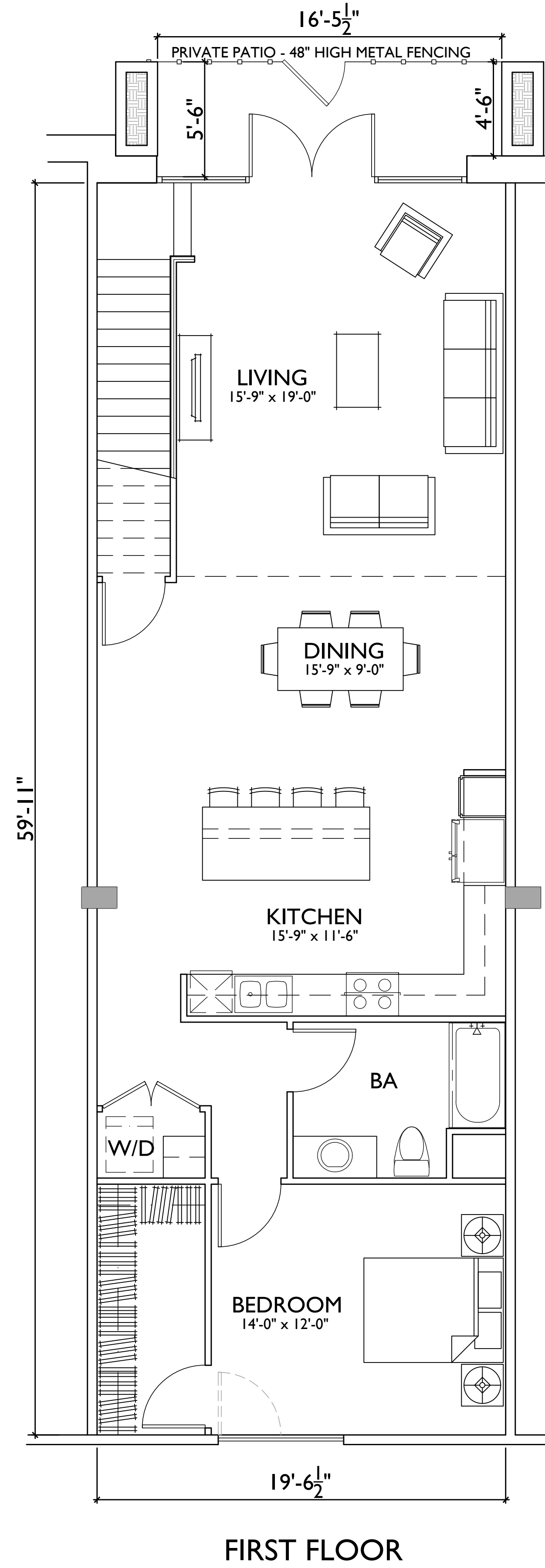
|             |              |
|-------------|--------------|
| PLAN 4:     | IBD+LOFT/IBA |
| FIRST FLOOR | 1085 S.F.    |
| LOFT        | 250 S.F.     |
| TOTAL       | 1335 S.F.    |

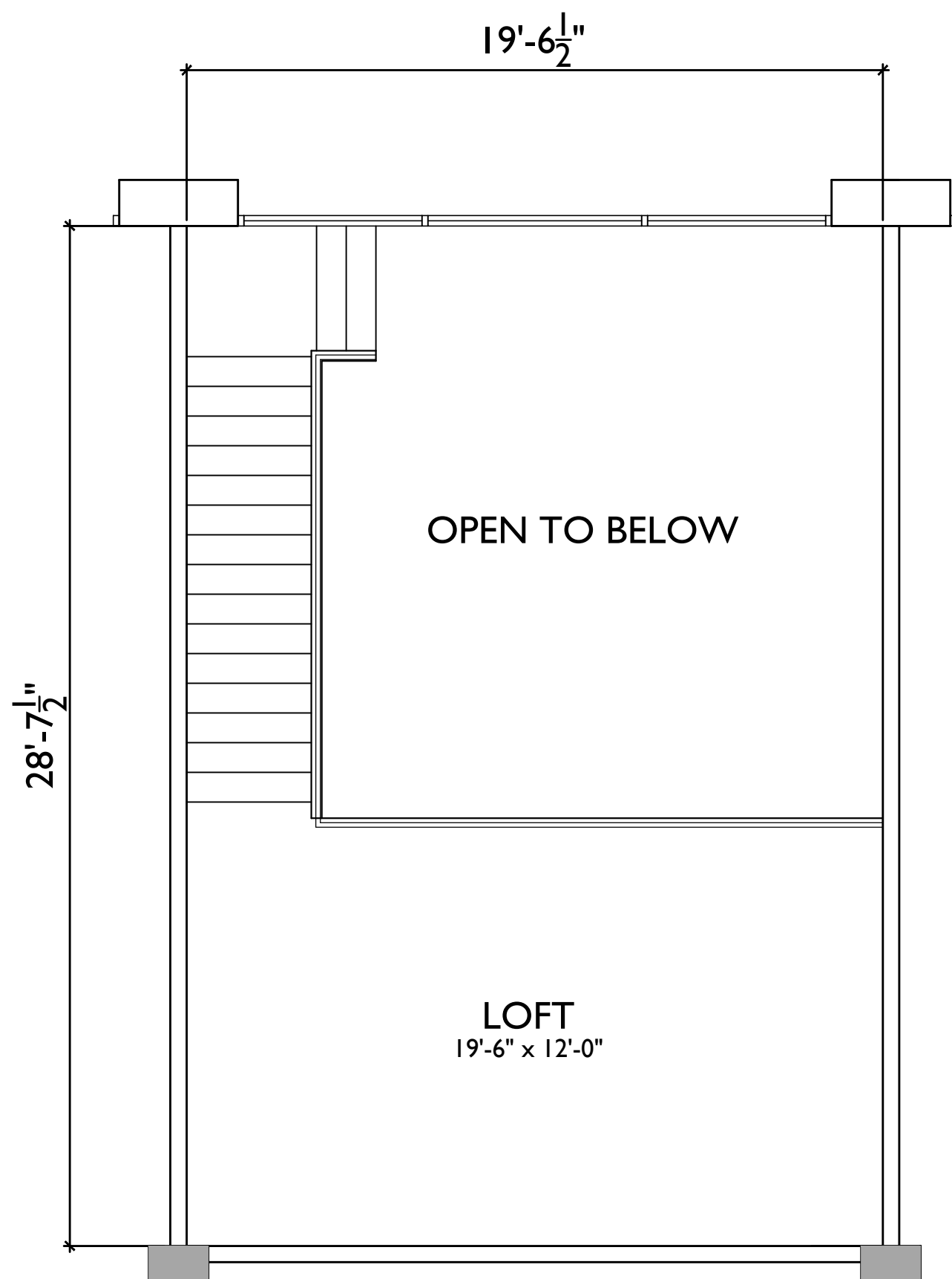


|             |              |
|-------------|--------------|
| PLAN 5:     | IBD+LOFT/IBA |
| FIRST FLOOR | 1125 S.F.    |
| LOFT        | 230 S.F.     |
| TOTAL       | 1355 S.F.    |



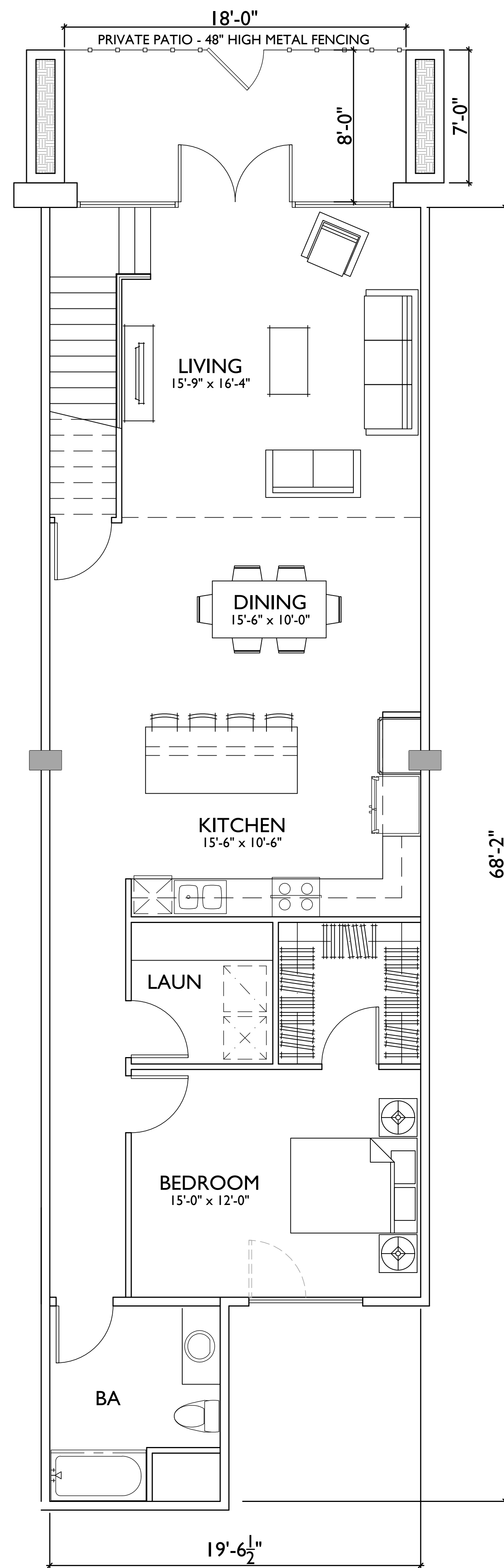
|             |              |
|-------------|--------------|
| PLAN 6:     | IBD+LOFT/IBA |
| FIRST FLOOR | 1135 S.F.    |
| LOFT        | 290 S.F.     |
| TOTAL       | 1425 S.F.    |



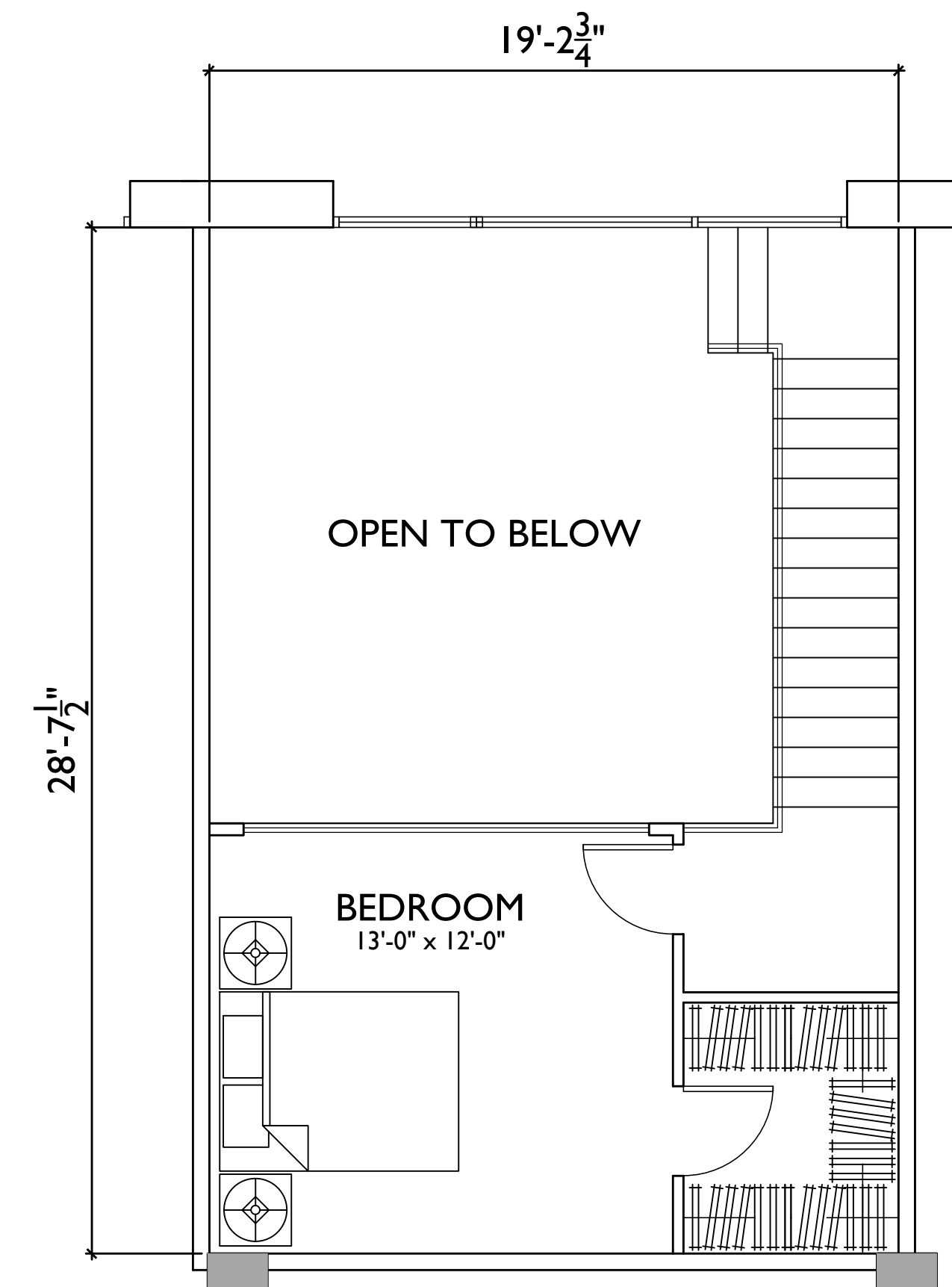


LOFT

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

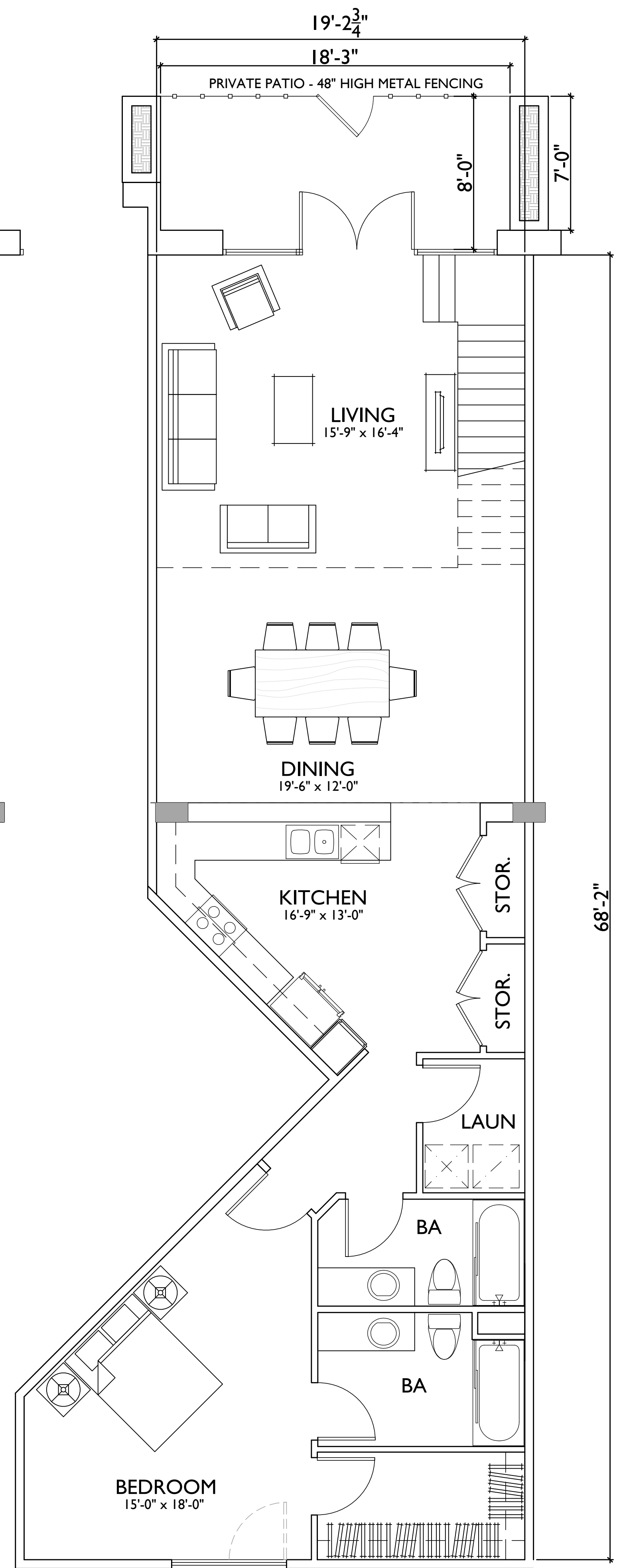


FIRST FLOOR



LOFT

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



FIRST FLOOR