



ATTACHMENT E

ARCHITECTURAL PLANS



SHEET INDEX

A-TS	TITLE SHEET	A-6	BUILDING B COMPOSITE
A-SP	CONCEPTUAL SITE PLAN	A-7	BUILDING B ELEVATIONS
A-SP2	SITE PLAN EXHIBIT	A-7.1	BUILDING B ELEVATIONS - B&W
A-1	UNIT PLANS	A-8	BUILDING B ELEVATIONS
A-2	BUILDING A COMPOSITE	A-8.1	BUILDING B ELEVATIONS - B&W
A-2.1	BUILDING A COMPOSITE	A-9	BUILDING B PERSPECTIVES
A-3	BUILDING A ELEVATIONS	A-10	AMENITIES
A-3.1	BUILDING A ELEVATIONS - B&W	A-11	REC AREA PERSPECTIVES
A-4	BUILDING A ELEVATIONS		
A-4.1	BUILDING A ELEVATIONS - B&W		
A-5	BUILDING A PERSPECTIVES		

SAN MARCOS, CA

Capalina SMA, LLC
179 Calle Magdalena #201
Encinitas, CA 92024
Attn: Jon Rilling

CAPALINA APTS

MAY 30, 2023

SCALE:

TITLE SHEET



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

A-TS

PROJECT SUMMARY

4-STORY STACKED FLATS	
CONSTRUCTION TYPE	V-A (1-HOUR)
OCCUPANCY	R-2 / B
SPRINKLERS	NFPA 13
ADDRESS	CAPALINA ROAD
APN	2191153300
EXISTING ZONING	MU-3
PROPOSED ZONING	MU-2

COMMERCIAL	4,000 SF*
TOTAL HOMES	119 APTS
GROSS AREA	2.51 AC
NET AREA	2.41 AC
DENSITY	47.4 DU/AC
PARKING	147 SPACES
FAR	1.24

UNIT MIX			
11	PLAN 1	STUDIO/1BA	600 SF
8	PLAN 2	1BD/1BA	680 SF
45	PLAN 3	1BD/1BA	710 SF
6	PLAN 4	2BD/1BA	925 SF
41	PLAN 5	2BD/2BA	1,080 SF
8	PLAN 6	3BD/2BA	1,130 SF
119	TOTAL UNITS		

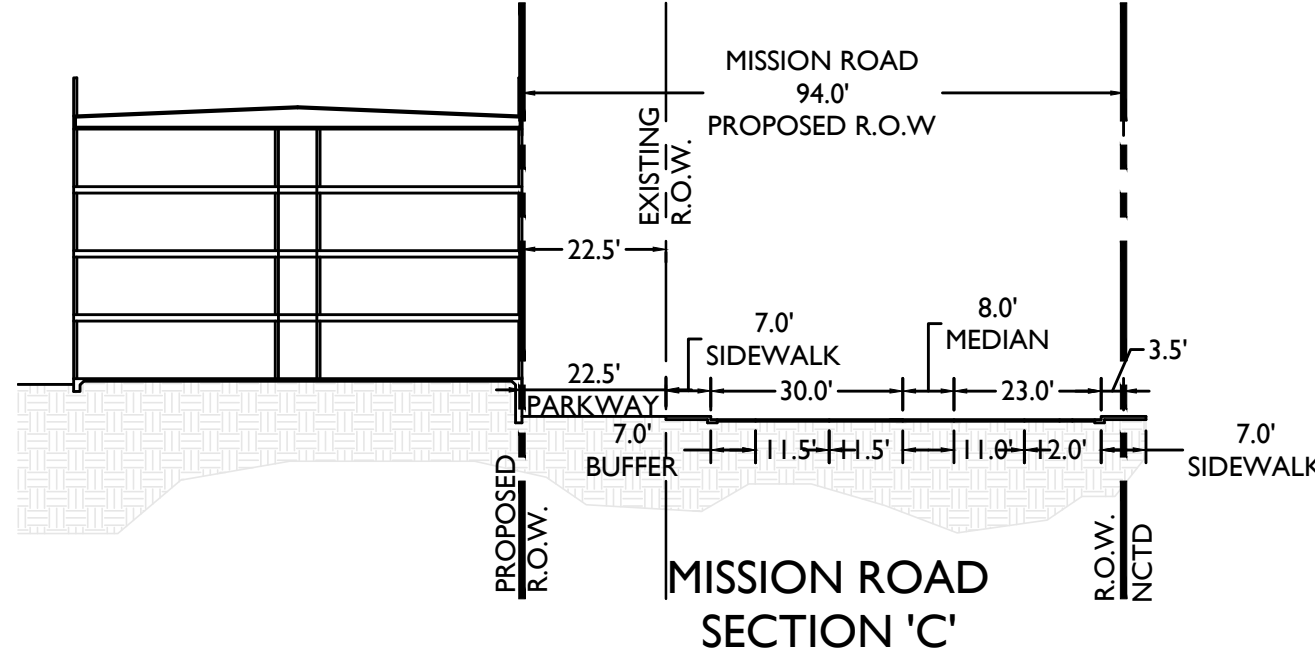
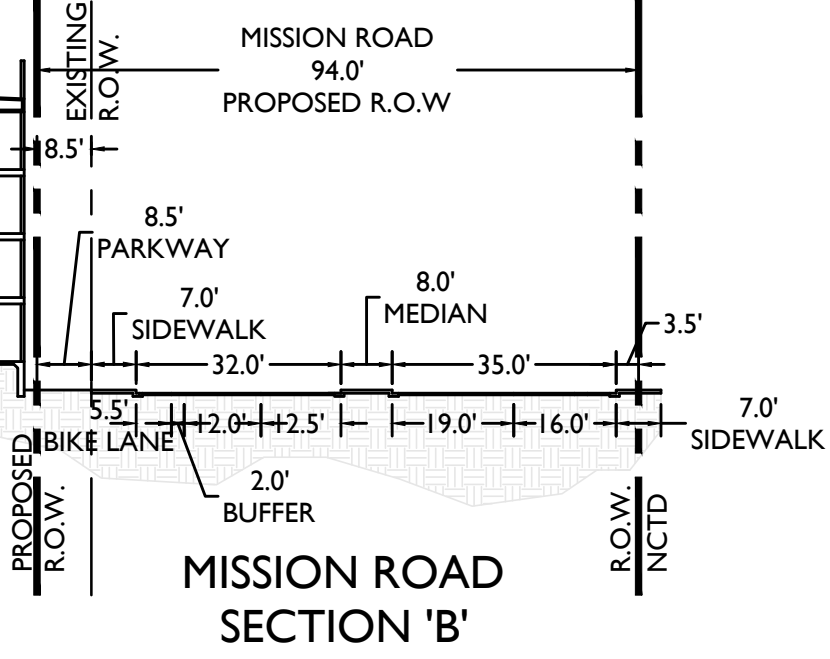
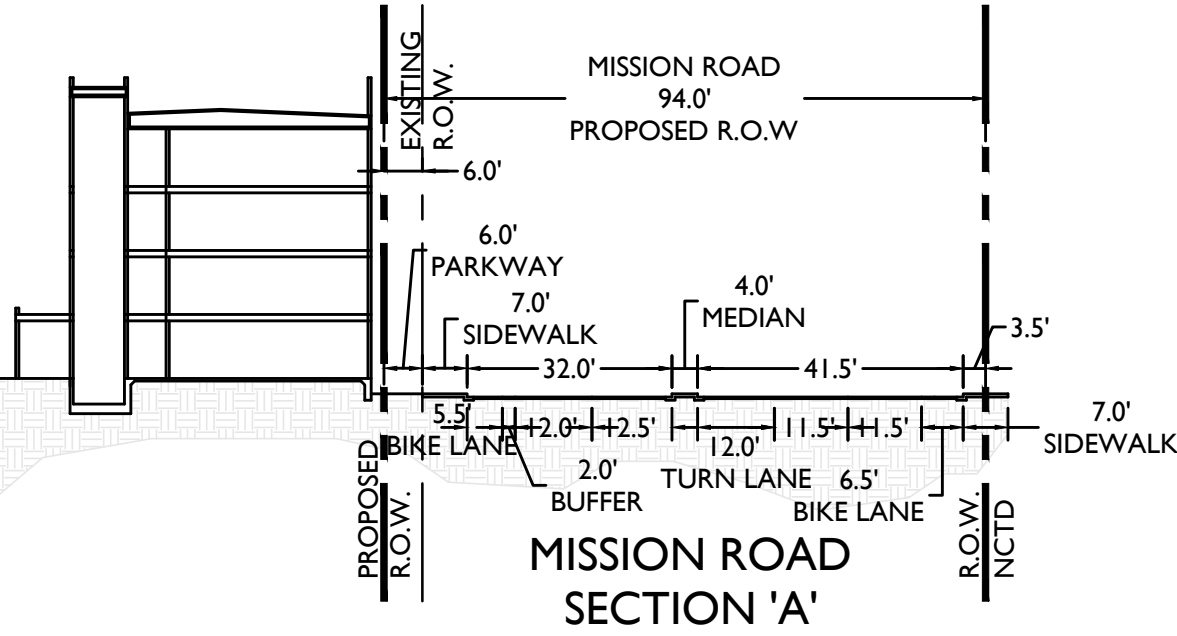
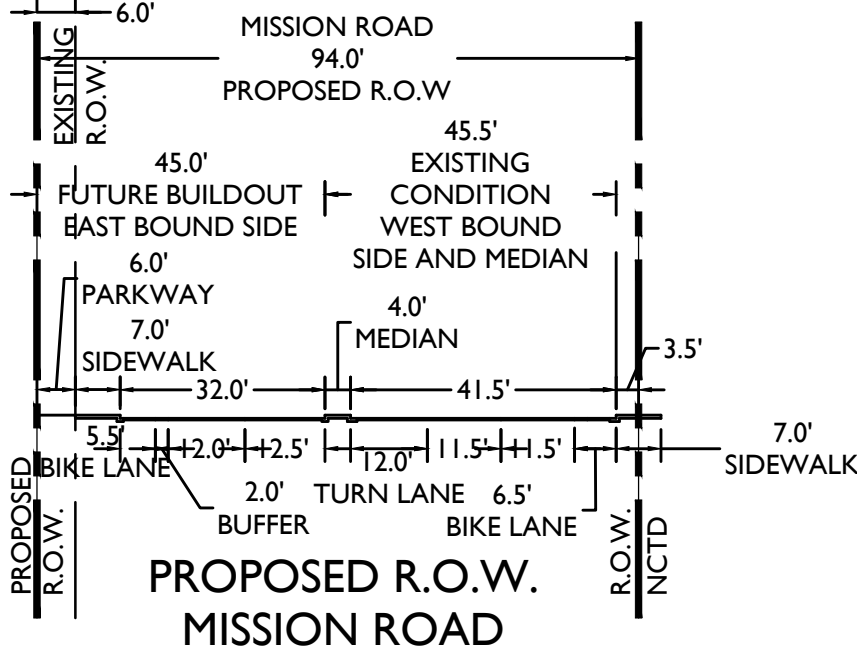
PARKING SUMMARY*	
RESIDENTIAL	
TOTAL REQUIRED	142 SP

COMMERCIAL PARKING	
TOTAL REQUIRED	5 SP

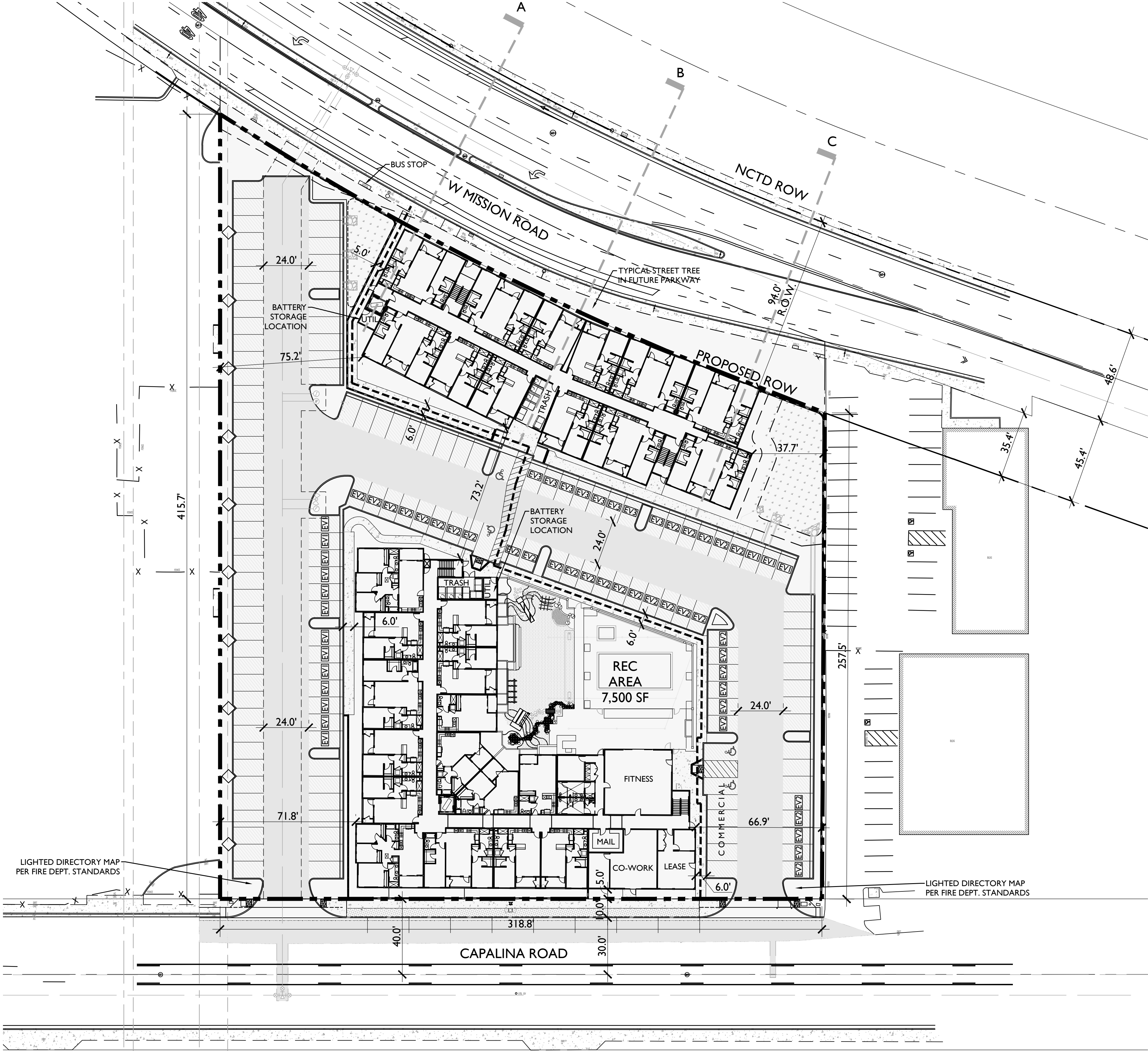
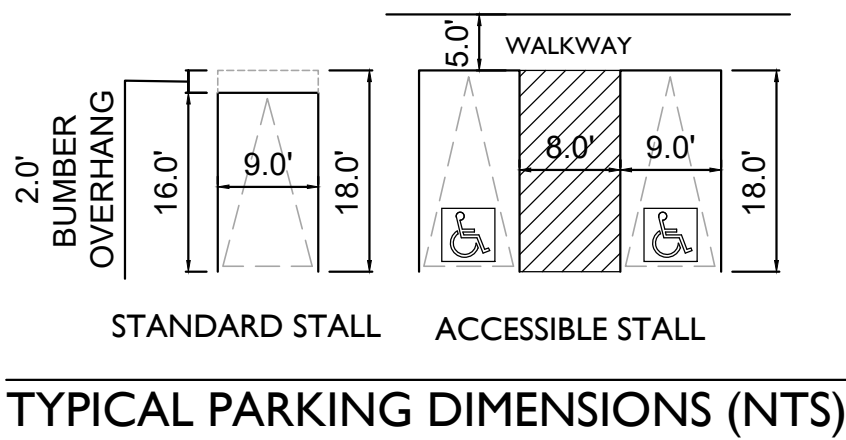
TOTAL PROVIDED	147 SP
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OPEN SPACE**	
PRIVATE	7,632 SF
INDOOR COMMON	1,250 SF
OUTDOOR COMMON	25,700 SF
TOTAL	34,582 SF

*PARKING PER STATE DENSITY BONUS LAW
AND INCENTIVE ALLOWANCE
**REFER TO SHEET A-SP2 FOR DETAILED INFORMATION



LEGEND	
	ACCESSIBLE SPACE
	EV CAPABLE SPACE
	EV READY SPACE
	EV CHARGERS
	ACCESSIBLE PATH OF TRAVEL
	RETAINING WALL



SAN MARCOS, CA

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OCTOBER 17, 2023
SCALE: 0 30 60 90

CONCEPTUAL SITE PLAN



COMMERCIAL LEGEND

- CO-WORK
- LEASING
- MAIL
- RESTROOMS
- TRASH / CORRIDORS
- FITNESS CENTER/ MTG ROOM

PARKING LEGEND

- RESIDENTIAL
- COMMERCIAL
- EV CAPABLE
- EV READY
- EV CHARGERS
- ACCESSIBLE SPACES

OPEN SPACE LEGEND

- PRIVATE OPEN SPACE
- COMMON INDOOR SPACE
- COMMON OUTDOOR SPACE

COMMERCIAL SUMMARY

CO-WORK	950 SF
LEASING	650 SF
MAIL	250 SF
RESTROOMS	400 SF
TRASH / CORRIDORS	500 SF
FITNESS / MEETING ROOM	1,250 SF
TOTAL	4,000 SF

PARKING SUMMARY

RESIDENTIAL PARKING	
TOTAL REQUIRED	142 SP
TOTAL PROVIDED	142 SP

ACCESSIBLE PARKING

RESIDENTIAL 142 SP X 2% =	3 SP REQ. / 3 SP PROVIDED
COMMERCIAL 5 SP =	1 SP REQ. / 1 SP PROVIDED

ELECTRIC VEHICLE PARKING

EV CAPABLE	
142 SP X 10% =	15 SP REQ. / 15 SP PROVIDED
EV READY	
142 SP X 25% =	36 SP REQ. / 36 SP PROVIDED
EV CHARGERS	
142 SP X 5% =	8 SP REQ. / 8 SP PROVIDED

COMMERCIAL PARKING

TOTAL REQUIRED	5 SP
TOTAL PROVIDED	5 SP

BICYCLE PARKING

4,000 SF / 1,000 SF = 4.0 X .75	3 SP REQ. / 3 SP PROVIDED
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OPEN SPACE SUMMARY

PRIVATE OPEN SPACE		
PLAN 1	11 X 50 SF	550 SF
PLAN 2	8 X 80 SF	640 SF
PLAN 3	45 X 60 SF	2,700 SF
PLAN 4	6 X 66 SF	396 SF
PLAN 5	41 X 66 SF	2,706 SF
PLAN 6	8 X 80 SF	640 SF
SUBTOTAL		7,632 SF

COMMON INDOOR SPACE

FITNESS / MEETING ROOM	1,250 SF
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COMMON OUTDOOR SPACE

ROOF DECK	1,285 SF
AT GRADE	24,415 SF
SUBTOTAL	25,700 SF

TOTAL OPEN SPACE	34,582 SF (32% OF SITE AREA)
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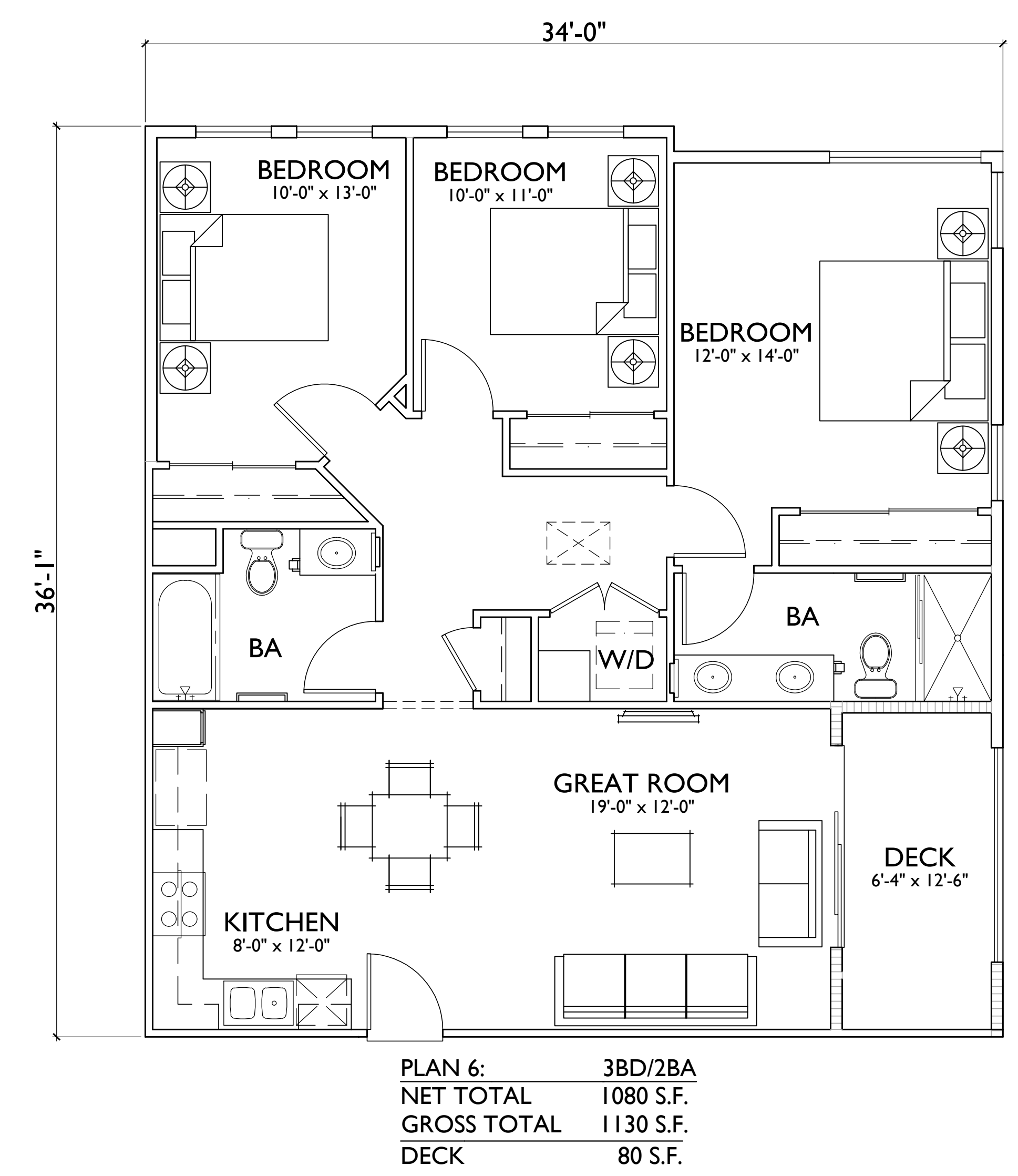
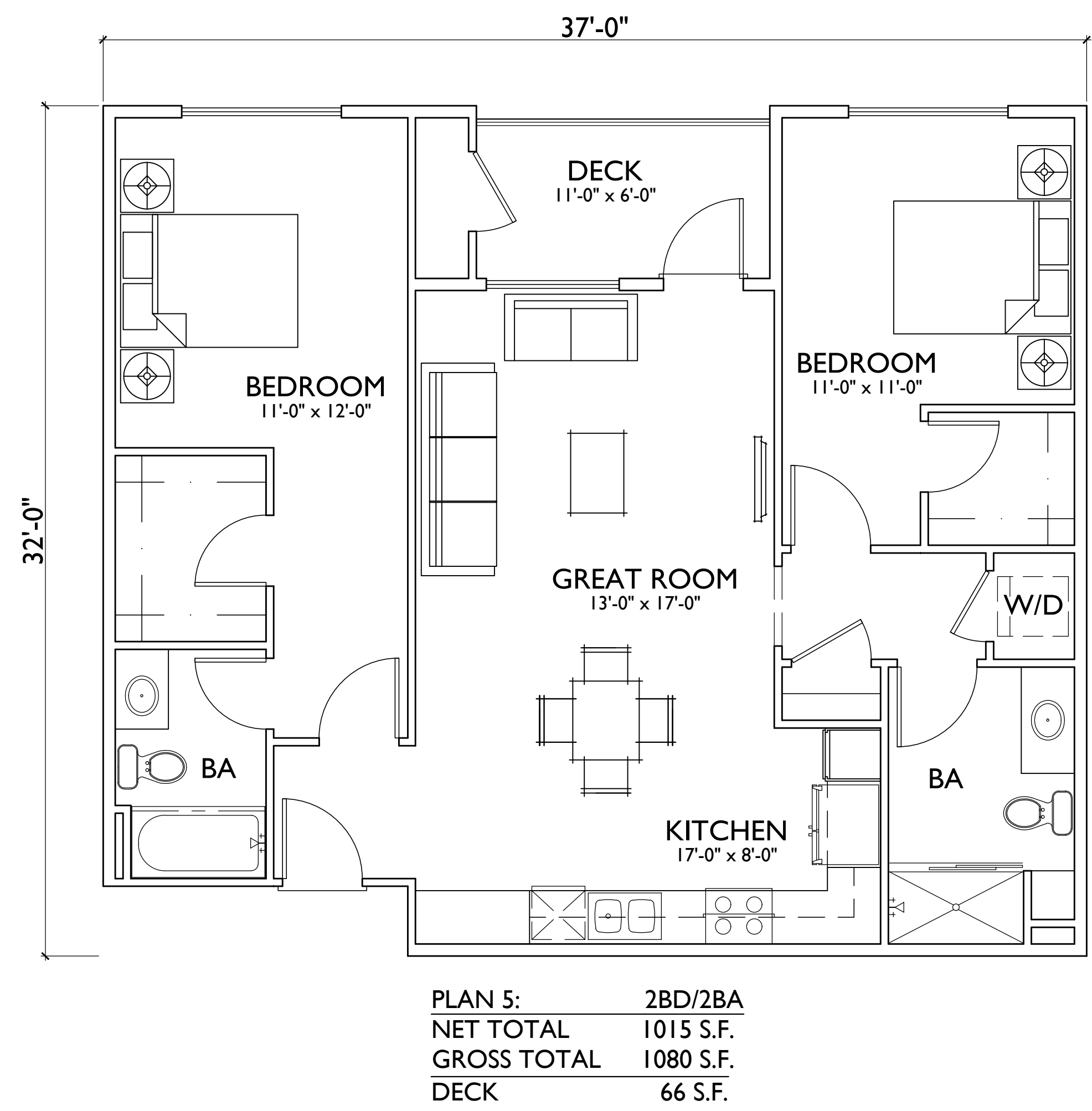
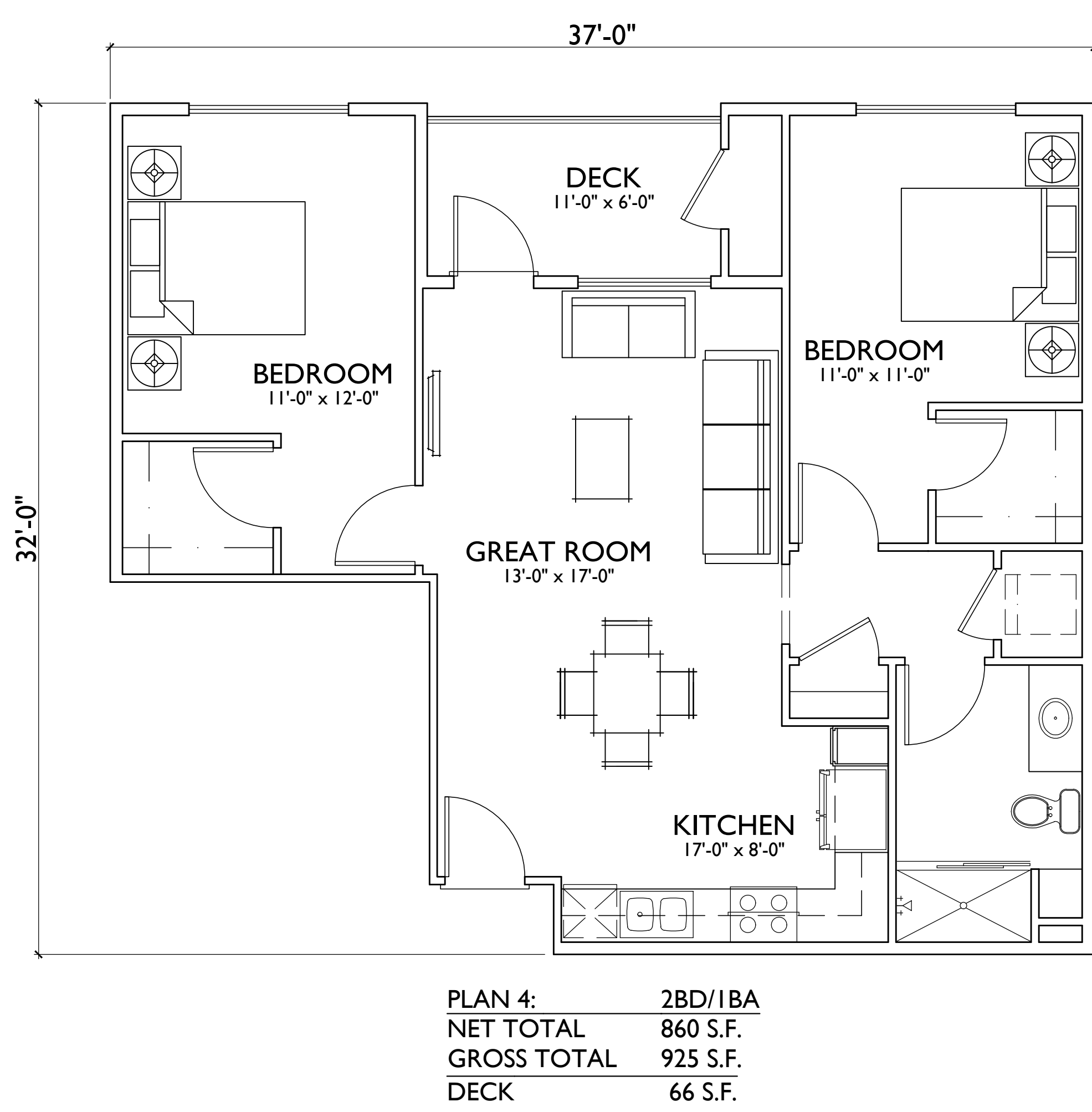
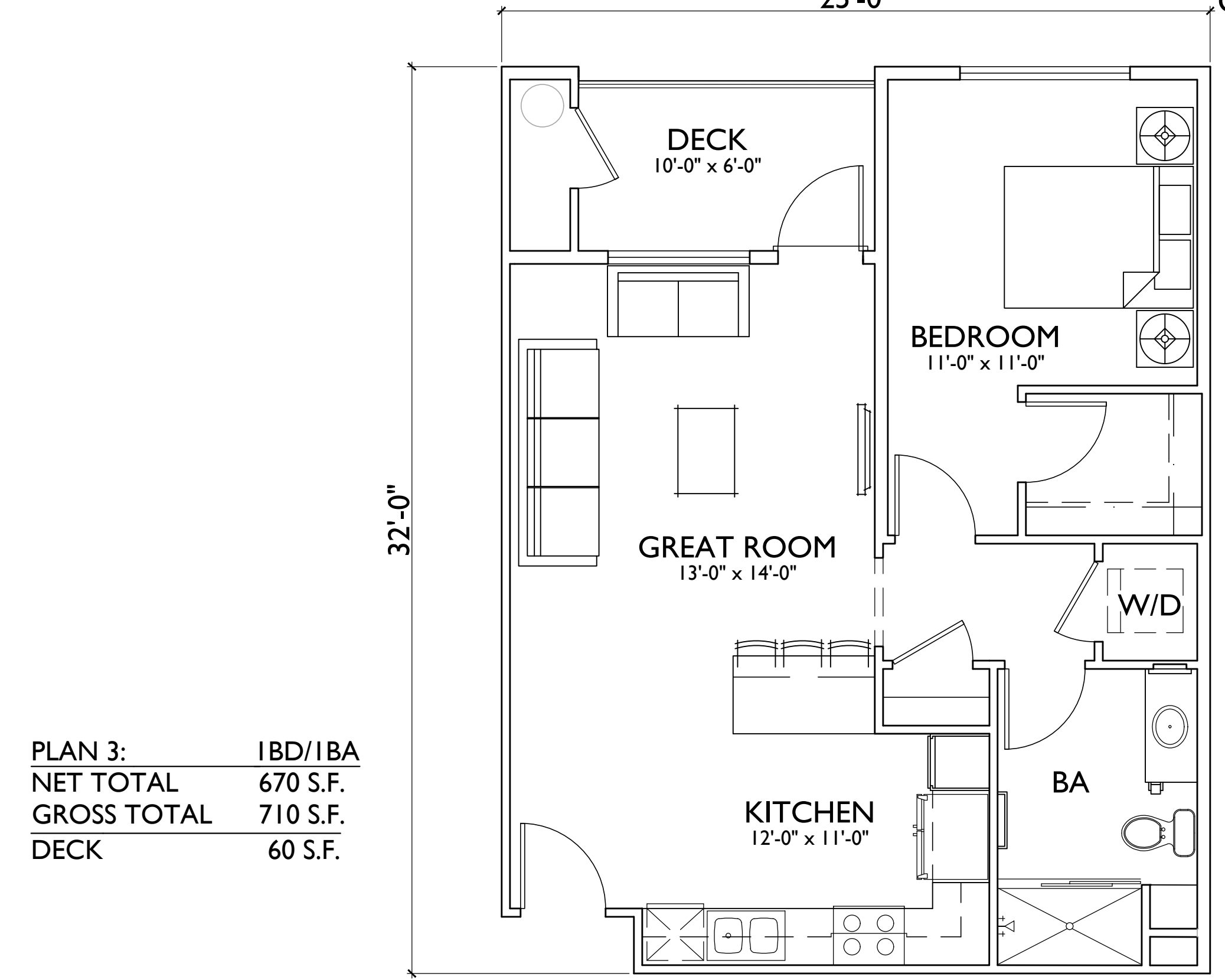
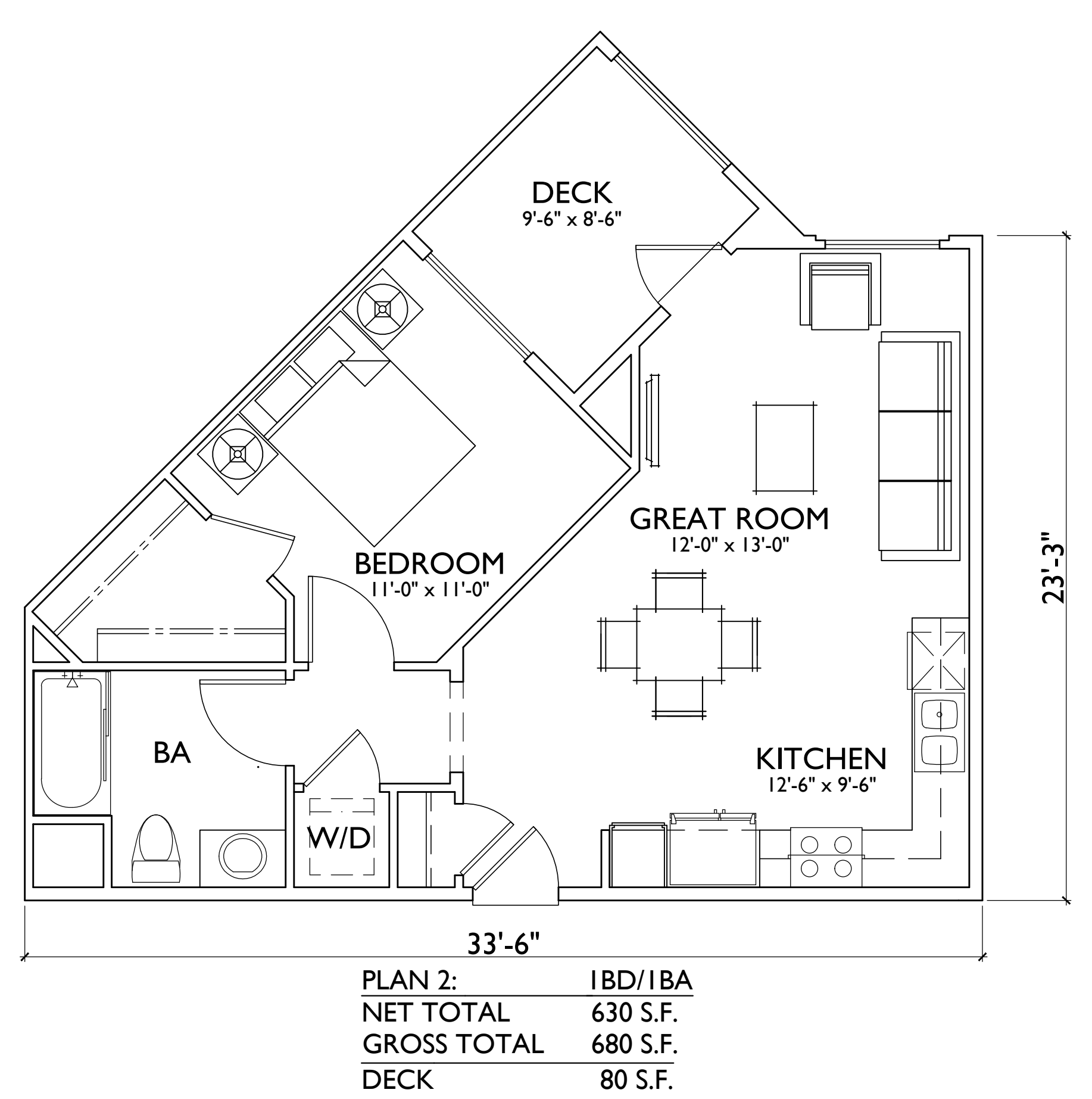
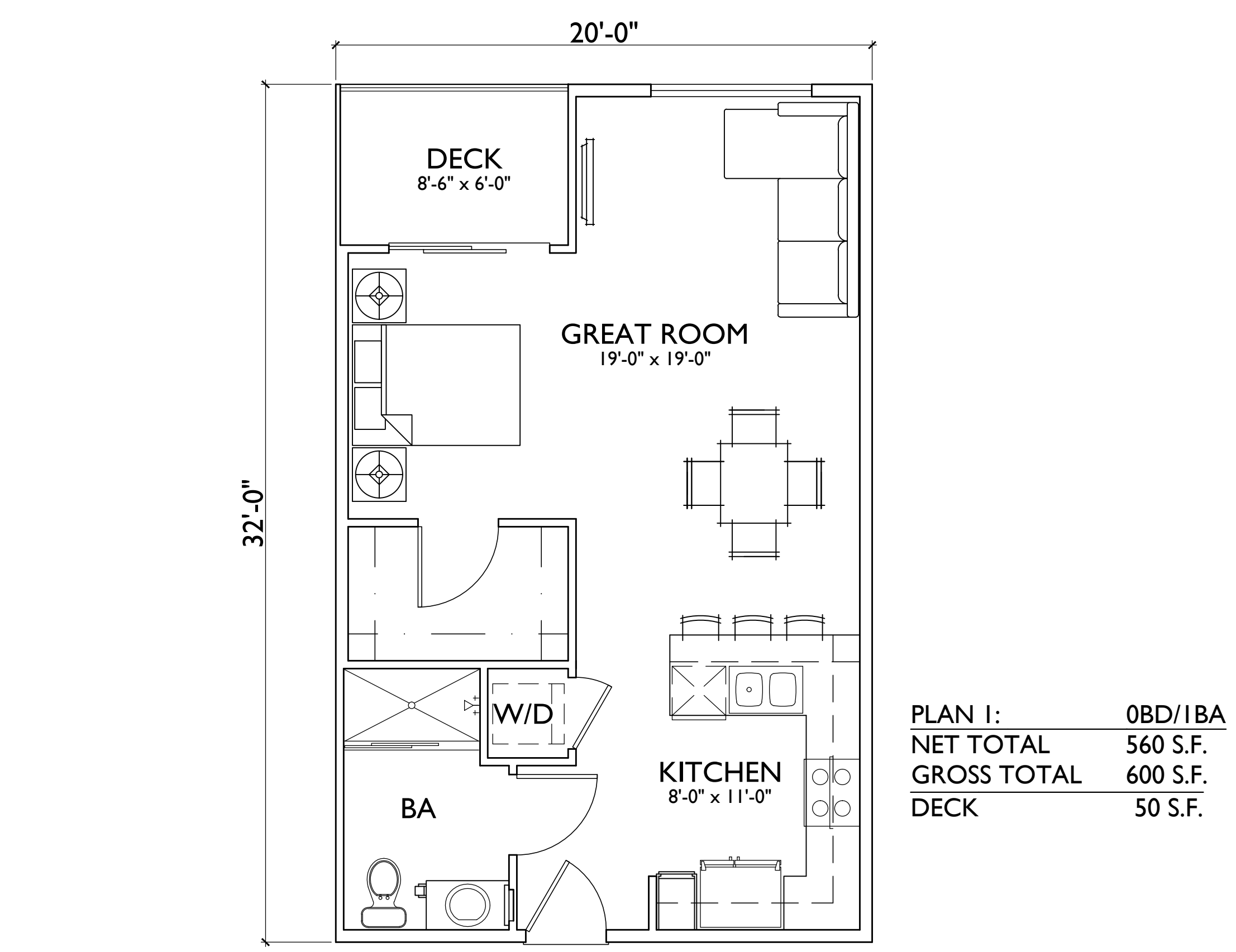
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SITE PLAN EXHIBIT



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A-SP2



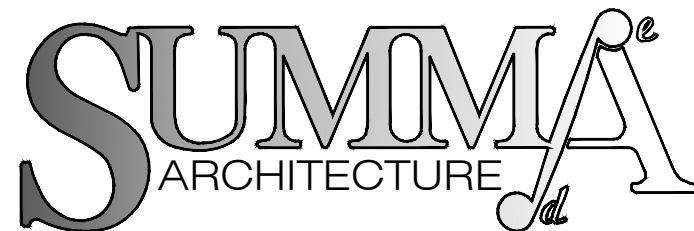
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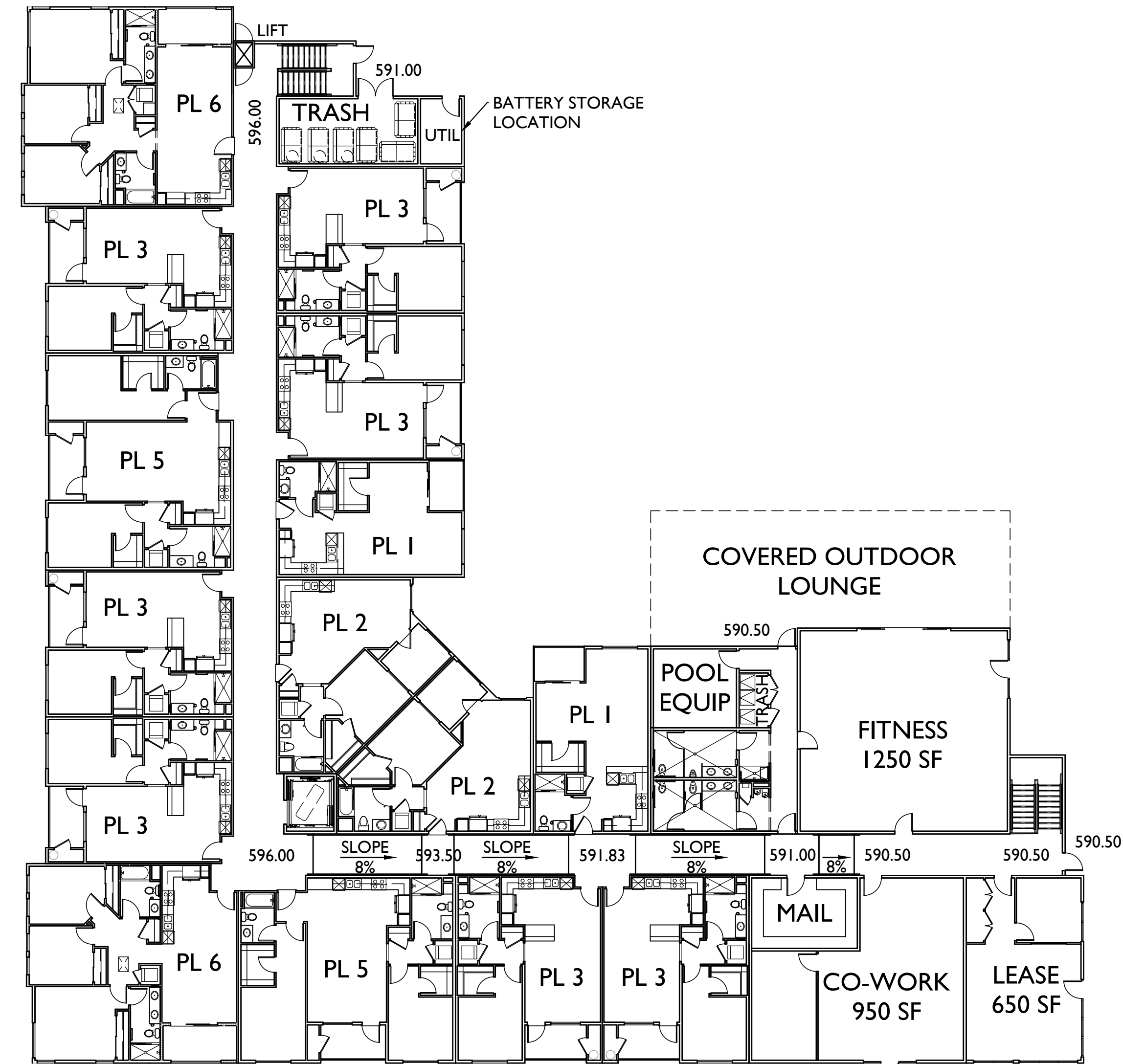
UNIT PLANS



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SECOND AND THIRD FLOOR



FIRST FLOOR

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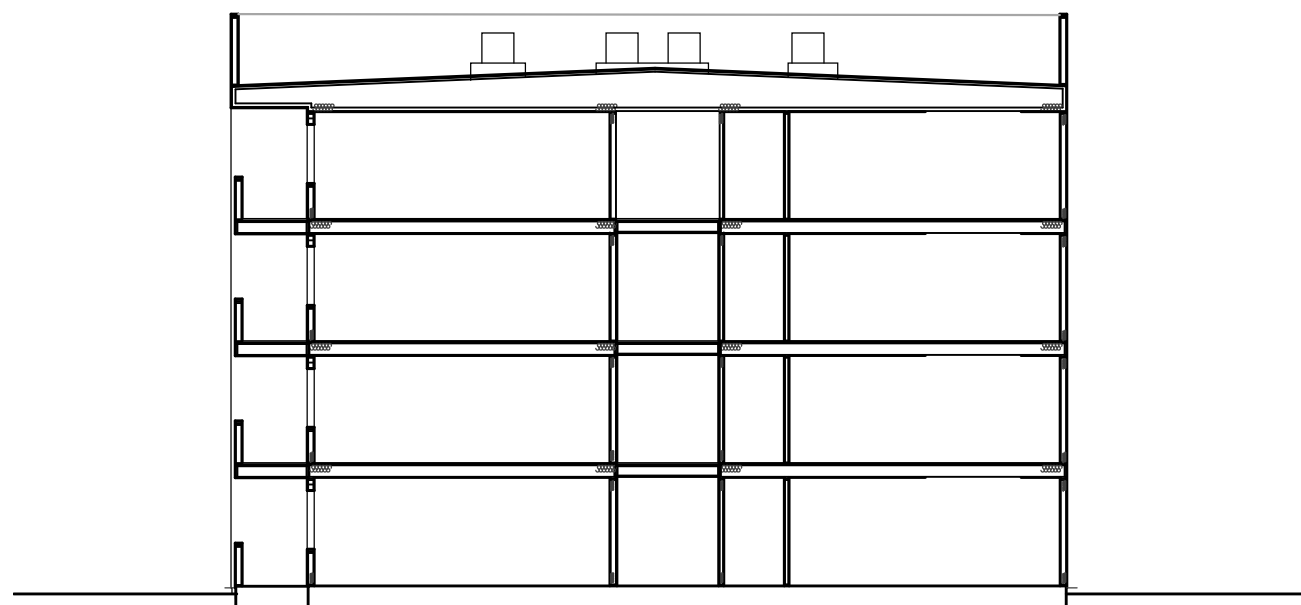
CAPALINA APTS

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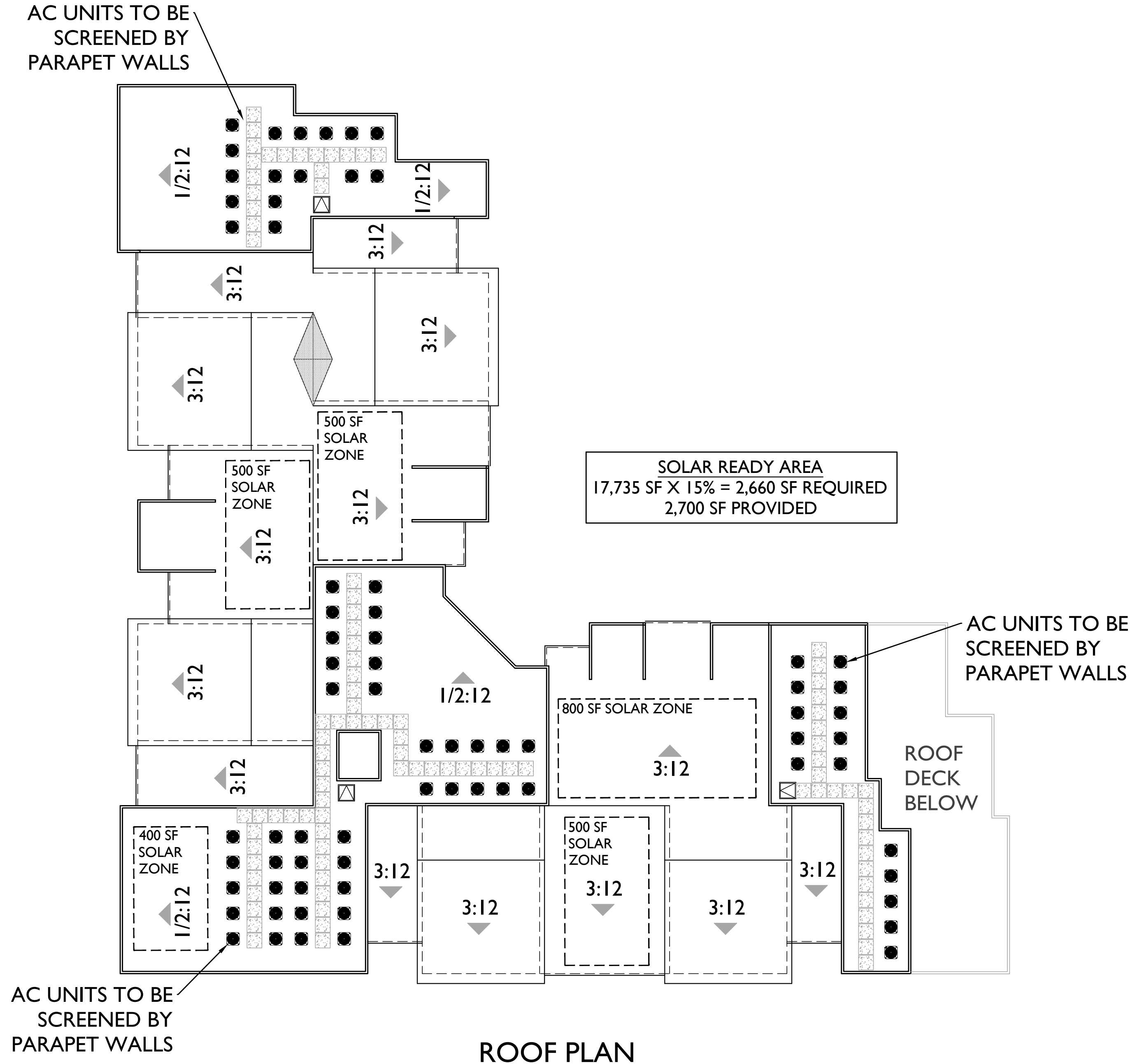
BUILDING A COMPOSITE



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TYPICAL SECTION
AC UNITS TO BE SCREENED BY
PARAPET WALLS



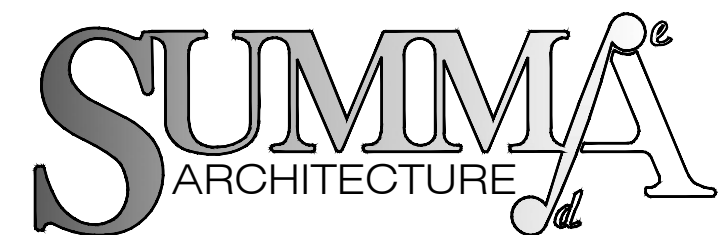
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BUILDING A COMPOSITE



5256 S. Mission Road, Ste 404
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NORTH

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITE SHINGLE
- 2 ROOF - BUILT UP PARAPET
- 3 FASCIA - 2X RESAWN WOOD
- 4 WALL - STUCCO
- 5 WALL - METAL SIDING
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING
- 8 DECORATIVE AWNING
- 9 SIGNAGE
(FINAL SIGNAGE LANGUAGE TO BE APPROVED BY CITY)



(CAPALINA ROAD) WEST

SAN MARCOS, CA

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BUILDING A COMPOSITE



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NORTH

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BUILDING A COMPOSITE



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A-3.1



SOUTH

MATERIAL SCHEDULE

- 1 ROOF - COMPOSITE SHINGLE
- 2 ROOF - BUILT UP PARAPET
- 3 FASCIA - 2X RESAWN WOOD
- 4 WALL - STUCCO
- 5 WALL - METAL SIDING
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING
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EAST

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BUILDING A COMPOSITE



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SOUTH

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EAST

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BUILDING A COMPOSITE



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CAPALINA ROAD - SOUTHWEST



WEST



CAPALINA ROAD - NORTHWEST



SOUTHWEST

NOTE: FINAL SIGNAGE LANGUAGE TO BE APPROVED BY CITY

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CAPALINA APTS

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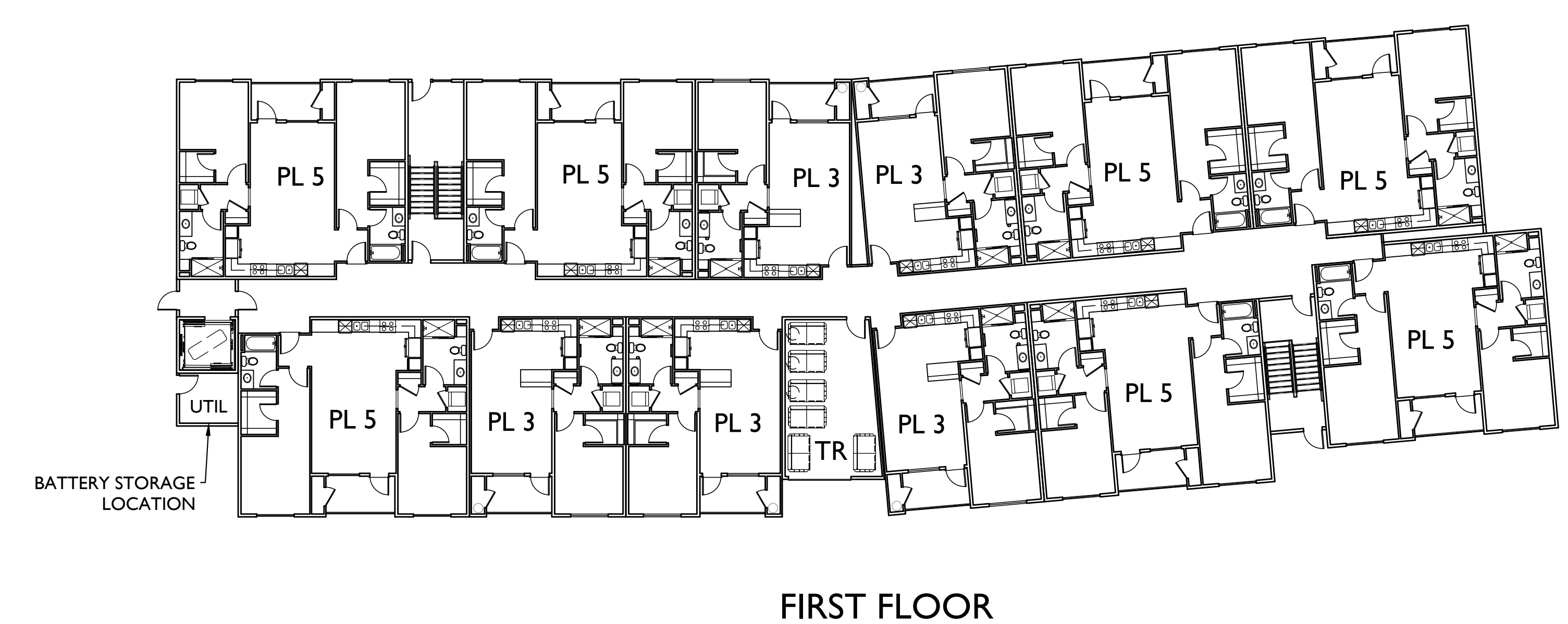
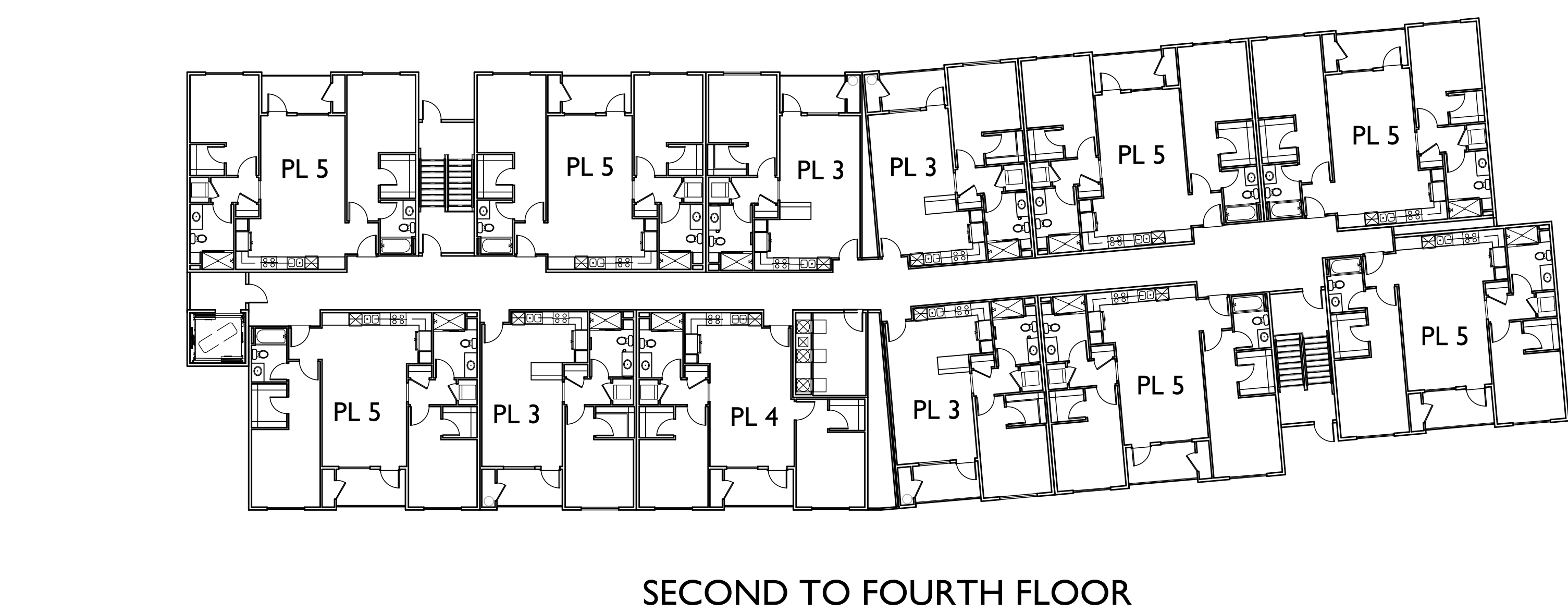
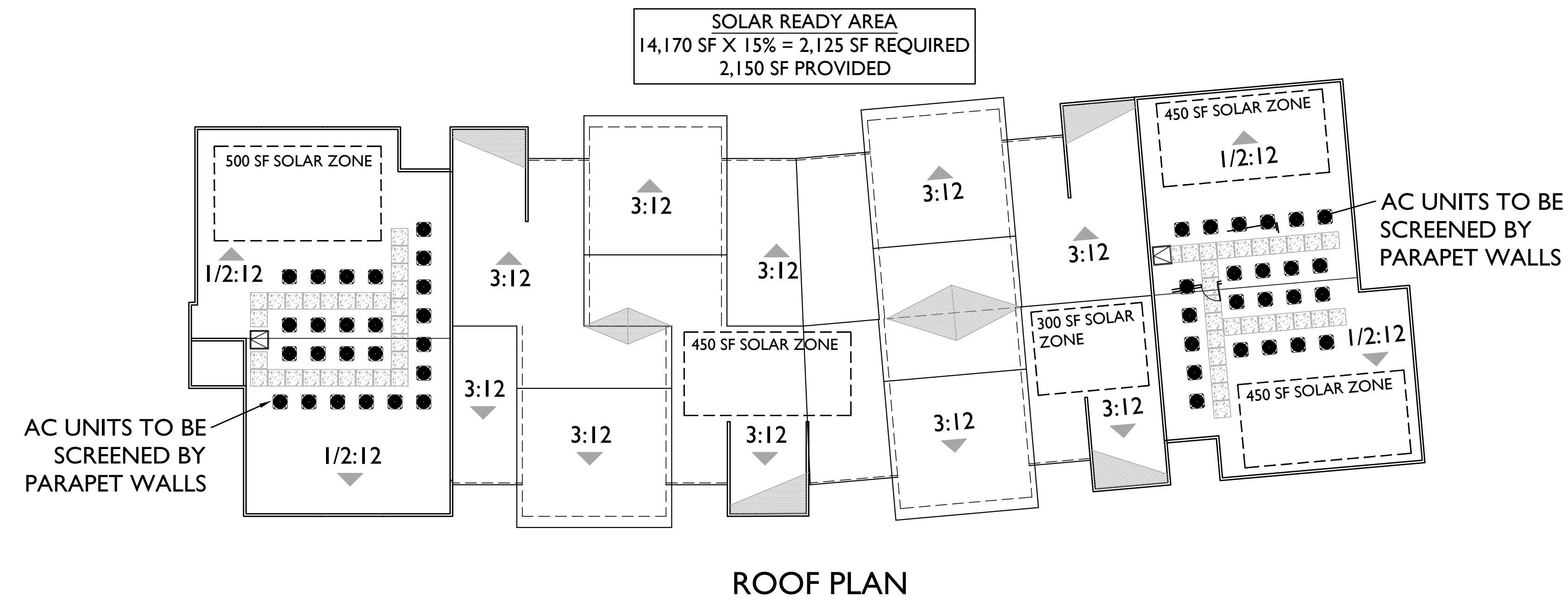
SCALE:

BUILDING A PERSPECTIVES



5256 S. Mission Road, Ste 404
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A-5



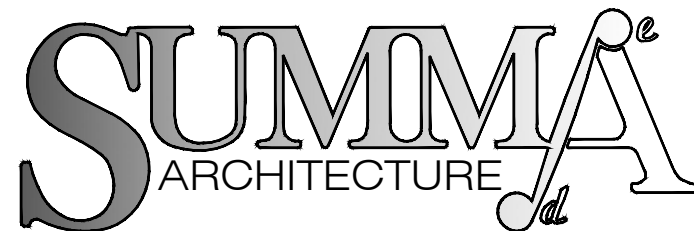
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BUILDING B COMPOSITE



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MATERIAL SCHEDULE

- 1 ROOF - COMPOSITE SHINGLE
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NORTH



WEST

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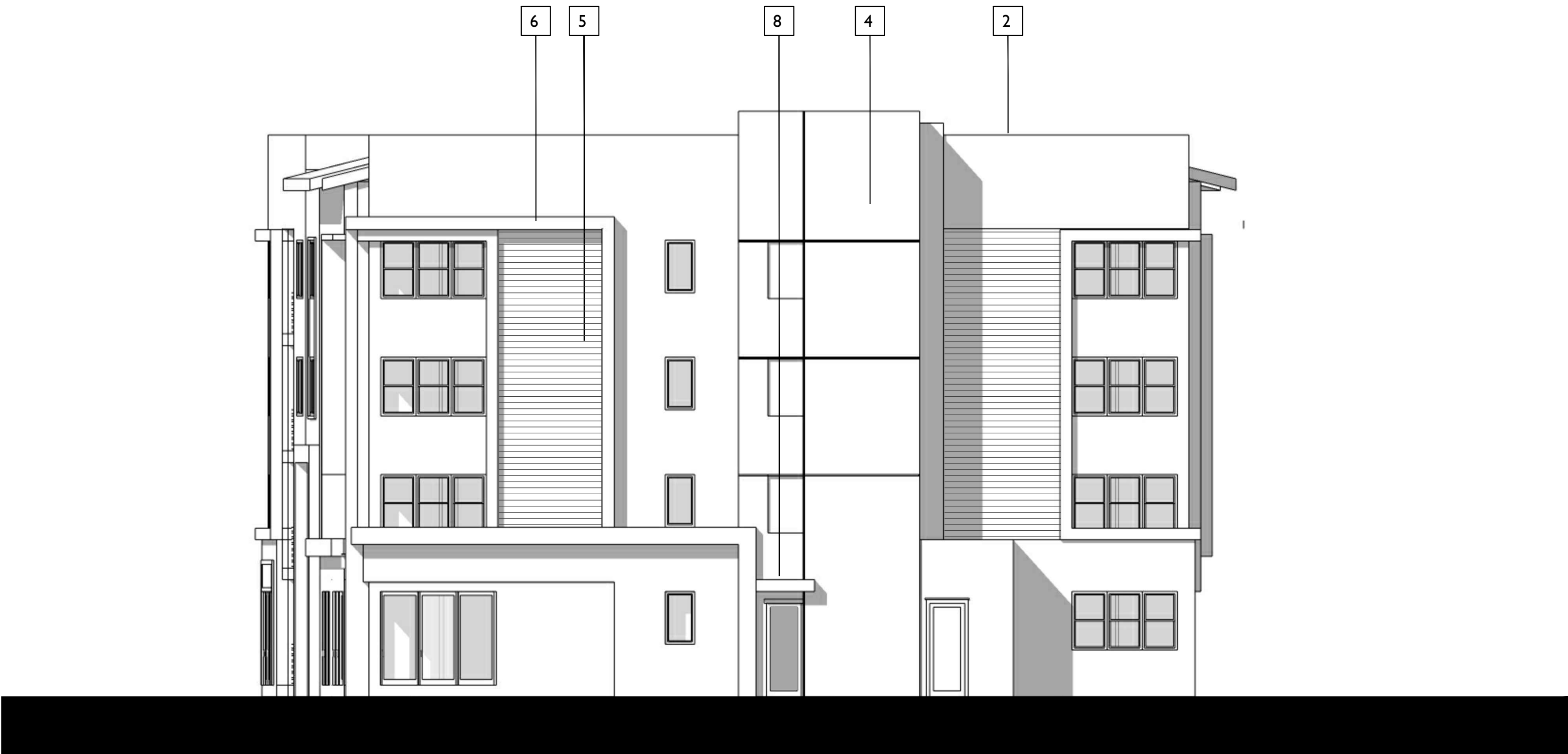
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BUILDING B ELEVATIONS



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NORTH



WEST

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BUILDING B ELEVATIONS



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A-7.1



MATERIAL SCHEDULE

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- 4 WALL - STUCCO
- 5 WALL - METAL SIDING
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING (SOUND ATTENUATION AT DECKS
FACING MISSION RD PER NOISE REPORT)
- 8 DECORATIVE AWNING

SOUTH



EAST (MISSION ROAD)

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SOUTH



EAST (MISSION ROAD)

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BUILDING B ELEVATIONS



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A-8.1



NORTHWEST



MISSION ROAD - NORTHEAST

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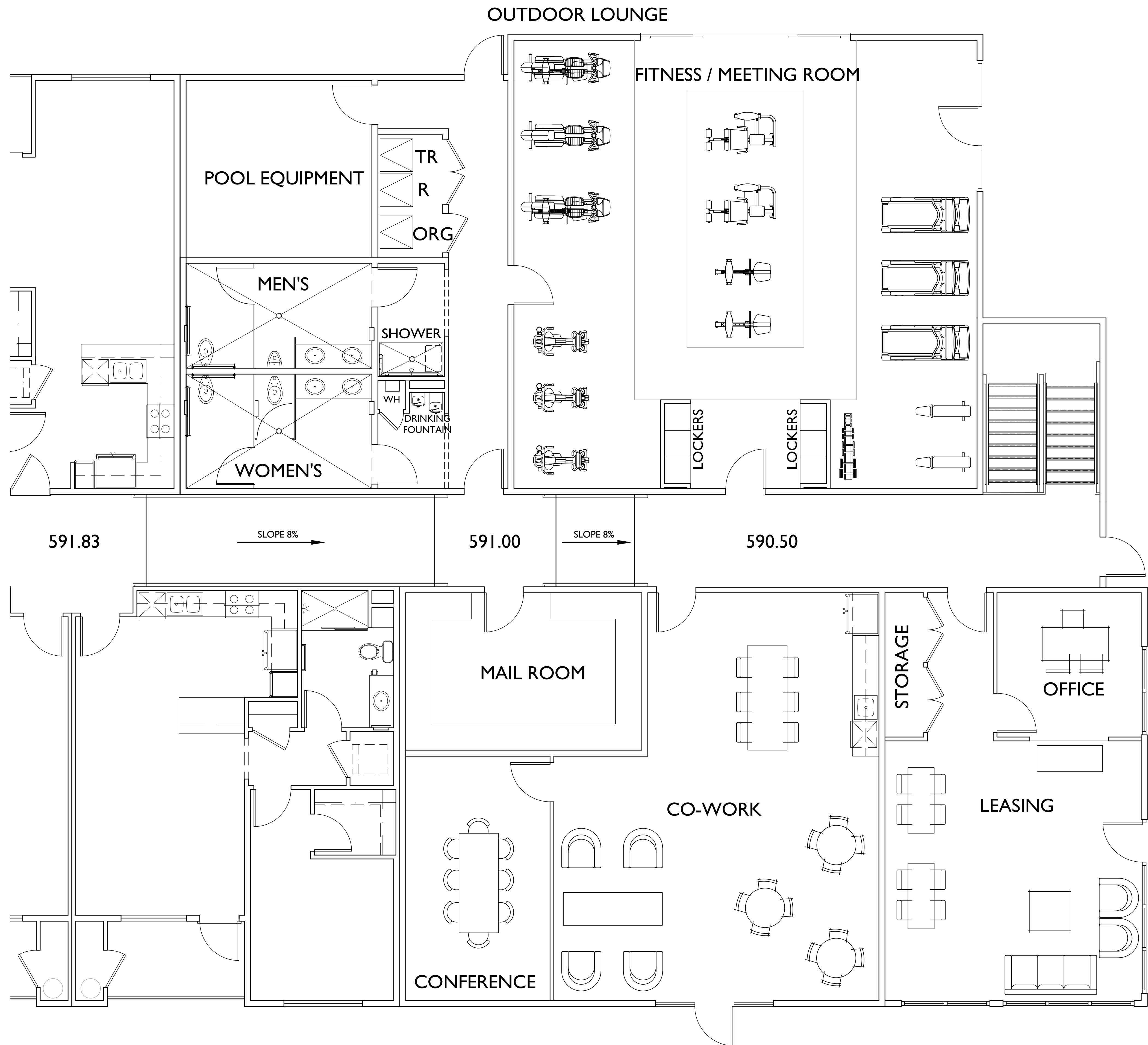
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AMENITIES



REC AREA - WEST



REC AREA - NORTH

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REC AREA PERSPECTIVES



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