Sunrise of San Marcos

(92) Unit Residential Assisted Living / Memory Care Facility



City Submittal

20 August 2026

PROJECT TEAM:

APPLICANT / OWNER:
SUNRISE DEVELOPMENT, INC.
7902 WESTPARK DRIVE
MCLEAN, VA 22102
CONTACT: JOEL WARSH
PHONE: 858.663.8814

ARCHITECT:
LANTZ-BOGGIO ARCHITECTS
115 INVERNESS DR EAST, SUITE 250
ENGLEWOOD, CO 80112
CONTACT: TYLER J DEPEW, AIA
PHONE: 303-807-4950

LANDSCAPE ARCHITECT:
RIDGE LANDSCAPE ARCHITECTS
8841 RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
CONTACT: ANDREW NEUBAUER
PHONE: 949.387.1323

CIVIL ENGINEER:
FUSCOE ENGINEERING, INC.
600 WILSHIRE BLVD. SUITE 1470
LOS ANGELES, CA 90017
CONTACT: EDDIE CRUZ
PHONE: 775.742.9610

PROJECT STATS:

SITE DEVELOPMENT PLAN
Project #SDP23-0002

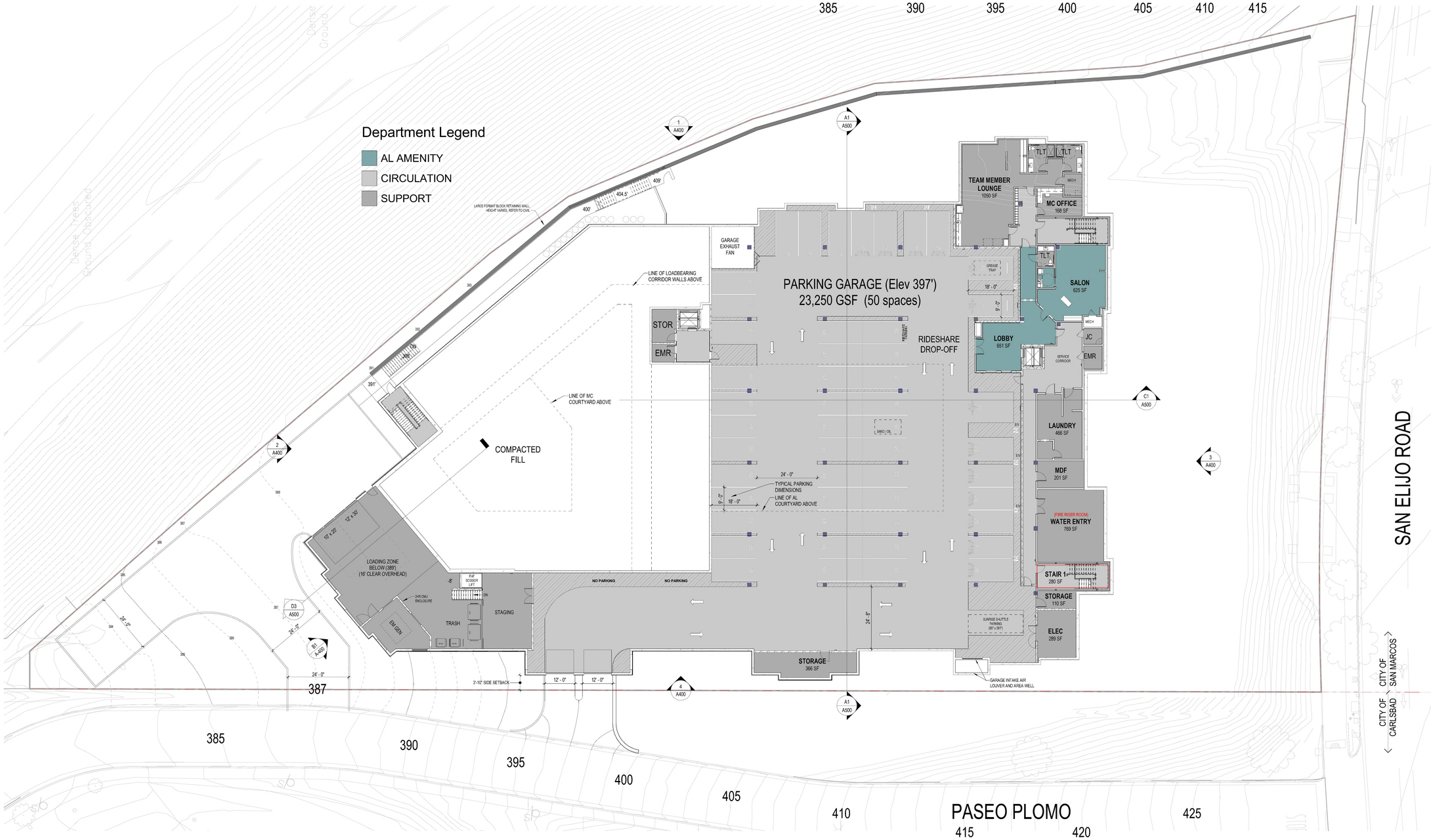
ZONING: SENIOR RESIDENTIAL
GENERAL PLAN LAND USE DESIGNATION:
UNIVERSITY COMMONS SPECIFIC PLAN AREA
PLANNING AREA: 4
APN: 223-651-01-00
LOT SIZE: San Marcos 2.18 Acres
Carlsbad 0.27 Acres
Total 2.45 Acres
ADDRESS: 0 SAN ELIJO ROAD
SAN MARCOS, CA 92078

SPECIFIC PLAN REQUIRED DEVELOPMENT STANDARDS		
CATEGORY	REQ'D	PROV'D
MAX BLDG HEIGHT	45' / 3 STORIES	38' / 2 STORIES
MAX LOT COVERAGE	50%	44.3%
MIN LANDSCAPING	20%	25.3%
BUILDING SETBACKS	REQ'D	PROV'D
FRONT (SAN ELIJO RD)	20'	84'-5"
SIDE	0'	3'-10" AND 24'-0"
REAR	0'	15'-4"
BUILDING FOOTPRINT		42,050 GSF
OFF-STREET PARKING		
RESIDENTIAL CARE FACILITY	1 SPACE PER 3 RESIDENTS 113 RESIDENTS (BEDS) 38 SPACES REQ'D 55 SPACES PROV'D (+2 RIDESHARE) (+1 SHUTTLE)	

SHEET:	CITY OF SAN MARCOS				
Site Development Plan Number:	Project #SDP23-0002				
OWNER:	SUNRISE DEVELOPMENT, INC. 7902 WESTPARK DRIVE	**PHONE:**	JOEL WARSH PHONE: 858.663.8814		
ADDRESS:	MCLEAN, VA 22102				
ARCHITECT, ENGINEER	LANTZ-BOGGIO ARCHITECTS		TYLER J DEPEW, AIA		
DESIGNER:	115 INVERNESS DR EAST, SUITE 250	**PHONE:**	PHONE: 303-807-4950		
ADDRESS:	ENGLEWOOD, CO 80112	**LOCATION:**	Intersection of San Elijo Road and Rancho Santa Fe Drive		
TYPE OF DEVELOPMENT:	AL/MC Senior Living Facility (RCFE)				
ZONE:	Senior Residential	**ASSESSOR'S PARCEL NUMBER(S):**	APN: 223-651-01-00		
SITE DATA		**DWELLING UNITS**		**OPEN SPACE DATA**	
AREA (sq. ft)	106,722 SF (2.54 acres)	**COVERAGE %**		**STUDIO** 37	**COMMON** / **PRIVATE**
LOT:	94,960 SF	**100%**		**1 BDRM** 34	
BUILDING:	42,050 SF			**2 BDRM** 21	46,156 SF
PARKING:	30,078 SF (impervious)			**3 BDRM** 0	Dwelling Unit Total
LOADING:	N/A (within building)				
LANDSCAPING:	24,429 SF			**TOTAL UNITS** 92	
PARKING	**ORD. REQ.**	1 per 3 residents 38 spaces req'd	**DRIVEWAY (SIZE AND SLOPE)**	**SETBACKS**	
GARAGE 50	**LOADING**	2 (+1 shuttle)	**ONE WAY**	**FRONT:** 84'-5"	**REAR:** 15'-4"
COVERED: 0	**HANDICAP**	5 (incl. van)	**TWO WAY** Yes	**LEFT SIDE:** 3'-10"	
OPEN: 7	**TOTAL**	55 (+2 rideshare)	**SLOPE**	**RIGHT SIDE:** 24'-0"	

UNIT MIX:									
	P	P+	Sh	SP	ST	ST+	1BD	2BD	TOTAL
Memory Care	11	5	8	8					32
Assisted Living					8	13	34	5	60
									92 TOTAL

MC	P = PRIVATE	P+ = PRIVATE (plus)	Sh = SHARED	SP = SEMI-PRIVATE
AL	ST = STUDIO	ST+ STUDIO (plus)	1B = ONE BED	2B = TWO BED + L.R.



OVERALL GARAGE LEVEL FLOOR PLAN

SUNRISE OF SAN MARCOS

20 AUGUST 2026

Sheet A200

As indicated
(1/16" = 1'-0")

UNIT MIX:									
	P	P+	Sh	SP	ST	ST+	1BD	2BD	TOTAL
Memory Care	11	5	8	8					32
Assisted Living					8	13	34	5	60
									92 TOTAL

MC	P = PRIVATE	P+ = PRIVATE (plus)	Sh = SHARED	SP = SEMI-PRIVATE	
AL	ST = STUDIO	ST+ STUDIO (plus)	1B = ONE BED	2B = TWO BED + L.R.	



Resident Unit Area Schedule

Number	Name	Department	Area	Level
U001	SEMI-PRIVATE	MC UNITS	453 SF	LEVEL 01
U002	PRIVATE	MC UNITS	316 SF	LEVEL 01
U003	SEMI-PRIVATE	MC UNITS	550 SF	LEVEL 01
U004	PRIVATE	MC UNITS	316 SF	LEVEL 01
U005	SEMI-PRIVATE	MC UNITS	550 SF	LEVEL 01
U006	PRIVATE	MC UNITS	314 SF	LEVEL 01
U007	PRIVATE	MC UNITS	314 SF	LEVEL 01
U008	SHARED	MC UNITS	427 SF	LEVEL 01
U009	SHARED	MC UNITS	450 SF	LEVEL 01
U010	SEMI-PRIVATE	MC UNITS	680 SF	LEVEL 01
U011	SEMI-PRIVATE	MC UNITS	516 SF	LEVEL 01
U012	SHARED	MC UNITS	447 SF	LEVEL 01
U013	SHARED	MC UNITS	470 SF	LEVEL 01
U014	SHARED	MC UNITS	448 SF	LEVEL 01
U015	SEMI-PRIVATE	MC UNITS	499 SF	LEVEL 01
U016	SEMI-PRIVATE	MC UNITS	504 SF	LEVEL 01
U017	SHARED	MC UNITS	447 SF	LEVEL 01
U018	SHARED	MC UNITS	470 SF	LEVEL 01
U019	SHARED	MC UNITS	448 SF	LEVEL 01
U020	SEMI-PRIVATE	MC UNITS	550 SF	LEVEL 01
U021	PRIVATE	MC UNITS	316 SF	LEVEL 01
U022	PRIVATE	MC UNITS	308 SF	LEVEL 01
U023	PRIVATE	MC UNITS	316 SF	LEVEL 01
U024	PRIVATE	MC UNITS	316 SF	LEVEL 01
U025	PRIVATE	MC UNITS	323 SF	LEVEL 01
U026	PRIVATE	MC UNITS	323 SF	LEVEL 01
U027	PRIVATE	MC UNITS	323 SF	LEVEL 01
U028	PRIVATE	MC UNITS	316 SF	LEVEL 01
U029	PRIVATE +	MC UNITS	362 SF	LEVEL 01
U030	PRIVATE +	MC UNITS	362 SF	LEVEL 01
U031	PRIVATE +	MC UNITS	362 SF	LEVEL 01
U032	PRIVATE	MC UNITS	316 SF	LEVEL 01
U101	2BED/DEN	AL UNITS	1118 SF	LEVEL 01
U102	1BED	AL UNITS	616 SF	LEVEL 01
U103	1BED	AL UNITS	527 SF	LEVEL 01
U104	STUDIO +	AL UNITS	370 SF	LEVEL 01
U105	1BED	AL UNITS	530 SF	LEVEL 01
U106	1BED	AL UNITS	479 SF	LEVEL 01
U107	STUDIO	AL UNITS	305 SF	LEVEL 01
U108	1BED	AL UNITS	599 SF	LEVEL 01
U109	1BED	AL UNITS	621 SF	LEVEL 01
U201	1BED	AL UNITS	660 SF	LEVEL 02
U202	1BED	AL UNITS	694 SF	LEVEL 02
U203	1BED	AL UNITS	676 SF	LEVEL 02
U204	STUDIO +	AL UNITS	438 SF	LEVEL 02
U205	STUDIO +	AL UNITS	482 SF	LEVEL 02
U206	1BED	AL UNITS	550 SF	LEVEL 02
U207	1BED	AL UNITS	550 SF	LEVEL 02
U208	2BED/DEN	AL UNITS	1120 SF	LEVEL 02
U209	1BED	AL UNITS	560 SF	LEVEL 02
U210	1BED	AL UNITS	527 SF	LEVEL 02
U211	1BED	AL UNITS	524 SF	LEVEL 02
U212	1BED	AL UNITS	530 SF	LEVEL 02
U213	STUDIO +	AL UNITS	383 SF	LEVEL 02
U214	1BED	AL UNITS	453 SF	LEVEL 02
U215	STUDIO +	AL UNITS	403 SF	LEVEL 02
U216	1BED	AL UNITS	549 SF	LEVEL 02
U217	1BED	AL UNITS	550 SF	LEVEL 02
U218	1BED + DEN	AL UNITS	715 SF	LEVEL 02
U219	STUDIO +	AL UNITS	434 SF	LEVEL 02
U220	STUDIO	AL UNITS	316 SF	LEVEL 02
U221	1BED	AL UNITS	561 SF	LEVEL 02
U222	1BED	AL UNITS	549 SF	LEVEL 02
U223	STUDIO	AL UNITS	316 SF	LEVEL 02
U224	1BED	AL UNITS	549 SF	LEVEL 02
U225	STUDIO	AL UNITS	314 SF	LEVEL 02
U226	STUDIO	AL UNITS	314 SF	LEVEL 02
U227	STUDIO	AL UNITS	316 SF	LEVEL 02
U228	2BED/DEN	AL UNITS	1149 SF	LEVEL 02
U229	STUDIO +	AL UNITS	378 SF	LEVEL 02
U230	STUDIO +	AL UNITS	417 SF	LEVEL 02
U231	STUDIO +	AL UNITS	449 SF	LEVEL 02
U232	1BED	AL UNITS	549 SF	LEVEL 02
U233	STUDIO	AL UNITS	316 SF	LEVEL 02
U234	2BED/DEN	AL UNITS	1263 SF	LEVEL 02
U235	JR SUITE	AL UNITS	498 SF	LEVEL 02
U236	1BED	AL UNITS	533 SF	LEVEL 02
U237	JR SUITE	AL UNITS	499 SF	LEVEL 02
U238	1BED	AL UNITS	541 SF	LEVEL 02
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U242	1BED	AL UNITS	550 SF	LEVEL 02
U243	1BED	AL UNITS	550 SF	LEVEL 02
U244	STUDIO	AL UNITS	316 SF	LEVEL 02
U245	STUDIO	AL UNITS	308 SF	LEVEL 02
U246	1BED	AL UNITS	621 SF	LEVEL 02
U247	1BED	AL UNITS	614 SF	LEVEL 02
U248	1BED + DEN	AL UNITS	792 SF	LEVEL 02
U249	STUDIO +	AL UNITS	357 SF	LEVEL 02
U250	1BED	AL UNITS	549 SF	LEVEL 02
U251	1BED	AL UNITS	480 SF	LEVEL 02
Grand total: 92			46373 SF	

SUNRISE SENIOR LIVING

OVERALL LOWER LEVEL FLOOR PLAN

SUNRISE OF SAN MARCOS

20 AUGUST 2026

Sheet A210

As indicated
(1/16" = 1'-0")

N

LB /A

UNIT MIX:									
	P	P+	Sh	SP	ST	ST+	1BD	2BD	TOTAL
Memory Care	11	5	8	8					32
Assisted Living					8	13	34	5	60
									92 TOTAL

MC	P = PRIVATE	P+ = PRIVATE (plus)	Sh = SHARED	SP = SEMI-PRIVATE
AL	ST = STUDIO	ST+ STUDIO (plus)	1B = ONE BED	2B = TWO BED + L.R.

Department Legend

- AL UNITS
- CIRCULATION
- SUPPORT



Resident Unit Area Schedule

Number	Name	Department	Area	Level
U001	SEMI-PRIVATE	MC UNITS	453 SF	LEVEL 01
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Grand total: 92			46373 SF	

SUNRISE SENIOR LIVING

OVERALL UPPER LEVEL FLOOR PLAN

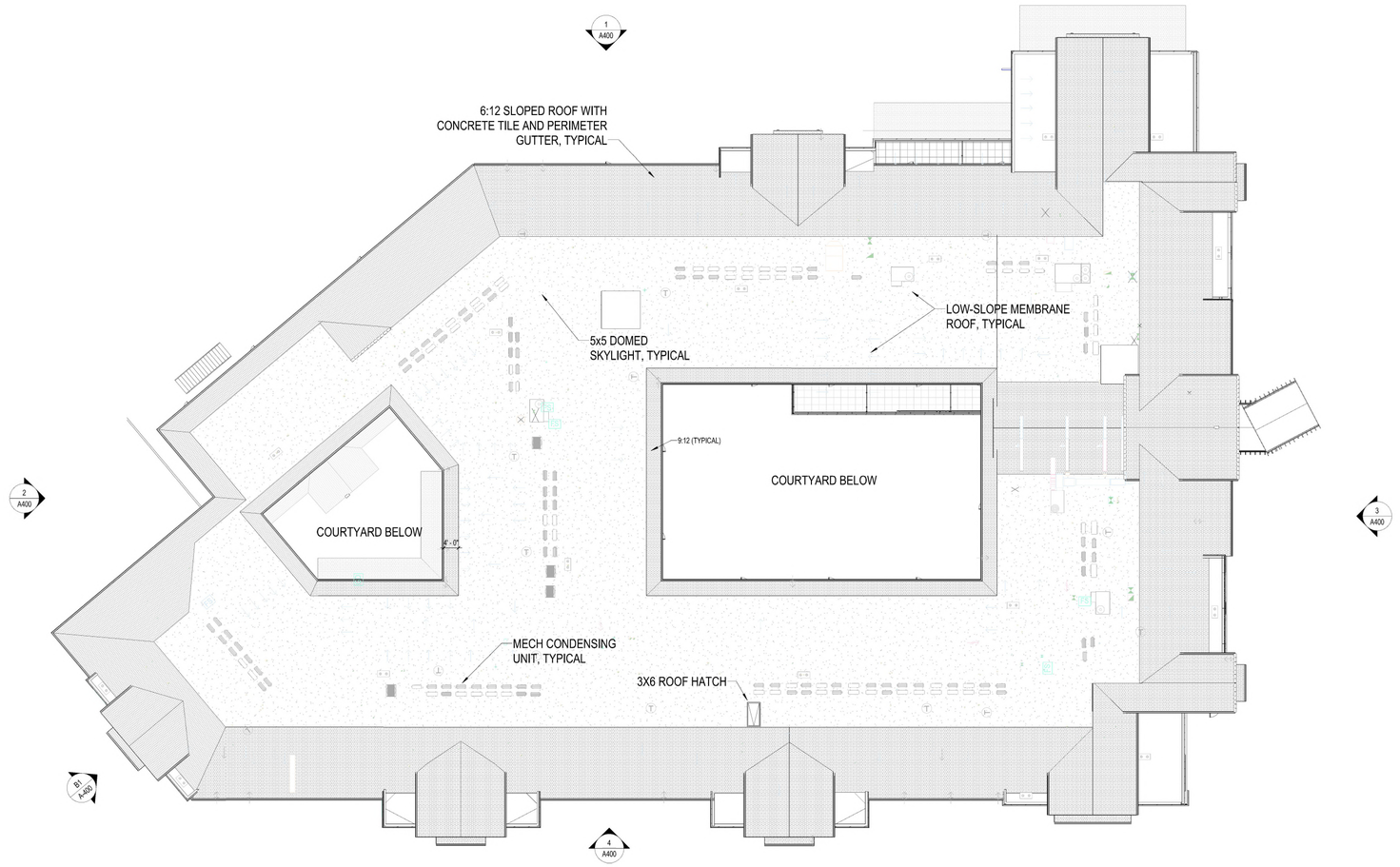
20 AUGUST 2026

SUNRISE OF SAN MARCOS

Sheet A220

As indicated
(1/16" = 1'-0")

LB /A



SUNRISE
SENIOR LIVING

OVERALL ROOF PLAN

20 AUGUST 2026

SUNRISE OF SAN MARCOS

Sheet A230

1/16" = 1'-0"

N

LB
/A



OVERALL EAST ELEVATION



OVERALL WEST ELEVATION



OVERALL SOUTH ELEVATION



OVERALL NORTH ELEVATION

AVERAGE GRADE PLANE ANALYSIS

AS PER THE DEFINITION OF 'AVERAGE GRADE PLANE' IN THE SAN MARCOS MUNICIPAL CODE, THE AVERAGE GRADE OF A PROJECT SHALL BE THE AVERAGE OF THE HIGHEST AND LOWEST POINT OF GRADE AT THE BUILDING PERIMETER. REFER TO SHEET A-303 WHERE THE HIGH AND LOW POINTS ARE IDENTIFIED. THE HIGH POINT OF GRADE AT THE SOUTH SIDE OF THE BUILDING IS IDENTIFIED AS 422.0' AND THE LOW POINT OF GRADE AT THE NORTH SIDE OF THE BUILDING IS 389.0'. AS SUCH, AVERAGE GRADE FOR THIS PROPOSED PROJECT IS 405.5' OR -3.5' BELOW LEVEL 01 (i.e. THE LOWER LEVEL). REFER TO THE 'OVERALL EAST ELEVATION' ON THIS SHEET FOR A GRAPHIC REPRESENTATION OF THIS AVERAGE GRADE ELEVATION.

OVERALL BUILDING HEIGHT ANALYSIS

AS PER THE DEFINITION OF 'BUILDING HEIGHT' IN THE UNIVERSITY COMMONS SPECIFIC PLAN, THE OVERALL HEIGHT OF A BUILDING SHALL BE MEASURED FROM AVERAGE GRADE TO THE HIGHEST POINT OF THE BUILDING. THE RESULTING OVERALL BUILDING HEIGHT FOR THIS PROPOSED PROJECT IS 38'-0" AS MEASURED FROM 'AVERAGE GRADE' TO TOP OF ROOF.

DEFINITION OF A BASEMENT

AS PER THE CALIFORNIA BUILDING CODE, THE DEFINITION OF A 'BASEMENT' SHALL BE "*A STORY THAT IS NOT A STORY ABOVE GRADE PLANE*". AVERAGE GRADE PLANE FOR THIS PROJECT IS CALCULATED AT -4.7' (approximately 4'-8") BELOW LEVEL 01. AS SUCH, THE FIRST 'LEVEL' OF THIS PROPOSED PROJECT SHALL BE LEVEL 01 AND THE PARKING GARAGE IS CLASSIFIED AS A BASEMENT. AS PER THE SAN MARCOS MUNICIPAL CODE, THE DEFINITION OF A BASEMENT SHALL BE "*THE PORTION OF A BUILDING BETWEEN THE FLOOR AND CEILING THAT IS WHOLLY OR PARTLY BELOW GRADE AND HAVING MORE THAN ONE-HALF OF ITS HEIGHT BELOW GRADE*". PER THIS DEFINITION, ALL OF THE SUPPORT SPACES AND THE ELEVATOR LOBBY AT THE SOUTH END OF THE GARAGE SHALL BE CLASSIFIED AS A BASEMENT.

SUNRISE SENIOR LIVING

BUILDING ELEVATIONS

20 AUGUST 2026

SUNRISE OF SAN MARCOS

Sheet A400

3/32" = 1'-0"

LB /A



GROUTED STONE VENEER
(Eldorado Stone, Cyprus Ridge, Orchard or App'd Eq)
(www.eldoradostone.com)

WARM WOODS AND CONCRETE TILE ACCENTS



STONE VENEER CONCEPT IMAGE

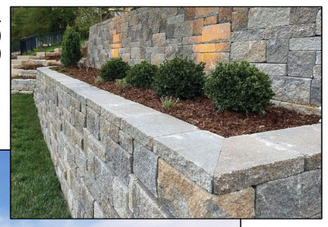


SOUTHWEST AERIAL



CONCRETE TILE ROOF
(Westlake Building Products,
Barcelona California Mission Blend or App'd Eq)
(www.westlakeroyalroofing.com/product-category/concrete/)

SMALL FORMAT RETAINING WALL
(Allan Block Europa)
(www.AllanBlock.com)





MAIN ENTRANCE VIEW



LARGE FORMAT RETAINING WALL
(Belgard, GeoHold Pro)
(www.Belgard.com)

NORTHEAST AERIAL

LIGHT BEIGE STUCCO EXTERIOR WITH LIGHT SAND TEXTURE



EXTERIOR CONCEPT IMAGE

BRONZE SINGLE-HUNG AND FIXED WINDOWS
(VPI Windows or App'd Eq)

NORTHWEST AERIAL

SUNRISE SENIOR LIVING

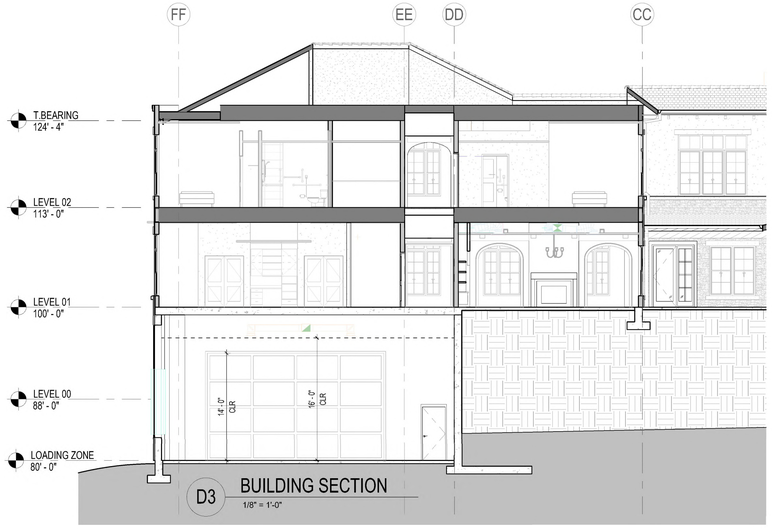
EXTERIOR RENDERINGS AND CONCEPT IMAGES

Sheet A410

20 AUGUST 2026

SUNRISE OF SAN MARCOS

LB/A



D3 BUILDING SECTION
1/8" = 1'-0"



C1 BUILDING SECTION
1/8" = 1'-0"



A1 BUILDING SECTION
1/8" = 1'-0"

SUNRISE
SENIOR LIVING

BUILDING SECTIONS

20 AUGUST 2026

SUNRISE OF SAN MARCOS

Sheet A500

1/8" = 1'-0"

LB
/A

LEGEND AND ABBREVIATIONS

	PROPERTY LINE/RIGHT-OF-WAY	MH	MANHOLE
	CENTERLINE	MISC	MISCELLANEOUS
	EASEMENT LINE	PL	PROPERTY LINE
	EXISTING CURB	PR	PROPOSED
	EXISTING GUTTER	PVC	POLYVINYL CHLORIDE
W	EXISTING WATER LINE	R/W	RIGHT-OF-WAY
SS	EXISTING SANITARY SEWER LINE	SD	STORM DRAIN
	LIMIT OF WORK	SS	SANITARY SEWER
	PROPOSED BUILDING FOOTPRINT	TYP	TYPICAL
CL	CENTERLINE	VCP	VITRIFIED CLAY PIPE
CML & C	CEMENT-MORTAR LINED & COATED		
DIP	DUCTILE-IRON PIPE		
DW	DOMESTIC WATER		
EX	EXISTING		

LIMIT OF FLOOD PLAIN
ZONE AE

PROPOSED 2 STORY
RESIDENTIAL SENIOR
ASSISTED LIVING FACILITY

PROPOSED
COURTYARD

PROPOSED
COURTYARD

PROVIDE GREEN CONFLICT
STRIPING FOR BIKE LANE
100' EAST OF DRIVEWAY

LIMITS OF
GRIND &
OVERLAY

EX "ONE WAY" SIGN
TO BE RELOCATED

PROVIDE GREEN CONFLICT
STRIPING FOR BIKE LANE
THROUGH AREAS OF GRIND
AND OVERLAY

PROPOSED RELOCATED
"ONE WAY" SIGN

EX MONUMENT
SIGN TO REMAIN

LIMITS OF
GRIND &
OVERLAY

LIMITS OF
GRIND &
OVERLAY

PROVIDE GREEN CONFLICT
STRIPING FOR BIKE LANE
THROUGH AREAS OF GRIND
AND OVERLAY

PROVIDE LANE STRIPING
THROUGH AREAS OF GRIND
AND OVERLAY

LIMITS OF
GRIND &
OVERLAY

PL

PL

PL

CITY OF SAN MARCOS
CITY OF CARLSBAD

PASEO PLOMO (PRIVATE)

24'

R/W

R/W

R/W

39'

54'

CL

SAN ELIJO ROAD

30' 0' 15' 30'
SCALE: 1" = 30'

LICENSED PROFESSIONAL ENGINEER
EDUARDO CRUZ
90340
CIVIL ENGINEER
STATE OF CALIFORNIA

STRIPING PLAN

JUNE 2025

Sunrise of San Marcos

Sheet C8.0

FUSCOE ENGINEERING
FULL CIRCLE THINKING
600 Wilshire Blvd
Suite 1470
Los Angeles, Ca 90017
213.988.8802
fuscoe.com

F:\PROJECTS\1571\000\PLANS\ENTITLEMENTS\1571-000-MKBST.DWG (08-20-26 5:12:07PM) Plotted by: aclose

TITLE EXCEPTIONS AND LEGAL DESCRIPTIONS

ALL INFORMATION PULLED FROM ALTA/NSPS LAND TITLE SURVEY OF SAN ELIO ROAD, SAN MARCOS, CA 92078 FOR SUNRISE SENIOR LIVING, 7902 WESTPARK DRIVE, MCLEAN, VA 22102 DATED 06/23/2022.

(A) ITEM 13 – AN EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF VALLECITOS WATER DISTRICT, IT SUCCESSOR AND ASSIGNS BY DOCUMENT RECORDED AUGUST 26, 2004 AS INSTRUMENT NO. 2004–0814572, OF OFFICIAL RECORDS.

(B) PARCEL 3 – AN EASEMENT FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SURFACE AND/OR SUBSURFACE DRAINAGE SYSTEMS(S) WITHIN LOT 7 OF SAID MAP NO. 14508 AND FOR DRAINING WATER THROUGH SUCH SYSTEM(S), DESCRIBED ON EXHIBIT C TO THAT CERTAIN GRANT DEED RECORDED JANUARY 20, 2006, AS FILE NO. 2006–0045616 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

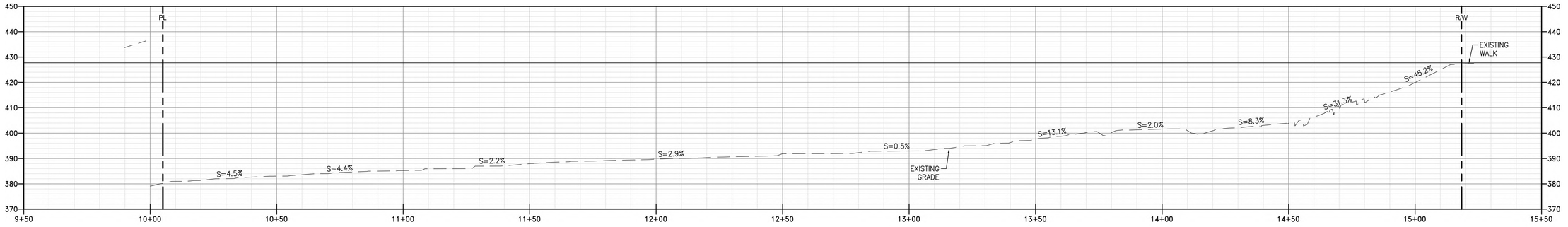
(C) PARCEL 4 – NON–EXCLUSIVE EASEMENTS FOR DRIVEWAY AND ACCESS PURPOSES AS GRANTED IN THAT CERTAIN EASEMENT AGREEMENT DATED OCTOBER 18, 2019 AND RECORDED OCTOBER 23, 2019 AS DOCUMENT 2019–0479138.

(D) ITEM 16 – AN EASEMENT FOR ASSOCIATION MAINTENANCE AREA AND INCIDENTAL PURPOSES IN FAVOR OF OLD CREEK HOMEOWNERS ASSOCIATION BY DOCUMENT RECORDED DECEMBER 27, 2005 AS INSTRUMENT NO. 2005–1104202, OF OFFICIAL RECORDS.

(E) ITEM 17 – AN EASEMENT FOR PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2006 AS INSTRUMENT NO. 2006–0139560, OF OFFICIAL RECORDS.

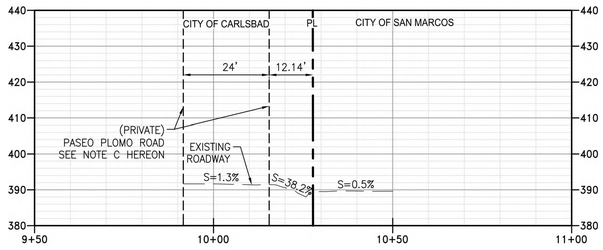
(F) ITEM 18 – THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN DOCUMENT ENTITLED "PERMIT TO ENCROACH ON CITY RIGHT–OF–WAY" RECORDED MARCH 07, 2006 AS INSTRUMENT NO. 2006–0157324, OF OFFICIAL RECORDS.

(G) PARCEL 2 – AN EASEMENT FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPE IRRIGATION AND SIGNAGE IMPROVEMENTS WITHIN THAT PORTION OF LOT 7 OF SAID MAP NO. 14508, DESCRIBED ON EXHIBIT A TO THAT CERTAIN GRANT DEED RECORDED JANUARY 20, 2006, AS FILE NO. 2006–0045616 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY. (EASEMENT TO REMAIN)



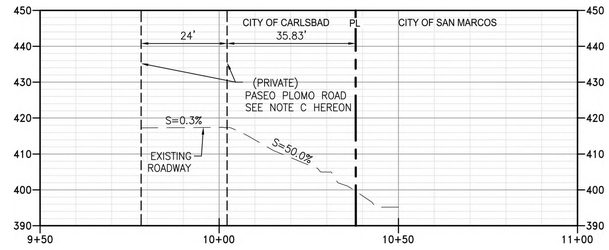
PROFILE A

SCALE:
VERT: 1"=20'
HORZ: 1" =20'



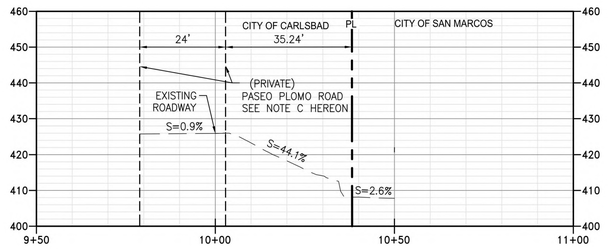
PROFILE B

SCALE:
VERT: 1"=20'
HORIZ: 1"=20'



PROFILE C

SCALE:
VERT: 1"=20'
HORZ1"=20'



PROFILE D

SCALE:
VERT: 1"=20'
HORIZ: 1"=20'

20' 0' 10' 20'

SCALE: 1" = 20'

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SUNRISE SENIOR LIVING

SLOPE PROFILES

JUNE 2025

Sunrise of San Marcos

Sheet C7.1

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LEGEND AND ABBREVIATIONS

———	PROPERTY LINE/RIGHT-OF-WAY
——— — ———	CENTERLINE
- - - - - - - - - -	EASEMENT LINE
CL	CENTERLINE
H	HEIGHT
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY

TOPOGRAPHIC INFORMATION

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:

DATUM: BM No.: CP-038 ELEV.: 521.15' (CITY OF SAN MARCOS BENCH MARK) NAVD 88
DESCRIPTION: WEST SIDEWALK DRIVEWAY ENTRANCE TO TRAIL OF RANCHO SANTA FE RD. 290' ± NE'LY OF DRIVEWAY OF CARLSBAD FIRE STATION NO. 6.

CONTOUR INTERVAL=1'
GRID COORDINATES:

STATION	NORTHING	EASTING
038	1979713.71	6263307.33
035	1981917.82	6266123.91

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO APPROXIMATE GRID DISTANCES, MULTIPLY THE DISTANCES BY THE COMPUTED COMBINATION FACTOR (CF) 0.9999474256.

THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED 05/31/2022 AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN JUNE 2022.

THE HORIZONTAL DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 12.5-CM (0.41-FT) RMSEX / RMSEY HORIZONTAL ACCURACY CLASS WHICH EQUATES TO POSITIONAL HORIZONTAL ACCURACY = +/- 30.6-CM (1.00-FT) A 95% CONFIDENCE LEVEL.

THE VERTICAL DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR A 10-CM (0.33-FT) RMSEZ VERTICAL ACCURACY CLASS EQUATING TO NON-VEGETATED VERTICAL ACCURACY (NVA) = +/- 19.6-CM (0.64 FT) AT 95% CONFIDENCE LEVEL AND VEGETATED VERTICAL ACCURACY (VVA) =+/- 30-CM (0.98-FT) AT THE 95TH PERCENTILE.

SCALE OF TOPOGRAPHIC DATA USED: 1" = 20'

LIMIT OF FLOOD PLAIN
ZONE AE

N16°14'15"W 50.39'
N03°45'17"W 166.02'
N13°17'00"W 87.75'
N84°36'48"W 85.77'
N22°48'12"W 79.41'
N55°57'51"W 38.39'
N49°25'07"W 148.47'
N41°30'21"W 93.48'
N89°59'18"E 14.90'
N89°59'18"E 14.35'
N00°09'59"E 65.26'
N09°08'27"E 164.24'
N00°08'43"E 513.14'
N00°21'33"W 174.38'

PL
CL
R/W

Δ=22°30'47"
R=112.00' L=44.01'
Δ=8°58'28"
R=212.00' L=33.21'
Δ=9°30'00"
R=188.00' L=31.17'
Δ=7°12'57"
R=1459.00' L=183.75'
Δ=1°20'11"
R=1458.00' L=34.03'
R=20.00' L=5.90'
Δ=16°54'14"

20' EXISTING DRAINAGE EASEMENT
24' ACCESS EASEMENT

A C7.1
B C7.1
C C7.1
D C7.1

ASSESSORS PARCEL NUMBER: 223-651-01-00

CITY OF SAN MARCOS
CITY OF CARLSBAD

SAN ELIJO ROAD

PASEO PLOMO (PRIVATE)

SCALE: 1" = 20'

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R.C. 90340
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SUNRISE SENIOR LIVING

CONSTRAINTS MAP - SLOPE PROFILES

JUNE 2025

Sunrise of San Marcos

Sheet C7.0

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LEGEND & ABBREVIATIONS

PROPERTY LINE/RIGHT-OF-WAY
CENTERLINE
EASEMENT LINE
CL CENTERLINE
PL PROPERTY LINE
R/W RIGHT-OF-WAY

Slopes Table					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA	AREA %
1	0.00%	14.99%		66527	62.00%
2	15.00%	24.99%		5107	4.76%
3	25.00%	40.00%		10116	9.43%
4	40.01%	Vertical		25551	23.81%

LIMIT OF FLOOD PLAIN
ZONE AE

PL

PL

CITY OF SAN MARCOS
CITY OF CARLSBAD

PL

59'

54'

R/W

SAN ELIJO ROAD

CL

R/W

PASEO PLOMO (PRIVATE)

SCALE: 1" = 20'

SLOPE ANALYSIS PLAN

JUNE 2025

Sunrise of San Marcos

Sheet C6.0

SUNRISE SENIOR LIVING

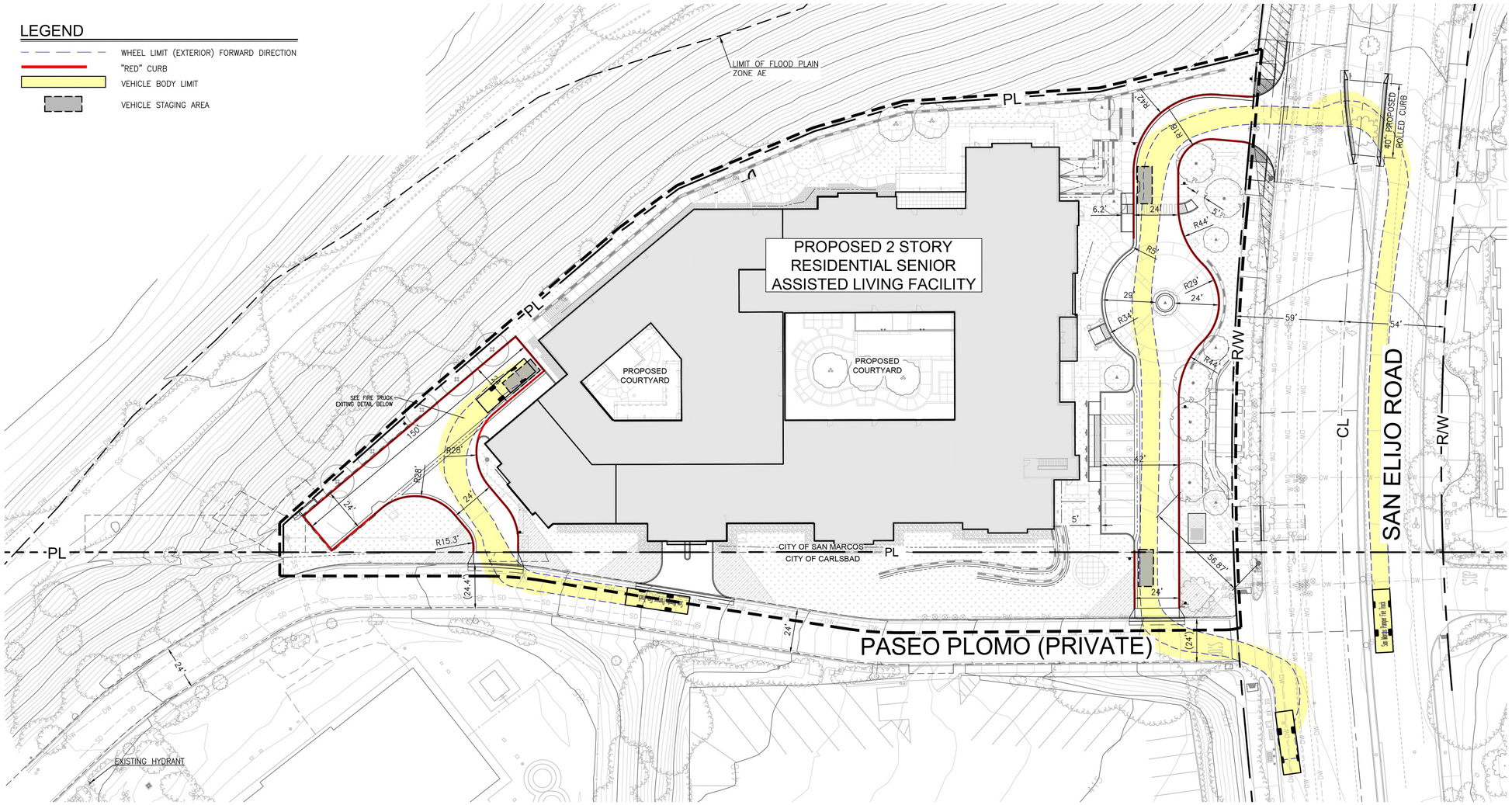
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EDUARDO CRUZ
No. 90340
CIVIL ENGINEER
STATE OF CALIFORNIA

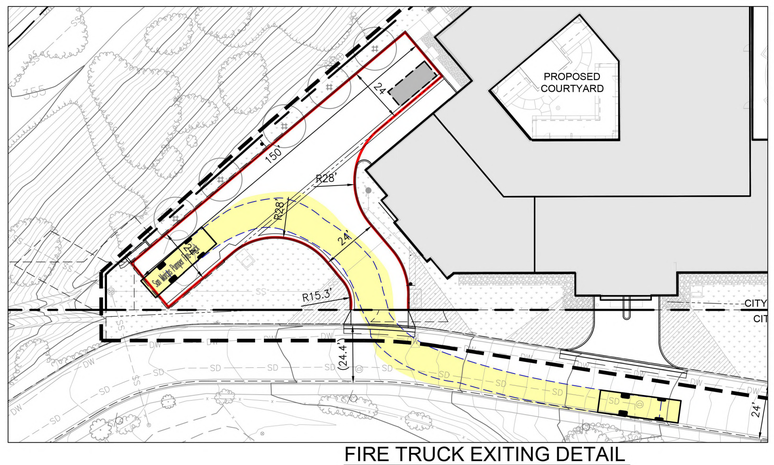
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LEGEND

- WHEEL LIMIT (EXTERIOR) FORWARD DIRECTION
- "RED" CURB
- VEHICLE BODY LIMIT
- VEHICLE STAGING AREA





FIRE TRUCK EXITING DETAIL

30' 0' 15' 30'
SCALE: 1" = 30'

SAN MARCOS FIRE DEPARTMENT
FIRE PREVENTION DIVISION

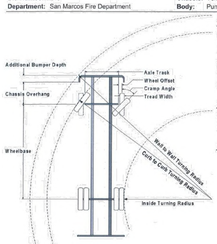
STANDARD
NO. 1401
UPDATED 10/6/21

Engine pumper turning radius

Pierce

Turning Performance Analysis 06/29/2017

Bid Number: 246
Department: San Marcos Fire Department
Chassis: Velocity Chassis (Big Block), 2010
Body: Pumper, Medium, Aluminum, 2nd Gen



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.70 in.
Chassis Overhang:	78.00 in.
Additional Bumper Depth:	19.00 in.
Front Overhang:	97.00 in.
Wheelbase:	183.50 in.

Calculated Turning Radii:

Inside Turn:	14 ft. 2 in.
Curb to curb:	28 ft. 1 in.
Wall to wall:	33 ft. 0 in.

Comments:

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0508849	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0680052	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply, Fire Service Speed Rtng
Bumpers	0123625	Bumper, 19" Extended, Imp/Vel

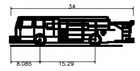
Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

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San Marcos Pumper Fire Truck	
Overall Length	34.000ft
Overall Width	9.400ft
Overall Body Height	7.940ft
Min Body Ground Clearance	0.851ft
Max Track Width	9.400ft
Lock-to-lock time	7.00s
Curb to Curb Turning Radius	28.080ft

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SUNRISE SENIOR LIVING

TRUCK TURNING ANALYSIS

JUNE 2025

Sunrise of San Marcos

Sheet C5.2

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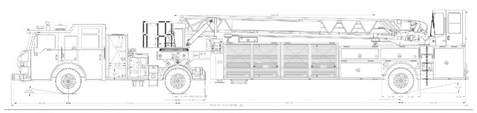
LEGEND

- WHEEL LIMIT (EXTERIOR) FORWARD DIRECTION
- "RED" CURB
- VEHICLE BODY LIMIT
- VEHICLE STAGING AREA

SAN MARCOS FIRE DEPARTMENT
FIRE PREVENTION DIVISION

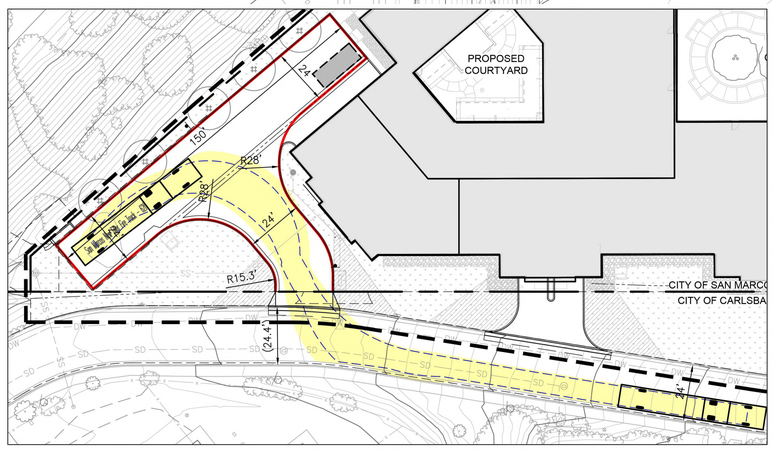
STANDARD NO. 1402
UPDATED 7/2/21

Tiller Specifications



San Marcos Fire Department

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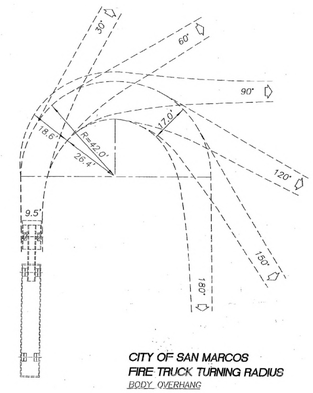
FIRE TRUCK EXITING DETAIL

SCALE: 1" = 30'

SAN MARCOS FIRE DEPARTMENT
FIRE PREVENTION DIVISION

STANDARD NO. 1404
UPDATED 3/2/21

Tiller Aerial Turning Radius



CITY OF SAN MARCOS
FIRE TRUCK TURNING RADIUS
BODY OVERHANG

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SAN MARCOS FIRE DEPARTMENT
FIRE PREVENTION DIVISION

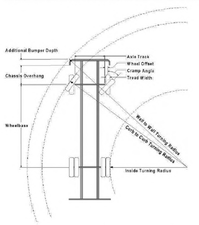
STANDARD NO. 1401
UPDATED 10/6/21

Tiller truck turning radius

Pierce

Turning Performance Analysis 01/08/2020

Bid Number: 448
Department: San Marcos Fire Department
Chassis: Velocity Tractor Chassis (Tiller), (Big Block), 2010
Body: Aerial, Tiller, Alum Body



Parameters:	
*Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.69 in.
Tread Width:	17.7 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	10 in.
Front Overhang:	75.99 in.
Wheelbase:	177 in.

Calculated Turning Radii:	
Inside Turn:	13 ft. 7 in.
Curb to curb:	27 ft. 4 in.
Wall to wall:	31 ft. 1 in.

Category	Option	Description
Axle, Front, Custom	0508549	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0686052	Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply, Fire Service Speed Rtng
Bumpers	0123622	Bumper, 10" Extended, Imp/Vel
Aerial Devices	0670312	Aerial, 100' Heavy Duty Ladder, Tiller 2002 (500 dry/500 water)

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

NOTE: The full length of the tiller truck is approximately 62 feet in length.

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SUNRISE SENIOR LIVING

TRUCK TURNING ANALYSIS

JUNE 2025

Sunrise of San Marcos

Sheet C5.1

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Fire Prevention

Fire Flow Requirements for Buildings

The procedure for determining fire-flow for buildings or portions of buildings shall be in accordance with Appendix B of the California Fire Code 2022 Edition. The applicant must fill in the spaces below except for the columns designated for the Fire Marshal.

Name: ___Sunrise of San Marcos_____

Address: ___9 San Elijo Road_____

Phone: _____ **Fax:** _____

Location: ___San Elijo Road and Rancho Santa Fe Road_____

Building Number	Type of Construction *(Type I thru V; A or B) Example: IIIB*	Total SQFT	Fire Sprinkler Select one *(NFPA 13, 13R, 13D or None)*	Fire Flow GPM *(Fire to fill)*	Duration in Hours *(Fire to fill)*
N/A	Type V-A	84,800	NFPA 13	1313 gpm	4 hrs

After completing this form, you may leave it at the counter on the first floor at City Hall, mail it to San Marcos Fire Department, Fire Prevention Bureau – 1 Civic Center Drive, San Marcos, CA 92069.

If you have any questions, please contact Fire Prevention at 760-744-1050 EXT 2409

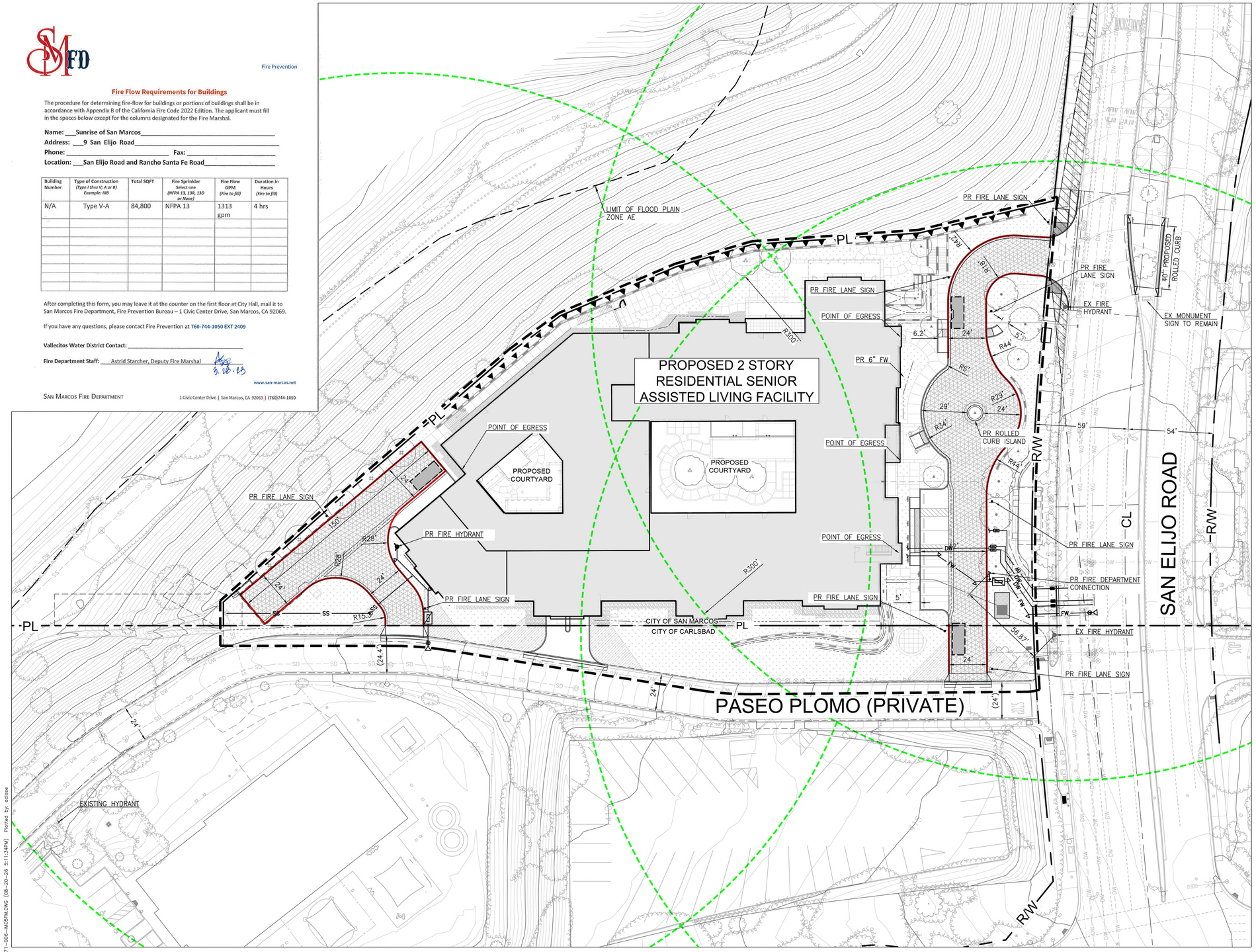
Vallecitos Water District Contact: _____

Fire Department Staff: ___ Astrid Starcher, Deputy Fire Marshal

9.10.25

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BUILDING DATA

BUILDING AREA: 30,491 SF
CONSTRUCTION TYPE: V-A
OCCUPANCY: R2.1 (NON-SEPARATED USE, ASSISTED LIVING FACILITY)
ZONING: OS- OPEN SPACE
SPRINKLERS: YES, FULLY SPRINKLERED
2019 CALIFORNIA BUILDING CODE

PROJECT SCOPE

PROPOSED 3 STORY RESIDENTIAL SENIOR ASSISTED LIVING FACILITY.
ELEVATIONS INDICATED ARE RELATIVE.

ASSESSORS PARCEL NUMBER:
223-651-01-00

LEGEND & ABBREVIATIONS

"RED" CURB
FIRE HYDRANT RADIUS
EXISTING FIRE HYDRANT
FIRE LANE SIGN
PROPOSED FIRE ACCESS
FIRE TRUCK

EX	EXISTING
PL	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT-OF-WAY

CITY OF SAN MARCOS FIRE DEPARTMENT NOTES:

INSPECTION REQUIREMENTS – BUILDINGS UNDER CONSTRUCTION

1. SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 24 HOURS IN ADVANCE. CALL THE SAN MARCOS FIRE DEPARTMENT AT (760) 744-1050, MONDAY THROUGH FRIDAY.
2. A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS OR COMBUSTIBLE FIXTURES AND FINISHED FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION ONSITE. ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 78,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS SHALL BE OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
3. FOR PROJECTS IN A WILDLAND INTERFACE AREA, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION.
4. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED FIRE MASTER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION.
5. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES.
6. TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWS, INSPECTED, AND PERMITTED BY THE FIRE DEPARTMENT PRIOR TO USE.
7. THE PROJECT ADDRESS HALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
8. ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.

GENERAL REQUIREMENTS

1. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANE WIDTHS WITH STANDARD CURBS AND GUTTERS, AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G., ROLLED, RAMPED, ETC.).
2. THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED FIRE MASTER PLAN.
3. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SAN MARCOS FIRE DEPARTMENT FIRE LANE REQUIREMENTS. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
4. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSES. ADDRESS NUMBERS SHALL BE ILLUMINATED AT NIGHT.
5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 17.64 OF THE 2019 CALIFORNIA FIRE CODE AND SAN MARCOS FIRE DEPARTMENT REQUIREMENTS.
6. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
7. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER S TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, AND FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIREFIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
8. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 1.5 CUBIC YARDS SHALL B=NOT BE STORED IN BUILDINGS OR PLACED WITHIN 10 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER STEM.
9. ANY FUTURE MODIFICATION TO THE APPROVED FIRE MASTER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTION, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE SAN MARCOS FIRE DEPARTMENET.
10. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HERE-IN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.

30' 0' 15' 30'
SCALE: 1" = 30'

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Sheet C5.0

SUNRISE SENIOR LIVING

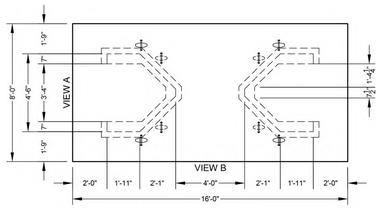
FIRE MASTER PLAN

JUNE 2025

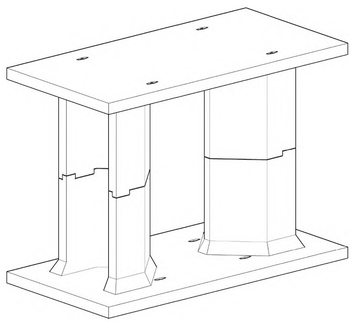
Sunrise of San Marcos

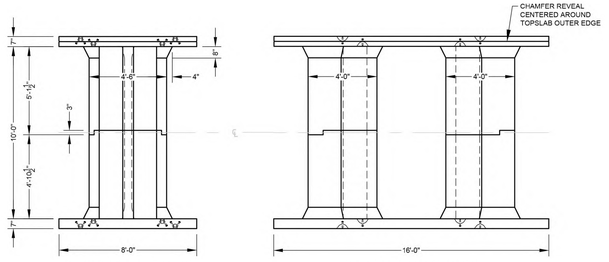
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TOP VIEW





ELEVATION VIEW A

ELEVATION VIEW B

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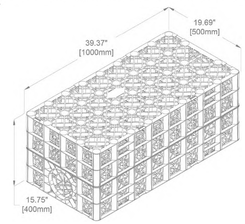
STORMWATER DETENTION - STACKED INTERIOR MODULE 8x16

PROJECT No.:	SEQ. No.: DATE:
DESIGNED:	DRAWN:
CHECKED:	APPROVED:
SHEET NO.:	-

Permavoid 400MD — Datasheet 11-20

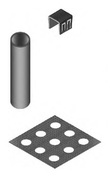
permavoid

Permavoid MD (PV400) structural cells are a water management solution designed for both stormwater quality and quantity. High-strength units capture large volumes of water and promote more natural stormwater behavior through infiltration, retention or detention. Water quality is also enhanced within the system through patented Biomat filtration. The floating composite adsorbs hydrocarbons on the water's surface and allows microbes to naturally digest and eliminate the pollutant. Permavoid MD is suitable for many stormwater management applications ranging from high-speed, heavy duty traffic through landscape areas.



PHYSICAL PROPERTIES		
Material	Polypropylene	
Weight per unit	21.49 lbs	9.75 kg
Length	39.37 in	1000 mm
Width	19.69 in	500 mm
Depth	15.75 in	400 mm
Area per unit	5.382 ft²	0.500 m²
Occupied volume per unit	7.063 ft³	0.200 m³
STRUCTURAL PROPERTIES		
Vertical compressive yield	88.5 psi	610 kPa
Lateral compressive yield	9.1 psi	63 kPa
Vertical deflection strength	221 psi / in	60 kPa/mm
Lateral deflection strength	16.2 psi / in	4.4 kPa/mm
Vertical creep limit (60 year)	23.5 psi	162 kPa
Lateral creep limit (60 year)	4.5 psi	30.9 kPa
HYDRAULIC PROPERTIES		
Average perforated surface area	55 %	
Volumetric void ratio	95 %	
Void volume per unit	6.710 ft³	0.190 m³
OTHER PROPERTIES		
Recycled content	100 %	
Recyclability	100 %	
Country of origin	United States of America	

ACCESSORIES



Clip Connector (PVCLIP)
4x required per unit

Shear Connector (PVSP)
2x required per unit between layers

Biomat Filter ()
Floating hydrocarbon adsorbing / digesting filter
Oil retention capacity 0.184 oz./ft² [56 g/m²]

GEOTEXTILES

The following are for guidance only. Refer to design documents for site specific requirements.

1. Non-woven fabric for separation and/or infiltration:
   - Tencate - Mirafi 1100N (or approved equal)
2. Woven fabric for separation and/or infiltration:
   - Tencate - Mirafi HP270 (or approved equal)
3. Waterproof Membrane Liner for retention and/or detention:
   - 40 mil HDPE or LLDPE (or approved equal)

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PERMAVOID DETENTION SYSTEM DETAIL

NTS

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SUNRISE SENIOR LIVING

CONCEPTUAL LID BMPS

JUNE 2025

Sunrise of San Marcos

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No. 90340
CIVIL ENGINEER
STATE OF CALIFORNIA

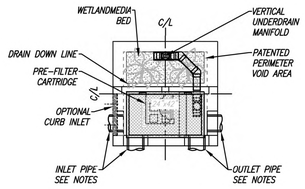
Sheet C4.2

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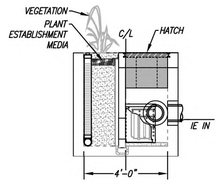
SITE SPECIFIC DATA

PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			
PRETREATMENT LOADING RATE (GPM/SF)			2.1 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)			1.0
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			_____ (CFS)
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES:			

* PRELIMINARY ONLY - NOT FOR CONSTRUCTION



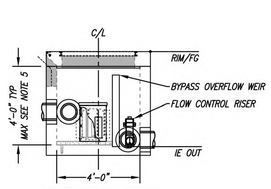
PLAN VIEW



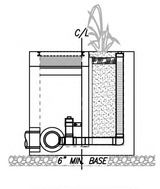
LEFT END VIEW

INSTALLATION NOTES

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5. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.



ELEVATION VIEW



RIGHT END VIEW

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MWS-L-4-4-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

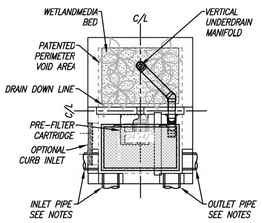
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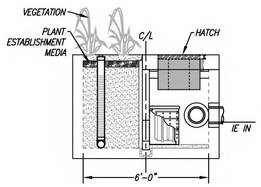
SITE SPECIFIC DATA

PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			
PRETREATMENT LOADING RATE (GPM/SF)			2.1 GPM/SF
WETLAND MEDIA LOADING RATE (GPM/SF)			1.0
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			_____ (CFS)
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES:			

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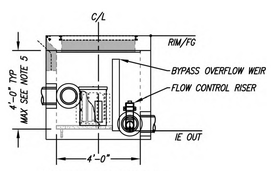
PLAN VIEW



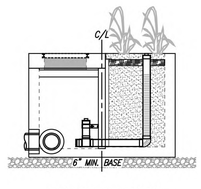
LEFT END VIEW

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ELEVATION VIEW



RIGHT END VIEW

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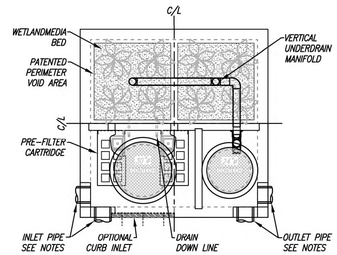
MWS-L-4-6-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

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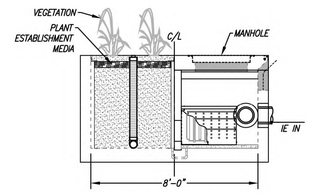
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PROJECT LOCATION			
STRUCTURE ID			
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INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES:			

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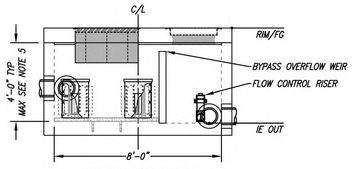
PLAN VIEW



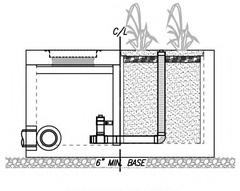
LEFT END VIEW

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ELEVATION VIEW



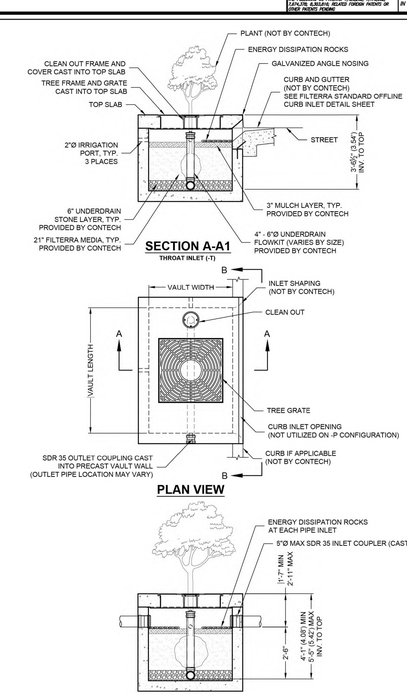
RIGHT END VIEW

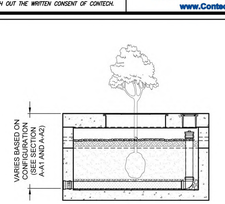
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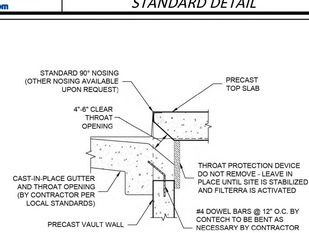
MWS-L-8-8-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

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SECTION B-B



STANDARD CURB INLET DETAIL

FT CONFIGURATION
(OPTIONS: THROAT INLET "-T", PIPE INLET "-P")

VAULT SIZE (L x W)	MEDIA AREA (SF)	LONG SIDE INLET DESIG. / PART NO.	SHORT SIDE INLET DESIG. / PART NO.	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	16	FT0404	FT0404	ALL	4" SDR 35	1
6 x 4	24	FT0604	FT0406	ALL	4" SDR 35	1
8 x 4	32	FT0804	FT0408	ALL (EXCEPT DE,MD,NJ,PA,VA,WV)	4" SDR 35	1
7.83 x 4.5	35	FT078045	FT045078	DE,MD,NJ,PA,VA,WV ONLY	4" SDR 35	1
6 x 6	36	FT0606	FT0606	ALL (EXCEPT CA, TX)	4" SDR 35	1
8 x 6	48	FT0806	FT0608	ALL	4" SDR 35	1
10 x 6	60	FT1006	FT0610	ALL (EXCEPT CA, TX)	6" SDR 35	2
8 x 8	64	FT0808	FT0808	CA, TX ONLY	6" SDR 35	2
12 x 6	72	FT1206	FT0612	ALL (EXCEPT TX)	6" SDR 35	2
10 x 8	80	FT1008	FT0810	CA, TX ONLY	6" SDR 35	2
13 x 7	91	FT1307	FT0713	ALL (EXCEPT CA, TX)	6" SDR 35	2
12 x 8	96	FT1208	FT0812	CA, TX ONLY	6" SDR 35	2
14 x 8	112	FT1408[1]	N/A	ALL	6" SDR 35	3
16 x 8	128	FT1608[1]	N/A	ALL (EXCEPT OR,WA)	6" SDR 35	3
15 x 9	135	FT1509[1]	N/A	OR,WA ONLY	6" SDR 35	3
18 x 8	144	FT1808[1]	N/A	CALL CONTECH	6" SDR 35	3
20 x 8	160	FT2008[1]	N/A	CALL CONTECH	6" SDR 35	4
22 x 8	176	FT2208[1]	N/A	CALL CONTECH	6" SDR 35	4

[1]UTILIZES (2) CURB OPENINGS WITH MIN 6" SPACING

INTERNAL PIPE CONFIGURATION MAY VARY DEPENDING ON VAULT SIZE

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FILTERRA OFFLINE (FT) CONFIGURATION DETAIL

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SUNRISE SENIOR LIVING

CONCEPTUAL LID BMPS

JUNE 2025

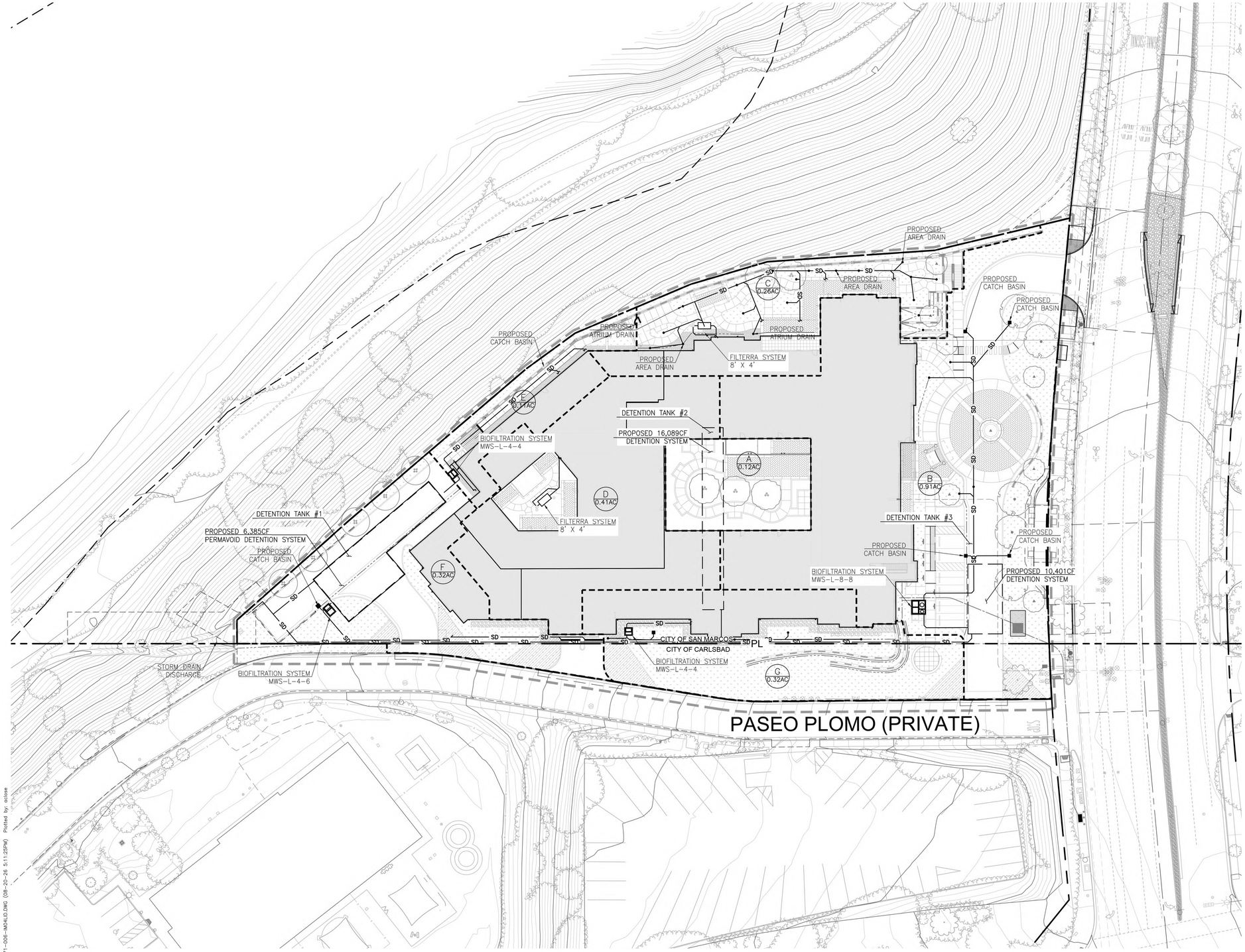
Sunrise of San Marcos

Sheet C4.1

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LEGEND AND ABBREVIATIONS

	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	EASEMENT LINE
	EXISTING CURB
	EXISTING GUTTER
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
SD	EXISTING STORM DRAIN
DW	PROPOSED DOMESTIC WATER LINE
FW	PROPOSED FIRE WATER LINE
IW	PROPOSED IRRIGATION WATER LINE
SS	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM DRAIN
	PROJECT WATERSHED AREA (2.18 AC)
	PROJECT SUB-AREA BOUNDARY
X / X.XXAC	SUB-AREA NUMBER IDENTIFICATION / AREA (AC)

CL	CENTERLINE
DW	DOMESTIC WATER
EX	EXISTING
FW	FIRE WATER
INV	INVERT
IW	IRRIGATION WATER
MH	MANHOLE
PL	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TYP	TYPICAL
V_{TREAT}	VOLUME TREATED

FLOOD HAZARD NOTES

1. NOT WITHIN A COUNTY ADOPTED FLOODWAY.
2. NOT WITHIN FEMA FLOOD ZONE "A"
3. FEMA MAP NUMBER: 06073C1055G

STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) NOTES

PROPOSED IMPERVIOUS AREA:	76,467 SF (1.76 ACRES)
PROPOSED PERVIOUS AREA:	30,131 SF (0.69 ACRES)
DISTURBED AREA:	106,598 SF (2.45 ACRES)
ADDITIONAL PARAMETERS:	UNDERLYING HYDROLOGIC SOIL: D
	APPROXIMATE DEPTH TO GROUNDWATER: >20 FEET
	EXISTING NATURAL HYDROLOGIC FEATURES: SAN MARCOS CREEK
	CRITICAL COARSE SEDIMENT YIELD AREAS TO BE PROTECTED: NONE
	POTENTIAL POLLUTANTS: SEDIMENT, NUTRIENTS, TRASH & DEBRIS, OXYGEN DEMANDING SUBSTANCES, OIL & GREASE, BACTERIA & VIRUSES, PESTICIDES

STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) TABLES

SUNRISE SENIOR LIVING DMA SUMMARY TABLE

SUMMARY TABLE								POLLUTANT CONTROL							
DMA	TOTAL AREA (AC)	TOTAL AREA (SF)	PERVIOUS AREA - LANDSCAPE (SF)	SEMI-PERVIOUS AREA - TURF/DG (SF)	IMPERVIOUS AREA - ROOF, PAVERS, CONCRETE, ASPHALT (SF)	% IMPERVIOUS	WATER QUALITY WEIGHTED AREA (SF)	WEIGHTED C FACTOR	DCV (CF)	TREATED BY (BMP ID)	BMP CITY ID	POLLUTANT CONTROL TYPE	DRAINS TO (POC ID)	MWS/FILTERRA TREATMENT FLOWRATE REQUIRED [CFS][1]	MWS TREATMENT FLOWRATE PROVIDED (CFS)	MWS ModelID	FILTERRA TREATMENT FLOWRATE PROVIDED (CFS)	FILTERRA ModelID
A	0.12	5,325	1,598	0	3,727	70%	3,515	0.66	205	BMP A & C		BF-3	POC #1	0.024			0.129	BX4
B	0.91	39,579	9,886	0	29,693	75%	27,705	0.70	1,616	BMP B		BF-3	POC #1	0.191	0.231	MWS-L-8-8		
C	0.26	11,224	4,532		6,592	59%	6,098	0.57	373	BMP A & C		BF-3	POC #1	0.044			0.129	BX4
D	0.41	17,803	775	0	17,024	96%	15,489	0.87	904	BMP D		BF-3	POC #1	0.107			0.129	BX4
E	0.11	4,809	1,292	0	3,517	73%	3,318	0.66	194	BMP E		BF-3	POC #1	0.023	0.052	MWS-L-4-4		
F	0.32	13,768	5,346	0	8,442	61%	8,135	0.59	475	BMP F		BF-3	POC #1	0.056	0.073	MWS-L-4-6		
G	0.32	14,012	9,770	0	4,233	30%	4,764	0.34	278	BMP G		BF-3	POC #1	0.033	0.052	MWS-L-4-4		
TOTAL	2.45	106,539	33,311	0	73,228	69%	69,104	0.648										

[1] Required treatment flow rate was calculated per City of San Marcos BMP Design Manual (July 2025) Worksheet B.4-1: Proprietary Biofiltration Design Flows.

SUNRISE SENIOR LIVING HYDROMODIFICATION SUMMARY TABLE

HMP SUMMARY TABLE									
DMA	TOTAL AREA (AC)	TOTAL AREA (SF)	PERVIOUS AREA - LANDSCAPE (SF)	SEMI-PERVIOUS AREA - TURF/DG (SF)	IMPERVIOUS AREA - ROOF, CONCRETE, ASPHALT (SF)	% IMPERVIOUS	TREATED BY (CISTERN ID)	DRAINS TO (POC ID)	HMP VOLUME REQUIRED (CF)	HMP VOLUME PROVIDED (CF)
EF	0.43	18,597	6,638	0	11,959	64%	Detention Tank #1	POC 1	1,515	6,385
ACDG	1.11	48,363	16,787	0	31,576	65%	Detention Tank #2	POC 1	3,991	16,089
B	0.91	39,579	9,886	0	29,693	75%	Detention Tank #3	POC 1	3,682	10,401
TOTAL	**2.45**	**106,539**	**33,311**	**0**	**73,228**	**69%**			**9,188**	**32,875**

1. PROPRIETARY BMPs (SAN DIEGO COUNTY BF-3) POLLUTANT CONTROL ONLY WITH INTERNAL BYPASS
2. IN ORDER TO COMPLY WITH CITY STANDARDS AND THE STATEWIDE TRASH PROVISIONS, INLET FILTERS HAVE BEEN PROPOSED IN EACH GRATE INLET TO TREAT THE 1-YEAR 1-HOUR STORM EVENT.

SCALE: 1" = 30'

CONCEPTUAL LID PLAN

JUNE 2025

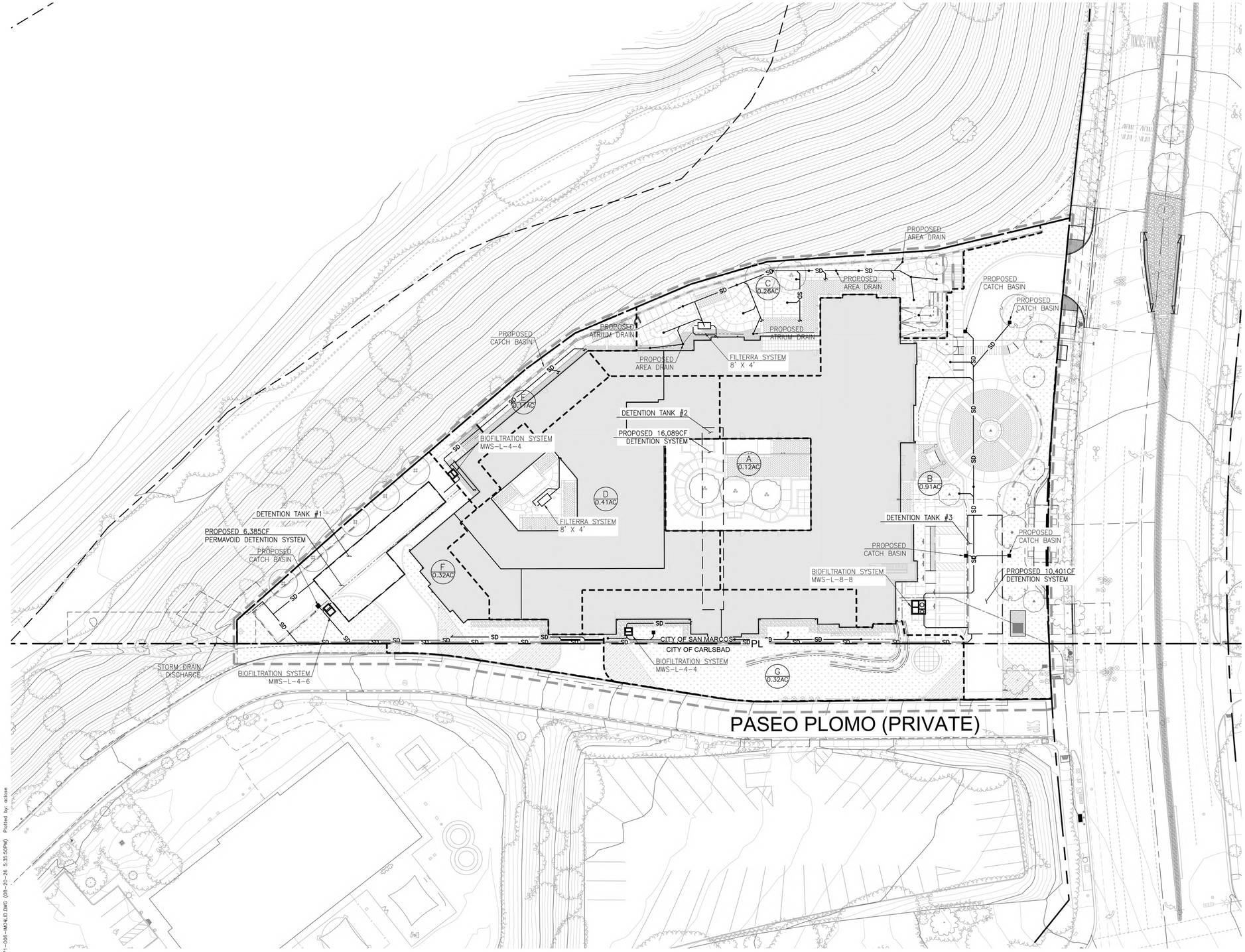
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LEGEND AND ABBREVIATIONS

	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
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X X.XXAC	SUB-AREA NUMBER IDENTIFICATION AREA (AC)

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[1] Required treatment flow rate was calculated per City of San Marcos BMP Design Manual (July 2025) Worksheet B.4-1: Proprietary Biofiltration Design Flows.

SUNRISE SENIOR LIVING HYDROMODIFICATION SUMMARY TABLE

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30' 0' 15' 30'
SCALE: 1" = 30'

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Sheet C4.0

SUNRISE SENIOR LIVING

CONCEPTUAL LID PLAN

JUNE 2025

Sunrise of San Marcos

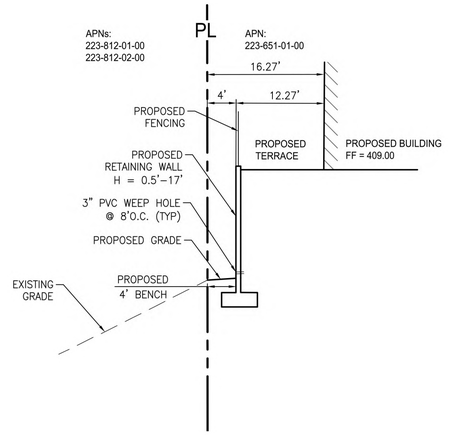
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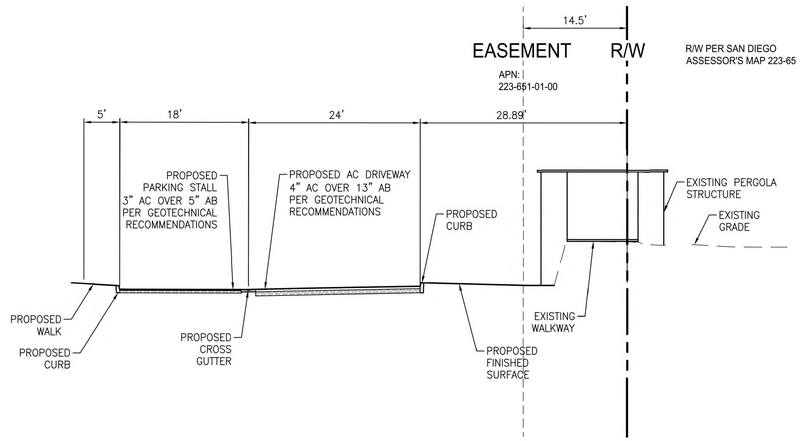
LEGEND & ABBREVIATIONS

	PROPERTY LINE/RIGHT-OF-WAY
	CENTERLINE
	EASEMENT LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
SD	EXISTING STORM DRAIN
	LIMIT OF WORK
DW	PROPOSED DOMESTIC WATER LINE
FW	PROPOSED FIRE WATER LINE
IW	PROPOSED IRRIGATION WATER LINE
SS	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM DRAIN

CL	CENTERLINE	MH	MANHOLE
DW	DOMESTIC WATER	PL	PROPERTY LINE
ESMT	EASEMENT	PR	PROPOSED
EX	EXISTING	R/W	RIGHT-OF-WAY
FW	FIRE WATER	SD	STORM DRAIN
H	HEIGHT RETAINED	SS	SANITARY SEWER
INV	INVERT	TYP	TYPICAL
IW	IRRIGATION WATER		



SECTION A
SCALE: 1"=10'



SECTION B
SCALE: 1"=10'

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SUNRISE SENIOR LIVING

CONCEPTUAL GRADING PLAN SECTIONS

JUNE 2025

Sunrise of San Marcos



Sheet C2.1

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EARTHWORK ESTIMATE

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)	DISPOSITION
RAW SITE	410	24,700	24,290	–
OVER-EX	–	–	–	–
SUBTOTAL	–	–	–	–
TOTAL	410	24,700	24,290	IMPORT

*ASSUMES A SHRINKAGE FACTOR PER GEOTECHNICAL RECOMMENDATIONS.

1. EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PERMIT ESTIMATE PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING AND CONSTRUCTION.
2. REFER TO THE GEOTECHNICAL REPORT FOR OVER-EXCAVATION REQUIREMENTS.
3. ALL PROJECT SITE PREPARATION ACTIVITIES SHALL FOLLOW THE REQUIREMENTS SPECIFIED BY GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL ENGINEER.
4. QUANTITIES INCLUDE ROUGH CUT NEEDED FOR DETENTION AND BIOFILTRATION SYSTEMS. DOES NOT TAKE INTO ACCOUNT SPOILS FROM SITE UTILITIES.

EARTHWORK PER CITY LIMITS

CITY LIMIT	CUT (CY)	FILL (CY)	NET (CY)	MAX CUT/FILL DEPTH (FT)
SAN MARCOS	410	22,220	21,810	27.8
CARLSBAD	0	2,480	2,480	24.0
TOTAL	410	24,700	24,290	27.8

EARTHWORK VOLUME ASSESSMENT PER CMC 21.95.14

IN ACCORDANCE WITH CARLSBAD MUNICIPAL CODE (CMC) SECTION 21.95.14, THE HILLSIDE GRADING VOLUME FOR A PROJECT WITHIN THE CARLSBAD CITY LIMITS IS DETERMINED BY DIVIDING THE GREATER OF THE TOTAL CUT OR TOTAL FILL VOLUME BY THE TOTAL GRADED AREA (IN ACRES). FOR THE SAN MARCOS PROJECT, THE TOTAL FILL VOLUME IS 2,480 CUBIC YARDS (CY), AND THE GRADED AREA IS 0.27 ACRES. THIS RESULTS IN A HILLSIDE GRADING VOLUME OF APPROXIMATELY 9,185 CY/AC.

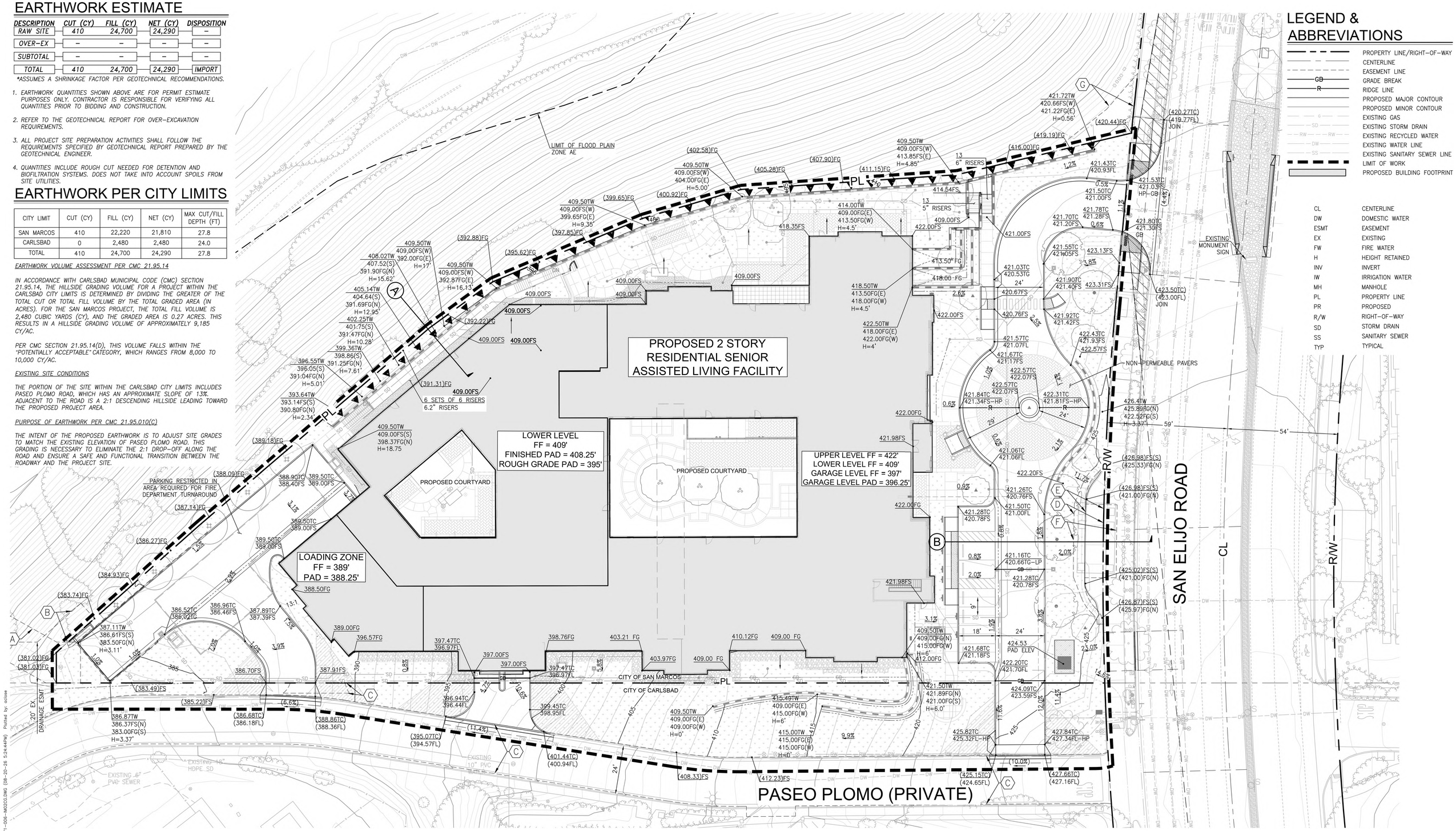
PER CMC SECTION 21.95.14(D), THIS VOLUME FALLS WITHIN THE "POTENTIALLY ACCEPTABLE" CATEGORY, WHICH RANGES FROM 8,000 TO 10,000 CY/AC.

EXISTING SITE CONDITIONS

THE PORTION OF THE SITE WITHIN THE CARLSBAD CITY LIMITS INCLUDES PASEO PLOMO ROAD, WHICH HAS AN APPROXIMATE SLOPE OF 13%. ADJACENT TO THE ROAD IS A 2:1 DESCENDING HILLSIDE LEADING TOWARD THE PROPOSED PROJECT AREA.

PURPOSE OF EARTHWORK PER CMC 21.95.010(C)

THE INTENT OF THE PROPOSED EARTHWORK IS TO ADJUST SITE GRADES TO MATCH THE EXISTING ELEVATION OF PASEO PLOMO ROAD. THIS GRADING IS NECESSARY TO ELIMINATE THE 2:1 DROP-OFF ALONG THE ROAD AND ENSURE A SAFE AND FUNCTIONAL TRANSITION BETWEEN THE ROADWAY AND THE PROJECT SITE.



LEGEND & ABBREVIATIONS

- PROPERTY LINE/RIGHT-OF-WAY
- CENTERLINE
- EASEMENT LINE
- GB GRADE BREAK
- R RIDGE LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING RECYCLED WATER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- LIMIT OF WORK
- PROPOSED BUILDING FOOTPRINT

CL	CENTERLINE
DW	DOMESTIC WATER
ESMT	EASEMENT
EX	EXISTING
FW	FIRE WATER
H	HEIGHT RETAINED
INV	INVERT
IW	IRRIGATION WATER
MH	MANHOLE
PL	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TYP	TYPICAL

SCALE: 1" = 20'

CONCEPTUAL GRADING PLAN

JUNE 2025

Sunrise of San Marcos

Sheet C2.0

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TITLE EXCEPTIONS AND LEGAL DESCRIPTIONS

ALL INFORMATION PULLED FROM ALTA/NSPS LAND TITLE SURVEY OF SAN ELIO ROAD, SAN MARCOS, CA 92078 FOR SUNRISE SENIOR LIVING, 7902 WESTPARK DRIVE, MCLEAN, VA 22102 DATED 06/23/2022.

(A) ITEM 13 – AN EASEMENT FOR PIPELINE OR PIPELINES AND INCIDENTAL PURPOSES IN FAVOR OF VALLECITOS WATER DISTRICT, IT SUCCESSOR AND ASSIGNS BY DOCUMENT RECORDED AUGUST 26, 2004 AS INSTRUMENT NO. 2004–0814572, OF OFFICIAL RECORDS.

(B) PARCEL 3 – AN EASEMENT FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SURFACE AND/OR SUBSURFACE DRAINAGE SYSTEMS(S) WITHIN LOT 7 OF SAID MAP NO. 14508 AND FOR DRAINING WATER THROUGH SUCH SYSTEM(S), DESCRIBED ON EXHIBIT C TO THAT CERTAIN GRANT DEED RECORDED JANUARY 20, 2006, AS FILE NO. 2006–0045616 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.

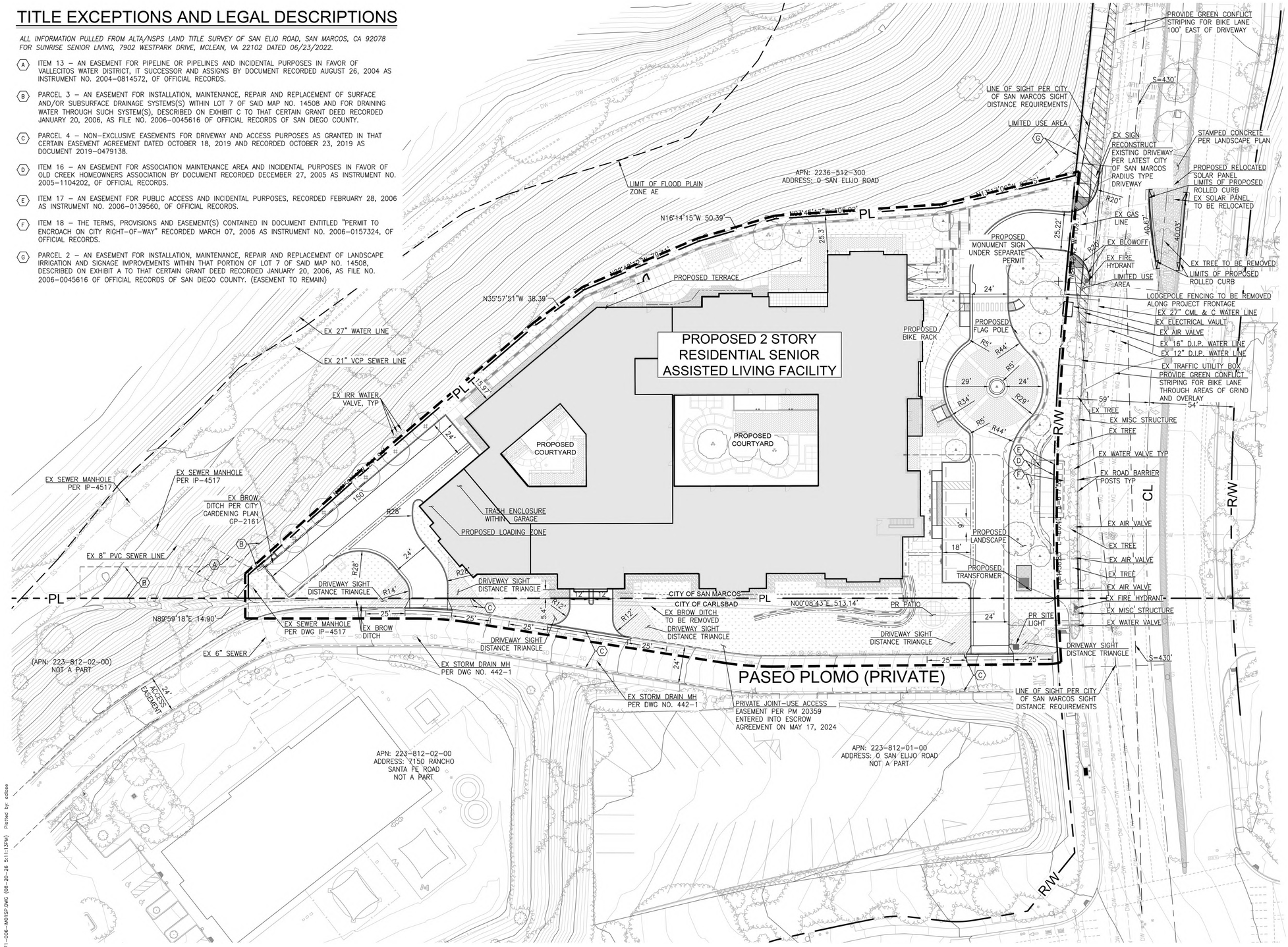
(C) PARCEL 4 – NON–EXCLUSIVE EASEMENTS FOR DRIVEWAY AND ACCESS PURPOSES AS GRANTED IN THAT CERTAIN EASEMENT AGREEMENT DATED OCTOBER 18, 2019 AND RECORDED OCTOBER 23, 2019 AS DOCUMENT 2019–0479138.

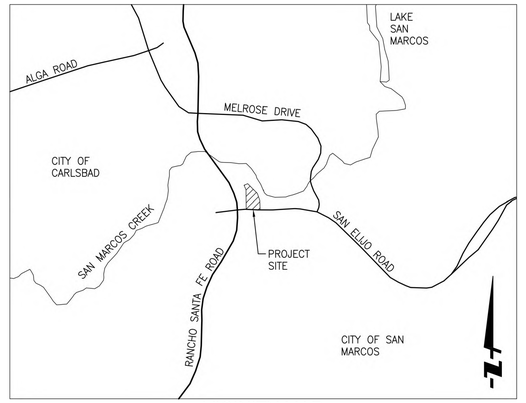
(D) ITEM 16 – AN EASEMENT FOR ASSOCIATION MAINTENANCE AREA AND INCIDENTAL PURPOSES IN FAVOR OF OLD CREEK HOMEOWNERS ASSOCIATION BY DOCUMENT RECORDED DECEMBER 27, 2005 AS INSTRUMENT NO. 2005–1104202, OF OFFICIAL RECORDS.

(E) ITEM 17 – AN EASEMENT FOR PUBLIC ACCESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2006 AS INSTRUMENT NO. 2006–0139560, OF OFFICIAL RECORDS.

(F) ITEM 18 – THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN DOCUMENT ENTITLED "PERMIT TO ENCROACH ON CITY RIGHT–OF–WAY" RECORDED MARCH 07, 2006 AS INSTRUMENT NO. 2006–0157324, OF OFFICIAL RECORDS.

(G) PARCEL 2 – AN EASEMENT FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPE IRRIGATION AND SIGNAGE IMPROVEMENTS WITHIN THAT PORTION OF LOT 7 OF SAID MAP NO. 14508, DESCRIBED ON EXHIBIT A TO THAT CERTAIN GRANT DEED RECORDED JANUARY 20, 2006, AS FILE NO. 2006–0045616 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY. (EASEMENT TO REMAIN)





VICINITY MAP
NOT TO SCALE

LEGEND AND ABBREVIATIONS

	PROPERTY LINE/RIGHT–OF–WAY	DW	DOMESTIC WATER
	CENTERLINE	EX	EXISTING
	EASEMENT LINE	IRR	IRRIGATION
	EXISTING CURB	MH	MANHOLE
G	EXISTING GUTTER	MISC	MISCELLANEOUS
SD	EXISTING GAS	PL	PROPERTY LINE
RW RW	EXISTING STORM DRAIN	PR	PROPOSED
DW	EXISTING RECYCLED WATER	PVC	POLYVINYL CHLORIDE
SS	EXISTING WATER LINE	R/W	RIGHT–OF–WAY
	EXISTING SANITARY SEWER LINE	SD	STORM DRAIN
	LIMIT OF WORK	SS	SANITARY SEWER
	PROPOSED BUILDING FOOTPRINT	TYP	TYPICAL
CL	CENTERLINE	VCP	VITRIFIED CLAY PIPE
CML & C	CEMENT–MORTAR LINED & COATED		
DIP	DUCTILE–IRON PIPE		

SITE SUMMARY

ASSESSORS PARCEL NUMBER: 223–651–01–00

TOTAL PROPOSED GROSS ACREAGE: 2.45 AC (106,722 SF)
ACREAGE PER JURISDICTION: 2.18AC (94,961 SF) – SAN MARCOS; 0.27AC (11,761)SF – CARLSBAD
PROPOSED BUILDING FOOTPRINT: 30,491 SF

EXISTING LAND USE/ZONING: SPECIFIC PLAN AREA, PLANNING AREA 4 – SENIOR RESIDENTIAL

EXISTING ADJACENT LAND USES: NORTH – OPEN SPACE, SOUTH – RESIDENTIAL, EAST – OPEN SPACE WEST – COMMERCIAL/INSTITUTIONAL

FEMA: ZONE X (AREA OF MINIMAL FLOOD HAZARD)

BASIS OF BEARINGS

BEARINGS HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS–83) ZONE VI, 2017.50 EPOCH, AS DERIVED LOCALLY BY GPS STATIONS 038 AND 035 AS SHOWN ON RECORD OF SURVEY 23731, BEARING NORTH 51°57'18" EAST.

GRID COORDINATES:

STATION	NORTHING	EASTING
038	1979713.71	6263307.33
035	1981917.82	6266123.91

DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO APPROXIMATE GRID DISTANCES, MULTIPLY THE DISTANCES BY THE COMPUTED COMBINATION FACTOR (CF) 0.9999474256.

LEGAL DESCRIPTION

PARCEL 1:
LOT 6 OF SAN MARCOS T.S.M. NO. 421 UNIVERSITY COMMONS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14508, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 11, 2002, AS AMENDED BY CERTIFICATES OF CORRECTION RECORDED OCTOBER 25, 2007 AS DOCUMENT NO. 2007–0681254, SAN DIEGO COUNTY RECORDS.
(EASEMENT TO BE AMENDED/REVISED)
PARCEL 2:
AN EASEMENT FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPE, IRRIGATION AND SIGNAGE IMPROVEMENTS WITHIN THAT PORTION OF LOT 7 OF SAID MAP NO. 14508, DESCRIBED ON EXHIBIT A TO THAT CERTAIN GRANT DEED RECORDED JANUARY 20, 2006, AS FILE NO. 2006–0045616 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.
(EASEMENT TO REMAIN)
PARCEL 3:
AN EASEMENT FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SURFACE AND/OR SUBSURFACE DRAINAGE SYSTEMS(S) WITHIN LOT 7 OF SAID MAP NO. 14508 AND FOR DRAINING WATER THROUGH SUCH SYSTEM(S), DESCRIBED ON EXHIBIT C TO THAT CERTAIN GRANT DEED RECORDED JANUARY 20, 2006, AS FILE NO. 2006–0045616 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY.
(EASEMENT TO REMAIN)
PARCEL 4:
NON–EXCLUSIVE EASEMENTS FOR DRIVEWAY AND ACCESS PURPOSES AS GRANTED IN THAT CERTAIN EASEMENT AGREEMENT DATED OCTOBER 18, 2019 AND RECORDED OCTOBER 23, 2019 AS DOCUMENT 2019–0479138.
(EASEMENT TO BE AMENDED/REVISED)

30' 0' 15' 30'
SCALE: 1" = 30'

TECHNICAL SITE PLAN

JUNE 2025

Sunrise of San Marcos

LICENSED PROFESSIONAL ENGINEER EDUARDO CRUZ JAMES No. 90340 CIVIL ENGINEER STATE OF CALIFORNIA

Sheet C1.0

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F:\PROJECTS\1571\006\PLANS\ENTITLEMENTS\1571-006-IMOTSP.DWG (08-20-26 5:11:13PM) Plotted by: cdase



LEGEND

1. PROJECT MONUMENT SIGN
2. VEHICULAR DROP-OFF
3. SPECIMEN TREE AT DROP-OFF
4. ASSISTED LIVING COURTYARD
5. MEMORY CARE COURTYARD
6. ACCENT TREE AT INTERIOR COURTYARD
7. ENHANCED CONCRETE PAVING AND PRECAST CONCRETE PAVERS
8. ACCESSIBLE PATH TO RIGHT OF WAY
9. EXISTING PUBLIC TRAIL
10. PATIO WITH LOW SEAT WALL
11. RETAINING WALL
12. POURED IN PLACE CONCRETE STEPS WITH HANDRAILS
13. 12' X 22' SHADE STRUCTURE
14. FLAG POLE
15. VEHICULAR RATED ENHANCED CONCRETE PAVING AND PRECAST CONCRETE PAVERS
16. SYNTHETIC TURF AREA
17. EXISTING IRRIGATION STATIONS TO BE REPLACED WITH NEW SUBSURFACE IN-LINE DRIP IRRIGATION SYSTEM. NEW SHRUBS AND A 3" LAYER OF DG MULCH. LODGEPOLE FENCING TO BE ELIMINATED FROM PARKWAY. EXISTING STREET TREES TO BE PROTECTED.
18. MEANDERING 5' WIDE NATURAL GRAY CONCRETE PAVING
19. NON-COMBUSTIBLE RAISED PLANTER BOXES
20. CITY OF CARLSBAD LANDSCAPE AREA TO BE REPLANTED & IRRIGATED. PLANTING AND IRRIGATION DESIGN IS SUBJECT TO CITY OF CARLSBAD APPROVAL.
21. SIGHT VISIBILITY TRIANGLE
22. EXISTING DRIVEWAY TO REMAIN PROTECT IN PLACE EXISTING IRRIGATION DRIVEWAY CROSSING.
23. ROLLED CURB
24. STAMPED CONCRETE TO MATCH EXISTING
25. NEW MEDIAN TREES PER PUBLIC WORKS' MEDIAN ENHANCEMENT REQUIREMENTS
26. VINE PLANTING AT BASE AND IN PLANTER POCKETS ON FACE OF WALL TO SCREEN WALL OVER TIME.
27. BIKE RACKS
28. EXISTING MONUMENT SIGN. PULL BOXES FOR SIGN TO BE TRAFFIC RATED.
29. RELOCATED SOLAR ARRAY FOR MONUMENT. PULL BOXES FOR SOLAR ARRAY TO BE TRAFFIC RATED.
30. 5' WIDE DECOMPOSED GRANITE BUFFER
31. LANDSCAPE BOULDERS
32. DROP-OFF CANOPY
33. 150' FUEL MODIFICATION ZONE (REFER TO FUEL MODIFICATION PLAN)
34. TRANSFORMER. REFER TO SHEET L2.1 FOR LANDSCAPE SCREENING
35. PLANTED BIO-FILTRATION PLANTER
36. EXISTING TREES WITHIN SIGHT DISTANCE TRIANGLE TO BE MAINTAINED 6 FT. CLEAR TO CANOPY FOR CLEAR LINE OF SIGHT

NOTES

- VINE PLANTING ON SCREEN WALL SHALL INCLUDE A MAINTENANCE PLAN AND BE REGULARLY MAINTAINED TO BE KEPT CLOSE TO WALL AND FREE OF ANY DEAD AND/OR DYING PLANT MATERIALS
- SPECIMEN TREE AT DROP-OFF SHALL BE MAINTAINED SO THAT DRIPLINE OF TREE IS 30 FT. MINIMUM FROM BUILDING.
- THE OPEN SPACE SIDES OF THE STRUCTURE SHALL INCLUDE NON-COMBUSTIBLE MATERIALS ONLY WITHIN THE FIRST 5 FT. OF THE STRUCTURE AND MEET THE ZONE 0 REQUIREMENTS OUTLINED IN THE FIRE PROTECTION PLAN.

STATEMENT OF COMPLIANCE:

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

TRAVIS EBBERT, LIC. #4624 — 08/21/2026 DATE

WALL/FENCE MATERIALS AND COLORS: ALL WALL SURFACES SHALL BE MEDIUM TO LIGHT EARTH TONES OR GRAYS, WHILE STONE MATERIAL SHALL BE REMINISCENT OF EXISTING NATURAL STONE OUTCROPPINGS OCCURRING WITHIN THE VILLAGE PER UNIVERSITY COMMONS SPECIFIC PLAN SECTION III

CITY LANDSCAPE TABULATIONS:

TOTAL SITE AREA WITHIN SAN MARCOS:	94,960 SF (2.18 ACRES)
LANDSCAPE AREA REQUIRED:	18,992 SF (20% OF SITE)
TOTAL LANDSCAPE AREA WITHIN SAN MARCOS PROVIDED:	24,429 SF (25%)

UTILITY LEGEND

- SD — STORMDRAIN LINE
- FW — FIRE WATER LINE
- DW — DOMESTIC WATER LINE
- SS — SEWER LINE

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SAN MARCOS, CA, 92078
APN: 223-651-01-00

LICENSED LANDSCAPE ARCHITECT — TRAVIS EBBERT — 07/31/28 — 08/21/26 — STATE OF CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

L1.1

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AUGUST 21, 2026

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CHARACTER IMAGERY

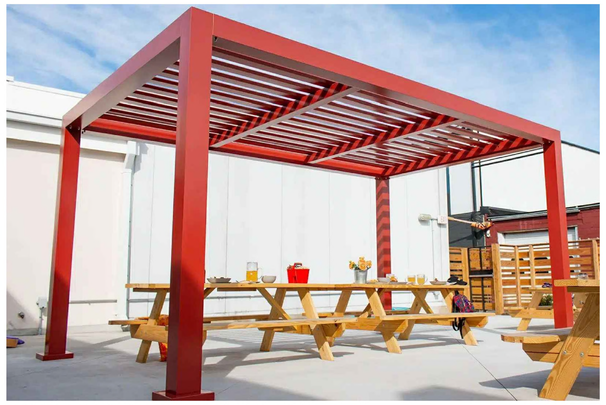

HERRINGBONE PAVING


GARDEN OBELISK

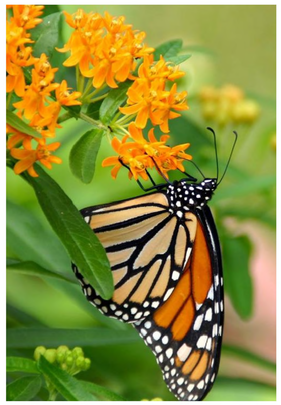

BIRD BATH


PORTALS


BIKE RACKS


PERGOLA (FINAL COLOR TO MATCH ARCHITECTURE)


ORCHARD GARDEN


POLLINATORS


CITRUS POT


ENHANCED CONCRETE


SEATING


POTTERY


PLANTING


BIRD HOUSE


PLANTING


BENCHES


GREEN SCREEN AT RETAINING WALL


FIRE PIT

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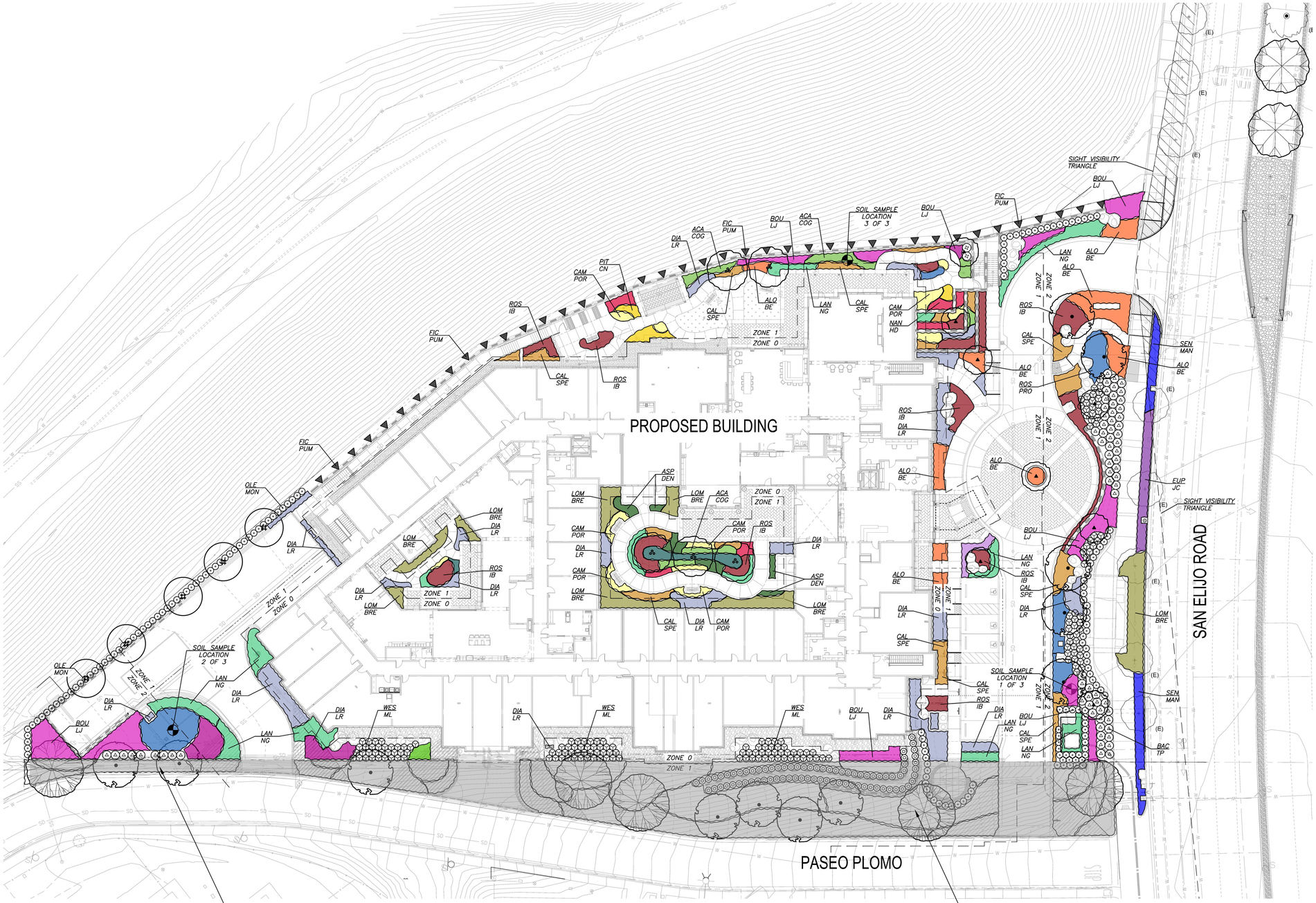
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PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	36" BOX STD.	8'H X 4'W X 1-1/4" CAL.	L	SMALL FLOWERING TREE
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX STD.	10'H X 4'W X 1-1/4" CAL.	M	ACCENT TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	12'H X 5'W X 1-1/4" CAL.	M	SCREENING TREE
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	48" BOX MULTI	10'H X 10'W	L	SPECIMEN ACCENT TREE
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	60" BOX MULTI	15'H X 15'W	L	SPECIMEN ACCENT TREE
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX STD.	10'H X 5'W X 1-1/4" CAL.	L	BACKGROUND SCREENING TREE
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX STD.	11'H X 6'W X 2" CAL.	L	EVERGREEN SHADE TREE
	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX STD.	9'H X 7'W X 2" CAL.	M	DECIDUOUS SHADE TREE

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ACA COG	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT PLANT	1 GAL.	30" O.C.	L	MID GROUND MASS
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	18" O.C.	L	SUCCULENT ACCENT
	ASP DEN	ASPARAGUS DENSIFLORUS	ASPARAGUS FERN	1 GAL.	24" O.C.	M	EVERGREEN SHRUB
	BAC TP	BACCHARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GAL.	48" O.C.	L	GROUND COVER
	BOU LJ	BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	BOU OLL	BOUGAINVILLEA 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	1 GAL.	36" O.C.	L	FLOWERING SHRUB
	CAL SPE	CALANDRINIA SPECTABLIS	ROCK PURSLANE	1 GAL.	18" O.C.	L	FLOWERING SUCCULENT
	CAM POR	CAMPANULA PORTENSCHLAGIANA	DALMATION BELLFLOWER	6" POT	12" O.C.	M	SMALL PERENNIAL
	LAN NG	LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	L	FLOWERING GROUNDCOVER
	DIA LR	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	M	STRAPPY ACCENT
	DIA VAR	DIANELLA T. 'VARIEGATA'	VARIEGATA FLAX LILY	5 GAL.	30" O.C.	M	*STRAPPY ACCENT*
	EUP JC	EUPHORBIA MILII 'JERRY'S CHOICE'	CROWN OF THORNS	5 GAL.	24" O.C.	L	*COLOR ACCENT*
	LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	MYR COM	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	30" O.C.	M	*EVERGREEN SHRUB*
	NAN HD	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF HEAVENLY BAMBOO	5 GAL.	24" O.C.	M	*COLOR ACCENT*
	OLE MON	OLEA 'MONTRA'	LITTLE OLLIE	5 GAL.	36" O.C.	L	*EVERGREEN SHRUB*
	PIT CN	PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO	5 GAL.	36" O.C.	M	*LOW SHRUB*
	RHA UMB	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	M	*LOW SHRUB*
	ROS IB	ROSA SPP. 'ICEBERG'	WHITE ICEBERG ROSE	1 GAL.	30" O.C.	M	FLOWERING SHRUB
	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	24" O.C.	L	*GROUND COVER*
	SEN MAN	SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL.	24" O.C.	L	SUCCULENT GROUNDCOVER
	WES ML	WESTRINGIA F. 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL.	36" O.C.	L	MID GROUND MASS

VINES

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
▼	FIC PUM	FICUS PUMILA	CLIMBING FIG	15 GAL.	PER PLAN	M	SELF CLINGING VINE

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF SAN MARCOS.

NOTES

- **VINE PLANTING ON SCREEN WALL SHALL INCLUDE A MAINTENANCE PLAN AND BE REGULARLY MAINTAINED TO BE KEPT CLOSE TO WALL AND FREE OF ANY DEAD AND/OR DYING PLANT MATERIALS**
- **PROPOSED NORFOLK ISLAND PINE SPECIMEN TREE AT DROP-OFF SHALL BE MAINTAINED SO THAT DRIPLINE OF TREE IS 30 FT. MINIMUM FROM BUILDING.**
- **THE OPEN SPACE SIDES OF THE STRUCTURE SHALL INCLUDE NON-COMBUSTIBLE MATERIALS ONLY WITHIN THE FIRST 5 FT. OF THE STRUCTURE AND MEET THE ZONE 0 REQUIREMENTS OUTLINED IN THE FIRE PROTECTION PLAN.**

EXISTING PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
(E)	LOPHOSTEMON CONFERTUS	BRISBANE BOX	- 0 TREES REMOVED
(E)	PINUS SPP	PINE TREES	- 0 TREES REMOVED

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
(E)	QUERCUS AGRIFOLIA	COAST LIVE OAK	- 1 TREE REMOVED

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

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07/31/28
08/21/26
STATE OF CALIFORNIA

PRELIMINARY PLANTING PLAN

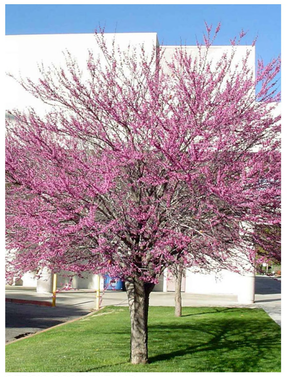
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TREES



CERCIS OCCIDENTALIS /
WESTERN REDBUD



LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' /
NATCHEZ CRAPE MYRTLE



LOPHOSTEMON CONFERTUS /
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL' /
FRUITLESS OLIVE



PINUS HALEPENSIS /
ALEPPO PINE
(EXISTING TREE ONLY)



QUERCUS AGRIFOLIA /
COAST LIVE OAK



PISTACIA CHINENSIS /
CHINESE PISTACHE

SHRUBS



ACACIA COGNATA /
COUSIN ITT PLANT



ALOE 'BLUE ELF' /
BLUE ELF ALOE



ASPARAGUS D. 'MEYERI' /
MYER'S ASPARAGUS



BACCHARIS P. 'TWIN PEAKS' /
DWARF COYOTE BRUSH



BOUGAINVILLEA 'LA JOLLA' /
LA JOLLA BOUGAINVILLEA



BOUGAINVILLEA 'OO-LA-LA' /
OO-LA-LA BOUGAINVILLEA



CALANDRINIA SPECTABLIS /
ROCK PURSLANE



CAMPANULA PORTENSCHLAGIANA /
DALMATIAN BELLFLOWER



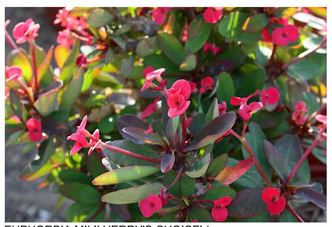
LANTANA CAMARA 'NEW GOLD' /
NEW GOLD LANTANA



DIANELLA REVOLUTA 'LITTLE REV' /
LITTLE REV FLAX LILY



DIANELLA TASMANICA VARIEGATA /
VARIEGATED FLAX LILY



EUPHORBIA MILII 'JERRY'S CHOICE' /
CROWN OF THORNS



LOMANDRA LONGIFOLIA 'BREEZE' /
BREEZE DWARF MAT RUSH



MYRTUS C. 'COMPACTA' /
DWARF MYRTLE



NANDINA 'HARBOUR DWARF' /
HARBOUR DWARF HEAVENLY BAMBOO



OLEA X MONTRA 'LITTLE OLLIE'
LITTLE OLLIE



PITTOSPORUM CRASSIFOLIUM 'NANA' /
DWARF KARO



RHAPHIOLEPIS UMBELLATA 'MINOR' /
DWARF YEDDO PLANT



ROSA 'ICEBERG' /
ICEBERG ROSE



ROSMARINUS OFFICINALIS
'PROSTRATA' / PROSTRATE
ROSEMARY



SENECIO MANDRALISCAE /
BLUE CHALK STICKS



WESTRINGIA F. 'MORNING LIGHT' /
MORNING LIGHT COAST ROSEMARY



FICUS PUMILA /
CREEPING FIG

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IRRIGATION PIPE & WIRE LEGEND

SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION	DETAIL	SHEET
———	BURIED NON-PRESSURE LATERAL LINE PIPE: SCH. 40 PVC PIPE FOR SIZES 3/4" TO 2-1/2". MINIMUM PIPE SIZE SHALL BE 3/4" - SIZE LATERALS PER PLAN.	U	
- - - - -	BURIED PRESSURE IRRIGATION MAINLINE: SCH. 40 PVC PIPE FOR MAINLINE SIZES (1-1/2" AND SMALLER). CLASS 315 PVC PIPE FOR MAINLINE SIZES (2" AND LARGER).	U	
——//——	SLEEVING - SCH 40 PVC PIPE, EXTEND 12" BEYOND EDGE OF HARDSCAPE. SLEEVE SHALL BE MINIMUM TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED, MINIMUM 2" SIZE. PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. SLEEVE LOCATIONS SHALL BE MARKED AT EACH END AT THE TIME OF INSTALLATION WITH A PAINTED SPOT OR OTHER SIMILAR MARKING ON THE BACK OF THE CURB. EXACT SLEEVE LOCATIONS SHALL BE RECORDED ON RECORD DRAWINGS WITH DIMENSIONING FOR IRRIGATION AS-BUILT PLANS PRIOR TO BACKFILL.	V, X	
- - - -	CONTROL WIRE CONDUIT - SCH. 40 PVC PIPE, INSTALL UNDER ALL PAVING / HARDSCAPE AREAS. CONDUIT SHALL BE MINIMUM TWICE THE DIAMETER OF WIRE BUNDLE CARRIED, MINIMUM 2" SIZE.	V, X	
NO SYMBOL	PAIGE - P7079D, IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)	U, V, W	
NO SYMBOL	3M - DBR/Y-6 DIRECT BURIAL WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS.	W	

NOTE:
ALL WIRE SPLICES SHALL BE PLACED WITHIN PLASTIC VALVE BOX OR WIRE PULL BOX. WIRE SPLICES MUST BE TWISTED WITH WIRE TWISTING TOOL WITH A MAXIMUM OF TWO WIRES PER TWIST. REFER TO MANUFACTURE RECOMMENDATION FOR PROPER WIRE CONNECTIONS.

SPLICING RECOMMENDATIONS:
WIRE SPLICES ARE THE WEAK LINK OF ANY ELECTRICAL CIRCUIT. IT IS ESPECIALLY IMPORTANT TO MAKE PROPER JOINTS IN IRRIGATION SYSTEMS BECAUSE THE JOINTS ARE EXPOSED TO WET AND DAMP ENVIRONMENTS THAT CAN CAUSE CORROSION OF THE COPPER CONDUCTOR, AND PREMATURE FAILURE. PAIGE ELECTRIC RECOMMENDS THE STRICT USE OF MODEL DBR/Y-6, AS MANUFACTURED BY THE 3M COMPANY (PAIGE SPECIFICATION P7364D)

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION	DETAIL	SHEET
M	P.O.C. / POINT OF CONNECTION - 1-1/2" DOMESTIC WATER IRRIGATION METER WITH 2" SERVICE LINE. VERIFY SIZE, LOCATION, AND STATIC WATER PRESSURE IN FIELD.	N/A	N/A
RP	FEBCO - LF825YA, 1-1/2" R/P BACKFLOW PREVENTION DEVICE INSTALLED WITH MODEL LF650A WYE STRAINER WITH PLUG AND PIPE NIPPLE STRAINER KIT OPTION. INSTALL WITH WILKINS "NR3" PRESSURE REGULATOR AS PART OF BACKFLOW ASSEMBLY.	J	
NO SYMBOL	V.I.T. STRONG BOX - SBBC-30CR, STAINLESS STEEL SMOOTH TOUCH BACKFLOW DEVICE ENCLOSURE. INSTALL ON A POURED IN PLACE CONCRETE BASE PER MANUFACTURE SPECIFICATIONS. PROVIDE PADLOCK AND TWO SETS OF KEYS.	J, K	
GV	GRISWOLD - 2250-K-E, SERIES 1-1/2" NORMALLY CLOSED, PRESSURE REDUCING, SURGE ANTICIPATING, EPOXY COATED, MASTER CONTROL VALVE. WIRE TO CONTROLLER WITH BLUE & WHITE TWISTED DIRECT BURIAL WIRES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	L	
FS	SITEONE - UFM-150P, 1-1/2" (FLOMEC) QS200-15, ULTRA SONIC FLOW METER, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. WIRE TO CONTROLLER WITH PAIGE ELECTRIC CORP., #P7162D, FLOW SENSOR COMMUNICATION CABLE, 2 CONDUCTOR, SHIELDED 16 AWG SOLID COPPER INSTALLED WITHIN 1-1/4" PVC CONDUIT. CONTRACTOR TO INSTALL FLOW SENSOR WIRE PULL BOXES LOCATED EVERY 250' MAXIMUM SPACING AND AT ALL CROSSINGS. MAXIMUM 2000' CABLE RUN DISTANCE. ALSO INSTALL FLOW SENSOR WIRE PULL BOX AT AUTOMATIC CONTROLLER AND FLOW SENSOR LOCATIONS AND AT EACH CHANGE OF DIRECTION. FOR GRAPHIC CLARITY, PULL BOXES ARE NOT SHOWN ON PLANS. FLOW METER IS SUPPLIED AS PART OF CONTROLLER ASSEMBLY.	M	
FZ	EZ-FLO SYSTEMS - EZ-005-FX-CBV-200-FERTI-MAXX STARTER-25, 5 GALLON FERTILIZING SYSTEM WITH MINIMUM 90 DAY SUPPLY STARTER FERTILIZER.	N	
	NIBCO - T-580-70-66, BRONZE BALL VALVE WITH STAINLESS STEEL STEM AND HANDLE NUT, LINE SIZE PER MAINLINE.	O	
	RAIN BIRD - PEB-PRS-D, SERIES (1" OR 1-1/2") PLASTIC REMOTE CONTROL VALVE WITH PRESSURE REGULATOR, VALVE SIZE AS SHOWN.	P, Y, Z	
	RAIN BIRD - PEB, (1" OR 1-1/2") SERIES PLASTIC DRIP REMOTE CONTROL VALVE ASSEMBLY, SIZE AS SHOWN. INSTALL WITH RAIN BIRD MODEL # LCRBY-D, (1" OR 1-1/2") LARGE CAPACITY DISC FILTER AND MODEL #PSI-H40X (1" OR 1-1/2") 40 PSI, HIGH FLOW INLINE PRESSURE REGULATOR. FOR DEMANDS 1 - 19 GPM: INSTALL 1" VALVE WITH LCRBY100-D, 1" DISC FILTER AND PSI-H40X-100, 1", 40 PSI., HIGH FLOW INLINE PRESSURE REGULATOR. FOR DEMANDS 20 - 55 GPM: INSTALL XCZ-150-LCDR, DRIP ZONE KIT WITH 1-1/2" VALVE, LCRBY150-D, 1-1/2" DISC FILTER AND PSI-H40X-150, 1-1/2", 40 PSI., HIGH FLOW INLINE PRESSURE REGULATOR.	Q, Y, Z	
	RAIN BIRD - 33DLRC, 3/4" QUICK COUPLER VALVE WITH LOCKING COVER.	R, Y, Z	

IRRIGATION CONTROLLER LEGEND

SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION	DETAIL	SHEET
C	SITEONE LANDSCAPE SUPPLY - GREEN TECH DIVISION - WEATHER TRAK, ET PRO3 CENTRAL, CONTROLLER ASSEMBLY: MODEL # SA6-WT3-36 / UFM-150P / ETEC-5Y / RSE / GRP-K / EMP-16. SA6 = U.L. APPROVED, V.I.T. STRONG BOX, STAINLESS STEEL TOP ENTRY PEDESTAL ENCLOSURE. WT3 = "WEATHER TRAK" BY HYDRO POINT, ET PRO3, WEATHER SMART CONTROLLER. 36 = NUMBER OF CONTROLLER STATIONS. UFM-150P = 1-1/2" (FLOMEC) ULTRA SONIC FLOW METER. ETEC-5Y = WEATHER TRAK CENTRAL INTERNET MANAGEMENT COMMUNICATION WITH FIVE YEAR SERVICE PLAN. RSE= RAIN SENSOR ENCLOSURE MOUNTED ASSEMBLY. GRP-K = CONTROLLER GROUNDING PLATE ASSEMBLY. EMP-16 = ENCLOSURE MOUNTING PAD. FOR FURTHER INFORMATION CONTACT ERIC ANDERSON WITH SITEONE LANDSCAPE SUPPLY, GREEN TECH DIVISION, LAGUNA HILLS, CA. (949) 285-4048 or 800-427-0779, EAnderson@siteone.com THE INSTALLATION OF CONTROLLER ASSEMBLY AND WEB HYDROPOINT ACTIVATION MUST BE APPROVED AND CERTIFIED BY SITEONE LANDSCAPE SUPPLY. PROVIDE COPIES OF CERTIFICATION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT.	S	
RS	SITEONE - RAIN SENSOR. INSTALLED WITHIN STAINLESS STEEL VANDAL RESISTANT ENCLOSURE. RAIN SENSOR IS SUPPLIED AS PART OF CONTROLLER ASSEMBLY.	S	
CD	CELLULAR DATA CENTRAL CONTROL COMMUNICATION CONNECTION: CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, SETUP, AND ACTIVATION OF THE CELLULAR DATA SERVICE PLAN FROM CELLULAR SERVICE PROVIDER FOR THE OWNER AND CONFIRM PROPER OPERATION TO THE HYDROPOINT CENTRAL CONTROL COMPUTER SYSTEM.	N/A	N/A
NO SYMBOL	SITEONE LANDSCAPE SUPPLY - CONTROLLER GROUNDING: SITEONE (GRPA) CONTRACTOR SHALL GROUND CONTROLLER AT MINIMUM USING ONE COPPER GROUND ROD AND GROUND PLATE, BUT NOT LESS THAN PER LOCAL AND NATIONAL ELECTRICAL CODE. GROUND WIRE AND PLATE / ROD CONNECTIONS SHALL BE BY CADWELD PROCESS ONLY, CLAMPS ARE NOT AN ACCEPTABLE SUBSTITUTE. MAXIMUM GROUND RESISTANCE SHALL BE NO MORE THAN 10 OHM. CONTRACTOR SHALL PROVIDE PROOF OF MEASURED RESISTANCE TO OWNER'S AUTHORIZED REPRESENTATIVE BEFORE MAINTENANCE PERIOD BEGINS AND INCLUDE DOCUMENT WITHIN SUBMITTED OPERATIONS AND MAINTENANCE MANUAL. GROUNDING EQUIPMENT IS SUPPLIED AS PART OF CONTROLLER ASSEMBLY.	S, T	
EL	120 VOLT ELECTRICAL POWER PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD. THE COORDINATION OF POWER AND CONNECTION OF CONTROLLER SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.	N/A	N/A

NOTE:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING HYDROPOINT TO SET UP AND ACTIVATE THE OWNER'S ACCOUNT TO REGISTER CONTROLLER AND ACCESS THROUGH THE WEB ACCESS AT: https://www.hydropoint.com/training-support/activate-your-hydropoint-controller/
2. INSTALL CONTROLLER CONTROL WIRE, WIRE CONNECTORS AND GROUNDING PROTECTION AND ALL RELATED EQUIPMENT PER MANUFACTURE RECOMMENDATIONS.
3. CONTRACTOR SHALL COORDINATE A PRE CONSTRUCTION MEETING WITH SITEONE GREENTECH DIVISION PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT HYDROPOINT AND COORDINATE A SITE SURVEY FOR CONTROLLER CELLULAR COMMUNICATION PRIOR TO ORDERING CONTROLLER ASSEMBLY. IF REQUIRED FOR PROPER COMMUNICATION, CONTRACTOR SHALL INSTALL A POLE MOUNTED ANTENNA WITH HARDWIRE COMMUNICATION LINK WITHIN CONDUIT.

IN-LINE DRIP IRRIGATION LEGEND

SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION	GPH	PSI	RADIUS	PREC. RATE	DETAIL	SHEET
	RAIN BIRD - XFS-CV-6-12, XFS SUB-SURFACE "COPPER SHIELD" SERIES 17mm, 12" O.C. EMITTER, DRIPLINE WITH PRESSURE COMPENSATING, ANTI SIPHON CHECK VALVE WITH COPPER SHIELD ROOT INTRUSION PROTECTION EMITTER. INSTALL AT 18" MAXIMUM ROW SPACING.	0.61	30	N/A	0.65	A, B, C, D	
	RAIN BIRD - DRIPLINE CONNECTIONS SHALL BE MADE USING "XF SERIES" 17mm DRIPLINE INSERT FITTINGS. INSTALL STAINLESS STEEL CLAMPS ON FITTINGS FOR ANY SYSTEM THAT EXCEEDS 50 PSI.					E	
F	SPEARS - MODEL 3621-G, THREADED SCH 80 PVC BALL VALVE AS DRIP SYSTEM MANUAL FLUSH VALVE FOR FLUSHING DRIP SYSTEM EXHAUST MANIFOLD, SIZE PER EXHAUST HEADER. LOCATE AT END OF DRIPZONE IN EACH DIRECTION. INSTALL INSIDE A 10" ROUND VALVE BOX 18" FROM PAVING.					F	
AV	RAIN BIRD - ARV-050, 1/2" AIR/VACUUM RELIEF VALVE. LOCATE AT HIGHEST POINT OF THE DRIPLINE ZONE. INSTALL INSIDE A 6" ROUND VALVE BOX 18" FROM PAVING.					G	
H	HUNTER - ECO-ID, POP-UP ECO-INDICATOR WITH YELLOW STEM, DRIP SYSTEM OPERATION INDICATOR WITH FLUSH NOZZLE. INSTALL WITH "GPH" IRRIGATION PRODUCTS MODEL #GDFN SERIES FLUSH NOZZLE.					H	

DRIP NOTES:
A. SUB-SURFACE IN-LINE DRIP TUBING SHALL BE INSTALLED @ 18" MAXIMUM ROW SPACING FOR TYPICAL SHRUB AREAS AND 12" MAXIMUM ROW SPACING FOR ANY GROUNDCOVER AREAS. INSTALL TUBING WITH TRIANGULAR SPACED EMITTER LAYOUT, 3" BELOW FINISH SOIL GRADE, ANCHORED WITH RAIN BIRD 6" GALVANIZED WIRE STAKES, MODEL #TDS-050 BEND, INSTALLED FIVE (5) FEET ON CENTER.

B. INSTALL PERIMETER TUBING MAXIMUM 6" FROM PERIMETER EDGE FOR GROUNDCOVER AREAS OR AT FIRST LINE OF SHRUBS. CONTRACTOR SHALL DETERMINE MINIMUM ROW SPACING IN THE FIELD AFTER REVIEW OF PLANT SPACING FOR EACH PLANTER. EACH AND EVERY SHRUB SHALL RECEIVE WATER FROM A MINIMUM OF TWO INLINE DRIP EMITTERS. AREAS OF TIGHTLY SPACED GROUNDCOVER OR SANDY SOILS WILL REQUIRE CLOSER ROW SPACING. FOR ANY 'SINGLE' OR 'DOUBLE' ROW TYPE PLANTINGS, INSTALL DRIP TUBING ON BOTH SIDES OF THE SHRUB ROW TO IRRIGATE SHRUBS ON EITHER SIDE. DUE TO SOIL STRATA DIFFERENCES AND POSSIBLE COMPACTION CONTRACTOR SHALL FIELD VERIFY PRIOR TO STARTING WORK AND BEFORE BACKFILLING THAT THE FINAL LAYOUT AND ROW SPACING WILL PROVIDE ADEQUATE WATER TO ALL PLANTS.

IRRIGATION TREE BUBBLER LEGEND

SYMBOL	MANUFACTURE / MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	PREC. RATE	DETAIL	SHEET
	RAIN BIRD - 1806-SAM-PRS, W/ HUNTER MSBN-25Q, MULTI-STREAM BUBBLER NOZZLE, TWO BUBBLERS PER TREE.	.25 (.50)	30	1 FT	1.8	I	
	RAIN BIRD - 1806-SAM-PRS, W/ HUNTER PCN-25, TRICKLE PATTERN BUBBLER NOZZLE, TWO BUBBLERS PER TREE.	.25 (.50)	30	N/A	1.8	I	

NOTE: SINGLE SYMBOL ON PLANS REPRESENTS TWO (2) BUBBLERS PER TREE.
PLACE BUBBLERS AT EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE WITHIN TREE WELL TYPICAL.

IRRIGATION ROTARY HEAD SPRINKLER LEGEND

SYMBOL 90°-270°	SYMBOL 360°	MANUFACTURE / MODEL NO. / DESCRIPTION	GPM 90°-270°	GPM 360°	PSI	RADIUS	PREC. RATE	DETAIL	SHEET
SHRUB 12" ROTARY HEAD WITH CHECK VALVE AND PRESSURE REGULATION									
1	2	RAIN BIRD - RD-12-S-P45-F, W/ ROTARY SERIES R-VAN 8-14 NOZZLE.	.73	1.27	45	8-13 FT	.65	J	
3	4	RAIN BIRD - RD-06-S-P45-F, W/ ROTARY SERIES R-VAN13-18 NOZZLE.	1.17	1.85	45	14-17 FT	.65	J	
5	6	RAIN BIRD - RD-06-S-P45-F, W/ ROTARY SERIES R-VAN17-24 NOZZLE.	1.96	3.48	45	17-23 FT	.65	J	
L/RCS 7	SST 8	RAIN BIRD - RD-06-S-P45-F, W/ ROTARY SERIES R-VAN LCS/RCS/SST NOZZLE.	.24	.48	45	5x15 FT 5x30 FT	.65	J	

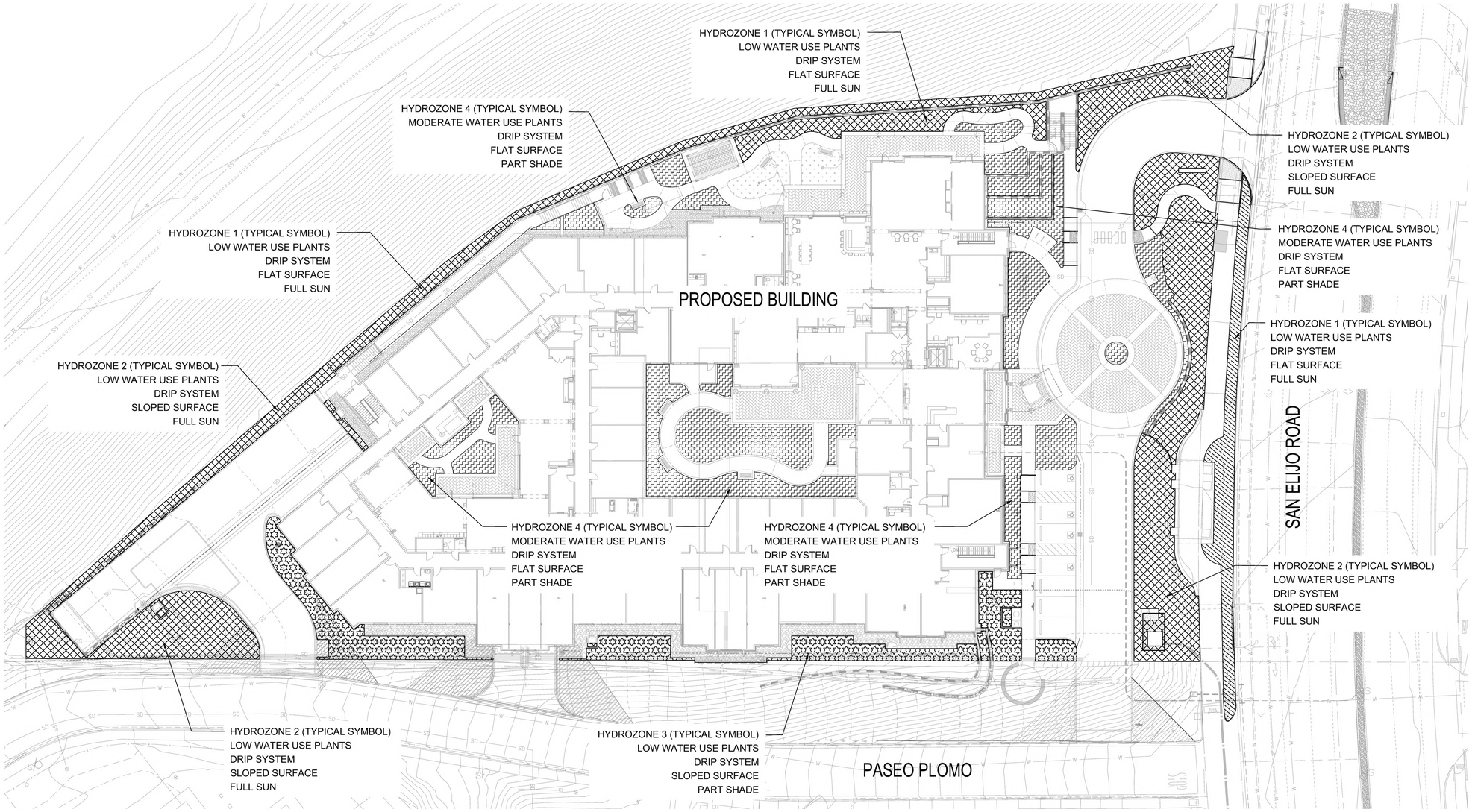
IRRIGATION ZONES

HYDROZONE 1 (TYPICAL SYMBOL)
LOW WATER USE PLANTS
DRIP SYSTEM
FLAT SURFACE
FULL SUN

HYDROZONE 2 (TYPICAL SYMBOL)
LOW WATER USE PLANTS
DRIP SYSTEM
SLOPED SURFACE
FULL SUN

HYDROZONE 3 (TYPICAL SYMBOL)
LOW WATER USE PLANTS
DRIP SYSTEM
SLOPED SURFACE
PART SHADE

HYDROZONE 4 (TYPICAL SYMBOL)
MODERATE WATER USE PLANTS
DRIP SYSTEM
FLAT SURFACE
PART SHADE



Appendix A Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		54.2	Project Type	Non-Residential		0.45
Hydrozone # / Planting Description [a]	Plant Factor (PF)	Irrigation Method [b]	Irrigation Efficiency (IE) [c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) [d]
Regular Landscape Areas							
1- Shrub Drip (LOW)	0.2	Drip	0.81	0.25	17377	4291	144182
2 - Shrub Drip (MOD)	0.5	Drip	0.81	0.62	7545	4657	156508
				Totals	24922	8948	300689
Special Landscape Areas							
SLA-1 N/A				1	0	0	0
				Totals	0	0	0
					ETWU Total Gallons [d]		300,689
					Maximum Allowed Water Allowance (MAWA) Gallons [e]		376,865

[a] Hydrozone# / Planting Description e.g.
1.) Drip Low water use planting
2.) Spray Moderate water use planting
3.) Tree Bubbler Moderate water use

[b] Irrigation Method
1.) Overhead Spray
2.) Drip
3.) Rotary
4.) Rotor
5.) Bubbler

[c] Irrigation Efficiency
1.) 0.73 for Spray Head
2.) 0.81 for Drip
3.) 0.73 Rotary
4.) 0.73 Rotor
5.) 0.77 Bubbler

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area		8948
Total Area		24922
Average ETAF		0.36

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

All Landscape Areas

Total ETAF x Area	8948	(B+D)
Total Area	24922	(A+C)
Average ETAF	0.36	(B+D) ÷ (A+C)

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LICENSED LANDSCAPE ARCHITECT
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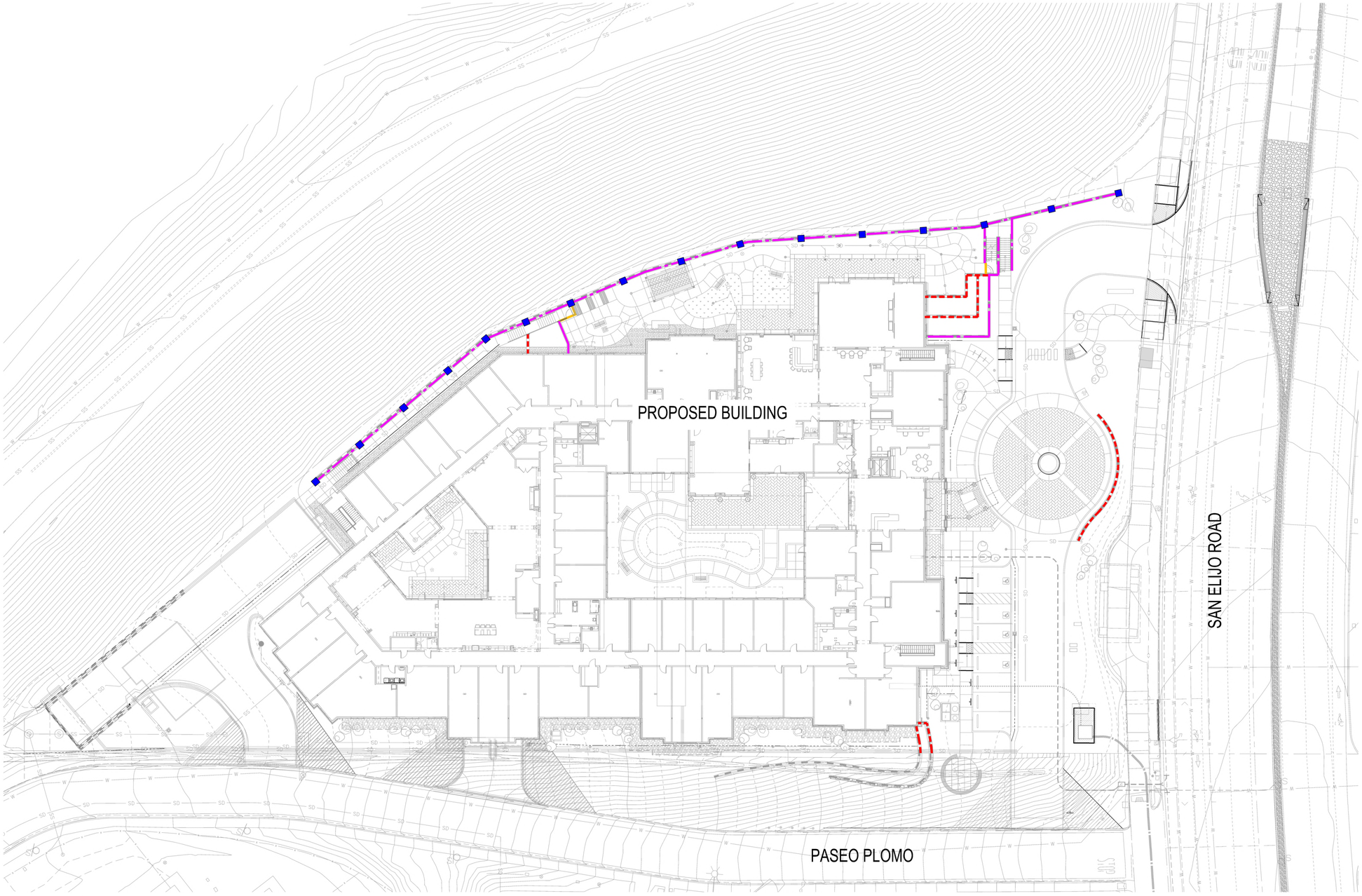
PRELIMINARY IRRIGATION PLAN

L3.1

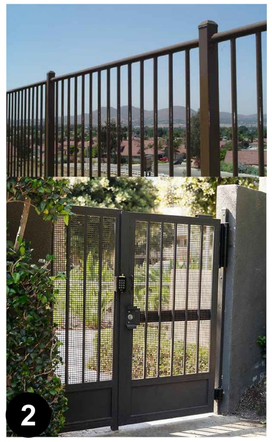
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LEGEND

1. BELGARD ANCHOR VERTICA OR APPROVED EQUAL RETAINING WALL WITH 6 FT. TALL TUBE STEEL FENCE PAINTED BLACK - PER UNIVERSITY COMMONS SPECIFIC PLAN "NEIGHBORHOOD WALL" AND "PERIMETER VIEW FENCE" STANDARDS.
2. 6 FT. TALL TUBE STEEL FENCE & GATE PAINTED BLACK - PER UNIVERSITY COMMONS SPECIFIC PLAN "PERIMETER VIEW FENCE" STANDARDS.
3. BELGARD ANCHOR VERTICA OR APPROVED EQUAL RETAINING WALL PER UNIVERSITY COMMONS SPECIFIC PLAN "NEIGHBORHOOD WALL" STANDARDS.
4. 6 FT. TALL CMU PILASTERS WITH STONE VENEER TO MATCH ARCHITECTURE.

NOTE: RETAINING WALLS WILL BE REVIEWED AND APPROVED ON GRADING PLANS DURING CONSTRUCTION DRAWING PHASE .

FENCE MATERIALS AND COLORS
ALL FENCES TO BE WROUGHT IRON OR GALVANIZED TUBULAR STEEL, PAINTED BLACK. GLASS TO BE TRANSPARENT.

WALL MATERIALS AND COLOR
ALL WALLS TO BE MEDIUM TO LIGHT EARTH TONES OR GRAYS, WHILE STONE MATERIAL SHALL BE REMINISCENT OF EXISTING NATURAL STONE OUTCROPPINGS OCCURRING WITHIN THE VILLAGE PER UNIVERSITY COMMONS SPECIFIC PLAN SECTION III.

FOR WALL AND FENCE RENDERINGS SEE SHEET A-410

NOTE:
THE PURPOSE OF THE PRELIMINARY WALL AND FENCE DETAILS AND IMAGERY SHEET IS TO CONVEY THE COLORS AND FINISHES OF PROPOSED WALLS AND FENCES FOR AESTHETIC REVIEW BY PLANNING DEPARTMENT. THE WALLS AND FENCE CONSTRUCTION DETAILS ARE TO BE PER CITY OF SAN MARCOS STANDARDS OR WILL BE STRUCTURALLY ENGINEERED WITH SUPPORTING CALCULATIONS PREPARED UNDER A SEPARATE SUBMITTAL FOR BUILDING DEPARTMENT PERMIT.

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LICENSED LANDSCAPE ARCHITECT
TRAVIS EBBERT
RENEWAL 07/31/28
DATE 08/21/26
STATE OF CALIFORNIA

PRELIMINARY WALL & FENCE PLAN

L4.1

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LEGEND

- UPLIGHTS
- WALL - STEP PATH LIGHT
- BOLLARD LIGHT
- BLDG WALL MOUNTED LIGHT
- PARKING - POLE LIGHT

NOTE: LIGHTING DESIGN WILL BE REVIEWED AND APPROVED ON ELECTRICAL ENGINEER'S PLANS DURING CONSTRUCTION DRAWING PHASE .

CITY PROJECT NOTES:

- SITE LIGHTING WILL BE DIRECTED DOWNWARD AND SHIELDED FROM NEIGHBORING PROPERTIES.
- PER THE MHCP SAN MARCOS SUBAREA PLAN PDF P. 54: LIGHTING WITHIN 100 FEET OF THE PRESERVE EDGE SHALL BE CONFINED TO AREAS NECESSARY TO ENSURE PUBLIC SAFETY, AND SHALL BE LIMITED TO LOW PRESSURE SODIUM FIXTURES, SHIELDED AND DIRECTED AWAY FROM PRESERVE WHERE POSSIBLE.
- PER THE UNIVERSITY COMMONS SPECIFIC PLAN PDF P. 136 SECTION F: LIGHTING WITHIN DEVELOPMENT AREAS WHICH IS VISIBLE FROM ADJACENT PROPERTIES OR ROADS SHOULD BE INDIRECT OR INCORPORATE FULL SHIELD CUT-OFFS. OUTDOOR STREET, PARK AND SECURITY LIGHTING SHALL BE CONSISTENT WITH THE CITY OF SAN MARCOS PALOMAR OBSERVATORY LIGHTING ORDINANCE.

GENERAL NOTE:
THE PURPOSE OF THE PRELIMINARY LIGHTING PLAN IS TO CONVEY THE CONCEPTUAL LIGHTING DESIGN INTENT FOR AESTHETIC REVIEW BY PLANNING DEPARTMENT. THE LIGHTING FIXTURES AND ELECTRICAL ENGINEERING CONSTRUCTION DETAILS ARE TO BE PER CITY OF SAN MARCOS STANDARDS OR WILL BE ENGINEERED WITH SUPPORTING CALCULATIONS PREPARED UNDER A SEPARATE SUBMITTAL FOR BUILDING DEPARTMENT PERMIT.

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PRELIMINARY SITE LIGHTING PLAN

L5.1

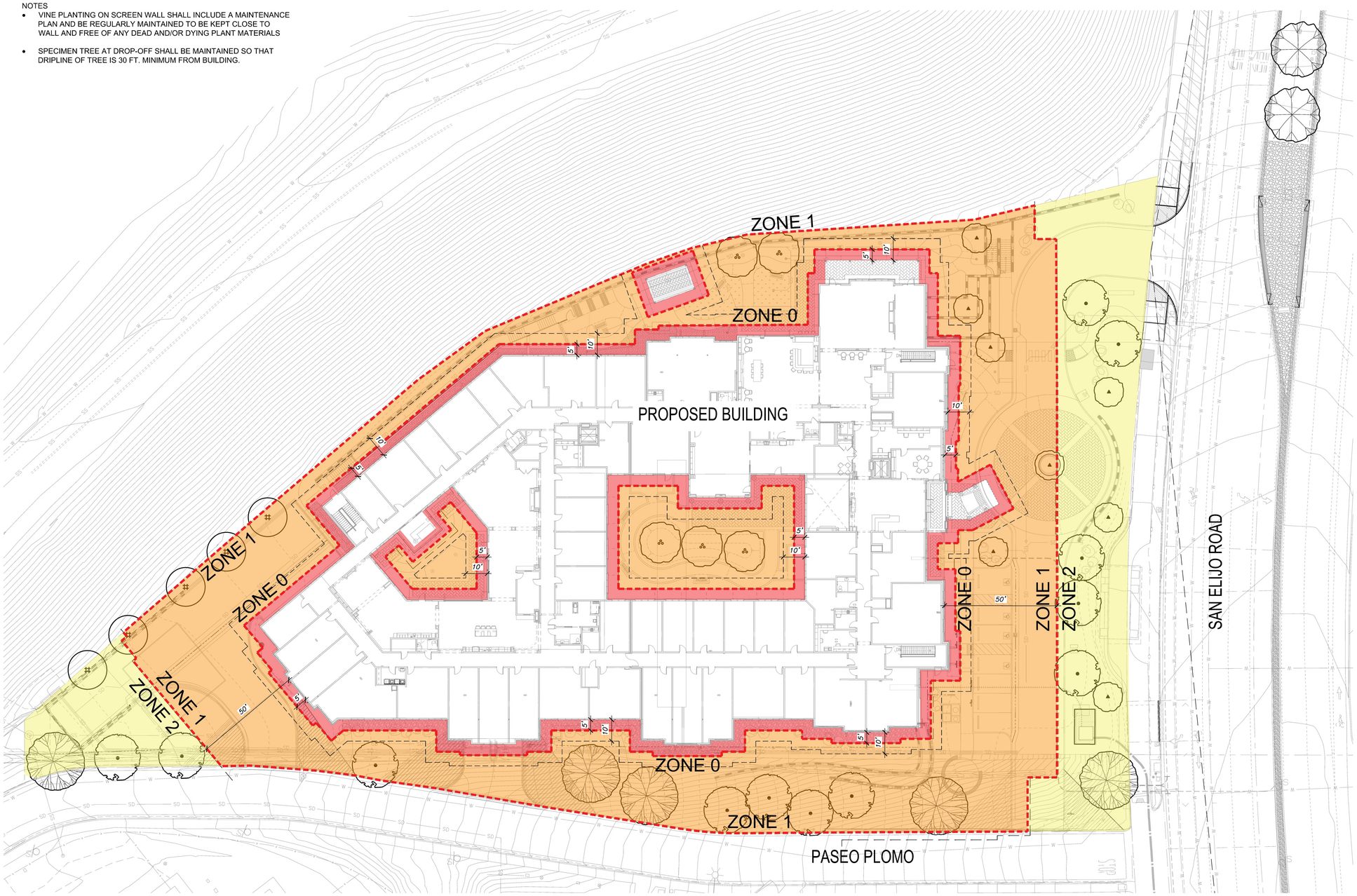
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NOTES

- VINE PLANTING ON SCREEN WALL SHALL INCLUDE A MAINTENANCE PLAN AND BE REGULARLY MAINTAINED TO BE KEPT CLOSE TO WALL AND FREE OF ANY DEAD AND/OR DYING PLANT MATERIALS
- SPECIMEN TREE AT DROP-OFF SHALL BE MAINTAINED SO THAT DRIPLINE OF TREE IS 30 FT. MINIMUM FROM BUILDING.



PLANT SCHEDULE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	36" BOX STD.	8'H X 4'W X 1-1/4" CAL.	L
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX STD.	10'H X 4'W X 1-1/4" CAL.	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	12'H X 5'W X 1-1/4" CAL.	M
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	48" BOX MULTI	10'H X 10'W	L
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	60" BOX MULTI	15'H X 15'W	L
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX STD.	10'H X 5'W X 1-1/4" CAL.	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX STD.	11'H X 6'W X 2" CAL.	L
	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX STD.	9'H X 7'W X 2" CAL.	M

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME		SIZE	:
		ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT PLANT	1 GAL.	30" O.C.	L
		ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL.	18" O.C.	L
		ASPARAGUS DENSIFLORUS	ASPARAGUS FERN	1 GAL.	24" O.C.	M
		BACCHARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GAL.	48" O.C.	L
		BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	5 GAL.	36" O.C.	L
		BOUGAINVILLEA 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	1 GAL.	36" O.C.	L
		CALANDRINIA SPECTABLIS	ROCK PURSLANE	1 GAL.	18" O.C.	L
		CAMPANULA PORTENSCHLAGIANA	DALMATION BELLFLOWER	6" POT	12" O.C.	M
		LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	36" O.C.	L
		DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LLILY	1 GAL.	24" O.C.	M
		DIANELLA T. 'VARIEGATA'	VARIEGATA FLAX LILY	5 GAL.	30" O.C.	M
		EUPHORBIA MILII 'JERRY'S CHOICE'	CROWN OF THORNS	5 GAL.	24" O.C.	L
		LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL.	36" O.C.	L
		MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	30" O.C.	M
		NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF HEAVENLY BAMBOO	5 GAL.	24" O.C.	M
		OLEA 'MONTRA'	LITTLE OLLIE	5 GAL.	36" O.C.	L
		PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO	5 GAL.	36" O.C.	M
		RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	36" O.C.	M
		ROSA SPP. 'ICEBERG'	WHITE ICEBERG ROSE	1 GAL.	30" O.C.	M
		ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	24" O.C.	L
		SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL.	24" O.C.	L
		WESTRINGIA F. 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL.	36" O.C.	L
		FICUS PUMILA	CLIMBING FIG	15 GAL.	PER PLAN	M

FUEL MODIFICATION PLAN NOTES

THE FIRE PROTECTON PLAN (FPP) DEMONSTRATES THAT THE SUNRISE AT SAN MARCOS ASSISTED LIVING PROJECT LOCATED ON THE NORTHEAST CORNER OF SAN ELIJO ROAD AND PASEO PLOMO IN THE CITY OF SAN MARCOS, WILL BE IN COMPLIANCE WITH APPLICABLE PORTIONS OF THE CITY OF SAN MARCOS MUNICIPAL CODE (CHAPTER 17.64 - CALIFORNIA FIRE CODE), AS WELL AS THE 2023 SAN DIEGO COUNTY CONSOLIDATED FIRE CODE (SDCCFC) WHICH HAS ADOPTED AND AMENDED THE 2022 CALIFORNIA FIRE CODE (CFC), INCLUDING CHAPTER 49 (SAN MARCOS MUNICIPAL CODE CHAPTER 17.64.030) OR THEN CURRENT APPLICABLE FIRE CODE THROUGH DIRECT COMPLIANCE OR, WHEN NOT POSSIBLE TO COMPLY, THROUGH AM&M.

ZONE 0 - EMBER RESISTANT ZONE - 0 TO 5 FEET FROM THE STRUCTURE

- THIS AREA SHALL BE CONSTRUCTED OF CONTINUOUS HARDSCAPE OR LIMITED FIRE-RESISTANT PLANTINGS ACCEPTABLE TO THE FAJH.
- VEGETATION IN THIS SPACE SHALL NOT EXCEED 6" TO 18" IN HEIGHT AND IRRIGATION IS REQUIRED.
- THIS SPACE SHALL BE FREE OF COMBUSTIBLE MATERIALS.
- THE USE OF MULCH IS PROHIBITED.
- THE LANDSCAPE AREA WILL HAVE ONGOING MAINTENANCE.
- THE OPEN SPACE SIDES OF THE STRUCTURE SHALL INCLUDE NON-COMBUSTIBLE MATERIALS ONLY WITHIN THE FIRST 5 FT. OF THE STRUCTURE AND MEET THE ZONE 0 REQUIREMENTS OUTLINED IN THE FIRE PROTECTION PLAN.

ZONE 1 REQUIREMENTS - BETWEEN 5 AND 50 FEET FROM THE PROPOSED STRUCTURE (UNLESS CONSTRAINED BY PROPERTY LINES).

- ZONE 1 WILL CONSIST OF PRIMARILY IRRIGATED LANDSCAPE ALONG WITH A PAVED DEVELOPMENT AREA.
- ZONE 1 WIDTH SHALL BE PROVIDED BETWEEN NATIVE OR NATURALIZED VEGETATION AND ANY STRUCTURE. THE WIDTH SHALL BE MEASURED FROM THE EXTERIORS OF THE STRUCTURE TO THE VEGETATION OR PROPERTY BOUNDARY.
- THERE SHALL BE NO HABITABLE STRUCTURES, STRUCTURES THAT ARE DIRECTLY ATTACHED TO HABITABLE STRUCTURES, OR OTHER COMBUSTIBLE CONSTRUCTION THAT CAN MEAN TRANSMITTING FIRE TO HABITABLE STRUCTURES.
- STRUCTURES SUCH AS FENCES, GAZEBOS, WALLS, PALAPAS, PLAY STRUCTURES, AND NON-HABITABLE GAZEBOS WITHIN THIS ZONE SHALL BE MADE OF NON-COMBUSTIBLE, ONE HOUR FIRE-RATED, OR TYPE IV HEAVY TIMBER AS DEFINED IN THE CBC.
- PLANTS WITHIN ZONE 1 SHALL BE PRIMARILY LOW-GROWING AND LESS THAN 4 FEET IN HEIGHT WITH THE EXCEPTION OF TREES. PLANTS SHALL BE LOW-FUEL AND FIRE-RESISTIVE.
- TREES WITHIN ZONE 1 SHALL BE LOCATED AWAY FROM STRUCTURES TO A MINUMUM DISTANCE OF 10 FEET AS MEASURED FROM THE STRUCTURE TO THE DRIP LINE OF THE TREE AT MATURITY AND SPACED HORIZONTALLY AND VERTICALLY IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.
- CANOPY OF EXISTING TREES THAT EXTEND WITHIN 10 FEET OF A STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL AND VERTICAL CLEARANCE OF 10 FEET OF THE STRUCTURE AND/OR CHIMNEY OUTLET.
- PERMANENT IRRIGATION IS REQUIRED FOR ALL PLANTING AREAS WITHIN ZONE 1 WITH THE FOLLOWING EXCEPTIONS:
  - WHEN PLANTING AREAS ONLY CONTAIN SPECIES THAT DO NOT GROW TALLER THAN 24 INCHES IN HEIGHT .
  - WHEN PLANTING AREAS CONTAIN ONLY NATIVE OR NATURALIZED SPECIES THAT ARE NOT SUMMER-DORMANT AND HAVE A MAXIMUM HEIGHT AT PLANT MATURITY OF LESS THAN 24 FEET.
- ZONE 1 IRRIGATION OVERSPRAY AND RUNOFF SHALL NOT BE ALLOWED INTO ADJACENT AREAS OF NATIVE OR NATURALIZED VEGETATION.
- ZONE 1 SHALL BE MAINTAINED REGULARLY BY PRUNING AND THINNING PLANTS, CONTROLLING WEEDS, AND MAINTANING IRRIGATION SYSTEMS.

ZONE 2 REQUIREMENTS - BETWEEN 50 AND 150 FEET FROM THE PROPOSED STRUCTURE (UNLESS CONSTRAINED BY PROPERTY LINES).

- PLANTS SHALL BE DROUGHT-TOLERANT AND FIRE RESISTIVE SPECIES OF MODERATE HEIGHT.
- BRUSH AND PLANTS SHALL BE LIMBED UP OFF THE GROUND, SO THE LOWEST BRANCHES ARE 1/3 HEIGHT OF BUSH / TREE / PLANT OR UP TO 6' OFF THE GROUND ON MATURE TREES.
- THIS AREA WOULD BE CONSIDERED SELECTIVE CLEARING OF NATURAL VEGETATION AND DENSE CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA.

LANTZ-BOGGIO
Architects & Interior Designers

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APN: 223-651-01-00

LICENSED LANDSCAPE ARCHITECT
TRAVIS EBBERT
07/31/28
Renewal Date
08/21/26
Date
STATE OF CALIFORNIA

FUEL MODIFICATION PLAN

L6.1

RLA #22075
AUGUST 21, 2026

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