



NORTH CITY
PHASE A

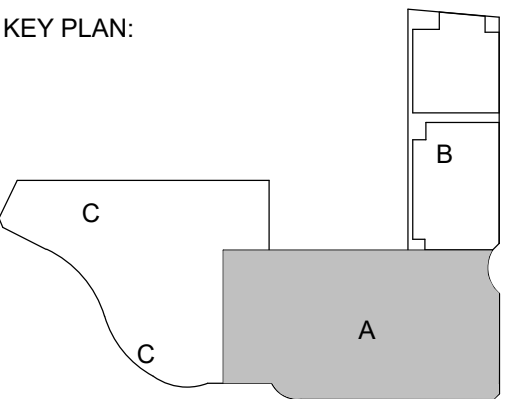
North City Drive
San Marcos, CA 92078

OWNER:
URBAN VILLAGES SAN MARCOS, LLC
5550 CARMEL MOUNTAIN ROAD, #204
SAN DIEGO, CA 92130
(858)-361-8555

ARCHITECT:
SAFDIE RABINES ARCHITECTS
925 Fort Stockton Drive
San Diego, CA 92103
(619) 297-6153

CIVIL ENGINEER:
STEVENS CRESTO ENGINEERING, INC.
8665 CHESAPEAKE DR, STE. 200
SAN DIEGO, CA 92123
(658) 694-5500

LANDSCAPE ARCHITECT:
BURTON LANDSCAPE ARCHITECTURE STUDIO
307 S CEDROS AVE
SOLANA BEACH, CA 92075
(858) 794-7204



Issue Date
08/31/21

Scale

SRA Project Number
2048

SHEET: 1-A-204

RENDERING

CITY OF SAN MARCOS

Site Development Plan Number : SDP (PLEASE PROVIDE)

OWNER: URBAN VILLAGES SAN MARCOS, LLC

PHONE: (858)-361-8555

ADDRESS: 5550 CARMEL MOUNTAIN RD. SUITE 204 SAN DIEGO, CA 92130

ARCHITECT/ENGINEER

DESIGNER: SAFDIE RABINES ARCHITECTS

PHONE: (619) 297-6153

ADDRESS: 925 FT. STOCKTON DR, SAN DIEGO, CA 92103

LOCATION: SAN MARCOS

TYPE OF DEVELOPMENT: MIXED-USE BUILDING A

ZONE: SPECIFIC PLAN AREA (SPA)

SITE DATA				ASSESSOR'S PARCEL NUMBERS: SEE TITLE SHEET (O-G-000)	
AREA (sq.ft) (PHASE A)		COVERAGE %	DWELLING UNITS	OPEN SPACE DATA	
LOT:	172,431 SF	100%	STUDIO	34	COMMON
LOT:	172,431 SF	100%	1 BDRM	209	PRIVATE
BUILDING:	103,318 SF	60 %	2 BDRM	226	
PARKING:	N/A		3 BDRM	14	
LOADING:	N/A		4 BDRM	1	
LANDSCAPING:	xxxx SF	xx %	TOTAL UNITS	484	
PARKING	ORD.REG.		DRIVEWAY(SIZE AND SLOPE)	SETBACKS	
GARAGE	524	LOADING	3	ONE WAY	N/A
COVERED:	N/A	HANDICAP	12	TWO WAY	64'-5" - 26'
OPEN:	N/A	TOTAL	539	SLOPE	10% MAX
			FRONT: NOT REQ.	NOT REQUIRED	REAR: NOT REQ.
			LEFT SIDE:	NOT REQUIRED	RIGHT SIDE:
				NOT REQUIRED	