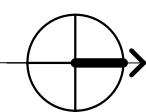


1 SITE PLAN

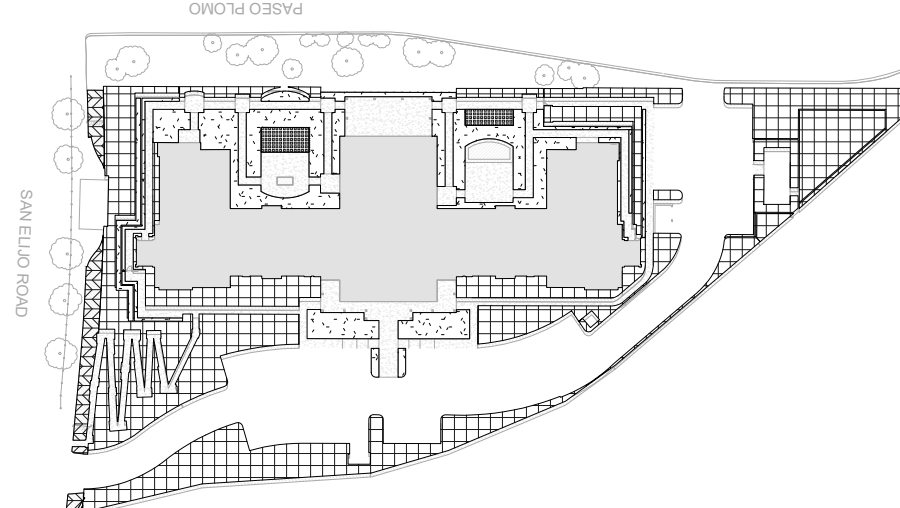
1" = 20'-0"

1" = 20'-0"

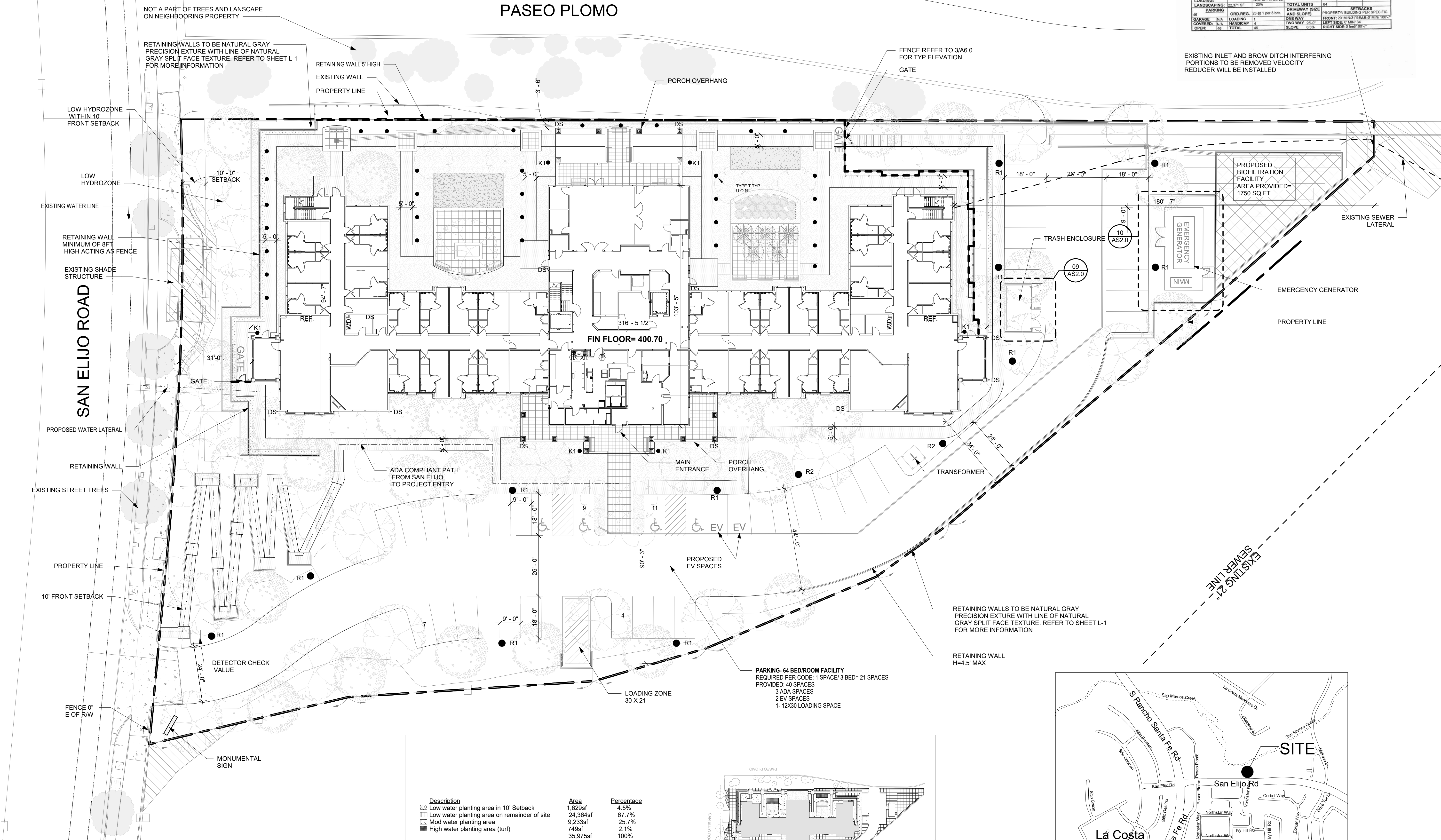


Description	Area	Percentage
Low water planting area in 10' Setback	1,629sf	4.5%
Low water planting area on remainder of site	24,364sf	67.7%
Mod water planting area	9,233sf	25.7%
High water planting area (turf)	749sf	2.1%
	35,975sf	100%

*Refer to landscape package for more information L-3

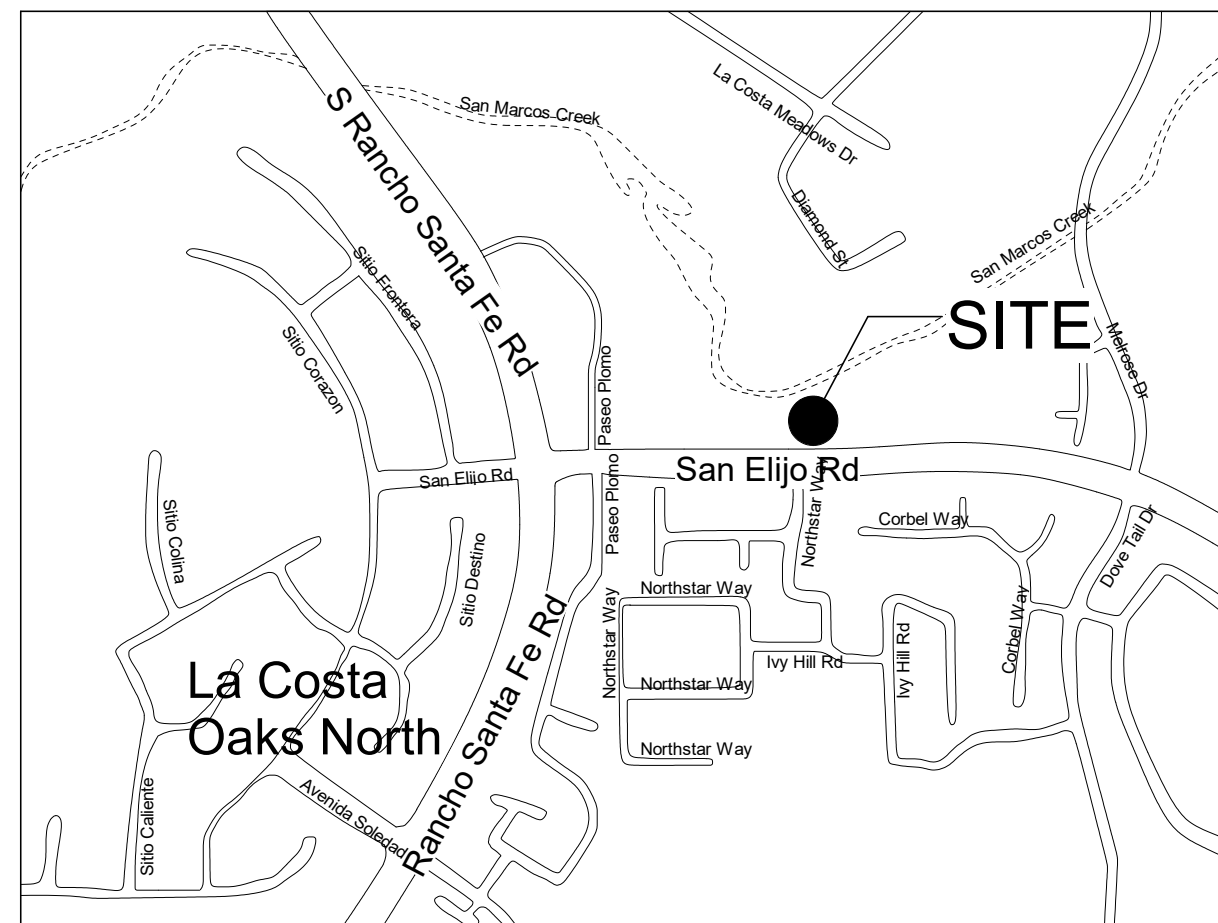


PASEO PLOMO



2 VICINITY MAP

1 : 7000



TITLE BLOCK			
CITY OF SAN MARCOS			
SHEET:	Site Development Plan Number: 2017-001	PHONE: (761) 376-4000	
OWNER:	Artis Senior Living of San Marcos		
ADDRESS:	9 San Elijo Rd San Marcos, CA 92078		
ARCHITECT/ENGINEER:	Architecture Incorporated	PHONE: 703.476.3900	
ADDRESS:	1902 Campus Commons Dr, Ste 101, Reston, VA	LOCATION:	San Marcos
TYPE OF DEVELOPMENT:	New Construction	ASSESSOR'S PARCEL NUMBER(S):	2236-010-100
ZONE:	SP-1		
AREA (ac. +/-) 35.26	COVERAGE %	DWELLING UNITS	OPEN SPACE DATA N/A
LOT	100%	STUDIO	COMMON PRIVATE
BUILDING:	100%	1 BDRM	
PARKING:	34,021 SF	2 BDRM	
LANDSCAPING:	32,371 SF	3 BDRM	
PARKING:	34,021 SF		
ORD. REG. 23 @ 1 per 3 bds		TOTAL UNITS	64
DRIVEWAY (SIZE AND SLOPE)		PROPERTY BUILDING PER SPECIFIC	
GARAGE N/A		FRONT: 20' MIN 31' NEAR 2' MIN 180"	
COVERED: N/A		LEFT SIDE: 7' MIN 24'	
OPEN: 46'		RIGHT SIDE: 0' MIN 180"	

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incorporated
1902 campus commons drive
suite 101
reston, virginia 20191
Tel: 703.476.3900
Fax: 703.264.0733
www.archinc.com



Artis Senior Living of San Marcos
ARTIS SENIOR LIVING
9 SAN ELIJO ROAD
SAN MARCOS, CALIFORNIA 92078

Project: 17005.05

Issued 02/11/19

REVISIONS

ARCH SITE PLAN

Scale: As indicated
Drawn: Author
Checked: Checker

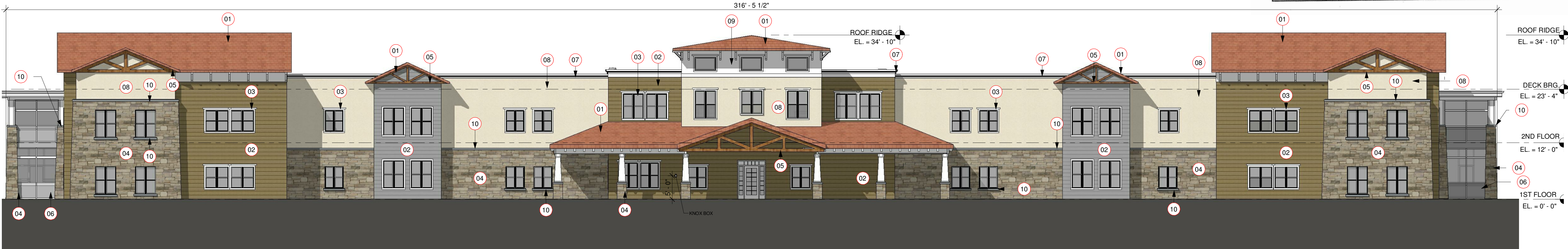
AS1.1

MATERIAL LEGEND

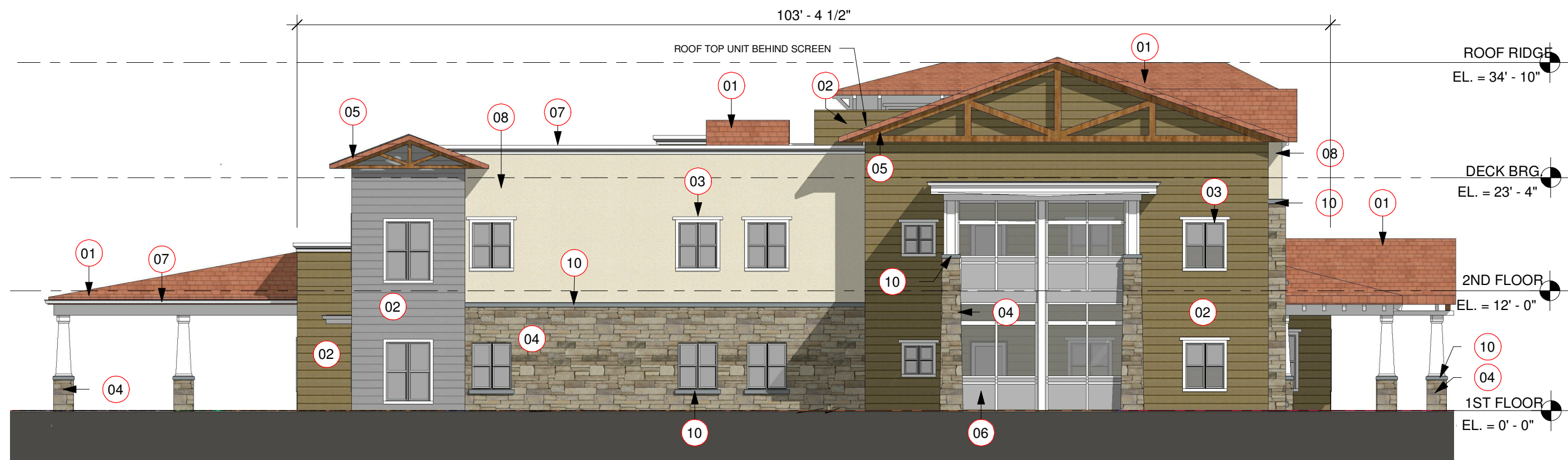
- 01 CONCRETE ROOF TILES
- 02 CEMENT FIBER SIDING 7" EXPOSURE
- 03 CEMENT FIBER TRIM 5/4 X4 AT WINDOWS AND DOORS. ADD 8/4 X6 TRIM AT WINDOW HEADS.
- 04 MANUFACTURED STONE VENEER
- 05 EXPOSED WOOD TRUSS
- 06 METAL PANEL (FINISH BOTH SIDES)
- 07 PREFINISHED METAL COPING
- 08 EFIS
- 09 CEMENT FIBER PANEL SIDING
- 10 CAST STONE SILL

TITLE BLOCK

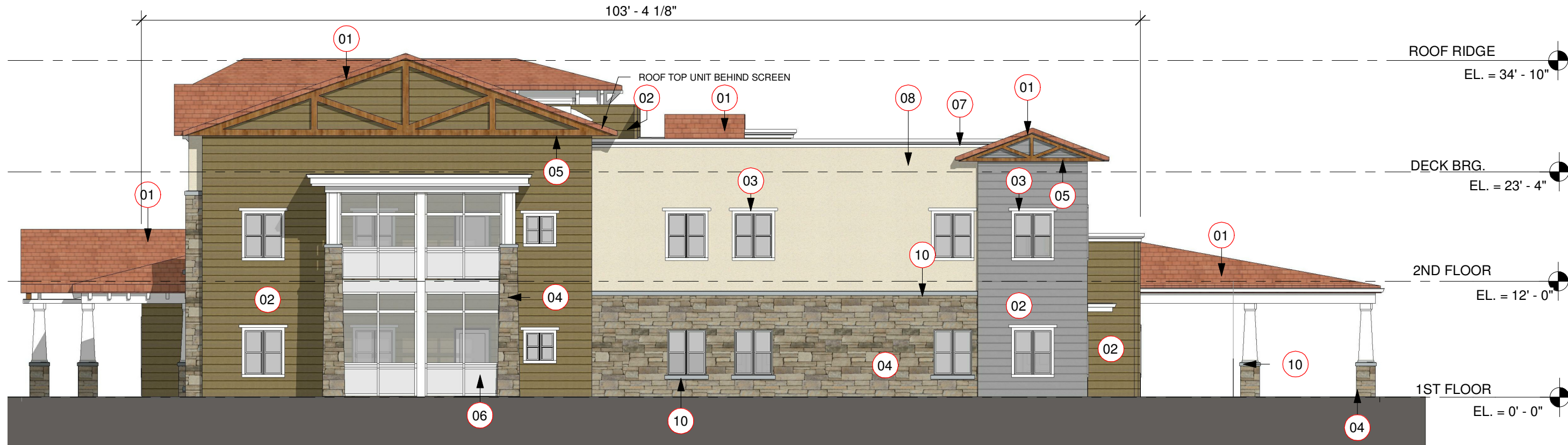
CITY OF SAN MARCOS			
SHEET: Site Development Plan Number: SDP18-0001		PHONE: (671) 376-6200	
OWNER: Artis Senior Living of San Marcos		ADDRESS: 9 San Eljo Rd San Marcos, CA 92078	
ARCHITECT/ENGINEER: Architecture Incorporated		PHONE: 703 476 3900	
ADDRESS: 1902 Campus Commons Dr. St 101, Reston, VA		LOCATION: San Marcos	
TYPE OF DEVELOPMENT: New Construction		ASSESSOR'S PARCEL NUMBER(S): 2236-510-100	
ZONE: SPA		STUDIO 64 COMMON PRIVATE	
AREA (sq. ft) 95,286		COVERAGE % 100%	
LOT: 6		BUILDING: 22.4%	
BUILDING: 34,021 SF		PARKING: 36%	
LOADING: 22,371 SF		LANDSCAPING: 23%	
PARKING: 23 @ 1 per 3 bds		TOTAL UNITS: 64	
GARAGE: N/A		ORD. REQ. 1	
COVERED: N/A		LOADING: 4	
OPEN: 46		TOTAL: 46	
		DRIVEWAY (SIZE AND SLOPE): ONE WAY	
		TWO WAY: 26'-0"	
		SLOPE: 6.3%	
		PROPERTY: BUILDING PER SPECIFIC	
		FRONT: 20' MIN/31' REAR: 0' MIN/180'-7"	
		LEFT SIDE: 0' MIN/34'	
		RIGHT SIDE: 0' MIN/180'-7"	



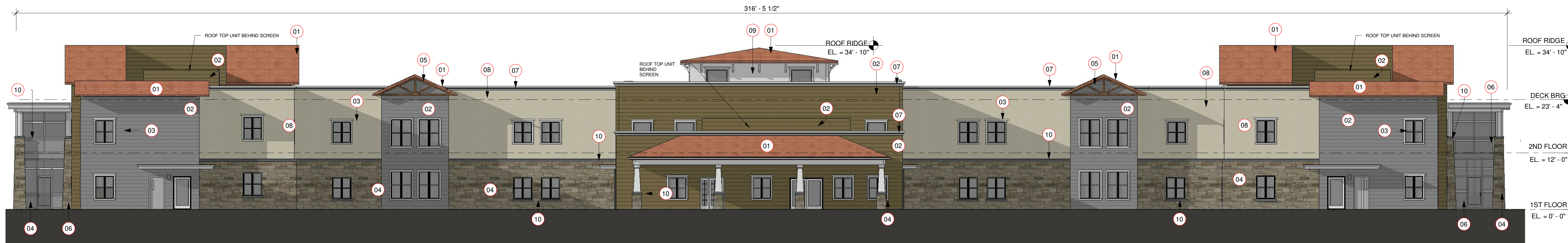
1 EAST ELEVATION
3/32" = 1'-0"



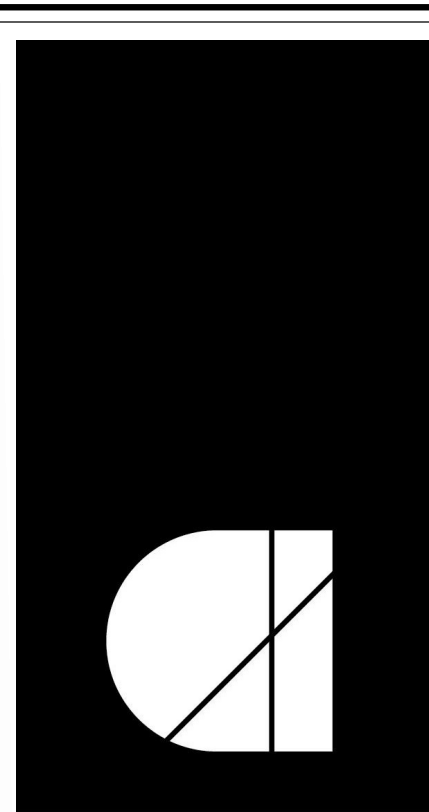
2 SOUTH ELEVATION
3/32" = 1'-0"



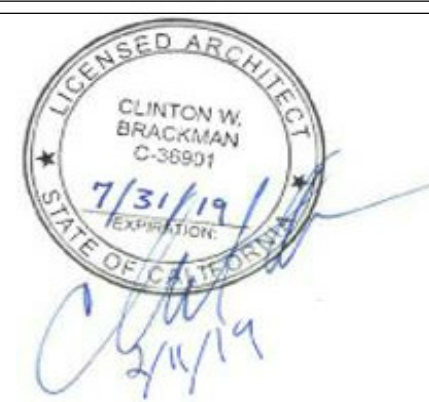
4 NORTH ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"



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ARTIS SENIOR LIVING

9 SAN ELJO ROAD
SAN MARCOS, CALIFORNIA 92078

Project: 17005.05

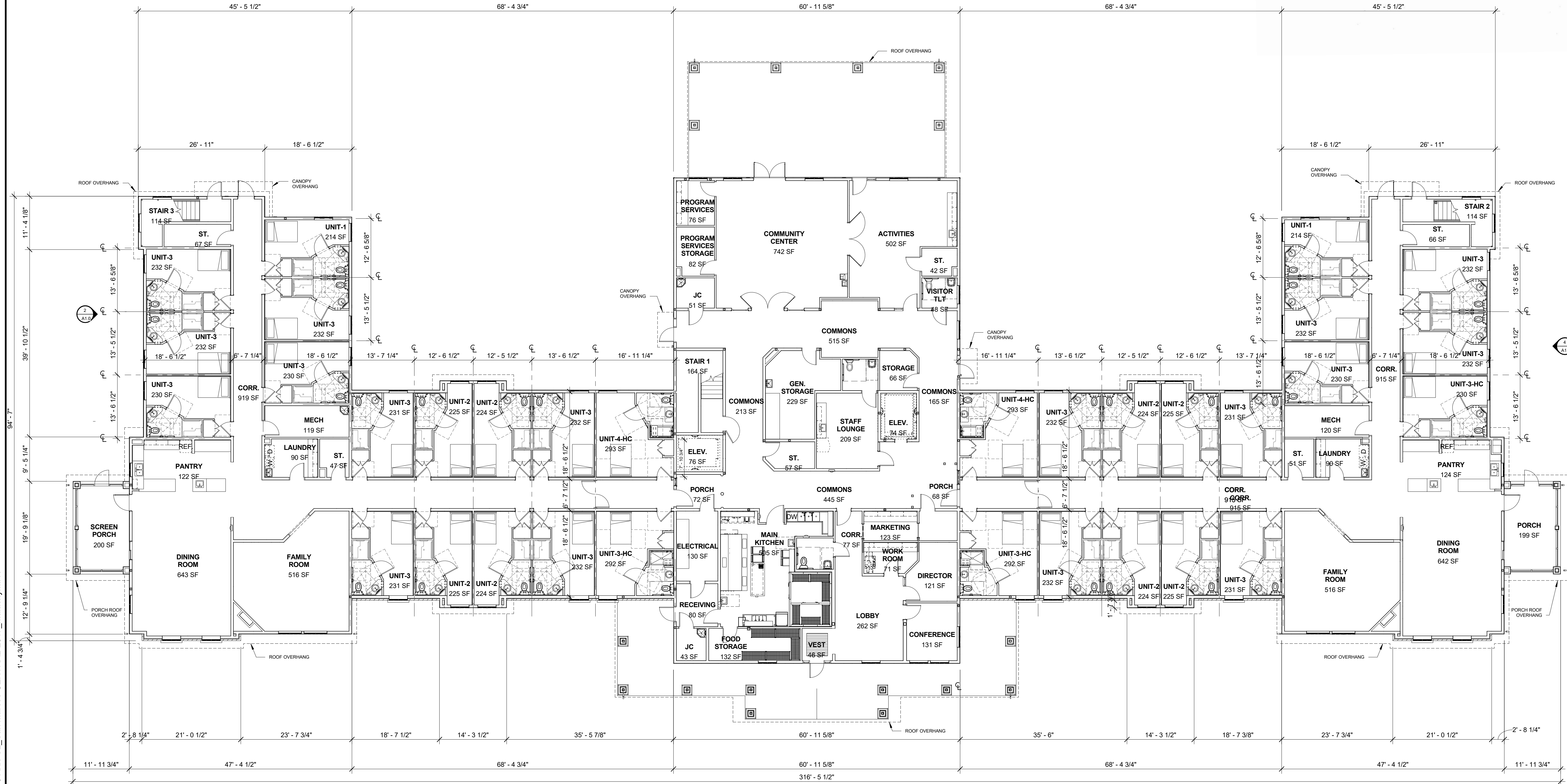
Issued 02/11/19

REVISIONS

ELEVATIONS

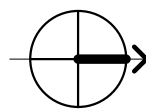
Scale: 3/32" = 1'-0"
Drawn: WJO
Checked: CB

A1.0



FIRST FLOOR PLAN

3/32" = 1'-0"



FIRST FLOOR AREA = 21,385 GSF
SECOND FLOOR AREA = 18,566 GSF
TOTAL FLOOR AREA = 39,951 GSF

FIRST FLOOR UNIT COUNT = 32 UNITS
SECOND FLOOR UNIT COUNT = 32 UNITS
TOTAL BUILDING UNIT COUNT = 64 UNITS

TITLE BLOCK

CITY OF SAN MARCOS					
SHEET:			CITY OF SAN MARCOS		
Site Development Plan Number: SDP18-0001			PHONE: (761) 376-6200		
OWNER: Artis Senior Living of San Marcos			ADDRESS: 9 San Eljo Rd San Marcos, CA 92078		
ARCHITECT: ENGINEER			DESIGNER: Architecture Incorporated		
ADDRESS: 1902 Campus Commons Dr, St 101, Reston, VA			LOCATION: San Marcos		
TYPE OF DEVELOPMENT: New Construction			ASSESSOR'S PARCEL NUMBER(S): 2236-510-100		
ZONE: SPA			TOTAL UNITS: 64		
SITE DATA			DWELLING UNITS		
AREA (sq. ft.)	95,286	COVERAGE %	100%	STUDIO	14
LOT:	10	22.4%	1 BDRM	COMMON	PRIVATE
BUILDING:	10,951 GSF	36%	2 BDRM		
PARKING:	34,021 SF	INCL. IN PARKING	3 BDRM		
LANDSCAPING:	22,371 SF	23%			
PARKING	23 @ 1 per 3 bds				
ORD. REG.	1				
LOADING	1				
COVERED:	N/A				
OPEN:	46				
TOTAL	46				
TOTAL UNITS			DRIVEWAY (SIZE AND SLOPE)		
ONE WAY			PROPERTY BUILDING PER SPECIFIC		
TWO WAY			FRONT: 20' MIN/31' REAR: 0' MIN/180'-7"		
SLOPE			LEFT SIDE: 0' MIN/180'-7"		
SLOPE			RIGHT SIDE: 0' MIN/180'-7"		

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Artis Senior Living of San Marcos
ARTIS SENIOR LIVING
9 SAN ELJO ROAD
SAN MARCOS, CALIFORNIA 92078

Project: 17005.05

Issued 02/11/19

REVISIONS

FIRST FLOOR
PLAN

Scale: 3/32" = 1'-0"
Drawn: WJO
Checked: CB

A2.0



CLINTON W. BRACKMAN
C-38901
7/31/19
EXPIRATION
STATE OF CALIFORNIA

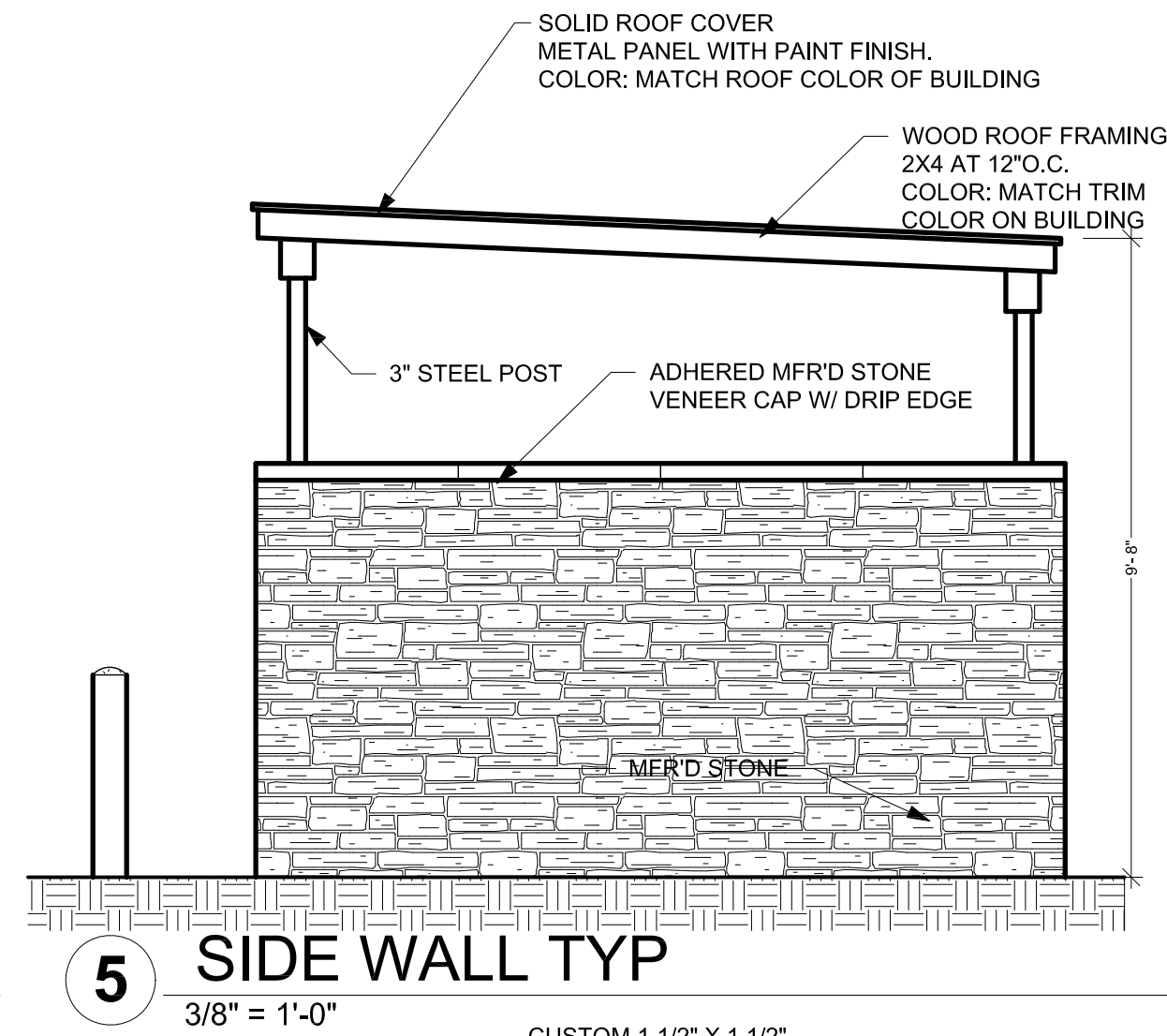
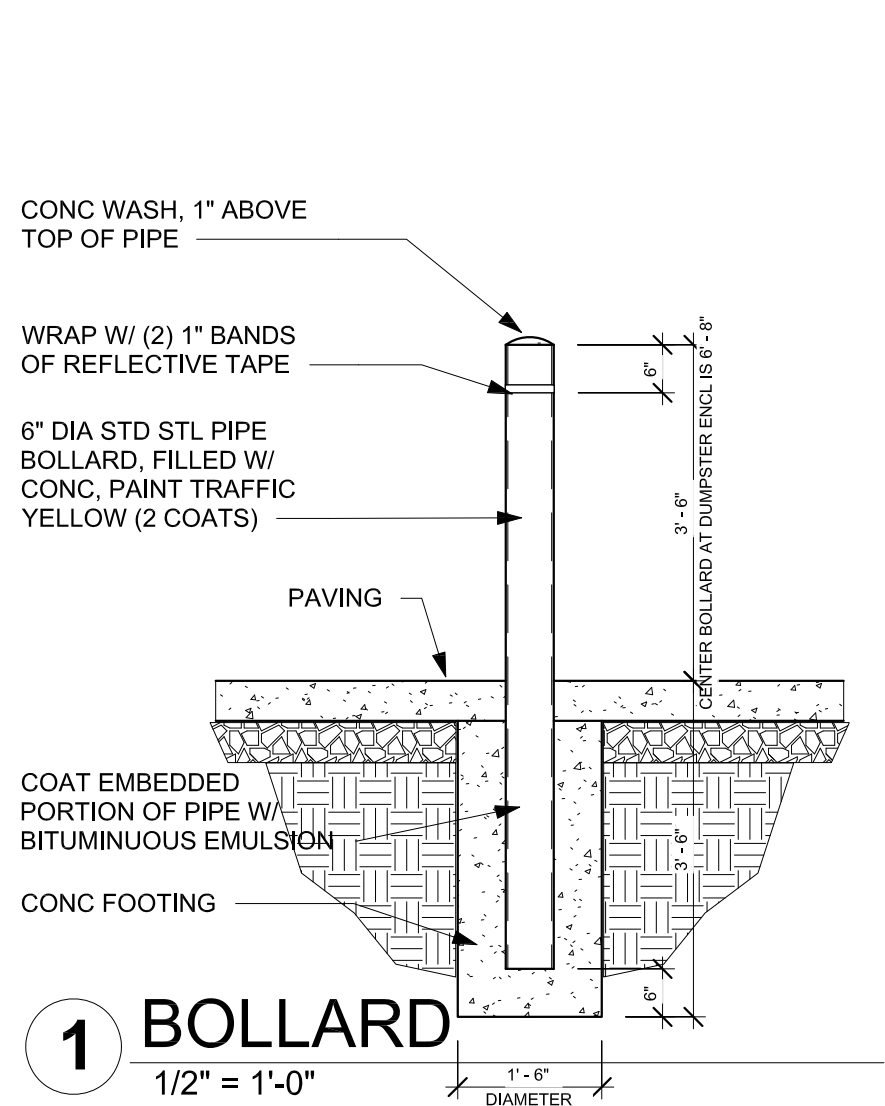
Project: 17005.05

Issued	02/11/19
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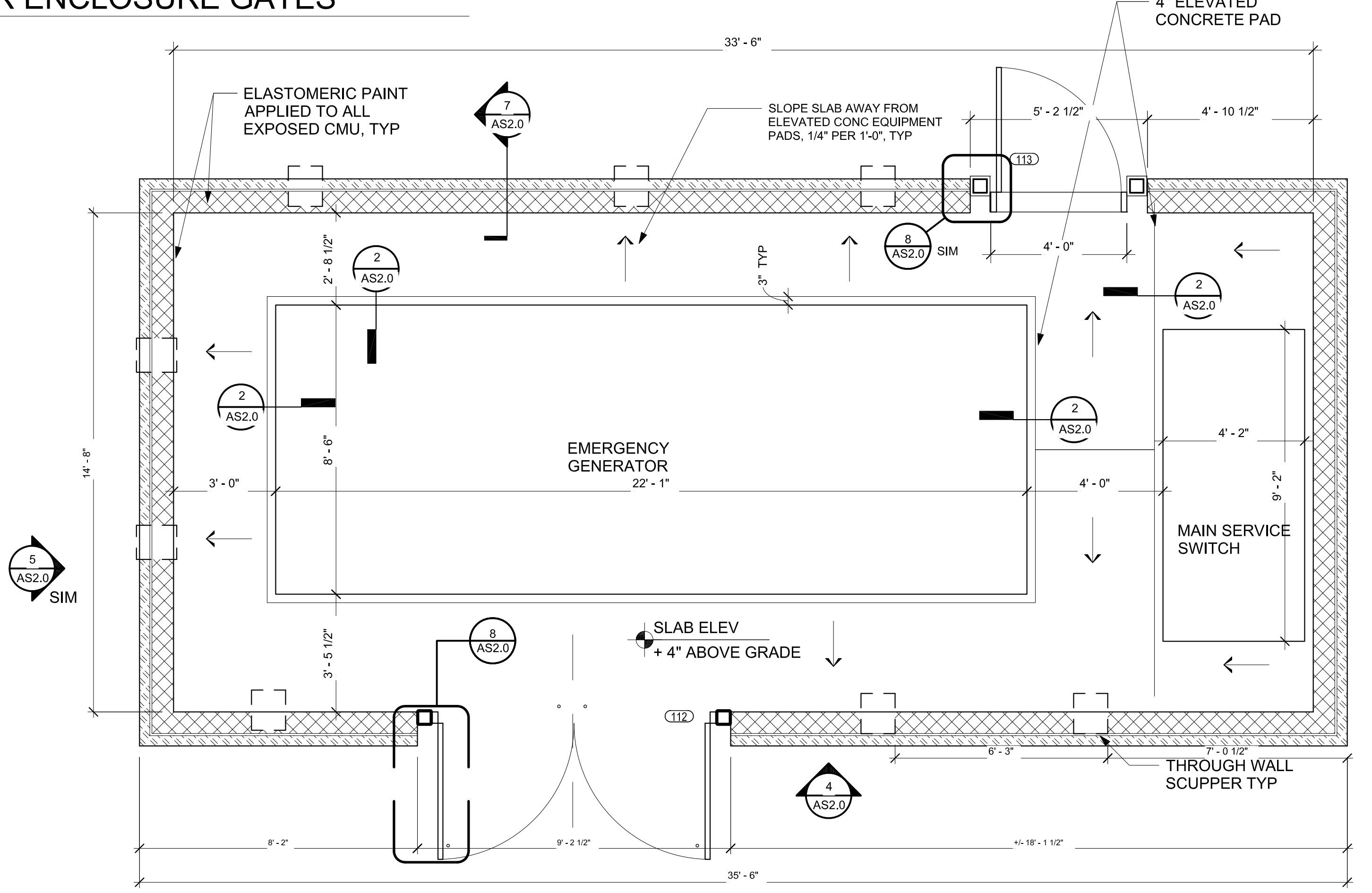
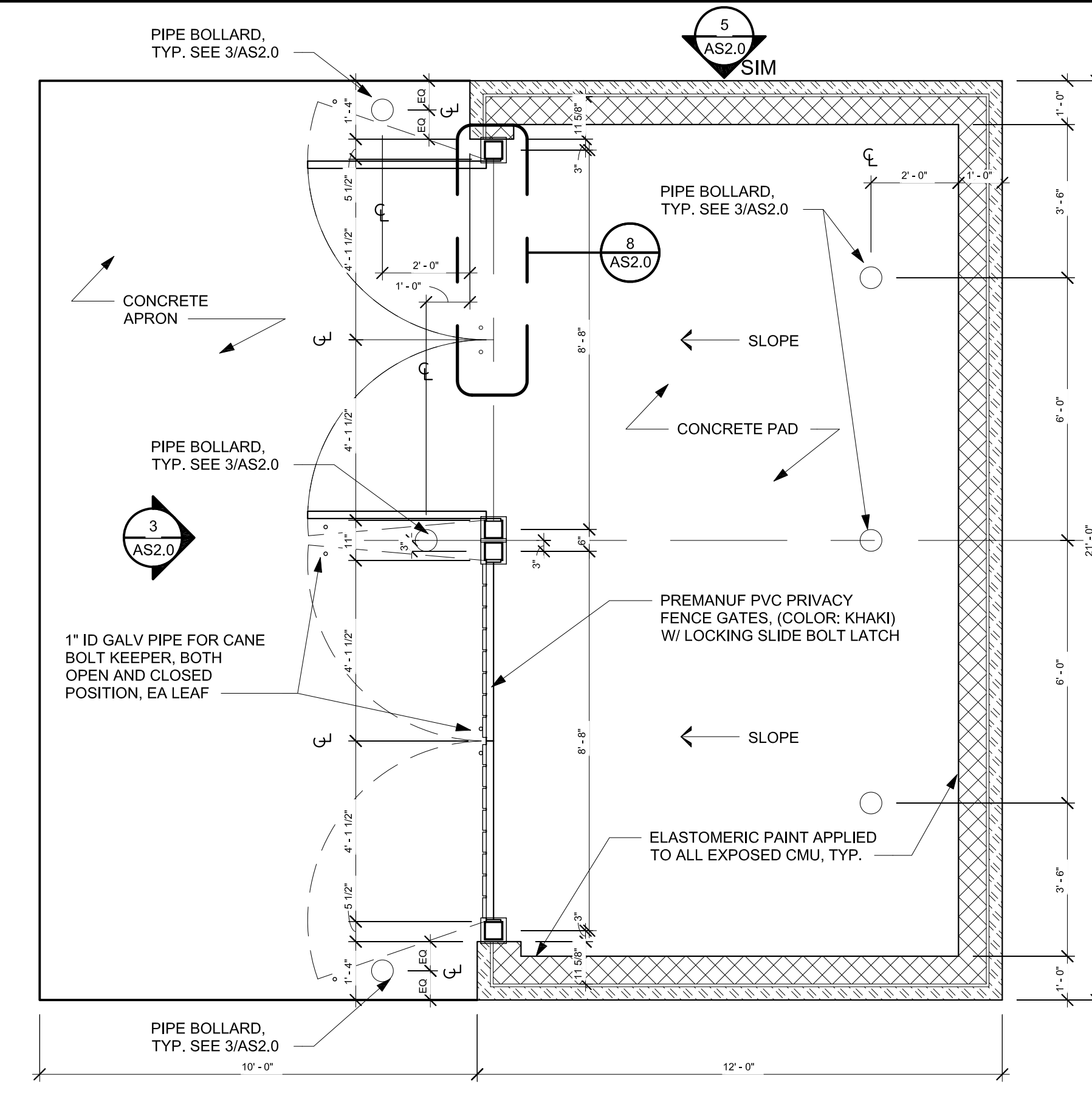
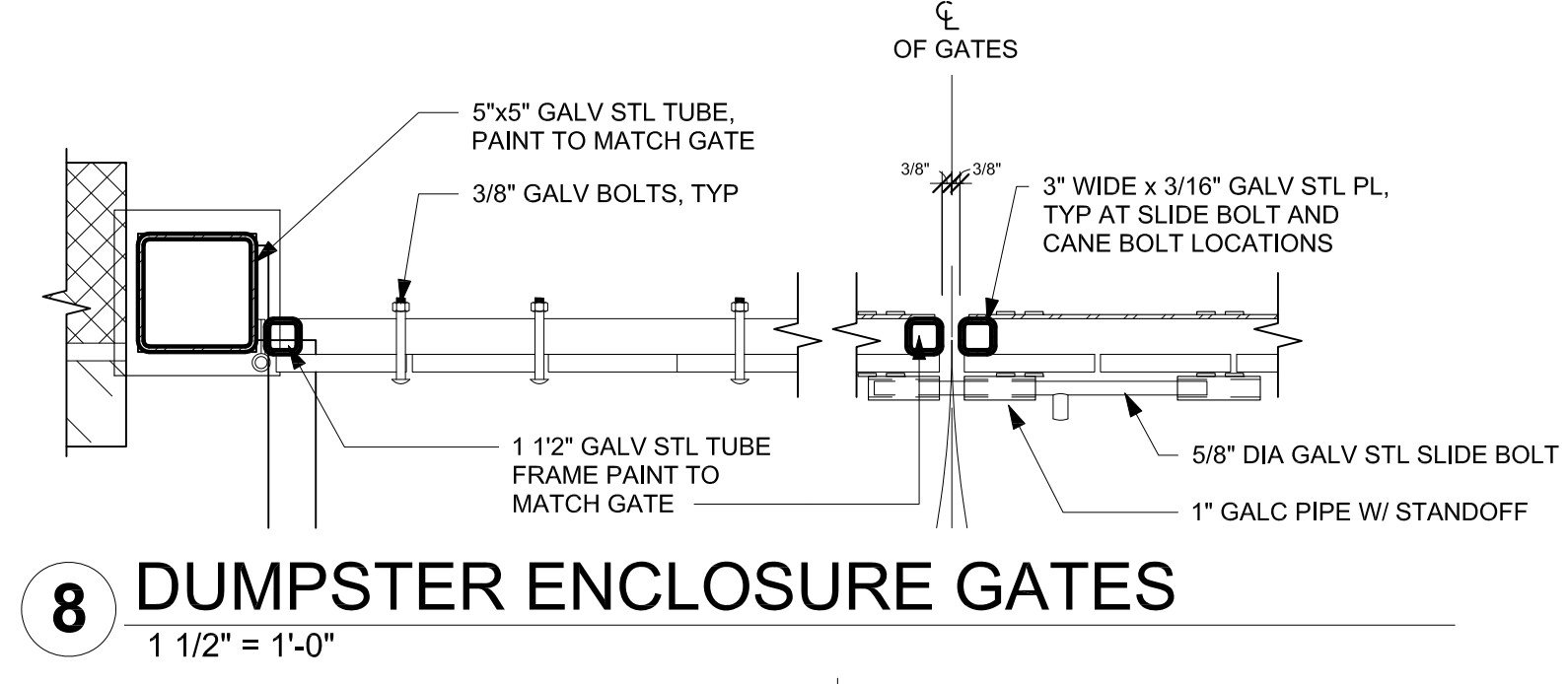
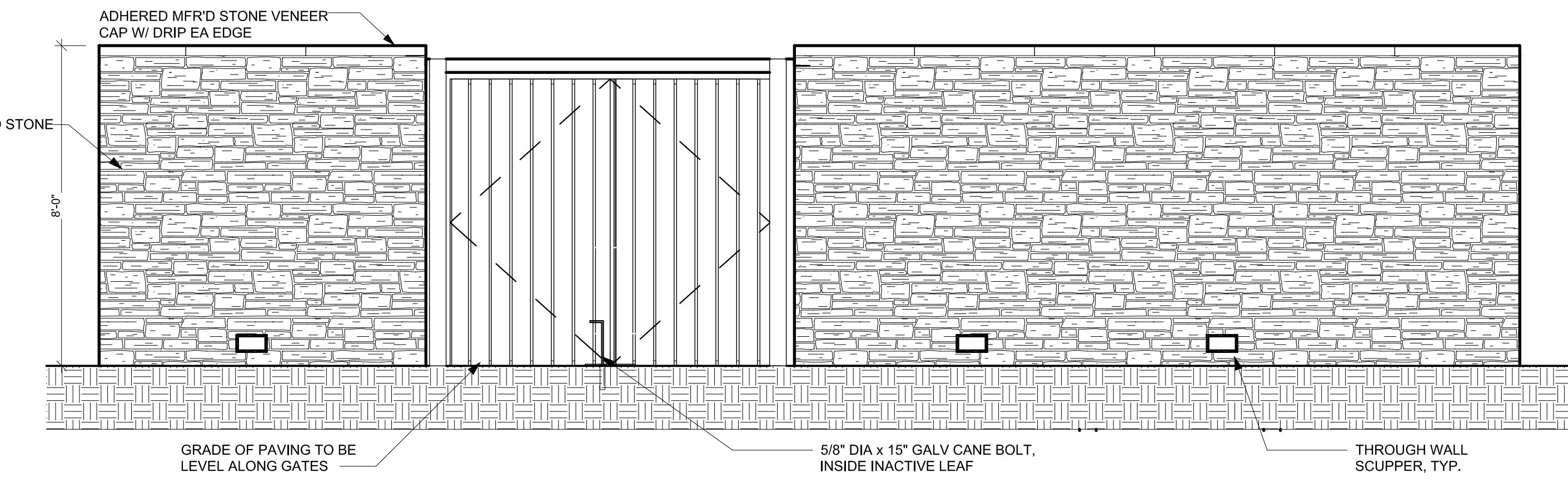
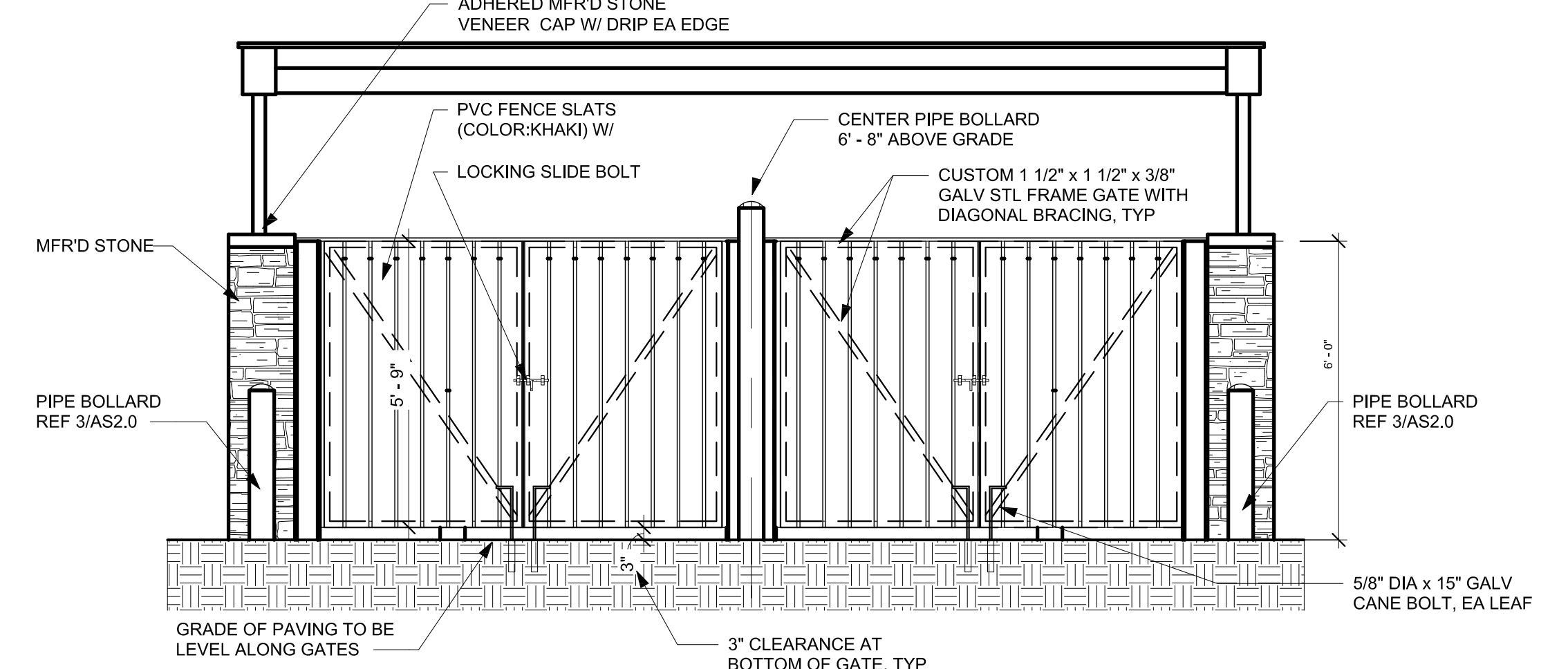
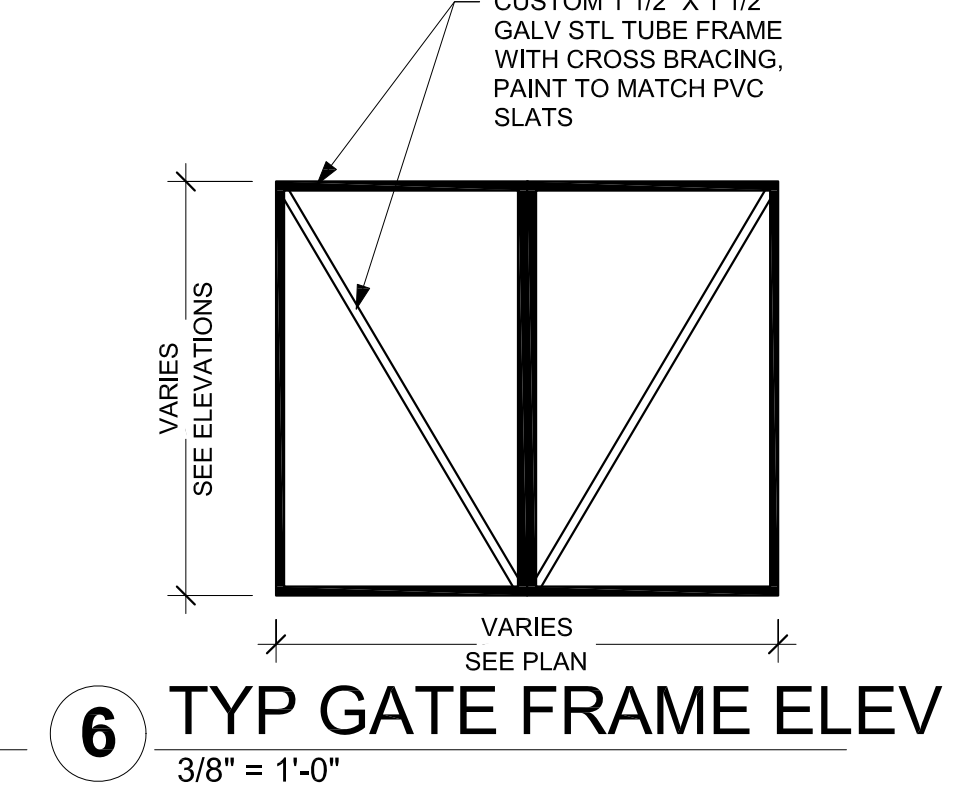
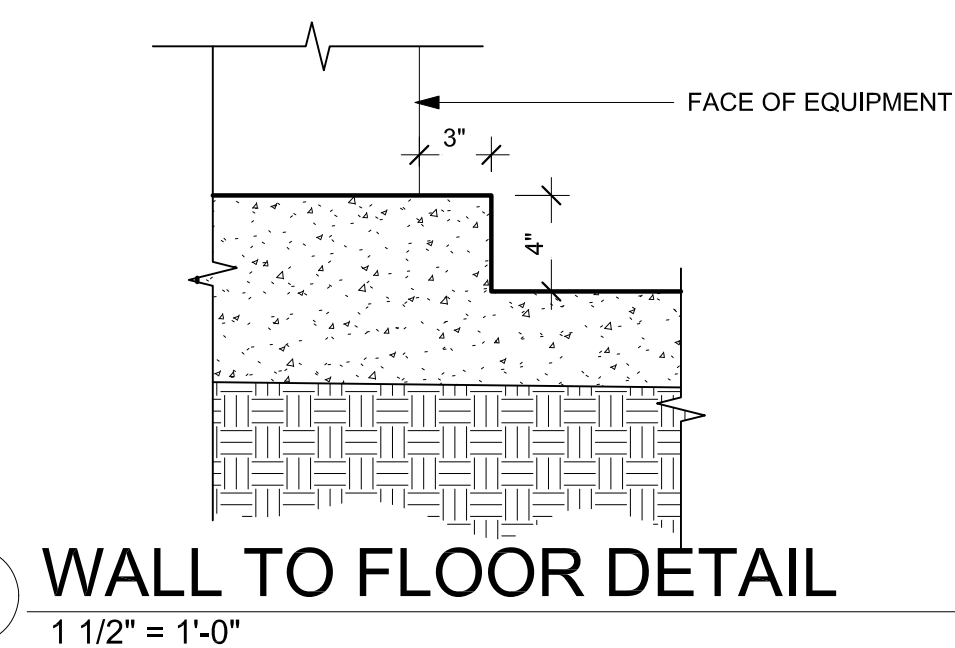
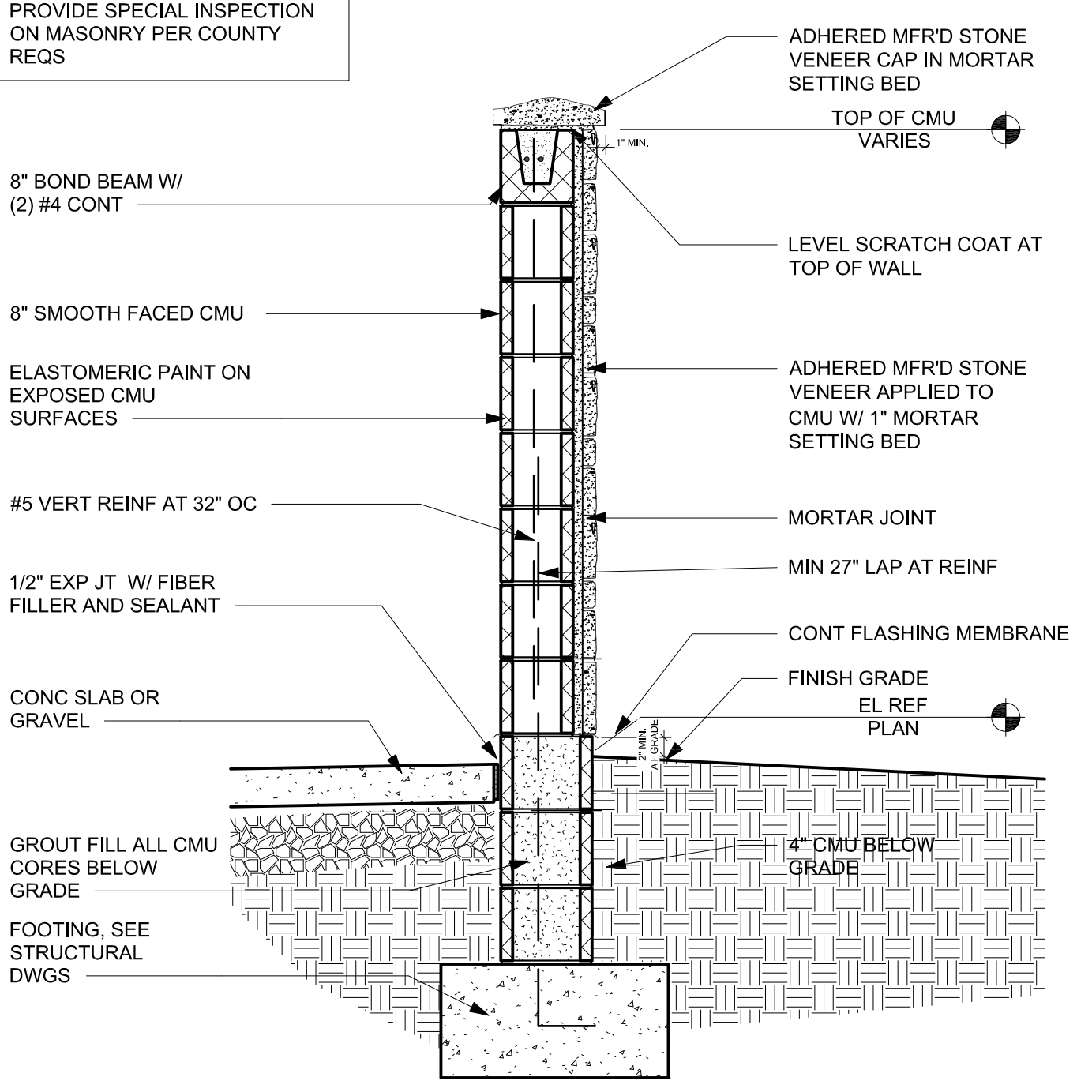
ROOF PLAN

Scale: **3/32" = 1'-0"**
 Drawn: Author
 Checked: Checker

A3.0



NOTE:
PROVIDE SPECIAL INSPECTION
ON MASONRY PER COUNTY
REQS



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Artis Senior Living of San Marcos
ARTIS SENIOR LIVING
9 SAN ELIO ROAD
SAN MARCOS, CALIFORNIA 92078

Project: 17005.05

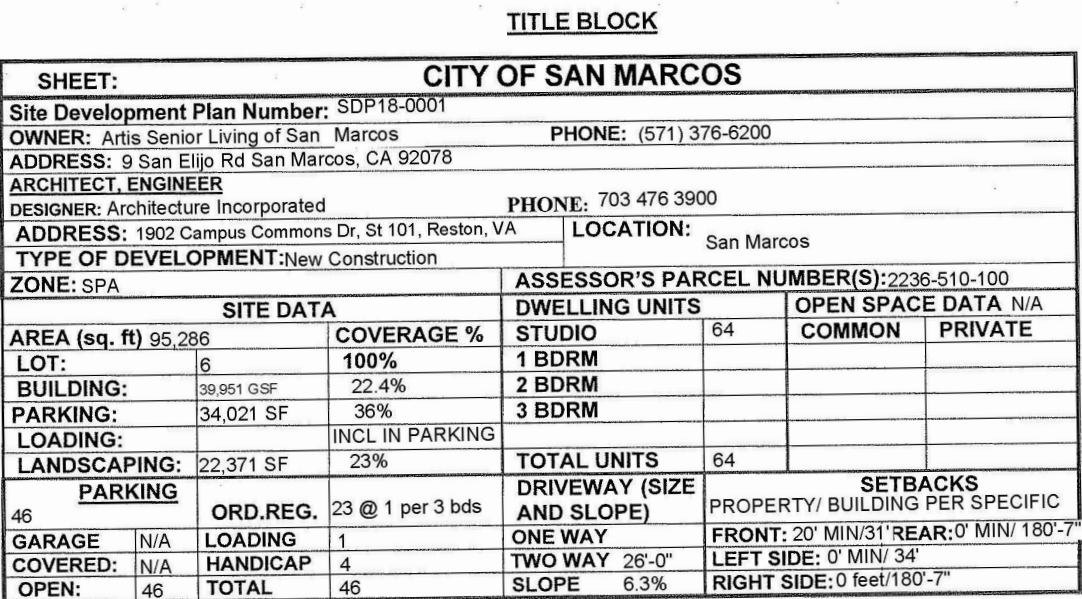
Issued 02/11/19

REVISIONS

**DETAILS ON
PROJECT**

Scale:
Drawn: MM
Checked: BO

A4.0



PROJECT ADDRESS		
9 SAN ELIJO ROAD SAN MARCOS, CALIFORNIA 92078		
GENERAL DESCRIPTION		
2 STORY-64 BED MEMORY CARE / ASSISTED LIVING FACILITY		
APPLICABLE CODES		
2016 CALIFORNIA BUILDING CODE		
2016 CALIFORNIA FIRE CODE		
2016 CALIFORNIA PLUMBING CODE		
2016 CALIFORNIA MECHANICAL CODE		
2016 CALIFORNIA ENERGY CODE		
2016 CALIFORNIA ELECTRICAL CODE		
STATE OF CALIFORNIA TITLE 22 DIVISION 6 CHAPTER 8 RESIDENTIAL CARE FACILITIES FOR THE ELDERLY (RCFE)		
USE GROUP (SECTION 310.4.1)		
RESIDENTIAL		R-2.1
CONSTRUCTION TYPE (SECTION 602)		
NONCOMBUSTIBLE		II-A
PROJECT AREA		
FIRST FLOOR (GROSS BUILDING AREA):		21,385 sf APPROX
SECOND FLOOR (GROSS BUILDING AREA):		18,556 sf APPROX
TOTAL AREA:		39,951 sf APPROX

CLINTON W. BRACKMAN
C-36801
7/31/19
EXPIRATION
STATE OF CALIFORNIA

Issued 02/11/2015

Revisions

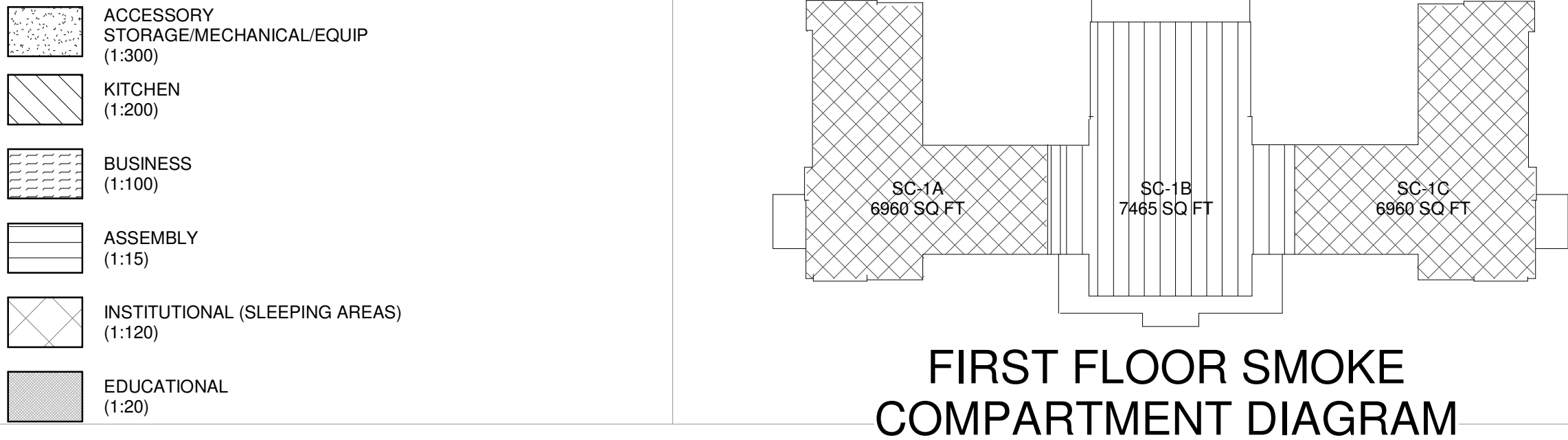
LIFE SAFETY FIRST FLOOR

Scale: **As indicated**
 Drawn: Author
 Checked: Checker

A5.0

② FIRST
 $\frac{3}{32}'' = 1'-0''$

AREA PER	GROSS	OCCUPANCY	CLASSIFICATION	ACTUAL	LOAD
OCCUPANT	OR NET			LOAD	CODE
		(none)		0	0
300 SF GROSS	ACCESSORY	ACCESSORY - STORAGE AREAS, MECHANICAL EQUIPMENT ROOM		18	9.83
5 SF NET	ASSEMBLY	ASSEMBLY - W/O FIXED SEATS - STAND-UP SPACE		43	42.8
15 SF NET	ASSEMBLY	ASSEMBLY - W/O FIXED SEATS - UNCONCENTRATED		270	264.46
100 SF GROSS	BUSINESS	BUSINESS - AREAS		7	4.7
20 SF NET	EDUCATIONAL	EDUCATIONAL - CLASSROOM		7	12.2
100 SF GROSS	INSTITUTIONAL	INSTITUTIONAL - OUTPATIENT AREA		1	1
100 SF GROSS	INSTITUTIONAL	INSTITUTIONAL - SLEEPING AREA		68	96.7
200 SF GROSS	KITCHEN	KITCHEN - COMMERCIAL		3.3	4
Grand total: 85				418	434.99



1 HOUR RATED SMOKE BARRIERS DIVIDE EACH STORY IN TO AT LEAST TWO SMOKE COMPARTMENTS NOT MORE THAN 22,500 SF. FT. EACH PER V.C.C. SECTION 407.5. MAXIMUM TRAVEL DISTANCE TO ANY POINT WITHIN THE SMOKE COMPARTMENT TO A SMOKE BARRIER DOOR IS NOT MORE THAN 200'-0"

1 HOUR RATED SMOKE BARRIERS DIVIDE EACH STORY IN TO AT LEAST TWO SMOKE COMPARTMENTS NOT MORE THAN 22,500 SF. FT. EACH PER V.C.C. SECTION 407.5. MAXIMUM TRAVEL DISTANCE TO ANY POINT WITHIN THE SMOKE COMPARTMENT TO A SMOKE BARRIER DOOR IS NOT MORE THAN 200'-0"

FIRE SPRINKLER SYSTEM THROUGHOUT:PER SECTION 903 CBC
PORTABLE FIRE EXTINGUISHER PER FIRE CODE OF NEW YORK
CODE. SEE LIFE SAFETY PLANS FOR LOCATIONS.

FIRE SPRINKLER SYSTEM THROUGHOUT:PER SECTION 903 CBC
PORTABLE FIRE EXTINGUISHER PER FIRE CODE OF NEW YORK
CODE. SEE LIFE SAFETY PLANS FOR LOCATIONS.

EMERGENCY LIGHTING WITH GENERATOR BACK-UP. REFER TO ELECTRICAL DRAWINGS.

DELEGATED DESIGN SUBMITTALS WILL BE PROVIDED FOR THE FOLLOWING ITEMS SUBSEQUENT TO ISSUANCE OF THE PARENT BUILDING PERMIT, AS A COMPONENT OF THE TRADE PERMIT APPLICATION:

- FIRE ALARM SYSTEM
- FIRE SPRINKLER SYSTEM

	NO WORK IN THIS AREA										
<table border="1"> <tr> <td>Room name</td> <td>ROOM TAG</td> </tr> <tr> <td>Size</td> <td>ROOM NUMBER</td> </tr> <tr> <td>Area</td> <td>ROOM AREA</td> </tr> <tr> <td>Occupancy</td> <td>FUNCTION TYPE</td> </tr> <tr> <td>Wood Loads</td> <td>OCCUPANT LOAD</td> </tr> </table>	Room name	ROOM TAG	Size	ROOM NUMBER	Area	ROOM AREA	Occupancy	FUNCTION TYPE	Wood Loads	OCCUPANT LOAD	
Room name	ROOM TAG										
Size	ROOM NUMBER										
Area	ROOM AREA										
Occupancy	FUNCTION TYPE										
Wood Loads	OCCUPANT LOAD										
	EXIT SIGN WITH LIGHTS AND CHEVRONS										
	EXISTING (AND/OR RELOCATED) EXIT SIGN WITH LIGHTS AND CHEVRONS										
	EGRESS PATH WITH TRAVEL DISTANCE										
	EXIT DOOR LOAD AND WIDTH EGRESS UNITS PROVIDED										
	FIRE EXTINGUISHER										
	FIRE EXTINGUISHER CABINET										
	ELECTRIC WATER COOLER										
	1 HOUR RATED FIRE PARTITION FOR SEPARATION OF SPACES PER 708										
	1 HOUR RATED SMOKE BARRIER PER SECTION 709										
	1 HOUR FIRE BARRIER, RATED PER 707 FOR SEPARATION										
	1 HOUR FIRE RATED BEARING WALL, RATED FOR PROTECTION OF STRUCTURE ONLY, NOT AS A SEPARATION										

Classification	Occupancy	Description	Sex	WC Occupancy Factor	Required WC	Provided WC	Lav Occupancy Factor	Required Lav	Provided Lav	Bathtubs/Shower's Occupancy Factor	Required Bathtubs/Shower's	Provided Bathtub/Shower's	Required DF	Provided DF	Service Sink
Institutional	I-2	Hospitals, ambulatory nursing home patients	MALE & FEMALE	1 per Room	64	64	1 per Room	64	64	1 per 15	5	65	1 per 100		1 required per floor
		Staff	MALE & FEMALE	1 per Facility	1	1		1	1						
		Visitors (Including Common Areas)	MALE & FEMALE			3			19						
Total Plumbing Fixtures					65	68		65	84		5	65			7 Provided

UL Assembly Schedule		
BASE BID	BID ALT.	APPLICATION
#G561	#G705	FLOOR / CEILING ASSEMBLY FOR AREAS WITH GYPSUM CEILING
#G256	#G705	FLOOR / CEILING ASSEMBLY FOR AREAS WITH ACOUSTIC TILE CEILING
#G705	#G705	FLOOR / CEILING ASSEMBLY FOR AREAS WITH NO CEILING
#P526	#P526	SLOPED METAL TRUSS ROOF / CEILING ASSEMBLY: PORCHES AND 2ND FLOOR CAFE ROOF
#P510	#P701	FLAT ROOF / CEILING ASSEMBLY FOR AREAS WITH GYPSUM CEILING
#P227	#P701	FLAT ROOF / CEILING ASSEMBLY FOR AREAS WITH ACOUSTIC TILE CEILING
#P701	#P701	FLAT ROOF / CEILING ASSEMBLY FOR AREAS WITH NO CEILING
#X526	#X526	COLUMN WRAP
#U432	#U432	WALL ASSEMBLY FOR BEARING AND NON BEARING WALLS
#V454	#V454	EXTERIOR WALL ASSEMBLY

A. THIS PROJECT AND FACILITY SHALL REMAIN IN COMPLIANCE WITH ALL ASPECTS OF THE LIFE SAFETY CODE.

B. ALL INTERIOR FINISHES SHALL BE CLASS A WITH A FLAME SPREAD RATING OF 0-25 AND A SMOKE DEVELOPED INDEX OF 0-450.

C. ALL BUILDING INSULATION, INCLUDING MECHANICAL AND PLUMBING, SHALL NOT EXCEED A FLAME SPREAD OF 25 AND A SMOKE DEVELOPED INDEX OF 450.

D. REFERENCE SHEET LS02:1 FOR U.L. ASSEMBLIES DELAYED EGRESS LOCKS SHALL INCORPORATE A 15 SECOND DELAY AND SHALL FUNCTION AS REQUIRED BY CBC SECTION 1010.1.97. DELAYED EGRESS LOCKS SHALL BE APPROVED AND LISTED FOR THE APPLICATION AND SHALL BE INSTALLED ON DOORS IN BUILDINGS WHICH ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CODE. IT IS PROVIDED THAT THE DOORS UNLOCK IN ACCORDANCE WITH ITEMS A THROUGH G BELOW. A BUILDING OCCUPANT SHALL NOT BE REQUIRED TO PASS THROUGH MORE THAN ONE DOOR EQUIPPED WITH A DELAYED EGRESS LOCK BEFORE ENTERING AN EXIT.

E. THE DOORS UNLOCK UPON ACTUATION OF THE AUTOMATIC SPRINKLER SYSTEM OR AUTOMATIC FIRE DETECTION SYSTEM.

F. THE DOORS UNLOCK UPON LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM.

G. THE DOOR LOCKS SHALL HAVE THE CAPABILITY OF BEING UNLOCKED BY A SIGNAL FROM THE FIRE COMMAND CENTER, (IF A FCC IS PROVIDED).

H. THE INITIATION OF AN IRREVERSIBLE PROCESS WHICH WILL RELEASE THE LATCH IN NOT MORE THAN 15 SECONDS WHEN A FORCE OF NOT MORE THAN 15 POUNDS (67 N) IS APPLIED FOR 30 SECONDS TO THE RELEASE DEVICE. THE INITIATION OF THE IRREVERSIBLE PROCESS SHALL BE INITIATED IN THE VICINITY OF THE DOOR. ONCE THE DOOR LOCK HAS BEEN RELEASED BY THE APPLICATION OF FORCE TO THE RELEASING DEVICE, RELOCKING SHALL BE BY MANUAL MEANS ONLY.

I. A SIGN SHALL BE PROVIDED ON THE DOOR LOCATED ABOVE AND WITHIN 12 INCHES OF THE RELEASE DEVICE READING: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS.

J. EMERGENCY LIGHTING SHALL BE PROVIDED AT THE DOOR.

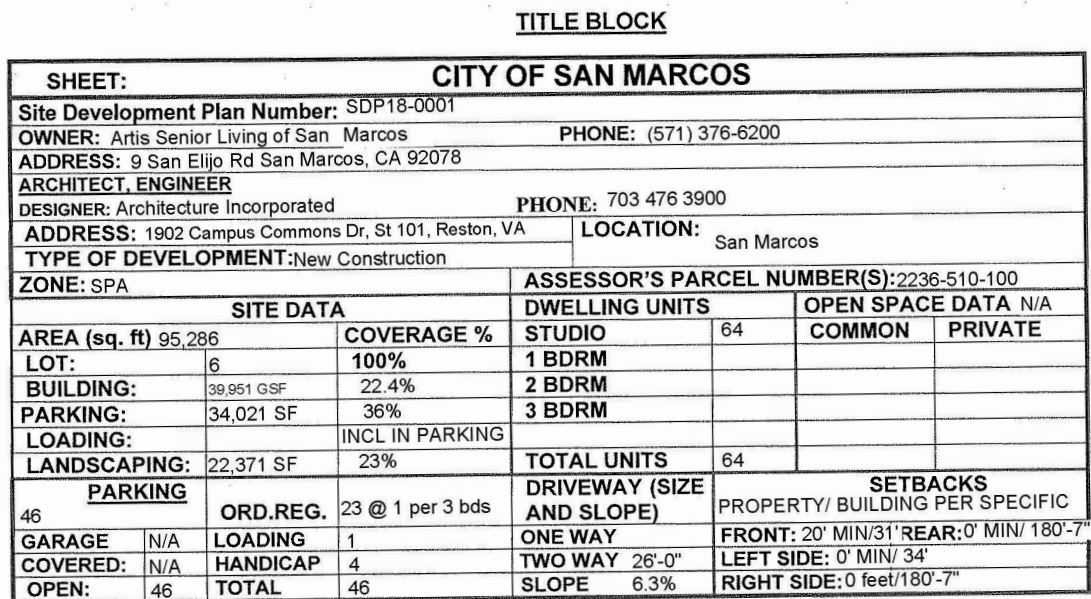
K. ALL PORTABLE FIRE EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE CODE.

L. PROVIDE SIGN INDICATING OCCUPANT LOAD FOR ASSEMBLY SPACES LISTED:

ACTIVITIES	
COMMUNITY CENTER	49
FAMILY ROOM	32
DINING ROOM	38 (4 THUS)
CAFÉ	47

M. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SIGNAGE OR STENCILING INDICATING ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS. SUCH IDENTIFICATION SHALL:

- BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, CEILING OR ATTIC SPACES.
- BE REPEATED AT 10' INTERVALS NOT EXCEEDING 30' 0" MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
- INCLUDE LETTERING NOT LESS THAN .5" INCH IN HEIGHT, INCORPORATING THE WORDING "FIRE" AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS".

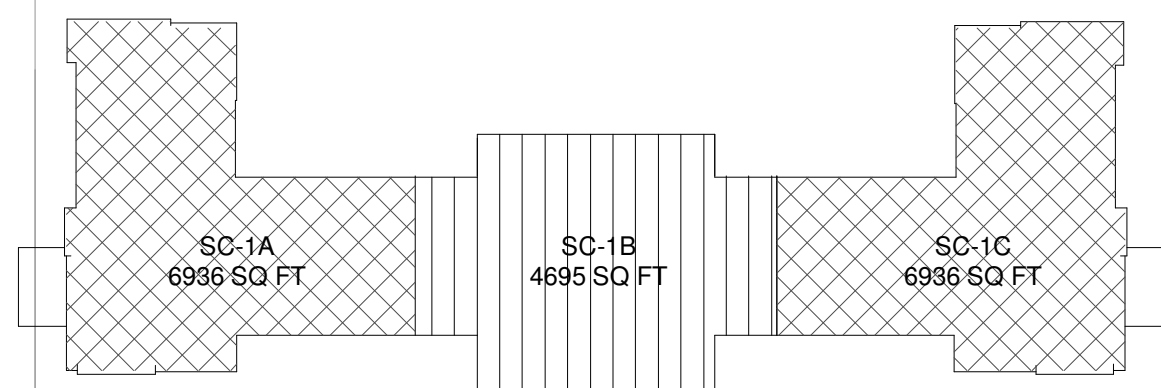


- LINEN STORAGE ROOM 1 HOUR RATED PER TABLE 509
- LAUNDRY ROOMS IS UNDER 100 SF, FIRE RATING NOT REQUIRED PER TABLE 509

TYPE FIRE
INKLER AT PORCH,
CA FIRE CODE

$$3/32'' = 1'-0''$$

	ACCESSORY STORAGE/MECHANICAL/EQUIP (1:300)
	KITCHEN (1:200)
	BUSINESS (1:100)
	ASSEMBLY (1:15)
	INSTITUTIONAL (SLEEPING AREAS) (1:120)
	EDUCATIONAL (1:20)



SECOND FLOOR SMOKE COMPARTMENT DIAGRAM

Room name
###
AREA
Occupancy
OCC. LOAD

- | | |
|---|---|
|  | EXIT SIGN WITH LIGHTS AND CHEVRONS |
|  | EXISTING (AND/OR RELOCATED) EXIT SIGN WITH LIGHTS AND CHEVRONS |
|  | EGRESS PATH WITH TRAVEL DISTANCE |
|  | EXIT DOOR LOAD AND WIDTH EGRESS UNITS PROVIDED |
|  | FIRE EXTINGUISHER |
|  | FIRE EXTINGUISHER CABINET |
|  | ELECTRIC WATER COOLER |
|  | 1 HOUR RATED FIRE PARTITION FOR SEPARATION OF SPACES PER 708 |
|  | 1 HOUR RATED SMOKE BARRIER PER SECTION 709 |
|  | 1 HOUR FIRE BARRIER, RATED PER 707 FOR SEPARATION |
|  | 1 HOUR FIRE RATED BEARING WALL, RATED FOR PROTECTION OF STRUCTURE ONLY, NOT AS A SEPARATION |

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 SAN MARCOS, CALIFORNIA 92078

Project: 17005.05

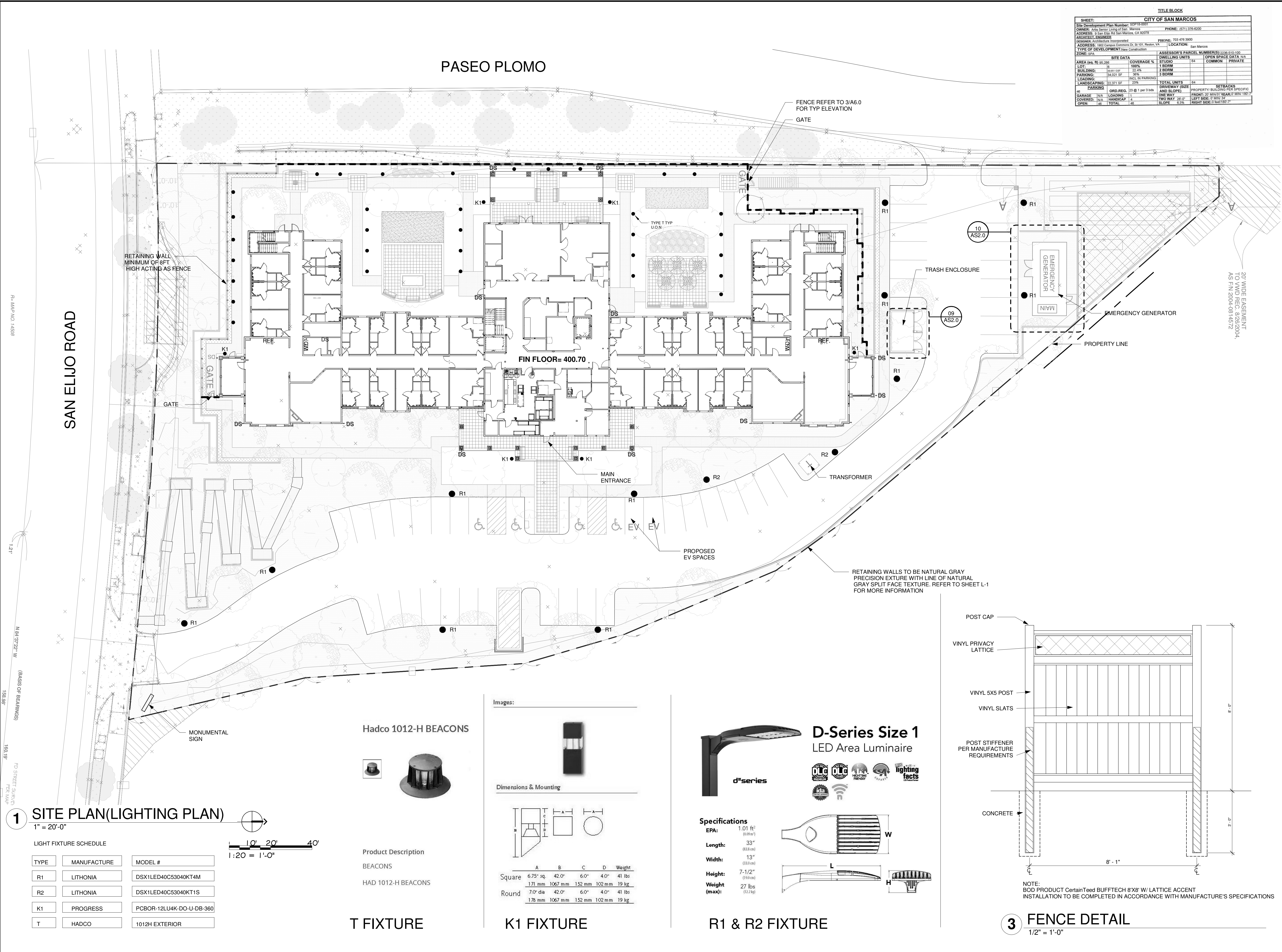
Issued 02/11/2019

Revisions

**LIFE SAFETY
SECOND
FLOOR**

Scale: **As indicated**
 Drawn: Author
 Checked: Checker

A5.1



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REVISIONS

LIGHTING

Scale: As indicated
Drawn: WJO
Checked: CB

A6.0