

Hallmark-Barham Specific Plan EIR
Technical Appendices

Appendix A.2
Project Plans

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 1 AND 3 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 14, 1885.

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BY AEROTECH MAPPING INC., DATED FEBRUARY, 2020.

BENCHMARK

ELEVATIONS FOR THIS SURVEY IS BASED UPON CP-013 AS PUBLISHED IN RECORD OF SURVEY AND PART OF THE CITY OF SAN MARCOS CONTROL NETWORK. ELEVATION = 714.20 NAVD 88.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, NAD83 2011.50 EPOCH, AS DETERMINED LOCALLY BY A LINE BETWEEN STATION CP-013 AND CP-015 AS SAID COORDINATES ARE PUBLISHED IN RECORD OF SURVEY AND ARE PART OF THE CITY OF SAN MARCOS CONTROL NETWORK. I.E. N57°46'38"E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT STATION CP-013 IS 0.99993135.

GRID DISTANCE = GROUND DISTANCE TIMES COMBINED SCALE FACTOR.

ASSESSOR'S PARCEL NUMBER

228-310-01-00.

CONDOMINIUM STATEMENT

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125, ET. SO. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS TO BE FILED PURSUANT TO THE SUBDIVISION ACT. THIS PROJECT PROPOSED A MAXIMUM OF 151 RESIDENTIAL CONDOMINIUMS.

UTILITIES

WATER: VALLECITOS WATER DISTRICT
SEWER: VALLECITOS WATER DISTRICT
RECLAIMED WATER: VALLECITOS WATER DISTRICT
GAS: SAN DIEGO GAS & ELECTRIC
ELECTRIC: SAN DIEGO GAS & ELECTRIC

EARTHWORK QUANTITIES

GRADE AREA: 9,417 AC. MAX CUT DEPTH: ±18 FT.
CUT: 39,711 C.Y. MAX CUT SLOPE RATIO (2:1 MAX): 2:1
FILL: 86,052 C.Y. MAX FILL DEPTH: ±25 FT.
NET IMPORT: 46,341 C.Y. MAX FILL SLOPE RATIO (2:1 MAX): 2:1

DEVELOPMENT NOTES

- GROSS PROJECT AREA = 10.555 AC.
- NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 1
NUMBER OF PROPOSED DWELLING UNITS = 151.
DENSITY (DU/AC) = 14.3 DU/AC
- CURRENT GENERAL PLAN DESIGNATION AND ZONING = MU-3
PROPOSED GENERAL PLAN DESIGNATION AND ZONING = SPA
- ALL BUILDINGS ARE 3 STORY BUILDINGS.
- EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED.
- FIRM MAP NO: 06073C07946
- FIRE PROTECTION: SAN MARCOS FIRE
SCHOOL DISTRICT: SAN MARCOS UNIFIED SCHOOL DISTRICT
TRASH: EDCO
- DRIVEWAYS ARE 16.0' x 5.0'.
MAX. DRIVEWAY SLOPE: 15%
MIN. DRIVEWAY SLOPE: 1%

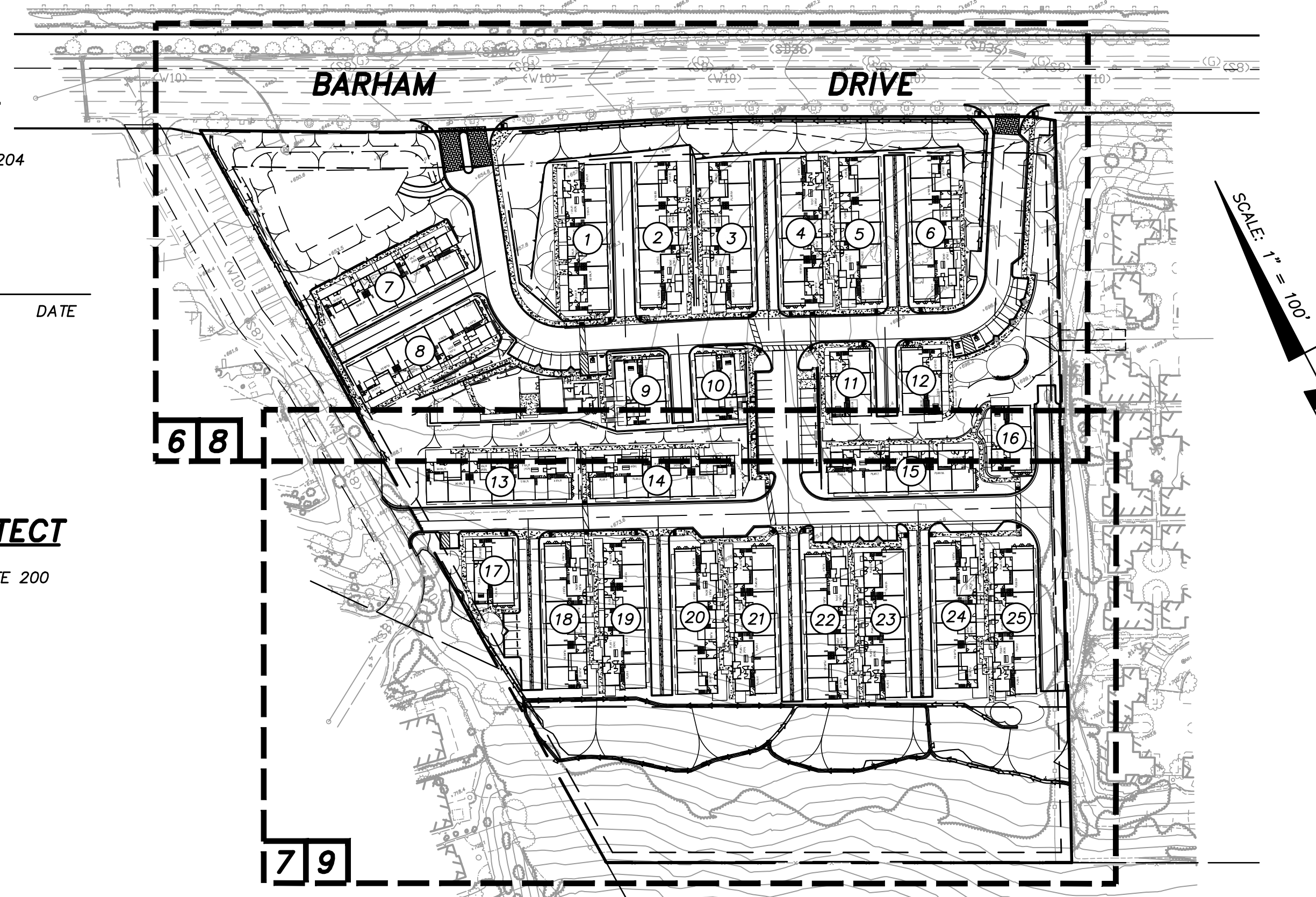
WAIVER REQUESTS

- DESIGN WAIVER REQUEST TO ALLOW 24' BUILDING SEPARATION ON 2ND STORY WITHIN ALLEYS.
- DESIGN WAIVER REQUEST TO ALLOW SLOPES AND SLOPE/WALL COMBINATIONS GREATER THAN 20' IN HEIGHT.

LIST OF ABBREVIATIONS

A.P.	ACCESSIBLE PARKING	IRR.	IRRIGATION
AC.	ACRE	L.P.	LOW POINT
A.D.A.	AMERICANS WITH DISABILITIES ACT	MAX.	MAXIMUM
APPROX.	APPROXIMATE	MIN.	MINIMUM
A.C.	ASPHALT CONCRETE	MOD.	MODIFIED
BMP	BEST MANAGEMENT PRACTICES	N.A.P.	NOT A PART
B.W.	BOTTOM OF WALL	O.C.	ON CENTER
C.B.	CATCH BASIN	PKWY.	PARKWAY
CL	CENTERLINE	P.V.C.	POLYVINYL CHLORIDE
C.O.	CLEANOUT	P.C.C.	PORTLAND CEMENT CONCRETE
CONC.	CONCRETE	P.P.	POWER POLE
C.Y.	CUBIC YARD	PVT.	PRIVATE
D.G.	DECOMPOSED GRANITE	PL	PROPERTY LINE
DIA.	DIAMETER	R.Y.S.	REAR YARD SETBACK
DWG.	DRAWING	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
DWY., D/W	DRIVEWAY	R.C.P.	REINFORCED CONCRETE PIPE
D.U.	DWELLING UNIT	R/W	RIGHT-OF-WAY
E.P.	EDGE OF PAVEMENT	S.C.O.	SEWER CLEANOUT
ELEV.	ELEVATION	S.M.H.	SEWER MANHOLE
EXIST.	EXISTING	S.Y.S.	SIDE YARD SETBACK
E.O.E.	EXISTING OVERHEAD ELECTRIC	SIM.	SIMILAR
F.F.	FINISHED FLOOR	S.F.	SQUARE FEET
F.G.	FINISHED GRADE	S.D.	STORM DRAIN
F.S.	FINISHED SURFACE	S.D.C.O.	STORM DRAIN CLEANOUT
FS	FIRE SERVICE	STA.	STATION
FL	FLOWLINE	ST. LT.	STREET LIGHT
F.Y.S.	FRONT YARD SETBACK	S.G.	SUBGRADE
G.F.	GARAGE FLOOR	T.W.C.	TIME WARNER CABLE
G.B.	GRADE BREAK	T.C.	TOP OF CURB
GR.	GRATE	T.W.	TOP OF WALL
GTR.	GUTTER	TRANS.	TRANSFORMER
H.H.	HANDHOLE	TYP.	TYPICAL
H.P.	HIGH POINT	U.N.O.	UNLESS NOTED OTHERWISE
HR.	HOUR	V.W.D.	VALLECITOS WATER DISTRICT
I.E.	INVERT ELEVATION		

**TENTATIVE MAP AND SITE DEVELOPMENT PLANS FOR:
943 BARHAM DRIVE**



OWNER/APPLICANT

HALL LAND COMPANY
740 LOMA SANTA FE DRIVE, SUITE 204
SOLANA BEACH, CA. 92075
(858) 481-3310
CONTACT: MARIANA MCGRAIN

APPLICANT/AGENT FOR OWNER DATE

**CIVIL ENGINEER/
LAND SURVEYOR**

SB&O, INC.
3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CA. 92123
(858) 560-1141
CONTACT: AARON PARKER

LANDSCAPE ARCHITECT

GMP
4010 SORRENTO VALLEY ROAD, SUITE 200
SAN DIEGO, CA. 92121
(858) 558-8977
CONTACT: JOHN PATTERSON

ARCHITECT

WHA
2850 RED HILL AVENUE, SUITE 200
SANTA ANA, CA. 92705-5543
(949) 250-0607
CONTACT: NICK MANEA

SOILS ENGINEER

GEOCON, INC.
6960 FLANDERS DRIVE
SAN DIEGO, CA. 92121
(858) 558-6900
CONTACT: JOE PAGNILLO

PLANNING CONSULTANT

CCI
160 INDUSTRIAL STREET STE. 120
SAN MARCOS, CA 92078
(760) 471-2365
CONTACT: MATT SIMMONS

KEY MAP LEGEND

[Symbol]	SHEET LIMITS
[Symbol]	SHEET NUMBER

KEY MAP

SCALE: 1" = 100'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET/KEY MAP
2-3	DETAILS/SITE SECTIONS/TYPICAL SECTIONS
4	EXISTING CONDITIONS
5	CIRCULATION PLAN
6-7	HORIZONTAL CONTROL PLANS
8-9	GRADING AND STORM DRAIN PLANS
10	EROSION CONTROL PLAN

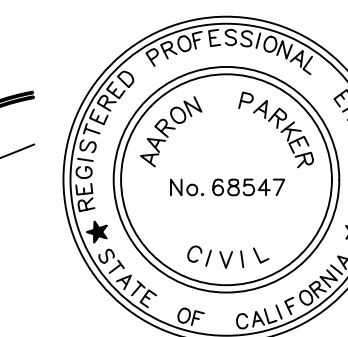
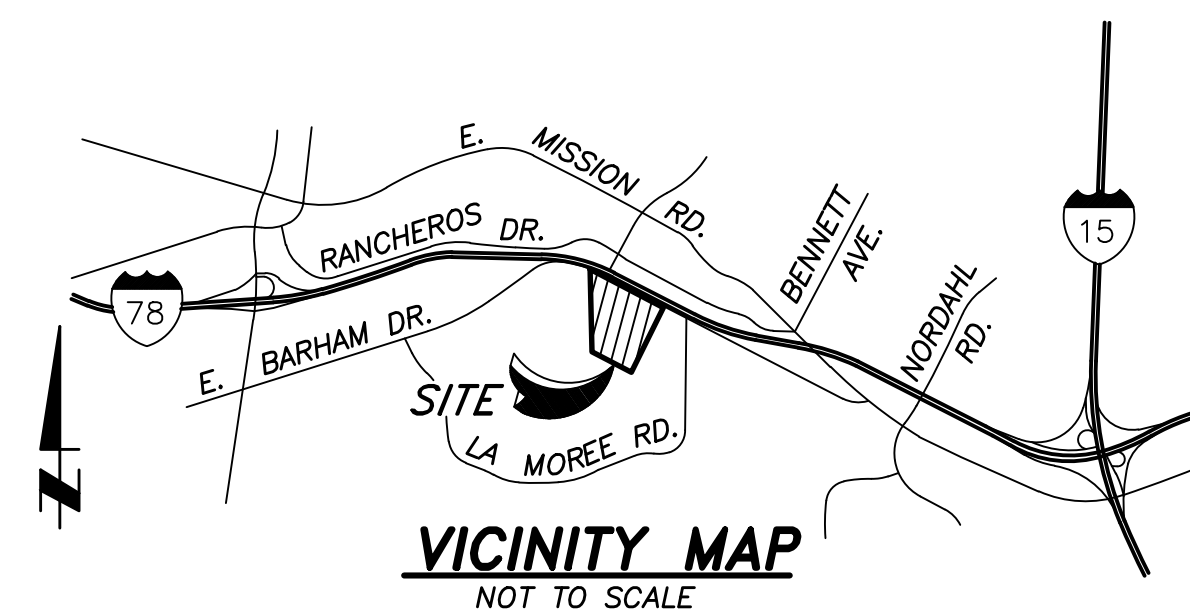
DEVELOPMENT SUMMARY

SETBACKS	
FRONT FT.	35 FT.
SIDE	10 FT.
REAR	10 FT.

SITE DATA		
LOT	ACRES	% ACRES
1	10.555	-
BUILDING	2.761	26.2%
PARKING	0.237	2.2%
LOADING	0.012	0.1%
LANDSCAPING	3.706	35.1%

OPEN SPACE REQUIREMENTS		
	PROVIDED	REQUIRED
COMMON OPEN SPACE AREA WITH GRADES 10% OR GREATER	134,776	-
COMMON OPEN SPACE AREA WITH GRADES LESS THAN 10%	64,913	37,010
PRIVATE OPEN SPACE PATIOS/DECKS	26,390	25,150
BASIN	6,764	-
RECREATIONAL AREAS	10,742	2,400

DWELLING UNITS			
	UNITS	PARKING/DU	REQ. PARKING
1 BDRM	19	1.5	29
2 BDRM	25	2	50
3 BDRM	82	2	164
4 BDRM	25	2	50
TOTALS	151		293



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

Aaron Parker
P.E. 68547
DATE 5-3-21

LEGEND

PROJECT BOUNDARY	[Symbol]
STREET CENTERLINE	[Symbol]
CURB AND GUTTER (SEE PLAN FOR TYPE)	[Symbol]
6" CURB	[Symbol]
BUILDING NO.	[Symbol]
TRANSFORMER PAD	[Symbol]
TREE WELL	[Symbol]
CONCRETE	[Symbol]
BROW DITCH	[Symbol]
PEDESTRIAN RAMP (TYPE PER PLAN)	[Symbol]
SIDEWALK	[Symbol]
DIRECTION OF DRAINAGE	[Symbol]
SLOPE (2:1 MAX., U.N.O.)	[Symbol]
DAYLIGHT LINE	[Symbol]
RETAINING WALL	[Symbol]
SCREEN WALL	[Symbol]
PROPOSED CONTOUR	[Symbol]
EASEMENT	[Symbol]
WATER MAIN (SIZE PER PLAN)	[Symbol]
WATER METER WITH BACKFLOW ASSEMBLY	[Symbol]
FIRE SERVICE WITH DCDA	[Symbol]
SETBACK LINE	[Symbol]
EXISTING STORM DRAIN (SIZE PER PLAN)	[Symbol]
STORM DRAIN CLEANOUT	[Symbol]
STORM DRAIN INLET (TYPE PER PLAN)	[Symbol]
STORM DRAIN CATCH BASIN	[Symbol]
SEWER MANHOLE	[Symbol]
SEWER CLEANOUT	[Symbol]
EXISTING LEGEND	
EXISTING TYPE "A-4" CLEANOUT	[Symbol]
EXISTING TYPE "B-1" CURB INLET	[Symbol]
EXISTING CONTOUR	[Symbol]
EXISTING CURB AND GUTTER	[Symbol]
EXISTING STRIPING	[Symbol]
EXISTING GAS	[Symbol]
EXISTING ELECTRIC	[Symbol]
EXISTING SEWER MAIN	[Symbol]
EXISTING CONDITIONS	[Symbol]
EXISTING WATER MAIN	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
EXISTING FENCE	[Symbol]
EXISTING STREET LIGHT	[Symbol]
EXISTING BUILDING	[Symbol]
EXISTING EASEMENT	[Symbol]
EXISTING RETAINING WALL	[Symbol]

OWNERS CERTIFICATE

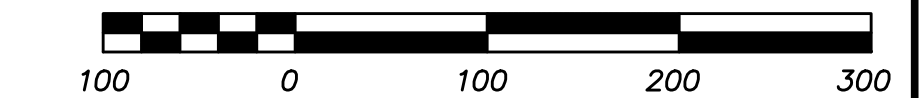
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT OF WAY.

APPLICANT/AGENT FOR OWNER DATE

SEE AGREEMENT DOC NO.:

DATED:

GRAPHIC SCALE



Prepared By:

Name: SB&O INC.

Address: 3990 RUFFIN ROAD, SUITE 120

SAN DIEGO, CALIFORNIA 92123

Phone #: (858) 560-1141

Project Address: 943 BARHAM DRIVE

SAN MARCOS, CA.

Project Name: 943 BARHAM DRIVE

Sheet Title: TITLE SHEET/KEY MAP

Revision 14: _____

Revision 13: _____

Revision 12: _____

Revision 11: _____

Revision 10: _____

Revision 9: _____

Revision 8: _____

Revision 7: _____

Revision 6: _____

Revision 5: _____

Revision 4: 4-23-21

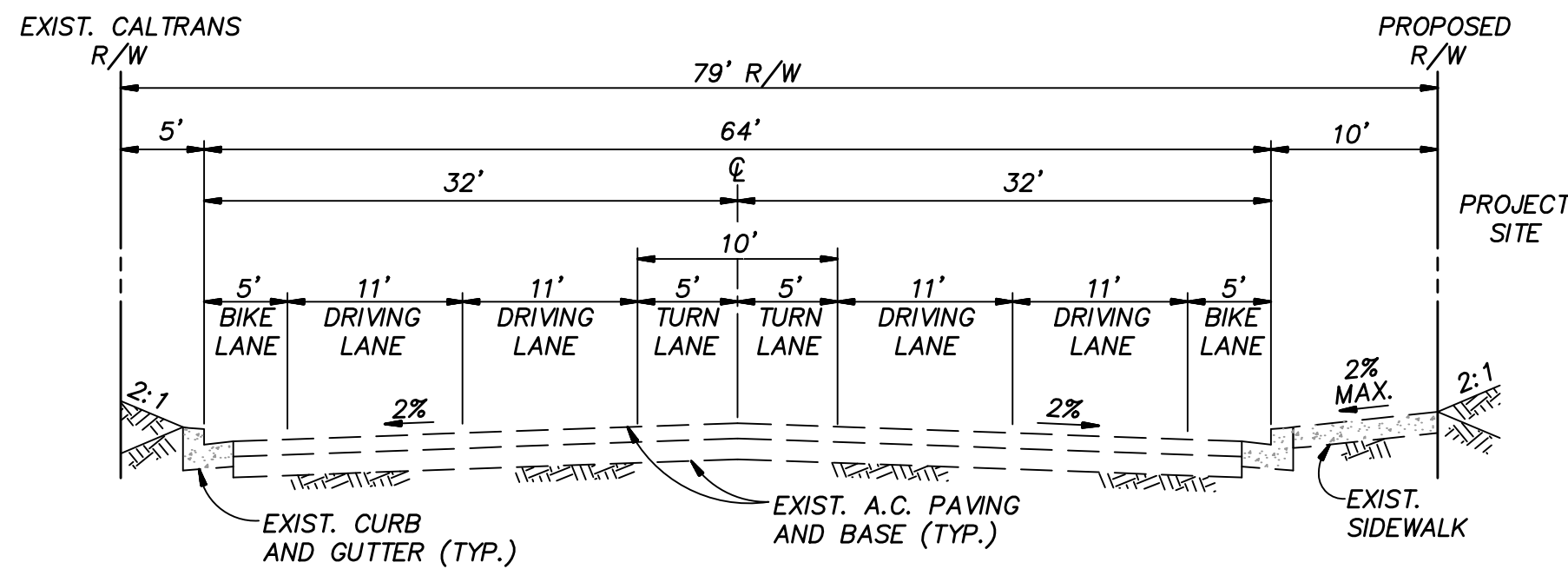
Revision 3: 2-15-21

Revision 2: 12-28-20

Revision 1: 10-30-20

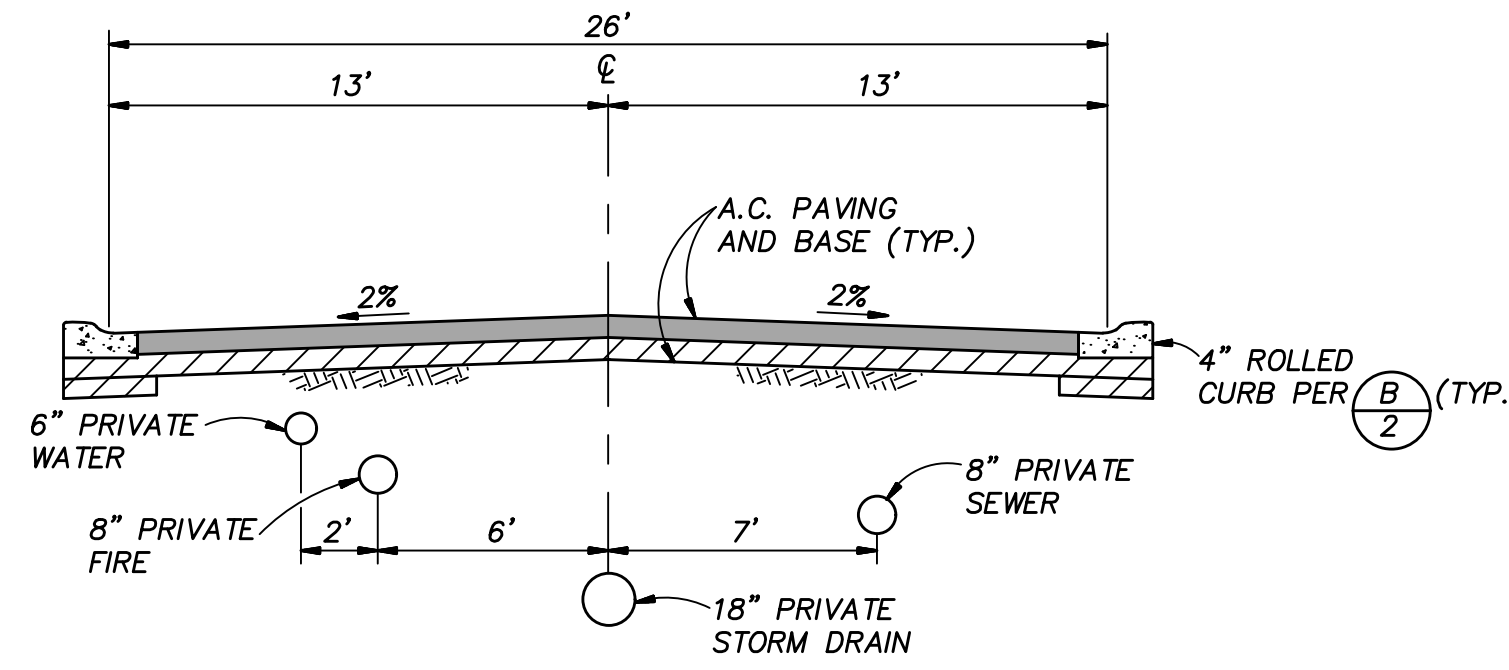
Original Date: 7-2-20

Sheet 1 of 10



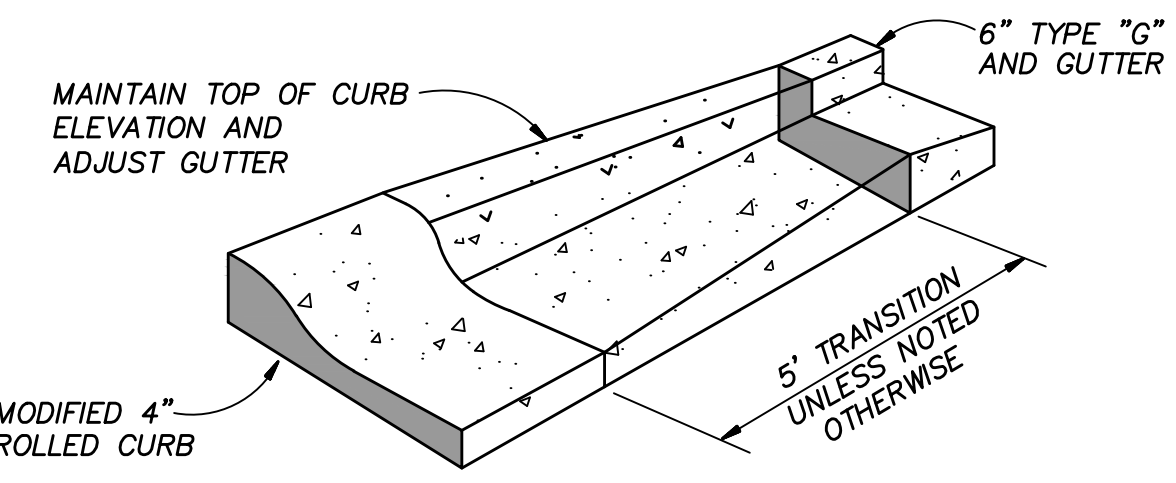
TYPICAL SECTION ~ EXIST. BARHAM DRIVE

NOT TO SCALE



TYPICAL SECTION ~ DRIVEWAY "B"

NOT TO SCALE

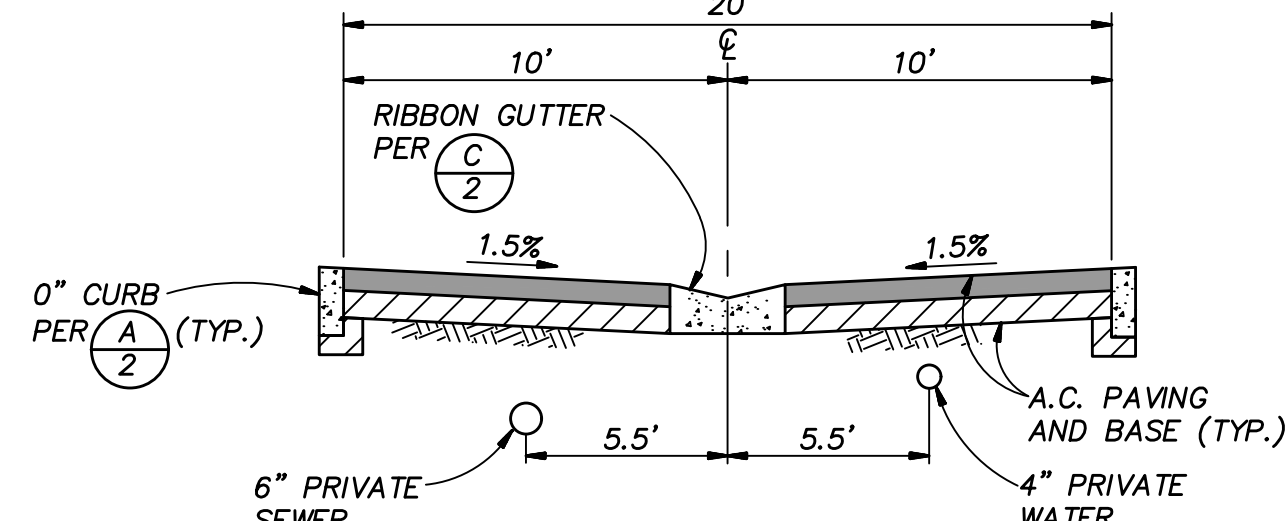


NOTES

1. REFER TO SDG-150 TYPE "G" AND DETAIL A-2, THIS SHEET, FOR SPECIFIC DIMENSIONS RELATED TO EACH TYPE OF CURB.
2. CONCRETE SHALL BE 520-C-2500.
3. TRANSITIONS SHOULD OCCUR ALONG THE BACK OF CURB, HOLDING EDGE OF PAVEMENT PARALLEL AND CONCENTRIC WITH STREET CENTERLINE. ALTERNATIVE ALIGNMENTS MAY BE REQUIRED AND ARE SUBJECT TO AGENCY'S DISCRETION.

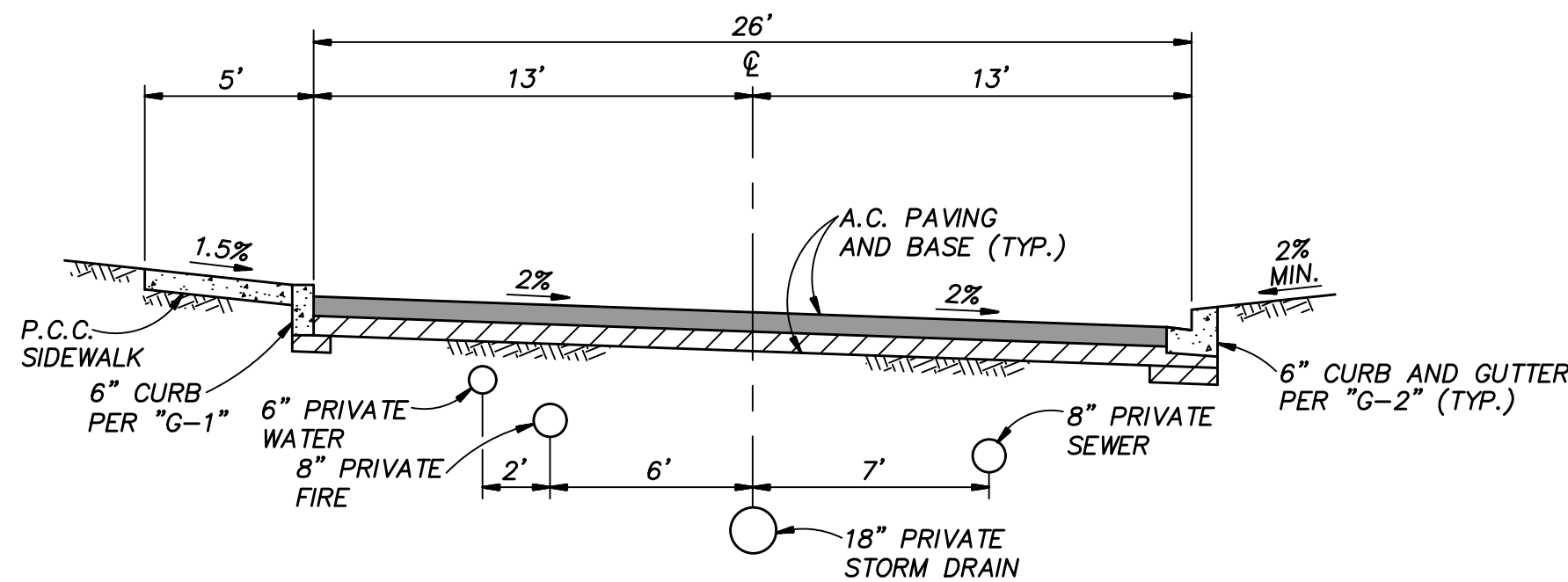
D **DETAIL ~ 4" ROLLED CURB TO TYPE "G"**
2 **CURB TRANSITION (PRIVATE) PER SDRSD G-4B**

NOT TO SCALE



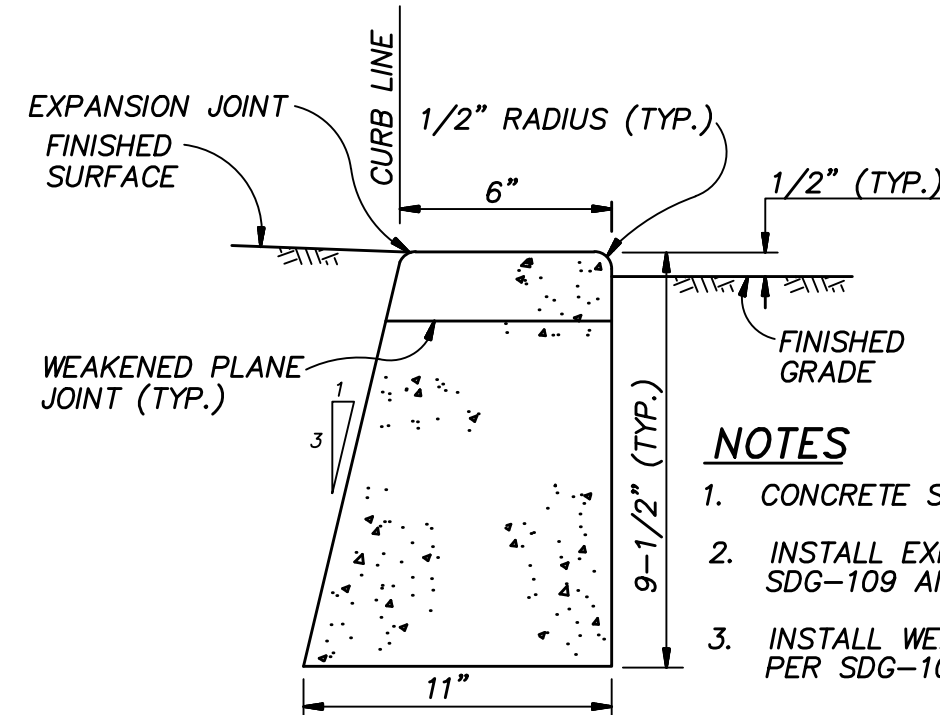
TYPICAL SECTION ALLEY "B", "C", "F", "G", "H", "I", "J"

NOT TO SCALE



TYPICAL SECTION ~ DRIVEWAY "A"

NOT TO SCALE
FROM STA. 10+61.67 TO STA. 12+64.16 AND
FROM STA. 16+76.14 TO STA. 19+04.32

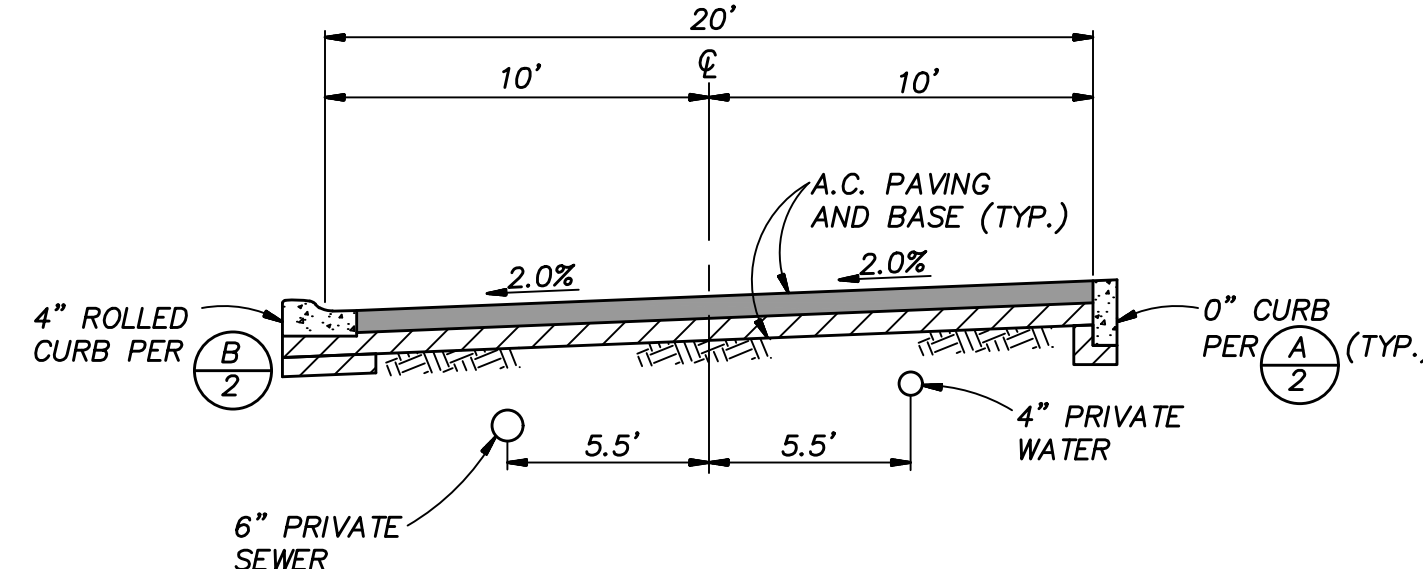


A **DETAIL ~ 0" CURB**
2

NOT TO SCALE

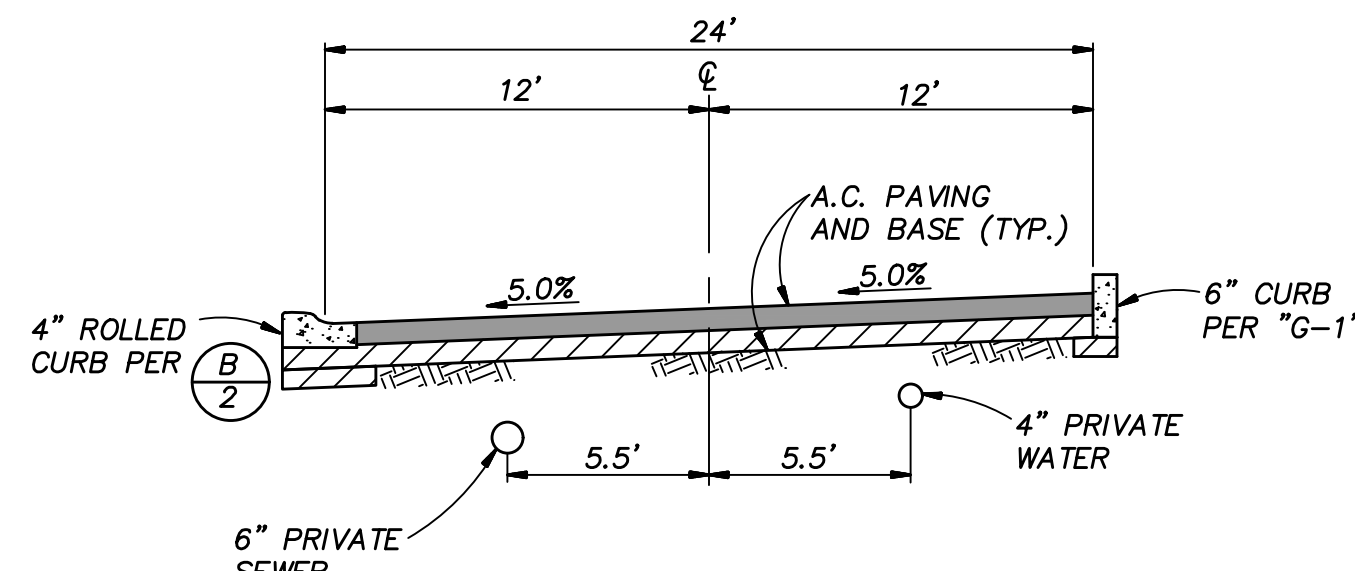
NOTES

1. CONCRETE SHALL BE 520-C-2500.
2. INSTALL EXPANSION JOINTS AT 45' INTERVALS PER SDG-109 AND G-10.
3. INSTALL WEAKENED PLANE JOINTS 15' INTERVALS PER SDG-109 AND G-10



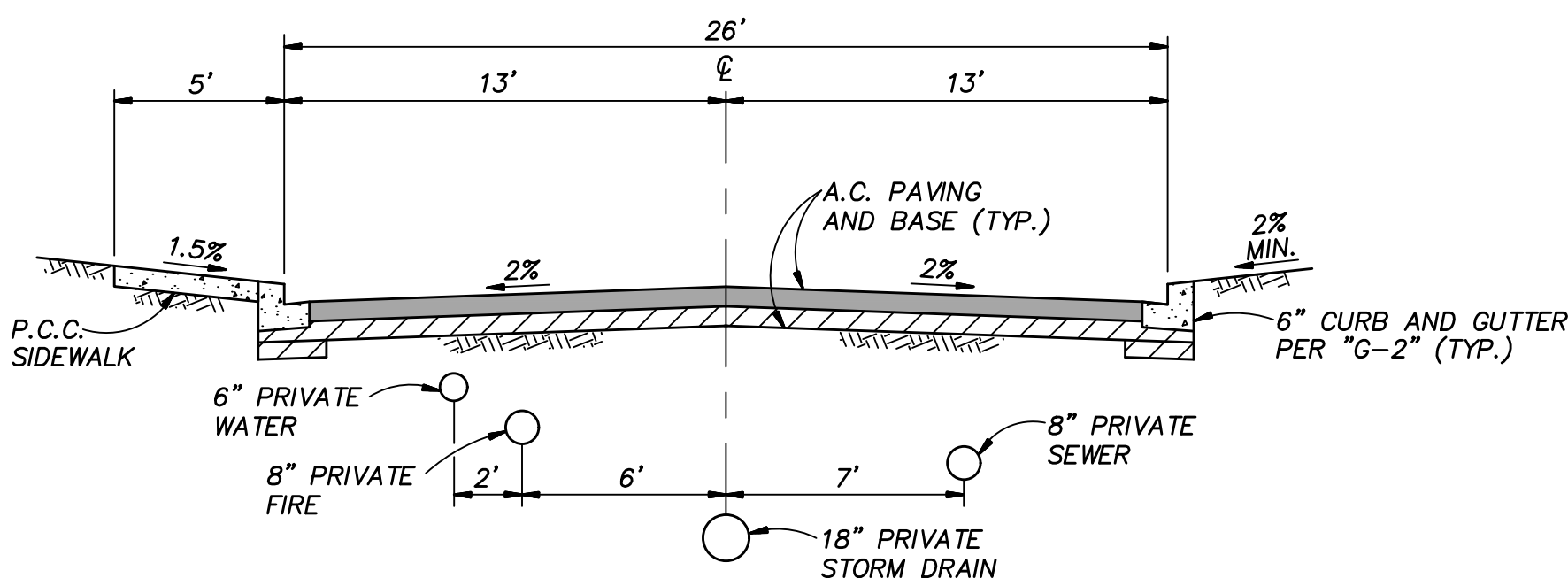
TYPICAL SECTION ~ ALLEY "A", "D", "E"

NOT TO SCALE



TYPICAL SECTION ~ ALLEY "K"

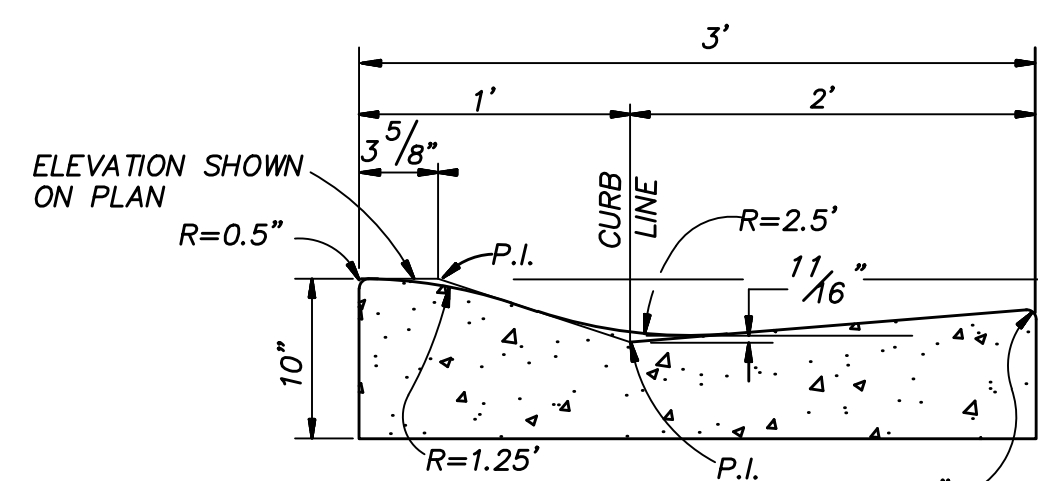
NOT TO SCALE



TYPICAL SECTION ~ DRIVEWAY "A" AND "C"

NOT TO SCALE

DRIVEWAY "A" - FROM STA. 12+64.16 TO STA. 16+76.14

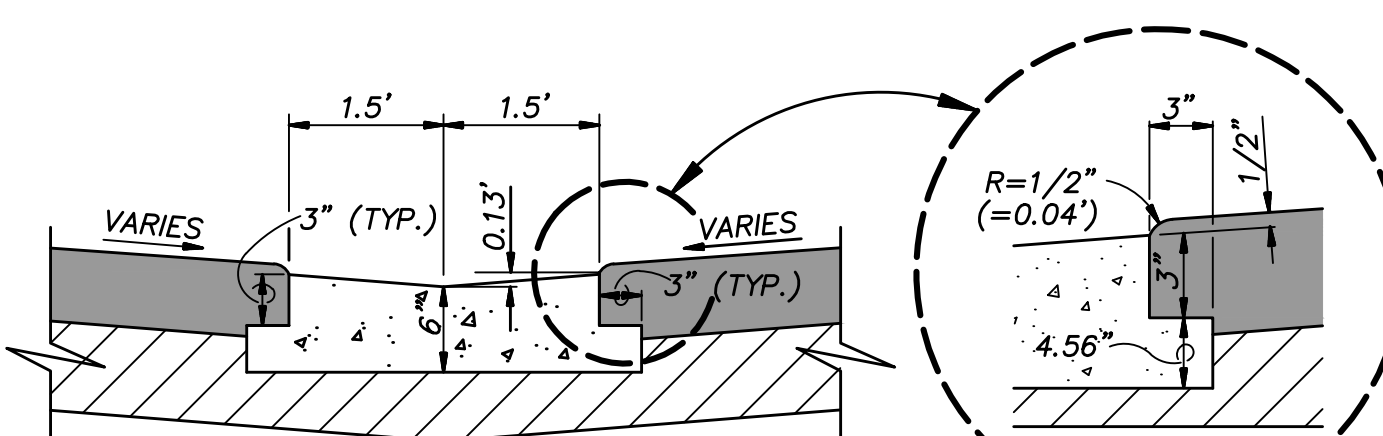


B **DETAIL ~ MODIFIED TYPE "A" 4" ROLLED CURB**
2 **(PRIVATE) PER SDRSD G-4A**

NOT TO SCALE

NOTES

1. TRANSITION TO TYPE "G" OR "H" CURB AT ALL CURB RETURNS, EXCEPT WHERE CURB RAMPS ARE PROVIDED, AND AT ALL CUL-DE-SACS WITH DRAINAGE STRUCTURES. SEE STANDARD DRAWING G-4B FOR DETAILS.
2. CONCRETE SHALL BE 520-C-2500.
3. SEE STANDARD DRAWINGS G-9 AND G-10 FOR JOINT DETAILS.



C **DETAIL ~ 3' RIBBON GUTTER**
2

NOT TO SCALE

NOTES

1. CONCRETE SHALL BE 560-C-3250.
2. IN ALL CASES SUBGRADE SHALL BE COMPACTED TO 95% MIN RELATIVE COMPACTION TO A DEPTH OF 12".
3. WEAKENED PLANE JOINTS AT 15' INTERVALS. SEE SDRSD G-10 FOR GUTTER AND CONCRETE PAVEMENT JOINT DETAILS.



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

Aaron Parker
AARON PARKER P.E. 68547 DATE 5-3-21

Prepared By:

Name: SB&O INC.

Address: 3990 RUFFIN ROAD, SUITE 120

SAN DIEGO, CALIFORNIA 92123

Phone #: (858) 560-1141

Project Address:

943 BARHAM DRIVE

SAN MARCOS, CA.

Project Name:

943 BARHAM DRIVE

Revision 4:

Revision 3:

Revision 2:

Revision 1:

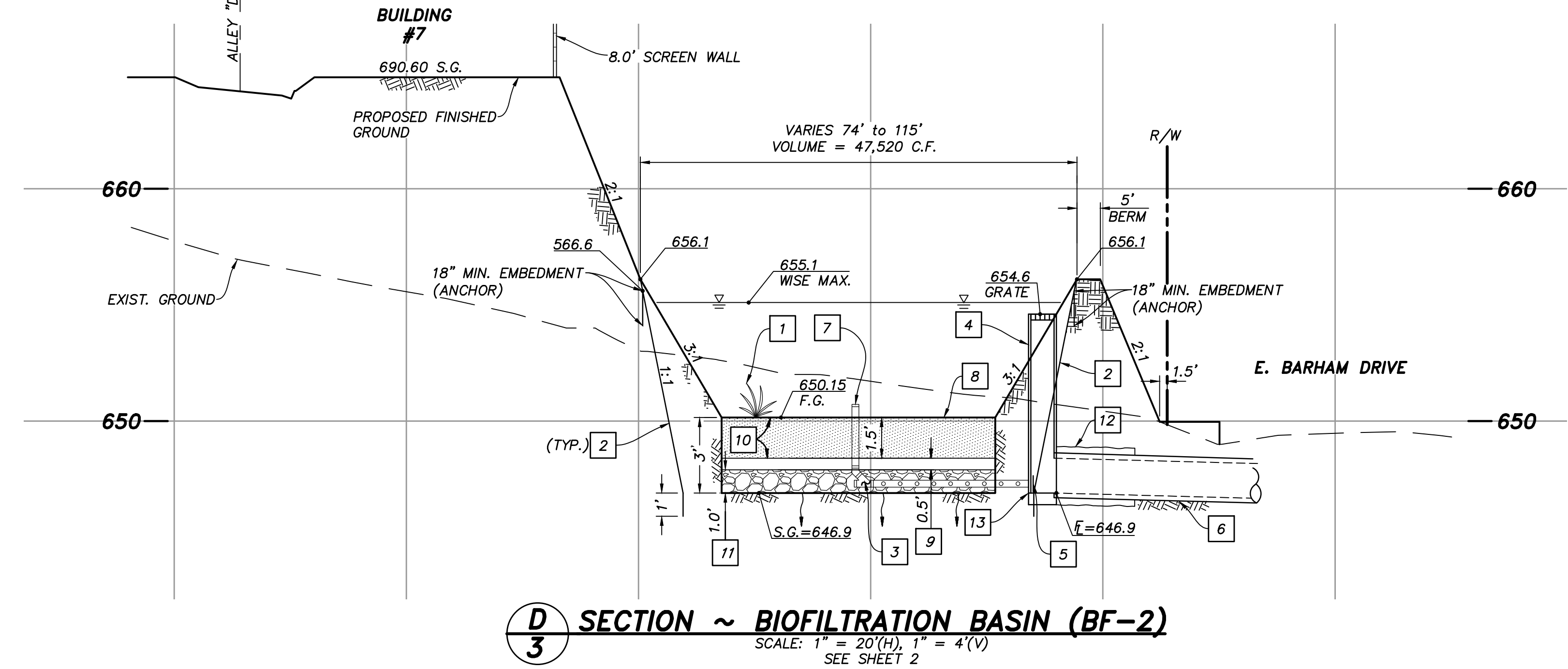
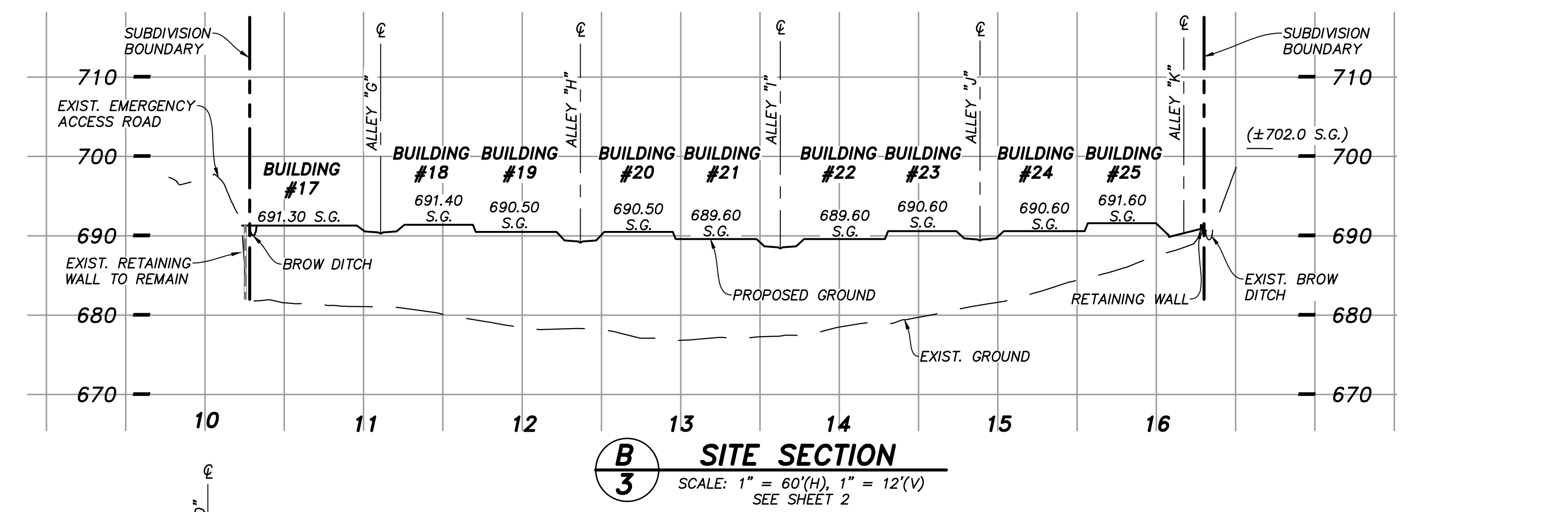
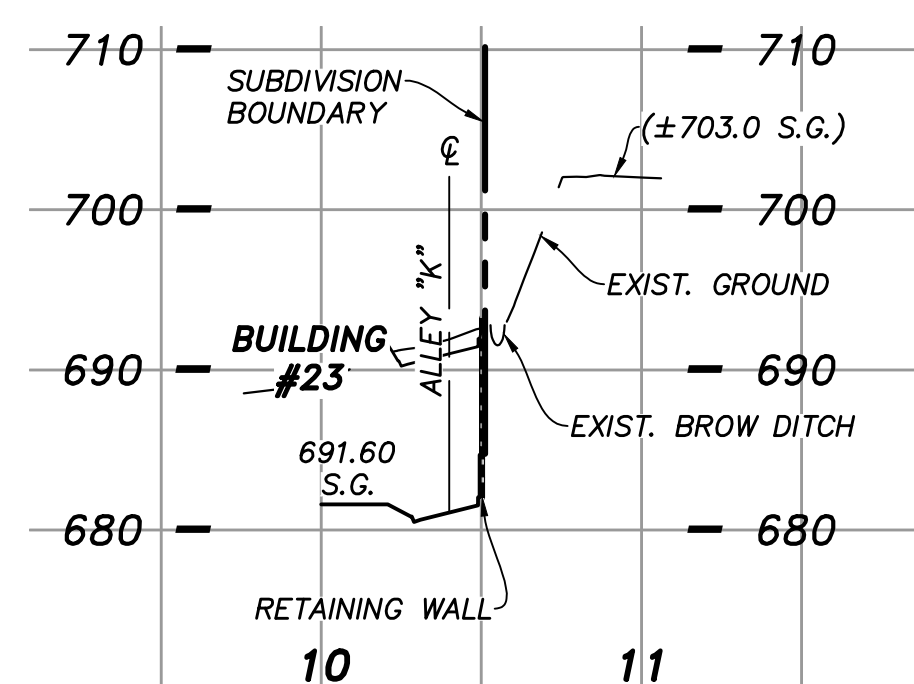
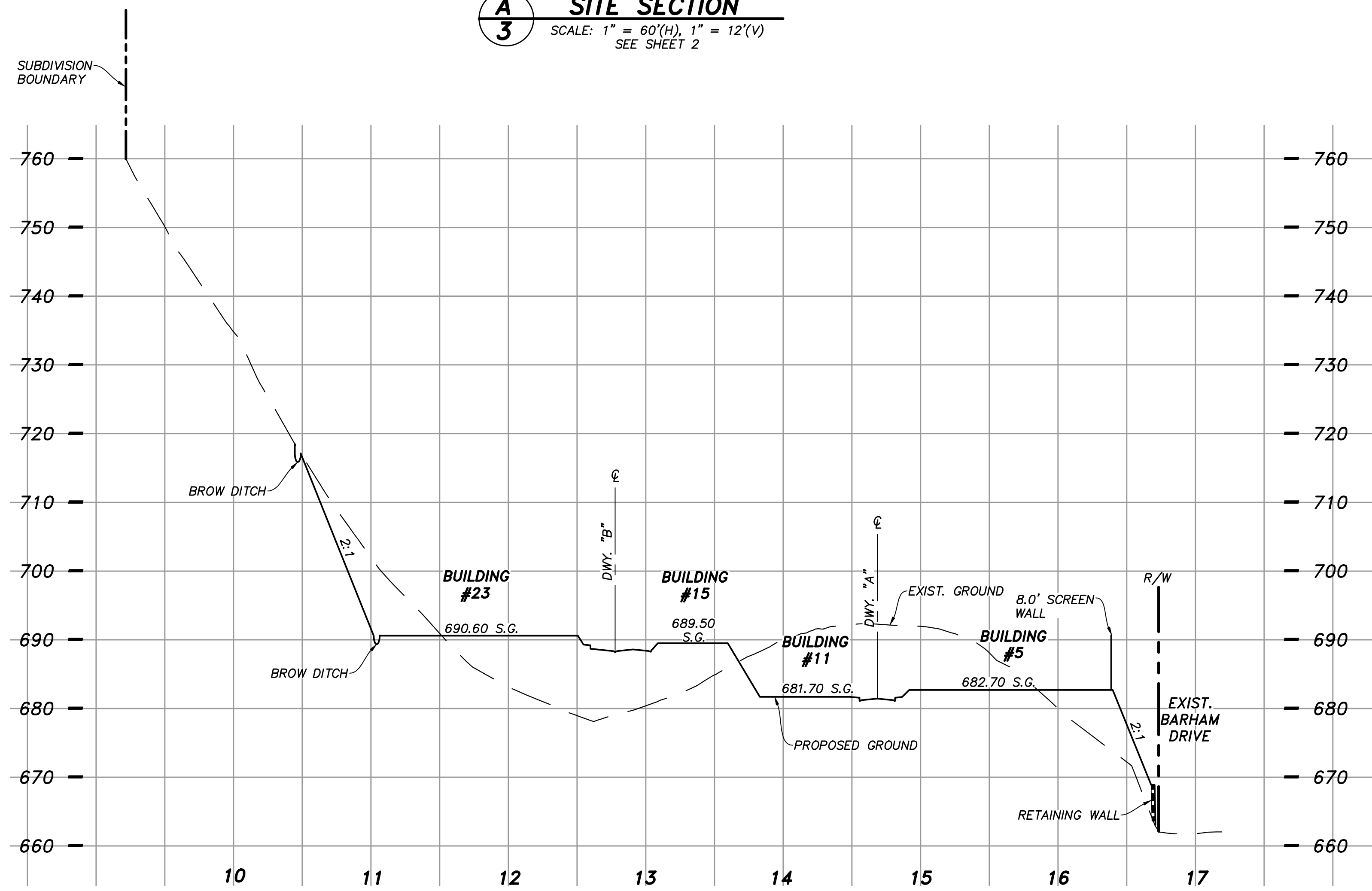
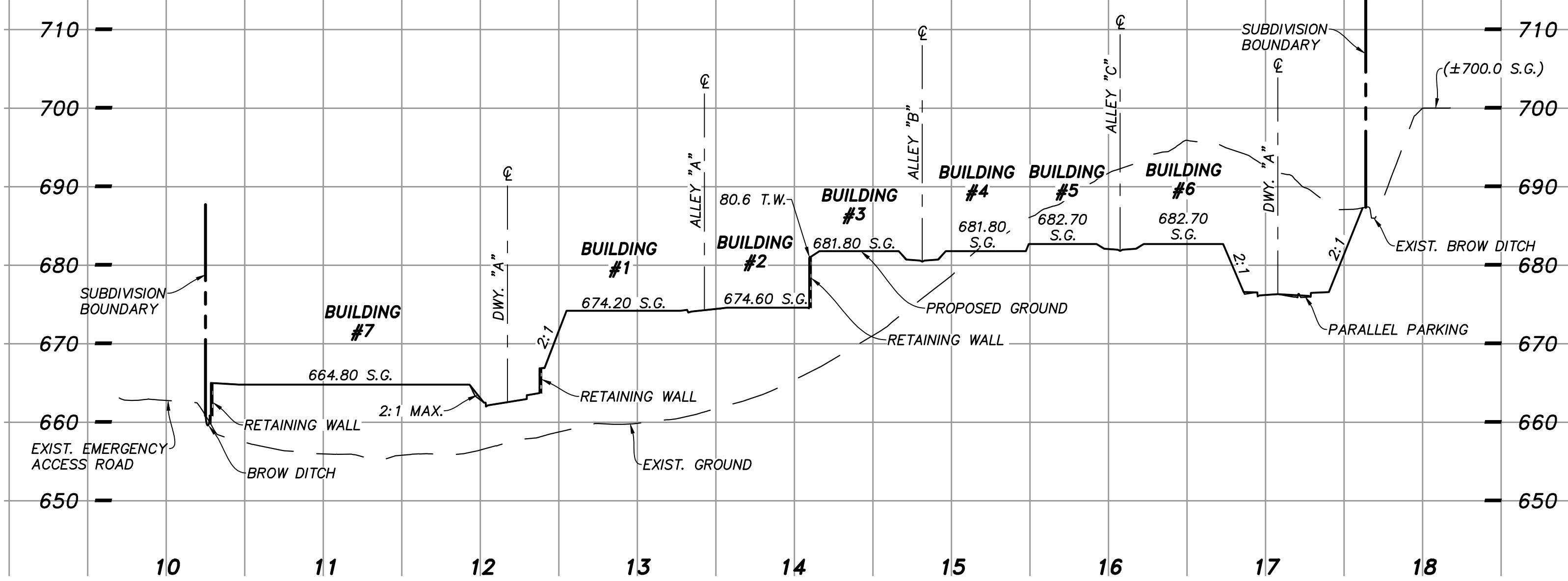
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	4-23-21
Revision 4:	2-15-21
Revision 3:	12-28-20
Revision 2:	10-30-20
Revision 1:	

Sheet Title:

DETAILS/SITE SECTIONS/TYPICAL SECTIONS

Original Date: 7-2-20

Sheet 2 of 10



BIOFILTRATION DETAIL NOTES

- 1 PLANTING.
- 2 30 MIL. P.V.C. LINER. ALL JOINTS TO BE SEALED WITH 12" MIN. OVERLAP. SEAL ALL PENETRATIONS.
- 3 6" SLOTTED P.V.C. SUBDRAIN (ASTM D-3034), 3" MIN. FROM BOTTOM.
- 4 OUTLET CONTROL STRUCTURE WITH GRATED TOP.
- 5 ORIFICE PLATE.
- 6 OUTLET PIPE.
- 7 SUBDRAIN CLEANOUT PER SDRSD SC-01. RIM = F.G. + 0.6'
- 8 INSTALL WELL AGED SHREDDED HARDWOOD MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST 12 MONTHS. MULCH MUST BE NON-FLOATING.
- 9 FILTER COURSE TO BE 3" CLEAN AND WASHED SAND (ASTM NO. 33) OVER 3" LAYER OF ASTM NO. 8 STONE.
- 10 SOIL MEDIA, INFILTRATION = (BSM SPECIFICATION PER APPENDIX G OF COUNTY OF SAN DIEGO L.I.D. HANDBOOK JUNE 2014) PER COUNTY OF SAN DIEGO L.I.D. HANDBOOK:
- 11 AGGREGATE STORAGE LAYER ASTM NO. 57 ROCK.
- 12 2-SACK SLURRY BACKFILL AROUND STORM DRAIN LINE, PIPE ZONE. SLURRY BACKFILL TO START AT STORM DRAIN BOX AND EXTEND AT LEAST 5 FEET BEYOND LINER.
- 13 SEAL PVC LINER AROUND PIPES: USE A PIPE BOOT AND PVC SKIRT TO SEAL ALL LINER PENETRATIONS FOR PIPES. PVC SKIRT SHOULD BE SEALED TO THE PARENT LINER PER MANUFACTURER'S RECOMMENDATIONS (TYPICALLY A WEDGE WELDER). THE PIPE BOOT SLEEVE SHOULD BE ATTACHED TO THE PIPE USING BUTYL TAPE AND STAINLESS STEEL BAND CLAMP.
- 14 ATTACH THE LINER TO CONCRETE STRUCTURES:
 1. PREPARE A PVC SKIRT FOR CONCRETE STRUCTURE.
 2. ATTACHED THE LINER TO THE CONCRETE STRUCTURE USING A STAINLESS STEEL BATTEN STRIP. ALSO ADHERE THE LINER TO THE CONCRETE USING A WATER PROOF ADHESIVE PER THE MANUFACTURE'S RECOMMENDATIONS (TYPICALLY A POLYURETHANE).
 3. THE PVC SKIRT TO BE SEALED TO THE PARENT LINER PER MANUFACTURER'S RECOMMENDATIONS (TYPICALLY A WEDGE WELDER).

BSM COMPOSITION	SANDY LOAM			
	SAND	SILT	CLAY	COMPOST
VOLUME	65%	20%		15%
WEIGHT	75-80%	10% MAX.	3% MAX.	9% MAX.†

9% COMPOST BY WEIGHT RESULTS IN APPROXIMATELY 5% ORGANIC MATTER BY WEIGHT.



SB&O INC.
PLANNING ENGINEERING SURVEYING

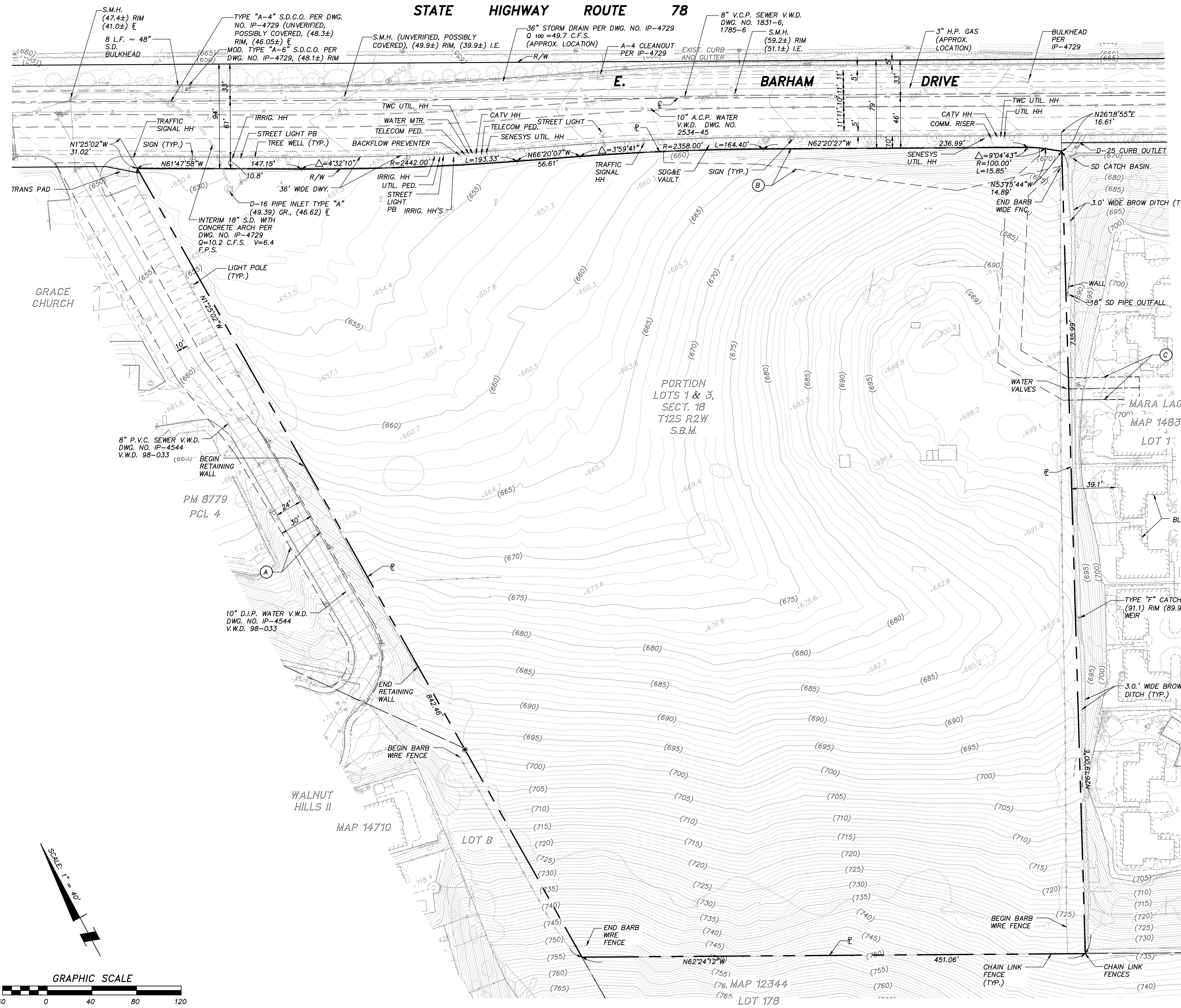
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

Aaron Parker
AARON PARKER P.E. 68547 DATE 5-3-21

Prepared By: SB&O INC.
Name: SB&O INC.
Address: 3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CALIFORNIA 92123
Phone #: (858) 560-1141
Project Address: 943 BARHAM DRIVE
SAN MARCOS, CA.
Project Name: 943 BARHAM DRIVE
Sheet Title: DETAILS/SITE SECTIONS/TYPICAL SECTIONS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: 4-23-21
Revision 3: 2-15-21
Revision 2: 12-28-20
Revision 1: 10-30-20
Original Date: 7-2-20
Sheet 3 of 10

STATE HIGHWAY ROUTE 78



LEGEND

SYMBOL	DESCRIPTION
---	BOUNDARY LINE
---	EX. LOT LINE
---	CENTERLINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	BUILDING
---	BARBED WIRE FENCE
---	CHAIN LINK FENCE
---	CURB
---	EDGE OF CONCRETE
---	BUILDING CANOPY
---	EDGE OF PAVEMENT
---	RETAINING WALL
---	GAS LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	WATER LINE
---	WATER VALVE
⊙MH	MANHOLE
d	SIGN
Ⓚ	EASEMENT ITEM NO.

EASEMENT NOTES

- (A) INDICATES EXIST. WATER EASEMENT AND EMERGENCY ACCESS EASEMENT PER DOCUMENT REC. 12-17-2001 AS DOC. NO. 2001-0925760, O.R.
- (B) INDICATES EXIST. EASEMENT FOR PUBLIC INTERIM SLOPE AND APPURTENANCES PER DOCUMENT REC. 7-24-2012 AS DOC. NO. 2012-0429406, O.R. TO BE ABANDONED
- (C) INDICATES EXIST. EASEMENT FOR GENERAL UTILITY AND MUNICIPAL ACCESS PER DOCUMENT REC. 7-22-2004 AS DOC. NO. 2004-0688351.



PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-560-1141
 858-560-8157 Fax



Aaron Parker
 AARON PARKER P.E. 68547 DATE 5-3-21

Prepared By: _____

Name: SB&O INC. _____

Address: 3990 RUFFIN ROAD, SUITE 120
 SAN DIEGO, CALIFORNIA 92123 _____

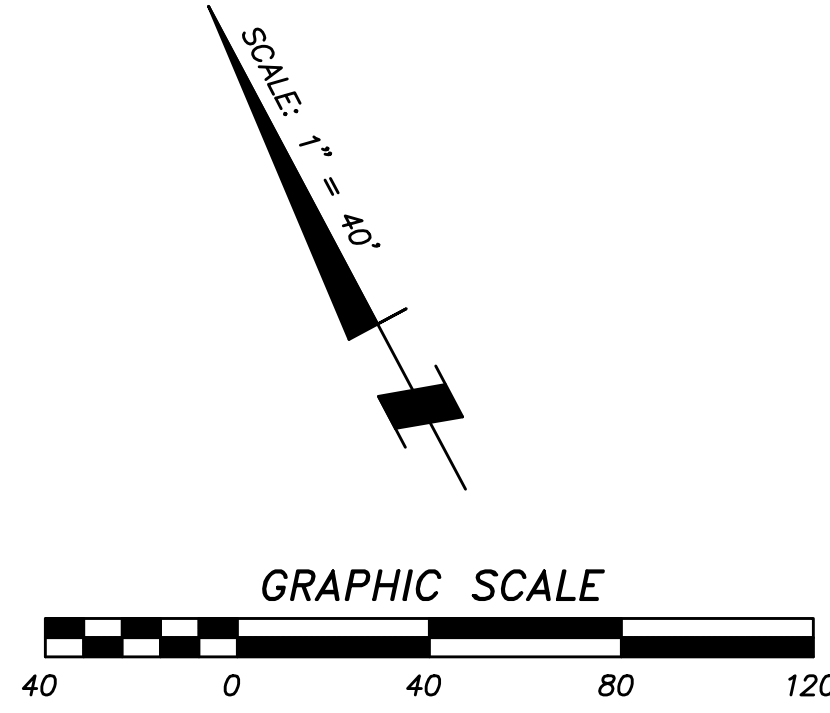
Phone #: (858) 560-1141 _____

Project Address: 943 BARHAM DRIVE
 SAN MARCOS, CA. _____

Project Name: 943 BARHAM DRIVE _____

Sheet Title: EXISTING CONDITIONS _____

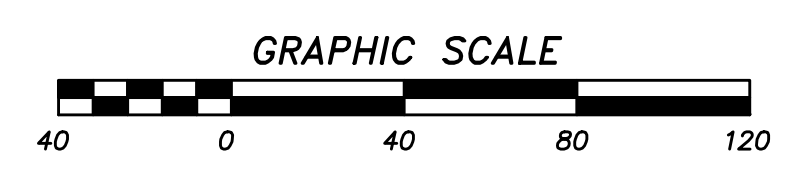
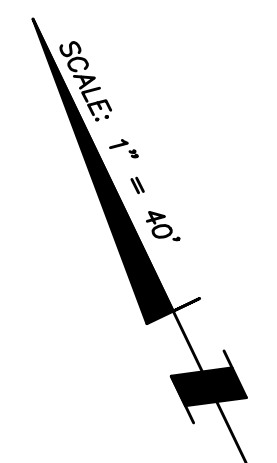
Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	4-23-21
Revision 3:	2-15-21
Revision 2:	12-28-20
Revision 1:	10-30-20
Original Date:	7-2-20
Sheet	4 of 10





LEGEND

- VEHICLE ACCESS
- FIRE LANE
- ACCESSIBLE PATH OF TRAVEL
- FIRE HYDRANT
- "VISITABLE UNIT/HANDICAP PARKING STALL"

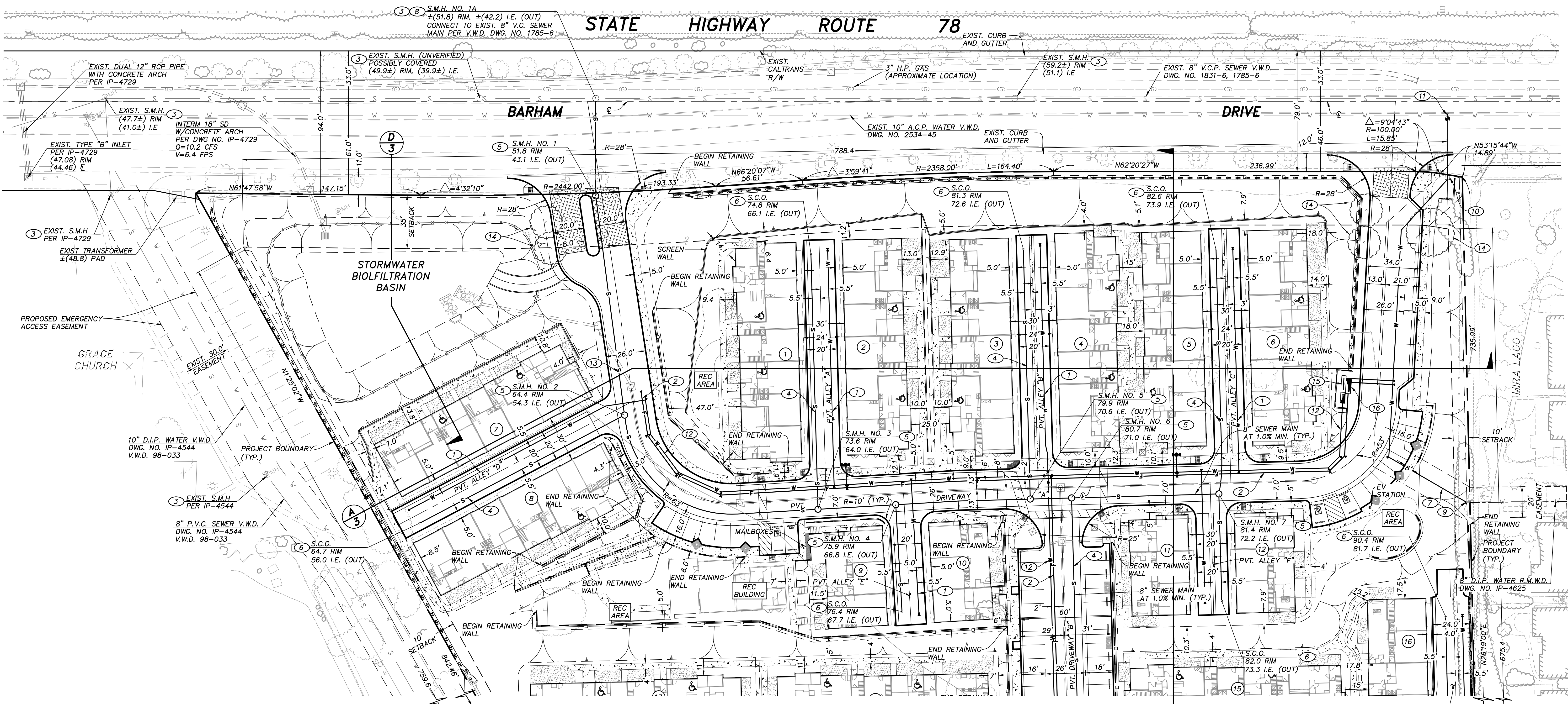


SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-560-1141
 858-560-8157 Fax

Aaron Parker
 AARON PARKER P.E. 68547 DATE 5-3-21

Prepared By: SB&O INC.
 Name: 3990 RUFFIN ROAD, SUITE 120
 Address: SAN DIEGO, CALIFORNIA 92123
 Phone #: (858) 560-1141
 Project Address: 943 BARHAM DRIVE
SAN MARCOS, CA.
 Project Name: 943 BARHAM DRIVE
 Sheet Title: AREA CIRCULATION PLAN/
FIRE DEPARTMENT PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	4-23-21
Revision 4:	2-15-21
Revision 3:	12-28-20
Revision 2:	10-30-20
Revision 1:	
Original Date:	7-2-20
Sheet	5 of 10



UTILITY NOTES

- 1 PROPOSED 4" P.V.C. WATER (PRIVATE).
- 2 PROPOSED 8" P.V.C. FIRE (PRIVATE).
- 3 PROPOSED S.M.H. (PUBLIC)
- 4 PROPOSED 6" AND 8" P.V.C. SEWER (PRIVATE).
- 5 PROPOSED S.M.H. (PRIVATE)
- 6 PROPOSED SEWER CLEANOUT. (PRIVATE)
- 7 PROPOSED 8" P.V.C. WATER (R.M.W.D. PUBLIC).
- 8 CONNECT TO EXIST. V.W.D. 8" PUBLIC SEWER.
- 9 CONNECT TO EXIST R.M.W.D. 8" D.I.P. PER DWG. IP-4625.
- 10 CONNECT 8" V.W.D. FLOW METER (IN VAULT) WITH REMOTE MONITOR AND SCADA SYSTEM TO EXIST V.W.D. 10" A.C.P. PER DWG. 2534-45
- 11 10" TEE WITH 8" REDUCER
- 12 PROPOSED 6" P.V.C. WATER (PRIVATE).
- 13 PROPOSED 8" P.V.C. SEWER (PRIVATE).
- 14 PROPOSED STREET TREE.
- 15 4" DOMESTIC MASTER METER AND 4" BACKFLOW PER R.M.W.D. W-3.
- 16 8" FIRE DCDA (PRIVATE FIRE SYSTEM) PER R.M.W.D. W-7.



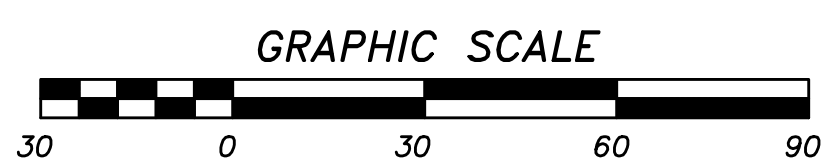
SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-560-1141
 858-560-8157 Fax

Aaron Parker
 AARON PARKER P.E. 68547 DATE 5-3-21

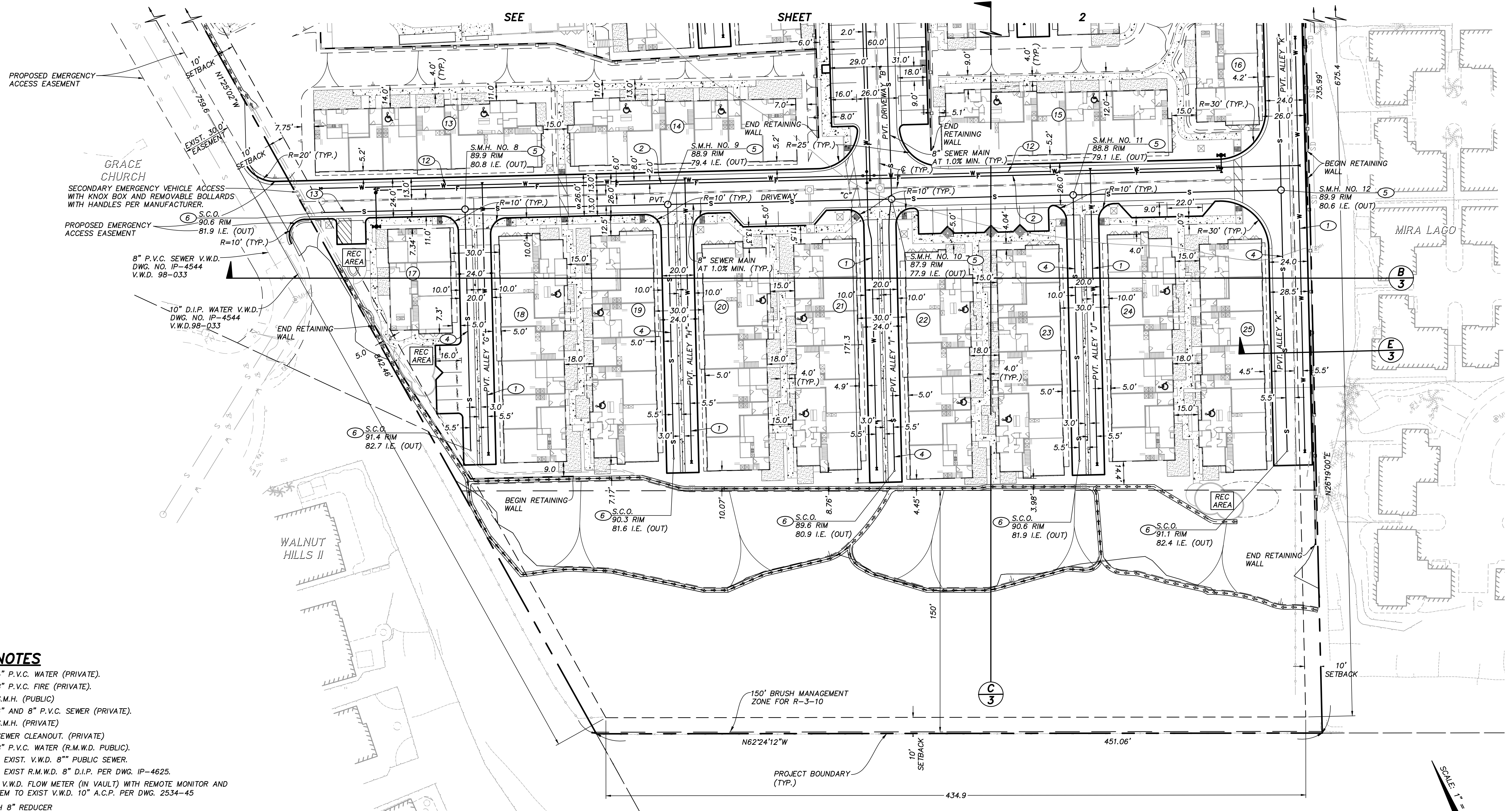
Prepared By: SB&O INC.
 Name: SB&O INC.
 Address: 3990 RUFFIN ROAD, SUITE 120
 SAN DIEGO, CALIFORNIA 92123
 Phone #: (858) 560-1141
 Project Address: 943 BARHAM DRIVE
 SAN MARCOS, CA.
 Project Name: 943 BARHAM DRIVE
 Sheet Title: HORIZONTAL CONTROL AND UTILITIES PLANS

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	4-23-21
Revision 4:	2-15-21
Revision 3:	12-28-20
Revision 2:	10-30-20
Revision 1:	

Original Date: 7-2-20
 Sheet 6 of 10

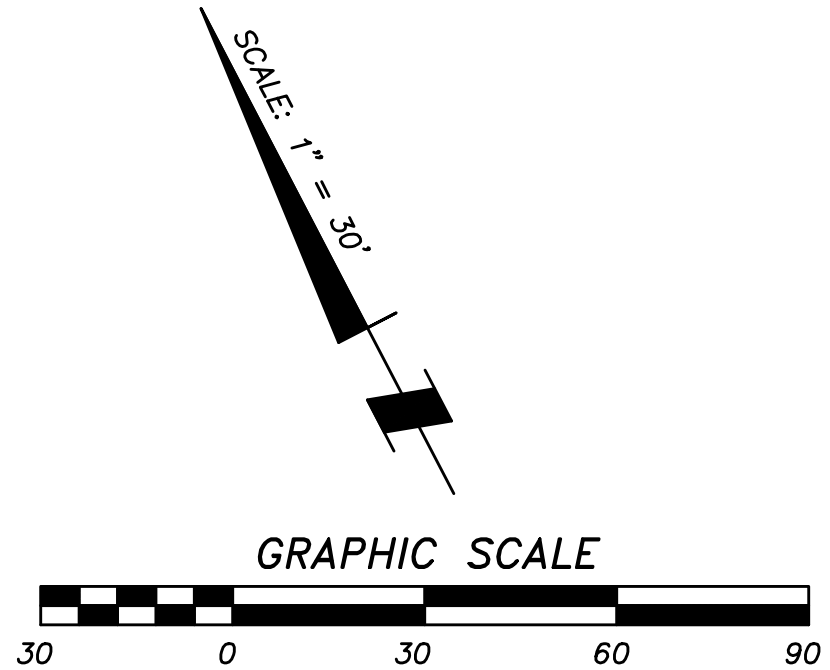


Plotted: 4/28/2021 3:24 PM D:\175051 BARHAM DRIVE\03 DWG\TM75052T06.DWG - pdowell
 75050.15



UTILITY NOTES

- ① PROPOSED 4" P.V.C. WATER (PRIVATE).
- ② PROPOSED 8" P.V.C. FIRE (PRIVATE).
- ③ PROPOSED S.M.H. (PUBLIC)
- ④ PROPOSED 6" AND 8" P.V.C. SEWER (PRIVATE).
- ⑤ PROPOSED S.M.H. (PRIVATE)
- ⑥ PROPOSED SEWER CLEANOUT. (PRIVATE)
- ⑦ PROPOSED 8" P.V.C. WATER (R.M.W.D. PUBLIC).
- ⑧ CONNECT TO EXIST. V.W.D. 8" PUBLIC SEWER.
- ⑨ CONNECT TO EXIST R.M.W.D. 8" D.I.P. PER DWG. IP-4625.
- ⑩ CONNECT 8" V.W.D. FLOW METER (IN VAULT) WITH REMOTE MONITOR AND SCADA SYSTEM TO EXIST V.W.D. 10" A.C.P. PER DWG. 2534-45
- ⑪ 10" TEE WITH 8" REDUCER
- ⑫ PROPOSED 6" P.V.C. WATER (PRIVATE).
- ⑬ PROPOSED 8" P.V.C. SEWER (PRIVATE).
- ⑭ PROPOSED STREET TREE.
- ⑮ 4" DOMESTIC MASTER METER AND 4" BACKFLOW PER R.M.W.D. W-3.
- ⑯ 8" FIRE D.C.D.A (PRIVATE FIRE SYSTEM) PER R.M.W.D. W-7.

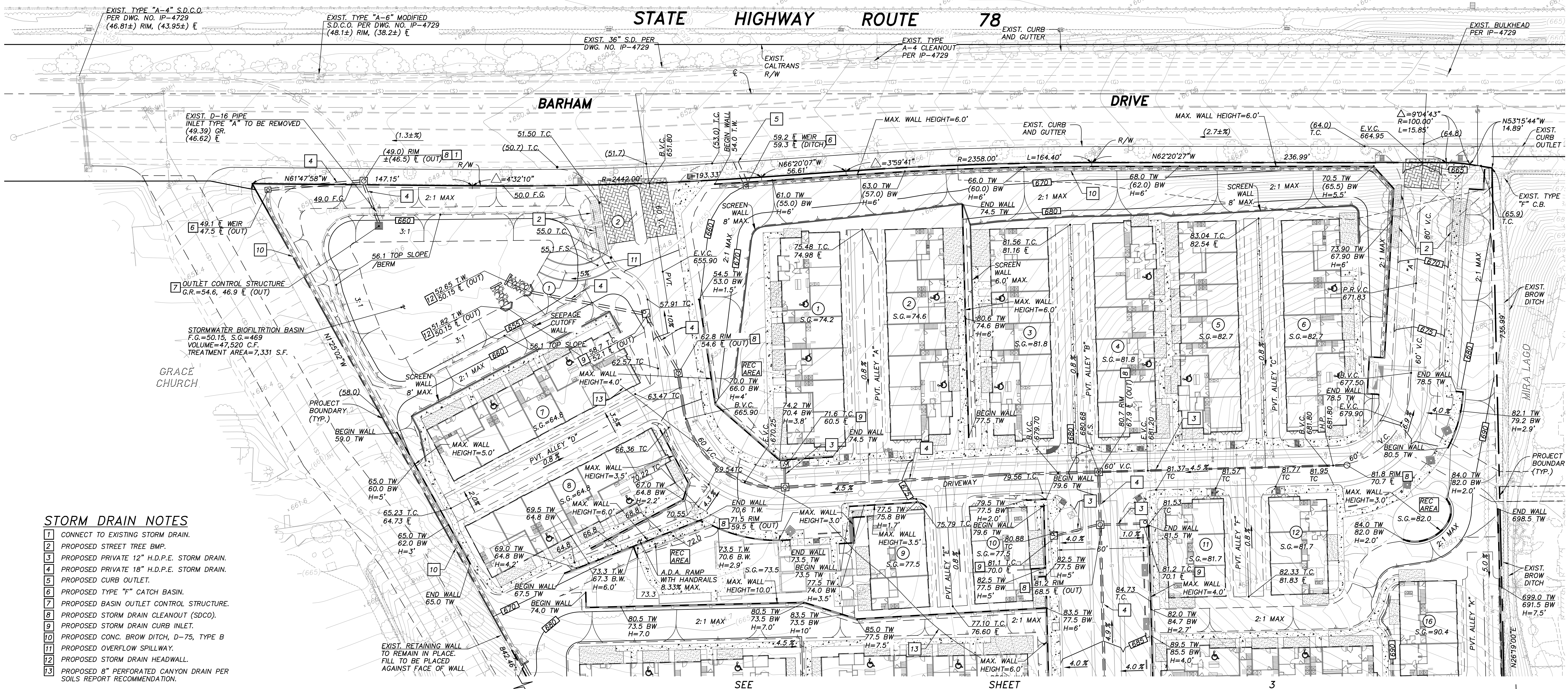


SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-560-1141
 858-560-8157 Fax

Aaron Parker
 AARON PARKER P.E. 68547 DATE 5-3-21

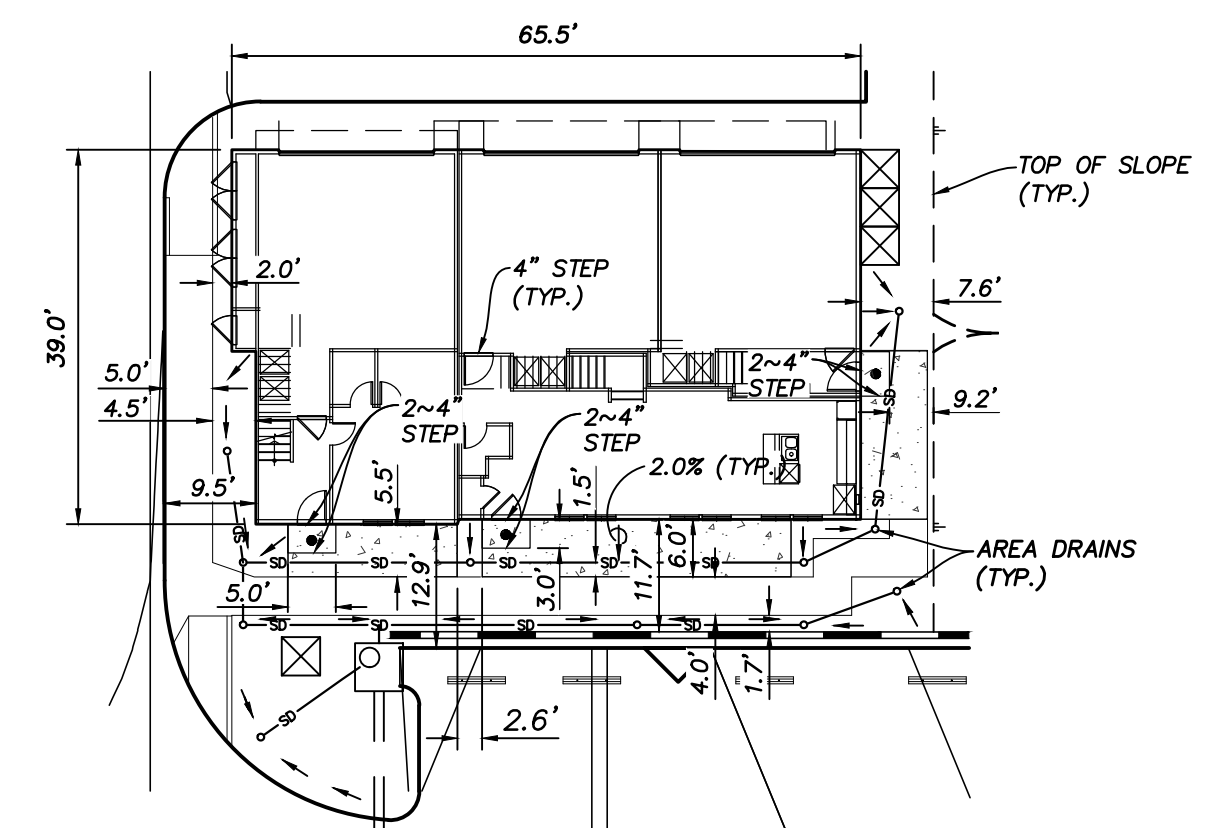
Prepared By: SB&O INC.	Revision 14: _____
Name: SB&O INC.	Revision 13: _____
Address: 3990 RUFFIN ROAD, SUITE 120 SAN DIEGO, CALIFORNIA 92123	Revision 12: _____
Phone #: (858) 560-1141	Revision 11: _____
Project Address: 943 BARHAM DRIVE SAN MARCOS, CA.	Revision 10: _____
Project Name: 943 BARHAM DRIVE	Revision 9: _____
Sheet Title: HORIZONTAL CONTROL AND UTILITIES PLANS	Revision 8: _____
	Revision 7: _____
	Revision 6: _____
	Revision 5: _____
	Revision 4: 4-23-21
	Revision 3: 2-15-21
	Revision 2: 12-28-20
	Revision 1: 10-30-20
Original Date: 7-2-20	
Sheet 7 of 10	

Plotted: 4/23/2021 11:01 AM D:\75051\BARHAM DRIVE\03 DWG\TMT\50521M07.DWG - rpowell
 75050.15

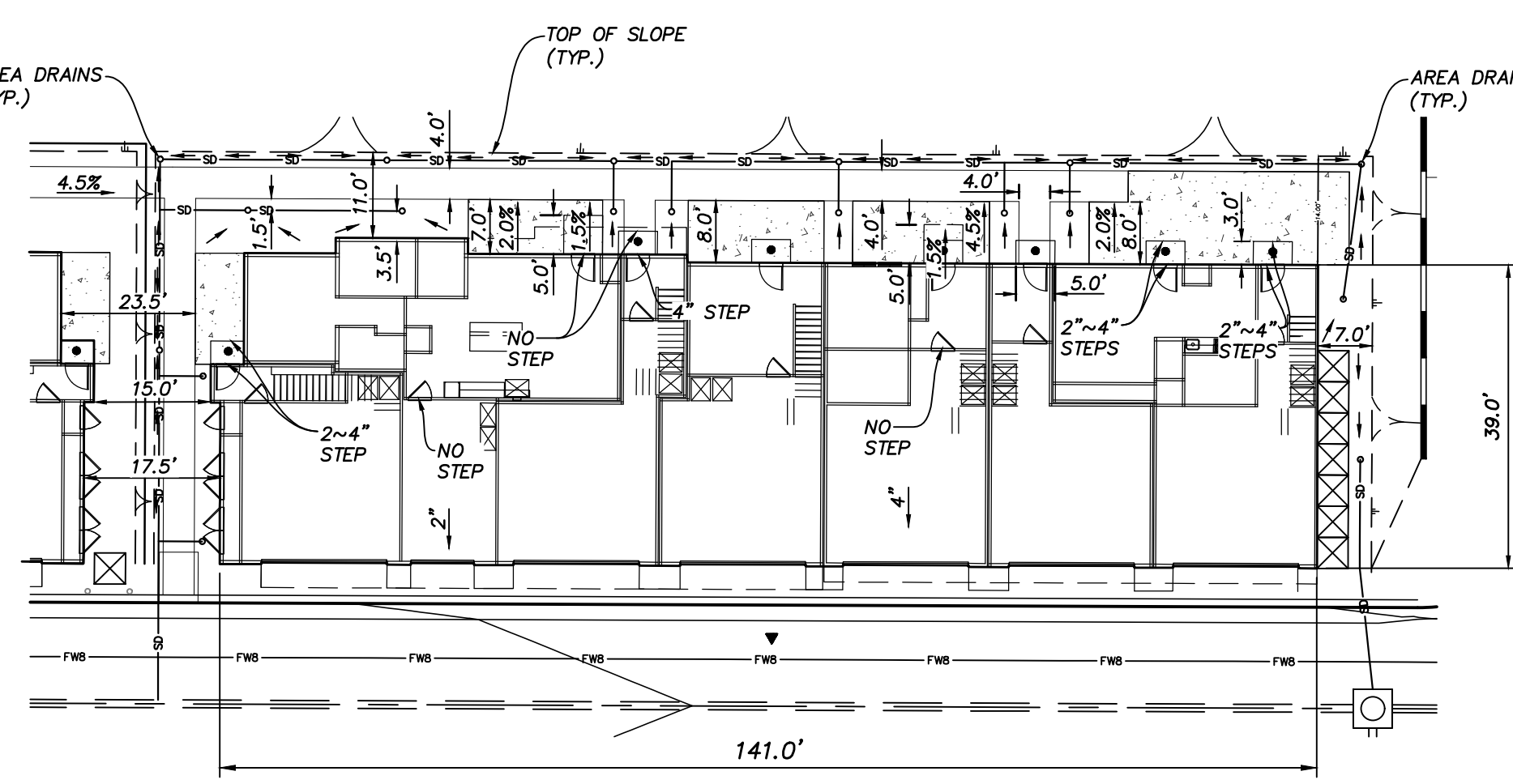


STORM DRAIN NOTES

- 1 CONNECT TO EXISTING STORM DRAIN.
- 2 PROPOSED STREET TREE BMP.
- 3 PROPOSED PRIVATE 12" H.D.P.E. STORM DRAIN.
- 4 PROPOSED PRIVATE 18" H.D.P.E. STORM DRAIN.
- 5 PROPOSED CURB OUTLET.
- 6 PROPOSED TYPE "F" CATCH BASIN.
- 7 PROPOSED BASIN OUTLET CONTROL STRUCTURE.
- 8 PROPOSED STORM DRAIN CLEANOUT (SDCO).
- 9 PROPOSED STORM DRAIN CURB INLET.
- 10 PROPOSED CONC. BROW DITCH, D-75, TYPE B
- 11 PROPOSED OVERFLOW SPILLWAY.
- 12 PROPOSED STORM DRAIN HEADWALL.
- 13 PROPOSED 8" PERFORATED CANYON DRAIN PER SOILS REPORT RECOMMENDATION.



3-PLEX TYPICAL GRADING DETAIL
SCALE 1" = 20'

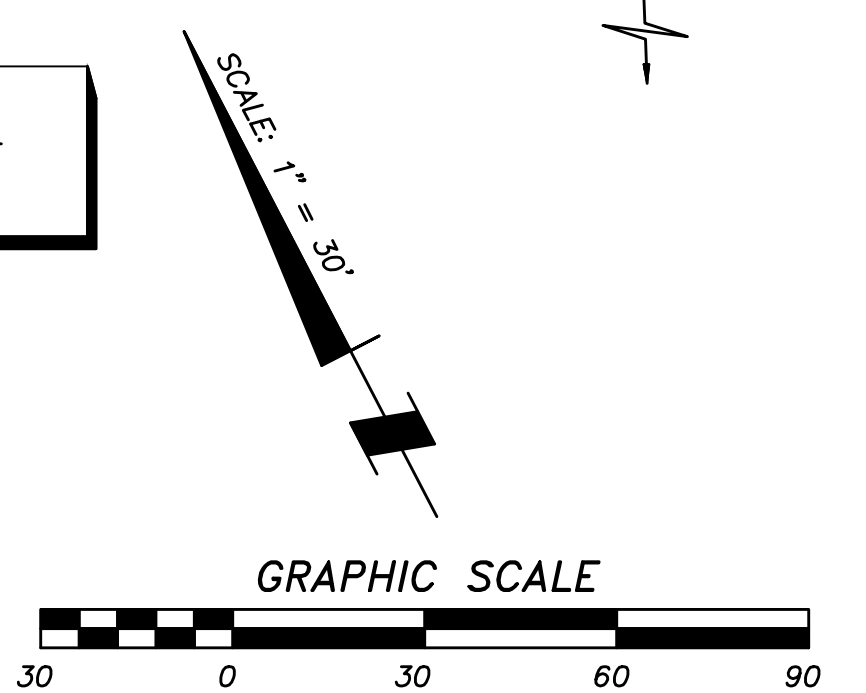


7-PLEX TYPICAL GRADING DETAIL
SCALE 1" = 20'

CONSTRUCTION NOTES

- 1 12' WIDE CONCRETE ACCESS ROAD
- 2 MEDIAN PER LANDSCAPE PLANS

NOTE:
ALL SLOPES ARE 2:1 MAX UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLANS FOR SLOPE PLANTING.



Prepared By: SB&O INC.
 Name: SB&O INC.
 Address: 3990 RUFFIN ROAD, SUITE 120
 SAN DIEGO, CALIFORNIA 92123
 Phone #: (858) 560-1141
 Project Address: 943 BARHAM DRIVE
 SAN MARCOS, CA.
 Project Name: 943 BARHAM DRIVE
 Sheet Title: GRADING AND STORM DRAIN PLANS

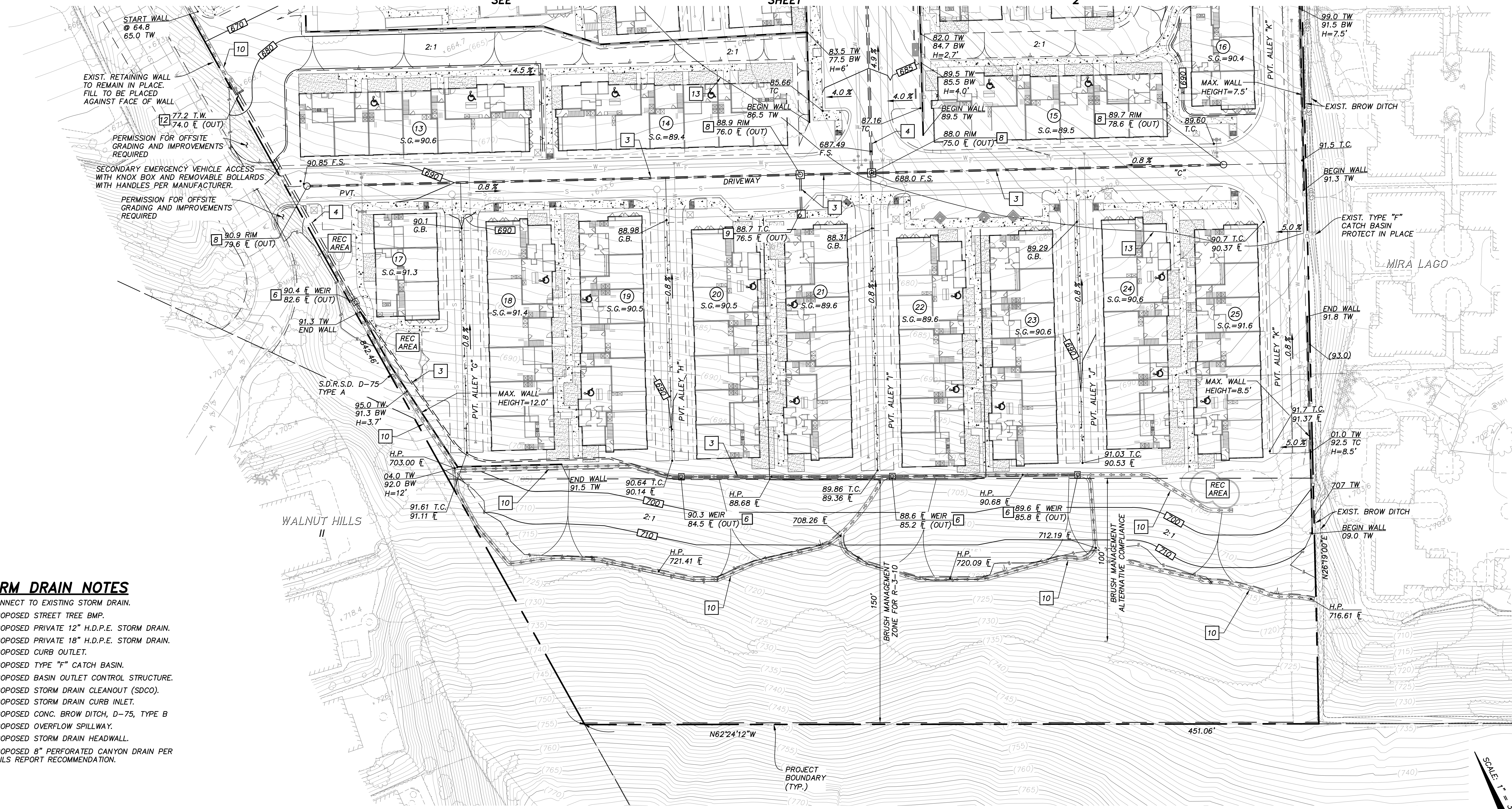
Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	4-23-21
Revision 4:	2-15-21
Revision 3:	12-28-20
Revision 2:	10-30-20
Revision 1:	

Original Date: 7-2-20
 Sheet 8 of 10



SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-560-1141
 858-560-8157 Fax
 Aaron Parker
 AARON PARKER P.E. 68547 DATE 5-3-21

SEE SHEET 2



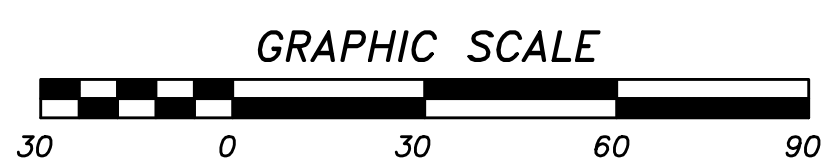
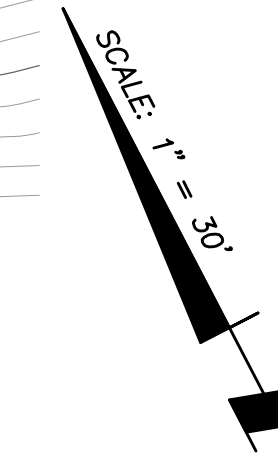
STORM DRAIN NOTES

- 1 CONNECT TO EXISTING STORM DRAIN.
- 2 PROPOSED STREET TREE BMP.
- 3 PROPOSED PRIVATE 12" H.D.P.E. STORM DRAIN.
- 4 PROPOSED PRIVATE 18" H.D.P.E. STORM DRAIN.
- 5 PROPOSED CURB OUTLET.
- 6 PROPOSED TYPE "F" CATCH BASIN.
- 7 PROPOSED BASIN OUTLET CONTROL STRUCTURE.
- 8 PROPOSED STORM DRAIN CLEANOUT (SDCO).
- 9 PROPOSED STORM DRAIN CURB INLET.
- 10 PROPOSED CONC. BROW DITCH, D-75, TYPE B
- 11 PROPOSED OVERFLOW SPILLWAY.
- 12 PROPOSED STORM DRAIN HEADWALL.
- 13 PROPOSED 8" PERFORATED CANYON DRAIN PER SOILS REPORT RECOMMENDATION.

CONSTRUCTION NOTES

- 1 12' WIDE CONCRETE ACCESS ROAD
- 2 MEDIAN PER LANDSCAPE PLANS

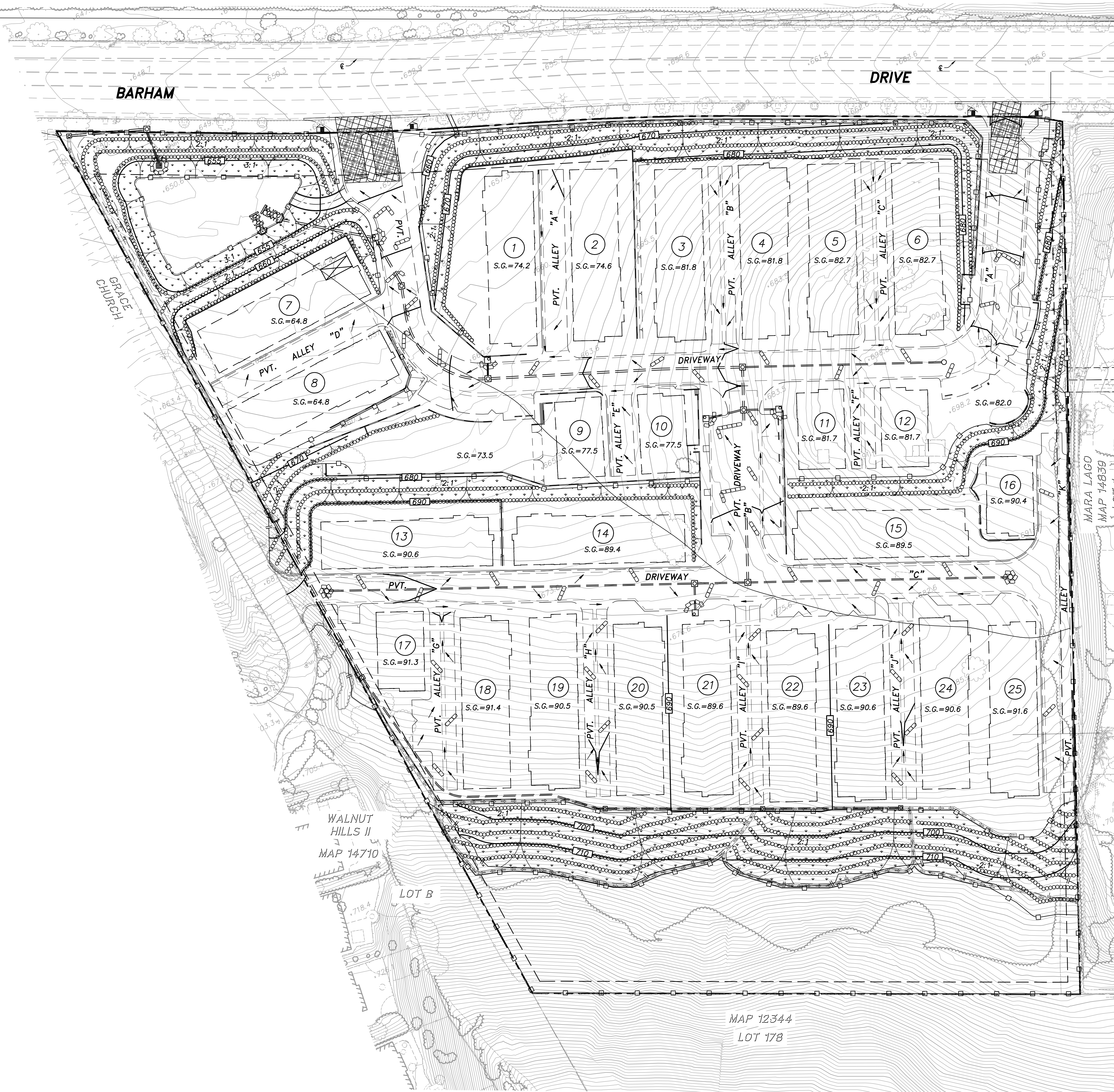
NOTE:
ALL SLOPES ARE 2:1 MAX UNLESS OTHERWISE NOTED. SEE LANDSCAPE PLANS FOR SLOPE PLANTING.



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
858-560-1141
858-560-8157 Fax

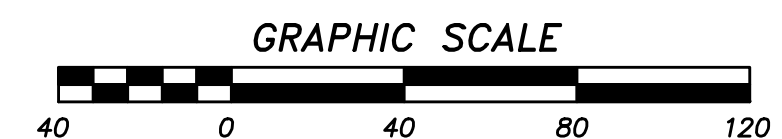
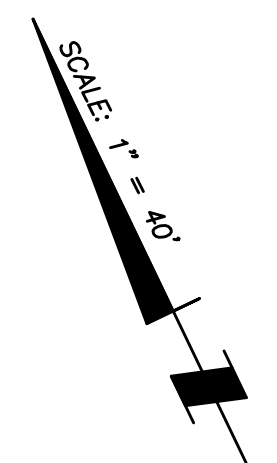
Aaron Parker
AARON PARKER P.E. 68547 DATE 5-3-21

Prepared By:	SB&O INC.	Revision 14:	
Name:	3990 RUFFIN ROAD, SUITE 120	Revision 13:	
Address:	SAN DIEGO, CALIFORNIA 92123	Revision 12:	
Phone #:	(858) 560-1141	Revision 11:	
Project Address:	943 BARHAM DRIVE	Revision 10:	
	SAN MARCOS, CA.	Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	4-23-21
		Revision 4:	2-15-21
		Revision 3:	12-28-20
		Revision 2:	10-30-20
		Revision 1:	
Sheet Title:	GRADING AND STORM DRAIN PLANS	Original Date:	7-2-20
		Sheet	9 of 10



LEGEND DESCRIPTION	C.A.S.O.A. STANDARD	SYMBOL
DIRECTION OF DRAINAGE		→
STABILIZED SLOPES WITH SOIL BINDER	EC-4	[Hatched pattern]
STABILIZED CONSTRUCTION ENTRY	TC-1	[Cross-hatched pattern]
SILT FENCE	SE-1	[Line with squares]
GRAVEL BAGS (SINGLE ROW)		[Line with circles]
INLET PROTECTION	SE-10	[Circular structure]
FIBER ROLL	SE-5	[Dotted pattern]
STORM DRAIN		[Double line]
PERFORATED CANYON DRAIN		[Line with dashes]
STORM DRAIN CLEANOUT		[Line with square]
CONCRETE WASHOUT	WM-8	[CW symbol]
MATERIAL STORAGE AREA	WM-1	[MS symbol]
SANITARY FACILITIES	WM-9	[TF symbol]
WASTE STORAGE AREA	WM-5	[T symbol]
SOIL STOCKPILE	WM-3	[SS symbol]
LANDSCAPE STOCKPILE	WM-3	[LS symbol]
EROSION CONTROL STOCKPILE	WM-1	[EC symbol]
MATERIAL STOCKPILE	WM-1	[MS symbol]
FUELING AREA	WS-9	[FA symbol]
VEHICLE MAINTENANCE	NS-10	[VM symbol]
VEHICLE PARKING		[VP symbol]
EQUIPMENT STORAGE		[ES symbol]
HAZARDOUS MATERIAL STORAGE	WM-6	[HM symbol]
CLEANUP MATERIALS		[CM symbol]
CONSTRUCTION TRAILER		[Trailer symbol]

NOTICE
 EFFECTIVE SOIL COVER MUST BE EMPLOYED FOR INACTIVE AREAS WHICH INCLUDES ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED PADS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.



SB&O INC.
 PLANNING ENGINEERING SURVEYING
 3990 Ruffin Road, Suite 120
 San Diego, Ca. 92123
 858-560-1141
 858-560-8157 Fax

Aaron Parker
 AARON PARKER P.E. 68547 DATE 5-3-21

Prepared By: SB&O INC.
 Name: SB&O INC.
 Address: 3990 RUFFIN ROAD, SUITE 120
 SAN DIEGO, CALIFORNIA 92123
 Phone #: (858) 560-1141
 Project Address: 943 BARHAM DRIVE
 SAN MARCOS, CA.
 Project Name: 943 BARHAM DRIVE
 Sheet Title: EROSION CONTROL PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	4-23-21
Revision 3:	2-15-21
Revision 2:	12-28-20
Revision 1:	10-30-20
Original Date:	7-2-20
Sheet	10 of 10



Note: Artist's conception; colors, materials, application, and landscape treatment may vary.

Table of Contents

Architecture

Conceptual Perspective Rendering.....	R-1	7-Plex Townhomes Conceptual Elevations	A-5
Conceptual Perspective Rendering.....	R-2	7-Plex Townhomes Conceptual Elevations (Alternate) ...	A-5.1
Conceptual Site Plan	SP-1	Recreation Building Conceptual Floor Plans	A-6
3-Plex Townhomes Conceptual Floor Plans.....	A-1	Recreation Building Conceptual Elevations.....	A-7
3-Plex Townhomes Conceptual Elevations	A-2	Conceptual Color and Materials	CM-1
7-Plex Townhomes Conceptual Floor Plans.....	A-3	Conceptual Color and Materials	CM-2
7-Plex Townhomes Conceptual Floor Plans.....	A-4		

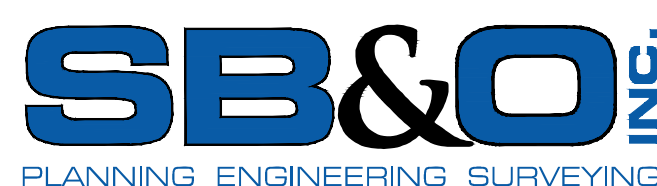
943 E. Barham Dr. *San Marcos, CA*

2019328 | 09-23-2021



Hallmark Communities

Contact: Mariana McGrain
740 Lomas Santa Fe Dr, Suite 204, Solana Beach, CA 92075
858.481.3310 | www.hallmarkcommunities.com



SB & O Inc.

Contact: Aaron Parker
3990 Ruffin Rd. Suite 120,
San Diego, CA 92123
858.560.1141 | www.sboinc.com

ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA

WHA. Architects . Planners . Designers .

Contact: Nick Manea
2850 Redhill Ave, Suite 200 Santa Ana, CA 92705
949.250.0607 | www.WHAinc.com



GMP

Contact: John Patterson
4010 Sorrento Valley Blvd., Suite 200, San Diego, CA 92121
909.484.2800 | www.gmplandarch.com

Submittal Log

Formal City Submittal 1	07/02/2020
Formal City Submittal 2	11/03/2020
Formal City Submittal 3	02/16/2021
Formal City Submittal 4	05/13/2021
Formal City Submittal 4	09/23/2021

Design Review Project No.: SP20-0002



Note: Artist's conception; colors, materials and application may vary.

View from Barham Dr. - Perspective 1

Conceptual Perspective Renderings

943 E. BARHAM DR.

SAN MARCOS, CA



0 4 8 16 R-1

DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





Note: Artist's conception; colors, materials and application may vary.

View from Barham Dr. - Perspective 2

Conceptual Perspective Renderings

943 E. BARHAM DR.

SAN MARCOS, CA



0 4 8 16
R-2

DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21



Project Summary

Total Site Area: \pm 10.55 Acres

Total Units: 151 Homes

- (19) Plan 1: \pm 858 SF, 1 Bedroom, 1.5 Bath
- (19) Plan 2: \pm 1,364 SF, 2 Bedroom, 2.5 Bath
- (6) Plan 3: \pm 1,573 SF, 2 Bedroom, 3 Bath, Loft, Opt. Bed 3
- (6) Plan 4A: \pm 1,650 SF, 3 Bedroom, 2.5 Bath
- (19) Plan 4B: \pm 1,705 SF, 3 Bedroom, 2.5 Bath, Office
- (19) Plan 5: \pm 1,801 SF, 3 Bedroom, 2.5 Bath, Den
- (19) Plan 6A: \pm 1,667 SF, 3 Bedroom, 2.5 Bath
- (19) Plan 6B: \pm 1,898 SF, 4 Bedroom, 3.5 Bath
- (19) Plan 6C: \pm 2,126 SF, 3 Bedroom, 2.5 Bath, Suite
- (6) Plan 6D: \pm 1,935 SF, 4 Bedroom, 3.5 Bath

Density: 14.3 Homes per Acre

Open Space Requirement		
	Required	Provided
Common Open Space with Grades Less than 10%	37,010 SF	64,913 SF
Recreational Areas (Tot-Lot and Open Play)	2,400 SF	10,742 SF
Private Open Space Patios/Decks	25,150 SF	26,390 SF

SETBACKS	
FRONT PL	35 FT
SIDE YARD	10 FT
REAR YARD	10 FT

3-Plex Bldg. Garage Standards		7-Plex Bldg. Garage Standards	
Plan Type	Garage Standard	Plan Type	Garage Standard
3	2-car 20'0" x 20'0"	1	1-car 12'0" x 20'0"
4A	2-car 20'0" x 20'0"	2	2-car 20'0" x 20'0"
6D	2-car 20'0" x 20'0"	4B	2-car 20'0" x 20'0"
		5	2-car 20'0" x 20'0"
		6A	2-car 20'0" x 20'0"
		6B	2-car 20'0" x 20'0"
		6C	2-car 20'0" x 20'0"
Required Parking Ratio		Required Parking Spaces	
1.5 spaces per 1 BR unit		293	
2 spaces per 2+ BR unit			
1 guest space per 3 DUs		50	
Total Parking Required		342	
Parking Provided			
Total Garage Spaces Provided		283	
Open Guest Spaces (non-ADA)		44	
Assigned Spaces		10	
Compact Spaces		5	
Post Office Space		1	
ADA Spaces		3	
Electric Vehicle Charging Spaces		3	
Total Garage Spaces		283	
Total Guest Parking		56	
Total Assigned Spaces		10	
Total Project Parking Provided		349	

Notes:

- Site plan is for conceptual purposes only.
- Site plan must be reviewed by planning, building, and fire departments for code compliance.
- Base information per civil engineer.
- Civil engineer to verify all setbacks and grading information.
- Building Footprints might change due to the final design elevation style.
- Open space area is subject to change due to the balcony design of the elevation.
- Building setbacks are measured from property lines to building foundation lines.



Biofiltration basin

Central Rec. Bldg

- \pm 1,680 SF
- Kitchen, Living, Dining, California Room, Pato, Restrooms, Storage

typical

2 & 3-Story 7 Plex

- Plan 1: \pm 858 SF, 1 Bedroom, 1.5 Bath
- Plan 2: \pm 1,364 SF, 2 Bedroom, 2.5 Bath
- Plan 4B: \pm 1,705 SF, 3 Bedroom, 2.5 Bath, Office
- Plan 5: \pm 1,801 SF, 3 Bedroom, 2.5 Bath, Den
- Plan 6A: \pm 1,667 SF, 3 Bedroom, 2.5 Bath
- Plan 6B: \pm 1,898 SF, 4 Bedroom, 3.5 Bath
- Plan 6C: \pm 2,126 SF, 3 Bedroom, 2.5 Bath, Suite

Emergency Vehicle Access only

typical

3-Story 3 Plex

- Plan 3: \pm 1,573 SF, 2 Bedroom, 3 Bath, Loft, Opt. Bed 3
- Plan 4A: \pm 1,650 SF, 3 Bedroom, 2.5 Bath
- Plan 6D: \pm 1,935 SF, 4 Bedroom, 3.5 Bath



Conceptual Site Plan

943 E. BARHAM DR.

SAN MARCOS, CA



SP-1
0 25 50 100

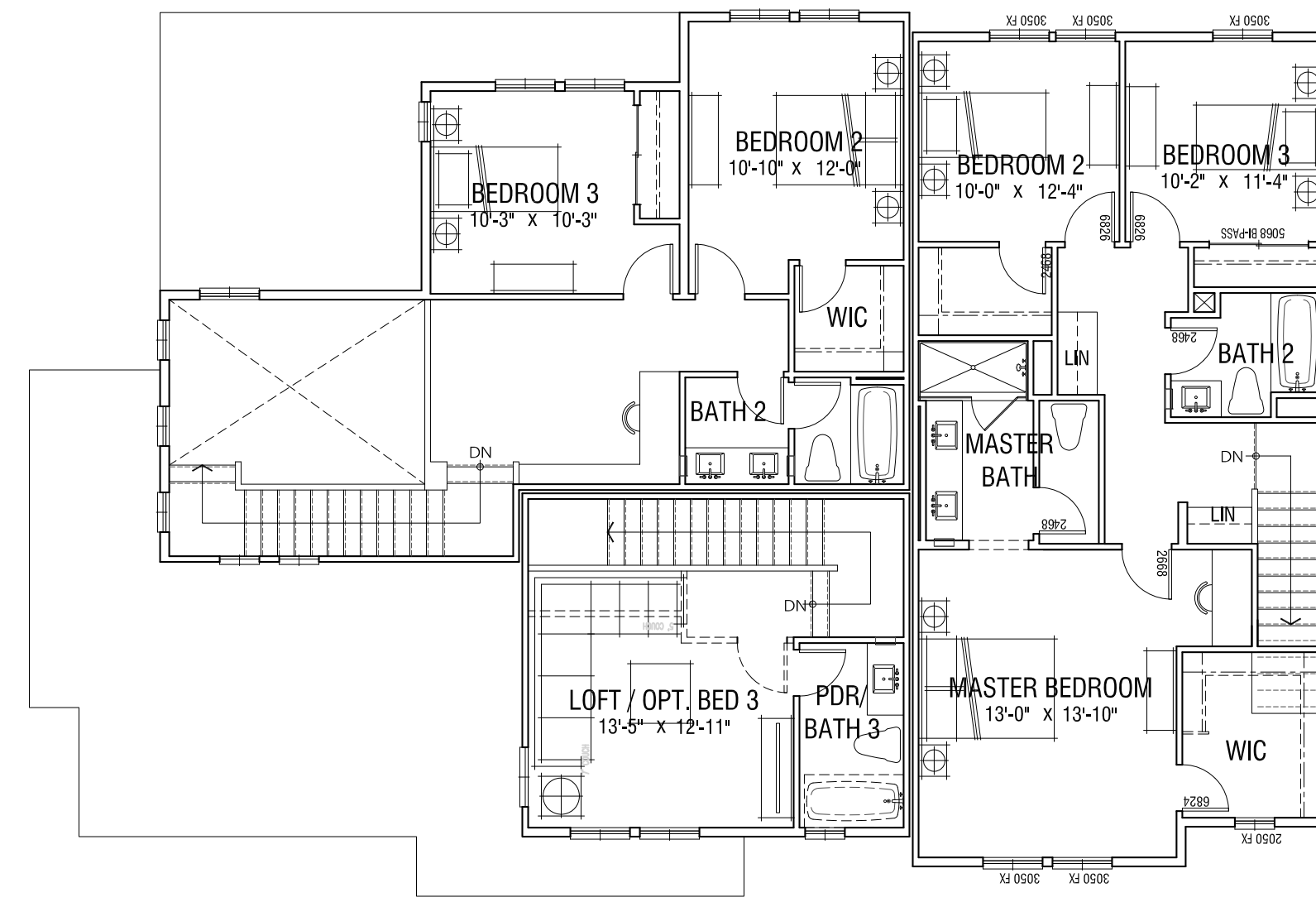
DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21

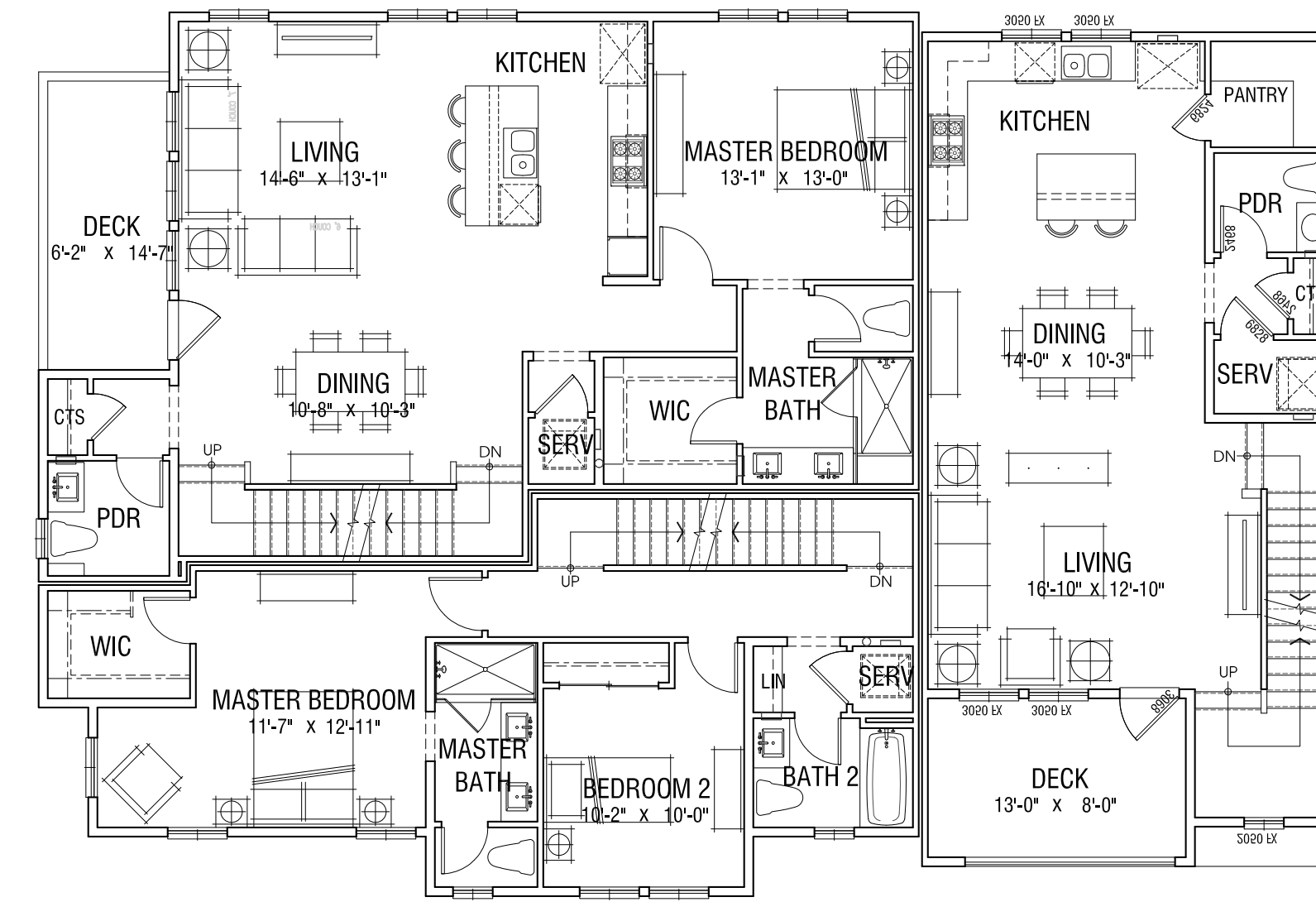
ARCHITECTS . PLANNERS . DESIGNERS



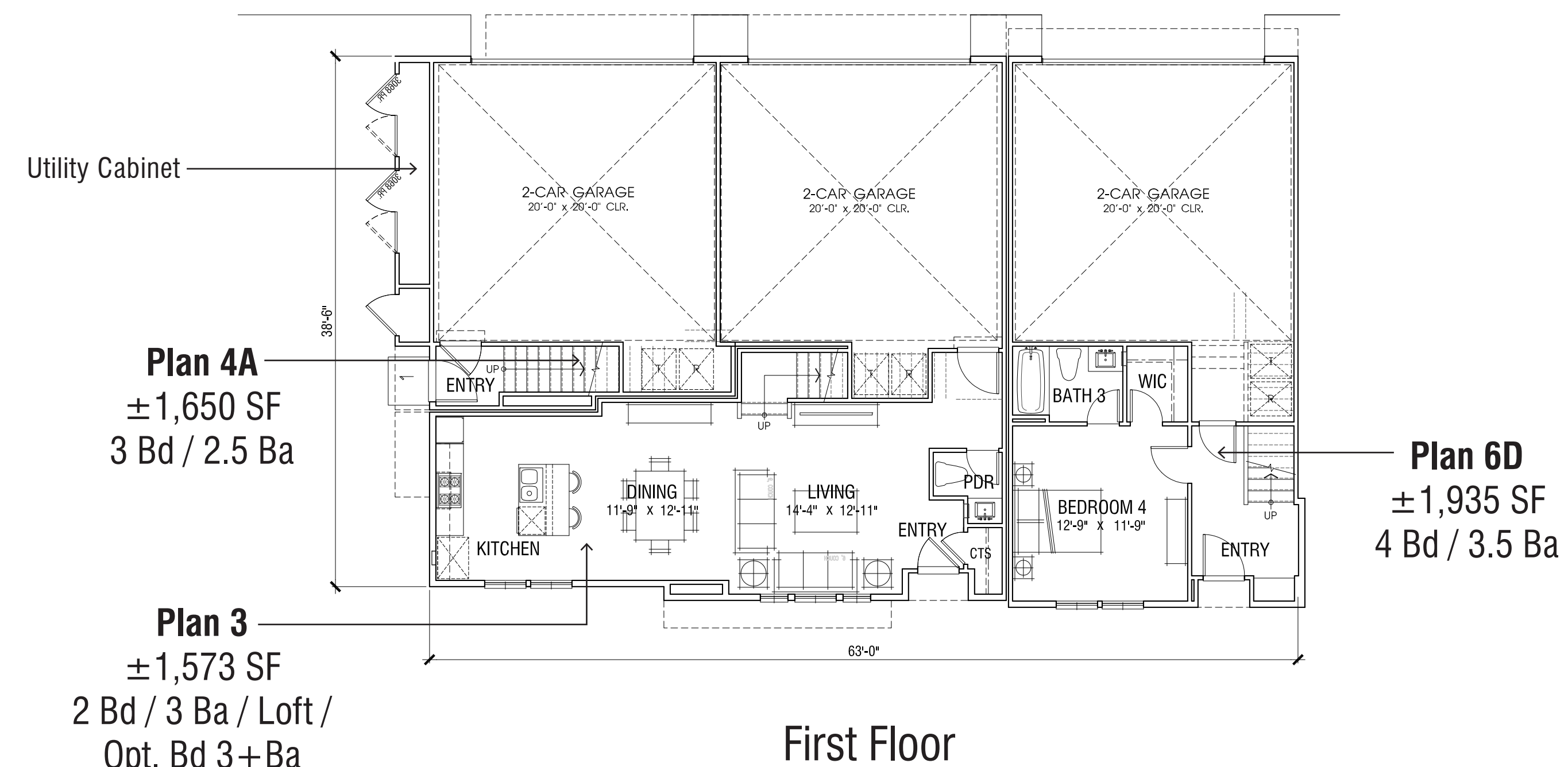
ORANGE COUNTY . LOS ANGELES . BAY AREA



Third Floor



Second Floor



First Floor

OCCUPANCY: R2
 CONSTRUCTION TYPE: VB
 SPRINKLER SYSTEM: Full 13

NOTE:
 1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 2. FLOOR PLANS WILL NEED FURTHER REFINEMENTS TO REFLECT ELEVATION DESIGN

3 PLEX ATTACHED HOMES | Conceptual Floor Plans

943 E. BARHAM DR.
 SAN MARCOS, CA





Right



Rear



Left



Note: Artist's conception; colors, materials and application may vary.

Finish Grade Varies Per Civil

Front

Color Scheme 3 Shown, Refer to Sheet CM-2

BUILDING MATERIAL

- Roof: "S" Tile
- Exterior: Stucco Finish, Fiber Cement Siding, Masonry
- Accent Windows: Stucco over Foam Trim with Accent Color
- Deck Accents: Fiber Cement Railing
- Window & Door Trim: Vinyl
- Accents: Decorative Tiles
- Entry Door: Decorative Front Entry Door
- Garage Door: Sectional Garage Doors

3 PLEX ATTACHED HOMES | Conceptual Elevations

943 E. BARHAM DR.

SAN MARCOS, CA

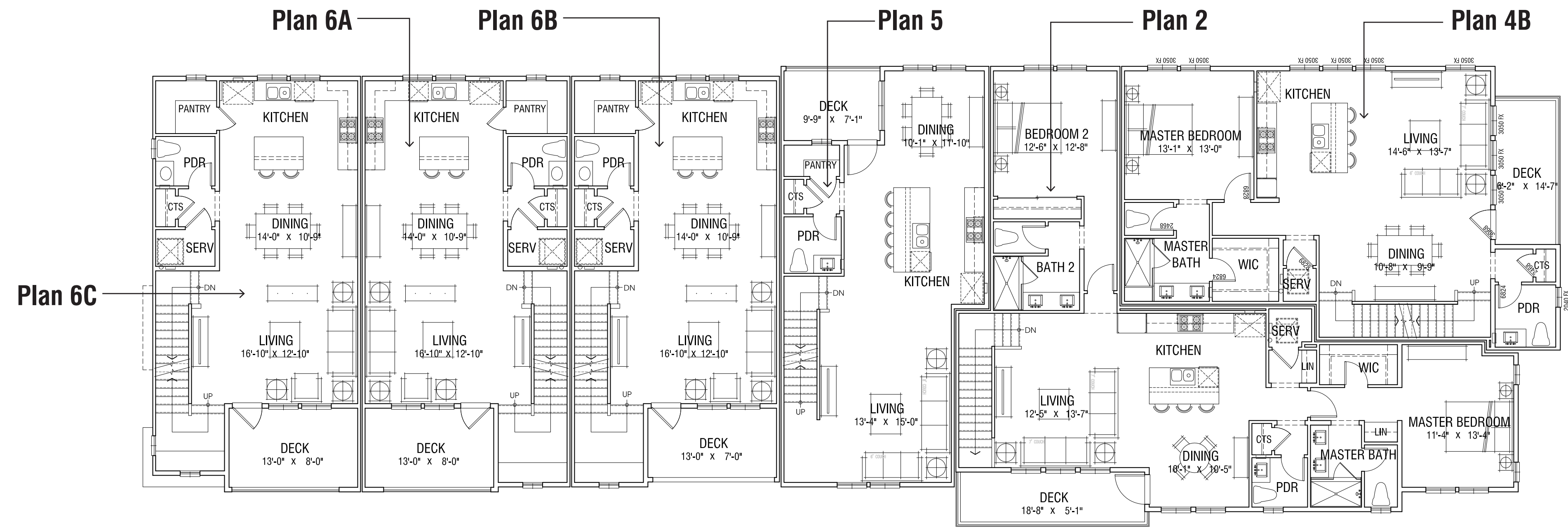


0 4 8 16 A-2

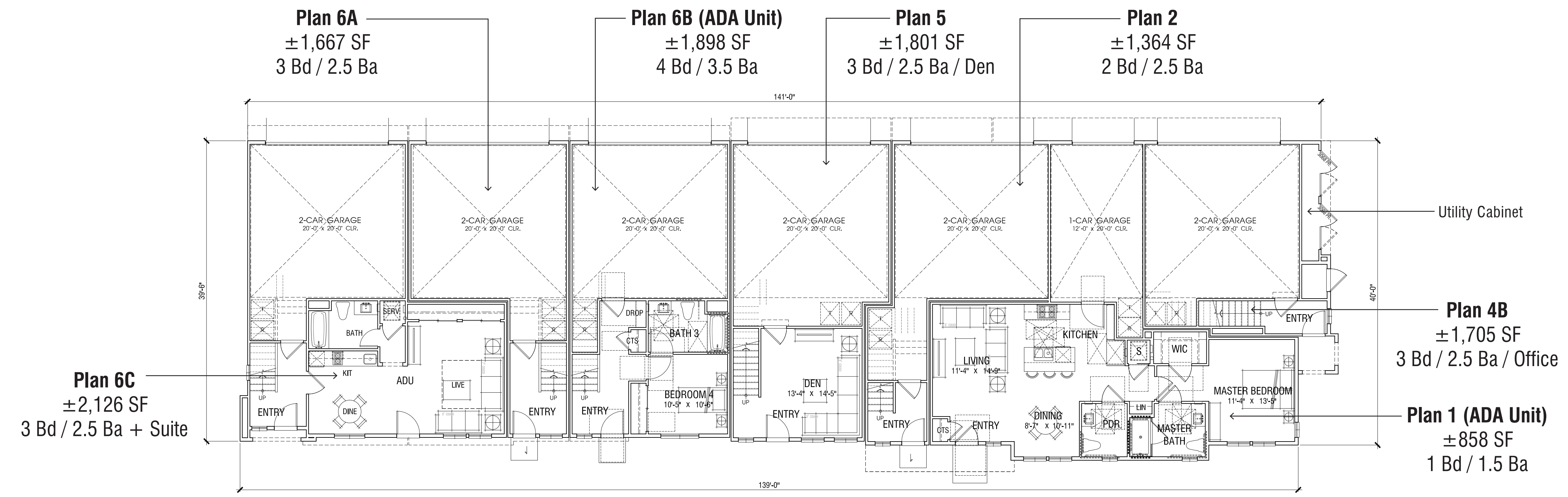
DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





Second Floor



First Floor

OCCUPANCY: R2
 CONSTRUCTION TYPE: VB
 SPRINKLER SYSTEM: Full 13

NOTE:
 1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 2. FLOOR PLANS WILL NEED FURTHER REFINEMENTS TO REFLECT ELEVATION DESIGN

7 PLEX ATTACHED HOMES | Conceptual Floor Plans

943 E. BARHAM DR.

SAN MARCOS, CA

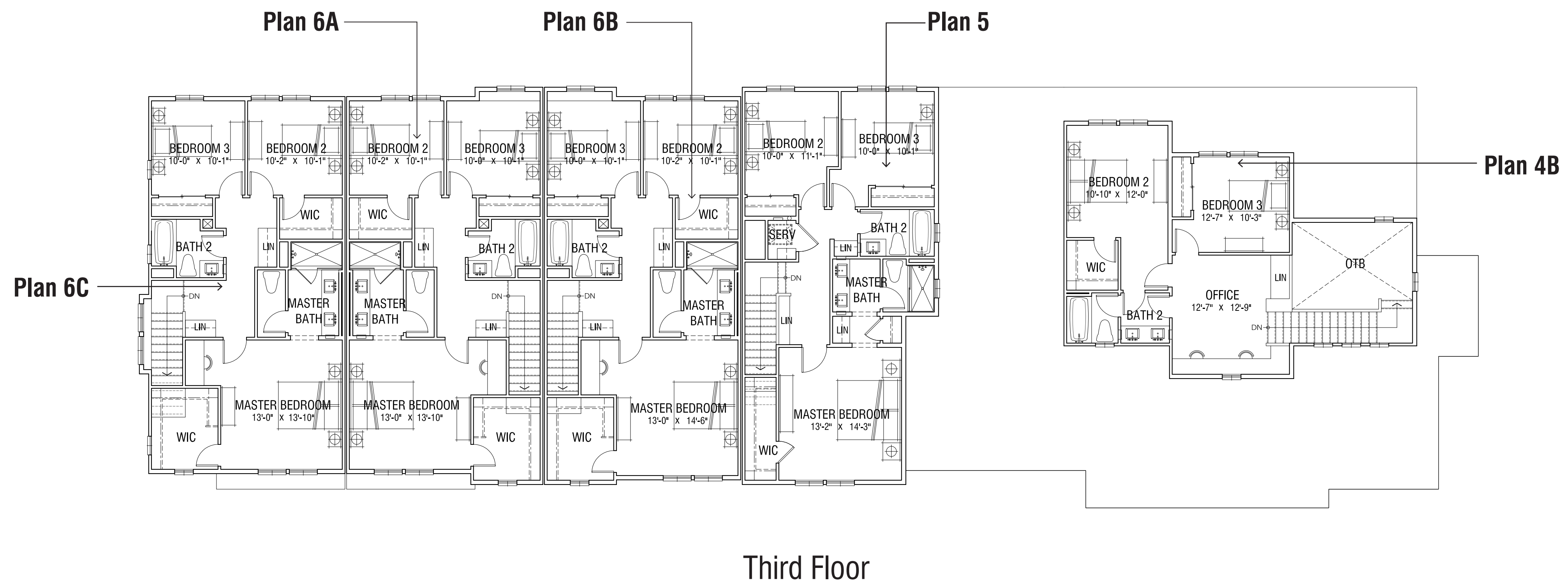


A-3
 0 4 8 16

DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





7 PLEX ATTACHED HOMES | Conceptual Floor Plans

943 E. BARHAM DR.

SAN MARCOS, CA



A-4
0 4 8 16

DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





Right



Rear



Alternate utility cabinet at interior buildings

Left



Note: Artist's conception; colors, materials and application may vary.

Front

Color Scheme 2 Shown, Refer to Sheet CM-1

BUILDING MATERIAL

- Roof: "S" Tile
- Exterior: Stucco Finish, Fiber Cement Siding, Masonry
- Accent Windows: Stucco over Foam Trim with Accent Color
- Deck Accents: Fiber Cement Railing
- Window & Door Trim: Vinyl
- Accents: Decorative Tiles
- Entry Door: Decorative Front Entry Door
- Garage Door: Sectional Garage Doors

7 PLEX ATTACHED HOMES | Conceptual Elevations

943 E. BARHAM DR.

SAN MARCOS, CA



0 4 8 16
A-5

DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





Right



Rear



Left
Alternate Elevation Facing Barham Dr.



Note: Artist's conception; colors, materials and application may vary.

Front
Color Scheme 1 Shown, Refer to Sheet CM-1

7 PLEX ATTACHED HOMES | Conceptual Elevations (Alternate)

943 E. BARHAM DR.

SAN MARCOS, CA

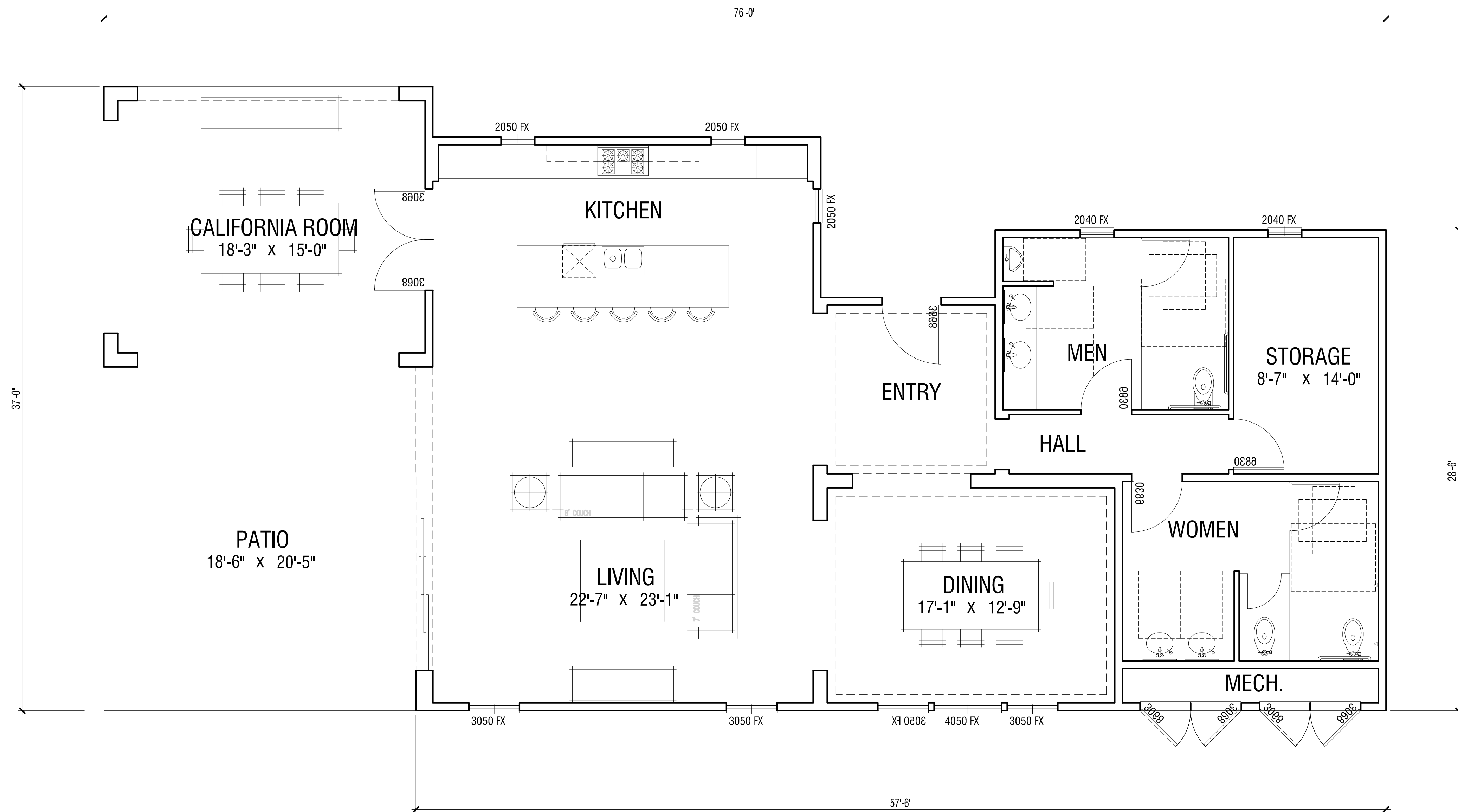


A-5.1
0 4 8 16

DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





OCCUPANCY: A
 CONSTRUCTION TYPE: VB
 SPRINKLER SYSTEM: Full 13

NOTE:
 1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 2. FLOOR PLANS WILL NEED FURTHER REFINEMENTS TO REFLECT ELEVATION DESIGN

±1,680 SF

RECREATION BUILDING | Conceptual Floor Plan

943 E. BARHAM DR.

SAN MARCOS, CA



0 2 4 8 A-6

DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





Right



Rear



Left



Front

Color Scheme 4 Shown, Refer to Sheet CM-2

Note: Artist's conception; colors, materials and application may vary.

BUILDING MATERIAL

- Roof: "S" Tile
- Exterior: Stucco Finish, Fiber Cement Siding, Masonry
- Accent Windows: Stucco over Foam Trim with Accent Color
- Deck Accents: Fiber Cement Railing
- Window & Door Trim: Vinyl
- Accents: Decorative Tiles
- Entry Door: Decorative Front Entry Door
- Garage Door: Sectional Garage Doors

RECREATION BUILDING | Conceptual Elevations

943 E. BARHAM DR.

SAN MARCOS, CA

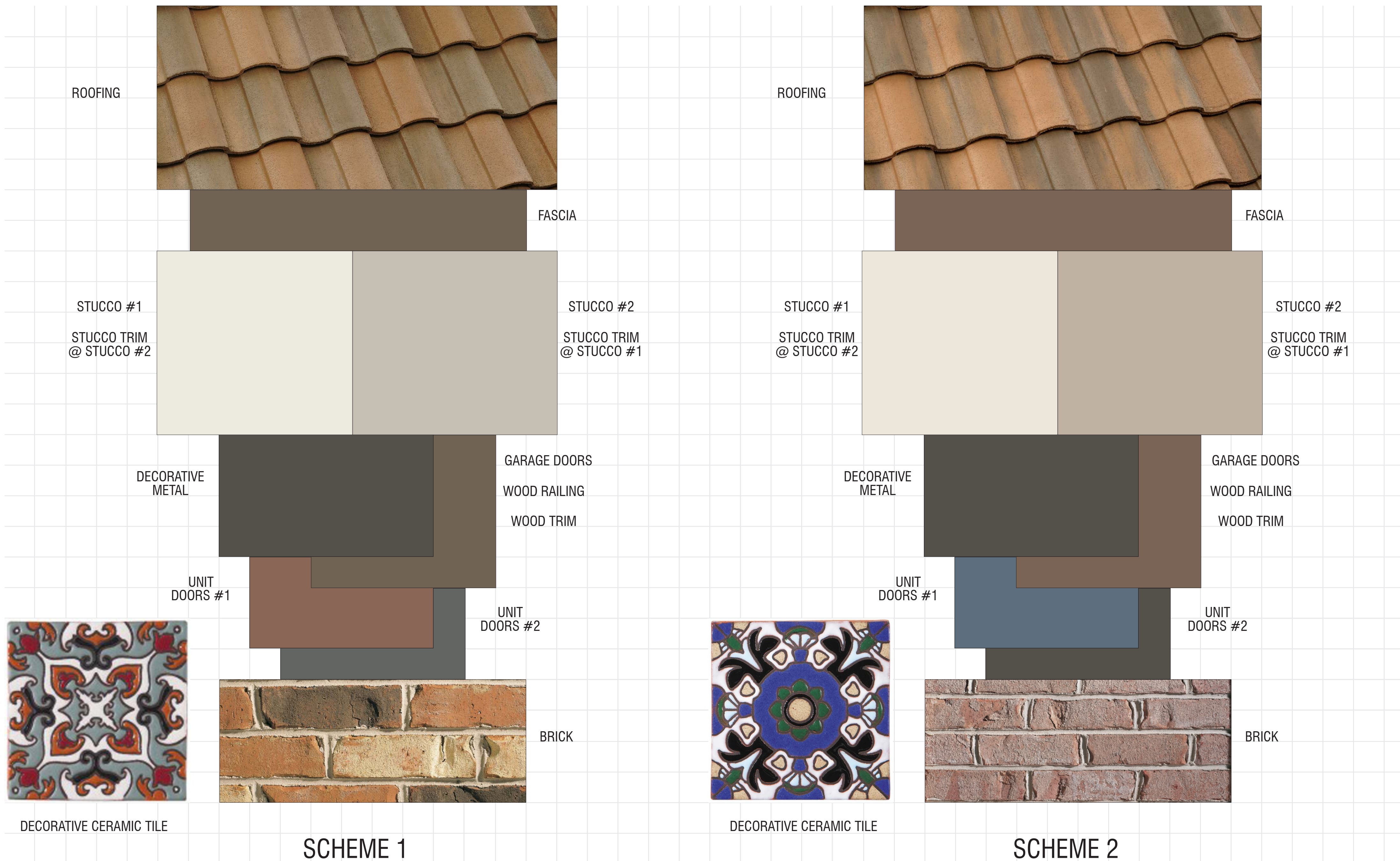


0 4 8 16
A-7

DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





SCHEME 1

SCHEME 2

Preliminary Exterior Color & Materials

SCHEME 1

TRIPLEX & 7-PLEX ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3605 San Benito Blend Ref: .20 Emi: .92 A.SRI: 21 CRRC: 0918-0031	Eagle
Metal Bird Stop @ 'S' Tile (factory finish)	Black	Eagle
Vinyl Windows (factory finish)	TBD	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Brick (standard raked joints)	Smithsonian	Boral
Mortar @ Brick	TBD	Orco
Stucco #1 (16/20 sand finish)	TBD (Match to Sherwin Williams SW 7008 Alabaster)	Omega
Stucco #2 (16/20 sand finish)	TBD (Match to Sherwin Williams SW 1015 Skyline Steel)	Omega
Trim Color #1 (applied to): Barge Boards Braces Corbels Eaves Fascia Garage Doors Posts Wood Railing	SW 7040 Smokehouse	Sherwin Williams
Trim Color #2 (applied to): Stucco Trim @ Stucco #1	SW 1015 Skyline Steel	Sherwin Williams
Trim Color #3 (applied to): Stucco Trim @ Stucco #2	SW 7008 Alabaster	Sherwin Williams
Accent Color #1 (applied to): Unit Doors	SW 6061 Tanbark	Sherwin Williams
Accent Color #2 (applied to): Unit Doors	SW 7068 Grizzle Gray	Sherwin Williams
Decorative Metal	SW 7048 Urbane Bronze	Sherwin Williams
Decorative Ceramic Tile	SD 110-a	Arto
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Justin Martinez (949) 250-0607.

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Preliminary Exterior Color & Materials

SCHEME 2

TRIPLEX & 7-PLEX ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3646 Sunset Blend Ref: .16 Emi: .94 A.SRI: 17 CRRC: 0918-0042	Eagle
Metal Bird Stop @ 'S' Tile (factory finish)	Black	Eagle
Vinyl Windows (factory finish)	TBD	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Brick (standard raked joints)	Laredo	Boral
Mortar @ Brick	TBD	Orco
Stucco #1 (16/20 sand finish)	TBD (Match to Sherwin Williams SW 7008 Alabaster)	Omega
Stucco #2 (16/20 sand finish)	TBD (Match to Sherwin Williams SW 7037 Balanced Beige)	Omega
Trim Color #1 (applied to): Barge Boards Braces Corbels Eaves Fascia Garage Doors Posts Wood Railing	SW 6082 Cobble Brown	Sherwin Williams
Trim Color #2 (applied to): Stucco Trim @ Stucco #1	SW 7037 Balanced Beige	Sherwin Williams
Trim Color #3 (applied to): Stucco Trim @ Stucco #2	SW 7008 Alabaster	Sherwin Williams
Accent Color #1 (applied to): Unit Doors	SW 6243 Distance	Sherwin Williams
Accent Color #2 (applied to): Decorative Metal Unit Doors	SW 7048 Urbane Bronze	Sherwin Williams
Decorative Ceramic Tile	SD 108-a	Arto
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Justin Martinez (949) 250-0607.

© 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Conceptual Color and Materials

943 E. BARHAM DR.

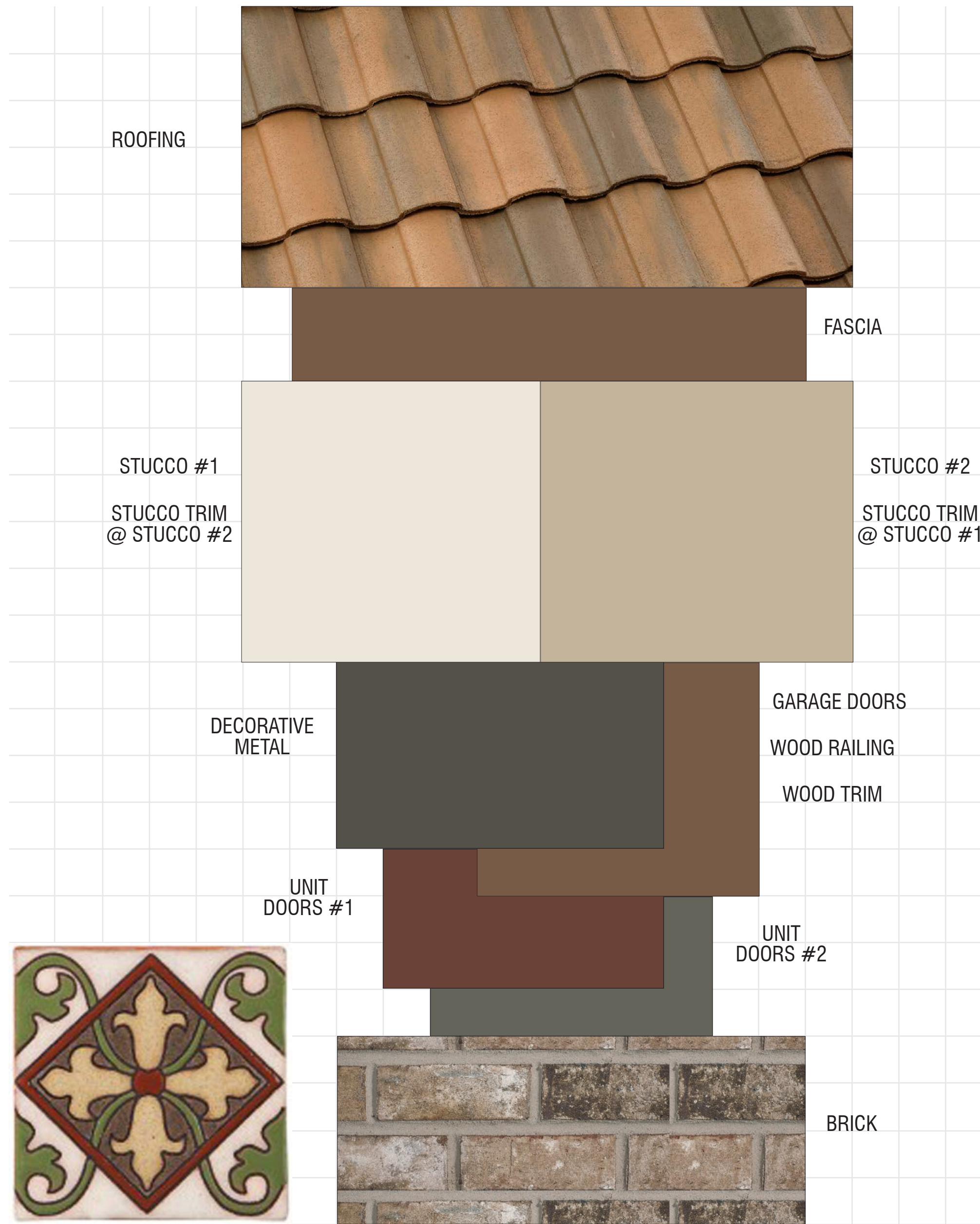
SAN MARCOS, CA



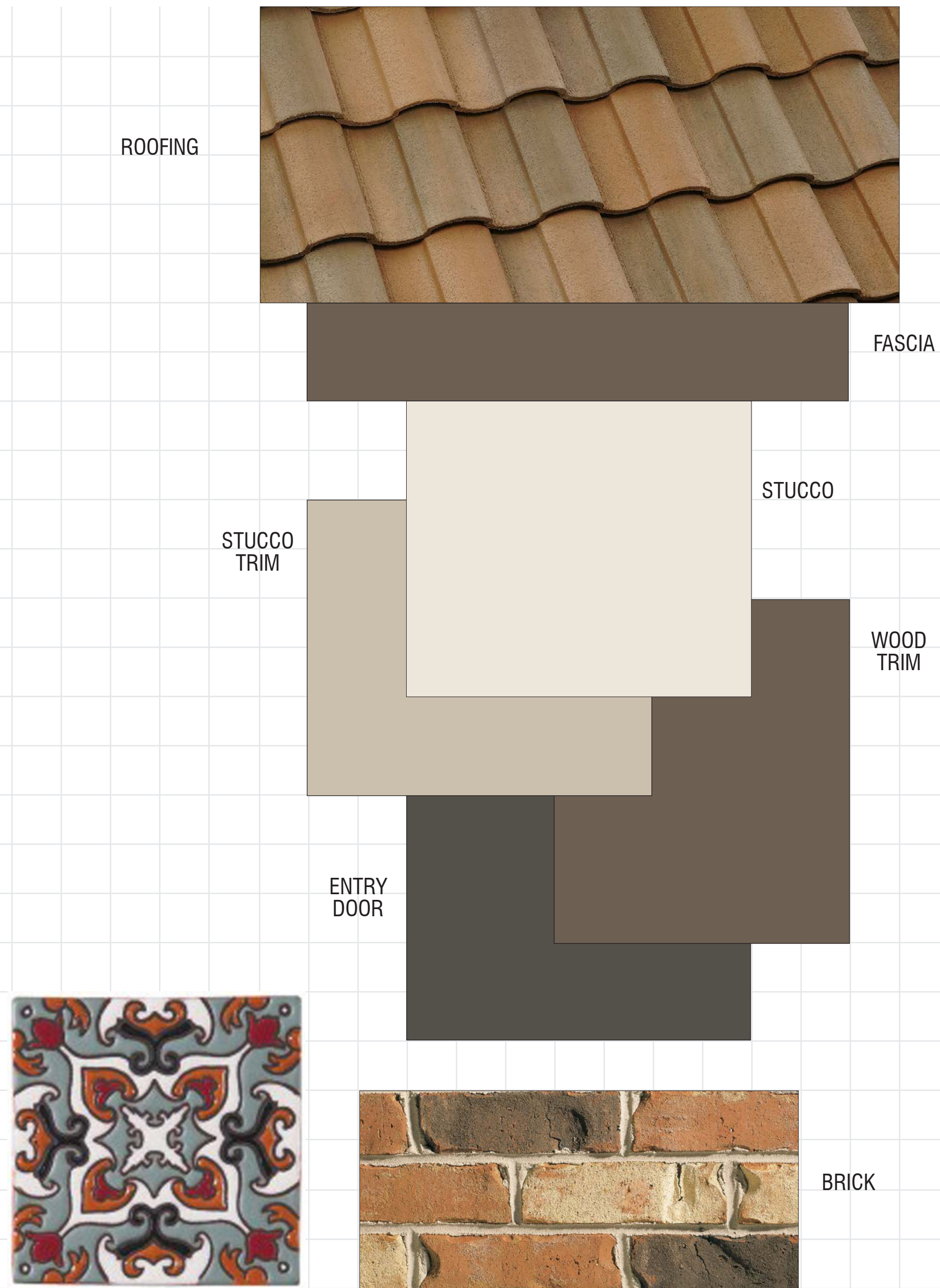
DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





SCHEME 3



SCHEME 4 (REC CENTER ONLY)

Preliminary Exterior Color & Materials

SCHEME 3

TRIPLEX & 7-PLEX ELEVATIONS ONLY

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3645 Sunrise Blend Ref. :18 Emi: .93 A.SRI: 22 CRRC: 0918-0030	Eagle
Metal Bird Stop @ 'S' Tile (factory finish)	Black	Eagle
Vinyl Windows (factory finish)	TBD	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Brick (standard raked joints)	Ortega	Boral
Mortar @ Brick	TBD	Orco
Stucco #1 (16/20 sand finish)	TBD (Match to Sherwin Williams SW 7101 Futon)	Omega
Stucco #2 (16/20 sand finish)	TBD (Match to Sherwin Williams SW 7528 Windsor Greige)	Omega
Trim Color #1 (applied to): Barge Boards Braces Corbels Eaves Fascia Garage Doors Posts Wood Railing	SW 6089 Grounded	Sherwin Williams
Trim Color #2 (applied to): Stucco Trim @ Stucco #1	SW 7528 Windsor Greige	Sherwin Williams
Trim Color #3 (applied to): Stucco Trim @ Stucco #2	SW 7101 Futon	Sherwin Williams
Accent Color #1 (applied to): Unit Doors	SW 2837 Aurora Brown	Sherwin Williams
Accent Color #2 (applied to): Unit Doors	SW 6202 Cast Iron	Sherwin Williams
Decorative Metal	SW 7048 Urbane Bronze	Sherwin Williams
Decorative Ceramic Tile	SR 302 - a	Arto
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez (949) 250-9607. © 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

Preliminary Exterior Color & Materials

SCHEME 4

RECREATION CENTER ONLY

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	3605 San Benito Blend Ref. :20 Emi: .92 A.SRI: 21 CRRC: 0918-0031	Eagle
Metal Bird Stop @ 'S' Tile (factory finish)	Black	Eagle
Vinyl Windows (factory finish)	TBD	TBD
Gutters & Downspouts (factory finish)	TBD	TBD
Brick (standard raked joints)	Smithsonian	Boral
Mortar @ Brick	TBD	Orco
Stucco (16/20 sand finish)	TBD (Match to Sherwin Williams SW 7101 Futon)	Omega
Trim Color #1 (applied to): Corbels Eaves Fascia	SW 7515 Homestead Brown	Sherwin Williams
Trim Color #2 (applied to): Stucco Trim	SW 7547 Sandbar	Sherwin Williams
Accent Color (applied to): Entry Door	SW 7048 Urbane Bronze	
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact: Judith Martinez (949) 250-9607. © 2020 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.



Conceptual Color and Materials
 943 E. BARHAM DR.
 SAN MARCOS, CA



DESIGN REVIEW SUBMITTAL

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. | 2019328 | 09-23-21





DESIGN INTENT STATEMENT

THE LANDSCAPE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE PLANT MATERIAL THAT ACCENTS AND FRAMES THE ARCHITECTURE AND ENHANCES THE PEDESTRIAN SCALE OF THE PROJECT. STREET TREES ARE CONSISTENT WITH SURROUNDING AREAS AND WILL BE USED TO PROVIDE CONTINUITY THROUGHOUT THE ADJACENT COMMUNITY. THE PLANT MATERIALS THAT HAVE BEEN SELECTED WERE DONE SO FOR THEIR LOW WATER USE QUALITIES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE DESIGNED IN COMPLIANCE WITH THE CITY OF SAN MARCOS WATER EFFICIENT LANDSCAPE ORDINANCE, IT WILL USE A RAIN SENSING CONTROLLER AND BE ADJUSTABLE SO AS NOT TO WASTE WATER THROUGH RUNOFF OR OVERSPRAY.

PLANTING NOTES

- NOTES:
- NO STRUCTURES OR LANDSCAPING THAT WOULD INHIBIT VEHICULAR ACCESS SHALL BE INSTALLED IN OR OVER ANY SEWER ACCESS EASEMENT.
 - SHRUBS TO BE PLANTED AT EXISTING TRANSFORMERS IN FORM OF SCREEN

MULCH
ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A DEPTH OF 4 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

NOTE:
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IRRIGATION - AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE INTENDED IRRIGATION SYSTEM WILL BE A DRIP SYSTEM.

ALL ON-SITE LANDSCAPE SHALL BE MAINTAINED BY THE PROJECT HOA. THE EXISTING RIGHT OF WAY PLANTING AND IRRIGATION ALONG BARHAM DR SHALL BE MAINTAINED BY THE CITY CFD.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN MARCOS LANDSCAPE REGULATIONS, LANDSCAPE STANDARDS AND WATER EFFICIENT LANDSCAPE ORDINANCE; THE CORE SUB-AREA DESIGN MANUAL; AND ALL OTHER STATE STANDARDS.

- PROPERTY LINE
- MINIMUM TREE SEPARATION DISTANCE**
- TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAY (ENTRIES) - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

ADDITIONAL NOTES

1. LANDSCAPE PLANS SHALL BE DESIGNED TO COMPLY WITH THE CITY OF SAN MARCOS WATER EFFICIENCY LANDSCAPE ORDINANCE (WELCO) CHAPTER 20.330
2. TOTAL S.F. OF PROPOSED LANDSCAPE AREA: 129,581 S.F.

COMPLIANCE STATEMENT

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

SIGNATURE: *[Signature]* DATE: 4/28/21

REGISTRATION NO. 3503 EXP. 02-2023

SHEET INDEX:

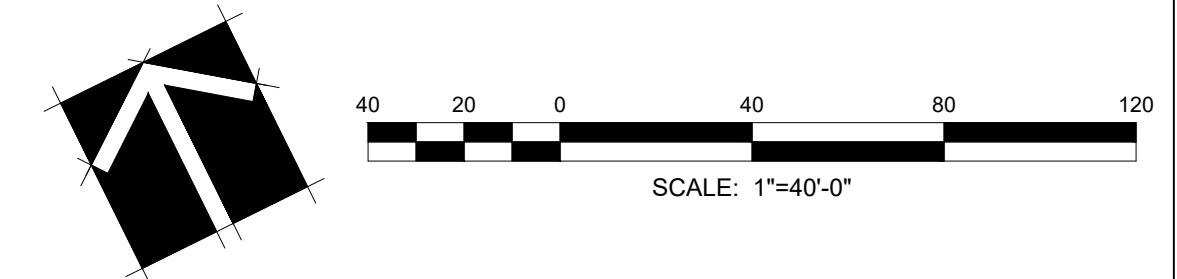
LANDSCAPE CONCEPT PLAN	L-01
LANDSCAPE CONCEPTUAL ENLARGEMENTS	L-02 TO L-03
CONCEPTUAL DETAILS & PRELIMINARY WATER CALCULATIONS	L-04
CONCEPTUAL FENCE AND WALL PLAN	L-05



REVISIONS

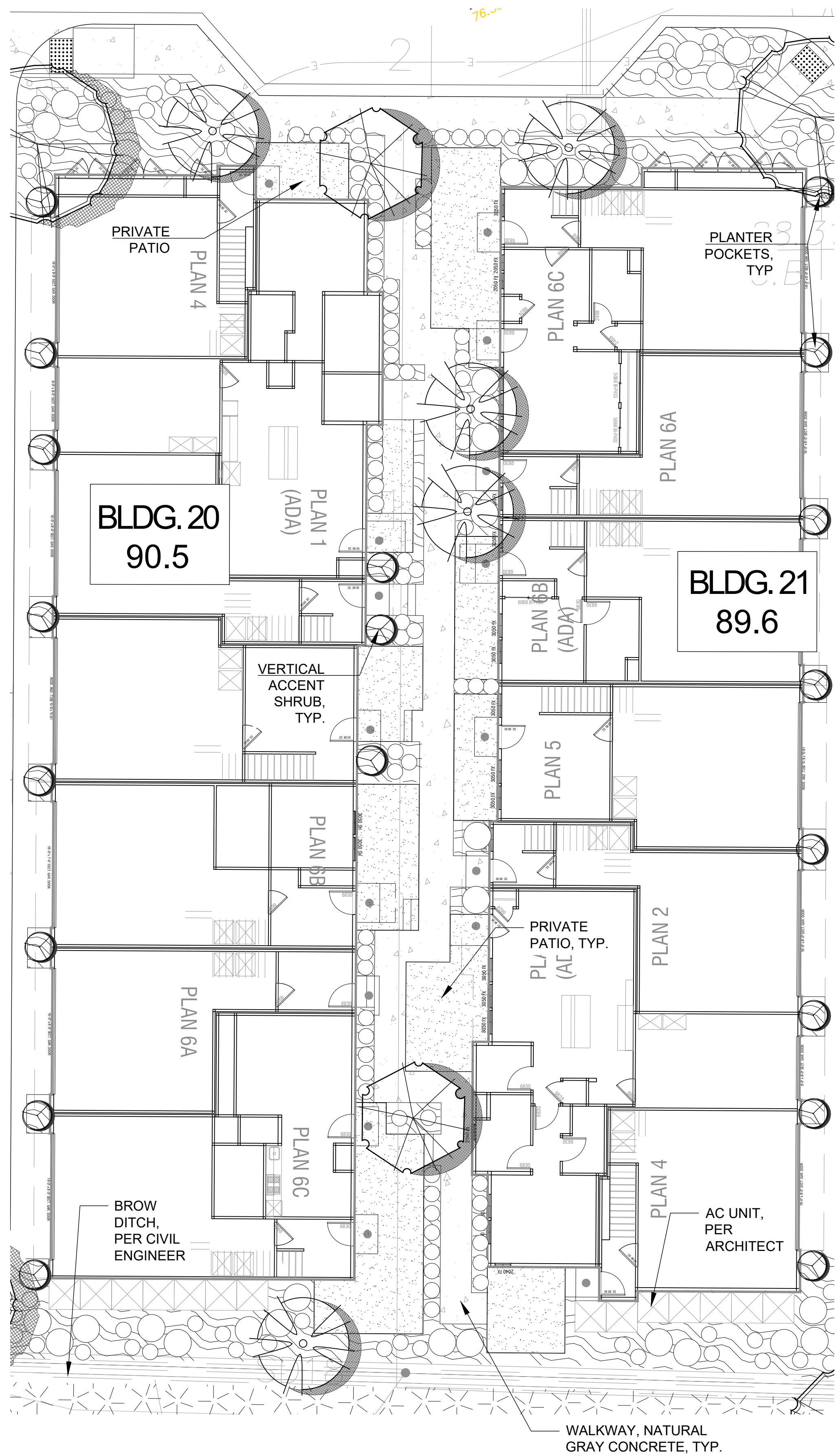
1ST SUBMITTAL	07-02-20
2ND SUBMITTAL	10-26-20
3RD SUBMITTAL	12-31-20
4TH SUBMITTAL	04-27-21

DRAWN	JP, KB
APPROVED	JP
PLOT DATE	4/28/2021
JOB NO.	20-010
SCALE	SEE SHEET

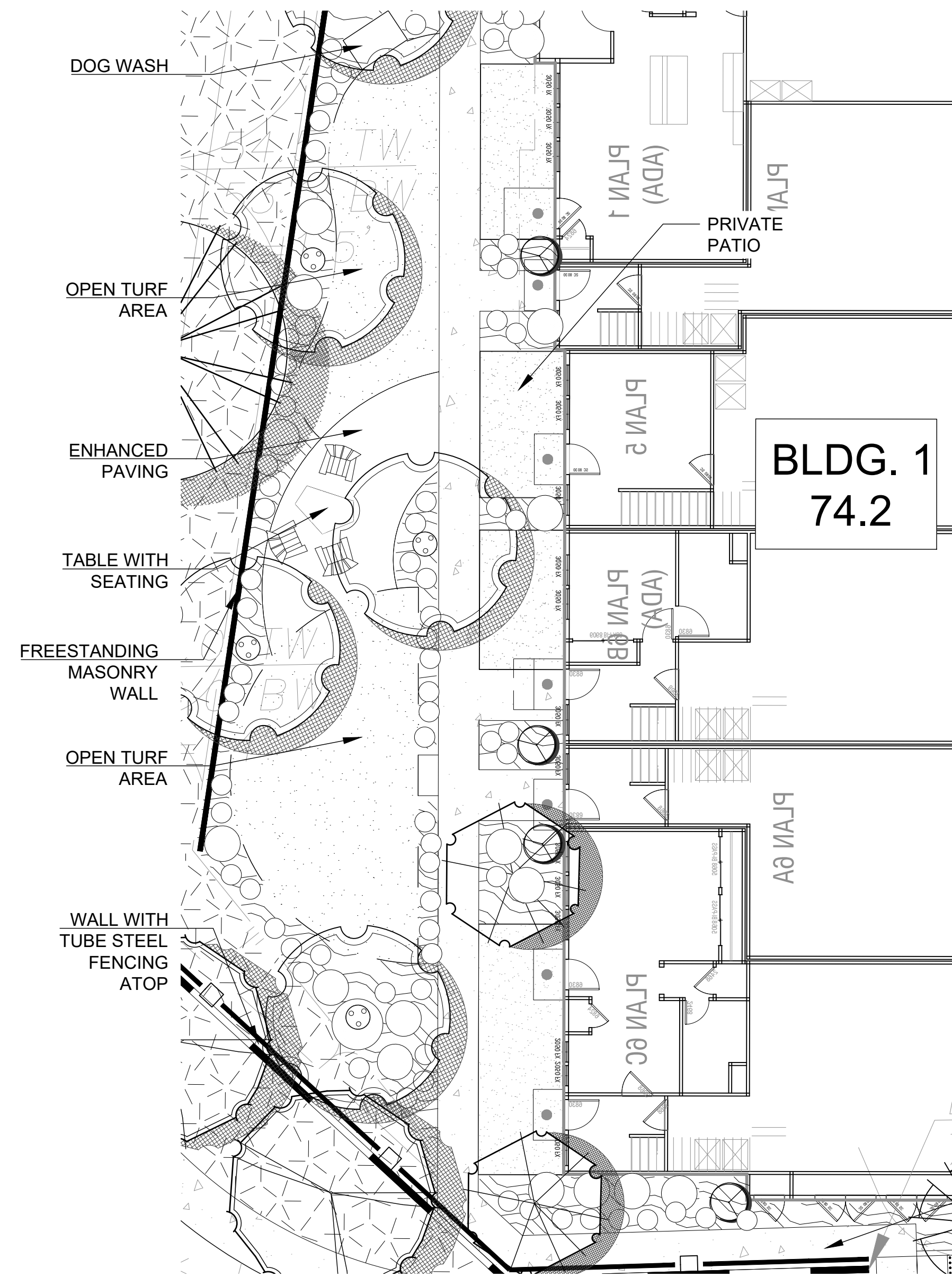


BARHAM DR. April 28, 2021

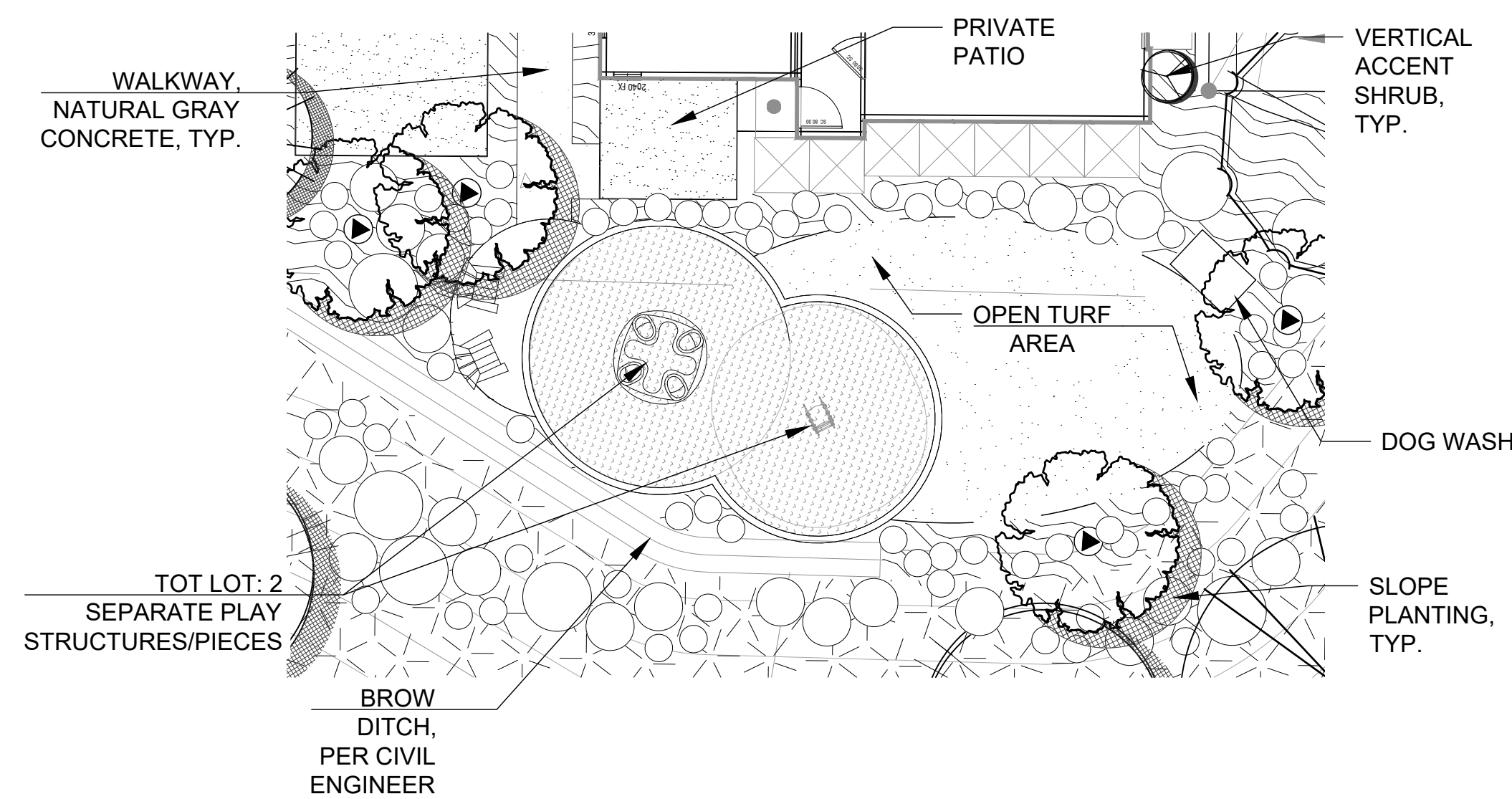
TYPICAL COURTYARD/WALKWAY LAYOUT



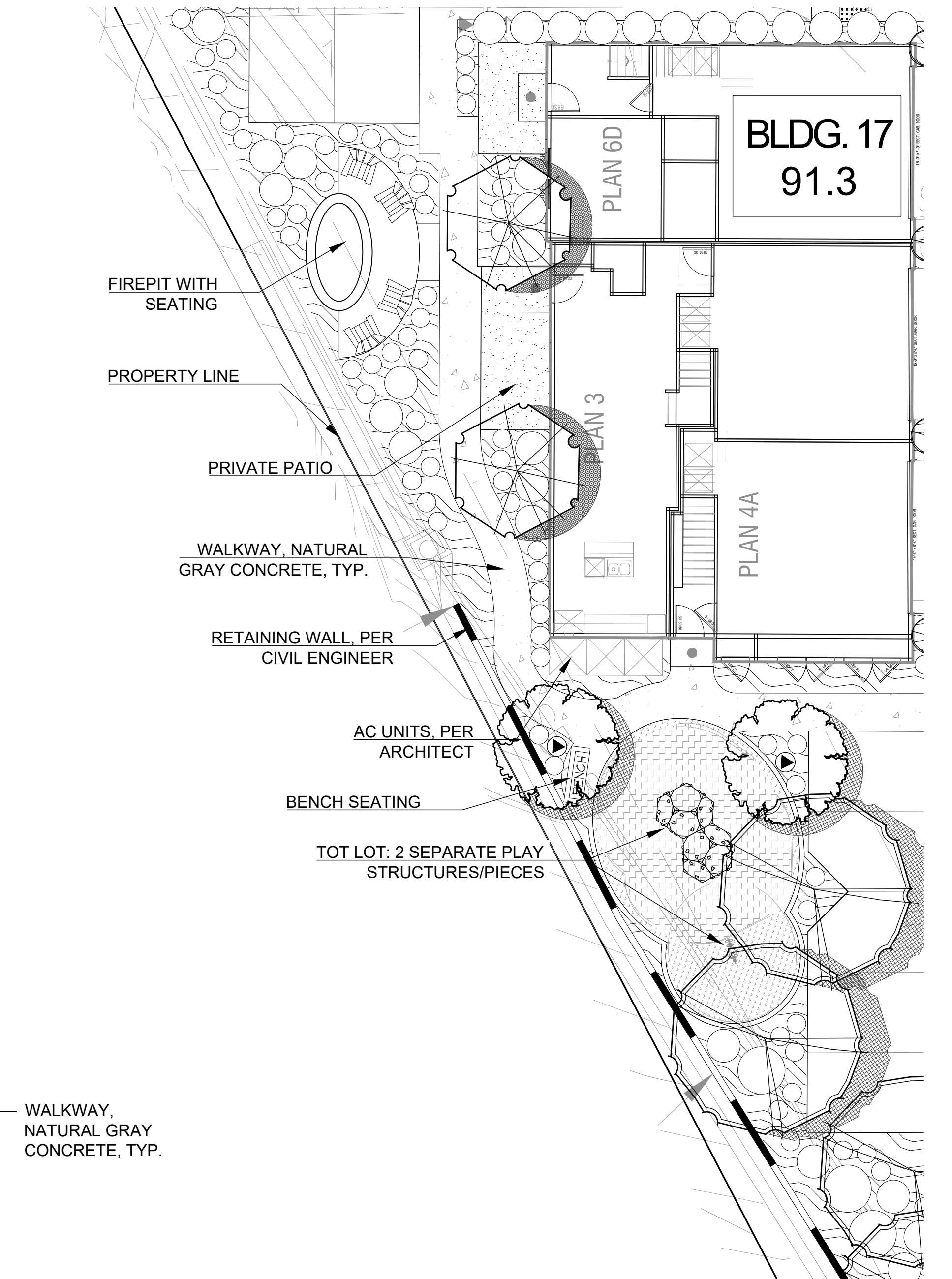
AMENITY SPACE BLDG 1



AMENITY SPACE BLDG 25



OVERLOOK AND SMALL TOT LOT AREA

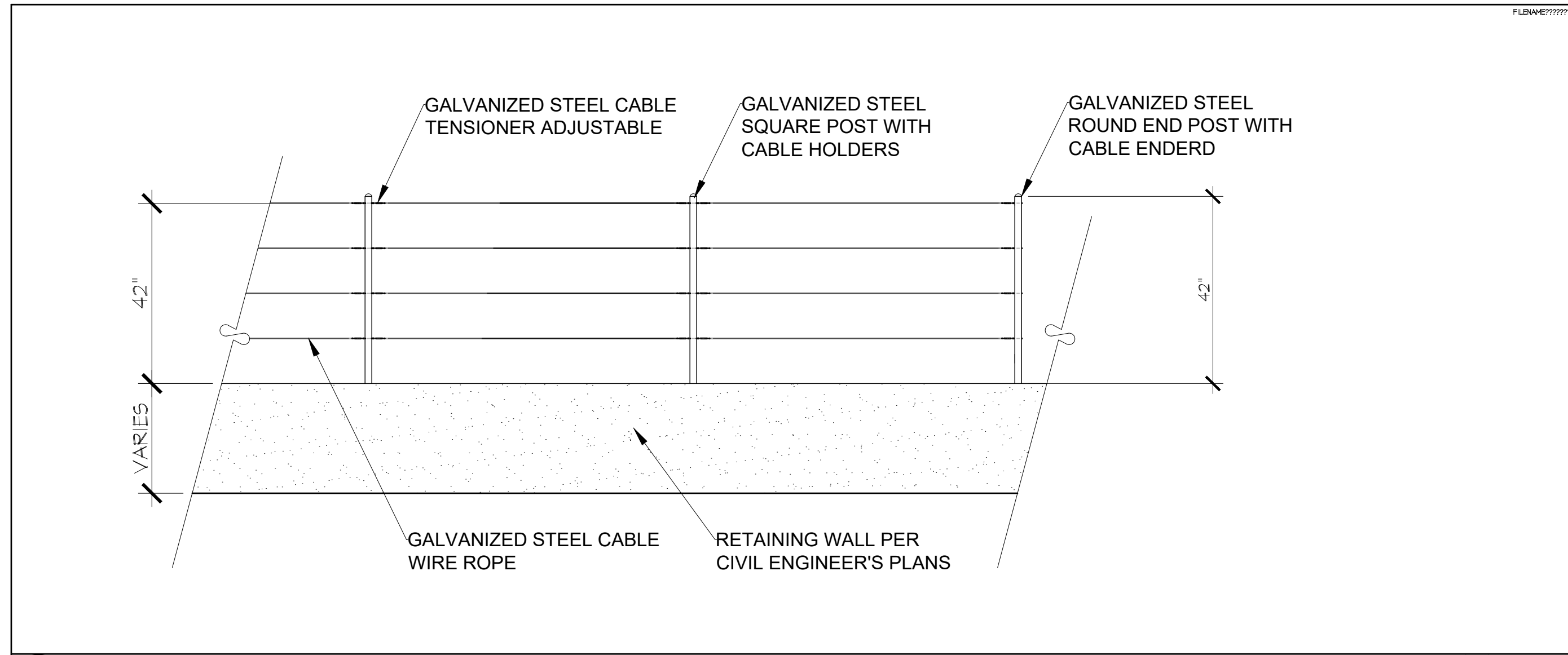


REVISIONS	
1ST SUBMITTAL	07-02-20
2ND SUBMITTAL	10-26-20
3RD SUBMITTAL	12-31-20
4TH SUBMITTAL	04-27-21

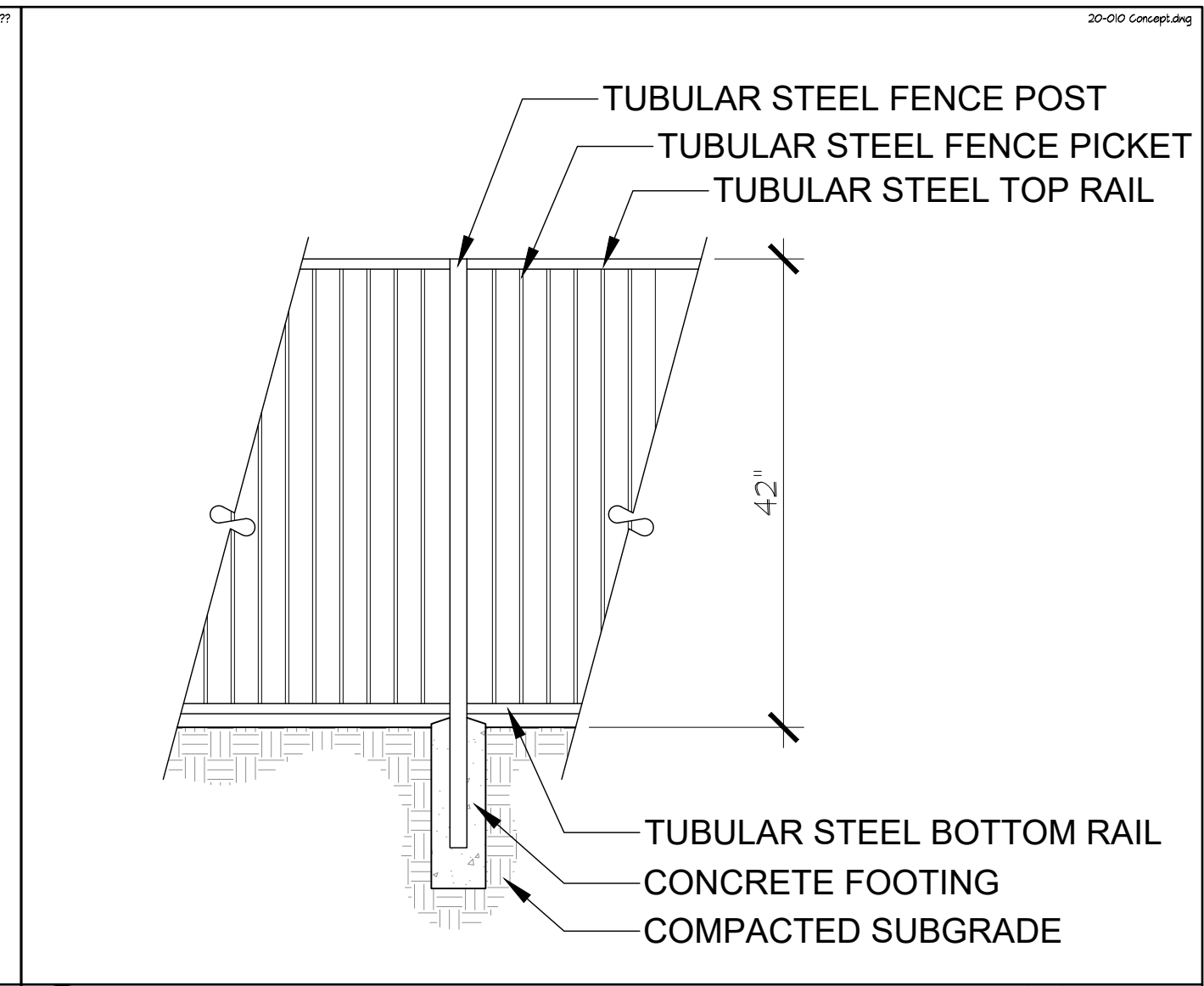
DRAWN	JP, KB
APPROVED	JP
PLOT DATE	4/28/2021
JOB NO.	20-010
SCALE	SEE SHEET

L-03

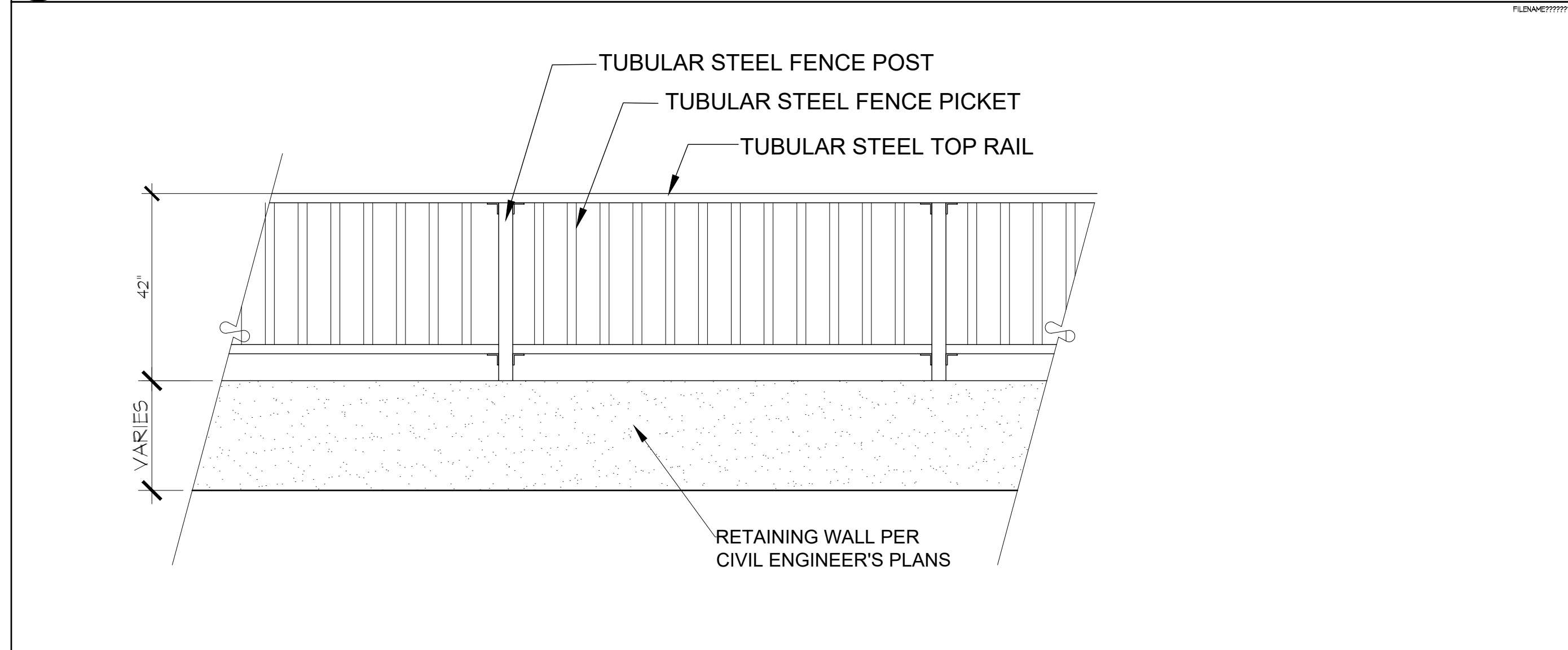




A) CABLE GUARDRAIL ATOP RETAINING WALL REVISED: 4/28/2021 N.T.S.



B) TUBULAR STEEL FENCE REVISED: 4/28/2021 N.T.S.



C) TUBE STEEL FENCE ATOP RETAINING WALL REVISED: 4/28/2021 N.T.S.

WATER EFFICIENT LANDSCAPE WORKSHEET
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) **54.2**

Hydrozone # /Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ⁴	
Regular Landscape Areas								
MOD./MIXED	.5	DRIP	.81	.62	38,117	23,632	794,035	
SLOPE	.3	ROTARY	.75	.4	81,897	32,758	1,100,668	
TURF	1.0	ROTARY	.75	1.33	2,992	3,979	133,694	
DETEN. BASIN	1.0	DRIP	.81	1.21	6,575	7,955	267,288	
					Totals	(A)	(B)	2,295,685
Special Landscape Areas								
					1			
					1			
					1			
					Totals	(C)	(D)	
						ETWU Total		2,295,685
						Maximum Allowed Water Allowance (MAWA) ⁵		2,394,923

¹Hydrozone #/Planting Description
E.g. 1.) front lawn
2.) low water use plantings
3.) medium water use planting

²Irrigation Method
overhead spray
or drip

³Irrigation Efficiency
0.75 for spray head
0.81 for drip

⁴ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

⁵MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas			
Total ETAF x Area	68,324	(B)	
Total Area	129,581	(A)	
Average ETAF	.52	B ÷ A	

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	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)



REVISIONS







1ST SUBMITTAL	07-02-20
2ND SUBMITTAL	10-26-20
3RD SUBMITTAL	12-31-20
4TH SUBMITTAL	04-27-21

DRAWN: JP, KB
APPROVED: JP
PLOT DATE: 4/28/2021
JOB NO.: 20-010
SCALE: SEE SHEET

L-04



CONCEPTUAL FENCE AND WALL LEGEND

-  42" TUBE STEEL FENCE
-  RETAINING WALL PER CIVIL ENGINEER
-  RETAINING WALL WITH CABLE RAIL ATOP
-  RETAINING WALL WITH TS FENCING ATOP
-  FREESTANDING MASONRY WALL
-  COMBO WALL (SOUND ATTENUATING)



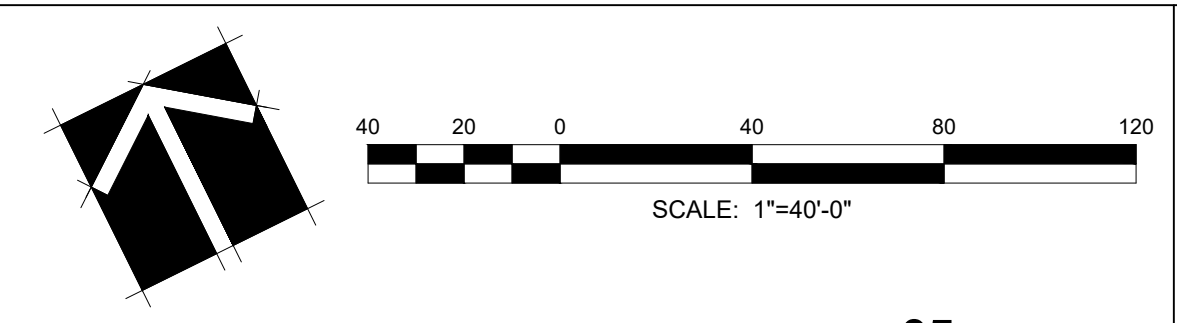
REVISIONS	
1ST SUBMITTAL	07-02-20
2ND SUBMITTAL	10-26-20
3RD SUBMITTAL	12-31-20
4TH SUBMITTAL	04-27-21

DRAWN	JP, KB
APPROVED	JP
PLOT DATE	4/28/2021
JOB NO.	20-010
SCALE	SEE SHEET

L-05

BARHAM DRIVE: SAN MARCOS, CA
HALLMARK COMMUNITIES
 740 LOMAS SANTA FE DR., SUITE 104
 SOLANA BEACH, CALIFORNIA, 92075

CONCEPTUAL FENCE AND WALL PLAN



SHEET 05 OF 05



3176 Lionhead Ave
 Suite 102
 Carlsbad, CA 92010
 gmplandscape.com
 T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

BARHAM DR. APRIL 28, 2021