



# ESCONDIDO, CA

INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
 Encinitas, CA 92024  
 (760) 944-7511

# PALOMAR HEIGHTS

APRIL 18, 2019  
 SCALE: 0 50 100 150



# CONCEPTUAL MASTER PLAN



5256 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198 [summarch.com](http://summarch.com)



**PROJECT SUMMARY**

APN	2294500600
	2294420100,200,300,400
	2294421800
SITE AREA	13.8 AC
RESIDENCES	508 UNITS
DENSITY	36.8 DU/AC
LOT COVERAGE	45%
FAR	1.3
BUILDING HEIGHT	14'6" - 60'-0"

PRODUCT:  
 (258) 4-STORY+MEZZANINE FAMILY APARTMENTS  
 (90) 4-STORY SENIOR APARTMENTS  
 (71) 3-STORY ROWHOMES  
 (89) 3-STORY VILLAS  
 RECREATION BUILDING  
 POOL BUILDING  
 14,000 SF COMMERCIAL SPACE

**PROJECT AREAS**

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	2,520 SF
COMMERCIAL	14,000 SF

**PRODUCT MIX**

<b>FAMILY APARTMENTS (4-STORY + MEZZ)</b>			
129	PLAN 1	1BD/1BA	650 SF
107	PLAN 2	2BD/2BA	1270 SF
22	PLAN 3	3BD/2BA	1600 SF
<b>258 TOTAL</b>			
<b>SENIOR APARTMENTS (4-STORY)</b>			
70	PLAN 1	1BD/1BA	600 SF
20	PLAN 2	2BD/1BA	800 SF
<b>90 TOTAL</b>			
<b>ROWHOMES (3-STORY)</b>			
22	PLAN 1	3BD/2.5BA	1,415 SF
22	PLAN 2	2BD/2.5 BA	1,495 SF
11	PLAN 3	3BD/3BA	1,795 SF
16	PLAN 4	3BD/3BA	1,875 SF
<b>71 TOTAL</b>			
<b>VILLAS (3-STORY)</b>			
54	PLAN 1	2BD/2BA	1,104 SF
18	PLAN 2	3BD/2.5BA	1,405 SF
17	PLAN 3	3BD/3BA	1,646 SF
<b>89 TOTAL</b>			

**PARKING REQUIRED**

<b>MULTI-DWELLING</b>	
131 1BD X 1.5 =	196.5
181 2BD X 1.75 =	316.75
106 3BD X 2 =	212
418 X .25 =	104.5
<b>SUBTOTAL</b>	<b>829.75 SPACES</b>
<b>SENIOR</b>	
70 1BD X .75 =	52.5
20 2BD X 1.5 =	30
<b>SUBTOTAL</b>	<b>82.5 SPACES</b>
<b>TOTAL REQUIRED</b>	<b>912.25 SPACES</b>

**PARKING PROVIDED**

<b>FAMILY APARTMENTS</b>	
OPEN	164 SPACES
GARAGE	258 SPACES
<b>SUBTOTAL</b>	<b>422 SPACES (1.64 SP/DU)</b>
<b>SENIOR APARTMENTS</b>	
OPEN	10 SPACES
GARAGE	67 SPACES
<b>SUBTOTAL</b>	<b>77 SPACES (.85 SP/DU)</b>
<b>ROWHOMES</b>	
OPEN	18 SPACES
GARAGE	142 SPACES
<b>SUBTOTAL</b>	<b>160 SPACES (2.25 SP/DU)</b>
<b>VILLAS</b>	
OPEN	222 SPACES
GARAGE	178 SPACES
<b>SUBTOTAL</b>	<b>200 SPACES (2.25 SP/DU)</b>
<b>TOTAL PARKING PROVIDED</b>	
OPEN	214 SPACES
GARAGE	645 SPACES
STREET	32 SPACES
<b>TOTAL</b>	<b>891 SPACES</b>

**OPEN SPACE REQUIRED**  
 508DU X 300SF= 152,400 SF

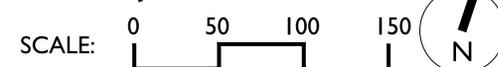
**OPEN SPACE PROVIDED**  
 PRIVATE 37,995 SF  
 ACTIVE 29,855 SF  
 PASSIVE 91,476 SF  
 SLOPED 34,844 SF  
**TOTAL 194,170 SF**

**ESCONDIDO, CA**

INTEGRAL COMMUNITIES  
 2235 Encinitas Blvd., Suite 216  
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**PALOMAR HEIGHTS**

JUNE 25, 2019



**CONCEPTUAL SITE PLAN**



2526 S. Mission Road, Ste 404  
 Bonsall, CA 92003  
 760.724.1198 summarch.com

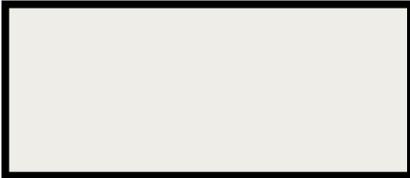
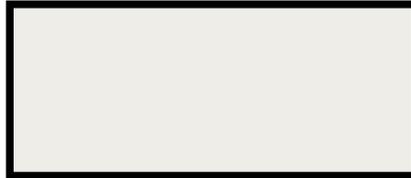
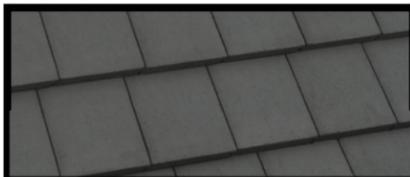
MANUFACTURER:  
 SHERWIN-WILLIAMS  
 CORONADO STONE  
 EAGLE ROOFING  
 LP SMARTSIDE  
 METAL SALES

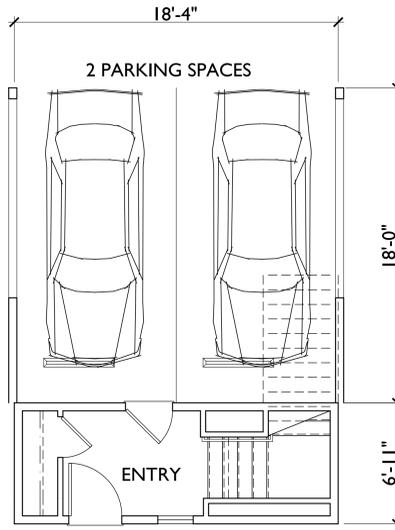
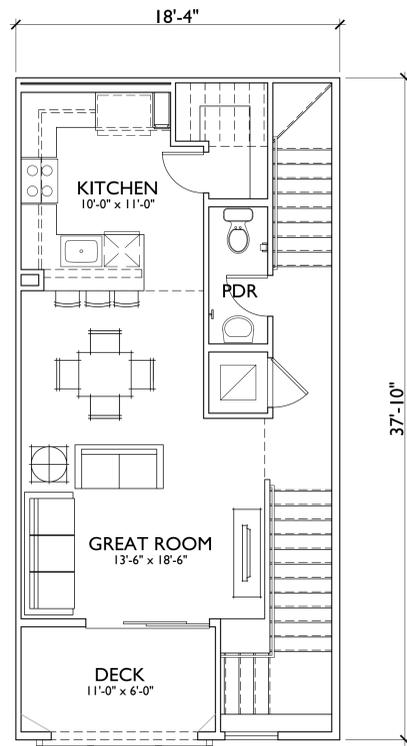
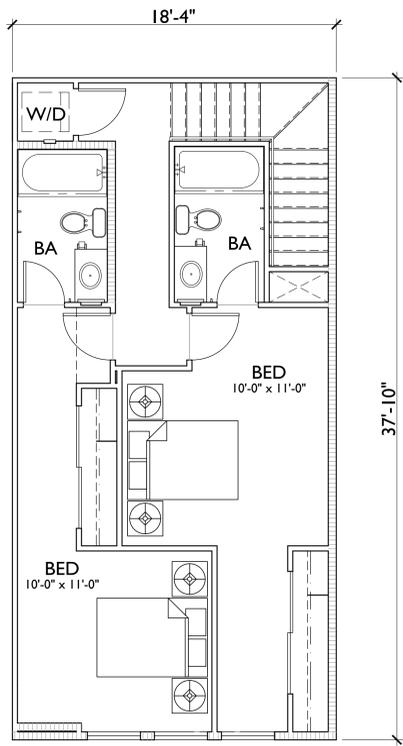
# PALOMAR HEIGHTS

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 2235 ENCINITAS BLVD., STE 216  
 ENCINITAS, CA. 92024  
 (760) 944-7511

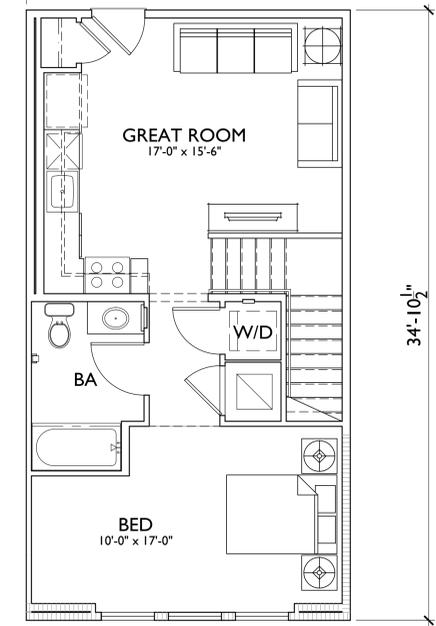
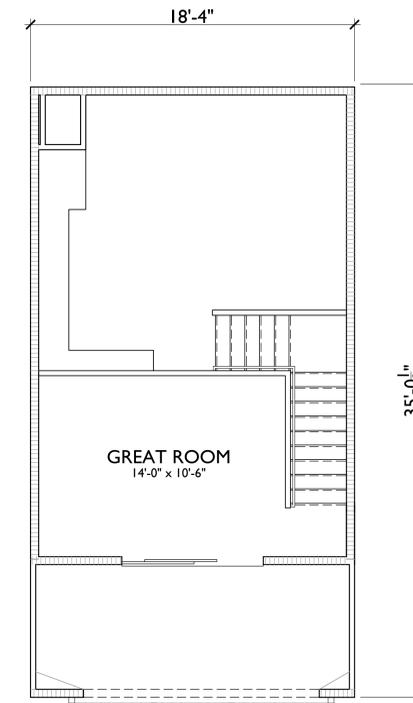


5256 S. MISSION RD. STE 404  
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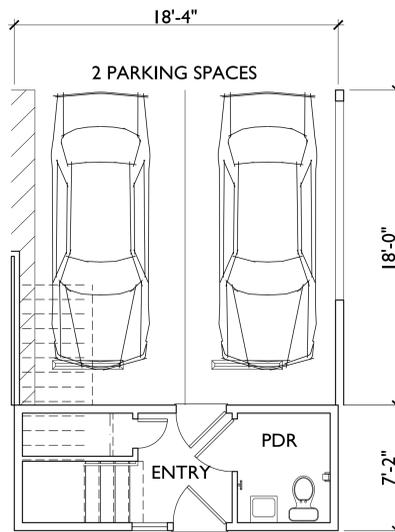
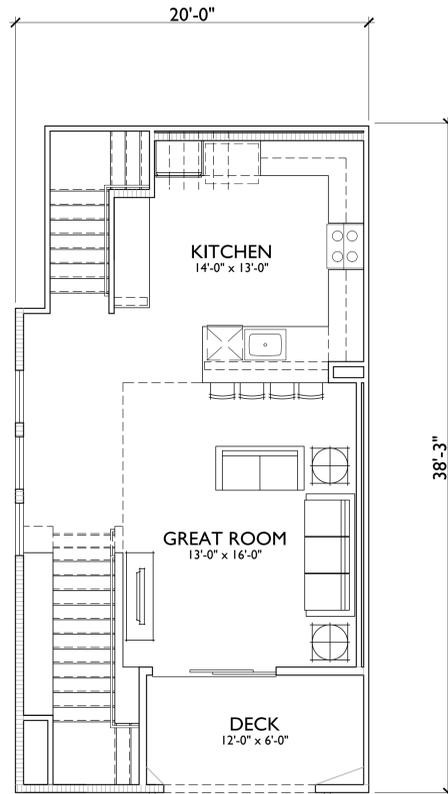
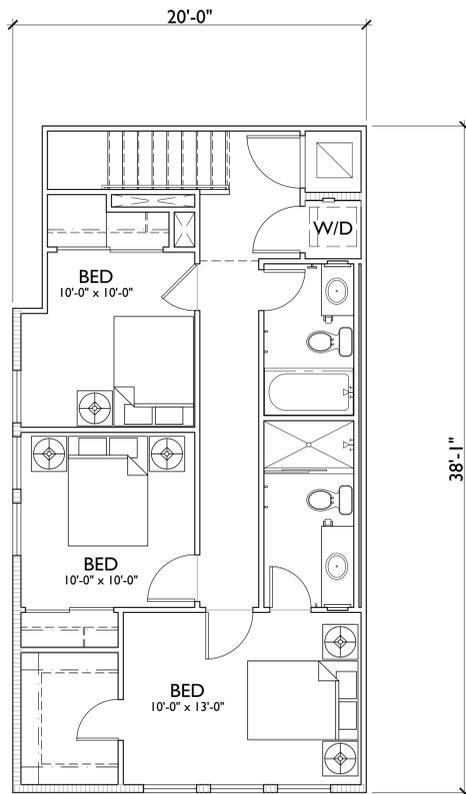
SCHEME A		SCHEME B		SCHEME C	
<p>STUCCO 1</p>  <p>PURE WHITE SW 7005</p>	<p>STUCCO 2</p>  <p>TONY TAUPE SW 7038</p>	<p>STUCCO 1</p>  <p>PURE WHITE SW 7005</p>	<p>STUCCO 2</p>  <p>TONY TAUPE SW 7038</p>	<p>STUCCO 1</p>  <p>PURE WHITE SW 7005</p>	<p>STUCCO 2</p>  <p>TONY TAUPE SW 7038</p>
<p>STUCCO 3</p>  <p>TATAMITAN SW 6116</p>	<p>STUCCO 4</p>  <p>FOLKSTONE SW 6005</p>	<p>STUCCO 3</p>  <p>POOLHOUSE SW 7603</p>	<p>STUCCO 4</p>  <p>OUTERSPACE SW 6251</p>	<p>STUCCO 3</p>  <p>PEWTER CAST SW 7673</p>	<p>STUCCO 4</p>  <p>GOLDEN FLEECE SW 6388</p>
<p>ACCENT 1</p>  <p>THUNDER GRAY SW 7645</p>	<p>ROOF</p>  <p>BEL AIR - 4591 DARK GRAY RANGE</p>	<p>ACCENT 1</p>  <p>THUNDER GRAY SW 7645</p>	<p>ROOF</p>  <p>BEL AIR - 4591 DARK GRAY RANGE</p>	<p>STUCCO 5</p>  <p>GRANTIE PEAK SW 6250</p>	<p>ACCENT</p>  <p>THUNDER GRAY SW 7645</p>
<p>SIDING</p>  <p>CEDAR TEXTURE PANEL WALNUT</p>	<p>STONE</p>  <p>PLAYA VISTA LIMESTONE - WALNUT</p>	<p>SIDING</p>  <p>CEDAR TEXTURE PANEL WALNUT</p>	<p>STONE</p>  <p>6" SPLIT LIMESTONE - WHITE</p>	<p>SIDING 1</p>  <p>CEDAR TEXTURE PANEL RIVER ROCK</p>	<p>SIDING 2</p>  <p>CEDAR TEXTURE PANEL WALNUT</p>
				<p>METAL SIDING</p>  <p>IC72-PANEL</p>	<p>STONE</p>  <p>INDUSTRIAL LEDGE - SHALE GREY</p>



<b>PLAN 2:</b>	<b>2BD/2.5BA</b>
1ST FLR -	54 S.F.
2ND FLR-	654 S.F.
3RD FLR-	631 S.F.
<b>TOTAL</b>	<b>1,339 S.F.</b>
DECK	50 S.F.



<b>PLAN 1:</b>	<b>1BD+LOFT/1BA</b>
1ST FLR -	39 S.F.
MEZZ-	523 S.F.
<b>TOTAL</b>	<b>1,104 S.F.</b>
DECK	55 S.F.



<b>PLAN 3:</b>	<b>3BD/2.5BA</b>
1ST FLR -	267 S.F.
2ND FLR-	740 S.F.
3RD FLR-	639 S.F.
<b>TOTAL</b>	<b>1,646 S.F.</b>
DECK	60 S.F.

**ESCONDIDO, CA**

INTEGRAL COMMUNITIES  
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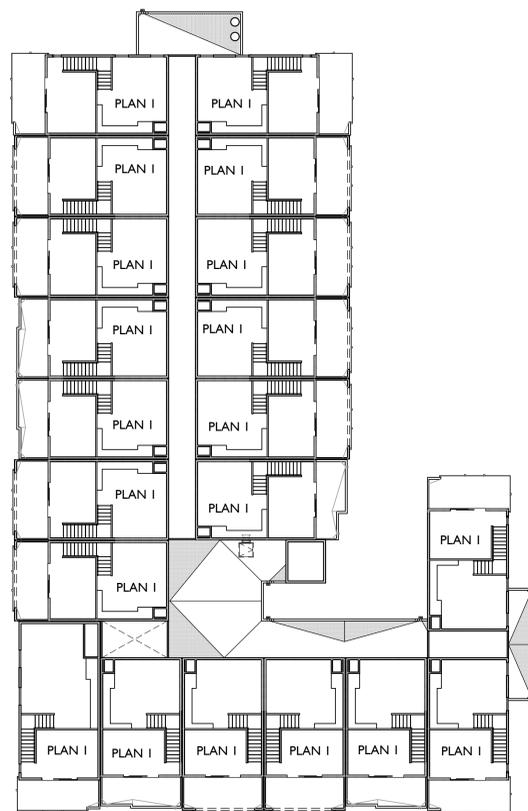
**PALOMAR HEIGHTS**

MAY 13, 2019  
 SCALE: 0 4 8 12

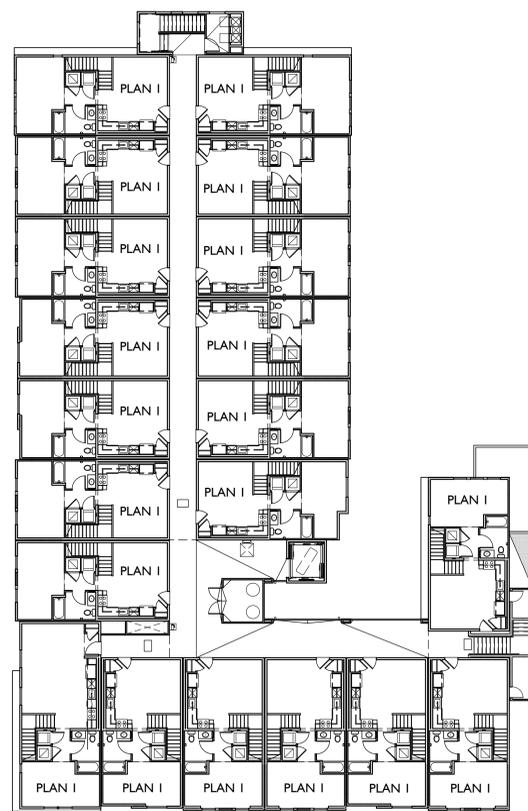
**APARTMENTS - UNIT PLANS**



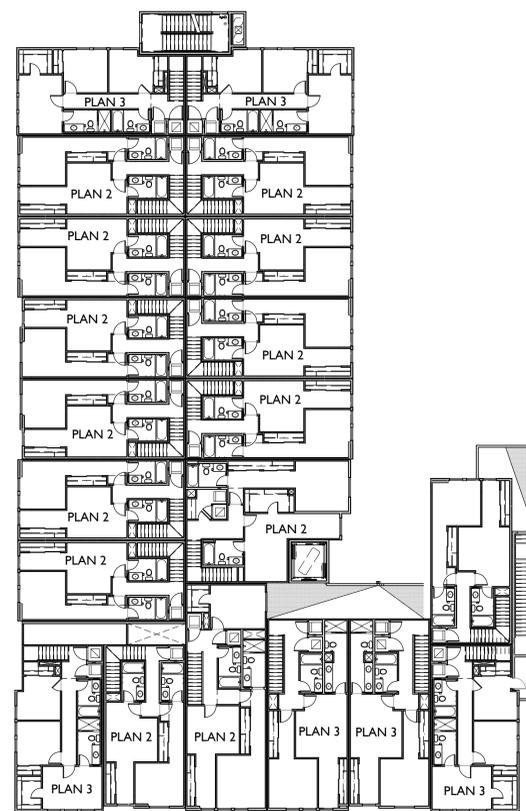
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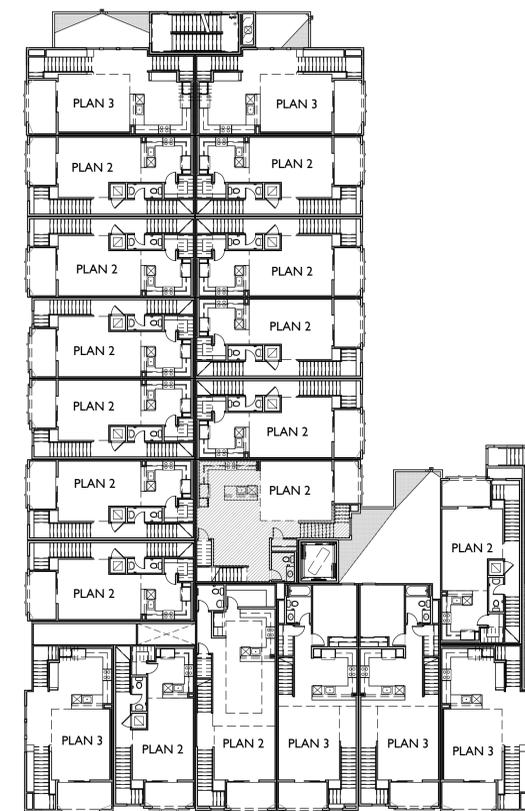
MEZZANINE



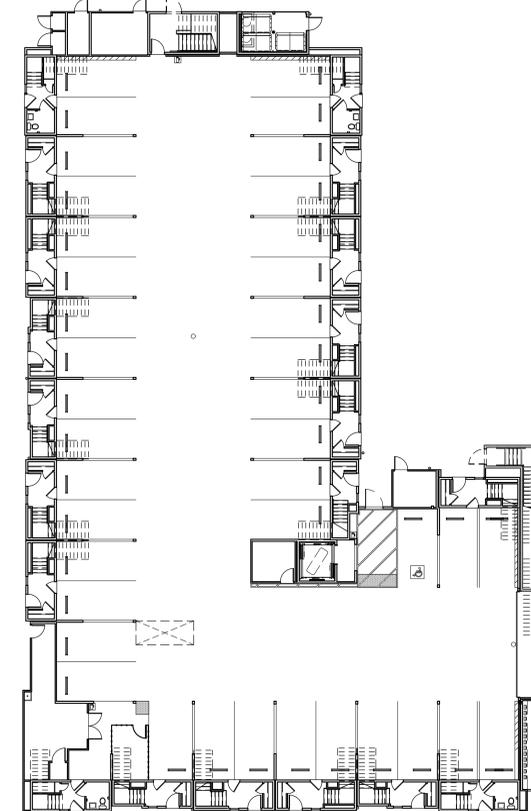
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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PALOMAR HEIGHTS

MAY 13, 2019  
 SCALE: 0 16 32 48

APARTMENTS - BLDG A COMPOSITE



5256 S. Mission Road, Ste 404  
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**MATERIAL SCHEDULE**

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING



REAR



RIGHT



LEFT



FRONT



PERSPECTIVE



PERSPECTIVE

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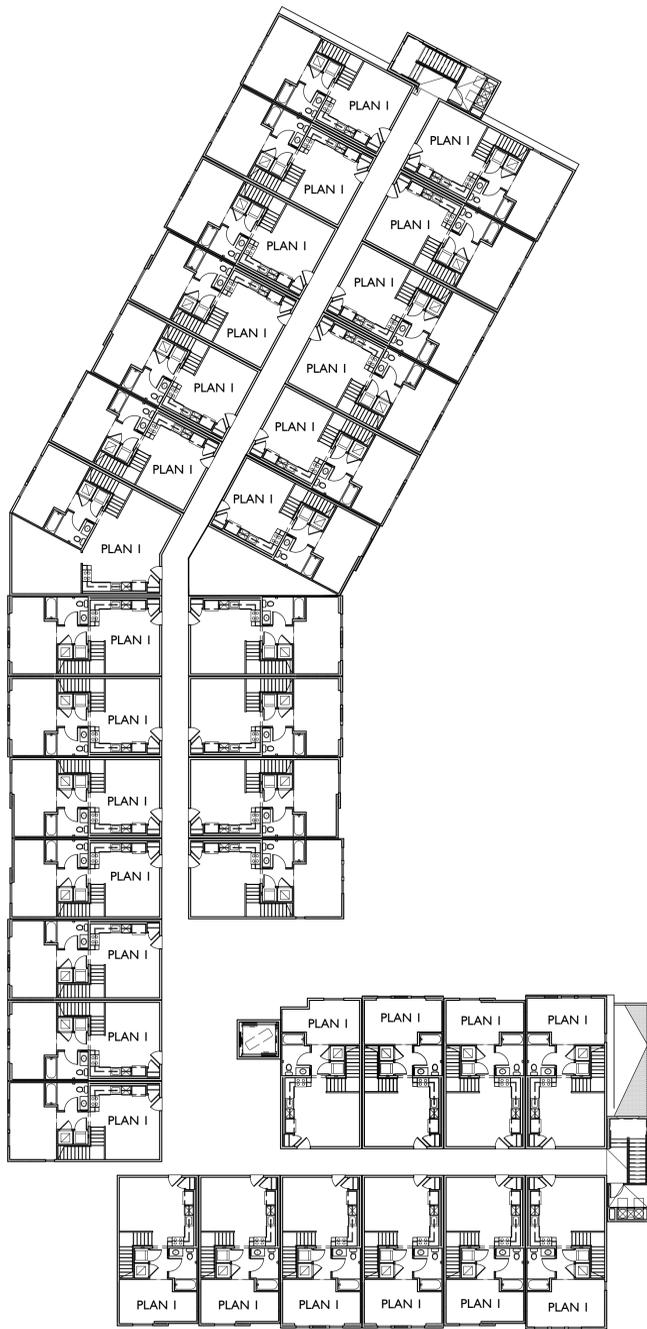
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MAY 13, 2019  
 SCALE: 0 16 32 48

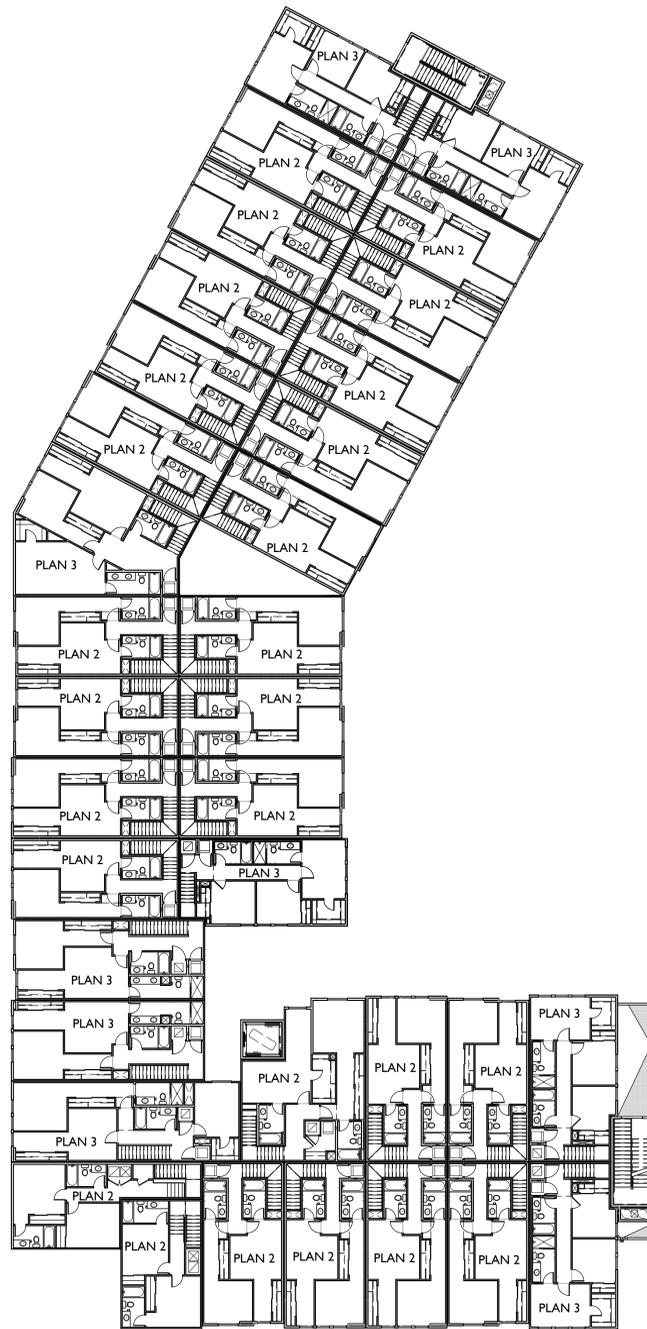
**APARTMENTS - BLDG A ELEVATIONS**



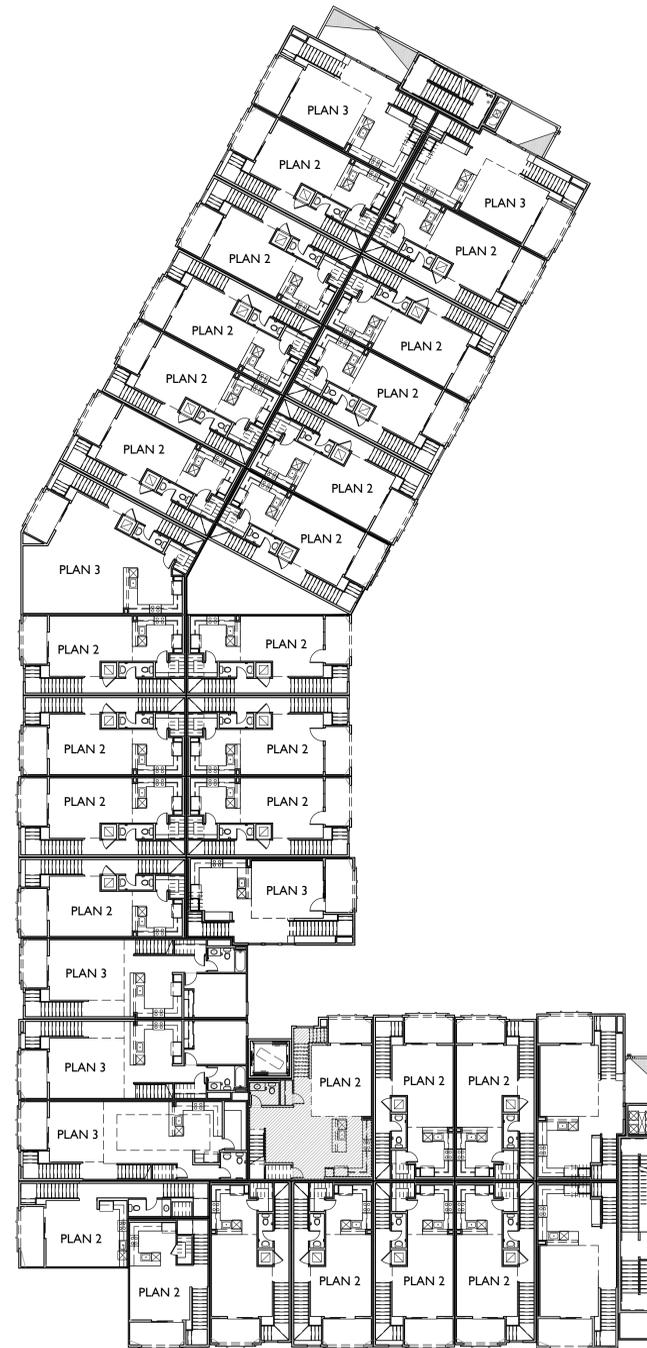
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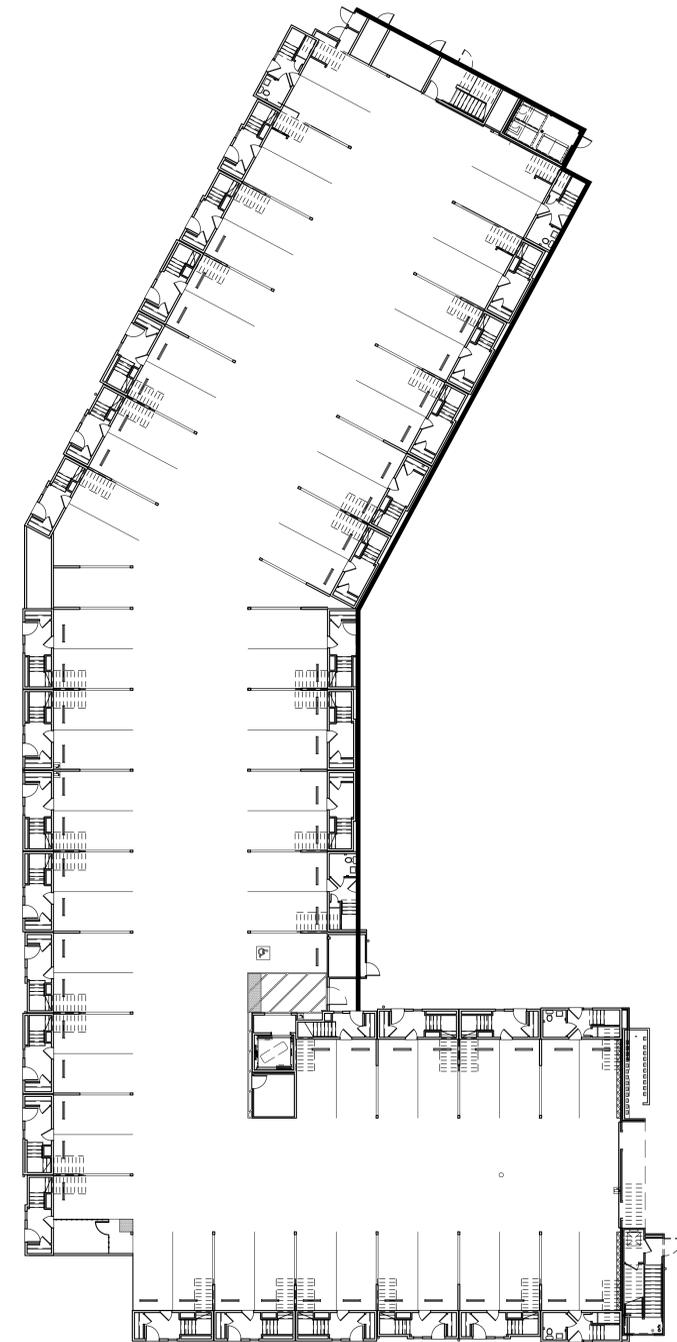
FOURTH FLOOR / MEZZANINE



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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PALOMAR HEIGHTS

MAY 13, 2019  
 SCALE: 0 16 32 48

APARTMENTS - BLDG B COMPOSITE



5256 S. Mission Road, Ste 404  
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**MATERIAL SCHEDULE**

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING



PERSPECTIVE



PERSPECTIVE



REAR



RIGHT



LEFT



FRONT

**ESCONDIDO, CA**

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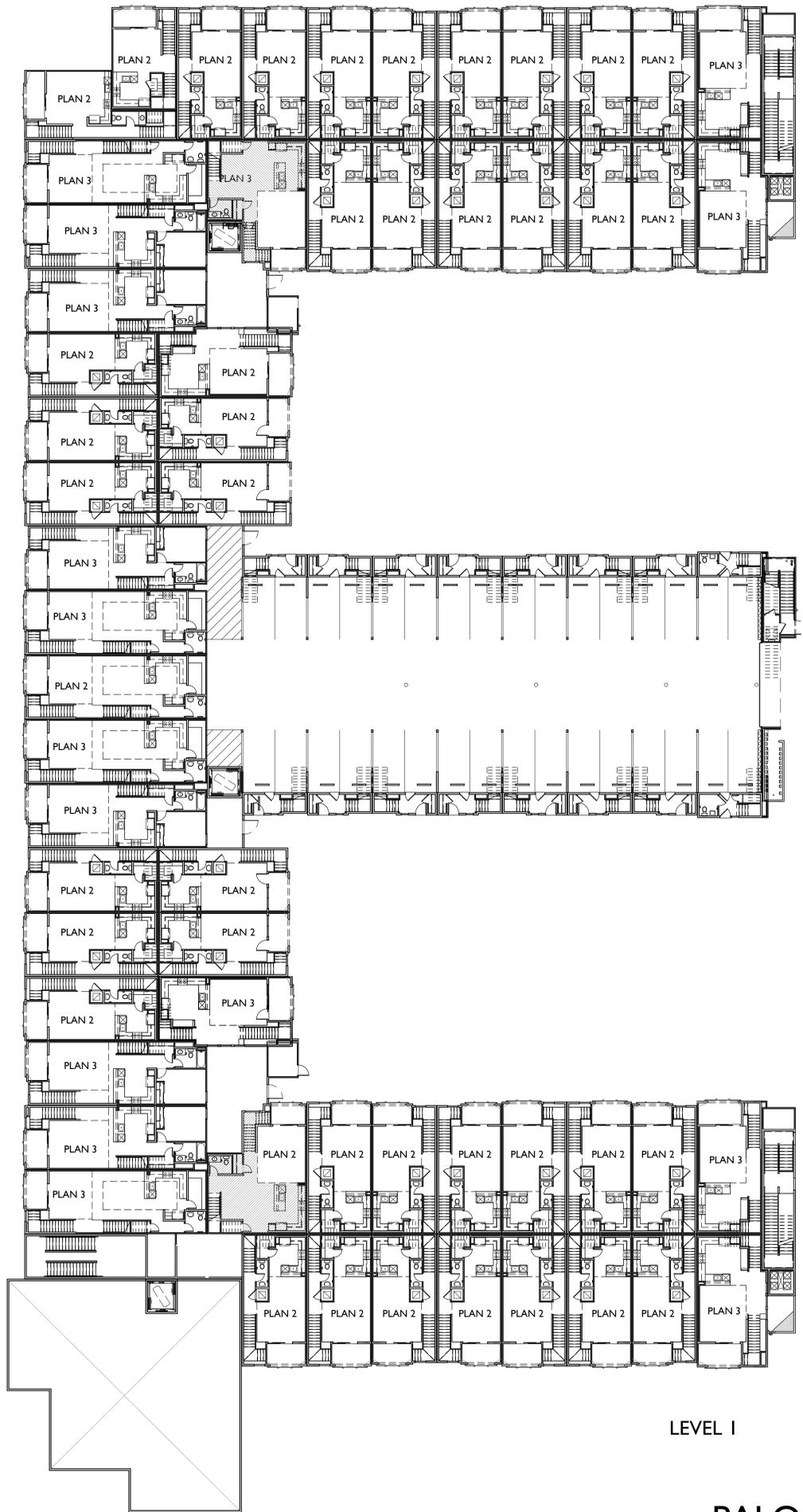
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MAY 13, 2019  
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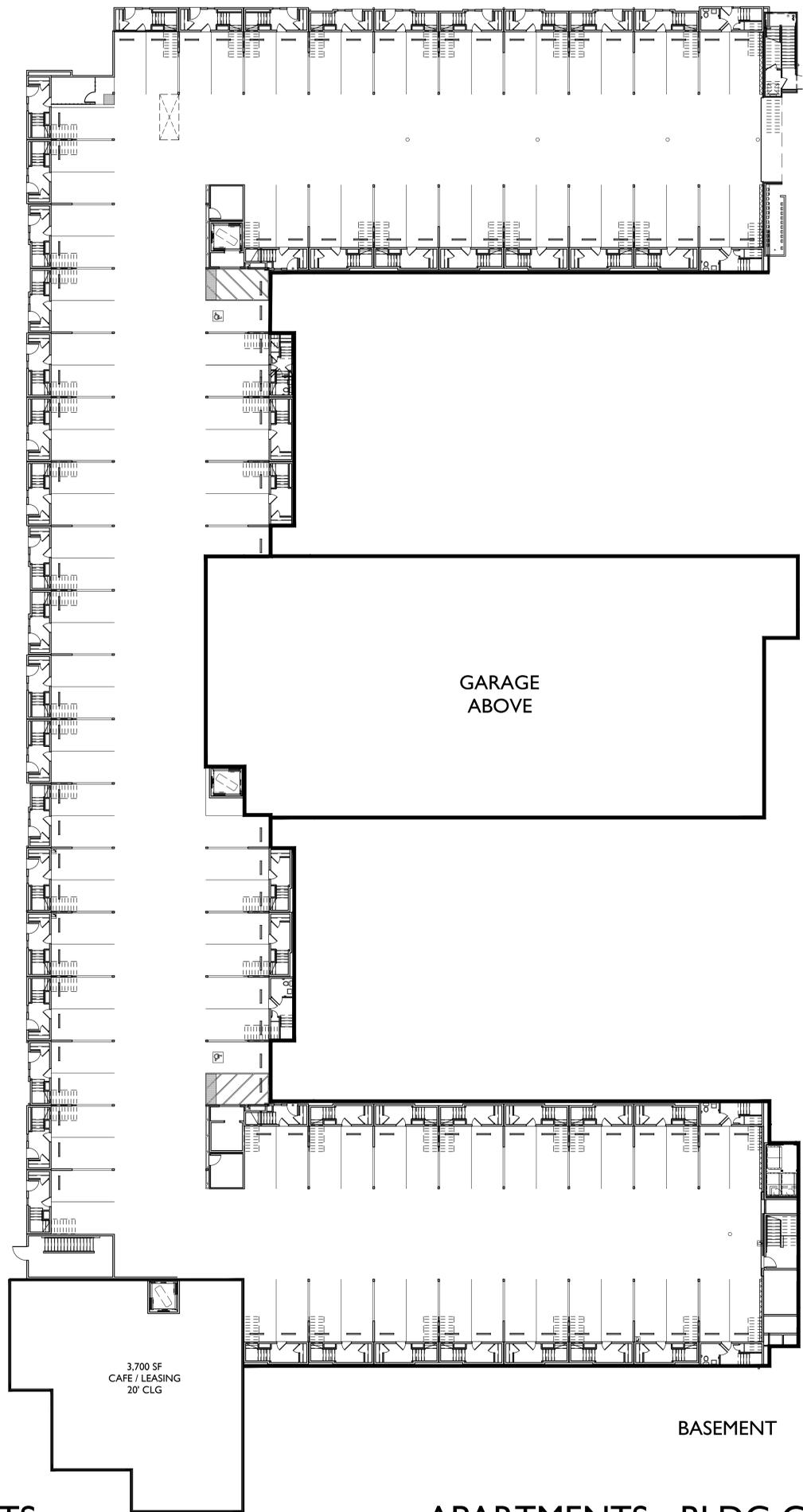
**APARTMENTS - BLDG B ELEVATIONS**



5256 S. Mission Road, Ste 404  
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LEVEL I



BASEMENT

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PALOMAR HEIGHTS

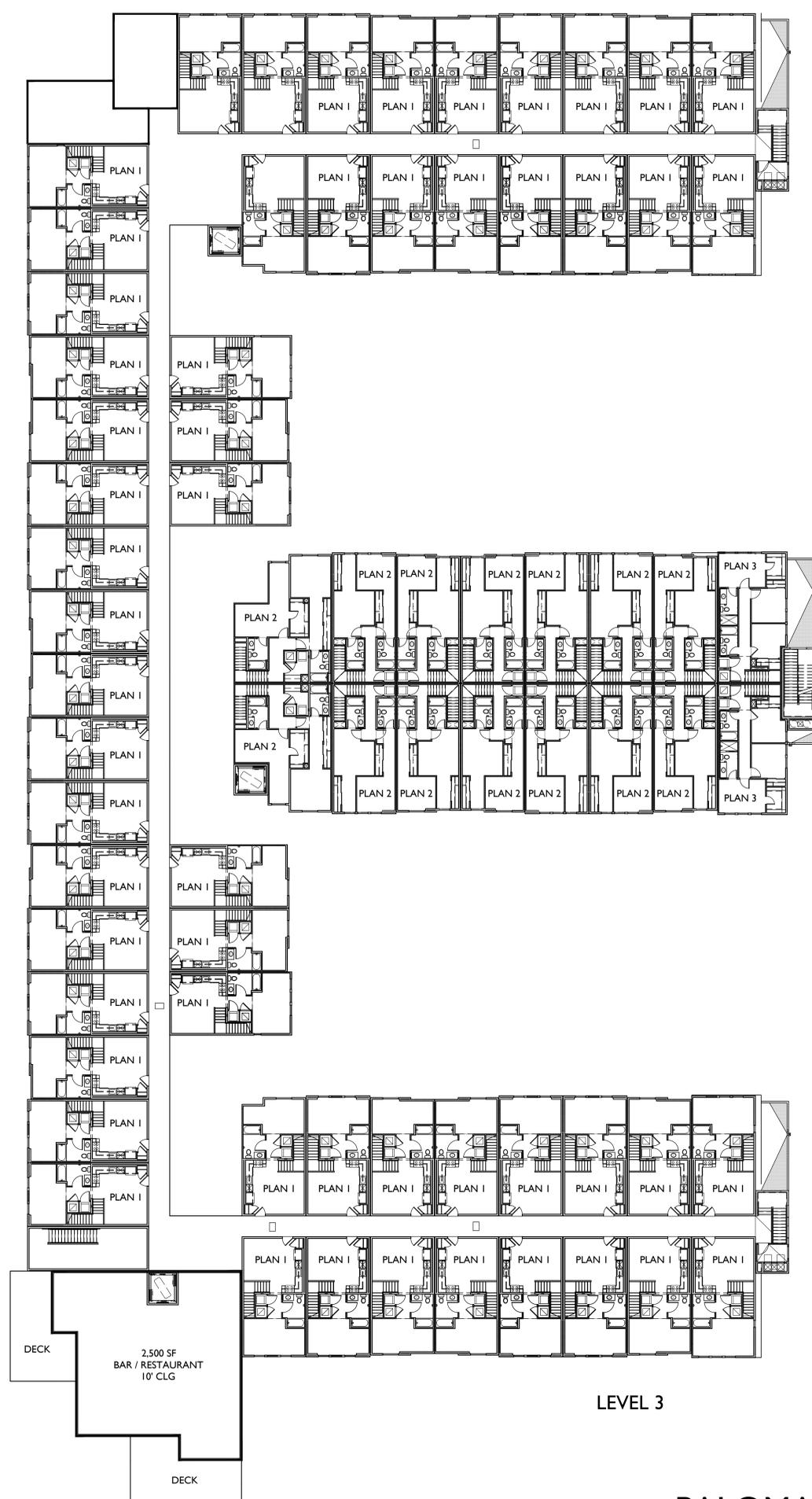
MAY 13, 2019



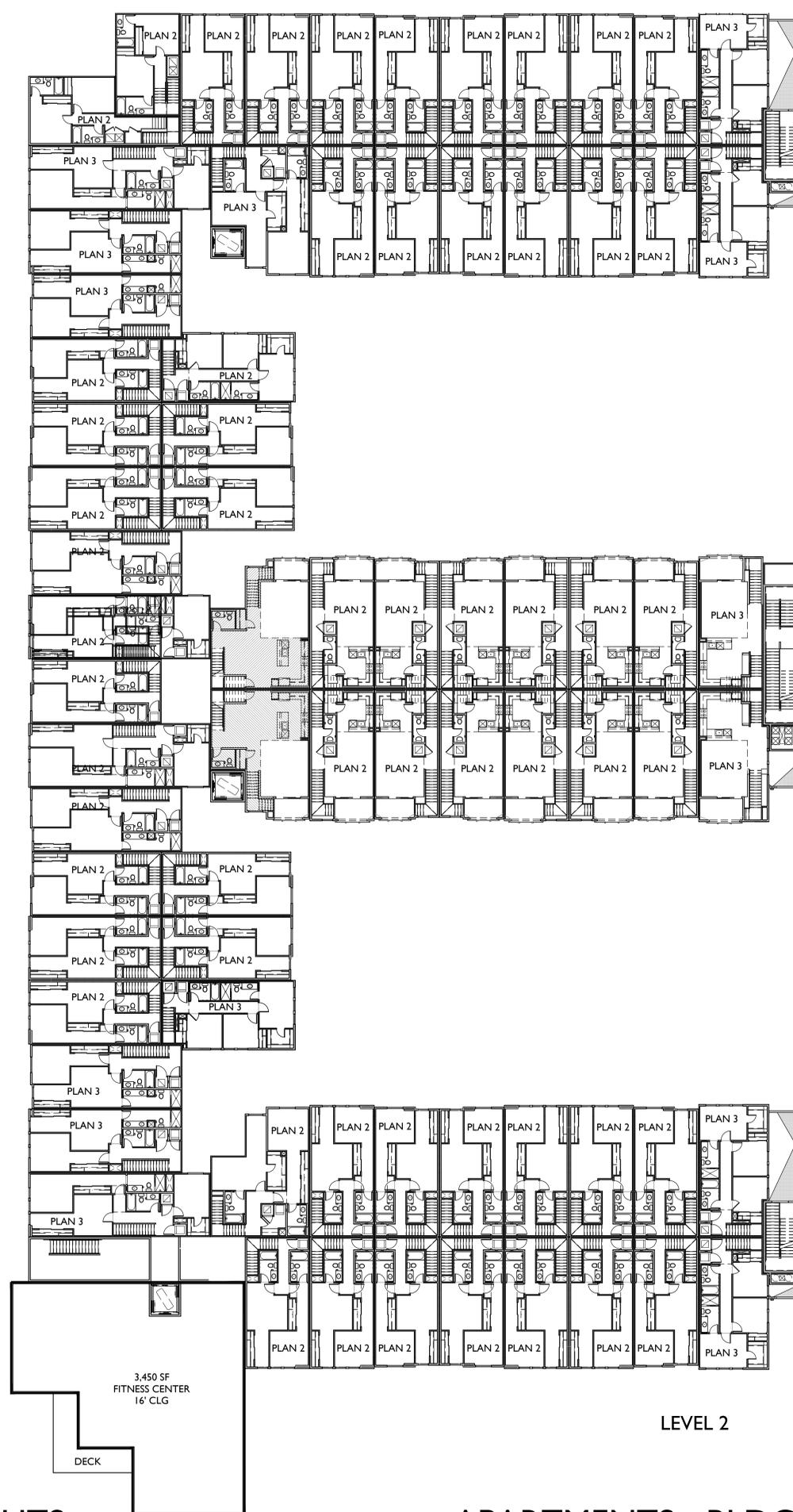
APARTMENTS - BLDG C COMPOSITE



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LEVEL 3



LEVEL 2

ESCONDIDO, CA

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PALOMAR HEIGHTS

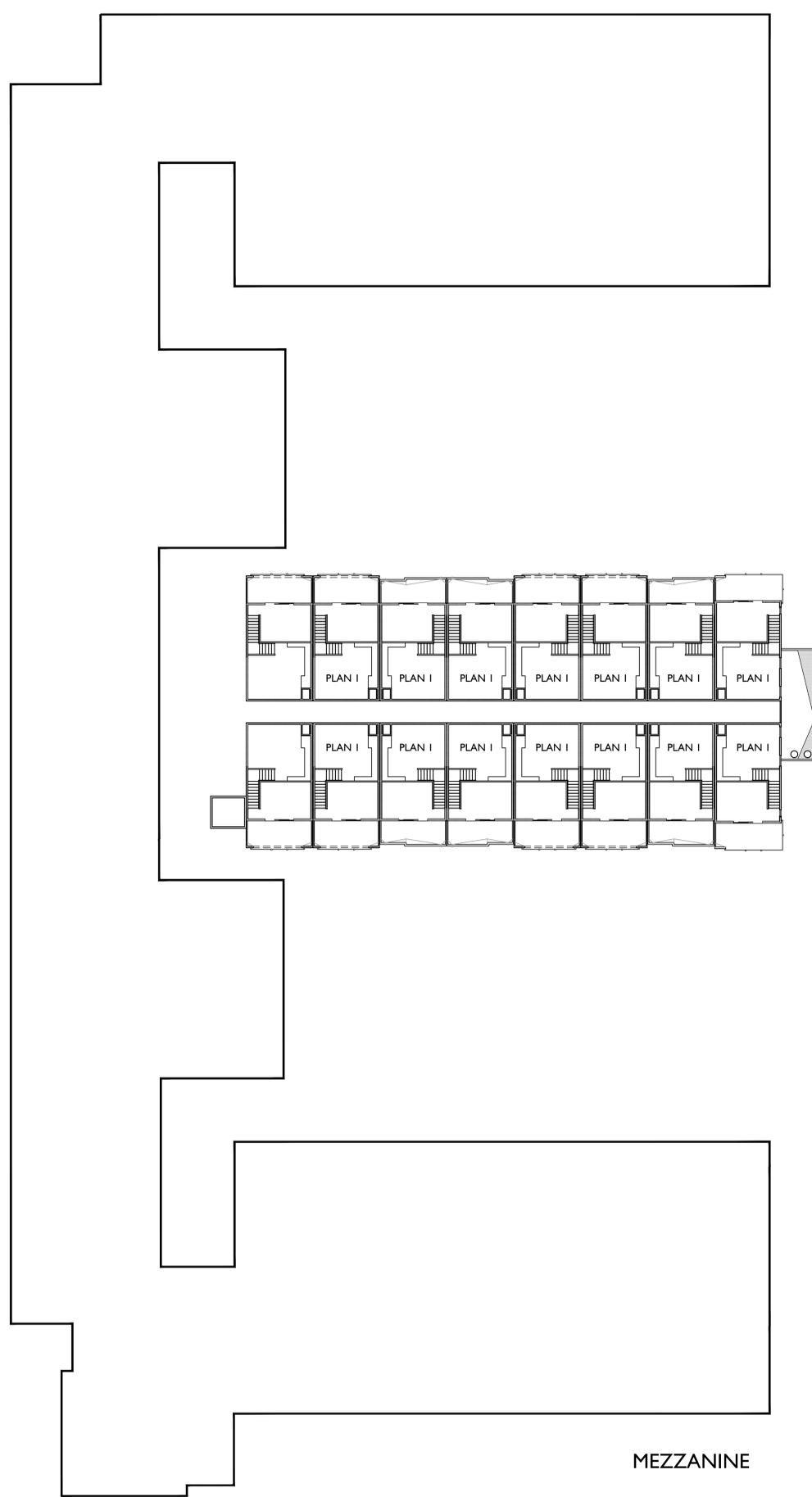
MAY 13, 2019



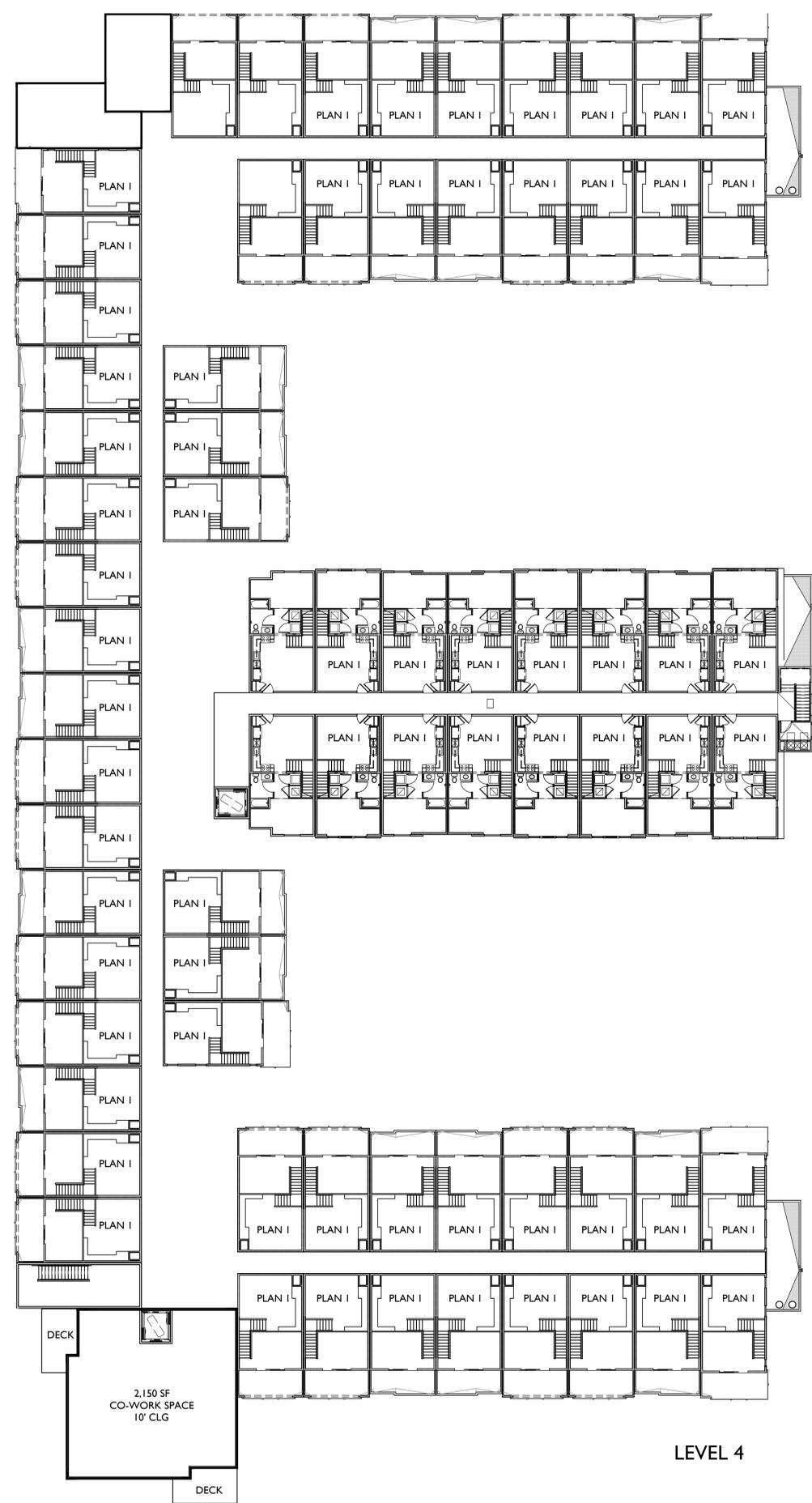
APARTMENTS - BLDG C COMPOSITE



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MEZZANINE



LEVEL 4

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PALOMAR HEIGHTS

MAY 13, 2019  
 SCALE: 0 16 32 48

APARTMENTS - BLDG C COMPOSITE



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PERSPECTIVE



REAR

**MATERIAL SCHEDULE**

- 1 ROOF - BUILT UP PARAPET
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- 3 WALL - HORIZONTAL SIDING
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING



RIGHT



LEFT



PERSPECTIVE



FRONT

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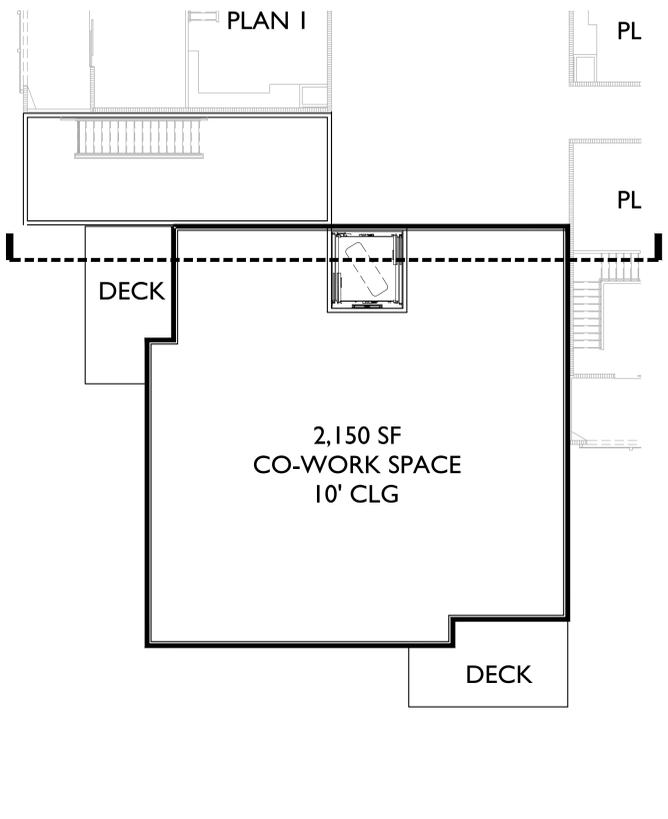
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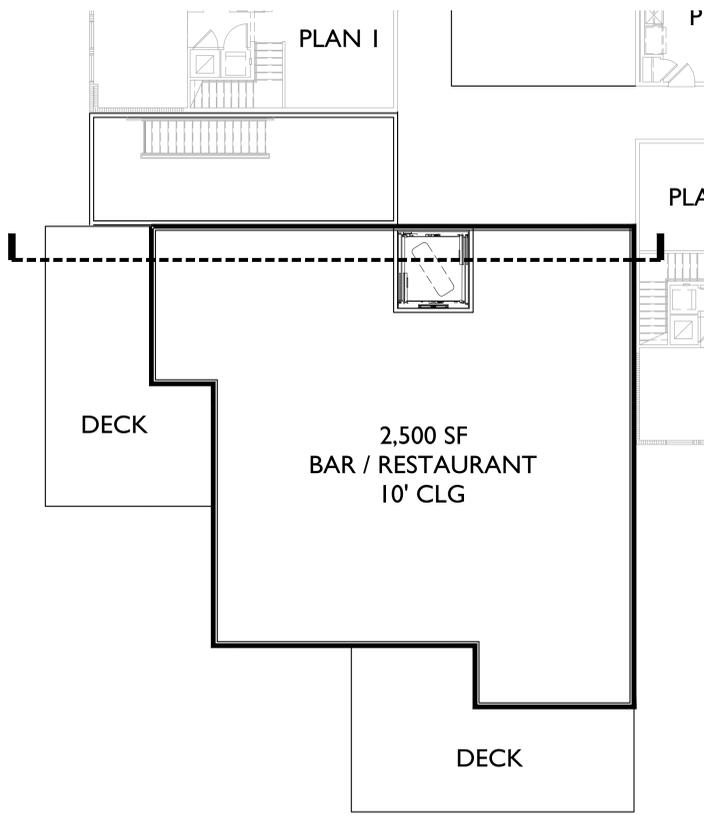
**APARTMENTS - BLDG C ELEVATIONS**



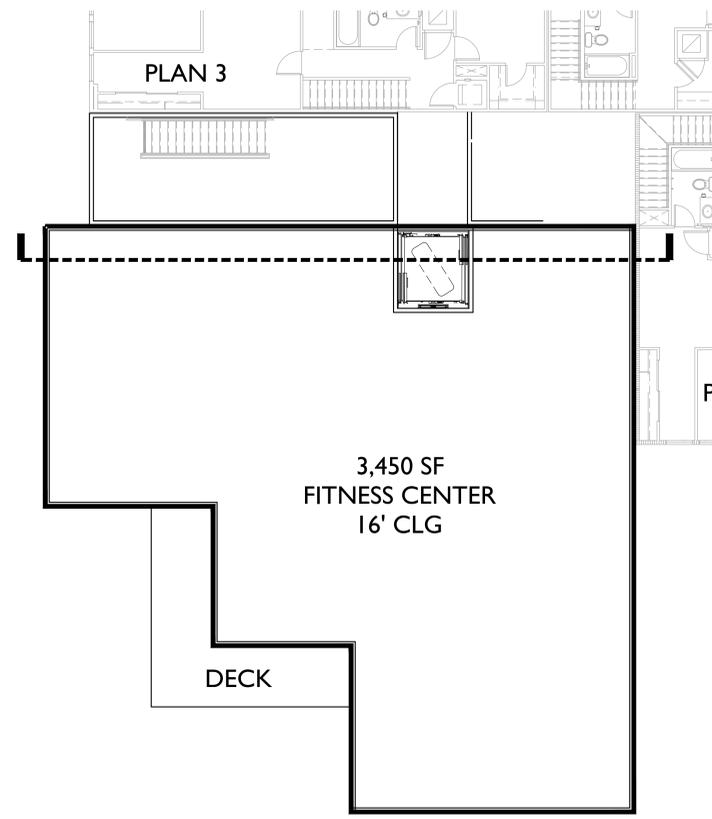
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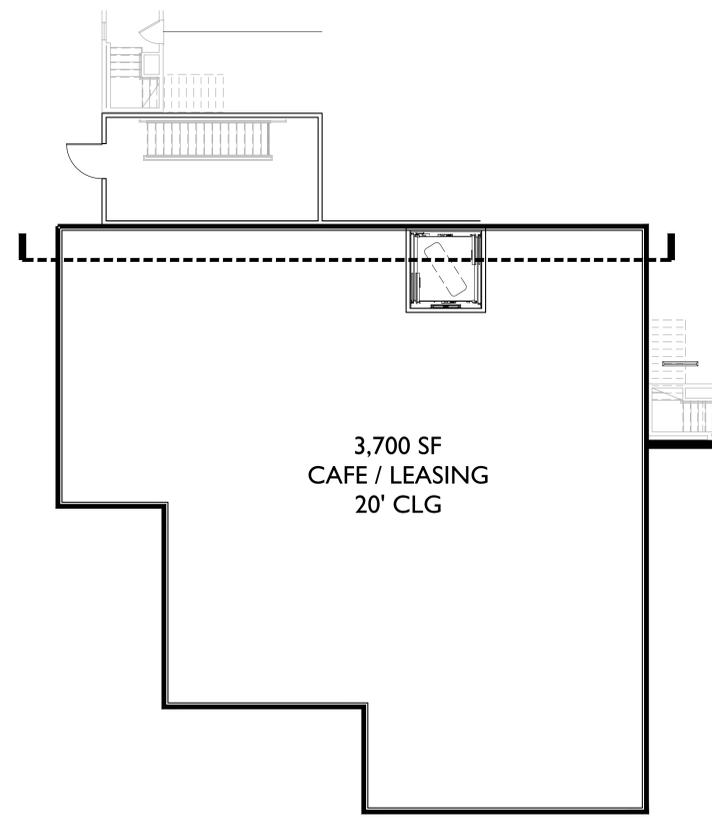
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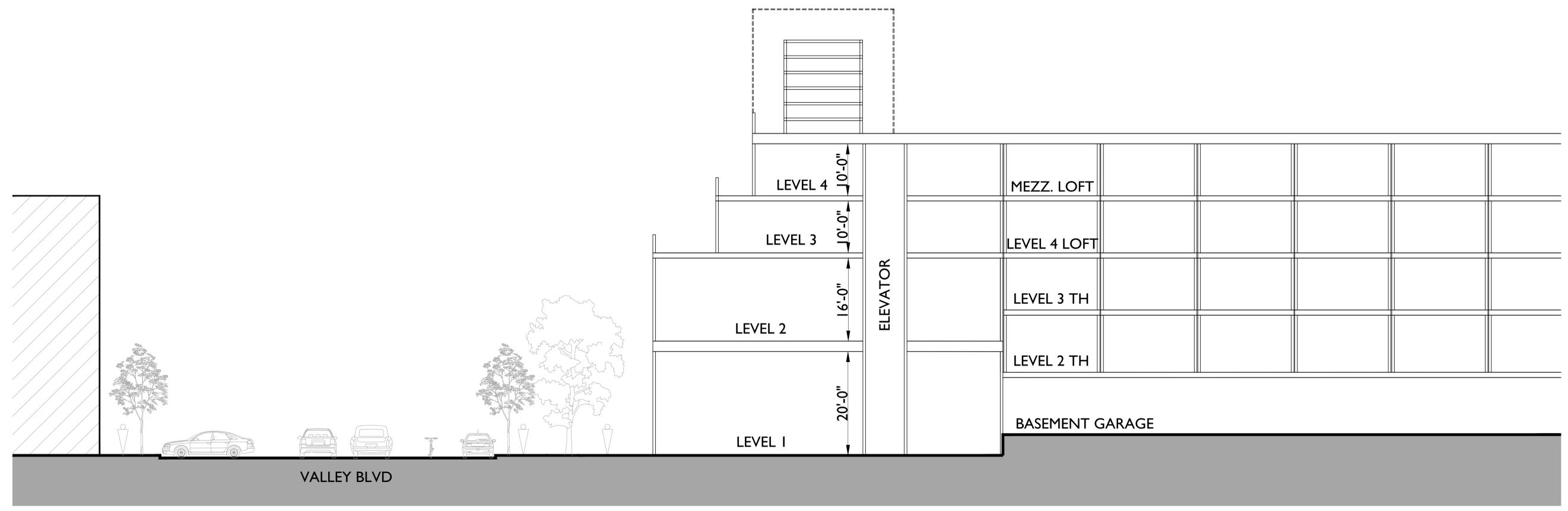
LEVEL 3



LEVEL 2



LEVEL 1



SECTION A

**ESCONDIDO, CA**  
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**PALOMAR HEIGHTS**

MAY 13, 2019  
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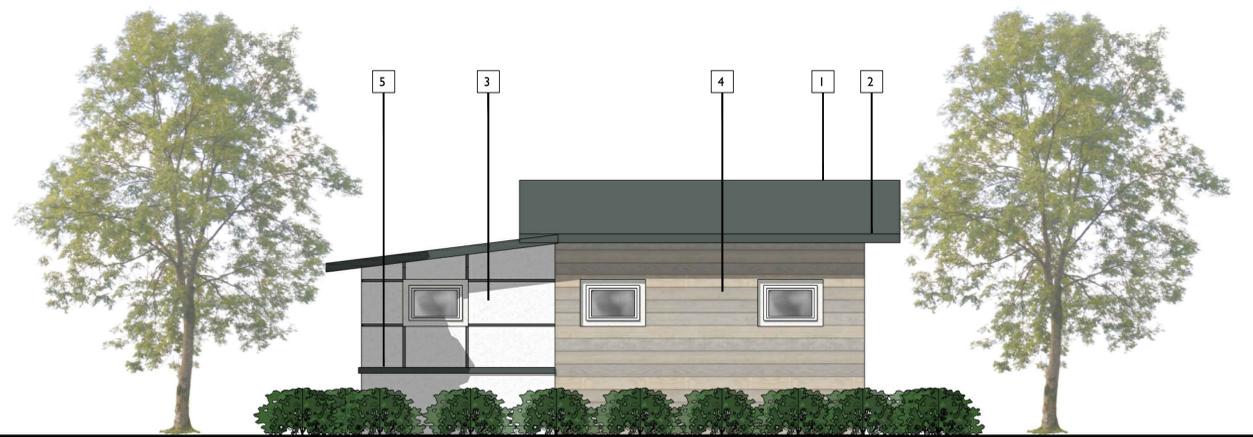
**APARTMENTS - BLDG C - ICON TOWER**



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RIGHT



REAR



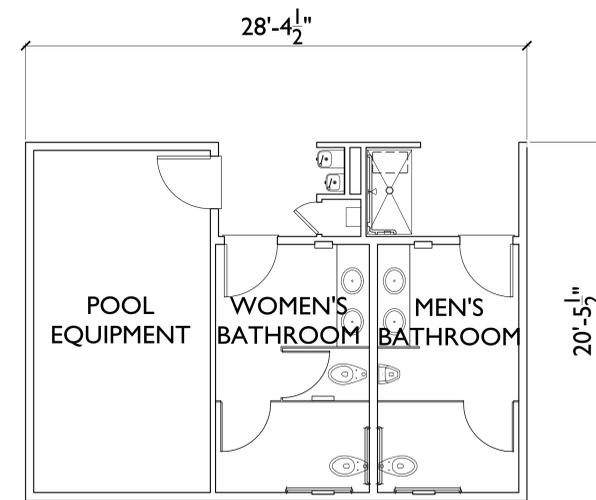
LEFT



FRONT

**MATERIAL SCHEDULE**

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 TRIM - 2X STUCCO OVER



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**PALOMAR HEIGHTS**

MAY 13, 2019  
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**POOL BUILDING**



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RIGHT



REAR



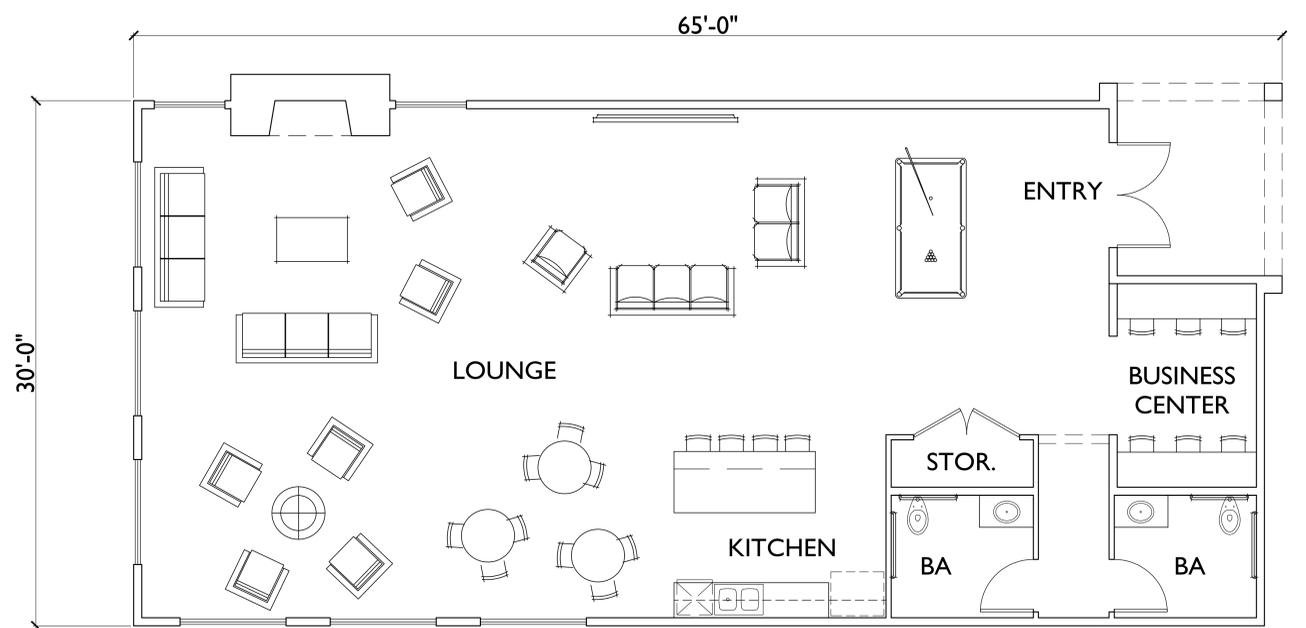
LEFT



FRONT

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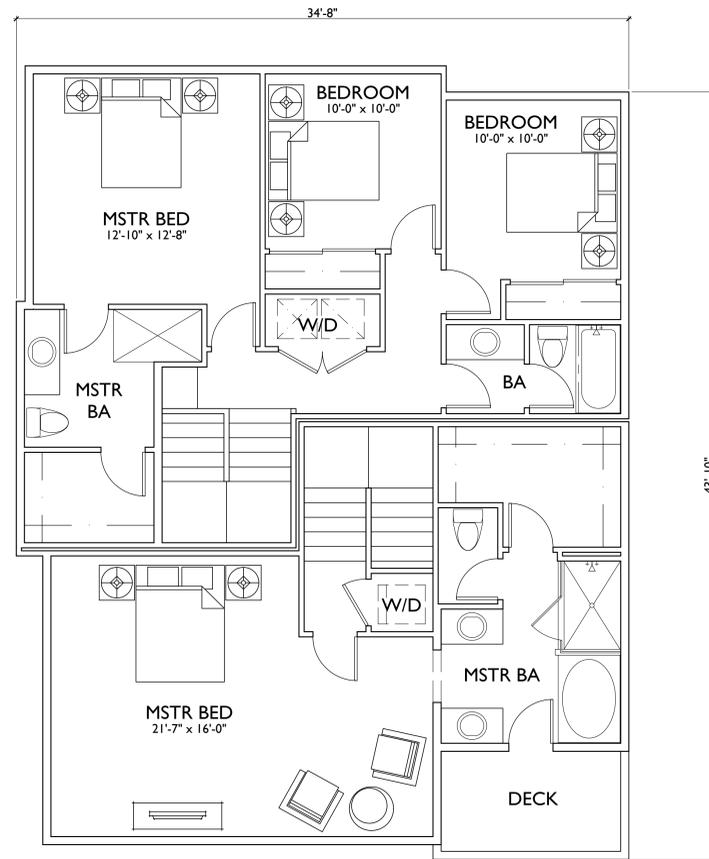
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**REC BUILDING**

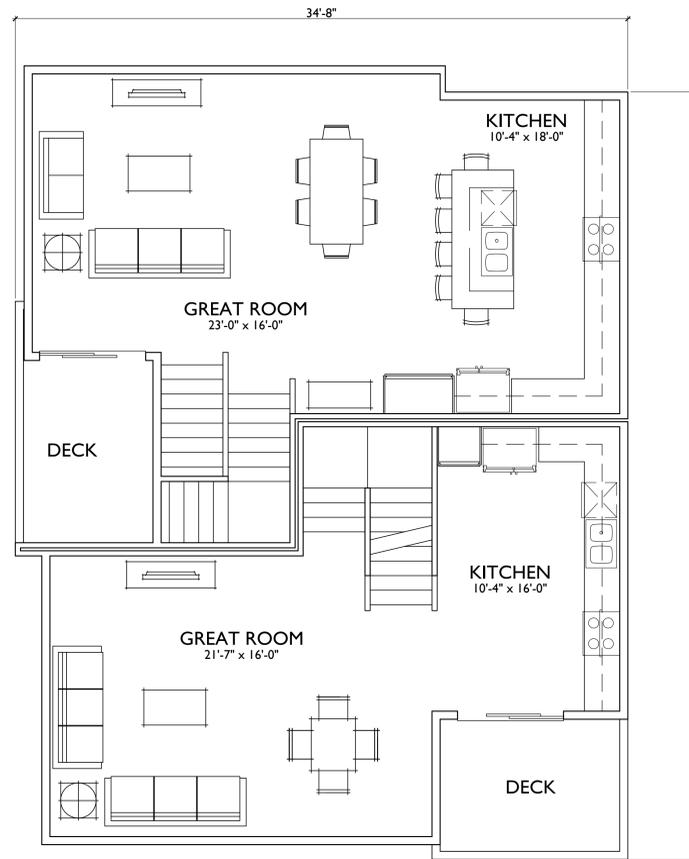


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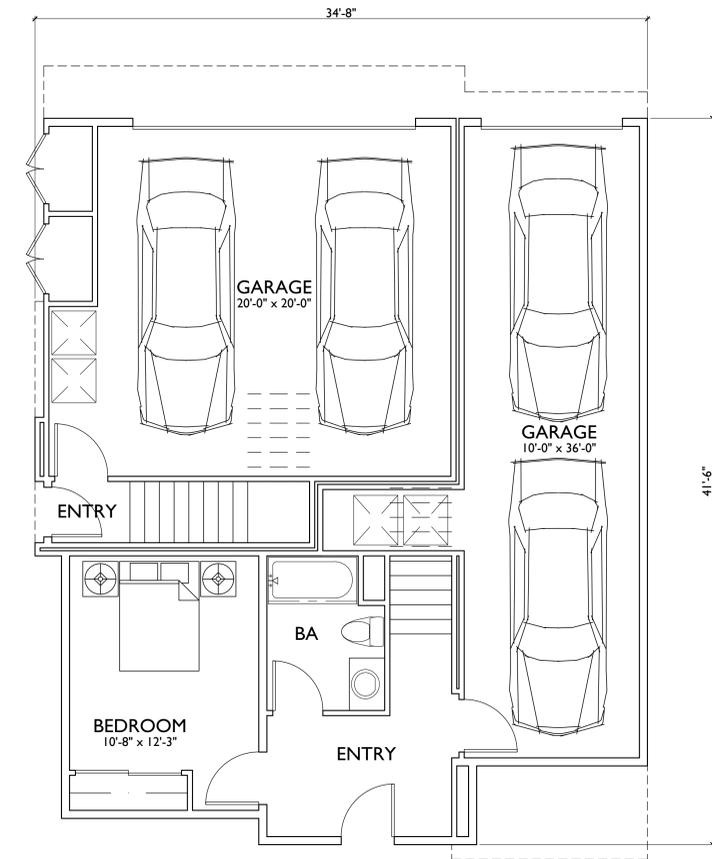
PLAN 1:	3BD/2BA
1ST FLR -	35 S.F.
2ND FLR-	635 S.F.
3RD FLR-	745 S.F.
TOTAL	1,415 S.F.
DECK	110 S.F.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2:	2BD/2BA
1ST FLR -	330 S.F.
2ND FLR-	575 S.F.
3RD FLR-	590 S.F.
TOTAL	1,495 S.F.
DECK	135 S.F.

ESCONDIDO, CA

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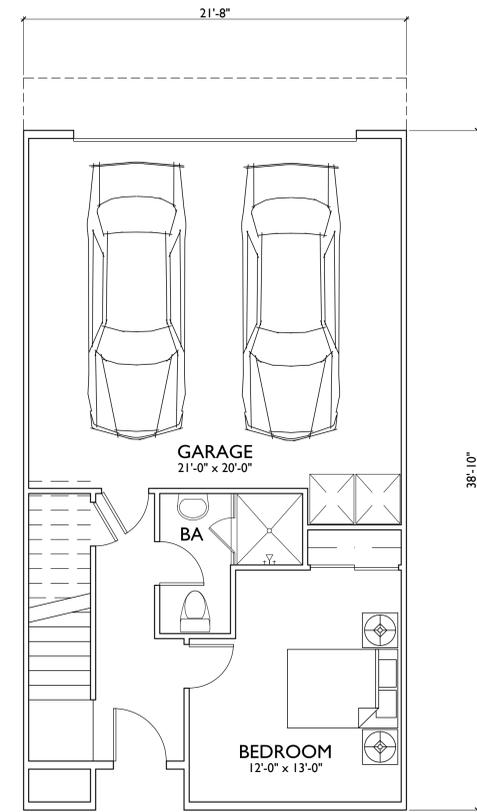
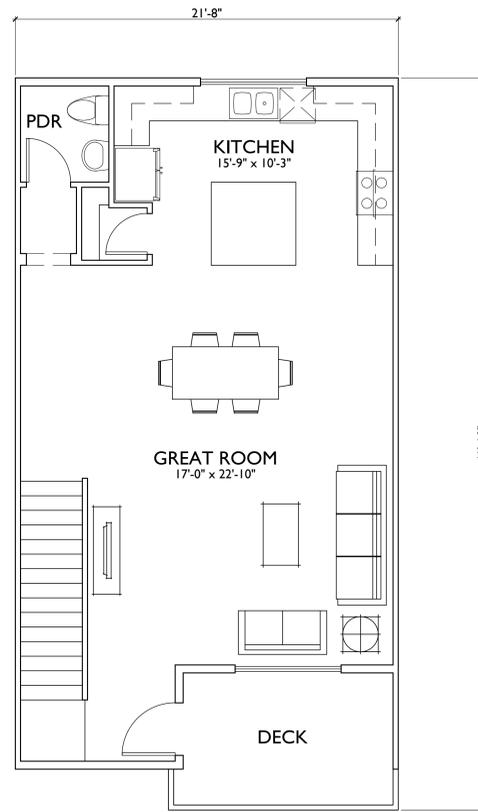
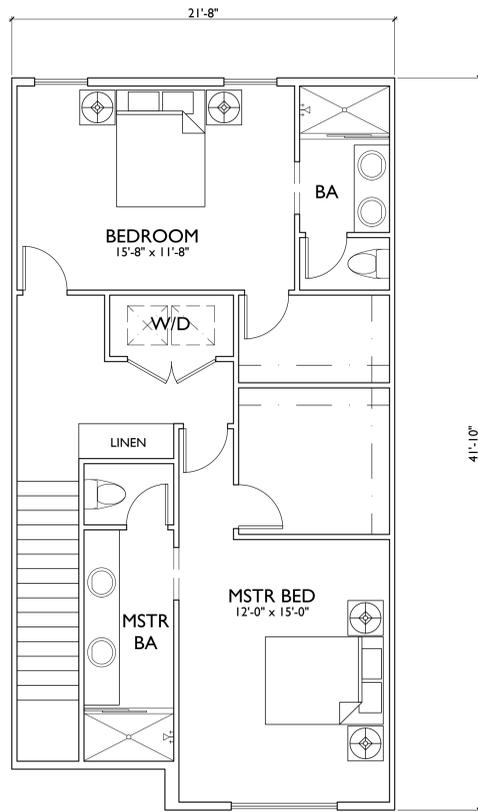
PALOMAR HEIGHTS

MAY 13, 2019  
 SCALE: 0 4 8 12

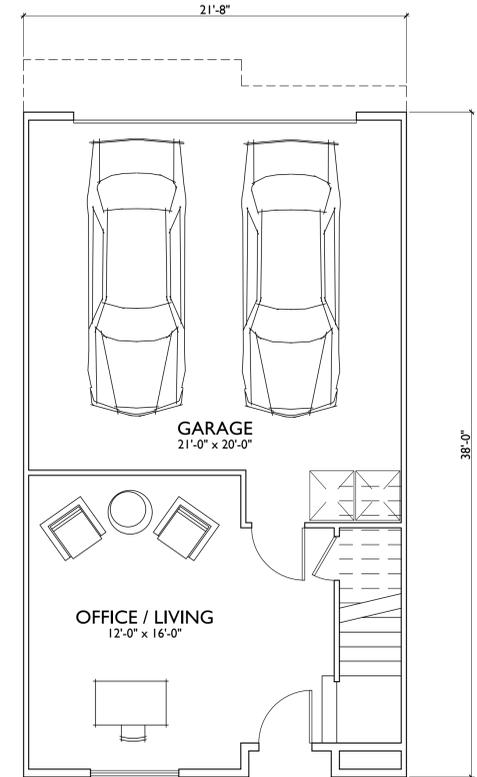
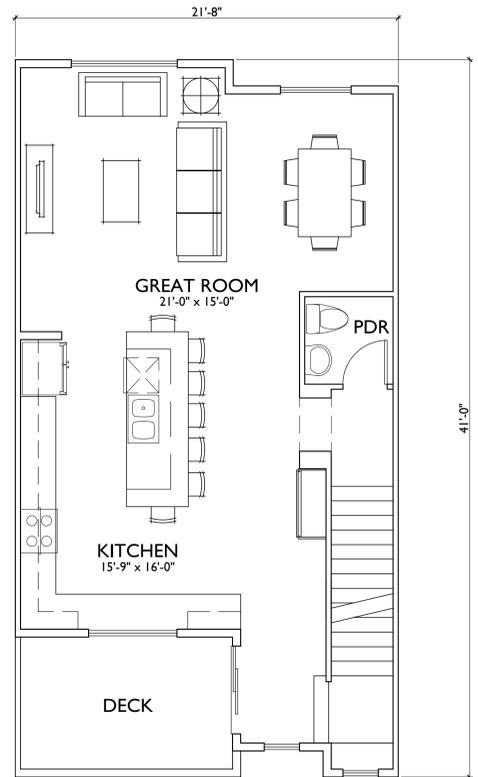
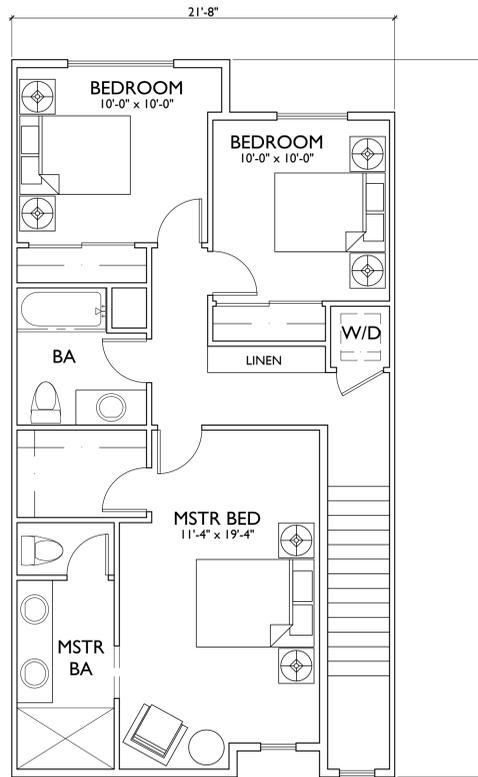
ROWHOMES - UNIT PLANS



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 760.724.1198



PLAN 4:	3BD/3.5BA
1ST FLR -	340 S.F.
2ND FLR -	745 S.F.
3RD FLR -	790 S.F.
TOTAL	1,875 S.F.
DECK	90 S.F.



PLAN 3:	3BD/2.5BA
1ST FLR -	315 S.F.
2ND FLR -	725 S.F.
3RD FLR -	755 S.F.
TOTAL	1,795 S.F.
DECK	100 S.F.

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

ESCONDIDO, CA

INTEGRAL COMMUNITIES  
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 (760) 944-7511

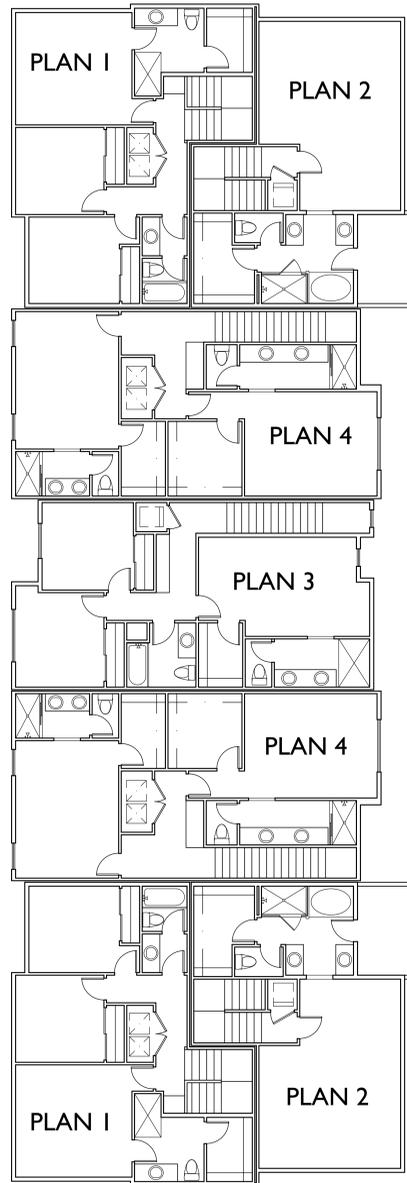
PALOMAR HEIGHTS

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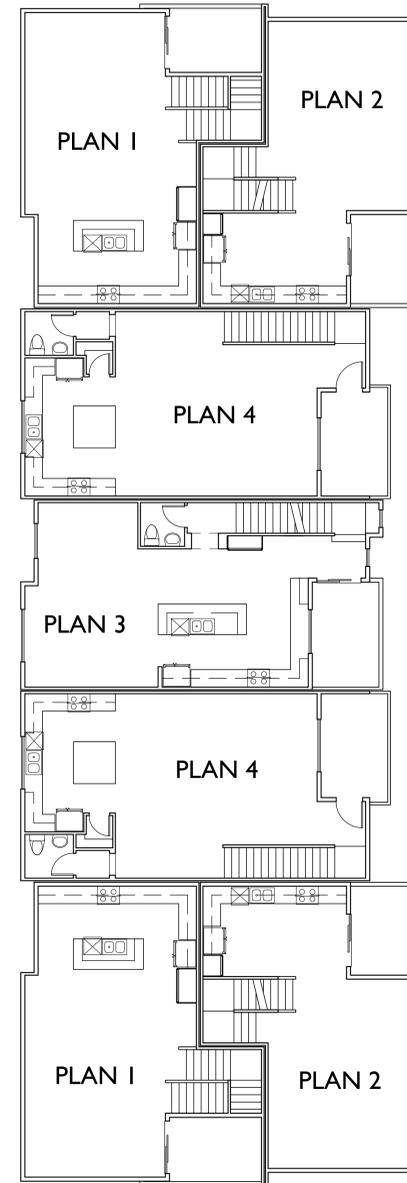
ROWHOMES - UNIT PLANS



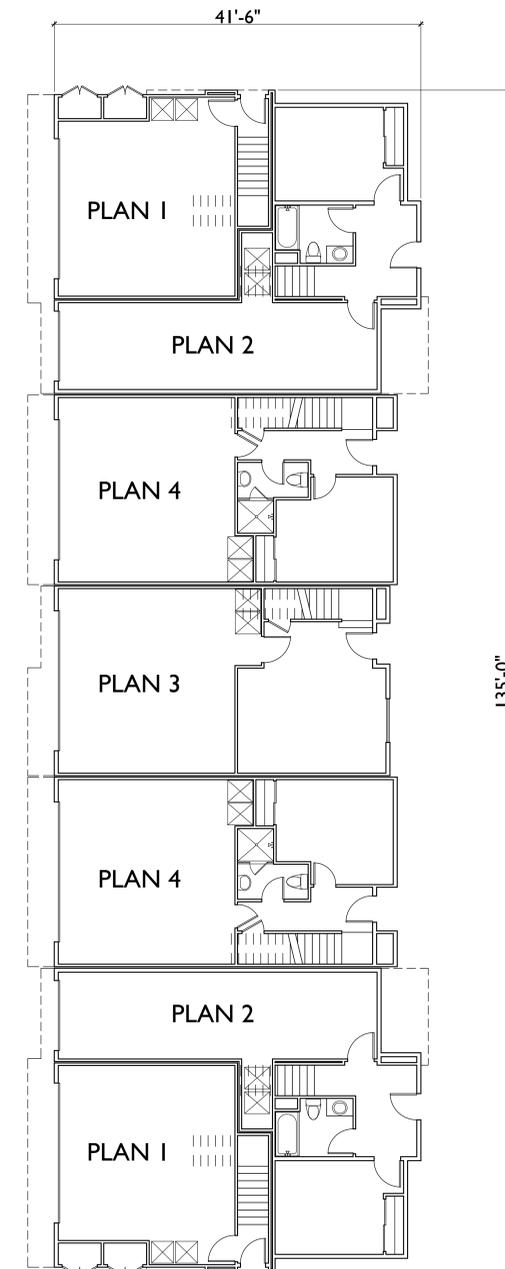
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 Bonsall, CA 92003  
 760.724.1198



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

**ESCONDIDO, CA**

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**PALOMAR HEIGHTS**

MAY 13, 2019  
 SCALE: 0 8 16 24

**ROWHOMES - BLDG A COMPOSITE**



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 Bonsall, CA 92003  
 760.724.1198



RIGHT



REAR



LEFT



FRONT

**MATERIAL SCHEDULE**

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING
- 8 DECORATIVE AWNING



PERSPECTIVE

**ESCONDIDO, CA**

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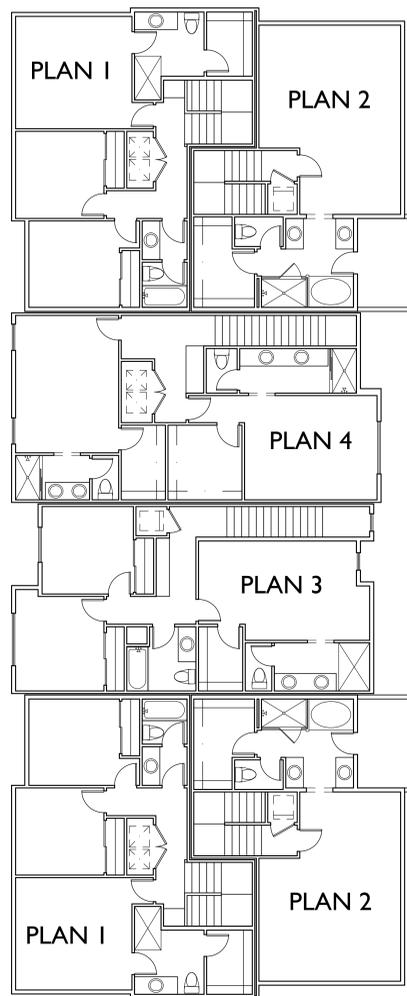
**PALOMAR HEIGHTS**

MAY 13, 2019  
 SCALE: 0 8 16 24

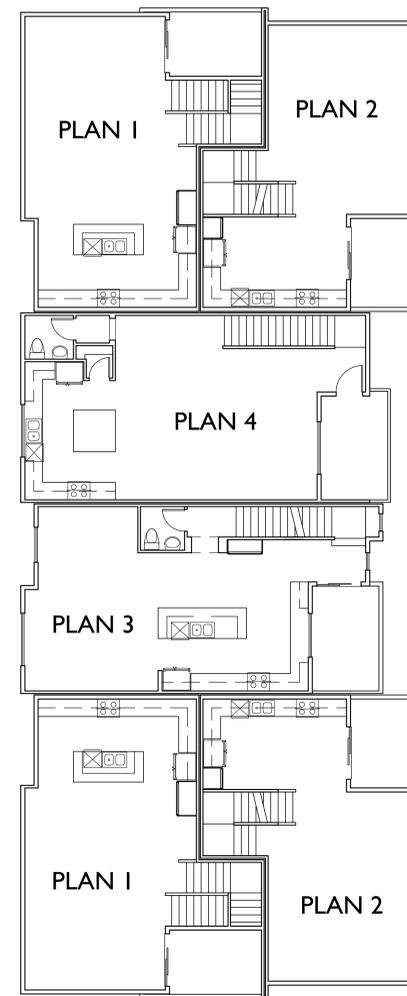
**ROWHOMES - BLDG A ELEVATIONS**



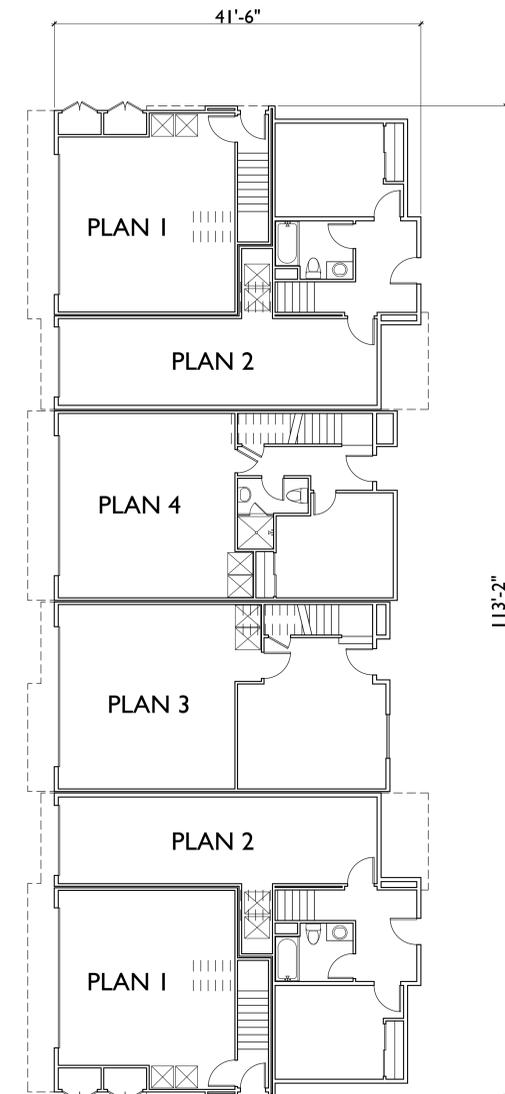
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 760.724.1198



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

**ESCONDIDO, CA**

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 (760) 944-7511

**PALOMAR HEIGHTS**

MAY 13, 2019  
 SCALE: 0 8 16 24

**ROWHOMES - BLDG B COMPOSITE**



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



RIGHT



REAR



LEFT



FRONT

**MATERIAL SCHEDULE**

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING
- 8 DECORATIVE AWNING



PERSPECTIVE

**ESCONDIDO, CA**

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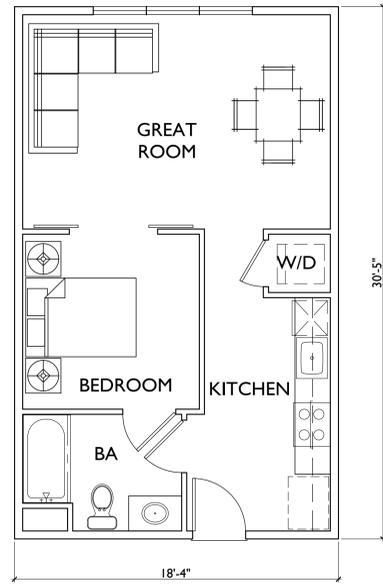
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MAY 13, 2019  
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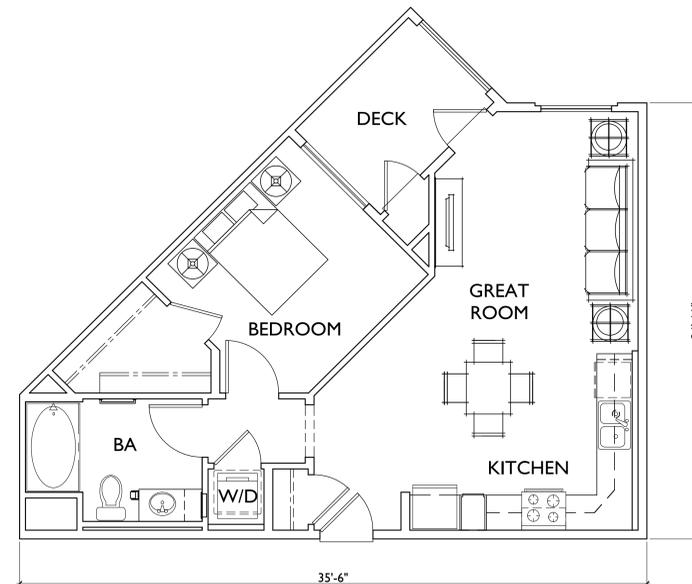
**ROWHOMES - BLDG B ELEVATIONS**



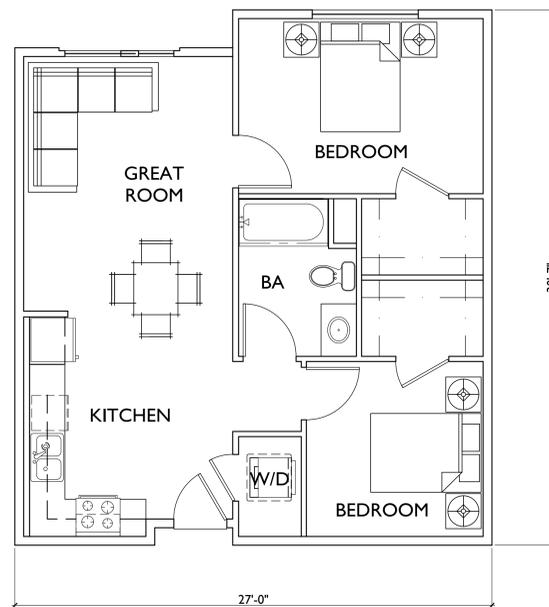
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PLAN 1: STUDIO/1BA  
TOTAL 600 S.F.



PLAN 2: 1BD/1BA  
TOTAL 700 S.F.



PLAN 3: 2BD/1BA  
TOTAL 800 S.F.

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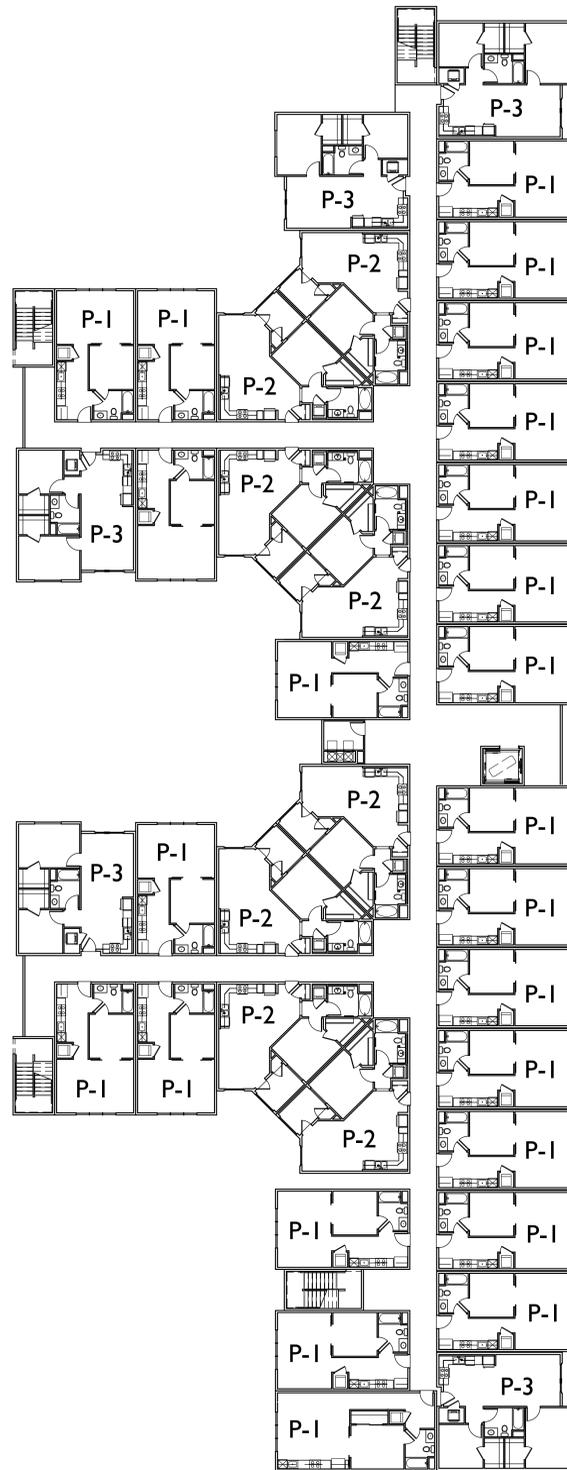
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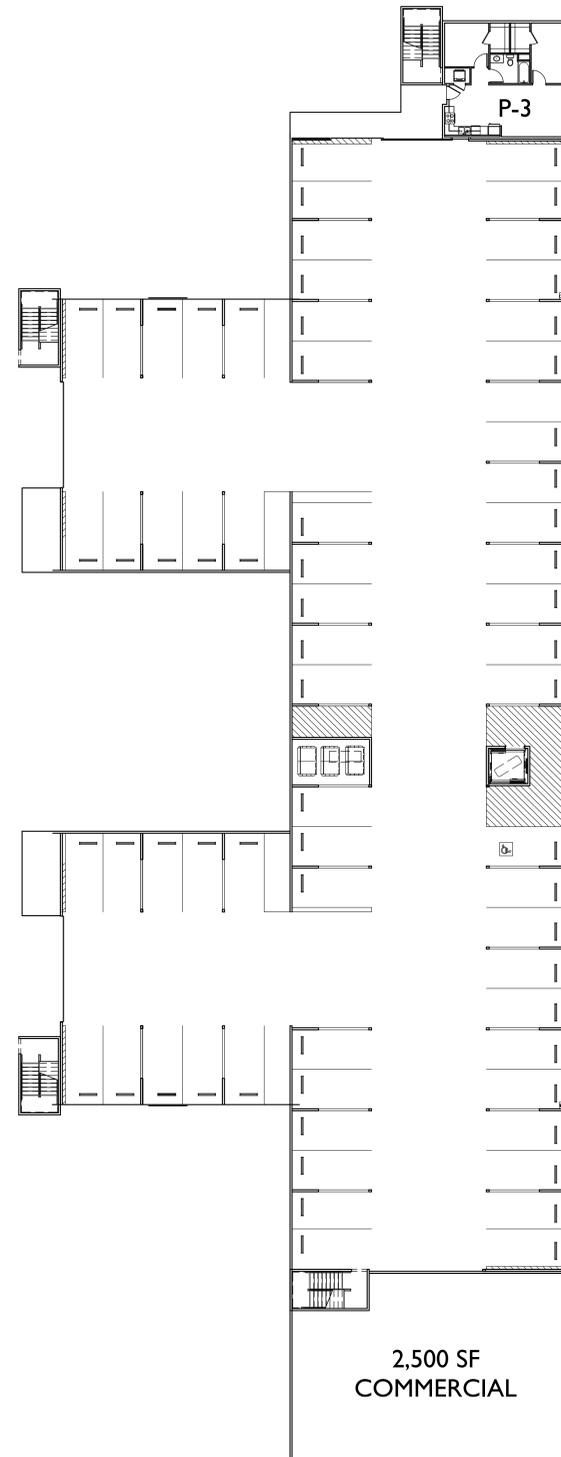
**SENIOR APARTMENTS - UNIT PLANS**



5256 S. Mission Road, Ste 404  
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760.724.1198



SECOND FLOOR



FIRST FLOOR

ESCONDIDO, CA

INTEGRAL COMMUNITIES  
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PALOMAR HEIGHTS

MAY 13, 2019  
 SCALE: 0 16 32 48

SENIOR APARTMENTS - BLDG A COMPOSITE



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**MATERIAL SCHEDULE**

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING



REAR



PERSPECTIVE



RIGHT



LEFT



PERSPECTIVE



FRONT

**ESCONDIDO, CA**

INTEGRAL COMMUNITIES  
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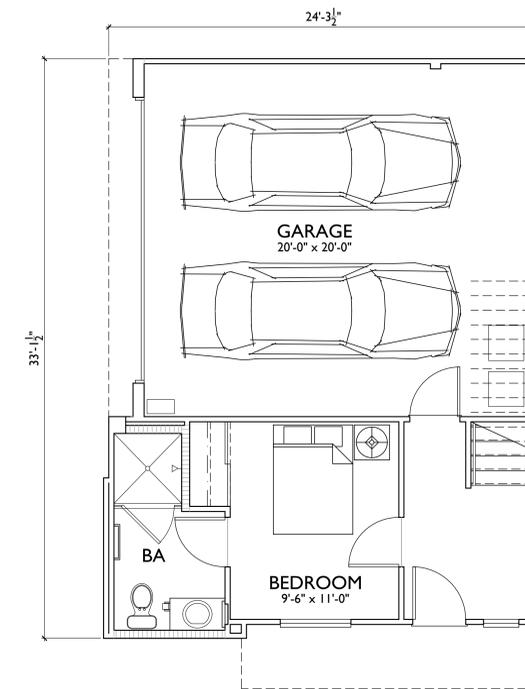
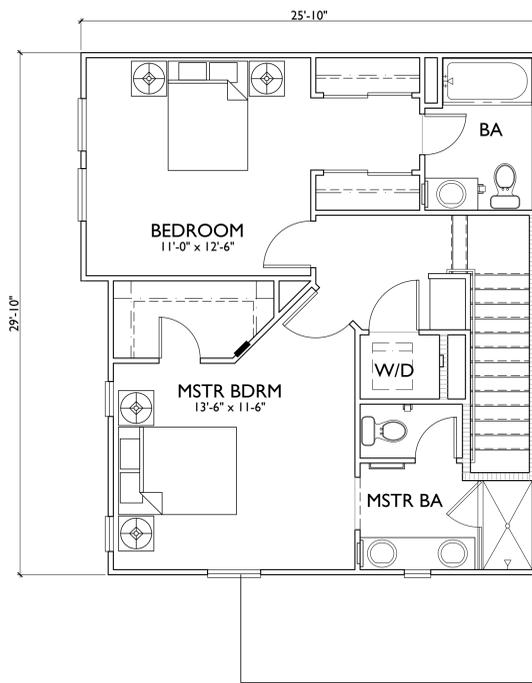
**PALOMAR HEIGHTS**

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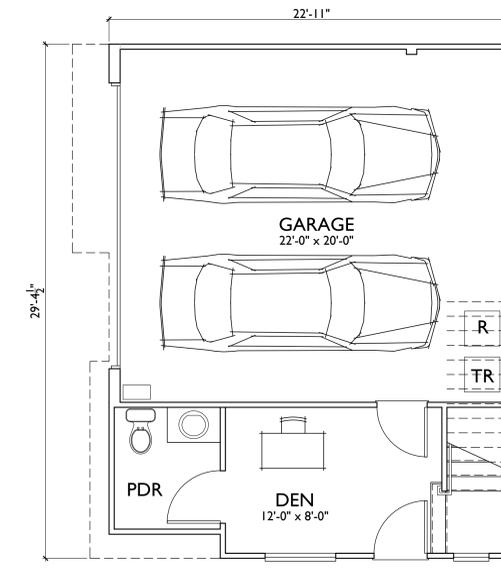
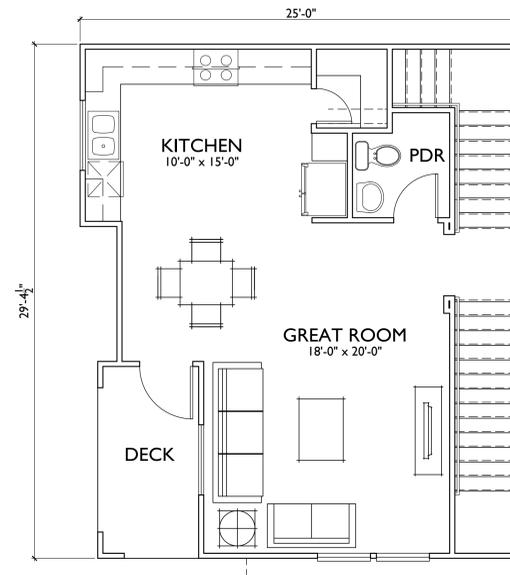
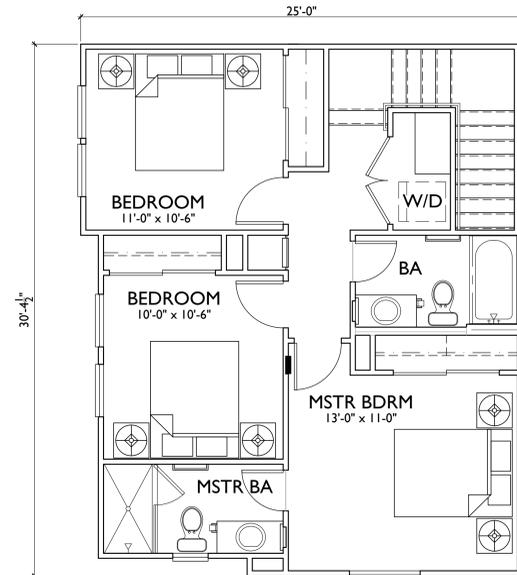
**SENIOR APARTMENTS - BLDG A ELEVATIONS**



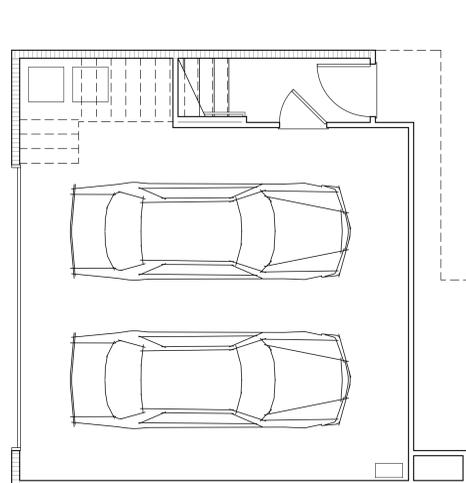
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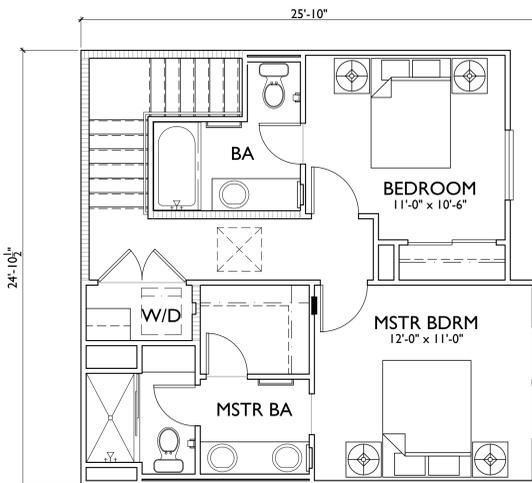
<b>PLAN 3:</b>	<b>3BD/3.5BA</b>
1ST FLR -	267 S.F.
2ND FLR-	740 S.F.
3RD FLR-	639 S.F.
<b>TOTAL</b>	<b>1,646 S.F.</b>
<b>DECK</b>	<b>60 S.F.</b>



<b>PLAN 2:</b>	<b>3BD/2.5BA</b>
1ST FLR -	175 S.F.
2ND FLR-	535 S.F.
3RD FLR-	695 S.F.
<b>TOTAL</b>	<b>1,405 S.F.</b>
<b>DECK</b>	<b>60 S.F.</b>



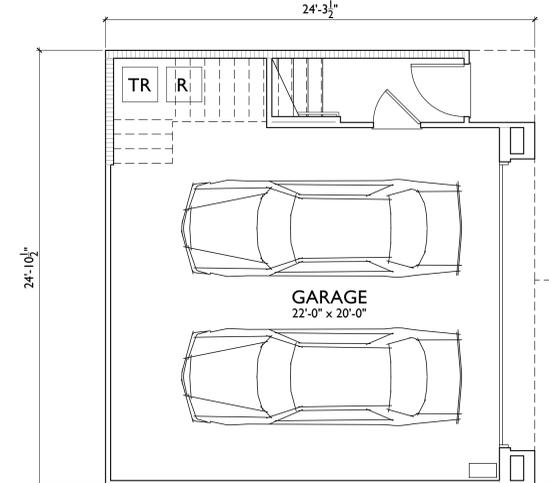
PLAN I ALTERNATE ENTRY



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

<b>PLAN 1:</b>	<b>2BD/2.5BA</b>
1ST FLR -	39 S.F.
2ND FLR-	523 S.F.
3RD FLR-	542 S.F.
<b>TOTAL</b>	<b>1,104 S.F.</b>
<b>DECK</b>	<b>55 S.F.</b>

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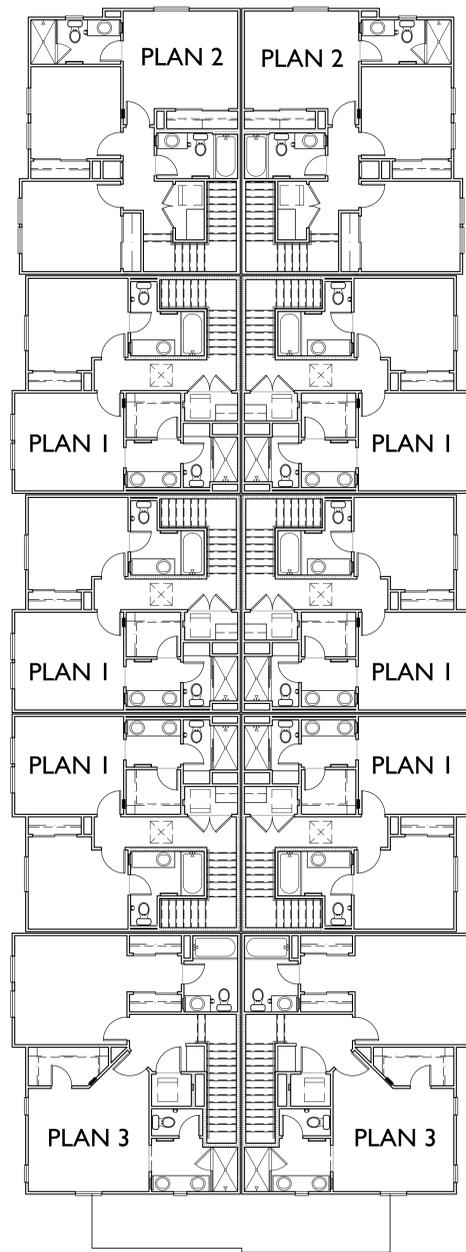
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MAY 13, 2019  
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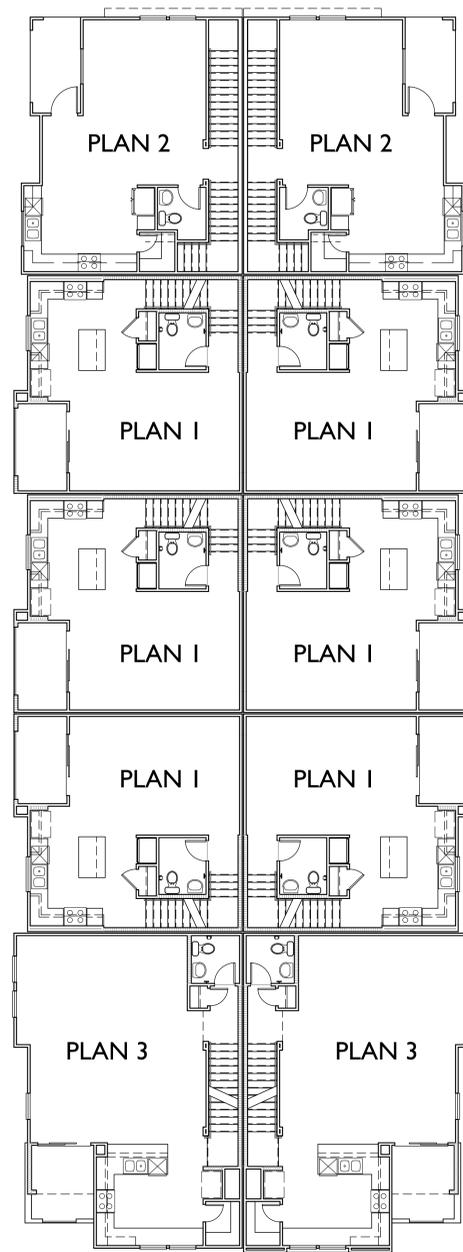
**VILLAS - UNIT PLANS**



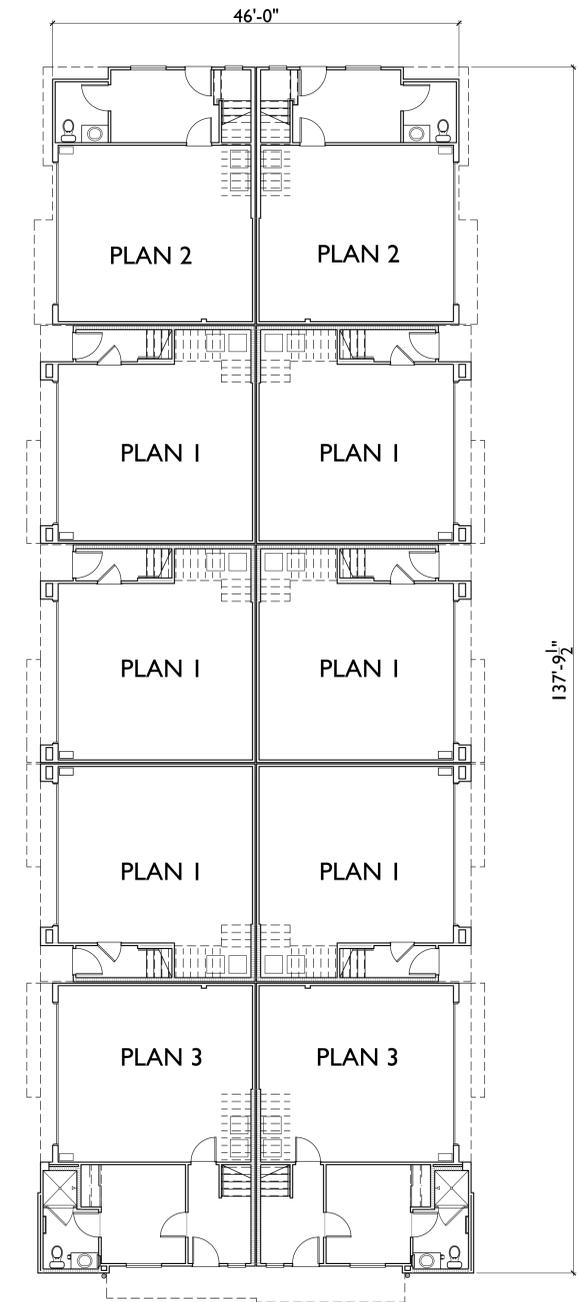
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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PALOMAR HEIGHTS

MAY 13, 2019  
 SCALE: 0 8 16 24

VILLAS - BLDG A COMPOSITE



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 760.724.1198



RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

**MATERIAL SCHEDULE**

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING

**ESCONDIDO, CA**

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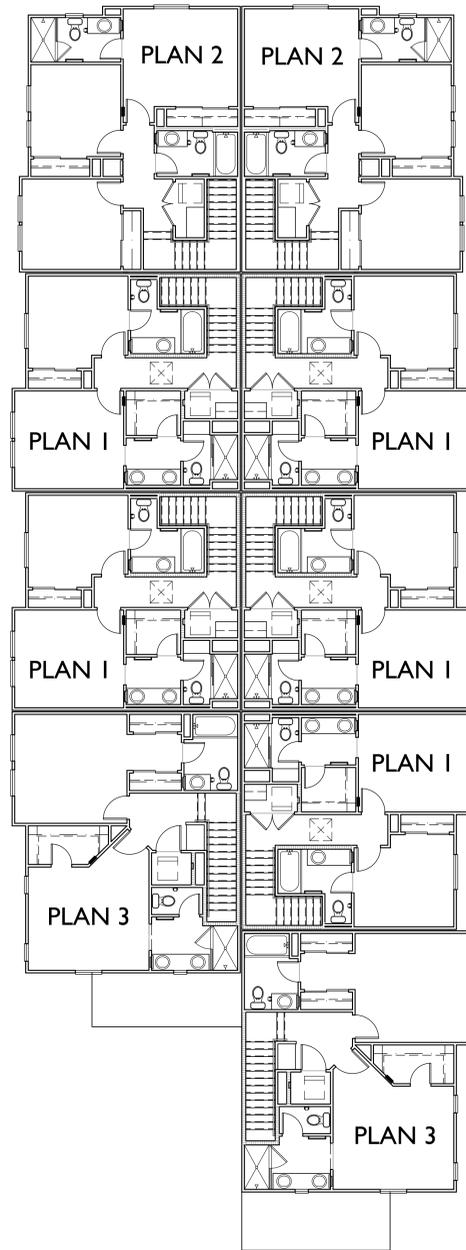
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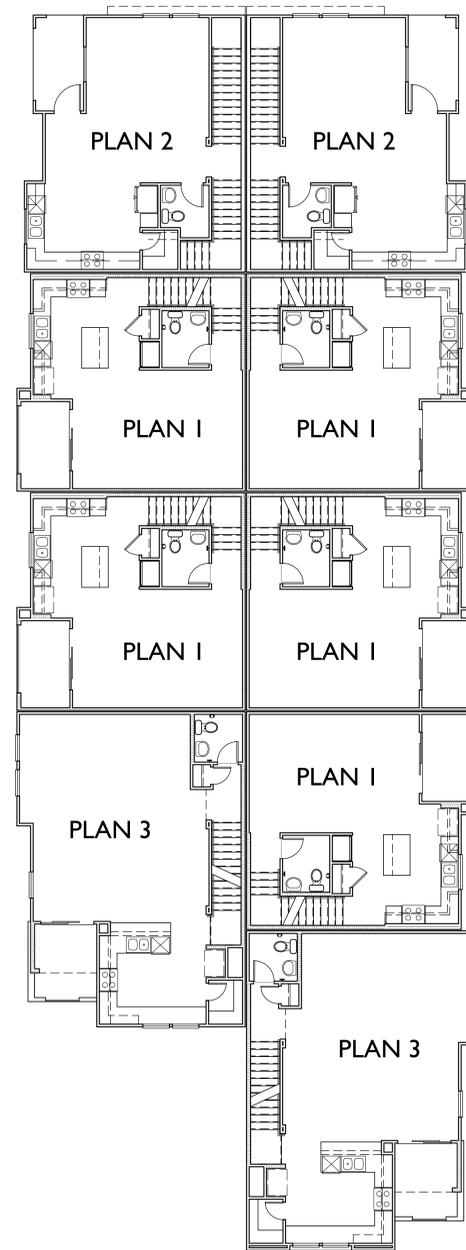
**ROWHOMES - BLDG A ELEVATIONS**



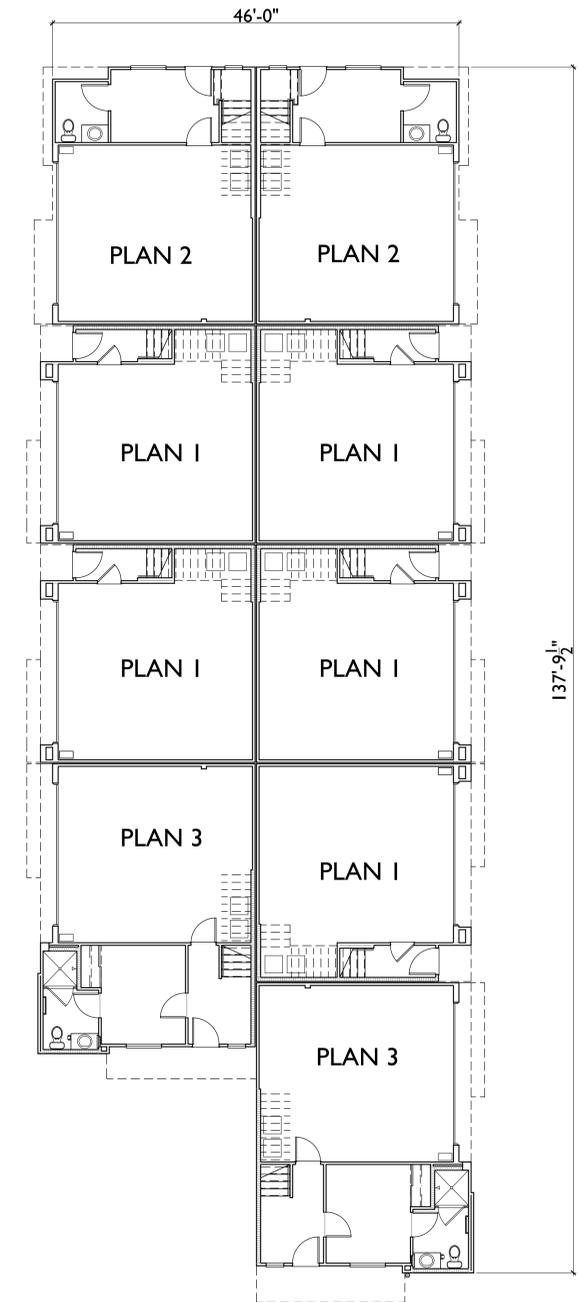
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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PALOMAR HEIGHTS

MAY 13, 2019  
 SCALE: 0 8 16 24

VILLAS - BLDG B COMPOSITE



5256 S. Mission Road, Ste 404  
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 760.724.1198



RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

**MATERIAL SCHEDULE**

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING

**ESCONDIDO, CA**

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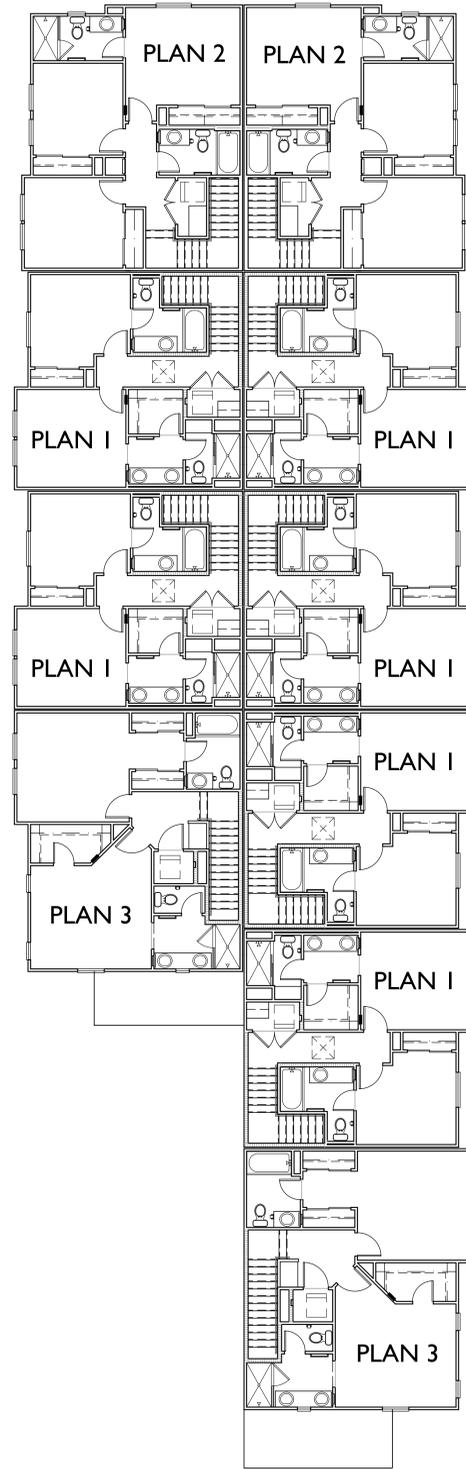
**PALOMAR HEIGHTS**

MAY 13, 2019  
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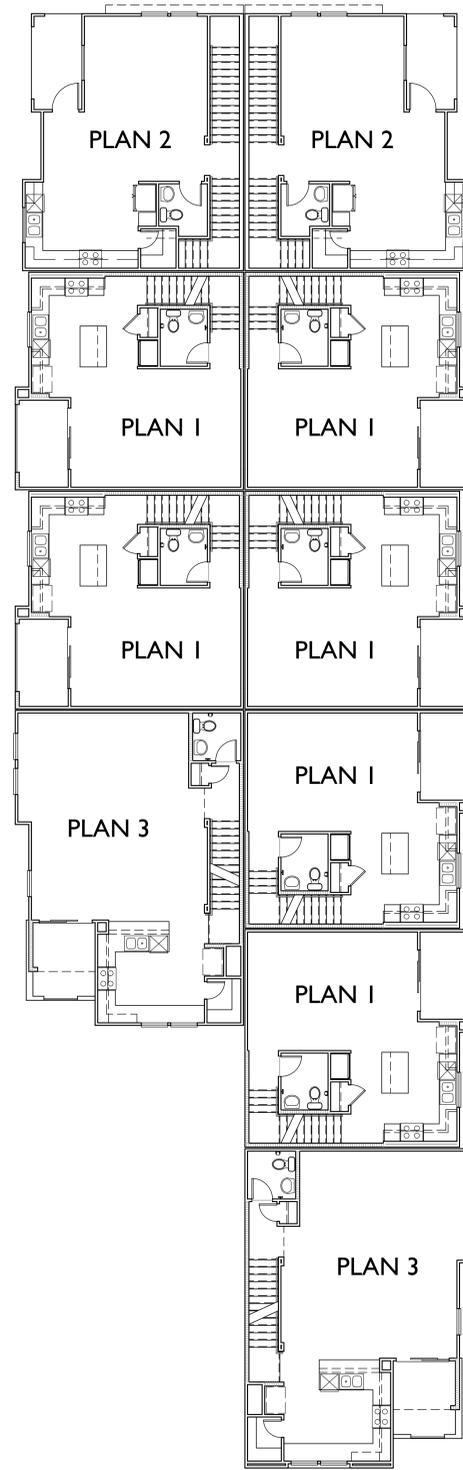
**ROWHOMES - BLDG B ELEVATIONS**



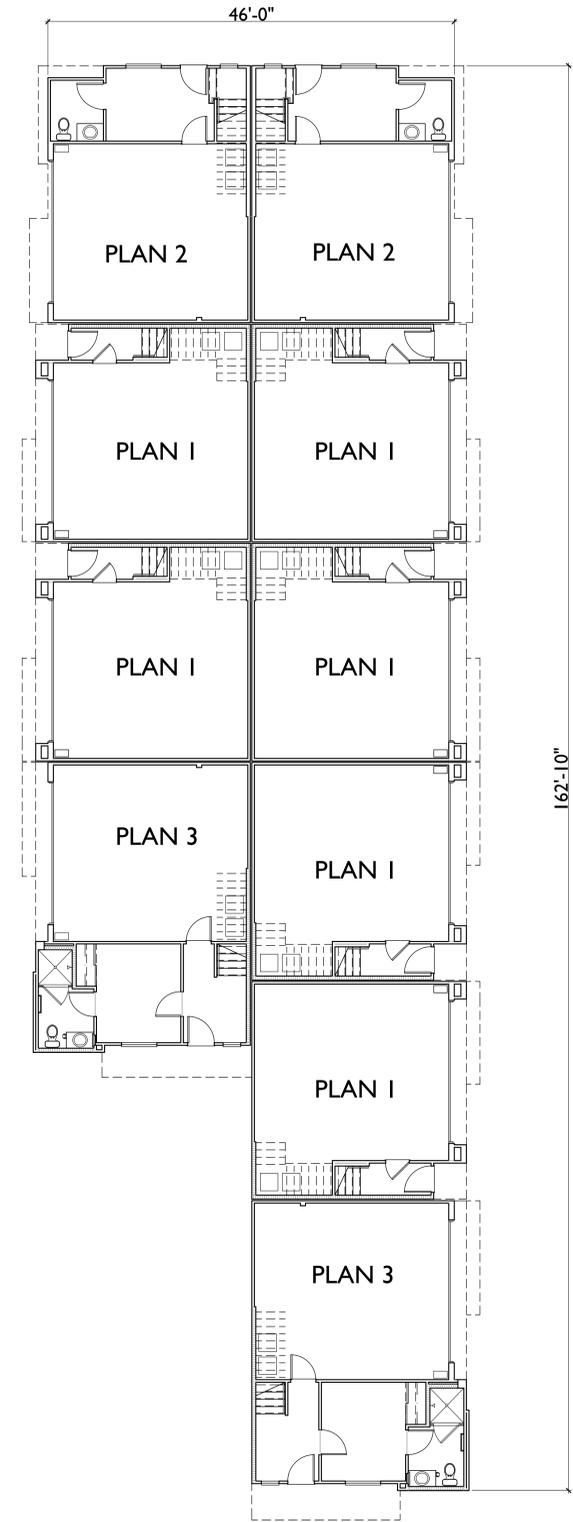
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

ESCONDIDO, CA

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PALOMAR HEIGHTS

MAY 13, 2019  
 SCALE: 0 8 16 24

VILLAS - BLDG C COMPOSITE



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 760.724.1198



RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

**MATERIAL SCHEDULE**

- 1 ROOF - COMPOSITION SHINGLE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING

**ESCONDIDO, CA**

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**PALOMAR HEIGHTS**

MAY 13, 2019  
 SCALE: 0 8 16 24

**ROWHOMES - BLDG C ELEVATIONS**



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**A-7**