

| | |
|-------------------------------------------|-----------------------|
| PROJECT SUMMARY | |
| APN | 2294506000 |
| | 229420100.000.300.400 |
| | 229421800 |
| SITE AREA | 13.8 AC |
| RESIDENCES | 510 UNITS |
| DENSITY | 37 DU/AC |
| LOT COVERAGE | 45% |
| FAR | 1.3 |
| BUILDING HEIGHT | 60'-0" |
| PRODUCT: | |
| (268) 4-STORY+MEZZANINE FAMILY APARTMENTS | |
| (90) 4-STORY SENIOR APARTMENTS | |
| (72) 3-STORY ROW/HOMES | |
| (90) 3-STORY VILLAS | |
| RECREATION BUILDING | |
| POOL BUILDING | |
| 12,000 SF COMMERCIAL SPACE | |
| PROJECT AREAS | |
| RESIDENTIAL | 539,993 SF |
| GARAGE | 232,998 SF |
| RECREATION | 2,570 SF |
| COMMERCIAL | 12,000 SF |

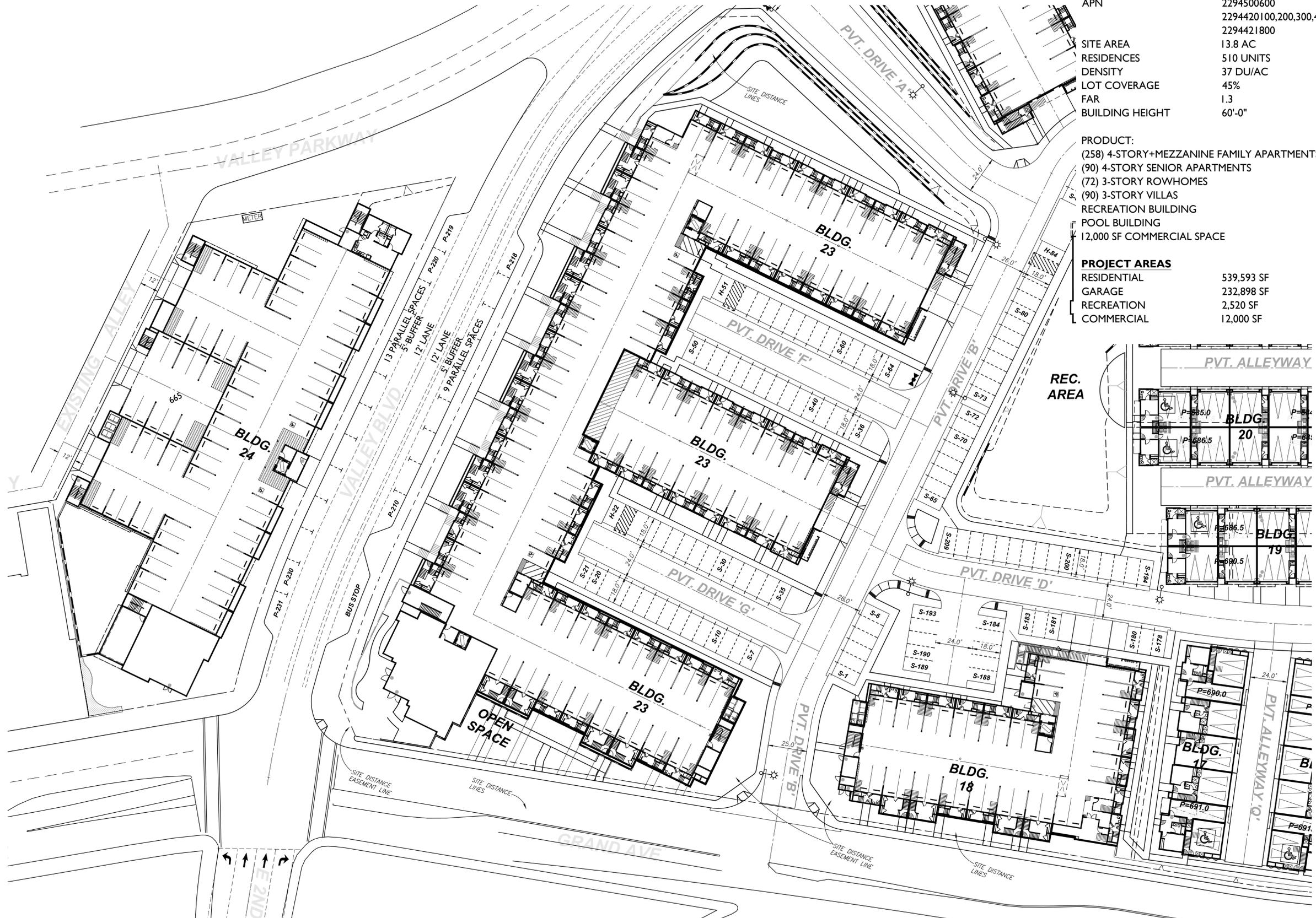


ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

PALOMAR HEIGHTS
 SEPTEMBER 10 2019
 SCALE: 0 40 80 120
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

COLORED SITE PLAN

 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.774.1198 summarch.com



PROJECT SUMMARY

| | |
|-----------------|------------------------|
| APN | 2294500600 |
| | 2294420100,200,300,400 |
| | 2294421800 |
| SITE AREA | 13.8 AC |
| RESIDENCES | 510 UNITS |
| DENSITY | 37 DU/AC |
| LOT COVERAGE | 45% |
| FAR | 1.3 |
| BUILDING HEIGHT | 60'-0" |

PRODUCT:
 (258) 4-STORY+MEZZANINE FAMILY APARTMENTS
 (90) 4-STORY SENIOR APARTMENTS
 (72) 3-STORY ROWHOMES
 (90) 3-STORY VILLAS
 RECREATION BUILDING
 POOL BUILDING
 12,000 SF COMMERCIAL SPACE

PROJECT AREAS

| | |
|-------------|------------|
| RESIDENTIAL | 539,593 SF |
| GARAGE | 232,898 SF |
| RECREATION | 2,520 SF |
| COMMERCIAL | 12,000 SF |

PRODUCT MIX

| | | | |
|-------------------------------------------|--------|------------|----------|
| FAMILY APARTMENTS (4-STORY + MEZZ) | | | |
| 129 | PLAN 1 | 1BD/1BA | 650 SF |
| 96 | PLAN 2 | 2BD/2BA | 1270 SF |
| 33 | PLAN 3 | 3BD/2BA | 1550 SF |
| 258 TOTAL | | | |
| SENIOR APARTMENTS (4-STORY) | | | |
| 26 | PLAN 1 | 1BD/1BA | 600 SF |
| 29 | PLAN 2 | 1BD/1BA | 645 SF |
| 15 | PLAN 3 | 1BD/1BA | 700 SF |
| 11 | PLAN 4 | 2BD/1BA | 775 SF |
| 9 | PLAN 5 | 2BD/2BA | 825 SF |
| 90 TOTAL | | | |
| ROWHOMES (3-STORY) | | | |
| 22 | PLAN 1 | 3BD/2.5BA | 1,415 SF |
| 22 | PLAN 2 | 2BD/2.5 BA | 1,495 SF |
| 12 | PLAN 3 | 3BD/3BA | 1,795 SF |
| 16 | PLAN 4 | 3BD/3BA | 1,875 SF |
| 72 TOTAL | | | |
| VILLAS (3-STORY) | | | |
| 55 | PLAN 1 | 2BD/2BA | 1,104 SF |
| 18 | PLAN 2 | 3BD/2.5BA | 1,405 SF |
| 17 | PLAN 3 | 3BD/3BA | 1,646 SF |
| 90 TOTAL | | | |

PARKING REQUIRED

| | |
|-----------------------|----------------------|
| MULTI-DWELLING | |
| 129 1BD X 1.5 = | 193.5 |
| 173 2BD X 1.75 = | 302.75 |
| 118 3BD X 2 = | 236 |
| 420 X .25 = | 105 |
| SUBTOTAL | 837.25 SPACES |
| SENIOR | |
| 70 1BD X .75 = | 52.5 |
| 20 2BD X 1.5 = | 30 |
| SUBTOTAL | 82.5 SPACES |
| TOTAL REQUIRED | 919.75 SPACES |

PARKING PROVIDED

| | |
|-------------------------------|--------------------------------|
| FAMILY APARTMENTS | |
| OPEN | 169 SPACES |
| GARAGE | 258 SPACES |
| SUBTOTAL | 427 SPACES (1.65 SP/DU) |
| SENIOR APARTMENTS | |
| GARAGE | 77 SPACES |
| SUBTOTAL | 77 SPACES (.85 SP/DU) |
| ROWHOMES | |
| OPEN | 18 SPACES |
| GARAGE | 144 SPACES |
| SUBTOTAL | 162 SPACES (2.25 SP/DU) |
| VILLAS | |
| OPEN | 22 SPACES |
| GARAGE | 180 SPACES |
| SUBTOTAL | 202 SPACES (2.25 SP/DU) |
| TOTAL PARKING PROVIDED | |
| OPEN | 209 SPACES |
| GARAGE | 659 SPACES |
| STREET | 22 SPACES |
| TOTAL | 890 SPACES |

OPEN SPACE REQUIRED

510DU X 300SF= 153,000 SF

OPEN SPACE PROVIDED

| | |
|--------------|-------------------|
| PRIVATE | 37,995 SF |
| ACTIVE | 29,855 SF |
| PASSIVE | 91,476 SF |
| SLOPED | 34,844 SF |
| TOTAL | 194,170 SF |

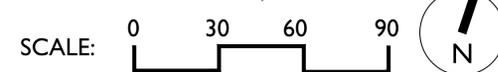


ESCONDIDO, CA

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PALOMAR HEIGHTS

SEPTEMBER 10, 2019



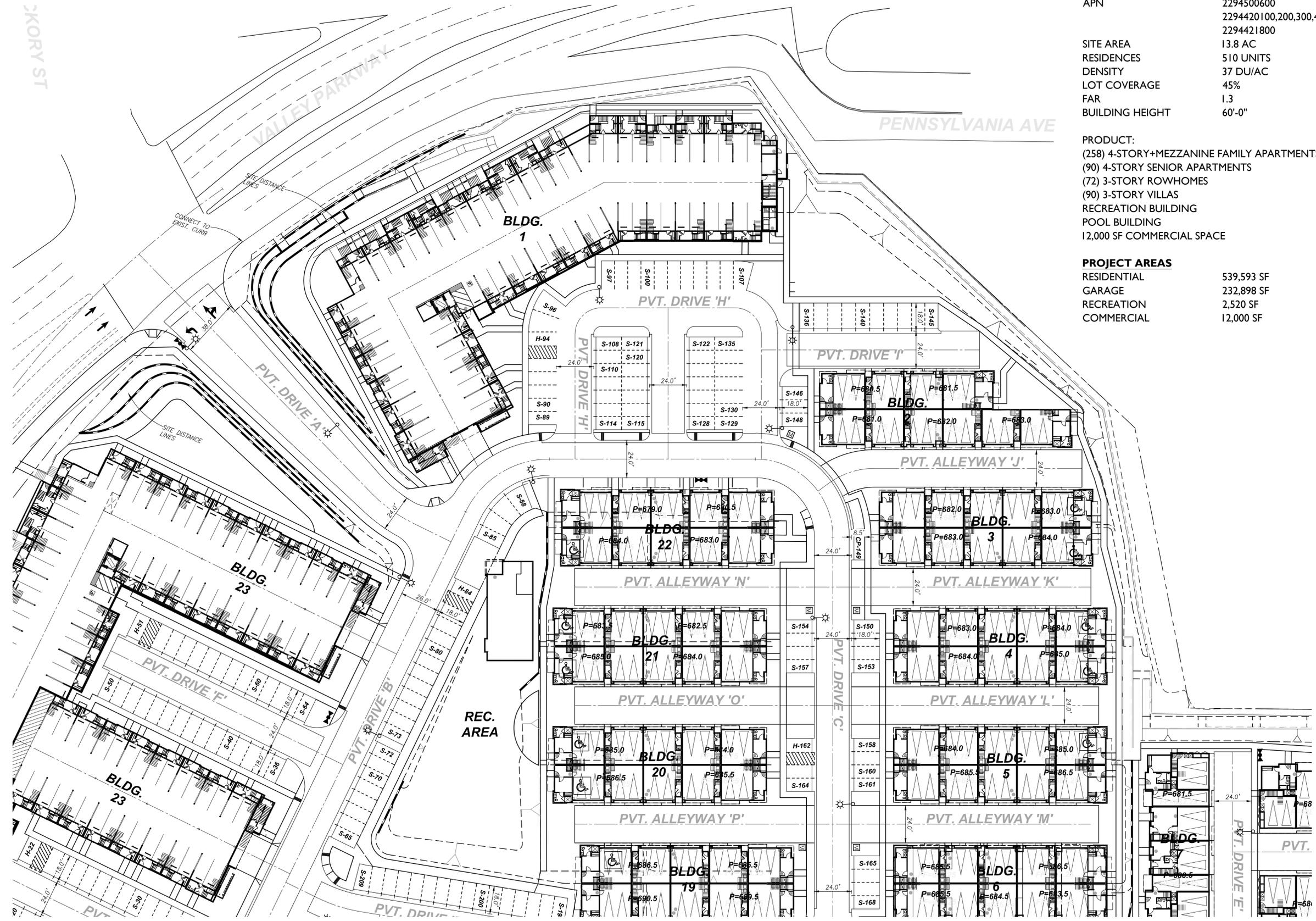
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

CONCEPTUAL SITE PLAN



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

JKORY ST



PROJECT SUMMARY

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| APN | 2294500600 |
| | 2294420100,200,300,400 |
| | 2294421800 |
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| BUILDING HEIGHT | 60'-0" |

PRODUCT:
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 (90) 4-STORY SENIOR APARTMENTS
 (72) 3-STORY ROWHOMES
 (90) 3-STORY VILLAS
 RECREATION BUILDING
 POOL BUILDING
 12,000 SF COMMERCIAL SPACE

PROJECT AREAS

| | |
|-------------|------------|
| RESIDENTIAL | 539,593 SF |
| GARAGE | 232,898 SF |
| RECREATION | 2,520 SF |
| COMMERCIAL | 12,000 SF |

PRODUCT MIX

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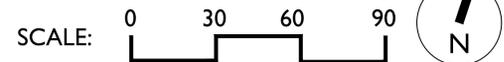
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SEPTEMBER 10, 2019



SUB 18-0011 / ENV 18-0009 / PHG 18-0049

CONCEPTUAL SITE PLAN



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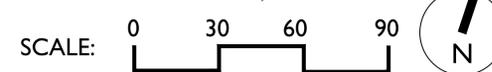
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