



SHEET INDEX

A-1	ROWHOMES - UNIT PLANS
A-2	ROWHOMES - UNIT PLANS
A-3	ROWHOMES - BLDG A COMPOSITE
A-4.1	ROWHOMES - BLDG A ELEVATION - STYLE 1
A-4.2	ROWHOMES - BLDG A ELEVATION - STYLE 2
A-5	ROWHOMES - BLDG B COMPOSITE
A-6.1	ROWHOMES - BLDG B ELEVATION - STYLE 1
A-6.2	ROWHOMES - BLDG B ELEVATION - STYLE 2

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020

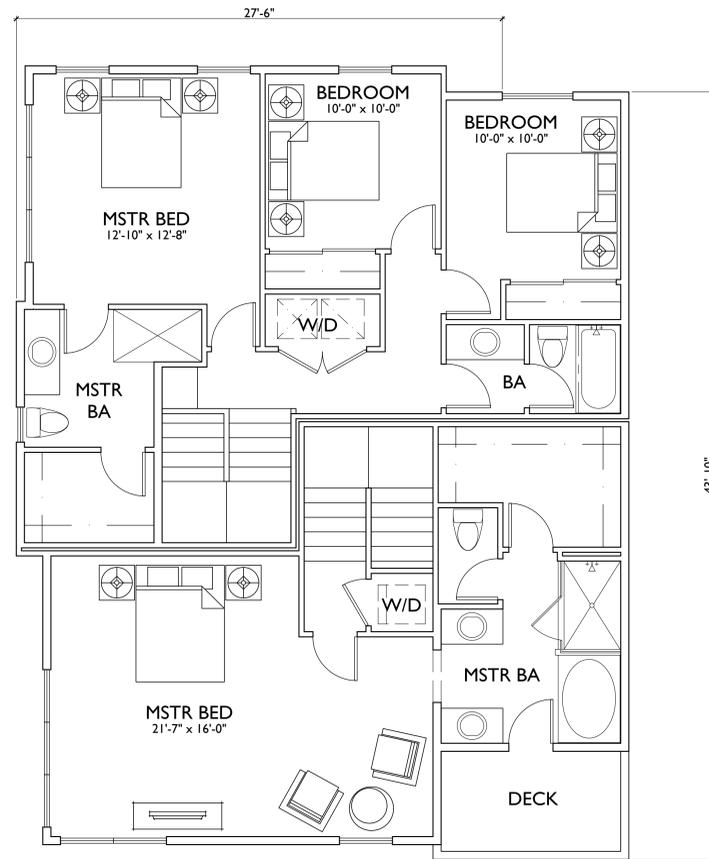
SCALE: 
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - COVER SHEET

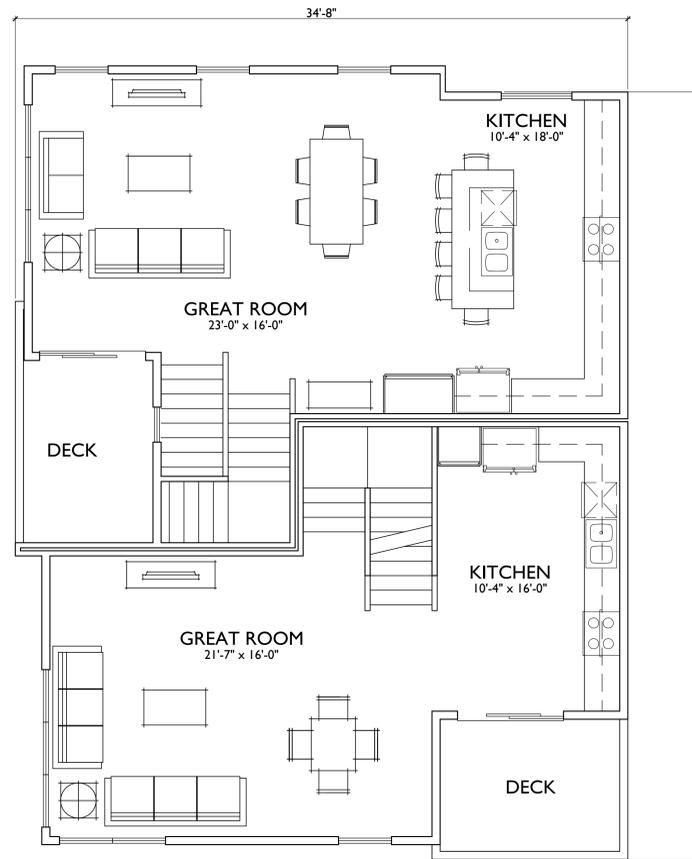


5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

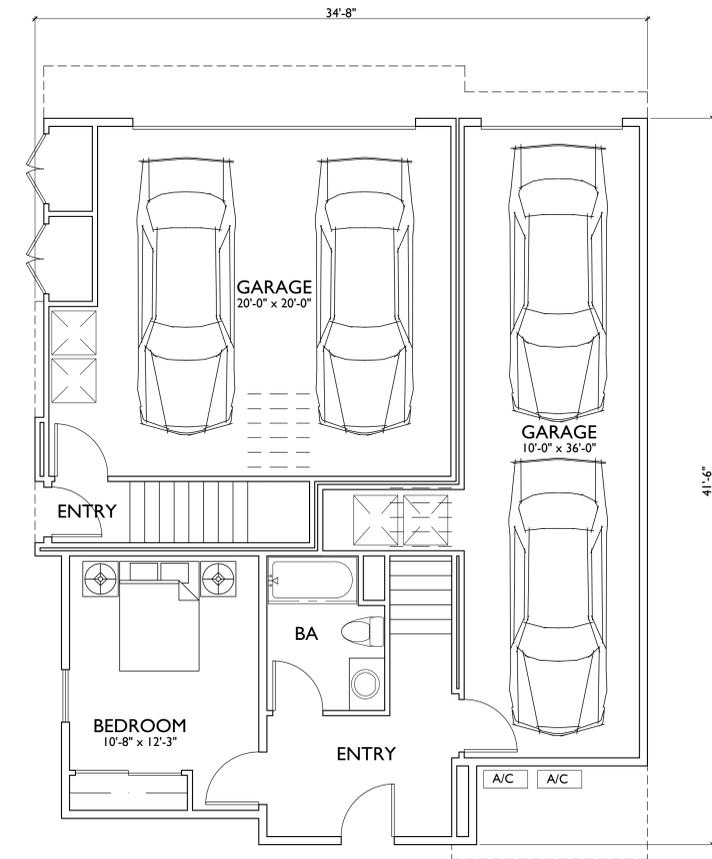
PLAN 1:	3BD/2BA
1ST FLR -	35 S.F.
2ND FLR-	635 S.F.
3RD FLR-	745 S.F.
TOTAL	1,415 S.F.
DECK	110 S.F.



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

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

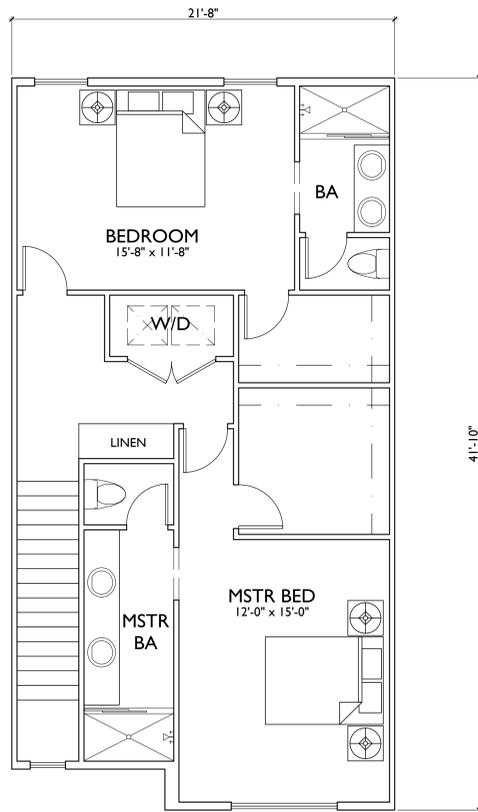
PALOMAR HEIGHTS

MAY 07, 2020
 SCALE: 0 4 8 12
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

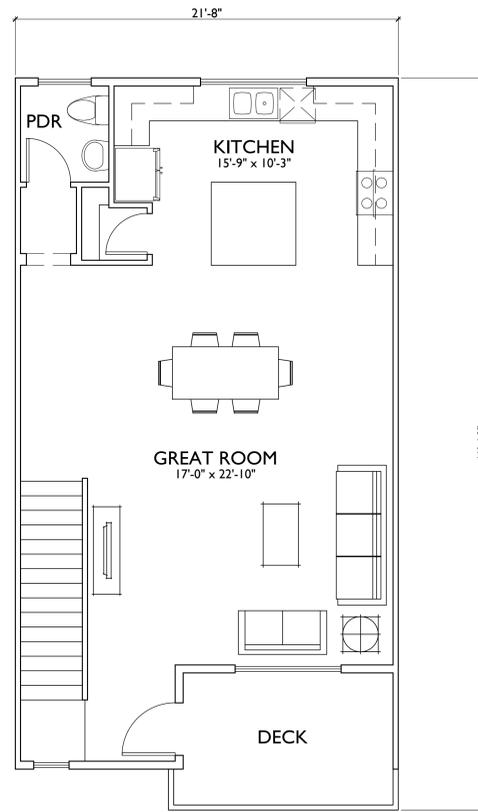
ROWHOMES - UNIT PLANS



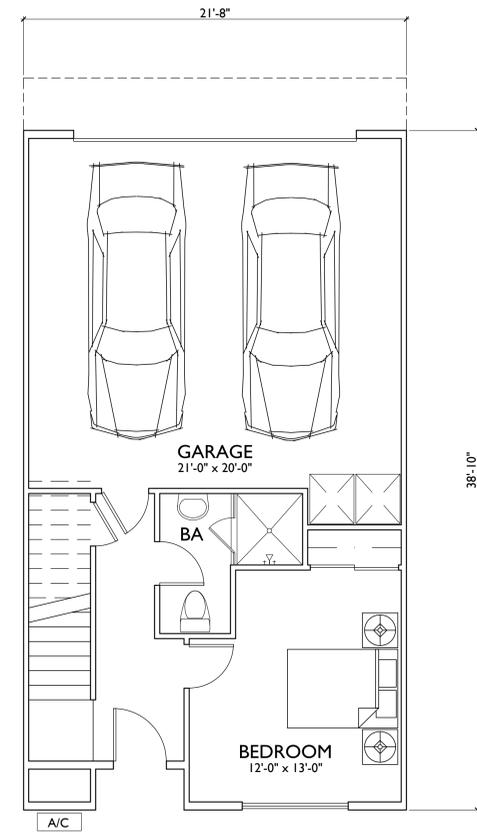
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



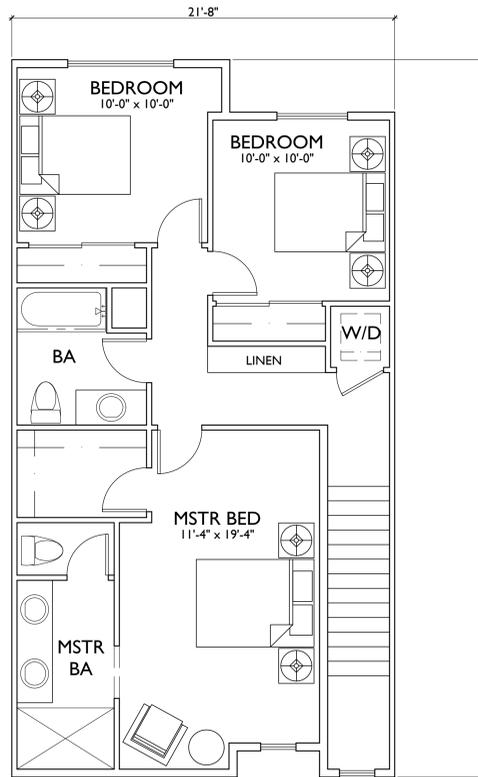
THIRD FLOOR



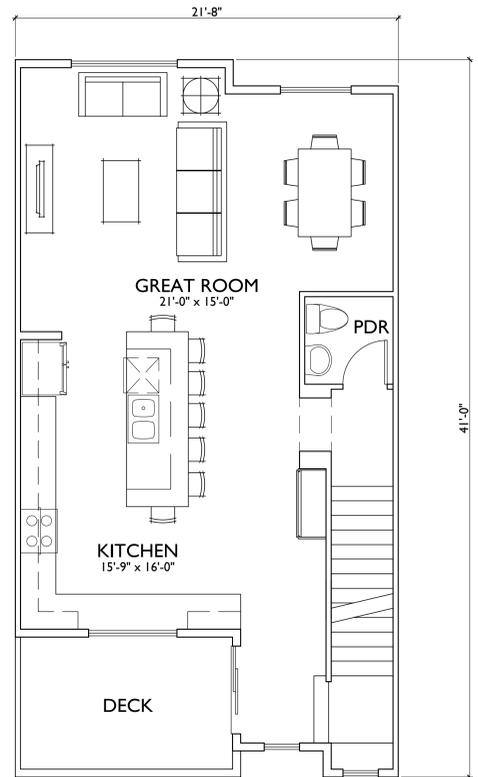
SECOND FLOOR



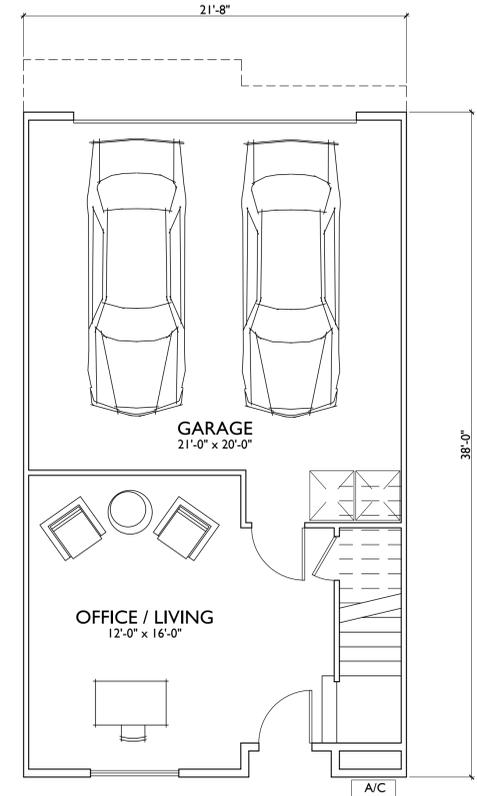
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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.

ESCONDIDO, CA

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

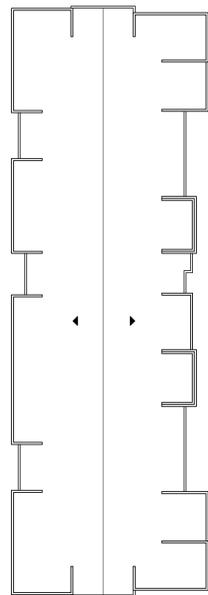
PALOMAR HEIGHTS

MAY 07, 2020
 SCALE: 0 4 8 12
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

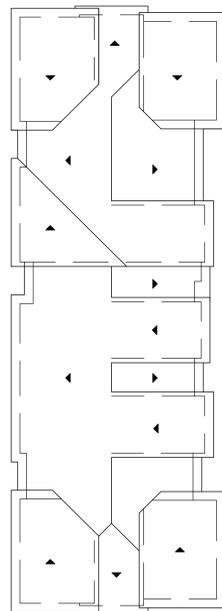
ROWHOMES - UNIT PLANS



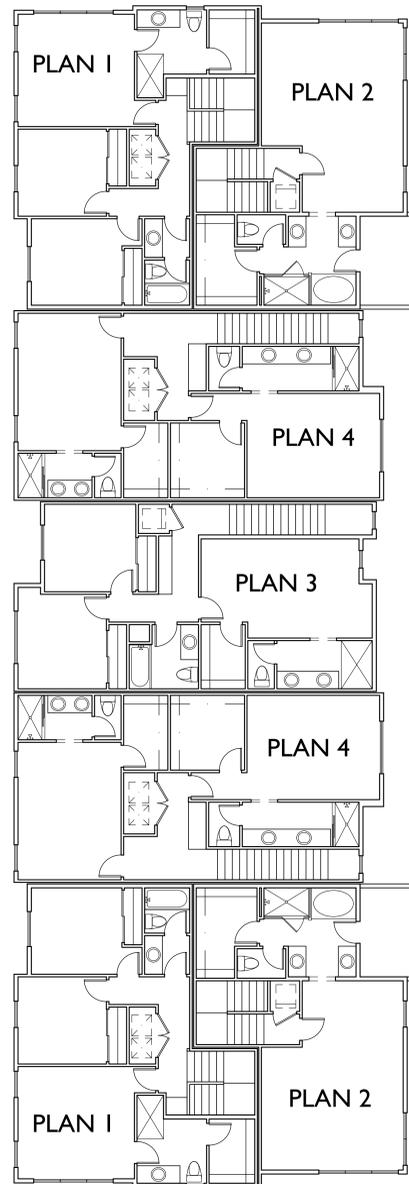
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



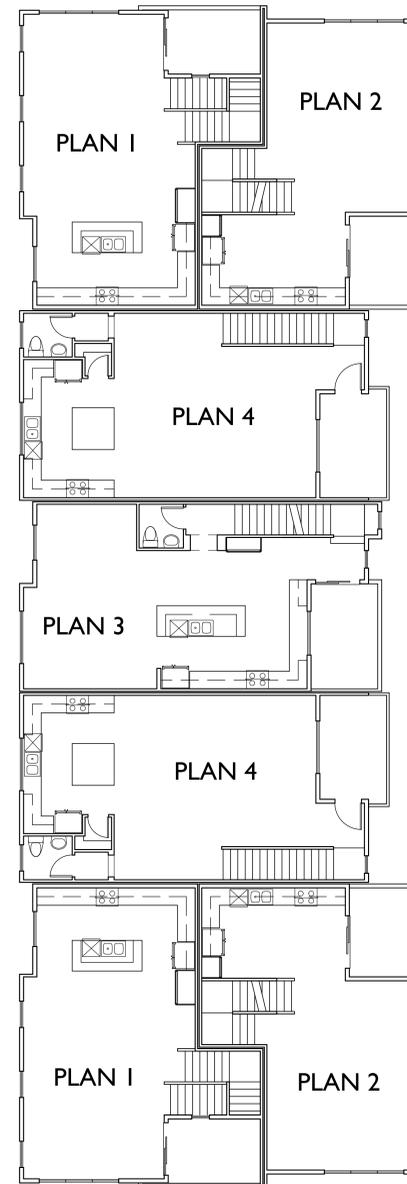
ROOF PLAN
STYLE 1
1/16"=1'



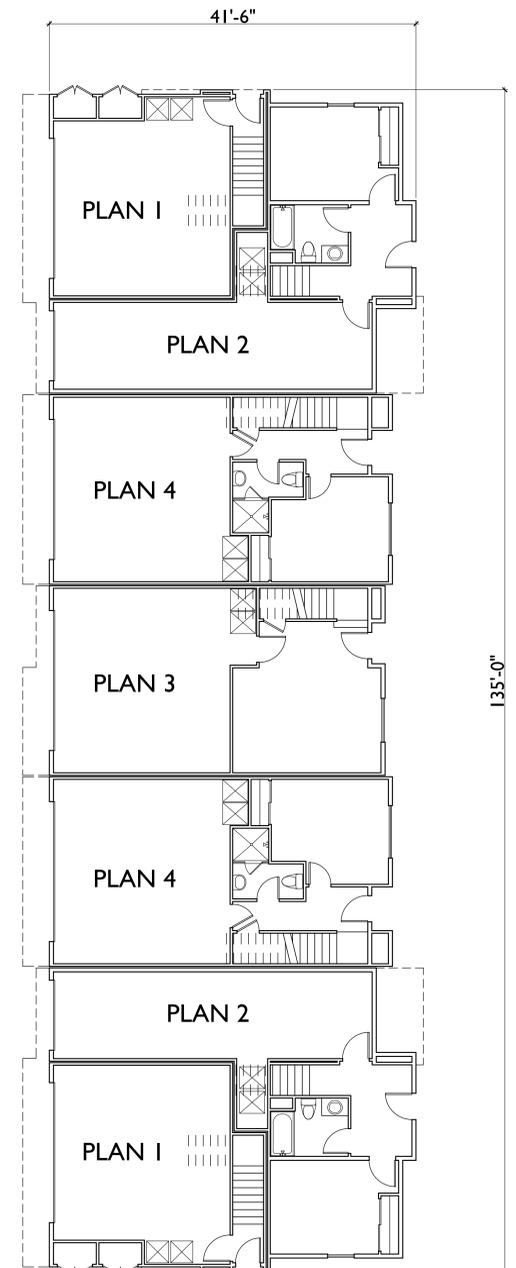
ROOF PLAN
STYLE 2
1/16"=1'



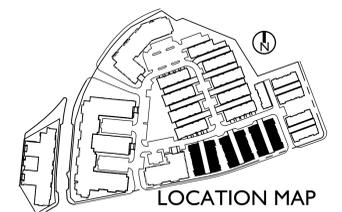
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG A COMPOSITE



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



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

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

COLOR APPLICATION

SCHEME C

REFER TO ROWHOME COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - AT EASE SOLDIER SW 9127
- (S3) STUCCO 3 - ANONYMOUS SW 7046
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER



PERSPECTIVE

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



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

ROWHOMES - BLDG A ELEVATION - STYLE I



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

A-4.1



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING

COLOR APPLICATION

SCHEME D

REFER TO ROWHOME COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - TATAMI TAN SW 6116
- (S3) STUCCO 3 - TONY TAUPE SW 7038
- (S4) STUCCO 4 - FOLKSTONE SW 6005
- (S5) SIDING 5 - CARAIBE SW 9090
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) STONE VENEER - PLAYA VISTA LIMESTONE - WALNUT



PERSPECTIVE

ESCONDIDO, CA

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

PALOMAR HEIGHTS

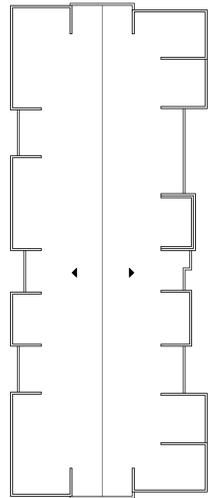
MAY 07, 2020
 SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG A ELEVATION - STYLE 2

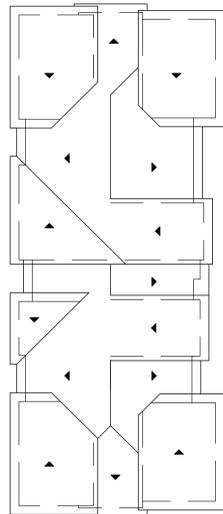


5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

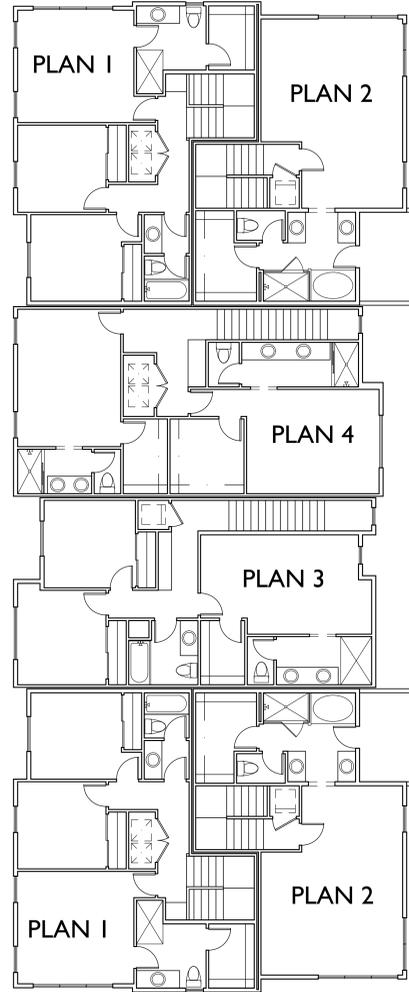
A-4.2



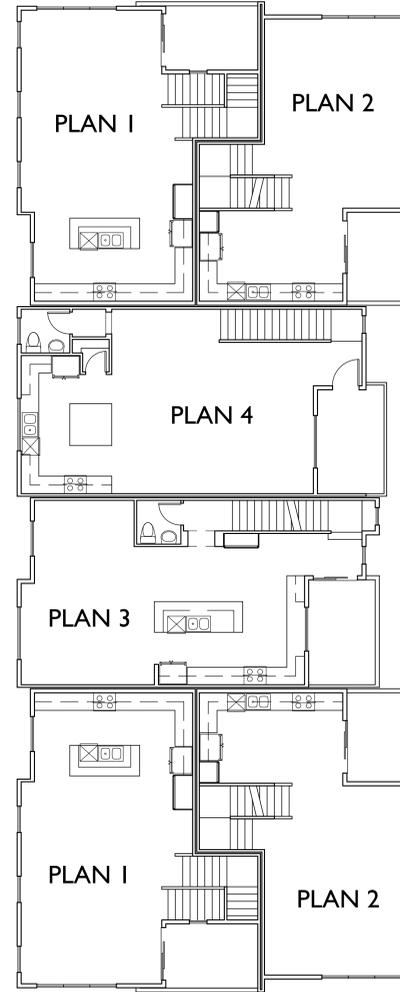
ROOF PLAN
STYLE 1
1/16"=1'



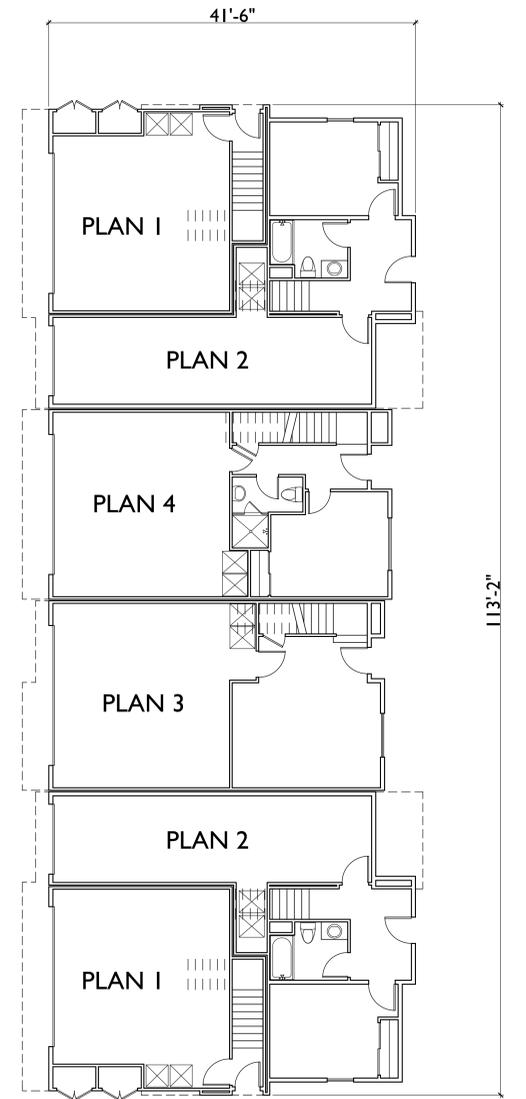
ROOF PLAN
STYLE 2
1/16"=1'



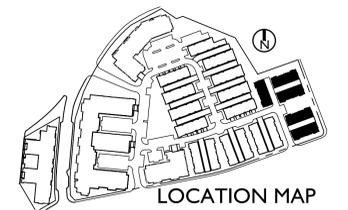
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



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

ROWHOMES - BLDG B COMPOSITE



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



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

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

COLOR APPLICATION SCHEME B

REFER TO ROWHOME COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - GRAY CLOUDS SW 7658
- (S3) STUCCO 3 - SUMMIT GRAY SW 7669
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



PERSPECTIVE

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



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

ROWHOMES - BLDG B ELEVATION - STYLE I



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

A-6.1



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

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

COLOR APPLICATION

SCHEME A

REFER TO ROWHOME COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - POOLHOUSE SW 7603
- (S3) STUCCO 3 - ACIER SW 9170
- (S4) STUCCO 4 - FOLKSTONE SW 6005
- (S5) SIDING - CARAIBE SW 9090
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) STONE VENEER - 6" SPLIT LIMESTONE - WHITE



PERSPECTIVE

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020
 SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

ROWHOMES - BLDG B ELEVATION - STYLE 2



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

A-6.2