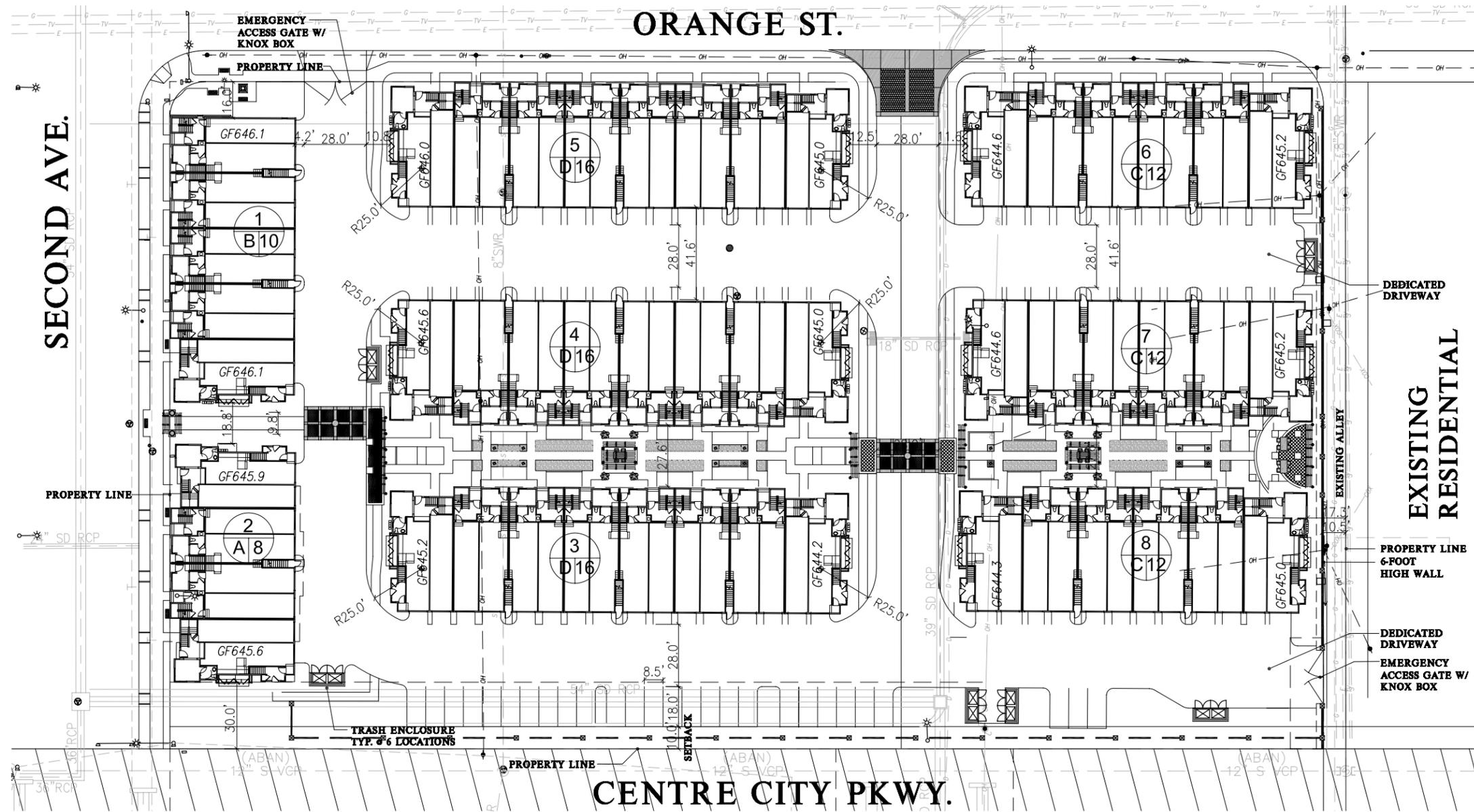


PRELIMINARY / MASTER / PRECISE DEVELOPMENT PLAN



SITE SUMMARY

SITE AREA: 3.65 ACRES
 TOTAL DWELLING UNITS: 102 UNITS
 DENSITY: 28 D.U./ACRE

BUILDING SUMMARY

TYPE	# OF UNITS	# OF BLDGS.	TOTAL
A	8	1	8
B	10	1	10
C	12	3	36
D	16	3	48
TOTAL		8	102

UNIT MIX SUMMARY

PLAN	TYPE	GROSS AREA	NO. OF UNITS
PLAN 1	2BR-DEN/2BA FLAT	1287 S.F.	35
PLAN 2	2BR/2.5BA TH	1310 S.F.	16
PLAN 2A	2BR-DEN/2.5BATH TH	1571 S.F.	16
PLAN 3	3BR/2.5BA TH	1783 S.F.	19
PLAN 3A	3BR-LOFT/2.5BA TH	1849 S.F.	16
TOTAL			102

PARKING SUMMARY

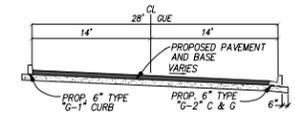
PARKING PROVIDED:
 PRIVATE GARAGES: 204 (2.0/UNIT)
 ON SITE OPEN: 29 (0.3/UNIT)
TOTAL: 233 (2.3/UNIT)

OPEN SPACE SUMMARY

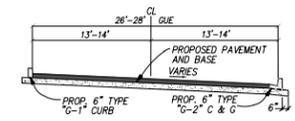
DESCRIPTION	SQ. FT.	%
COMMON OPEN SPACE	35,315	22
PRIVATE OPEN SPACE	5,600	04
BUILDING COVERAGE	73,761	46
DRIVE/PARKING COVERAGE	44,318	28
TOTAL	158,994	100

APPLICANT NAME

JOHN J. BARONE
 2ND & ORANGE ASSOCIATES, LLC/
 BARRATT AMERICAN, INC.
 11232 EL CAMINO REAL, STE.175
 SAN DIEGO, CA 92130
 858-259-3037 TEL.
 858-259-3181 FAX



TYPICAL SECTION MAIN DRIVEWAY NOT TO SCALE



TYPICAL SECTION DRIVEWAY NOT TO SCALE

A1

SECOND AVE.

ORANGE ST.

CENTRE CITY PKWY.

EXISTING RESIDENTIAL

LEGAL DESCRIPTION

LOTS 3 THROUGH 14 INCLUSIVE IN BLOCK 87 AND LOTS 9 THROUGH 14 INCLUSIVE OF BLOCK 94 IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

TOGETHER WITH WEST 3RD AVENUE ADJOINING SAID LAND WHICH WOULD REVERT TO SAID LAND UPON VACATION BY OPERATION OF LAW.

ALSO THAT PORTION OF THE ALLEY LYING WITHIN SAID BLOCK 87 WHICH WOULD REVERT TO SAID LAND UPON VACATION BY OPERATION OF LAW.

EXCEPTING THEREFROM THE INTEREST AS CONVEYED TO THE CITY OF ESCONDIDO BY DOCUMENT RECORDED MAY 16, 1991 AS FILE NO. 229964 OF OFFICIAL RECORDS.

2nd & ORANGE ASSOCIATES, LLC.

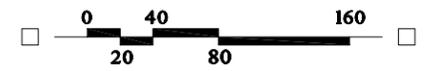
KTGY NO. 20050171.00

GENERAL PLAN

CITY OF ESCONDIDO EXISTING/PROPOSED:
 SPECIFIC PLAN AREA (SPA) NO. 9

ZONING

CITY OF ESCONDIDO EXISTING/PROPOSED:
 PROFESSIONAL OFFICE (PL) DISTRICT
 RETAIL OVERLAY ZONE
 DOWNTOWN REVITALIZATION AREA SPECIFIC PLAN



Citysquare
 Escondido, California



ASSESSOR'S PARCEL NO.

233-122-01	233-122-05
233-122-02	233-122-06
233-122-03	233-051-01
233-122-04	233-051-02

PROJECT ADDRESS

203 SOUTH ORANGE STREET
 405 WEST 2ND AVENUE
 453 WEST 3RD AVENUE
 421 WEST 3RD AVENUE
 409 EAST 3RD AVENUE
 ESCONDIDO, CA 92025



06.21.05