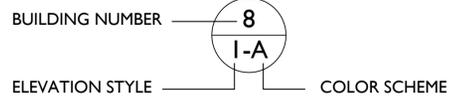


LEGEND:



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
 10,000 SF COMMERCIAL SPACE

PROJECT AREAS

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,520 SF
COMMERCIAL	10,000 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			

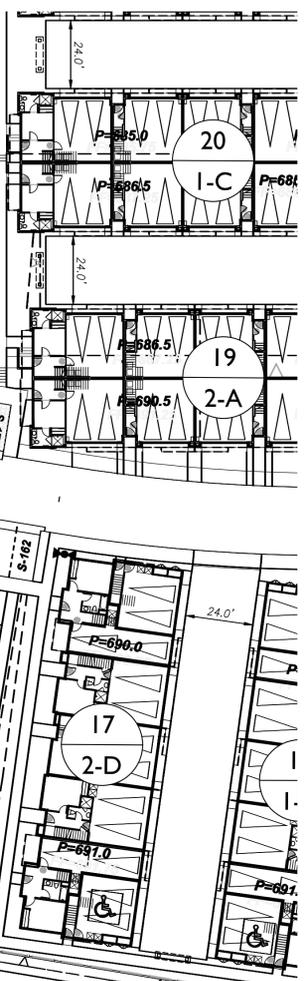
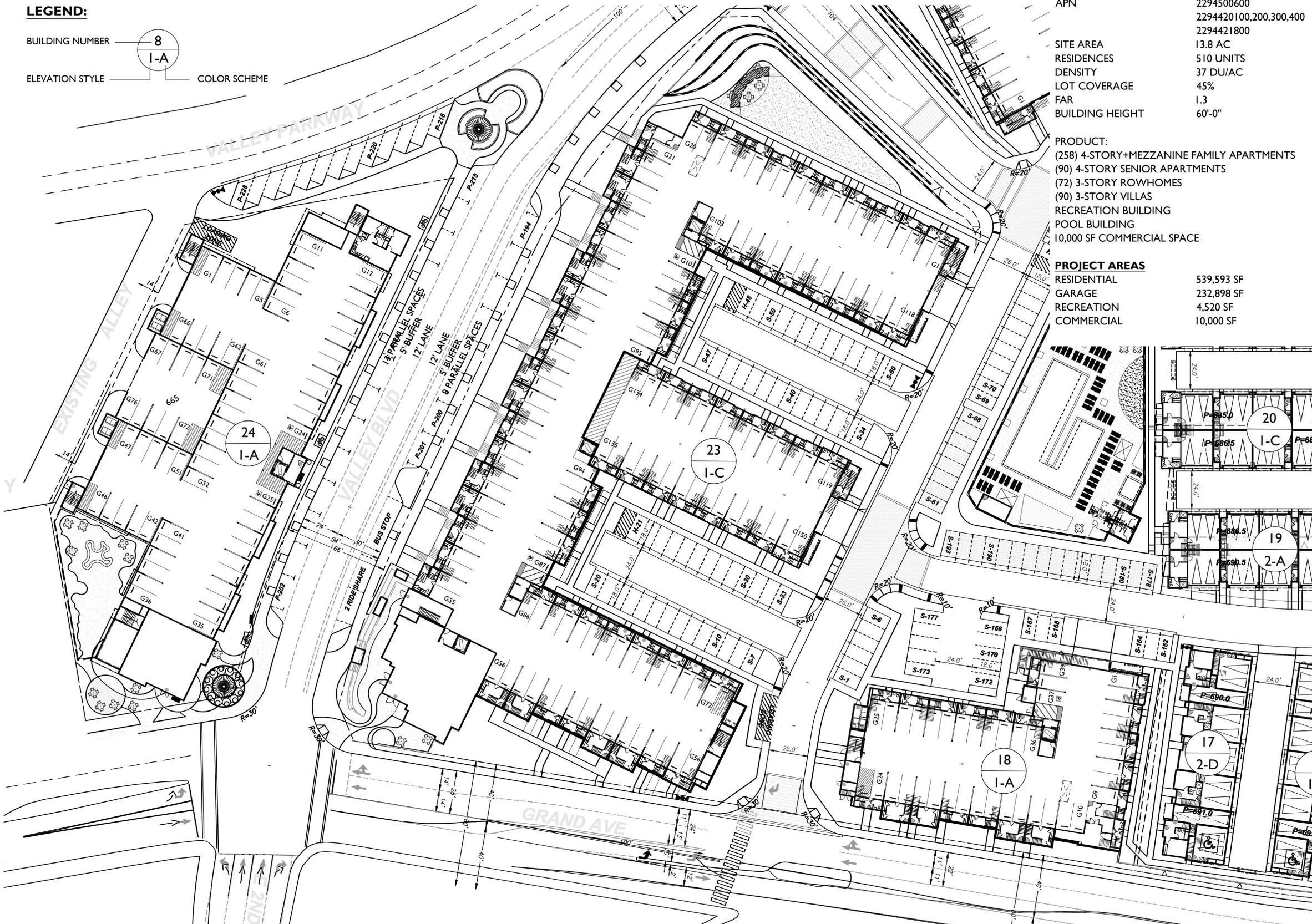
PARKING REQUIRED

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	152 SPACES
GARAGE	258 SPACES
SUBTOTAL	410 SPACES (1.6 SP/DU)
SENIOR APARTMENTS	
GARAGE	76 SPACES
SUBTOTAL	76 SPACES (.85 SP/DU)
COMMERCIAL	
STREET	35 SPACES
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	227 SPACES
GARAGE	658 SPACES
LOADING	2 SPACES
RIDESHARE	2 SPACES
TOTAL	889 SPACES

OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
510DU X 300SF=	153,000 SF
	PRIVATE 45,375 SF
	ACTIVE 33,709 SF
	PASSIVE 121,045 SF
	SLOPED 20,800 SF
	TOTAL 220,929 SF



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 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
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PALOMAR HEIGHTS

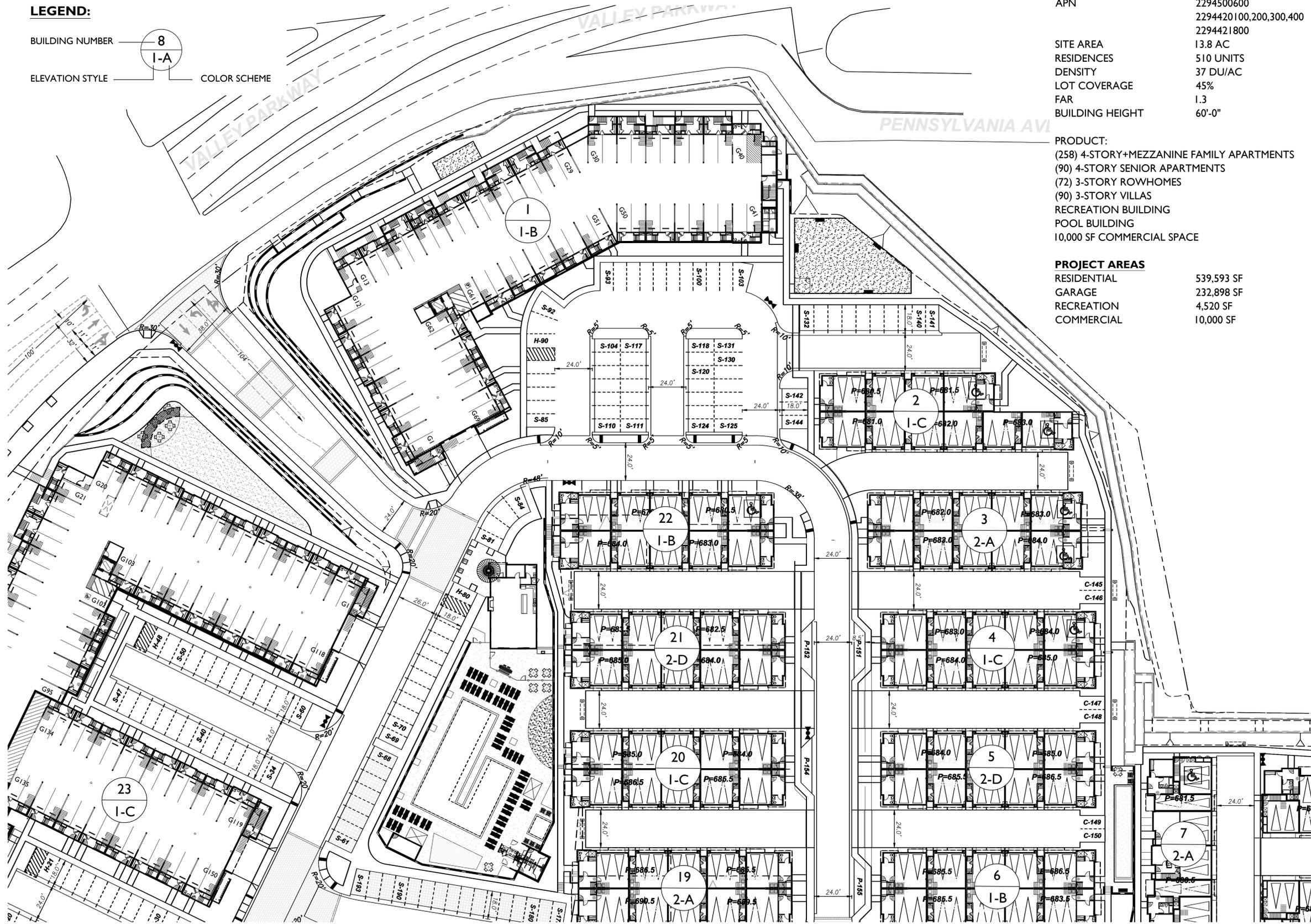
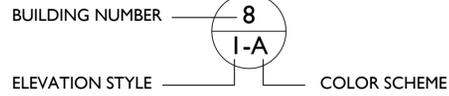
DECEMBER 13, 2019
 SCALE: 0 30 60 90
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

CONCEPTUAL SITE PLAN



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

LEGEND:



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	229442100,200,300,400
	2294421800
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 POOL BUILDING
 10,000 SF COMMERCIAL SPACE

PROJECT AREAS

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	4,520 SF
COMMERCIAL	10,000 SF

PRODUCT MIX

FAMILY APARTMENTS (4-STORY + MEZZ)			
129	PLAN 1	1BD/1BA	650 SF
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33	PLAN 3	3BD/2BA	1550 SF
258 TOTAL			
SENIOR APARTMENTS (4-STORY)			
26	PLAN 1	1BD/1BA	600 SF
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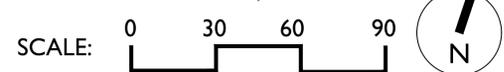
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		TOTAL	220,929 SF

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PALOMAR HEIGHTS

DECEMBER 13, 2019



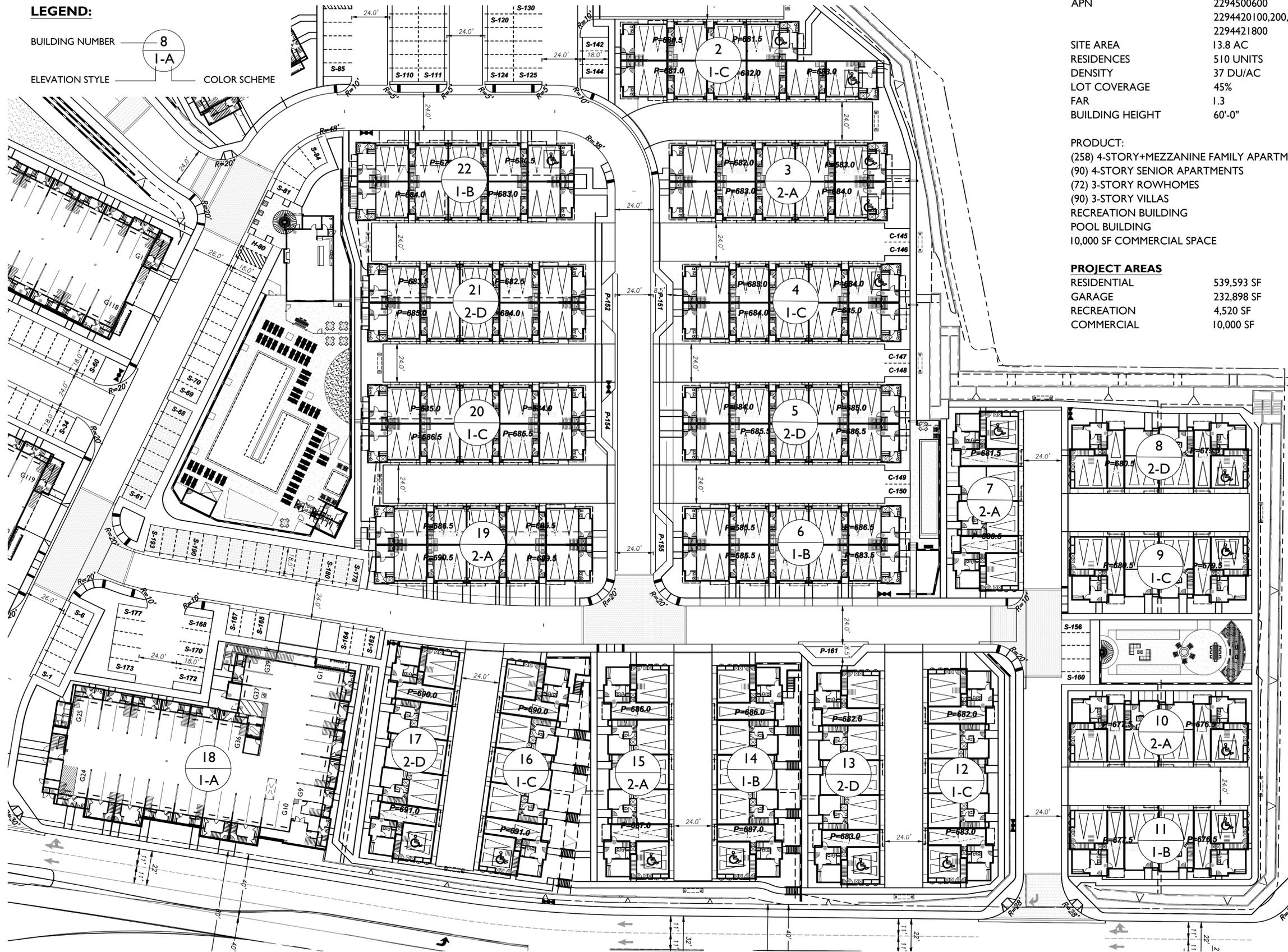
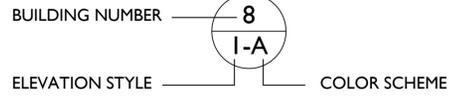
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

CONCEPTUAL SITE PLAN



2526 S. Mission Road, Ste 404
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LEGEND:



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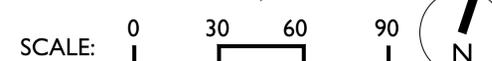
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