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PALOMAR HEIGHTS

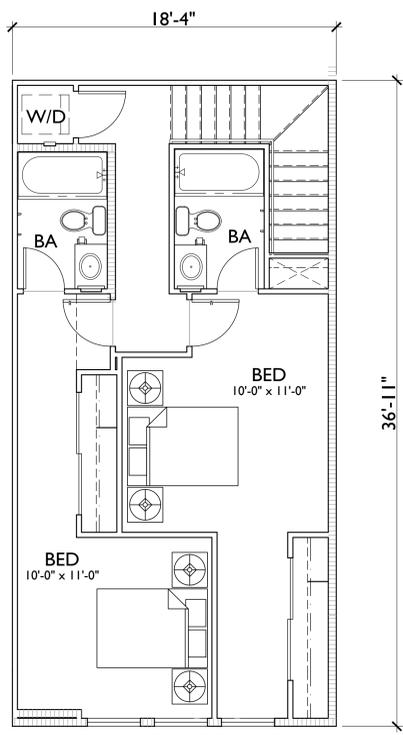
MAY 07, 2020

SCALE: 
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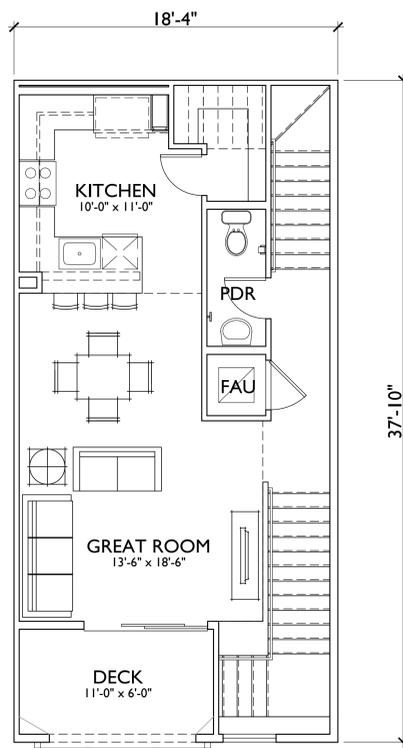
APARTMENTS - COVER SHEET



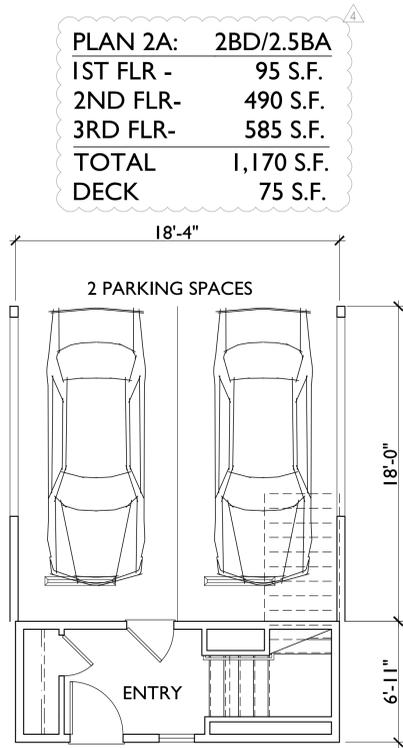
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 Bonsall, CA 92003
 760.724.1198



THIRD FLOOR

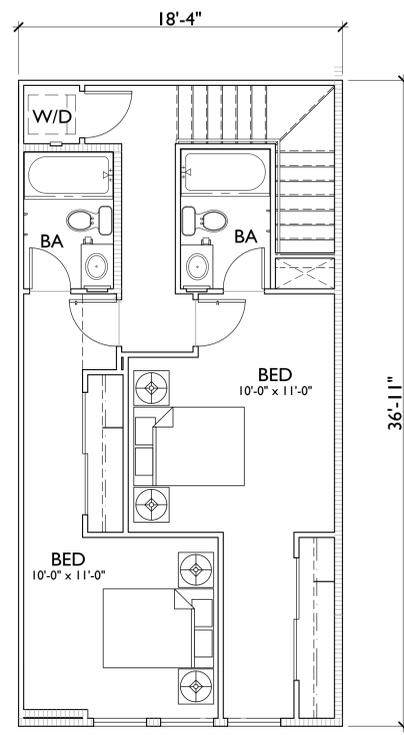


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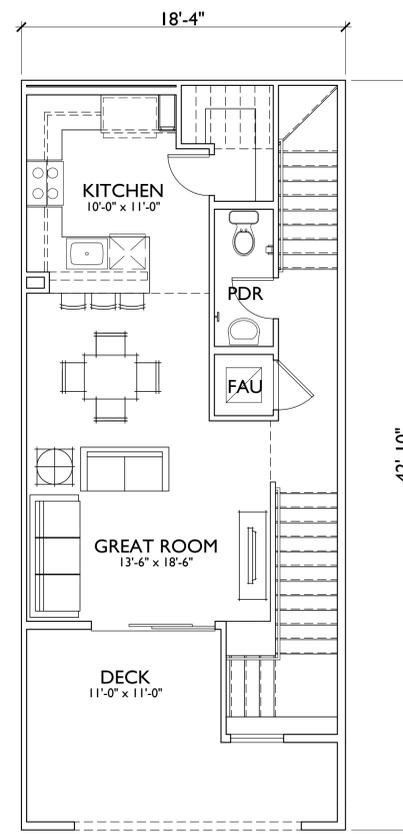


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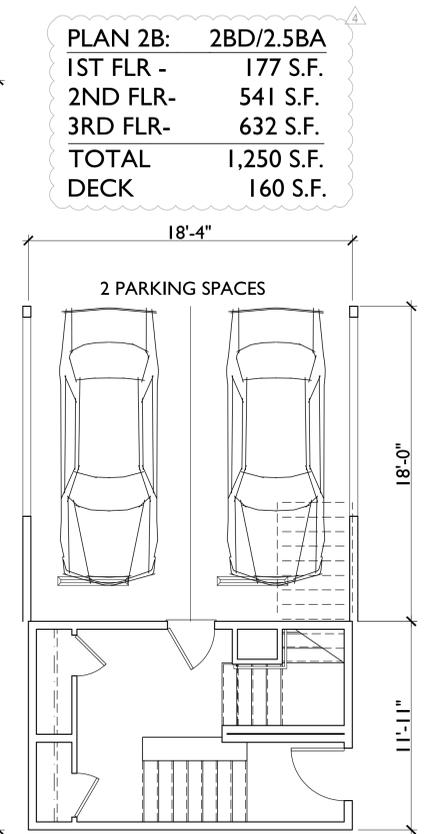
PLAN 2A:	2BD/2.5BA
1ST FLR -	95 S.F.
2ND FLR-	490 S.F.
3RD FLR-	585 S.F.
TOTAL	1,170 S.F.
DECK	75 S.F.



THIRD FLOOR

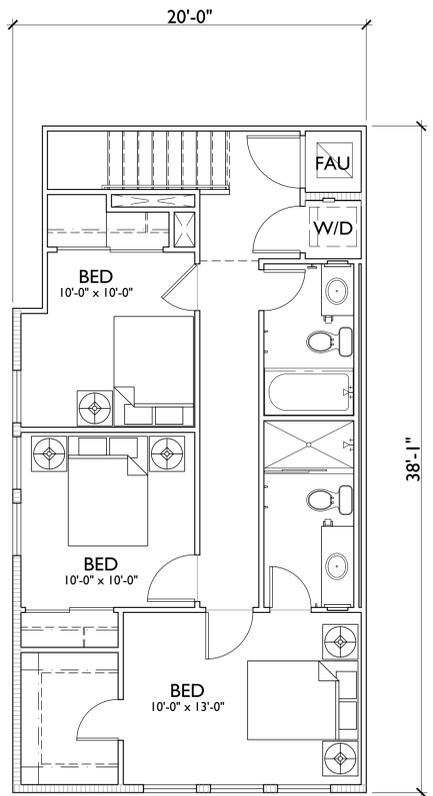


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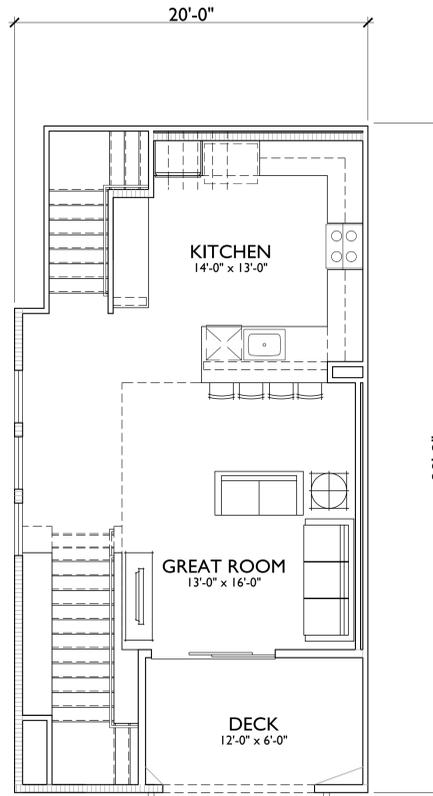


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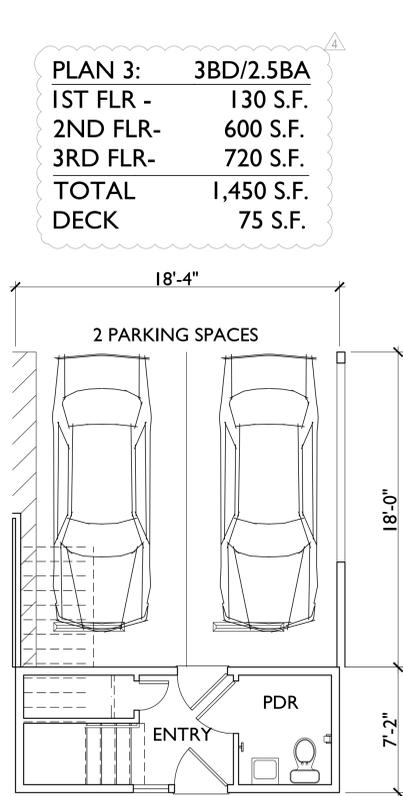
PLAN 2B:	2BD/2.5BA
1ST FLR -	177 S.F.
2ND FLR-	541 S.F.
3RD FLR-	632 S.F.
TOTAL	1,250 S.F.
DECK	160 S.F.



THIRD FLOOR

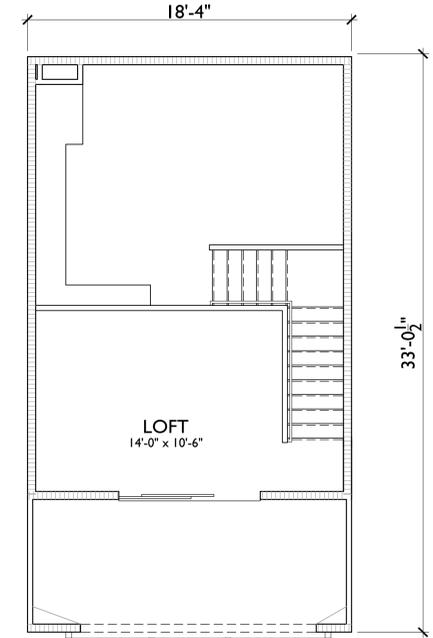


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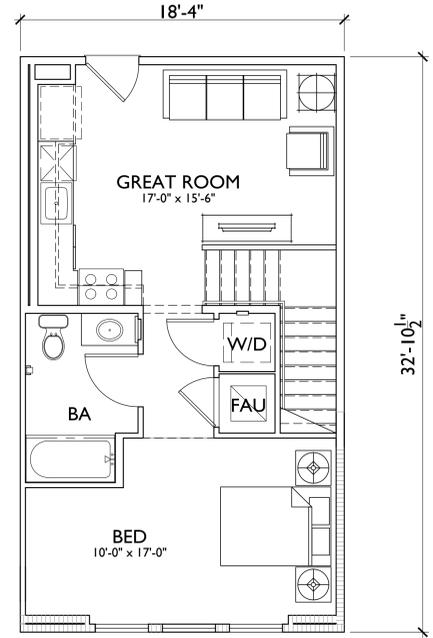


FIRST FLOOR

PLAN 3:	3BD/2.5BA
1ST FLR -	130 S.F.
2ND FLR-	600 S.F.
3RD FLR-	720 S.F.
TOTAL	1,450 S.F.
DECK	75 S.F.



MEZZANINE



FIRST FLOOR

PLAN 1:	1BD+LOFT/1BA
1ST FLR -	600 S.F.
MEZZ-	200 S.F.
TOTAL	600 S.F.
DECK	140 S.F.

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PALOMAR HEIGHTS

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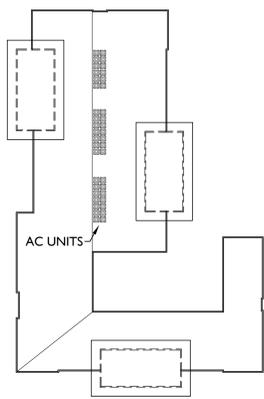


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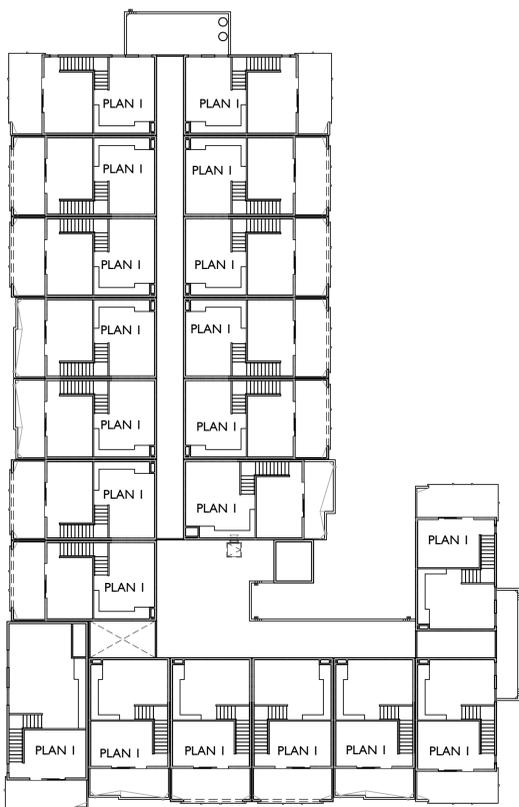
APARTMENTS - UNIT PLANS



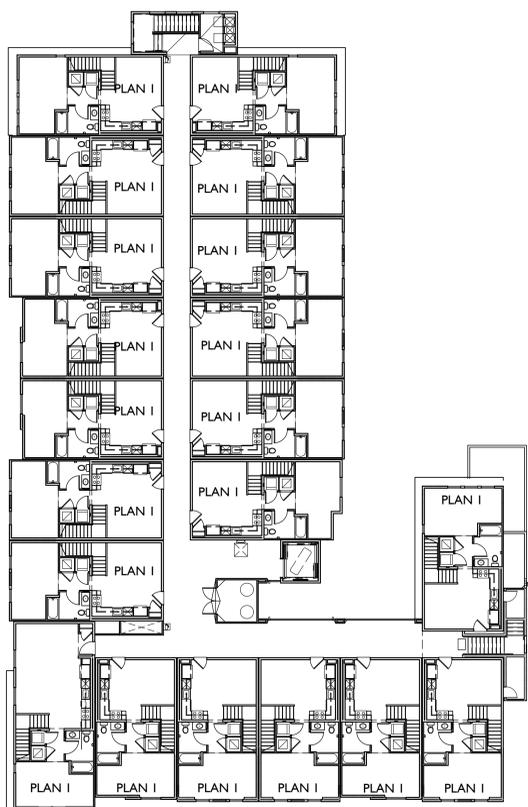
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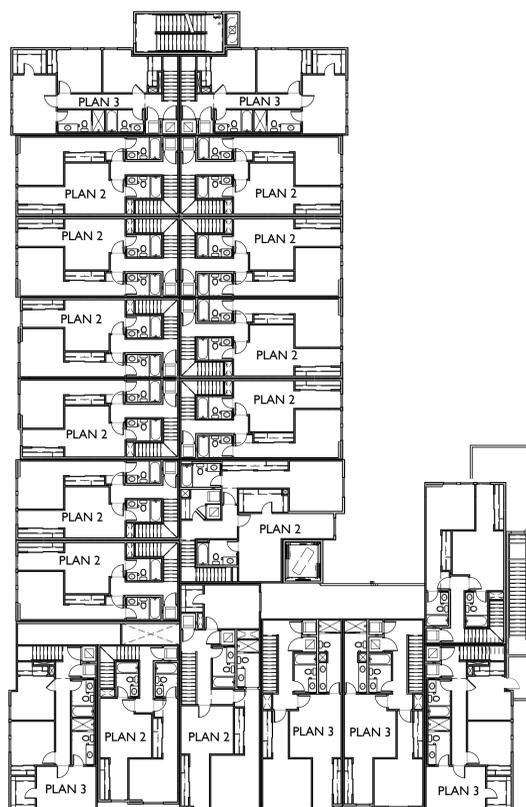
ROOF PLAN



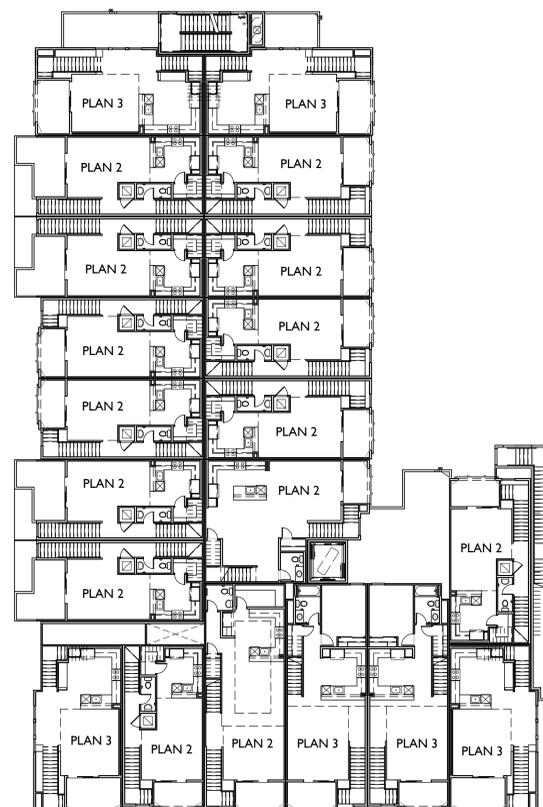
MEZZANINE



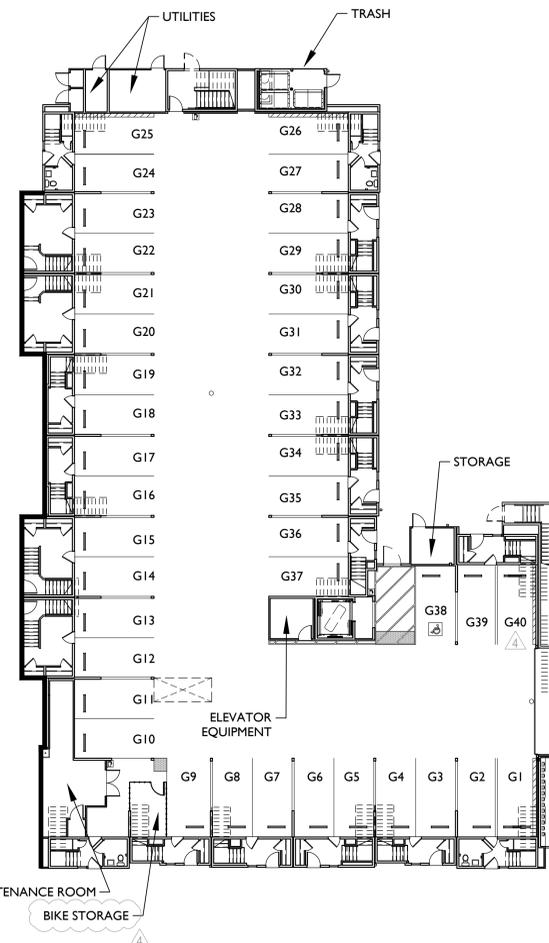
FOURTH FLOOR



THIRD FLOOR

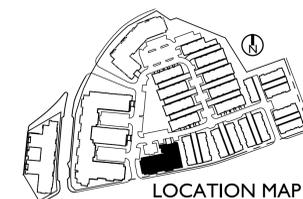


SECOND FLOOR



FIRST FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)			
20	PLAN 1	1BD/1BA	600 SF
14	PLAN 2	2BD/2BA	1170 SF
6	PLAN 3	3BD/2BA	1450 SF
40	TOTAL		



LOCATION MAP

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APARTMENTS - BLDG 18 COMPOSITE



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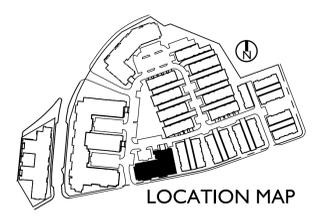
- COLOR APPLICATION**
SCHEME A
 REFER TO APARTMENTS COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - REPOSE GRAY SW 7015
 - (S3) STUCCO 3 - DIVERSE BEIGE SW 6079
 - (S4) STUCCO 4 - SUMMIT GRAY SW 7669
 - (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
 - (S6) STUCCO 6 - AT EASE SOLDIER SW 9127
 - (S7) SIDING - DORIAN GRAY SW 7017
 - (A) ACCENT - THUNDER GRAY SW 7645
 - (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - HORIZONTAL SIDING
 - 4 WALL - BRICK VENEER
 - 5 TRIM - 2X STUCCO OVER
 - 6 METAL RAILING
 - 7 DECORATIVE AWNING
 - 8 DECORATIVE CORBEL

WEST



SOUTH



COLOR APPLICATION

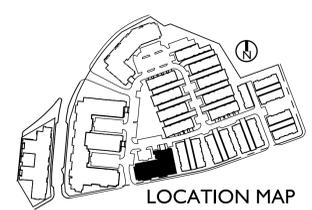
SCHEME A

REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - DIVERSE BEIGE SW 6079
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - AT EASE SOLDIER SW 9127
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BEAR CREEK

MATERIAL SCHEDULE

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



LOCATION MAP

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PALOMAR HEIGHTS

MAY 07, 2020



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APARTMENTS - BLDG 18 ELEVATIONS



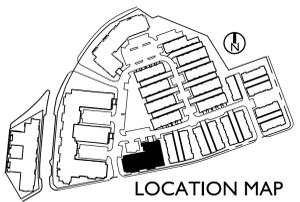
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SOUTHEAST



SOUTHWEST



LOCATION MAP

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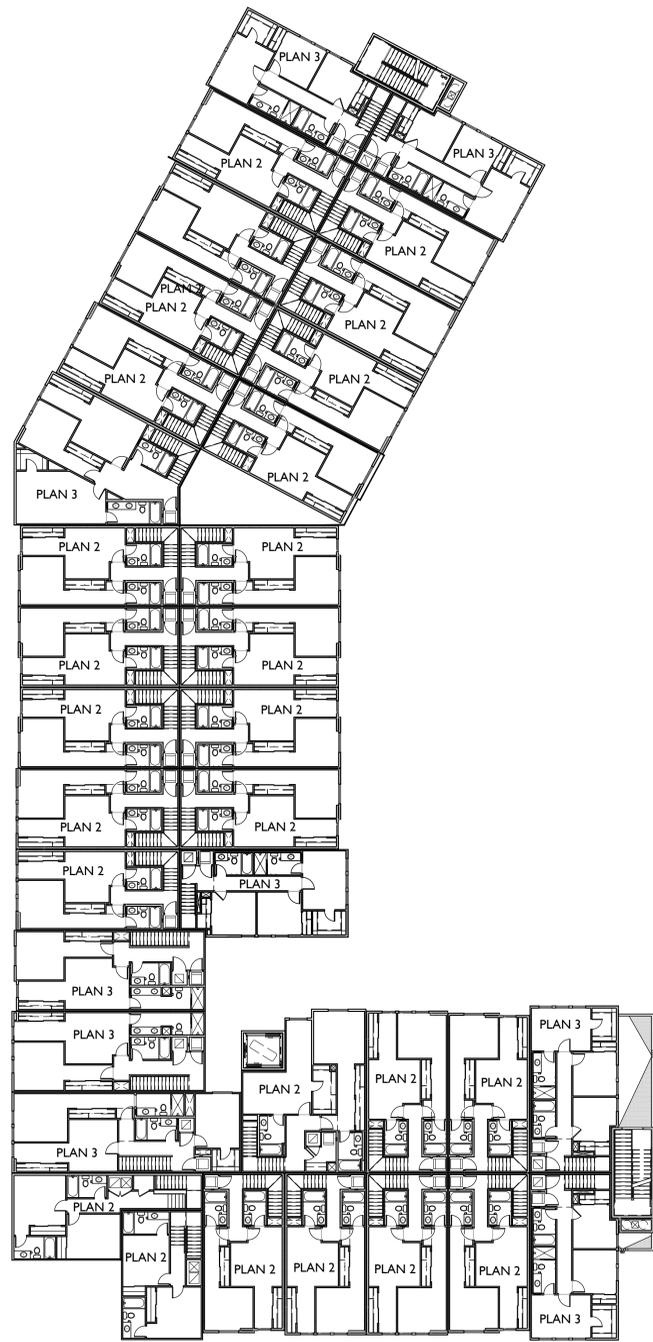
PALOMAR HEIGHTS

MAY 07, 2020
 SCALE: NTS
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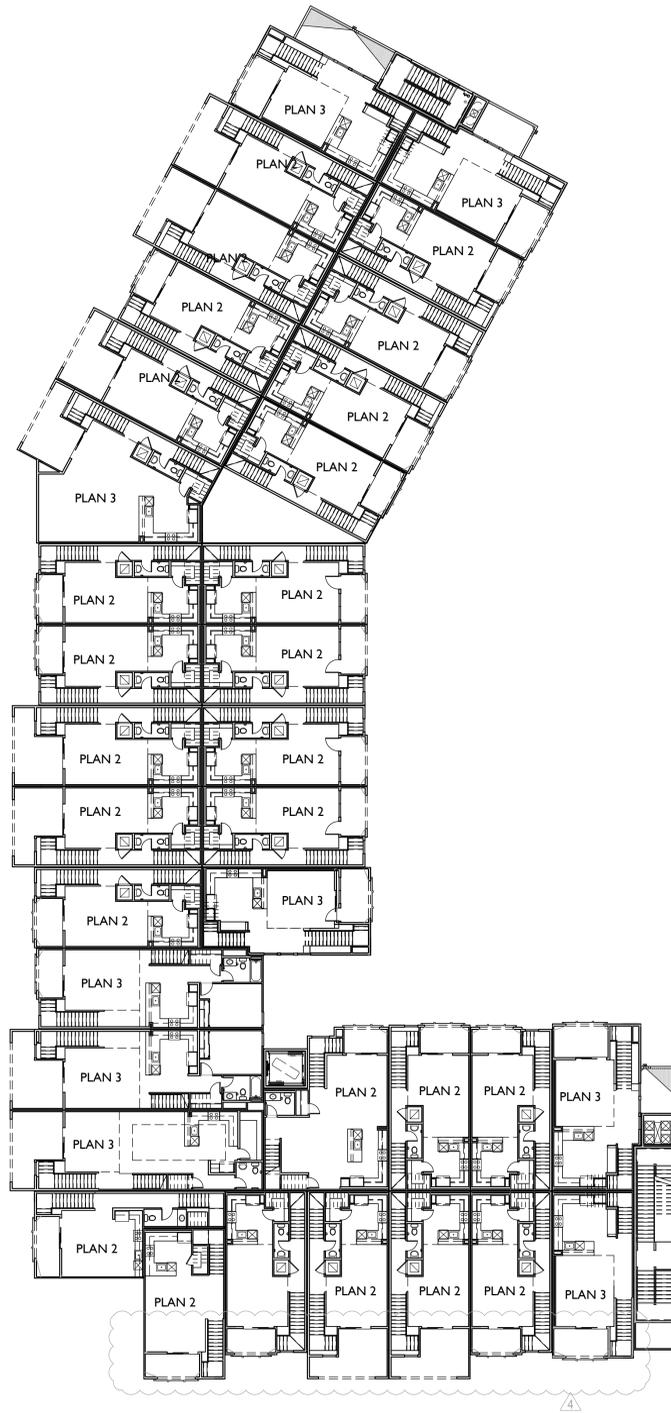
APARTMENTS - BLDG 18 PERSPECTIVES



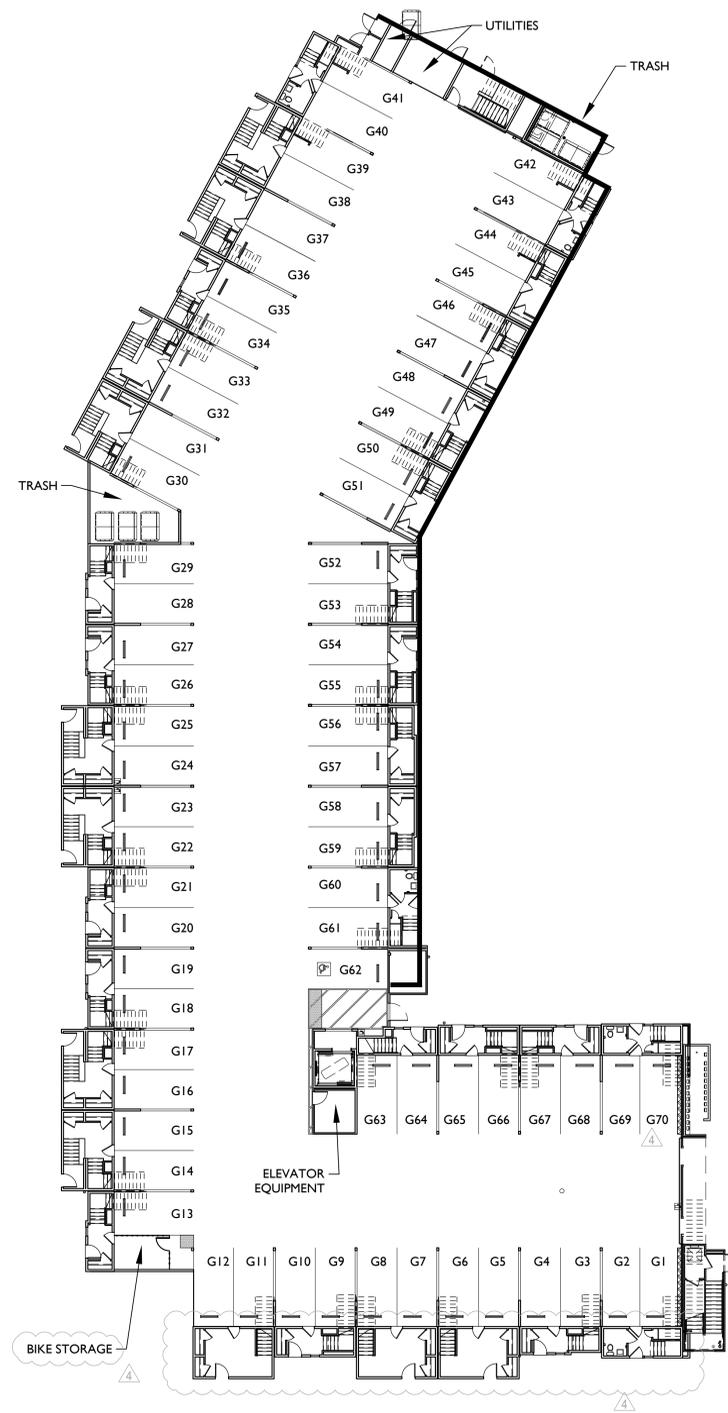
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THIRD FLOOR

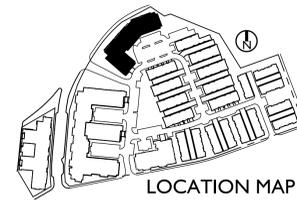


SECOND FLOOR



FIRST FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)			
35	PLAN 1	1BD/1BA	600 SF
26	PLAN 2	2BD/2BA	1270 SF
9	PLAN 3	3BD/2BA	1450 SF
70 TOTAL			



LOCATION MAP

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PALOMAR HEIGHTS

MAY 07, 2020



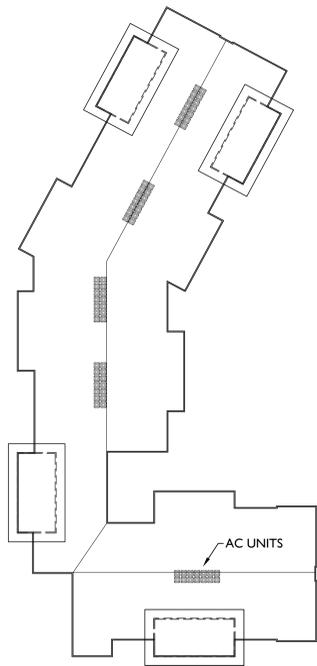
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APARTMENTS - BLDG I COMPOSITE

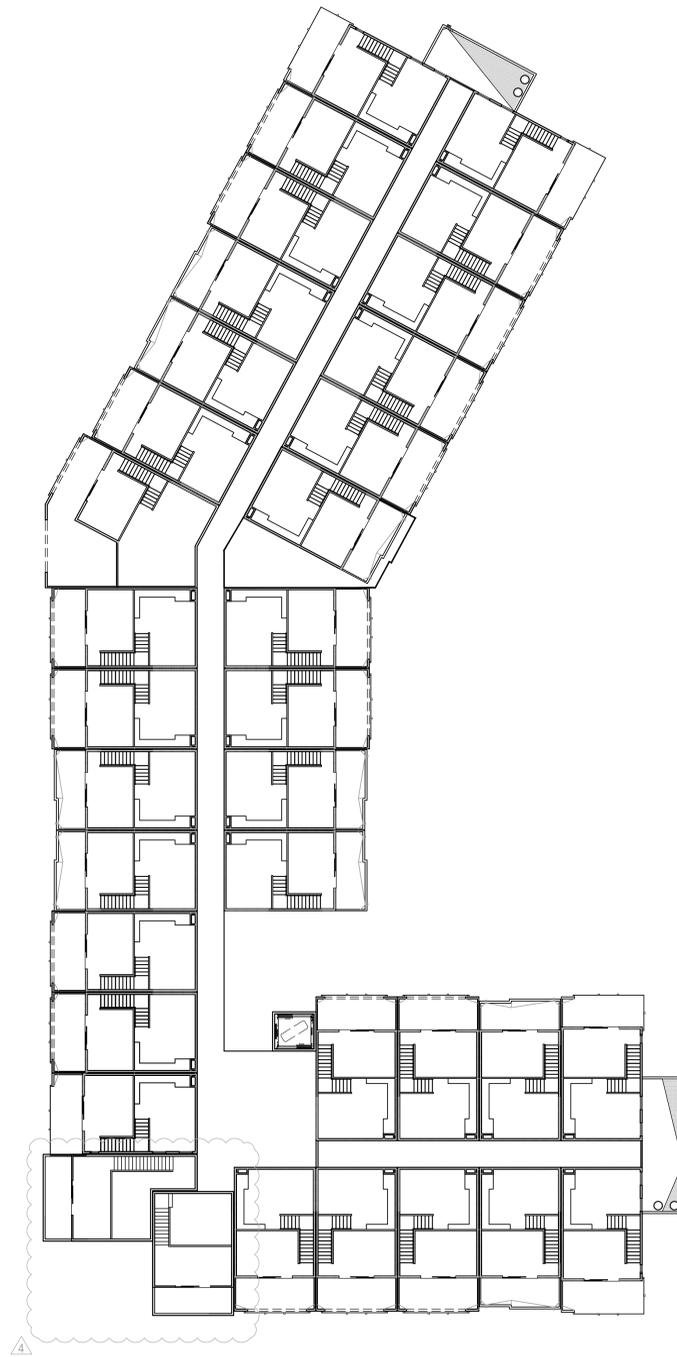


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A-4.1



ROOF PLAN

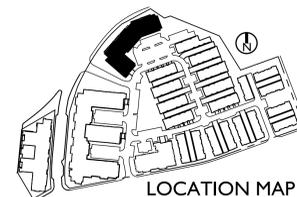


MEZZANINE LEVEL



FOURTH FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)			
35	PLAN 1	1BD/1BA	600 SF
26	PLAN 2	2BD/2BA	1170 SF
9	PLAN 3	3BD/2BA	1450 SF
70 TOTAL			



LOCATION MAP

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PALOMAR HEIGHTS

MAY 07, 2020



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APARTMENTS - BLDG I COMPOSITE



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COLOR APPLICATION

SCHEME B

REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - SAND TRAP SW 6066
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - POOLHOUSE SW 7603
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER

MATERIAL SCHEDULE

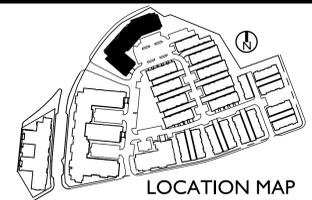
- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - BRICK VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING
- 8 DECORATIVE CORBEL



WEST



NORTH



ESCONDIDO, CA

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PALOMAR HEIGHTS

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APARTMENTS - BLDG I ELEVATIONS



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A-5.1

COLOR APPLICATION

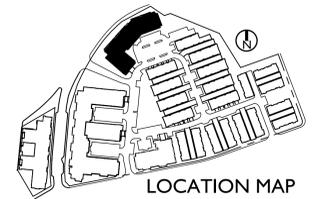
SCHEME B

REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - SAND TRAP SW 6066
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - POOLHOUSE SW 7603
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER

MATERIAL SCHEDULE

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



LOCATION MAP

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PALOMAR HEIGHTS

MAY 07, 2020



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APARTMENTS - BLDG I ELEVATIONS



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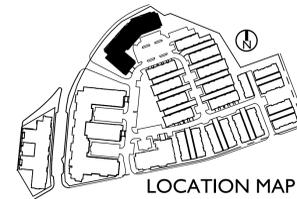
A-5.2



NORTH



WEST



LOCATION MAP

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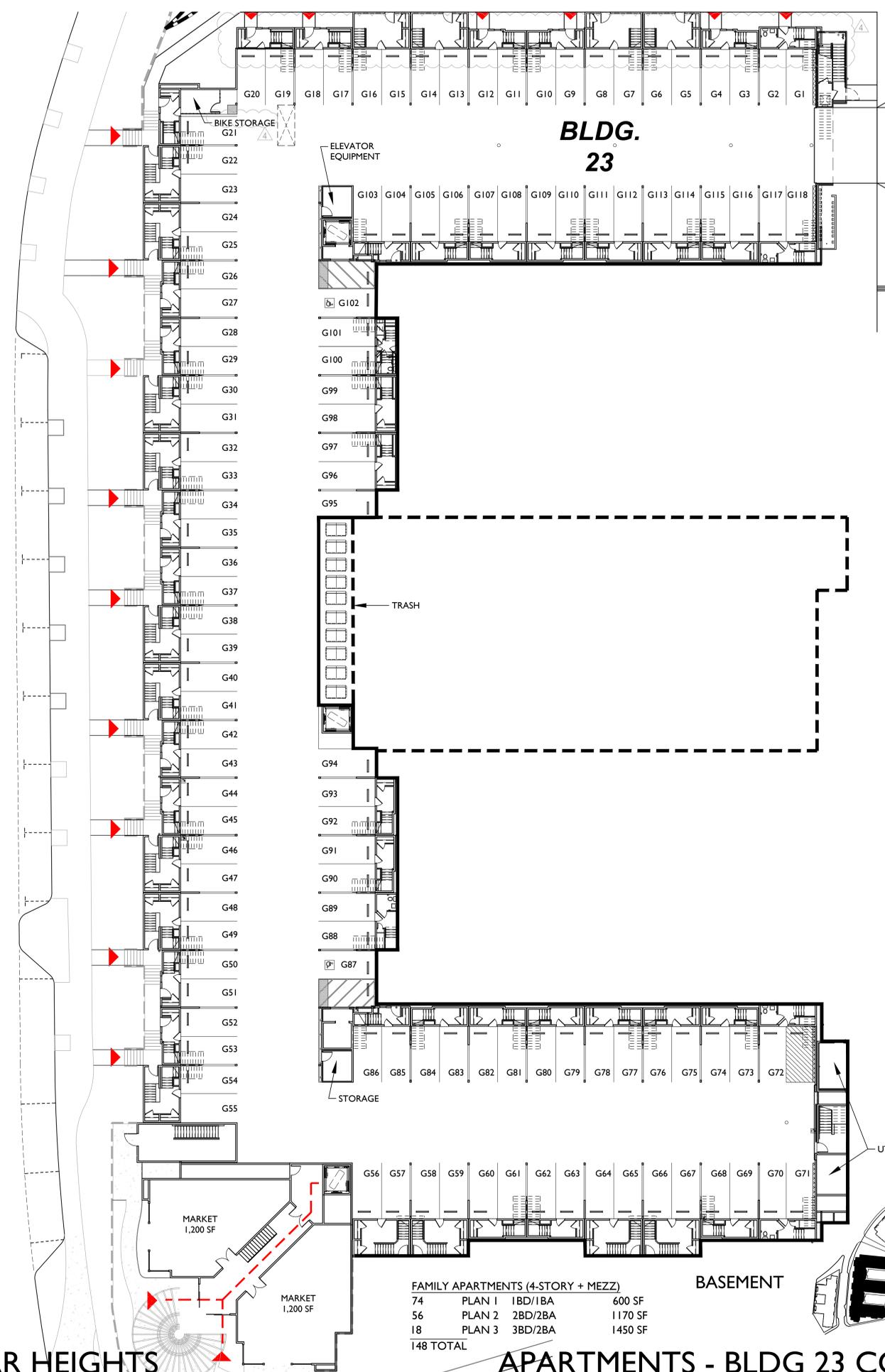
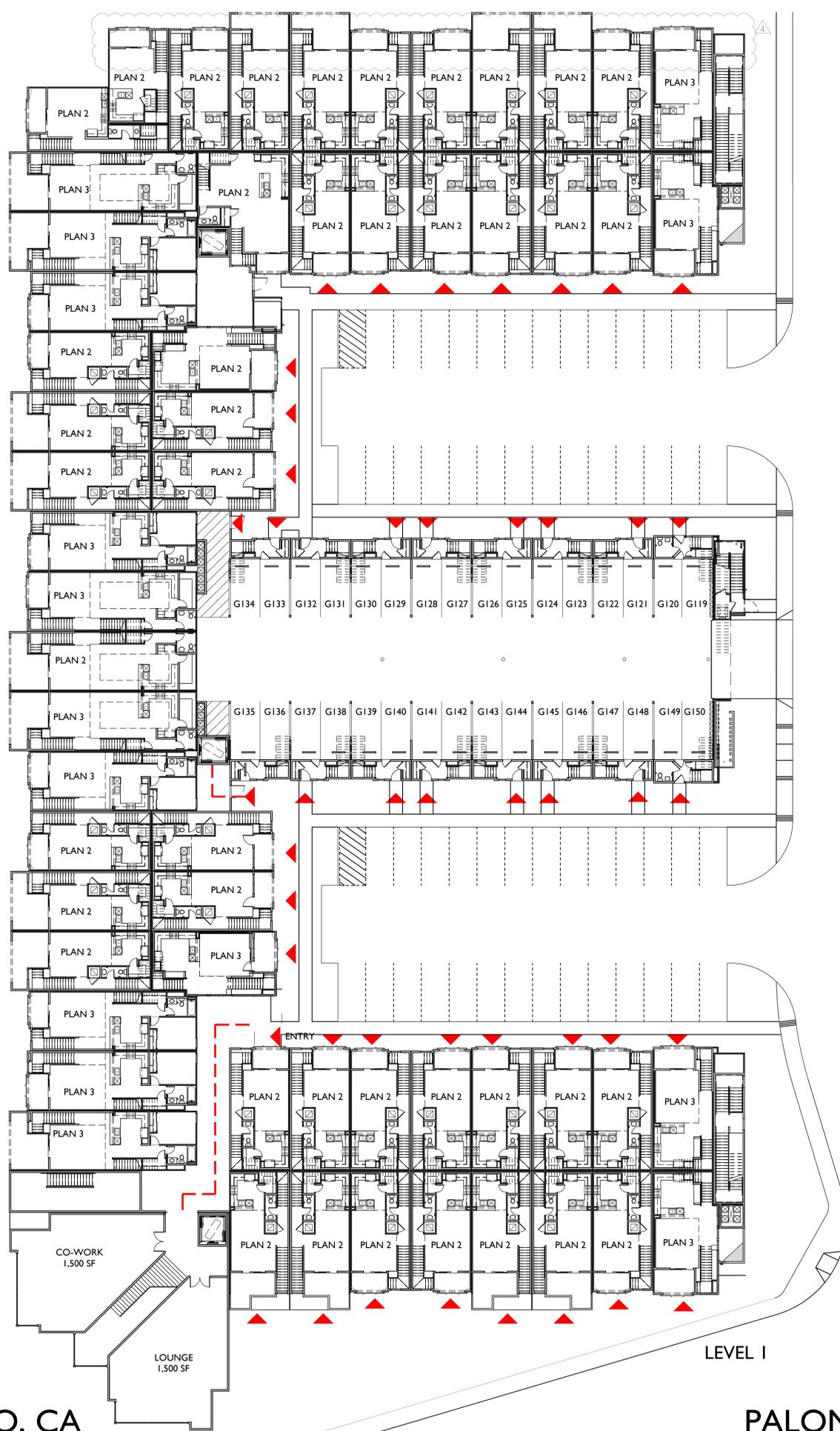
PALOMAR HEIGHTS

MAY 07, 2020
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 SCALE: 
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APARTMENTS - BLDG I PERSPECTIVES

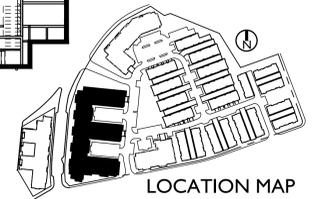


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FAMILY APARTMENTS (4-STORY + MEZZ)		
74	PLAN 1 1BD/1BA	600 SF
56	PLAN 2 2BD/2BA	1170 SF
18	PLAN 3 3BD/2BA	1450 SF
148 TOTAL		

BASEMENT



ESCONDIDO, CA

INTEGRAL COMMUNITIES
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PALOMAR HEIGHTS

MAY 07, 2020



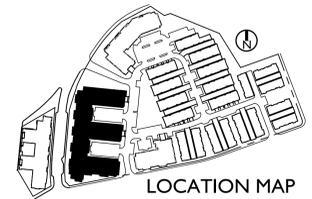
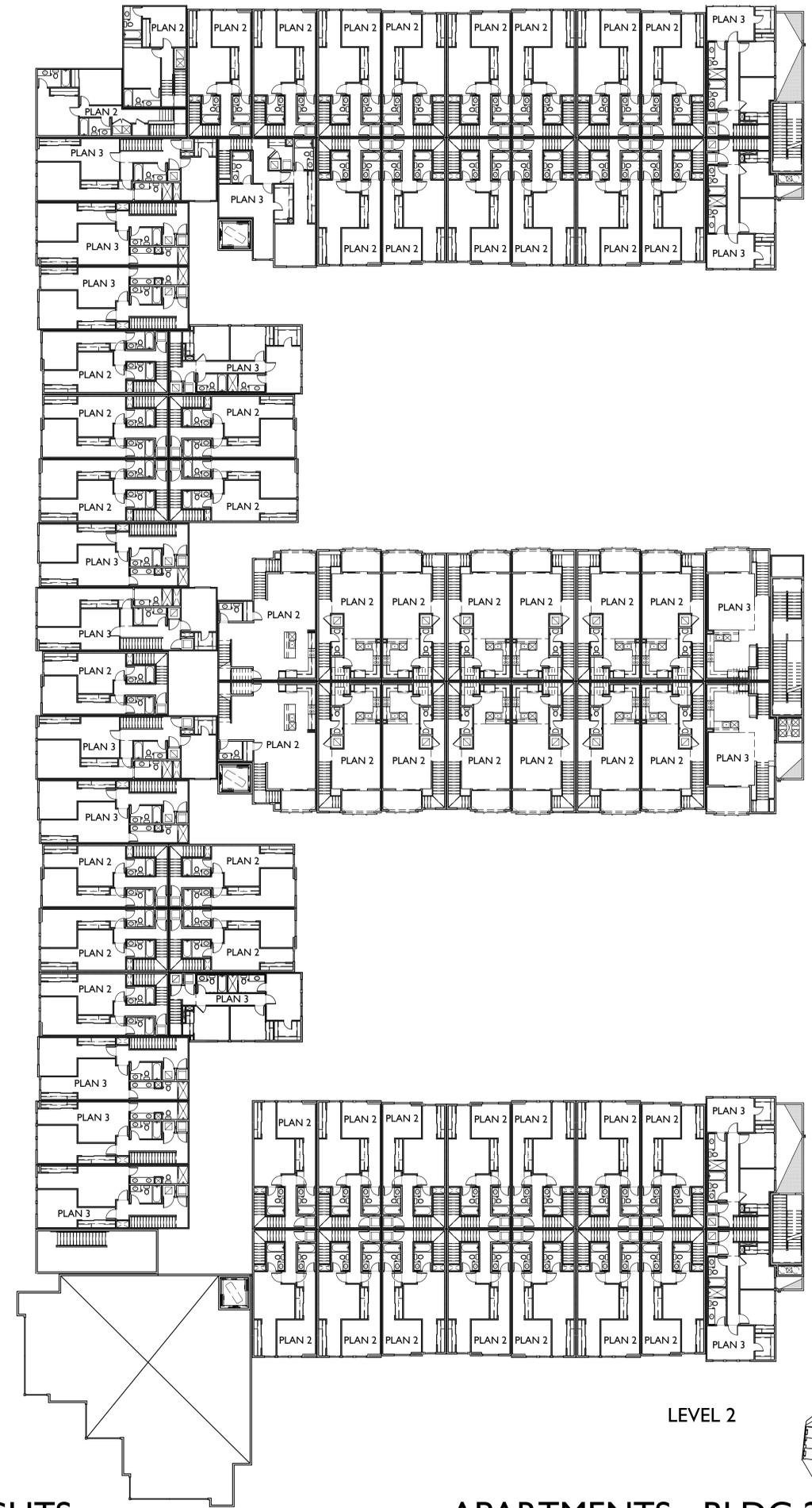
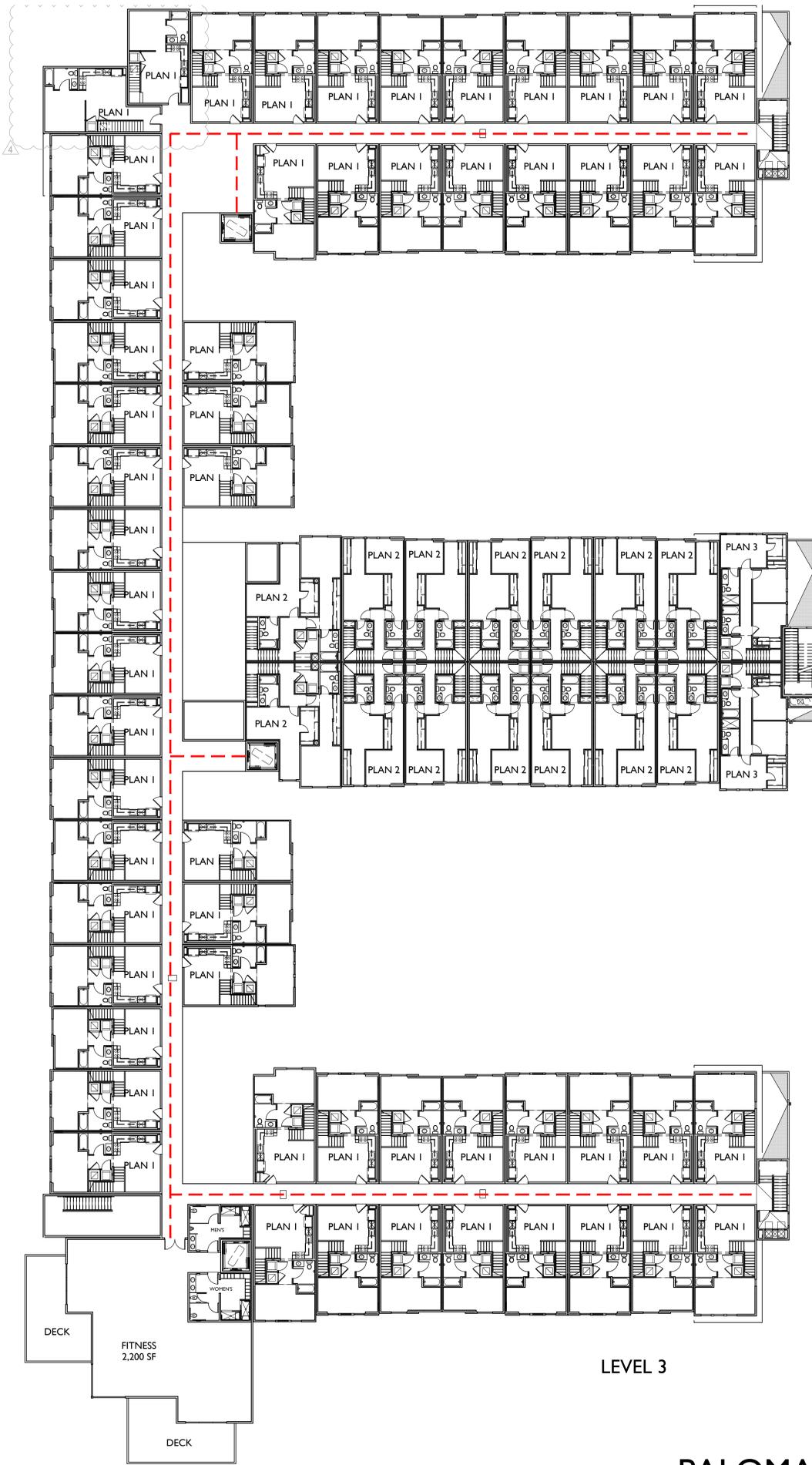
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APARTMENTS - BLDG 23 COMPOSITE



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A-6.1



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PALOMAR HEIGHTS

APARTMENTS - BLDG 23 COMPOSITE

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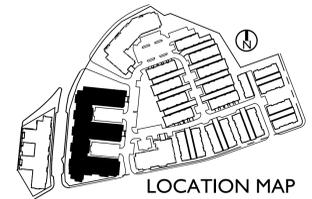
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A-6.2



- COLOR APPLICATION**
SCHEME C
 REFER TO APARTMENTS COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - REPOSE GRAY SW 7015
 - (S3) STUCCO 3 - GRAY MATTERS SW 7066
 - (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
 - (S5) STUCCO 5 - GRANITE PEAK SW 6250
 - (S6) STUCCO 6 - GOLDEN FLEECE SW 6388
 - (S7) SIDING - DORIAN GRAY SW 7017
 - (A) ACCENT - THUNDER GRAY SW 7645
 - (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - HORIZONTAL SIDING
 - 4 WALL - BRICK VENEER
 - 5 TRIM - 2X STUCCO OVER
 - 6 METAL RAILING
 - 7 DECORATIVE AWNING
 - 8 DECORATIVE CORBEL



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APARTMENTS - BLDG 23 ELEVATIONS
 SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198
A-7.1



COLOR APPLICATION

SCHEME C

REFER TO APARTMENTS COLORBOARD

- Ⓢ1 STUCCO 1 - PURE WHITE SW 7005
- Ⓢ2 STUCCO 2 - REPOSE GRAY SW 7015
- Ⓢ3 STUCCO 3 - GRAY MATTERS SW 7066
- Ⓢ4 STUCCO 4 - GAUNTLET GRAY SW 7019
- Ⓢ5 STUCCO 5 - GRANITE PEAK SW 6250
- Ⓢ6 STUCCO 6 - GOLDEN FLEECE SW 6388
- Ⓢ7 SIDING - DORIAN GRAY SW 7017
- Ⓐ ACCENT - THUNDER GRAY SW 7645
- Ⓑ BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

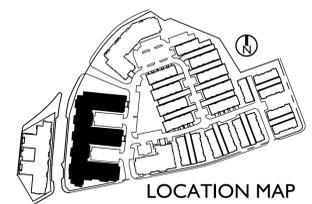
MATERIAL SCHEDULE

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

NORTH



SOUTH



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

APARTMENTS - BLDG 23 ELEVATIONS



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

A-7.2



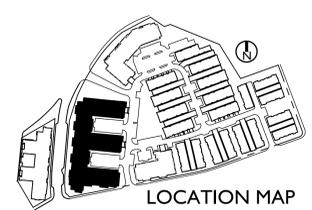
MATERIAL SCHEDULE

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

COLOR APPLICATION SCHEME C

REFER TO APARTMENTS COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - GRAY MATTERS SW 7066
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (S5) STUCCO 5 - GRANITE PEAK SW 6250
- (S6) STUCCO 6 - GOLDEN FLEECE SW 6388
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



LOCATION MAP

ESCONDIDO, CA

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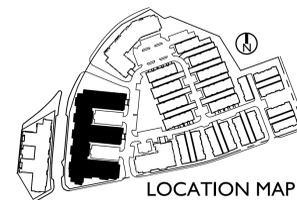
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VALLEY BLVD



SOUTHEAST



LOCATION MAP

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PALOMAR HEIGHTS

MAY 07, 2020

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APARTMENTS - BLDG 23 PERSPECTIVES



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