

LEGEND:

- BUILDING NUMBER 8
- ELEVATION STYLE I-A
- COLOR SCHEME
- PROPOSED PIV/FDC LOCATIONS

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	600 SF
96	PLAN 2	2BD/2BA	1170 SF
33	PLAN 3	3BD/2BA	1450 SF
258 TOTAL			
SENIOR APARTMENTS (4-STORY)			
26	PLAN 1	1BD/1BA	550 SF
29	PLAN 2	1BD/1BA	600 SF
15	PLAN 3	1BD/1BA	650 SF
11	PLAN 4	2BD/1BA	730 SF
9	PLAN 5	2BD/2BA	800 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			

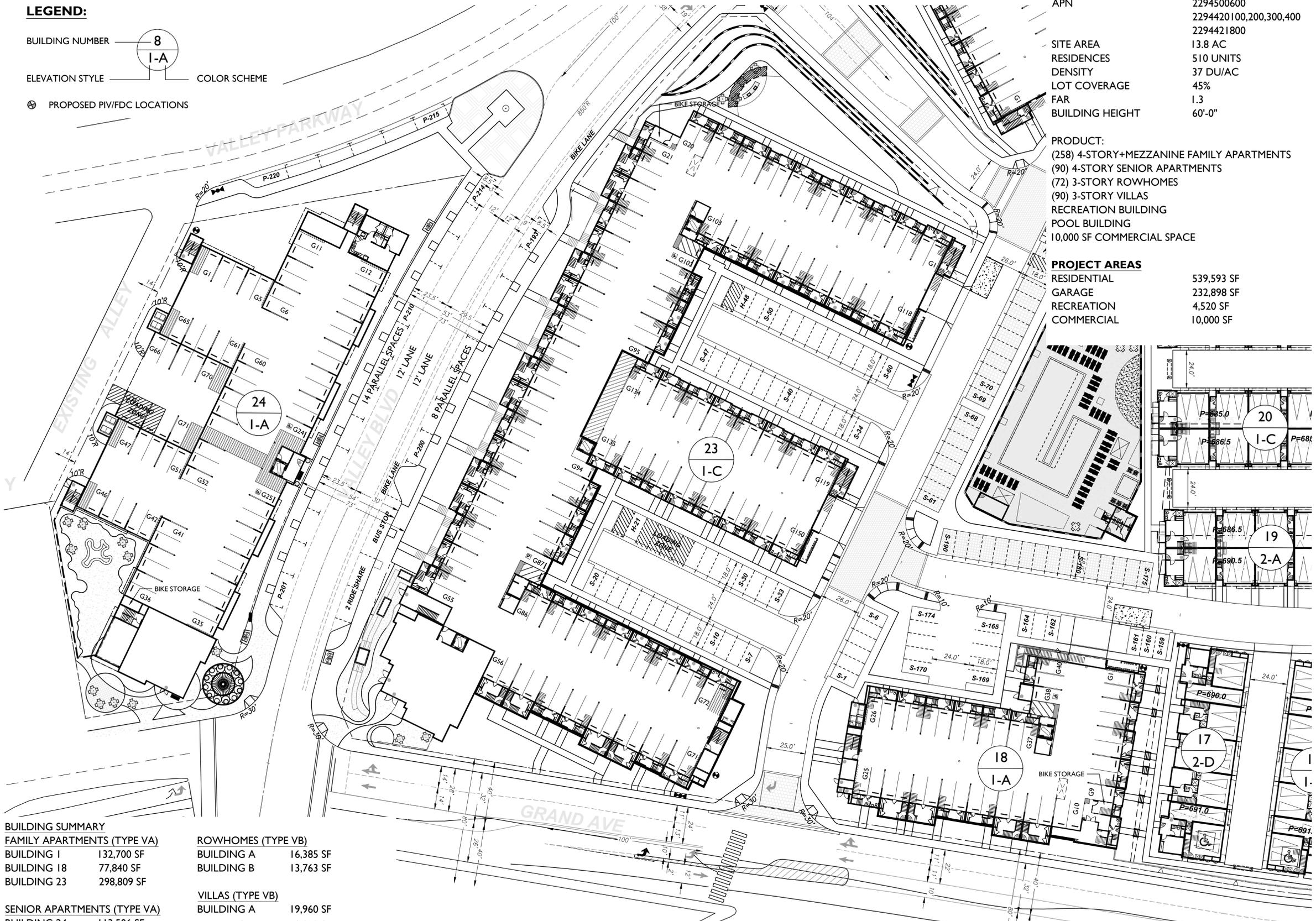
PARKING REQUIRED

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	149 SPACES
GARAGE	260 SPACES
SUBTOTAL	409 SPACES (1.6 SP/DU)
SENIOR APARTMENTS	
GARAGE	75 SPACES
SUBTOTAL	75 SPACES (.85 SP/DU)
COMMERCIAL	
STREET	28 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	217 SPACES
GARAGE	659 SPACES
LOADING	1 SPACE
RIDESHARE	2 SPACES
TOTAL	879 SPACES

OPEN SPACE REQUIRED		OPEN SPACE PROVIDED	
510DU X 300SF=	153,000 SF	PRIVATE	45,375 SF
		ACTIVE	33,209 SF
		PASSIVE	96,535 SF
		SLOPED	24,540 SF
		TOTAL	199,659 SF



BUILDING SUMMARY	
FAMILY APARTMENTS (TYPE VA)	
BUILDING 1	132,700 SF
BUILDING 18	77,840 SF
BUILDING 23	298,809 SF
SENIOR APARTMENTS (TYPE VA)	
BUILDING 24	113,506 SF
ROWHOMES (TYPE VB)	
BUILDING A	16,385 SF
BUILDING B	13,763 SF
VILLAS (TYPE VB)	
BUILDING A	19,960 SF
BUILDING B	19,950 SF

ESCONDIDO, CA

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

PALOMAR HEIGHTS

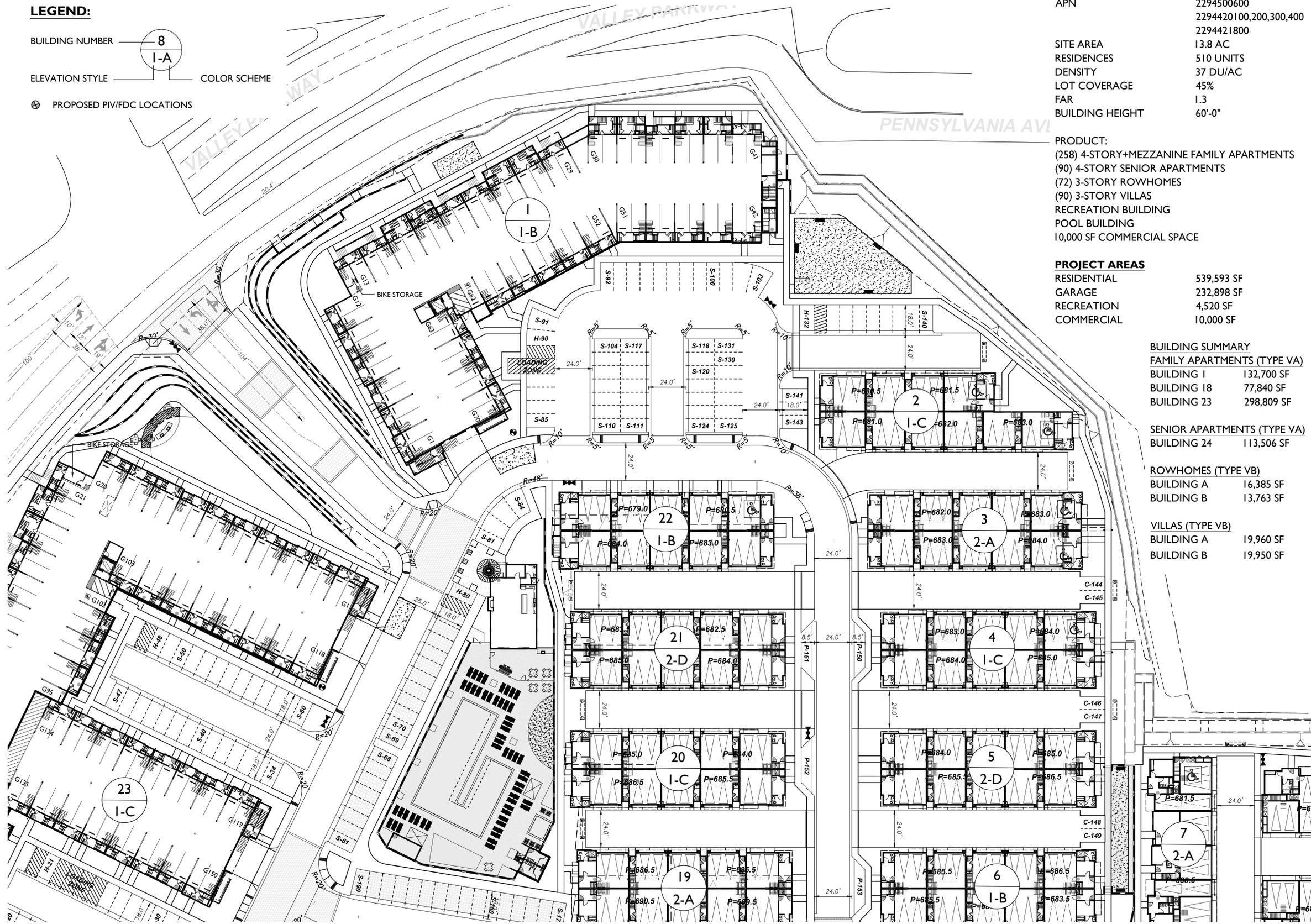
MAY 07, 2020
 SCALE: 0 30 60 90
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

CONCEPTUAL SITE PLAN

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

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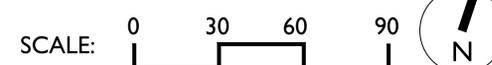
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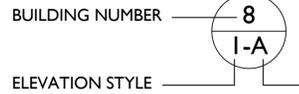
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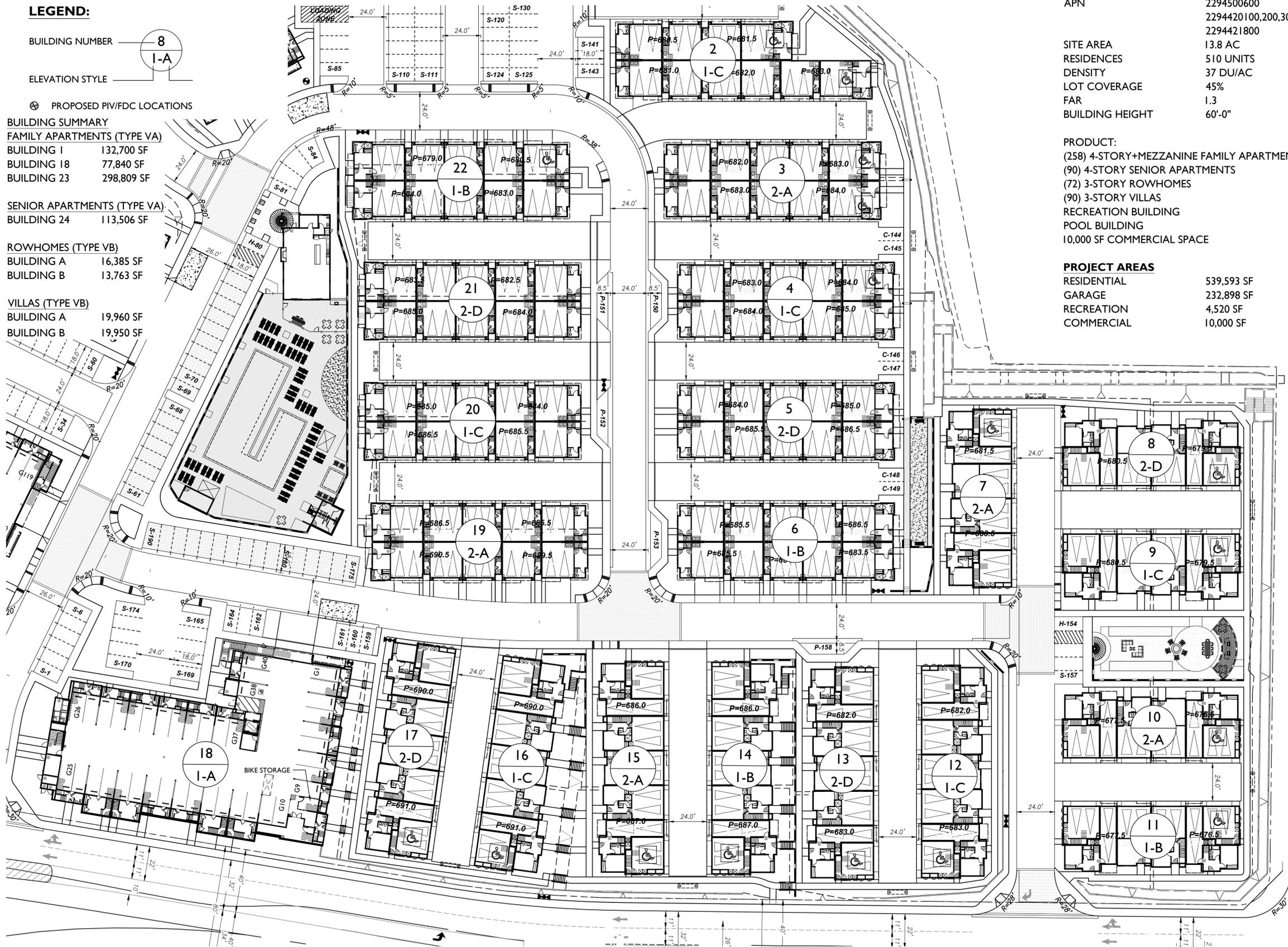
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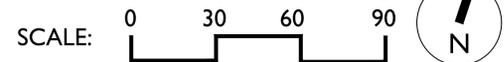
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