



SHEET INDEX

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PALOMAR HEIGHTS

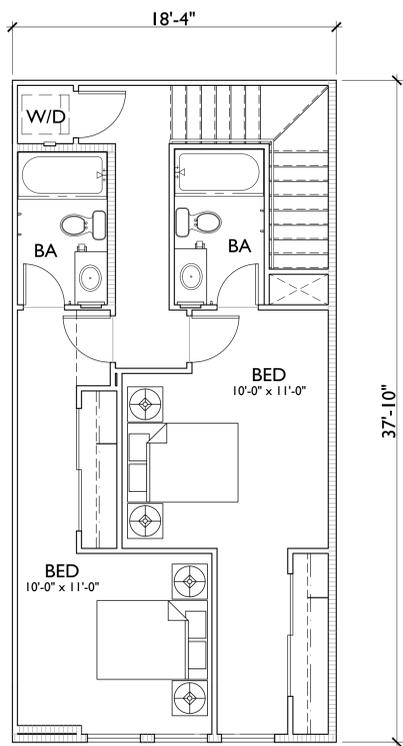
SEPT 10, 2019

SCALE: 
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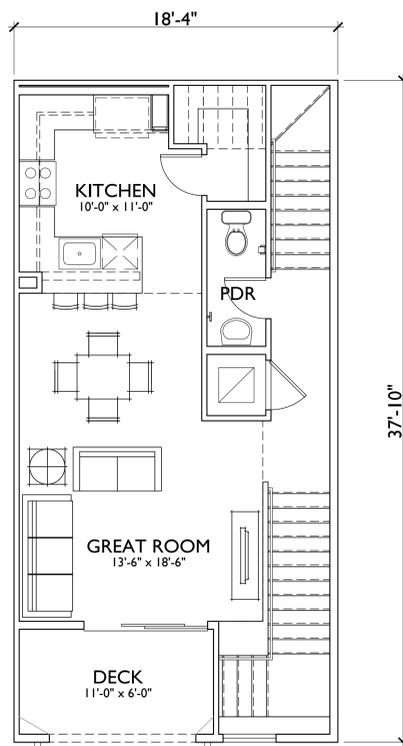
APARTMENTS - COVER SHEET



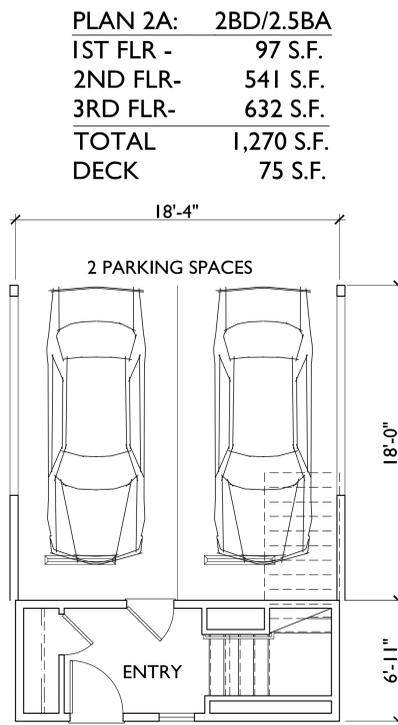
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
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THIRD FLOOR

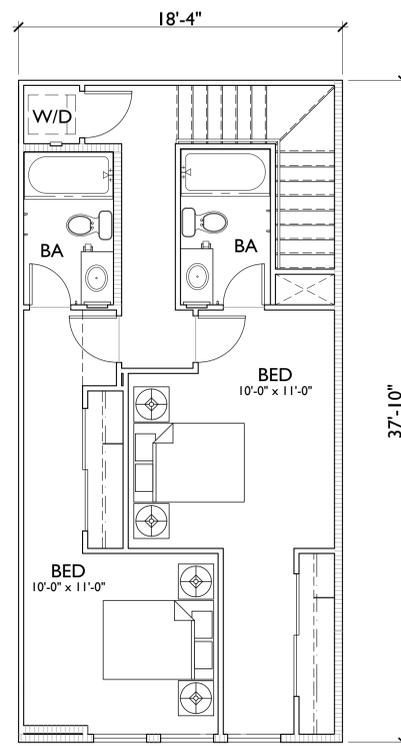


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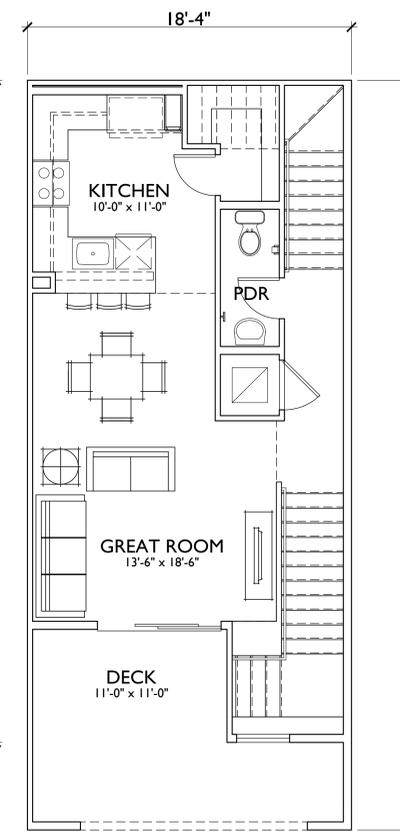


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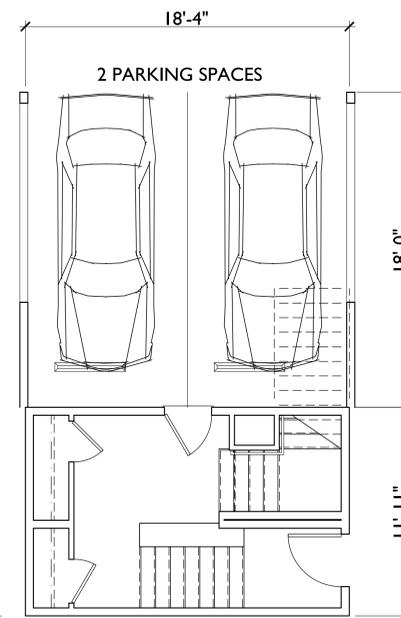
PLAN 2A: 2BD/2.5BA
 IST FLR - 97 S.F.
 2ND FLR- 541 S.F.
 3RD FLR- 632 S.F.
 TOTAL 1,270 S.F.
 DECK 75 S.F.



THIRD FLOOR

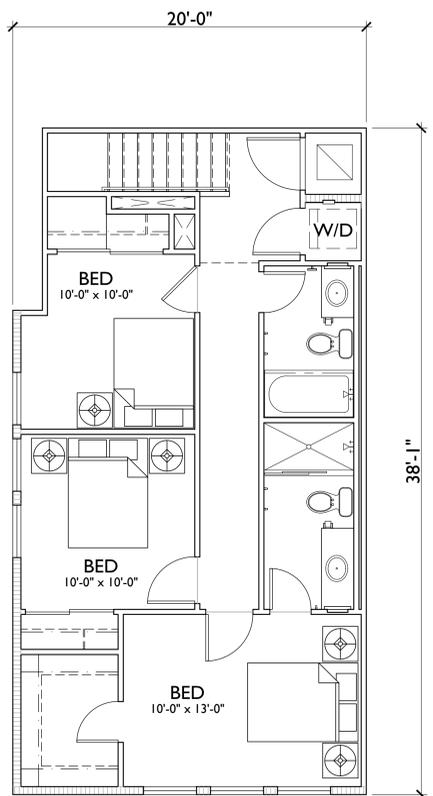


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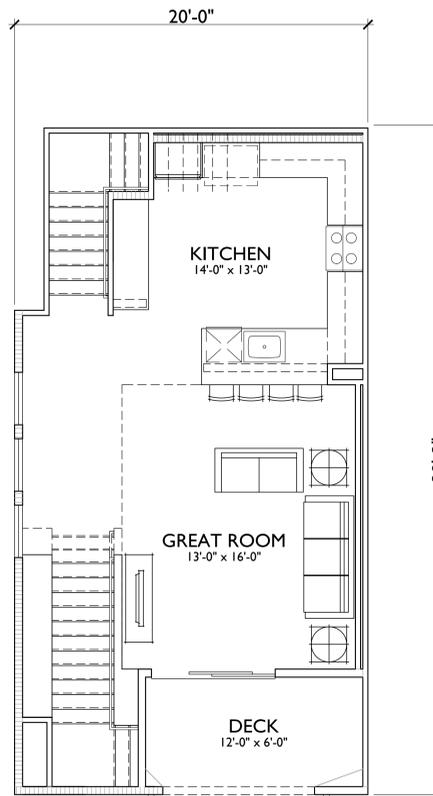


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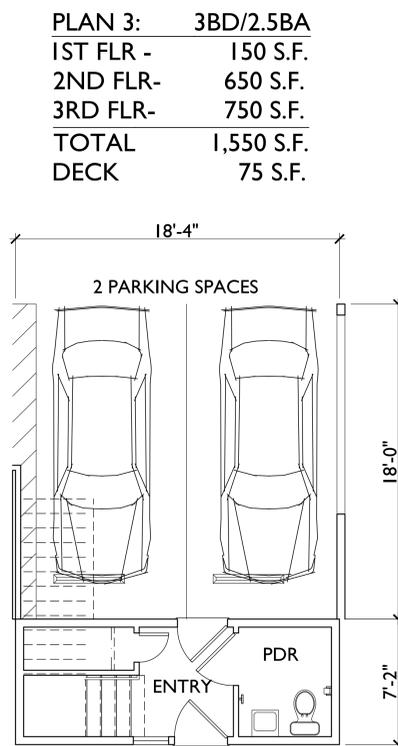
PLAN 2B: 2BD/2.5BA
 IST FLR - 177 S.F.
 2ND FLR- 541 S.F.
 3RD FLR- 632 S.F.
 TOTAL 1,350 S.F.
 DECK 160 S.F.



THIRD FLOOR

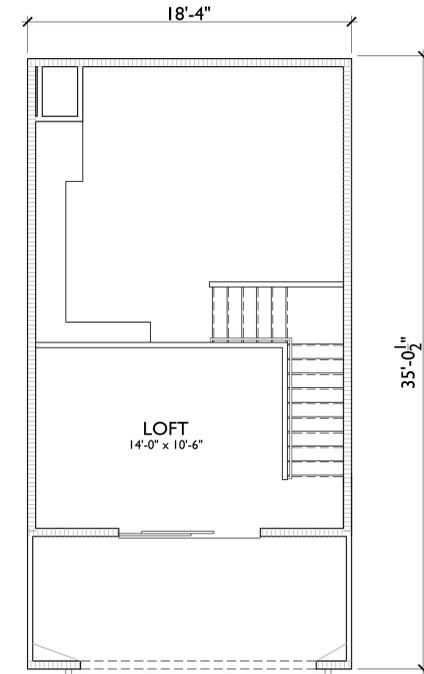


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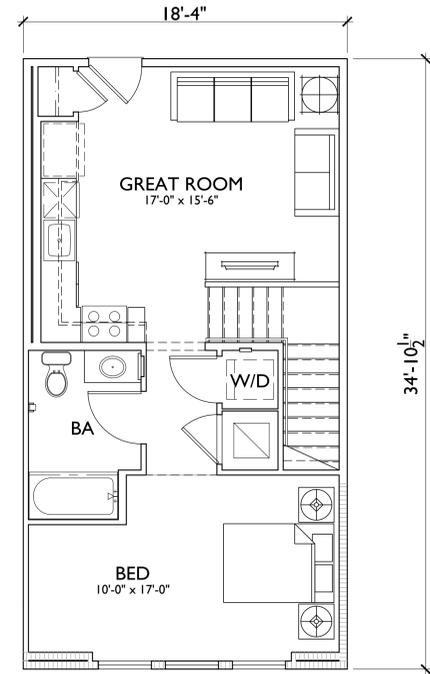


FIRST FLOOR

PLAN 3: 3BD/2.5BA
 IST FLR - 150 S.F.
 2ND FLR- 650 S.F.
 3RD FLR- 750 S.F.
 TOTAL 1,550 S.F.
 DECK 75 S.F.



MEZZANINE



FIRST FLOOR

PLAN 1: 1BD+LOFT/1BA
 IST FLR - 650 S.F.
 MEZZ- 200 S.F.
 TOTAL 650 S.F.
 DECK 140 S.F.

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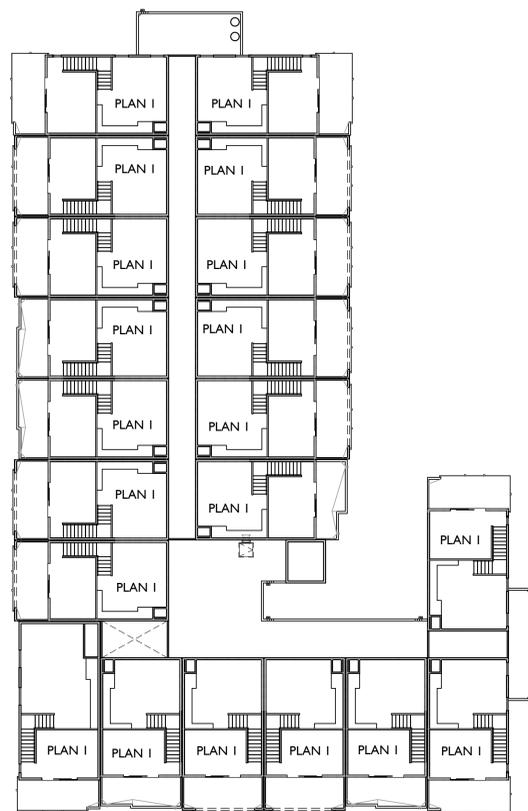
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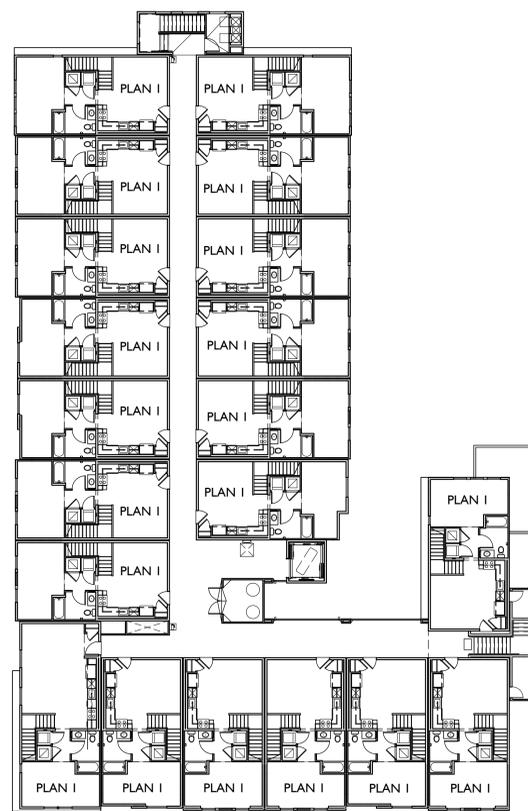
APARTMENTS - UNIT PLANS



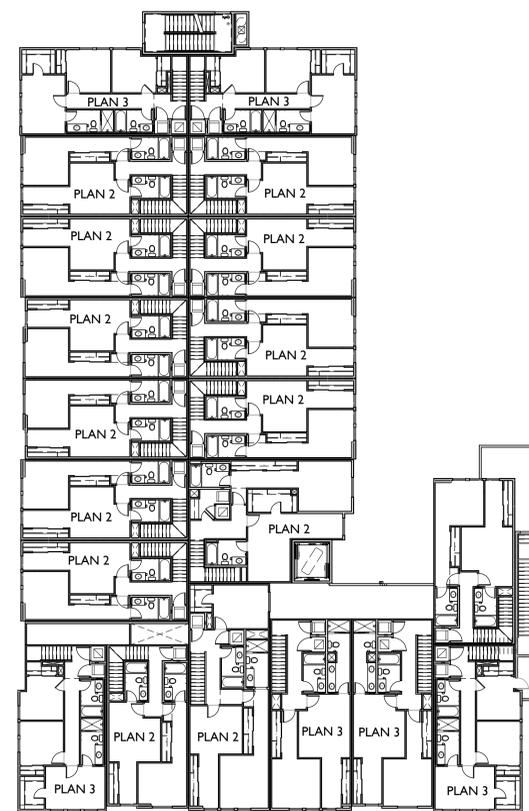
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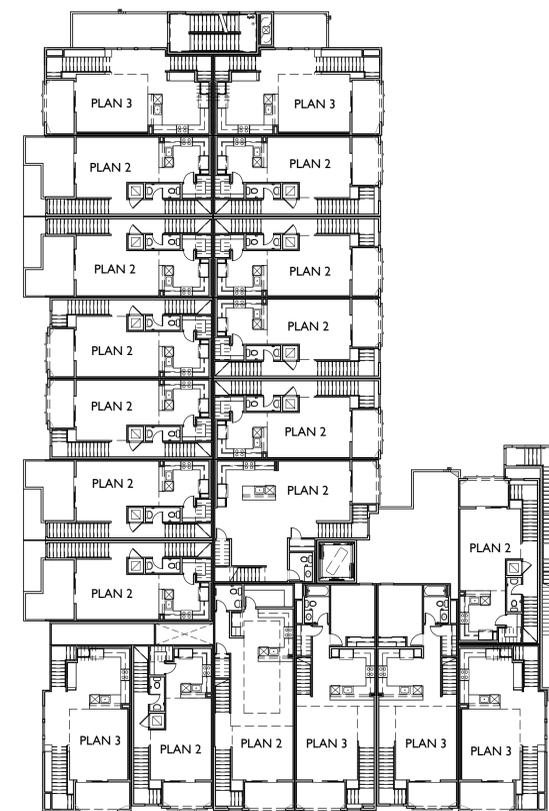
MEZZANINE



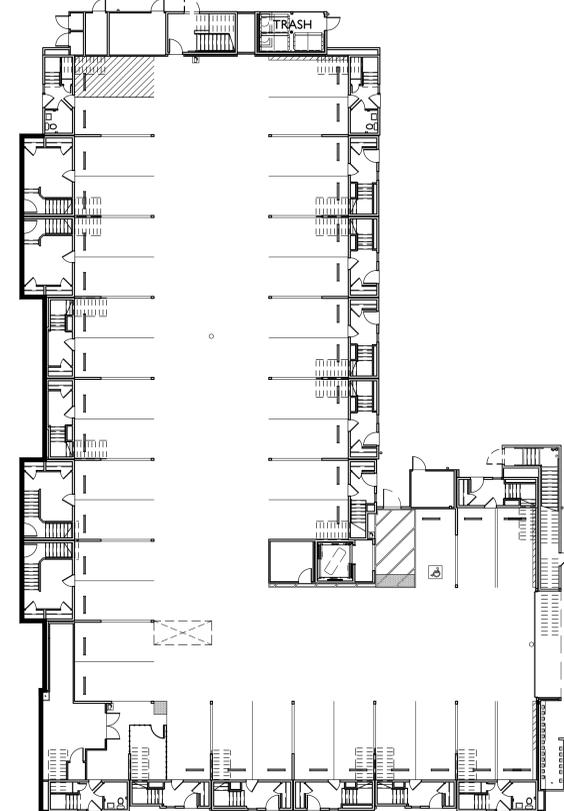
FOURTH FLOOR



THIRD FLOOR

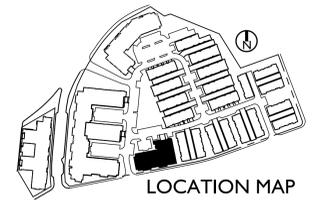


SECOND FLOOR



FIRST FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)			
20	PLAN 1	1BD/1BA	650 SF
14	PLAN 2	2BD/2BA	1270 SF
6	PLAN 3	3BD/2BA	1600 SF
40	TOTAL		



LOCATION MAP

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PALOMAR HEIGHTS

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APARTMENTS - BLDG 18 COMPOSITE

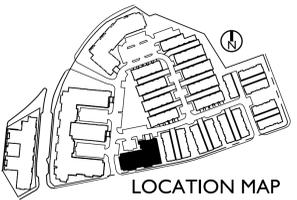


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MATERIAL SCHEDULE

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



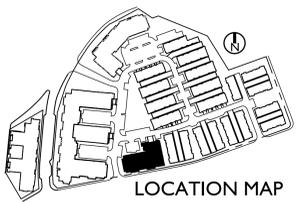
LOCATION MAP

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PALOMAR HEIGHTS
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APARTMENTS - BLDG 18 ELEVATIONS

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A-3.1



LOCATION MAP

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PALOMAR HEIGHTS

SEPT 10, 2019

SCALE: 0 8 16 24

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

APARTMENTS - BLDG 18 ELEVATIONS



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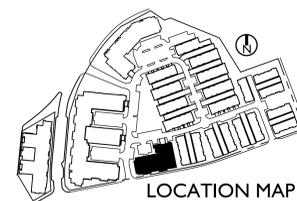
A-3.2



SOUTHEAST



SOUTHWEST



LOCATION MAP

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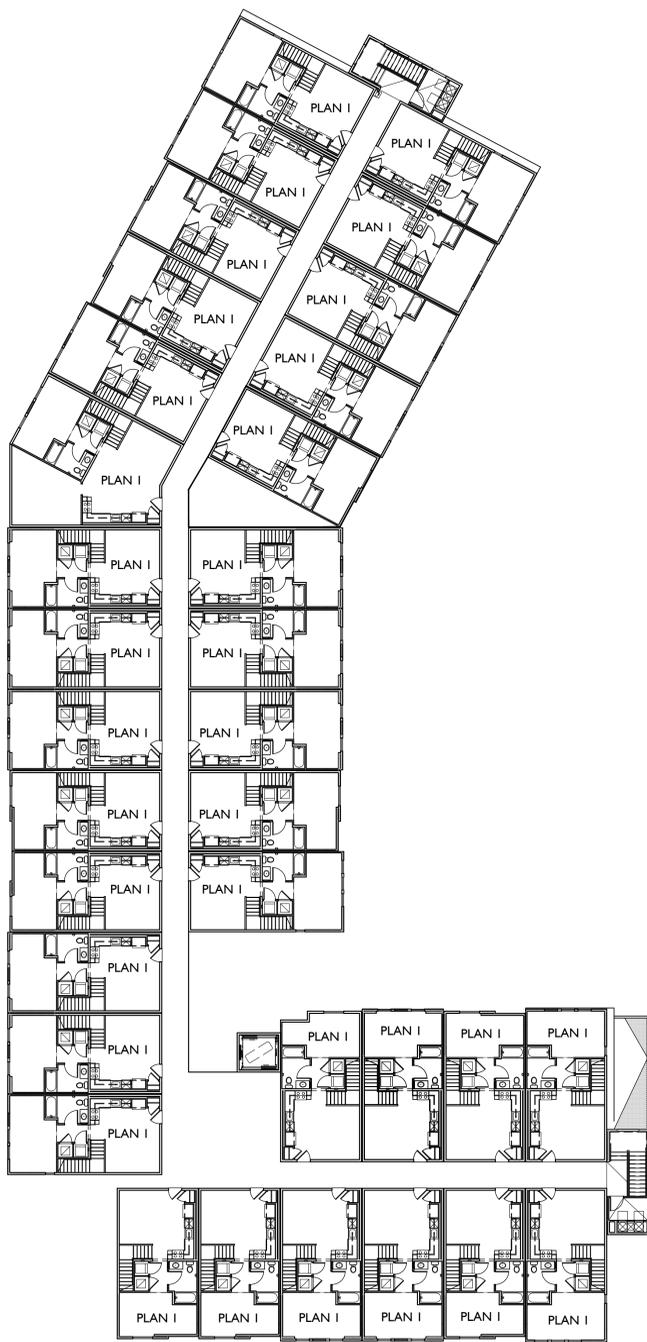
PALOMAR HEIGHTS

SEPT 10, 2019
 SCALE: NTS
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

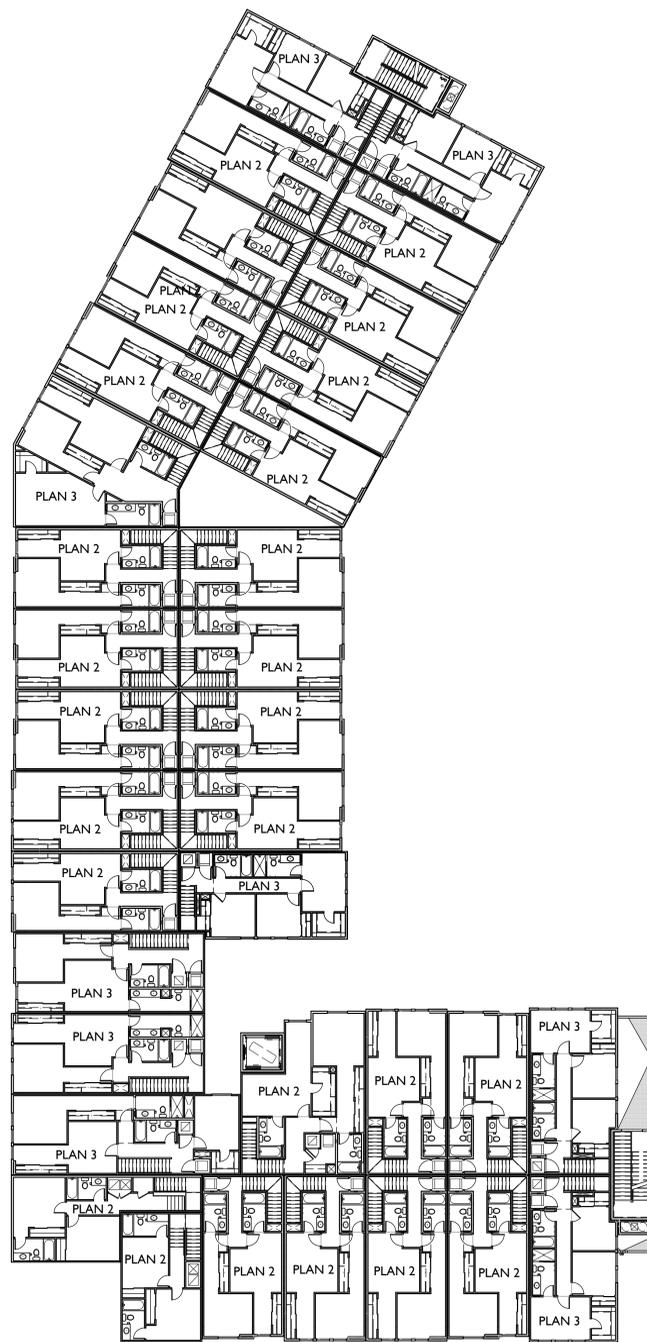
APARTMENTS - BLDG 18 PERSPECTIVES



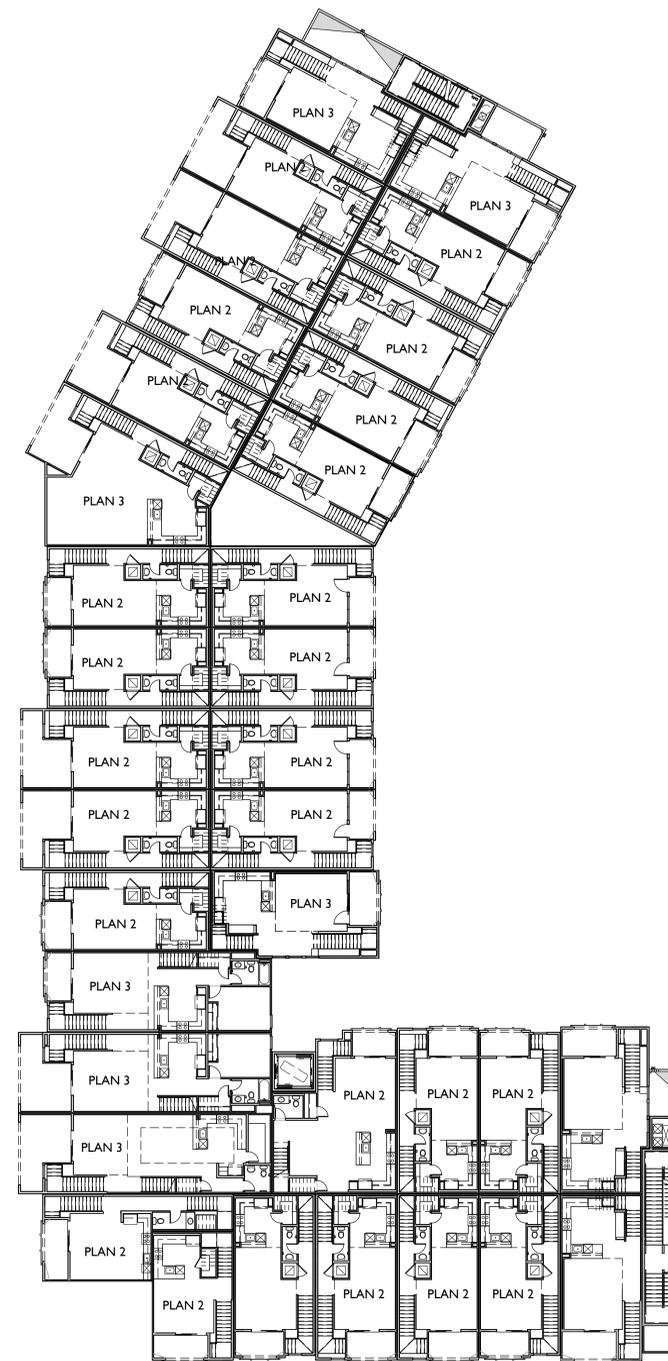
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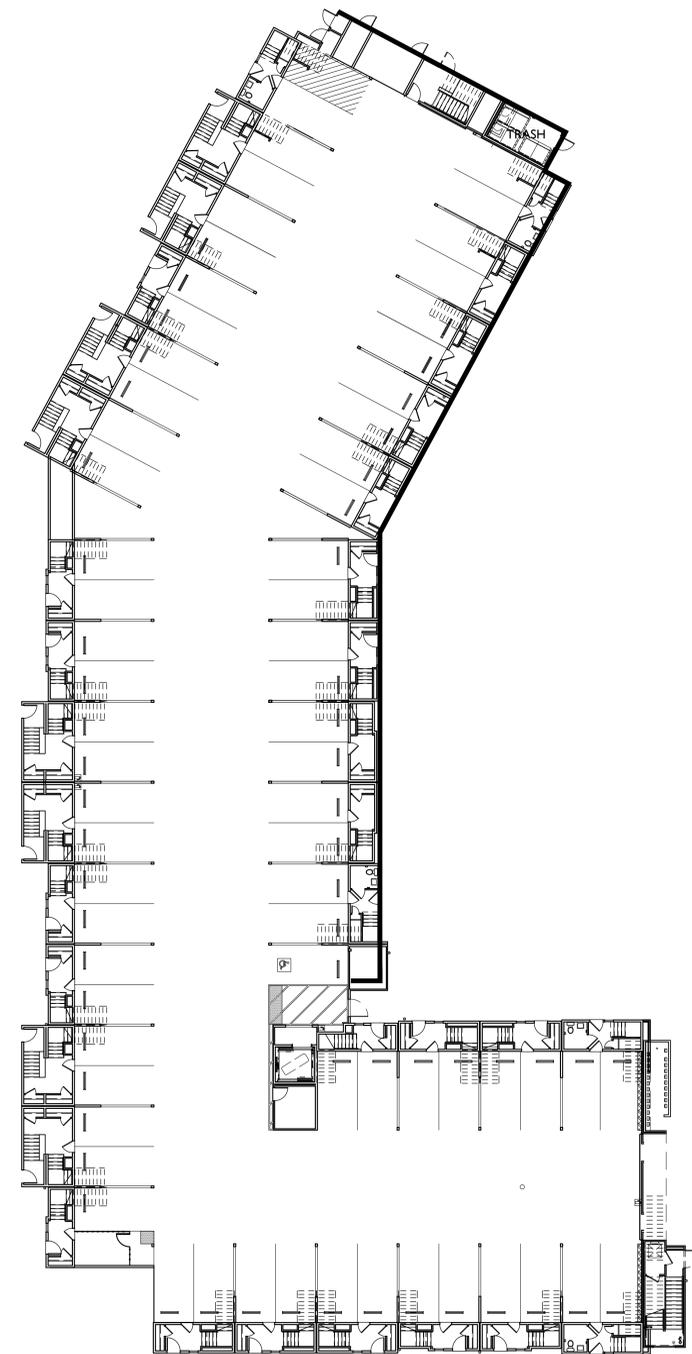
FOURTH FLOOR / MEZZANINE



THIRD FLOOR

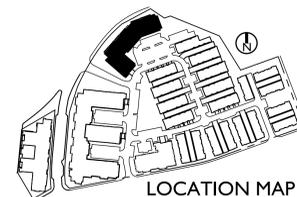


SECOND FLOOR



FIRST FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)			
35	PLAN 1	1BD/1BA	650 SF
26	PLAN 2	2BD/2BA	1270 SF
9	PLAN 3	3BD/2BA	1600 SF
70 TOTAL			



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PALOMAR HEIGHTS

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APARTMENTS - BLDG I COMPOSITE

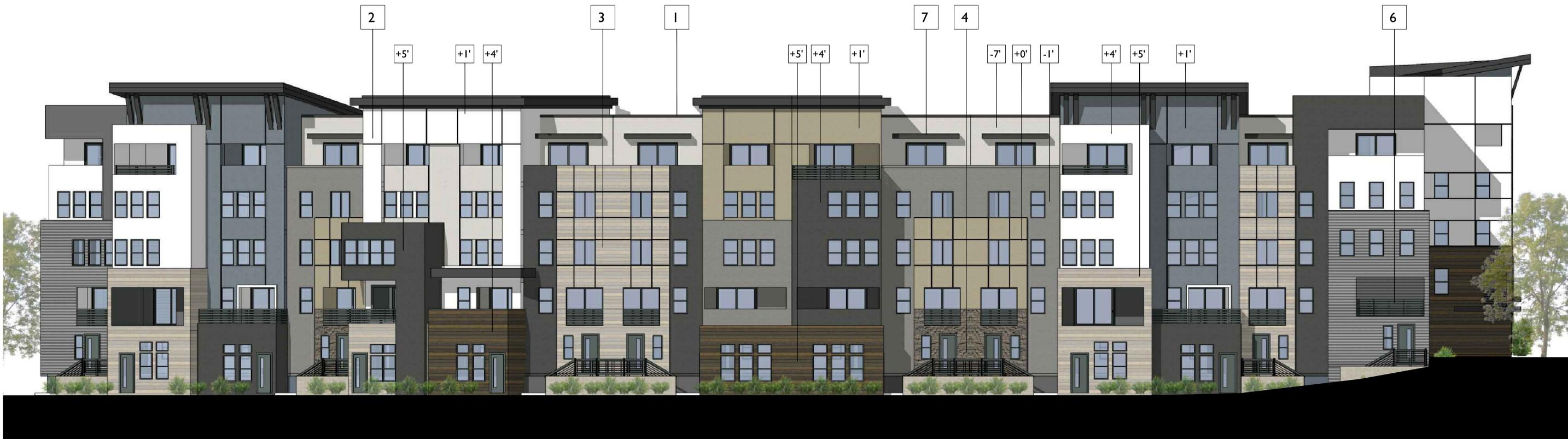


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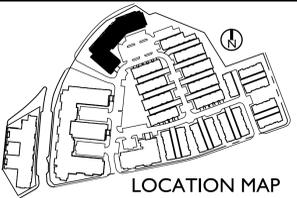


MATERIAL SCHEDULE

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



NORTH



LOCATION MAP

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PALOMAR HEIGHTS

SEPT 10, 2019



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APARTMENTS - BLDG B ELEVATIONS



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A-5.1



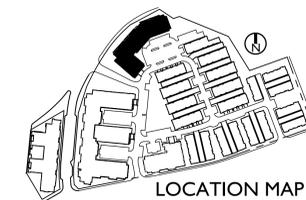
EAST

MATERIAL SCHEDULE

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



SOUTH



LOCATION MAP

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PALOMAR HEIGHTS

SEPT 10, 2019



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APARTMENTS - BLDG I ELEVATIONS



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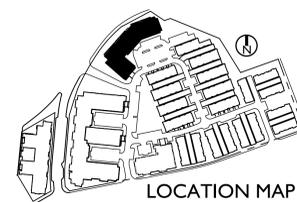
A-5.2



NORTH



WEST



LOCATION MAP

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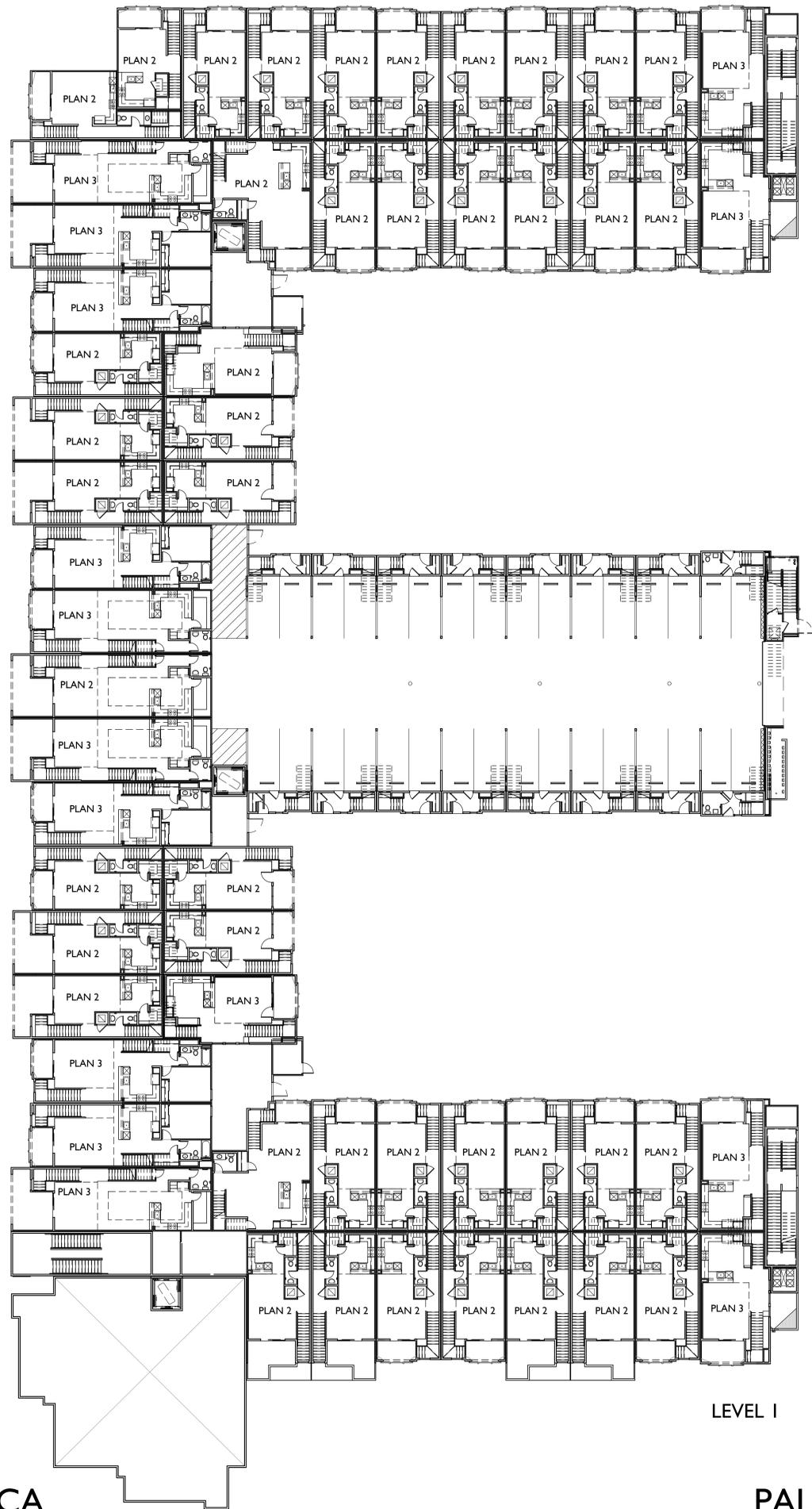
PALOMAR HEIGHTS

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 SCALE: NTS
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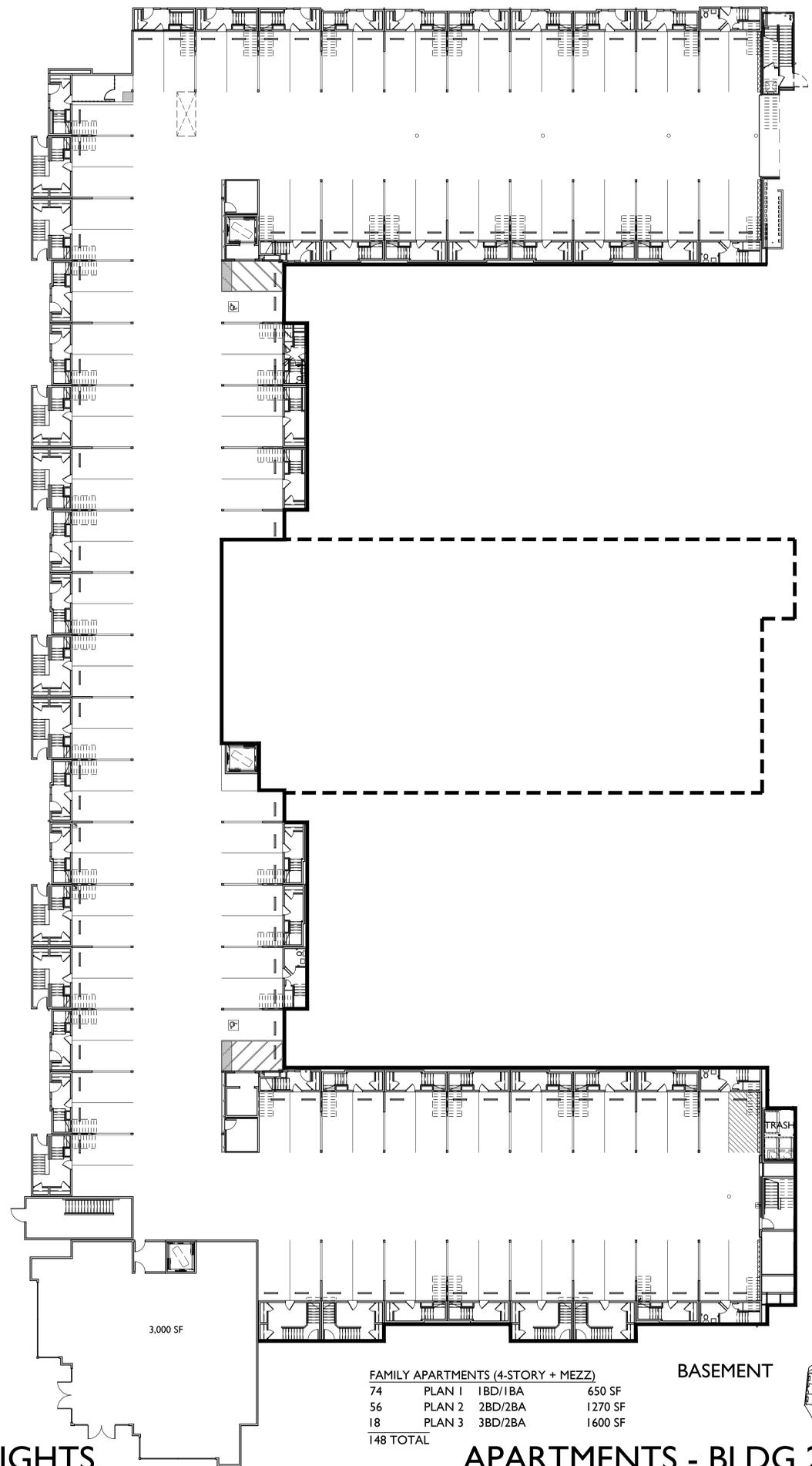
APARTMENTS - BLDG I PERSPECTIVES



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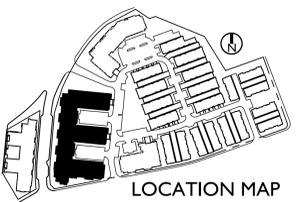


LEVEL I



BASEMENT

FAMILY APARTMENTS (4-STORY + MEZZ)			
74	PLAN 1	1BD/1BA	650 SF
56	PLAN 2	2BD/2BA	1270 SF
18	PLAN 3	3BD/2BA	1600 SF
148 TOTAL			



LOCATION MAP

ESCONDIDO, CA

PALOMAR HEIGHTS

APARTMENTS - BLDG 23 COMPOSITE

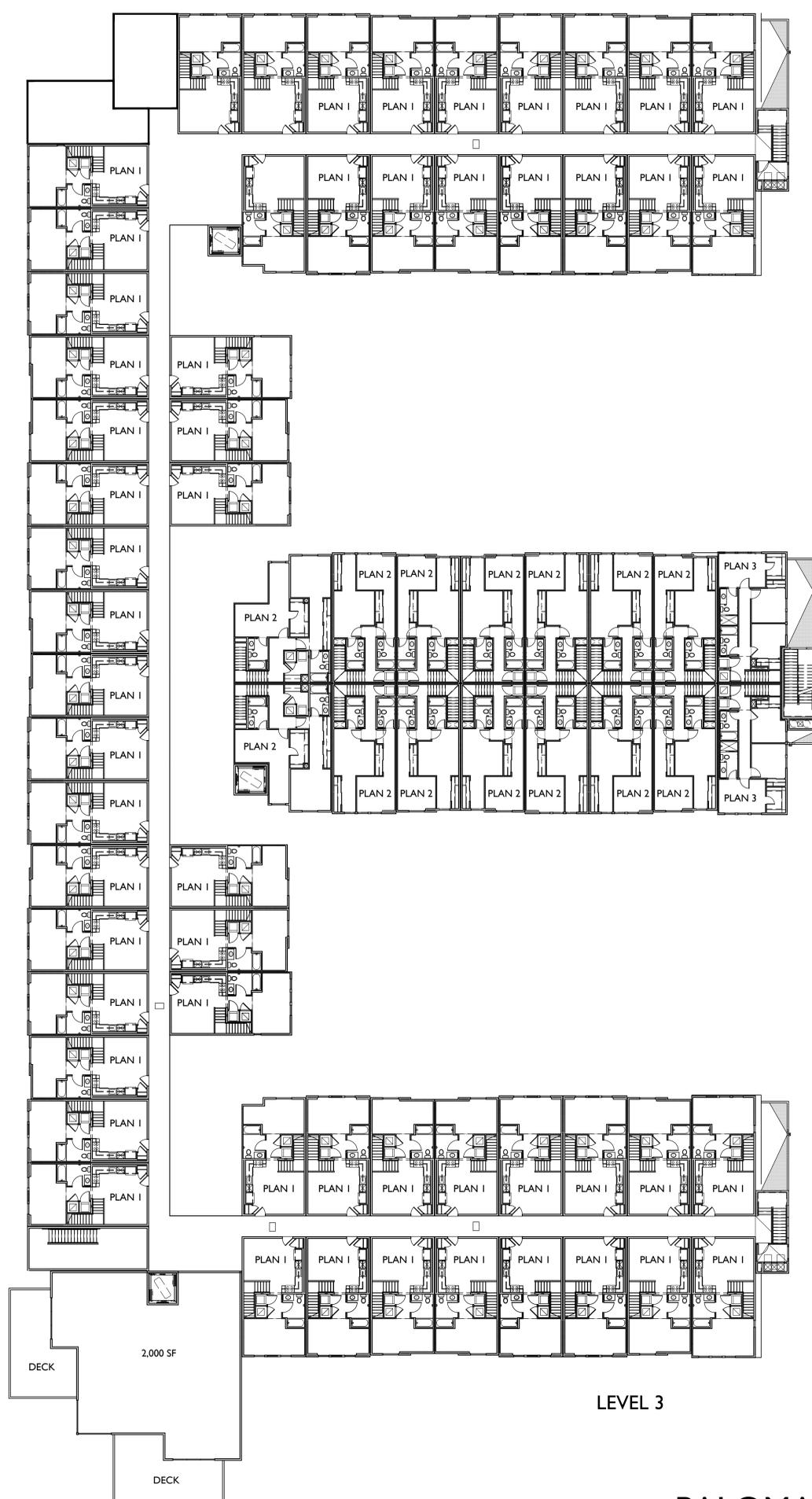
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SCALE: 0 16 32 48
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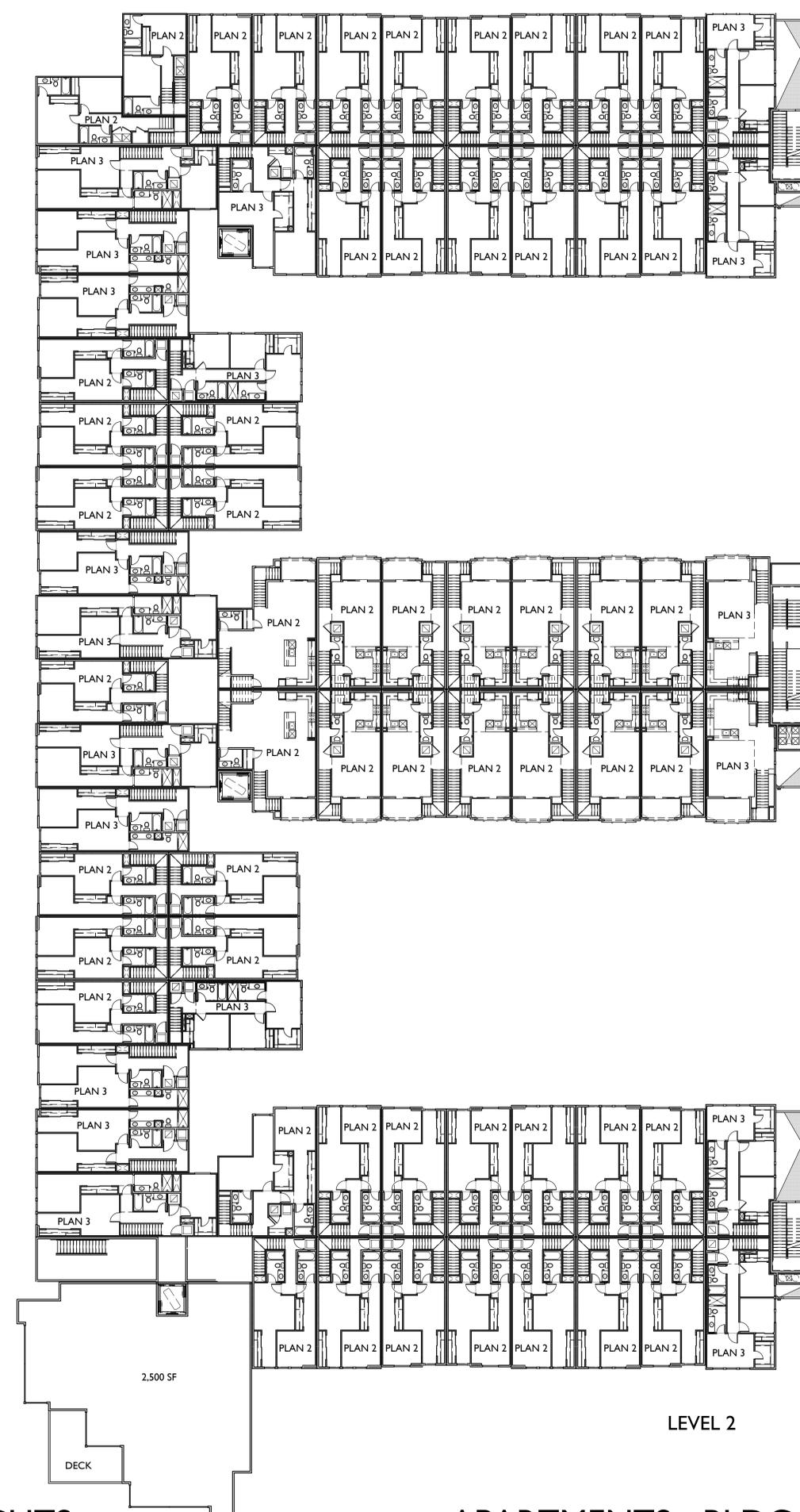


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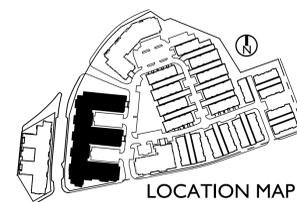
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LEVEL 3



LEVEL 2



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PALOMAR HEIGHTS

SEPT 10, 2019



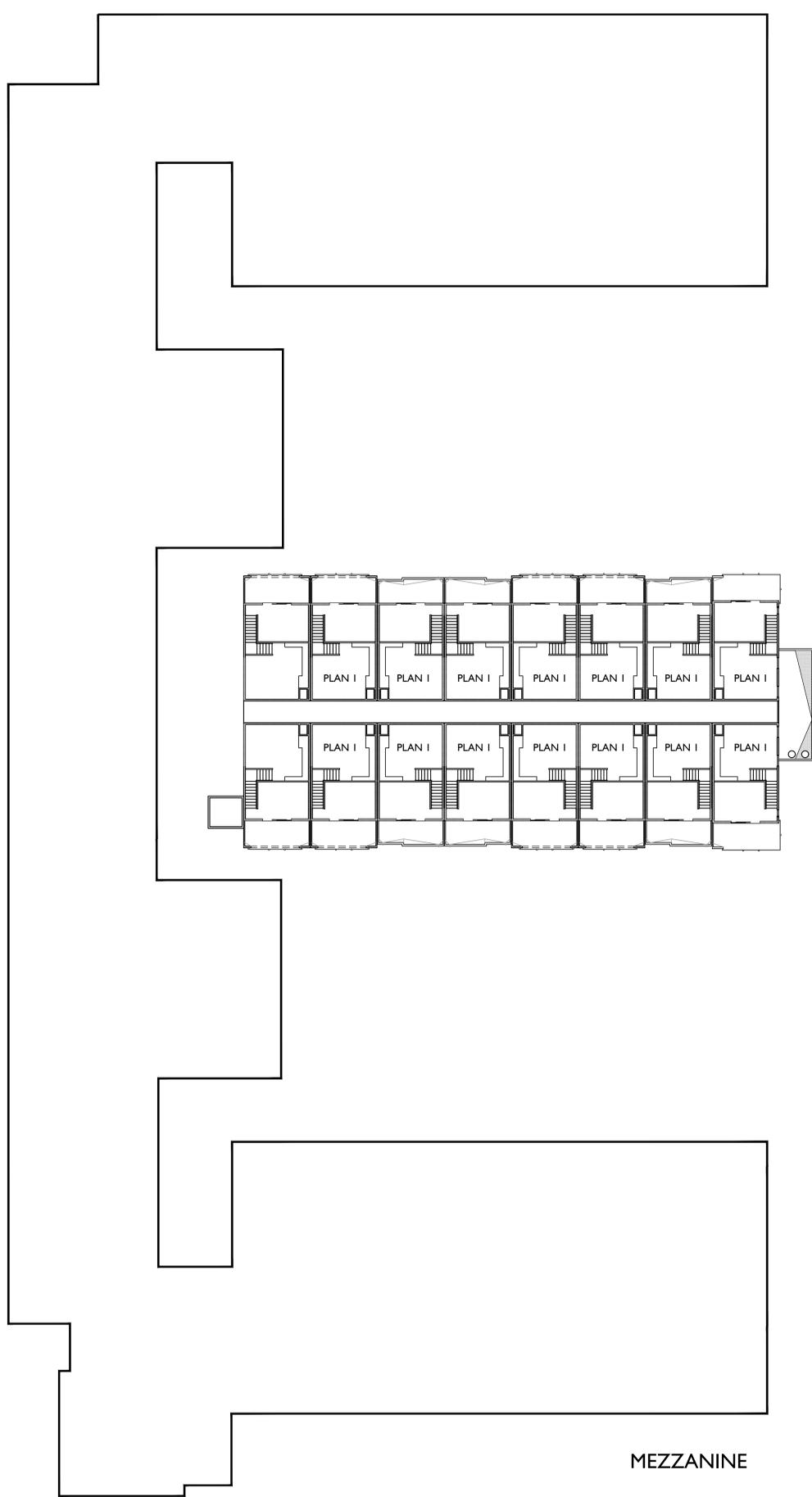
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 COMPOSITE

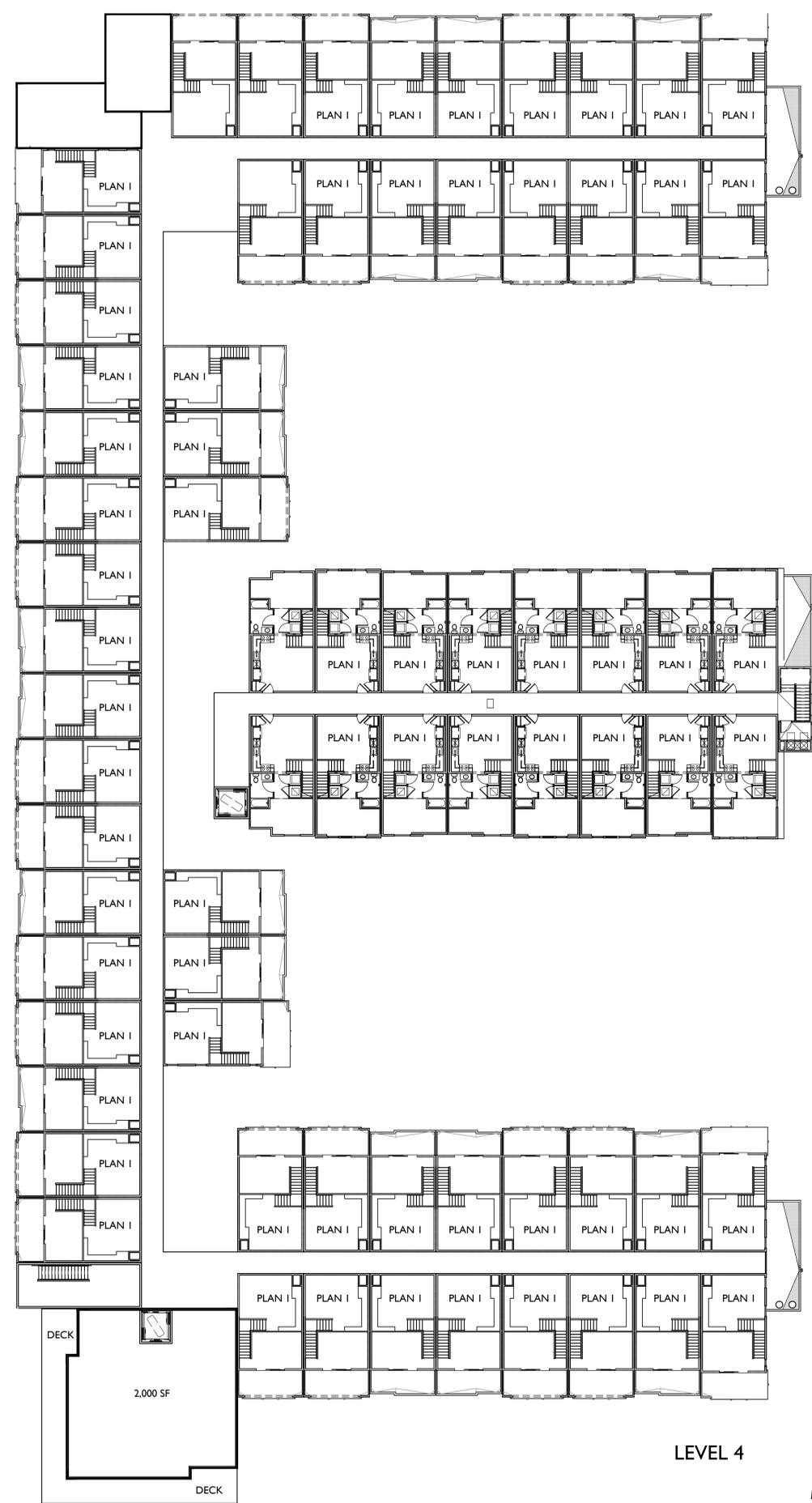


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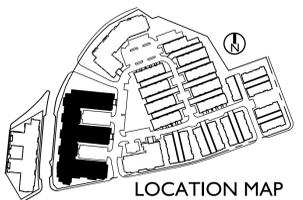
A-6.2



MEZZANINE



LEVEL 4



LOCATION MAP

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APARTMENTS - BLDG 23 COMPOSITE



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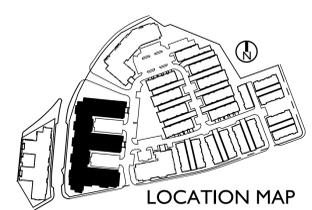


MATERIAL SCHEDULE

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



WEST



LOCATION MAP

ESCONDIDO, CA

PALOMAR HEIGHTS

APARTMENTS - BLDG C ELEVATIONS

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A-7.1



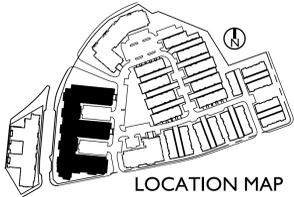
NORTH



SOUTH

MATERIAL SCHEDULE

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



LOCATION MAP

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PALOMAR HEIGHTS

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APARTMENTS - BLDG 23 ELEVATIONS

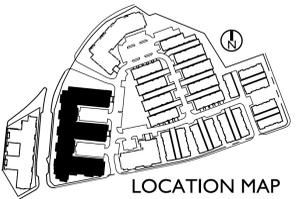


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MATERIAL SCHEDULE

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



LOCATION MAP

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PALOMAR HEIGHTS

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APARTMENTS - BLDG 23 ELEVATIONS



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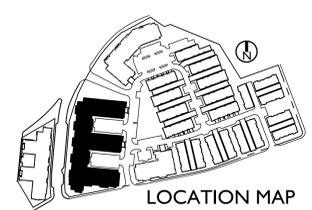
VALLEY BLVD



SOUTHEAST

MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
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LOCATION MAP

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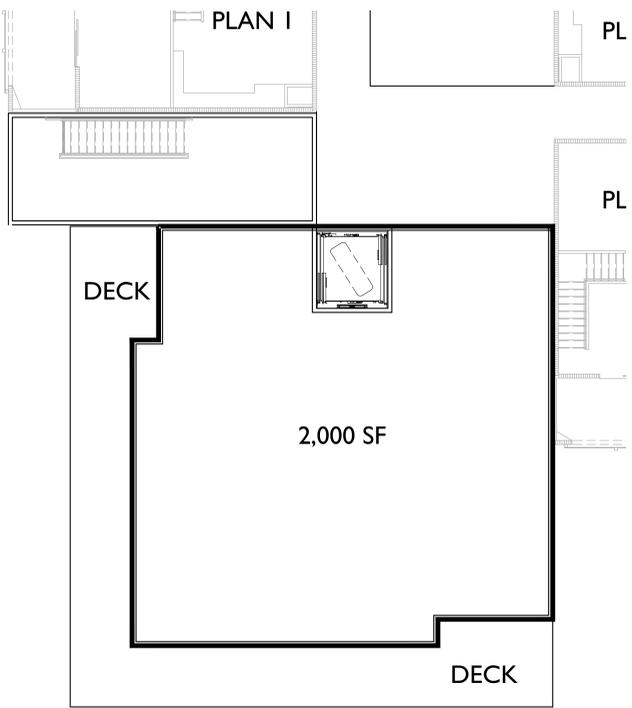
PALOMAR HEIGHTS

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 SCALE: NTS
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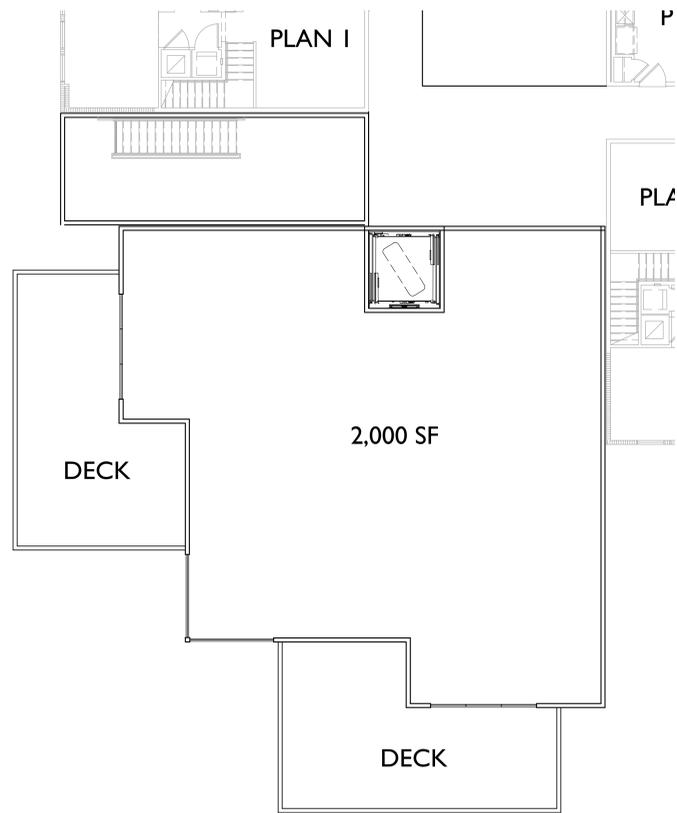
APARTMENTS - BLDG 23 PERSPECTIVES



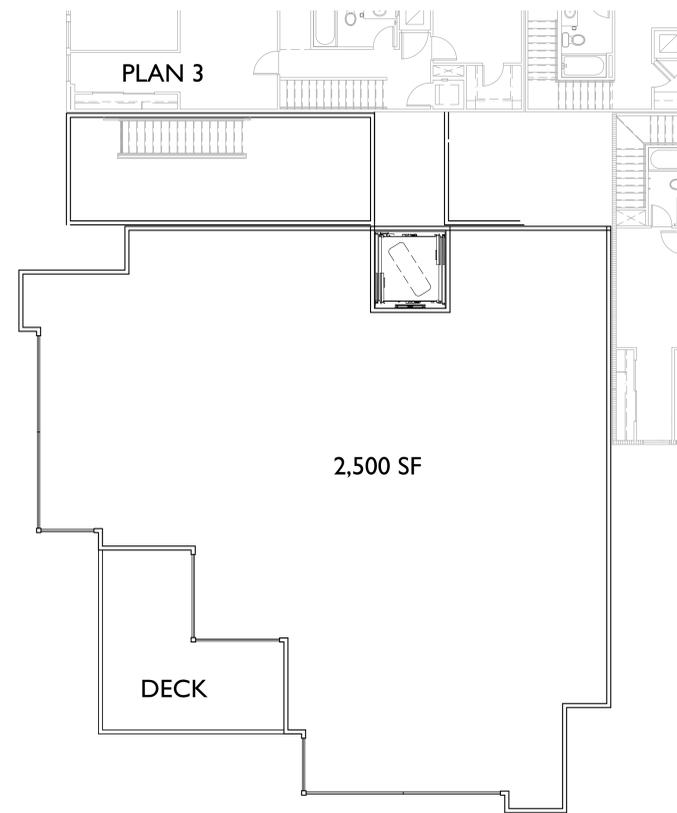
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



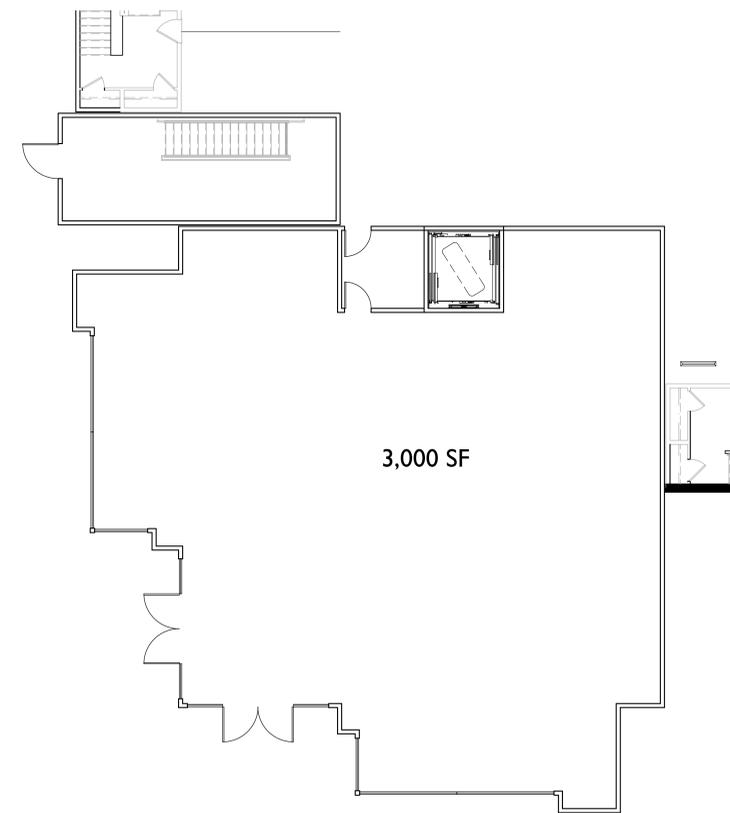
LEVEL 4



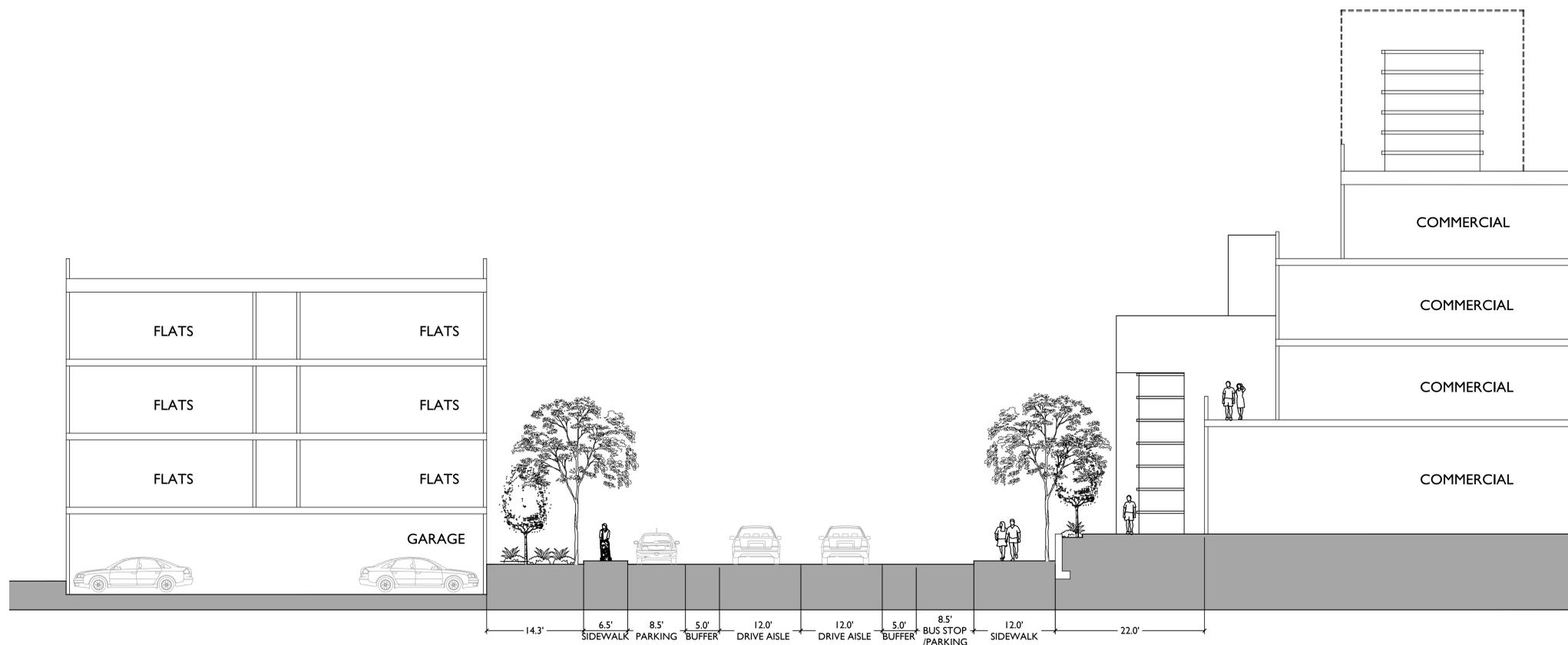
LEVEL 3



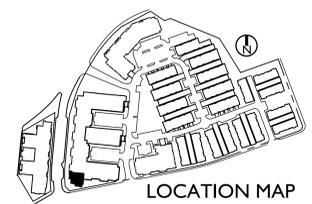
LEVEL 2



LEVEL 1



SECTION



ESCONDIDO, CA

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PALOMAR HEIGHTS

SEPT 10, 2019
 SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 - ICON TOWER



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