

PROJECT SUMMARY	
APN	2294506000
	229420100.000.300.400
	229421800
SITE AREA	13.8 AC
RESIDENCES	510 UNITS
DENSITY	37 DU/AC
LOT COVERAGE	45%
FAR	1.3
BUILDING HEIGHT	60'-0"
PRODUCT:	
(268) 4-STORY+MEZZANINE FAMILY APARTMENTS	
(90) 4-STORY SENIOR APARTMENTS	
(72) 3-STORY ROW/HOMES	
(90) 3-STORY VILLAS	
RECREATION BUILDING	
POOL BUILDING	
12,000 SF COMMERCIAL SPACE	
PROJECT AREAS	
RESIDENTIAL	539,993 SF
GARAGE	232,998 SF
RECREATION	2,570 SF
COMMERCIAL	12,000 SF

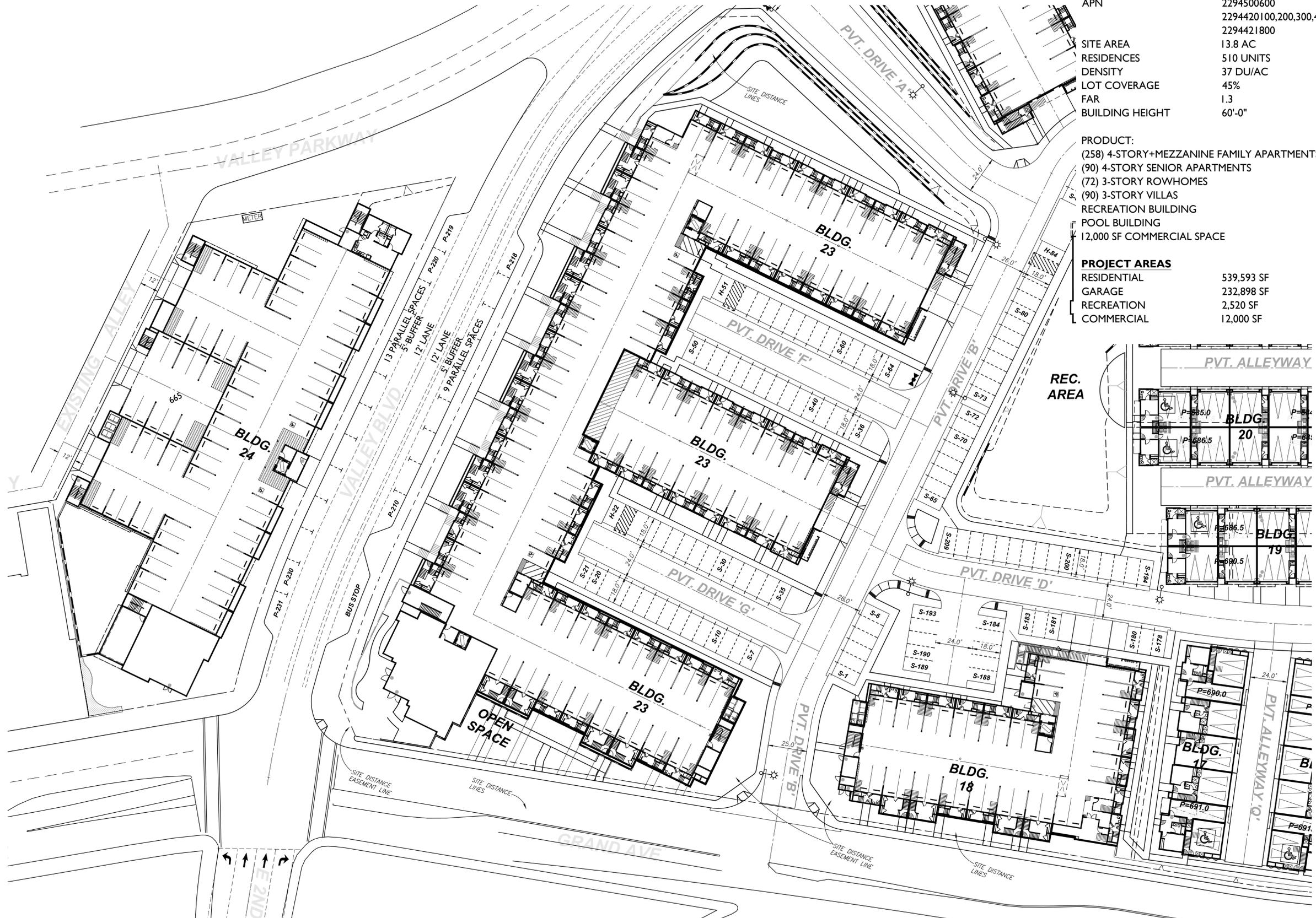


ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

PALOMAR HEIGHTS
 SEPTEMBER 10 2019
 SCALE: 0 40 80 120
 SUB 18-00111 ENV 18-0009 / PHG 18-0049

COLORED SITE PLAN

 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.774.1198 summarch.com



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
 12,000 SF COMMERCIAL SPACE

PROJECT AREAS

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
RECREATION	2,520 SF
COMMERCIAL	12,000 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

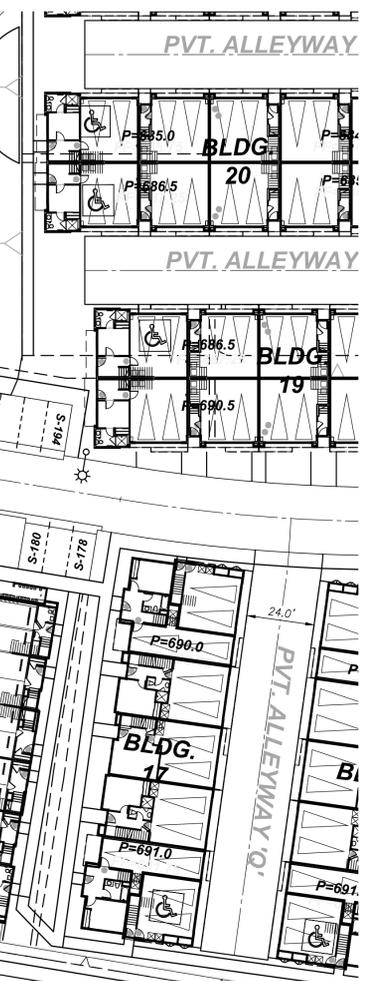
FAMILY APARTMENTS	
OPEN	169 SPACES
GARAGE	258 SPACES
SUBTOTAL	427 SPACES (1.65 SP/DU)
SENIOR APARTMENTS	
GARAGE	77 SPACES
SUBTOTAL	77 SPACES (.85 SP/DU)
ROWHOMES	
OPEN	18 SPACES
GARAGE	144 SPACES
SUBTOTAL	162 SPACES (2.25 SP/DU)
VILLAS	
OPEN	22 SPACES
GARAGE	180 SPACES
SUBTOTAL	202 SPACES (2.25 SP/DU)
TOTAL PARKING PROVIDED	
OPEN	209 SPACES
GARAGE	659 SPACES
STREET	22 SPACES
TOTAL	890 SPACES

OPEN SPACE REQUIRED

510DU X 300SF= 153,000 SF

OPEN SPACE PROVIDED

PRIVATE	37,995 SF
ACTIVE	29,855 SF
PASSIVE	91,476 SF
SLOPED	34,844 SF
TOTAL	194,170 SF

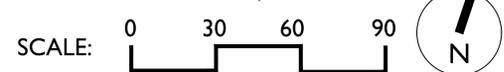


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SEPTEMBER 10, 2019



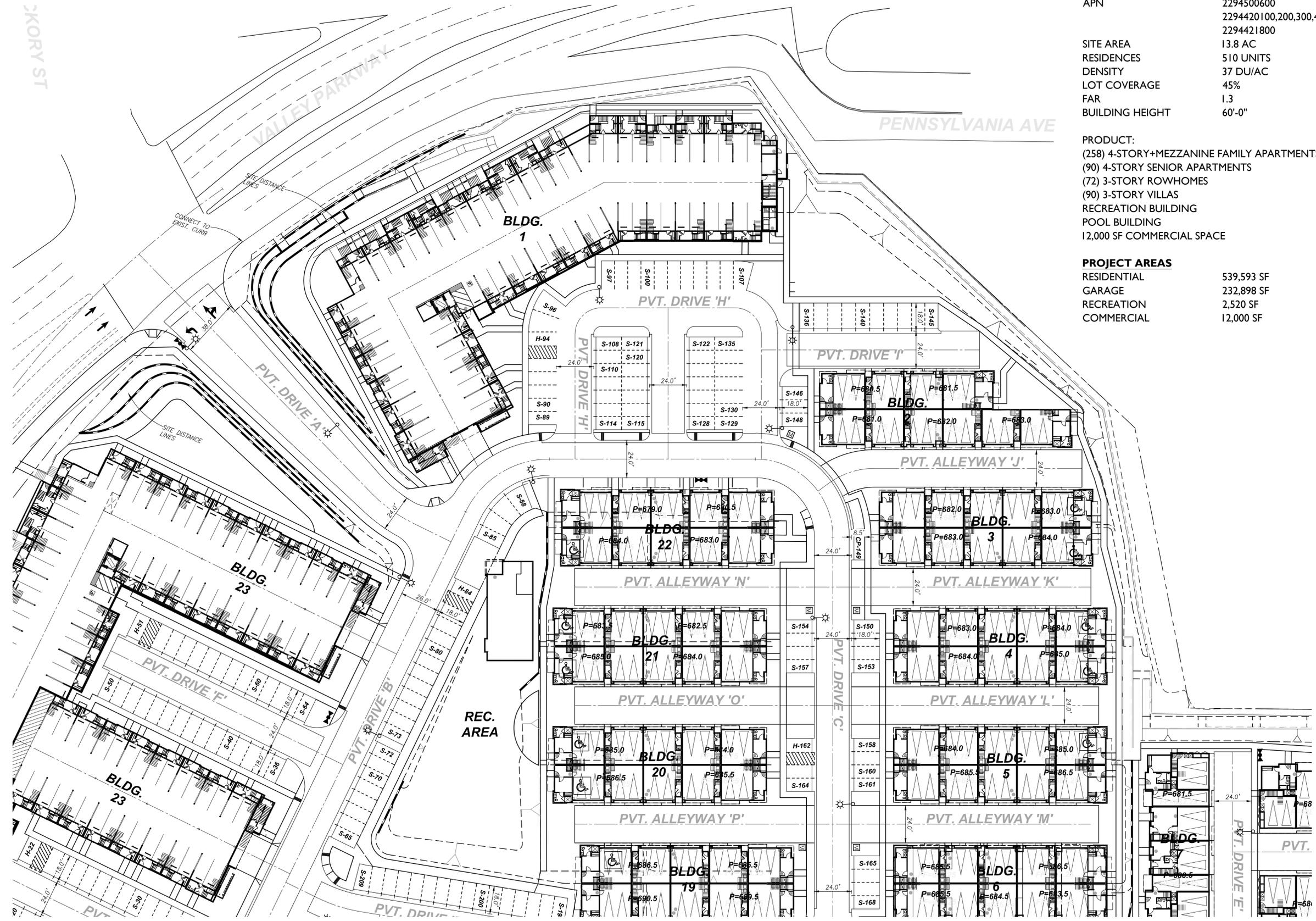
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

CONCEPTUAL SITE PLAN



2526 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198 summarch.com

JKORY ST



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 12,000 SF COMMERCIAL SPACE

PROJECT AREAS

RESIDENTIAL	539,593 SF
GARAGE	232,898 SF
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COMMERCIAL	12,000 SF

PRODUCT MIX

FAMILY APARTMENTS (4-STORY + MEZZ)			
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258 TOTAL			
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90 TOTAL			
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72 TOTAL			
VILLAS (3-STORY)			
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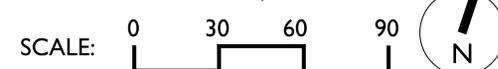
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