



- typical
2 & 3-Story Conventional Homes
- Plan 1: ± 1,642 SF, 3 Bedroom, 2.5 Bath, Den
 - Plan 2: ± 1,788 SF, 3 Bedroom, 2.5 Bath, Loft, Opt. Bed 4
 - Plan 3: ± 1,913 SF, 4 Bedroom, 3 Bath, Loft
 - 2-car side-by-side garages
 - Private rear yards

- typical
2 & 3-Story Interlocking Alley Homes
- Plan 1: ± 1,228 SF, 2 Bedroom, 2 Bath
 - Plan 2: ± 1,463 SF, 3 Bedroom, 3 Bath
 - Plan 3: ± 1,583 SF, 3 Bedroom, 2.5 Bath, Loft
 - Plan 4: ± 1,840 SF, 3 Bedroom, 2.5 Bath, Suite
 - 2-car side-by-side garages

Project Summary

Total Site Area: ± 7.7 Acres

Total Units: 102 Homes

- (52) 2 & 3-Story Interlocking Alley Homes
 - (14) Plan 1: ± 1,228 SF, 2 Bedroom, 2 Bath
 - (14) Plan 2: ± 1,463 SF, 3 Bedroom, 3 Bath
 - (8) Plan 3: ± 1,583 SF, 3 Bedroom, 2.5 Bath, Loft
 - (16) Plan 4: ± 1,840 SF, 3 Bedroom, 2.5 Bath, Suite
- (50) 2 & 3-Story Conventional Homes
 - (16) Plan 1: ± 1,642 SF, 3 Bedroom, 2.5 Bath, Den
 - (18) Plan 2: ± 1,788 SF, 3 Bedroom, 2.5 Bath, Loft, Opt. Bed 4
 - (16) Plan 3: ± 1,913 SF, 4 Bedroom, 3 Bath, Loft

Gross Density: 13.25 Homes per Acre

Parking:

Required: 226 Spaces (2.21 spaces per home)

- (14) 2 Bedroom x 1.75 Spaces = 24.5 Spaces
- (38) 3 Bedroom x 2.0 Spaces = 76 spaces
- (50) 4 Bedroom x 2.0 Spaces = 100 Spaces
- (102) Guest x 0.25 Spaces = 25.5 Spaces

Provided: 230 Spaces (2.25 spaces per home)

- Garage: 204 Spaces
- Head In: 24 Spaces (8.5' x 18')
- ADA: 2 Spaces (9' x 18')

Open Space:

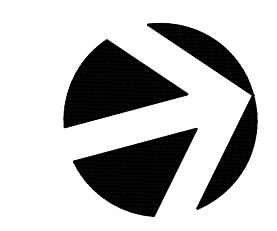
Provided: 61,738 SF Total

- Common: 40,817 SF (10' Min. Dimension)
- Private: 17,645 SF (10' Min. Dimension)
- Deck: 3,276 SF (5' Min. Dimension)

Building Setbacks:

Front Yard:	15'
Interior Side Yard:	5'
Street Side Yard:	10'
Rear Yard:	10'

- Notes:**
- Site plan is for conceptual purposes only.
 - Site plan must be reviewed by planning, building, and fire departments for code compliance.
 - Base information per civil engineer.
 - Civil engineer to verify all setbacks and grading information.
 - Building Footprints might change due to the final design elevation style.
 - Open space area is subject to change due to the balcony design of the elevation.
 - Building setbacks are measured from property lines to building foundation lines.



Conceptual Site Plan

IRIS

ESCONDIDO, CA



SP-1

CITY SUBMITTAL

