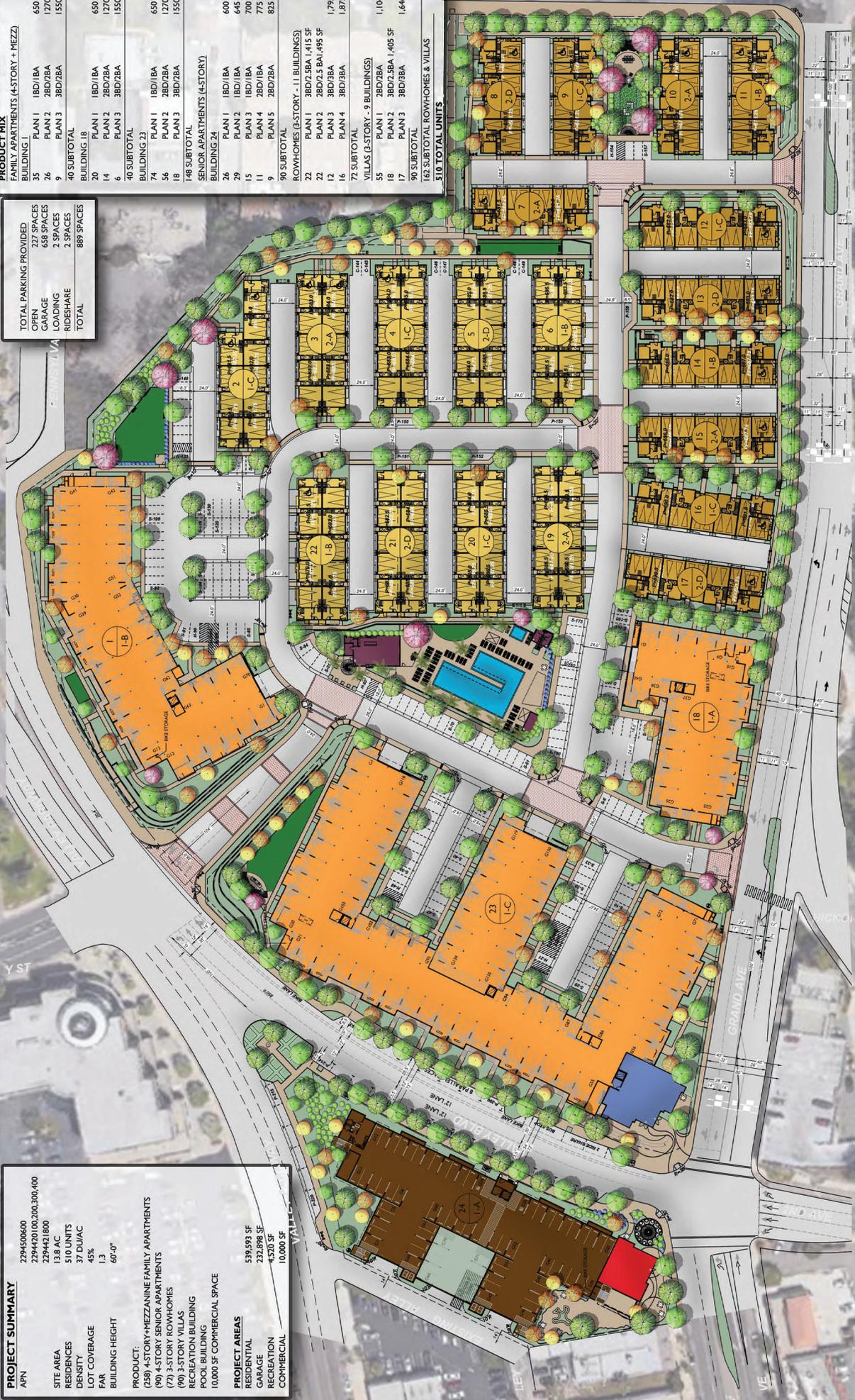


PROJECT SUMMARY	
APN	2294500600
SITE AREA	2294420.00, 200,300,400
RESIDENCES	2294421800
DENSITY	13.8 AC
LOT COVERAGE	510 UNITS
FAR	37 DU/AC
BUILDING HEIGHT	45%
	1.3
	60'-0"
PRODUCT:	
(258) 4-STORY+MEZZANINE FAMILY APARTMENTS	
(70) 4-STORY SENIOR APARTMENTS	
(7) 3-STORY ROWHOMES	
(90) 3-STORY VILLAS	
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

TOTAL PARKING PROVIDED	
OPEN	227 SPACES
GARAGE	658 SPACES
LOADING	2 SPACES
RIDESHARE	2 SPACES
TOTAL	889 SPACES

PRODUCT MIX			
FAMILY APARTMENTS (4-STORY + MEZZ)			
BUILDING 1	PLAN 1	IBD/IBA	650 SF
	PLAN 2	2BD/2BA	1270 SF
	PLAN 3	3BD/2BA	1550 SF
40	SUBTOTAL		
BUILDING 1B			
20	PLAN 1	IBD/IBA	650 SF
	PLAN 2	2BD/2BA	1270 SF
	PLAN 3	3BD/2BA	1550 SF
40	SUBTOTAL		
BUILDING 33			
7A	PLAN 1	IBD/IBA	650 SF
	PLAN 2	2BD/2BA	1270 SF
	PLAN 3	3BD/2BA	1550 SF
18	SUBTOTAL		
BUILDING 34			
7A	PLAN 1	IBD/IBA	650 SF
	PLAN 2	2BD/2BA	1270 SF
	PLAN 3	3BD/2BA	1550 SF
18	SUBTOTAL		
SENIOR APARTMENTS (4-STORY)			
BUILDING 24	PLAN 1	IBD/IBA	600 SF
	PLAN 2	IBD/IBA	645 SF
	PLAN 3	IBD/IBA	700 SF
	PLAN 4	2BD/1BA	775 SF
9	PLAN 5	2BD/2BA	835 SF
90	SUBTOTAL		
ROWHOMES (3-STORY - 11 BUILDINGS)			
22	PLAN 1	3BD/2.5BA, 1,415 SF	
	PLAN 2	2BD/2.5BA, 1,495 SF	
	PLAN 3	3BD/3BA	1,795 SF
	PLAN 4	3BD/3BA	1,875 SF
72	SUBTOTAL		
VILLAS (3-STORY - 9 BUILDINGS)			
55	PLAN 1	2BD/2BA	1,104 SF
	PLAN 2	3BD/2.5BA, 1,405 SF	
	PLAN 3	3BD/3BA	1,646 SF
17	SUBTOTAL		
162	SUBTOTAL ROWHOMES & VILLAS		
510	TOTAL UNITS		



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

PALOMAR HEIGHTS
 JULY 15, 2020
 SCALE: 0 40 80 120
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

COLORS SITE PLAN
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198 summarch.com

SUMMA
 ARCHITECTURE

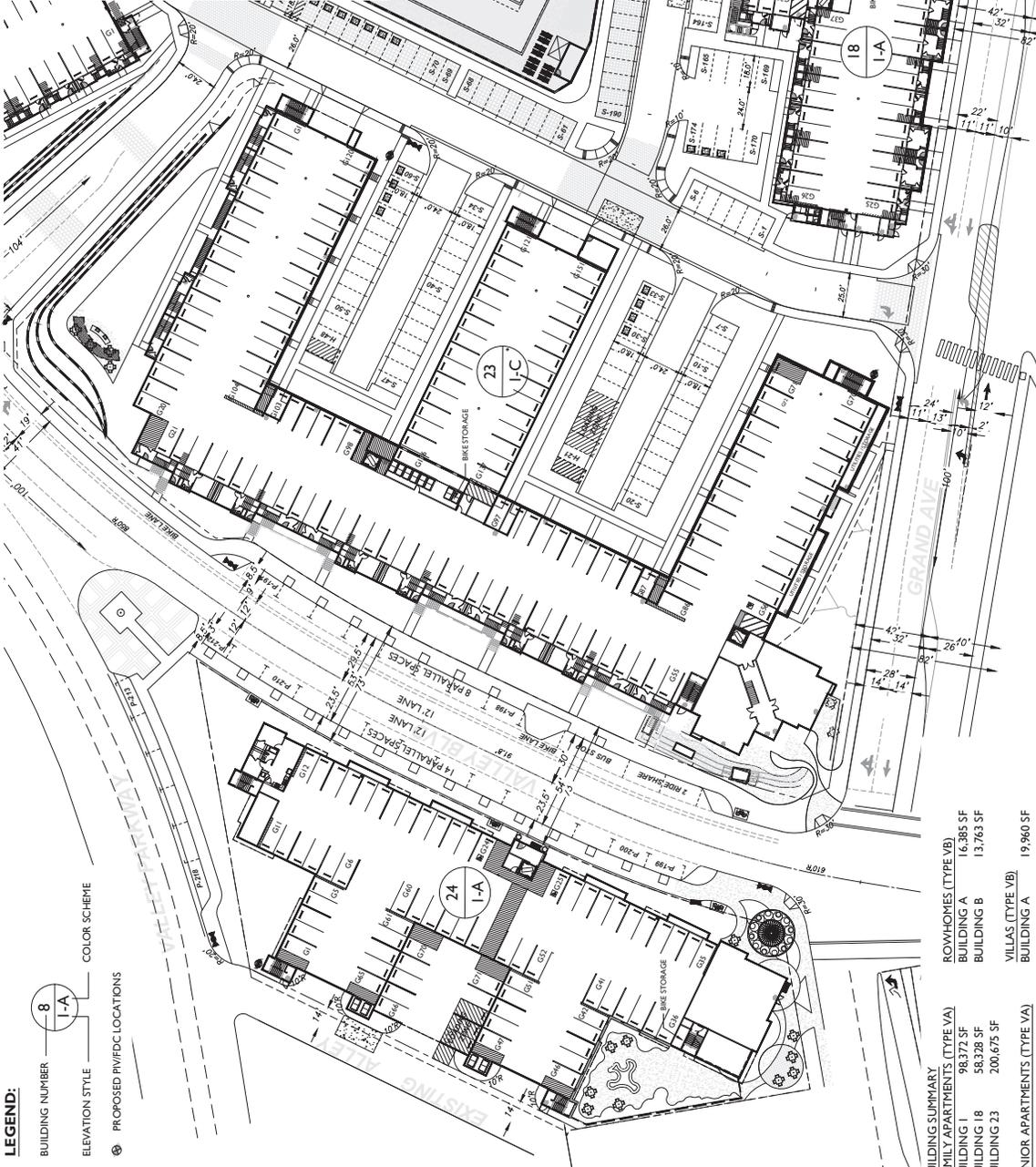
PROJECT SUMMARY

APN 2294500600
 229442000.200.300.400
 229442000.200.300.400
 13.84 AC
 510 UNITS
 36.8 DU/AC
 45%
 L3
 60'-0"

PRODUCT MIX
 FAMILY APARTMENTS (4-STORY + MEZZ)
 PLAN 1 1BD/1BA 600 SF
 PLAN 2 2BD/2BA 1150 SF
 PLAN 3 3BD/2BA 1450 SF
258 TOTAL
 SENIOR APARTMENTS (4-STORY)
 PLAN 1 STUDIO/1BA 550 SF
 PLAN 2 1BD/1BA 600 SF
 PLAN 3 1BD/1BA 650 SF
 PLAN 4 2BD/1BA 730 SF
 PLAN 5 2BD/2BA 800 SF
90 TOTAL
 ROWHOMES (3-STORY)
 PLAN 1 3BD/2 SBA 1,415 SF
 PLAN 2 2BD/1.5 BA 1,495 SF
 PLAN 3 3BD/3BA 1,795 SF
 PLAN 4 3BD/3BA 1,875 SF
72 TOTAL
 VILLAS (3-STORY)
 PLAN 1 2BD/2BA 1,104 SF
 PLAN 2 3BD/2 SBA 1,405 SF
 PLAN 3 3BD/3BA 1,646 SF
90 TOTAL

PRODUCT:
 (238) 4-STORY+MEZZANINE FAMILY APARTMENTS
 (73) 4-STORY SENIOR APARTMENTS
 (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



LEGEND:
 BUILDING NUMBER 8 1-A
 ELEVATION STYLE
 PROPOSED PIV/DC LOCATIONS

PROJECT SUMMARY
 APN 2294500600
 229442000.200.300.400
 229442000.200.300.400
 13.84 AC
 510 UNITS
 36.8 DU/AC
 45%
 L3
 60'-0"

PRODUCT:
 (238) 4-STORY+MEZZANINE FAMILY APARTMENTS
 (73) 4-STORY SENIOR APARTMENTS
 (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

PARKING REQUIRED
 MULTI-DWELLING
 129 1BD X 1.5 = 193.5
 178 2BD X 1.75 = 302.75
 118 3BD X 2 = 236
 400 X 2.5 = 105
SUBTOTAL 837.25 SPACES
 SENIOR
 70 STUDIO/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 150 SPACES
 GARAGE 246 SPACES
SUBTOTAL 410 SPACES (1.6 SP/DU)
 SENIOR APARTMENTS
 GARAGE 75 SPACES
SUBTOTAL 75 SPACES (.85 SP/DU)
 COMMERCIAL
 STREET 30 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)

ON-SITE PARKING PROVIDED
 GARAGE 659 SPACES
 STANDARD 179 SPACES
 COMPACT 6 SPACES
 PARALLEL 5 SPACES
TOTAL* 849 SPACES
 LOADING** 3 SPACES
 *EV SPACES INCLUDED
 **LOADING ZONES WILL BE RESERVED FROM/AT .6PH
OFF-SITE PARKING PROVIDED
 STREET 28 SPACES
 RIDESHARE 2 SPACES

OPEN SPACE REQUIRED
 510 DU X 300SF = 153,000 SF
OPEN SPACE PROVIDED
 PRIVATE 45,375 SF
 ACTIVE 40,226 SF
 PASSIVE 99,705 SF
TOTAL 185,306 SF

BUILDING SUMMARY
 FAMILY APARTMENTS (TYPE VA)
 BUILDING 1 98,372 SF
 BUILDING 18 58,328 SF
 BUILDING 23 200,675 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

JANUARY 14, 2021
 SCALE: 0 30 60 90
 SUB 18-0011 / FENV 18-0009 / PHG 18-0049

CONCEPTUAL SITE PLAN

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



PROJECT SUMMARY

APN 2294500600
 2294420100,200,300,400
 2294421800
 13.84 AC
 510 UNITS
 36.8 DU/AC
 45%
 L3
 60'-0"

SITE AREA
 RESIDENCES
 DENSITY
 LOT COVERAGE
 FAR
 BUILDING HEIGHT

PRODUCT:
 (238) 4-STORY+MEZZANINE FAMILY APARTMENTS
 (90) 4-STORY SENIOR APARTMENTS
 (73) 3-STORY SENIOR HOMES
 (90) 3-STORY VILLAS
 RECREATION BUILDING
 POOL BUILDING
 10,000 SF COMMERCIAL SPACE

PROJECT AREAS
 RESIDENTIAL
 GARAGE
 RECREATION
 COMMERCIAL

539,593 SF
 232,898 SF
 4,520 SF
 10,000 SF

PRODUCT MIX

FAMILY APARTMENTS (4-STORY + MEZZ)
 PLAN 1 1BD/1BA 600 SF
 PLAN 2 2BD/2BA 1150 SF
 PLAN 3 3BD/2BA 1450 SF

Z58 TOTAL

SENIOR APARTMENTS (4-STORY)
 PLAN 1 STUDIO/1BA 550 SF
 PLAN 2 1BD/1BA 600 SF
 PLAN 3 1BD/1BA 650 SF
 PLAN 4 2BD/1BA 730 SF
 PLAN 5 2BD/2BA 800 SF

90 TOTAL

ROWHOMES (3-STORY)
 PLAN 1 3BD/2 SBA 1,415 SF
 PLAN 2 3BD/2 SBA 1,495 SF
 PLAN 3 3BD/3 SBA 1,795 SF
 PLAN 4 3BD/3 SBA 1,875 SF

72 TOTAL

VILLAS (3-STORY)
 PLAN 1 2BD/2BA 1,104 SF
 PLAN 2 3BD/2 SBA 1,405 SF
 PLAN 3 3BD/3 SBA 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

20 STUDIO/1BD X .75 = 52.5
 20 2BD X 1.5 = 30
 SUBTOTAL 82.5 SPACES

TOTAL REQUIRED 919.75 SPACES

PARKING PROVIDED

FAMILY APARTMENTS
 GARAGE 150 SPACES
 GARAGE 240 SPACES
 SUBTOTAL 410 SPACES (1.6 SP/DU)

SENIOR APARTMENTS

GARAGE 75 SPACES
 SUBTOTAL 75 SPACES (.85 SP/DU)

COMMERCIAL

STREET 30 SPACES
 ROWHOMES 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)

ON-SITE PARKING PROVIDED

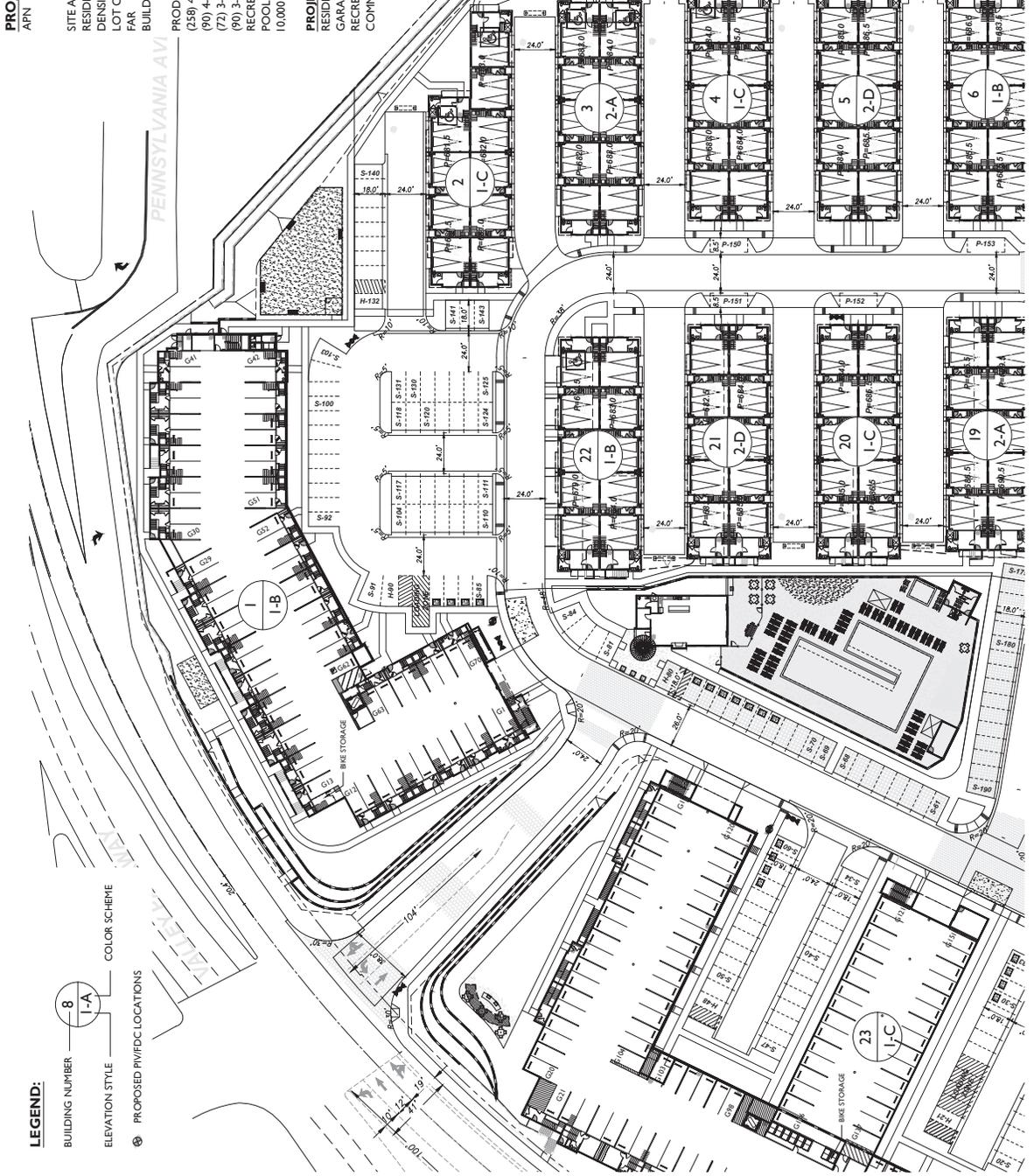
GARAGE 659 SPACES
 STANDARD 179 SPACES
 COMPACT 6 SPACES
 PARALLEL 5 SPACES
 TOTAL* 849 SPACES
 PRIVATE 45,375 SF
 ACTIVE 3 SPACES
 PASSIVE 40,226 SF
 TOTAL 99,705 SF
 185,306 SF

*EV SPACES INCLUDED

**LOADING ZONES WILL BE RESERVED FROM/AH - 6PH

OFF-SITE PARKING PROVIDED

STREET 28 SPACES
 RIDESHARE 2 SPACES



LEGEND:
 BUILDING NUMBER
 ELEVATION STYLE
 PROPOSED PIV/DC LOCATIONS
 COLOR SCHEME

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

PALOMAR HEIGHTS
 JANUARY 14, 2021
 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

PROJECT SUMMARY

APN 2294500600
 2294420 00.200.300.400
 2294421 1800
 2294421 1800
 13.84 AC
 510 UNITS
 36.8 DU/AC
 45%
 L3
 60'-0"

SITE AREA
RESIDENCES
DENSITY
LOT COVERAGE
FAR
BUILDING HEIGHT

PRODUCT:
 (238) 4-STORY+MEZZANINE FAMILY APARTMENTS
 (73) 3-STORY SENIOR APARTMENTS
 (90) 3-STORY ROW/HOMES
 RECREATION BUILDING
 POOL BUILDING
 10,000 SF COMMERCIAL SPACE

PRODUCT MIX

FAMILY APARTMENTS (4-STORY + MEZZ)
 PLAN 1 1BD/1BA 600 SF
 PLAN 2 2BD/2BA 1150 SF
 PLAN 3 3BD/3BA 1450 SF

SENIOR APARTMENTS (4-STORY)
 PLAN 1 STUDIO/1BA 550 SF
 PLAN 2 1BD/1BA 600 SF
 PLAN 3 1BD/1BA 650 SF
 PLAN 4 2BD/1BA 730 SF
 PLAN 5 2BD/2BA 800 SF

ROW/HOMES (3-STORY)
 PLAN 1 3BD/2.5BA 1,415 SF
 PLAN 2 3BD/3.5 BA 1,495 SF
 PLAN 3 3BD/3BA 1,795 SF
 PLAN 4 3BD/3BA 1,875 SF

VILLAS (3-STORY)
 PLAN 1 2BD/2BA 1,104 SF
 PLAN 2 3BD/2.5BA 1,405 SF
 PLAN 3 3BD/3BA 1,646 SF

PARKING REQUIRED

MULTI-DWELLING
 129 1BD X 1.5 = 193.5
 173 2BD X 1.75 = 302.75
 118 3BD X 2 = 236
 40 X 2.5 = 105
SUBTOTAL 837.25 SPACES

SENIOR
 70 STUDIO/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 150 SPACES
 GARAGE 240 SPACES
SUBTOTAL 410 SPACES (1.6 SP/DU)

SENIOR APARTMENTS
 GARAGE 75 SPACES
SUBTOTAL 75 SPACES (.85 SP/DU)

COMMERCIAL
 STREET 30 SPACES
ROW/HOMES
 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)

ON-SITE PARKING PROVIDED

GARAGE 659 SPACES
STANDARD 179 SPACES
COMPACT 510 DU X 300SF= 153,000 SF
PARALLEL 6 SPACES
TOTAL* 849 SPACES
LOADING 3 SPACES**
 *EV SPACES INCLUDED
 **LOADING ZONES WILL BE RESERVED FROM/AH+ 6PH

OPEN SPACE PROVIDED
 PRIVATE 45,375 SF
 ACTIVE 40,226 SF
 PASSIVE 99,705 SF
TOTAL 185,306 SF

OFF-SITE PARKING PROVIDED

STREET 28 SPACES
RIDESHARE 2 SPACES



LEGEND:

BUILDING NUMBER
 8
 1-A

ELEVATION STYLE

PROPOSED PW/DC LOCATIONS

BUILDING SUMMARY
FAMILY APARTMENTS (TYPE VA)
 BUILDING 1 98,372 SF
 BUILDING 18 58,328 SF
 BUILDING 23 200,675 SF

SENIOR APARTMENTS (TYPE VA)
 BUILDING 24 113,506 SF

ROW/HOMES (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

CONCEPTUAL SITE PLAN

PALOMAR HEIGHTS

ESCONDIDO, CA

SUMMA
 ARCHITECTURE

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

JANUARY 14, 2021

SCALE: 0 30 60 90

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

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



SHEET INDEX

A-1	APARTMENTS - UNIT PLANS
A-2	APARTMENTS - BLDG 18 COMPOSITE
A-3	APARTMENTS - BLDG 18 ELEVATIONS/PERSPECIVES
A-4	APARTMENTS - BLDG 1 COMPOSITE
A-5	APARTMENTS - BLDG 1 ELEVATIONS/PERSPECIVES
A-6	APARTMENTS - BLDG 23 COMPOSITE
A-7	APARTMENTS - BLDG 23 ELEVATIONS/PERSPECIVES
A-8	APARTMENTS - ICON TOWER

ESCONDIDO, CA

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

PALOMAR HEIGHTS

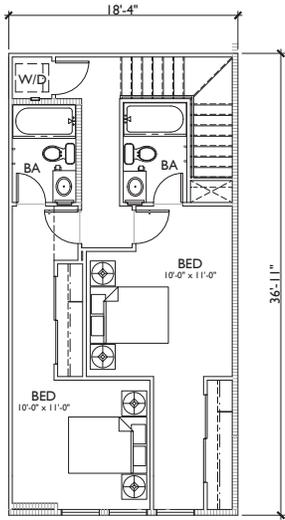
△ MAY 07, 2020

SCALE: 
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

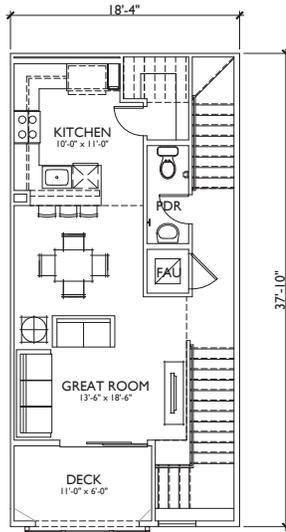
APARTMENTS - COVER SHEET



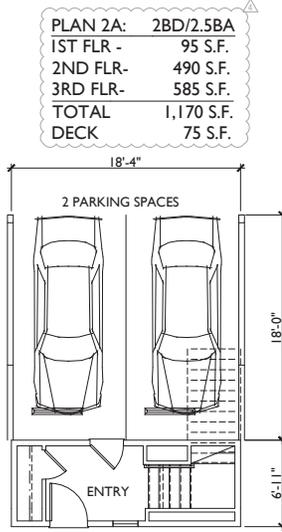
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



THIRD FLOOR

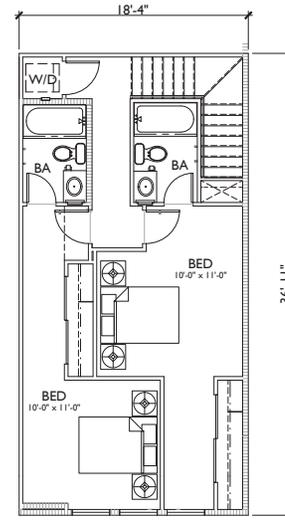


SECOND FLOOR

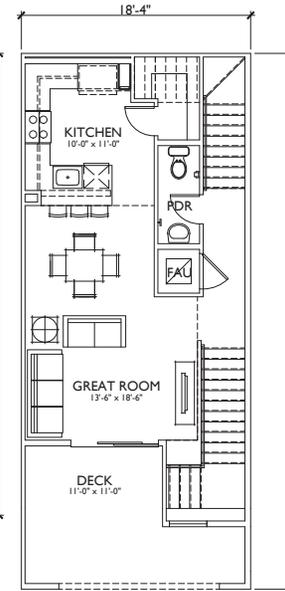


FIRST FLOOR

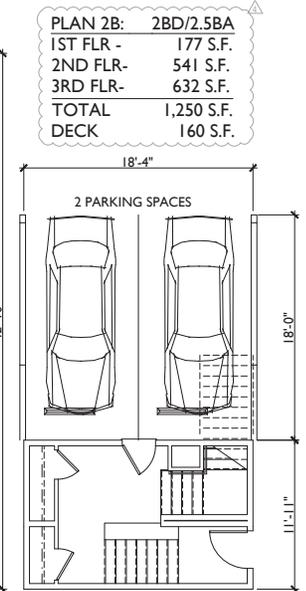
PLAN 2A:	2BD/2.5BA
1ST FLR -	95 S.F.
2ND FLR -	490 S.F.
3RD FLR -	585 S.F.
TOTAL	1,170 S.F.
DECK	75 S.F.



THIRD FLOOR

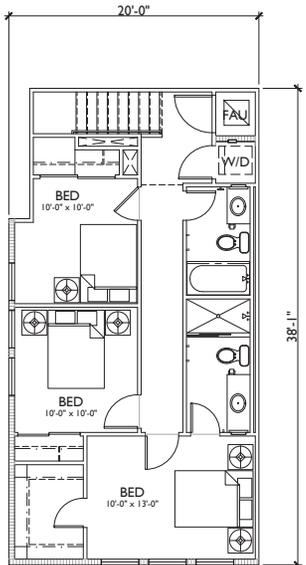


SECOND FLOOR

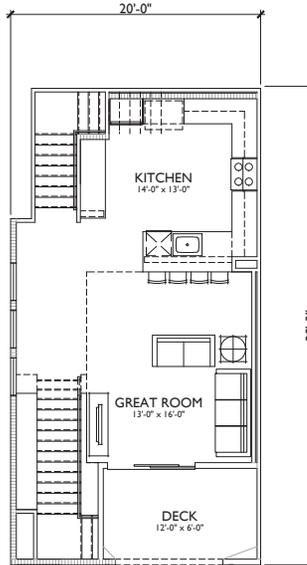


FIRST FLOOR

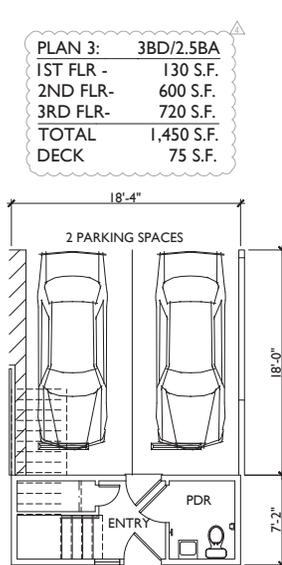
PLAN 2B:	2BD/2.5BA
1ST FLR -	177 S.F.
2ND FLR -	541 S.F.
3RD FLR -	632 S.F.
TOTAL	1,250 S.F.
DECK	160 S.F.



THIRD FLOOR

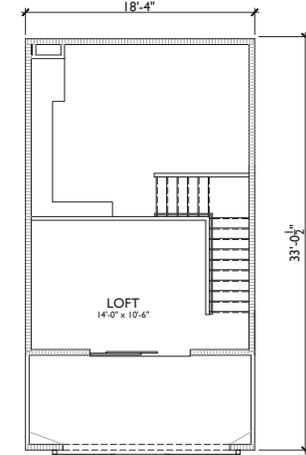


SECOND FLOOR

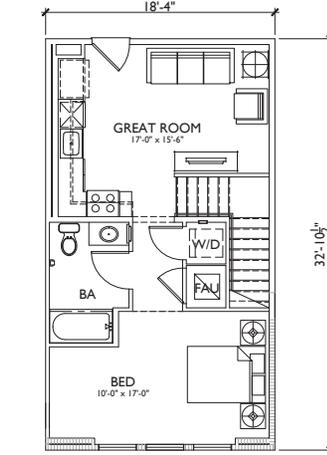


FIRST FLOOR

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.

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020

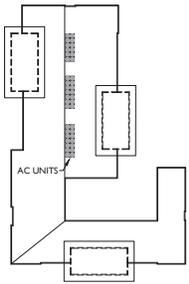


SUB 18-0011 | ENV 18-0009 | PHG 18-0049

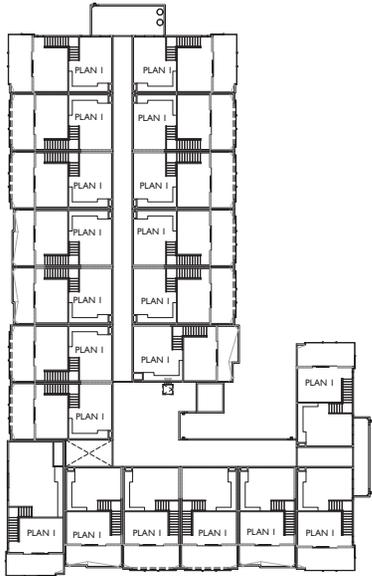


5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

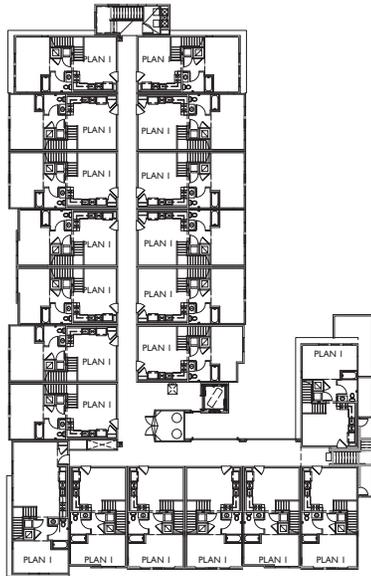
APARTMENTS - UNIT PLANS



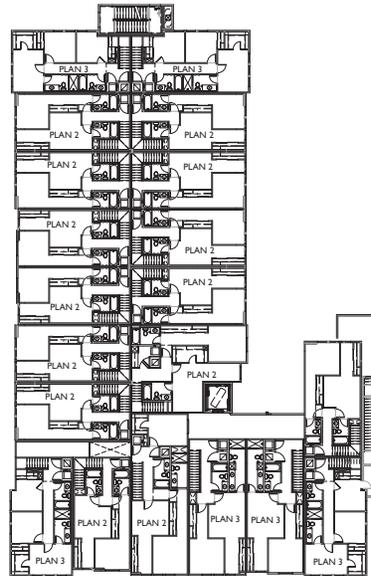
ROOF PLAN



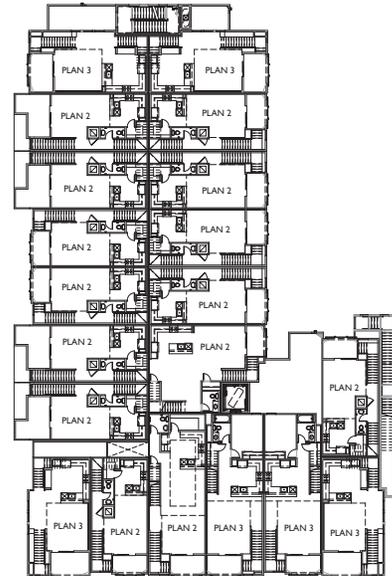
MEZZANINE



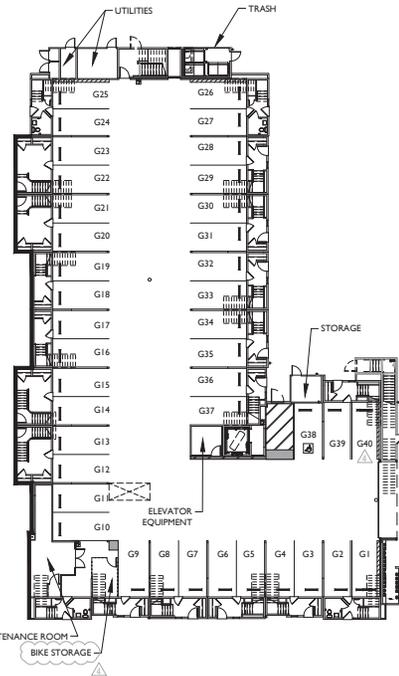
FOURTH FLOOR



THIRD FLOOR

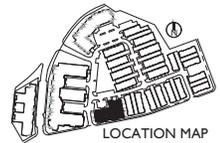


SECOND FLOOR



FIRST FLOOR

FAMILY APARTMENTS (4-STORY + MEZZ)		
20	PLAN 1	180D/18A 600 SF
14	PLAN 2	38D/28A 1170 SF
6	PLAN 3	38D/28A 1450 SF
40	TOTAL	



LOCATION MAP

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



SCALE: 0 16 32 48
SUB 18-0011 | ENV 18-0009 | PHG 18-0049

APARTMENTS - BLDG 18 COMPOSITE



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



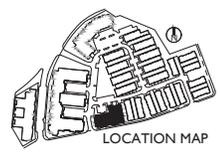
WEST

- 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



SOUTH



LOCATION MAP

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 18 ELEVATIONS
 SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198
A-3.1



- 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



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

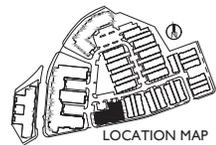
APARTMENTS - BLDG 18 ELEVATIONS
 SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198
A-3.2



SOUTHEAST



SOUTHWEST



LOCATION MAP

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020

NTS

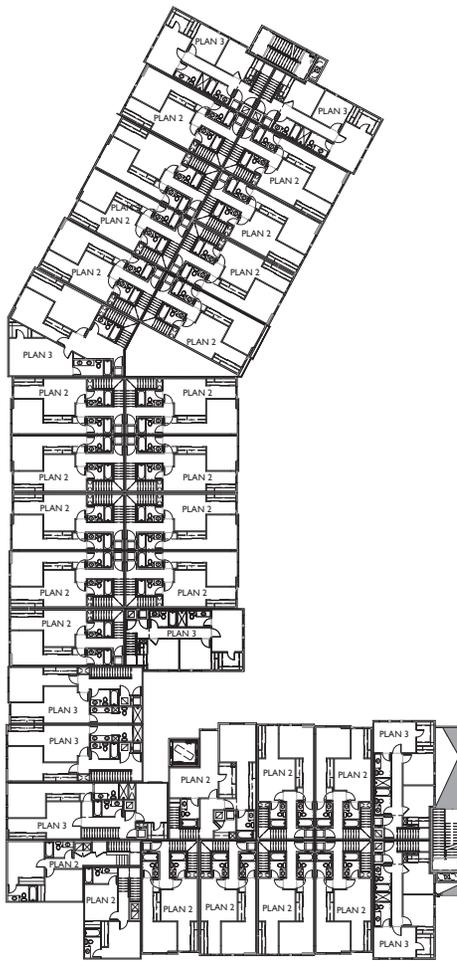


SCALE: SUB 18-0011 / ENV 18-0009 / PHG 18-0049

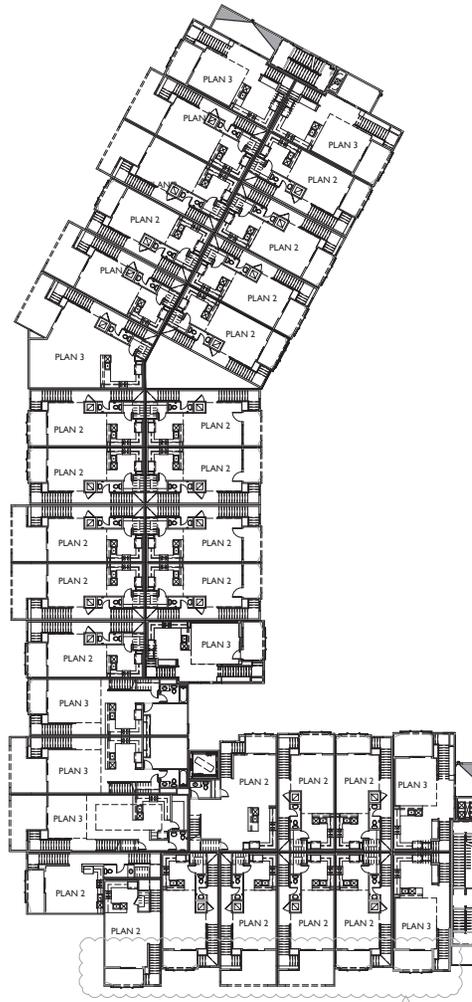
APARTMENTS - BLDG 18 PERSPECTIVES



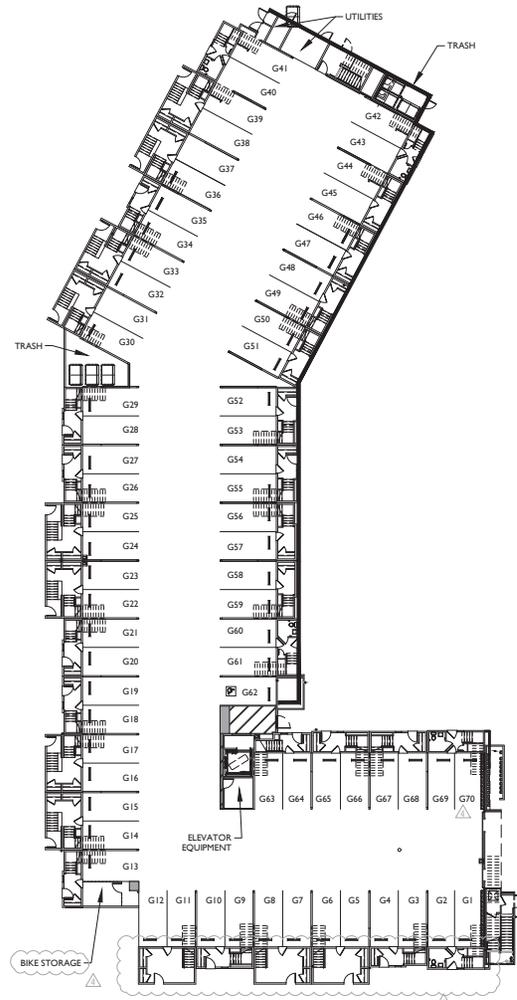
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



THIRD FLOOR

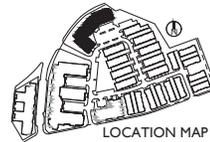


SECOND FLOOR



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

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020

SCALE: 0 16 32 48

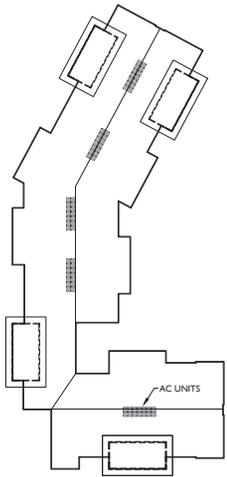
SUB 18-0011 | ENV 18-0009 | PHG 18-0049

APARTMENTS - BLDG I COMPOSITE

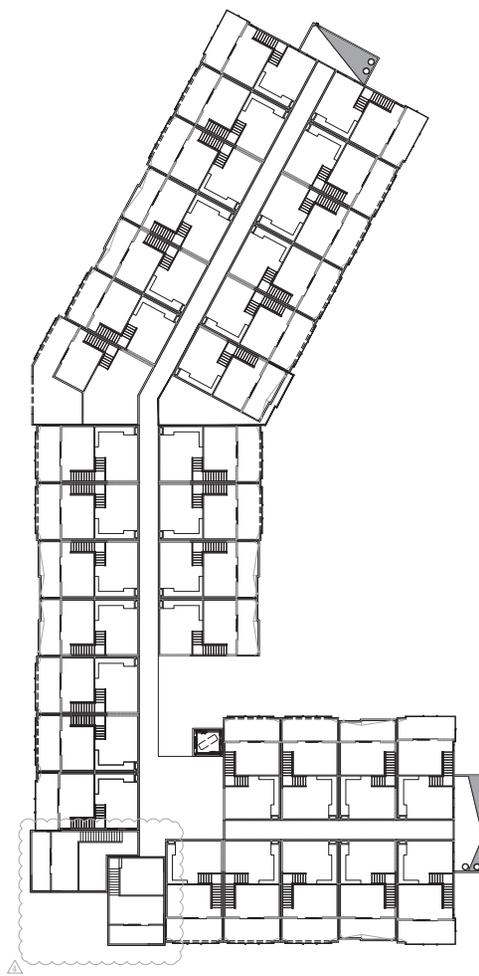


5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

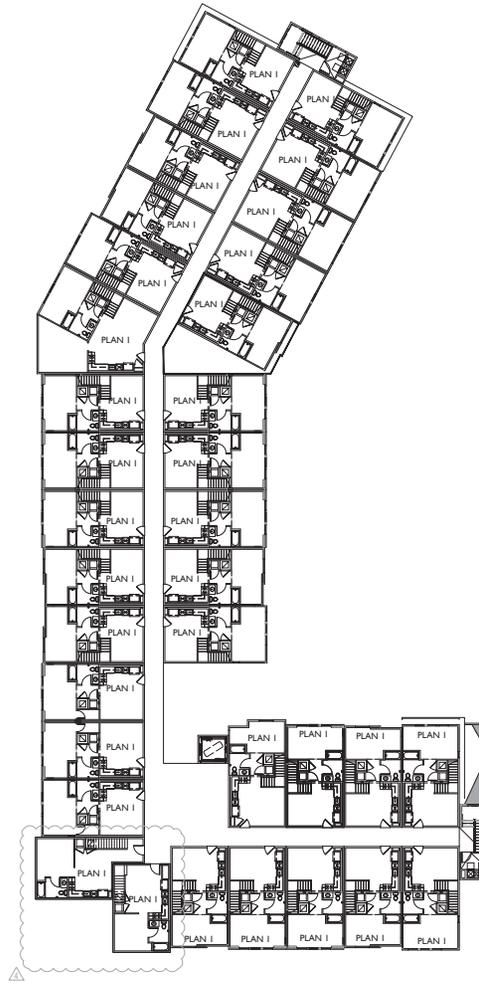
A-4.1



ROOF PLAN

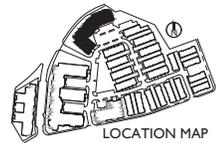


MEZZANINE LEVEL



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

ESCONDIDO, CA

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

PALOMAR HEIGHTS

△ MAY 07, 2020

SCALE: 0 16 32 48

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

APARTMENTS - BLDG I COMPOSITE



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

A-4.2

COLOR APPLICATION

SCHEME B

REFER TO APARTMENTS COLORBOARD

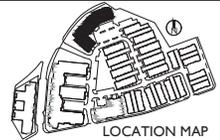
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - SAND TRAP SW 6066
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - POOLHOUSE SW 7603
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B)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



NORTH



ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



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

APARTMENTS - BLDG I ELEVATIONS



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

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



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 I ELEVATIONS



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

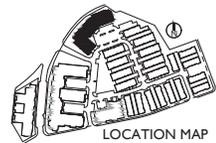
A-5.2



NORTH



WEST



ESCONDIDO, CA

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

PALOMAR HEIGHTS

△ MAY 07, 2020

SCALE: NTS

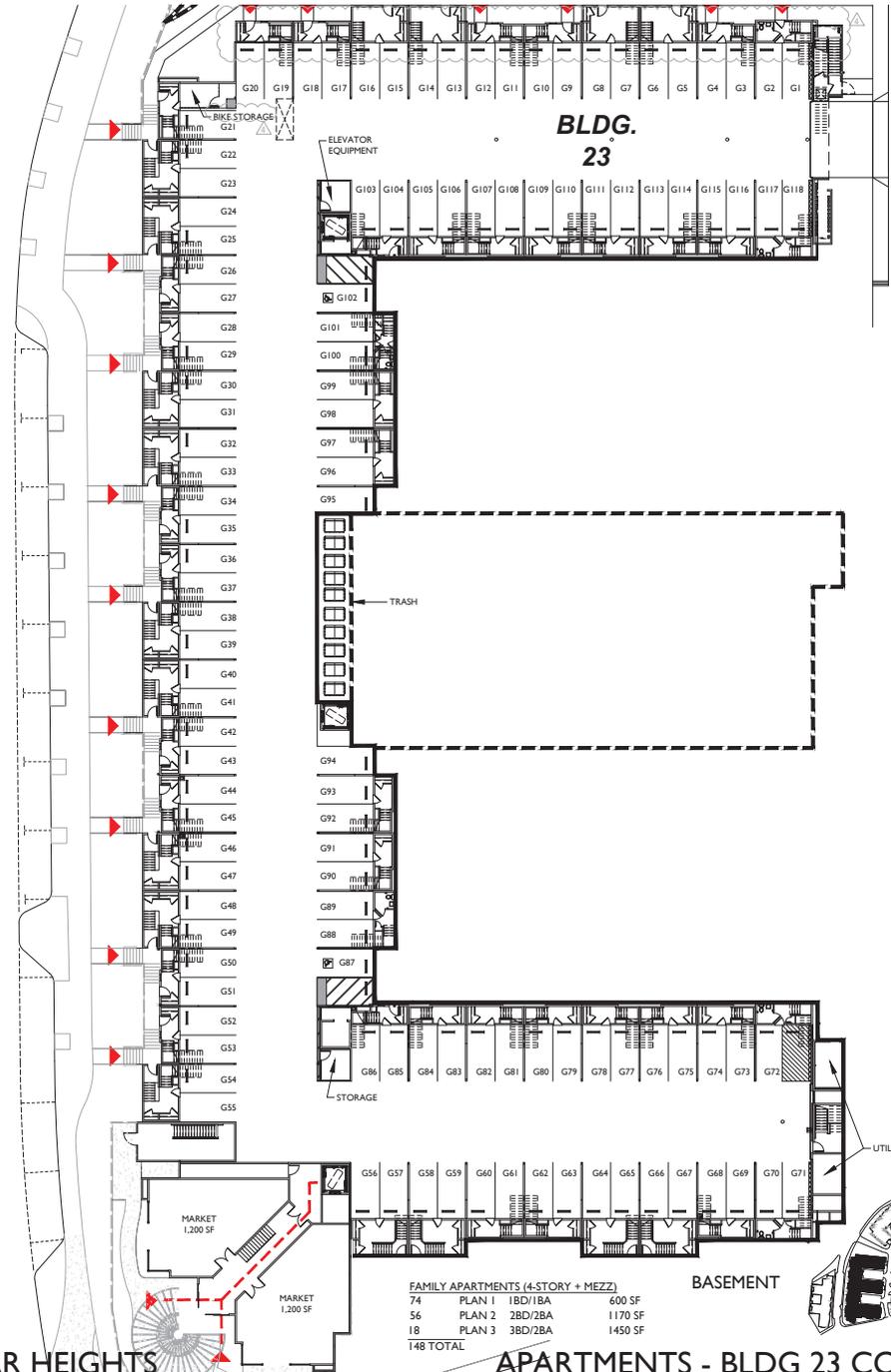
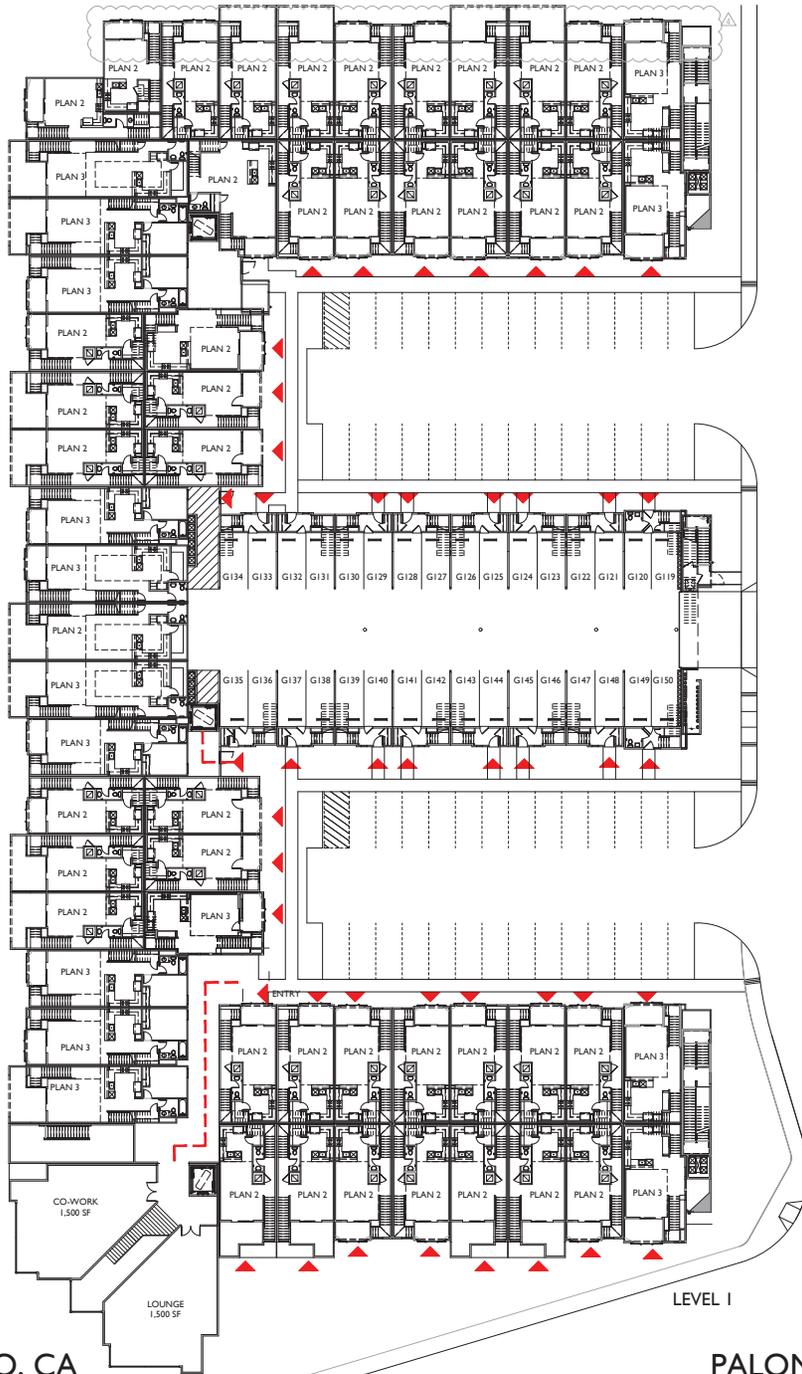
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

APARTMENTS - BLDG I PERSPECTIVES

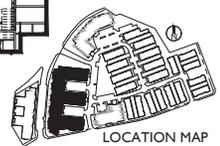


5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

A-5.3



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			

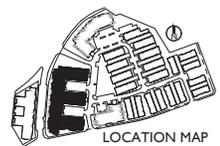
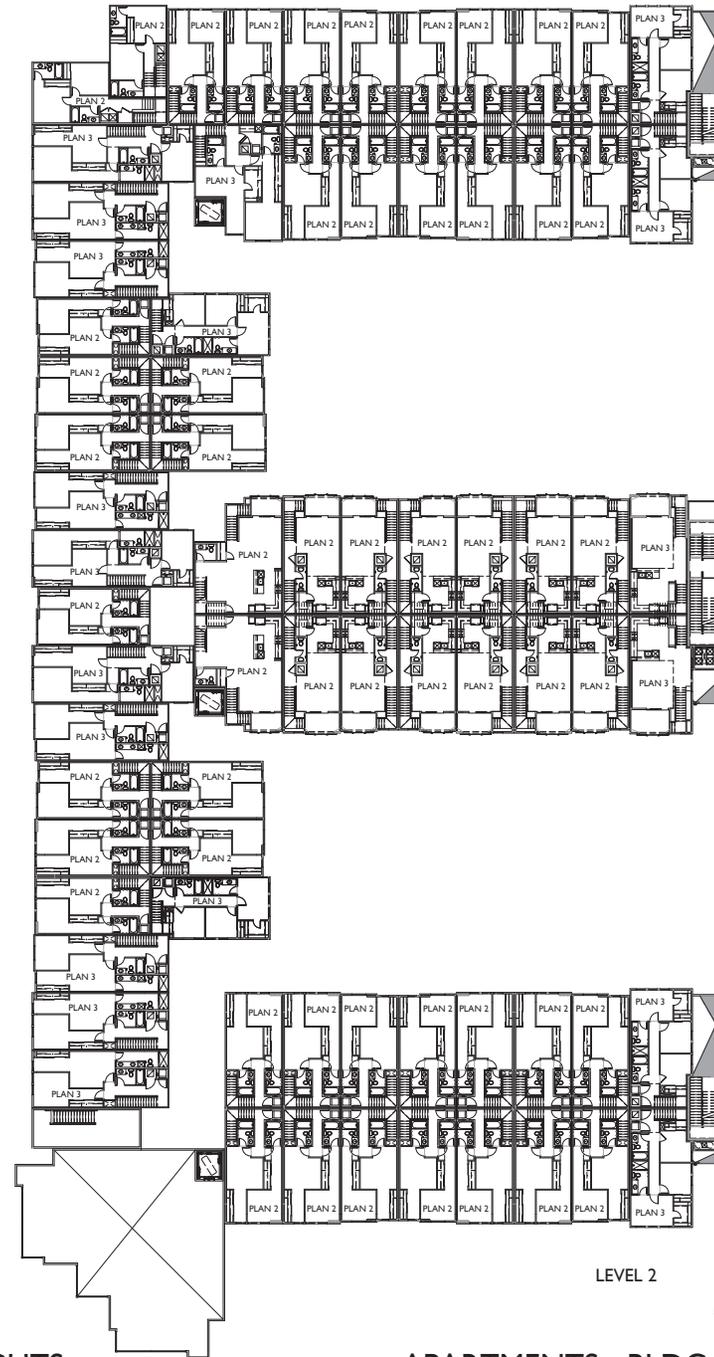
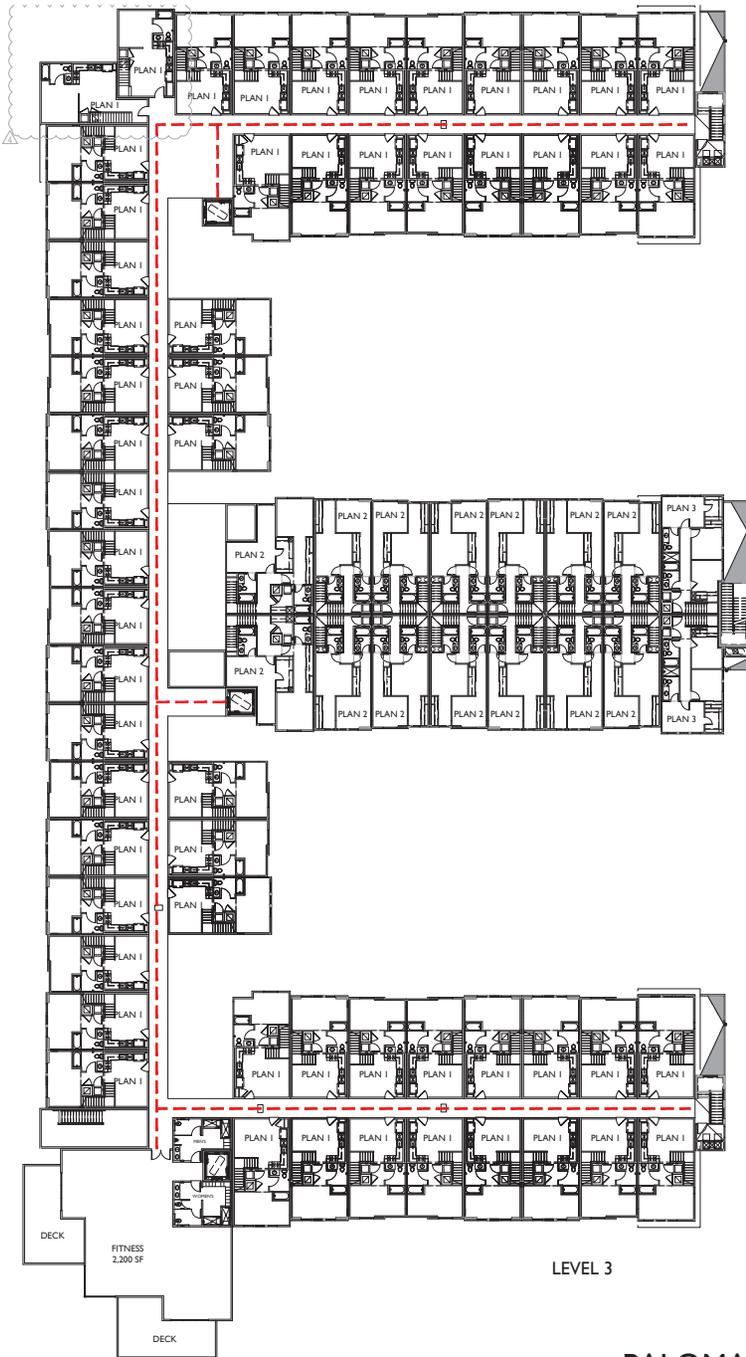


ESCONDIDO, CA
 INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

PALOMAR HEIGHTS
 MAY 07, 2020
 SCALE: 0 16 32 48
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049



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

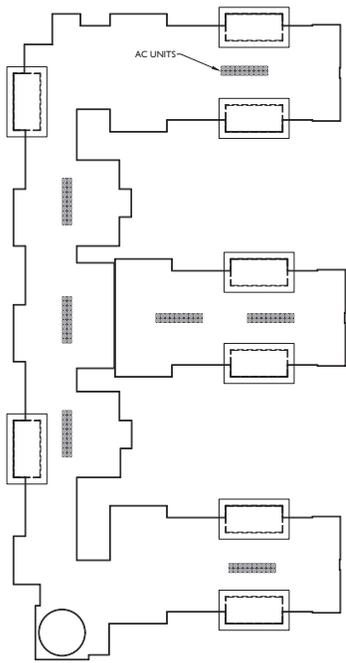


LOCATION MAP

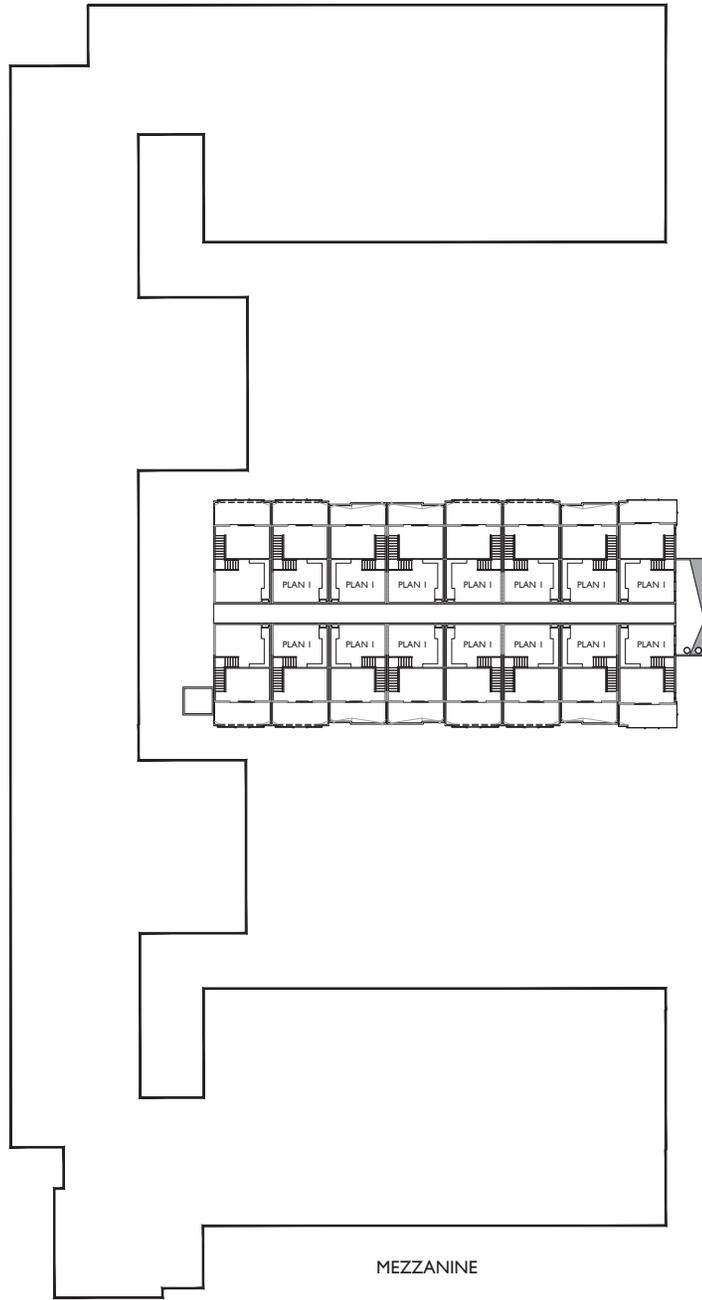
ESCONDIDO, CA
 INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

PALOMAR HEIGHTS
 MAY 07, 2020
 SCALE: 0 16 32 48
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

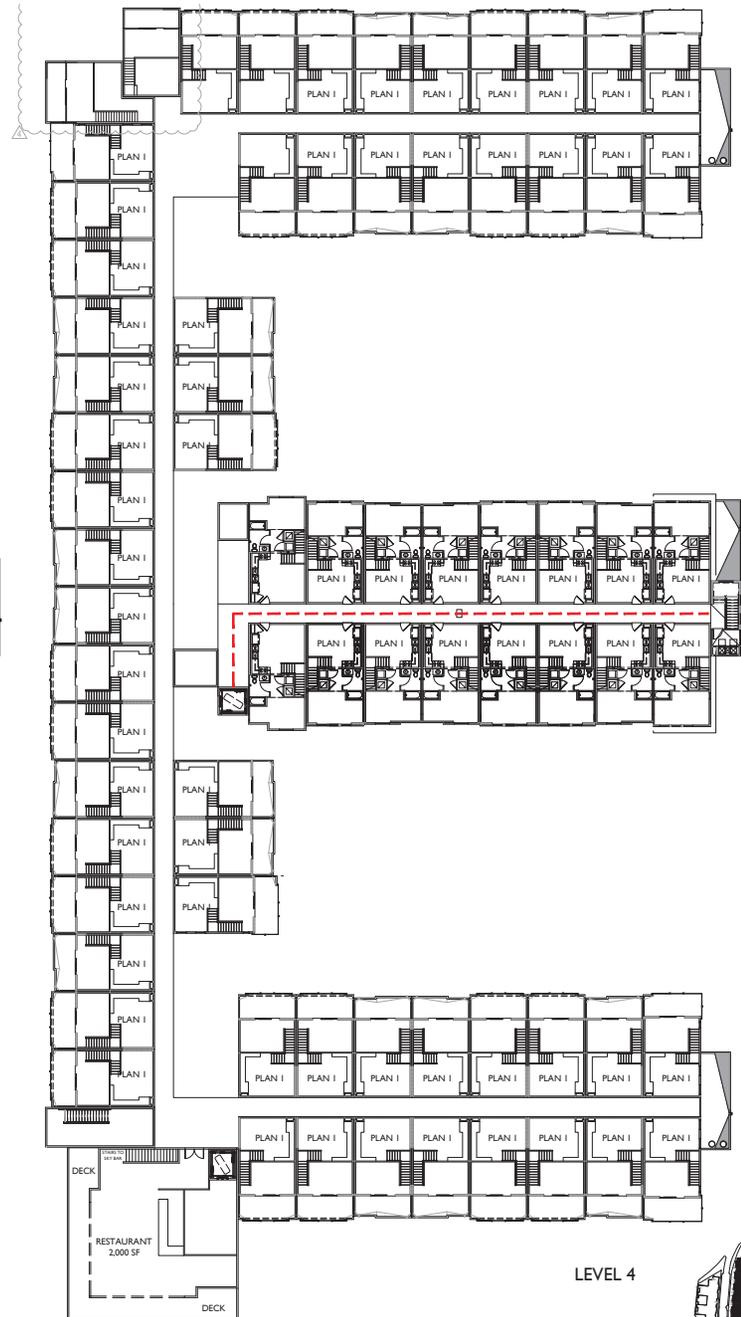
APARTMENTS - BLDG 23 COMPOSITE
 SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198
A-6.2



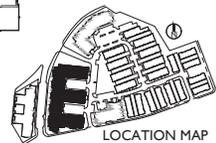
ROOF PLAN



MEZZANINE



LEVEL 4



ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020

SCALE: 0 16 32 48

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

APARTMENTS - BLDG 23 COMPOSITE



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

A-6.3



- 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



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
 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

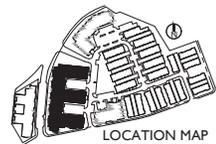
- Ⓢ1 STUCCO 1 - PURE WHITE SW 7005
- Ⓢ2 STUCCO 2 - REPOSE GRAY SW 7015
- Ⓢ3 STUCCO 3 - GRAY MATTERS SW 7066
- Ⓢ4 STUCCO 4 - GAUNTLET GRAY SW 7019
- Ⓢ5 STUCCO 5 - GRANITE PEAK SW 6250
- Ⓢ6 STUCCO 6 - GOLDEN FLEECE SW 6388
- Ⓢ7 SIDING - DORIAN GRAY SW 7017
- Ⓐ ACCENT - THUNDER GRAY SW 7645
- Ⓑ BRICK VENEER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



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



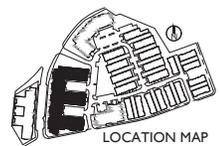
MATERIAL SCHEDULE

- 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

EAST

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

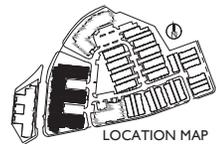
APARTMENTS - BLDG 23 ELEVATIONS
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 **A-7.3**



VALLEY BLVD



SOUTHEAST



LOCATION MAP

ESCONDIDO, CA

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

PALOMAR HEIGHTS

△ MAY 07, 2020

SCALE: NTS

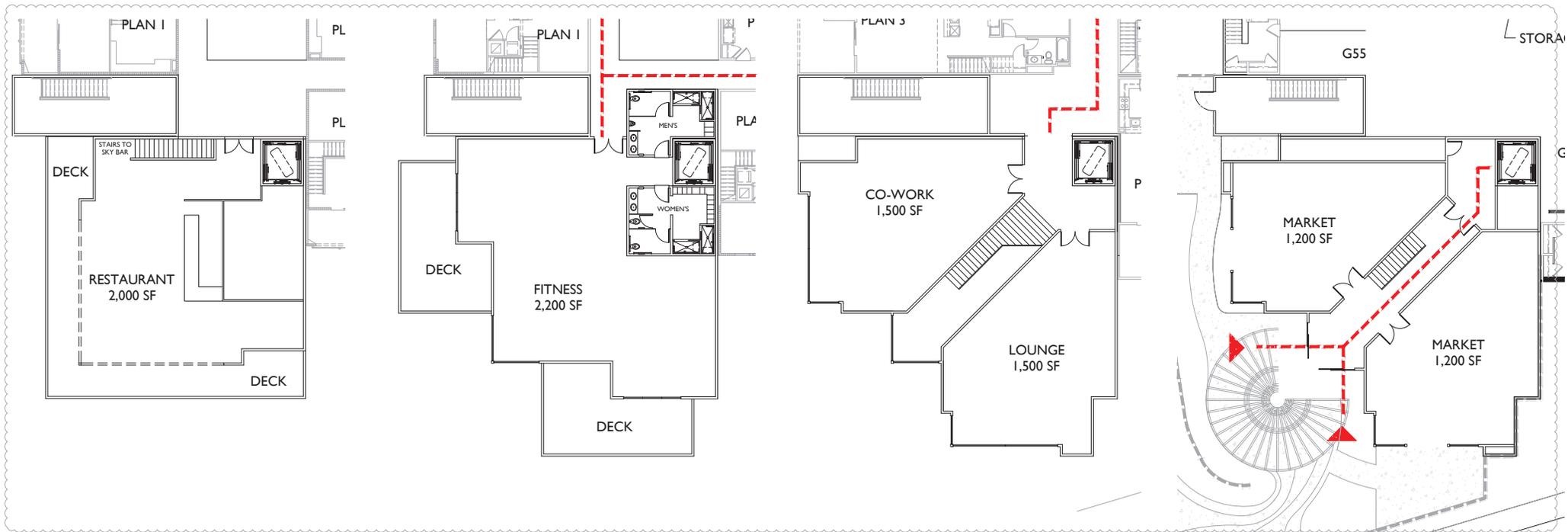
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

APARTMENTS - BLDG 23 PERSPECTIVES



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

A-7.4

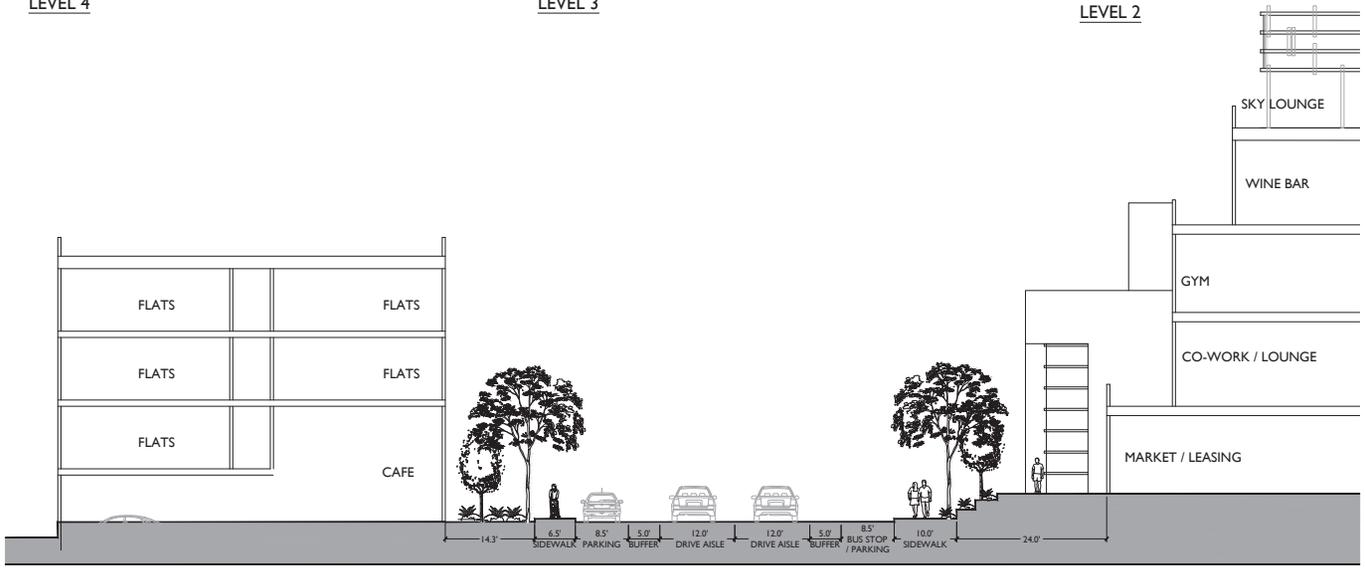


LEVEL 4

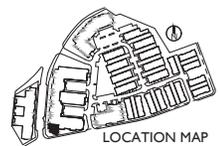
LEVEL 3

LEVEL 2

LEVEL 1



SECTION



LOCATION MAP

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 - ICON TOWER
 SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



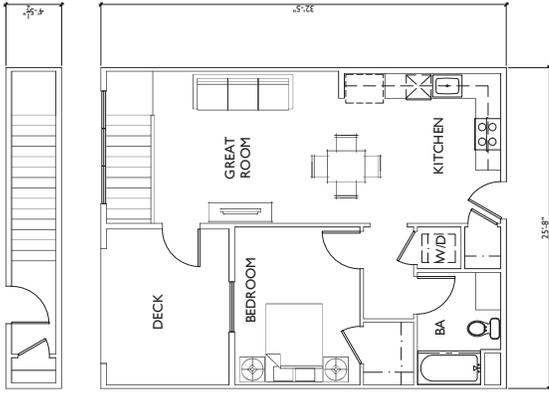
SHEET INDEX

- A-1 SENIOR APARTMENTS - UNIT PLANS
- A-2 SENIOR APARTMENTS - BLDG 24 COMPOSITE
- A-3.1 SENIOR APARTMENTS - BLDG 24 ELEVATIONS
- A-3.2 SENIOR APARTMENTS - BLDG 24 ELEVATIONS
- A-4 SENIOR APARTMENTS - BLDG 24 PERSPECTIVES

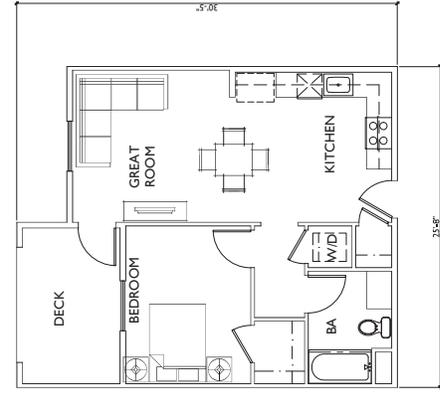
ESCONDIDO, CA
 INTEGRAL COMMUNITIES
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

PALOMAR HEIGHTS
 MAY 07, 2020
 SCALE: 1" = 10'-0"
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

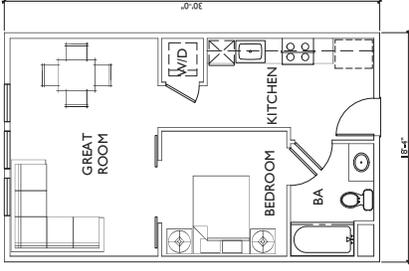
SENIOR APARTMENTS - COVER SHEET
 SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



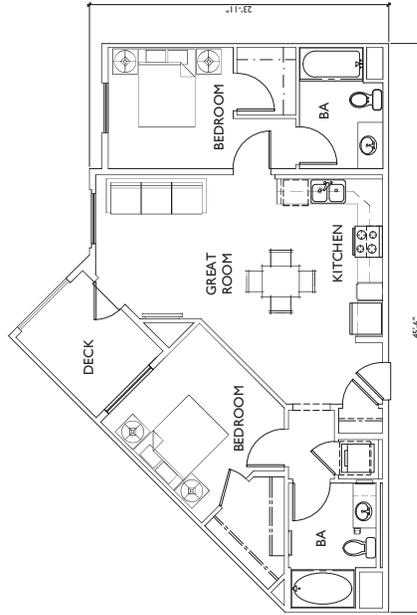
PLAN 2B: 1BD/1BA
TOTAL 730 S.F.



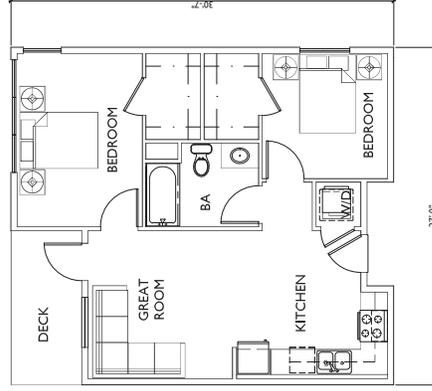
PLAN 2A: 1BD/1BA
TOTAL 600 S.F.



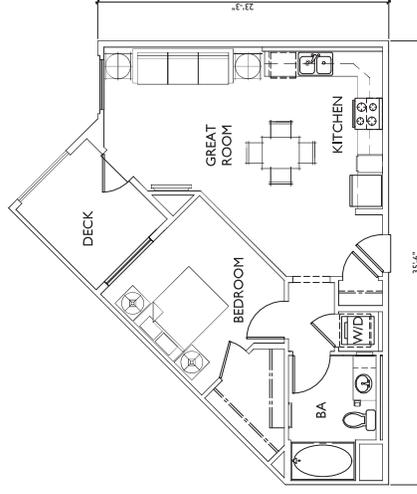
PLAN 1: STUDIO/1BA
TOTAL 550 S.F.



PLAN 5: 2BD/2BA
TOTAL 800 S.F.



PLAN 4: 2BD/1BA
TOTAL 730 S.F.



PLAN 3: 1BD/1BA
TOTAL 650 S.F.

ESCONDIDO, CA

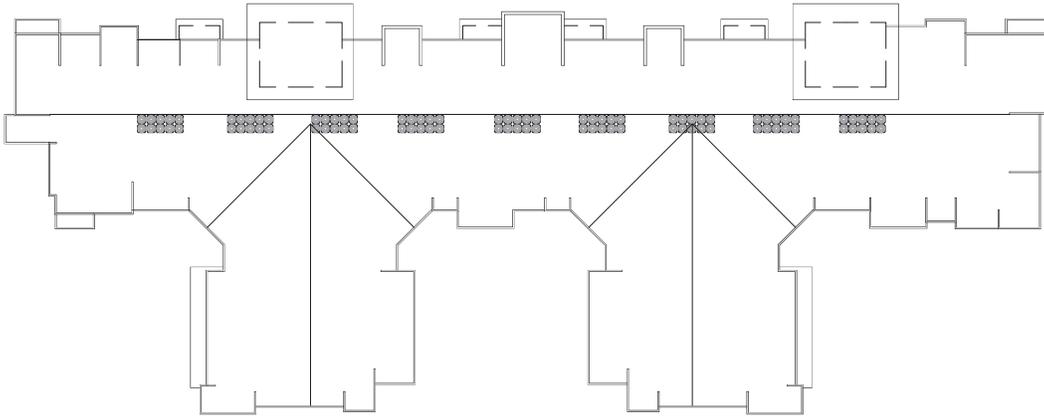
INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS

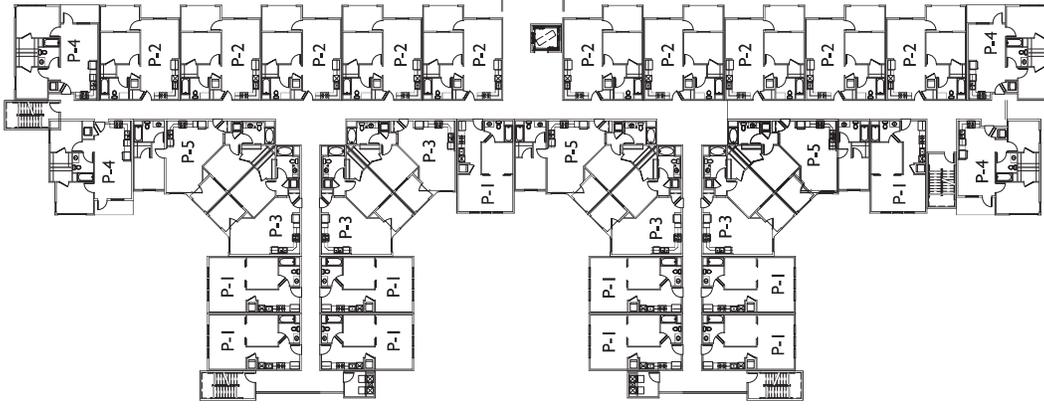
△ MAY 07, 2020
SCALE: 0 4 8 12
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - UNIT PLANS

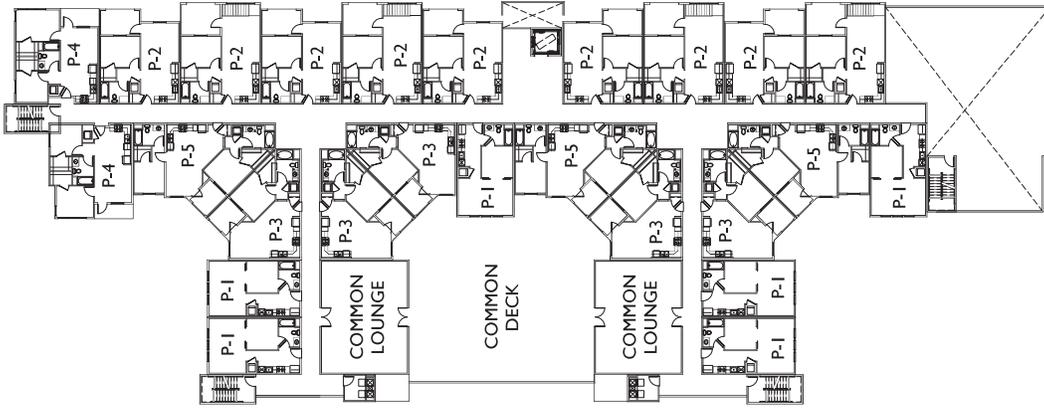
SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



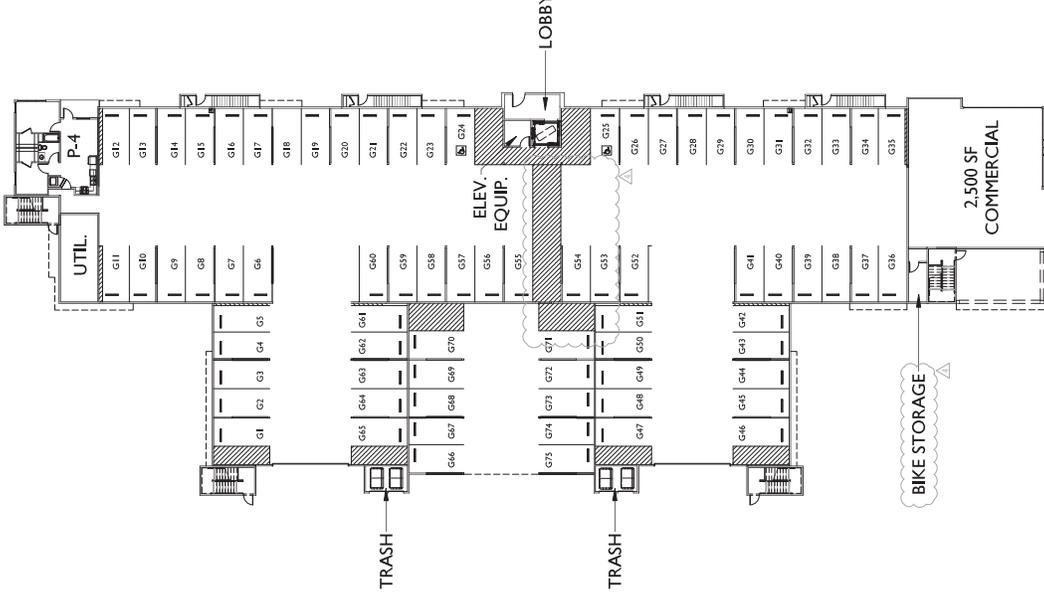
ROOF PLAN



THIRD & FOURTH FLOOR



SECOND FLOOR



FIRST FLOOR

UNIT MIX	PLAN 1	IBD/IBA	550 SF
26	PLAN 2	IBD/IBA	600 SF
15	PLAN 3	IBD/IBA	650 SF
11	PLAN 4	2BD/IBA	730 SF
9	PLAN 5	2BD/2BA	800 SF
90	TOTAL UNITS		



LOCATION MAP

ESCONDIDO, CA

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

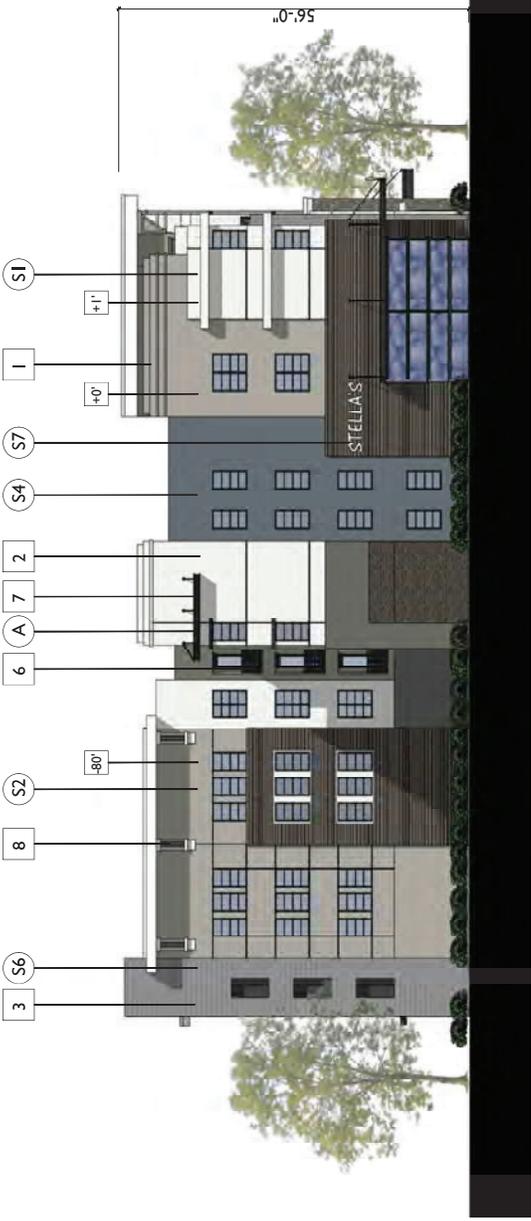
PALOMAR HEIGHTS

△ MAY 07, 2020
 SCALE: 0 16 32 48
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 COMPOSITE

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

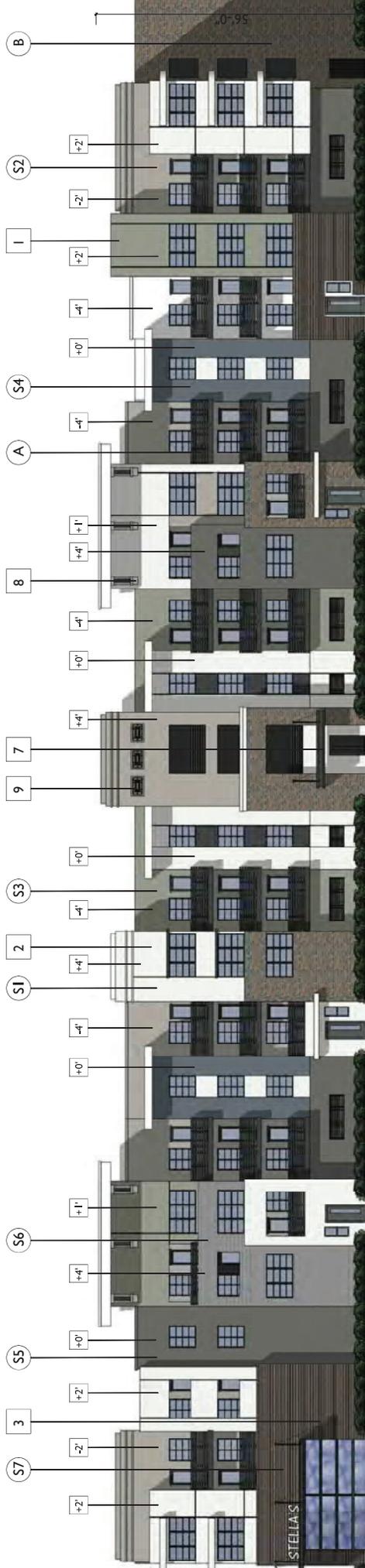




SOUTH

- MATERIAL SCHEDULE**
- 1 ROOF - BUILT UP PARAPET
 - 2 WALL - STUCCO
 - 3 WALL - HORIZONTAL SIDING
 - 4 WALL - BRICK VENEER
 - 5 TRIM - 2X STUCCO OVER METAL RAILING
 - 6 DECORATIVE AWNING
 - 7 DECORATIVE CORBEL
 - 8 DECORATIVE METAL GRILLE
 - 9

- COLOR APPLICATION SCHEME 'A'**
REFER TO SENIOR COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - VERSATILE GRAY SW 6072
 - (S3) STUCCO 3 - AT EASE SOLDIER SW 9127
 - (S4) STUCCO 4 - GRANITE PEAK SW 6250
 - (S5) STUCCO 5 - ANONYMOUS SW 7046
 - (S6) SIDING 1 - DORIAN GRAY SW 7017
 - (S7) SIDING 2 - CARAIBE SW 9090
 - (A) ACCENT - THUNDER GRAY SW 7645
 - (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



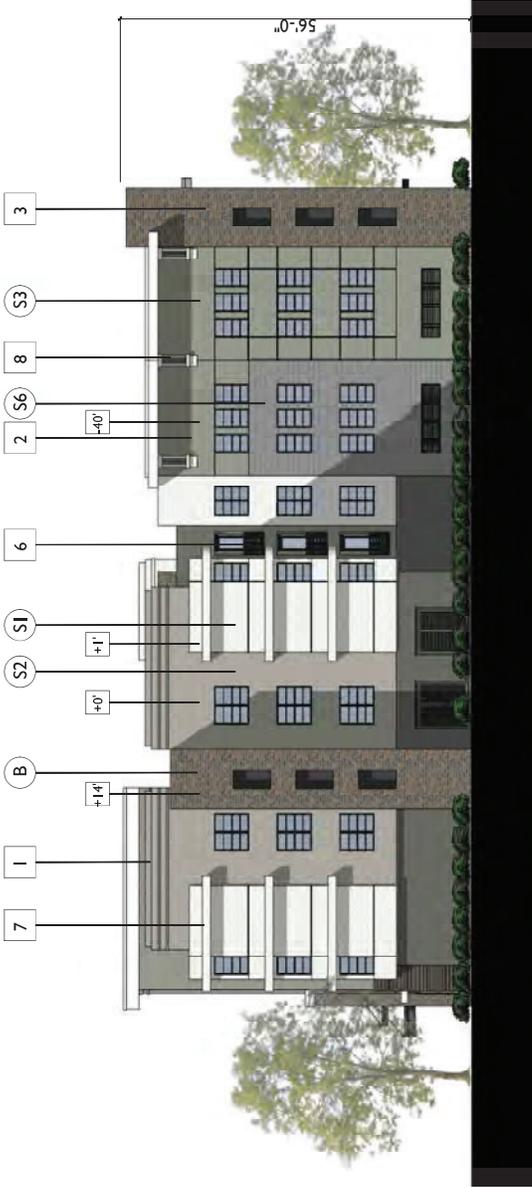
EAST



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

SENIOR APARTMENTS - BLDG 24 ELEVATIONS
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198
STUMMA ARCHITECTURE
A-3.1



MATERIAL SCHEDULE

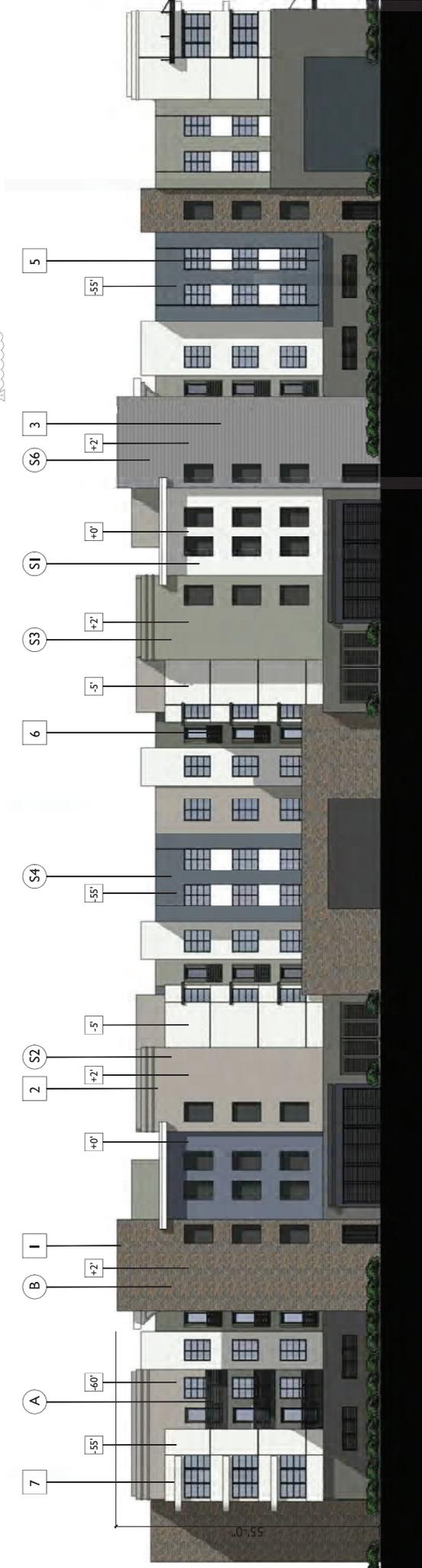
- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - HORIZONTAL SIDING
- 4 WALL - BRICK VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE AWNING
- 8 DECORATIVE CORBEL
- 9 DECORATIVE METAL GRILLE

COLOR APPLICATION

SCHEME 'A'

REFER TO SENIOR COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - VERSATILE GRAY SW 6072
- (S3) STUCCO 3 - AT EASE SOLDIER SW 9127
- (S4) STUCCO 4 - GRANITE PEAK SW 6250
- (S5) STUCCO 5 - ANONYMOUS SW 7046
- (S6) SIDING 1 - DORIAN GRAY SW 7017
- (S7) SIDING 2 - CARAIBE SW 9090
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE

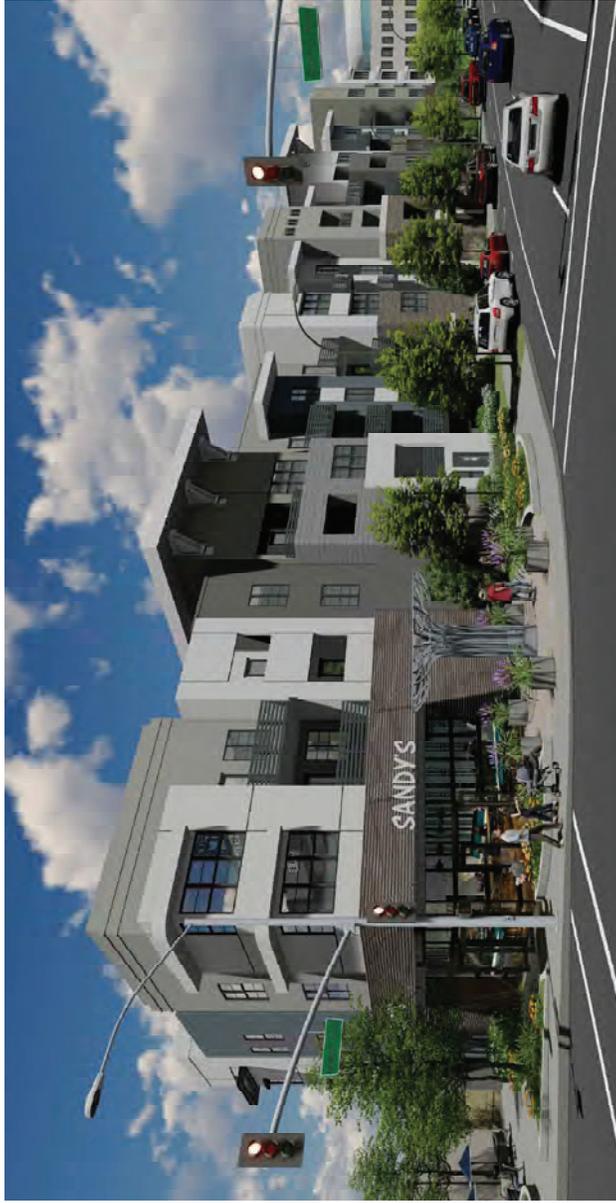


LOCATION MAP

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

SENIOR APARTMENTS - BLDG 24 ELEVATIONS
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198
SUMMA
 ARCHITECTURE
A-3.2



SOUTHEAST



NORTHEAST



LOCATION MAP

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

PALOMAR HEIGHTS
 MAY 07, 2020
 SCALE: 1" = 10'-0" / ENV 18-0009 / PHG 18-0049
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

SENIOR APARTMENTS - BLDG 24 PERSPECTIVES
 5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



A-4



SHEET INDEX

A-1	ROWHOMES - UNIT PLANS
A-2	ROWHOMES - UNIT PLANS
A-3	ROWHOMES - BLDG A COMPOSITE
A-4.1	ROWHOMES - BLDG A ELEVATION - STYLE 1
A-4.2	ROWHOMES - BLDG A ELEVATION - STYLE 2
A-5	ROWHOMES - BLDG B COMPOSITE
A-6.1	ROWHOMES - BLDG B ELEVATION - STYLE 1
A-6.2	ROWHOMES - BLDG B ELEVATION - STYLE 2

ESCONDIDO, CA

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

PALOMAR HEIGHTS

△ MAY 07, 2020

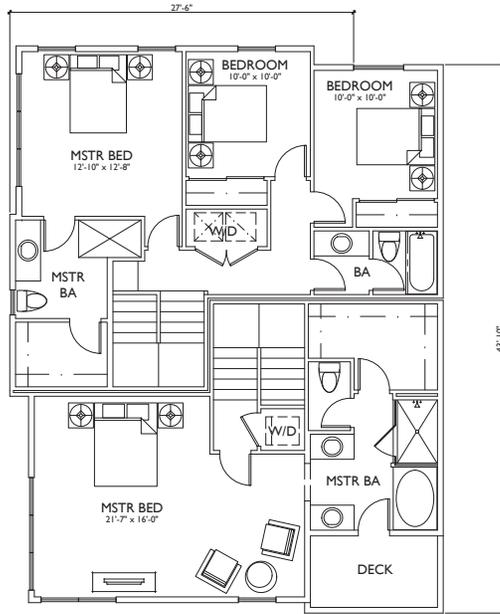
SCALE: 
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

ROWHOMES - COVER SHEET

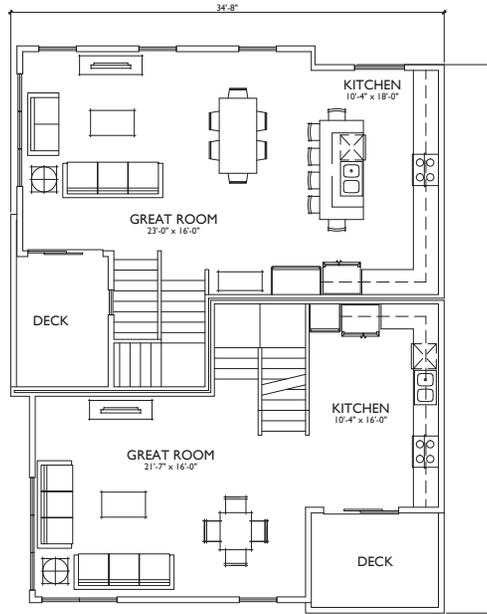


5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

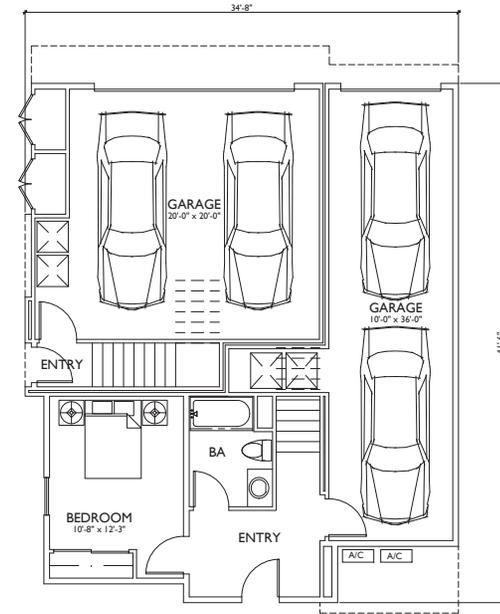
PLAN 1:	3BD/2BA
1ST FLR -	35 S.F.
2ND FLR-	635 S.F.
3RD FLR-	745 S.F.
TOTAL	1,415 S.F.
DECK	110 S.F.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2:	2BD/2BA
1ST FLR -	330 S.F.
2ND FLR-	575 S.F.
3RD FLR-	590 S.F.
TOTAL	1,495 S.F.
DECK	135 S.F.

ESCONDIDO, CA

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

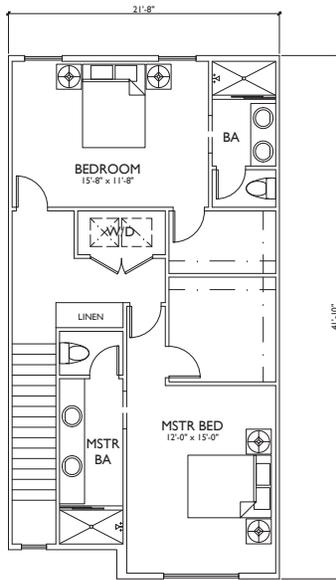
PALOMAR HEIGHTS

MAY 07, 2020
 SCALE: 0 4 8 12
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

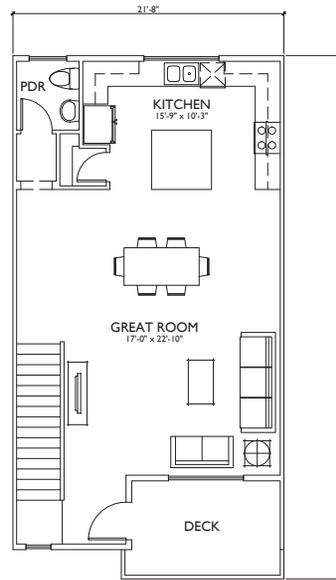
ROWHOMES - UNIT PLANS



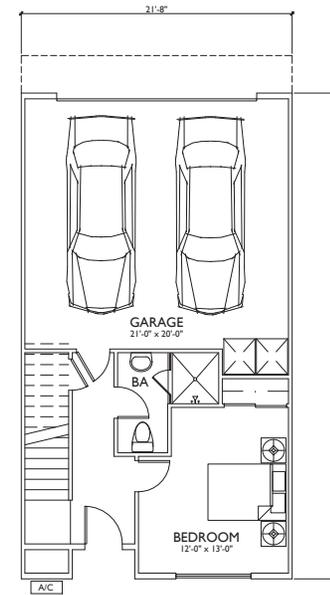
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



THIRD FLOOR

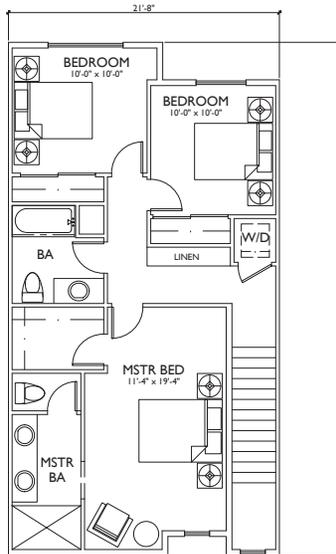


SECOND FLOOR

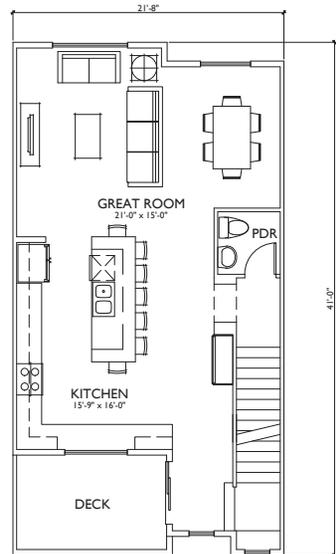


FIRST FLOOR

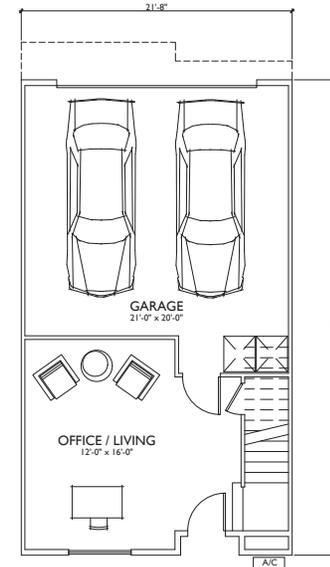
PLAN 4:	3BD/3.5BA
1ST FLR -	340 S.F.
2ND FLR -	745 S.F.
3RD FLR -	790 S.F.
TOTAL	1,875 S.F.
DECK	90 S.F.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 3:	3BD/2.5BA
1ST FLR -	315 S.F.
2ND FLR -	725 S.F.
3RD FLR -	755 S.F.
TOTAL	1,795 S.F.
DECK	100 S.F.

ESCONDIDO, CA

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

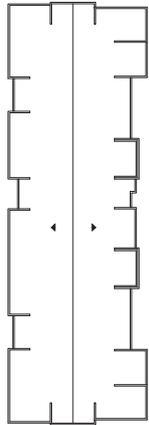
PALOMAR HEIGHTS

MAY 07, 2020
 SCALE: 0 4 8 12
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

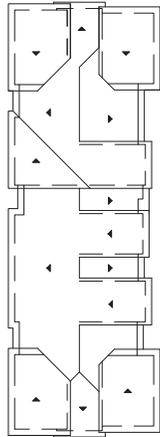
ROWHOMES - UNIT PLANS



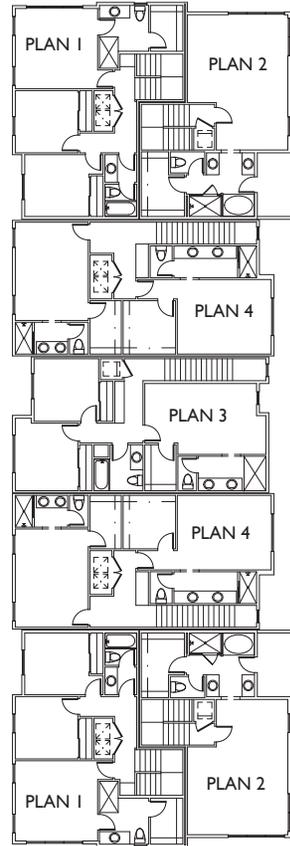
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



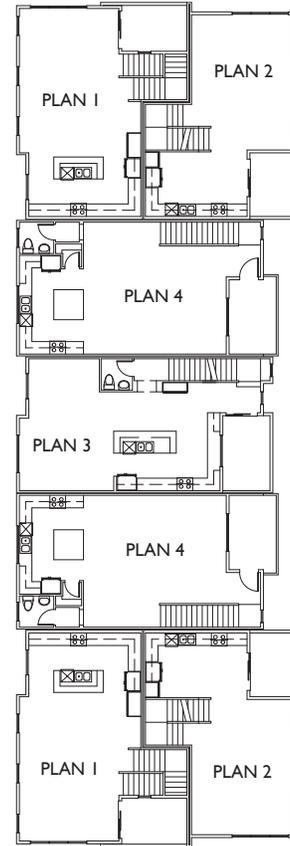
ROOF PLAN
STYLE 1
1/16"=1'



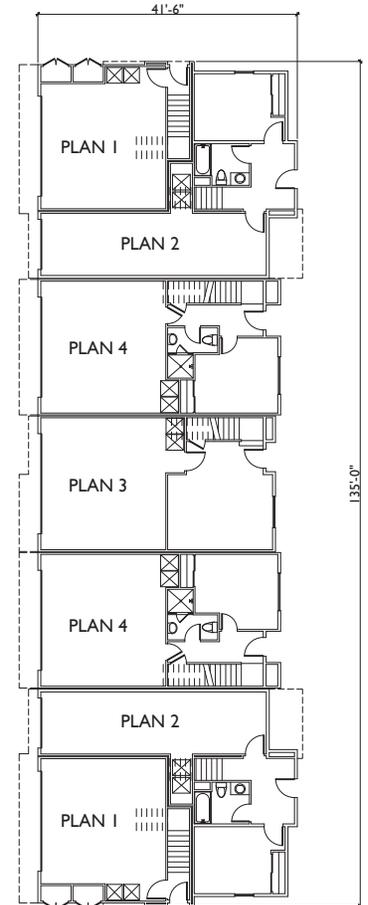
ROOF PLAN
STYLE 2
1/16"=1'



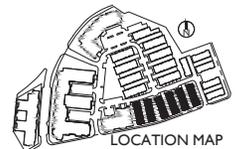
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

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

ROWHOMES - BLDG A COMPOSITE



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



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

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

COLOR APPLICATION

SCHEME C

REFER TO ROWHOME COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - AT EASE SOLDIER SW 9127
- (S3) STUCCO 3 - ANONYMOUS SW 7046
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - GLACIER



PERSPECTIVE

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



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

ROWHOMES - BLDG A ELEVATION - STYLE I



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

A-4.1



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - HORIZONTAL SIDING
- 5 WALL - STONE VENEER
- 6 TRIM - 2X STUCCO OVER
- 7 METAL RAILING

COLOR APPLICATION

SCHEME D

REFER TO ROWHOME COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - TATAMI TAN SW 6116
- (S3) STUCCO 3 - TONY TAUPE SW 7038
- (S4) STUCCO 4 - FOLKSTONE SW 6005
- (S5) SIDING 5 - CARAIBE SW 9090
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) STONE VENEER - PLAYA VISTA LIMESTONE - WALNUT



PERSPECTIVE

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



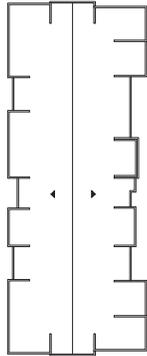
SUB 18-0011 | ENV 18-0009 | PHG 18-0049

ROWHOMES - BLDG A ELEVATION - STYLE 2

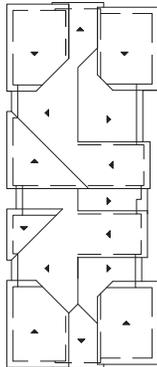


5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

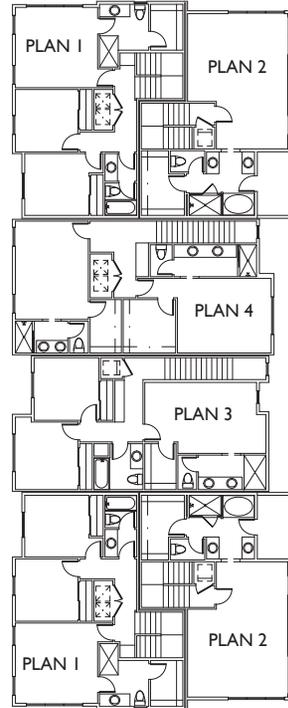
A-4.2



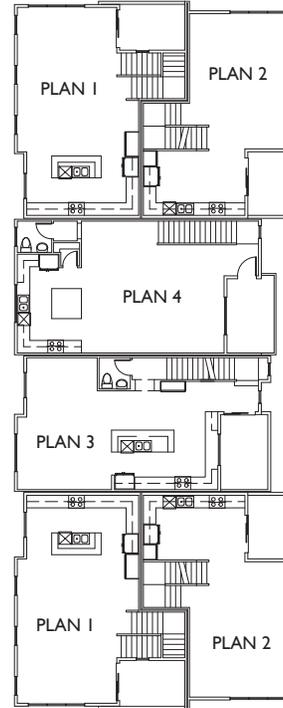
ROOF PLAN
STYLE 1
1/16"=1'



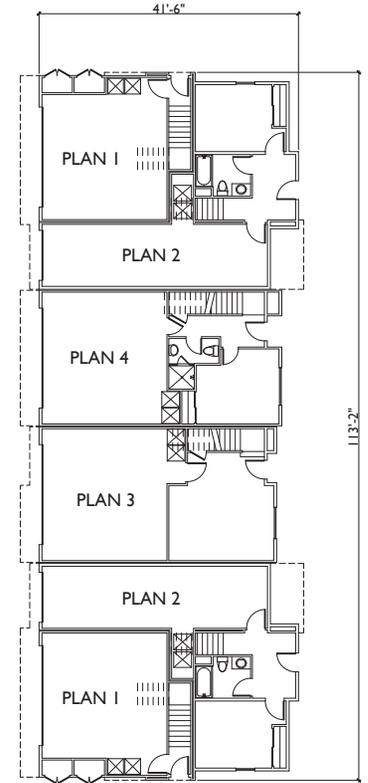
ROOF PLAN
STYLE 2
1/16"=1'



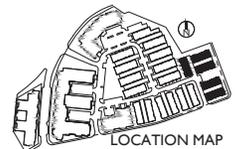
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

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

ROWHOMES - BLDG B COMPOSITE



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



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

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

COLOR APPLICATION SCHEME B

REFER TO ROWHOME COLORBOARD

- S1 STUCCO 1 - PURE WHITE SW 7005
- S2 STUCCO 2 - GRAY CLOUDS SW 7658
- S3 STUCCO 3 - SUMMIT GRAY SW 7669
- S4 STUCCO 4 - GAUNTLET GRAY SW 7019
- A ACCENT - THUNDER GRAY SW 7645
- B BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



PERSPECTIVE

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



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

ROWHOMES - BLDG B ELEVATION - STYLE I



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

A-6.1



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

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

**COLOR APPLICATION
SCHEME A**

REFER TO ROWHOME COLORBOARD

- S1 STUCCO 1 - PURE WHITE SW 7005
- S2 STUCCO 2 - POOLHOUSE SW 7603
- S3 STUCCO 3 - ACIER SW 9170
- S4 STUCCO 4 - FOLKSTONE SW 6005
- S5 SIDING - CARAIBE SW 9090
- A ACCENT - THUNDER GRAY SW 7645
- B STONE VENEER - 6" SPLIT LIMESTONE - WHITE



PERSPECTIVE

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

ROWHOMES - BLDG B ELEVATION - STYLE 2



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



SHEET INDEX

A-1	VILLAS - UNIT PLANS
A-2	VILLAS - BLDG A COMPOSITE
A-3.1	VILLAS - BLDG A ELEVATION - STYLE 1
A-3.2	VILLAS - BLDG A ELEVATION - STYLE 2
A-4	VILLAS - BLDG B COMPOSITE
A-5	VILLAS - BLDG B ELEVATION

ESCONDIDO, CA

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

PALOMAR HEIGHTS

△ MAY 07, 2020

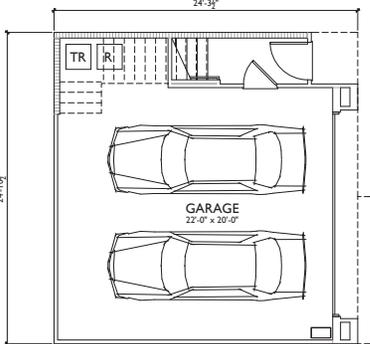
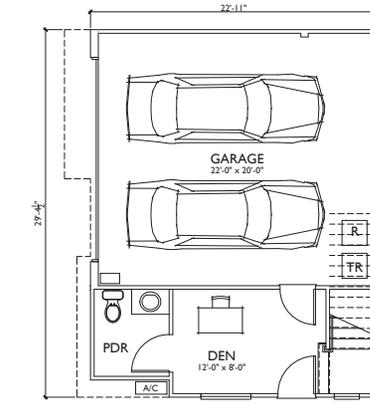
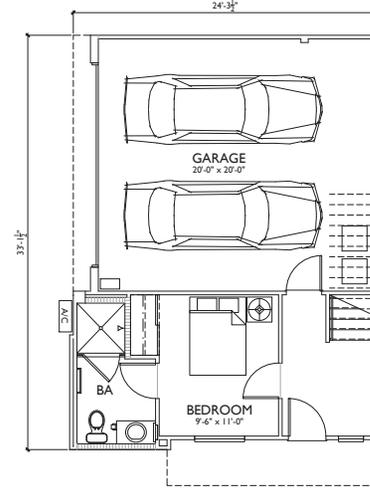
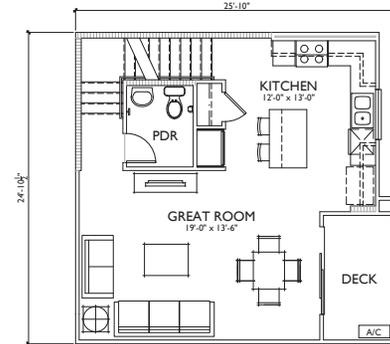
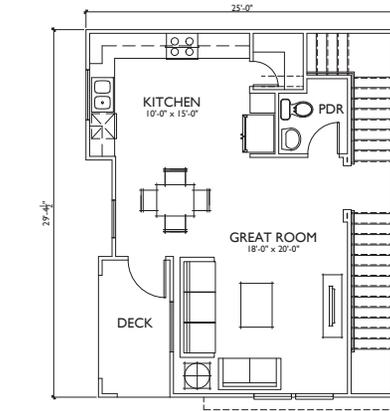
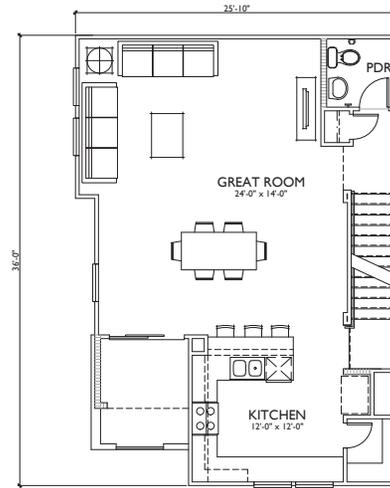
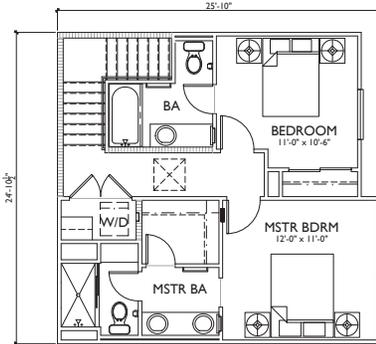
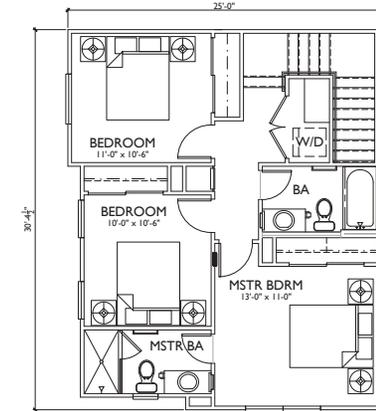
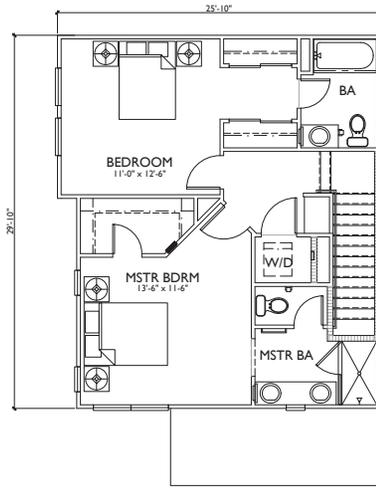
SCALE:

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

VILLAS - COVER SHEET



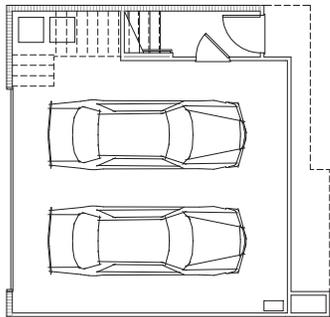
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



PLAN 3:	3BD/3.5BA
1ST FLR -	267 S.F.
2ND FLR-	740 S.F.
3RD FLR-	639 S.F.
TOTAL	1,646 S.F.
DECK	60 S.F.

PLAN 2:	3BD/2.5BA
1ST FLR -	175 S.F.
2ND FLR-	535 S.F.
3RD FLR-	695 S.F.
TOTAL	1,405 S.F.
DECK	60 S.F.

PLAN 1:	2BD/2.5BA
1ST FLR -	39 S.F.
2ND FLR-	523 S.F.
3RD FLR-	542 S.F.
TOTAL	1,104 S.F.
DECK	55 S.F.



PLAN 1 ALTERNATE ENTRY

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

ESCONDIDO, CA

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

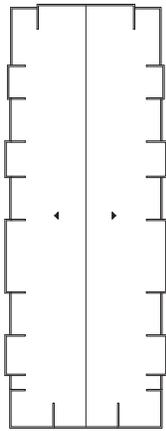
PALOMAR HEIGHTS

MAY 07, 2020
 SCALE: 0 4 8 12
 SUB 18-0011 | ENV 18-0009 | PHG 18-0049

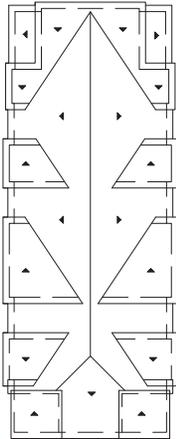
VILLAS - UNIT PLANS



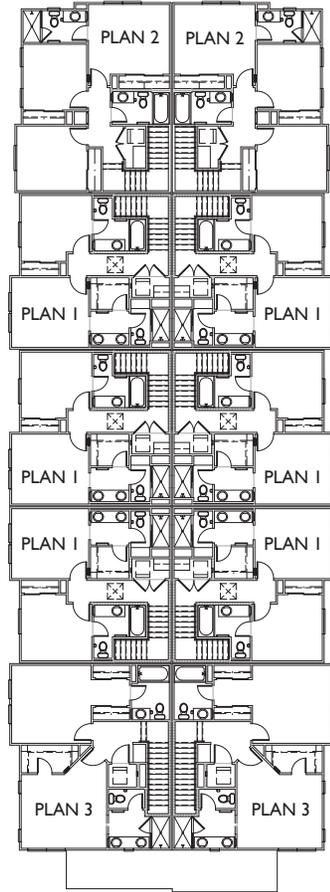
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



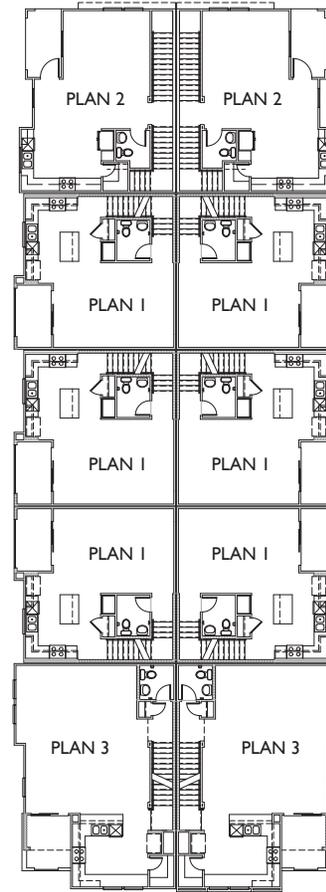
ROOF PLAN
STYLE 1
1/16"=1'



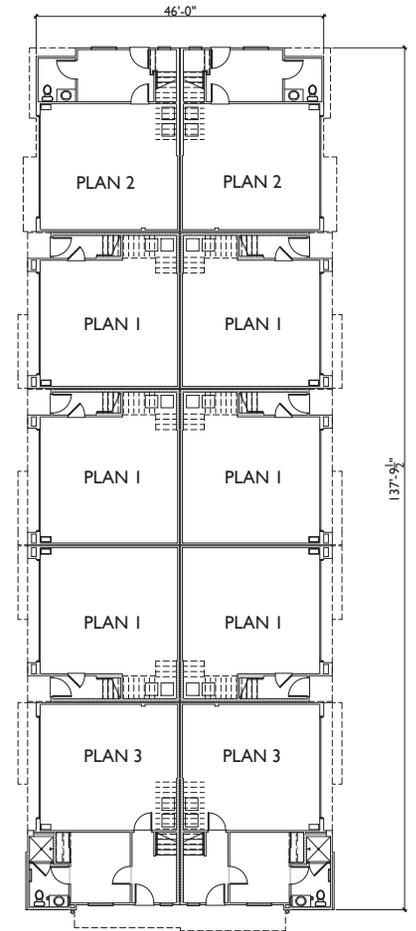
ROOF PLAN
STYLE 2
1/16"=1'



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



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

VILLAS - BLDG A COMPOSITE



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



RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

COLOR APPLICATION
SCHEME A
REFER TO VILLA COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - POOLHOUSE SW 7603
- (S3) STUCCO 3 - ACIER SW 9170
- (S4) STUCCO 4 - FOLKSTONE SW 6005
- (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 - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE AWNING
- 7 RECESS / AWNING / OVERHANG AT FRONT DOOR



RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

COLOR APPLICATION

SCHEME D

REFER TO VILLA COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - TATAMI TAN SW 6116
- (S3) STUCCO 3 - TONY TAUPE SW 7038
- (S4) STUCCO 4 - FOLKSTONE SW 6005
- (S5) SIDING 5 - CARAIBE SW 9090
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) STONE VENEER - PLAYA VISTA LIMESTONE - WALNUT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 RECESS / AWNING / OVERHANG AT FRONT DOOR

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020

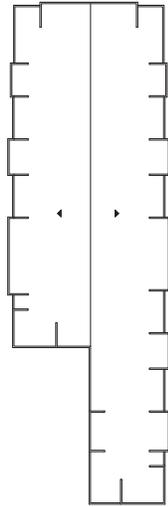
SCALE: 0 8 16 24

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

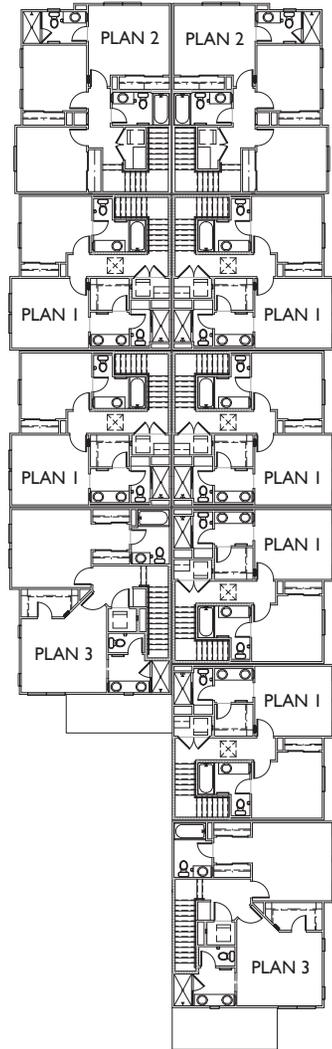
VILLAS - BLDG A ELEVATION - STYLE 2



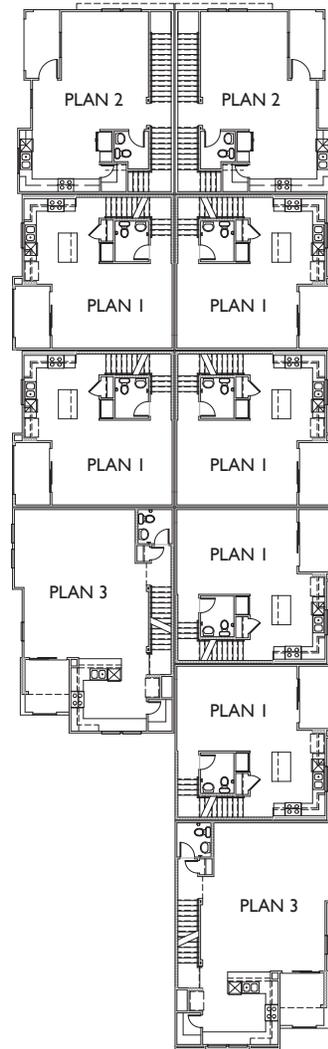
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



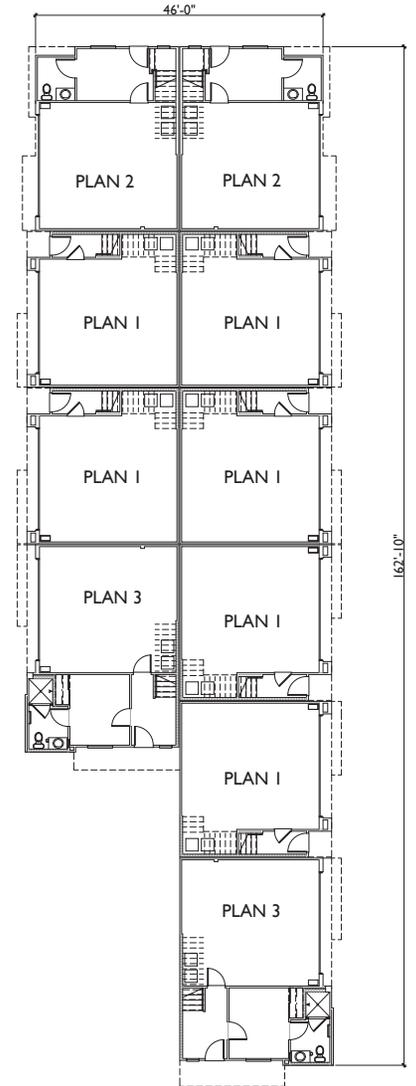
ROOF PLAN
STYLE I
1/16"=1'



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



LOCATION MAP

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

VILLAS - BLDG B COMPOSITE



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



RIGHT



REAR



LEFT



FRONT



PERSPECTIVE

**COLOR APPLICATION
SCHEME C**

REFER TO VILLA COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - AT EASE SOLDIER SW 9127
- (S3) STUCCO 3 - ANONYMOUS SW 7046
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (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 - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 DECORATIVE AWNING
- 7 RECESS / AWNING / OVERHANG AT FRONT DOOR

ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



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

VILLAS - BLDG B ELEVATION - STYLE I



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



SHEET INDEX

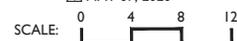
- A-1 REC BUILDING
- A-2 POOL EQUIPMENT BUILDING
- A-3 RESTROOM BUILDING

ESCONDIDO, CA

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

PALOMAR HEIGHTS

△ MAY 07, 2020



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

COVER SHEET



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



RIGHT



REAR



LEFT



FRONT



COLOR APPLICATION

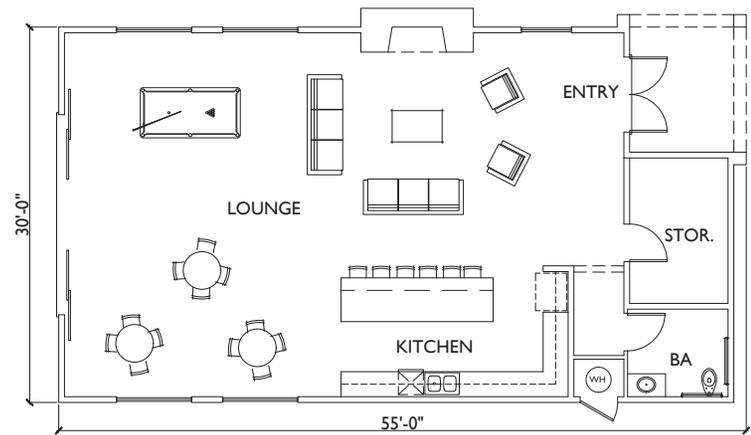
SCHEME B

REFER TO VILLA AND ROWHOME COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - GRAY CLOUDS SW 7658
- (S3) STUCCO 3 - SUMMIT GRAY SW 7669
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (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 - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 DECORATIVE AWNING
- 6 DECORATIVE METAL GRILLE



ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



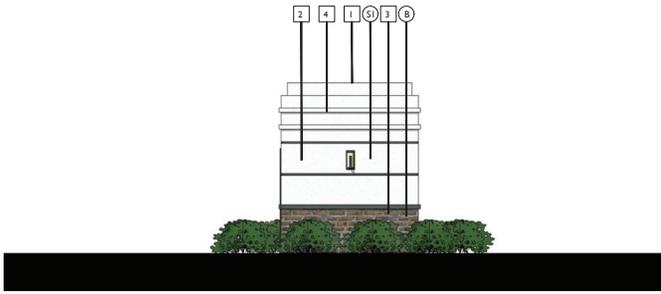
SUB 18-0011 | ENV 18-0009 | PHG 18-0049

REC BUILDING

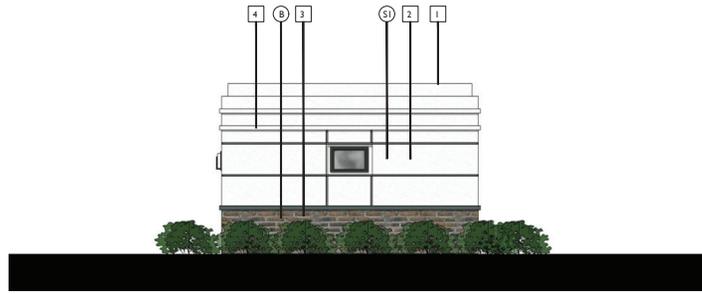


5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

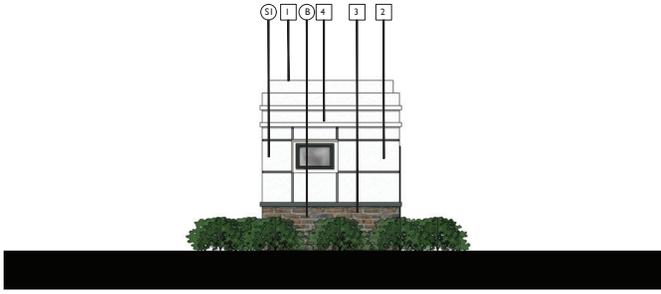
A-1



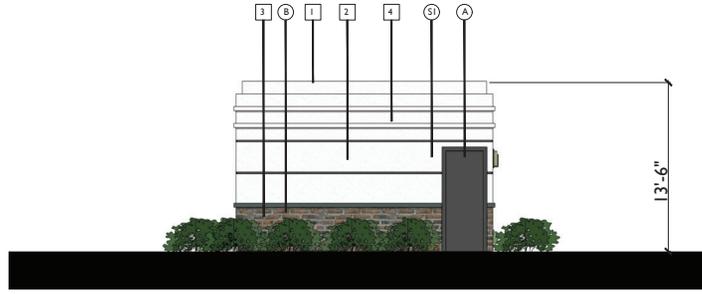
RIGHT



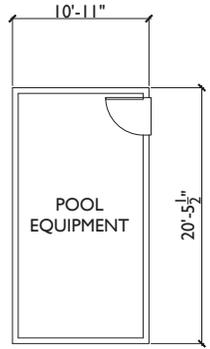
REAR



LEFT



FRONT



MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 DECORATIVE AWNING
- 6 DECORATIVE METAL GRILLE

COLOR APPLICATION

SCHEME B

REFER TO VILLA AND ROWHOME COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - GRAY CLOUDS SW 7658
- (S3) STUCCO 3 - SUMMIT GRAY SW 7669
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020

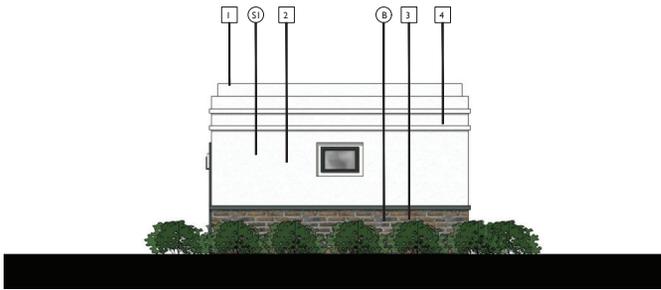


SUB 18-0011 | ENV 18-0009 | PHG 18-0049

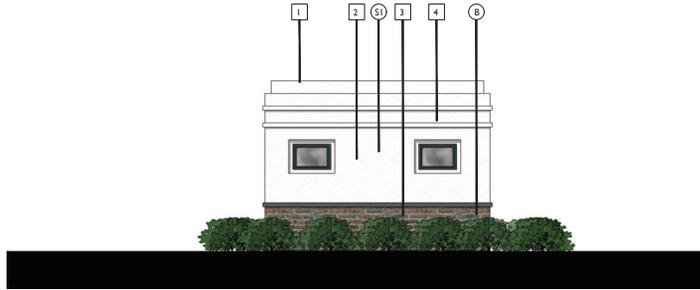
POOL EQUIPMENT BUILDING



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



FRONT



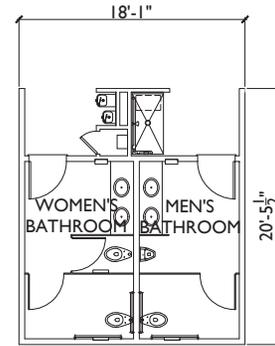
FRONT



FRONT



FRONT



MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 DECORATIVE AWNING
- 6 DECORATIVE METAL GRILLE

COLOR APPLICATION

SCHEME B

REFER TO VILLA AND ROWHOME COLORBOARD

- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - GRAY CLOUDS SW 7658
- (S3) STUCCO 3 - SUMMIT GRAY SW 7669
- (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
- (A) ACCENT - THUNDER GRAY SW 7645
- (B) BRICK VENEER - SPECIAL USED BRICK - BROOKSIDE



ESCONDIDO, CA

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

PALOMAR HEIGHTS

MAY 07, 2020



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

RESTROOM BUILDING



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



LANDSCAPE SHEET INDEX:

SHEET:	SHEET #:
SITE PLAN KEYMAP	L-01
LANDSCAPE PLANS	L-02 to L-04
PLAN ENLARGEMENTS	L-05 to L-08
CONNECTIVITY PLAN	L-09
TREE REMOVAL PLAN	L-10
FENCE PLAN	L-11



L-01
 MAY 20, 2020
 GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA
 INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

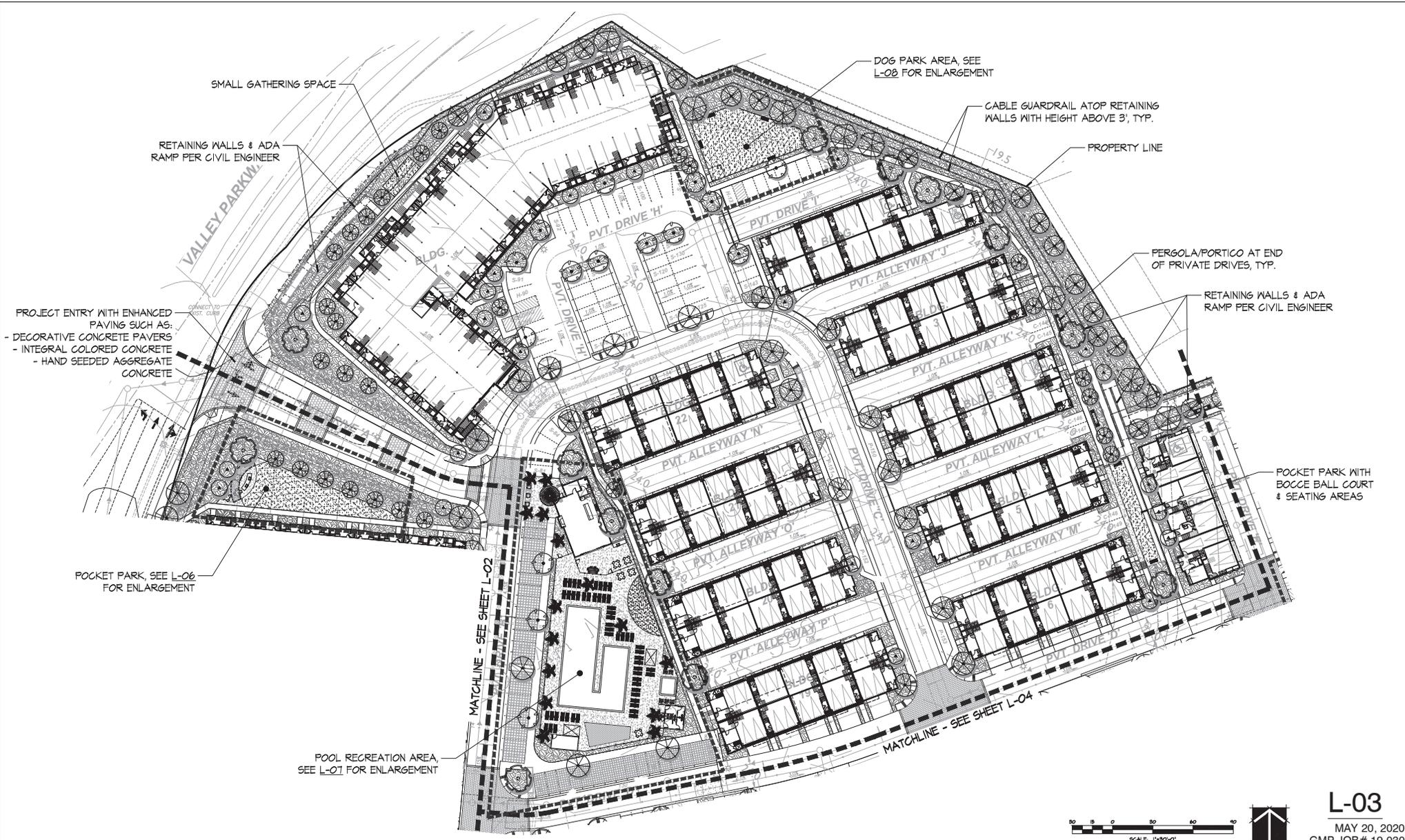
CONCEPT PLAN



4070 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977
**LANDSCAPE
 ARCHITECTURE
 & PLANNING**

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

REVLINE May-20-2020



PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

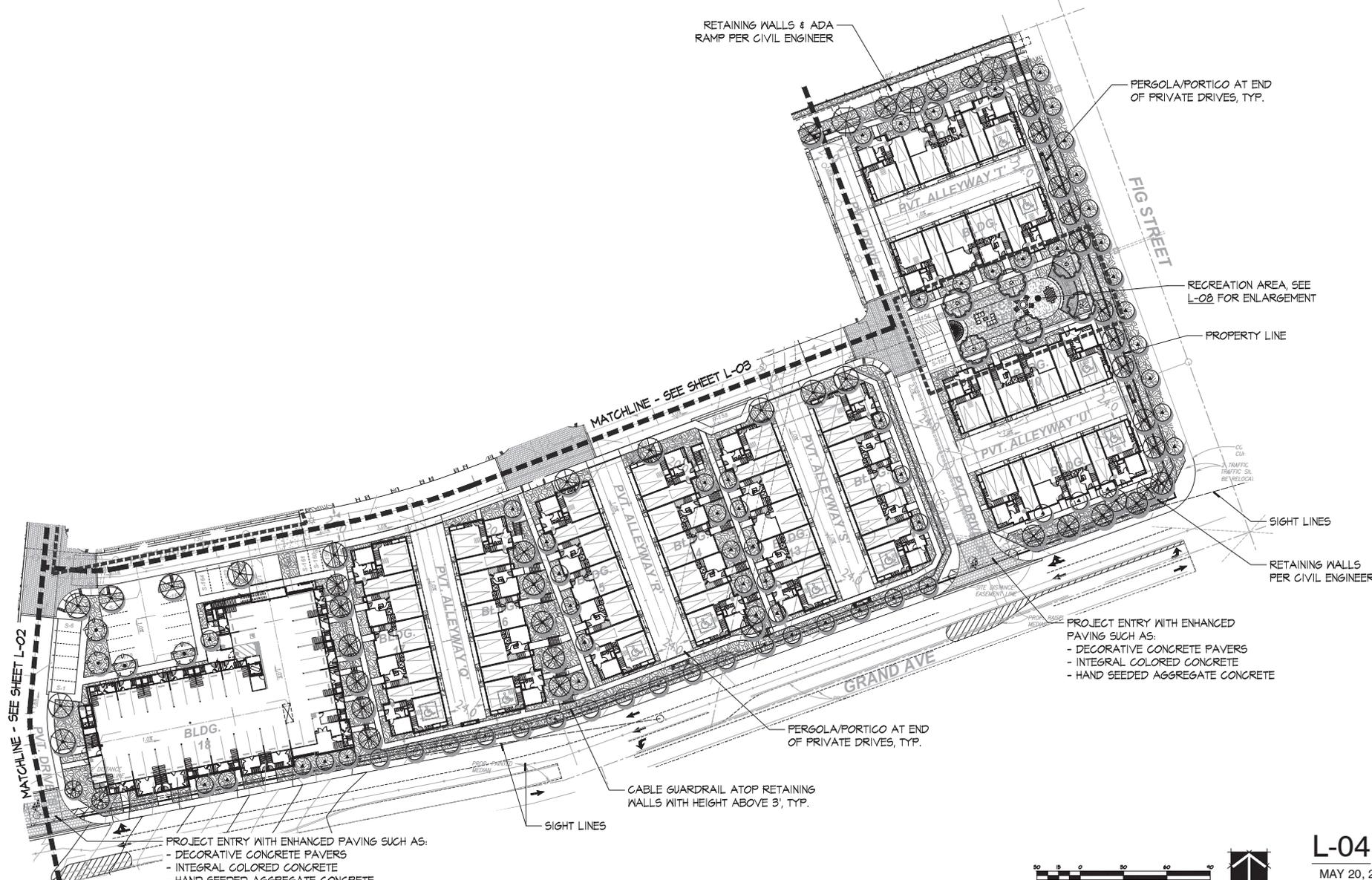


L-03
 MAY 20, 2020
 GMP JOB# 19-030



4070 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977
**LANDSCAPE
 ARCHITECTURE
 & PLANNING**

MATCHLINE May-20-2020



RETAINING WALLS & ADA RAMP PER CIVIL ENGINEER

PERGOLA/PORTICO AT END OF PRIVATE DRIVES, TYP.

RECREATION AREA, SEE L-02 FOR ENLARGEMENT

PROPERTY LINE

CC/CP TRAFFIC SIGNAL RELOCATION

SIGHT LINES

RETAINING WALLS PER CIVIL ENGINEER

PROJECT ENTRY WITH ENHANCED PAVING SUCH AS:
 - DECORATIVE CONCRETE PAVERS
 - INTEGRAL COLORED CONCRETE
 - HAND SEEDED AGGREGATE CONCRETE

PERGOLA/PORTICO AT END OF PRIVATE DRIVES, TYP.

CABLE GUARDRAIL ATOP RETAINING WALLS WITH HEIGHT ABOVE 3', TYP.

PROJECT ENTRY WITH ENHANCED PAVING SUCH AS:
 - DECORATIVE CONCRETE PAVERS
 - INTEGRAL COLORED CONCRETE
 - HAND SEEDED AGGREGATE CONCRETE



L-04
 MAY 20, 2020
 GMP JOB# 19-030

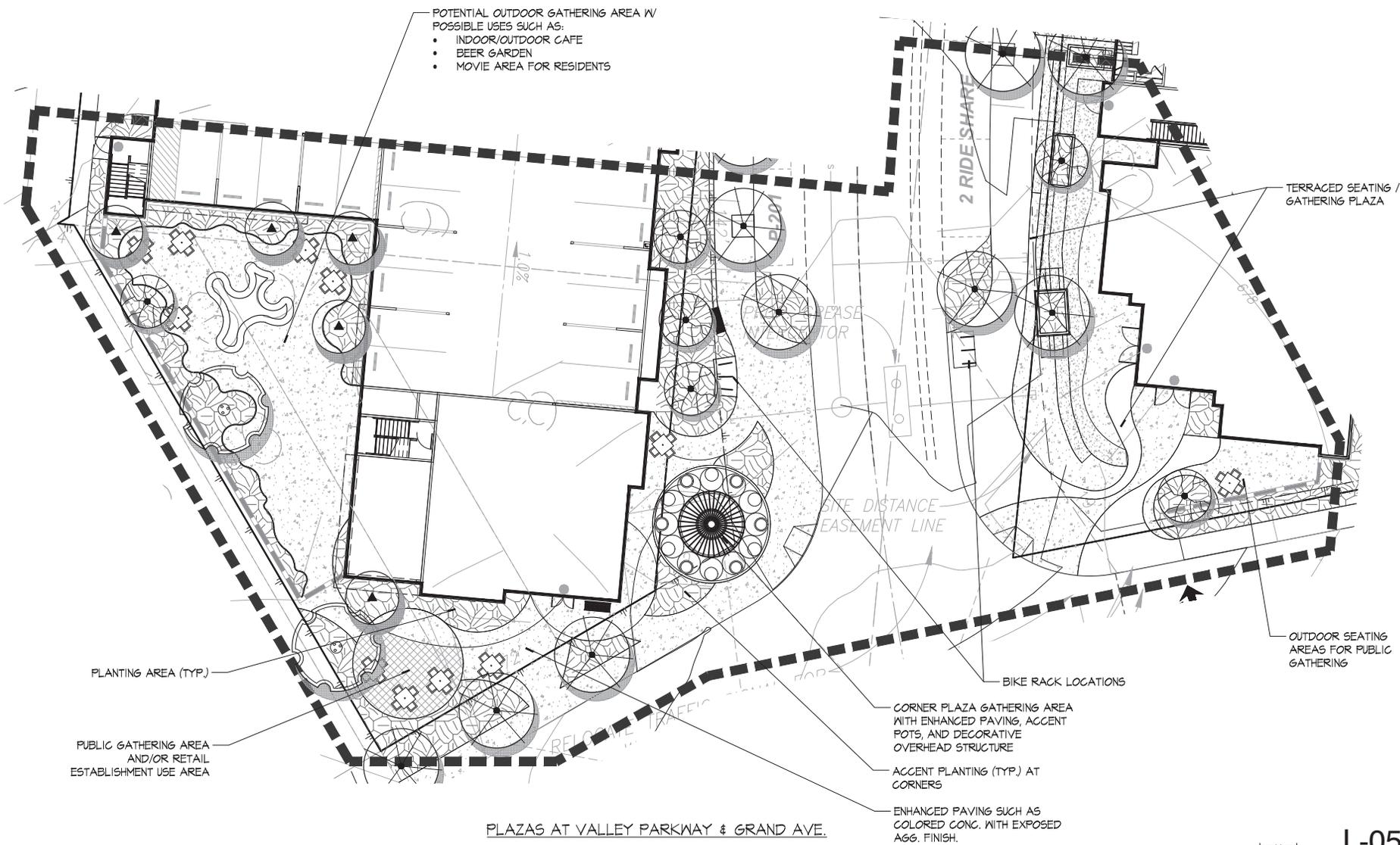
PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN

4070 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmp@landarch.com
 T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

MATCHLINE - MAY 20, 2020



L-05
MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

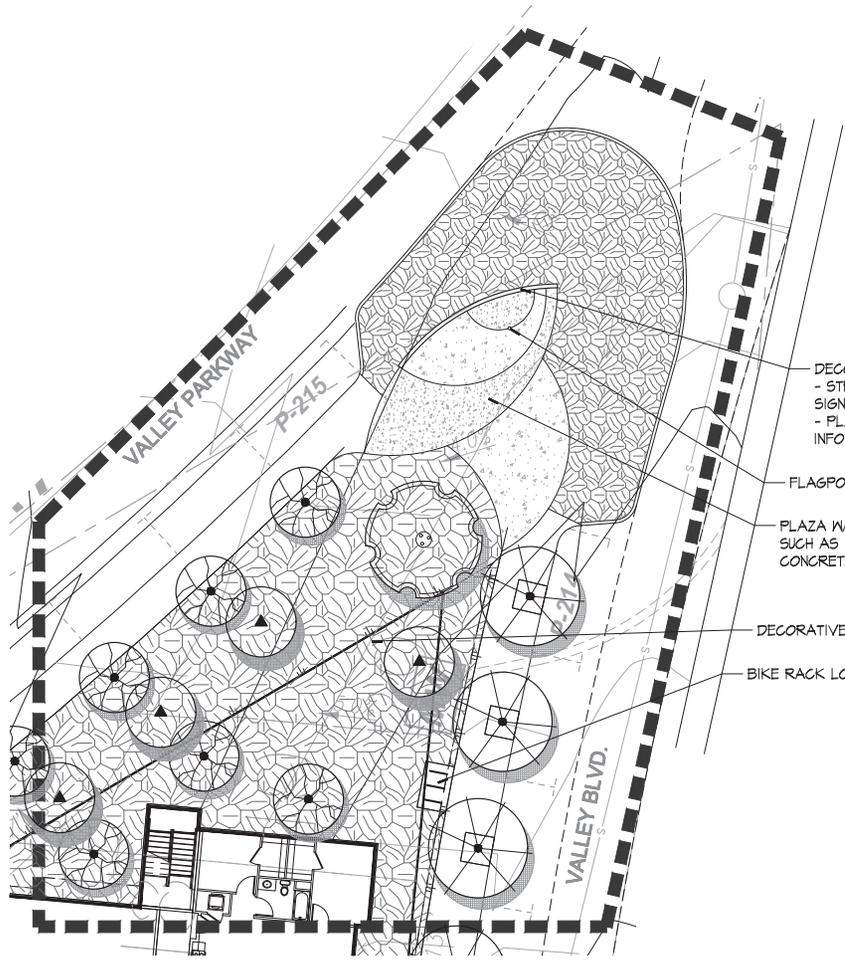
CONCEPT PLAN
ENLARGEMENT

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049



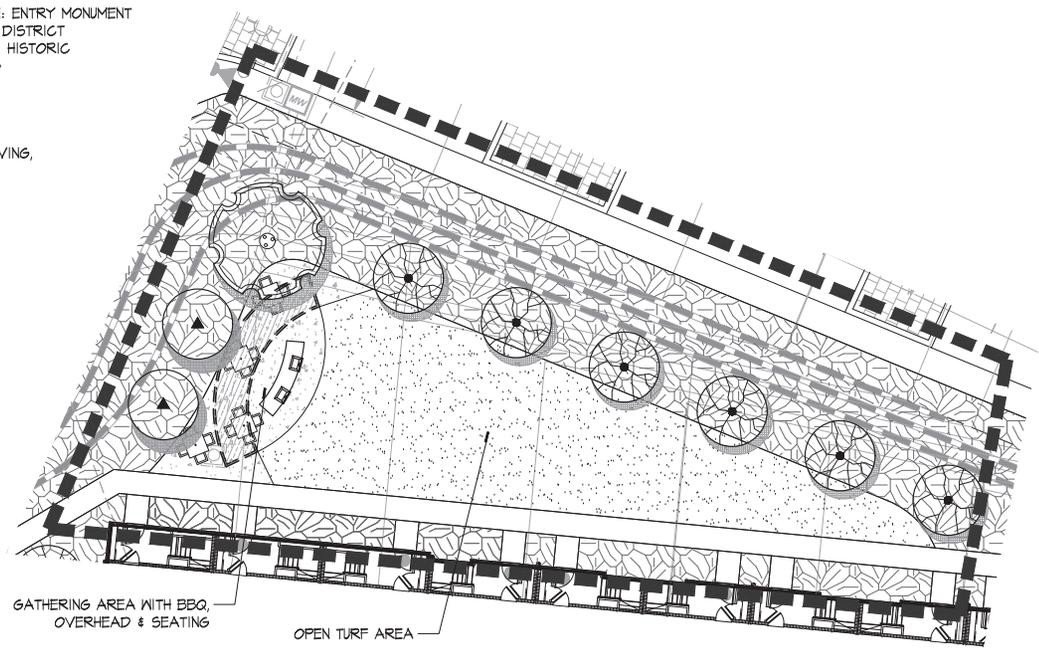
4070 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121
gmp@landarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

REVISED: May-20-2020



PLAZA/PARK AT VALLEY PARKWAY SPLIT

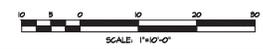
- DECORATIVE WALL
 - STREET FACING SIDE: ENTRY MONUMENT SIGNAGE TO HISTORIC DISTRICT
 - PLAZA FACING SIDE: HISTORIC INFORMATIONAL TILING
- FLAGPOLE
- PLAZA W/ DECORATIVE PAVING, SUCH AS INTEGRAL COLOR CONCRETE
- DECORATIVE GARDEN SPACE
- BIKE RACK LOCATION



GATHERING AREA WITH BBQ, OVERHEAD & SEATING

OPEN TURF AREA

POCKET PARK



L-06
MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

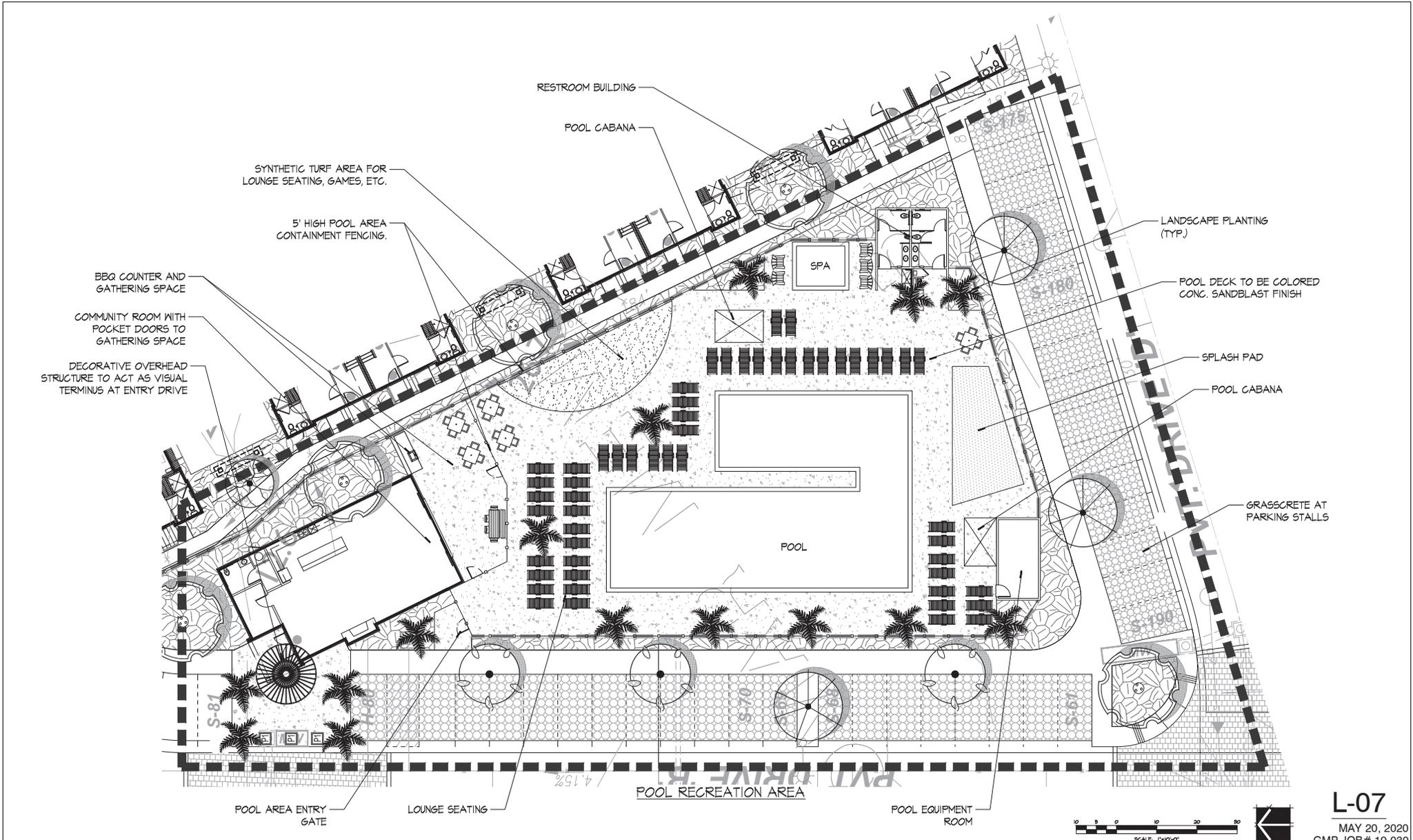
CONCEPT PLAN
ENLARGEMENT

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049



4070 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

REVLINE May-20-2020



PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN
ENLARGEMENT

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

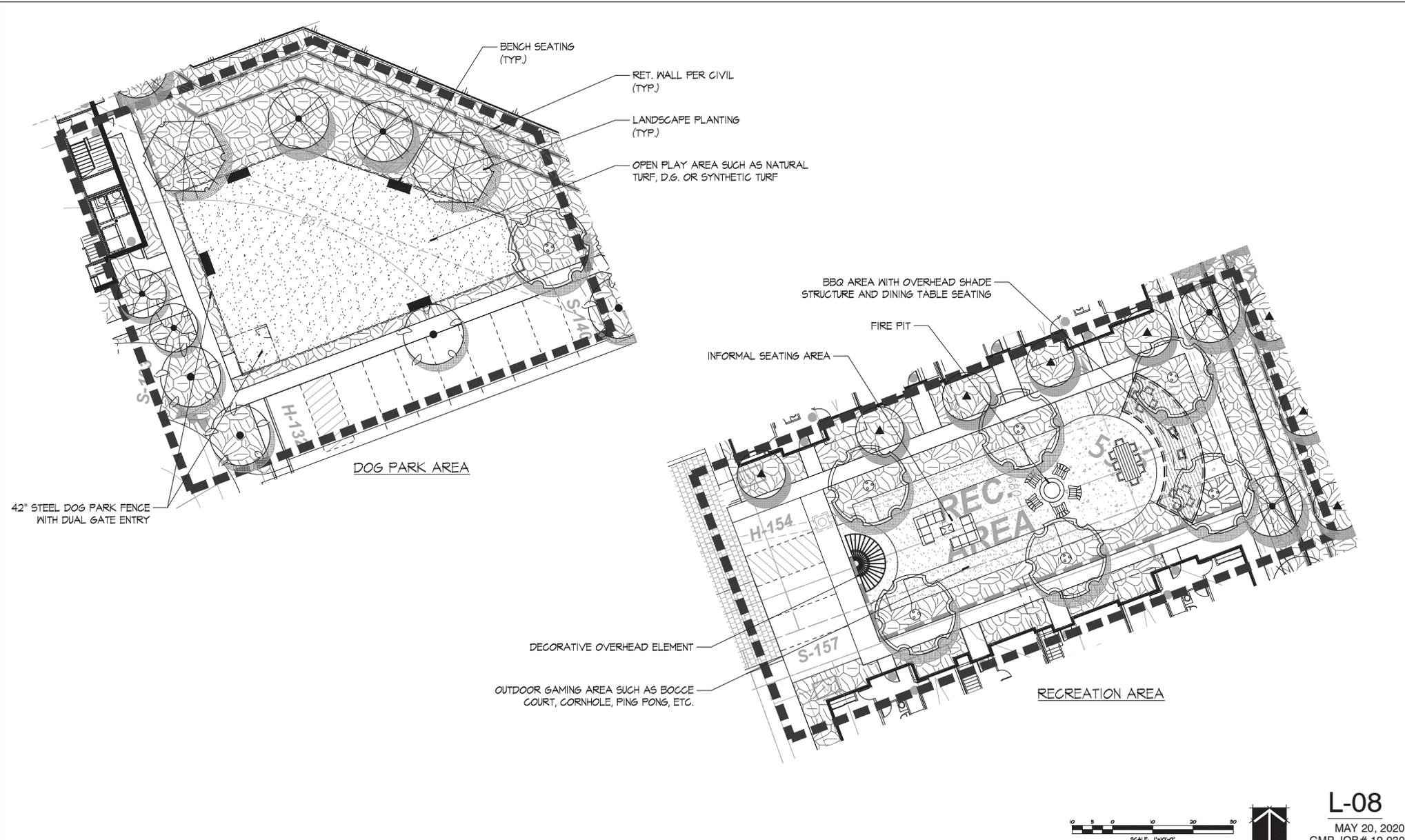
L-07
 MAY 20, 2020
 GMP JOB# 19-030



4070 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977

LANDSCAPE ARCHITECTURE & PLANNING

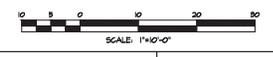
REVISED: May-20-2020



PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN
ENLARGEMENT

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049



L-08
 MAY 20, 2020
 GMP JOB# 19-030

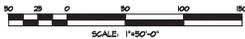


4070 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977
LANDSCAPE
ARCHITECTURE
& PLANNING

REVISED: May-20-2020



----- PATH OF TRAVEL



L-09

MAY 20, 2020
GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN
CONNECTIVITY PLAN

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049



4070 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977
**LANDSCAPE
 ARCHITECTURE
 & PLANNING**

REVISED: May 20, 2020



- + - EXISTING TREES TO BE REMOVED - 232 TOTAL
- - 371 TREES TO BE ADDED, SEE SHEET L-02 FOR TYPE/SIZES



L-10
 MAY 20, 2020
 GMP JOB# 19-030

PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

CONCEPT PLAN
TREE REMOVAL PLAN

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049



4070 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977
**LANDSCAPE
 ARCHITECTURE
 & PLANNING**

REVISION: May-20-2020



NOTE:
SEE FENCE & WALL DETAILS
ON SHEET L-12.



PALOMAR HEIGHTS: ESCONDIDO, CA
INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

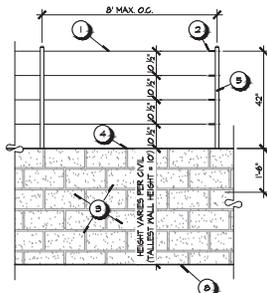
CONCEPT PLAN
FENCE PLAN

PLANNING CASE NUMBERS: SUB 18-0011, ENV 18-0009, PHG 18-0049

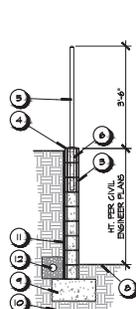


L-11
 MAY 20, 2020
 GMP JOB# 19-030
 4070 Sorrento Valley Blvd.
 Suite 200
 San Diego, CA 92121
 gmplandarch.com
 T 858 558 8977
**LANDSCAPE
 ARCHITECTURE
 & PLANNING**

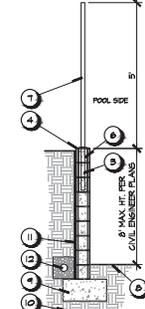
BYLINE: May-20-2020



NOTE:
ALL RETAINING WALLS 3' AND HIGHER TO HAVE CABLE RAIL AT TOP



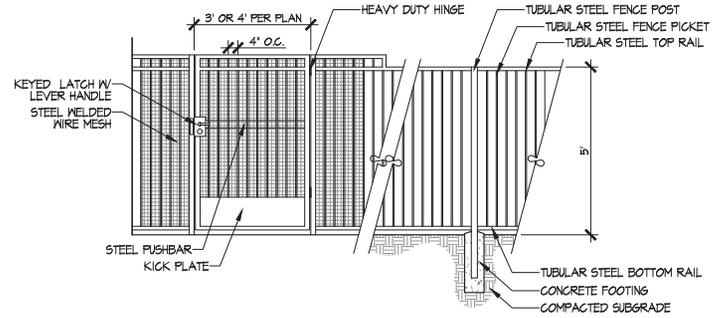
SECTION TYP.



SECTION @ POOL

- DETAIL LEGEND**
- 1 GALVANIZED STEEL CABLE
 - 2 STEEL CABLE TURNBUCKLE
 - 3 SPLIT-FACE BLOCK RETAINING WALL PER CIVIL ENGINEER
 - 4 TOP OF RETAINING WALL PER CIVIL ENGINEER
 - 5 1/2" GALVANIZED TUBULAR STEEL POSTS W/ CAPS AT TOP
 - 6 CORE DRILL HALL 18" DEEP AND SET POST WITH POR-ROK OR APPROVED EQUAL
 - 7 TUBE STEEL FENCE
 - 8 FINISH GRADE
 - 9 CONCRETE FOOTING PER SOILS REPORT
 - 10 COMPACTED SUBGRADE PER SOILS REPORT
 - 11 PARASEAL® WATERPROOF MEMBRANE APPLIED PER MANUFACTURER'S RECOMMENDATIONS
 - 12 DRAIN PER STRUCTURAL ENGINEER WITHIN 1 GIG FOOT OF 3/4" INCHES GRAVEL PER LINEAR FOOT OF PIPE WITH GEO-SYNTHETIC FILTER FABRIC

REVISED: 5/14/2020 NT.S



TUBULAR STEEL FENCE & GATE (POOL & DOG PARK)

REVISED: 5/14/2020 NT.S

RETAINING WALL W/ CABLE SAFETY RAIL

TENTATIVE MAP - SUB 18-0011

PALOMAR HEIGHTS

City of Escondido, California



LEGEND

- EXISTING PROJECT BOUNDARY
- PROPOSED PROJECT BOUNDARY
- LOT NUMBER & LOT AREA
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SEWER MAIN WITH MANHOLE
- EXISTING SEWER MAIN WITH MANHOLE
- PROPOSED WATER MAIN (12" PVC UNLESS OTHERWISE NOTED)
- EXISTING WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED PVT. ST. LIGHT
- PROPOSED STORM DRAIN SYSTEM
- CLEANOUT HEADWALL RIP-RAP
- CATCH BASIN/INLET
- % OF GRADE
- PROPOSED CENTERLINE PVT. ST. ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SLOPE (≥ 2:1 MAX.)
- LIMITS OF PROPOSED GRADING/DAYLIGHT
- CUT/FILL LINE
- MODULAR WETLAND
- WATER METER & DETECTOR ASSEMBLY
- BIKE RACK
- TRASH TRUCK PAD

ABBREVIATIONS

- FL FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TF TOP OF FOOTING
- FS FINISH SURFACE
- S SEWER
- W WATER
- RW RECLAIMED WATER
- SD STORM DRAIN
- N/S NOT TO SCALE
- ELEV ELEVATION
- IE INVERT ELEVATION
- R/W RIGHT OF WAY
- PL PROPERTY LINE
- GB GRADE BREAK
- PI POINT OF INTERSECTION (V.C.)
- P PAD ELEVATION
- NSF NET SQ. FT.
- FP FLOOD PLAIN
- VC VERTICAL CURVE
- MH MANHOLE
- ROP REINFORCED CONCRETE PIPE

PUBLIC UTILITIES AND DISTRICTS

- WATER.....CITY OF ESCONIDO
- SEWER.....CITY OF ESCONIDO
- PLUMBING.....CITY OF ESCONIDO
- FIRE.....CITY OF ESCONIDO
- GAS AND ELECTRICITY.....SAN DIEGO GAS AND ELECTRIC
- HIGH SCHOOL DISTRICT.....ESCONDIDO UNION HIGH SCHOOL DISTRICT
- ELEMENTARY SCHOOL DISTRICT.....ESCONDIDO UNION ELEMENTARY SCHOOL DISTRICT

LEGAL DESCRIPTION

SEE SHEET NO. 18 FOR LEGAL DESCRIPTION.

EASEMENT NOTES

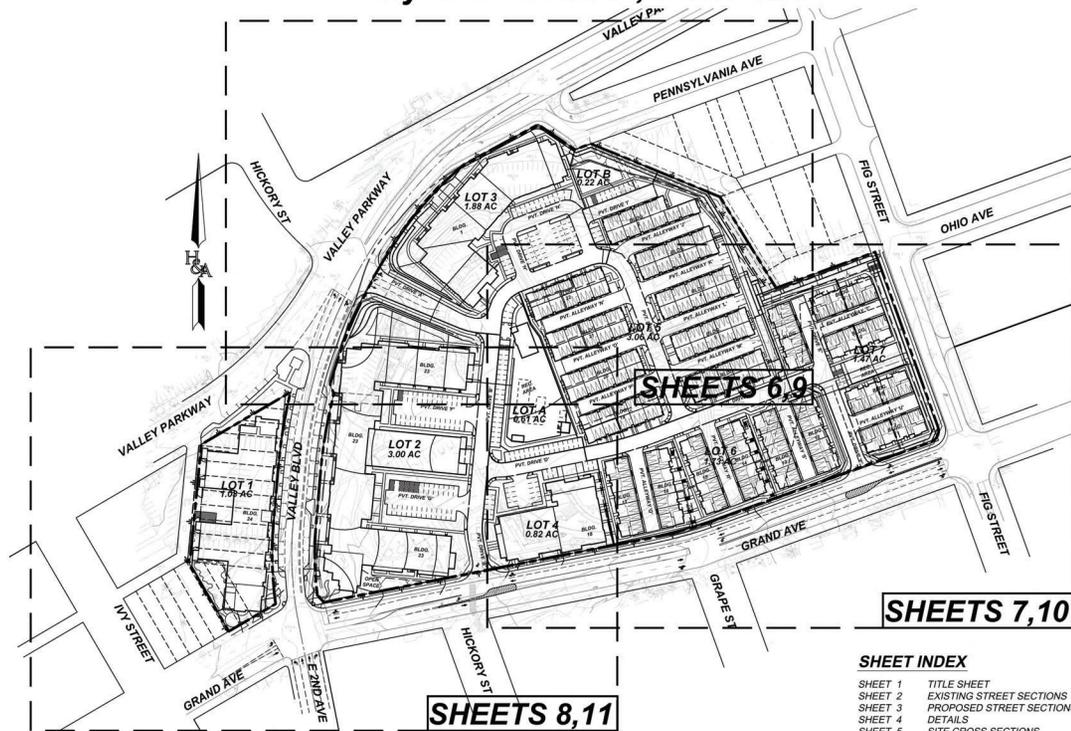
SEE SHEET NO. 18 FOR EASEMENT INFORMATION.

RESIDENTIAL CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS IS 510: 90 UNITS LOT 1, 148 UNITS LOT 2, 70 UNITS LOT 3, 40 UNITS LOT 4, 90 UNITS LOT 5, 42 UNITS LOT 6, AND 30 UNITS LOT 7.

COMMERCIAL CONDOMINIUM NOTE

THIS IS ALSO A MAP OF A COMMERCIAL CONDOMINIUM PROJECT AS DEFINED IN SECTION 6531 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF COMMERCIAL CONDOMINIUM UNITS IN LOT 1 IS 1 AND IN LOT 2 IS 4.



PROJECT SUMMARY

PROJECT SUMMARY	SF	AC
TOTAL GROSS SITE AREA	596,615	13.70
DEDICATION	2,718	0.06
VACATION	4,813	0.11
ACQUISITION	5,271	0.12
TOTAL NET PROJECT AREA	602,961	13.84
PROPOSED PRIVATE DRIVE AND/VEHICLE PARKING	146,269	3.36
PROPOSED BUILDING COVERAGE	355,065	8.08
PROPOSED LANDSCAPING COVERAGE	191,688	4.40
TOTAL PROPOSED NET SITE AREA	602,961	13.84

LOTGING SUMMARY

LOT SUMMARY	SF	AC
LOT 1	45,021	1.03
LOT 2	130,874	3.00
LOT 3	81,706	1.88
LOT 4	33,861	0.82
LOT 5	133,487	3.06
LOT 6	75,299	1.73
LOT 7	64,136	1.47
LOT 8	26,781	0.61
LOT 9	9,742	0.22
Lot Area Total	602,961	13.84

PARKING REQUIRED

TYPE/BEDROOM	RATIO	UNITS	REQ.
RENDER			
1 BEDROOM	0.75	70	52.5
2 BEDROOM	1.5	20	30
SENIOR UNIT SUBTOTAL			82.5
MULTI-DWELLING UNITS			
1 BEDROOM	1.5	129	193.5
2 BEDROOM	1.75	173	302.25
3 BEDROOM	2	118	236
MULTI DWELLING SUBTOTAL			732.25
Guest	0.25	420	105
TOTAL PARKING REQ.			915.25

PARKING PROVIDED

TYPE	SPACES
GARAGE	655
STANDARD	173
COMPACT	6
PARALLEL	33
ACCESSIBLE	11
RIDE SHARE	2
TOTAL	880
EY SPACES*	22
LOADING ZONE**	3

*EV STATIONS ARE INCLUDED IN THE STANDARD SPACES
**LOADING ZONES WILL BE RESERVED FOR LOADING FROM 7:00AM - 6:00PM

PROJECT MAP

SCALE: 1"=100'

SOILS ENGINEER

GEOTEK, INC.
1548 N. MAPLE STREET
CORONA, CA 92880

TOPOGRAPHY

TOPO SOURCE: R.J. LUNG CO., INC. - FLOWN FEBRUARY 9, 2018
BENCHMARK: CITY OF ESCONIDO NO. 357-A, CHISELED BOX CUT ON TOP OF CURB 20 FEET WEST OF GRAND AVE. ENTRANCE TO HOSPITAL PARKING STRUCTURE. EL. 882.86' (NGVD '29)

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED	PRIVATE SPACE PROVIDED
300 S.F. 510 153,000	PRIVATE 45,375
	ACTIVE 33,209
	PASSIVE 96,535
	SLOPED 24,540
	TOTAL 199,659

GENERAL NOTES

- TOTAL PROJECT GROSS SITE AREA: 13.70 ACRES
- TOTAL PROJECT PROPOSED NET SITE AREA: 13.84 ACRES
- NUMBER OF LOTS: 9
- NUMBER OF RESIDENTIAL UNITS: 7
- TOTAL NUMBER OF CONDO UNITS: 510
- TOTAL CONDO UNITS PER LOT
LOT 1: 90 CONDO UNITS
LOT 2: 148 CONDO UNITS
LOT 3: 70 CONDO UNITS
LOT 4: 40 CONDO UNITS
LOT 5: 90 CONDO UNITS
LOT 6: 42 CONDO UNITS
LOT 7: 30 CONDO UNITS
- PROPOSED STREET DEDICATION AREA: 3,758 S.F.
- PROPOSED STREET VACATION AREA: 4,813 S.F.
- PROPOSED STREET ACQUISITION: 5,271 S.F.
- ASSESSOR'S PARCEL NUMBERS: 229-450-03 & 06, 230-163-01, 02, 03 & 05, 229-442-01, 02, 03, 04 & 18, 230-163-04
- EXISTING GENERAL PLAN LAND USE DESIGNATION SPECIFIC PLAN AREA
PROPOSED GENERAL PLAN LAND USE DESIGNATION SPECIFIC PLAN AREA
- EXISTING ZONING SPECIFIC PLAN: DOWNTOWN SPECIFIC PLAN
PROPOSED ZONING: DOWNTOWN SPECIFIC PLAN
- PROJECT GROSS/NET DENSITY: 36.8
- THOMAS BROTHERS COORDINATES: 1129J2 & 1130A2
- INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THIS SUBDIVISION.

GENERAL DESIGN NOTES

- ALL PRIVATE STREET DESIGNS, PRIVATE STREET LIGHTS, AND FIRE HYDRANTS SHALL CONFORM TO CITY OF ESCONIDO DESIGN STANDARDS AND/OR AS APPROVED BY THE CITY ENGINEER.
 - EASEMENTS SHALL BE PER CITY ENGINEER AND PUBLIC UTILITIES AND DISTRICTS.
 - CORNER INTERVALS: 2 AND 10 FOOT FILL FILL: 103,000 C.Y.
 - FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
 - APPROXIMATE RAW GRADING QUANTITIES: RAW OUT: 103,000 C.Y.
- RAW QUANTITIES SHOWN DO NOT INCLUDE THE EFFECTS OF REMEDIAL GRADING. THE PROJECT BALANCES ON SITE AFTER TAKING SHRINKAGE AND BULKING INTO CONSIDERATION BASED ON INFORMATION PROVIDED BY SOILS ENGINEER.
- SOILS REPORT WAS PRODUCED IN COORDINATION WITH THIS PROJECT FROM GEOTEK INCORPORATED WHICH IS DATED NOVEMBER 25, 2019.
 - CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.
 - ALL PROPOSED LOTS SHALL BE ON A SANITARY SEWER SYSTEM.
 - ALL PROPOSED SEWER AND WATER IMPROVEMENTS SHOWN ON THIS MAP SHALL BE PUBLIC WITHIN THE PROJECT BOUNDARY AND PUBLIC OUTSIDE OF THE BOUNDARY.
 - THIS PROJECT IS A MULTIPLE PHASE SUBDIVISION. IT IS THE INTENT THAT MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE FINAL MAP MAY CONSIST OF ONE OR MORE MULTIPLE LOTS AS SHOWN ON THIS TENTATIVE MAP.
 - ALL RETAINING WALLS ON THE EXTERIOR OF THE SITE ARE OFFSET A MINIMUM 1" FROM THE PROJECT BOUNDARY. THE FOOTINGS WILL BE WITHIN THE PROJECT BOUNDARY.
 - TREATMENT FLOWS AT LOT 1 SENIOR HOUSING WILL BE COLLECTED BY AREA DRAIN AND TREATED IN THE MODULAR WETLAND UNIT. LOCATION OF AREA DRAINS WILL BE DETERMINED IN FINAL ENGINEERING.

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL MY (OUR) CONTIGUOUS OWNERSHIP IN WHICH I (WE) HAVE ANY DEED OR TRUST INTEREST. I (WE) UNDERSTAND THAT MY (OUR) PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, PRIVATE STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

APPLICANT/SUBDIVIDER

THE PALOMAR HEIGHTS PROJECT OWNER, LLC
2235 ENCINITAS BOULEVARD
SUITE 216
ENCINITAS, CA 92024

APPLICANT _____ DATE _____

ENGINEER



ALISA S. VIALPANDO R.C.E. 47945 DATE MY REGISTRATION EXPIRES ON 12/31/21

EARTHWORK/GRADING QUANTITIES

CUT: APPROX. 96,463 C.Y.
FILL: APPROX. 100,890 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

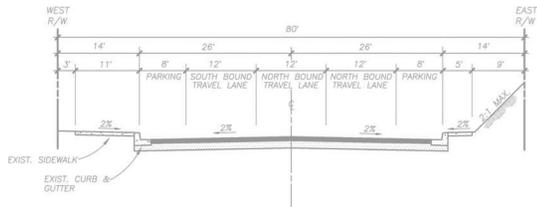
PREPARED BY:	NO.	REVISIONS	DATE	BY
 HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9707 Wagle Street ENGINEERING San Diego, CA 92121 SURVEYING PH805058-4500 PH805058-9414	1	1ST SUBMITTAL	06/25/19	HBA
	2	2ND SUBMITTAL	09/11/19	HBA
	3	3RD SUBMITTAL	12/23/19	HBA
	4	4TH SUBMITTAL	05/20/2020	HBA
	5	5TH SUBMITTAL	07/25/2020	HBA
	6	6TH SUBMITTAL	08/03/2020	HBA
	7	PLANNING COMMISSION	09/11/2020	HBA
	8	CITY COUNCIL HEARING	01/27/2021	HBA

PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING 9707 Wagle Street
 ENGINEERING San Diego, CA 92121
 SURVEYING PH805058-4500 PH805058-9414

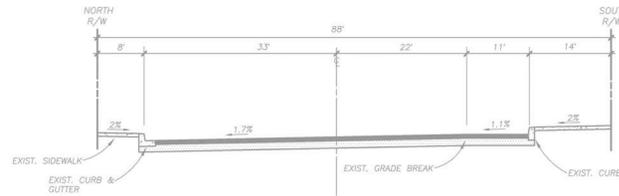
TENTATIVE MAP
- SUB 18-0011
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
1
 OF
18



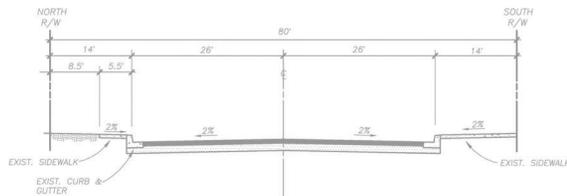
EXISTING VALLEY BOULEVARD

NOT TO SCALE



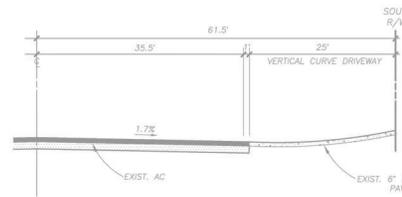
EXISTING VALLEY PARKWAY
(STATION 13+90 PER DWG NO. P-1941)

NOT TO SCALE



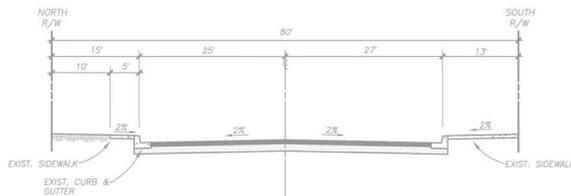
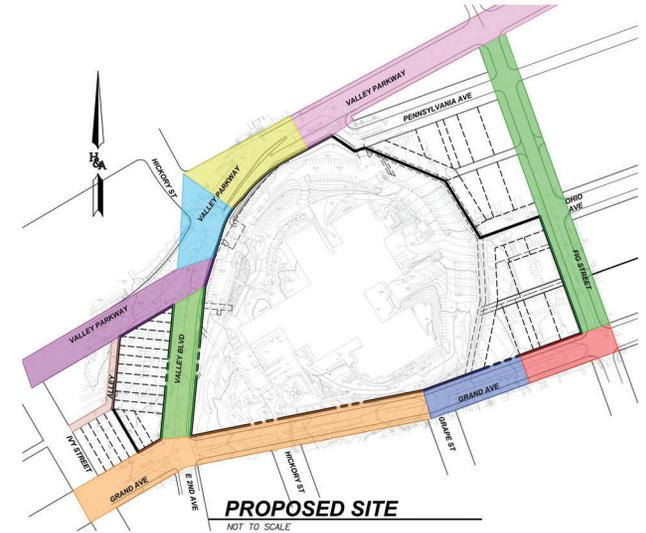
EXISTING GRAND AVENUE
(BTWN VALLEY BLVD AND GRAPE)

NOT TO SCALE



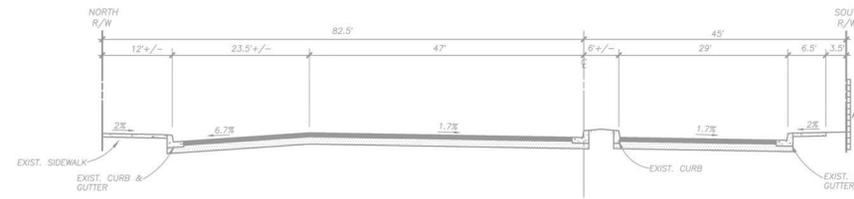
EXISTING VALLEY PARKWAY
(STATION 16+75.35 PER DWG NO. P-1941)

NOT TO SCALE



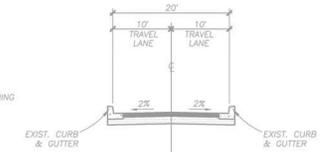
EXISTING GRAND AVENUE
(BTWN GRAPE AND FIG)

NOT TO SCALE



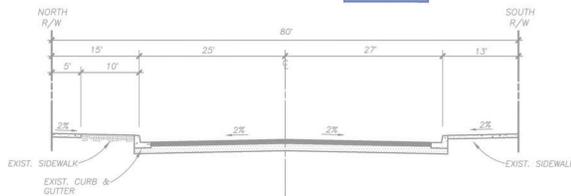
EXISTING VALLEY PARKWAY
(STATION 18+60 PER DWG NO. P-1941)

NOT TO SCALE



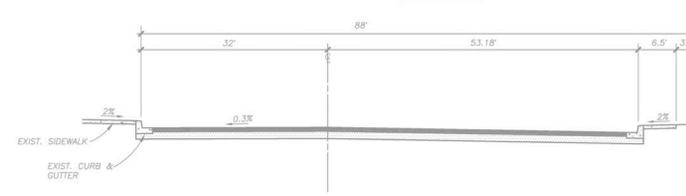
EXISTING ALLEY

NOT TO SCALE



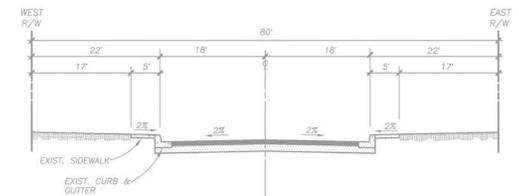
EXISTING GRAND AVENUE
(BTWN GRAPE AND FIG)

NOT TO SCALE



EXISTING E.C. VALLEY PARKWAY
(STATION 20+81.86 PER DWG NO. P-1941)

NOT TO SCALE



EXISTING FIG STREET

NOT TO SCALE

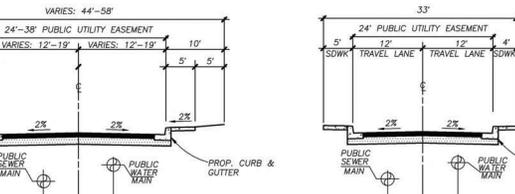
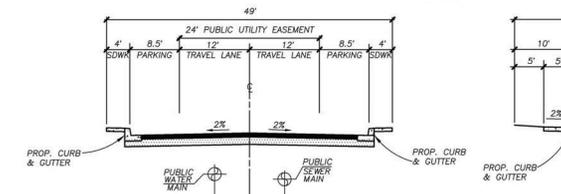
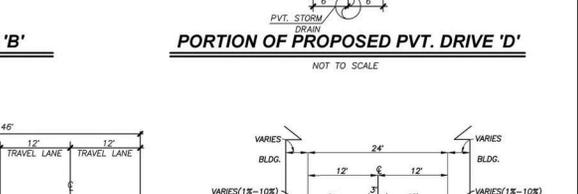
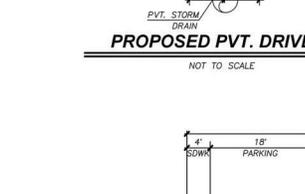
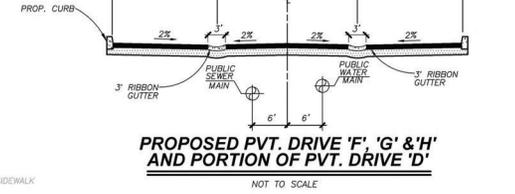
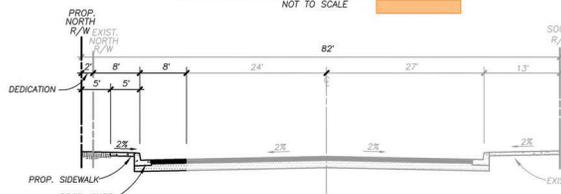
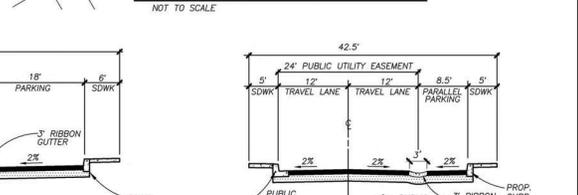
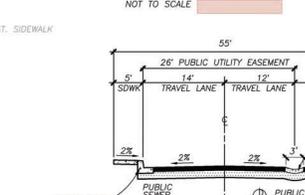
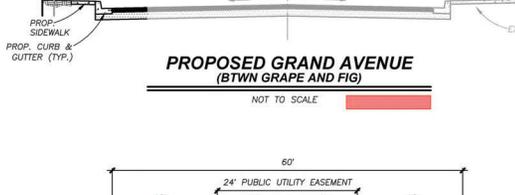
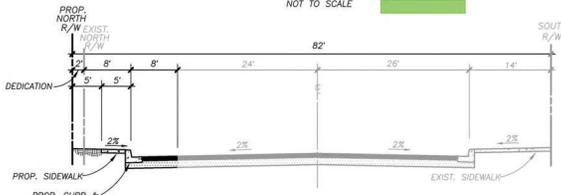
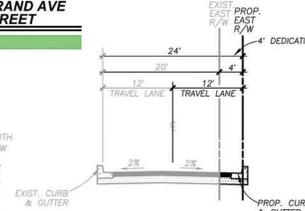
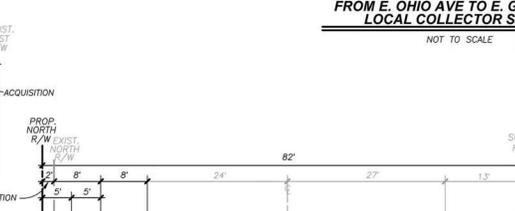
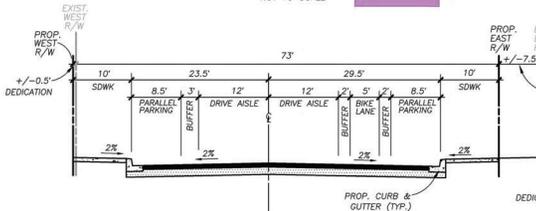
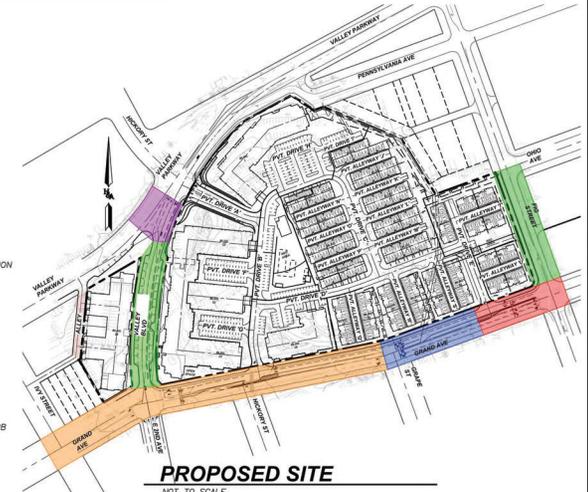
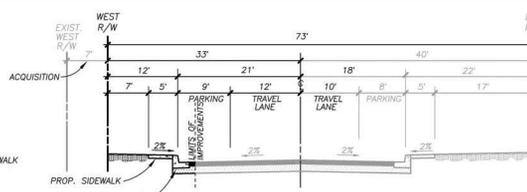
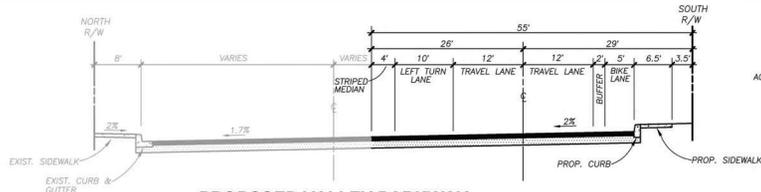
EXISTING STREET SECTIONS

PREPARED BY:

HUNSAKER & ASSOCIATES
 P.A.M. DIEGO, INC.
 PLANNING 3707 Wagon Street
 ENGINEERING San Diego, CA 92121
 SURVEYING PH652558-4500; PH652558-4144

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
2
 OF
18



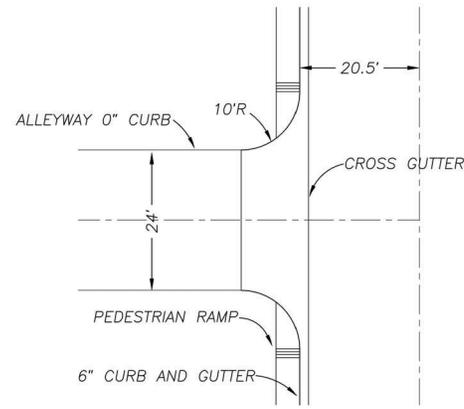
PROPOSED STREET SECTIONS

PREPARED BY:
H&A HUNSAKER & ASSOCIATES SAN DIEGO, INC.

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET
3
OF
18

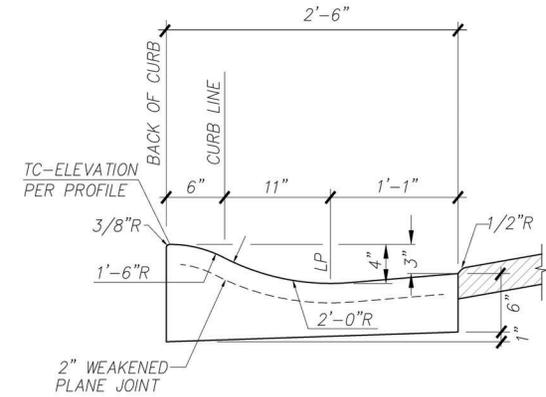
PLANNING: 9707 Wagon Street
ENGINEERING: San Diego, CA 92121
SURVEYING: PH808058-4500; PH808058-4414



10' RADIUS DRIVEWAY DETAIL

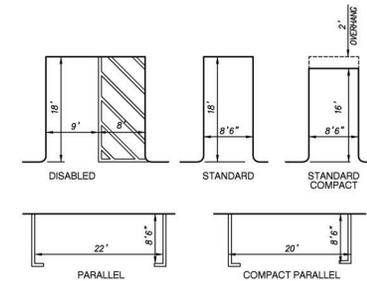
PVT. ALLEYWAYS 'J' THROUGH 'S'

NOT TO SCALE



**4" MOD. ROLLED CURB
PVT. DRIVE 'I'**

NOT TO SCALE



TYPICAL PARKING DETAIL

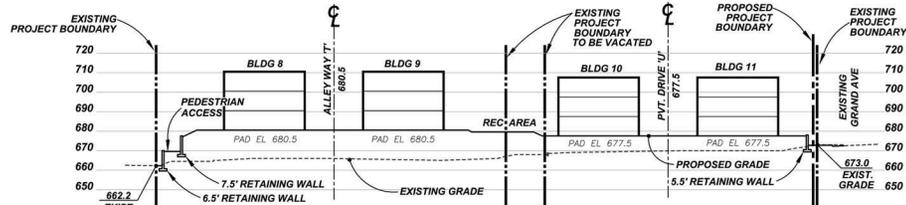
NOT TO SCALE

DETAILS

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 SAN DIEGO, INC.
 PLANNING 9707 Wagon Street
 ENGINEERING San Diego, CA 92121
 SURVEYING PH: 619-558-4500 FAX: 619-558-4144

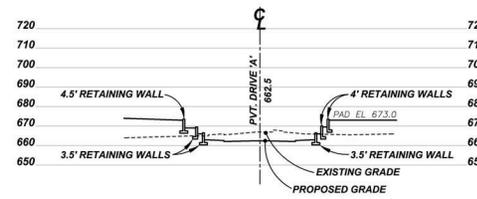
TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
4
 OF
18



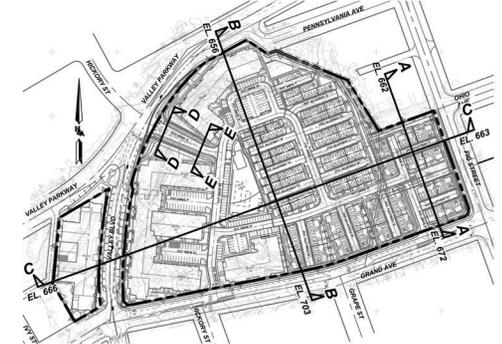
SECTION A-A'

NOT TO SCALE



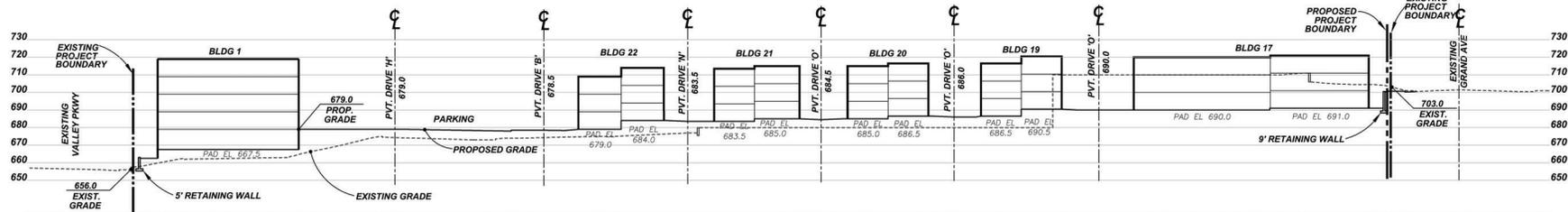
SECTION D-D'

NOT TO SCALE



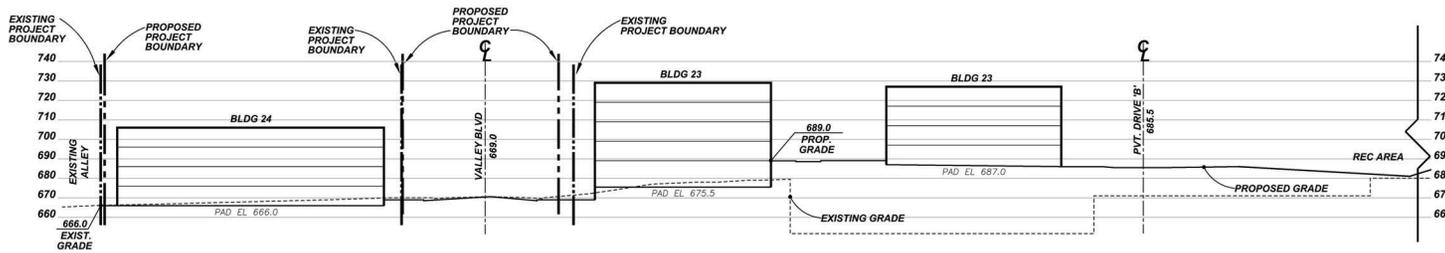
SECTION KEY MAP

NOT TO SCALE



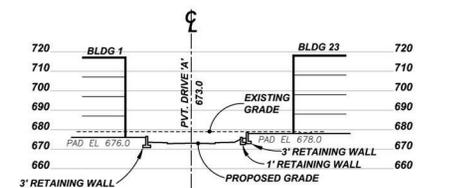
SECTION B-B'

NOT TO SCALE



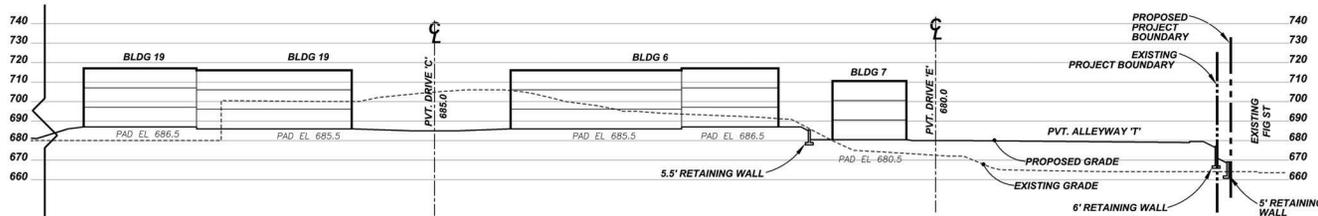
SECTION C-C'

NOT TO SCALE



SECTION E-E'

NOT TO SCALE



SECTION C-C'

NOT TO SCALE

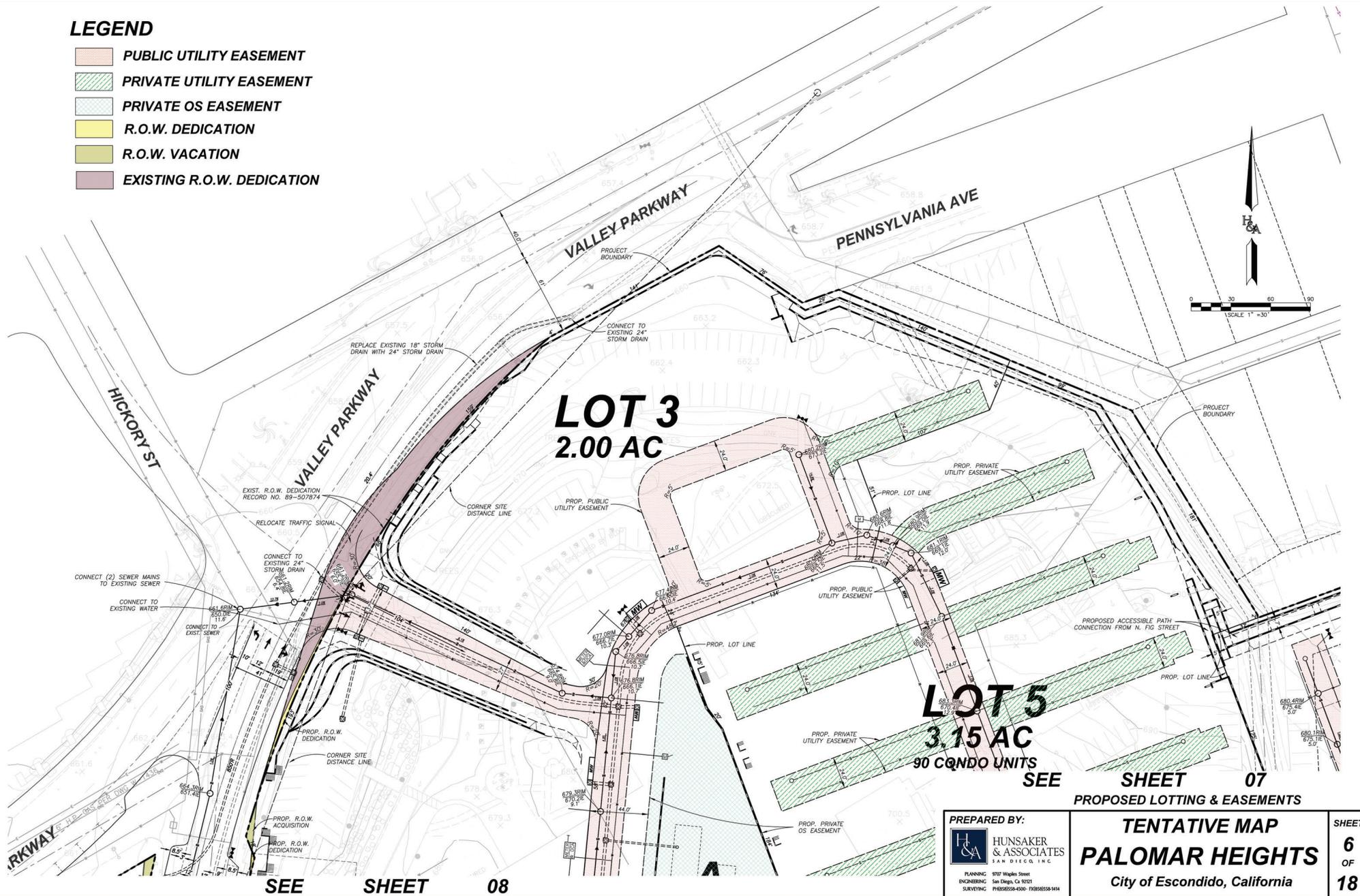
PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 SAN DIEGO, INC.
 PLANNING: 9707 Wagon Street, San Diego, CA 92121
 ENGINEERING: PH8050558-4000 FAX8050558-4144
 SURVEYING:

SITE CROSS SECTIONS
TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
5
 OF
18

LEGEND

- PUBLIC UTILITY EASEMENT
- PRIVATE UTILITY EASEMENT
- PRIVATE OS EASEMENT
- R.O.W. DEDICATION
- R.O.W. VACATION
- EXISTING R.O.W. DEDICATION



SEE SHEET 08

SEE SHEET 07
PROPOSED LOTTING & EASEMENTS

PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC
 PLANNING 9707 Wagon Street
 ENGINEERING San Diego, CA 92121
 SURVEYING PH805058-4000 FAX805058-4144

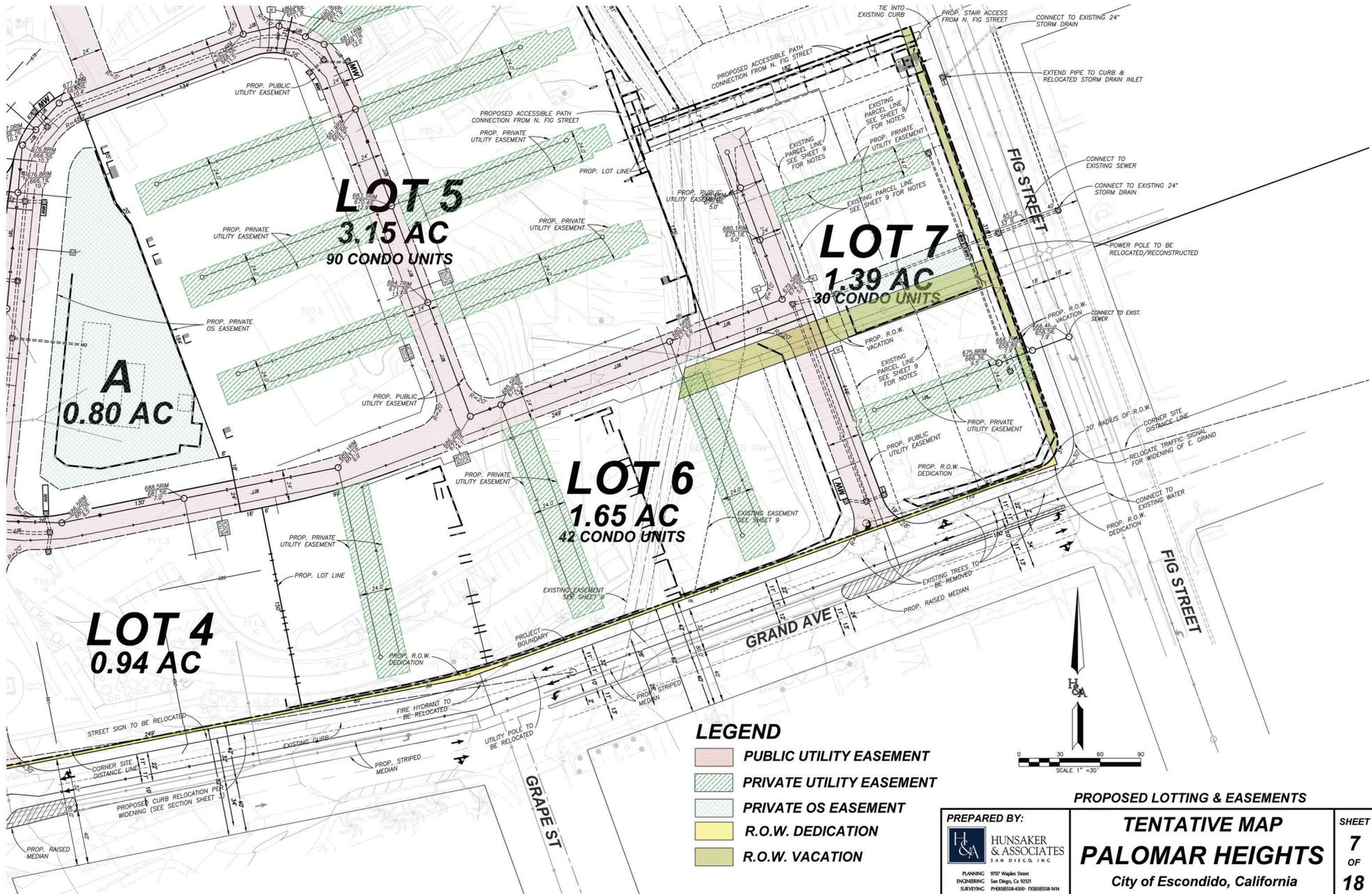
TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
 6
 OF
 18

SEE SHEET 06

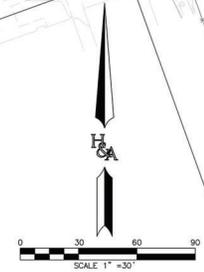
SEE SHEET 08

SEE SHEET 09



LEGEND

- PUBLIC UTILITY EASEMENT
- PRIVATE UTILITY EASEMENT
- PRIVATE OS EASEMENT
- R.O.W. DEDICATION
- R.O.W. VACATION



PROPOSED LOTTING & EASEMENTS

PREPARED BY:
HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
PLANNING 9707 Wagon Street
 ENGINEERING San Diego, CA 92121
 SURVEYING PH8580558-4500 FAX8580558-4144

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

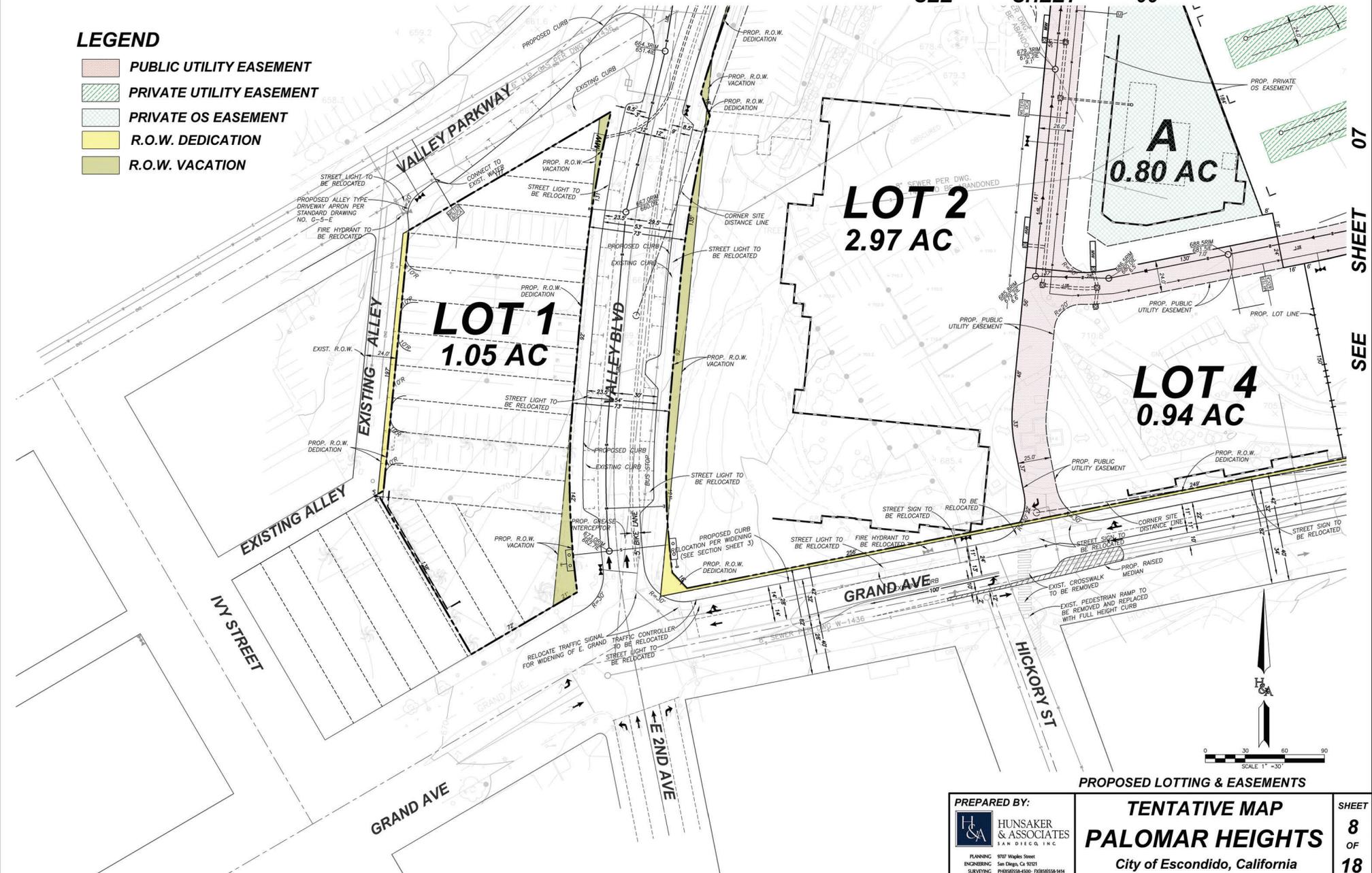
SHEET
7
 OF
18

SEE SHEET 06

SEE SHEET 07

LEGEND

-  PUBLIC UTILITY EASEMENT
-  PRIVATE UTILITY EASEMENT
-  PRIVATE OS EASEMENT
-  R.O.W. DEDICATION
-  R.O.W. VACATION



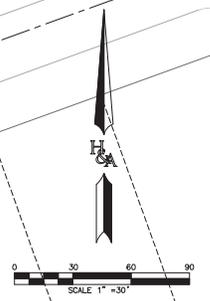
PROPOSED LOTTING & EASEMENTS

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 SAN DIEGO, INC.
PLANNING: 9707 Wagon Street, San Diego, CA 92121
 ENGINEERING: PH850558-4000 PH850558-4114
 SURVEYING

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
8
 OF
18

M.C. 2445-0021



LOT 3
2.00 AC

SEE SHEET 10
PRELIMINARY GRADING PLAN

SEE SHEET 11

PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 1800000 3070 Village Drive
 ENCINITAS, CA 92025
 760-940-1000 FAX 760-940-1004

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
9
OF
18

P.C. 2445-0021

SEE SHEET 09

SEE SHEET 10



PROPOSED ALLEY TYPE DRIVEWAY APRON PER STANDARD DRAWING NO. D-5-E

RELOCATE TRAFFIC SIGNAL FOR WIDENING OF E. GRAND STREET LIGHT TO BE RELOCATED

EXIST. PEDESTRIAN RAMP TO BE REMOVED AND REPLACED WITH FULL HEIGHT CURB

PRELIMINARY GRADING PLAN

PREPARED BY:



HUNSAKER & ASSOCIATES
SAN DIEGO, CA

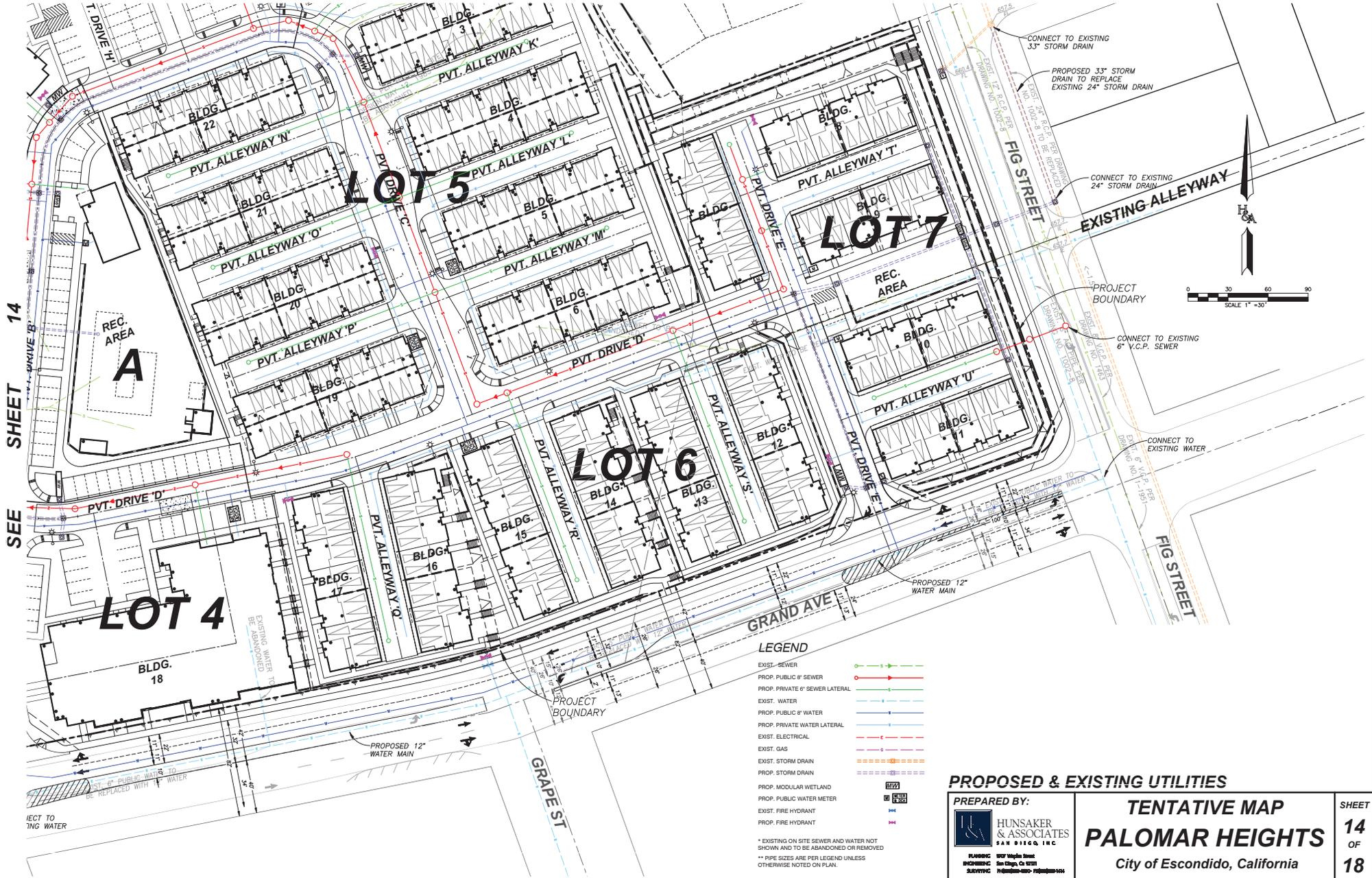
PROJECT: Palomar Heights
DATE: July 30, 2020
DRAWN BY: [Name]

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET
11
OF
18

SEE SHEET 12

SEE SHEET 14



- LEGEND**
- EXIST. SEWER
 - PROP. PUBLIC 8" SEWER
 - PROP. PRIVATE 6" SEWER LATERAL
 - EXIST. WATER
 - PROP. PUBLIC 8" WATER
 - PROP. PRIVATE WATER LATERAL
 - EXIST. ELECTRICAL
 - EXIST. GAS
 - EXIST. STORM DRAIN
 - PROP. STORM DRAIN
 - PROP. MODULAR WETLAND
 - PROP. PUBLIC WATER METER
 - EXIST. FIRE HYDRANT
 - PROP. FIRE HYDRANT

* EXISTING ON SITE SEWER AND WATER NOT SHOWN AND TO BE ABANDONED OR REMOVED
 ** PIPE SIZES ARE PER LEGEND UNLESS OTHERWISE NOTED ON PLAN.

PROPOSED & EXISTING UTILITIES		<p>TENTATIVE MAP PALOMAR HEIGHTS City of Escondido, California</p>	<p>SHEET 14 OF 18</p>
<p>PREPARED BY:</p> <p>HUNSAKER & ASSOCIATES SAN DIEGO, INC.</p>	<p>PLANNING: 2022 ENGINEERING: 2022 SURVEYING: 2022</p>		

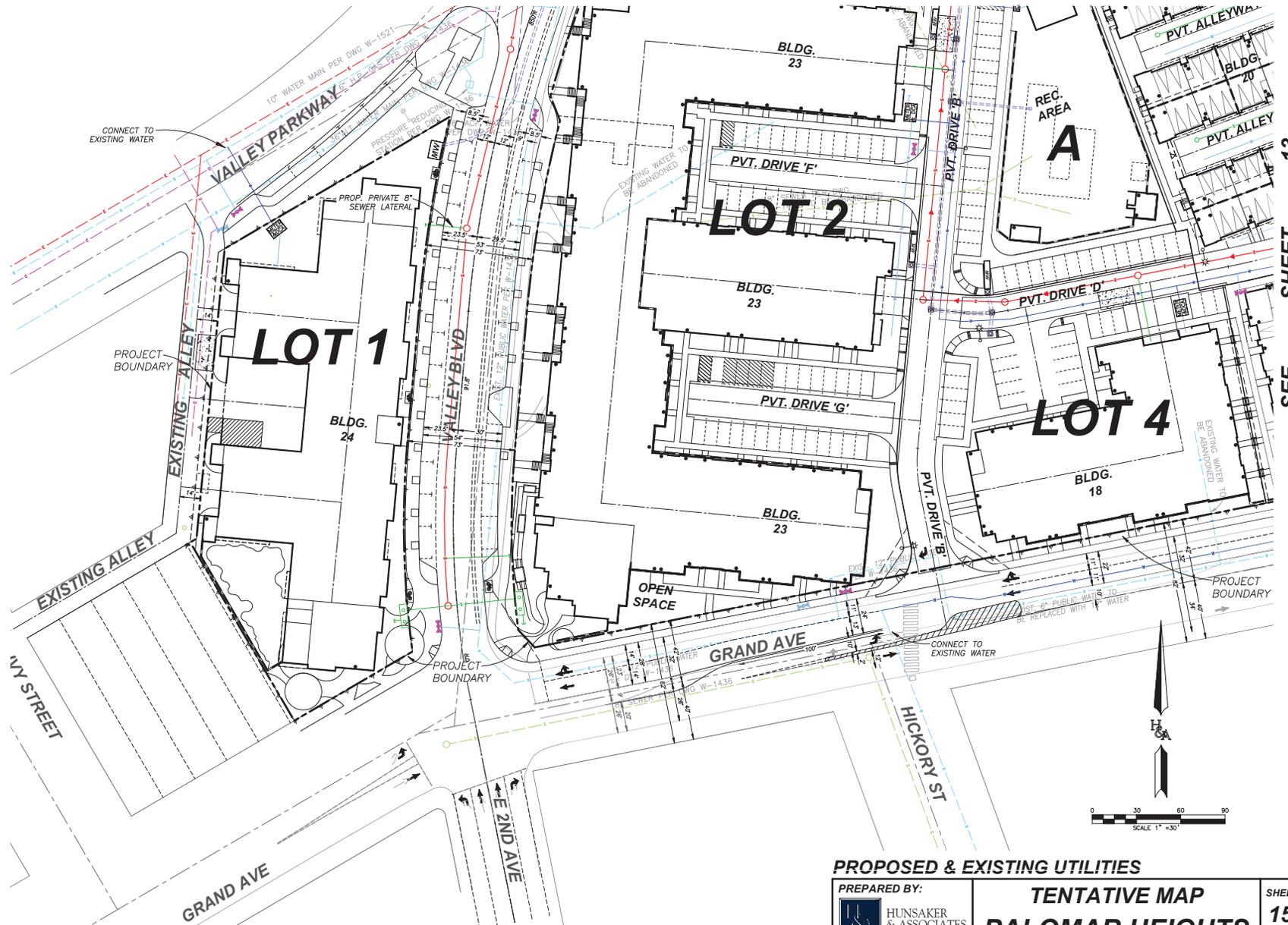
SEE SHEET 12

SEE SHEET 13

LEGEND

- EXIST. SEWER
- PROP. PUBLIC 8" SEWER
- PROP. PRIVATE 8" SEWER LATERAL
- EXIST. WATER
- PROP. PUBLIC 8" WATER
- PROP. PRIVATE WATER LATERAL
- EXIST. ELECTRICAL
- EXIST. GAS
- EXIST. STORM DRAIN
- PROP. STORM DRAIN
- PROP. MODULAR WETLAND
- PROP. PUBLIC WATER METER
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT

* EXISTING ON SITE SEWER AND WATER NOT SHOWN AND TO BE ABANDONED OR REMOVED
 ** PIPE SIZES ARE PER LEGEND UNLESS OTHERWISE NOTED ON PLAN.



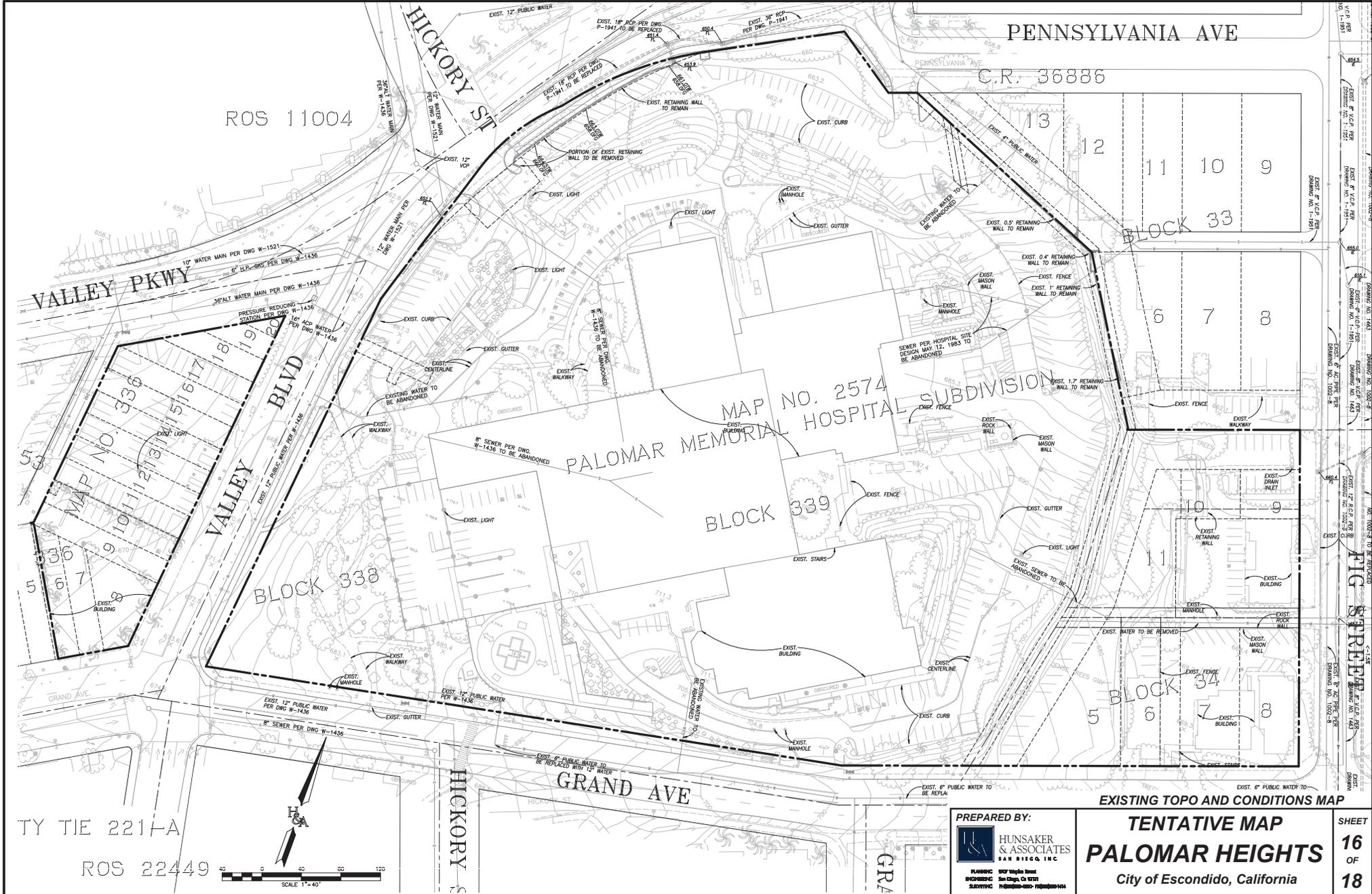
PROPOSED & EXISTING UTILITIES

PREPARED BY:

HUNSAKER & ASSOCIATES
 SAN DIEGO, CA
 PLANNING 3607 Maple Street
 ENCINITAS, CA 92036
 760-942-1000

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
15
 OF
18



ROS 11004

PENNSYLVANIA AVE

C.R. 36886

VALLEY PKWY

VALLEY BLVD

MAP NO. 2574
PALOMAR MEMORIAL HOSPITAL SUBDIVISION

BLOCK 339

BLOCK 333

EXISTING TOPO AND CONDITIONS MAP

TY TIE 221-A

ROS 22449



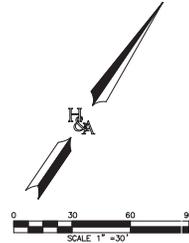
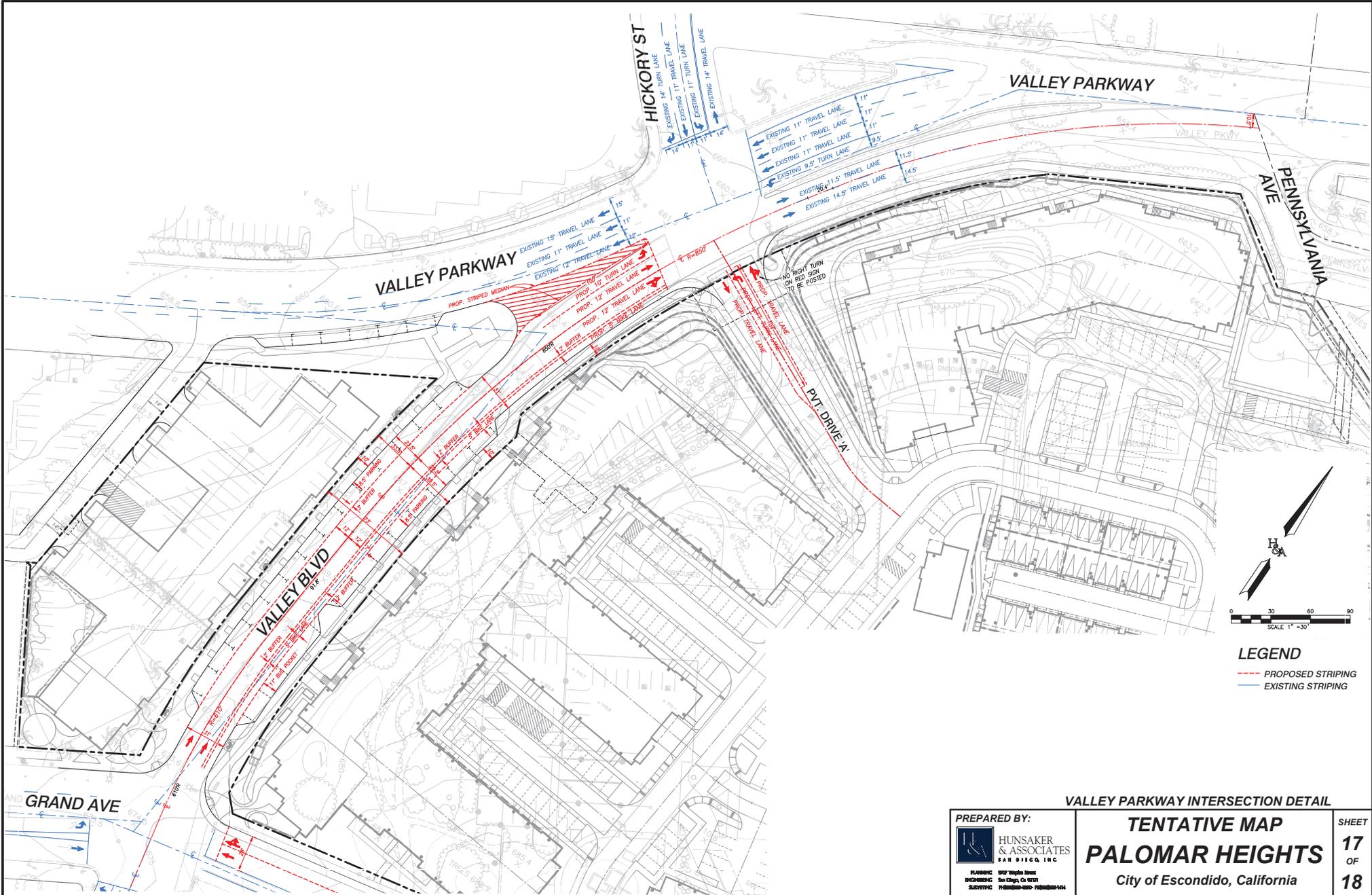
PREPARED BY:

HUNSAKER & ASSOCIATES
SAN DIEGO, CA

PLANNING: 3607 Virginia Street
ARCHITECTURE: 3607 Virginia Street, Suite 100
SUBDIVISION: 1400 La Jolla Village Drive, Suite 100

TENTATIVE MAP
PALOMAR HEIGHTS
City of Escondido, California

SHEET	16
OF	18



LEGEND
 - - - PROPOSED STRIPING
 ——— EXISTING STRIPING

VALLEY PARKWAY INTERSECTION DETAIL

PREPARED BY:
 **HUNSAKER & ASSOCIATES**
 SAN DIEGO, INC.
PLANNING 3627 Village Drive
 ENCINITAS, CA 92025
 SUBDIVISION 919-451-1000

TENTATIVE MAP
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
17
 OF
18

TITLE REFERENCE:

THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FULTS-CHICAGO TITLE COMPANY AS ORDER NO. 00101370-898-301-874, EFFECTIVE DATE NOVEMBER 28, 2018

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: APN 229-450-00

BLOCK 339 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 339 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE BY A CERTIFIED COPY OF RESOLUTION NO. 35-209, RECORDED AUGUST 4, 1982 AS FILE NO. 1982-23968 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-23675, ALSO THAT PORTION OF GRAPE STREET AND E. PENNSYLVANIA AVENUE ADJACENT TO SAID BLOCK 339 ON THE EAST, NORTHEAST AND NORTH AS VACATED AND CLOSED TO PUBLIC USE BY ORDINANCE OF THE CITY OF ESCONDIDO NO. 784 RECORDED MAY 29, 1961 AND BY A CERTIFIED COPY OF RESOLUTION NO. 3791 RECORDED NOVEMBER 13, 1987 AS FILE NO. 179214.

PARCEL B: APN 229-450-05

BLOCK 338 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1949, TOGETHER WITH THAT PORTION OF HICKORY STREET ADJACENT TO SAID BLOCK 338 ON THE EAST AS VACATED AND CLOSED TO PUBLIC USE, A CERTIFIED COPY OF RESOLUTION NO. 35-209, RECORDED AUGUST 4, 1982 AS FILE NO. 1982-23968 AND RE-RECORDED AUGUST 27, 1982 AS FILE NO. 1982-23675, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL C: APN 230-163-00

LOT 5, BLOCK 34, PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, TOGETHER WITH THAT PORTION OF THE SOUTHWESTERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL D: APN 230-163-01

ALL THAT PORTION OF LOTS 9, 10, AND 11 OF BLOCK 34 AND OF THE EASTERLY ONE-HALF OF GRAPE STREET ADJOINING SAID LOT 11 ON THE WEST AS VACATED AND CLOSED TO PUBLIC USE AND OF A PORTION OF OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE IN PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 11 WHICH IS DISTANT SOUTH 89°39'30" WEST ALONG THE SOUTHWESTERLY BOUNDARIES OF SAID LOTS 9, 10 AND 11 A DISTANCE OF 125.00 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY OF SAID LOT 11 AND THE SOUTHWESTERLY PROLONGATION THEREOF SOUTH 89°39'30" WEST 193.50 FEET TO THE CENTER LINE OF THE ABOVE MENTIONED GRAPE STREET; THENCE ALONG SAID CENTER LINE NORTH 11°07'00" EAST 19.45 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID CENTER LINE NORTH 7°07'00" WEST 141.02 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING SOUTH 86°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID LOT 11; THENCE NORTH 86°40'00" EAST 40.00 FEET TO SAID NORTHWESTERLY CORNER OF SAID LOT 11; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 11 BEARING SOUTH 86°40'00" WEST FROM THE NORTHWESTERLY CORNER OF SAID VACATED PORTION OF OHIO AVENUE; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID VACATED PORTION OF OHIO AVENUE NORTH 43°45'40" EAST 184.14 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 43°45'40" EAST 3.50 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY NORTH 89°39'30" EAST 75.00 FEET TO THE BEGINNING OF TANGENT 15.00 FOOT RADIUS CURVE CONVEYING SOUTHWESTERLY; THENCE EASTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00" TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ALSO A POINT IN THE WESTERLY BOUNDARY OF FIO STREET ADJOINING SAID LOT 9 ON THE EAST; THENCE ALONG SAID WESTERLY BOUNDARY OF SAID FIO STREET, SOUTH 20°12'30" EAST 49.70 FEET TO A POINT IN SAID WESTERLY BOUNDARY DISTANT THEREFROM NORTH 01°23'00" WEST 80.20 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE PARALLEL WITH THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 9, 10, AND 11, SOUTH 69°39'30" WEST 63.00 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 69°39'30" WEST 42.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9, SOUTH 20°12'30" EAST 80.20 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 9; AND THE POINT OF BEGINNING TOGETHER WITH THAT PORTION OF THE SOUTHEASTERLY HALF OF EAST OHIO AVENUE AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 74-211 TO THE CITY COUNCIL OF THE CITY OF ESCONDIDO RECORDED OCTOBER 21, 1974 AS FILE NO. 1974-28073, OFFICIAL RECORDS, TOGETHER WITH THE NORTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW, TOGETHER WITH THAT PORTION OF GRAPE STREET ADJOINING THE NORTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL E: APN 230-163-03

LOTS 7 AND 8 AND THE EASTERLY 20 FEET OF LOT 6, OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 1, 1949, TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL F: APN 230-163-02

ALL THAT PORTION OF LOTS 9, 10 AND 11 OF BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9; THENCE ALONG THE EASTERLY BOUNDARY THEREOF NORTH 20°12'30" WEST 80.20 FEET; THENCE PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 9, TO AND 11, SOUTH 69°39'30" WEST 125.00 FEET; THENCE PARALLEL WITH THE EASTERLY BOUNDARY OF SAID LOT 9 SOUTH 20°12'30" EAST 80.20 FEET TO THE SOUTHERLY BOUNDARY OF LOT 11; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOTS 11, 10 AND 9, NORTH 69°39'30" WEST 125.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE NORTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

PARCEL G: APN 229-442-01

LOTS 18, 19 AND 20 IN BOOK 64 OF ESCONDIDO, CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL H: APN 229-442-01 & 18

LOTS 7, 8, 9, 10, 14 AND 15 EXCEPT THE WEST 3 FEET OF SAID LOT 6, IN BLOCK 64 OF ESCONDIDO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL I: APN 229-442-04

LOTS 11, 12 AND 13 IN BLOCK 64 OF THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

PARCEL J: APN 229-442-02

LOTS 16 & 17 IN BLOCK 64 IN THE CITY OF ESCONDIDO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PARCEL K: APN 230-163-04

LOT 6 IN BLOCK 34 OF PALOMAR MEMORIAL HOSPITAL SUBDIVISION, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1949, EXCEPTING THEREFROM THE EASTERLY 20 FEET THEREOF, TOGETHER WITH THE SOUTHERLY HALF OF THE ALLEY CONTIGUOUS WITH SAID PARCEL, WHICH UPON VACATION WOULD REVERT TO SAID LAND BY OPERATION OF LAW.

ENCUMBRANCES:

THE FOLLOWING MATTERS AFFECT PARCELS A, B, C AND D:

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
PURPOSE: THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES
RECORDING NO. 90029 OF OFFICIAL RECORDS
RECORDING DATE: MAY 29, 1961
AFFECTS: A PORTION OF PARCELS A, C AND D

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
PURPOSE: TO ERECT, CONSTRUCT, REPLACE, MAINTAIN, AND USE OF POLES, WIRES AND INCIDENTAL PURPOSES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY
RECORDING DATE: NOVEMBER 13, 1967
RECORDING NO. 178214 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL A.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
PURPOSE: TO CONSTRUCT, MAINTAIN AND OPERATE UNDERGROUND WATER PIPE LINES AND APPURTENANCES THERETO
RECORDING DATE: FEBRUARY 28, 1984
RECORDING NO. 84-07072 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS A AND B

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
PURPOSE: TRAFFIC SIGNAL AND APPURTENANCES THERETO
RECORDING DATE: SEPTEMBER 20, 1989
RECORDING NO. 89-50748 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL A.

△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
PURPOSE: PUBLIC STREET
RECORDING DATE: SEPTEMBER 20, 1989
RECORDING NO. 89-50748 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL A.

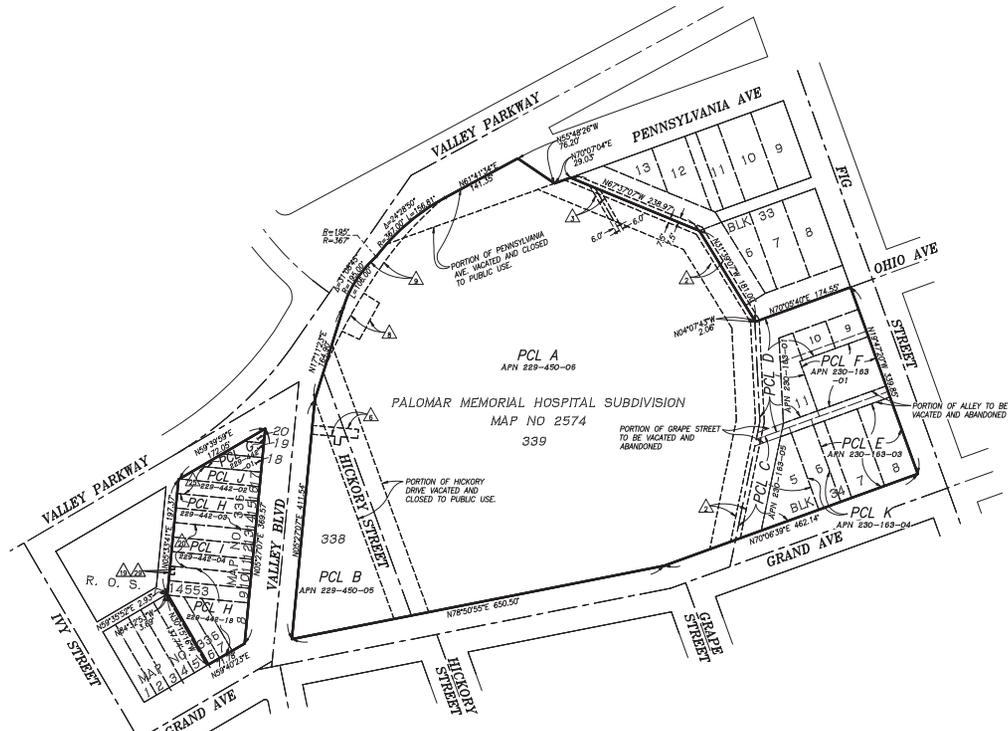
△ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: APRIL 28, 1992 AS INSTRUMENT NO. 1992-0248179, OF OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 13.00 FEET OF THE WESTERLY 8.00 FEET OF SAID LOT 10
AFFECTS: LOTS 7, 10 & 14, 15, PORTION 6

△ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: APRIL 28, 1992 AS INSTRUMENT NO. 1992-0248179, OF OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 13.00 FEET OF THE WESTERLY 8.00 FEET OF SAID LOT 10
AFFECTS: LOTS 7, 10 & 14, 15, PORTION 6

△ THE FOLLOWING MATTERS AFFECT PARCEL J:
THE FOLLOWING EASEMENTS RESERVED BY THE ESCONDIDO LAND & TOWN COMPANY (SUCCEDED BY THE CITY OF ESCONDIDO) FOR THE PIPELINES AS FOLLOWS:
IN BOOK 67, PAGE 35 OF DEEDS, AFFECTS LOT 13;
IN BOOK 67, PAGE 37 OF DEEDS, AFFECTS LOTS 11 & 12;

△ THE FOLLOWING MATTERS AFFECT PARCEL J:
THE FOLLOWING EASEMENTS RESERVED BY THE ESCONDIDO LAND & TOWN COMPANY (SUCCEDED BY THE CITY OF ESCONDIDO) FOR THE PIPELINES AS FOLLOWS:
IN BOOK 118, PAGE 08 OF DEEDS, AFFECTS LOT 16;
IN BOOK 118, PAGE 320, OF DEEDS, AFFECTS LOT 17;

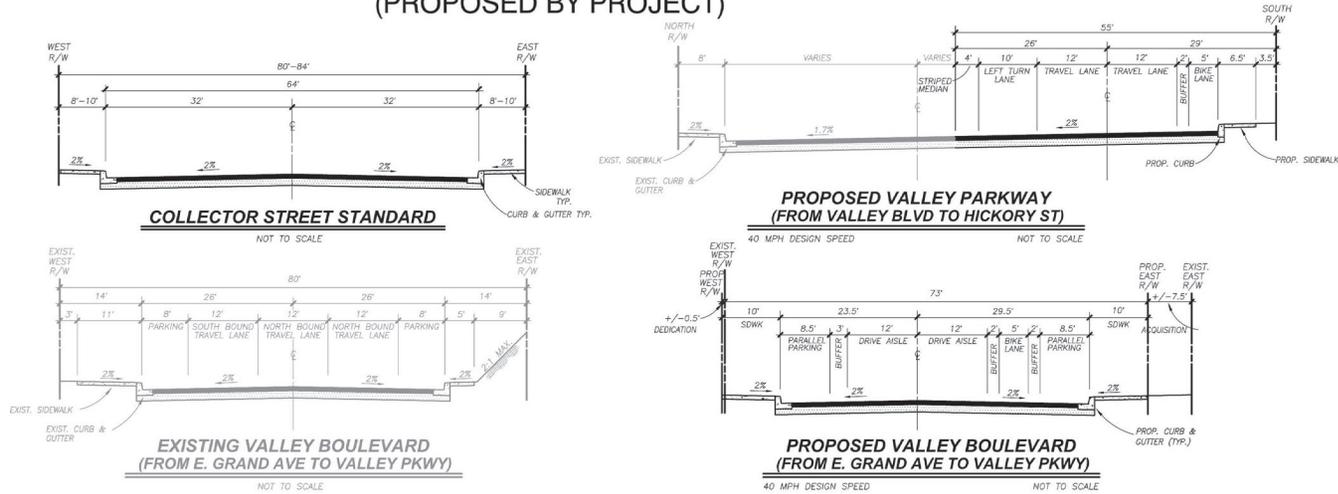
△ THE FOLLOWING MATTERS AFFECT PARCEL K:
AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: APRIL 28, 1992 AS INSTRUMENT NO. 1992-0248179, OF OFFICIAL RECORDS
AFFECTS: THE NORTHERLY 13.00 FEET OF THE WESTERLY 8.00 FEET OF SAID LOT 10



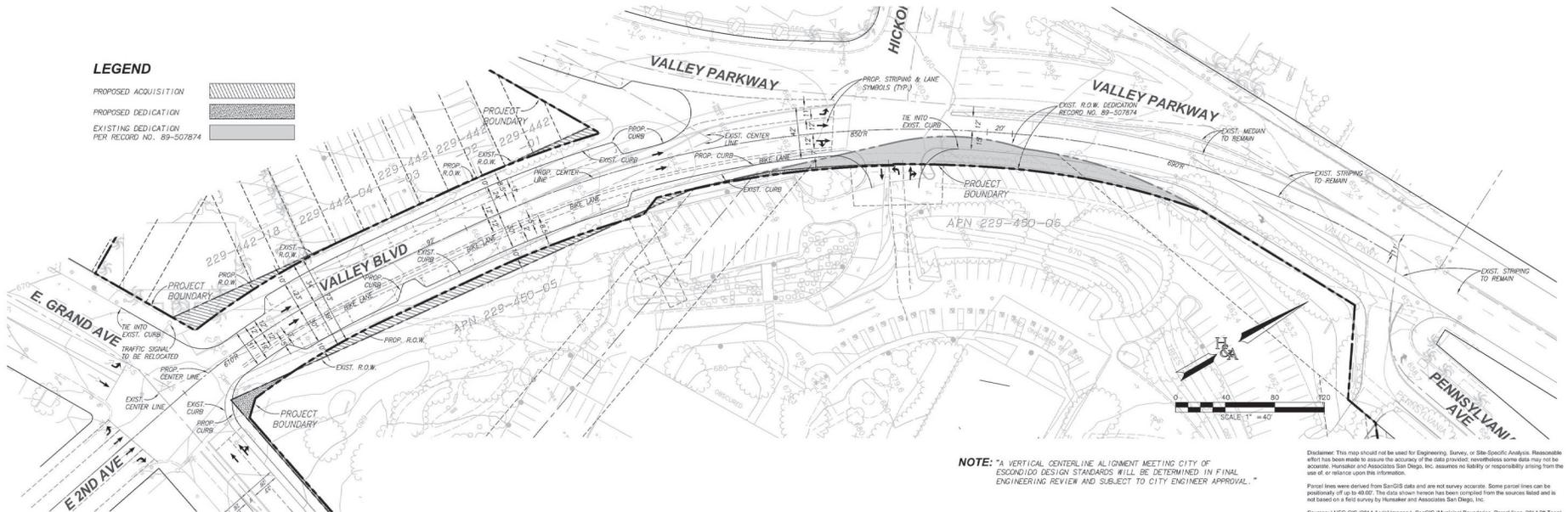
RECORD BOUNDARY AND ENCUMBRANCES

<p>HUNSAKER & ASSOCIATES A T A M 9116 G, INC</p> <p>PLANNING: 9507 Highgate Drive ENCINITAS, CA 92024 SUBDIVISION: 14000 Camino del Rio South, Suite 1000, San Diego, CA 92108</p>	<p>TENTATIVE MAP</p> <p>PALOMAR HEIGHTS</p> <p>City of Escondido, California</p>	<p>SHEET</p> <p>18</p> <p>OF</p> <p>18</p>
	<p>R:\14777&PH\PALOMAR HEIGHTS- TM Shw 18.dwg [Jul-30-2020:14:13</p>	<p>1/03_2445-0021</p>

SPECIFIC ALIGNMENT PLAN FOR: VALLEY BOULEVARD FROM E. GRAND AVE. TO VALLEY PARKWAY (PROPOSED BY PROJECT)



LEGEND

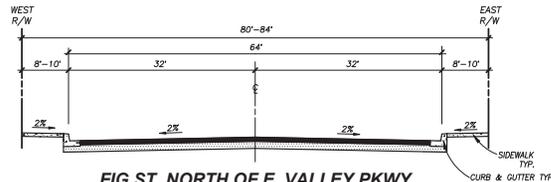


NOTE: "A VERTICAL CENTERLINE ALIGNMENT MEETING CITY OF ESCONDIDO DESIGN STANDARDS WILL BE DETERMINED IN FINAL ENGINEERING REVIEW AND SUBJECT TO CITY ENGINEER APPROVAL."

Disclaimer: This map should not be used for Engineering, Survey, or Site-Specific Analysis. Reasonable effort has been made to ensure the accuracy of the data provided; nevertheless some data may not be accurate. Hunter and Associates San Diego, Inc. assumes no liability or responsibility arising from the use of or reliance upon this information.
Parcel lines were derived from SanGIS data and are not survey accurate. Some parcel lines can be potentially off by up to 40.00'. The data shown herein has been compiled from the sources listed and is not based on a field survey by Hunter and Associates San Diego, Inc.
Sources: LUEG-GIS (2014 Aerial Imagery), SanGIS (Municipal Boundaries, Parcel Lines, 2014 DR Topo)

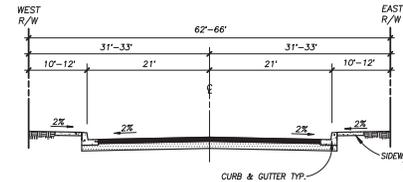
CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	APPRO	DATE	BENCH MARK	SCALE	OFFICE	DESIGNED BY	DRAWN BY	CHECKED BY	SUBMITTED	APPROVED	CITY OF ESCONDIDO	DEPT. OF PUBLIC WORKS	Drawing No.
CONTRACTOR							BENCH NUMBER	HORIZONTAL	FILED	OR	OR	OR			SPECIFIC ALIGNMENT PLAN FOR: VALLEY BOULEVARD (PROPOSED BY PROJECT) FROM E. GRAND AVE. TO VALLEY PARKWAY		X-XX-XXXX
INSPECTOR							DESCRIPTION	AS NOTED	TRAFFIC	PLANS PREPARED UNDER SUPERVISION OF	DATE	R.M.	BY	BY			Sheet 1 of 1
DATE COMPLETED							FLY. 2	AS NOTED			R.C.E. NO.	ASSISTANT CITY ENGINEER	DIRECTOR OF ENGINEERING SERVICES				

SPECIFIC ALIGNMENT PLAN FOR: NORTH FIG STREET EAST VALLEY PARKWAY TO EAST GRAND AVENUE (PROPOSED BY PROJECT)



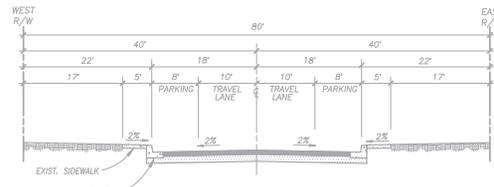
**FIG ST. NORTH OF E. VALLEY PKWY
COLLECTOR STREET STANDARD**

NOT TO SCALE



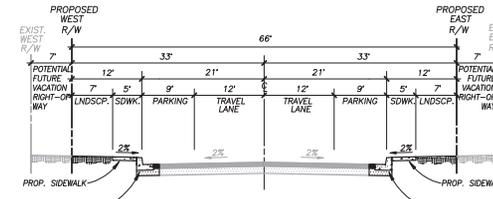
LOCAL COLLECTOR STREET STANDARD

NOT TO SCALE



**EXISTING FIG STREET
FROM E. VALLEY PKWY TO E. GRAND AVE
COLLECTOR STREET**

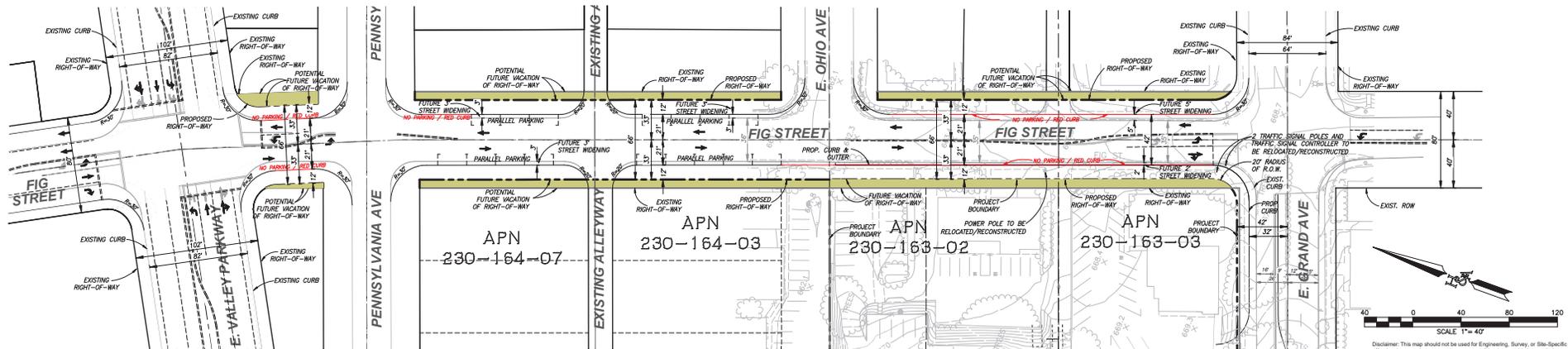
NOT TO SCALE



**PROPOSED FIG STREET
FROM E. VALLEY PKWY TO E. GRAND AVE.
LOCAL COLLECTOR STREET**

NOT TO SCALE

LEGEND
POTENTIAL FUTURE VACATION OF RIGHT OF WAY



Disclaimer: This map should not be used for Engineering, Survey, or Site-Specific Analysis. Reasonable effort has been made to assure the accuracy of the data provided; nevertheless some errors may not be accurate. Hunter and Associates San Diego, Inc. assumes no liability or responsibility arising from the use of or reliance upon this information.
Parcel lines were derived from SanGIS data and are not survey accurate. Some parcel lines can be potentially off up to 40.00'. The data shown herein has been compiled from the sources listed and is not based on a field survey by Hunter and Associates San Diego, Inc.
Sources: LIEG-GIS (2014 Aerial Imagery), SanGIS (Municipal Boundaries, Parcel Lines, 2014 28 Topo)

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	APP'D	DATE	BENCH NUMBER	BENCH MARK DESCRIPTION
CONTRACTOR								
INSPECTOR								
DATE COMPLETED								

SCALE	OFFICE	DESIGNED BY	DRAWN BY	CHECKED BY	SUBMITTED	APPROVED
HORIZONTAL AS NOTED	FILED	OR	OR	OR		
VERTICAL AS NOTED	TRAFFIC	PLANS PREPARED UNDER SUPERVISION OF		DATE	BY	BY
ELEV. 7				R.C.E. NO.	ASSISTANT CITY ENGINEER	DIRECTOR OF ENGINEERING SERVICES

CITY OF ESCONDIDO DEPT. OF PUBLIC WORKS Drawing No. _____

SPECIFIC ALIGNMENT PLAN FOR:
NORTH FIG STREET (PROPOSED BY PROJECT)
EAST VALLEY PARKWAY TO EAST GRAND AVENUE X-XX-XXXX

Sheet 1 of 1

R:\1477\APN\PALOMAR HEIGHTS - Specific Alignment Plan - Fig Street SH 01.dwg\July-03-2020-09:57

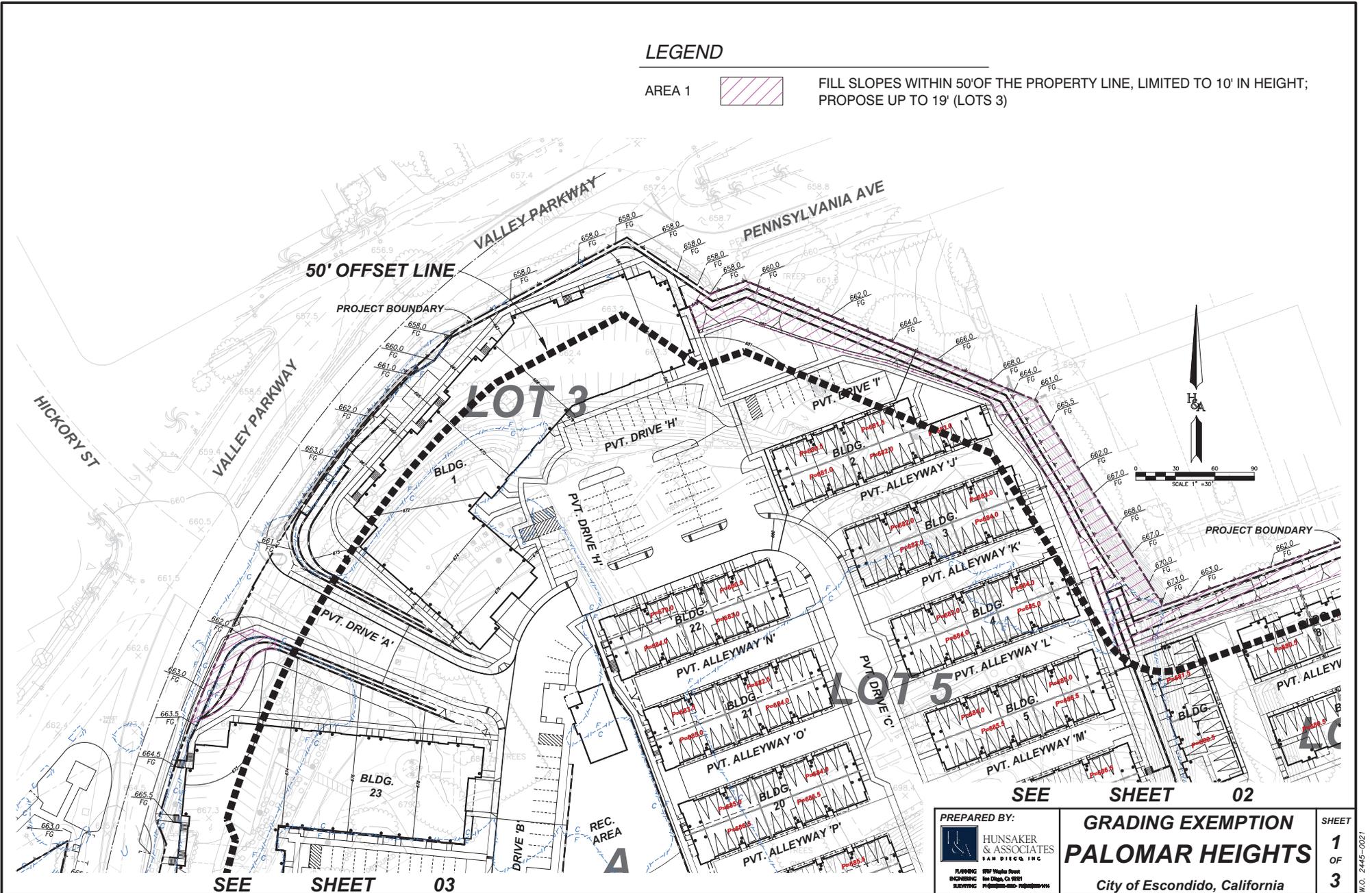
FIG. 2445-0021

LEGEND

AREA 1



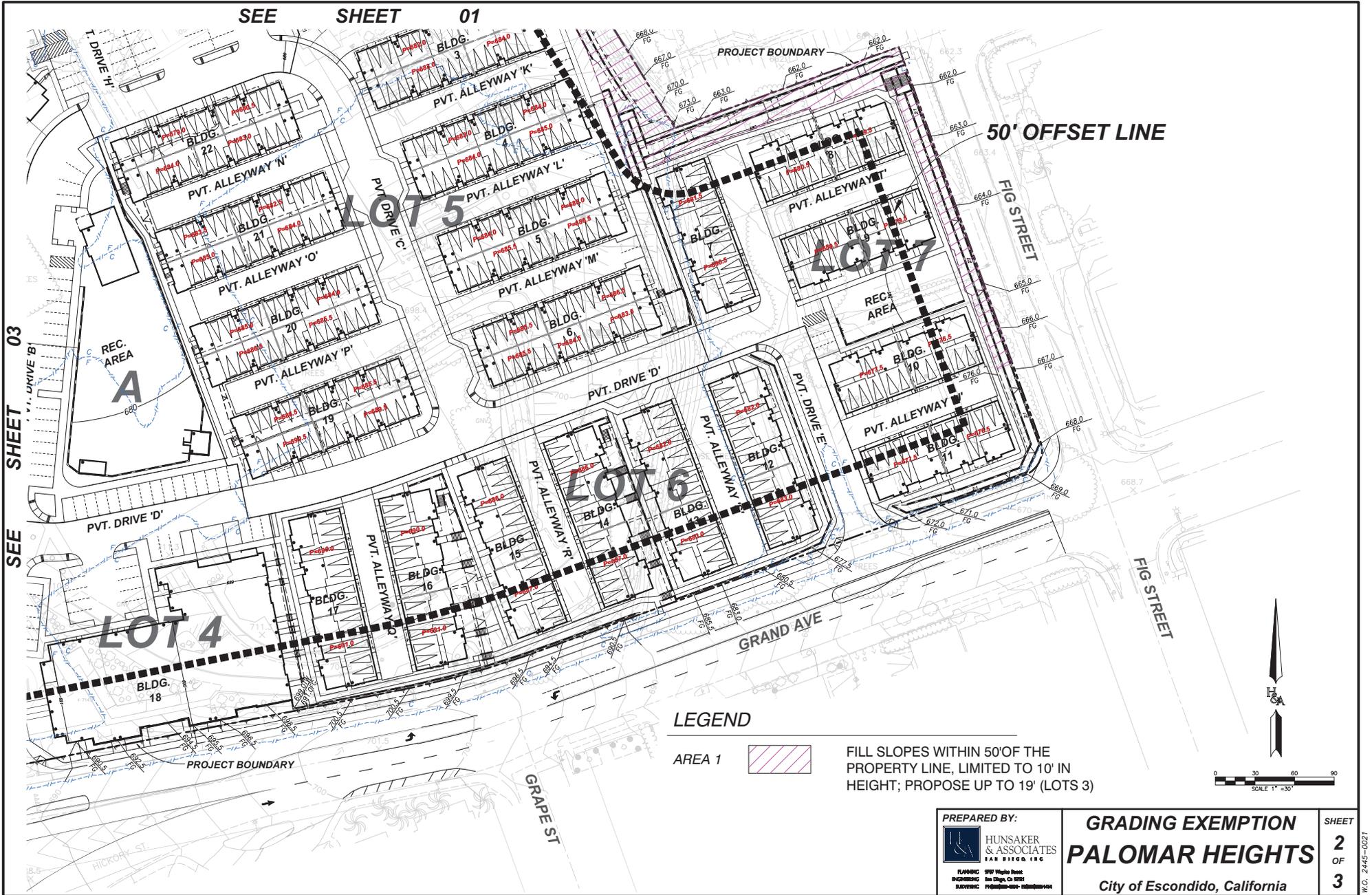
FILL SLOPES WITHIN 50' OF THE PROPERTY LINE, LIMITED TO 10' IN HEIGHT; PROPOSE UP TO 19' (LOTS 3)



PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
PLANNING 1000 Maple Street
 ENGINEERING San Diego, CA 92101
 SURVEYING PH020000-000 PH020000-000

GRADING EXEMPTION
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
 1
 OF
 3



SEE SHEET 01

SEE SHEET 03

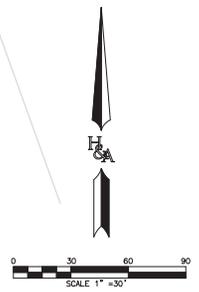
50' OFFSET LINE

LEGEND

AREA 1



FILL SLOPES WITHIN 50' OF THE PROPERTY LINE, LIMITED TO 10' IN HEIGHT; PROPOSE UP TO 19' (LOTS 5 & 7)



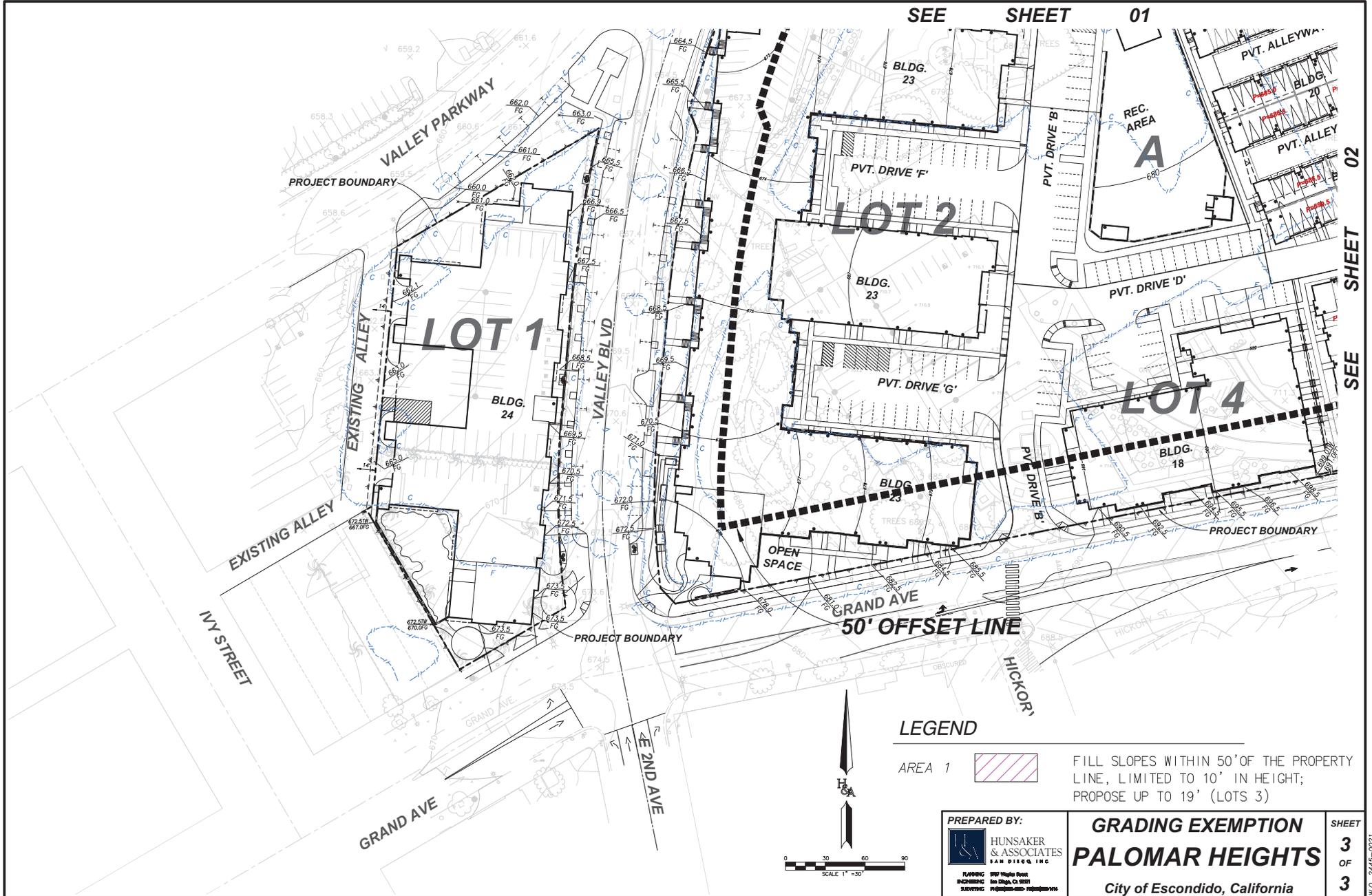
PREPARED BY:
 HUNSAKER & ASSOCIATES
 144 BIRCH ST
 ESCONDIDO, CA 92025
 TEL: 760-734-1100
 FAX: 760-734-1101
 WWW: HUNSAKER.COM

GRADING EXEMPTION
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
 2
 OF
 3

SEE SHEET 01

SEE SHEET 02



LEGEND

AREA 1 

FILL SLOPES WITHIN 50' OF THE PROPERTY LINE, LIMITED TO 10' IN HEIGHT; PROPOSE UP TO 19' (LOTS 3)

PREPARED BY:
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 PLANNING: [Signature]
 ENGINEERING: [Signature]
 SURVEYING: [Signature]

GRADING EXEMPTION
PALOMAR HEIGHTS
 City of Escondido, California

SHEET
 3
 OF
 3