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PALOMAR HEIGHTS

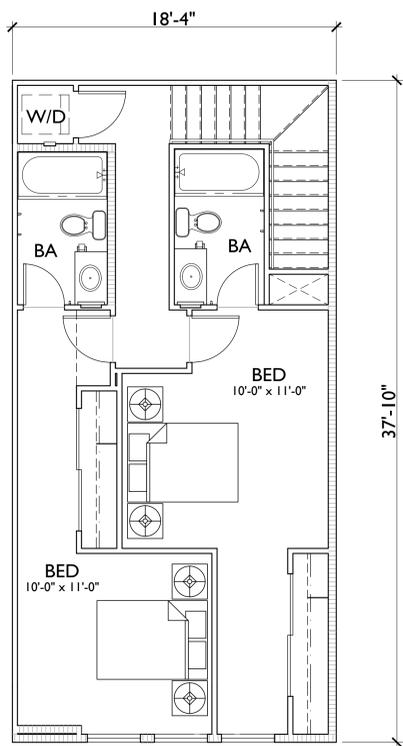
DECEMBER 13, 2019

SCALE: 
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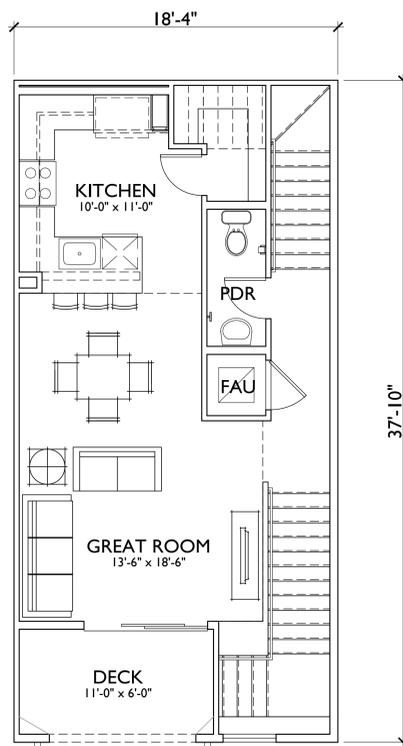
APARTMENTS - COVER SHEET



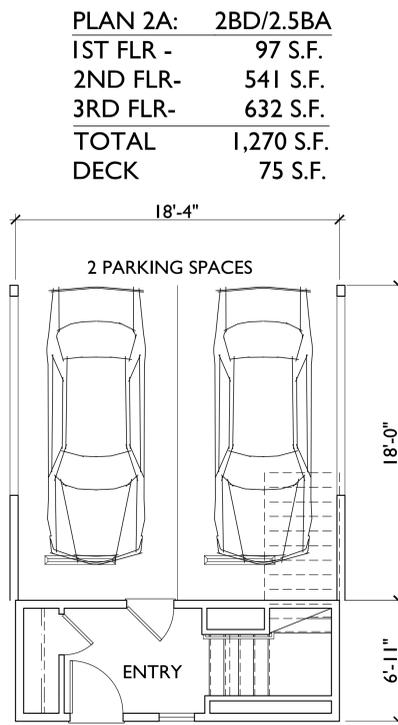
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



THIRD FLOOR

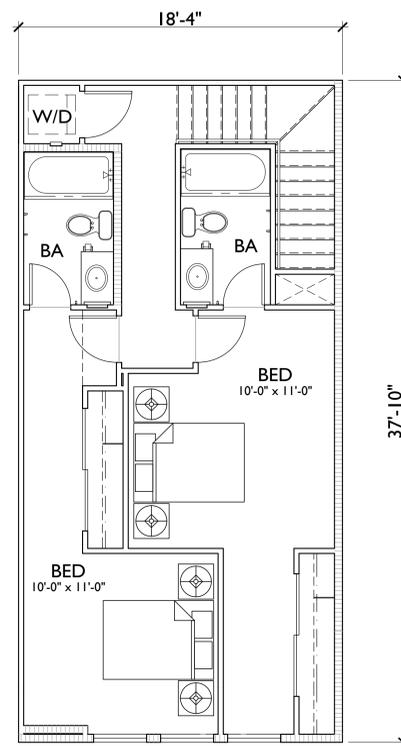


SECOND FLOOR

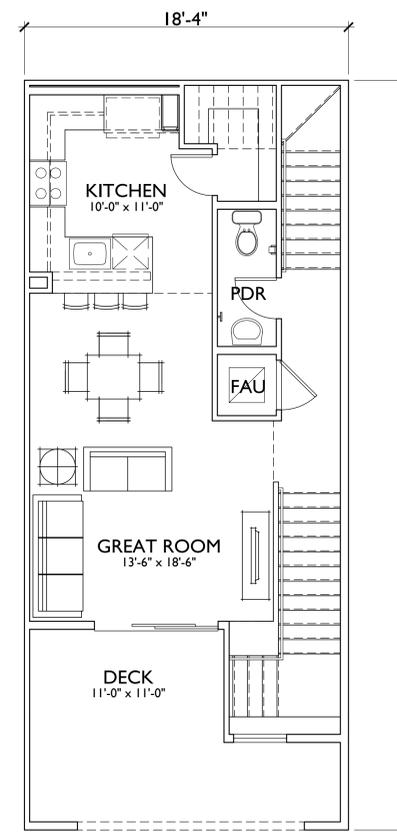


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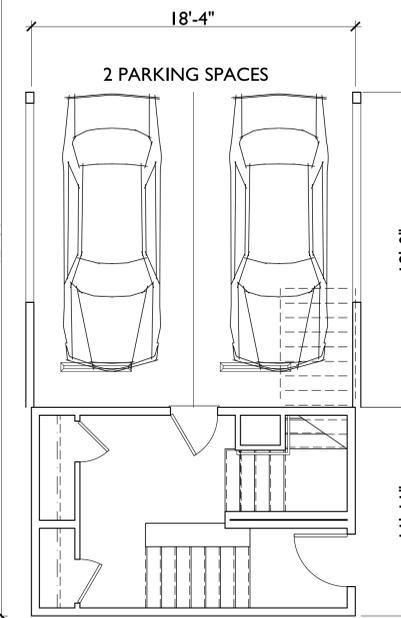
PLAN 2A: 2BD/2.5BA
 IST FLR - 97 S.F.
 2ND FLR- 541 S.F.
 3RD FLR- 632 S.F.
 TOTAL 1,270 S.F.
 DECK 75 S.F.



THIRD FLOOR

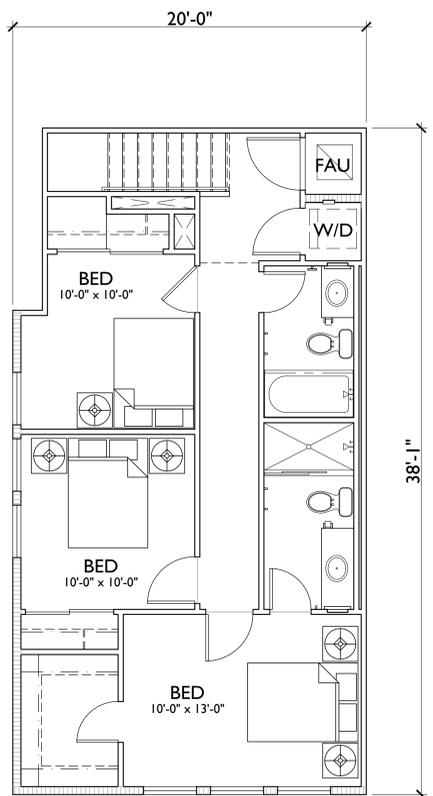


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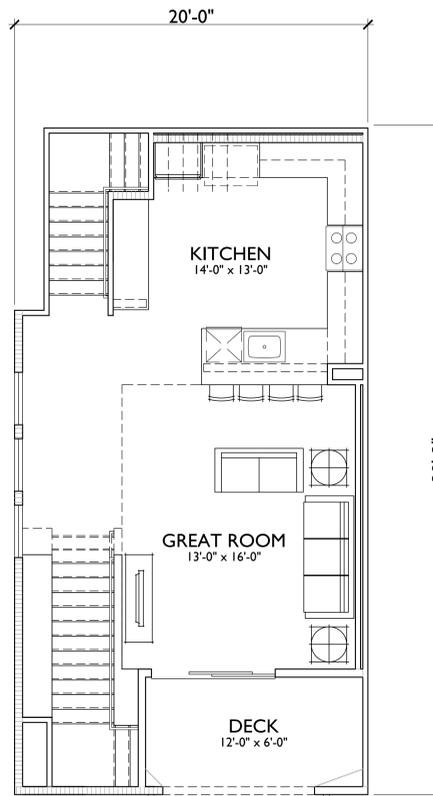


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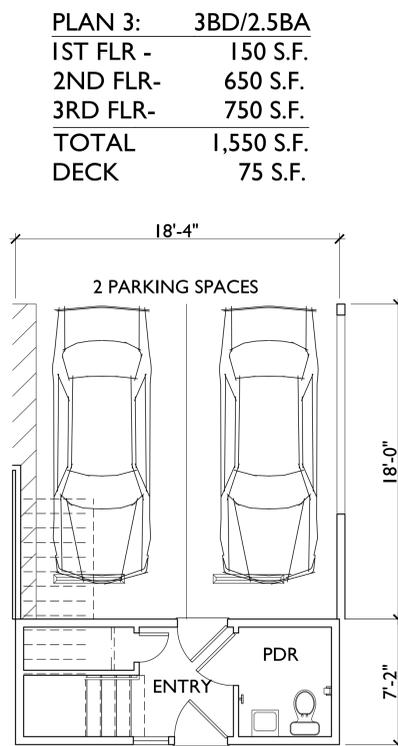
PLAN 2B: 2BD/2.5BA
 IST FLR - 177 S.F.
 2ND FLR- 541 S.F.
 3RD FLR- 632 S.F.
 TOTAL 1,350 S.F.
 DECK 160 S.F.



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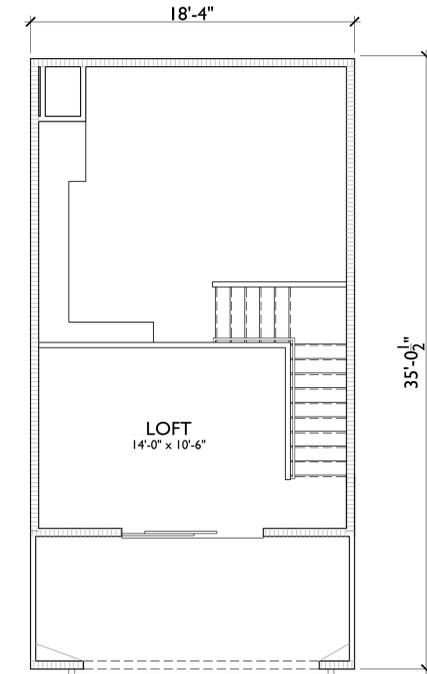


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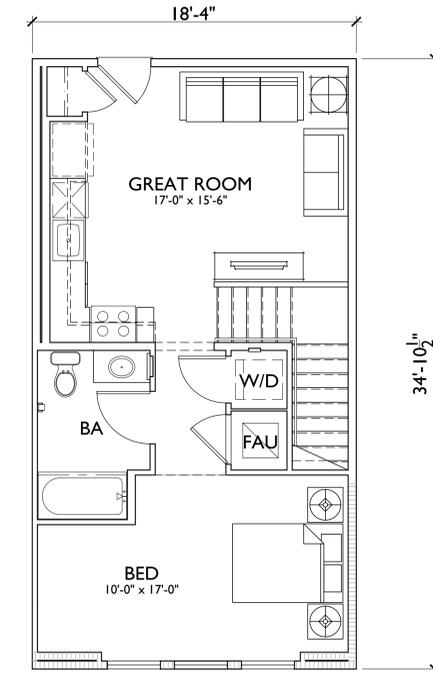


FIRST FLOOR

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



MEZZANINE



FIRST FLOOR

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

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PALOMAR HEIGHTS

DECEMBER 13, 2019

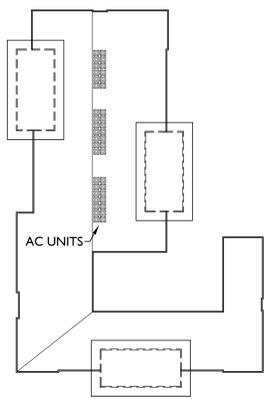


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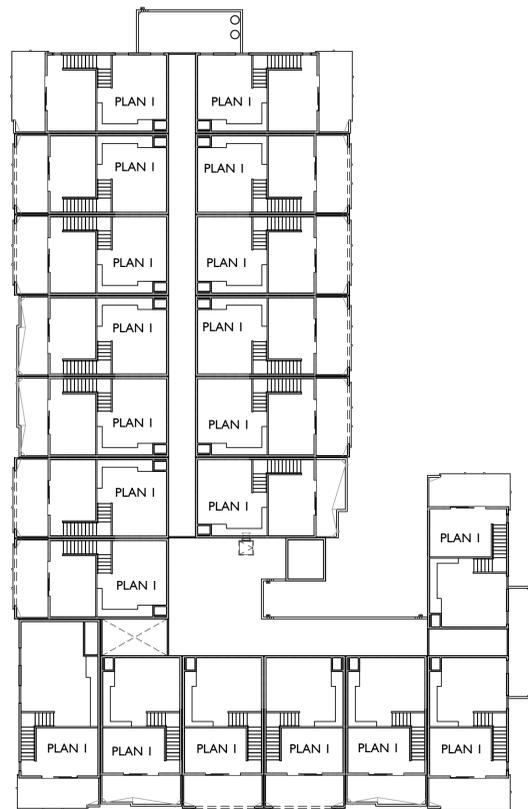
APARTMENTS - UNIT PLANS



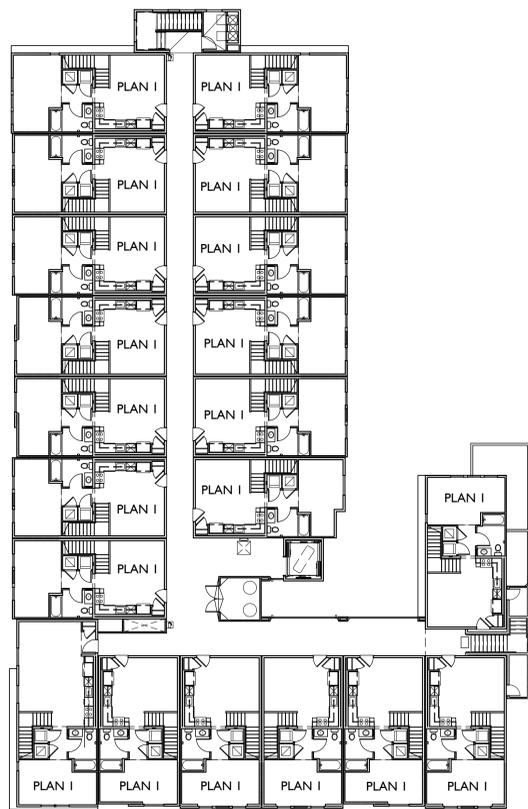
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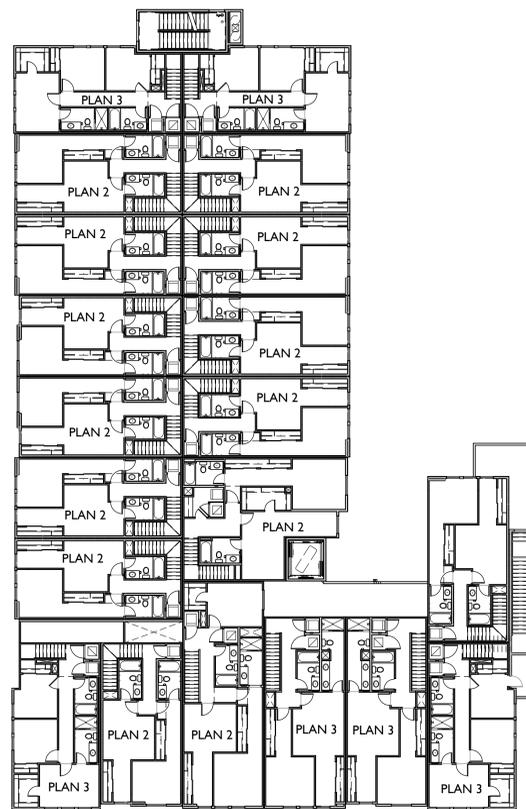
ROOF PLAN



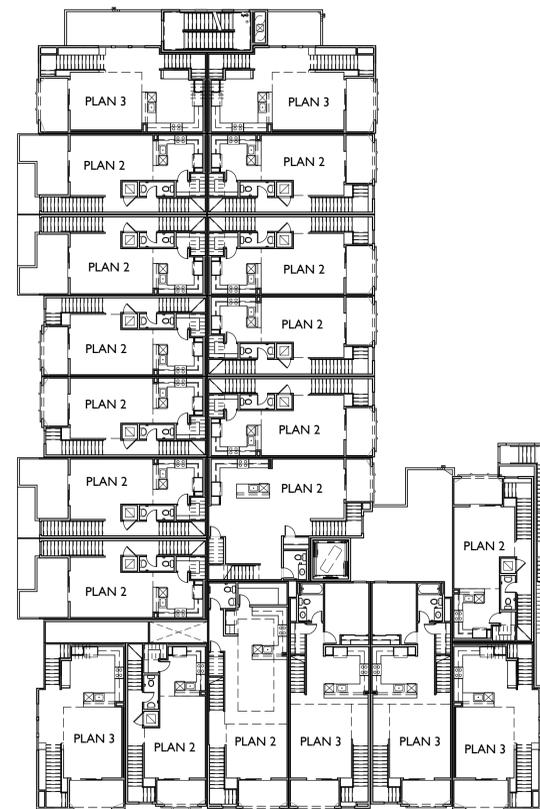
MEZZANINE



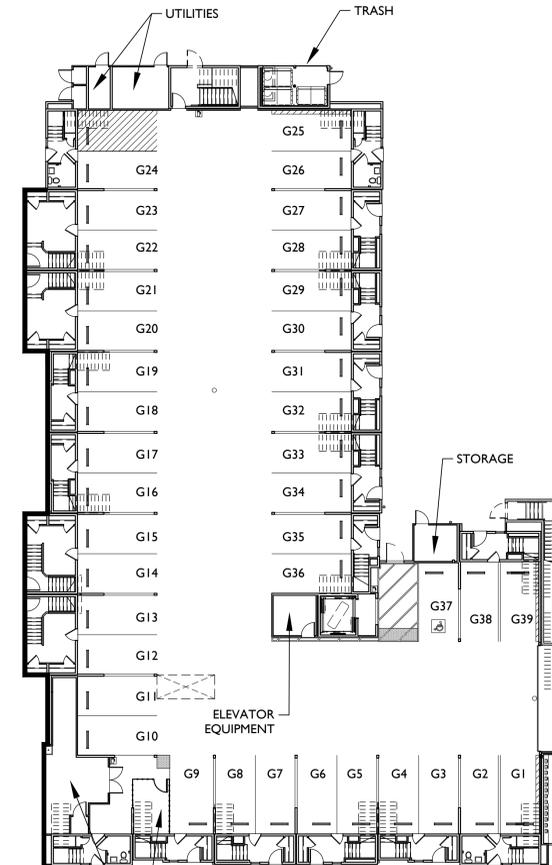
FOURTH FLOOR



THIRD FLOOR

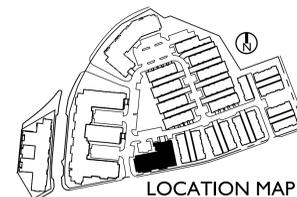


SECOND FLOOR



FIRST FLOOR

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



LOCATION MAP

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APARTMENTS - BLDG 18 COMPOSITE



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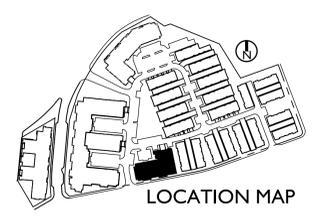
- COLOR APPLICATION**
SCHEME A
 REFER TO APARTMENTS COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - REPOSE GRAY SW 7015
 - (S3) STUCCO 3 - DIVERSE BEIGE SW 6079
 - (S4) STUCCO 4 - SUMMIT GRAY SW 7669
 - (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
 - (S6) STUCCO 6 - AT EASE SOLDIER SW 9127
 - (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

WEST



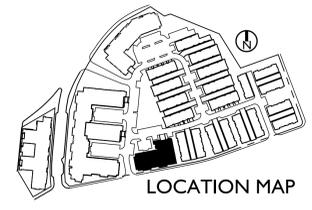
SOUTH





- COLOR APPLICATION**
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 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

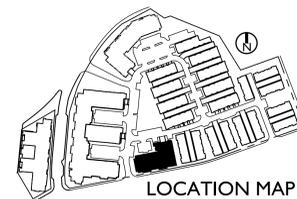




SOUTHEAST



SOUTHWEST

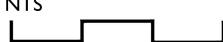


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PALOMAR HEIGHTS

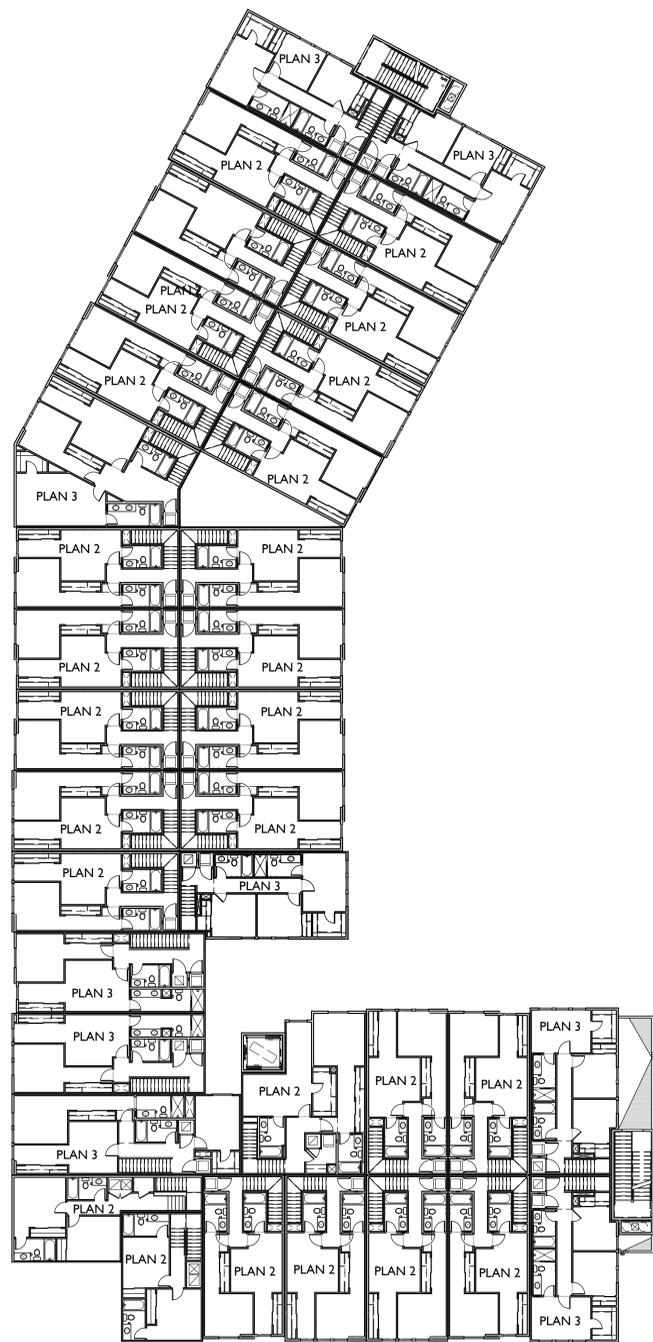
DECEMBER 13, 2019

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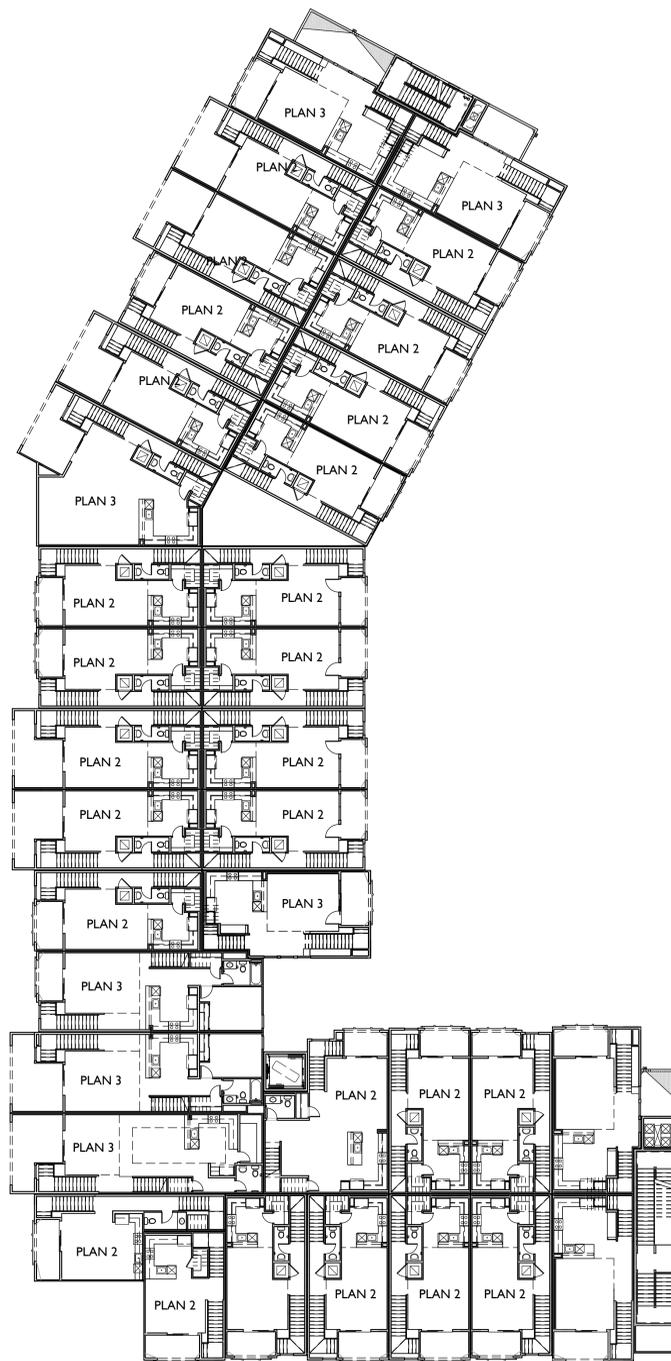
APARTMENTS - BLDG 18 PERSPECTIVES



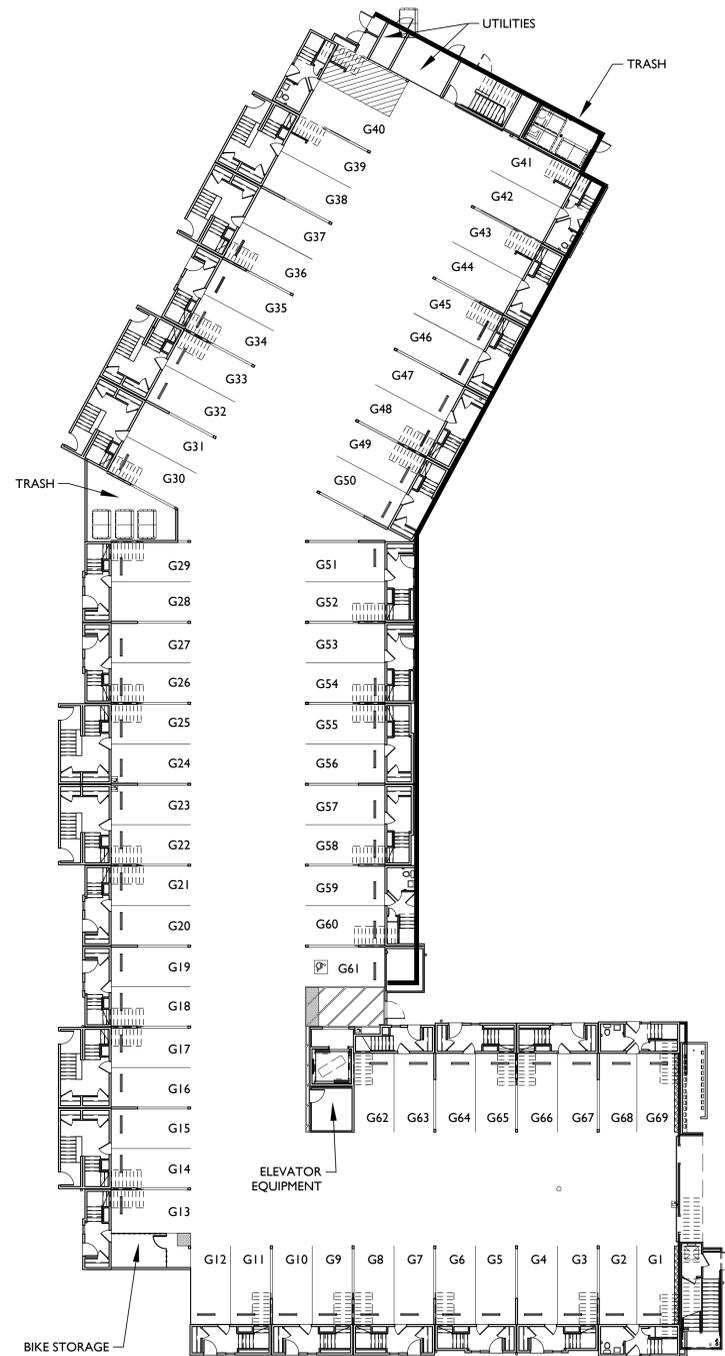
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THIRD FLOOR

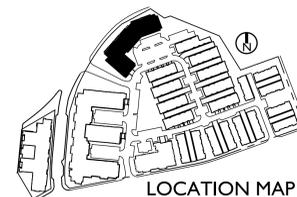


SECOND FLOOR



FIRST FLOOR

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



LOCATION MAP

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PALOMAR HEIGHTS

DECEMBER 13, 2019



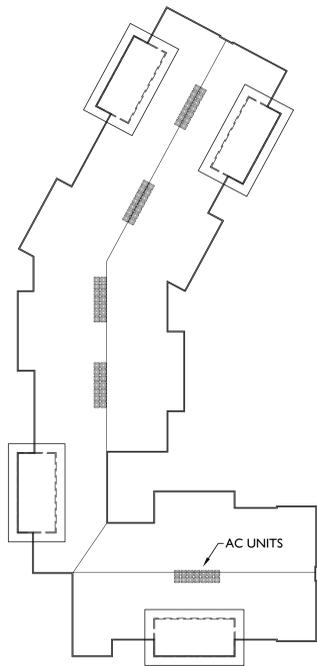
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APARTMENTS - BLDG I COMPOSITE

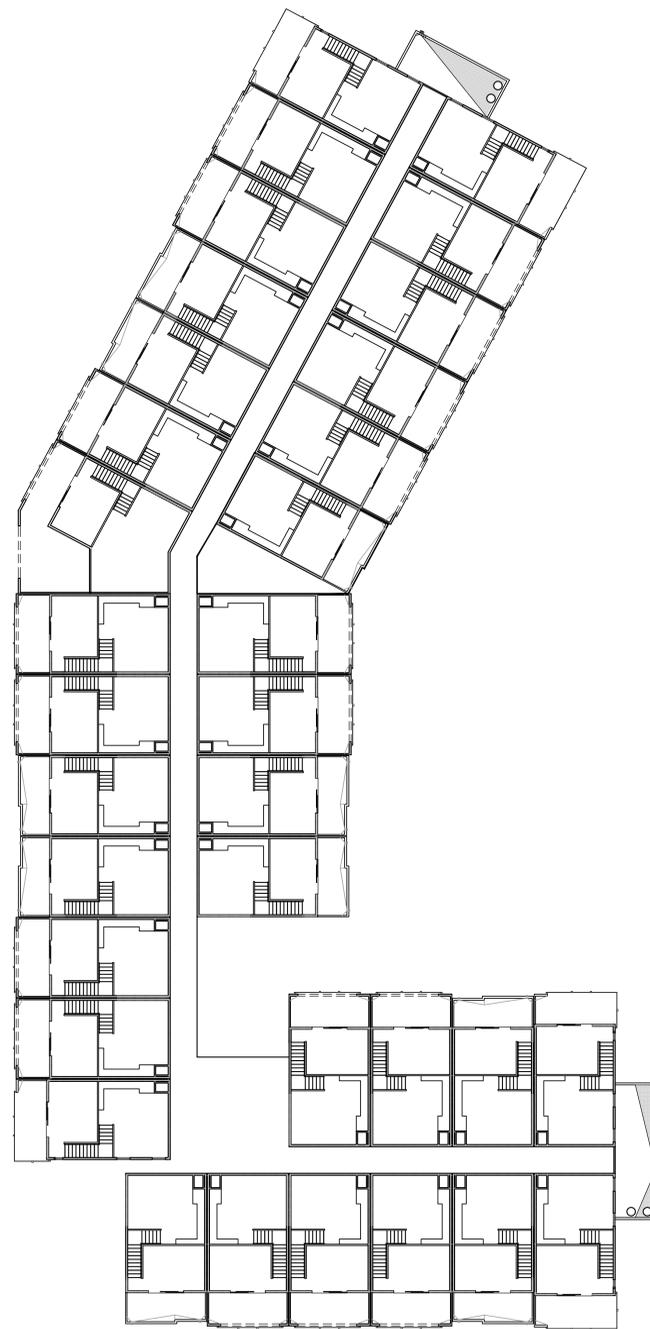


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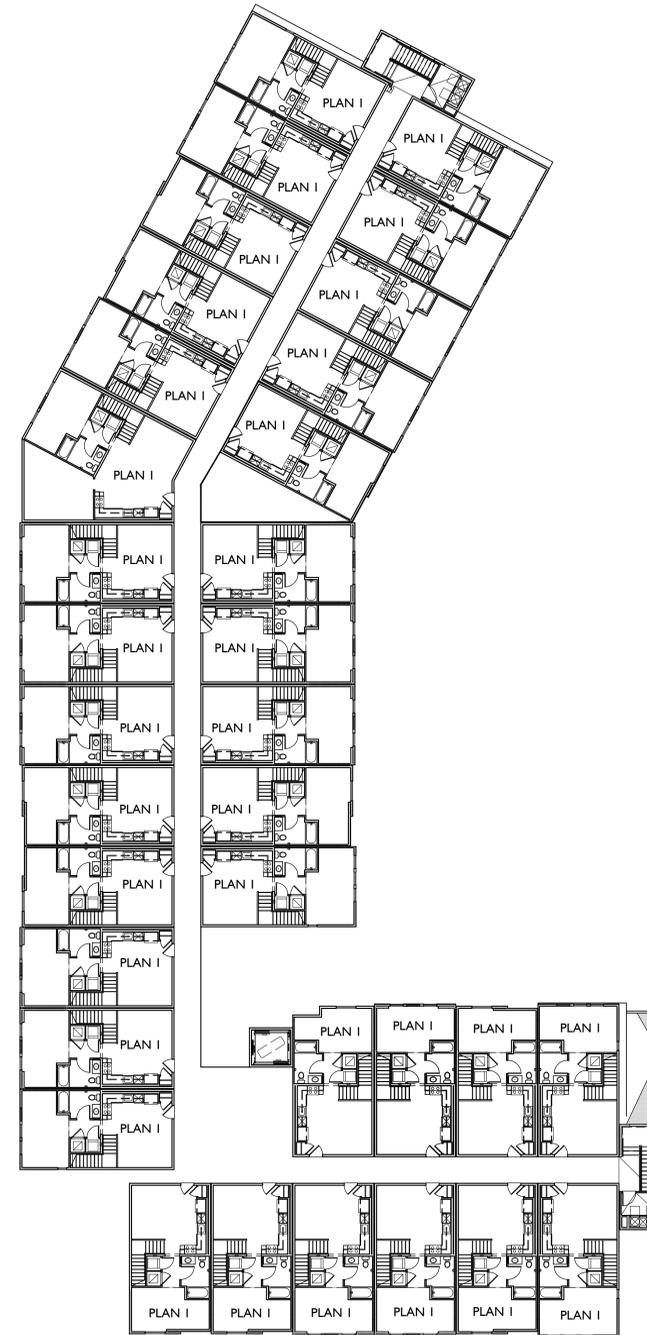
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ROOF PLAN

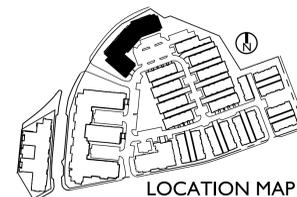


MEZZANINE LEVEL



FOURTH FLOOR

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



LOCATION MAP

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PALOMAR HEIGHTS

DECEMBER 13, 2019



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APARTMENTS - BLDG I COMPOSITE



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COLOR APPLICATION

SCHEME B

REFER TO APARTMENTS COLORBOARD

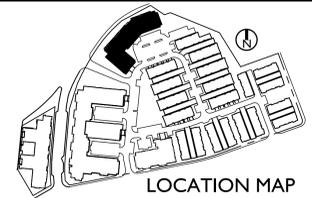
- (S1) STUCCO 1 - PURE WHITE SW 7005
- (S2) STUCCO 2 - REPOSE GRAY SW 7015
- (S3) STUCCO 3 - SAND TRAP SW 6066
- (S4) STUCCO 4 - SUMMIT GRAY SW 7669
- (S5) STUCCO 5 - GAUNTLET GRAY SW 7019
- (S6) STUCCO 6 - POOLHOUSE SW 7603
- (S7) SIDING - DORIAN GRAY SW 7017
- (A) ACCENT - THUNDER GRAY SW 7645
- (B)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



LOCATION MAP

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DECEMBER 13, 2019



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APARTMENTS - BLDG I ELEVATIONS



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A-5.1

COLOR APPLICATION

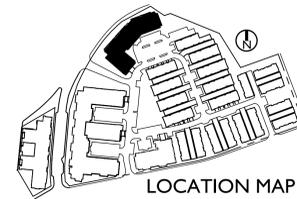
SCHEME B

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



LOCATION MAP

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PALOMAR HEIGHTS

DECEMBER 13, 2019



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APARTMENTS - BLDG I ELEVATIONS



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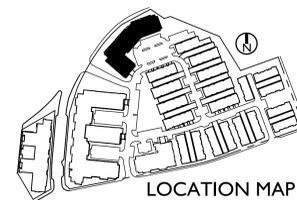
A-5.2



NORTH



WEST



LOCATION MAP

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PALOMAR HEIGHTS

DECEMBER 13, 2019

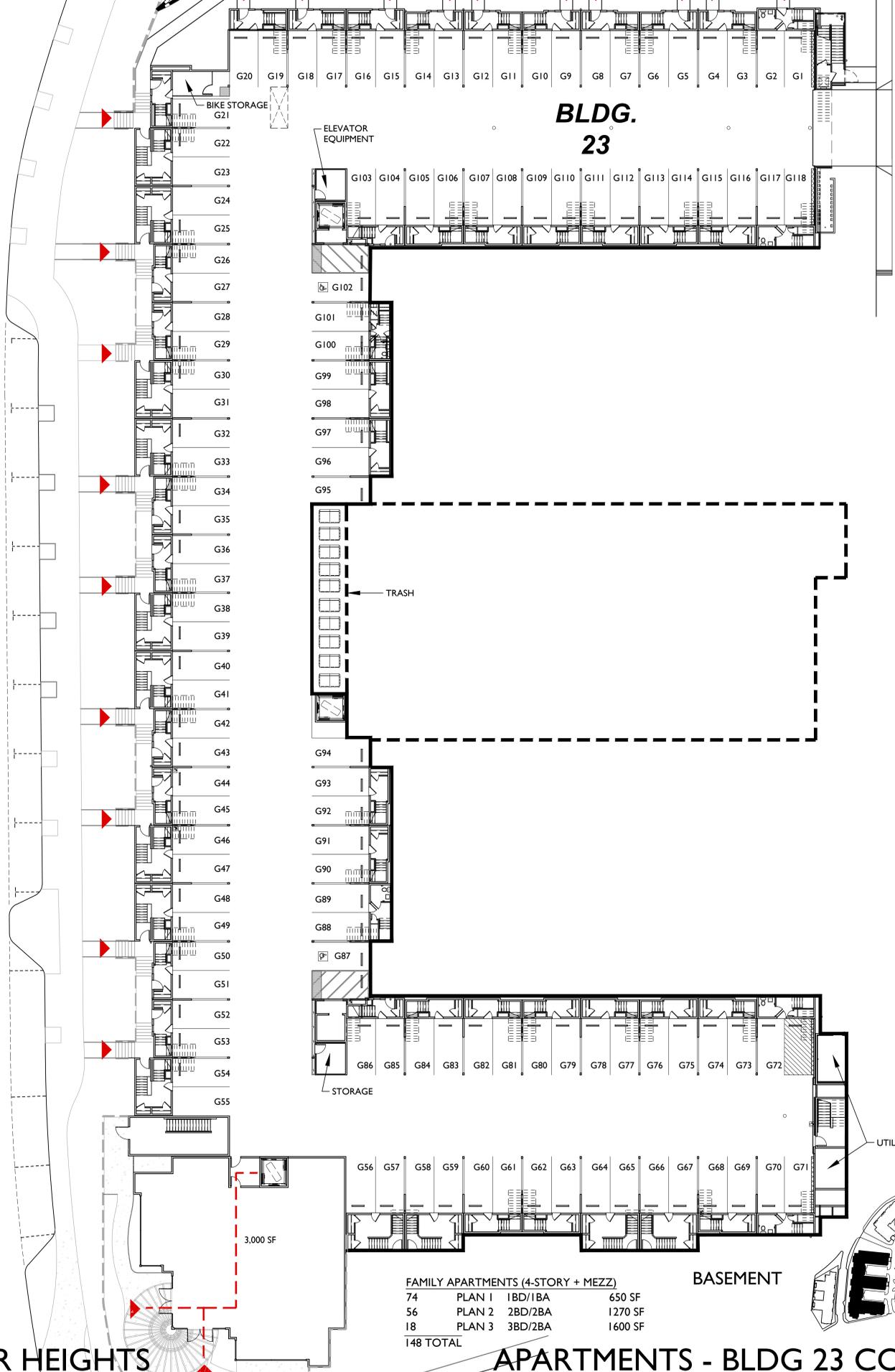
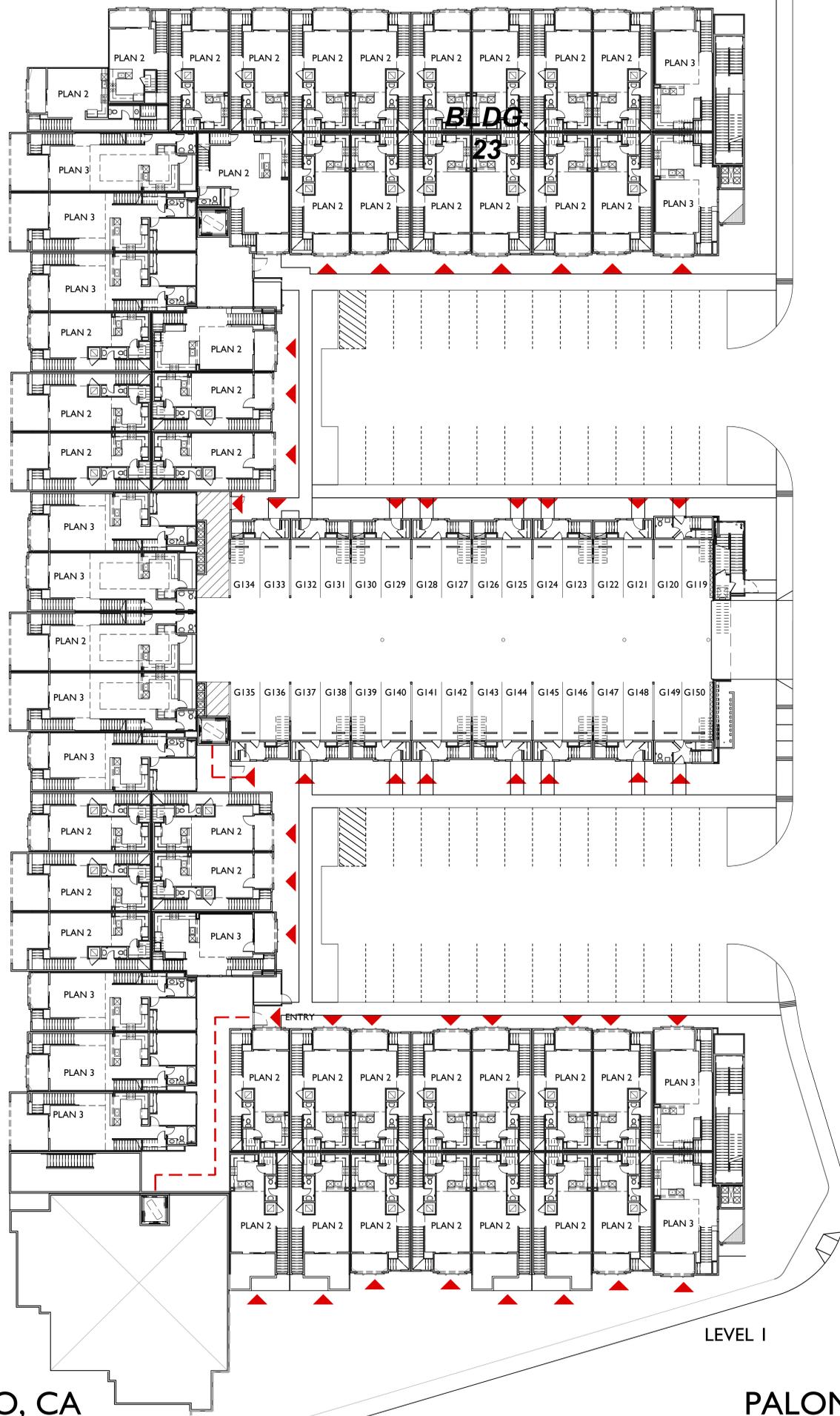
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APARTMENTS - BLDG I PERSPECTIVES

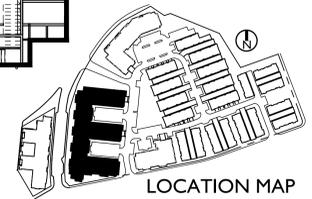


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FAMILY APARTMENTS (4-STORY + MEZZ)			
74	PLAN 1	1BD/1BA	650 SF
56	PLAN 2	2BD/2BA	1270 SF
18	PLAN 3	3BD/2BA	1600 SF
148 TOTAL			

BASEMENT



ESCONDIDO, CA

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PALOMAR HEIGHTS

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SCALE: 0 16 32 48

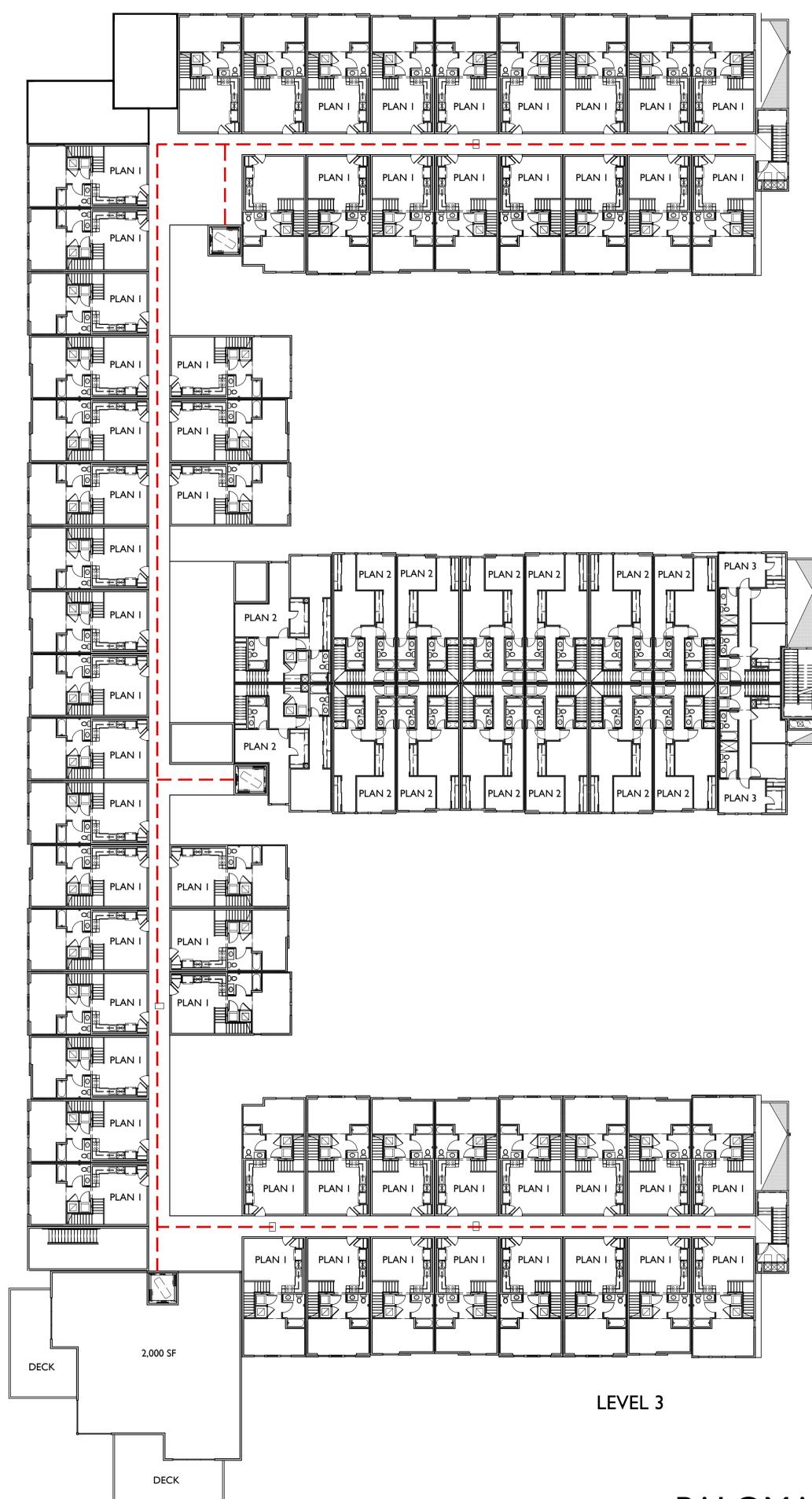
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APARTMENTS - BLDG 23 COMPOSITE

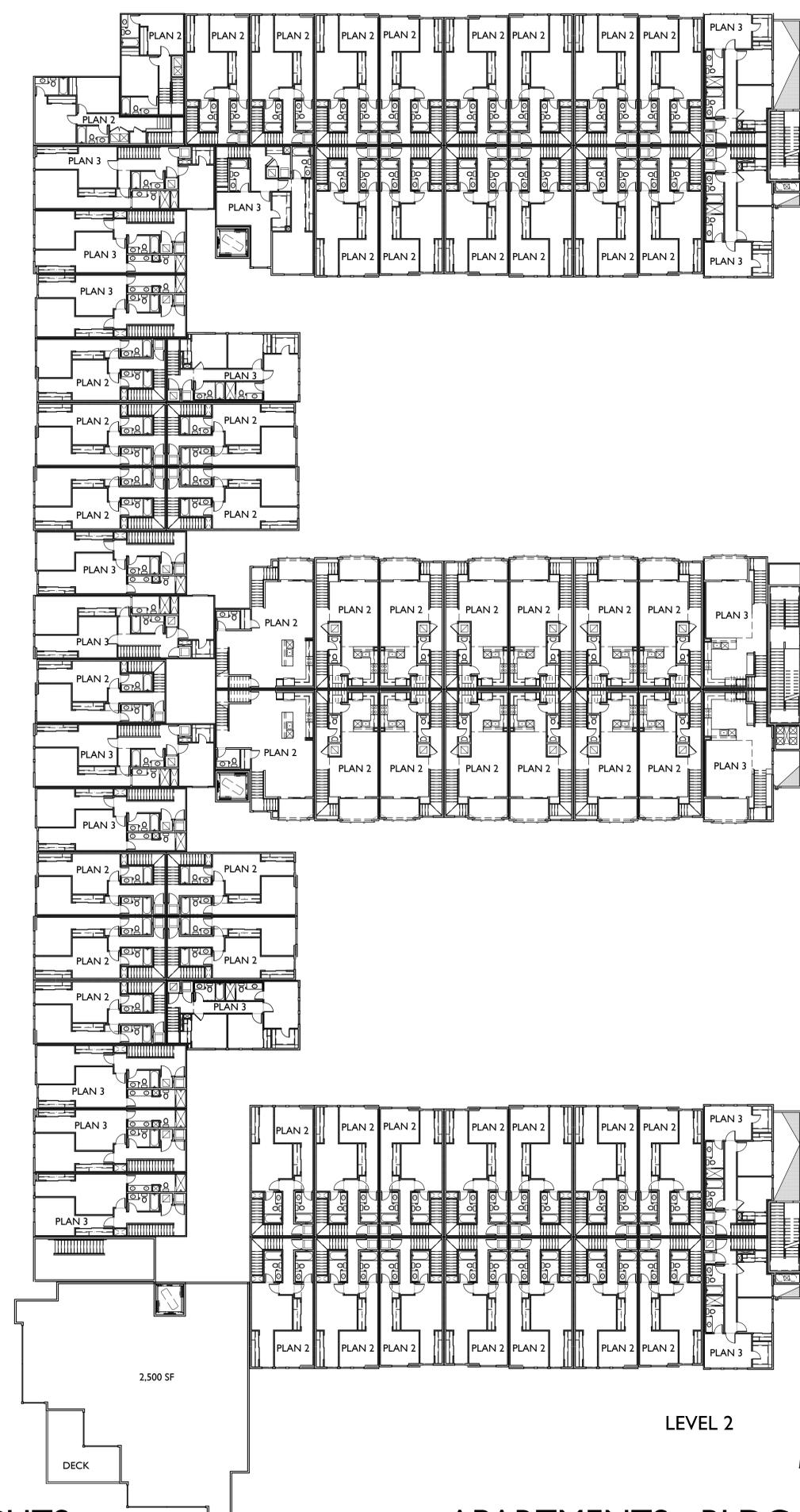


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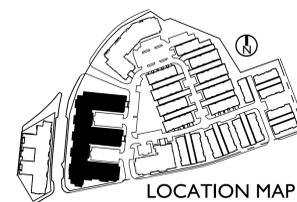
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LEVEL 3



LEVEL 2



LOCATION MAP

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PALOMAR HEIGHTS

DECEMBER 13, 2019



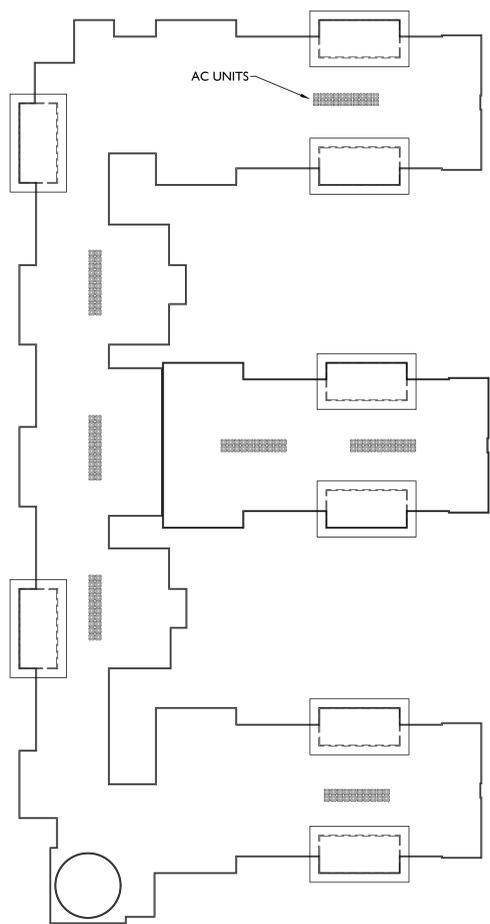
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 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 COMPOSITE

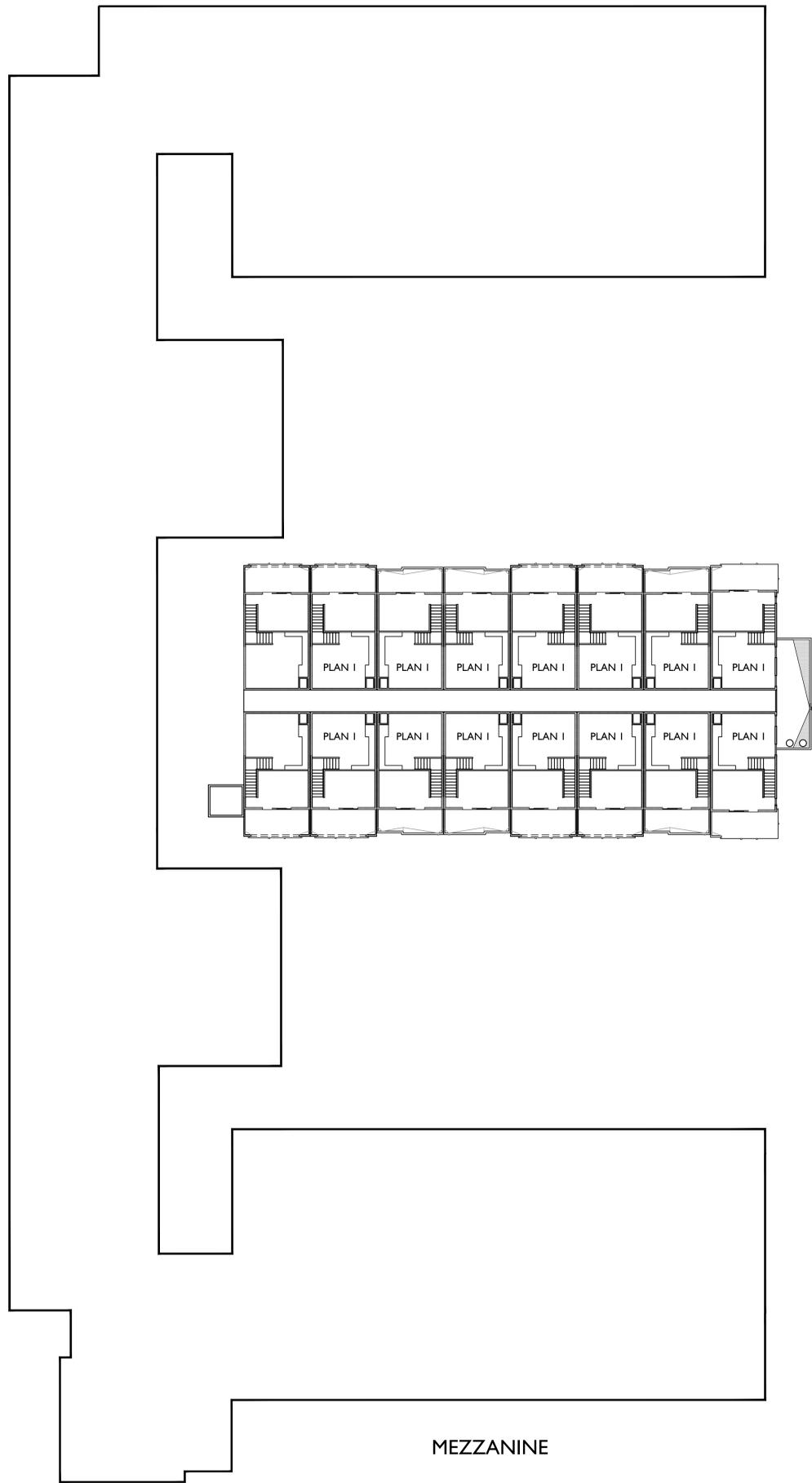


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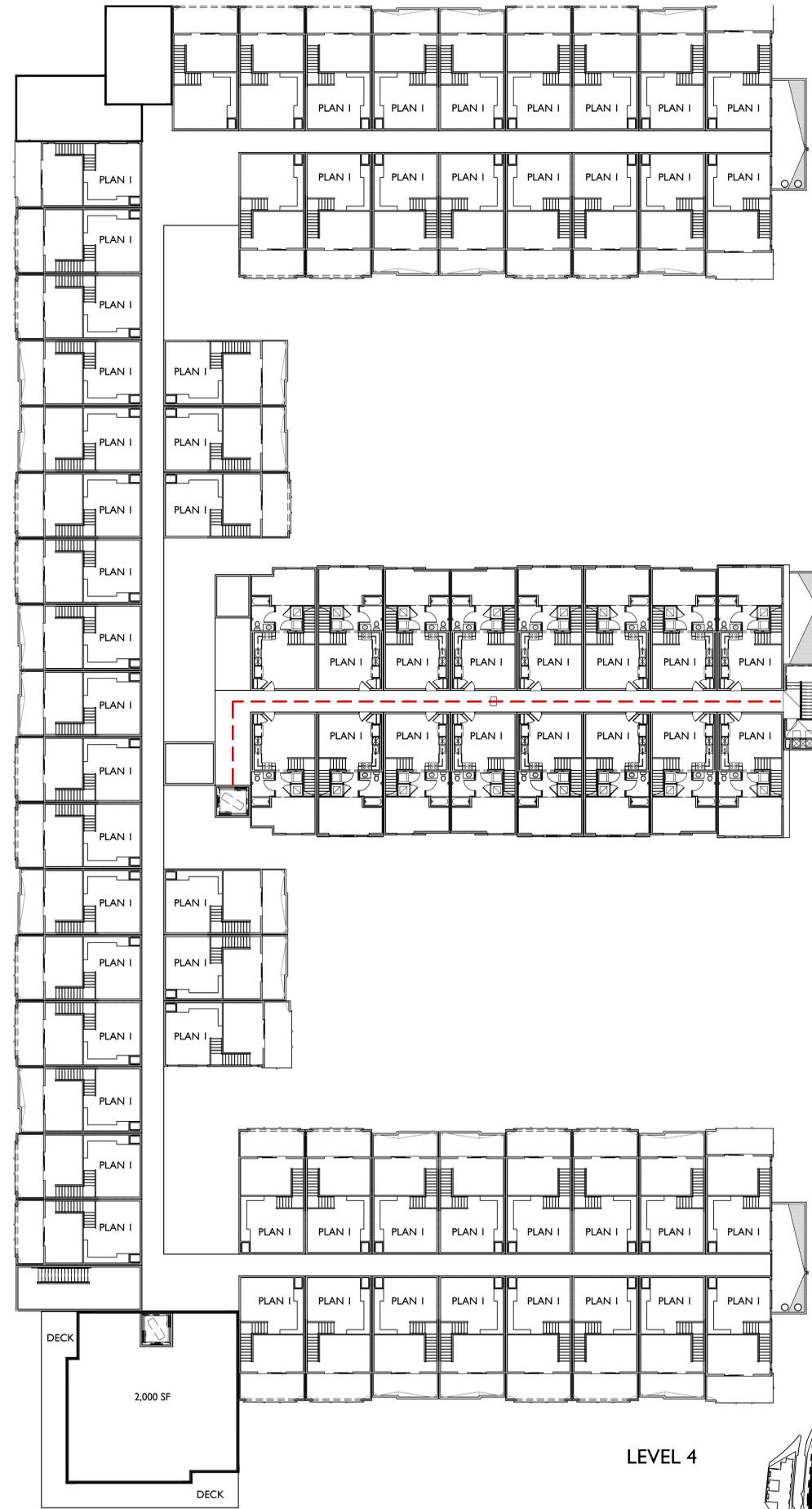
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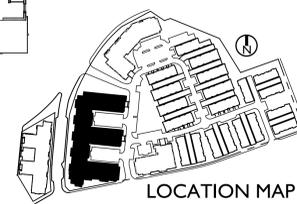
ROOF PLAN



MEZZANINE



LEVEL 4



LOCATION MAP

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PALOMAR HEIGHTS

DECEMBER 13, 2019



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APARTMENTS - BLDG 23 COMPOSITE

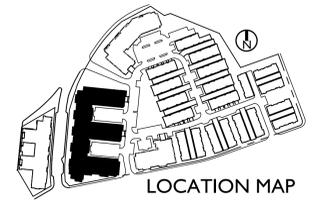


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- COLOR APPLICATION
SCHEME C**
REFER TO APARTMENTS COLORBOARD
- (S1) STUCCO 1 - PURE WHITE SW 7005
 - (S2) STUCCO 2 - REPOSE GRAY SW 7015
 - (S3) STUCCO 3 - GRAY MATTERS SW 7066
 - (S4) STUCCO 4 - GAUNTLET GRAY SW 7019
 - (S5) STUCCO 5 - GRANITE PEAK 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

- 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
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Encinitas, CA 92024
(760) 944-7511

PALOMAR HEIGHTS
DECEMBER 13, 2019
SCALE: 0 8 16 24
SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 ELEVATIONS
WEST
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198
A-7.1



NORTH

COLOR APPLICATION
SCHEME C

REFER TO APARTMENTS COLORBOARD

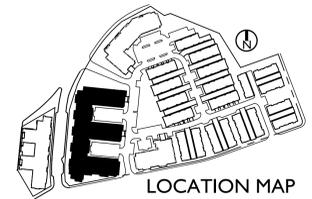
- Ⓢ1 STUCCO 1 - PURE WHITE SW 7005
- Ⓢ2 STUCCO 2 - REPOSE GRAY SW 7015
- Ⓢ3 STUCCO 3 - GRAY MATTERS SW 7066
- Ⓢ4 STUCCO 4 - GAUNTLET GRAY SW 7019
- Ⓢ5 STUCCO 5 - GRANITE PEAK SW 6250
- Ⓢ6 STUCCO 6 - GOLDEN FLEECE SW 6388
- Ⓢ7 SIDING - DORIAN GRAY SW 7017
- Ⓐ ACCENT - THUNDER GRAY SW 7645
- Ⓑ BRICK VENEER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



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A-7.2

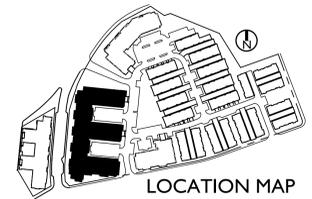


MATERIAL SCHEDULE

- 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



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PALOMAR HEIGHTS
 DECEMBER 13, 2019
 SCALE: 0 8 16 24
 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

APARTMENTS - BLDG 23 ELEVATIONS
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 760.724.1198 **A-7.3**



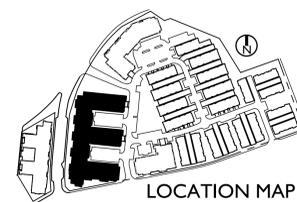
VALLEY BLVD



SOUTHEAST

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



LOCATION MAP

ESCONDIDO, CA

INTEGRAL COMMUNITIES
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PALOMAR HEIGHTS

DECEMBER 13, 2019

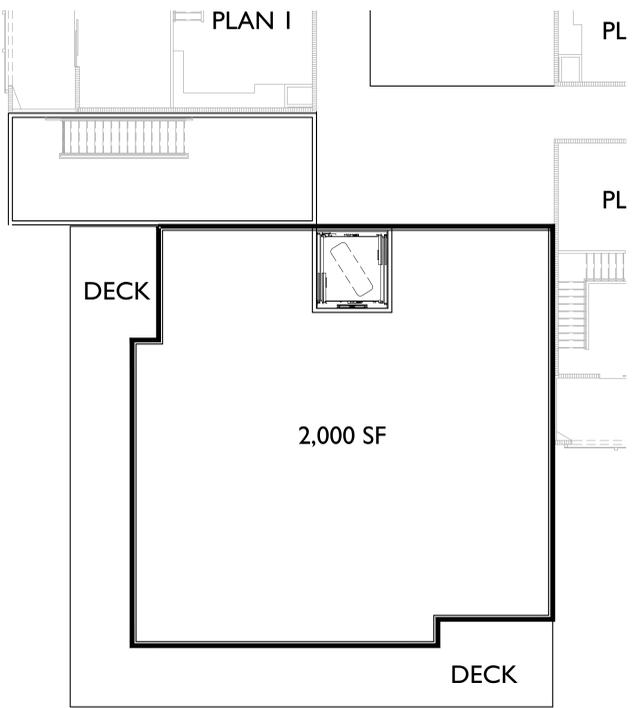
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 SUB 18-0011 / ENV 18-0009 / PHG 18-0049

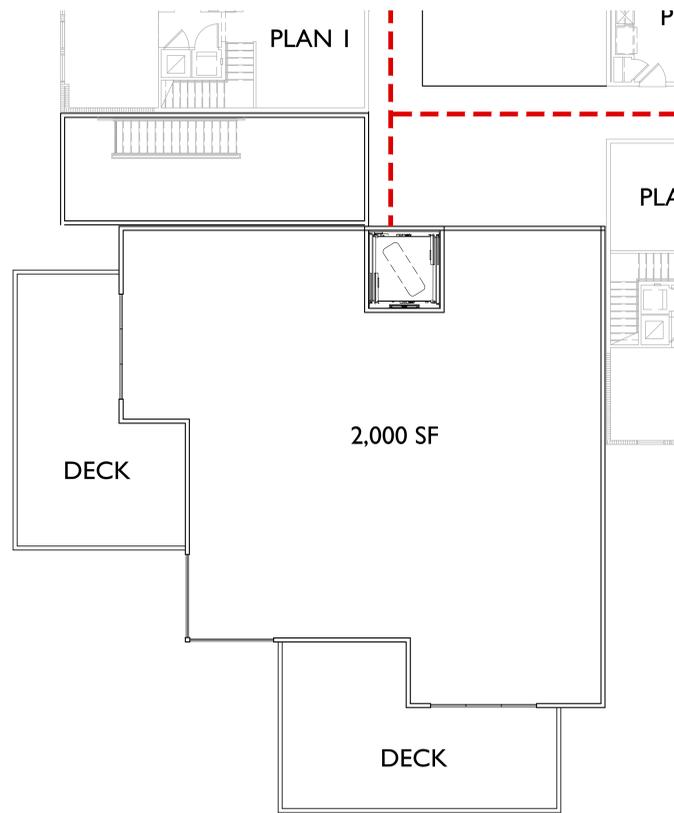
APARTMENTS - BLDG 23 PERSPECTIVES



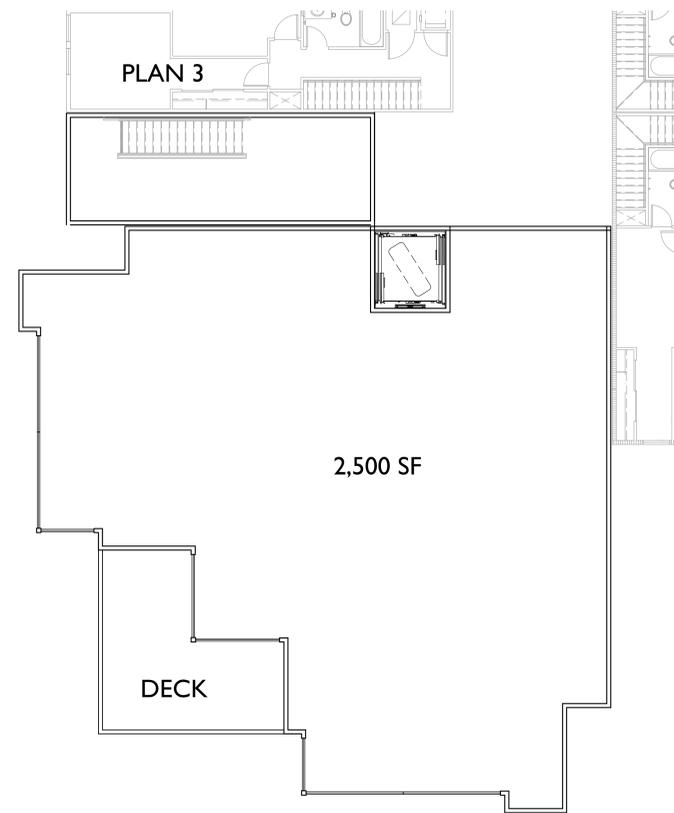
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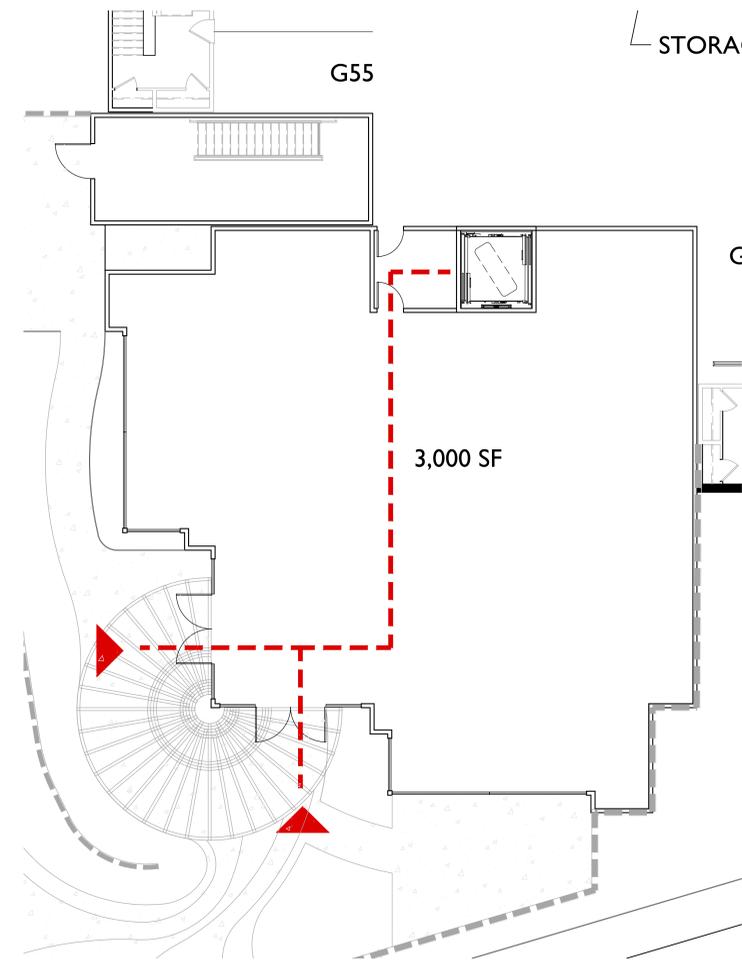
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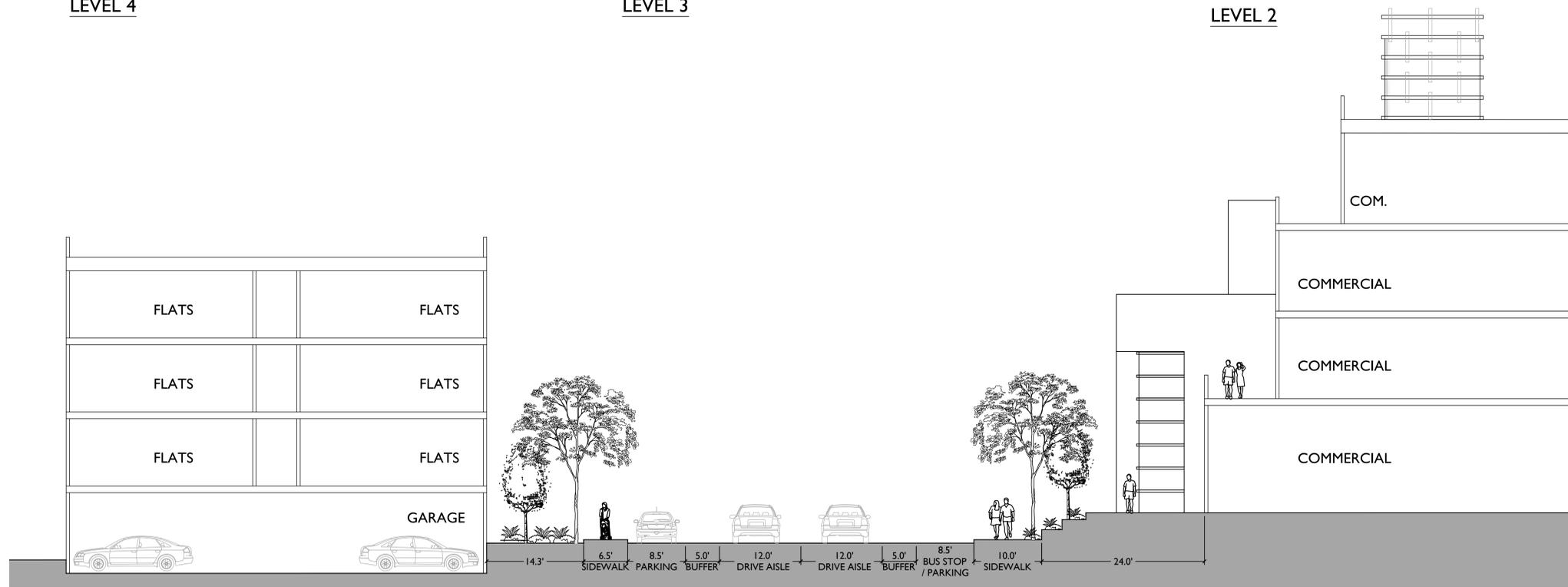
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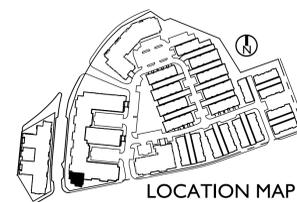
LEVEL 2



LEVEL 1



SECTION



LOCATION MAP

ESCONDIDO, CA

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PALOMAR HEIGHTS

DECEMBER 13, 2019



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APARTMENTS - BLDG 23 - ICON TOWER



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