



OPEN SPACE DIAGRAM

OPEN SPACE CALCULATIONS

| ZONE: RM-1-1, 600 DWELLING UNITS                                              |                                                 |                                                                                                                                        |
|-------------------------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| TYPE                                                                          | REQUIRED                                        | PROVIDED                                                                                                                               |
| PRIVATE EXTERIOR OPEN SPACE<br>SECTION 131.0455(A)                            | 60 SQ.FT. PER UNIT<br>(AGGREGATE TOTAL: 36,000) | MINIMUM OF 60 SQ.FT. PER UNIT,<br>YARDS (AT GRADE) :143,909 S.F.<br>PATIOS/BALCONIES: 24,712 S.F.*<br>AGGREGATE TOTAL - 168,621 SQ.FT. |
| COMMON OPEN SPACE<br>FUNCTIONAL TO RESIDENTS<br>SECTION 131.0456, 143.0420(A) | 25 SQ.FT. PER UNIT<br>15,025 SQ.FT. TOTAL       | 183,764 SQ. FT.                                                                                                                        |
| USABLE OPEN SPACE<br>SECTION 143.0420(A)                                      | 500 SQ.FT. PER UNIT<br>300,500 SQ.FT. TOTAL     | 352,385 SQ. FT.                                                                                                                        |
| OTHER AREAS LEFT AS OPEN<br>SPACE<br>SECTION 131.0456, 143.0420(A)            | --                                              | 473,243 SQ. FT                                                                                                                         |
| TOTAL OPEN SPACE<br>SECTION 143.0420(A)                                       | 500 SQ.FT. PER UNIT<br>300,500 SQ.FT. TOTAL     | 825,628 SQ. FT.                                                                                                                        |

- OPEN SPACE NOTES:
- 60 SQUARE FEET OF USABLE, PRIVATE, EXTERIOR OPEN SPACE ABUTTING EACH DWELLING UNIT SHALL BE PROVIDED WITH A MINIMUM DIMENSION OF 6 FEET IN ANY DIRECTION. THE OPEN SPACE MAY BE LOCATED IN REQUIRED YARD AREAS, BUT SHALL BE NO CLOSER THAN 9 FEET TO THE FRONT OR REAR PROPERTY LINES, AND NO CLOSER THAN 4 FEET TO THE SIDE PROPERTY LINES.
  - SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON PRIVATE EXTERIOR OPEN SPACE: PRIVATE PATIOS, AND BALCONIES.
  - USABLE OPEN SPACE INCLUDES PRIVATE EXTERIOR OPEN SPACE AND COMMON OPEN SPACE THAT IS FUNCTIONAL.
  - TOTAL OPEN SPACE INCLUDES USABLE OPEN SPACE PLUS ANY OTHER AREAS TO BE LEFT AS OPEN SPACE.
  - USABLE OPEN SPACE REQUIRED SHALL BE GENERALLY CONTIGUOUS AND MODERATELY LEVEL, WITH AN OVERALL GRADIENT NOT EXCEEDING 10 PERCENT. USABLE OPEN SPACE SHALL NOT INCLUDE LAND OCCUPIED BY BUILDINGS, STRUCTURES, STREETS, DRIVEWAYS, OR PARKING AREAS BUT MAY INCLUDE OUTDOOR RECREATIONAL FACILITIES.
  - ALL COMMON OPEN SPACE ON THE PROJECT SITE, INCLUDING RECREATIONAL FACILITIES, SHALL BE READILY ACCESSIBLE TO ALL OCCUPANTS AND SHOULD, WHEREVER POSSIBLE, BE PHYSICALLY CONNECTED TO OTHER COMMON OPEN SPACE AREAS ON THE PREMISES.

LEGEND

- PRIVATE EXTERIOR USABLE SPACE\*  
(143,909 S.F. TOTAL)
- COMMON OPEN SPACE FUNCTIONAL TO RESIDENTS  
(184,764 S.F. TOTAL)
- OTHER AREAS LEFT AS OPEN SPACE  
(473,243 S.F. TOTAL )

\*HATCH ILLUSTRATES PRIVATE EXTERIOR USABLE YARD SPACE AT GRADE. SEE ARCHITECTURAL PLANS FOR PRIVATE EXTERIOR BALCONIES AND PATIOS.

SHEET INDEX

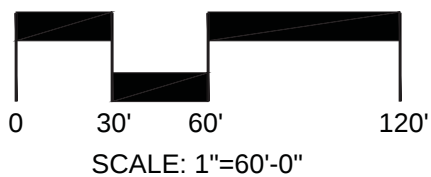
SEE SHEET 14 FOR LANDSCAPE LEGEND AND NOTES  
SEE SHEETS 15-17 FOR LANDSCAPE DEVELOPMENT PLAN  
SEE SHEET 18 FOR SITE PEDESTRIAN CIRCULATION DIAGRAM  
SEE SHEET 19 FOR PLAN ENLARGEMENTS  
SEE SHEETS 20-21 FOR LANDSCAPE DETAILS  
SEE SHEETS 22-23 FOR VEHICULAR USE ANALYSIS  
SEE SHEETS 24-25 FOR STREET YARD ANALYSIS  
SEE SHEETS 26-27 FOR OPEN SPACE ANALYSIS  
SEE SHEET 28 CARMEL MOUNTAIN ROAD INTERFACE

SCHMIDT DESIGN GROUP, INC.

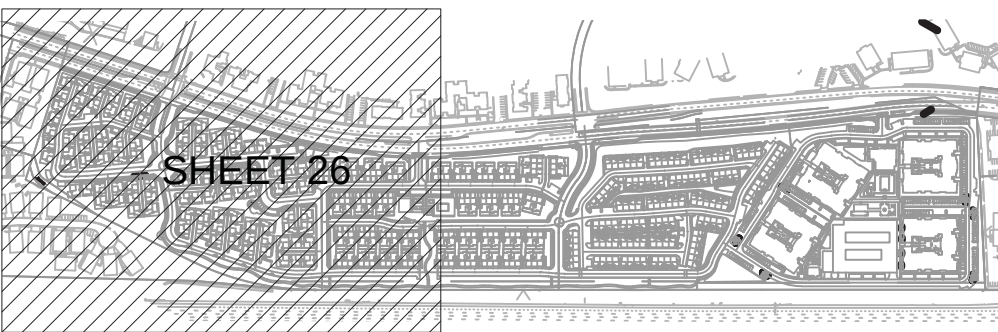


BALANCING ARTISTIC EXPRESSION IN DESIGN  
WITH ENVIRONMENTAL SENSITIVITY

1111 Sixth Avenue, Suite 500, San Diego, CA 92101  
telephone (619) 236-1462 facsimile (619) 236-8792  
www.schmidtsgroup.com  
Lic. CA 2138, NV 219, AZ 34139



KEYMAP



Prepared By:  
Name: SCHMIDT DESIGN GROUP, INC.  
Address: 1111 6TH AVE, SUITE 500  
SAN DIEGO, CA 92101  
Phone #: (619) 236-1462 Fax #: (619) 236-8792

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**

Sheet Title:  
**OPEN SPACE ANALYSIS**

Revision 14: \_\_\_\_\_  
Revision 13: \_\_\_\_\_  
Revision 12: \_\_\_\_\_  
Revision 11: \_\_\_\_\_  
Revision 10: \_\_\_\_\_  
Revision 9: \_\_\_\_\_  
Revision 8: \_\_\_\_\_  
Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: 10-24-2017  
Revision 3: 1-19-2017  
Revision 2: 9-28-2016  
Revision 1: 5-24-2016

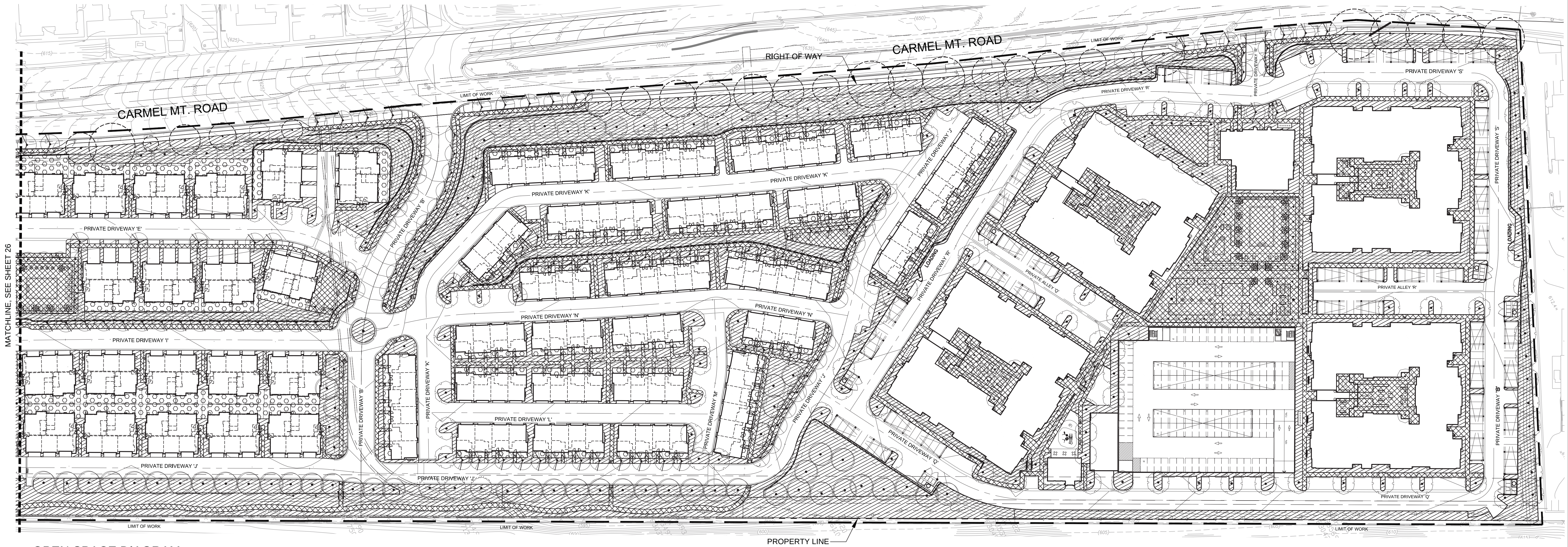
Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

1932-6289 282-1739  
CCS83 COORDINATES LAMBERT COORDINATES



OPEN SPACE DIAGRAM

- LEGEND
- PRIVATE EXTERIOR USABLE SPACE\*  
(143,909 S.F. TOTAL)
  - COMMON OPEN SPACE FUNCTIONAL TO RESIDENTS  
(184,764 S.F. TOTAL)
  - OTHER AREAS LEFT AS OPEN SPACE  
(473,243 S.F. TOTAL )

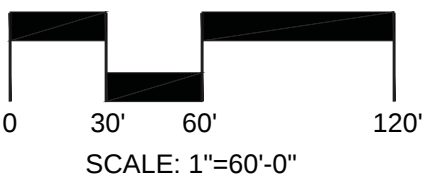
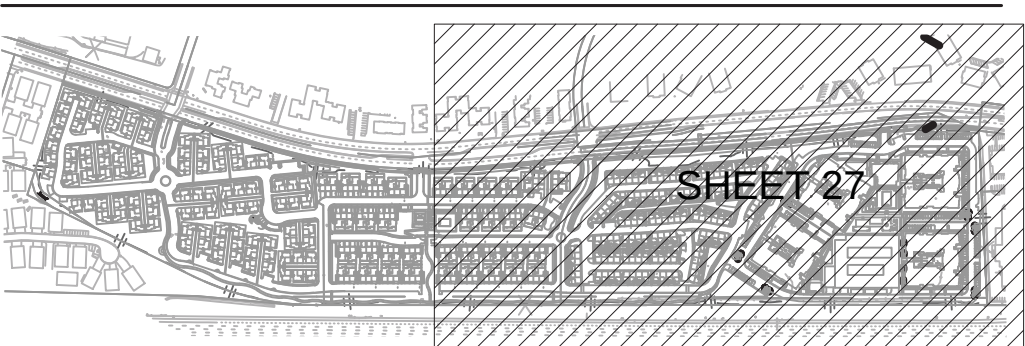
\*HATCH ILLUSTRATES PRIVATE EXTERIOR USABLE YARD SPACE AT GRADE. SEE ARCHITECTURAL PLANS FOR PRIVATE EXTERIOR BALCONIES AND PATIOS.

\*\*SEE SHEET 26 FOR OPEN SPACE CALCULATIONS

**SHEET INDEX**

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SEE SHEET 28 CARMEL MOUNTAIN ROAD INTERFACE

KEYMAP



**SCHMIDT DESIGN GROUP, INC.**

BALANCING ARTISTIC EXPRESSION IN DESIGN  
WITH ENVIRONMENTAL SENSITIVITY

1111 Sixth Avenue, Suite 500, San Diego, CA 92101  
telephone (619) 236-1462 facsimile (619) 236-8792  
www.schmidt-design.com  
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Address: 1111 6TH AVE, SUITE 500  
SAN DIEGO, CA 92101

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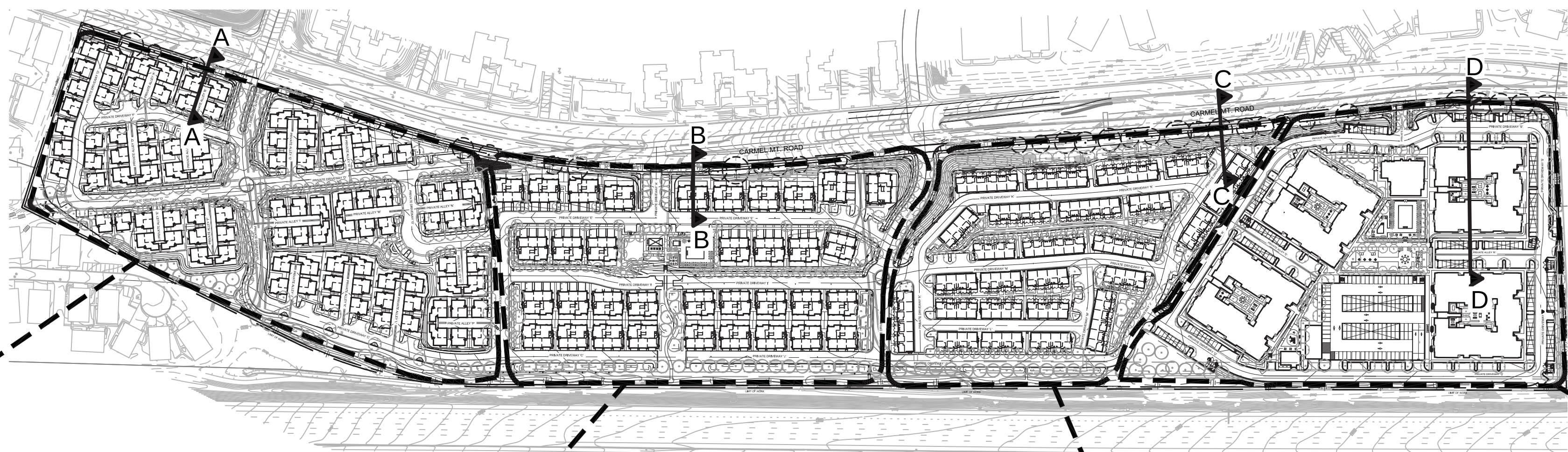
Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**

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**OPEN SPACE ANALYSIS**

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| Revision 5:                    |                                 |
| Revision 4:                    | 10-24-2017                      |
| Revision 3:                    | 1-19-2017                       |
| Revision 2:                    | 9-28-2016                       |
| Revision 1:                    | 5-24-2016                       |
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| PTS #                          | 470158                          |
| I.O. #                         | 24006477                        |
| 1932-6289<br>CCS83 COORDINATES | 202-1739<br>LAMBERT COORDINATES |

BUILDING HEIGHTS AT CARMEL MOUNTAIN ROAD INTERFACE



DETACHED HOMES

FOR SALE COMMUNITY  
MAX. STRUCTURE HEIGHT ABOVE FINISH GRADE: 32'  
MAX. STRUCTURE HEIGHT ABOVE CARMEL MOUNTAIN ROAD: 32'

TRIPLEX HOMES

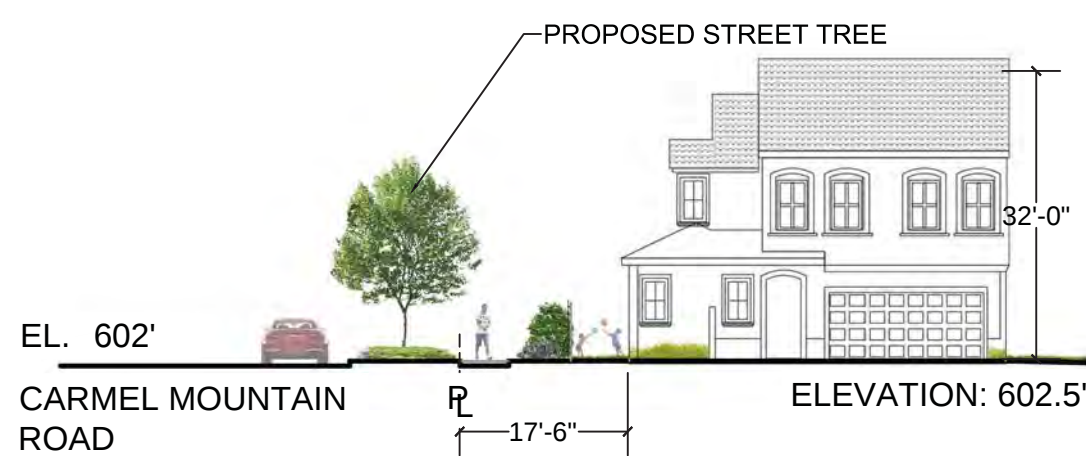
FOR SALE COMMUNITY  
MAX. STRUCTURE HEIGHT ABOVE FINISH GRADE: 27'  
MAX. STRUCTURE HEIGHT ABOVE CARMEL MOUNTAIN ROAD: 22'

TOWNHOUSES

FOR SALE COMMUNITY  
MAX. STRUCTURE HEIGHT ABOVE FINISH GRADE: 36'  
MAX. STRUCTURE HEIGHT ABOVE CARMEL MOUNTAIN ROAD: 17'-6"

APARTMENT HOMES

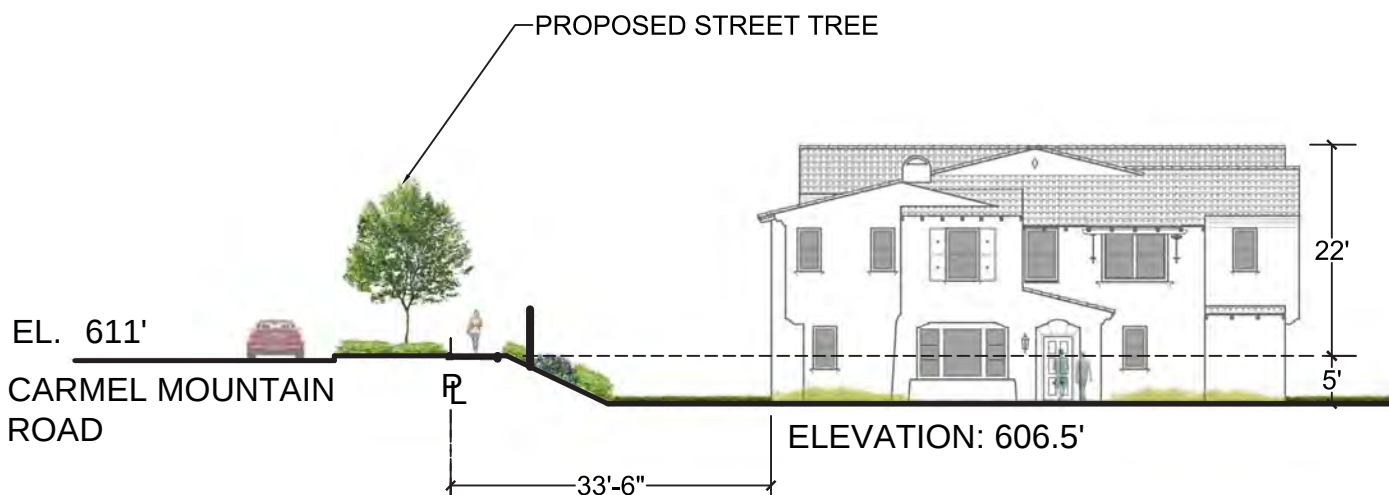
RENTAL COMMUNITY  
MAX. STRUCTURE HEIGHT ABOVE FINISH GRADE: 39'  
MAX. STRUCTURE HEIGHT ABOVE CARMEL MOUNTAIN ROAD: 33'



DETACHED HOMES

SECTION A-A

SCALE: 1"=20'



TRIPLEX HOMES

SECTION B-B

SCALE: 1"=20'



TOWNHOUSES

SECTION C-C

SCALE: 1"=20'



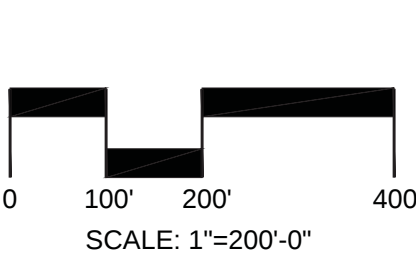
APARTMENT HOMES

SECTION D-D

SCALE: 1"=20'

**SHEET INDEX**

SEE SHEET 14 FOR LANDSCAPE LEGEND AND NOTES  
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SCHMIDT DESIGN GROUP, INC.

BALANCING ARTISTIC EXPRESSION IN DESIGN  
WITH ENVIRONMENTAL SENSITIVITY

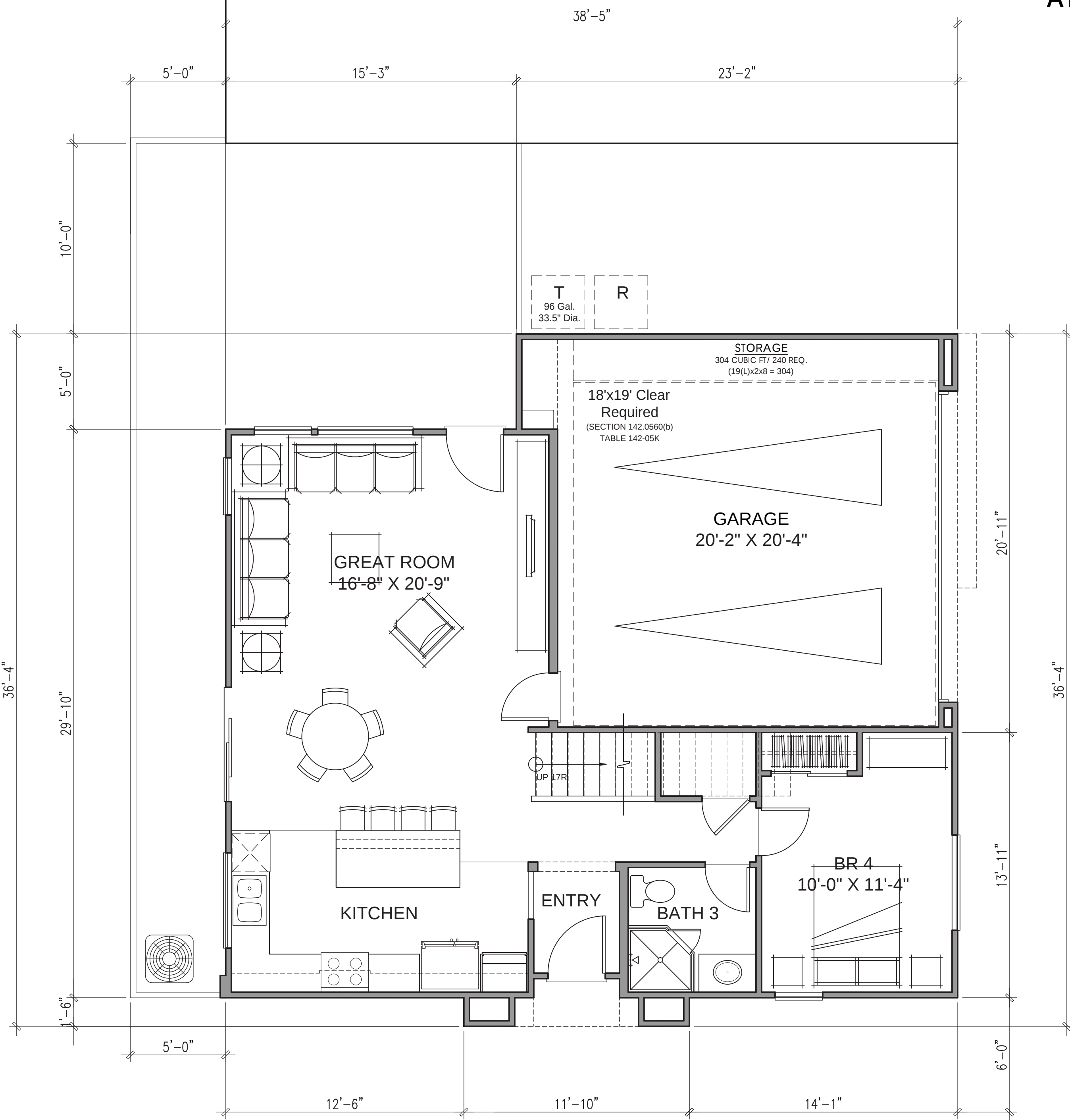
1111 Sixth Avenue, Suite 500, San Diego, CA 92101  
telephone (619) 236-1462 facsimile (619) 236-8792  
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Prepared By: \_\_\_\_\_  
Name: SCHMIDT DESIGN GROUP, INC.  
Address: 1111 6TH AVE, SUITE 500  
SAN DIEGO, CA 92101  
Phone #: (619) 236-1462 Fax #: (619) 236-8792  
Project Address: 10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129  
Project Name: PACIFIC VILLAGE  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: CARMEL MOUNTAIN RD. INTERFACE

|                                |                                 |
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| Revision 7:                    | _____                           |
| Revision 6:                    | _____                           |
| Revision 5:                    | _____                           |
| Revision 4:                    | <u>10-24-2017</u>               |
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| Revision 2:                    | <u>9-28-2016</u>                |
| Revision 1:                    | <u>5-24-2016</u>                |
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| PTS #                          | <u>470158</u>                   |
| I.O. #                         | <u>24006477</u>                 |
| 1932-6299<br>CCS83 COORDINATES | 202-1739<br>LAMBERT COORDINATES |



Second Floor  
3BD/3BA  
(+/- 974 GSF)



NOTE: FENCING PLAN BY OTHERS, AC UNIT LOCATION TYPICAL.  
REFER TO SITE PLAN FOR ACTUAL LOCATION/DIMENSIONS.

First Floor  
4BD/3BA  
(+/- 813 GSF)  
+/- 1,787 GSF TOTAL

KTGY Group, Inc.  
Architecture+Planning  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com



Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
PACIFIC VILLAGE  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT

Sheet Title: PLAN 1  
UNIT PLANS

0248

Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Original Date: 2-3-2016

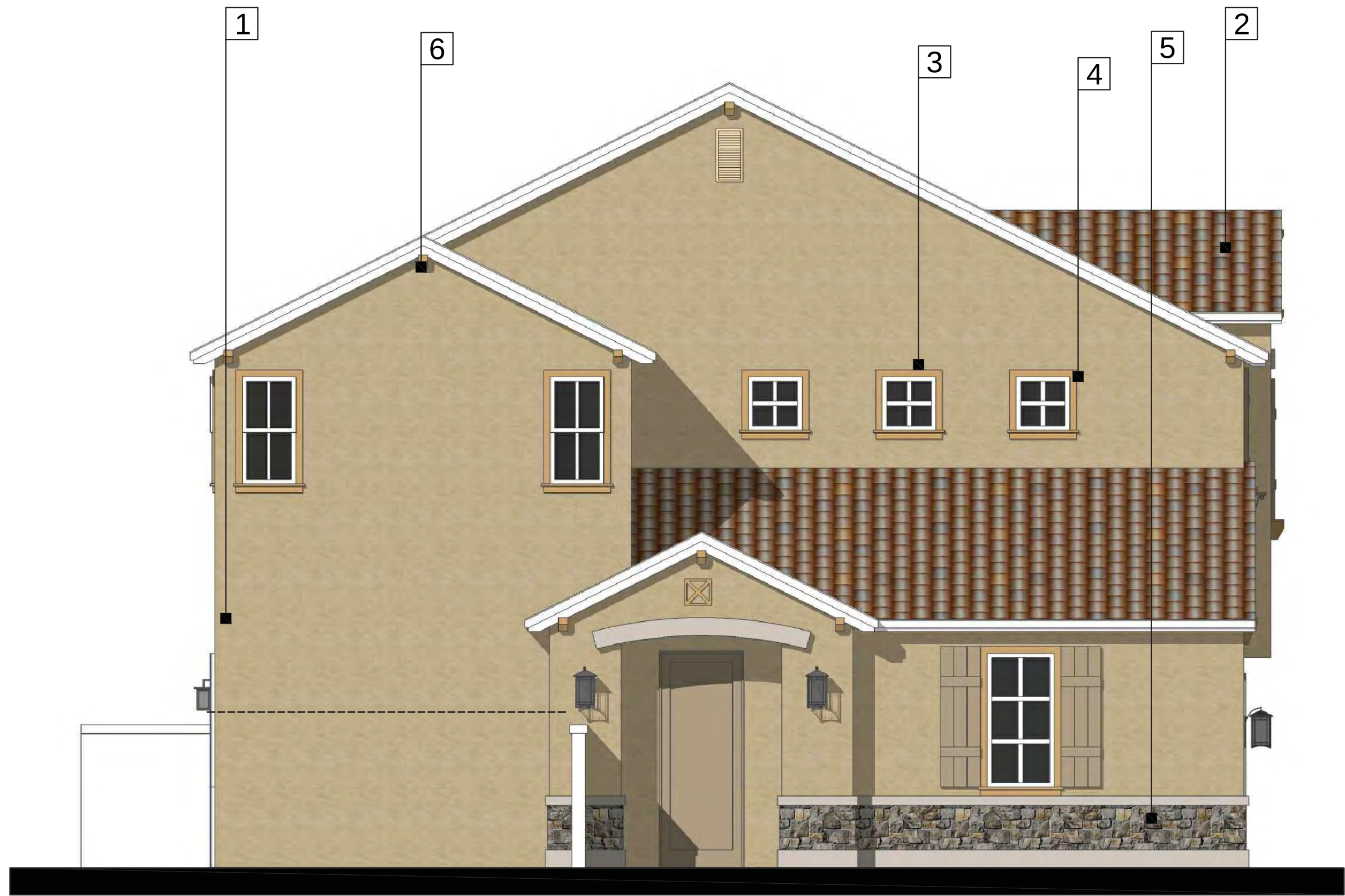
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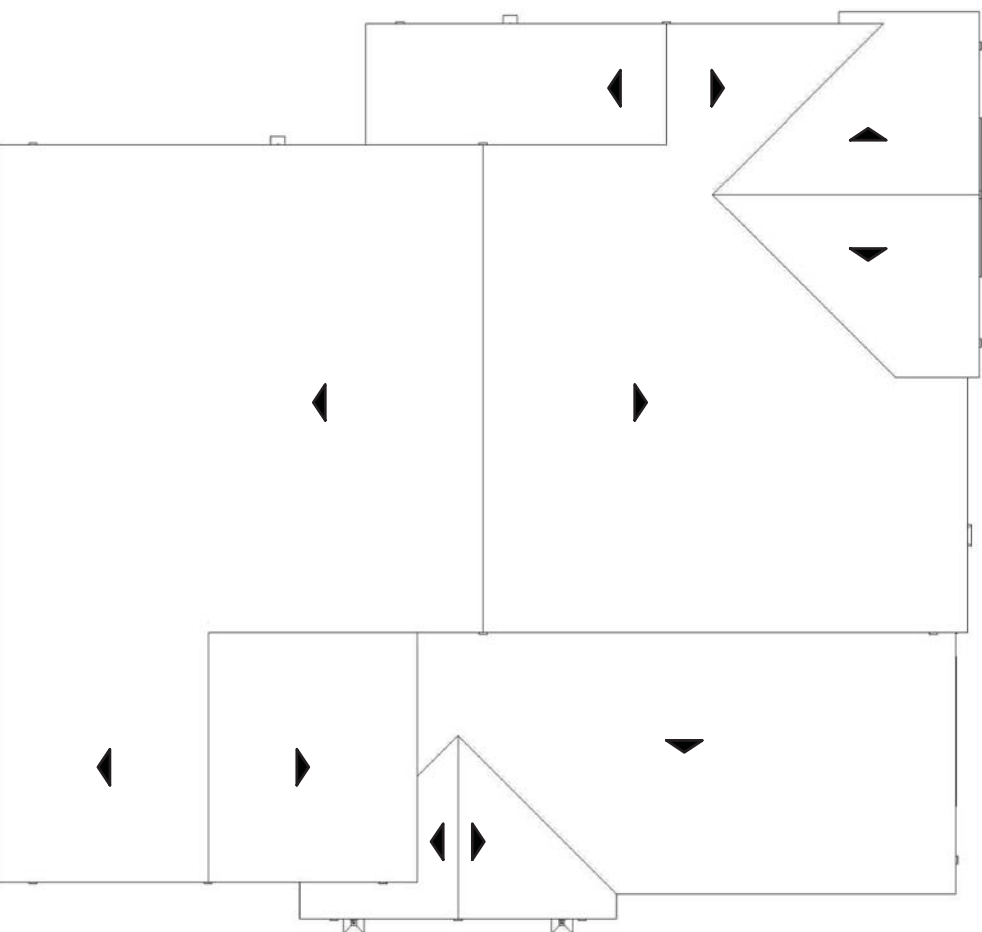
I.O. # 24006477

1932-6299  
CCS93 COORDINATES

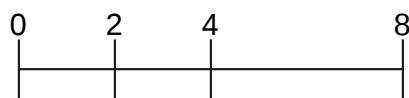
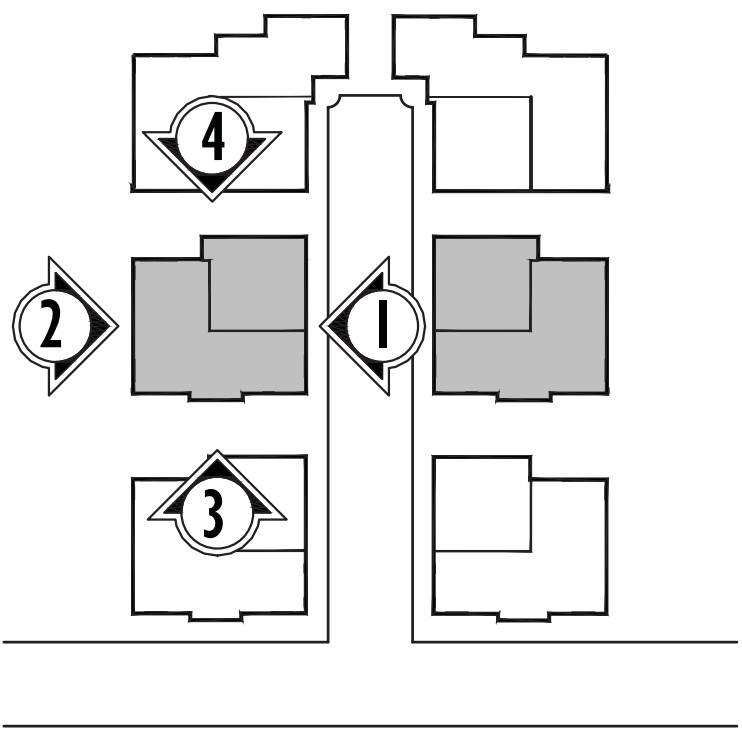
292-1739  
LAMBERT COORDINATES



- MATERIAL LEGEND**
- 1. Stucco, light sand finish
  - 2. Concrete "S" Tile Roof
  - 3. Colored Vinyl Windows
  - 4. Stucco or Foam Window Trim
  - 5. Stone Veneer Wainscot
  - 6. Exposed Wood-like Rafter Tails
  - 7. Metal Sectional Garage Door
  - 8. Decorative Exterior Light
  - 9. Composite Shutters



**ROOF PLAN**  
5:12 PITCH, U.N.O.



Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

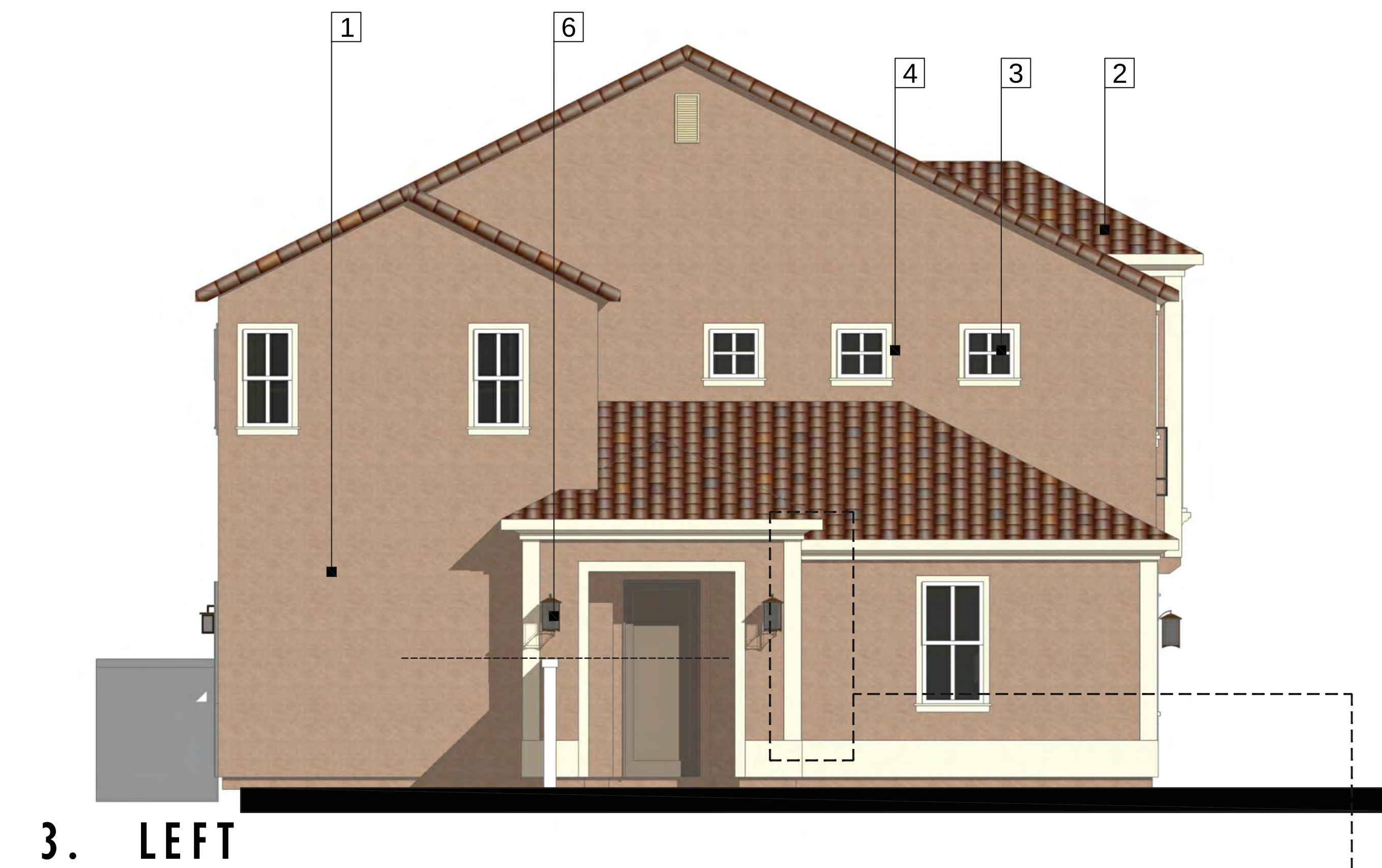
Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: **TUSCAN ELEVATIONS**

Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

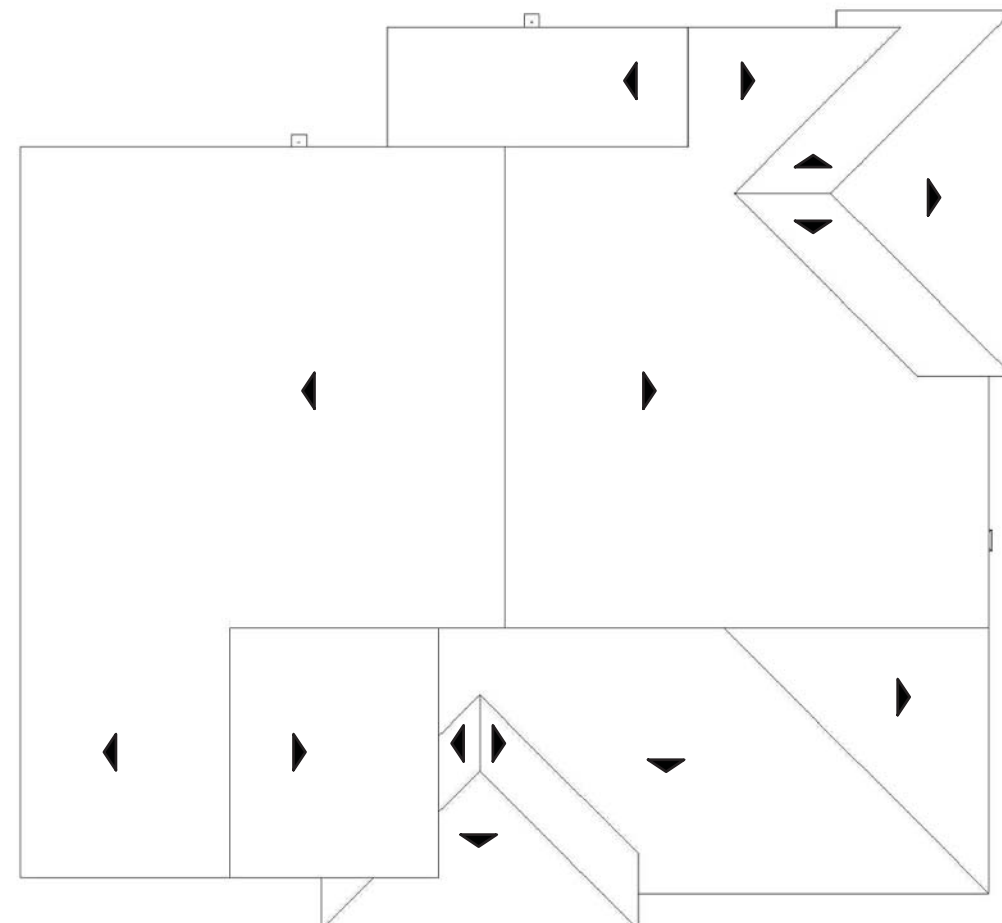
Original Date: 2-3-2016  
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PTS # 470158  
I.O. # 24006477  
1932-6299  
CCS93 COORDINATES  
292-1739  
LAMBERT COORDINATES

**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
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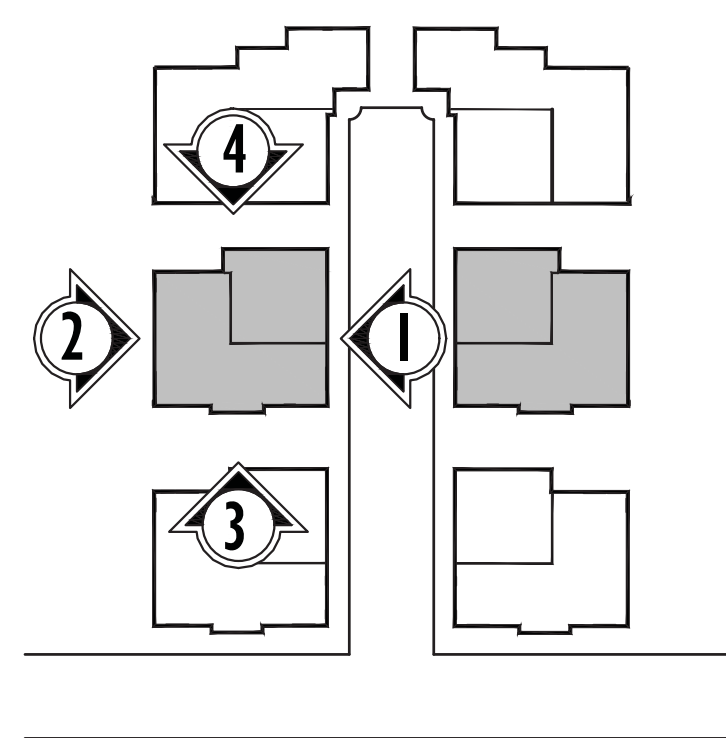




- MATERIAL LEGEND**
- 1. Stucco, light sand finish
  - 2. Concrete "S" Tile Roof
  - 3. Colored Vinyl Windows
  - 4. Stucco o/Foam Window Trim
  - 5. Metal Sectional Garage Door
  - 6. Decorative Exterior Light
  - 7. Metal Railing
  - 8. 8" Foam Corner Trim
  - 9. Recessed Window



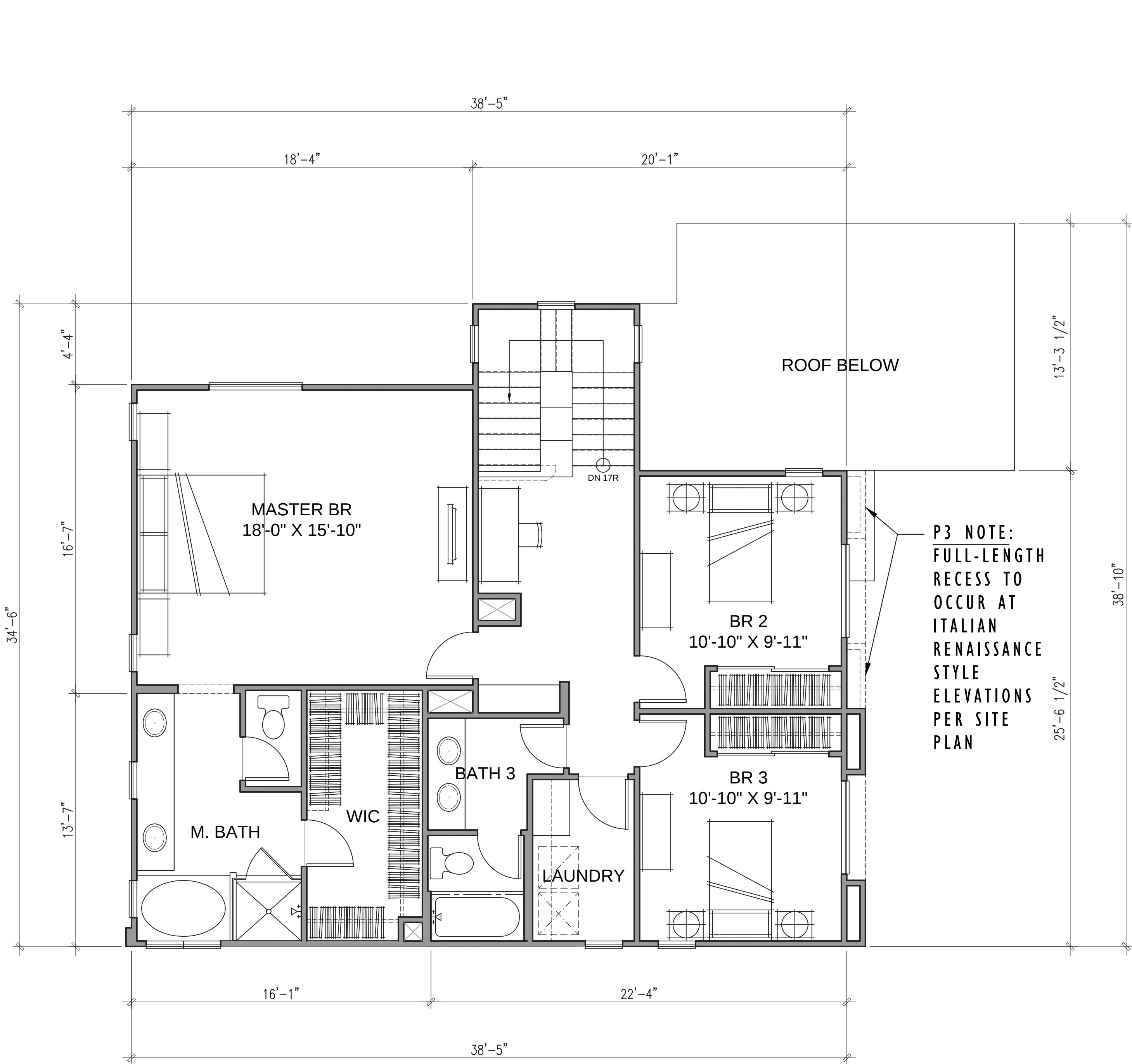
**ROOF PLAN**  
5:12 PITCH, U.N.O.



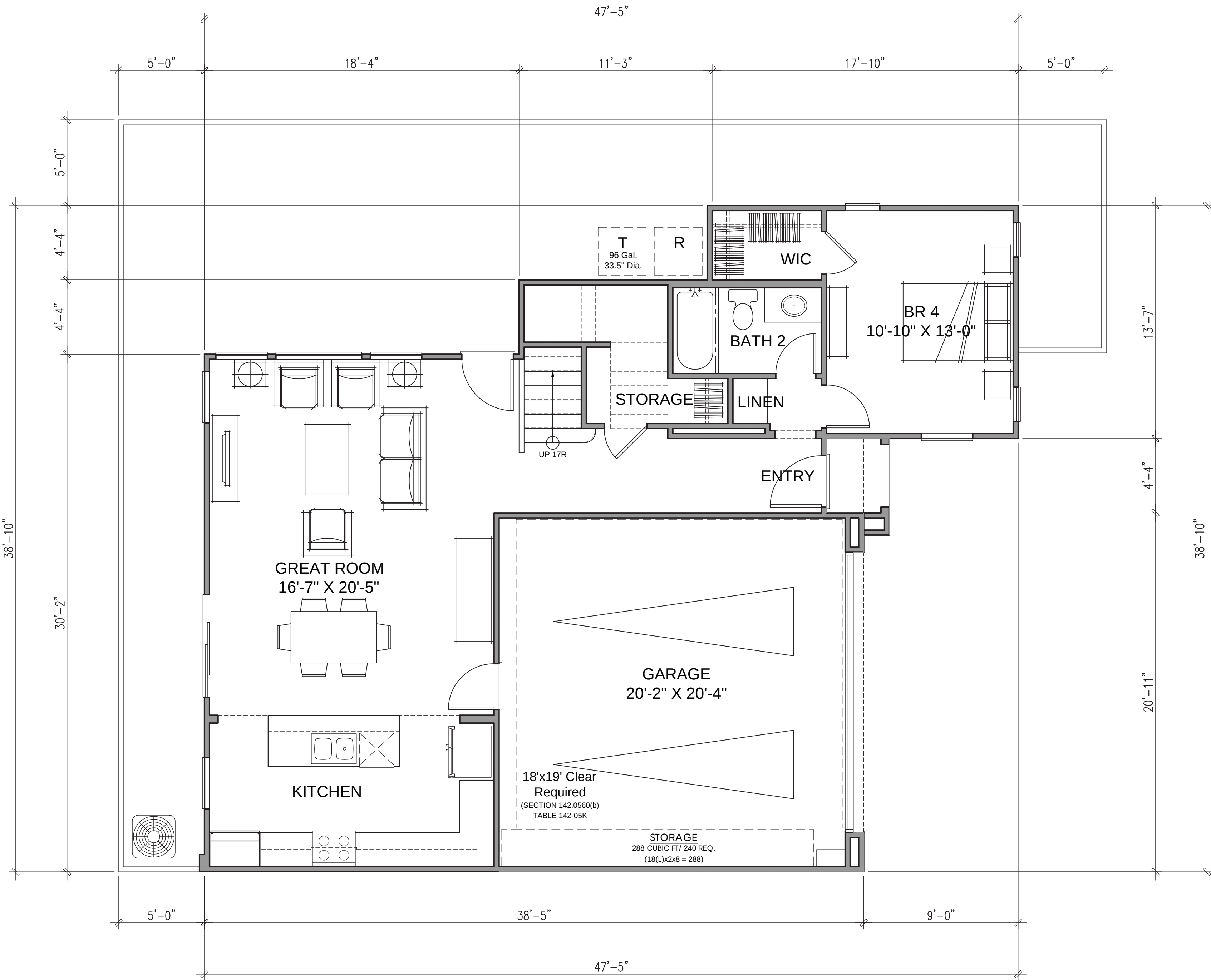
**SITE KEY**



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17



Second Floor  
4BD/3BA  
(+/- 1,060 GSF)



First Floor  
4BD/3BA  
(+/- 948 GSF)  
+/- 2,008 GSF TOTAL

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Architecture+Planning  
17922 Fitch  
Irvine, CA 92614  
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Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
PACIFIC VILLAGE  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
PLAN 2

Sheet Title:  
UNIT PLANS

0 2 4 8

Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Original Date: 2-3-2016

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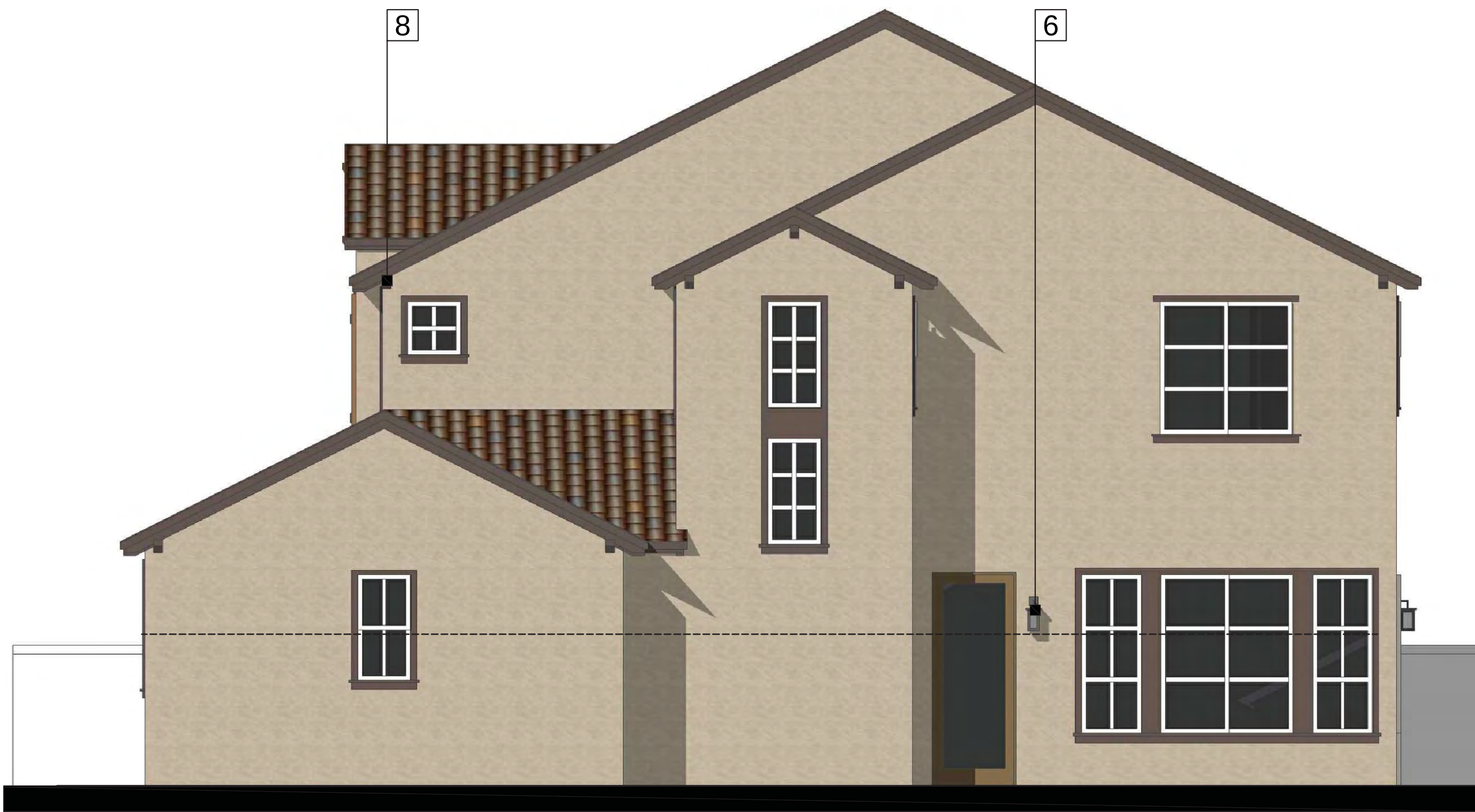
PTS # 470158  
I.O. # 24006477

1932-6299  
CCS93 COORDINATES

292-1739  
LAMBERT COORDINATES

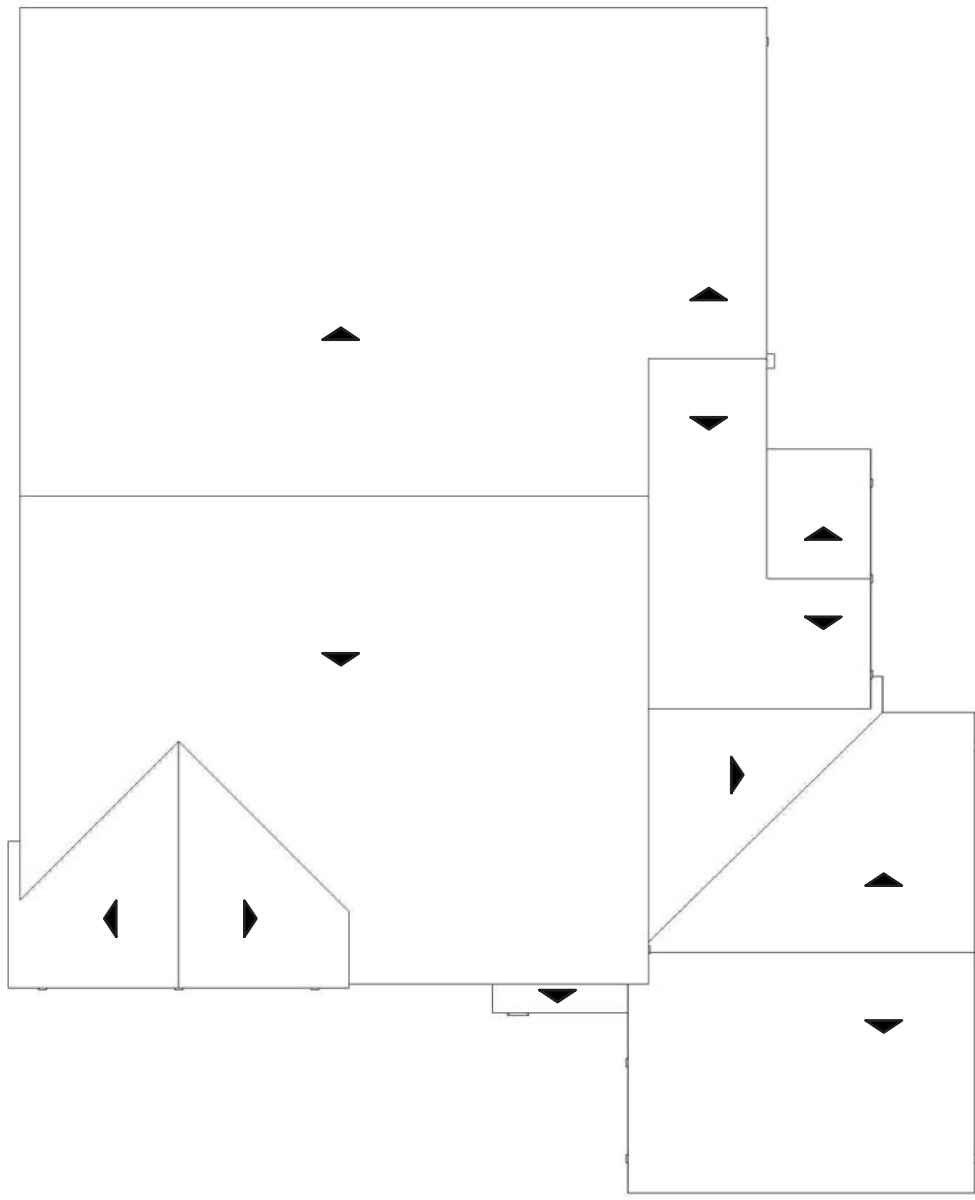


3. LEFT



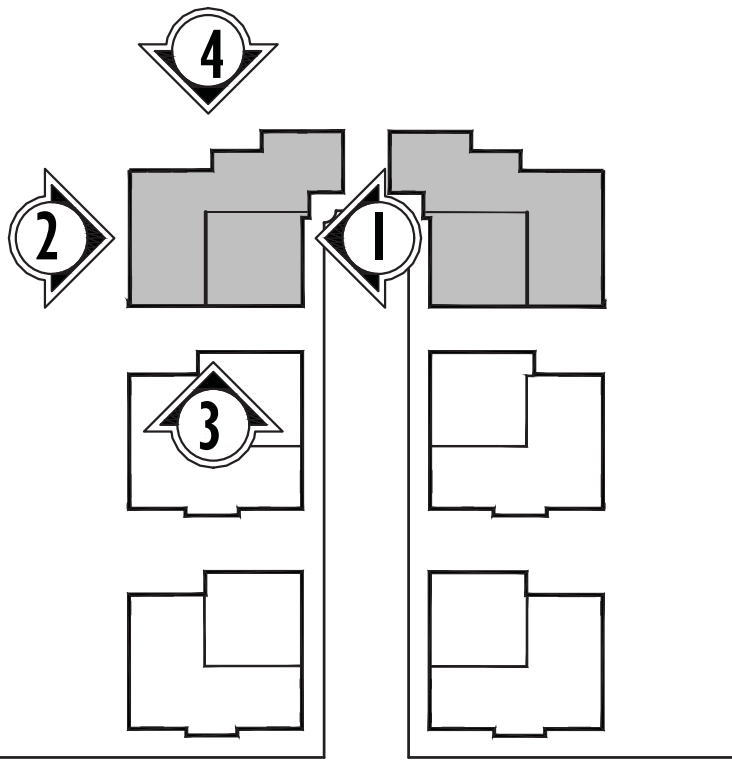
4. RIGHT

- MATERIAL LEGEND**
- 1. Stucco, light sand finish
  - 2. Concrete "S" Tile Roof
  - 3. Colored Vinyl Windows
  - 4. Stucco o/Foam Window Trim
  - 5. Metal Sectional Garage Door
  - 6. Decorative Exterior Light
  - 7. Shutters
  - 8. Exposed Wood-like Rafter Tails
  - 9. Stone Veneer



**ROOF PLAN**

5:12 PITCH, U.N.O.



**SITE KEY**



**OUTLOOKER**



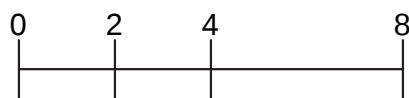
1. FRONT



**OUTLOOKERS**



2. REAR



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
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CALIFORNIA 92129

Project Name:  
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PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: **PLAN 2**  
**TUSCAN ELEVATIONS**

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

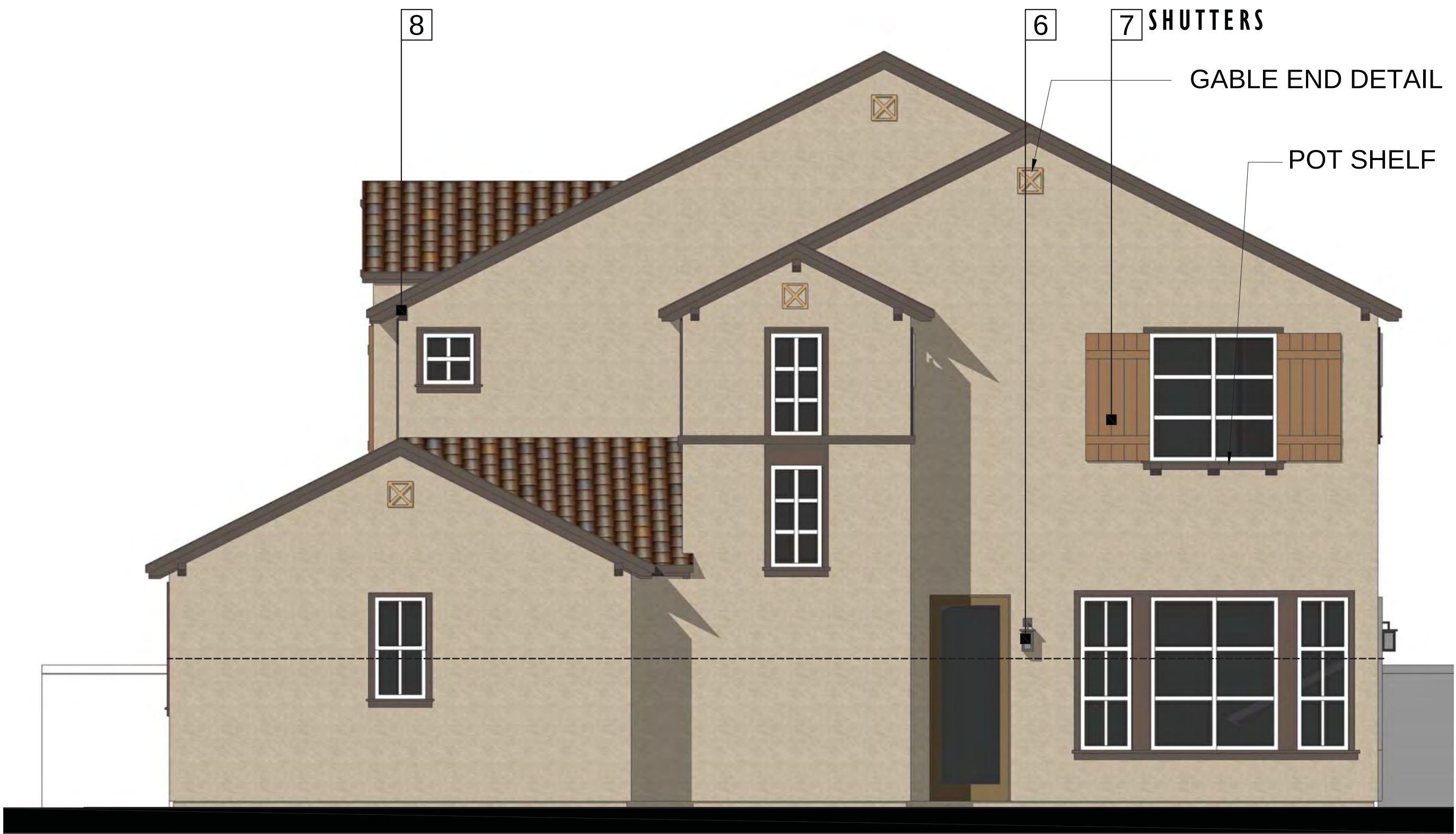
1932-6299 292-1739  
CCS93 COORDINATES LAMBERT COORDINATES

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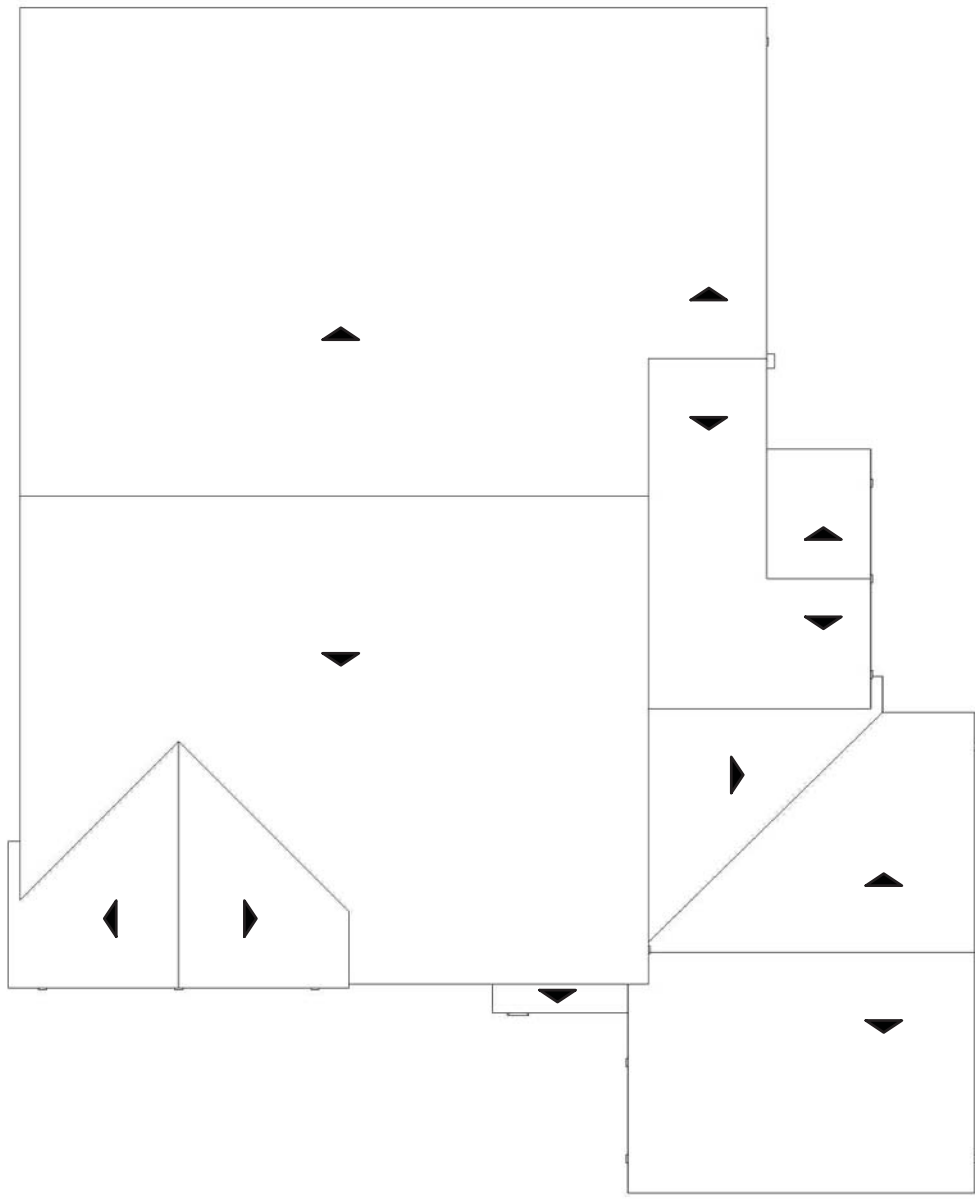


3. LEFT



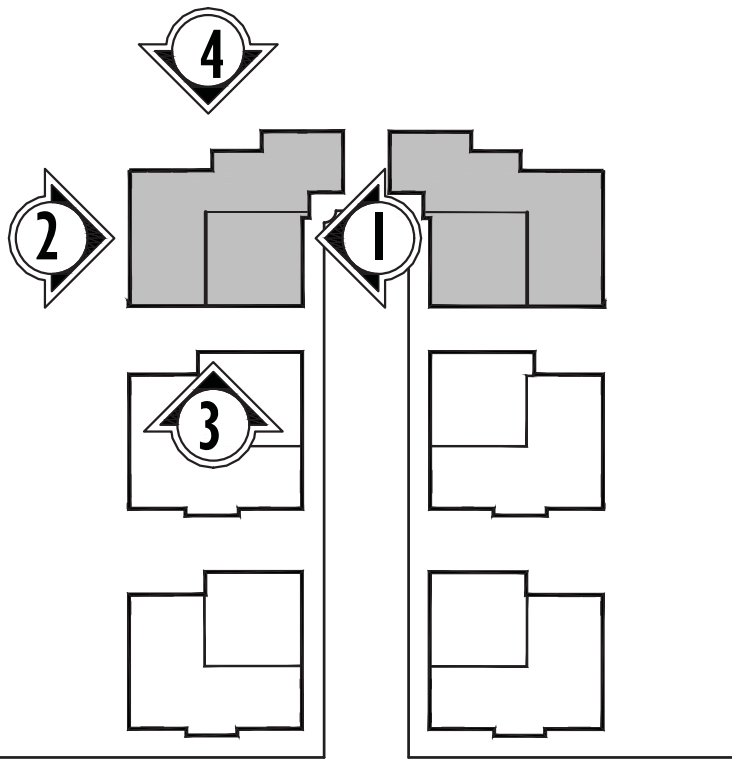
4. RIGHT

- MATERIAL LEGEND**
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  - 7. Shutters
  - 8. Exposed Wood-like Rafter Tails
  - 9. Stone Veneer



**ROOF PLAN**

5:12 PITCH, U.N.O.



**SITE KEY**



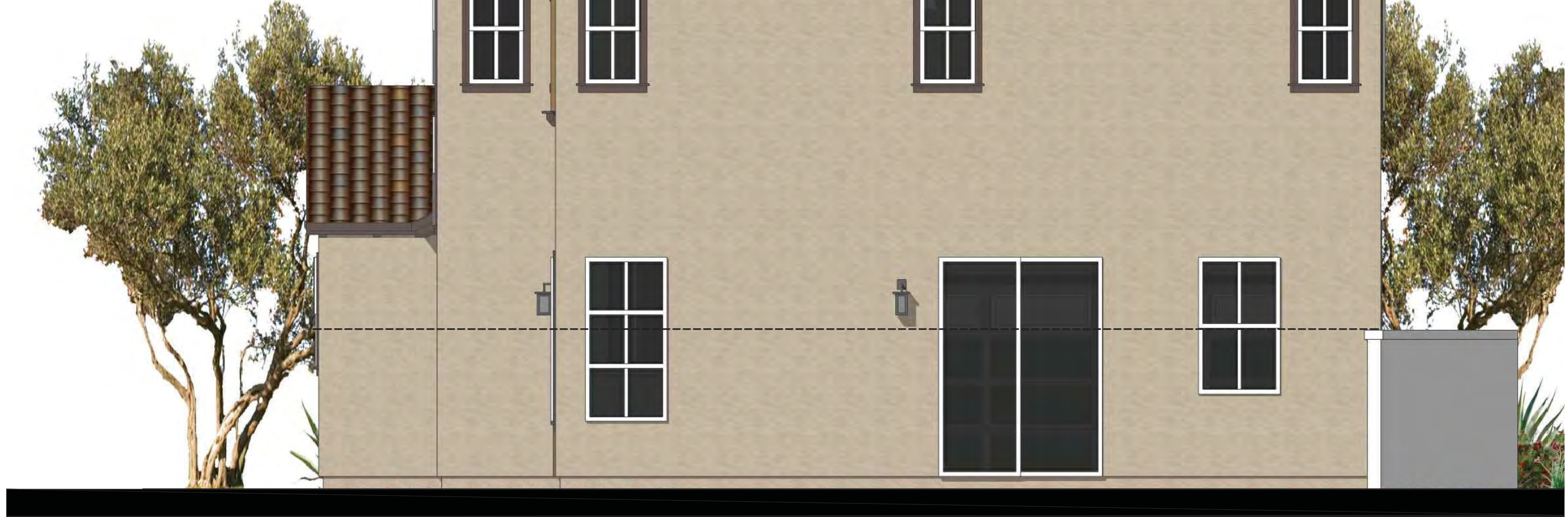
OUTLOOKER



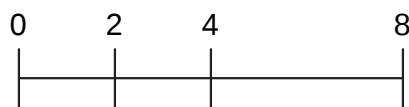
1. FRONT



OUTLOOKERS



2. REAR



Rev 1: 5/24/16  
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Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: **PLAN 2**

TUSCAN ELEVATIONS  
ENHANCED ELEVATIONS

Original Date: 2-3-2016

Sheet 34 of 98

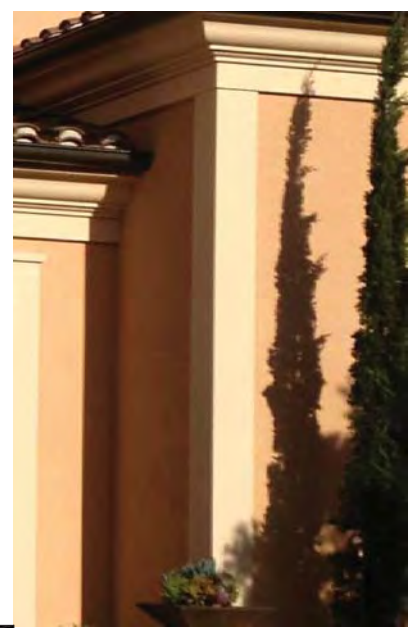
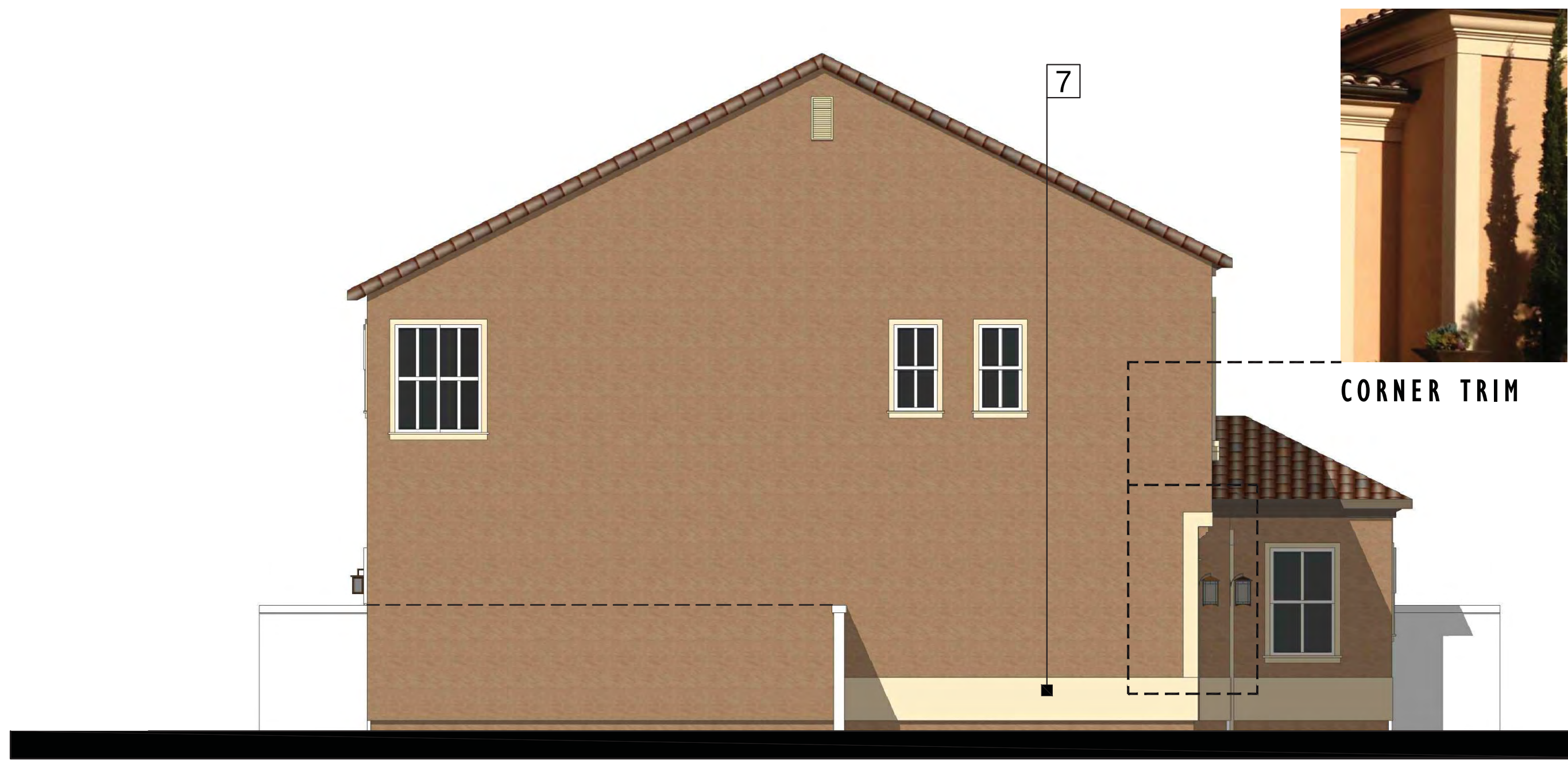
PTS # 470158

I.O. # 24006477

1932-6299 292-1739  
CCS93 COORDINATES LAMBERT COORDINATES

**KTGY Group, Inc.**  
**Architecture+Planning**  
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Irvine, CA 92614  
949.851.2133  
ktgy.com

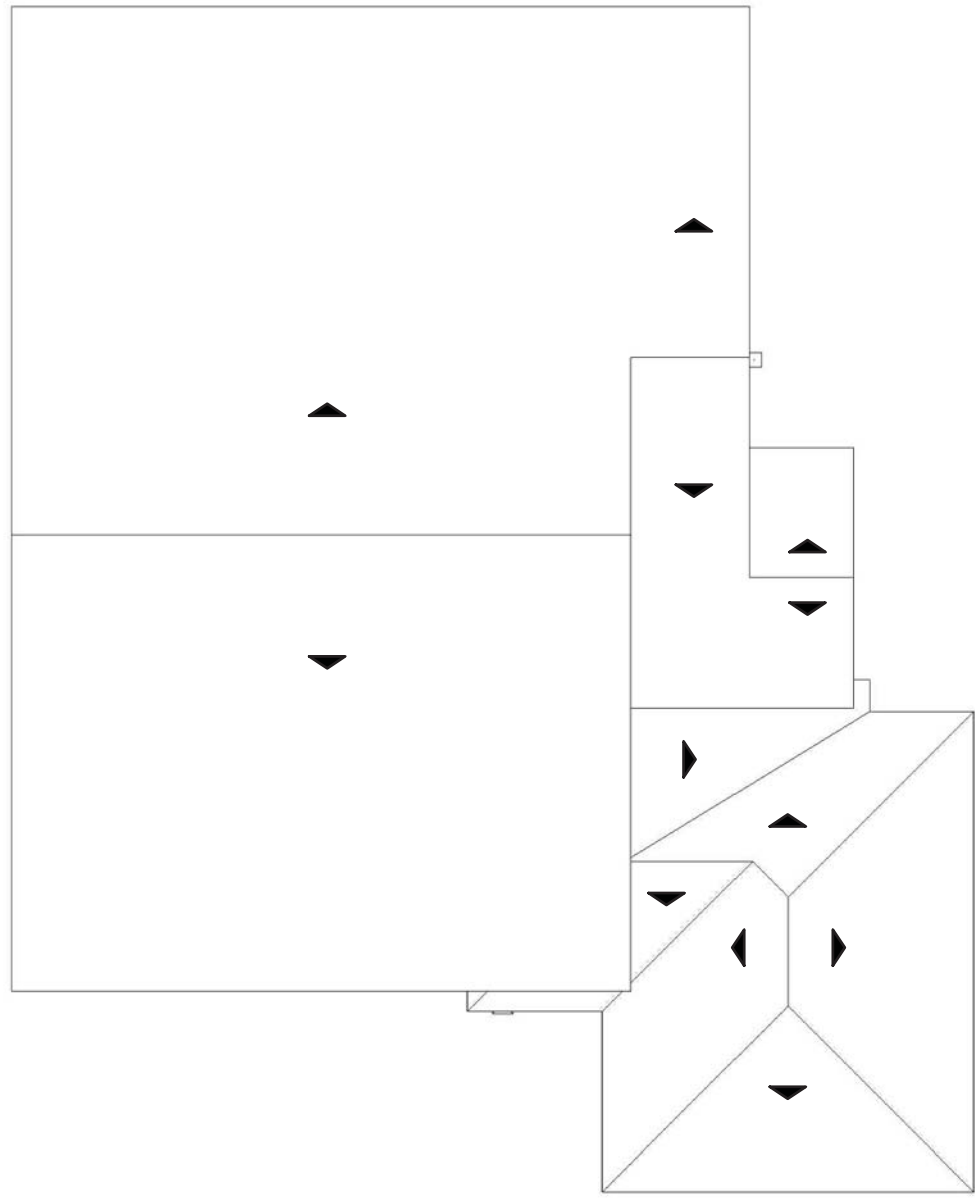




CORNER TRIM

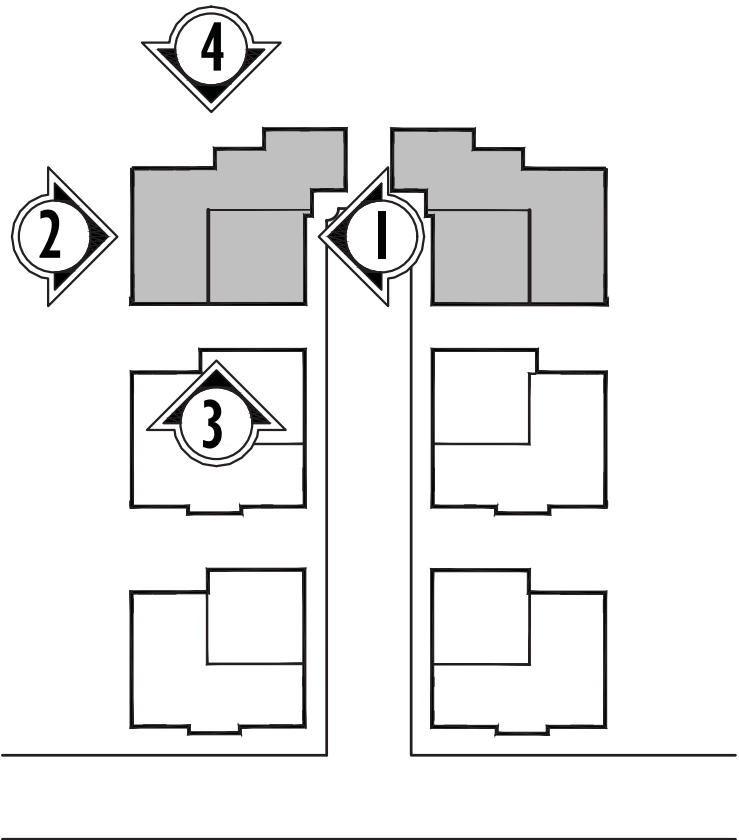
MATERIAL LEGEND

- 1. Stucco, light sand finish
- 2. Concrete "S" Tile Roof
- 3. Colored Vinyl Windows
- 4. Stucco o/Foam Window Trim
- 5. Metal Sectional Garage Door
- 6. Decorative Exterior Light
- 7. Wainscot
- 8. Recessed Window at Front



ROOF PLAN

5:12 PITCH, U.N.O.



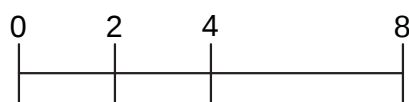
SITE KEY



WAINSCOT



ITALIANATE EAVE



Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: **PLAN 2**  
**ITALIAN ELEVATIONS**

Original Date: 2-3-2016

Sheet 35 of 98

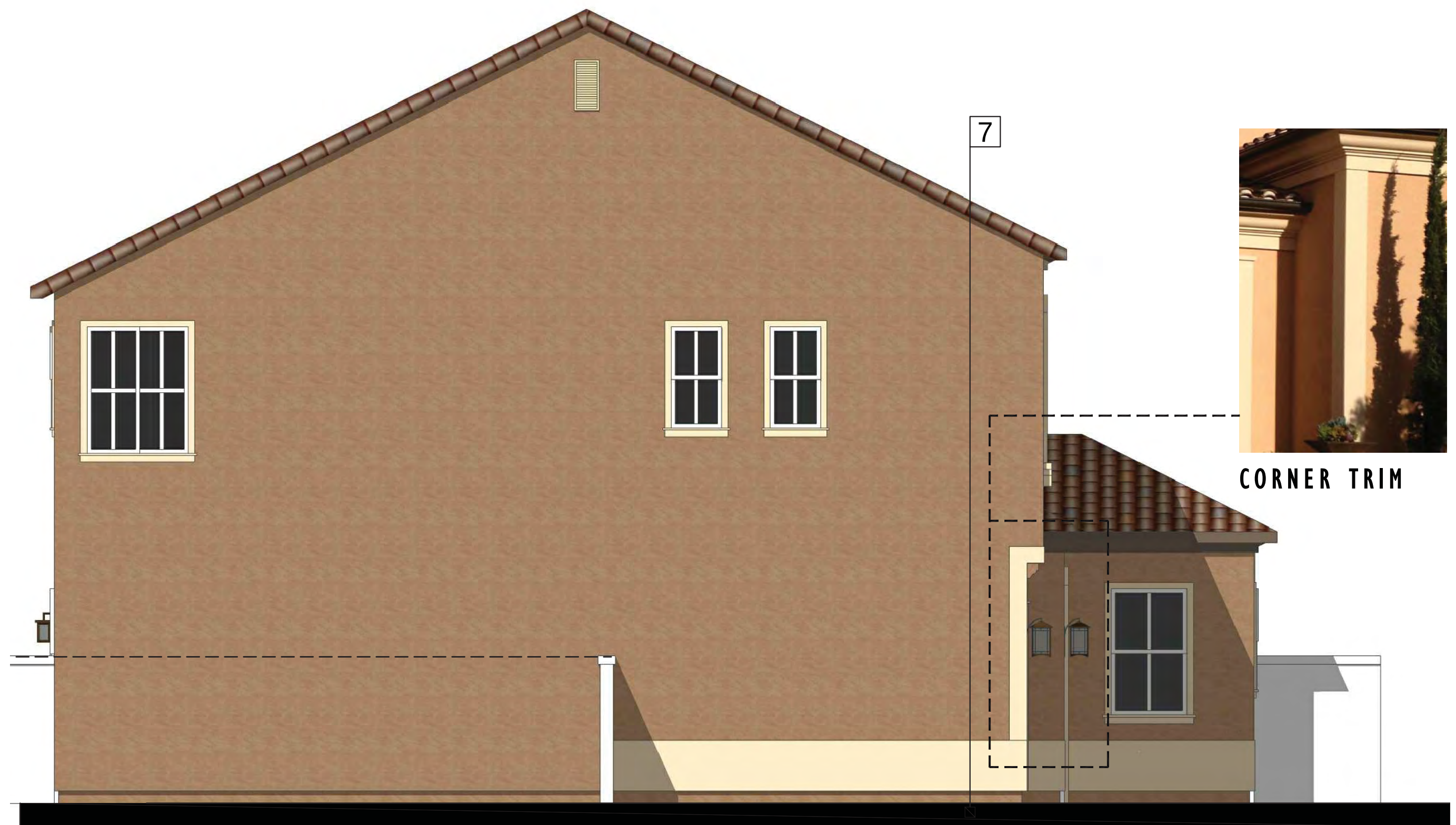
PTS # 470158

I.O. # 24006477

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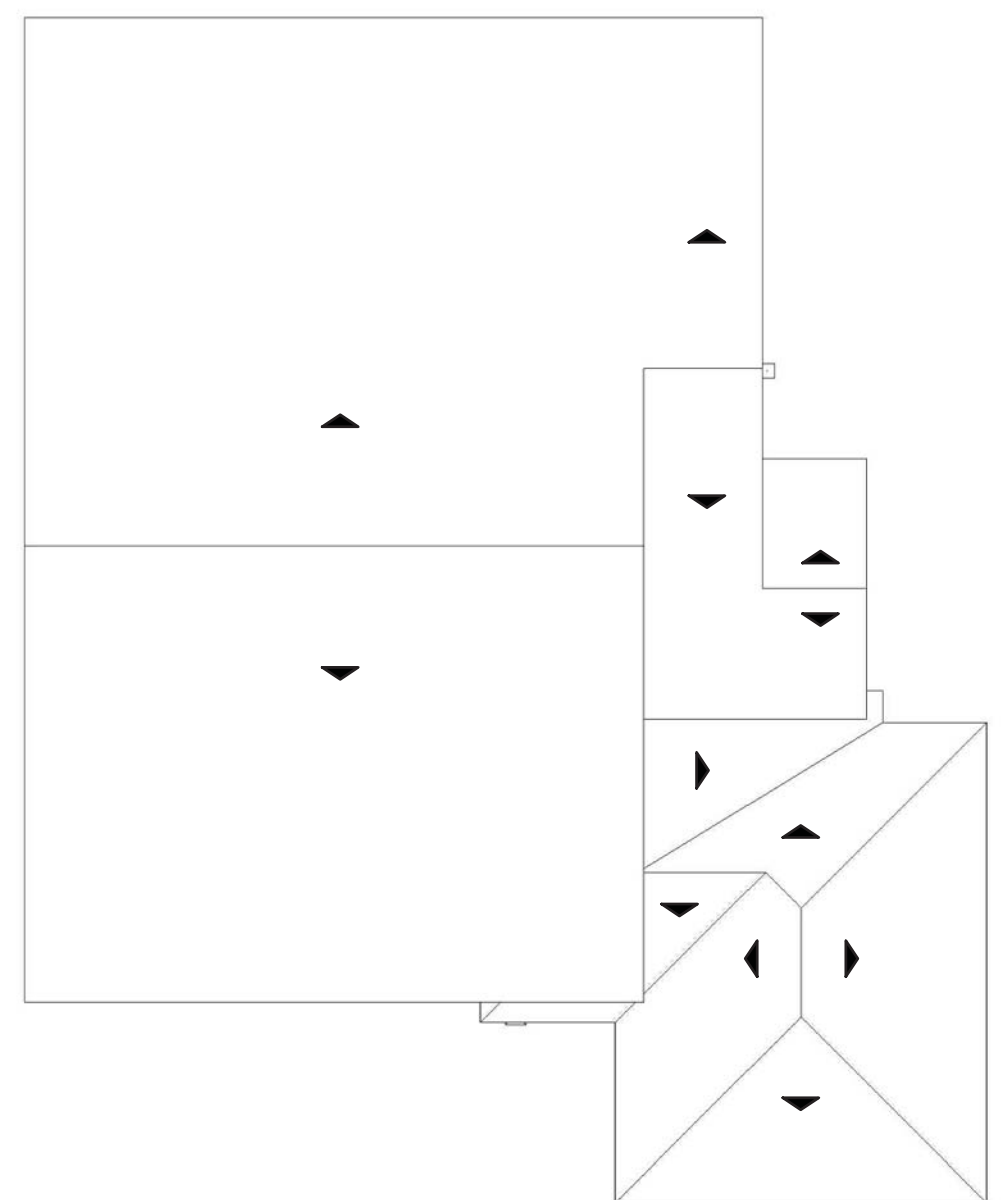


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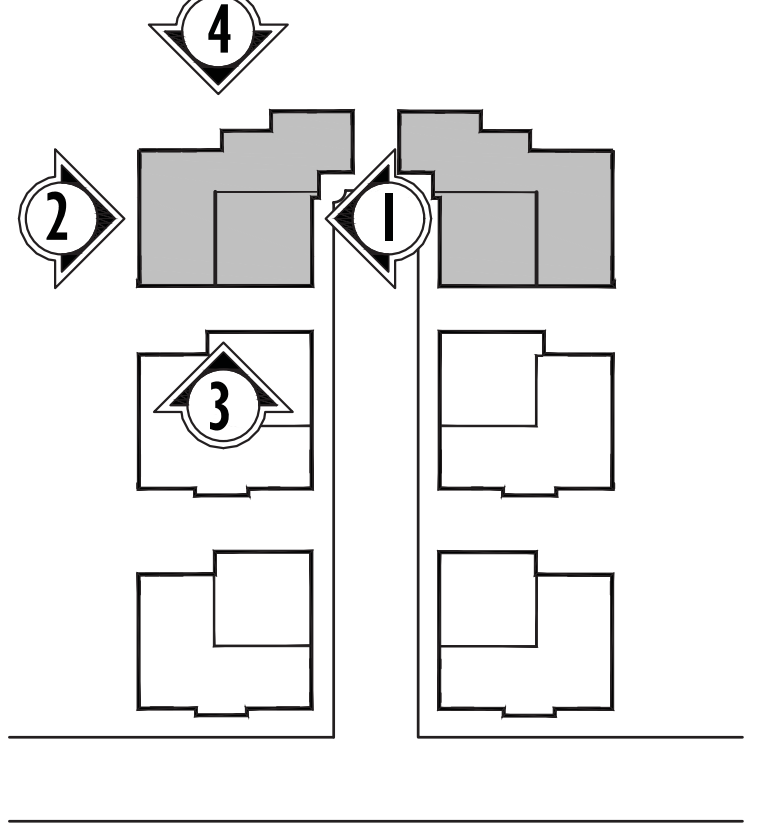


4. RIGHT

- MATERIAL LEGEND**
- 1. Stucco, light sand finish
  - 2. Concrete "S" Tile Roof
  - 3. Colored Vinyl Windows
  - 4. Stucco o/Foam Window Trim
  - 5. Metal Sectional Garage Door
  - 6. Decorative Exterior Light
  - 7. Wainscot
  - 8. Recessed Window at Front



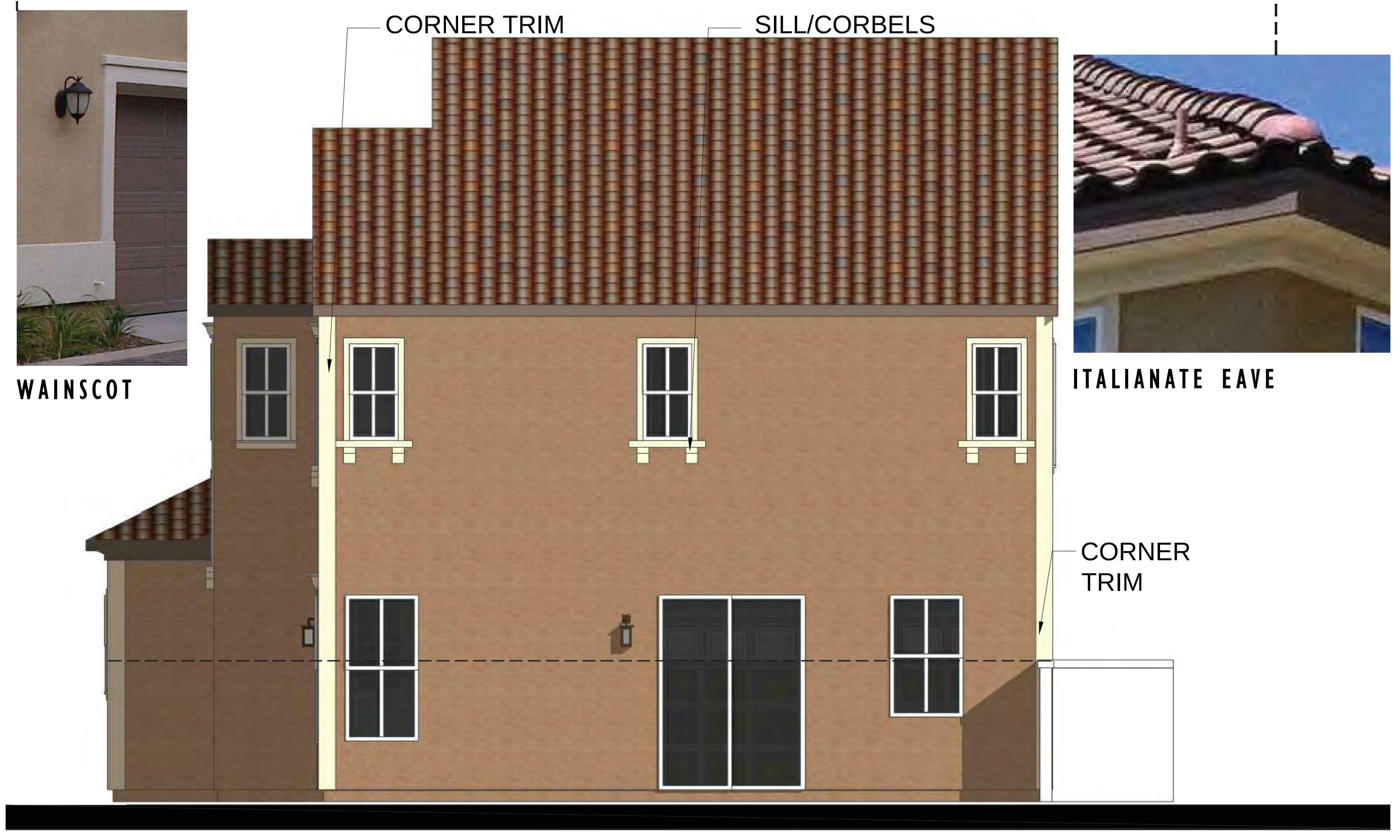
**ROOF PLAN**  
5:12 PITCH, U.N.O.



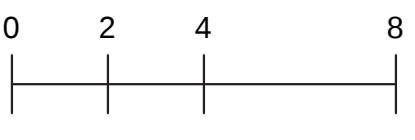
**SITE KEY**



1. FRONT



2. REAR

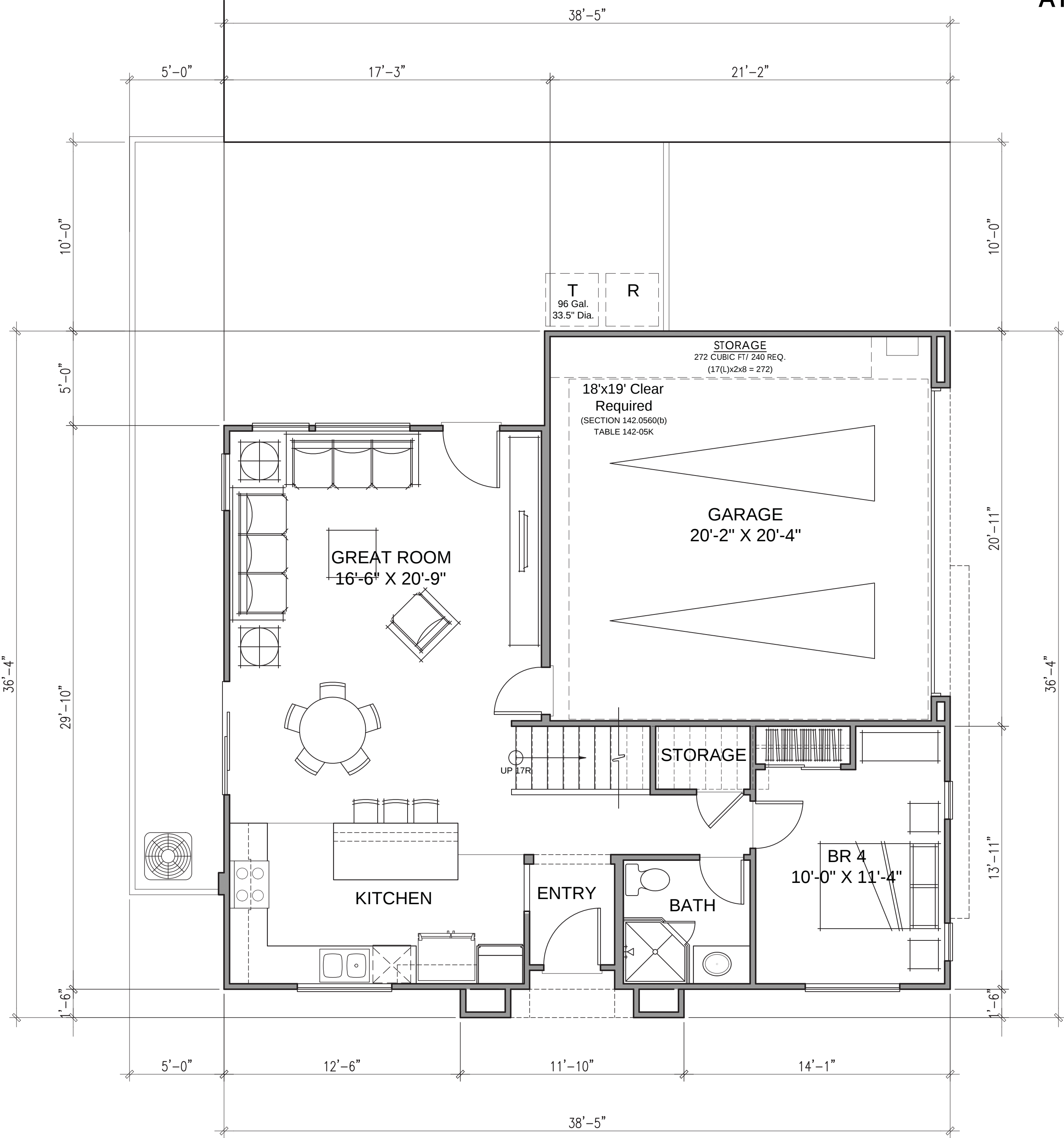


Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17





Second Floor  
4BD+DEN/3BA  
(+/- 1,210 GSF)



NOTE: FENCING PLAN BY OTHERS, AC UNIT LOCATION TYPICAL.  
REFER TO SITE PLAN FOR ACTUAL LOCATION/DIMENSIONS.

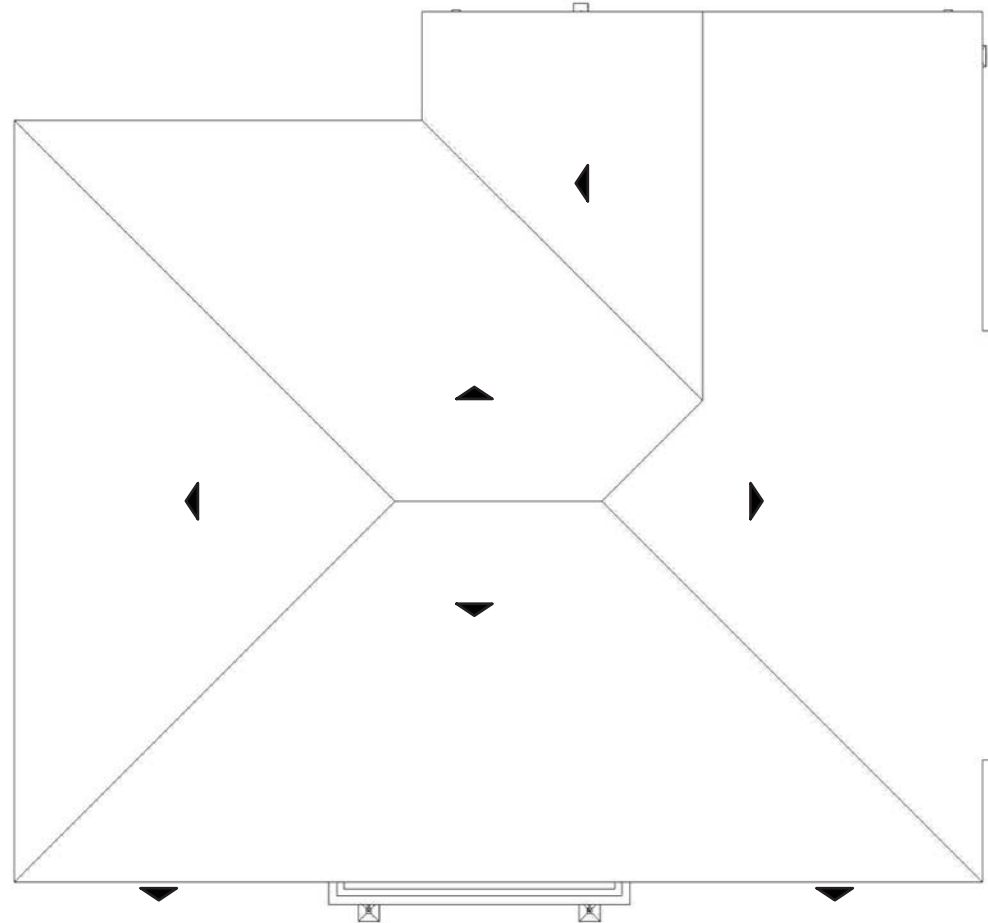
First Floor  
4BD+DEN/3BA  
(+/- 815 GSF)  
+/- 2,025 GSF TOTAL



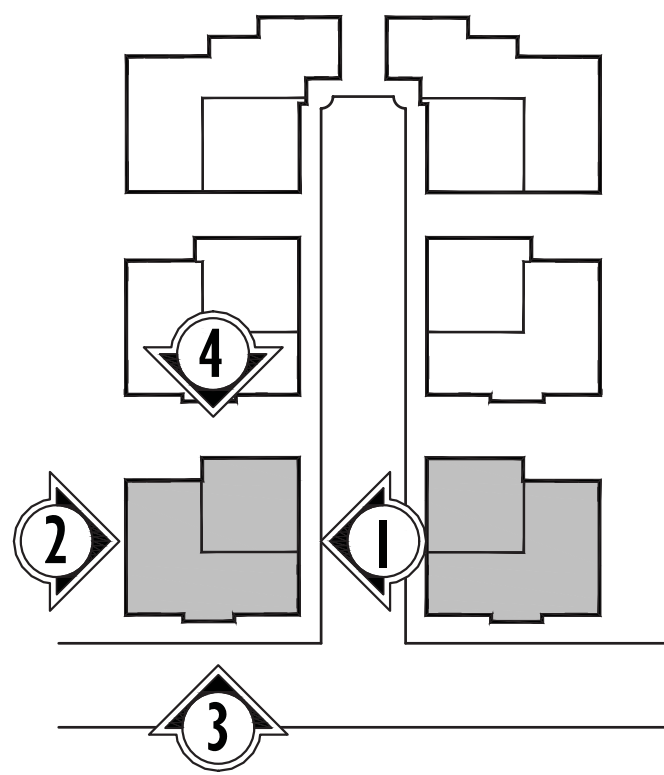


3. LEFT

- MATERIAL LEGEND**
- 1. Stucco, light sand finish
  - 2. Concrete "S" Tile Roof
  - 3. Colored Vinyl Windows
  - 4. Stucco o/Foam Window Trim
  - 5. Metal Sectional Garage Door
  - 6. Decorative Exterior Light
  - 7. Shutters
  - 8. Exposed Wook-like Rafter Tails
  - 9. Stone Veneer
  - 10. Brick Veneer



**ROOF PLAN**  
5:12 PITCH, U.N.O.



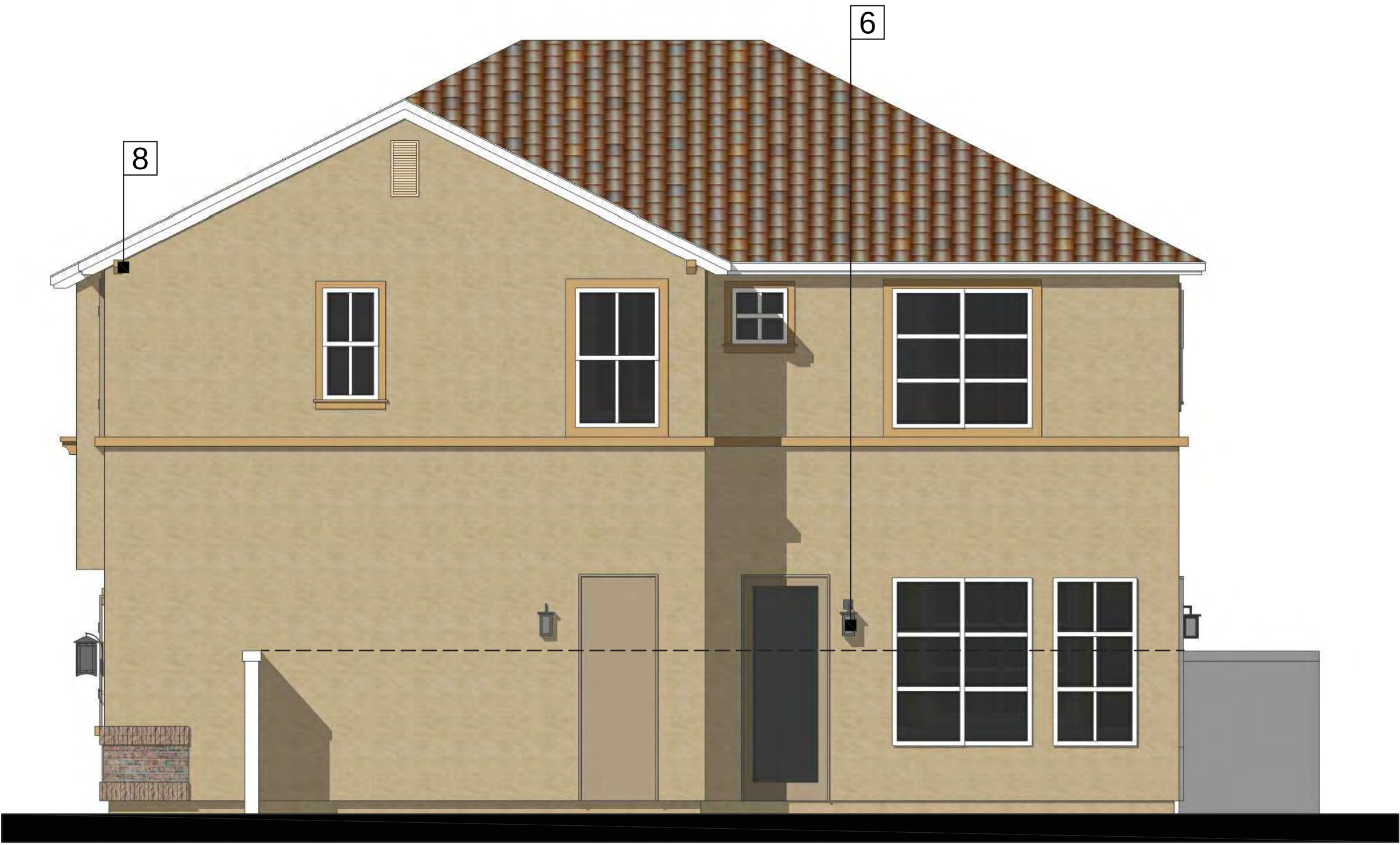
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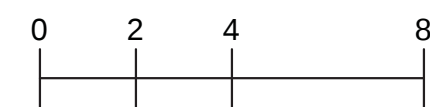
1. FRONT



2. REAR



4. RIGHT



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: **PLAN 3**  
**TUSCAN ELEVATIONS**

Original Date: 2-3-2016  
Sheet **38** of **98**  
PTS # 470158  
I.O. # 24006477  
1932-6299 292-1739  
CCS93 COORDINATES LAMBERT COORDINATES

**KTGY Group, Inc.**  
**Architecture+Planning**  
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ktgy.com





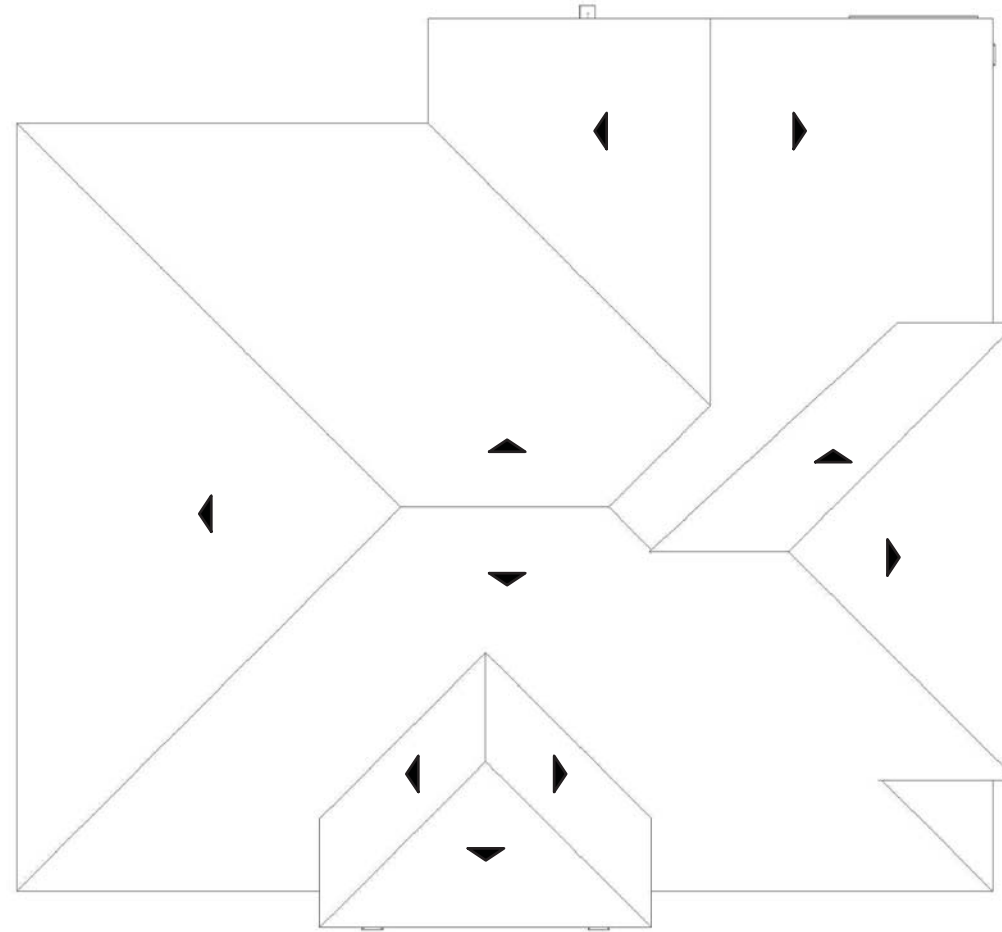
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4. RIGHT

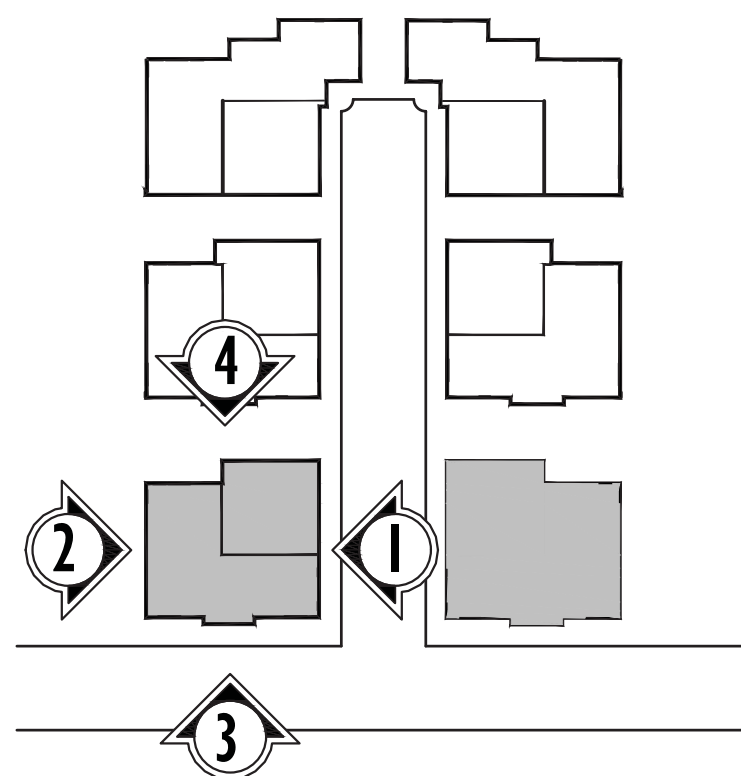
**MATERIAL LEGEND**

- 1. Stucco, light sand finish
- 2. Concrete "S" Tile Roof
- 3. Colored Vinyl Windows
- 4. Stucco or Foam Window Trim
- 5. Metal Sectional Garage Door
- 6. Decorative Exterior Light
- 7. Exposed Wook-like Rafter Tails
- 8. Metal Railing
- 9. Wainscot
- 10. Recessed Window, Front & Left only



**ROOF PLAN**

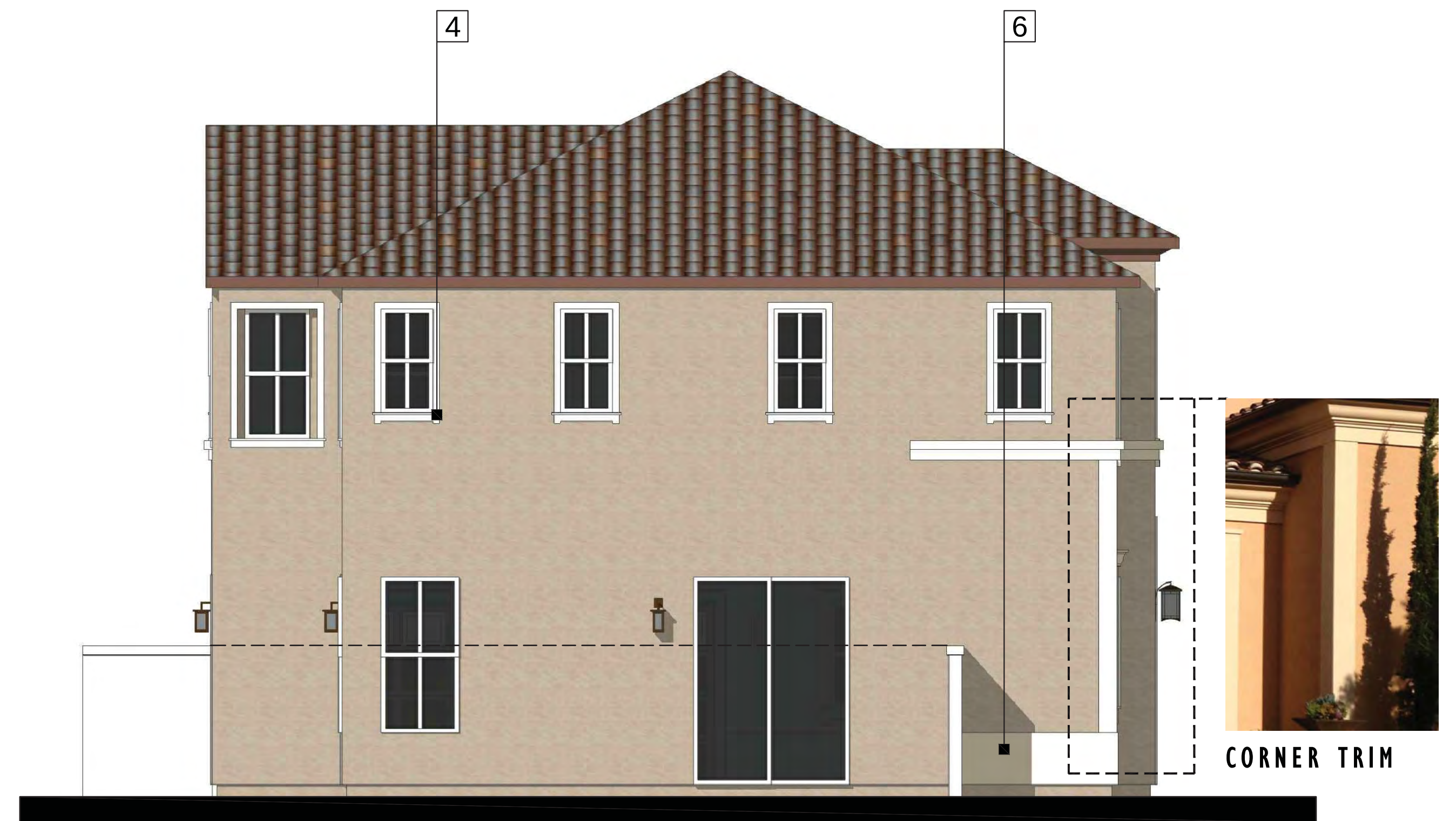
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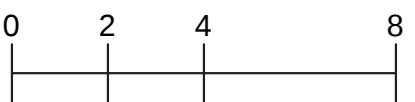
**SITE KEY**



1. FRONT



2. REAR



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: **PLAN 3**  
**ITALIAN ELEVATIONS**

Original Date: 2-3-2016  
Sheet **39** of **98**  
PTS # 470158  
I.O. # 24006477  
1932-6299 292-1739  
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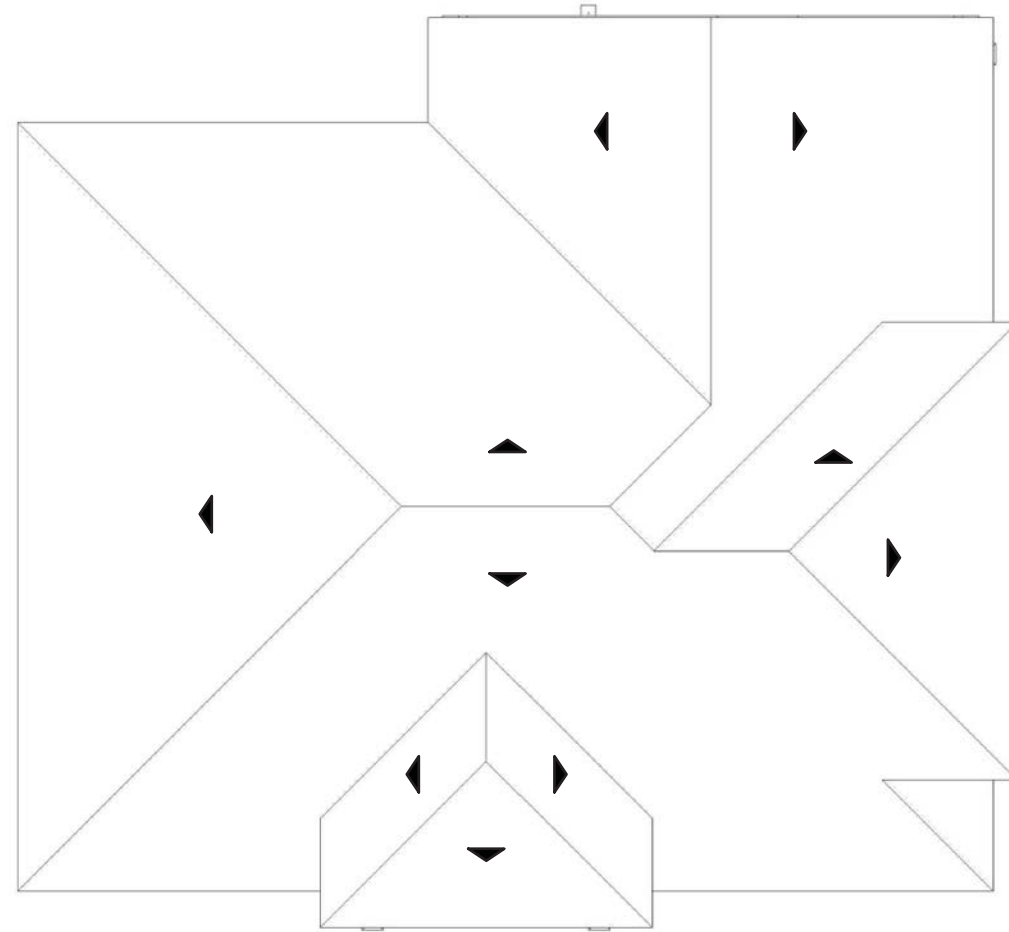
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4. RIGHT

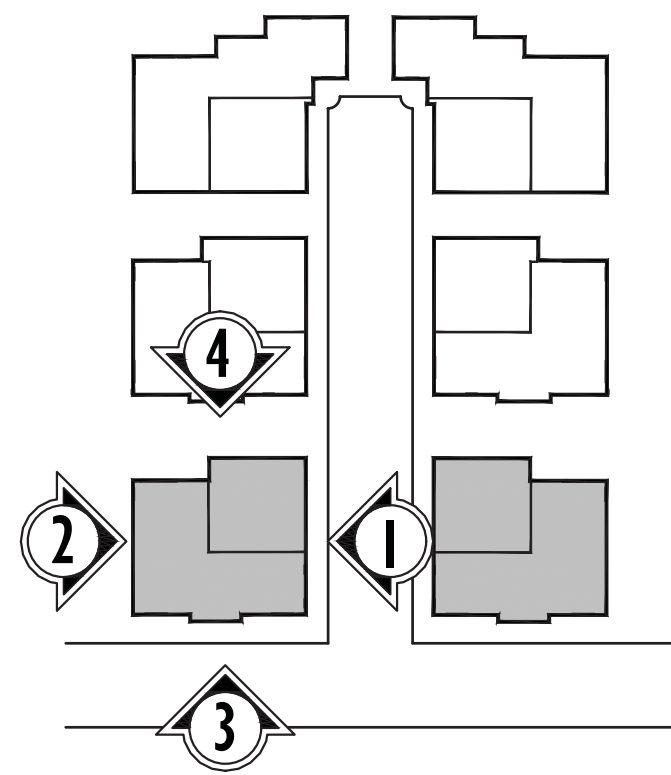
MATERIAL LEGEND

- 1. Stucco, light sand finish
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- 4. Stucco o/Foam Window Trim
- 5. Metal Sectional Garage Door
- 6. Decorative Exterior Light
- 7. Shutters
- 8. Exposed Wook-like Rafter Tails
- 9. Stone Veneer
- 10. Brick Veneer



ROOF PLAN

5:12 PITCH, U.N.O.



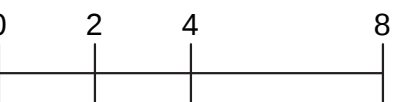
SITE KEY



1. FRONT



2. REAR



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: **PLAN 3**

TUSCAN ELEVATIONS  
ALTERNATE

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

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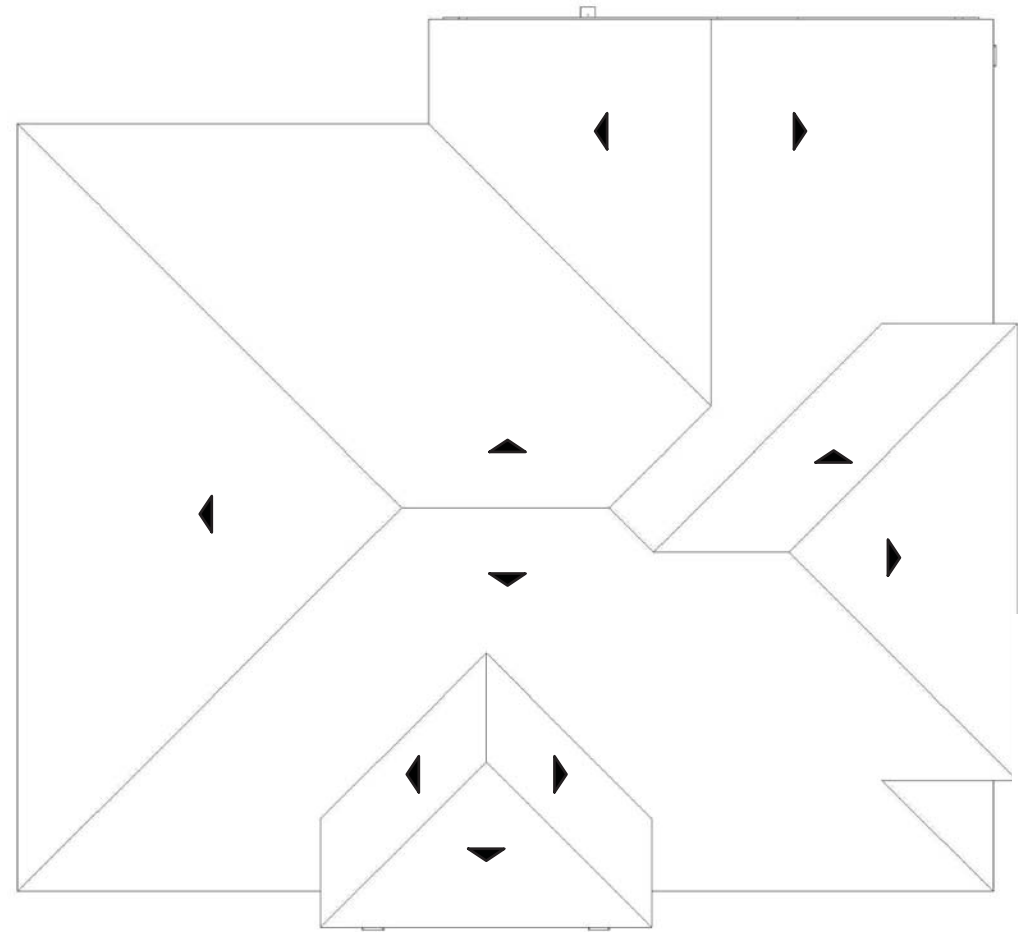
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4. RIGHT

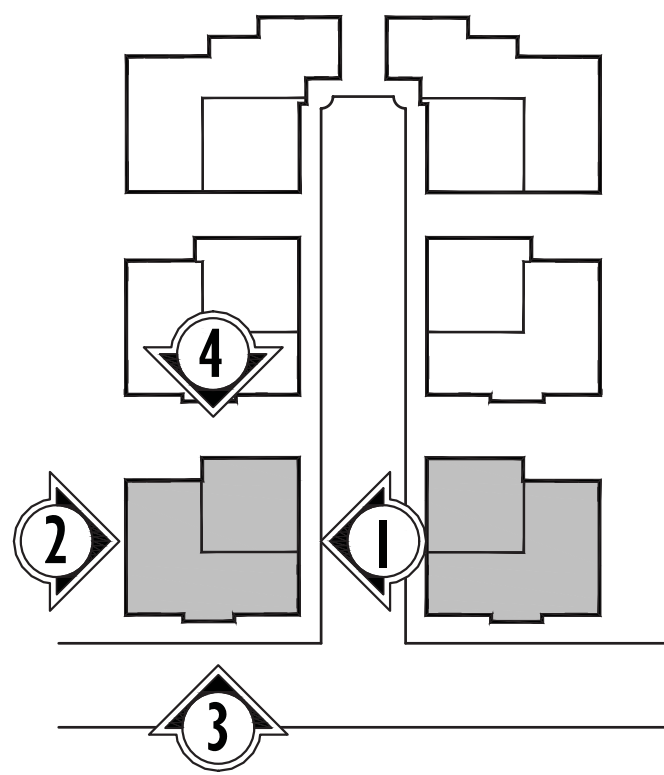
MATERIAL LEGEND

- 1. Stucco, light sand finish
- 2. Concrete "S" Tile Roof
- 3. Colored Vinyl Windows
- 4. Stucco o/Foam Window Trim
- 5. Metal Sectional Garage Door
- 6. Decorative Exterior Light
- 7. Shutters
- 8. Exposed Wook-like Rafter Tails
- 9. Stone Veneer
- 10. Brick Veneer



ROOF PLAN

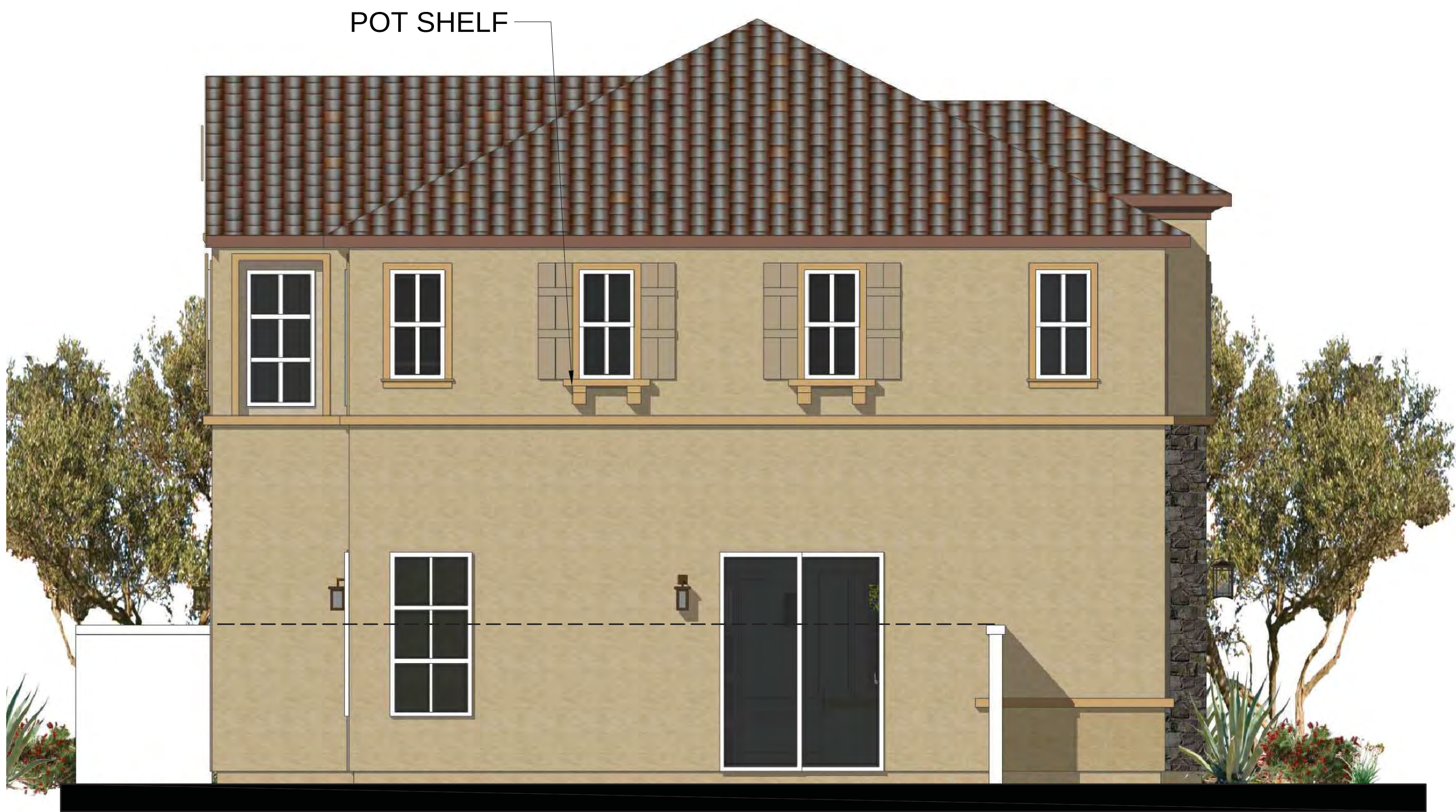
5:12 PITCH, U.N.O.



SITE KEY



1. FRONT



2. REAR



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: PLAN 3

TUSCAN ELEVATIONS  
ENHANCED ELEVATIONS

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

1932-6299 292-1739  
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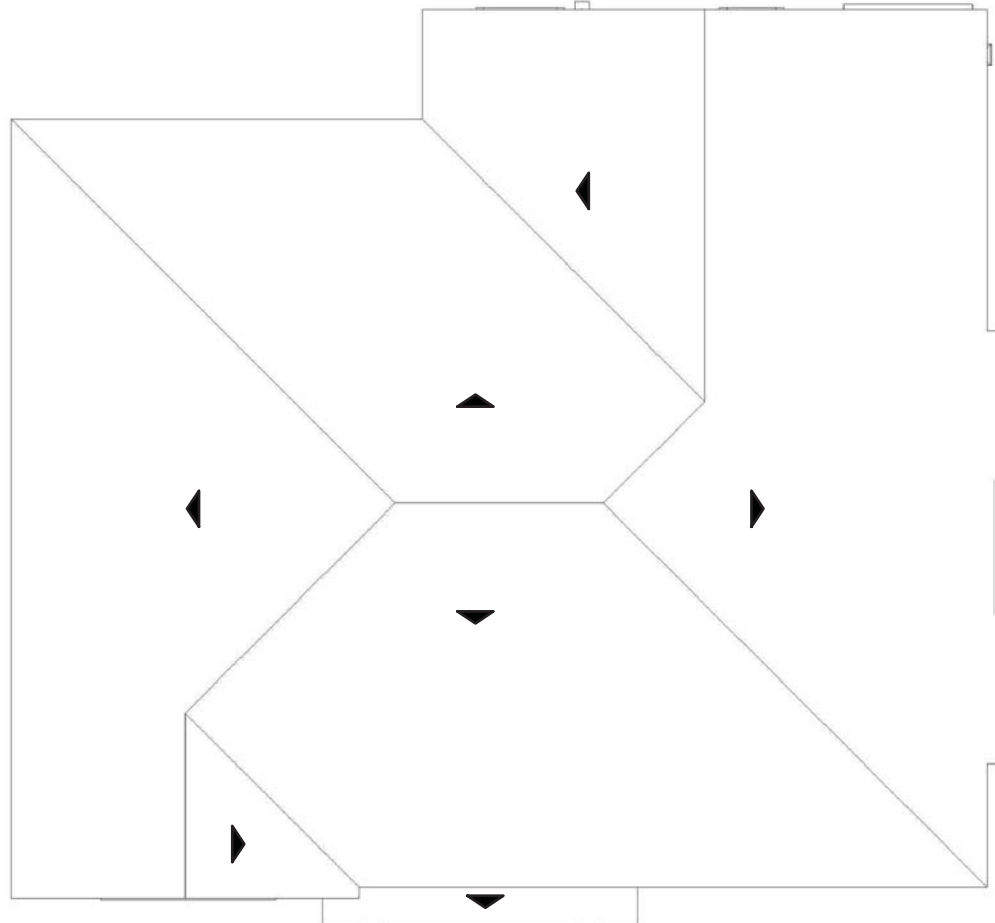




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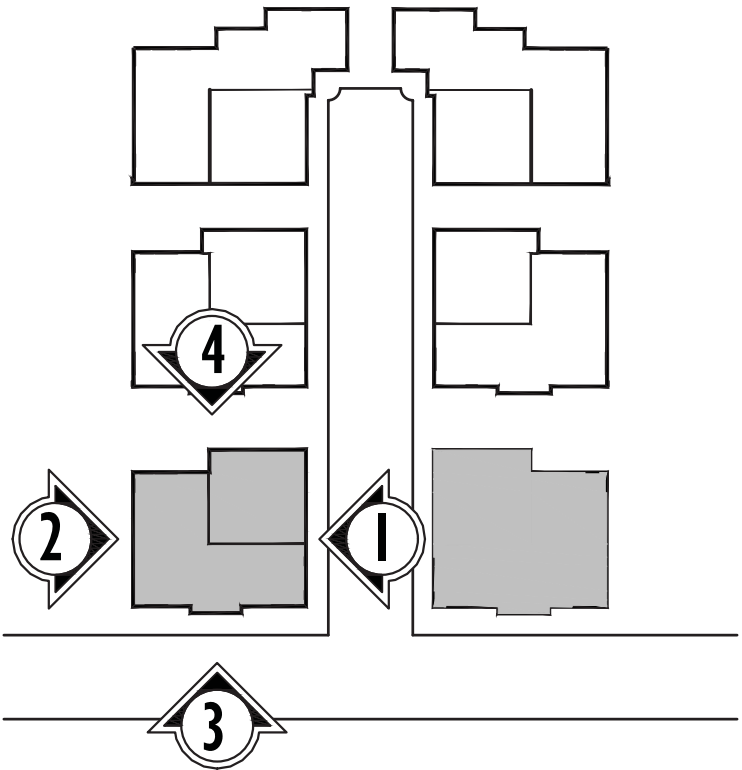
MATERIAL LEGEND

- 1. Stucco, light sand finish
- 2. Concrete "S" Tile Roof
- 3. Colored Vinyl Windows
- 4. Stucco or Foam Window Trim
- 5. Metal Sectional Garage Door
- 6. Decorative Exterior Light
- 7. Metal Railing
- 8. Wainscot
- 9. Recessed Window, Front & Left only



ROOF PLAN

5:12 PITCH, U.N.O.



SITE KEY



1. FRONT



4. RIGHT



2. REAR



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: PLAN 3

TUSCAN ELEVATIONS  
ALTERNATE

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

1932-6299 292-1739  
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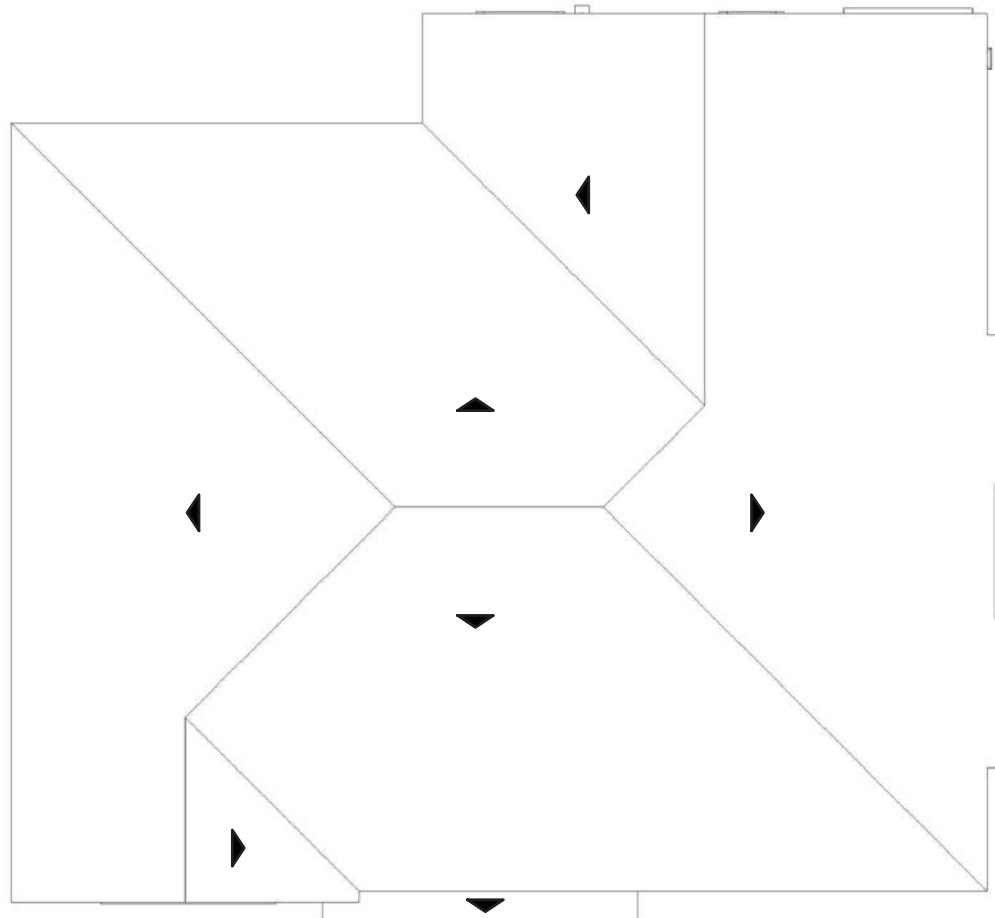
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4. RIGHT

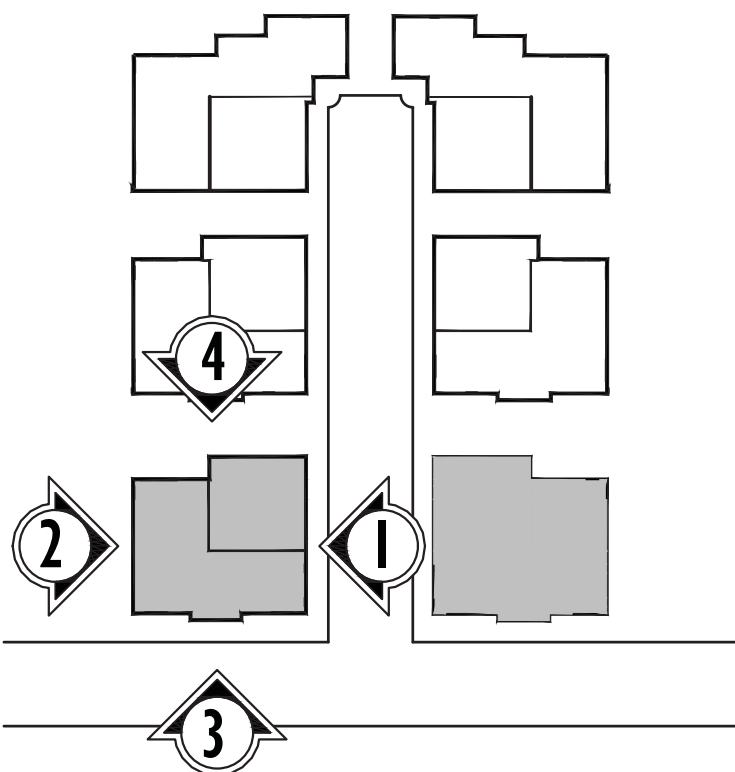
MATERIAL LEGEND

- 1. Stucco, light sand finish
- 2. Concrete "S" Tile Roof
- 3. Colored Vinyl Windows
- 4. Stucco or Foam Window Trim
- 5. Metal Sectional Garage Door
- 6. Decorative Exterior Light
- 7. Metal Railing
- 8. Wainscot
- 9. Recessed Window, Front & Left only



ROOF PLAN

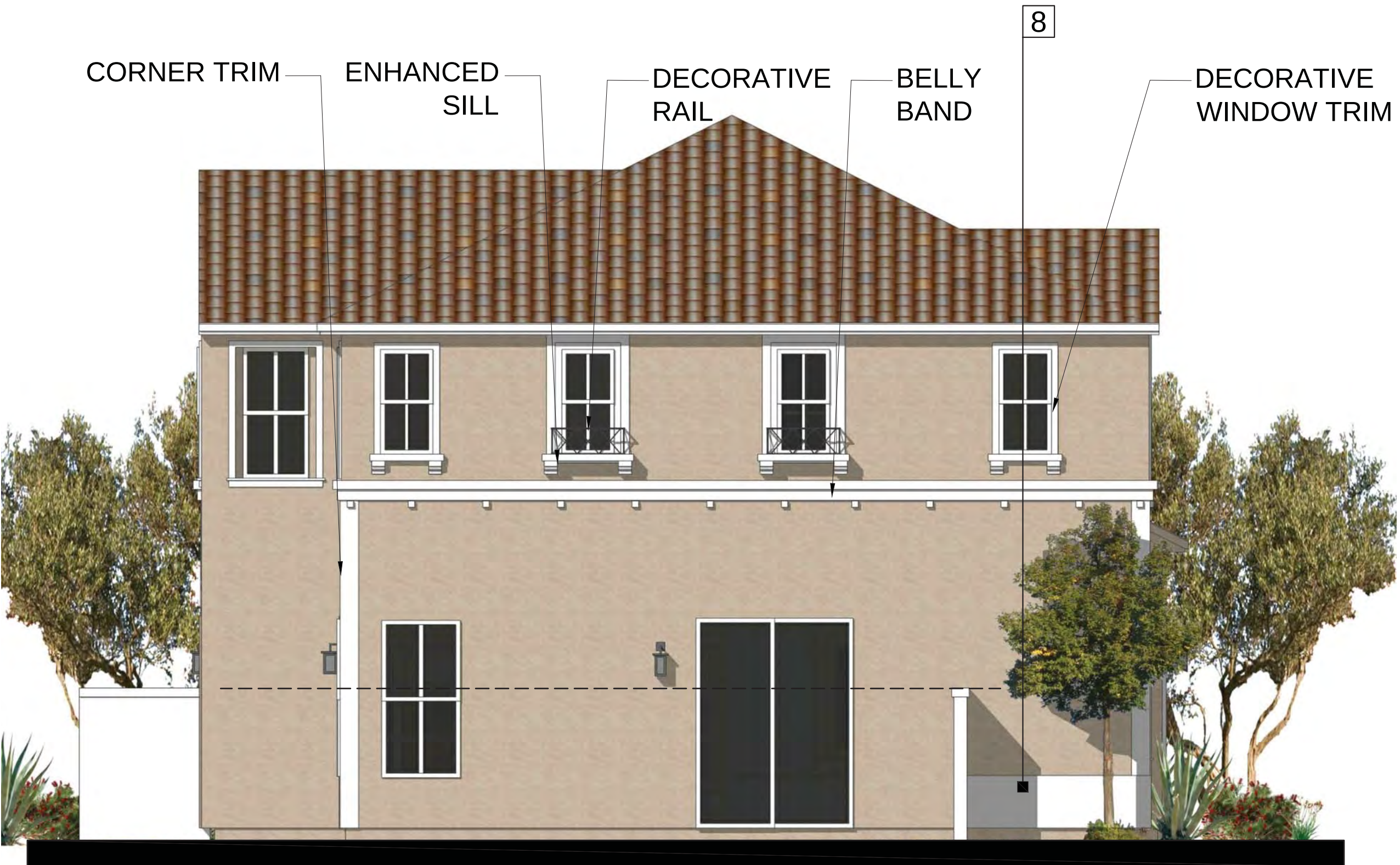
5:12 PITCH, U.N.O.



SITE KEY



1. FRONT



2. REAR



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: **PLAN 3**

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

1932-6299 292-1739  
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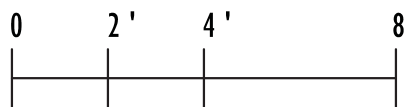
ITALIAN ELEVATIONS  
ENHANCED ELEVATIONS



| PLAN 1 NET SF |              |
|---------------|--------------|
| 1ST FLOOR     | 111 SQ. FT.  |
| 2ND FLOOR     | 1245 SQ. FT. |
| TOTAL LIVING  | 1356 SQ. FT. |
| GARAGE        | 411 SQ. FT.  |

| PLAN 2 NET SF |              |
|---------------|--------------|
| 1ST FLOOR     | 799 SQ. FT.  |
| 2ND FLOOR     | 757 SQ. FT.  |
| TOTAL LIVING  | 1556 SQ. FT. |
| GARAGE        | 421 SQ. FT.  |

| PLAN 3 NET SF |              |
|---------------|--------------|
| 1ST FLOOR     | 942 SQ. FT.  |
| 2ND FLOOR     | 948 SQ. FT.  |
| TOTAL LIVING  | 1890 SQ. FT. |
| GARAGE        | 427 SQ. FT.  |



Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: **TRIPLEXES FLOOR PLAN**  
**FIRST FLOOR**

Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Original Date: 2-3-2016

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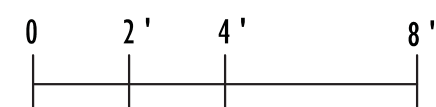
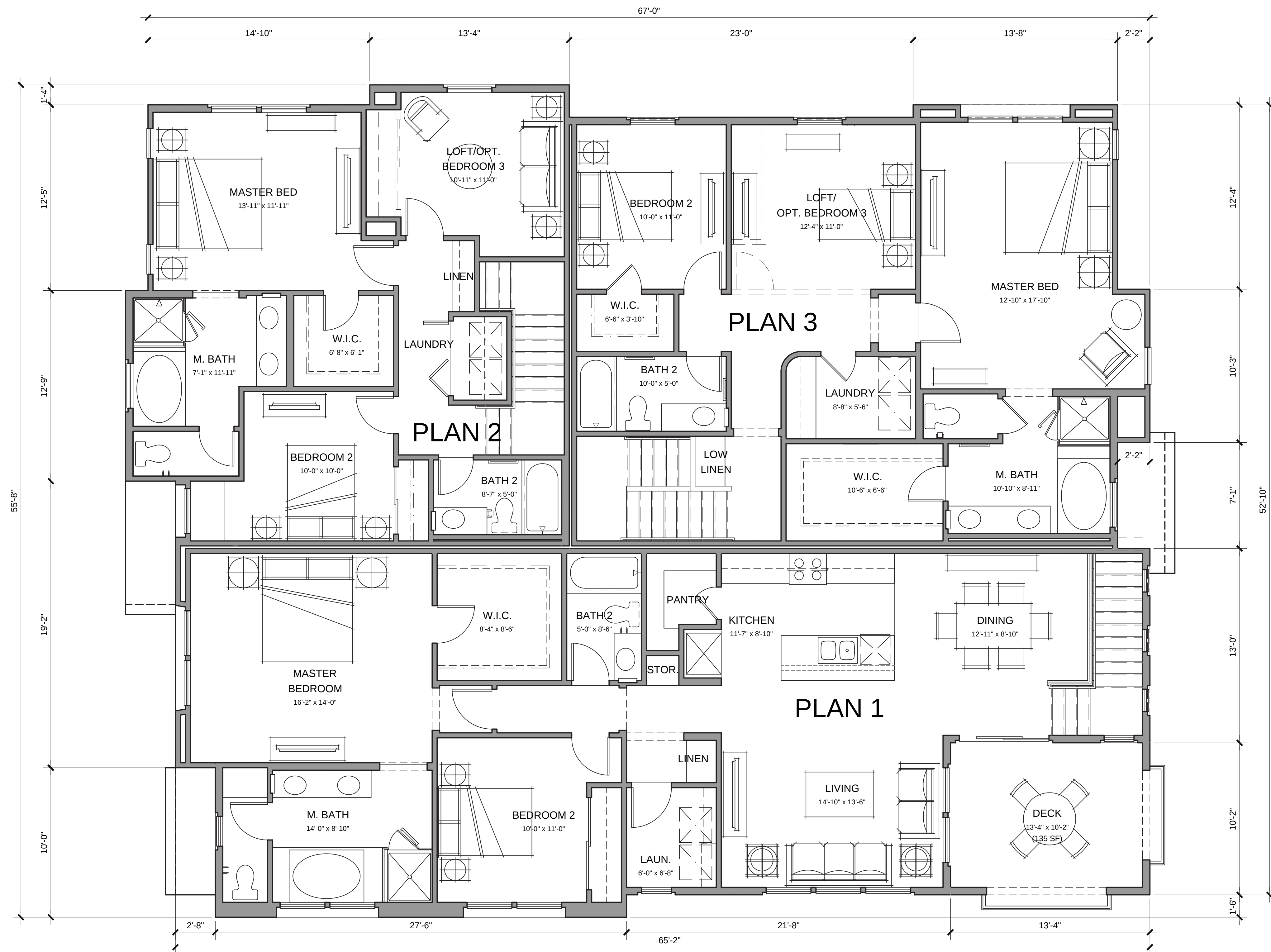
PTS # 470158

I.O. # 24006477

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Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: **TRIPLEXES FLOOR PLAN**  
**SECOND FLOOR**

Original Date: 2-3-2016

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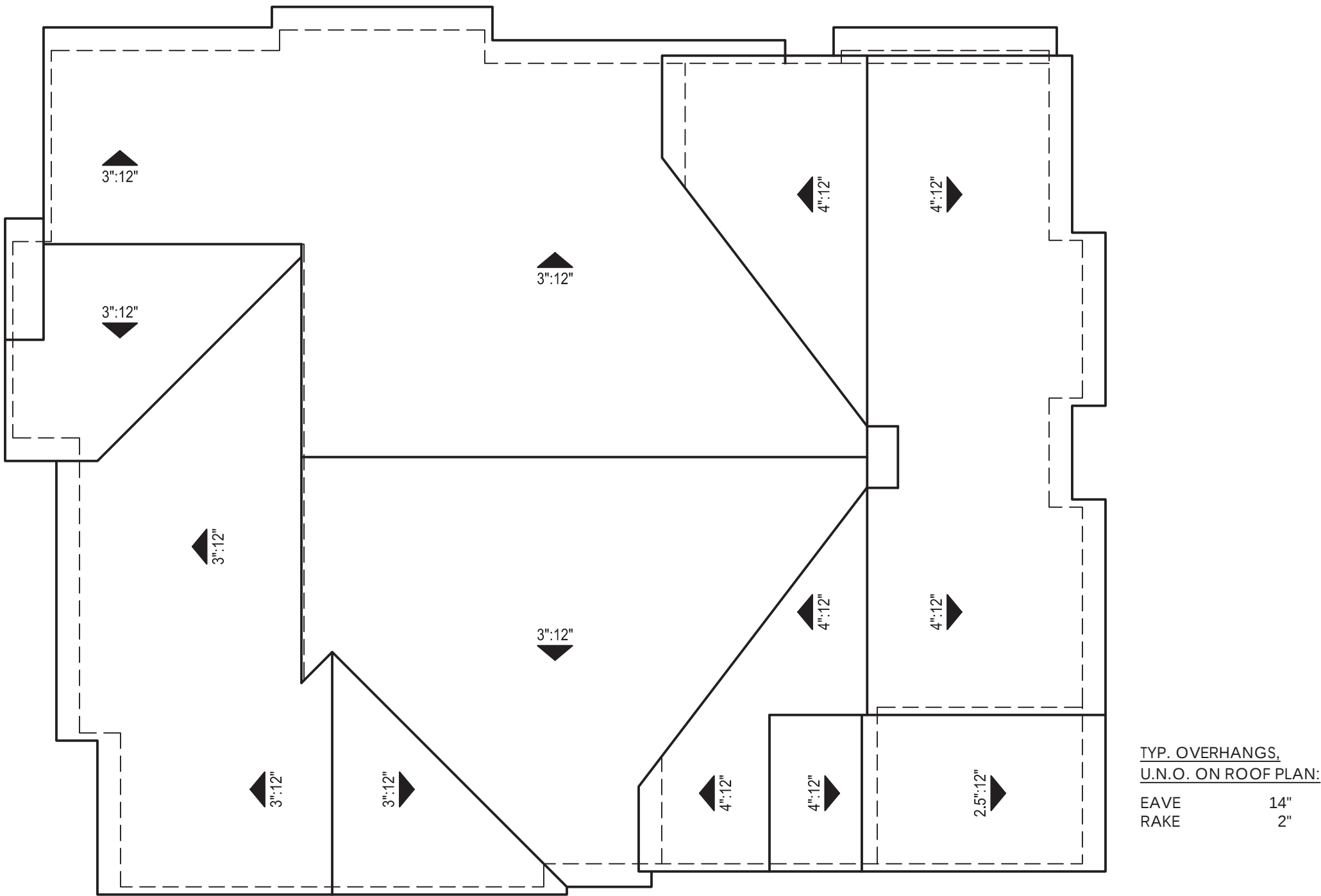
PTS # 470158

I.O. # 24006477

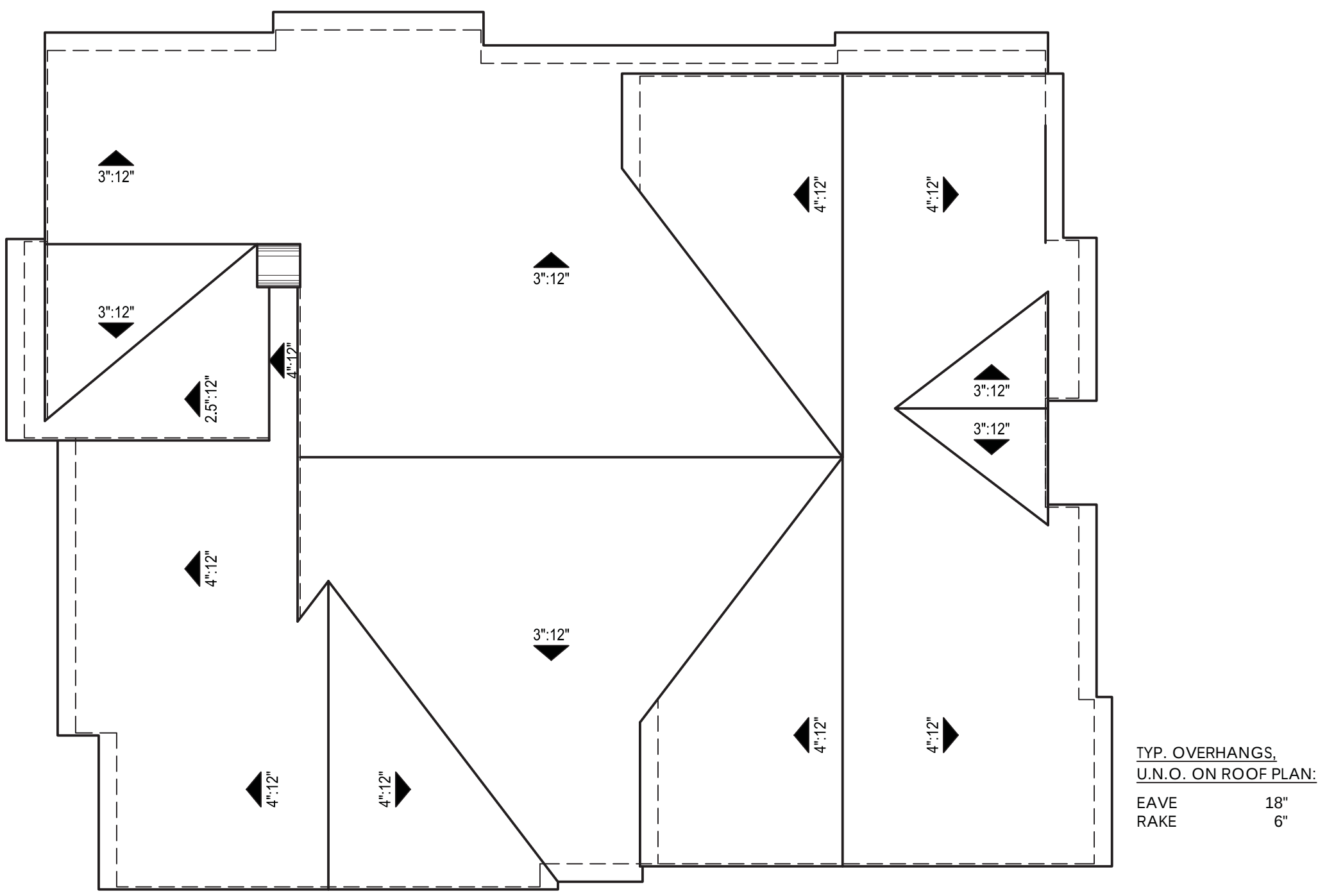
1932-6299 292-1739  
CCS93 COORDINATES LAMBERT COORDINATES

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Irvine, CA 92614  
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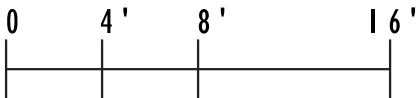




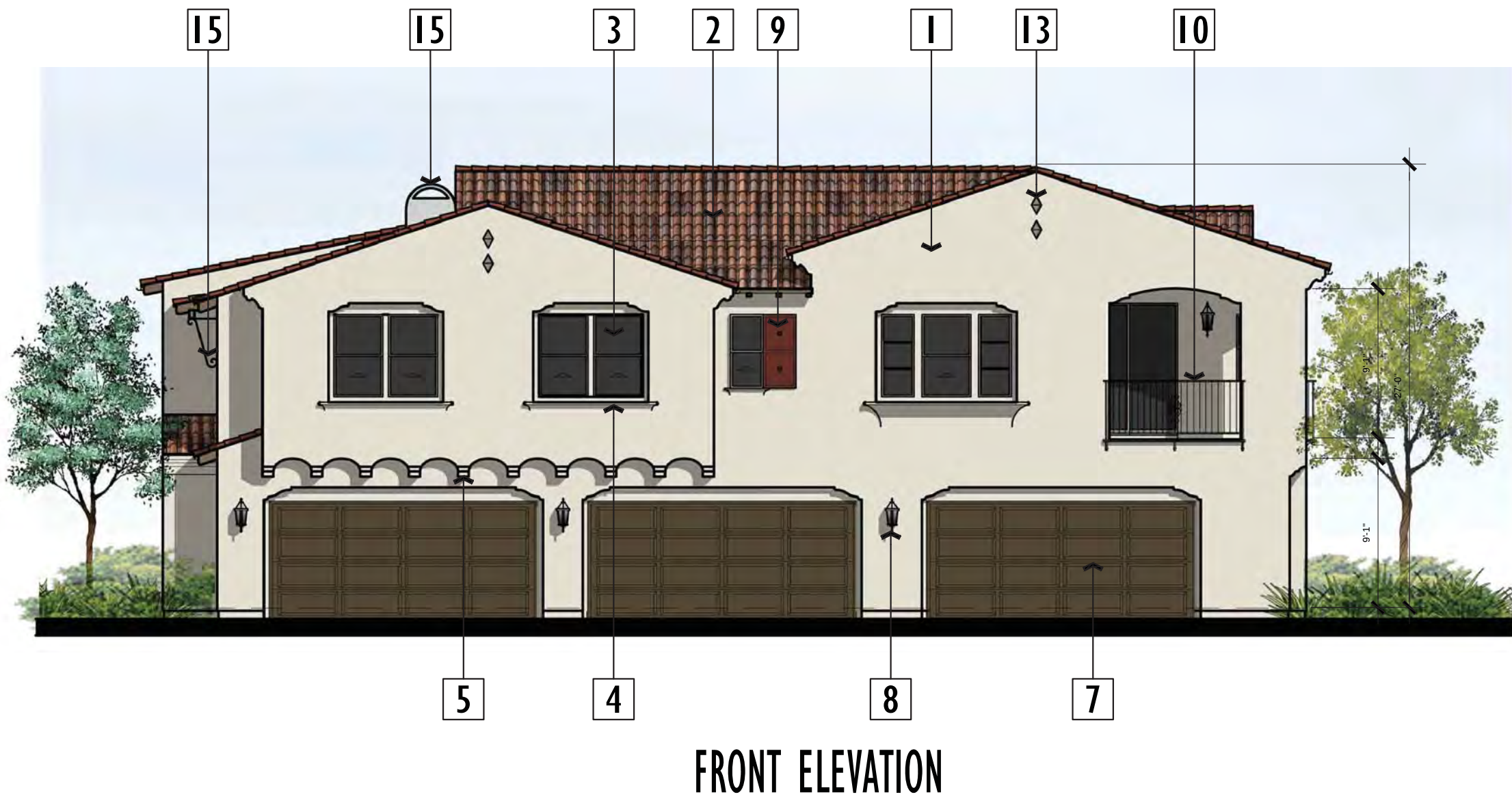
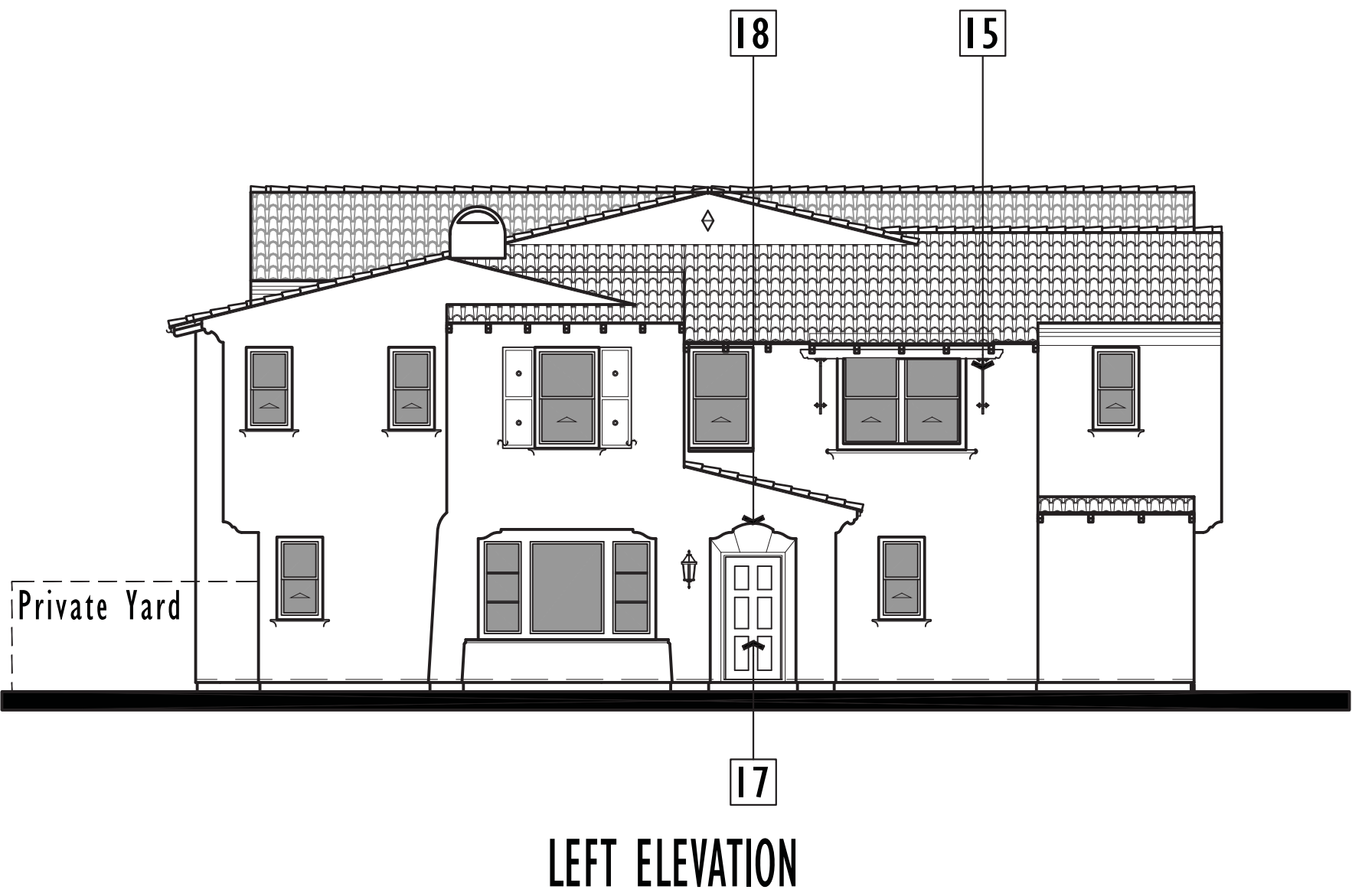
TUSCAN



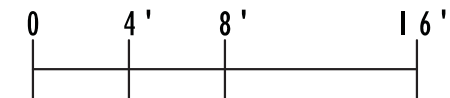
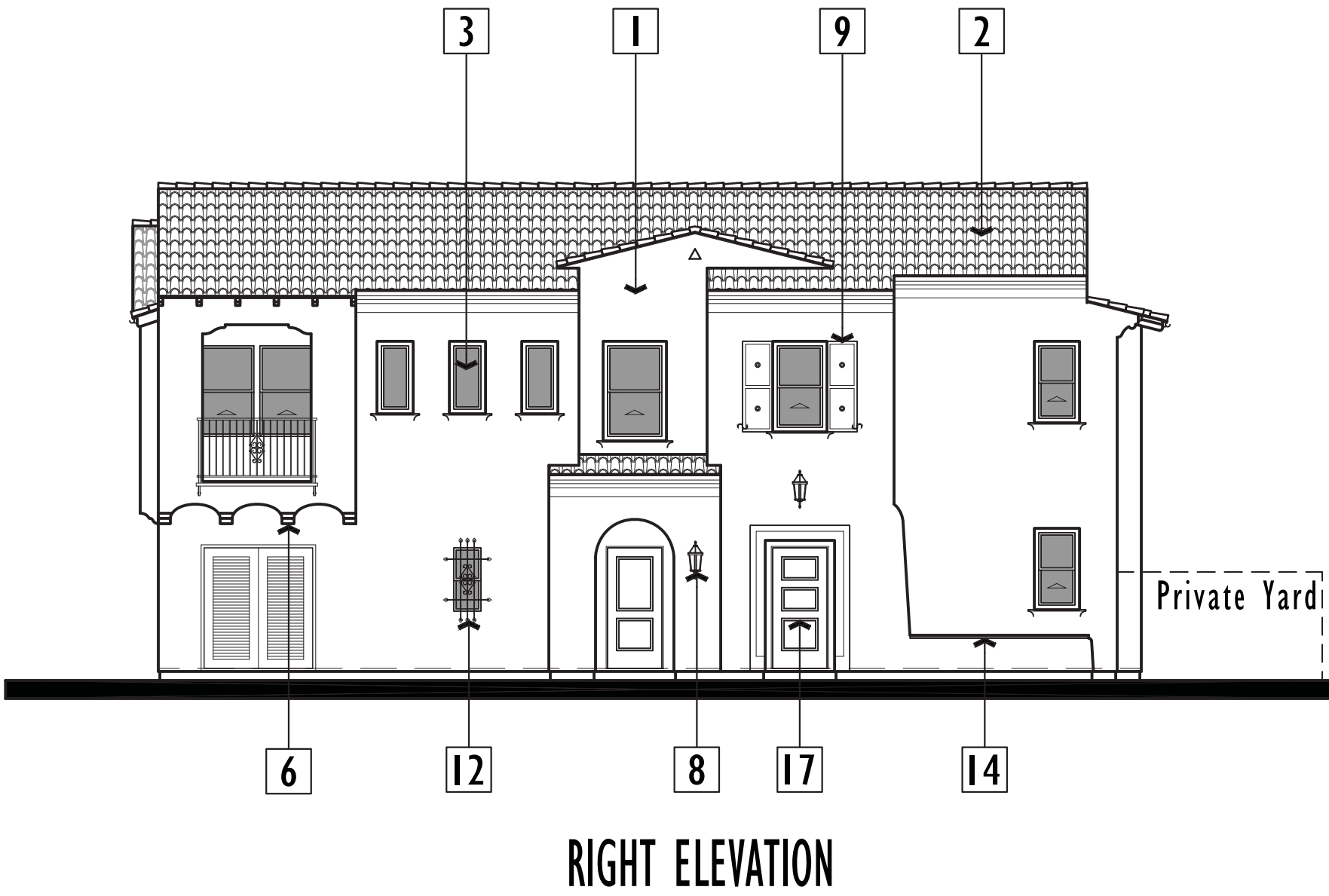
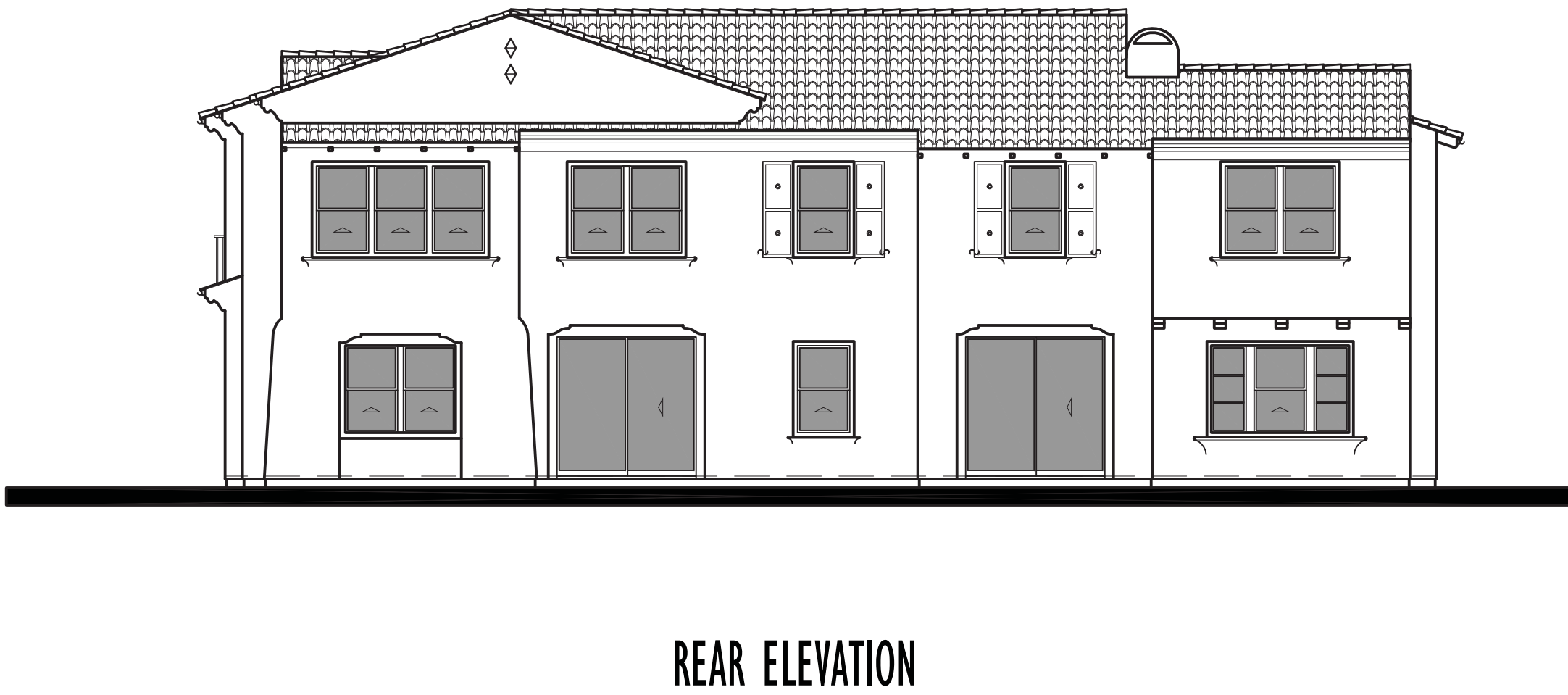
SPANISH



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17



- MATERIAL LEGEND
- 1. Stucco, light sand finish
  - 2. Concrete "S" Tile Roof
  - 3. Colored Vinyl Windows
  - 4. Stucco O/Foam Window Sill Trim
  - 5. Stucco O/Foam Scallop Arch/Corbel
  - 6. Stucco O/Foam Corbel
  - 7. Metal Sectional Garage Door
  - 8. Decorative Exterior Light
  - 9. Shutters
  - 10. Wrought Iron Juliet
  - 11. Wrought Iron Pot Shelf
  - 12. Wrought Iron Window Grille
  - 13. Decorative Recessed Gable End Detail
  - 14. Baranca W/2 Layers Paver Cap
  - 15. Faux Chimney (Stucco)
  - 16. Wrought Iron Bracket
  - 17. Fiberglass Entry Door
  - 18. Stucco O/Foam Scallop Ambrosia



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: *TRIPLEXES ELEVATIONS*  
SPANISH

Original Date: 2-3-2016

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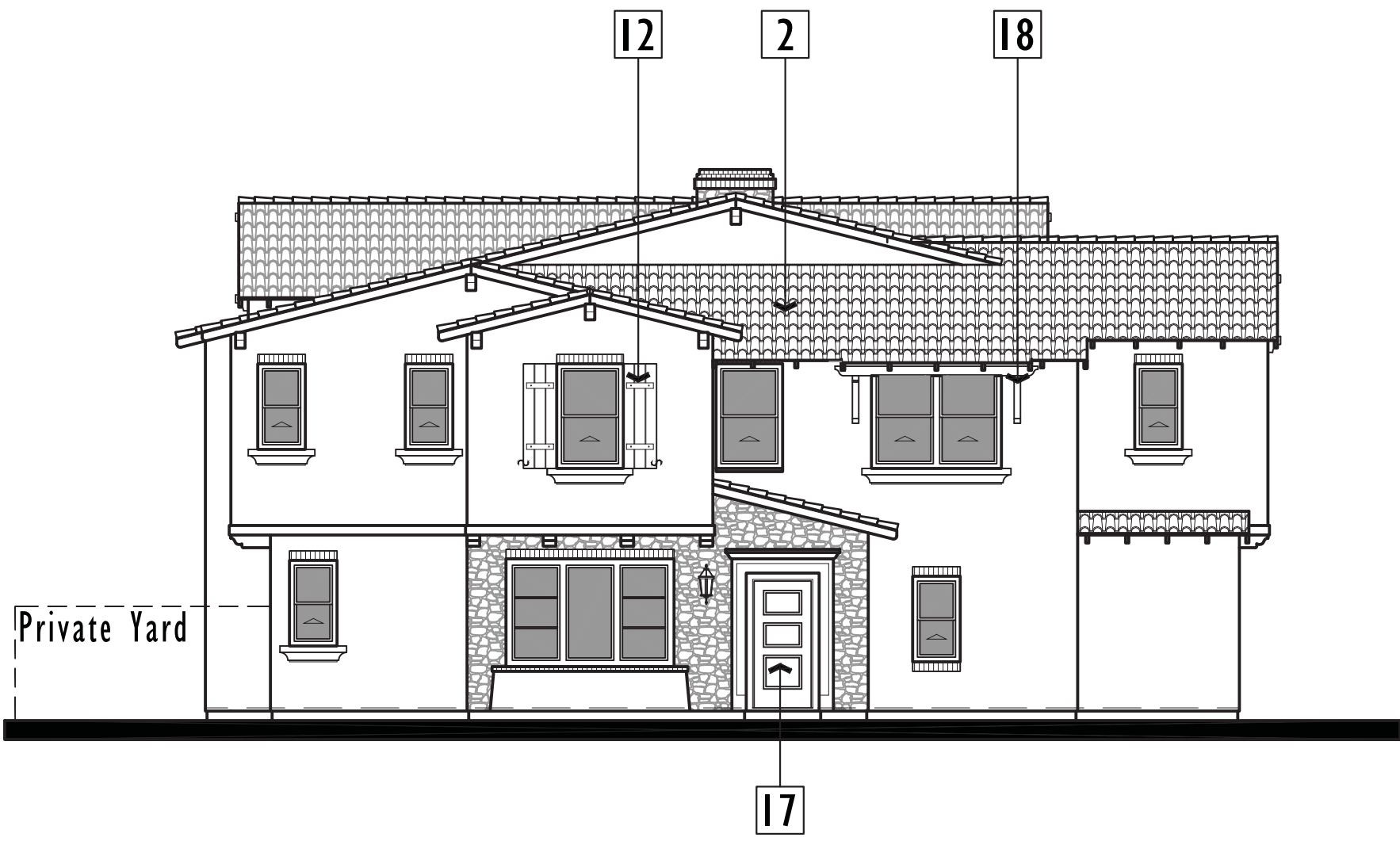
PTS # 470158

I.O. # 24006477

1932-6299 292-1739  
CCS83 COORDINATES LAMBERT COORDINATES

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Irvine, CA 92614  
949.851.2133  
ktgy.com

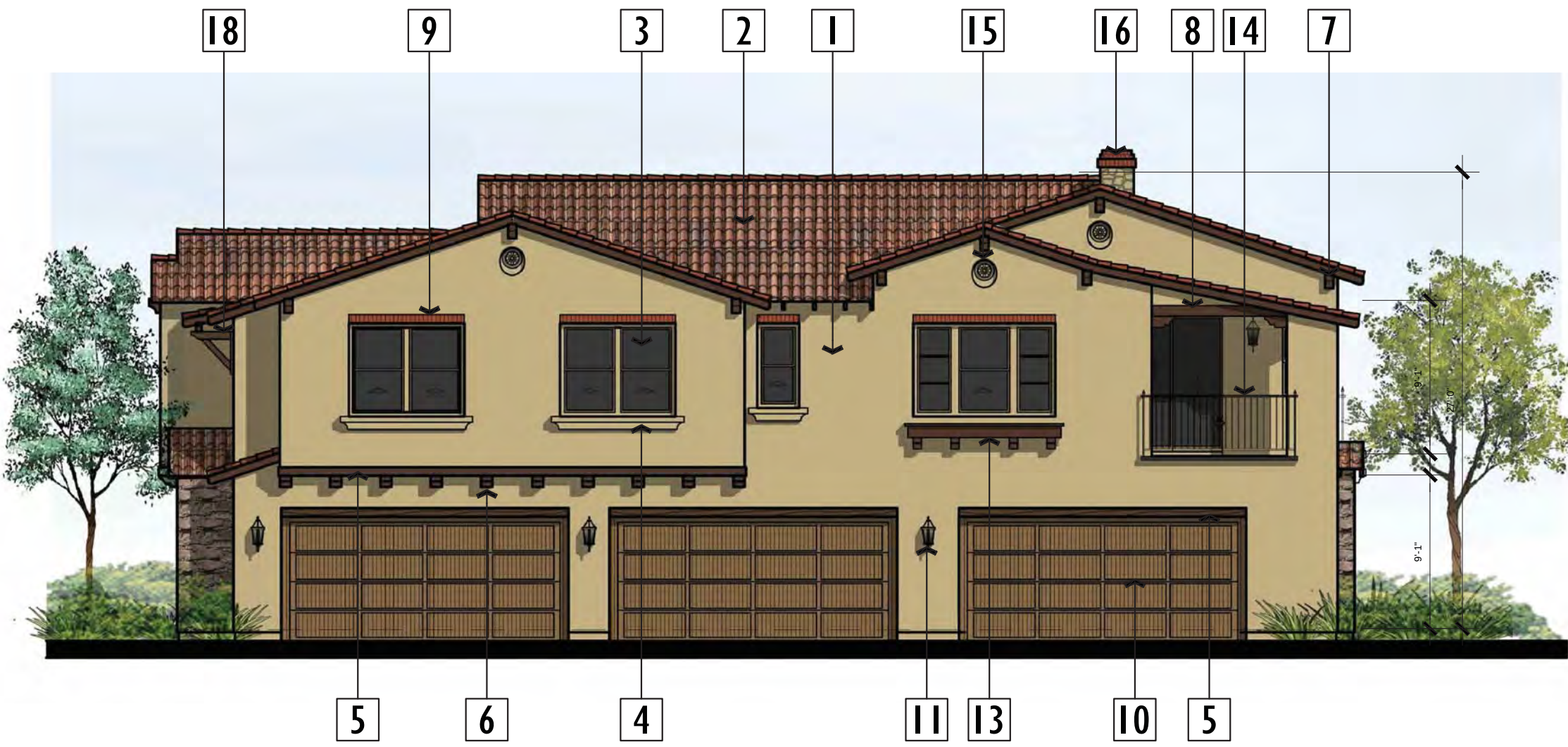




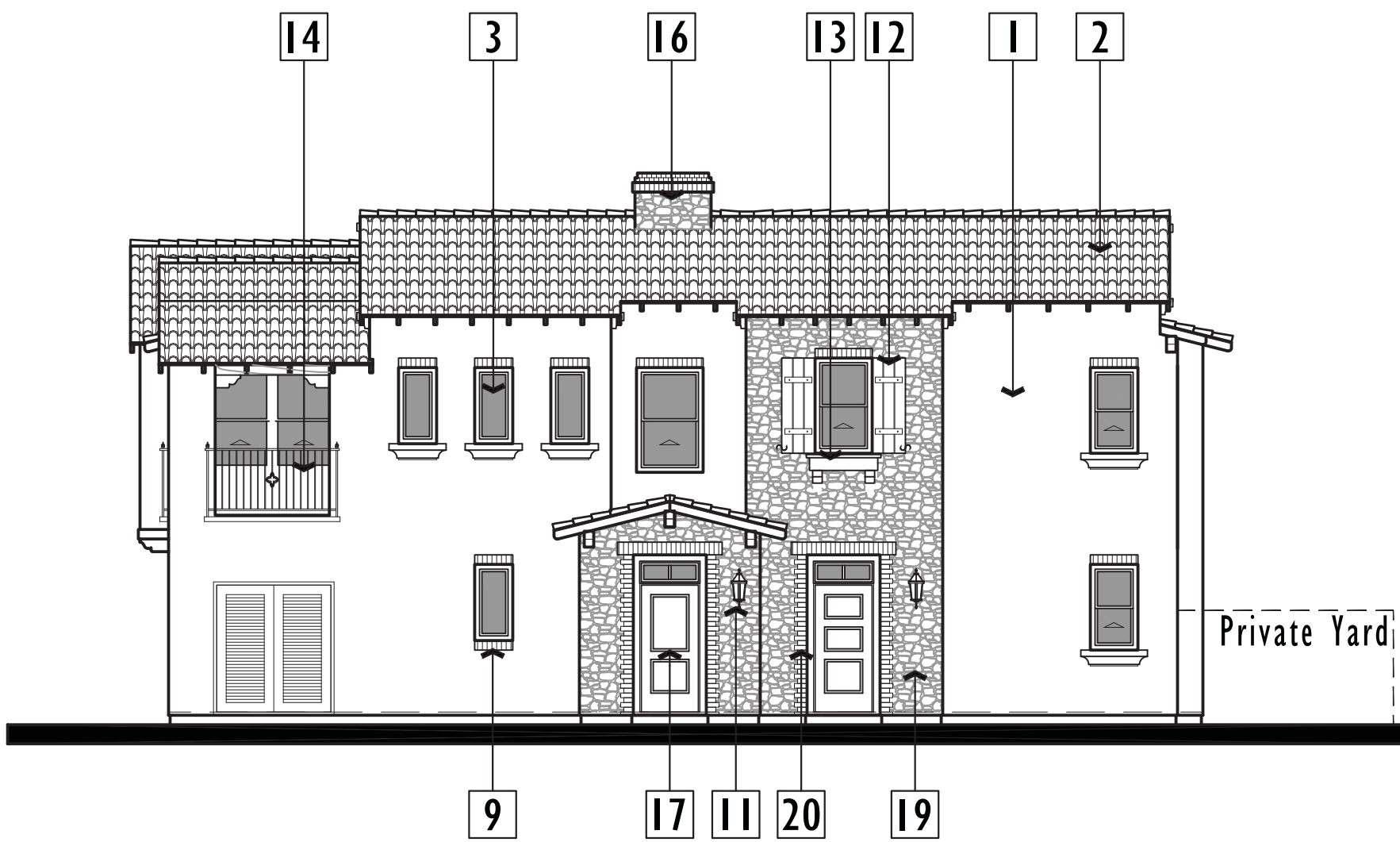
LEFT ELEVATION



REAR ELEVATION

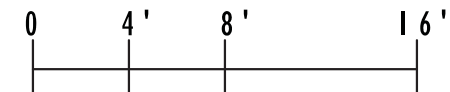


FRONT ELEVATION



RIGHT ELEVATION

- MATERIAL LEGEND**
- 1. Stucco, light sand finish
  - 2. Concrete "S" Tile Roof
  - 3. Colored Vinyl Windows
  - 4. Stucco O/Foam Window Sill Trim
  - 5. Faux Wood Trim
  - 6. Faux Wood Corbels
  - 7. Faux Wood Outlookers
  - 8. Faux Wood Beam and Corbel
  - 9. Soldier Course Brick Head Trim/Sill Trim W.O.
  - 10. Metal Sectional Garage Door
  - 11. Decorative Exterior Light
  - 12. Shutters
  - 13. Faux Wood Pot Shelf
  - 14. Wrought Iron Juliet
  - 15. Decorative Recessed Gable End Detail
  - 16. Faux chimney
  - 17. Fiberglass Entry Door
  - 18. Wooden Bracket
  - 19. Adhered Stone Veneer
  - 20. Precise Brick Surround Flush to Stone



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: **TRIPLEXES ELEVATIONS**  
**TUSCAN**

Original Date: 2-3-2016

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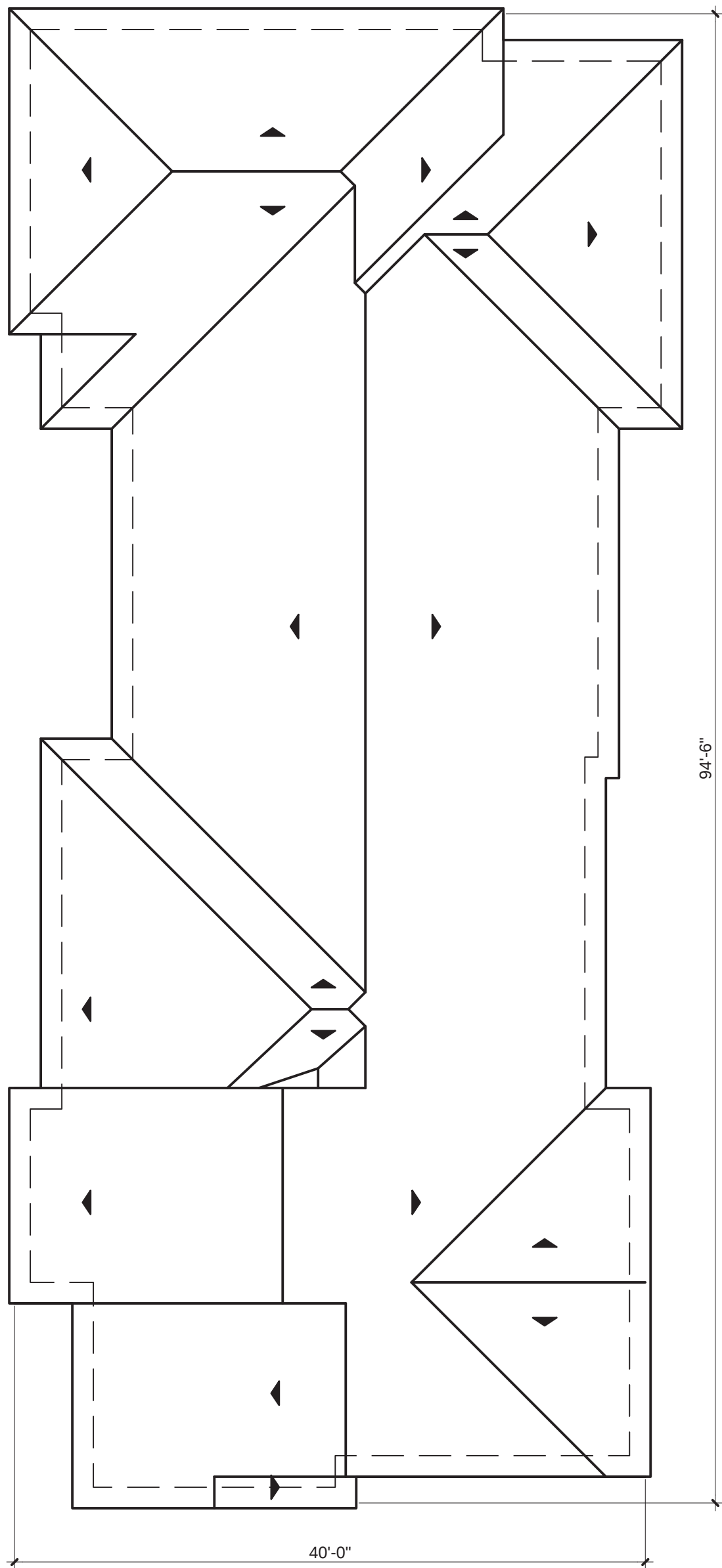
PTS # 470158

I.O. # 24006477

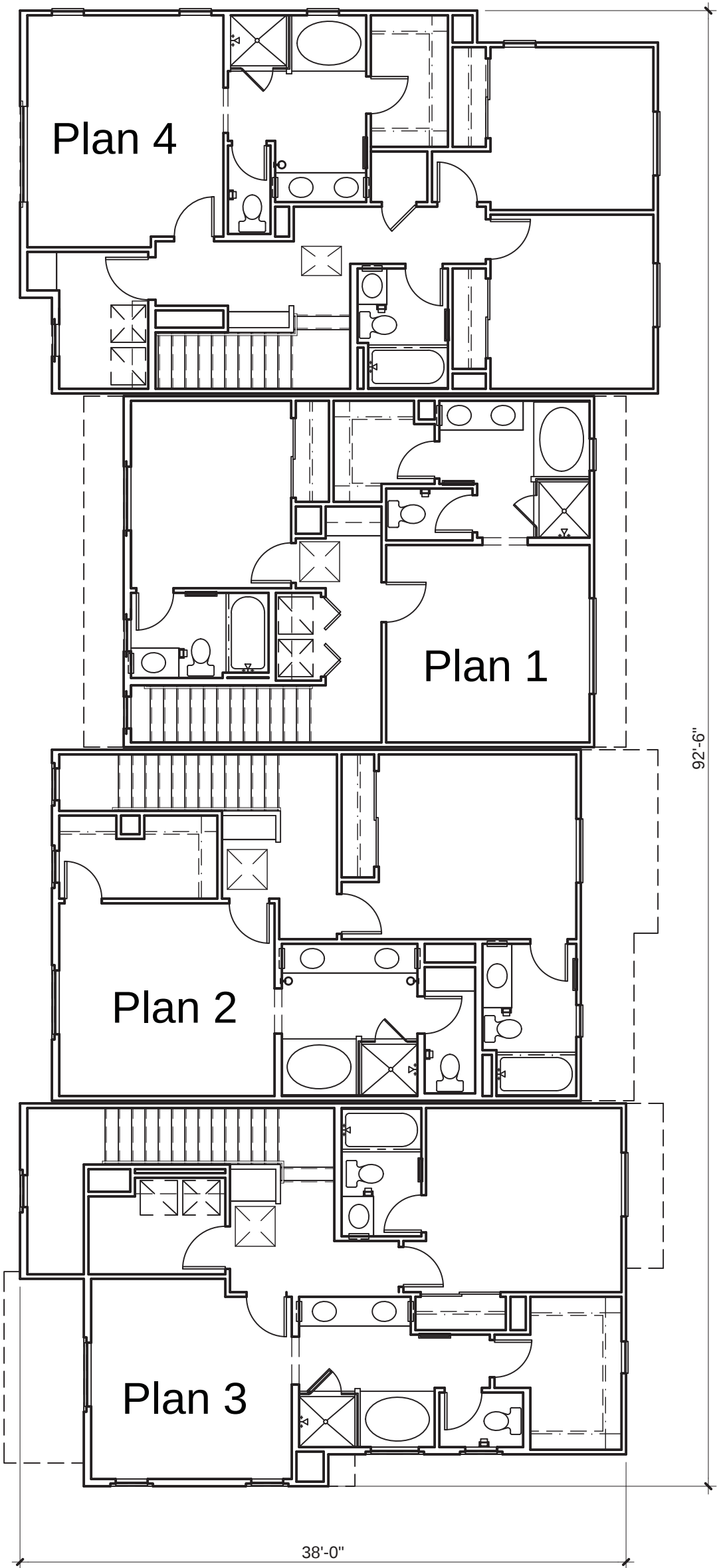
1932-6299 292-1739  
CCS93 COORDINATES LAMBERT COORDINATES

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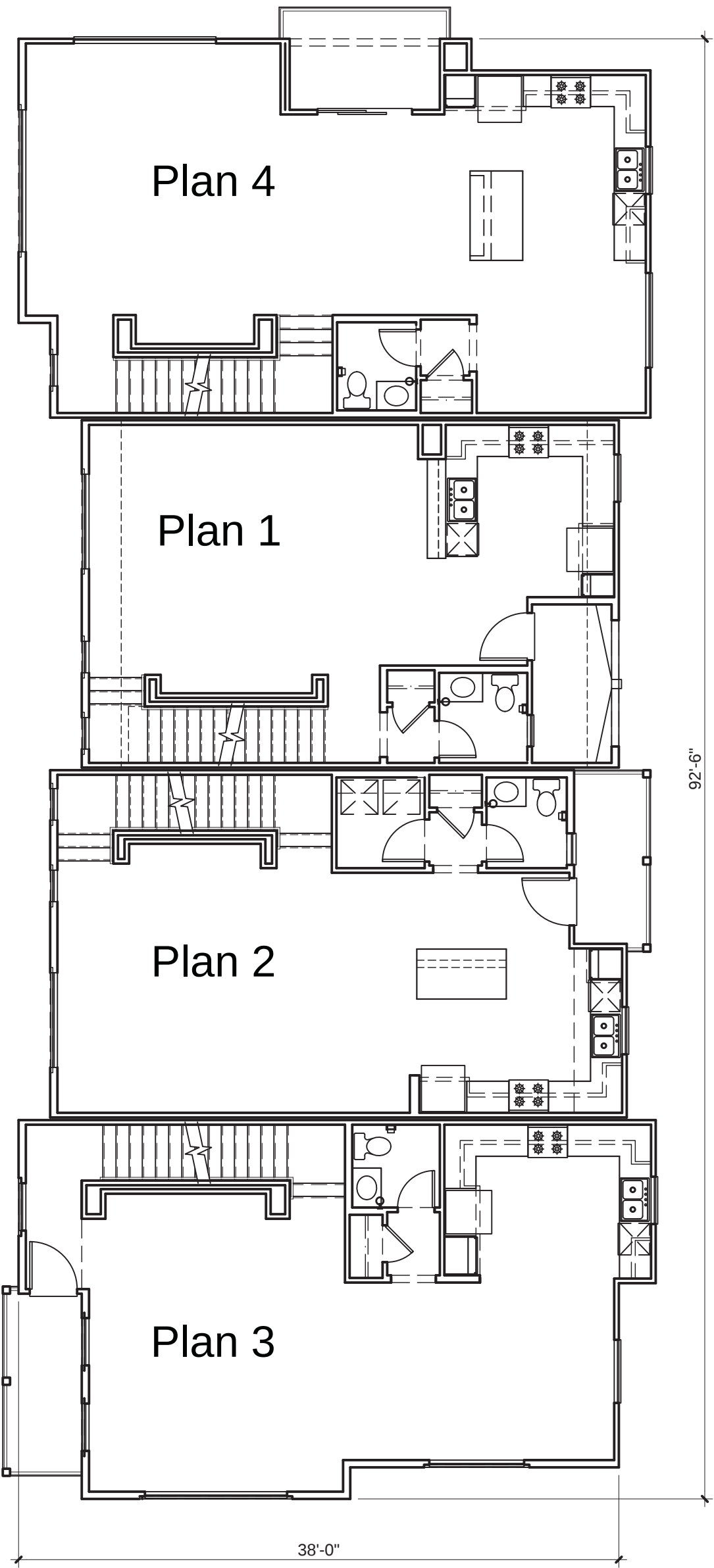




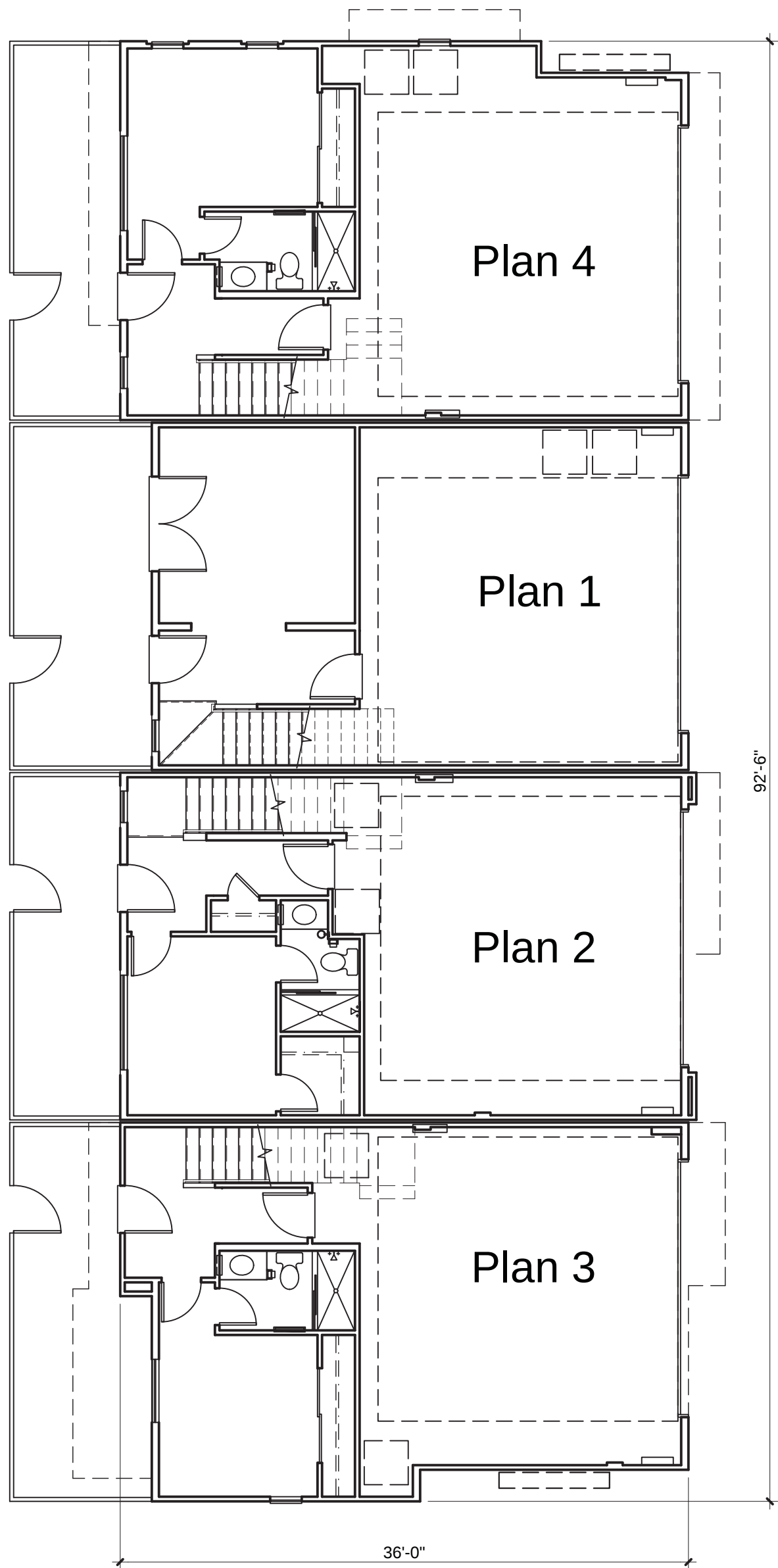
Roof Plan  
3:12 Roof Pitch  
16" Overhang Typ.



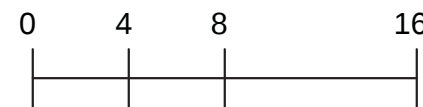
Third Floor



Second Floor



First Floor



Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: **TOWNHOMES**  
**BUILDING TYPE 'A' & 'B'**  
**FLOOR PLANS**

Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

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16" ROOF EAVE TYP.



3. RECESSED WINDOW DETAIL

- Material Legend**
- 1. Stucco, Light Sand Finish
  - 2. Metal Railing
  - 3. Vinyl Window (2" Recess at Front & Sides)
  - 4. Composite Shutter
  - 5. Concrete "S" Tile Roof
  - 6. Smooth Plaster Finish Trim or Similar
  - 7. Metal Decorative Accent
  - 8. Light Fixture
  - 9. Wainscot
  - 10. Corbel
  - 11. Fiberglass Entry Doors (Varying Panel Design as Shown)
  - 12. Decorative Gable End Vents
  - 13. Address Sign
  - 14. Utility Cabinet Door (Flat Panel Paint to Match Adjacent Surface)
  - 15. Gutters & Down Spouts
  - 16. Garage Doors with Windows as Shown



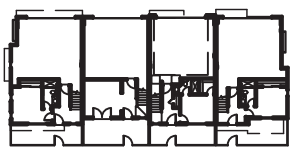
2. Front Elevation



WINDOW AWNING



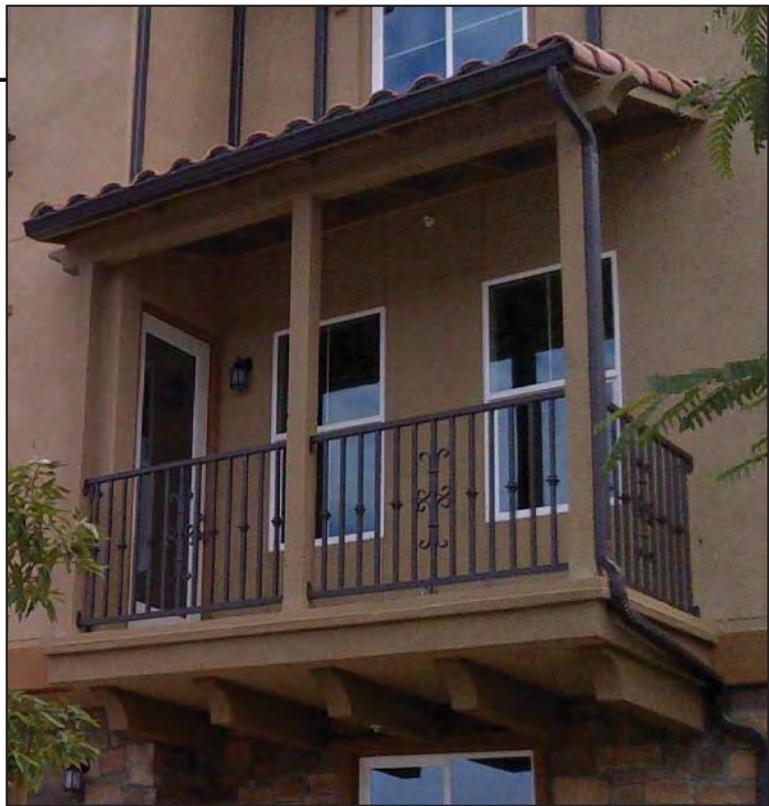
ENTRY DOOR AWNING



Key Map n.t.s.



1. Right Elevation



OUTDOOR BALCONY



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

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Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: TOWNHOMES  
BUILDING TYPE 'A'  
ELEVATIONS

Original Date: 2-3-2016

Sheet 50 of 98

PTS # 470158

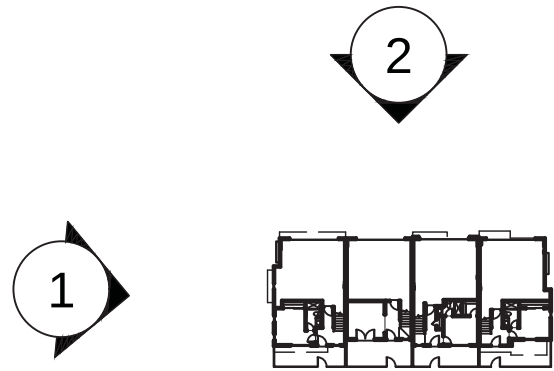
I.O. # 24006477

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CCS93 COORDINATES LAMBERT COORDINATES



Material Legend

- 1. Stucco, Light Sand Finish
- 2. Metal Railing
- 3. Vinyl Window (2" Recess at Front & Sides)
- 4. Composite Shutter
- 5. Concrete "S" Tile Roof
- 6. Smooth Plaster Finish Trim or Similar
- 7. Metal Decorative Accent
- 8. Light Fixture
- 9. Wainscot
- 10. Corbel
- 11. Fiberglass Entry Doors (Varying Panel Design as Shown)
- 12. Decorative Gable End Vents
- 13. Address Sign
- 14. Utility Cabinet Door (Flat Panel Paint to Match Adjacent Surface)
- 15. Gutters & Down Spouts
- 16. Garage Doors with Windows as Shown



Key Map n.t.s.



1. Left Elevation



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: **TOWNHOMES**  
**BUILDING TYPE 'A'**  
**SPANISH ELEVATIONS**

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

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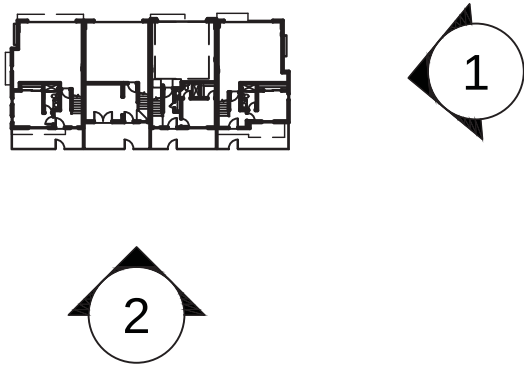
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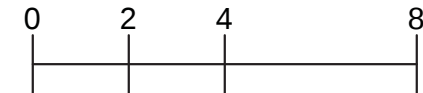
Material Legend

- 1. Stucco, Light Sand Finish
- 2. Metal Railing
- 3. Vinyl Window (2" Recess at Front & Sides)
- 4. Composite Shutter
- 5. Concrete "S" Tile Roof
- 6. Smooth Plaster Finish Trim or Similar
- 7. Awning
- 8. Light Fixture
- 9. Wainscot
- 10. Corbel
- 11. Fiberglass Entry Doors (Varying Panel Design as Shown)
- 12. Decorative Gable End Vents
- 13. Address Sign
- 14. Utility Cabinet Door (Flat Panel Paint to Match Adjacent Surface)
- 15. Stucco o/Foam Corbels o/ Cornice
- 16. Garage Doors with Windows as Shown

Key Map n.t.s.



1. Right Elevation



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
TOWNHOMES  
Sheet Title: **BUILDING TYPE 'B'**  
**ITALIAN ELEVATIONS**

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

1932-6299 292-1739  
CCS93 COORDINATES LAMBERT COORDINATES

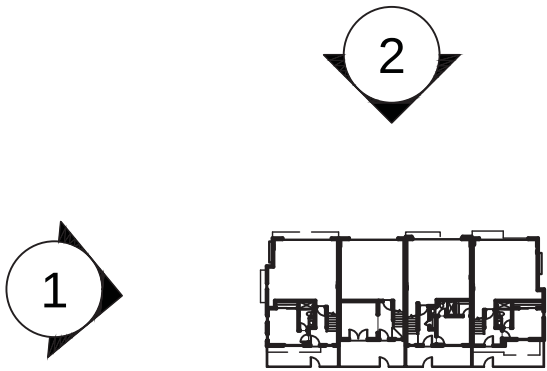
**KTGY Group, Inc.**  
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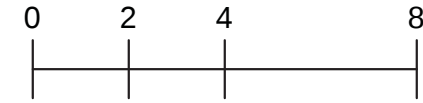


Material Legend

- 1. Stucco, Light Sand Finish
- 2. Metal Railing
- 3. Vinyl Window (2" Recess at Front & Sides)
- 4. Composite Shutter
- 5. Concrete "S" Tile Roof
- 6. Smooth Plaster Finish Trim or Similar
- 7. Awning
- 8. Light Fixture
- 9. Wainscot
- 10. Corbel
- 11. Fiberglass Entry Doors (Varying Panel Design as Shown)
- 12. Decorative Gable End Vents
- 13. Address Sign
- 14. Utility Cabinet Door (Flat Panel Paint to Match Adjacent Surface)
- 15. Stucco o/Foam Corbels o/ Cornice
- 16. Garage Doors with Windows as Shown



Key Map n.t.s.



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

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Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: **TOWNHOMES**  
**BUILDING TYPE 'B'**  
**ITALIAN ELEVATIONS**

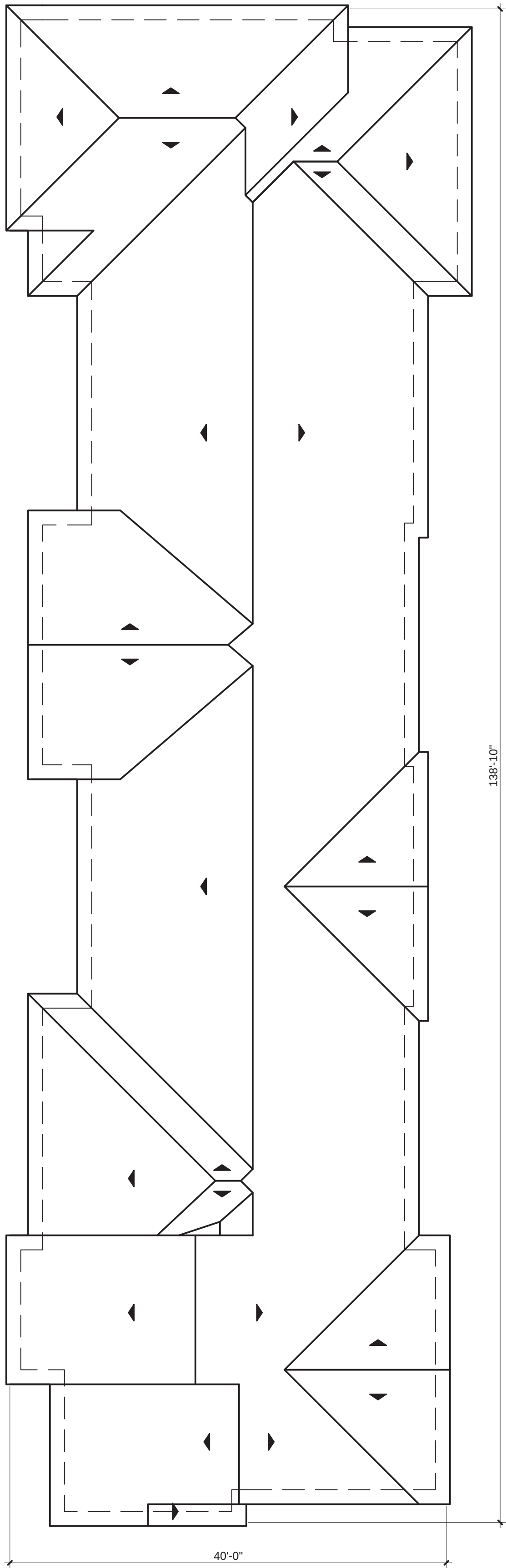
Original Date: 2-3-2016

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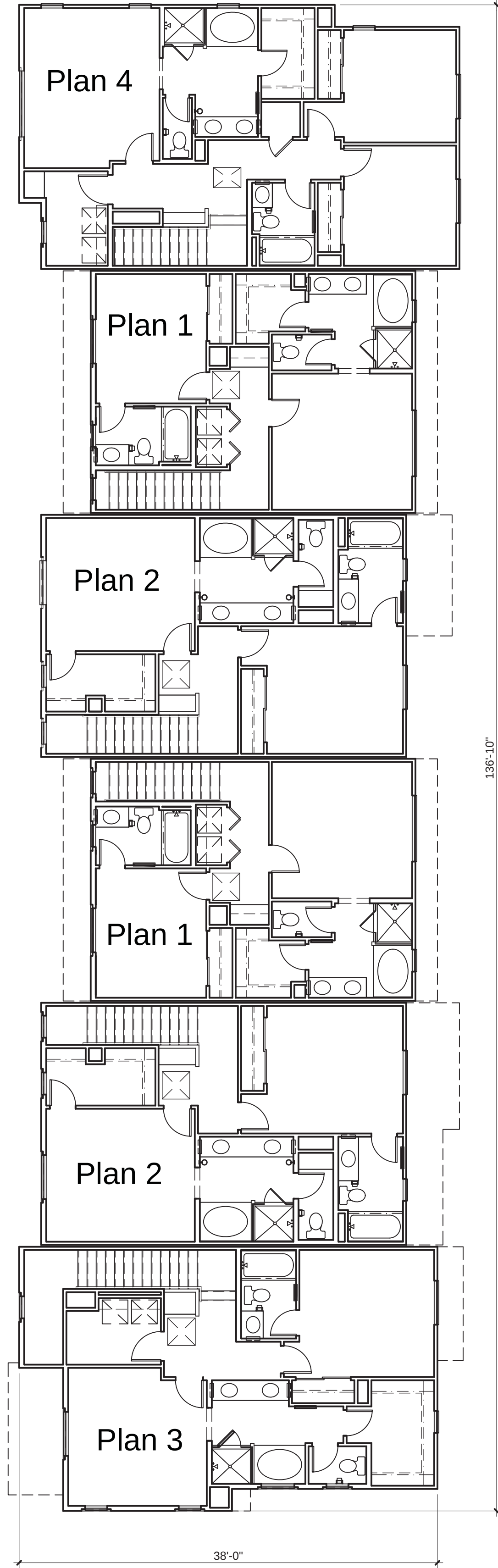
PTS # 470158

I.O. # 24006477

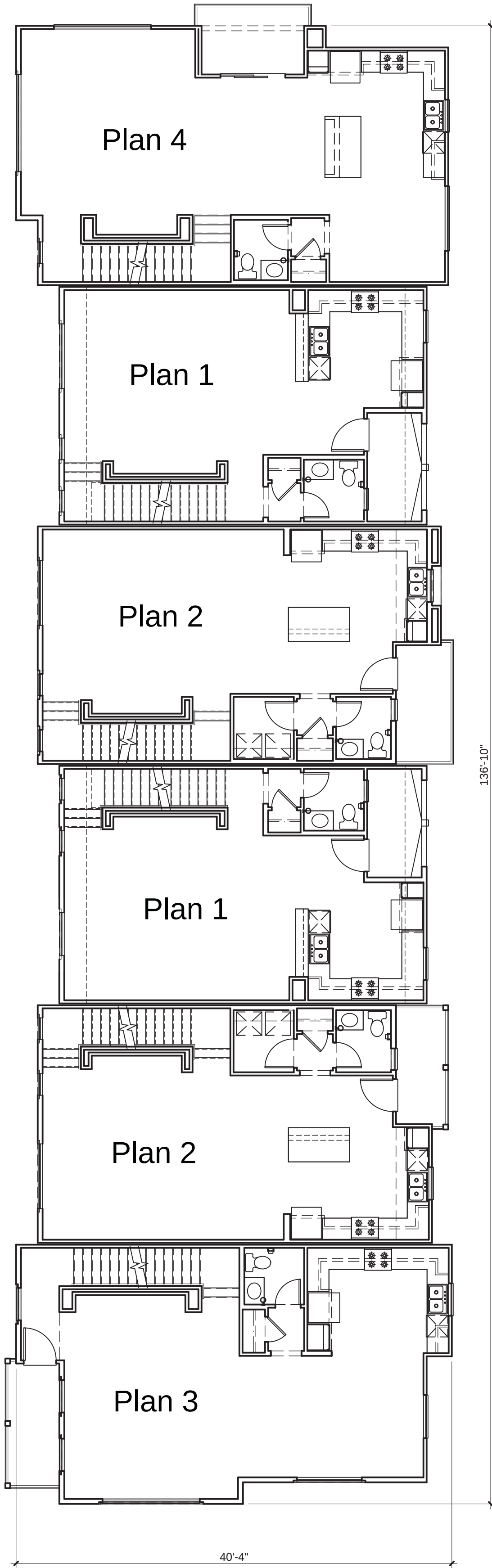
1932-6299 292-1739  
CCS93 COORDINATES LAMBERT COORDINATES



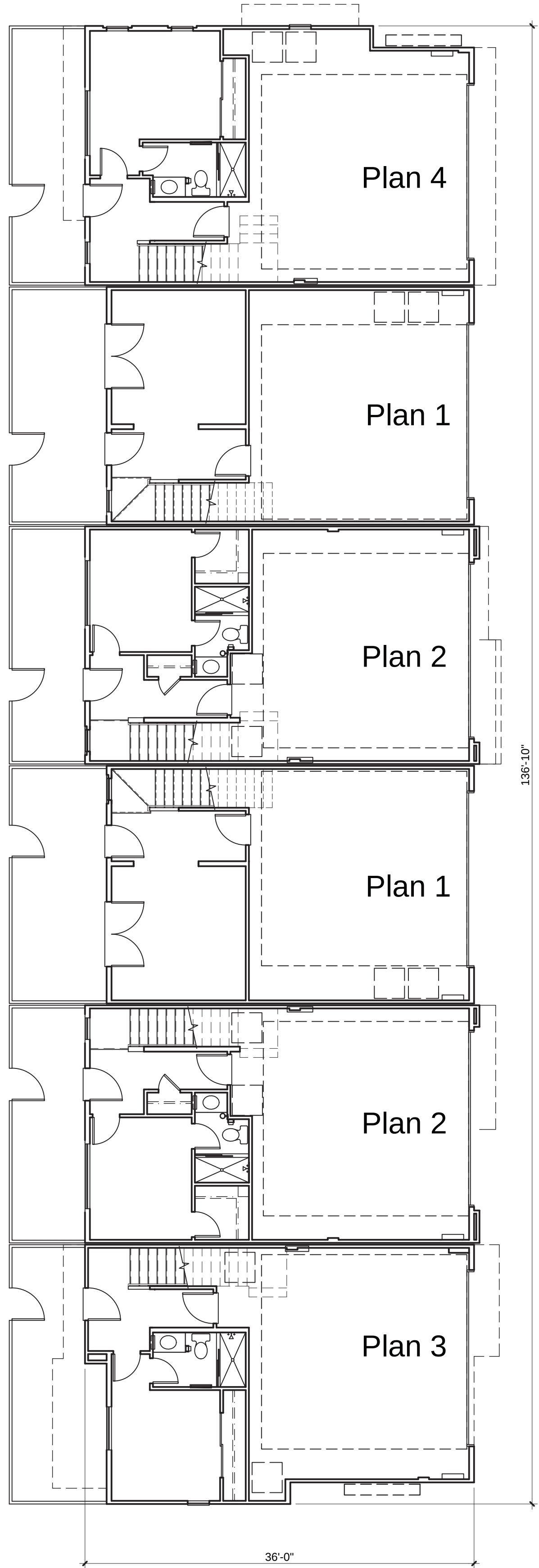
Roof Plan  
3:12 Roof Pitch  
16" Overhang Typ.



Third Floor



Second Floor



First Floor



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
TOWNHOMES  
Sheet Title:  
BUILDING TYPE 'C' & 'D'  
FLOOR PLANS

Original Date: 2-3-2016

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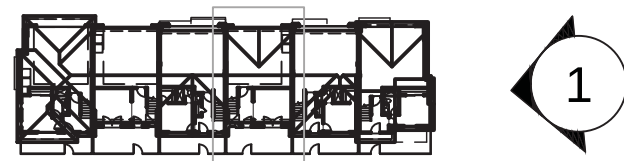
PTS # 470158

I.O. # 24006477

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CCS93 COORDINATES LAMBERT COORDINATES

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Key Map n.t.s.

Material Legend

- 1. Stucco, Light Sand Finish
- 2. Metal Railing
- 3. Vinyl Window (2" Recess at Front & Sides)
- 4. Composite Shutter
- 5. Concrete "S" Tile Roof
- 6. Smooth Plaster Finish Trim or Similar
- 7. Metal Decorative Accent
- 8. Light Fixture
- 9. Wainscot
- 10. Corbel
- 11. Fiberglass Entry Doors (Varying Panel Design as Shown)
- 12. Decorative Gable End Vents
- 13. Address Sign
- 14. Utility Cabinet Door (Flat Panel Paint to Match Adjacent Surface)
- 15. Gutters & Down Spouts
- 16. Garage Doors with Windows as Shown



2. Front Elevation



4 SHUTTERS (FLUSH WINDOW)



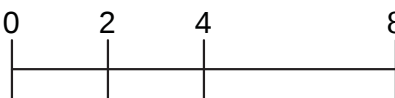
2. Front Elevation



1. Right Elevation



12 DECORATIVE GABLE END VENTS



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
SITE DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
Sheet Title: TOWNHOMES  
BUILDING TYPE 'C'  
SPANISH ELEVATIONS

Original Date: 2-3-2016

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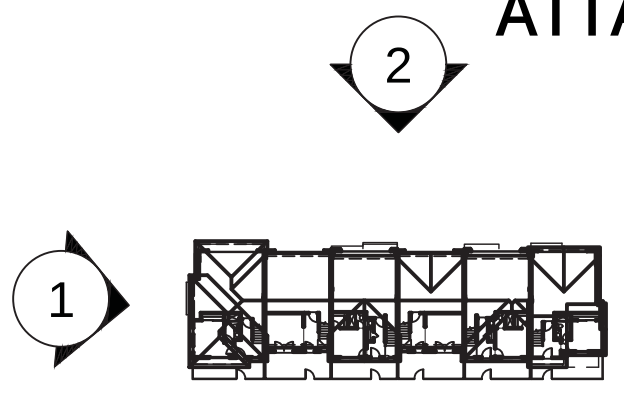
PTS # 470158

I.O. # 24006477

1932-6299 CC393 COORDINATES 292-1739 LAMBERT COORDINATES

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Key Map n.t.s.

- Material Legend**
- 1. Stucco, Light Sand Finish
  - 2. Metal Railing
  - 3. Vinyl Window (2" Recess at Front & Sides)
  - 4. Composite Shutter
  - 5. Concrete "S" Tile Roof
  - 6. Smooth Plaster Finish Trim or Similar
  - 7. Metal Decorative Accent
  - 8. Light Fixture
  - 9. Wainscot
  - 10. Corbel
  - 11. Fiberglass Entry Doors (Varying Panel Design as Shown)
  - 12. Decorative Gable End Vents
  - 13. Address Sign
  - 14. Utility Cabinet Door (Flat Panel Paint to Match Adjacent Surface)
  - 15. Gutters & Down Spouts
  - 16. Garage Doors with Windows as Shown

2. Rear Elevation



2. Rear Elevation



1. Left Elevation



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

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Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
VESTING TENTATIVE MAP  
PLANNED DEVELOPMENT PERMIT  
NEIGHBORHOOD USE PERMIT  
TOWNHOMES

Sheet Title:  
BUILDING TYPE 'C'  
SPANISH ELEVATIONS

Original Date: 2-3-2016

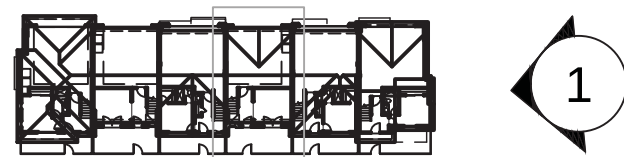
Sheet 56 of 98

PTS # 470158

I.O. # 24006477

1932-6299  
CCS93 COORDINATES

292-1739  
LAMBERT COORDINATES



Key Map n.t.s.

Material Legend

1. Stucco, Light Sand Finish
2. Metal Railing
3. Vinyl Window (2" Recess at Front & Sides)
4. Composite Shutter
5. Concrete "S" Tile Roof
6. Smooth Plaster Finish Trim or Similar
7. Awning
8. Light Fixture
9. Wainscot
10. Corbel
11. Fiberglass Entry Doors  
(Varying Panel Design as Shown)
12. Decorative Gable End Vents
13. Address Sign
14. Utility Cabinet Door  
(Flat Panel Paint to Match Adjacent Surface)
15. Stucco o/Foam Corbels o/ Cornice
16. Garage Doors with Windows as Shown



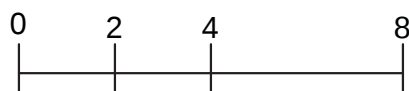
2. Front Elevation



2. Front Elevation



1. Right Elevation



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: **TOWNHOMES**  
**BUILDING TYPE 'D'**  
**ITALIAN ELEVATIONS**

Original Date: 2-3-2016

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PTS # 470158

I.O. # 24006477

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949.851.2133  
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2. Rear Elevation

Key Map n.t.s.

Material Legend

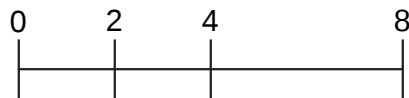
1. Stucco, Light Sand Finish
2. Metal Railing
3. Vinyl Window (2" Recess at Front & Sides)
4. Composite Shutter
5. Concrete "S" Tile Roof
6. Smooth Plaster Finish Trim or Similar
7. Awning
8. Light Fixture
9. Wainscot
10. Corbel
11. Fiberglass Entry Doors  
(Varying Panel Design as Shown)
12. Decorative Gable End Vents
13. Address Sign
14. Utility Cabinet Door  
(Flat Panel Paint to Match Adjacent Surface)
15. Stucco o/Foam Corbels o/ Cornice
16. Garage Doors with Windows as Shown



2. Rear Elevation



1. Left Elevation



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: TOWNHOMES  
BUILDING TYPE 'D'  
ITALIAN ELEVATIONS

Original Date: 2-3-2016

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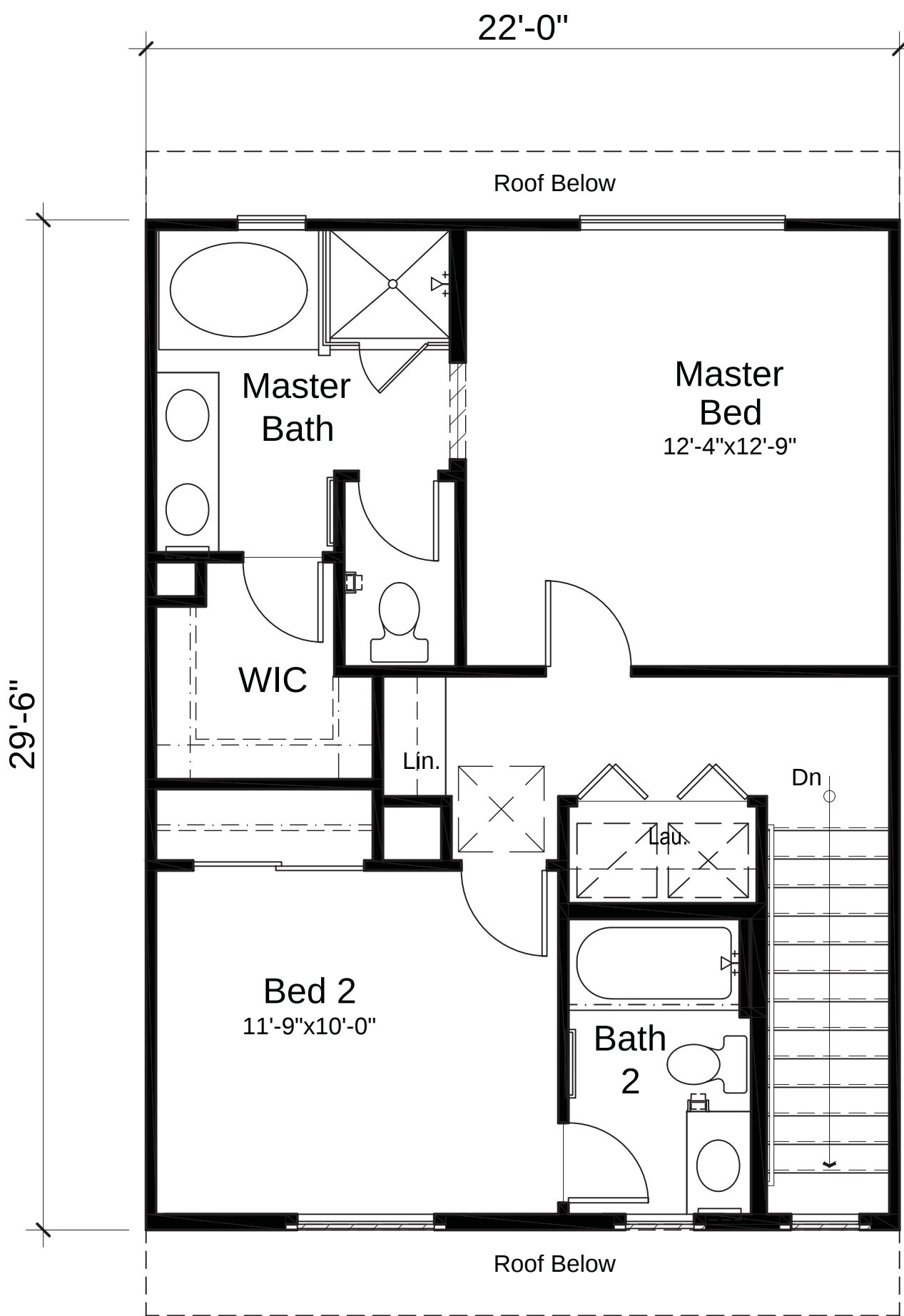
PTS # 470158

I.O. # 24006477

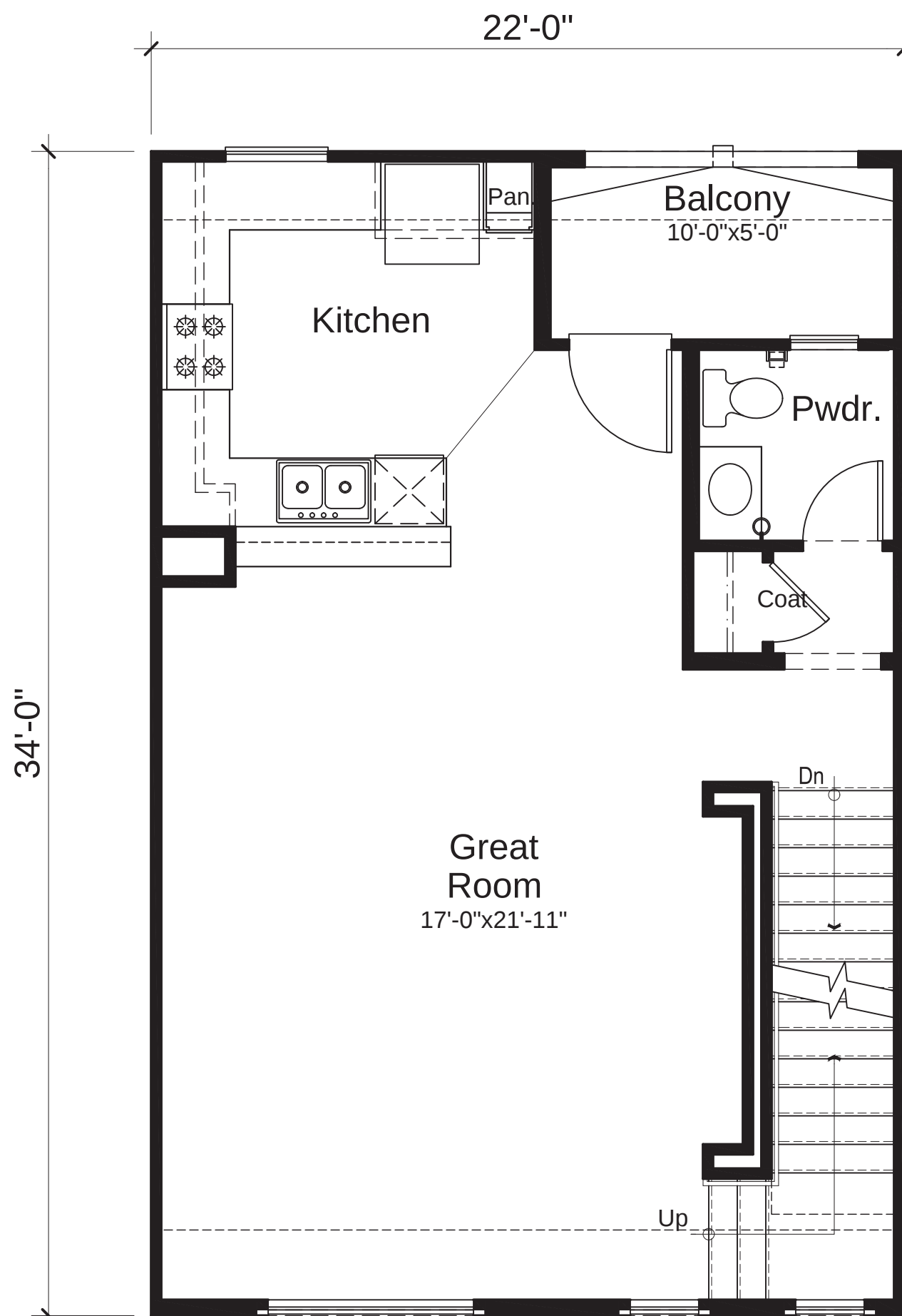
1932-6299 292-1739  
CCS93 COORDINATES LAMBERT COORDINATES

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**Architecture+Planning**  
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Irvine, CA 92614  
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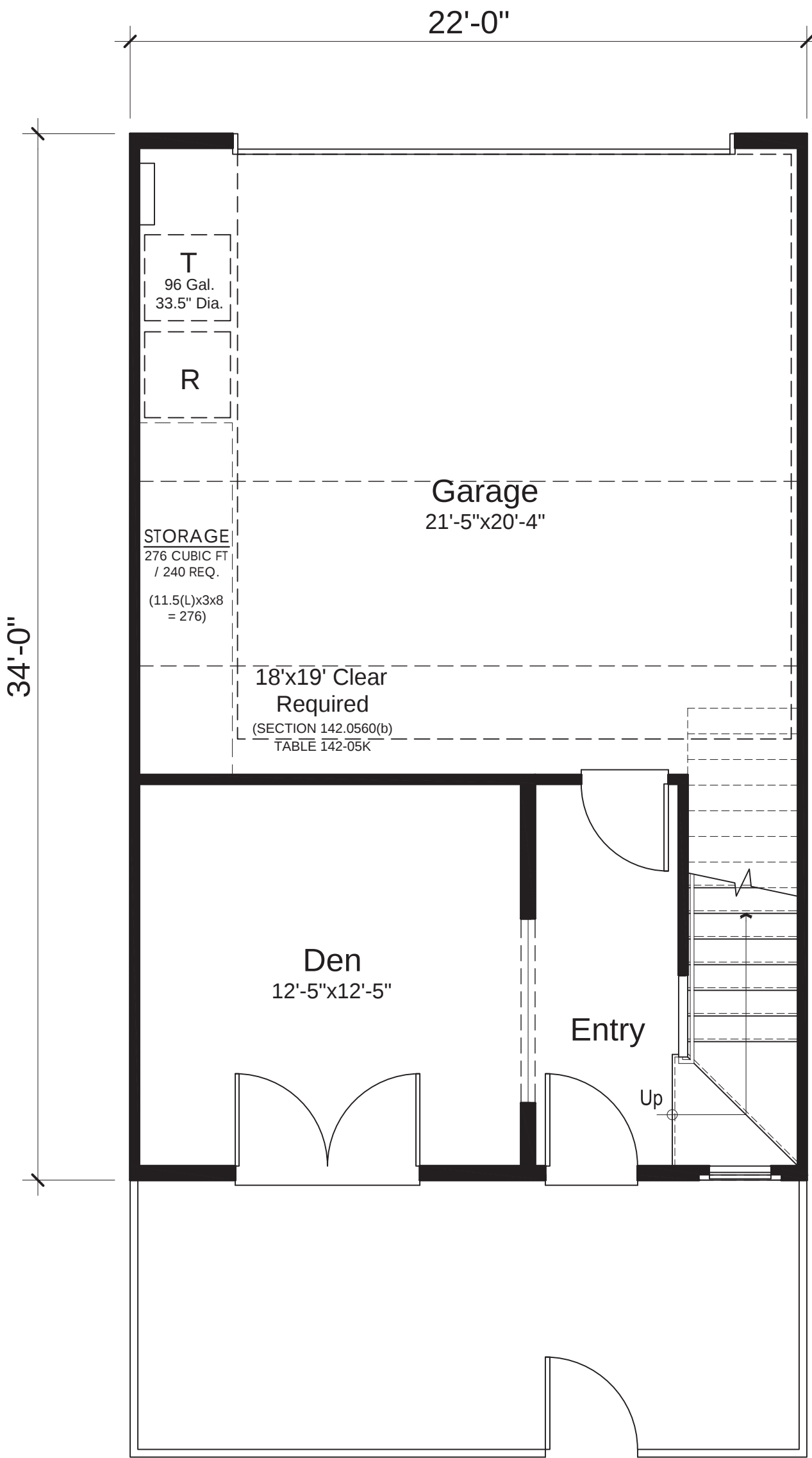




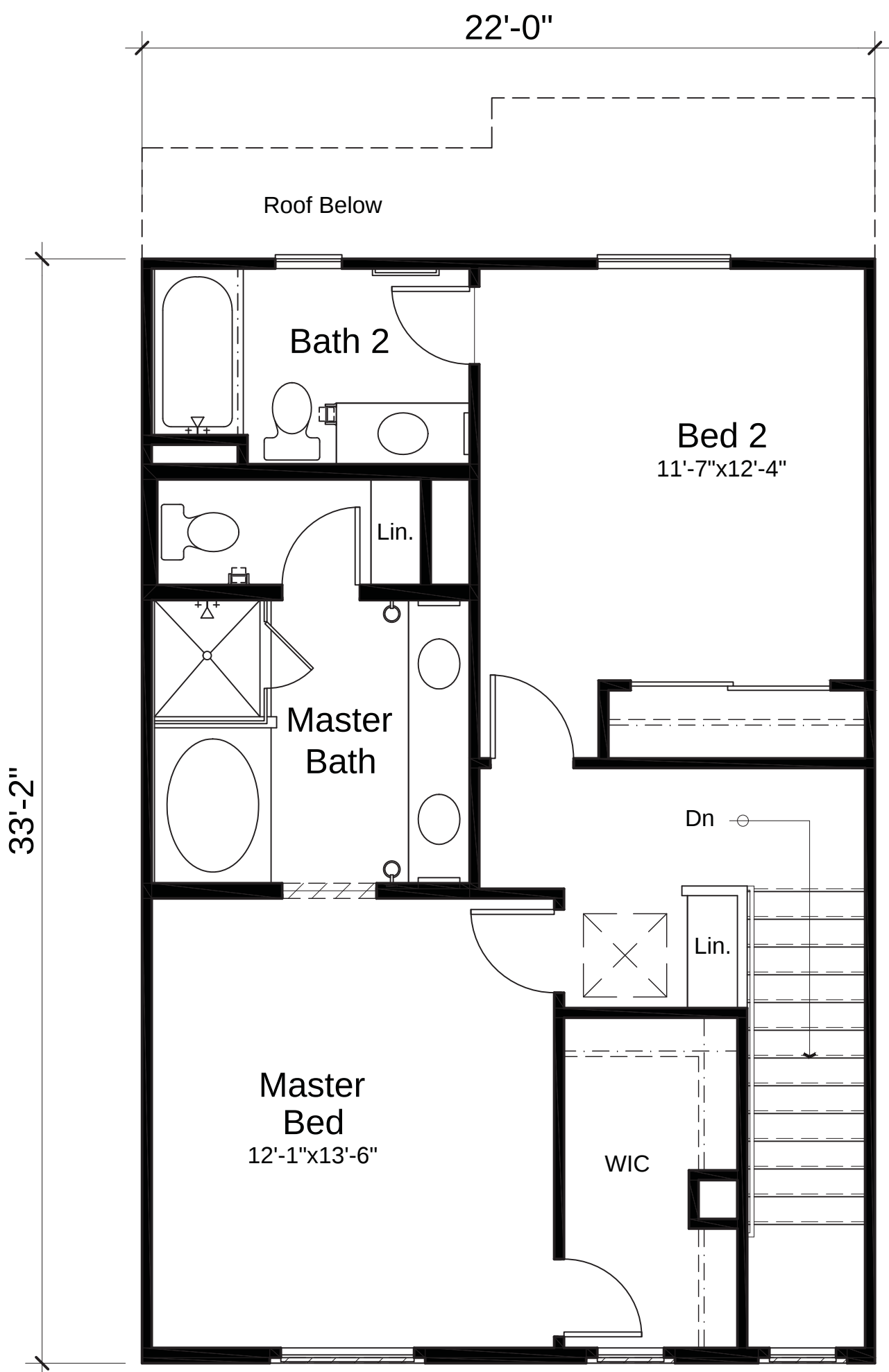
Third Floor



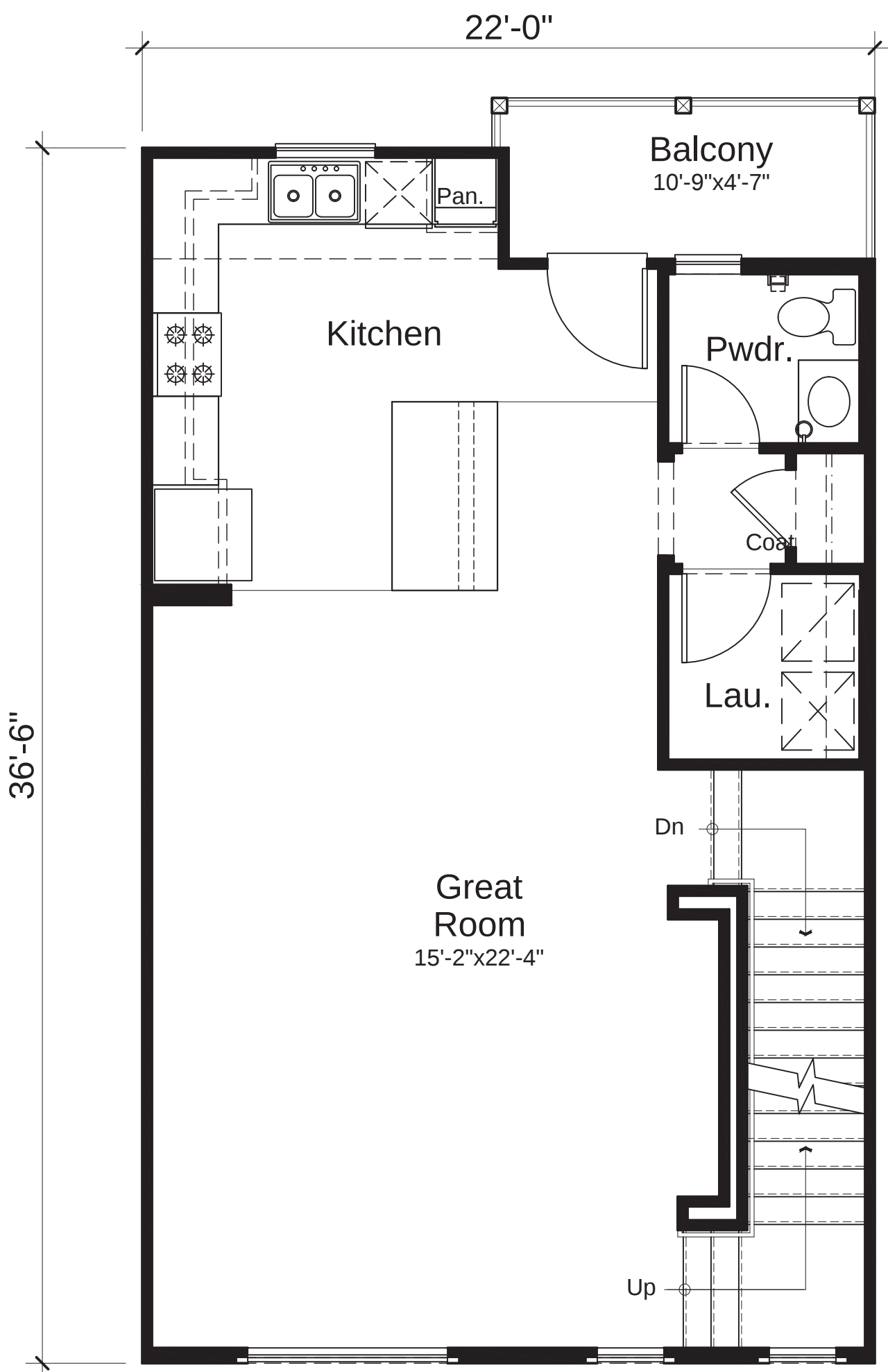
Second Floor



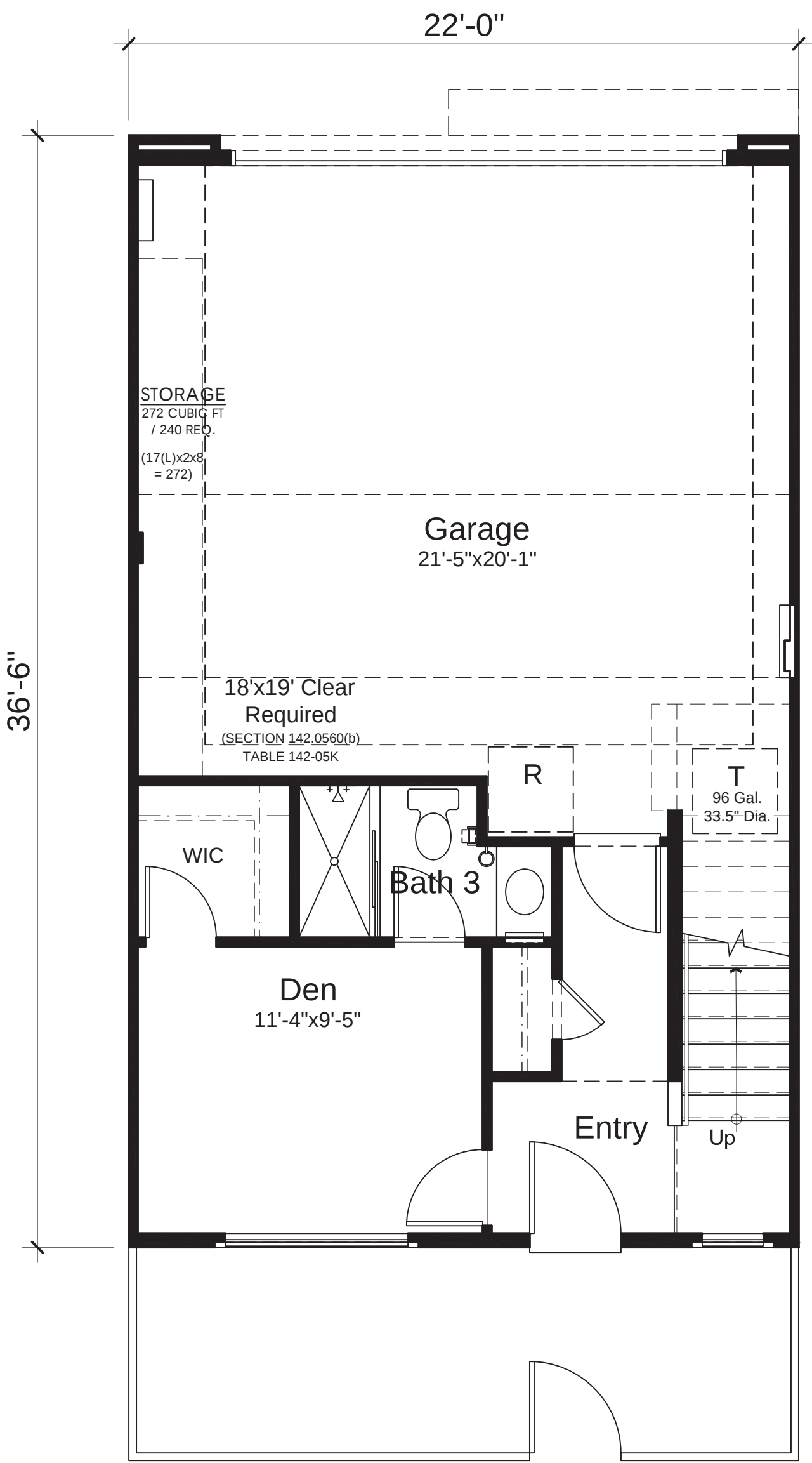
First Floor  
Plan 1  
2 BEDROOM+DEN / 2.5 BATH  
1,491 SQ. FT. NET



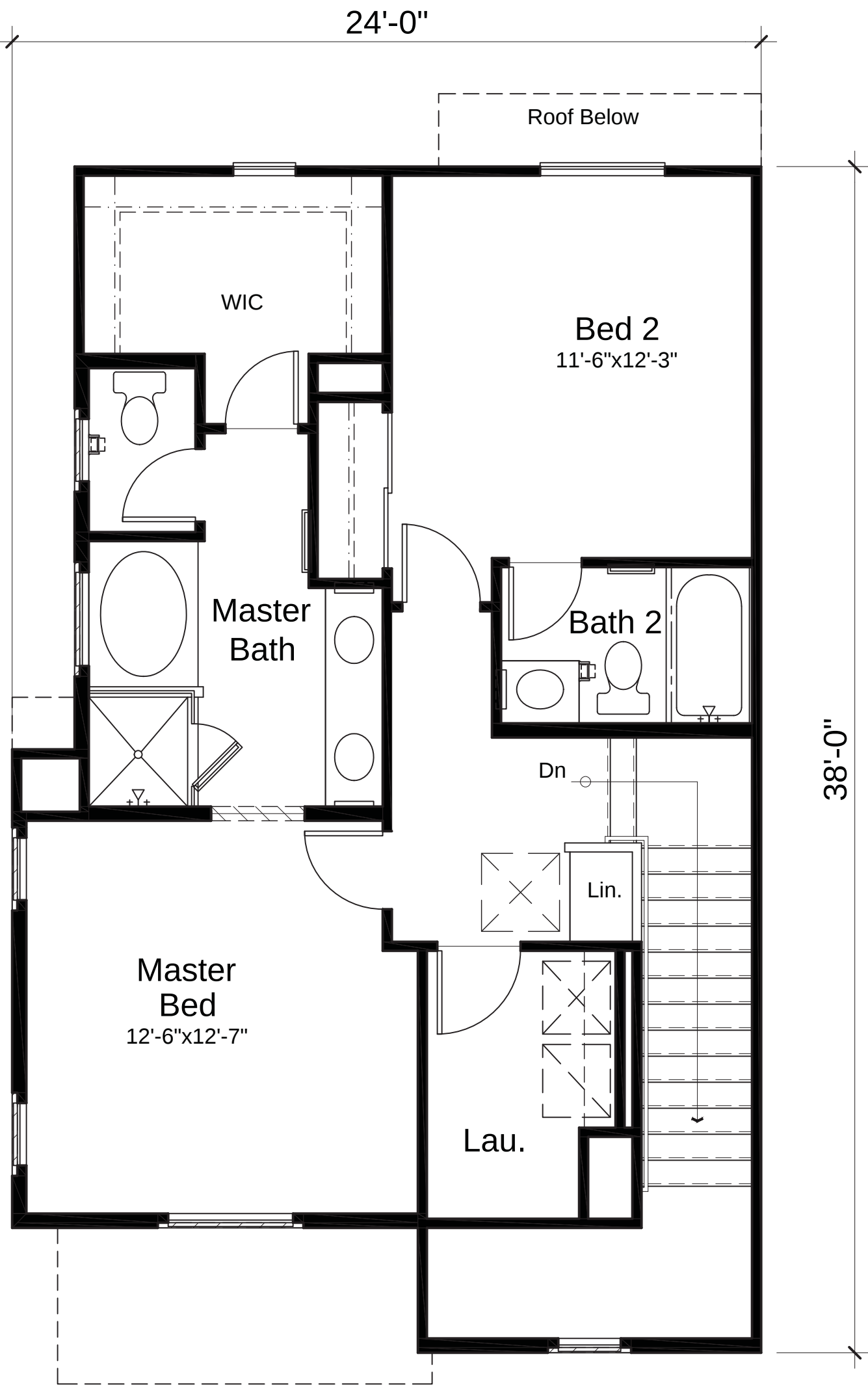
Third Floor



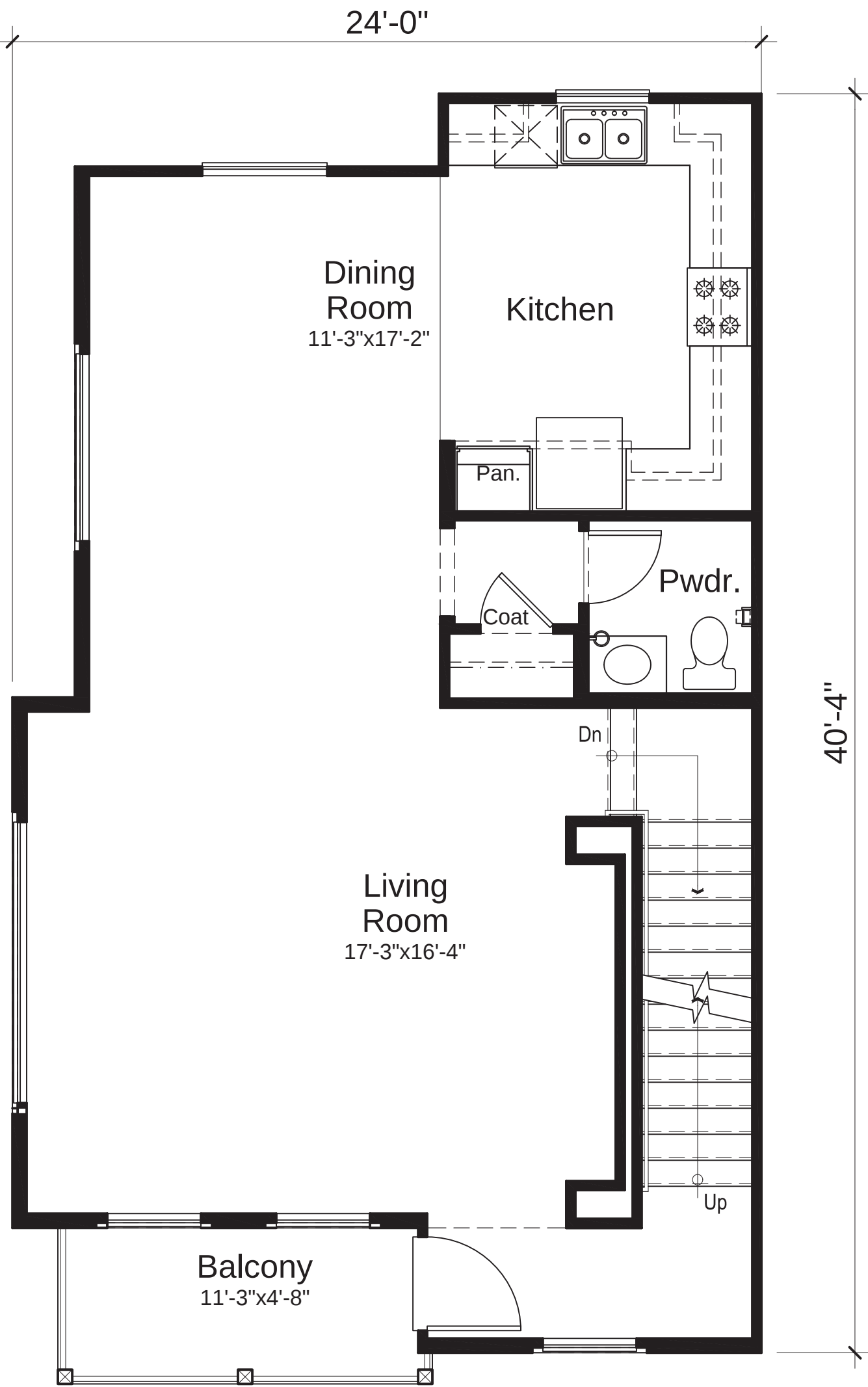
Second Floor



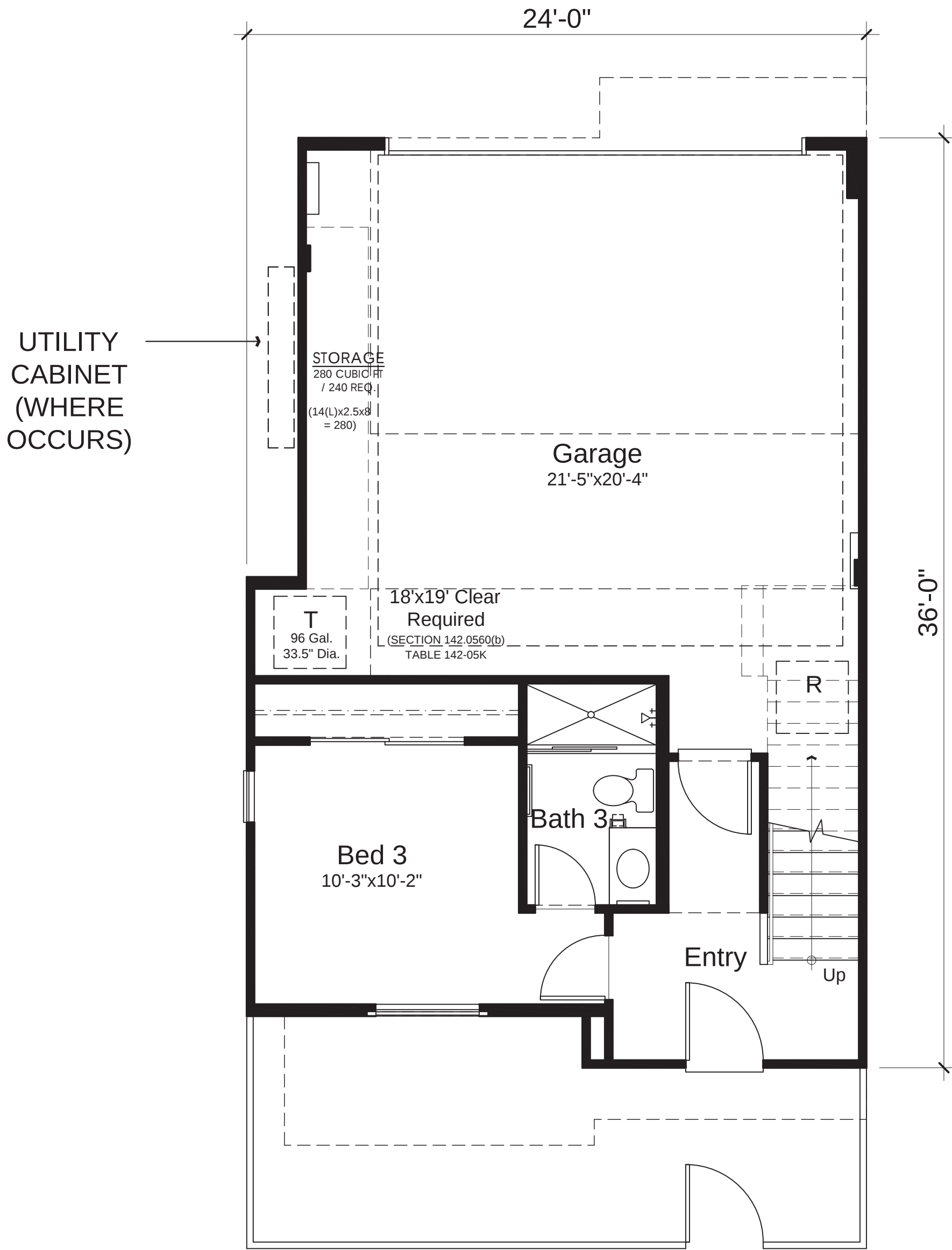
First Floor  
Plan 2  
2 BEDROOM+DEN / 3.0 BATH  
1,673 SQ. FT. NET



Third Floor

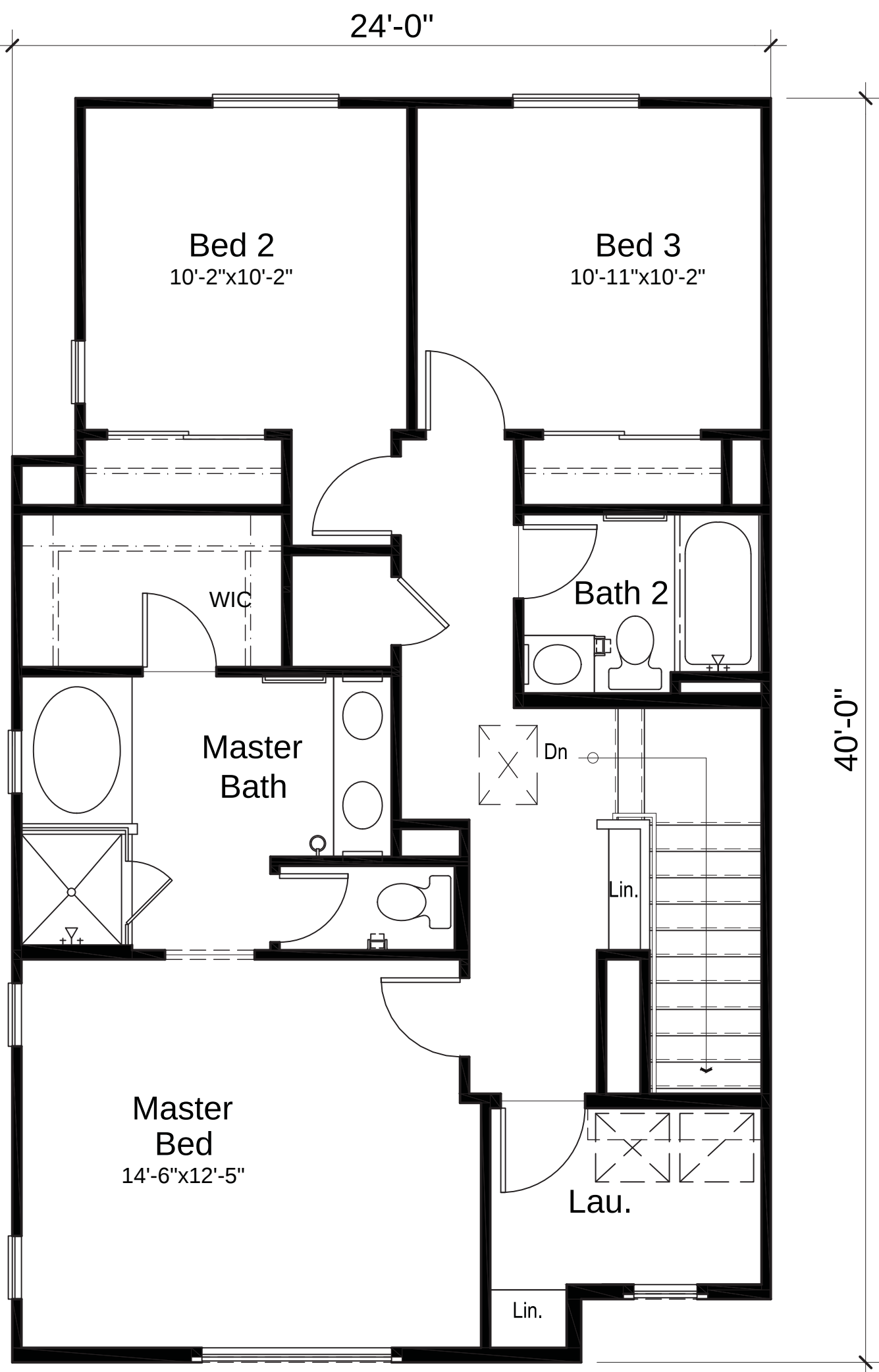


Second Floor

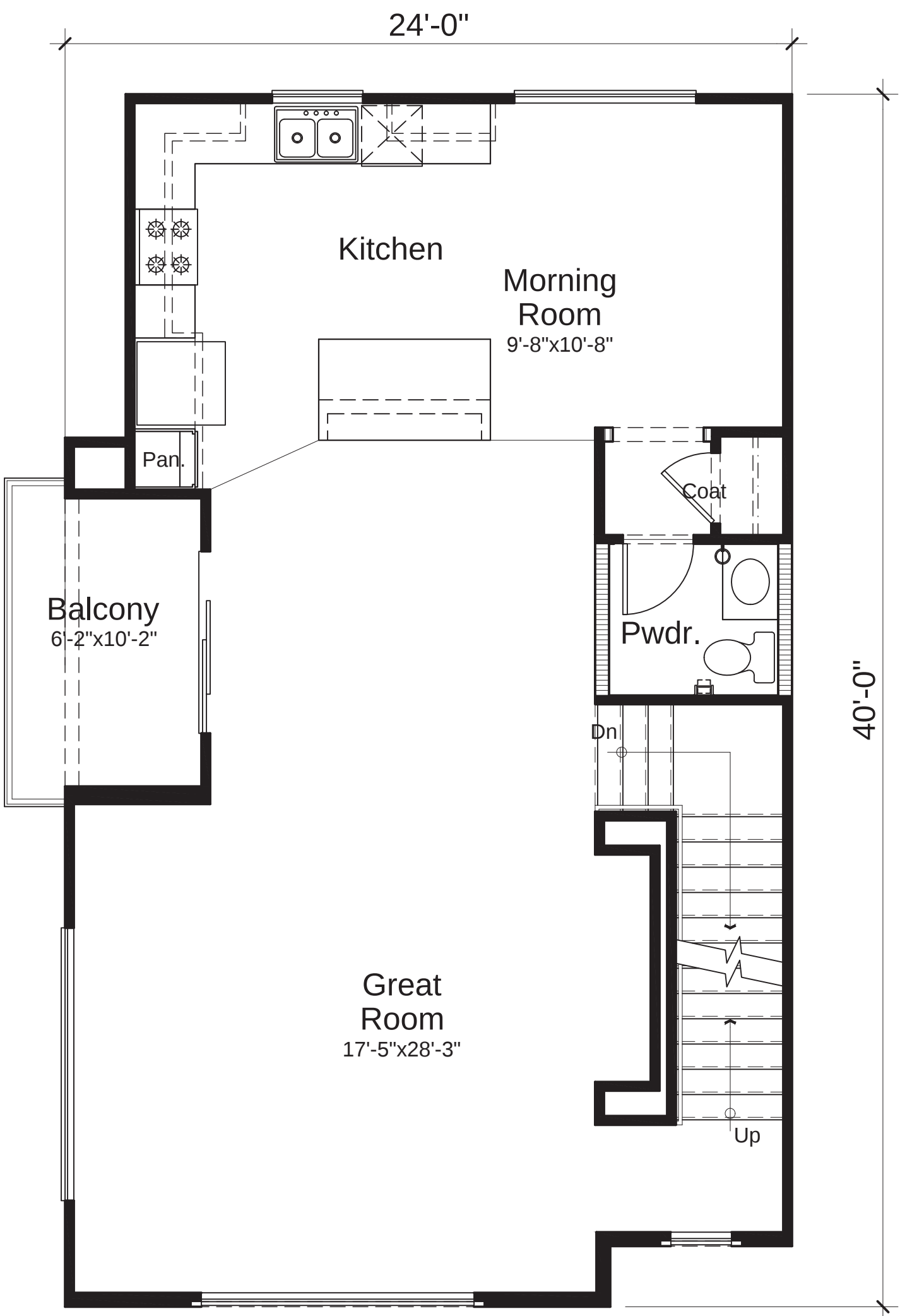


First Floor  
Plan 3  
3 BEDROOM+DEN / 3.5 BATH  
1,804 SQ. FT. NET

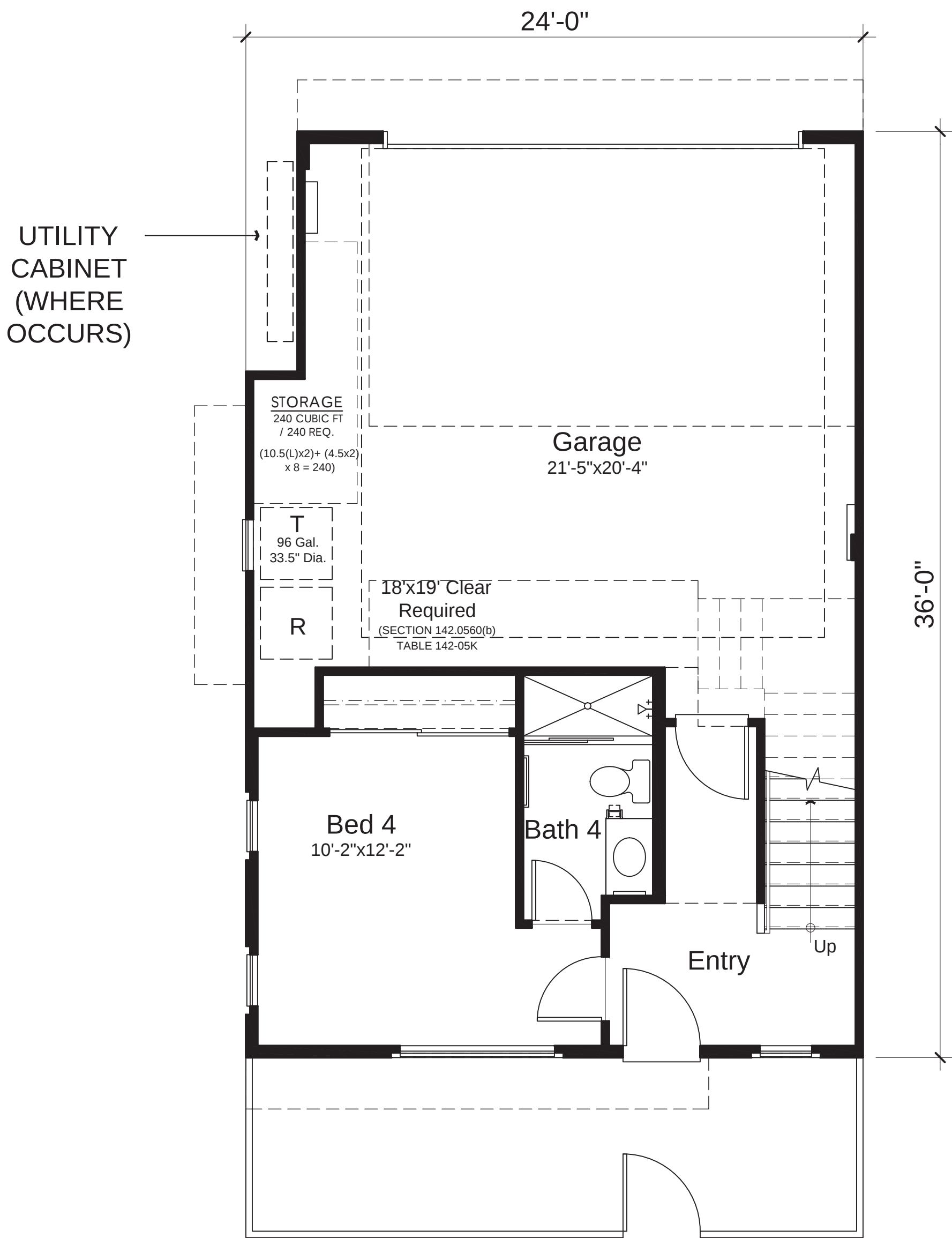




Third Floor



Second Floor



First Floor  
Plan 4  
4 BEDROOM+DEN / 3.5 BATH  
2,034 SQ. FT. NET



Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Project Address:  
10955 CARMEL MOUNTAIN ROAD, SAN DIEGO,  
CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: **TOWNHOMES**  
**PLAN 4**  
**FLOOR PLANS**

Original Date: 2-3-2016

Sheet 62 of 98

PTS # 470158

I.O. # 24006477

1932-6299  
CCS93 COORDINATES

292-1739  
LAMBERT COORDINATES

**KTGY Group, Inc.**  
**Architecture+Planning**  
17922 Fitch  
Irvine, CA 92614  
949.851.2133  
ktgy.com





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Project Name:  
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**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: **TOWNHOMES**  
**BUILDING 'B'**  
**SPANISH**

Original Date: 2-3-2016  
Sheet 63 of 98  
PTS # 470158  
I.O. # 24006477  
1932-6299 292-1739  
CCS93 COORDINATES LAMBERT COORDINATES

Rev 1: 5/24/16  
Rev 2: 5/28/16  
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CALIFORNIA 92129

Project Name:  
**PACIFIC VILLAGE**  
**VESTING TENTATIVE MAP**  
**PLANNED DEVELOPMENT PERMIT**  
**SITE DEVELOPMENT PERMIT**  
**NEIGHBORHOOD USE PERMIT**  
Sheet Title: TOWNHOMES  
PLAN 'B'  
ITALIAN

Rev 1: 5/24/16  
Rev 2: 5/28/16  
Rev 3: 1/19/17

Original Date: 2-3-2016

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PTS # 470158  
I.O. # 24006477

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