# CORALLINA AT PACIFIC HIGHLAND RANCH

## DEVELOPMENT SUMMARY

## SCOPE OF WORK

THE PRIVATELY OWNED RESIDENTIAL HOUSING PROJECT IS A PROPOSED MIXED–USE RESIDENTIAL DEVELOPMENT.

THREE STORIES OF TYPE VA WOOD FRAMED RESIDENTIAL UNITS (THREE LEVELS FLATS) OVER A TYPE 1A 3HR CONCRETE PODIUM, WITH GARAGE AND COMMERCIAL BELOW, ALONG CARMEL VALLEY ROAD AND TWO AND THREE LEVEL TOWNHOMES ON GRADE.
THIS PROJECT WILL BE IN ACCORDANCE WITH THE SPECIAL PROVISIONS OF CBC SECTION 509.2.

THE DEVELOPMENT WILL BE CONSIDERED AS SEPARATE BUILDINGS ON THREE SITES:
LOT 1– 63 TOWNHOMES
LOT 2– 46 UNIT LUXURY APARTMENT COMPLEX OVER 20,000 SQ. FT OF RETAIL.
LOT 3 – 21 AFFORDABLE HOUSING UNITS WITH COMMUNITY ROOM OVER 10,000 SQ FT OF RETAIL.
COURTYARDS AND OPEN SPACE AREAS WILL BE PROVIDED AT EACH BUILDINGS' RESPECTIVE GROUND LEVELS AND/OR PODIUM.

## PROJECT TEAM

OWNER: TRYANGLE FARM LTD.

DEVELOPER/APPLICANT:
VILLAGE TRIANGLE PARTNERS, LLC.
832 CAMINO DEL MAR #3, DEL MAR, CA 92104

ARCHITECT:
ARK, ARCHITECTS INC.
11568 SORRENTO VALLEY ROAD, SUITE 501
SAN DIEGO, CA 92121
PHONE: (858) 792–5997

CIVIL ENGINEER:
LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT ST. 2ND FLOOR
SAN DIEGO, CA 92131
PHONE: (858) 751–0633

LANDSCAPE ARCHITECT:
C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92762
PHONE: (949) 366–6624

TRAFFIC CONSULTANT:
URBAN SYSTEMS ASSOCIATES, INC.
8451 MIRALANI DRIVE, SUITE A
SAN DIEGO, CA 92126
PHONE: (858) 560–4911 EXT 101

## LEGAL DESCRIPTION:

*IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: A TRIANGULAR PARCEL OF LAND LYING ENTIRELY SOUTH AND EAST OF A PRESENTLY EXISTING DIRT ROAD (BEING AN EXTENSION OF FOURTH STREET EXTENSION AND BLACK MOUNTAIN ROAD) AND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 3 WEST, SBM, WHICH SAID PARCEL OF LAND HAS THE FOLLOWING APPROXIMATE METES AND BOUNDS DESCRIPTION: COMMENCING AT A POINT ON THE SOUTHEAST CORNER OF SAID SECTION 9; RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID SECTION OF A DISTANCE OF APPROXIMATELY 469 FEET; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID DIRT ROAD AS THE SAM NOW EXISTS A DISTANCE OF APPROXIMATELY 1050 FEET TO A POINT OF THE SOUTH LINE OF SAID SECTION 9 WHICH IS APPROXIMATELY 921 FEET WEST OF THE SOUTEAST CORNER OF SAID SECTION AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.*

## ASSESSOR PARCEL NUMBER(S):

***305–010–11 AND 305–160–63***

## OWNER'S NAME AND ADDRESS:

TRYANGLE FARM LTD.
SAN DIEGO, CA 9212

## PROJECT ADDRESS:

SOUTHEAST CORNER OF CARMEL VALLEY ROAD
AND LOPELIA MEADOWS PLACE

## SHEET INDEX:


| SHEET | CONTENTS | SCALE |
|---|---|---|
| 01 | TITLE SHEET | N/A |
| 02 | CIVIL PLANS | N/A |
| 03 | CIVIL PLANS | N/A |
| 04 | CIVIL PLANS | N/A |
| 05 | CIVIL PLANS | N/A |
| 06 | CIVIL PLANS | N/A |
| 07 | ARCHITECTURAL TITLE, SCHEDULES & INDEX | N/A |
| 08 | SCHEDULES | N/A |
| 09 | PHOTO SURVEY | NTS |
| 10 | SITE PLAN – GARAGE LEVEL | 1"=30'–0" |
| 11 | SITE PLAN – TYPICAL LEVEL | 1"=30'–0" |
| 12 | SITE PLAN – TOP LEVEL & SITE SECTION | 1"=30'–0" |
| 13 | SITE PLAN – ROOF PLAN | 1"=30'–0" |
| 14 | ENLARGED SITE PLAN – ENTRY COURTYARD | NTS |
| 15 | FLOOR PLANS – BUILDING I – TOWNHOMES | 1/16"=1'–0" |
| 16 | FLOOR PLANS – BUILDING II – TOWNHOMES | 1/16"=1'–0" |
| 17 | FLOOR PLANS – BUILDING III – TOWNHOMES | 1/16"=1'–0" |
| 18 | FLOOR PLANS – BUILDING III – TOWNHOMES | 1/16"=1'–0" |
| 19 | FLOOR PLANS – BUILDING IV – TOWNHOMES | 3/32"=1'–0" |
| 20 | FLOOR PLANS – BUILDING IV – TOWNHOMES | 3/32"=1'–0" |
| 21 | FLOOR PLANS – BUILDING V – TOWNHOMES | 1/16"=1'–0" |
| 22 | FLOOR PLANS – BUILDING VI – TOWNHOMES | 1/16"=1'–0" |
| 23 | FLOOR PLANS – BUILDING VI – TOWNHOMES | 1/16"=1'–0" |
| 24 | FLOOR PLANS – BUILDING VII – TOWNHOMES | 3/32"=1'–0" |
| 25 | FLOOR PLANS – BUILDING VII – TOWNHOMES | 3/32"=1'–0" |
| 26 | FLOOR PLANS – BUILDING VIII – TOWNHOMES | 1/16"=1'–0" |
| 27 | FLOOR PLANS – BUILDING IX – FLATS | 3/32"=1'–0" |
| 28 | FLOOR PLANS – BUILDING IX – FLATS | 3/32"=1'–0" |
| 29 | FLOOR PLANS – BUILDING X – AFFORDABLE HOUSING | 3/32"=1'–0" |
| 30 | FLOOR PLANS – BUILDING X – AFFORDABLE HOUSING | 3/32"=1'–0" |
| 31 | UNIT PLANS | 3/16"=1'–0" |
| 32 | UNIT PLANS | 3/16"=1'–0" |
| 33 | UNIT PLANS | 3/16"=1'–0" |
| 34 | UNIT PLANS | 3/16"=1'–0" |
| 35 | UNIT PLANS | 3/16"=1'–0" |
| 36 | UNIT PLANS | 3/16"=1'–0" |
| 37 | UNIT PLANS | 3/16"=1'–0" |
| 38 | ELEVATIONS –BUILDING I – TOWNHOMES | 3/32"=1'–0" |
| 39 | ELEVATIONS –BUILDING II – TOWNHOMES | 3/32"=1'–0" |
| 40 | ELEVATIONS –BUILDING III – TOWNHOMES | 3/32"=1'–0" |
| 41 | ELEVATIONS –BUILDING IV – TOWNHOMES | 3/32"=1'–0" |
| 42 | ELEVATIONS –BUILDING V – TOWNHOMES | 3/32"=1'–0" |
| 43 | ELEVATIONS –BUILDING VI – TOWNHOMES | 3/32"=1'–0" |
| 44 | ELEVATIONS –BUILDING VII – TOWNHOMES | 3/32"=1'–0" |
| 45 | ELEVATIONS –BUILDING VIII – TOWNHOMES | 3/32"=1'–0" |
| 46 | ELEVATIONS –BUILDING IX – FLATS | 1/16"=1'–0" |
| 47 | ELEVATIONS –BUILDING X – AFFORDABLE HOUSING | 3/32"=1'–0" |
| 48 | CONCEPTUAL STREET ELEVATIONS – PUBLIC | 3/64"=1'–0" |
| 49 | CONCEPTUAL STREET ELEVATIONS – INTERNAL | 3/64"=1'–0" |
| 50 | CONCEPTUAL VIEWS – VILLAGE WAY | NTS |
| 51 | CONCEPTUAL VIEWS – CARMEL VALLEY ROAD | NTS |
| 52 | CONCEPTUAL VIEWS | NTS |
| 53 | LANDSCAPING PLAN | NTS |
| 54 | LANDSCAPING PLAN | NTS |


## TYPE OF CONSTRUCTION:

LOT 1: TYPE VA
LOT 2 & 3: TYPE VA AND TYPE 1A

## OCCUPANCY CLASSIFICATION

LOT 1: R–2 (TOWNHOMES)
LOT 2: A–3 (COMMUNITY ROOM), B (PROFESSIONAL SERVICES), R–2 (LUXURY APARTMENTS), U (PRIVATE PARKING), S–1 (STORAGE) – (CHAPTER 3)
LOT 3: A–3 (COMMUNITY ROOM), B (PROFESSIONAL SERVICES), R–2 (AFFORDABLE HOUSING), S–1 (STORAGE) – (CHAPTER 3)

MIXED–OCCUPANCY BUILDING:
LOT 2 & 3: NON–SEPARATED OCCUPANCIES

## ZONING DESIGNATION

LOT 1&2 CC-1-3 / RM-2-5
LOT 3 CC-1-3 / RM-2-5

*: A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED–CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

**SITE SUMMARY - LOT 1**

**UNIT SCHEDULE**

| UNIT | TYPE | AREA | QTY | TOTAL |
|---|---|---|---|---|
| TH-1 | 3 BR + DEN + 3.5 BATH | 1,651 | 22 | 36,322.0 S.F. |
| TH-1x | 3 BR + DEN + 3.5 BATH | 1,651 | 14 | 23,114.0 S.F. |
| TH-2 | 3 BR + DEN + 3.5 BATH | 2,205 | 7 | 15,435.0 S.F. |
| TH-3 | 2 BR + DEN + 2 BATH | 1,560 | 9 | 14,040.0 S.F. |
| TH-4 | 2 BR + DEN + 2 BATH | 1,847 | 10 | 18,470.0 S.F. |
| TH-5 | 3 BR + DEN + 3.5 BATH | 2,176 | 1 | 2,176.0 S.F. |
| TOTAL | | | 63 | 109,557 S.F. |

| AREA SCHEDULE | |
|---|---|
| NET RESIDENTIAL AREA | 109,557 S.F. |
| PRIVATE GARAGE AREA | 26,084 S.F. |
| CABANA AREA | 452 S.F. |
| **GROSS FLOOR AREA** | **136,093 S.F.** |
| **LOT AREA** | **103,912.00 S.F.** |

| OPEN SPACE CALCULATIONS | |
|---|---|
| TOTAL BUILDING COVERAGE | 51,040.0 S.F. |
| PAVING ON GRADE | 20,200.0 S.F. |
| LOT AREA | 103,912.0 S.F. |
| OPEN SPACE (ON GRADE) | 32,672.0 S.F. |

| PROVIDED PARKING | |
|---|---|
| PUBLIC GARAGE STALLS | 0 STALLS |
| PRIVATE GARAGE STALLS | 126 STALLS |
| ON GRADE/PODIUM PARKING | 14 STALLS |
| ON STREET PARKING | 0 STALLS |
| TOTAL | 140 STALLS |

REFER TO URBAN SYSTEMS ASSOCIATES' TRAFFIC ANALYSIS REPORT FOR PARKING ANALYSIS AND MORE DETAILS ON PARKING REQUIREMENTS.

**SITE SUMMARY - LOT 2**

**UNIT SCHEDULE**

| UNIT | TYPE | AREA | QTY | TOTAL |
|---|---|---|---|---|
| UA1 | 1 BR + 1 BATH | 829 | 8 | 6,632.0 S.F. |
| UA2 | 1 BR + 1 BATH | 848 | 8 | 6,784.0 S.F. |
| UB3 | 2 BR + 2 BATH | 1,224 | 2 | 2,448.0 S.F. |
| UB1 | 2 BR + 2 BATH | 1,324 | 8 | 10,592.0 S.F. |
| UB2 | 2 BR + 2 BATH | 1,295 | 8 | 10,360.0 S.F. |
| UB4 | 2 BR + 2 BATH | 1,331 | 2 | 2,662.0 S.F. |
| UC1 | 3 BR + 3 BATH | 1,691 | 2 | 3,382.0 S.F. |
| UC2a | 3 BR + DEN + 2 BATH | 2,160 | 2 | 2,124.0 S.F. |
| UC2b | 3 BR + DEN + 2 BATH | 2,091 | 4 | 8,364.0 S.F. |
| UC3 | 3 BR + DEN + 2 BATH | 2,027 | 2 | 4,054.0 S.F. |
| TOTAL | | | 46 | 57,402 S.F. |

| AREA SCHEDULE | |
|---|---|
| NET RESIDENTIAL AREA | 57,402 S.F. |
| PRIVATE GARAGE AREA | 7,720 S.F. |
| CORRIDORS/BREEZEWAYS AREA | 1,184 S.F. |
| COMMUNITY / EXERCISE | 2,039 S.F. |
| RETAIL / COMMERCIAL AREA | 20,000 S.F. |
| **GROSS FLOOR AREA** | **88,345 S.F.** |
| GARAGE AREA (SDMC 113.0234) | 44,281 S.F. |
| **LOT AREA** | **69,100.00 S.F.** |

| OPEN SPACE CALCULATIONS | |
|---|---|
| TOTAL BUILDING COVERAGE | 25,020.0 S.F. |
| PAVING ON GRADE | 41,375.0 S.F. |
| LOT AREA | 69,100.0 S.F. |
| OPEN SPACE (ON GRADE) | 2,705.0 S.F. |

| PROVIDED PARKING | |
|---|---|
| PUBLIC GARAGE STALLS | 65 STALLS |
| PRIVATE GARAGE STALLS | 56 STALLS |
| ON GRADE/PODIUM PARKING | 12 STALLS |
| ON STREET PARKING | 32 STALLS |
| TOTAL | 165 STALLS |

**SITE SUMMARY - LOT 3**

**UNIT SCHEDULE**

| UNIT | TYPE | AREA | QTY | TOTAL |
|---|---|---|---|---|
| AH A-1 | 1 BR | 691 | 4 | 2,764 S.F. |
| AH B-1 | 2 BR | 886 | 11 | 9,746 S.F. |
| AH C-1 | 3 BR | 1,086 | 2 | 2,172 S.F. |
| AH C-2 | 3 BR | 1,084 | 2 | 2,168 S.F. |
| AH C-3 | 3 BR | 1,222 | 2 | 2,444 S.F. |
| | | | | |
| | | | | |
| TOTAL | | | 21 | 19,294 S.F. |

| AREA SCHEDULE | |
|---|---|
| NET RESIDENTIAL AREA | 19,294 S.F. |
| CORRIDORS/BREEZEWAYS AREA | 2,209 S.F. |
| STORAGE | 738 S.F. |
| LAUNDRY | 213 S.F. |
| COMMUNITY ROOM | 1,837 S.F. |
| RETAIL AREA | 10,000 S.F. |
| **GROSS FLOOR AREA** | **34,291 S.F.** |
| **LOT AREA** | **41,858.00 S.F.** |
| **Floor Area Ratio: Gross Floor Area/Lot Area** | **0.82** |

| OPEN SPACE CALCULATIONS | |
|---|---|
| TOTAL BUILDING COVERAGE | 10,000.0 S.F. |
| PAVING ON GRADE | 21,219.2 S.F. |
| LOT AREA | 41,858.0 S.F. |
| OPEN SPACE (ON GRADE) | 10,638.8 S.F. |
| BALCONIES + TERRACES | 3,383.0 S.F. |
| TOTAL OPEN SPACE | 14,021.8 S.F. |

| PARKING CALCULATIONS |
|---|
| (REFER TO PARKING MEMO) |

| PROVIDED PARKING | |
|---|---|
| ON GRADE PARKING | 52 STALLS |
| ON STREET PARKING | 23 STALLS |
| TOTAL | 75 STALLS |

| REQUIRED OPEN SPACE | | | |
|---|---|---|---|
| 25 SF/DU | x | 21 DU | 525 SF |
| **PROVIDED PASSIVE LANDSCAPED USEABLE OPEN SPACE** | | | |
| | | | 2,915 SF |

## EXISTING AND PROPOSED USES:

EXISTING USE: SINGLE FAMILY HOME BUILT IN 1978 AND TELECOMMUNICATIONS FACILITY.
PROPOSED USE IS MIXED USE RESIDENTIAL AND COMMERCIAL.

## YEAR CONSTRUCTED FOR ALL EXISTING STRUCTURES ON THE LOT, INCLUDING EXISTING STRUCTURES TO BE DEMOLISHED:

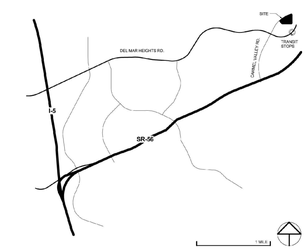
N/A

## GROSS SITE AREA, FLOOR AREA AND FLOOR AREA RATIO (IF APPLICABLE):

0.95 AC LOT 3 TOTAL F.A.R ALLOWED: 0.75+0.75 BONUS PROPOSED: 0.82
3.95 AC LOT 1&2 TOTAL F.A.R ALLOWED: 0.75+0.75 BONUS PROPOSED: 1.30

## VICINITY MAP

NTS

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Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
SCHEDULES
AND PROJECT INFORMATION

Revision 14:
Revision 13:
Revision 12:
Revision 11
Revision 10
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: 09/30/16
Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 6/25/15

Original Date: 12/12/14

Sheet 07 of 55 sheets

PCD/RPO#

# CORALLINA AT PACIFIC HIGHLAND RANCH

## TRYANGLE FARM LTD

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Professional Partnership, AIA
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California 92121
Tel: (858) 792-5997

ATTACHMENT 16 - Architecture Drawings

| MUNICIPAL CODE REQ. LOT 1 & LOT 2 | | | |
|---|---|---|---|
| CODE SEC | ITEM | ALLOWED | PROPOSED |
| | *ZONE* | CC-1-3 / RM-2-5 | |
| 131-05E<br>131.0540 | *MAX PERMITTED RESIDENTIAL DENSITY* | 1/1,500 SF = 173652/1500 = 115.8 DU | |
| 131-05E | *MIN LOT AREA* | 5,000 SF | 172,198 SF |
| 131-05E | *SETBACKS* | | |
| | *FRONT* | - | 0' |
| | *SIDE* | MINIMUM=0' OPTIONAL=10' | 10' |
| | *STREET SIDE* | - | 0' |
| | *REAR* | MINIMUM=0' OPTIONAL=10' | 10' |
| 131-05E<br>131.0270 | *STRUCTURE HEIGHT* | *55' MAX. ALLOWED HEGHT:<br>45' MAX FOR BASE ZONE + 1 STORY BONUS | 45' + 10' max.<br>grd. diffrtl.=55' |
| 131-05E | *LOT COVERAGE* | - | 112,165 SF |
| 131-05E<br>131.0234 | *F.A.R.* | 0.75 | |
| 131-05E | *F.A.R. BONUS FOR MIXED USE* | 0.75 | |
| 131.0234 | *TOTAL F.A.R.* | 1.5 | 1.3 |
| 131.0546(a) | *GROSS FLOOR AREA* | 173652 X 1.5 = 260,478 SF | **224,438 SF** |
| 131-05E<br>131.0550 | *PEDESTRIAN PATHS* | APPLIES | |
| 131-05E<br>131.0554 | *BUILDING ARTICULATION* | APPLIES | |
| 131-05E<br>131.0556 | *PARKING LOT ORIENTATION* | APPLIES | |
| 131-05E<br>131.0556 | *LOADING AREA REGULATIONS* | 2 SPACES REQUIRED | |
| 131-05E<br>142.1030 | *LOADING DOCK & OVERHEAD DOOR SCREENING REGULATIONS* | APPLIES | |
| 131-04G<br>131.0448 | *ACCESSORY USES AND STRUCTURES* | APPLIES | |
| 131-04G<br>131.0454 | *STORAGE REQUIREMENTS* | APPLIES | 240 c.f. / DU |
| 131-04G<br>131.0455 | *COMMON OPEN SPACE* | APPLIES | 6,340 SF |

| REFUSE CALCULATIONS PER SDMC 142.08 | | | | | |
|---|---|---|---|---|---|
| | | REFUSE AREA (S.F.) | RECYCLE (S.F.) | TOTAL (S.F.) | NOTES |
| RESIDENTIAL | 101-125 DU | 240 | 240 | 480 | (TABLES 142-08B & 142-08C) |
| NON-RESID. | 10,001-25,000 SF | 48 | 48 | 96 | |
| TOTAL | | | | 576 | PROVIDED: 577 SF |

| MUNICIPAL CODE REQ. LOT 3 | | | |
|---|---|---|---|
| CODE SEC | ITEM | ALLOWED | PROPOSED |
| | *ZONE* | CC-1-3 / RM-2-5 | |
| 131-05E<br>131.0540 | *MAX PERMITTED RESIDENTIAL DENSITY* | 1/1,500 SF = 40663/1500 = 27.1 DU | |
| 131-05E | *MIN LOT AREA* | 5,000 SF | 41,658 SF |
| 131-05E | *SETBACKS* | | |
| | *FRONT* | - | 0' |
| | *SIDE* | MINIMUM=0' OPTIONAL=10' | 10' |
| | *STREET SIDE* | - | 0' |
| | *REAR* | MINIMUM=0' OPTIONAL=10' | 10' |
| 131-05E<br>131.0270 | *STRUCTURE HEIGHT* | *55' MAX. ALLOWED HEGHT:<br>45' MAX FOR BASE ZONE + 1 STORY BONUS | 48' MAX.<br>(45' ROOF AVE.) |
| 131-05E | *LOT COVERAGE* | - | 9,768 SF |
| 131-05E<br>131.0234 | *F.A.R.* | 0.75 | |
| 131-05E | *F.A.R. BONUS FOR MIXED USE* | 0.75 | |
| 131.0234 | *TOTAL F.A.R.* | 1.5 | 0.82 |
| 131.0546(a) | *GROSS FLOOR AREA* | 40663 X 1.5 = 60994 SF | **34,291 SF** |
| 131-05E<br>131.0550 | *PEDESTRIAN PATHS* | APPLIES | |
| 131-05E<br>131.0554 | *BUILDING ARTICULATION* | APPLIES | |
| 131-05E<br>131.0556 | *PARKING LOT ORIENTATION* | APPLIES | |
| 131-05E<br>131.0556 | *LOADING AREA REGULATIONS* | 2 SPACES REQUIRED | |
| 131-05E<br>142.1030 | *LOADING DOCK & OVERHEAD DOOR SCREENING REGULATIONS* | APPLIES | |
| 131-04G<br>131.0448 | *ACCESSORY USES AND STRUCTURES* | APPLIES | |
| 131-04G<br>131.0454 | *STORAGE REQUIREMENTS* | APPLIES | 240 c.f. / DU |
| 131-04G<br>131.0455 | *COMMON OPEN SPACE* | APPLIES | 2,915 SF |

| REFUSE CALCULATIONS PER SDMC 142.08 | | | | | |
|---|---|---|---|---|---|
| | | REFUSE AREA (S.F.) | RECYCLE (S.F.) | TOTAL (S.F.) | NOTES |
| RESIDENTIAL | 16-25 DU | 48 | 48 | 96 | (TABLES 142-08B & 142-08C) |
| NON-RESID. | 5000-10,000 SF | 24 | 24 | 48 | |
| TOTAL | | | | 144 | PROVIDED: 231 SF |

*: A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

| BASIC PARKING DEMAND - FOR DETAILED PARKING CALCULATIONS REFER TO PARKING MEMO | |
|---|---|
| PARKING | LOTS 1, 2 & 3 |
| AUTOMOBILE | 415 |
| ACCESSIBLE | 7 |
| VAN ACCESSIBLE | 2 |
| CARPOOL / ZERO EMISSION | 11 |
| MOTORCYCLE | 16 |
| LONG TERM BICYCLE | 3 |
| SHORT TERM BICYCLE | 6 |
| RESIDENTIAL BICYCLE | 34 |

| PRIVATE OPEN SPACE SCHEDULE - LOT 1 & LOT 2 | | | | |
|---|---|---|---|---|
| UNIT | TYPE | AREA | QTY | TOTAL |
| UA1 | BALCONY | 180 | 8 | 1,440.0 S.F. |
| UA2 | BALCONY | 64 | 8 | 512.0 S.F. |
| UB3 | BALCONY | 293 | 2 | 586.0 S.F. |
| UB1 | BALCONY | 60 | 8 | 480.0 S.F. |
| UB2 | BALCONY | 60 | 8 | 480.0 S.F. |
| UB4 | BALCONY | 90 | 2 | 180.0 S.F. |
| UC1 | BALCONY | 60 | 2 | 120.0 S.F. |
| UC2a | BALCONY | 90 | 2 | 2,124.0 S.F. |
| UC2b | BALCONY | 219 | 4 | 876.0 S.F. |
| UC3 | BALCONY | 185 | 2 | 370.0 S.F. |
| TH-1 | PATIO | 63 | 6 | 375.0 S.F. |
| TH-1x | BALCONY 3RD FLOOR | 81 | 14 | 1,127.0 S.F. |
| TH-2 | PATIO | 63 | 7 | 437.5 S.F. |
| TH-3 | PATIO | 63 | 9 | 562.5 S.F. |
| TH-4 | PATIO | 63 | 2 | 125.0 S.F. |
| TH-5 | PATIO | 63 | 1 | 62.5 S.F. |
| TOTAL (78% OF UNITS) | | | 85 | 9,858 S.F. |

| PRIVATE OPEN SPACE SCHEDULE - LOT 3 | | | | |
|---|---|---|---|---|
| UNIT | TYPE | AREA | QTY | TOTAL |
| AH A-1 | BALCONY | 115 | 4 | 460 S.F. |
| AH B-1 | BALCONY | 58 | 11 | 638 S.F. |
| AH C-1 | BALCONY | 210 | 2 | 420 S.F. |
| AH C-2 | BALCONY | 99 | 2 | 198 S.F. |
| AH C-3 | BALCONY | 101 | 2 | 202 S.F. |
| TOTAL (100% OF UNITS) | | | 21 | 1,918 S.F. |

# CORALLINA AT PACIFIC HIGHLAND RANCH

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Prepared By:
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11855 SORRENTO VALLEY ROAD
Address: SUITE 501
SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
SCHEDULES
AND PROJECT INFORMATION

Revision 14:
Revision 13:
Revision 12:
Revision 11
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Revision 9:
Revision 8:
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Revision 5:
Revision 4: 09/30/16
Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 6/25/15

Original Date: 12/12/14

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PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

CARMEL VALLEY RD.
NORTH EAST VIEW
A
NTS

CARMEL VALLEY RD.
NORTH EAST VIEW
B
NTS

PACIFIC HIGHLANDS
RANCH PARKWAY
C
NTS

PACIFIC HIGHLANDS
RANCH PARKWAY
D
NTS

CARMEL VALLEY RD.
NORTH EAST VIEW
E
NTS

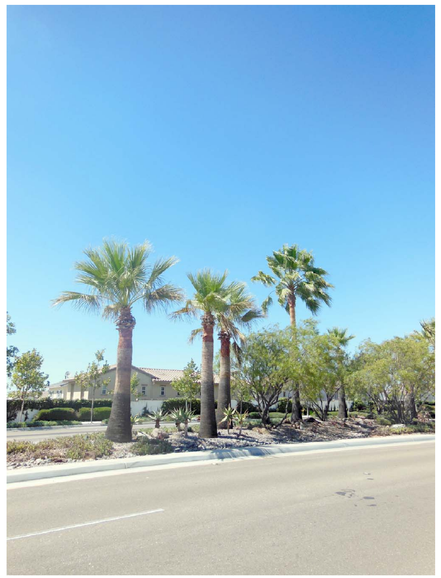

PHOTO SURVEY
NORTH WEST VIEW
F
NTS

KEY MAP
G
NTS

PHOTO SURVEY
1
NTS

# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

A R K
Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
Address: SUITE 501
SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
PHOTO SURVEY

Revision 14:
Revision 13:
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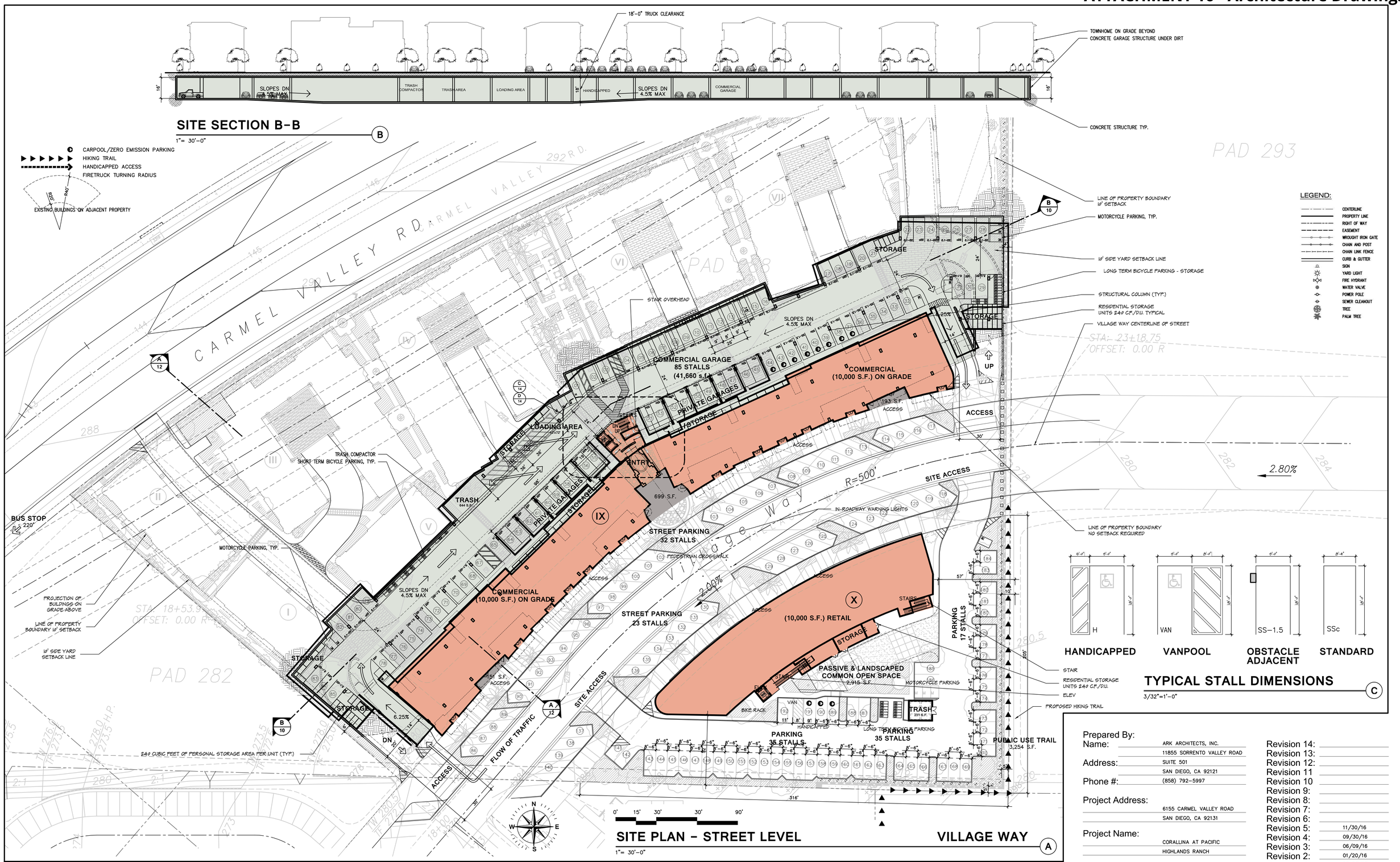
Revision 5:
Revision 4: 09/30/16
Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 06/25/15

Original Date: 12/12/14

Sheet 09 of 55 sheets

PCD/RPO#

ATTACHMENT 16 - Architecture Drawings




# CORALLINA AT PACIFIC HIGHLANDS RANCH

## TRYANGLE FARM LTD

ARK Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
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Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC
HIGHLANDS RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
SITE PLAN
STREET LEVEL (VILLAGE WAY)

| | |
|---|---|
| Revision 14: | |
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| Revision 11 | |
| Revision 10 | |
| Revision 9: | |
| Revision 8: | |
| Revision 7: | |
| Revision 6: | |
| Revision 5: | 11/30/16 |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
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| Revision 1: | 06/25/15 |

Original Date: 12/12/14

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PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

| PRIVATE OPEN SPACE SCHEDULE - LOT 1 | | | | |
|---|---|---|---|---|
| UNIT | TYPE | AREA | QTY | TOTAL |
| UA1 | BALCONY | 180 | 8 | 1,440.0 S.F. |
| UA2 | BALCONY | 64 | 8 | 512.0 S.F. |
| UB3 | BALCONY | 293 | 2 | 586.0 S.F. |
| UB1 | BALCONY | 60 | 8 | 480.0 S.F. |
| UB2 | BALCONY | 60 | 8 | 480.0 S.F. |
| UB4 | BALCONY | 90 | 2 | 180.0 S.F. |
| UC1 | BALCONY | 60 | 2 | 120.0 S.F. |
| UC2a | BALCONY | 90 | 2 | 2,124.0 S.F. |
| UC2b | BALCONY | 219 | 4 | 876.0 S.F. |
| UC3 | BALCONY | 185 | 2 | 370.0 S.F. |
| TH-1 | PATIO | 63 | 6 | 375.0 S.F. |
| TH-1x | BALCONY 3RD FLOOR | 81 | 14 | 1,127.0 S.F. |
| TH-2 | PATIO | 63 | 7 | 437.5 S.F. |
| TH-3 | PATIO | 63 | 9 | 562.5 S.F. |
| TH-4 | PATIO | 63 | 2 | 125.0 S.F. |
| TH-5 | PATIO | 63 | 1 | 62.5 S.F. |
| TOTAL (78% OF UNITS) | | | 85 | 9,858 S.F. |

| PRIVATE OPEN SPACE SCHEDULE - LOT 3 | | | | |
|---|---|---|---|---|
| UNIT | TYPE | AREA | QTY | TOTAL |
| L | BALCONY | 66 | 12 | 787 S.F. |
| M | BALCONY | 74 | 7 | 520 S.F. |
| N | BALCONY | 140 | 2 | 280 S.F. |
| TOTAL (100% OF UNITS) | | | 21 | 1,586 S.F. |

LEGEND:

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- WROUGHT IRON GATE
- CHAIN AND POST
- CHAIN LINK FENCE
- CURB & GUTTER
- SIGN
- YARD LIGHT
- FIRE HYDRANT
- WATER VALVE
- POWER POLE
- SEWER CLEANOUT
- TREE
- PALM TREE

# CORALLINA AT PACIFIC HIGHLANDS RANCH

## TRYANGLE FARM LTD

ARK Architects, Inc.
Professional Partnership, APC
11855 Sorrento Valley Road
Suite 501
San Diego, CA 92121
Tel: (858) 792-5997

Prepared By:
Name: ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
Address: SUITE 501
SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC
HIGHLANDS RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
SITE PLAN
PODIUM LEVEL (CARMEL VALLEY RD)

Revision 14:
Revision 13:
Revision 12:
Revision 11
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Revision 6:
Revision 5:
Revision 4: 09/30/16
Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 06/25/15

Original Date: 12/12/14

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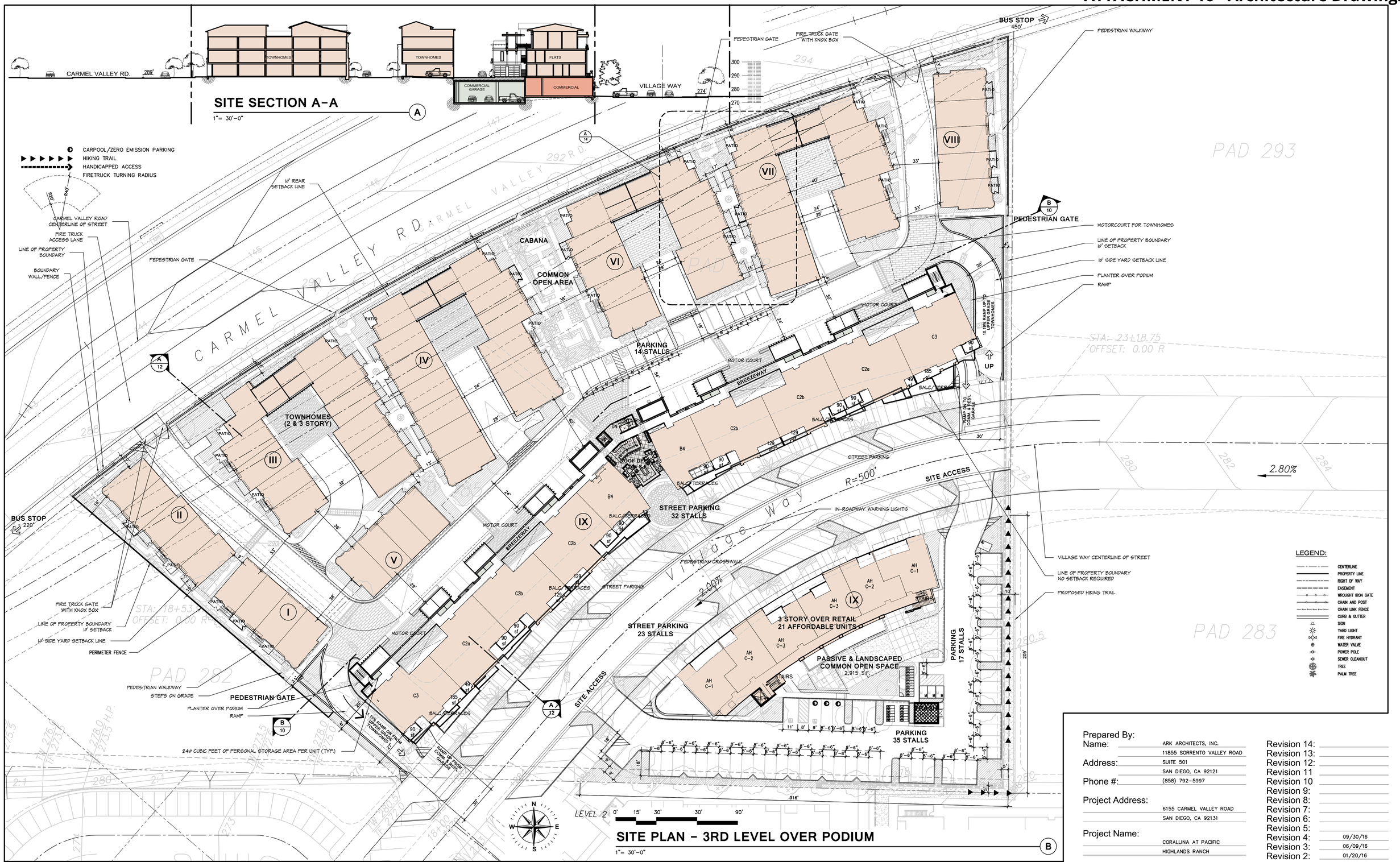
PCD/RPO#

ATTACHMENT 16 - Architecture Drawings




SITE PLAN - 3RD LEVEL OVER PODIUM

1"= 30'-0"

# CORALLINA AT PACIFIC HIGHLANDS RANCH

## TRYANGLE FARM LTD

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ARK Architects, Inc.

Prepared By:
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Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC
HIGHLANDS RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
SITE PLAN
SECOND/THIRD LEVEL OVER PODIUM

| | |
|---|---|
| Revision 14: | |
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| Revision 5: | |
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| Revision 3: | 06/09/16 |
| Revision 2: | 01/20/16 |
| Revision 1: | 06/25/15 |

Original Date: 12/12/14

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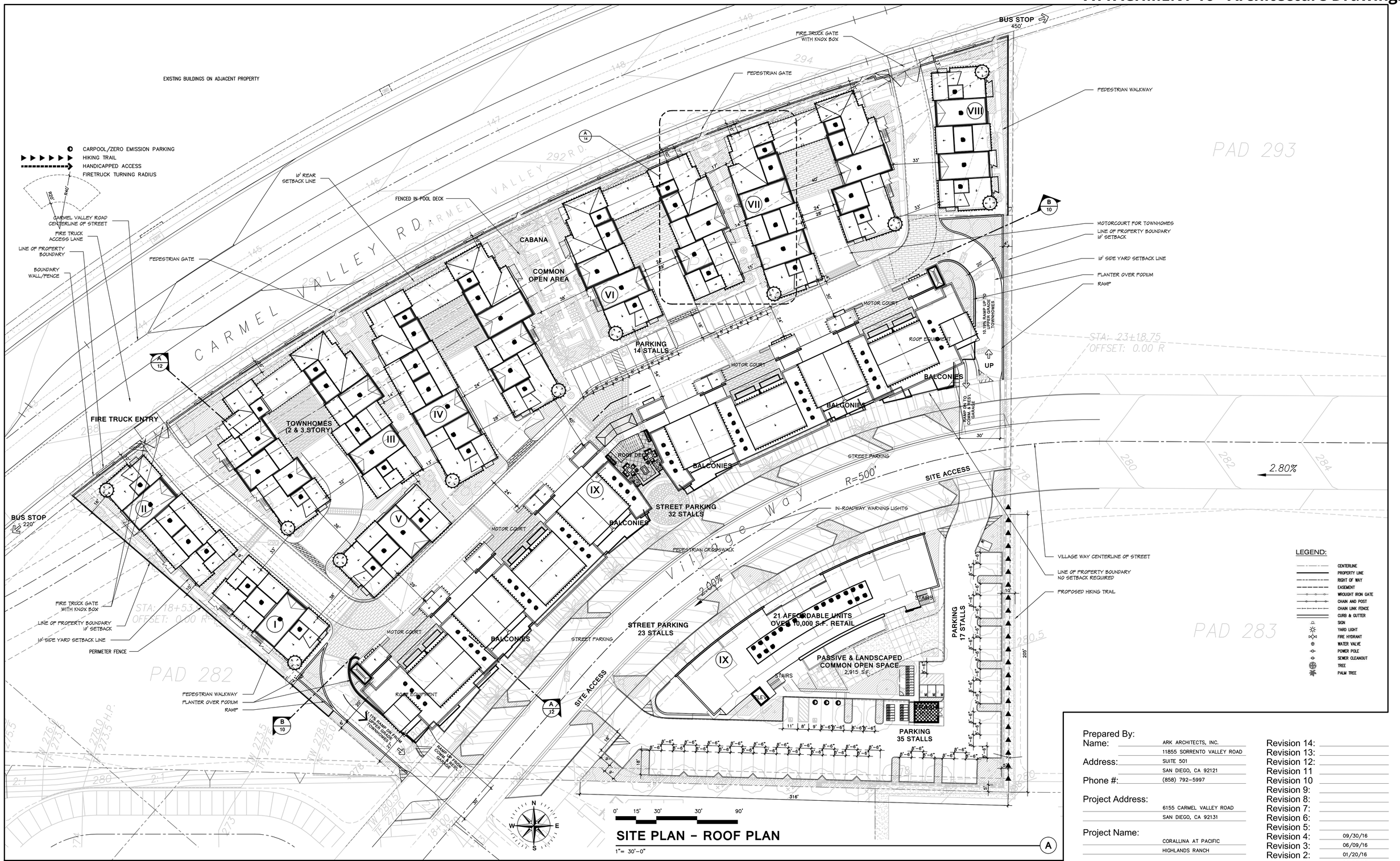
PCD/RPO#

ATTACHMENT 16 - Architecture Drawings




## SITE PLAN - ROOF PLAN

A

# CORALLINA AT PACIFIC HIGHLANDS RANCH

## TRYANGLE FARM LTD

ARK Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
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SAN DIEGO, CA 92121
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Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC
HIGHLANDS RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
SITE PLAN
ROOF PLAN

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
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| Revision 1: | 06/25/15 |

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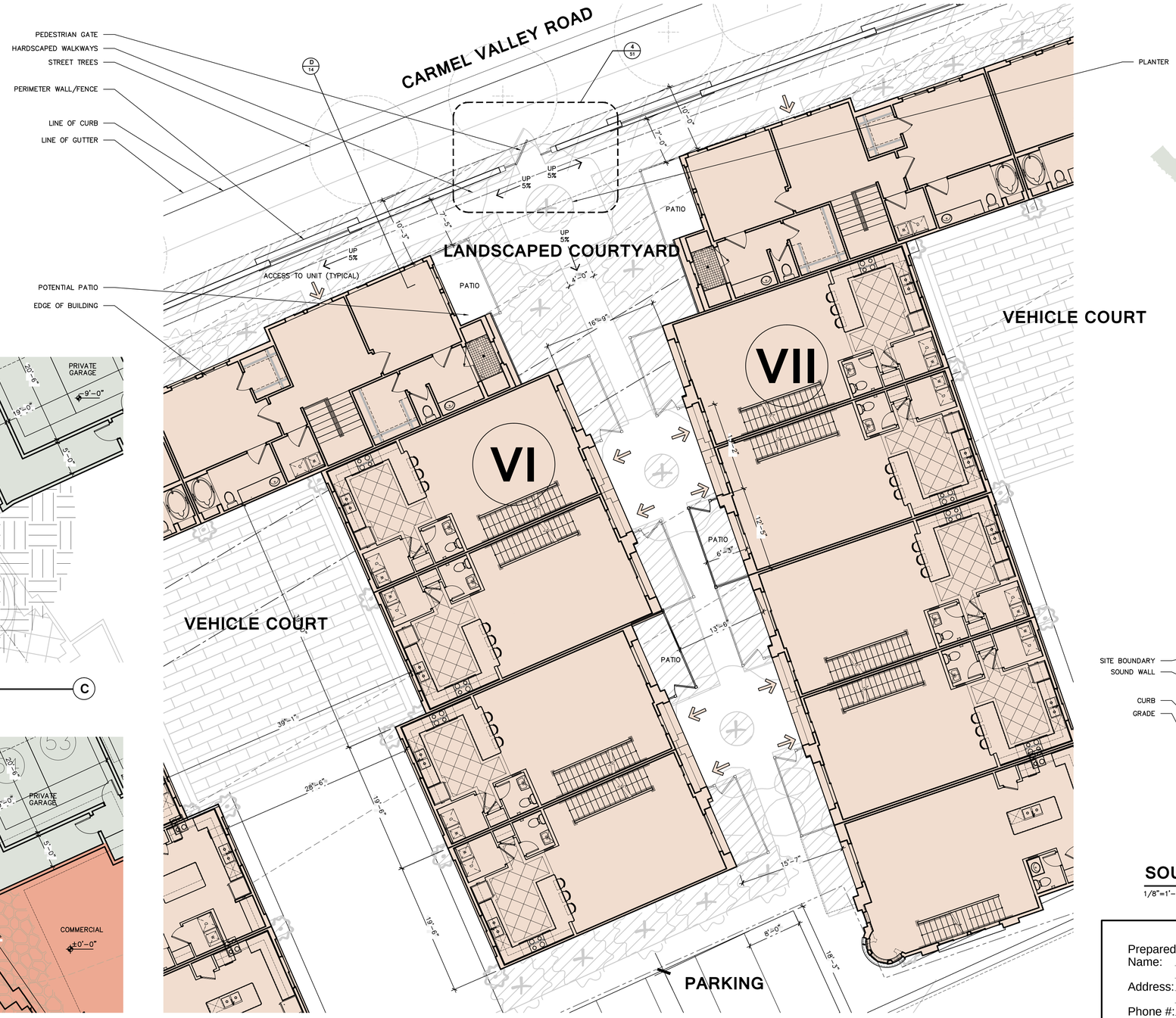
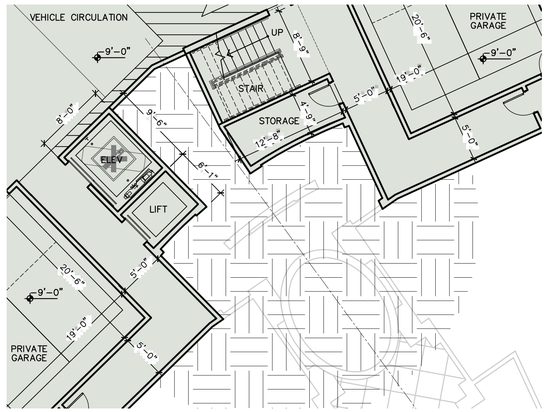
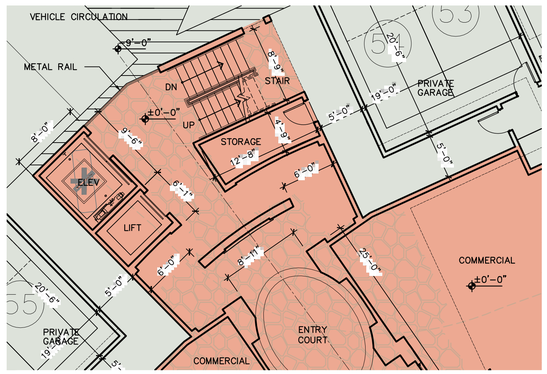
ATTACHMENT 16 - Architecture Drawings




## ENLARGED ELEV LOBBY (C)

1/8"=1'-0"

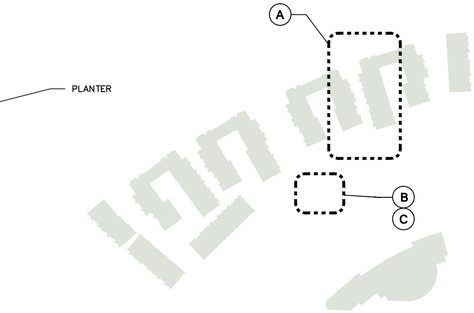


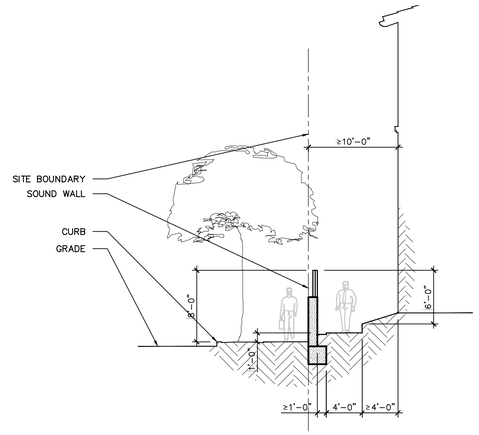

## ENLARGED ELEV LOBBY (B)

1/8"=1'-0"

## ENLARGED ENTRY COURTYARD (A)

1/8"=1'-0"




## SOUND WALL SECTION (D)

1/8"=1'-0"

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

ARK ARCHITECTS, INC.
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Prepared By:
Name:
Address:
Phone #:

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC
HIGHLANDS RANCH

Legal Description:
Please refer to legal description table on title sheet.

Sheet Title:
SITE PLAN
STREET LEVEL (VILLAGE WAY)

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
| Revision 11 | |
| Revision 10 | |
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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
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| Revision 1: | 06/25/15 |

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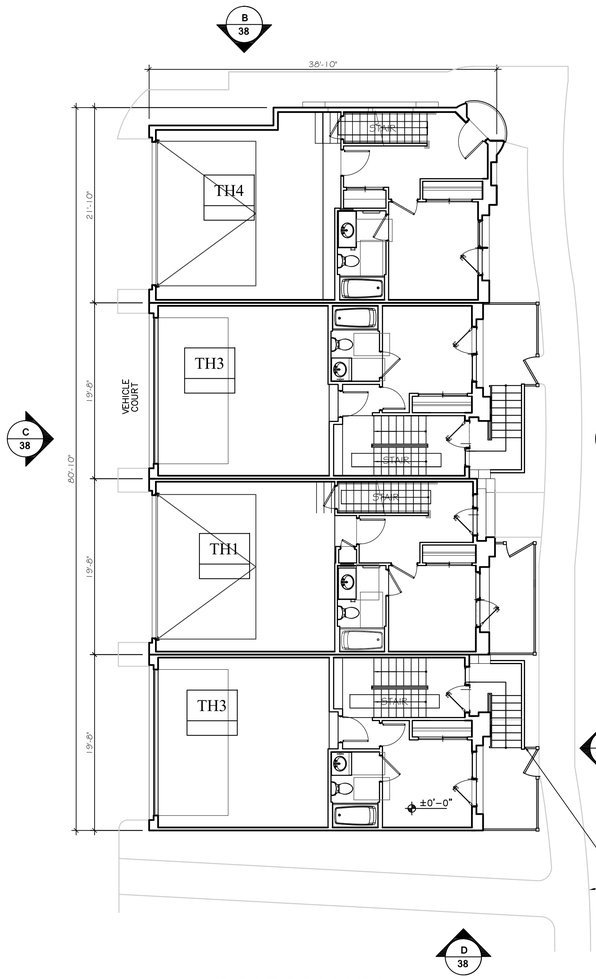
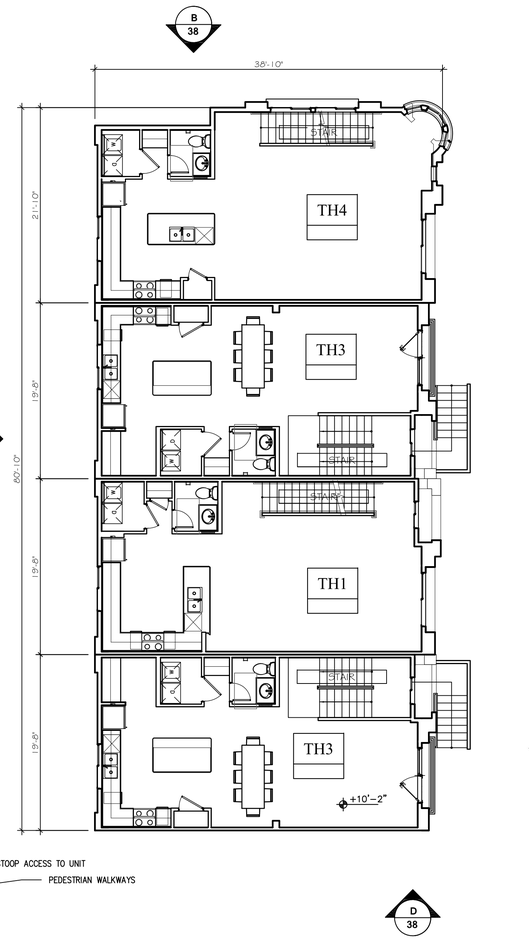
ATTACHMENT 16 - Architecture Drawings



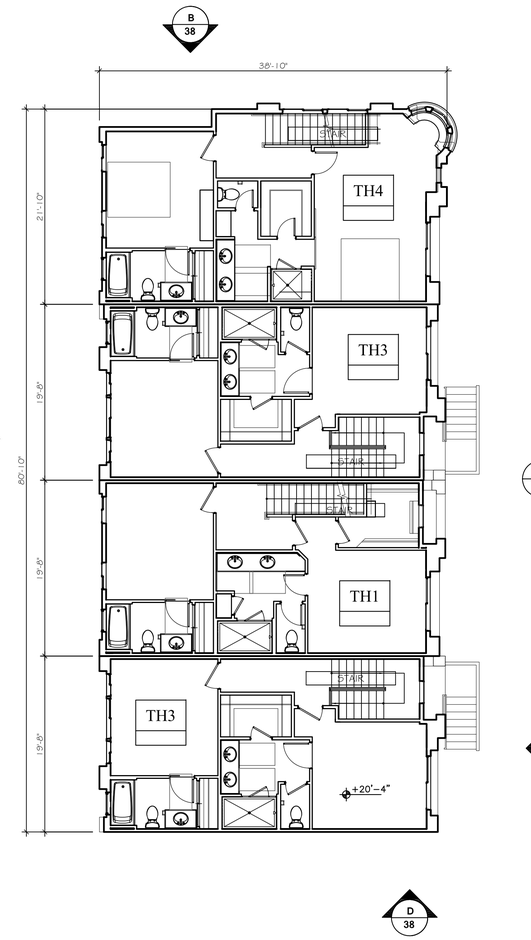

## STREET LEVEL (A)

1/8"= 1'-0"



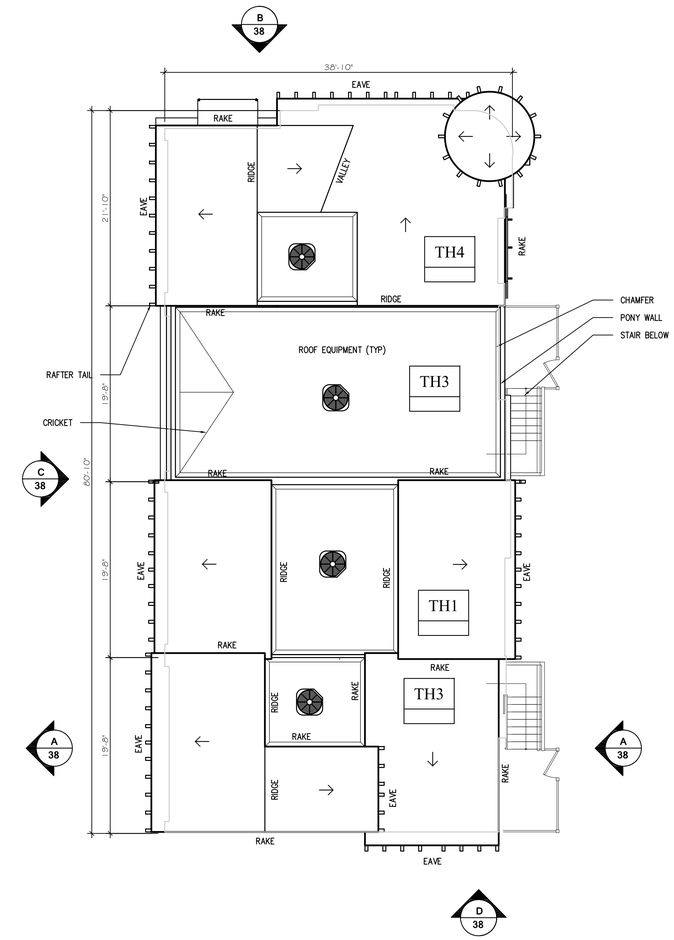

## 2ND LEVEL (B)

1/8"= 1'-0"




## 3RD LEVEL (C)

1/8"= 1'-0"




## ROOF PLAN (D)

1/8"= 1'-0"

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

0' 4' 8' 16' 24'

## BUILDING I – FLOOR PLANS (1)

1/8"= 1'-0"

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

ARK ARCHITECTS, INC.

Prepared By:
Name: ARK ARCHITECTS, INC.
Address: 11855 SORRENTO VALLEY ROAD, SUITE 501, SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92131

Project Name: CORALLINA AT PACIFIC HIGHLANDS RANCH

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: FLOOR PLANS, BUILDING I

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Revision 13:
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Revision 11
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Revision 9:
Revision 8:
Revision 7:
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Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 06/25/15

Original Date: 12/12/14

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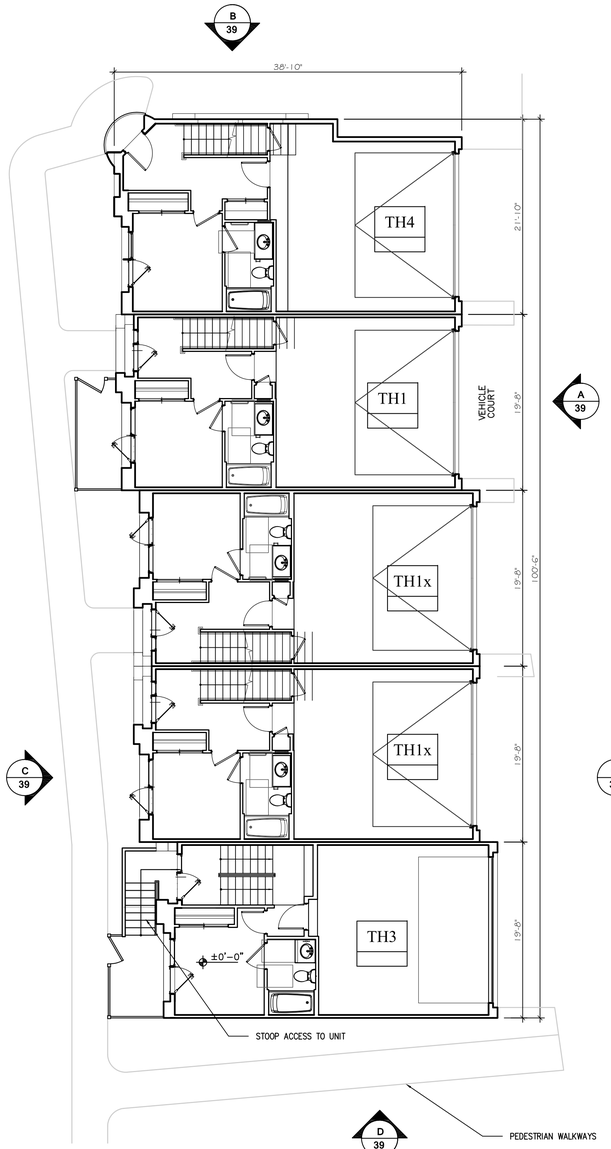
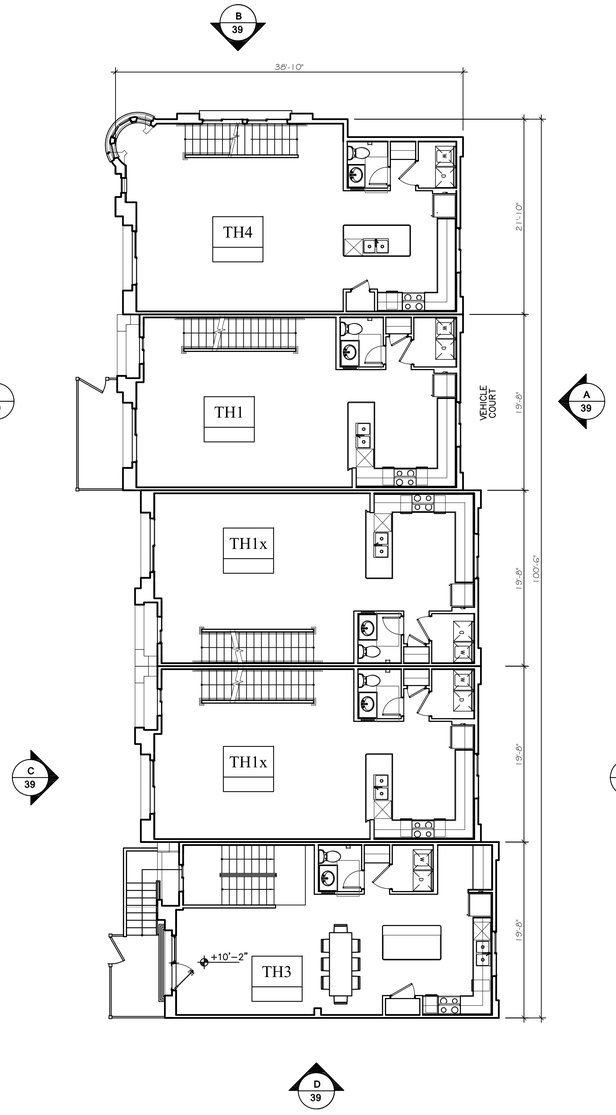
ATTACHMENT 16 - Architecture Drawings



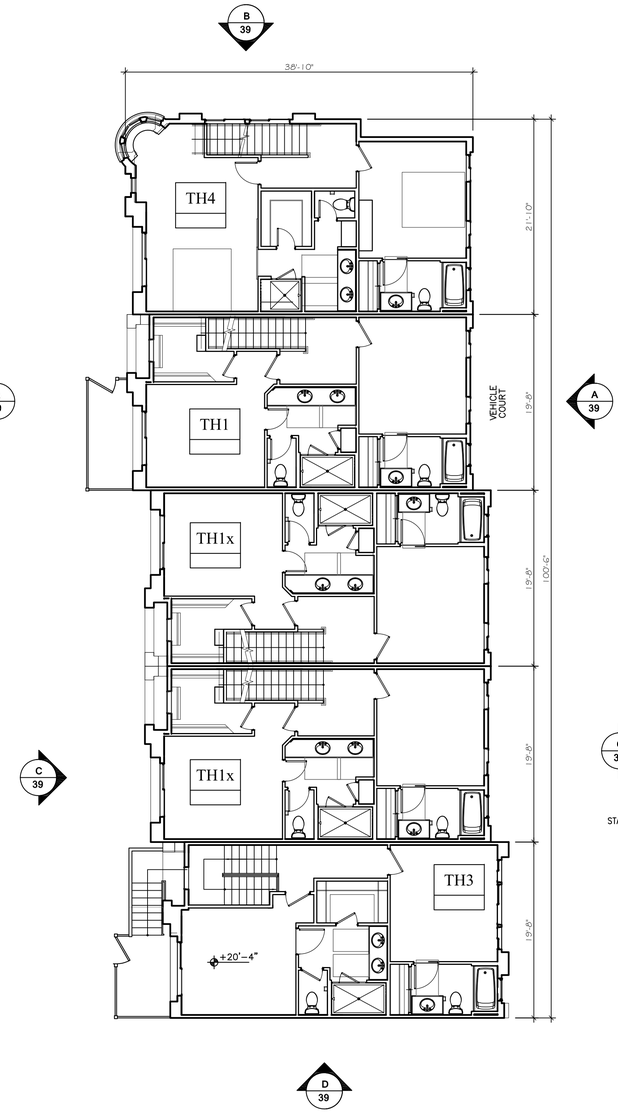

## STREET LEVEL (A)

1/8"= 1'-0"



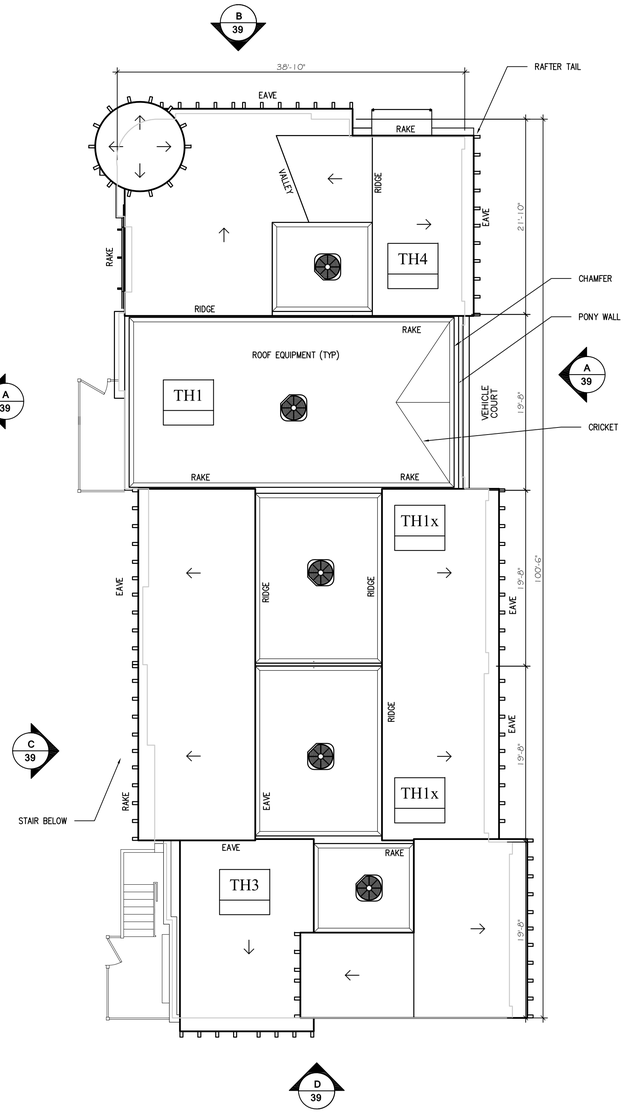

## 2ND LEVEL (B)

1/8"= 1'-0"




## 3RD LEVEL (C)

1/8"= 1'-0"




## ROOF PLAN (D)

1/8"= 1'-0"

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

II

N W E S

0' 4' 8' 16' 24'

## BUILDING II – FLOOR PLANS (1)

1/8"= 1'-0"

# CORALLINA AT PACIFIC HIGHLANDS RANCH

## TRYANGLE FARM LTD

ARK Architects, Inc.
Prepared by: Jeffrey A. Ark
11855 Sorrento Valley Road
Suite 501
San Diego, California 92121
Tel: (858) 792-5997
Fax: (858) 792-5998

Prepared By:
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Address: 11855 SORRENTO VALLEY ROAD, SUITE 501, SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC HIGHLANDS RANCH

Legal Description:
Please refer to legal description table on title sheet.

Sheet Title:
FLOOR PLANS
BUILDING II

Revision 14:
Revision 13:
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Revision 5:
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Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 06/25/15

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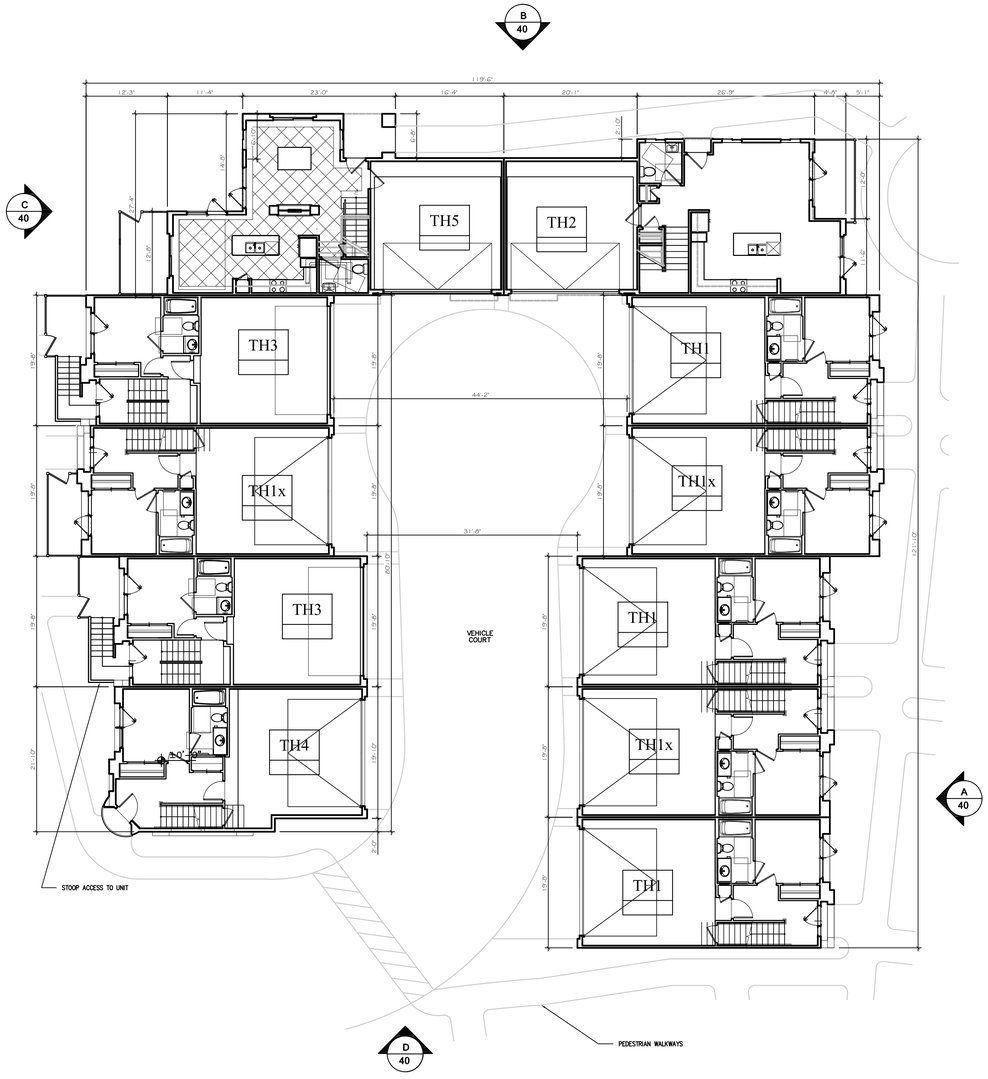
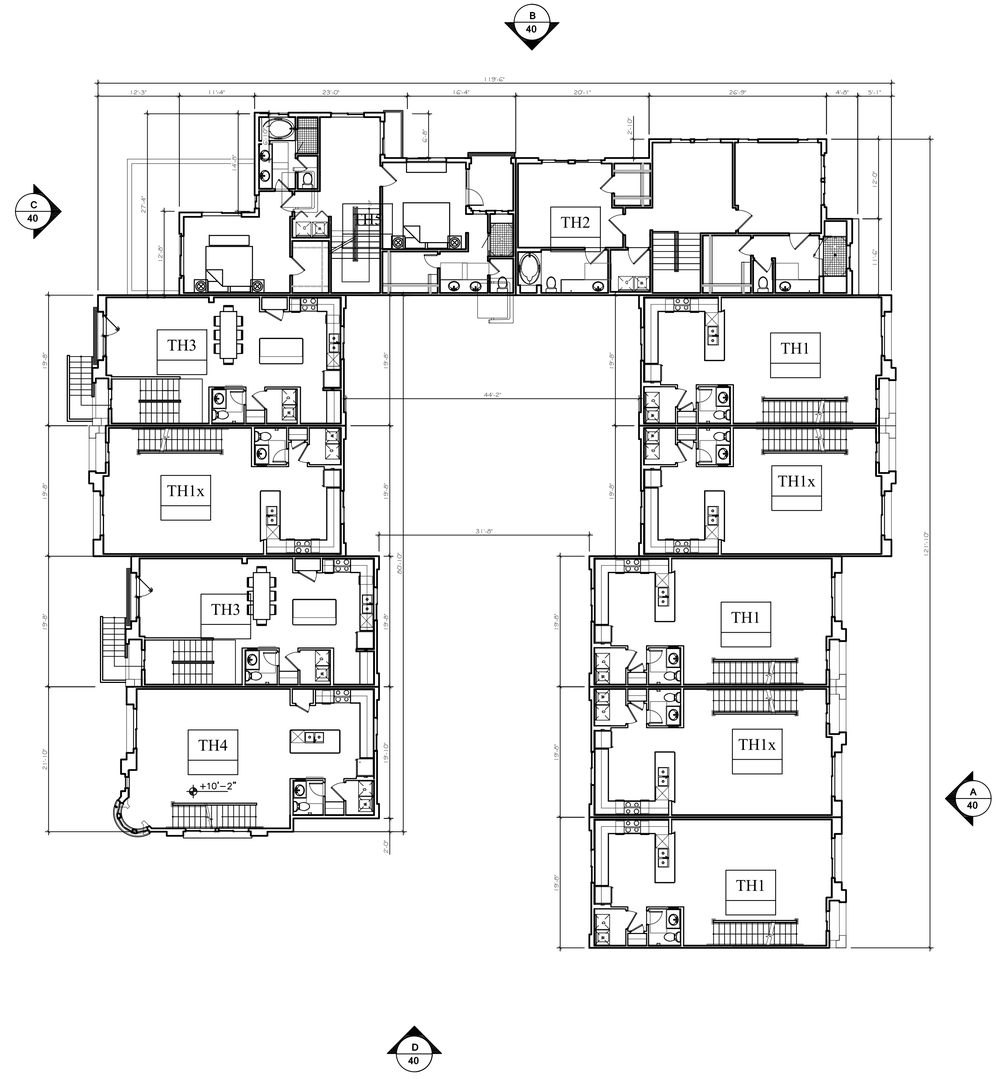
ATTACHMENT 16 - Architecture Drawings




## STREET LEVEL

3/32"= 1'-0"

A




## 2ND LEVEL

3/32"= 1'-0"

B

III

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

N W E S

0' 4' 8' 16' 32'

## BUILDING III - FLOOR PLANS

3/32"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

A R K
Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
Address: SUITE 501
SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC
HIGHLANDS RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
FLOOR PLANS
BUILDING III

Revision 14:
Revision 13:
Revision 12:
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Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 06/25/15

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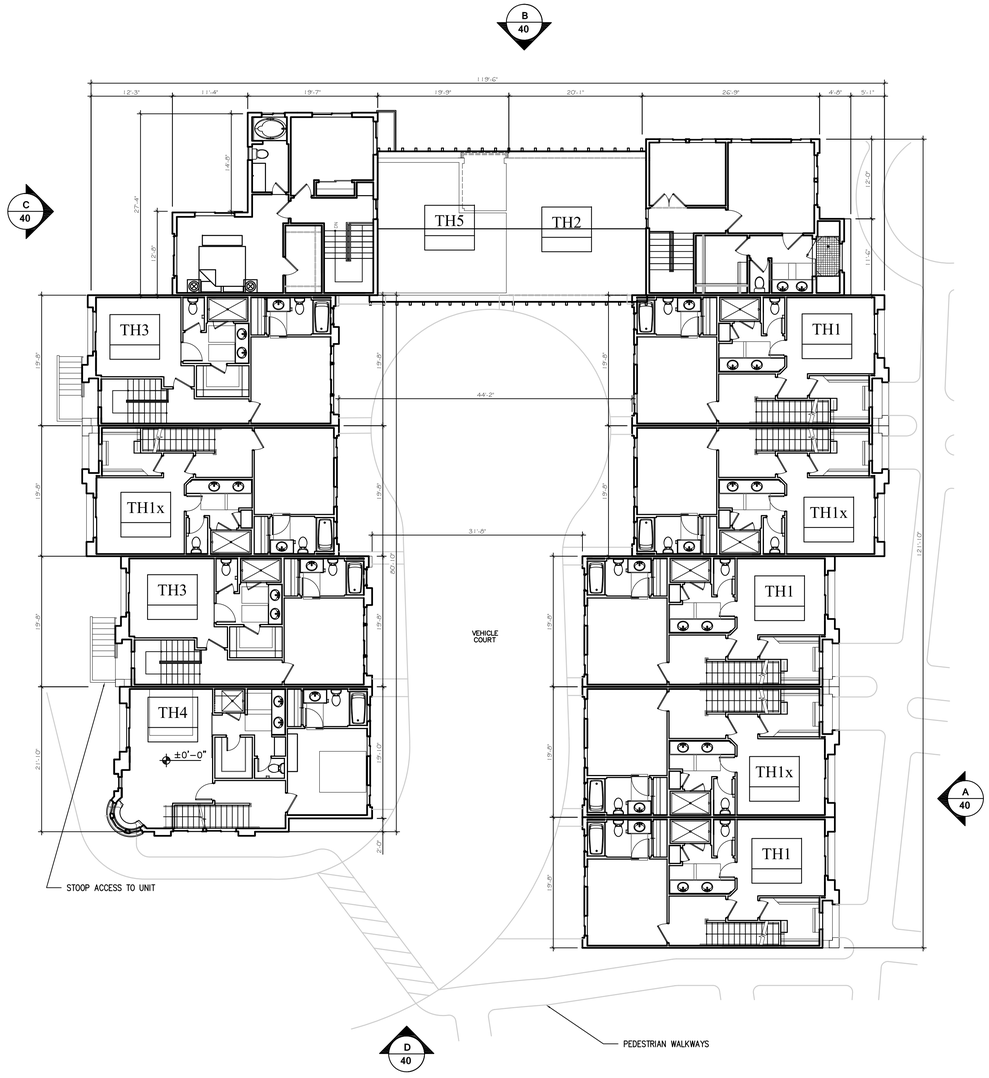
PCD/RPO#

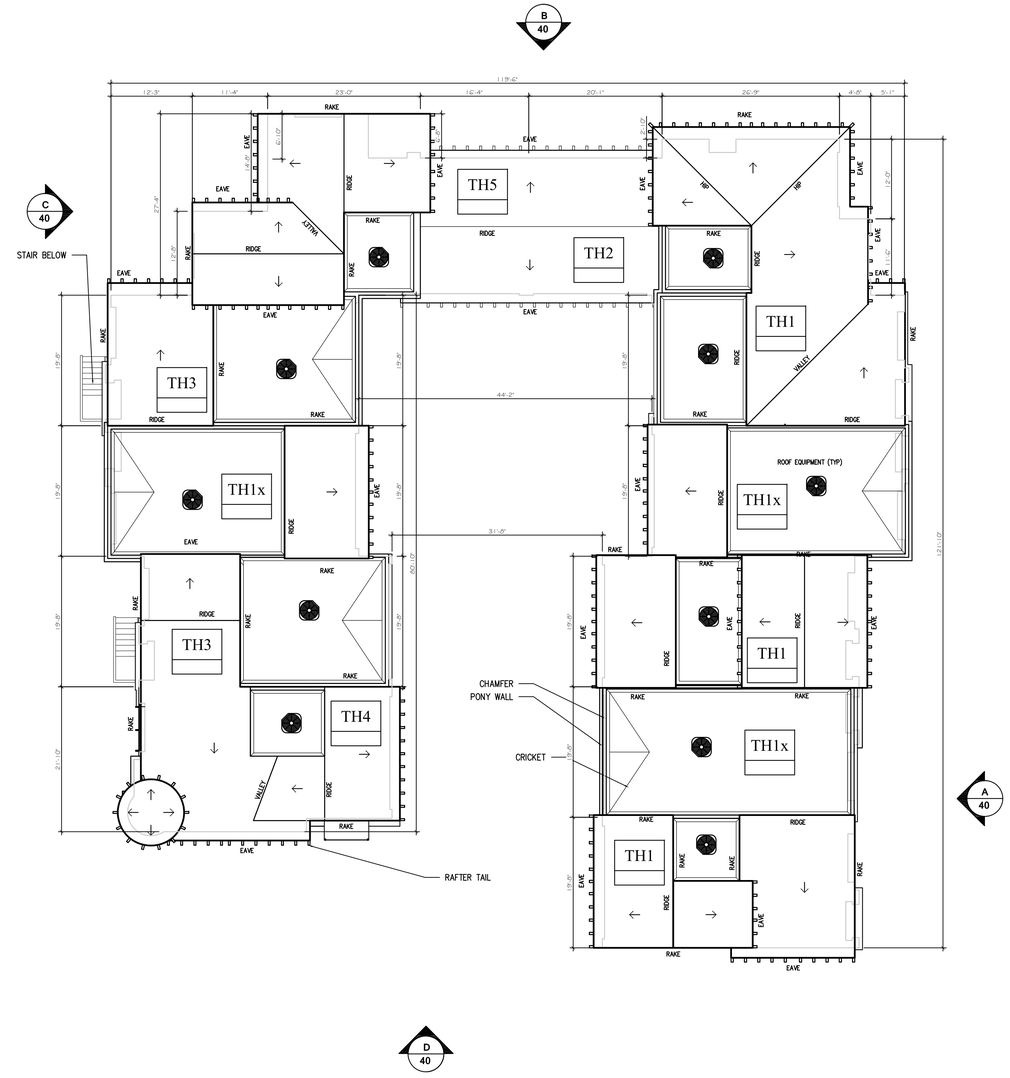
ATTACHMENT 16 - Architecture Drawings




## 3RD LEVEL

3/32"= 1'-0"

C




## ROOF PLAN

3/32"= 1'-0"

D

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

III

N W E S

0' 4' 8' 16' 32'

## BUILDING III - FLOOR PLANS

3/32"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

A R K
Architects, Inc.
Prepared Exclusively for:
Lennar
Rancho Santa Fe Road
Suite 240
San Diego, California 92130
Phone: (858) 792-5997
Fax: (858) 792-5998

Prepared By:
Name: ARK ARCHITECTS, INC.
Address: 11855 SORRENTO VALLEY ROAD, SUITE 501, SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92131

Project Name: CORALLINA AT PACIFIC HIGHLANDS RANCH

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: FLOOR PLANS, BUILDING III

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|---|---|
| Revision 14: | |
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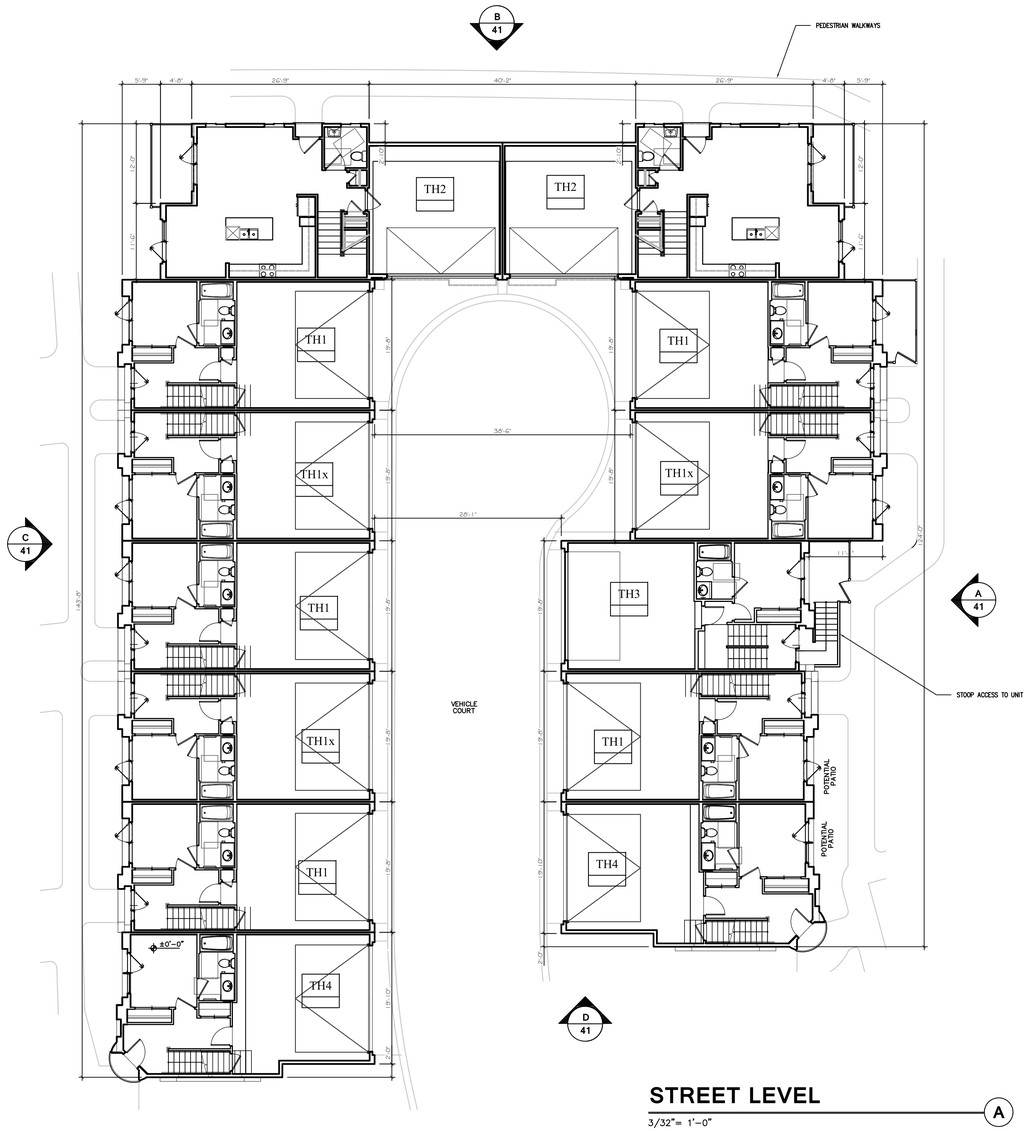
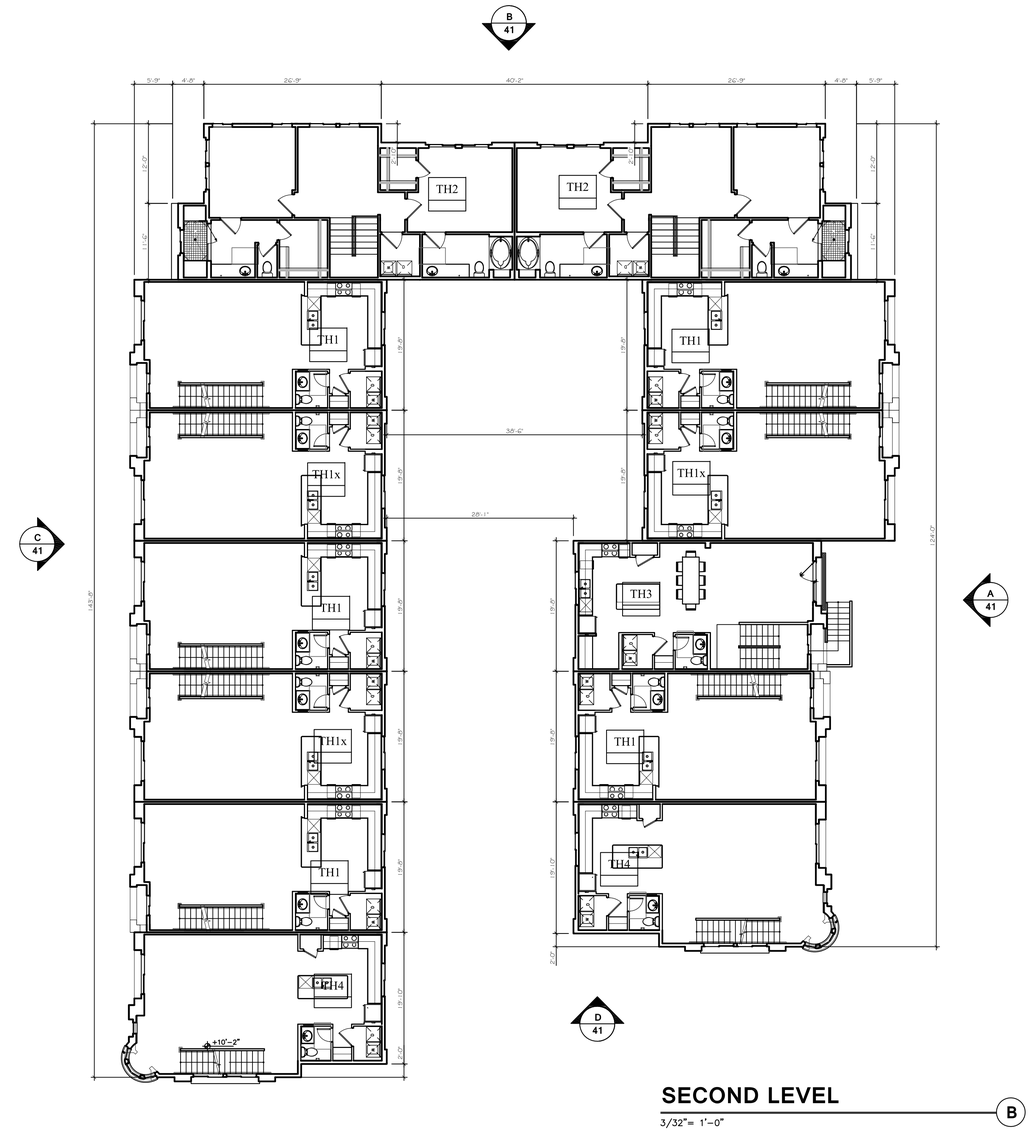
ATTACHMENT 16 - Architecture Drawings




## STREET LEVEL

3/32"= 1'-0"

A




## SECOND LEVEL

3/32"= 1'-0"

B

IV

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

0' 4' 8' 16' 32'

## BUILDING IV - FLOOR PLANS

3/32"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

A R K Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
Address: 11855 SORRENTO VALLEY ROAD, SUITE 501, SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92131

Project Name: CORALLINA AT PACIFIC HIGHLANDS RANCH

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: FLOOR PLANS BUILDING IV

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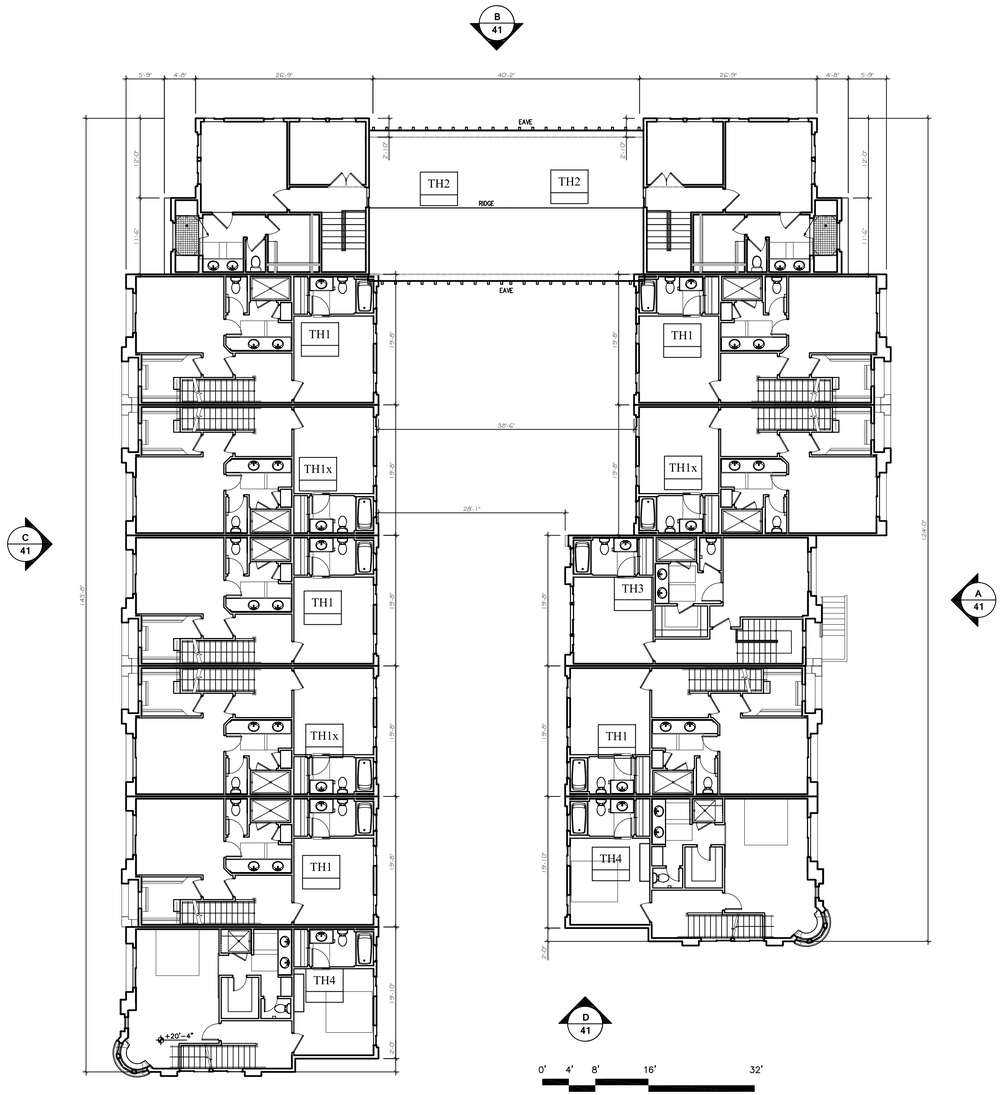
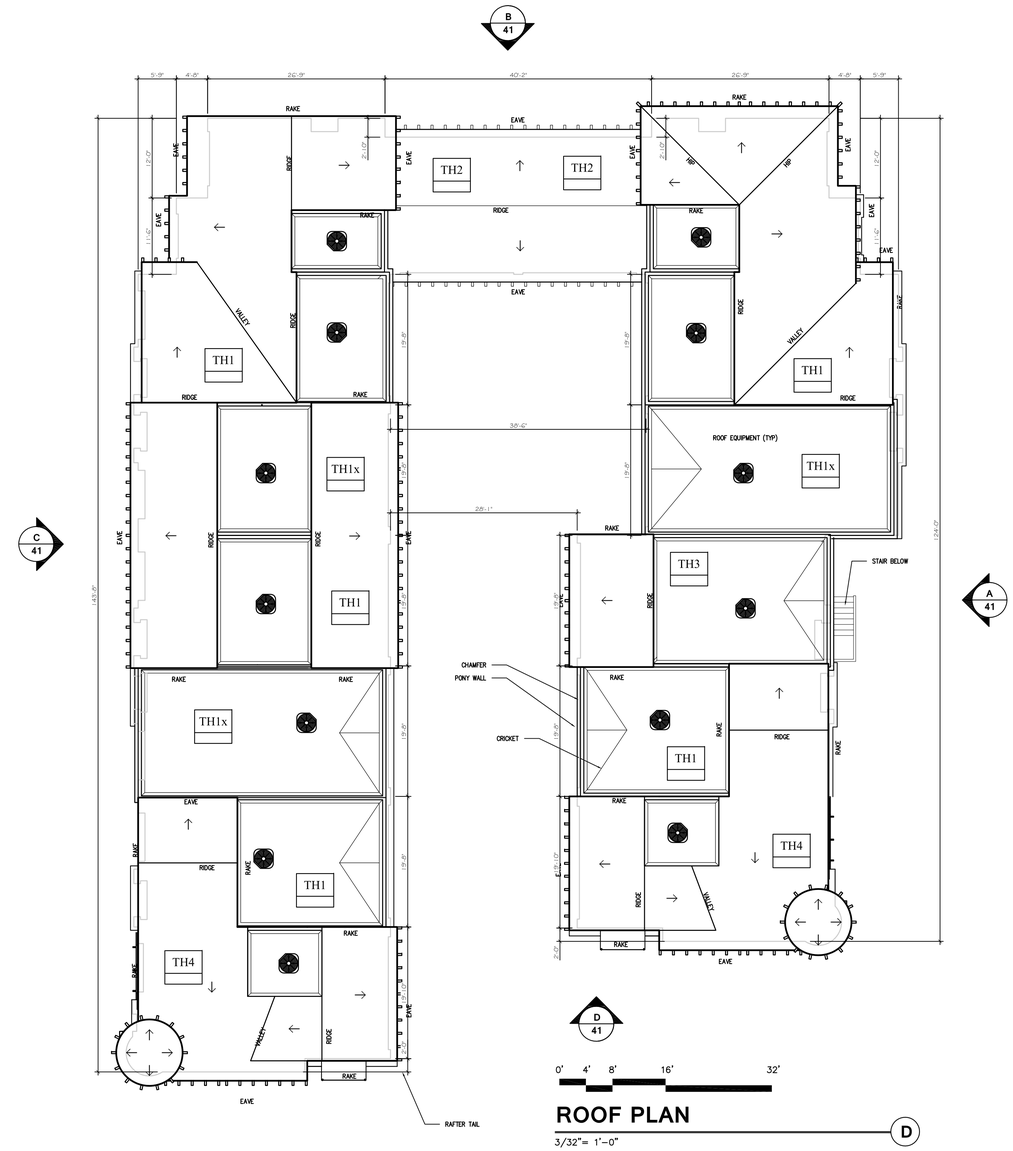
ATTACHMENT 16 - Architecture Drawings




## THIRD LEVEL

3/32"= 1'-0"

C




## ROOF PLAN

3/32"= 1'-0"

D

IV

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

0' 4' 8' 16' 32'

## BUILDING IV - FLOOR PLANS

3/32"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

A R K
Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
Address: 11855 SORRENTO VALLEY ROAD, SUITE 501, SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92131

Project Name: CORALLINA AT PACIFIC HIGHLANDS RANCH

Legal Description: Please refer to legal description table on title sheet.

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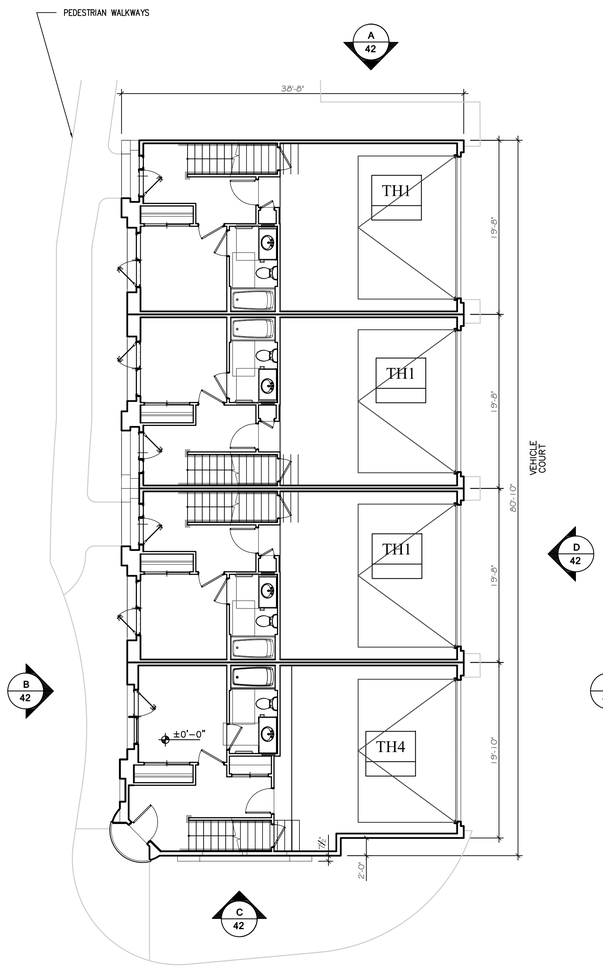
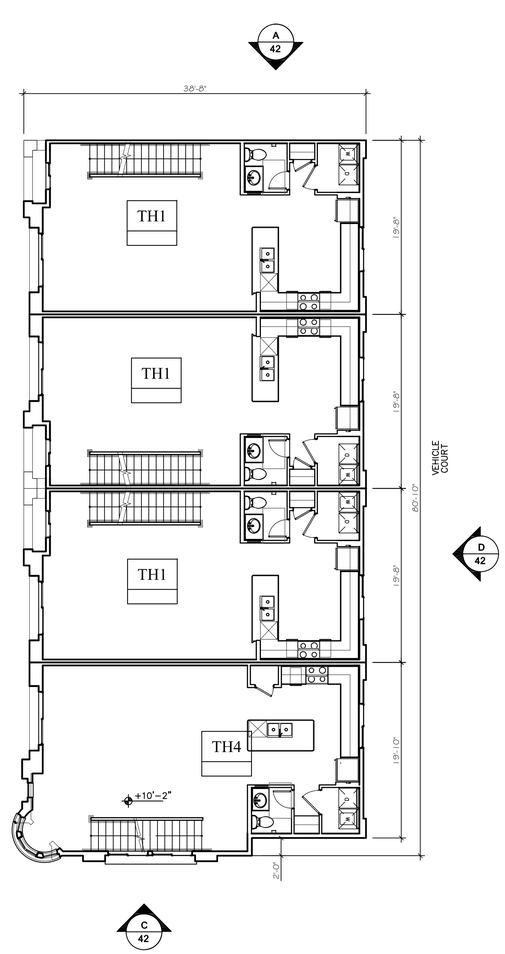
ATTACHMENT 16 - Architecture Drawings




## STREET LEVEL

1/8"= 1'-0"

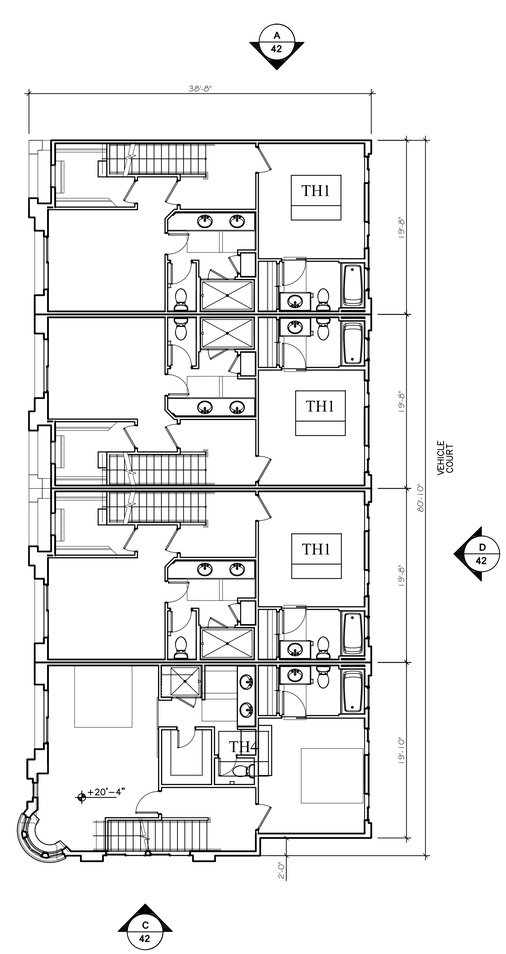
A




## 2ND LEVEL

1/8"= 1'-0"

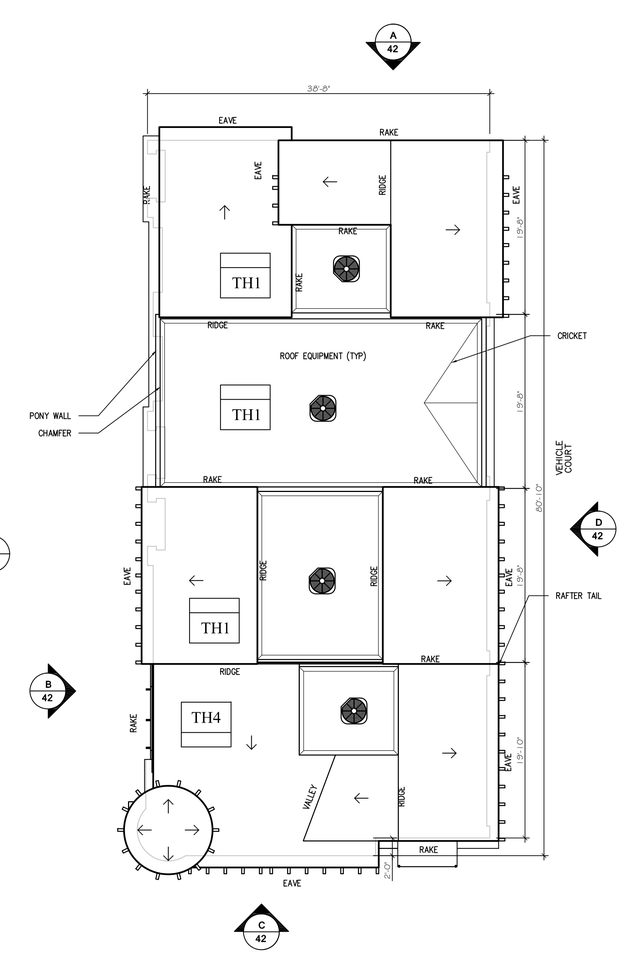
B




## 3RD LEVEL

1/8"= 1'-0"

C




## ROOF PLAN

1/8"= 1'-0"

D

V

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

N W E S

0' 4' 8' 16' 24'

## BUILDING V – FLOOR PLANS

1/8"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

A R K Architects, Inc.

Prepared By:
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11855 SORRENTO VALLEY ROAD
Address: SUITE 501
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Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC
HIGHLANDS RANCH

Legal Description:
Please refer to legal description
table on title sheet.

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BUILDING V

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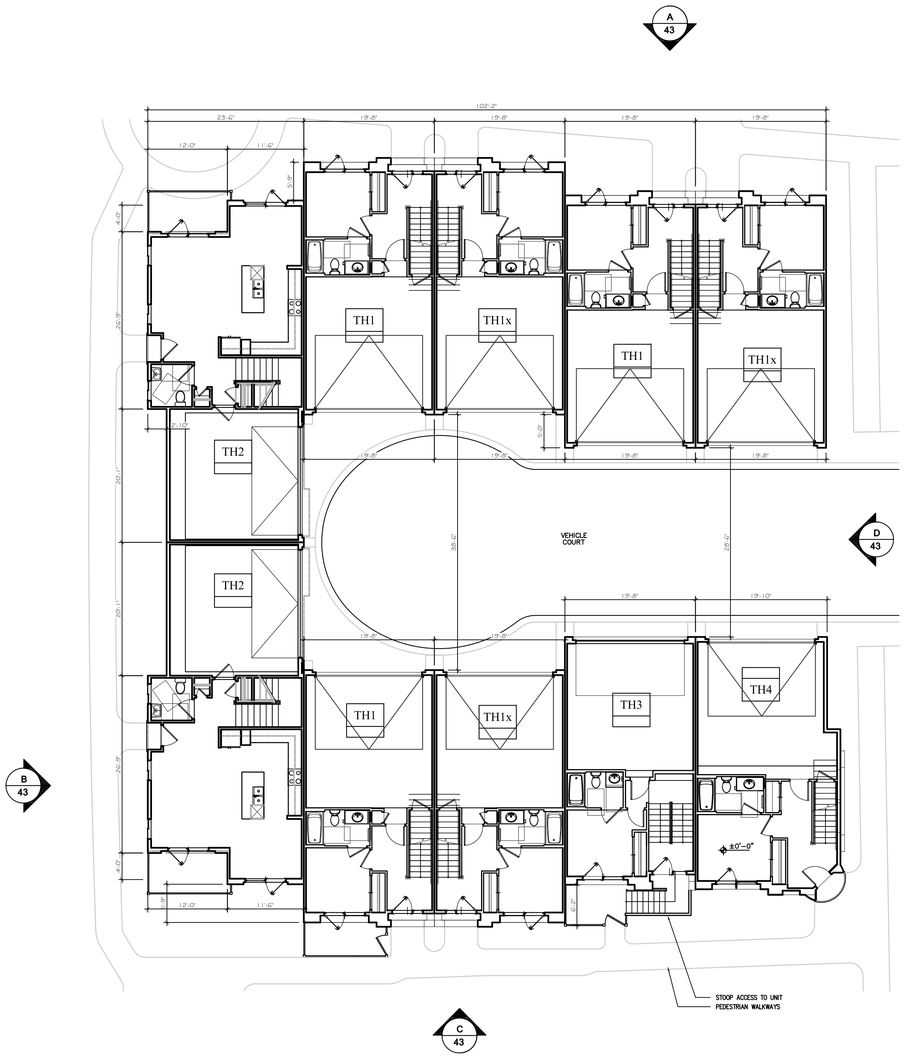
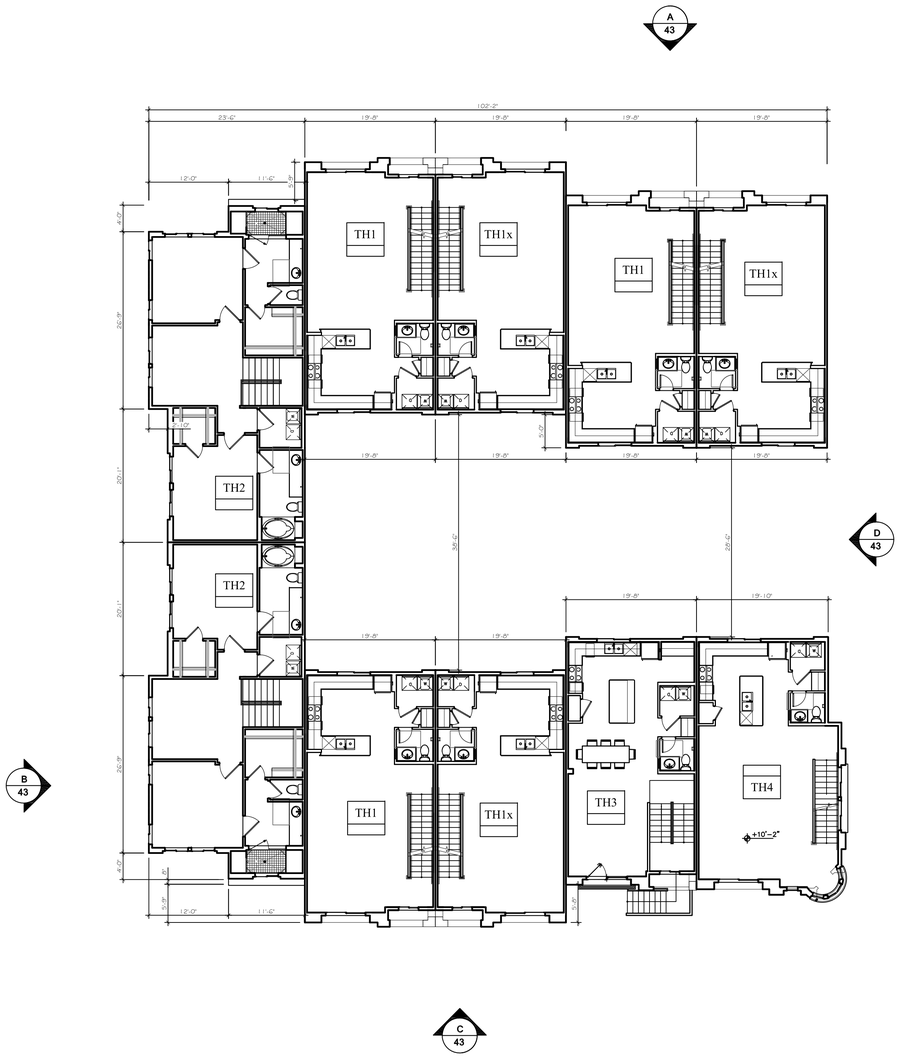
ATTACHMENT 16 - Architecture Drawings




## STREET LEVEL (A)

3/32"= 1'-0"




## 2ND LEVEL (B)

3/32"= 1'-0"

VI

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

N W E S

0' 4' 8' 16' 32'

## BUILDING VI – FLOOR PLANS (1)

3/32"= 1'-0"

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

ARK Architects, Inc.

Prepared By:
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Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC
HIGHLANDS RANCH

Legal Description:
Please refer to legal description
table on title sheet.

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FLOOR PLANS
BUILDING VI

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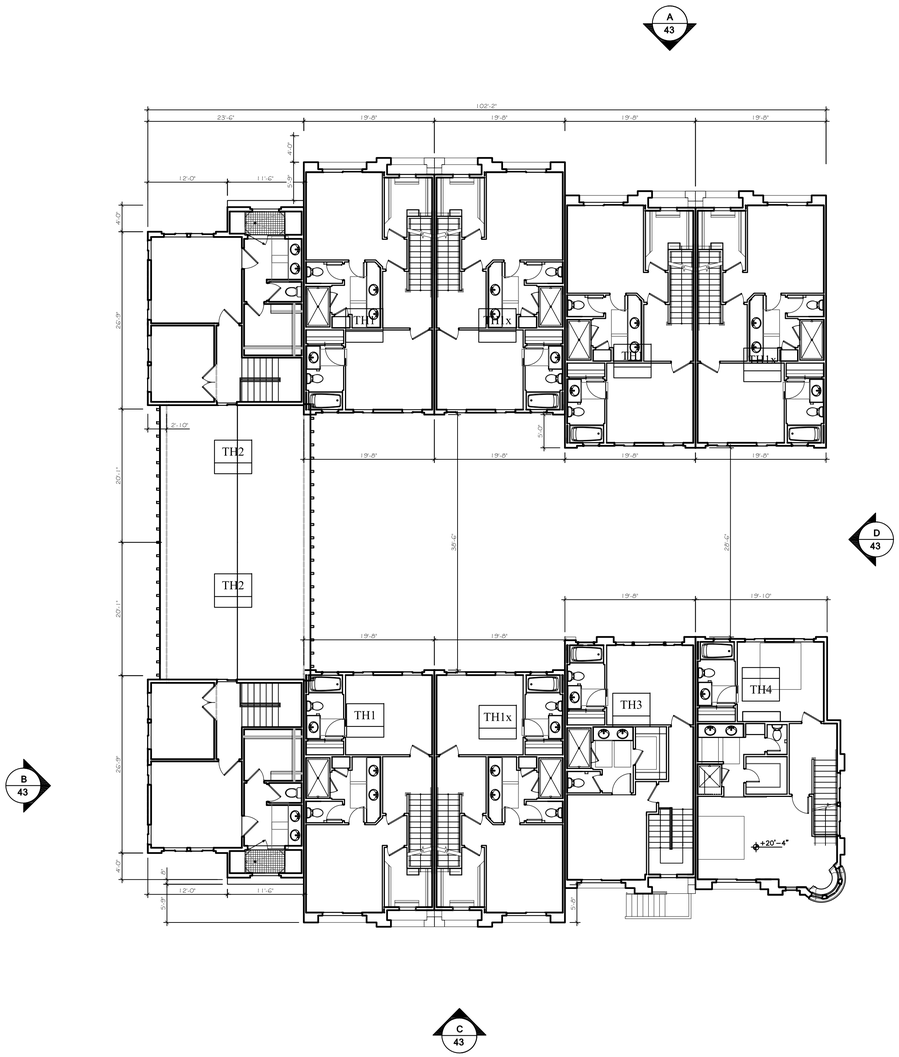
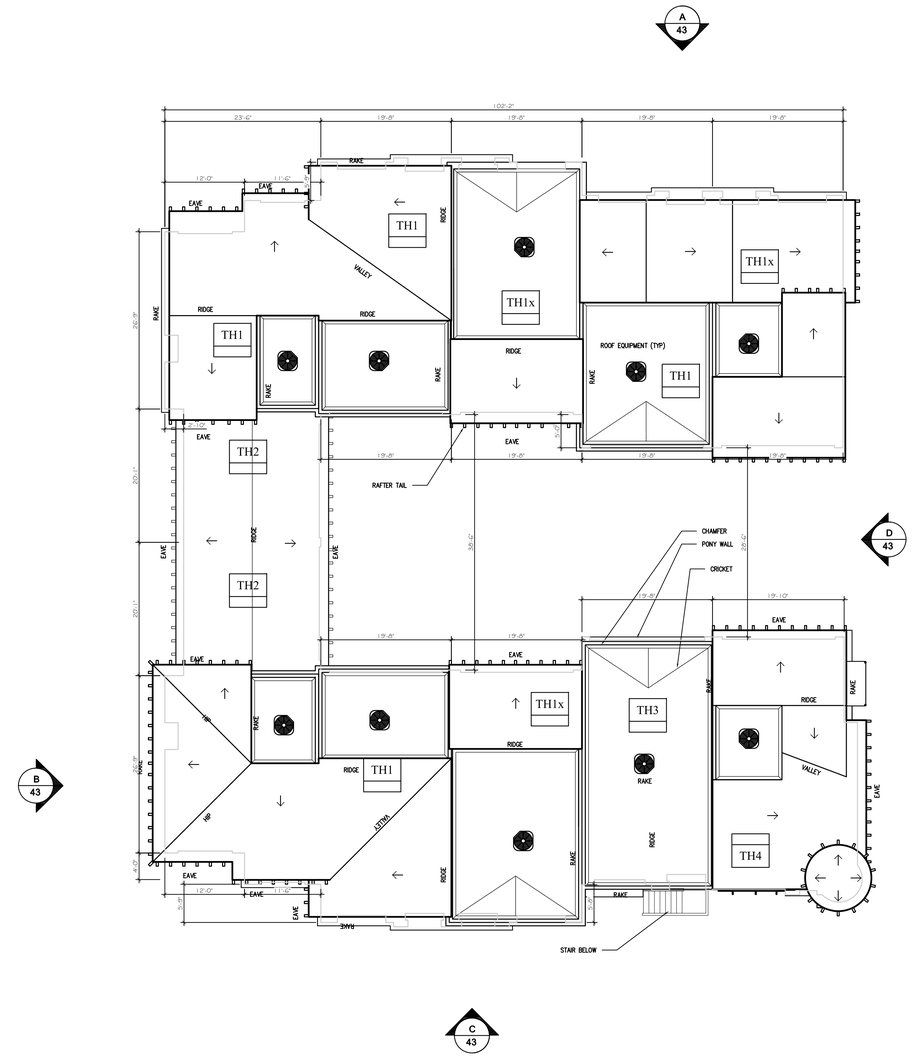
ATTACHMENT 16 - Architecture Drawings




## 3RD LEVEL

3/32"= 1'-0"

C




## ROOF PLAN

3/32"= 1'-0"

D

VI

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

N W E S

0' 4' 8' 16' 32'

## BUILDING VI - FLOOR PLANS

3/32"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

A R K Architects, Inc.

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Address: SUITE 501
SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT PACIFIC
HIGHLANDS RANCH

Legal Description:
Please refer to legal description
table on title sheet.

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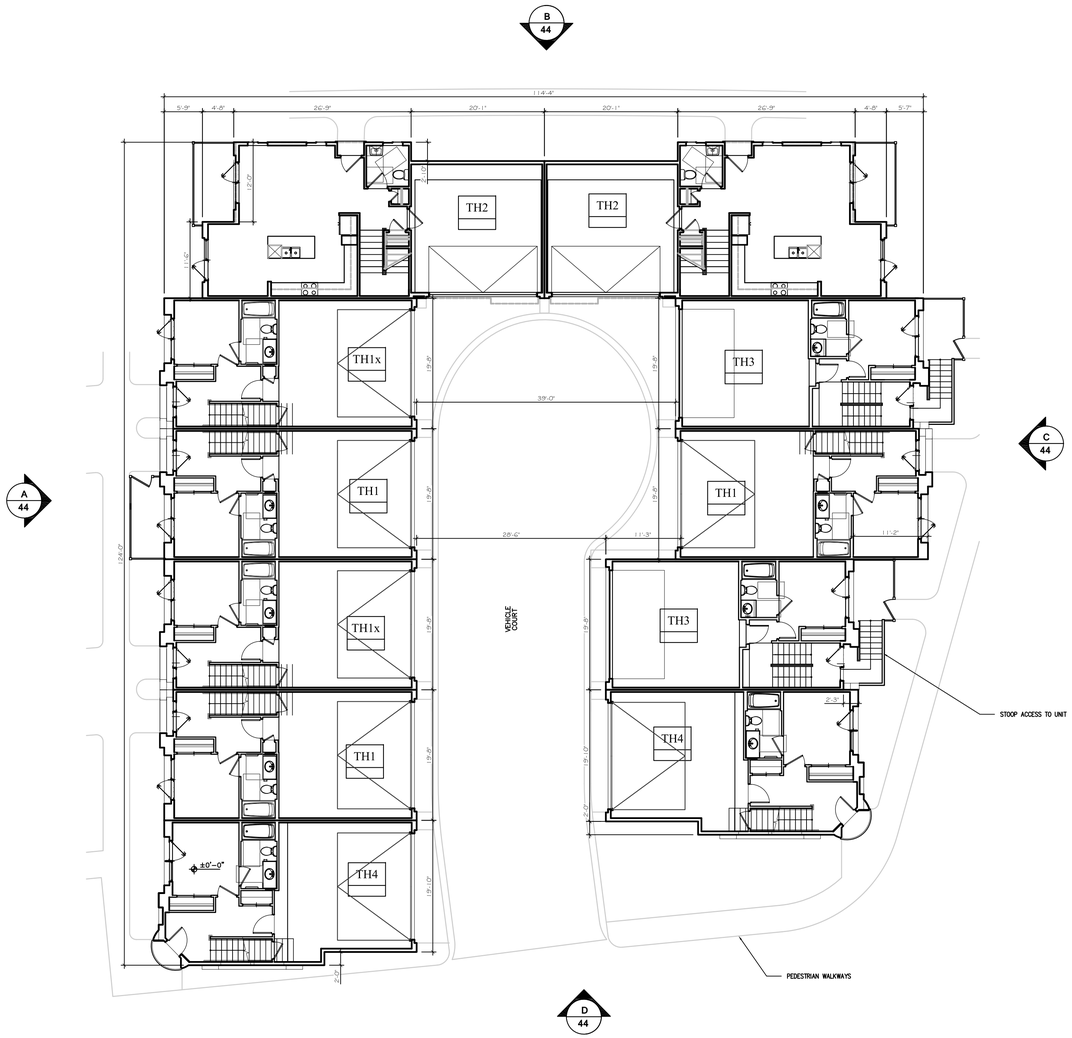
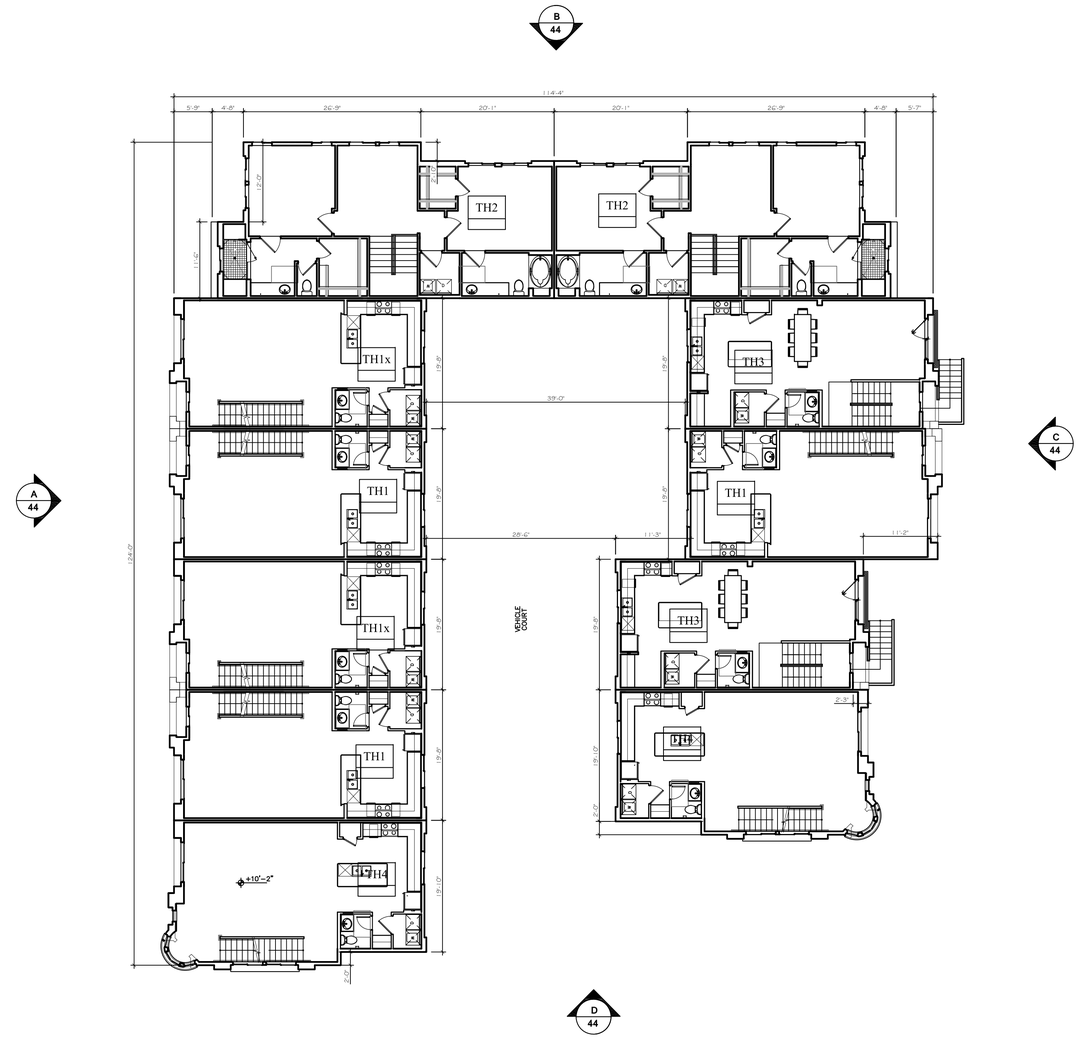
ATTACHMENT 16 - Architecture Drawings




## STREET LEVEL (A)

3/32"= 1'-0"




## 2ND LEVEL (B)

3/32"= 1'-0"

VII

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

N W E S

0' 4' 8' 16' 32'

## BUILDING VII – FLOOR PLANS (1)

3/32"= 1'-0"

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

ARK Architects, Inc.

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Address: 11855 SORRENTO VALLEY ROAD, SUITE 501, SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92131

Project Name: CORALLINA AT PACIFIC HIGHLANDS RANCH

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: FLOOR PLANS, BUILDING VII

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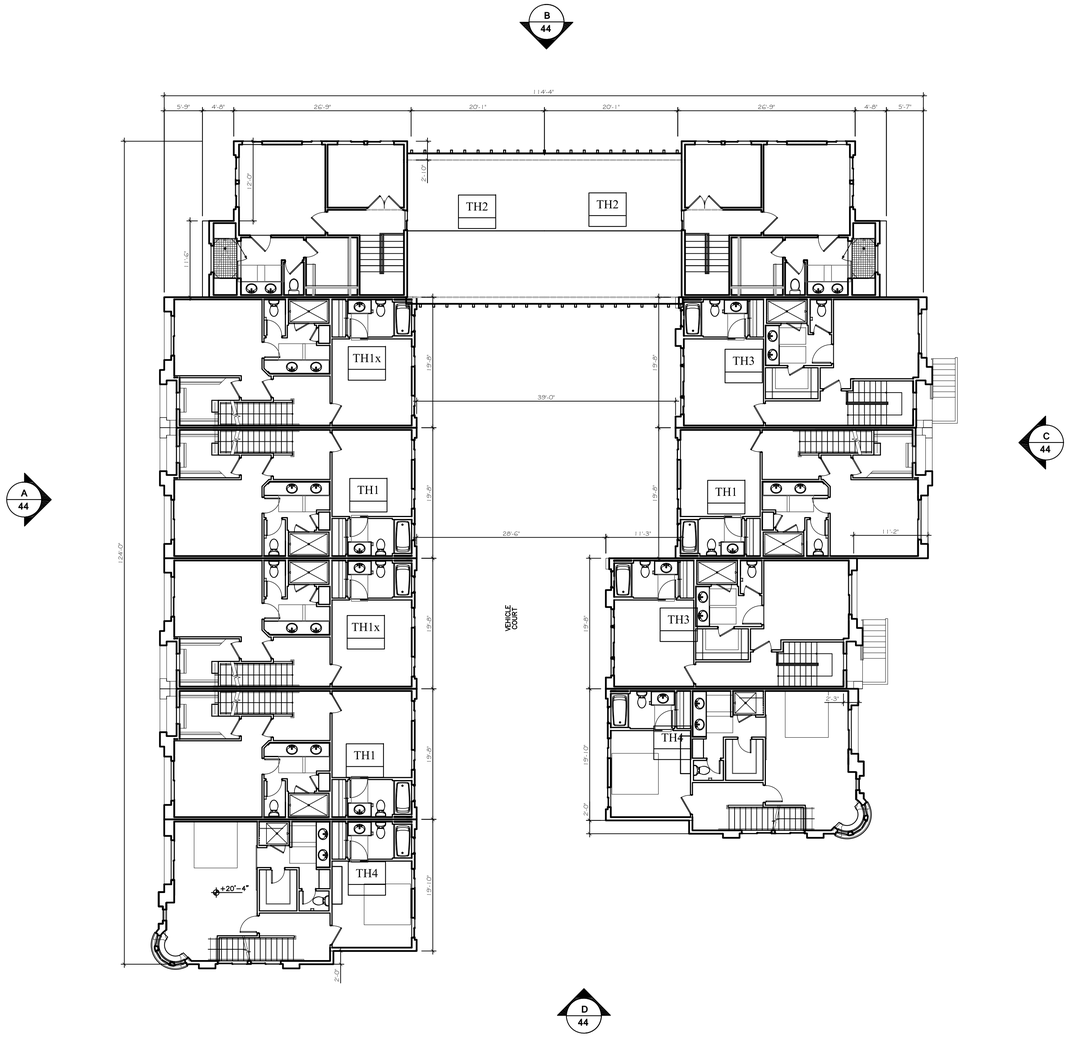
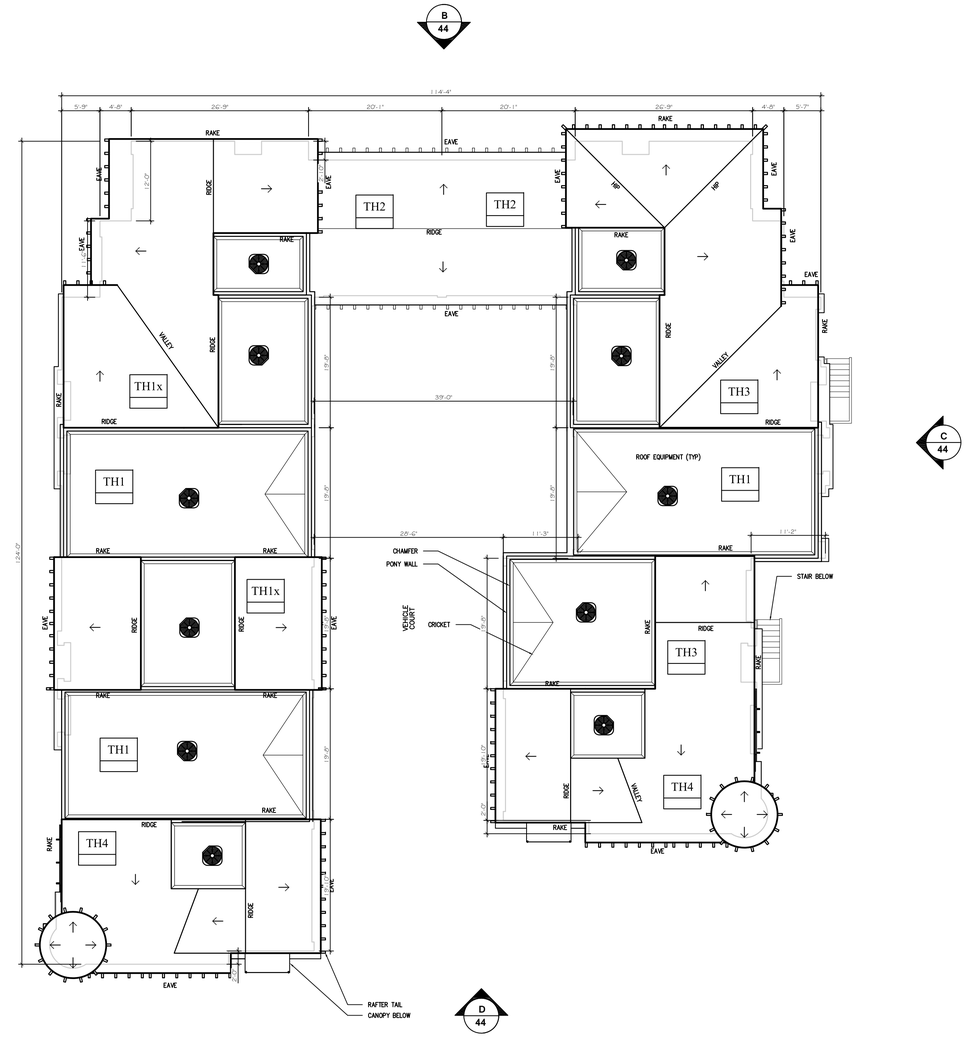
ATTACHMENT 16 - Architecture Drawings




## 3RD LEVEL

3/32"= 1'-0"




## ROOF PLAN

3/32"= 1'-0"

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

0' 4' 8' 16' 32'

## BUILDING VII – FLOOR PLANS

3/32"= 1'-0"

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

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Phone #: (858) 792-5997

Project Address: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92131

Project Name: CORALLINA AT PACIFIC HIGHLANDS RANCH

Legal Description: Please refer to legal description table on title sheet.

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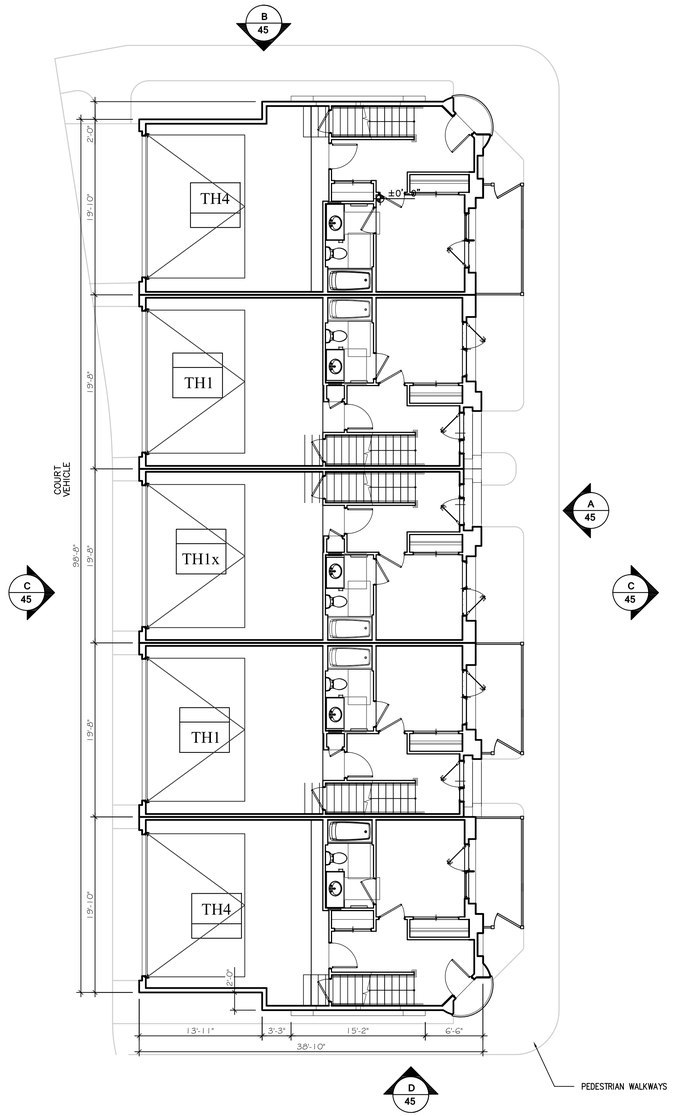
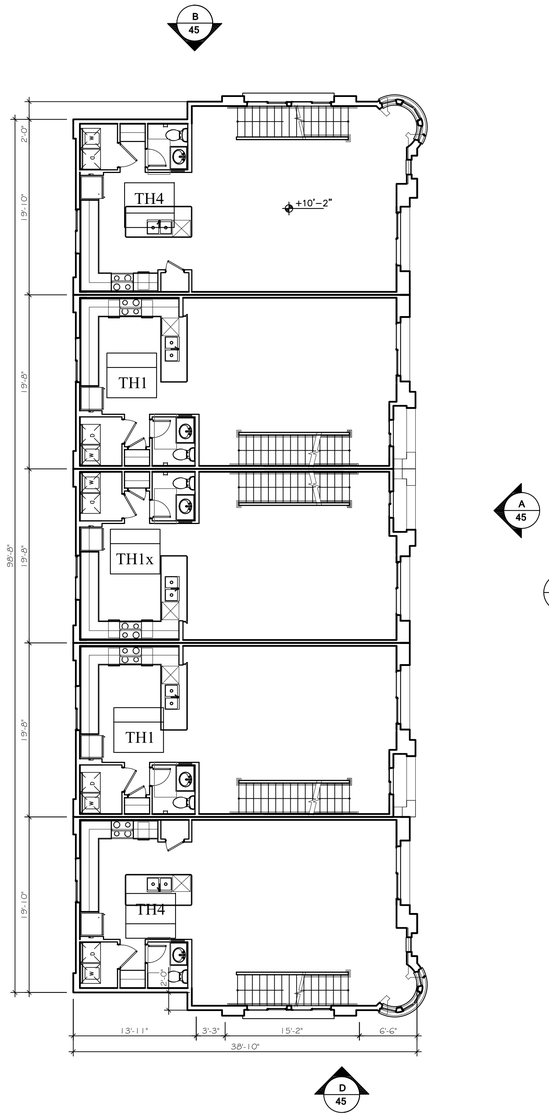
ATTACHMENT 16 - Architecture Drawings



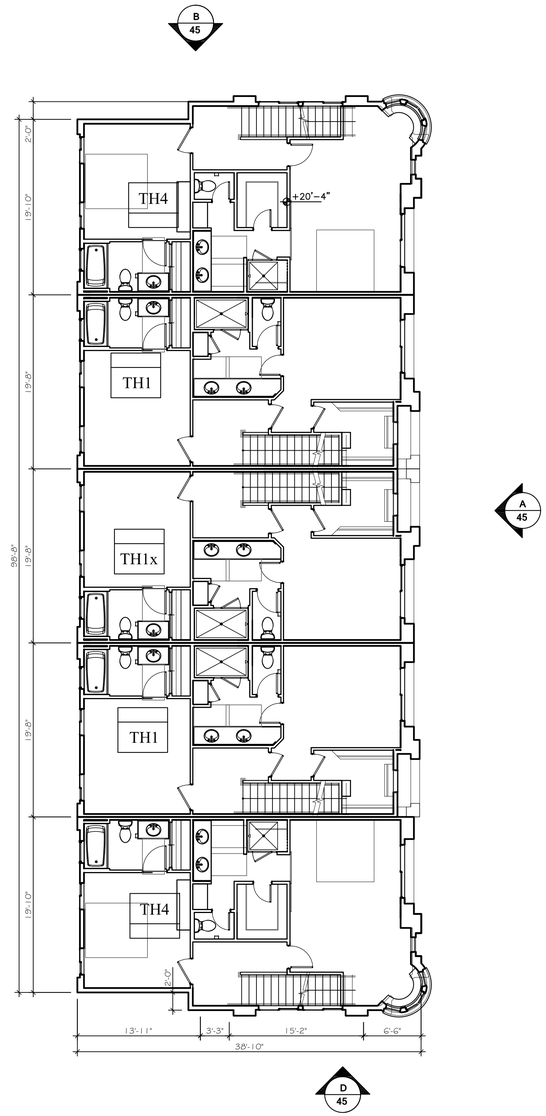

## STREET LEVEL (A)

1/8"= 1'-0"



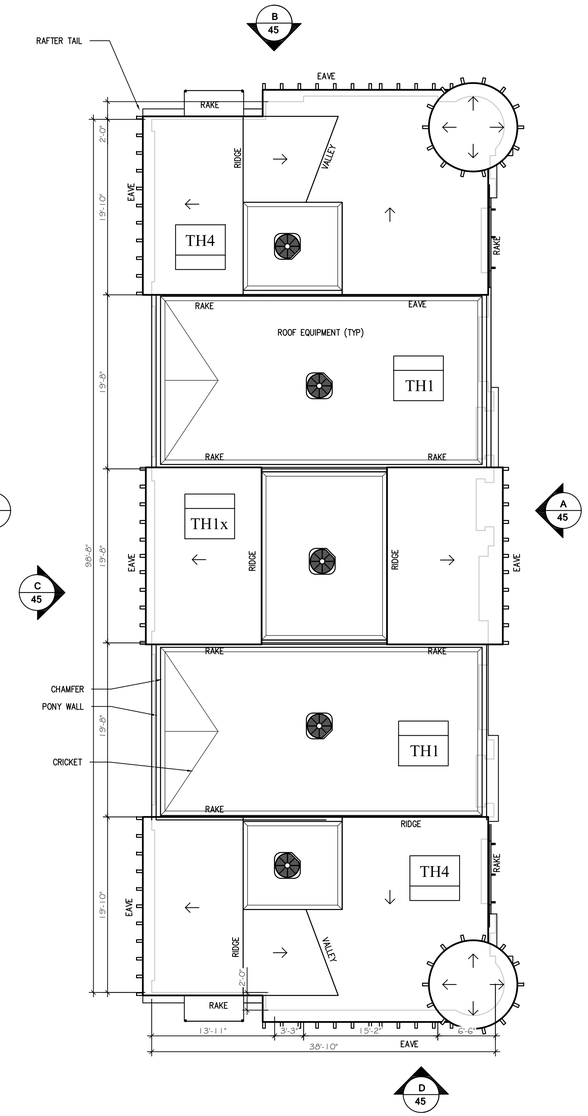

## 2ND LEVEL (B)

1/8"= 1'-0"




## 3RD LEVEL (C)

1/8"= 1'-0"




## ROOF PLAN (D)

1/8"= 1'-0"

VIII

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

0' 4' 8' 16' 24'

## BUILDING VIII – FLOOR PLANS (1)

1/8"= 1'-0"

# CORALLINA AT PACIFIC HIGHLANDS RANCH

TRYANGLE FARM LTD

A R K Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
Address: 11855 SORRENTO VALLEY ROAD, SUITE 501, SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92131

Project Name: CORALLINA AT PACIFIC HIGHLANDS RANCH

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: FLOOR PLANS, BUILDING VIII

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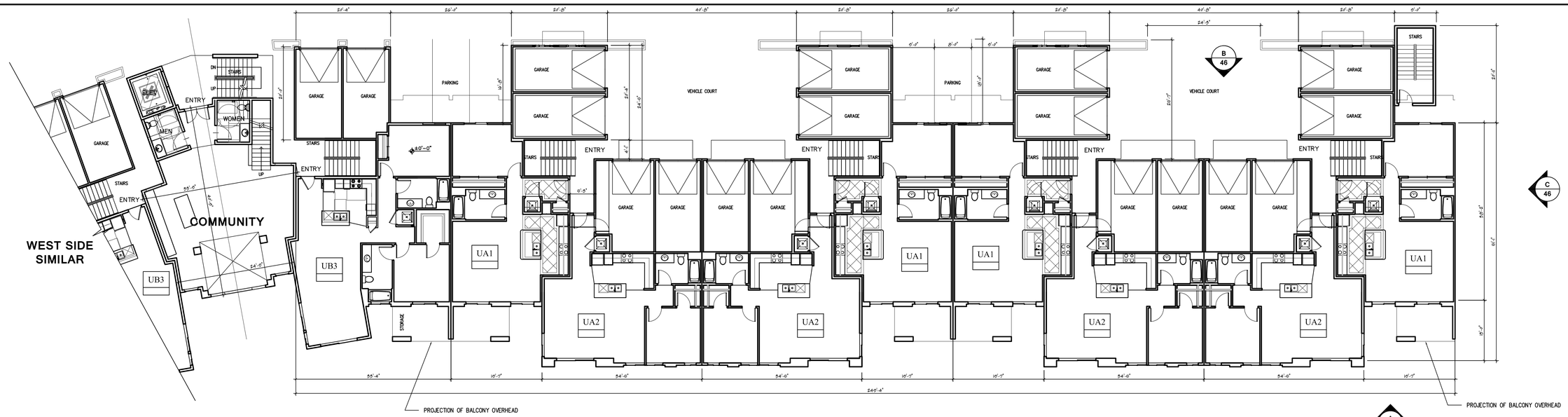
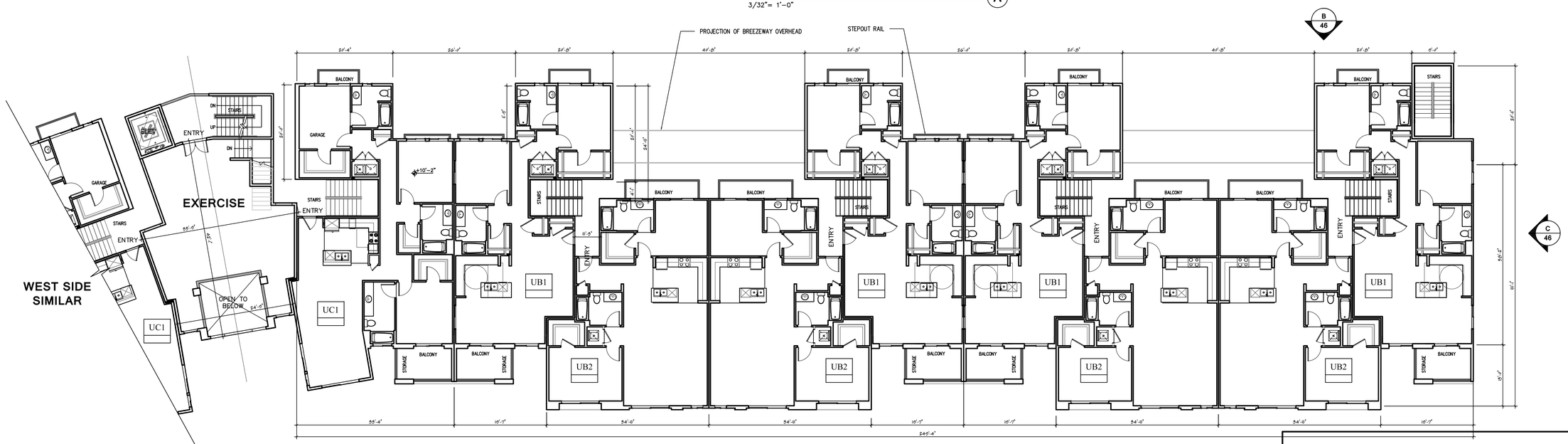
ATTACHMENT 16 - Architecture Drawings



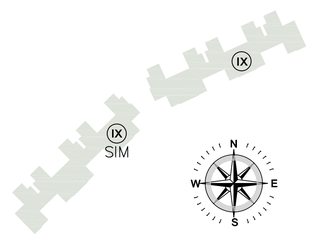

## PODIUM LEVEL

3/32"= 1'-0"




## 2ND LEVEL

3/32"= 1'-0"




NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

0' 4' 8' 16' 32'

## BUILDING IX – FLOOR PLANS (W. SIDE SIM.)

3/32"= 1'-0"

# Corallina at Pacific Highlands Ranch

TRYANGLE FARM LTD

ARK Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
Address: SUITE 501
SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
Corallina at Pacific Highlands Ranch

Legal Description:
Please refer to legal description table on title sheet.

Sheet Title:
FLOOR PLANS
BUILDING IX

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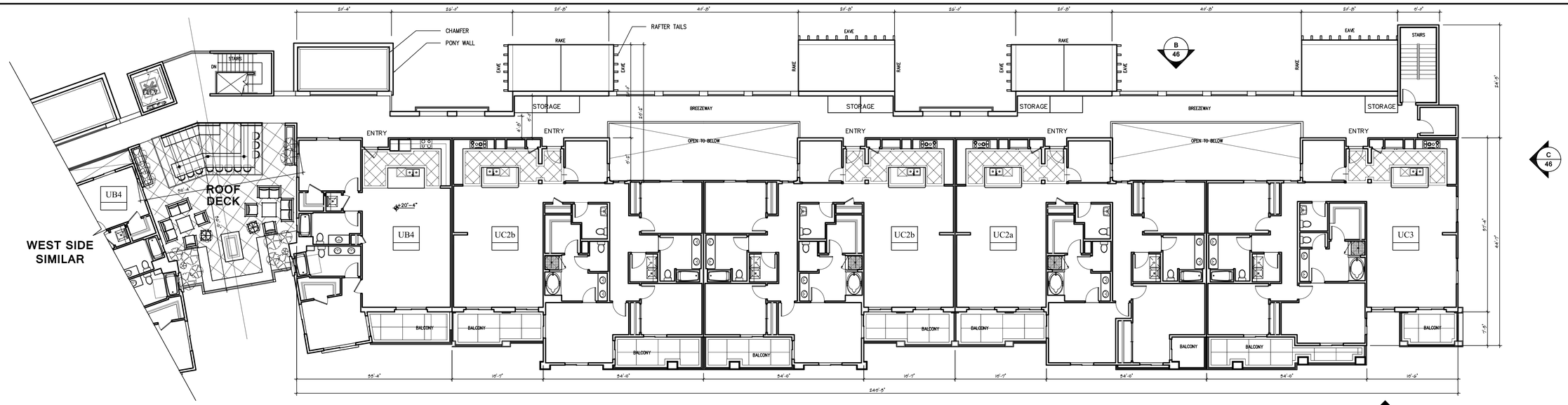
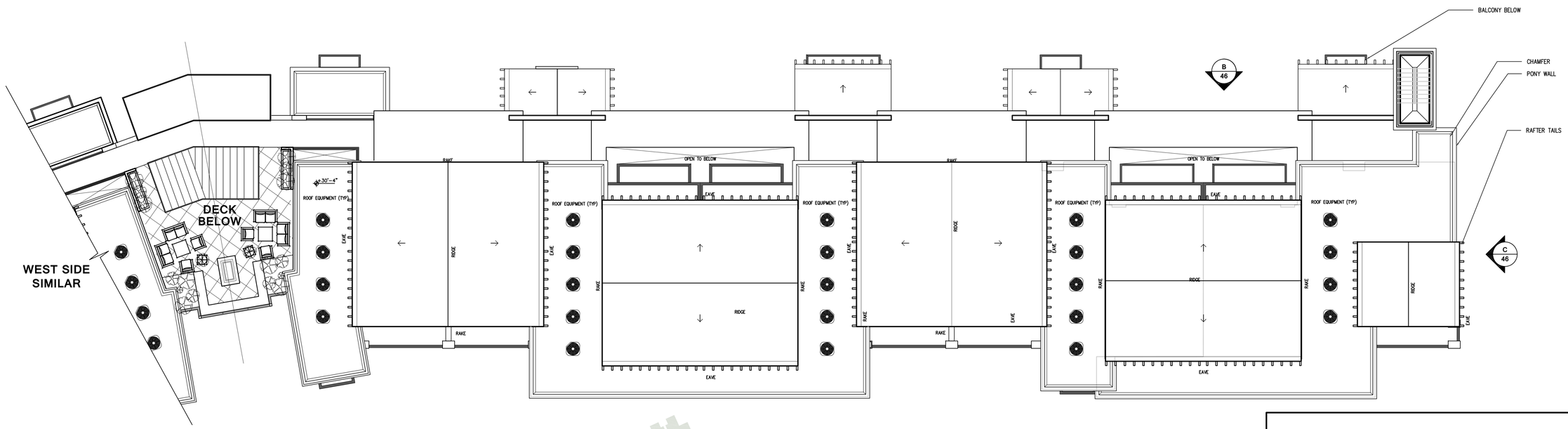
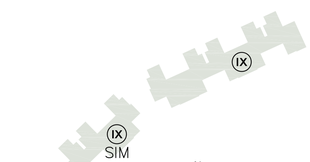
ATTACHMENT 16 - Architecture Drawings




## 3RD LEVEL

3/32"= 1'-0"




## ROOF PLAN

3/32"= 1'-0"

NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

## BUILDING IX - FLOOR PLANS (W. SIDE SIM.)

3/32"= 1'-0"

# Corallina at Pacific Highlands Ranch

TRYANGLE FARM LTD

ARK Architects Inc.

| | |
|---|---|
| Prepared By: | |
| Name: | ARK ARCHITECTS, INC. |
| Address: | 11855 SORRENTO VALLEY ROAD<br>SUITE 501<br>SAN DIEGO, CA 92121 |
| Phone #: | (858) 792-5997 |
| Project Address: | 6155 CARMEL VALLEY ROAD<br>SAN DIEGO, CA 92131 |
| Project Name: | Corallina at Pacific Highlands Ranch |
| Legal Description: | Please refer to legal description table on title sheet. |
| Sheet Title: | FLOOR PLANS<br>BUILDING IX |

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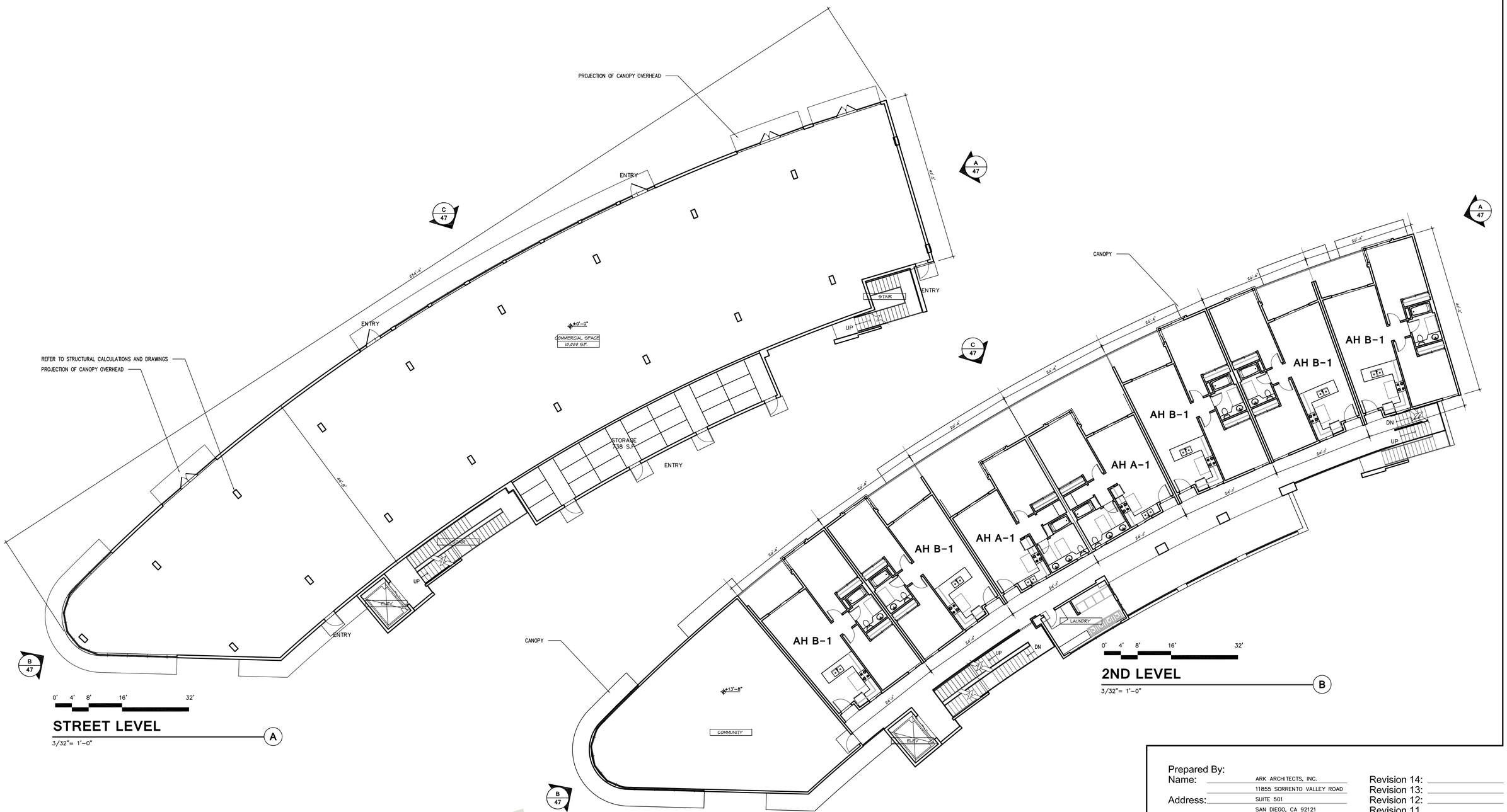
ATTACHMENT 16 - Architecture Drawings




NOTE: FOR UNIT DIMENSIONS AND SQUARE FOOTAGE REFER TO SCHEDULE.

# Corallina at Pacific Highlands Ranch

TRYANGLE FARM LTD

ARK Architects Inc.

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Project Address: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92131

Project Name: Corallina at Pacific Highlands Ranch

Legal Description: Please refer to legal description table on title sheet.

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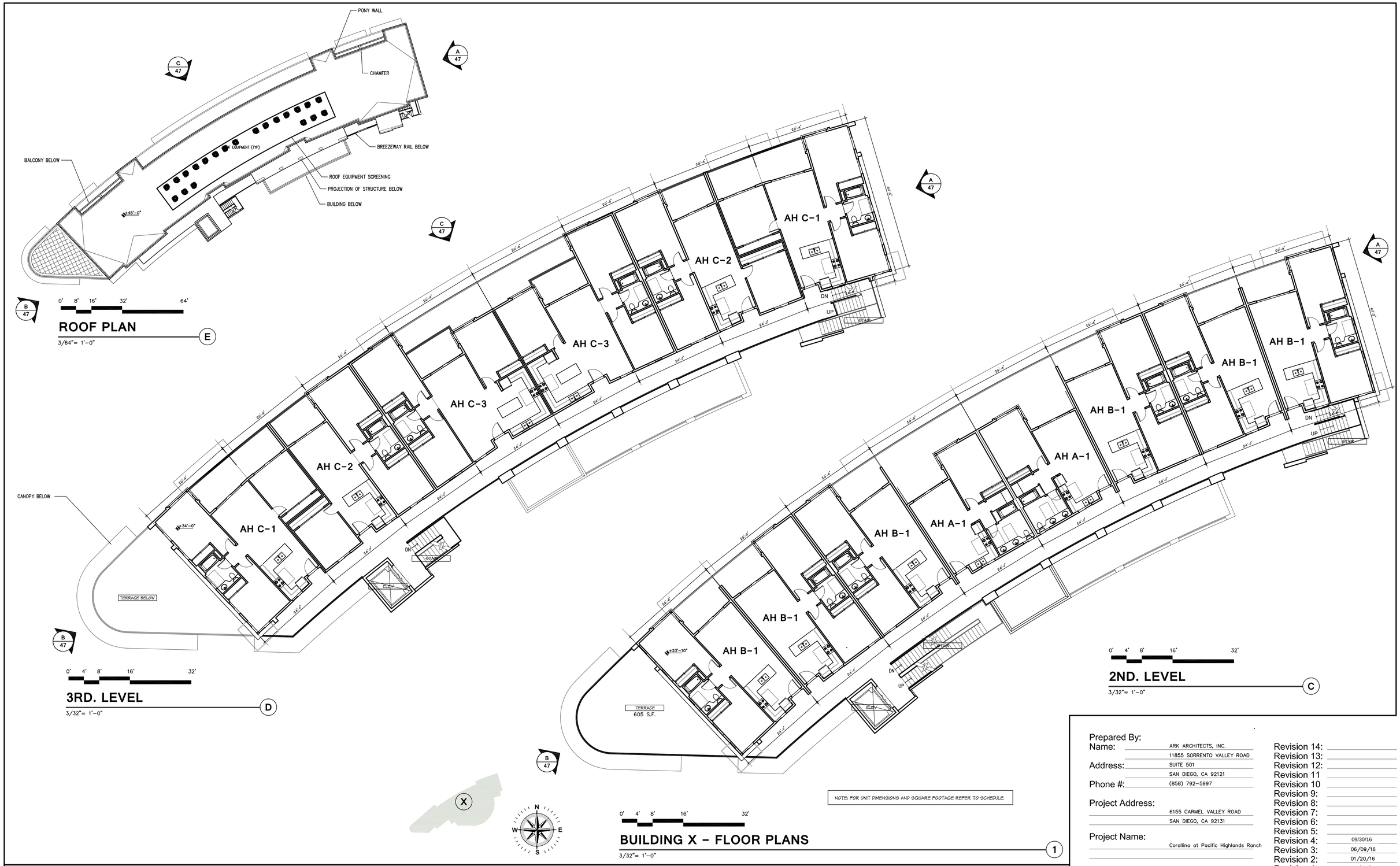
ATTACHMENT 16 - Architecture Drawings




# Corallina at Pacific Highlands Ranch

## TRYANGLE FARM LTD

ARK Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
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6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
Corallina at Pacific Highlands Ranch

Legal Description:
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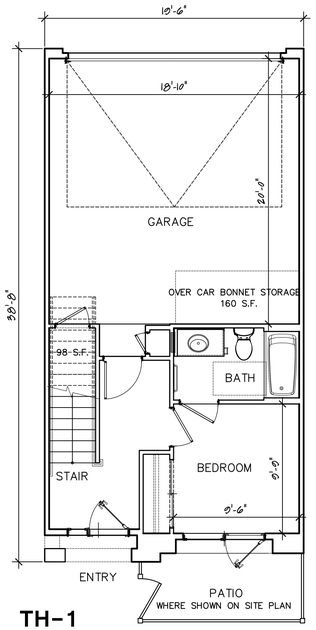
ATTACHMENT 16 - Architecture Drawings




**TH-1**
**1ST LEVEL**
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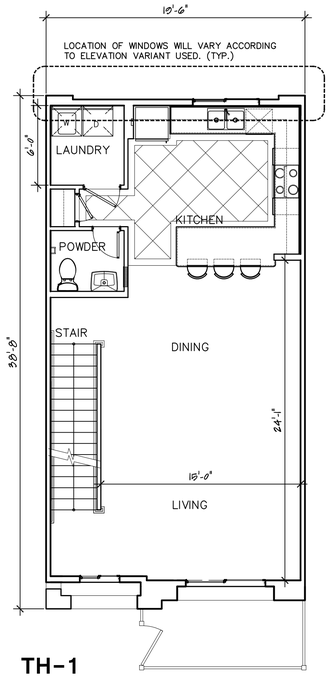


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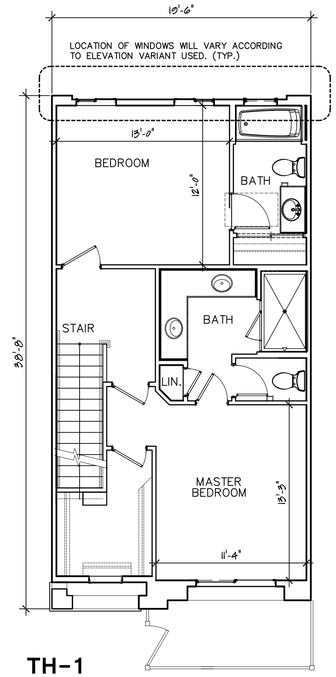
**2ND LEVEL**
3/16"=1'-0" (2)




**TH-1**
**3RD LEVEL**
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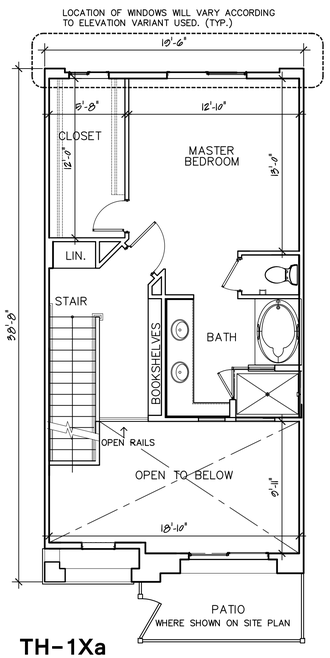
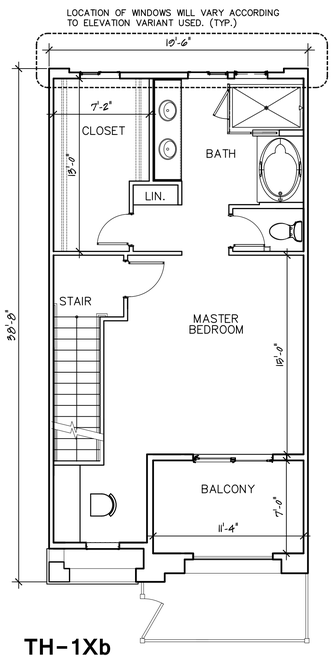
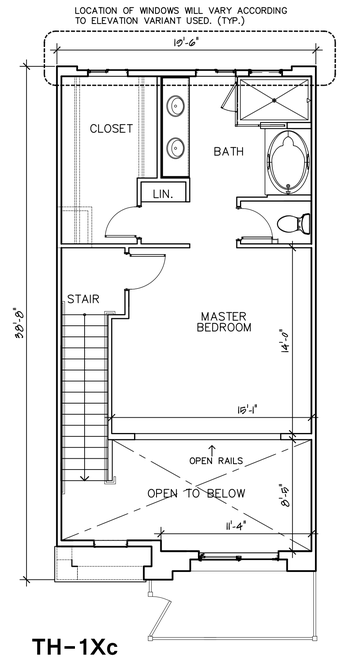



**TH-1Xa**
**3RD LEVEL**
3/16"=1'-0" (4)




**TH-1Xb**
**3RD LEVEL**
3/16"=1'-0" (5)




**TH-1Xc**
**3RD LEVEL**
3/16"=1'-0" (6)

# Corallina at Pacific Highlands Ranch

TRYANGLE FARM LTD

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SAN DIEGO, CA 92131

Project Name:
Corallina at Pacific Highlands Ranch

Legal Description:
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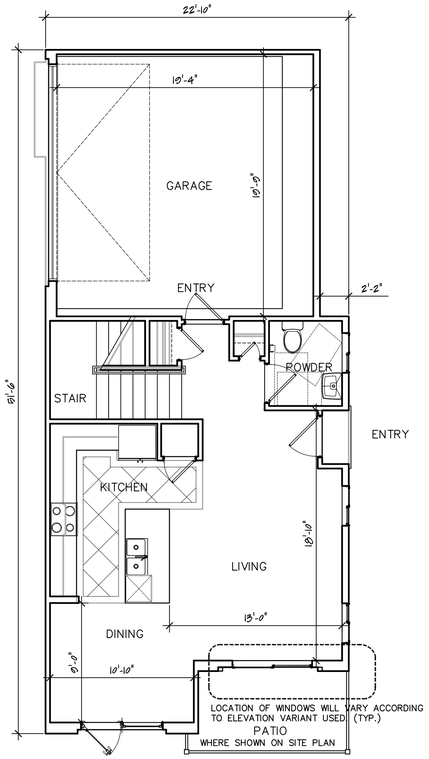
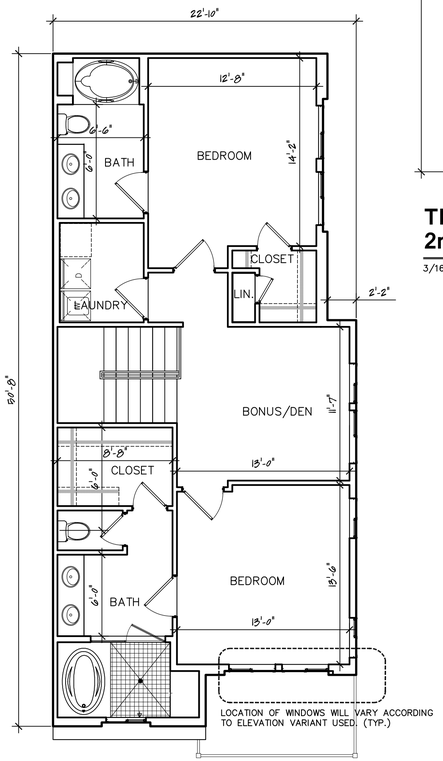
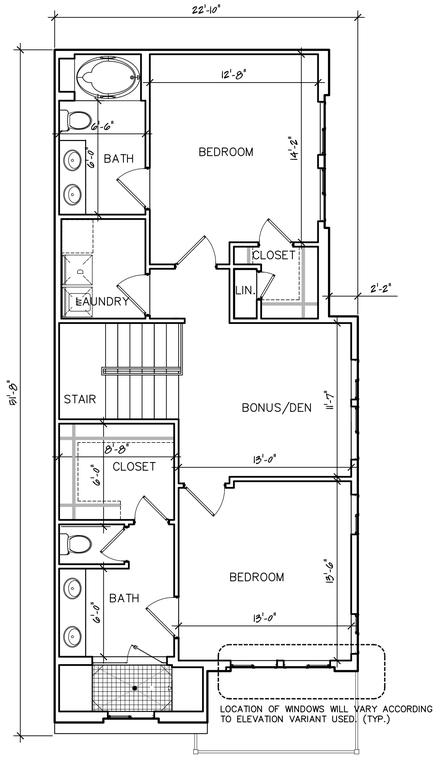


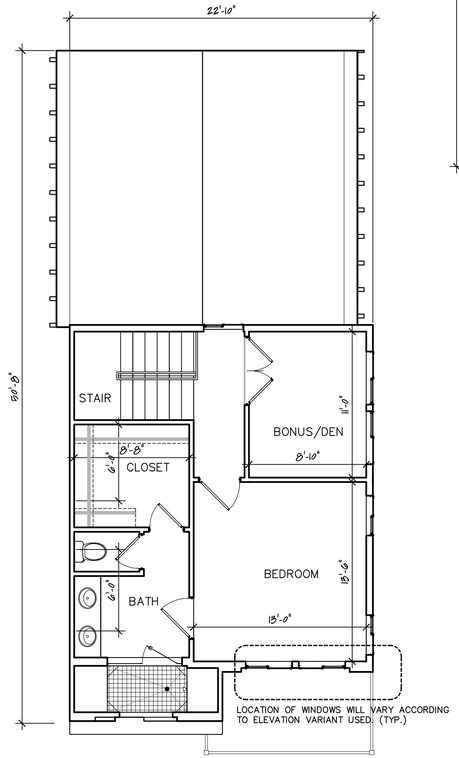

**TH-2**
**STREET LEVEL** 7
3/16"=1'-0"



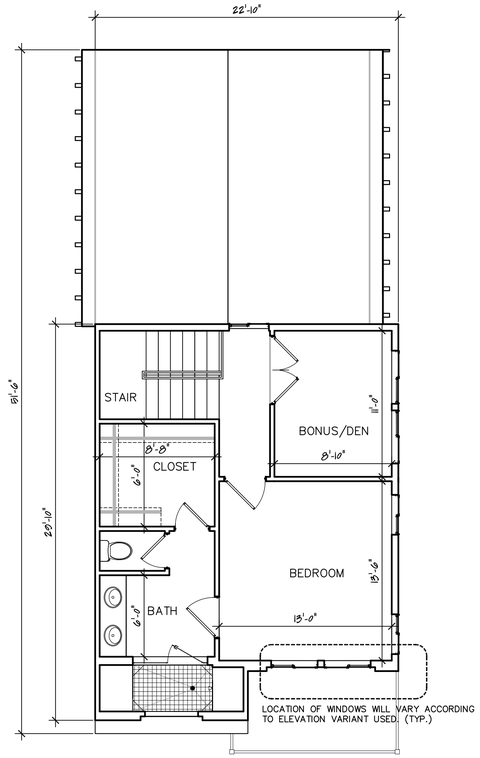

**TH-2 ALT.**
**2nd LEVEL** 8
3/16"=1'-0"




**TH-2**
**2nd LEVEL** 9
3/16"=1'-0"




**TH-2 ALT.**
**3rd LEVEL** 10
3/16"=1'-0"




**TH-2**
**3rd LEVEL** 11
3/16"=1'-0"

# Corallina at Pacific Highlands Ranch

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Project Name:
Corallina at Pacific Highlands Ranch

Legal Description:
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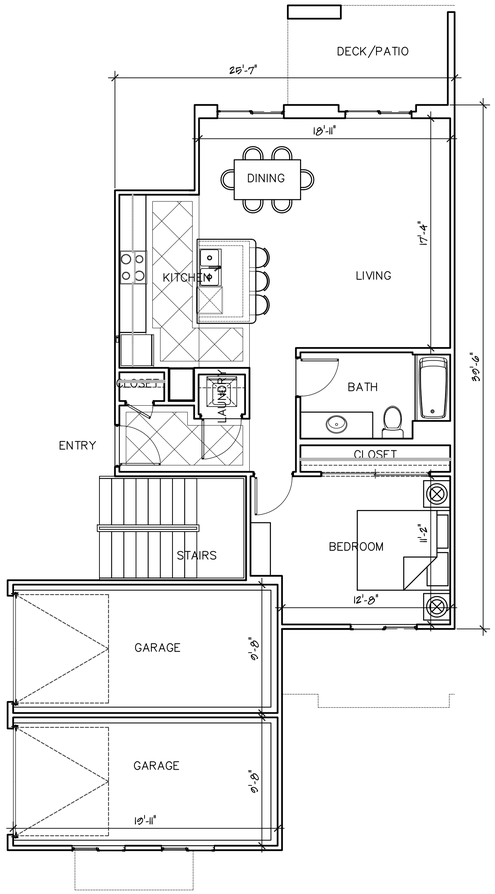
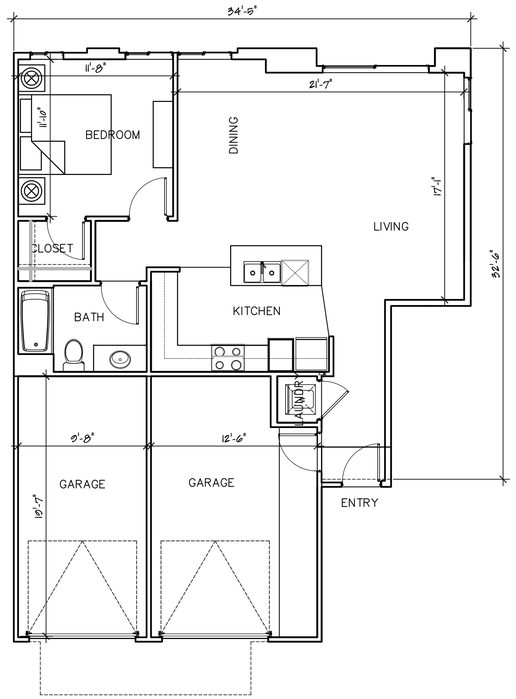
ATTACHMENT 16 - Architecture Drawings



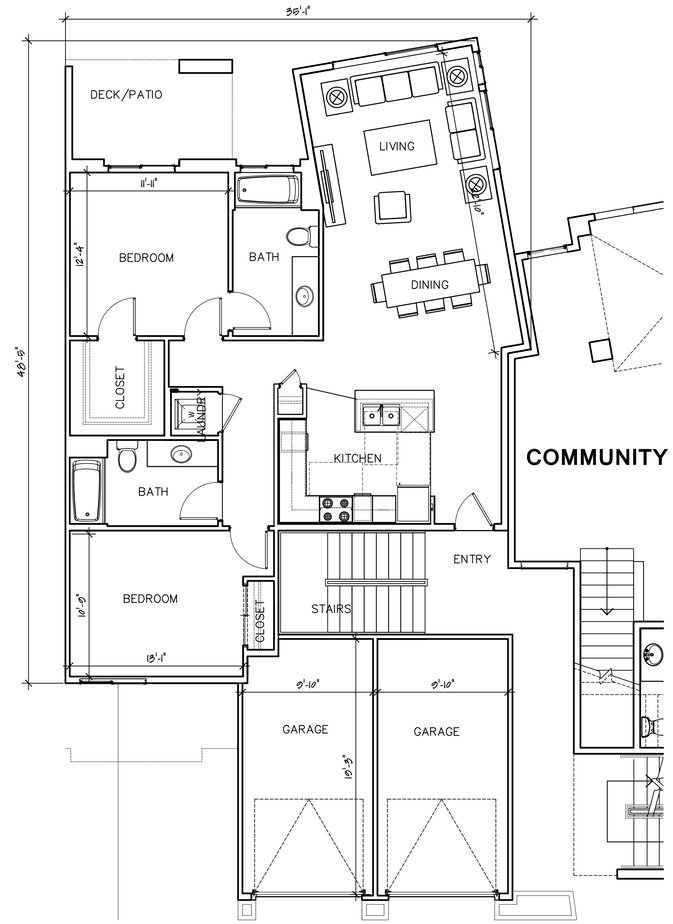

**UA-1** 829 sf

3/16"=1'-0" (12)



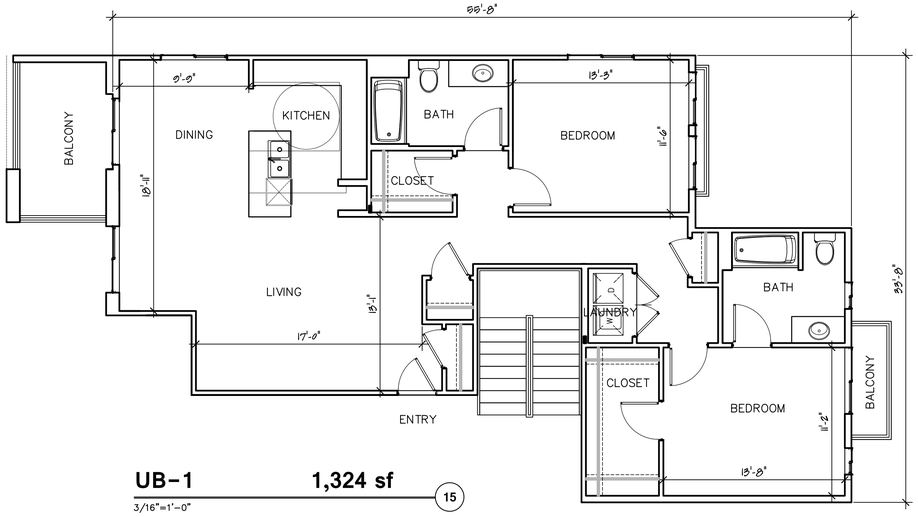

**UA-2** 848 sf

3/16"=1'-0" (13)




**UB-3** 1,224 sf

3/16"=1'-0" (14)




**UB-1** 1,324 sf

3/16"=1'-0" (15)

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6155 CARMEL VALLEY ROAD
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Project Name: Corallina at Pacific Highlands Ranch

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# Corallina at Pacific Highlands Ranch

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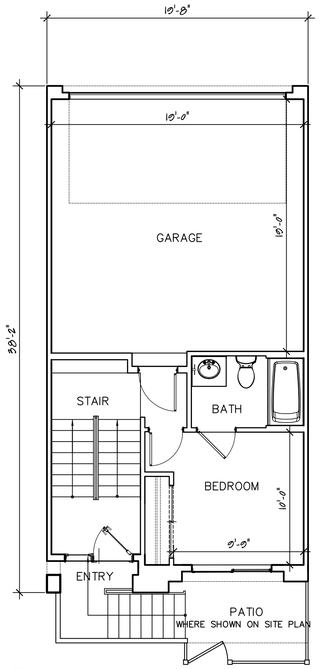
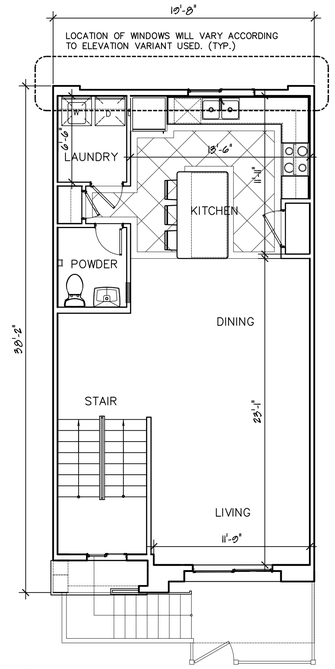
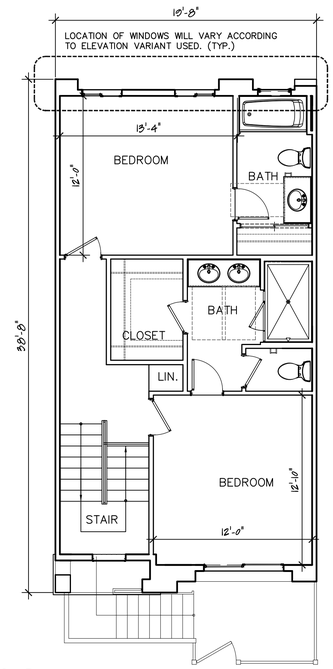
ATTACHMENT 16 - Architecture Drawings



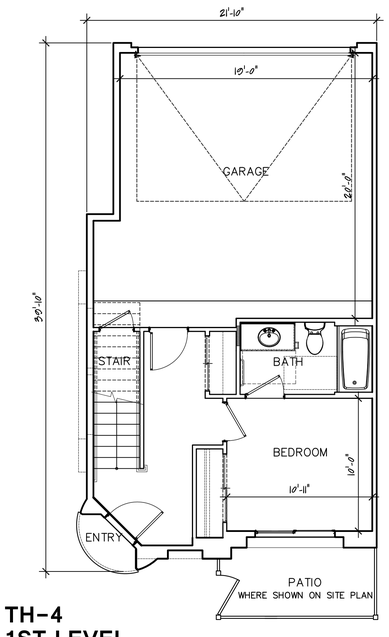

**TH-3**
**1ST LEVEL**
3/16"=1'-0" (16)



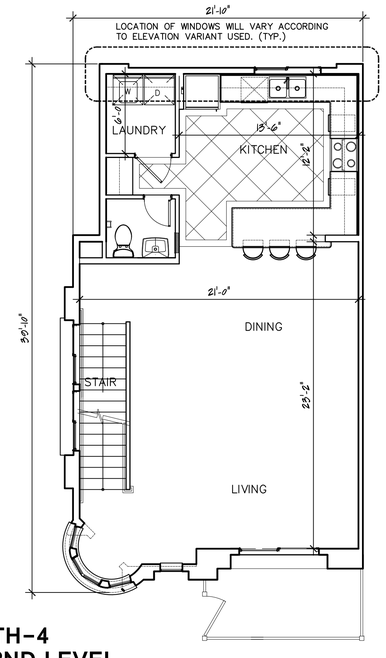

**TH-3**
**2ND LEVEL**
3/16"=1'-0" (17)



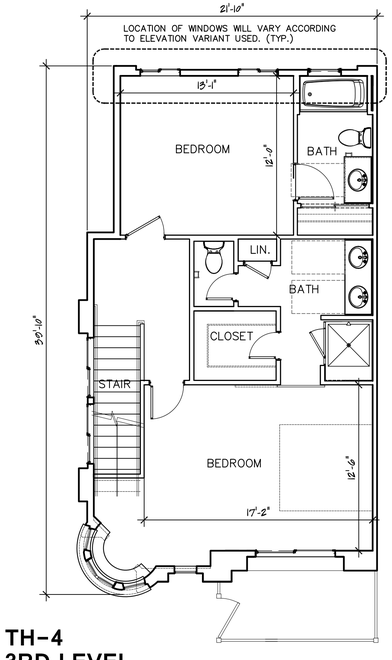

**TH-3**
**3RD LEVEL**
3/16"=1'-0" (18)




**TH-4**
**1ST LEVEL**
3/16"=1'-0" (19)




**TH-4**
**2ND LEVEL**
3/16"=1'-0" (20)




**TH-4**
**3RD LEVEL**
3/16"=1'-0" (21)

# Corallina at Pacific Highlands Ranch

TRYANGLE FARM LTD

A R K
Architects, Inc.
Prepared Exclusively for:
TYANGLE
RANCHO VALLEY ROAD
PASTA VAY
SAN DIEGO, CA 92131
ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
SUITE 501
SAN DIEGO, CA 92121
TEL: (858) 792-5997

Prepared By:
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6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name: Corallina at Pacific Highlands Ranch

Legal Description: Please refer to legal description table on title sheet.

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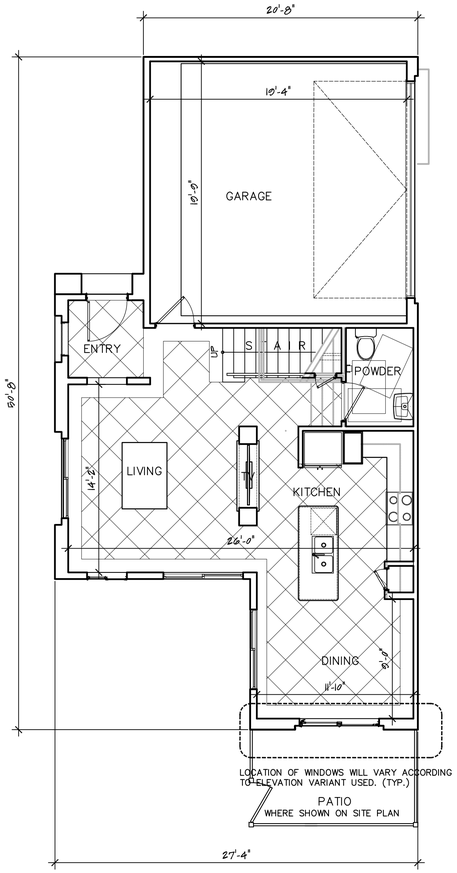
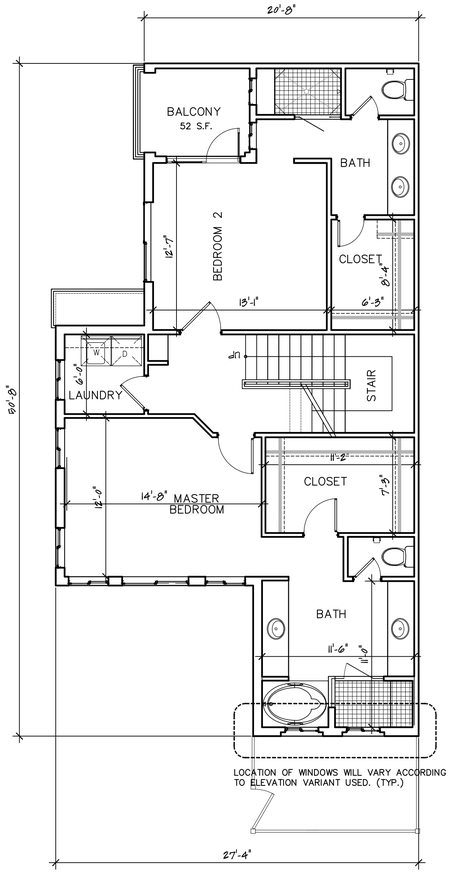
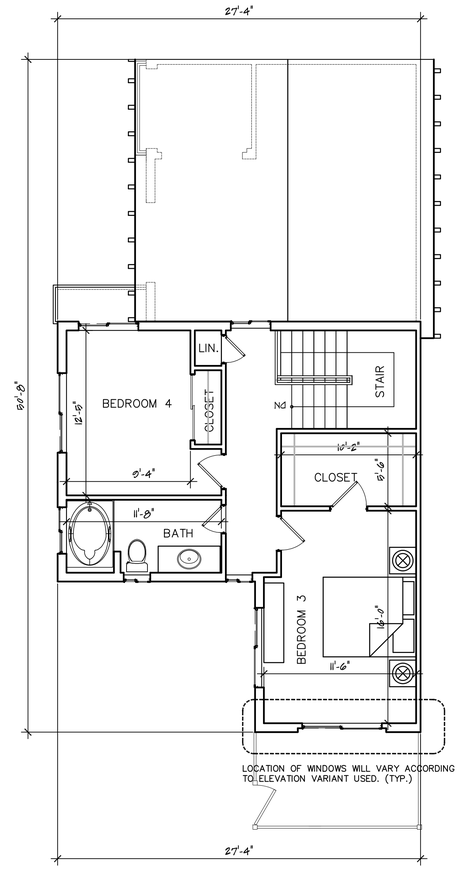
ATTACHMENT 16 - Architecture Drawings



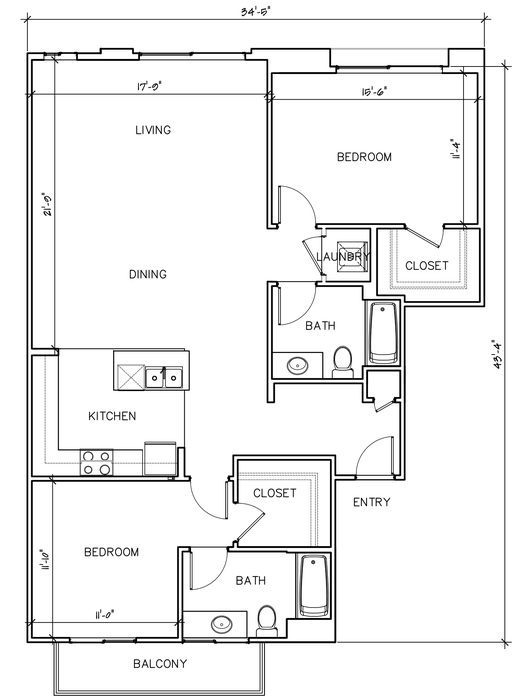

**TH-5**
**STREET LEVEL** 22
3/16"=1'-0"




**TH-5**
**SECOND LEVEL** 23
3/16"=1'-0"




**TH-5**
**THIRD LEVEL** 24
3/16"=1'-0"




**UB-2** **1,295 sf** 25
3/16"=1'-0"

Prepared By:
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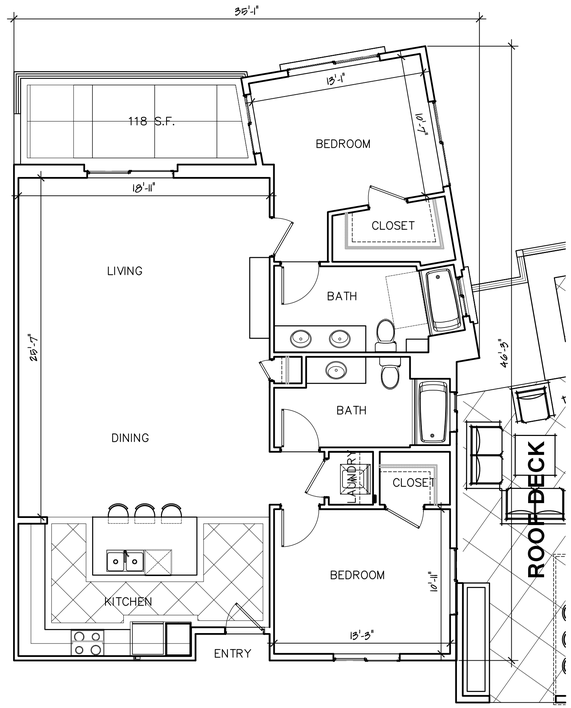
# Corallina at Pacific Highlands Ranch

TRYANGLE FARM LTD

A R K
Architects Inc.

ATTACHMENT 16 - Architecture Drawings

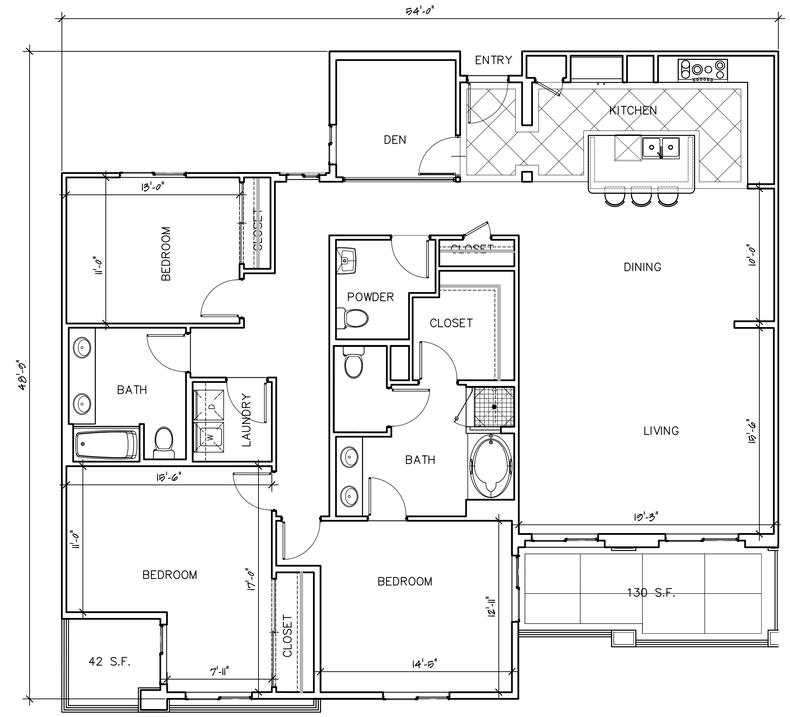



**UB-4** **1,331 sf** (26)

3/16"=1'-0"

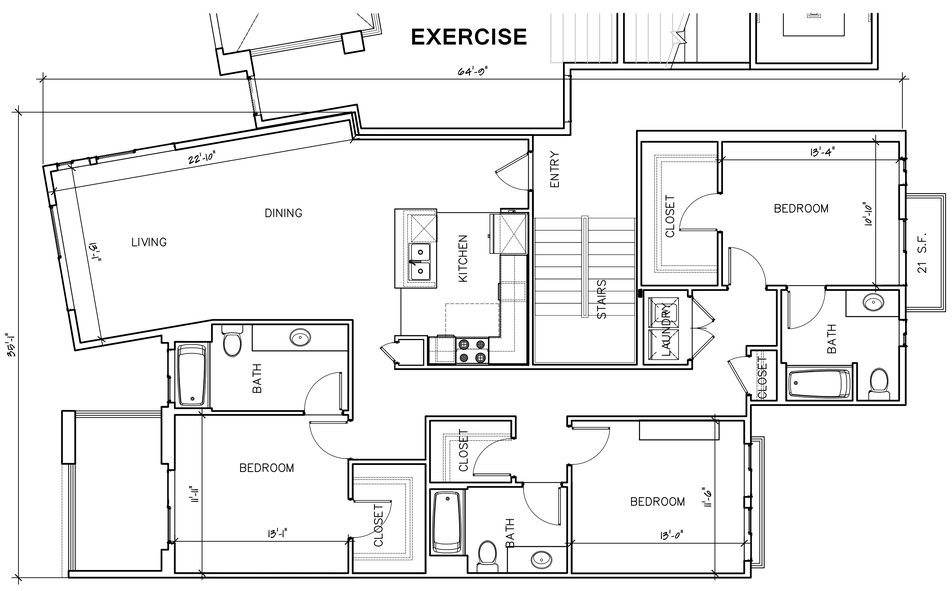
**UC-3** **2,027 sf** (27)

3/16"=1'-0"




**UC-2a** **2,160 sf** (29)

3/16"=1'-0"




**UC-1** **1,691 sf** (28)

3/16"=1'-0"

# Corallina at Pacific Highlands Ranch

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SAN DIEGO, CA 92131

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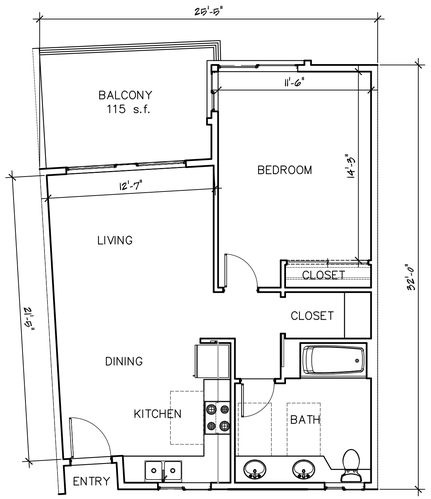
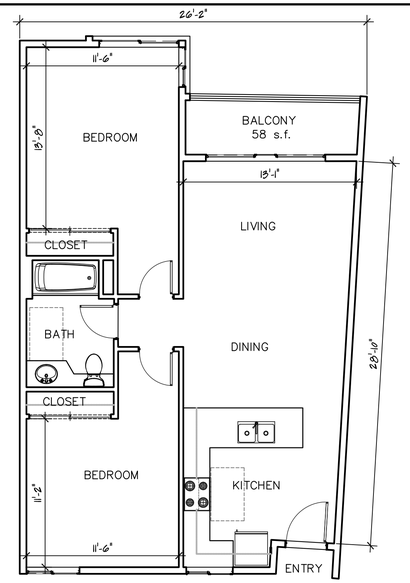
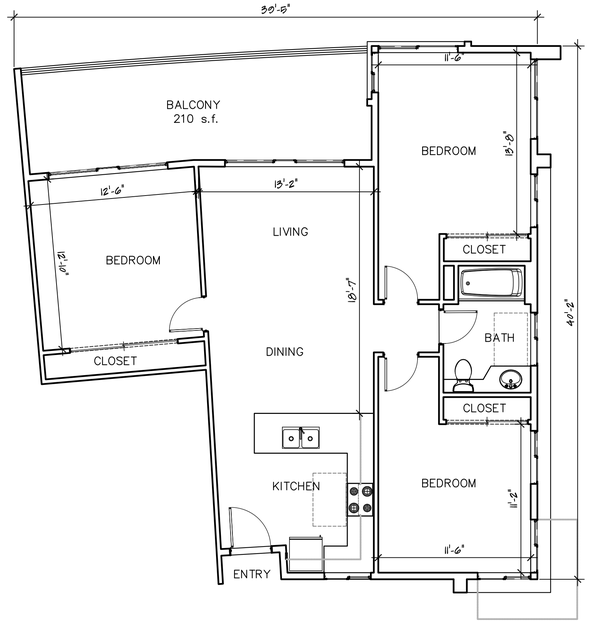


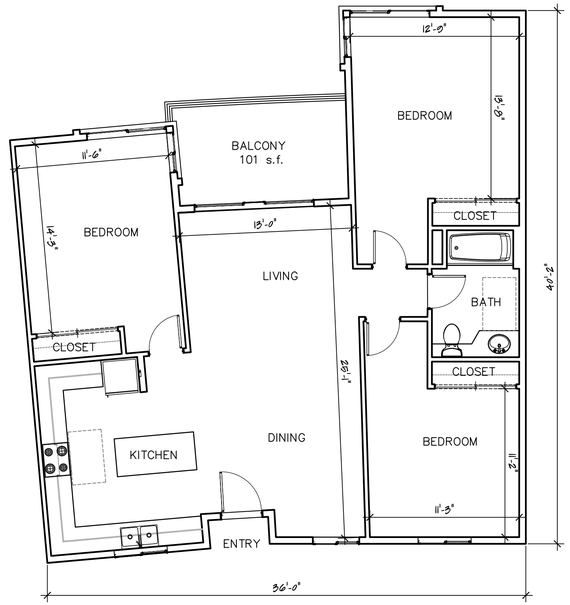

**691 sf**
**AFFORDABLE HOUSING "A-1"** (31)
3/16"=1'-0"



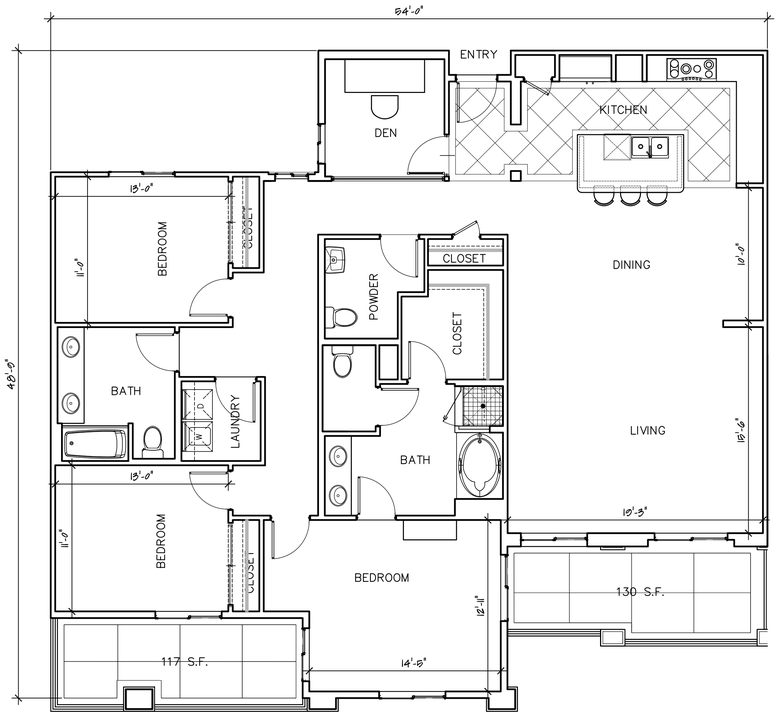

**886 sf**
**AFFORDABLE HOUSING "B-1"** (32)
3/16"=1'-0"



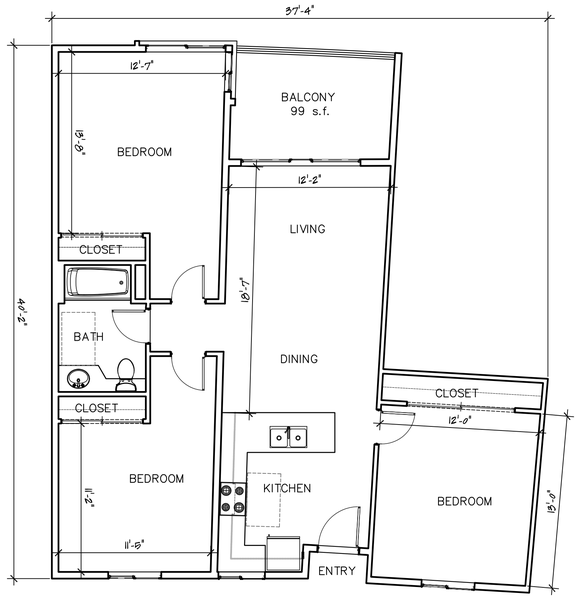

**1,086 sf**
**AFFORDABLE HOUSING "C-1"** (33)
3/16"=1'-0"




**1,222 sf**
**AFFORDABLE HOUSING "C-3"** (35)
3/16"=1'-0"




**UC-2b 2,091 sf**
3/16"=1'-0"




**1,084 sf**
**AFFORDABLE HOUSING "C-2"** (34)
3/16"=1'-0"

# Corallina at Pacific Highlands Ranch

TRYANGLE FARM LTD

A R K Architects Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
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SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
Corallina at Pacific Highlands Ranch

Legal Description:
Please refer to legal description table on title sheet.

Sheet Title:
UNIT PLANS

Revision 14:
Revision 13:
Revision 12:
Revision 11
Revision 10
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: 09/30/16
Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 06/25/15

Original Date: 12/12/14

Sheet 37 of 55 sheets

PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

0' 4' 8' 16' 32'

## NORTH EAST ELEVATION

3/32"= 1'-0"

A

## SE ELEVATION

3/32"= 1'-0"

B

0' 4' 8' 16' 32'

## SOUTH WEST ELEVATION

3/32"= 1'-0"

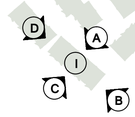
C

0' 4' 8' 16' 32'

## SOUTH EAST ELEVATION

3/32"= 1'-0"

D




A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

0' 4' 8' 16' 32'

## ELEVATIONS - BUILDING I

3/32"= 1'-0"

1

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# CORALLINA AT PACIFIC HIGHLAND RANCH

## TRYANGLE FARM LTD

A R K
Architects Inc.
Professional Partnership, AIA
Licensed
Corporate Trust Bank
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San Diego, California
Tel: (858) 792-5997
Fax: (858) 792-5998

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Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING I

| | |
|---|---|
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| Revision 12: | |
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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
| Revision 2: | 01/20/16 |
| Revision 1: | 6/25/15 |

Original Date: 12/12/14

Sheet 38 of 55 sheets

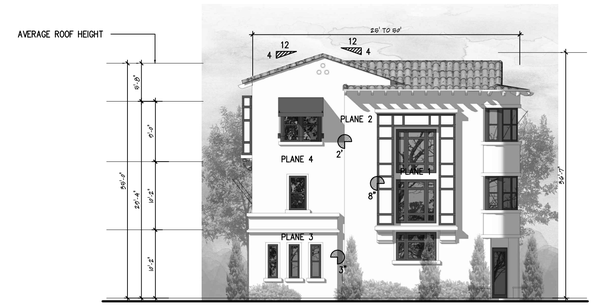
PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

## SW ELEVATION

3/32"= 1'-0"

(A)




OFFSETTING PLANE REQUIREMENTS PER 131.0554

| | | |
|---|---|---|
| 100% | 1,325 S.F. | APPROX ELEV AREA |
| 47% | 620 S.F. | PLANE 1 |
| 16% | 210 S.F. | PLANE 2 |
| 13% | 173 S.F. | PLANE 3 |
| 24% | 322 S.F. | PLANE 4 |

0' 4' 8' 16' 32'

## NORTH WEST ELEVATION (STREET WALL)

3/32"= 1'-0"

(B)

## NE ELEVATION

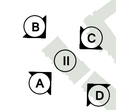
3/32"= 1'-0"

(C)

## NW ELEVATION

3/32"= 1'-0"

(D)




A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

0' 4' 8' 16' 32'

## ELEVATIONS - BUILDING II

3/32"= 1'-0"

(1)

# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

ARK Architects, Inc.

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Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING II

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
| Revision 11 | |
| Revision 10 | |
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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
| Revision 2: | 01/20/16 |
| Revision 1: | 6/25/15 |

Original Date: 12/12/14

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PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

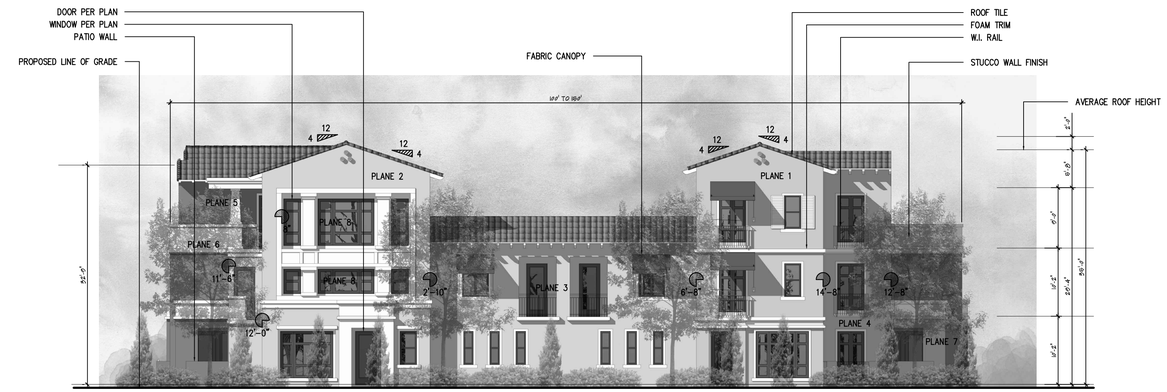
TOWNHOMES

0' 4' 8' 16' 32'

## NORTH EAST ELEVATION

3/32"= 1'-0"

A




TOWNHOMES

0' 4' 8' 16' 32'

## NORTH WEST ELEVATION (STREET WALL)

3/32"= 1'-0"

B

OFFSETTING PLANE REQUIREMENTS PER 131.0554

| | | |
|---|---|---|
| APPROX ELEV AREA | 3,737 S.F. | 100% |
| PLANE 1 | 654 S.F. | 18% |
| PLANE 2 | 760 S.F. | 20% |
| PLANE 3 | 832 S.F. | 22% |
| PLANE 4 | 343 S.F. | 9% |
| PLANE 5 | 89 S.F. | 2.5% |
| PLANE 6 | 303 S.F. | 8% |
| PLANE 7 | 513 S.F. | 14% |
| PLANE 8 | 242 S.F. | 6.5% |

TOWNHOMES

0' 4' 8' 16' 32'

## SOUTH WEST ELEVATION

3/32"= 1'-0"

C

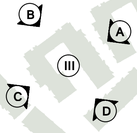
TOWNHOMES OVER GARAGE

0' 4' 8' 16' 32'

## SOUTH EAST ELEVATION

3/32"= 1'-0"

D




A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

0' 4' 8' 16' 32'

## ELEVATIONS – BUILDING III

3/32"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLAND RANCH

## TRYANGLE FARM LTD

ARK Architects, Inc.

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Address: SUITE 501
SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING III

Revision 14:
Revision 13:
Revision 12:
Revision 11
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Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: 09/30/16
Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 6/25/15

Original Date: 12/12/14

Sheet 40 of 55 sheets

PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

0' 4' 8' 16' 32'

## NORTH EAST ELEVATION

3/32"= 1'-0"

A

OFFSETTING PLANE REQUIREMENTS PER 131.0554

| | | |
|---|---|---|
| APPROX ELEV AREA | 3,423 S.F. | 100% |
| PLANE 1 | 1,006 S.F. | 29% |
| PLANE 2 | 700 S.F. | 20% |
| PLANE 3 | 222 S.F. | 6.5% |
| PLANE 4 | 789 S.F. | 23% |
| PLANE 5 | 176 S.F. | 5% |
| PLANE 6 | 276 S.F. | 8% |
| PLANE 7 | 254 S.F. | 7.5% |

0' 4' 8' 16' 32'

## NORTH WEST ELEVATION (STREET WALL)

3/32"= 1'-0"

B

0' 4' 8' 16' 32'

## SOUTH WEST ELEVATION

3/32"= 1'-0"

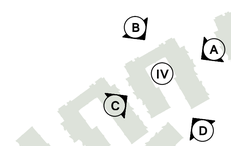
C

0' 4' 8' 16' 32'

## SOUTH EAST ELEVATION

3/32"= 1'-0"

D




A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1105.

0' 4' 8' 16' 32'

## ELEVATIONS - BUILDING IV

3/32"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

A R K Architects Inc.

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Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING IV

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
| Revision 2: | 01/20/16 |
| Revision 1: | 6/25/15 |

Original Date: 12/12/14

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PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

TOWNHOMES OVER GARAGE

0' 4' 8' 16' 32'

## NORTH EAST ELEVATION

3/32"= 1'-0"

A

TOWNHOMES

## SE ELEVATION

3/32"= 1'-0"

B

TOWNHOMES

0' 4' 8' 16' 32'

## SOUTH WEST ELEVATION

3/32"= 1'-0"

C

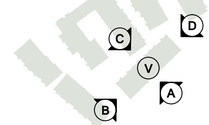
TOWNHOMES

0' 4' 8' 16' 32'

## SOUTH EAST ELEVATION

3/32"= 1'-0"

D




A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

0' 4' 8' 16' 32'

## ELEVATIONS - BUILDING V

3/32"= 1'-0"

1

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REVISED 2-7-2013
REVISED 3-7-2013
REVISED 4-7-2013

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# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

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TEL: (858) 792-5997

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Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING V

| | |
|---|---|
| Revision 14: | |
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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
| Revision 2: | 01/20/16 |
| Revision 1: | 6/25/15 |

Original Date: 12/12/14

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PCD/RPO#

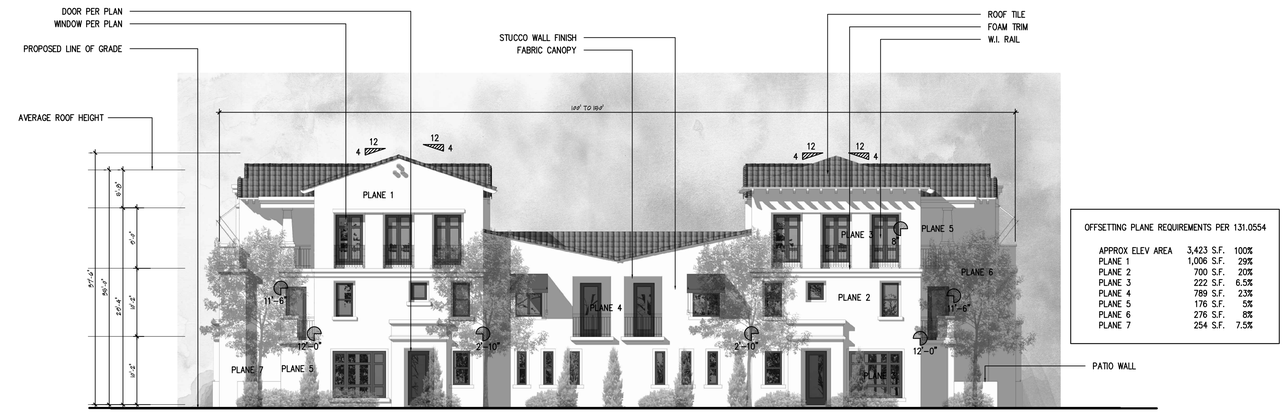
ATTACHMENT 16 - Architecture Drawings

0' 4' 8' 16' 32'

## NORTH EAST ELEVATION

3/32"= 1'-0"

A




OFFSETTING PLANE REQUIREMENTS PER 131.0554

| | | |
|---|---|---|
| APPROX ELEV AREA | 3,423 S.F. | 100% |
| PLANE 1 | 1,006 S.F. | 29% |
| PLANE 2 | 700 S.F. | 20% |
| PLANE 3 | 222 S.F. | 6.5% |
| PLANE 4 | 789 S.F. | 23% |
| PLANE 5 | 176 S.F. | 5% |
| PLANE 6 | 276 S.F. | 8% |
| PLANE 7 | 254 S.F. | 7.5% |

0' 4' 8' 16' 32'

## NORTH WEST ELEVATION (STREET WALL)

3/32"= 1'-0"

B

0' 4' 8' 16' 32'

## SOUTH WEST ELEVATION

3/32"= 1'-0"

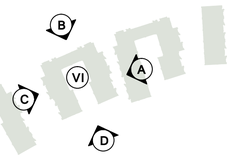
C

0' 4' 8' 16' 32'

## SOUTH EAST ELEVATION

3/32"= 1'-0"

D




A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

0' 4' 8' 16' 32'

## ELEVATIONS - BUILDING VI

3/32"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLAND RANCH

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REVISION 2 1-13-2015
REVISION 3 1-13-2015
REVISION 4 1-13-2015
REVISION 5 1-13-2015

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Prepared By:
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Phone #: (858) 792-5997

Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING VI

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
| Revision 11 | |
| Revision 10 | |
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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
| Revision 2: | 01/20/16 |
| Revision 1: | 6/25/15 |

Original Date: 12/12/14

Sheet 43 of 55 sheets

PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

TOWNHOMES

0' 4' 8' 16' 32'

## NORTH EAST ELEVATION

3/32"= 1'-0"

A

TOWNHOMES

0' 4' 8' 16' 32'

## NORTH WEST ELEVATION (STREET WALL)

3/32"= 1'-0"

B

OFFSETTING PLANE REQUIREMENTS PER 131.0554

| | | |
|---|---|---|
| APPROX ELEV AREA | 3,423 S.F. | 100% |
| PLANE 1 | 1,006 S.F. | 29% |
| PLANE 2 | 700 S.F. | 20% |
| PLANE 3 | 222 S.F. | 6.5% |
| PLANE 4 | 789 S.F. | 23% |
| PLANE 5 | 176 S.F. | 5% |
| PLANE 6 | 276 S.F. | 8% |
| PLANE 7 | 254 S.F. | 7.5% |

TOWNHOMES

0' 4' 8' 16' 32'

## SOUTH WEST ELEVATION

3/32"= 1'-0"

C

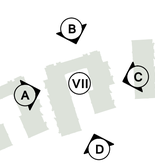
TOWNHOMES OVER GARAGE

0' 4' 8' 16' 32'

## SOUTH EAST ELEVATION

3/32"= 1'-0"

D

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0' 4' 8' 16' 32'

## ELEVATIONS - BUILDING VII

3/32"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

ARK ARCHITECTS, INC.
11855 SORRENTO VALLEY ROAD
SUITE 501
SAN DIEGO, CA 92121
(858) 792-5997

Prepared By:
Name:
Address:
Phone #:

Project Address:
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SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING VII

Revision 14:
Revision 13:
Revision 12:
Revision 11
Revision 10
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4: 09/30/16
Revision 3: 06/09/16
Revision 2: 01/20/16
Revision 1: 6/25/15

Original Date: 12/12/14

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PCD/RPO#

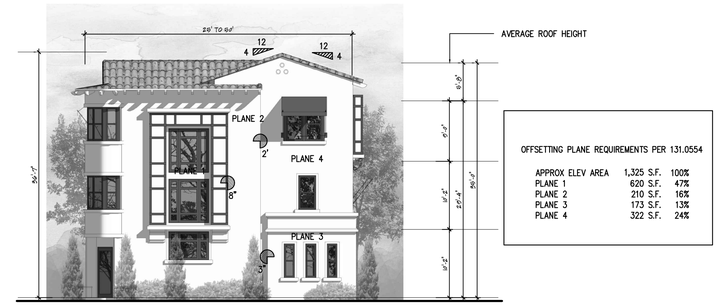
ATTACHMENT 16 - Architecture Drawings

TOWNHOMES

0' 4' 8' 16' 32'

## EAST ELEVATION

3/32"= 1'-0" (A)




OFFSETTING PLANE REQUIREMENTS PER 131.0554

| | | |
|---|---|---|
| APPROX ELEV AREA | 1,325 S.F. | 100% |
| PLANE 1 | 620 S.F. | 47% |
| PLANE 2 | 210 S.F. | 16% |
| PLANE 3 | 173 S.F. | 13% |
| PLANE 4 | 322 S.F. | 24% |

TOWNHOMES

0' 4' 8' 16' 32'

## NORTH ELEVATION (STREET WALL)

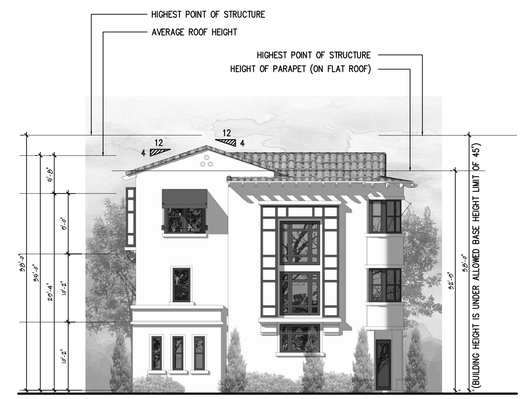
3/32"= 1'-0" (B)

TOWNHOMES OVER GARAGE

0' 4' 8' 16' 32'

## WEST ELEVATION

3/32"= 1'-0" (C)




TOWNHOMES

0' 4' 8' 16' 32'

## SOUTH EAST ELEVATION

3/32"= 1'-0" (D)

B C VIII A D

A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

N W E S

0' 4' 8' 16' 32'

## ELEVATIONS – BUILDING VIII

3/32"= 1'-0" (1)

# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

ARK Architects, Inc.

Prepared By:
Name: ARK ARCHITECTS, INC.
Address: 11855 SORRENTO VALLEY ROAD, SUITE 501, SAN DIEGO, CA 92121
Phone #: (858) 792-5997

Project Address: 6155 CARMEL VALLEY ROAD, SAN DIEGO, CA 92131

Project Name: CORALLINA AT PACIFIC HIGHLAND RANCH

Legal Description: Please refer to legal description table on title sheet.

Sheet Title: ELEVATIONS BUILDING VIII

| | |
|---|---|
| Revision 14: | |
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| Revision 12: | |
| Revision 11 | |
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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
| Revision 2: | 01/20/16 |
| Revision 1: | 6/25/15 |

Original Date: 12/12/14

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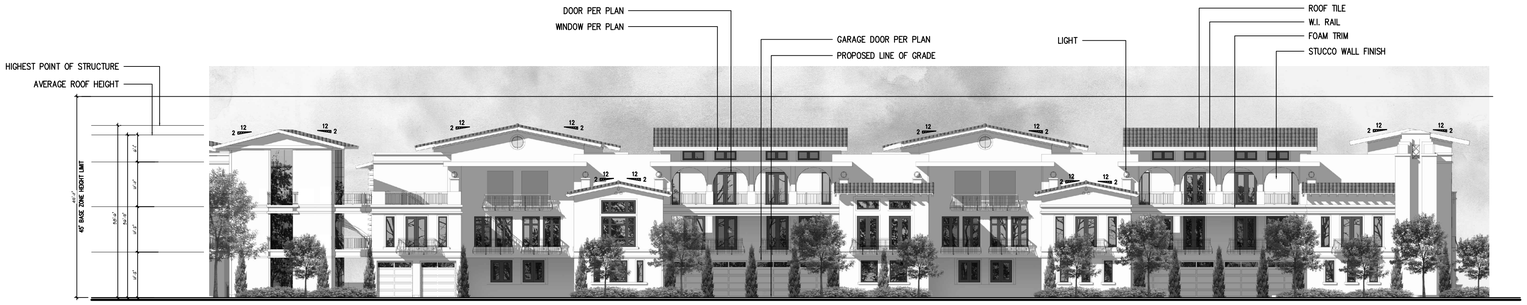
PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

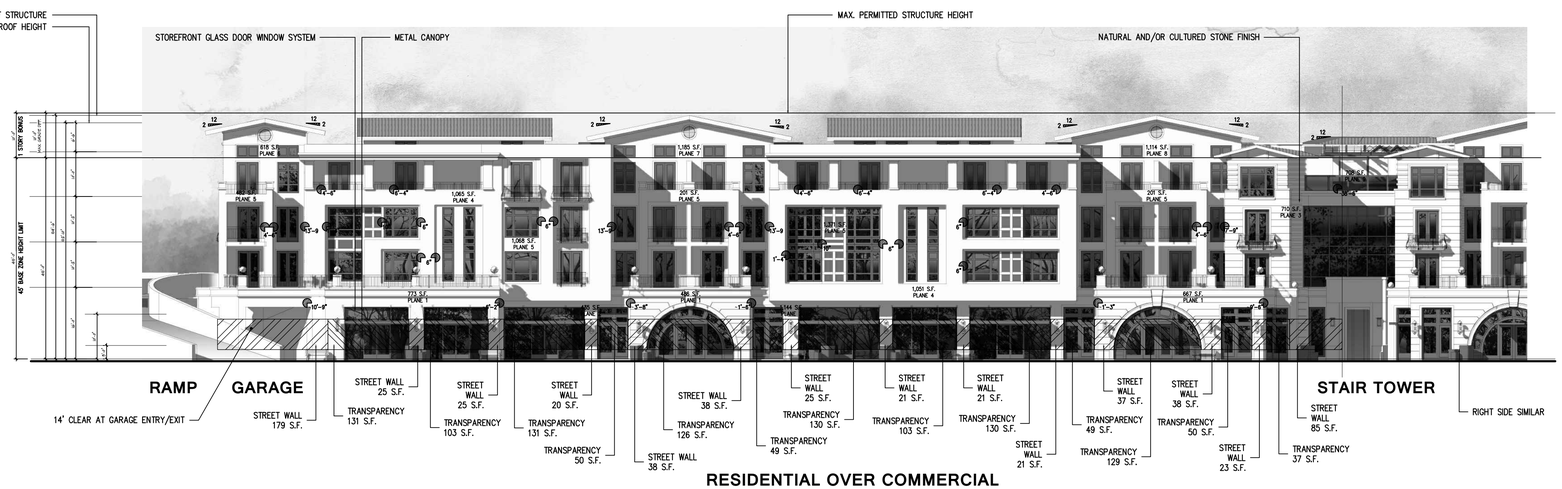



## NW ELEVATION – LEFT SIDE SIM. — TH/PENTHOUSES (B)

1/16"= 1'-0"

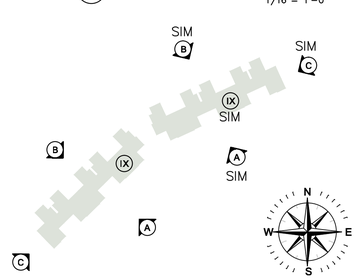
## SOUTH WEST ELEVATION — RAMP (C)

1/16"= 1'-0"




## SE ELEVATION (STREET WALL) – RIGHT SIDE SIM. — VILLAGE WAY (A)

1/16"= 1'-0"




A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

STREET WALL TRANSPARENCY PER SDMC 132.1108

| | | |
|---|---|---|
| TOTAL TRANSPARENCY | 1,218 S.F. | 67% > 50% |
| TOTAL STREET WALL | 596 S.F. | 33% < 50% |

PROJECT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED LIGHT TRANSIT RAIL/LINE AND CONTAINS PUBLIC, COMMERCIAL, AND RESIDENTIAL USES THEREFORE IT IS CONSIDERED THE MIXED CORE COMPONENT . ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT THAT IS CONSIDERED THE MIXED CORE COMPONENT PER SDMC 132.1108. MAX. ALLOWED BUILDING HEIGHT IS 55'.

OFFSETTING PLANE REQUIREMENTS PER 131.0554

| | | |
|---|---|---|
| APPROX ELEV AREA | 12,211 S.F. | 100% |
| PLANE 1 | 1,926 S.F. | 15.8% |
| PLANE 2 | 1,579 S.F. | 12.9% |
| PLANE 3 | 710 S.F. | 5.8% |
| PLANE 4 | 2,116 S.F. | 17.3% |
| PLANE 5 | 2,255 S.F. | 18.5% |
| PLANE 6 | 2,917 S.F. | 23.9% |
| PLANE 7 | 708 S.F. | 5.8% |
| PLANE 8 | 1,862 S.F. | 15% |
| PLANE 9 | 1,030 S.F. | 8% |

0' 8' 16' 32' 48'

## ELEVATIONS – BUILDING IX (1)

1/16"= 1'-0"

# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

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Professional Partnership
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6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING IX

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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
| Revision 2: | 01/20/16 |
| Revision 1: | 6/25/15 |

Original Date: 12/12/14

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PCD/RPO#

ATTACHMENT 16 - Architecture Drawings

AFFORDABLE HOUSING OVER COMMERCIAL

0' 4' 8' 16' 32'

## SOUTH EAST ELEVATION

1/16"= 1'-0" (D)

AFFORDABLE HOUSING OVER COMMERCIAL

0' 4' 8' 16' 32'

## NORTH EAST ELEVATION

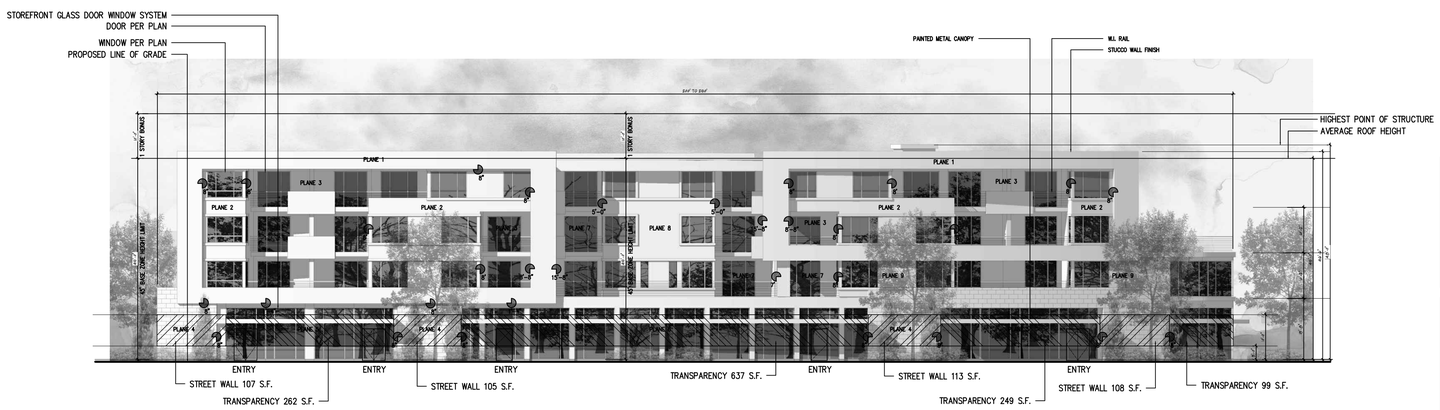
1/16"= 1'-0" (A)

AFFORDABLE HOUSING OVER COMMERCIAL

0' 4' 8' 16' 32'

## SOUTH WEST ELEVATION

1/16"= 1'-0" (C)




AFFORDABLE HOUSING OVER COMMERCIAL

COMMUNITY HOUSING OVER COMMERCIAL

PROJECT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED LIGHT TRANSIT RAIL/LINE AND CONTAINS PUBLIC, COMMERCIAL, AND RESIDENTIAL USES THEREFORE IT IS CONSIDERED THE MIXED CORE COMPONENT . ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT THAT IS CONSIDERED THE MIXED CORE COMPONENT PER SDMC 132.1108. MAX. ALLOWED BUILDING HEIGHT IS 55'.

OFFSETTING PLANE REQUIREMENTS PER 131.0554

| | | |
|---|---|---|
| APPROX ELEV AREA | 9,959 S.F. | 100% |
| PLANE 1 | 1,355 S.F. | 13% |
| PLANE 2 | 851 S.F. | 9% |
| PLANE 3 | 1,047 S.F. | 10% |
| PLANE 4 | 1,068 S.F. | 11% |
| PLANE 5 | 1,181 S.F. | 12% |
| PLANE 6 | 1,094 S.F. | 11% |
| PLANE 7 | 1,358 S.F. | 14% |
| PLANE 8 | 1,477 S.F. | 15% |
| PLANE 9 | 528 S.F. | 5% |

STREET WALL TRANSPARENCY PER SDMC 132.1108

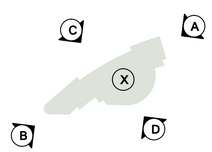
| | | |
|---|---|---|
| TOTAL TRANSPARENCY | 1,247 S.F. | 74% |
| TOTAL STREET WALL | 433 S.F. | 26% |

A ONE STORY HEIGHT BONUS IS PERMITTED FOR THE PROJECT BECAUSE IT IS WITHIN THE MIXED-CORE COMPONENT AND IT IS LOCATED WITHIN 2,000 FEET OF THE PLANNED TRUNK TRANSIT STATION PER SDMC 132.1108.

0' 4' 8' 16' 32'

## NORTH WEST ELEVATION (STREET WALL)

1/16"= 1'-0" (C)




N W E S

0' 4' 8' 16' 32'

## ELEVATIONS - BUILDING X

3/32"= 1'-0" (1)

# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

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REVISION 1 1.17.2008
REVISION 2 1.17.2008
REVISION 3 1.17.2008
REVISION 4 1.17.2008

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Professional Planners, AIA
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6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING X

| | |
|---|---|
| Revision 14: | |
| Revision 13: | |
| Revision 12: | |
| Revision 11 | |
| Revision 10 | |
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| Revision 6: | |
| Revision 5: | |
| Revision 4: | 09/30/16 |
| Revision 3: | 06/09/16 |
| Revision 2: | 01/20/16 |
| Revision 1: | 6/25/15 |

Original Date: 12/12/14

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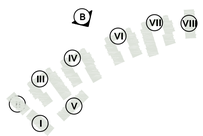
ATTACHMENT 16 - Architecture Drawings

## NW ELEVATION – CARMEL VALLEY RD

3/64"= 1'–0"

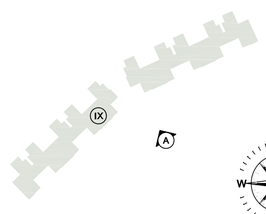
B



## SE ELEVATION – VILLAGE WAY

3/64"= 1'–0"

A



0' 8' 16' 32' 64'

## PUBLIC STREET ELEVATIONS

3/64"= 1'–0"

1

# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

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6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
ELEVATIONS
BUILDING IX

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Revision 13:
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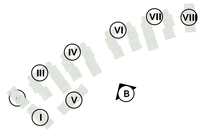
ATTACHMENT 16 - Architecture Drawings

## NW ELEVATION – TOWNHOMES INTERNAL SITE

3/64"= 1'-0"

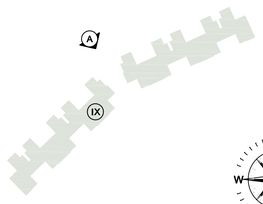
B



## SE ELEVATION – VILLAGE WAY

3/64"= 1'-0"

A



0' 8' 16' 32' 64'

## INTERNAL STREET ELEVATIONS

3/64"= 1'-0"

1

# CORALLINA AT PACIFIC HIGHLAND RANCH

## TRYANGLE FARM LTD

A R K
Architects, Inc.

Prepared By:
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11855 SORRENTO VALLEY ROAD
Address: SUITE 501
SAN DIEGO, CA 92121
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Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description table on title sheet.

Sheet Title:
ELEVATIONS
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Revision 12:
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ATTACHMENT 16 - Architecture Drawings

MIXED USE / AFFORDABLE HOUSING VILLAGE WAY 1

NTS

MIXED USE / AFFORDABLE HOUSING VILLAGE WAY 2

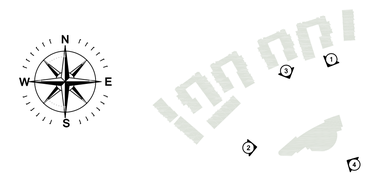
NTS

MIXED USE / AFFORDABLE HOUSING VILLAGE WAY 3

NTS

MIXED USE / AFFORDABLE HOUSING SE ELEVATION 4

NTS




# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

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Name: ARK ARCHITECTS, INC.
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SAN DIEGO, CA 92121
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Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
CONCEPTUAL VIEWS
VILLAGE WAY

Revision 14:
Revision 13:
Revision 12:
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ATTACHMENT 16 - Architecture Drawings

PERIMETER WALL & GATE CARMEL VALLEY ROAD (1)

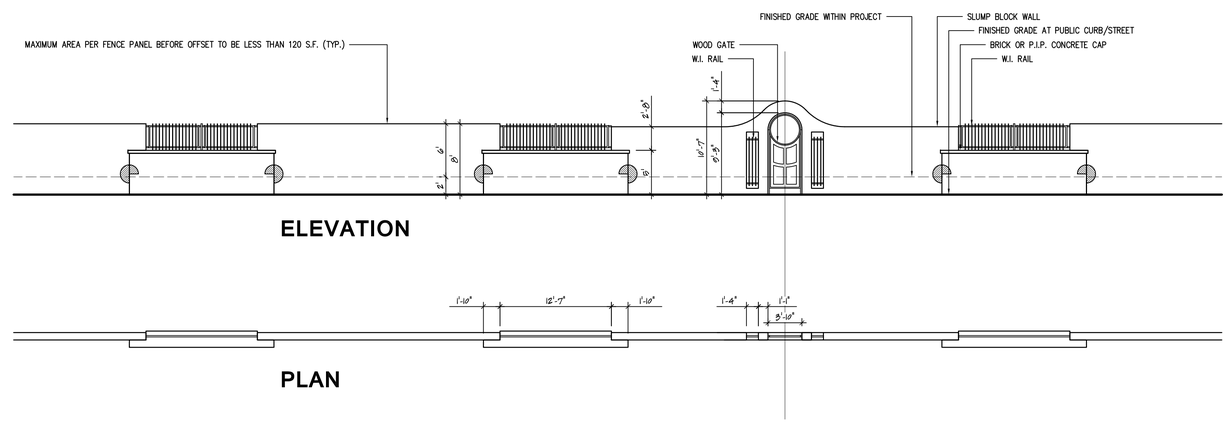
NTS

SOUND ATTENUATION WALL CARMEL VALLEY ROAD (2)

NTS

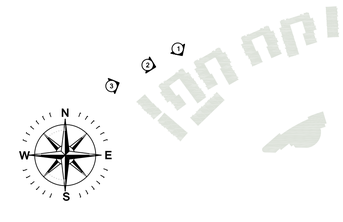
PERIMETER WALL & GATE CARMEL VALLEY ROAD (3)

NTS




SOUND ATTENUATION WALL (4)

1/8"= 1'-0"




Prepared By:
Name: ARK ARCHITECTS, INC.
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Project Address:
6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

Legal Description:
Please refer to legal description
table on title sheet.

Sheet Title:
CONCEPTUAL VIEWS
CARMEL VALLEY ROAD

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# CORALLINA AT PACIFIC HIGHLAND RANCH

TRYANGLE FARM LTD

A R K
Architects, Inc.

ATTACHMENT 16 - Architecture Drawings

COMMERCIAL ELEVATOR TOWER — VILLAGE WAY (1)

NTS

MIXED USE BUILDING — VILLAGE WAY (2)

NTS

COMMERCIAL ELEVATOR TOWER (AERIAL) (1)

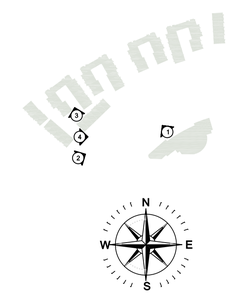
NTS

VEHICLE COURT (3)

NTS

FLATS OVER PODIUM (4)

NTS

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6155 CARMEL VALLEY ROAD
SAN DIEGO, CA 92131

Project Name:
CORALLINA AT
PACIFIC HIGHLAND RANCH

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Sheet Title:
CONCEPTUAL VIEWS
VILLAGE WAY & TOWNHOMES

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# CORALLINA AT PACIFIC HIGHLAND RANCH

## TRYANGLE FARM LTD

A R K
Architects, Inc.

ATTACHMENT 16 - Architecture Drawings