



PROJECT SUMMARY
3-STORY DUPLEXES

HOMES	46 HOMES
GROSS AREA	8.57 ACRES GROSS
PAD AREA	2.7 ACRES NET
DENSITY	5.37 DU/AC (17 DU/AC NET)
LOT COVERAGE	10%

UNIT MIX

24	PLAN 1	3BD/3.5BA	1,585 SF
11	PLAN 2	3BD/3.5BA	1,900 SF
11	PLAN 3	3BD/3.5BA	1,900 SF

46 TOTAL UNITS

BUILDING MIX

BLDG	AREA	QTY	TOTAL
BLDG A	4,240 SF	12	50,880 SF
BLDG B	4,780 SF	11	52,580 SF
TOTAL		23	103,460 SF

PARKING SUMMARY

REQUIRED		
DUPLEX	46 DU X 2	92 SPACES
GUEST	46 DU X .33	16 SPACES
TOTAL REQUIRED		108 SPACES

PROVIDED

GARAGE	92 SPACES
OPEN	16 SPACES
TOTAL PROVIDED	108 SPACES

EV PARKING SUMMARY

CGBSC 4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWN-HOUSES WITH ATTACHED PRIVATE GARAGES: FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.

EV CAPABLE 92 GARAGE SPACES REQ / PROV

OPEN SPACE SUMMARY

COMMON OPEN SPACE			
PLAN 1	24 X 262 SF	6,288 SF X 30%	1,886 SF
PLAN 2	11 X 488 SF	5,368 SF X 30%	1,610 SF
PLAN 3	11 X 488 SF	5,368 SF X 30%	1,610 SF
TOTAL REQUIRED			5,106 SF
TOTAL PROVIDED			7,480 SF

PRIVATE OPEN SPACE

DECK		
REQUIRED	46 X 50 SF	2,300 SF
PROVIDED		
PLAN 1	24 X 65 SF	1,560 SF
PLAN 2	11 X 540 SF	5,940 SF
PLAN 3	11 X 540 SF	5,940 SF
TOTAL PROVIDED		13,440 SF

GROUND FLOOR

REQUIRED	46 X 250 SF	11,500 SF
PROVIDED		24,935 SF

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1241 CAVE STREET, STE. 200 | LA JOLLA, CA 92037
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WOODWARD STREET

JUNE 9, 2023

SCALE: 0 30 60 90

CONCEPTUAL SITE PLAN

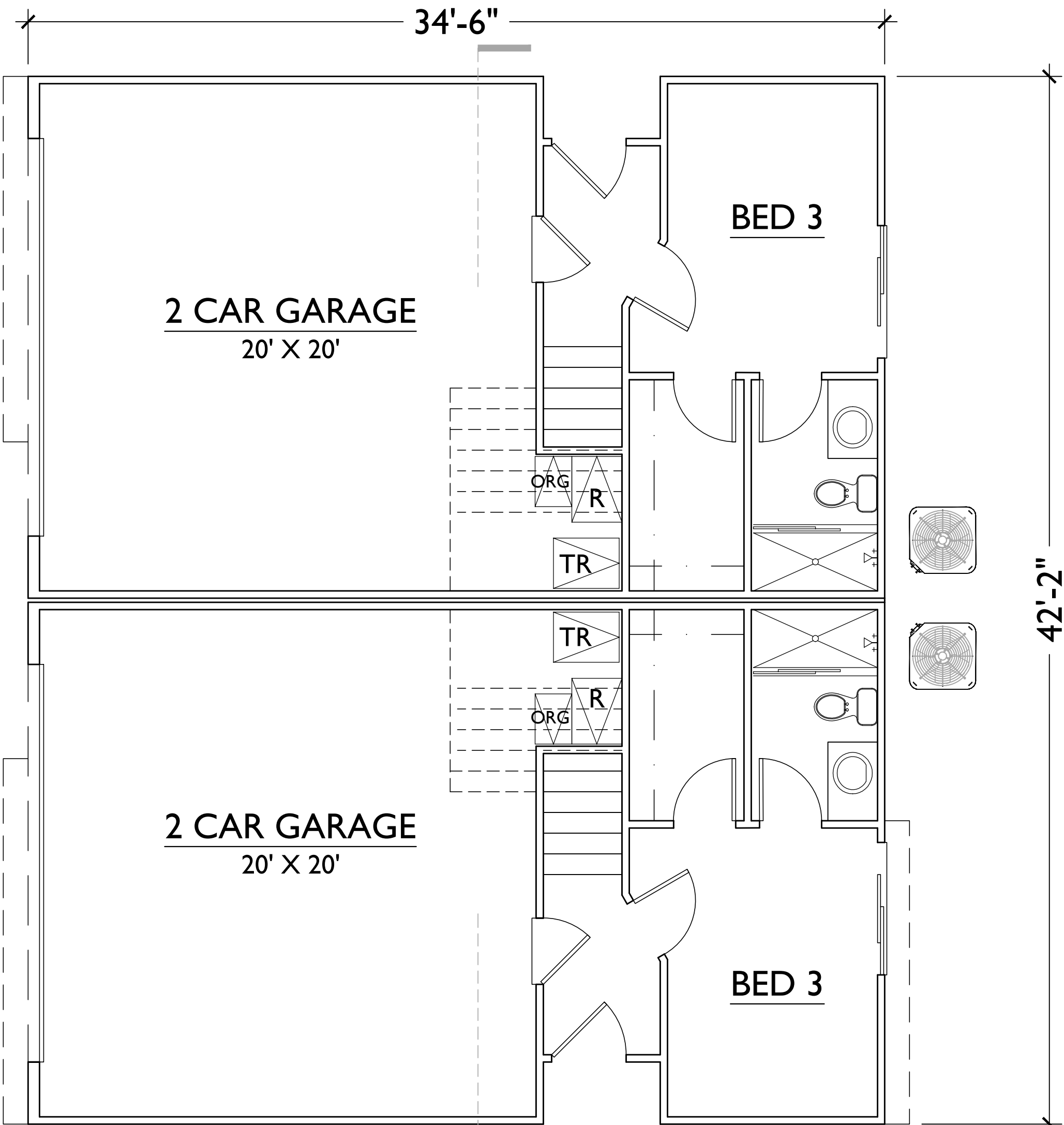
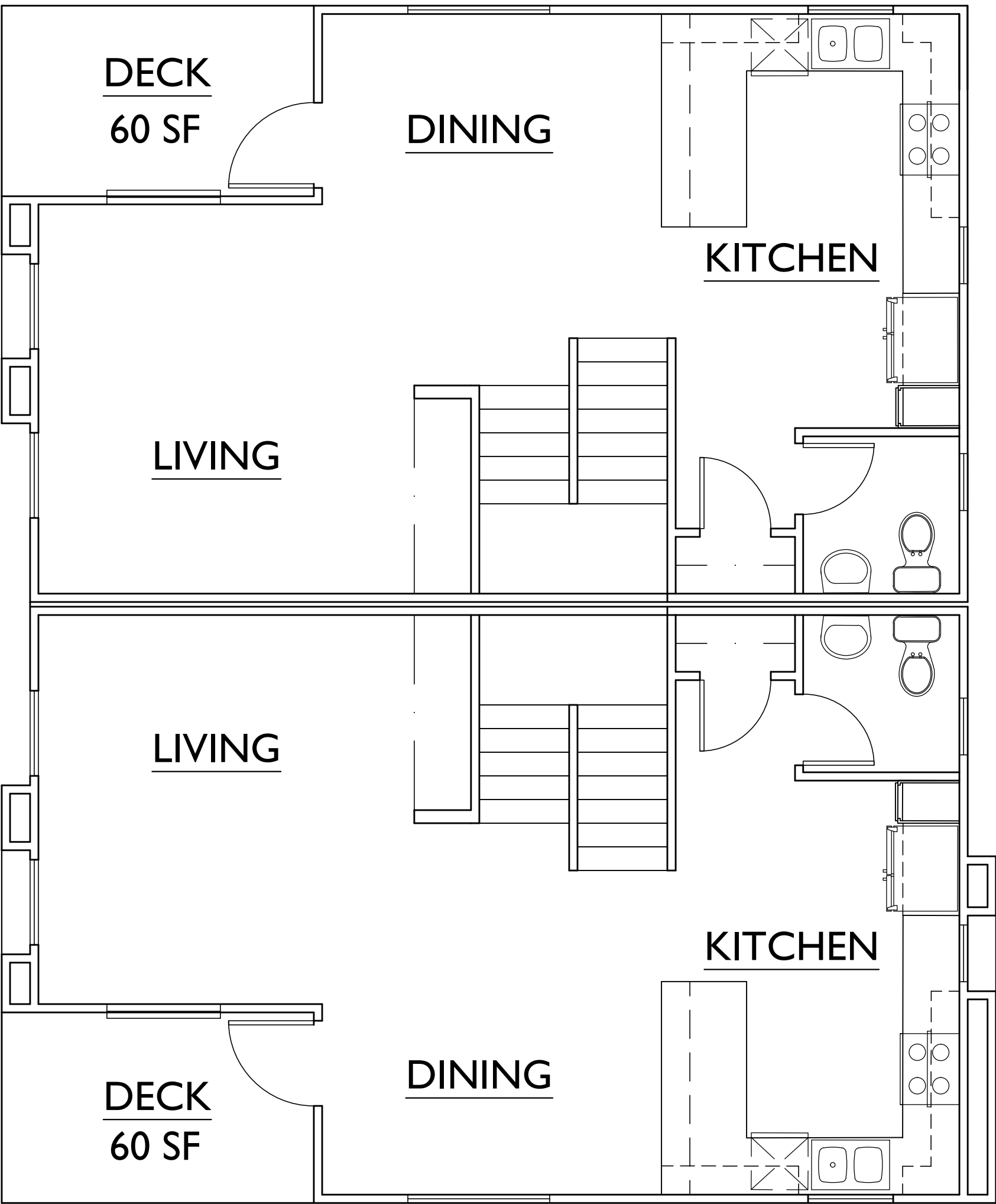
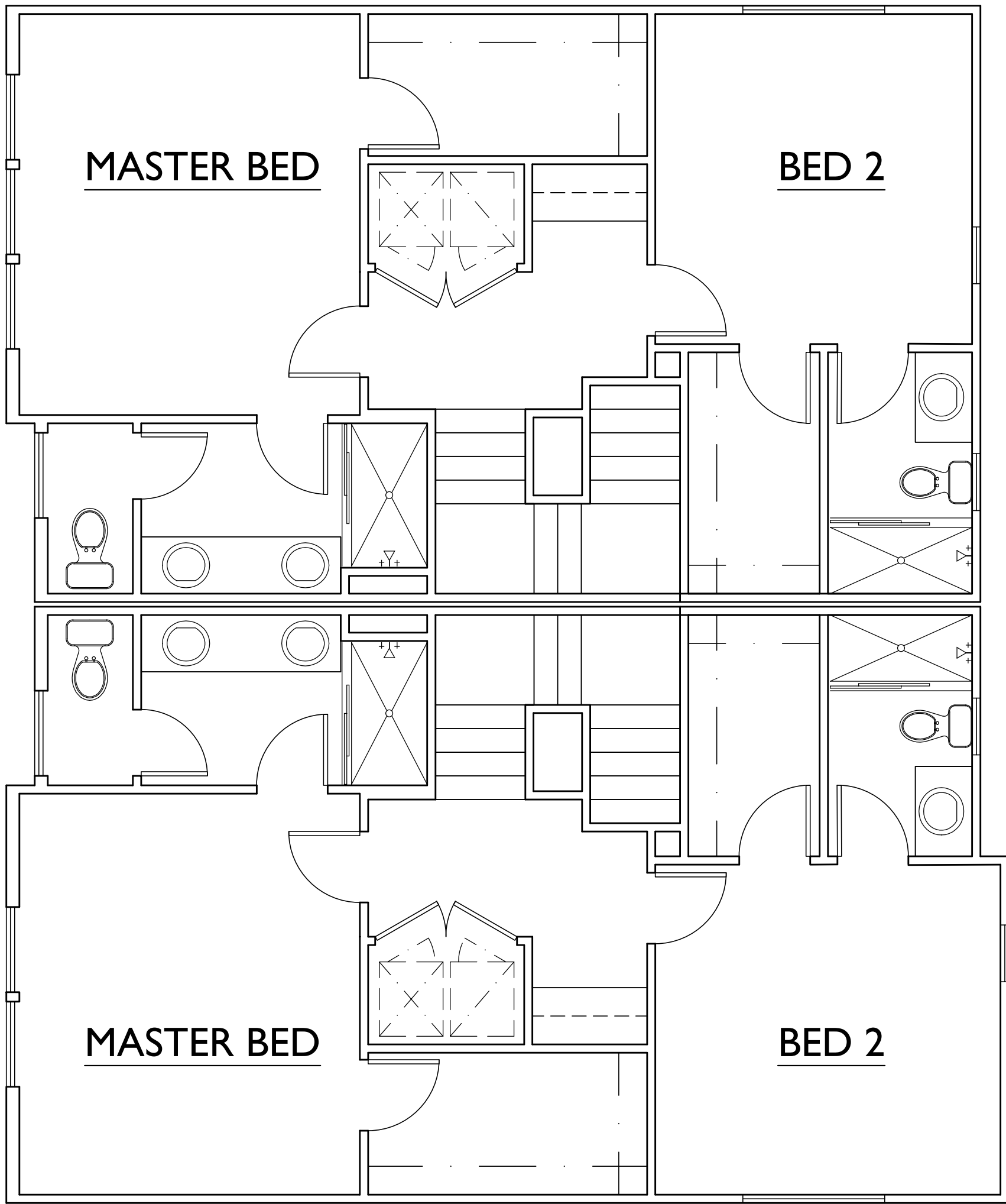


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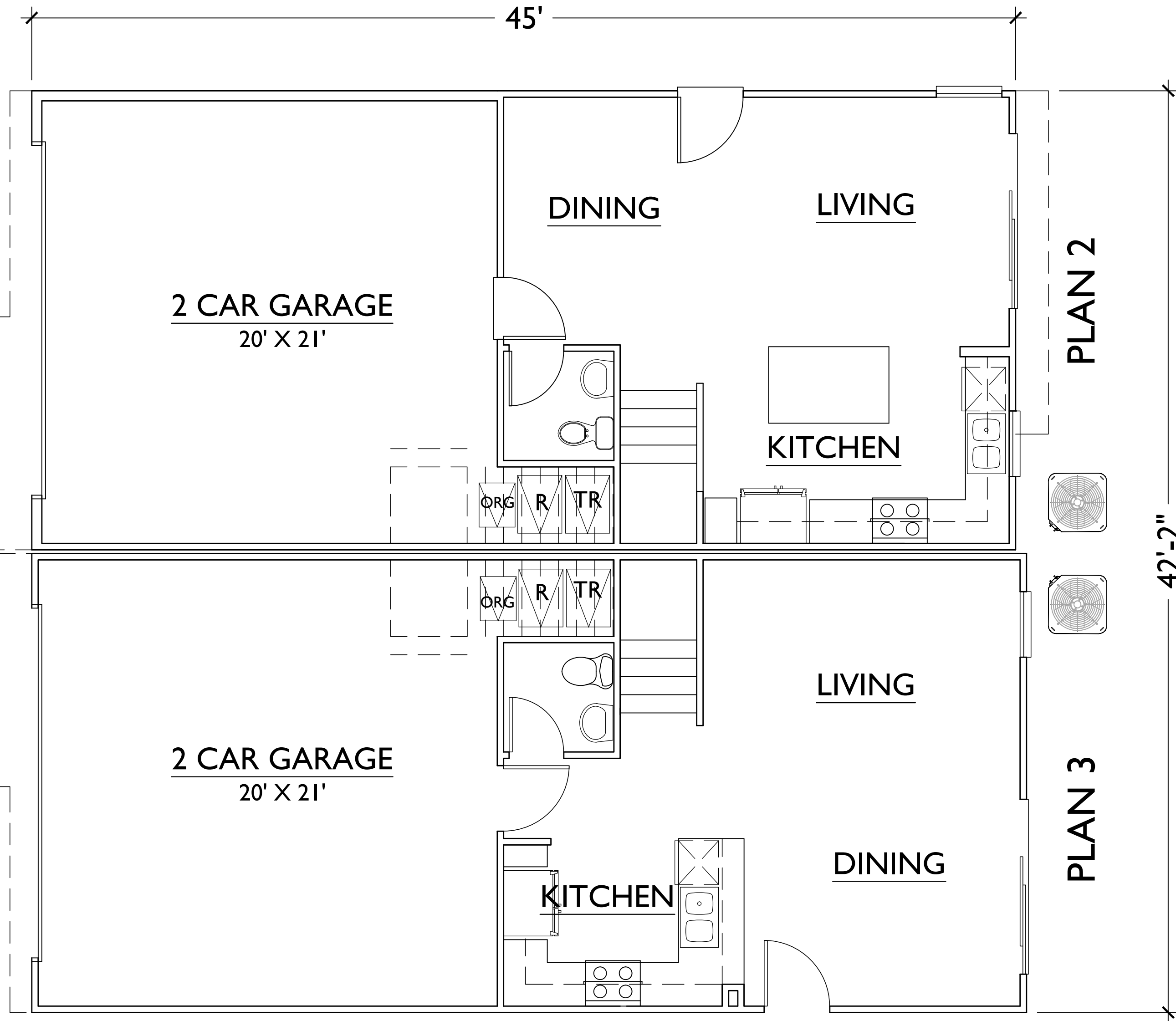
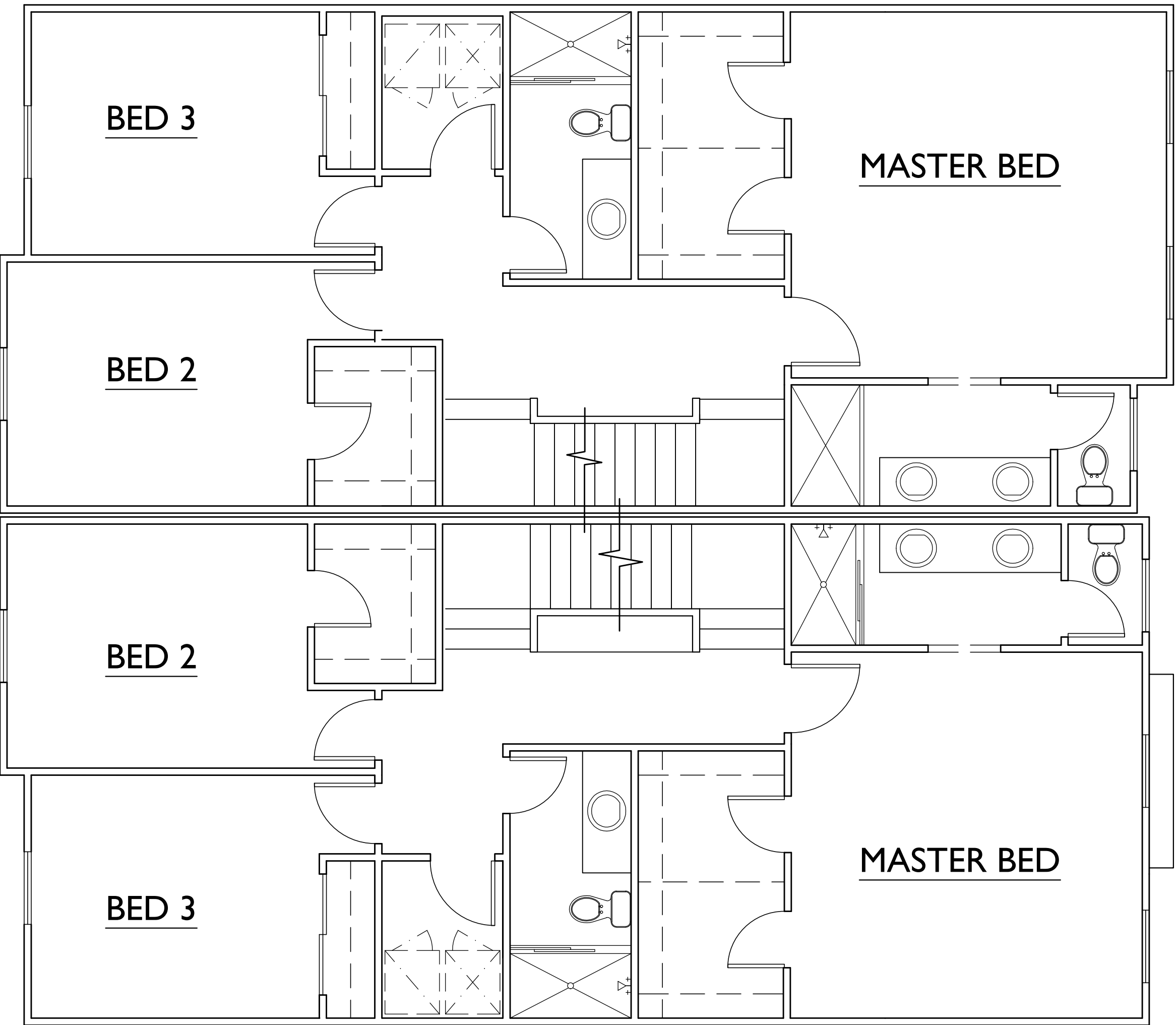
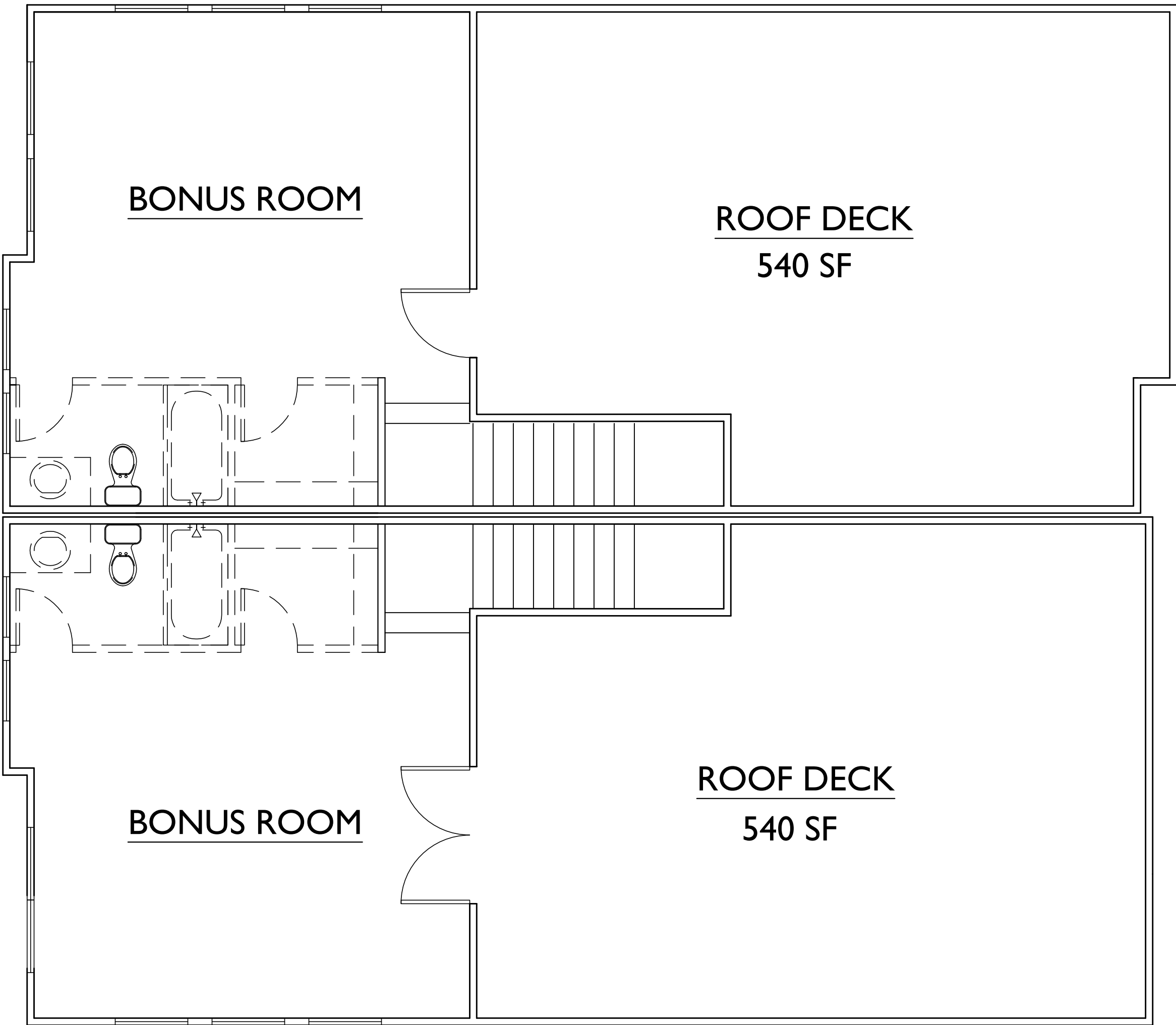
BUILDING A

PLAN 1 - 1,585 SF



BUILDING B

PLAN 2&3 - 1,900 SF



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CONCEPTUAL FLOOR PLANS

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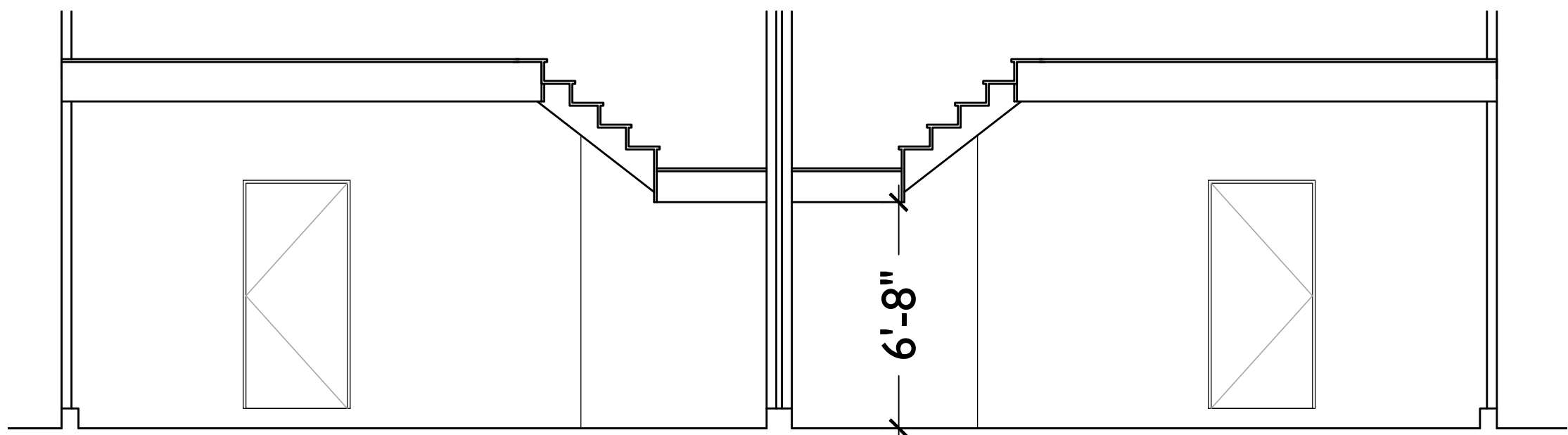
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LEFT



FRONT



GARAGE SECTION

MATERIAL SCHEDULE

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



RIGHT



REAR

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WOODWARD STREET

BUILDING A ELEVATIONS

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LEFT



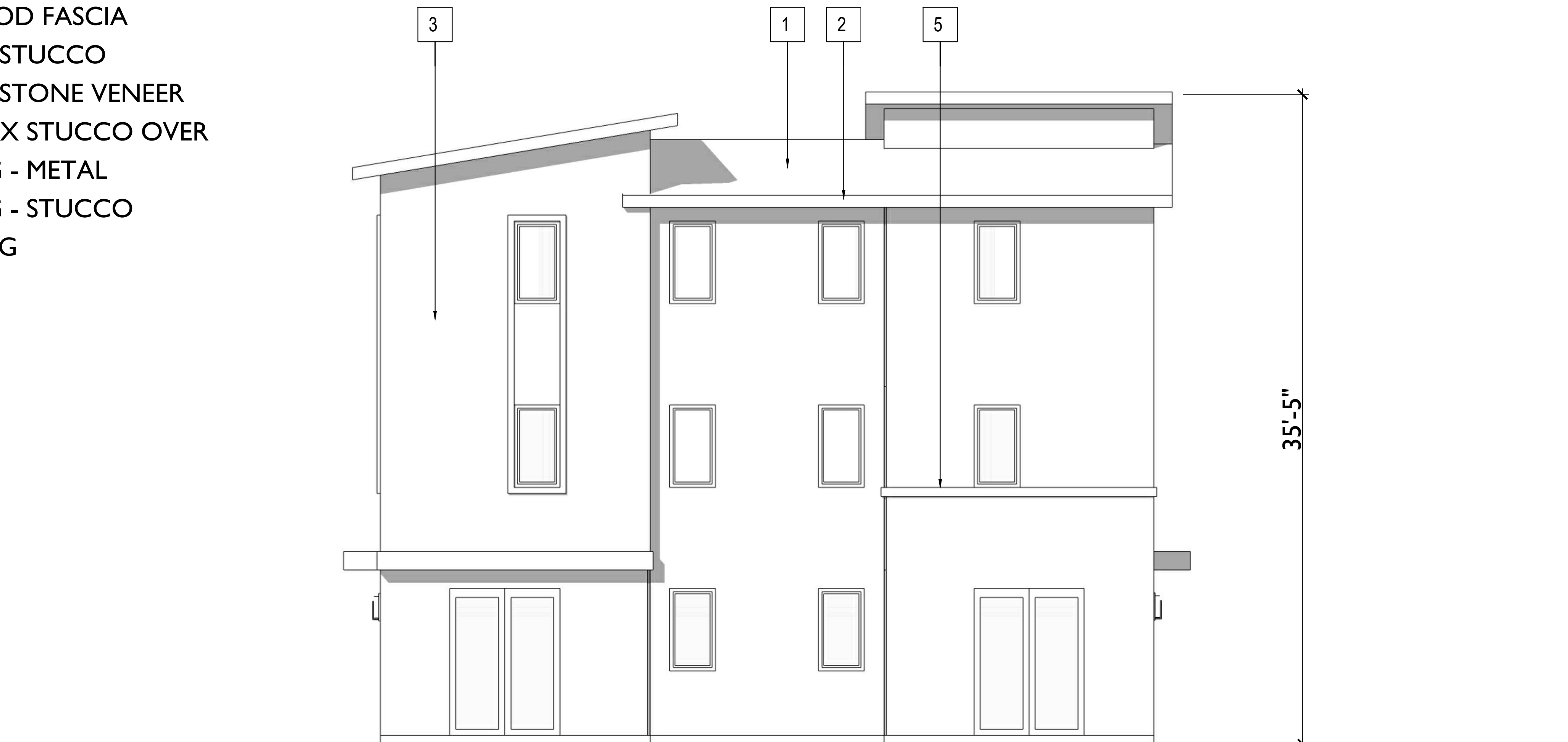
FRONT

MATERIAL SCHEDULE

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



RIGHT



REAR

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WOODWARD STREET

BUILDING A ELEVATIONS

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MATERIAL SCHEDULE

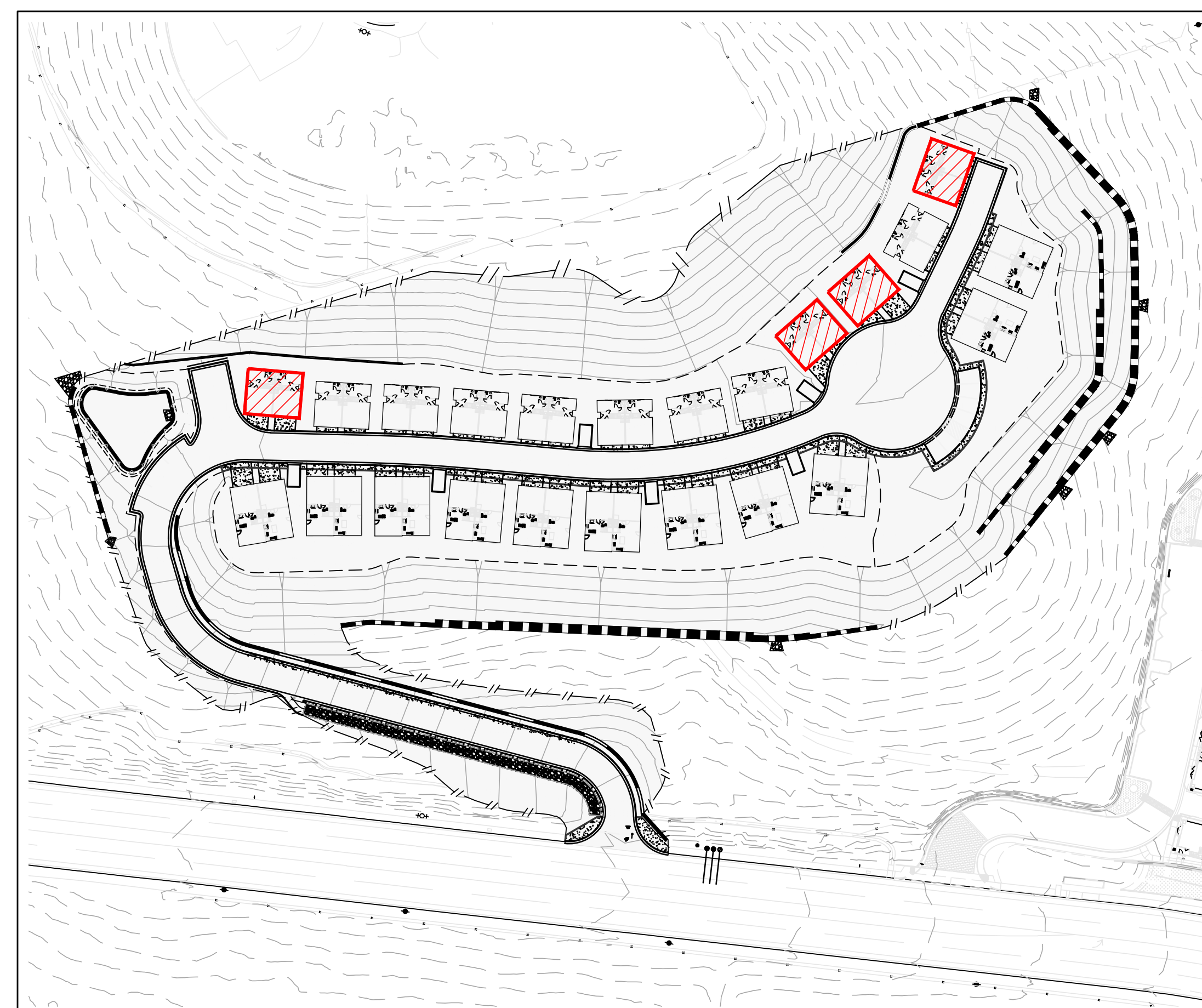
- 1 ROOF - CONCRETE TILE
- 2 2X WOOD FASCIA
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER (AT ENHANCED LOCATIONS)
- 5 TRIM - 2X STUCCO OVER
- 6 RAILING - METAL
- 7 RAILING - STUCCO
- 8 AWNING



LEFT



FRONT



NTS

BUILDING A ENHANCED LOCATIONS



RIGHT



REAR

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WOODWARD STREET

BUILDING A ENHANCED ELEVATIONS

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LEFT



FRONT



RIGHT



REAR

MATERIAL SCHEDULE

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

SAN MARCOS, CA

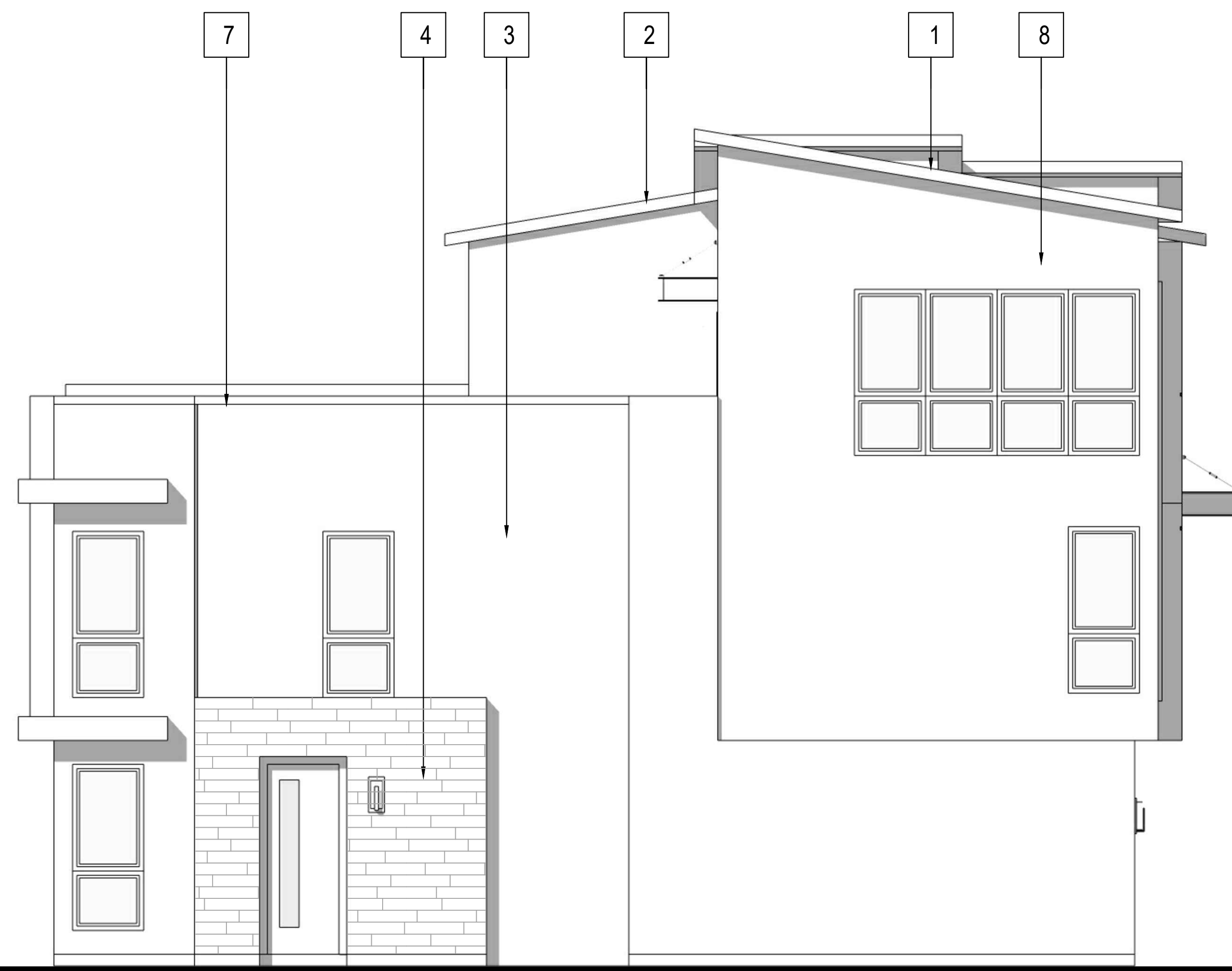
WOODWARD STREET

BUILDING B ELEVATIONS

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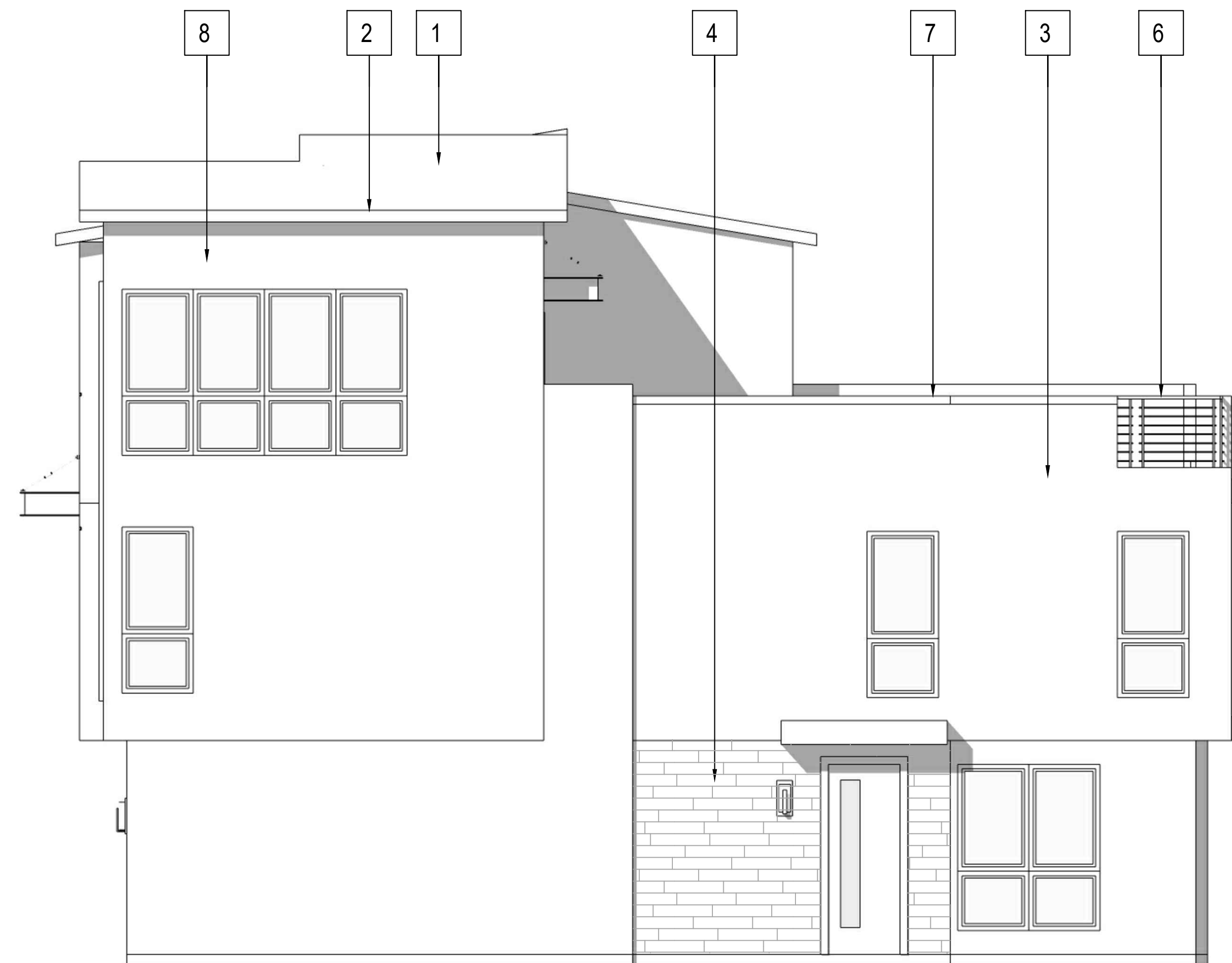
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LEFT



FRONT



RIGHT

MATERIAL SCHEDULE

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



REAR

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WOODWARD STREET

BUILDING B ELEVATIONS

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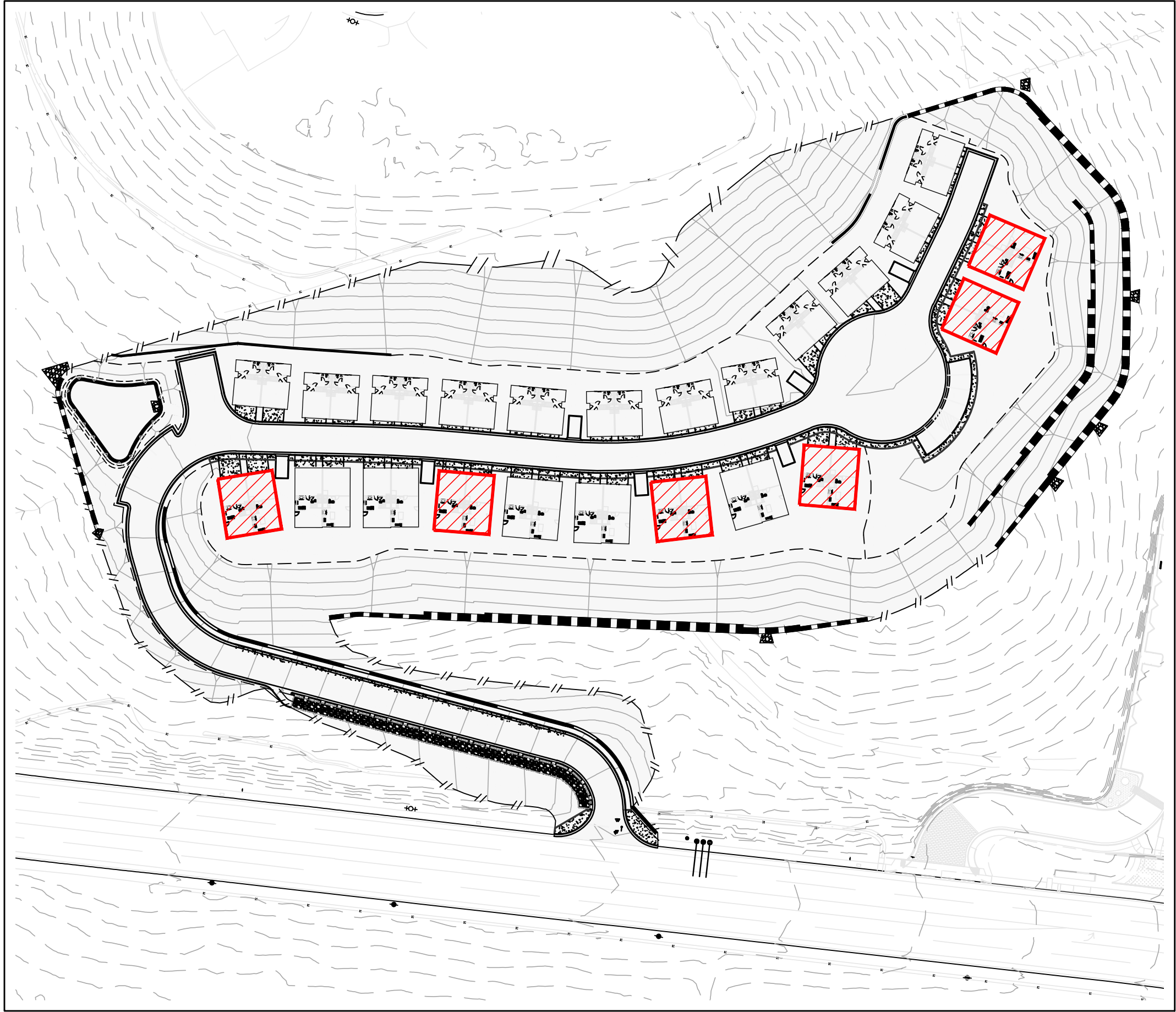
- MATERIAL SCHEDULE
- 1 ROOF - CONCRETE TILE
 - 2 2X WOOD FASCIA
 - 3 WALL - STUCCO
 - 4 WALL - STONE VENEER
 - 5 TRIM - 2X STUCCO OVER
 - 6 RAILING - METAL
 - 7 RAILING - STUCCO
 - 8 AWNING
 - 9 WALL - HORIZONTAL SIDING (AT ENHANCED LOCATIONS)



LEFT



FRONT



NTS BUILDING B ENHANCED LOCATIONS



RIGHT



REAR

SAN MARCOS, CA

WOODWARD STREET

BUILDING B ENHANCED ELEVATIONS

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BUILDING B - YARD



BUILDING B - STREET



BUILDING A - YARD



BUILDING A - STREET

SAN MARCOS, CA

PACIFIC GROUP
 REZA SHERA
 261 NORTH HIGHWAY 101 #1019
 SOLANA BEACH ,CA.92067

WOODWARD STREET

JUNE 9, 2023

SITE PERSPECTIVE



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