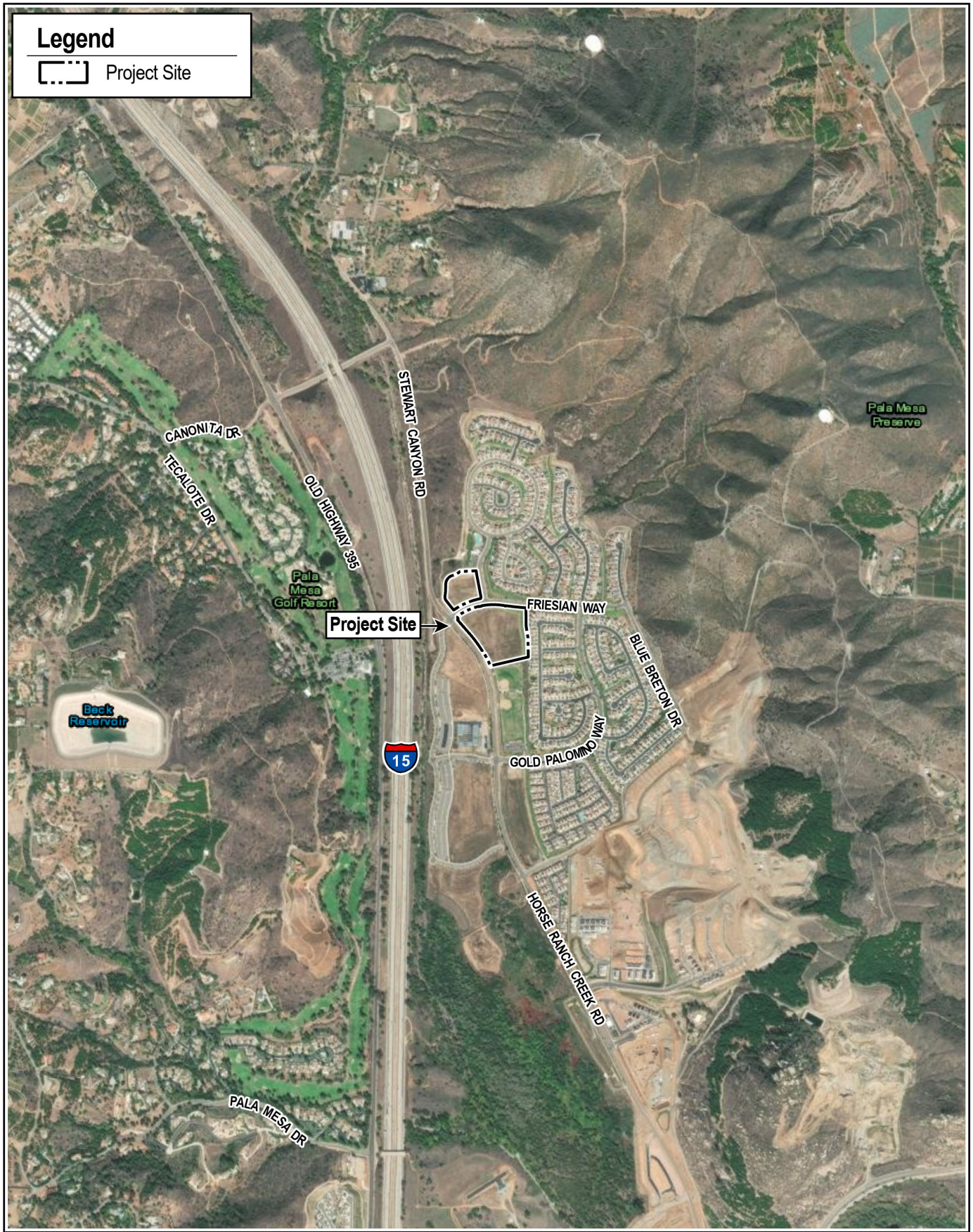




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A.



B.



C.





A.



B.



C.





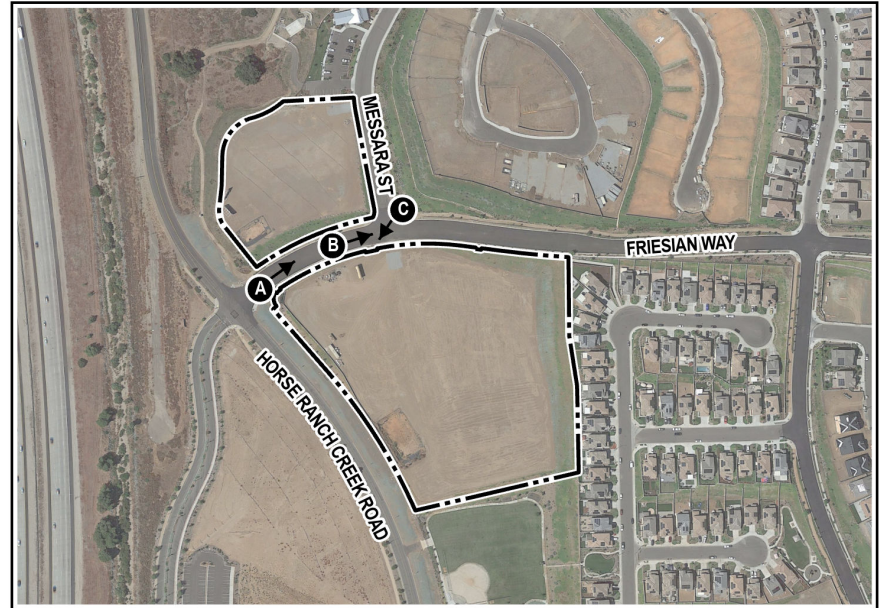
A.



B.



C.





A.



B.



C.





A.



B.



C.





A.



B.



C.

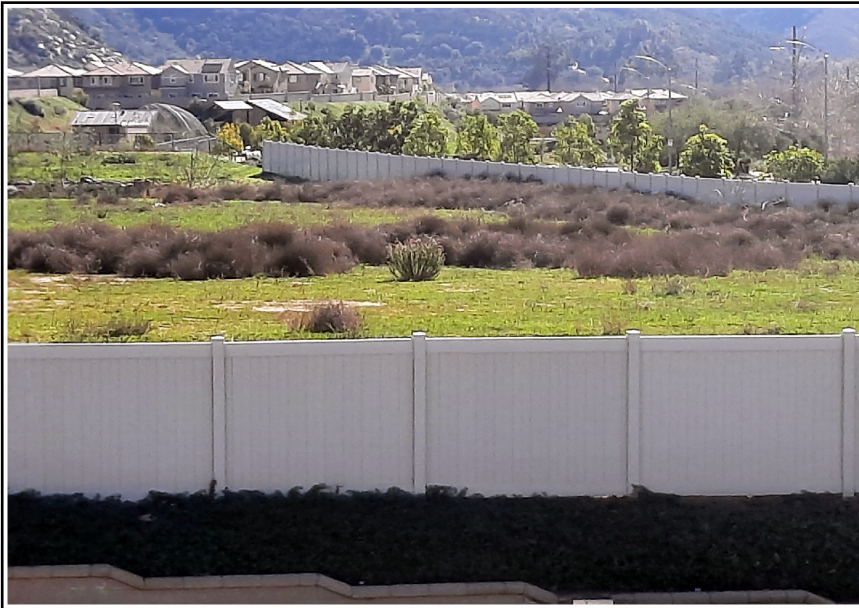




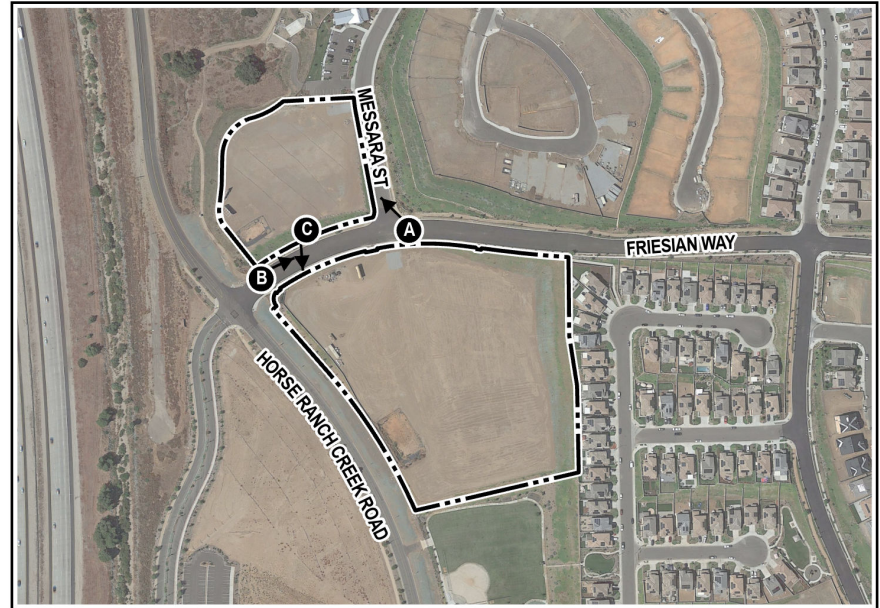
A.



B.



C.





A.



B.



C.





A.



B.



C.





A.



B.



C.





A.

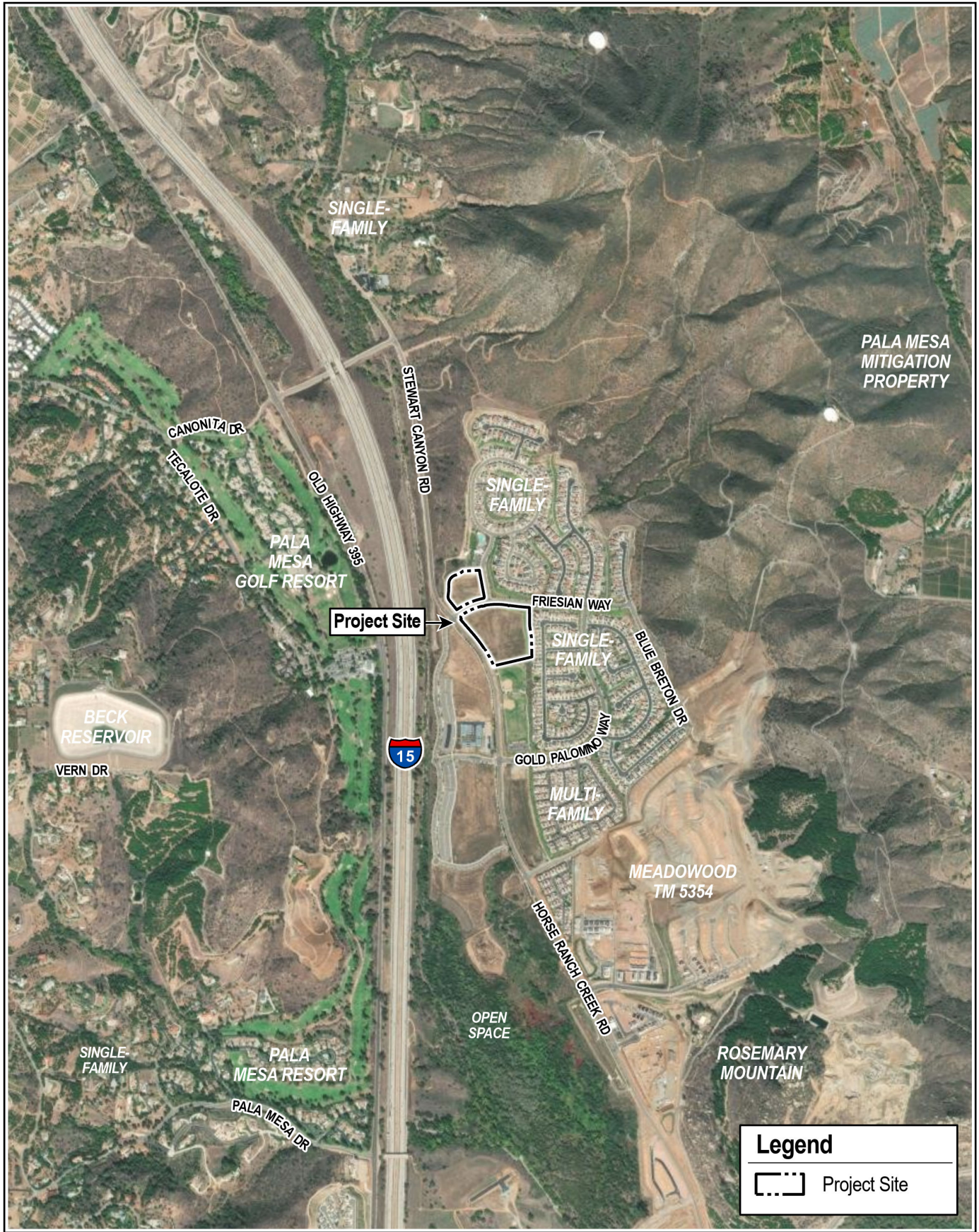


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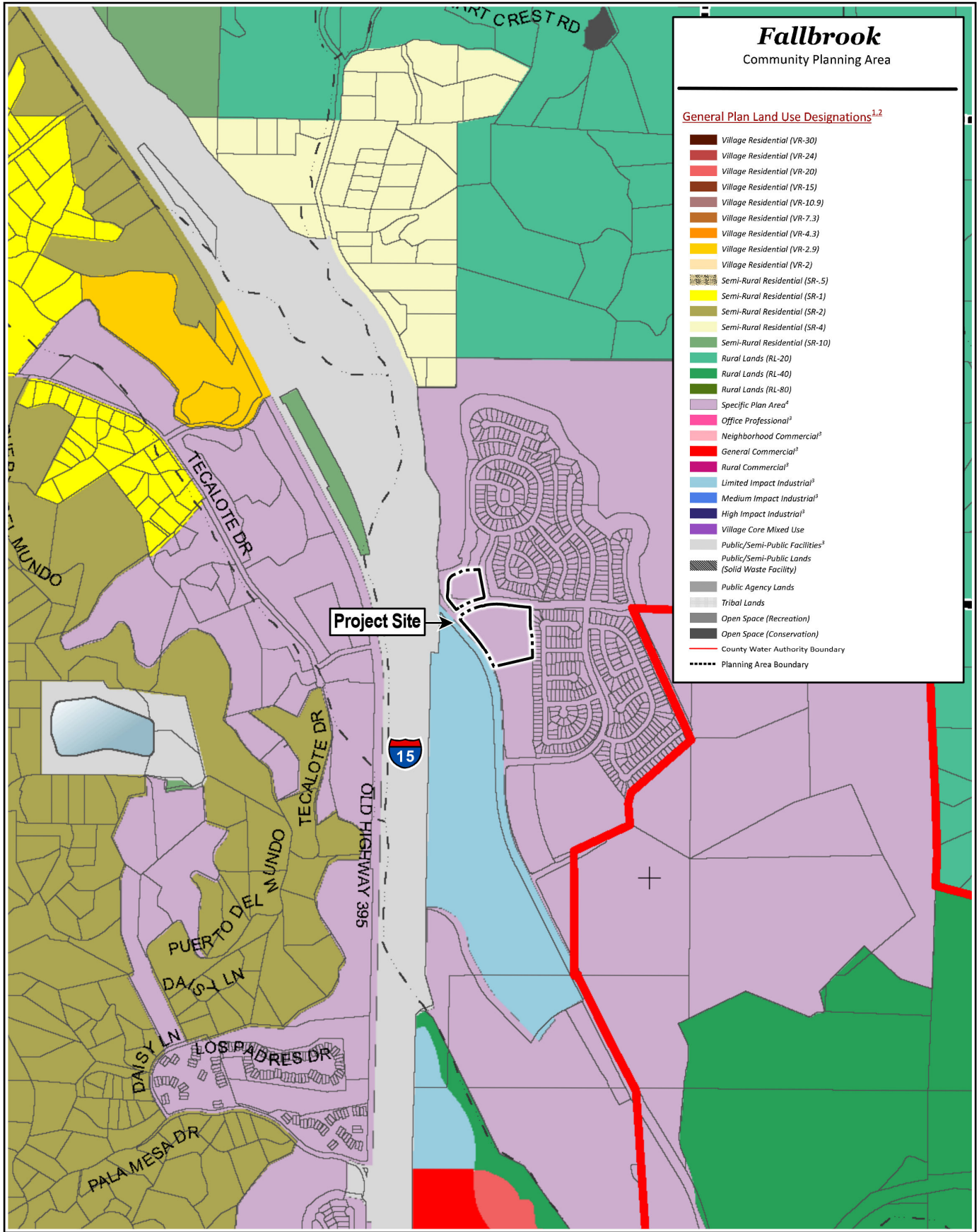


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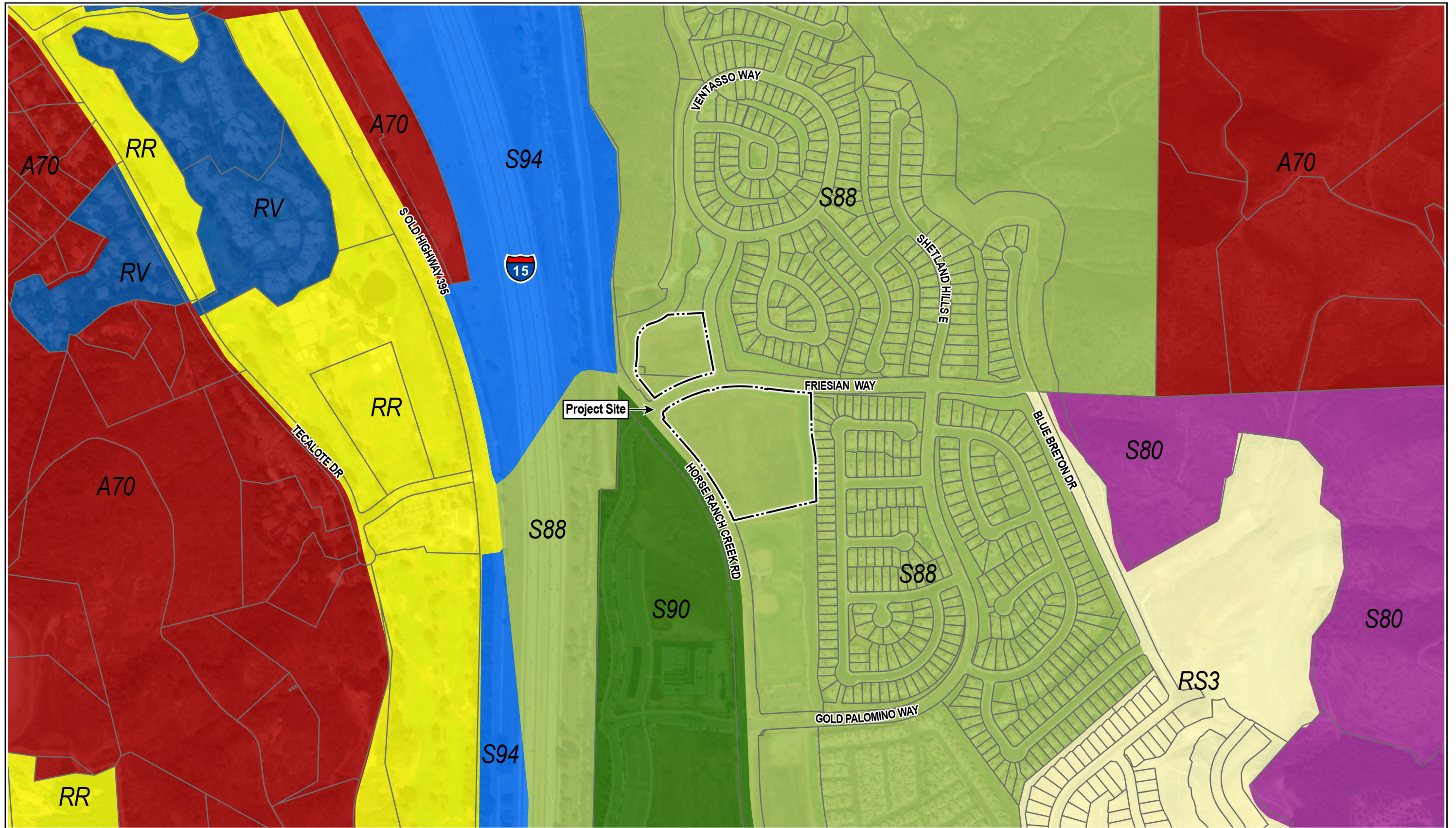




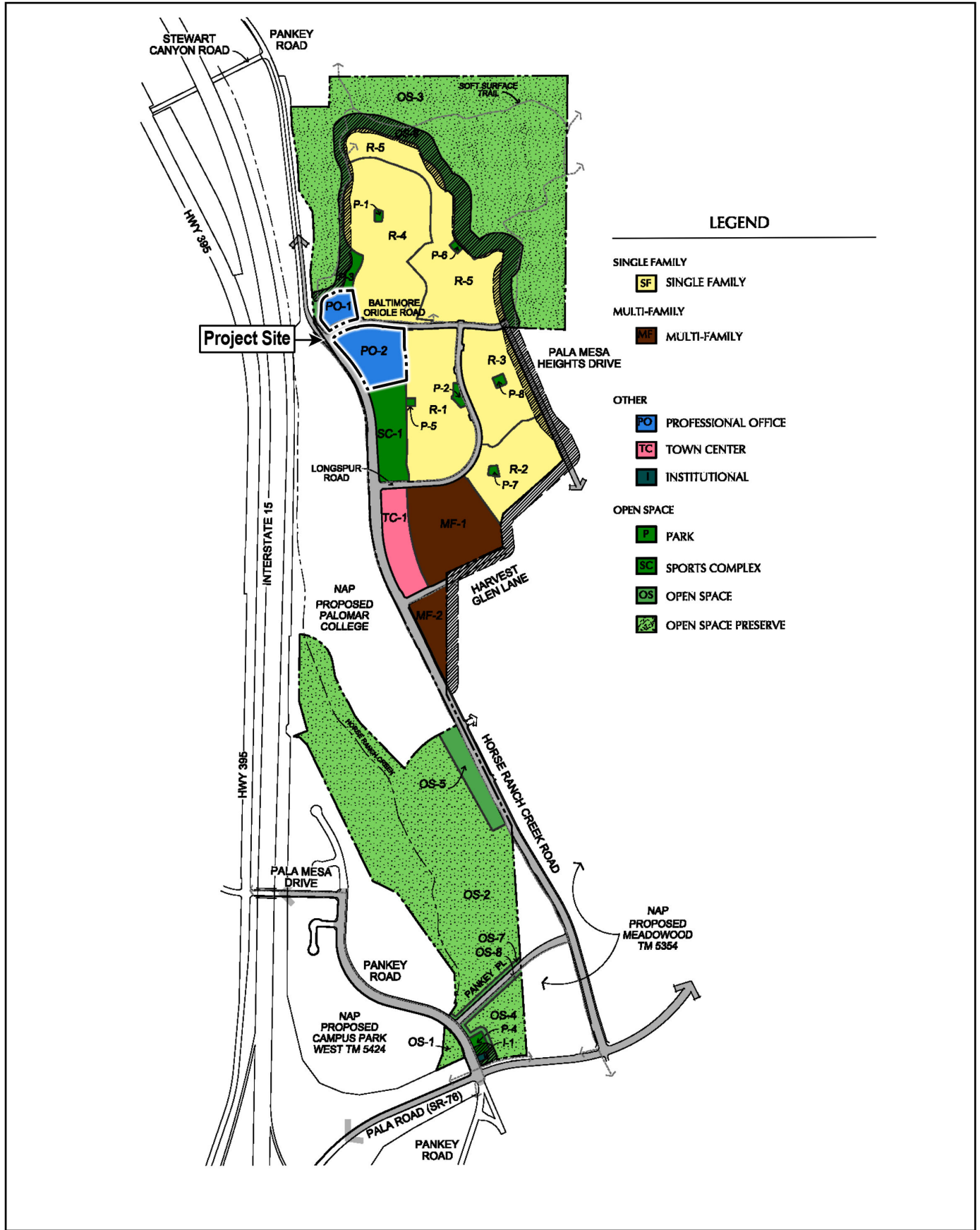
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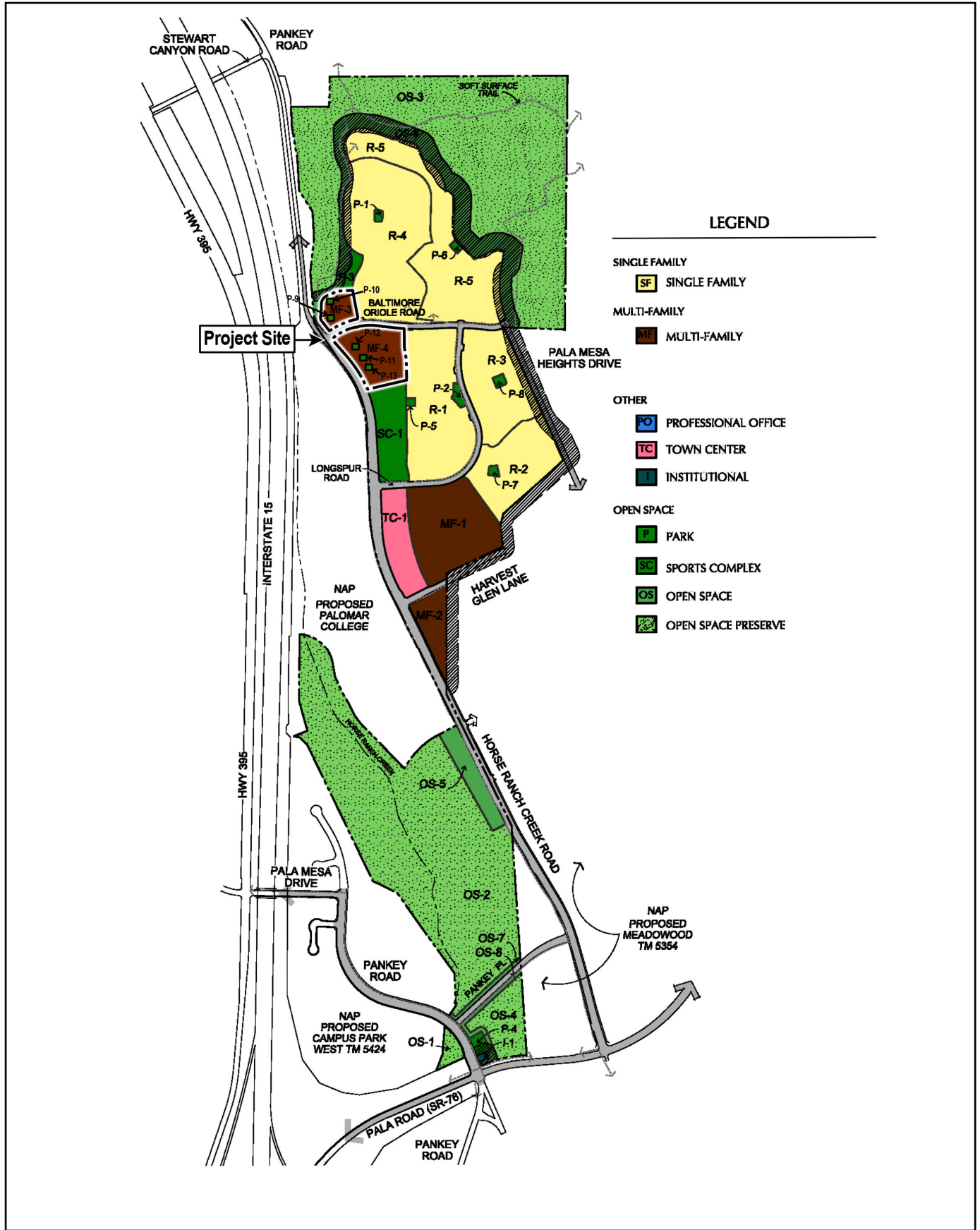
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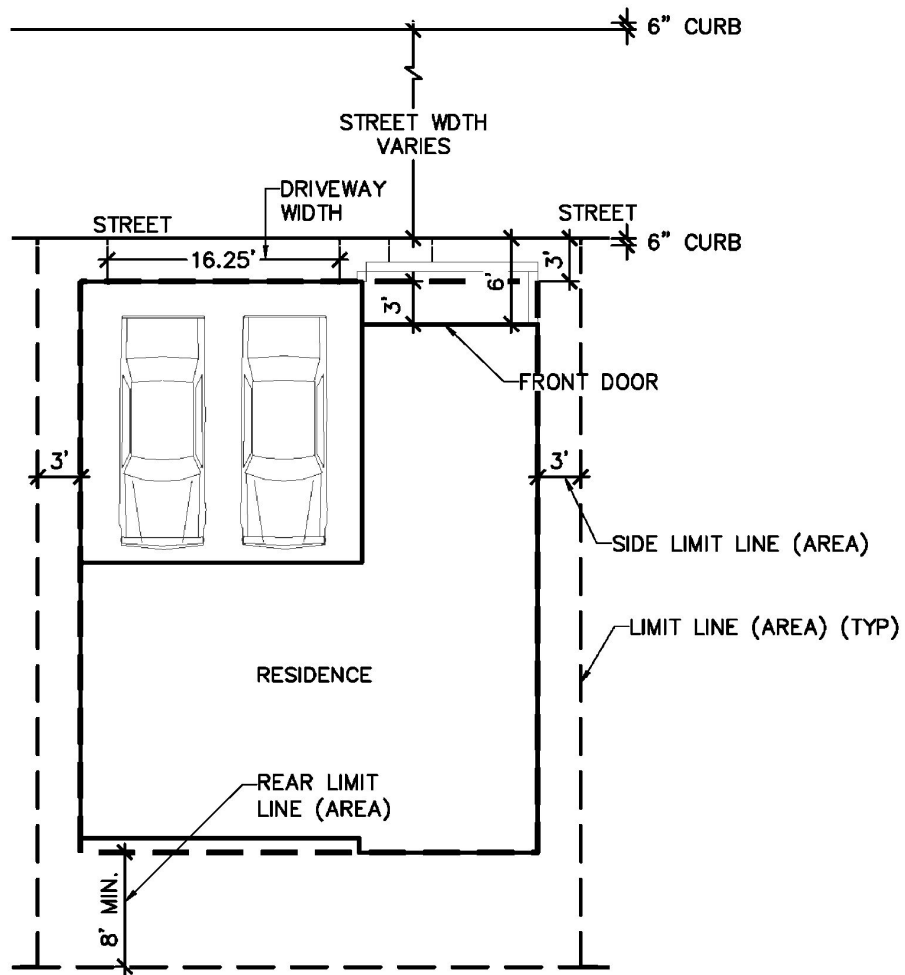
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TYPICAL SETBACKS:

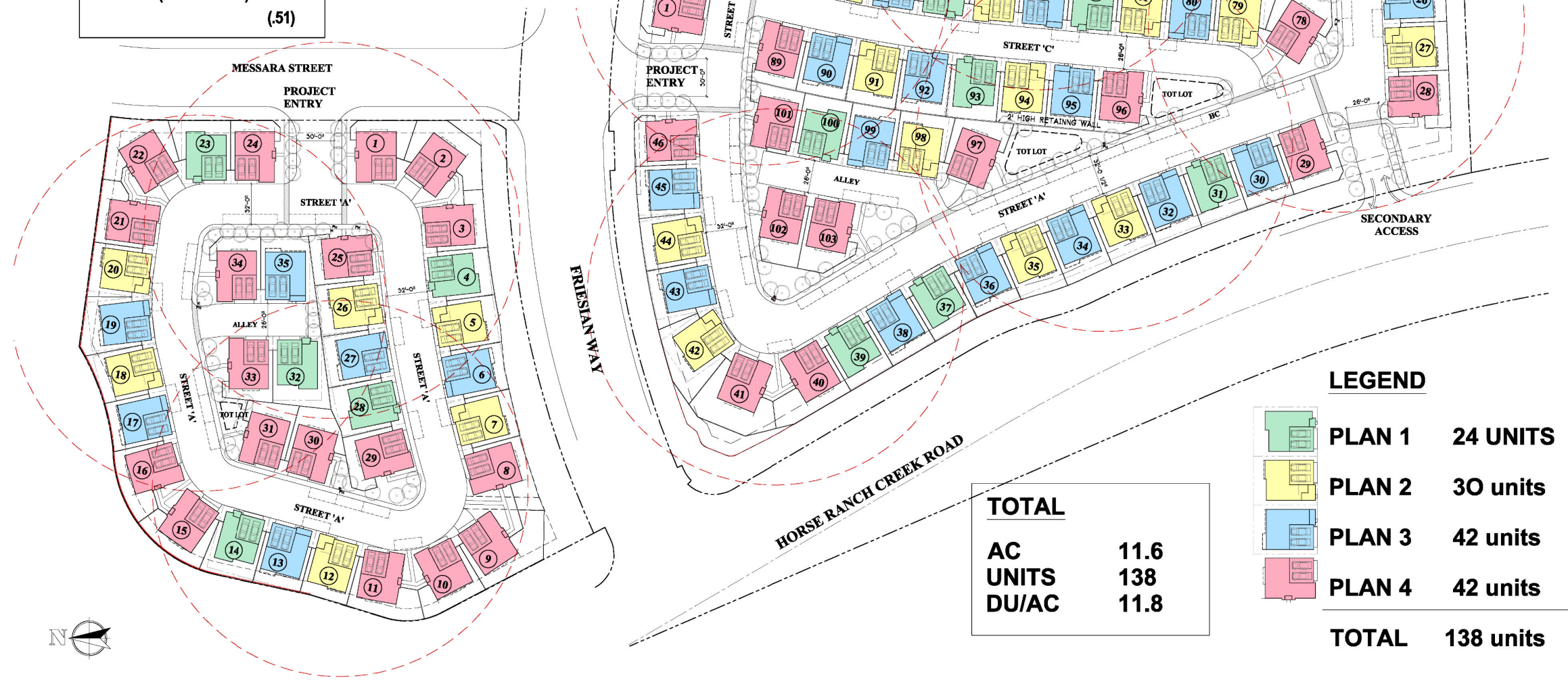
GARAGE DOOR: 3 FEET FROM STREET
 FRONT YARD: 6 FEET FROM LIMIT LINE
 SIDE YARD: 3 FOOT SIDE YARD LIMIT
 REAR YARD: 8 FEET

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ROW & PARKING	
LOOP ROAD	32' WIDE W/ PARKING 2 SIDES
STREET B, C	26' WIDE W/ PARKING 1 SIDE
EV	(1) ONE DEVICE IN RESIDENT GARAGE
BIKE	PARKING IN RESIDENT GARAGE
GARAGE	19'X19' MIN. W/ GAR DR. WINDOWS
ADA	(1) ONE SPACE @ SOUTH PARCEL TOT LOT

SOUTH PARCEL	
AC	8.9
UNITS	103
DU/AC	11.5
PARKING	
(2 PER GARAGE)	206
GUEST (ON STREET)	69
	(.66)

NORTH PARCEL	
AC	2.7
UNITS	35
DU/AC	12.9
PARKING	
(2 PER GARAGE)	70
GUEST (ON STREET)	18
	(.51)



LEGEND	
	PLAN 1 24 UNITS
	PLAN 2 30 units
	PLAN 3 42 units
	PLAN 4 42 units
TOTAL	138 units

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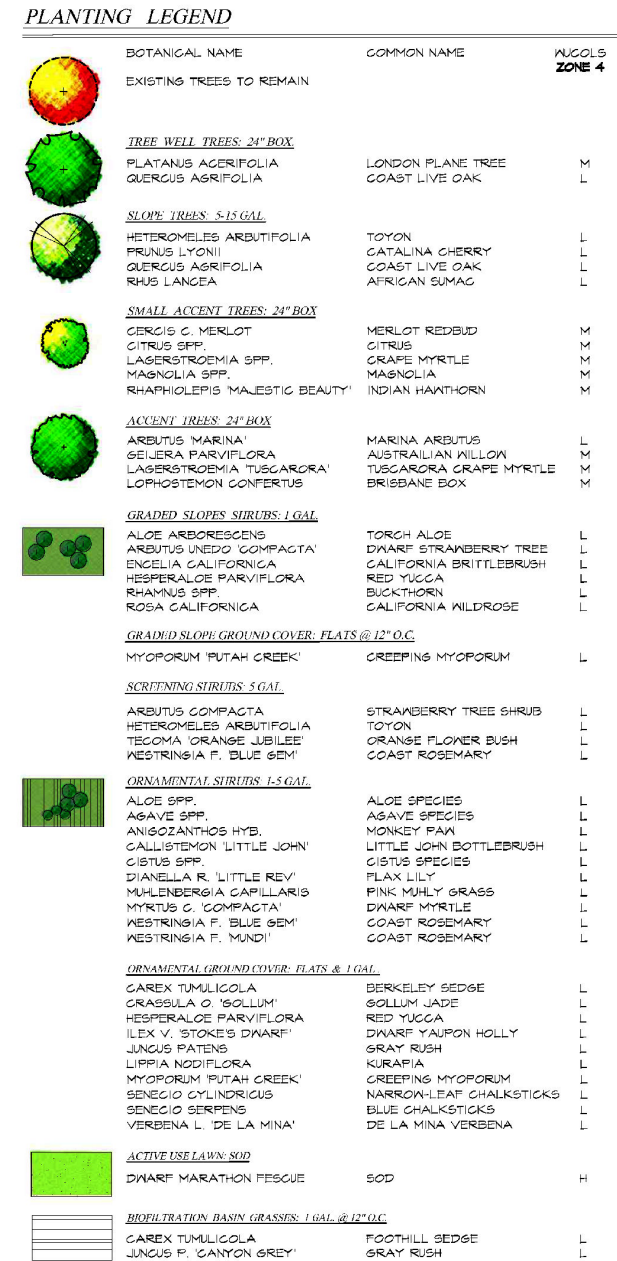


FENCING LEGEND

SYMBOL	DESCRIPTION
—	6' HT. TAN VINYL YARD FENCE & GATE
- - - - -	6' HT. TUBULAR STEEL VEW FENCE
—●—●—●—	2-RAIL VINYL FENCE
- - - - -	42" HT. CABLE GUARD RAIL AT TOP OF CIVIL ENG'S RETAINING WALL
—	6' HT. TAN SLUMP BLOCK WALL WITH 16" TAN SLUMP BLOCK PILASTERS
- - - - -	6' HT. TAN SLUMP BLOCK WALL WITH SLURRY COAT AND BATTERED STONE PILASTERS
- - - - -	6' HT. TAN SLUMP BLOCK SOUND WALL WITH BATTERED STONE PILASTERS
- - - - -	TAN SLUMP BLOCK RETAINING WALL PER CIVIL ENGINEER'S PLANS
- - - - -	EXISTING TUBULAR STEEL FENCE PER SPORTS PARK PLANS
—●—●—●—	EXISTING 5-RAIL VINYL FENCE

Landscape Concept Plan
Passerelle
 August 14, 2023

HOWARD ASSOCIATES
 landscape architecture
 1951 fourth avenue
 suite 300
 san diego ca 92101 619 718 9660
 julie@howardassoc.com
 r1a 2681
 Sheet 2 of 4



<u>SYMBOL</u>	<u>DESCRIPTION</u>
-----	6' HT. TAN VINYL YARD FENCE & GATE
*****	6' HT. TUBULAR STEEL VIBEN FENCE
○---○	2-RAIL VINYL FENCE
- - - - -	42" HT. CABLE GUARD RAIL AT TOP OF CIVIL ENG'S RETAINING WALL
=====	6' HT. TAN SLUMP BLOCK WALL WITH 16" TAN SLUMP BLOCK PILASTERS
== == ==	6' HT. TAN SLUMP BLOCK WALL WITH SLURRY COAT AND BATTERED STONE PILASTERS
*****	8' HT. TAN SLUMP BLOCK SOUND WALL WITH BATTERED STONE PILASTERS
- - - - -	TAN SLUMP BLOCK RETAINING WALL PER CIVIL ENGINEER'S PLANS.
-----	EXISTING TUBULAR STEEL FENCE PER SPORTS PARK PLANS.
○---○	EXISTING 3-RAIL VINYL FENCE



in 2681
♦ ♦ ♦ HOWARD ♦ ♦ ♦
♦ ♦ ♦ ASSOCIATES ♦ ♦ ♦
♦ ♦ ♦ landscape architecture ♦ ♦ ♦
1931 fourth avenue
suite 302
san diego ca 92101 619 718 9660
julie@howardassoc.com

Sheet 3 of 4

PASSERELLE

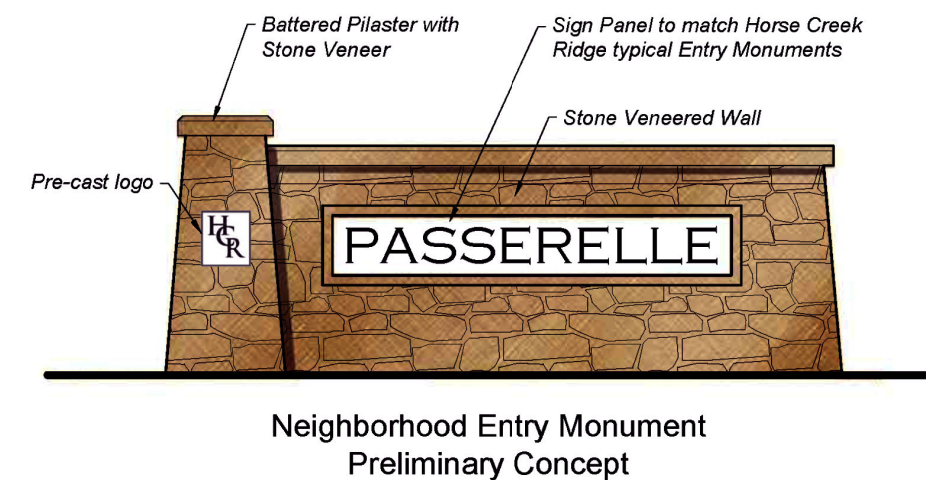
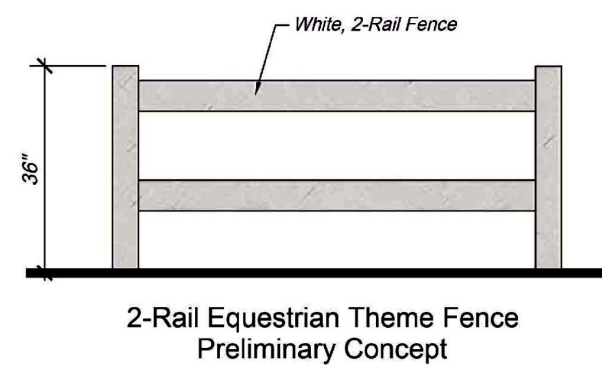
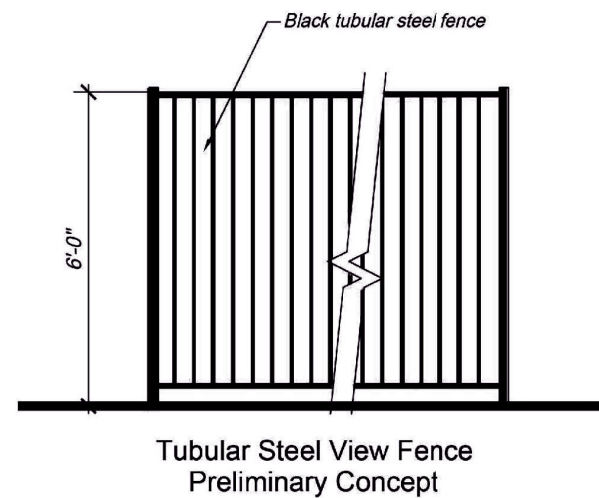
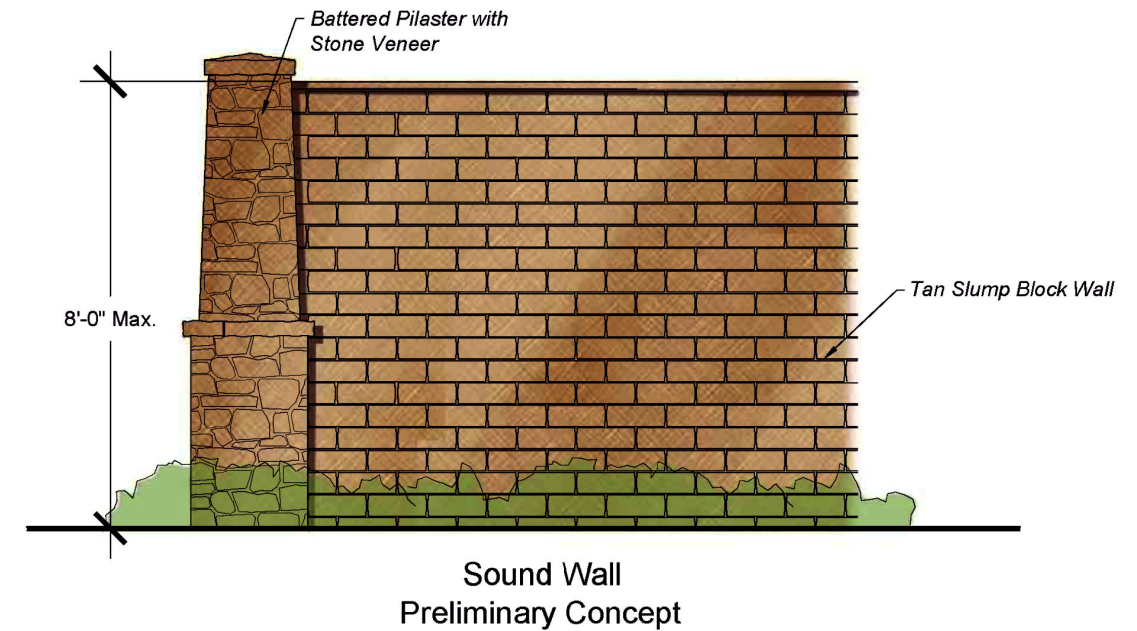
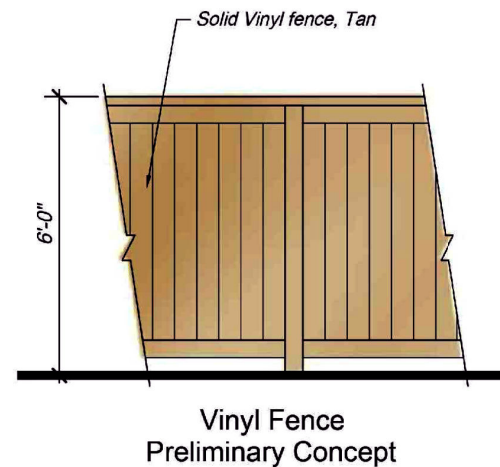
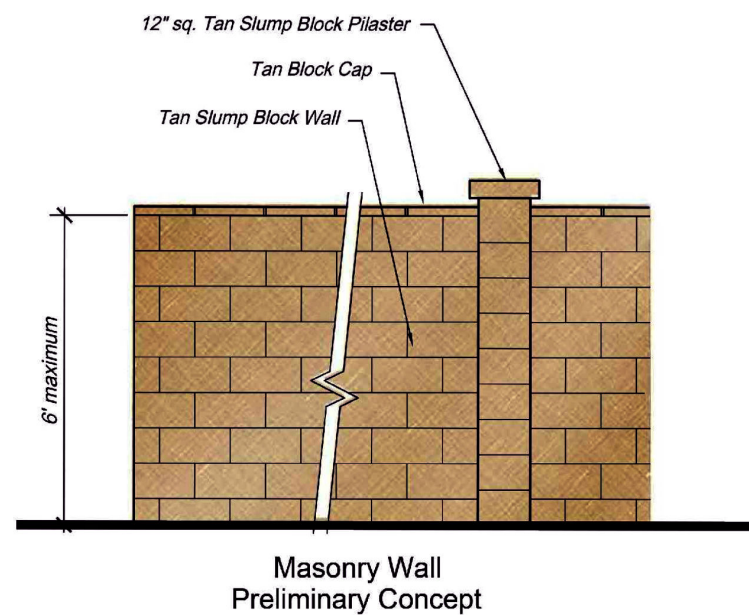
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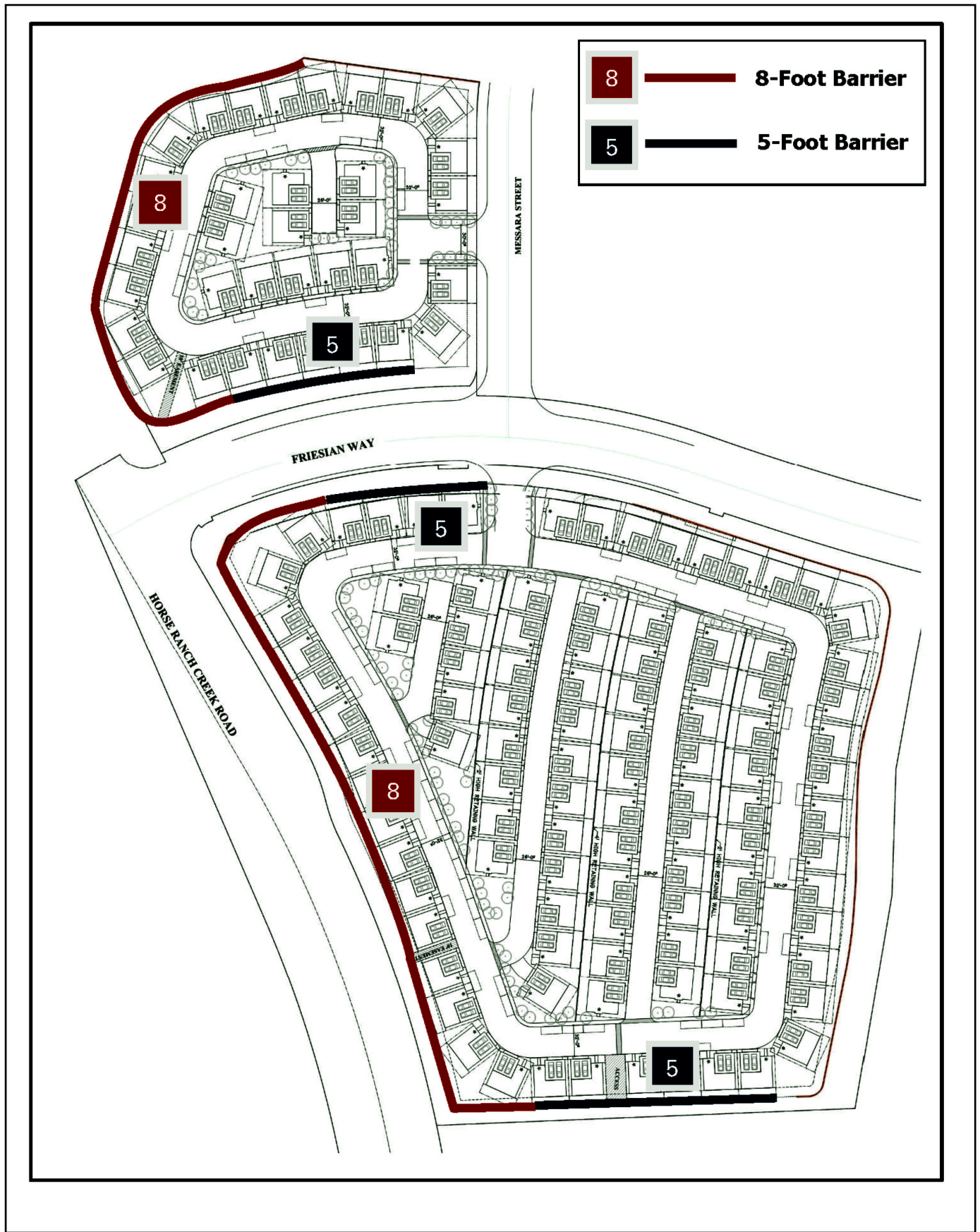
Source: Howard Associates (8/14/23)

FIGURE 24

February 2024



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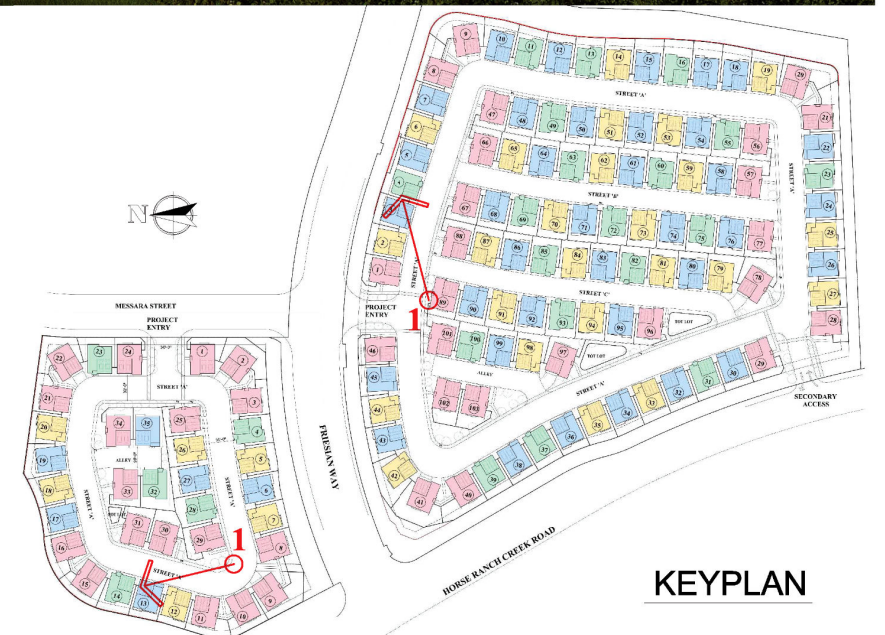


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TYPICAL STREET SCENE @ NORTH & SOUTH PARCEL

1



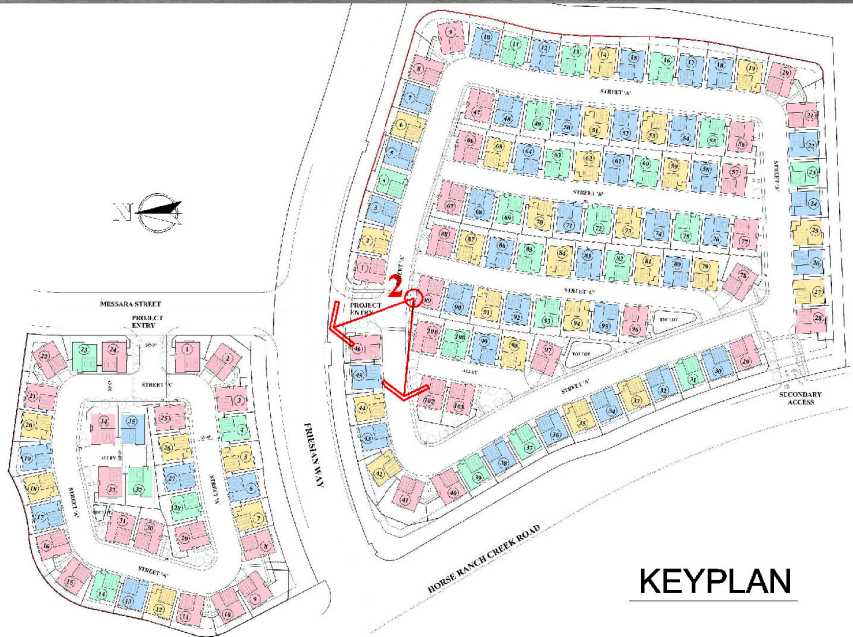
KEYPLAN

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ENTRY DRIVE AND RESIDENCES @ SOUTH PARCEL

2



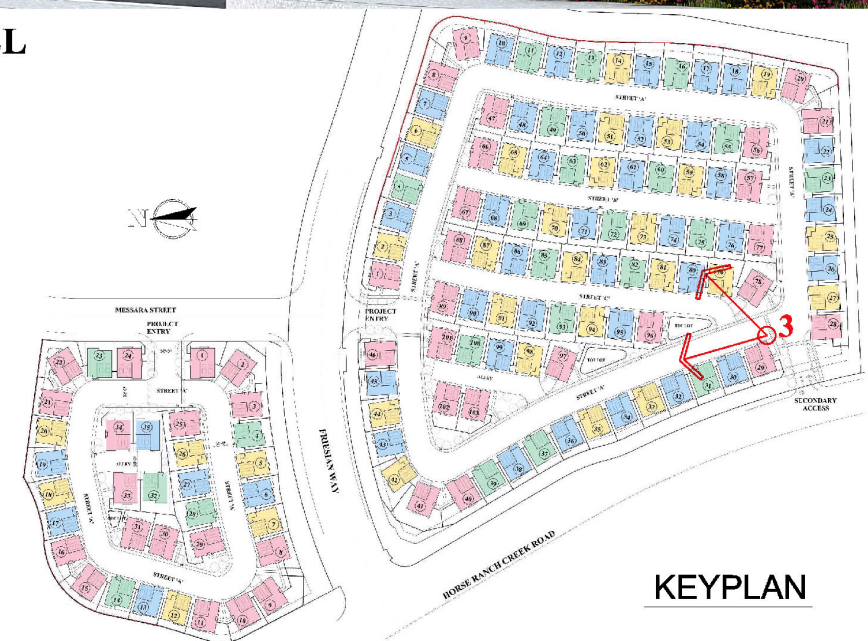
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RESIDENCES AND PASSIVE PARK @ SOUTH PARCEL

3



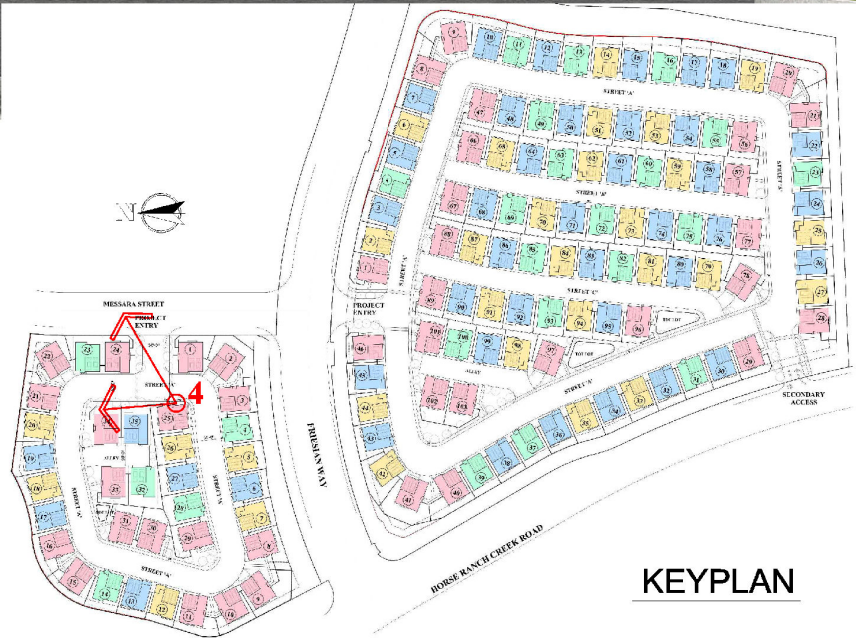
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ENTRY DRIVE AND RESIDENCES @ NORTH PARCEL

4



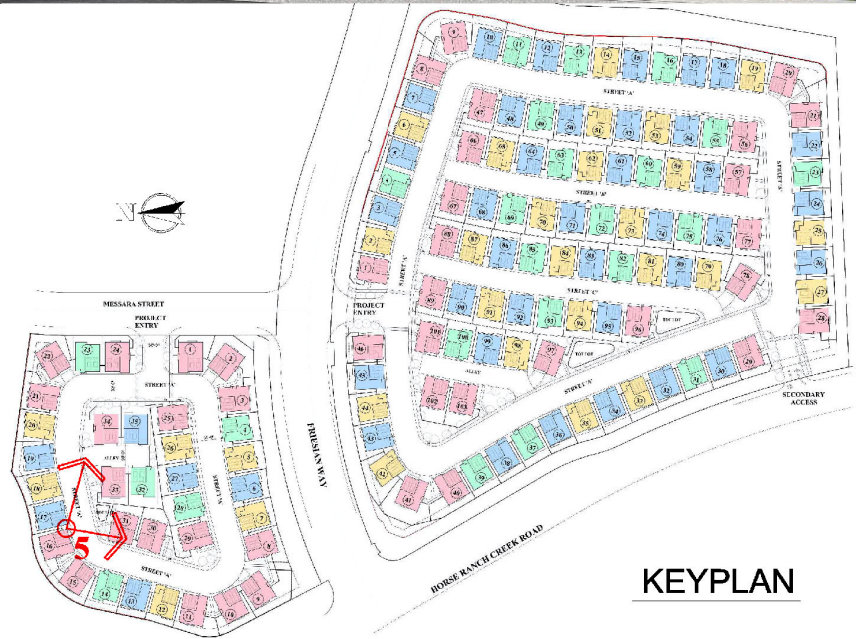
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RESIDENCES AND TOT LOT @ NORTH PARCEL

5



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PLAN AND ELEVATION PLOTTING

NORTH PARCEL

Unit Number	Plan Type	Elevation Type	Color Scheme	Architectural Styles
1	4R	C	4	S - Spanish
2	4	S	1	C - Cottage
3	4R	T	7	T- Traditional
4	1	C	5	
5	2R	S	2	
6	3	T	8	
7	2R	S	3	
8	4	C	6	
9	4R	T	9	
10	4	S	1	
11	4R	C	4	
12	2	T	7	
13	3R	S	2	
14	1	C	5	
15	4	T	8	
16	4R	C	6	
17	3	T	9	
18	2R	S	3	
19	3	T	7	
20	2R	C	4	
21	4	S	1	
22	4R	T	8	
23	1R	C	5	
24	4	S	2	
25	4	S	3	
26	2R	T	9	
27	3	C	6	
28	1R	C	4	
29	4	T	7	
30	4	C	5	
31	4R	T	8	
32	1R	S	1	
33	4	C	6	
34	4R	S	2	
35	3	T	9	

SOUTH PARCEL

Unit Number	Plan Type	Elevation Type	Color Scheme	Architectural Styles
1	4R	C	4	S - Spanish
2	2	S	1	C - Cottage
3	3R	T	7	T- Traditional
4	1	S	2	
5	3R	C	5	
6	2	T	8	
7	3R	S	3	
8	4	C	6	
9	4R	T	9	
10	3R	C	4	
11	1	S	1	
12	3R	T	7	
13	1	C	5	
14	2R	S	2	
15	3	T	8	
16	1R	C	6	
17	3	S	3	
18	3R	C	4	
19	2	S	1	
20	4	T	9	
21	4R	C	5	
22	3	A	3	
23	1	C	6	
24	3R	T	7	
25	2R	C	4	
26	3	S	2	
27	2R	T	8	
28	4	C	5	
29	4R	T	9	
30	3	C	6	
31	1	S	3	
32	3R	T	7	
33	2	C	4	
34	3R	T	8	
35	2	S	1	
36	3R	C	5	
37	1	S	2	
38	3R	T	9	
39	1	S	3	
40	4	T	7	
41	4R	C	6	
42	2	S	1	
43	3R	T	8	
44	2	C	4	
45	3R	T	9	
46	4	S	2	
47	4	T	7	
48	3R	C	5	
49	1	S	3	
50	3R	T	8	
51	2	C	6	
52	3R	S	1	
53	2	T	9	
54	3R	C	4	
55	1	C	5	
56	4R	T	7	
57	4	C	6	
58	3R	S	2	
59	2	T	8	
60	1R	C	4	

Unit Number	Plan Type	Elevation Type	Color Scheme	Architectural Styles
31	1	S	3	S - Spanish
32	3R	T	7	C - Cottage
33	2	C	4	T- Traditional
34	3R	T	8	
35	2	S	1	
36	3R	C	5	
37	1	S	2	
38	3R	T	9	
39	1	S	3	
40	4	T	7	
41	4R	C	6	
42	2	S	1	
43	3R	T	8	
44	2	C	4	
45	3R	T	9	
46	4	S	2	
47	4	T	7	
48	3R	C	5	
49	1	S	3	
50	3R	T	8	
51	2	C	6	
52	3R	S	1	
53	2	T	9	
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55	1	C	5	
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59	2	T	8	
60	1R	C	4	
61	3	S	3	
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67	4	T	9	
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72	1	C	4	
73	2R	T	7	
74	3	S	1	
75	1R	C	5	
76	3	T	8	
77	4R	S	2	
78	4	C	6	
79	2	S	3	
80	3R	C	4	
81	2	T	9	
82	1R	C	5	
83	3	S	1	
84	2R	T	7	
85	1	C	6	
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90	3R	C	5	
91	2	S	3	
92	3R	T	7	
93	1R	S	1	
94	2	C	6	
95	3	T	8	
96	4R	S	2	
97	4	S	3	
98	3R	T	9	
99	2	S	1	
100	1	C	4	
101	1R	T	7	
102	4	S	2	
103	4R	C	5	

PROGRAM SUMMARY

Plan	Br	Ba	Feature	SF	Garage	Plotting	%
1	3 3 up	3.5	bonus / bath at 3rd floor	2250	2 car	24	18
2	4 4 up	3.5	bonus / bath at 3rd floor	2350	2 car	30	22
3	4 4 up	3.5	bonus / bath at 3rd floor	2450	2 car	42	30
4	4 3 up / 1 dn	4	bonus / bath at 3rd floor	2575	2 car	42	30
						138	100

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Passerelle - Plan and Elevation Plotting

PASSERELLE

NOT TO SCALE

Source: Bucilla Group Architecture (01/20/22)

FIGURE 32

February 2024



SITE OVERVIEW @ SOUTH PARCEL

6



KEYPLAN



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VIEW FROM THE PARK @ SOUTH PARCEL

7



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OVERVIEW @ NORTH PARCEL

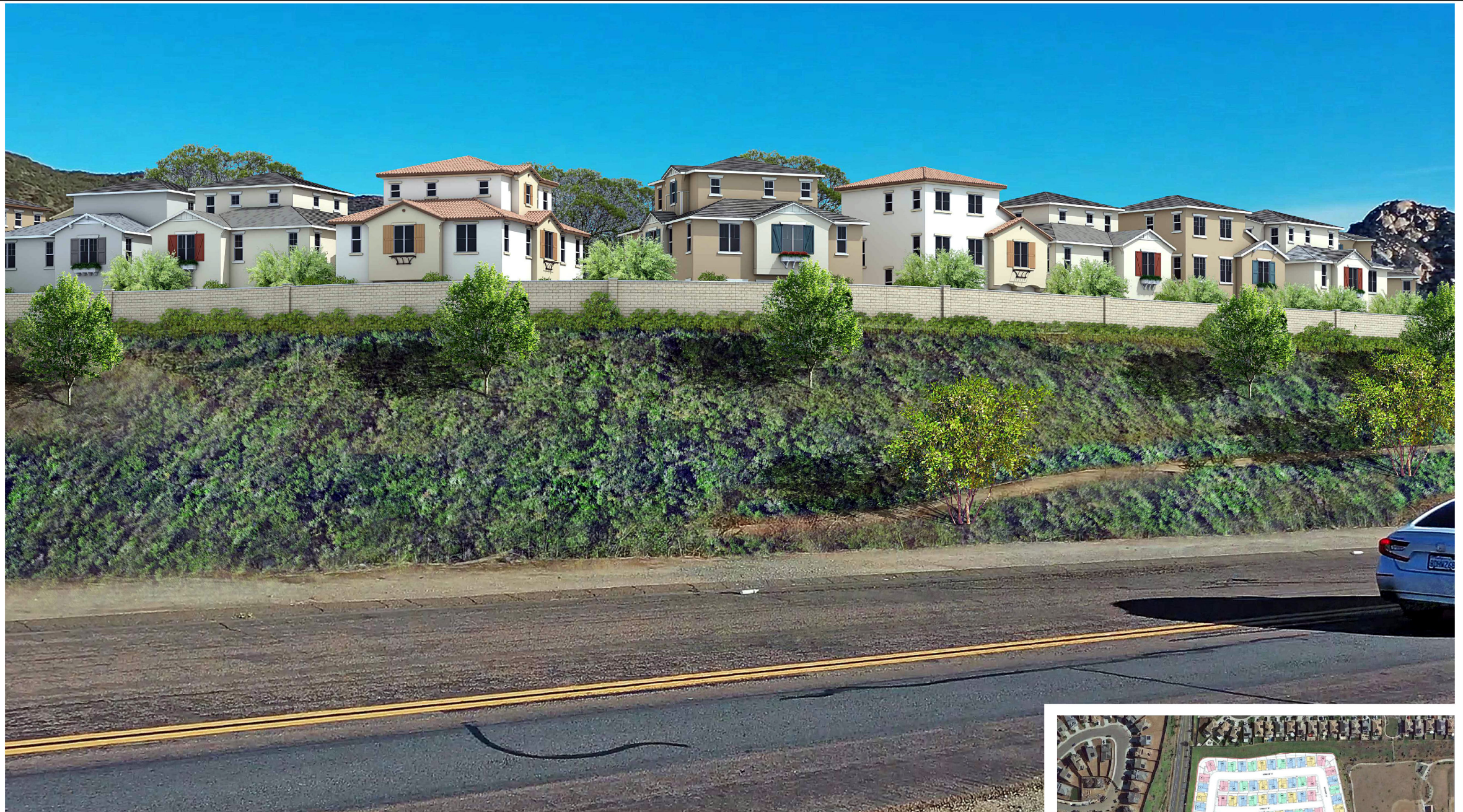
8



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VIEW FROM HORSE CREEK RANCH RD @ NORTH PARCEL

9



KEYPLAN



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VIEW FROM HORSE CREEK RANCH RD @ SOUTH PARCEL

10



KEYPLAN



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VIEW FROM FREEWAY

11



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