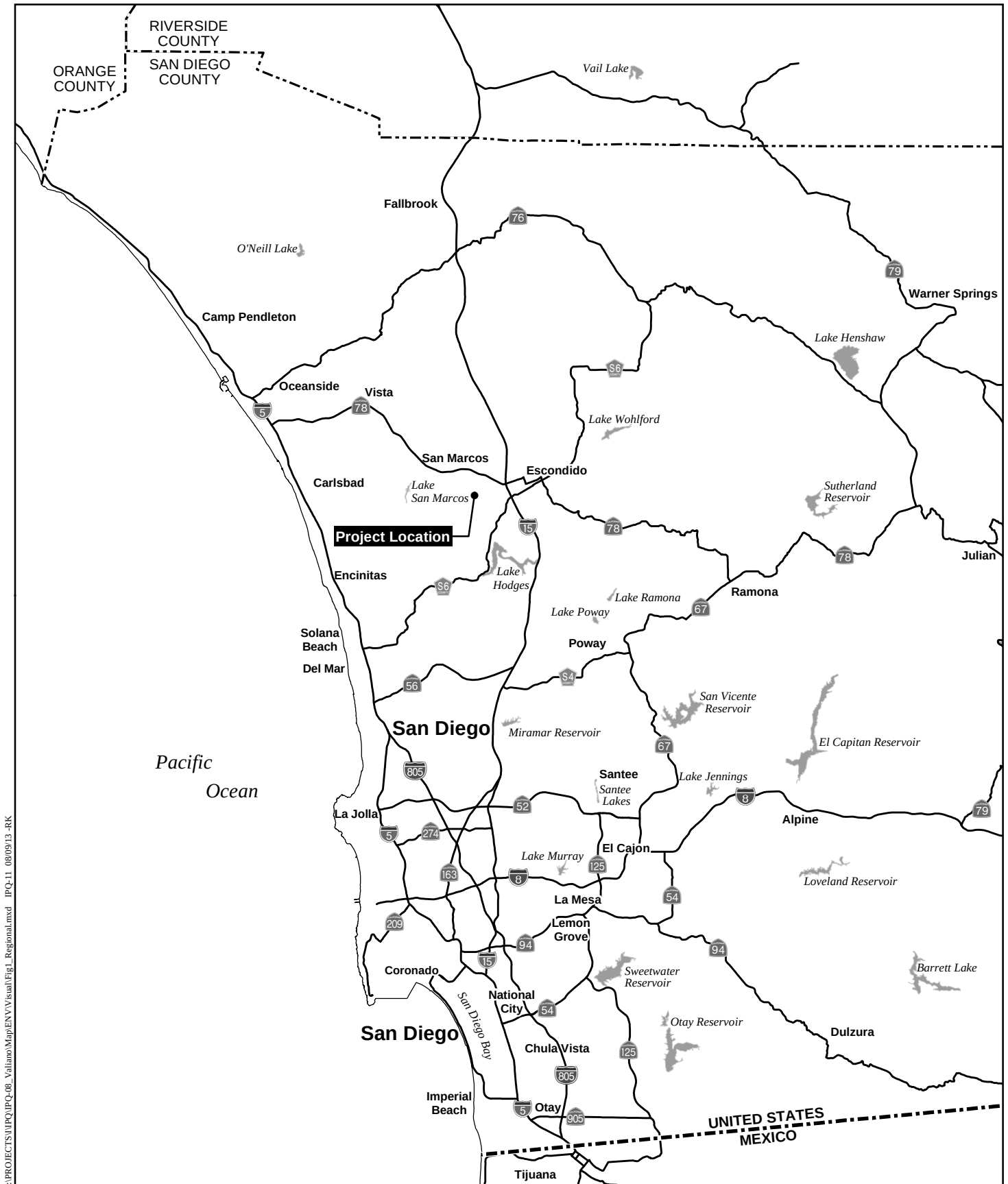


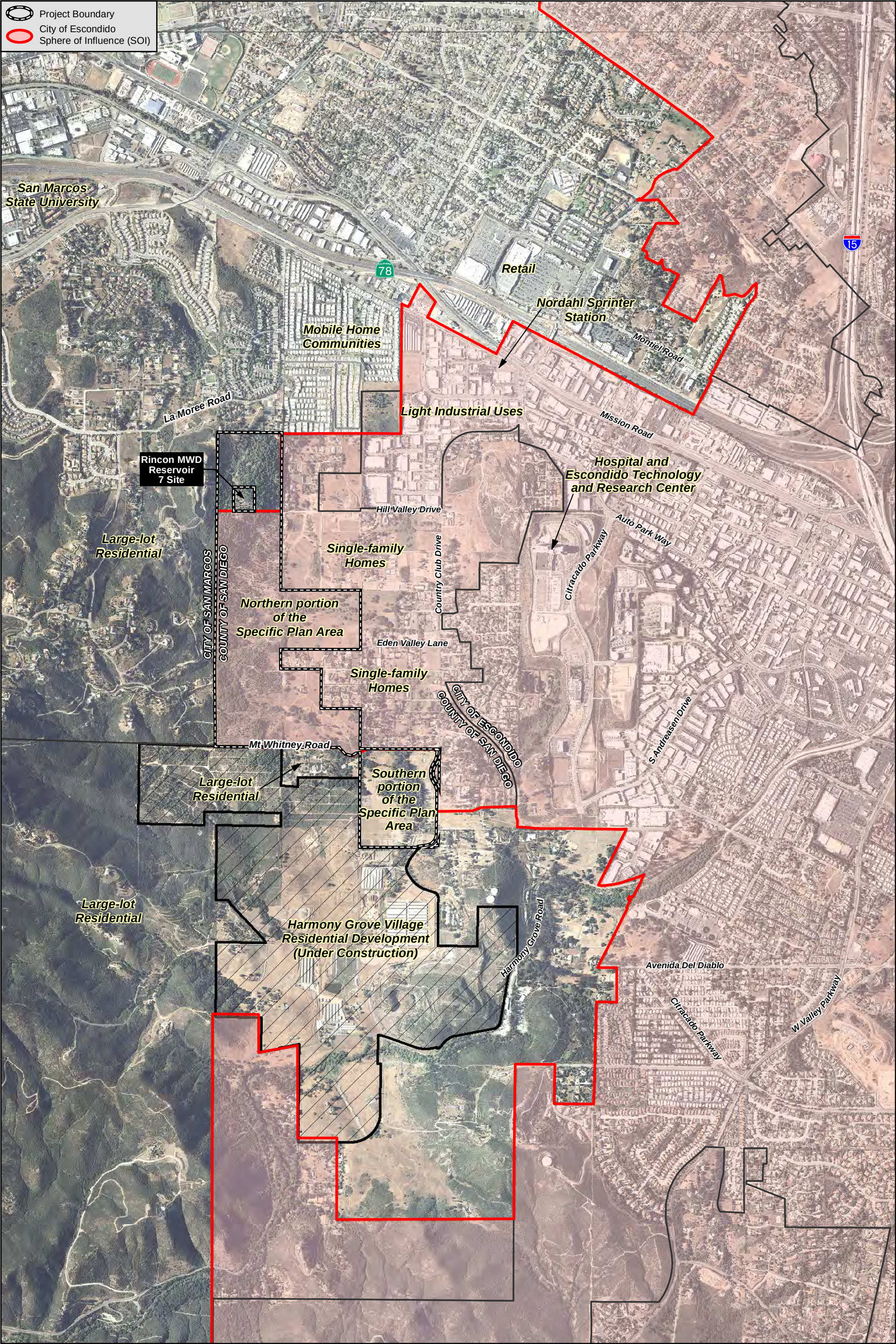


Regional Location Map

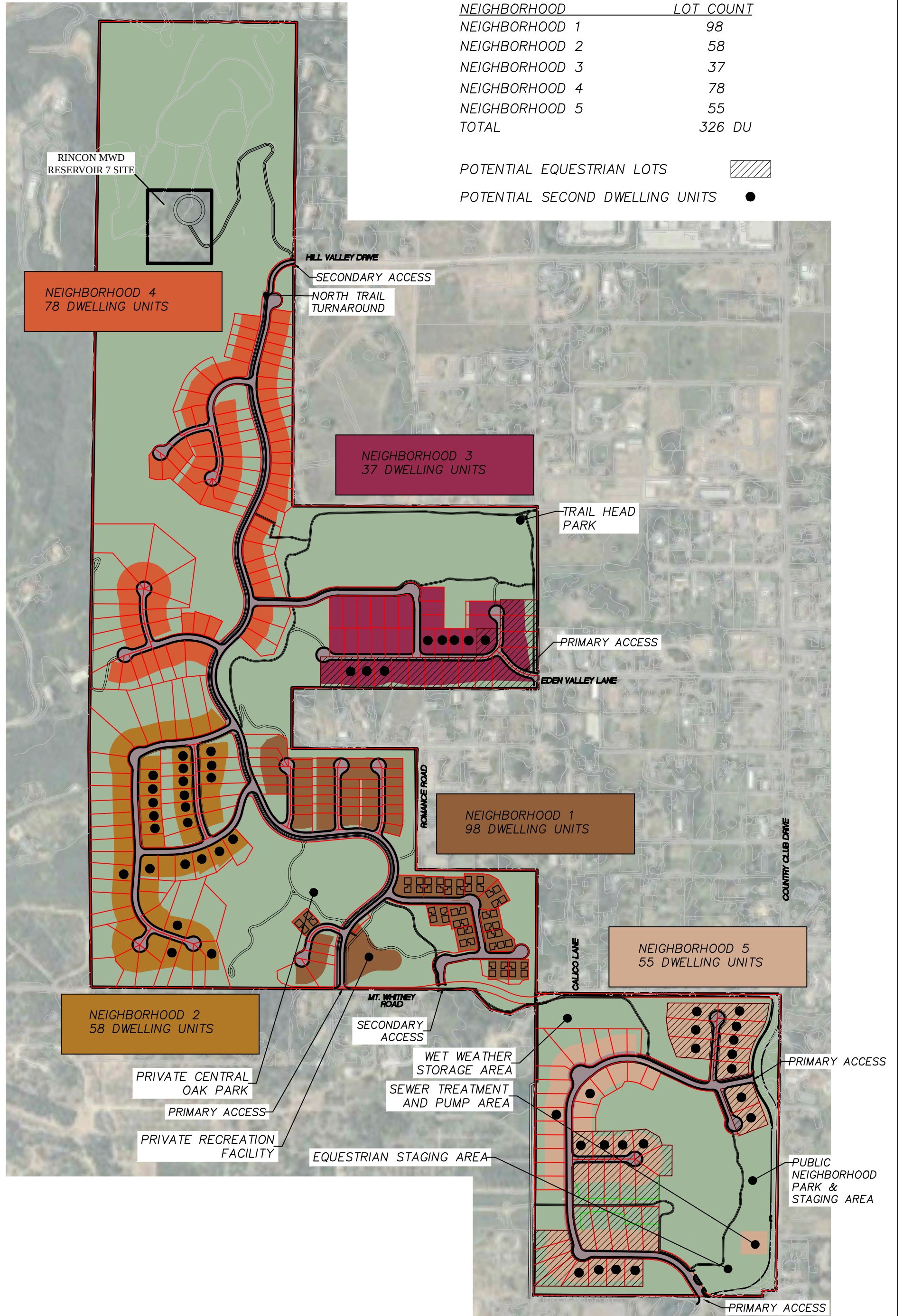
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Figure 1

-  Project Boundary
-  City of Escondido
-  Sphere of Influence (SOI)



Aerial Vicinity Map



Source: Fuscoe Engineering 2015

Neighborhood Layout



I:\PROJECTS\IPQ\IPQ-08_Valiano\Map\ENV\Visual\Fig4b_Reservoir.mxd IPQ-11 10/23/15 RK

Rincon MWD Easement and Reservoir



ITALIAN



SPANISH

Source: Summa Architecture 2015

Typical Architectural Detailing Options

VALIANO

Figure 5a-1



MONTEREY



MISSION

Typical Architectural Detailing Options

VALIANO

Figure 5a-2



EURO COTTAGE

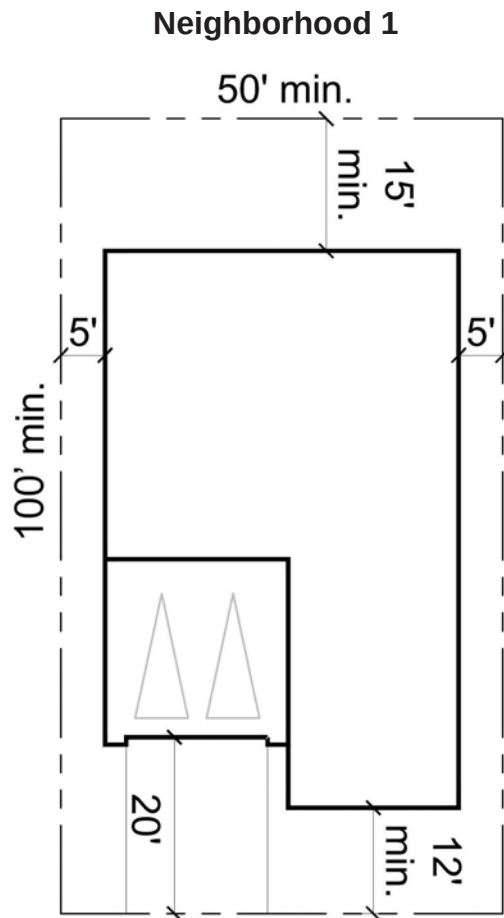


CRAFTSMAN

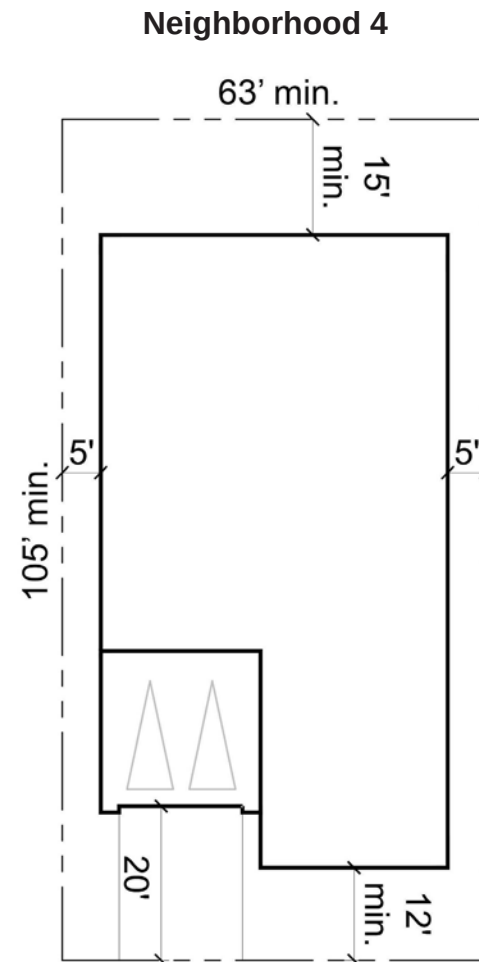
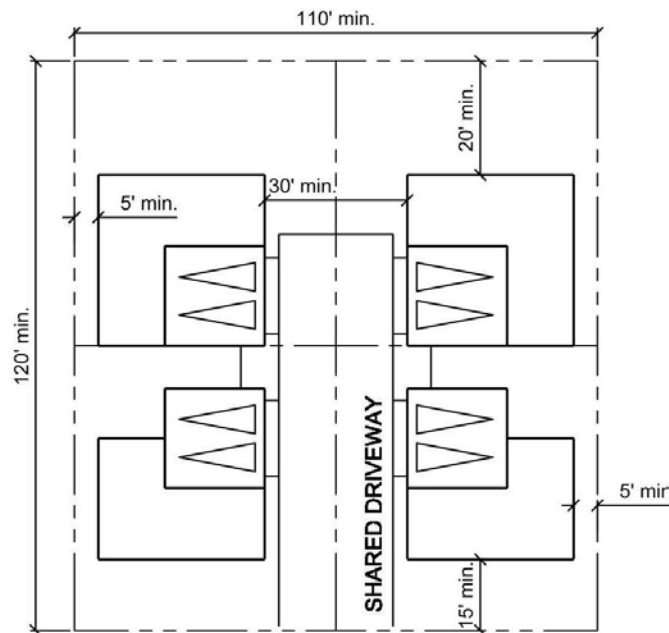
Typical Architectural Detailing Options

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Figure 5a-3



Neighborhood 1 Courtyard Configuration

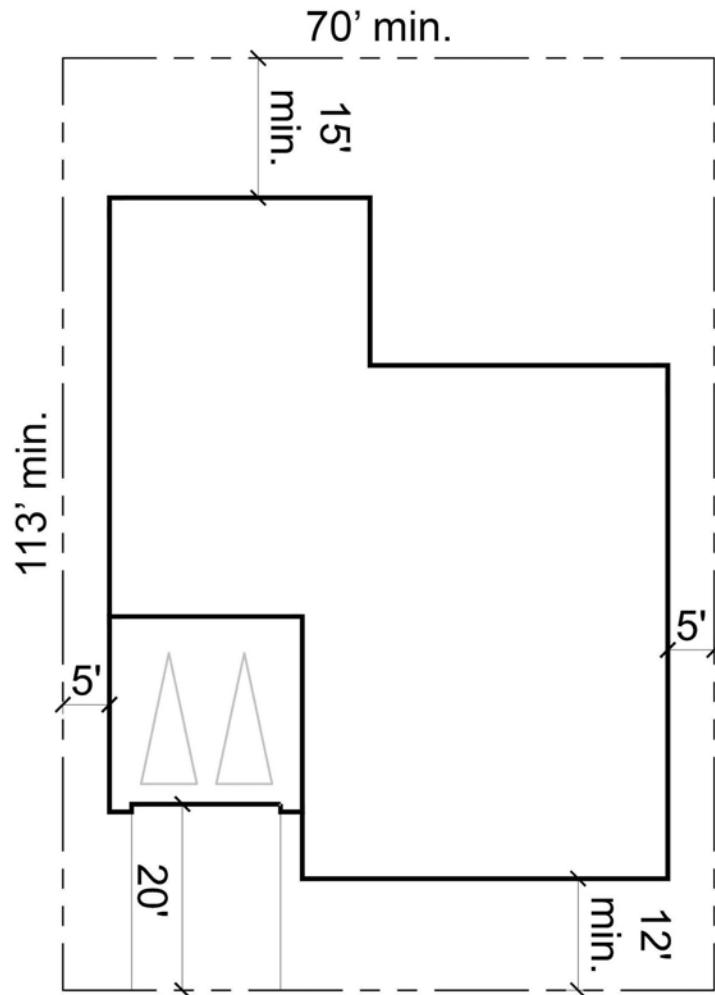


Source: Robert Hidey Architects

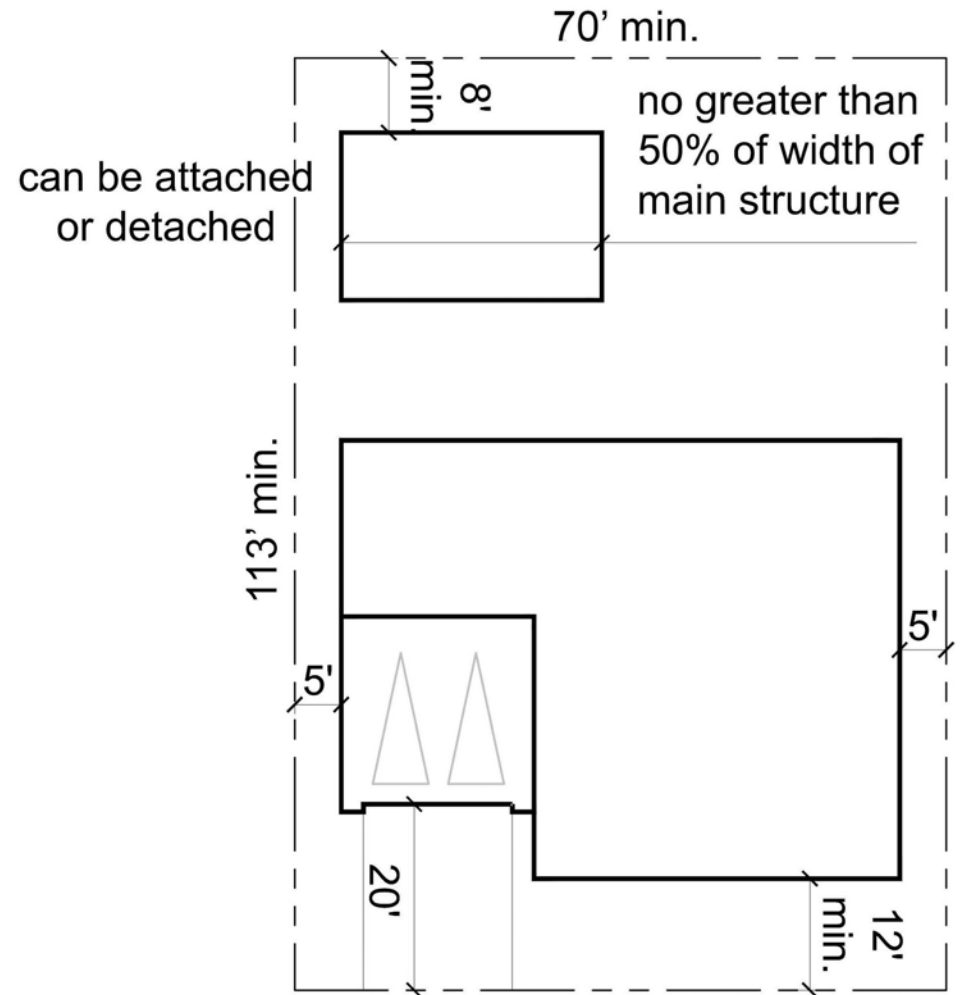
Neighborhoods 1 and 4 - Typical Lot Configurations

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Figure 5b-1



NEIGHBORHOODS 2 AND 3



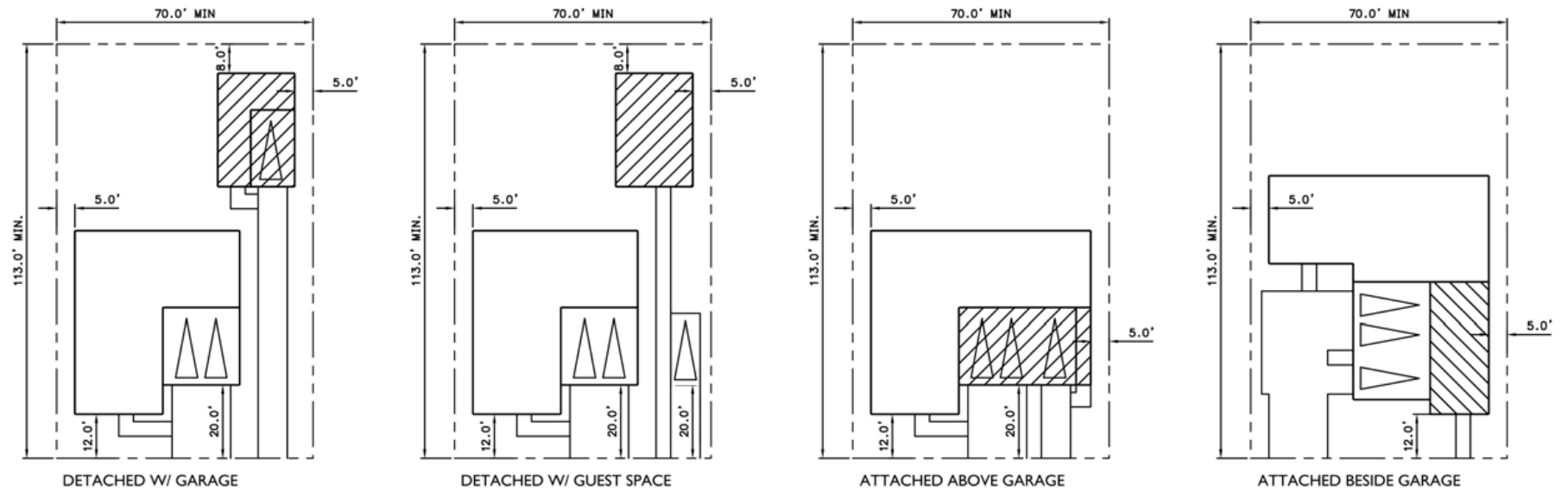
**NEIGHBORHOODS 2 AND 3
SECONDARY UNIT SETBACK**

Source: Robert Hidey Architects

Nearhoods 2 and 3 - Typical Lot Configurations

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Figure 5b-2

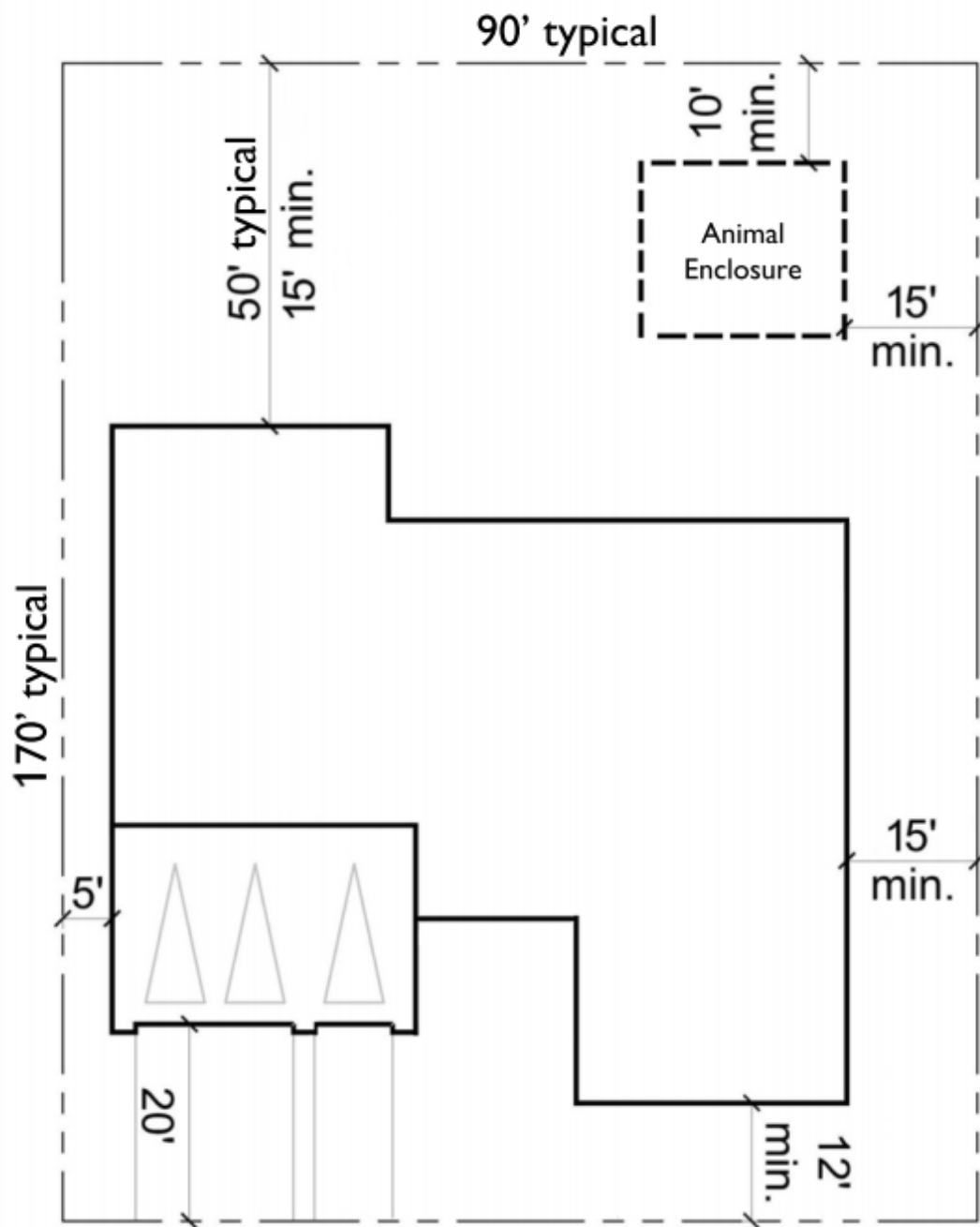


Source: Robert Hidey Architects 2015

Examples of Second Unit Configurations

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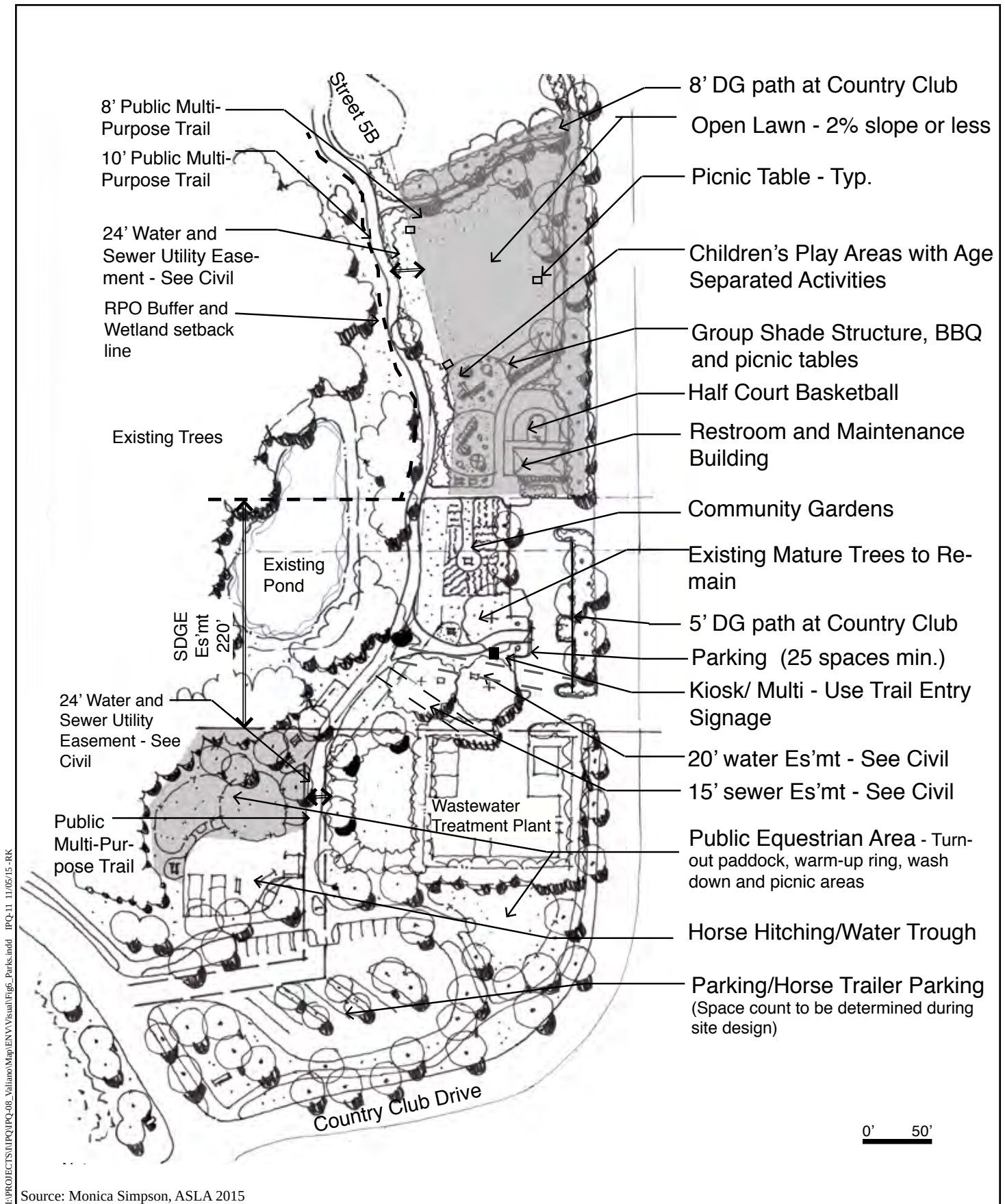
Figure 5b-3



Source: Robert Hidey Architects

Neighborhoods 3 and 5 - Typical Lot Configuration

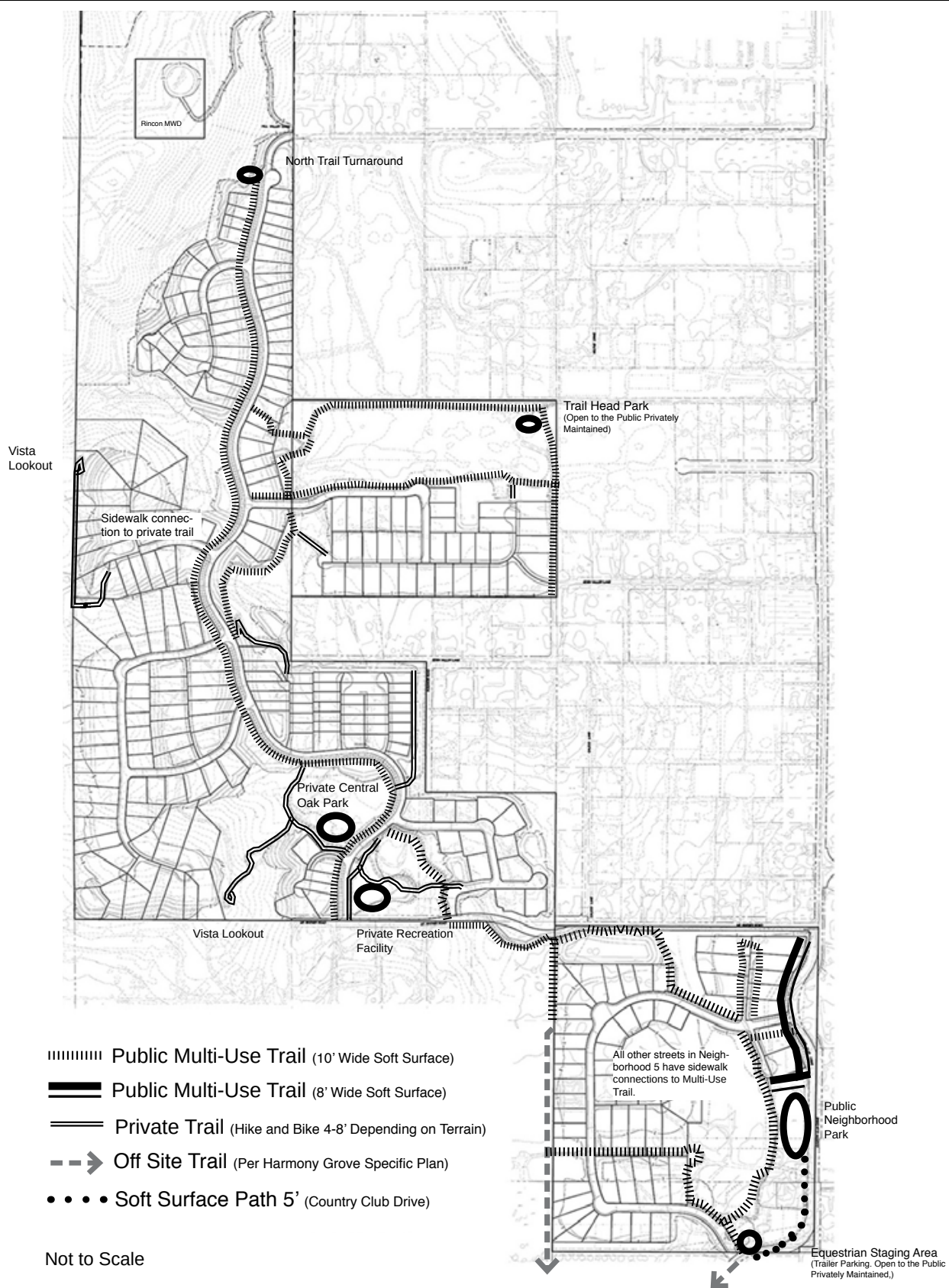
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Public Neighborhood Park Concept Plan

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Figure 6

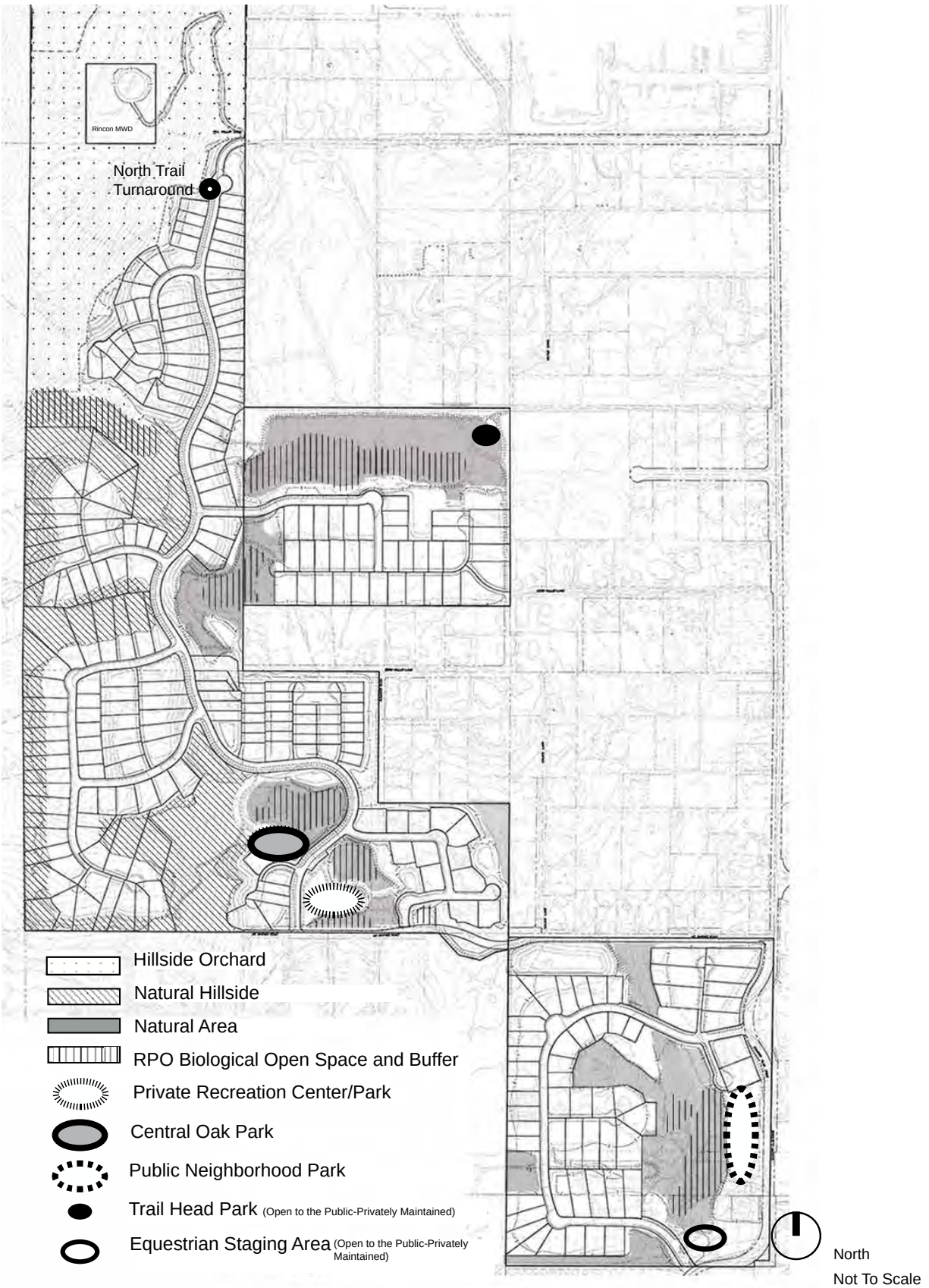


Source: Monica Simpson, ASLA 2015

Conceptual Trail Plan

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Figure 7



Source: Monica Simpson, ASLA 2015

Open Space and Recreation

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Figure 8a