

PROJECT SUMMARY

THREE-STORY CONDOMINIUMS			
RESIDENCES			52 HOMES
GROSS SITE AREA			2.63 ACRES
NET SITE AREA			2.23 ACRES
NET DENSITY			24.0 DU/AC
PARKING			131 SP (2.5 SP/DU)
ZONING			R-22

PRODUCT MIX

25	PLAN 1	3BD+DEN/2.5 BA	1,440 SF
27	PLAN 2	3BD/2.5 BA	1,470 SF
52 TOTAL UNITS			

PARKING SUMMARY

REQUIRED	
52 X 2.00 =	104 SP
52 X 0.25 GUEST =	13 SP
TOTAL	117 SP

PROVIDED - ONSITE / PRIVATE

GARAGE	104 SP
OPEN PERPENDICULAR	6 SP
OPEN PARALLEL	9 SP
TOTAL	119 SP

PROVIDED - OFFSITE / PUBLIC

STREET	12 SP
TOTAL	131 SP

ELECTRIC VEHICLE PARKING
15 GUEST X 13% = 2 SP REQUIRED / PROVIDED

EACH GARAGE SHALL BE INSTALLED WITH A MIN. LEVEL 2 EVCS (52 GARAGES = 52 EVCS)

SITE COVERAGE

BUILDINGS	32,292 SF	33%
PAVEMENT	34,776 SF	36%
OPEN SPACE	30,071 SF	31%
TOTAL NET AREA	97,139 SF	100%

OPEN SPACE

PRIVATE OPEN SPACE REQUIRED	
52 X 60 =	3,120 SF

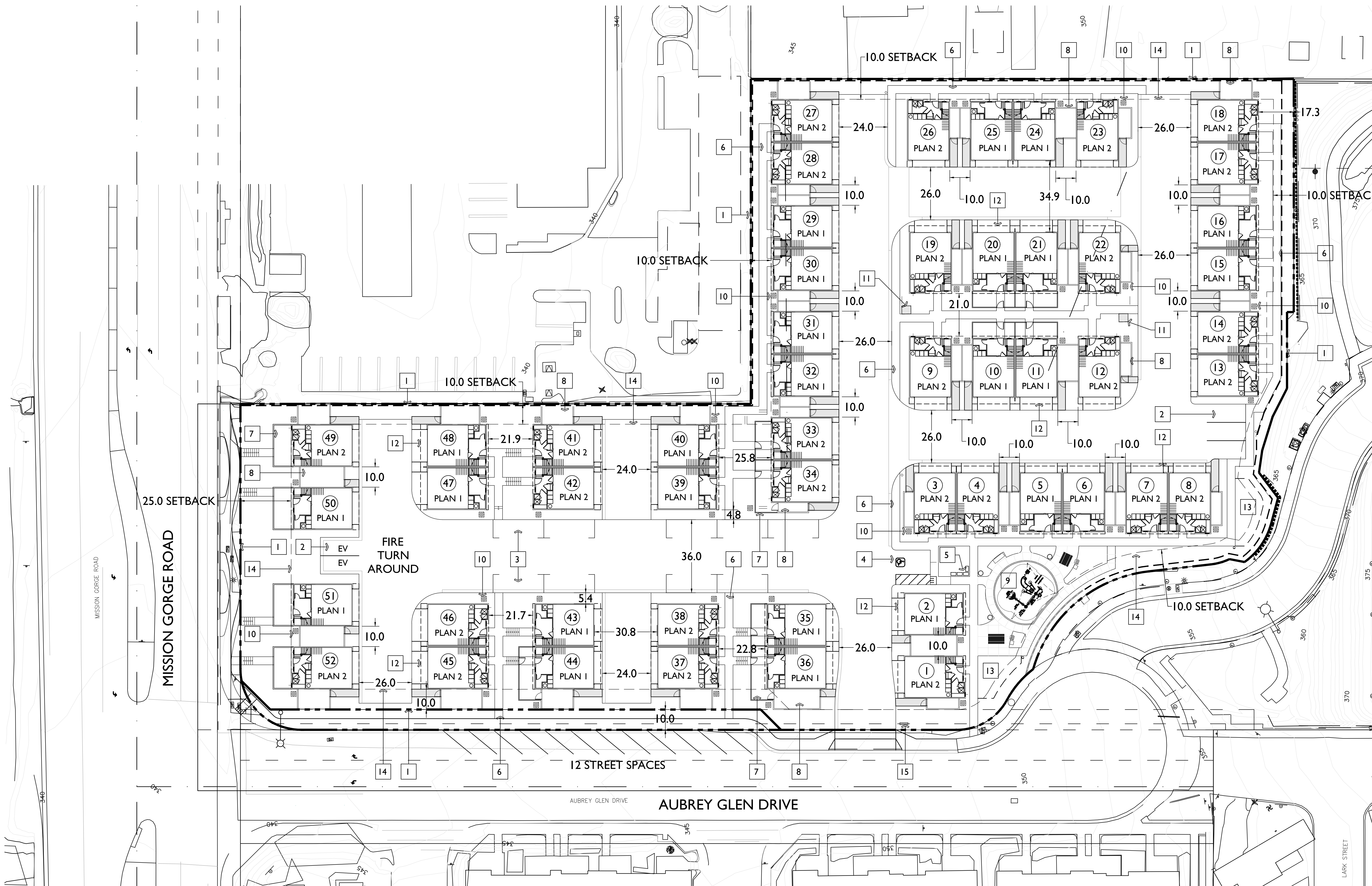
PROVIDED

DECK	4,140 SF
PATIO	7,162 SF
TOTAL	11,302 SF

COMMON OPEN SPACE REQUIRED

52 X 100 =	5,200 SF
PROVIDED	5,490 SF

- KEYNOTES**
- 1 PROPERTY LINE
 - 2 PERPENDICULAR PARKING SPACE (9' X 19')
 - 3 PARALLEL PARKING SPACE (9' X 25')
 - 4 ACCESSIBLE PARKING SPACE (9' X 19')
 - 5 MAILBOX LOCATION
 - 6 4FT MINIMUM WIDE WALKWAY
 - 7 PRIVATE PATIO
 - 8 PRIVATE YARD
 - 9 COMMON REC AREA
 - 10 AC UNIT
 - 11 TRANSFORMER
 - 12 LINE OF FLOOR ABOVE
 - 13 OPEN LAWN AREA
 - 14 SETBACK LINE
 - 15 LIGHTED DIRECTORY MAP



SANTEE, CA

KB HOME
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858.877.4256

AUBREY GLEN

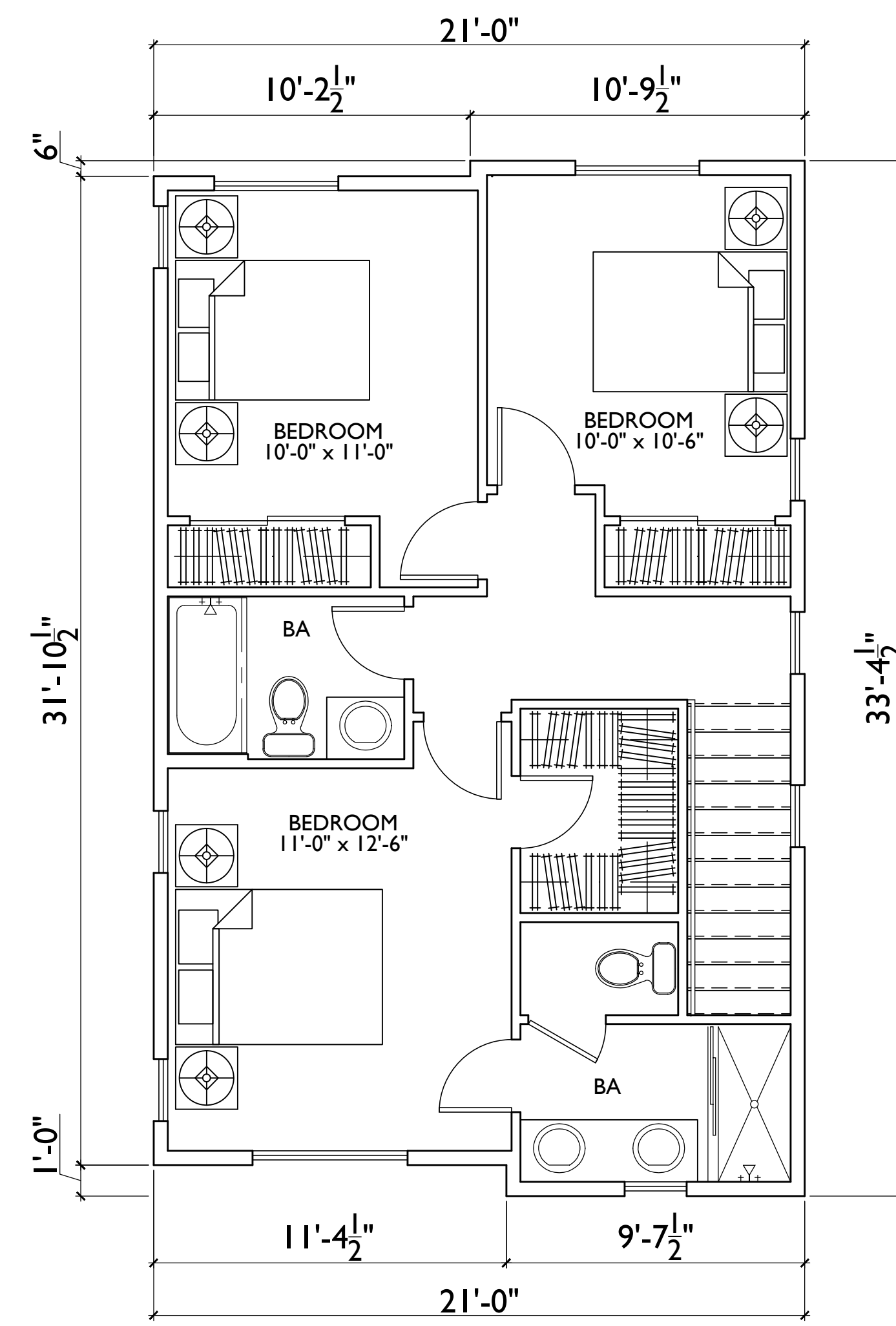
NOVEMBER 6, 2024

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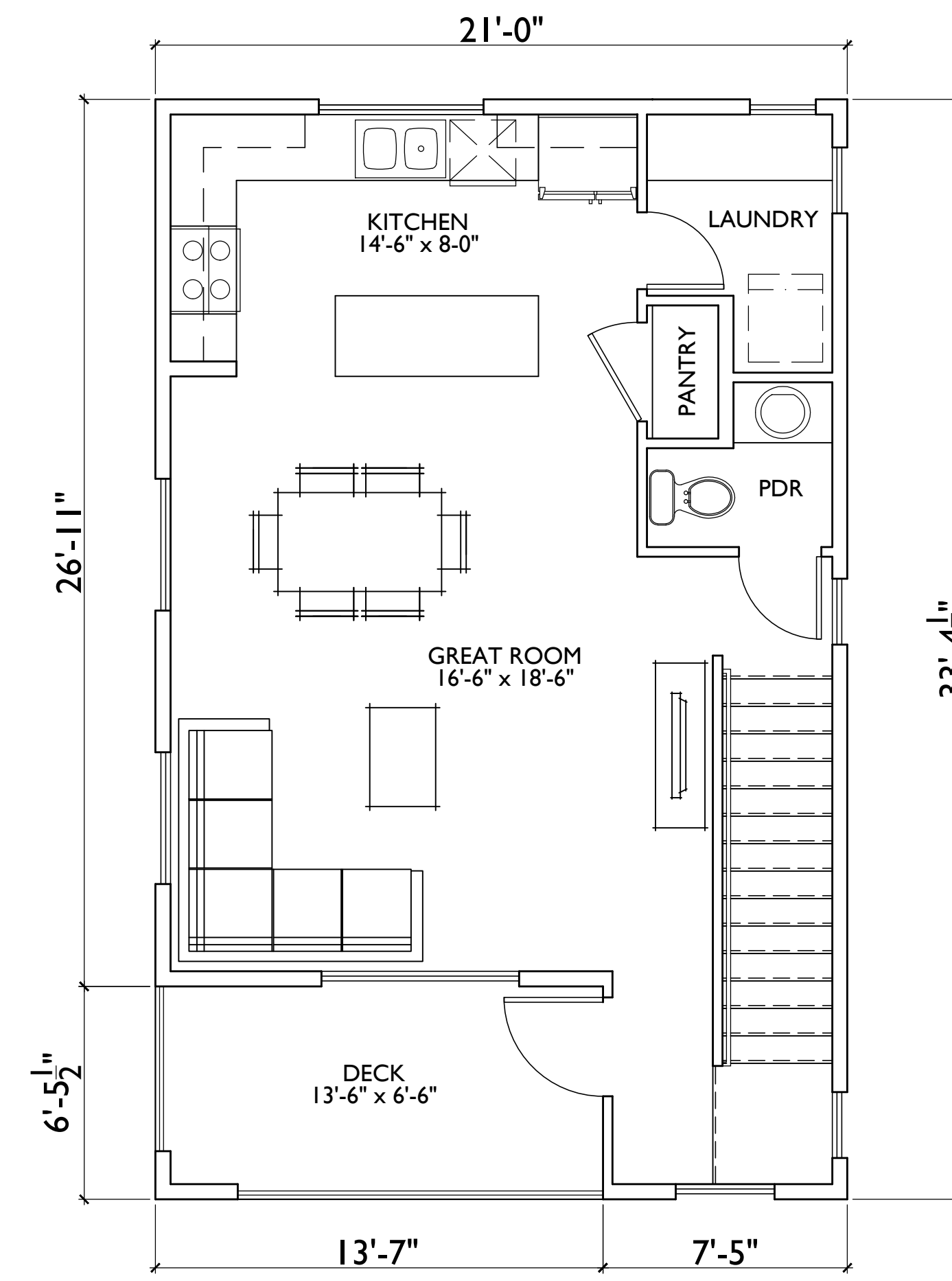
CONCEPTUAL SITE PLAN



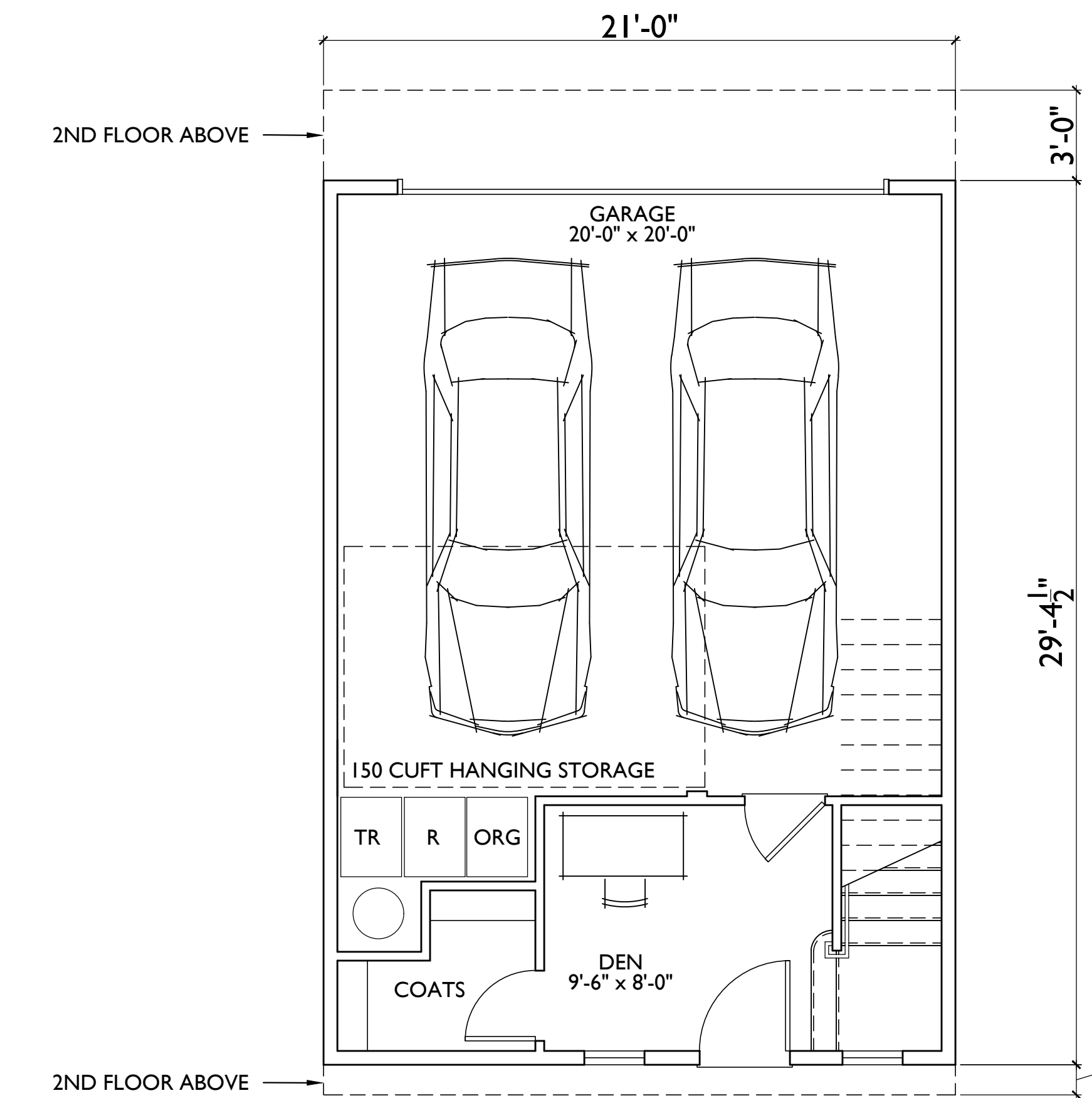
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THIRD FLOOR



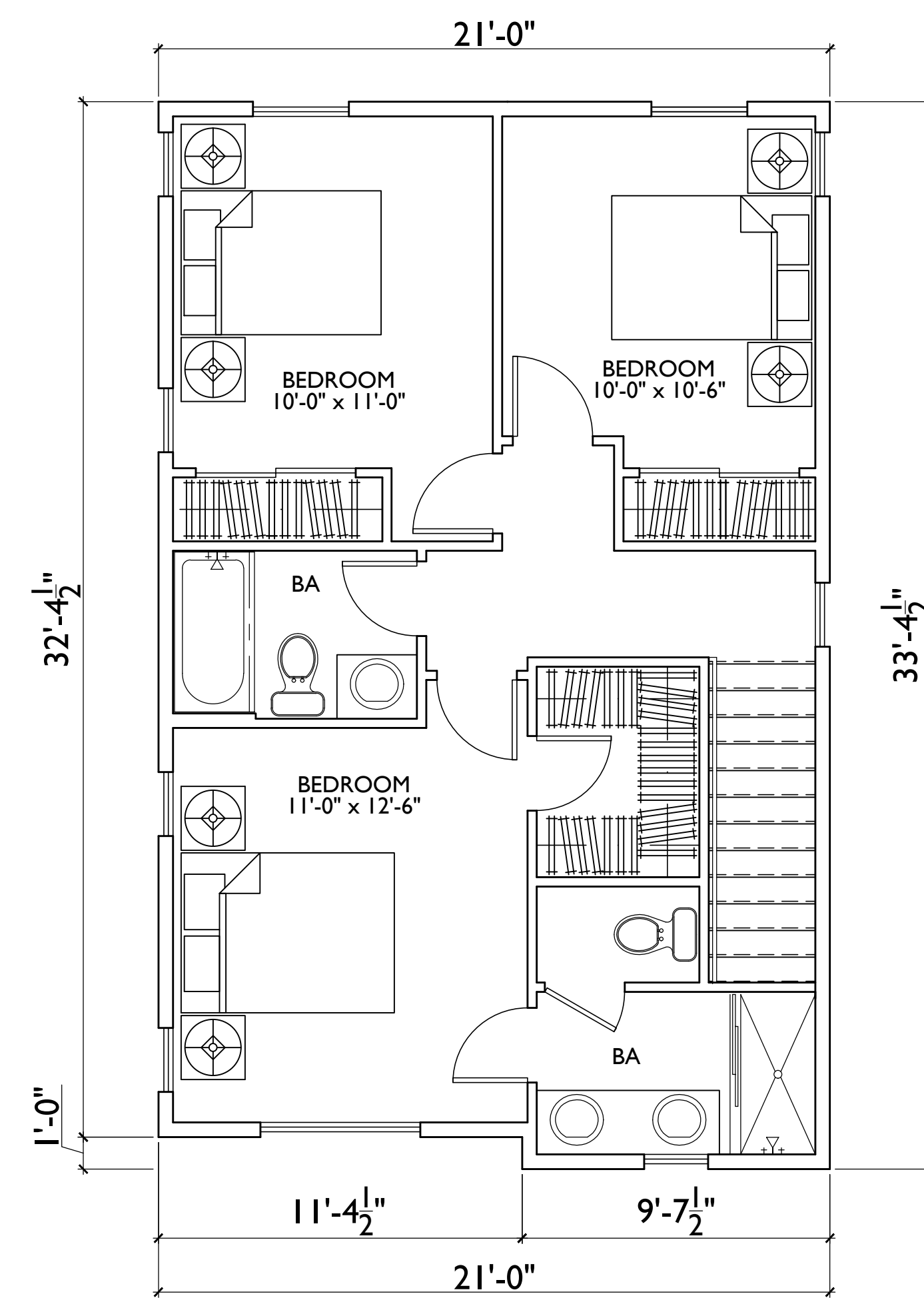
SECOND FLOOR



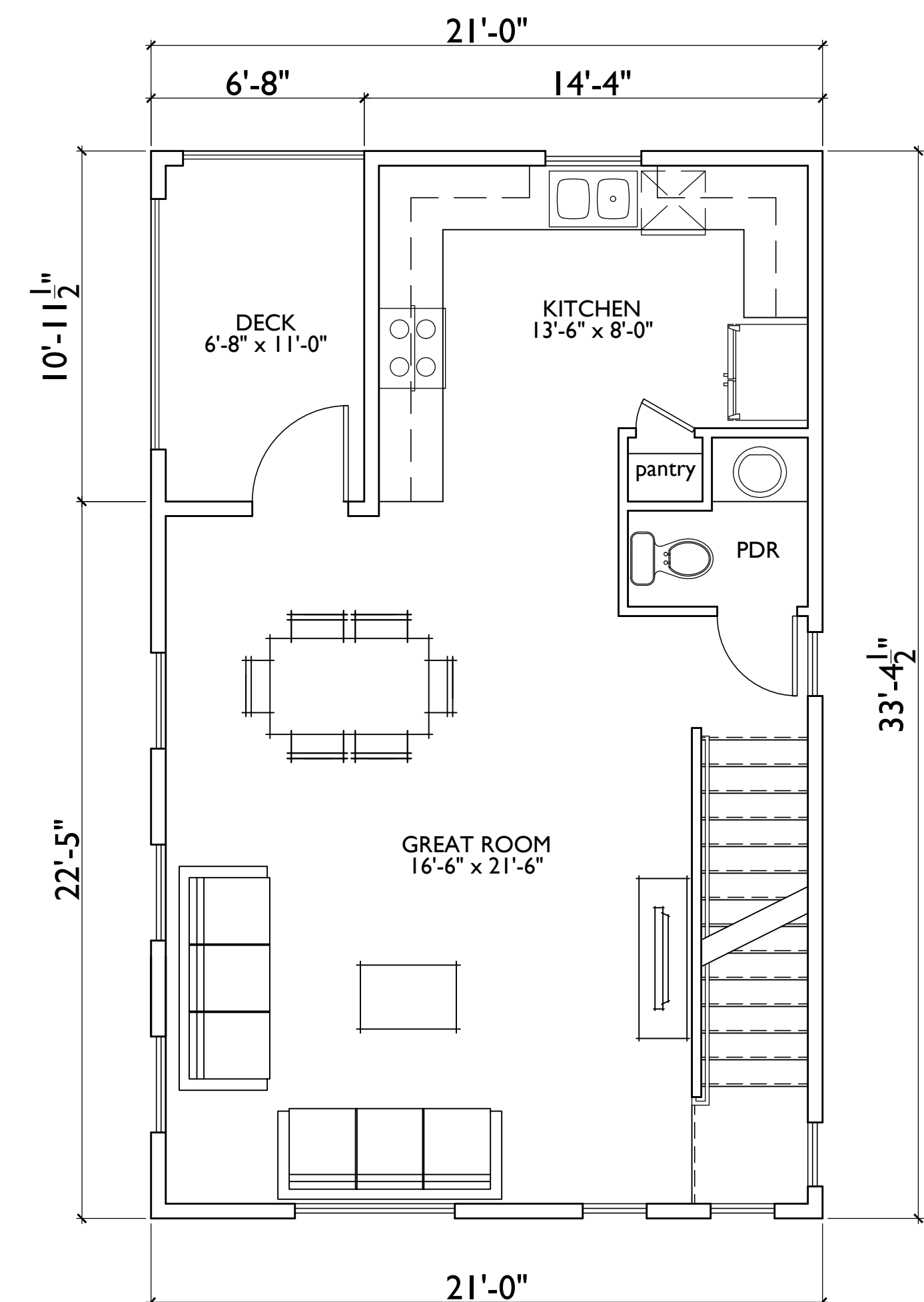
FIRST FLOOR

PLAN 1:	3BD+DEN/2.5BA
1ST FLR -	160 S.F.
2ND FLR-	610 S.F.
3RD FLR-	670 S.F.
TOTAL	1,440 S.F.

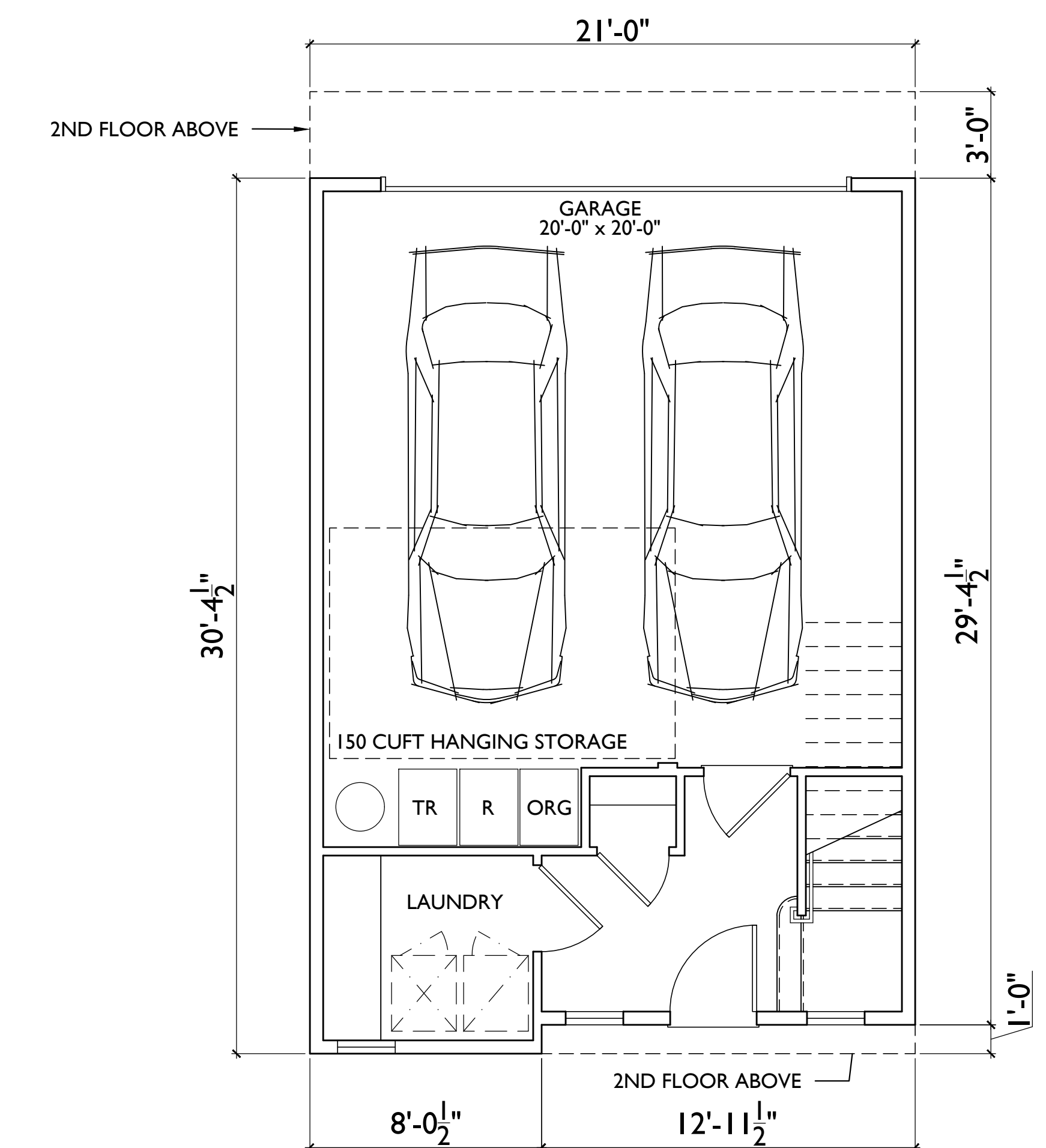
GARAGE DECK	457 S.F.
	90 S.F.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2:	3BD/2.5BA
1ST FLR -	170 S.F.
2ND FLR-	626 S.F.
3RD FLR-	674 S.F.
TOTAL	1,470 S.F.

GARAGE DECK	455 S.F.
	70 S.F.

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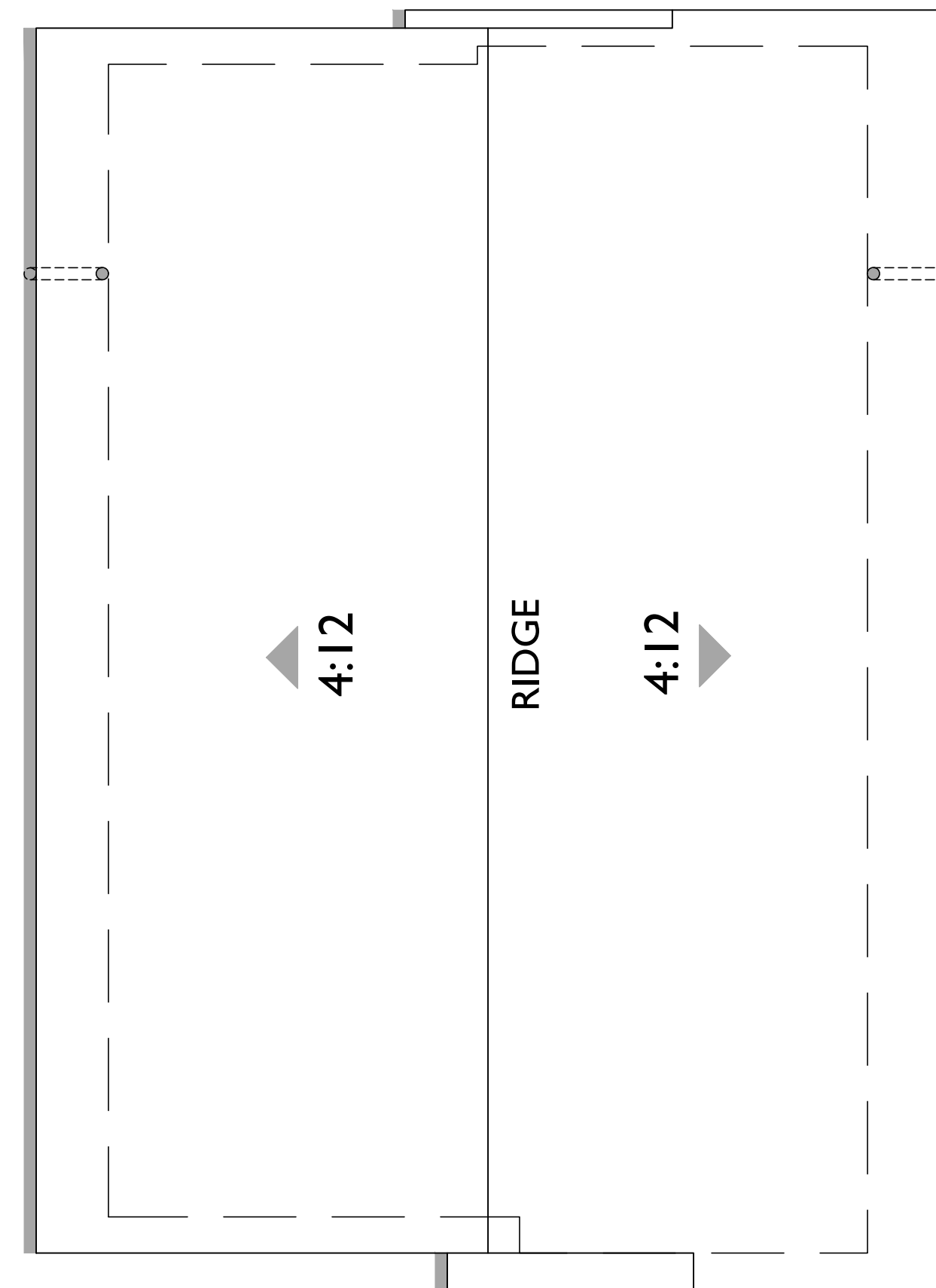
UNIT PLANS



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MATERIAL SCHEDULE

- 1 ROOF - CONCRETE 'S' TILE
- 2 FASCIA - 2X RESAWN WOOD
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 METAL RAILING
- 7 DECORATIVE SHUTTERS
- 8 DECORATIVE POTSHELF
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- 10 DECORATIVE RECESS
- 11 DOWNSPOUT



ROOF PLAN



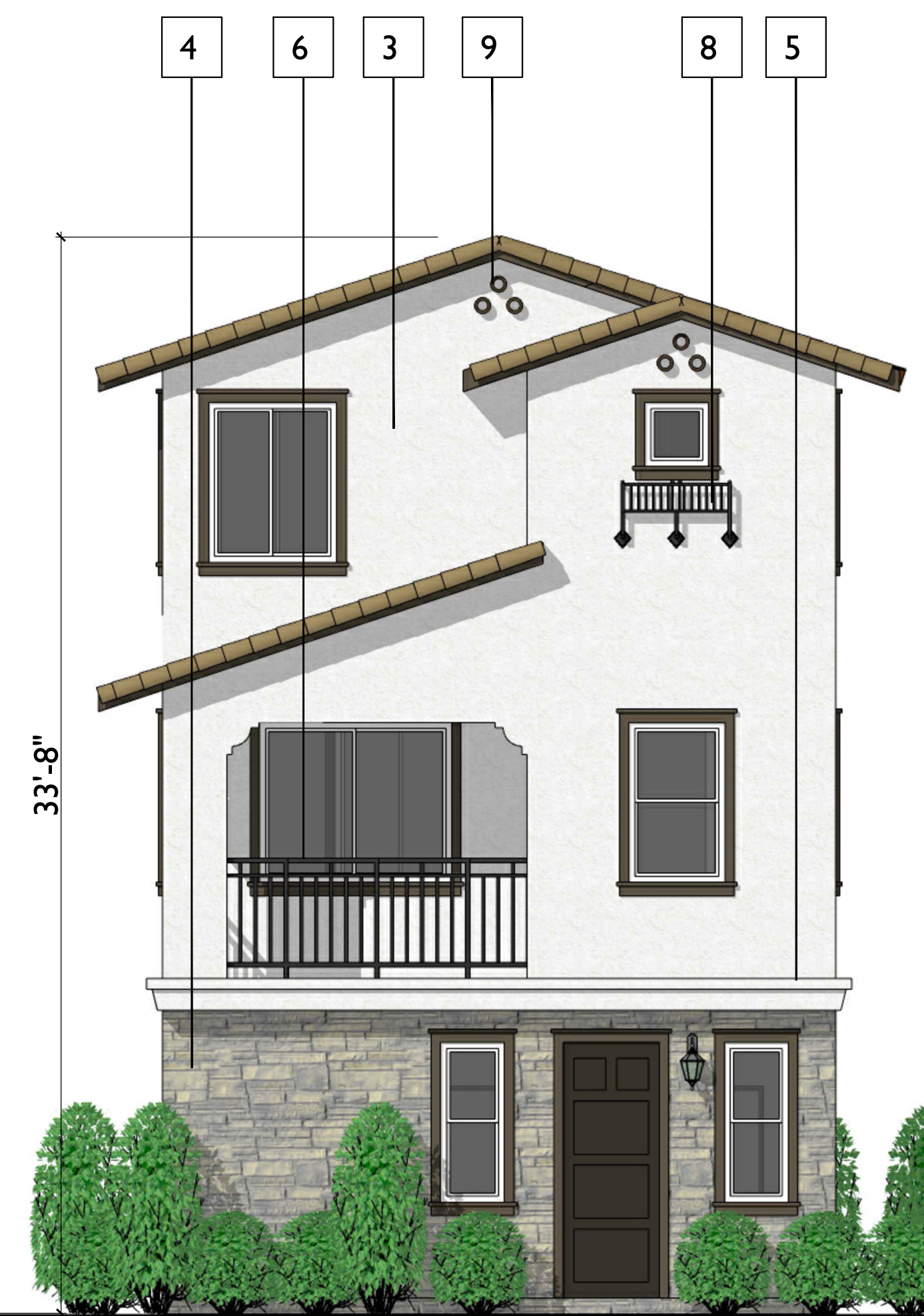
RIGHT



REAR



LEFT



FRONT

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SCALE: 0 4 8 12

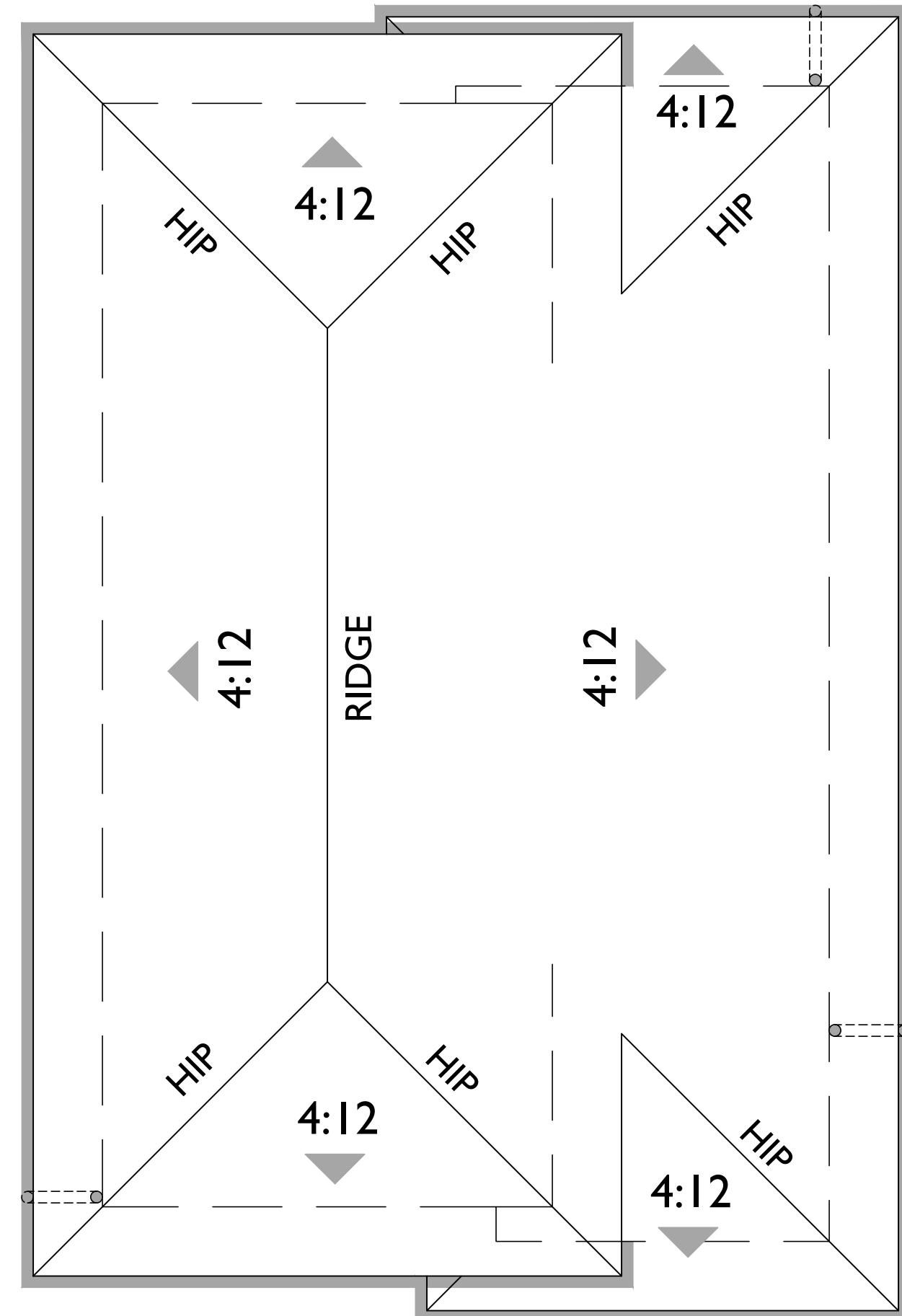
PLAN 1A ELEVATIONS



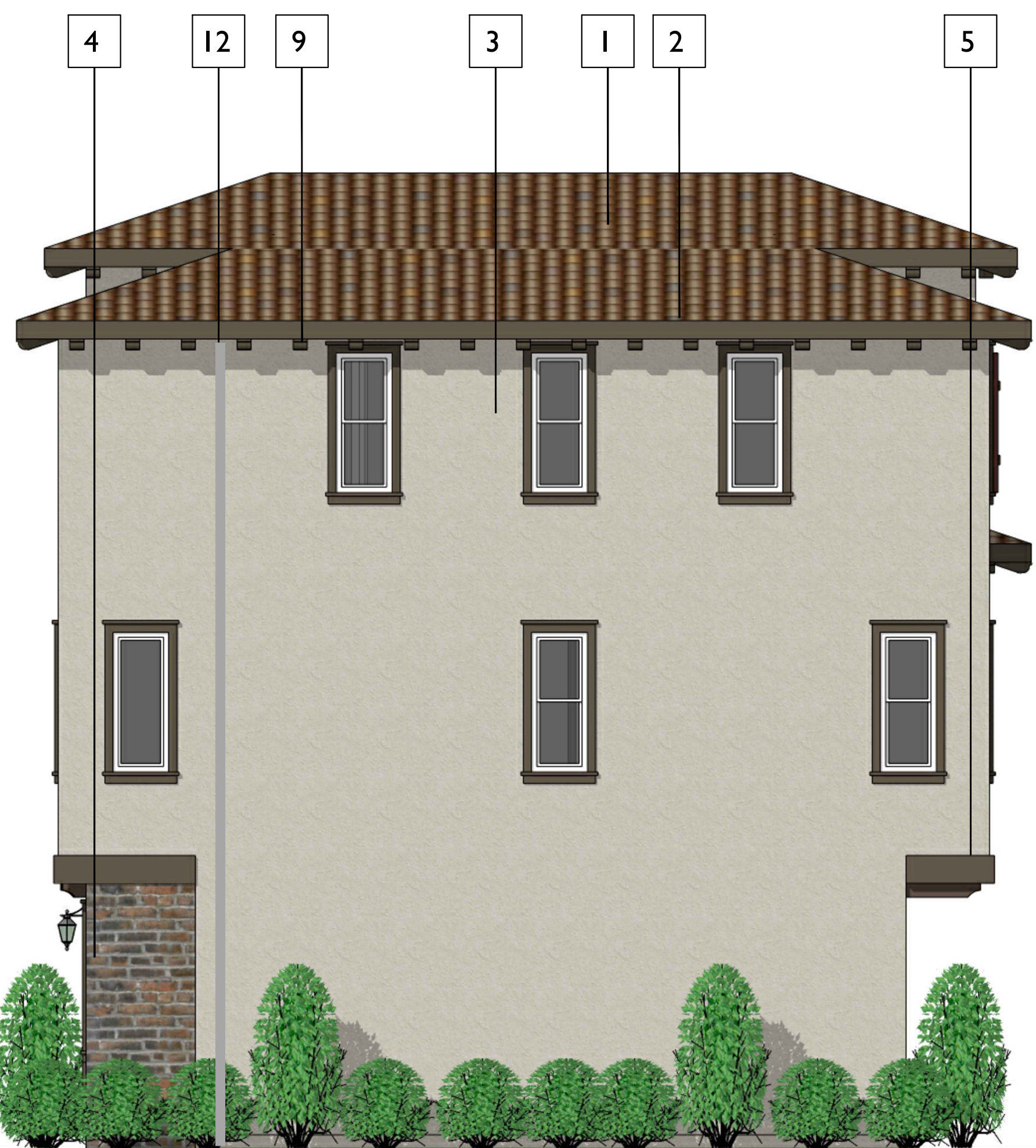
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ROOF PLAN



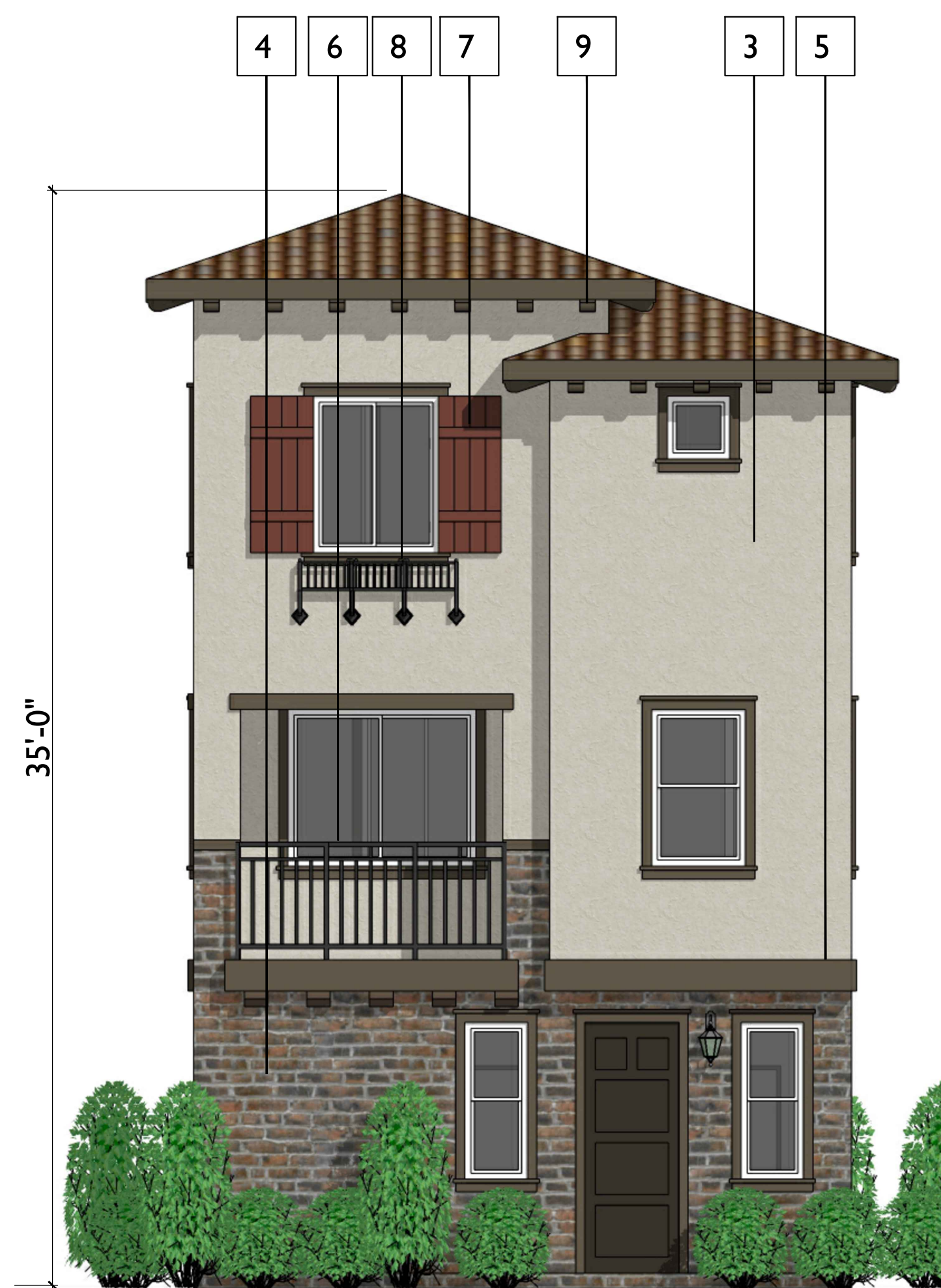
RIGHT



REAR



LEFT



FRONT

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SCALE: 0 4 8 12

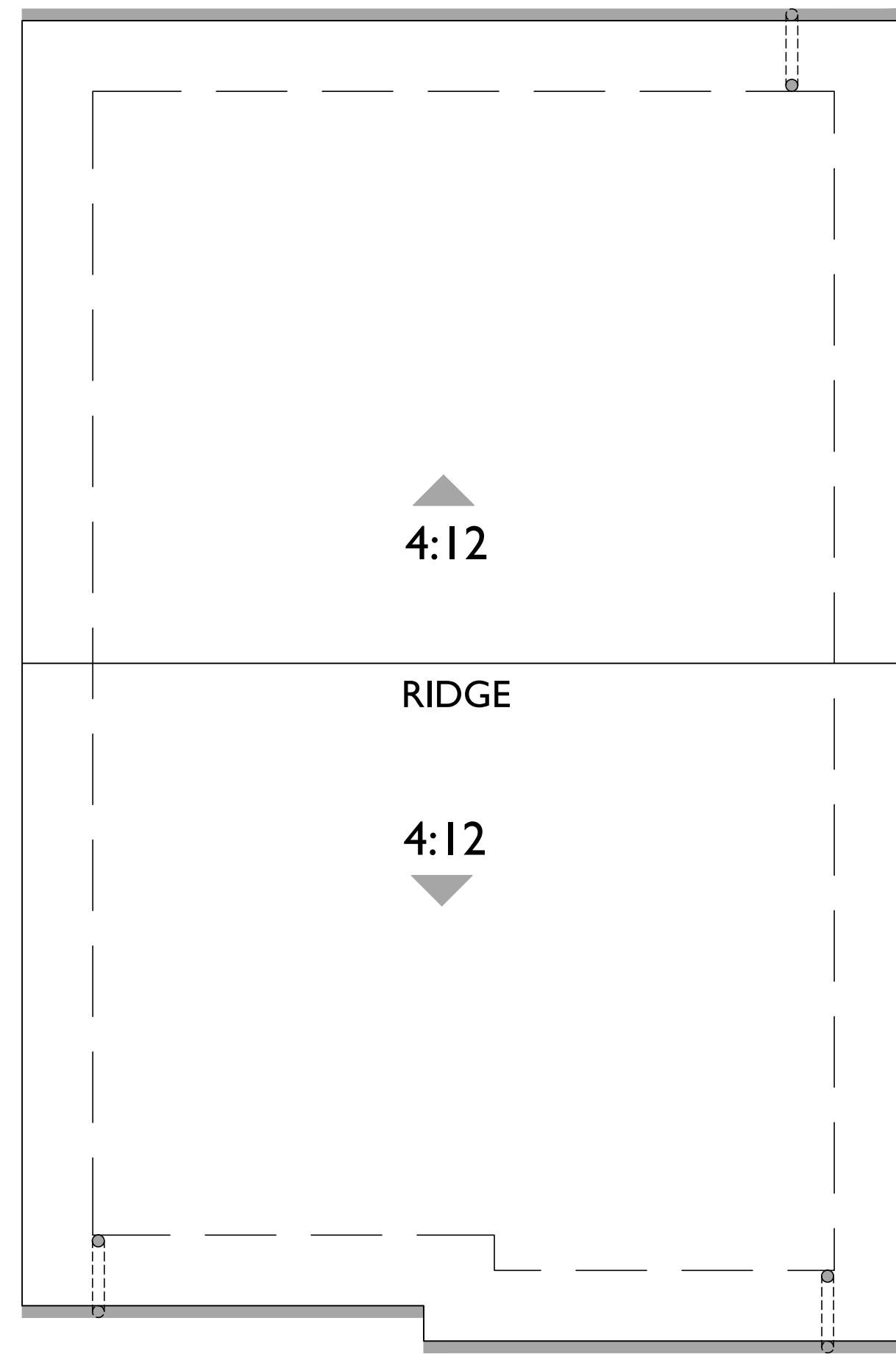
PLAN 1B ELEVATIONS



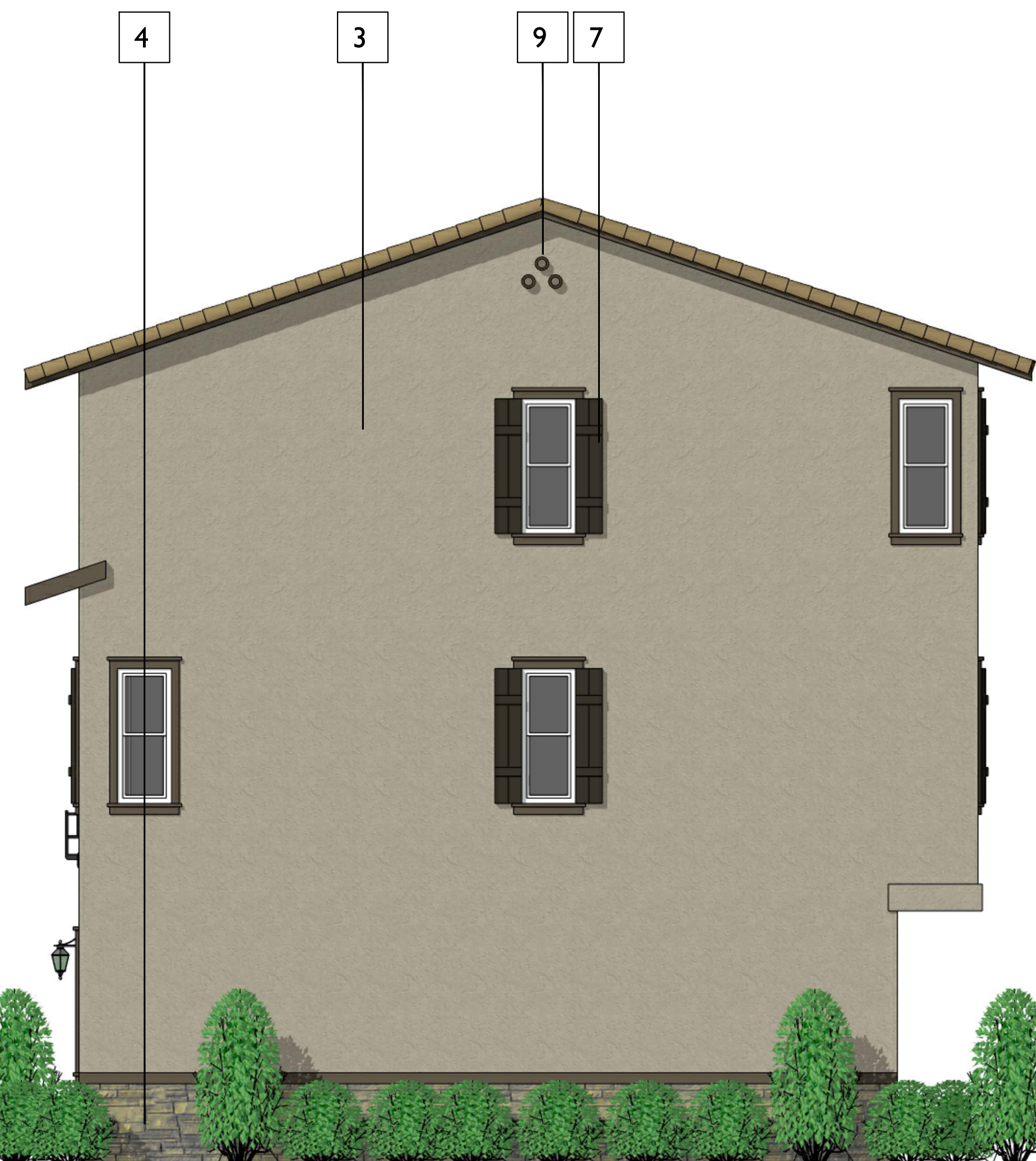
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ROOF PLAN



RIGHT



REAR



LEFT



FRONT

35'-11"

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AUBREY GLEN

NOVEMBER 6, 2024

SCALE: 0 4 8 12

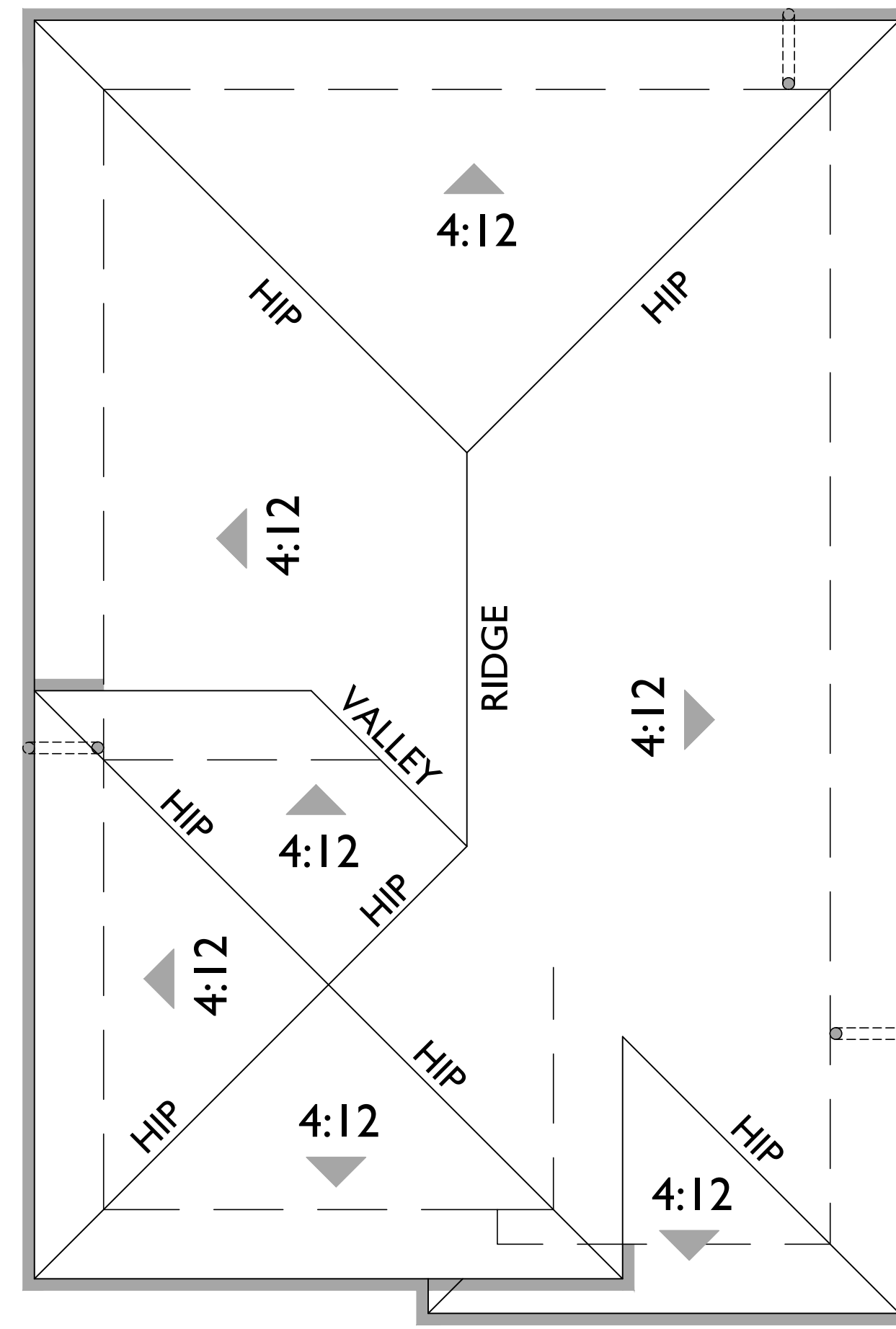
PLAN 2A ELEVATIONS



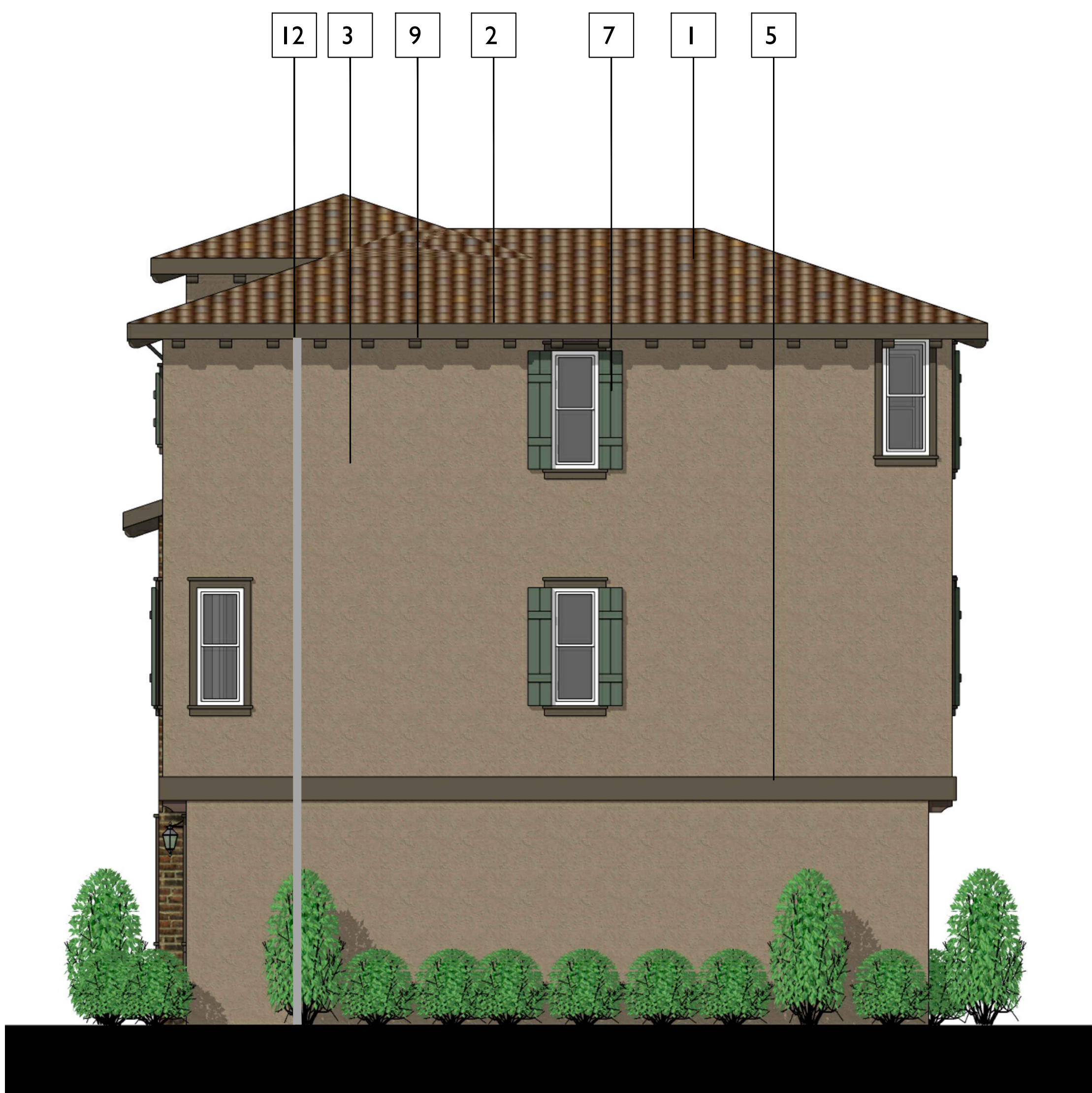
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MATERIAL SCHEDULE

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ROOF PLAN



RIGHT



REAR



LEFT



FRONT

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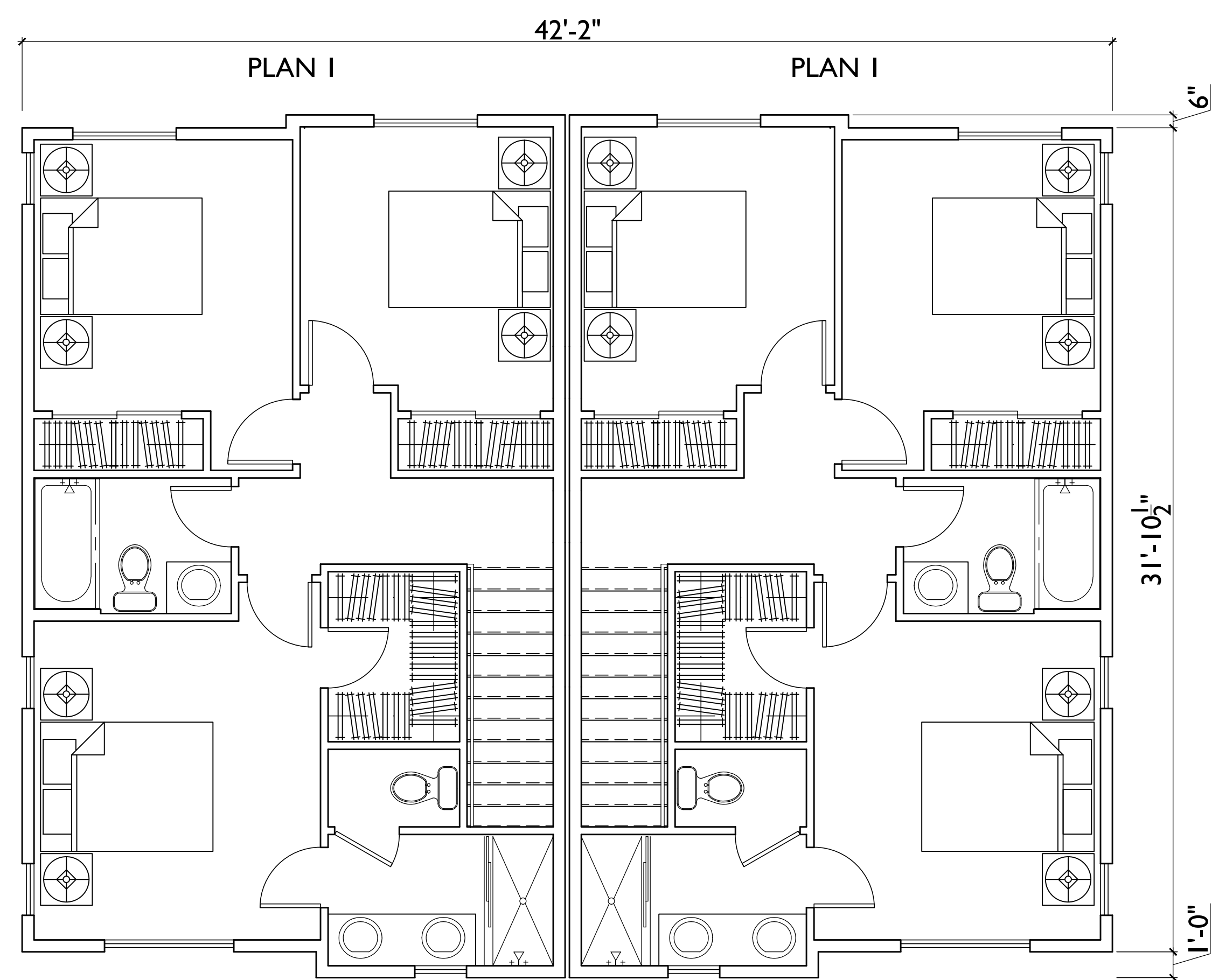
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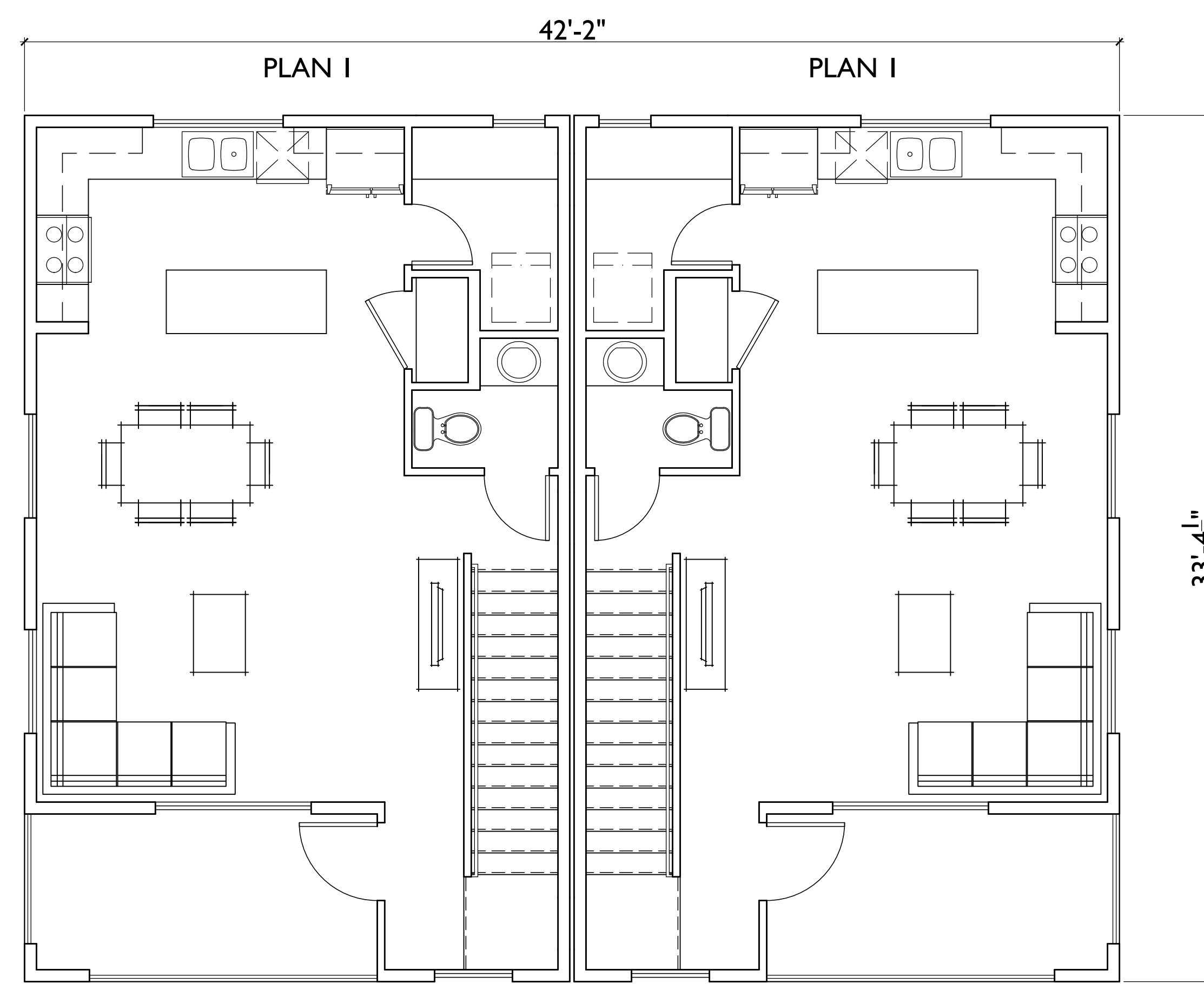
PLAN 2B ELEVATIONS



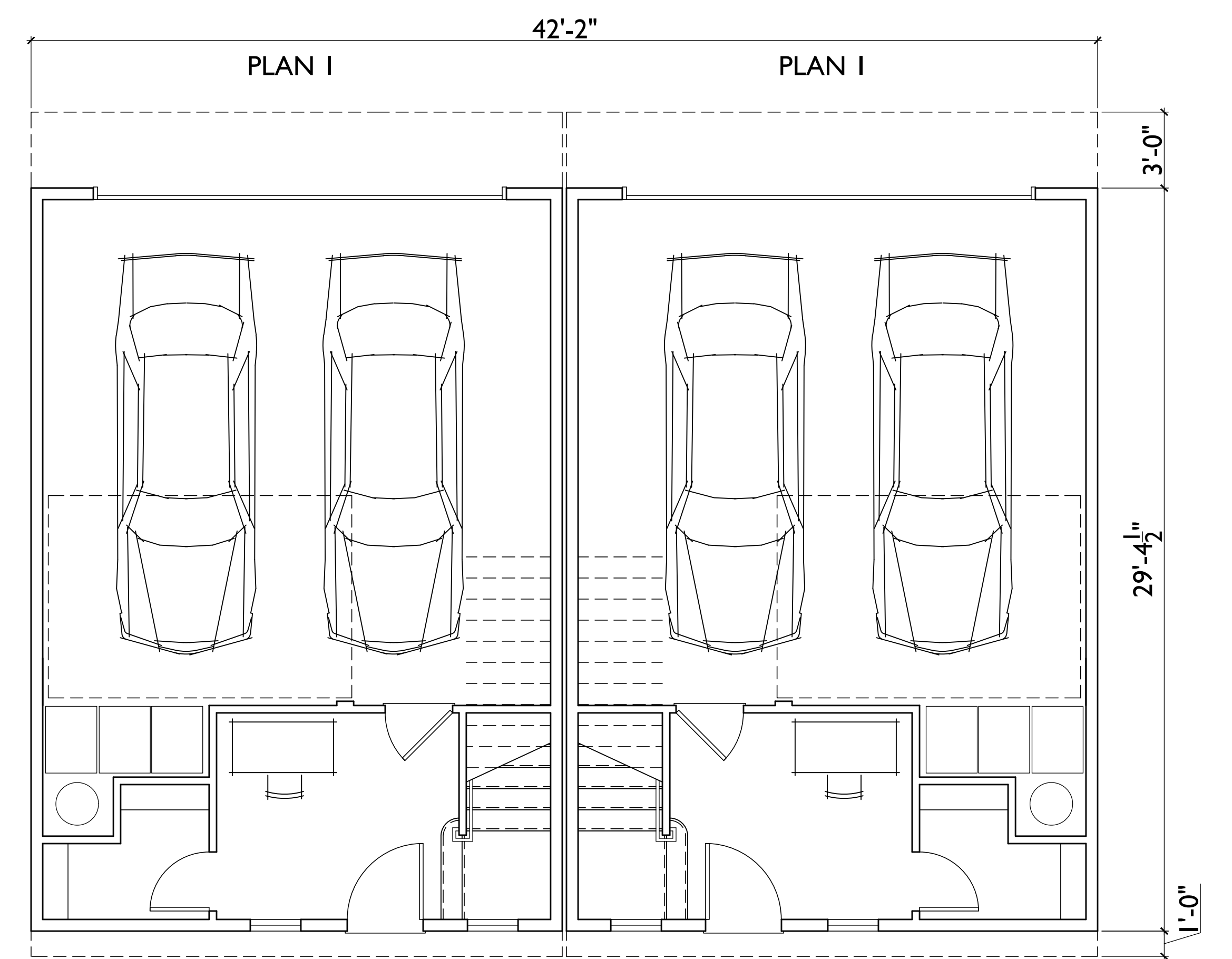
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THIRD FLOOR



SECOND FLOOR



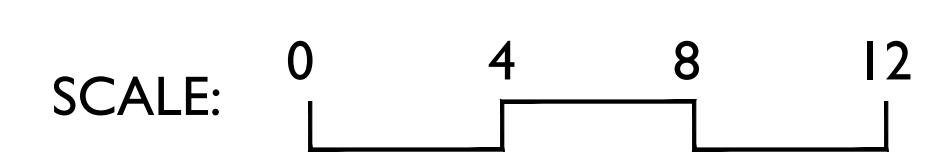
FIRST FLOOR

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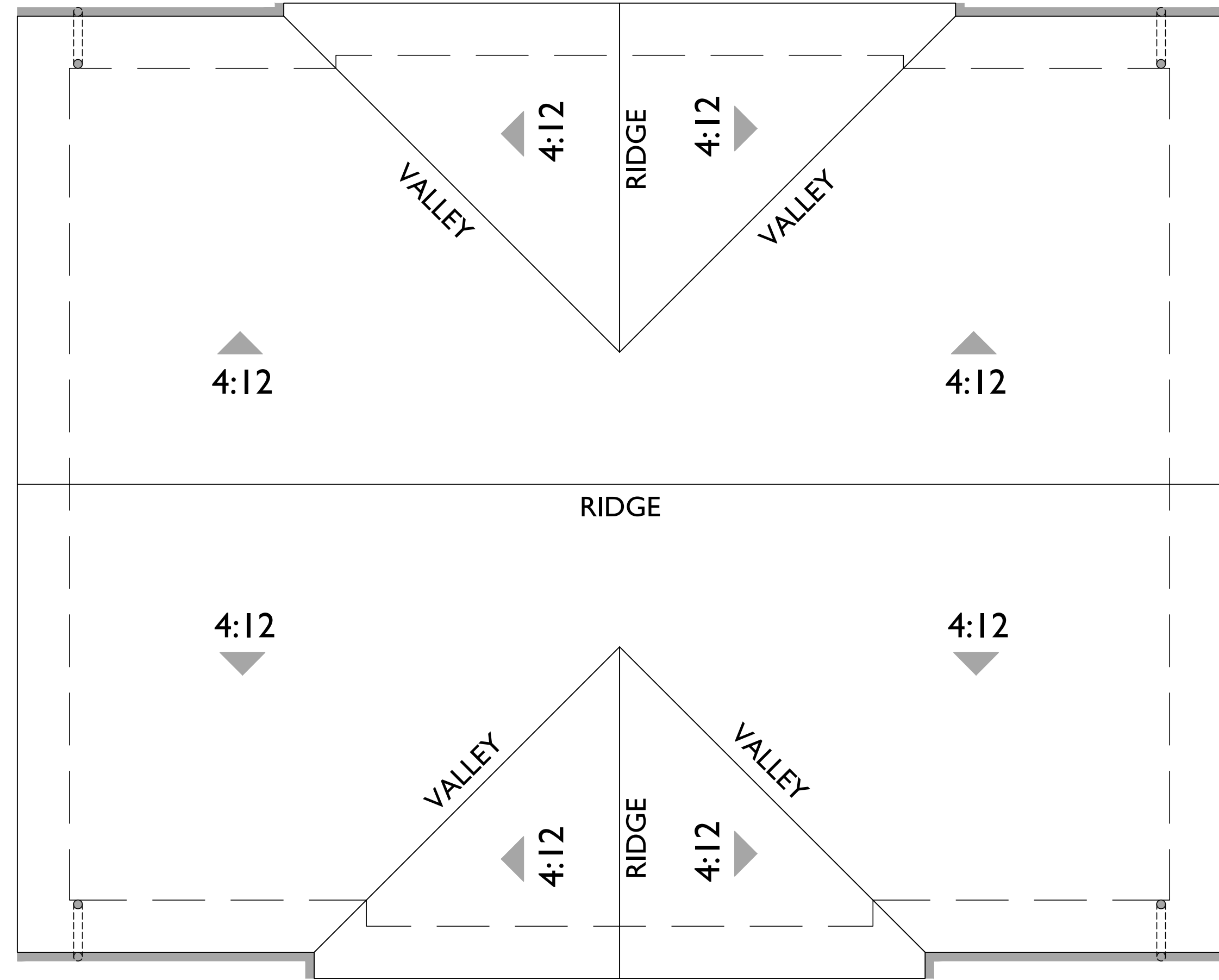
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DUPLEX A



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ROOF PLAN

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RIGHT



REAR



LEFT



FRONT

SANTEE, CA

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AUBREY GLEN

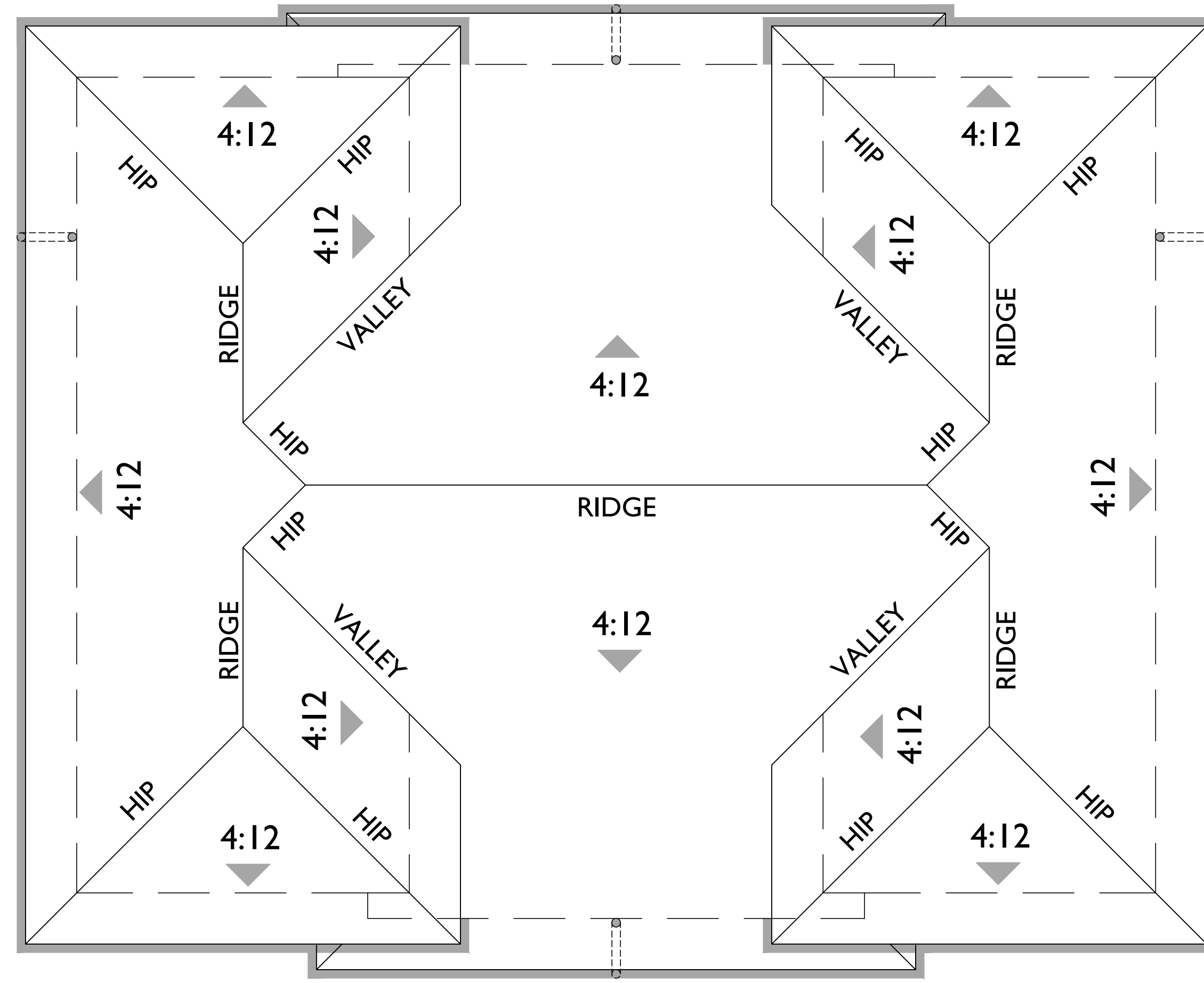
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DUPLEX AI ELEVATIONS



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ROOF PLAN



RIGHT



REAR



LEFT



FRONT

MATERIAL SCHEDULE

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SANTEE, CA

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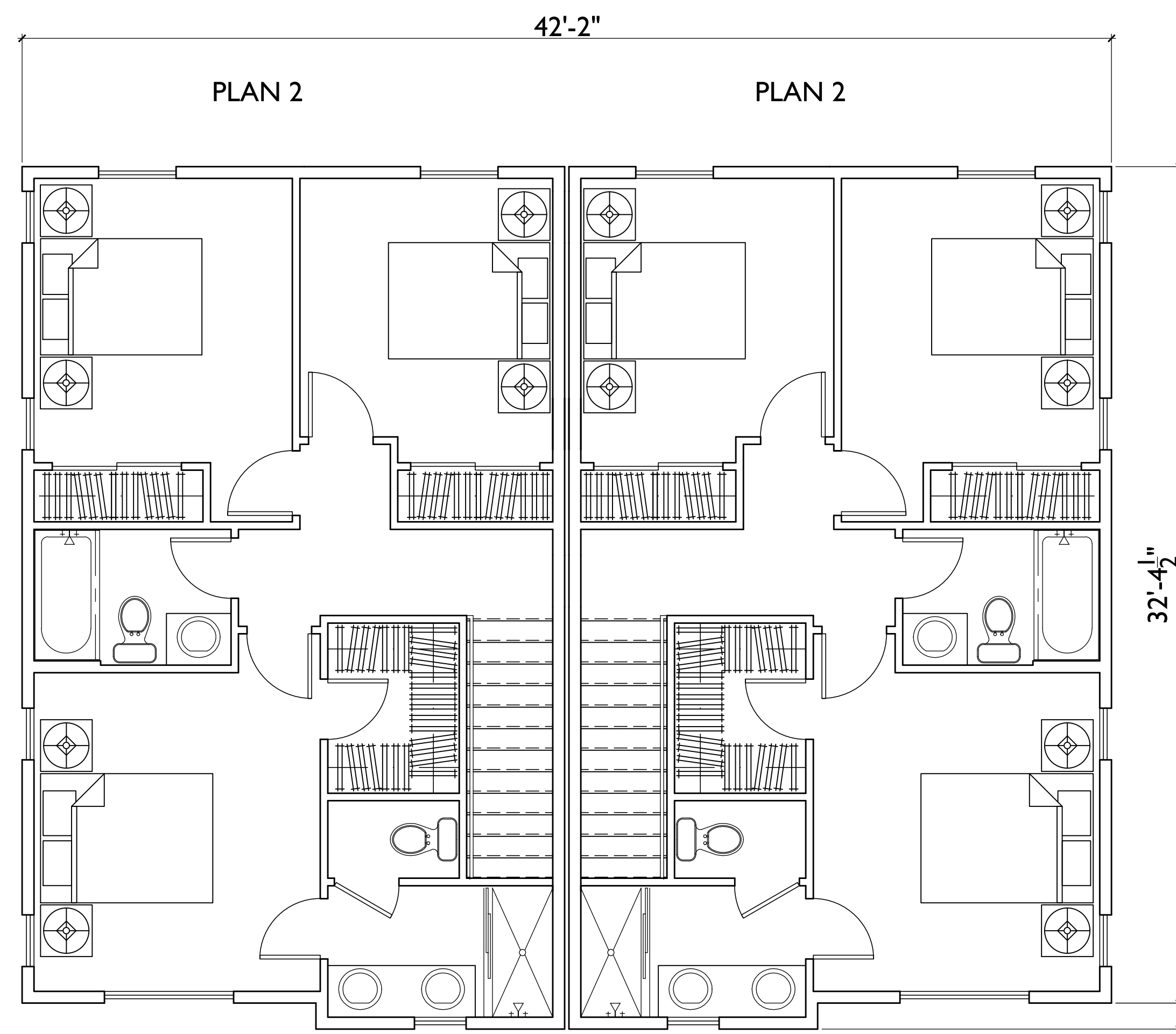
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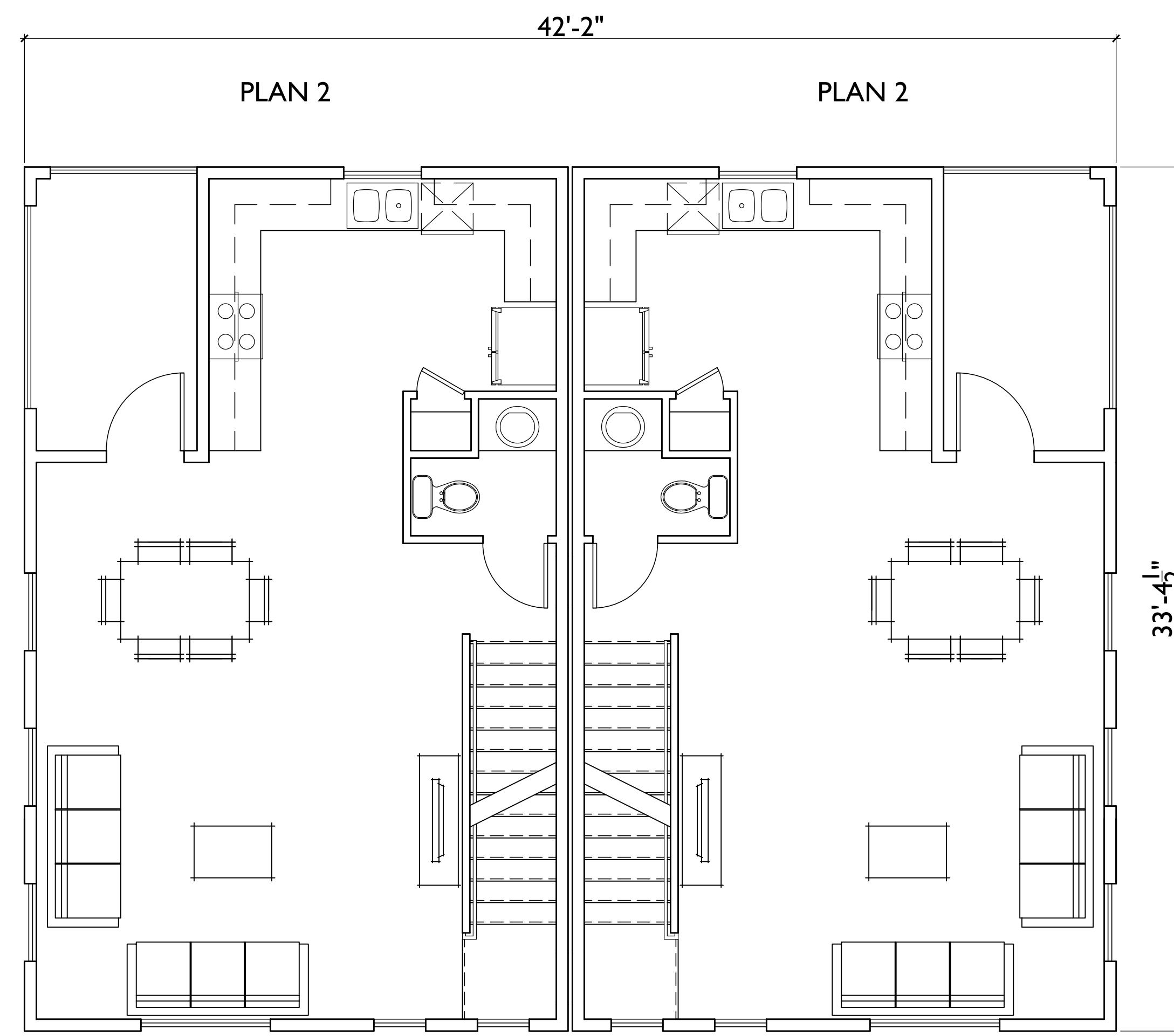
DUPLEX A2 ELEVATIONS



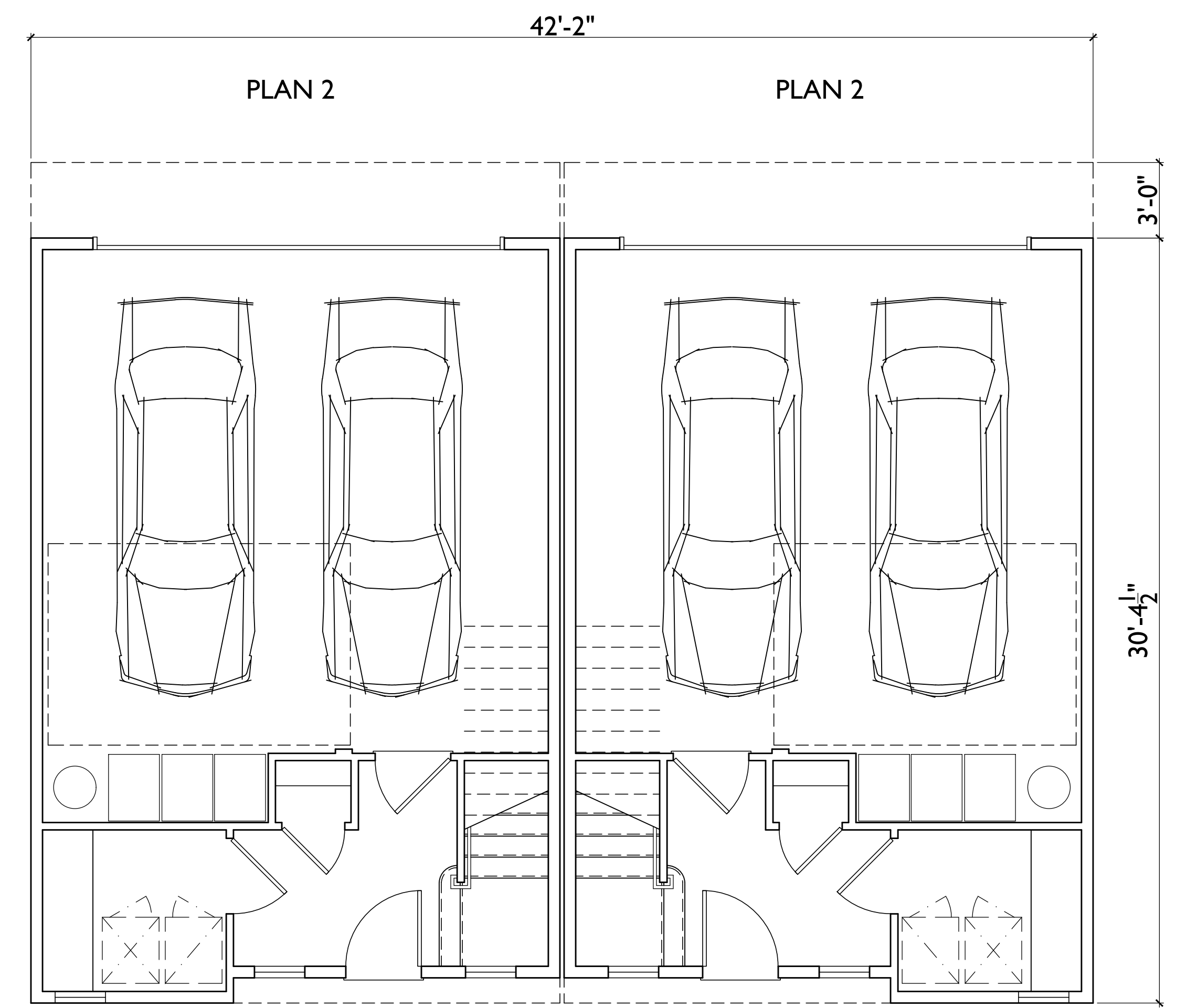
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

SANTEE, CA

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AUBREY GLEN

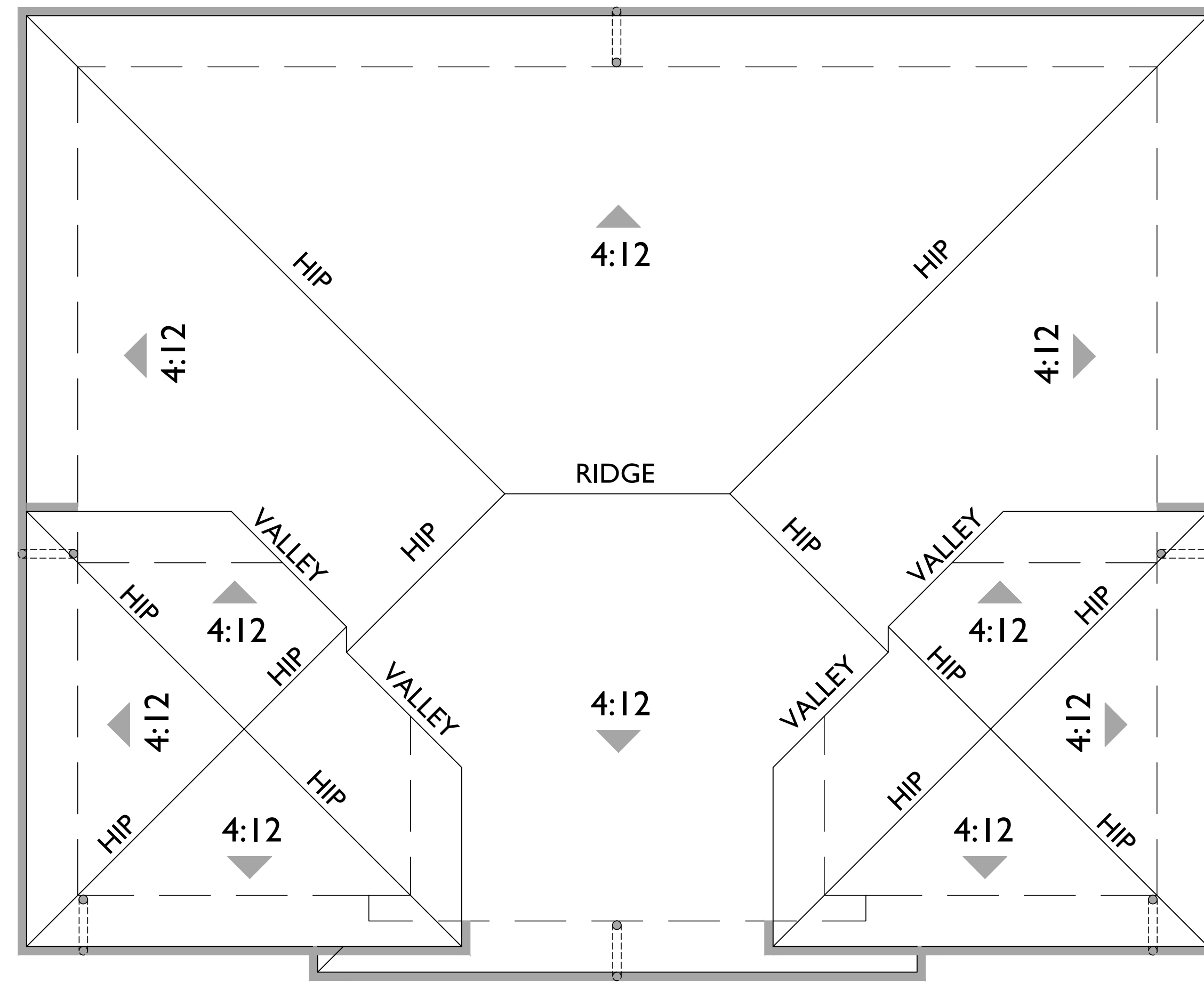
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SCALE: 0 4 8 12

DUPLEX B



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ROOF PLAN

MATERIAL SCHEDULE

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RIGHT



REAR



LEFT



FRONT

SANTEE, CA

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AUBREY GLEN

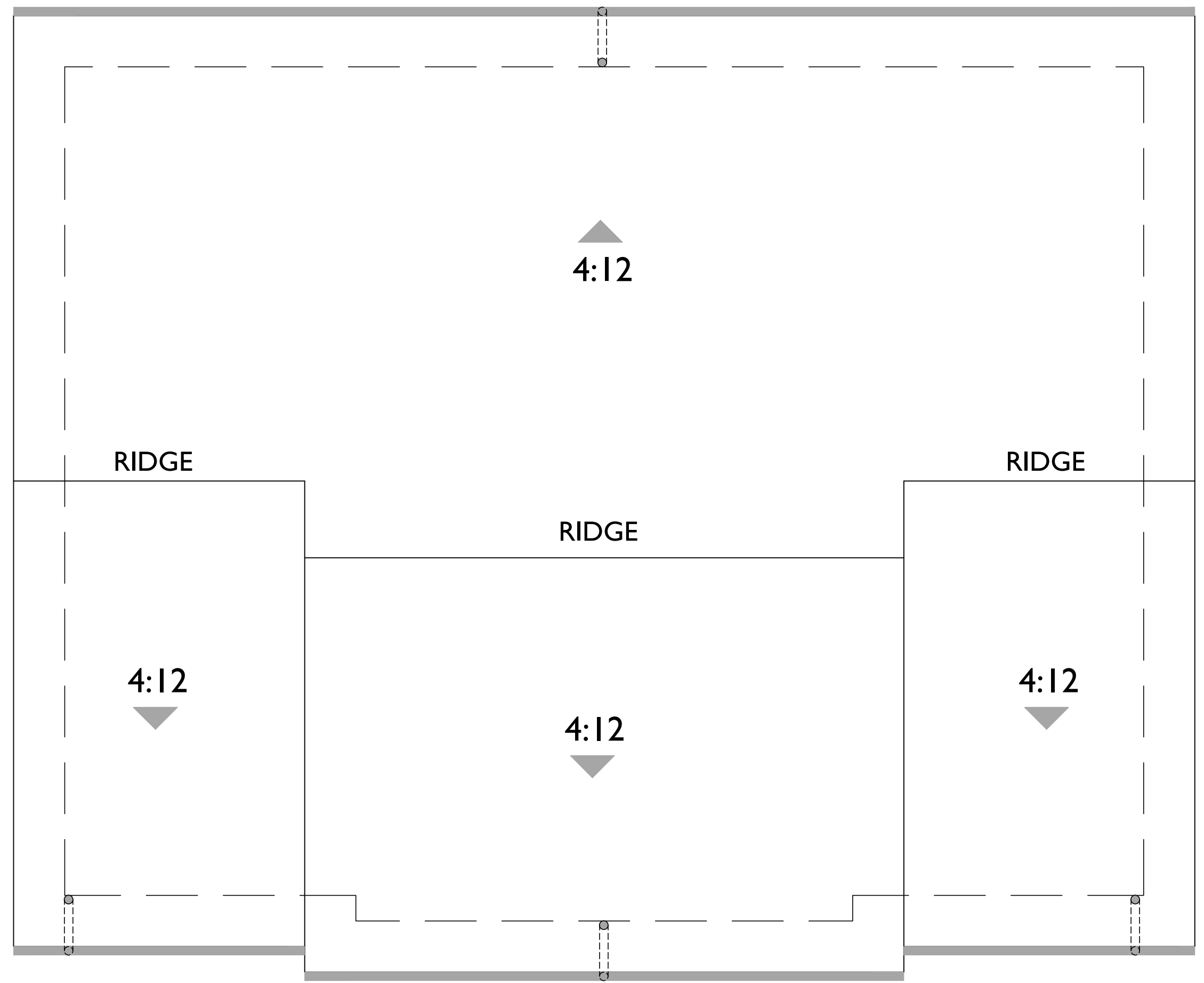
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SCALE: 0 4 8 12

DUPLEX BI ELEVATIONS



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ROOF PLAN

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RIGHT



REAR



LEFT



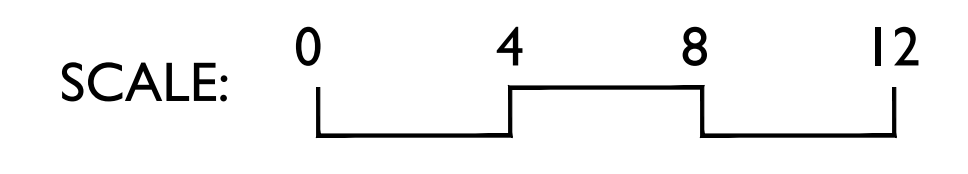
FRONT

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AUBREY GLEN

NOVEMBER 6, 2024



DUPLEX B2 ELEVATIONS



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MISSION GORGE

SANTEE, CA

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AUBREY GLEN

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SCALE:

SITE PERSPECTIVE



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