

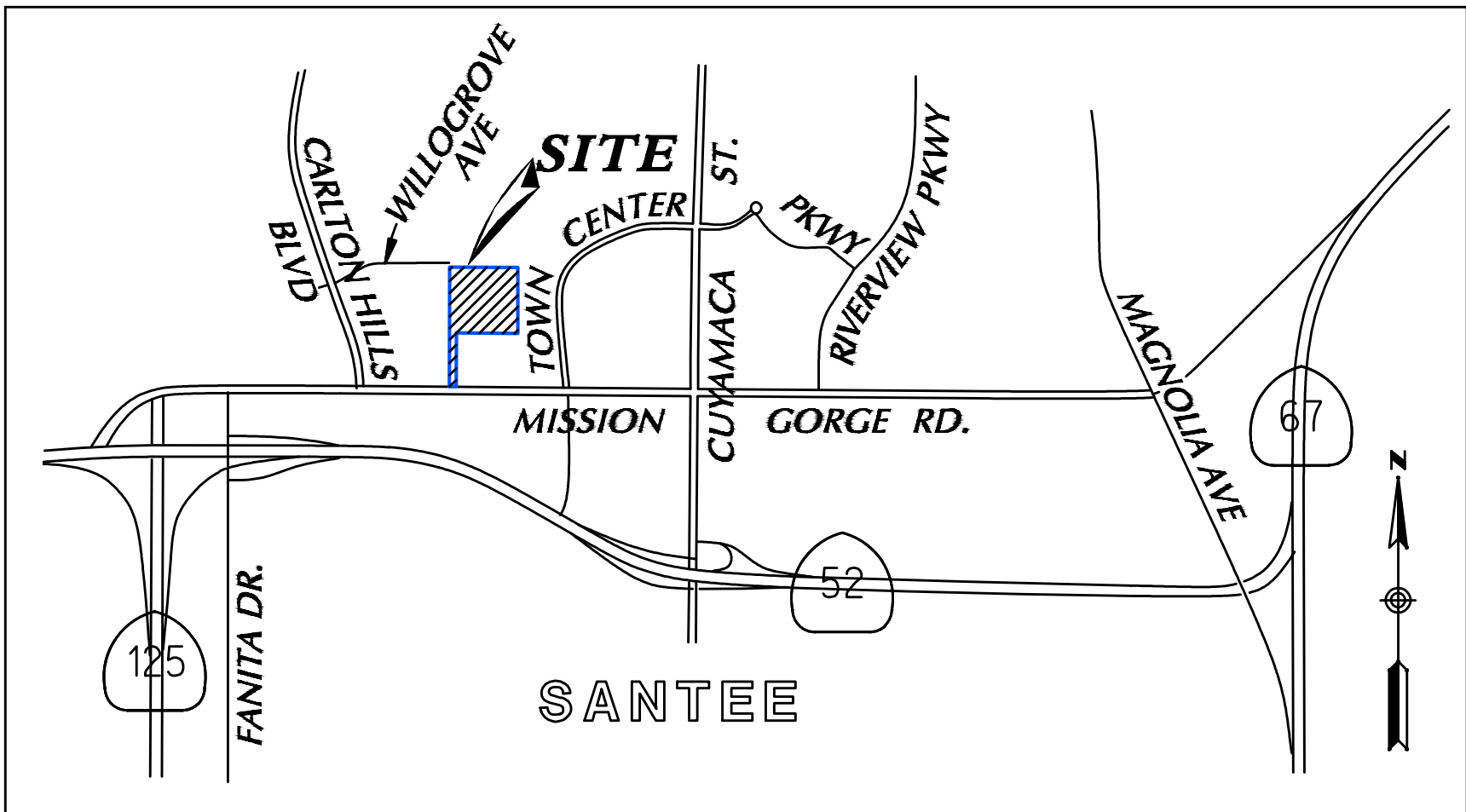
THE EXCHANGE AT SANTEE TOWN CENTER

9506 MISSION GORGE ROAD
TM - 2025 - 0002 / DR - 2025 - 0002



VICINITY MAP

NTS



LOT COVERAGE	
NET AREA	4.18 AC (182,061 SF)
BUILDING AREA	74,785 SF
74,785 SF / 182,061 SF	41%
SITE AREA	
NET AREA	4.18 AC
ACCESS ROAD EASEMENTS	0.68 AC
TOTAL GROSS AREA	4.86 AC

PROJECT SUMMARY

PROJECT SCOPE
THE PROJECT LOCATED AT 9506 MISSION GORGE ROAD
CONSISTS OF (100) 3-STORY TOWNHOME UNITS IN (18)
TOTAL BUILDINGS ON A 4.18 NET ACRE SITE.

SITE INFORMATION

APN	381-040-36
ADDRESS	9506 MISSION GORGE ROAD
CITY	SANTEE, CA
GENERAL PLAN	TOWN CENTER
ZONING	R-22 (22 TO 30 DU/AC)

SITE SUMMARY

HOMES	100 DU
GROSS AREA	4.86 AC
NET AREA	4.18 AC
DENSITY	24 DU/AC
TOPOGRAPHY	FLAT INFILL SITE\
CONST. TYPE	BLDG A - R-2
	BLDGS B,C,D - R-3
	BLDG A - NFPA 13
	BLDGS B,C,D - NFPA 13D
SPRINKLER SYSTEM	

PROJECT TEAM

PROJECT DEVELOPER
BORSTEIN ENTERPRISES
11766 WILSHIRE BLVD., STE 820
LOS ANGELES, CA 90025
310-582-1991
ERIK PFAHLER

ARCHITECTURE

SUMMA ARCHITECTURE
5256 S. MISSION RD, STE 404
BONSALL, CA 92003
760-724-1198
DAMIAN TAITANO

CIVIL ENGINEERING

RICK ENGINEERING
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
KAREN VAN ERT

LANDSCAPE ARCHITECTURE

STUDIO PAD
23195 LA CADENA DR., STE 103
LAGUNA HILLS, CA 92653
949-770-8530
MARTINS LINDE

SHEET INDEX

ARCHITECTURE

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A-2	UNIT PLANS
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A-4	BUILDING A COMPOSITE
A-5	BUILDING A ELEVATIONS
A-6	BUILDING B COMPOSITE
A-7	BUILDING B ELEVATIONS
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CIVIL

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SHEET 3	DETAILS / SECTIONS
SHEET 4	EXISTING TOPOGRAPHY
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LANDSCAPE

L-1	SCHEMATIC LANDSCAPE PLAN
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L-9	SCHEMATIC LIGHTING PLAN

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SEPTEMBER 19, 2025

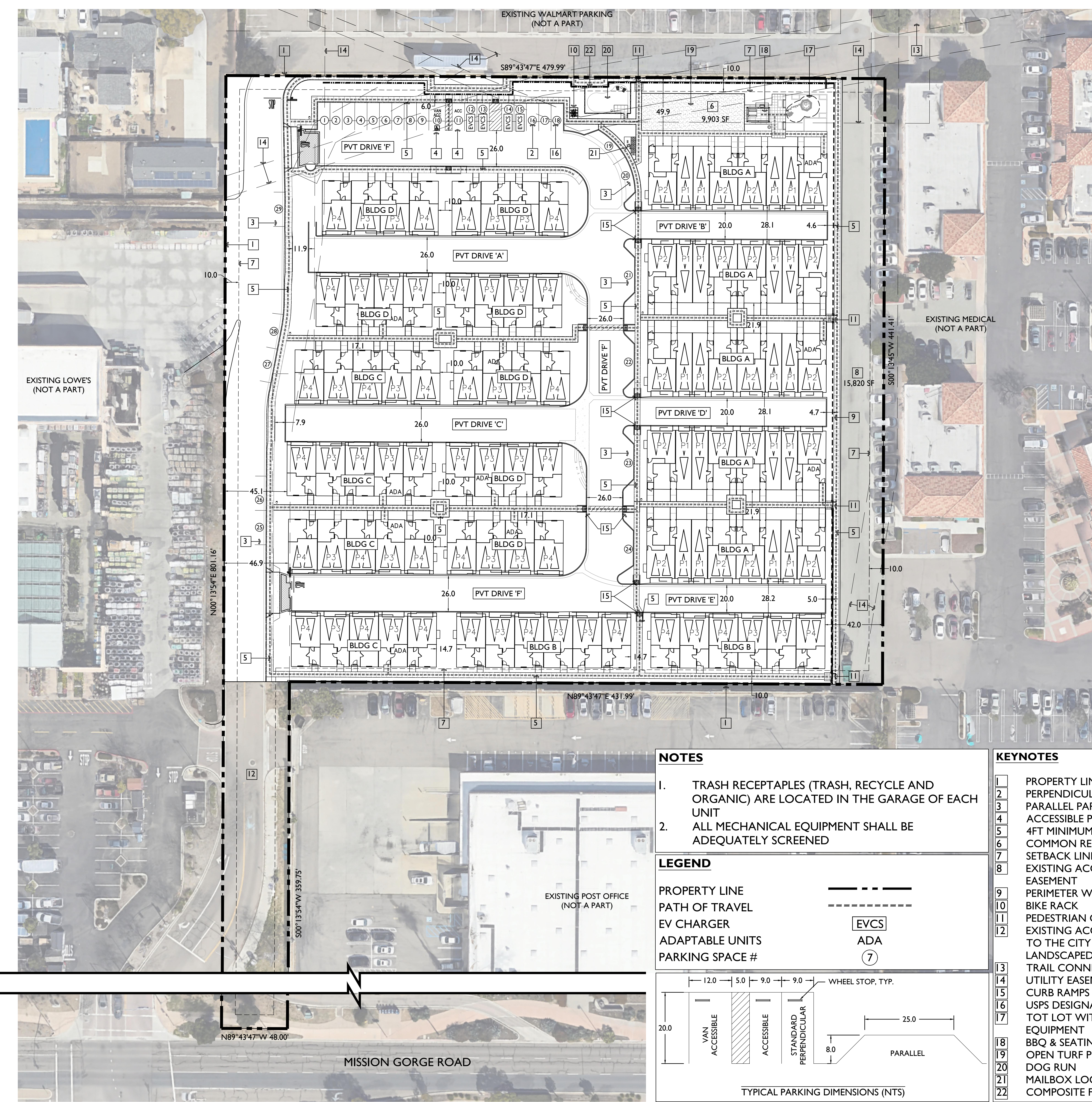
SCALE:

TITLE SHEET



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A-0



PROJECT SUMMARY		3-STORY TOWNHOMES	
<u>SITE SUMMARY</u>		<u>SITE INFORMATION</u>	
HOMES	100 DU	APN	381-040-36
GROSS AREA	5.26 AC	ADDRESS	9506 MISSION GORGE RD
NET AREA	4.18 AC	CITY	SANTEE, CA
DENSITY	24 DU/AC	GENERAL PLAN	TOWN CENTER
TOPOGRAPHY	FLAT INFILL SITE	ZONING	R-22 (22 TO 30 DU/AC)
CONST. TYPE	BLDG A - R-2		
SPRINKLER SYSTEM	BLDGS B,C,D - R-3		
	BLDG A - NFPA 13		
	BLDGS B,C,D - NFPA 13D		
UNIT MIX			

UNIT MIX			
20	PLAN 1	3BD/3BA	1,459 SF
20	PLAN 2	3BD/3.5BA	1,587 SF
28	PLAN 3	4BD/3.5BA	1,767 SF
32	PLAN 4	4BD/3.5BA	1,817 SF
100 TOTAL UNITS			

PARKING SUMMARY			
REQUIRED PARKING		EV CHARGING	
100 DU X 2 SP	200 SP	PER SMC 13.24.040.E	
100 DU X .25 GUEST	25 SP	EVERY GARAGE SHALL BE INSTALLED WITH COMPLETE	
TOTAL REQUIRED	225 SP	40 AMP ELECTRICAL SERVICE AND MINIMUM AC LEVEL 2	
		ELECTRICAL VEHICLE CHARGING STATION	

PROVIDED PARKING		IN ADDITION, AN ELECTRIC VEHICLE CHARGING	
GARAGES	200 SP	STATION SHALL BE INSTALLED FOR 13% OF THE TOTAL	
OPEN PERPENDICULAR	18 SP	GUEST PARKING SPACES	
OPEN PARALLEL	11 SP		
TOTAL PROVIDED	229 SP		

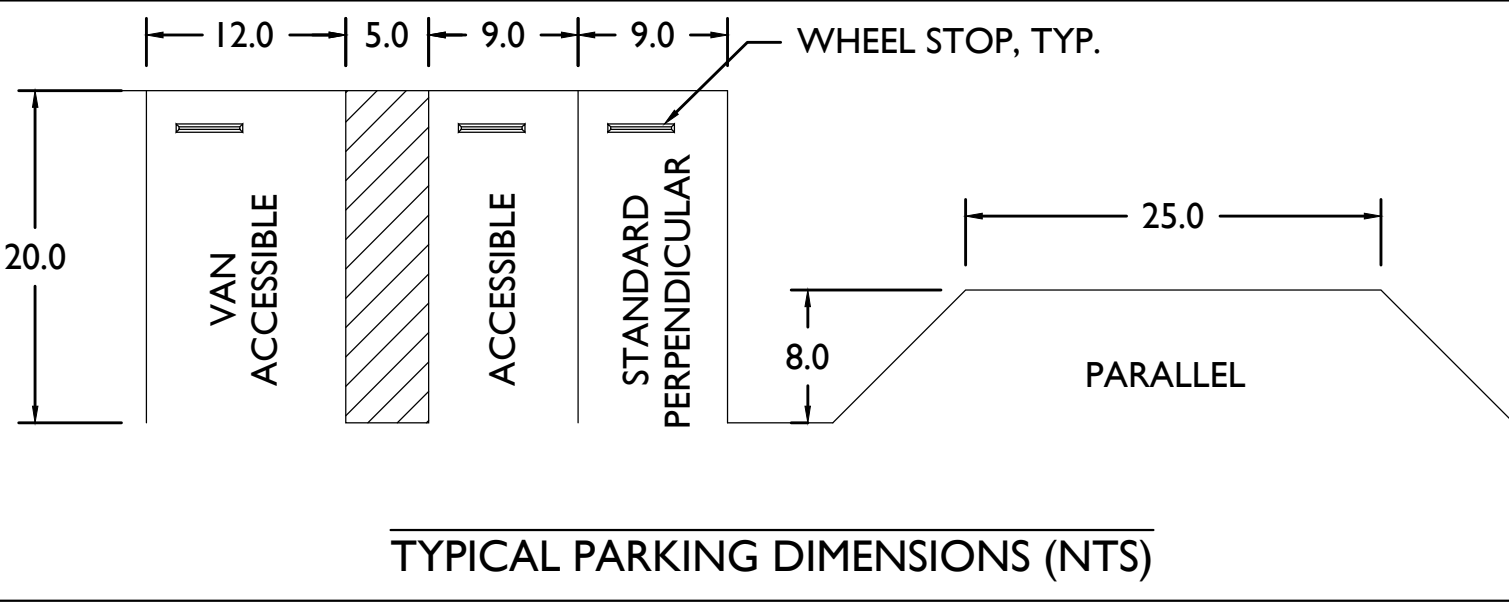
ACCESSIBLE PARKING		29 GUEST SPACES X 13% = 4 SP REQUIRED / PROVIDED	
OPEN UNASSIGNED		PER CGBC 4.106.4	
29 SP X .05	2 SP REQUIRED	NEW ONE- AND TWO-FAMILY AND TOWN-HOUSES	
	2 SP PROVIDED	WITH ATTACHED PRIVATE GARAGES (BLDGS B, C & D)	
I VAN ACCESSIBLE SPACE REQUIRED/PROVIDED		EACH PRIVATE GARAGE SHALL BE EQUIPPED WITH A	
		DEDICATED 208/240 VOLT BRANCH CIRCUIT.	
		60 GARAGES REQUIRED / PROVIDED	

PRIVATE GARAGES		NEW MULTIFAMILY DWELLINGS (BLDG A)	
100 UNITS X 10% = 10 ACCESSIBLE MULTISTORY UNITS		EV READY 110 SP X 40% 44 SP	
WITH ATTACHED PRIVATE GARAGES		EV CHARGERS 110 SP X 10% 11 SP*	
SHALL COMPLY WITH CBC 1109A.2.1.		*ONE IN EVERY 25 CHARGING SPACES SHALL ALSO HAVE	
		AN 8-FOOT WIDE MIN. AISLE. (1 REQUIRED, 1 PROVIDED)	

OPEN SPACE SUMMARY		PRIVATE OPEN SPACE	
COMMON OPEN SPACE		REQUIRED	
REQUIRED		100 DU X 60 SF	6,000 SF
100 DU X 100 SF	10,000 SF *		
PROVIDED	54,682 SF	PROVIDED	
*A MINIMUM OF 50% OF THE REQUIRED OPEN SPACE		PLAN 1	20 DU X 60 SF 1,200 SF
MUST BE CONSOLIDATED IN ONE AREA WITH A		PLAN 2	20 DU X 65 SF 1,300 SF
MINIMUM DIMENSION OF 20FT (5,000 SF REQUIRED /		PLAN 3	28 DU X 75 SF 2,100 SF
9,903 SF PROVIDED)		PLAN 4	32 DU X 85 SF 2,720 SF
		TOTAL PROVIDED	7,320 SF

- NOTES**
- TRASH RECEPTAPLES (TRASH, RECYCLE AND ORGANIC) ARE LOCATED IN THE GARAGE OF EACH UNIT
 - ALL MECHANICAL EQUIPMENT SHALL BE ADEQUATELY SCREENED

- LEGEND**
- PROPERTY LINE
PATH OF TRAVEL
EV CHARGER
ADAPTABLE UNITS
PARKING SPACE #
- EVCS
ADA
⑦



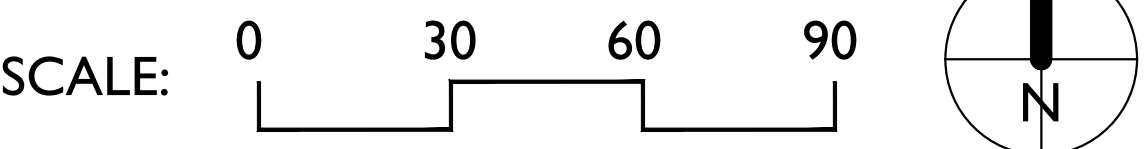
- KEYNOTES**
- PROPERTY LINE
 - PERPENDICULAR PARKING SPACE (9' X 20')
 - PARALLEL PARKING SPACE (8' X 25')
 - ACCESSIBLE PARKING SPACE (9' X 20')
 - 4FT MINIMUM WIDE WALKWAY
 - COMMON REC AREA
 - SETBACK LINE
 - EXISTING ACCESS ROAD - PERMANENT EASEMENT
 - PERIMETER WALL
 - BIKE RACK
 - PEDESTRIAN GATE
 - EXISTING ACCESS ROAD - TO BE DEDICATED TO THE CITY OF SANTEE (PARKWAY AREAS TO BE LANDSCAPED OUT TO MISSION GORGE RD.)
 - TRAIL CONNECTION TO RIVER PARK
 - UTILITY EASEMENT - REFER TO CIVIL PLANS
 - CURB RAMPS
 - USPS DESIGNATED PARKING STALL
 - TOT LOT WITH ACCESSIBLE PLAYGROUND EQUIPMENT
 - BBQ & SEATING AREA W/ SHADE STRUCTURE
 - OPEN TURF PLAY AREA
 - DOG RUN
 - MAILBOX LOCATION
 - COMPOSITE FENCE

DEVELOPMENT STANDARDS		
R-22 ZONING		
DEVELOPMENT STANDARD	STANDARD	PROPOSED
BUILDING HEIGHT & STORIES	55 FT (5 STORIES)	38.5 FT (3 STORIES)
MAX BUILDING COVERAGE	70%	41%
SETBACK: FRONT	10 FT	45 FT
SETBACK: SIDE, INTERIOR	10 FT	10 FT
SETBACK: REAR	10 FT	42 FT
PARKING	225 SPACES	229 SPACES
COMMON OPEN SPACE	10,000 SF	54,682 SF
PRIVATE OPEN SPACE	6,000 SF	7,320 SF

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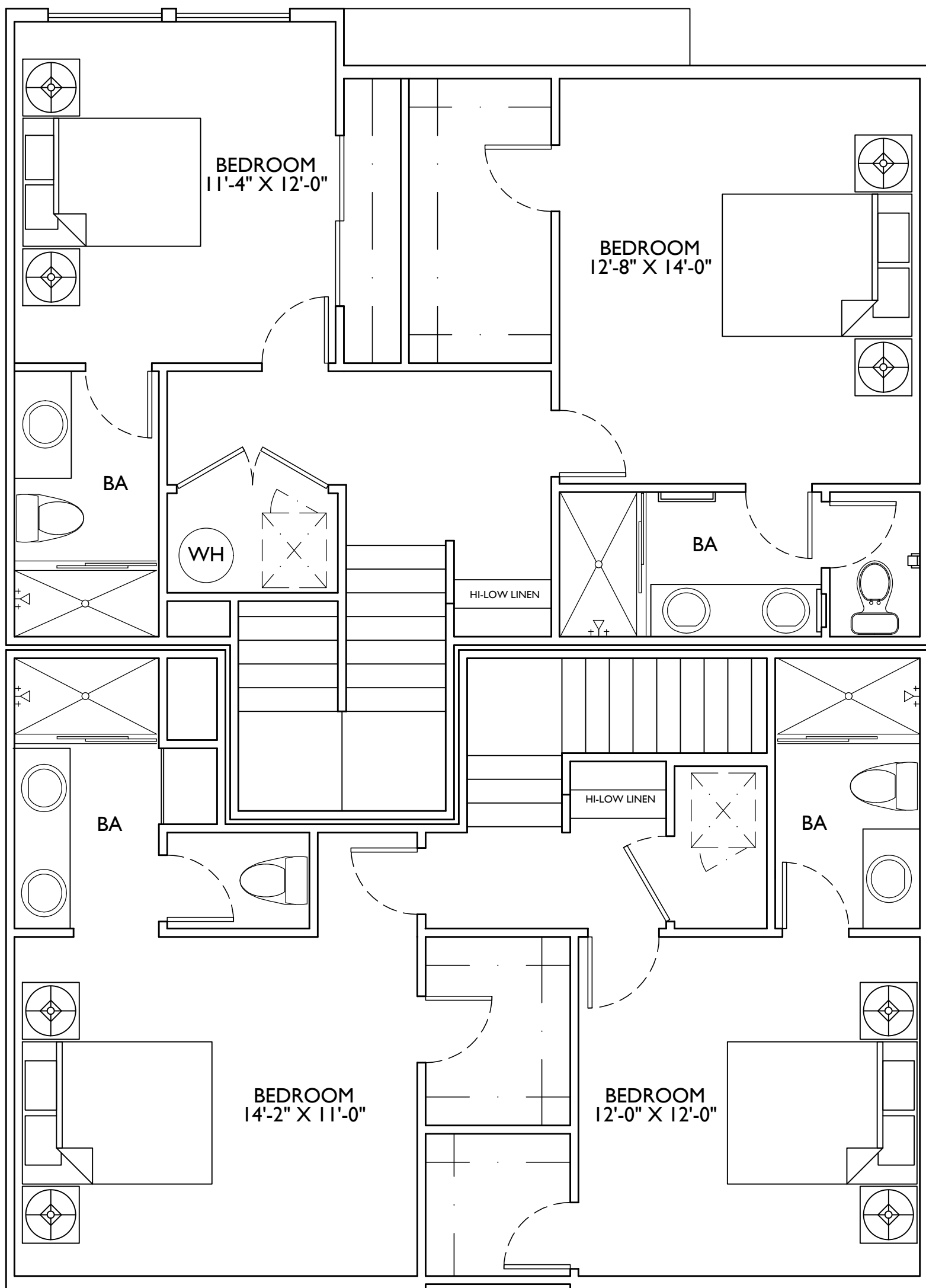
THE EXCHANGE AT SANTEE TOWN CENTER

SEPTEMBER 19, 2025

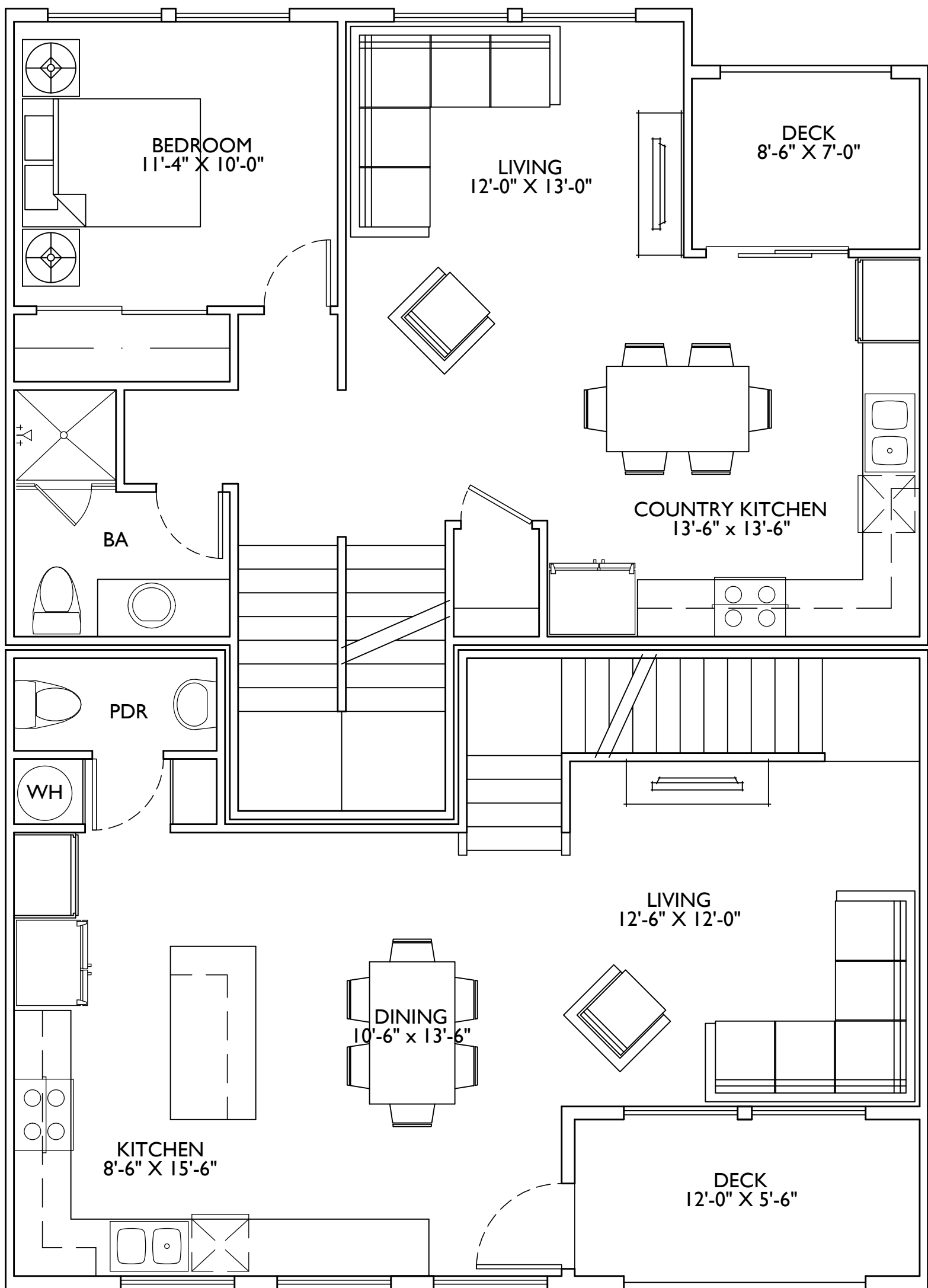


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PLAN 1:	3BD/3BA
1ST FLR -	92 S.F.
2ND FLR-	703 S.F.
3RD FLR-	664 S.F.
TOTAL	1,459 G.S.F.

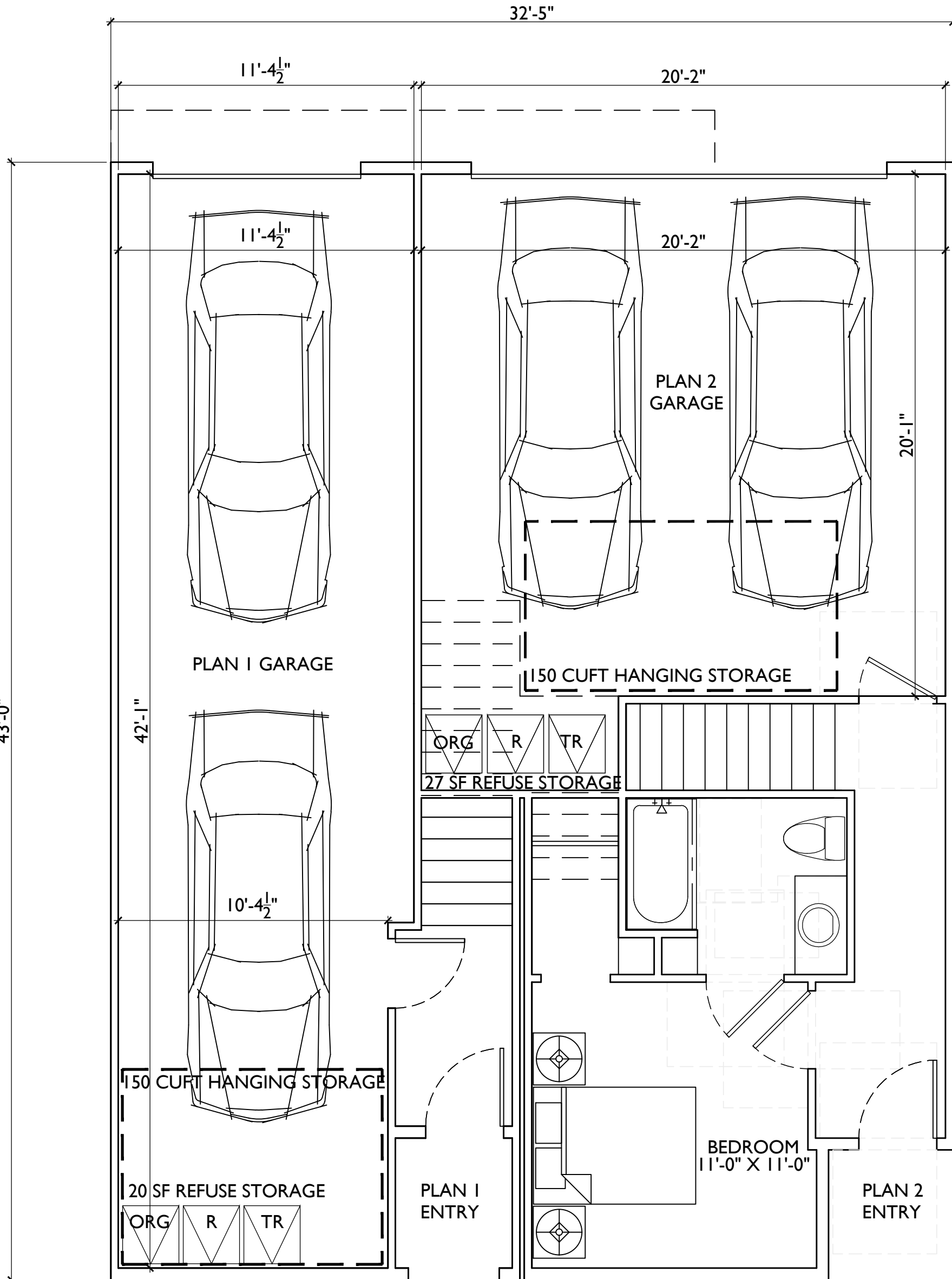


THIRD FLOOR

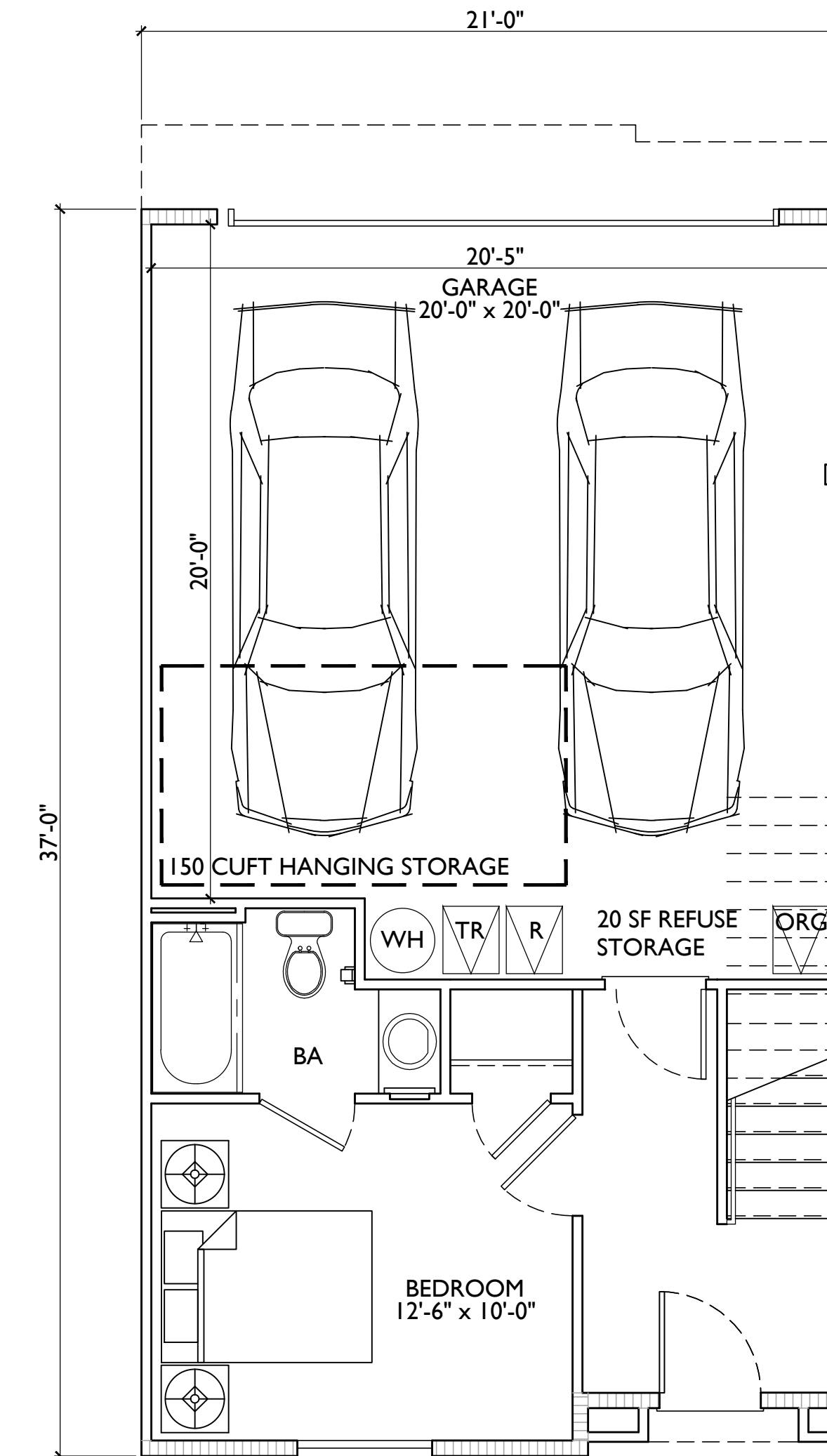
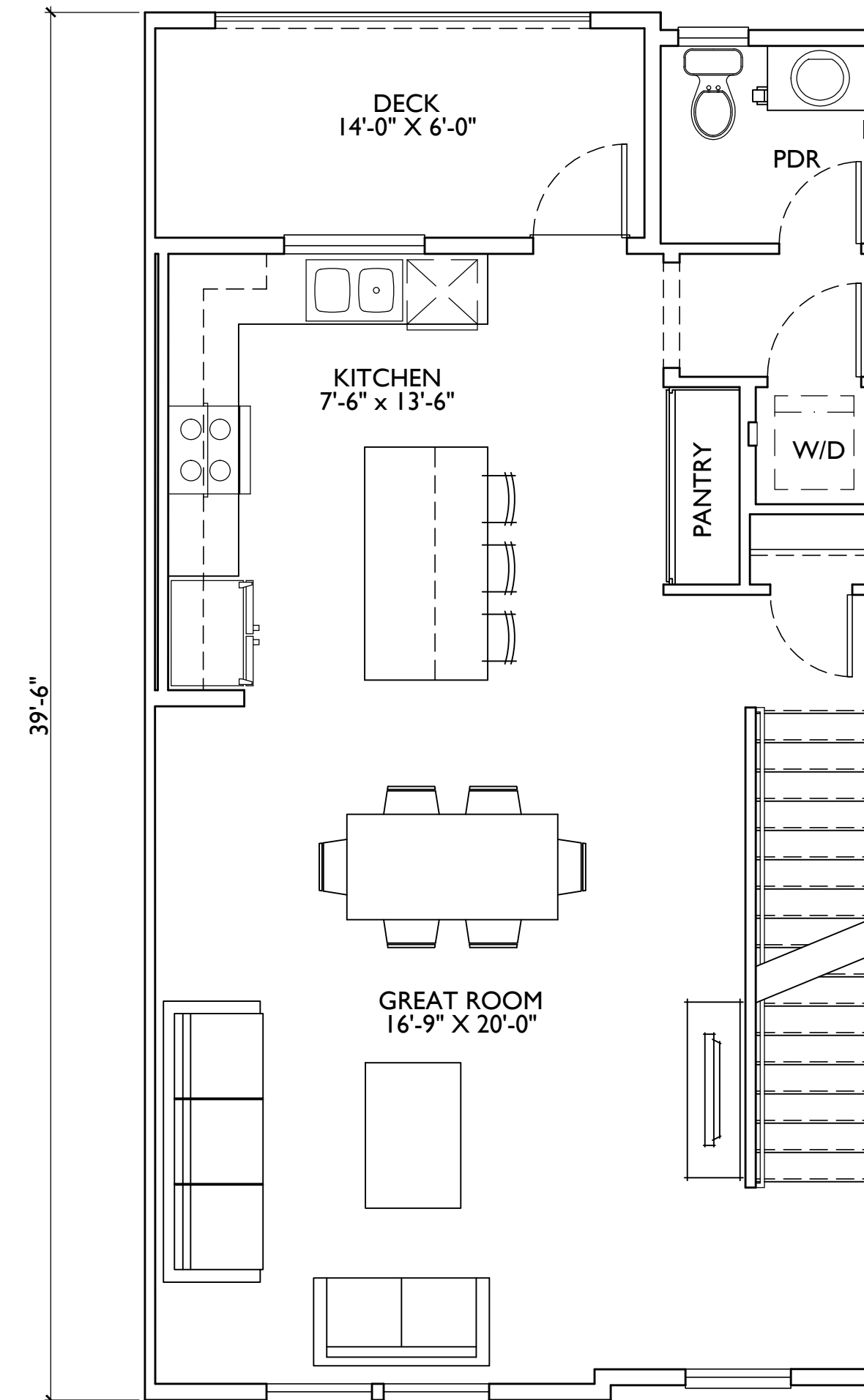
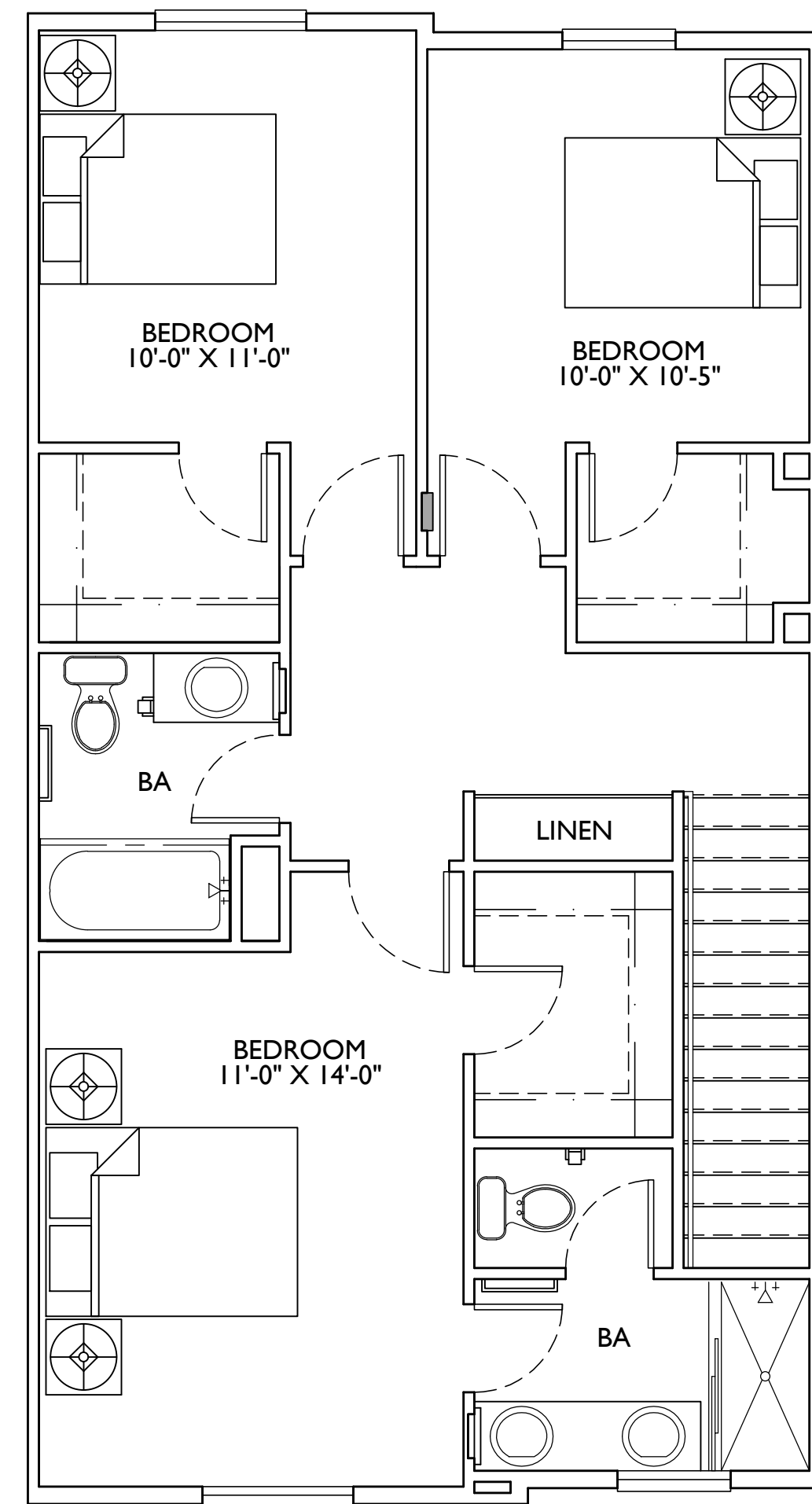


SECOND FLOOR

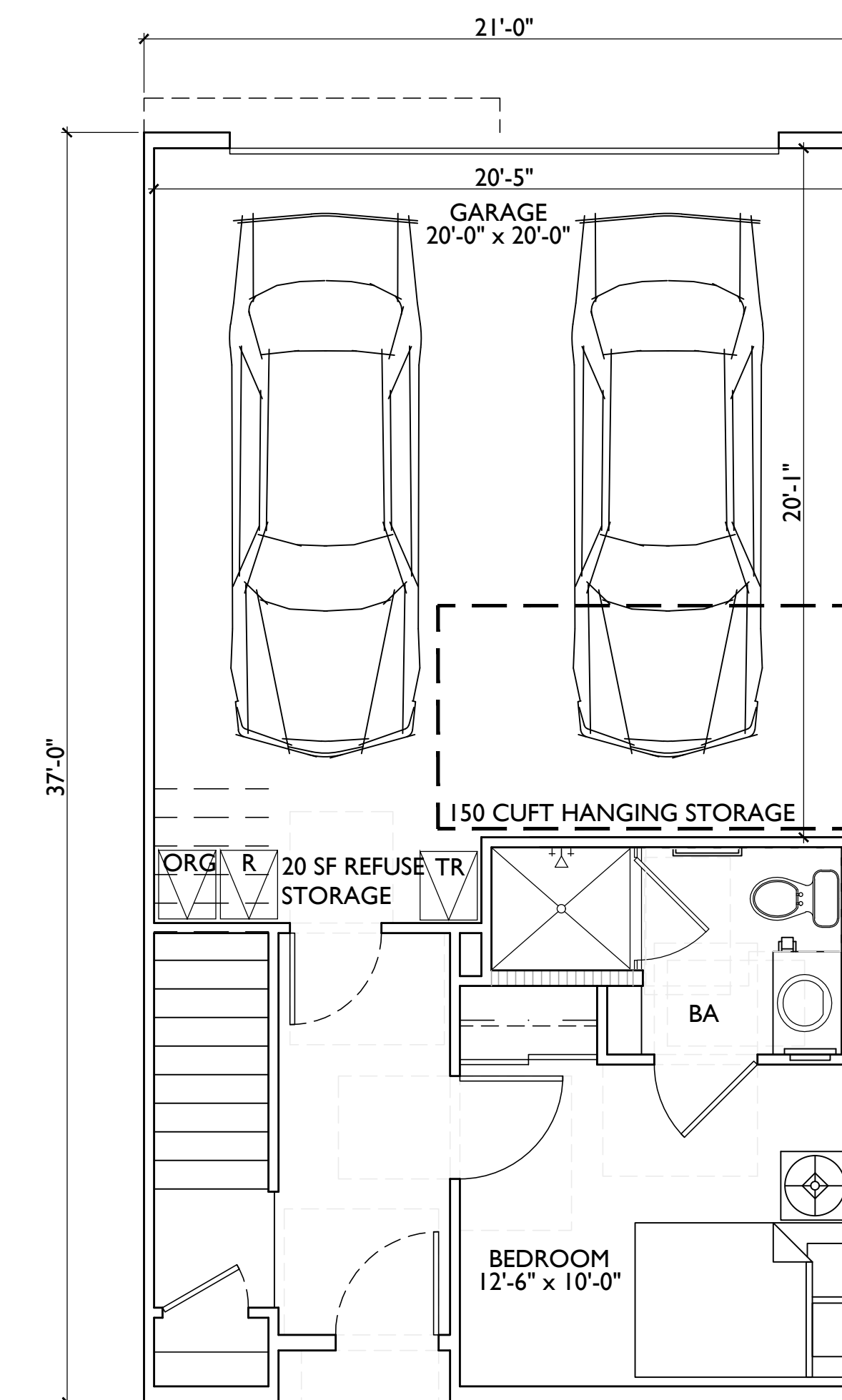
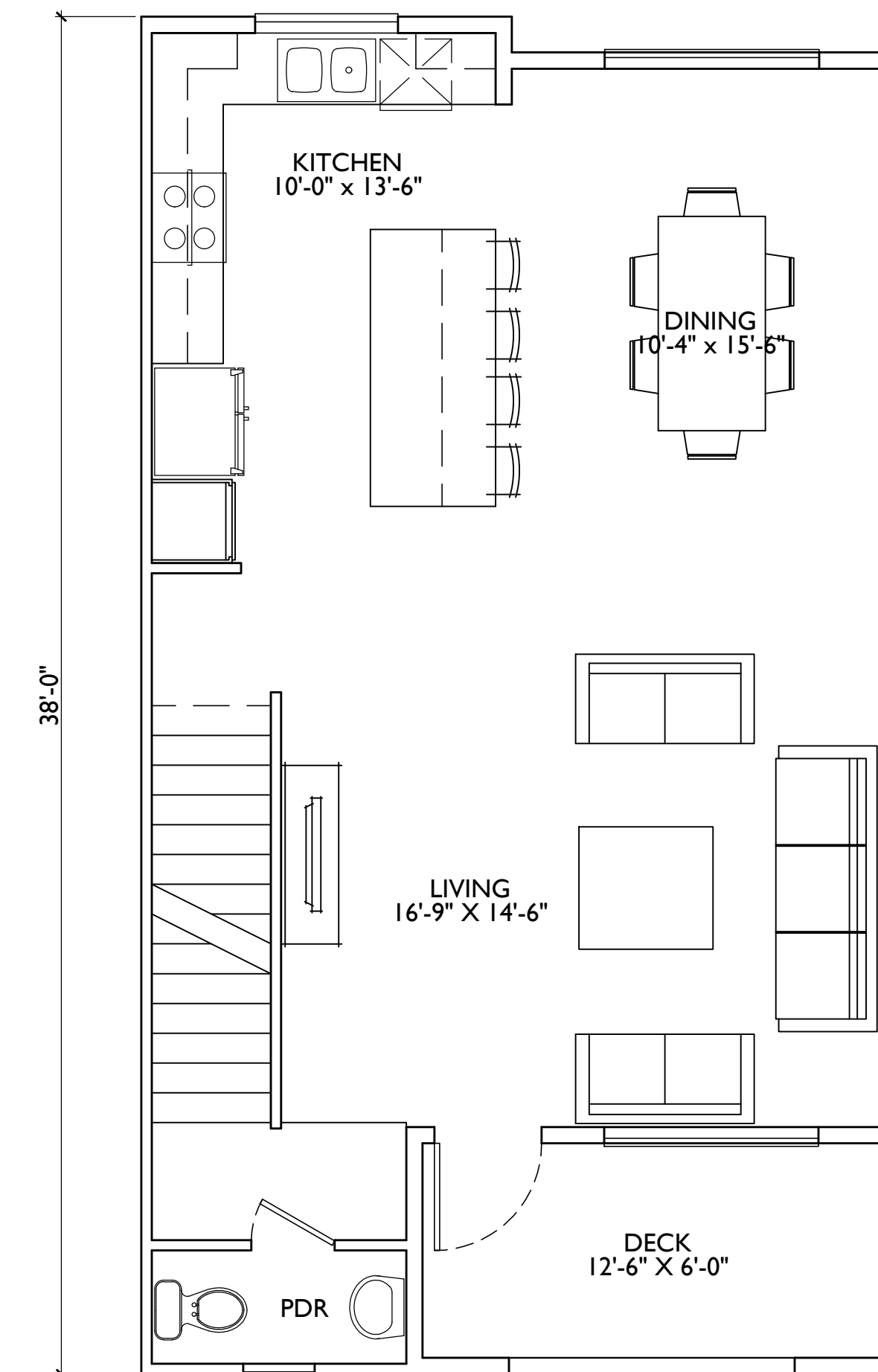
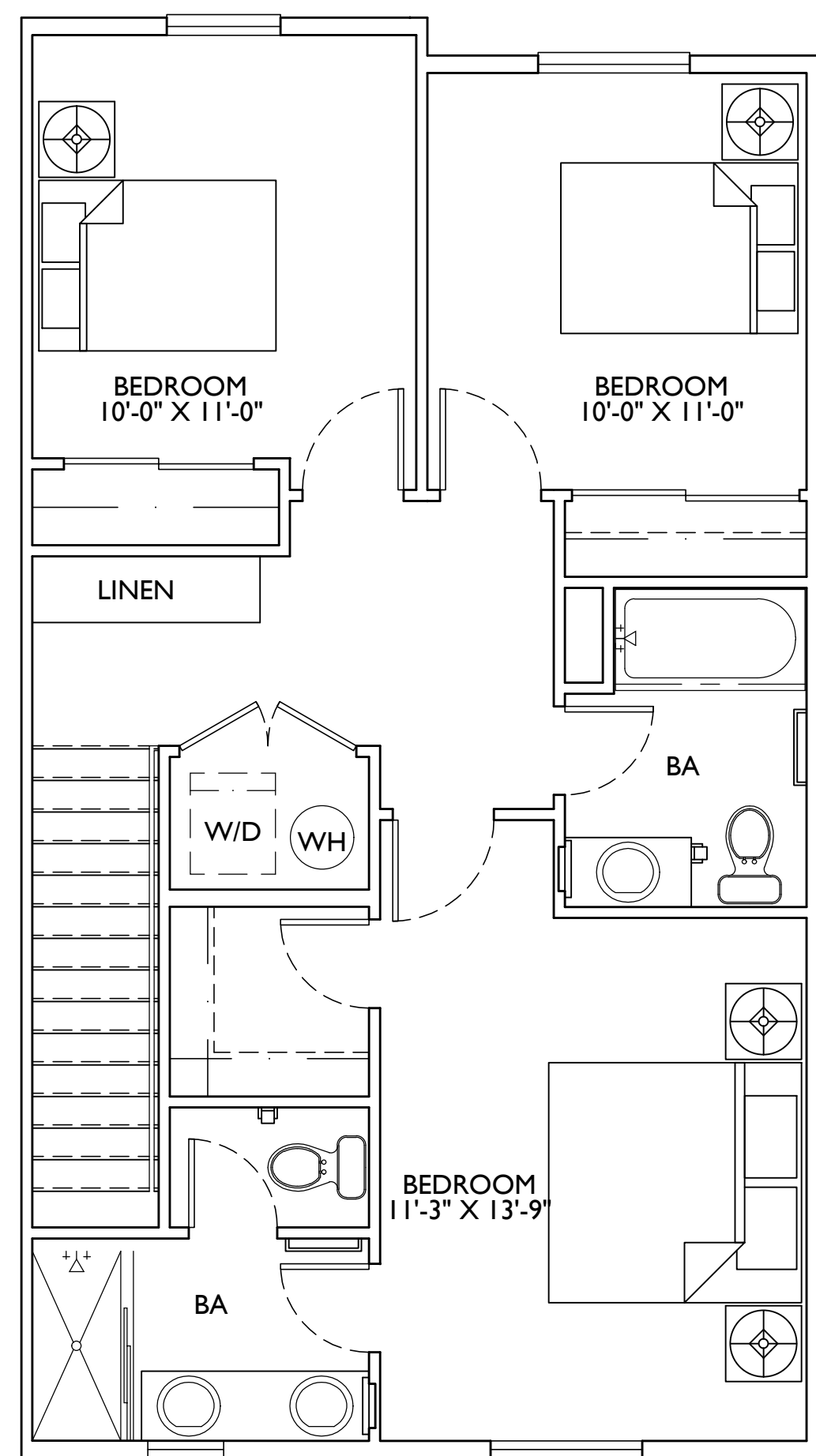
PLAN 2:	3BD/3.5BA
1ST FLR -	346 S.F.
2ND FLR-	603 S.F.
3RD FLR-	638 S.F.
TOTAL	1,587 G.S.F.



FIRST FLOOR



PLAN 4:	4BD/3.5BA
1ST FLR -	301 S.F.
2ND FLR-	724 S.F.
3RD FLR-	792 S.F.
TOTAL	1,817 G.S.F.



PLAN 3:	4BD/3.5BA
1ST FLR -	304 S.F.
2ND FLR-	702 S.F.
3RD FLR-	761 S.F.
TOTAL	1,767 G.S.F.

SANTEE, CA

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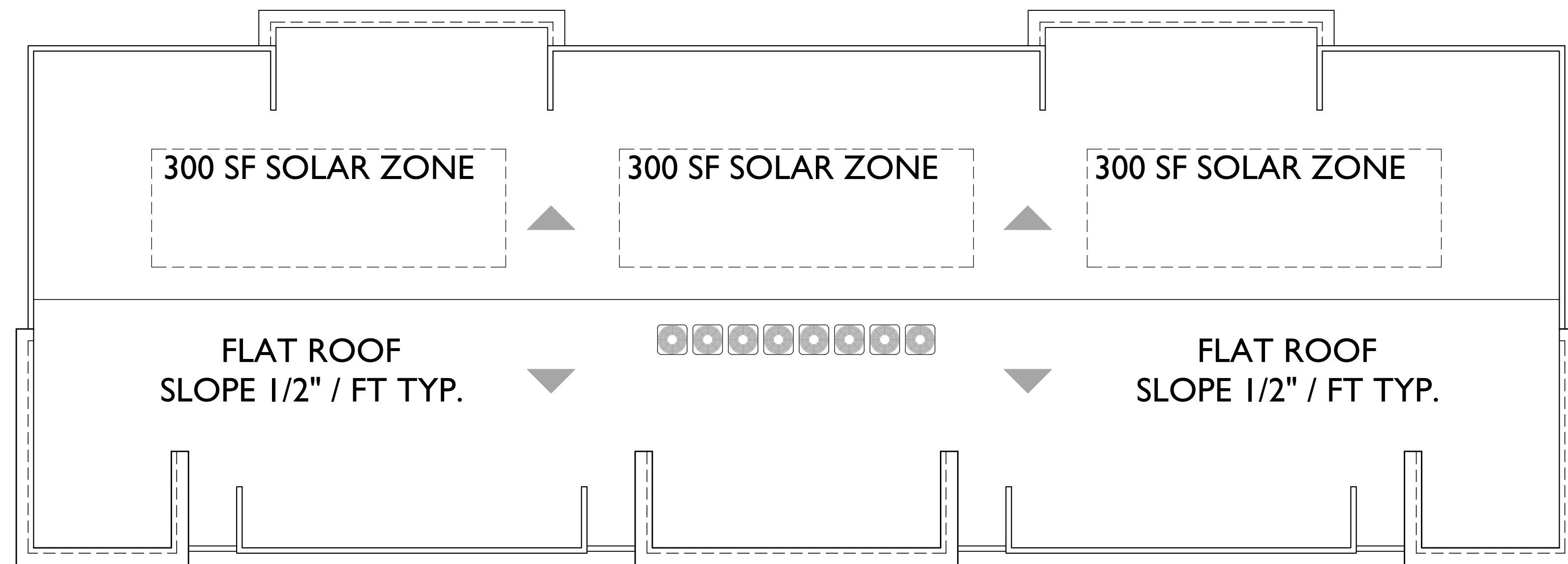
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UNIT PLANS

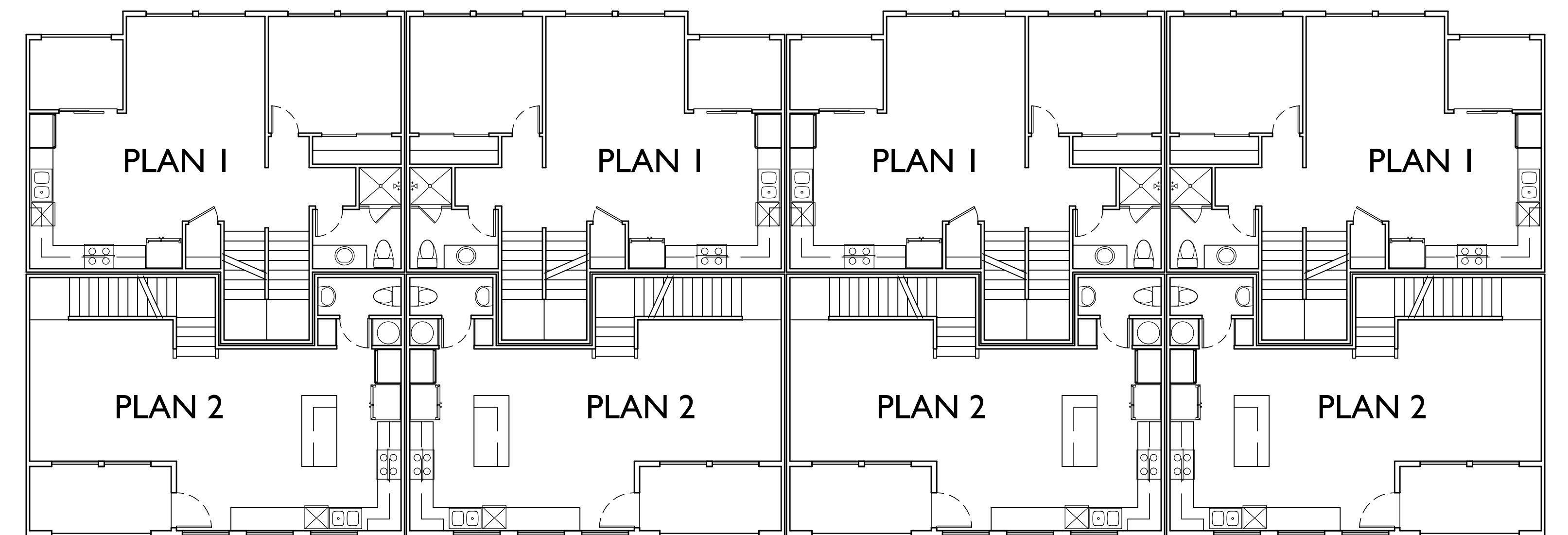


ROOF PLAN

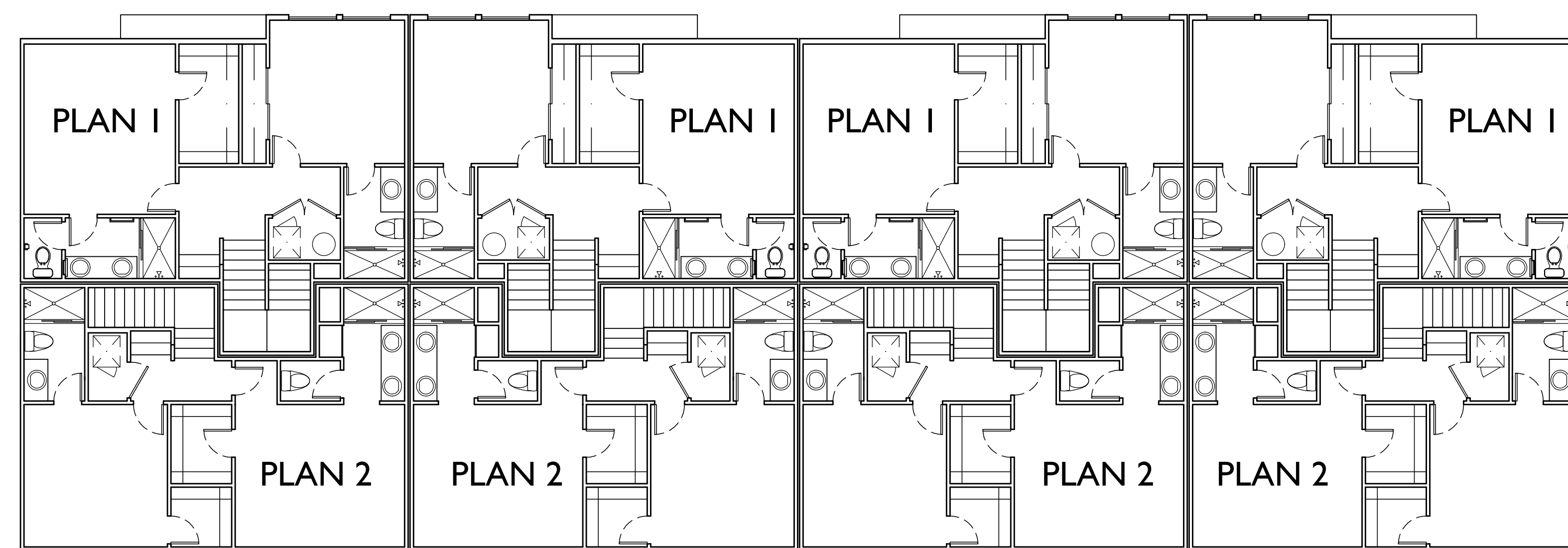
SOLAR READY AREA
 $5,690 \text{ SF} \times 15\% = 854 \text{ SF REQUIRED}$
 900 SF PROVIDED

MULTIFAMILY RESIDENTIAL UNITS SHALL EACH
 INCLUDE AT LEAST A ONE kW PV SYSTEM

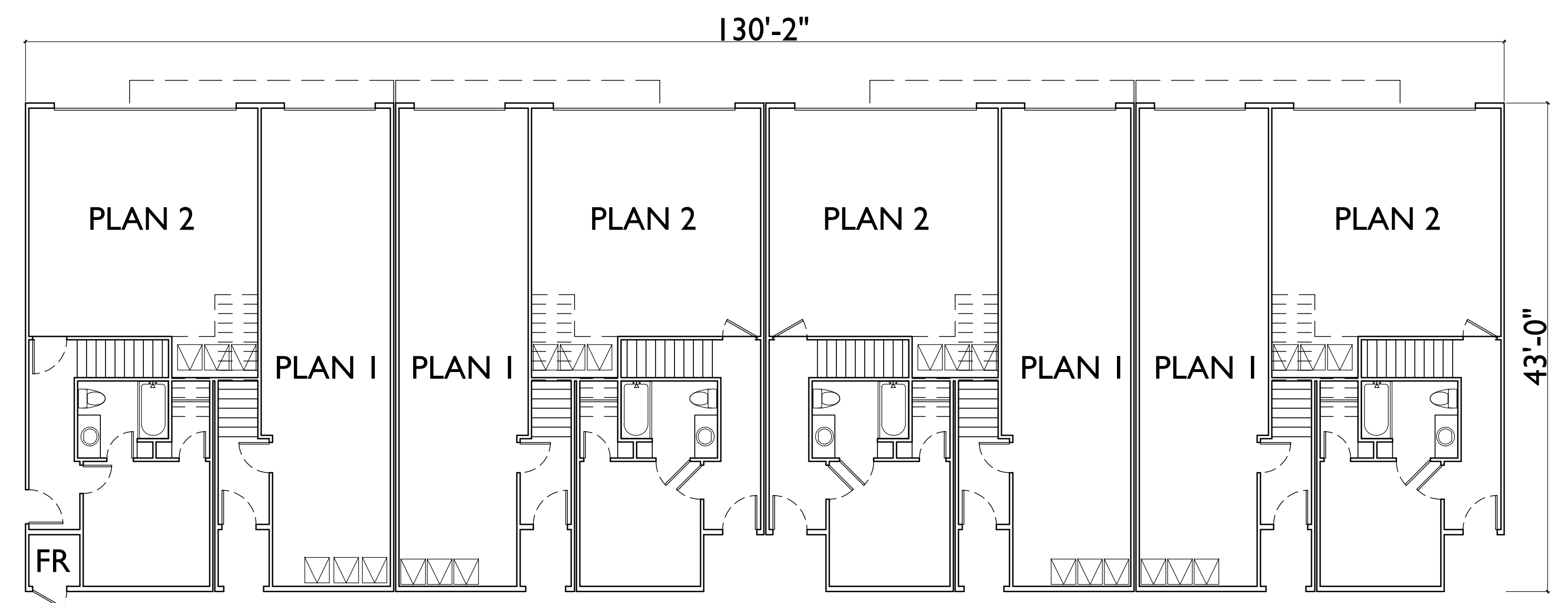
NOTE: ALL EQUIPMENT TO BE SCREENED BY PARAPETS



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 METAL AWNING
- 7 STUCCO AWNING
- 8 STUCCO REGLET
- 9 VINYL WINDOW



SANTEE, CA

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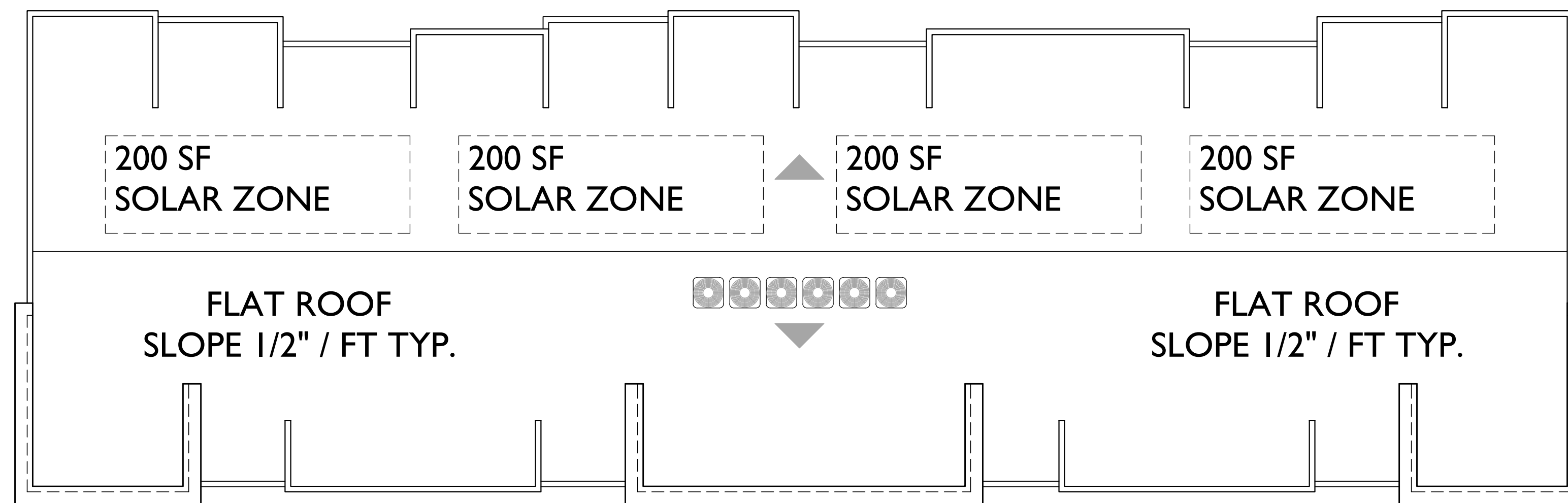
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SCALE: 0 8 16 24

BUILDING A ELEVATIONS - SCHEME 3

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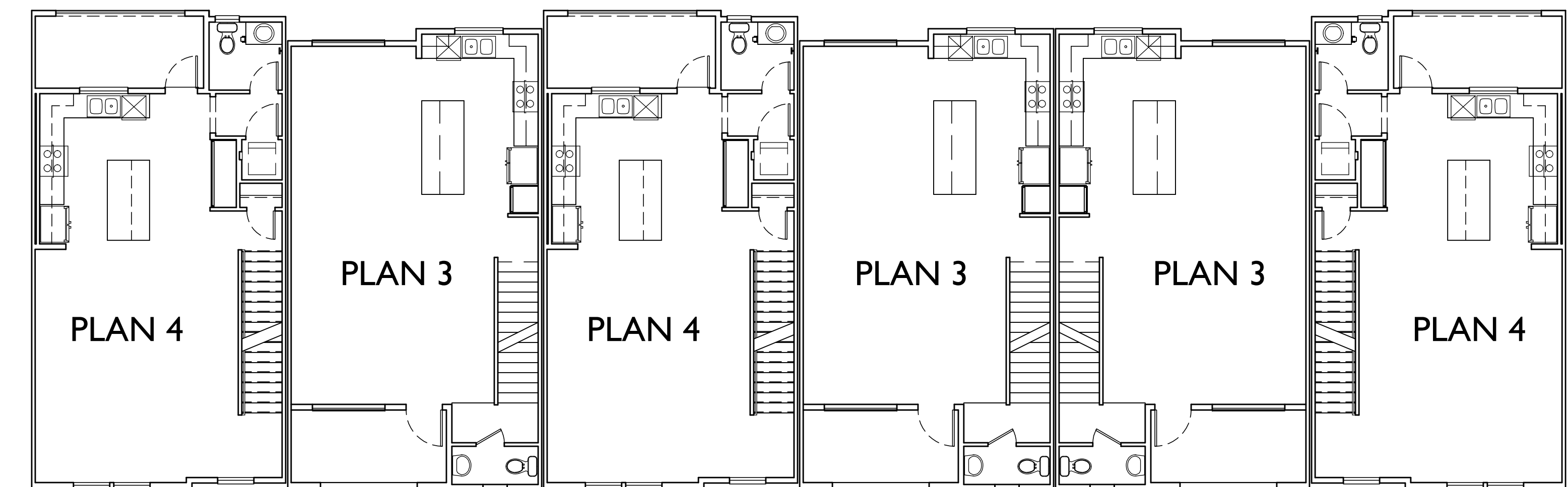


ROOF PLAN

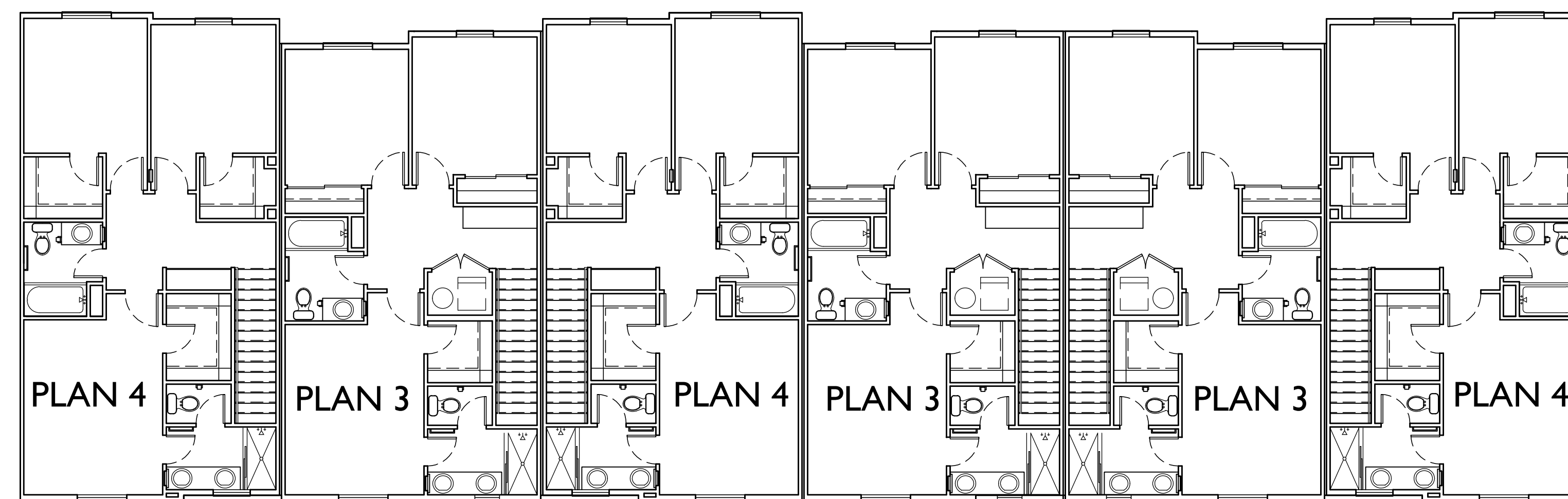
SOLAR READY AREA
 4,855 SF X 15% = 728 SF REQUIRED
 800 SF PROVIDED

MULTIFAMILY RESIDENTIAL UNITS SHALL EACH
 INCLUDE AT LEAST A ONE kW PV SYSTEM

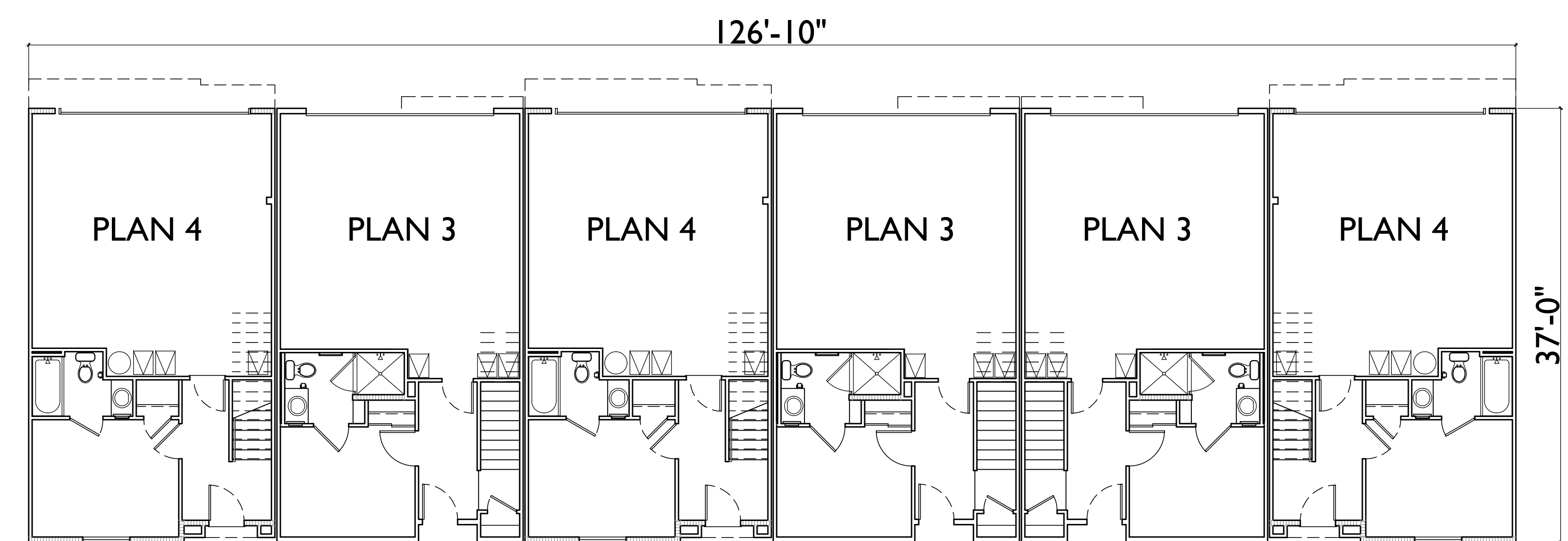
NOTE: ALL EQUIPMENT TO BE SCREENED BY PARAPETS



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



MATERIAL SCHEDULE

- | | |
|---|-------------------------|
| 1 | ROOF - BUILT UP PARAPET |
| 2 | WALL - STUCCO |
| 3 | WALL - BRICK VENEER |
| 4 | TRIM - 2X STUCCO OVER |
| 5 | METAL RAILING |
| 6 | METAL AWNING |
| 7 | STUCCO AWNING |
| 8 | STUCCO REGLET |
| 9 | VINYL WINDOW |



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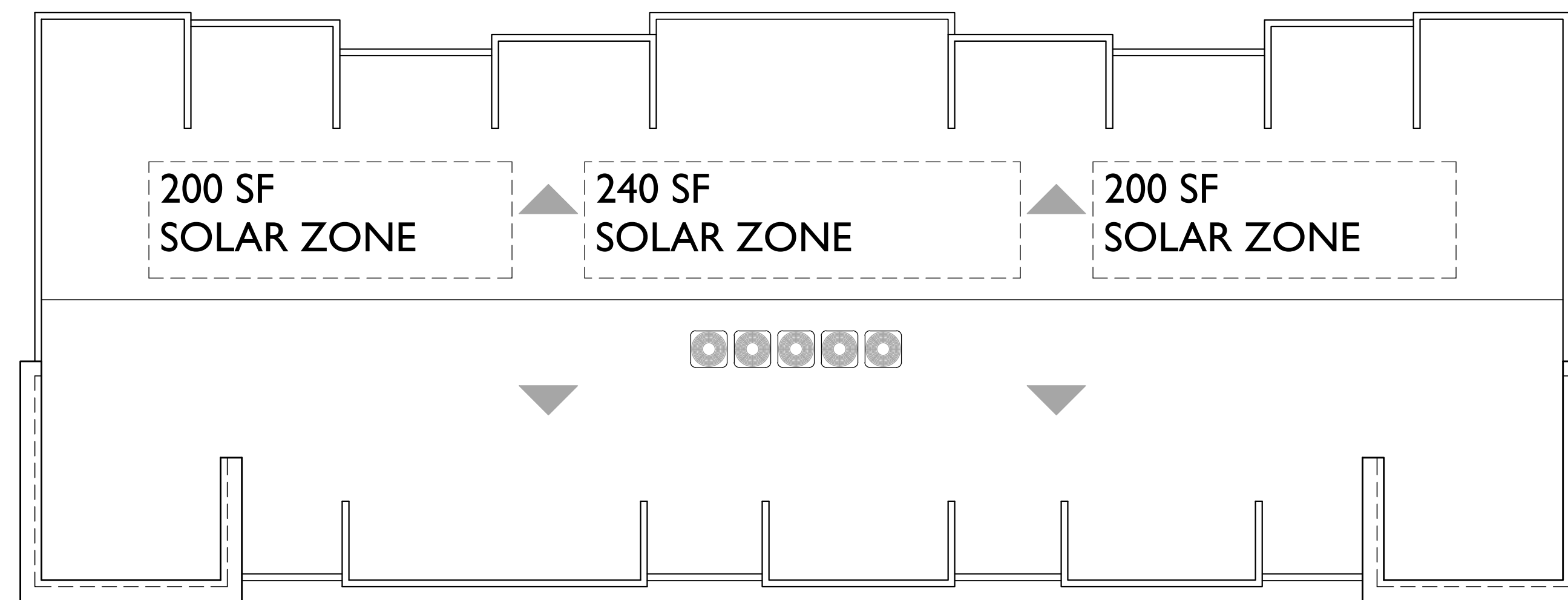
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BUILDING B ELEVATIONS - SCHEME I

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ARCHITECTURE

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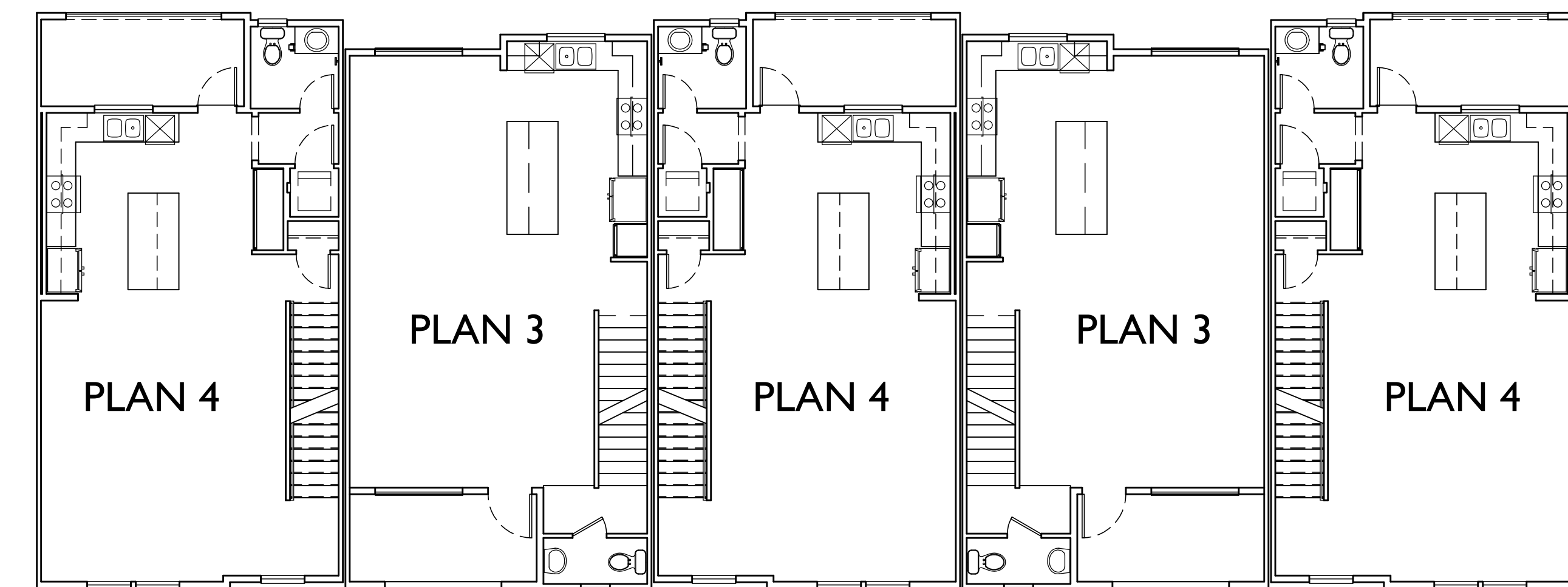


ROOF PLAN

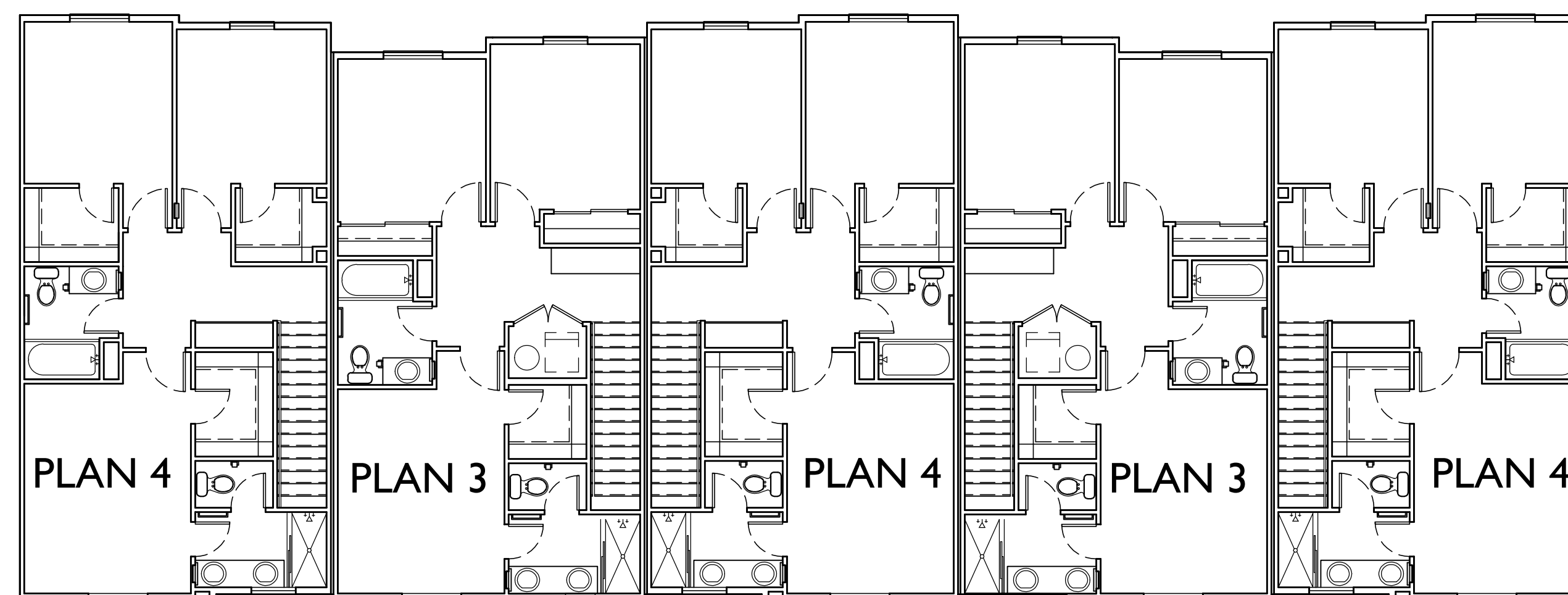
SOLAR READY AREA
 4,060 SF X 15% = 609 SF REQUIRED
 640 SF PROVIDED

MULTIFAMILY RESIDENTIAL UNITS SHALL EACH
 INCLUDE AT LEAST A ONE kW PV SYSTEM

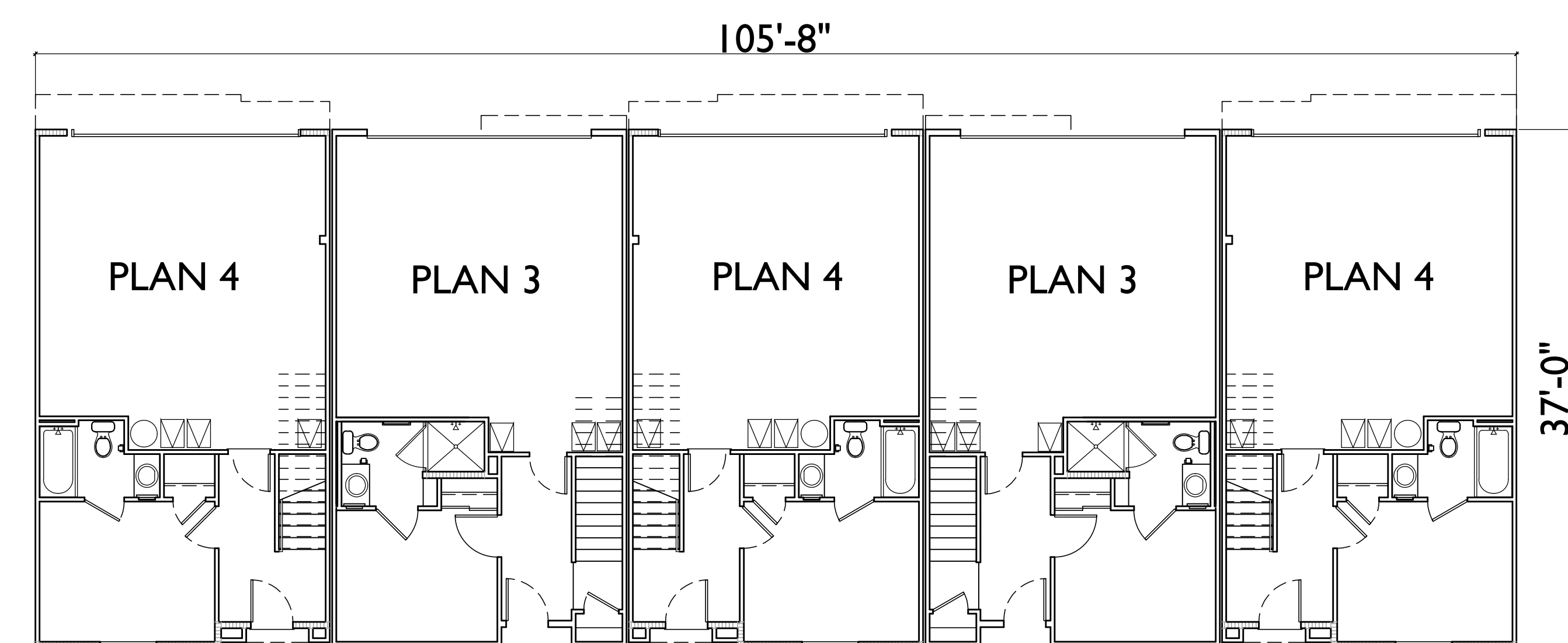
NOTE: ALL EQUIPMENT TO BE SCREENED BY PARAPETS



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 METAL AWNING
- 7 STUCCO AWNING
- 8 STUCCO REGLET
- 9 VINYL WINDOW



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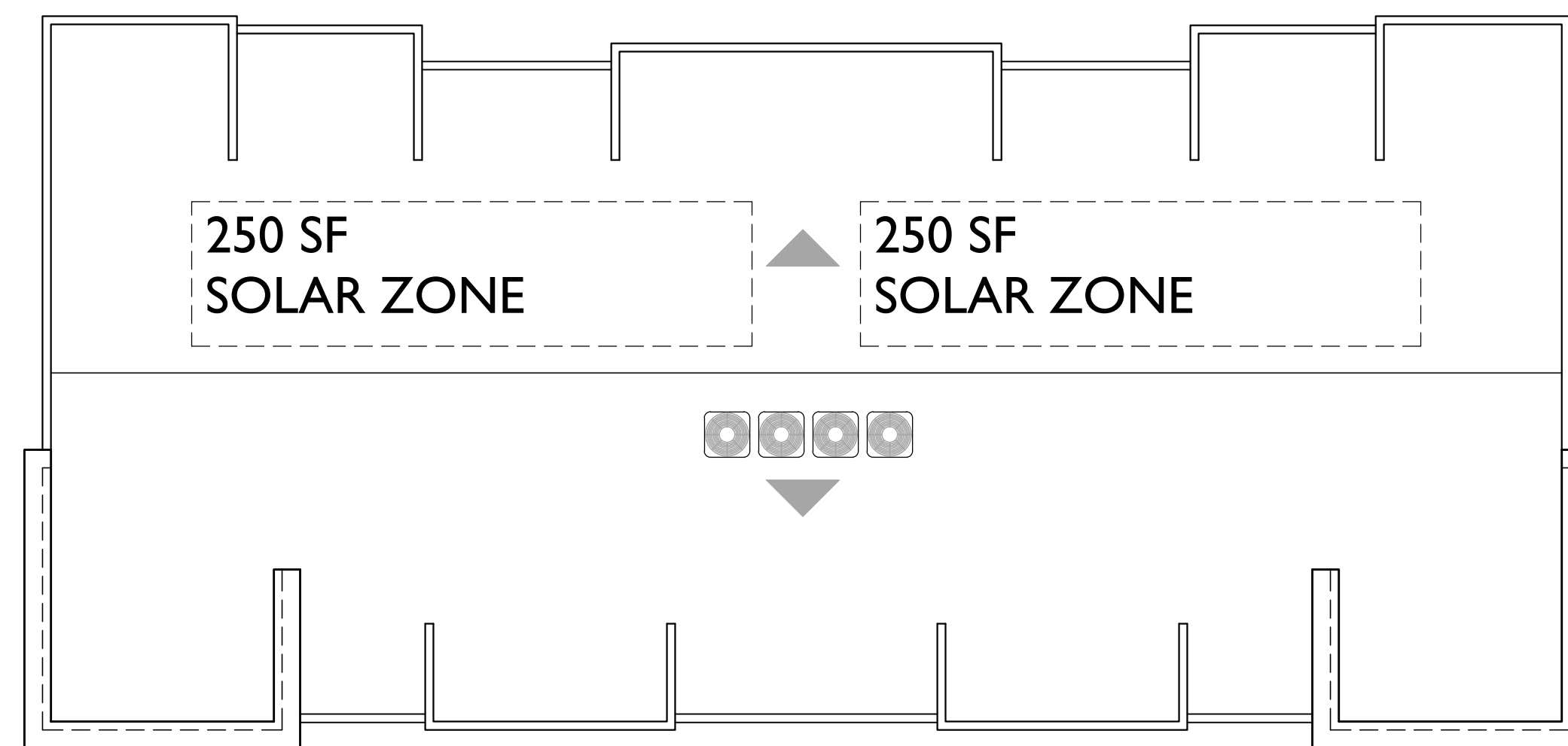
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BUILDING C ELEVATIONS - SCHEME 2

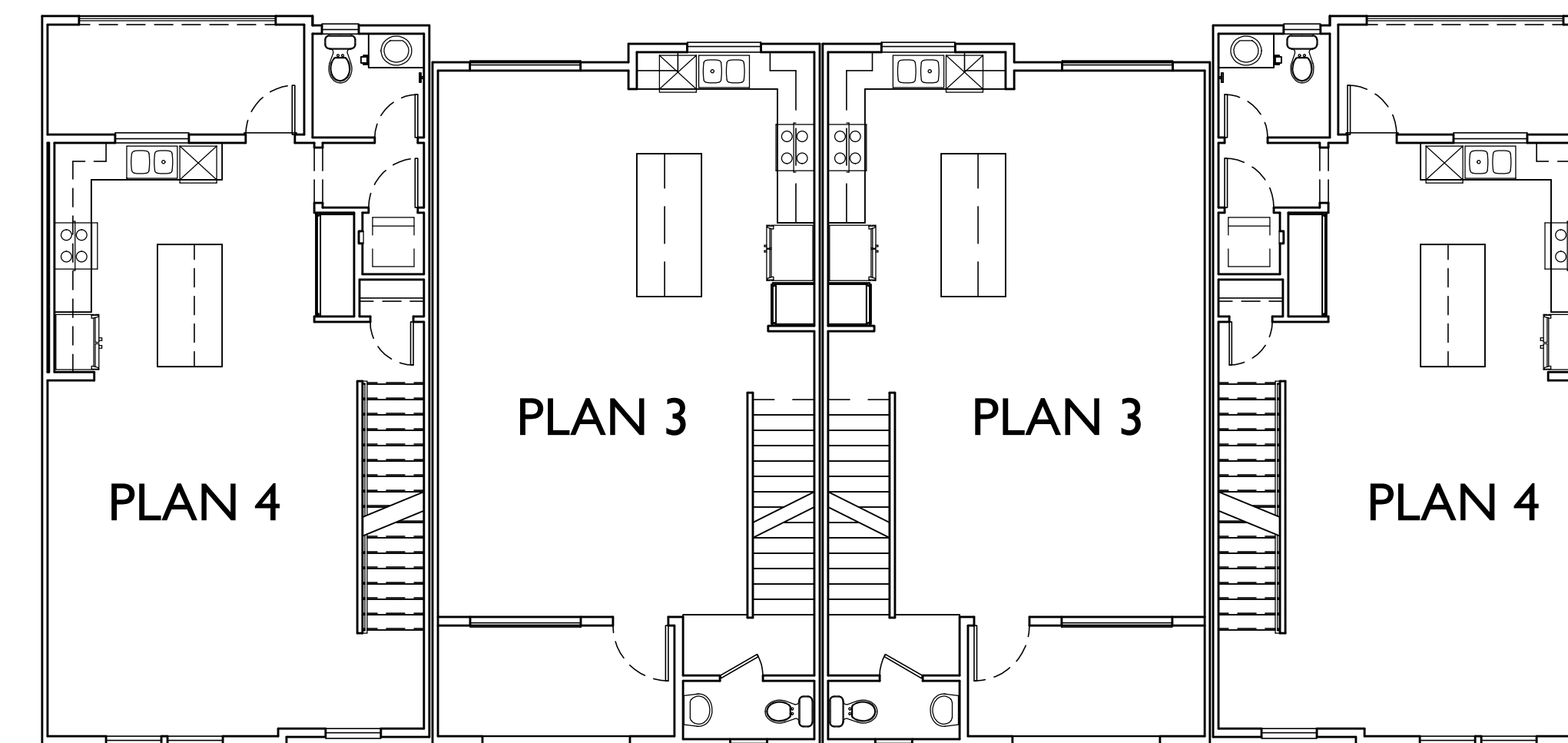
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THIRD FLOOR

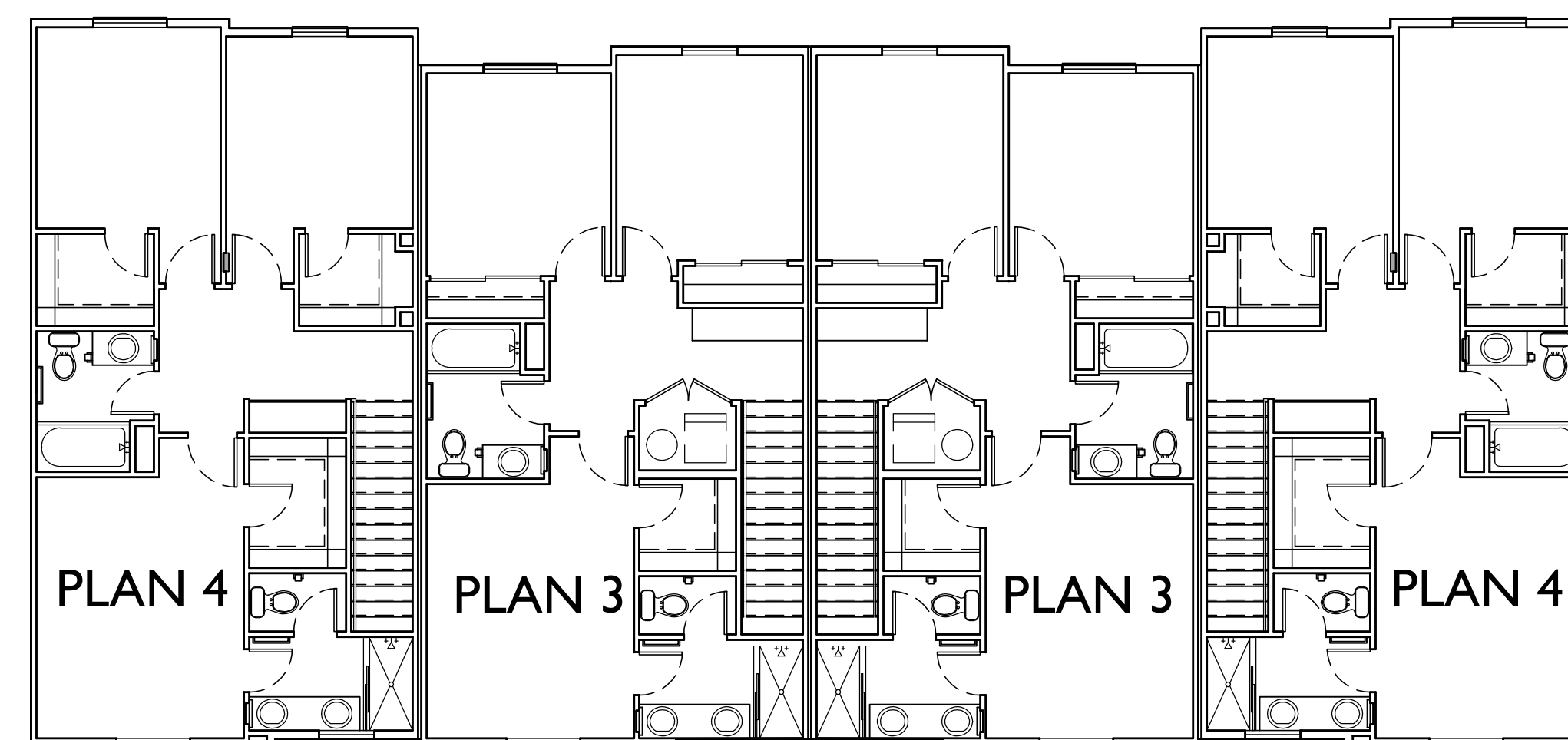


SECOND FLOOR

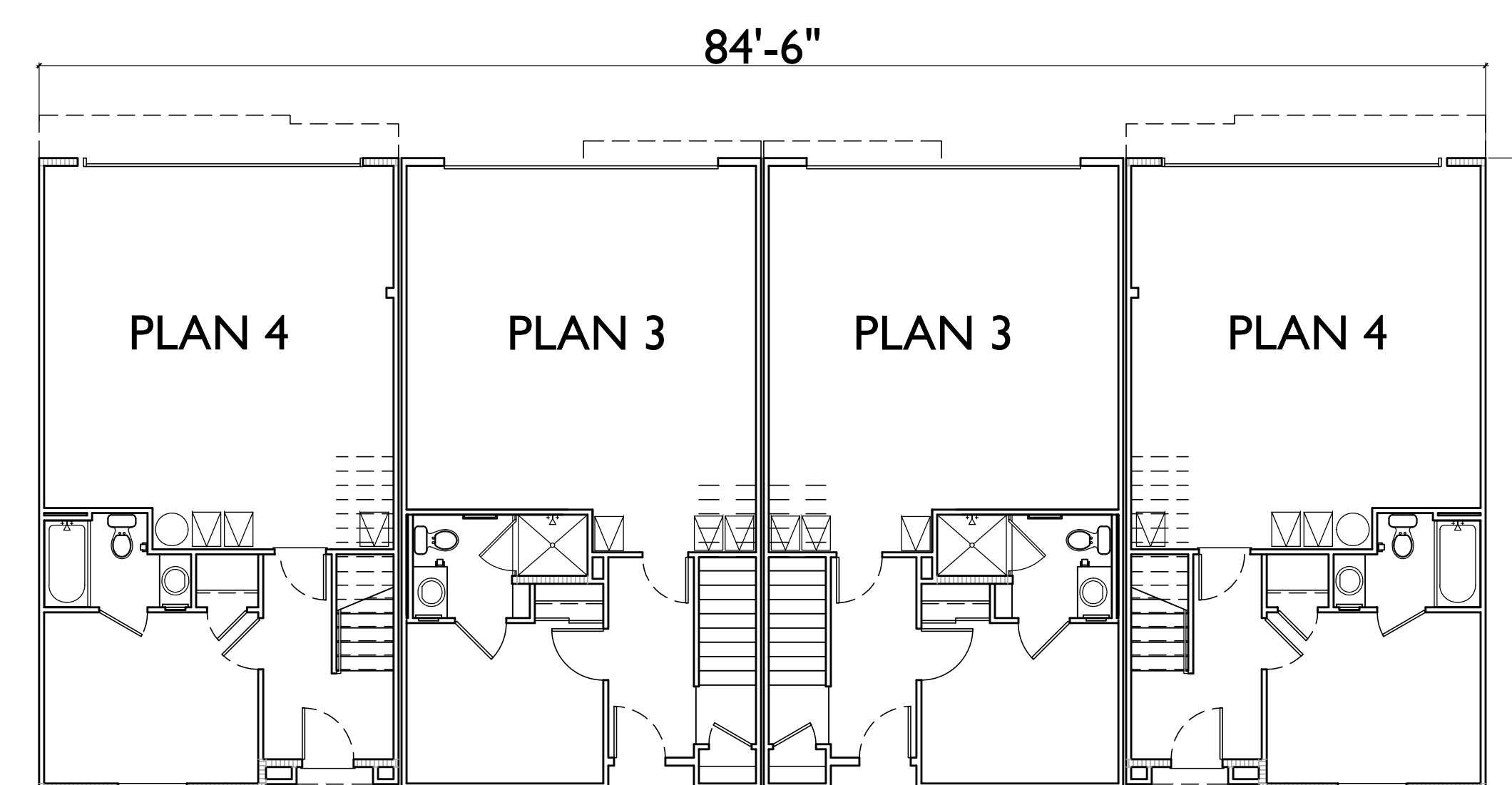
SOLAR READY AREA
 3,230 SF X 15% = 485 SF REQUIRED
 500 SF PROVIDED

MULTIFAMILY RESIDENTIAL UNITS SHALL EACH
 INCLUDE AT LEAST A ONE kW PV SYSTEM

NOTE: ALL EQUIPMENT TO BE SCREENED BY PARAPETS



THIRD FLOOR



FIRST FLOOR



MATERIAL SCHEDULE

- 1 ROOF - BUILT UP PARAPET
- 2 WALL - STUCCO
- 3 WALL - BRICK VENEER
- 4 TRIM - 2X STUCCO OVER
- 5 METAL RAILING
- 6 METAL AWNING
- 7 STUCCO AWNING
- 8 STUCCO REGLET
- 9 VINYL WINDOW

