

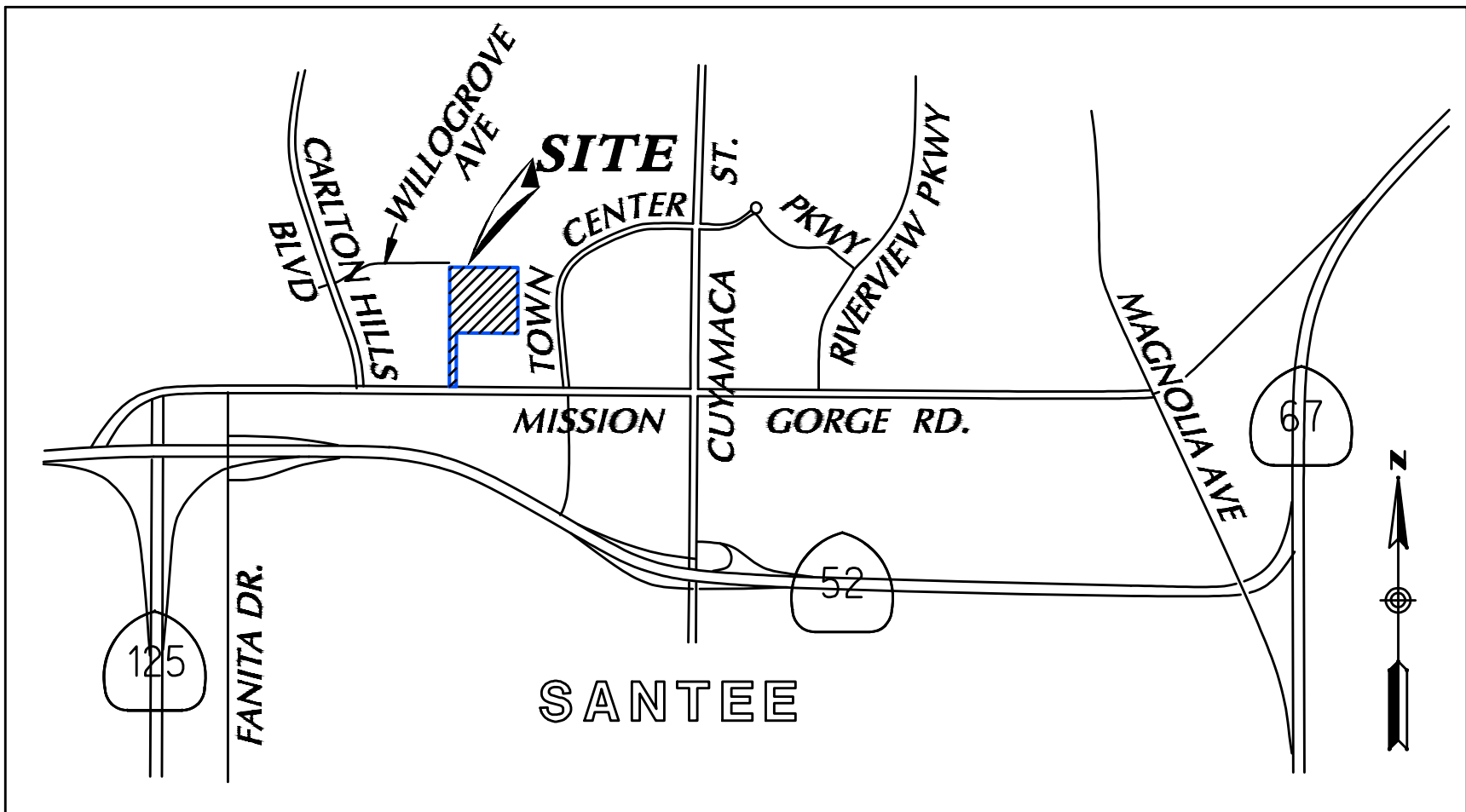
Santee Mission Grove Villas

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

Applicant:
BEMG Santee, LLC
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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Civil

Sheet 1	Title
Sheet 2	Key Map, Details, Sections
Sheet 3	Details / Sections
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Sheet 5	Boundary & Encumbrances
Sheet 6	TM Sheet - North
Sheet 7	TM Sheet - South
Sheet 8	Private Utility Plan - North
Sheet 9	Private Utility Plan - South
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Sheet 11	Site Plan - South
Sheet 12	Mission Gorge Median Improvements
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Landscape

L-1	Schematic Landscape Plan
L-2	Schematic Parkway/ROW Enhancement
L-3	Schematic Open Space Enlargement
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L-5	Schematic Wall & Fence Plan
L-6	Schematic Planting Plan
L-7	Schematic Open Space Plan
L-8	Schematic RootBarrier & Sewer Easement Plan
L-9	Schematic Lighting Plan

Santee, CA

Borstein Enterprises
11766 Wilshire Blvd., Ste 820
Los Angeles, CA 90025
310.582.1991

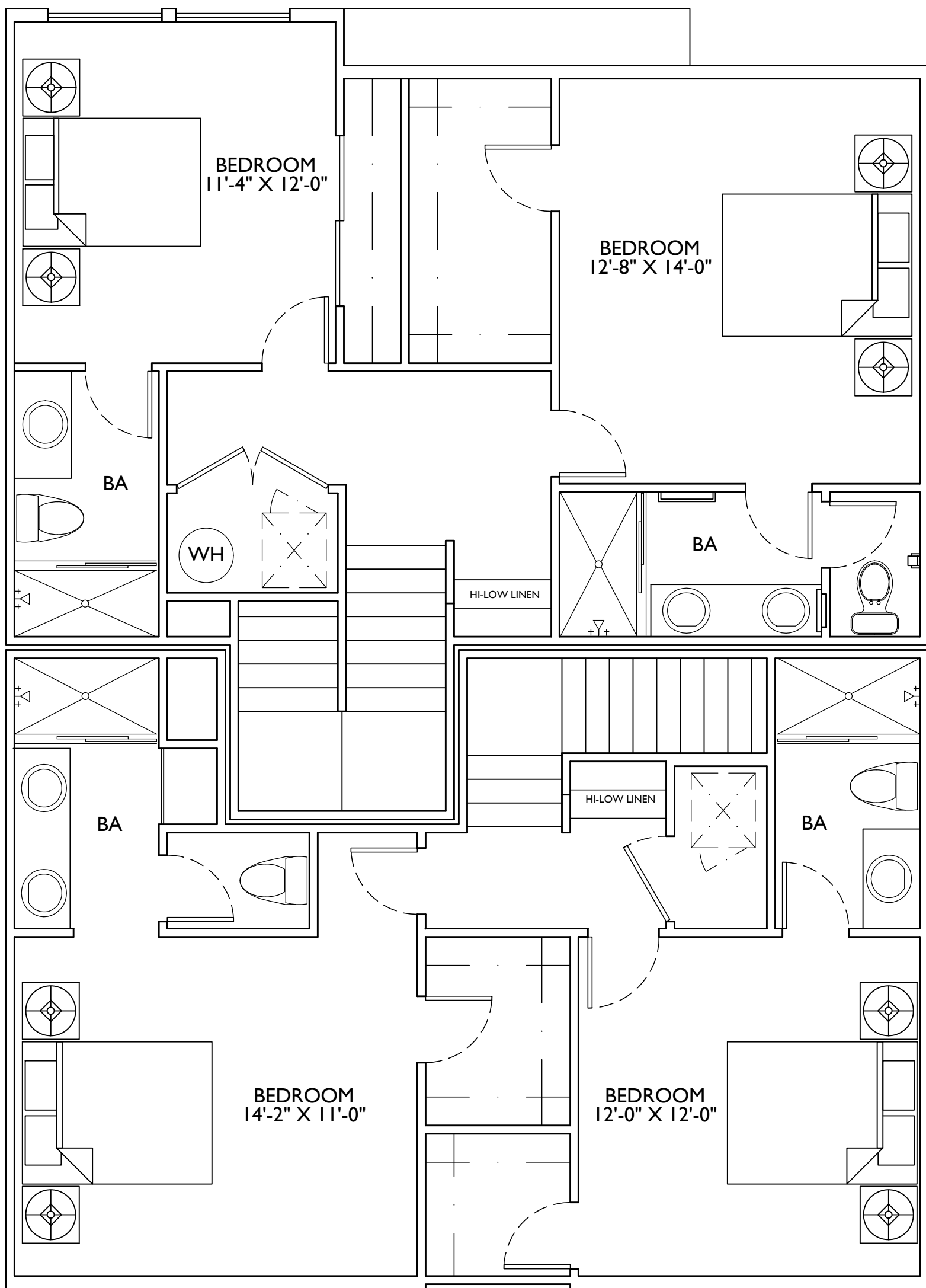
The Exchange, Santee



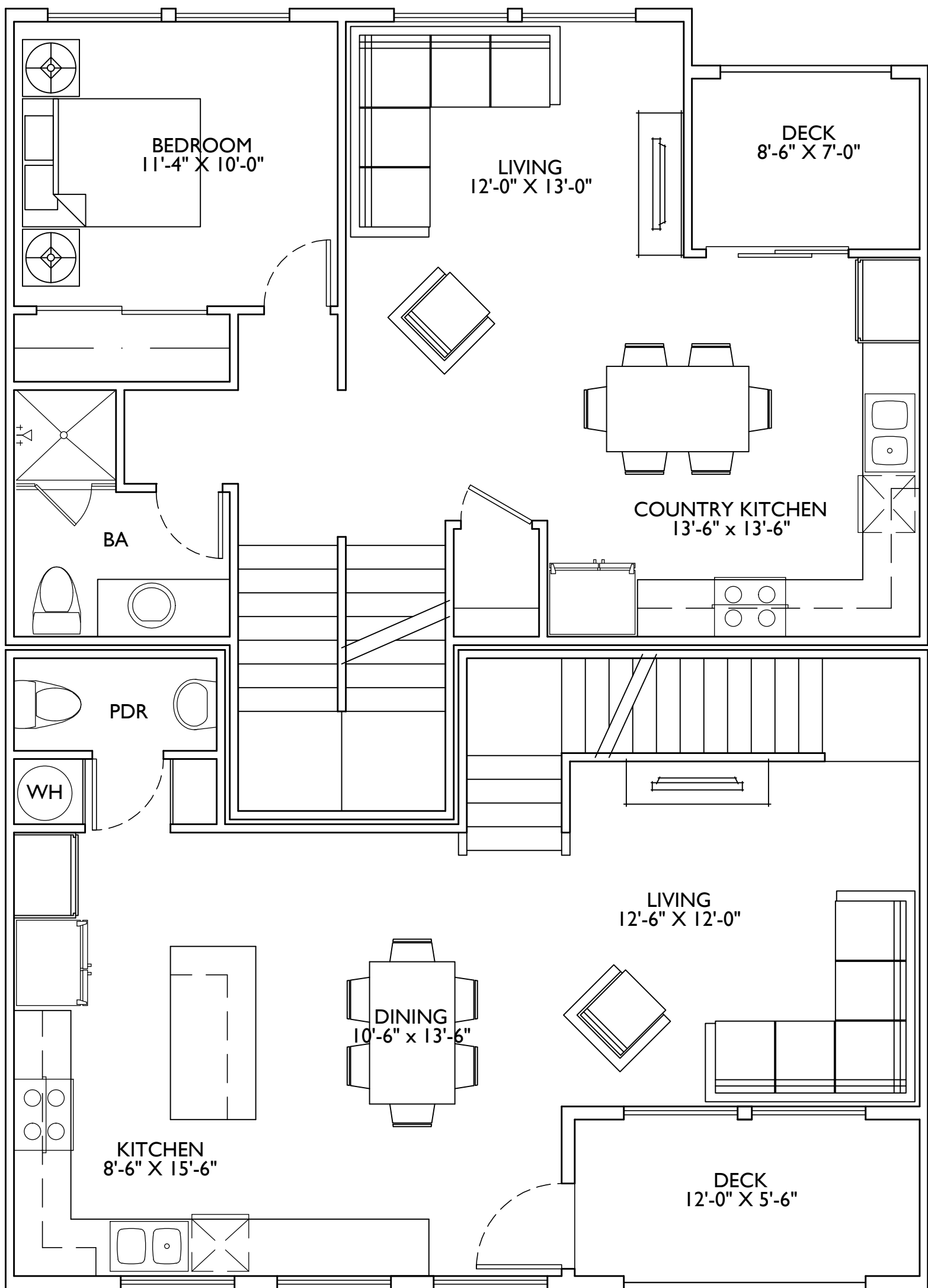
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

Title Sheet

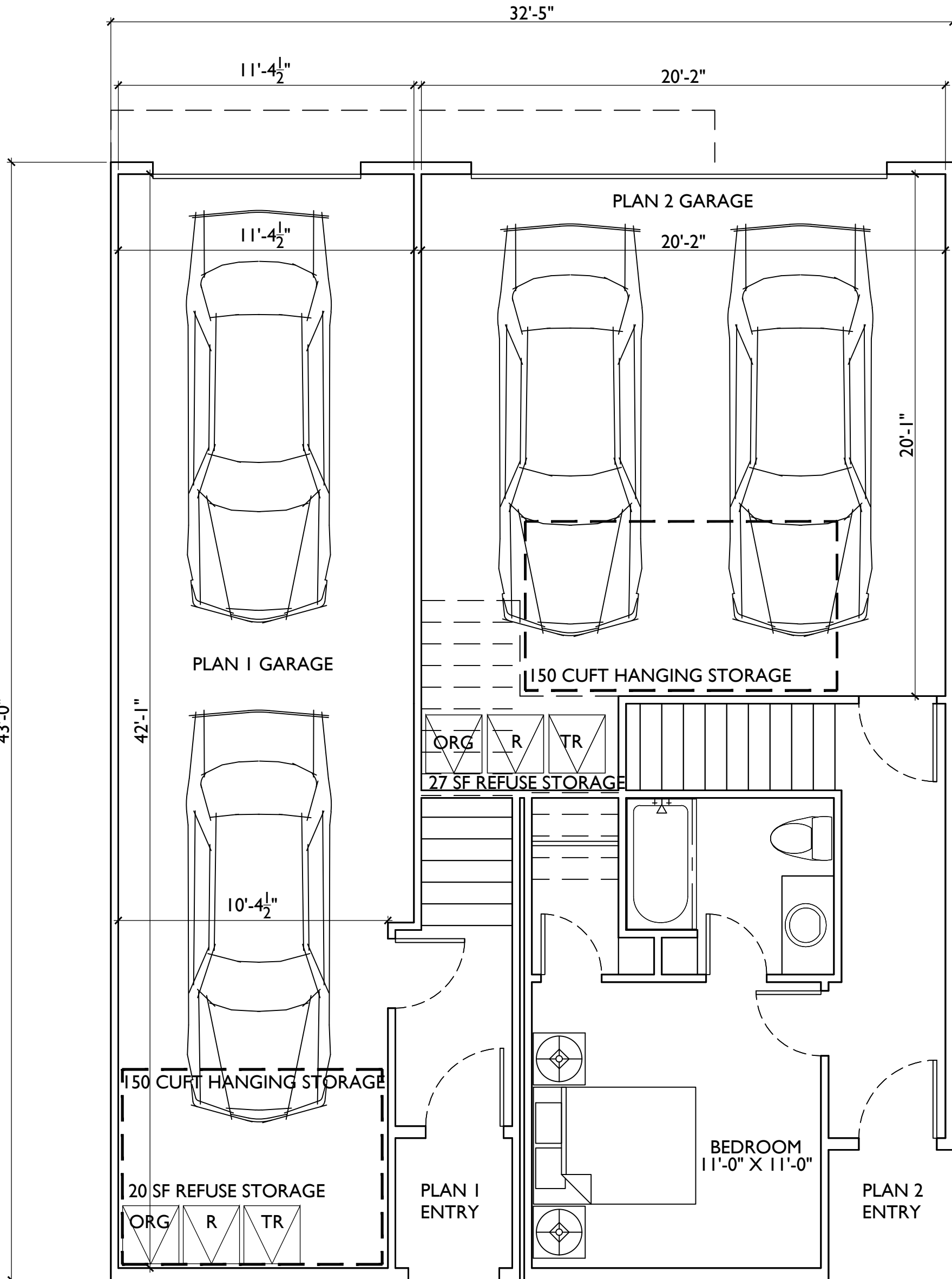
PLAN 1:	3BD/3BA
1ST FLR -	92 S.F.
2ND FLR-	703 S.F.
3RD FLR-	664 S.F.
TOTAL	1,459 G.S.F.



THIRD FLOOR



SECOND FLOOR



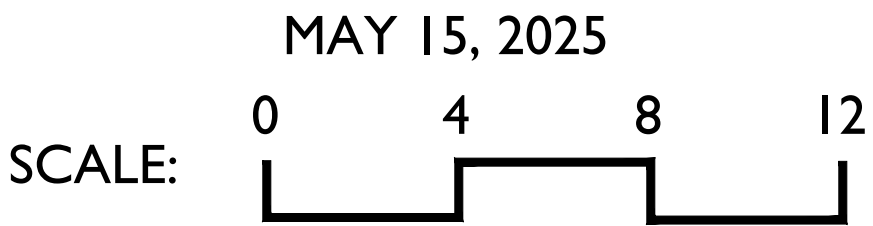
FIRST FLOOR

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.

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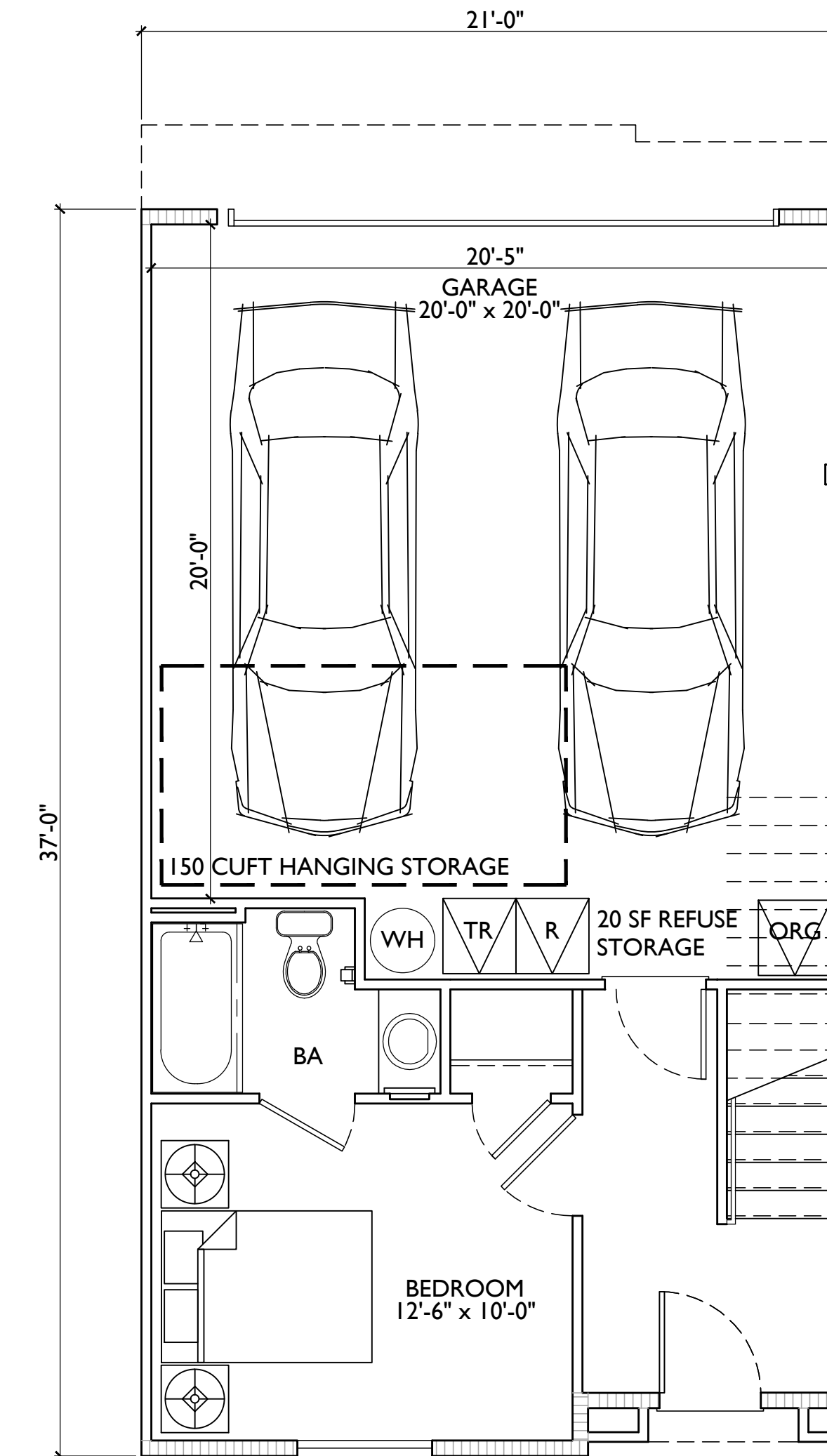
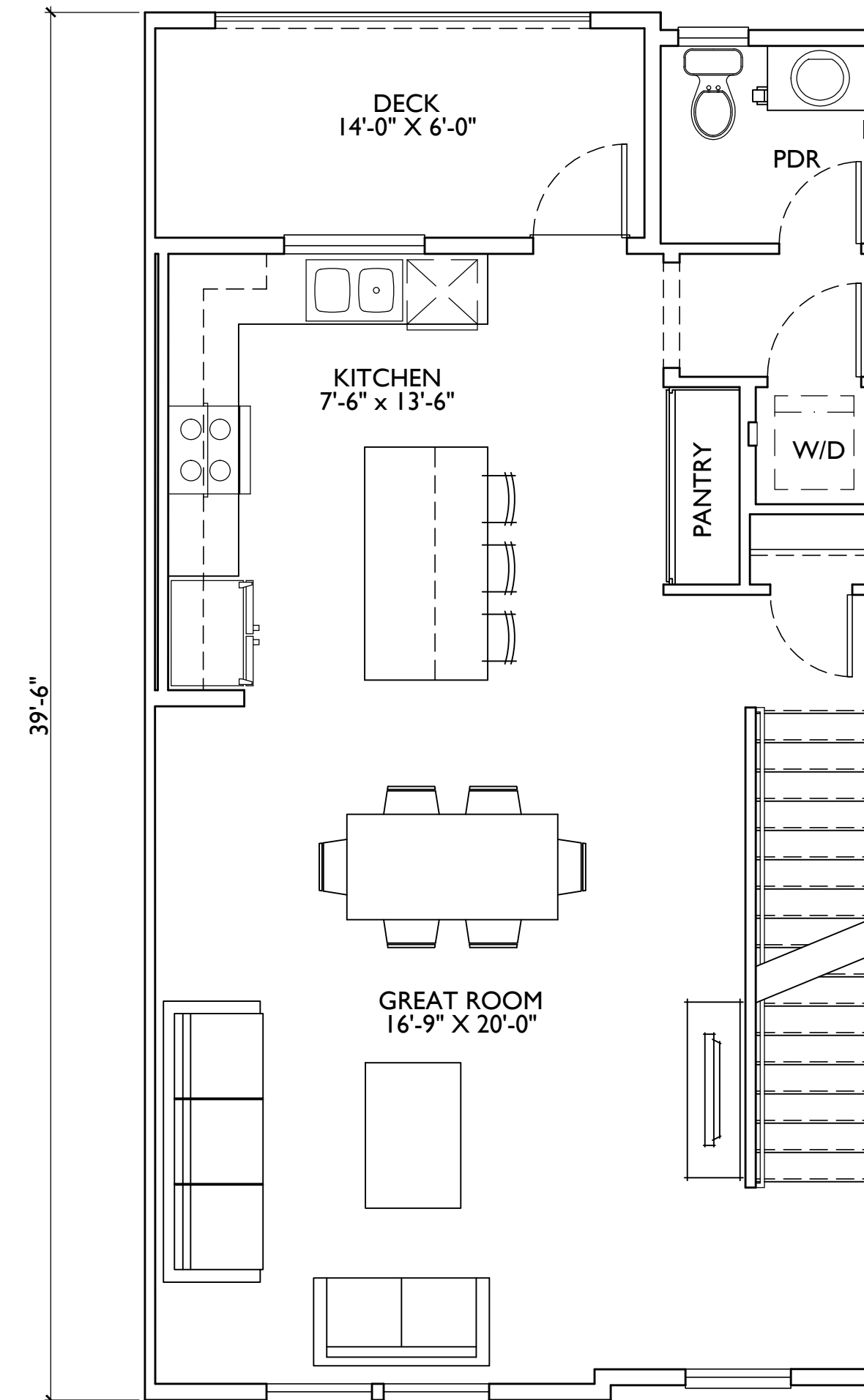
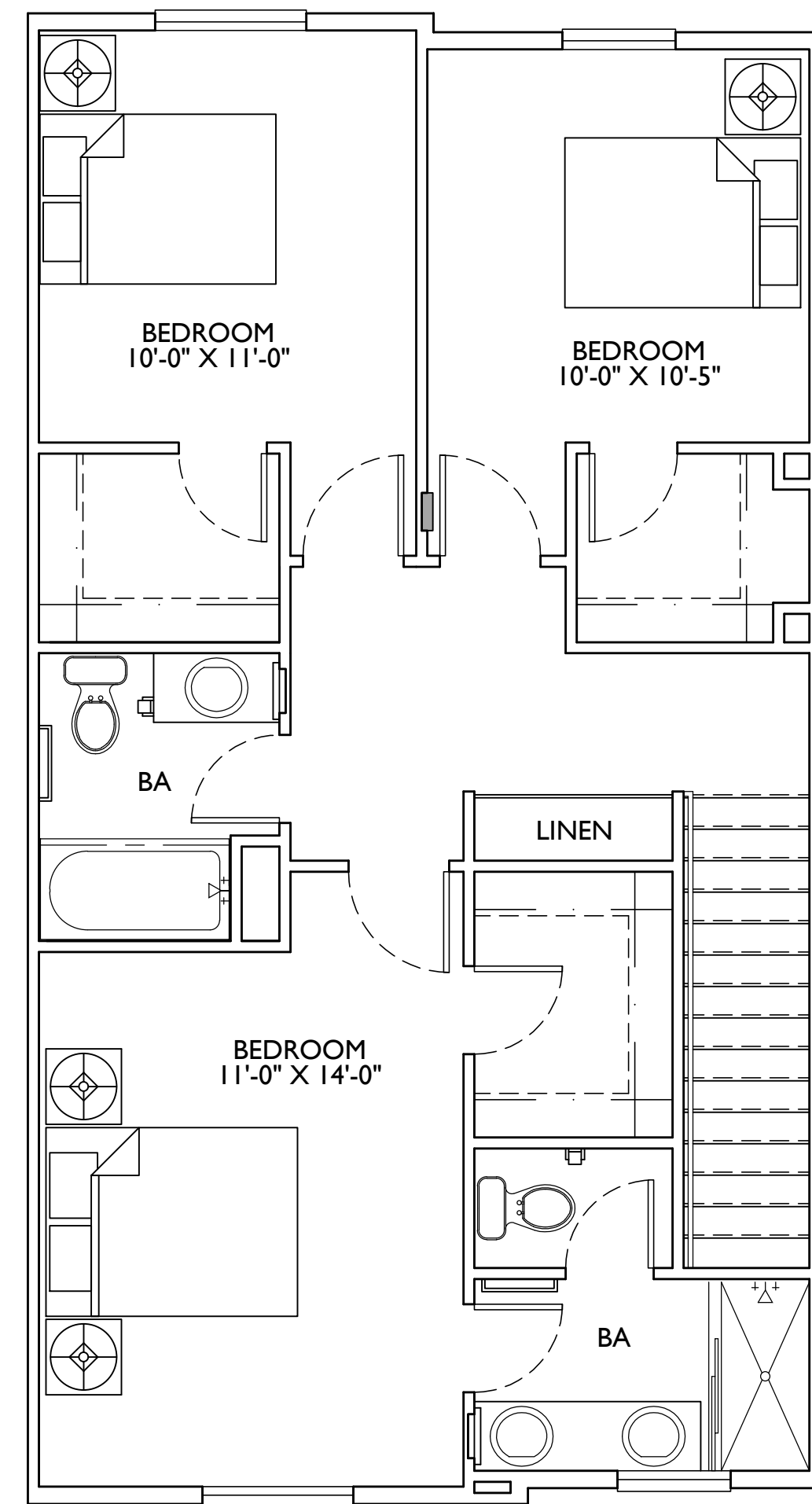
SANTEE MISSION GROVE VILLAS



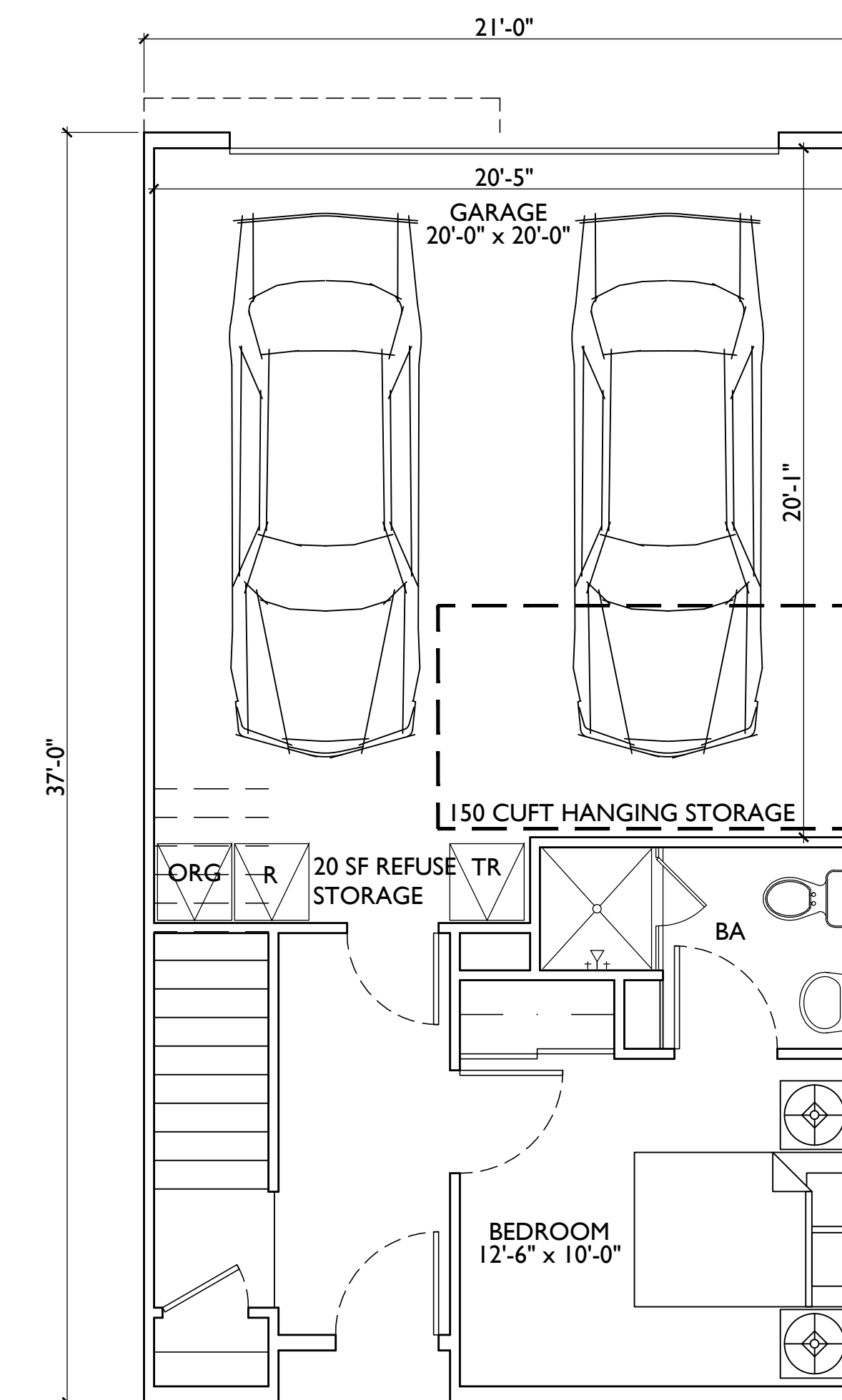
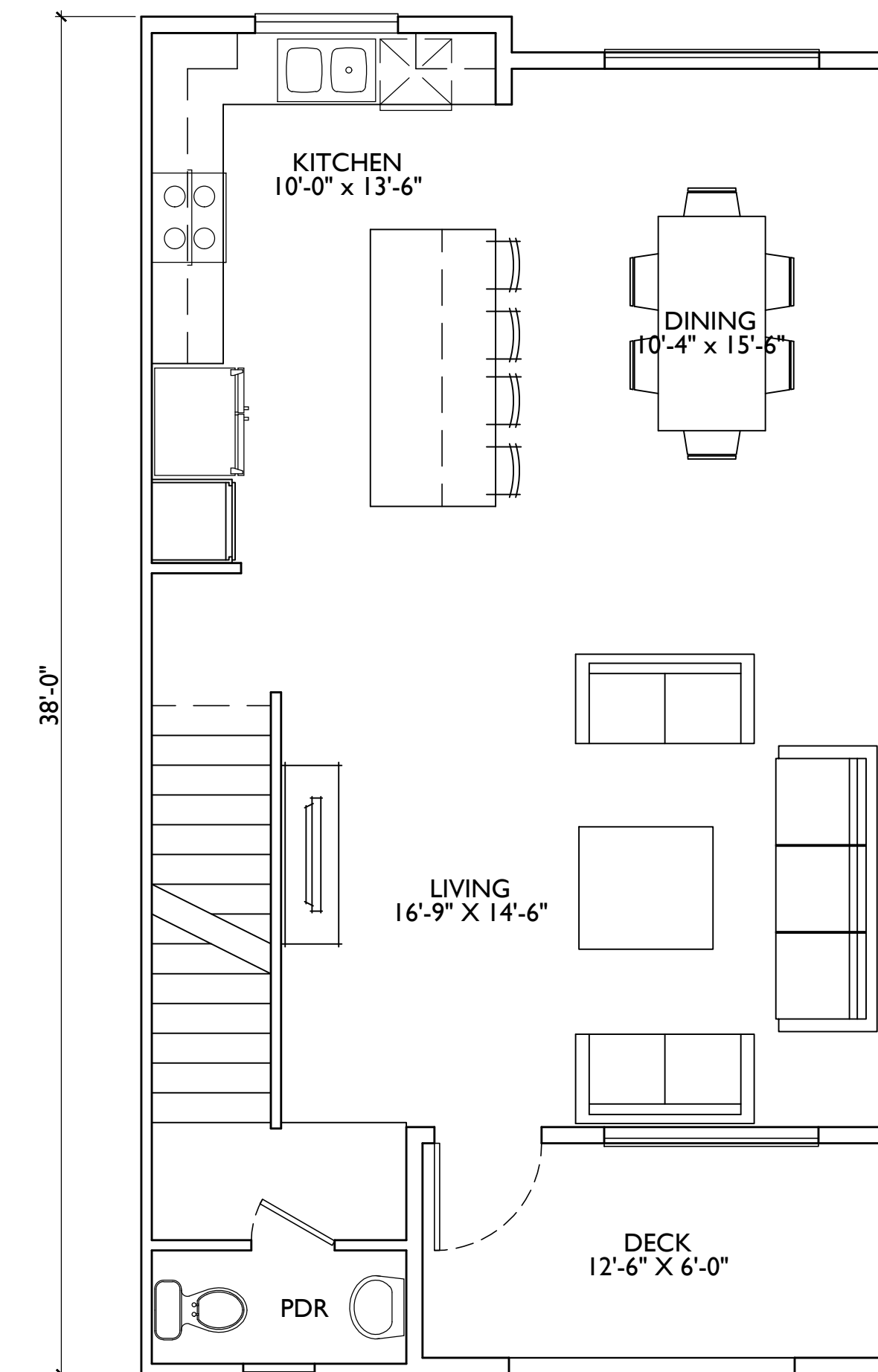
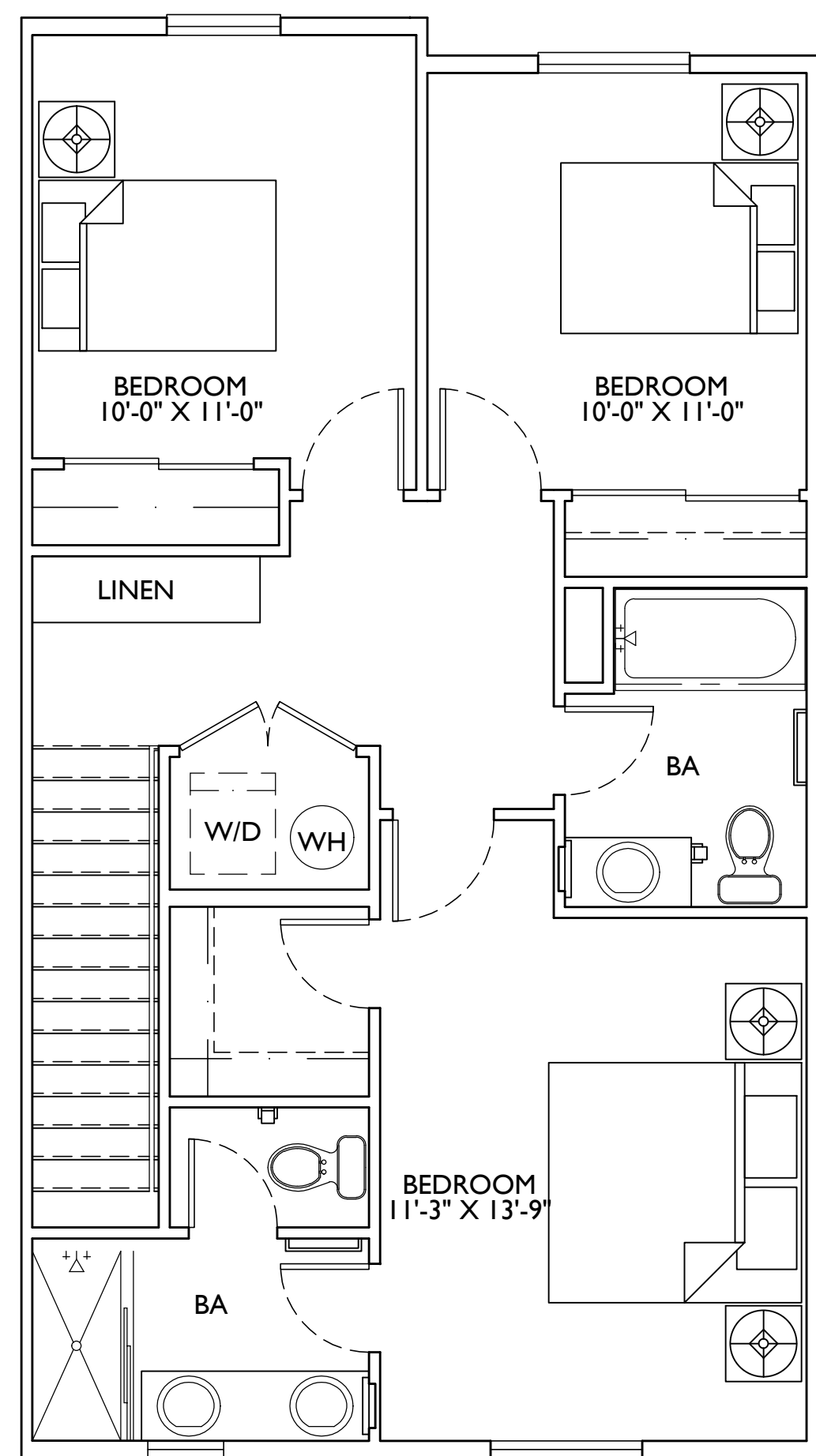
UNIT PLANS



5256 S. Mission Road, Ste 404
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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.

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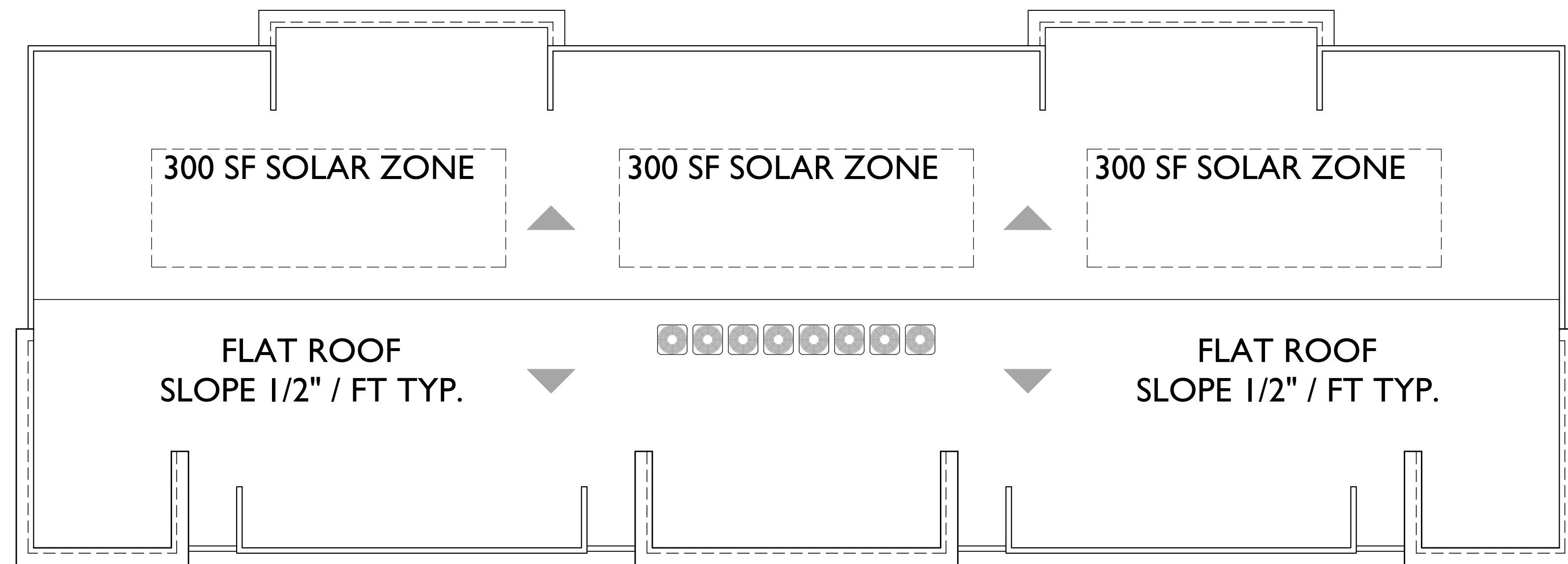
SANTEE MISSION GROVE VILLAS

MAY 15, 2025
SCALE: 0 4 8 12



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Bonsall, CA 92003
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UNIT PLANS

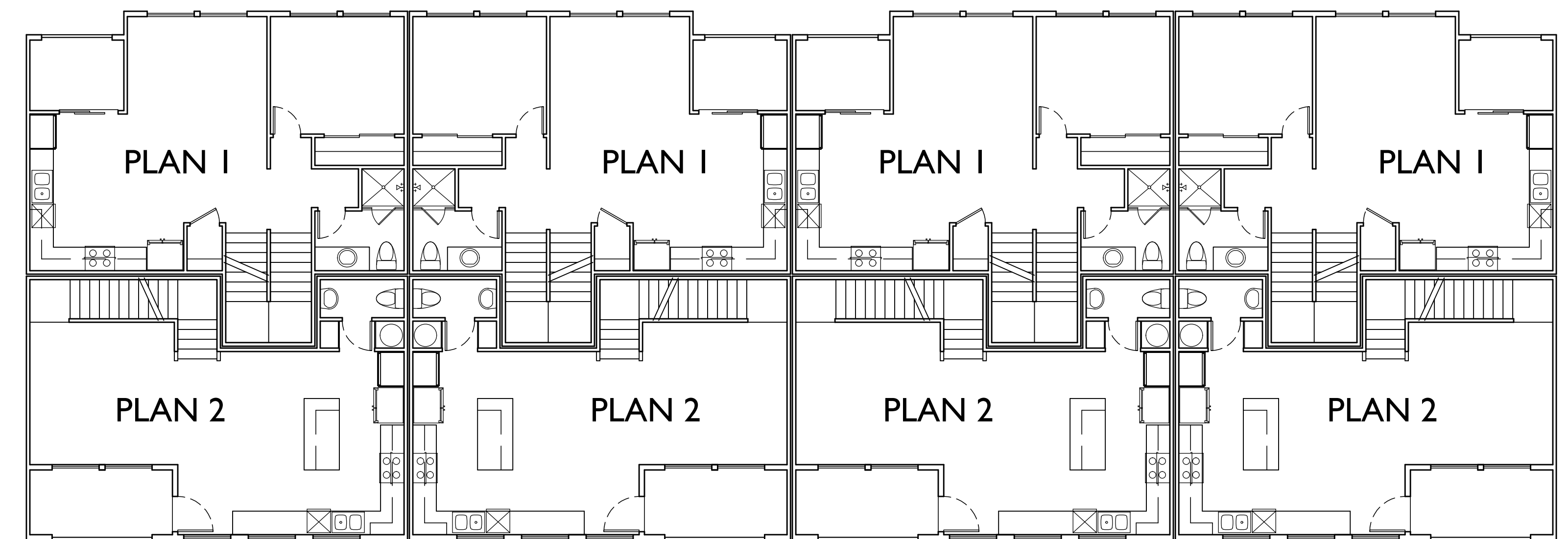


ROOF PLAN

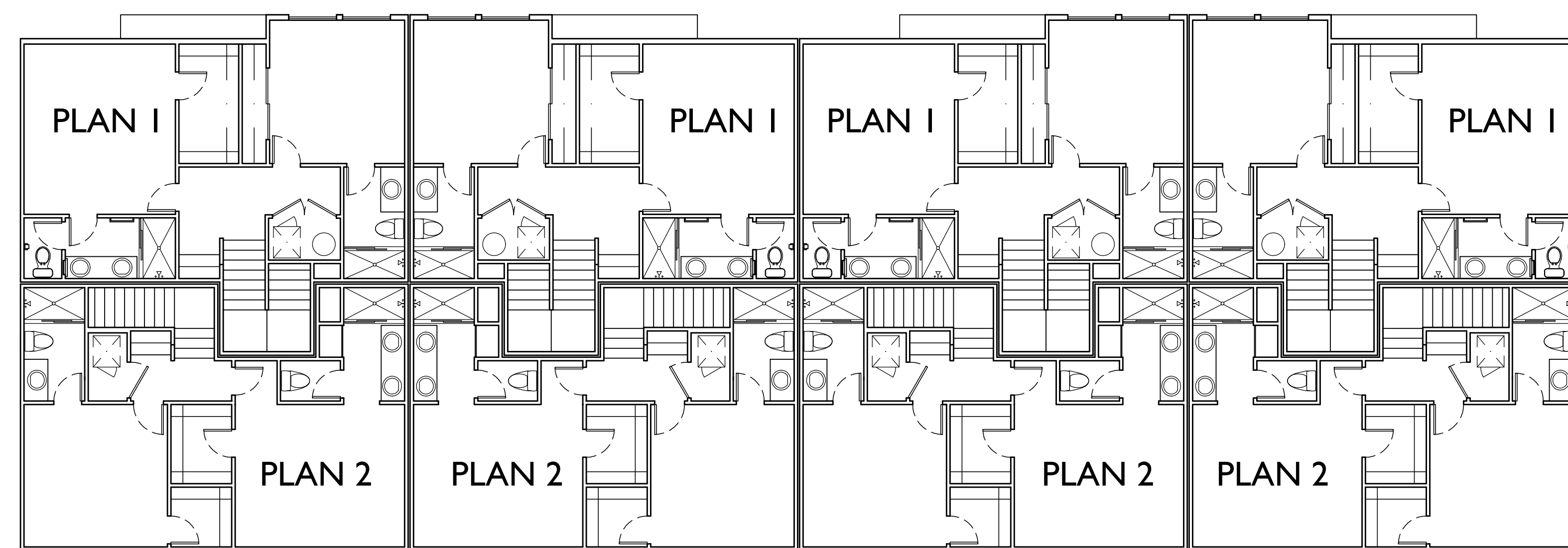
SOLAR READY AREA
 5,690 SF X 15% = 854 SF REQUIRED
 900 SF PROVIDED

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

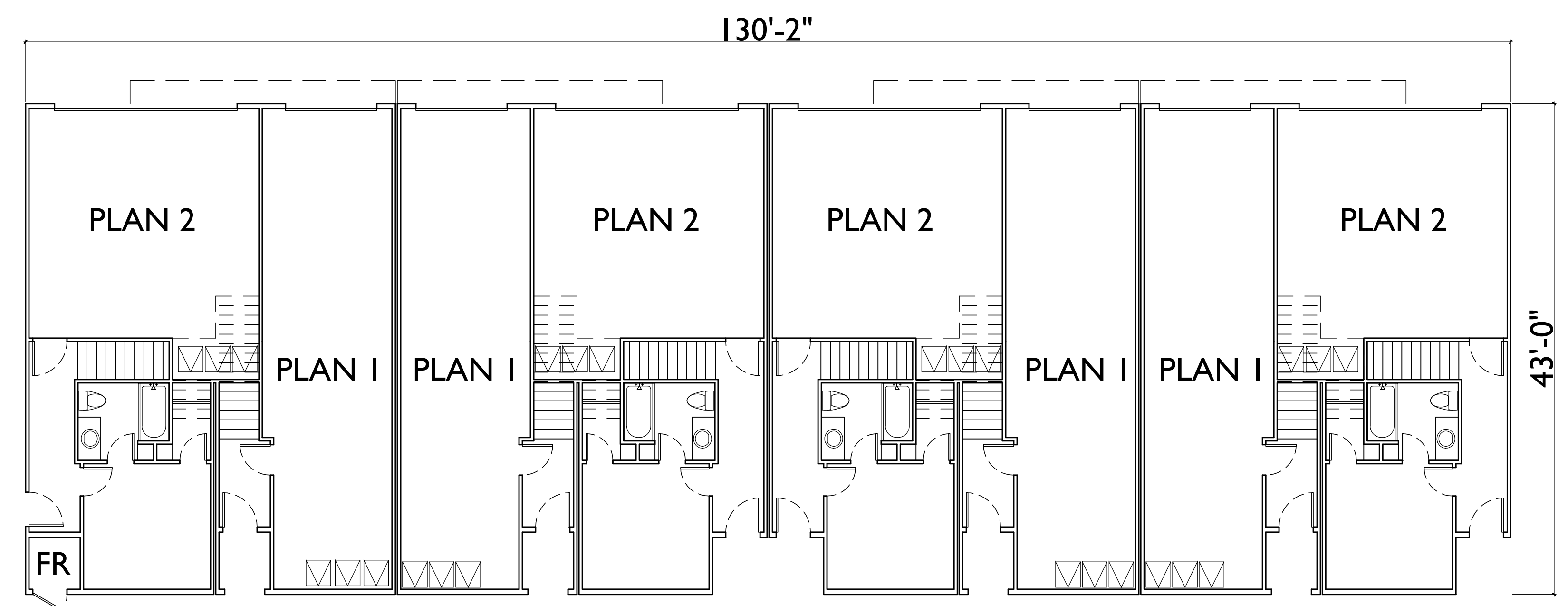
NOTE: ALL EQUIPMENT TO BE SCREENED BY PARAPETS



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

SANTEE, CA

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 LOS ANGELES, CA 90025
 310.582.1991

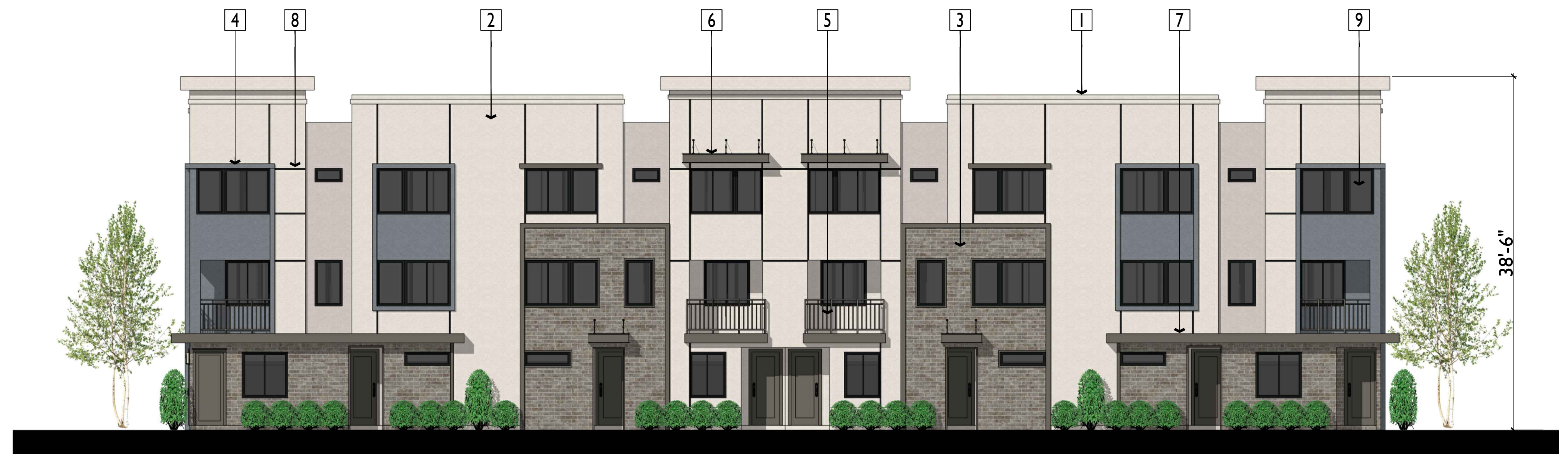
SANTEE MISSION GROVE VILLAS

MAY 15, 2025
 SCALE: 0 8 16 24

BUILDING A COMPOSITE



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



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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SANTEE MISSION GROVE VILLAS

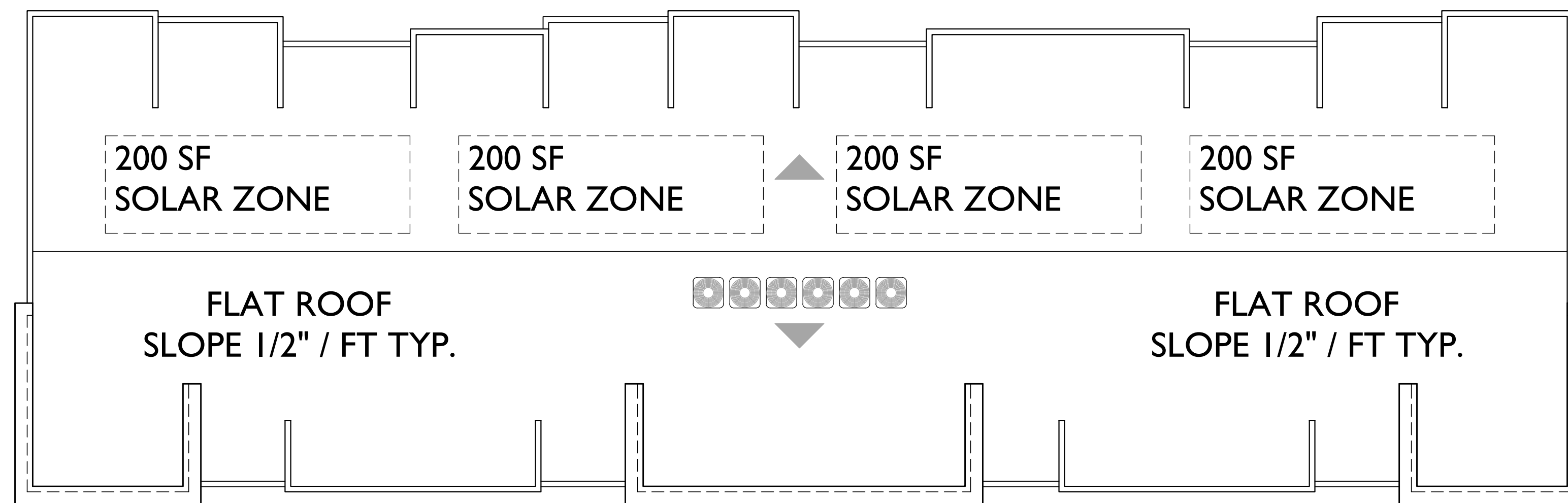
MAY 15, 2025
SCALE: 0 8 16 24

BUILDING A ELEVATIONS - SCHEME 3

SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
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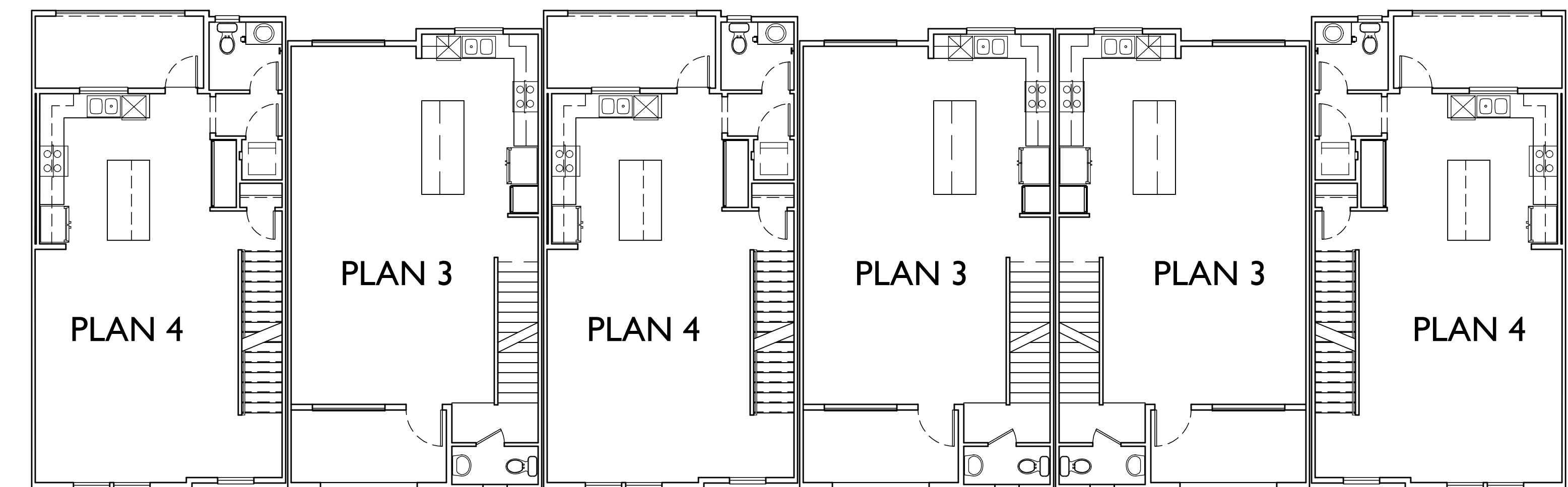


ROOF PLAN

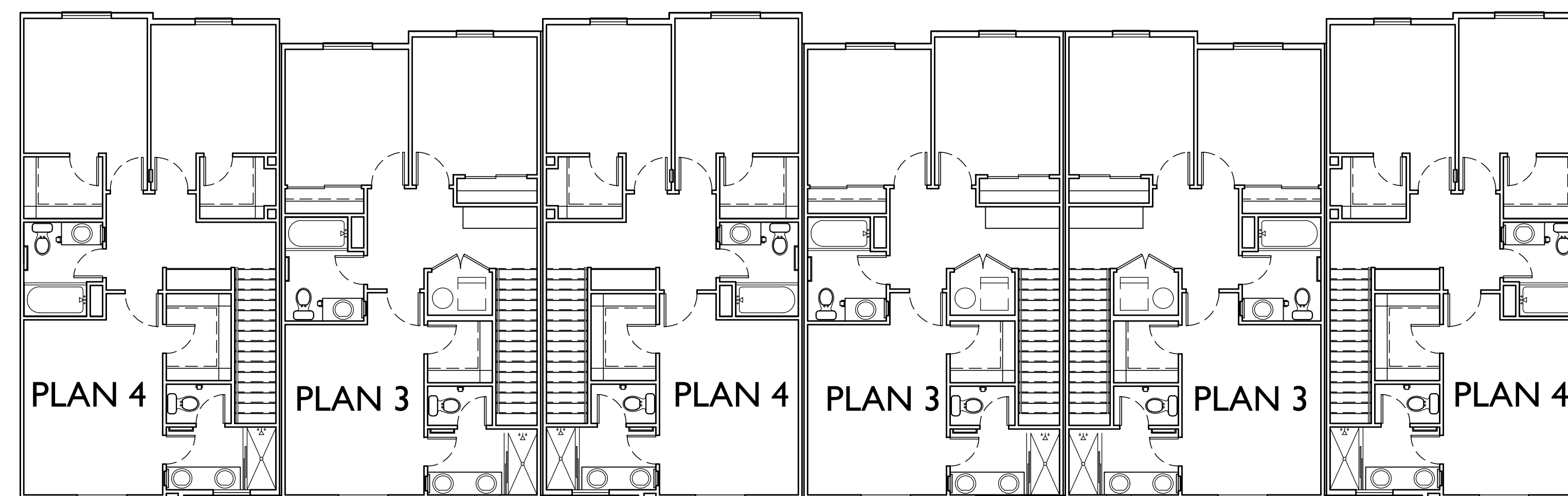
SOLAR READY AREA
 4,855 SF X 15% = 728 SF REQUIRED
 800 SF PROVIDED

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

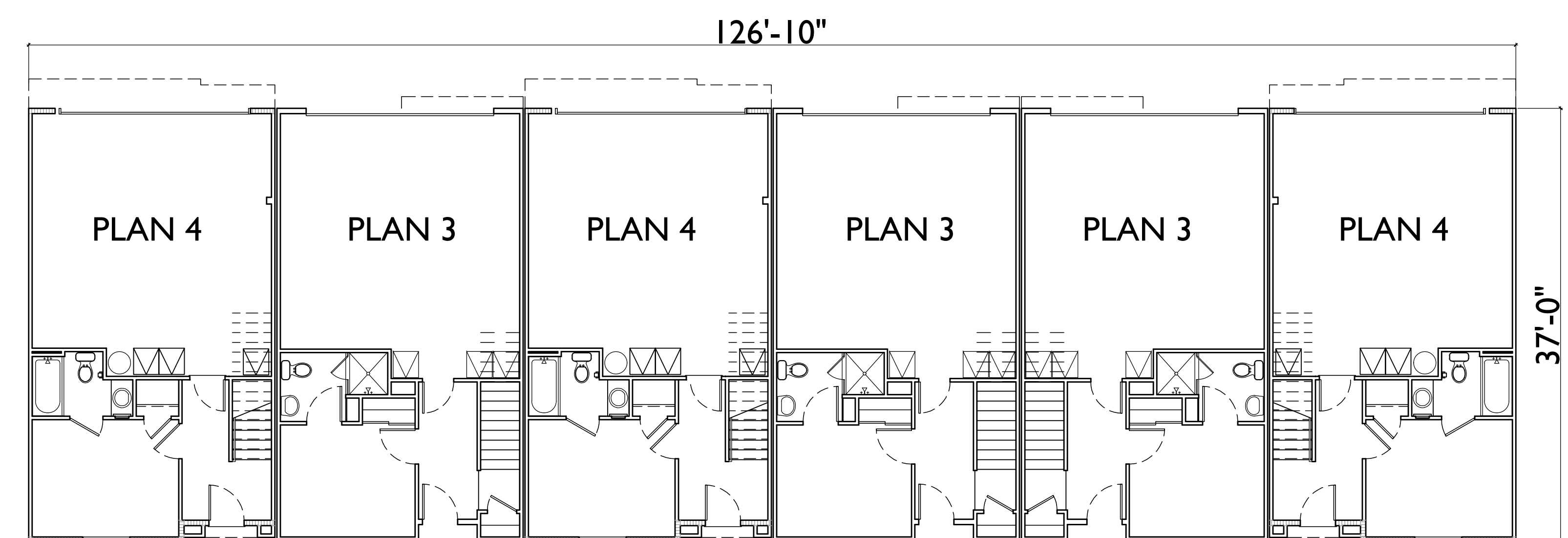
NOTE: ALL EQUIPMENT TO BE SCREENED BY PARAPETS



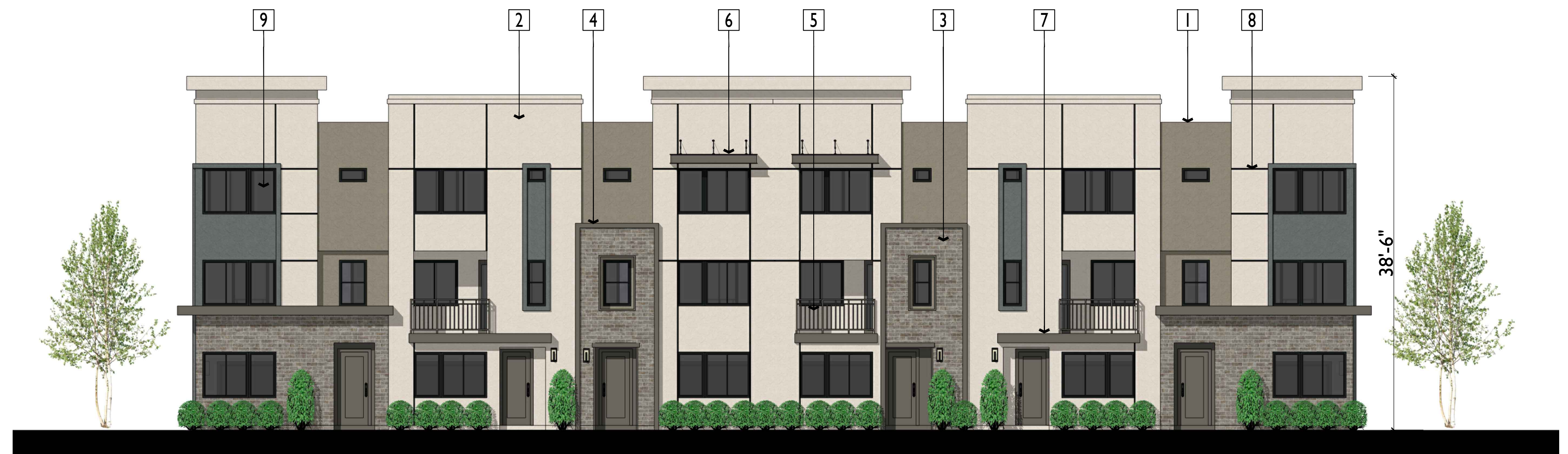
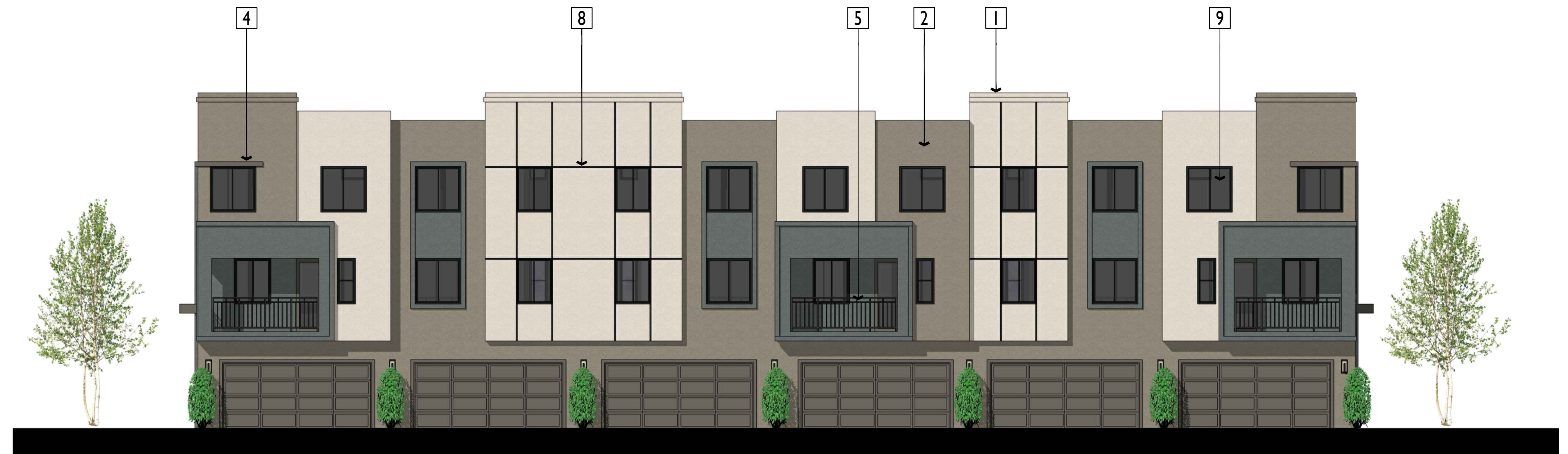
SECOND FLOOR



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 |



SANTEE, CA

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SANTEE MISSION GROVE VILLAS

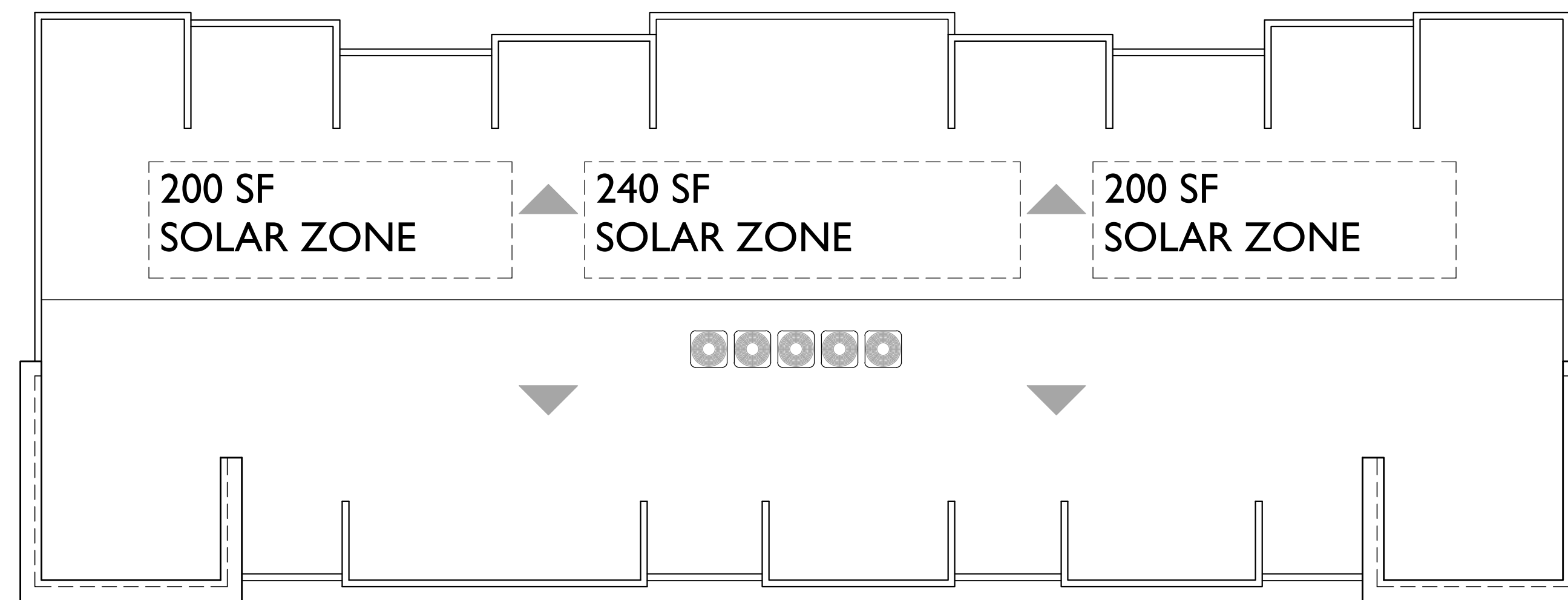
MAY 15, 2025
SCALE: 0 8 16 24

BUILDING B ELEVATIONS - SCHEME I

SUMMA
ARCHITECTURE

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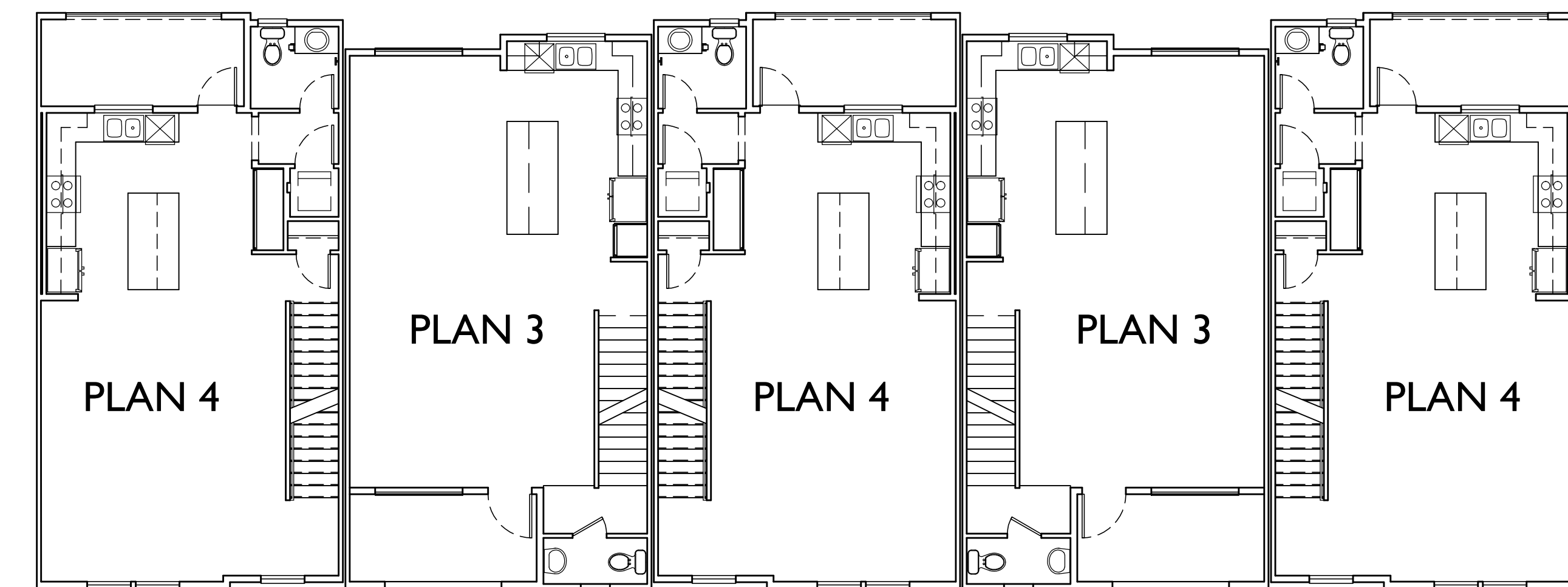


ROOF PLAN

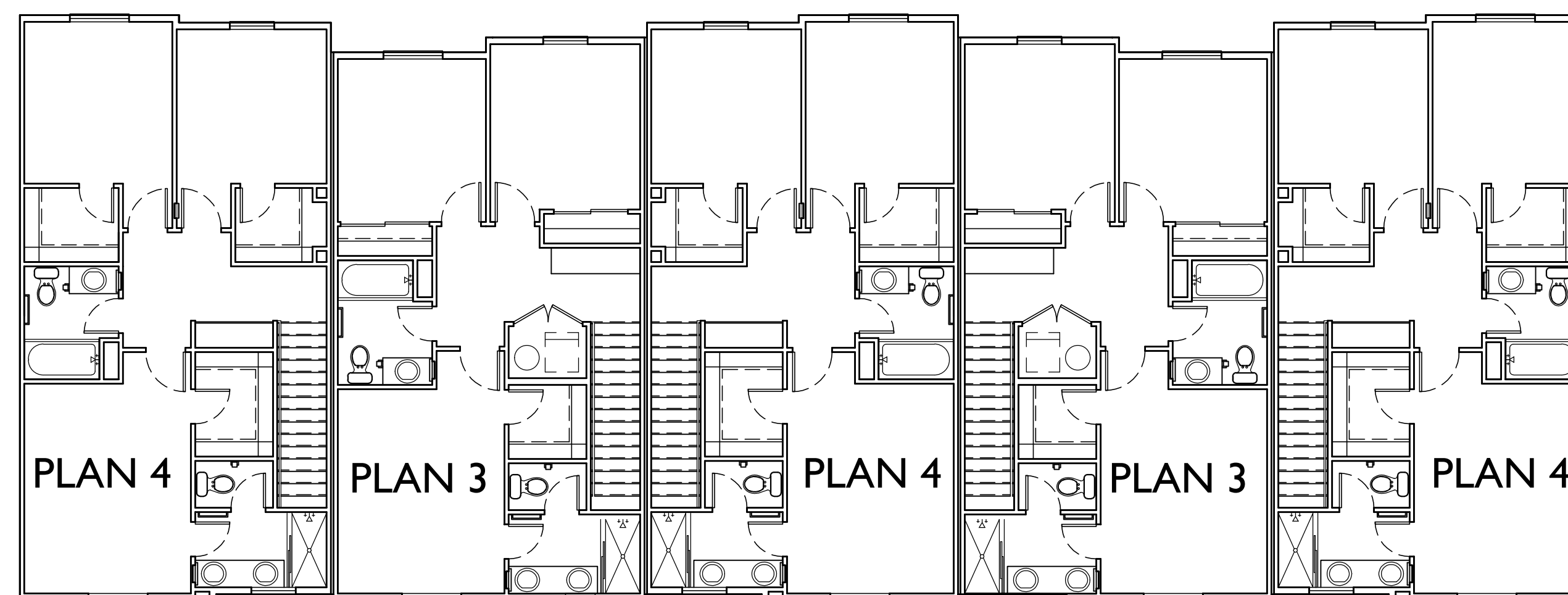
SOLAR READY AREA
 4,060 SF X 15% = 609 SF REQUIRED
 640 SF PROVIDED

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

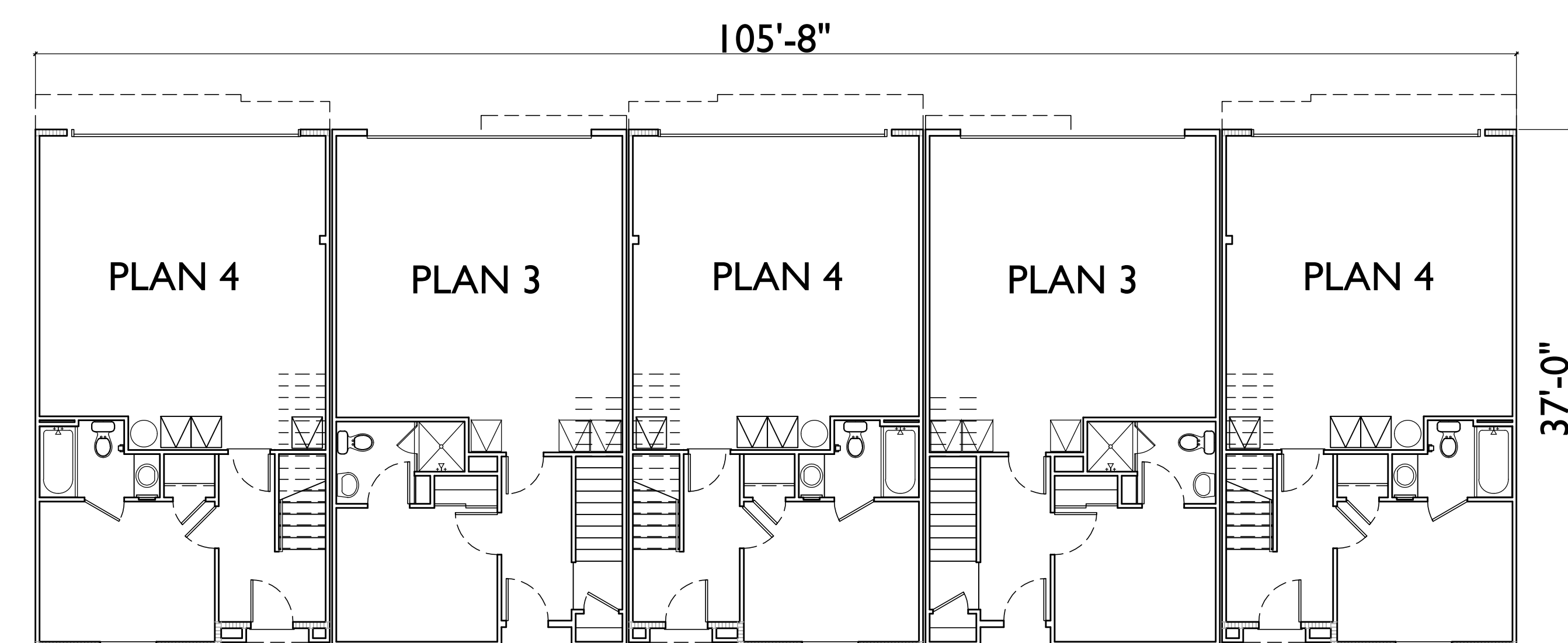
NOTE: ALL EQUIPMENT TO BE SCREENED BY PARAPETS



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 |



SANTEE, CA

BORSTEIN ENTERPRISES
11766 WILSHIRE BLVD., STE 820
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310.582.1991

SANTEE MISSION GROVE VILLAS

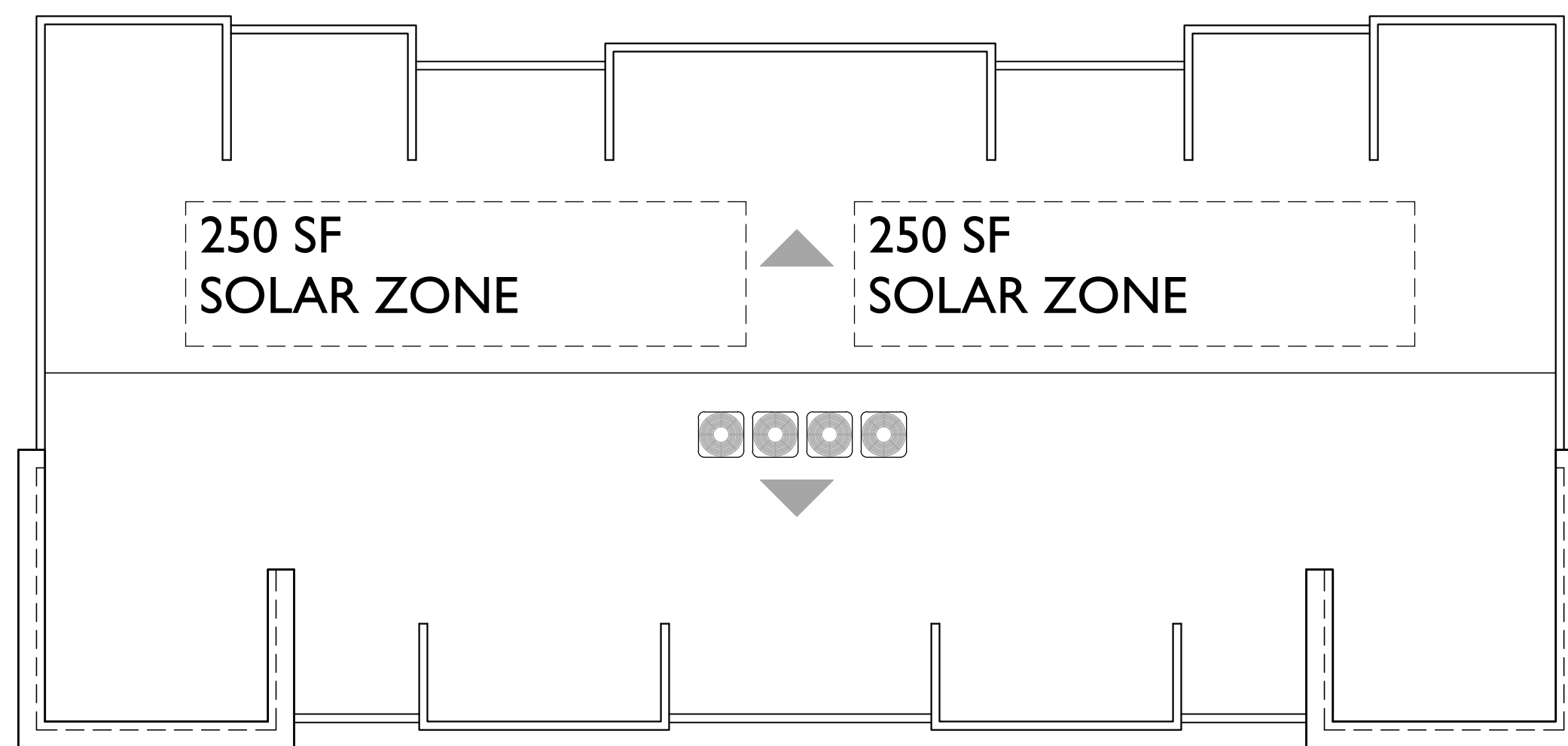
MAY 15, 2025
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BUILDING C ELEVATIONS - SCHEME 2

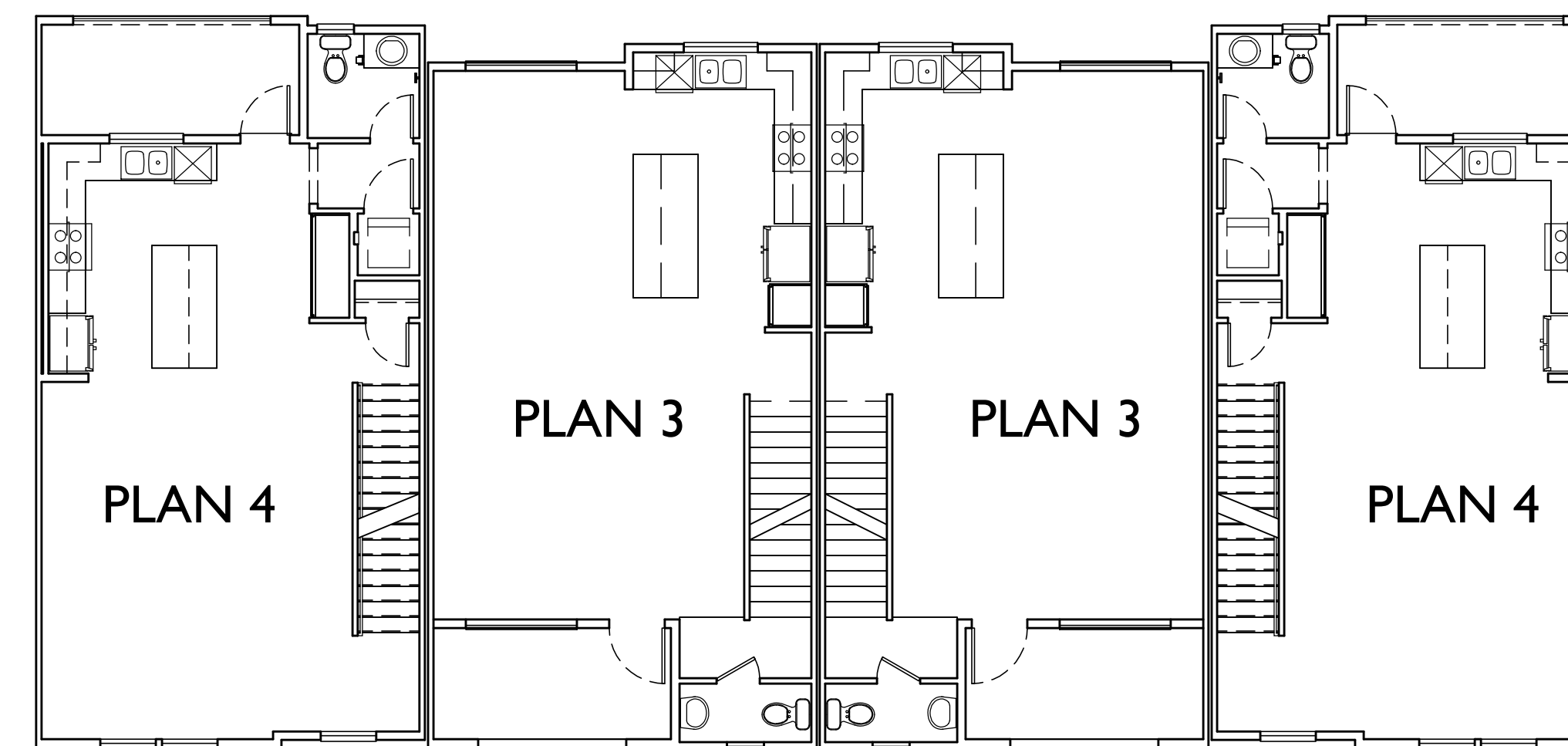
SUMMA
ARCHITECTURE

5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

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THIRD FLOOR

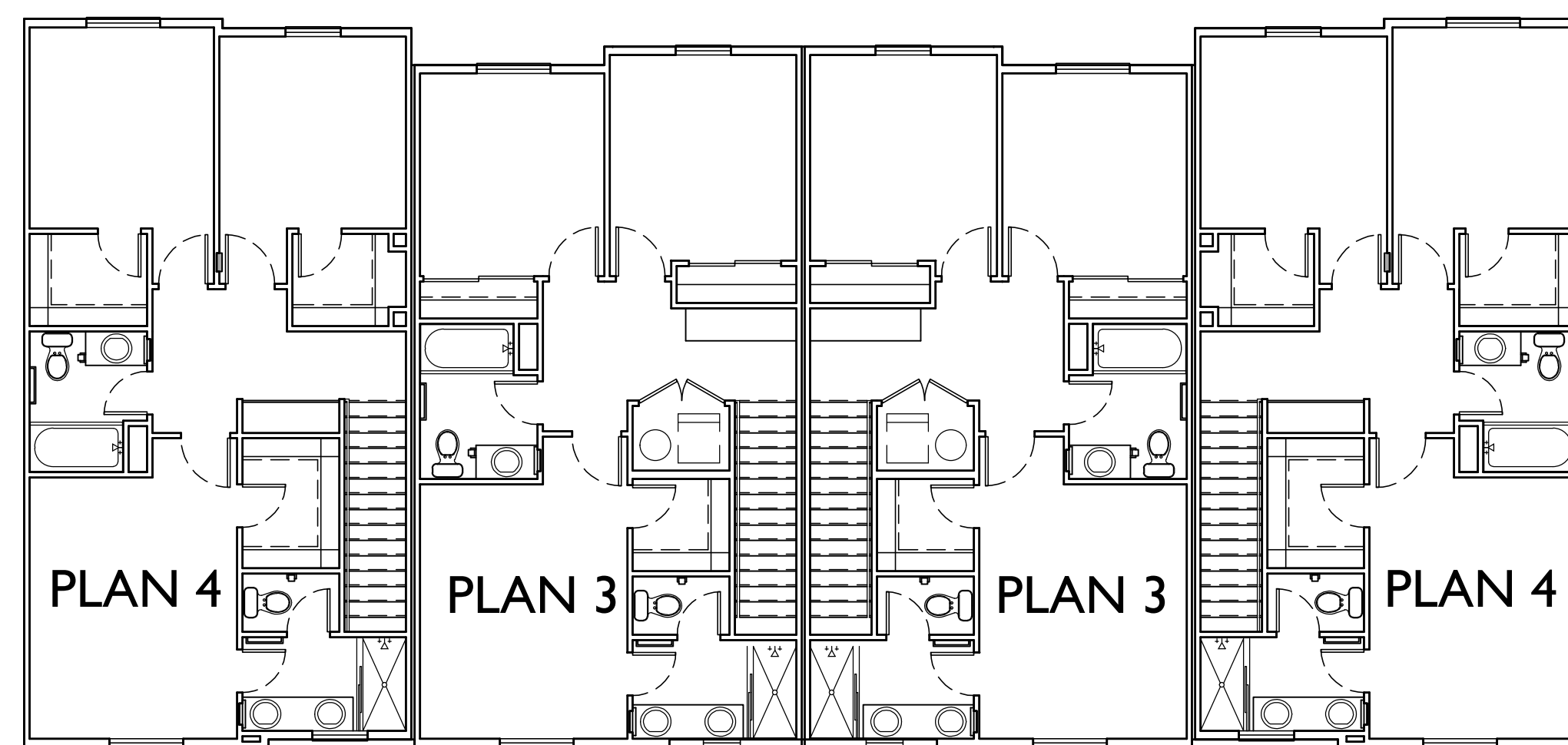


SECOND FLOOR

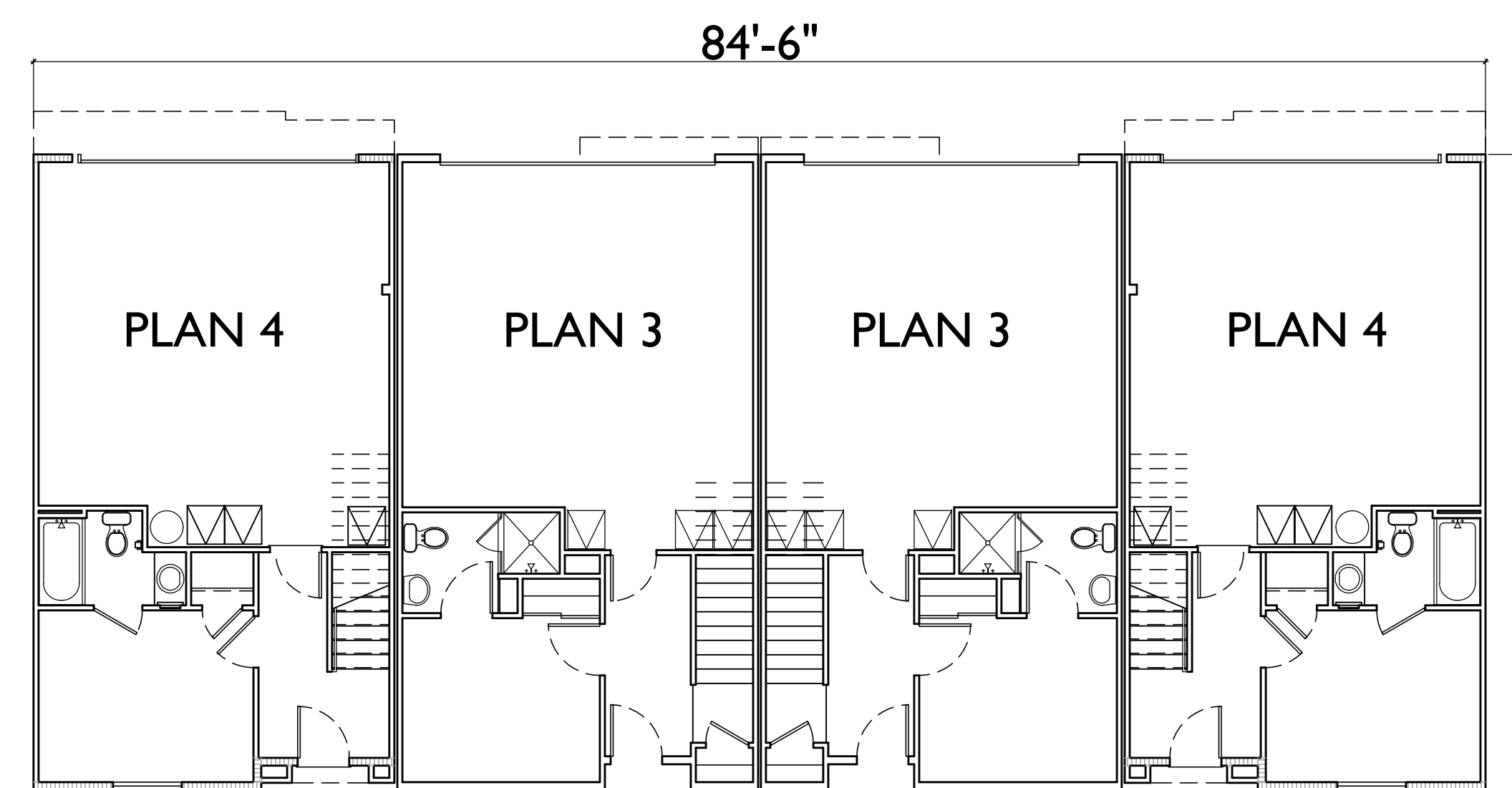
SOLAR READY AREA
 3,230 SF X 15% = 485 SF REQUIRED
 500 SF PROVIDED

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 |
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SANTEE, CA

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SANTEE MISSION GROVE VILLAS

MAY 15, 2025
SCALE: 0 8 16 24

BUILDING D ELEVATIONS - SCHEME I

SUMMA
ARCHITECTURE

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