



PROJECT SUMMARY

PRODUCT: 2 STORY AND 3 STORY ROW TOWNHOMES
PROPOSED ZONE: R3-I500
SITE AREA: 4.18 ACRES +/-
DWELLING UNITS: 75 TOTAL
DENSITY: 17.95 DU/ACRE

PLAN SUMMARY (GROSS FOOTAGES)

15	PL 1	1,260 SF (2 STORY)
16	PL 2	1,450 SF (2 STORY)
24	PL 3	1,640 SF (3 STORY)
20	PL 4	1,812 SF (3 STORY)

41% 2 STORY UNITS

PARKING SUMMARY

150 GARAGES
34 OPEN GUEST
184 TOTAL STALLS (2.45/U)

OPEN SPACE

COMMON PROVIDED = 24,000
COMMON REQUIRED = 22,500 SF
MAX PRIVATE (40%) = 9,000 SF

PRIVATE GROUND FLOOR (120 SF)
75 X 120 MIN. = 9,000 SF OK

PRIVATE BALCONIES (50 SF MIN)
NOT REQUIRED - ALL UNITS HAVE
GROUND FLOOR LIVING

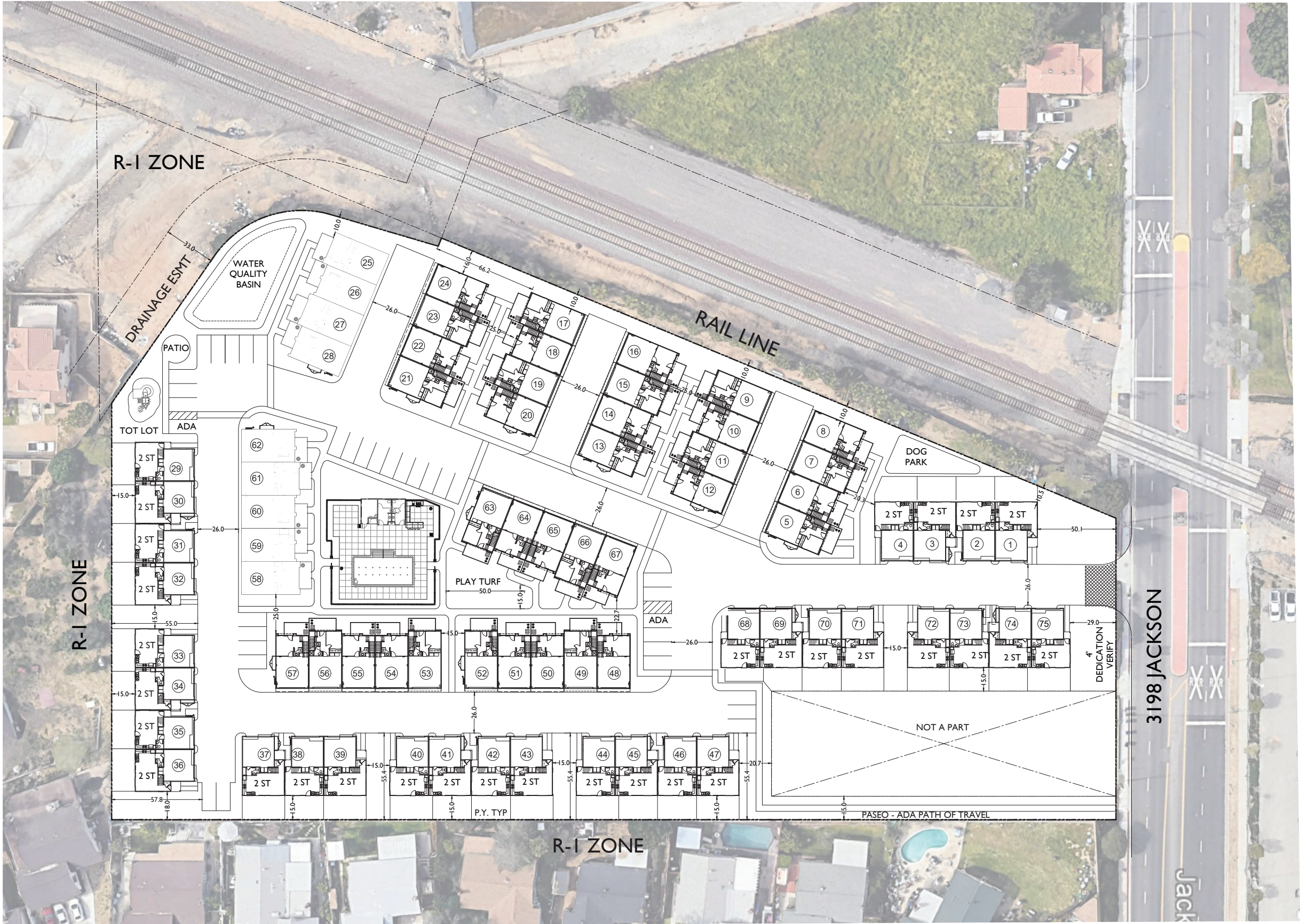


RIVERSIDE

3198 JACKSON - 2 AND 3 STORY ROW TOWNHOMES

SITE PLAN





PROJECT SUMMARY

PRODUCT: 2 STORY AND 3 STORY
ROW TOWNHOMES
PROPOSED ZONE: R3-1500
SITE AREA: 4.18 ACRES +/-
DWELLING UNITS: 75 TOTAL
DENSITY: 17.95 DU/ACRE

PLAN SUMMARY (GROSS FOOTAGES)

15	PL 1	1,260 SF (2 STORY)
16	PL 2	1,460 SF (2 STORY)
24	PL 3	1,640 SF (3 STORY)
20	PL 4	1,812 SF (3 STORY)

41% 2 STORY UNITS

PARKING SUMMARY

150 GARAGES
34 OPEN GUEST
184 TOTAL STALLS (2.45/U)

OPEN SPACE

COMMON PROVIDED = 24,000
COMMON REQUIRED = 22,500 SF
MAX PRIVATE (40%) = 9,000 SF

PRIVATE GROUND FLOOR (120 SF)
75 X 120 MIN. = 9,000 SF OK

PRIVATE BALCONIES (50 SF MIN)
NOT REQUIRED - ALL UNITS HAVE
GROUND FLOOR LIVING

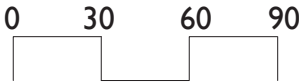


RIVERSIDE

3198 JACKSON - 2 AND 3 STORY ROW TOWNHOMES

SITE PLAN

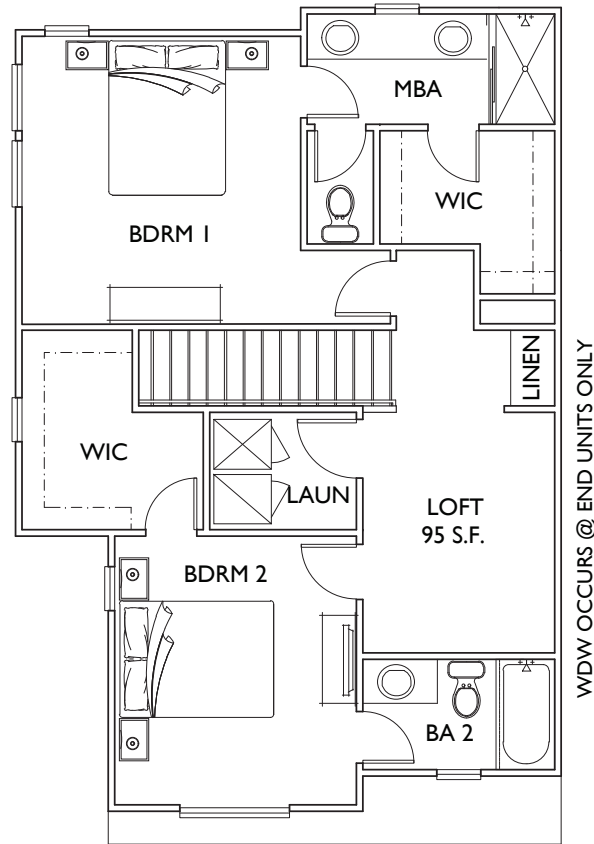
MELIA HOMES
8951 Research Dr, # 100
Irvine, CA 92618
(949) 759-4367



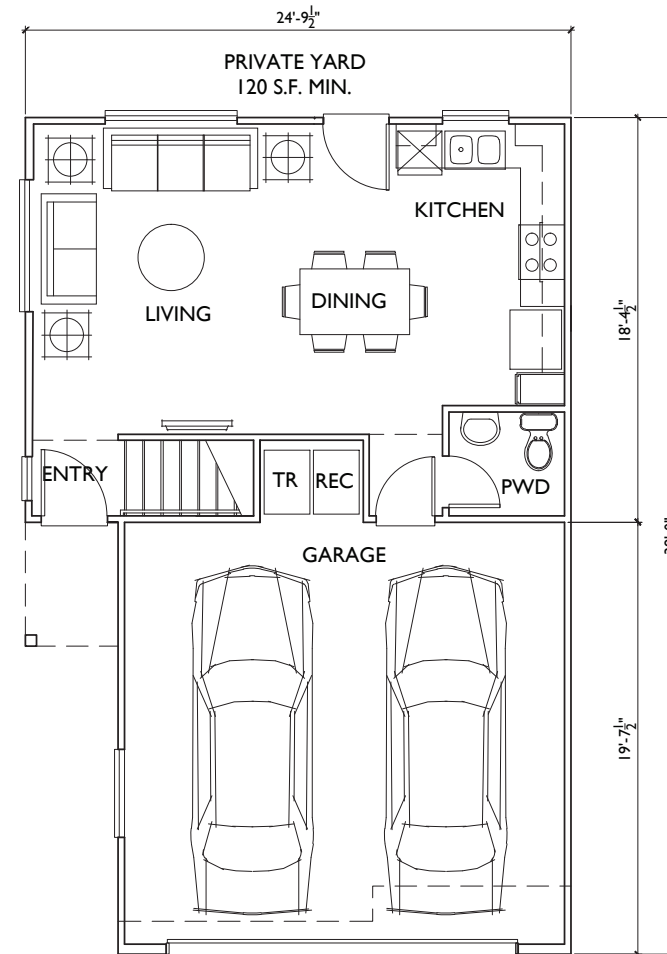
APR 30, 2021

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

SP



SECOND FLOOR PLAN



FIRST FLOOR PLAN

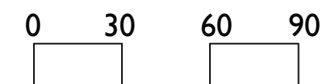
PLAN I - 2BI
1,260 S.F.

RIVERSIDE

3198 JACKSON - 2 AND 3 STORY ROW TOWNHOMES

PLAN I

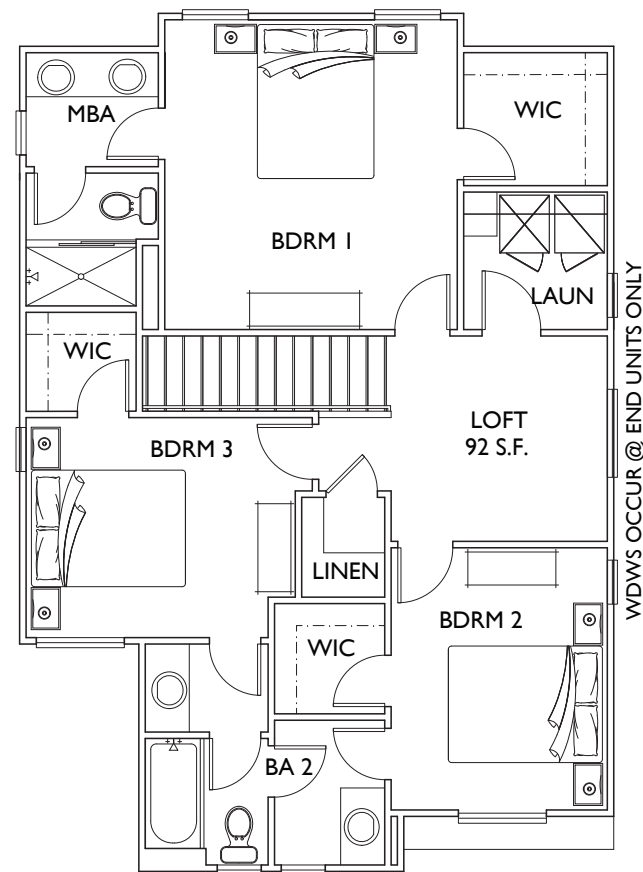
MELIA HOMES
8951 Research Dr, # 100
Irvine, CA 92618
(949) 759-4367



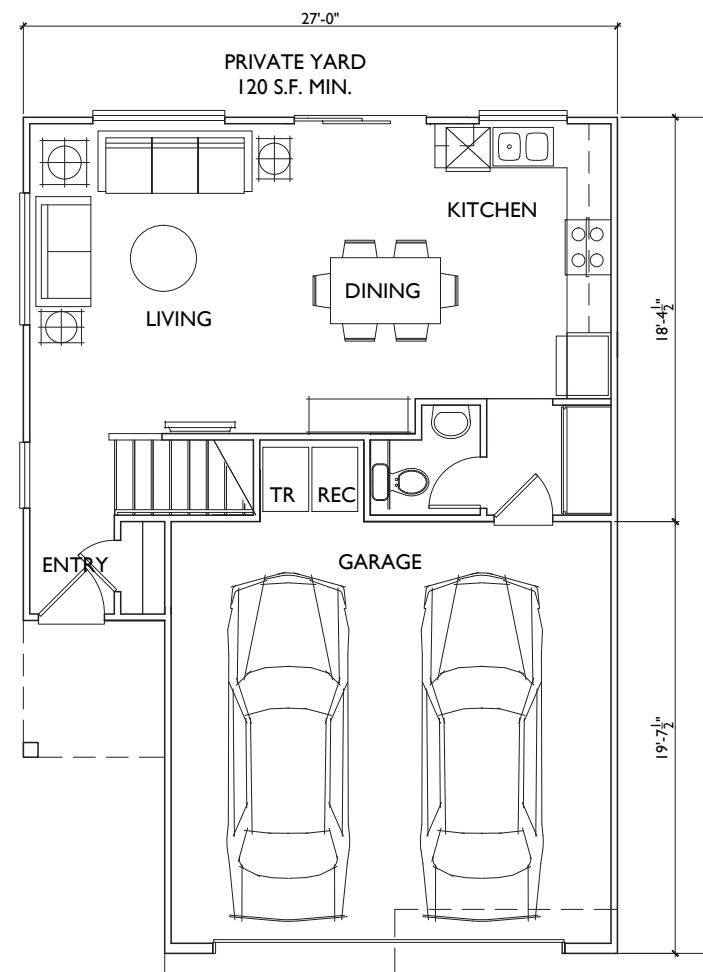
APR 29, 2021

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

A-1



SECOND FLOOR PLAN



FIRST FLOOR PLAN

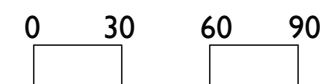
PLAN 2 - 3BD
1,460 S.F.

RIVERSIDE

3198 JACKSON - 2 AND 3 STORY ROW TOWNHOMES

PLAN 2

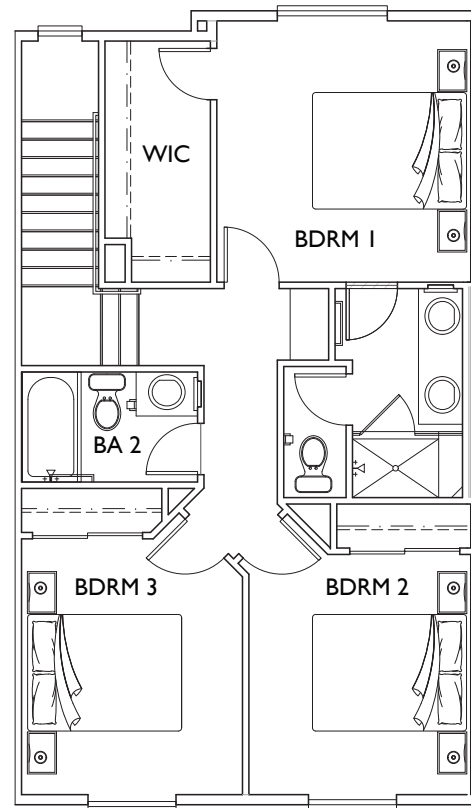
MELIA HOMES
8951 Research Dr, # 100
Irvine, CA 92618
(949) 759-4367



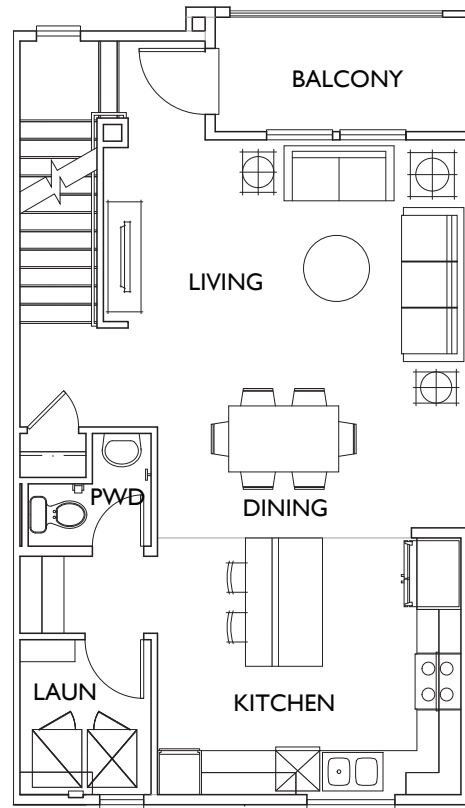
APR 29, 2021

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

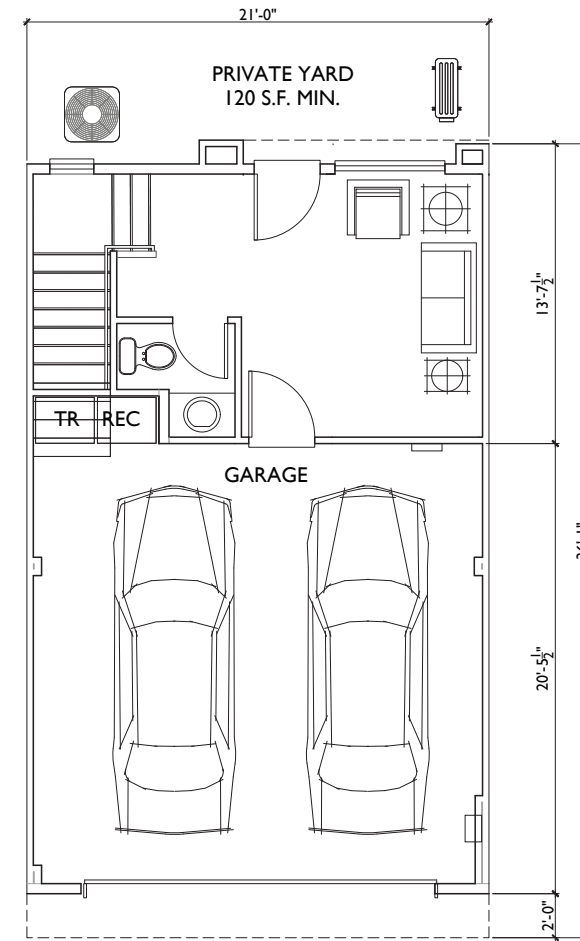
A-2



SECOND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

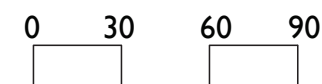
PLAN 3 - 3BD
1,640 S.F.

RIVERSIDE

3198 JACKSON - 2 AND 3 STORY ROW TOWNHOMES

PLAN 3

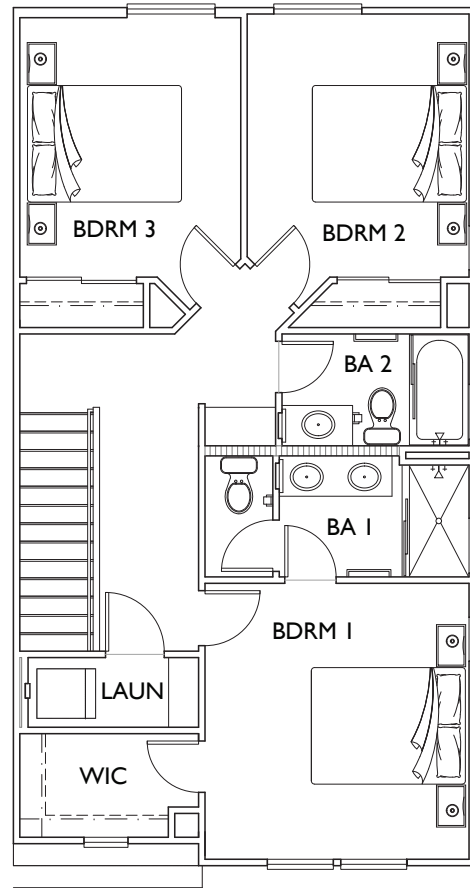
MELIA HOMES
8951 Research Dr, # 100
Irvine, CA 92618
(949) 759-4367



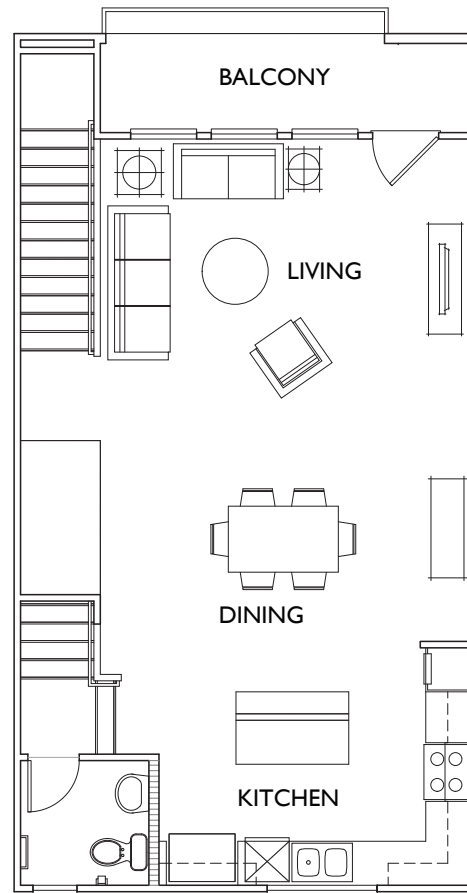
APR 29, 2021

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

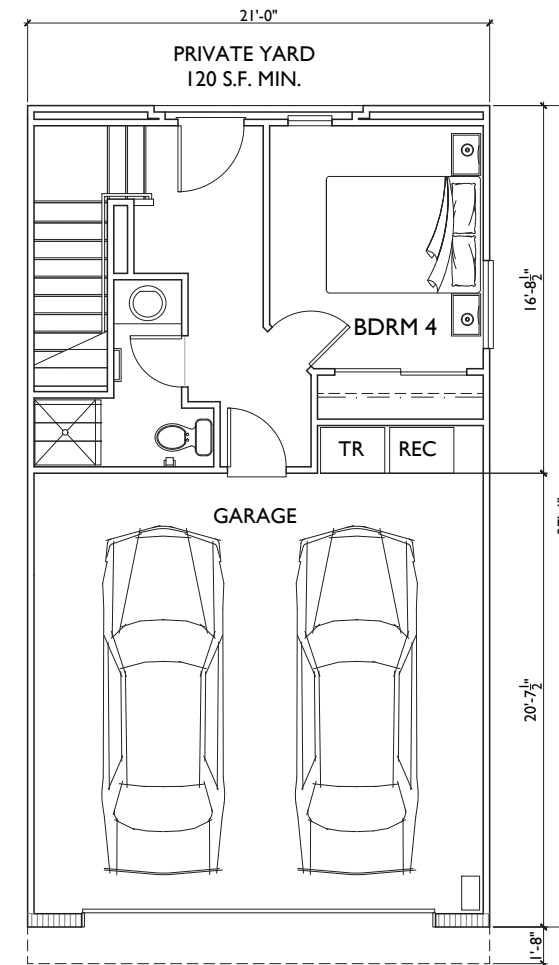
A-3



SECOND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

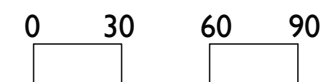
PLAN 4 - 4BD
1,812 S.F.

RIVERSIDE

3198 JACKSON - 2 AND 3 STORY ROW TOWNHOMES

PLAN 4

MELIA HOMES
8951 Research Dr, # 100
Irvine, CA 92618
(949) 759-4367



APR 29, 2021

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

A-4

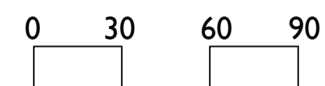


RIVERSIDE

3198 JACKSON - 2 AND 3 STORY ROW TOWNHOMES

CONCEPTUAL EXTERIORS

MELIA HOMES
8951 Research Dr, # 100
Irvine, CA 92618
(949) 759-4367



APR 29, 2021

SUMMA
ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

A-5