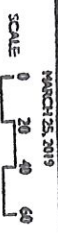


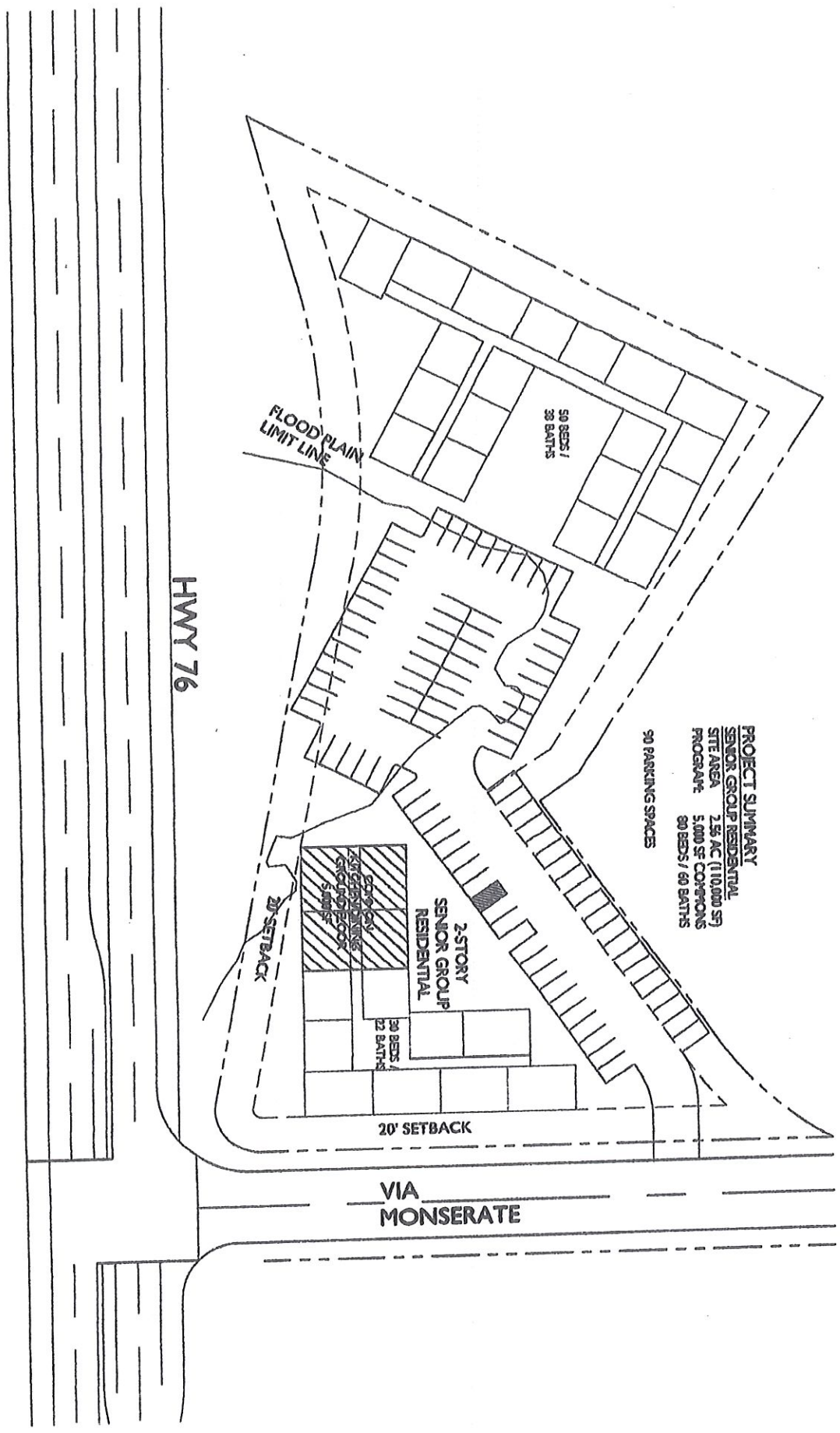
**FALLBROOK, CA**  
 ROBERT & STRONG LIO  
 30940 Mission Road  
 Bonnell, CA 92003

**2385 VIA MONSERATE**



**SUMMA**  
 ARCHITECTURE  
 5256 S. Mission Road, Ste. 404  
 Bonnell, CA 92003  
 760.724.1198 summaarch.com

**CONCEPTUAL SITE PLAN**



**PROJECT SUMMARY**  
 SENIOR GROUP RESIDENTIAL  
 SITE AREA 2.56 AC (110,000 SF)  
 PROGRAM 5,000 SF COMMONS  
 90 BEDS / 60 BATHS

FLOOD PLAIN  
 LIMIT LINE

HWY 76

20' SETBACK

VIA  
 MONSERATE

20' SETBACK

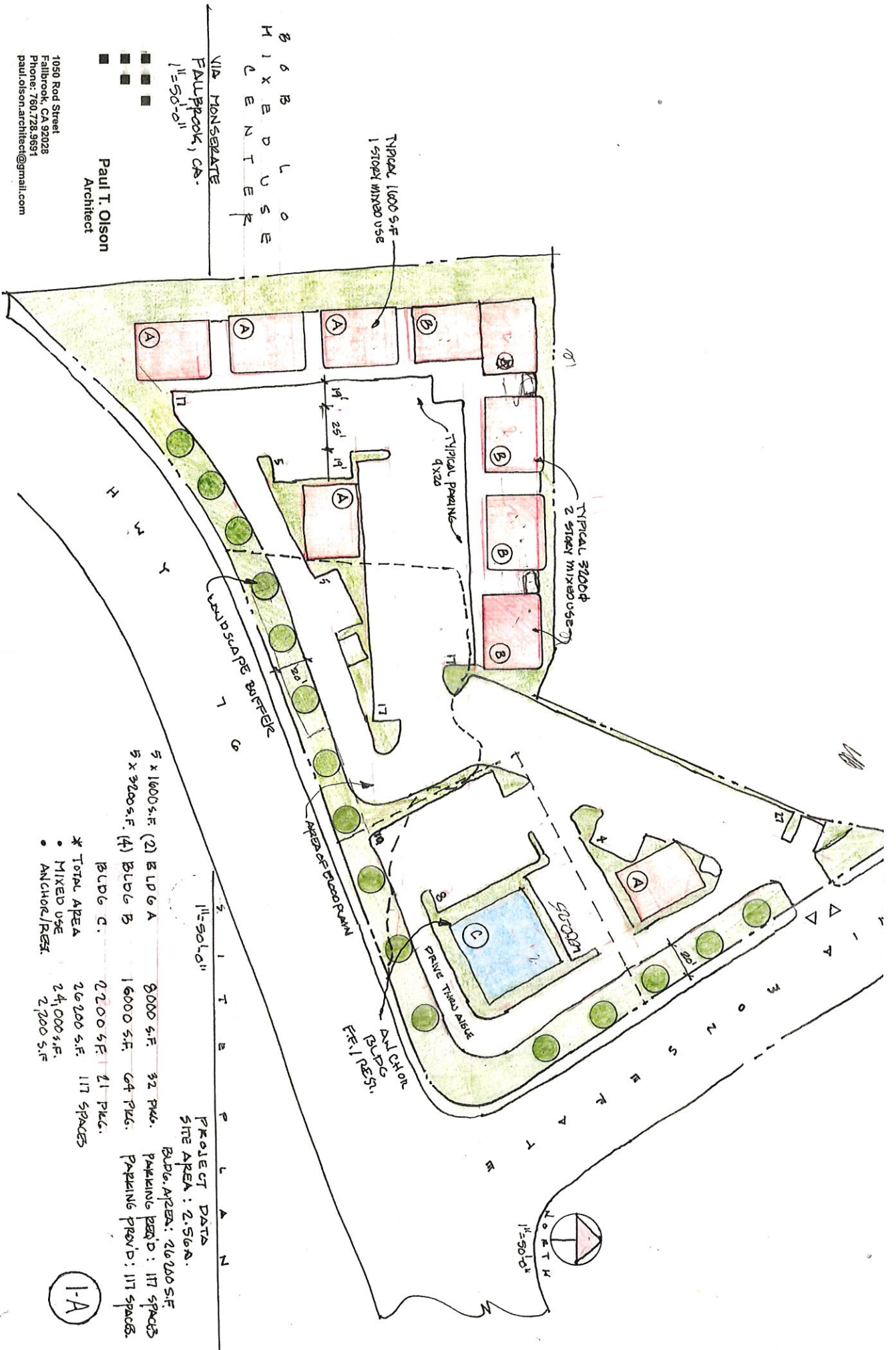
2-STORY  
 SENIOR GROUP  
 RESIDENTIAL

30 BEDS /  
 22 BATHS

SCOPED  
 EXISTING  
 STRUCTURE

90 PARKING SPACES

50 BEDS /  
 38 BATHS



86 B L O  
M I X E D U S E  
D E N T I F I E R

VIA MONSIEUR  
FALLBROOK, CA  
1"=50'-0"

Paul T. Olson  
Architect

1050 Rod Street  
Fallbrook, CA 92028  
Phone: 760.728.9691  
paul.olson.architect@gmail.com

BLDG G.	22,000 S.F.	21 PLG.
5 x 1000 S.F. (2) BLDG A	8,000 S.F.	32 PLG.
5 x 3200 S.F. (4) BLDG B	12,800 S.F.	64 PLG.
* TOTAL AREA	26,800 S.F.	117 SPACES
* MIXED USE	24,000 S.F.	
* ANCHOR/REST.	2,800 S.F.	

PROJECT DATA  
SITE AREA: 2.56A.  
BLDG AREA: 26,800 S.F.  
PARKING PROVIDED: 117 SPACES  
PARKING PROVIDED: 117 SPACES.

1-A

■ ■ ■ ■ ■ ■ ■ ■ ■ ■  
 Paul I. Olson  
 Architect

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 Fallbrook, CA 92028  
 Phone: 760.728.9691  
 paul.olson.architect@gmail.com

VIA MONSAPATE  
 FALLBROOK, CA.

M I X E D U S E  
 C E N T E R  
 B O B L O



15000 sq x 1600 sq ft (8) BLDG. A	12800 sq ft	51 PKG.	SITE ARE 2.5 A.
25000 sq x 3200 sq ft (4) BLDG. B	19200 sq ft	74 PKG.	
TOTAL AREA: 32,000 sq ft		127 PKG.	

MIXED USE AREA: 32,000 sq ft  
 PRELIMINE PROJ'D 127 SPACES  
 PRELIMINE PROJ'D 127 SPACES

1-B

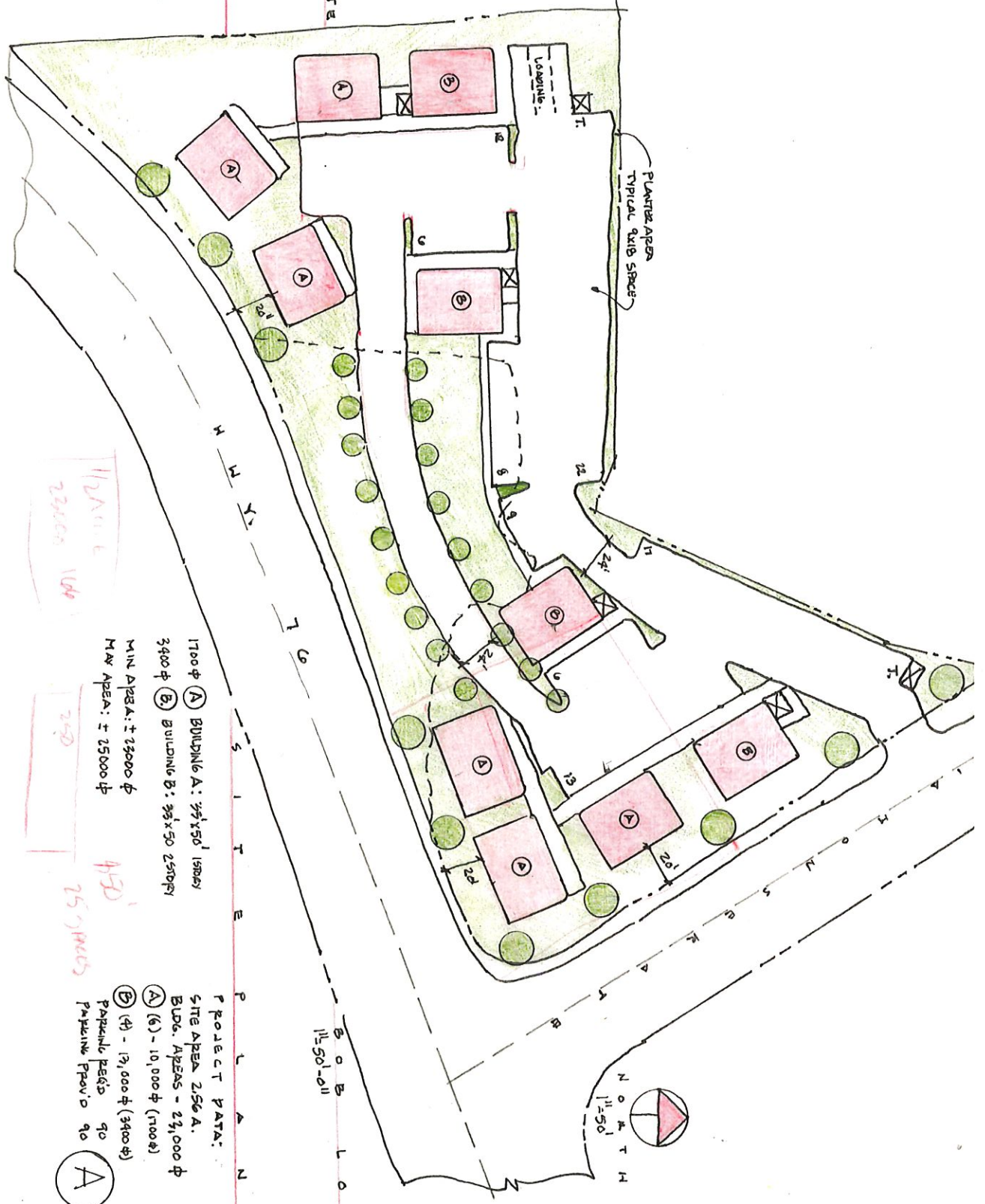
PROJECT DATA

VIA HENSLERATE  
 MIXED USE  
 COMPLEX.

COMMERCIAL

Paul T. Olson  
 Architect

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 Fallbrook, CA 92028  
 Phone: 760.728.9691  
 paul.olson.architect@gmail.com



112,000 sq ft  
 20,000 sq ft

1700 ± BUILDING A: 74' x 50' (1900 ±)  
 3400 ± BUILDING B: 93' x 50' (2500 ±)  
 MIN AREA: ± 25000 ±  
 MAX AREA: ± 25000 ±

430'  
 25' GRIDS

PROJECT DATA:  
 SITE AREA 256 A.  
 BLDG. AREAS - 27,000 ±  
 (A) (6) - 10,000 ± (1700 ±)  
 (B) (4) - 17,000 ± (3400 ±)  
 PARKING PERIOD 90  
 PARKING PROVIDED 90

A