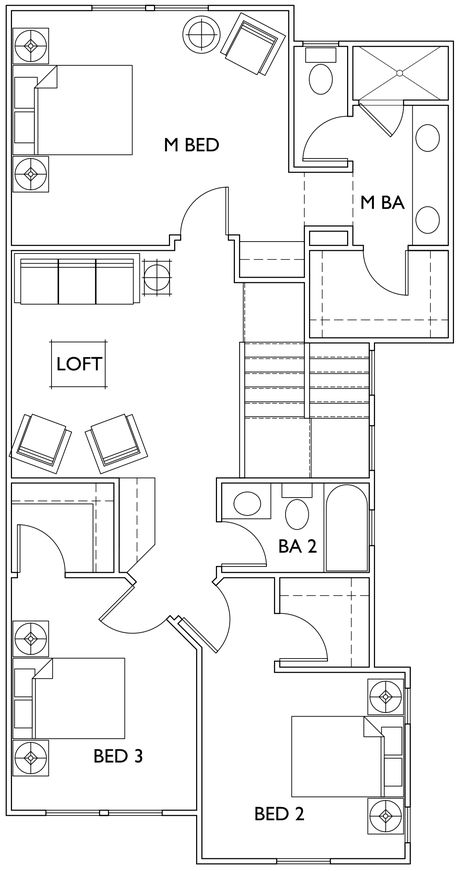

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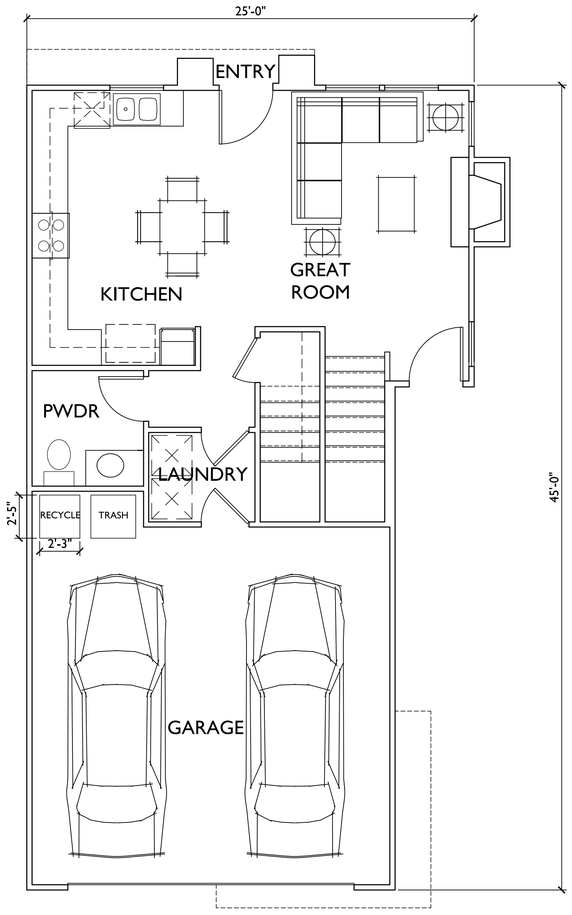

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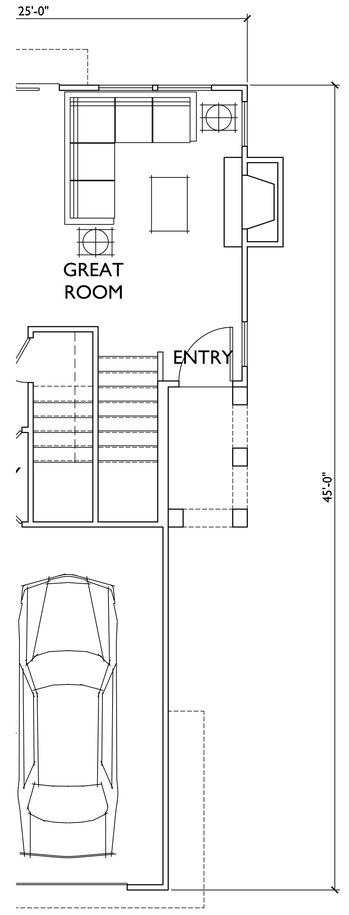

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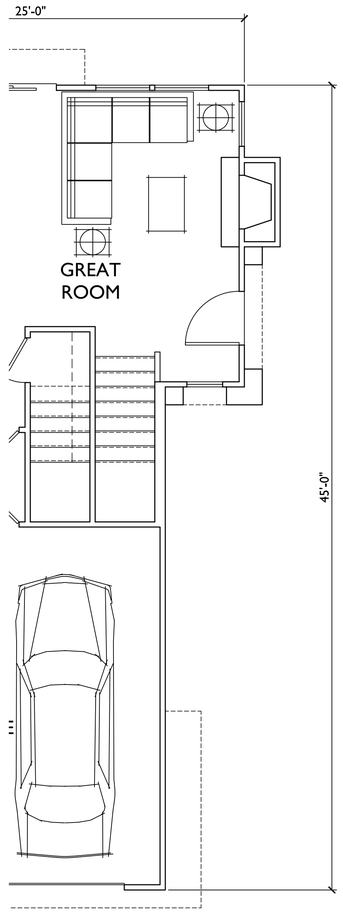

ENTRY C

PLAN 1:	3BD/2.5BA
1ST FLR -	570 S.F.
2ND FLR-	1,020 S.F.
TOTAL	1,590 S.F.

OCEANSIDE, CA

VILLA STORIA

PA-4(A) - CONCEPTUAL FLOOR PLANS

INTEGRAL COMMUNITIES
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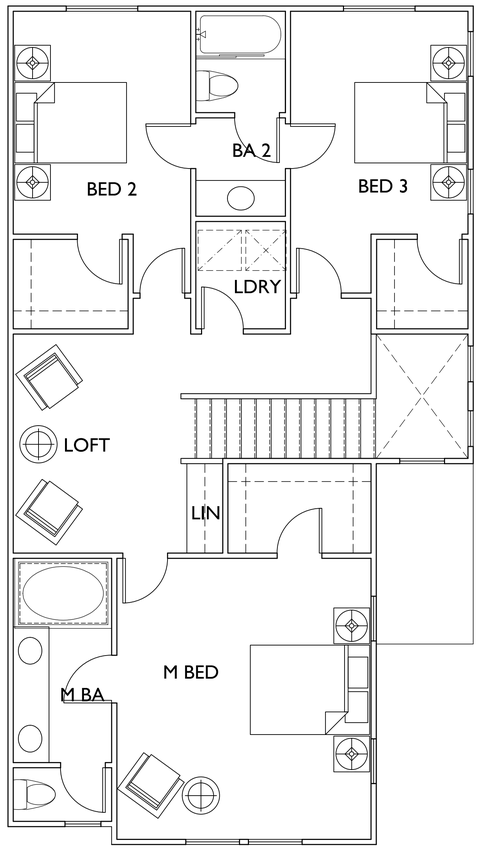
MAY 13, 2015

SCALE: 0 4 8 12

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



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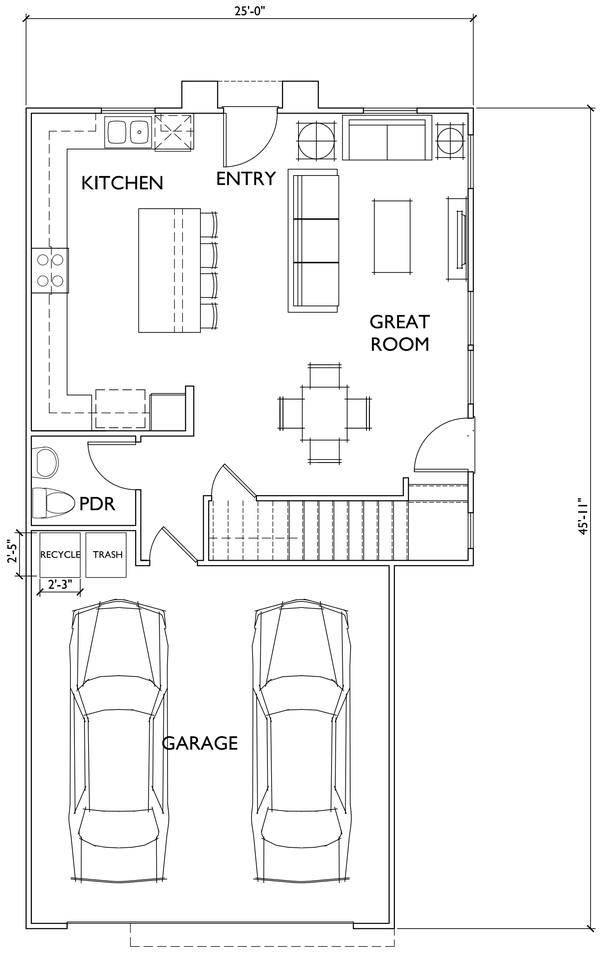

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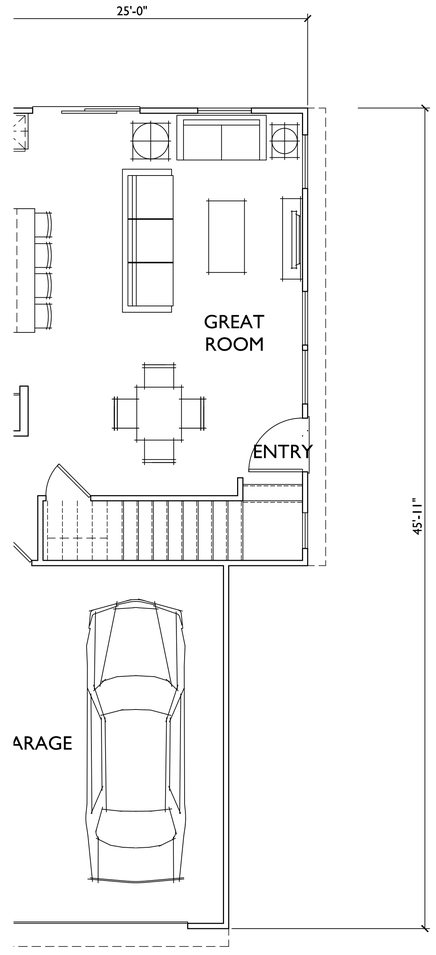

ENTRY B

PLAN 2:	3BD/2.5BA
1ST FLR -	630 S.F.
2ND FLR-	1,060 S.F.
TOTAL	1,690 S.F.

OCEANSIDE, CA

VILLA STORIA

PA-4(A) CONCEPTUAL FLOOR PLANS

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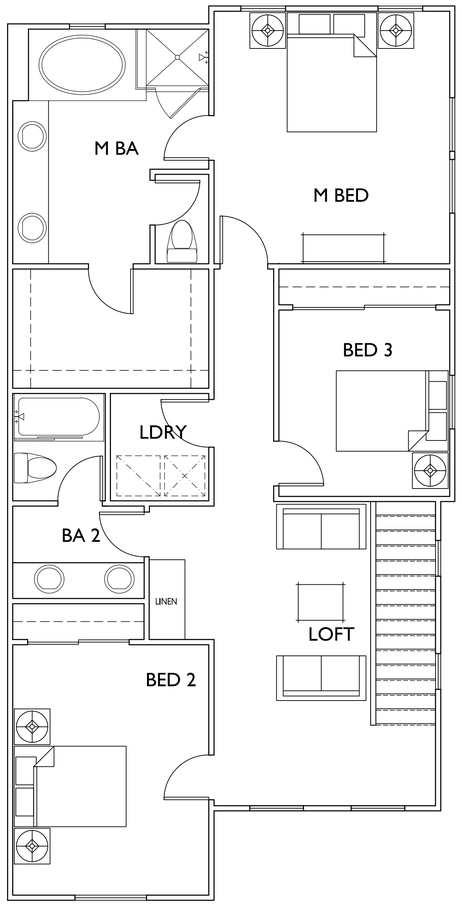
SCALE: 0 4 8 12

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



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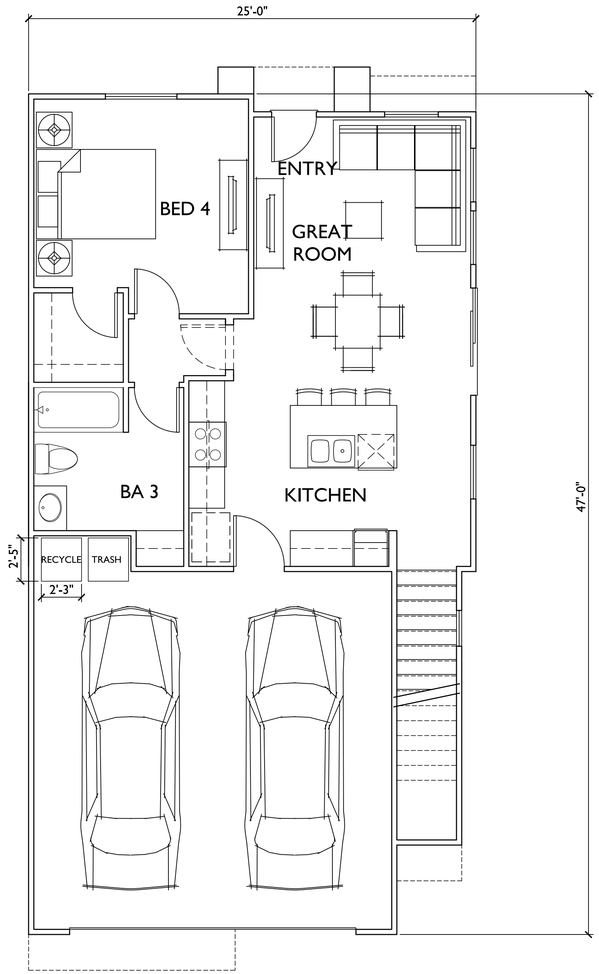
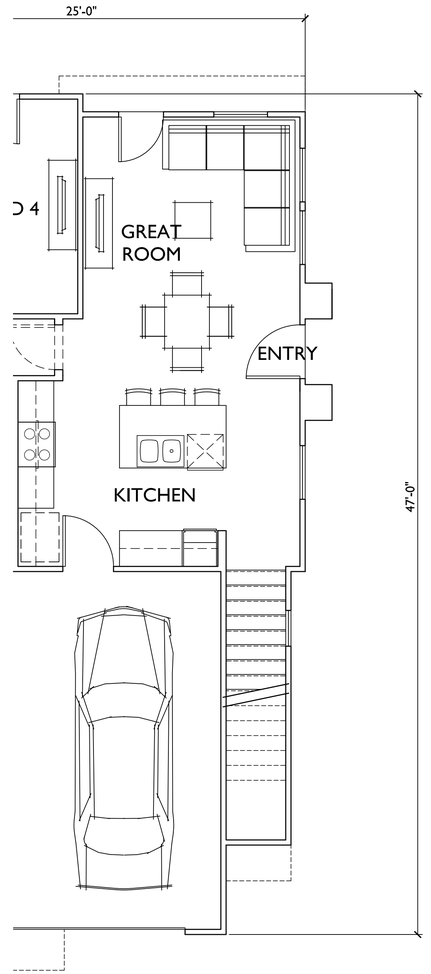


FIRST FLOOR ENTRY A



ENTRY B

PLAN 3:	4BD/3BA
1ST FLR -	700 S.F.
2ND FLR-	1,110 S.F.
TOTAL	1,810 S.F.

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PA-4(A) CONCEPTUAL FLOOR PLANS

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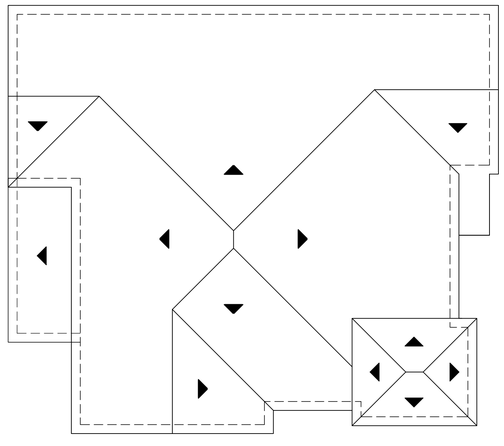

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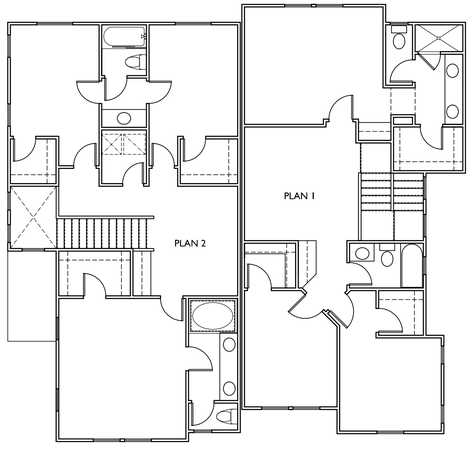

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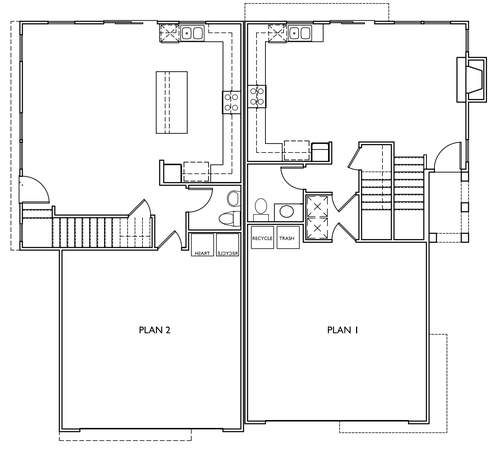
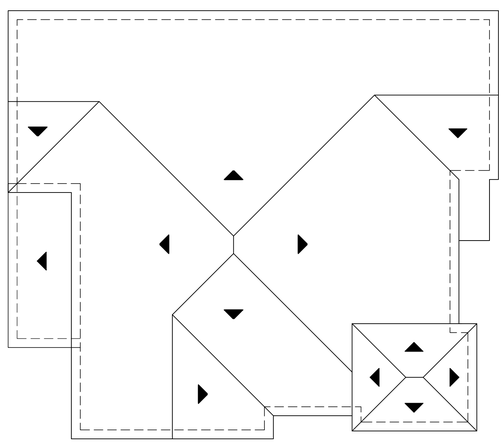


FIRST FLOOR

WITH SIDE ENTRIES



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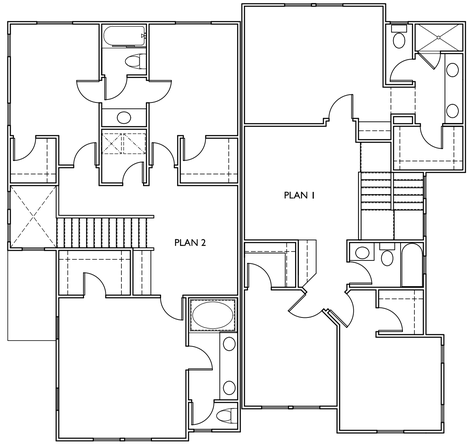

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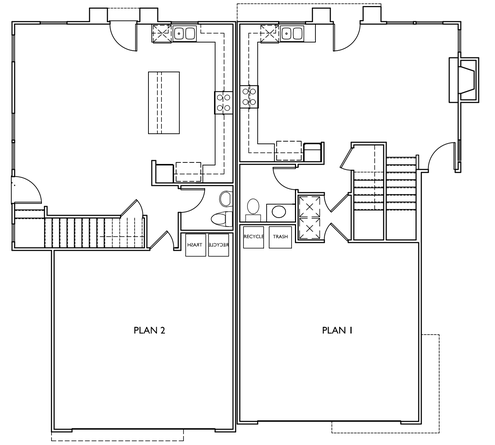

FIRST FLOOR

WITH REAR ENTRIES

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 1 COMPOSITES

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
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MAY 13, 2015

SCALE: 0 8 16 24

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 1 ELEVATION A

INTEGRAL COMMUNITIES
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MAY 13, 2015

SCALE: 0 4 8 12

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 1 ELEVATION B

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING
2	2x WOOD FASCIA
3	EXTERIOR PLASTER CEMENT
4	FOAM CORNICE
5	2x RAFTER TAILS
6	DECORATIVE IRON GRILLE
7	ACCENT SHUTTERS/AWNINGS
8	DECORATIVE TILE INSERT
9	DECORATIVE GABLE ACCENT
10	DECORATIVE EXT. LIGHT FIXTURE
11	DECORATIVE CORBEL
12	2x FOAM TRIM
13	RECESSED WINDOW
14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4 (A) BUILDING 1 ELEVATION C

INTEGRAL COMMUNITIES
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SCALE: 0 4 8 12

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 1 ELEVATION D

INTEGRAL COMMUNITIES
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SUMMA ARCHITECTURE
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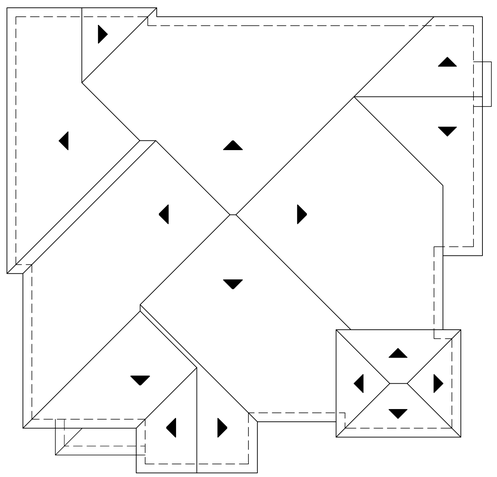

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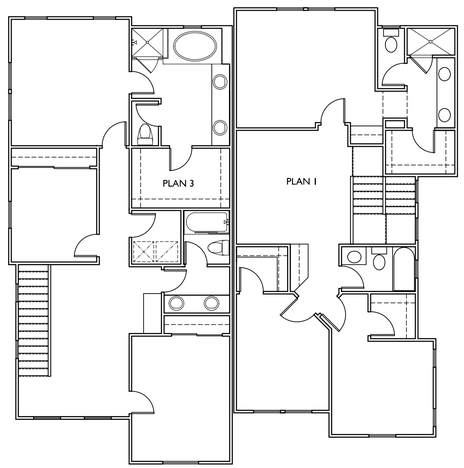

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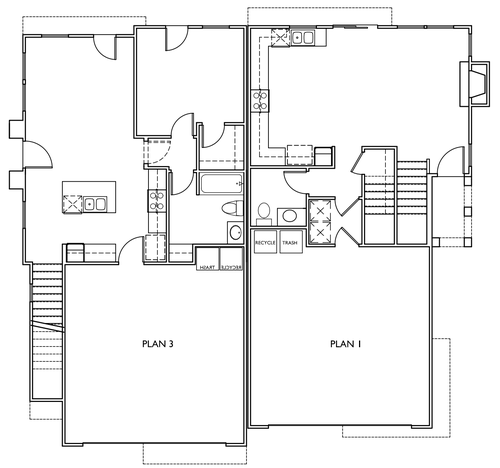

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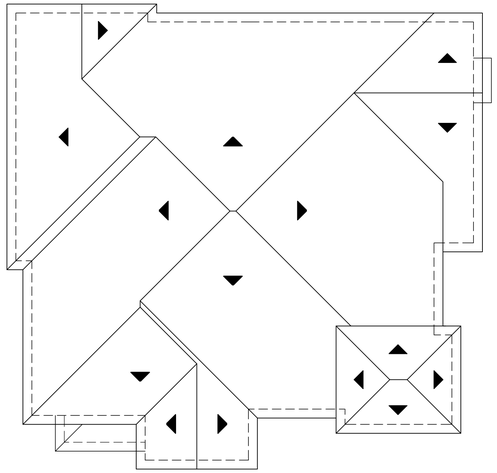

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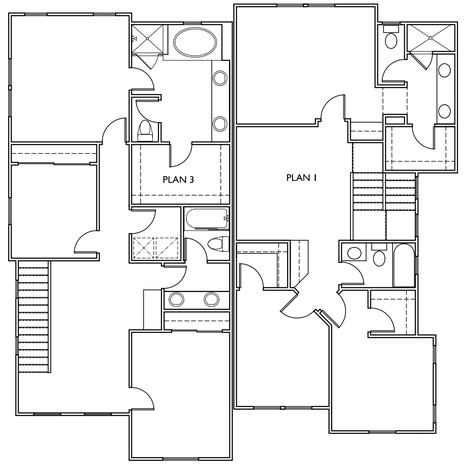

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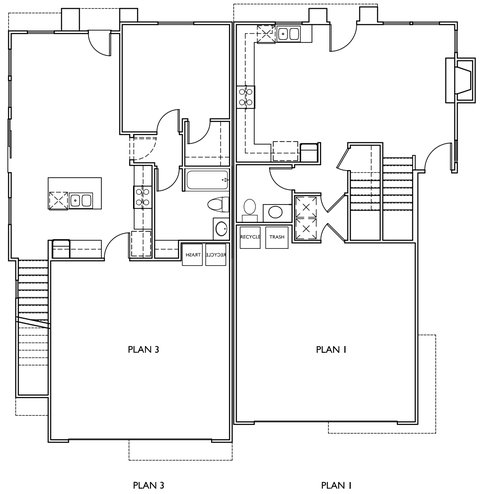

FIRST FLOOR

WITH REAR ENTRIES

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 2 COMPOSITES

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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MAY 13, 2015

SCALE: 0 8 16 24

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 2 ELEVATION A

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2235 Encinitas Blvd., Suite 216
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MAY 13, 2015

SCALE: 0 4 8 12

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING
2	2x WOOD FASCIA
3	EXTERIOR PLASTER CEMENT
4	FOAM CORNICE
5	2x RAFTER TAILS
6	DECORATIVE IRON GRILLE
7	ACCENT SHUTTERS/AWNINGS
8	DECORATIVE TILE INSERT
9	DECORATIVE GABLE ACCENT
10	DECORATIVE EXT. LIGHT FIXTURE
11	DECORATIVE CORBEL
12	2x FOAM TRIM
13	RECESSED WINDOW
14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 2 ELEVATION B

INTEGRAL COMMUNITIES
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Encinitas, CA 92024
(760) 419-5432

MAY 13, 2015

SCALE: 0 4 8 12

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 2 ELEVATION C

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 2 ELEVATION D

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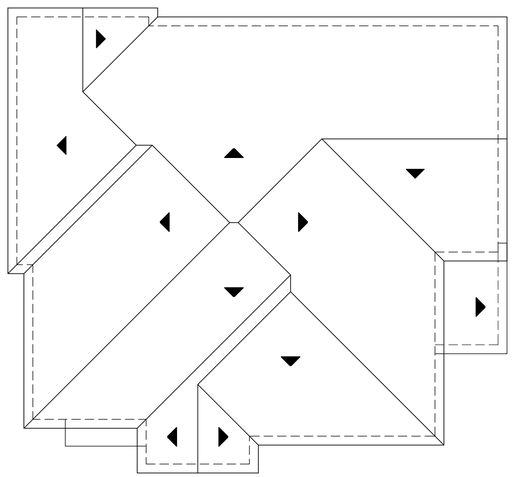

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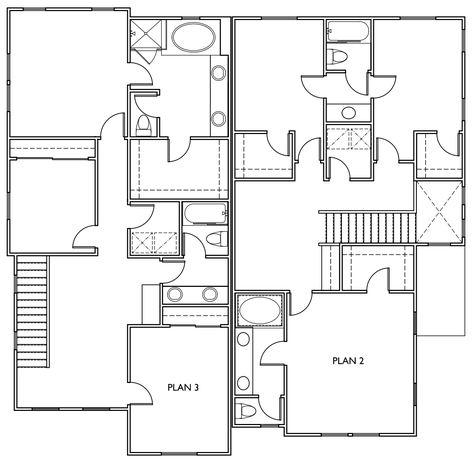

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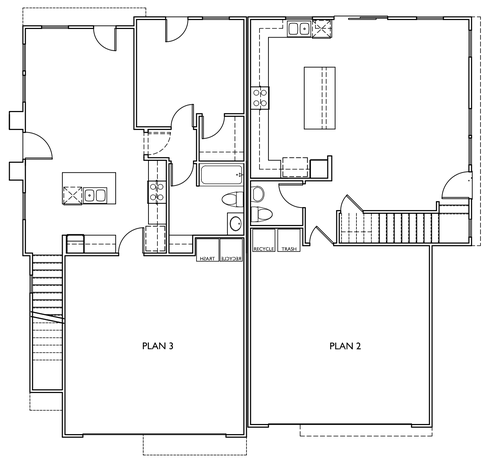
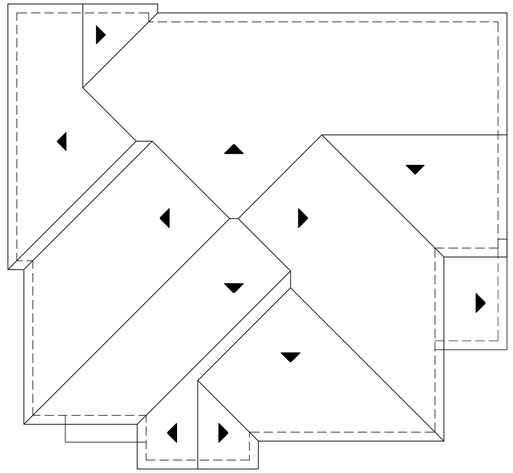


FIRST FLOOR

WITH SIDE ENTRIES



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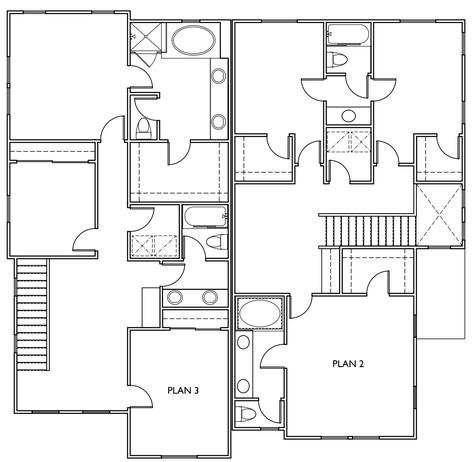

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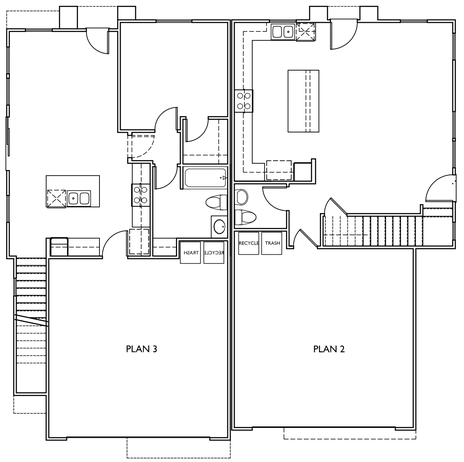

FIRST FLOOR

WITH REAR ENTRIES

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 3 COMPOSITES

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 419-5432

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SCALE: 0 8 16 24

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 3 ELEVATION A

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2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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SCALE: 0 4 8 12

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 3 ELEVATION B

INTEGRAL COMMUNITIES
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Encinitas, CA 92024
(760) 419-5432

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SCALE: 0 4 8 12

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 3 ELEVATION C

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
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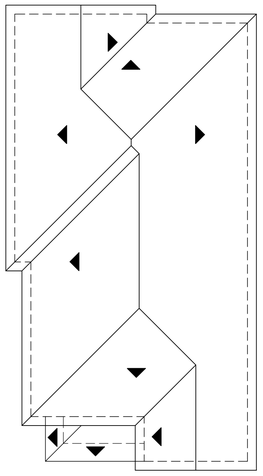
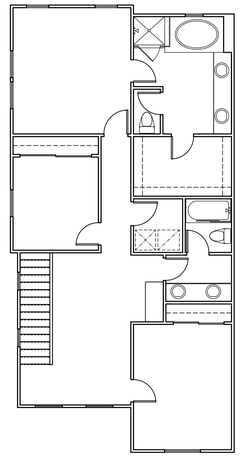
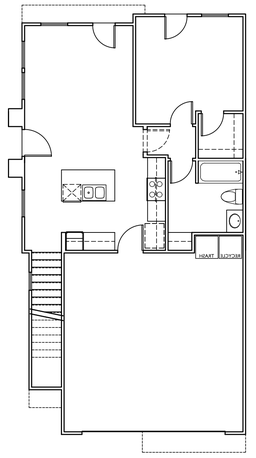
Bonsall, CA 92003
760.724.1198



ROOF



SECOND FLOOR



FIRST FLOOR

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 4 COMPOSITE

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 419-5432

MAY 13, 2015

SCALE: 0 8 16 24

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 4 ELEVATION A

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 419-5432

MAY 13, 2015

SCALE: 0 4 8 12

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

RIGHT

REAR

LEFT

FRONT

ELEVATION NOTES

1	CLASS 'A' S-TILE ROOFING	7	ACCENT SHUTTERS/AWNINGS
2	2x WOOD FASCIA	8	DECORATIVE TILE INSERT
3	EXTERIOR PLASTER CEMENT	9	DECORATIVE GABLE ACCENT
4	FOAM CORNICE	10	DECORATIVE EXT. LIGHT FIXTURE
5	2x RAFTER TAILS	11	DECORATIVE CORBEL
6	DECORATIVE IRON GRILLE	12	2x FOAM TRIM
		13	RECESSED WINDOW
		14	SCALLOPED GABLE

OCEANSIDE, CA

VILLA STORIA

PA-4(A) BUILDING 4 ELEVATION B

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SUMMA ARCHITECTURE
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