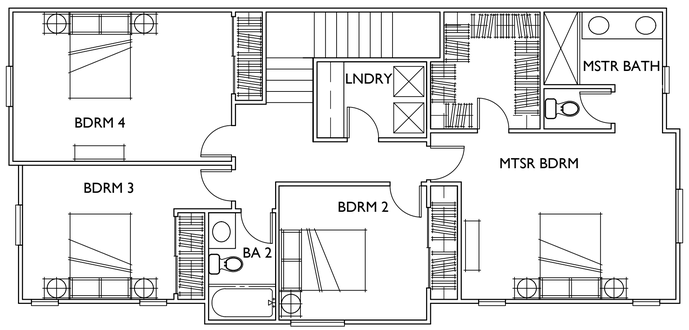
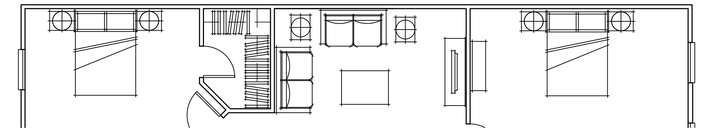
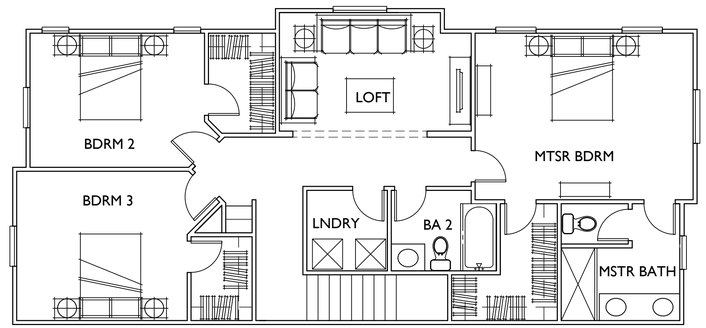


SECOND FLOOR

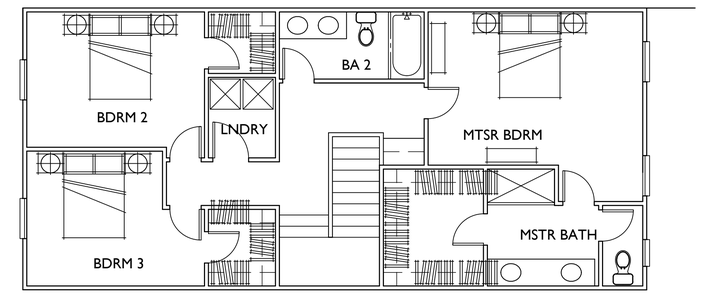


2B INTERIOR CONDITION

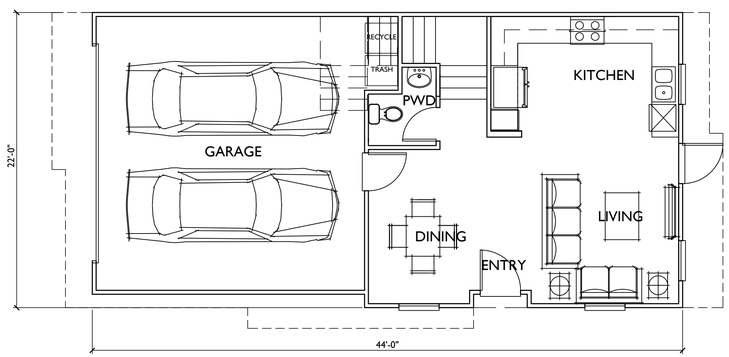


2A END CONDITION

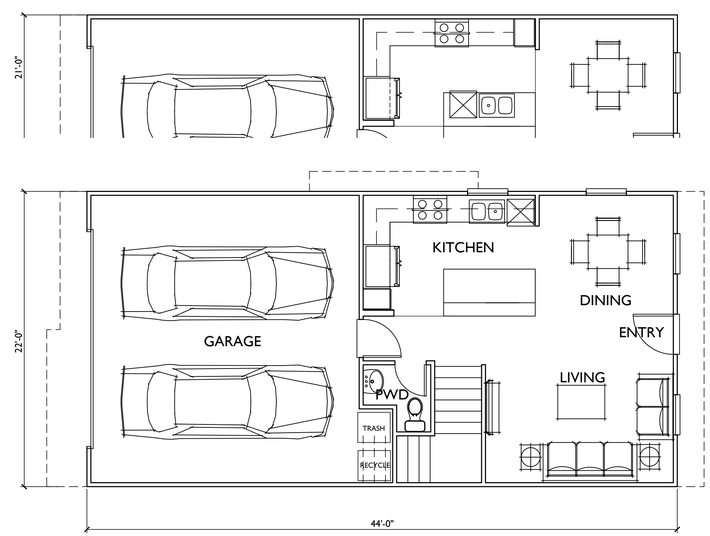
SECOND FLOOR



SECOND FLOOR

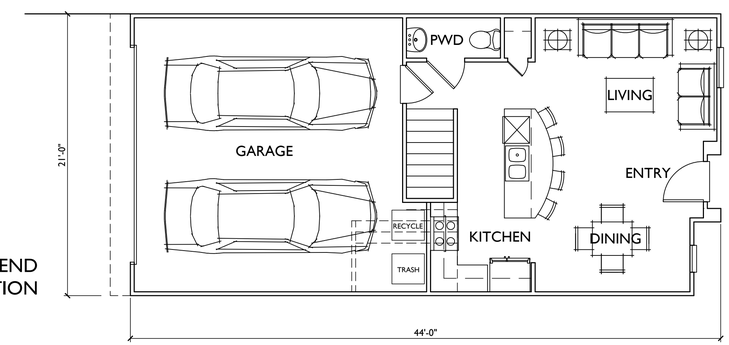


FIRST FLOOR



2B INTERIOR CONDITION

FIRST FLOOR



2A END CONDITION

FIRST FLOOR

PLAN 3	4BD/2.5BA
1ST FLR -	523 S.F.
2ND FLR-	1107 S.F.
TOTAL	1,630 S.F.

PLAN 2B	3BD/2.5BA+LOFT
WHEN INTERNALLY LOCATED IN BUILDING COMPOSITE	
TOTAL	1,550 S.F.

PLAN 2A	3BD/2.5BA+LOFT
1ST FLR -	522 S.F.
2ND FLR-	1,098 S.F.
TOTAL	1,620 S.F.

PLAN 1	3BD/2.5BA
1ST FLR -	482 S.F.
2ND FLR-	978 S.F.
TOTAL	1,460 S.F.

OCEANSIDE, CA

VILLA STORIA

PA-4(B) CONCEPTUAL FLOOR PLANS

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 ELEVATION

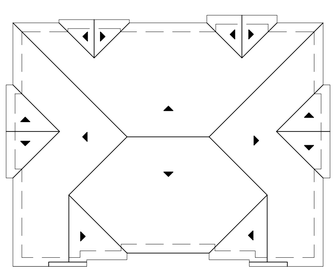
REAR ELEVATION

LEFT ELEVATION

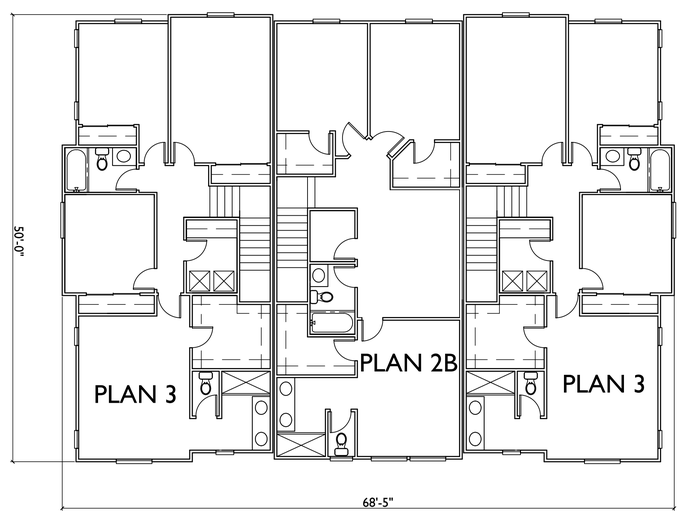
FRONT ELEVATION

ELEVATION NOTES

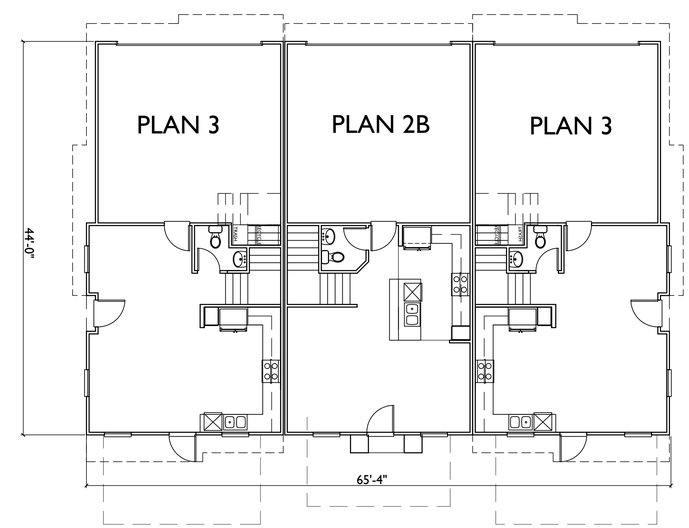
1 CLASS 'A' S-TILE ROOFING
2 2x WOOD FASCIA
3 EXTERIOR PLASTER CEMENT
4 FOAM CORNICE
5 2x RAFTER TAILS
6 DECORATIVE IRON GRILLE
7 ACCENT SHUTTERS/AWNINGS
8 DECORATIVE TILE INSERT
9 DECORATIVE GABLE ACCENT
10 DECORATIVE EXT. LIGHT FIXTURE
11 DECORATIVE CORBEL
12 2x FOAM TRIM
13 RECESSED WINDOW
14 SCALLOPED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



ROOF PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR



FIRST FLOOR

3 UNITS / 3 GARAGES

OCEANSIDE, CA

VILLA STORIA

PRODUCT B - BUILDING A

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

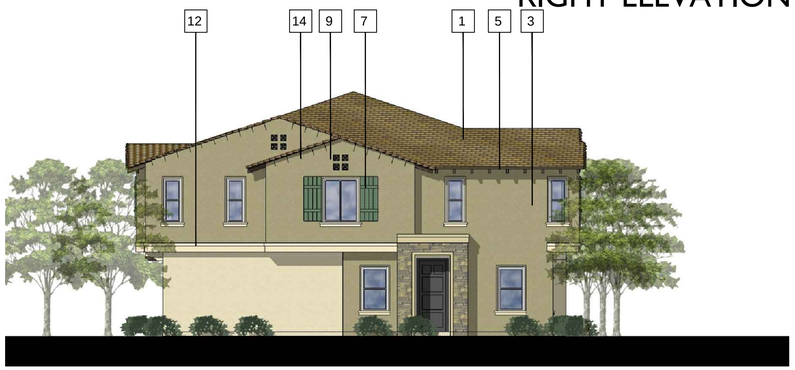
MAY 13, 2015

Scale: 0 4 8 16 24

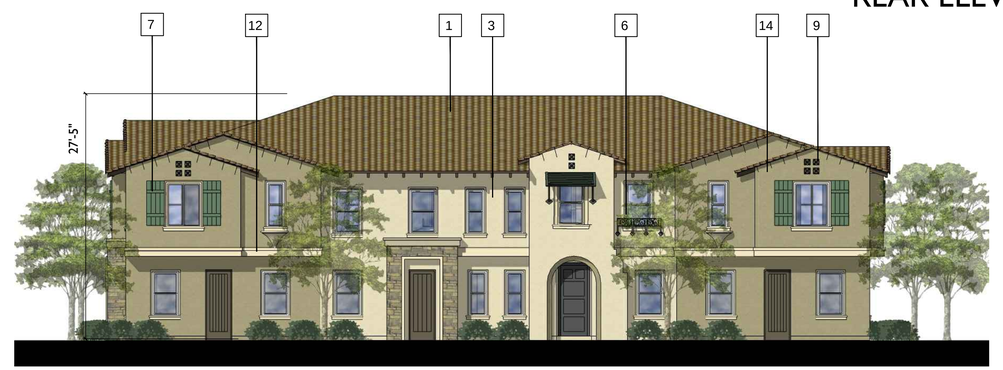
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

RIGHT ELEVATION

REAR ELEVATION



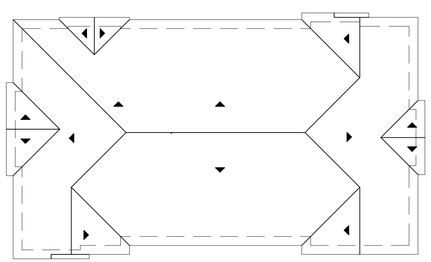
LEFT ELEVATION



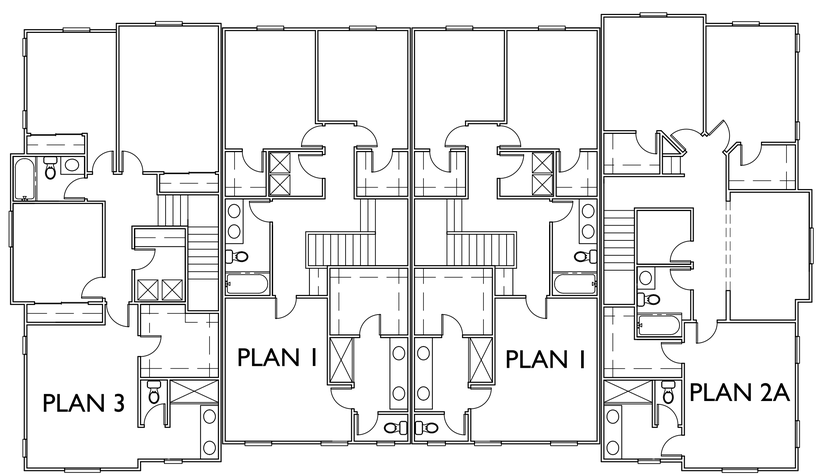
FRONT ELEVATION

ELEVATION NOTES

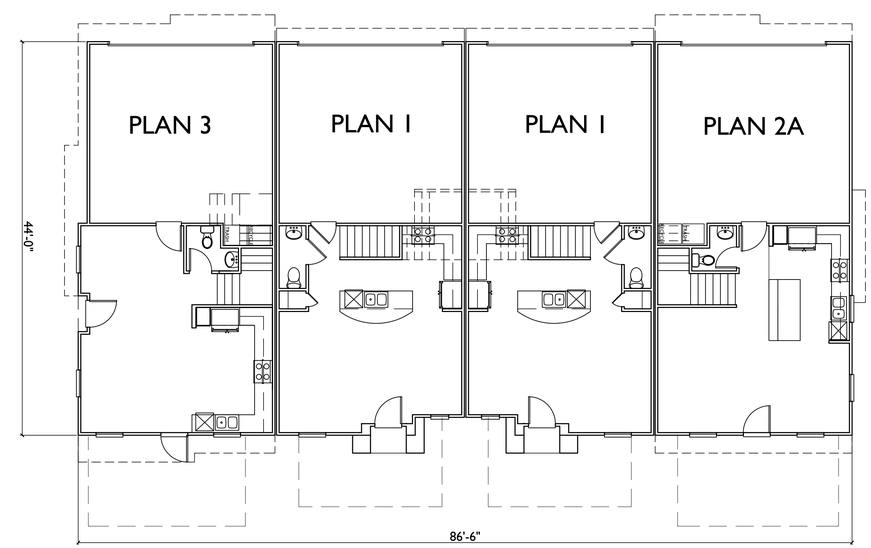
1 CLASS 'A' S-TILE ROOFING
2 2x WOOD FASCIA
3 EXTERIOR PLASTER CEMENT
4 FOAM CORNICE
5 2x RAFTER TAILS
6 DECORATIVE IRON GRILLE
7 ACCENT SHUTTERS/AWNINGS
8 DECORATIVE TILE INSERT
9 DECORATIVE GABLE ACCENT
10 DECORATIVE EXT. LIGHT FIXTURE
11 DECORATIVE CORBEL
12 2x FOAM TRIM
13 RECESSED WINDOW
14 SCALLOPED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



ROOF PLAN
SCALE: 1/16" = 1'-0"



SECCOND FLOOR



FIRST FLOOR

4 UNITS / 4 GARAGES

OCEANSIDE, CA

VILLA STORIA

PRODUCT B - BUILDING B

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

MAY 13, 2015

Scale: 0 4 8 16 24

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

RIGHT ELEVATION

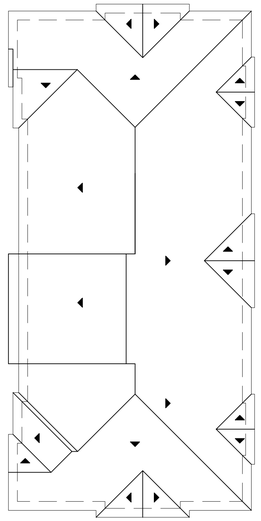
REAR ELEVATION

LEFT ELEVATION

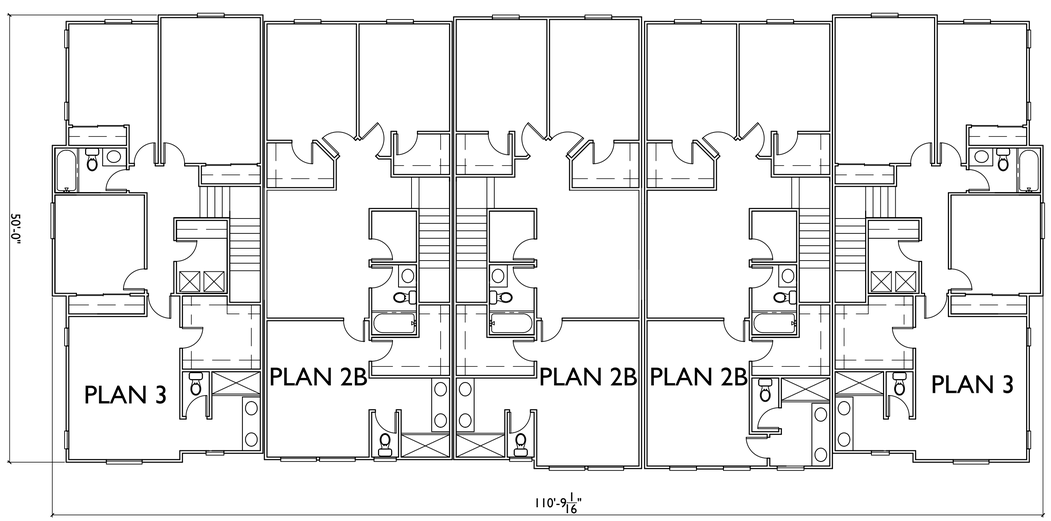
FRONT ELEVATION

ELEVATION NOTES

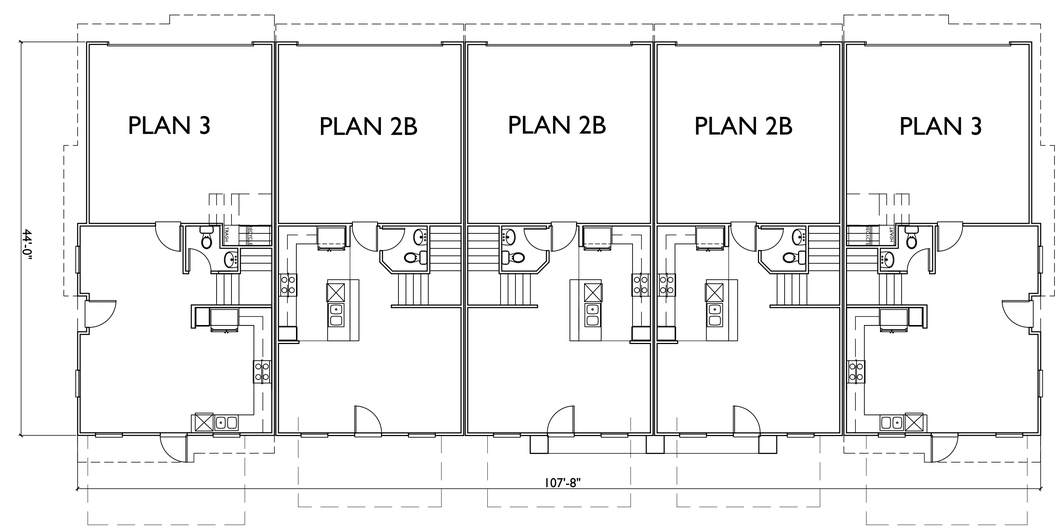
1 CLASS 'A' S-TILE ROOFING
2 2x WOOD FASCIA
3 EXTERIOR PLASTER CEMENT
4 FOAM CORNICE
5 2x RAFTER TAILS
6 DECORATIVE IRON GRILLE
7 ACCENT SHUTTERS/AWNINGS
8 DECORATIVE TILE INSERT
9 DECORATIVE GABLE ACCENT
10 DECORATIVE EXT. LIGHT FIXTURE
11 DECORATIVE CORBEL
12 2x FOAM TRIM
13 RECESSED WINDOW
14 SCALLOPED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



ROOF PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR



FIRST FLOOR

5 UNITS / 5 GARAGES

OCEANSIDE, CA

VILLA STORIA

PRODUCT B - BUILDING C

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

MAY 13, 2015

Scale: 0 4 8 16 24

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

RIGHT ELEVATION

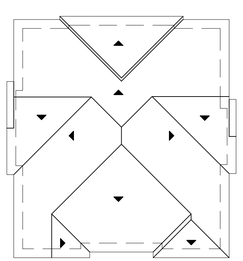
REAR ELEVATION

LEFT ELEVATION

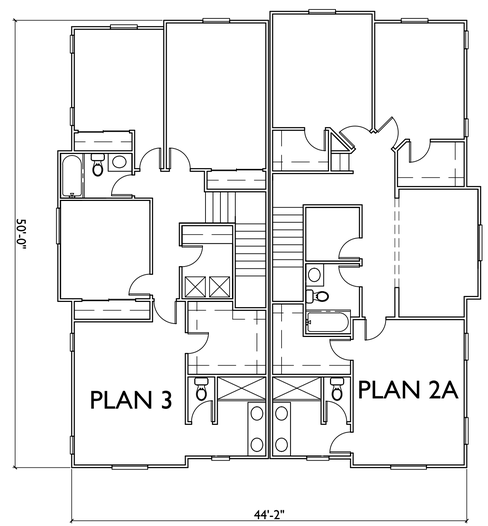
FRONT ELEVATION

ELEVATION NOTES

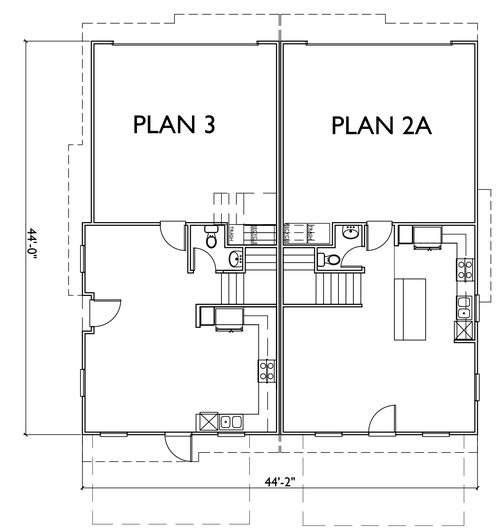
1 CLASS 'A' S-TILE ROOFING
2 2x WOOD FASCIA
3 EXTERIOR PLASTER CEMENT
4 FOAM CORNICE
5 2x RAFTER TAILS
6 DECORATIVE IRON GRILLE
7 ACCENT SHUTTERS/AWNINGS
8 DECORATIVE TILE INSERT
9 DECORATIVE GABLE ACCENT
10 DECORATIVE EXT. LIGHT FIXTURE
11 DECORATIVE CORBEL
12 2x FOAM TRIM
13 RECESSED WINDOW
14 SCALLOPED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



ROOF PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR



FIRST FLOOR

2 UNITS / 2 GARAGES

OCEANSIDE, CA

VILLA STORIA

PRODUCT B - BUILDING D

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

MAY 13, 2015

Scale: 0 4 8 16 24

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