

PICO PLACE

236 & 244 PICO AVE SAN MARCOS, CA 92069

D33 Design and Planning
PICO INVESTMENTS 7, LLC

AUGUST 31, 2023



Mission Road

Pico Avenue

Twin Oaks Valley Road

San Marcos Boulevard

Project Site



Mission Road

Pico Avenue

Existing Zoning:
R-3-6 (Residential)

Existing Zoning:
C (Commercial)

San Marcos Boulevard



Mission Road

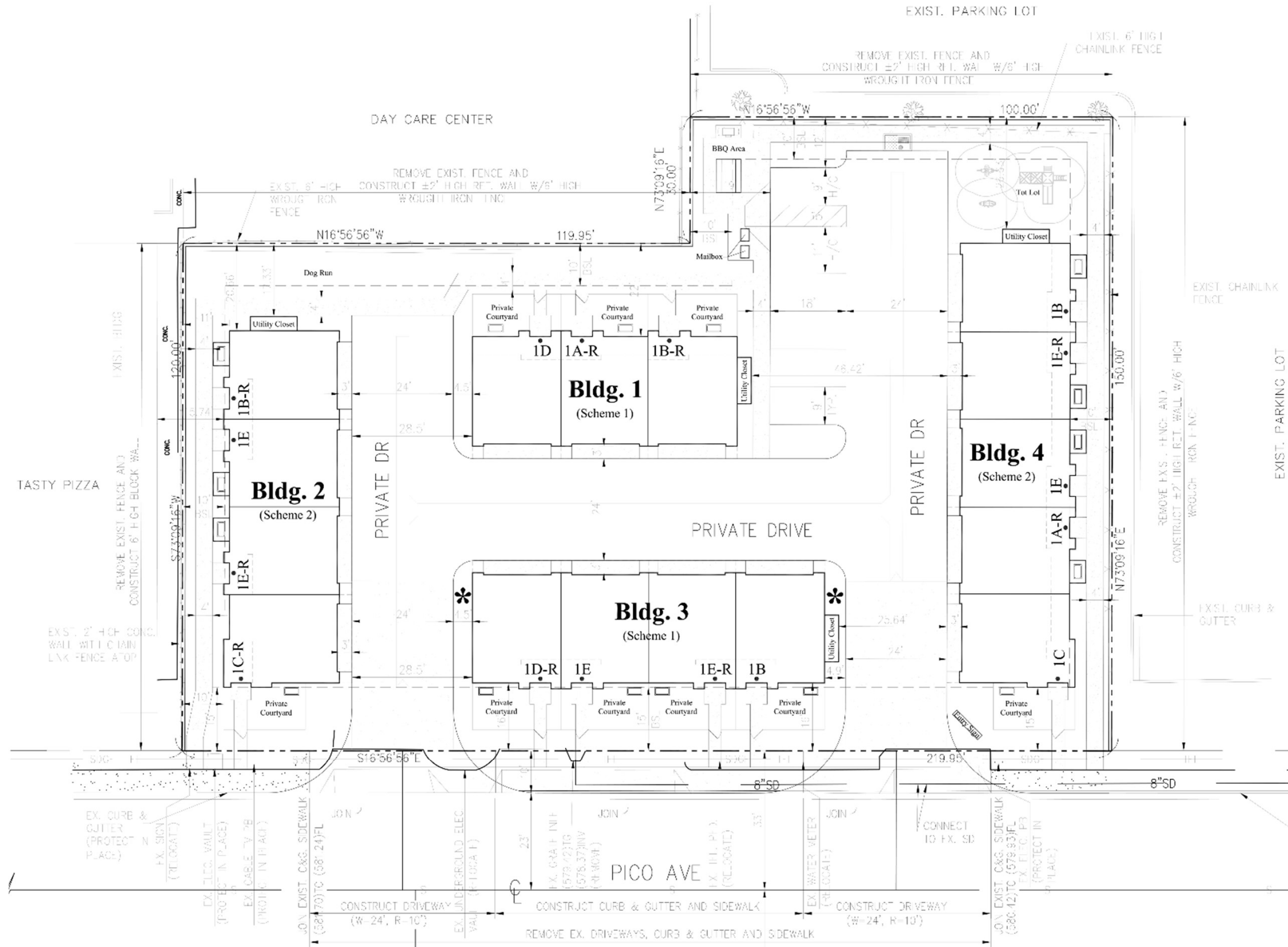
Pico Avenue

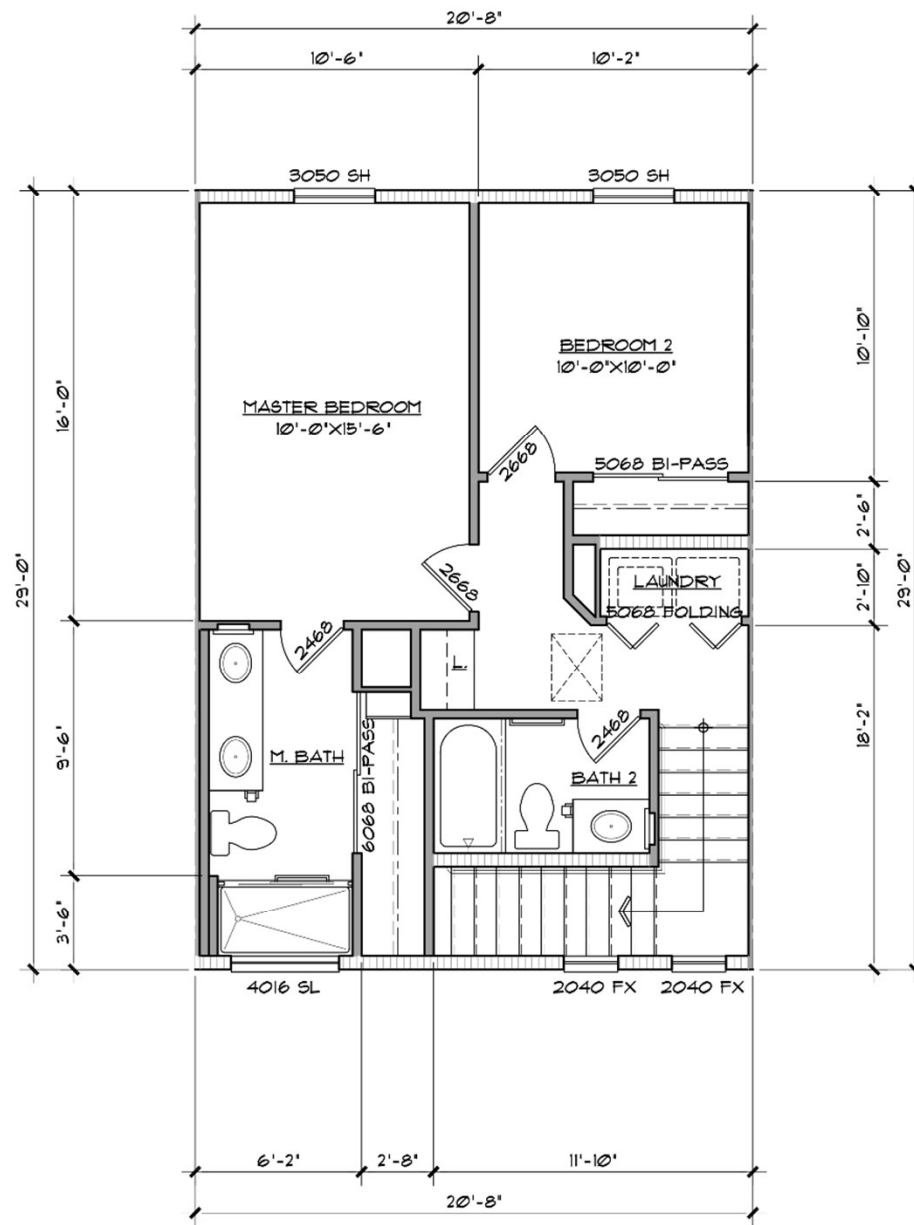
Proposed
Zoning:
R-3-6
(Residential)

San Marcos Boulevard

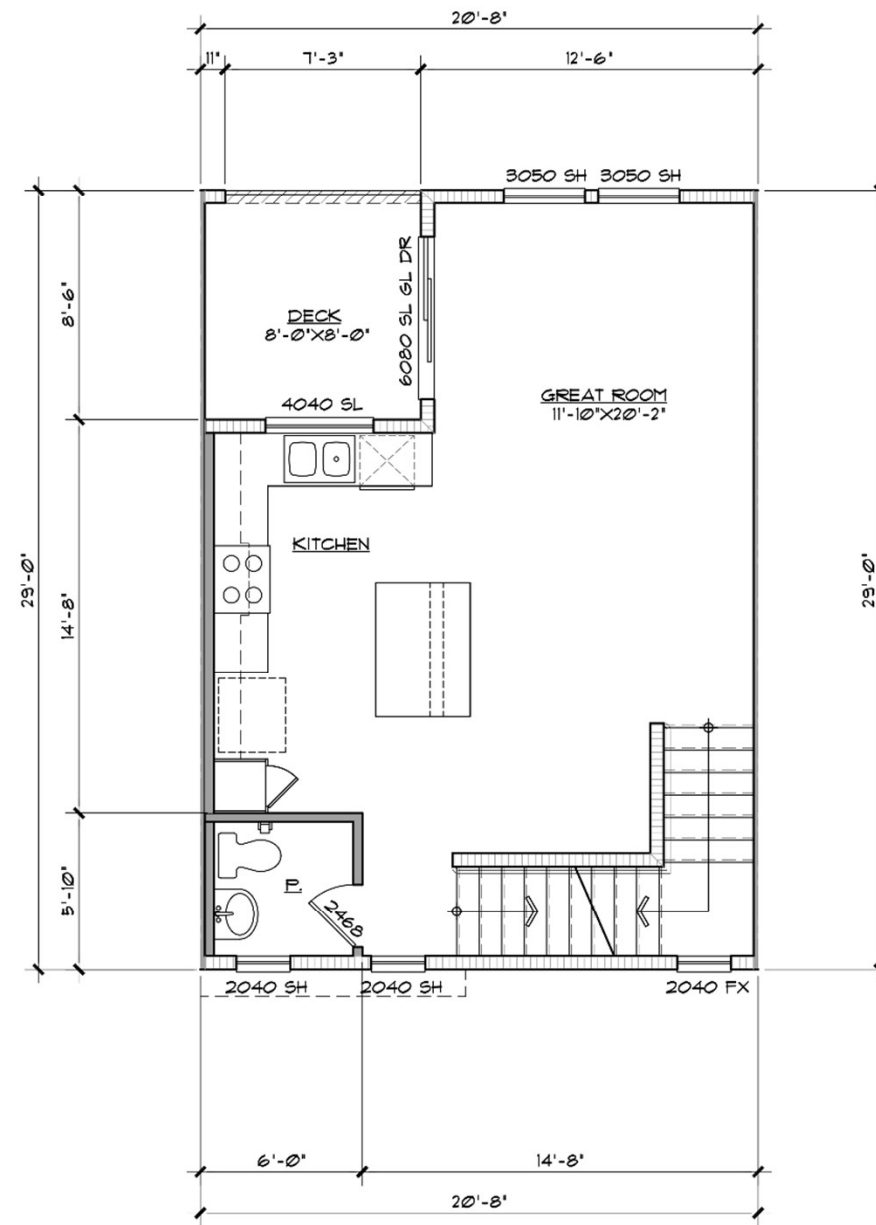
PROJECT INFO

- 0.68 ACRES
- 23.5 DU/AC
- LOT COVERAGE: 29.4%
- 16 UNITS, 4 BUILDINGS
- 32 GARAGE SPACES, 6 GUEST
- PRIVATE OPEN SPACE: 50 SF/UNIT
- (9) UNITS +/- 200 SF COURTYARD
- COMMON OPEN SPACE: 2,384 SF
- BBQ AREA, PLAYGROUND, DOG RUN

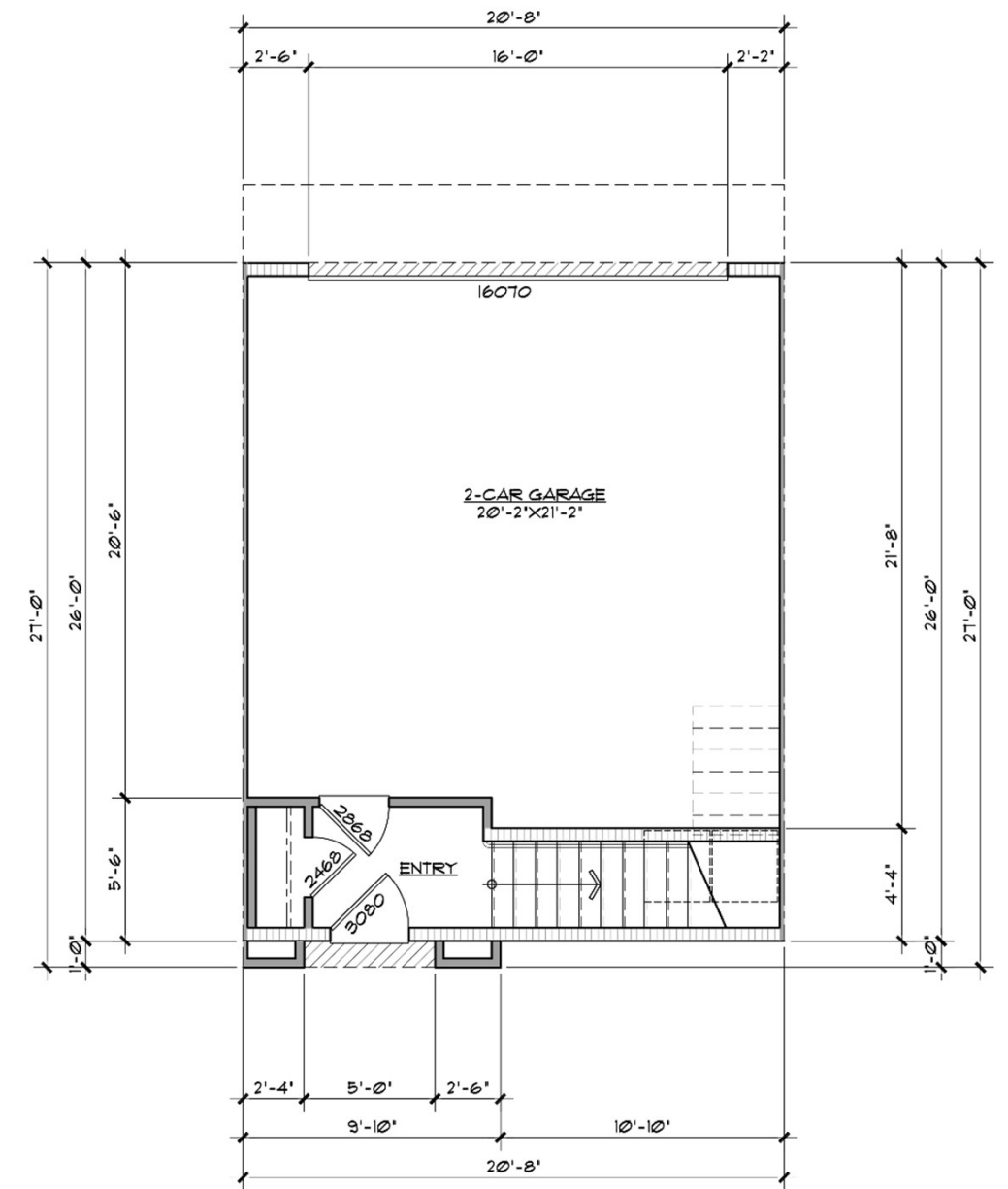




Third Floor - 536 Sq. Ft.

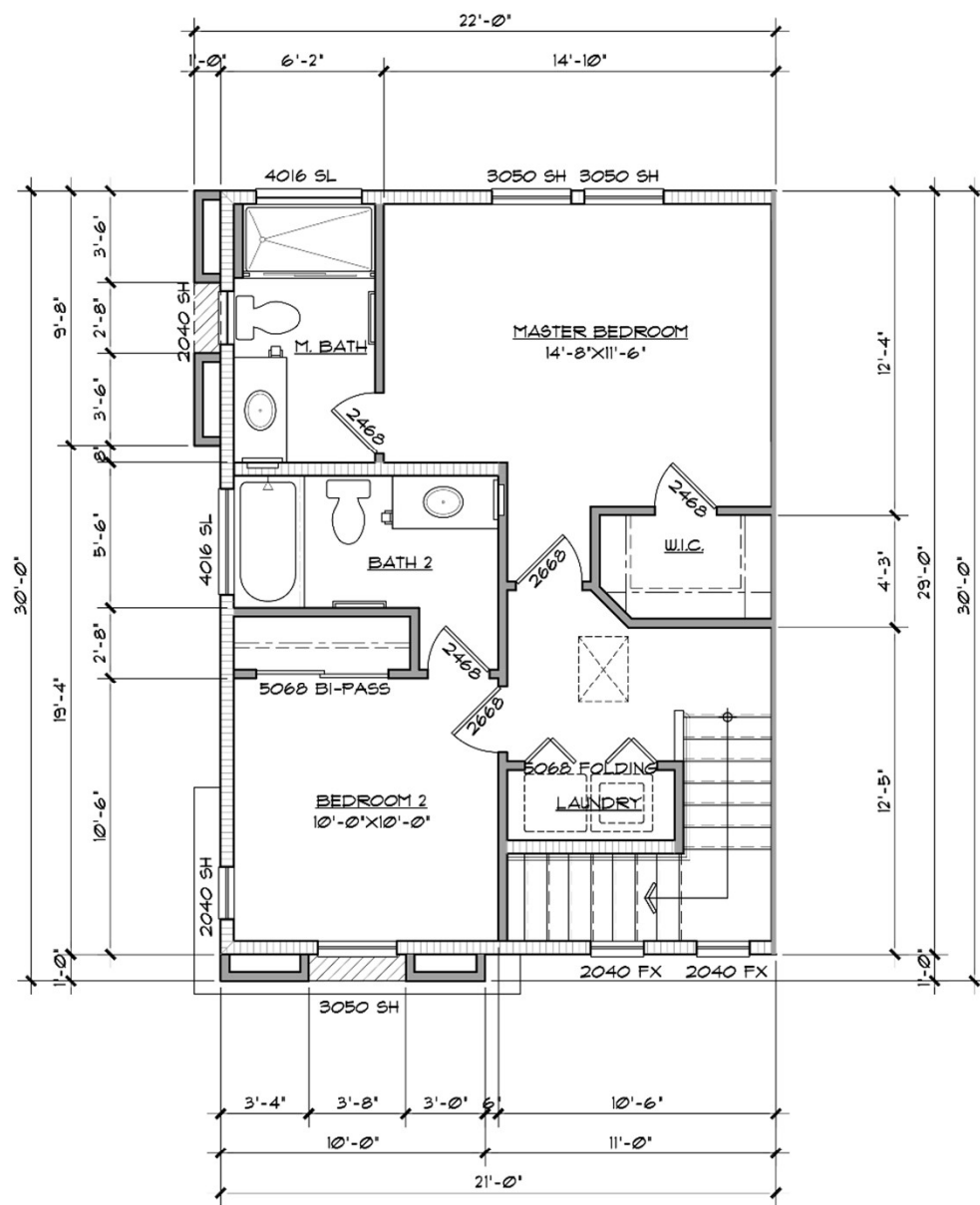


Second Floor - 526 Sq. Ft.

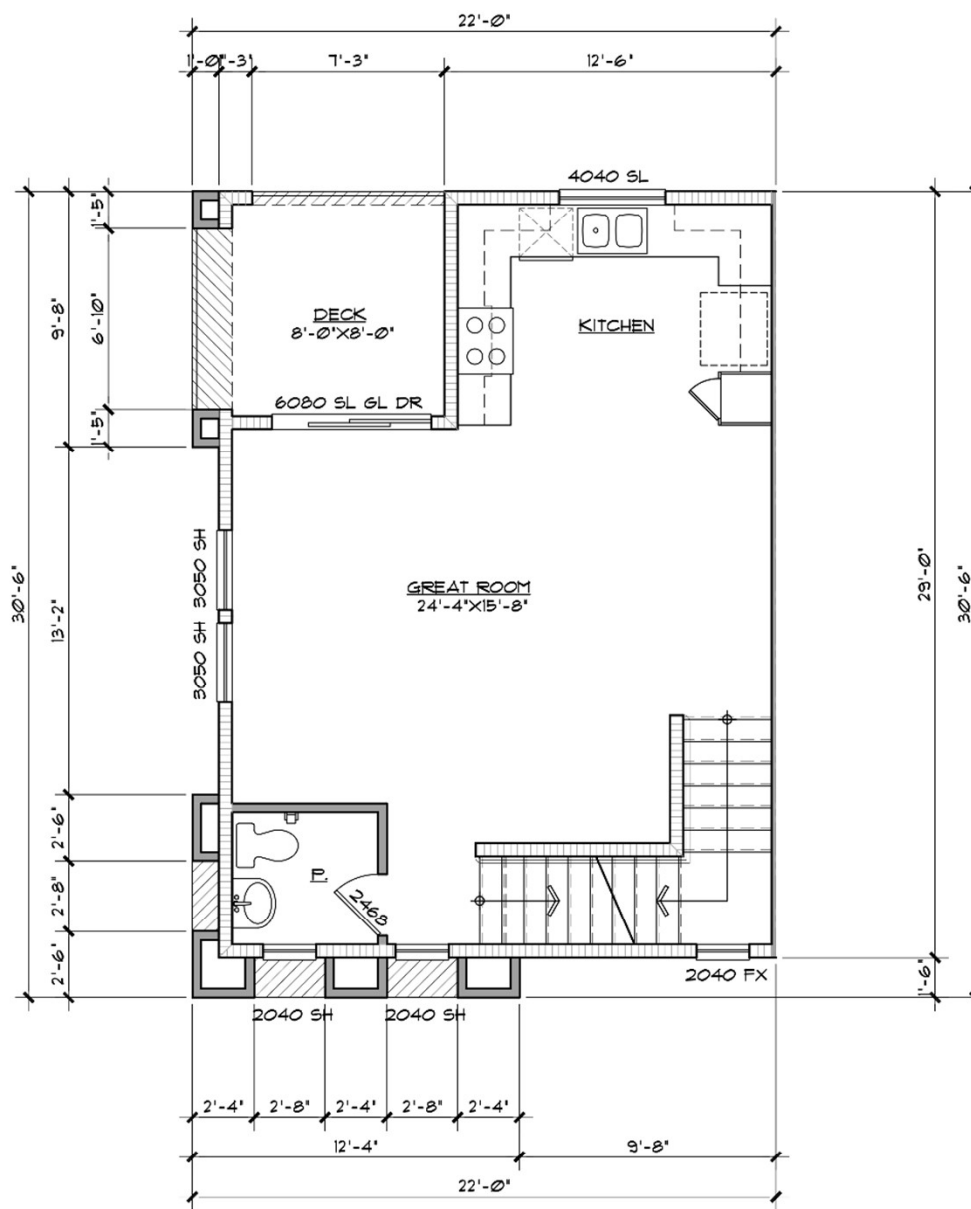


First Floor - 101 Sq. Ft.

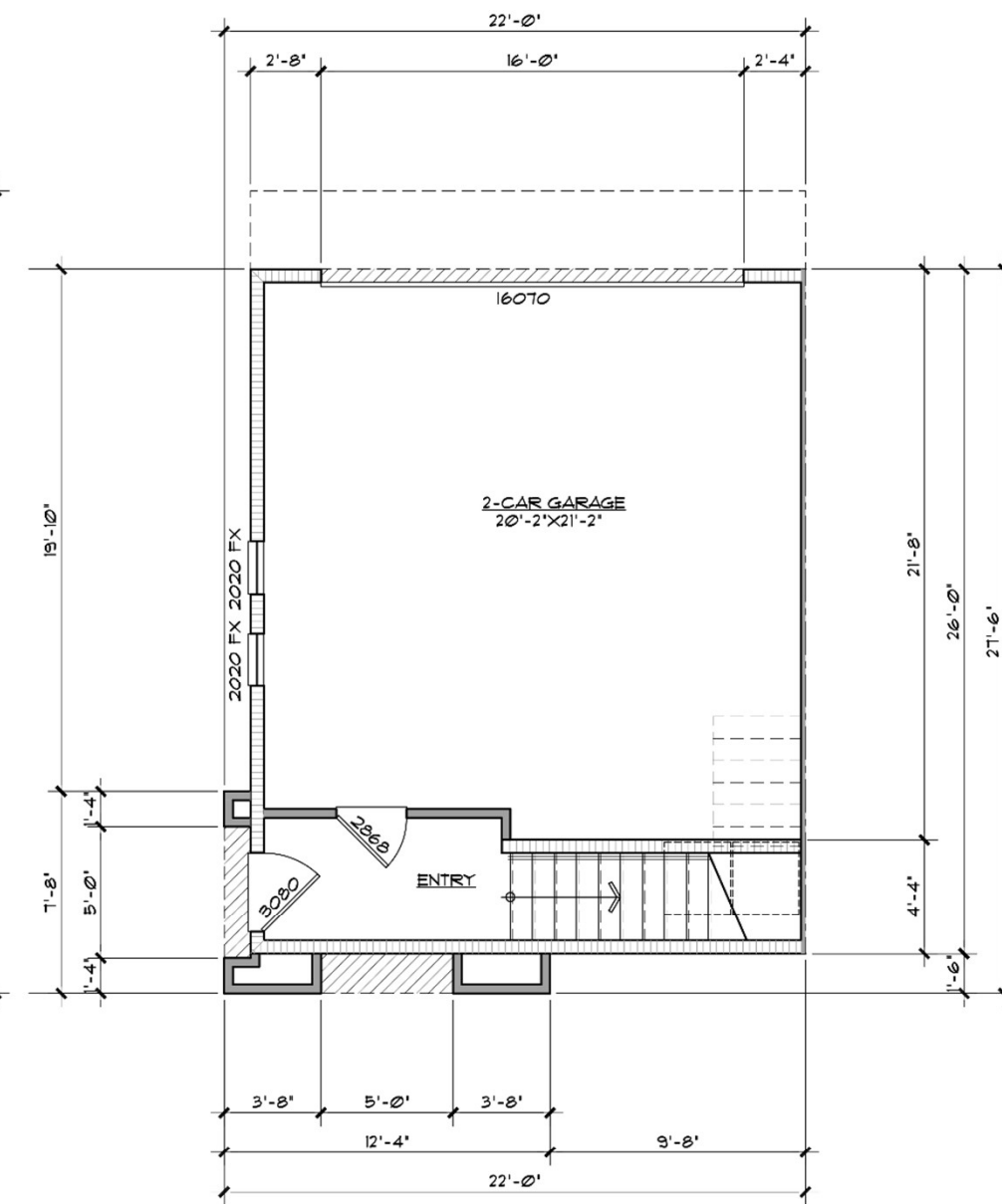
UNIT PLANS - INTERIOR CONDITION



Third Floor - 542 Sq. Ft.

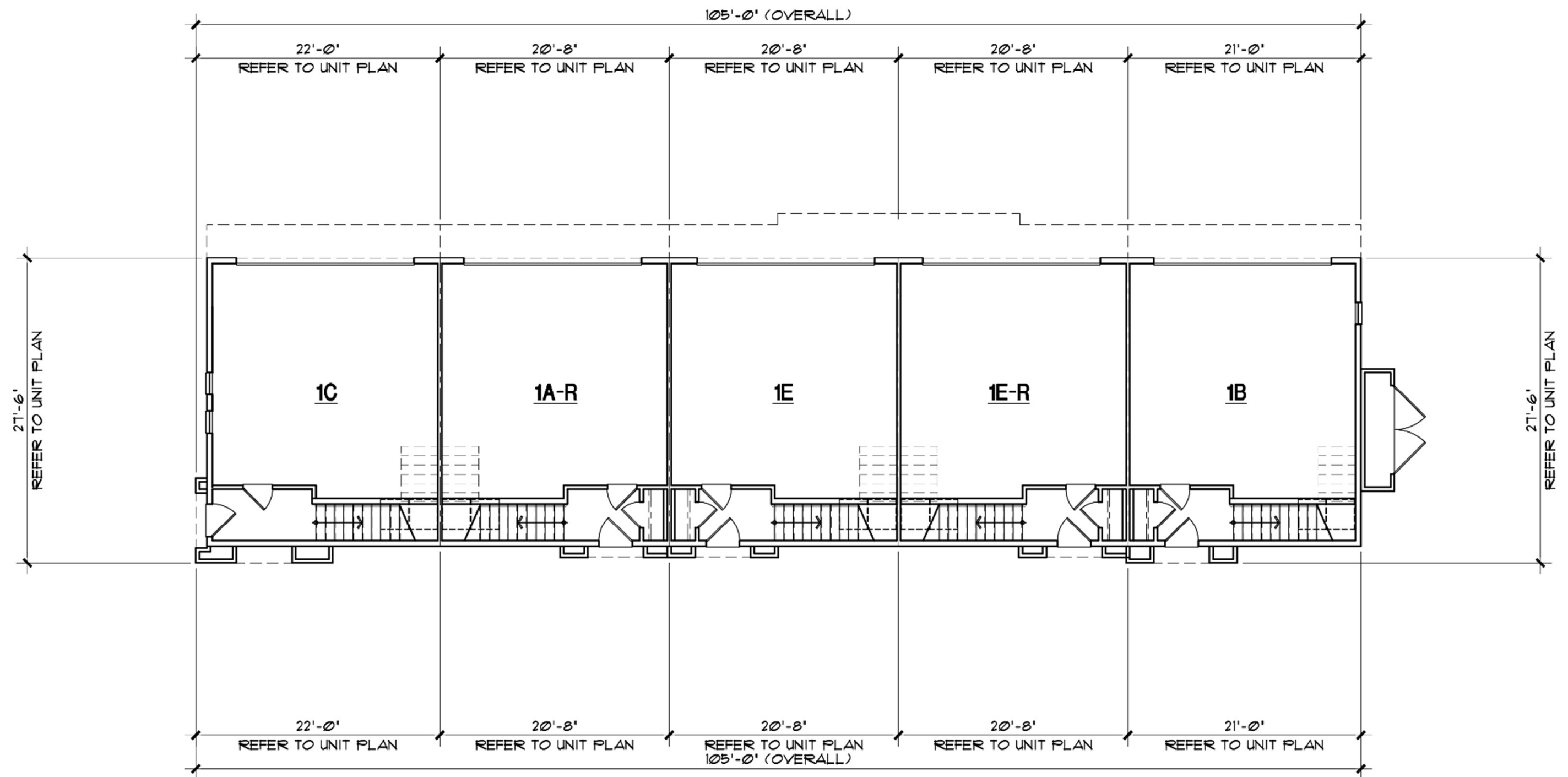


Second Floor - 526 Sq. Ft.

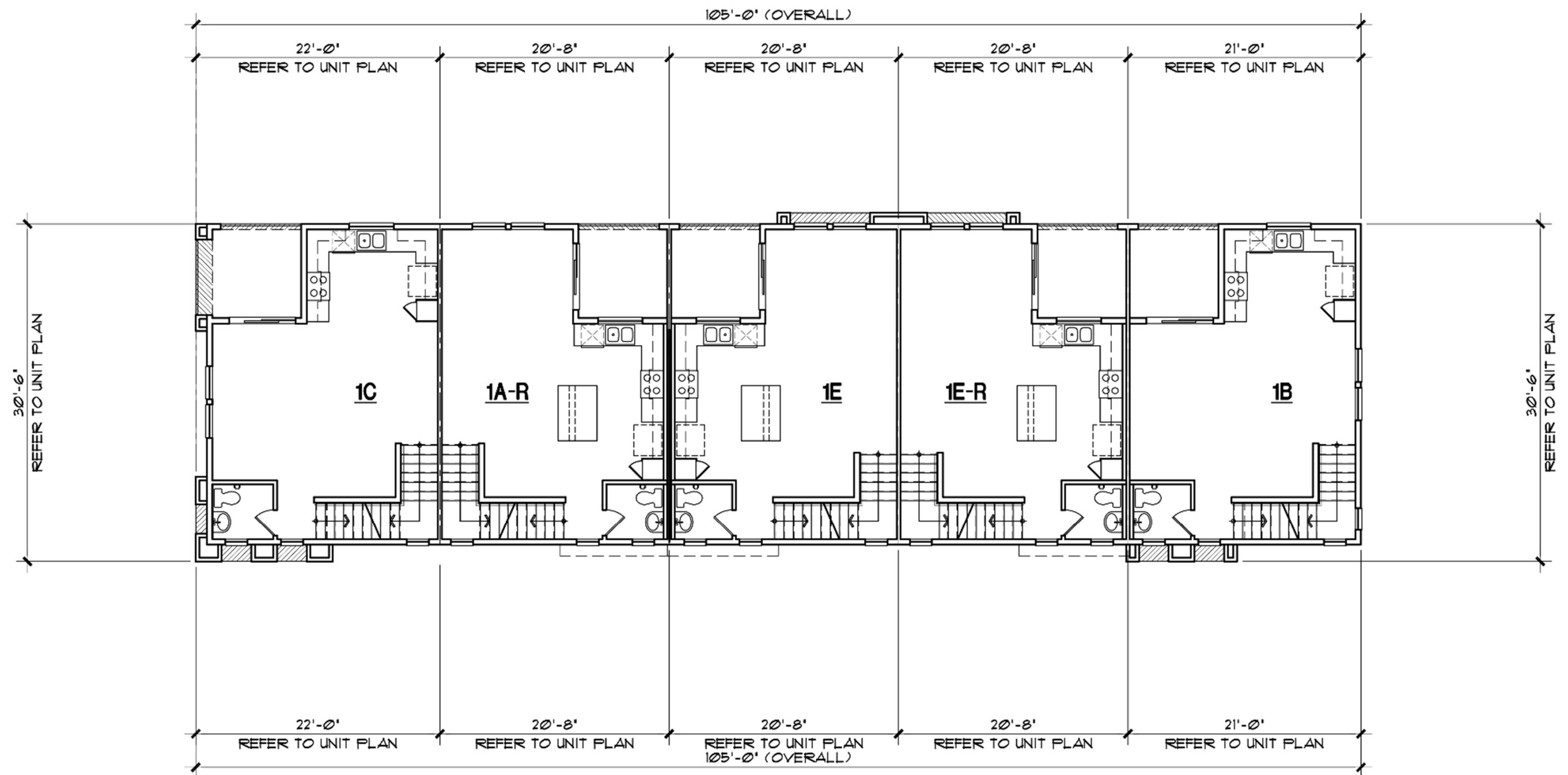


First Floor - 101 Sq. Ft.

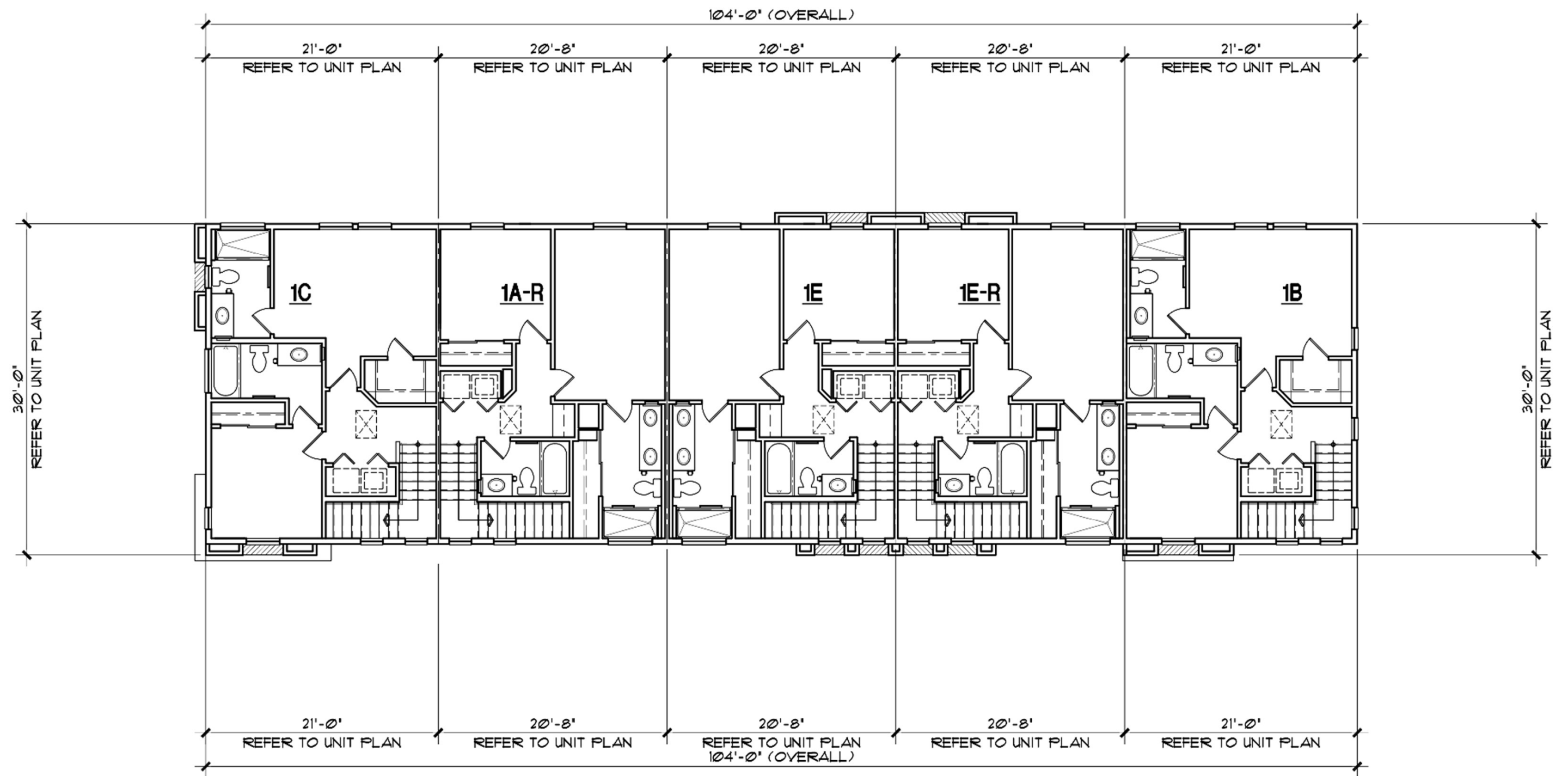
UNIT PLANS - END CONDITION



BUILDING COMPOSITE – FIRST FLOOR



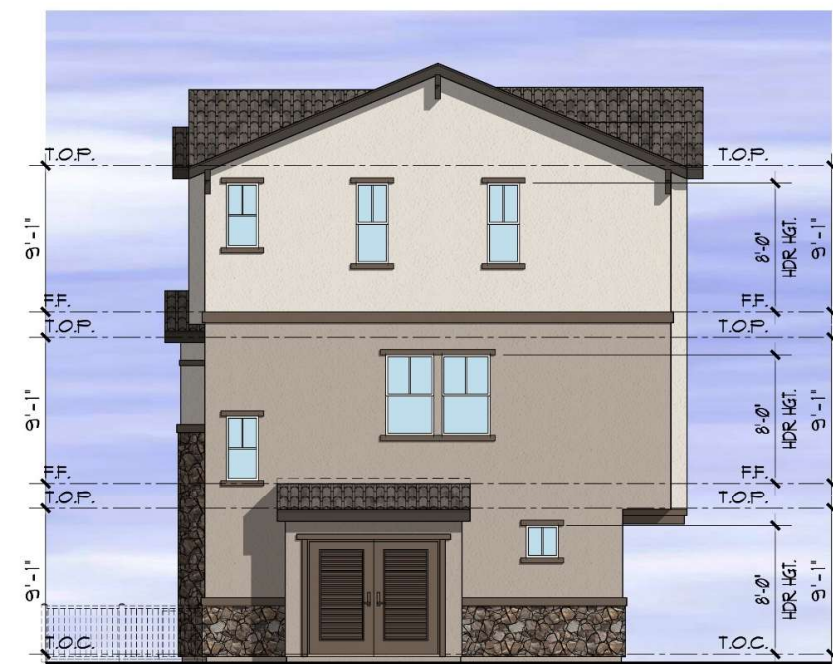
BUILDING COMPOSITE – SECOND FLOOR



BUILDING COMPOSITE – THIRD FLOOR



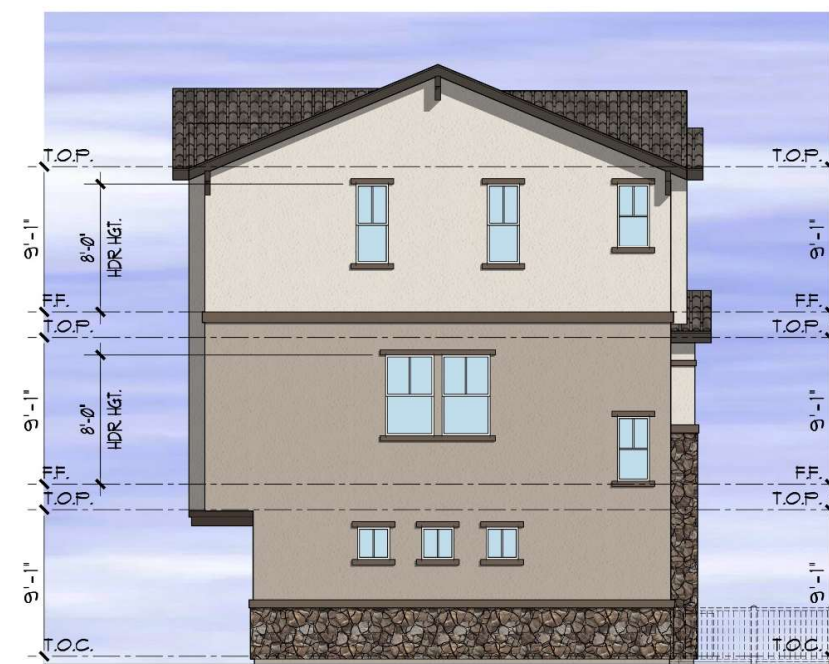
East (Front)
SCALE: 3/16"=1'-0"



North (Right)
SCALE: 3/16"=1'-0"



West (Rear)
SCALE: 3/16"=1'-0"



South (Left)
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS – COLOR SCHEME 1



South (Front)
SCALE: 3/16"=1'-0"



East (Right)
SCALE: 3/16"=1'-0"

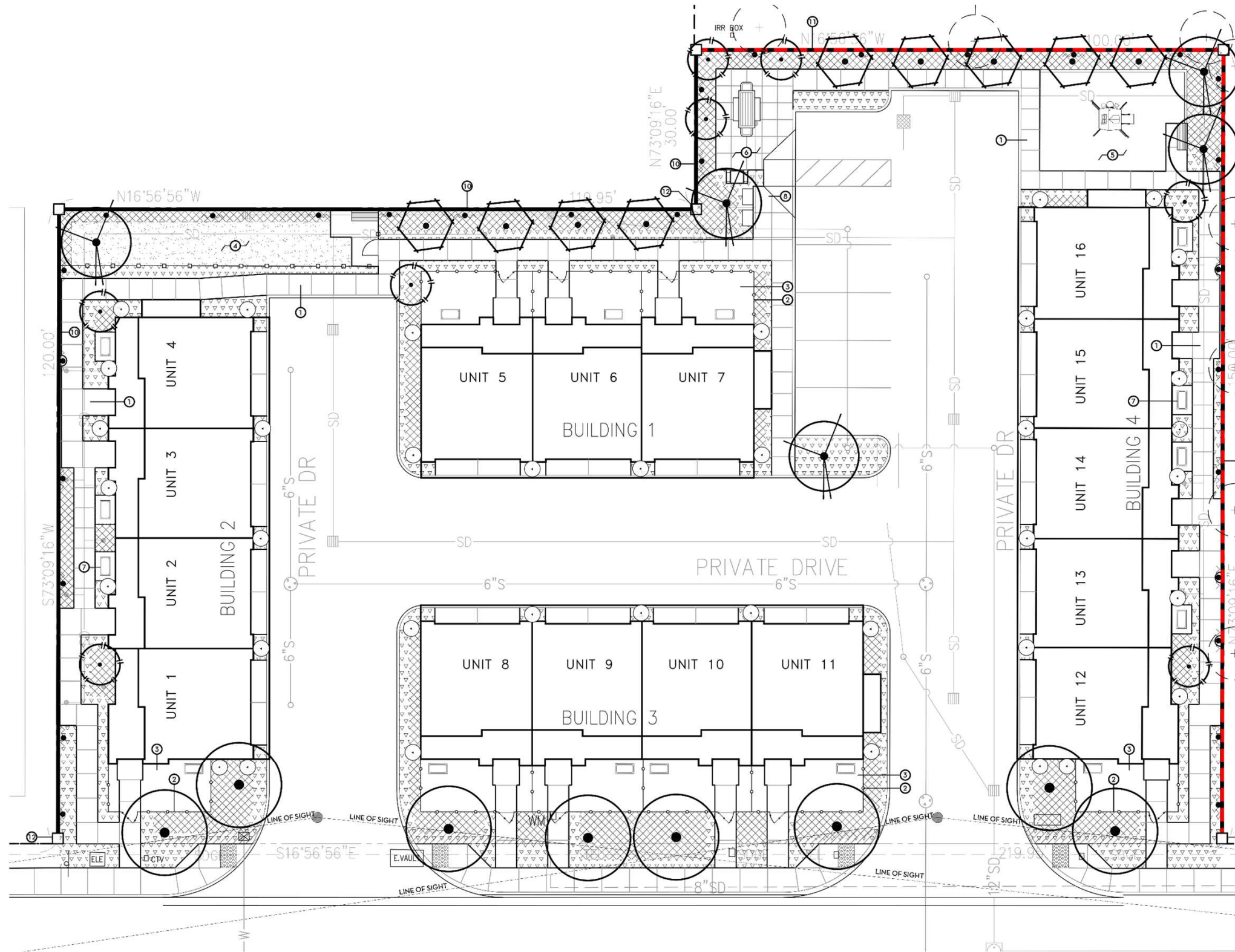


North (Rear)
SCALE: 3/16"=1'-0"



West (Left)
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS – COLOR SCHEME 2



CONCEPTUAL LANDSCAPE PLAN