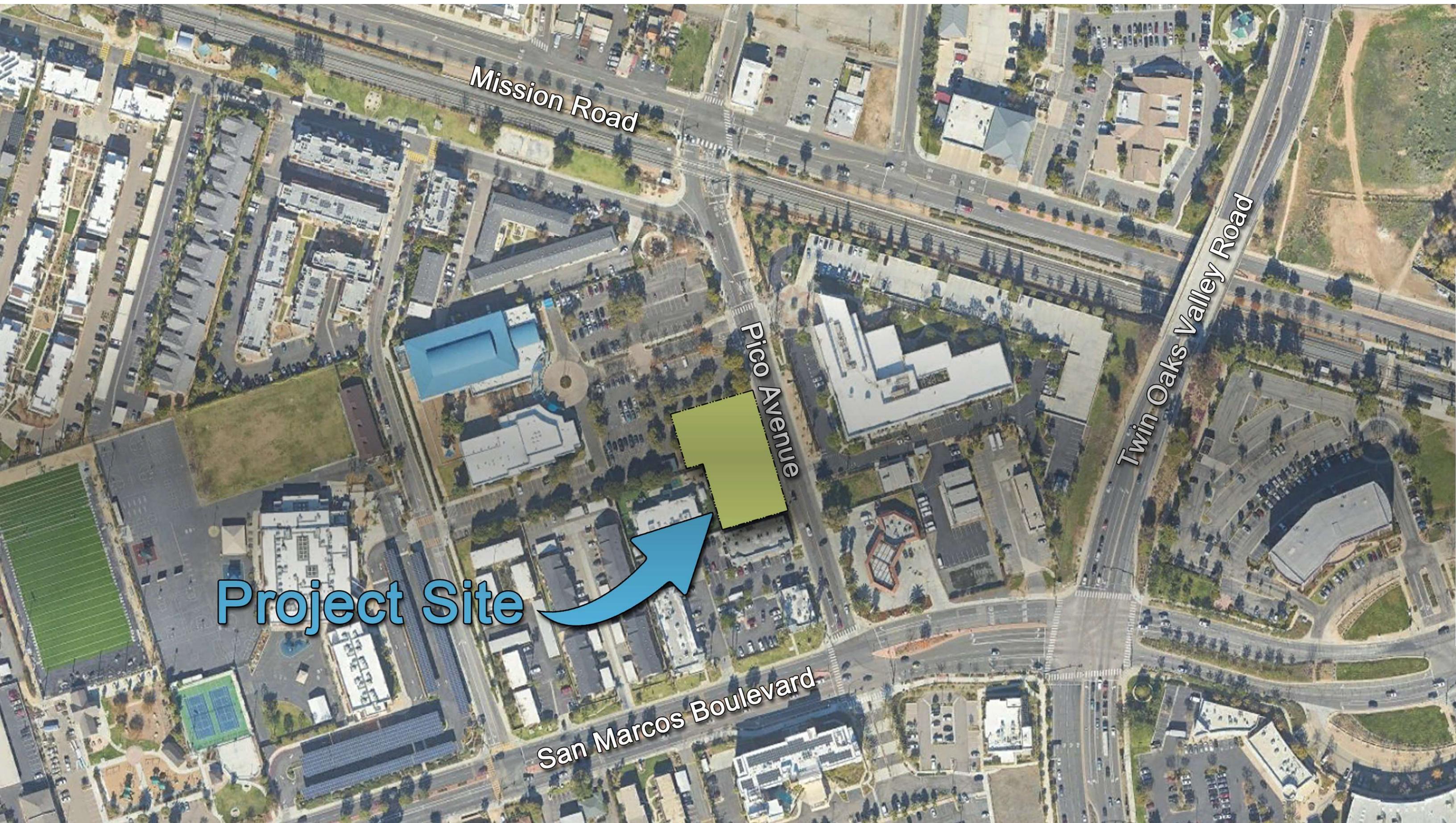


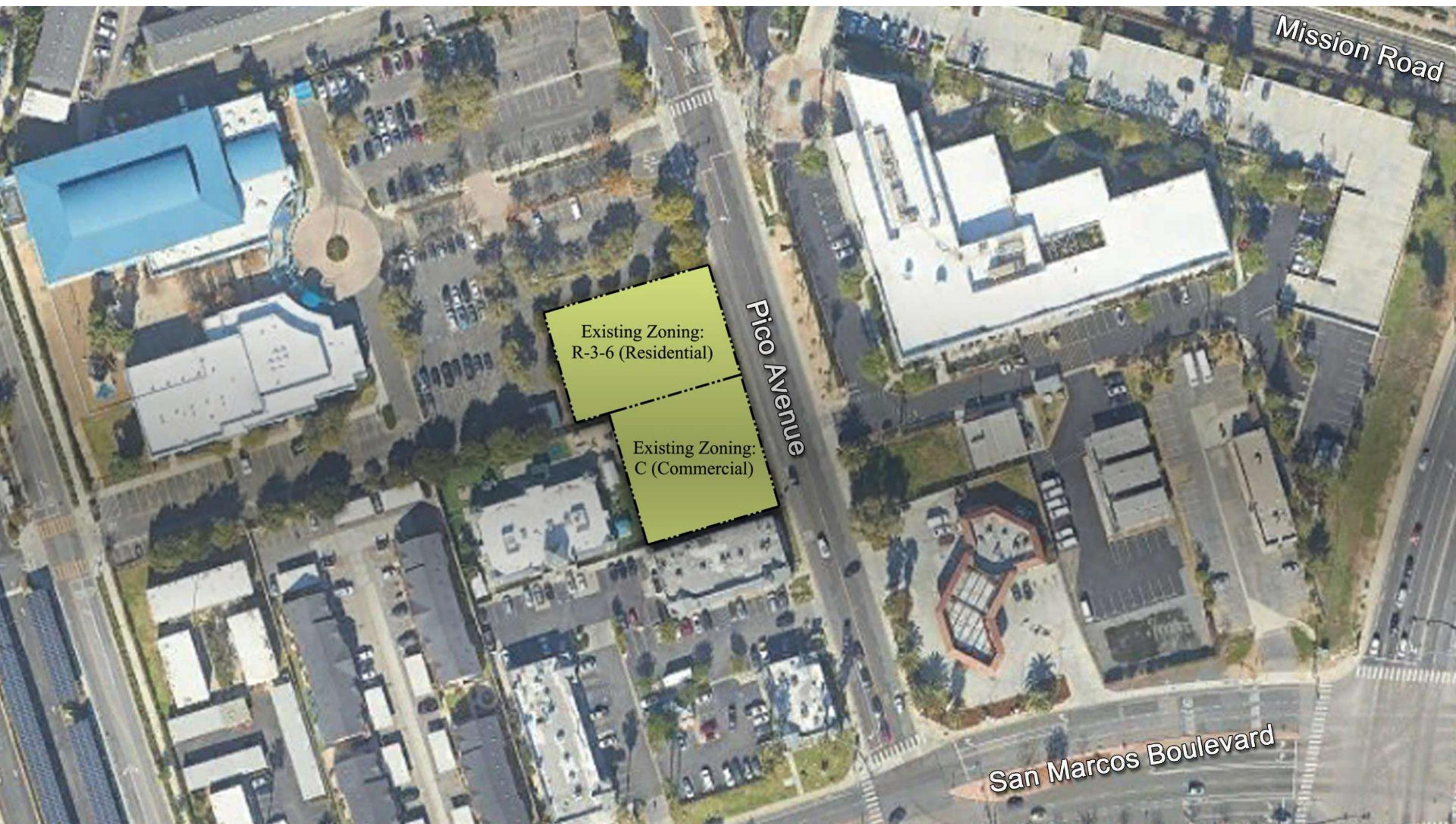
PICO PLACE

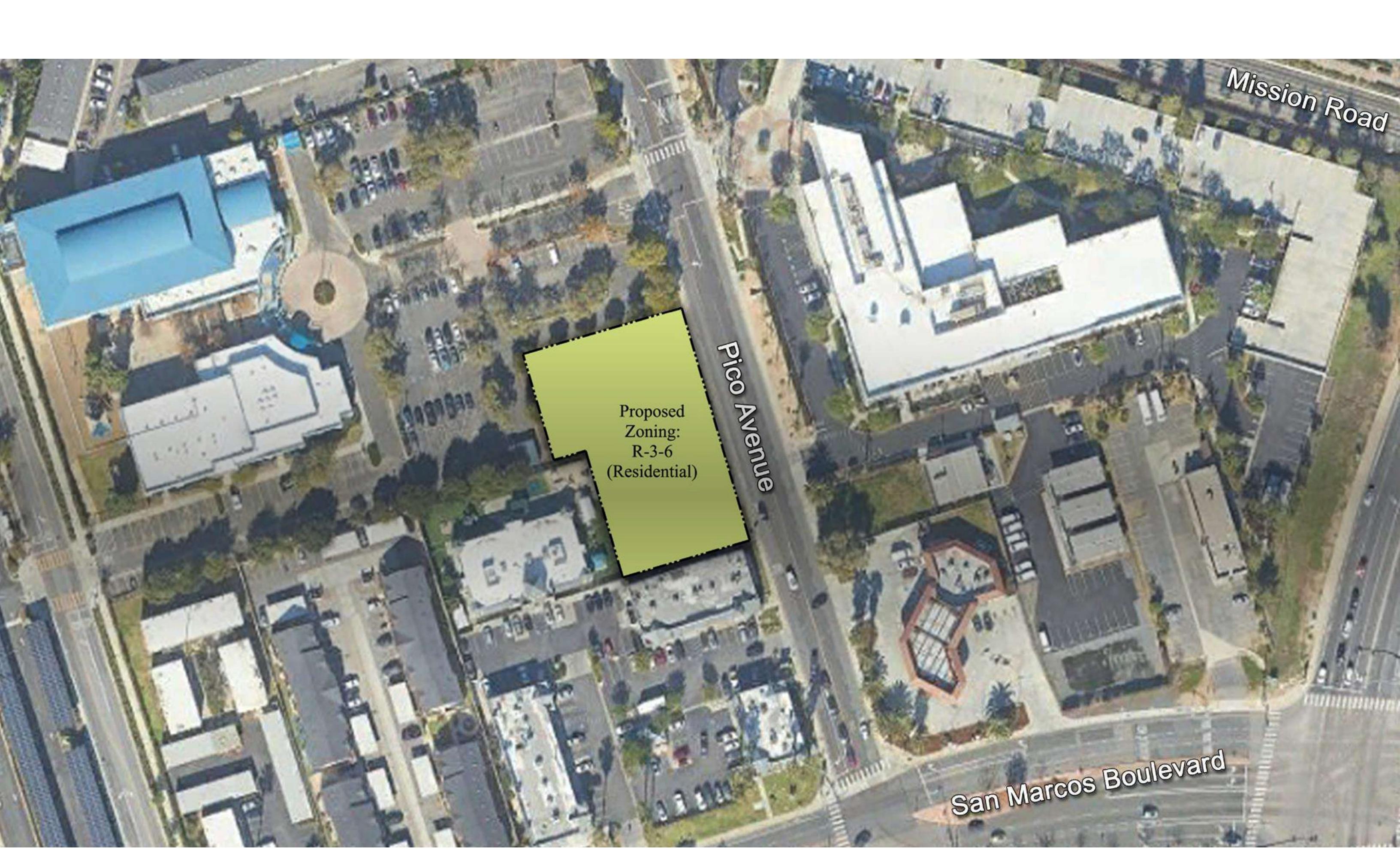
236 & 244 PICO AVE SAN MARCOS, CA 92069

D33 Design and Planning
PICO INVESTMENTS 7, LLC

AUGUST 31, 2023

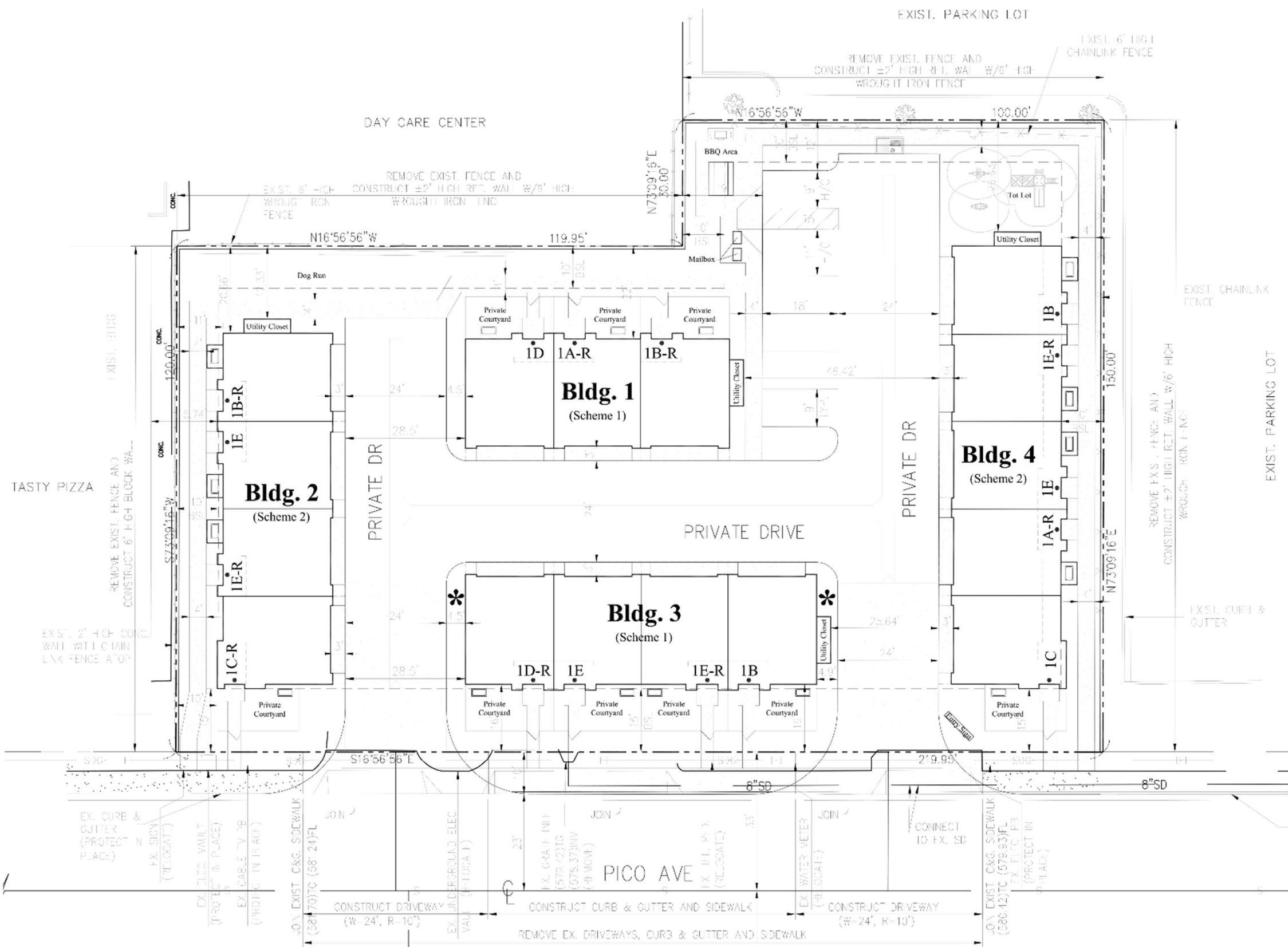


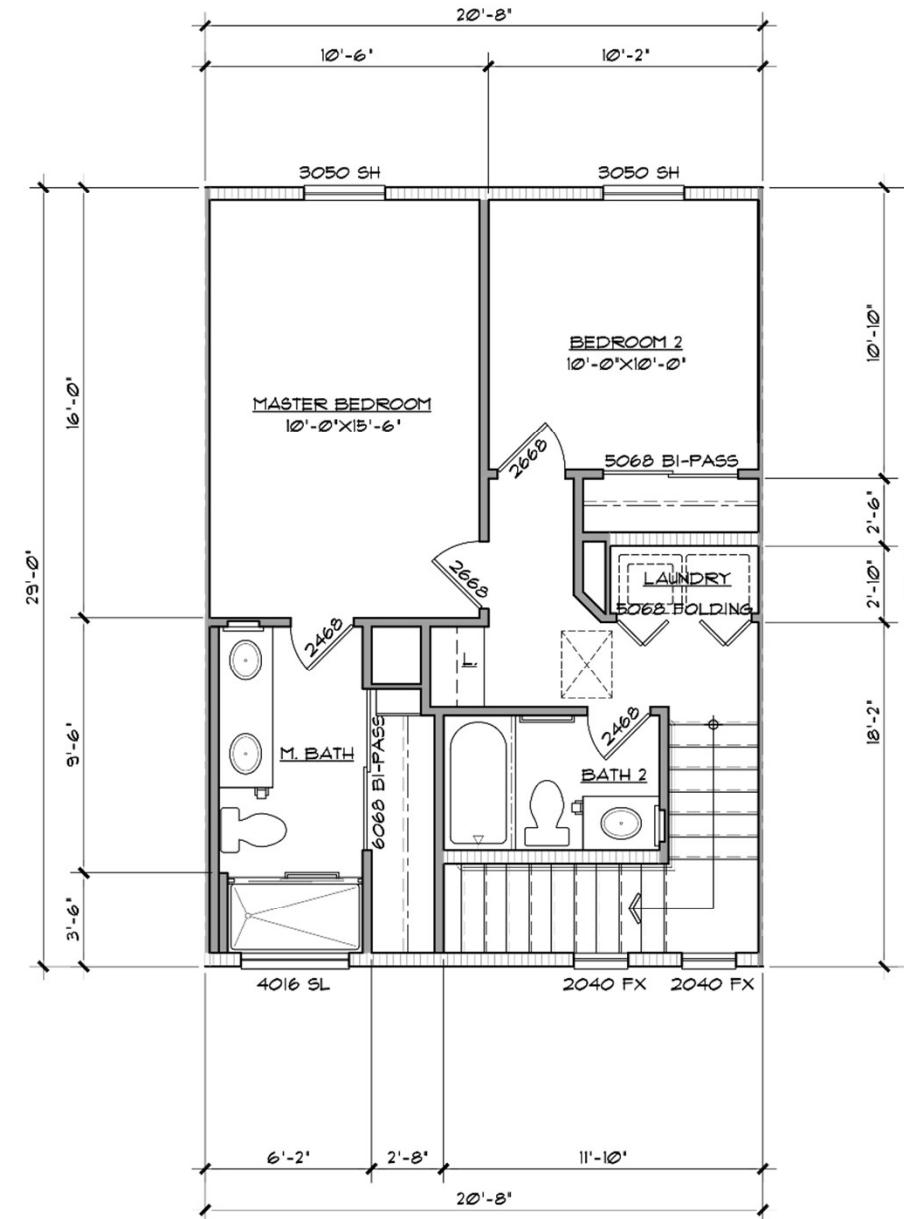




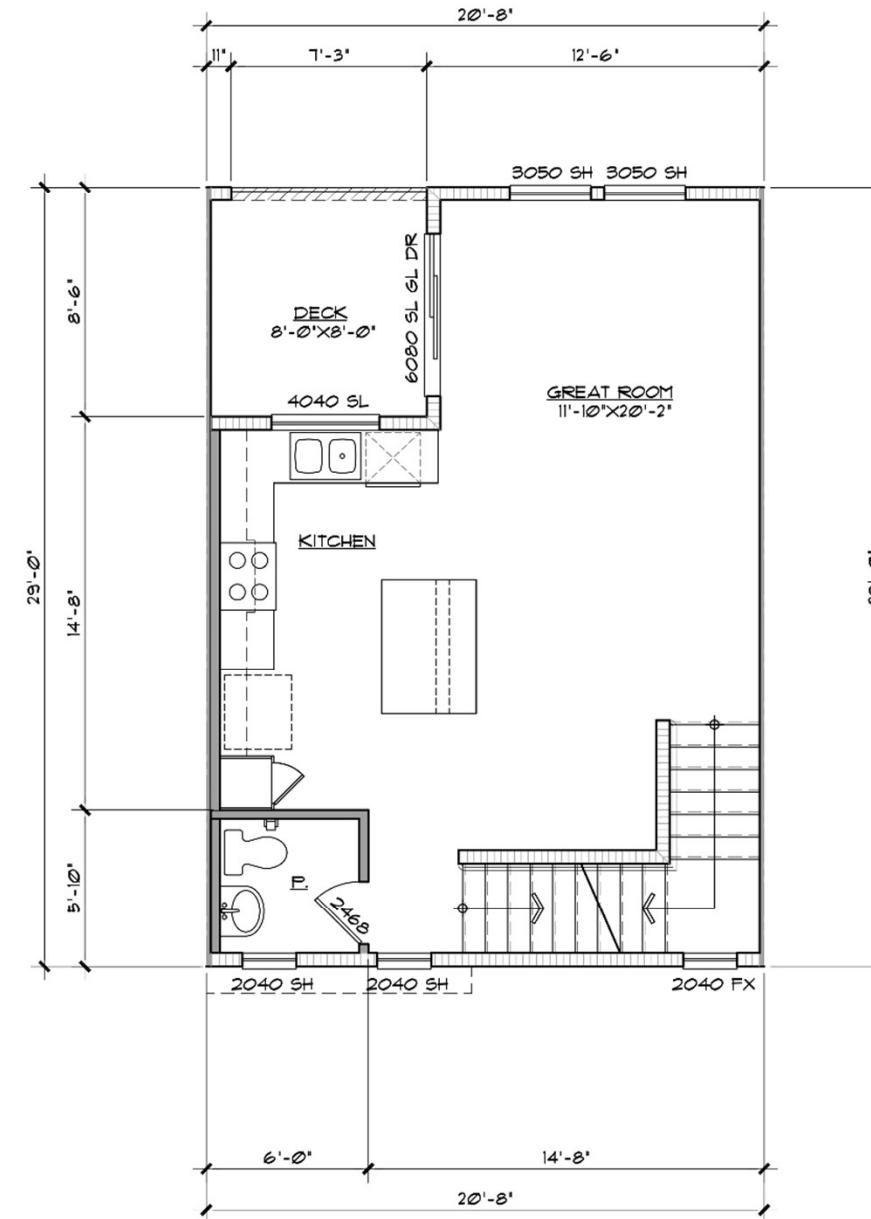
PROJECT INFO

- 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

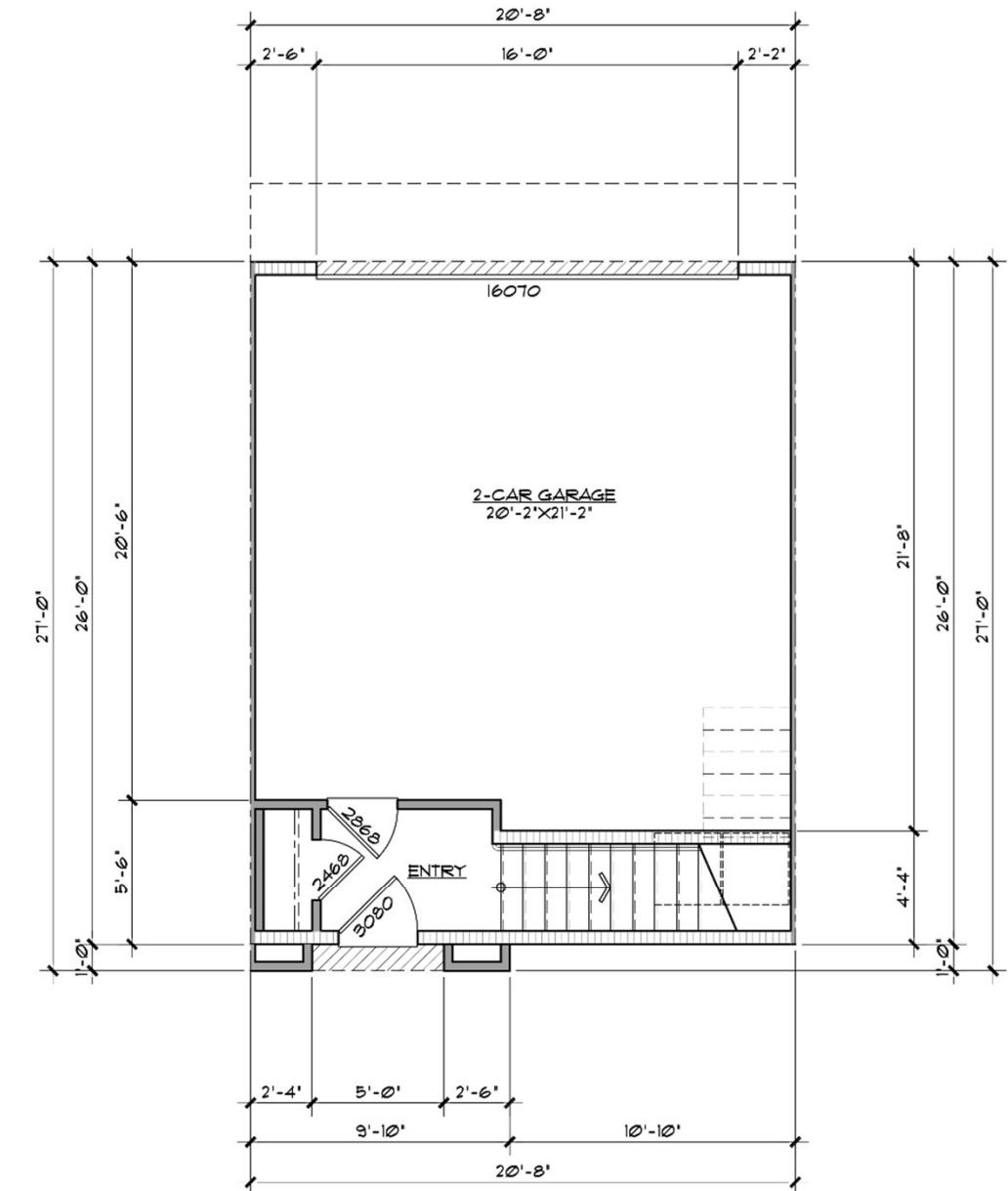




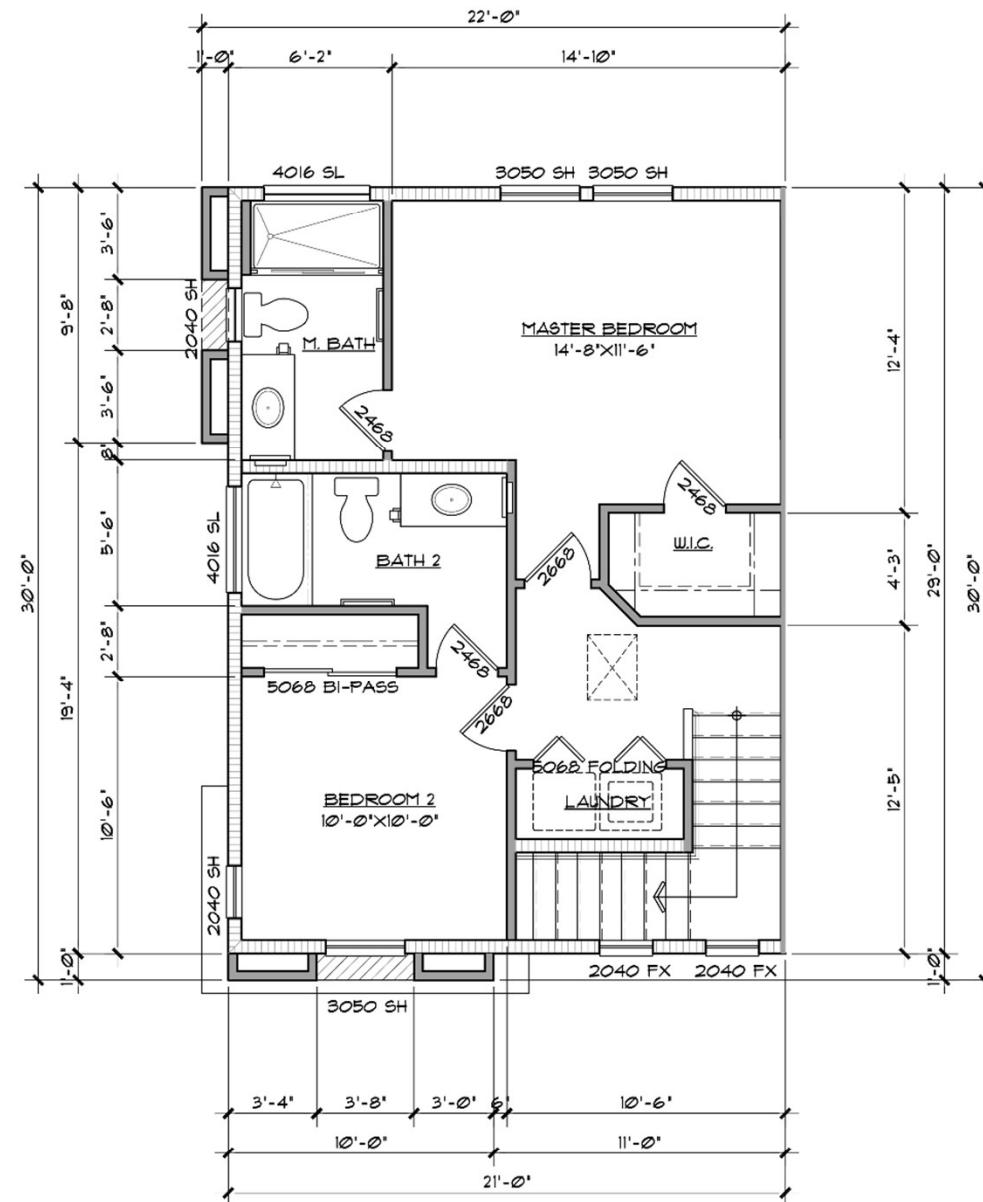
Third Floor - 536 Sq. Ft.



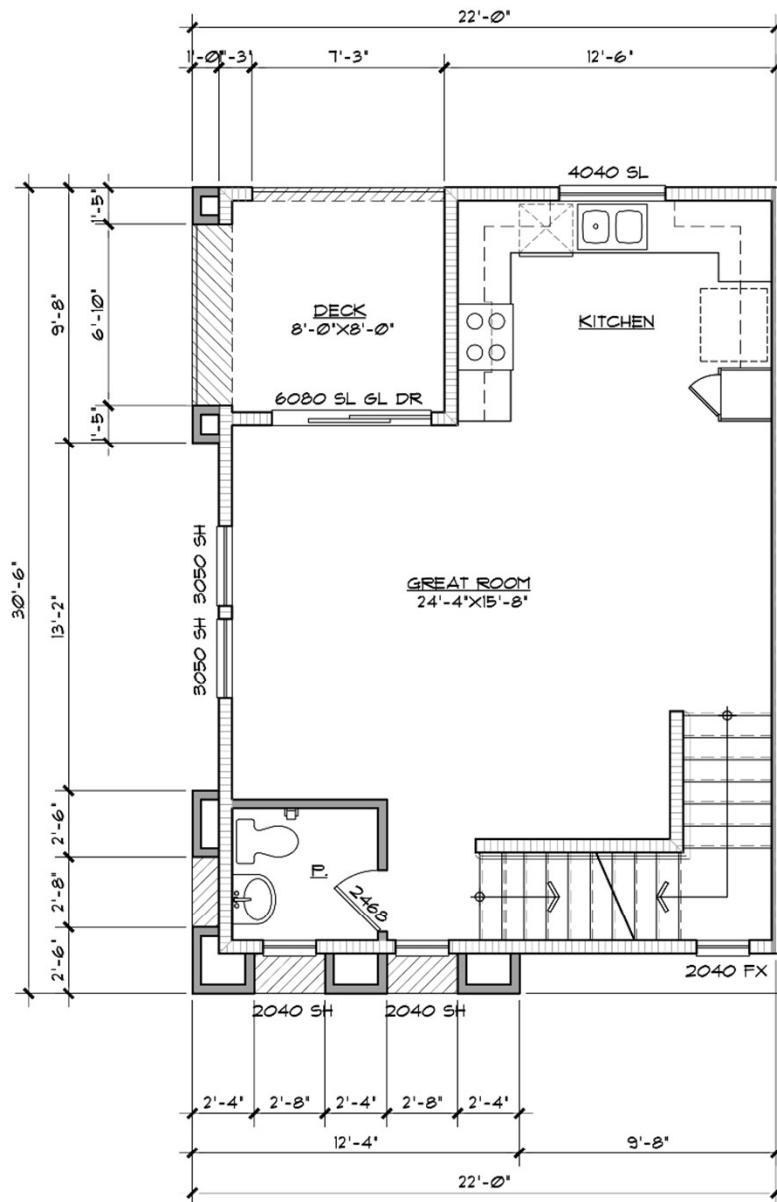
Second Floor - 526 Sq. Ft.



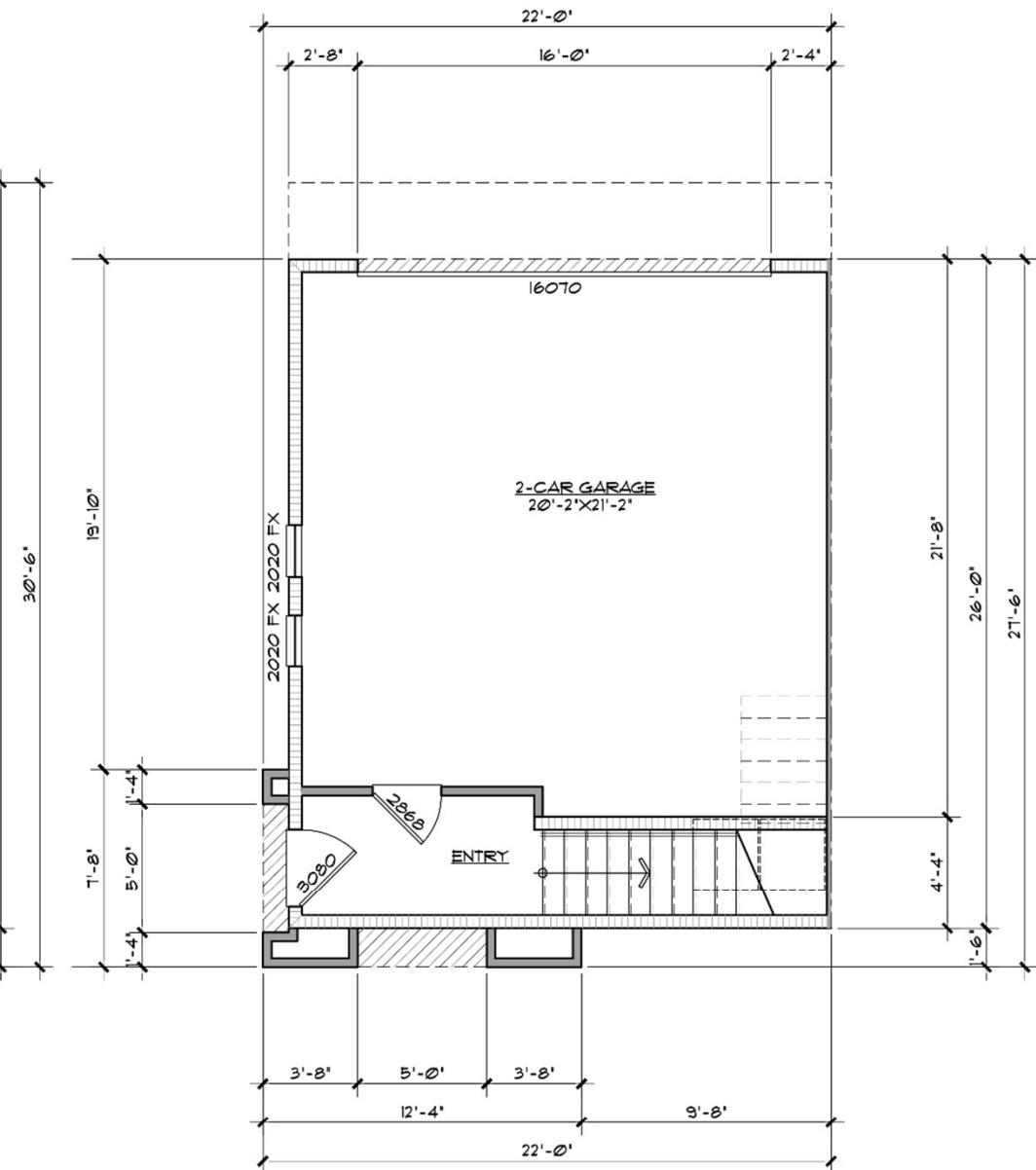
First Floor - 101 Sq. Ft.



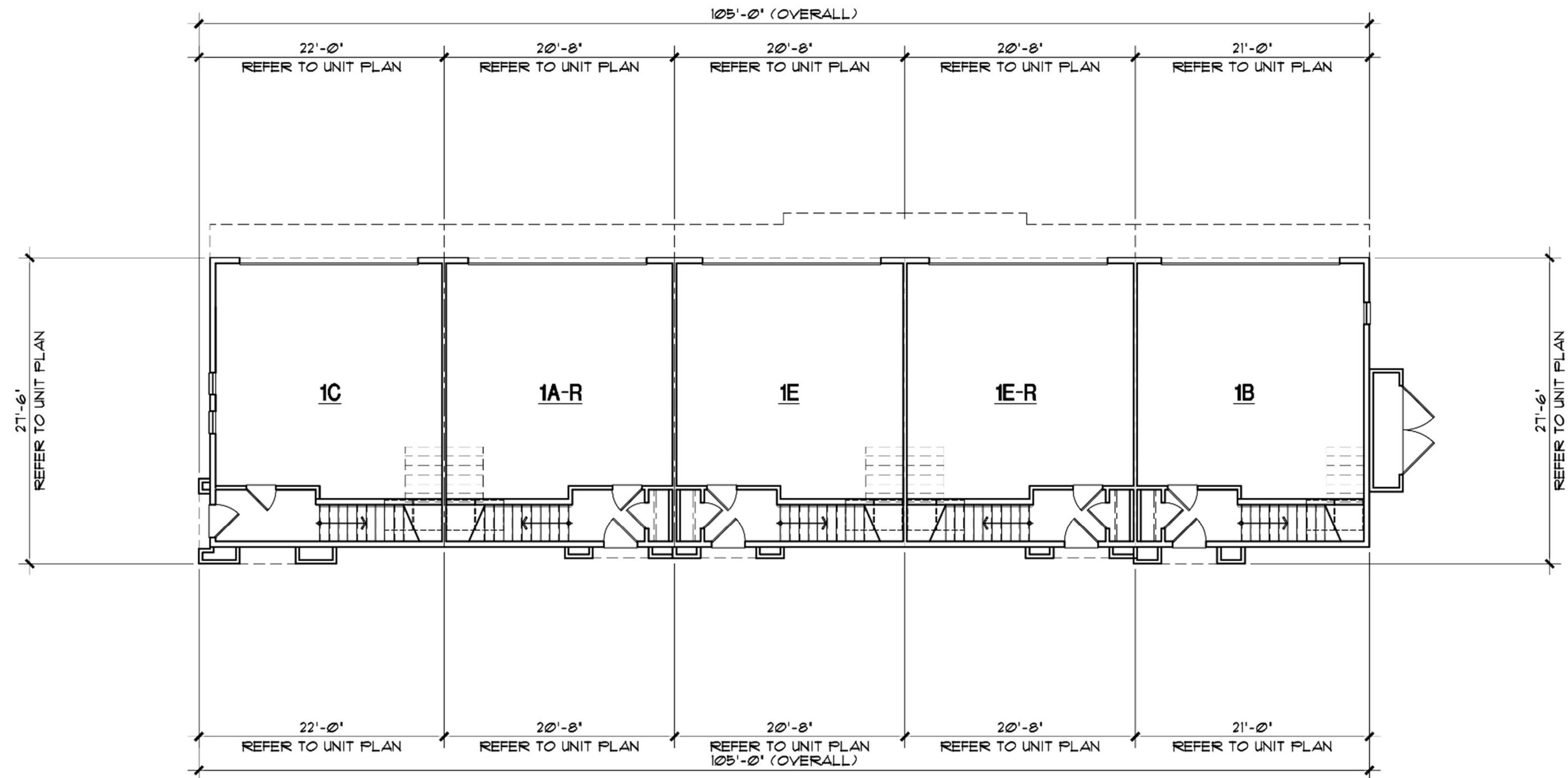
Third Floor - 542 Sq. Ft.



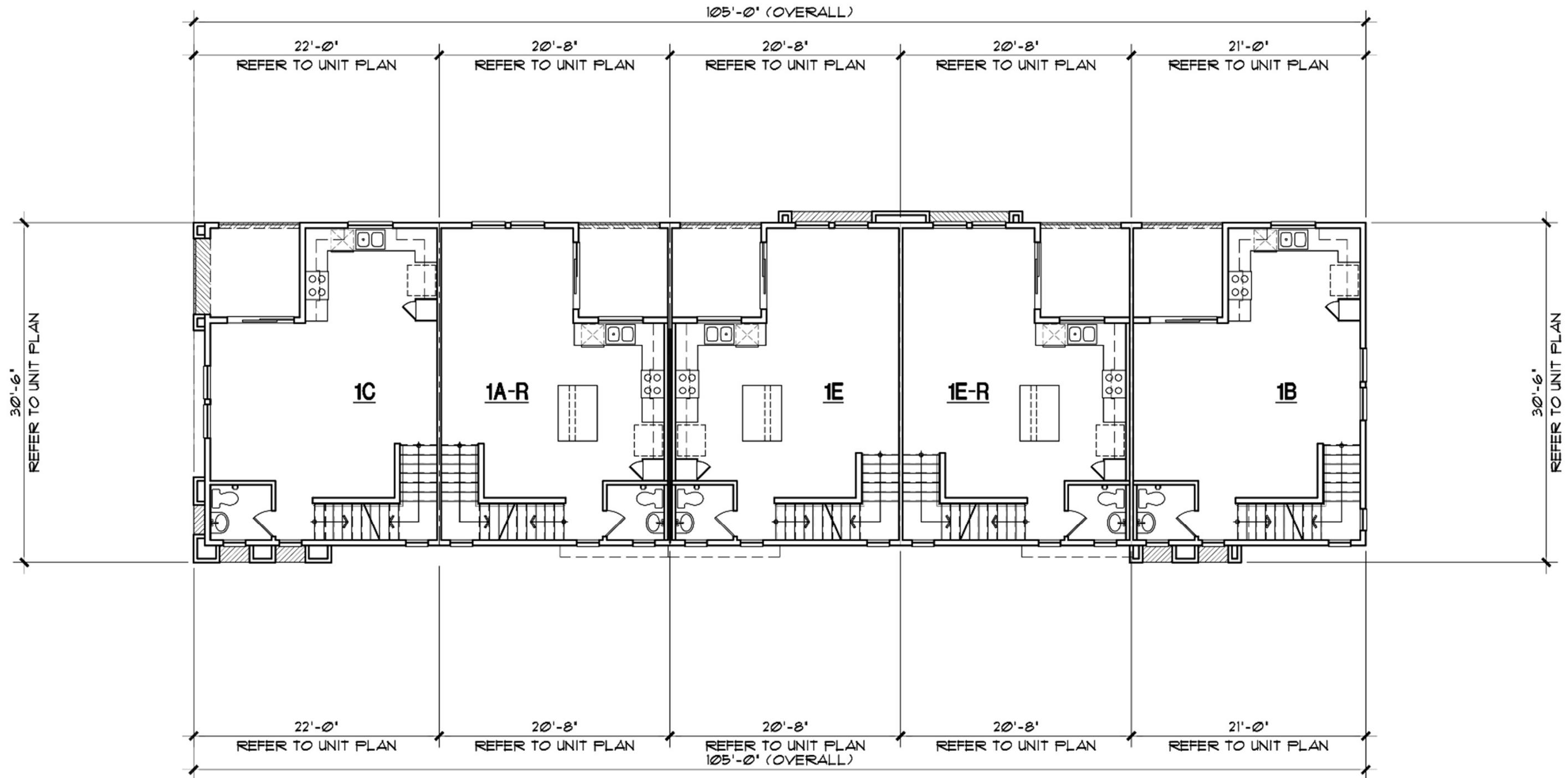
Second Floor - 526 Sq. Ft.



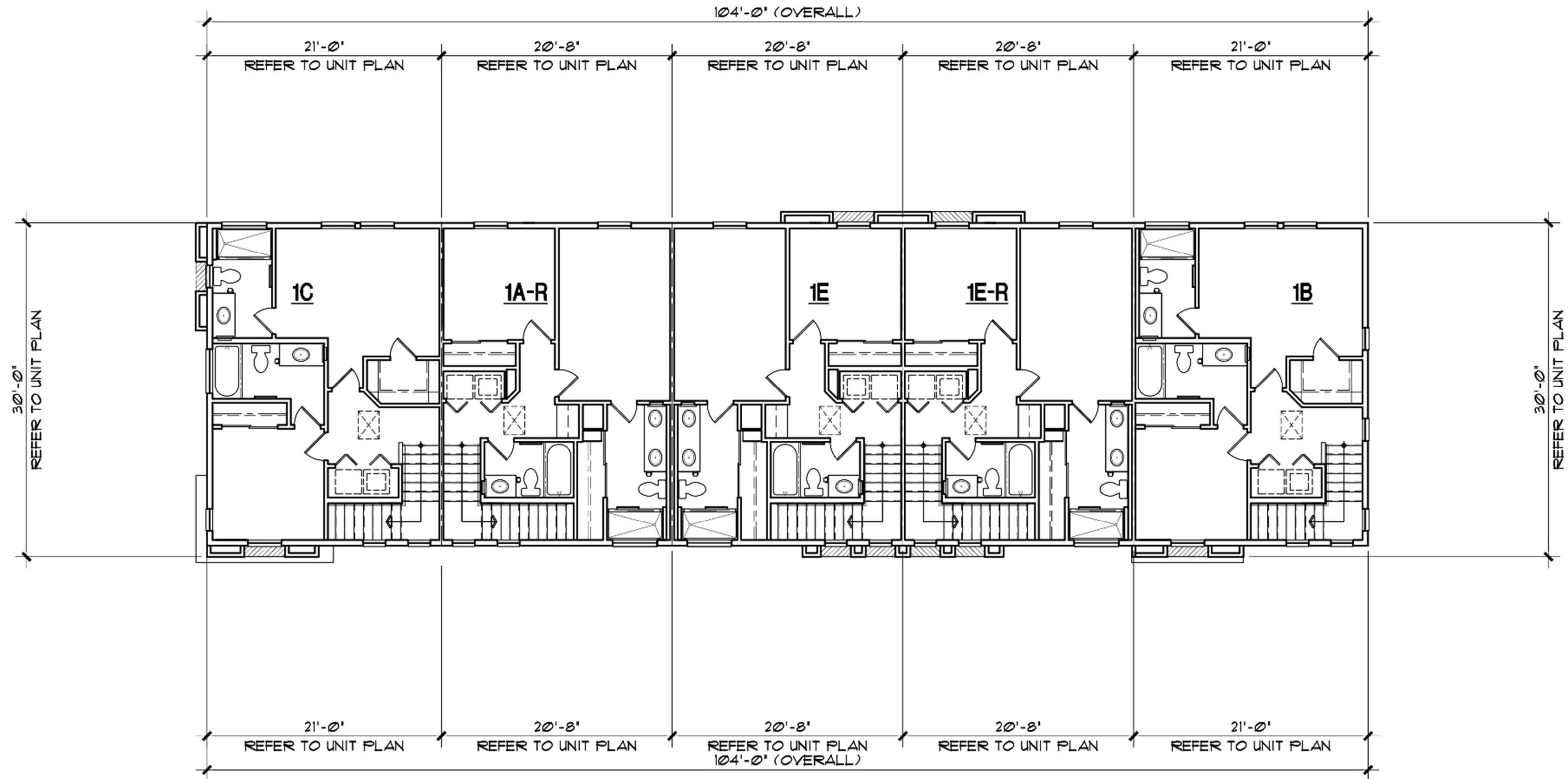
First Floor - 101 Sq. Ft.



BUILDING COMPOSITE - FIRST FLOOR



BUILDING COMPOSITE – SECOND FLOOR



BUILDING COMPOSITE - THIRD FLOOR



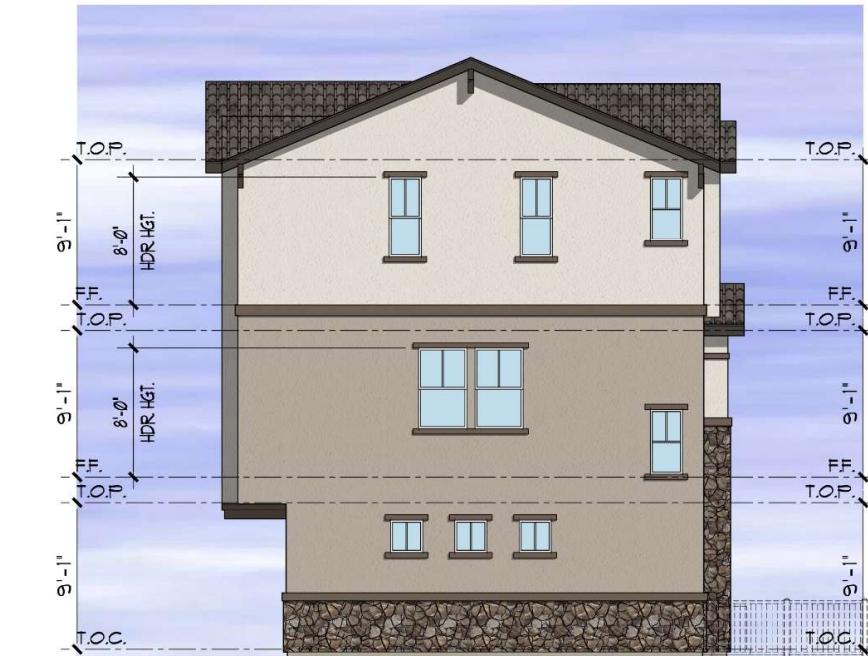
East (Front)
SCALE: 3/16'=1'-0"



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



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

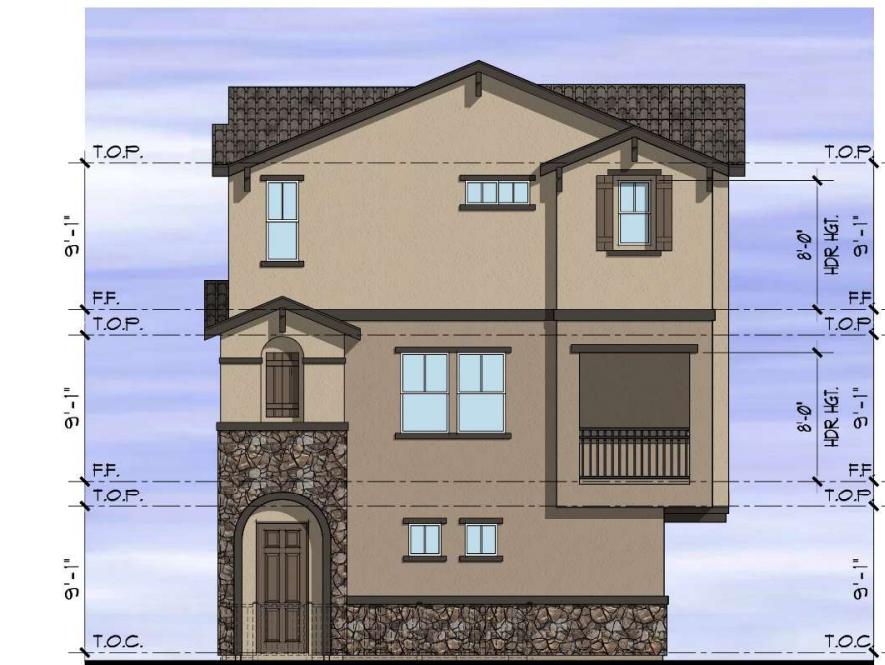


South (Left)
SCALE: 3/16'=1'-0"

EXTERIOR ELEVATIONS - COLOR SCHEME 1



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



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

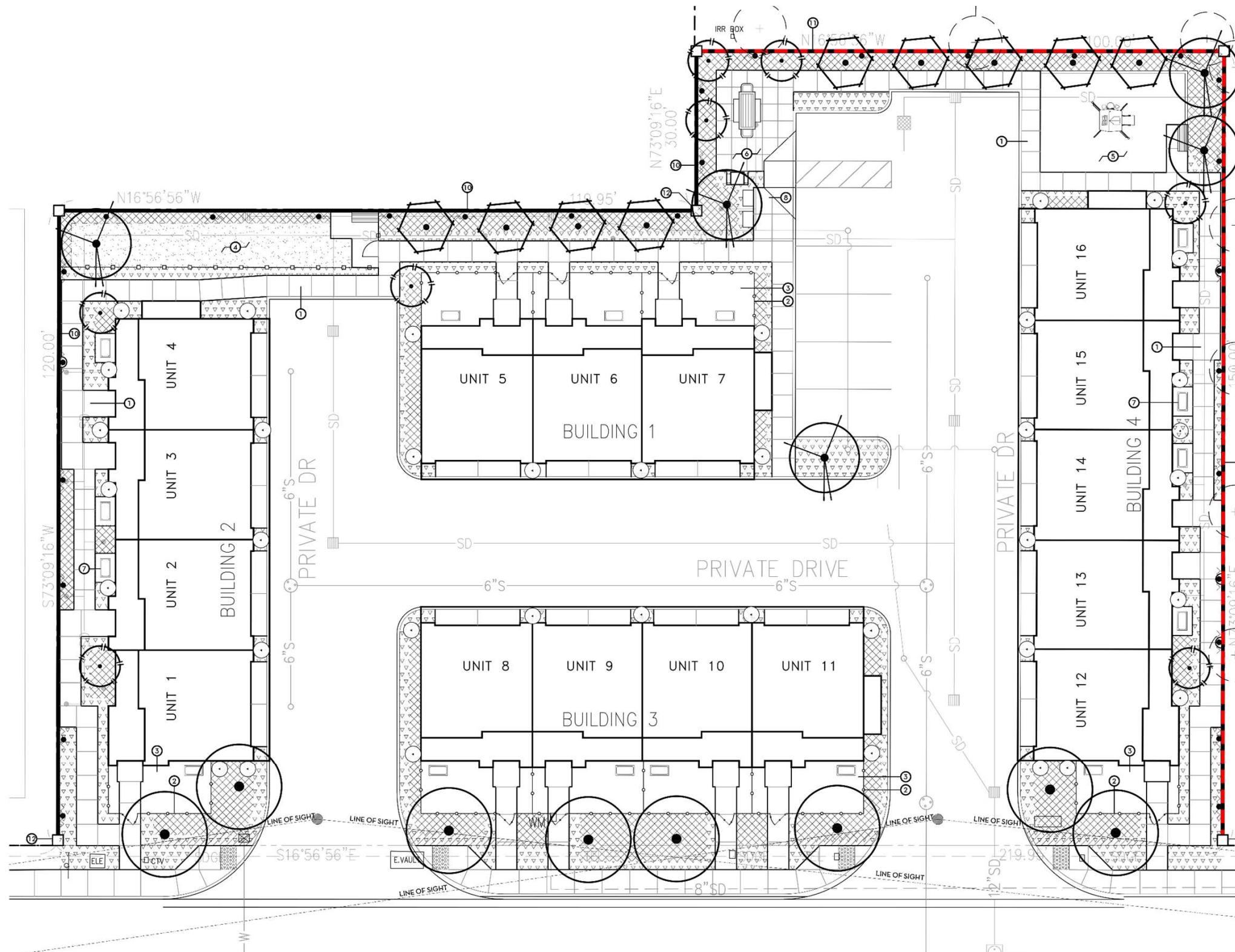


North (Rear)
SCALE: 3/16'=1'-0"



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

EXTERIOR ELEVATIONS - COLOR SCHEME 2



CONCEPTUAL LANDSCAPE PLAN