



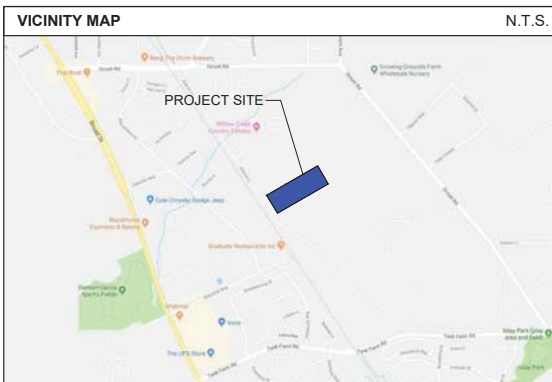
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A7.1	MATERIAL BOARD



PROJECT INFORMATION

OWNER:
BULLOCK RANCH, LLC
125 South Bowling Green Way
Los Angeles, CA 90049
310.927.3675

ARCHITECT:
KITY GROUP, Inc.
17911 Von Karman Avenue, Suite 200
Irvine, CA 92614
949.851.2133

CIVIL ENGINEER:
ROBERTS ENGINEERING
Templeton, CA 93465
805.239.0664

LANDSCAPE ARCHITECT:

SITESCAPES, Inc.
3190B-2 Airport Loop Drive
Costa Mesa, CA 92626
949.644.9370

PROJECT DESCRIPTION:

The project consists of 192 residential units including 8 live+work units on a site of 10.34 net acres. Homes are provided in 10 unit plans types ranging from 733 sf to 2,508 sf with 1 to 4 bedrooms. All homes include private garages and on-street parking. The community has a clubhouse, pool, landscaped paseos, and dramatic main street with a multiuse trail which extends the length of the development and connects to the regional bike path on the west side of Bullock Lane.



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Bullock Ranch, LLC
125 South Bowling Green Way
Los Angeles, CA 90049

BULLOCK RANCH
SAN LUIS OBISPO, CA # 2018-1068

CONCEPT DESIGN
SEPTEMBER 29, 2021

TITLE SHEET

A0.1



Project Characteristics	258,702
Total Net Unit Area	192
Total SLO Units	189
Average Unit Size	1,347

SLO Unit Calculation					
Bed	Factor	Total Units	SLO Units	Anderson	Evans
1 bedroom FN 1	0.66	69	45.54	27.1	18.5
2 bedroom	1	31	16	9.0	7.0
3 bedroom	1	50	50	23.0	27.0
4 bedroom	1	57	57	33.0	34.0
Total		192	168.54	92.06	76.48

SLO Allowed Units	Gross Acres	Net Acres	DUA	Allowed	Planned	Over/Under
Anderson	5.61	5.32	18.00	95.76	50.06	(3.70)
Evans	5.32	5.05	18.00	90.90	76.48	(14.42)
	10.93	10.37		186.66	126.54	(16.12)

Units below allowed Maximum density based actual net acres	18.12
Density based on SLO Units	16.25

INCLUSIONARY HOUSING

Affordable Housing Rates	Low	Mod
Base Inclusionary Rate	5.0%	10.0%
Adjustment for Unit Size and Density	25.0%	25.0%
Project Inclusionary Rate	1.25%	2.50%

Required Affordable Housing (per above Project Inclusionary Rate percentages)					
Units FN 2	All	Net	Low	Mod	Total
	192	184	2.30	4.60	6.90

Proposed Affordable Housing				
	Low	Mod	Total	
Plan 1 One Bedroom 1 Bath 930 Sq Ft w/ 1 Car Gar	1.00	2.00	3.00	
Plan 2 One Bedroom 1 Bath 733 Sq Ft w/ 1 Car Gar	1.00	3.00	4.00	
Total	2.00	5.00	7.00	

Footnotes:
 FN 1: 1 bedroom units with SF between 600 and 1000
 FN 2: There are 8 units in the Community Commercial Mixed Use Zone
 Units in the CC/MU zone are exempt from inclusionary requirements (DASP 3.3.5)

Unit Plan	#	Gross Area	Garage Area	Private O.S.	P.O.S./Unit
Apartment 1	32	29,760 sf	7,936 sf	1,216 sf	38 sf
Apartment 2	32	23,456 sf	7,936 sf	1,216 sf	38 sf
Apartment 3	16	21,632 sf	7,856 sf	1,152 sf	72 sf
Apartment 4	16	29,424 sf	7,856 sf	1,632 sf	102 sf
Apartments Total		104,272 sf	31,584 sf	5,216 sf	
Bungalow 1	5	3,745 sf	1,035 sf	185 sf	37 sf
Bungalow 2	26	36,712 sf	10,608 sf	4,732 sf	182 sf
Bungalow 3	32	51,200 sf	13,088 sf	15,200 sf	475 sf
Bungalow 4	12	21,036 sf	4,868 sf	4,668 sf	389 sf
Bungalow 5	13	24,713 sf	5,304 sf	4,602 sf	354 sf
Bungalow Total		137,406 sf	34,931 sf	29,387 sf	
Live Work 1a	3	6,150 sf	1,329 sf	417 sf	139 sf
Live Work 1b	4	8,608 sf	1,772 sf	544 sf	136 sf
Live Work 1c	1	2,350 sf	443 sf	352 sf	352 sf
Live Work Total		17,108 sf	3,544 sf	1,313 sf	
Site Total	192	258,786 sf	70,059 sf	35,916 sf	

Lot Coverage		
Unit Plan	#	Gross Area
Apartment A	4	3,470 sf
Apartment B	6	6,467 sf
Apartments Total		52,682 sf
Bungalow 1	5	748 sf
Bungalow 2	26	1,446 sf
Bungalow 3	32	862 sf
Bungalow 4	12	1,003 sf
Bungalow 5	13	1,124 sf
Bungalow Total		95,555 sf
Live Work	1	8,312 sf
Live Work Total		8,312 sf
Site Total		156,550 sf

Live-Work FAR		
Level	#	Gross Area
First Floor	4	4,511 sf
Second Floor	6	6,794 sf
Third Floor	7	7,389 sf
Floor Area Total		18,694 sf
Lot Area		13,130 sf
FAR		1.42

Lot Coverage Calculation		
Level	#	Gross Area
Residential Lot Area		438,008 sf
Residential Building Coverage		148,237 sf
Lot Coverage		0.34

Parking Summary			
Vehicle Parking Required	No. Units	Spaces Required	Spaces/Unit
1 Bed	69	52	0.75
2 Bed	16	24	1.50
3 Bed	50	113	2.25
4 Bed	67	171	3
Guest	192	39	0.2
Total Residential Parking		399	2.1
Vehicle Parking Provided			
Garage Spaces	Spaces Provided	Spaces/Unit	
On Site Spaces	97	412	2.1
Total Parking Spaces		412	2.1
Motorcycle Parking Required: 1 Per 20 Cars			
	16	5%	
Motorcycle Parking Provided			
	16		
Resident Bicycle Parking Required: 2 Per Unit			
	384	2.0	
Guest Bicycle Parking Provided			
	39	0.2	
	423		

Accessible Parking	Total Open Parking Provided	Ratio	Accessible Spaces Provided
Apartment	32	5%	2
Bungalow	82	0%	0
Live Work	4	9%	1

- Note:
- Project to comply with the 2020 California Building Code and 2020 California Residential Code.
 - Project to comply with the 2019 California Energy Code 150.1 (c)14.
 - Project to comply with CBC Chapter 7A and R337 for ignition resistant wall coverings, fire protection systems, ember resistant vent systems, protected eaves and Class "A" roof coverings.
 - Building Type: Bungalows, Live/Work, Apartments

Building Type	Building Occupancy	Construction Type
Bungalows	R-3	Type V-B
Live/Work	R-2	Type V-B
Apartments	R-2	Type V-B

Site Summary		10.93 AC
Gross Site Area		10.93 AC
Net Site Area		192 DU
Total Dwelling Units		18.5 DU/AC
Density		R-3
Construction		Type V-B

Plan Summary						
Plan	Bed	Unit Area	Quantity	%	Total Net S.F.	Avg. Net S.F.
Apartment 1	1	930	32	16.7%		
Apartment 2	1	733	32	16.7%		
Apartment 3	2	1352	16	8.3%		
Apartment 4	3	1839	16	8.3%		
Apartment Sub-Total			96		104,368	1,087
Bungalow 1	1	749	5	2.6%		
Bungalow 2	3	1412	26	13.5%		
Bungalow 3	4	1600	32	16.7%		
Bungalow 4	4	1753	12	6.3%		
Bungalow 5	4	1901	13	6.8%		
Bungalow Sub-Total			88		137,406	1,561
Live Work 1a	3	2050	3	1.6%		
Live Work 1b	3	2152	4	2.1%		
Live Work 1c	3	2350	1	0.5%		
Live Work Sub-Total			8		17,108	2,139
Total			192	100%	258,786	1,348

Type	No. Units	Mix
1 Bedroom Total	69	35.9%
2 Bedroom Total	16	8.3%
3 Bedroom Total	50	26.0%
4 Bedroom Total	57	29.7%
Total	192	100.0%

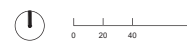


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BULLOCK RANCH
 SAN LUIS OBISPO, CA # 2018-1068

CONCEPT DESIGN
 SEPTEMBER 29, 2021



SITE PLAN

A1.0

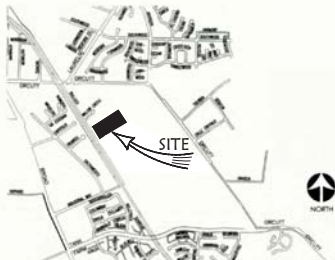


Style and Color Scheme Legend

	BUNGALOW CALIFORNIA MISSION SCHEME 1		LIVE+WORK FARMHOUSE
	BUNGALOW CALIFORNIA MISSION SCHEME 2		APARTMENTS CALIFORNIA MISSION SCHEME 1
	BUNGALOW MISSION RANCH SCHEME 1		APARTMENTS CALIFORNIA MISSION SCHEME 2
	BUNGALOW MISSION RANCH SCHEME 2		

VICINITY MAP

Not to Scale



Vesting Tentative Tract 3136 - 3580 Bullock Lane

LEGAL DESCRIPTION

PORTRION OF LOT 133 AND PORTION LOT 134, SAN LUIS OBISPO SUBURBAN TRACT, CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA PER 1/15/92

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY ARE SURVEYED TIES TO POINTS #6208 & #8090 PER THE CITY OF SAN LUIS OBISPO'S 2007 HORIZONTAL CONTROL NETWORK BOOK.

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS BENCHMARK #68 HAVING AN ELEVATION OF 299.54' NAVD88 ACCORDING TO THE CITY OF SAN LUIS OBISPO'S 2017 BENCHMARK SYSTEM BOOK.

OWNER

Bullock Ranch, LLC
125 South Bowling Green Way
Los Angeles, CA 90049

SURVEYOR

Dakos Land Surveys, Inc.
7600 Morro Road
Atascadero, CA 93422
(805) 466-2445

Sheet Index

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C-10	Vehicle Tracking Exhibit

SITE MAP

SCALE 1" = 80'



ABBREVIATIONS

AC	Asphalt Concrete Paving
BW	Bottom of Wall
CO	Clear-out
CL	Centerline
CONC	Concrete
CONC	Concrete Construction
DIA & Ø	Diameter
ELEV	Elevation
[E] & [I]	Existing
FF	Finished Floor
FS	Finished Surface
FM	Fire Hydrant
FL	Flow Line
G	Gas
GB	Grade Break
GR	Finished Grade
HDPPE	High Density Polyethylene
HP	High Point
HW	Invert Elevation
LT	Left
LF	Linear Feet
LP	Low Point
MH	Manhole
[N]	New or Proposed
P	Power
PC	Point Of Curvature
PL	Property Line
PRC	Point Of Reverse Curvature
PT	Point Of Tangency
PUE	Public Utility Easement
PVC	Polyvinyl Chloride
R	Radius
RT	Right
RW	Right-of-way
S	Slope
SD	Storm Drain
SS	Sanitary Sewer
STA	Station
T	Telephone
TC	Top Of Curb
TW	Top Of Wall
TYP	Typical
W	Water
DDCV	Double-Detector Check Valve
FW	Fire Water
WM	Water Meter
FP	Finish Surface Pad
TG	Top of Grade
EP	Edge of Pavement

LEGEND

---	Property Line
---	Centerline
---	Existing Ground Contour
---	Finish Grade Contour
---	Concrete
---	Edge of Pavement
---	Water Line
---	Water Valve
---	Fire Hydrant
---	Sanitary Sewer Main
---	Sanitary Sewer Force Main
---	Electrical Line
---	Overhead Line
---	Utility Pole
---	Guy Anchor
---	Elec. Vault / Pedestal / Pull Box
---	Telephone Line
---	Tele. Vault / Pedestal / Pull Box
---	Fence
---	Gas Main
---	Flowline
---	Proposed Grade & Direction
---	Construction Note Reference
---	Spot Elevation
---	Proposed Slope
---	Retaining Wall
---	S&B Fence
---	Fire Water Line
---	Reclaimed Water Line
---	Storm Drain Line
---	Private Domestic Water Line
---	Manhole
---	Sewer Cleanout

PROJECT STATISTICS

Earthwork	
Cut (cuy)	9790
Fill (cuy)	9220
Total (cuy)	19010
Max. cut (ft)	3.3
Max. fill (ft)	4.1
Site	
Average slope	<10%
Parcel Area (ac)	464310
Site Disturbance (sf)	485175

PACIFIC MILEPOST

Drafting Services
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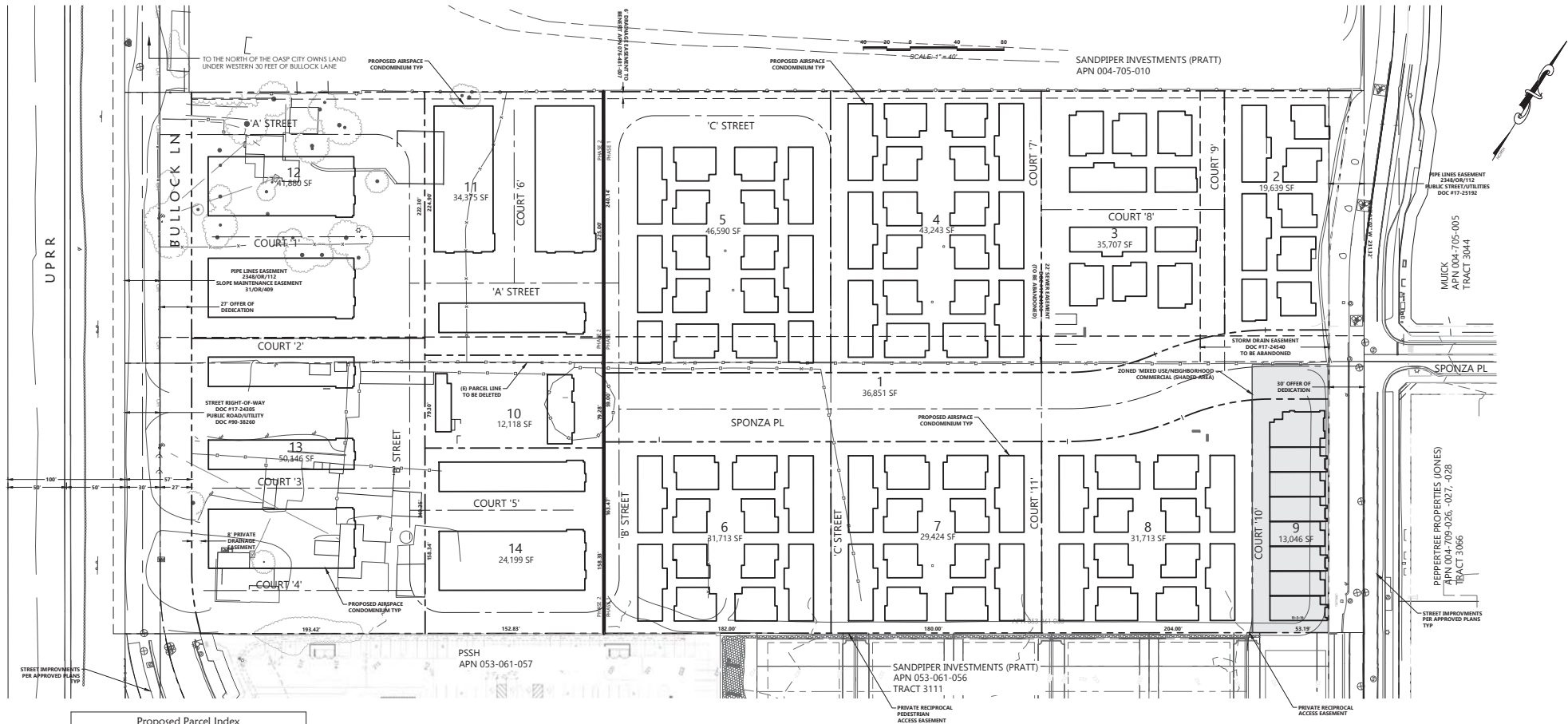
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Bullock Ranch
SAN LUIS OBISPO, CA # 2018-1068

Vesting Tentative Tract 3136
SEPTEMBER 28, 2021

Title Sheet

C-1



Proposed Parcel Index

Lot	Phase	Area (sf)	Condominiums
1	1	36,851	0
2	1	19,639	8
3	1	34,707	10
4	1	43,243	18
5	1	46,590	16
6	1	31,713	12
7	1	29,424	12
8	1	31,843	12
9	1	13,046	8
10	2	12,118	0
11	2	34,375	30
12	2	41,880	24
13	2	50,146	24
14	2	24,199	18
OFFERS	-	25,161	-
TOTAL	-	475,935	192

Existing Parcel Index

Prior	APN			Gross		Net	
OWNER	PRIOR	CURRENT	LOT	SF	ACRE	SF	ACRE
Anderson	076-481-008	004-705-009	PORTION LOT 133 1/LS/92	237,930	5.46	231,739	5.32
Evans	076-491-008	053-061-053	PORTION LOT 134 1/LS/92	238,005	5.46	219,974	5.05
TOTAL				475,935	10.93	451,713	10.37

BLANKET EASEMENT NOTE:

ALL ON-SITE AREAS EXCEPT BUILDINGS, PRIVATE PATIOS/PORCHES, AND FENCED REAR YARDS ARE RESERVED FOR COMMON USE, PUE, PRIVATE ACCESS, UTILITY, SEWER, WATER, AND DRAINAGE EASEMENTS.



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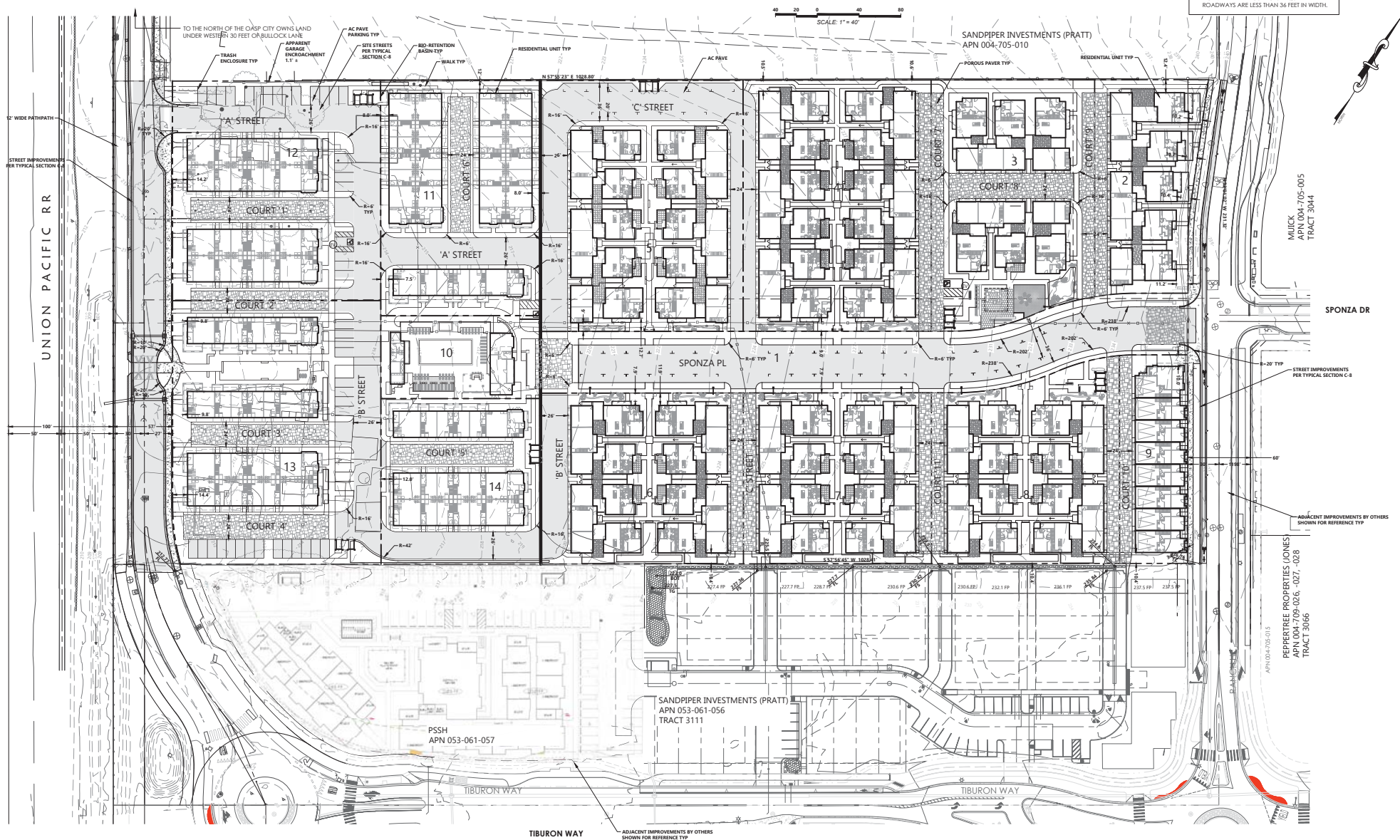
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Bullock Ranch
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Vesting Tentative Tract 3136
SEPTEMBER 28, 2021

Vesting Tentative Tract Map

C-2



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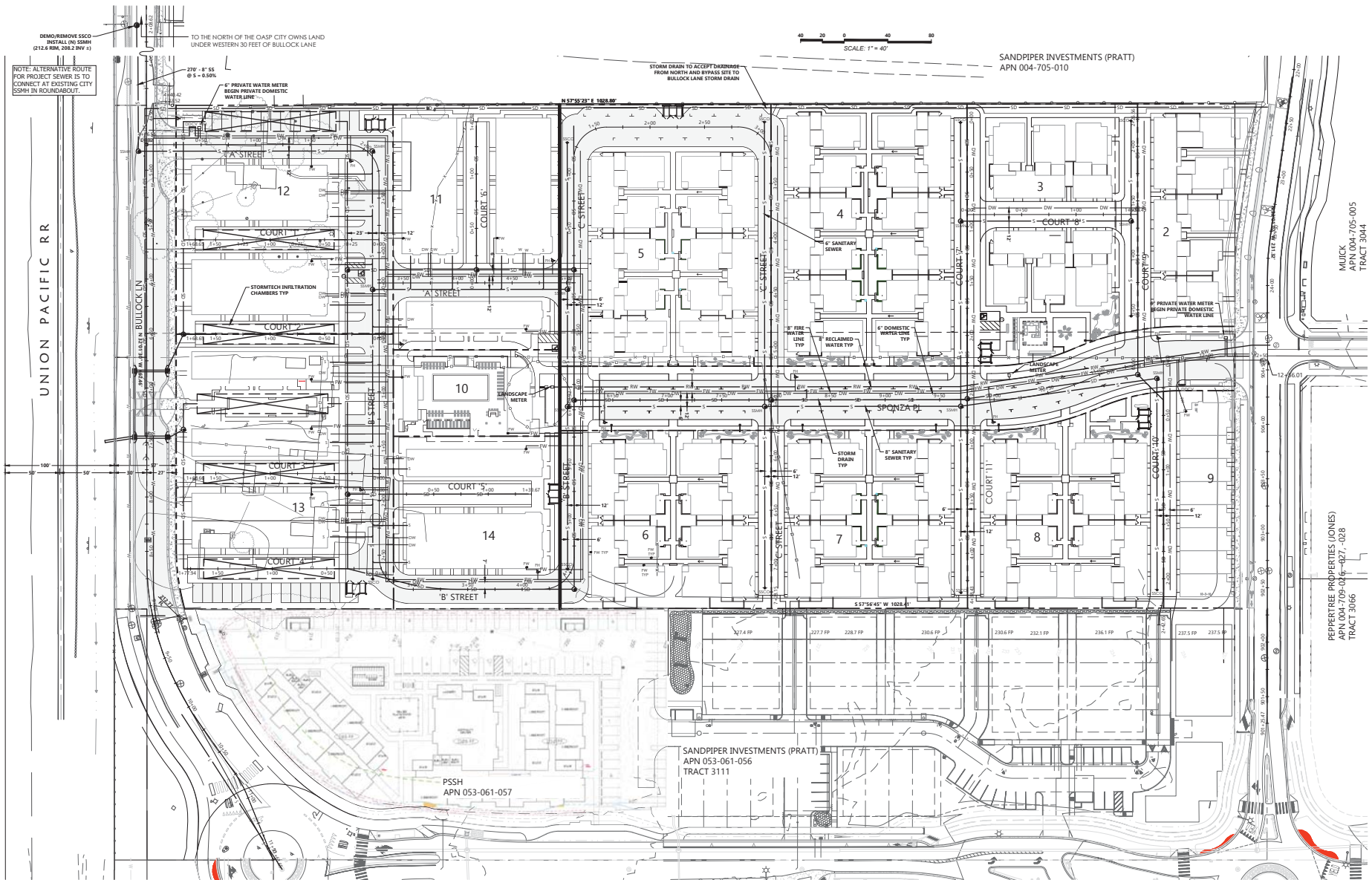
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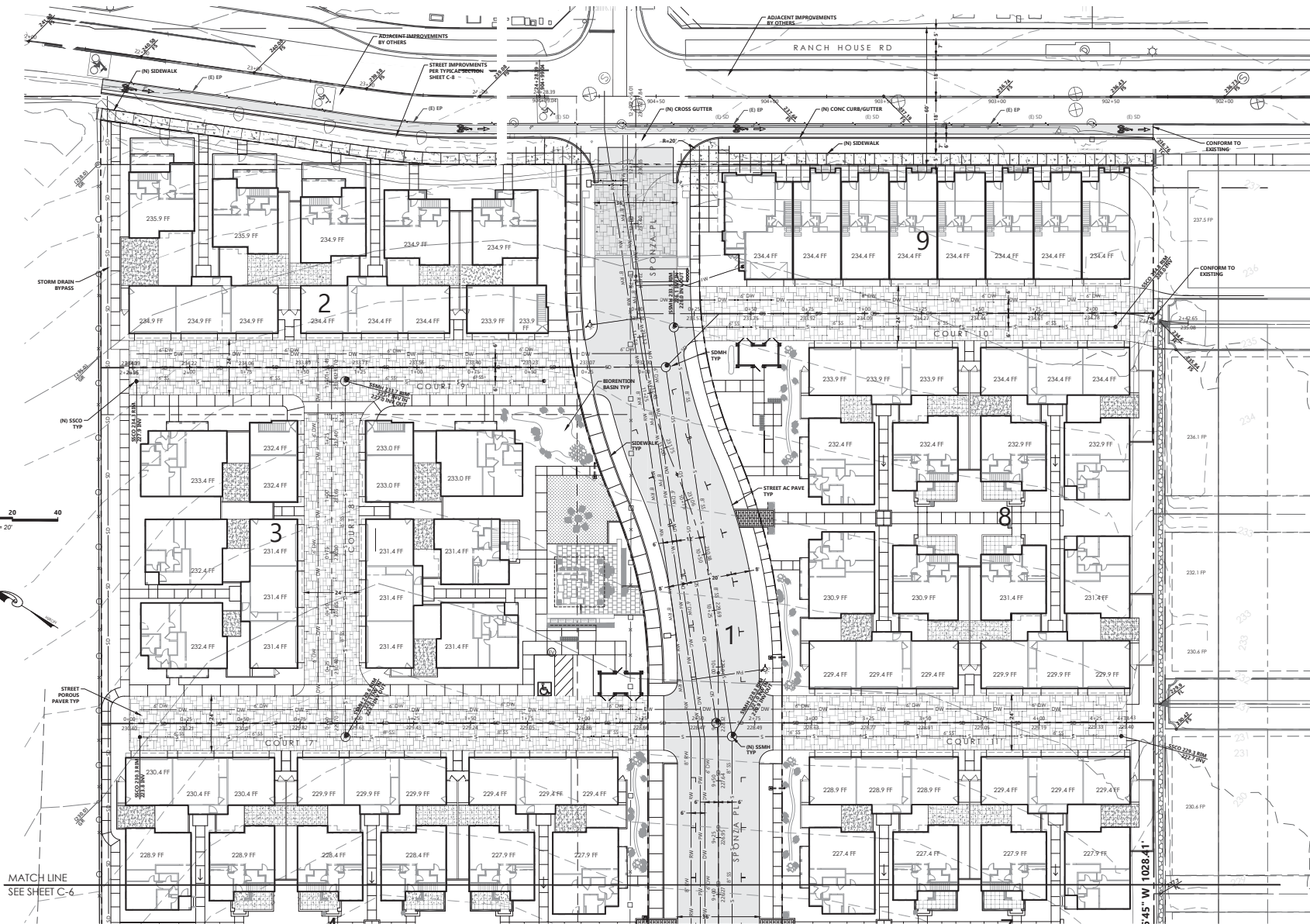
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Master Site Plan

C-3





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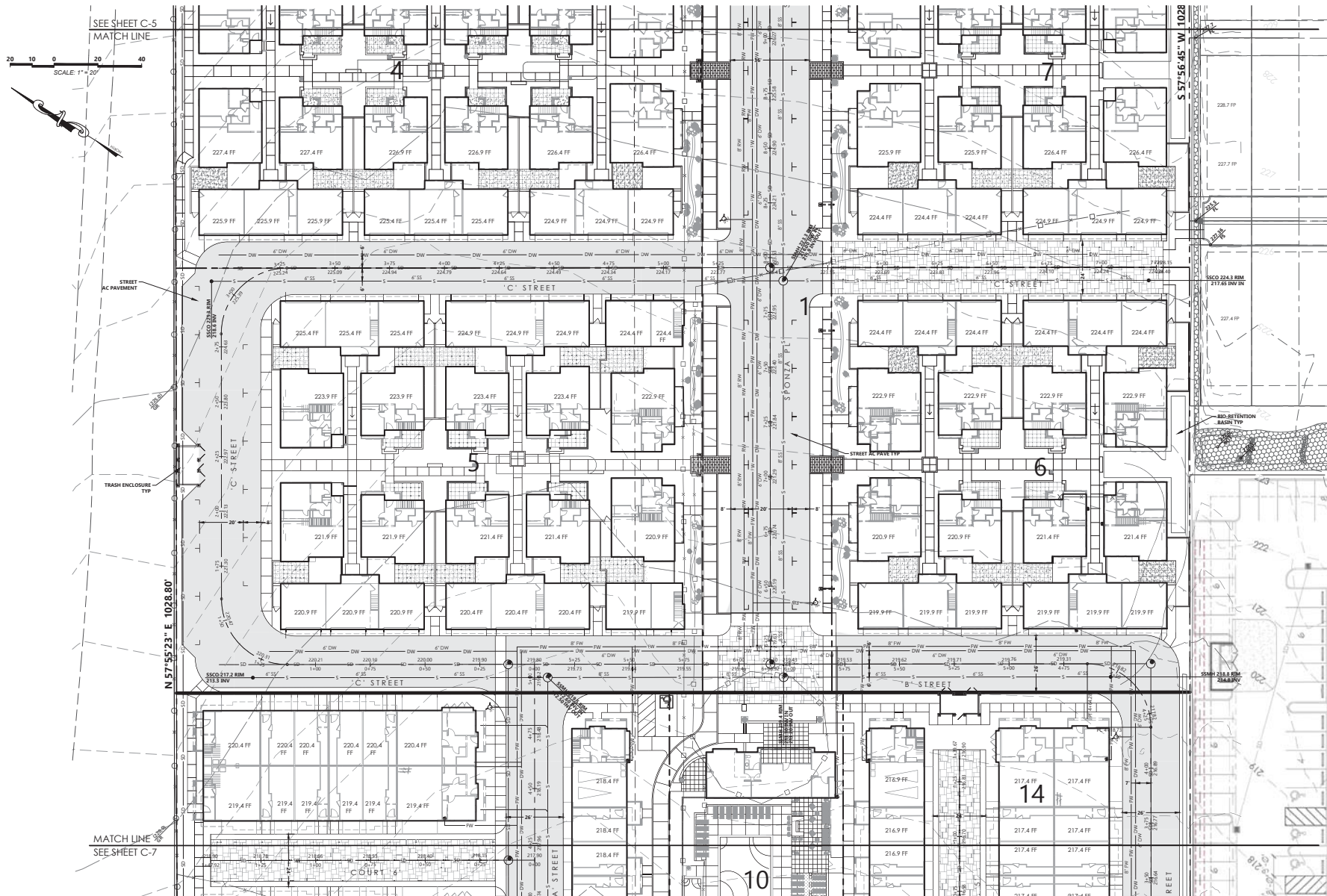
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Bullock Ranch
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Vesting Tentative Tract 3136
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Preliminary Grading & Drainage Plan

C-5



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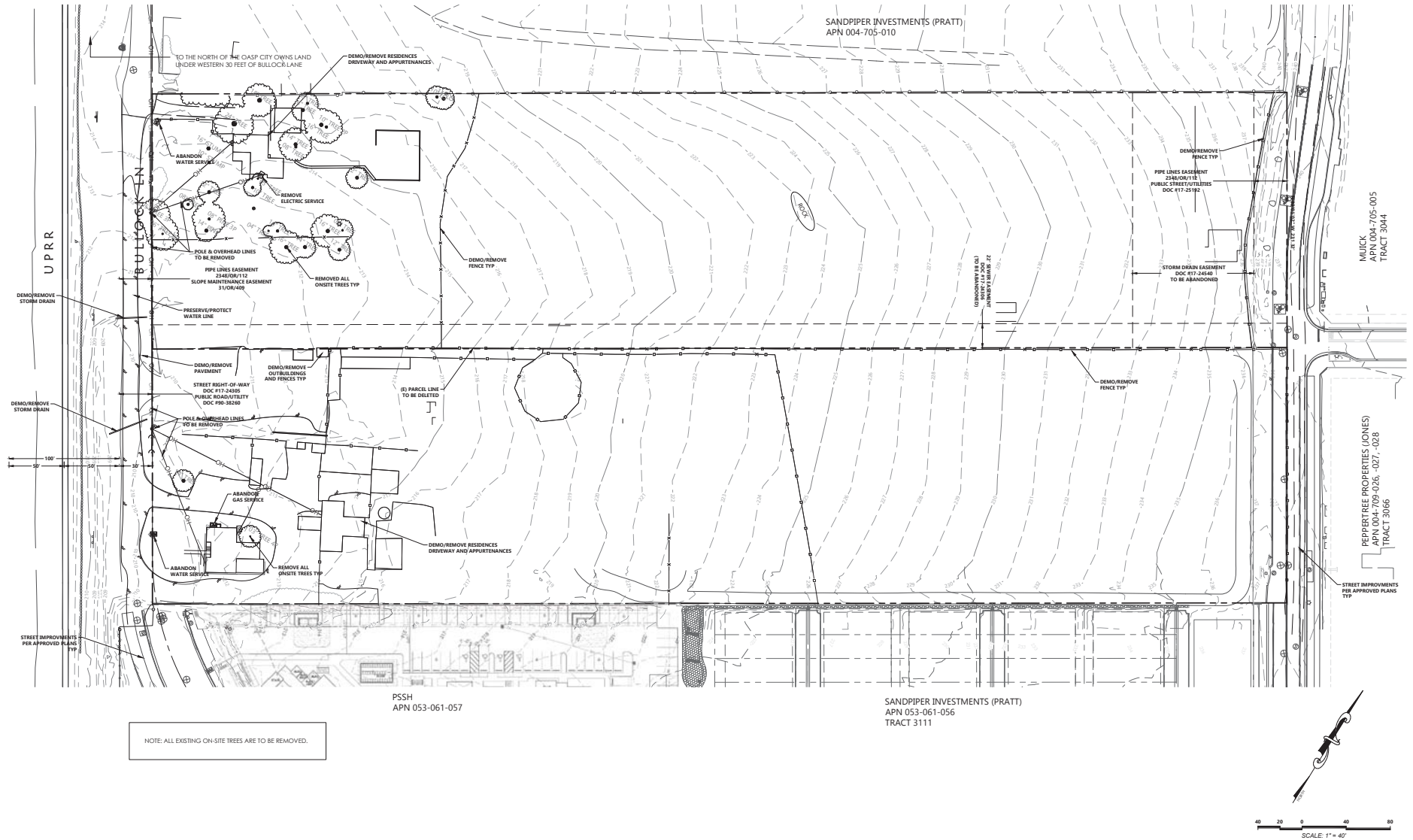
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Bullock Ranch
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Vesting Tentative Tract 3136
SEPTEMBER 28, 2021

Preliminary Grading & Drainage Plan

C-6



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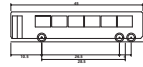
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Vesting Tentative Tract 3136
SEPTEMBER 28, 2021

Demolition Plan

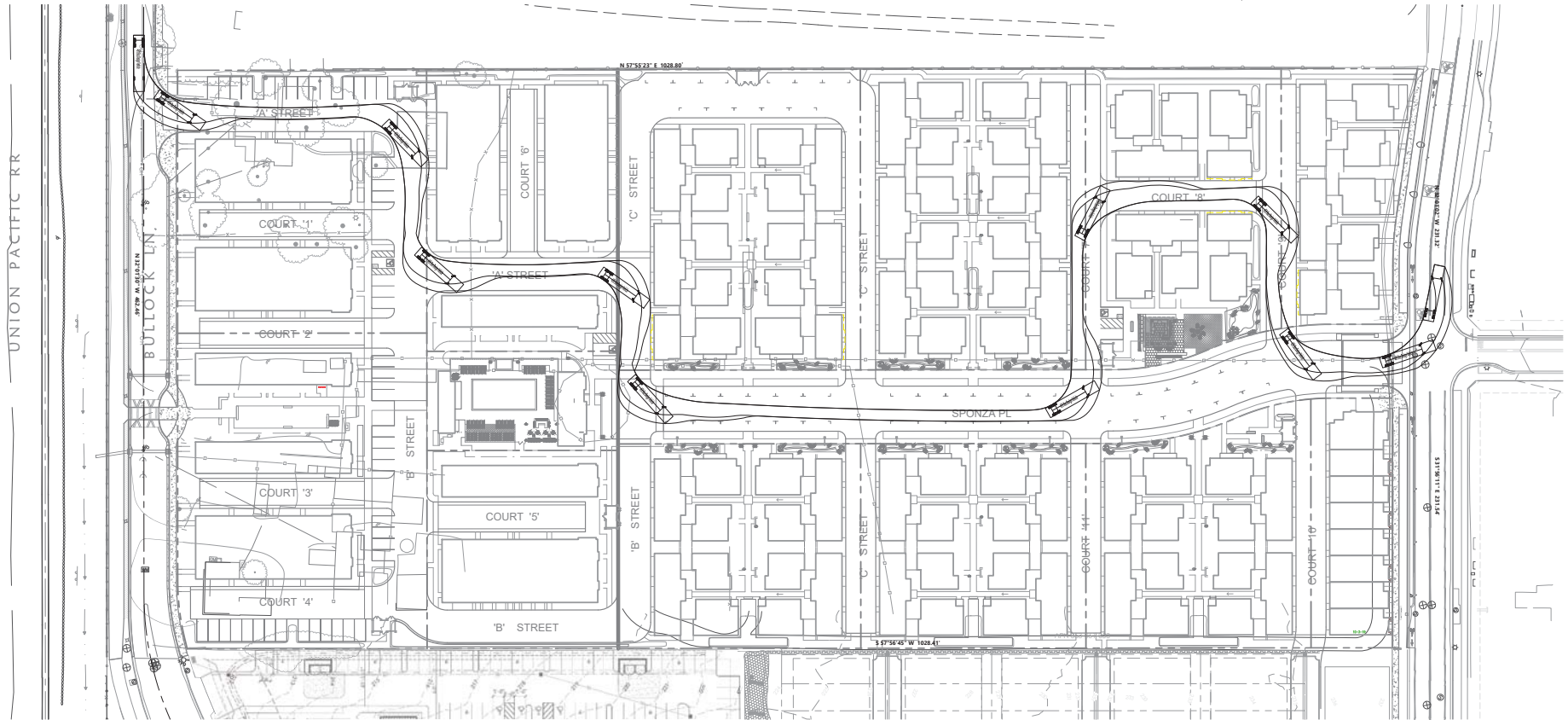
C-9



45R Bus Design Vehicle	45,000#
Overall Length	8.500'
Overall Width	10.250'
Overall Body Height	8.500'
Front Body Ground Clearance	1.500'
Wheelbase	4.000'
Lock-to-lock Turn	4.000'
Max Steering Angle (Virtual)	44.3°

NOTE: FIRE LANE POSTING IS REQUIRED WHERE ROADWAYS ARE LESS THAN 36 FEET IN WIDTH.

SCALE: 1" = 40'



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Bullock Ranch
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Vesting Tentative Tract 3136
SEPTEMBER 28, 2021

Vehicle Tracking Exhibit

C-10

LEGEND

- | | |
|---|---|
| 1 ENTRY STATEMENT | 8 RECREATIONAL AREA FRONT GARDEN PATIO W/ TERRA COTTA TILE PAVING FRAMED BY LOW STUCCO TILE SEATWALLS |
| 2 MAILBOX KIOSK AREA UNDER SOLID SHADE STRUCTURE | 9 APARTMENT RECREATIONAL AREA - SEE ENLARGEMENT |
| 3 OPEN, PASSIVE AREA WITH SYNTHETIC TURF AND FOCAL FIRE BOWL RINGED WITH ADDONBACK CHAIRS | 10 OUTDOOR KITCHEN / BBQ AREA |
| 4 NEIGHBORHOOD GATHERING SPACE
OUTDOOR KITCHEN W/ COUNTER SEATING UNDER 14' SQ. SHADE STRUCTURE FRAMED BY 2" AND 4" HIGH DECORATIVE STUCCO AND TILE WALLS | 11 7' WIDE MULTI-PURPOSE ENHANCED CONCRETE TRAIL CONNECTS TO REGIONAL TRAIL ALONG WEST SIDE OF BULLOCK LANE |
| 5 DECORATIVE PERMEABLE UNIT PAVERS IN ALL ALLEYS W/ ACCENT TREES AT TURNING MAIN STREET | 12 INTERNAL LUSHLY LANDSCAPED COURTYARDS |
| 6 HEAVY BOLD LANDSCAPE STREETSCAPE W/ CONTINUOUS BROAD CANOPY, MULTIPLE WALKWAY ON NORTH SIDE, INTEGRATED BROADWALK LANDSCAPE/ROCKSCAPE RUNS PARALLEL WHEN NEEDED | 13 EXISTING OFF-SITE BUILDING |
| 7 ENTRY POINTS INTO COURTYARDS HIGHLIGHTED W/ DECORATIVE PAVING, URBAN OR VINE-COVERED ARCHWAYS | 14 THEME TILE SEATING NODES |
| | 15 REGIONAL BIKE TRAIL |
| | 16 BIKE RACK |
| | 17 SIDEWALK / STREET CONNECTS TO ADJACENT PROPERTY |

PORTION LOT 134
1/5/92
APN 004-705-010



PRELIMINARY LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (INCHES)
TREES			
	<i>Cupressus sempervirens</i>	Italian Cypress	24" B
	<i>Jacaranda mimosifolia</i>	Jacaranda	36" B
	<i>Lagerströmia hybrid 'Tangerine'</i>	Crape Myrtle (Deep Pink)	36" B
	<i>Magnolia grandiflora 'Little Gem'</i>	Magnolia	36" B
	<i>Platanus racemosa</i>	California Sycamore (multi)	48" B
	<i>Podocarpus gracilis</i>	Fern Pine	24" B
	<i>Stratistia reginae</i>	Bird-of-Paradise	24" B
	<i>Tabebuia ipu</i>	Pink Trumpet Tree	24" B
	<i>Vitexia conchata</i>	Bridal Rose	24" B
	<i>Zelkova serrata 'Halls'</i>	Sawleaf Zelkova	36" B
	Street Tree - Ranch House Road	TBD	24" B
PALMS			
	<i>Phoenix dactylifera</i>	Date Palm	15' BTH
	<i>Washingtonia robusta hybrid</i>	Hybrid Fan Palm	15' BTH
SHRUBS			
	<i>Annonium arborescens</i>	Tree Annonium	1G
	<i>Agave attenuata</i>	Fountain Agave	8G
	<i>Alse odorscentia</i>	Tree Aloe	8G
	<i>Bougainvillea 'Vinh La La'</i>	Bougainvillea	8G
	<i>Buxus microphylla japonica</i>	Japanese Boxwood	1G
	<i>Ceanothus 'Spectabilis'</i>	Dark Blueberry	8G
	<i>Callistemon viminalis 'Little John'</i>	Dwarf Bottlebrush	8G
	<i>Carissa grandifolia 'Green Carpet'</i>	Red Bush	1G
	<i>Cordia alliodora 'Lemon Tree'</i>	Cape Bush	1G
	<i>Cordia alliodora 'Lemon Tree'</i>	Red Green Palm	8G
	<i>Diospyros 'Black Star'</i>	Silver Sheen Fan Lily	1G
	<i>Diospyros 'Black Star'</i>	Fortnight Lily	8G
	<i>Lantana hybrid 'New Gold'</i>	New Gold Lantana	1G
	<i>Lavandula angustifolia 'True Blue'</i>	English Lavender	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Canyon Prince Wild Rye	1G
	<i>Lycium confertum 'Canyon Prince'</i>	Wax Leaf Privet	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Breeze Dwarf Mat Rush	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Big Leaf Philodendron	1G
	<i>Lycium confertum 'Canyon Prince'</i>	Dwarf Philodendron	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Green Flax	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Tidbit	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Ice Blue Yellow Wood	18G
	<i>Lycium confertum 'Canyon Prince'</i>	Dwarf Indian Hawthorn	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Maj. Beauty Indian Hawthorn	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Pink Carpet Rose	2G
	<i>Lycium confertum 'Canyon Prince'</i>	White Sheen Rose	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Ghost Bird-of-Paradise	18G
	<i>Lycium confertum 'Canyon Prince'</i>	Bird-of-Paradise	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Golden Sward Yucca	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Bougainvillea (Vine)	8G
	<i>Lycium confertum 'Canyon Prince'</i>	Forrestal Sedge	1G
	<i>Lycium confertum 'Canyon Prince'</i>	N.C.N.	1G
	<i>Lycium confertum 'Canyon Prince'</i>	Marathon H. Tall Fence	18G
	<i>Lycium confertum 'Canyon Prince'</i>	Asian Jasmine	1G

(*) Denotes plant material to be used within the bio-swale

NOTE:
The plant palette is designed to use a combination of "Low" and "Medium" water use plant material to meet the criteria required by the Model Water Efficient Ordinance. This material coupled with the state-of-the-art weather based irrigation system will meet or exceed the water's requirements.

PROPOSED METHOD OF IRRIGATION:
All of the proposed landscape areas shall be irrigated by means of an automatic irrigation system consisting of high-efficiency, low flow drip emitters, spray, or rotor spray devices. Weather-based controllers shall also be utilized. A water budget shall be developed for landscape irrigation use that conforms to the San Luis Obispo's local water efficient landscape ordinance or the California Department of Resources Model Water Efficient Landscape Ordinance (MWELO) whichever is more significant.

BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

Bullock Ranch, LLC
125 South Bowling Green Way LA, CA 90049

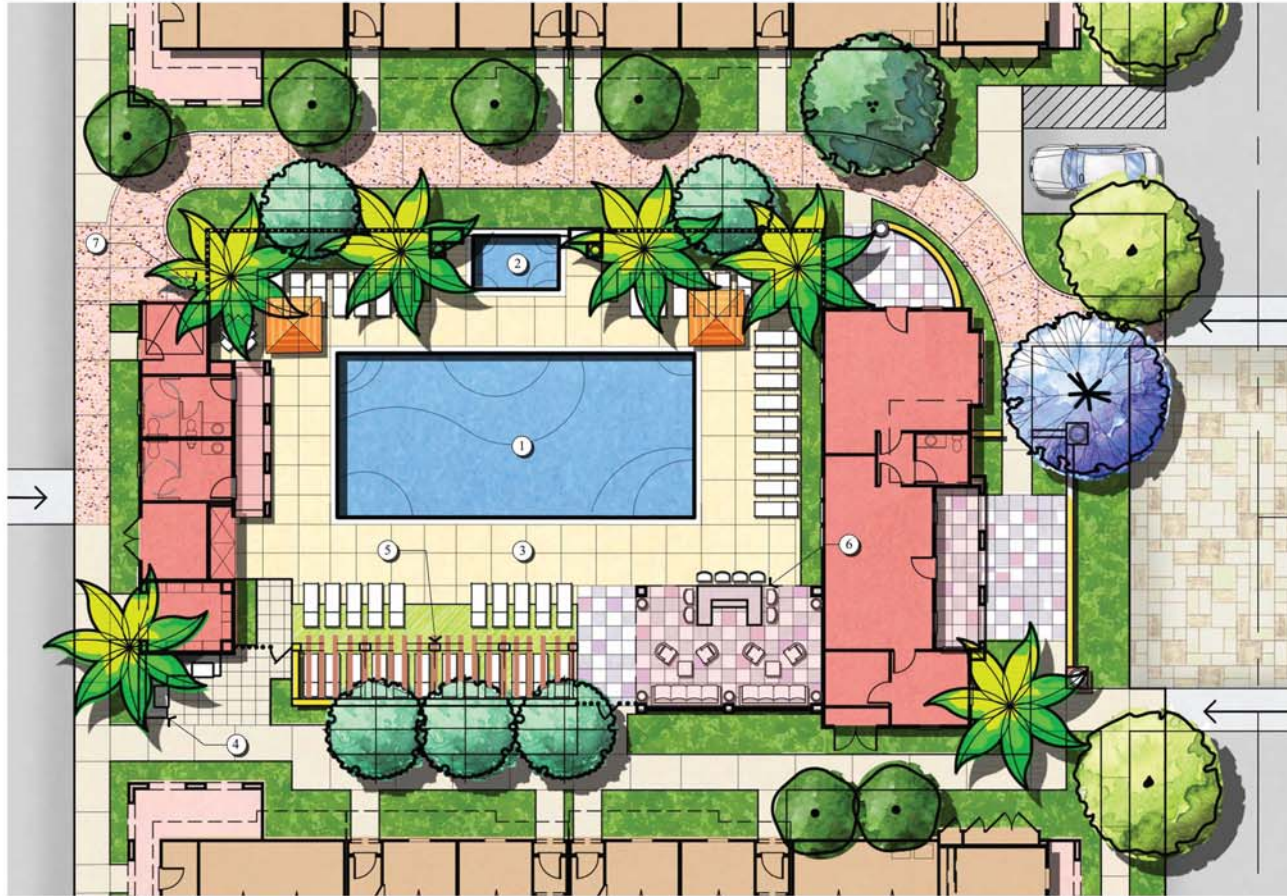


0' 40' 80'



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Landscape Architecture & Planning
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Santa Monica, CA 90401
(310) 444-8870 FAX (310) 444-8870

JOB NO. 18-019 JULY 15, 2019
OCTOBER 29, 2019
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RECREATIONAL AREA ENLARGEMENT



PERSPECTIVE: MULTI-USE TRAIL ENTRY AND COURTYARD

LEGEND

- ① POOL (50'x23')
- ② SPA W/ TILE BACKDROP WALL
- ③ SUN DECK
- ④ OUTDOOR KITCHEN / BBQ AREA
- ⑤ CABANA
- ⑥ OUTDOOR BAR W/ LOUNGE AREA UNDER SOLID ROOF
- ⑦ BIKE RACK



PERSPECTIVE: REC. AREA - SHADE STRUCTURE AND BAR AREA



PERSPECTIVE: REC. AREA SPA WALL



PERSPECTIVE: REC. AREA FRONT VIEW

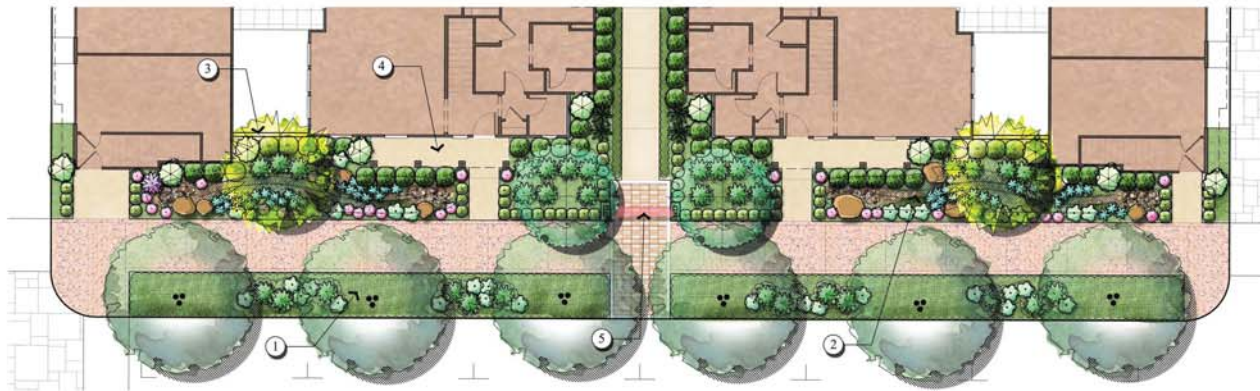
SITE ENLARGEMENT

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- LEGEND**
- ① PARKWAY
 - ② TYPICAL BIO-SWALE
 - ③ PRIVACY WALL
 - ④ POT @ ENTRY
 - ⑤ ENTRY ARCH

STREETSCAPE ENLARGEMENT



PERSPECTIVE: ENTRY ARCH



- LEGEND**
- ① RETAIL PLAZA
 - ② PROJECT SIGN
 - ③ ENTRY WALL WITH PILASTER
 - ④ ICON PILASTER
 - ⑤ ENTRY PAVING



PERSPECTIVE: ENTRY



PERSPECTIVE: STREETSCAPE

ENTRY ENLARGEMENT

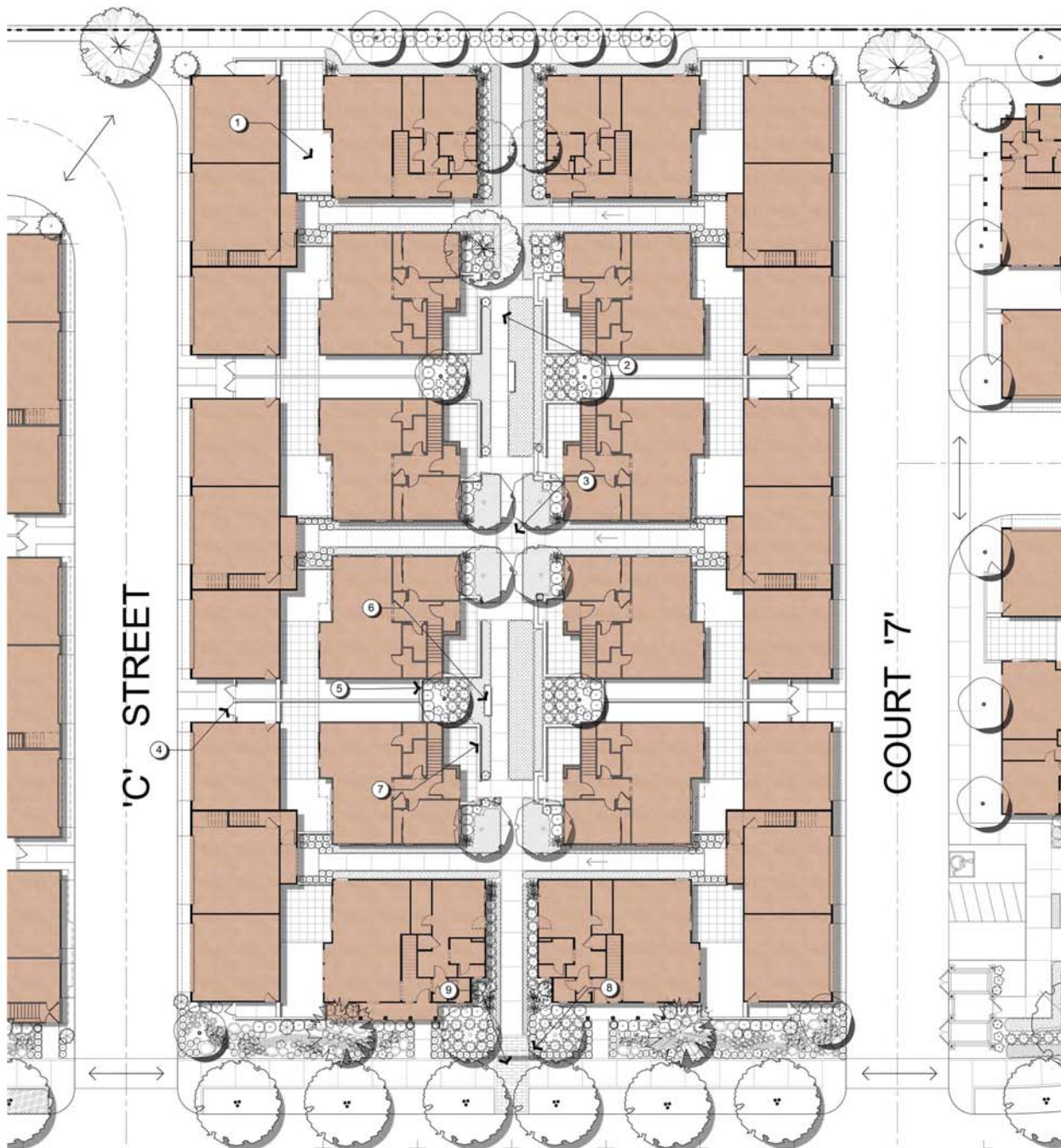


PERSPECTIVE: MULTI-USE TRAIL

SITE ENLARGEMENT

BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

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BRICK COURTYARD WALL



STUCCO W/ TERRA COTTA CAP COURTYARD WALL



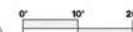
THEME TILE SEAT

TERRACED LAYER OF SHRUBS
W/ VARYING TEXTURE & COLOR

DECORATIVE URNS LOCATED AS
SPECIAL "PLANNED SURPRISE"
THROUGHOUT COURTYARD

SHRUB LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME
	Agave 'Blue Flame'	Blue Flame Agave
	Buxus microphylla japonica	Japanese Boxwood
	Carex tumulicola	Foothill Sedge
	Cordyline australis 'Red Star'	Red Grass Palm
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily
	Lantana hybrids 'New Gold'	New Gold Lantana
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet
	*Lomandra longifolia 'LM309'	Red Grass Palm
	Synthetic Turf	
	Phoenix cockburnii	Green Flax
	Podocarpus elongatus 'Monna'	Ice Blue Yellow-Wood
	Rhamphosipis indica 'Clara'	Dwarf Indian Hawthorne
	Streptocarpus reginae	Bird-of-Paradise



L4

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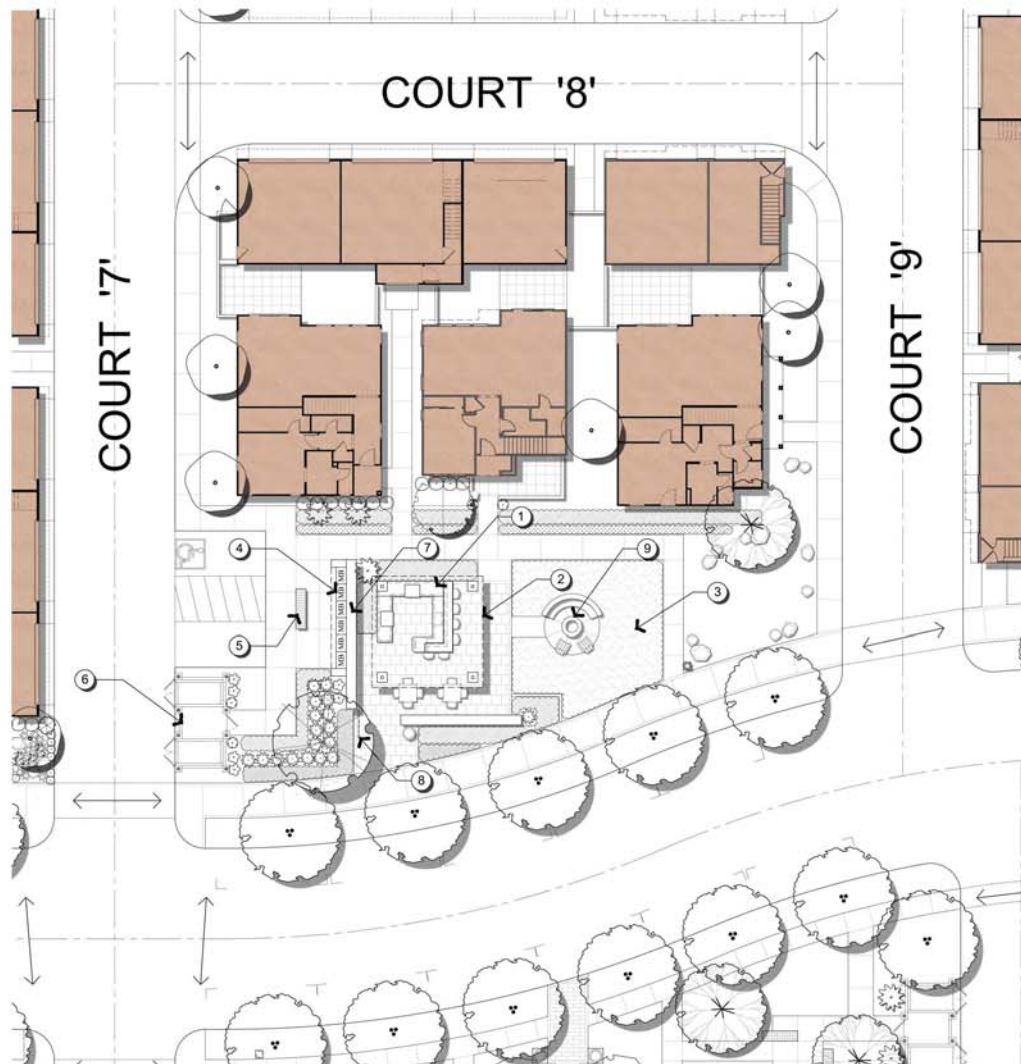
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LANDSCAPE COURTYARD ENLARGEMENT BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

Bullock Ranch, LLC
125 South Bowling Green Way LA, CA 90049

LEGEND

- 1 OUTDOOR KITCHEN
- MULTI HEIGHT COUNTERTOP
- (2) GRILLS
- SEATING FOR (8)
- 2 SOLID OVERHEAD
SHADE STRUCTURE
- 3 SYNTHETIC TURF
- 4 MAILBOX KIOSK AREA
- 5 LOW SEATING BENCH
- 6 TRASH ENCLOSURE
- 7 7' HEIGHT THEME WALL
W/ TILE MURAL
- 8 BIKE RACK
- 9 FIRE PIT OASIS
- 48" DIA. FIRE PIT
- MASONRY SEATWALL
WITH TERRA COTTA CAP
- ADIRONDACK CHAIRS



MINI-PARK ENLARGEMENT



MAILBOX KIOSK AREA



GATHERING AREA WITH OUTDOOR KITCHEN



OPEN AREA WITH FIRE PIT OASIS & SYNTHETIC TURF

SHRUB LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME
	Agave 'Blue Flame'	Blue Flame Agave
	Buxus microphylla japonica	Japanese Boxwood
	Carex tumidicola	Foothill Sedge
	Cordyline australis 'Red Star'	Red Grass Palm
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily
	Lantana hybrids 'New Gold'	New Gold Lantana
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet
	*Lomandra longifolia 'LM300'	Red Grass Palm
	Synthetic Turf	
	Phormium cookianum	Green Flax
	Podocarpus elongatus 'Momm'	Ice Blue Yellow-Wood
	Rhamnus indica 'Clara'	Dwarf Indian Hawthorne
	Streptocarpus reginae	Bed-of-Paradise

BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

Bullock Ranch, LLC
125 South Bowling Green Way LA, CA 90049



0' 10' 20'

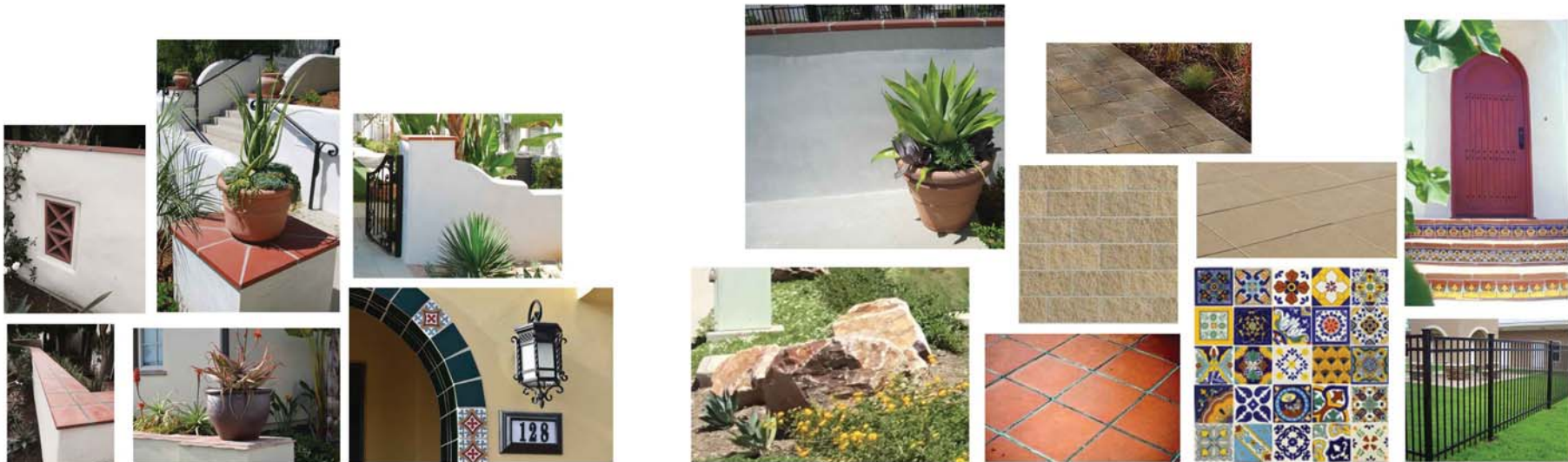
L5

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DESIGN INSPIRATION



DETAIL INSPIRATION

MATERIAL/COLOR INSPIRATION

BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

DESIGN INSPIRATION

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Cupressus sempervirens
Italian Cypress



Jacaranda mimosifolia
Jacaranda



Platanus racemosa
California Sycamore (multi)



Tristania conferta
Brisbane Box



Dracaena draco
Dragon Tree



Washingtonia robusta hybrida
Hybrid Fan Palm



Phoenix dactylifera
Date Palm



Ulmus parvifolia 'True Green'
True Green Chinese Elm



Podocarpus gracillior
Fern Pine



Olea europaea
Olive



Strelitzia nicotai
Giant Bird-of-Paradise



Tabebuia ipe
Pink Trumpet Tree



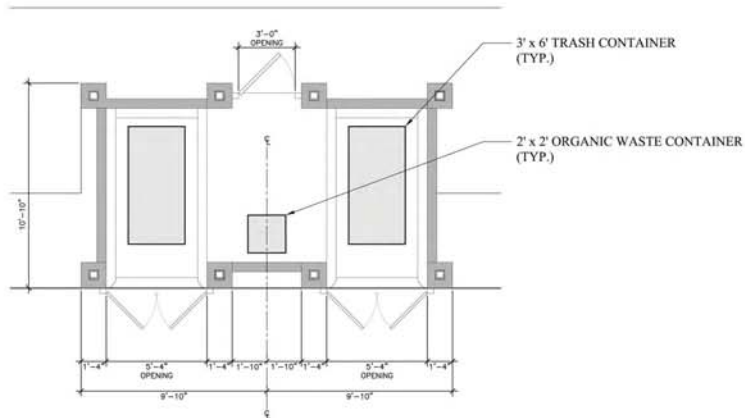
Butia capitata
Pindo Palm



BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

PLANT PALETTE

Bullock Ranch, LLC
125 South Bowling Green Way LA, CA 90049



TRASH ENCLOSURE

Estimated Total Water Use					
Enter Values in Blue Cells					
Tan Cells Show Results					
Plant Water Use					
Hydrozone	Plant Water Use Type (low, moderate, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Type	(PF x HA (ft ²))/IE
Zone 1					
Zone 2					
Zone 3					
Zone 4					
Zone 5					
Zone 6					
Zone 7					
Zone 8					
Zone 9					
Zone 10					
Zone 11					
Zone 12					
Zone 13					
Zone 14					
Zone 15					
Zone 16					
Zone 17					
Zone 18					
Zone 19					
Zone 20					
HA					
SLA			80,680		80,680.00
Total LA					

Results: $ET_o \times 0.62 \times [(PF \times HA)/IE] + SLA$

MAWA=	1,205,020.3	Gallons	This site will use Recycled Water exclusively
ETWU=		HCF (Hundred Cubic Feet) per year	MAWA and ETWU Total Landscape Area values must be equal.
		Acre-feet per year	

Maximum Applied Water Allowance Calculations	
Enter Value in Blue Cells	
Tan Cells Show Results	
San Luis Obispo	
Type of Project (ETAF):	Recycled Water
ET _a of City from MWELD data:	43.80 ET _a (inches/year)
Enter value under SLA	0 Overhead Landscape Area (ft ²)
Recycled Water is classified as SLA	0 Drip Landscape Area (ft ²)
Total Landscape Area (LA)	80,680 SLA (ft ²)
	80,680 ft ²
*Residential projects will have an Evapotranspiration Adjustment Factor (ETAF). Non-residential projects will have an ETAF of 0.45.	
Results:	
$(ET_o) \times (0.62) \times [(ETAF \times LA) + (1.0 - ETAF) \times SLA]$	1,205,020.3 Gallons per year
	1,611 HCF (Hundred Cubic Feet) per year
	3,698 Acre-feet per year

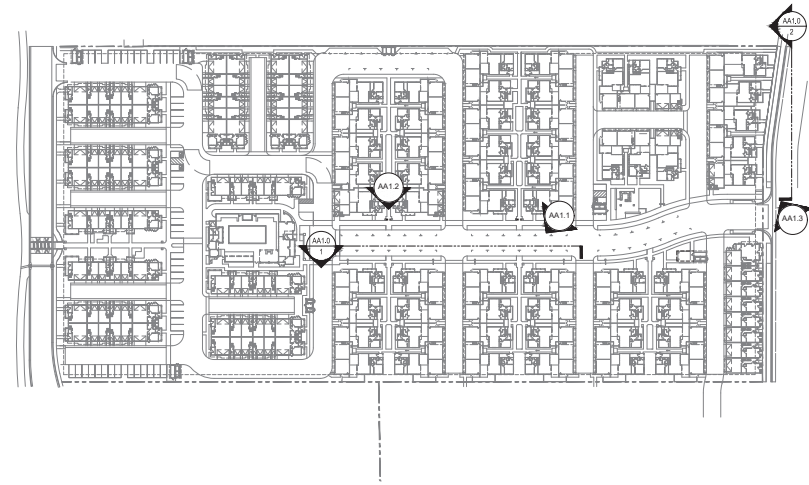
LANDSCAPE IRRIGATION CALCULATIONS

BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

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Site Plan NTS



Street Scene 1



Street Scene 2



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SAN LUIS OBISPO, CA # 2018-1068

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SEPTEMBER 29, 2021



STREET SCENE
BUNGALOW CLUSTER

AA1.0



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PERSPECTIVE
BUNGALOW CLUSTER

AA1.1



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PERSPECTIVE
BUNGALOW CLUSTER

AA1.2



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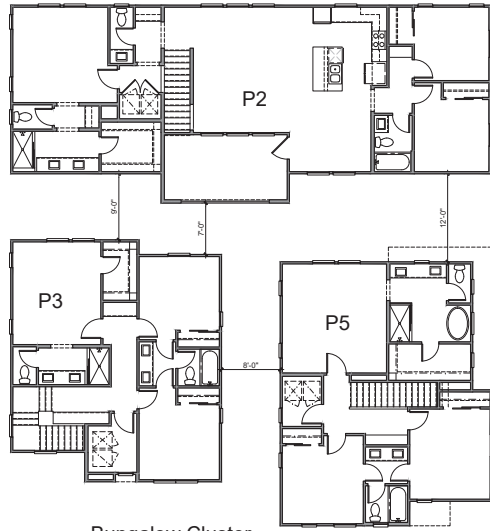
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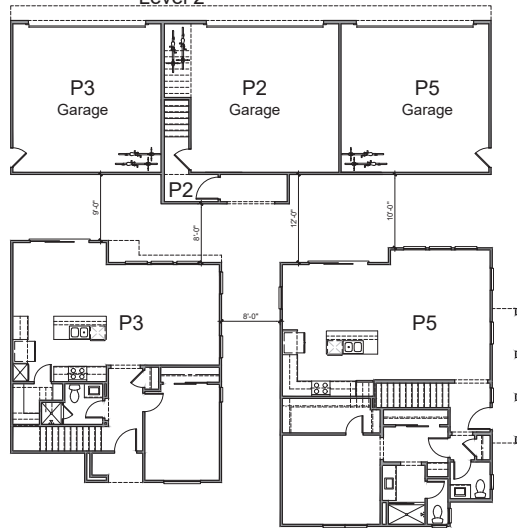
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PERSPECTIVE
BUNGALOW CLUSTER

AA1.3



Bungalow Cluster
P2, P3, P5
Level 2



Bungalow Cluster
P2, P3, P5
Level 1



RIGHT ELEVATION - Facing Street
Scale 1/4"=1'-0"



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. DECORATIVE TILES
8. WROUGHT IRON
9. DECORATIVE GABLE END DETAIL
10. BRICK VENEER



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Irvine, CA 92614
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125 South Bowling Green Way
Los Angeles, CA 90049

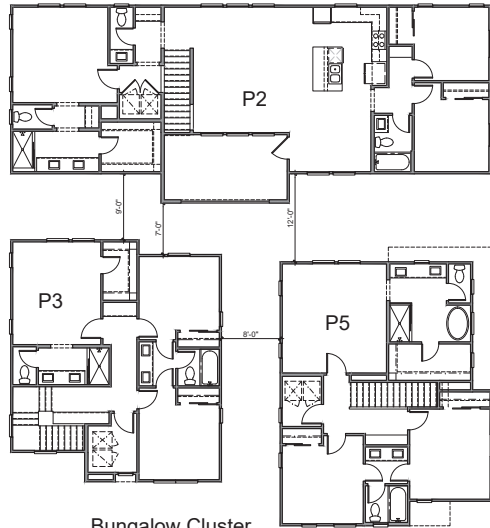
BULLOCK RANCH
SAN LUIS OBISPO, CA # 2018-1068

CONCEPT DESIGN
SEPTEMBER 29, 2021

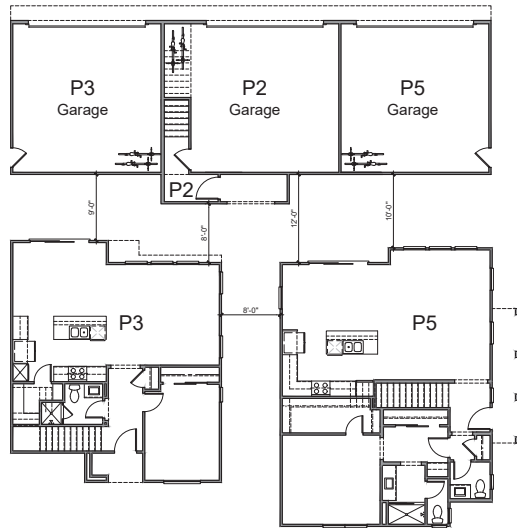


BUNGALOW ELEVATIONS
PLANS 2/3/5 - CALIFORNIA MISSION (SCHEME 1)

AA2.0



Bungalow Cluster
P2, P3, P5
Level 2



Bungalow Cluster
P2, P3, P5
Level 1



RIGHT ELEVATION - Facing Street



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. DECORATIVE TILES
8. WROUGHT IRON
9. DECORATIVE GABLE END DETAIL
10. BRICK VENEER



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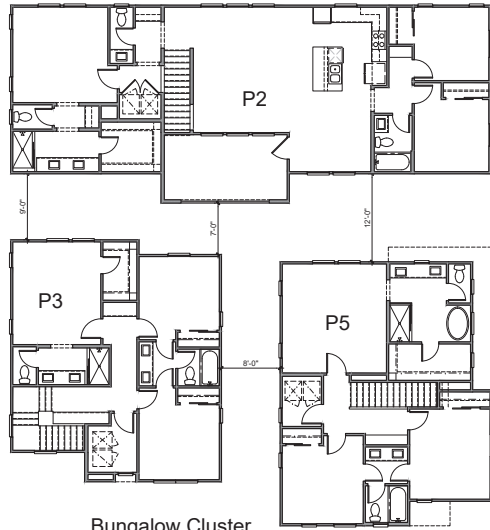
BULLOCK RANCH
SAN LUIS OBISPO, CA # 2018-1068

CONCEPT DESIGN
SEPTEMBER 29, 2021

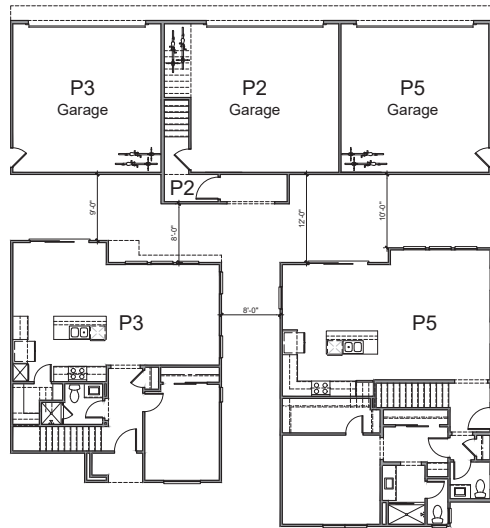


BUNGALOW ELEVATIONS
PLANS 2/3/5 - CALIFORNIA MISSION (SCHEME 2)

AA2.1



Bungalow Cluster
P2, P3, P5
Level 2



Bungalow Cluster
P2, P3, P5
Level 1



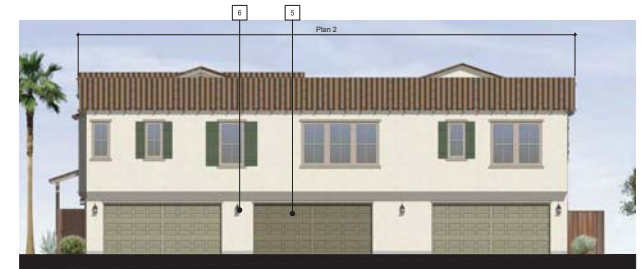
RIGHT ELEVATION - Facing Street



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

MISSION RANCH MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. CEMENTITIOUS SIDING
8. DECORATIVE CORBELS
9. BRICK VENEER
10. WOOD RAILING



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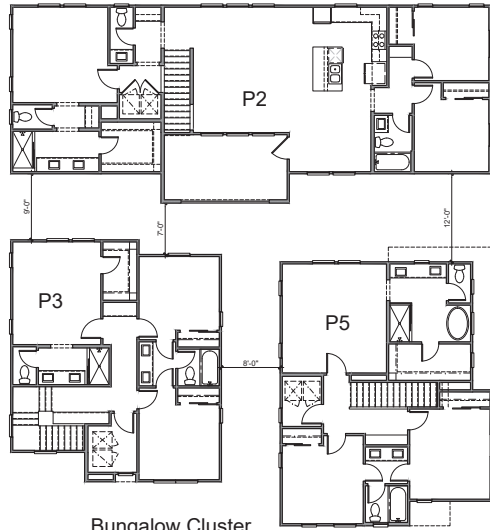
BULLOCK RANCH
SAN LUIS OBISPO, CA # 2018-1068

CONCEPT DESIGN
SEPTEMBER 29, 2021

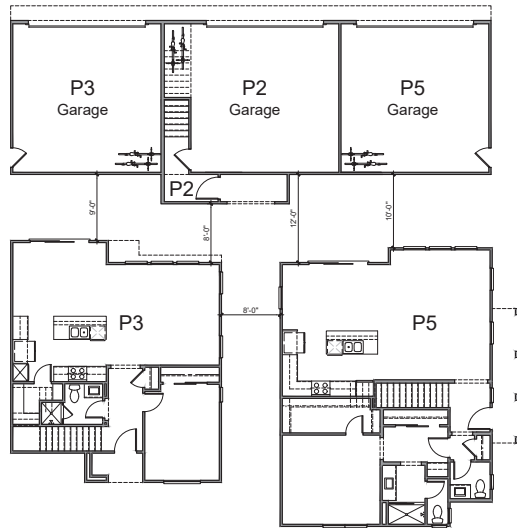


BUNGALOW ELEVATIONS
PLANS 2/3/5 - MISSION RANCH (SCHEME 1)

AA2.2



Bungalow Cluster
P2, P3, P5
Level 2



Bungalow Cluster
P2, P3, P5
Level 1



RIGHT ELEVATION - Facing Street



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

MISSION RANCH MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. CEMENTITIOUS SIDING
8. DECORATIVE CORBELS
9. BRICK VENEER
10. WOOD RAILING



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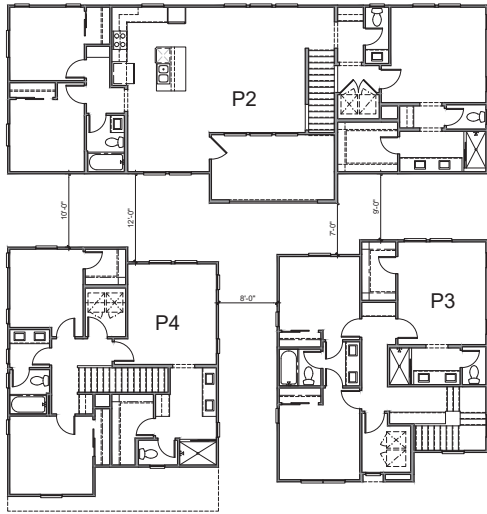
BULLOCK RANCH
SAN LUIS OBISPO, CA # 2018-1068

CONCEPT DESIGN
SEPTEMBER 29, 2021

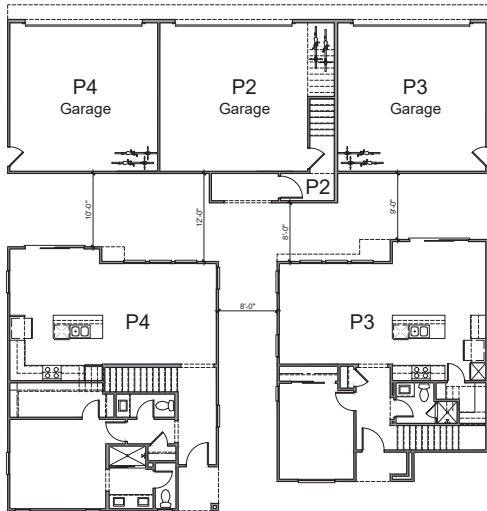


BUNGALOW ELEVATIONS
PLANS 2/3/5 - MISSION RANCH (SCHEME 2)

AA2.3



Bungalow Cluster
P2, P3, P4
Level 2



Bungalow Cluster
P2, P3, P4
Level 1



FRONT ELEVATION - Facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. DECORATIVE TILES
8. WROUGHT IRON
9. DECORATIVE GABLE END DETAIL
10. BRICK VENEER



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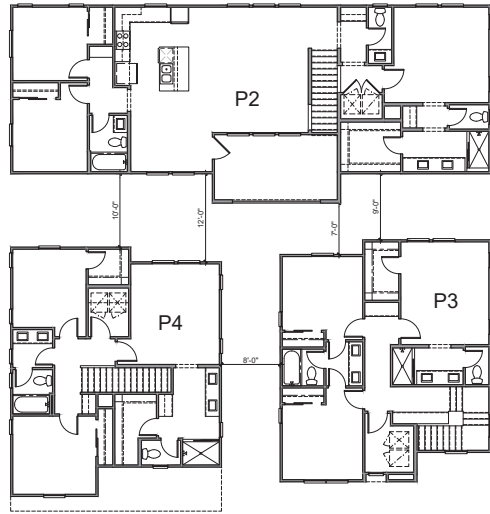
BULLOCK RANCH
SAN LUIS OBISPO, CA # 2018-1068

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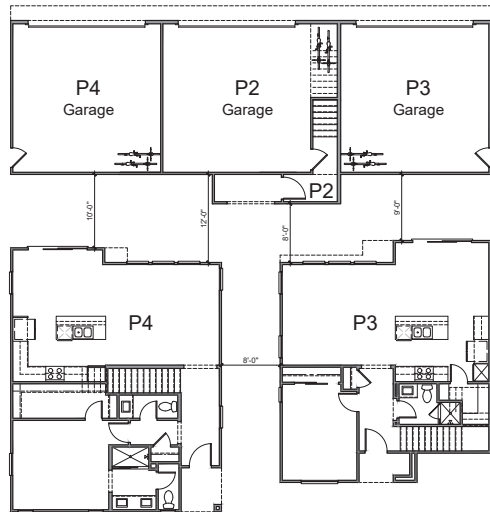


BUNGALOW ELEVATIONS
PLANS 2/3/4 - CALIFORNIA MISSION (SCHEME 1)

AA2.4



Bungalow Cluster
P2, P3, P4
Level 2



Bungalow Cluster
P2, P3, P4
Level 1



FRONT ELEVATION - Facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. DECORATIVE TILES
8. WROUGHT IRON
9. DECORATIVE GABLE END DETAIL
10. BRICK VENEER



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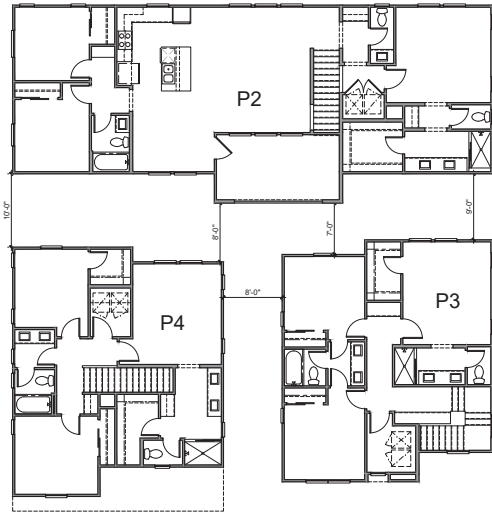
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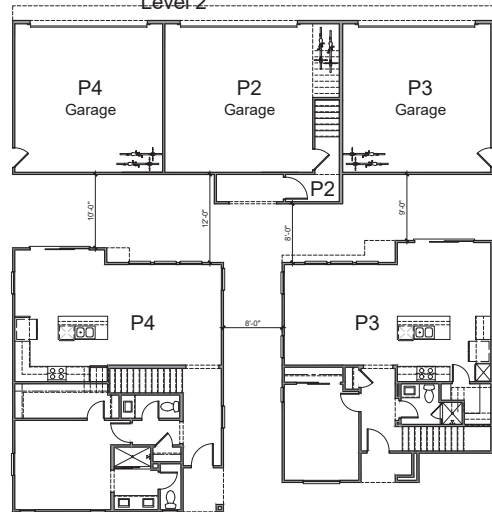


BUNGALOW ELEVATIONS
PLANS 2/3/4 - CALIFORNIA MISSION (SCHEME 2)

AA2.5



Bungalow Cluster
P2, P3, P4
Level 2



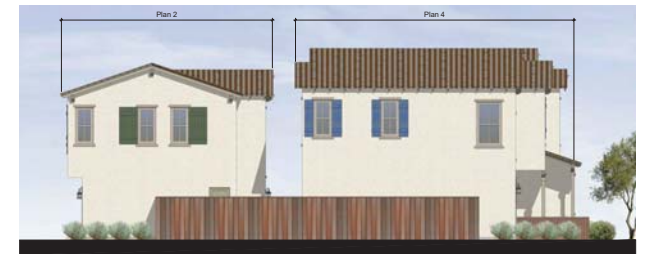
Bungalow Cluster
P2, P3, P4
Level 1



FRONT ELEVATION - Facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION

MISSION RANCH MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. CEMENTITIOUS SIDING
8. DECORATIVE CORBELS
9. BRICK VENEER
10. WOOD RAILING



REAR ELEVATION



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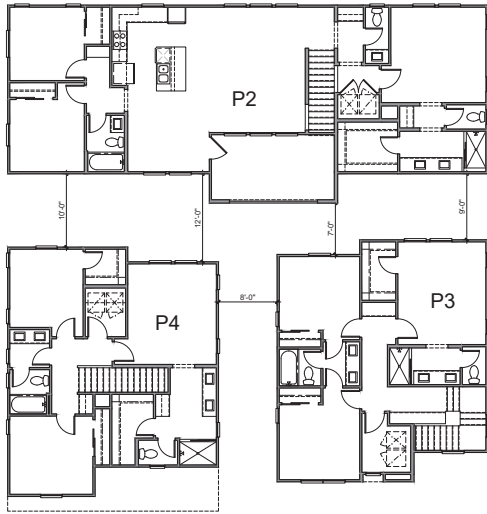
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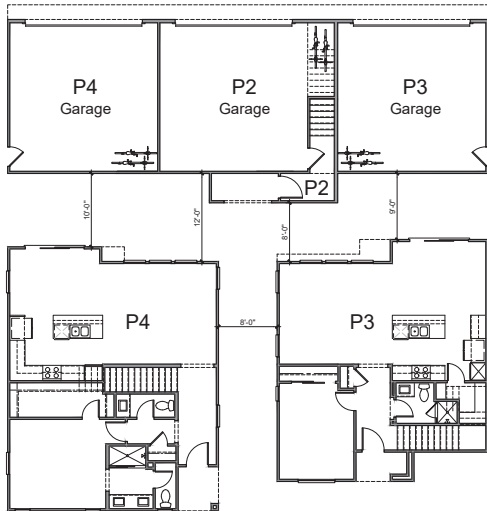


BUNGALOW ELEVATIONS
PLANS 2/3/4 - MISSION RANCH (SCHEME 1)

AA2.6



Bungalow Cluster
P2, P3, P4
Level 2



Bungalow Cluster
P2, P3, P4
Level 1



FRONT ELEVATION facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION

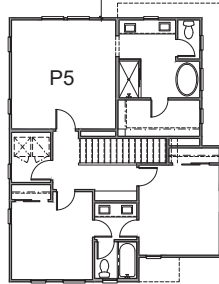
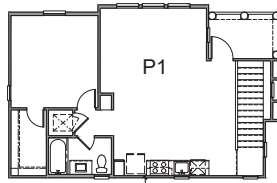


REAR ELEVATION

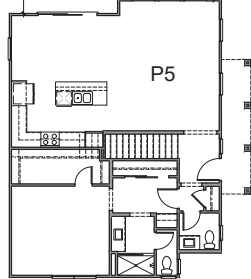
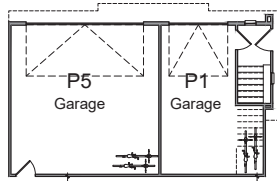
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2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. CEMENTITIOUS SIDING
8. DECORATIVE CORBELS
9. BRICK VENEER
10. WOOD RAILING





Bungalow Cluster
P1, P5
Level 2



Bungalow Cluster
P1, P5
Level 1



RIGHT ELEVATION - Facing Street



FRONT ELEVATION - Facing Courtyard



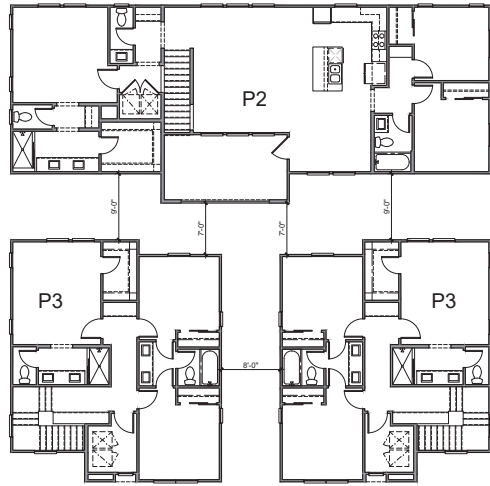
LEFT ELEVATION



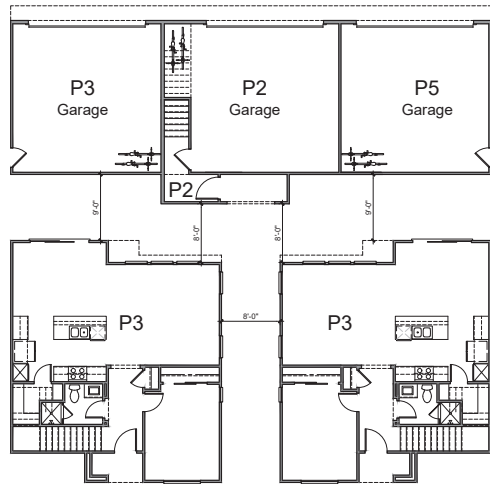
REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. DECORATIVE TILES
8. WROUGHT IRON
9. DECORATIVE GABLE END DETAIL
10. BRICK VENEER



Bungalow Cluster
P2, P3, P3
Level 2



Bungalow Cluster
P2, P3, P3
Level 1



FRONT ELEVATION - Facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
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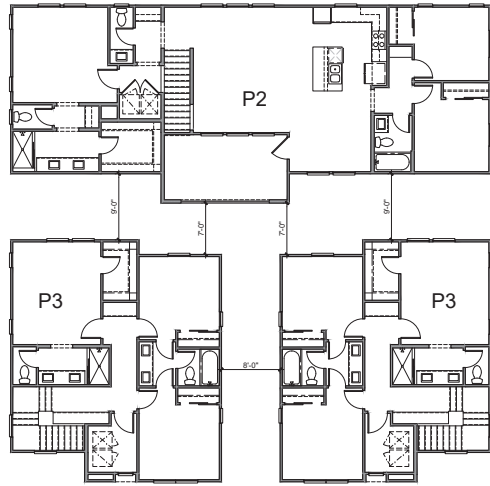
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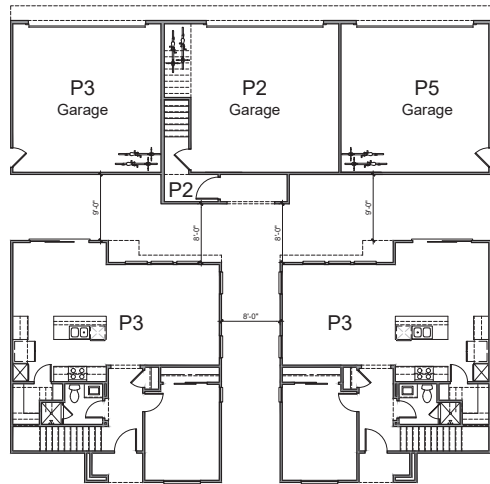


BUNGALOW ELEVATIONS
PLANS 2/3/3 - CALIFORNIA MISSION (SCHEME 1)

AA2.9



Bungalow Cluster
P2, P3, P3
Level 2



Bungalow Cluster
P2, P3, P3
Level 1



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
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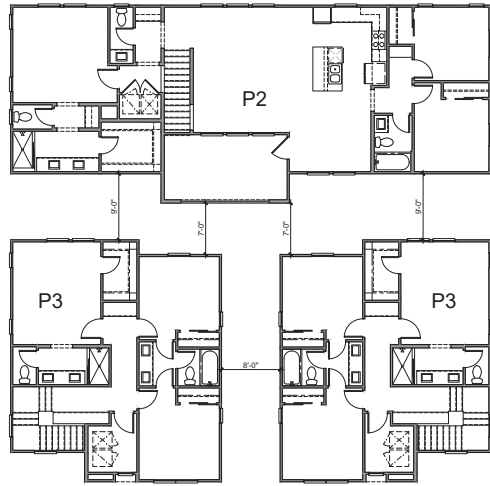
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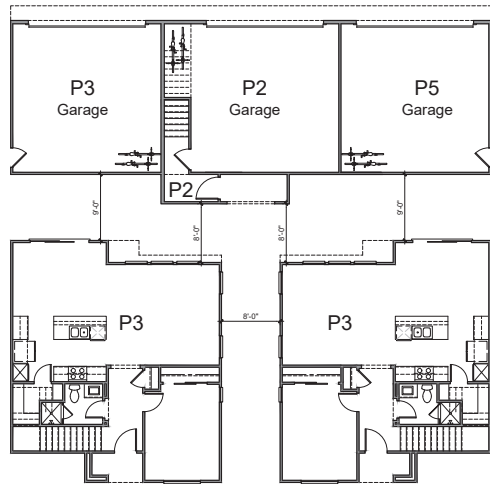


BUNGALOW ELEVATIONS
PLANS 2/3/3 - CALIFORNIA MISSION (SCHEME 1)

AA2.10



Bungalow Cluster
P2, P3, P3
Level 2



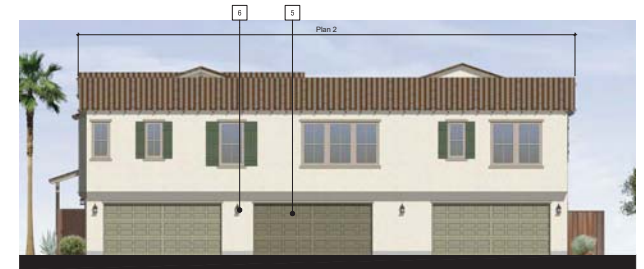
Bungalow Cluster
P2, P3, P3
Level 1



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

MISSION RANCH MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. CEMENTITIOUS SIDING
8. DECORATIVE CORBELS
9. BRICK VENEER
10. WOOD RAILING



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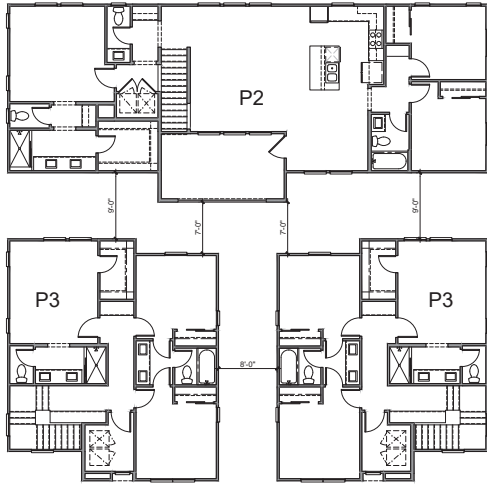
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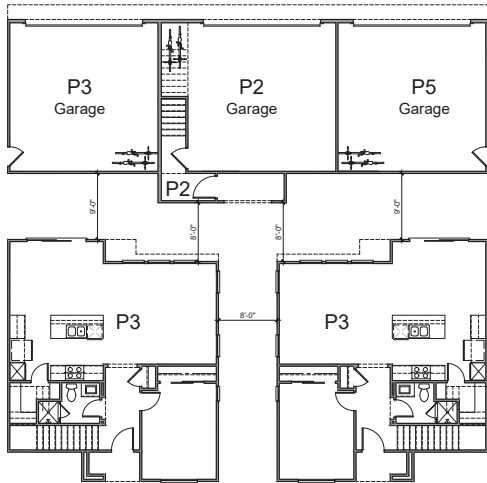


BUNGALOW ELEVATIONS
PLANS 2/3/3 - CALIFORNIA MISSION (SCHEME 1)

AA2.11



Bungalow Cluster
P2, P3, P3
Level 2



Bungalow Cluster
P2, P3, P3
Level 1



FRONT ELEVATION facing Courtyard



LEFT ELEVATION



REAR ELEVATION

MISSION RANCH MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. CEMENTITIOUS SIDING
8. DECORATIVE CORBELS
9. BRICK VENEER
10. WOOD RAILING



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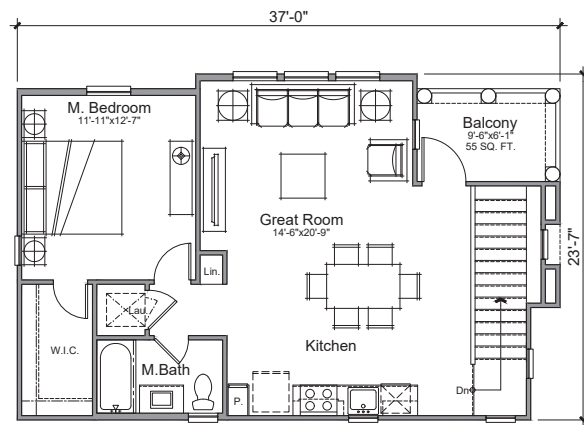
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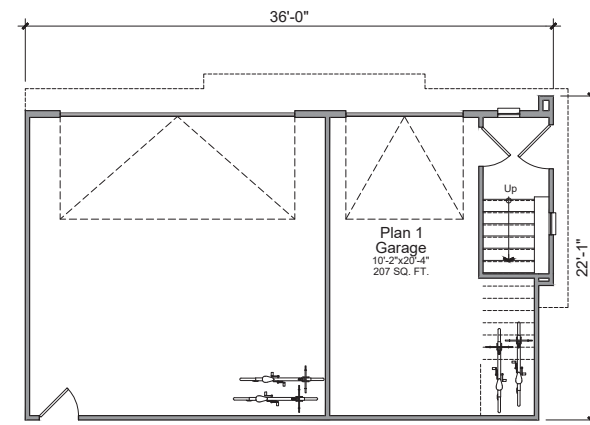


BUNGALOW ELEVATIONS
PLANS 2/3/3 - CALIFORNIA MISSION (SCHEME 1)

AA2.12



Second Floor
697 SQ. FT.



First Floor
46 SQ. FT.

Plan 1
1 Bed, 1 Bath
743 Net SQ. FT.
55 SQ. FT. Private Open Space



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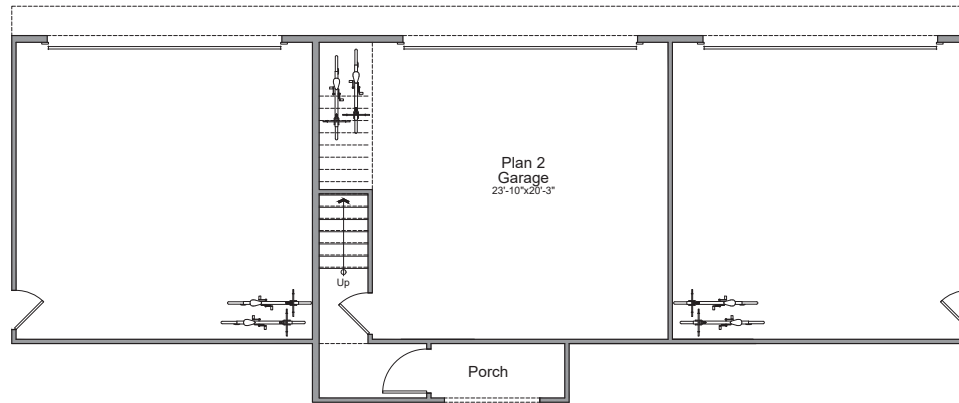
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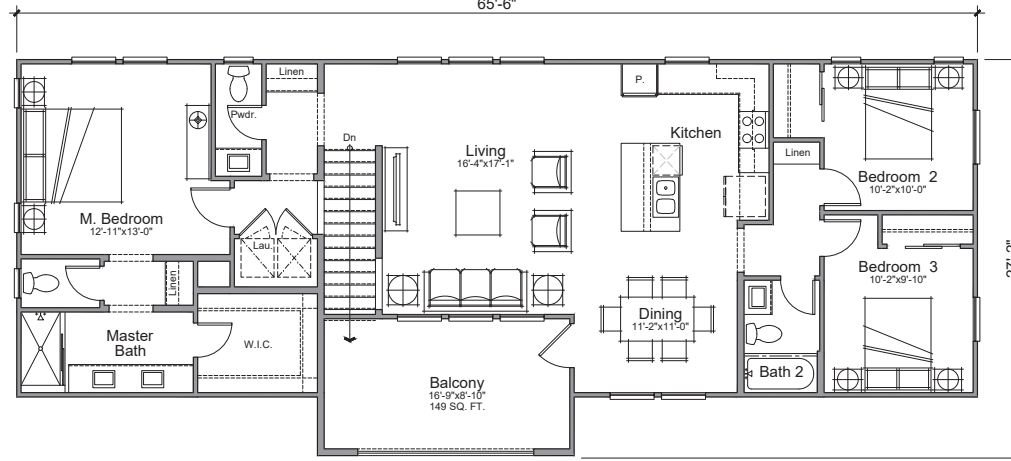


UNIT PLANS
BUNGALOW

AA5.0

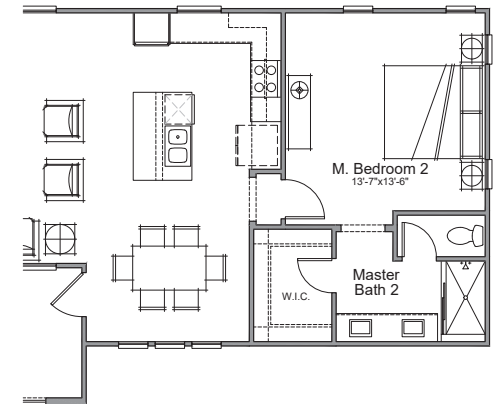


First Floor
89 SQ. FT.
65'-6"



Second Floor
1,323 SQ. FT.

Plan 2
3 Bed, 3 Bath
1,412 Net SQ. FT.
149 SQ. FT. Private Open Space



Optional Dual Master Suite

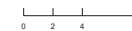


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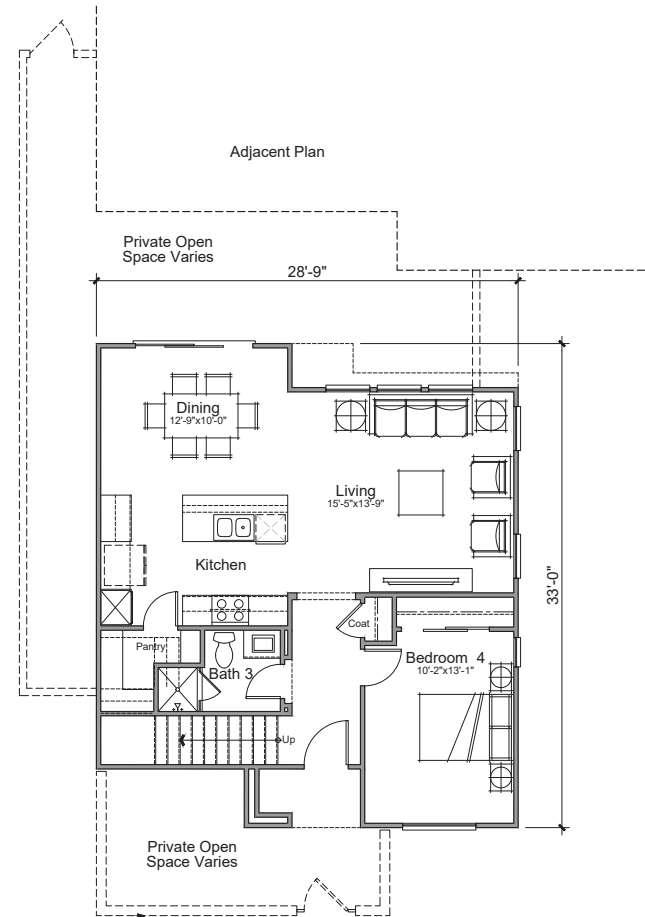
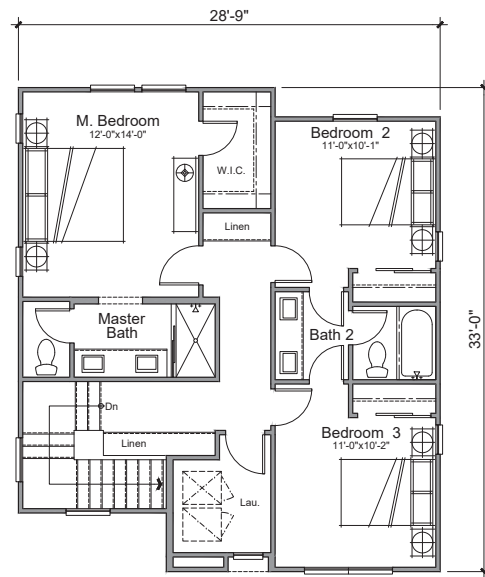
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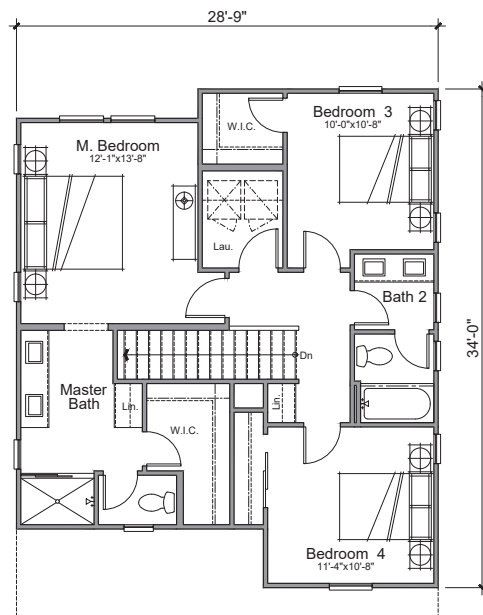


UNIT PLANS
BUNGALOW

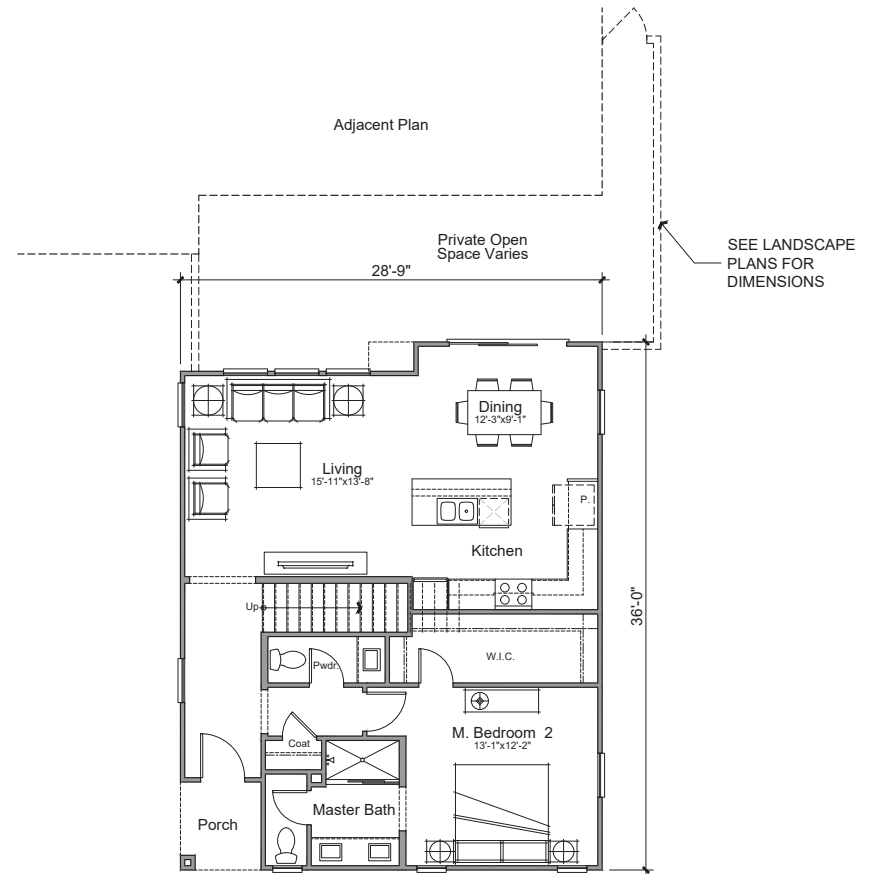
AA5.1



Plan 3
4 Bed, 3 Bath
1,600 Net SQ. FT.

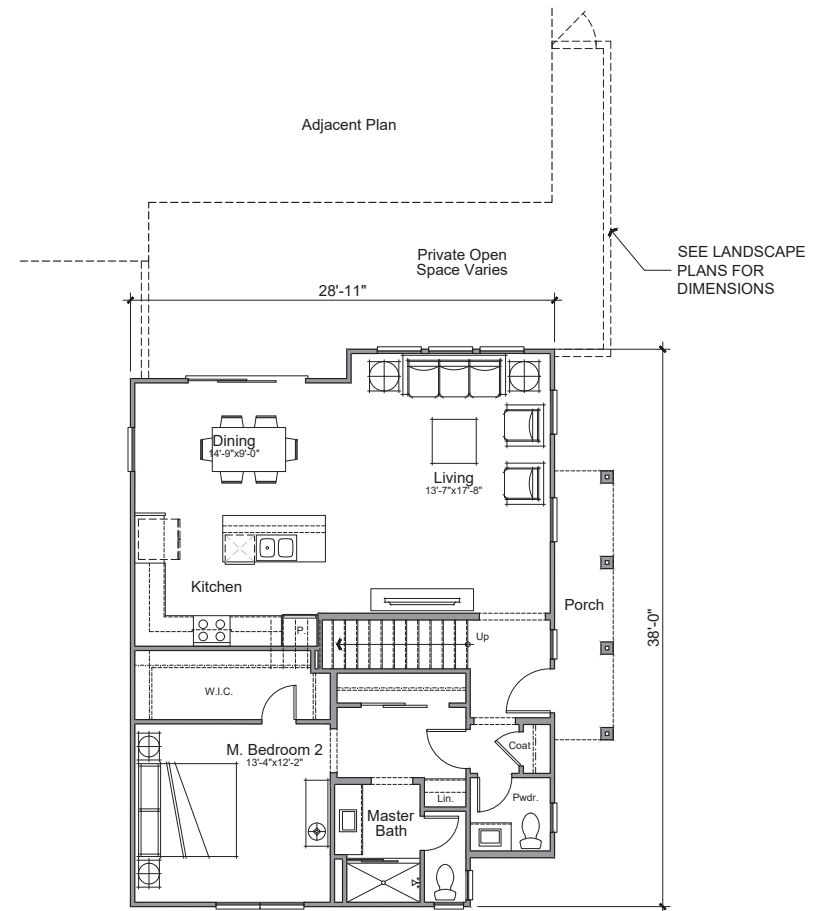
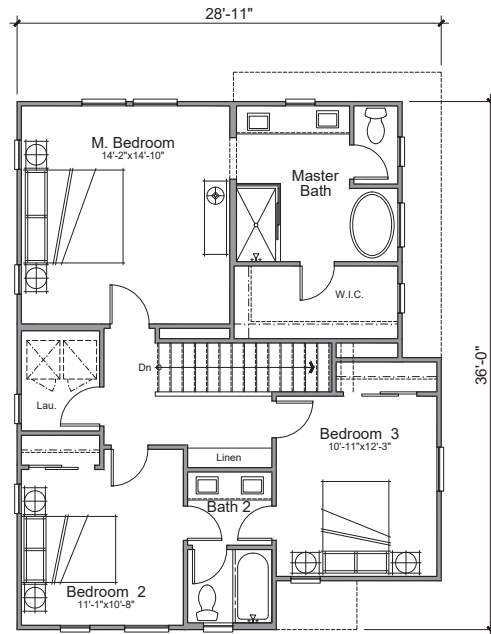


Second Floor
820 SQ. FT.



First Floor
933 SQ. FT.

Plan 4
4 Bed, 3.5 Bath
1,753 Net SQ. FT.



Plan 5
4 Bed, 3.5 Bath
1,901 Net SQ. FT.



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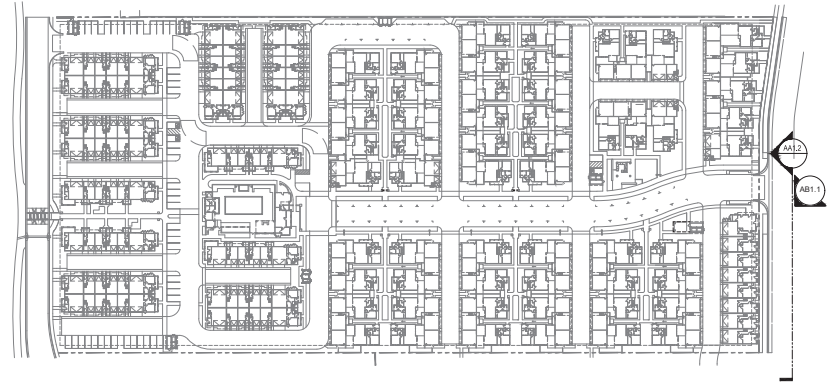
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UNIT PLANS
BUNGALOW

AA5.4



Site Plan NTS



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NTS

STREET SCENE
LIVE WORK

AB1.0



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PERSPECTIVE
LIVE WORK

AB1.1

MATERIAL LIST

- | | |
|------------------------|--------------------------|
| 1. STUCCO | 10. DECORATIVE OUTLOOKER |
| 2. STUCCO TRIM | 11. WOOD AWNING |
| 3. CEMENTITIOUS SIDING | 12. STEEL AWNING |
| 4. CEMENTITIOUS TRIM | 13. GARAGE DOOR |
| 5. STONE VENEER | 14. LIGHT FIXTURE |
| 6. WOOD COLUMN | 15. POT SHELF |
| 7. WOOD RAILING | |
| 8. ALUMINUM STOREFRONT | |
| 9. DECORATIVE CORBEL | |



Left Elevation



Front Elevation



Right Elevation



Rear Elevation



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ELEVATIONS
LIVE + WORK

AB2.0



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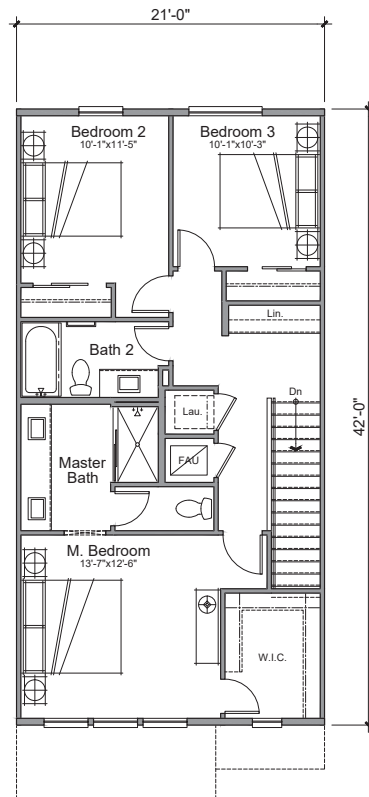
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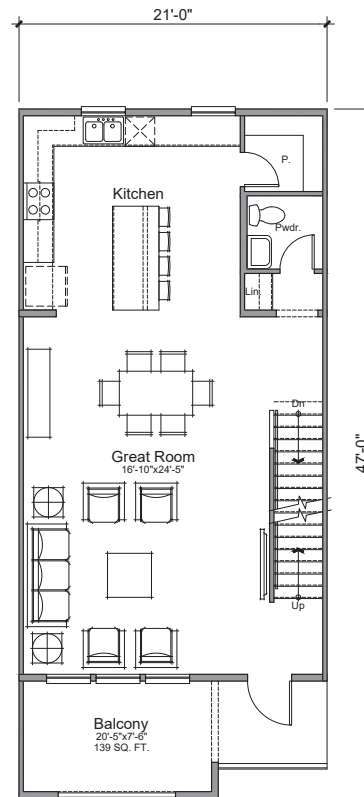


BUILDING PLANS
LIVE+WORK

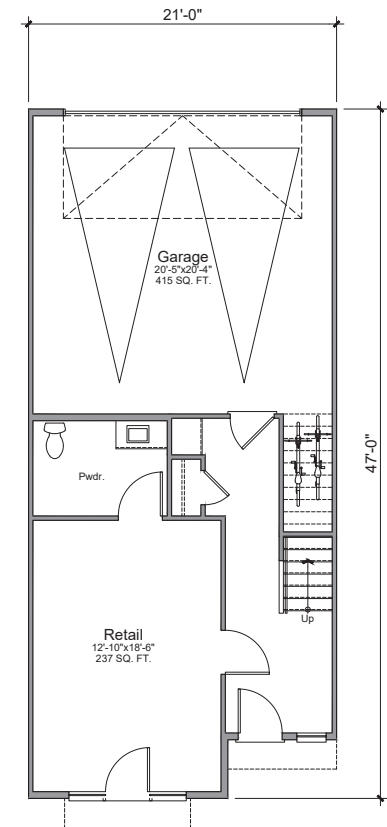
AB3.0



Third Floor
821 SQ. FT.



Second Floor
778 SQ. FT.



First Floor
468 SQ. FT.

Plan 1a
3 Bed, 2.5 Bath
2,067 Net SQ. FT.
139 SQ. FT. Private Open Space

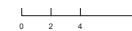


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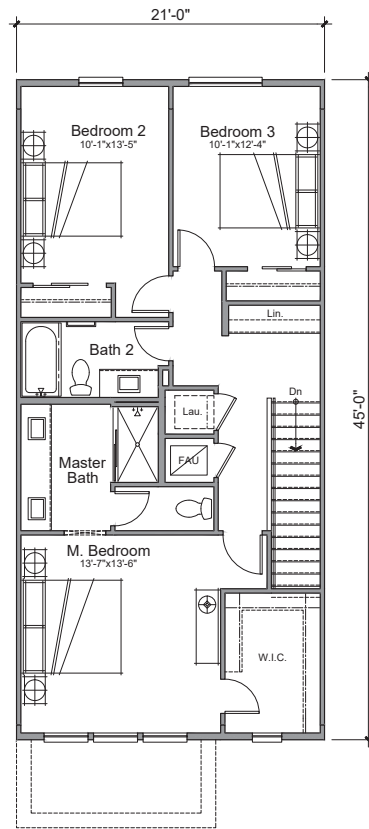
BULLOCK RANCH
SAN LUIS OBISPO, CA # 2018-1068

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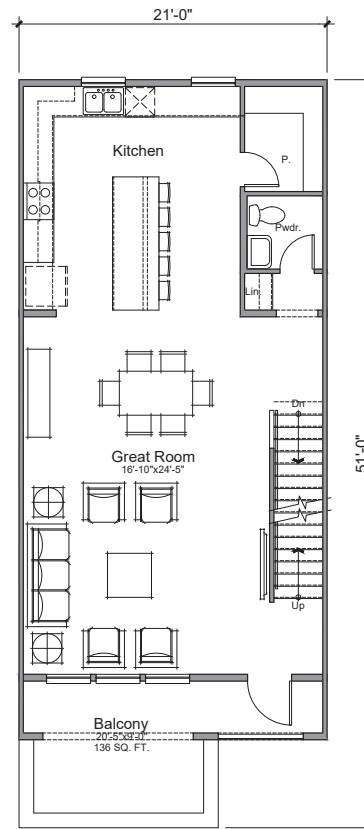


BUILDING PLANS
LIVE+WORK

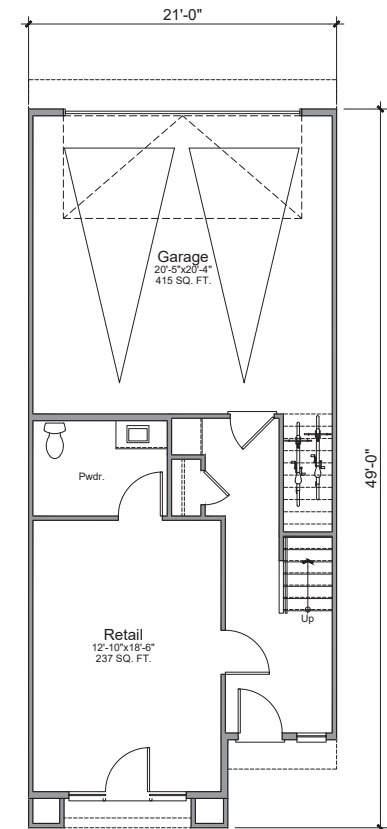
AB5.0



Third Floor
883 SQ. FT.



Second Floor
818 SQ. FT.



First Floor
468 SQ. FT.

Plan 1b
3 Bed, 2.5 Bath
2,169 Net SQ. FT.
136 SQ. FT. Private Open Space

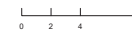


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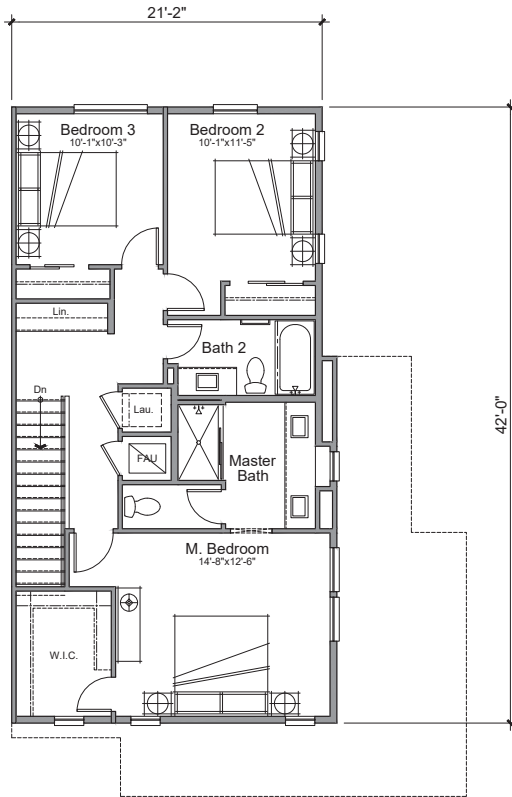
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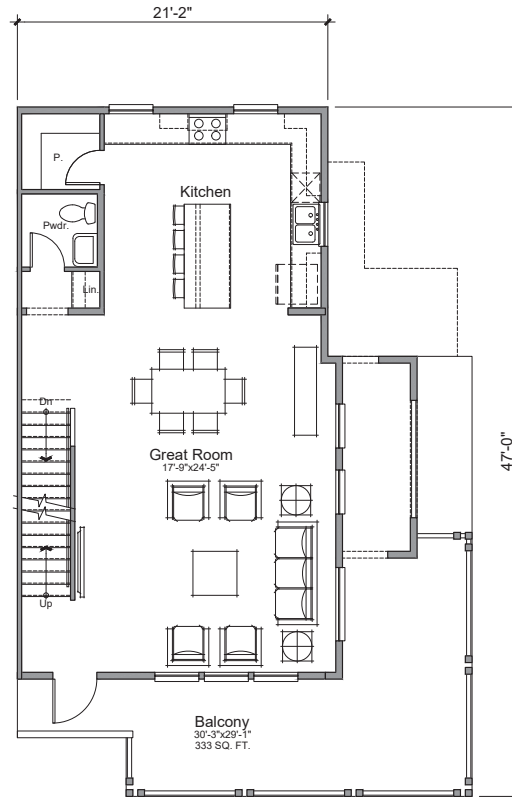


BUILDING PLANS
LIVE+WORK

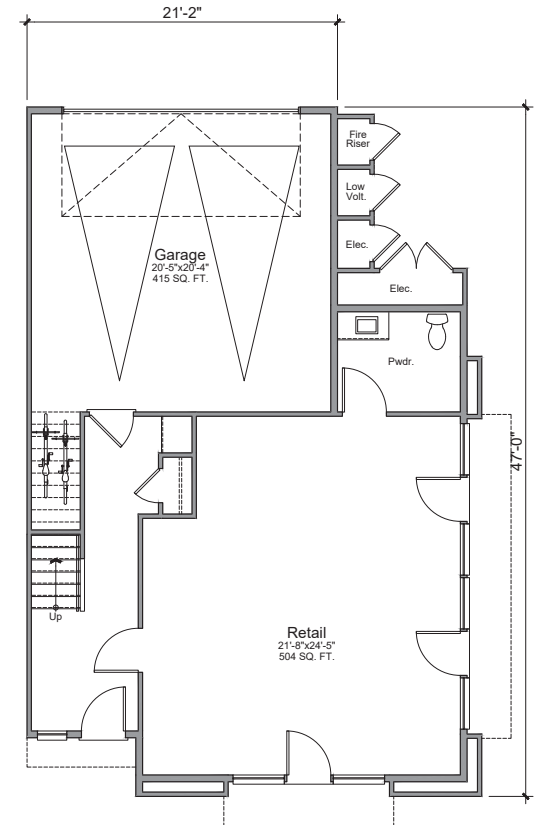
AB5.1



Third Floor
834 SQ. FT.



Second Floor
799 SQ. FT.



First Floor
734 SQ. FT.

Plan 1c
3 Bed, 2.5 Bath
2,367 Net SQ. FT.
333 SQ. FT. Private Open Space



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BUILDING PLANS
LIVE+WORK

AB5.2



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PERSPECTIVE
POOL / RECREATION

AC1.0



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PERSPECTIVE
APARTMENTS

AC1.1



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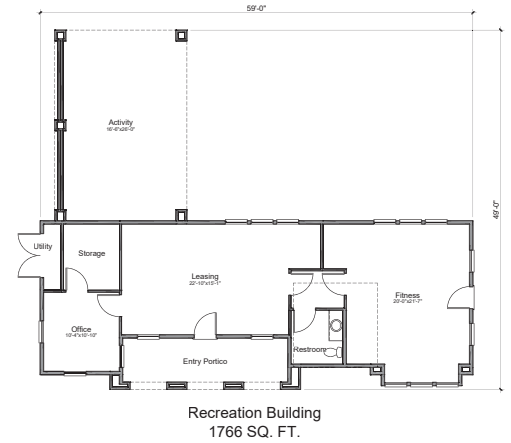
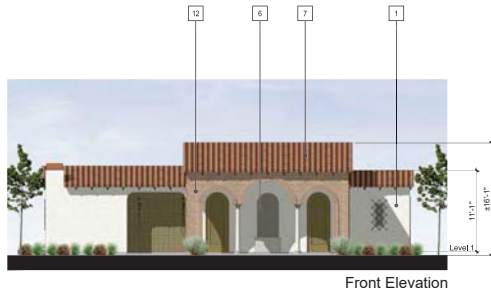
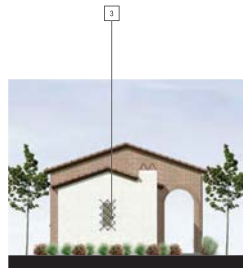
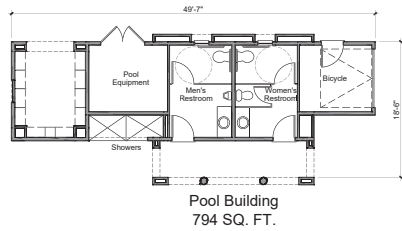
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PERSPECTIVE
APARTMENTS

AC1.2

MATERIAL LIST

1. STUCCO
2. STUCCO OVER FOAM TRIM
3. DECORATIVE WROUGHT IRON
4. GARAGE DOOR
5. LIGHT FIXTURE
6. DECORATIVE TILE
7. CONCRETE S-TILE ROOF
8. BAY WINDOW
9. VINYL WINDOW
10. FINIAL
11. DECORATIVE KICKER
12. BRICK VENEER



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PLANS AND ELEVATIONS
POOL / RECREATION

AC2.0



Left Elevation



Front Elevation

- MATERIAL LIST**
1. STUCCO
 2. STUCCO OVER FOAM TRIM
 3. METAL RAILING
 4. DECORATIVE WROUGHT IRON
 5. GARAGE DOOR
 6. LIGHT FIXTURE
 7. DECORATIVE TILE
 8. SHUTTERS
 9. CONCRETE S-TILE ROOF
 10. BAY WINDOW
 11. VINYL WINDOW
 12. WOOD AWNING
 13. DECORATIVE METAL AWNING
 14. WOOD CORBEL
 15. BRICK VENEER
 16. PORCH
 17. GLASS SOUND WALL



Right Elevation



Rear Elevation



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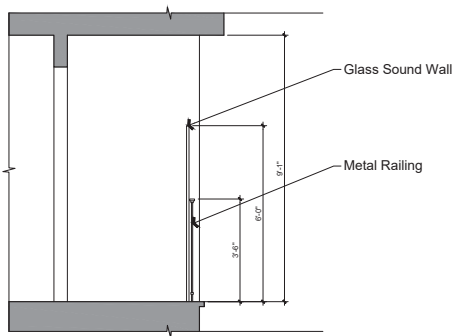
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ELEVATIONS
BUILDING A - APARTMENT SCHEME 1

AC2.1



Balcony Section at Glass Sound Wall
Scale: 1/2"=1'-0"



Front Elevation

- MATERIAL LIST**
1. STUCCO
 2. STUCCO OVER FOAM TRIM
 3. METAL RAILING
 4. DECORATIVE WROUGHT IRON
 5. GARAGE DOOR
 6. LIGHT FIXTURE
 7. DECORATIVE TILE
 8. SHUTTERS
 9. CONCRETE S-TILE ROOF
 10. BAY WINDOW
 11. VINYL WINDOW
 12. WOOD AWNING
 13. DECORATIVE METAL AWNING
 14. WOOD CORBEL
 15. BRICK VENEER
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 17. GLASS SOUND WALL



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ELEVATIONS
BUILDING A - APARTMENT SCHEME 2 AT LOTS 12,13

AC2.2



Left Elevation



Building B

Front Elevation

- MATERIAL LIST**
1. STUCCO
 2. STUCCO OVER FOAM TRIM
 3. METAL RAILING
 4. DECORATIVE WROUGHT IRON
 5. GARAGE DOOR
 6. LIGHT FIXTURE
 7. DECORATIVE TILE
 8. SHUTTERS
 9. CONCRETE S-TILE ROOF
 10. BAY WINDOW
 11. VINYL WINDOW
 12. WOOD AWNING
 13. DECORATIVE METAL AWNING
 14. WOOD CORBEL
 15. BRICK VENEER
 16. PORCH
 17. GLASS SOUND WALL



Right Elevation



Building B

Rear Elevation



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ELEVATIONS
APARTMENT SCHEME 1

AC2.3



Left Elevation



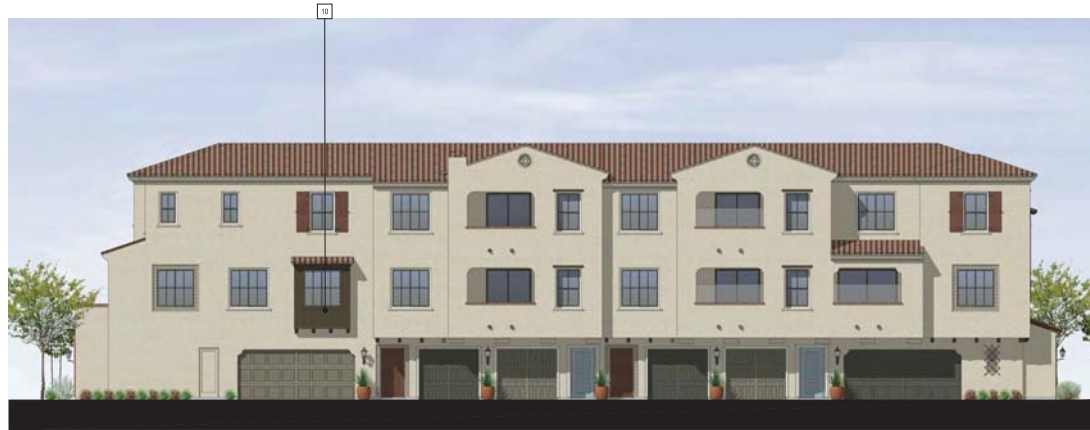
Building BX at lots 12,13

Front Elevation

- MATERIAL LIST**
1. STUCCO
 2. STUCCO OVER FOAM TRIM
 3. METAL RAILING
 4. DECORATIVE WROUGHT IRON
 5. GARAGE DOOR
 6. LIGHT FIXTURE
 7. DECORATIVE TILE
 8. SHUTTERS
 9. CONCRETE S-TILE ROOF
 10. BAY WINDOW
 11. VINYL WINDOW
 12. WOOD AWNING
 13. DECORATIVE METAL AWNING
 14. WOOD CORBEL
 15. BRICK VENEER
 16. PORCH
 17. GLASS SOUND WALL



Right Elevation



Building BX at lots 12,13

Rear Elevation



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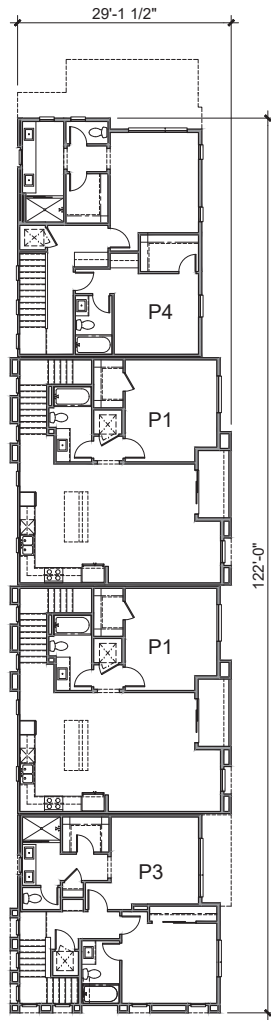
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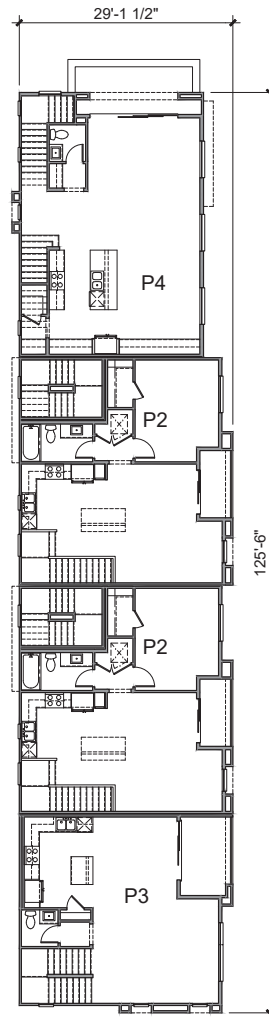


ELEVATIONS
APARTMENT SCHEME 2

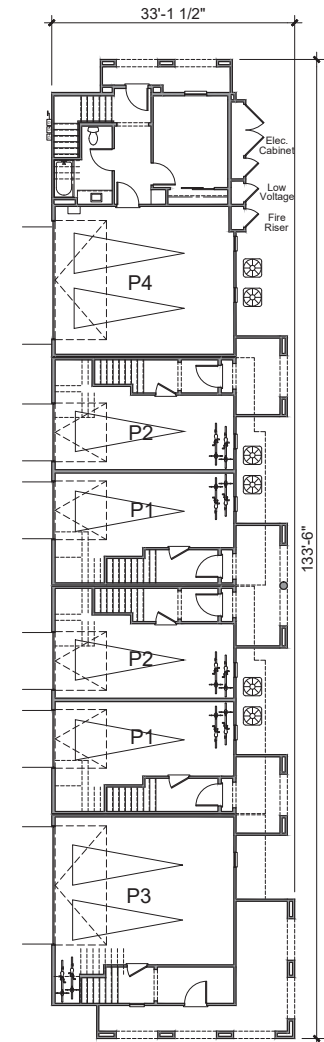
AC2.4



Third Floor
3,275 Gross SQ. FT.



Second Floor
3,431 Gross SQ. FT.



First Floor
3,744 SQ. FT.

Building A
10,450 SQ. FT.



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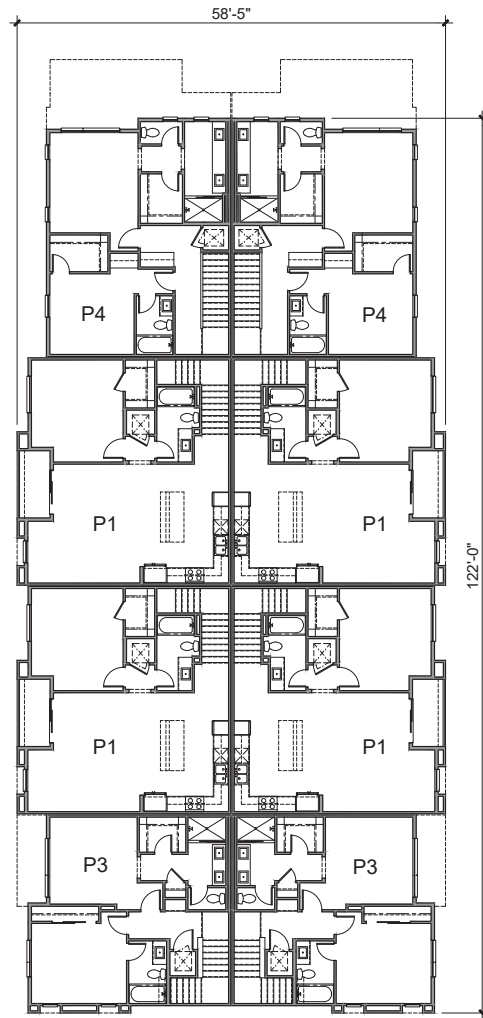
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SEPTEMBER 29, 2021

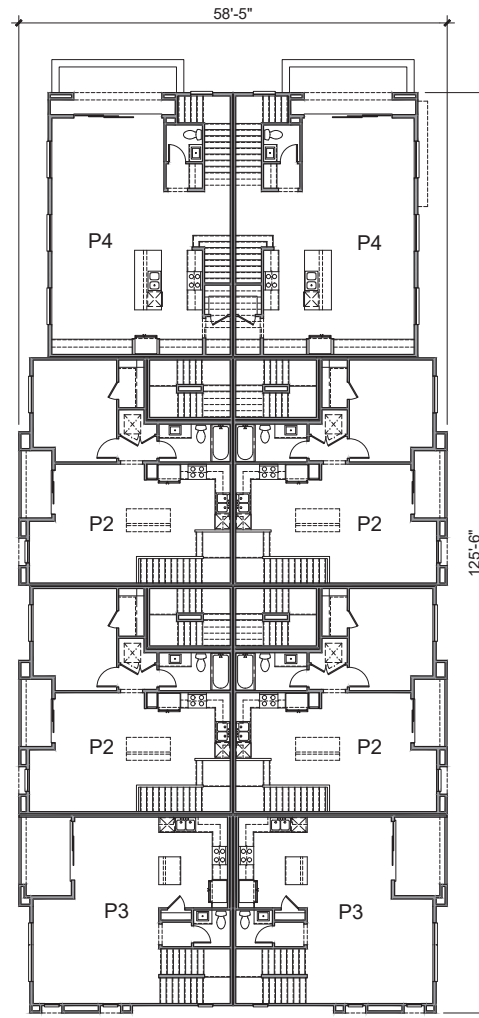


BUILDING PLANS
APARTMENT

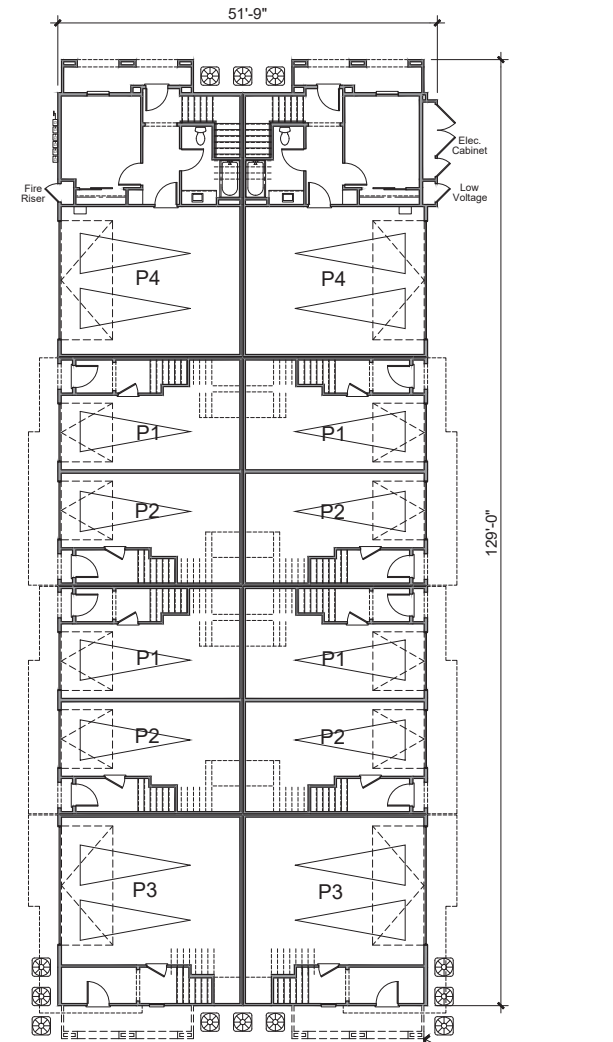
AC3.0



Third Floor
6,597 Gross SQ. FT.



Second Floor
6,910 Gross SQ. FT.



First Floor
6,458 SQ. FT.

Building B
19,965 SQ. FT.



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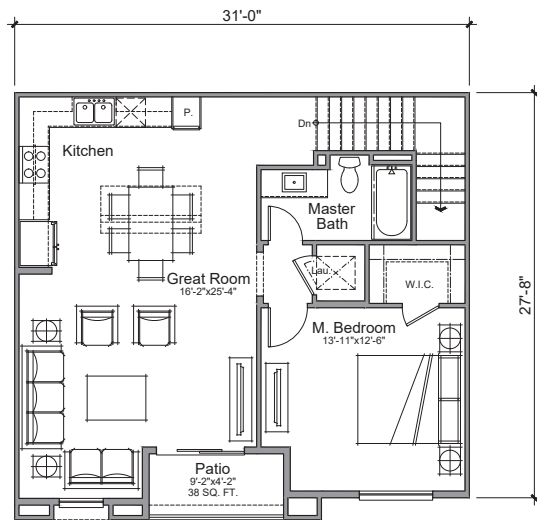
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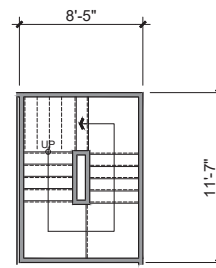


BUILDING PLANS
APARTMENT

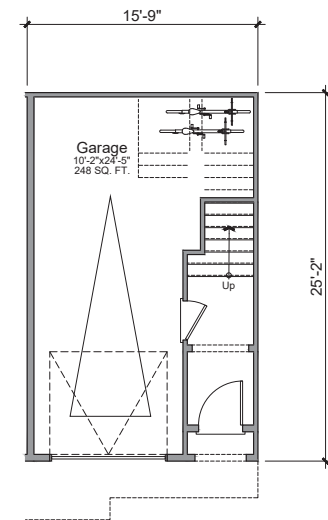
AC3.1



Third Floor
734 SQ. FT.



Second Floor
86 SQ. FT.



First Floor
111 SQ. FT.

Plan 1
1 Bed, 1 Bath
930 Net SQ. FT.
38 SQ. FT. Private Open Space

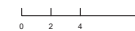


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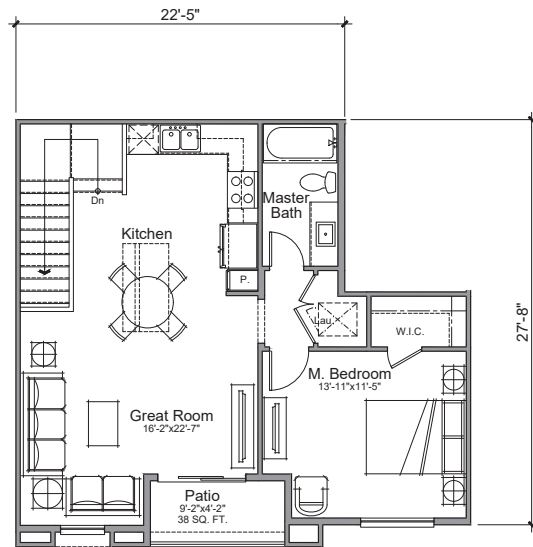
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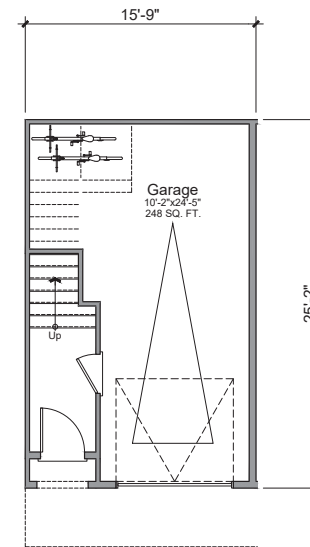


UNIT PLANS
APARTMENT

AC5.0



Second Floor
630 SQ. FT.



First Floor
103 SQ. FT.

Plan 2
1 Bed, 1 Bath
733 Net SQ. FT.
38 SQ. FT. Private Open Space

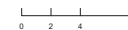


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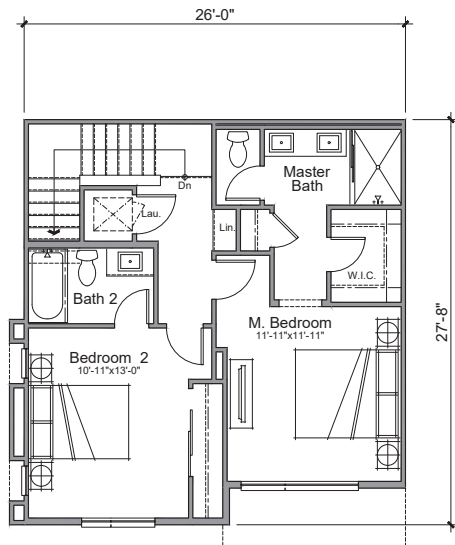
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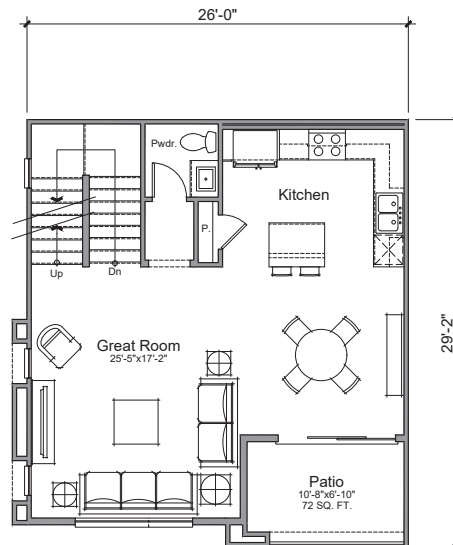


UNIT PLANS
APARTMENT

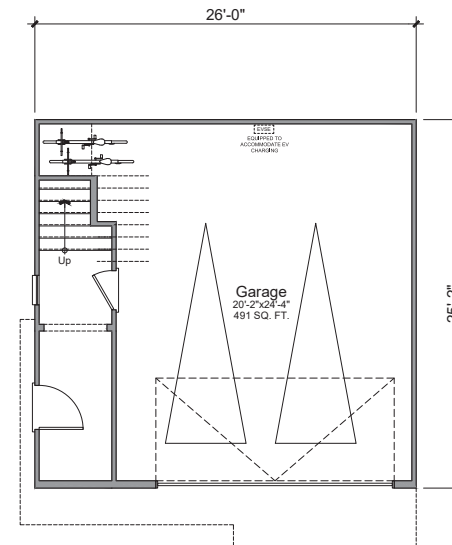
AC5.1



Third Floor
588 SQ. FT.



Second Floor
620 SQ. FT.



First Floor
144 SQ. FT.

Plan 3
2 Bed, 2.5 Bath
1,352 Net SQ. FT.
72 SQ. FT. Private Open Space



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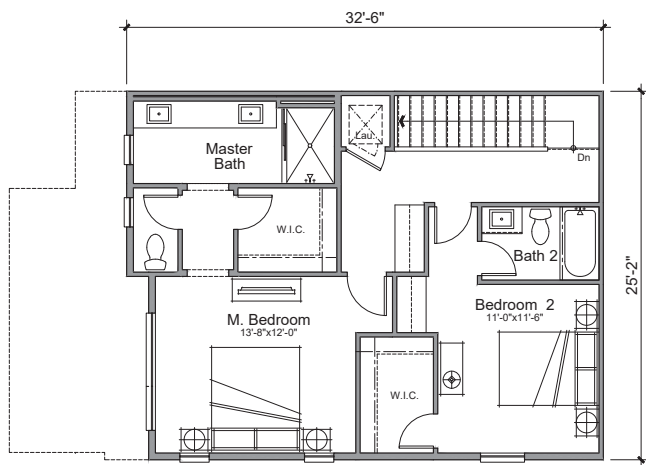
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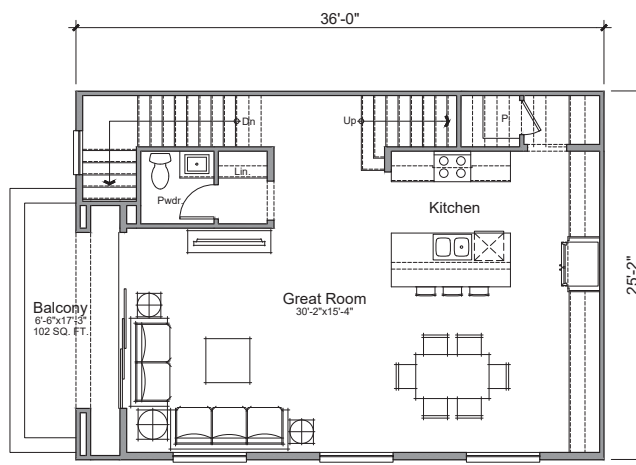


UNIT PLANS
APARTMENT

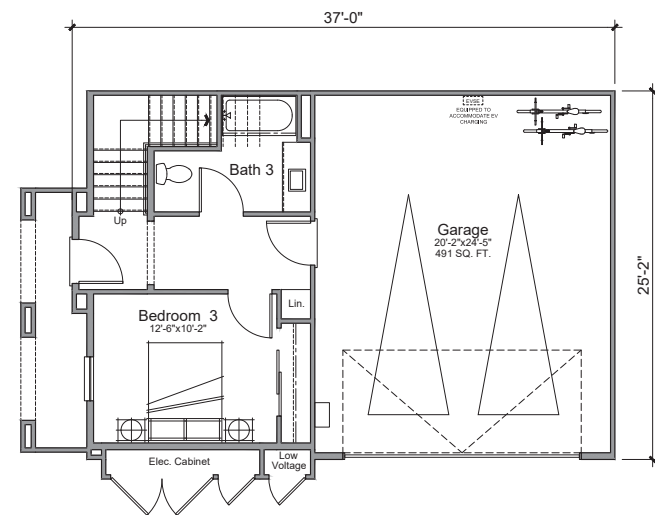
AC5.2



Third Floor
732 SQ. FT.



Second Floor
755 SQ. FT.



First Floor
353 SQ. FT.

Plan 4
3 Bed, 3.5 Bath
1,840 Net SQ. FT.
102 SQ. FT. Private Open Space



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UNIT PLANS
APARTMENT

AC5.3



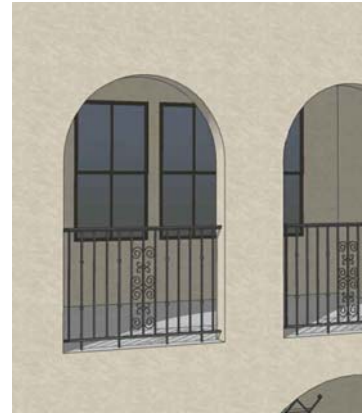
Chimney



Recessed Window with Header



Columns at Balcony



Iron Railing in Arched Opening



Decorative Shutters



Column



Tile



Eave



Ironwork at Gable End



Ironwork and Tile



Soffit Scallop



Arched Brick Surround



Tile Window Surround



Garage Door



Recessed Window



Wingwall



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CALIFORNIA MISSION DETAILS

A6.0



Double Column



Single Column with Diagonal Kicker



Recessed Window



Wood Railing and Opening



Recessed Window with Shutters



Fiber Cement Siding



Gable End Detail with Siding



Brick Window Trim



Front Door Entry



Bay Window



Garage Door



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MISSION RANCH DETAILS

A6.1



Wood Railing on Wrap around Porch



Trellis over Balcony



Fiber Cement Siding and Standing Seam Roof



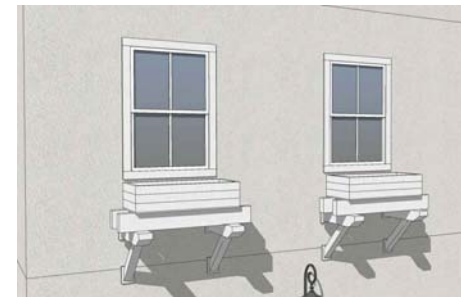
Gable End Detail with Siding



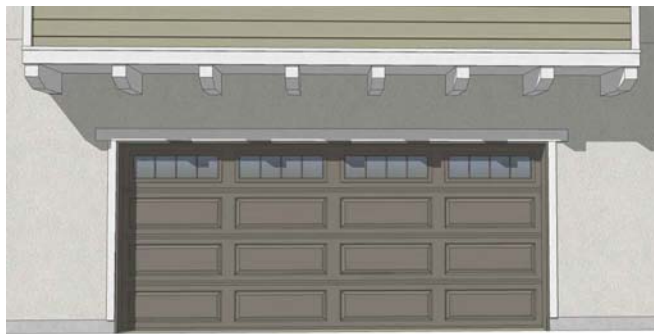
Brace in Gable End



Entry Doors



Pot Shelves



Garage Door



Window Trim



Storefront with Recessed Signage on Stone



Storefront with I-Beam Signage



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FARMHOUSE DETAILS

A6.2

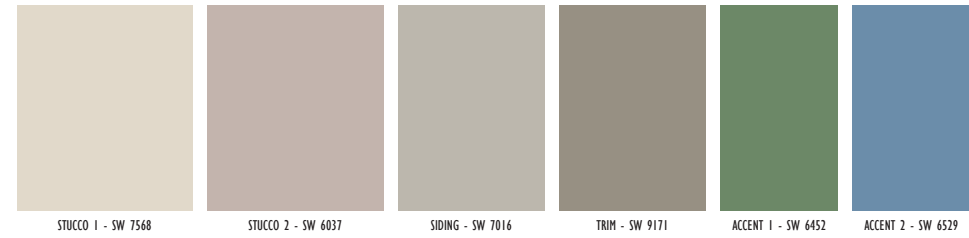
CALIFORNIA MISSION (APARTMENTS & BUNGALOWS) - SCHEME 1



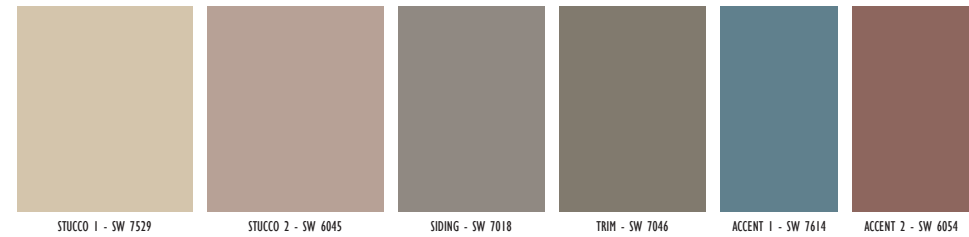
CALIFORNIA MISSION (APARTMENTS & BUNGALOWS) - SCHEME 2



MISSION RANCH (BUNGALOWS) - SCHEME 1



MISSION RANCH (BUNGALOWS) - SCHEME 2



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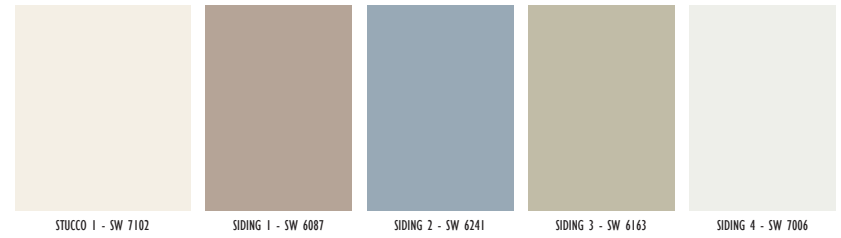
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MATERIAL BOARD

A7.0

FARMHOUSE (LIVE WORK)



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MATERIAL BOARD

A7.1