



AVILA RANCH

Architectural Development Review

Applicant:

Wathen Castanos Homes
1446 Tollhouse Road, Suite 103
Clovis, CA 93611



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THIS PROJECT IS SUBJECT TO THE ENERGY REACH CODE.
Ordinance No. 1684 (SLOMC 15.04.110)

Choose one of the following:

☒ The project has chosen the "All-Electric"
building design.

☐ The project has chosen the "Mixed-Fuel"
building design.

Signature Reed J. J. J.

Position/Title Director Forward Planning

Date 1/15/2021

For compliance instructions,
please visit the following website:
www.slocity.org/cleanenergychoice

ATTACHMENT 1

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**AVILA
RANCH**

TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

11.24.20
Revised 01.20.21
Revised 06.11.21

TITLE SHEET

T-1.0

**SUPPLEMENT TO THE
ARCHITECTURAL DEVELOPMENT REVIEW APPLICATION**
for the
AVILA RANCH R-2 MEDIUM DENSITY RESIDENTIAL COMPONENT *of the*
AVILA RANCH DEVELOPMENT PLAN

11 June 2021

I. PROJECT HISTORICAL OVERVIEW

Avila Ranch (Project) implements the City's vision for the project site as guided by the 2014 Land Use and Circulation Elements of the General Plan (LUCE). The LUCE specifically identifies the project site as a Special Focus Area that included planning and environmental design and analysis of the designation of an appropriate land use mix, the need for a variety of housing types and levels of affordability, provision of open space, parks and trails, restoration of Tank Farm Creek, protection and mitigation of impacts to agricultural resources, a circulation network and linkages to the surrounding community, and incorporation of utility and infrastructure.

The Avila Ranch site encompasses three (3) adjacent parcels (APN 053-259-008, 011, and 012) totaling 150-acres. It is located at the northeast corner of Buckley Road and Vachell Lane. The Project site is currently undeveloped and has historically been used for agriculture. Tank Farm Creek, a tributary to San Luis Obispo Creek, diagonally bisects the Project site from northeast to southwest and conveys storm water from the Chevron Tank Farm and adjacent properties to San Luis Creek. Prior to its annexation to the City in 2008, the Project site was zoned by the County of San Luis Obispo (County) for Business Park and Conservation/Open Space (COS) uses. The City's 2005 AASP also designated the site for Business Park uses and the Project site remained zoned Business Park and COS since its annexation. However, the City's 2014 Land Use Element of the General Plan rejected past Business Park land use designations in favor of new housing and designated the Project site as a Special Focus Area (SP-4) for provision of residential units and small-scale neighborhood commercial uses, with associated policies and performance standards that would guide future development.

The following represents the entitlements received for the Project.

- **Resolution No. 1832 (2017 Series)** certifying the Final Environmental Impact Report for the Project, amending both the Airport Area Specific Plan and General Plan, and approving Vesting Tentative Tract Map No. 3089.
- **Resolution No. 1638 (2017 Series)** rezoning property at 175 Venture Drive (the Project) from Business Park/Specific Plan Area (BP-SP) and Conservation /Open Space/Specific Plan Area (C/OS/SP) to be consistent with the Project's Development Plan and with the General Plan and Airport Area Specific Plan, as amended to enable development of 720 residential units and 15,000 square feet of neighborhood commercial on a 150-acre site. The Project also includes 18-acres of parks and 53-acres of designated open space.
- **Ordinance No. 1639 (2017 Series)** approving the Development Agreement (DA) between the City and Avila Ranch LLC. The Project has subsequently been sold to Wathen Castanos Homes. In essence, the DA represents a negotiated agreement on important areas related to the phased and orderly development of the Project. It includes extended vesting of the development entitlements and reimbursement for public in fracture and improvements beyond project requirements

A. Applicant's Request

This application includes information for the Architectural Review Commission's and Planning Commission's review and approval of the Medium Residential Density (R-2) component of the project. The majority of the R-2 zoned property is part of the Phase I construction, with additional R-2 zoning/product in Phases II and III, as noted in the Development Agreement and related Project conditions of approval and mitigation measures. The application also includes a fence height exception request to provide adequate screening between the residential development and the adjacent existing industrial/manufacturing development (see Sheet E1.0 for additional information).

B. Previous Entitlements & Permits

As noted above, the City Council certified the Environmental Impact Report (EIR) and approved amendments to the General Plan and Airport Area Specific Plan, the Vesting Tentative Tract Map in addition to various Project-related documents. In addition, the following plans have been reviewed, approved, and/or permitted to date.

- Conformance Determination by the County of San Luis Obispo Airport Land Use Plan, Airport Land Use Commission,
- General Plan Parks & Recreation Element Consistency Determination, Parks & Recreation Commission for the proposed seven (7) parks totaling 18-acres, 04 January 2017.

Issued Permits:

- Avila Ranch Offsite Improvements - COA 114 - FMAP-1622-2018 - Tank Farm/South Higuera
- Avila Ranch - Tract 3089 - Mass Grading Plans - FMAP-1844-2018 - Onsite early grading and walls.
- Sidewalk on Higuera between Los Osos Valley Road and Vachell Lane - FMAP-1537-2018 - Partial improvements along Vachell Lane regarding drainage management.
- Higuera Street to South Street Right-turn Extension - FMAP-1538-2018
- Avila Ranch Phase I Tract 3089 Improvement Plans - FMAP-1563-2018
- Buckley Road Extension, County of San Luis Obispo, ENC 20200306, May 2021
- Miscellaneous Permits: These permits authorize work within the regulatory jurisdiction of each entity.
 - Lake & Streambed Alteration Agreement - CA Department of Fish & Wildlife
 - Waste Discharge Permit 34018WQ35 - Regional Water Quality Control Board

II. ARCHITECTURAL DEVELOPMENT REVIEW SUBMITTAL

A. Avila Ranch Development Plan

The Avila Ranch Development Plan (Plan), dated May 2017, was prepared in collaboration with the applicant's design and environmental team, City staff, and City decision-makers. While not technically a Specific Plan, it nonetheless contains many of the requisite components - Land Use Plan & Framework, Design Framework, Circulation, and Infrastructure Framework.



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The focus of this and subsequent applications is the Design Framework. This section of the Plan includes design standards and guidelines specific to the Project and are meant to work in conjunction with the adopted goals, policies, standards, and guidelines found in the Airport Area Specific Plan, the City's Community Design Guidelines, the City's Zoning Regulations (Chapter 17 of the Municipal Code) and related documents.

Standards define actions or requirements that must be fulfilled by the Project, while *Guidelines* refer to methods or approaches that may be used to achieve a stated goal, but allow for flexibility and interpretation given specific conditions. The development standards for the R-2 product have been modified to better reflect the minor revisions to the product type to account for the transition from a conceptual design through design development and, ultimately, construction document level design. These minor revisions are in keeping with the intent of the Development Plan and are in substantial conformance with the project-specific documents that regulate the design and implementation of the Avila Ranch project. The R-2 development standard table is noted below.

B. Mitigation Measures and Conditions of Approval

The Avila Ranch project was approved under a certified EIR. The EIR described potential impacts and related mitigation measures. While the majority of measures relate to the physical environment (e.g., transportation improvements, biological considerations, public services, etc.), there are measures that specifically address design aspects that are under the purview of the Architectural Review Commission (ARC) and the Planning Commission (PC).

The project vesting tentative tract map was approved with a set of conditions of approval that were created by all City departments, reviewed by the various City advisory bodies, and ultimately approved by the City Council. Development of the project should be consistent with these conditions, which will allow for a detailed review of the development plans to assure compliance with City plans, policies, and standards. Again, while the majority of the conditions relate to major transportation and other improvements, there are conditions that specifically address design components that are under the purview of the ARC and PC. Those specific mitigation measures and conditions of approval are noted on the table below.

Table 2. Mitigation Measure and Conditions of Approval Conformance

MITIGATION MEASURE or CONDITION OF APPROVAL	CONFORMANCE COMMENT
<u>32. Private street lighting</u> may be provided along the private streets/alleys/parking areas, pocket parks, and linear parks per City Engineering Standards and/or as approved in conjunction with the final ARC approvals.	Private lighting is depicted on sheets L-1.1 and L-1.2. Shared driveway lighting consists of wall light fixtures, as shown on building elevations (See Architectural Sheets)
<u>43. Retaining wall and/or retaining wall/fence combinations along property lines</u> shall be approved to the satisfaction of the Planning Division and shall conform with the zoning regulations for allowed combined heights or shall be approved through the	See sheet EI.0 for details regarding the requested Fence/Wall Height exception for a maximum combined wall/fence height of 11 feet along the shared boundary with Trust Automation (APN 053-259-003).

MITIGATION MEASURE or CONDITION OF APPROVAL	CONFORMANCE COMMENT
ARC, Specific Plan, or separate Fence Height exception process.	Fence heights in all other areas of the development area are consistent with the Zoning Regulations.
<u>44. The ARC plans and public improvement plans</u> shall show the location of the <u>proposed mail receptacles or mailbox units</u> (MBU's) to the satisfaction of the Postmaster and the City Engineer. The subdivider shall provide a mailbox unit or multiple units to serve all dwelling units within this development as required by the Postmaster. MBU's shall not be located within the public right-of-way or public sidewalk area unless specifically approved by the City Engineer. Contact the Postmaster at 543-2605 to establish any recommendations regarding the number, size, location, and placement for any MBU's to serve the several neighborhoods and occupancies.	Mailbox locations are shown on sheet L-1.1 and L-1.2.
<u>45. Porous concrete, pavers, or other surface treatments</u> as approved by the City Engineer shall be used for <u>private parking areas, V-gutters, private curb and gutter</u> , etc. to the extent feasible within the over-all drainage design for water quality treatment/retention in accordance with the specific plan and General Plan.	Surface treatments for shared and private areas depicted on sheet L-1.1 and L-1.2
<u>AG-2c.</u> To augment the existing 100-foot agricultural buffer to the Caltrans property to the west of the Project site, the Applicant shall add a 20-foot hedgerow/windrow of trees and vegetation along the east side of Vachell Lane.	See sheet L-1.7 for the Vachell Lane Landscape Buffer.
<u>NO-3a.</u> R-1 and R-2 residential units planned in the area of the Project site within 300 feet of Buckley Road and R-4 units in the northwest corner of the Project site shall include noise mitigation for any potential indoor space and outdoor activity areas that are confirmed to be above 60 dBA as indicated in the Project's Sound Level Assessment. The following shall be implemented for residential units with noise levels exceeding 60 dBA: <ul style="list-style-type: none"> Outdoor Activity Area Noise Mitigation. Where exterior sound levels exceed CNEL = 60 dBA, noise reduction measures shall be implemented, including but not limited to: Exterior living spaces of residential units such as yards and patios shall be oriented away from Project boundaries that are adjacent to noise-producing uses that exceed exterior noise levels 	All homes that may be impacted by projected noise levels of 60 dBA or greater will be acoustically constructed utilizing Sound Transmission Class (STC) rated materials (e.g., sealing & weatherproofing, window, doors, walls, ceilings, flooring, ventilations, etc.), as noted.

MITIGATION MEASURE or CONDITION OF APPROVAL	CONFORMANCE COMMENT
<p>of CNEL = 60 dBA, such as roadways and industrial/commercial activities.</p> <ul style="list-style-type: none"> Construction of additional sound barriers/berms with noise-reducing features for affected residences. Exterior Glazing. Exterior window glazing for residential units exposed to potential noise above Ldn-60 dBA shall achieve a minimum Outdoor-Indoor Transmission Class (OITC) 24 / Sound Transmission Class (STC) 30. Glazing systems with dissimilar thickness panes shall be used. Exterior Doors Facing Noise Source. According to Section 1207.7 of the California Building Code, residential unit entry doors from interior spaces shall have a combined STC 28 rating for any door and frame assemblies. Any balcony and ground floor entry doors located at bedrooms shall have an STC 30 rating. Balconies shall be oriented away from the northwest property line. Exterior Walls. Construction of exterior walls shall consist of a stucco or engineered building skin system over sheathing, with 4-inch to 6-inch deep metal or wood studs, fiberglass batt insulation in the stud cavity, and one or two layers of 5/8-inch gypsum board on the interior face of the wall. If possible, electrical outlets shall not be installed in exterior walls exposed to noise. If not possible, outlet box pads shall be applied to all electrical boxes and sealed with non-hardening acoustical sealant. Supplemental Ventilation. According to the California Building Code, supplemental ventilation adhering to OITC/STC recommendations shall be provided for residential units with habitable spaces facing noise levels exceeding Ldn-60 dBA, so that the opening of windows is not necessary to meet ventilation requirements. Supplemental ventilation can also be provided by passive or by fan-powered, ducted air inlets that extend from the building's rooftop into the units. If installed, ducted air inlets shall be acoustically lined through the top-most 6 feet in length and incorporate one or more 90-degree bends between openings, so as not to compromise the noise insulating performance of the residential unit's exterior envelope. 	

MITIGATION MEASURE or CONDITION OF APPROVAL	CONFORMANCE COMMENT
<ul style="list-style-type: none"> Sound Walls. Sound walls shall be built on the north and east property lines of the Project in Phase 3 that adjoin Suburban Road. The barrier shall consist of mortared masonry. Further, proposed carports with solar canopies shall be installed around the western and northern perimeter of the R-4 units, and these units shall be setback a minimum of 100 feet from the property line. Landscaping. Landscaping along the north and east Project site boundaries that adjoin Suburban Road shall include a line of closely spaced trees and shrubs with sufficient vegetative density to help reduce sound transmission. 	

C. The Proposed Project – Architecture & Landscape Architecture Narratives

To accompany the graphics in this submittal, the following narrative provides an overview of the design from an architectural and landscape architectural perspective for the proposed R-2 homes. The Avila Ranch development includes a total of 297 R-2 units when fully built. The majority of the R-2 units (179 units) are part of the Phase 1 development with 29 units as part of Phase 2 and 89 units in Phase 3.

1. Architectural Design Concept – The Cottage Units & The Cluster Units

The proposed architecture presents five (5) different floor plan designs of the Cottage units and six (6) different floor plan designs for the Cluster units, with a combination of five (5) different elevation styles for both the Cottage and Cluster product types. The overall community has been designed in small motor court clusters, sharing a drive aisle and landscaped paseo on either side the homes. This design approach to the community presents a much more pedestrian friendly street façade and scale along the main circulation streets by eliminating the street facing garage door and driveways.

The floor plans have been specifically designed to cover a diversity of potential future homeowners. From the more affordable 819 sq. ft. two-bedroom Cottage plan up to a potential four-bedroom 2,273 sq. ft. Cluster plan, each plan is designed with an open plan concept that engages both sides of the home by providing an entry to both the paseo and motorcourt. Specific attention was given to the end units facing the community streets with massing designs that include variation in the wall plane, in wall height, and rooflines at different levels to help create an inviting and identifiable sense of place.

The elevations styles designated in the Avila Ranch Development Plan reflect the character of San Luis Obispo's agricultural heritage and now associated with its greenbelt, as well as architectural styles typically found within the City. The proposed elevation styles include Spanish (Mission), Bungalow, Craftsman, Farmhouse (Agrarian), and Contemporary. The goal in the selection of architectural styles is to aid in defining context and character for the site – a character that both engages and identifies itself amongst the surrounding properties to the northern and southern edges of the City.

ATTACHMENT 1



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In keeping with the overall community vision to create individual and distinct neighborhoods, the project is divided, accordingly, with an integration of the five (5) elevations styles. Each neighborhood will have a proportional mixed use of the different architectural styles, with specific neighborhoods having both dominant and subordinate architectural styles, as prescribed by the Avila Ranch Development Plan.

2. Architectural Floor Plans - The Cottage Units & The Cluster Units

The following tables represents the architectural style, unit types, square footage, and bedroom/bath counts for the R-2 Cottage units. A total of 48 Cottage units are included in the Phase 1 development. Detailed design information is also depicted on the building elevations, related floor plans, and color/material matrix.

Table 3. Cottage Units

UNIT STYLE	PLAN TYPE	SIZE (SF)*/ STORIES	BEDROOMS/BATHROOMS+ GARAGES
Style Key: A - Spanish; B - Bungalow; C - Craftsman; D - Farmhouse; & E - Contemporary			
A, B & D	Plan 1	1,169 SF/2-Stories	3BR/1.5 BA +1-Car Garage
A - E	Plan 2	1,609 SF/2-Stories	3 BD/2.5 BA + 1-Car Garage
A - E	Plan 3	1,708 SF/2-Stories	3 BD/2.5 BA + 1-Car Garage
A -	Plan 4	1,551 SF/2-Stories	3 BD/2.5 BA + 1-Car Garage
A -	Plan 5	819 SF/ 1-Story	2 BD/1 BA + 1-Car Garage

NOTE: Unit sizes (SF) shown are subject to minor changes in Construction Documents.

The following tables represents the architectural style, unit types, square footage, and bedroom/bath counts for the R-2 Cluster units. A total of 131 Cluster units are planned for the Phase 1 development. Detailed design information is also depicted on the building elevations, related floor plans, and color/material matrix.

Table 4. Cluster Units

UNIT STYLE	PLAN TYPE	SIZE (SF)/ STORIES	BEDROOMS/BATHROOMS+ BONUS + GARAGES
Style Key: A - Spanish; B - Bungalow; C - Craftsman; D - Farmhouse; & E - Contemporary			
A - E	Plan 1	1,805 SF/2-Stories	3 BR/2.5 BA +2-Car Garage
A - E	Plan 2	1,900 SF/2-Stories	3 BD/2.5 BA + 2-Car Garage
A - E	Plan 3	2,066 SF/2-Stories	3 BD/2.5 BA + Bonus Room + 2-Car Garage
A - E	Plan 4	2,273 SF/2-Stories	3 BD/3 BA + Bonus Room + 2-Car Garage

NOTE: Unit sizes (SF) shown are subject to minor changes in Construction Documents.

To increase the mix of units, and in response to specific lot-fit configurations, fifteen (15) units of Cottage Plan 2 and five (5) units of the Cottage Plan 3 are included in the 131 Cluster unit development configuration for Phase 1.

3. Color and Material Boards -

Attached, separately, are the physical color and material boards for the project. The project balances the use of traditional residential color and material palettes to a more contemporary vernacular with some modern color accents to work in harmony with the architectural design.

In the spirit of creating a unique and desirable neighborhood, each elevation design portrays a unique elevation appearance that provides variation, and yet uniformity throughout the overall community design. As shown on the color and material boards, there are five (5) different color schemes for each of the five (5) elevation styles, which will create additional variation between both the homes elevation and also the exterior color. Each board contains photographs and samples of the materials and colors for the stucco body, painted blocking accents, front doors, and brick masonry elements.

4. Landscape Architectural Design Concept

The overall landscape design concept is one that embraces connectivity and cohesiveness, that helps to encourage social interaction, while providing a sense of community. The pedestrian-oriented paseos are at the heart of this community and provide access to the numerous trails that link to a wide array of outdoor amenities.

Each pedestrian paseo (walkway) is individually marked by a decorative entry space with pilaster column, identifying each home's address along the well-lit meandering pathway. A low height semi-private decorative fence surrounds the perimeter of most homes' front yards and offers an opportunity for social interaction between neighbors. An entry gate allows access into each front yard or porch. A taller, solid fence encloses the rear and side yards and provides homeowner privacy.

The pedestrian paseos are planted with a mix of deciduous and evergreen trees, to provide shade during the summer months and solar access during the winter. Flowering shrubs and perennials, grasses, and groundcover provide an attractive, drought-tolerant mix of colors and textures to provide year-round interest while reducing water use. Swaths of decomposed granite weave amongst the plant material to provide additional interest and water use reduction.

Each of the four neighborhood's streets are identified with its own signature specimen canopy tree, adding a distinctive feel to each neighborhood. Each home's lot showcases the drought-tolerant, Mediterranean-style plant palette along the vegetated streetscapes and motor courts.

The overall landscape design embraces low impact development (LID) and best management practices (BMPs) through energy conservation, soil regeneration, integrated pest management, mulching, and species diversity. Additionally, the design of efficient automatic irrigation systems reflects the latest technology and are designed specifically for particular plant species water demand, soil type, and exposure.

4. Architectural & Landscape Architectural Image Boards -

While the Avila Ranch Development Plan and the City's Community Design Guidelines provide the basis for implementing the project's design, "image boards" were created to allow for a window into the designer's inspiration and thought process. The architectural images focus on the interpretation of the guidelines via building style, related details (e.g.,



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doors and window styles, lighting, architectural features) and miscellaneous components of the proposed units.

The landscape architectural image board includes proposed landscape materials that complement the community's architectural styles and promote the Central Coast lifestyle. Hardscape materials were selected for cohesive aesthetics, longevity, and maintenance considerations while the softscape material reflect a native and Mediterranean-style plant palette appropriate for our climate.

III. AFFORDABLE (INCLUSIONARY) HOUSING – R-2 HOUSING PROJECT

The Development Agreement describes the long-term housing affordability component of the Avila Ranch project, including design and development strategies to provide lower cost housing. These strategies include the design and construction of a range of housing sizes and types, while providing a greater number of inclusionary housing units than required by the City's Inclusionary Housing Ordinance. A total of seventy-one (71) inclusionary units are included in the overall development of the project. A total of nine (9) inclusionary units will be constructed within the R-2 land use. Phase 1 includes six (6) moderate income for sale units, while Phase 3 includes three (3) moderate income for sale units.

ATTACHMENT 1



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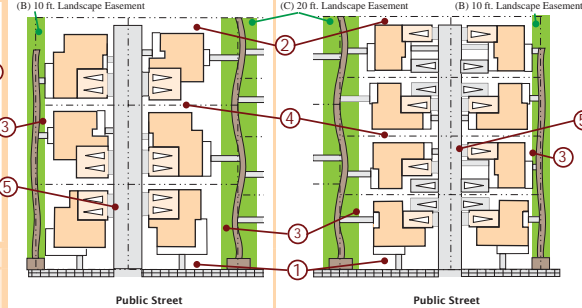
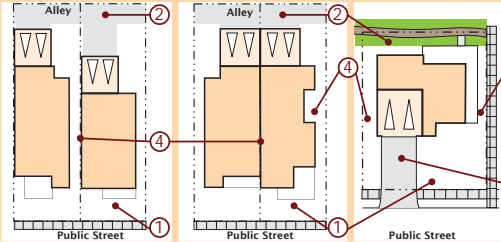
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PROJECT DESCRIPTION

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Medium Density Residential Building Standards (R-2)

EXAMPLES
These sketches show basic lot layouts based on the Development Standards. Not all features are shown in each layout.



STANDARDS Minimums, unless otherwise noted. (A)	ALLEY OR STREET ACCESS			CLUSTER DEVELOPMENT 4 TO 6 LOTS	POCKET COTTAGE DEVELOPMENT 8 LOTS
	DETACHED - ZERO LOT LINE	ATTACHED - ZERO LOT LINE (includes pairs of dwellings on adjacent lots)	DETACHED (parking access from street)		
Lot Area Lot Coverage	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	2,620 sf Min. 60% Max
1- Street Setback: Dwelling Front Porch	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft
2- Rear Setback: Dwelling Garage	20 ft (F) 13 ft (F)	20 ft (F) 13 ft (F)	3.5 ft N/A	5 ft 5 ft	5 ft 5 ft
3- Side Setback Dwelling Porch	4 ft N/A	4 ft N/A	4 ft N/A	8 ft (B) / 13 ft (C) 5 ft (B) / 10 ft (C)	8 ft (B) / 13 ft (C) 5 ft (B) / 10 ft (C)
4- Interior Setback	0 ft / 4 ft (D)	0 ft (attached) / 4ft	4 ft	4 ft	4 ft (E)
5- Garage Setback	see rear setback	see rear setback	18.5 ft	13 ft (F)	13 ft (F)
6- Side Street Setback	10 ft	10 ft	10 ft	10 ft	10 ft
Building Height (G)	35 ft Max	35 ft Max	35 ft Max	35 ft Max	35 ft Max

Notes:

- A- Tract 3089 Final Map(s) to include any parcel-specific encroachments into setback and/or easements based on map and lotting configurations beyond elements allowed per Zoning Regulation §17.70.170 (Allowed Projections into Setback Area).
 B- Setback is from property line to dwelling in areas with 10-foot landscape easements.
 C- Setback is from property line to dwelling in areas with 20-foot landscape easements.
 D- Where a building wall is located on a lot line, there shall be an easement of at least 4 feet wide on the neighboring lot for maintenance access.
 E- Setback for uncovered parking spaces is 1 foot.
 F- Assumes property line and center line of driveway/alley are coterminous.
 G- Second floor setbacks shall match ground floor setbacks.

Excerpt of updated R-2 development standards from the Avila Ranch Development Plan. The design of the R-2 product is consistent with the applicable standards.

\$17.70.070 Fences, Walls, and Hedges

City of San Luis Obispo Zoning Regulations

Maximum wall/fence height in the rear and side setbacks is 6 feet. When located on a retaining wall the combined height maximum is 9 feet as measured from the base of the retention wall to the top of the fence. Exceptions to these requirements can be granted for circumstances relating to topography and privacy.

Chapter 6.1.B.2: Fences and Walls

Community Design Guidelines

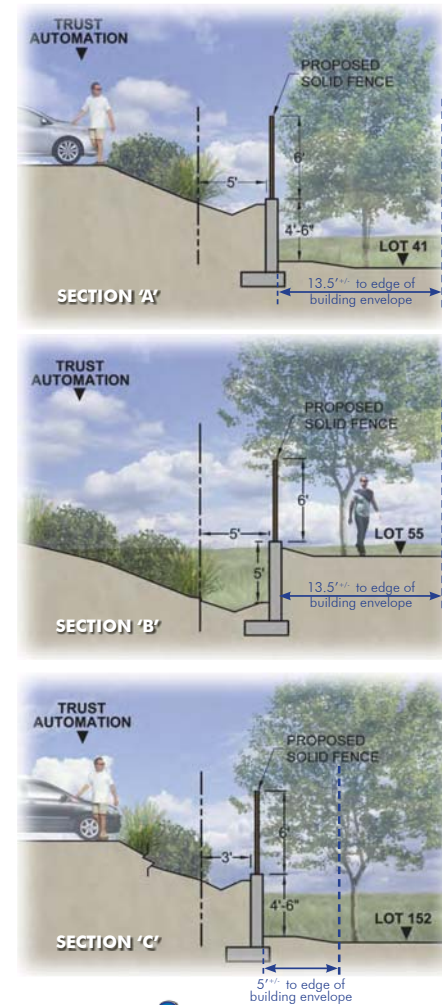
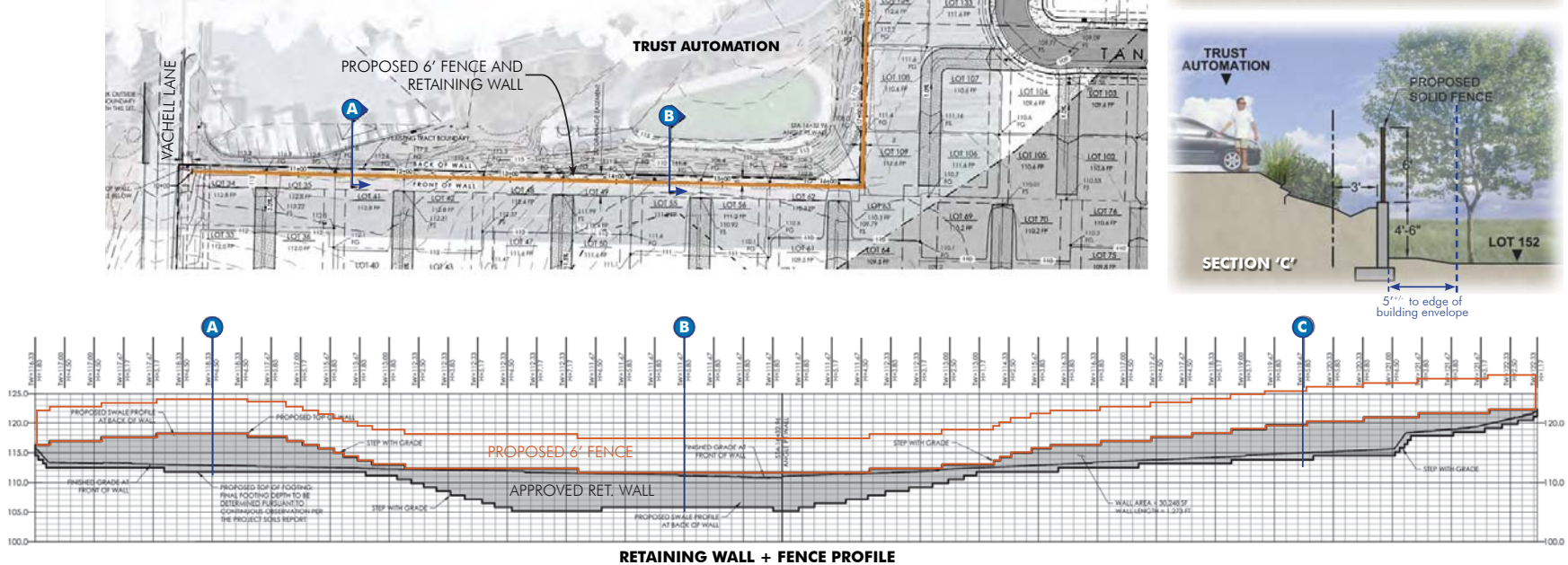
Tall retaining walls (five feet and higher) should be divided up into two or more shorter walls (depending on height), with the upper portion of the wall set back from the lower wall at least two feet, with the slope between the walls not exceeding 4:1.

Project Condition

A fence height exception is requested along the north and west tract boundaries adjacent to the industrial property (APN 053-259-003) to allow for a 6-foot tall solid fence atop a previously approved retaining wall. The requested maximum total combined wall/fence height is proposed at 13-feet.

This exception is requested in response to the site topography and to provide privacy for the residential use(s) from the adjacent active industrial development (i.e., parking areas near the property lines). The majority of the retaining wall faces the residential development. The proposed fences are located in the rear and side yards of the residential development and would not be visible along public roads. The portion of the retaining wall that faces the adjacent property is visually minimized at the side of the property which is the lowest area of the property.

The site retaining walls were approved and permitted as part of Tract 3089 Phase 1 Improvements (FMAP-1563-2018) and are included for graphic reference only to depict the total wall/fence height. The retaining wall varies in height from 2- to 7-feet. The requested maximum total combined wall/fence height of 13 feet is required in few locations; in many areas the combined height is under 9 feet. Due to the tract drainage improvements, topography, and location of the approved walls, it is infeasible to off-set the fence from the retaining wall.



ATTACHMENT 1

**WATSON
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OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING

**AVILA
RANCH**

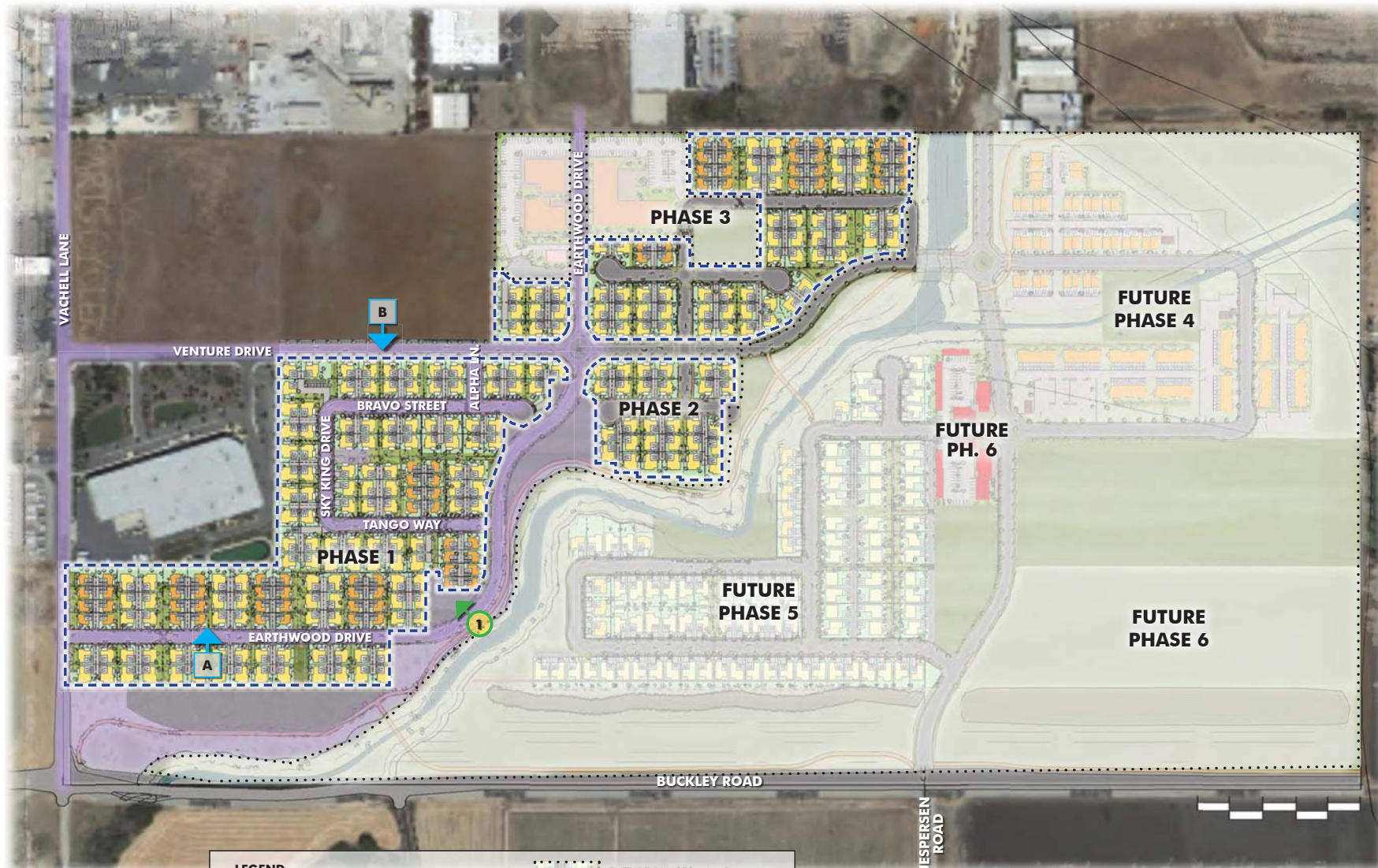
TRACT 3089
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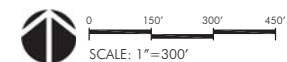
Fence / Wall Height
Exception

E1.0



LEGEND	
	PROJECT AREA (R-2 PRODUCT)
	PREVIOUSLY APPROVED R.O.W. PUBLIC IMPROVEMENTS
	FUTURE PHASES, N.A.P
	STREET SCENE ELEVATION, REFER TO SHEET AS-1.0
	PARK / ARCHITECTURAL RENDERING, SEE SHEET AS-1.1

NOTE: DEVELOPMENT OF PHASES MAY BE NON-SEQUENTIAL



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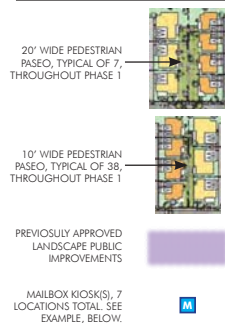
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OVERALL SITE
DEVELOPMENT PLAN

SP-1.0

LEGEND



20' WIDE PEDESTRIAN PASEO ENLARGEMENT, SEE SHEET L-1.1

10' WIDE PEDESTRIAN PASEO ENLARGEMENT, SEE SHEET L-1.2

LANDSCAPE BUFFER, SEE SHEET L-1.6

10' WIDE PEDESTRIAN PASEO ENLARGEMENT WITHIN 4-PACK, SEE SHEET L-1.3

LOCATION OF PROPOSED PROJECT MONUMENT SIGN, SEE EXAMPLE, ABOVE

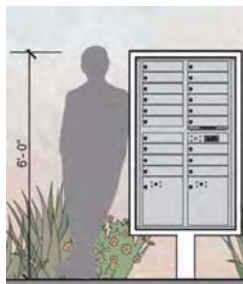


PROPOSED MONUMENT SIGN
MAXIMUM SIGN AREA ALLOWED: 24 SQ. FT. (EXCLUSIVE OF SUPPORT STRUCTURE)



0 150' 300' 450'
SCALE: 1"=300'

MAILBOX KIOSK



Kiosks are equipped with up to 19 front loading tenant mail compartments, 2 parcel locker compartments, and 1 drop slot. There may be more than one unit at each location, depending on addresses served.

Final mailbox kiosk locations shall be approved by the Postmaster and be ADA compliant.

PROPOSED RESIDENTIAL STREET TREES



Pistacia chinensis / CHINESE PISTACHE
SIZE: 24" BOX WUCOLS: L
DECIDUOUS, FALL COLOR



Ulmus parvifolius / EVERGREEN ELM
SIZE: 24" BOX WUCOLS: L
EVERGREEN, BROAD CANOPY



Zelkova serrata / SAWLEAF ZELKOVA
SIZE: 15 GAL WUCOLS: L
DECIDUOUS, BROAD CANOPY



Lophostemeon confertus / BRISBANE BOX
SIZE: 15 GAL WUCOLS: L
EVERGREEN, UPRIGHT

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OVERALL LANDSCAPE
PLAN

L-1.0



11 EXAMPLE OF PASEO ENTRY PILASTER



17 EXAMPLE OF PASEO BOLLARD LIGHT WITH CUSTOMIZABLE LIGHT DISTRIBUTION

NOTE: FENCING THAT BORDERS UNMANAGED BRUSH-COVERED LANDS WILL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.

KEYNOTE LEGEND

- 1 PASEO LANDSCAPING, EQUAL MIX OF LOW WATER-USE PLANTS WITH DECOMPOSED GRANITE AS PART OF EACH LOT WITHIN PASEO EASEMENT
- 2 FRONT YARD LANDSCAPING BY HOMEOWNER
- 3 PRIVATE YARDS BY HOMEOWNER
- 4 COVERED PORCH, TYP.
- 5 4' TALL SOLID WOOD FENCE WITH GATE, WHERE SHOWN
- 6 6' TALL SOLID WOOD FENCE WITH GATE, WHERE SHOWN
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- 8 MEANDERING CONCRETE PASEO WALK
- 9 6' SQ. FRONT GATE ENTRY NODE
- 10 CITY-APPROVED STREET TREE, TYP.
- 11 DECORATIVE PASEO PATIO WITH ADDRESSING PILASTER
- 12 CLUSTER MAILBOX UNIT, AT BACK OF SIDEWALK
- 13 SHARED ALLEY
- 14 ALLEY ACCENT SHRUBS, TYP.
- 15 PASEO TREE, TYP.
- 16 FRONT YARD TREE, TYP.
- 17 PASEO BOLLARD DIRECTIONAL LIGHT
- 18 BOLLARD LIGHT(S) AT END OF ALLEY

20' PASEO PRELIMINARY MAWA/ETWU CALC'S FOR DEVELOPER-INSTALLED LANDSCAPE PER 7-LOT COLLECTION ADJACENT TO 20' WIDE PASEO

San Luis Obispo	Name of City
43.80	ET _z (inches/year)
0	Overhead Landscape Area (ft ²)
5510	Drip Landscape Area (ft ²)
0	SLA (ft ²)
5,510.00	
82,296.26	Gallons
11,001.45	Cubic Feet
110.01	HCF
0.25	Acre-feet
0.08	Millions of Gallons

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft ²))/IE
Zone 1	Drip	Low	0.25	5,510	0.81	1,701
						1,701
		SLA		0		0
		Sum		5,510		
Results		ETWU=	46,189	Gallons	ETWU complies with MAWA	
MAWA =		82,296	6,175	Cubic Feet		
			62	HCF		
			0	Acre-feet		
			0	Millions of Gallons		



ATTACHMENT 1
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PASEO ENLARGEMENT
20' EASEMENT

L-1.1

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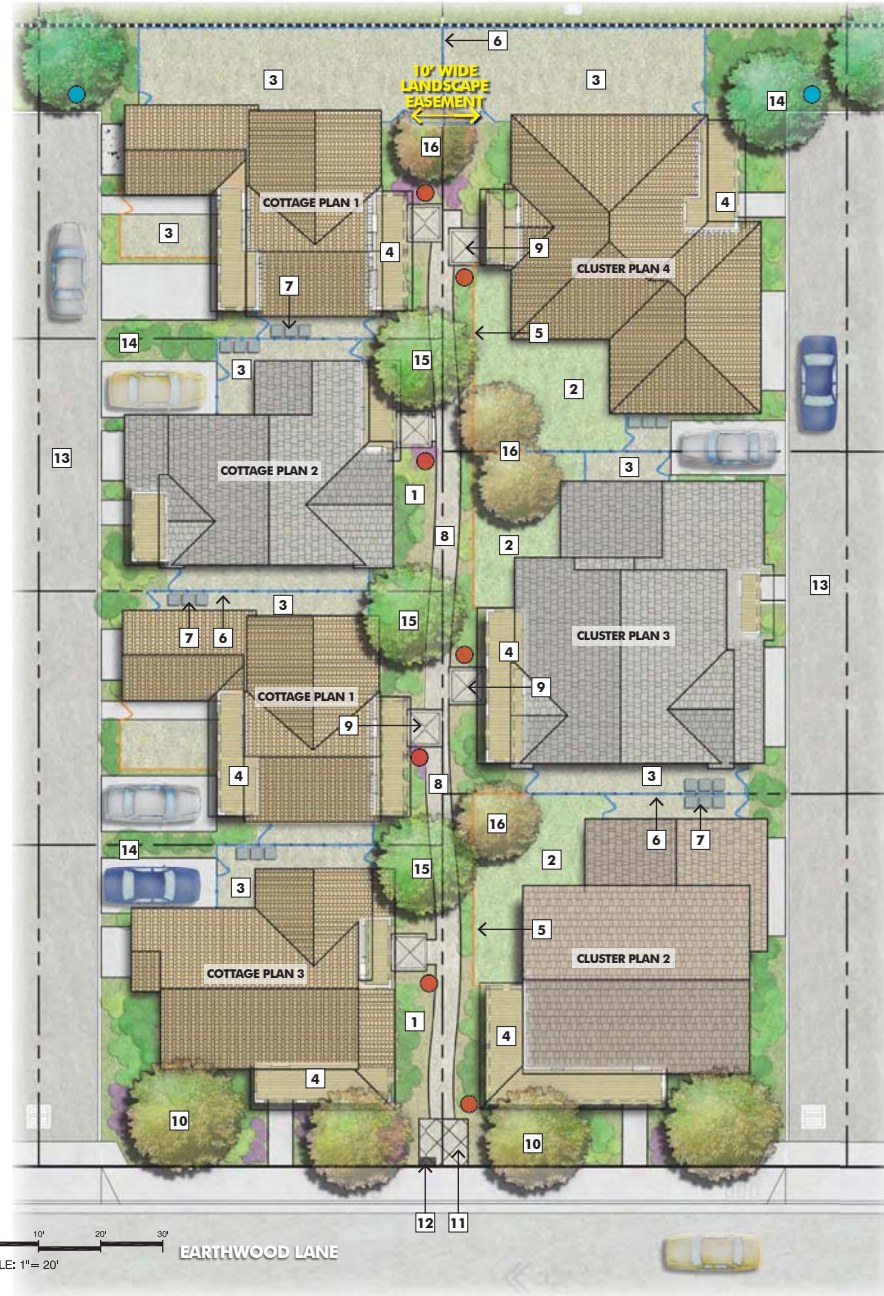
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10' PASEO PRELIMINARY MAWA/ETWU CALC'S FOR DEVELOPER-INSTALLED LANDSCAPE PER 7-LOT COLLECTION ADJACENT TO 10' WIDE PASEO

San Luis Obispo	Name of City
43.80	ET ₂ (inches/year)
0	Overhead Landscape Area (ft ²)
4453	Drip Landscape Area (ft ²)
0	SLA (ft ²)
4,453.00	
66,509.12	Gallons
8,891.01	Cubic Feet
88.91	HCF
0.20	Acre-feet
0.07	Millions of Gallons

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft ²))/IE
Zone 1	Drip	Low	0.25	4,453	0.81	1,374
						1,374
		SLA		0		0
		Sum		4,453		
Results						
		ETWU=	37,328	Gallons	ETWU complies with MAWA	
MAWA =			4,990	Cubic Feet		
			50	HCF		
			0	Acre-feet		
			0	Millions of Gallons		



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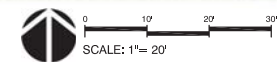
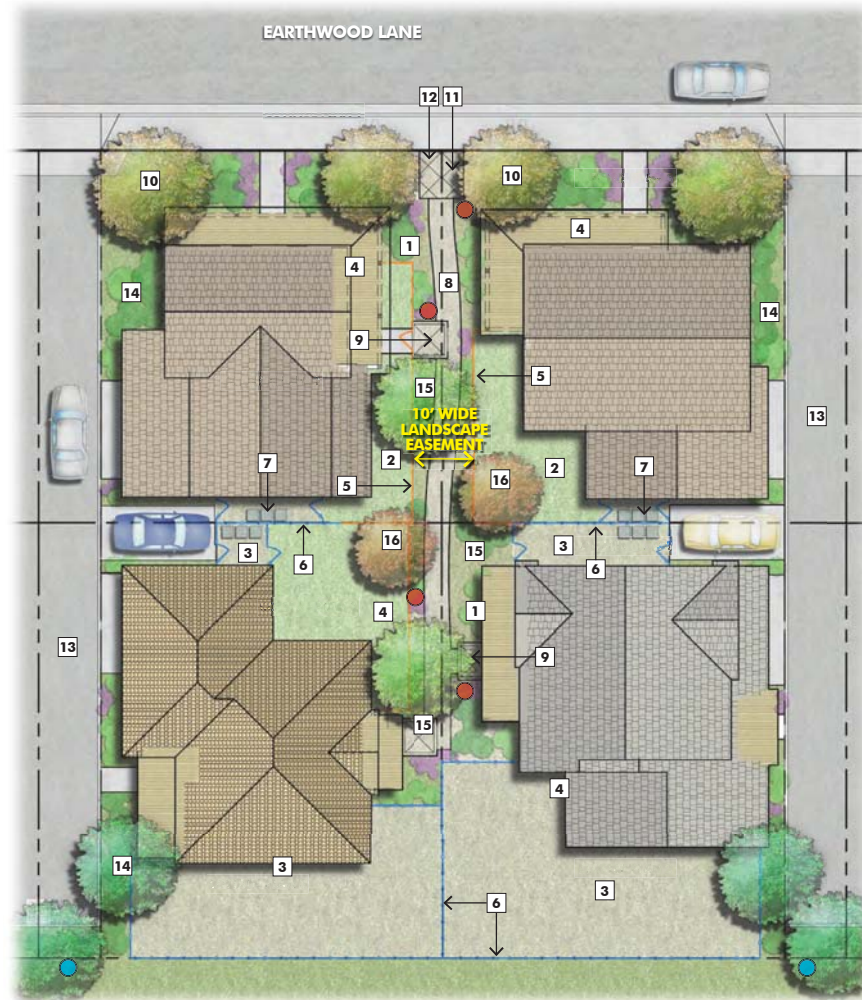
PASEO ENLARGEMENT
10' EASEMENT

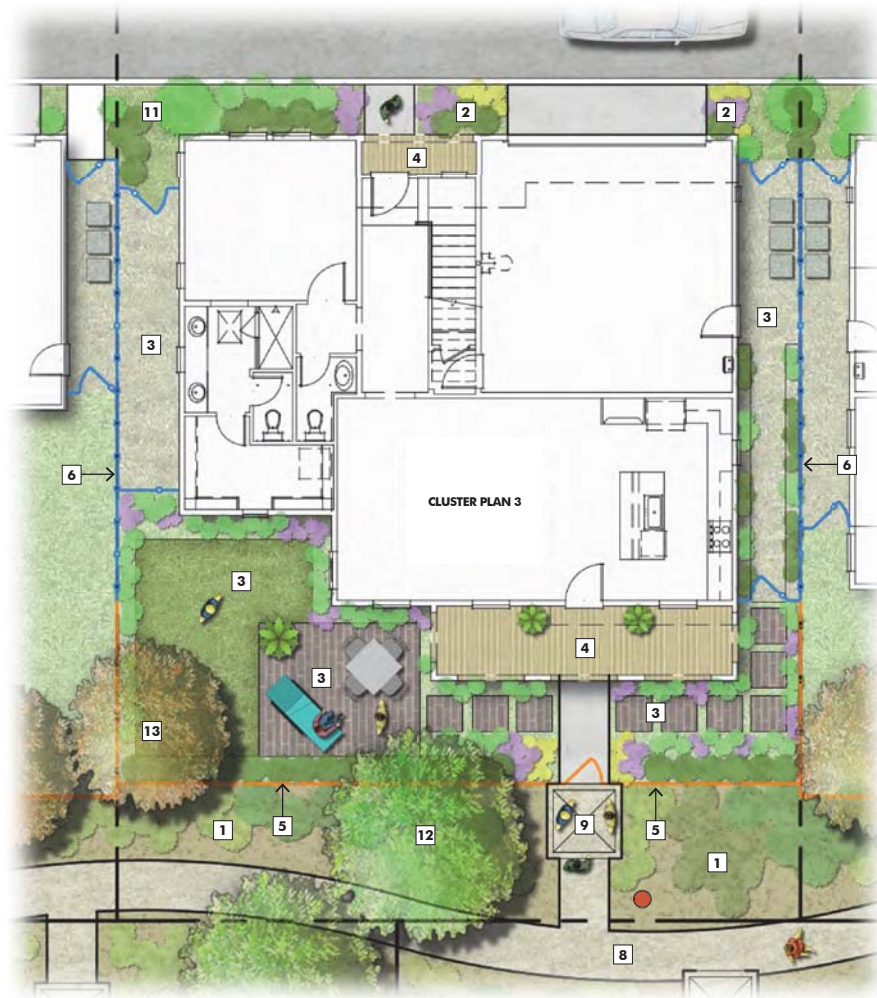
L-1.2

NOTE: FENCING THAT BORDERS
UNMANAGED BRUSH-COVERED
LANDS WILL BE CONSTRUCTED OF
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KEYNOTE LEGEND

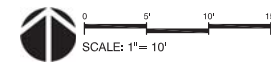
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- 15 PASEO TREE, TYP.
- 16 FRONT YARD TREE, TYP.
- 17 PASEO BOLLARD DIRECTIONAL LIGHT
- 18 BOLLARD LIGHT(S) AT END OF ALLEY





KEYNOTE LEGEND

- | | | | |
|---|--|----|---------------------------------|
| 1 | PASEO LANDSCAPING, AS PART OF EACH LOT, BY DEVELOPER | 7 | TRASH BIN LOCATION, TYP. |
| 2 | ALLEY LANDSCAPE DESIGN, BY DEVELOPER | 8 | MEANDERING CONCRETE PASEO WALK |
| 3 | ALTERNATIVE PRIVATE YARD LANDSCAPE DESIGN SCENARIO, BY HOMEOWNER | 9 | 6' SQ. FRONT GATE ENTRY NODE |
| 4 | COVERED PORCH, TYP. | 10 | PASEO BOLLARD DIRECTIONAL LIGHT |
| 5 | 4' TALL SOLID WOOD FENCE WITH GATE, WHERE SHOWN | 11 | ALLEY TREE, TYP. |
| 6 | 6' TALL FENCE WITH GATE, WHERE SHOWN | 12 | PASEO TREE, TYP. |
| | | 13 | FRONT YARD TREE, TYP. |



ATTACHMENT 1
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RESIDENTIAL LANDSCAPE
PLAN SAMPLE

L-1.4

PROPOSED PLANT LIST - PASEOS AND LOTS

EVERGREEN TREES		WUCOLS*	NOTES
A	AR BUTUS 'MARINA' / MARINA STRAWBERRY	L	LOW-BRANCH, FLOWERING
	MAGNOLIA GRAND, 'LITTLE GEM' / MAGNOLIA	M	WHITE BARK, UPRIGHT FORM
B	OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE	L	ROUNDED FORM
DECIDUOUS TREES			
	CERCIS OCCIDENTALIS / WESTERN REDBUD	L	LOW-BRANCH, FLOWERING
C	COTINUS COGGYGRIA / SMOKEBUSH	L	SMALL COLOR ACCENT
	PYRUS CALLERYANA 'CHANTICLEER' / ORNAMENTAL PEAR	M	WHITE FLOWERS
MEDIUM SHRUBS			
	ARCTOSTAPHYLOS 'HOWARD MCMINN' / MANZANITA	L	CA. NATIVE, PINK FLOWERS
D	BERBERIS THUNB. 'ROSE GLOW' / JAPANESE BARBERRY	L	BURGUNDY FOLIAGE
E	CARPENTERIA CALIFORNICA / BUSH ANENOME	L	CA. NATIVE, WHITE FLOWERS
F	LEUCADENDRON 'SAFARI SUNSET' / SAFARI CONEBUSH	L	RED NEW GROWTH
G	OLEA 'LITTLE OLIE' / DWARF OLIVE	L	ROUNDED FORM
H	COPROSMA REPENS 'PICTURATA' / MIRROR PLANT	L	VARIEGATED FOLIAGE
SMALL SHRUBS			
	CISTUS 'SUNSET' / MAGENTA ROCKROSE	L	MAGENTA FLOWERS
	NANDINA DOMESTICA 'GULFSTREAM' / HEAVENLY BAMBOO	L	RED/ORANGE NEW GROWTH
	POLYGALA FRUTIC. 'PETITE BUTTERFLIES' / SWEET PEA SHRUB	L	PURPLE FLOWERS
Y	ROSA 'FLOWER CARPET' / FLOWER CARPET ROSE	M	FLOWERING
I	TEUCRIUM X LUCIDRYS / GERMANDER	L	LAVENDER FLOWERS
	WESTRINGIA FRUIT, 'MORNING LIGHT' / COAST ROSEMARY	L	YELLOW/GREEN FOLIAGE
PERENNIALS			
J	ANIGOZANTHOS CTVS. / KANGAROO PAW	L	FLOWERING
K	KNIPHOFIA 'SHINING SCEPTER' / RED HOT POKER	M	ORANGE FLOWERS
L	LAVANDULA SPS. / LAVENDER	L	PURPLE FLOWERS
	LIMONIUM PEREZII / SEA LAVENDER	L	PURPLE FLOWERS
M	PENSTEMON CLTVS. / PENSTEMON	L	FLOWERING
	SALVIA SPS. / SAGE	L	FLOWERING
ACCENTS			
N	AGAVE ATTENUATA / FOXTAIL AGAVE	L	SUCCULENT
O	CORDYLINE 'RED STAR' / CABBAGE PALM	L	RED FOLIAGE, VERTICAL
	PHORMIUM CLTVS. / NEW ZEALAND FLAX	L	STRAP-SHAPED LEAVES
P	YUCCA 'COLOR GUARD' / VARIEGATED ADAM'S NEEDLE	L	YELLOW/GREEN LEAVES
ORNAMENTAL GRASSES			
Q	LOMANDRA LONGIFOLIA 'BREEZE' / BLUE OAT GRASS	L	GREEN FOLIAGE
R	CAREX TESTACEA / ORANGE SEDGE	L	ORANGE FOLIAGE
X	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	L	BLUE FOLIAGE FOLIAGE
S	CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	L	VERTICAL TAN STALKS
	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	L	STRAW COLORED STALKS
GROUND COVER			
T	ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA	L	WHITE FLOWERS
U	CISTUS SALVIFOLIUS / ROCKROSE	L	WHITE FLOWERS
	COPROSMA KIRKII / KIRK'S COPROSMA	L	GREEN FOLIAGE
V	CORREA 'DUSKY BELLS' / AUSTRALIAN FUCHSIA	L	PINK FLOWERS
	ROSMARINUS OFFIC. 'PROSTRATUS' / TRAILING ROSEMARY	L	BLUE FLOWERS
W	SENECIO MANDRALISCAE / BLUE CHALKSTICKS	L	BLUE SUCCULENT

*WUCOLS (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES) IS A GUIDE TO HELP IDENTIFY IRRIGATION WATER NEEDS OF PLANT SPECIES. DEVELOPED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2000.

FINAL PLANT MATERIAL SELECTION WILL INCLUDE FIRE-RESISTIVE TREE, SHRUB AND GROUND COVER SPECIES.

PROPOSED PLANT PHOTOS



WATER CONSERVATION STATEMENT

THE CONCEPTUAL LANDSCAPE PLAN, CONCURRENT WITH THE PLANTING AND IRRIGATION CONSTRUCTION DOCUMENTS, PLAN INSTALLATION, RELATED SPECIFICATIONS AND NOTES, QUALIFIES THIS PROJECT AS ONE WHICH EMBRACES THE FOLLOWING CURRENT WATER CONSERVATION TECHNOLOGY AND METHODOLOGIES:

1. UTILIZATION OF STATE OF THE ART IRRIGATION CONTROLLER(S) ALLOWING FOR PRECISION INCREMENTAL WATER SCHEDULING IN ALL HYDROZONES.
2. USE OF DRIP-TYPE AND/OR MICROSpray SYSTEMS ONLY.
3. INTEGRATED PLANT DESIGN. PLANT PALETTES HAVE BEEN FORMED TO REFLECT PARALLEL WATERING REQUIREMENTS WITHIN EACH HYDROZONE GROUP.
4. PLANTS INSTALLED WITH MOISTURE RETENTIVE SOIL AMENDMENTS, ENABLING STRONG ROOT AND PLANT GROWTH, WITH THE USE OF LESS WATER.
5. 3" DEEP MULCHING OF ALL PLANT BASINS AND PLANTING AREAS, INHIBITING EVAPORATION.
6. USE OF LOW WATER USE PLANTS.

CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATABILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE; TOLERANCE OF WIND; TOLERANCE OF DROUGHT CONDITIONS; LONGEVITY; SCREENING CAPABILITIES; AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.

ATTACHMENT 4

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PROPOSED PLANT
MATERIAL

L-1.5

KEYNOTE LEGEND

1. 8'-12' WIDE MEANDERING BERM (18" TALL)
2. EVERGREEN SCREENING TREE, TYP.
3. EVERGREEN CANOPY TREE, TYP.
4. ACCENT TREE, TYP.
5. LOW WATER-USE SHRUBS (4'-6' HEIGHT)
6. LOW WATER-USE SHRUBS, PERENNIALS, AND GROUNDCOVER (2'-3' HEIGHT)
7. LOW-HEIGHT PLANT MATERIAL WITHIN VEHICULAR SIGHT LINES
8. PROPOSED INTERIOR STREET TREE

PROPOSED PLANT LIST - LANDSCAPE BUFFER AT VACHELL LANE FRONTAGE

EVERGREEN SCREENING TREES

WUCOLS*	NOTES
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	L ROUNDED FORM
MELALEUCA QUINQUENRVA / CAJEPUT TREE	L WHITE BARK, UPRIGHT FORM
QUERCUS AGRIFOLIA / COAST LIVE OAK	VL CA. NATIVE

ACCENT TREES

CERCIS OCCIDENTALIS / WESTERN REDBUD	L LOW-BRANCH, FLOWERING
ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE	L FLOWERING. RED BARK.
LAURUS NOBILIS 'SARATOGA' / SWEET BAY	L EVERGREEN

MEDIUM SHRUBS

ARCTOSTAPHYLOS 'HOWARD MCMINN' / MANZANITA	L CA. NATIVE, PINK FLOWERS
CARPENTERIA CALIFORNICA / BUSH ANEMONE	L CA. NATIVE, WHITE FLOWERS
OLEA 'LITTLE OLLIE' / DWARF OLIVE	L ROUNDED FORM
RHAMNUS CALIFORNICA 'EVE CASE'	L RED BERRIES

SMALL SHRUBS

CISTUS 'SUNSET' / MAGENTA ROCKROSE	L MAGENTA FLOWERS
SALVIA CLEVELANDII / CLEVELAND SAGE	L PURPLE FLOWERS
PHLOMIS FRUTICOSA / JERUSALEM SAGE	L YELLOW FLOWERS
WESTRINGIA FRUIT. 'MORNING LIGHT' / COAST ROSEMARY	L YELLOW/GREEN FOLIAGE

PERENNIALS

ACHILLEA VARIETIES / YARROW	L FLOWERING
LAVANDULA SPS. / LAVENDER	L PURPLE FLOWERS
PENSTEMON CLTVS. / PENSTEMON	L FLOWERING
SALVIA SPS. / SAGE	L FLOWERING

ORNAMENTAL GRASSES

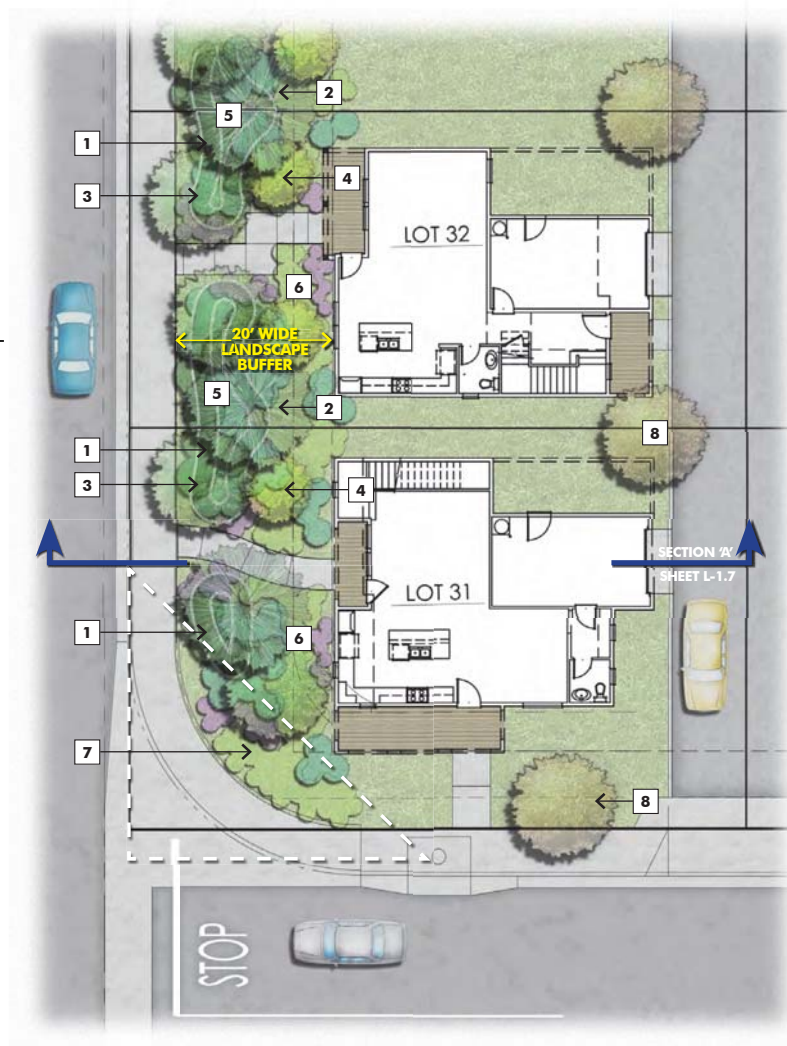
HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	L BLUE FOLIAGE FOLIAGE
CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	L VERTICAL TAN STALKS
MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	L STRAW COLORED STALKS

GROUNDCOVER

ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA	L WHITE FLOWERS
CISTUS SALVIFOLIUS / ROCKROSE	L WHITE FLOWERS
CORREA 'DUSKY BELLS' / AUSTRALIAN FUCHSIA	L PINK FLOWERS

*WUCOLS (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES) IS A GUIDE TO HELP IDENTIFY IRRIGATION WATER NEEDS OF PLANT SPECIES. DEVELOPED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2000.

FINAL PLANT MATERIAL SELECTION WILL INCLUDE FIRE-RESISTIVE TREE, SHRUB AND GROUNDCOVER SPECIES.



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**AVILA
RANCH**

TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
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LANDSCAPE BUFFER
PLAN

L-1.6



SECTION 'A': LANDSCAPE BUFFER AT VACHELL LANE FRONTAGE NOT TO SCALE

KEYNOTE LEGEND

- | | # |
|---|---|
| 1. 8'-12' WIDE MEANDERING BERM (18\" | |
| 2. EVERGREEN CONIFEROUS TREE, TYP. | |
| 3. EVERGREEN CANOPY TREE, TYP. | |
| 4. ACCENT TREE, TYP. | |
| 5. LOW WATER-USE SHRUBS (4'-6' HEIGHT) | |
| 6. LOW WATER-USE SHRUBS, PERENNIALS, AND GROUNDCOVER (2'-3' HEIGHT) | |



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LANDSCAPE INSPIRATION

L-1.8



PLAN 1A
SPANISH
LOT 59

MOTOR COURT

PLAN 2B
BUNGALOW
LOT 66

PLAN 1E
CONTEMPORARY
LOT 67

MOTOR COURT

PLAN 2B
BUNGALOW
LOT 72

PLAN 2CR
CRAFTSMAN
LOT 73

A. EARTHWOOD STREET SCENE



ALPHA LANE

PLAN 1BR
BUNGALOW
LOT 174

PLAN 2D
FARMHOUSE
LOT 173

PLAN 1A
SPANISH
LOT 170

PLAN 2C
CRAFTSMAN
LOT 169

PLAN 2ER
CONTEMPORARY
LOT 165

PLAN 2A
SPANISH
LOT 147

B. VENTURE STREET SCENE



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RENDERING 1

AS-1.1



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RENDERING 2

AS-1.2



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RENDERING 3

AS-1.3



ATTACHMENT 4

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RENDERING 4

AS-1.4



A - SPANISH



B - BUNGALOW



C - CRAFTSMAN



D - FARMHOUSE



E - CONTEMPORARY



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SHEET NAME

CLUSTER PLAN 1
FRONT ELEVATIONS

A1.0

PLAN I

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	868 SQ. FT.
2ND FLOOR	937 SQ. FT.
TOTAL LIVING	1,805 SQ. FT.
2 - CAR GARAGE	418 SQ. FT.
PORCH	365 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED
IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1

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SHEET NAME

CLUSTER PLAN 1
A-SPANISH FLOOR PLAN

A1.1



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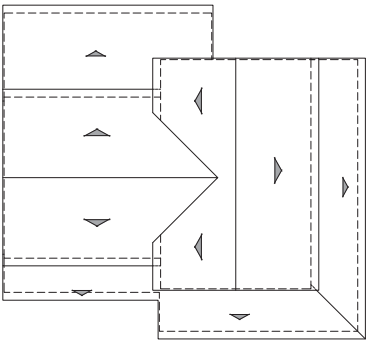
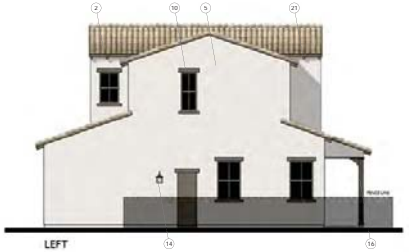
SHEET NAME

CLUSTER PLAN 1
A-SPANISH ELEVATIONS
AND ROOF PLAN

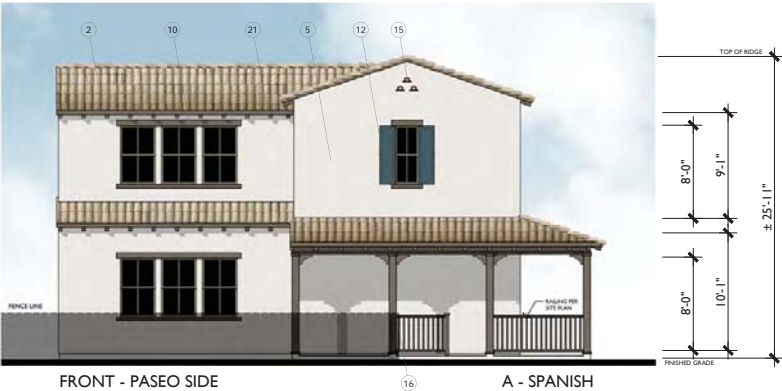
A1.2

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN
PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES



FRONT - PASEO SIDE
A - SPANISH





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R-2 LAND USES WITHIN
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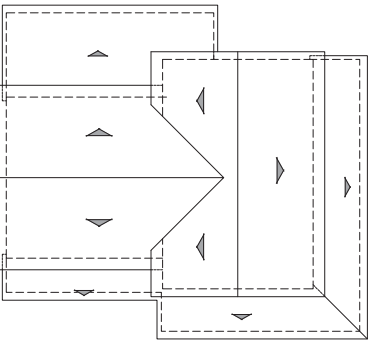
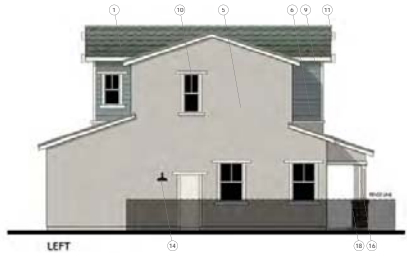
SHEET NAME

CLUSTER PLAN 1
B-BUNGALOW ELEVATIONS
AND ROOF PLAN

A1.3

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN B
PITCH: 4:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES



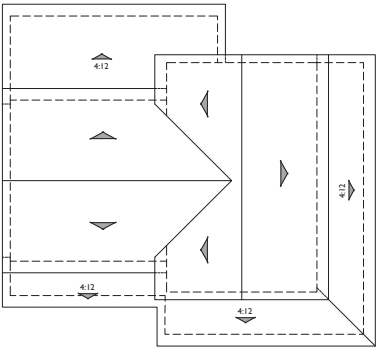
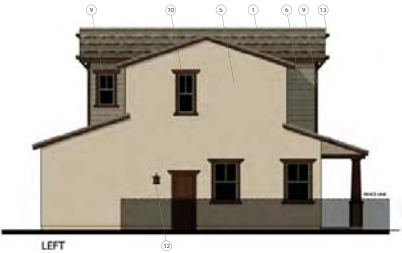
FRONT - PASEO SIDE

B - BUNGALOW



MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN

PITCH: 3:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES

C
1/8"=1'-0"



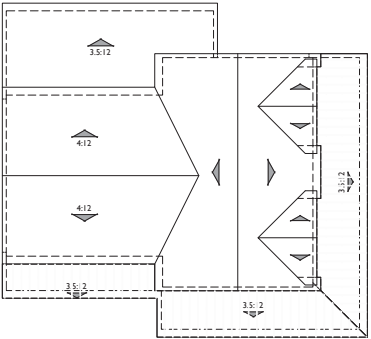
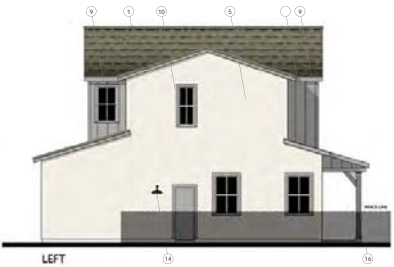
FRONT - PASEO SIDE

C - CRAFTSMAN



MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN **D**
PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES

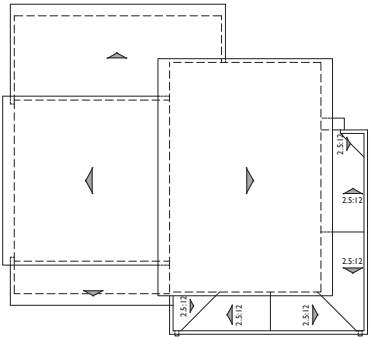
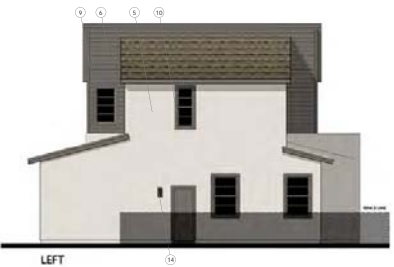


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MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



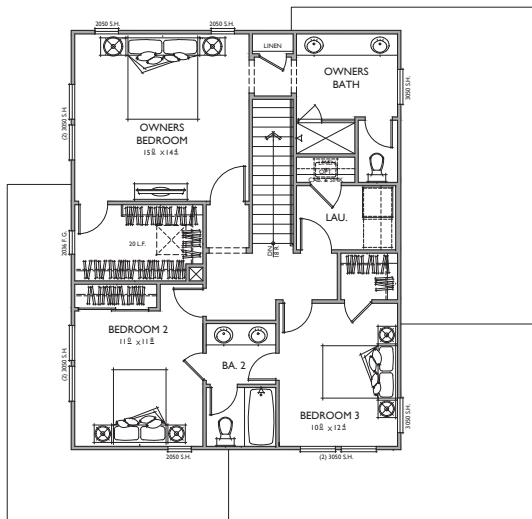
ROOF PLAN **E**
PITCH: 3:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES



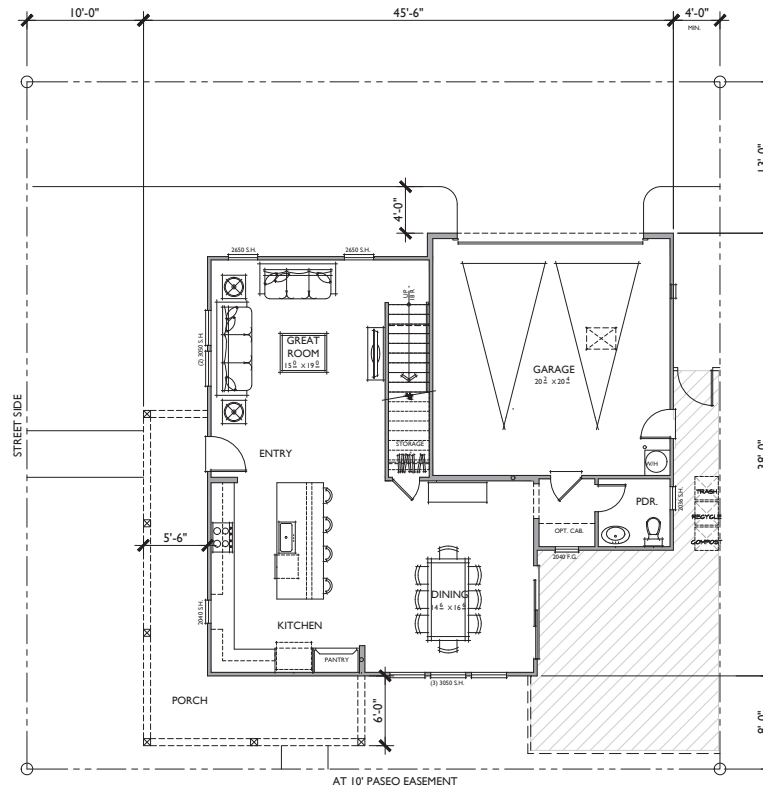
FRONT - PASEO SIDE

E - CONTEMPORARY





2ND FLOOR



1ST FLOOR

PLAN 2
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	925 SQ. FT.
2ND FLOOR	975 SQ. FT.
TOTAL LIVING	1,900 SQ. FT.
2 - CAR GARAGE	431 SQ. FT.
PORCH	239 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED
IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1

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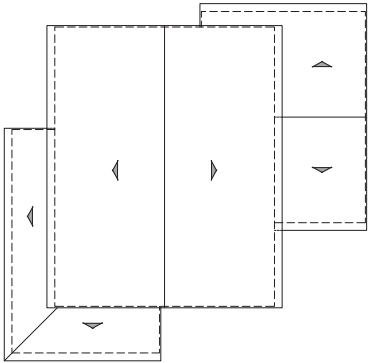
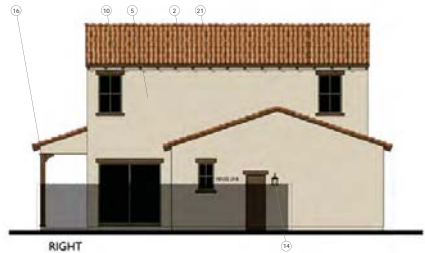
SHEET NAME

CLUSTER PLAN 2
A-SPANISH FLOOR PLAN

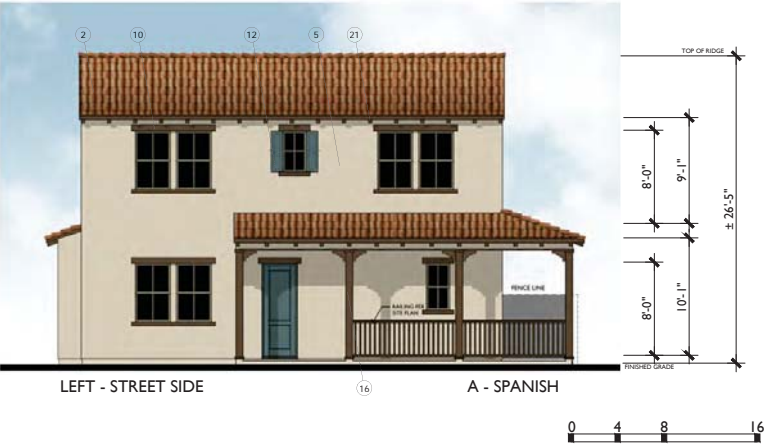
A2.1

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN A
PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES



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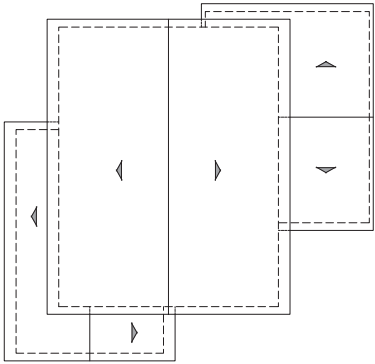
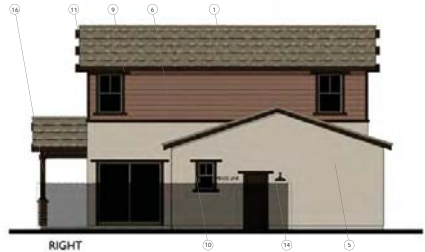
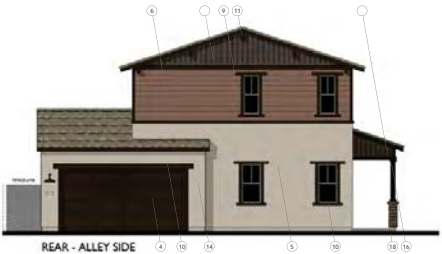
SHEET NAME

CLUSTER PLAN 2
B-BUNGALOW ELEVATIONS
AND ROOF PLAN

A2.3

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN **B**
PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES



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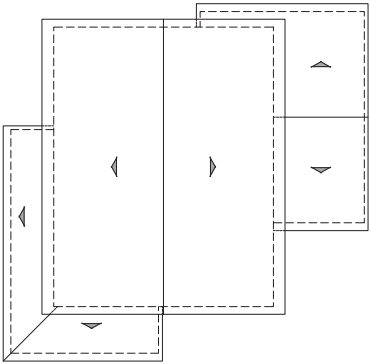
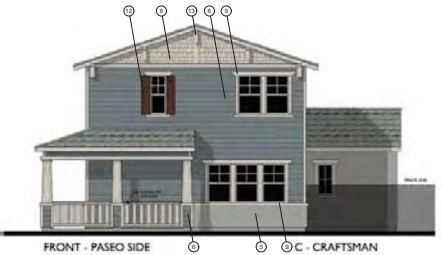
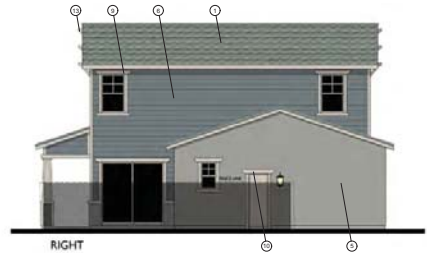
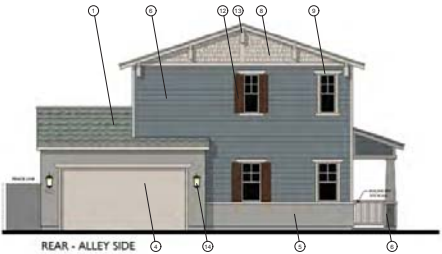
SHEET NAME

CLUSTER PLAN 2
C-CRAFTSMAN ELEVATIONS
AND ROOF PLAN

A2.4

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES

C

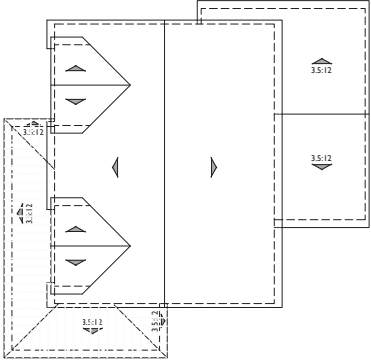
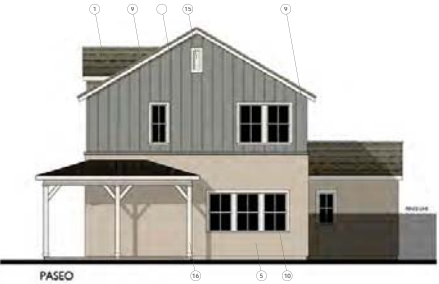


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MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



PITCH: 7:12 U.N.O
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES



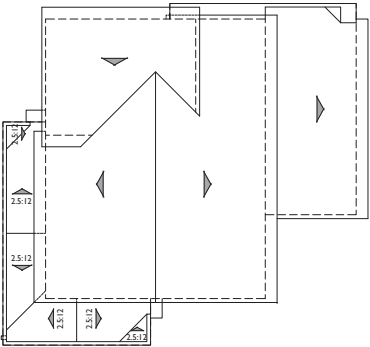
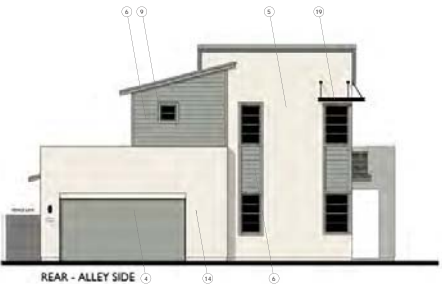
D - FARMHOUSE

0 4 8 16

0 4 8 16

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD
8. AND BATTON SIDING
9. CEMENTITIOUS SHINGLE SIDING
10. CEMENTITIOUS TRIM
11. STUCCO OVER FOAM TRIM
12. WOOD GRAIN CORBEL
13. COMPOSITE SHUTTER
14. WOOD BRACKET
15. LIGHT FIXTURE
16. GABLE END DETAIL
17. WOOD POST
18. POT SHELF
19. BRICK VENEER
20. METAL AWING



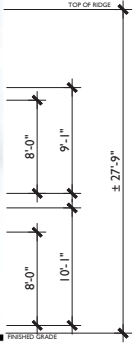
ROOF PLAN E
PITCH: 3:12 U.N.O
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE ROOF SHINGLES

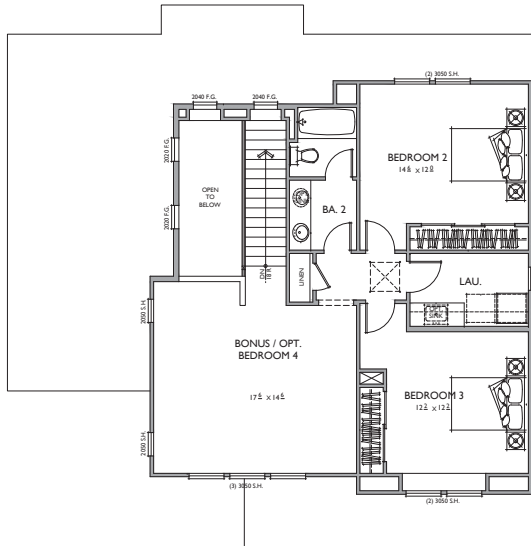


E - CONTEMPORARY

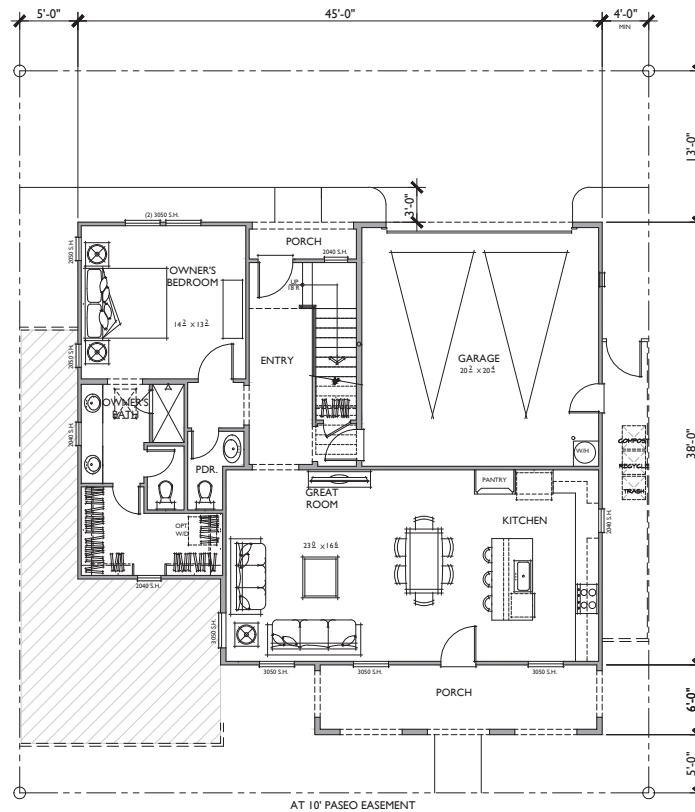


E - CONTEMPORARY





2ND FLOOR



1ST FLOOR

PLAN 3

3 BEDROOMS / 2.5 BATHS / BONUS RM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,157 SQ. FT.
2ND FLOOR	909 SQ. FT.
TOTAL LIVING	2,066 SQ. FT.
2 - CAR GARAGE	434 SQ. FT.
PORCH	148 SQ. FT.
PORCH 2	29 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED
IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1



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ARCHITECTURE • PLANNING • INTERIORS



TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

06.11.21

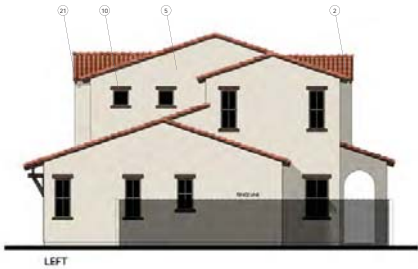
SHEET NAME

CLUSTER PLAN 3
A - SPANISH FLOOR PLAN

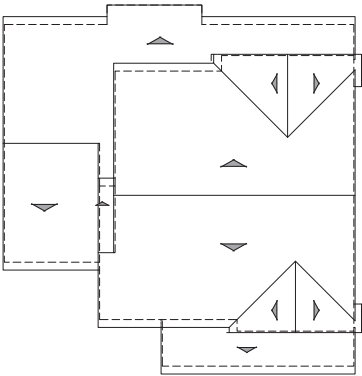
A3.1

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



0 4 8 16



ROOF PLAN

PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE

A

1/8"=1'-0"



FRONT - PASEO SIDE

A - SPANISH

0 4 8 16



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TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

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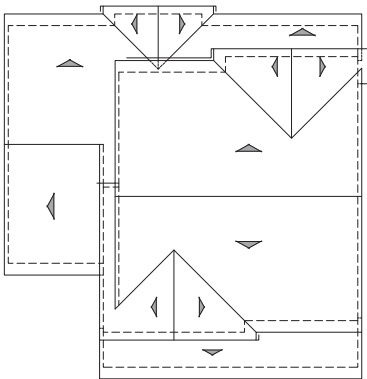
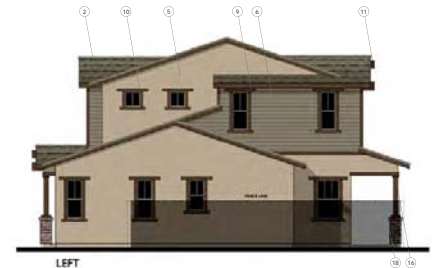
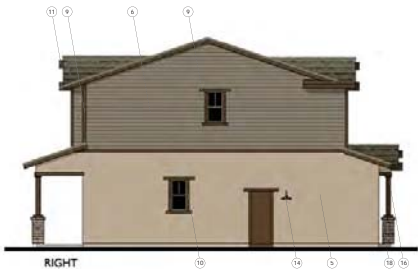
SHEET NAME

CLUSTER PLAN 3
B-BUNGALOW ELEVATIONS
AND ROOF PLAN

A3.3

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING

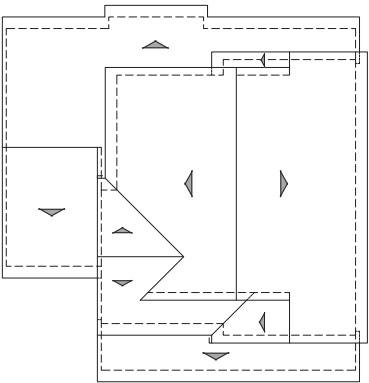
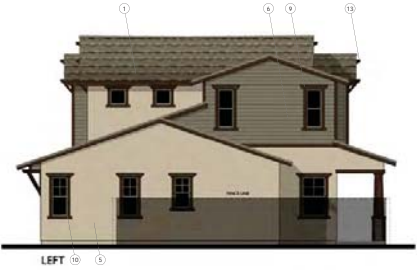
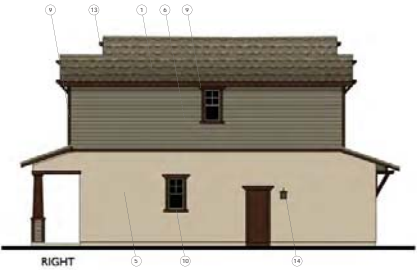


ROOF PLAN B
PITCH: 4:12
RAKE: 6" & 12"
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

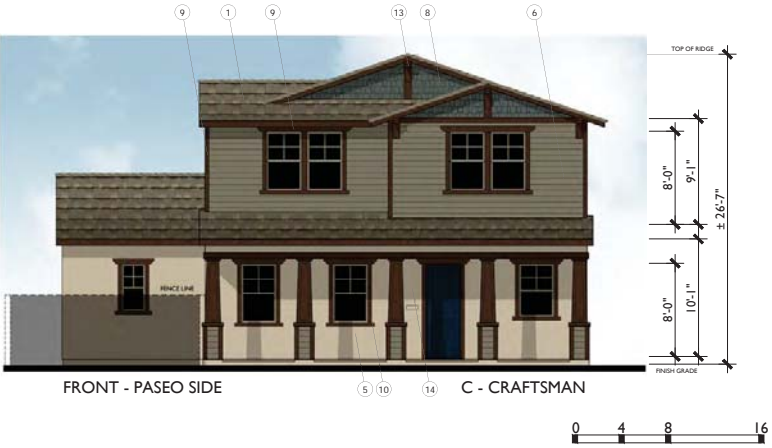


MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN C
PITCH: 4:12
RAKE: 6" & 12"
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

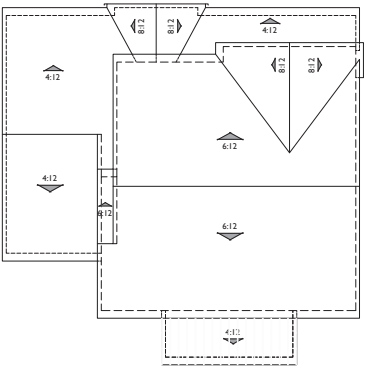
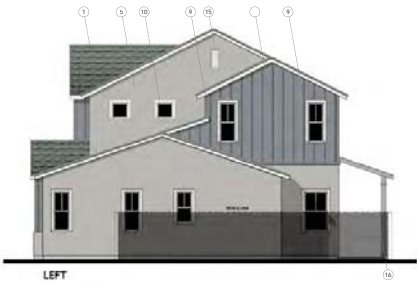
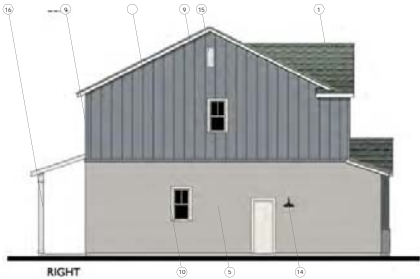


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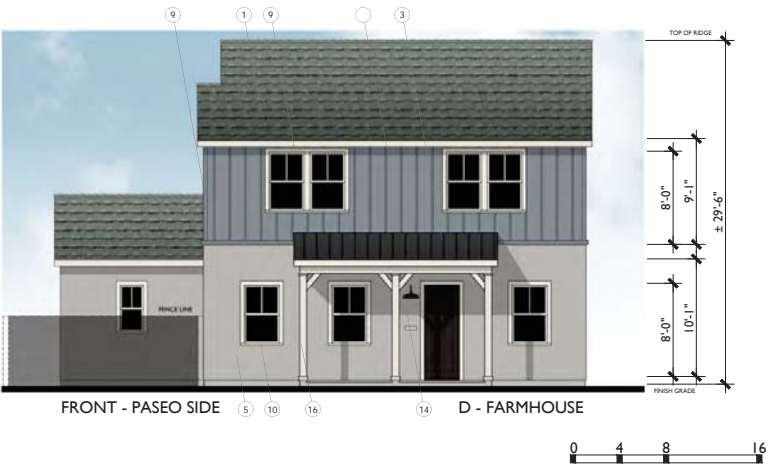
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MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING

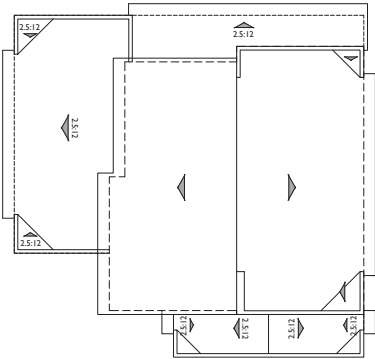
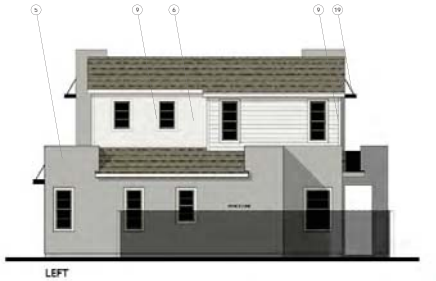


ROOF PLAN **D**
PITCH: 8:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE
1/8"=1'-0"

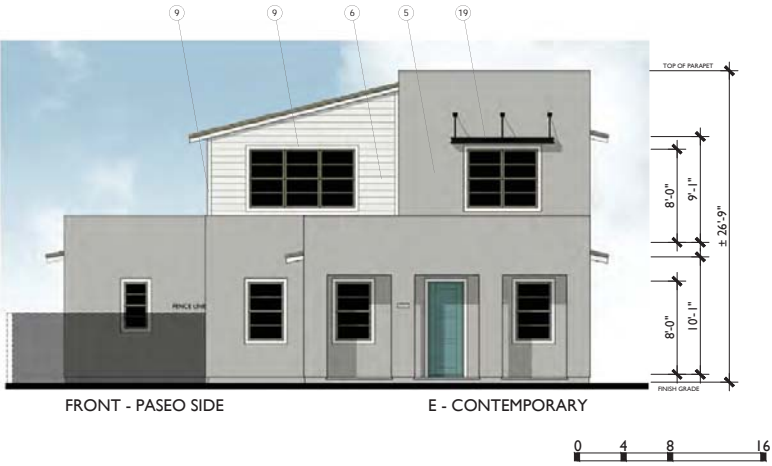


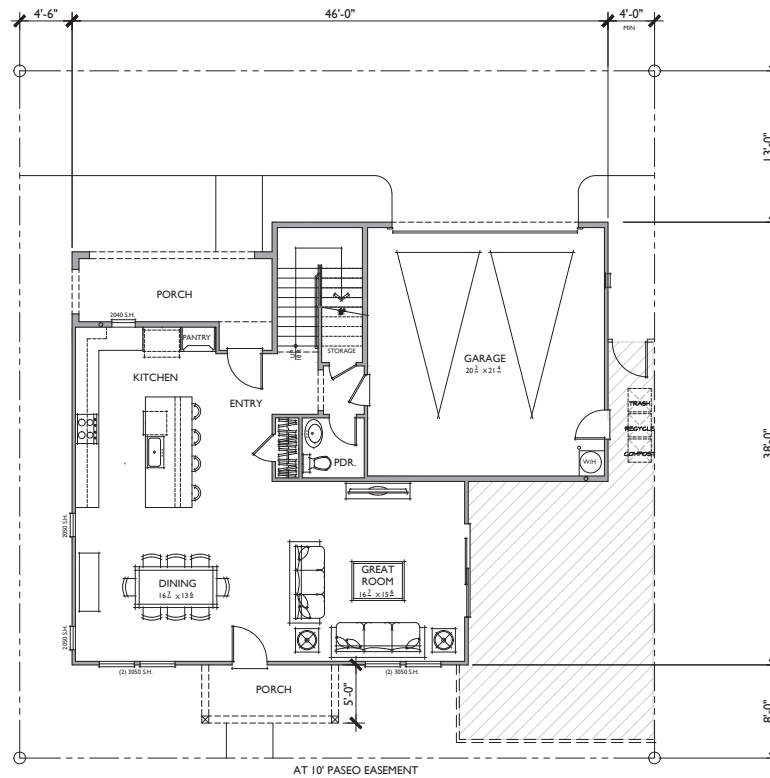
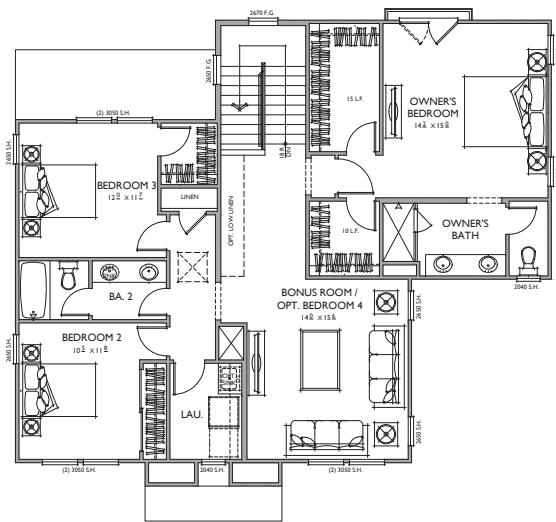
MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN E
PITCH: 2.5:12 U.N.O
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE





PLAN 4

4 BEDROOMS / 3 BATHS / BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	946 SQ. FT.
2ND FLOOR	1,327 SQ. FT.
TOTAL LIVING	2,273 SQ. FT.
2 - CAR GARAGE	455 SQ. FT.
PORCH 1	114 SQ. FT.
PORCH 2	59 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED
IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1

**WATHEN
CASTANOS
HOMES**

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OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING

**AVILA
RANCH**

TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

06.11.21

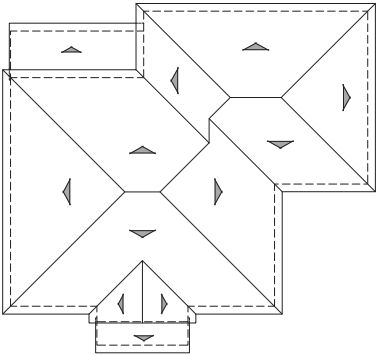
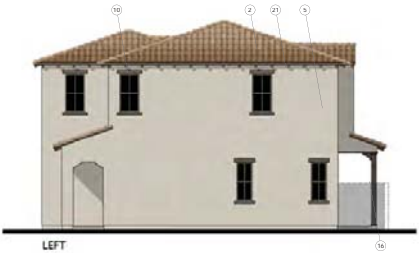
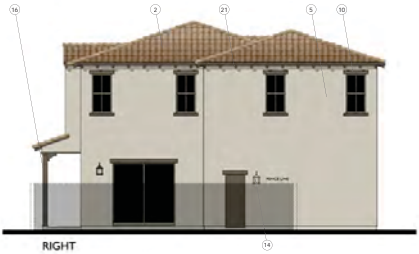
SHEET NAME

CLUSTER PLAN 4
A-SPANISH FLOOR PLAN

A4.1

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN A
PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE
1/8"=1'-0"



ATTACHMENT 1

**WATHEN
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OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING

**AVILA
RANCH**

TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

06.11.21

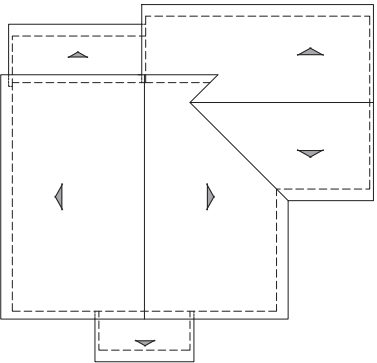
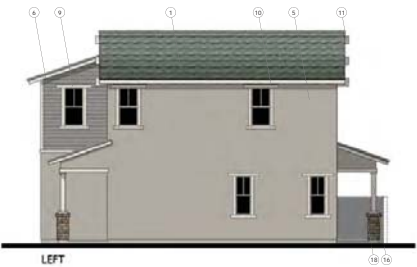
SHEET NAME

CLUSTER PLAN 4
B-BUNGALOW ELEVATIONS
AND ROOF PLAN

A4.3

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN
PITCH: 4:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

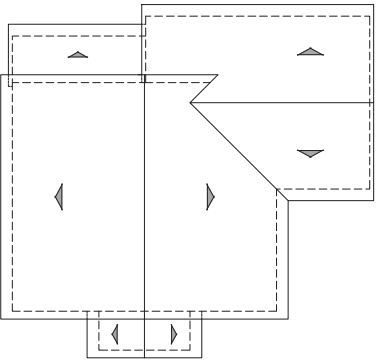
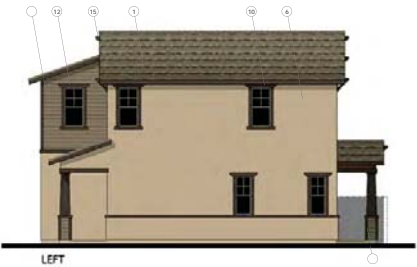
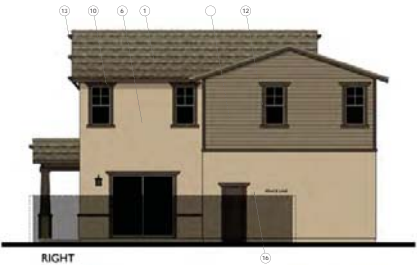


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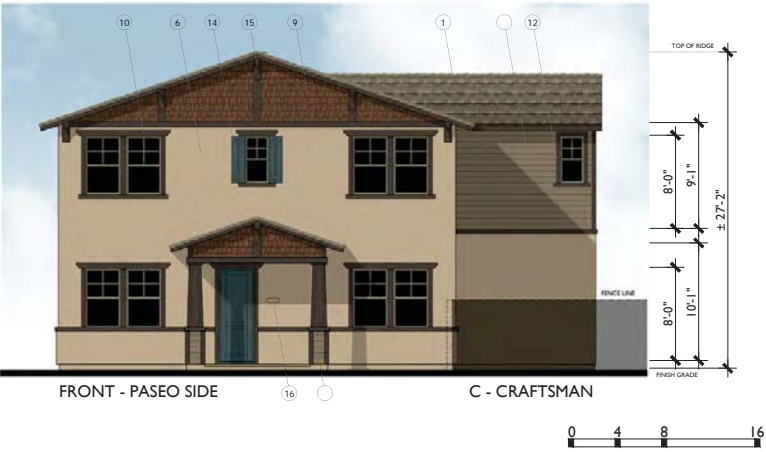
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MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING

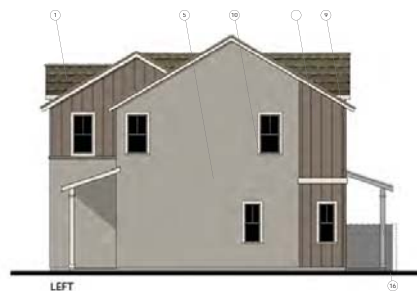


ROOF PLAN C
PITCH: 4:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE
1/8"=1'-0"



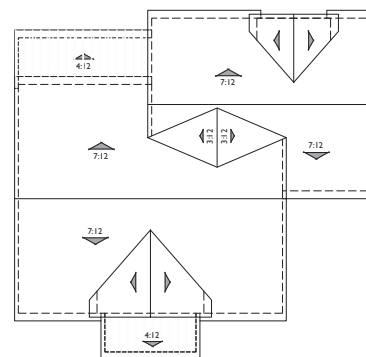
0 4 8 16

0 4 8 16



MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD
AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. CABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN

PITCH: 8:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

[





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TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

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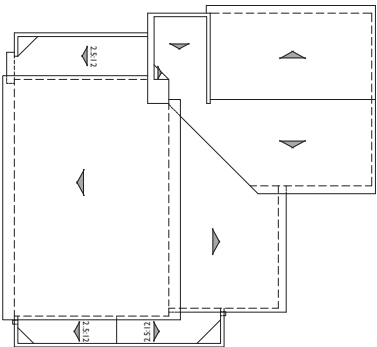
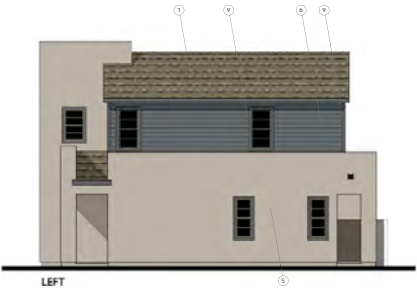
SHEET NAME

CLUSTER PLAN 4
E- CONTEMPORARY
ELEVATIONS AND ROOF PLAN

A4.6

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN E
PITCH: 3:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE
1/8"=1'-0"



FRONT - PASEO SIDE

E - CONTEMPORARY





A - SPANISH



B - BUNGALOW



D - FARMHOUSE



ATTACHMENT 1

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CASTANOS**
HOMES

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 **AVILA
RANCH**

TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

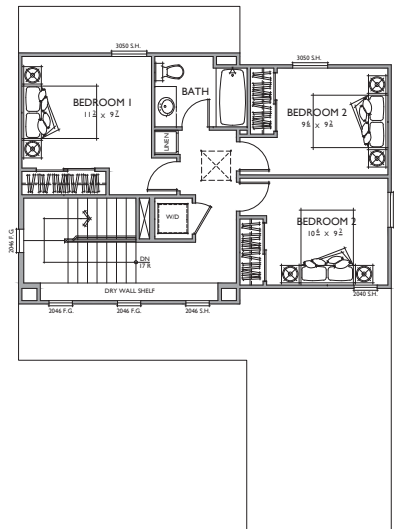
ARCHITECTURAL &
DEVELOPMENT REVIEW

06.11.21

SHEET NAME

COTTAGE PLAN 1
FRONT ELEVATIONS

A5.0



This floor plan shows a single-story house with a total width of 32'-0" and a depth of 47'-0". The layout includes:

- Garage:** 11.8 x 20.2, located at the front right.
- Great Room:** 21.2 x 14.2, featuring a fireplace and a bay window.
- Kitchen:** 10.46 x 11.4, with a sink, stove, and refrigerator.
- PDR (Primary Dressing Room):** 10.46 x 11.4, containing a closet and a vanity.
- Entry:** 10.46 x 11.4, with a coat closet and a small porch.
- Bedroom:** 10.46 x 11.4, with a closet.
- Bathroom:** 10.46 x 11.4, with a toilet and a sink.
- PORCH:** 10.46 x 11.4, located at the back.
- Stairs:** A set of stairs leading down to a basement.

The plan also shows various closets, a fireplace, and a bay window. The overall dimensions are 32'-0" wide by 47'-0" deep.

FLOOR AREA TABLE	
1ST FLOOR	615 SQ. FT.
2ND FLOOR	554 SQ. FT.
TOTAL LIVING	1,169 SQ. FT.
I - CAR GARAGE	280 SQ. FT.
PORCH	99 SQ. FT.
PORCH 2	95 SQ. FT.

A horizontal number line with tick marks at 0, 4, 8, and 16. The line is labeled with these numbers above the tick marks.



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TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
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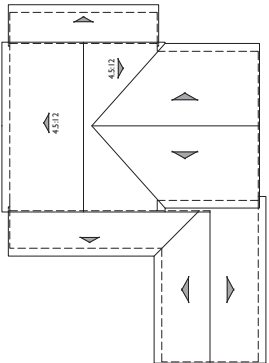
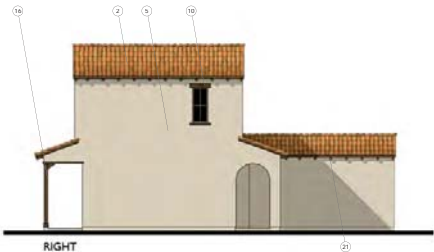
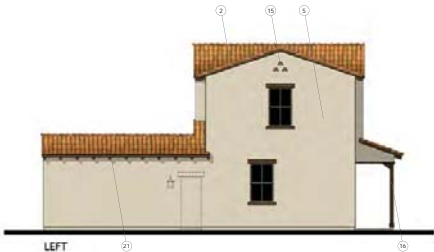
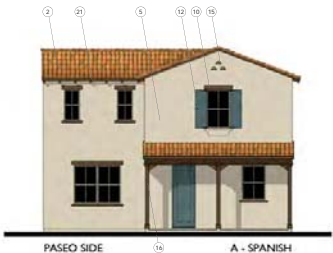
SHEET NAME

COTTAGE PLAN 1
A-SPANISH ELEVATIONS
AND ROOF PLAN

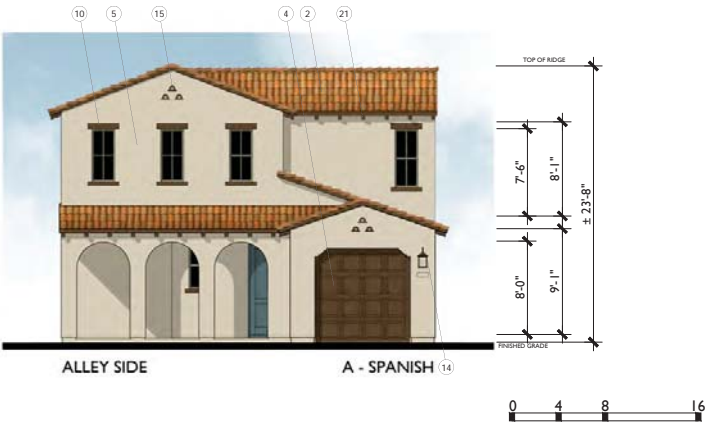
A5.2

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



ROOF PLAN A
PITCH: 4:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE





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TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

06.11.21

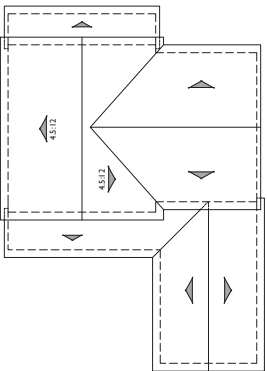
SHEET NAME

COTTAGE PLAN 1
B-BUNGALOW ELEVATIONS
AND ROOF PLAN

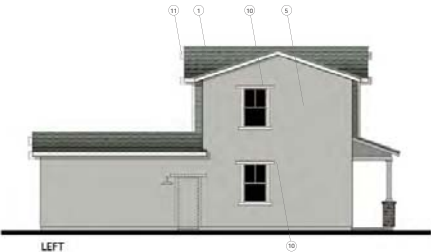
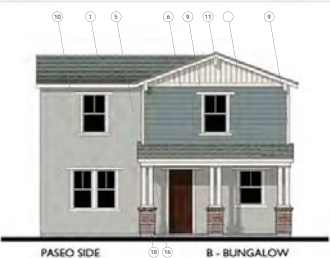
A5.3

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

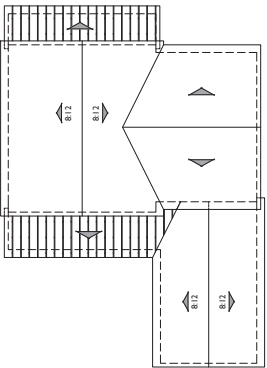
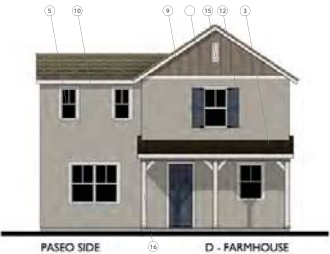


ROOF PLAN B
PITCH: 4:12 U.N.O.
RAKE: 6" & 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

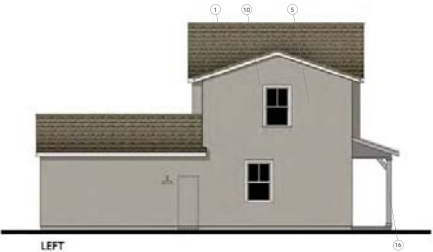


MATERIAL LEGEND

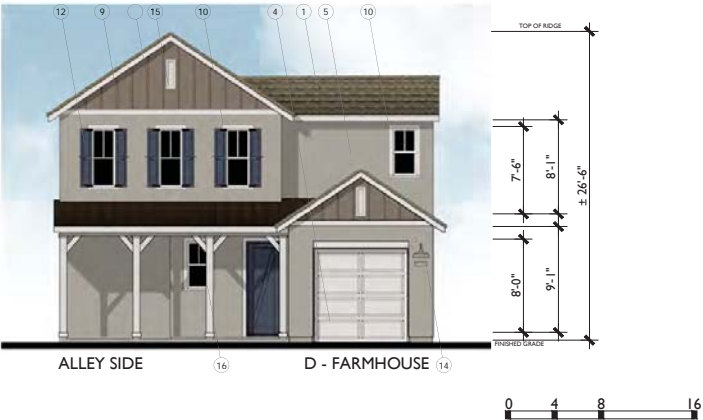
1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



PITCH: 4:12 U.N.O.
RAKE: 6" & 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE



0 4 8 16





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R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

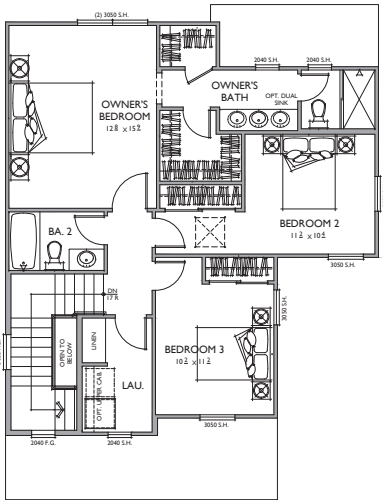
ARCHITECTURAL &
DEVELOPMENT REVIEW

06.11.21

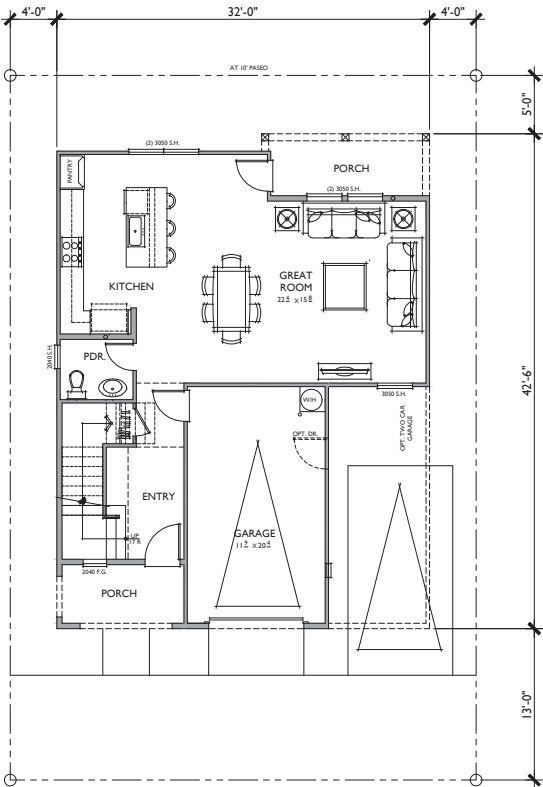
SHEET NAME

COTTAGE PLAN 2
A-SPANISH FLOOR PLAN

A6.1



2ND FLOOR



1ST FLOOR

PLAN 2
3 BEDROOMS / 2.5 BATHS
1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	766 SQ. FT.
2ND FLOOR	843 SQ. FT.
TOTAL LIVING	1,609 SQ. FT.
1 - CAR GARAGE	254 SQ. FT.
PORCH	135 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED
IN THE AVILA RANCH DEVELOPMENT PLAN





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TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

06.11.21

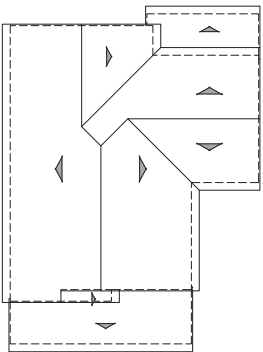
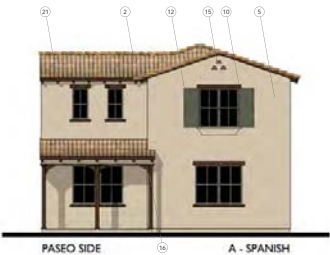
SHEET NAME

COTTAGE PLAN 2
A-SPANISH ELEVATIONS
AND ROOF PLAN

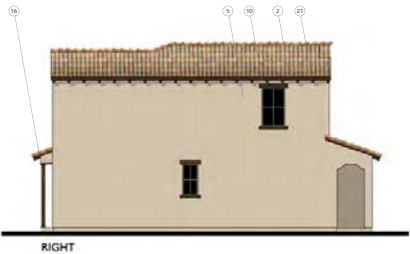
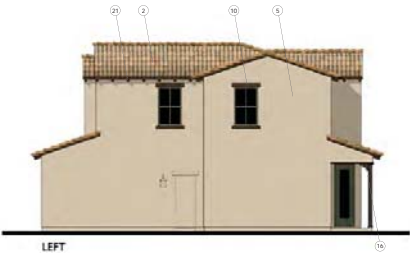
A6.2

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



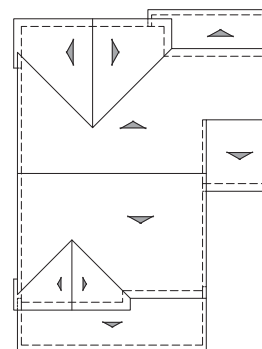
ROOF PLAN A
PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE





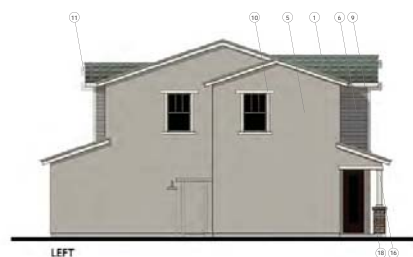
- ## MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



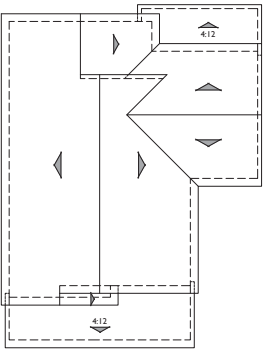
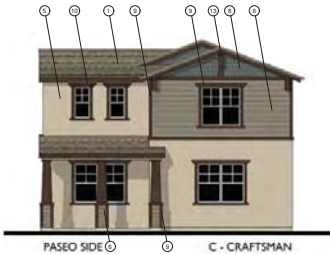
ROOF PLAN

PITCH: 4:12 U.N.O
RAKE: 6" & 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

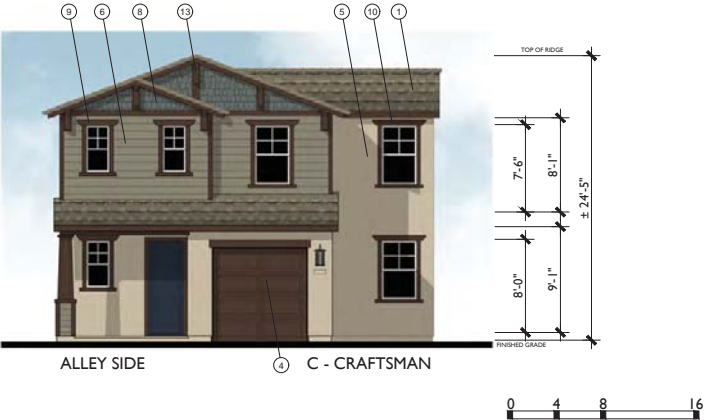
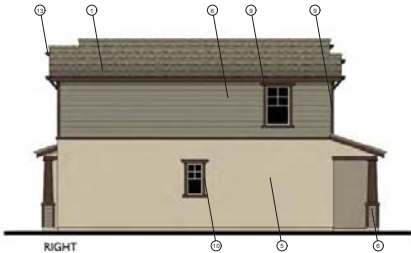
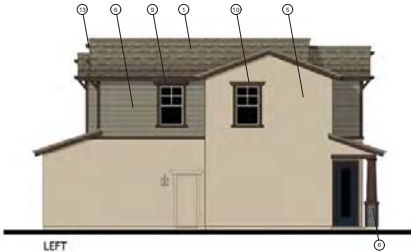


MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

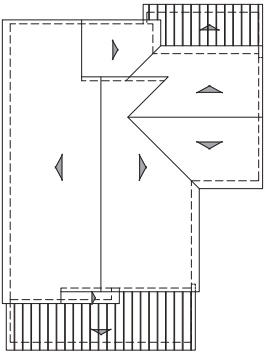
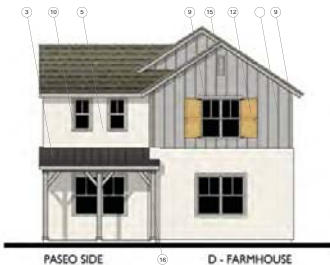


ROOF PLAN C
PITCH: 4.5:12 U.N.O
RAKE: 6" & 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

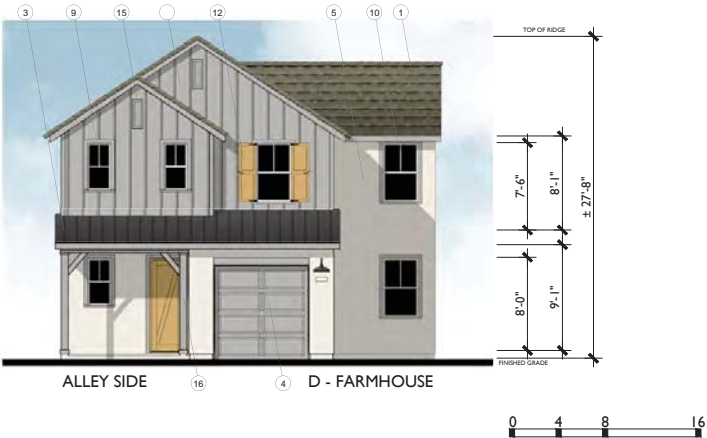
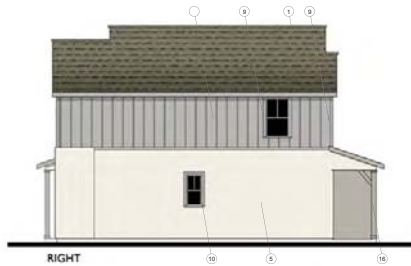


MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

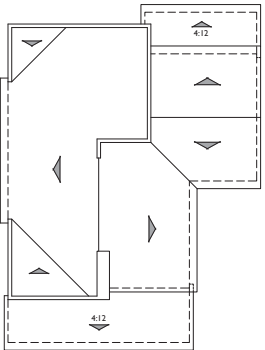
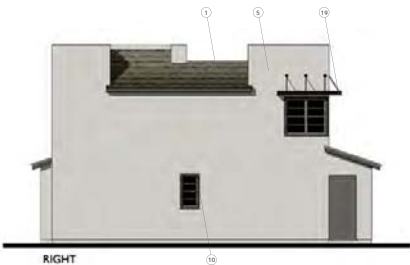
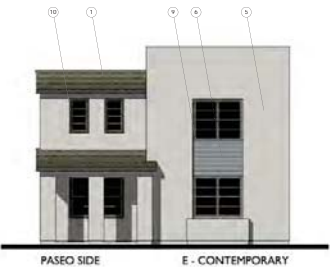


PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

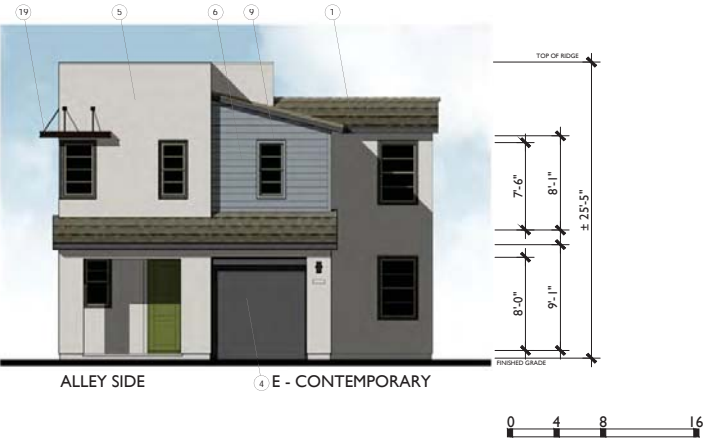


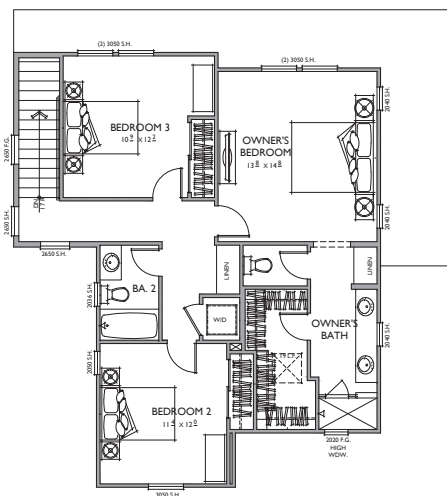
MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

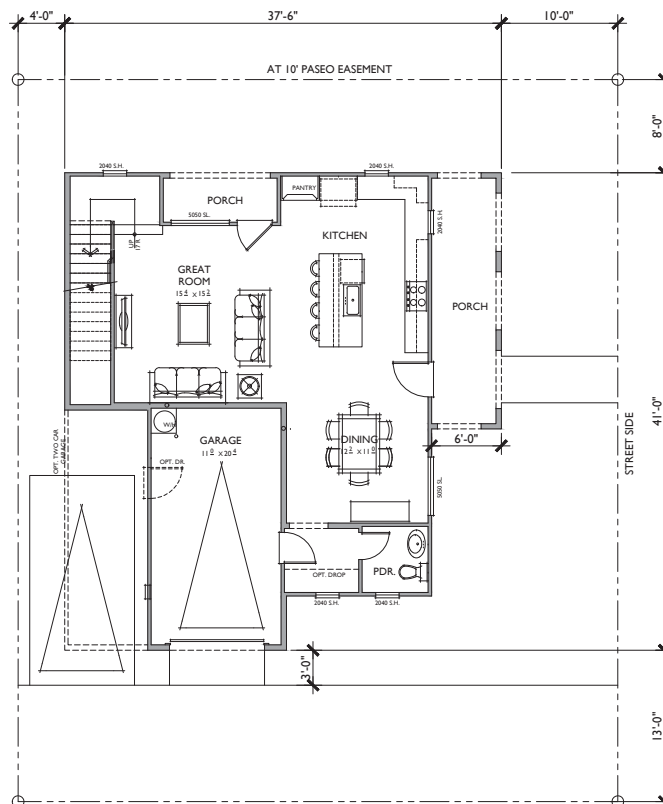


ROOF PLAN **E**
PITCH: 3:12 U.N.O
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE





2ND FLOOR



1ST FLOOR

PLAN 3

3 BEDROOMS / 2.5 BATHS
1 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	805 SQ. FT.
2ND FLOOR	903 SQ. FT.
TOTAL LIVING	1,708 SQ. FT.
1 - CAR GARAGE	240 SQ. FT.
PORCH 1	132 SQ. FT.
PORCH 2	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED
IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1



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TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
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06.11.21

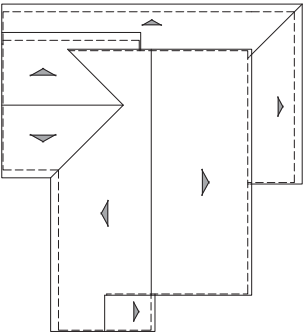
SHEET NAME

COTTAGE PLAN 3
A-SPANISH FLOOR PLAN

A7.1

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



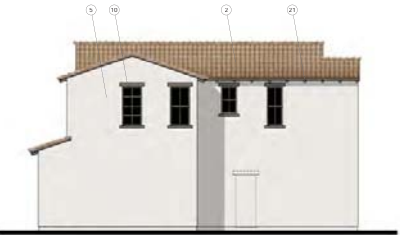
ROOF PLAN **A**
PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE
1/8"=1'-0"



PASEO SIDE **A - SPANISH**



LEFT - STREET SIDE



RIGHT

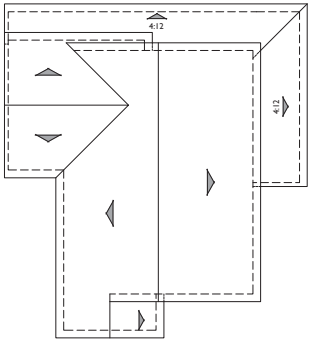
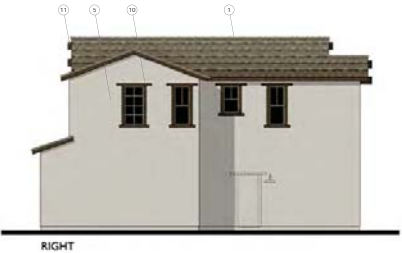


ALLEY SIDE **A - SPANISH**



MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

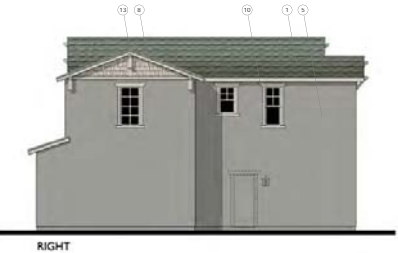
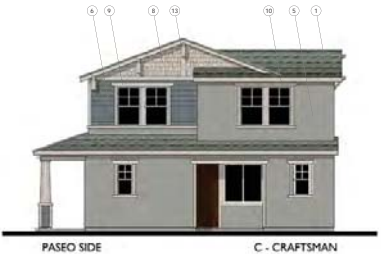


ROOF PLAN **B**
PITCH: 4.5:12 U.O
RAKE: 6" & 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE

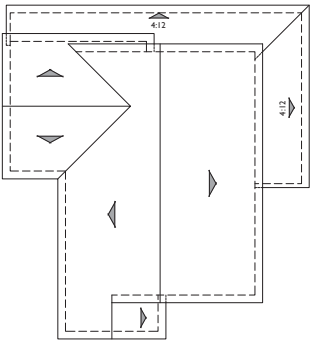


MATERIAL LEGEND

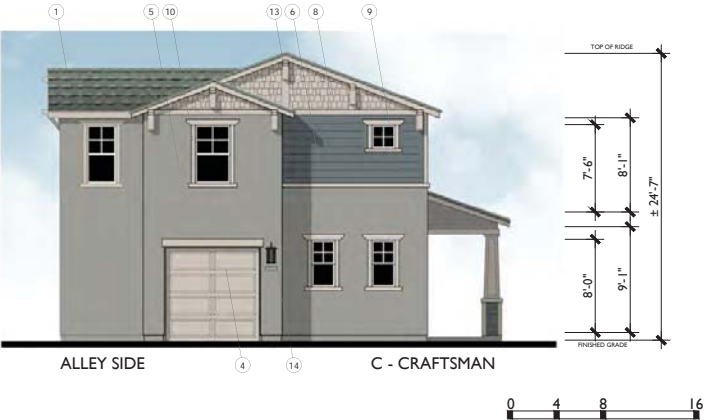
1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



0 4 8 16



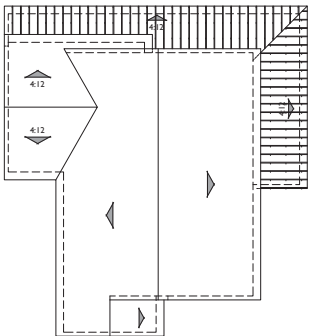
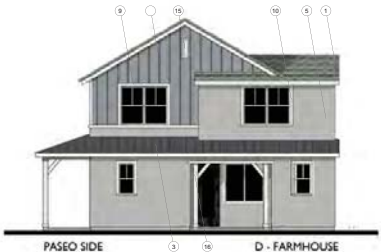
ROOF PLAN C
PITCH: 4.5:12 U.N.O
RAKE: 6" & 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE
1/8"=1'-0"



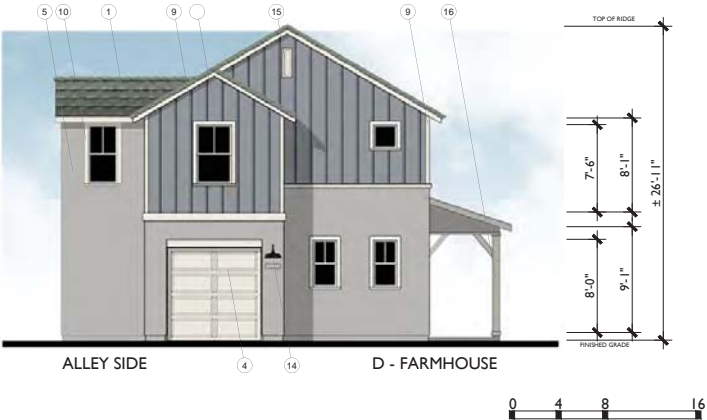
0 4 8 16

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

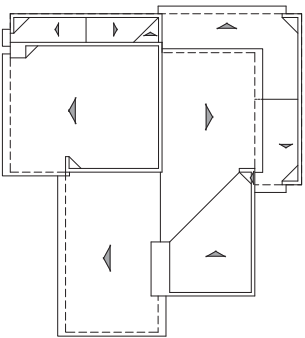


ROOF PLAN **D**
PITCH: 7:12 U.N.O
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE
1/8"=1'-0"

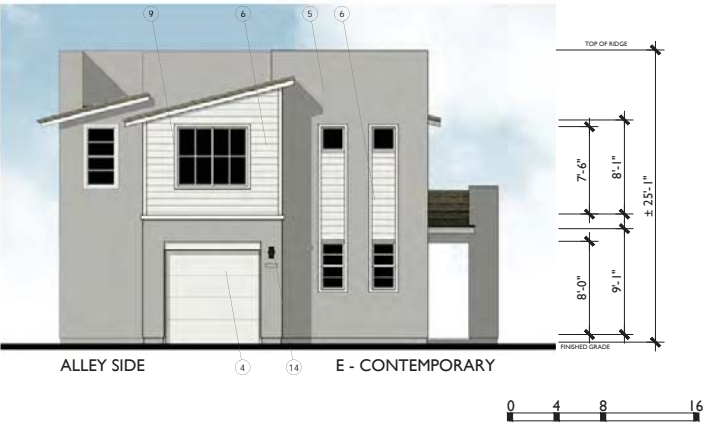


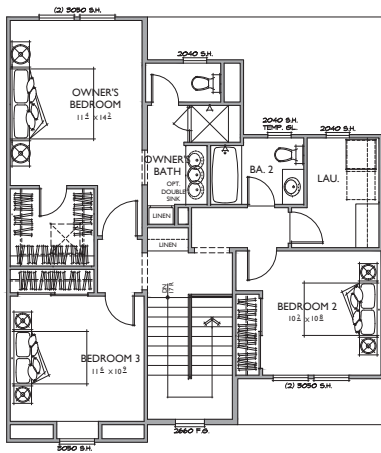
MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

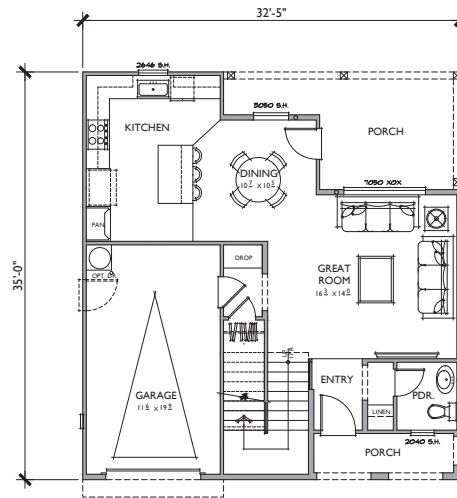


ROOF PLAN D
PITCH: 3:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLE
1/8"=1'-0"





2ND FLOOR



1ST FLOOR

PLAN 4
 3 BEDROOMS / 2.5 BATHS
 1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	695 SQ. FT.
2ND FLOOR	856 SQ. FT.
TOTAL LIVING	1,551 SQ. FT.
1 - CAR GARAGE	202 SQ. FT.
PORCH	50 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED
 IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1



Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS



TRACT 3089
 R-2 LAND USES WITHIN
 PHASES 1, 2 & 3
 SAN LUIS OBISPO, CA

ARCHITECTURAL &
 DEVELOPMENT REVIEW

06.11.21

SHEET NAME

COTTAGE PLAN 4
 A-SPANISH FLOOR PLAN

A8.1



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TRACT 3089
R-2 LAND USES WITHIN
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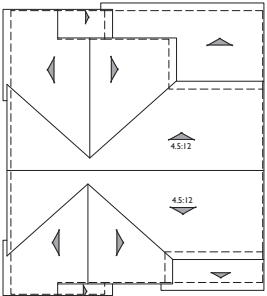
SHEET NAME

COTTAGE PLAN 4
A-SPANISH ELEVATIONS
AND ROOF PLAN

A8.2

MATERIAL LEGEND

1. COMPOSITION: ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



ROOF PLAN A
PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE



PASEO SIDE A - SPANISH



LEFT

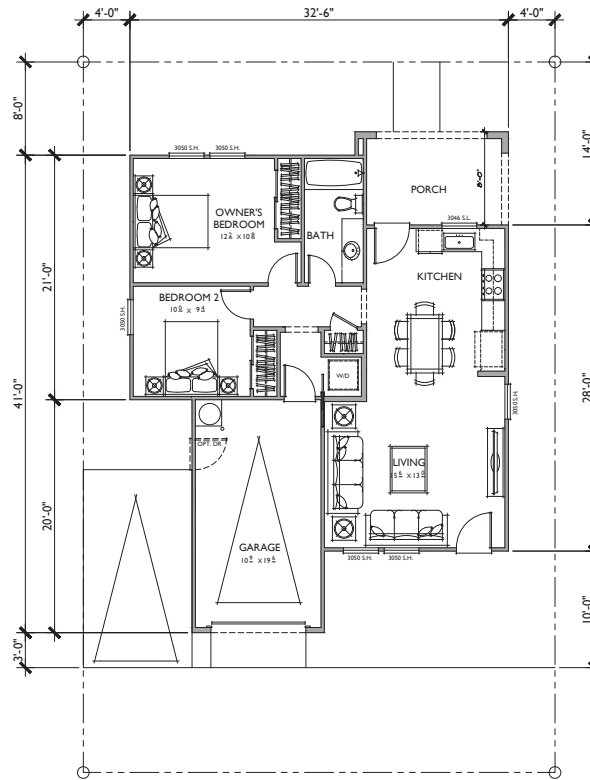


RIGHT



ALLEY SIDE A - SPANISH





PLAN 5
2 BEDROOMS / 1 BATHS
1 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	819 SQ. FT.
1 - CAR GARAGE	224 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



ATTACHMENT 1



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TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
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06.11.21

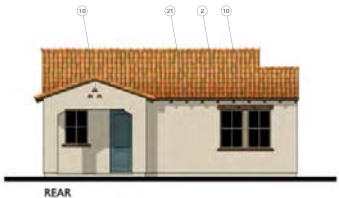
SHEET NAME

COTTAGE PLAN 5
A-SPANISH FLOOR PLAN

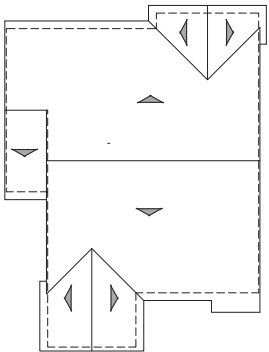
A9.1

MATERIAL LEGEND

1. COMPOSITION: ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



REAR



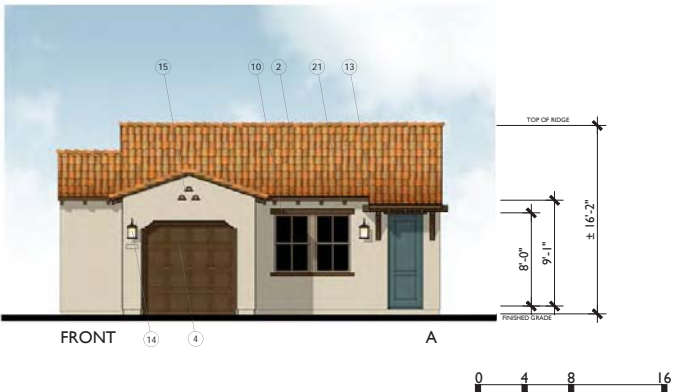
ROOF PLAN A
PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE



RIGHT



LEFT



FRONT

A





FRONT DOORS



GARAGE DOORS



SIDING



COLUMNS + POSTS



METAL AWNINGS



LIGHTING

ATTACHMENT 1

**WATHEN
CASTANOS**
HOMES

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OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING

 **AVILA
RANCH**

TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

06.11.21

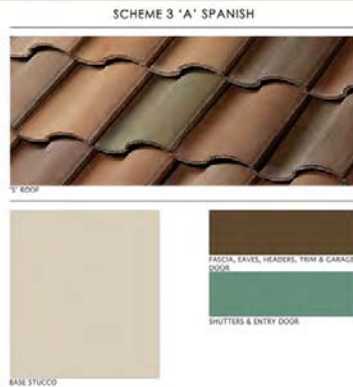
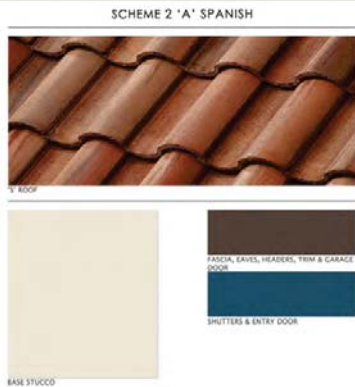
SHEET NAME


CONCEPTUAL
ARCHITECTURAL DETAILS

A10.0

AVILA RANCH COTTAGE SFD & CLUSTER SFD JOB# 457-19201 & 457-19202 COLOR SELECTION CHART					
PAINT: SHERWIN WILLIAMS ROOF: BORAL, CERTAINTED BRICK: MCNEAR, BORAL STUCCO: OMEGA (TBD) WROUGHT IRON: SW6990 CAVIAR FAUX CLAY VENTS: SW 6096 JUTE BROWN					
SCHEMES 1-5 ARE FOR 'A' SPANISH					
SCHEME	1	2	3	4	5
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7019 GAUNTLET GREY	SW 7510 CHATEAU BROWN	SW 6104 KAFFEE	SW 7026 GRIFFIN	SW 6041 OTTER
SHUTTERS & ENTRY DOOR	SW 7614 ST. BART'S	SW 9150 ENDLESS SEA	SW 6466 GRANDVIEW	SW 6349 PENNYWISE	SW 6432 GARDEN SPOT
BASE STUCCO	SW 7757 HIGH REFLECTIVE WHITE	SW 7563 RESTFUL WHITE	SW 6148 WOOL SKEIN	SW 7050 USEFUL GRAY	SW 7529 SAND BEACH
'S' ROOF (BORAL)	1HBCS0300 BRONZE PEARL BLEND	1HBCS 6169 CASA GRANDE BLEND	1HBCS6330 SALERNO CLAY	1HBCS0431 APPLE BARK	1HBCS6464 CA MISSION BLEND
GUTTERS & DOWNSPOUTS	BRONZE	BEAVER BROWN	BEAVER BROWN	BRONZE	BEAVER BROWN

AVILA RANCH COTTAGE SFD & CLUSTER SFD JOB# 457-19201 & 457-19202 COLOR SELECTION CHART					
PAINT: SHERWIN WILLIAMS ROOF: BORAL, CERTAINTED BRICK: MCNEAR, BORAL STUCCO: OMEGA (TBD) WROUGHT IRON: SW6990 CAVIAR FAUX CLAY VENTS: SW 6096 JUTE BROWN					
SCHEMES 1-5 ARE FOR 'A' SPANISH					
SCHEME	1	2	3	4	5
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7019 GAUNTLET GREY	SW 7510 CHATEAU BROWN	SW 6104 KAFFEE	SW 7026 GRIFFIN	SW 6041 OTTER
SHUTTERS & ENTRY DOOR	SW 7614 ST. BART'S	SW 9150 ENDLESS SEA	SW 6466 GRANDVIEW	SW 6349 PENNYWISE	SW 6432 GARDEN SPOT
BASE STUCCO	SW 7757 HIGH REFLECTIVE WHITE	SW 7563 RESTFUL WHITE	SW 6148 WOOL SKEIN	SW 7050 USEFUL GRAY	SW 7529 SAND BEACH
'S' ROOF (BORAL)	1HBCS0300 BRONZE PEARL BLEND	1HBCS 6169 CASA GRANDE BLEND	1HBCS6330 SALERNO CLAY	1HBCS0431 APPLE BARK	1HBCS6464 CA MISSION BLEND
GUTTERS & DOWNSPOUTS	BRONZE	BEAVER BROWN	BEAVER BROWN	BRONZE	BEAVER BROWN






AVILA RANCH

COTTAGE SFD & CLUSTER SFD

JOB# 457-19201 & 457-19202

COLOR SELECTION CHART



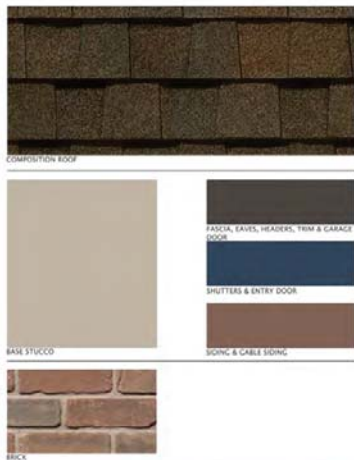
ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS
ROOF: BORAL, CERTAINTED
BRICK: MCNEAR, BORAL
STUCCO: OMEGA (TBD)
WROUGHT IRON: SW6990 CAVIAR
FAUX CLAY VENTS: SW 6096 JUTE BROWN

DECEMBER 23, 2019
 REVISED FEBRUARY 4, 2020 (NEW COLORS PER REQUEST)
***REVISED JULY 28, 2020 (NEW COLORS)**

SCHEMES 6-10 ARE FOR 'B' BUNGALOW					
SCHEME	6	7	8	9	10
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7048 URBANE BRONZE	SW 7551 GREEK VILLA	SW 9091 HALF-CAFF	SW 7035 AESTHETIC WHITE	SW 7041 VAN DYKE BROWN
SHUTTERS & ENTRY DOOR	SW 7602 INDIGO BATIK	SW 6076 TURKISH COFFEE	SW 6209 RIPE OLIVE	SW 2838 POLISHED MAHOGANY	SW 2836 QUARTERSAWN OAK
BASE STUCCO	SW 7051 ANALYTICAL GRAY	SW 7065 ARGOS	SW 7548 PORTICO	SW 7643 PUSSYWILLOW	SW 7015 REPOSE GRAY
SIDING	SW 2836 QUARTERSAWN OAK	SW 9134 DELFT	SW 7568 NEUTRAL GROUND	SW 6249 STORM CLOUD	SW 9130 EVERGREEN FOG
GABLE SIDING	SW 2836 QUARTERSAWN OAK	SW 7551 GREEK VILLA	SW 9091 HALF-CAFF	SW 7035 AESTHETIC WHITE	SW 7041 VAN DYKE BROWN
BRICK	MCNEAR TUNBRIDGE	BORAL MT RUSHMORE	MCNEAR EMBARCADERO	BORAL MARSH POINT	BORAL CAPERS ISLAND
COMPOSITION ROOF	HEATHERWOOD	COLONIAL SLATE	WEATHERED WOOD	CHARCOAL	MISSION BROWN
GUTTERS & DOWNSPOUTS	BRONZE	WHITE	BEAVER BROWN	WHITE	BRONZE

SCHEME 6 'B' BUNGALOW



AVILA RANCH
COTTAGE SFD & CLUSTER SFD

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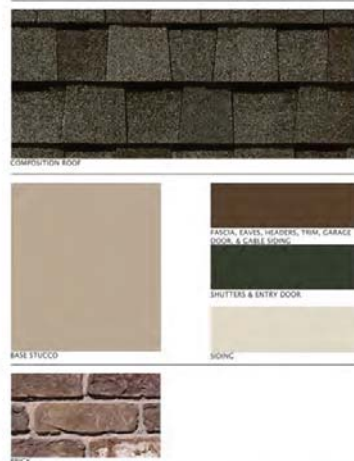
SCHEME 7 'B' BUNGALOW



AVILA RANCH
COTTAGE SFD & CLUSTER SFD

Bassenian | Lagoni

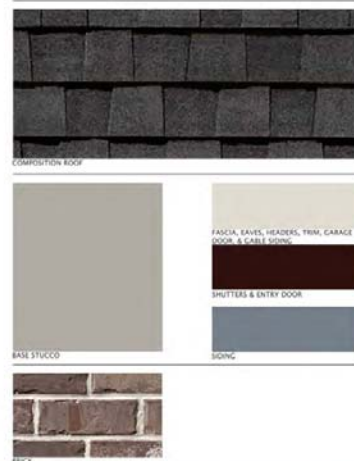
SCHEME 8 'B' BUNGALOW



AVILA RANCH
COTTAGE SFD & CLUSTER SFD

Bassenian | Lagoni

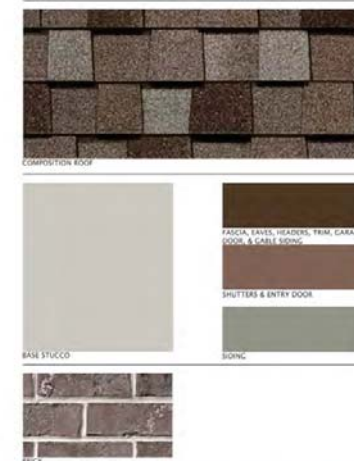
SCHEME 9 'B' BUNGALOW



AVILA RANCH
COTTAGE SFD & CLUSTER SFD

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SCHEME 10 'B' BUNGALOW



AVILA RANCH
COTTAGE SFD & CLUSTER SFD

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ATTACHMENT 1



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TRACT 3089
R-2 LAND USES WITHIN
PHASES 1, 2 & 3
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

11.24.20
Revised 06.11.21

B. Bungalow - Color and
Material Matrix

A10.2



AVILA RANCH
COTTAGE SFD & CLUSTER SFD
JOB# 457-19201 & 457-19202
COLOR SELECTION CHART

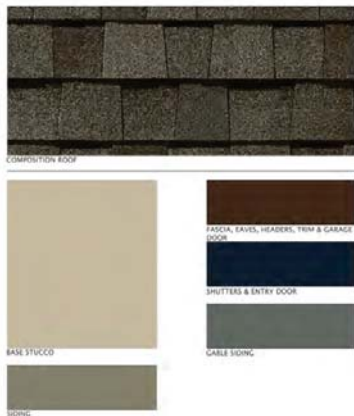
Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS
ROOF: BORAL, CERTAINTED
BRICK: MCNEAR, BORAL
STUCCO: OMEGA (TBD)
WROUGHT IRON: SW6990 CAVIAR
FAUX CLAY VENTS: SW 6096 JUTE BROWN

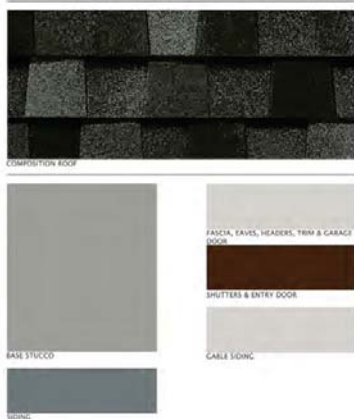
DECEMBER 23, 2019
REVISED FEBRUARY 4, 2020 (NEW COLORS PER REQUEST)
*REVISED JULY 28, 2020 (NEW COLORS)

SCHEMES 11-15 ARE FOR 'C' CRAFTSMAN					
SCHEME	11	12	13	14	15
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 6076 TURKISH COFFEE	SW 7043 WORLDLY GRAY	SW 6104 KAFFEE	SW 7054 SUITABLE BROWN	SW 7551 GREEK VILLA
SHUTTERS & ENTRY DOOR	SW 9179 ANCHORS AWEIGH	SW 6069 FRENCH ROAST	SW 7605 GALE FORCE	SW 6223 STILL WATER	SW 7510 CHATEAU BROWN
BASE STUCCO	SW 6149 RELAXED KHAKI	SW 7655 STAMPED CONCRETE	SW 7644 GATEWAY GRAY	SW 6157 FAVORITE TAN	SW 7064 PASSIVE
SIDING	SW 6165 CONNECTED GRAY	SW 6235 FOGGY DAY	SW 6207 RETREAT	SW 2820 DOWING EARTH	SW 6074 SPALDING GRAY
GABLE SIDING	SW 7622 HOMBURG GRAY	SW 7043 WORLDLY GRAY	SW 6104 KAFFEE	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2848 ROYCROFT PEWTER
COMPOSITION ROOF	WEATHERED WOOD	THUNDERSTORM GRAY	HEATHER BLEND	MISSION BROWN	DRIFTWOOD
GUTTERS & DOWNSPOUTS	BEAVER BROWN	WHITE	BEAVER BROWN	BRONZE	WHITE

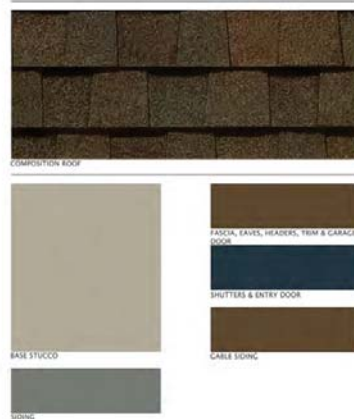
SCHEME 11 'C' CRAFTSMAN



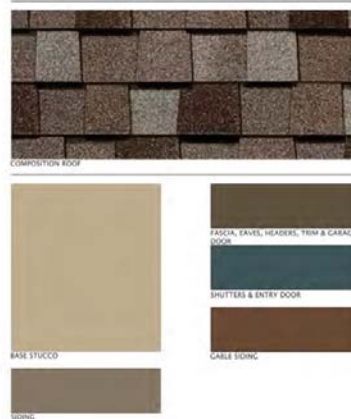
SCHEME 12 'C' CRAFTSMAN



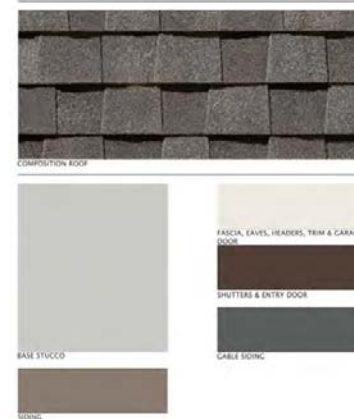
SCHEME 13 'C' CRAFTSMAN




SCHEME 14 'C' CRAFTSMAN



SCHEME 15 'C' CRAFTSMAN





AVILA RANCH
COTTAGE SFD & CLUSTER SFD
JOB# 457-19201 & 457-19202
COLOR SELECTION CHART

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PAINT: SHERWIN WILLIAMS
ROOF: BORAL, CERTAINTEEED
BRICK: MCNEAR, BORAL
STUCCO: OMEGA (TBD)
WROUGHT IRON: SW6990 CAVIAR
FAUX CLAY VENTS: SW 6096 JUTE BROWN

DECEMBER 23, 2019
REVISED FEBRUARY 4, 2020 (NEW COLORS PER REQUEST)
*REVISED JULY 28, 2020 (NEW COLORS)

SCHEMES 16-20 ARE FOR					
'D' FARMHOUSE					
SCHEME	16	17	18	19	20
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7668 MARCH WIND	SW 7102 WHITE FLOUR	SW 7636 ORIGAMI WHITE	SW 6203 SPARE WHITE	SW 7008 ALABASTER
SHUTTERS & ENTRY DOOR	SW 9026 TARNISHED TRUMPET	SW 7510 CHATEAU BROWN	SW 2740 MINERAL GRAY	SW 6227 MEDITATIVE	SW 6988 BOHEMIAN BLACK
BASE STUCCO	SW 7102 WHITE FLOUR	SW 7547 SANDBAR	SW 7017 DORIAN GRAY	SW 6203 SPARE WHITE	SW 7668 MARCH WIND
SIDING	SW 7668 MARCH WIND	SW 9164 ILLUSIVE GREEN	SW 7025 BACKDROP	SW 6203 SPARE WHITE	SW 9161 DUSTBLU
COMPOSITION ROOF	COLONIAL SLATE	WEATHERED WOOD	MISSION BROWN	DRIFTWOOD	GEORGETOWN GRAY
METAL ROOF	OLD TOWN GRAY	BRONZE	MUSKET	BRONZE	OLD TOWN GRAY
GUTTERS & DOWNSPOUTS	CONONIAL GRAY	WHITE	WHITE	WHITE	WHITE

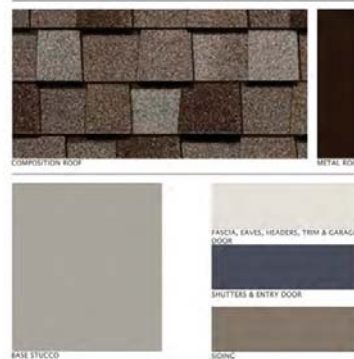
SCHEME 16 'D' FARMHOUSE



SCHEME 17 'D' FARMHOUSE



SCHEME 18 'D' FARMHOUSE




SCHEME 19 'D' FARMHOUSE



SCHEME 20 'D' FARMHOUSE





AVILA RANCH
COTTAGE SFD & CLUSTER SFD
JOB# 457-19201 & 457-19202
COLOR SELECTION CHART

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STUCCO: OMEGA (TBD)
WROUGHT IRON: SW6990 CAVIAR
FAUX CLAY VENTS: SW 6096 JUTE BROWN

DECEMBER 23, 2019
REVISED FEBRUARY 4, 2020(NEW COLORS PER REQUEST)
*REVISED JULY 28, 2020(NEWCOLORS)

SCHEMES 20-25 ARE FOR 'E' CONTEMPORARY					
SCHEME	21	22	23	24	25
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7019 GAUNTLET GRAY	SW 7059 UNUSUAL GRAY	SW 7006 EXTRA WHITE	SW 7551 GREEK VILLA	SW 7674 PEPPERCORN
SHUTTERS & ENTRY DOOR	SW 0060 ALEXANDRITE	SW 2865 CLASSICAL YELLOW	SW 6503 BOSPORUS	SW 6635 DETERMINED ORANGE	SW 6712 LUAU GREEN
BASE STUCCO	SW 7028 INCREDIBLE WHITE	SW 7566 WESTHIGHLAND WHITE	SW 6191 CONTENTED	SW 9138 STARDEW	SW 7653 SILVERPOINTE
SIDING	SW 7019 GAUNTLET GRAY	SW 7059 UNUSUAL GRAY	SW 7006 EXTRA WHITE	SW 9140 BLUSTERY SKY	SW 9139 DEBONAIR
COMPOSITION ROOF	MISSION BROWN	GRANITE GRAY	CHARCOAL BLACK	WEATHERED WOOD	DRIFTWOOD
GUTTERS & DOWNSPOUTS	BRONZE	COLONIAL GRAY	WHITE	OLD TOWN GRAY	BRONZE

SCHEME 21 'E' CONTEMPORARY



COMPOSITION ROOF



BASE STUCCO



SIDING

SHUTTERS & ENTRY DOOR

AVILA RANCH
COTTAGE SFD & CLUSTER SFD

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SCHEME 22 'E' CONTEMPORARY



COMPOSITION ROOF



BASE STUCCO



SIDING

SHUTTERS & ENTRY DOOR

SCHEME 23 'E' CONTEMPORARY



COMPOSITION ROOF



BASE STUCCO



SIDING

SHUTTERS & ENTRY DOOR

SCHEME 24 'E' CONTEMPORARY



COMPOSITION ROOF



BASE STUCCO



SIDING

SHUTTERS & ENTRY DOOR

SCHEME 25 'E' CONTEMPORARY



COMPOSITION ROOF



BASE STUCCO



SIDING

SHUTTERS & ENTRY DOOR

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COTTAGE SFD & CLUSTER SFD

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COTTAGE SFD & CLUSTER SFD

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AVILA RANCH
COTTAGE SFD & CLUSTER SFD

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AVILA RANCH
COTTAGE SFD & CLUSTER SFD

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