

ATTACHMENT 1  
Project Plan Set





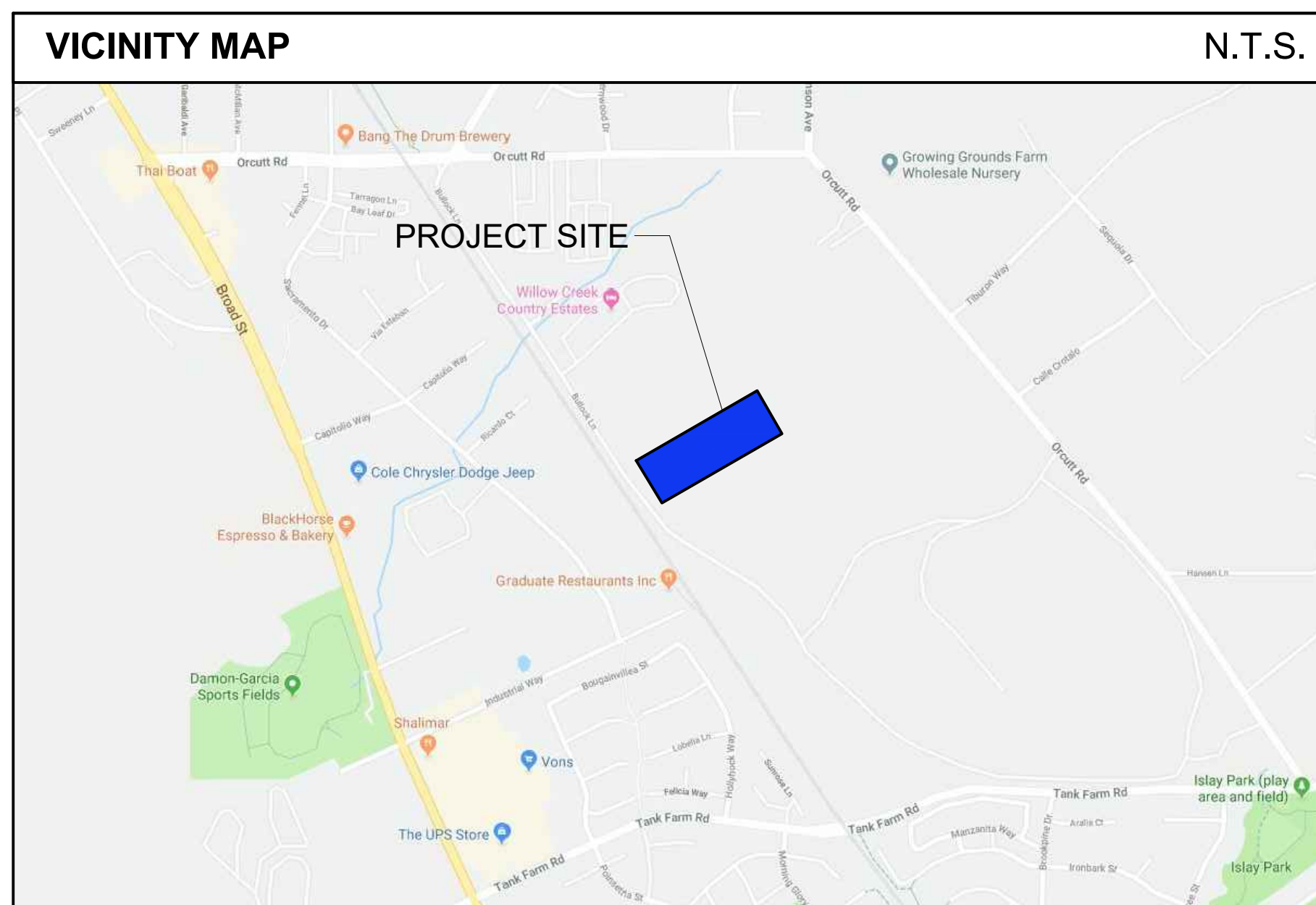
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**PROJECT INFORMATION**

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

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

**CIVIL ENGINEER:**  
**ROBERTS ENGINEERING**  
 Templeton, CA 93465  
 805.239.0664

**LANDSCAPE ARCHITECT:**

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

**PROJECT DESCRIPTION:**

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



**Architecture + Planning**  
 17911 Von Karman Ave,  
 Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

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

**BULLOCK RANCH**  
 SAN LUIS OBISPO, CA # 2018-1068

**CONCEPT DESIGN**  
 DECEMBER 10, 2019

TITLE SHEET

A0.1





MUIK  
APN 076-481-017  
TRACT 3044

PEPPERTREE PROPERTIES (JONES)  
APN 076-481-011  
TRACT 3066

**Project Characteristics**

Total Net Unit Area	258,701
Total Units	192
Total SLO Units	169
Average Unit Size	1,347

**SLO Unit Calculation**

Bed	Factor	Total Units	SLO Units	Anderson	Evans
1 Bedroom FN 1	0.66	69	45.54	27.1	18.5
2 Bedroom	1	16	16	9.0	7.0
3 Bedroom	1	50	50	23.0	27.0
4 Bedroom	1	57	57	33.0	24.0
<b>Total</b>		<b>192</b>	<b>168.54</b>	<b>92.06</b>	<b>76.48</b>

**SLO Allowed Units**

SLO Allowed Units	Gross Acres	Net Acres	DUA	Allowed	Planned	Over/(under)
Anderson	5.61	5.32	18.00	95.76	92.06	(3.70)
Evans	5.32	5.05	18.00	90.90	76.48	(14.42)
<b>Total</b>	<b>10.93</b>	<b>10.37</b>		<b>186.66</b>	<b>168.54</b>	<b>(18.12)</b>

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

**Inclusionary Housing**

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

**Required Affordable Housing (per above Project Inclusionary Rate percentages)**

Units FN 2	All	Net	Low	Mod	Total
	192	184	2.30	4.60	6.90

**Proposed Affordable Housing**

	Low	Mod	Total
Plan 1 One Bedroom 1 Bath 930 Sq Ft w/ 1 Car Gar	1.00	2.00	3.00
Plan 2 One Bedroom 1 Bath 733 Sq Ft w/ 1 Car Gar	1.00	3.00	4.00
<b>Total</b>	<b>2.00</b>	<b>5.00</b>	<b>7.00</b>

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

Unit Plan	#	Gross Area	Garage Area	Private O.S.	P.O.S./Unit
Apartment 1	32	29,760 sf	7,936 sf	1,216 sf	38 sf
Apartment 2	32	23,456 sf	7,936 sf	1,216 sf	38 sf
Apartment 3	16	21,632 sf	7,856 sf	1,152 sf	72 sf
Apartment 4	16	29,424 sf	7,856 sf	1,632 sf	102 sf
<b>Apartments Total</b>		<b>104,272 sf</b>	<b>31,584 sf</b>	<b>5,216 sf</b>	
Bungalow 1	5	3,745 sf	1,035 sf	185 sf	37 sf
Bungalow 2	26	36,712 sf	10,608 sf	4,732 sf	182 sf
Bungalow 3	32	51,200 sf	13,088 sf	15,200 sf	475 sf
Bungalow 4	12	21,036 sf	4,896 sf	4,668 sf	389 sf
Bungalow 5	13	24,713 sf	5,304 sf	4,602 sf	354 sf
<b>Bungalow Total</b>		<b>137,406 sf</b>	<b>34,931 sf</b>	<b>29,387 sf</b>	
Live Work 1a	3	6,150 sf	1,329 sf	417 sf	139 sf
Live Work 1b	4	8,608 sf	1,772 sf	544 sf	136 sf
Live Work 1c	1	2,350 sf	443 sf	352 sf	352 sf
<b>Live Work Total</b>		<b>17,108 sf</b>	<b>3,544 sf</b>	<b>1,313 sf</b>	
<b>Site Total</b>	<b>192</b>	<b>258,786 sf</b>	<b>70,059 sf</b>	<b>35,916 sf</b>	

**Lot Coverage**

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

**Live+Work FAR**

Level	Gross Area
First Floor	4,511 sf
Second Floor	6,794 sf
Third Floor	7,389 sf
<b>Floor Area Total</b>	<b>18,694 sf</b>
Lot Area	13,130 sf
<b>FAR</b>	<b>1.42</b>

**Lot Coverage Calculation**

Level	Gross Area
Residential Lot Area	438,008 sf
Residential Building Coverage	148,237 sf
<b>Lot Coverage</b>	<b>0.34</b>

**Parking Summary**

Vehicle Parking Required	No. Units	Spaces Required	Spaces/Unit
1 Bed	69	52	0.75
2 Bed	16	24	1.50
3 Bed	50	113	2.25
4 Bed	57	171	3
Guest	192	39	0.2
<b>Total Residential Parking</b>		<b>399</b>	<b>2.1</b>
<b>Vehicle Parking Provided</b>		<b>Spaces Provided</b>	<b>Spaces/Unit</b>
Garage Spaces		315	
On Site Spaces		97	
<b>Total Parking Spaces</b>		<b>412</b>	<b>2.1</b>
Motorcycle Parking Required: 1 Per 20 Cars		16	5%
Motorcycle Parking Provided		16	
Resident Bicycle Parking Required: 2 Per Unit		384	2.0
Guest Bicycle Parking		39	0.2
Bicycle Parking Provided		423	
Accessible Parking		Total Open Parking Provided	Ratio
Apartment	32	5%	2
Bungalow	82	0%	0
Live Work	4	5%	1

**Site Summary**

Gross Site Area	10.93 AC
Net Site Area	10.37 AC
Total Dwelling Units	192 DU
Density	18.5 DU/AC
Occupancy	R-3
Construction	Type VB

**Plan Summary**

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

**Type**

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

- Note:**
- Project to comply with the 2020 California Building Code and 2020 California Residential Code.
  - Project to comply with the 2019 California Energy Code 150.1 (c)14.
  - Project to comply with CBC Chapter 7A and R337 for ignition resistant wall coverings, fire protection systems, ember resistant vent systems, protected eaves and Class "A" roof coverings.
  - |               |                    |                   |
|---------------|--------------------|-------------------|
| Building Type | Building Occupancy | Construction Type |
| Bungalows     | R-3                | Type V-B          |
| Live/Work     | R-2                | Type V-B          |
| Apartments    | R-2                | Type V-B          |

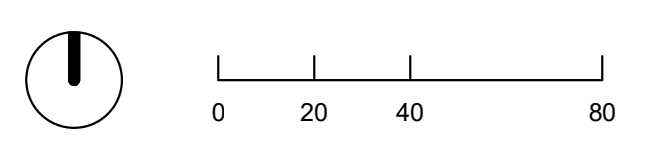


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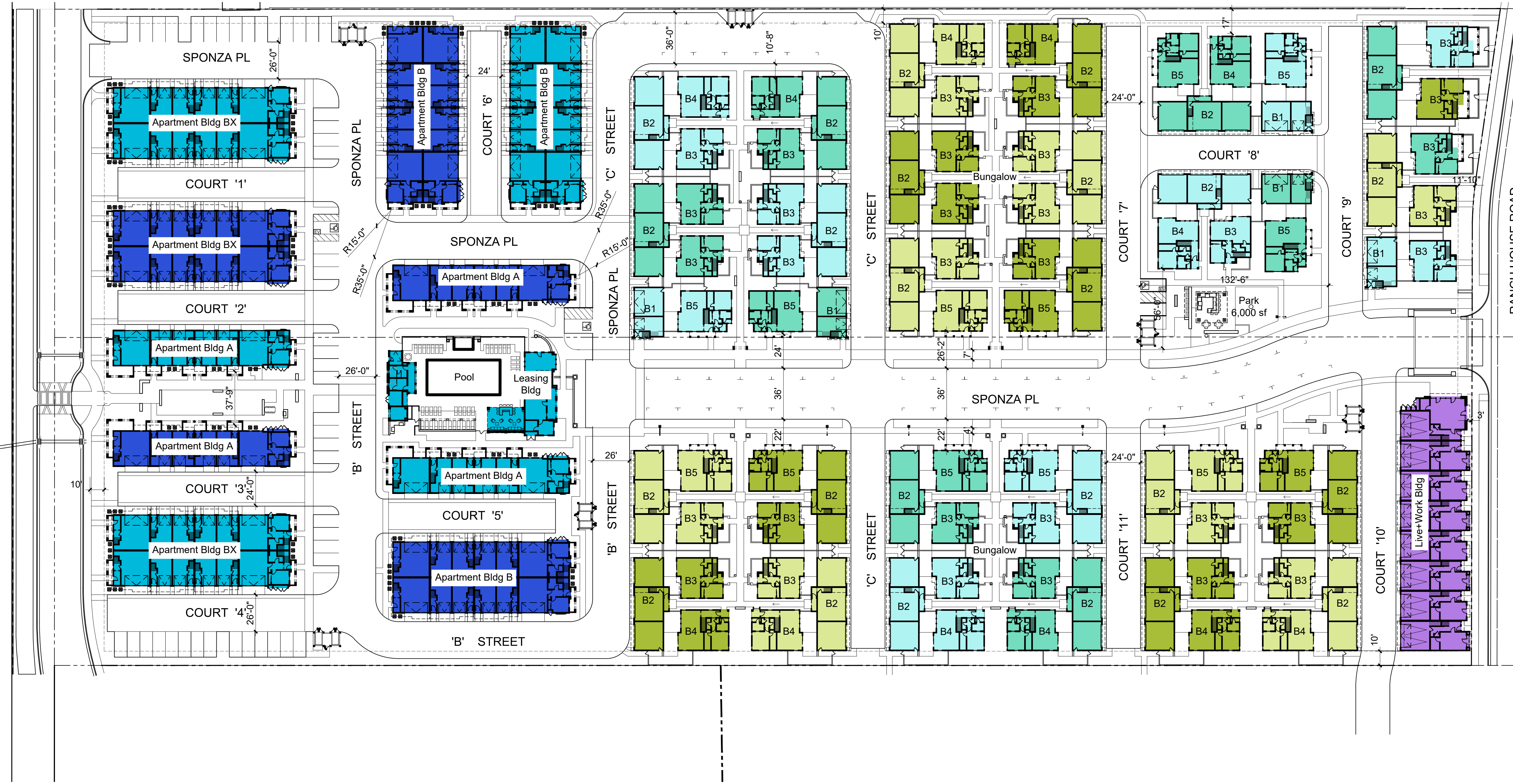
**CONCEPT DESIGN**  
 DECEMBER 10, 2019



**SITE PLAN**

**A1.0**



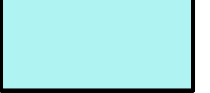








MUIK  
APN 076-481-017  
TRACT 3044

PEPPERTREE PROPERTIES (JONES)  
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TRACT 3066

**Style and Color Scheme Legend**

- |   |   |   |   |
|---|---|---|---|
|  | BUNGALOW<br>CALIFORNIA MISSION SCHEME 1 |  | LIVE+WORK<br>FARMHOUSE                    |
|  | BUNGALOW<br>CALIFORNIA MISSION SCHEME 2 |  | APARTMENTS<br>CALIFORNIA MISSION SCHEME 1 |
|  | BUNGALOW<br>MISSION RANCH SCHEME 1      |  | APARTMENTS<br>CALIFORNIA MISSION SCHEME 2 |
|  | BUNGALOW<br>MISSION RANCH SCHEME 2      |   |   |



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DECEMBER 10, 2019



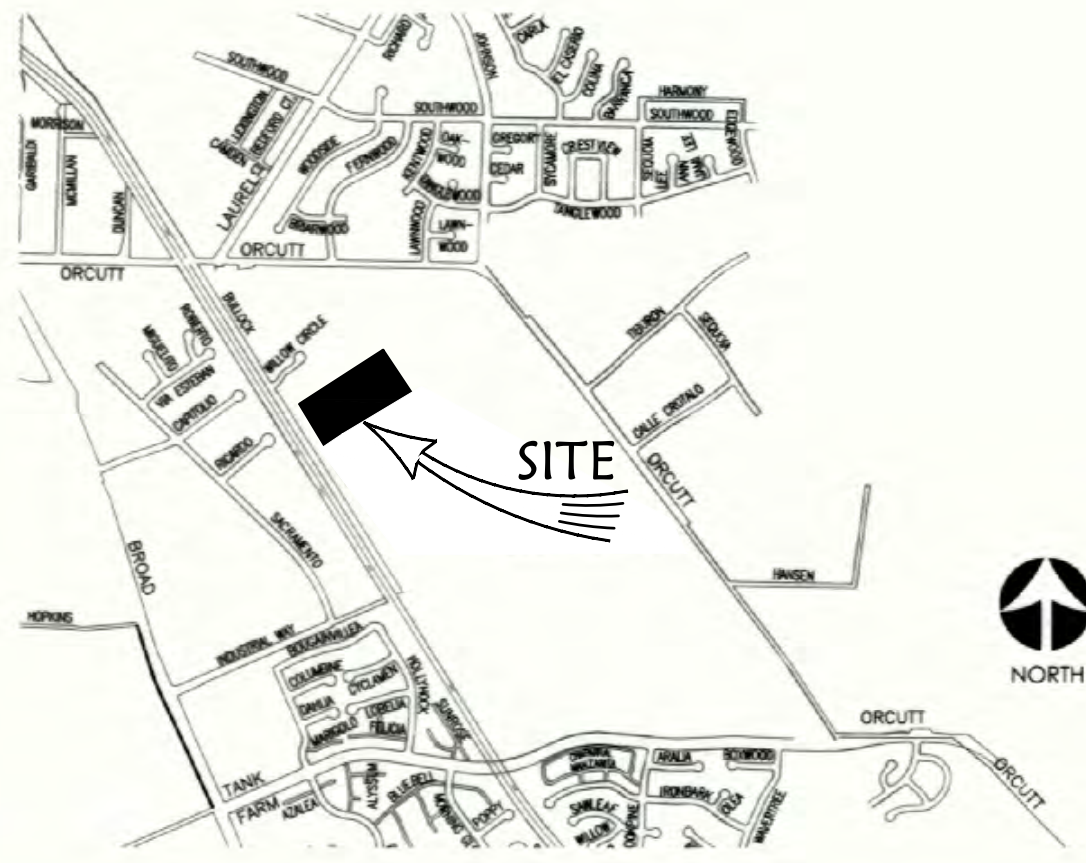
STYLE PLOTTING

A1.1



VICINITY MAP

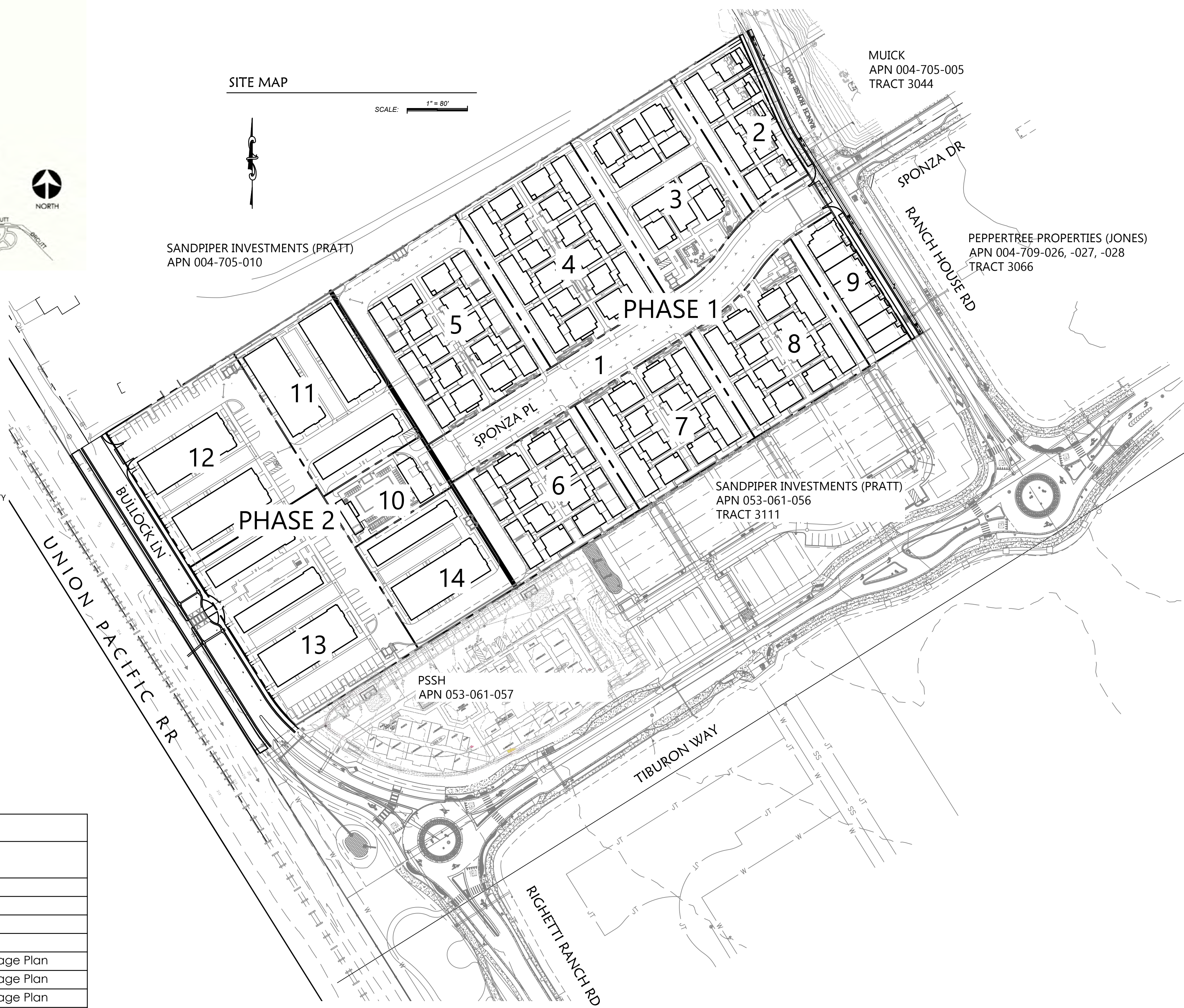
Not to Scale



Vesting Tentative Tract 3136 - 3580 Bullock Lane

SITE MAP

SCALE: 1" = 80'



LEGAL DESCRIPTION

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY ARE SURVEYED TIES TO POINTS #8208 & #8090 PER THE CITY OF SAN LUIS OBISPO'S 2007 HORIZONTAL CONTROL NETWORK BOOK.

BENCHMARK

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

OWNER

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

SURVEYOR

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

ABBREVIATIONS

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

LEGEND

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

PROJECT STATISTICS	
<b>Earthwork</b>	
Cut (cy±)	9790
Fill (cy±)	9220
Total (cy±)	19010
Max. cut (ft)	3.3
Max. fill (ft)	4.1
<b>Site</b>	
Average slope	<10%
Parcel Area (ac±)	464310
Site Disturbance (sf)	485175

Sheet Index	
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C-10	Vehicle Tracking Exhibit



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Bullock Ranch

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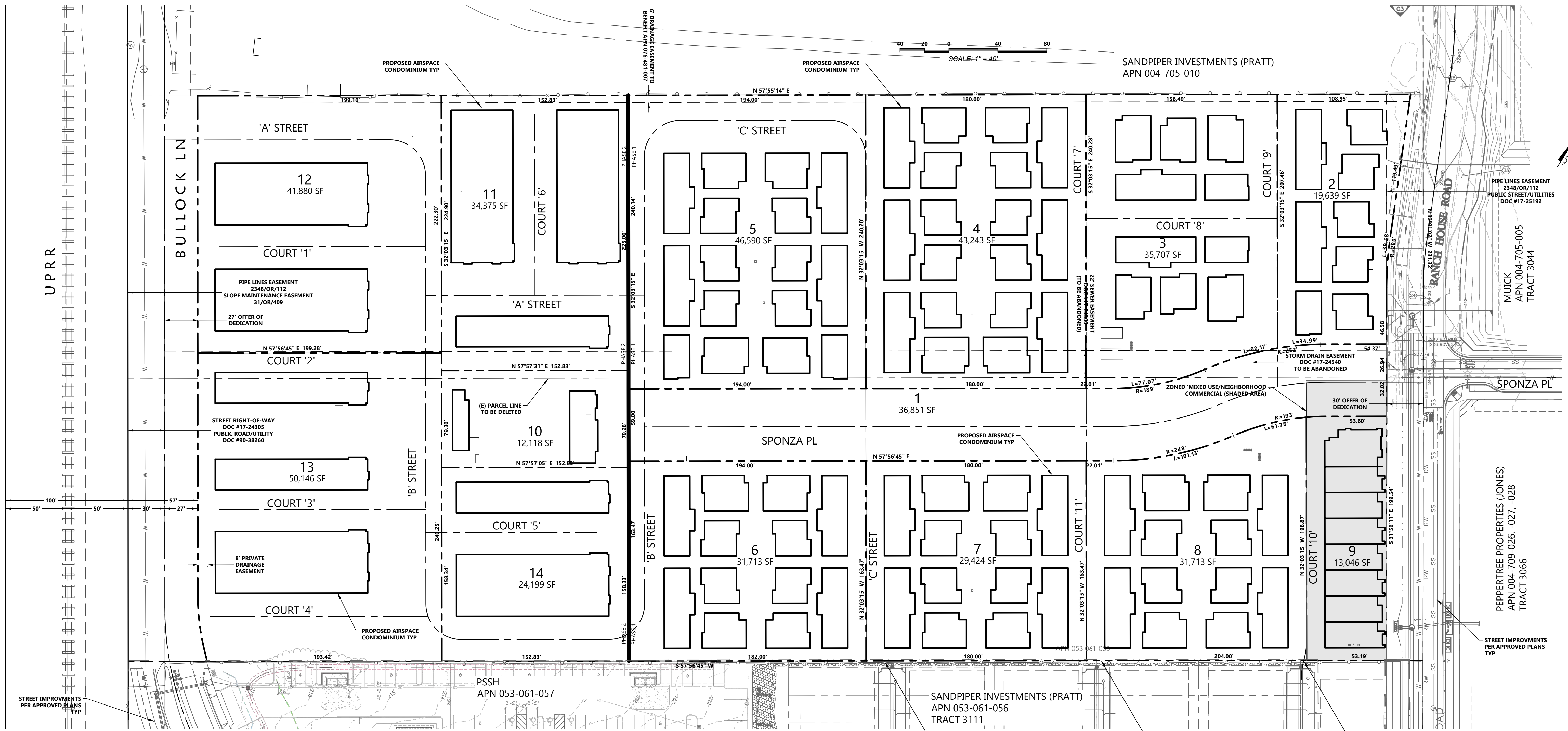
Vesting Tentative Tract 3136

NOVEMBER 6, 2019



Drafting Services  
linkedin.com/in/pacificmilepost





**Proposed Parcel Index**

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

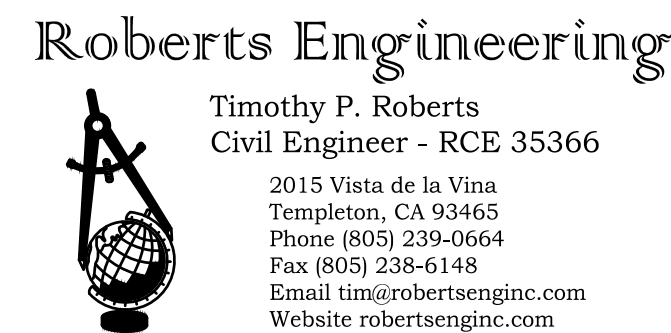
**Existing Parcel Index**

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

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



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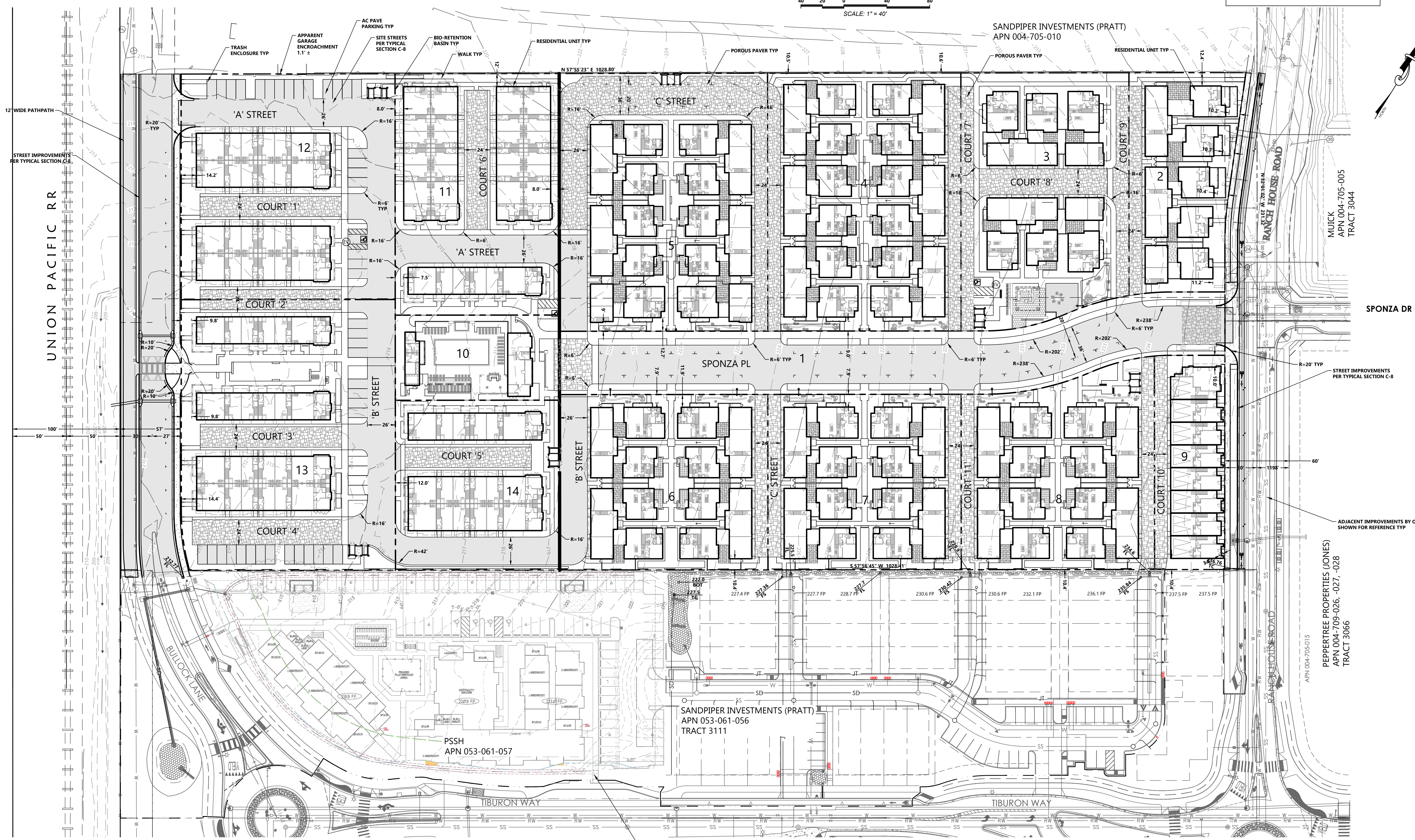
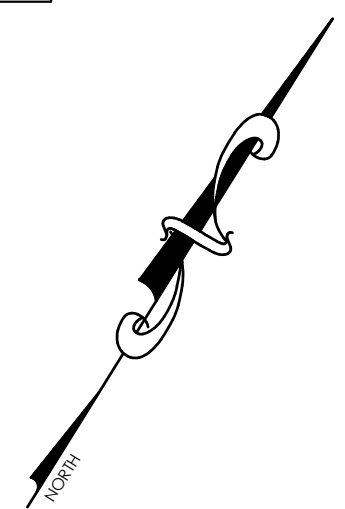
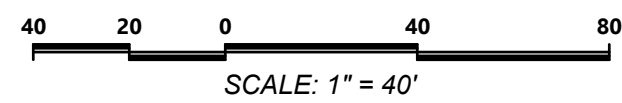
**Bullock Ranch**  
 SAN LUIS OBISPO, CA # 2018-1068

**Vesting Tentative Tract 3136**  
 NOVEMBER 6, 2019

Vesting Tentative Tract Map



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



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**Vesting Tentative Tract 3136**  
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Master Site Plan

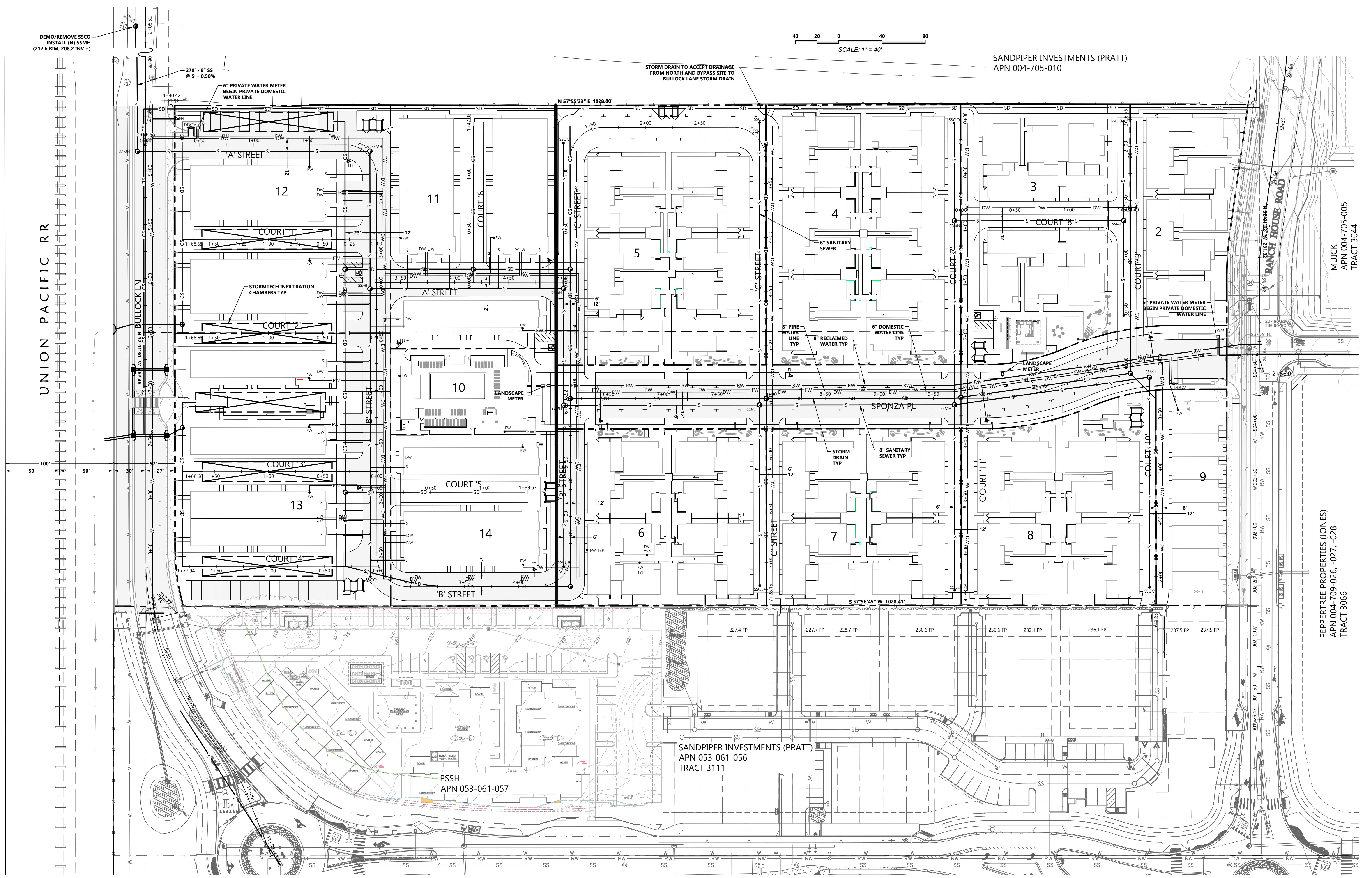
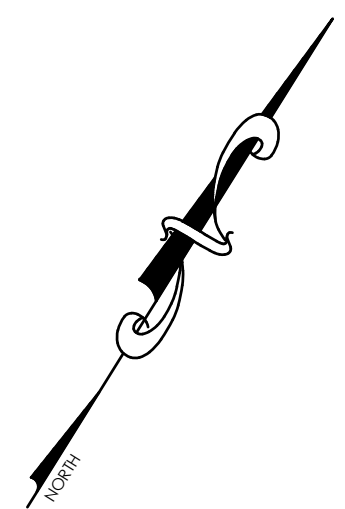
C-3



DEMO/REMOVE SSCO  
INSTALL (N) SSMH  
(212.6 RIM, 208.2 INV ±)

SCALE: 1" = 40'

SANDPIPER INVESTMENTS (PRATT)  
APN 004-705-010



UNION PACIFIC RR

MUJCK  
APN 004-705-005  
TRACT 3044

PEPPERTREE PROPERTIES (JONES)  
APN 004-709-026, -027, -028  
TRACT 3066

PSSH  
APN 053-061-057

SANDPIPER INVESTMENTS (PRATT)  
APN 053-061-056  
TRACT 3111



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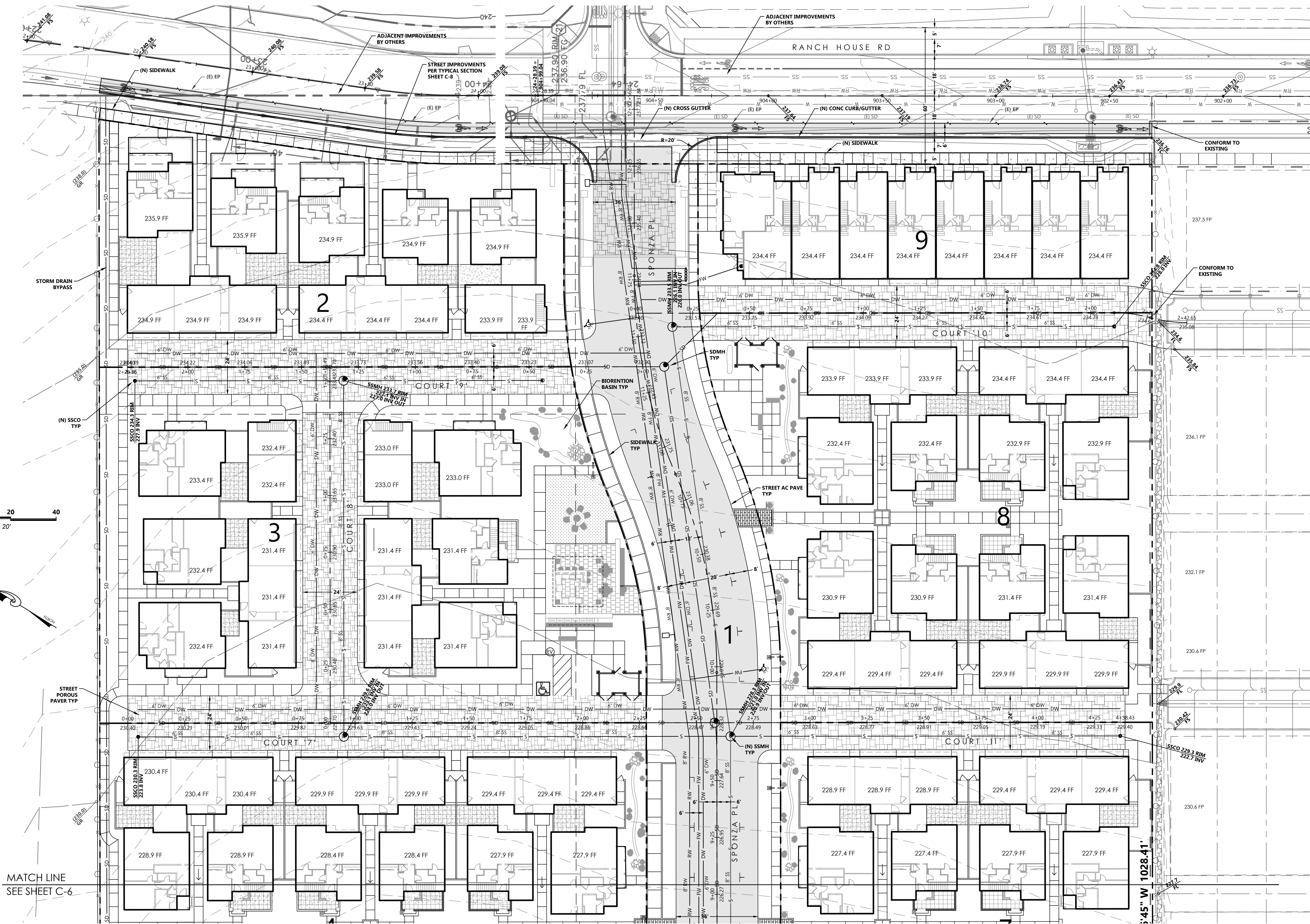
Bullock Ranch  
SAN LUIS OBISPO, CA # 2018-1068

Vesting Tentative Tract 3136  
NOVEMBER 6, 2019

Preliminary Utility Plan

C-4





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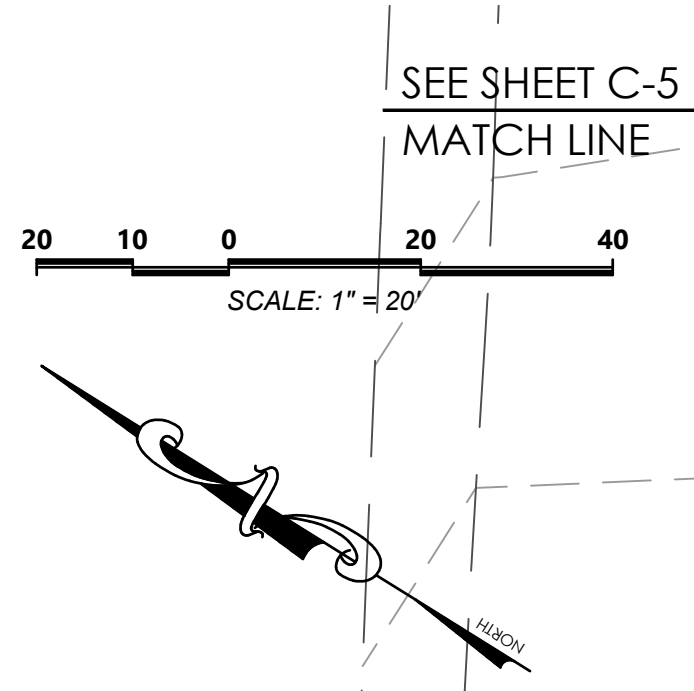
**Bullock Ranch**  
 SAN LUIS OBISPO, CA # 2018-1068

Vesting Tentative Tract 3136  
 NOVEMBER 6, 2019

Preliminary Grading & Drainage Plan

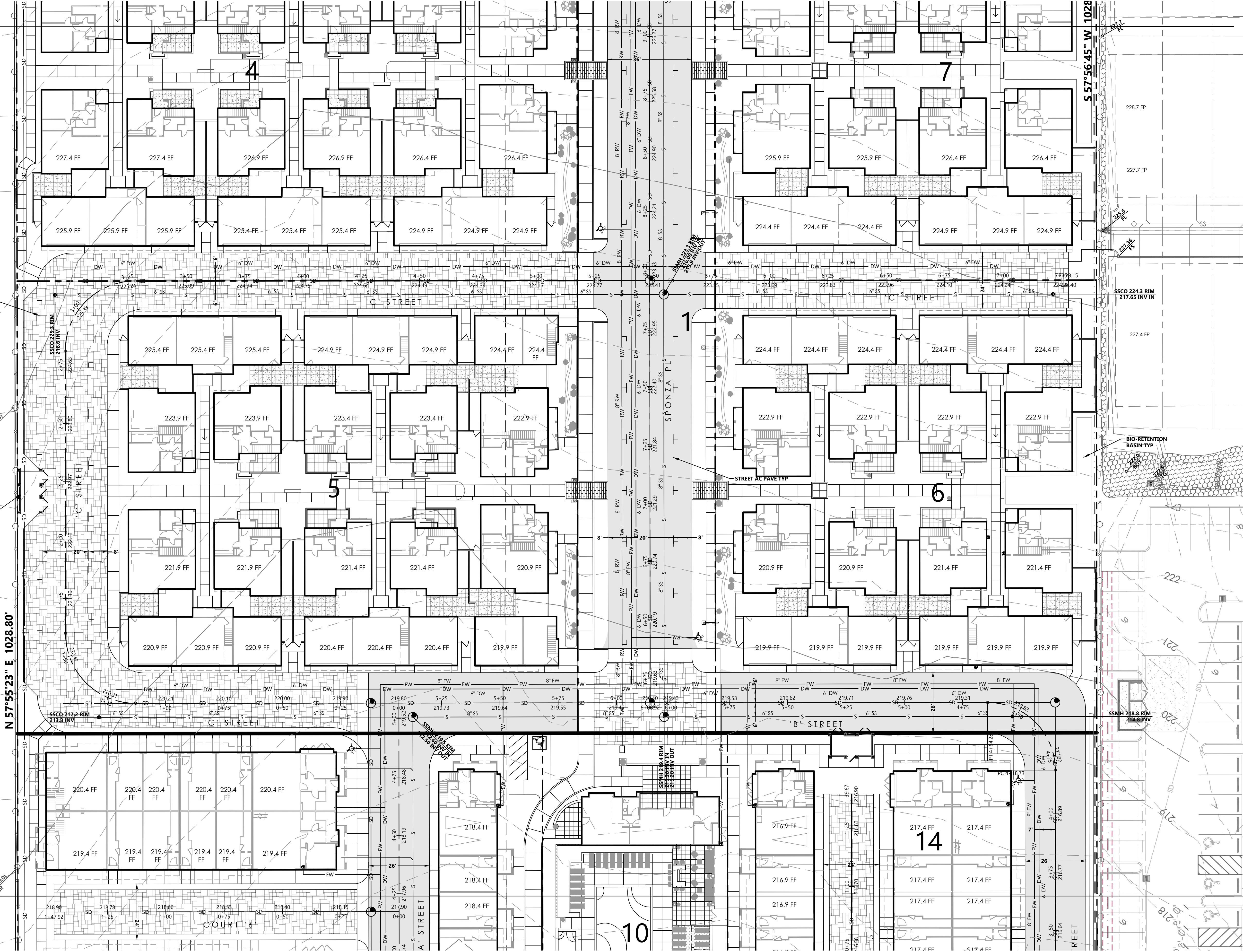
C-5





SEE SHEET C-5  
MATCH LINE

MATCH LINE  
SEE SHEET C-7



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**Bullock Ranch**  
SAN LUIS OBISPO, CA # 2018-1068

Vesting Tentative Tract 3136  
NOVEMBER 6, 2019

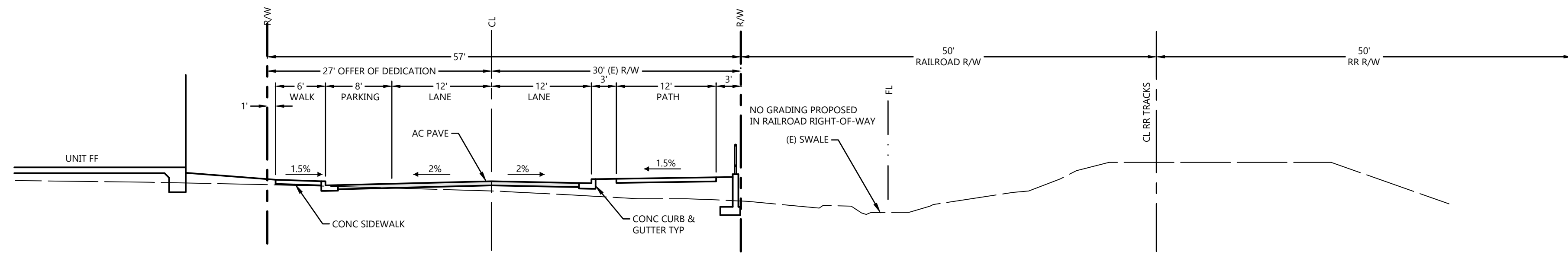
Preliminary Grading & Drainage Plan

C-6



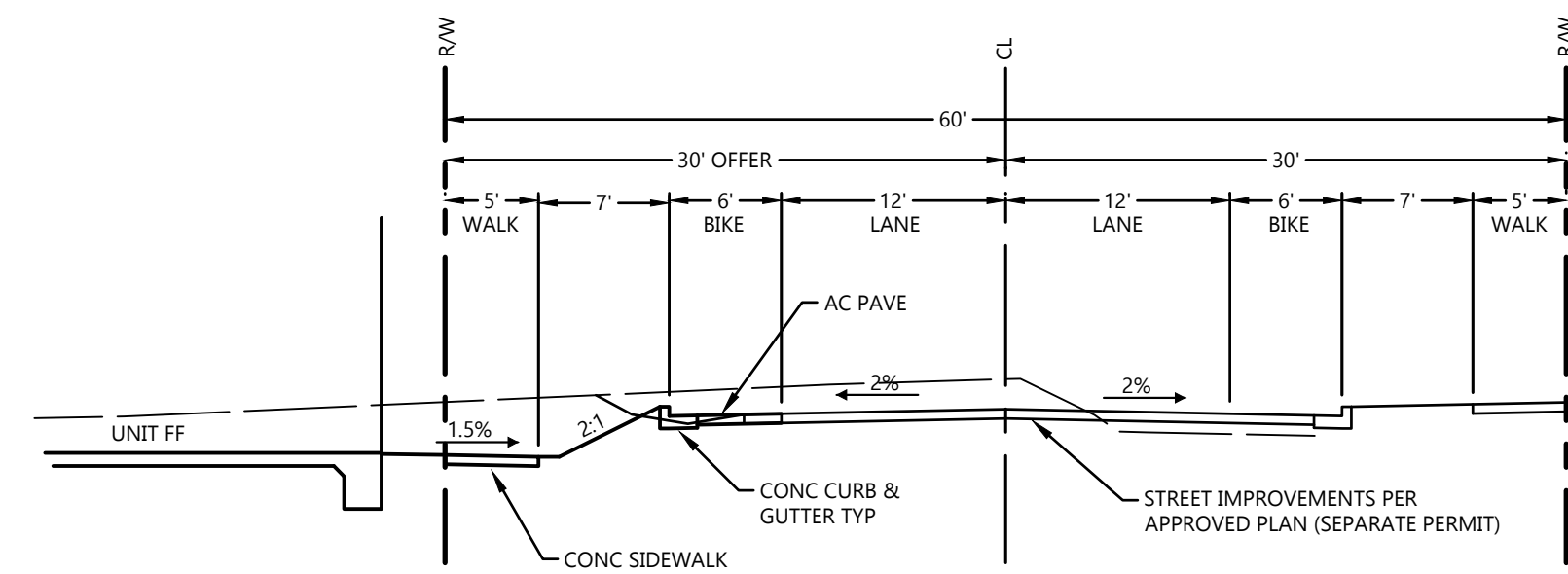




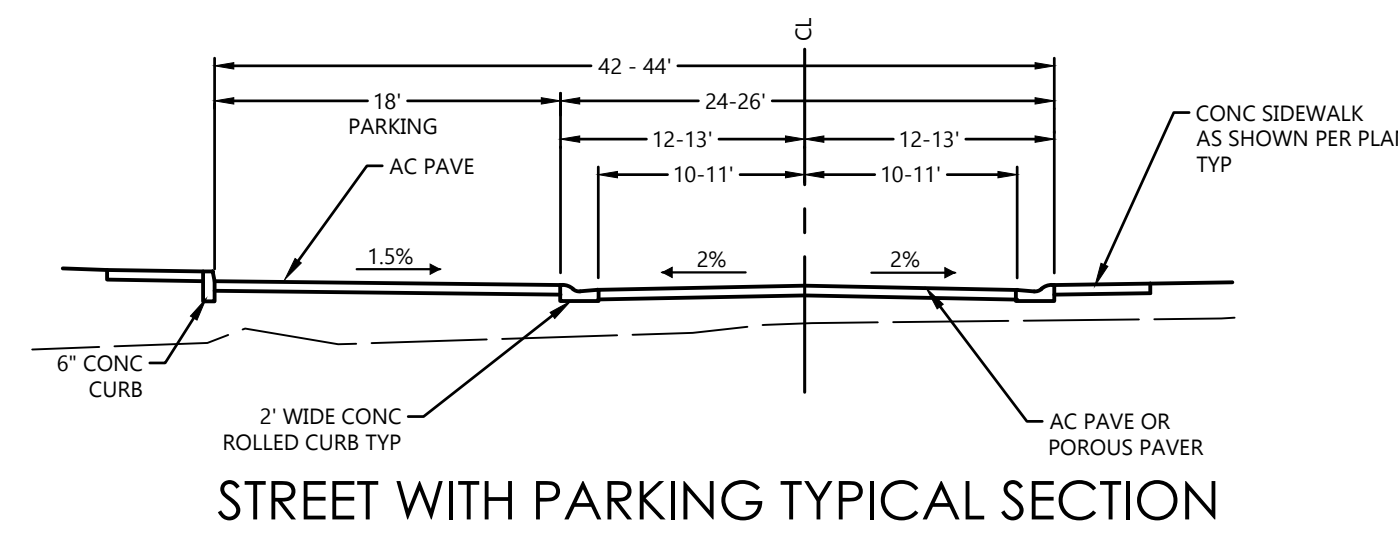


BULLOCK LANE TYPICAL SECTION

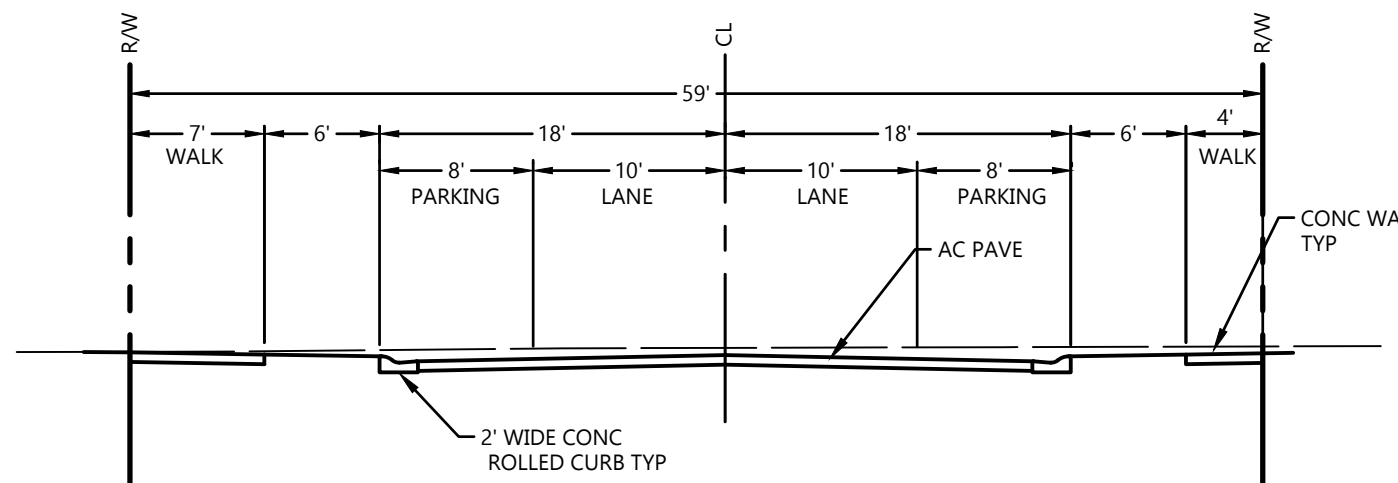
HORZ SCALE: 1" = 10'  
VERT SCALE: 1" = 10'



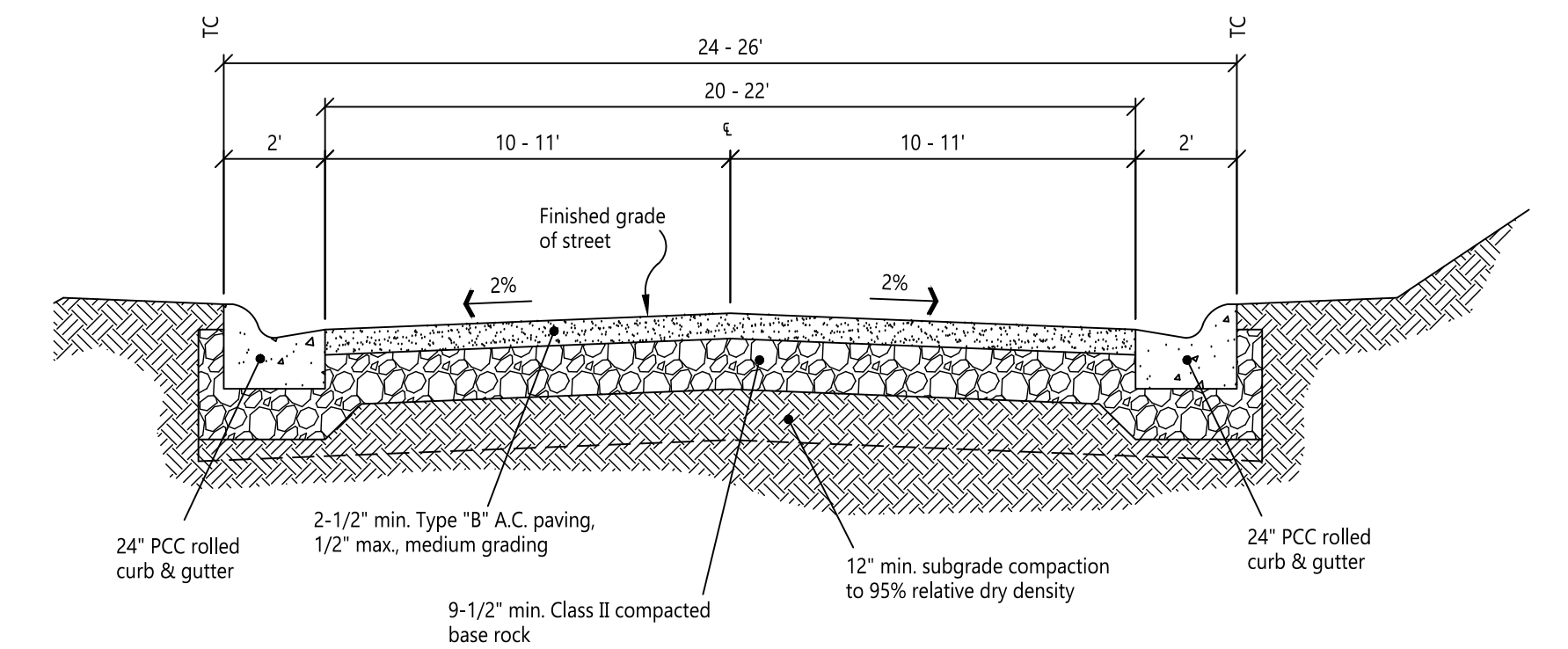
RANCH HOUSE ROAD TYPICAL SECTION



STREET WITH PARKING TYPICAL SECTION



SPONZA PLACE (LOT 1) TYPICAL SECTION

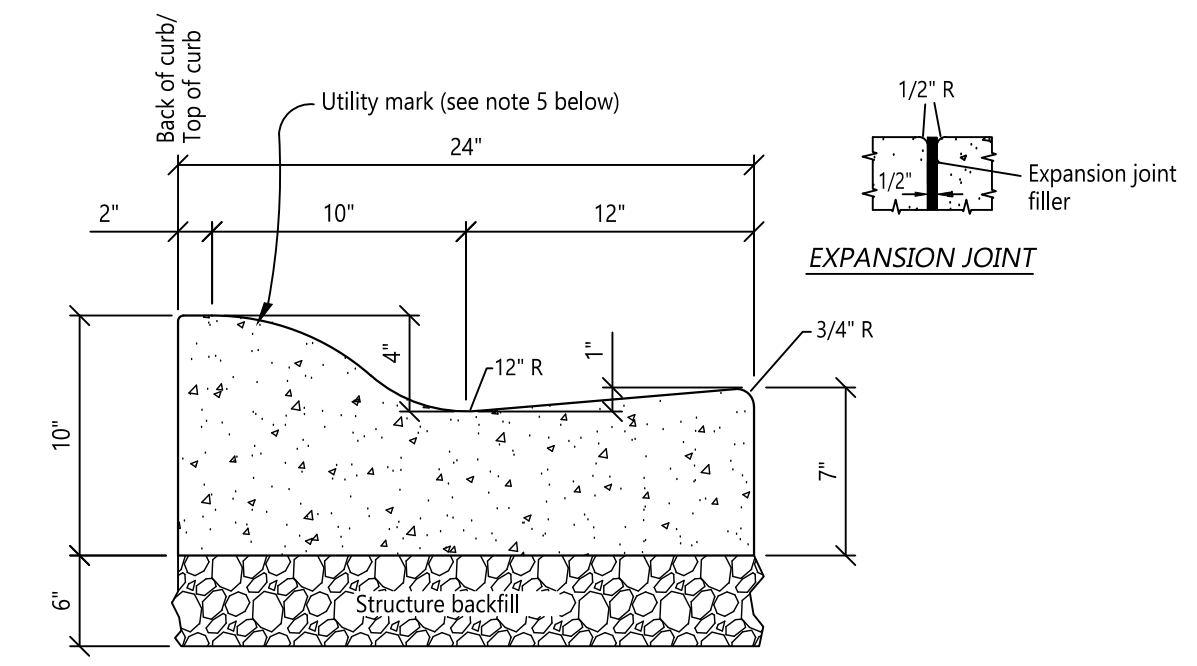


NOTES

- STRUCTURAL SECTION TO BE BASED ON T.I. = 5.0 & R = XX OF SUBGRADE.
- 12\"/>

TYPICAL ONSITE STREET SECTION

NOT TO SCALE

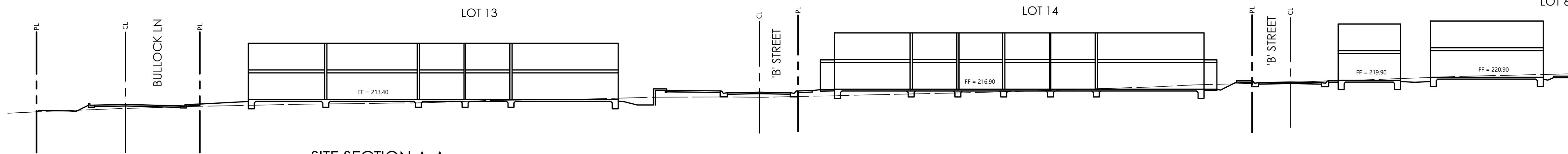


NOTES

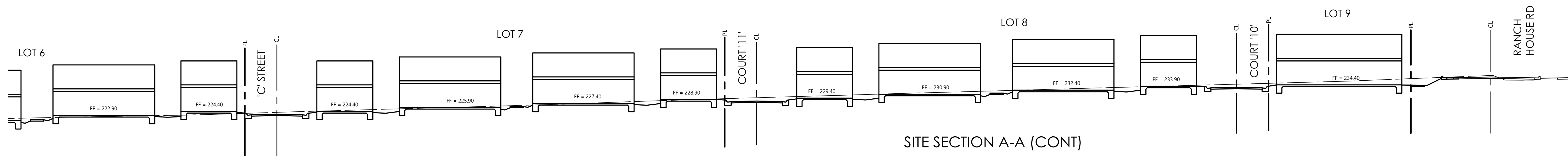
- CONCRETE TO BE CLASS 'B' P.C.C.
- STRUCTURE BACKFILL PER SECTION 19-3.06 STATE STANDARD SPECS
- CURING METHOD - CURING SHALL BE BY PIGMENTED CURING COMPOUND METHOD ACCORDING TO THE PROVISIONS OF SECTION 90-7 OF THE STATE STANDARD SPECIFICATIONS. CURING COMPOUND SHALL BE WHITE PIGMENT TYPE.
- PCC FORM (OR SHOE) BY PRECISION CONCRETE, INC. 759 HARTNELL ROAD, SANTA MARIA, CA

24\"/>

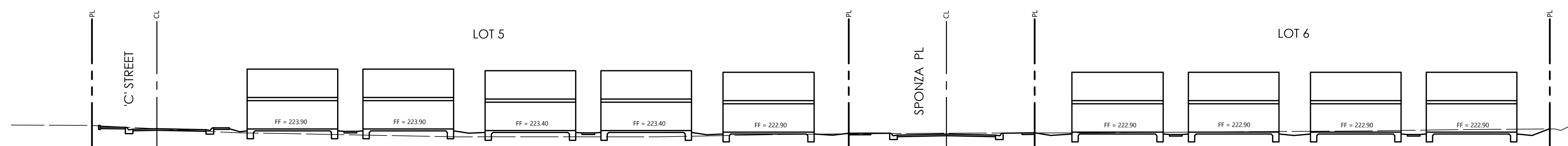
NOT TO SCALE



SITE SECTION A-A



SITE SECTION A-A (CONT)



SITE SECTION B-B

HORZ SCALE: 1" = 20'  
VERT SCALE: 1" = 20'



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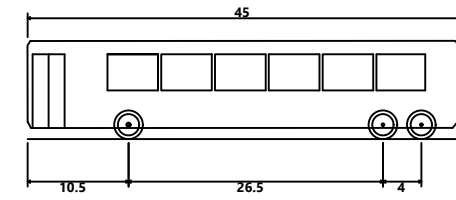
Bullock Ranch  
SAN LUIS OBISPO, CA # 2018-1068

Vesting Tentative Tract 3136  
NOVEMBER 6, 2019



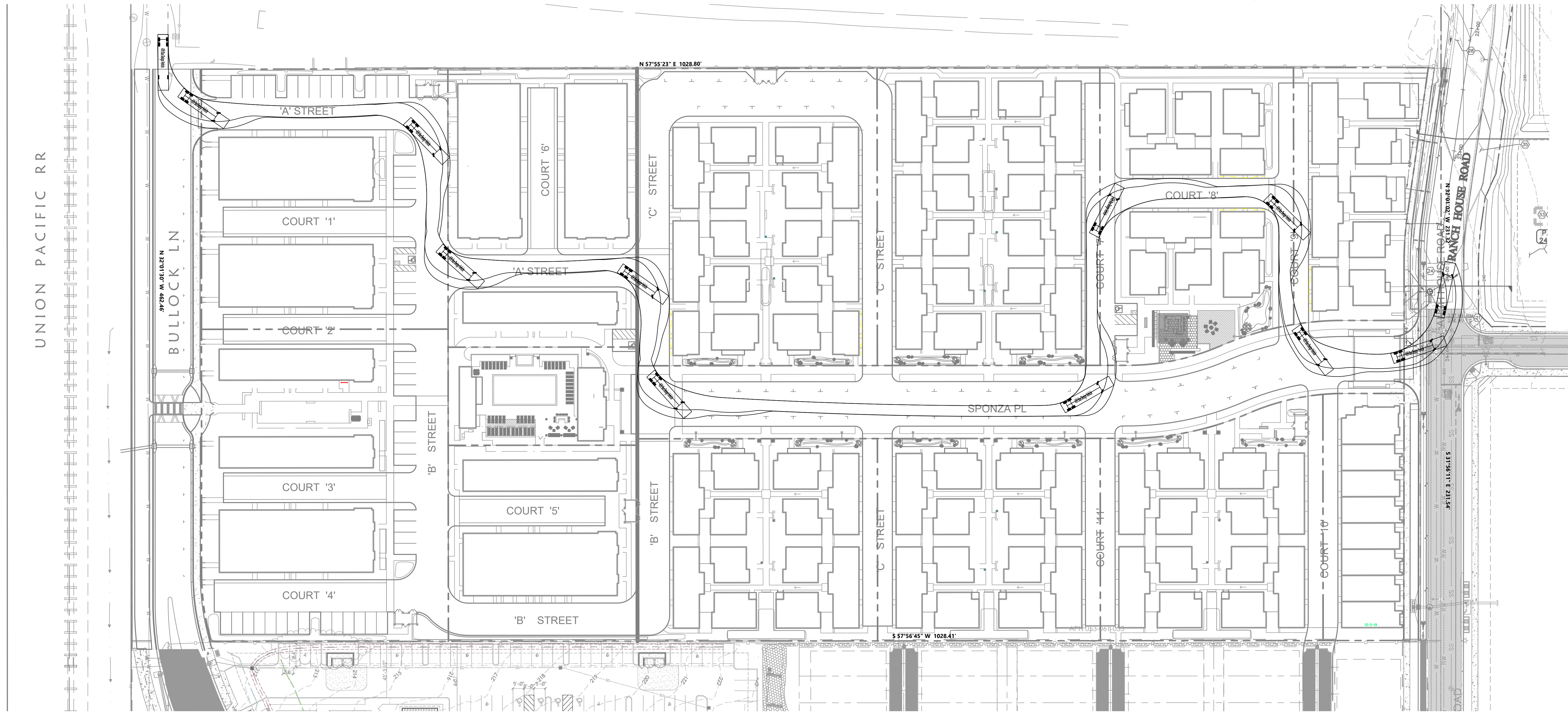
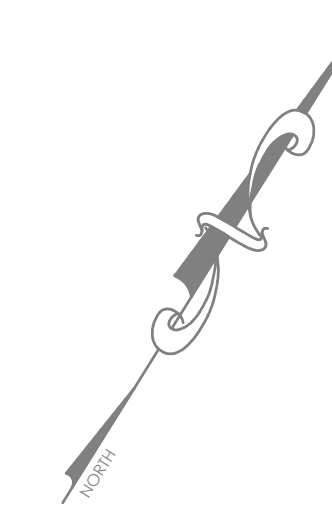






45ft Bus Design Vehicle  
 Overall Length 45.000ft  
 Overall Width 8.500ft  
 Overall Body Height 10.28ft  
 Min Body Ground Clearance 1.158ft  
 Track Width 5.500ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 44.30°

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



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**Bullock Ranch**

SAN LUIS OBISPO, CA # 2018-1068

Vesting Tentative Tract 3136

NOVEMBER 6, 2019

Vehicle Tracking Exhibit

C-10



**LEGEND**

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

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (MIN.)
	<i>Cupressus sempervirens</i>	Italian Cypress	24"B
	<i>Jacaranda mimosifolia</i>	Jacaranda	36"B
	<i>Lagerstroemia hybrids 'Tuskegee'</i>	Crape Myrtle (Deep Pink)	36"B
	<i>Magnolia grandiflora 'Little Gem'</i>	Magnolia	36"B
	<i>Platanus racemosa</i>	California Sycamore (multi)	48"B
	<i>Podocarpus gracillior</i>	Fern Pine	24"B
	<i>Stralitzia reginae</i>	Bird-of-Paradise	24"B
	<i>Tabebuia ipe</i>	Pink Trumpet Tree	24"B
	<i>Tristania conferta</i>	Brisbane Box	24"B
	<i>Zelkova serrata 'Halka'</i>	Sawleaf Zelkova	36"B
	Street Tree - Ranch Hose Road	TBD	24"B
	<i>Phoenix dactylifera</i>	Date Palm	15' BTH
	<i>Washingtonia robusta hybrida</i>	Hybrid Fan Palm	15' BTH
	<i>Aconium arborum</i>	Tree Aconium	1G
	<i>Agave attenuata</i>	Foxtail Agave	5G
	<i>Aloe arborescens</i>	Tree Aloe	5G
	<i>Bougainvillea 'Ooh La La'</i>	Bougainvillea	5G
	<i>Buxus microphylla japonica</i>	Japanese Boxwood	1G
	<i>Calandrinia spectabilis</i>	Rock Purslane	1G
	<i>Callistemon viminalis 'LittleJohn'</i>	Dwarf Bottlebrush	5G
	<i>Carissa grandiflora 'Green Carpet'</i>	Natal Plum	1G
	<i>Chondropetalum tectorum</i>	Cape Rush	1G
	<i>Cordyline australis 'Red Star'</i>	Red Grass Palm	5G
	<i>Dianella tasmanica 'Silver Streak'</i>	Silver Streak Flax Lily	1G
	<i>Diets grandiflora</i>	Fortnight Lily	5G
	<i>Lantana hybrids 'New Gold'</i>	New Gold Lantana	1G
	<i>Lavandula angustifolia 'Irene Doyle'</i>	English Lavender	5G
	<i>Leymus condensatus 'Canyon Prince'</i>	Canyon Prince Wild Rye	1G
	<i>Ligustrum japonicum 'Texanum'</i>	Wax Leaf Privet	5G
	<i>Lomandra longifolia 'LM300'</i>	Breeze Dwarf Mat Rush	1G
	<i>Philodendron selloum</i>	Big Leaf Philodendron	5G
	<i>Philodendron x 'Xanadu'</i>	Dwarf Philodendron	5G
	<i>Phormium cookianum</i>	Green Flax	5G
	<i>Pittosporum tobira</i>	Tobira	5G
	<i>Podocarpus elongatus 'Monnal'</i>	Ice Blue Yellow-Wood	15G
	<i>Rhapiolepis indica 'Clara'</i>	Dwarf Indian Hawthorne	5G
	<i>Rhapiolepis x 'Montic'</i>	Maj. Beauty Indian Hawthorne	5G
	<i>Rosa 'Flower Carpet var. Nostraum'</i>	Pink Carpet Rose	2G
	<i>Rosa f. Trumpter</i>	White Shrub Rose	5G
	<i>Strelitzia nicholai</i>	Giant Bird-of-Paradise	15G
	<i>Strelitzia reginae</i>	Bird-of-Paradise	5G
	<i>Yucca filamentosa 'Golden Sword'</i>	Golden Sword Yucca	5G
	<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea (Vine)	5G
	<i>Carex tumicola</i>	Football Sedge	1G
	<i>Myoporum parvifolium</i>	N.C.N.	1G
	<i>Senecio mandraliscae</i>	N.C.N.	1G
	Sod turf	Marrathon II, Tall Fescue	LINERS
	<i>Trachelospermum asiaticum</i>	Asian Jasmine	1G

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

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

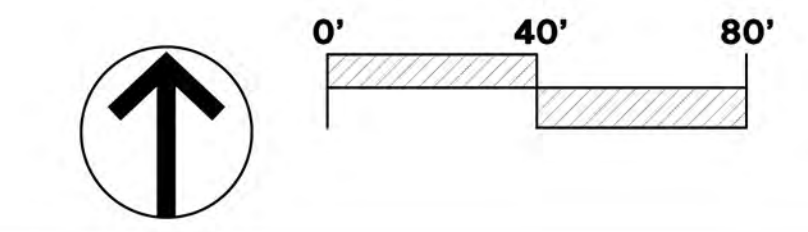
**PROPOSED METHOD OF IRRIGATION:**  
All of the proposed landscape areas shall be irrigated by means of an automatic irrigation system consisting of high-efficiency, low flow drip emitters, spray, or rotor spray devices. Weather-based controllers shall also be utilized. A water budget shall be developed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



**PRELIMINARY LANDSCAPE PLAN**

**BULLOCK RANCH - VESTING TENTATIVE TRACT 3136**

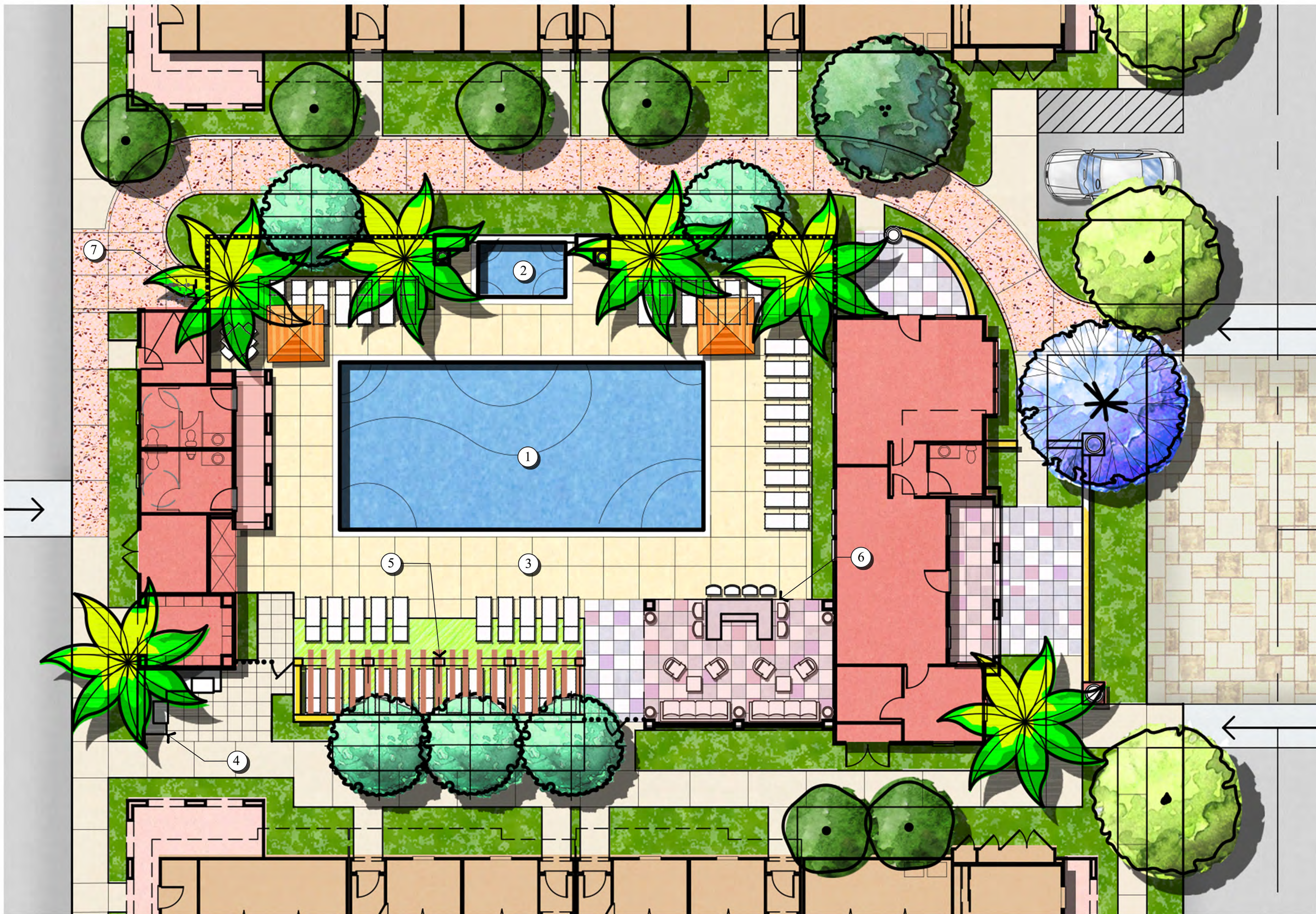
Bullock Ranch, LLC  
125 South Bowling Green Way LA, CA 90049



**L1** **SITE SCAPES**  
Landscape Architecture & Planning  
3190-82 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Palomares, Licensed # 2752  
(949) 644-9370 FAX (714) 210-3140

JOB NO. 18-019 JULY 15, 2019  
OCTOBER 29, 2019  
REV. NOVEMBER 4, 2019





RECREATIONAL AREA ENLARGEMENT



PERSPECTIVE: MULTI-USE TRAIL ENTRY AND COURTYARD

LEGEND

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



PERSPECTIVE: REC. AREA - SHADE STRUCTURE AND BAR AREA



PERSPECTIVE: REC. AREA SPA WALL



PERSPECTIVE: REC. AREA FRONT VIEW

SITE ENLARGEMENT

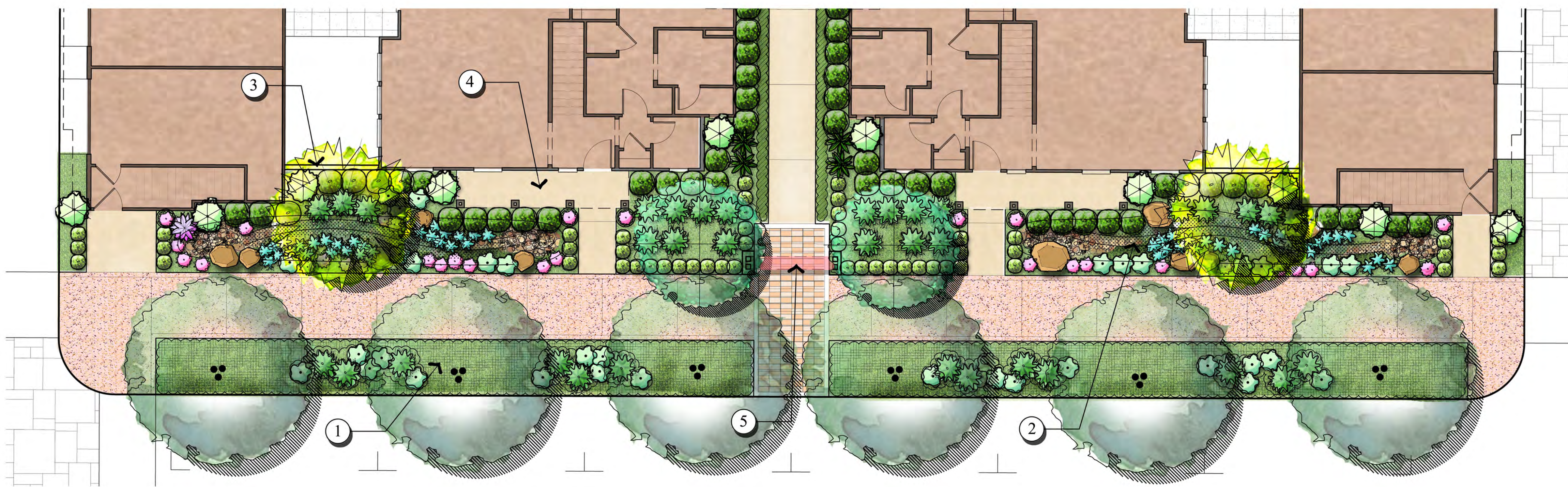
BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

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125 South Bowling Green Way LA, CA 90049

**L2**  **SITESCAPES**  
Landscape Architecture & Planning  
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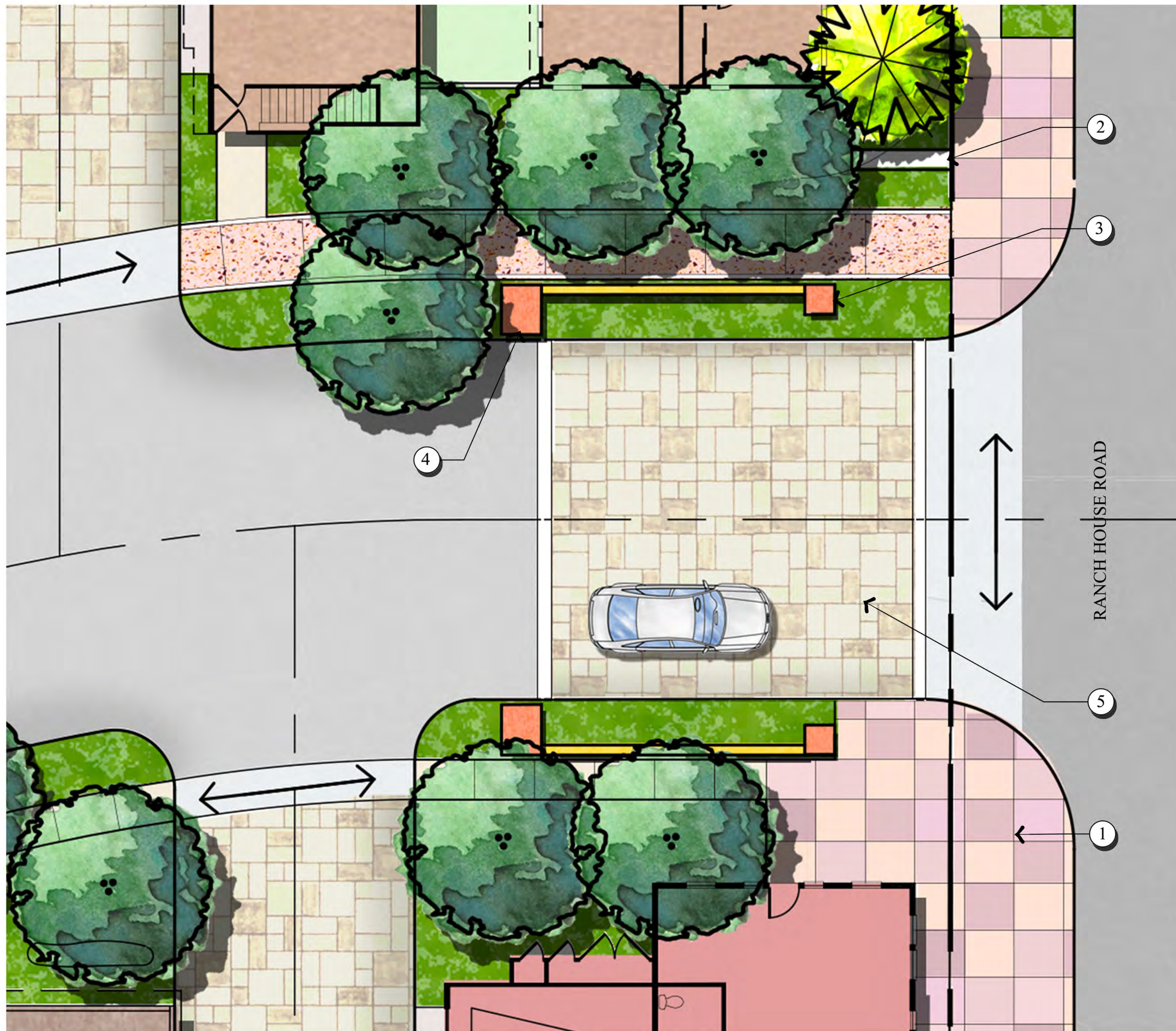


- LEGEND**
- ① PARKWAY
  - ② TYPICAL BIO-SWALE
  - ③ PRIVACY WALL
  - ④ POT @ ENTRY
  - ⑤ ENTRY ARCH

STREETSCAPE ENLARGEMENT



PERSPECTIVE: ENTRY ARCH



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



PERSPECTIVE: ENTRY



PERSPECTIVE: STREETSCAPE

ENTRY ENLARGEMENT



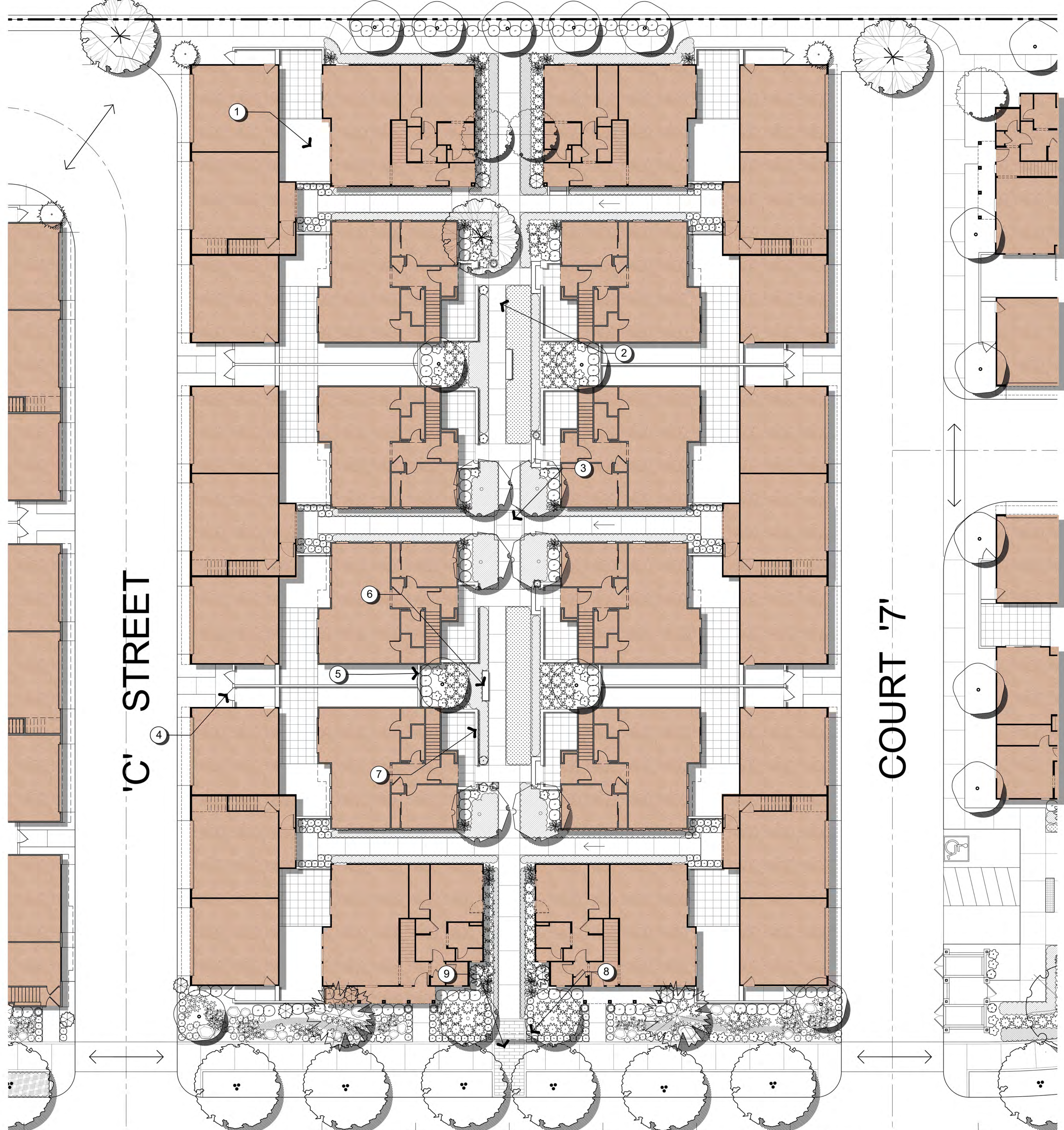
PERSPECTIVE: MULTI-USE TRAIL

SITE ENLARGEMENT

BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

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





- LEGEND**
- 1 PRIVATE OPEN SPACE
  - 2 TYPICAL WALK
  - 3 ENHANCED CONCRETE & INTERSECTION
  - 4 ACCESS GATE
  - 5 PRIVATE WALL
  - 6 THEME TILE BENCH
  - 7 COURTYARD WALL
  - 8 ARBOR
  - 9 ENHANCED PAVING ENTRY



BRICK COURTYARD WALL



STUCCO W/ TERRA COTTA CAP COURTYARD WALL



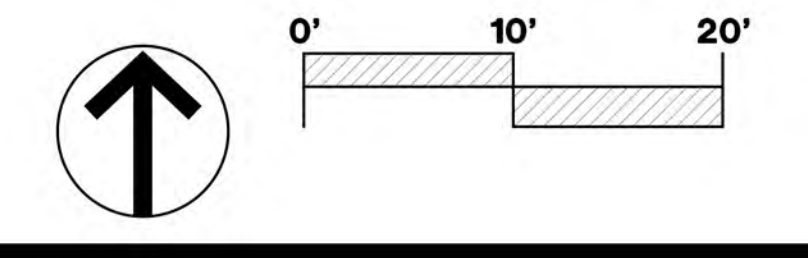
- THEME TILE SEAT
- TERRACED LAYER OF SHRUBS W/ VARYING TEXTURE & COLOR
- DECORATIVE URNS LOCATED AS SPECIAL "PLANNED SURPRISE" THROUGHOUT COURTYARD

**SHRUB LEGEND**

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

**LANDSCAPE COURTYARD ENLARGEMENT**  
**BULLOCK RANCH - VESTING TENTATIVE TRACT 3136**

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



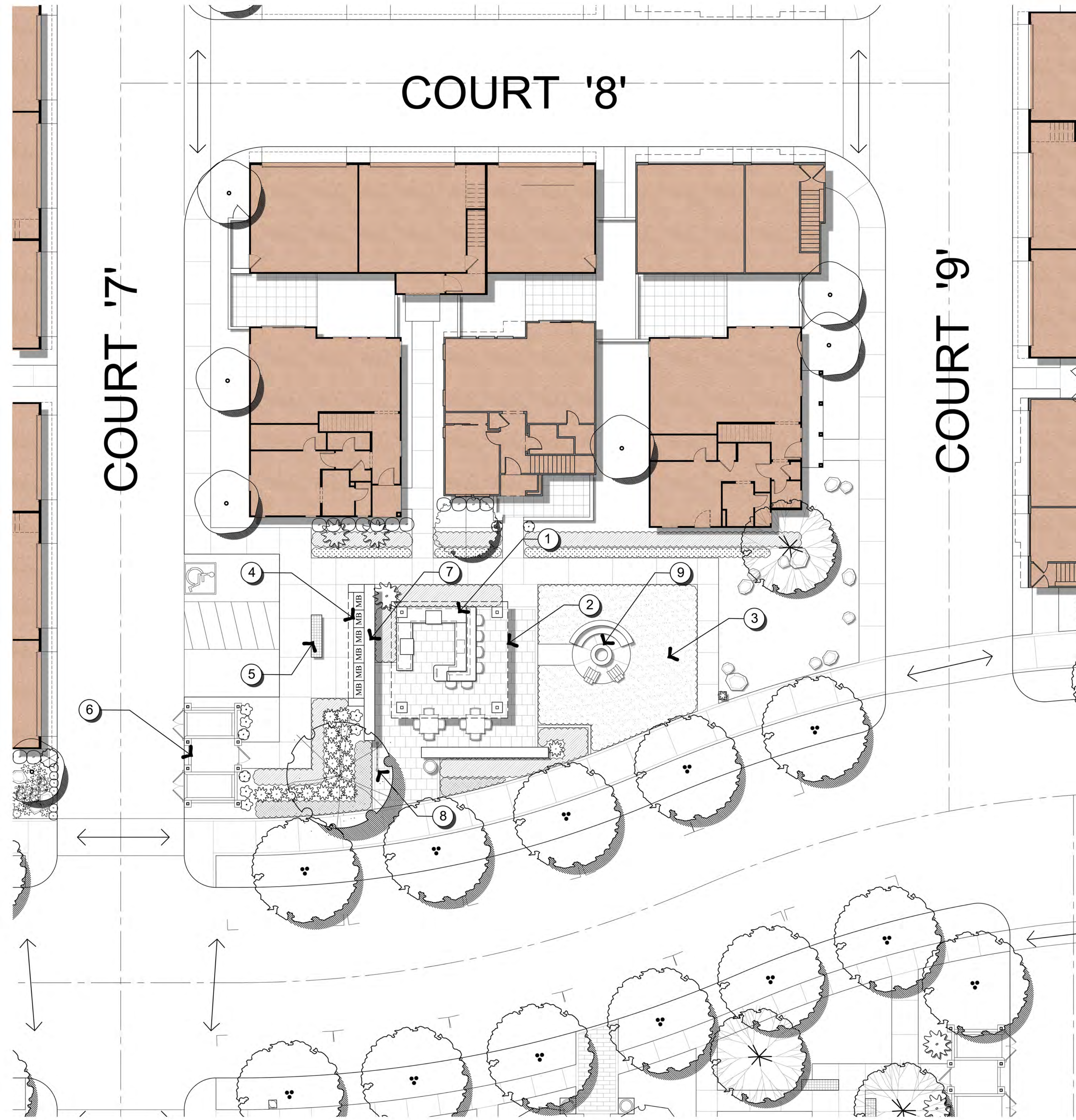
**L4** **SITE SCAPES**  
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 REV. NOVEMBER 4, 2019



**LEGEND**

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



**MINI-PARK ENLARGEMENT**



MAILBOX KIOSK AREA



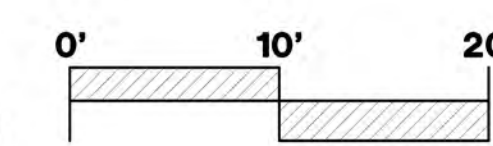
GATHERING AREA WITH OUTDOOR KITCHEN



OPEN AREA WITH FIRE PIT OASIS & SYNTHETIC TURF

**SHRUB LEGEND**

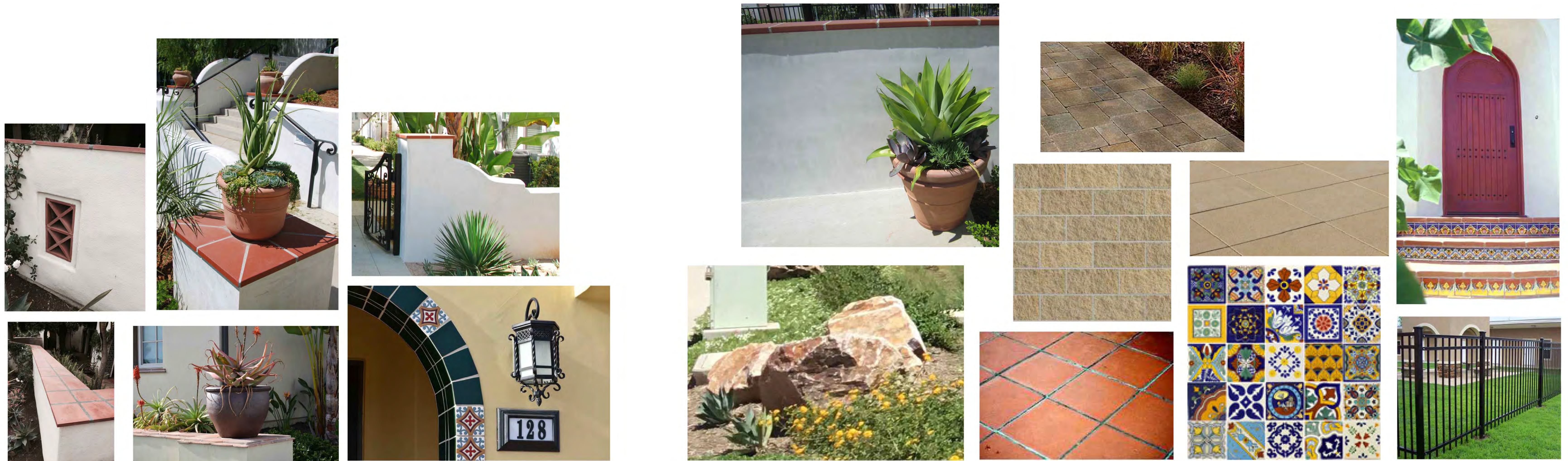
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	Carex tumulicola	Foothill Sedge
	Cordyline australis 'Red Star'	Red Grass Palm
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily
	Lantana hybrids 'New Gold'	New Gold Lantana
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet
	*Lomandra longifolia 'LM300'	Red Grass Palm
	Synthetic Turf	
	Phormium cookianum	Green Flax
	Podocarpus enlongatus 'Monnal'	Icee Blue Yellow-Wood
	Raphiolepis indica 'Clara'	Dwarf Indian Hawthorne
	Strelitzia reginae	Bird-of-Paradise







DESIGN INSPIRATION



DETAIL INSPIRATION

MATERIAL/COLOR INSPIRATION

BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

DESIGN INSPIRATION

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

**L6** *SITE ESCAPE*  
 Landscape Architecture & Planning  
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 Castro Valley, CA 94546  
 Richard Pulhamas, License # 2782  
 (949) 644-9370 FAX (714) 210-3140

JOB NO. 18-019 JULY 15, 2019  
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Cupressus sempervirens  
Italian Cypress



Jacaranda mimosifolia  
Jacaranda



Platanus racemosa  
California Sycamore (multi)



Tristania conferta  
Brisbane Box



Dracaena draco  
Dragon Tree



Washingtonia robusta hybrida  
Hybrid Fan Palm



Phoenix dactylifera  
Date Palm



Ulmus parvifolia 'True Green'  
True Green Chinese Elm



Podocarpus gracilior  
Fern Pine



Olea europaea  
Olive



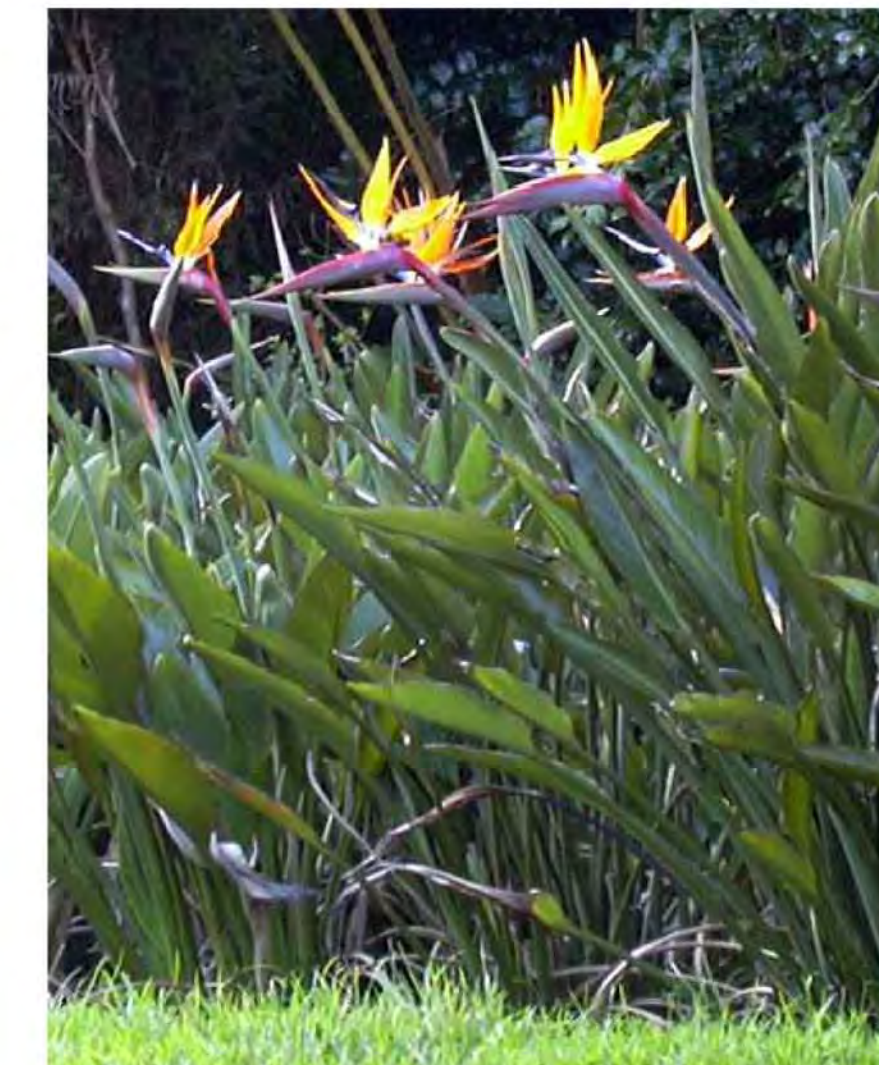
Strelitzia nicolai  
Giant Bird-of-Paradise



Tabebuia ipe  
Pink Trumpet Tree



Butia capitata  
Pindo Palm



# BULLOCK RANCH - VESTING TENTATIVE TRACT 3136

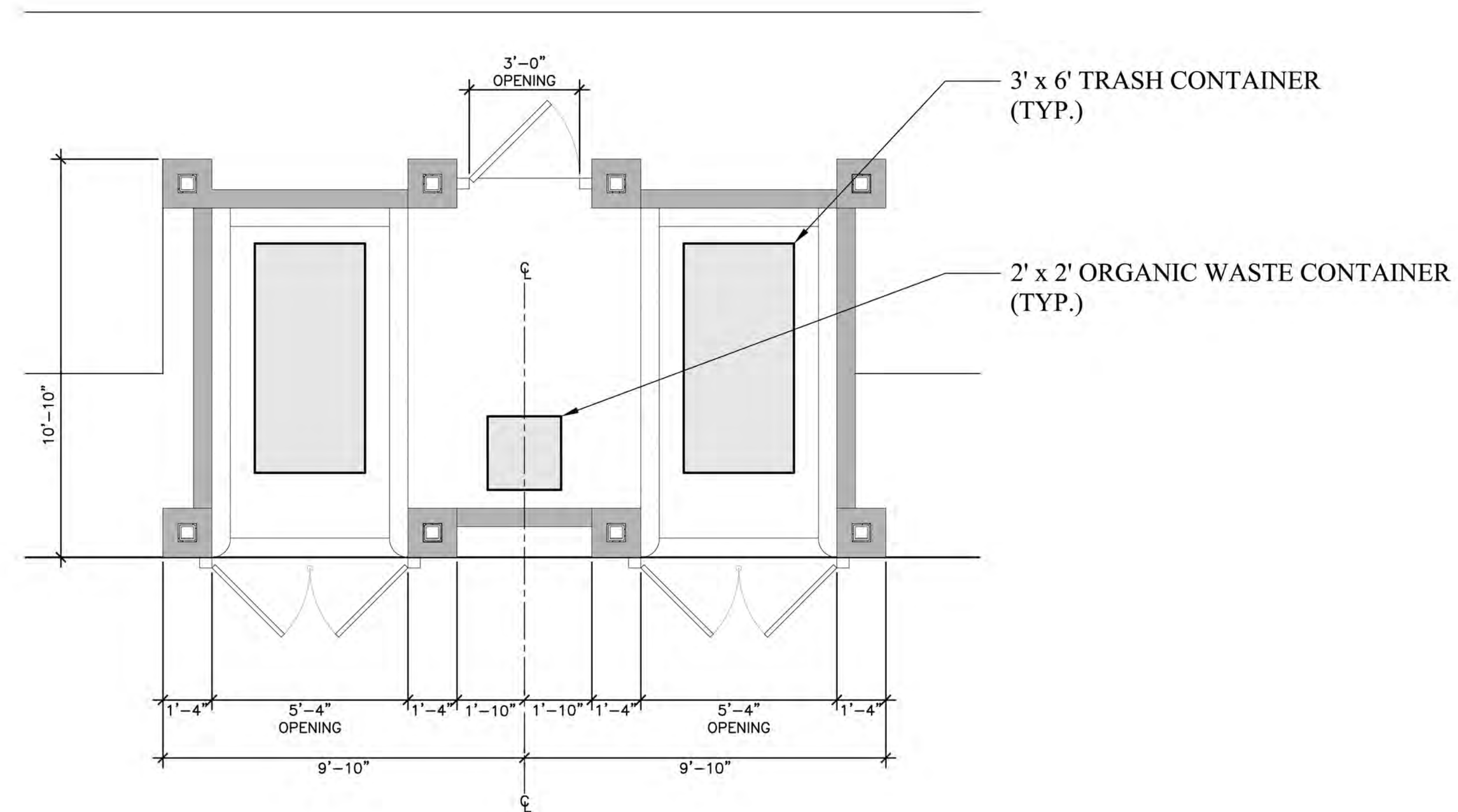
# PLANT PALETTE

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

**L7**  **SITESCAPES**  
Landscape Architecture & Planning  
3190-B2 Airport Loop Drive  
Costa Mesa, CA 92626  
Richard Polhamus, License # 2782  
(949) 644-9370 FAX (714) 210-3140

JOB NO. 18-019 JULY 15, 2019  
OCTOBER 29, 2019  
REV. NOVEMBER 4, 2019





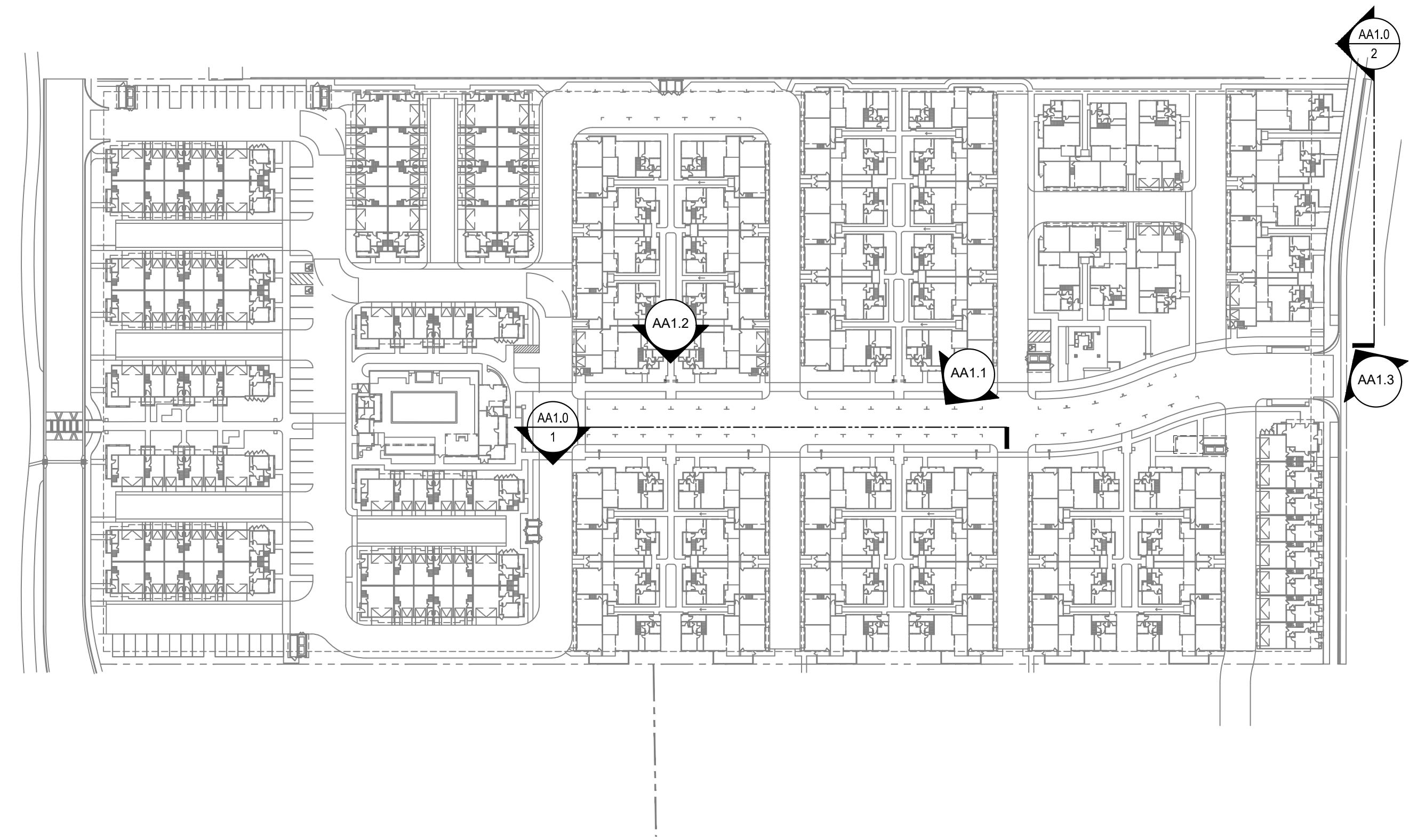
**TRASH ENCLOSURE**

Estimated Total Water Use					
Enter Values in Blue Cells					
Tan Cells Show Results					
Plant Water Use Type		Plant Factor			
Very Low		0 - 0.1			
Low		0.1 - 0.3			
Moderate		0.3 - 0.6			
High		0.6 - 1.0			
Hydrozone	Plant Water Use Type (low, moderate, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft <sup>2</sup> ) Without SLA	Enter Irrigation Type	(PF x HA (ft <sup>2</sup> ))/IE
Zone 1					
Zone 2					
Zone 3					
Zone 4					
Zone 5					
Zone 6					
Zone 7					
Zone 8					
Zone 9					
Zone 10					
Zone 11					
Zone 12					
Zone 13					
Zone 14					
Zone 15					
Zone 16					
Zone 17					
Zone 18					
Zone 19					
Zone 20					
			HA		
			SLA	80,680	80,680.00
			Total LA		
<b>Results:</b>					
ET <sub>o</sub> x 0.62 x [(PF x HA)/IE] + SLA		MAWA=	1,205,020.3	This site will use Recycled Water exclusively	
		ETWU=		MAWA and ETWU Total Landscape Area values must be equal.	
				Gallons	
				HCF (Hundred Cubic Feet) per year	
				Acre-feet per year	

Maximum Applied Water Allowance Calculations		
Enter Value in Blue Cells		
Tan Cells Show Results		
San Luis Obispo		
Type of Project (ETAF)	Recycled Water	
ET <sub>o</sub> of City from MWELo data	43.80	ET <sub>o</sub> (inches/year)
	0	Overhead Landscape Area (ft <sup>2</sup> )
	0	Drip Landscape Area (ft <sup>2</sup> )
Enter value under SLA	80680	SLA (ft <sup>2</sup> )
Recycled Water is classified as SLA		
Total Landscape Area (LA)	80,680	ft <sup>2</sup>
*Residential projects will have an Evapotranspiration Adjustment Factor (ETAF). Non-residential projects will have an ETAF of 0.45.		
<b>Results:</b>		
(ET <sub>o</sub> ) x (0.62) x [(ETAF x LA) + (1.0 - ETAF) x SLA]	1,205,020.3	Gallons per year
	1,611	HCF (Hundred Cubic Feet) per year
	3.698	Acre-feet per year

**LANDSCAPE IRRIGATION CALCULATIONS**





Site Plan NTS



Street Scene 1



Street Scene 2

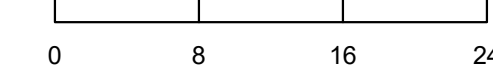


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 125 South Bowling Green Way  
 Los Angeles, CA 90049

**BULLOCK RANCH**  
 SAN LUIS OBISPO, CA # 2018-1068

CONCEPT DESIGN  
 DECEMBER 10, 2019



STREET SCENE  
 BUNGALOW CLUSTER

AA1.0





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**PERSPECTIVE**  
BUNGALOW CLUSTER

**AA1.1**





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PERSPECTIVE  
BUNGALOW CLUSTER

AA1.2





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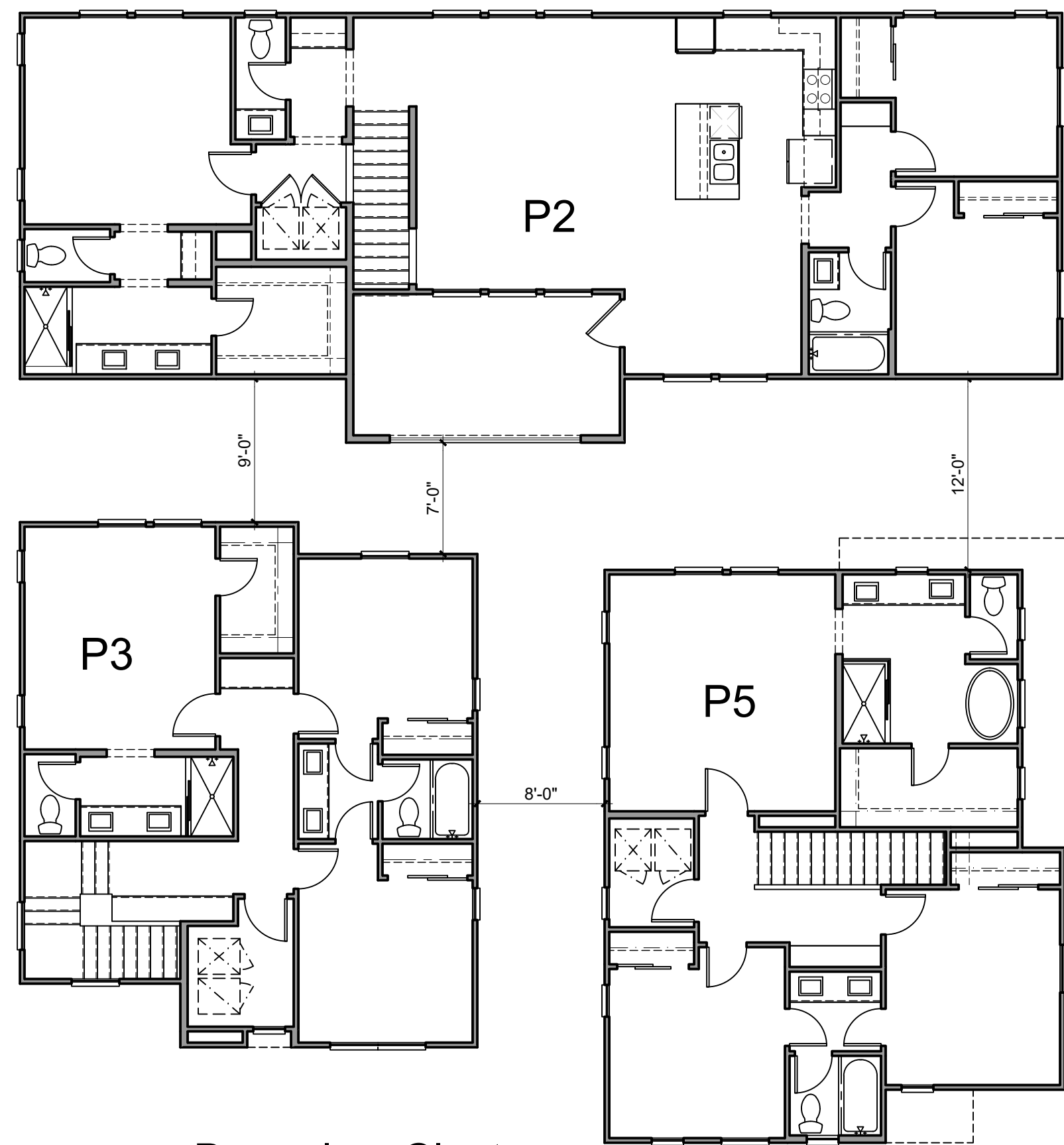
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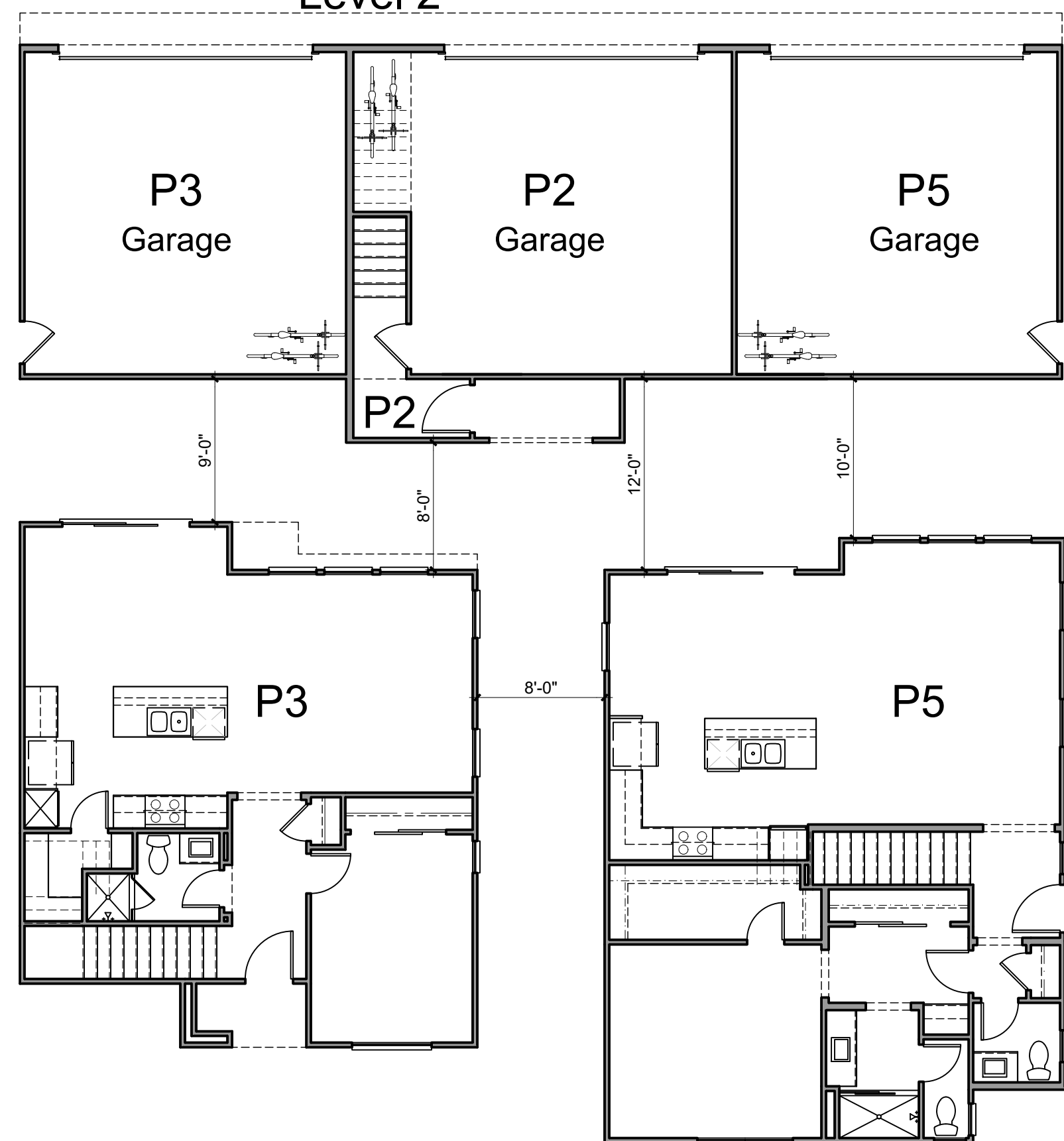
PERSPECTIVE  
BUNGALOW CLUSTER

AA1.3





Bungalow Cluster  
P2, P3, P5  
Level 2



Bungalow Cluster  
P2, P3, P5  
Level 1



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



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

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

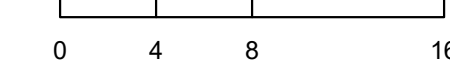


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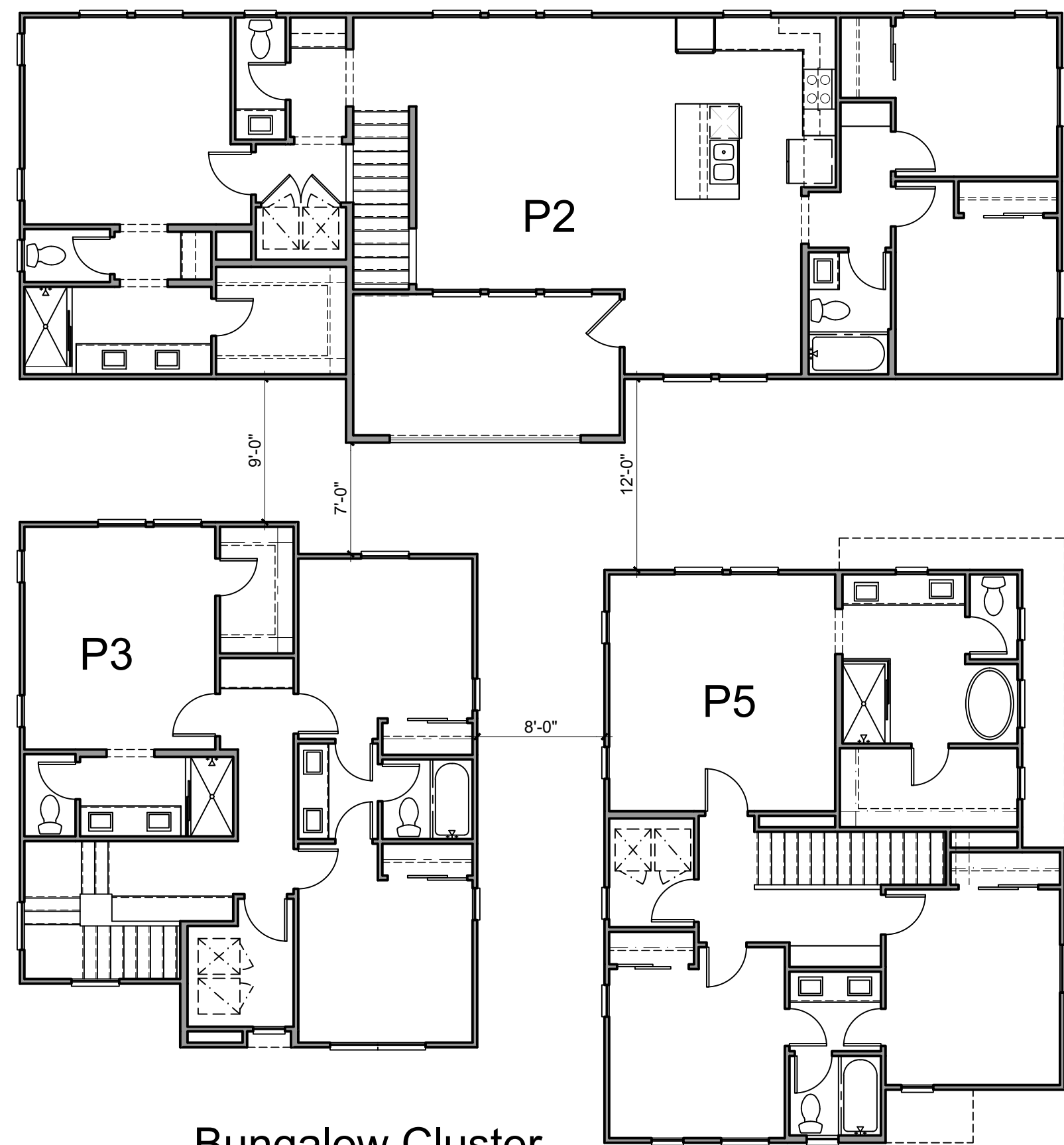
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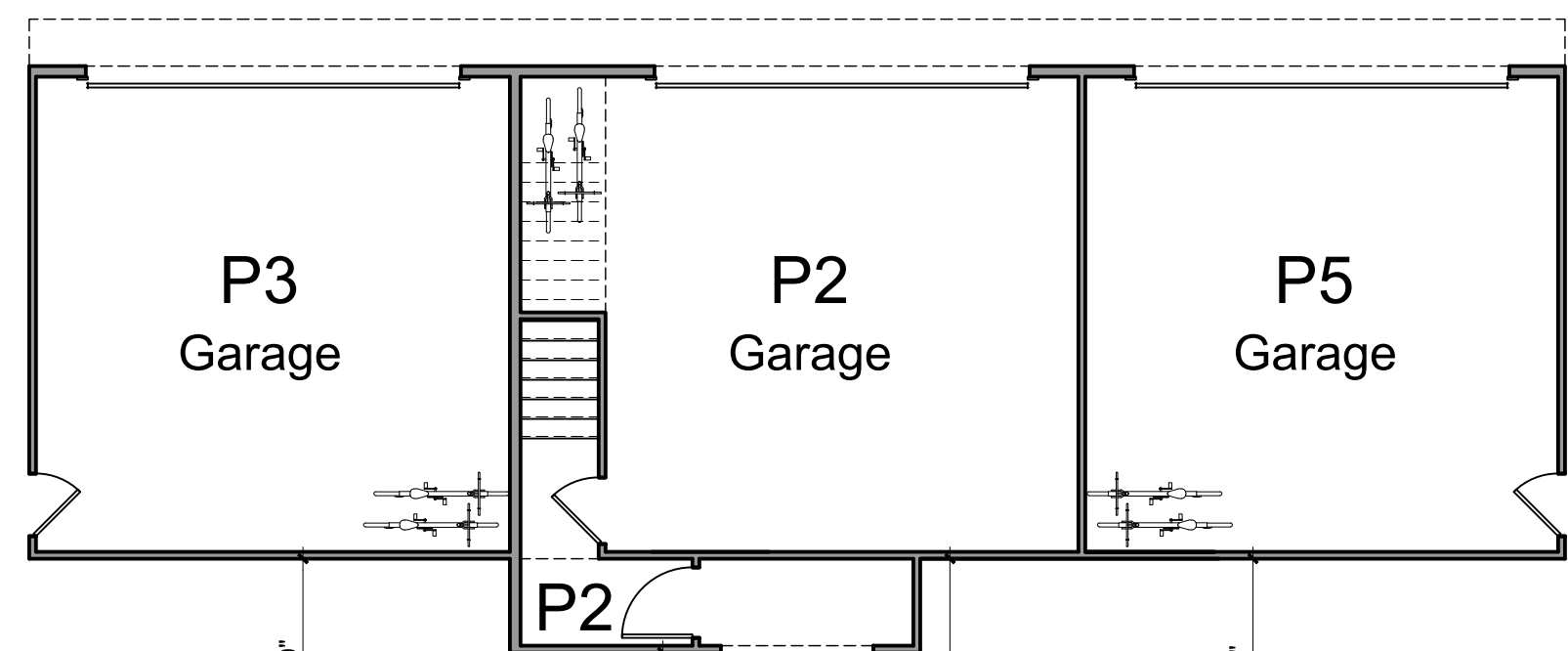
BUNGALOW ELEVATIONS  
PLANS 2/3/5 - CALIFORNIA MISSION (SCHEME 1)

AA2.0

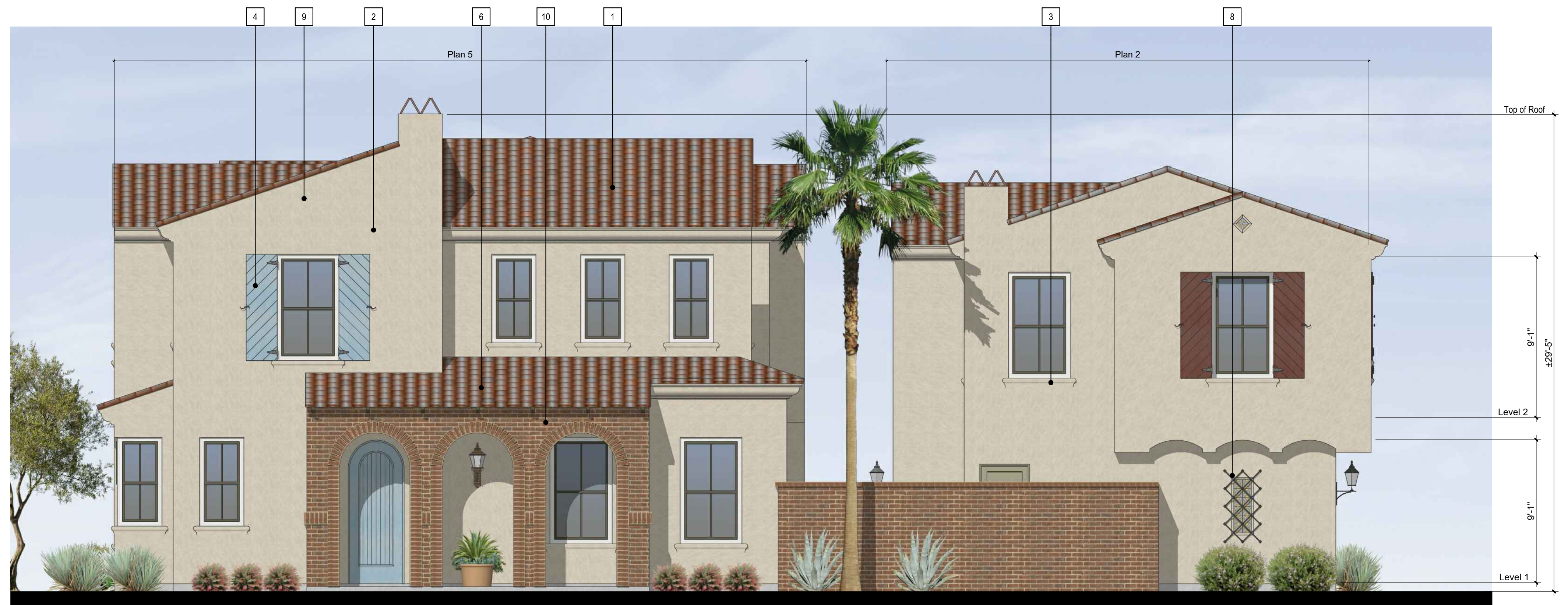
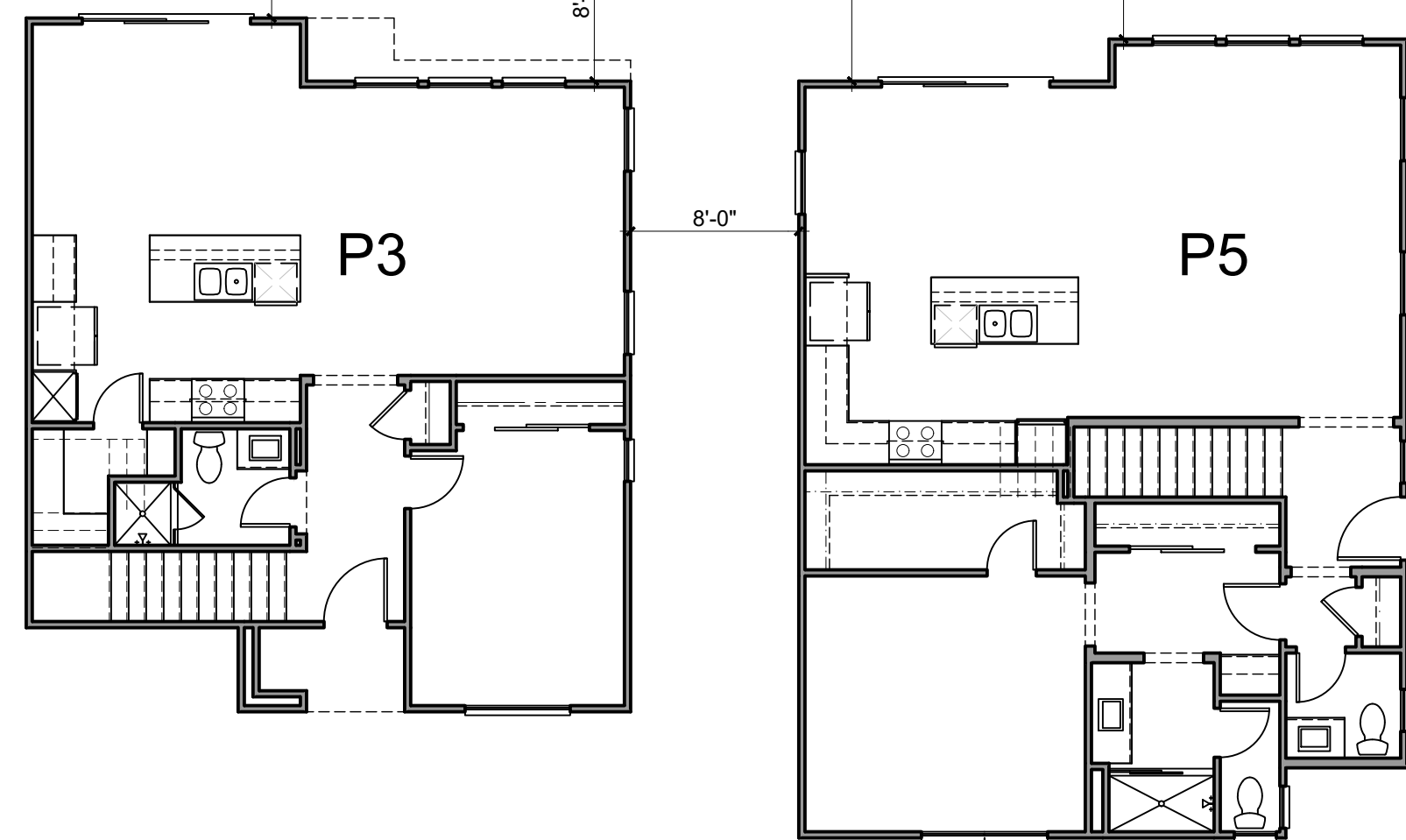




Bungalow Cluster  
P2, P3, P5  
Level 2



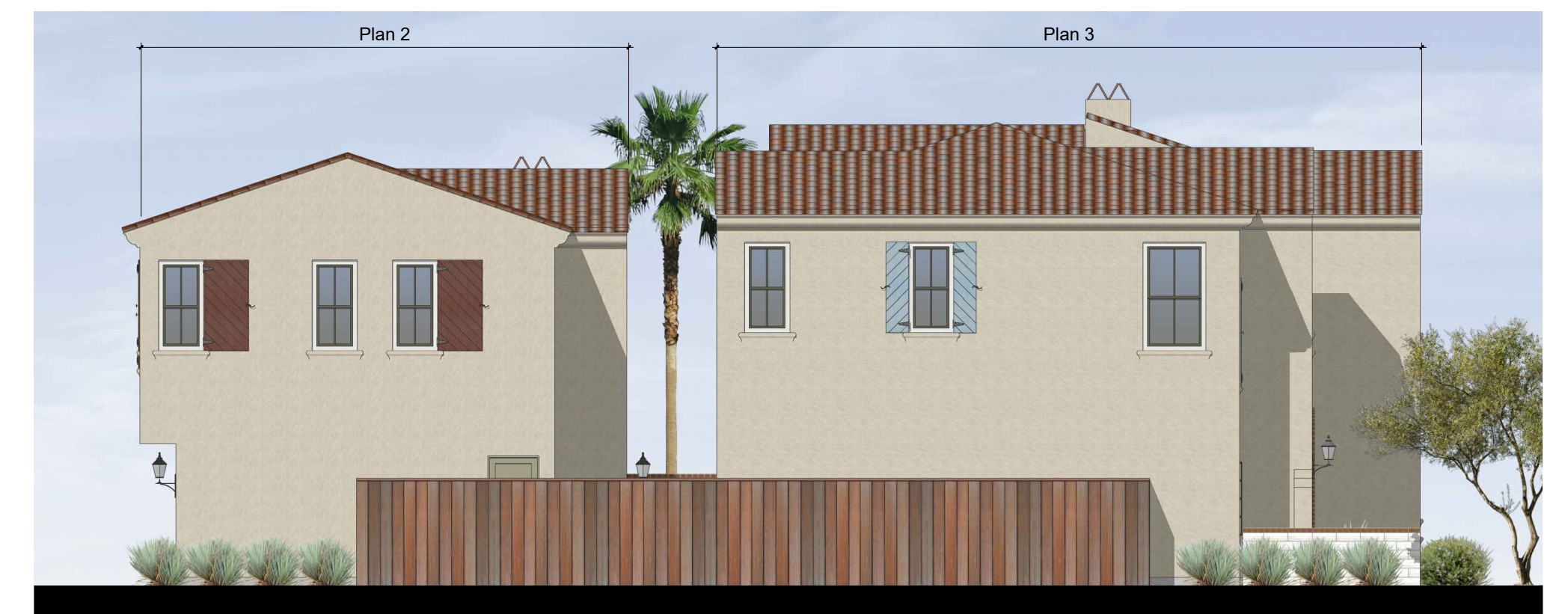
Bungalow Cluster  
P2, P3, P5  
Level 1



RIGHT ELEVATION - Facing Street



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

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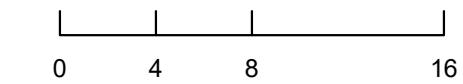


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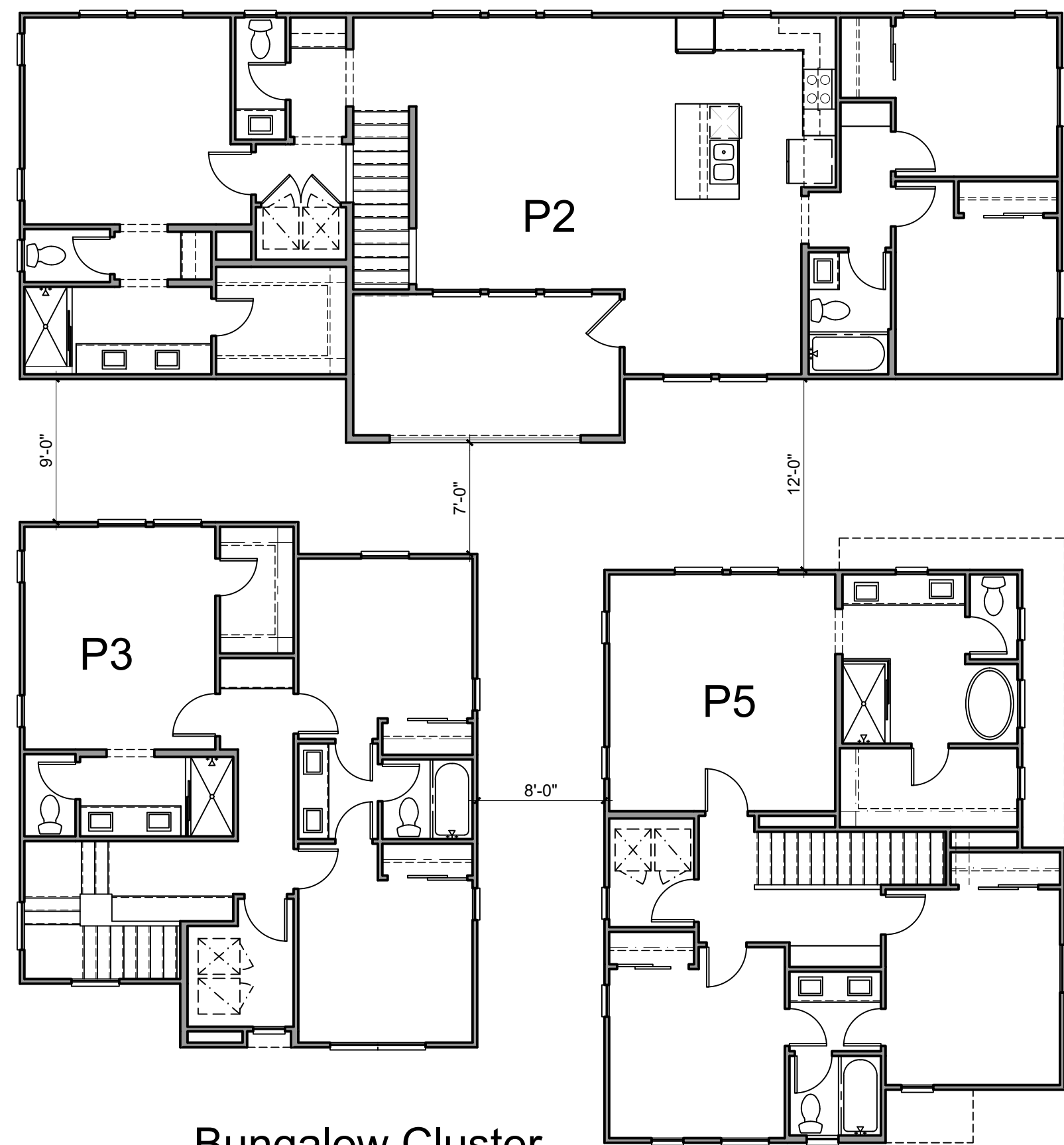
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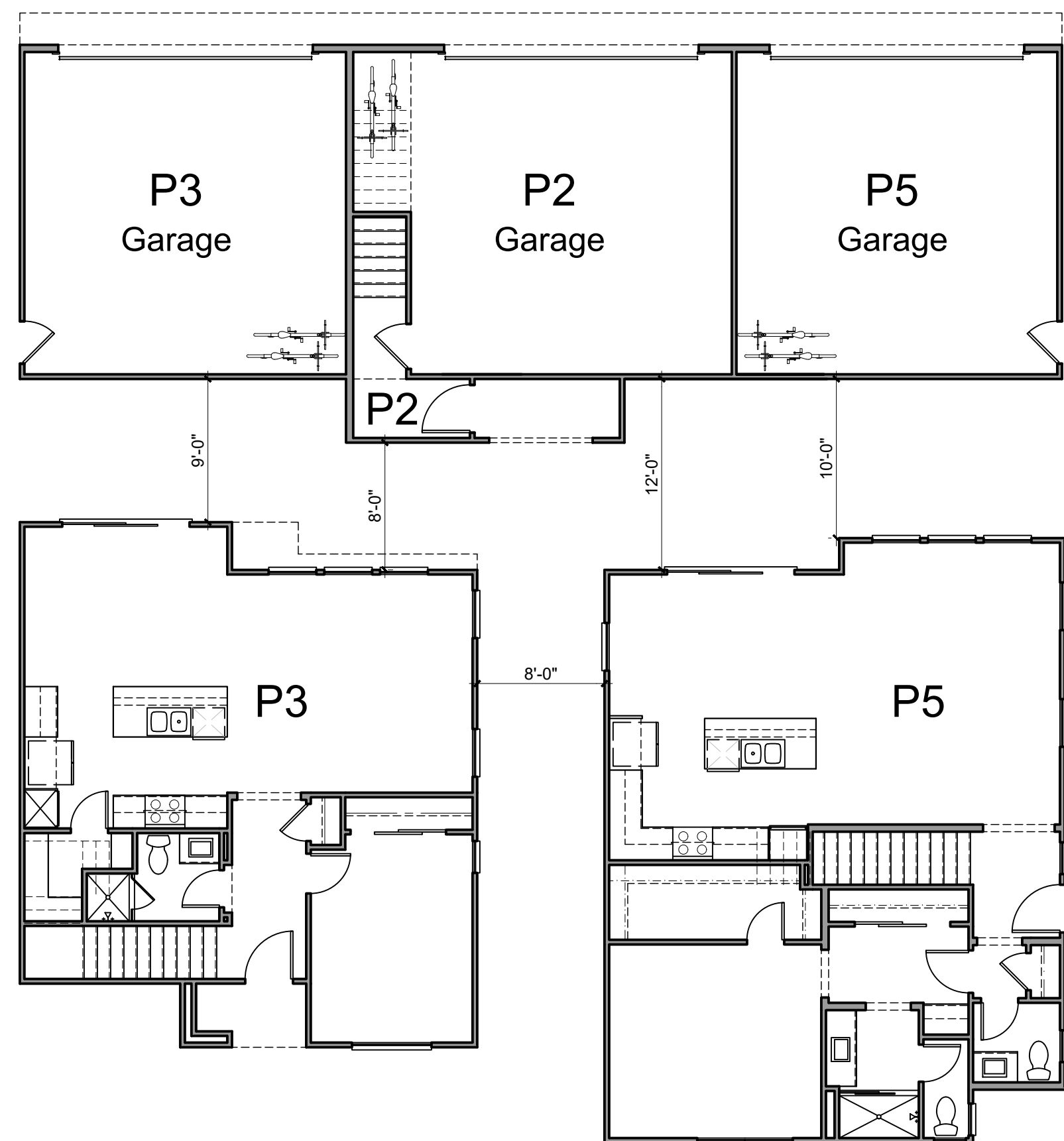
BUNGALOW ELEVATIONS  
PLANS 2/3/5 - CALIFORNIA MISSION (SCHEME 2)

AA2.1





Bungalow Cluster  
P2, P3, P5  
Level 2



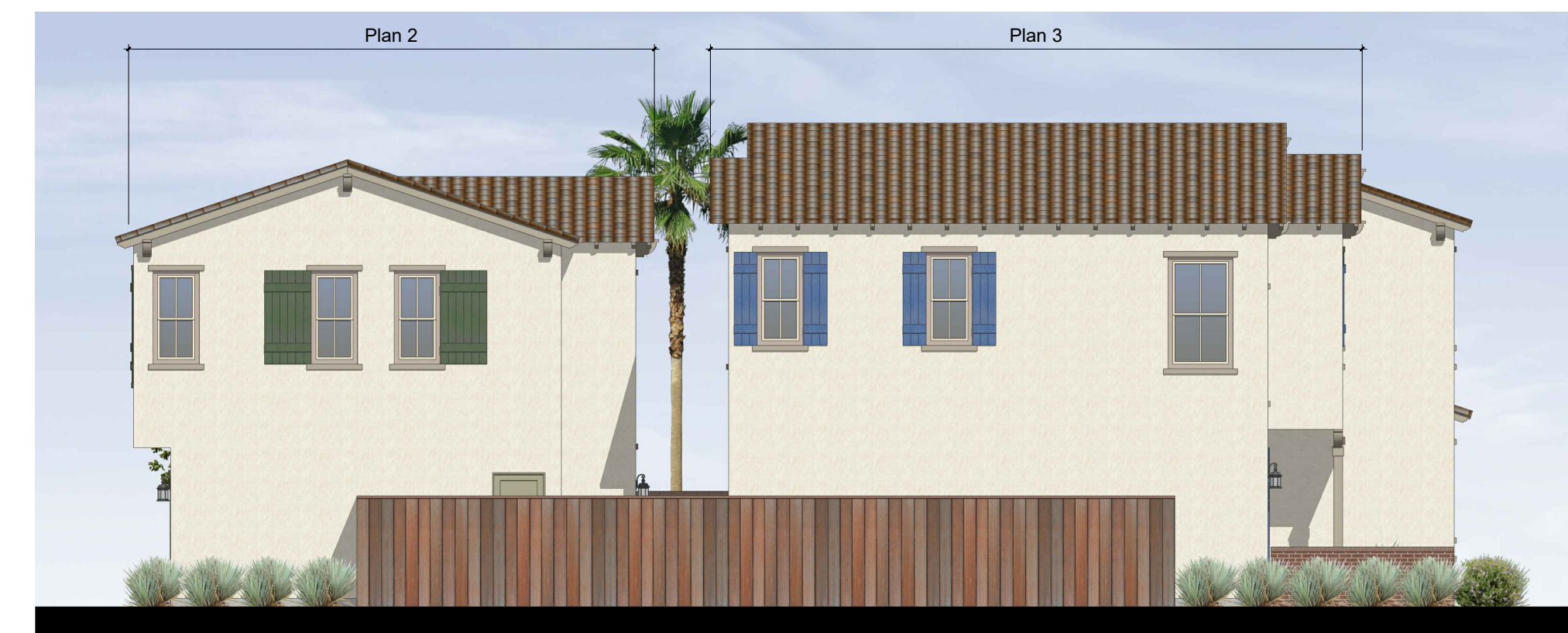
Bungalow Cluster  
P2, P3, P5  
Level 1



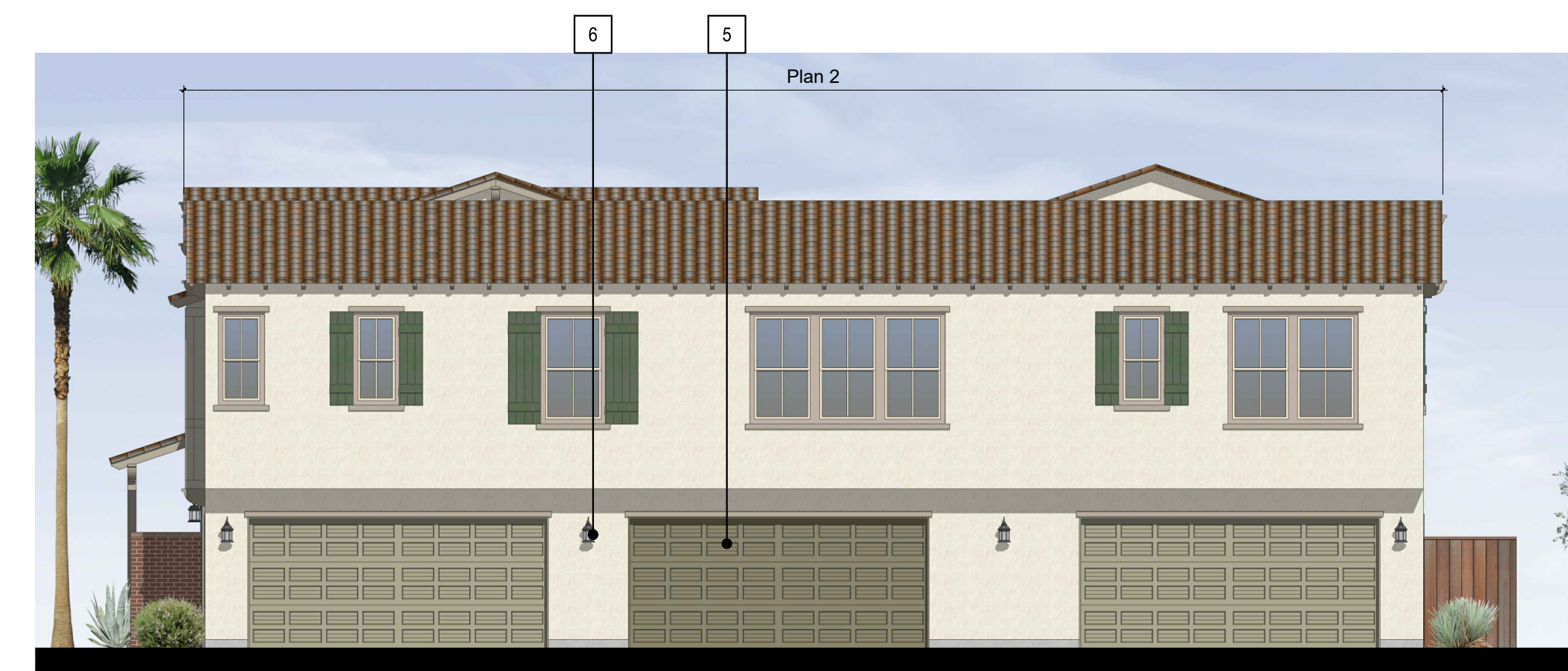
RIGHT ELEVATION - Facing Street



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

MISSION RANCH MATERIAL LIST:

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

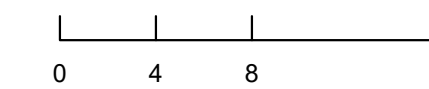


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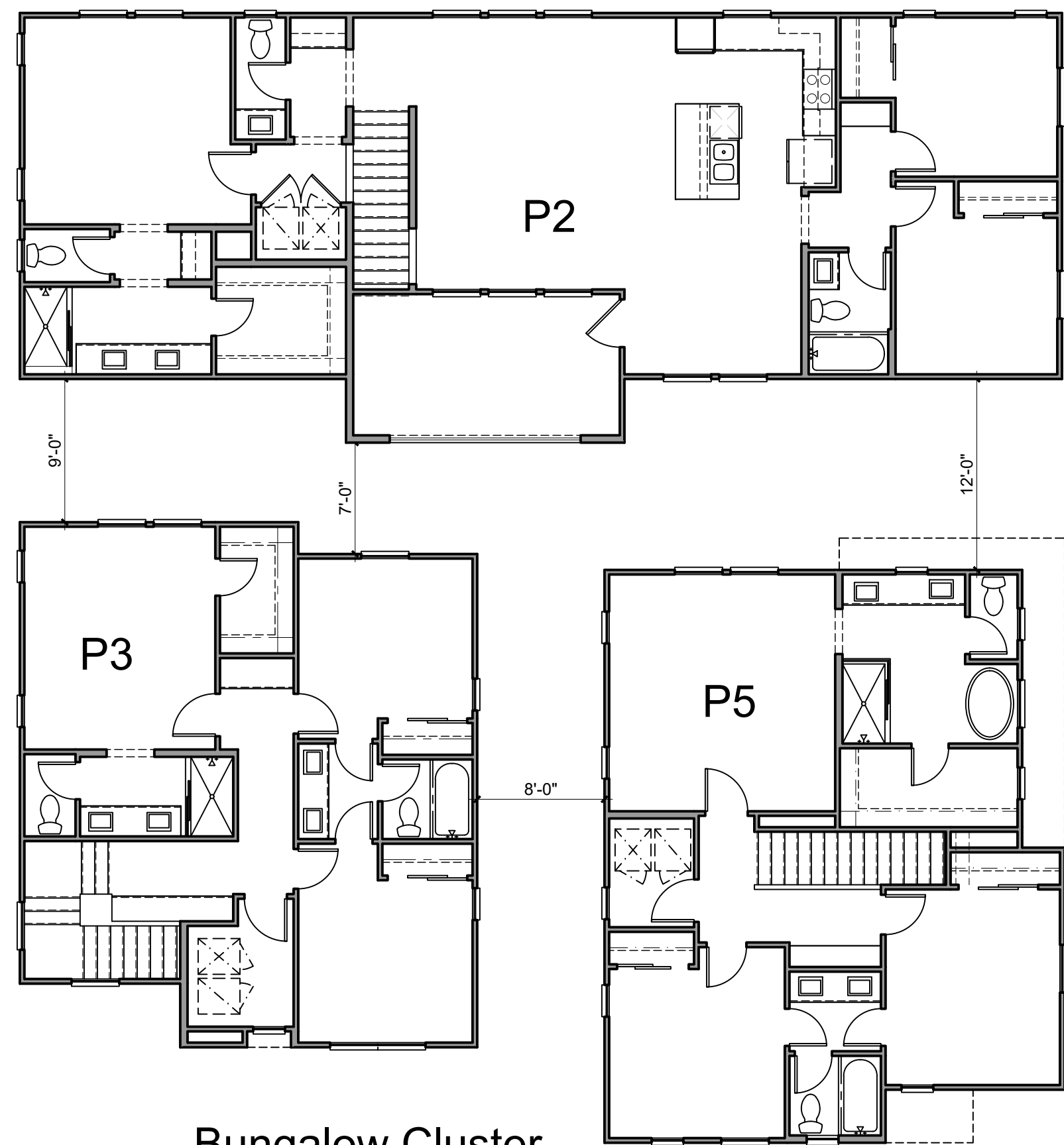
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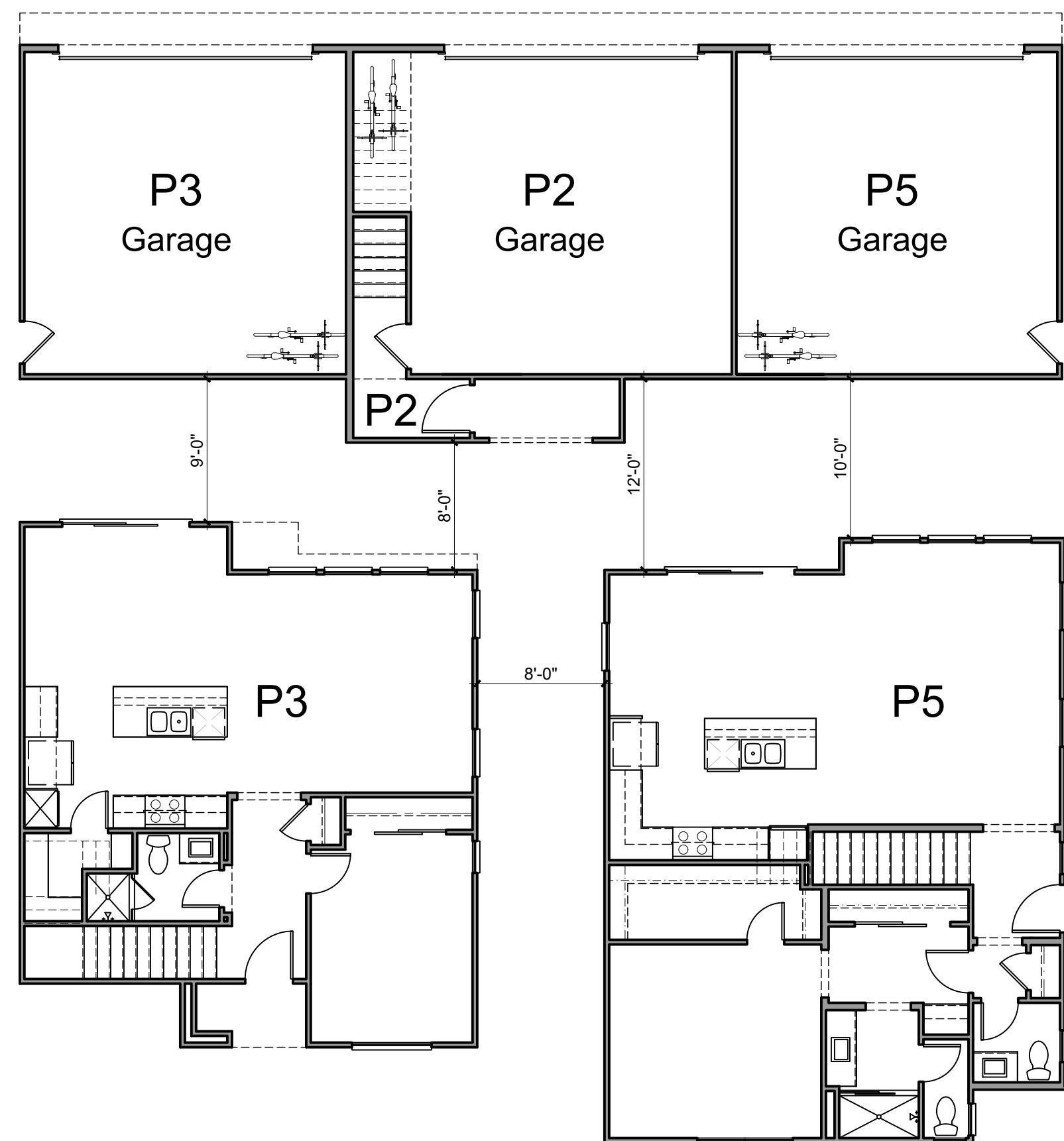
BUNGALOW ELEVATIONS  
PLANS 2/3/5 - MISSION RANCH (SCHEME 1)

AA2.2





Bungalow Cluster  
P2, P3, P5  
Level 2



Bungalow Cluster  
P2, P3, P5  
Level 1



RIGHT ELEVATION - Facing Street



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

MISSION RANCH MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
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4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
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8. DECORATIVE CORBELS
9. BRICK VENEER
10. WOOD RAILING

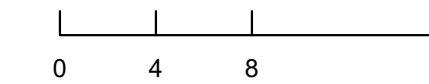


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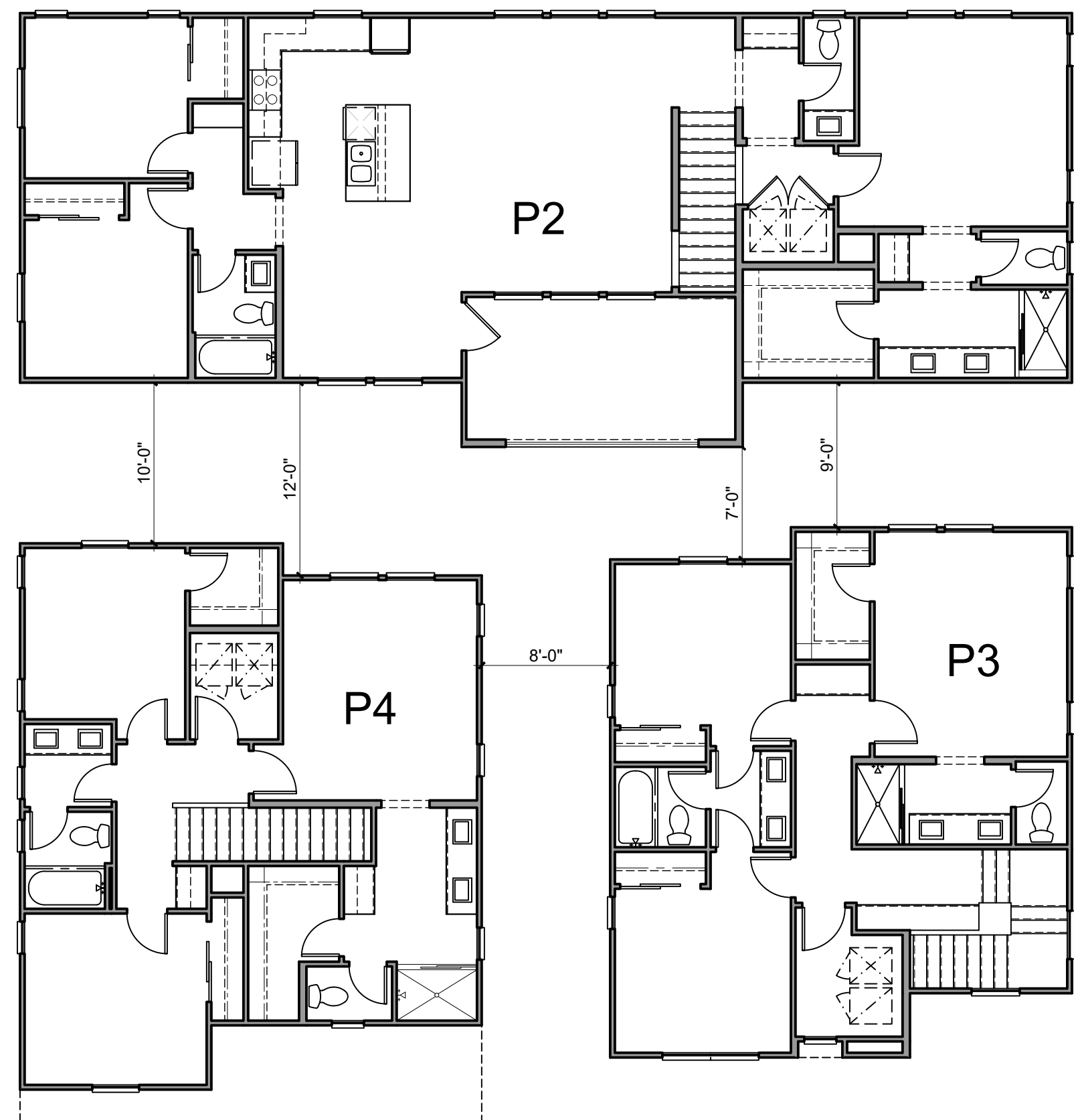
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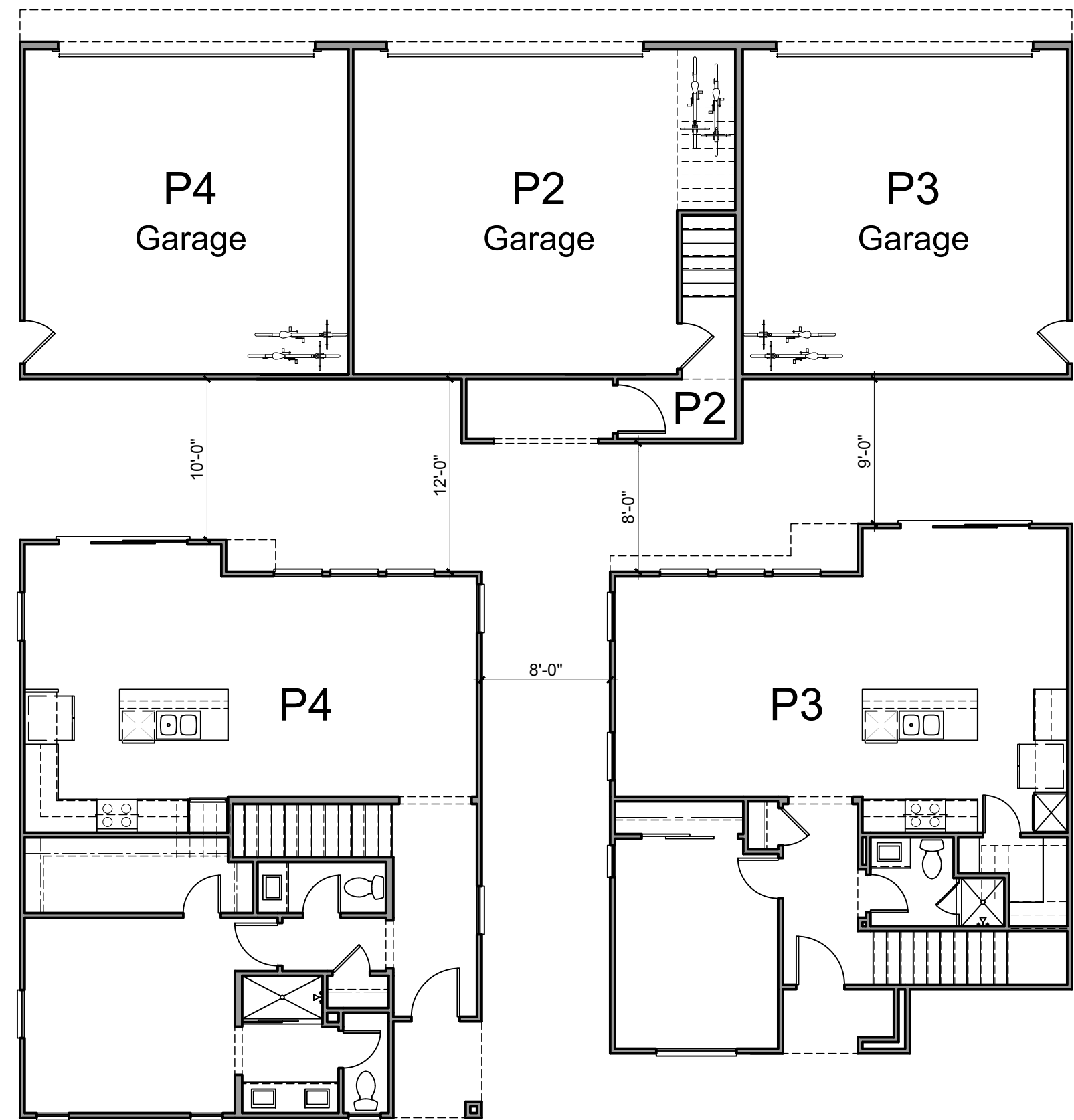
BUNGALOW ELEVATIONS  
PLANS 2/3/5 - MISSION RANCH (SCHEME 2)

AA2.3





Bungalow Cluster  
P2, P3, P4  
Level 2



Bungalow Cluster  
P2, P3, P4  
Level 1



FRONT ELEVATION - Facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

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

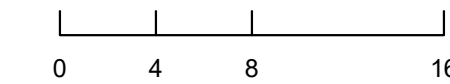


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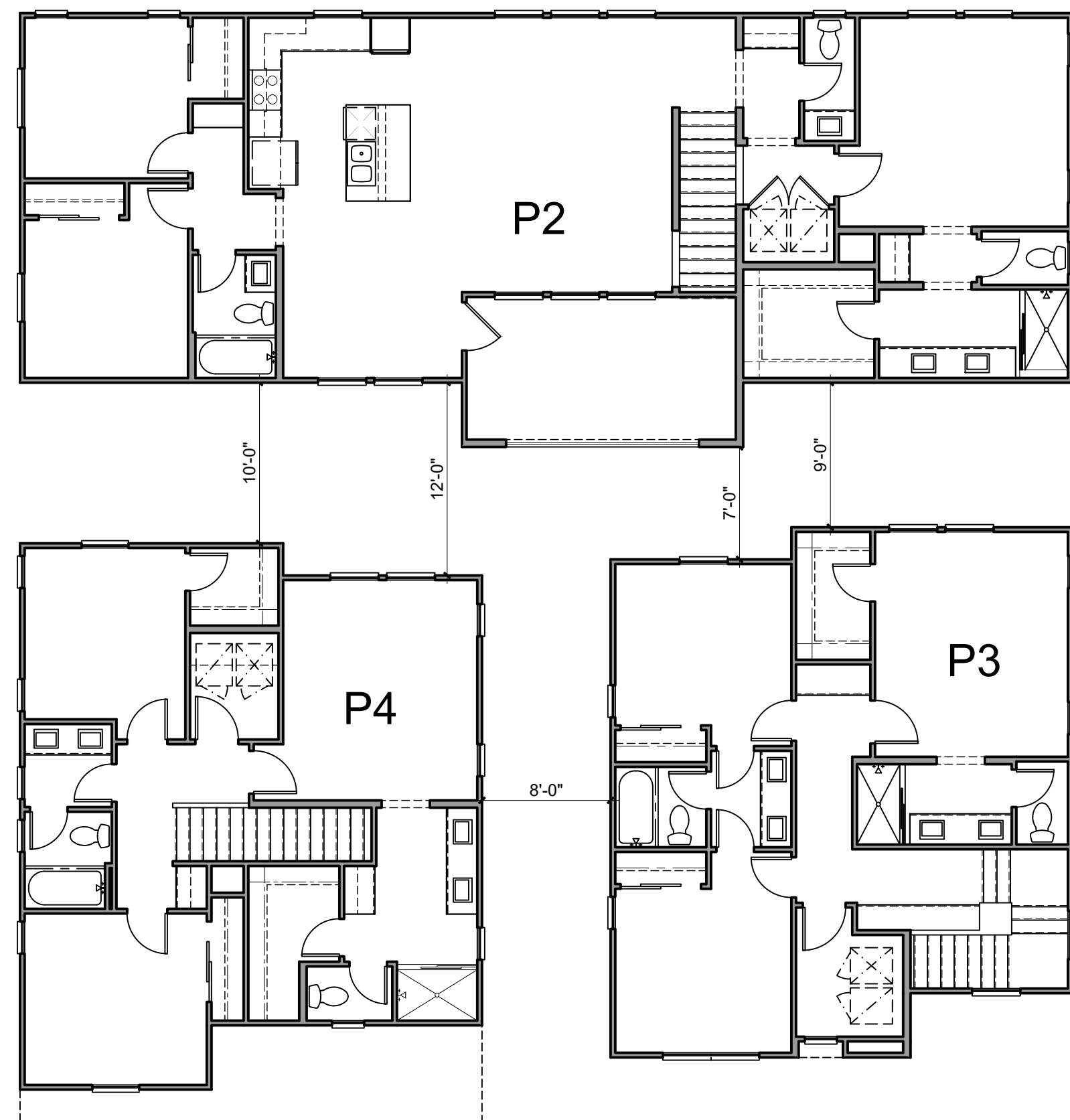
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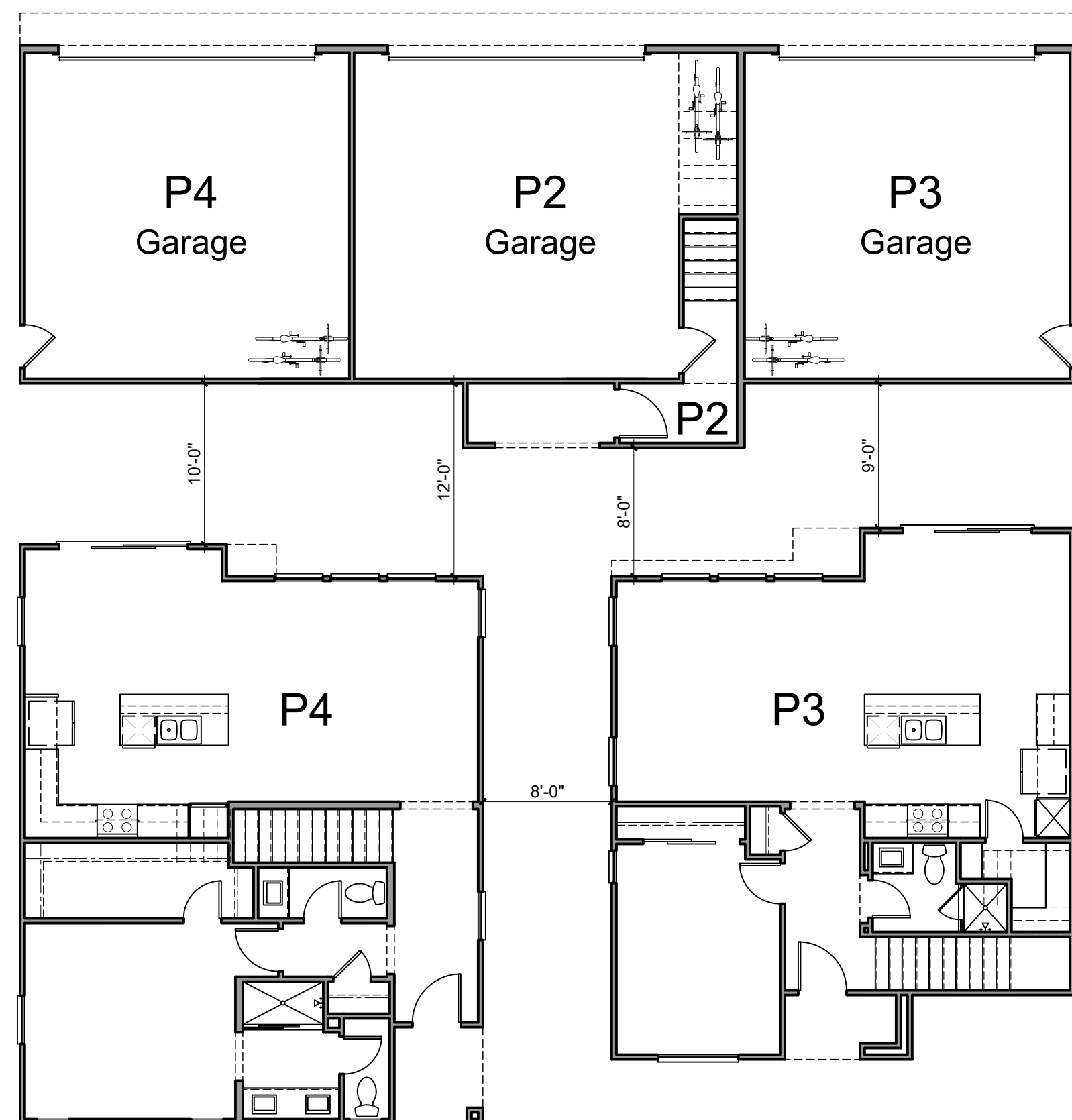
BUNGALOW ELEVATIONS  
PLANS 2/3/4 - CALIFORNIA MISSION (SCHEME 1)

AA2.4





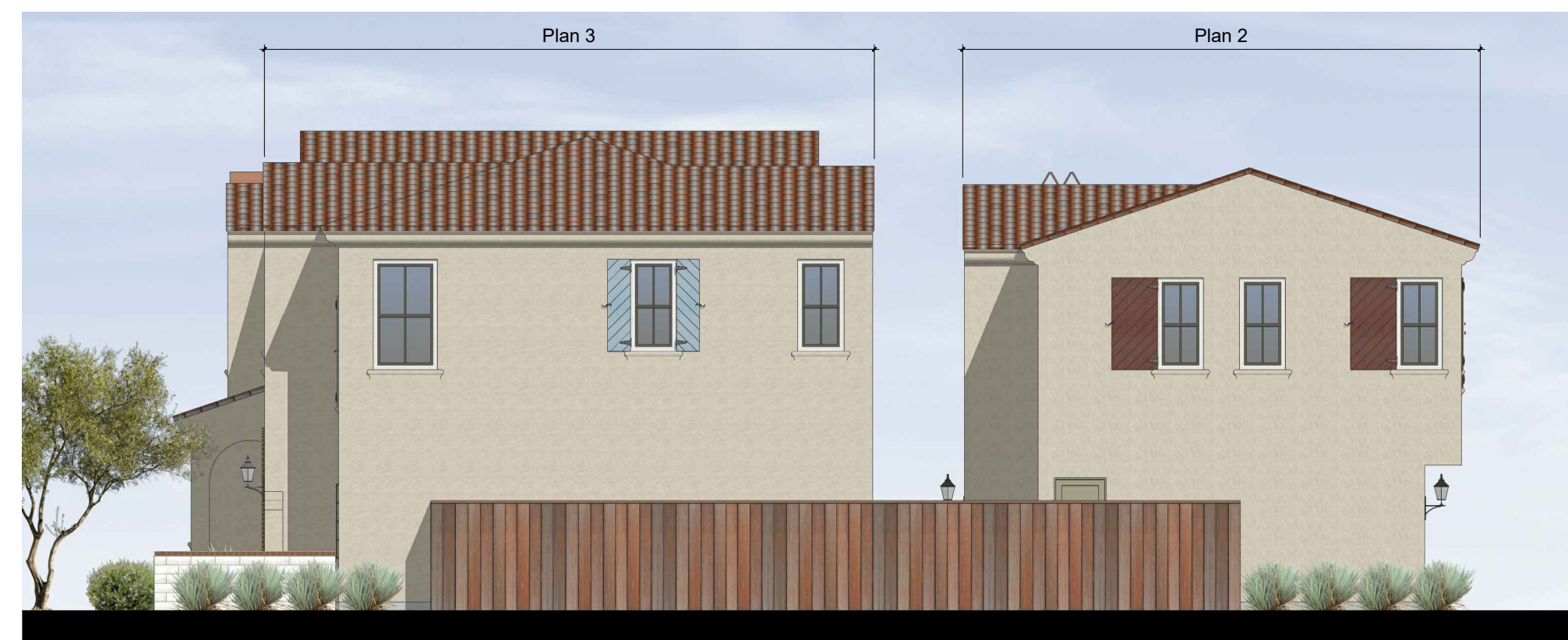
Bungalow Cluster  
P2, P3, P4  
Level 2



Bungalow Cluster  
P2, P3, P4  
Level 1



FRONT ELEVATION - Facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

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9. DECORATIVE GABLE END DETAIL
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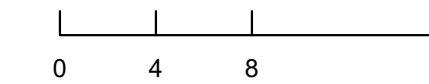


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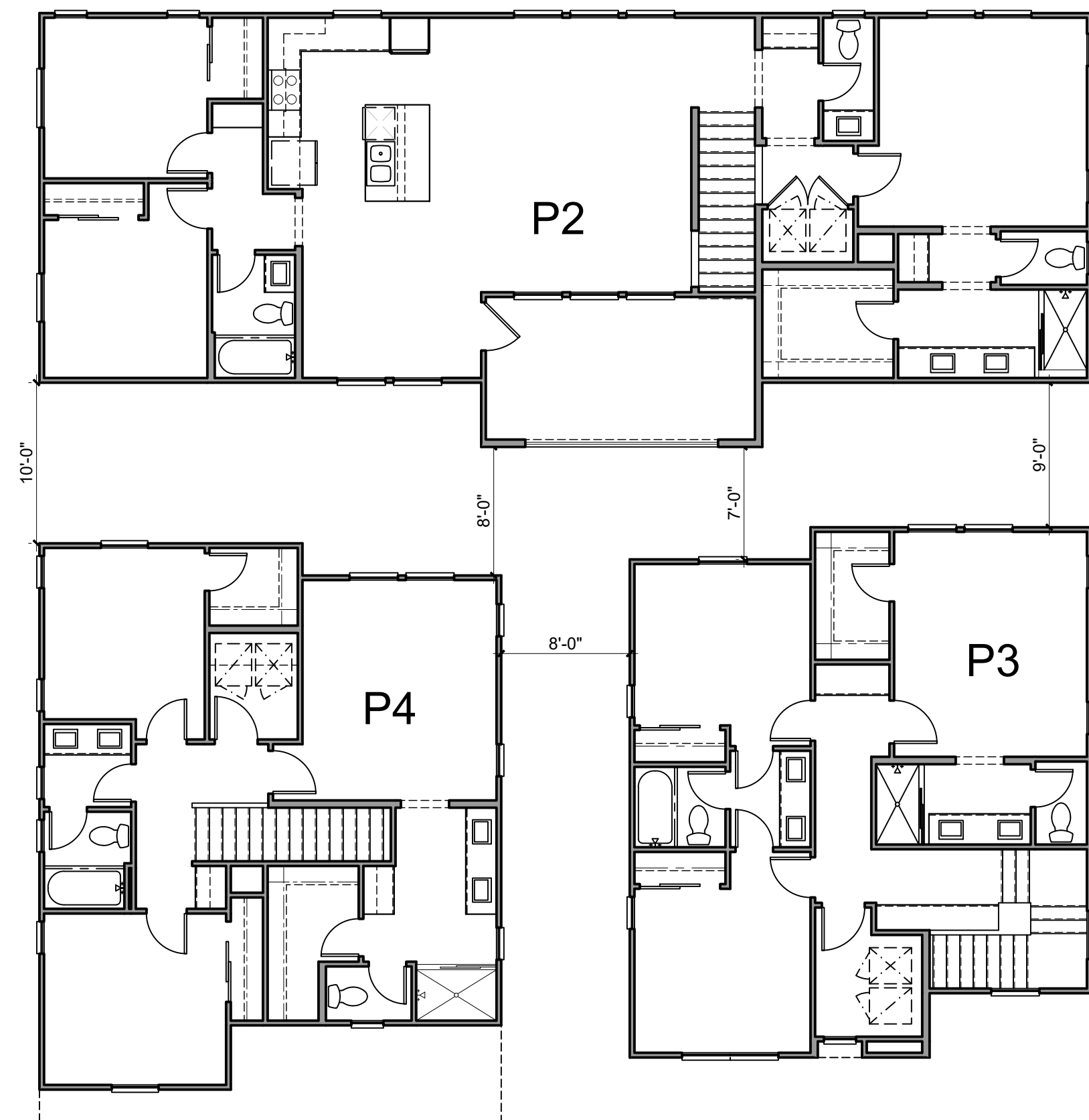
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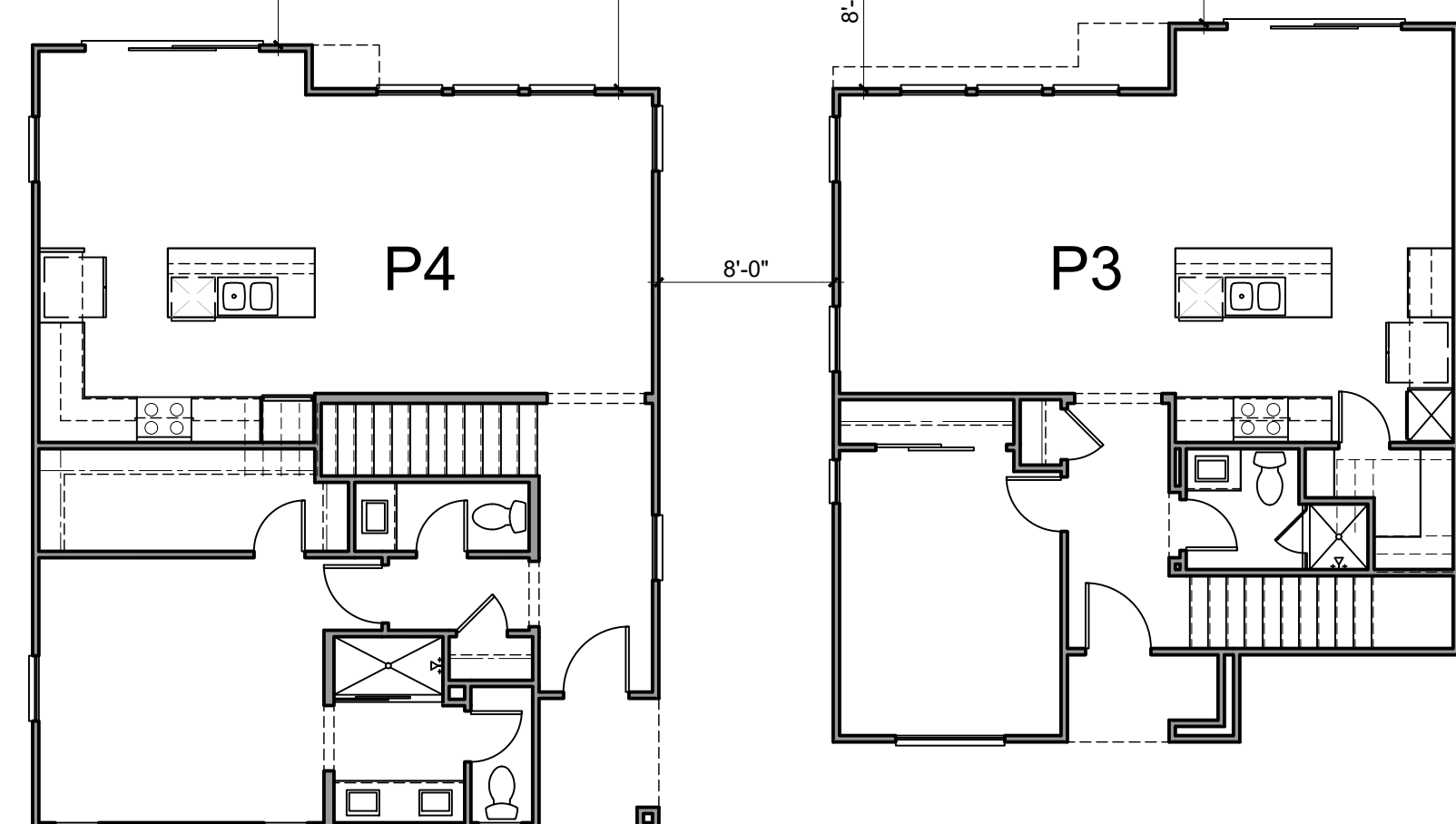
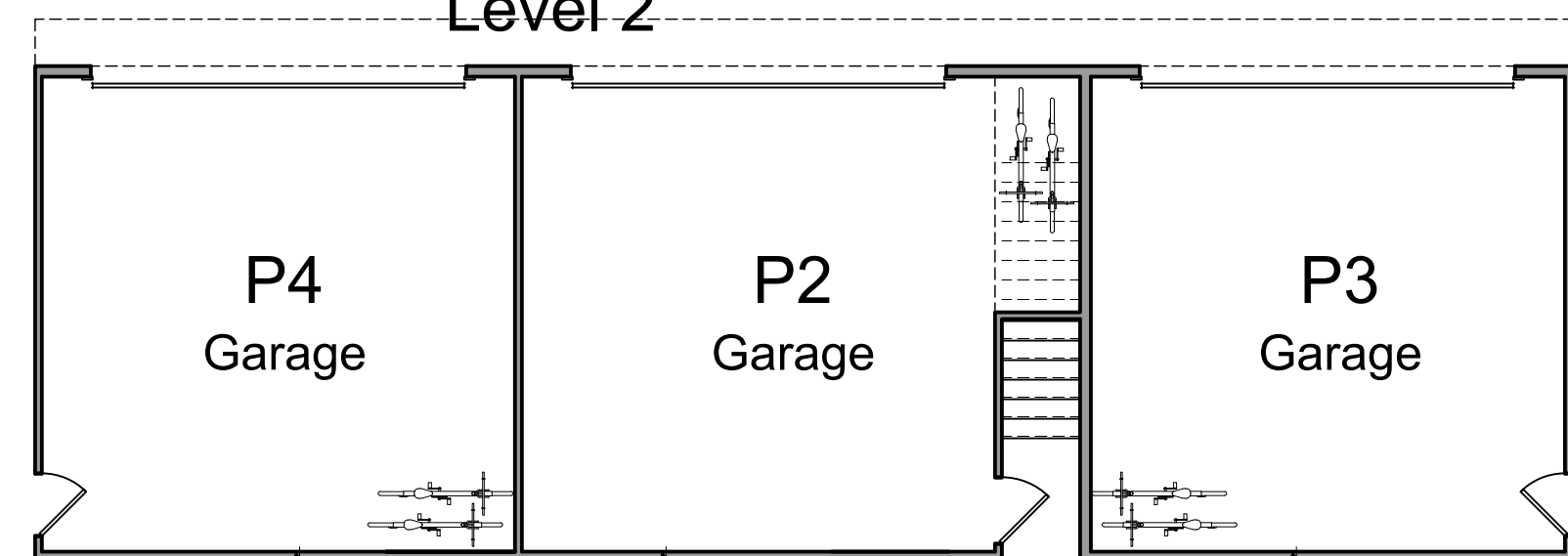
BUNGALOW ELEVATIONS  
PLANS 2/3/4 - CALIFORNIA MISSION (SCHEME 2)

AA2.5





Bungalow Cluster  
P2, P3, P4  
Level 2



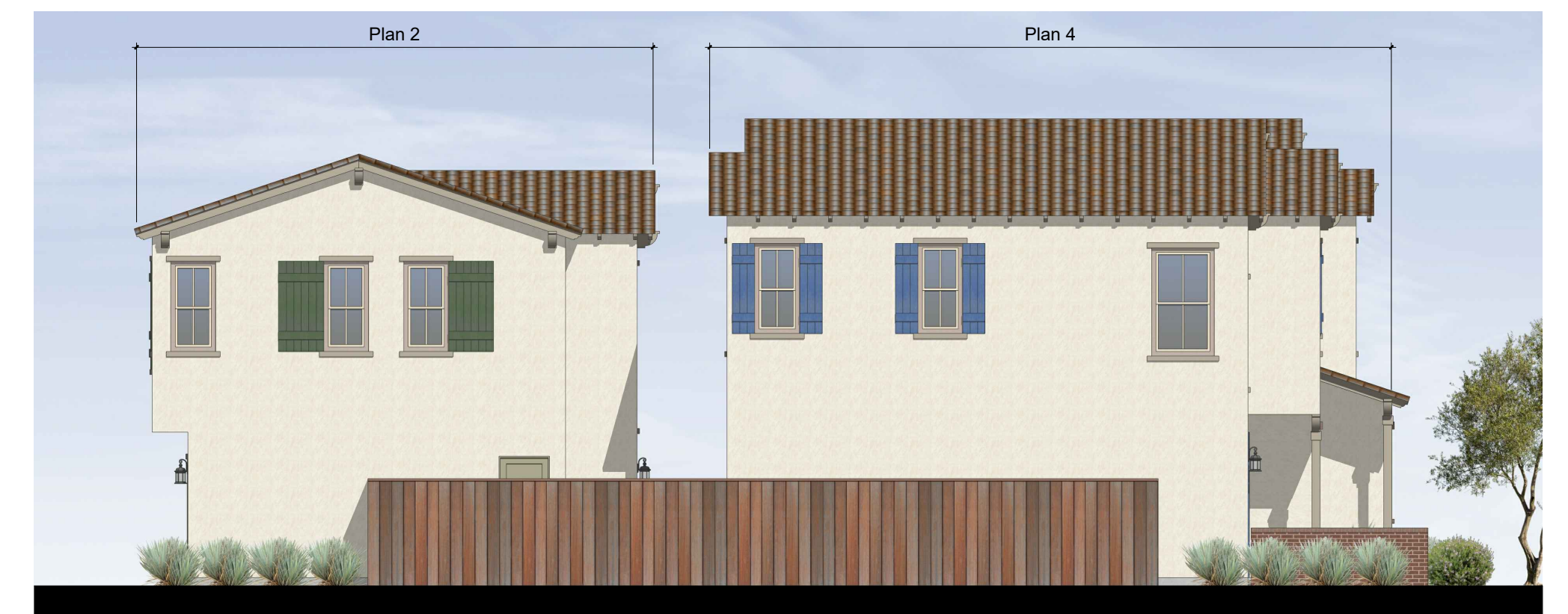
Bungalow Cluster  
P2, P3, P4  
Level 1



FRONT ELEVATION - Facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

MISSION RANCH MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
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8. DECORATIVE CORBELS
9. BRICK VENEER
10. WOOD RAILING

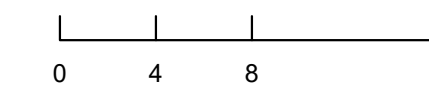


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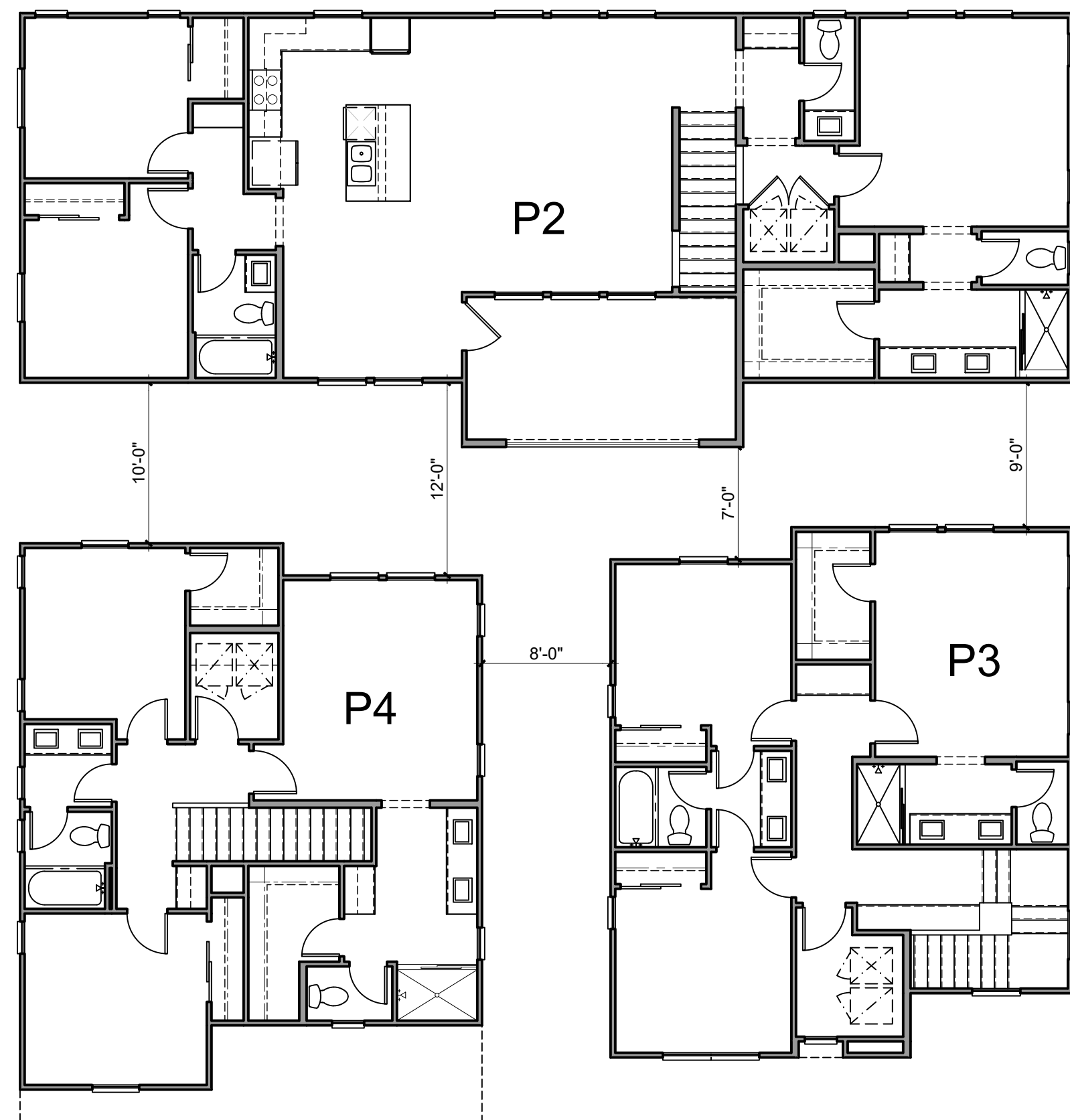
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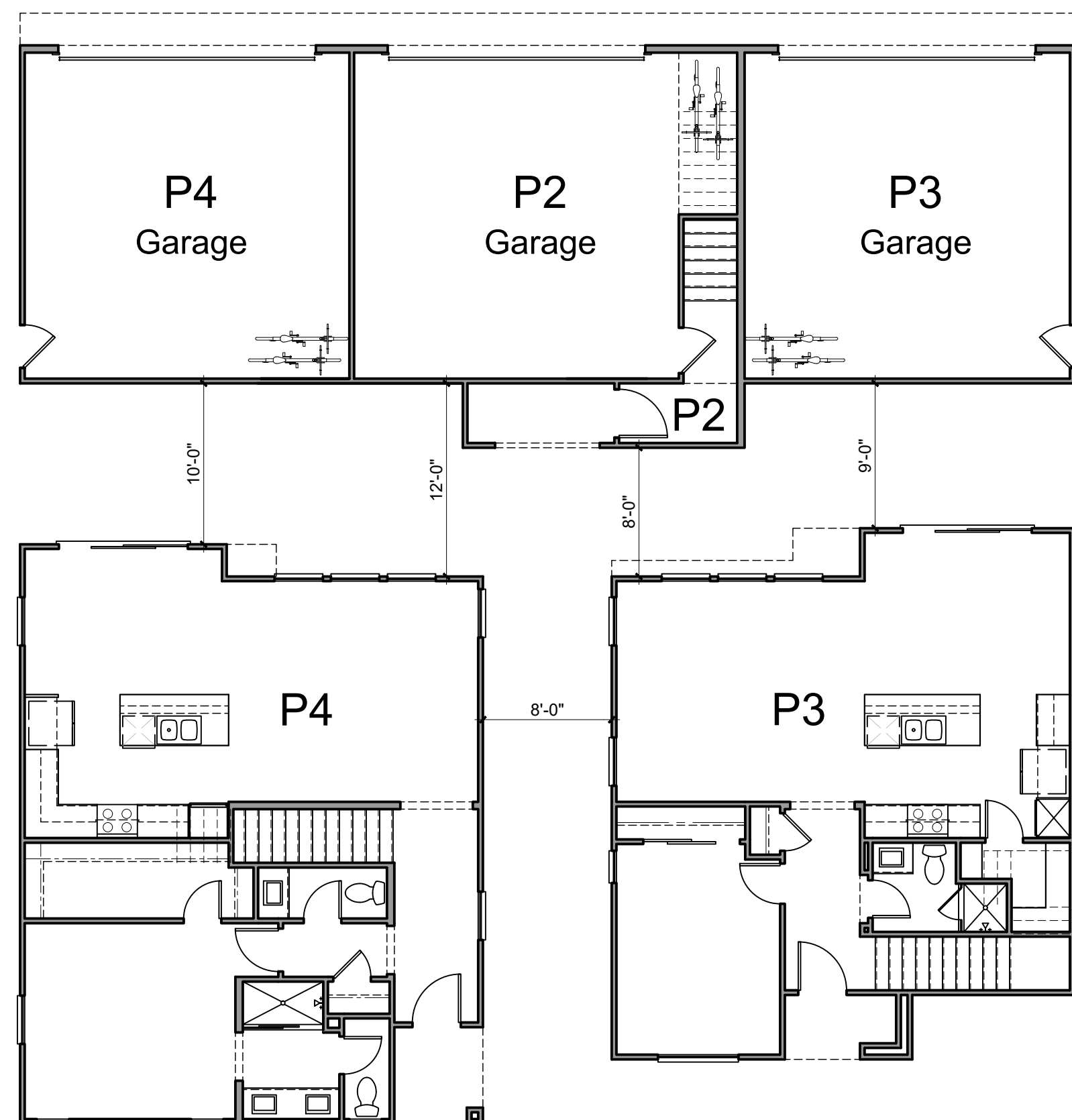
BUNGALOW ELEVATIONS  
PLANS 2/3/4 - MISSION RANCH (SCHEME 1)

AA2.6





Bungalow Cluster  
P2, P3, P4  
Level 2



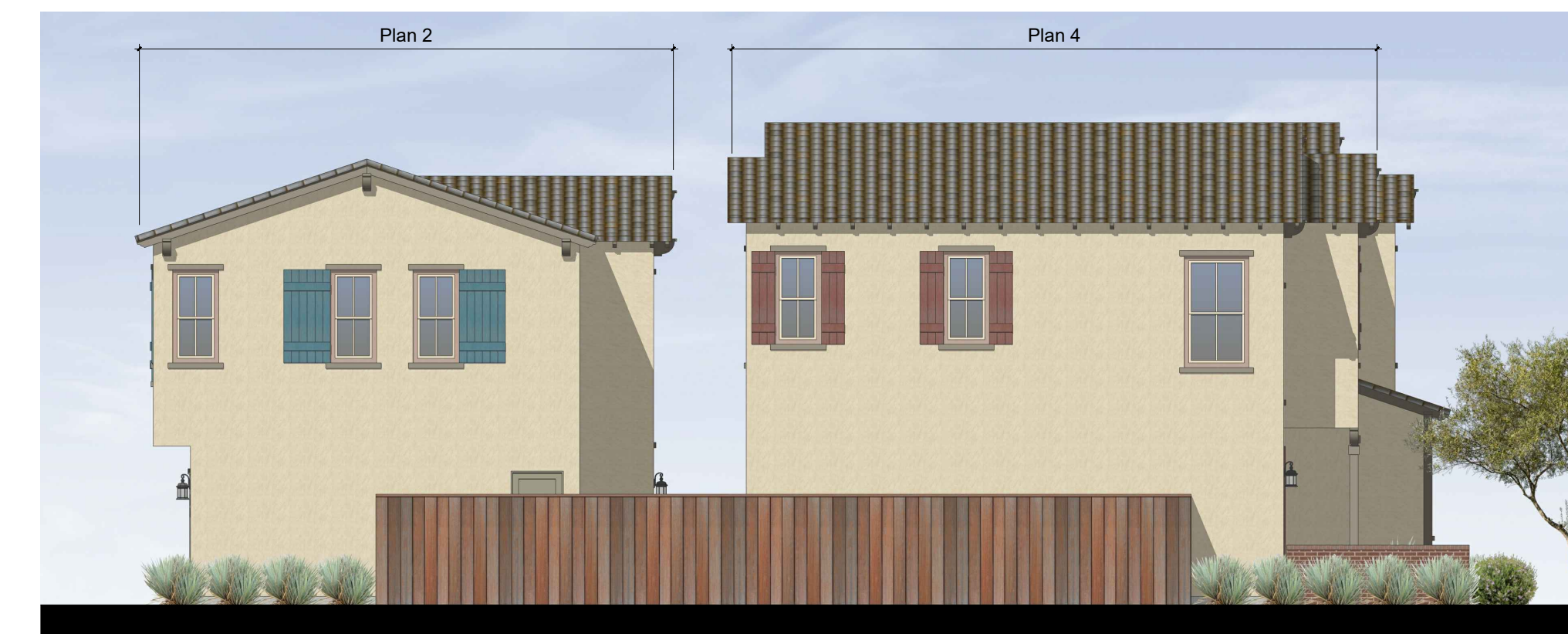
Bungalow Cluster  
P2, P3, P4  
Level 1



FRONT ELEVATION facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

MISSION RANCH MATERIAL LIST:

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

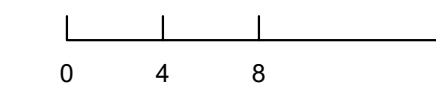


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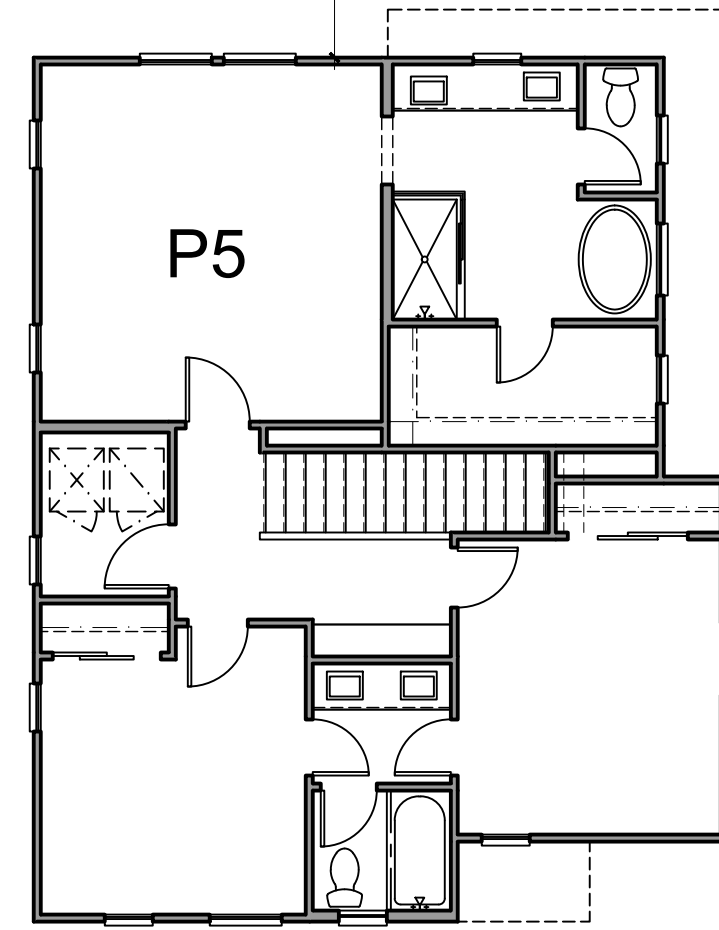
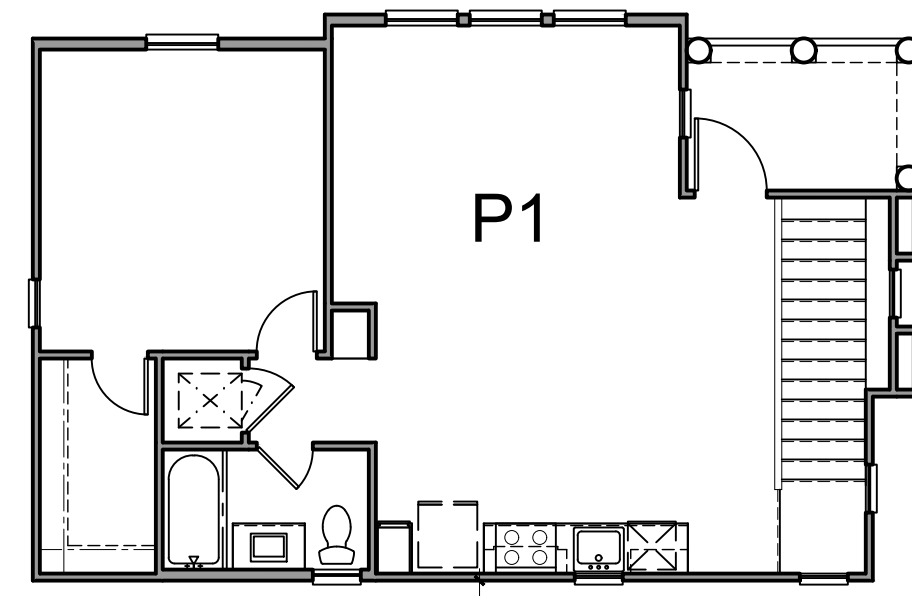
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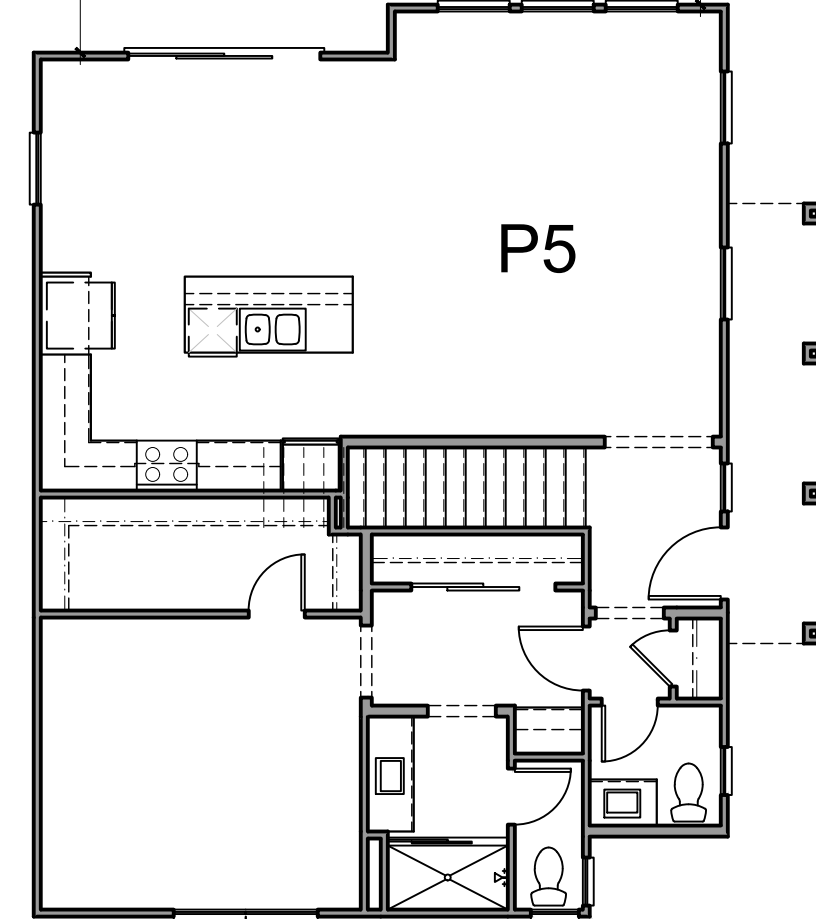
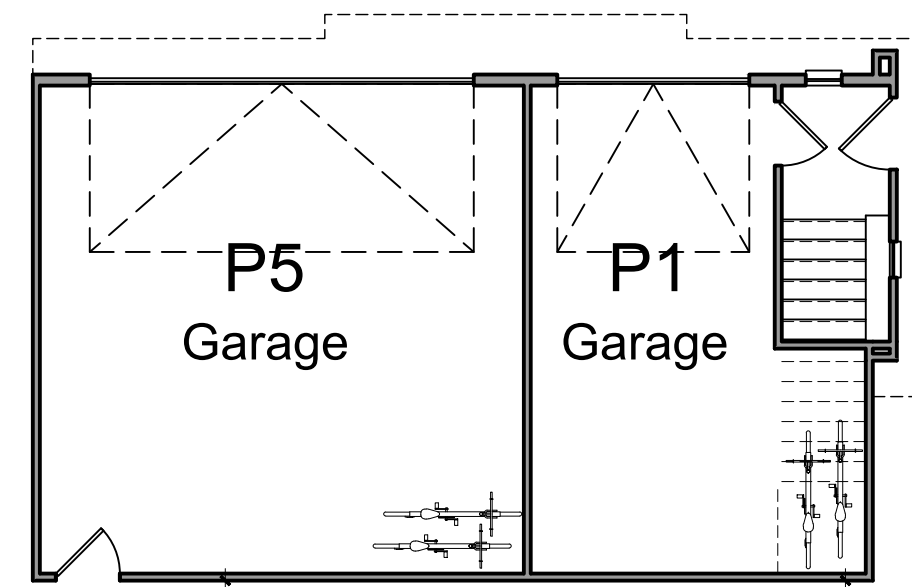
BUNGALOW ELEVATIONS  
PLANS 2/3/4 - MISSION RANCH (SCHEME 2)

AA2.7





Bungalow Cluster  
P1, P5  
Level 2



Bungalow Cluster  
P1, P5  
Level 1



RIGHT ELEVATION - Facing Street



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

1. CONCRETE 'S' TILE ROOF
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5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. DECORATIVE TILES
8. WROUGHT IRON
9. DECORATIVE GABLE END DETAIL
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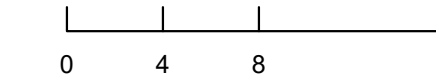


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**BULLOCK RANCH**  
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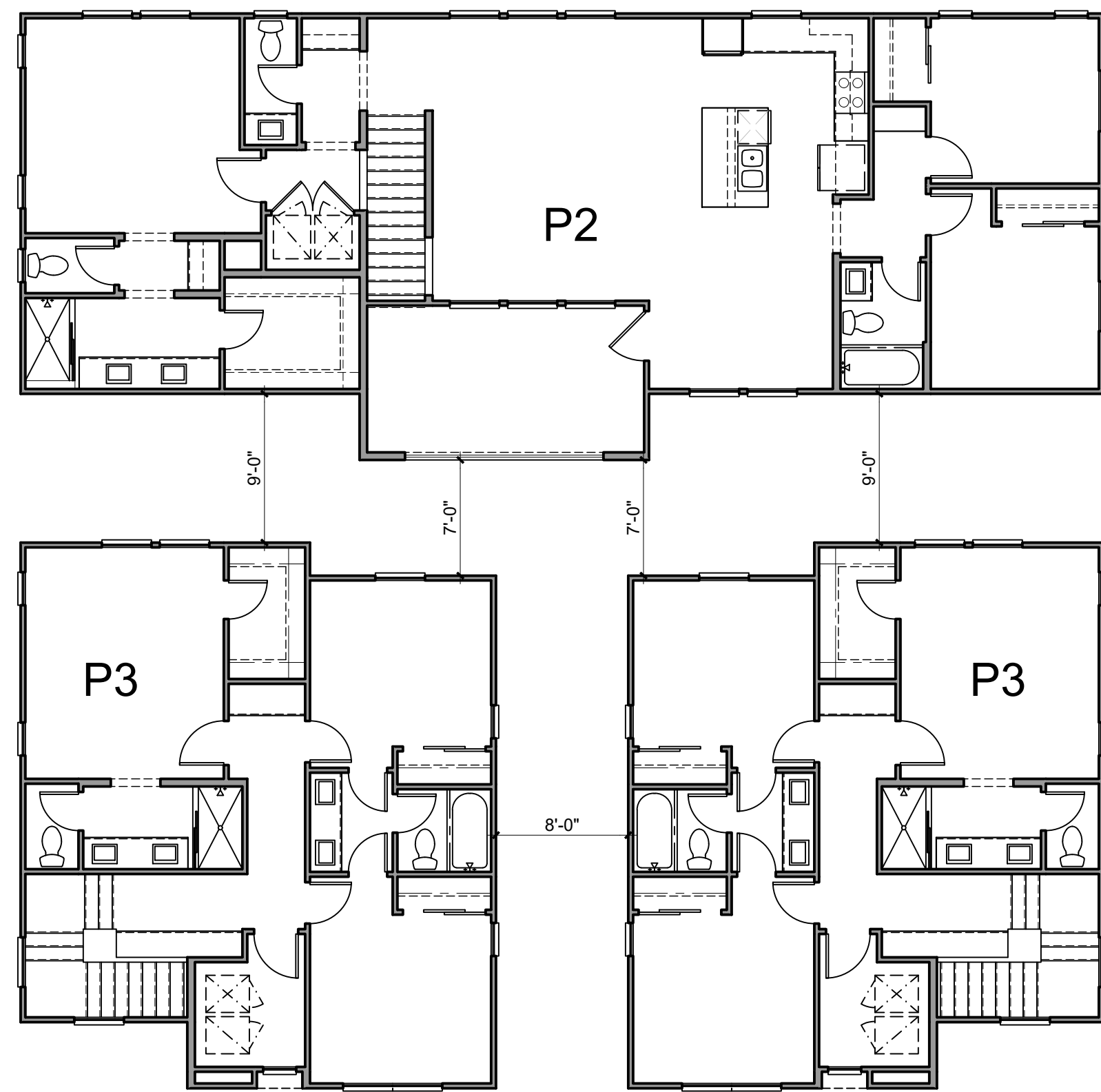
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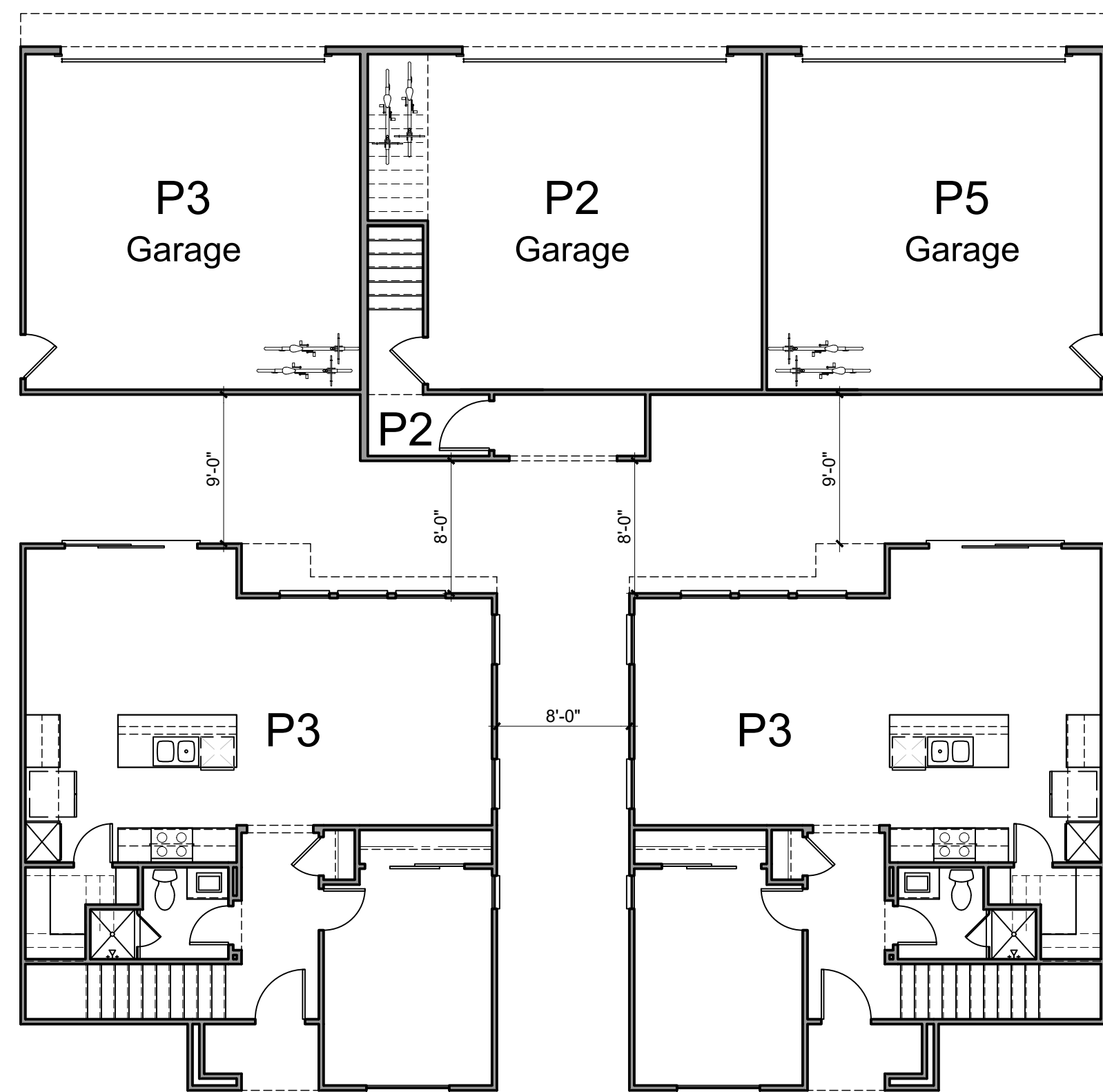
BUNGALOW ELEVATIONS  
PLANS 1/5 - CALIFORNIA MISSION (SCHEME 1)

AA2.8

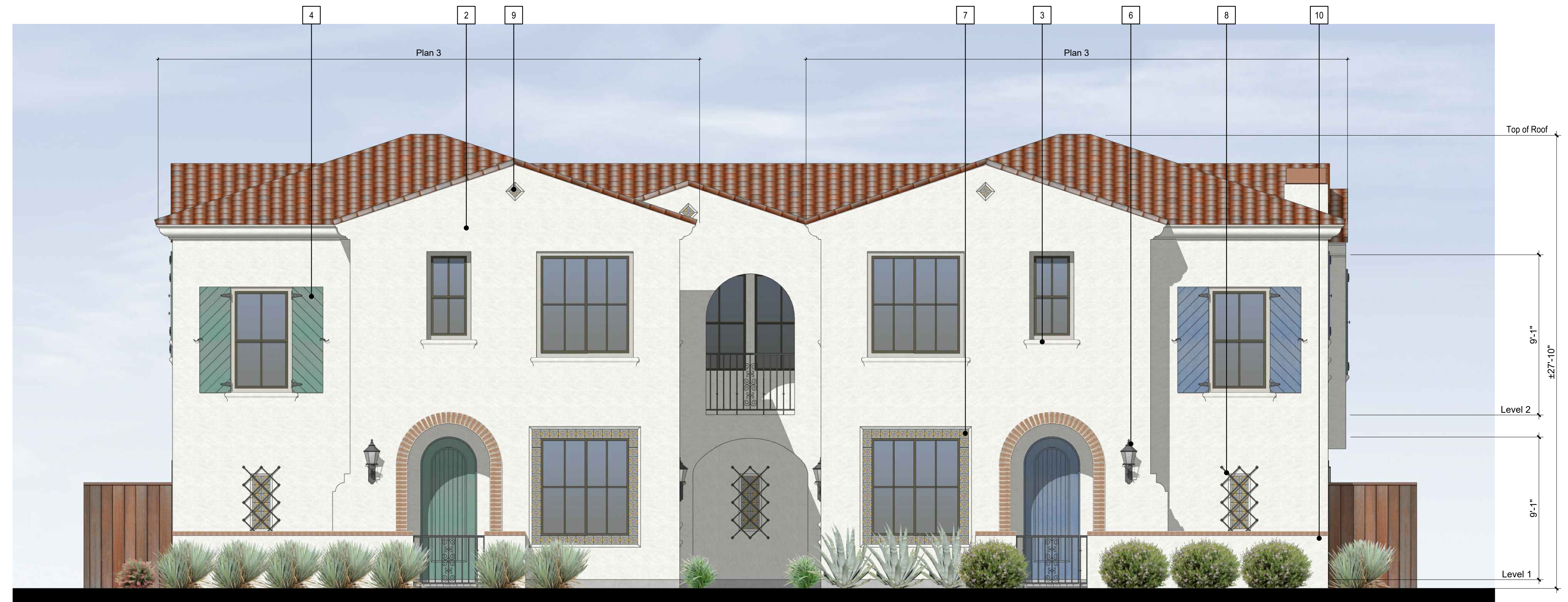




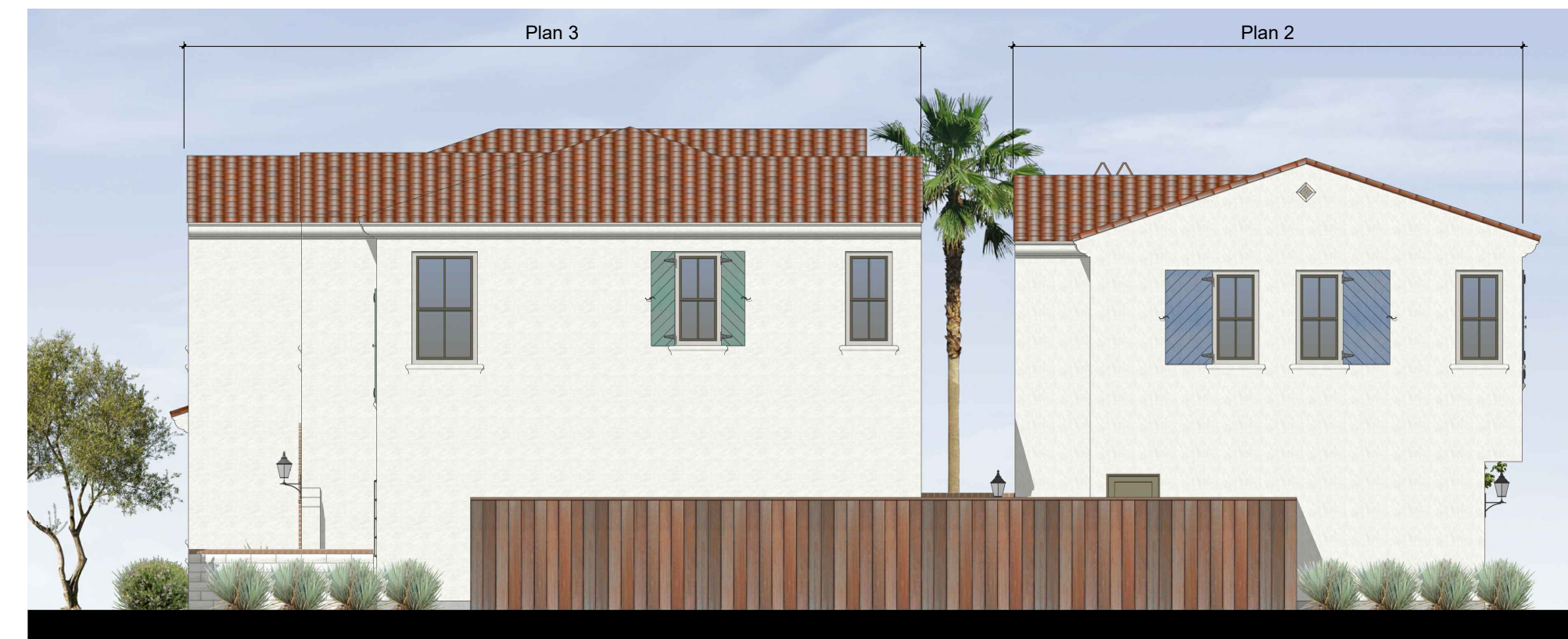
Bungalow Cluster  
P2, P3, P3  
Level 2



Bungalow Cluster  
P2, P3, P3  
Level 1



FRONT ELEVATION - Facing Courtyard



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

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

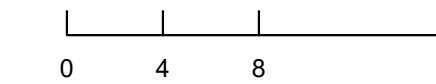


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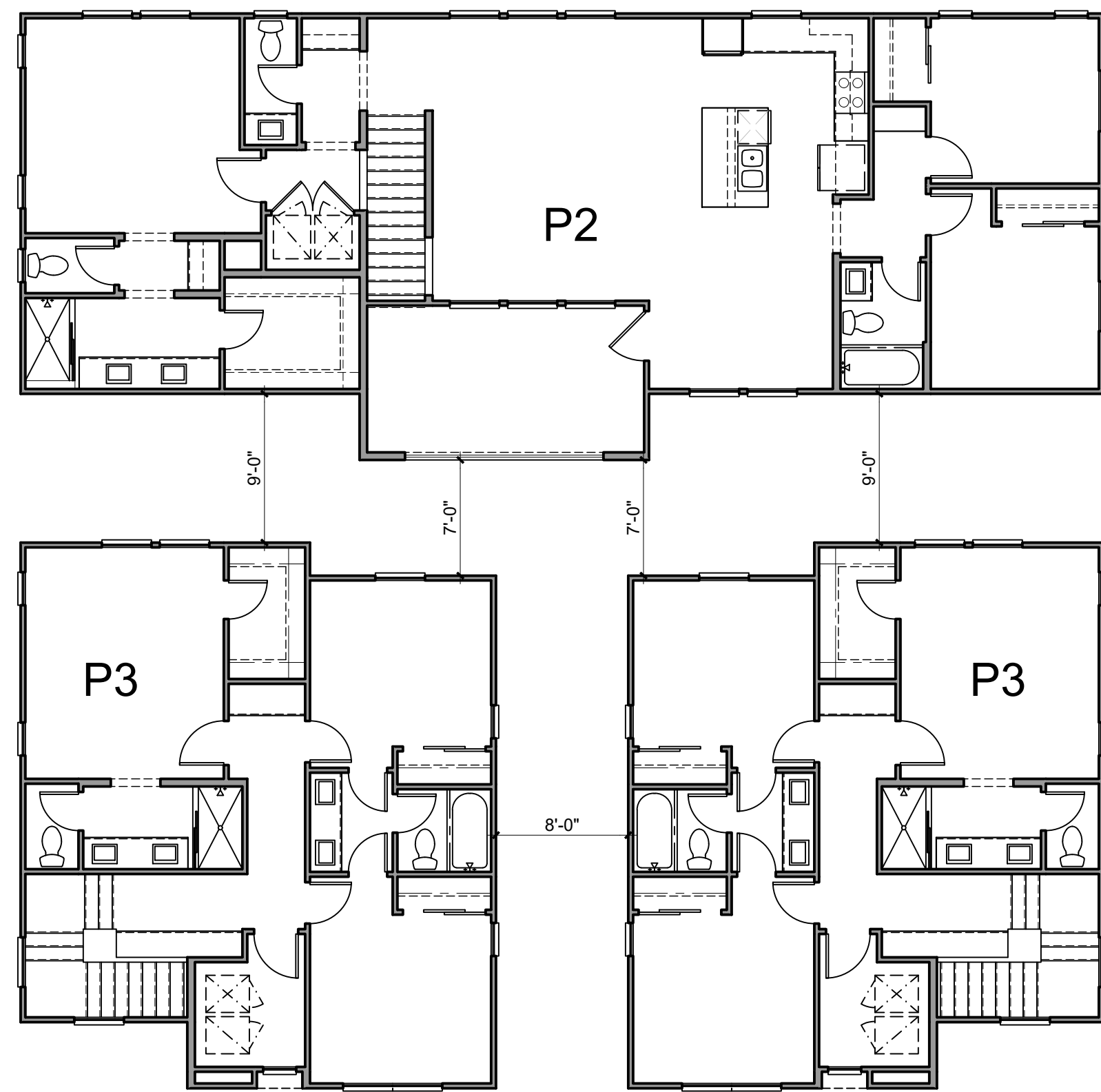
CONCEPT DESIGN  
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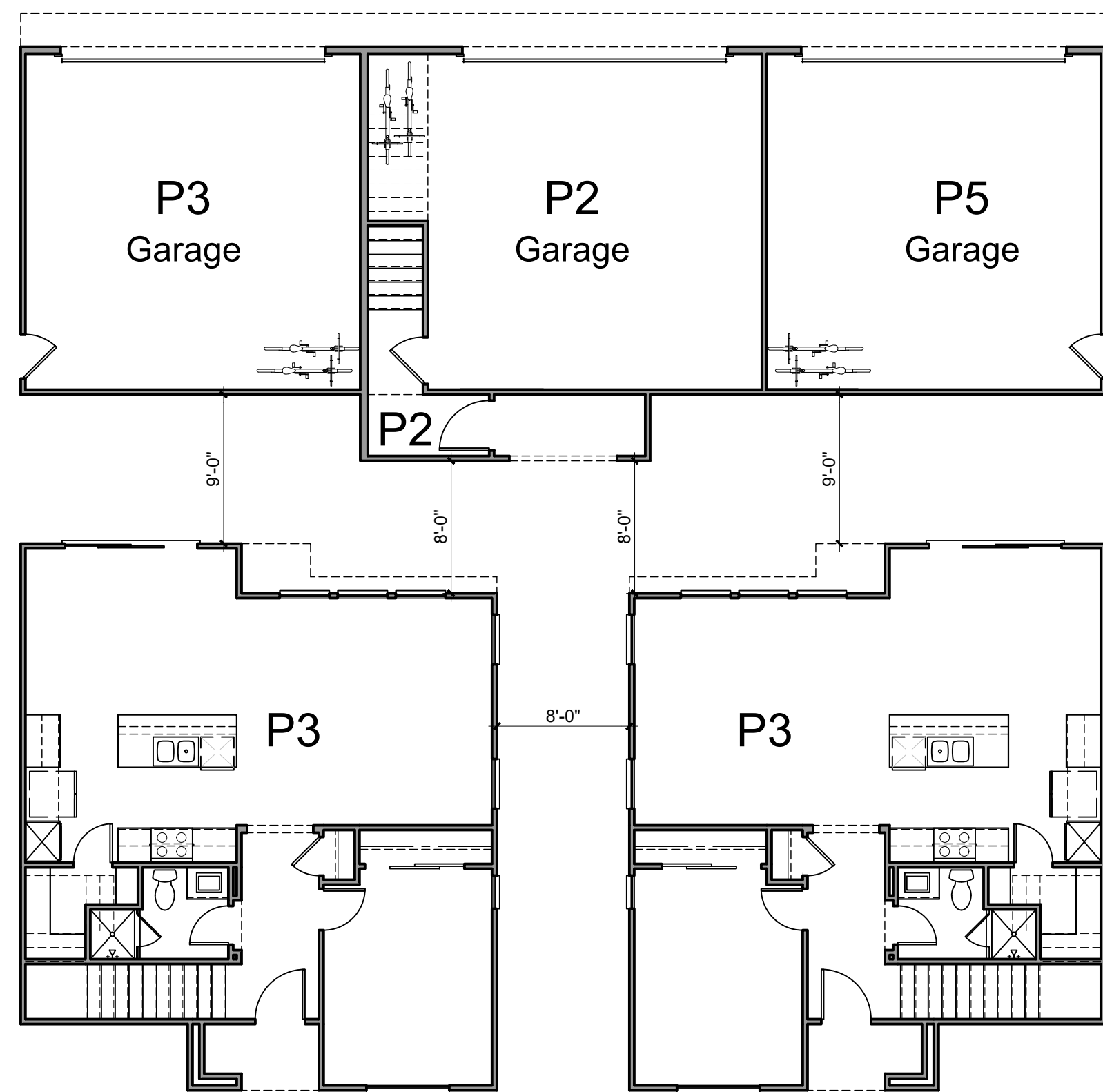
BUNGALOW ELEVATIONS  
PLANS 2/3/3 - CALIFORNIA MISSION (SCHEME 1)

AA2.9





Bungalow Cluster  
P2, P3, P3  
Level 2



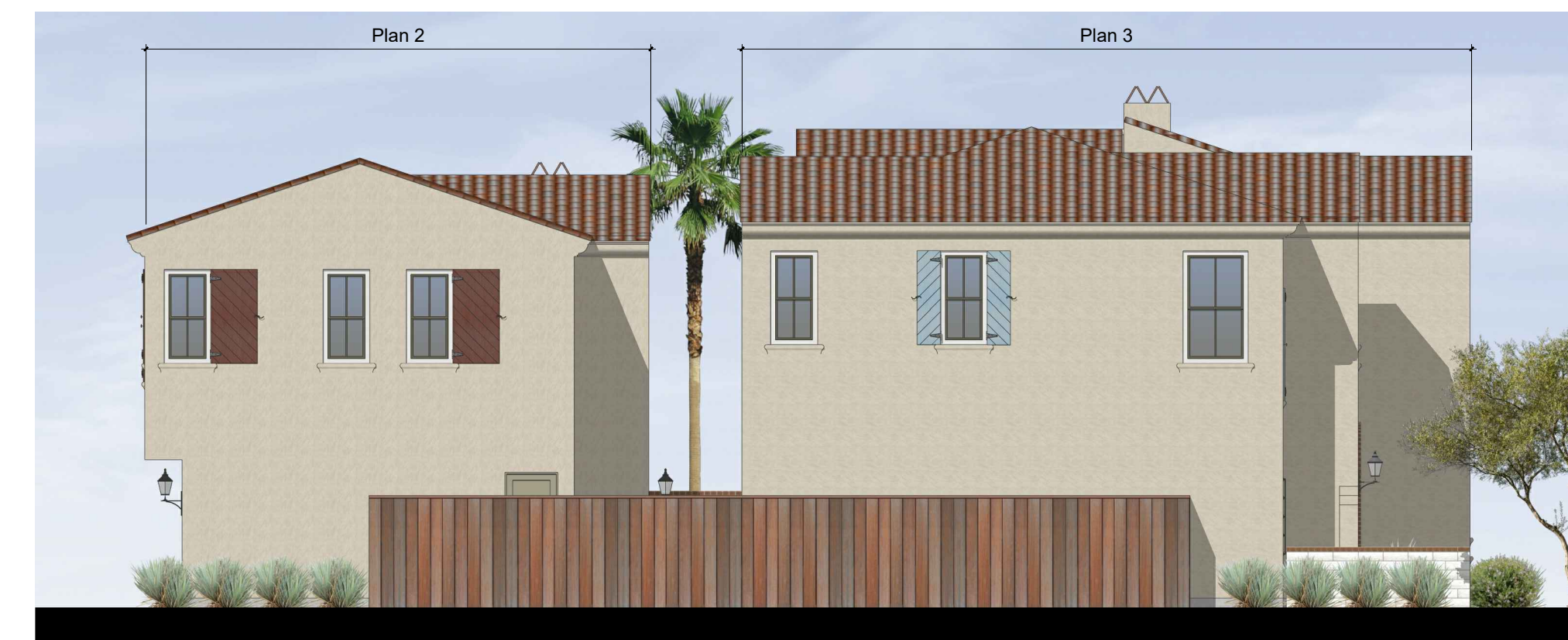
Bungalow Cluster  
P2, P3, P3  
Level 1



FRONT ELEVATION - Facing Courtyard



LEFT ELEVATION



REAR ELEVATION

CALIFORNIA MISSION MATERIAL LIST:

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

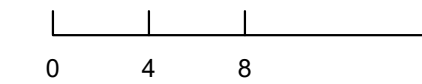


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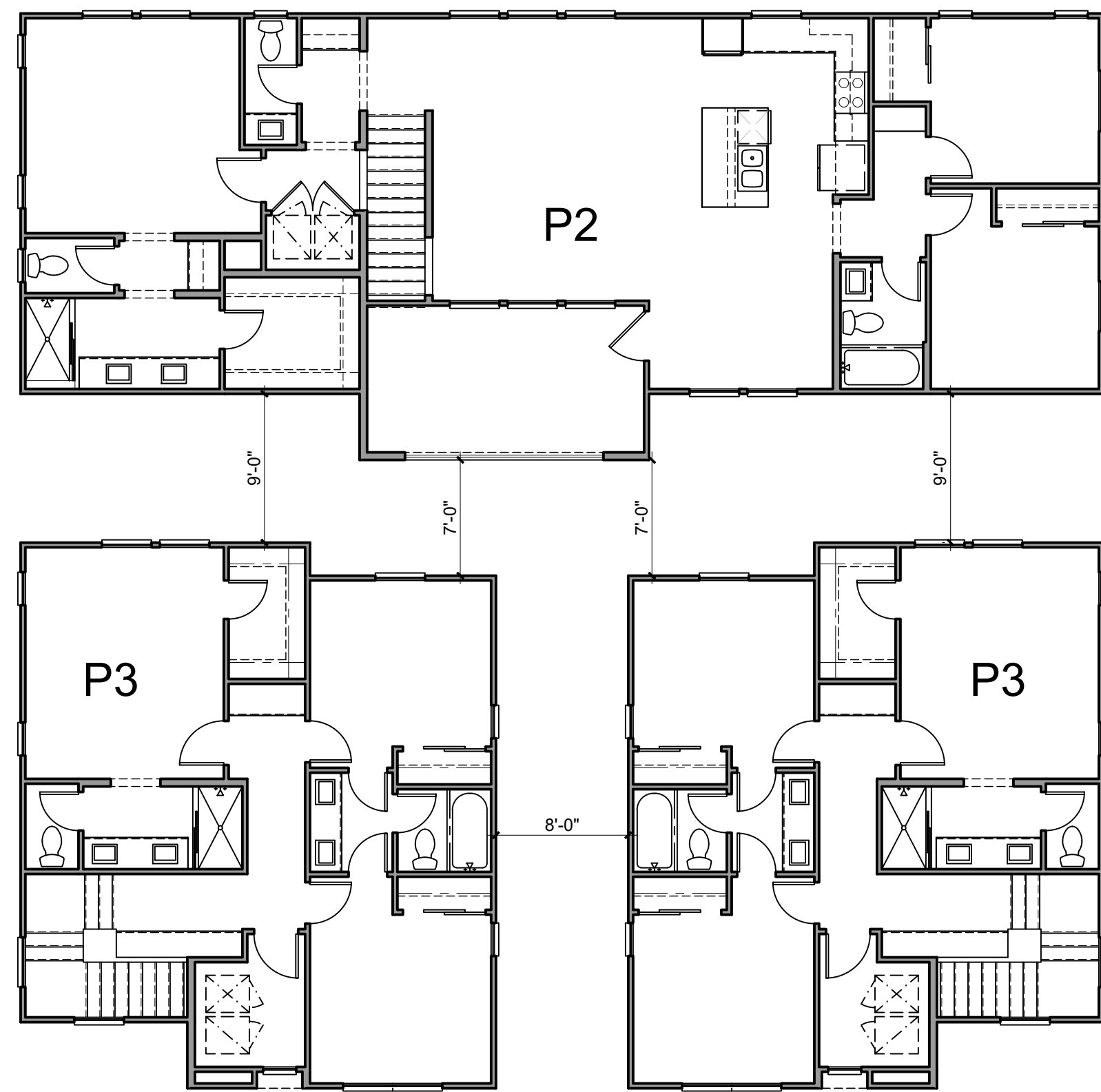
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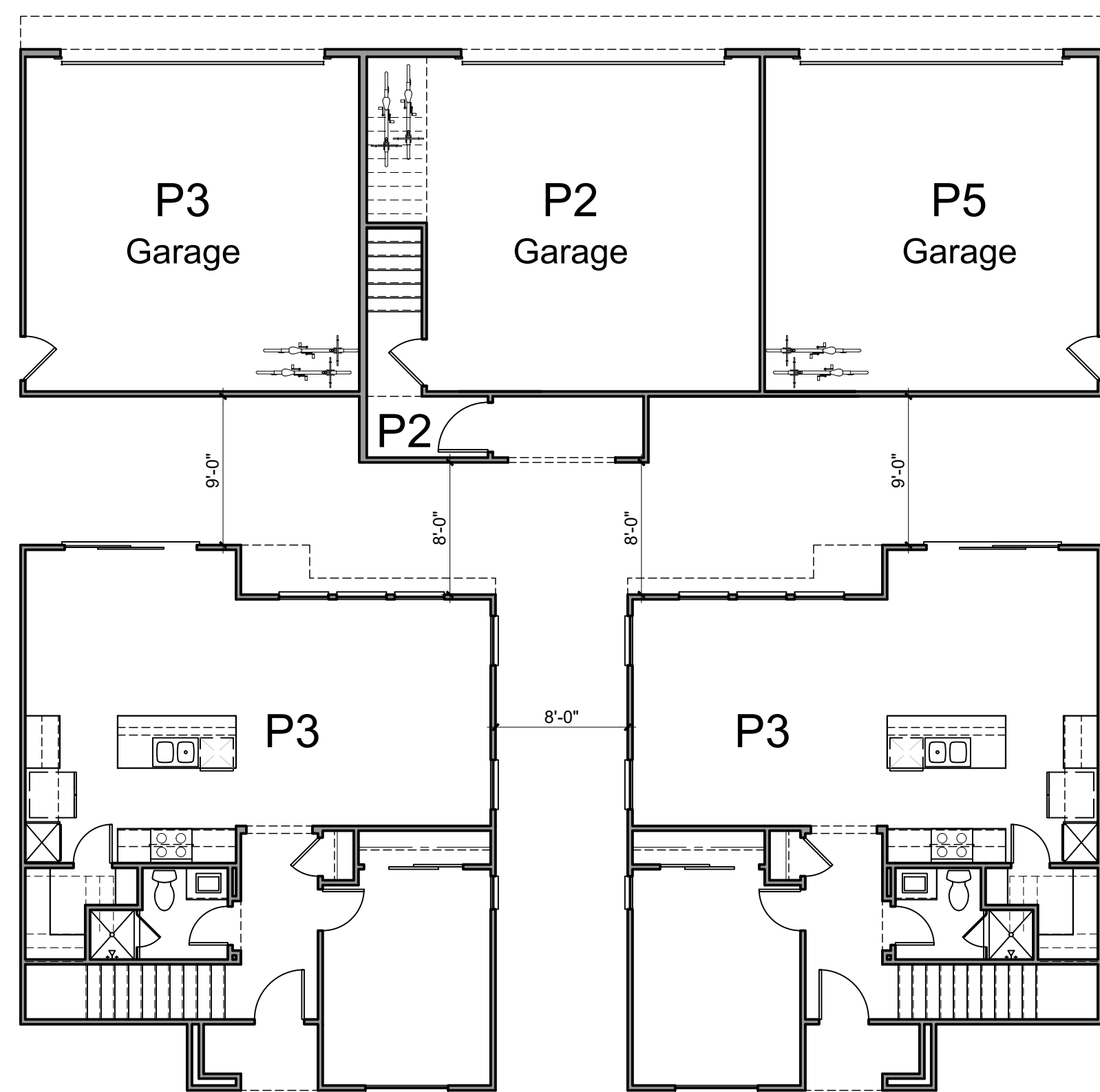
BUNGALOW ELEVATIONS  
PLANS 2/3/3 - CALIFORNIA MISSION (SCHEME 1)

AA2.10





Bungalow Cluster  
P2, P3, P3  
Level 2



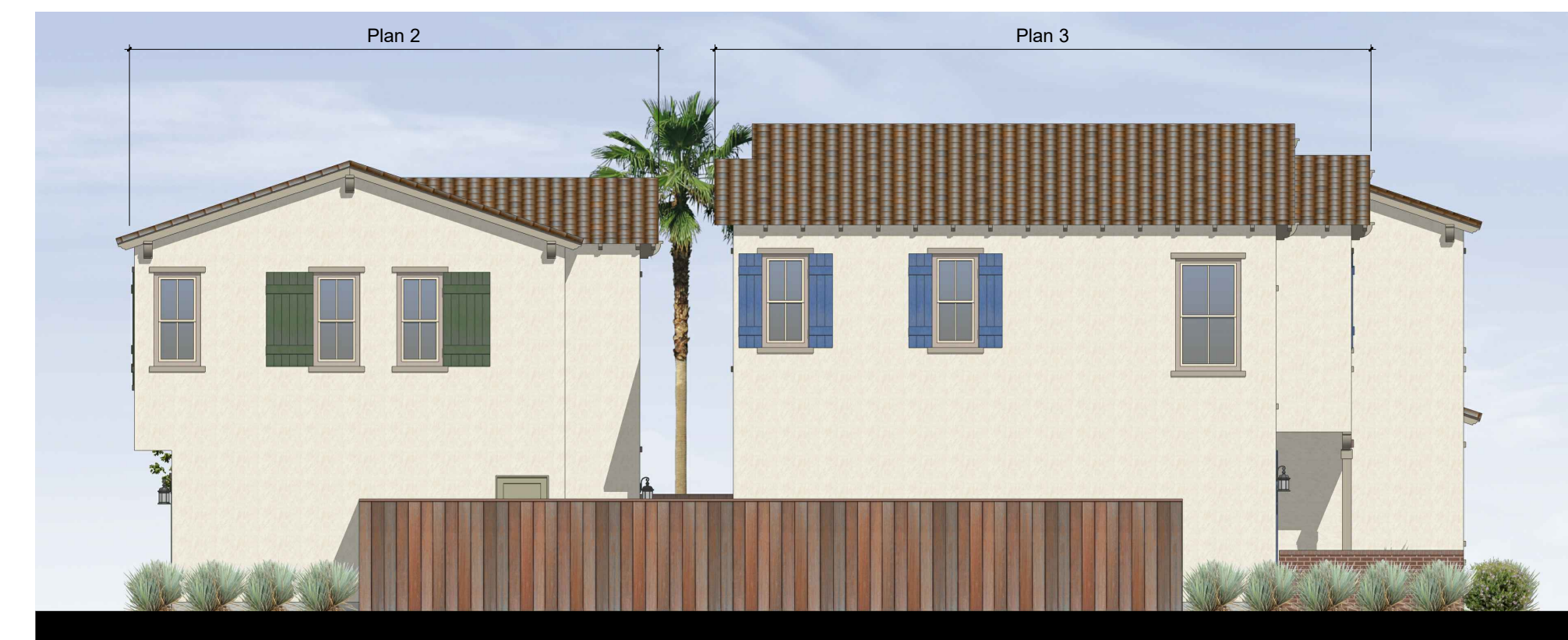
Bungalow Cluster  
P2, P3, P3  
Level 1



FRONT ELEVATION - Facing Courtyard



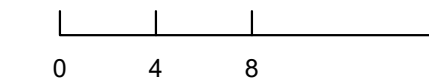
LEFT ELEVATION



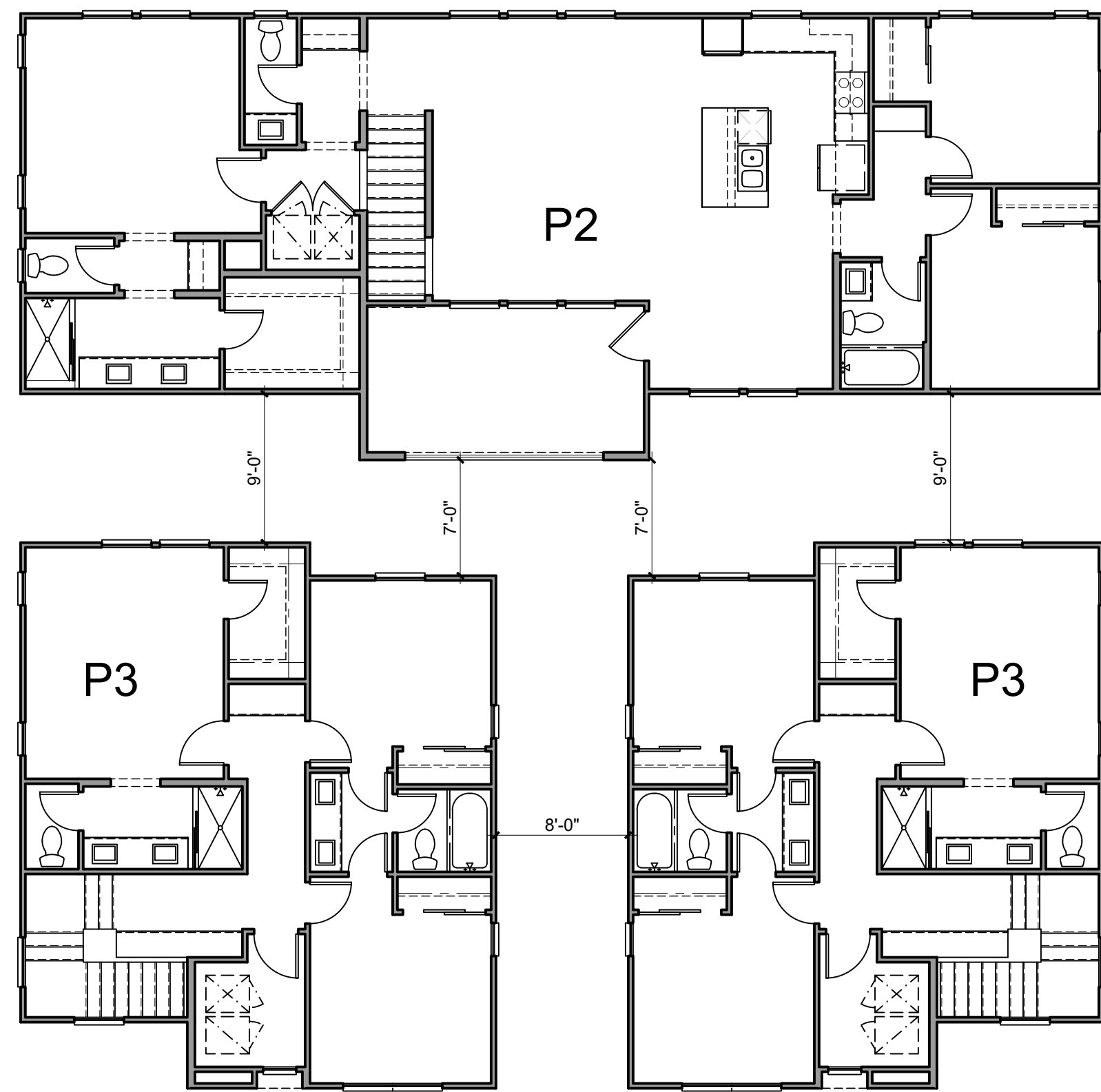
REAR ELEVATION

MISSION RANCH MATERIAL LIST:

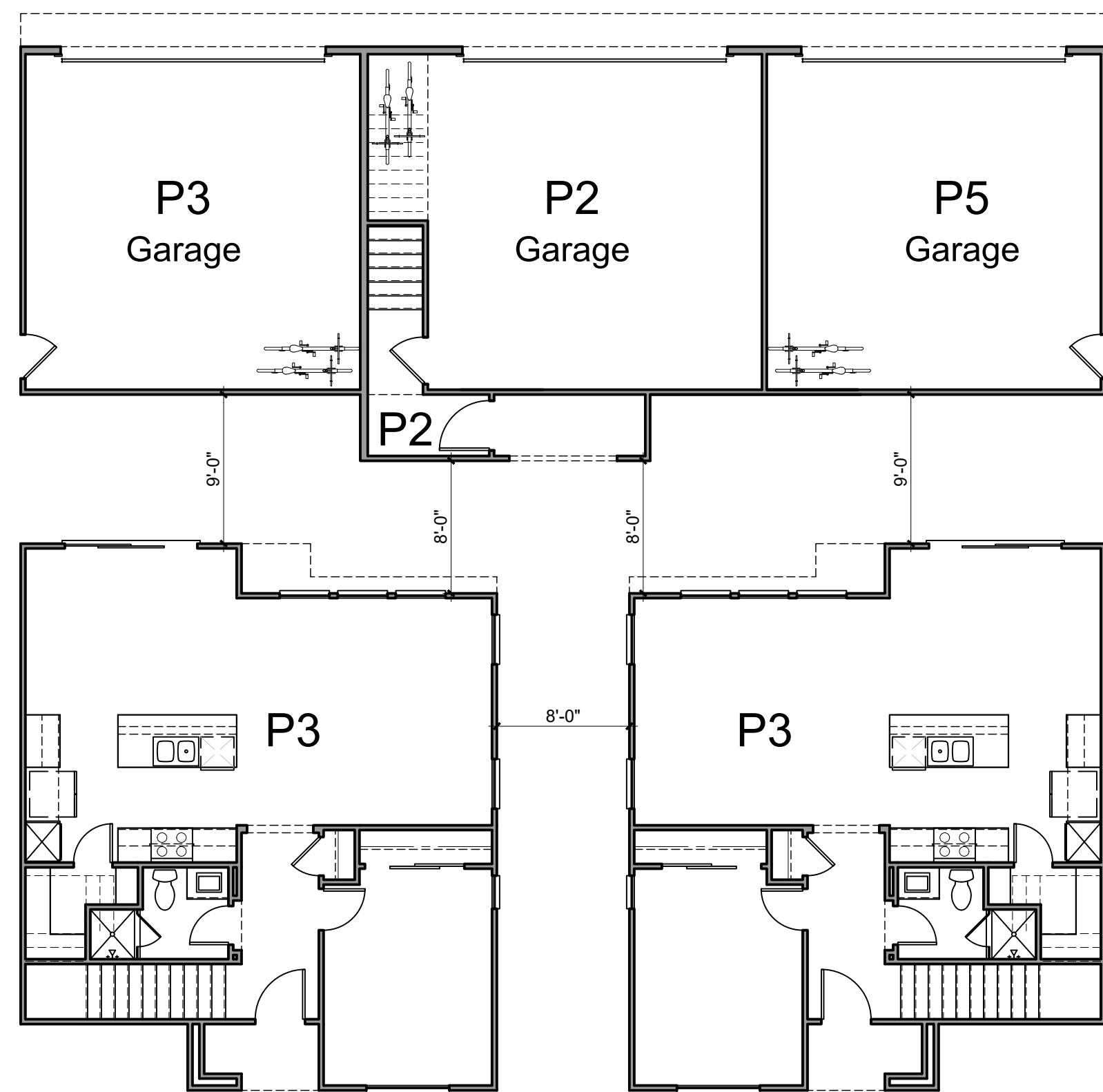
1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. CEMENTITIOUS SIDING
8. DECORATIVE CORBELS
9. BRICK VENEER
10. WOOD RAILING







Bungalow Cluster  
P2, P3, P3  
Level 2



Bungalow Cluster  
P2, P3, P3  
Level 1



FRONT ELEVATION facing Courtyard



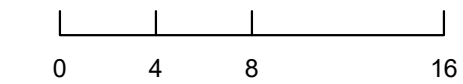
LEFT ELEVATION



REAR ELEVATION

MISSION RANCH MATERIAL LIST:

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



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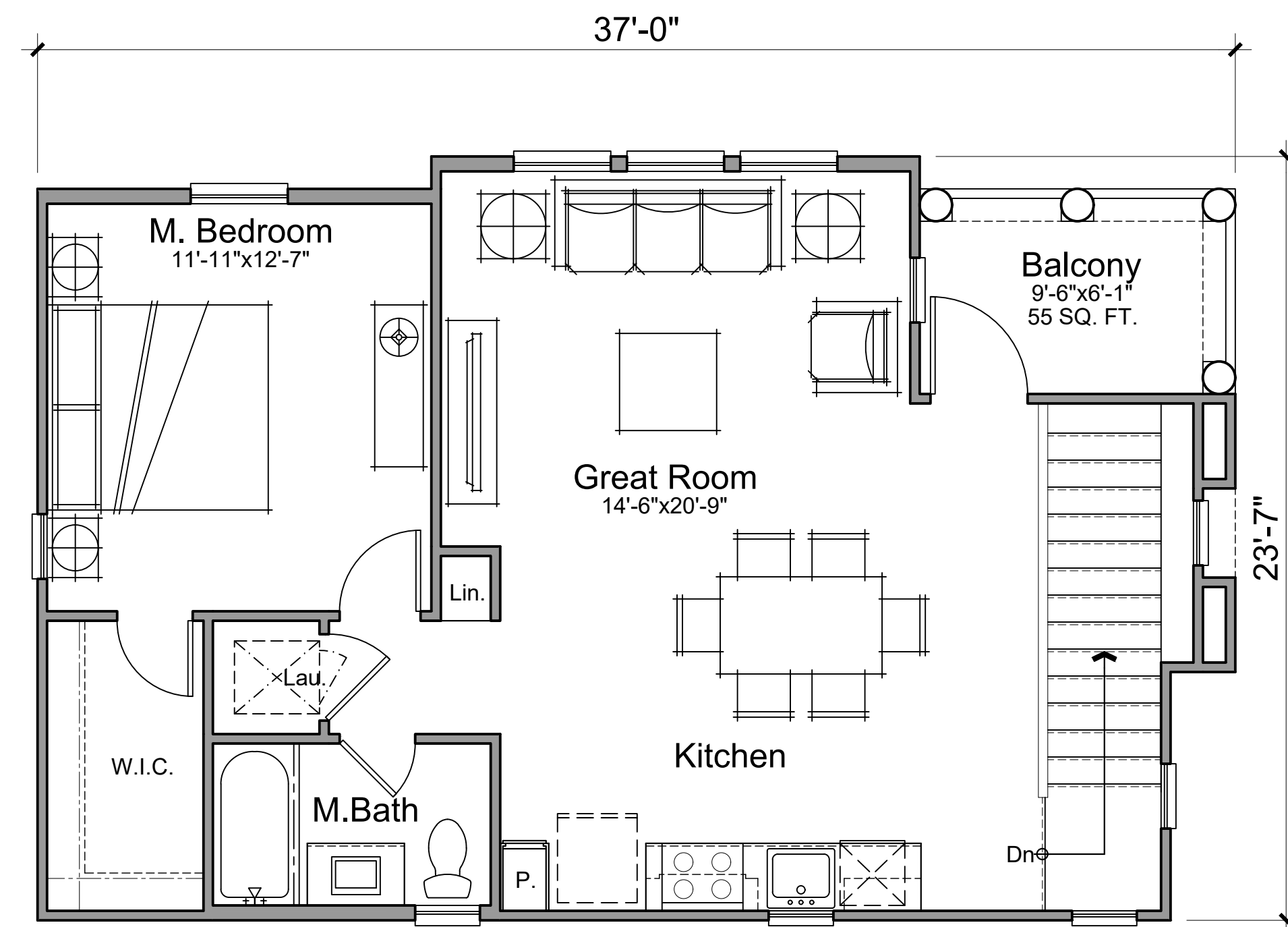
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CONCEPT DESIGN  
DECEMBER 10, 2019

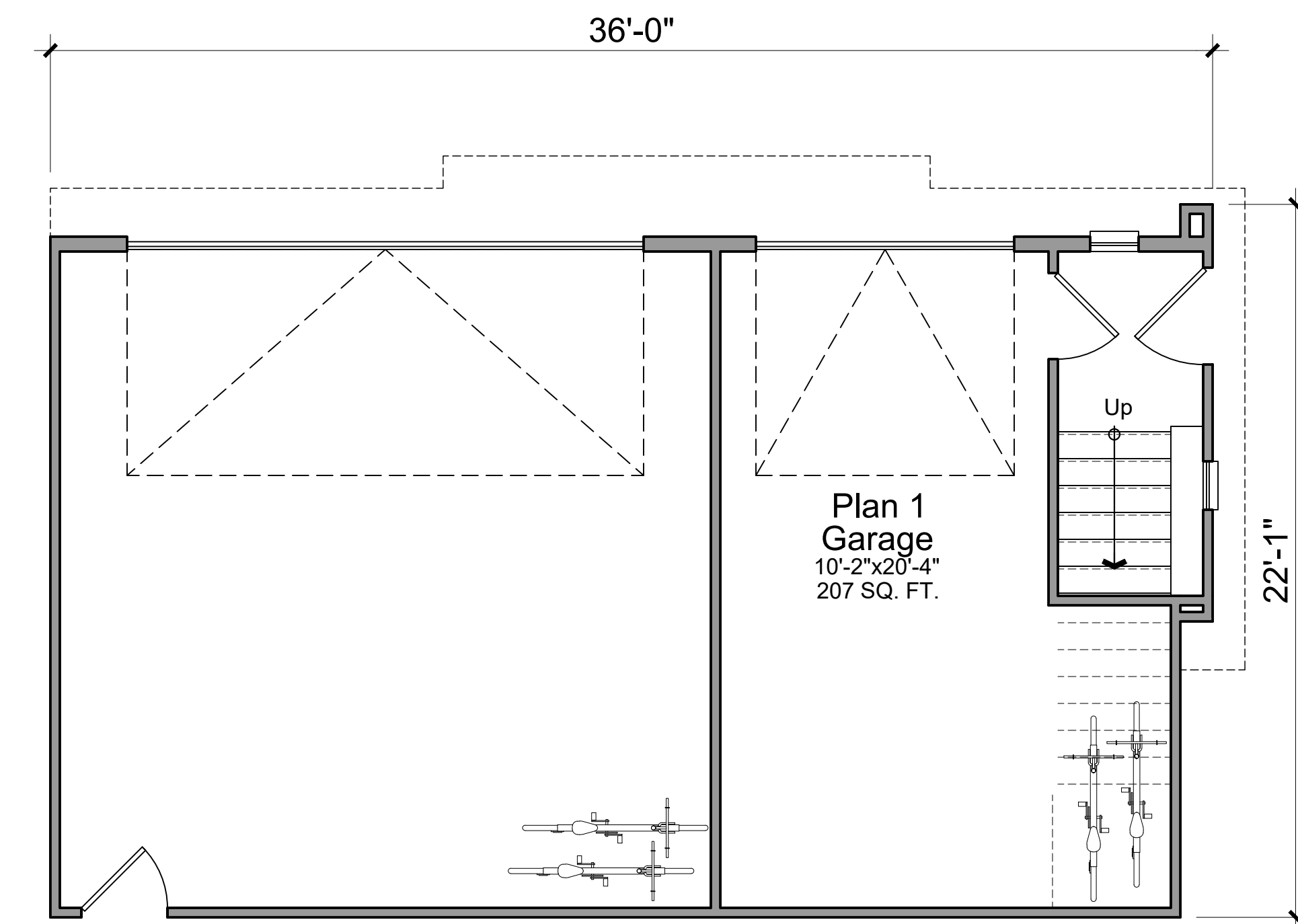
BUNGALOW ELEVATIONS  
PLANS 2/3/3 - CALIFORNIA MISSION (SCHEME 1)

AA2.12





Second Floor  
697 SQ. FT.



First Floor  
46 SQ. FT.

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

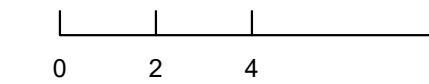


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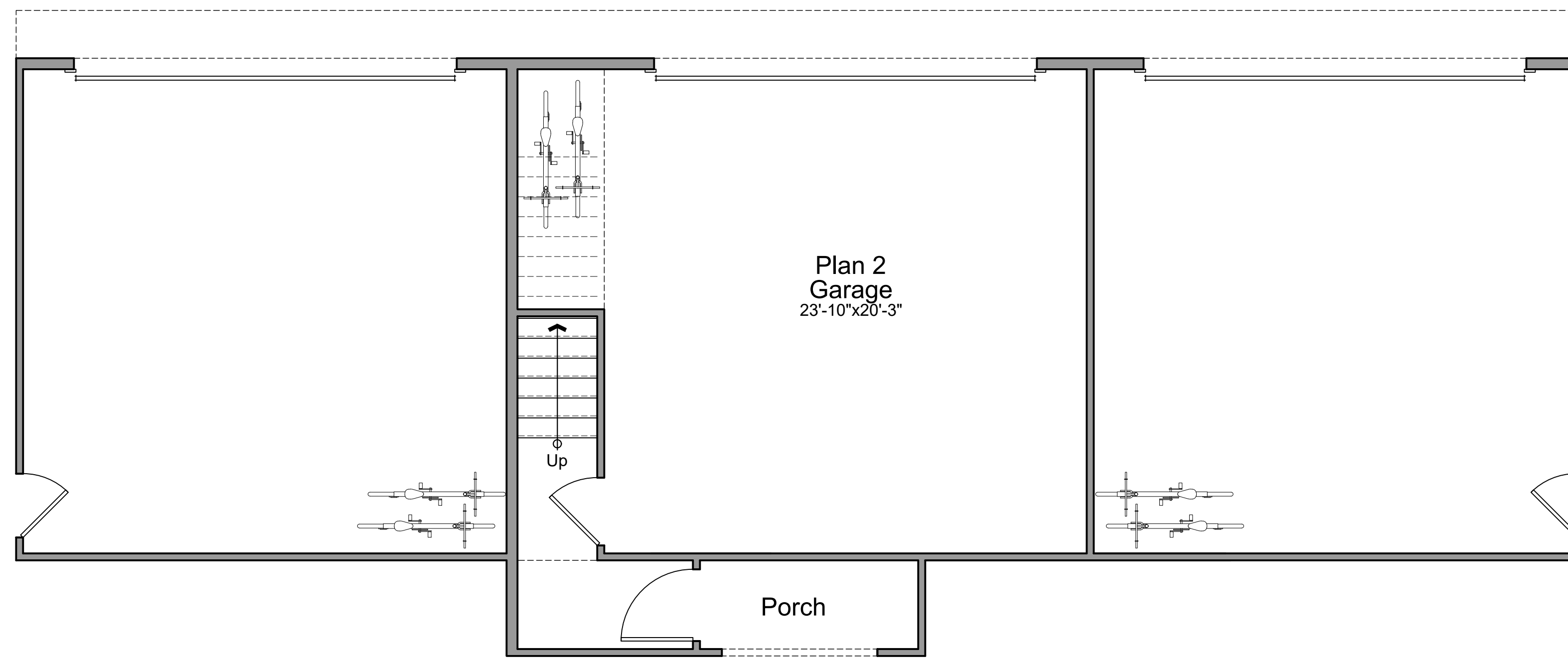
CONCEPT DESIGN  
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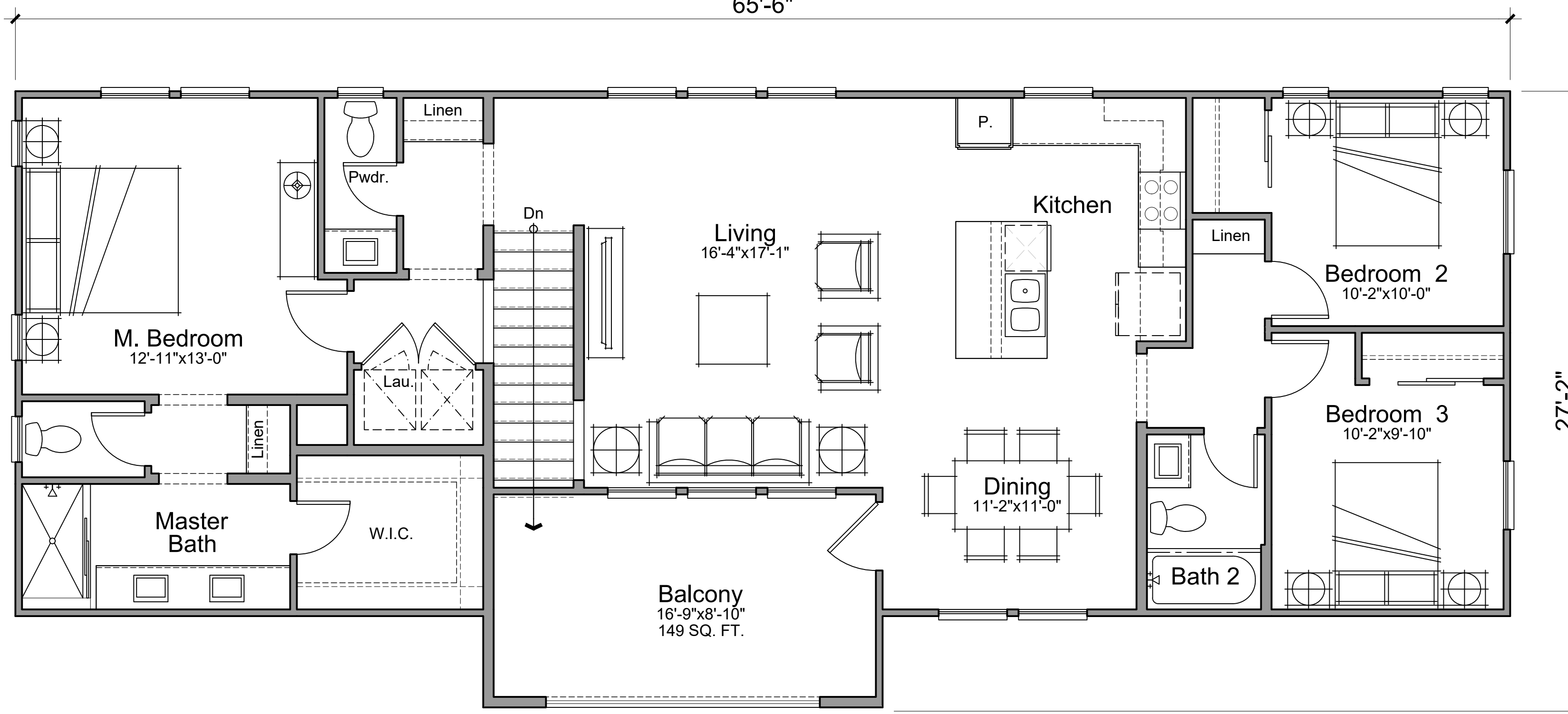
UNIT PLANS  
BUNGALOW

AA5.0

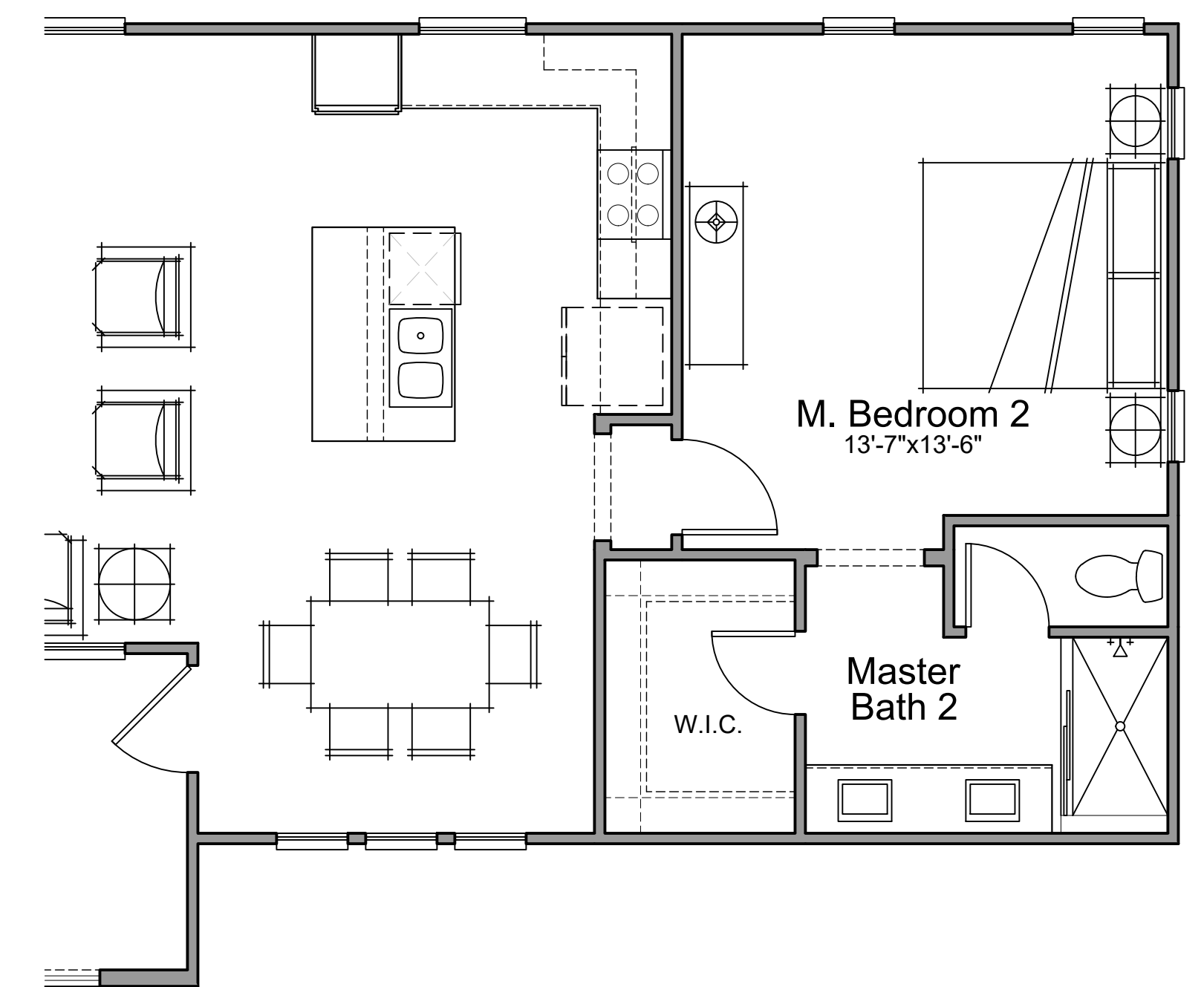




First Floor  
89 SQ. FT.  
65'-6"



Second Floor  
1,323 SQ. FT.



Optional Dual Master Suite

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

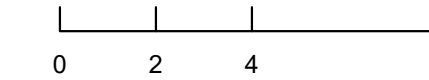


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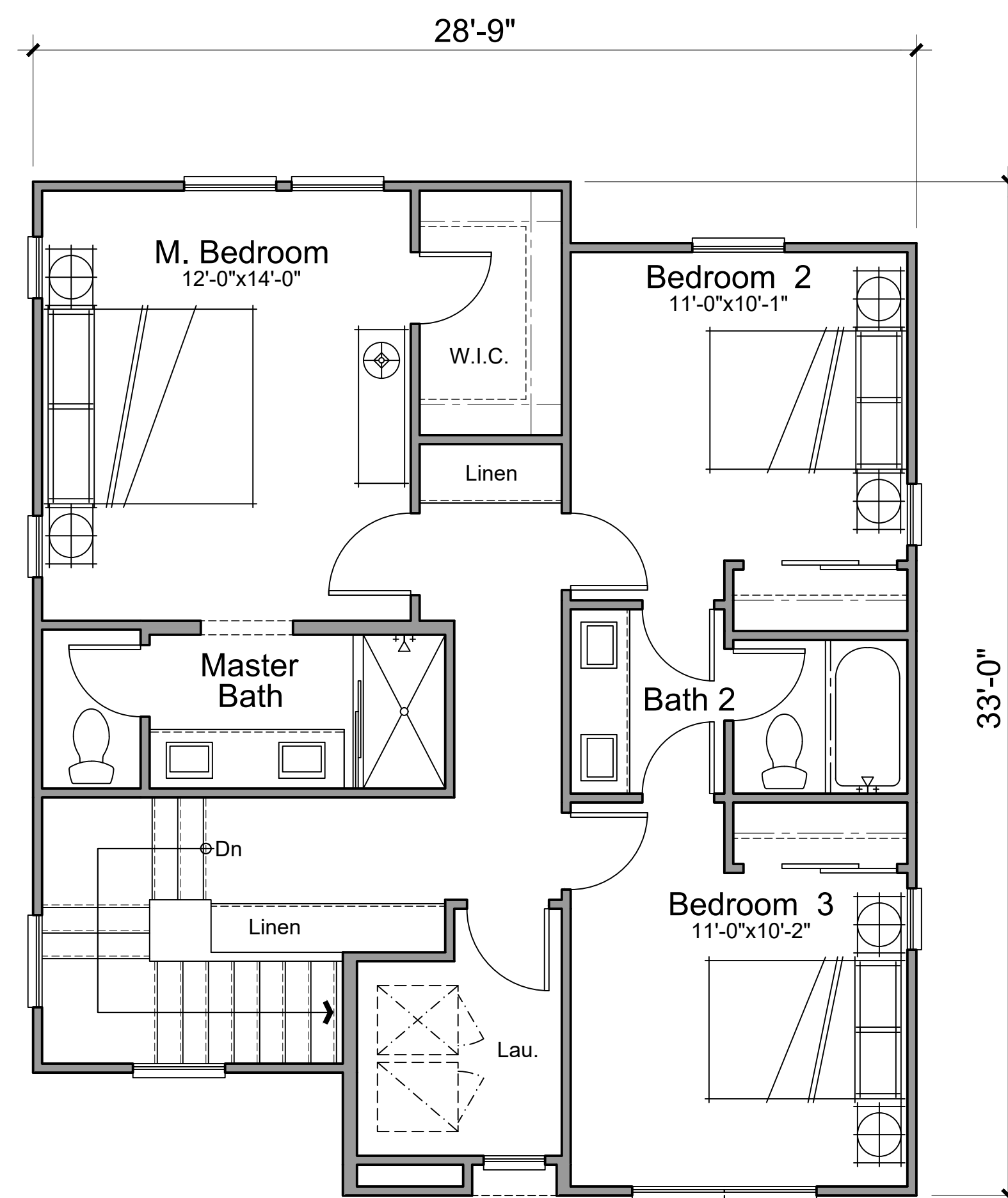
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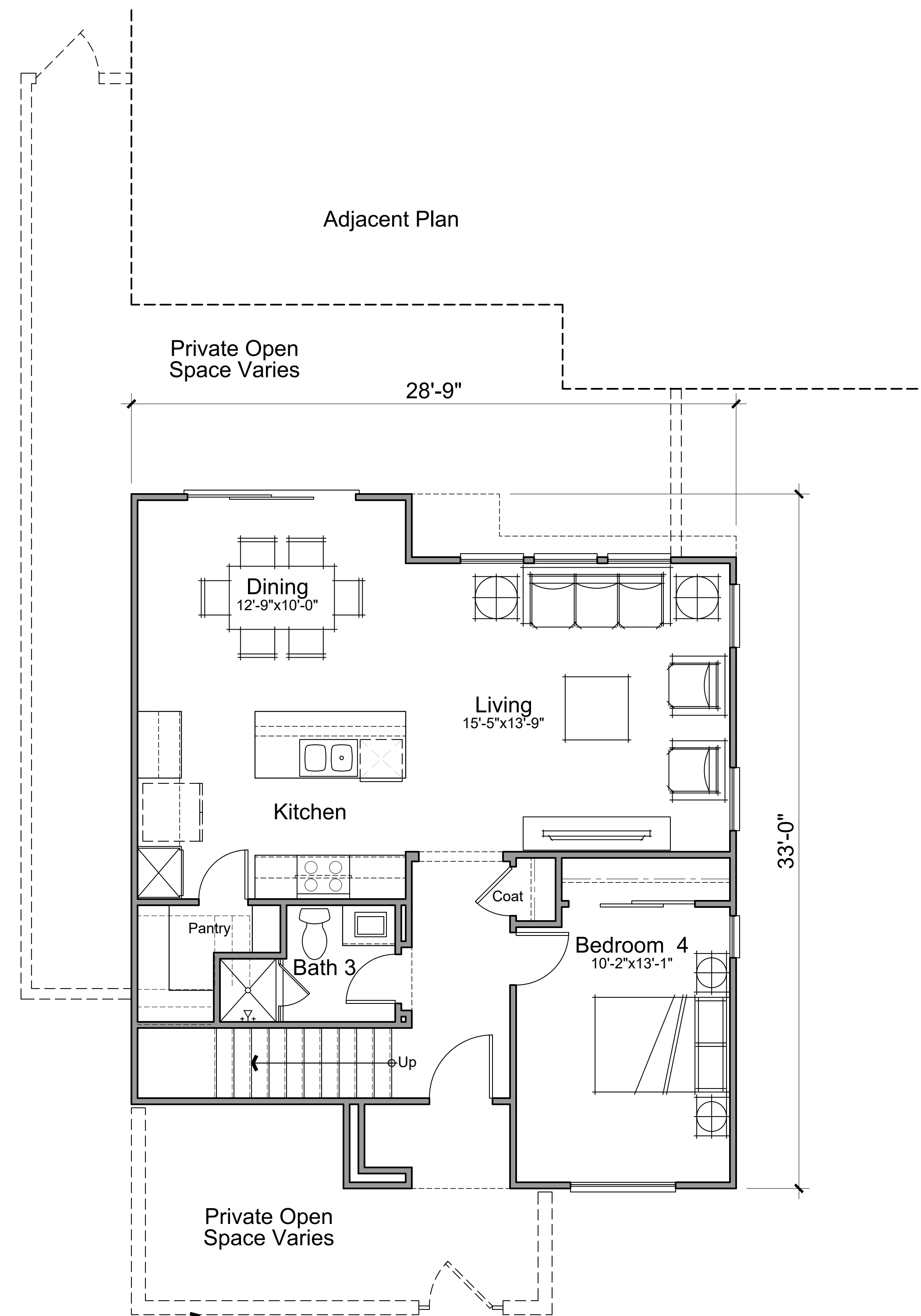
UNIT PLANS  
BUNGALOW

AA5.1





Second Floor  
805 SQ. FT.



First Floor  
795 SQ. FT.

SEE LANDSCAPE  
PLANS FOR  
DIMENSIONS

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

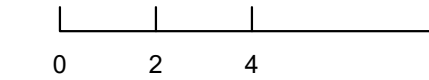


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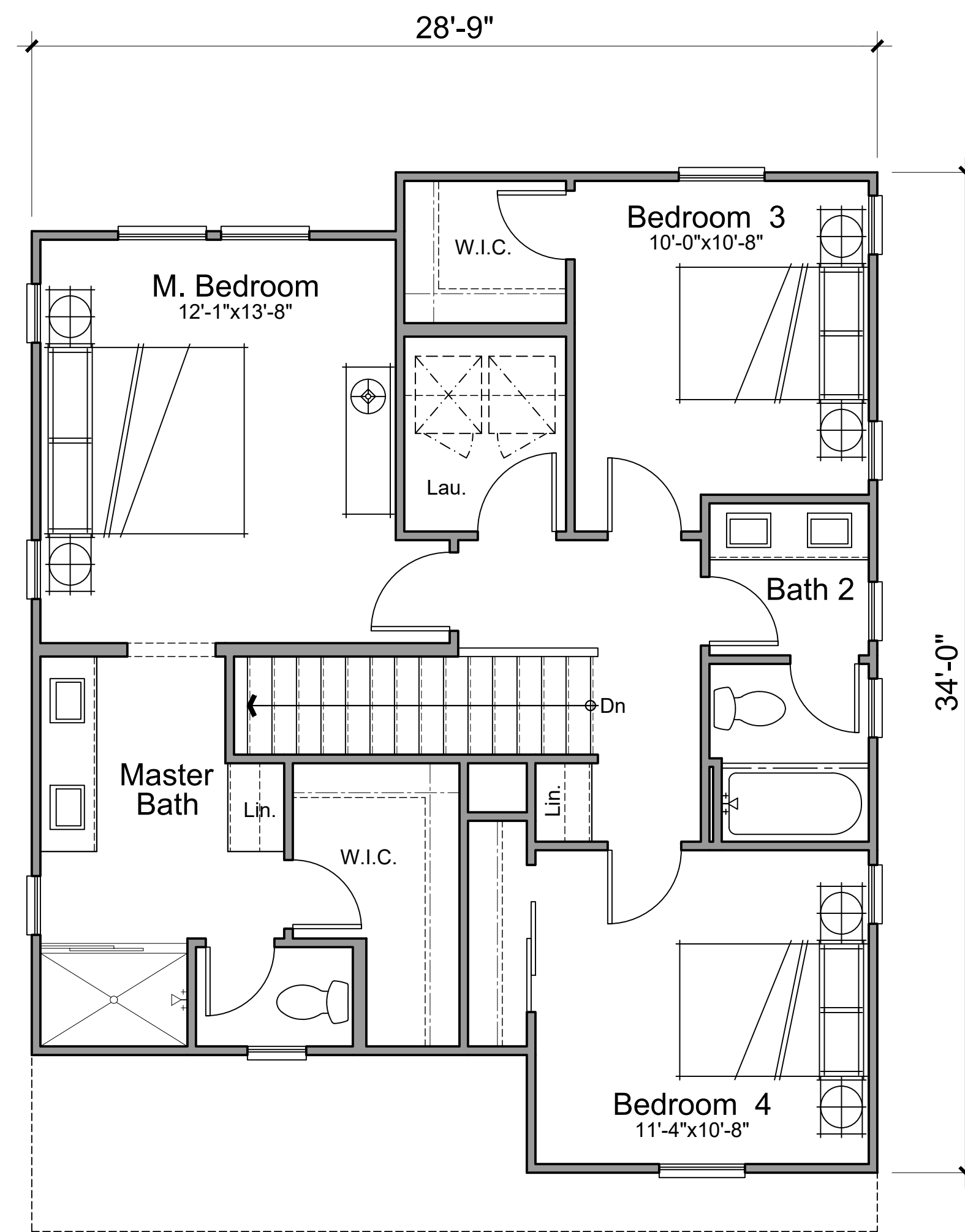
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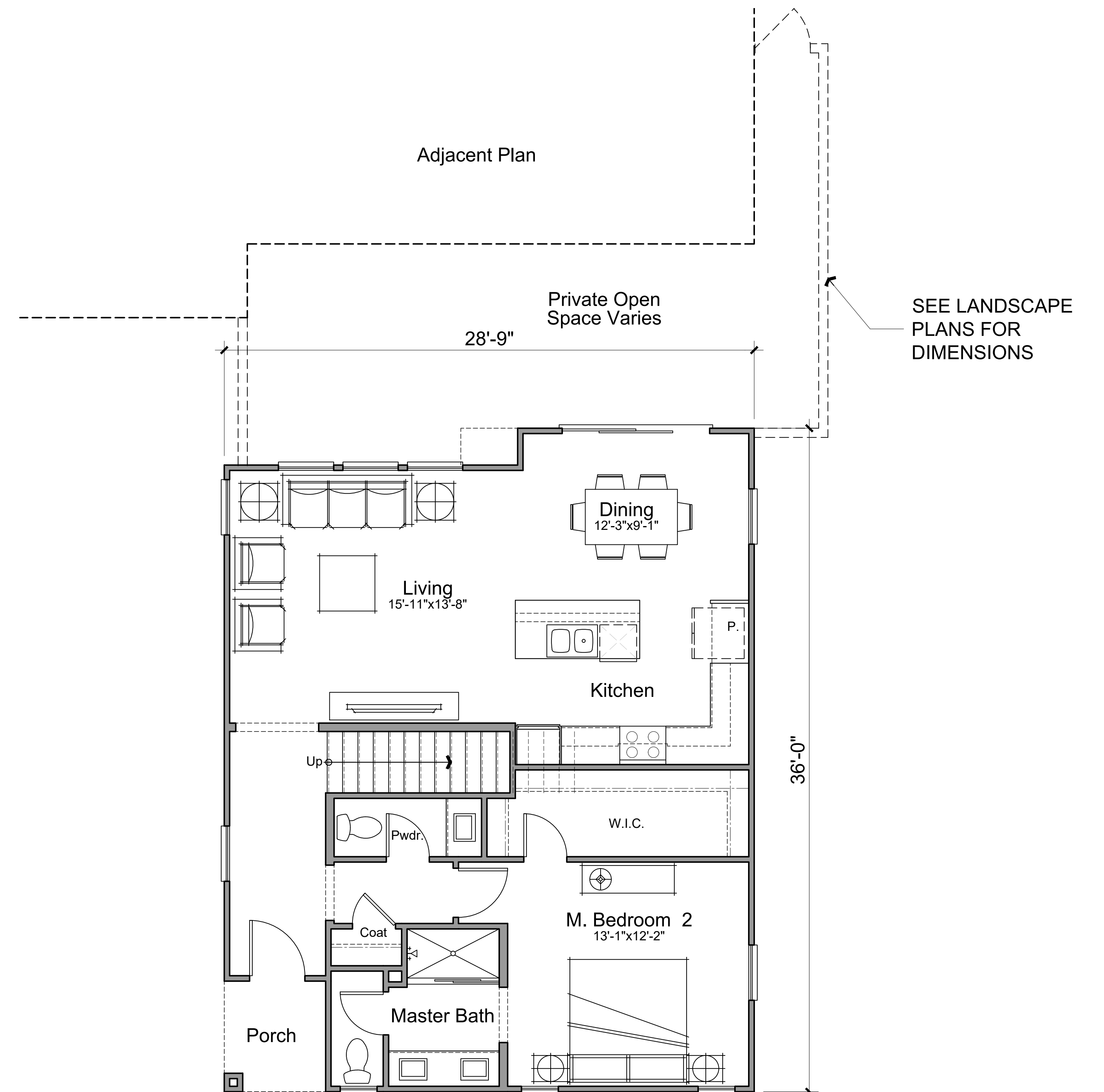
UNIT PLANS  
BUNGALOW

AA5.2





Second Floor  
820 SQ. FT.



First Floor  
933 SQ. FT.

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

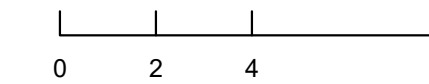


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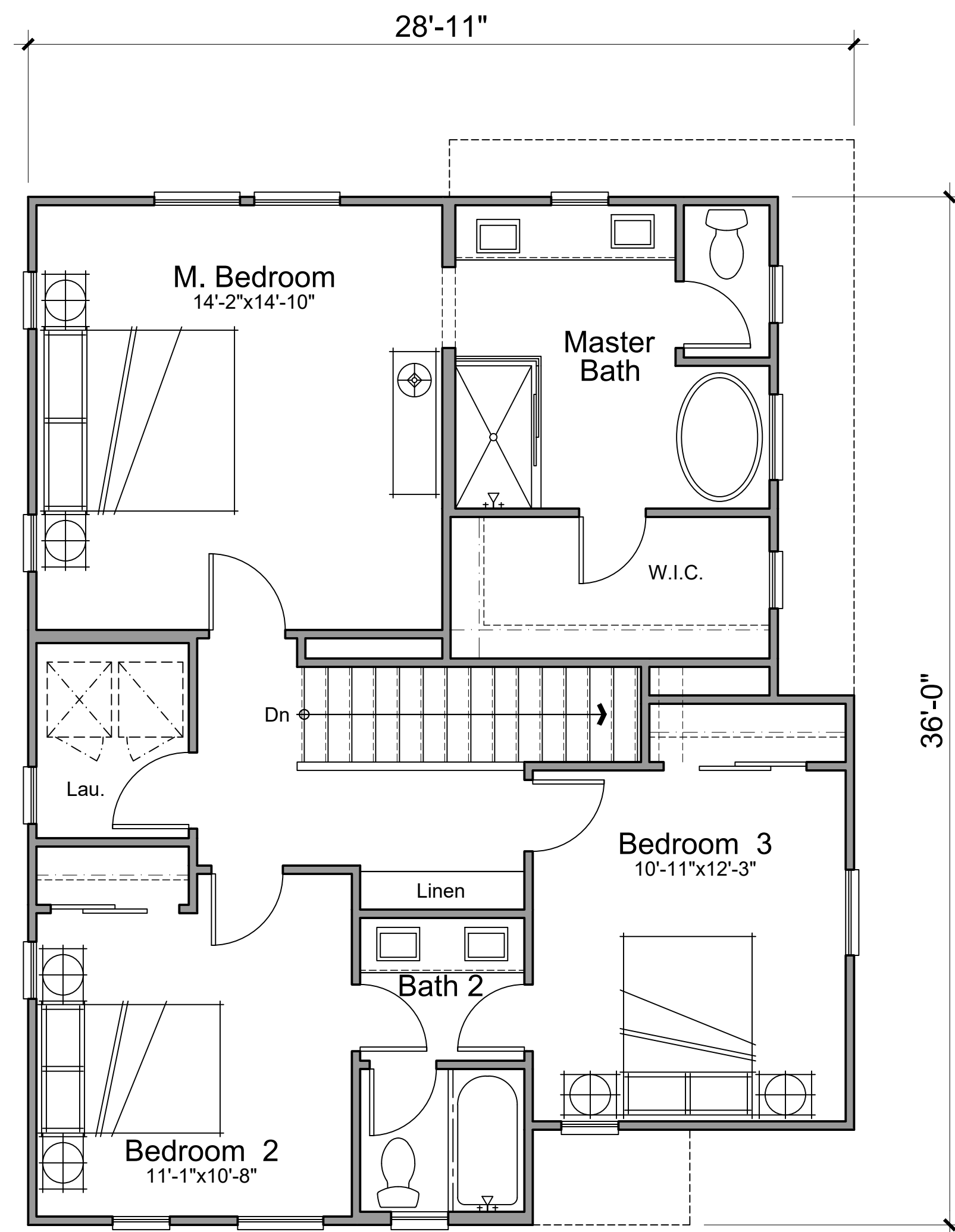
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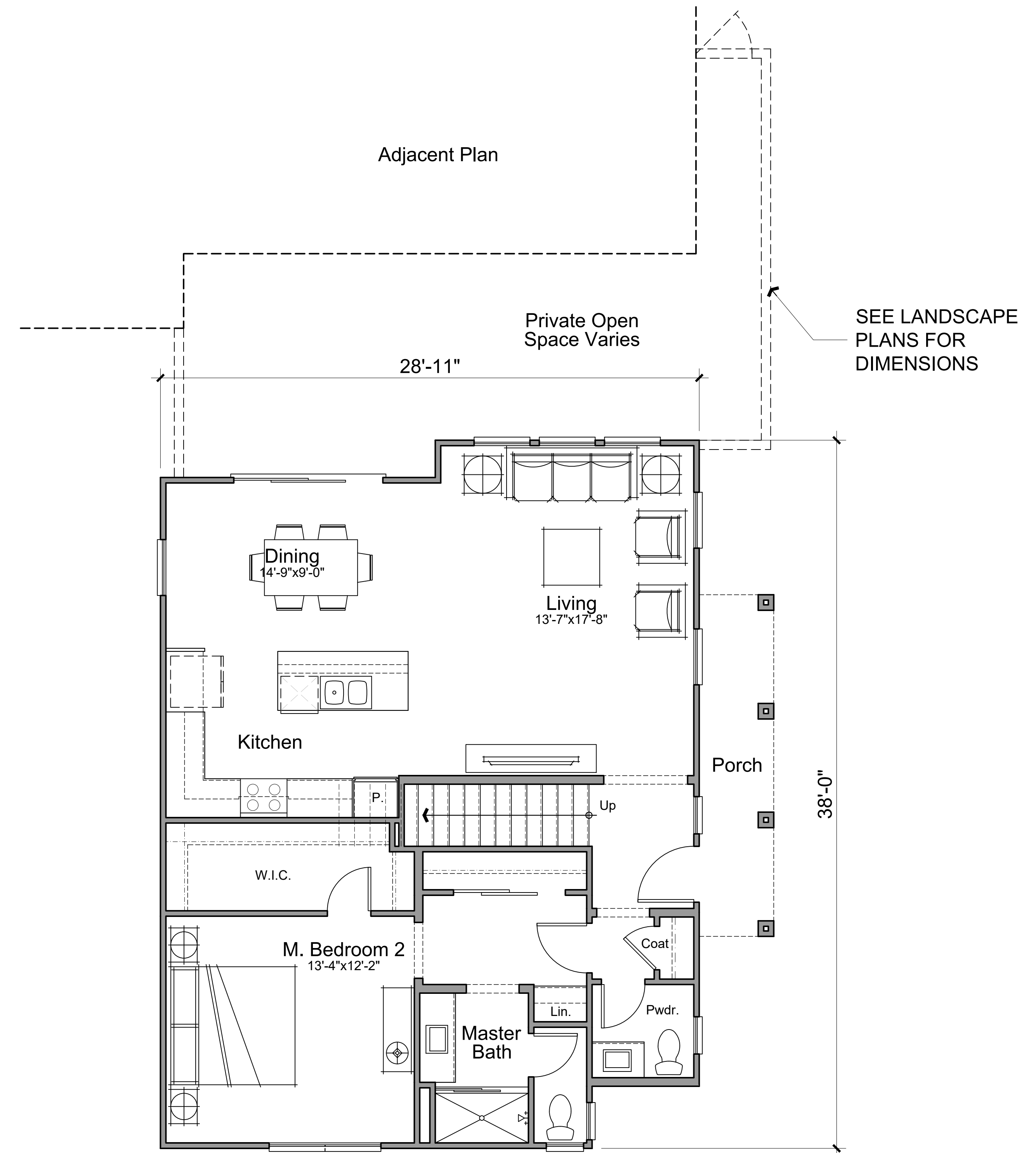
UNIT PLANS  
BUNGALOW

AA5.3





Second Floor  
892 SQ. FT.



First Floor  
1,009 SQ. FT.

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

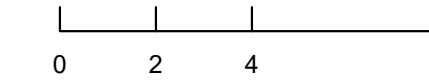


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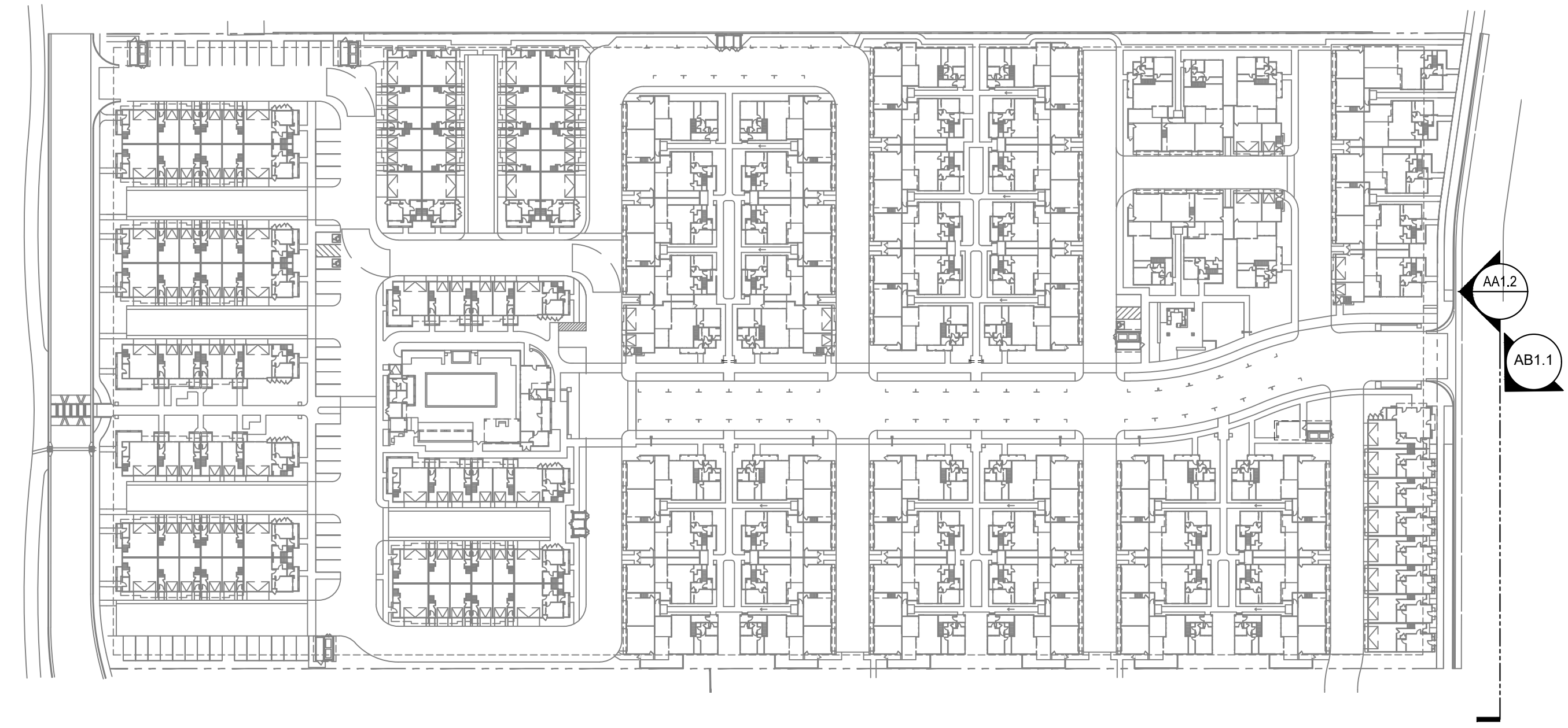
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UNIT PLANS  
BUNGALOW

AA5.4





Site Plan NTS

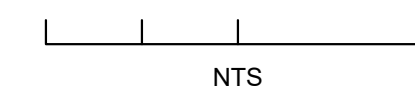


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STREET SCENE  
 LIVE WORK

AB1.0





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PERSPECTIVE  
LIVE WORK

AB1.1



**MATERIAL LIST**

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



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

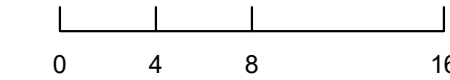


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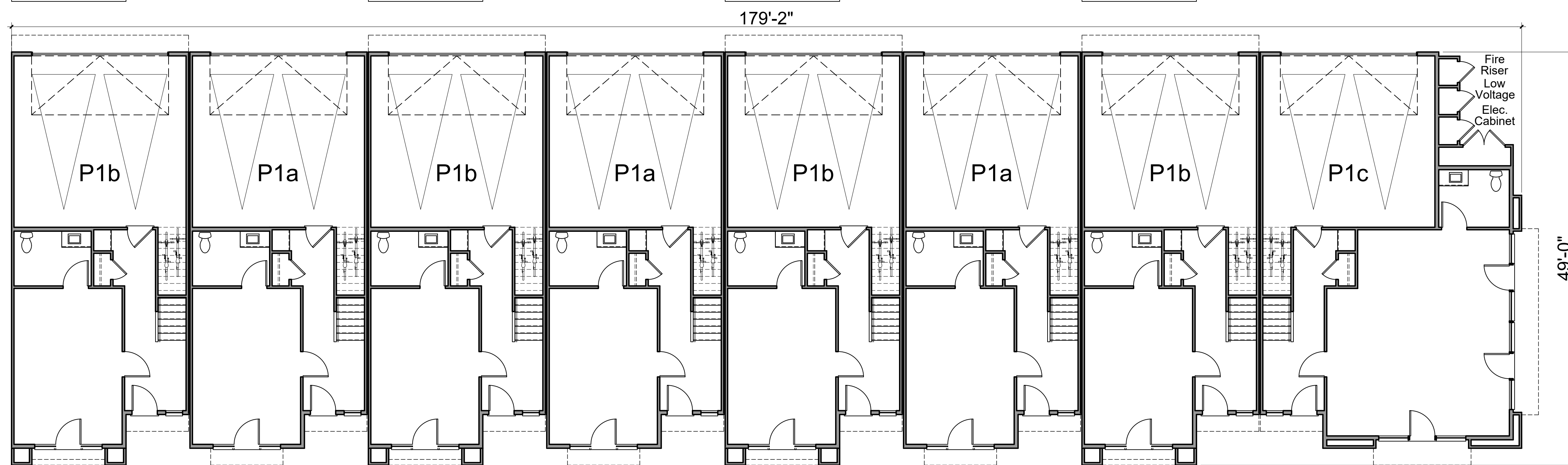
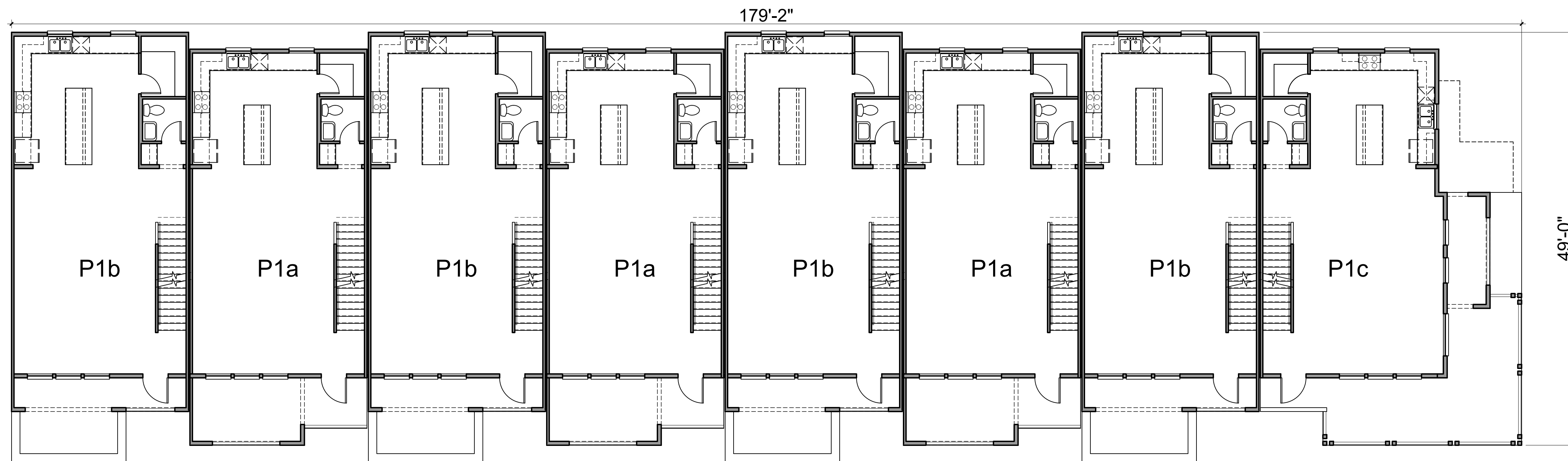
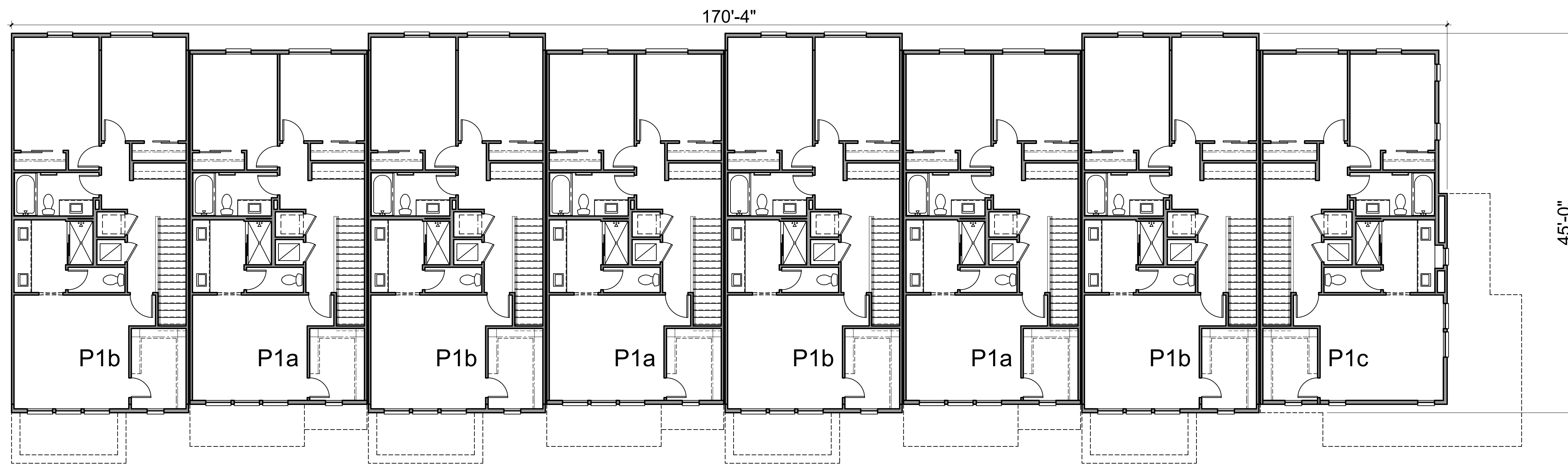
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ELEVATIONS  
LIVE + WORK

AB2.0



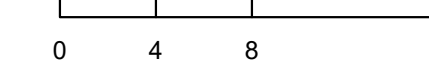


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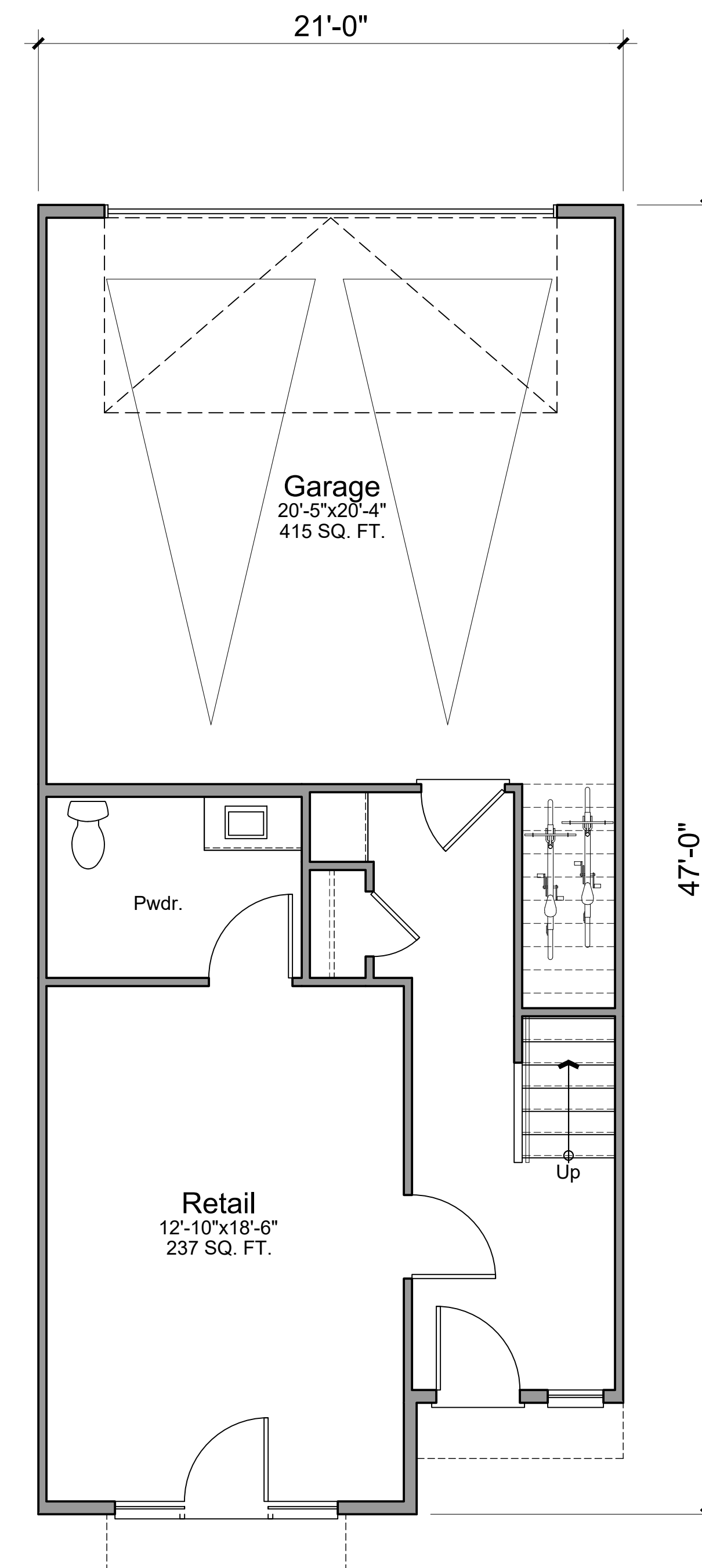
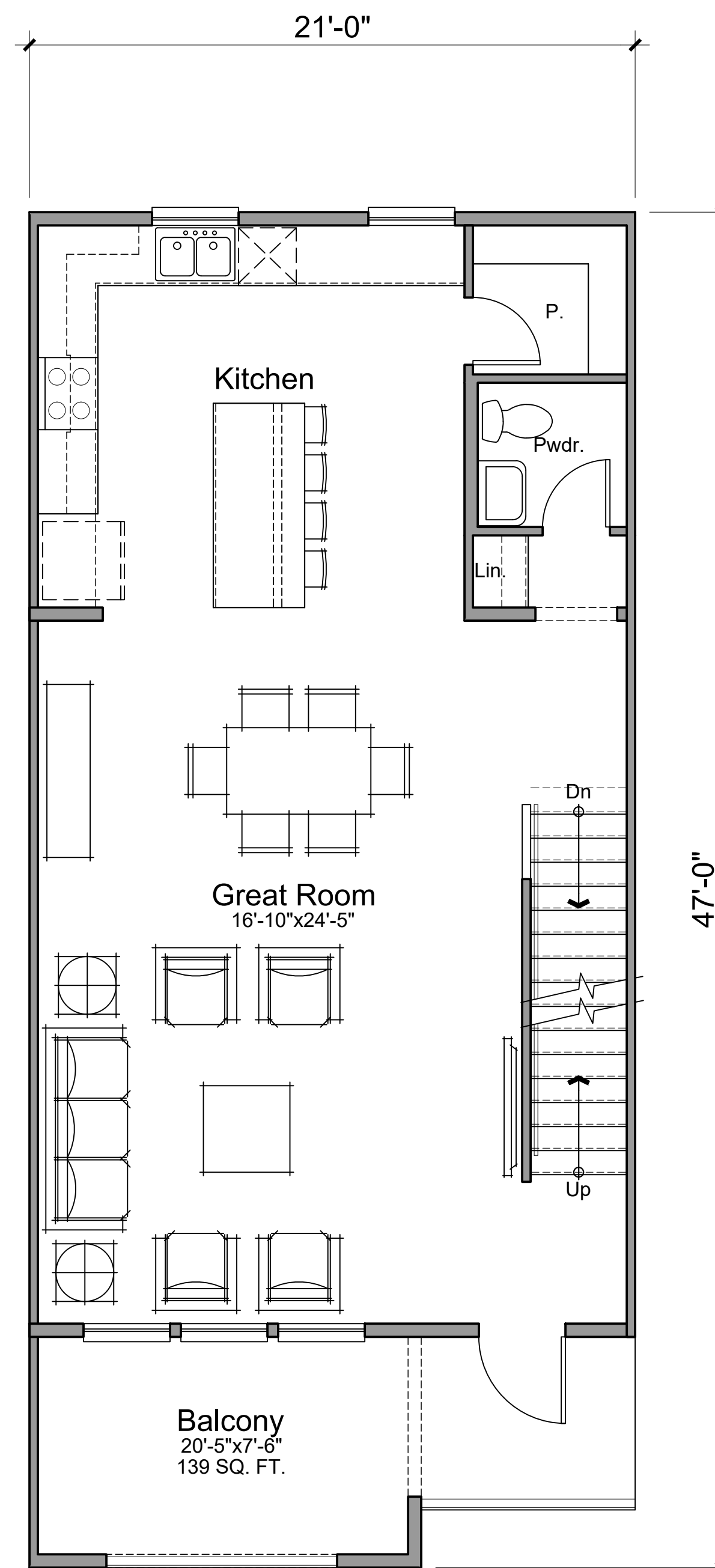
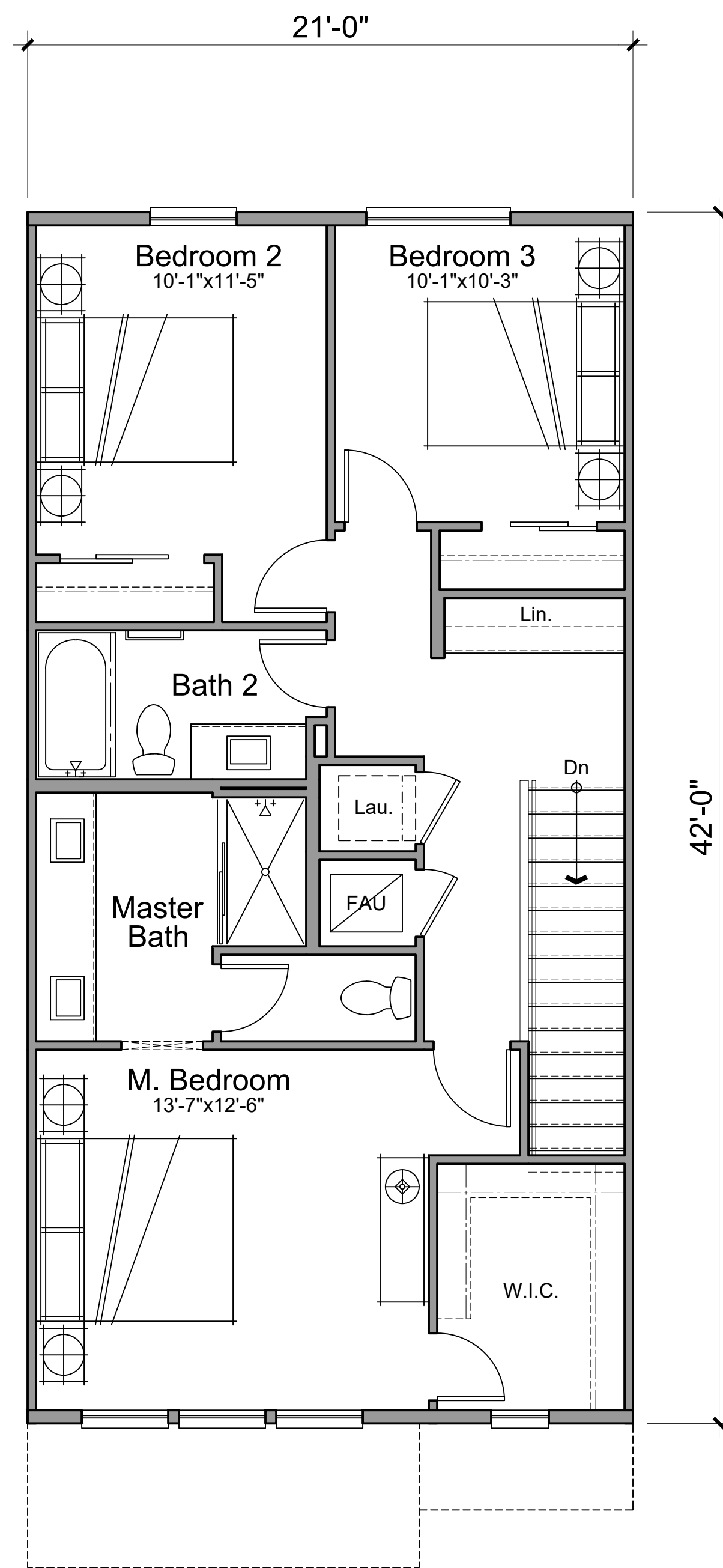
CONCEPT DESIGN  
DECEMBER 10, 2019



BUILDING PLANS  
LIVE+WORK

AB3.0





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

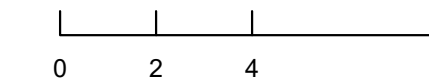


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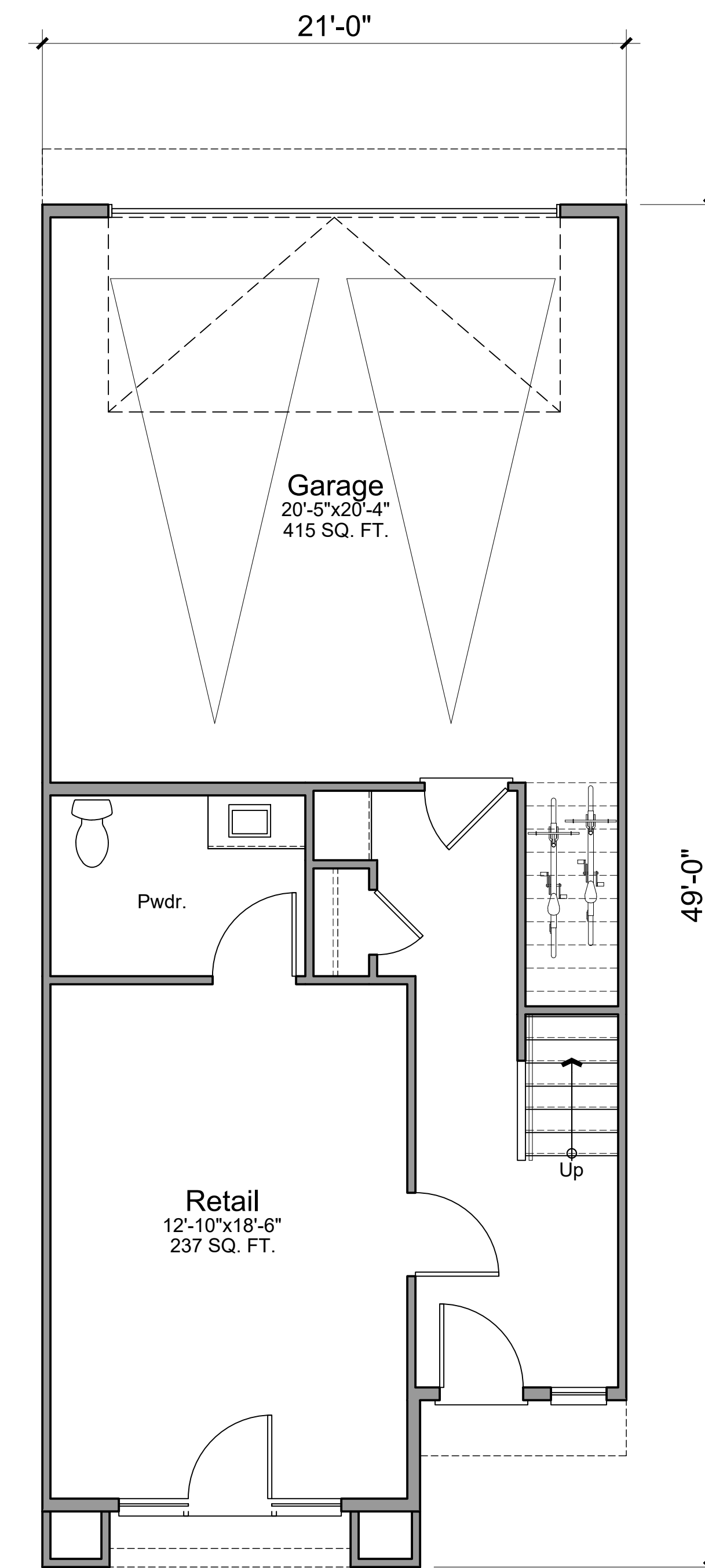
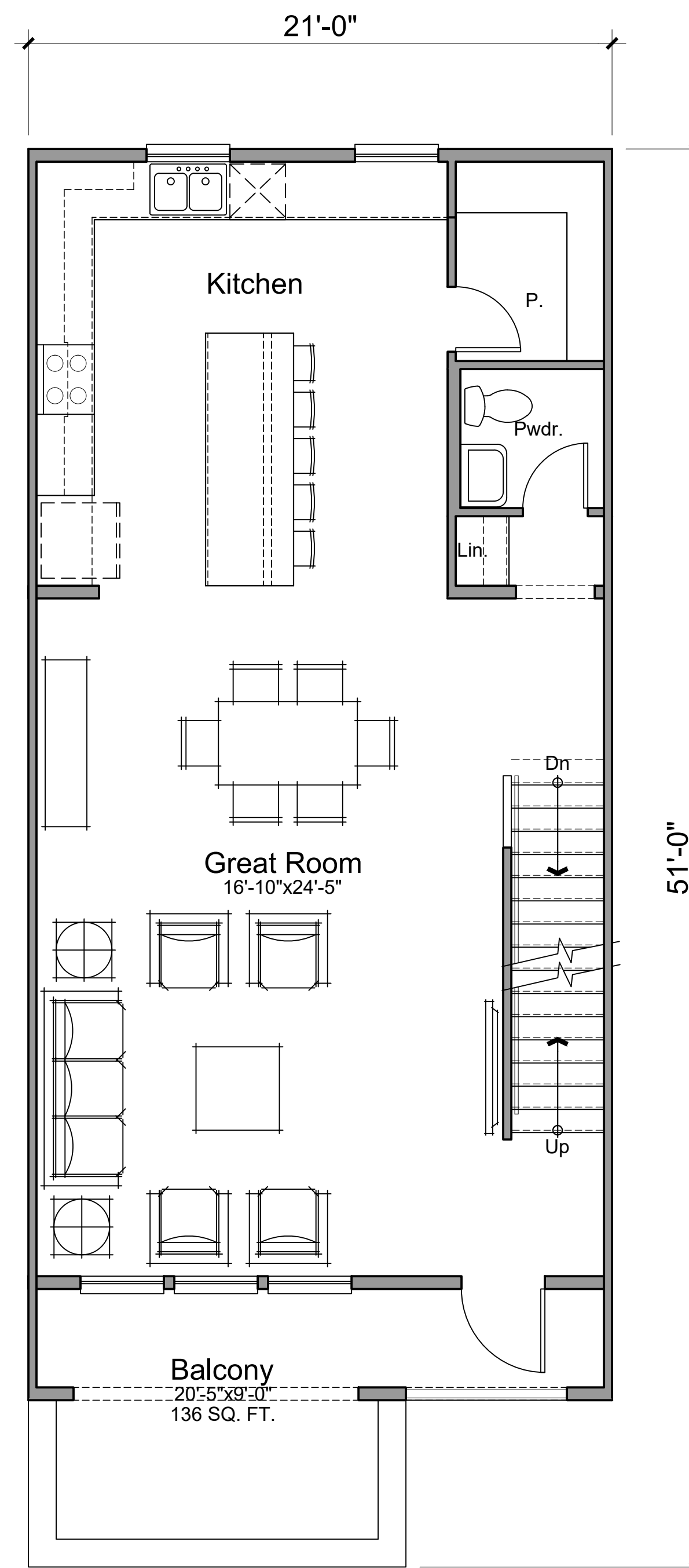
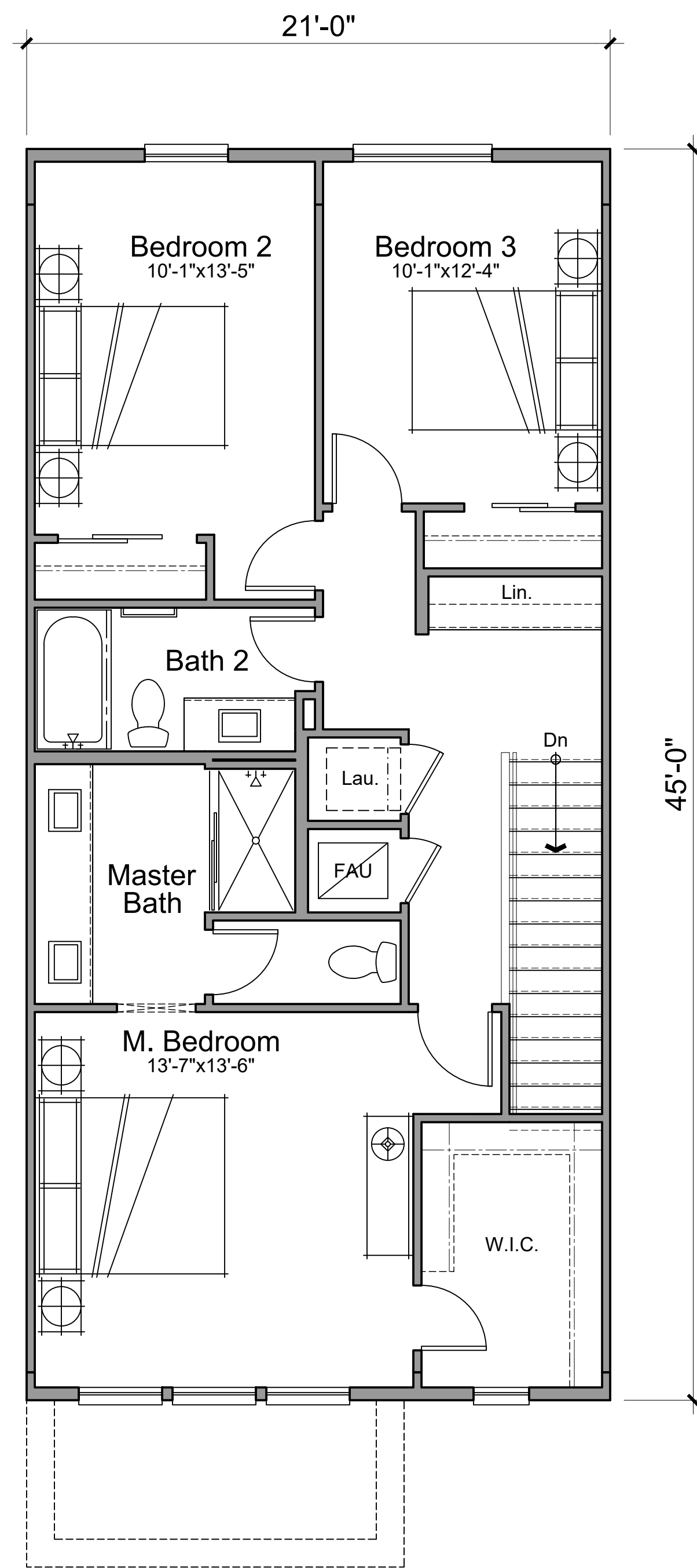
CONCEPT DESIGN  
DECEMBER 10, 2019



BUILDING PLANS  
LIVE+WORK

AB5.0





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

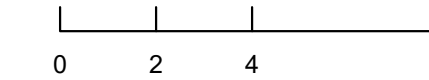


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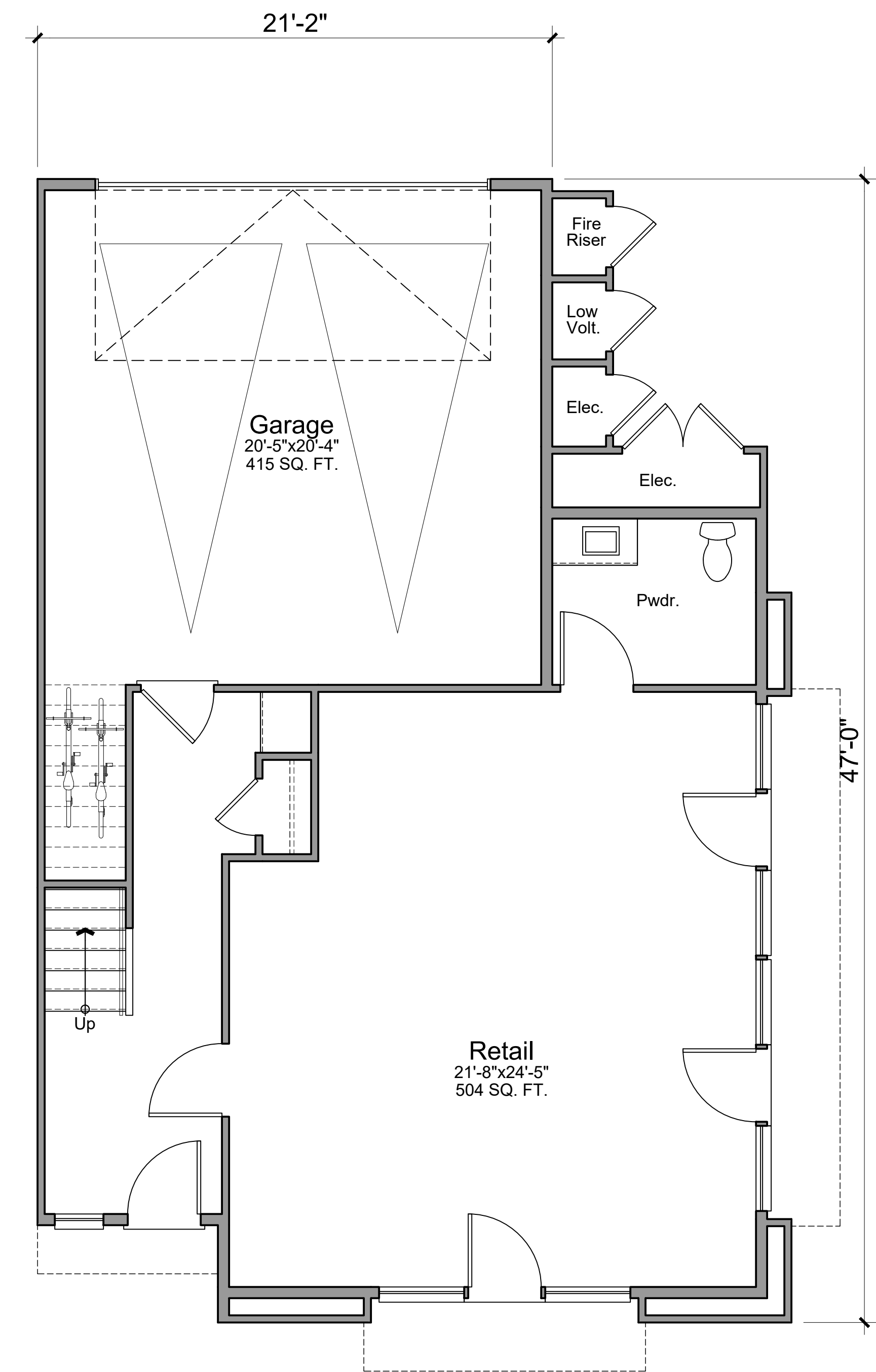
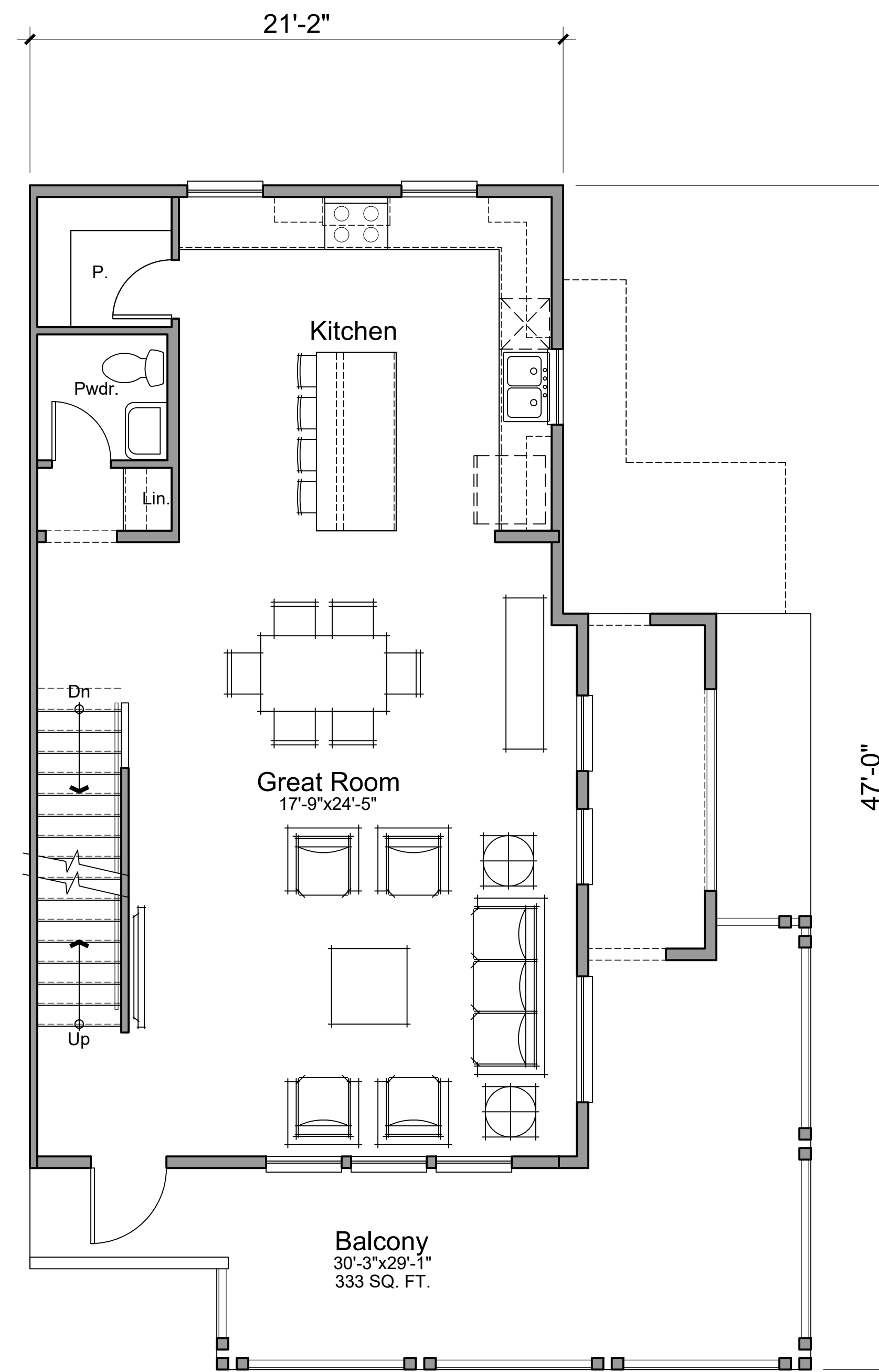
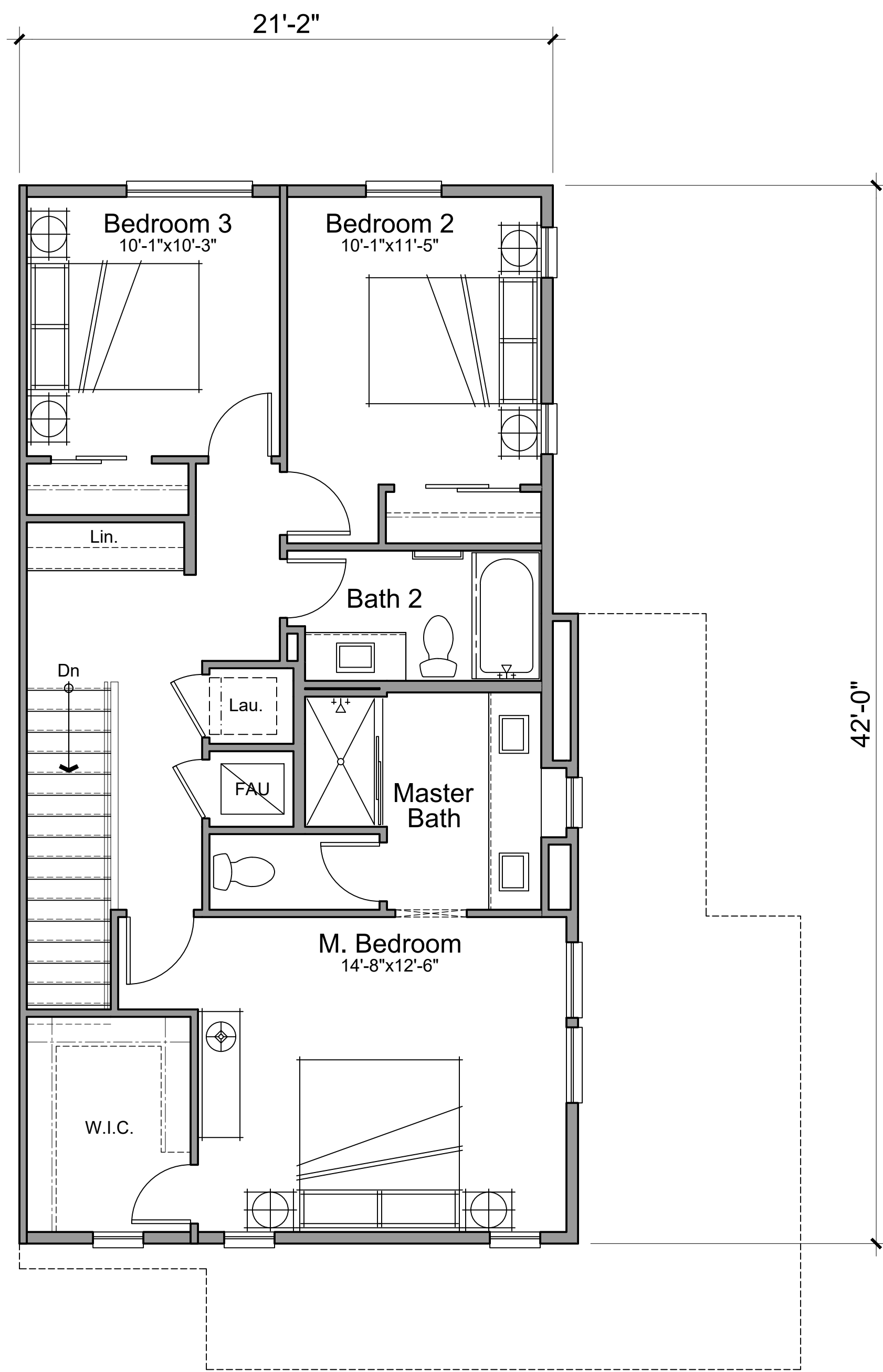
CONCEPT DESIGN  
DECEMBER 10, 2019



BUILDING PLANS  
LIVE+WORK

AB5.1





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

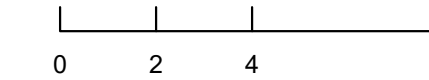


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BUILDING PLANS  
LIVE+WORK

AB5.2





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PERSPECTIVE  
POOL / RECREATION

AC1.0





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SAN LUIS OBISPO, CA # 2018-1068

CONCEPT DESIGN  
DECEMBER 10, 2019

PERSPECTIVE  
APARTMENTS

AC1.1





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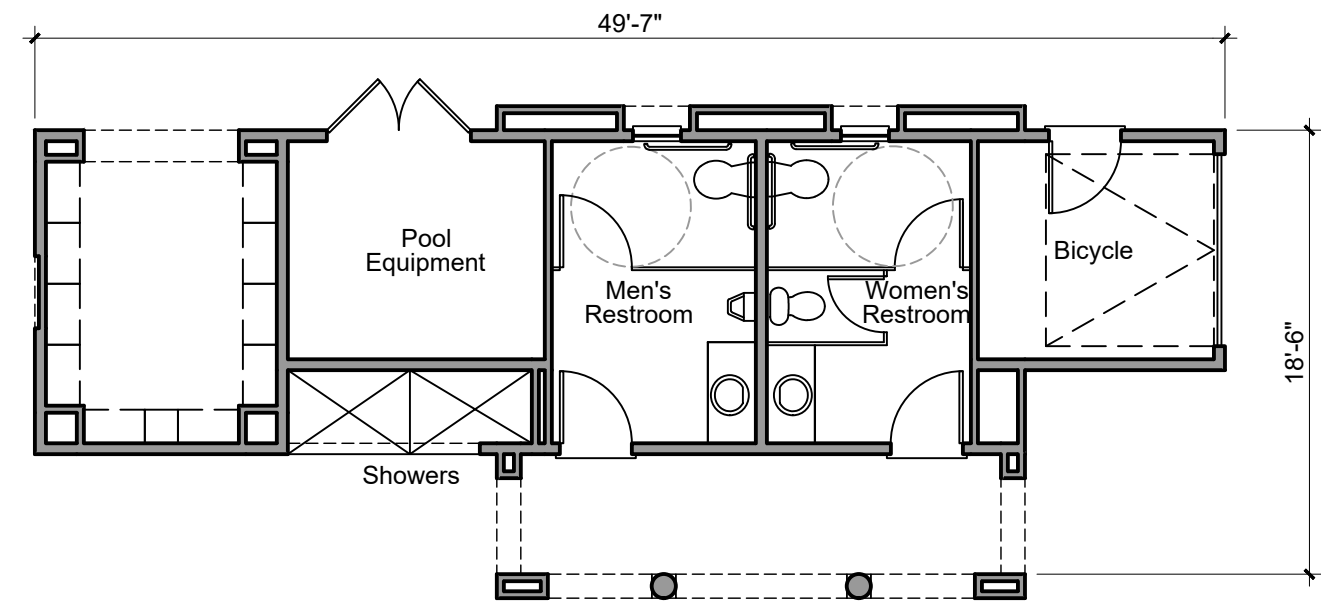
PERSPECTIVE  
APARTMENTS

AC1.2

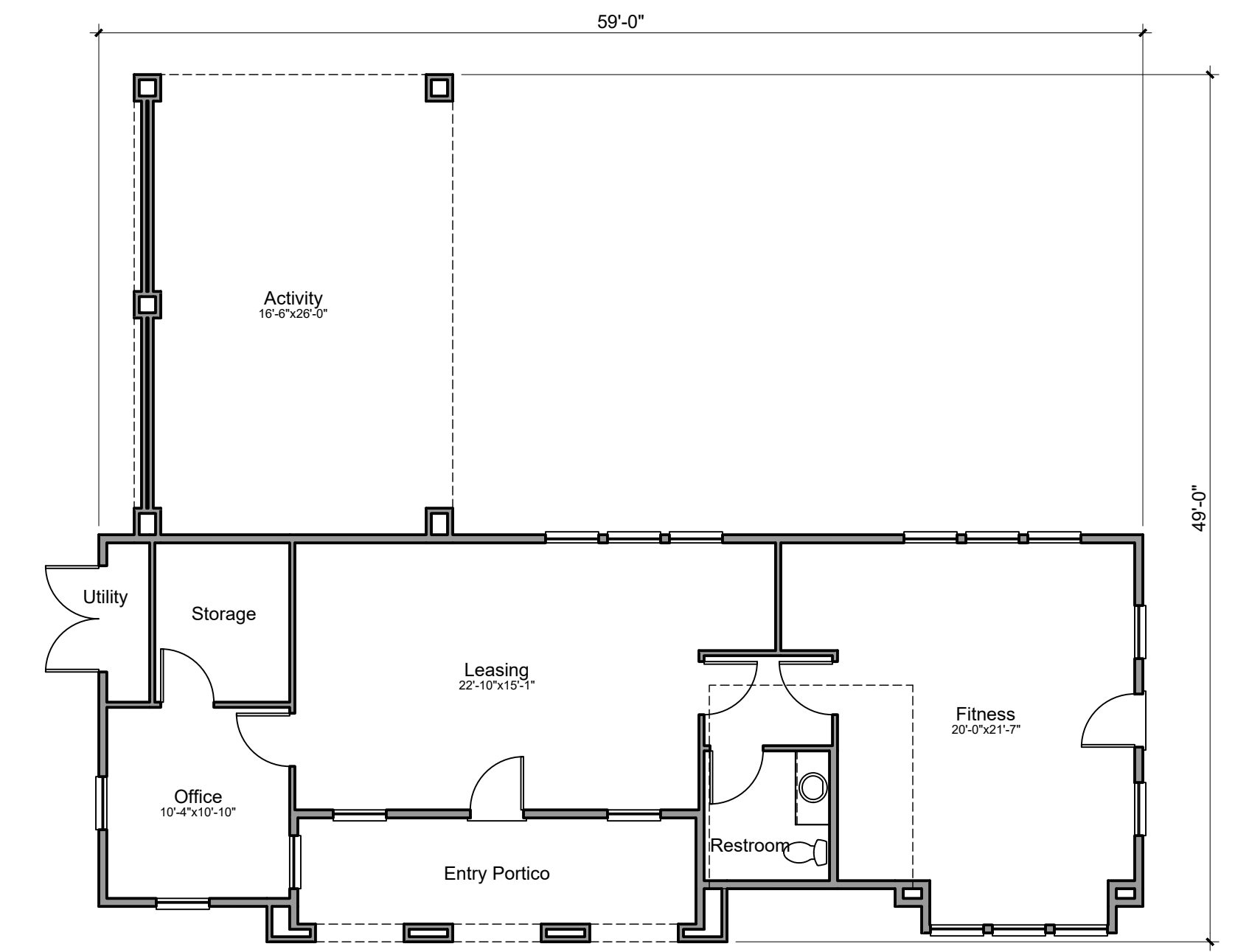


**MATERIAL LIST**

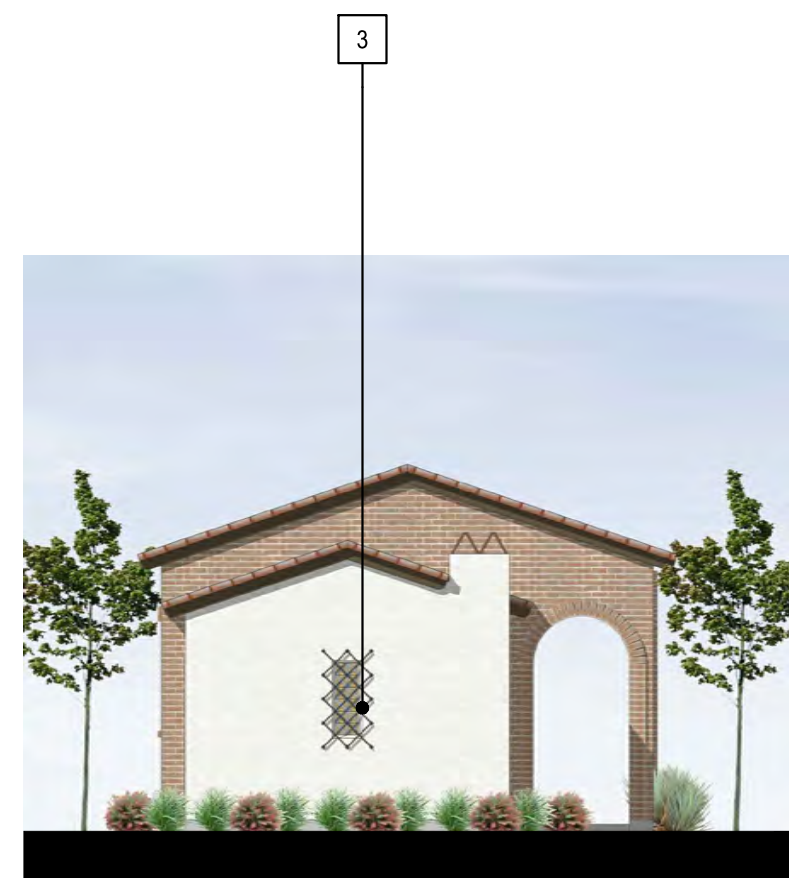
1. STUCCO
2. STUCCO OVER FOAM TRIM
3. DECORATIVE WROUGHT IRON
4. GARAGE DOOR
5. LIGHT FIXTURE
6. DECORATIVE TILE
7. CONCRETE S-TILE ROOF
8. BAY WINDOW
9. VINYL WINDOW
10. FINIAL
11. DECORATIVE KICKER
12. BRICK VENEER



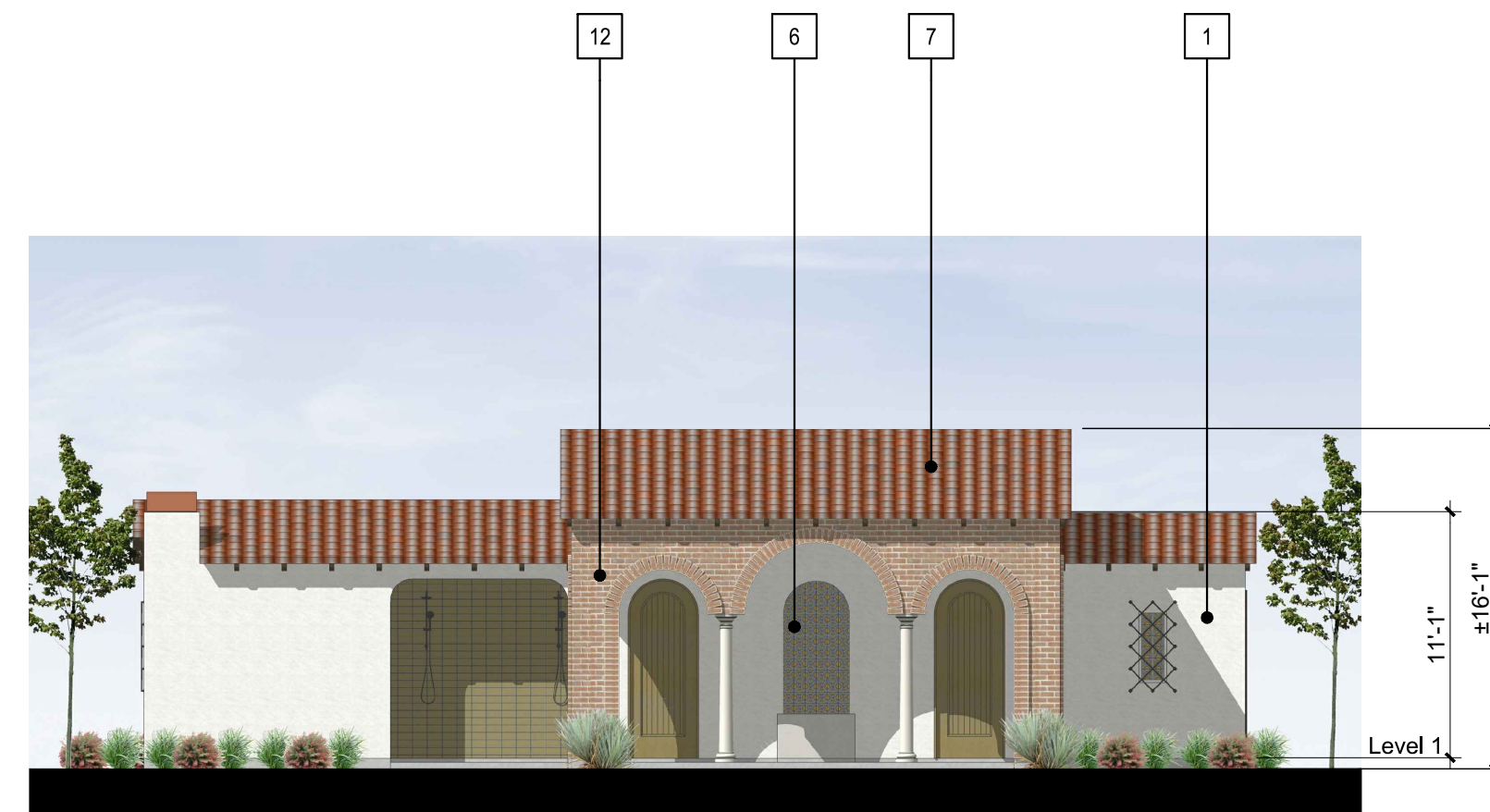
Pool Building



Recreation Building



Left Elevation



Front Elevation



Left Elevation



Front Elevation



Right Elevation



Rear Elevation



Right Elevation



Rear Elevation

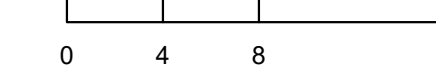


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DECEMBER 10, 2019



PLANS AND ELEVATIONS  
POOL / RECREATION

AC2.0



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



Left Elevation



Front Elevation



Right Elevation



Rear Elevation

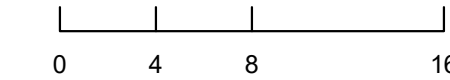


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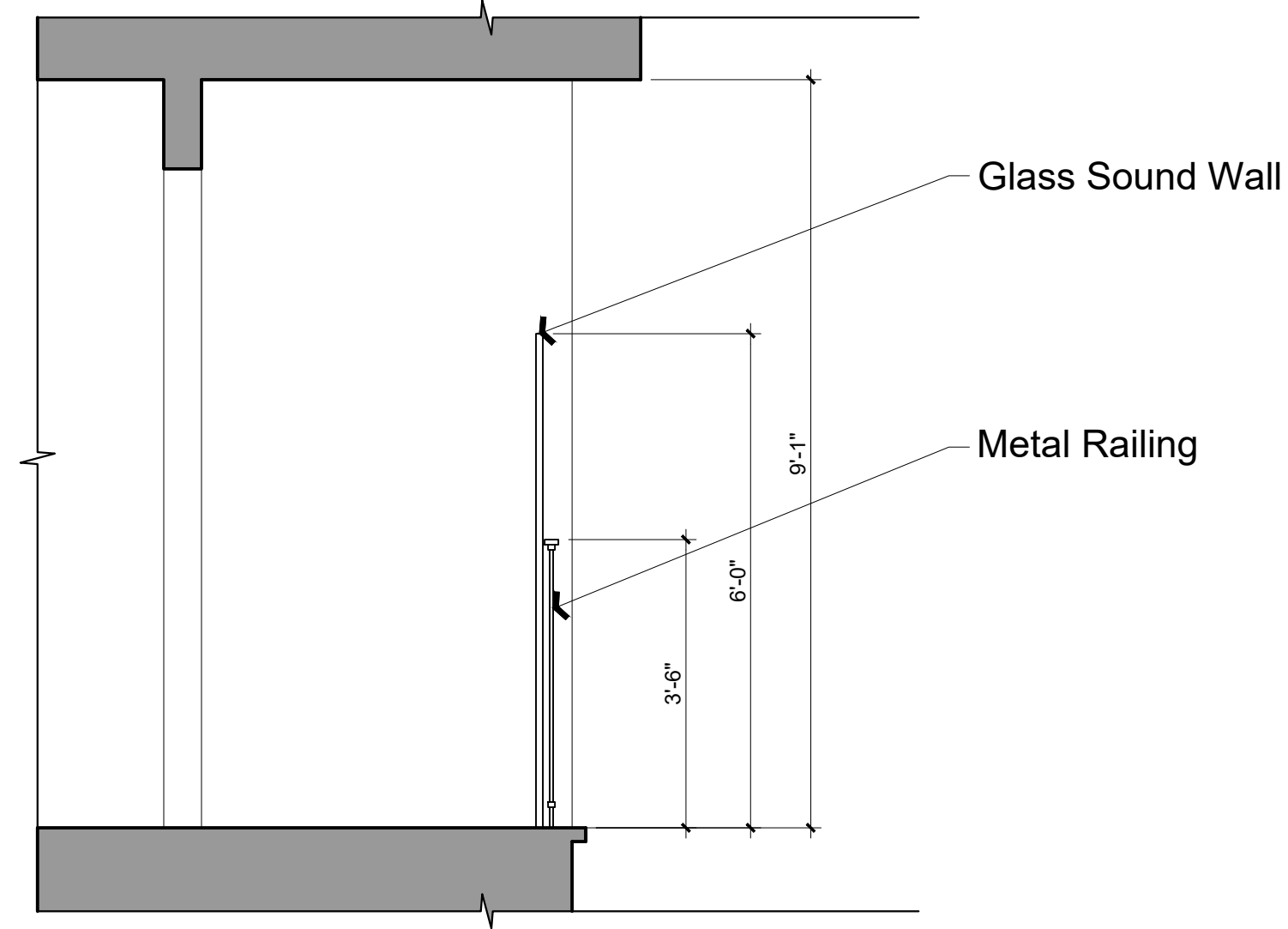


ELEVATIONS  
BUILDING A - APARTMENT SCHEME 1

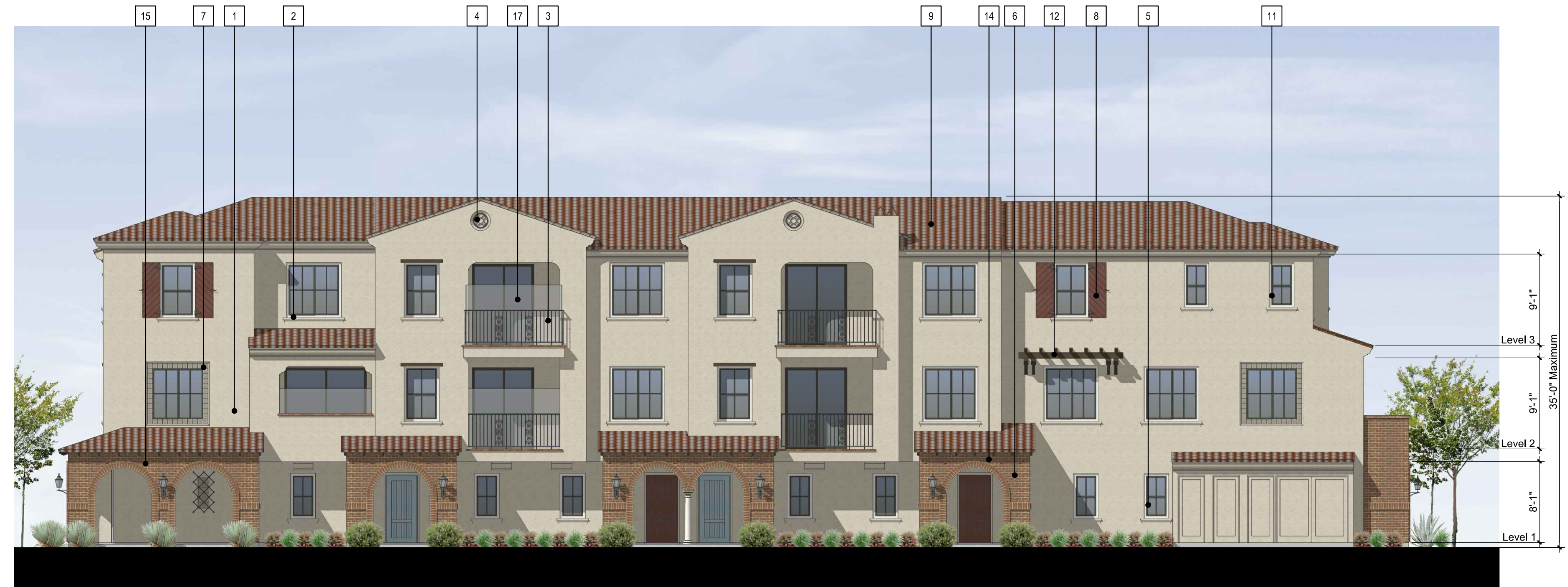
AC2.1



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



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



Front Elevation

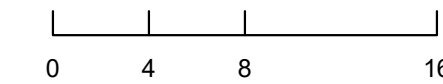


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CONCEPT DESIGN  
DECEMBER 10, 2019



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

AC2.2



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



Left Elevation

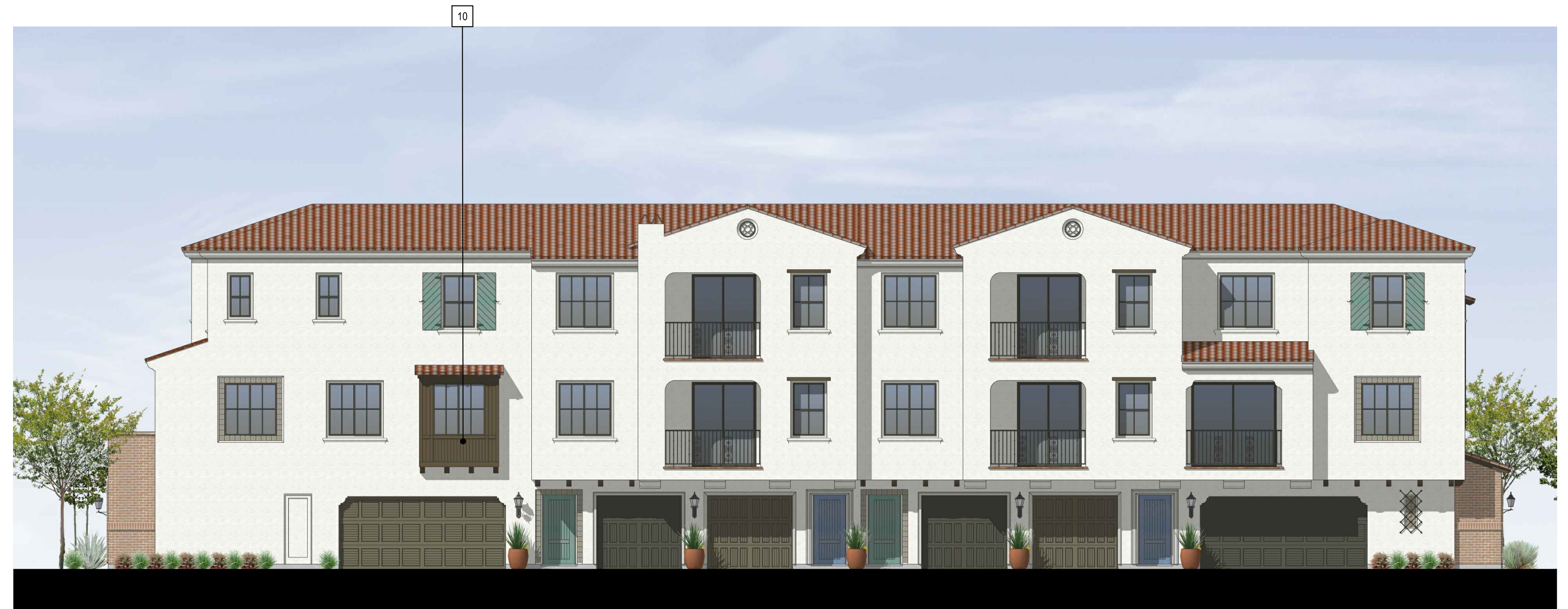


Building B

Front Elevation



Right Elevation



Building B

Rear Elevation

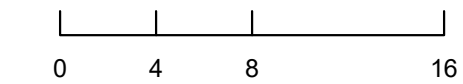


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ELEVATIONS  
APARTMENT SCHEME 1

AC2.3



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



Left Elevation

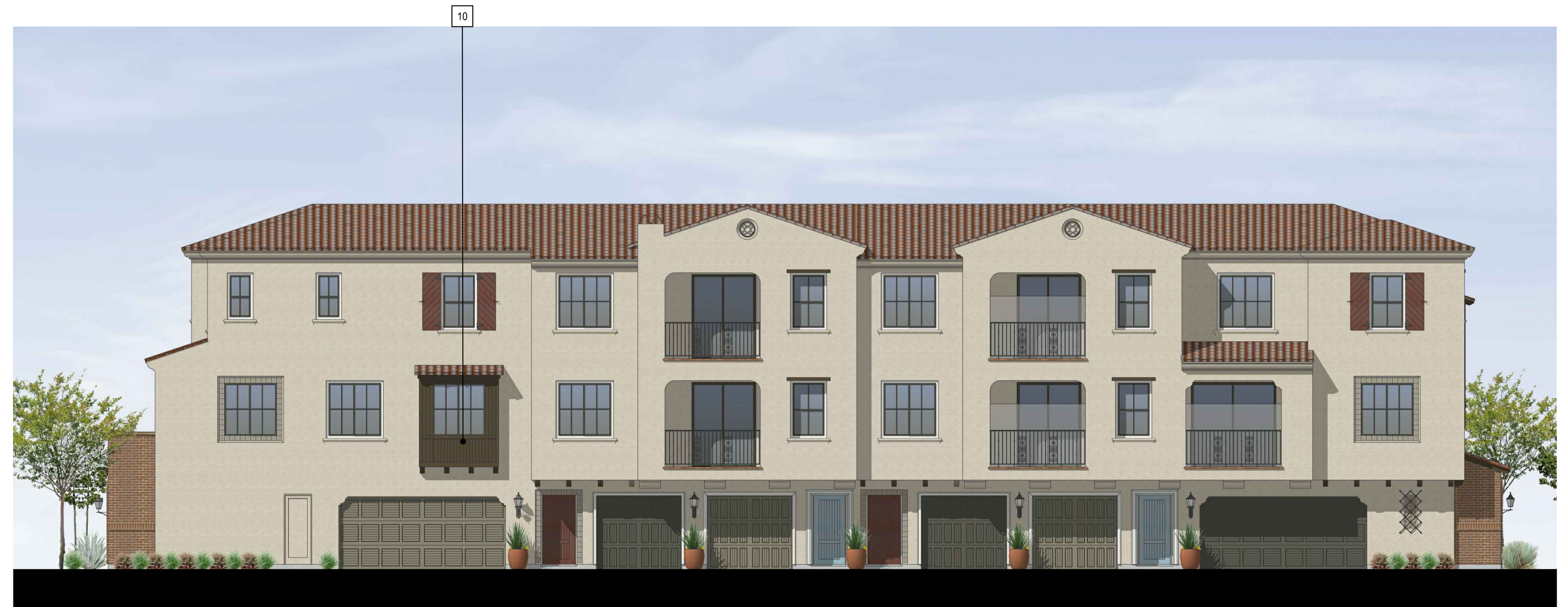


Building BX at lots 12,13

Front Elevation



Right Elevation



Building BX at lots 12,13

Rear Elevation

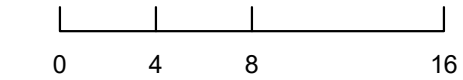


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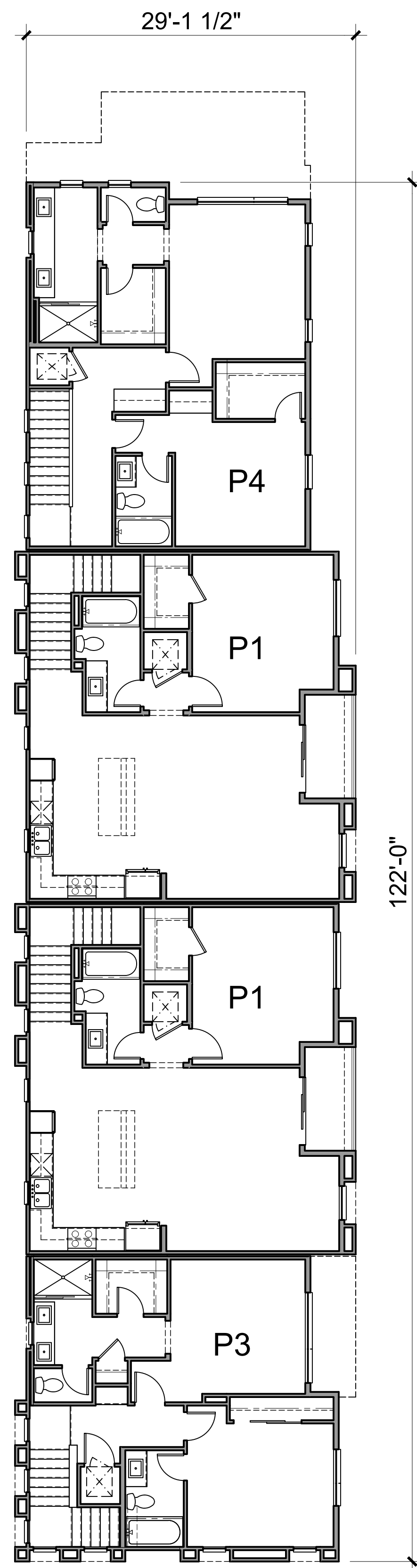
CONCEPT DESIGN  
DECEMBER 10, 2019



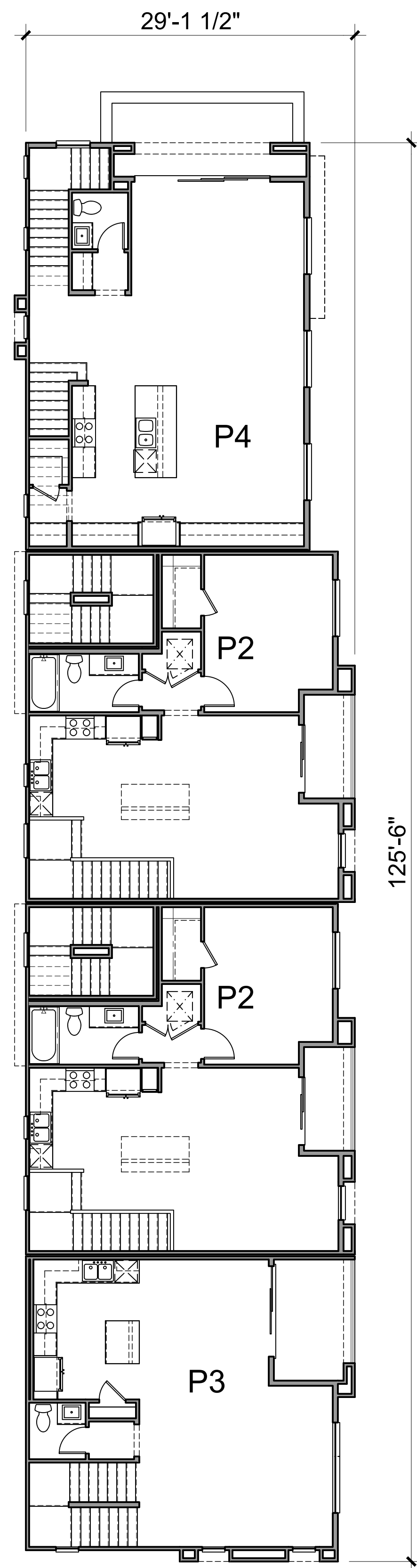
ELEVATIONS  
APARTMENT SCHEME 2

AC2.4

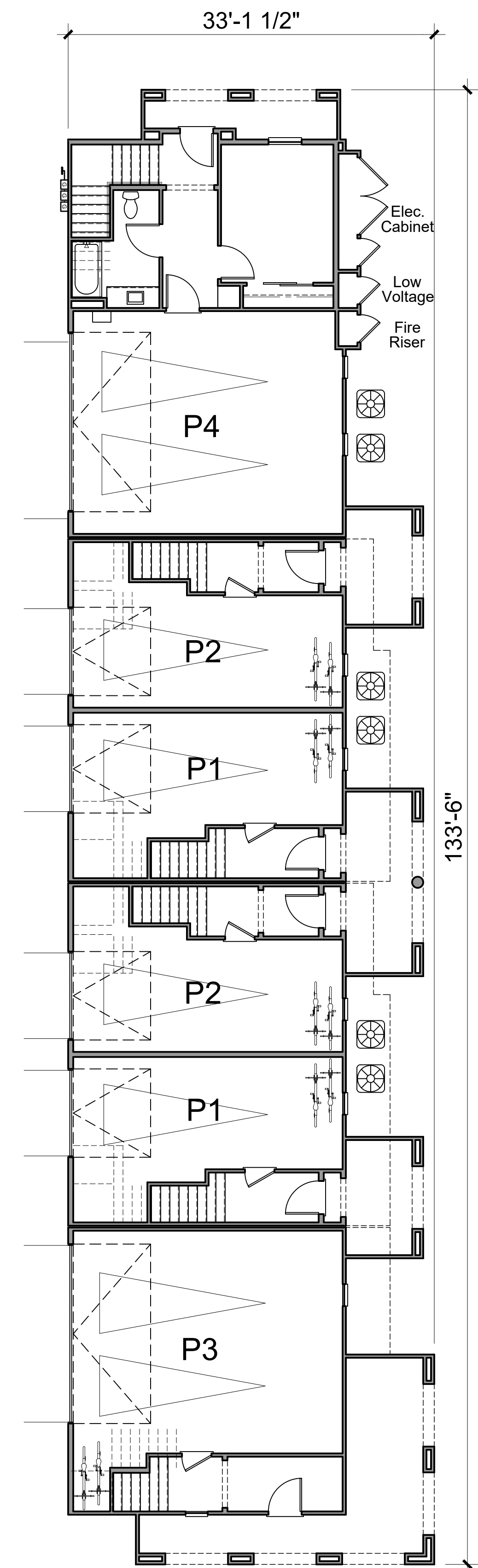




Third Floor  
3,275 Gross SQ. FT.



Second Floor  
3,431 Gross SQ. FT.



First Floor  
3,744 SQ. FT.

Building A  
10,450 SQ. FT.

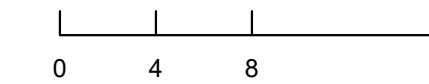


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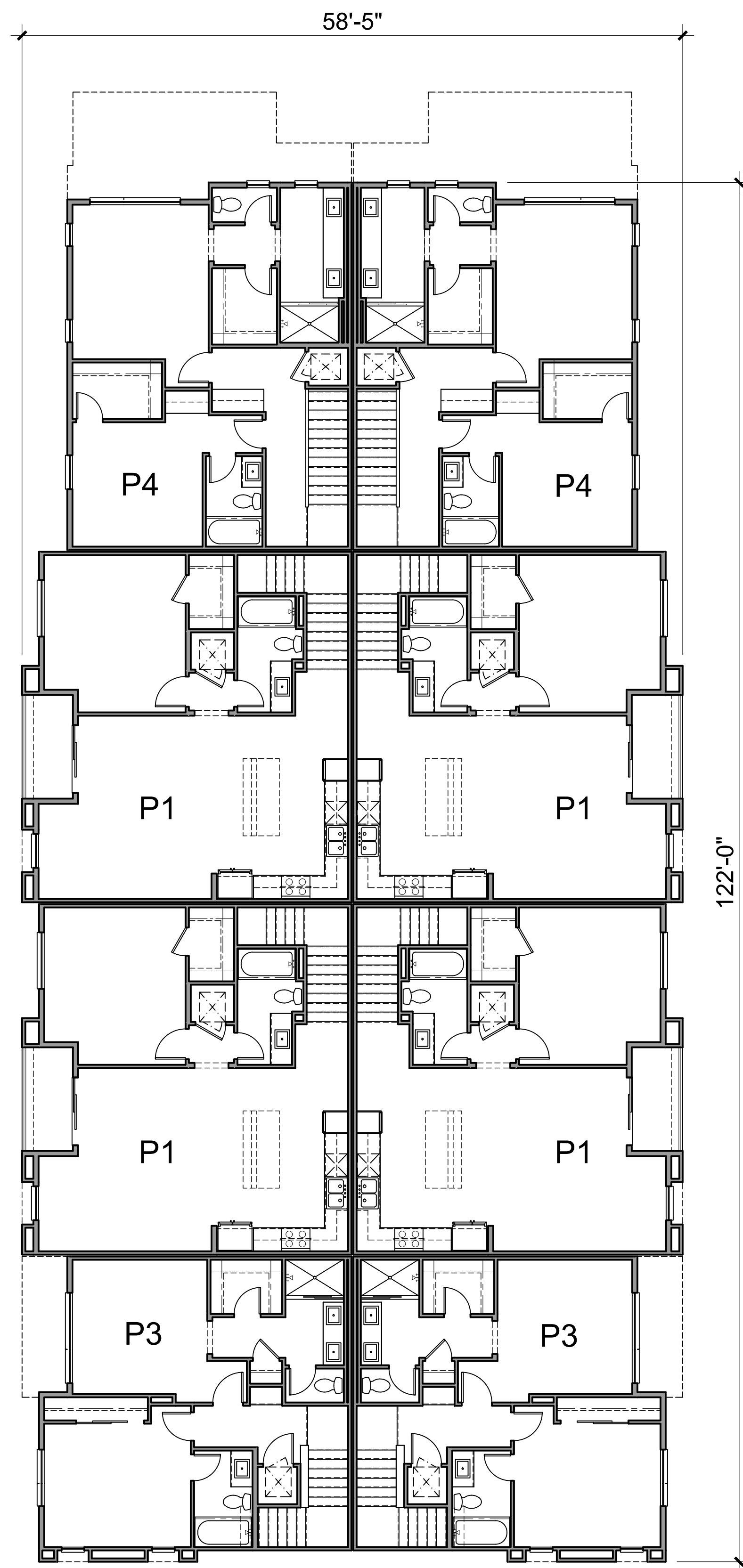
CONCEPT DESIGN  
DECEMBER 10, 2019



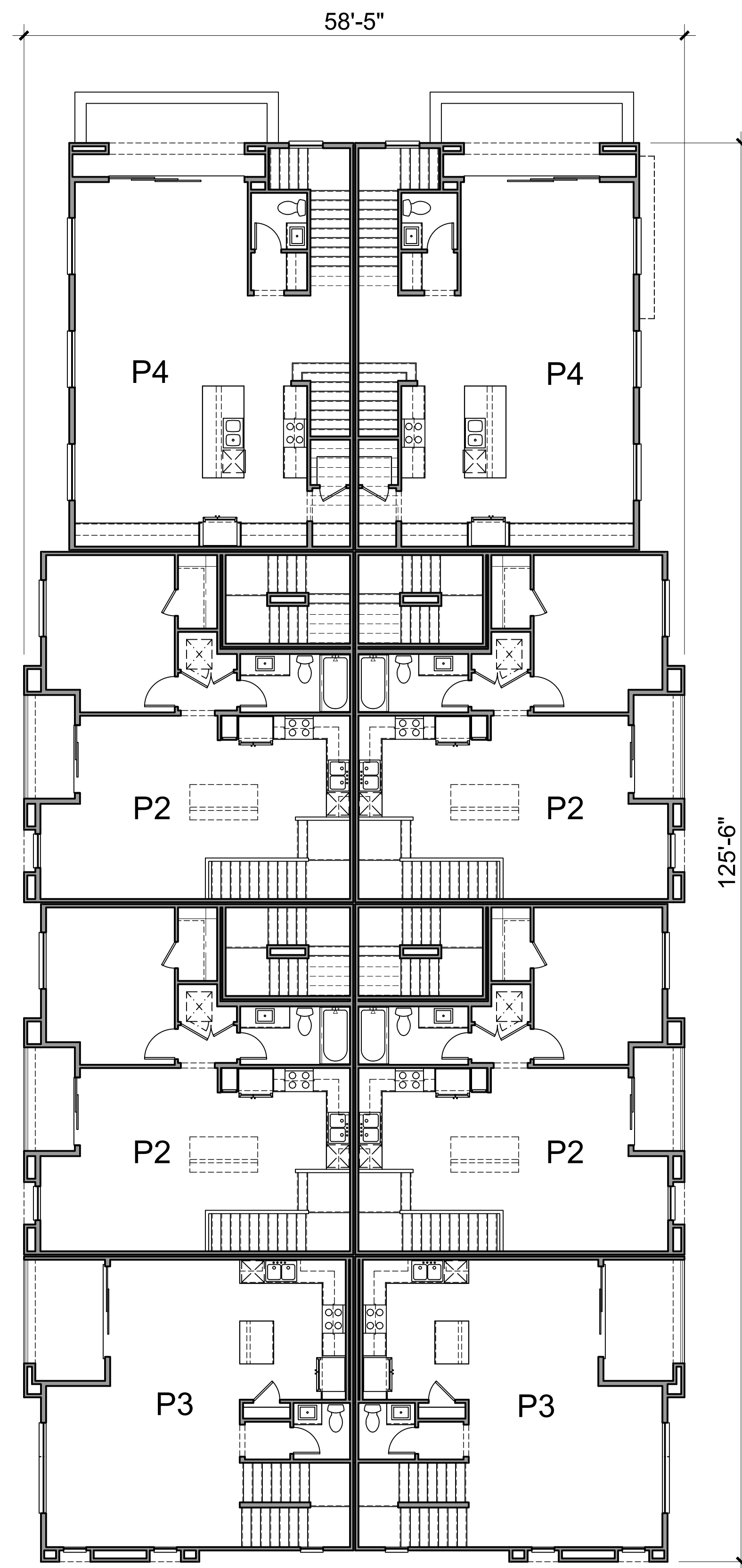
BUILDING PLANS  
APARTMENT

AC3.0

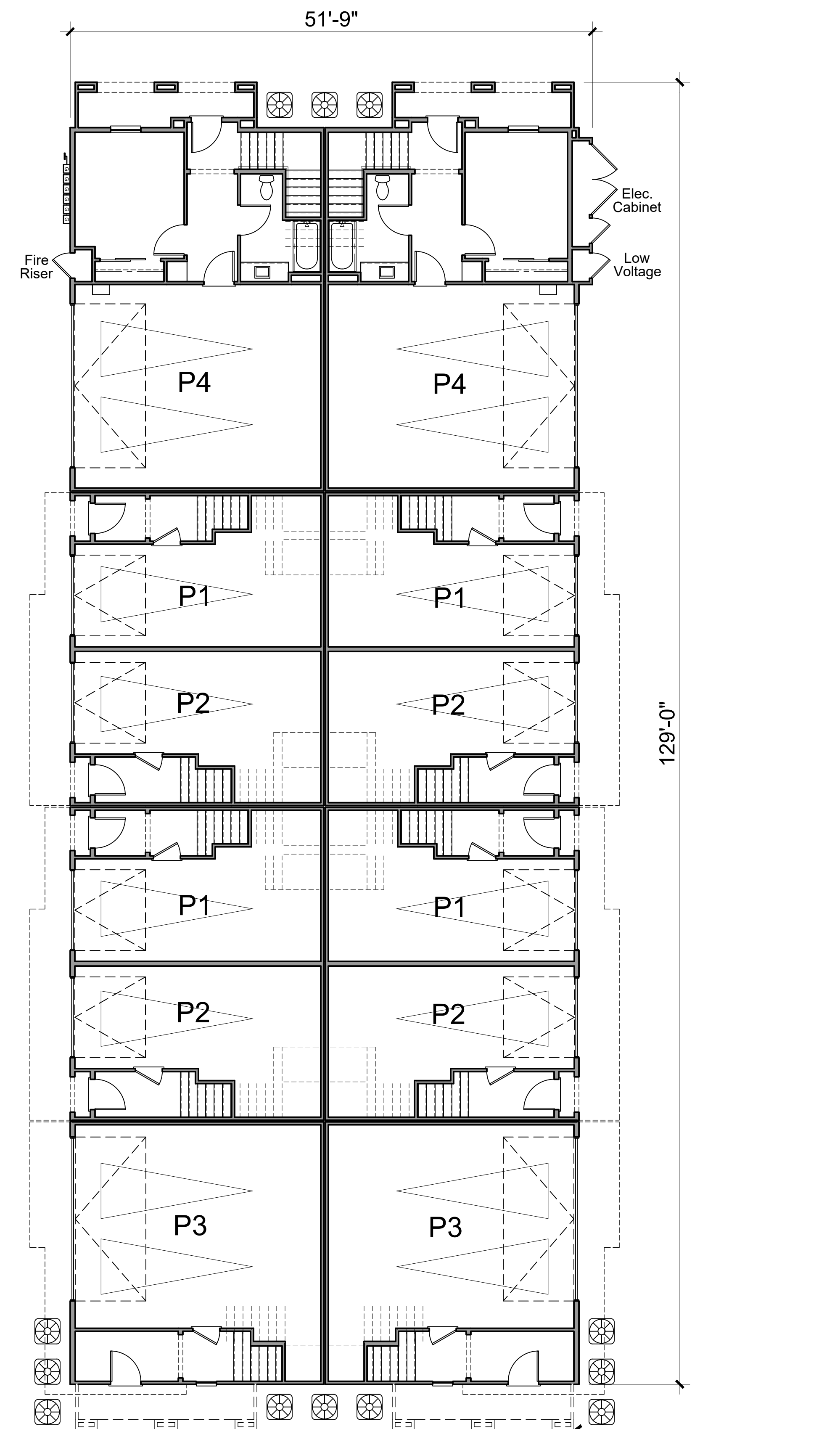




Third Floor  
6,597 Gross SQ. FT.



Second Floor  
6,910 Gross SQ. FT.



First Floor  
6,458 SQ. FT.

Building B  
19,965 SQ. FT.

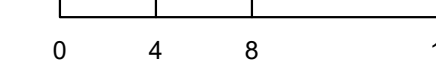


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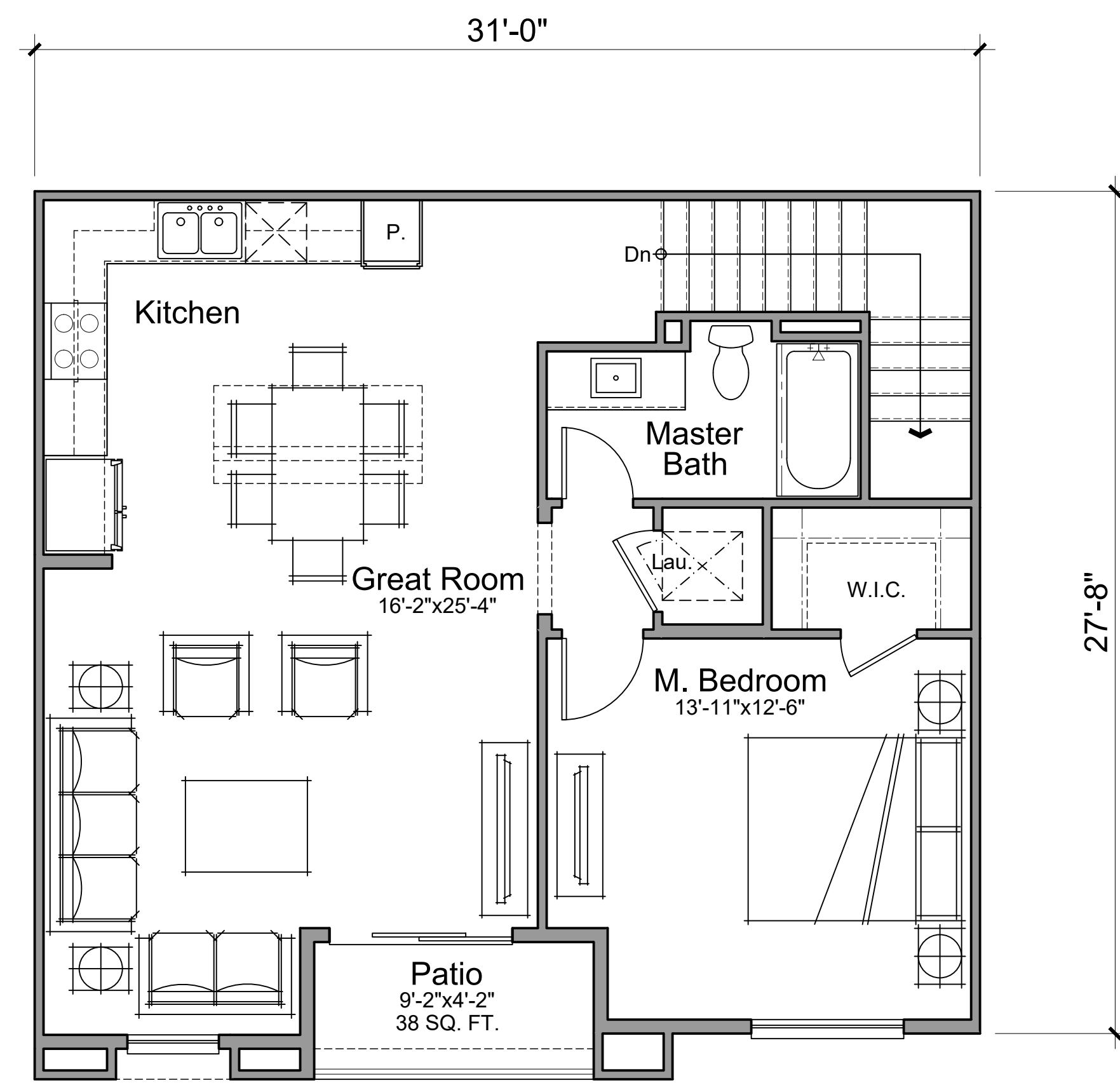
CONCEPT DESIGN  
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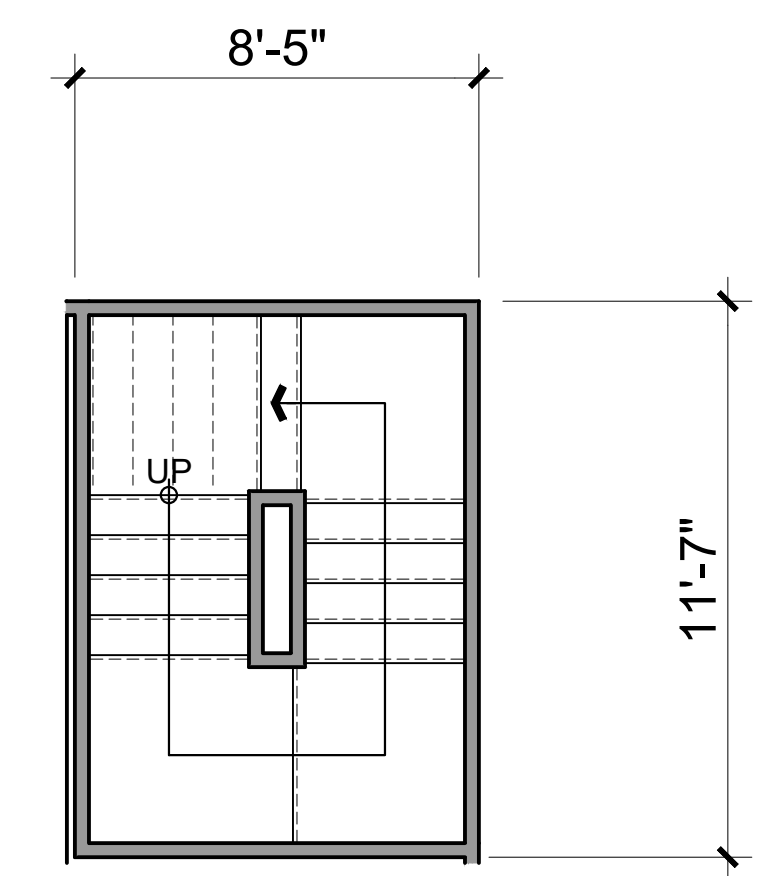
BUILDING PLANS  
APARTMENT

AC3.1

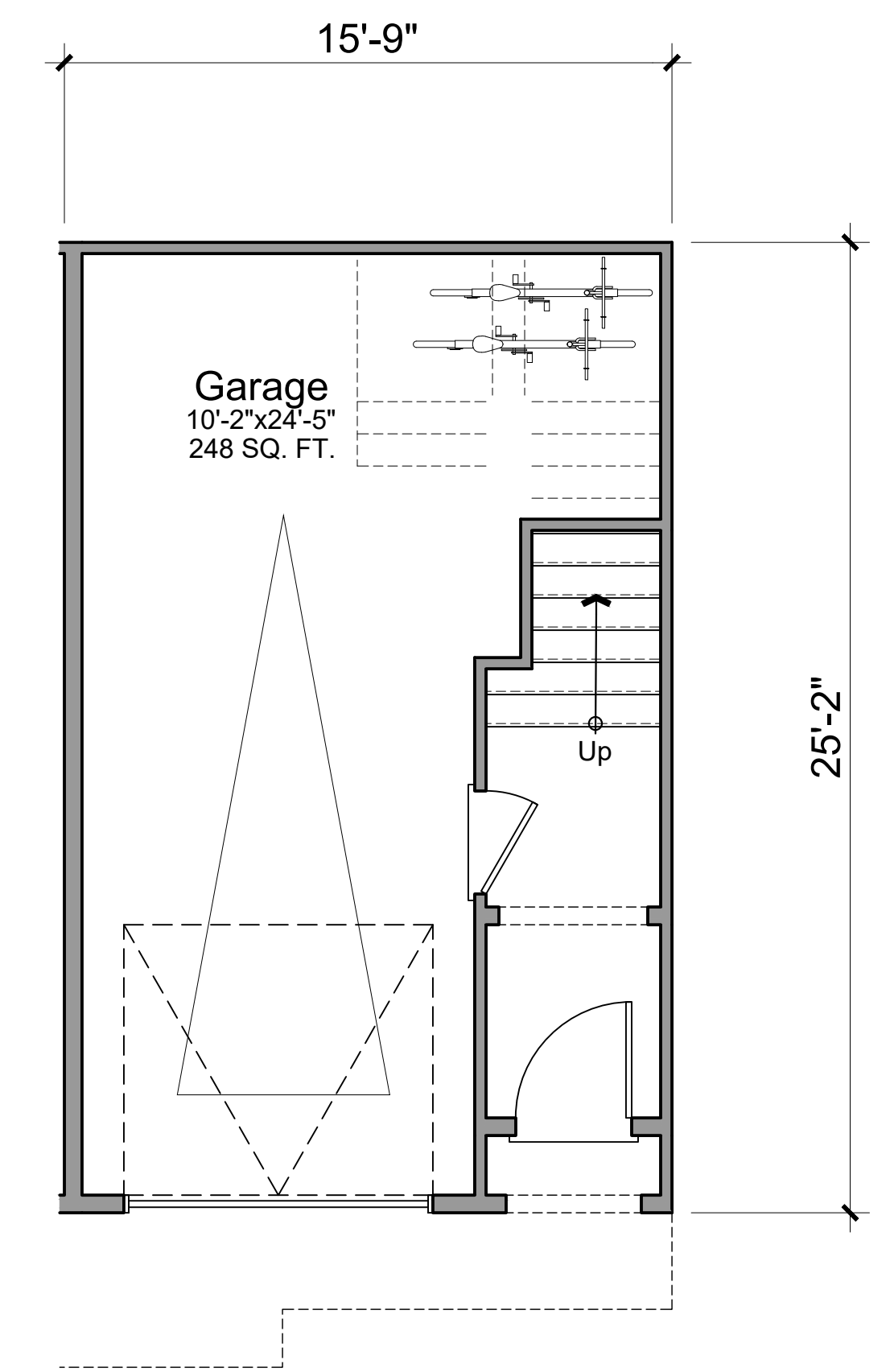




Third Floor  
734 SQ. FT.



Second Floor  
86 SQ. FT.



First Floor  
111 SQ. FT.

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

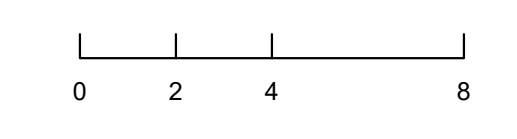


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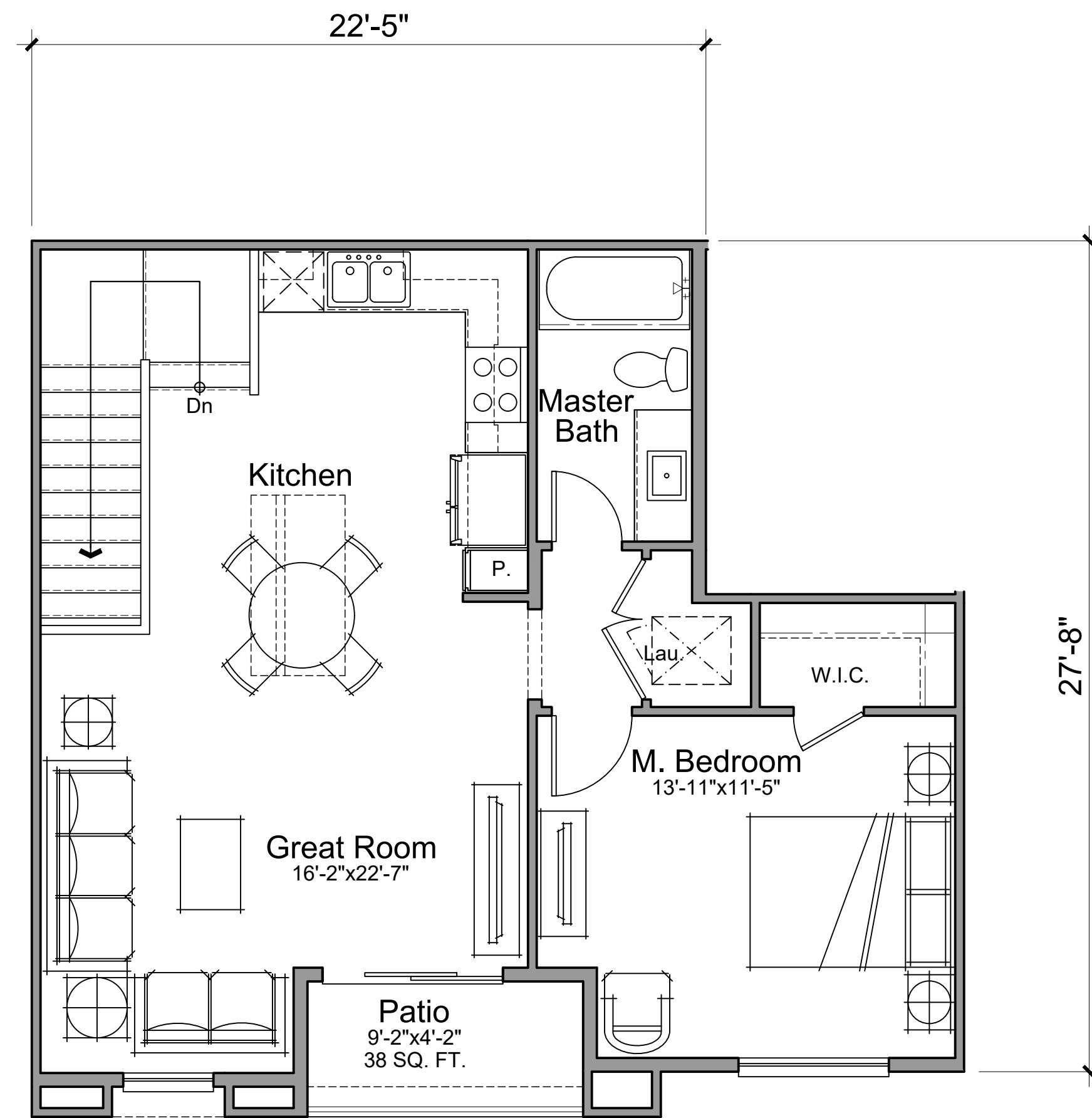
CONCEPT DESIGN  
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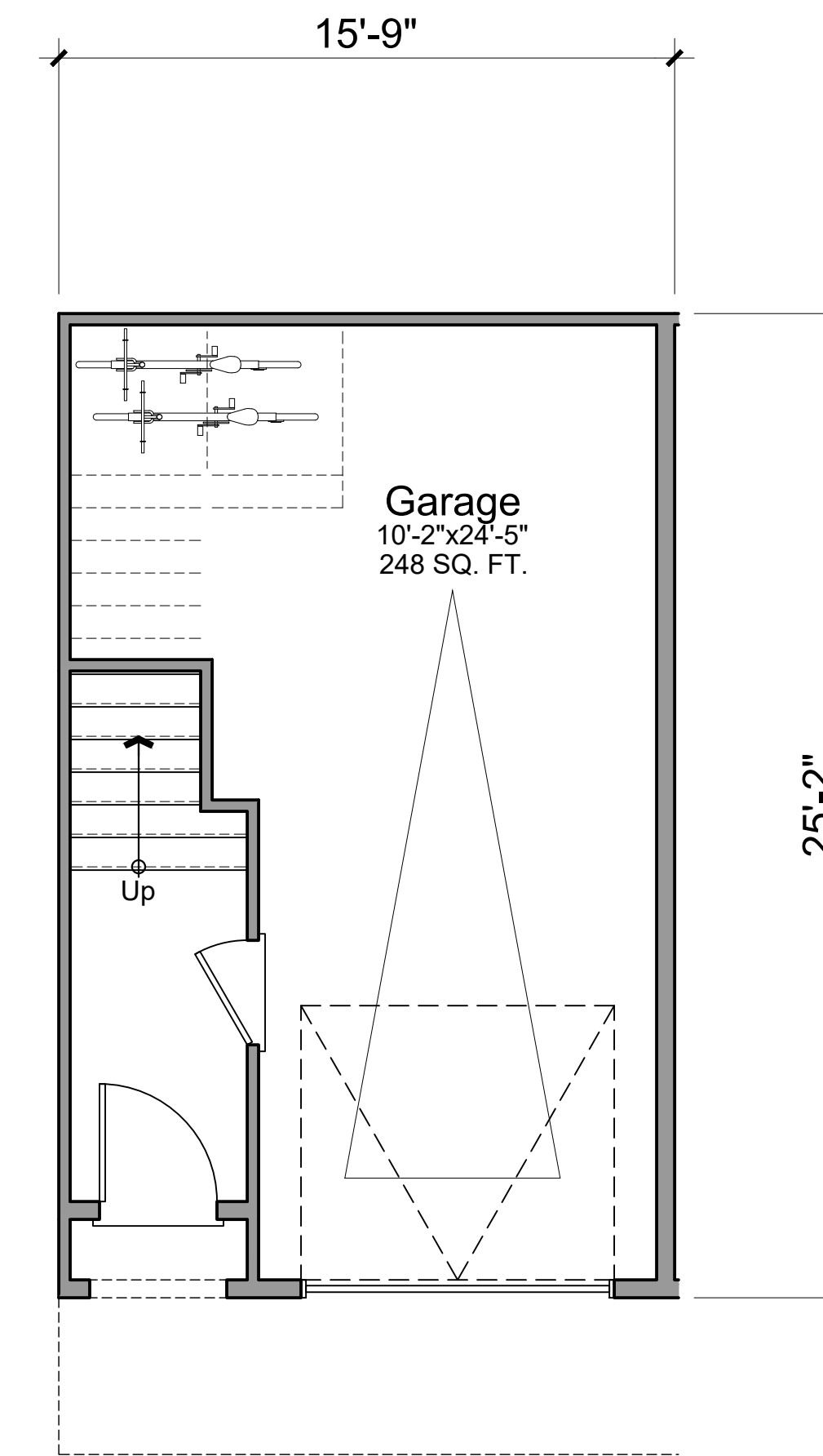
UNIT PLANS  
APARTMENT

AC5.0





Second Floor  
630 SQ. FT.



First Floor  
103 SQ. FT.

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

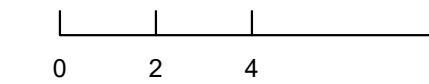


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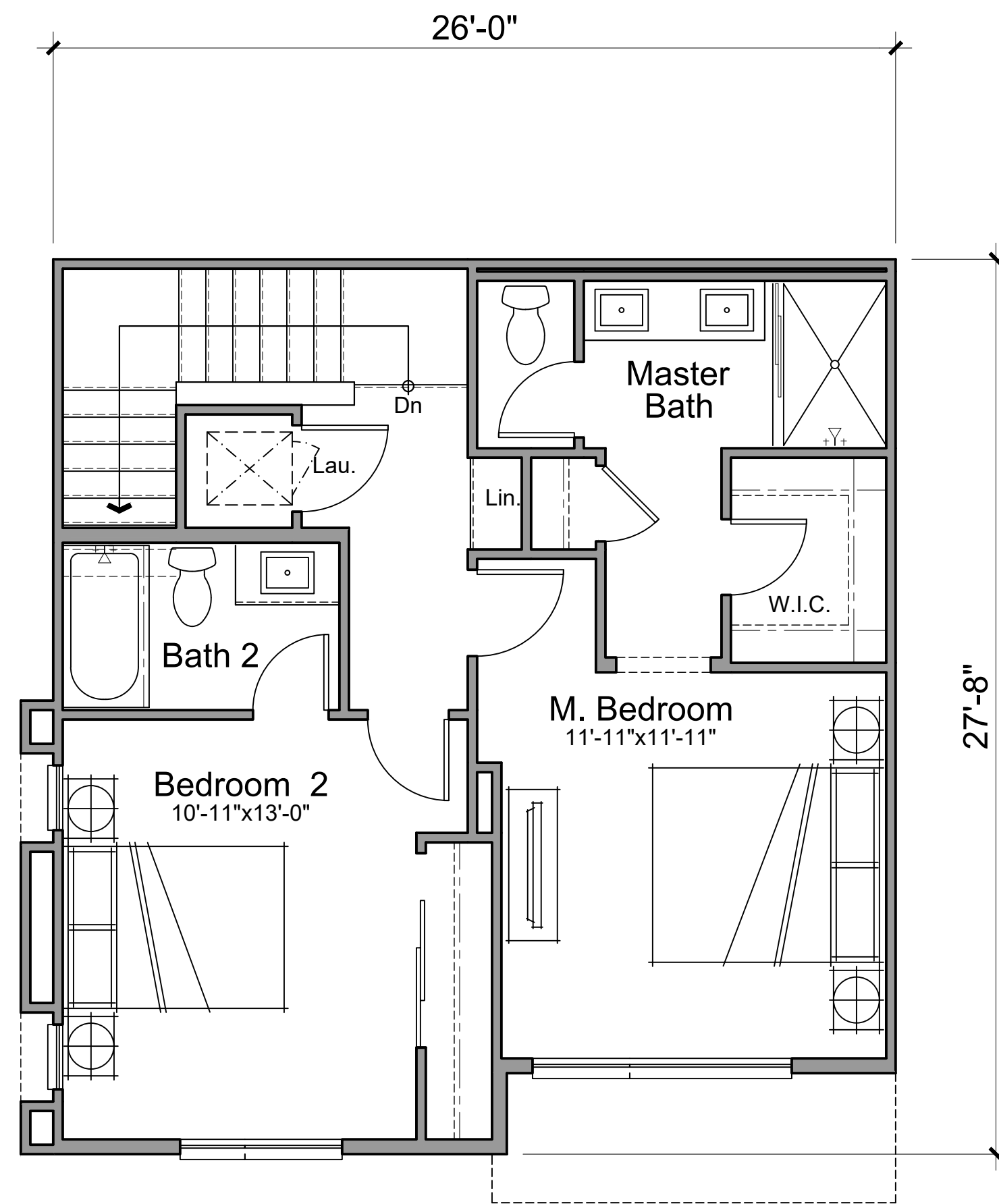
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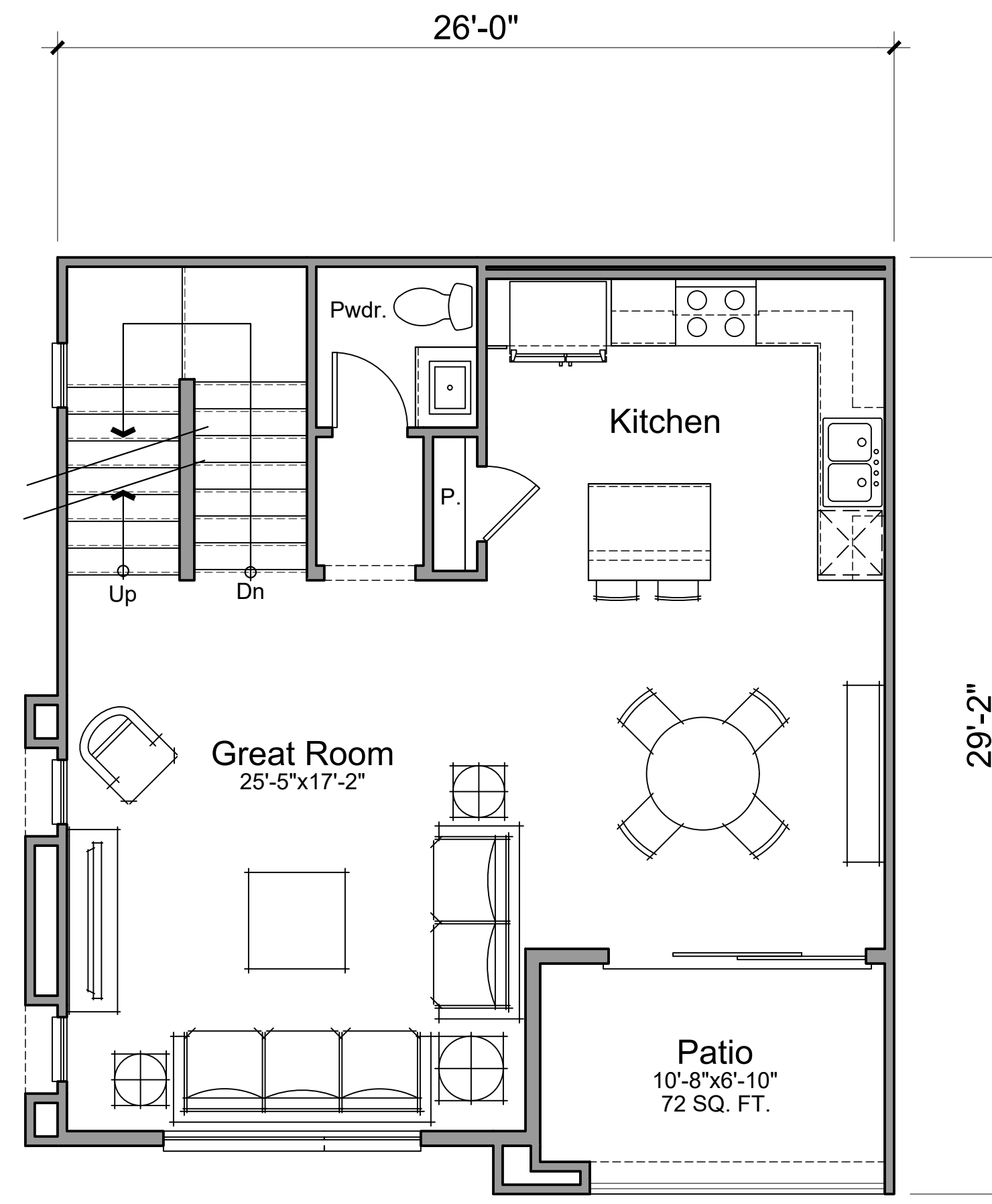
UNIT PLANS  
APARTMENT

AC5.1

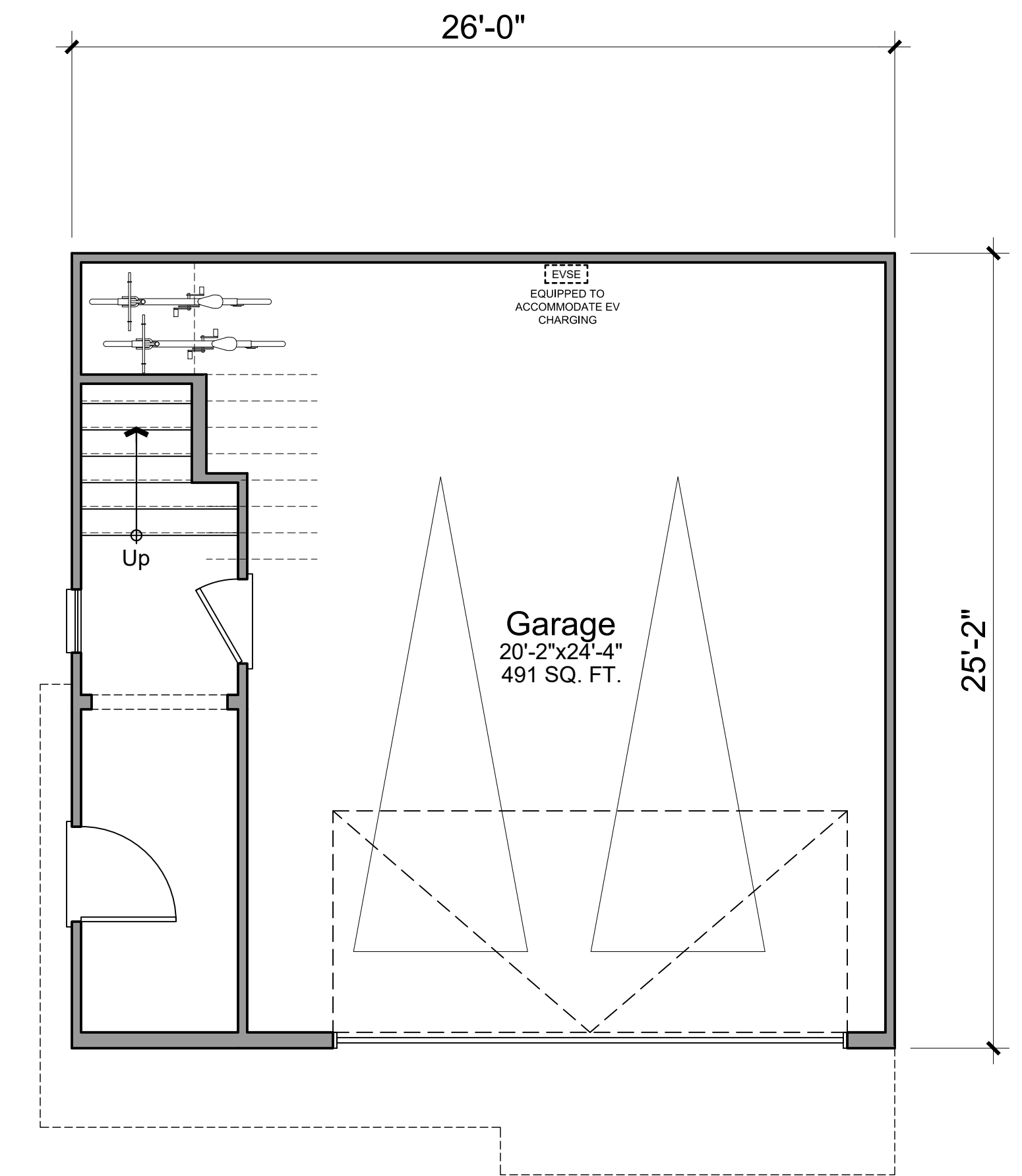




Third Floor  
588 SQ. FT.



Second Floor  
620 SQ. FT.



First Floor  
144 SQ. FT.

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

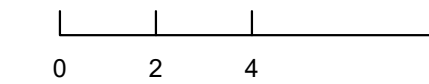


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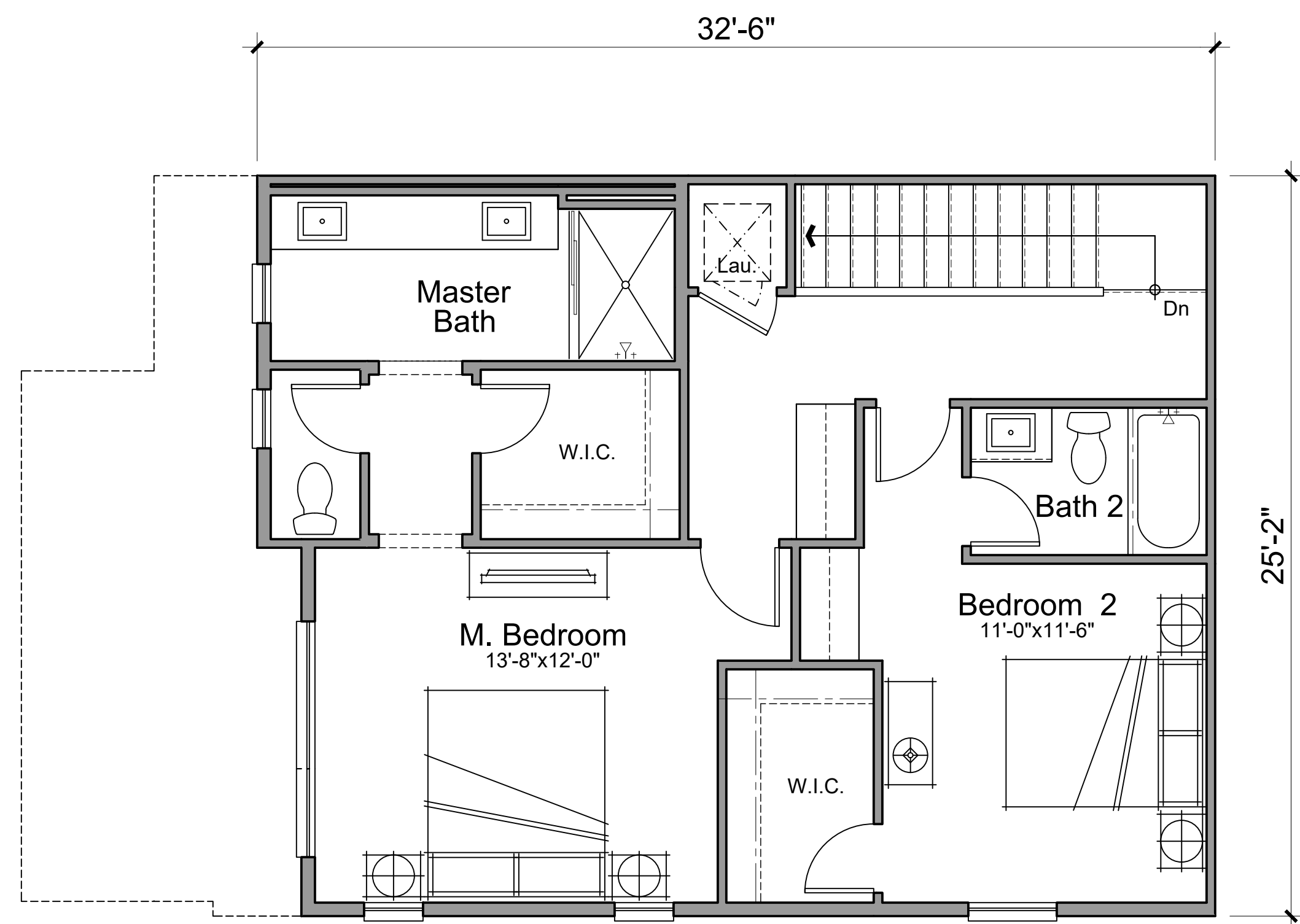
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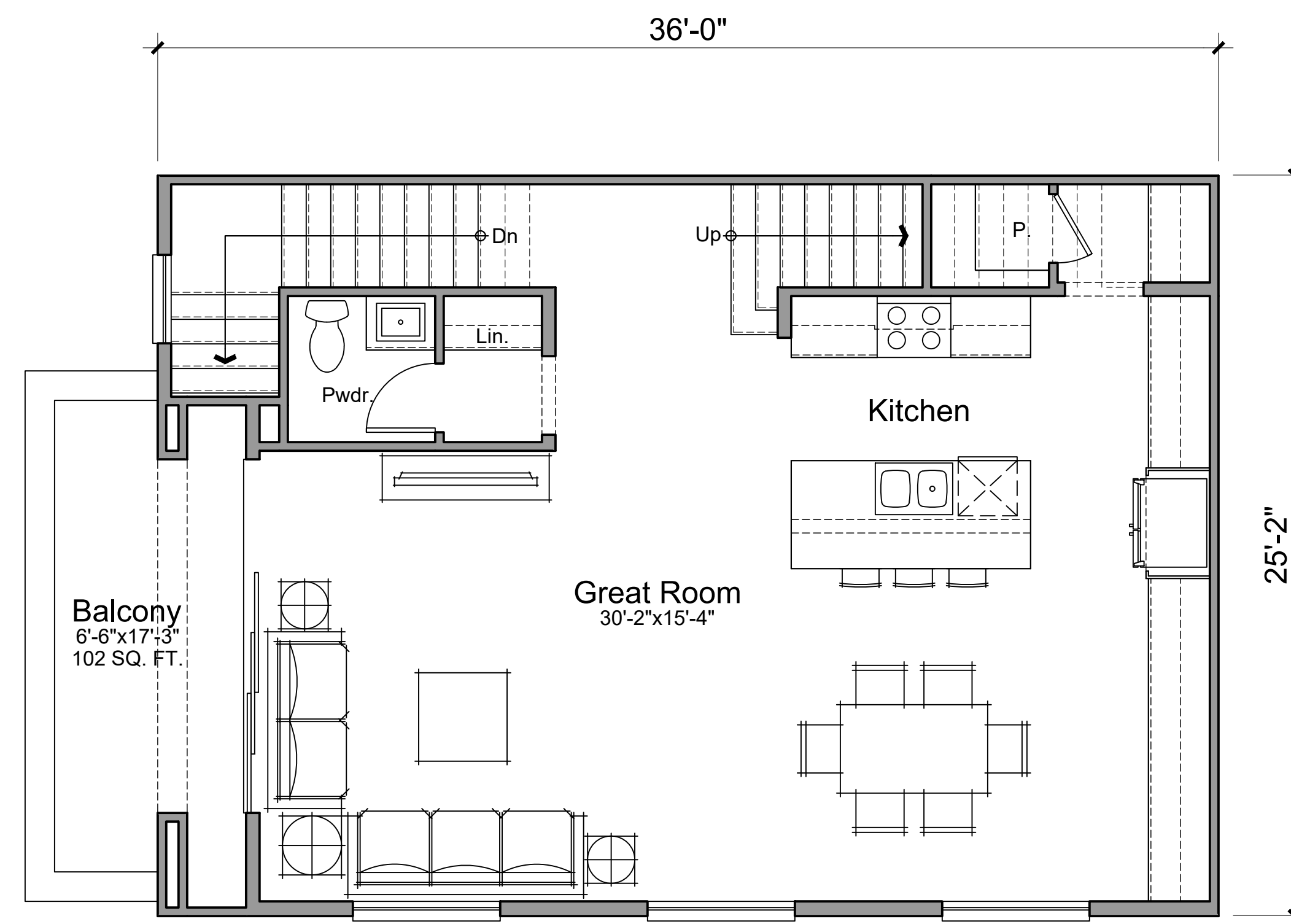
UNIT PLANS  
APARTMENT

AC5.2

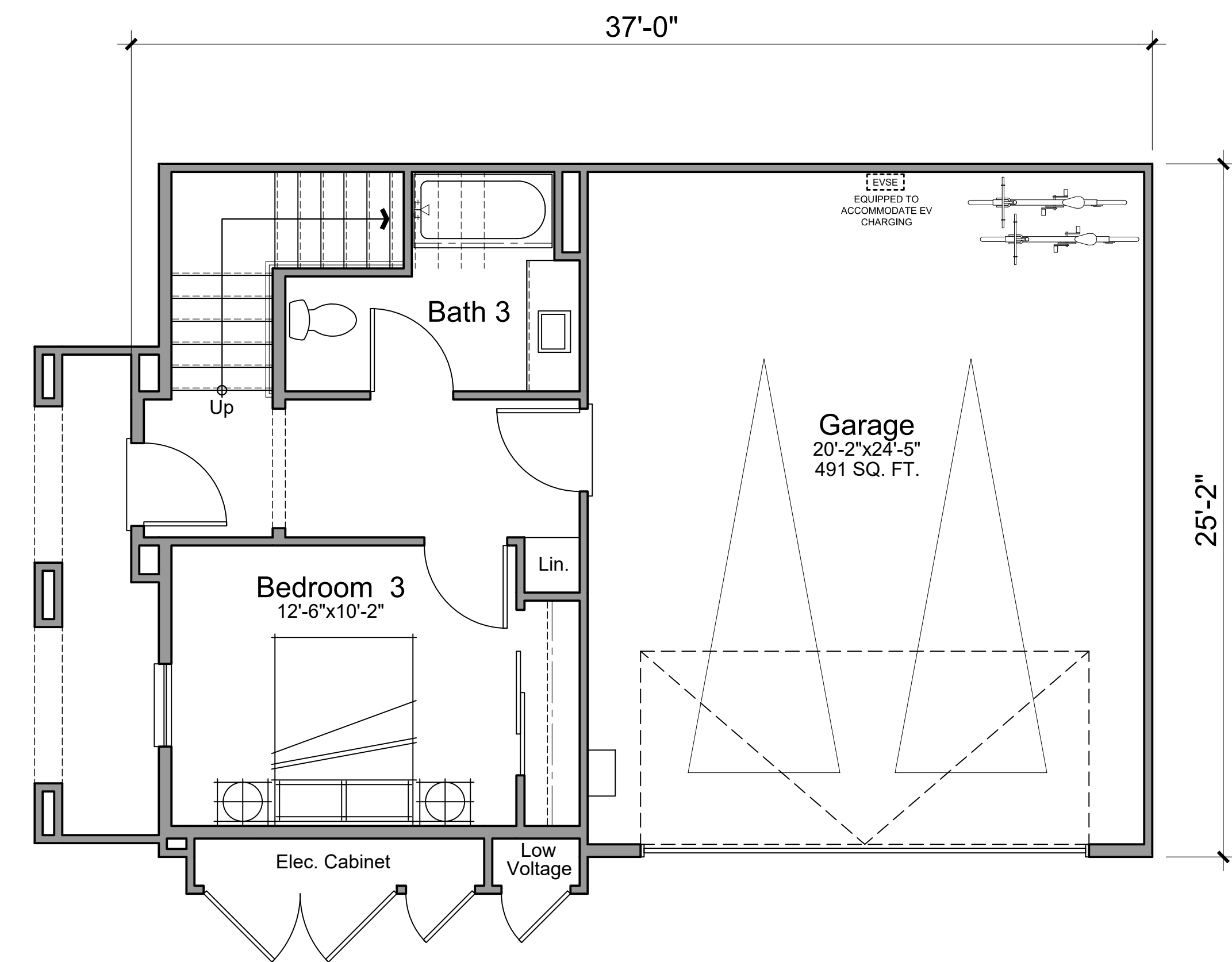




Third Floor  
732 SQ. FT.



Second Floor  
755 SQ. FT.



First Floor  
353 SQ. FT.

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

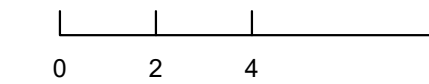


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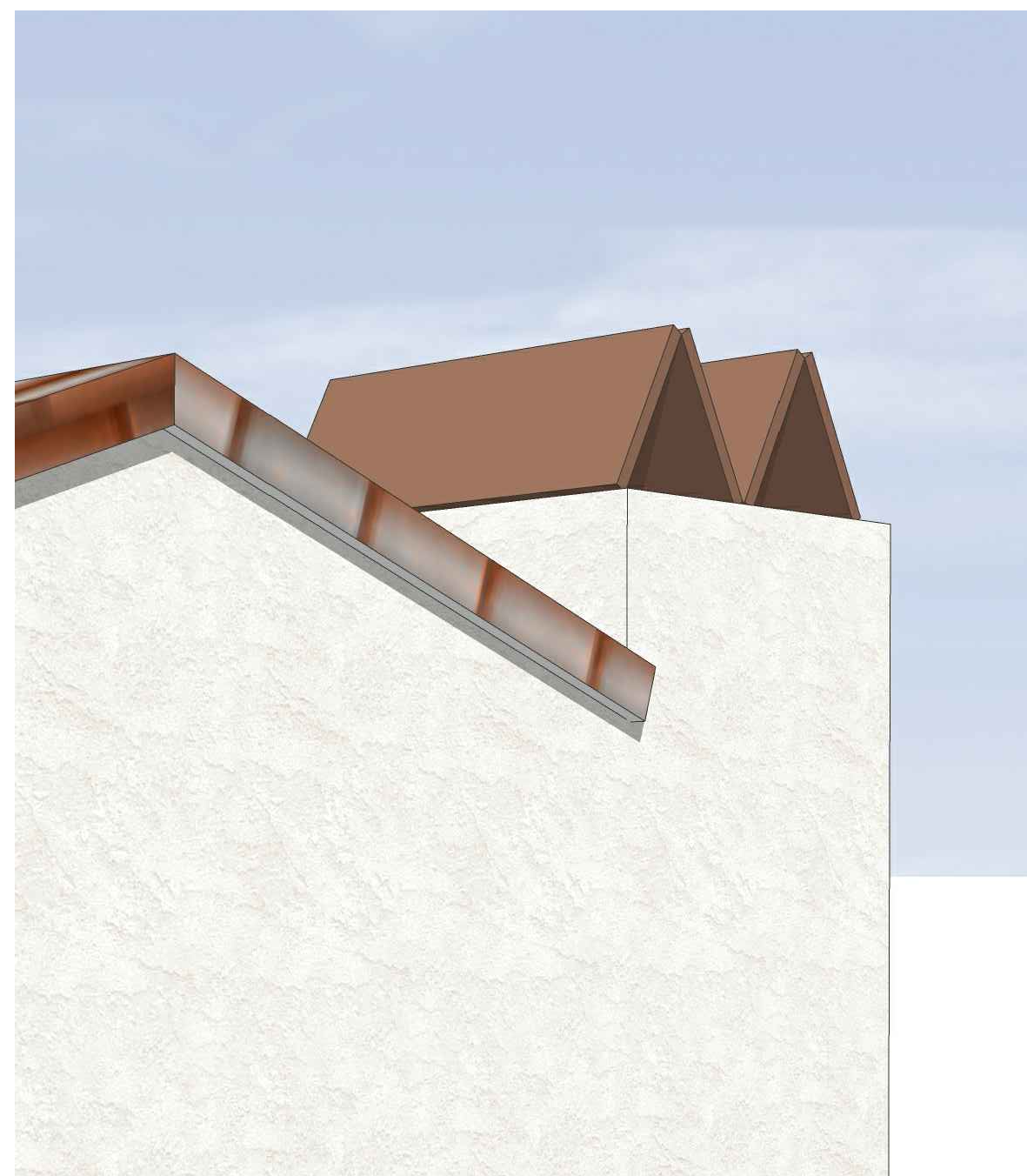
CONCEPT DESIGN  
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UNIT PLANS  
APARTMENT

AC5.3

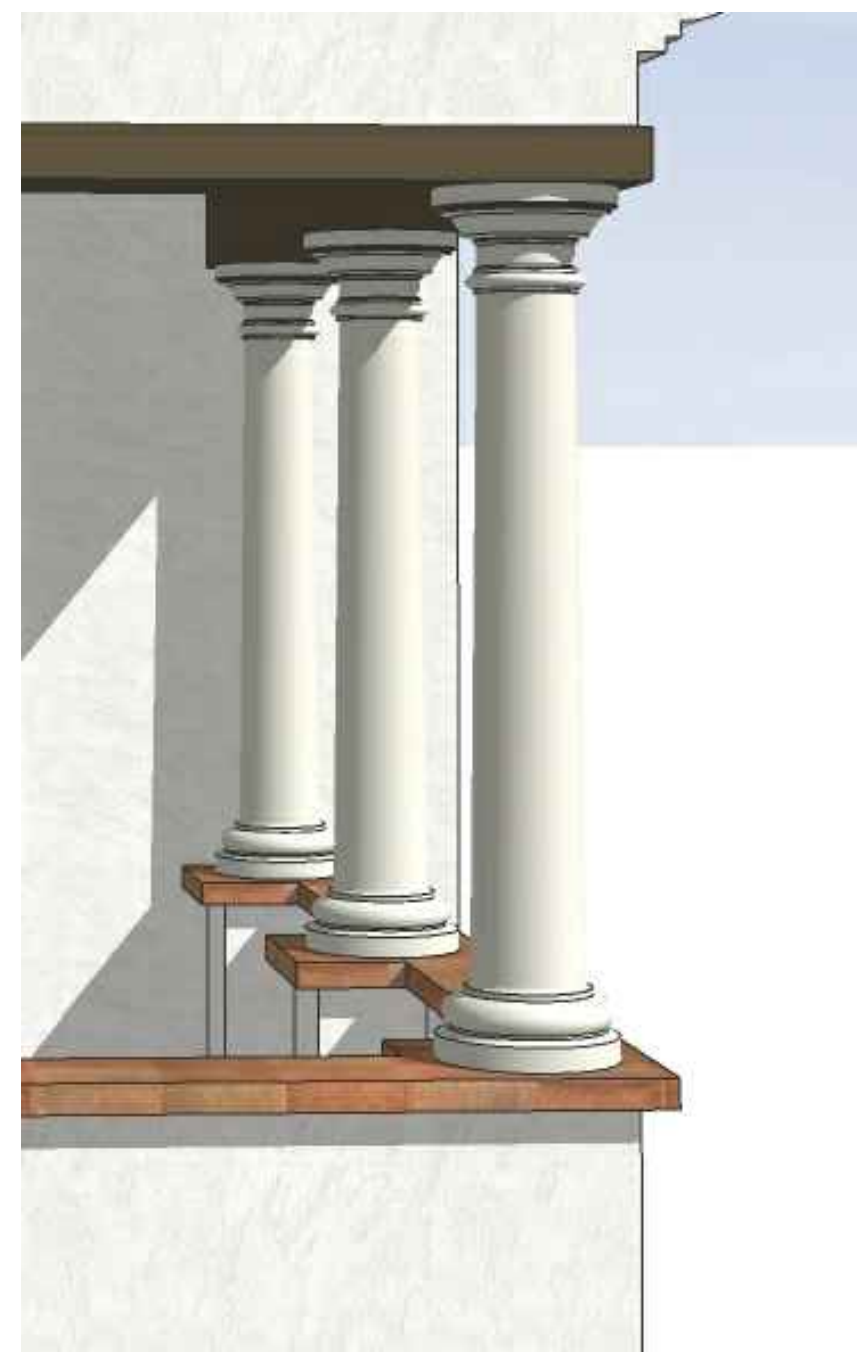




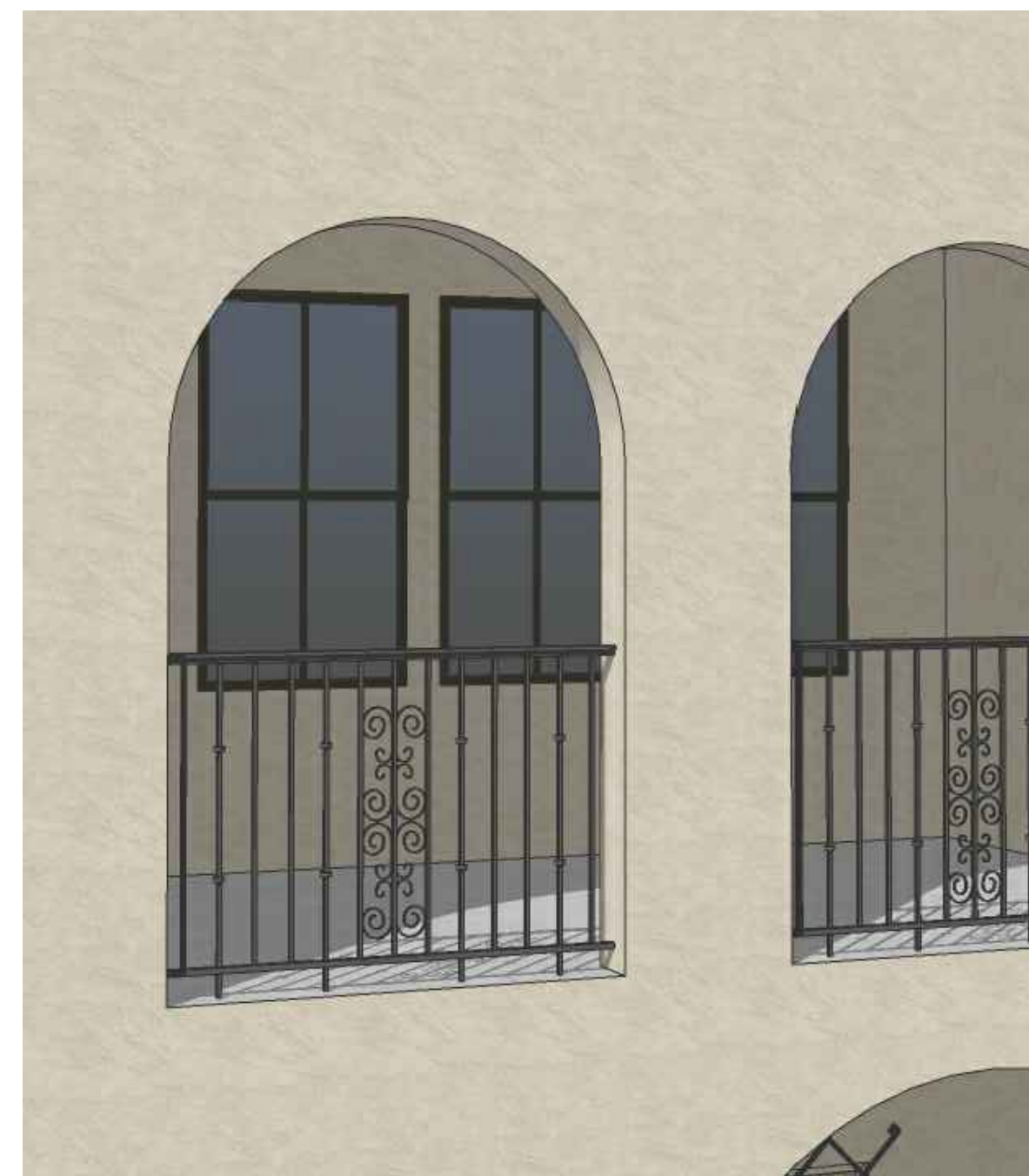
Chimney



Recessed Window with Header



Columns at Balcony



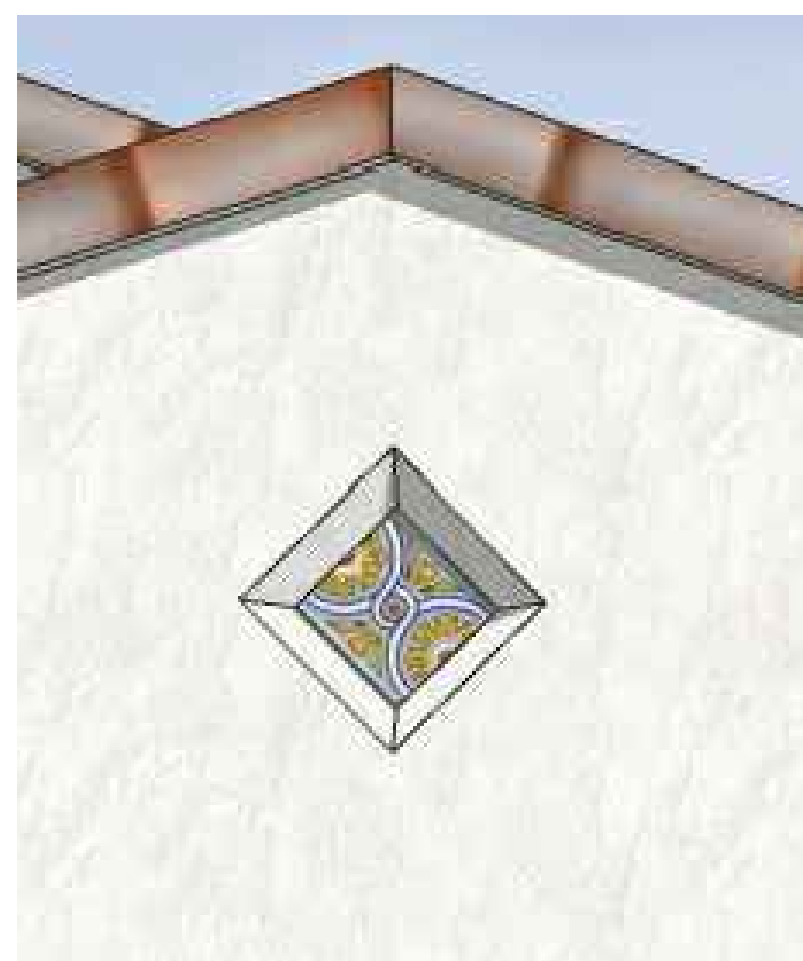
Iron Railing in Arched Opening



Decorative Shutters



Column



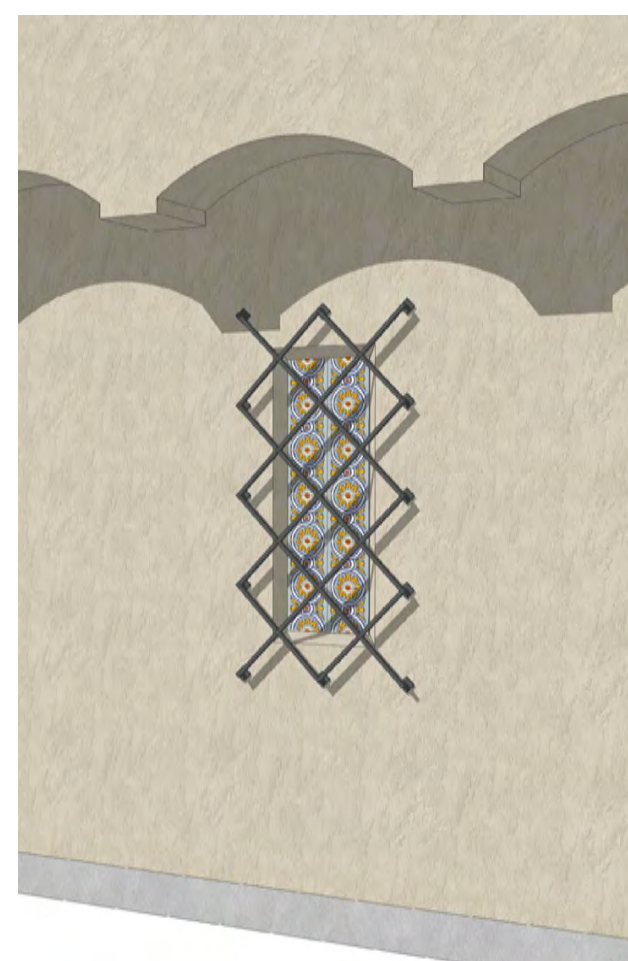
Tile



Eave



Ironwork at Gable End



Ironwork and Tile



Soffit Scallop



Arched Brick Surround



Tile Window Surround



Garage Door



Recessed Window



Wingwall



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CALIFORNIA MISSION DETAILS

A6.0





Double Column



Single Column with Diagonal Kicker



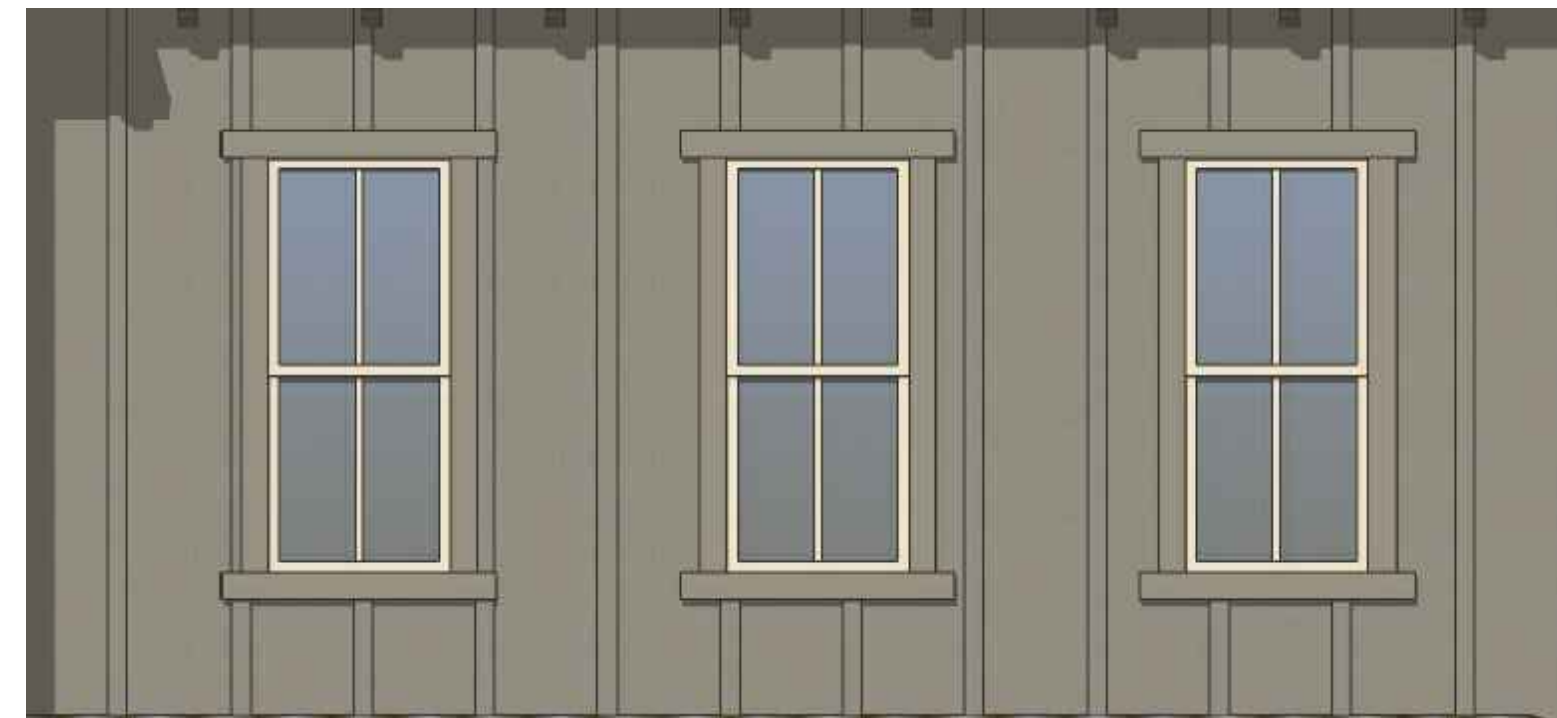
Recessed Window



Wood Railing and Opening



Recessed Window with Shutters



Fiber Cement Siding



Gable End Detail with Siding



Brick Window Trim



Front Door Entry



Bay Window



Garage Door



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DECEMBER 10, 2019

MISSION RANCH DETAILS

A6.1

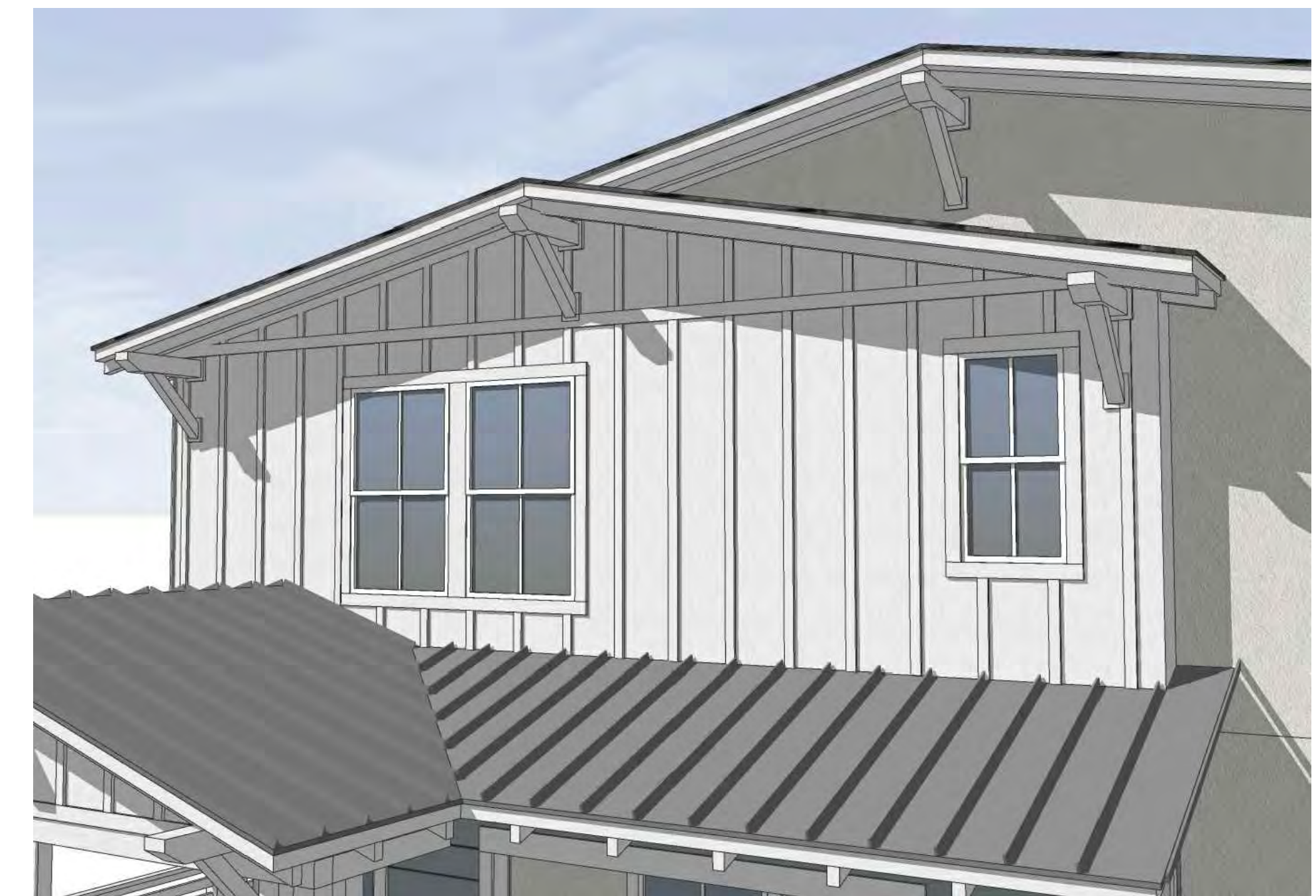




Wood Railing on Wrap around Porch



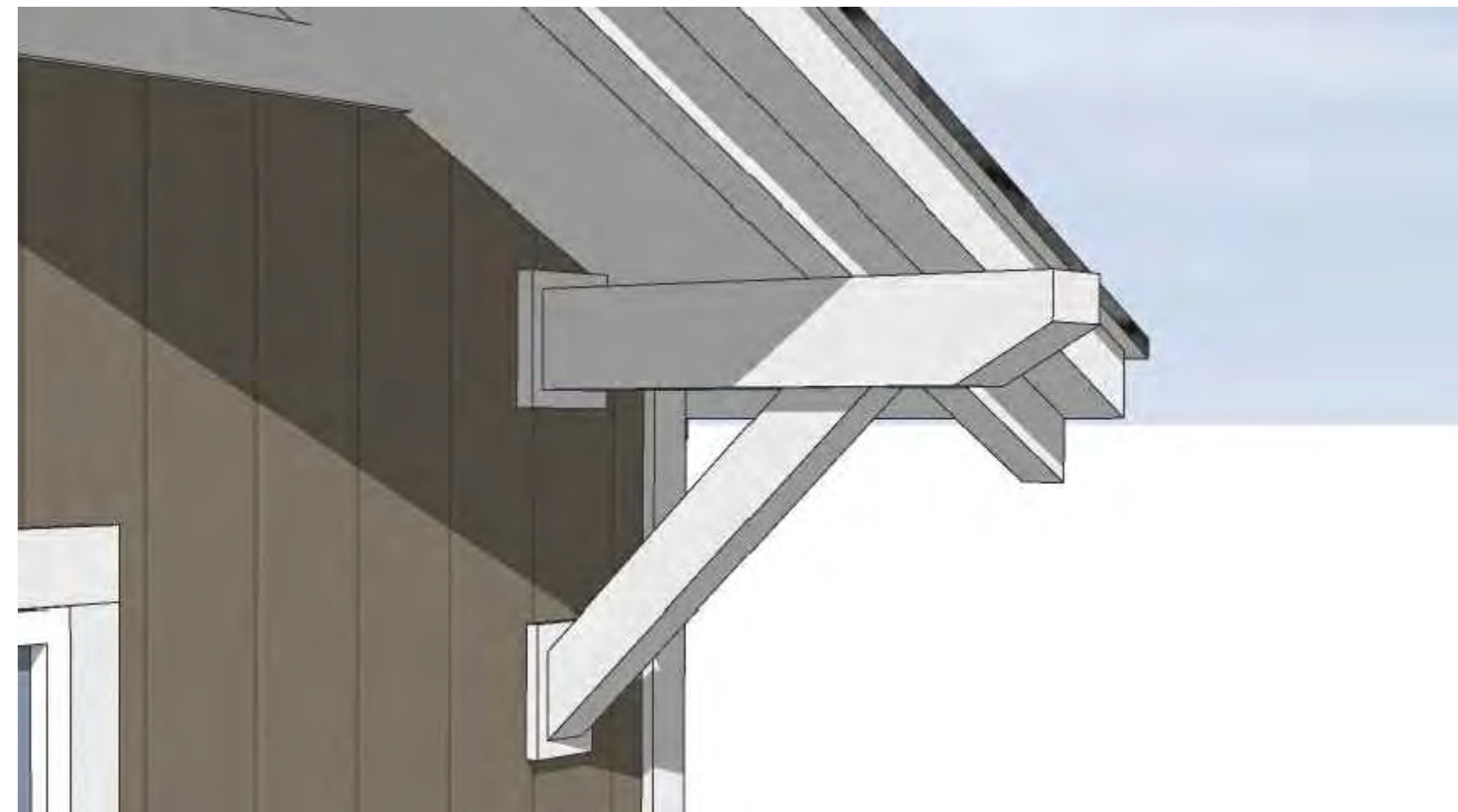
Trellis over Balcony



Fiber Cement Siding and Standing Seam Roof



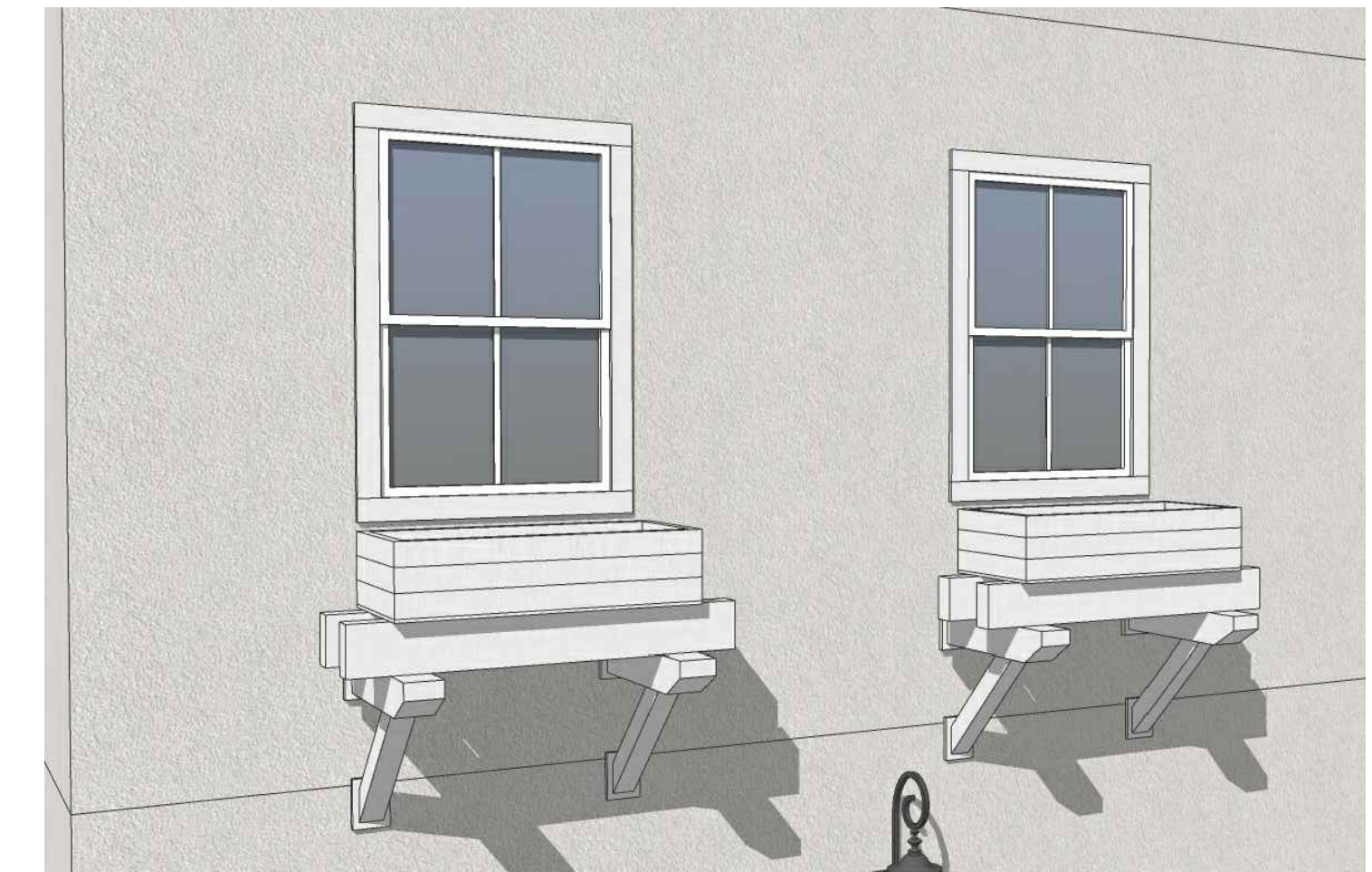
Gable End Detail with Siding



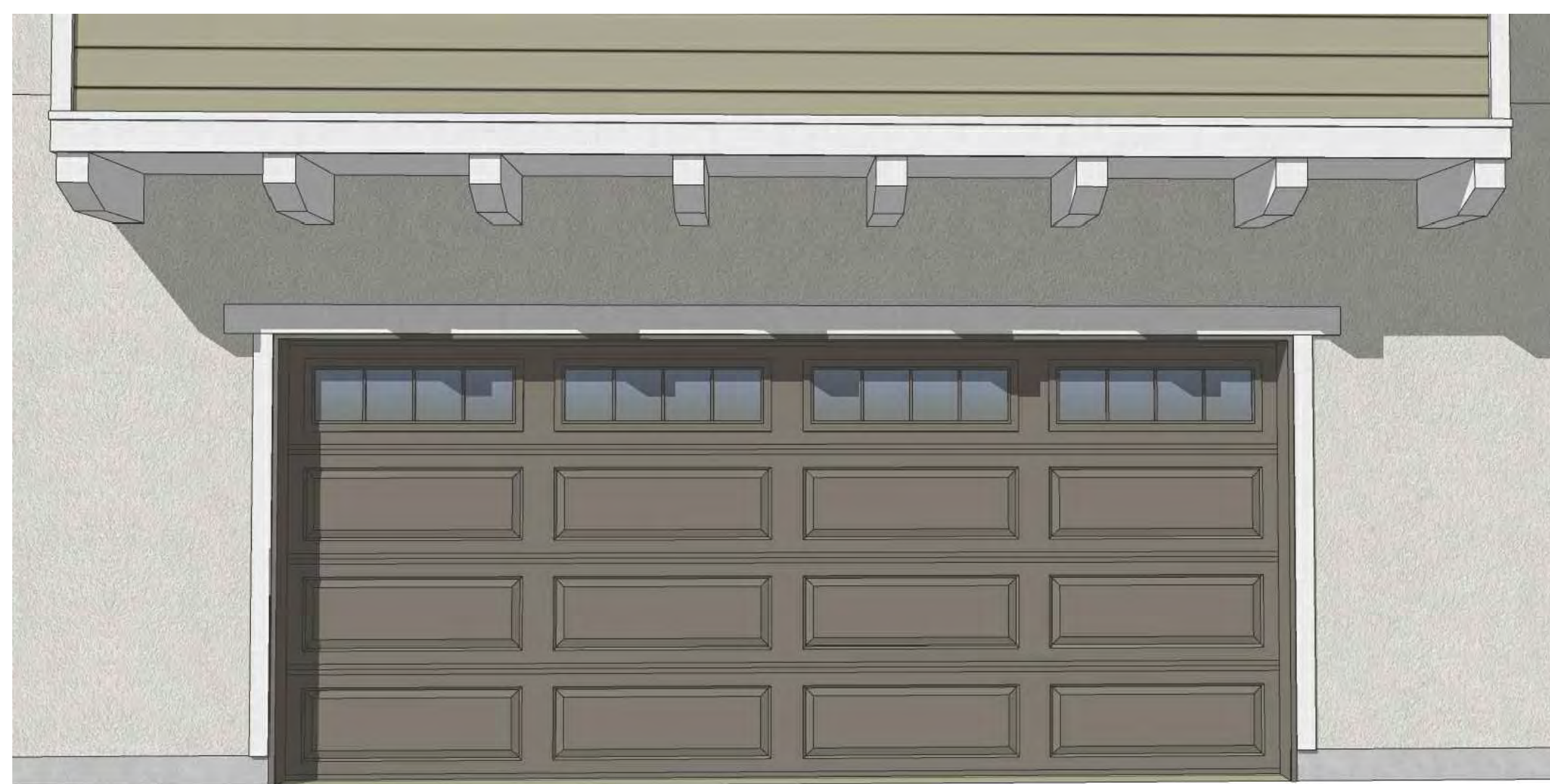
Brace in Gable End



Entry Doors



Pot Shelves



Garage Door



Window Trim



Storefront with Recessed Signage on Stone



Storefront with I-Beam Signage



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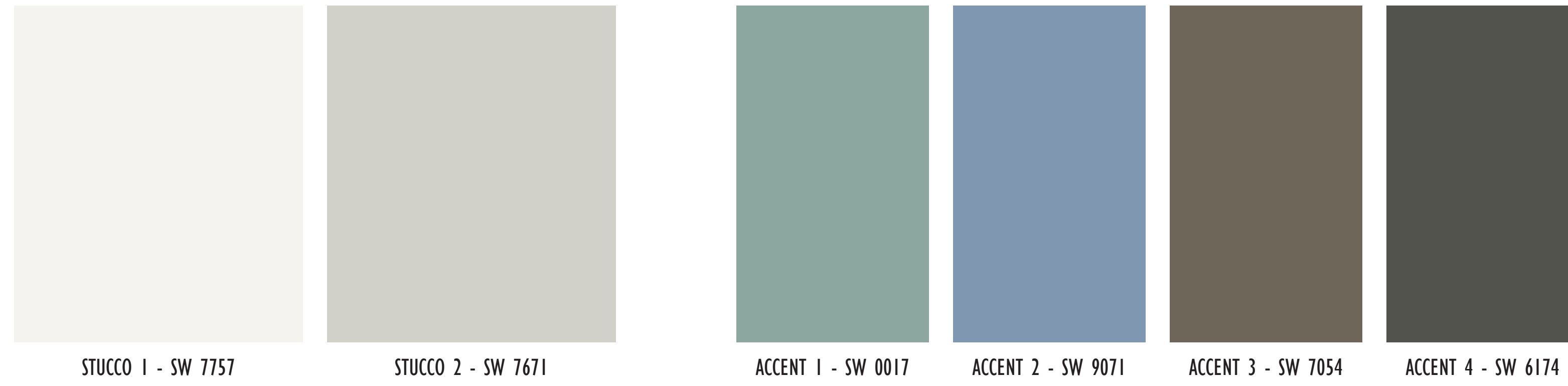
CONCEPT DESIGN  
DECEMBER 10, 2019

FARMHOUSE DETAILS

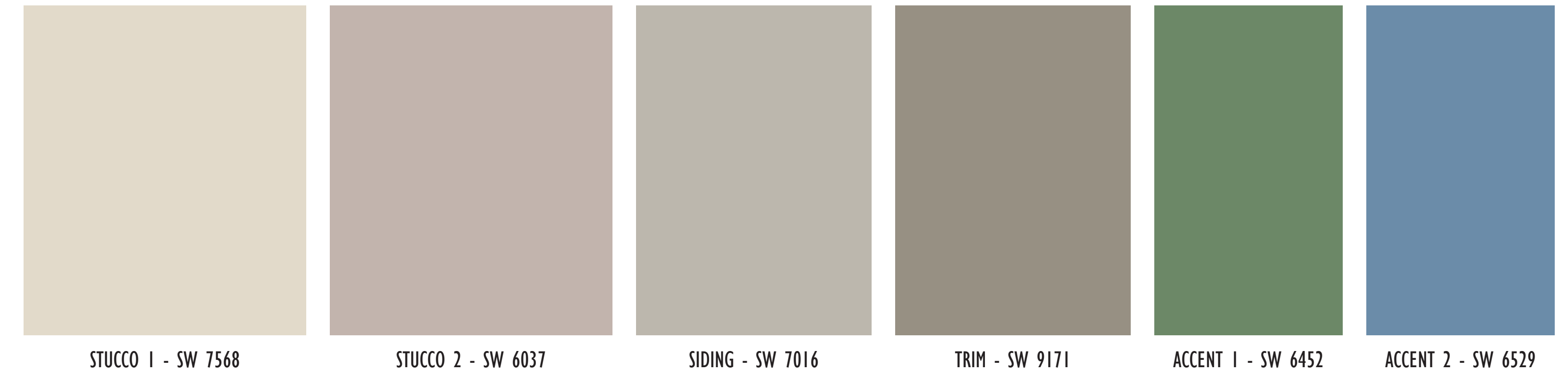
A6.2



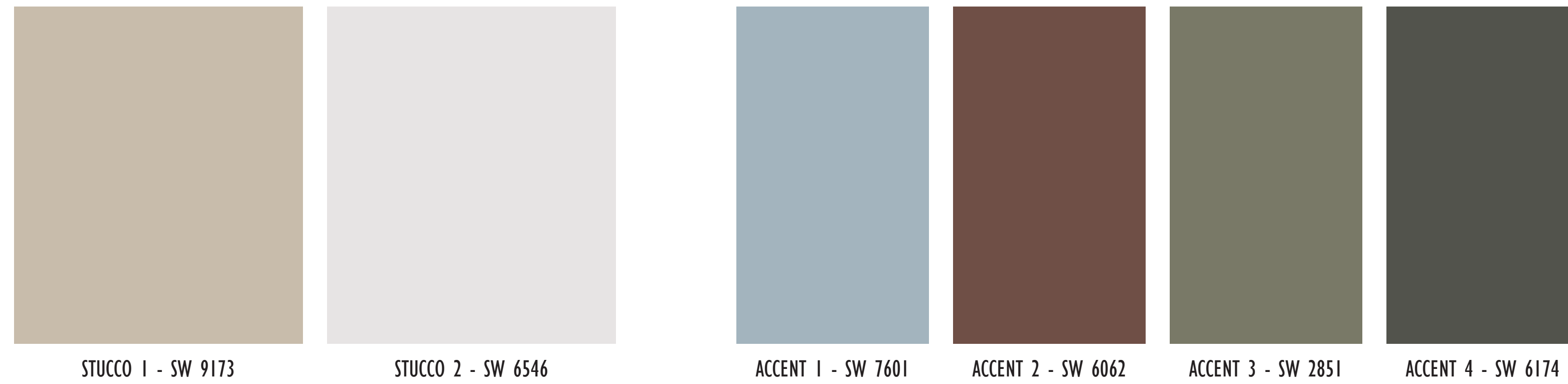
CALIFORNIA MISSION (APARTMENTS & BUNGALOWS) - SCHEME 1



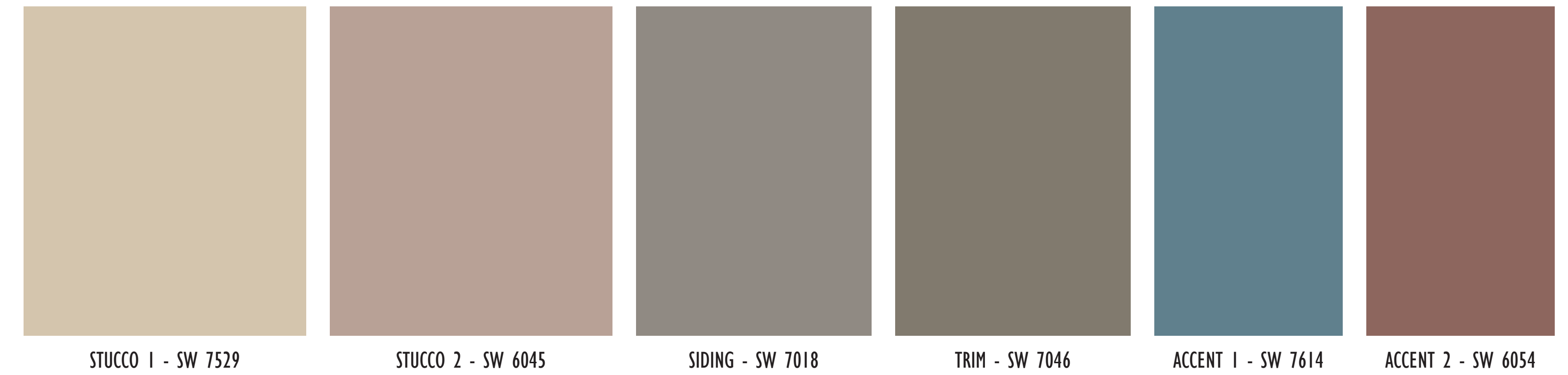
MISSION RANCH (BUNGALOWS) - SCHEME 1



CALIFORNIA MISSION (APARTMENTS & BUNGALOWS) - SCHEME 2



MISSION RANCH (BUNGALOWS) - SCHEME 2



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**Bullock Ranch**  
SAN LUIS OBISPO, CA #2018- 1068

MATERIAL BOARD

A7.0



FARMHOUSE (LIVE WORK)



STUCCO 1 - SW 7102

SIDING 1 - SW 6087

SIDING 2 - SW 6241

SIDING 3 - SW 6163

SIDING 4 - SW 7006



TRIM - SW 7006

ACCENT 1 - SW 6515

ACCENT 2 - SW 6081

ACCENT 3 - SW 6004

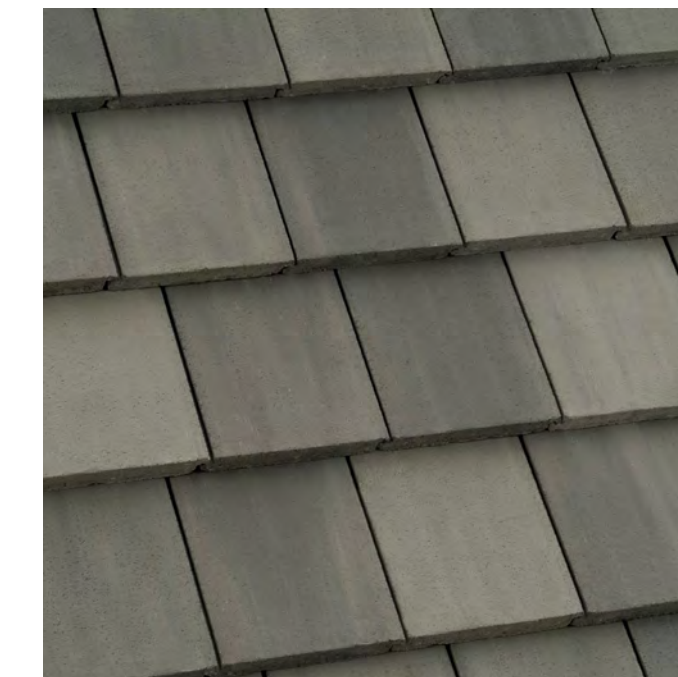
ACCENT 4 - SW 7047

METAL - SW 7069

WINDOW FRAME - WHITE



STONE VENEER  
CREATIVE MINES SPLIT MODULAR GRAYPEARL



ROOF - EAGLE 4697



METAL ROOF - BERRIDGE ZINC GREY