ATTACHMENT 1
Project Plan Set
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
125 South Bowling Green Way
Los Angeles, CA 90049
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.
NOVEMBER 6, 2019
SAN LUIS OBISPO, CA

TEMPLETON, CA 93465

IRVINE, CA 92614

2015 VISTA DE LA VINA

C-9

Vesting Tentative Tract 3136

DEMOLITION PLAN

SCALE: 1" = 40'

NOTE: ALL EXISTING ON-SITE TREES ARE TO BE REMOVED.

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

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

ABANDON WATER SERVICE

ABANDON GAS SERVICE

TO BE ABANDONED

NOTE: ALL EXISTING ON-SITE TREES ARE TO BE REMOVED.

STORM DRAIN

DEMO/REMOVE RESIDENCES

DEMO/REMOVE DRIVEWAY AND APPURTENANCES

DEMO/REMOVE POLE & OVERHEAD LINES

DEMO/REMOVE PAVING

DEMO/REMOVE TYPICAL SETBACK AND FENCES

NOTE: ALL EXISTING ON-SITE TREES ARE TO BE REMOVED.
DESIGN INSPIRATION

DETAIL INSPIRATION

MATERIAL/COLOR INSPIRATION
Bulllock Ranch, LLC
125 South Bowling Green Way
Los Angeles, CA 90049

CONCEPT DESIGN
DECEMBER 10, 2019

STREET SCENE
BUNGALOW CLUSTERS

AA1.0
BULLOCK RANCH
SAN LUIS OBISPO, CA
CONCEPT DESIGN
DECEMBER 10, 2019

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

Perspective
Bungalow Cluster
Bungalow Cluster
P2, P3, P5
Level 2

Bungalow Cluster
P2, P3, P5
Level 1

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 VENDER
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
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, P5
Level 1

P2
Garage

P3
Garage

P5
Garage

Bungalow Cluster
P2, P3, P5
Level 2

P2
Garage

P3
Garage

P5
Garage

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

BULLOCK RANCH
SAN LUIS OBISPO, CA

CONCEPT DESIGN
DECEMBER 10, 2019

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

AA2.2
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, P5
Level 1

P3

P2

P5

Garage

Garage

Garage

Bungalow Cluster
P2, P3, P5
Level 2

P3

P2

P5

Garage

Garage

Garage

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

BULLOCK RANCH
SAN LUIS OBISPO, CA
P: 805-768-1888

CONCEPT DESIGN
DECEMBER 10, 2019

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

AA2.3
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 VENIER

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

Conception Design
December 10, 2019

Bungalow Elevations
Plan 2, 3, 4 - California Mission (Scheme 1)

Plan 2
Plan 3
Plan 4

Level 1
Level 2

P4
Garage

P3

P2
Garage

P3

P2

P4
Garage

Level 1

Bungalow Cluster
P2, P3, P4

Level 2

Bungalow Cluster
P2, P3, P4
Bungalow Cluster
P2, P3, P4
Level 1

Bungalow Cluster
P2, P3, P4
Level 2

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

AA2.6

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

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BULLOCK RANCH
SAN LUIS OBISPO, CA

CONCEPT DESIGN
DECEMBER 10, 2019

BUNGALOW ELEVATIONS
PLANS 2/3/4 - MISSION RANCH (SCHEME 1)
Bungalow Cluster
P2, P3, P4
Level 2

P4
Garage
P2
Garage
P3
Garage

Bungalow Cluster
P2, P3, P4
Level 1

Plan 2
Plan 3
Plan 4

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

BULLOCK RANCH
125 South Bowling Green Way
Los Angeles, CA 90049

BULLOCK RANCH
SAN LUIS OBISPO, CA

CONCEPT DESIGN
DECEMBER 10, 2019

Architecture + Planning
17011 Via Kanaban AVE.
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Bungalow Cluster
P1, P5
Level 1

Bungalow Cluster
P1, P5
Level 2

CALIFORNIA MISSION MATERIAL LIST:
1. CONCRETE 'S' TILE ROOF
2. STUCCO FINISH
3. STUCCO OVER FOAM TRIM
4. DECORATIVE SHUTTERS
5. SECTIONAL GARAGE DOOR
6. LIGHT FIXTURE
7. DECORATIVE TILES
8. WROUGHT IRON
9. DECORATIVE GABLE END DETAIL
10. BRICK VENEER
Bungalow Cluster
P2, P3, P3
Level 2

Bungalow Cluster
P2, P3, P3
Level 1

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 VENDER

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

CONCEPT DESIGN
DECEMBER 10, 2019

BULOCK RANCH
SAN LUIS OBISPO, CA
P.2018-1988

BUNGALOW ELEVATIONS
PLAN 2/3/3 - CALIFORNIA MISSION (SCHEME 1)
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 VENDER
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
BULLOCK RANCH
SAN LUIS OBISPO, CA
P. 805-988

CONCEPT DESIGN
DECEMBER 10, 2019

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

AA2.12
BUNGALOW ELEVATIONS
PLAN 3-3 - CALIFORNIA MISSION (SCHEME 1)

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

Optional Dual Master Suite

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

Second Floor
1,323 SQ. FT.
Plan 3
4 Bed, 3 Bath
1,600 Net SQ. FT.
Plan 4
4 Bed, 3.5 Bath
1,753 Net SQ. FT.

Second Floor
820 SQ. FT.

First Floor
933 SQ. FT.

Living
15'-11"x13'-8"

Second Floor
820 SQ. FT.

First Floor
933 SQ. FT.

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

Adjacent Plan

Private Open Space Varies

SEE LANDSCAPE PLANS FOR DIMENSIONS
Plan 5
4 Bed, 3.5 Bath
1,901 Net SQ. FT.

First Floor
1,009 SQ. FT.

Second Floor
892 SQ. FT.
Plan 1a
3 Bed, 2.5 Bath
2,067 Net SQ. FT.
139 SQ. FT. Private Open Space
Plan 1b
3 Bed, 2.5 Bath
2,169 Net SQ. FT.
136 SQ. FT. Private Open Space

Third Floor
883 SQ. FT.

Second Floor
818 SQ. FT.

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

Third Floor
834 SQ. FT.

Second Floor
799 SQ. FT.

First Floor
734 SQ. FT.
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. GARAGE DOOR
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

Architecture + Planning
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BULLOCK RANCH
SAN LUIS OBISPO, CA
R-8/18-188

CONCEPT DESIGN
DECEMBER 10, 2019

BUILDING A - APARTMENT SCHEME 1

AC2.1
Front Elevation

35'-0" Maximum

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

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

Front Elevation

Right Elevation

Rear Elevation

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

BULLOCK RANCH
SAN LUIS OBISPO, CA
CONCEPT DESIGN
DECEMBER 10, 2019

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

AC2.3

ELEVATIONS
APARTMENT SCHEME 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. GLASS SOUND WALL
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

Building BX at lots 12, 13

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

AC2.4
ELEVATIONS
APARTMENT SCHEME 2

CONCEPT DESIGN
DECEMBER 10, 2019

BULLOCK RANCH
SAN LUIS OBISPO, CA
P. 2018-1068
Plan 1
1 Bed, 1 Bath
930 Net SQ. FT.
38 SQ. FT. Private Open Space
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
Plan 3
2 Bed, 2.5 Bath
1,352 Net SQ. FT.
72 SQ. FT. Private Open Space
Plan 4
3 Bed, 3.5 Bath
1,840 Net SQ. FT.
102 SQ. FT. Private Open Space
### Farmhouse (live work)

- **Stucco 1**: SW 7182
- **Siding 1**: SW 4897
- **Siding 2**: SW 6241
- **Siding 3**: SW 6143
- **Siding 4**: SW 7084
- **Trim**: SW 7084
- **Accent 1**: SW 6615
- **Accent 2**: SW 6081
- **Accent 3**: SW 6084
- **Accent 4**: SW 7047
- **Metal**: SW 7049
- **Window Frame**: White

**Materials**
- Stone Veneer: Creative Mines Split Modular Capparel
- Roof: Eagle 4697
- Metal Roof: Berridge Zinc Gery