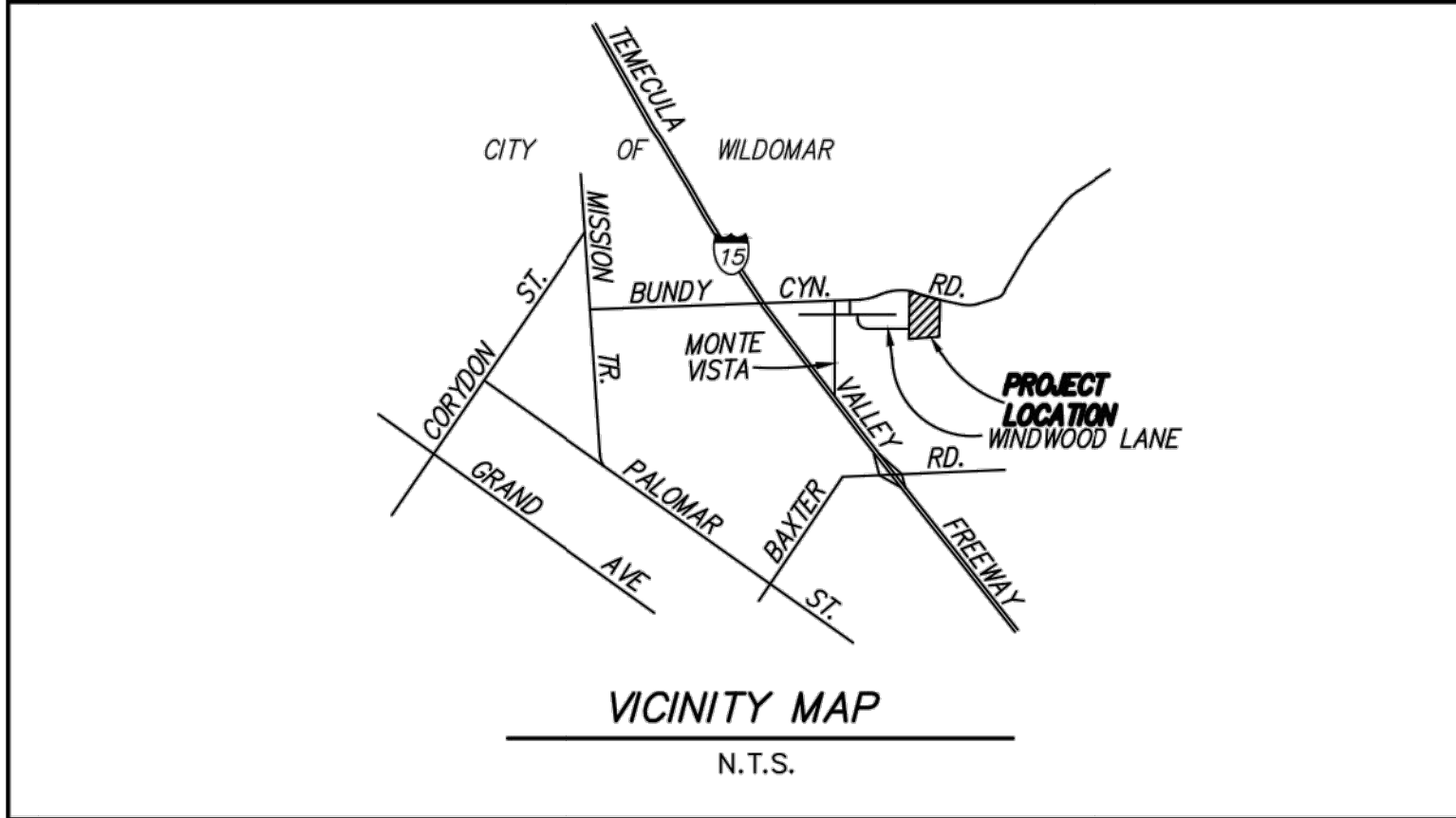




OWNER: BOB TAGHDIRI ET. AL.
3112 BOSTONIAN DRIVE
LOS ALAMITOS, CALIFORNIA
(310) 596-9125

APPLICANT: DICK DARLING - HUFSDAR INVESTORS, LLC.
P.O. BOX 6579
WEST LAKE VILLAGE, CA 91359
(805) 241-5007

ENGINEER AND EXHIBIT PREPARER:
GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA. 92596
PHONE: (951) 288-0601

ASSESSOR'S PARCEL NUMBER:
367-250-008 - 28.28 ACRES TOTAL PROJECT AREA

UTILITIES SURVEYORS:	AGENCY SERVING THE AREA	FACILITIES PRESENT	LOCATION
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	YES	BUNDY CANYON & WINDWOOD
GAS:	SOUTHERN CALIFORNIA GAS CO.	YES	BUNDY CANYON & WINDWOOD
TELEPHONE:	VERIZON	YES	BUNDY CANYON & WINDWOOD
CABLE TV:	TIME WARNER	YES	BUNDY CANYON & WINDWOOD
WATER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES	BUNDY CANYON & WINDWOOD
SEWER:	ELSINORE VALLEY MUNICIPAL WATER DISTRICT	YES	BUNDY CANYON & WINDWOOD
SCHOOL DIST:	LAKE ELSINORE UNIFIED SCHOOL DISTRICT		

LEGAL DESCRIPTION:
BEING A PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EARTHWORK:
THIS PROJECT WILL BE A "BALANCED EARTHWORK" DESIGN OF 320,000 CY ± WITH NO EXPORT OR IMPORT OF GRADING MATERIAL.

ZONING:
EXISTING LAND USE: VACANT WITH NO EXISTING STRUCTURES
PROPOSED LAND USE: RESIDENTIAL
EXISTING ZONING: R-R
PROPOSED ZONING: R-3
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL 2 TO 5 D.U. / ACRE:

GENERAL NOTES:
DEVELOPMENT WILL CONSIST OF 140 RENTAL DWELLING UNITS - 50 TOWNHOMES AND 90 APARTMENTS. THESE UNITS WILL BE PROCESSED AS A PLOT PLAN.
DRAINAGE: DEVELOPMENT OF SITE WILL PERPETUATE EXISTING DRAINAGE PATTERNS. DEVELOPMENT WILL DRAIN TO WATER QUALITY BASINS AND BUNDY CANYON WASH WILL BE BRIDGED AND NOT BE DISTURBED.
GRADING: GRADING WILL CONFORM TO THAT SHOWN ON THIS PLOT PLAN.
STREETS: ALL STREETS WITHIN THIS TRACT WILL BE CONSTRUCTED PER THE CITY OF WILDOMAR STANDARDS.
LIGHTING: ALL LIGHTING WILL CONFORM TO CHAPTER 8.64 LIGHT POLLUTION CODE.
PREPARED: AUGUST 2016.
PROJECT IS NOT LOCATED IN SPECIFIC PLAN, NOT IN SPECIAL STUDIES ZONE OR SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS. NO WELLS EXIST ON PROPERTY.

OPEN SPACE MAINTENANCE
OPEN SPACE LOTS WILL BE MAINTAINED BY PROPERTY MANAGEMENT.

AERIAL TOPOGRAPHY
THE TOPOGRAPHY IS BASED ON FLOWN TOPOGRAPHIC MAPPING 2003 AND FIELD VERIFIED IN 2015.

FLOOD PLAIN DESIGNATION
THIS SITE IS IN FLOOD ZONE "X" - FEMA PANEL 06065C 2044G
THIS PROJECT IS IN THE SANTA MARGARITA WATERSHED DRAINAGE AREA.
THIS LAND IS NOT SUBJECT TO OVERFLOW AND INUNDATION OR FLOOD HAZARD.

EXHIBIT "A"
LEGAL DESCRIPTION
The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

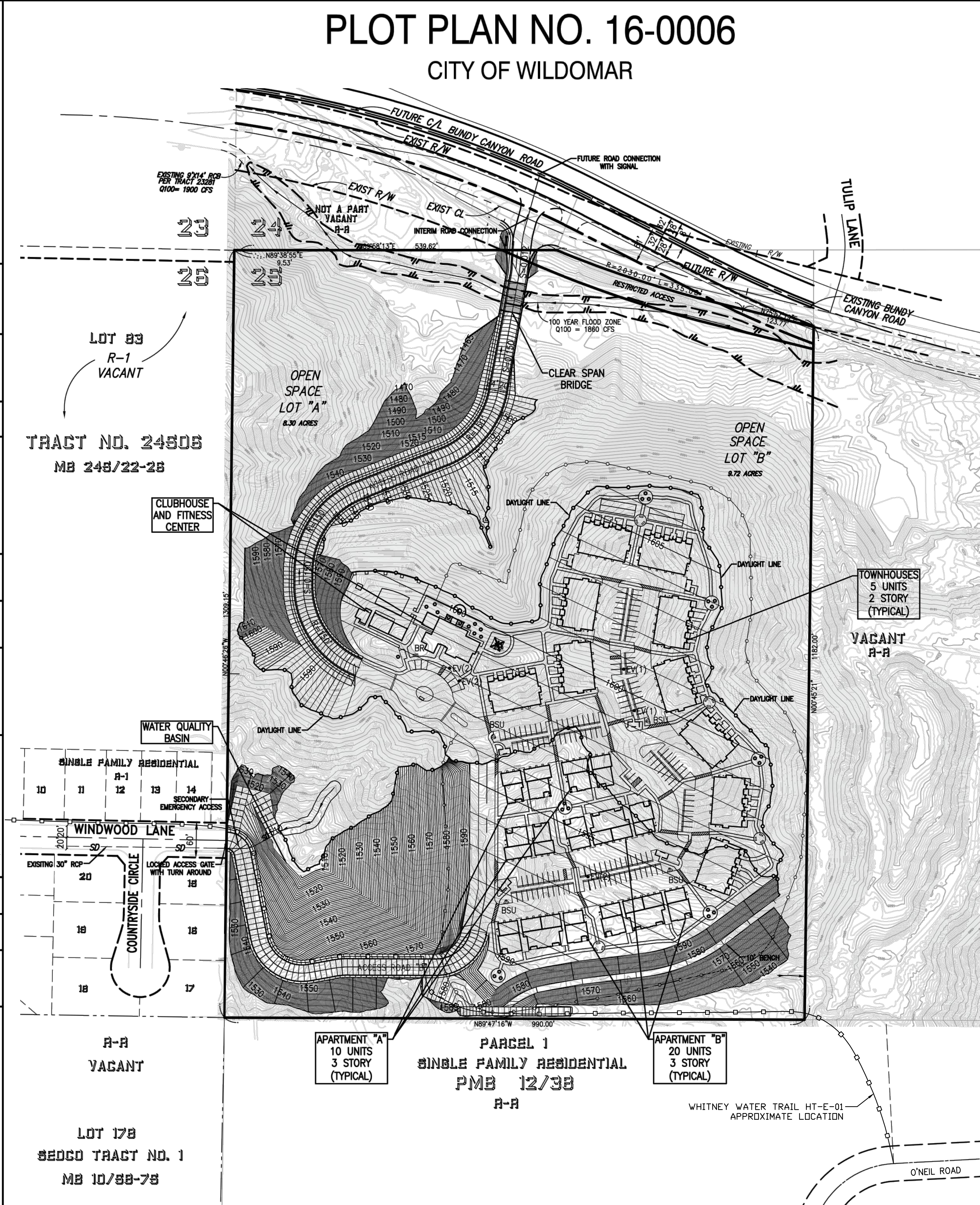
All that portion of the Northwest Quarter of the Northwest quarter of section 25, Township 6 South, Range 4 West, San Bernardino Base and Meridian, and particularly described as follows:

Beginning at the Northwest corner of the Northwest quarter of the Northwest quarter of section 25; thence Southerly along the Westerly line of the Northwest quarter of the Northwest quarter, 1320 feet to the Southwest quarter thereof; thence East along the Southerly line thereof, 990 feet; thence Northerly and parallel to the Westerly line of section 25, to the centerline of Bundy Road; thence Northwesterly along the centerline of said road to its intersection with the Northerly line said section 25; thence Westerly along Northerly line of said section to the point of beginning; Excepting therefrom that portion thereof included in roads. APN: 367-250-008



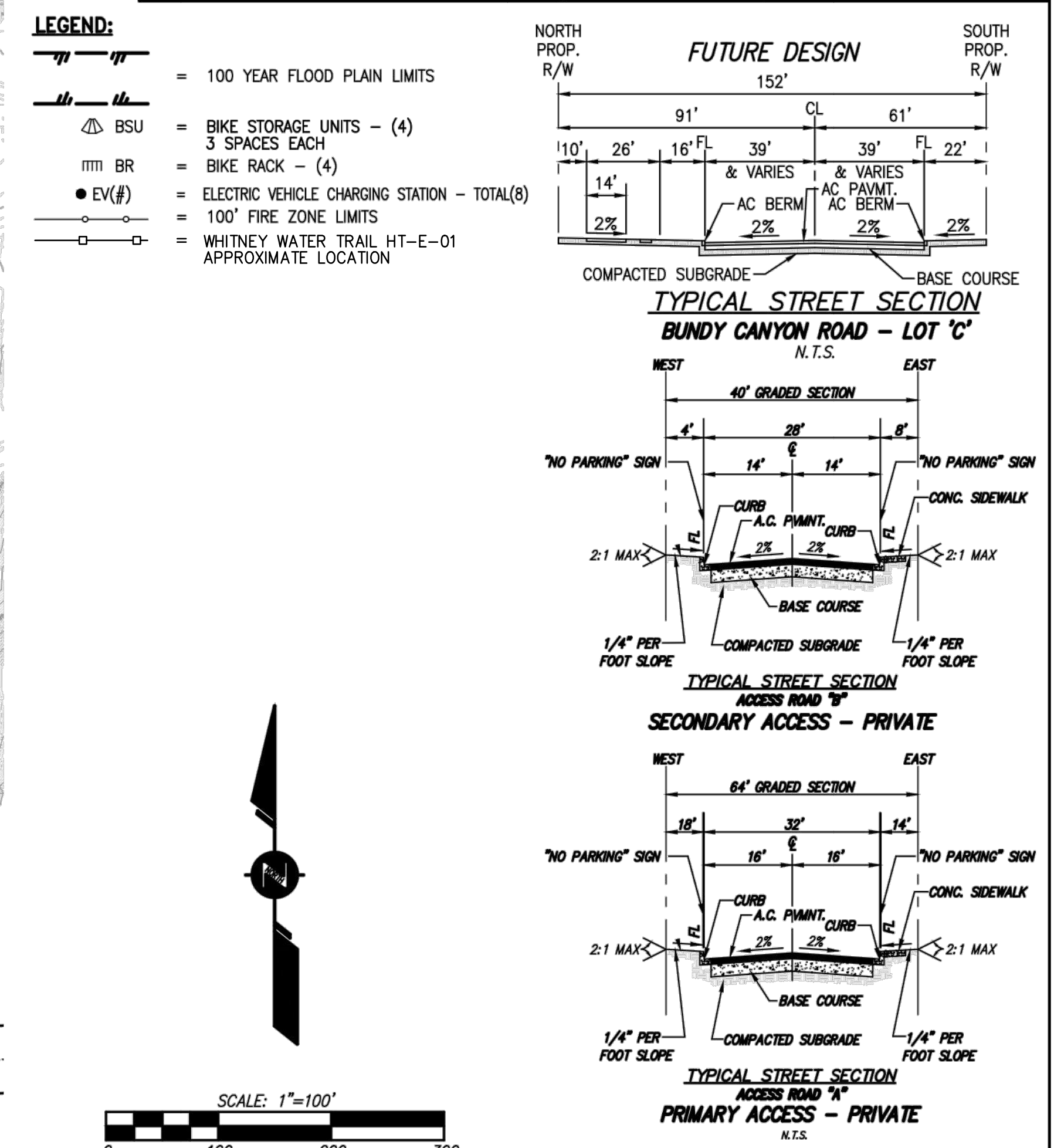
NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.



PROJECT INFORMATION

OCCUPANCY	R3 (DWELLINGS)			
	U (GARAGES)			
TYPE OF CONSTRUCTION	VA			
INDIVIDUAL UNITS	57 ONE BEDROOM / 1 BATH (APARTMENTS)			
	33 TWO BEDROOM / 2 BATH (APARTMENTS)			
	35 TWO BEDROOM / 3 BATH (TOWNHOMES)			
	15 THREE BEDROOM / 3 BATH (TOWNHOMES)			
	140 TOTAL RENTABLE APARTMENTS			
BUILDING	LEVEL	UNITS	FOOTPRINT AREA (S.F.)	BUILDING AREA TOTAL (S.F.)
TEN TOWNHOMES	1 & 2	5	4,500	90,000
THREE APARTMENTS "A"	1, 2 & 3	10	3,530	31,770
THREE APARTMENTS "B"	1, 2 & 3	20	7,060	63,540
SUBTOTAL		140	76,770	185,310
TOTAL RESIDENTIAL				185,310
CLUBHOUSE AND FITNESS CENTER		2	5,140	5,140
TUCK UNDER GARAGES		127	INCLUDED	INCLUDED
GRAND TOTAL				190,450
BUILDING FOOTPRINT (ALL STRUCTURES TOWNHOMES, APARTMENTS AND CLUBHOUSE/FITNESS)				81,910
SITE TOTAL = 140 UNITS/28.3 ACRES = 5.0 D.U./ACRE				
REQUIRED PARKING	1BR-1.25 SPACES/UNIT	2BR-2.25 SPACES/UNIT	3BR-2.75 SPACES/UNIT	TOTAL
PARKING SPACE REQUIRED	71.25	153	41.25	266
PARKING SPACES PROVIDED				288
ASSIGNED 140 UNITS @ 1:1BR, 2:2BR & 3:2.5BR	57	136	37.5	231
OPEN UNASSIGNED SPACES GUEST				22
ENCLOSED PARKING GARAGES				127
COVERED CARPORT PARKING STALLS				139
DEVELOPMENT STANDARD R-3 ZONE		REQUIRED	PROPOSED	
BUILDING HEIGHT 50 FT. MAX.			37 FT. MAX.	
FRONT SETBACK		14'	360'	
SIDE SETBACK WEST		9'	236'	
SIDE SETBACK EAST		9'	107'	
REAR SETBACK		14'	108'	
SEPARATION BETWEEN BUILDINGS		10'	15'	
EV CHARGING STATIONS		8	8	
BICYCLE RACK		4	5	
BICYCLE STORAGE		12	12	



REVISIONS	CITY OF WILDOMAR	SEAL	GRANT BECKLUND CIVIL ENGINEERING	SCALE:	PLOT PLAN NO. 16-0006	SHEET No.
GB 12/22/16 ADDED "WHITNEY WATER TRAIL" INFORMATION	ACCEPTED BY:	C 23737	30811 GARBANI ROAD	H: As Noted v: As Noted	CITY OF WILDOMAR	1
GB 11/10/16 REVISED SITE PLAN AND GRADING	Date:	Exp. 12/31/2017	WINCHESTER, CA 92596		BUNDY CANYON RESORT APARTMENTS	
GB 8/17/16 REVISED SITE PLAN AND UNITS	Doniel A. York, Director of Public Works		(951) 288-0601		DATE PREPARED AUGUST 2016	
MARK BY DATE	City Engineer, PE 43212					OF 1 SHTS
ENGINEER	ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES					

PRELIMINARY GRADING PLAN NO 16-0006

CITY OF WILDOMAR

OWNER:

BOB TAGHDIRI ET. AL.
3112 BOSTONIAN DRIVE
LOS ALAMITOS, CALIFORNIA
(310) 596-9125

APPLICANT:

DICK DARLING — HUFSDAR INVESTORS, LLC.
P.O. BOX 6579
WEST LAKE VILLAGE, CA 91359
(805) 241-5007

ENGINEER AND EXHIBIT PREPARER:

GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA. 92596
PHONE: (951) 288-0601

ASSESSOR'S PARCEL NUMBER:

367-250-008 — 28.28 ACRES TOTAL PROJECT AREA

LEGAL DESCRIPTION:

BEING A PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 4 WEST,
SAN BERNARDINO BASE AND MERIDIAN.

GENERAL NOTES:

DEVELOPMENT WILL CONSIST OF 140 RENTAL DWELLING UNITS — 50 TOWNHOMES AND 90 APARTMENTS.
THESE UNITS WILL BE PROCESSED AS A PLOT PLAN.

DRAINAGE: DEVELOPMENT OF SITE WILL PERPETUATE EXISTING DRAINAGE PATTERNS. DEVELOPMENT WILL DRAIN TO
WATER QUALITY BASINS AND BUNDY CANYON WASH WILL BE BRIDGED AND NOT BE DISTURBED.

GRADING: GRADING WILL CONFORM TO THAT SHOWN ON THIS PLOT PLAN.

STREETS: ALL STREETS WITHIN THIS TRACT WILL BE CONSTRUCTED PER THE CITY OF WILDOMAR STANDARDS.

LIGHTING: ALL LIGHTING WILL CONFORM TO CHAPTER 8.64 LIGHT POLLUTION CODE.

PREPARED: DECEMBER 2015.

PROJECT IS NOT LOCATED IN SPECIFIC PLAN, NOT IN SPECIAL STUDIES ZONE OR SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARDS.
NO WELLS EXIST ON PROPERTY.

OPEN SPACE MAINTENANCE

OPEN SPACE LOTS WILL BE MAINTAINED BY PROPERTY MANAGEMENT.

AERIAL TOPOGRAPHY

THE TOPOGRAPHY IS BASED ON FLOWN TOPOGRAPHIC MAPPING 2003 AND FIELD VERIFIED IN 2015.

FLOOD PLAIN DESIGNATION

THIS SITE IS IN FLOOD ZONE "X" — FEMA PANEL 06065C 2044G
THIS PROJECT IS IN THE SANTA MARGARITA WATERSHED DRAINAGE AREA.
THIS LAND IS NOT SUBJECT TO OVERFLOW AND INUNDATION OR FLOOD HAZARD.

LEGEND

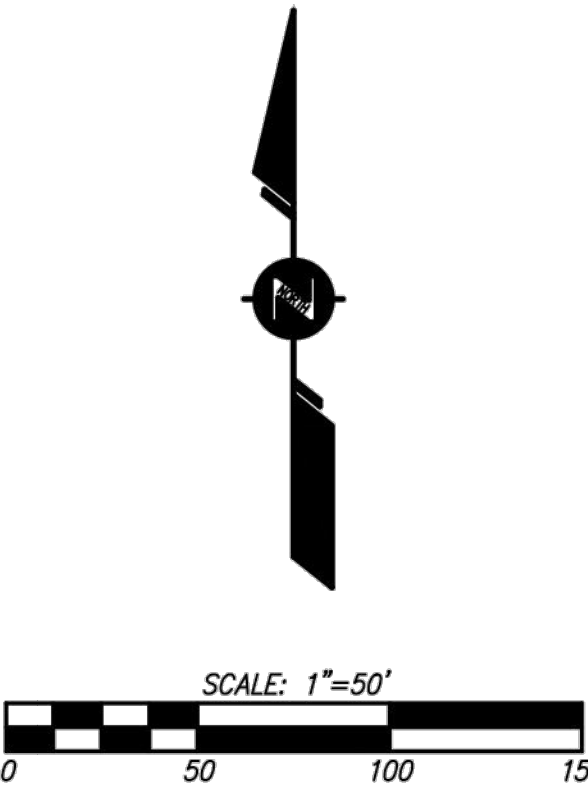
- — — — — STORM DRAIN LINE
⊙ INLET
■ PROPOSED ASPHALT PAVING
▨ PROPOSED SLOPES
○ — ○ 100 FT. FIRE MAINTENANCE ZONE
- - - - - LIMITS OF RETENTION BASIN
□ — □ — □ — □ WHITNEY WATER TRAIL HT-E-01
APPROXIMATE LOCATION

QUANTITY ESTIMATE

TOTAL CUT: 320,000 C.Y. FILL: 320,000 C.Y.

THIS PROJECT WILL BE A "BALANCED EARTHWORK" DESIGN
WITH NO EXPORT OR IMPORT OF GRADING MATERIAL.

ENTIRE PAD IS SLOPED AT 2% TO THE SOUTHWEST AND WILL
DRAIN TO A RETENTION BASIN.

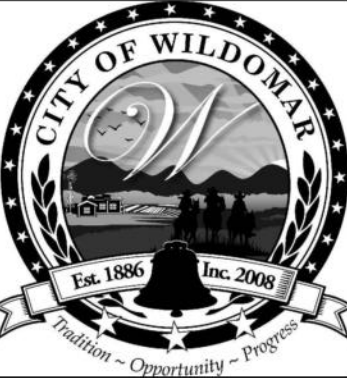


NOTE:

WORK CONTAINED WITHIN THESE PLANS SHALL
NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT
AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible
for assuring the accuracy and acceptability of the
design hereon. In the event of discrepancies arising
after city acceptance or during construction, the private
engineer shall be responsible for determining an
acceptable solution and revising the plans for
acceptance by the city.

MARK	BY	DATE	REVISIONS
	GB	12/22/16	ADDED "WHITNEY WATER TRAIL" INFORMATION
	GB	11/10/16	REVISED SITE PLAN AND GRADING
	GB	8/8/16	REVISED SITE PLAN AND UNITS

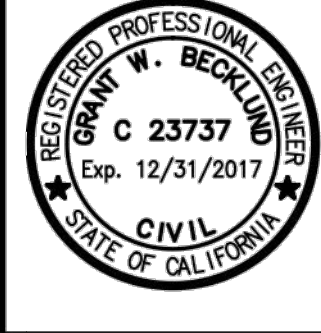


CITY OF WILDOMAR
ACCEPTED BY:

Date:
Daniel A. York, Director of Public Works
City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS
AND PRACTICES

SEAL



GRANT BECKLUND CIVIL ENGINEERING
30811 GARBANI ROAD
WINCHESTER, CA 92596
(951) 288-0601

PREPARED BY: GRANT W. BECKLUND
R.C.E. No. 23737 EXP. 12/31/2017

BENCHMARK:

Elevation = _____
Datum = _____
BENCHMARK # _____

THIS SURVEY WAS
PERFORMED ON (date) BY
(surveyor)
L.S. (number), EXP. (date)

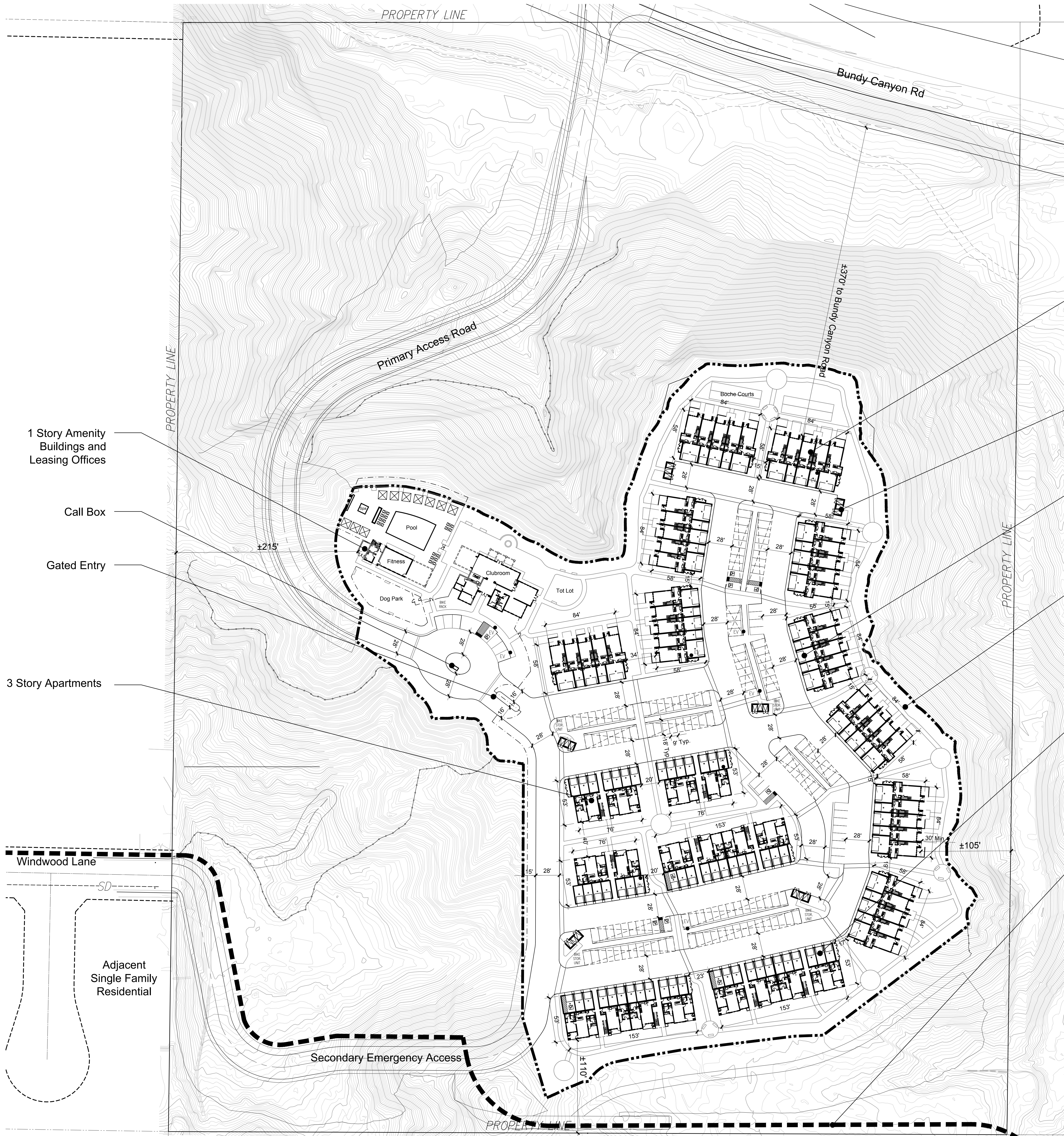
SCALE:
H: As Noted v: As Noted

PLOT PLAN NO. 16-0006
CITY OF WILDOMAR
BUNDY CANYON RESORT APARTMENTS
PRELIMINARY GRADING PLAN

SHEET No.

1

OF 1 SHTS



Site Summary

APN-	367-250-008	
Existing Zoning:	R-R	
Proposed Zoning:	R-3	
Site Area	±28.28 acres	
Access Roads	±1.83 acres	6%
Pad Area	±9.18 acres	32%
Water Quality Basin	±0.70 acres	2%
Open Space	±16.57 acres	60%
±4.95 du/acre		
140 Units		
R3 Occupancy		
Type V Construction		

Building Summary

Town Homes		
2 Bedroom	70%	35 units
3 Bedroom	30%	15 units
Total		50 units
Apartments		
1 Bedroom	63.3%	57 units
2 Bedroom	36.7%	33 units
Total		90 units
Total		
Apt 1 Bedroom	40.7%	57 units
Apt 2 Bedroom	23.6%	33 units
TH 2 Bedroom	25.0%	35 units
TH 3 Bedroom	10.7%	15 units
Total		140 Units

Parking Summary

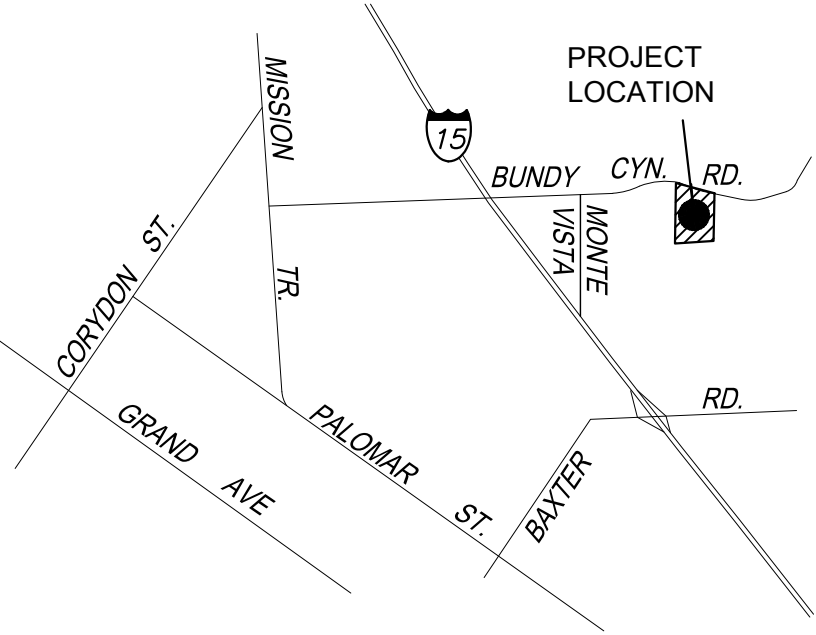
Parking Required:			
1 Bd	57 units	1.25 space/ unit	71.25 spaces
2 Bd	68 units	2.25 space/ unit	153 spaces
3 Bd	15 units	2.75 space/ unit	41.25 spaces
Total	140 units		265.5 spaces
Parking Provided:			
Tuck-Under	3 HC		127 spaces
Carport	5 HC		139 spaces
On-Grade	2 HC		22 spaces
Total			288 spaces
			2.06 spaces/ unit
Bicycle Parking			
.05 bicycle space/parking space			14 bicycle spaces
EV Parking			
			8 EV spaces

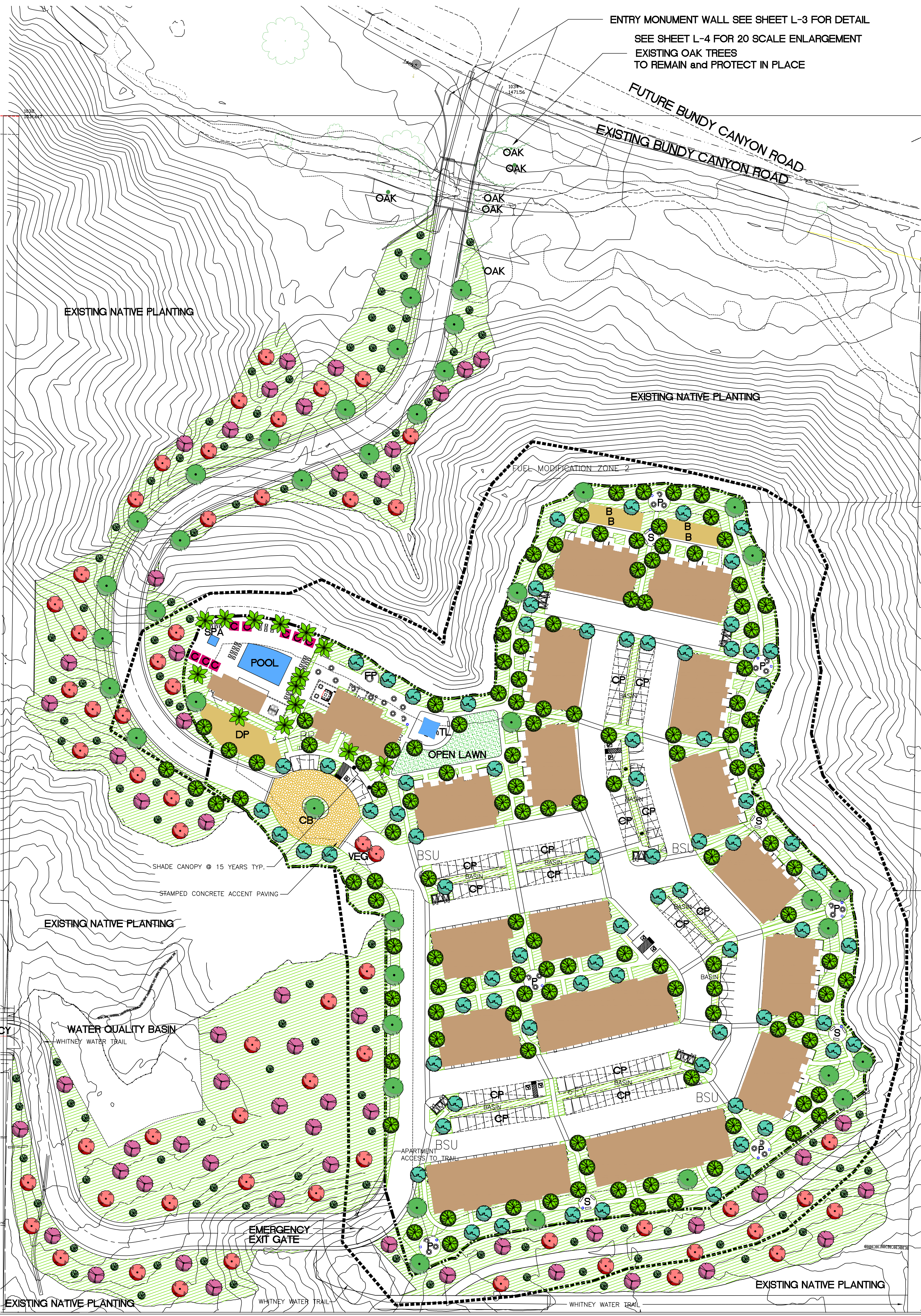
Setback Summary

North	±370' (to Bundy Canyon Road)
South	±110'
East	±215'
West	±105'

Vicinity Map
N.T.S

Project Site
N.T.S



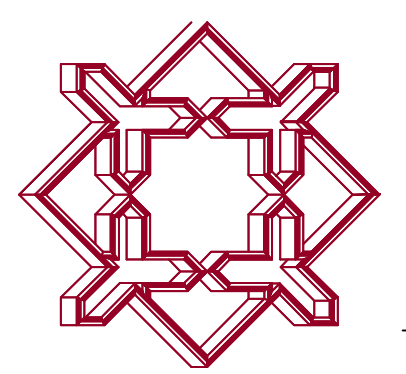


- AMENITIES LEGEND**
- P PICNIC AREAS W/ PICNIC TABLES, TRASH RECEPTACLES & BARBEQUE
 - S SEATING AREAS W/ BENCHES & TRASH RECEPTACLES
 - CP CARPORT
 - B BOCCIE COURTS
 - FP FIRE PIT
 - C CABANAS
 - DP DOG PARK W/ DECOMPOSED GRANITE SURFACE
 - TL TOT LOT W/ SHADE COVER & SEATING
 - BSU BIKE STORAGE UNIT
 - BR BIKE RACK
 - VEG VEHICLE ENTRY GATE
 - CB CALL BOX
 - EV ELECTRIC VEHICLE CHARGING

FUEL MODIFICATION ZONE 1 LIMIT - 30'
IRRIGATED AREA BETWEEN THE BUILDING &
ZONE 2 FUEL MODIFICATION ZONE

PLANTING LEGEND							
SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
TREES:							
	QUE. AGR.	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	41	TRIPLE STAKE / HEIGHT 10-12', SPREAD 5'-6" MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK FLOWERING CHITALPA	15 GAL	59	DOUBLE STAKE / HEIGHT 7-8', SPREAD 2'-3" MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN RED BUD	15 GAL	110	DOUBLE STAKE / HEIGHT 6-7', SPREAD 1'-2" MIN.	L
	ACA. STE.	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15 GAL	54	DOUBLE STAKE / HEIGHT 7-8', SPREAD 2'-3" MIN.	L
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	124	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4" MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONII'	FRUITLESS OLIVE	24" BOX	78	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4" MIN.	L
	WAS. FIL.	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10" BTH	14	PLANT PER DETAIL - 36" BOX EQUIVILANT	L
SHRUBS:							
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIGDEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	-	TRIANGULAR SPACING @ 5' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTICOSUM	TEXAS RANGER	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	ANA. FLA.	ANAGOZANTHUS FLAVIDUS 'VELVET AMBER'	AMBER KANGAROO PAWS	1 GAL	-	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	AGA. 'SHA.'	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	-	FULL & BUSHY @ 3' O.C.	L
	LAV. STO.	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGII	AUTUMN SAGE	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	LOM. LON.	LOMANDRA LONGIFOLIA	LOMANDRA	1 GAL	-	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASINS	M
VINES:							
	DIS. BUC.	DISTICTUS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GAL	-	ATTACH TO WALLS & TRELLIS	M
MULCH							
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS AS SHOWN	
LAWN :							
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

FUEL MODIFICATION ZONE 2 LIMIT - 100'
CLEAR ALL DEAD WOOD AND THIN ALL
EXISTING PLANTS TO PROVIDE LESS FUEL.



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802 FAX 296-6803
JOB # 15-136 12-22-16

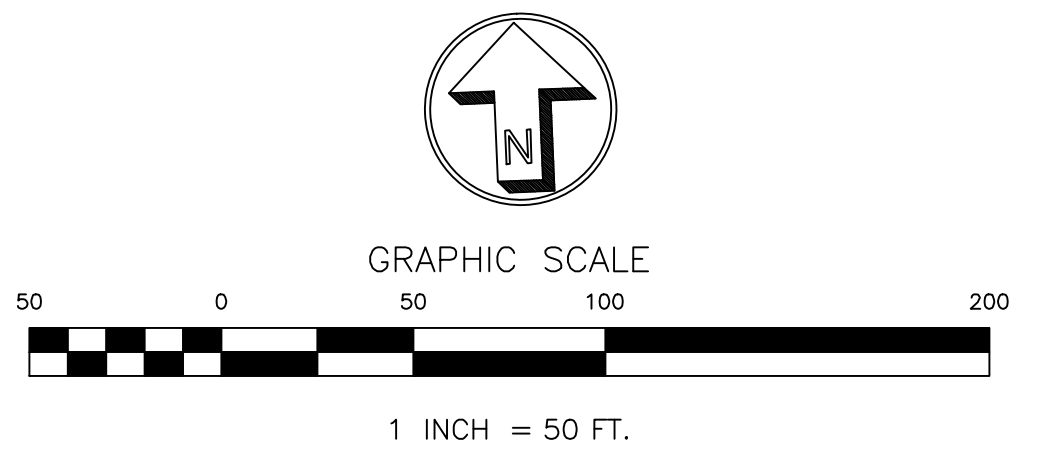
- NOTES:**
1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.
 2. A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDOMAR'S WATER EFFICIENT LANDSCAPING ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276
 3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
 4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
 5. ALL PLANTING SHALL CONFORM TO THE COUNTY OF RIVERSIDE ORD. 859 LIST OR AS APPROVED BY THE CITY PLANNING DIRECTOR.

SHADE REQUIREMENT

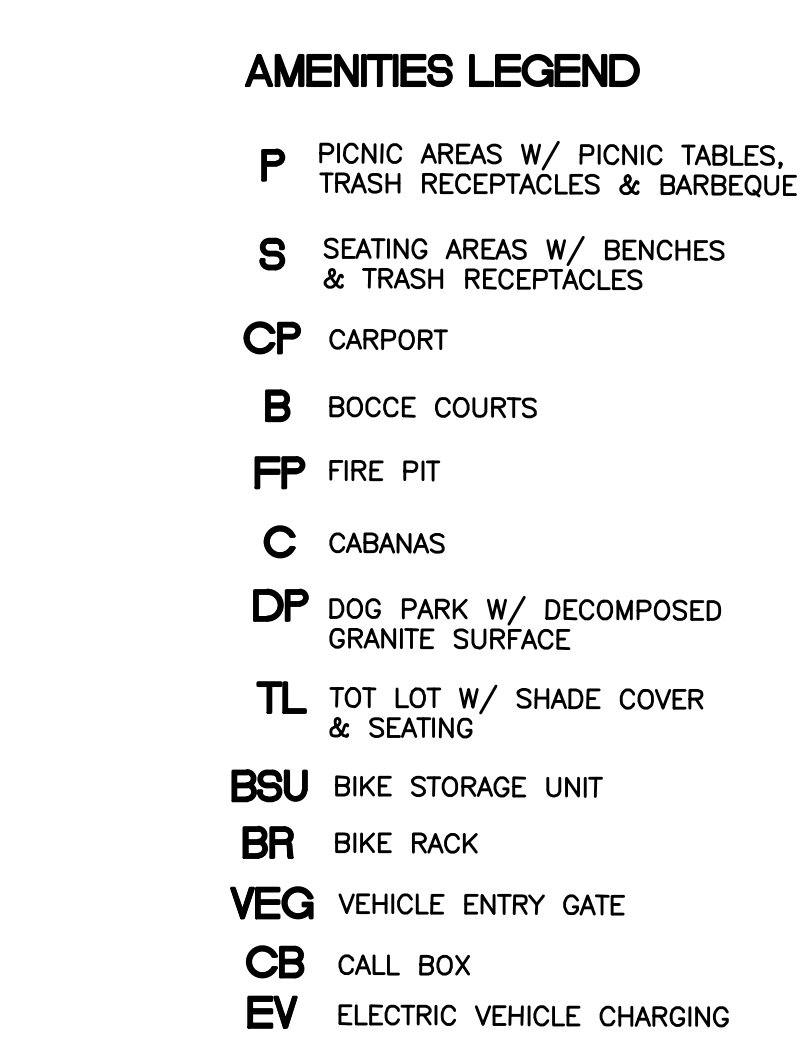
TUCK UNDER SPACES 127 (100% SHADED) 20,579 S.F.
CARPORT SPACES 139 (100% SHADED) = 22,518 S.F.
UNCOVERED 22 SPACES @ 162 S.F. EA= 3,564 S.F.
3,564 S.F. @ 30% COVERAGE REQUIRED= 1,069 S.F.
ACTUAL AREA SHADED= 1,397 S.F.
TOTAL AREA SHADED= 44,499 S.F.-92 % OF SPACES SHADED

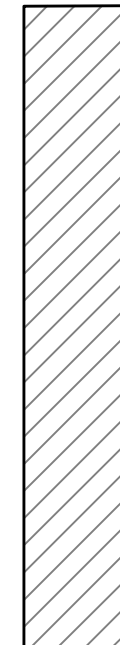
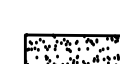
INTERIOR LANDSCAPE REQUIREMENT

PROVIDED 22 SPACES @ 162 S.F. EA= 3,564 S.F.
3,564 S.F. @ 10% COVERAGE REQUIRED= 356 S.F.
ACTUAL AREA = 560 S.F.



COLOR CONCEPT PLAN



PLANTING LEGEND							
SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	QUE. AGR.	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	41	TRIPLE STAKE / HEIGHT 10-12", SPREAD 5'-6" MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK FLOWERING CHITALPA	15 GAL	59	DOUBLE STAKE / HEIGHT 7-8", SPREAD 2'-3" MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN RED BUD	15 GAL	110	DOUBLE STAKE / HEIGHT 6-7", SPREAD 1-2' MIN.	L
	ACA. STE.	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15 GAL	14	DOUBLE STAKE / HEIGHT 7-8", SPREAD 2'-3" MIN.	L
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	124	DOUBLE STAKE / HEIGHT 8-10", SPREAD 3'-4" MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONII'	FRUITLESS OLIVE	24" BOX	78	DOUBLE STAKE / HEIGHT 8-10", SPREAD 3'-4" MIN.	L
	WAS. FIL.	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10' BTH	14	PLANT PER DETAIL - 36" BOX EQUIVLANT	L
	SHRUBS:						
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	-	TRIANGULAR SPACING @ 5' O.C.	L
	HES. PAR.	HESSPERALOE PARVIFLORA	RED YUCCA	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTICOSUM	TEXAS RANGER	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	ANA. FLA.	AMBOGZANTHUS FLAVIDUS 'VELVET AMBER'	AMBER KANGAROO PAWS	1 GAL	-	FULL & BUSHY @ 3' O.C.	L
	KNL. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	AGA. 'SHA.'	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	MUE. RIO.	MUEHLBERGIA RIGENS	DEER GRASS	1 GAL	-	FULL & BUSHY @ 3' O.C.	L
	LAV. STO.	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	LOM. LON.	LOMANDRA LONGIFOLIA	LOMANDRA	1 GAL.	-	FULL & BUSHY @ 3' O.C. IN WATER QUALITY BASINS	M
	VINES:						
	DIS. BUC.	DISTICTUS BUCCINITORIA	BLOOD RED TRUMPET VINE	5 GAL	-	ATTACH TO WALLS & TRELLIS	M
	MULCH						
	WOOD MULCH	SHREDDED WOOD MULCH	MEDIUM GRIND WOOD MULCH	NA	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS AS SHOWN	
	LAWN :						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

NOTE:
SEE SHEET 1-2 FOR TYPICAL SHRUB PLANTING

— FUEL MODIFICATION ZONE 2 LIMIT - 100'
CLEAR ALL DEAD WOOD AND THIN ALL
EXISTING PLANTS TO PROVIDE LESS FUEL.

NOTES:

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDMOR ORDINANCES AND STANDARDS.
2. A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF WILDMOR'S WATER EFFICIENT LANDSCAPE ORDINANCE AND IRRIGATION IMPLEMENTATION GUIDELINES, TITLE 17.276
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
5. ALL PLANTING SHALL CONFORM TO THE COUNTY OF RIVERSIDE ORD. 859 LIST OR AS APPROVED BY THE CITY PLANNING DIRECTOR.

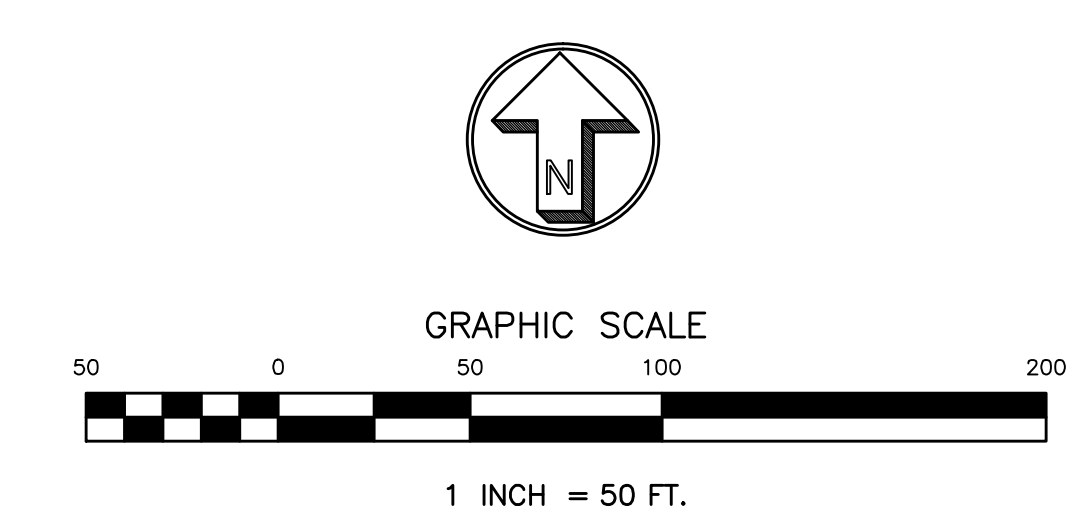
Riverside County Ordinance 459 Landscape Water Use Calculations			
Bundy Canyon Apartments			
(For projects with more than 1 hydrozone)			
1	Maximum Annual Water Allowance	(MAWA)	
INPUT the total square footage of landscape =		336,600	S.F.
INPUT the Hist. ETo for the area =		55.45	
MAWA =		7,735	cfr/y
2	Estimated Annual Water Use	(EAUW)	
Hydrozone # 1	INPUT Plant Factor =	0.8	(Turf)
INPUT square footage of hydrozone =		7,421	
INPUT hydrozone irrigation efficiency =		0.9	
EAUW =		303	cfr/y
Hydrozone # 2	INPUT Plant Factor =	0.8	(right)
INPUT square footage of hydrozone =		0	
INPUT hydrozone irrigation efficiency =		0.7	
EAUW =		0	cfr/y
Hydrozone # 3	INPUT Plant Factor =	0.5	(Med)
INPUT square footage of hydrozone =			
INPUT hydrozone irrigation efficiency =		0.9	
EAUW =		0	cfr/y
Hydrozone # 4	INPUT Plant Factor =	0.2	(Low)
INPUT square footage of hydrozone =		329,179	
INPUT hydrozone irrigation efficiency =		0.9	
EAUW =		3362	cfr/y
Hydrozone # 5	INPUT Plant Factor =	0.1	(Very Low)
INPUT square footage of hydrozone =		0	
INPUT hydrozone irrigation efficiency =		0.7	
EAUW =		0	cfr/y
Sub-Total EAUW =		3,665	cfr/y
Input Irrigation System Operation Factor		0.85	
Total EAUW =		4,312	
EAUW < MAWA =		3,423	cfr/y

SHADE REQUIREMENT

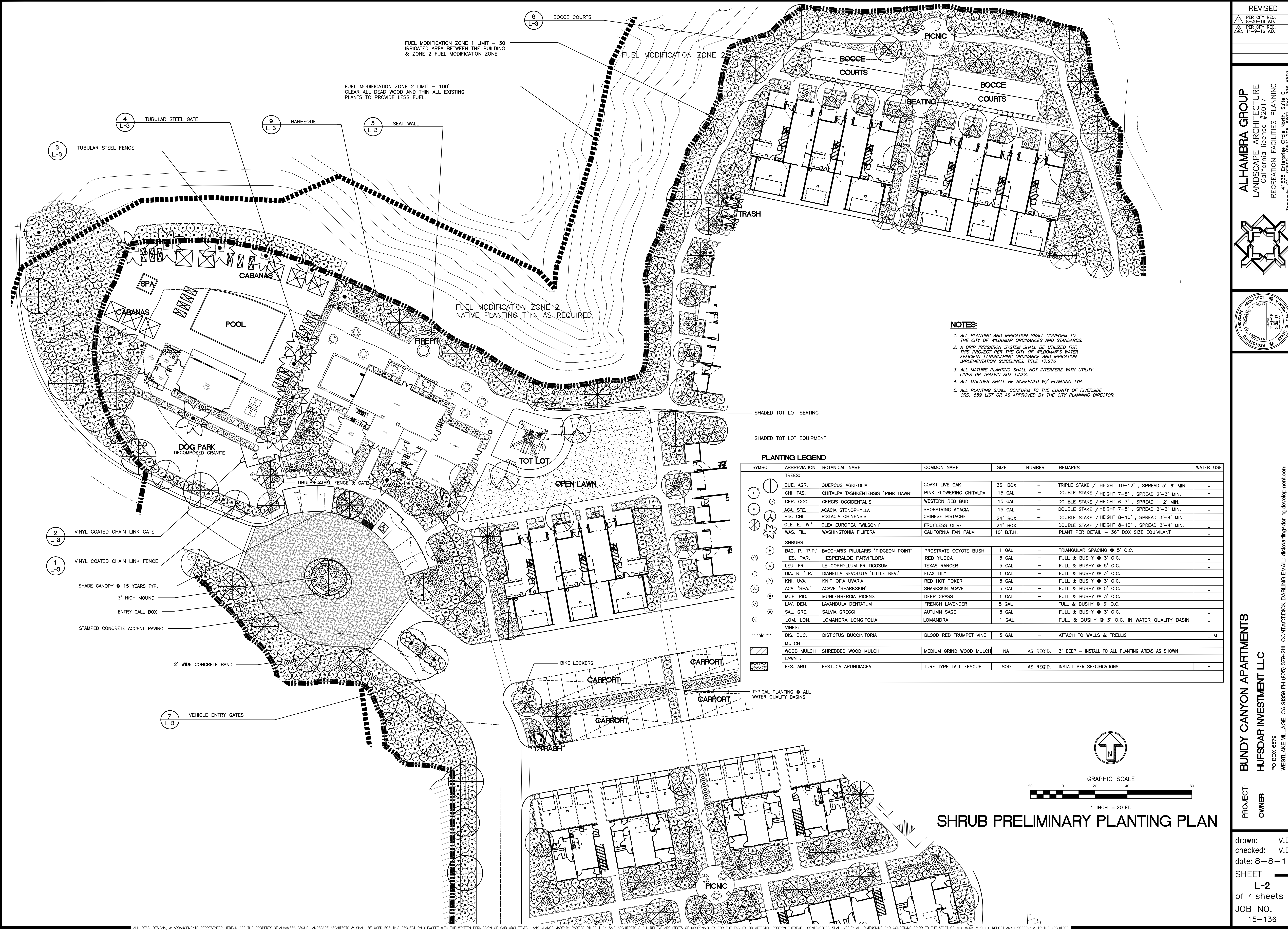
TUCK UNDER SPACES 127 (100% SHADED) 20,579 S.F.
CARPORT SPACES 139 (100% SHADED) = 22,518 S.F.
UNCOVERED 22 SPACES @ 162 S.F. EA. = 3,564 S.F.
3,564 S.F. @ 30% COVERAGE REQUIRED = 1,069 S.F.
ACTUAL AREA SHADED = 1,397 S.F.
TOTAL AREA SHADED = 44,499 S.F.-92 % OF SPACES SHADED

INTERIOR LANDSCAPE REQUIREMENT

PROVIDED 22 SPACES @ 162 S.F. EA.= 3,564 S.F.
3,564 S.F. @ 10% COVERAGE REQUIRED= 356 S.F.
ACTUAL AREA = 560 S.F.



PRELIMINARY PLANTING PLAN



REVISED

PER CITY REQ.

8-30-16 V.D.

PER CITY REQ.

11-9-16 V.D.

ALHAMBRA GROUP

LANDSCAPE ARCHITECTURE

California License #2017

RECREATION FACILITIES PLANNING

41535 Enterprise Circle North, Suite C

Temecula, CA 92590 (951) 296-6802 FAX 296-6803

LANDSCAPE ARCHITECT

REGISTERED

STATE OF CALIFORNIA

11-10-16

11-10-16

11-10-16

PROJECT:

BUNDY CANYON APARTMENTS

OWNER:

HUFSDAR INVESTMENT LLC

PO BOX 6579

WESTLAKE VILLAGE, CA 91359 PH (805) 379-2311 CONTACT/DICK DARLING EMAIL: dick.darling@darlingdevelopment.com

drawn:

V.D.

checked:

V.D.

date:

8-8-16

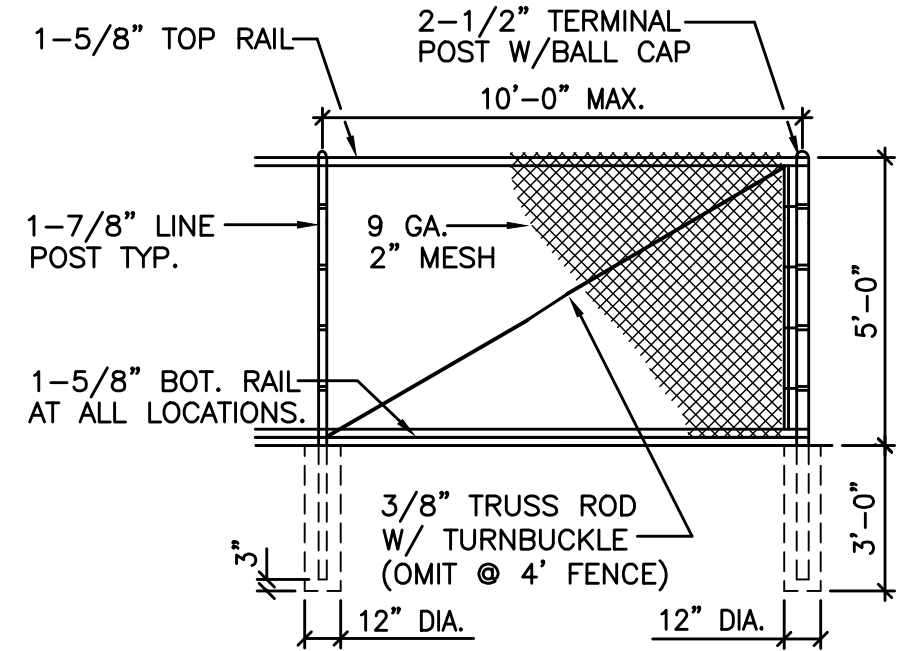
SHEET

L-2

of 4 sheets

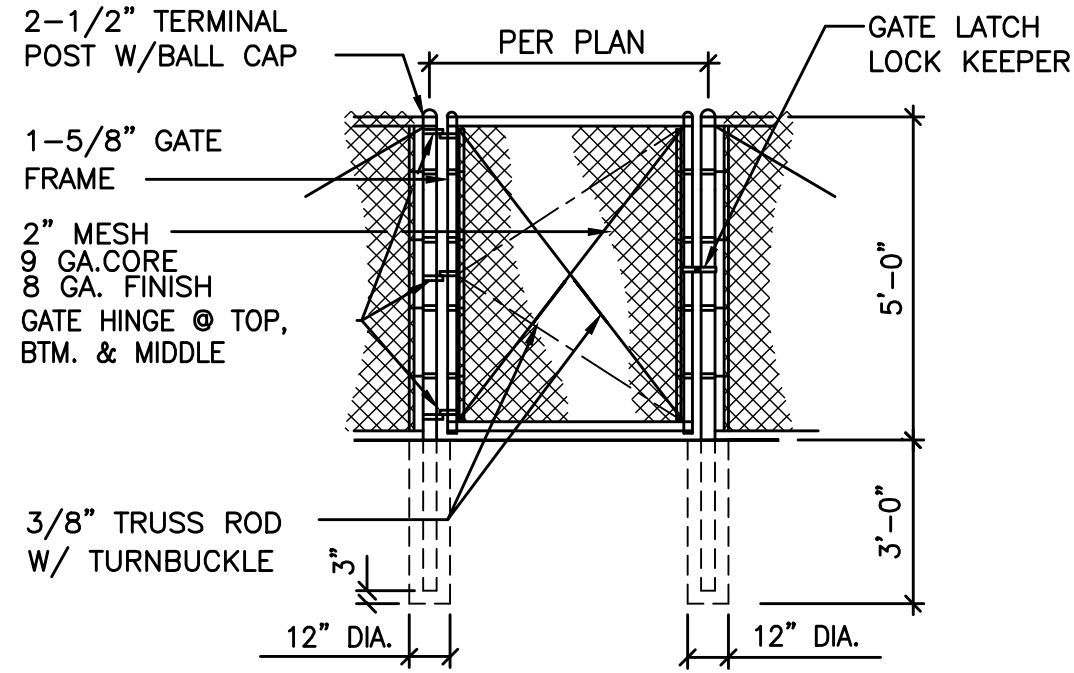
JOB NO.

15-136



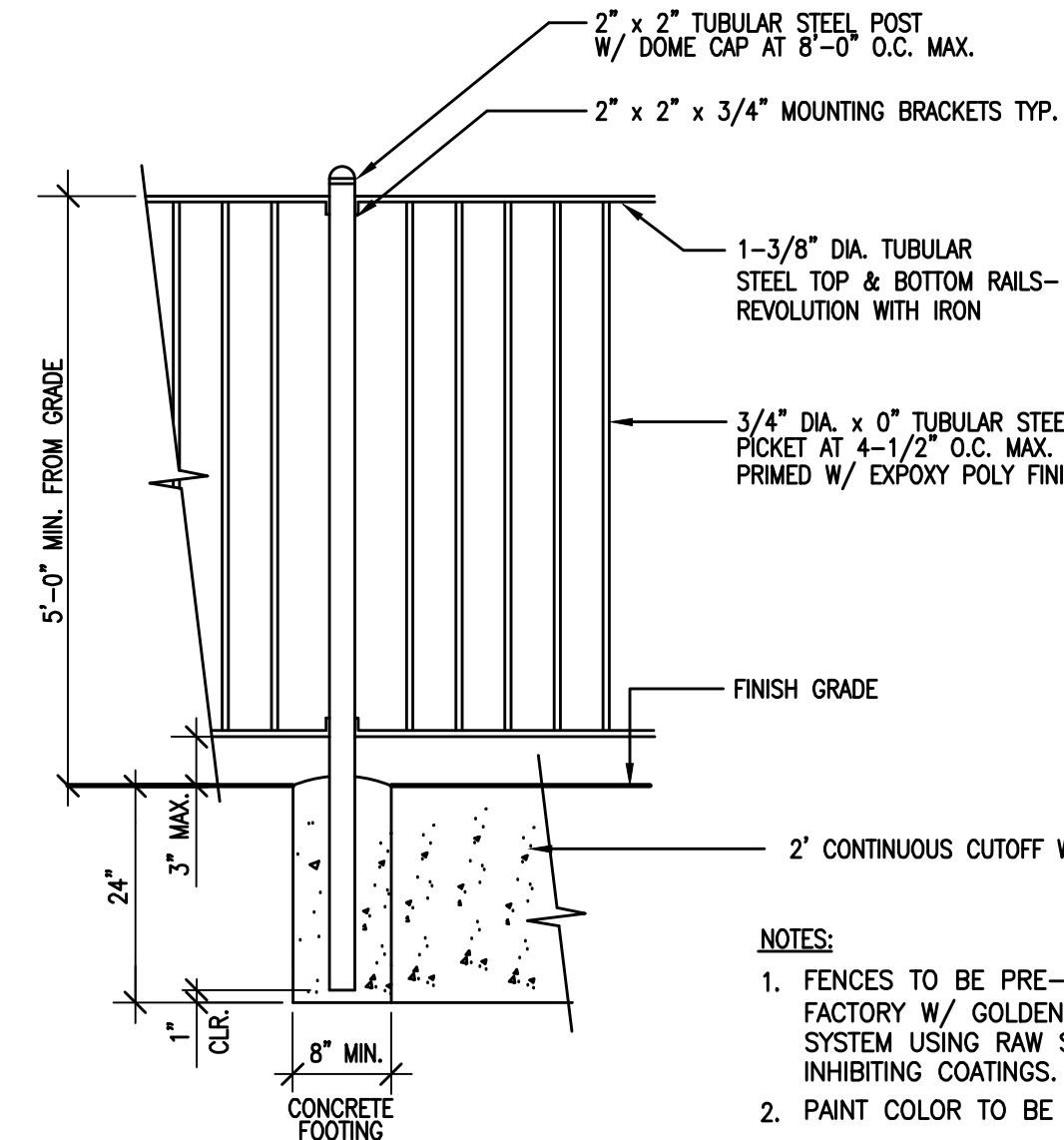
1. CHAIN LINK, TOP SELVAGE KNUCKLED BOTTOM SELVAGE TWISTED.
2. ALL POSTS AND RAILS SHALL BE SCHEDULE 40.
3. ALL GATE FRAMES SHALL BE 1-5/8\"/>

1
L-3 5' VINYL COATED CHAIN LINK FENCE DOG PARK ONLY N.T.S.



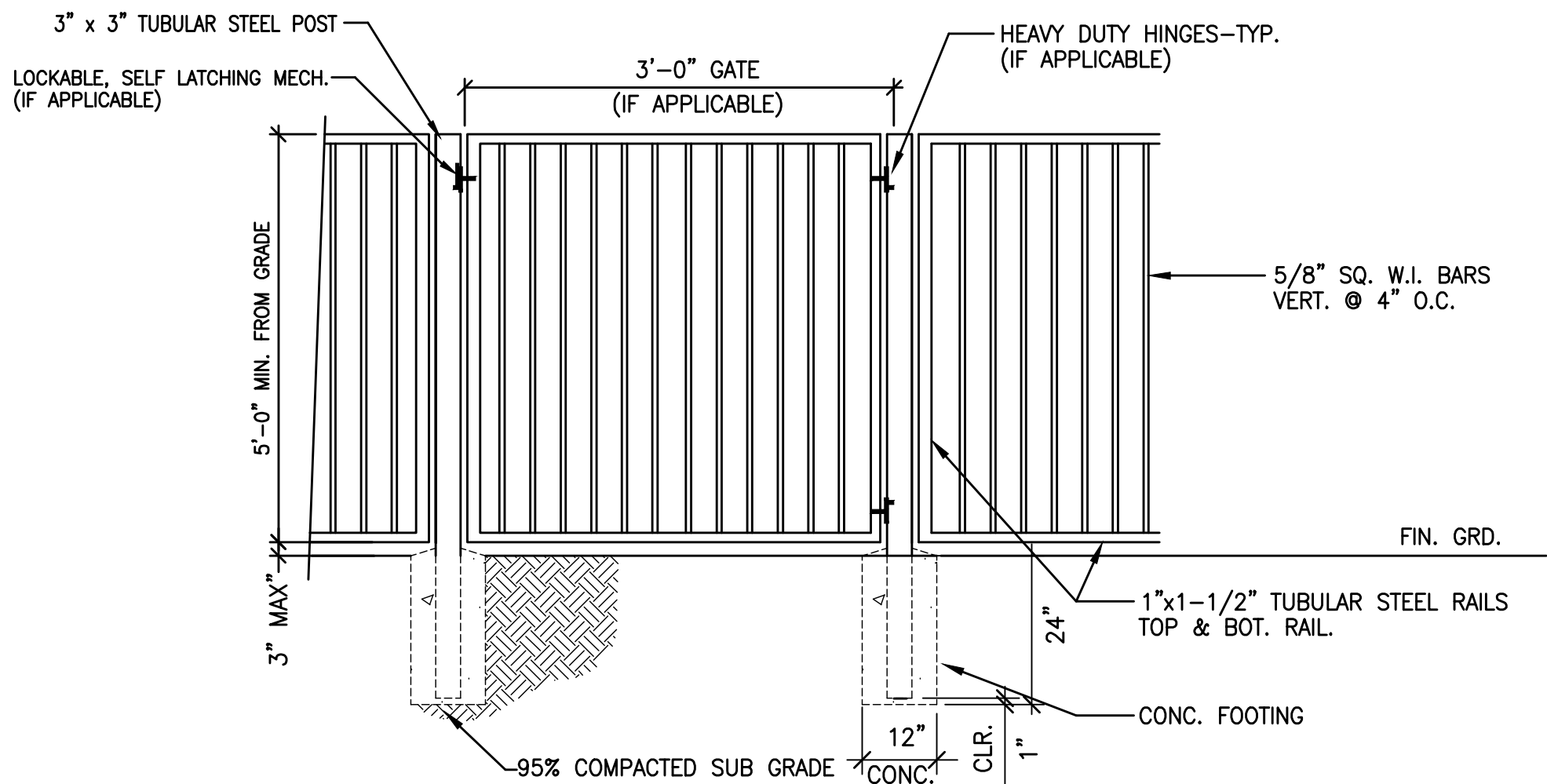
1. CHAIN LINK, TOP SELVAGE KNUCKLED BOTTOM SELVAGE TWISTED.
2. ALL POSTS AND RAILS SHALL BE SCHEDULE 40.
3. ALL GATE FRAMES SHALL BE 1-5/8\"/>

2
L-3 VINYL COATED CHAIN LINK GATE DOG PARK ONLY N.T.S.

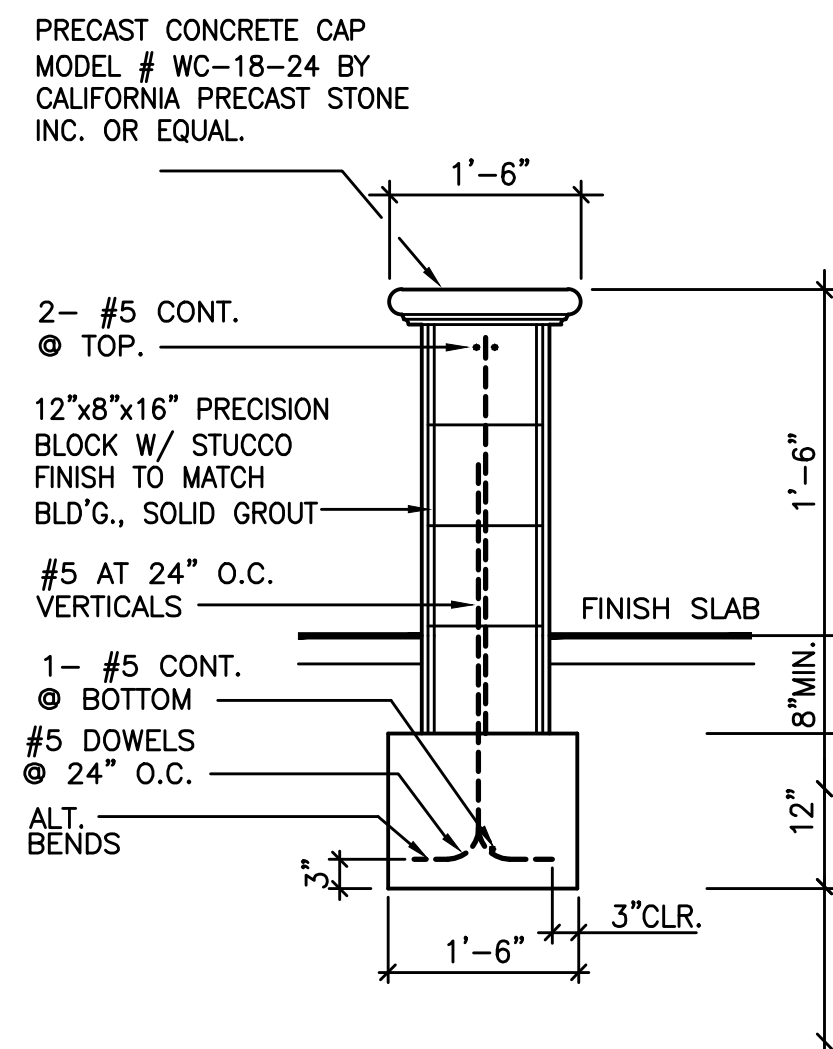


- NOTES:
1. FENCES TO BE PRE-FINISHED IN THE FACTORY W/ GOLDEN STATE'S 'GALV PLUS' SYSTEM USING RAW STEEL AND RUST INHIBITING COATINGS.
 2. PAINT COLOR TO BE BLACK.

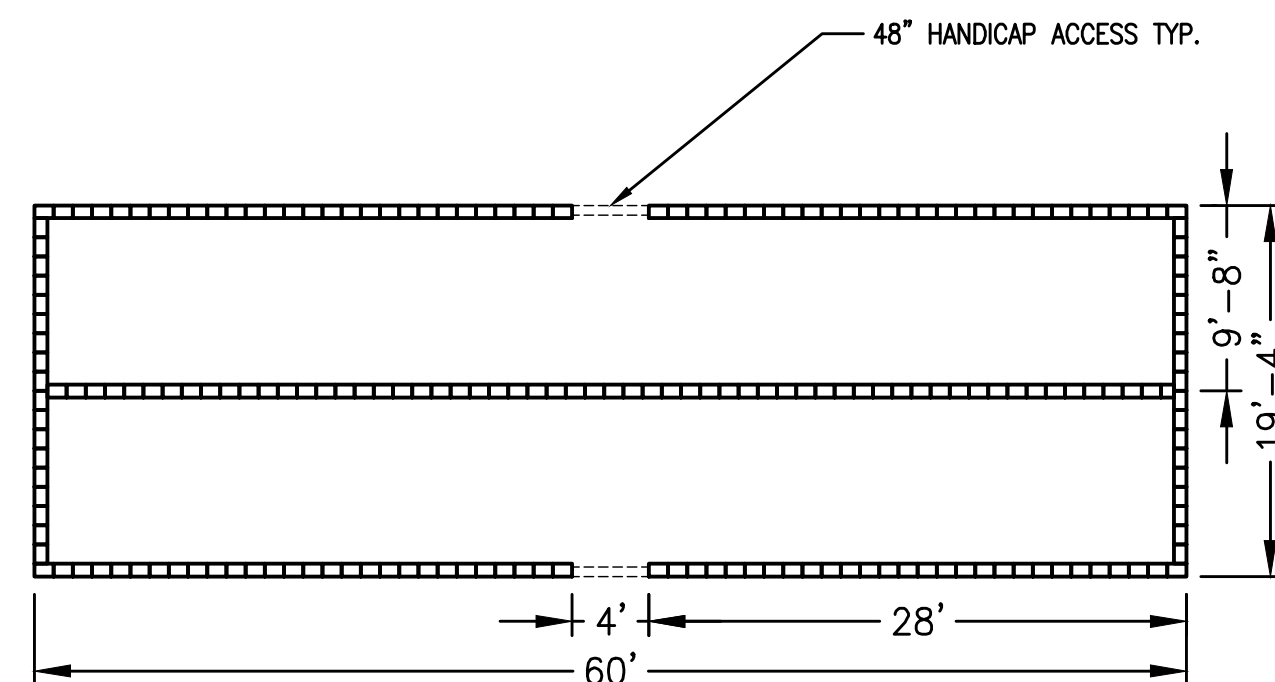
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L-3 TUBULAR STEEL FENCE N.T.S.



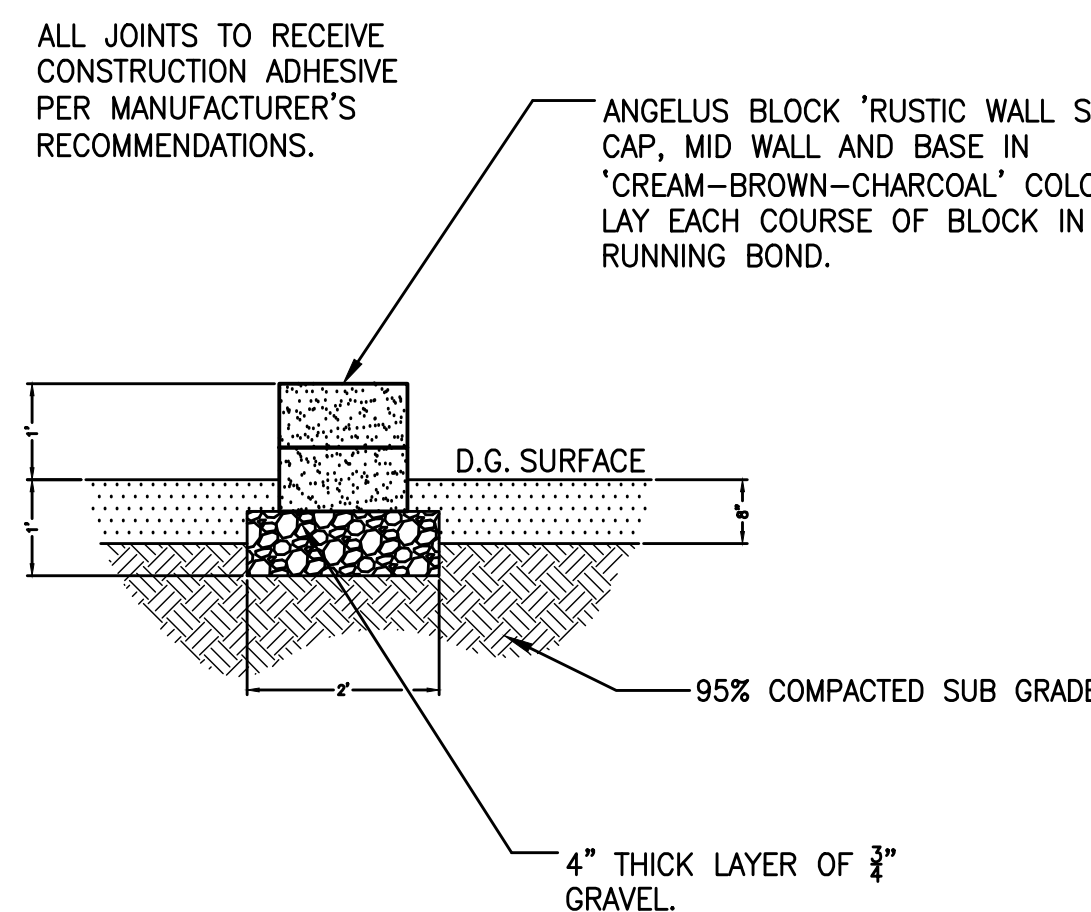
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L-3 TUBULAR STEEL GATE N.T.S.



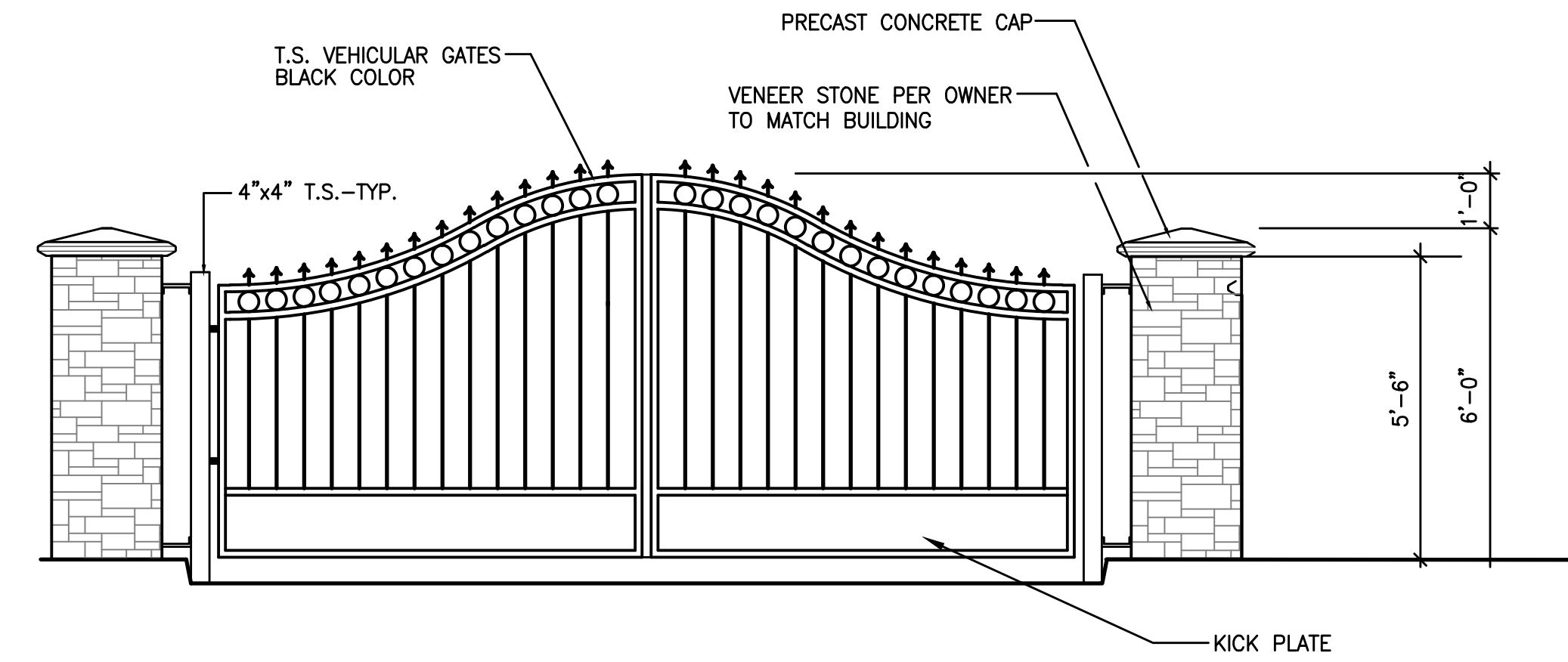
5
L-3 SEAT WALL N.T.S.



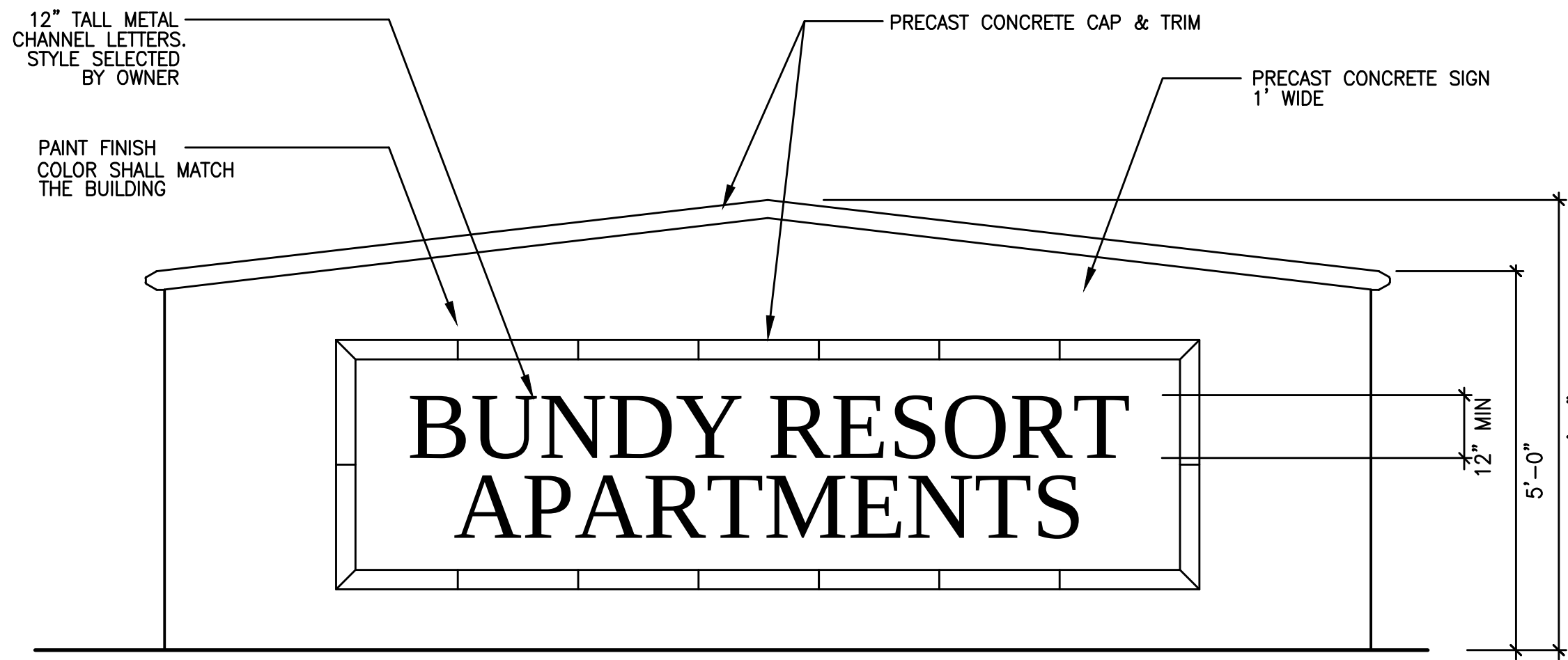
BOCCO COURT LAYOUT



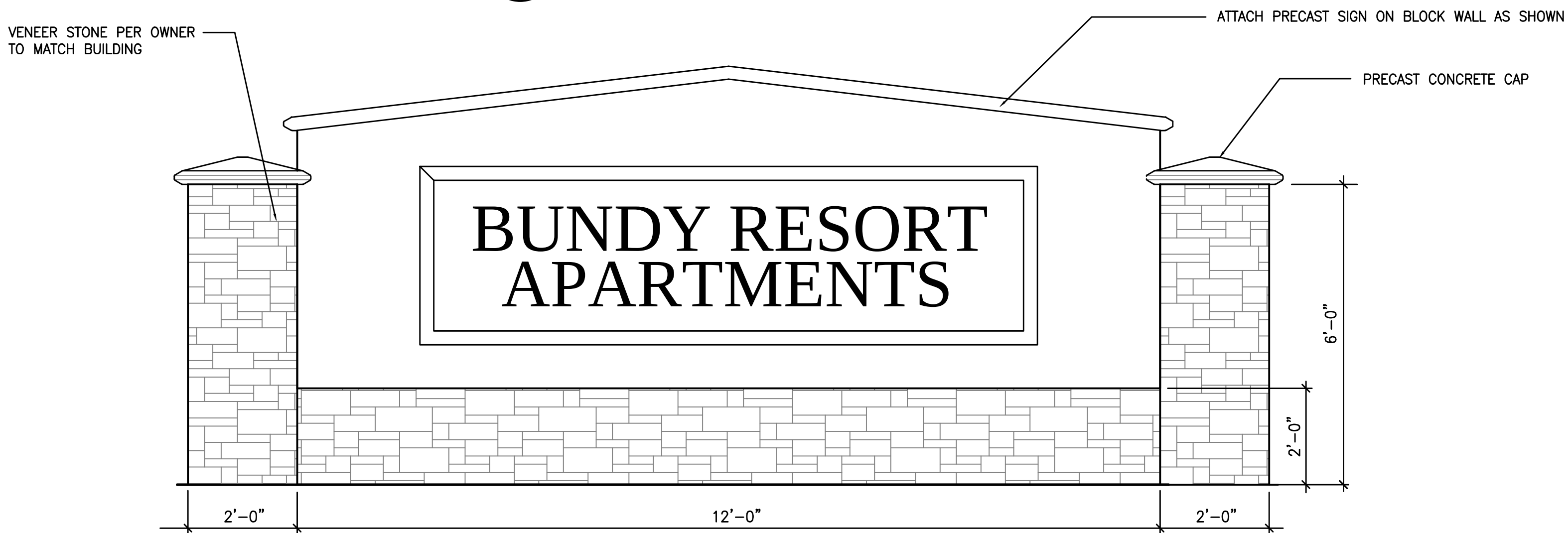
BOCCO COURT EDGE



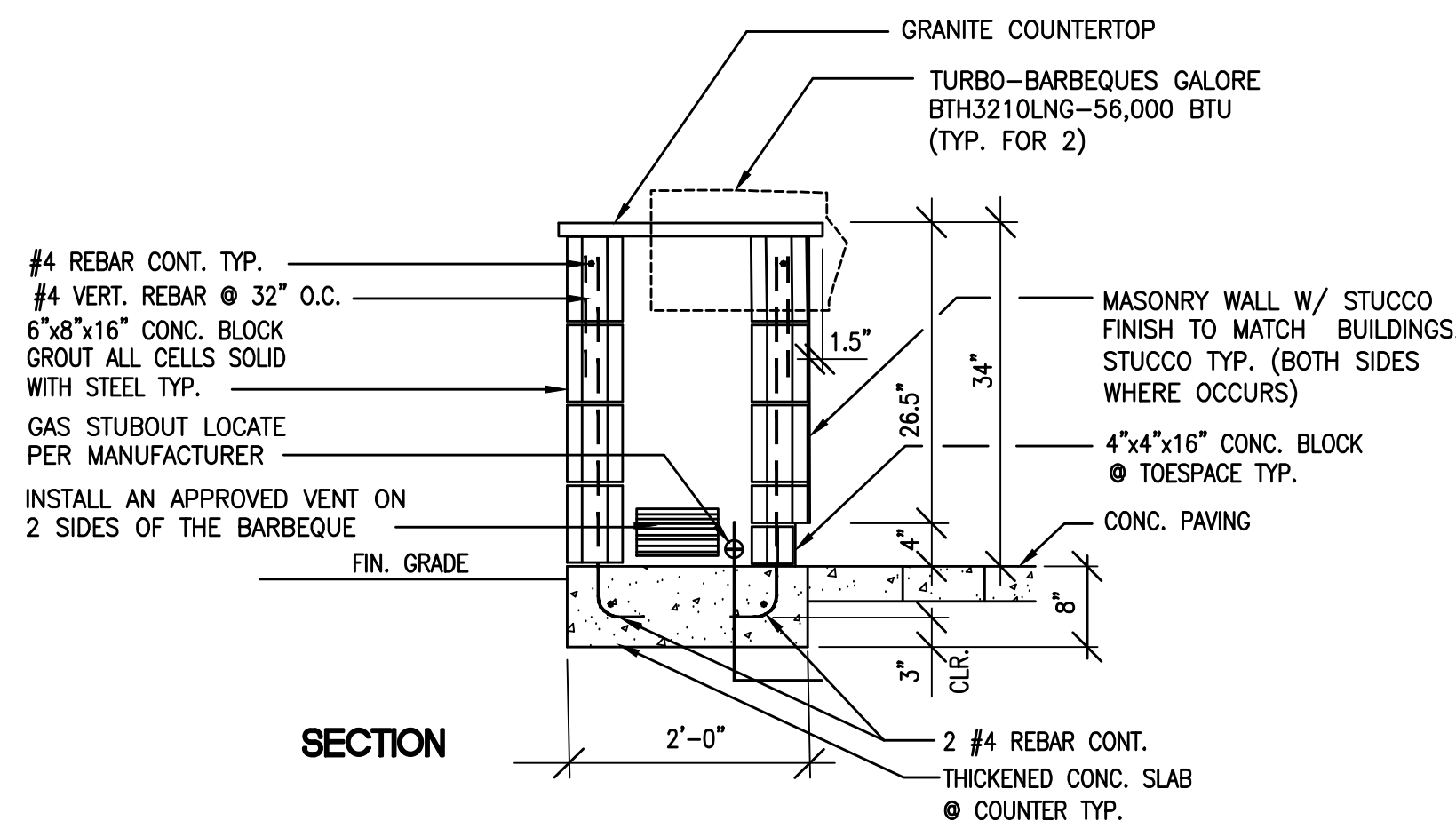
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L-3 VEHICULAR ENTRY GATE N.T.S.



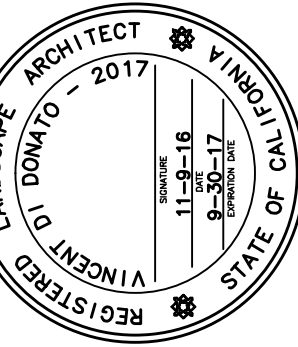
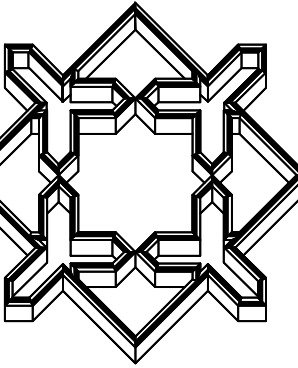
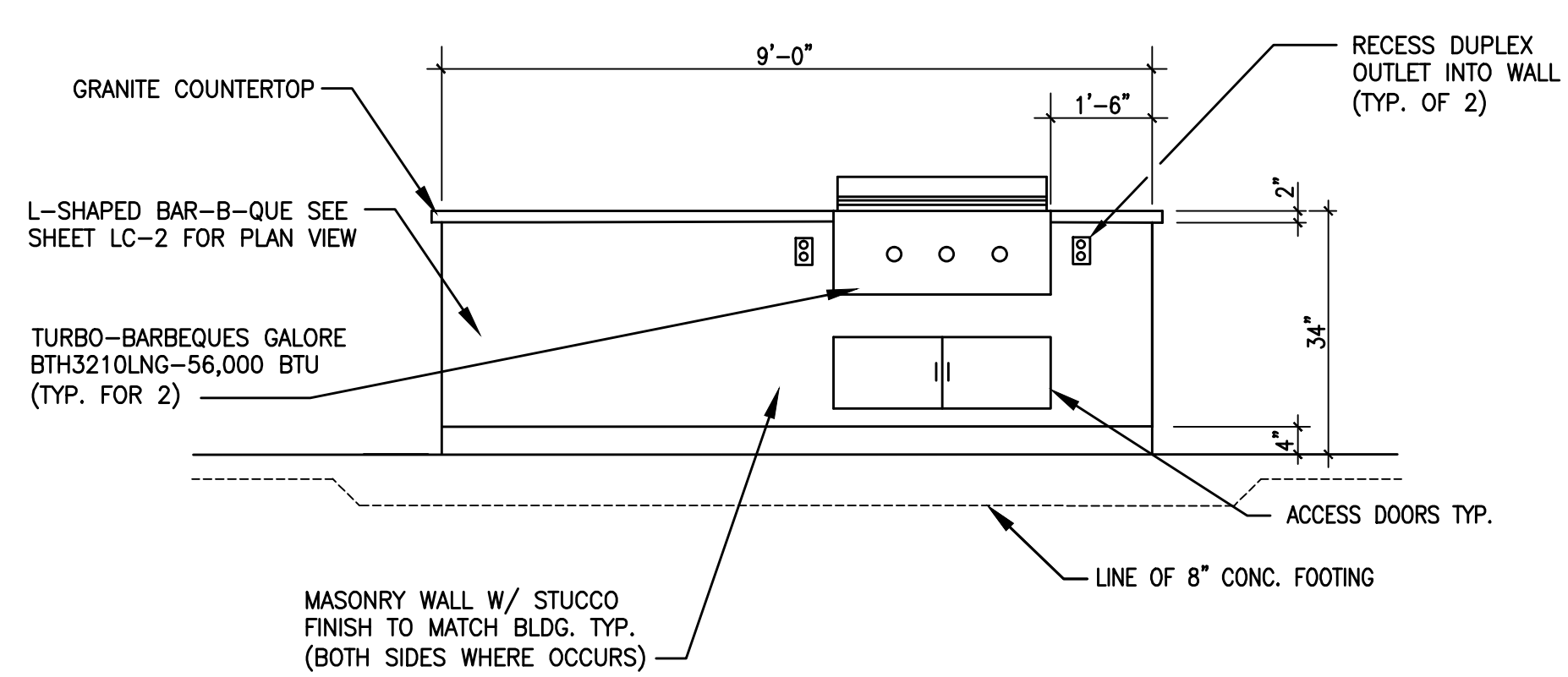
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L-3 INTERIM ENTRY MONUMENT N.T.S.

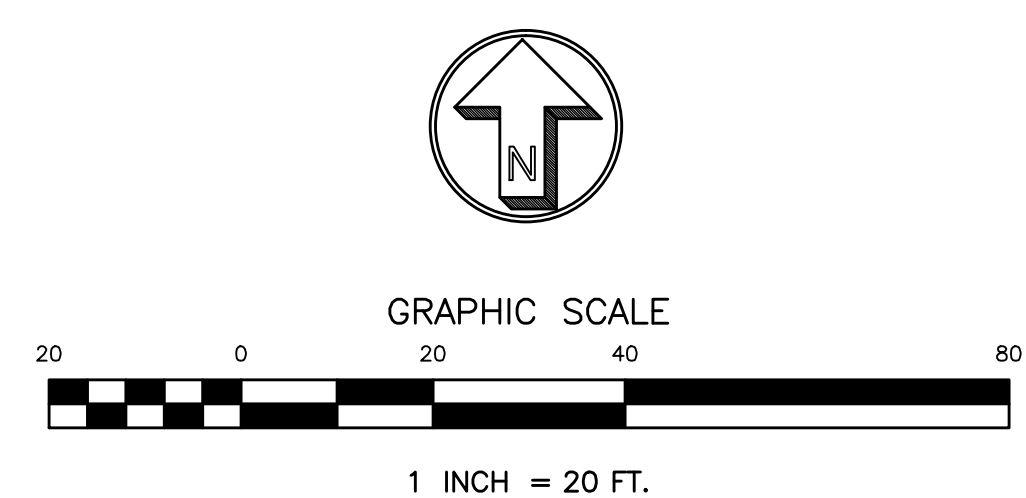
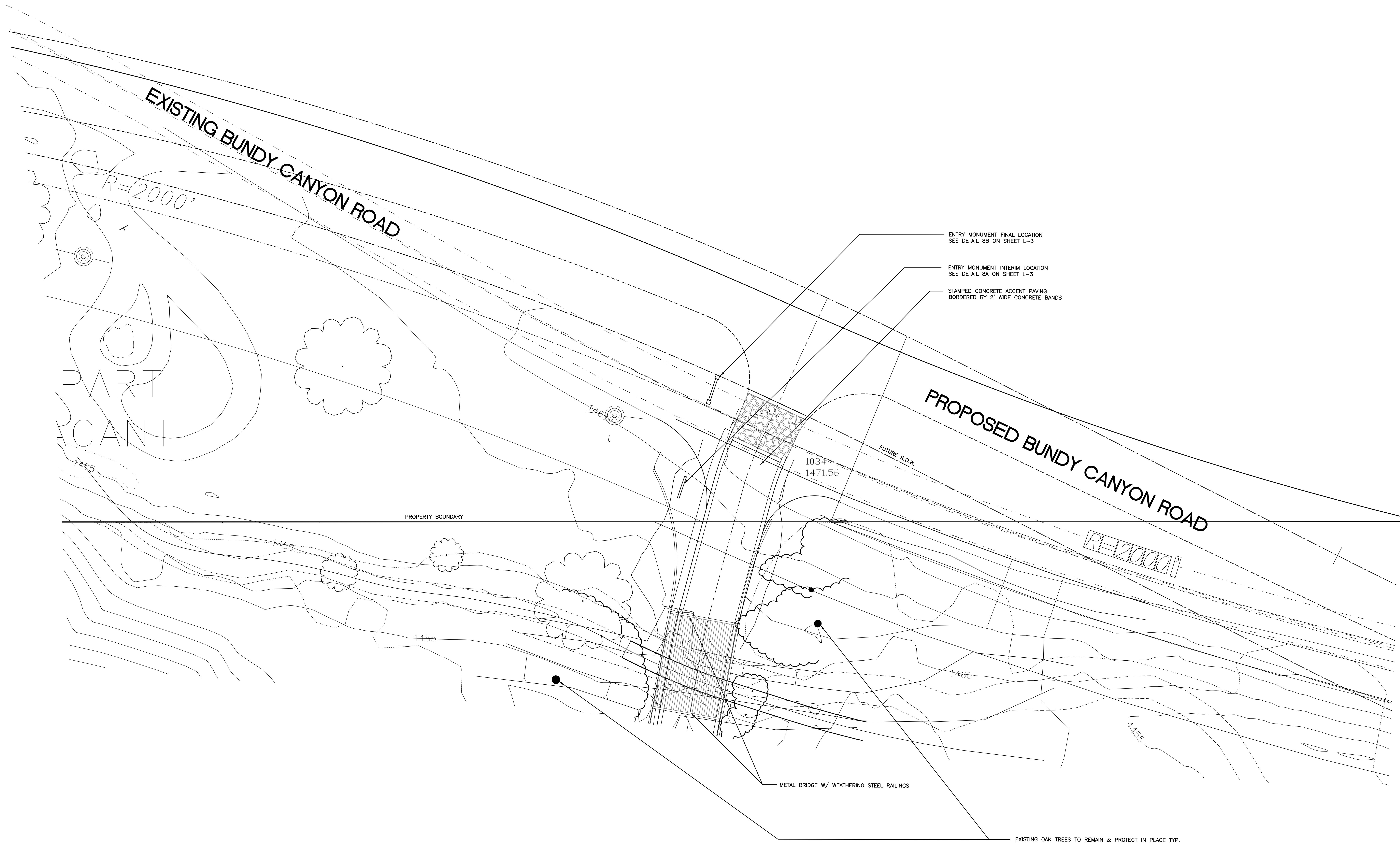


8B
L-3 FINAL ENTRY MONUMENT N.T.S.



9
L-3 BBQ N.T.S.

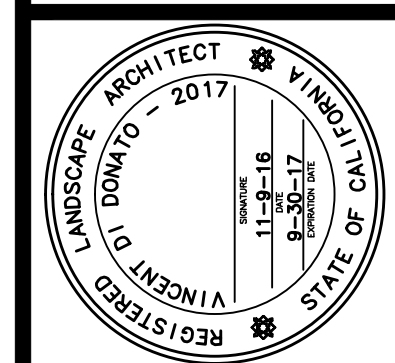
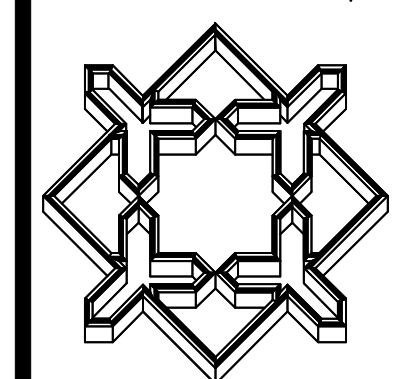




PHASED ENTRY MONUMENT PLAN

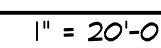
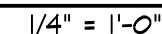
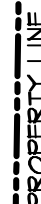
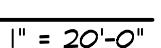
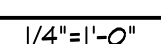
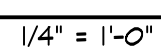
REVISED
ADDED SHEET
11-9-16 V.D.

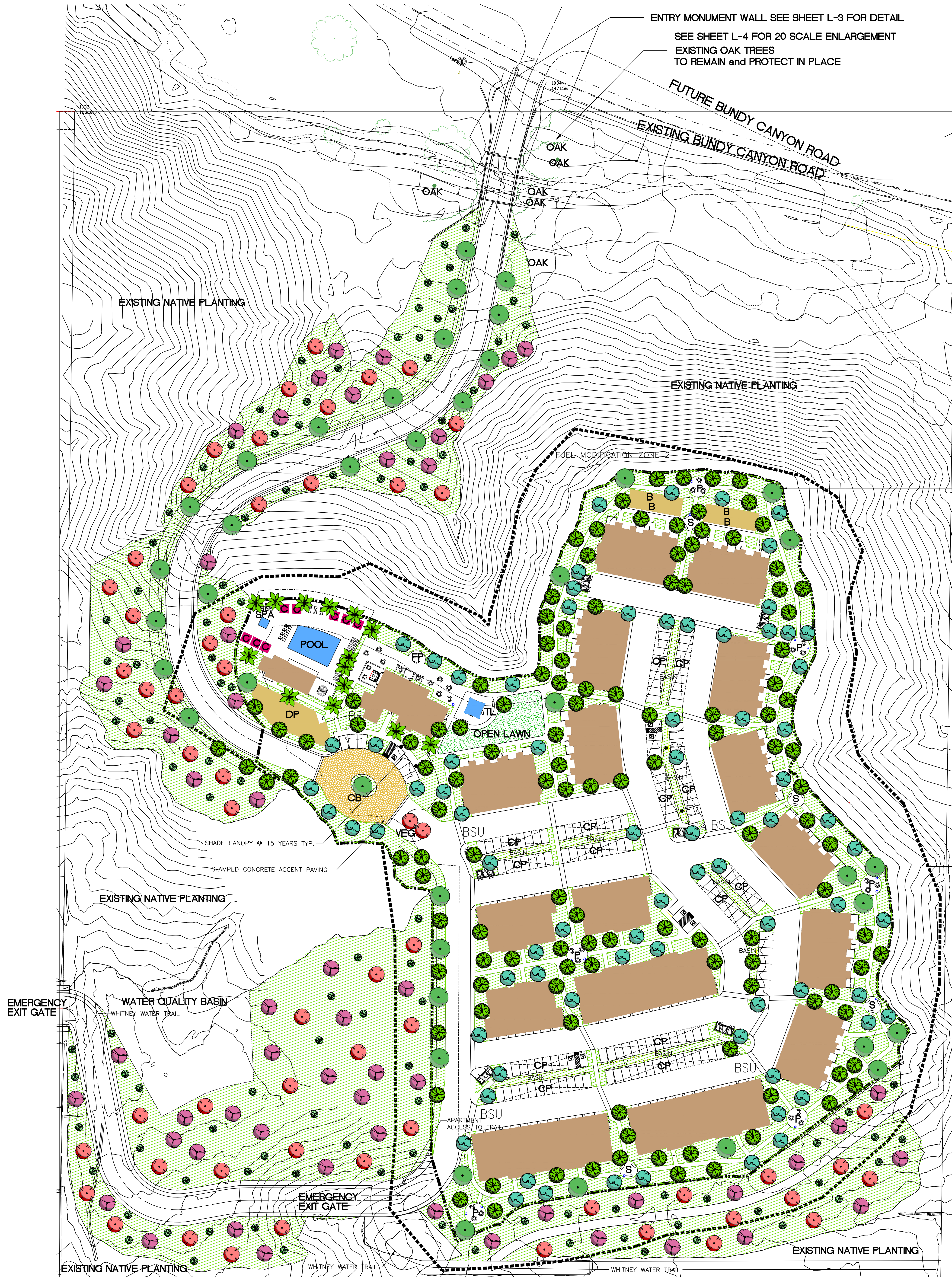
ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California License #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Torrance, CA 90500 (310) 296-6802 FAX 296-6803



PROJECT: BUNDY CANYON APARTMENTS
OWNER: HUFSDAR INVESTMENT LLC
PO BOX 6579
WESTLAKE VILLAGE, CA 91359 PH (805) 379-2111 CONTACT/DICK DARLING EMAIL: dick.darling@darlingdevelopment.com

drawn: V.D.
checked: V.D.
date: 11-9-16
SHEET
L-4
of 4 sheets
JOB NO.
15-136

TOTAL FIXTURES: 22TOTAL FIXTURES: 36



AMENITIES LEGEND

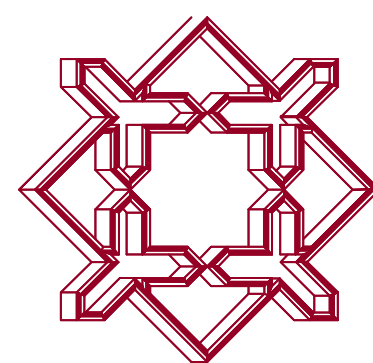
- P PICNIC AREAS W/ PICNIC TABLES, TRASH RECEPTACLES & BARBEQUE
- S SEATING AREAS W/ BENCHES & TRASH RECEPTACLES
- CP CARPORT
- B BOCCIE COURTS
- FP FIRE PIT
- C CABANAS
- DP DOG PARK W/ DECOMPOSED GRANITE SURFACE
- TL TOT LOT W/ SHADE COVER & SEATING
- BSU BIKE STORAGE UNIT
- BR BIKE RACK
- VEG VEHICLE ENTRY GATE
- CB CALL BOX
- EV ELECTRIC VEHICLE CHARGING

FUEL MODIFICATION ZONE 1 LIMIT - 30'
IRRIGATED AREA BETWEEN THE BUILDING &
ZONE 2 FUEL MODIFICATION ZONE

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
TREES:							
	QUE. AGR.	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	41	TRIPLE STAKE / HEIGHT 10-12', SPREAD 5'-6" MIN.	L
	CHI. TAS.	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK FLOWERING CHITALPA	15 GAL	59	DOUBLE STAKE / HEIGHT 7-8', SPREAD 2'-3" MIN.	L
	CER. OCC.	CERCIS OCCIDENTALIS	WESTERN RED BUD	15 GAL	110	DOUBLE STAKE / HEIGHT 6-7', SPREAD 1'-2" MIN.	L
	ACA. STE.	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15 GAL	54	DOUBLE STAKE / HEIGHT 7-8', SPREAD 2'-3" MIN.	L
	PIS. CHI.	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	124	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4" MIN.	L
	OLE. E. 'W.'	OLEA EUROPEA 'WILSONII'	FRUITLESS OLIVE	24" BOX	78	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4" MIN.	L
	WAS. FIL.	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	10" BTH	14	PLANT PER DETAIL - 36" BOX EQUIVILANT	L
SHRUBS:							
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIEDGON POINT'	PROSTRATE COYOTE BUSH	1 GAL	-	TRIANGULAR SPACING @ 5' O.C.	L
	HES. PAR.	HEPERALOE PARVIFLORA	RED YUCCA	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	LEU. FRU.	LEUCOPHYLLUM FRUTICOSUM	TEXAS RANGER	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	ANA. FLA.	ANAGOZANTHUS FLAVIDUS 'VELVET AMBER'	AMBER KANGAROO PAWS	1 GAL	-	FULL & BUSHY @ 3' O.C.	L
	KNI. UVA.	KNIPHOFIA UVARIA	RED HOT POKER	5 GAL	-	FULL & BUSHY @ 3' O.C.	L
	AGA. 'SHA.'	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE	5 GAL	-	FULL & BUSHY @ 5' O.C.	L
	MUE. RIG.	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	-	FULL & BUSHY @ 3' O.C.	L
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	LAWN						
	FES. ARU.	FESTUCA ARUNDIACEA	TURF TYPE TALL FESCUE	SOD	AS REQ'D.	INSTALL PER SPECIFICATIONS	H

FUEL MODIFICATION ZONE 2 LIMIT - 100'
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EXISTING PLANTS TO PROVIDE LESS FUEL.



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LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802 FAX 296-6803
JOB # 15-136 12-22-16

NOTES:

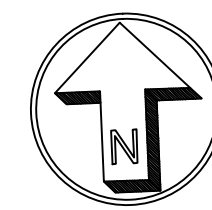
- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND STANDARDS.
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CARPORT SPACES 139 (100% SHADED) = 22,518 S.F.
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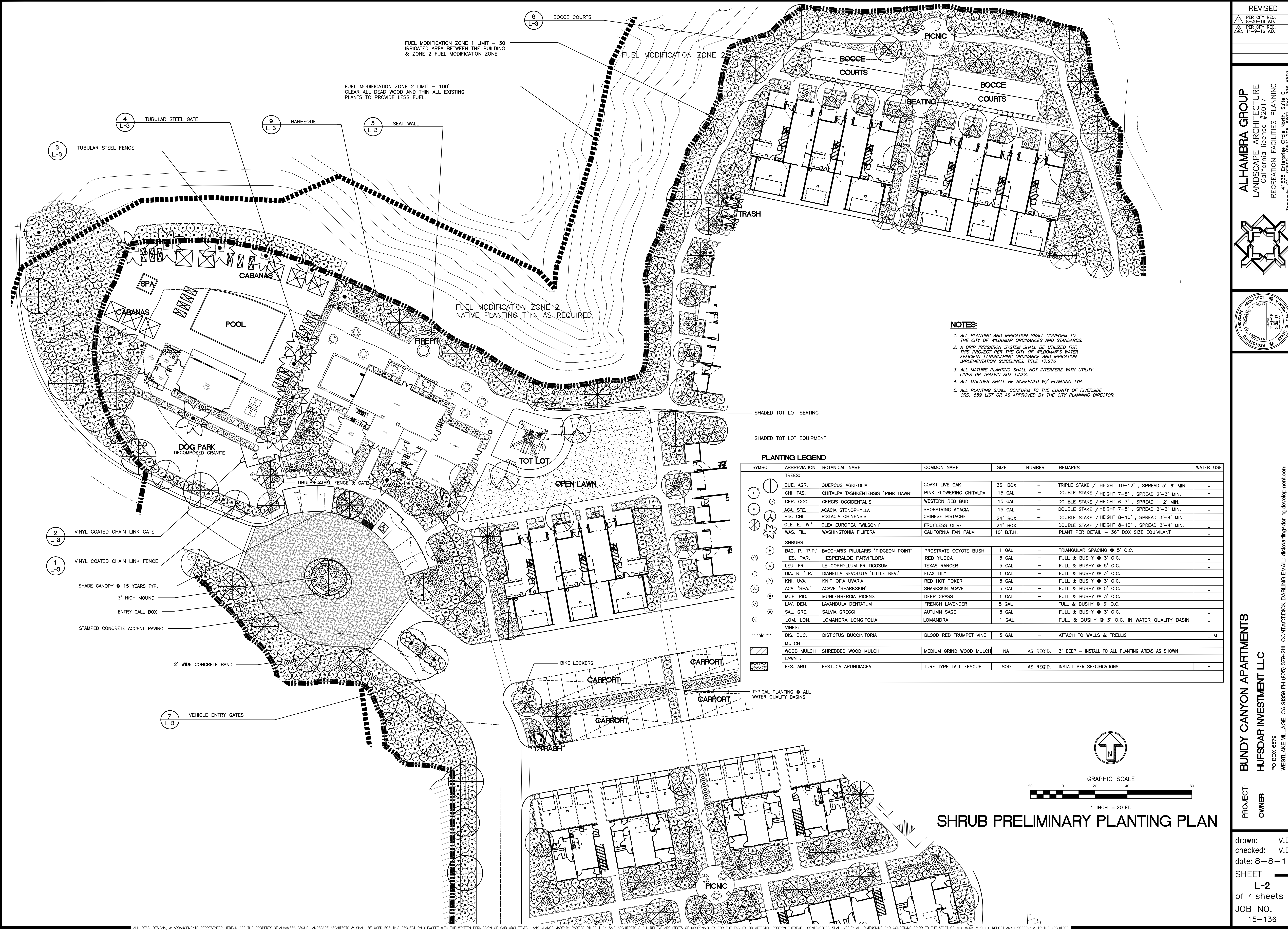
GRAPHIC SCALE



1 INCH = 50 FT.

COLOR CONCEPT PLAN





REVISED

PER CITY REQ.

8-30-16 V.D.

PER CITY REQ.

11-9-16 V.D.

ALHAMBRA GROUP

LANDSCAPE ARCHITECTURE

California License #2017

RECREATION FACILITIES PLANNING

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Temecula, CA 92590 (951) 296-6802 FAX 296-6803

LANDSCAPE ARCHITECT

REGISTERED

STATE OF CALIFORNIA

11-9-16

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11-9-16

PROJECT:

BUNDY CANYON APARTMENTS

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HUFSDAR INVESTMENT LLC

PO BOX 6579

WESTLAKE VILLAGE, CA 91359 PH (805) 379-2311 CONTACT/DICK DARLING EMAIL: dick.darling@darlingdevelopment.com

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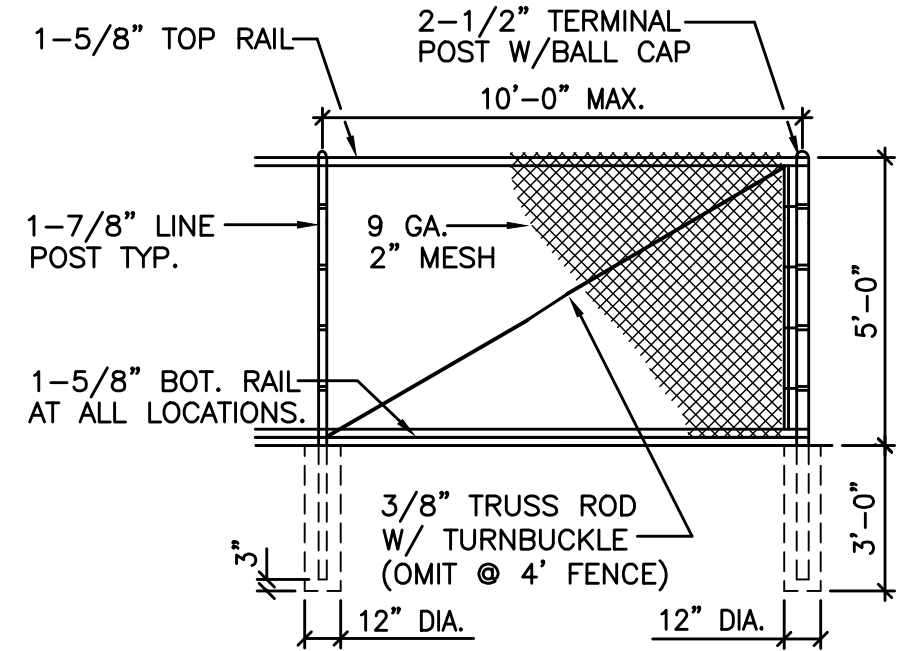
SHEET

L-2

of 4 sheets

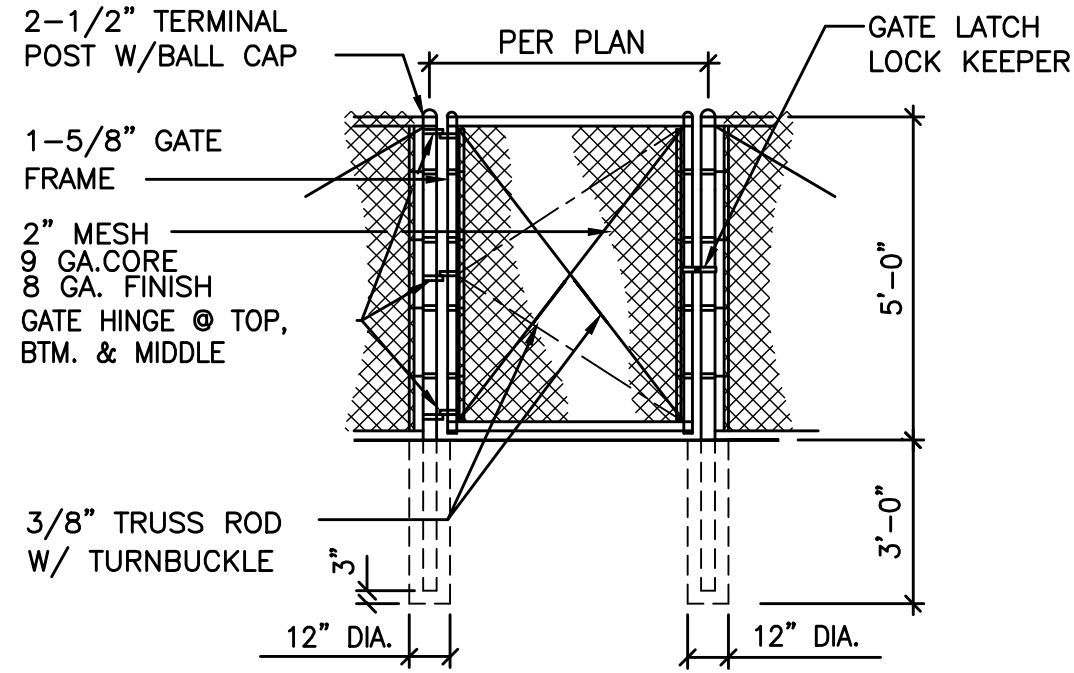
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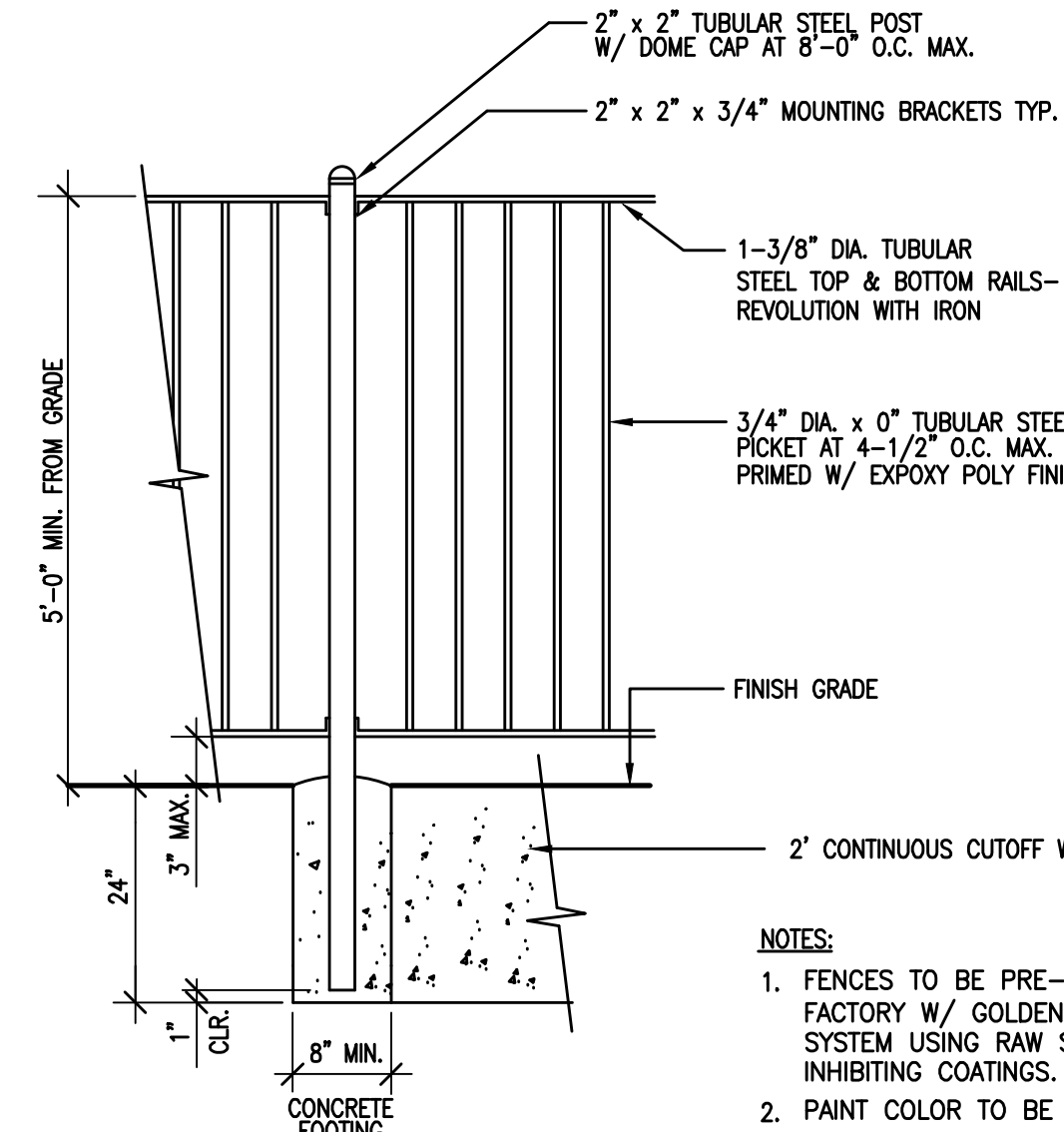
- CHAIN LINK, TOP SELVAGE KNUCKLED BOTTOM SELVAGE TWISTED.
- ALL POSTS AND RAILS SHALL BE SCHEDULE 40.
- ALL GATE FRAMES SHALL BE 1-5/8\".
- ALL MESH SHALL BE GREEN VINYL COATED
- TURNBUCKLE AND TRUSS ROD AT CORNER, END AND GATE POSTS.

1
L-3 **5' VINYL COATED CHAIN LINK FENCE**
DOG PARK ONLY N.T.S.



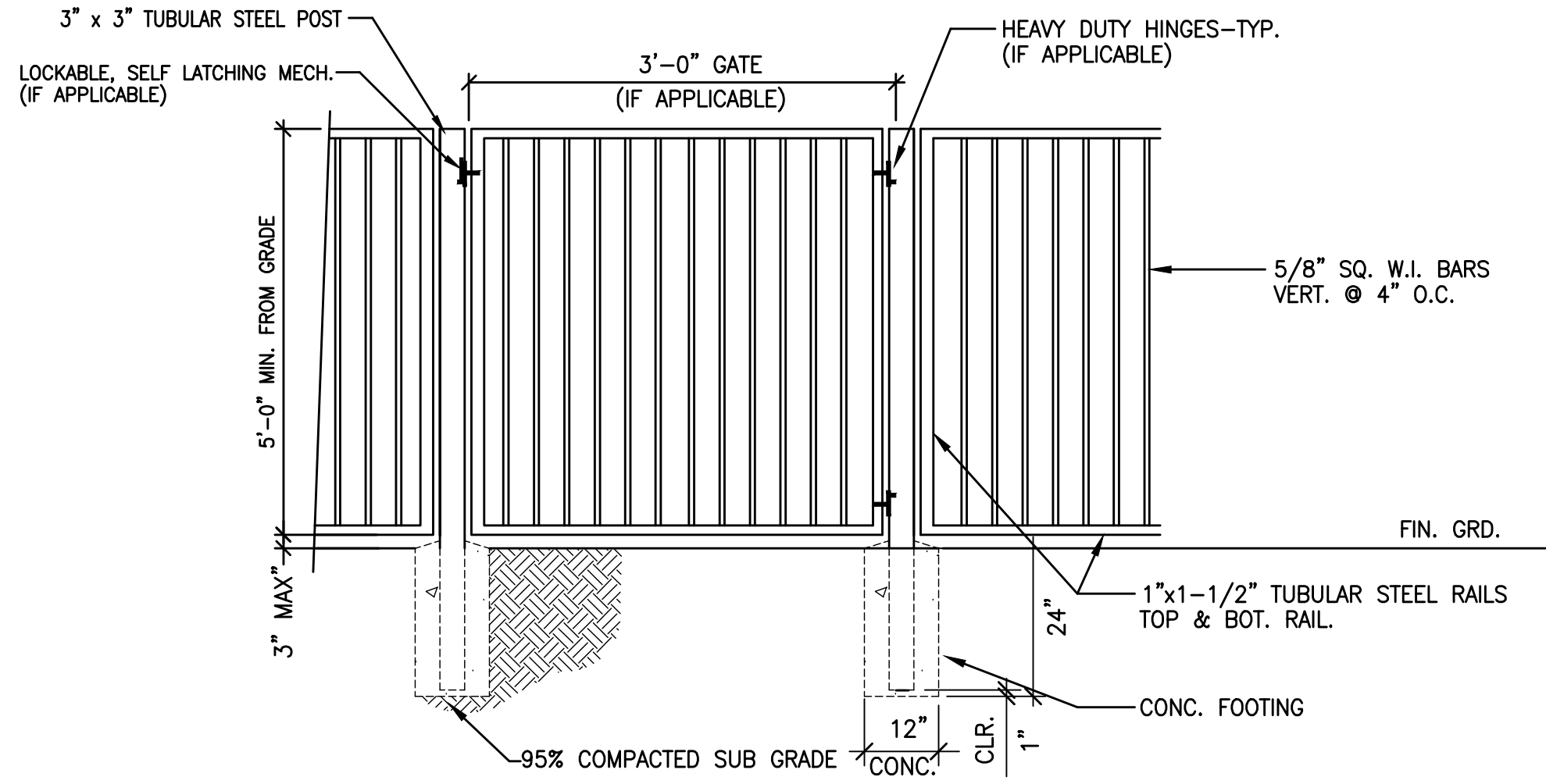
- CHAIN LINK, TOP SELVAGE KNUCKLED BOTTOM SELVAGE TWISTED.
- ALL POSTS AND RAILS SHALL BE SCHEDULE 40.
- ALL GATE FRAMES SHALL BE 1-5/8\".
- USE INDUSTRIAL 180° HINGES FOR ALL GATES AND COMMERCIAL DROP ROD FOR DOUBLE GATES.
- TURNBUCKLE AND TRUSS ROD AT CORNER, END AND GATE POSTS.
- GATE TO HAVE SELF CLOSING MECHANISM.
- ALL CHAIN LINK, POSTS AND CONNECTIONS SHALL BE FUSE BONDED VINYL COATED.

2
L-3 **VINYL COATED CHAIN LINK GATE**
DOG PARK ONLY N.T.S.

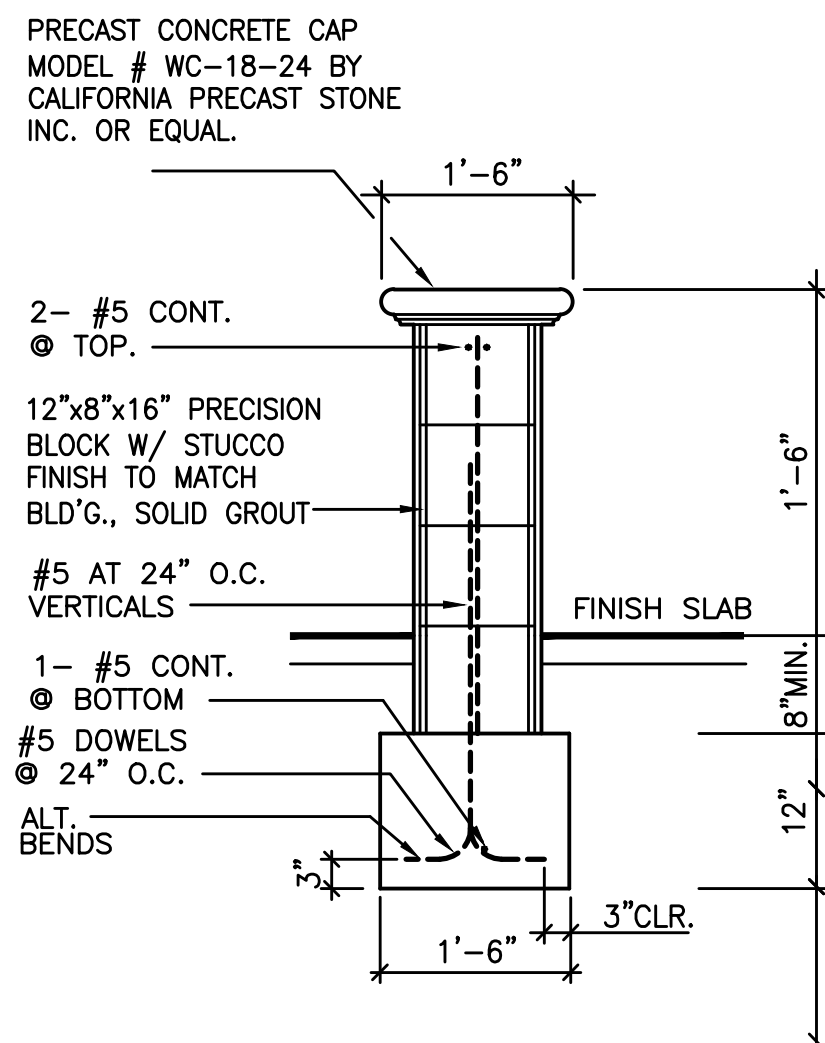


- NOTES:**
- FENCES TO BE PRE-FINISHED IN THE FACTORY W/ GOLDEN STATE'S "GALV PLUS" SYSTEM USING RAW STEEL AND RUST INHIBITING COATINGS.
 - PAINT COLOR TO BE BLACK.

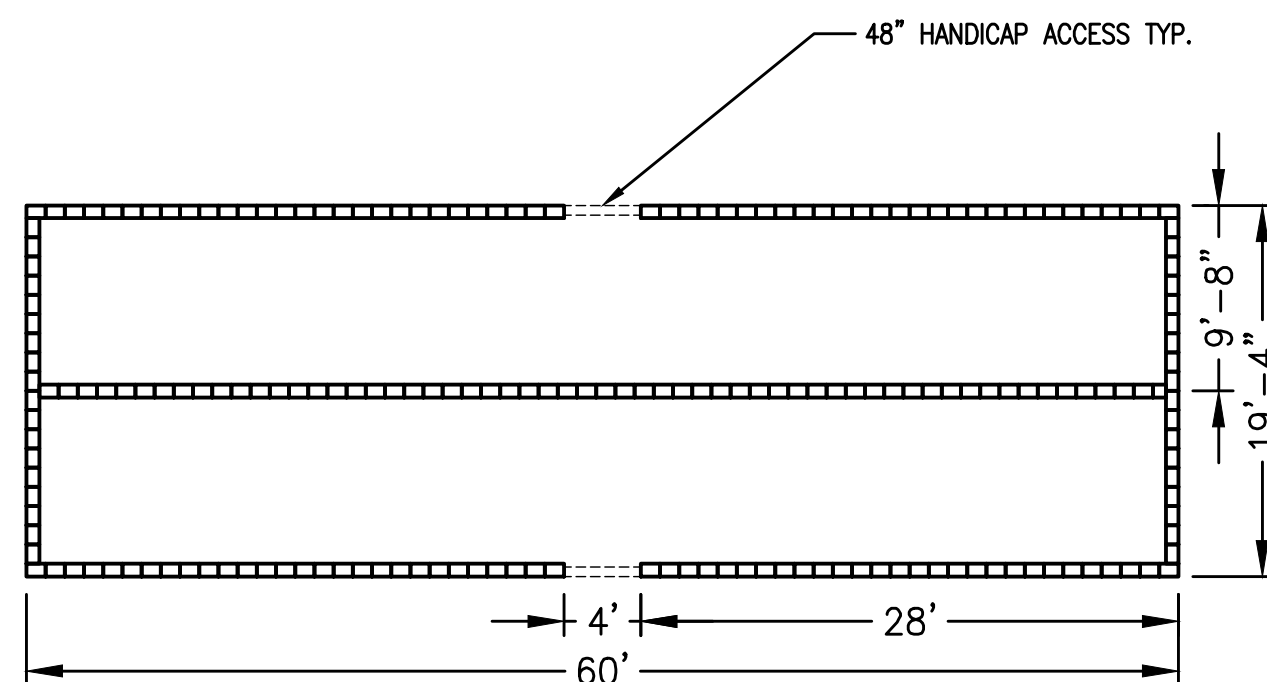
3
L-3 **TUBULAR STEEL FENCE**
N.T.S.



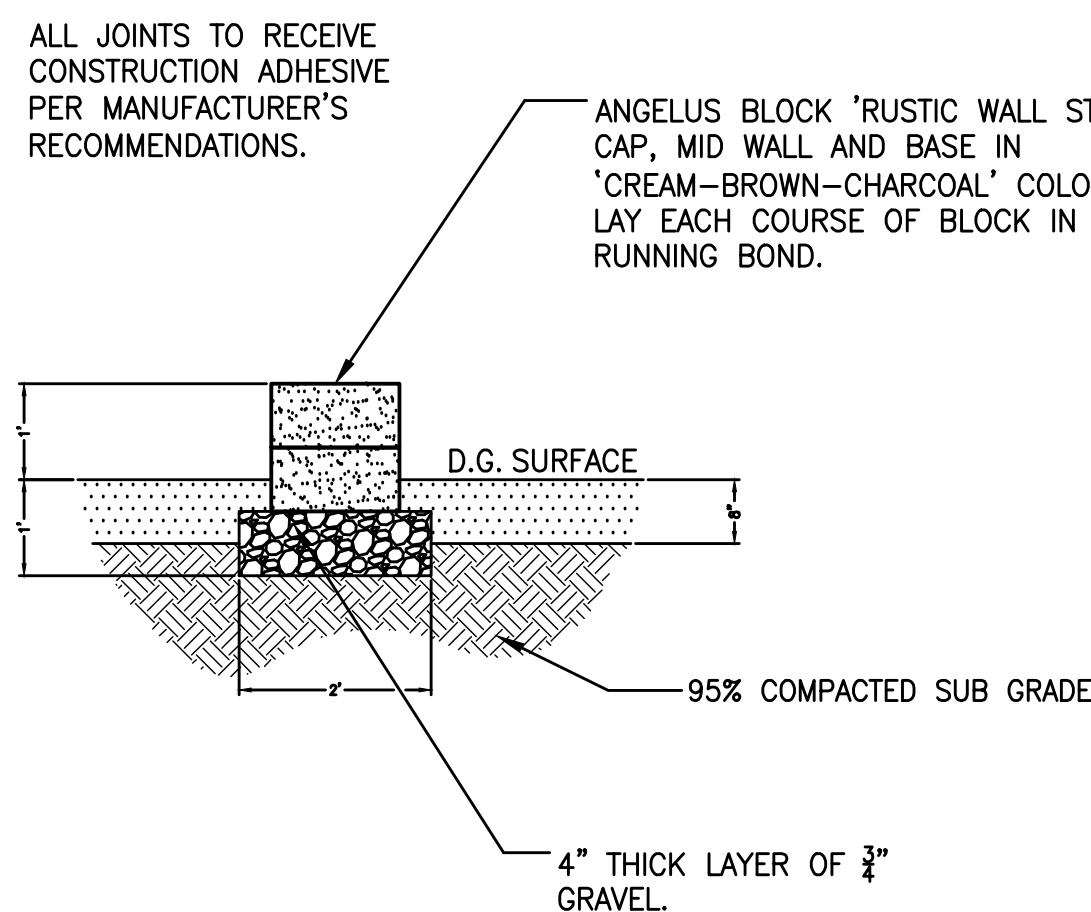
4
L-3 **TUBULAR STEEL GATE**
N.T.S.



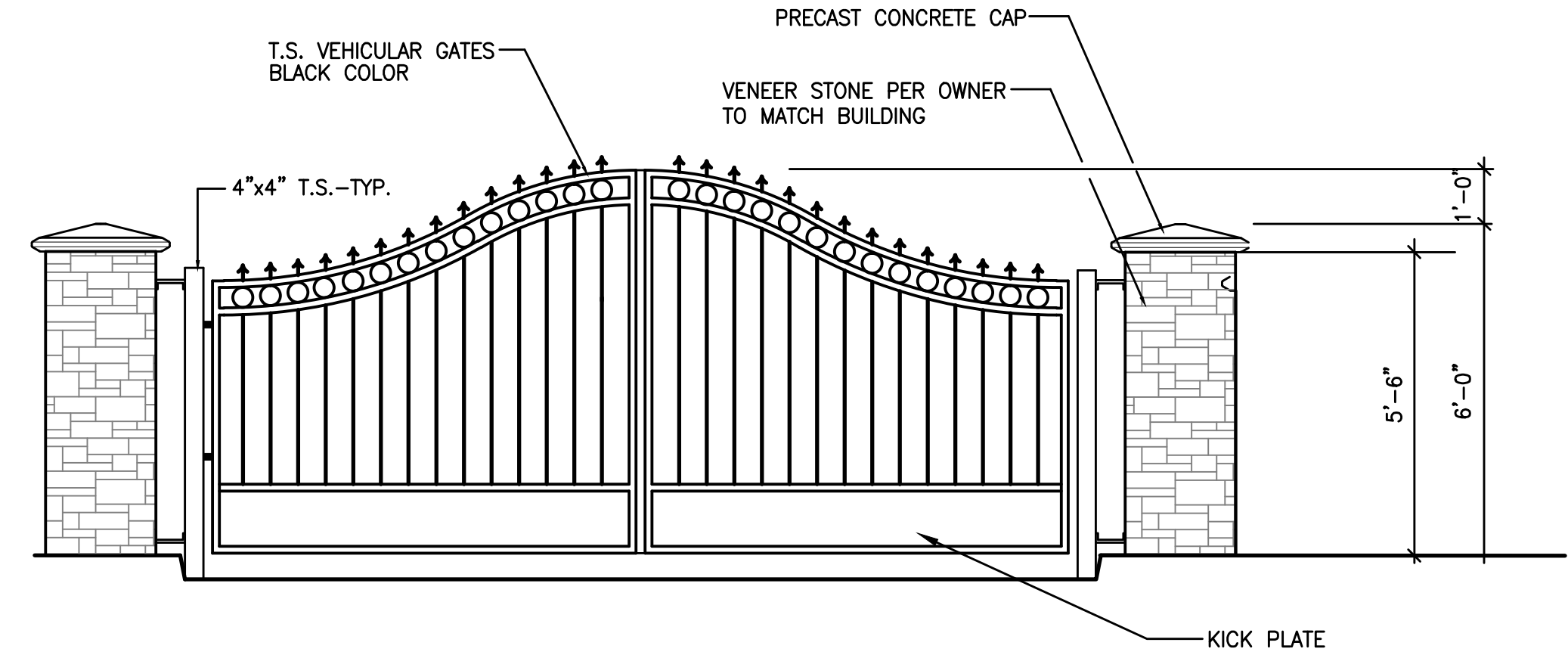
5
L-3 **SEAT WALL**
N.T.S.



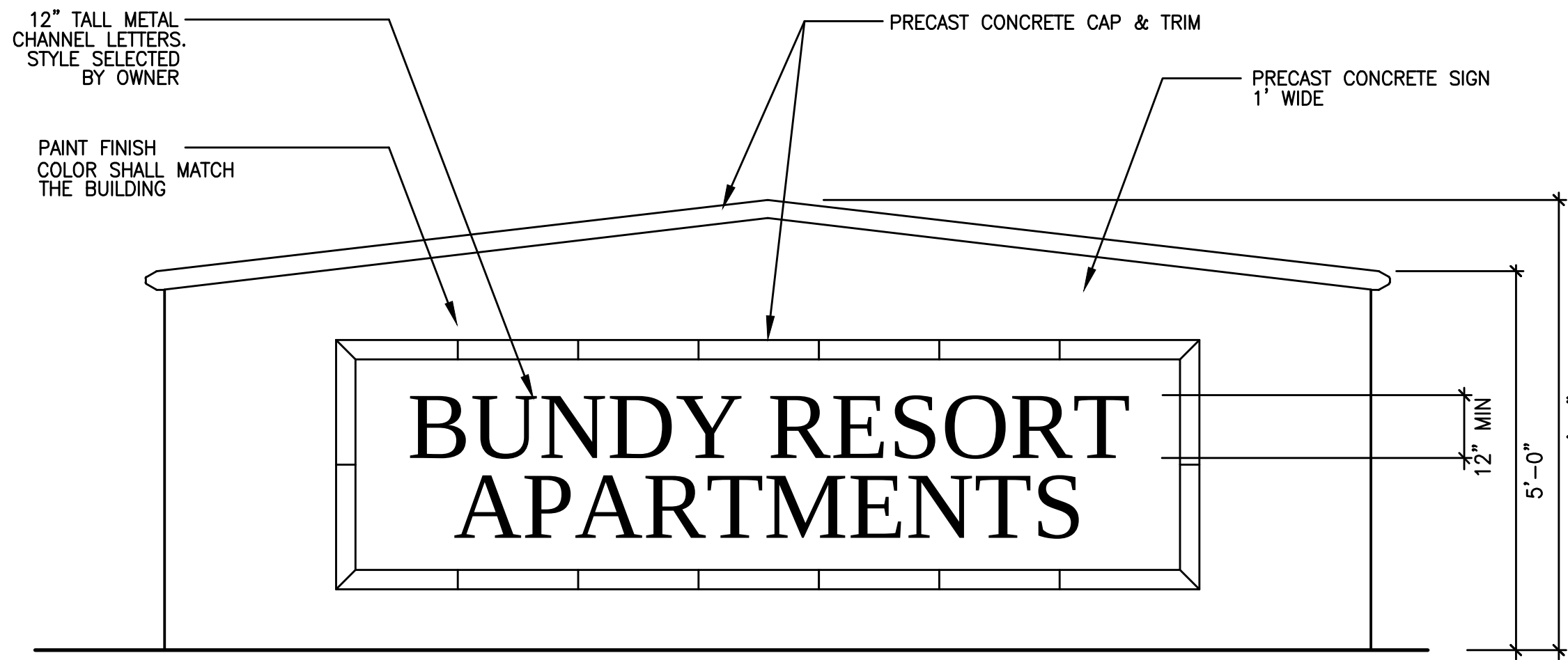
BOCCO COURT LAYOUT



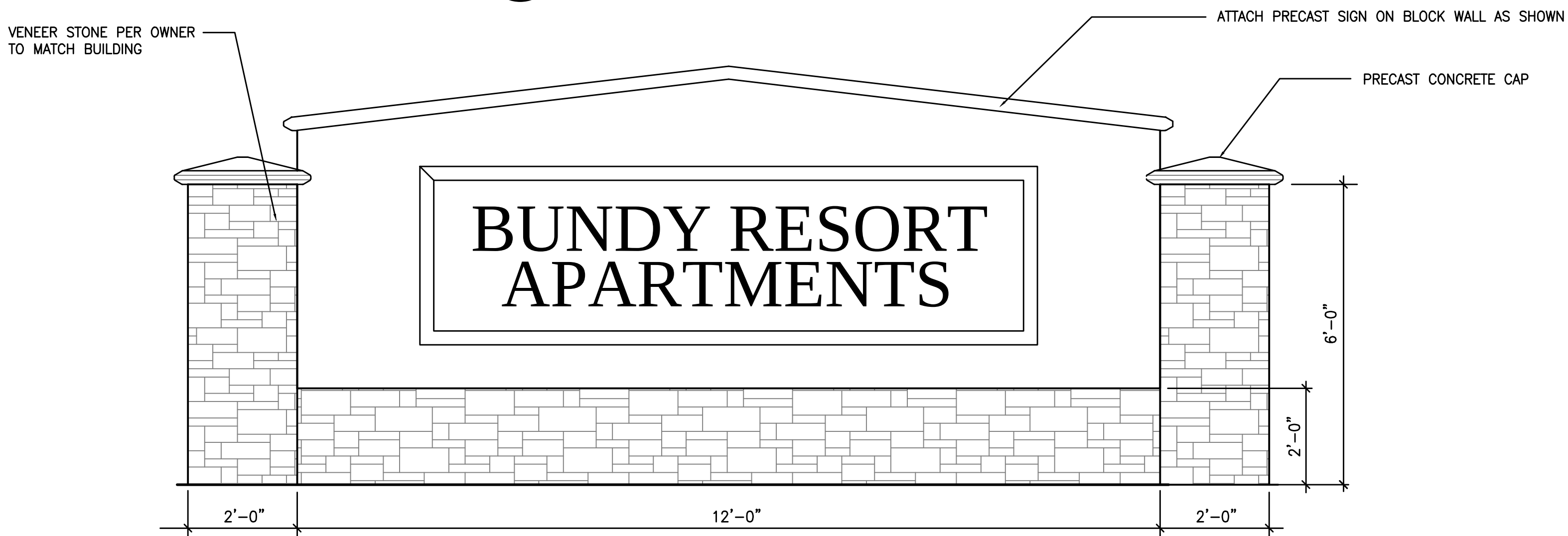
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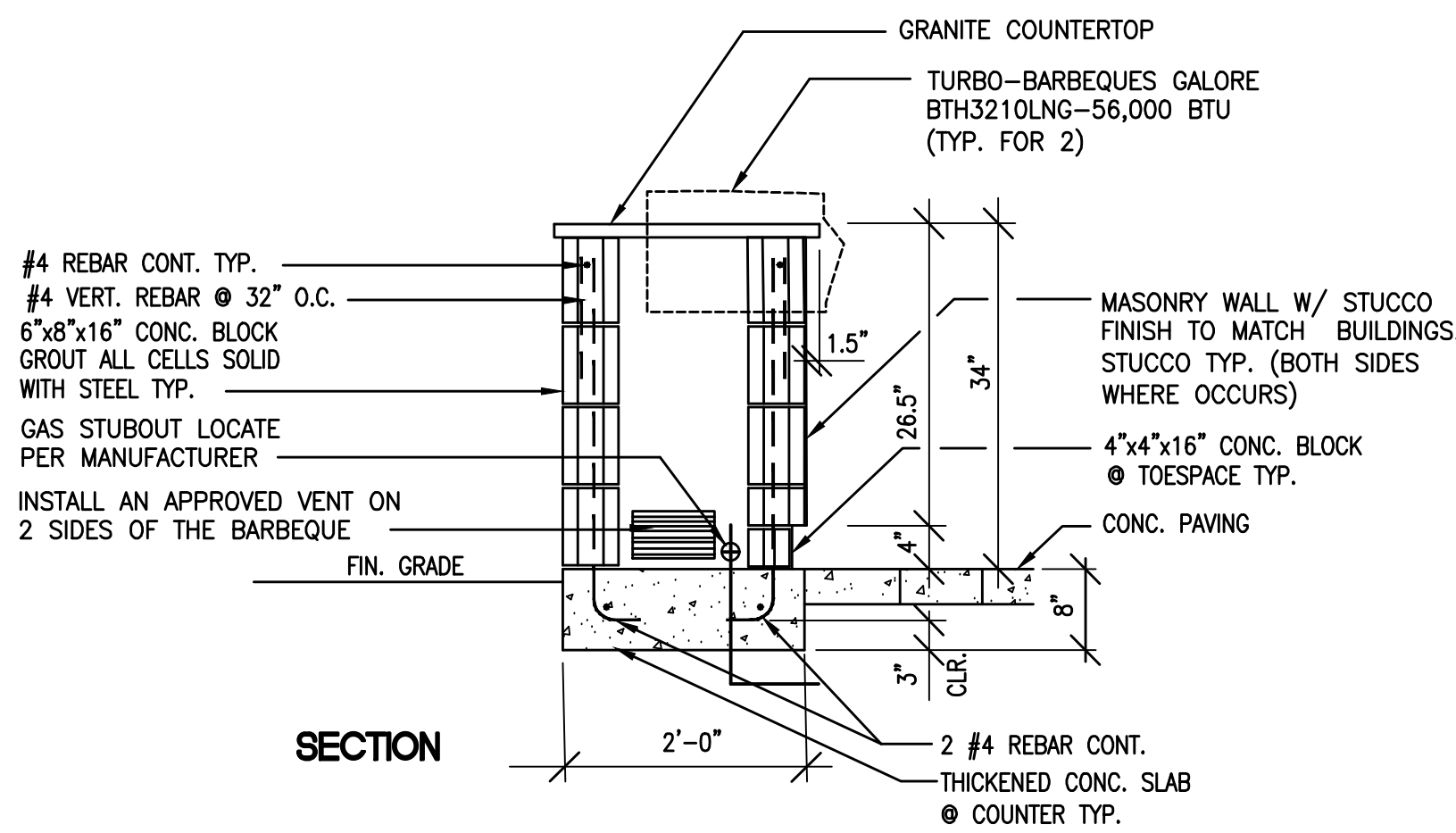
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L-3 **VEHICULAR ENTRY GATE**
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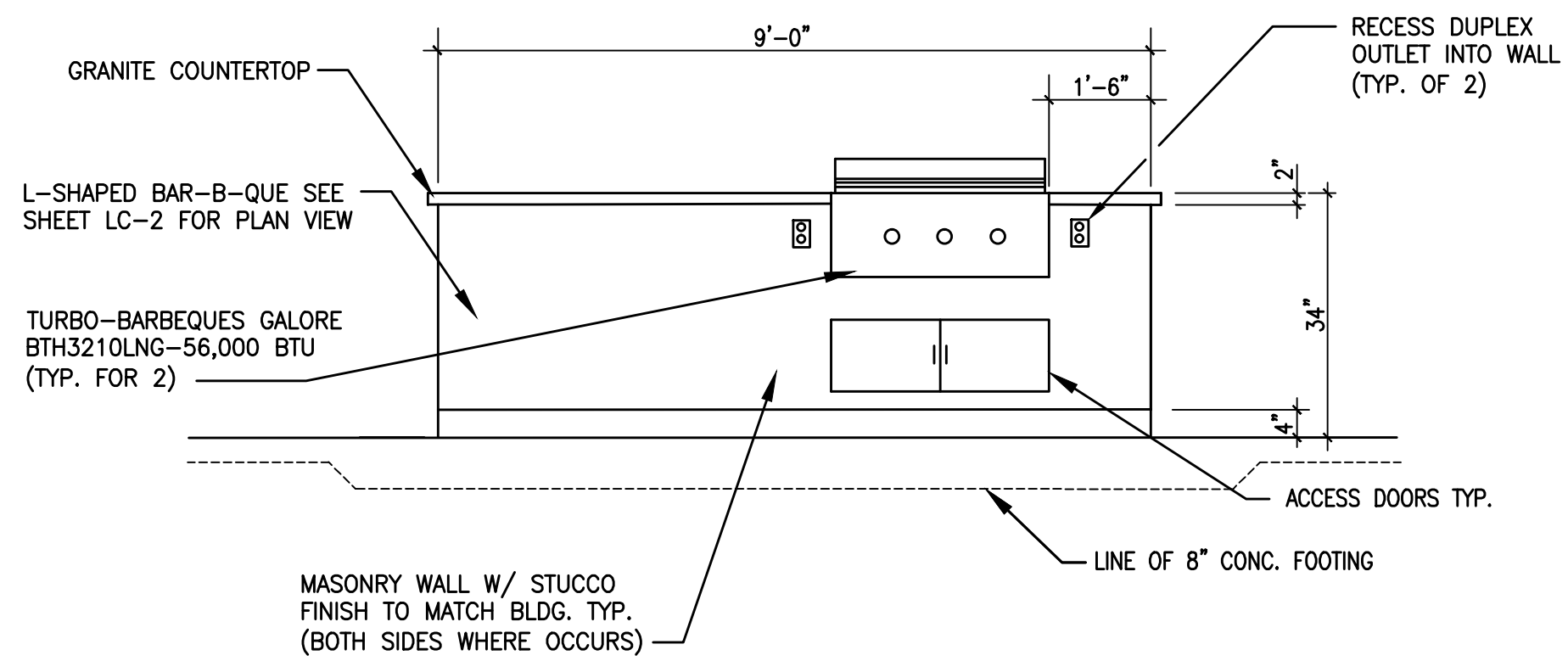
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L-3 **INTERIM ENTRY MONUMENT**
N.T.S.



8B
L-3 **FINAL ENTRY MONUMENT**
N.T.S.



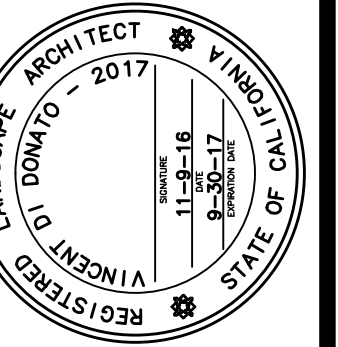
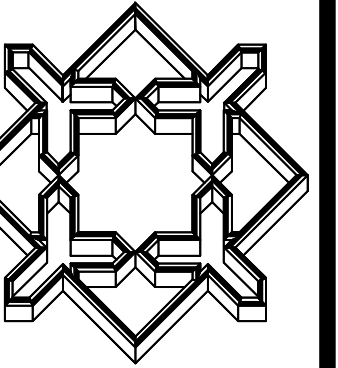
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L-3 **BBQ**
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PRELIMINARY CONSTRUCTION DETAILS

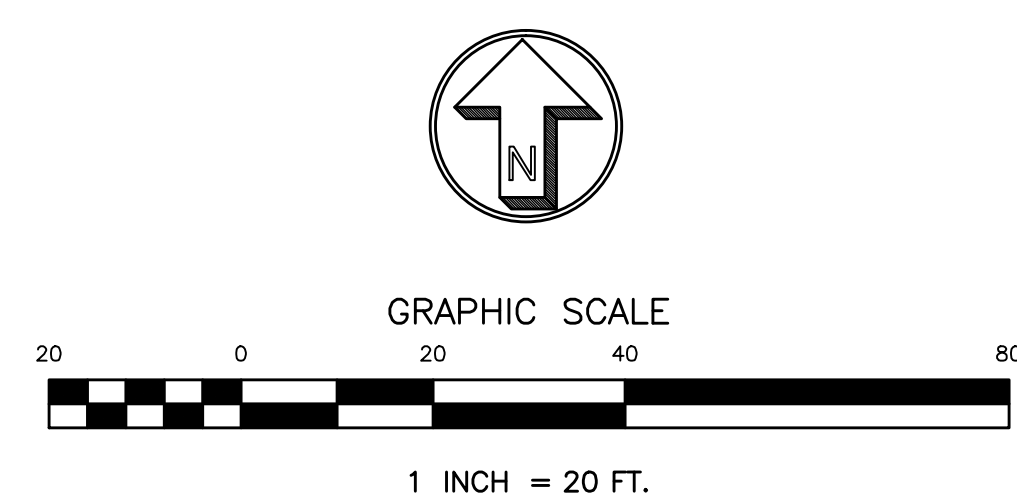
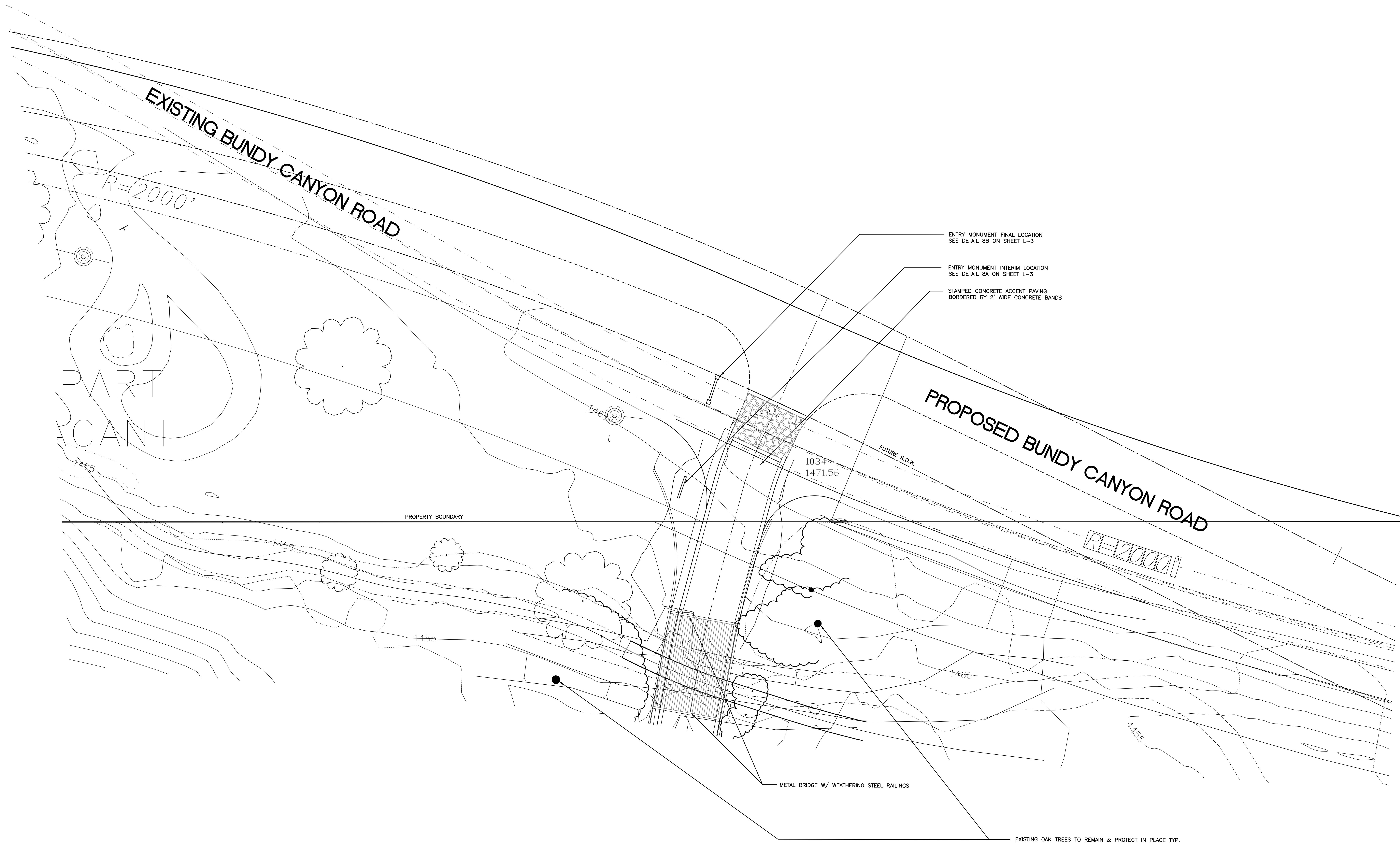
REVISED
PER CITY REG.
8-30-16 V.D.
PER CITY REG.
11-9-16 V.D.

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LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41835 Edwards Circle North, Suite C
Temecula, CA 92590 (951) 266-8602 FAX 266-8803



PROJECT: BUNDY CANYON APARTMENTS
OWNER: HUFSDAR INVESTMENT LLC
PO BOX 6579
WESTLAKE VILLAGE, CA 91369 PH (805) 379-2111 CONTACT/DCK DARLING EMAIL dick.darling-darlingdevelopment.com

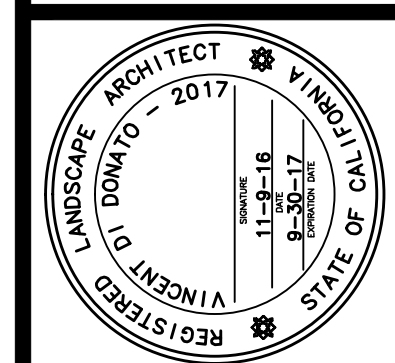
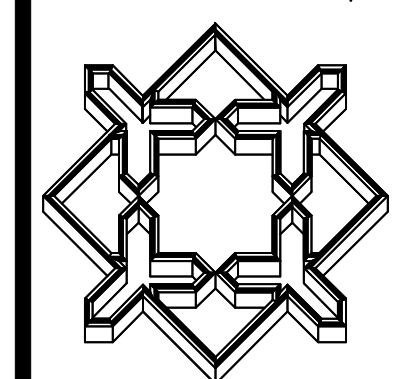
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checked: V.D.
date: 8-8-16
SHEET
L-3
of 4 sheets
JOB NO.
15-136



PHASED ENTRY MONUMENT PLAN

REVISED
ADDED SHEET
11-9-16 V.D.

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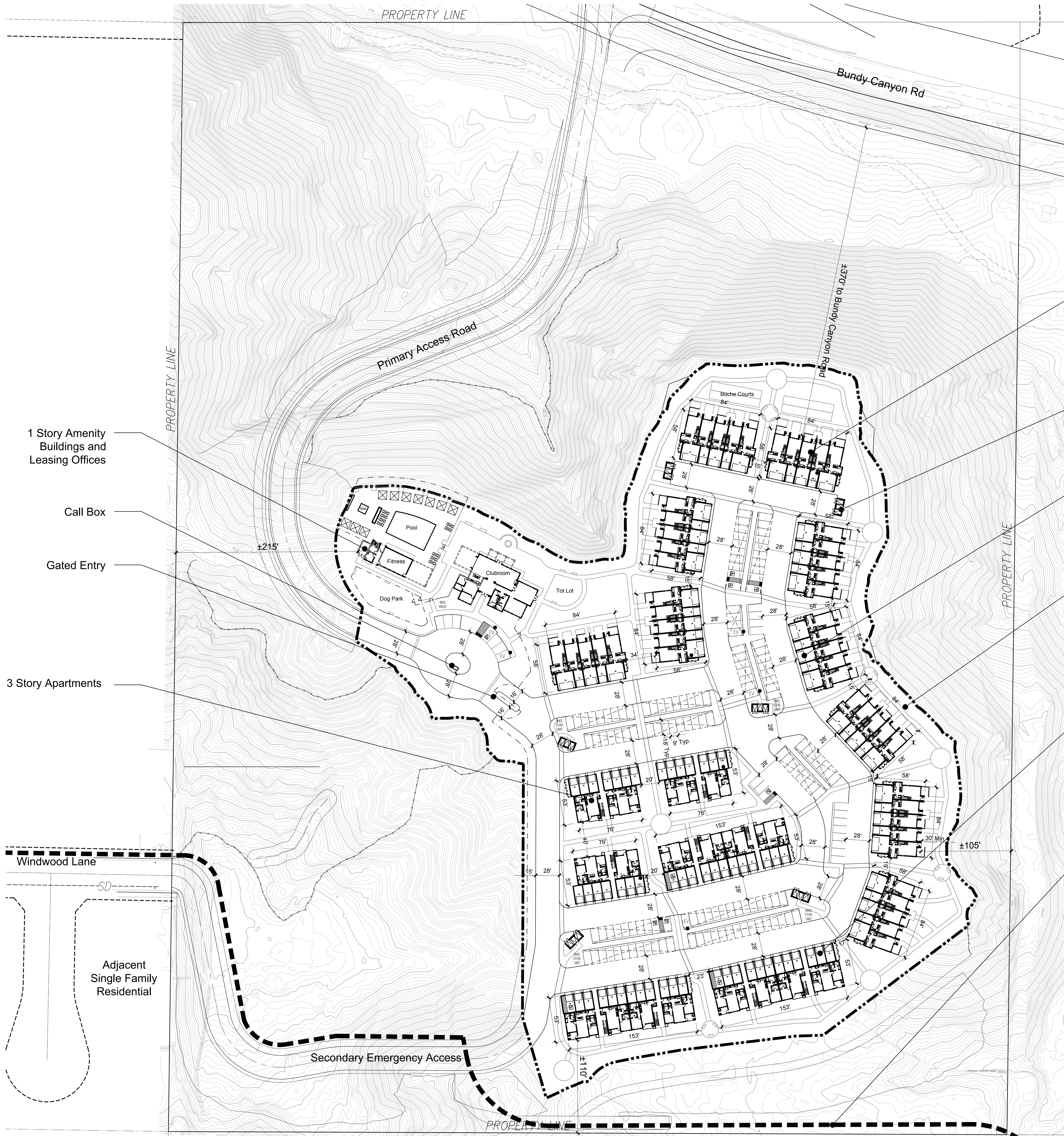
PROJECT: BUNDY CANYON APARTMENTS
OWNER: HUFSDAR INVESTMENT LLC
PO BOX 6579
WESTLAKE VILLAGE, CA 91359 PH (805) 379-2111 CONTACT/DICK DARLING EMAIL: dick.darling@darlingdevelopment.com

drawn: V.D.
checked: V.D.
date: 11-9-16
SHEET
L-4
of 4 sheets
JOB NO.
15-136



Sheet Index

A1.0	Site Plan
A2.0	Building Elevations
A2.1	Building Elevations
A2.2	Building Elevations
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A2.4	Building Elevations
A2.5	Carport Details
A3.0	Building Plans
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A3.5	Building Plans
A5.0	Unit Plans
A5.1	Unit Plans
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A6.0	Renderings
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A6.2	Renderings
L-1	Preliminary Planting Plan
L-2	Shrub Preliminary Planting Plan
L-3	Construction Details
L-4	Phased Entry Plan



Site Summary

APN-	367-250-008	
Existing Zoning:	R-R	
Proposed Zoning:	R-3	
Site Area	±28.28 acres	
Access Roads	±1.83 acres	6%
Pad Area	±9.18 acres	32%
Water Quality Basin	±0.70 acres	2%
Open Space	±16.57 acres	60%
±4.95 du/acre		
140 Units		
R3 Occupancy		
Type V Construction		

Building Summary

Town Homes		
2 Bedroom	70%	35 units
3 Bedroom	30%	15 units
Total		50 units
Apartments		
1 Bedroom	63.3%	57 units
2 Bedroom	36.7%	33 units
Total		90 units
Total		
Apt 1 Bedroom	40.7%	57 units
Apt 2 Bedroom	23.6%	33 units
TH 2 Bedroom	25.0%	35 units
TH 3 Bedroom	10.7%	15 units
Total		140 Units

Parking Summary

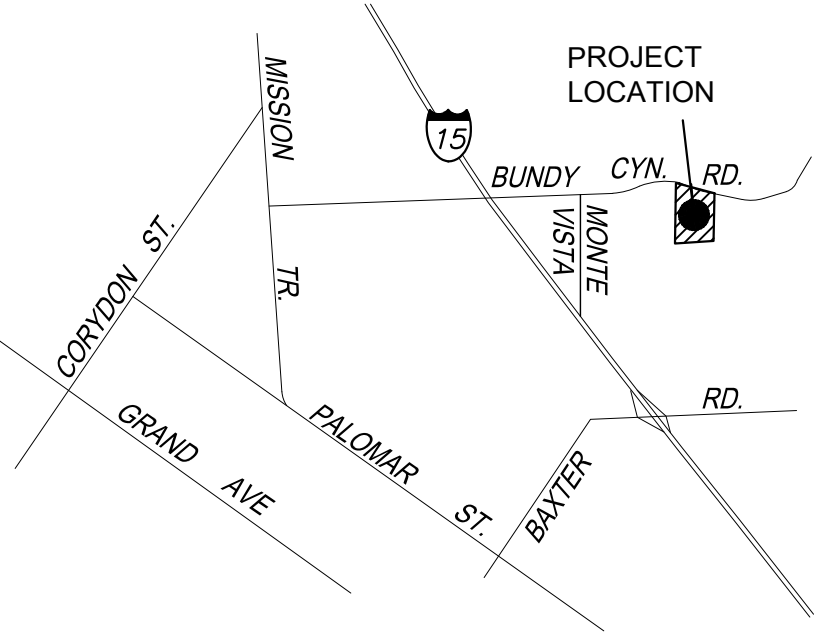
Parking Required:			
1 Bd	57 units	1.25 space/ unit	71.25 spaces
2 Bd	68 units	2.25 space/ unit	153 spaces
3 Bd	15 units	2.75 space/ unit	41.25 spaces
Total	140 units		265.5 spaces
Parking Provided:			
Tuck-Under	3 HC		127 spaces
Carport	5 HC		139 spaces
On-Grade	2 HC		22 spaces
Total			288 spaces
			2.06 spaces/ unit
Bicycle Parking			
.05 bicycle space/parking space			14 bicycle spaces
EV Parking			
			8 EV spaces

Setback Summary

North	±370' (to Bundy Canyon Road)
South	±110'
East	±215'
West	±105'

Vicinity Map
N.T.S

Project Site
N.T.S





- Material Legend
- 1. Asphalt Composite Roof
 - 2. Stucco
 - 3. Fibercement Siding
 - 4. Brick Veneer
 - 5. Vinyl Window With Trim
 - 6. Painted Fascia/ Trim
 - 7. Metal Rail
 - 8. Decorative Light Fixture

Front Elevation



Rear Elevation



Typical Side Elevation



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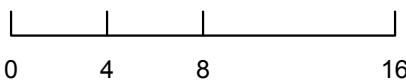
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Westlake Village, CA 91362

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WILDOMAR, CA #2016-0407

SCHEMATIC DESIGN
OCTOBER 19TH, 2016

PA 16-0006

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1	8.24.16
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	12.23.16



BUILDING ELEVATION
TOWNHOUSE BUILDING A

A2.0



Front Elevation



Left Elevation



Rear Elevation



Right Elevation

- Material Legend**
- 1. Asphalt Composite Roof
 - 2. Stucco
 - 3. Fibercement Siding
 - 4. Brick Veneer
 - 5. Vinyl Window With Trim
 - 6. Painted Fascia/ Trim
 - 7. Metal Rail
 - 8. Decorative Light Fixture



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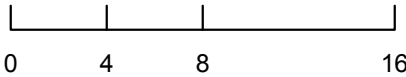
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BUILDING ELEVATION
APARTMENT BUILDING A

A2.1



Front Elevation

- Material Legend**
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 - 2. Stucco
 - 3. Fibercement Siding
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 - 5. Vinyl Window With Trim
 - 6. Painted Fascia/ Trim
 - 7. Metal Rail
 - 8. Decorative Light Fixture



Rear Elevation



Typical Side Elevation



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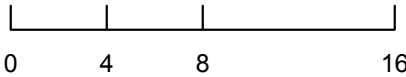
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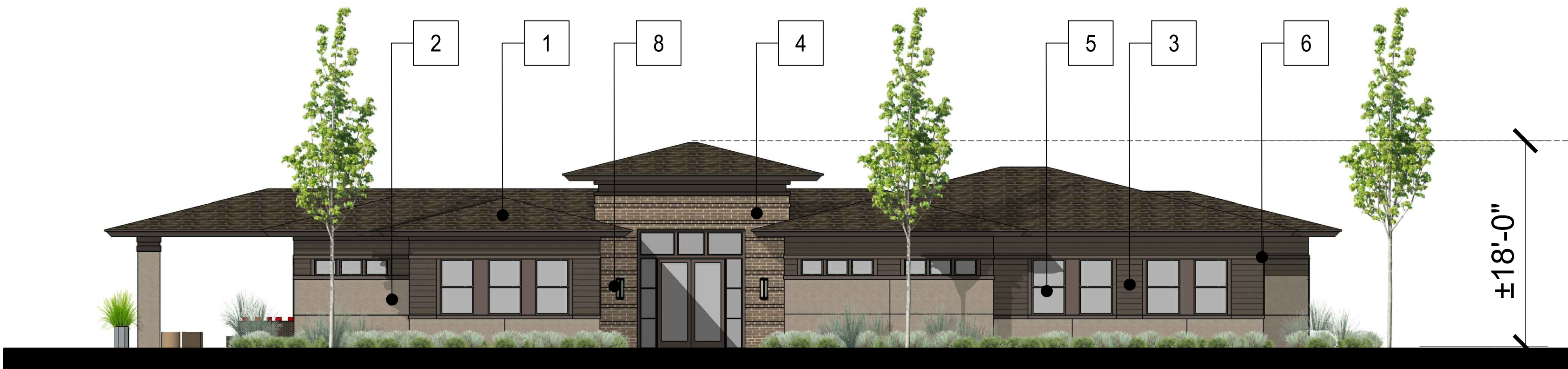
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Number	Date
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BUILDING ELEVATION
APARTMENT BUILDING B

A2.2



Front Elevation



Right Elevation



Rear Elevation



Left Elevation

- Material Legend**
- 1. Asphalt Composite Roof
 - 2. Stucco
 - 3. Fibercement Siding
 - 4. Brick Veneer
 - 5. Vinyl Window With Trim
 - 6. Painted Fascia/ Trim
 - 7. Metal Rail
 - 8. Decorative Light Fixture



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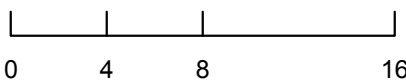
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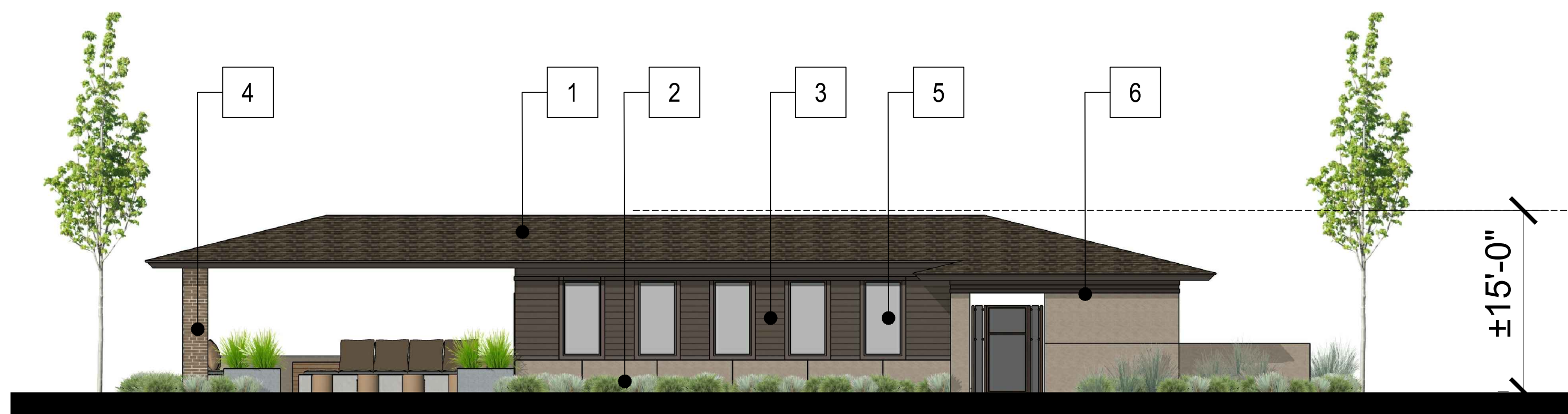
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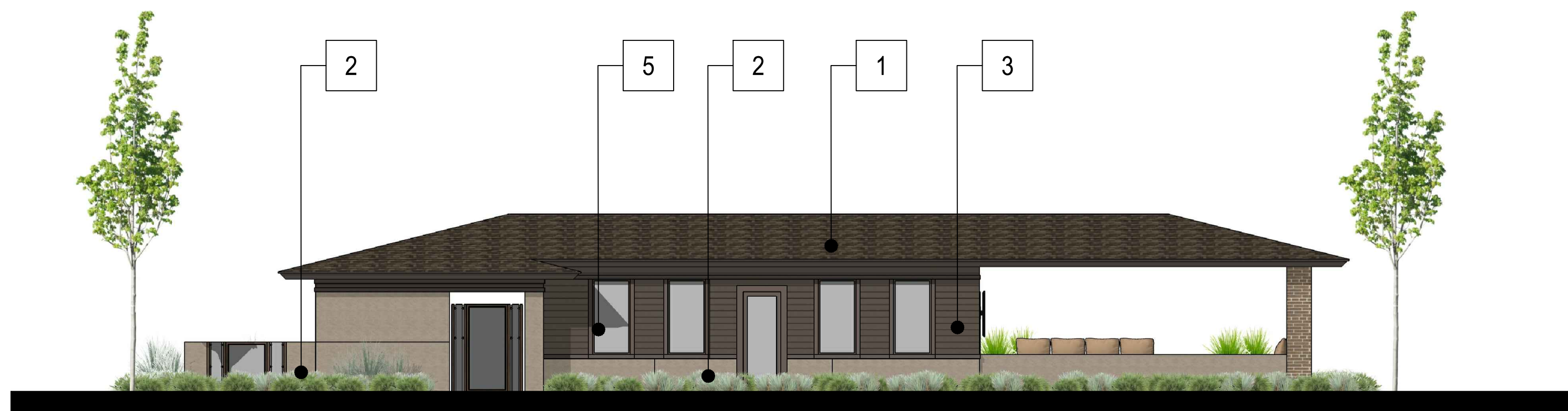
BUILDING ELEVATION
AMENITY/ LEASING BUILDING



Front Elevation



Right Elevation



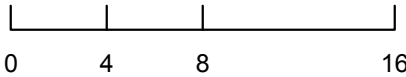
Rear Elevation

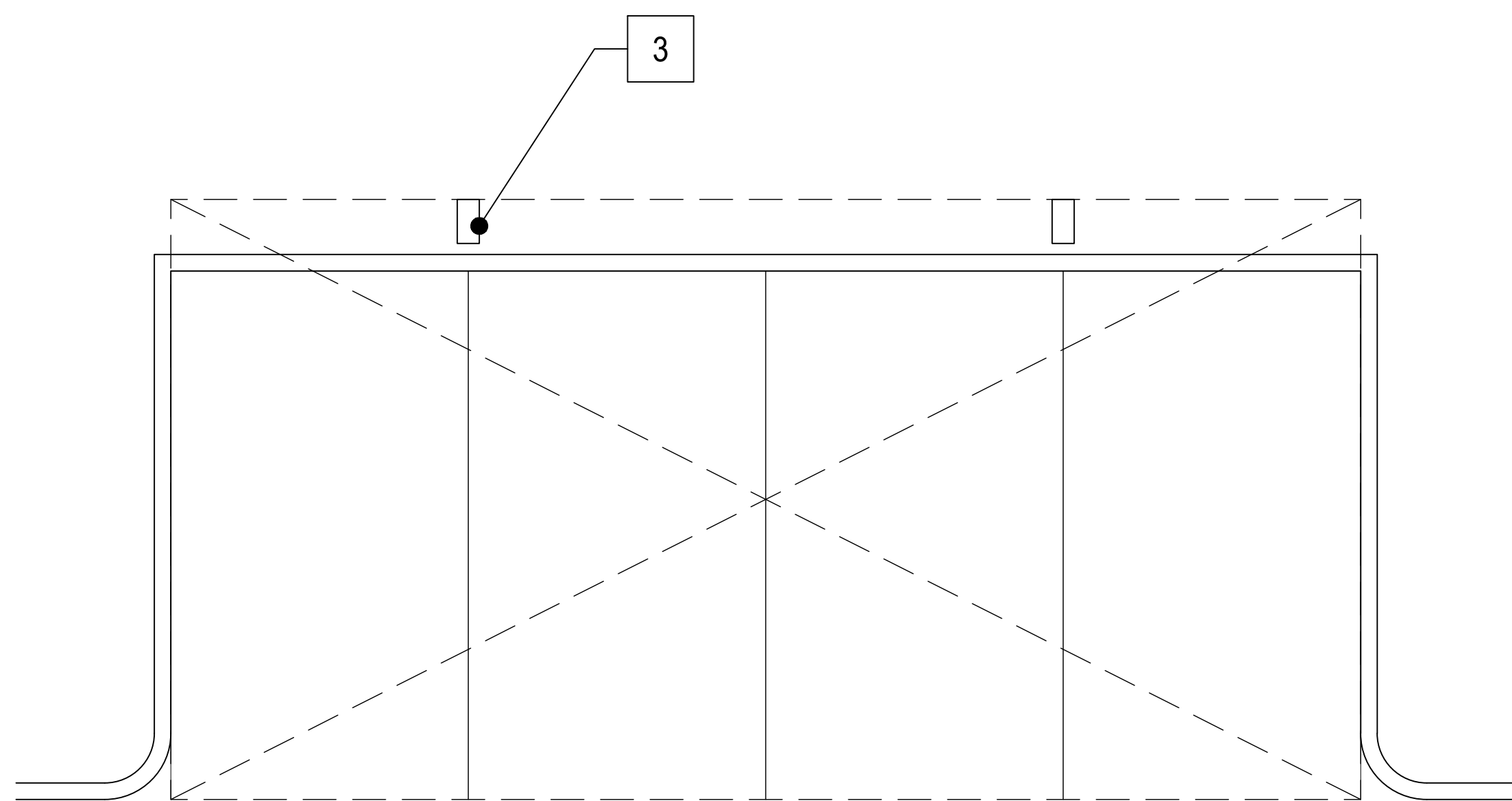


Left Elevation

- Material Legend**
- 1. Asphalt Composite Roof
 - 2. Stucco
 - 3. Fibercement Siding
 - 4. Brick Veneer
 - 5. Vinyl Window With Trim
 - 6. Painted Fascia/ Trim
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 - 8. Decorative Light Fixture

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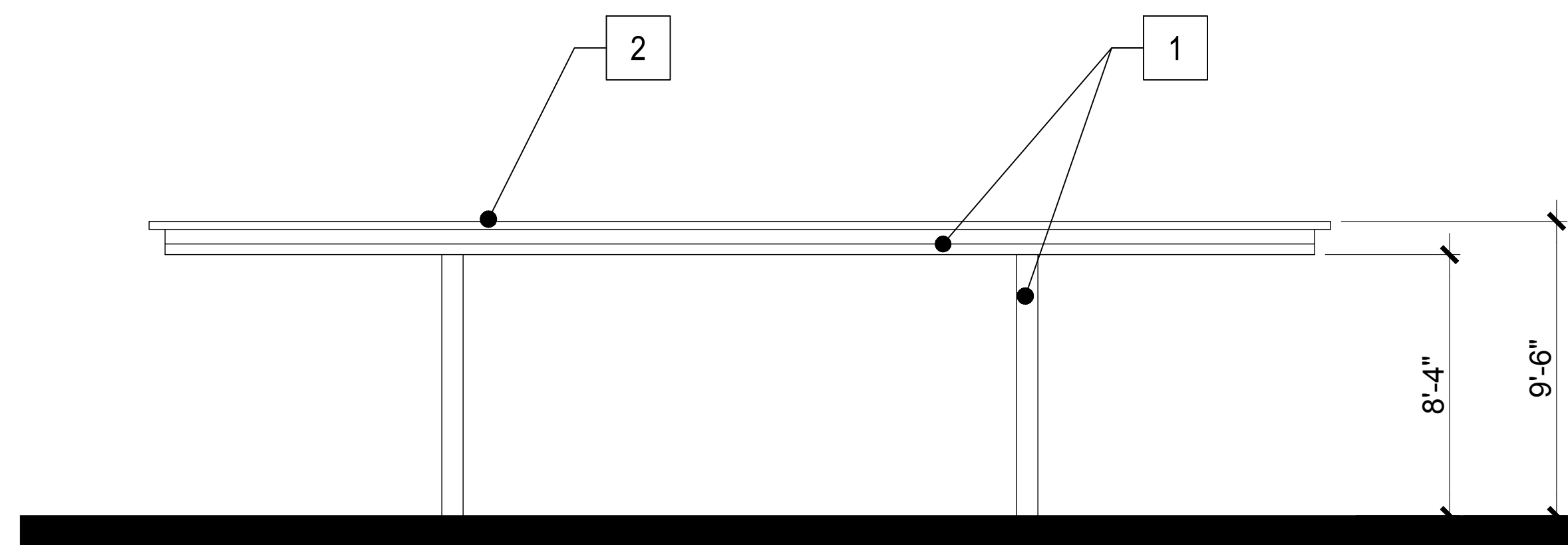




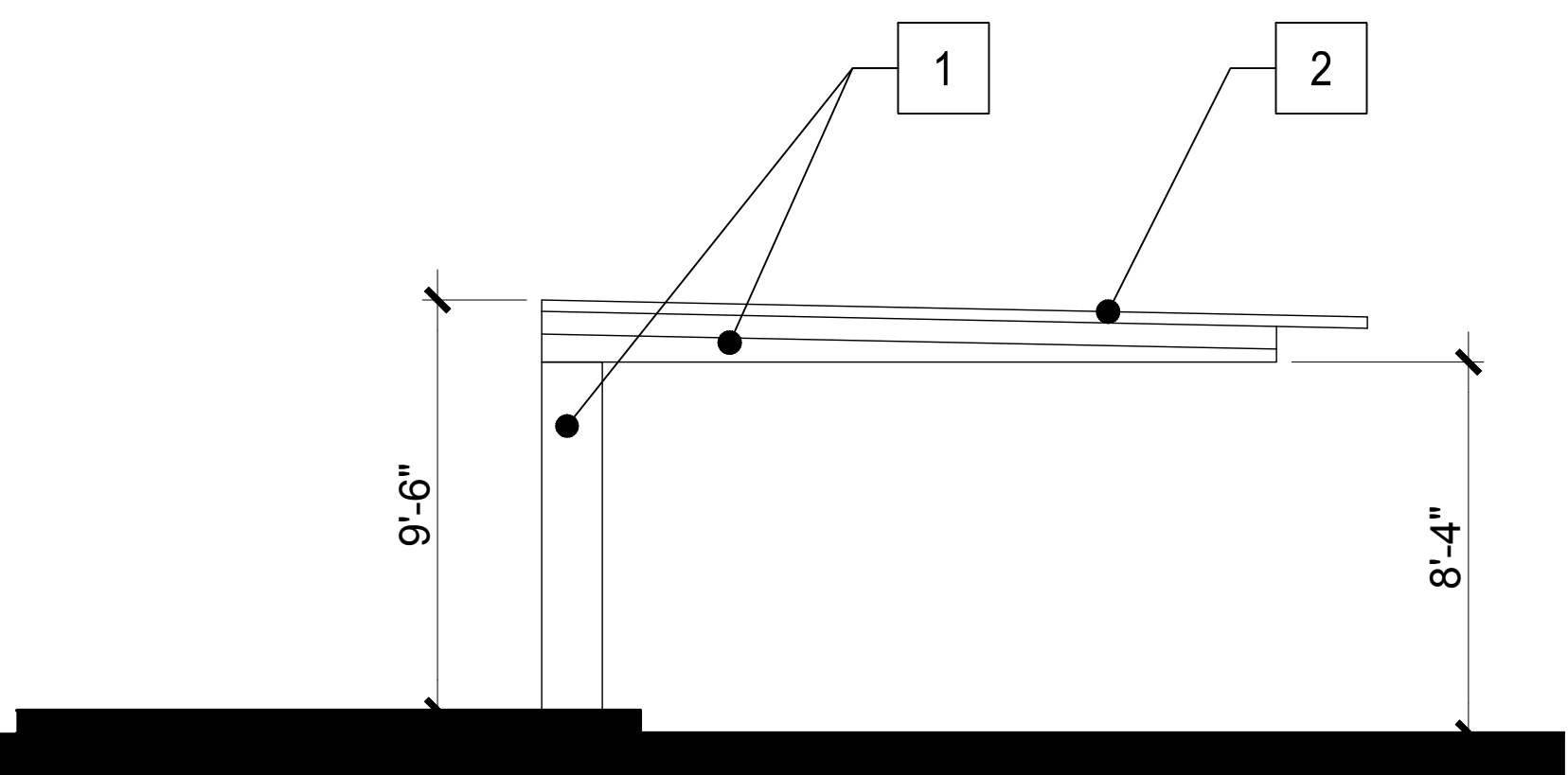
Typical Plan



Conceptual Image



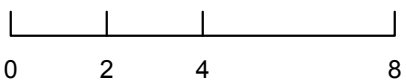
Front Elevation

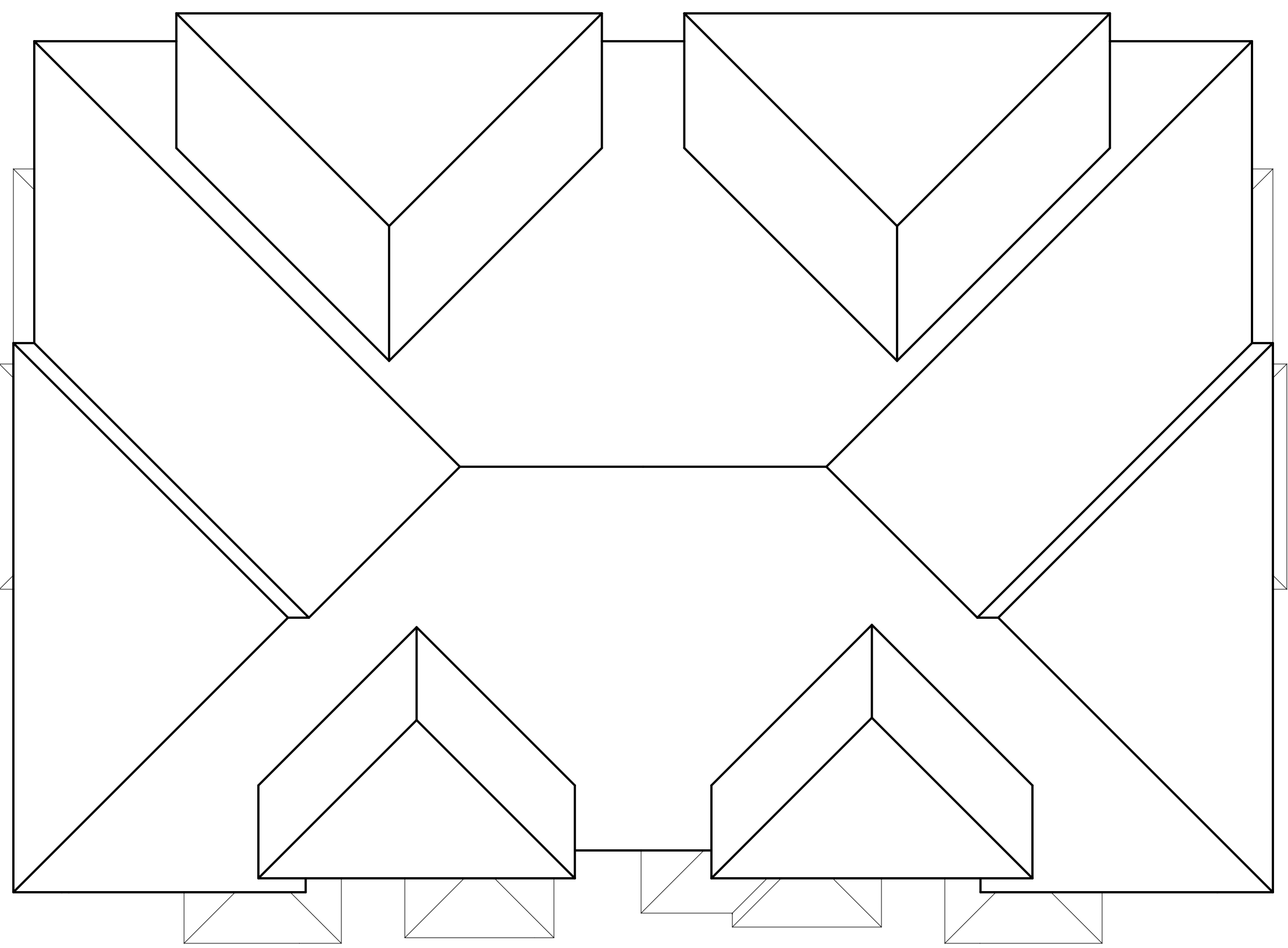


Side Elevation

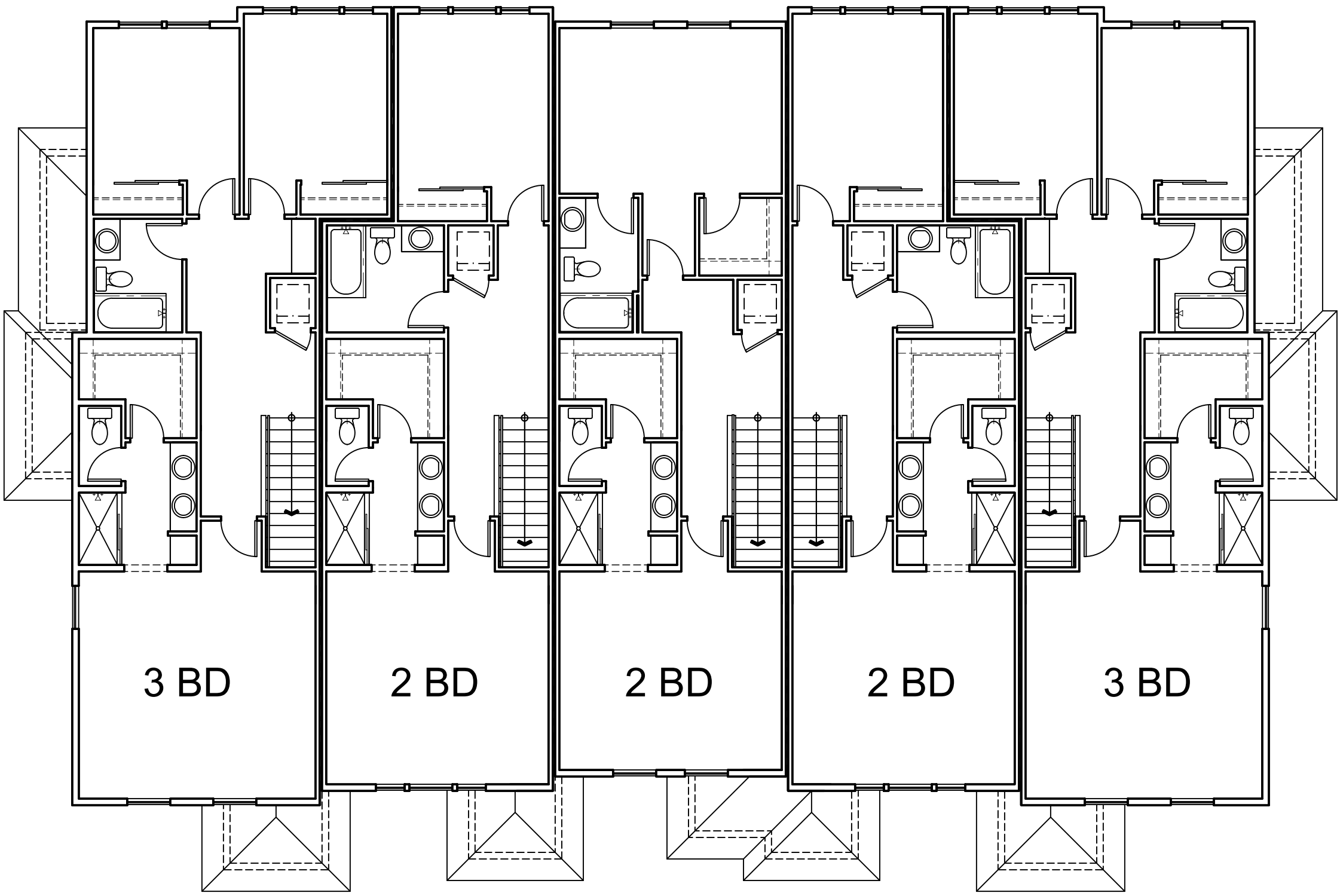
- Legend**
- 1. Columns and Beams shall be painted to match brown trim on buildings
 - 2. Roof shall be a lighter silver color to comply with solar reflectance requirements
 - 3. Columns shall be located out of the required parking area

Revisions	
Number	Date
1	8.24.16
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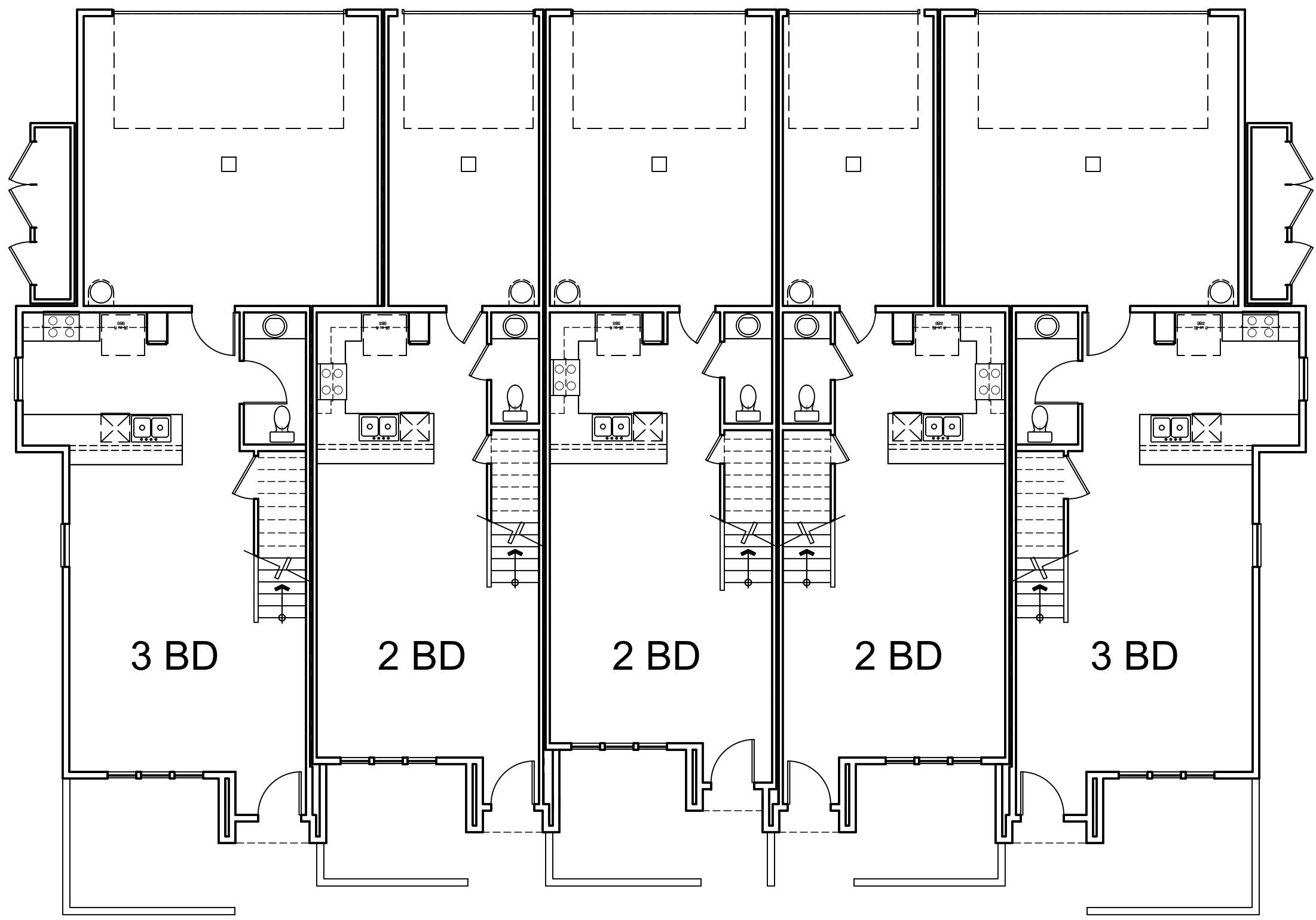




Roof Plan



Second Floor



First Floor



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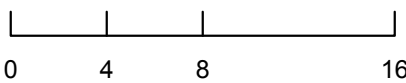
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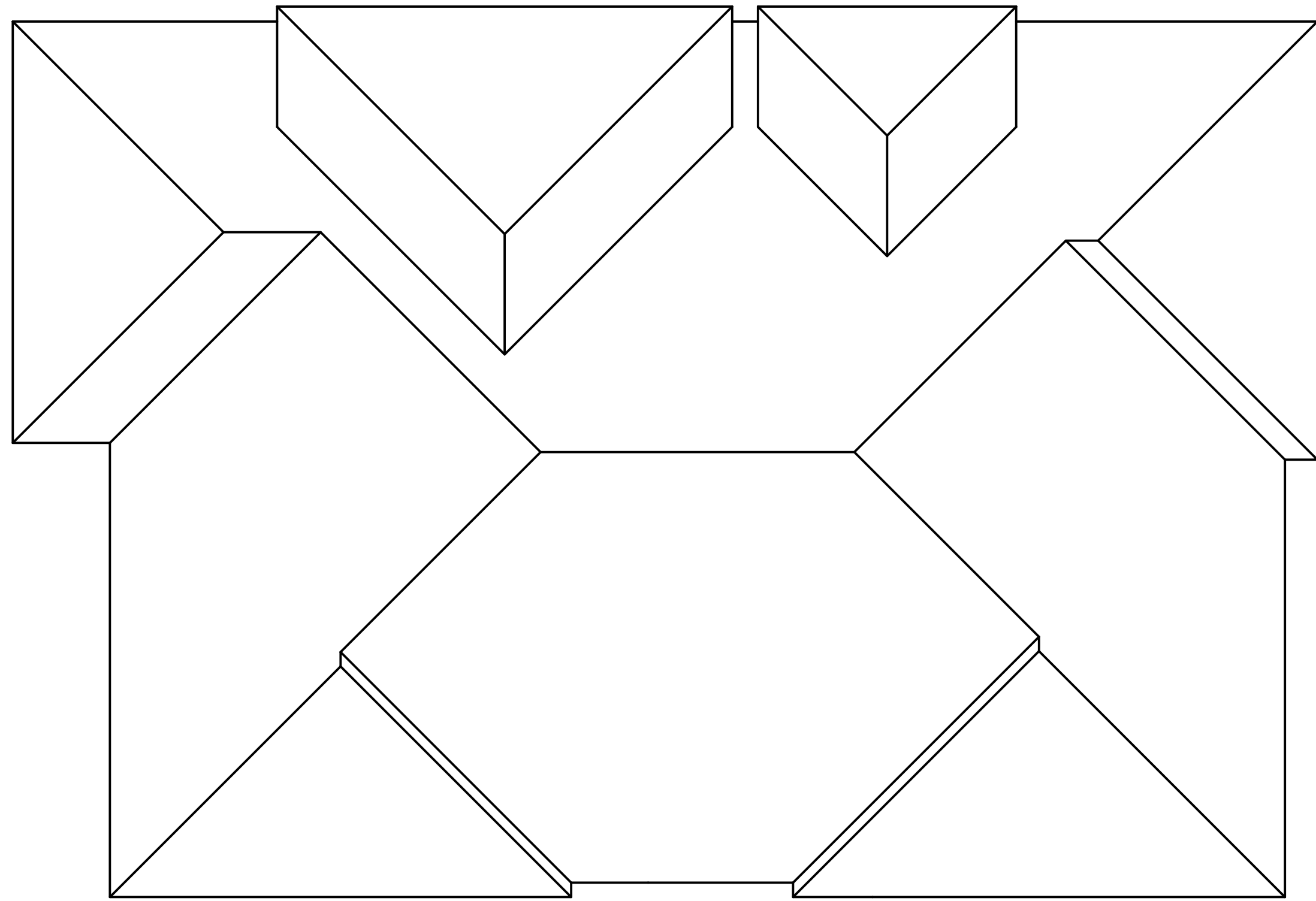
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BUILDING PLAN
 TOWNHOUSE BUILDING A

A3.0



Roof Plan



Second and Third Floor



First Floor



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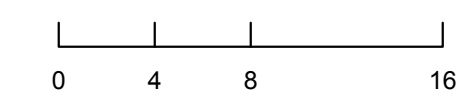
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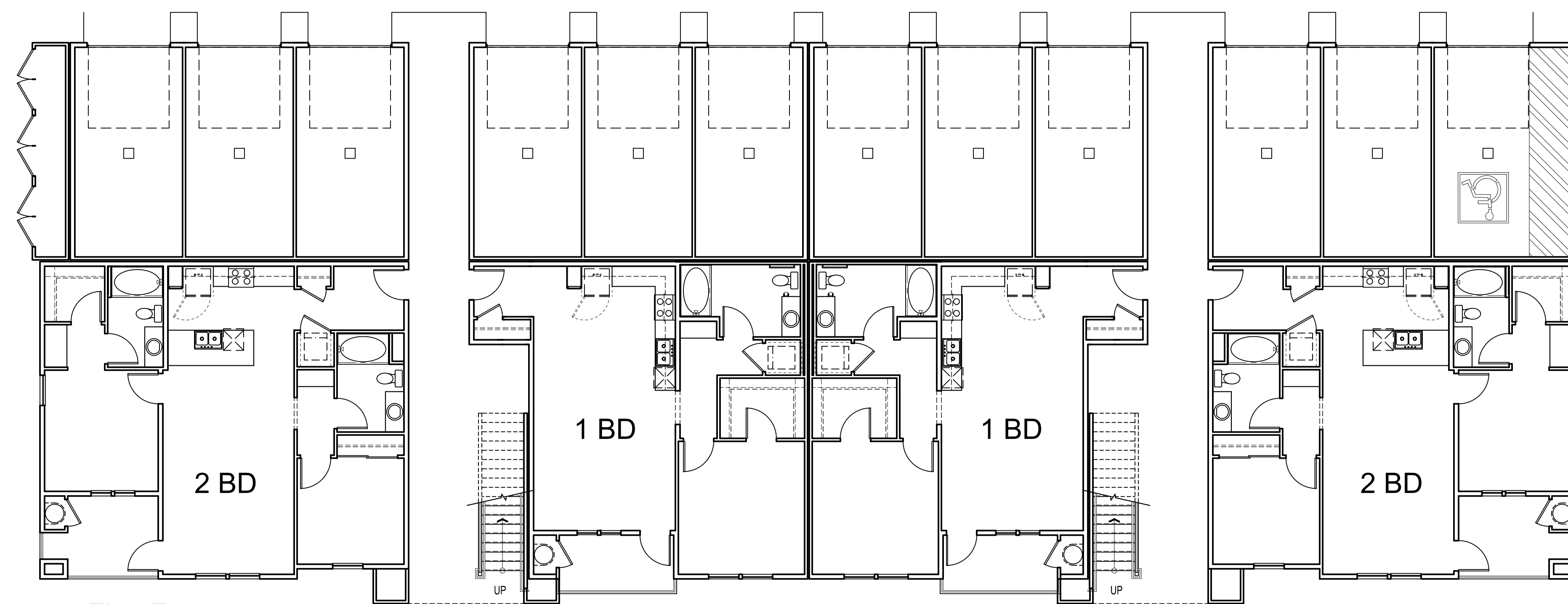
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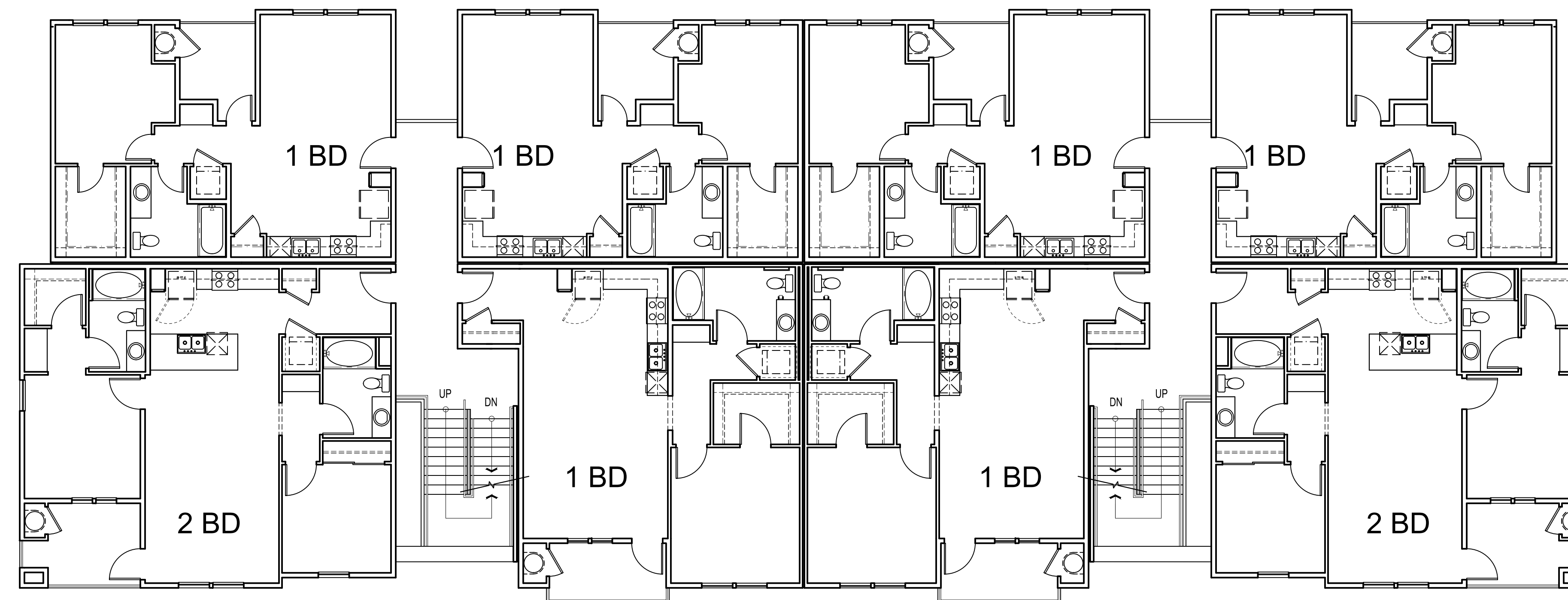


BUILDING PLAN
APARTMENT BUILDING A

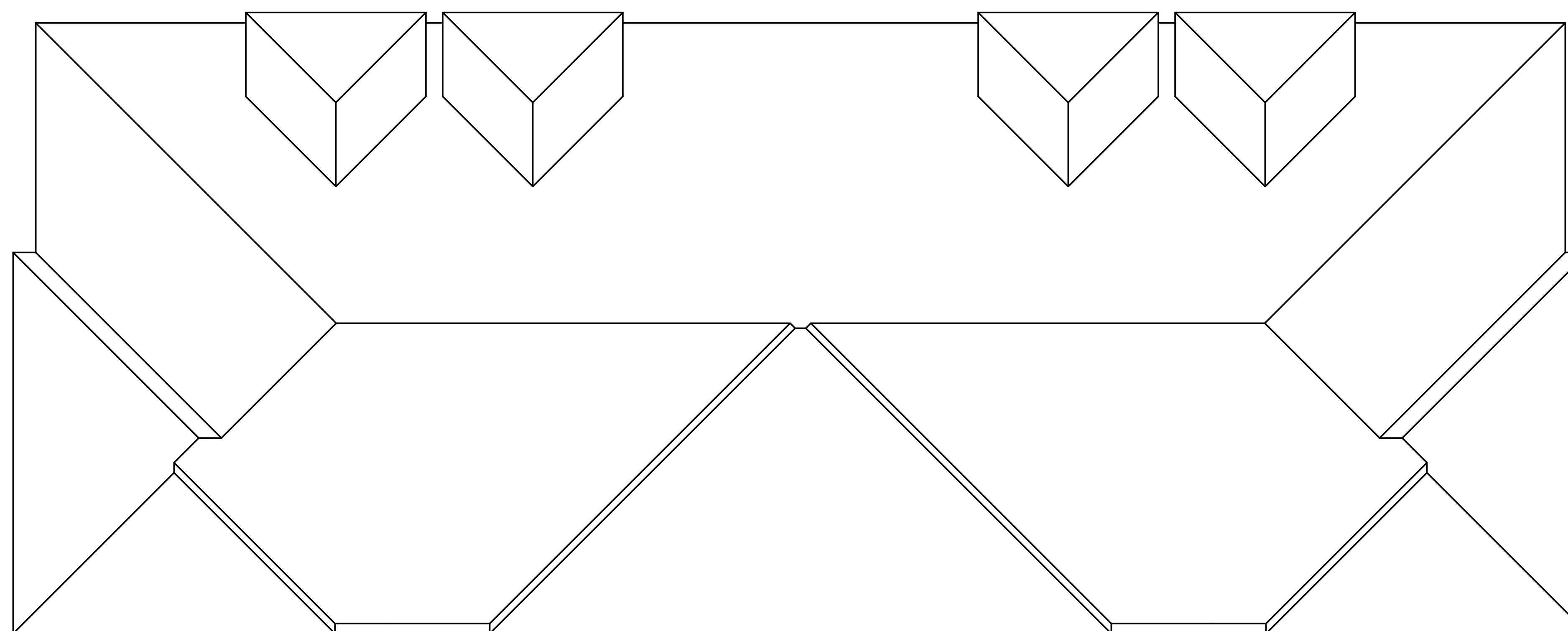
A3.1



First Floor



Second and Third Floor



Roof Plan



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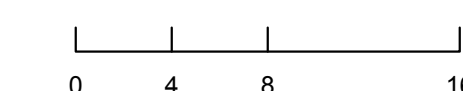
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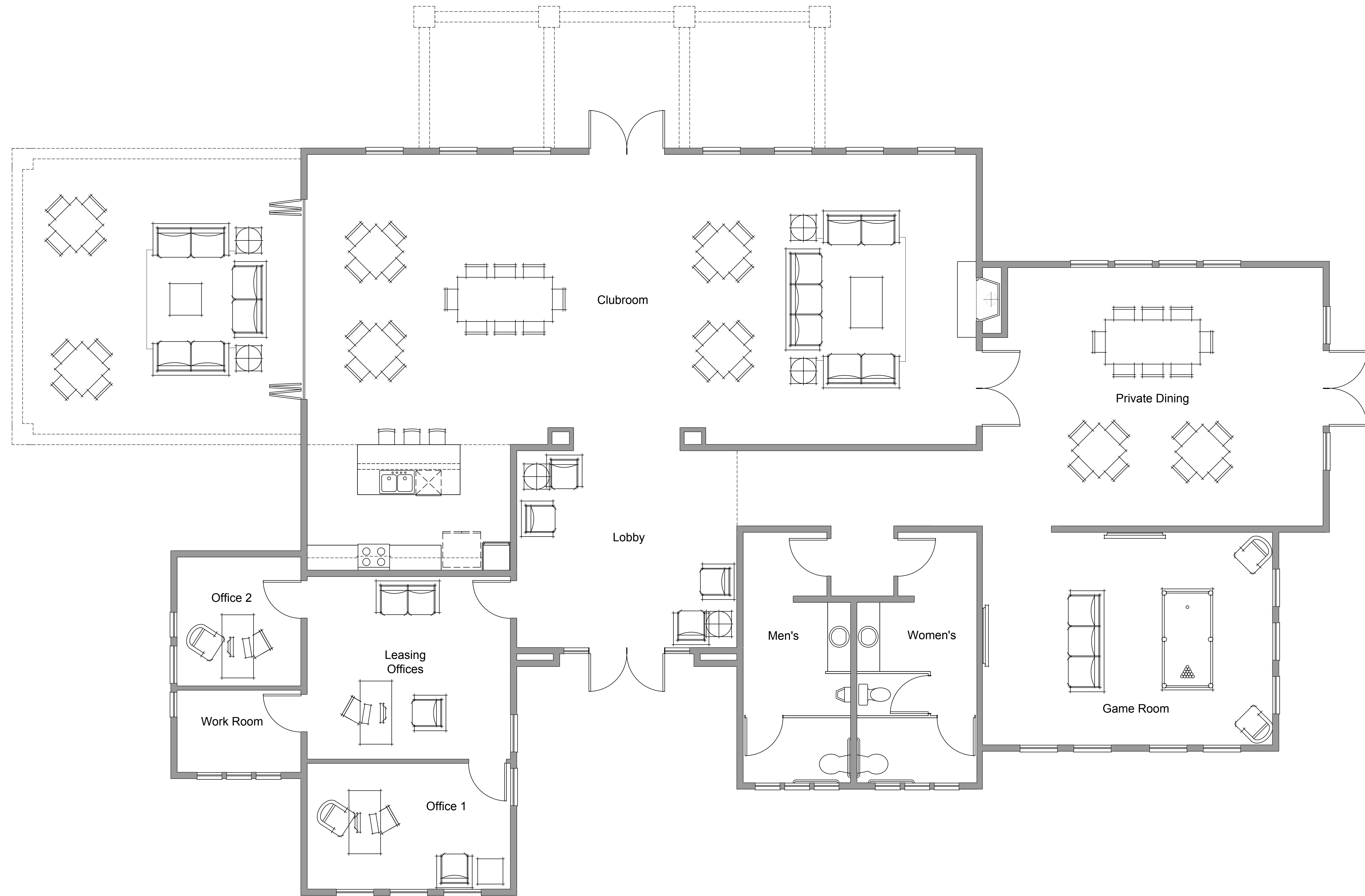
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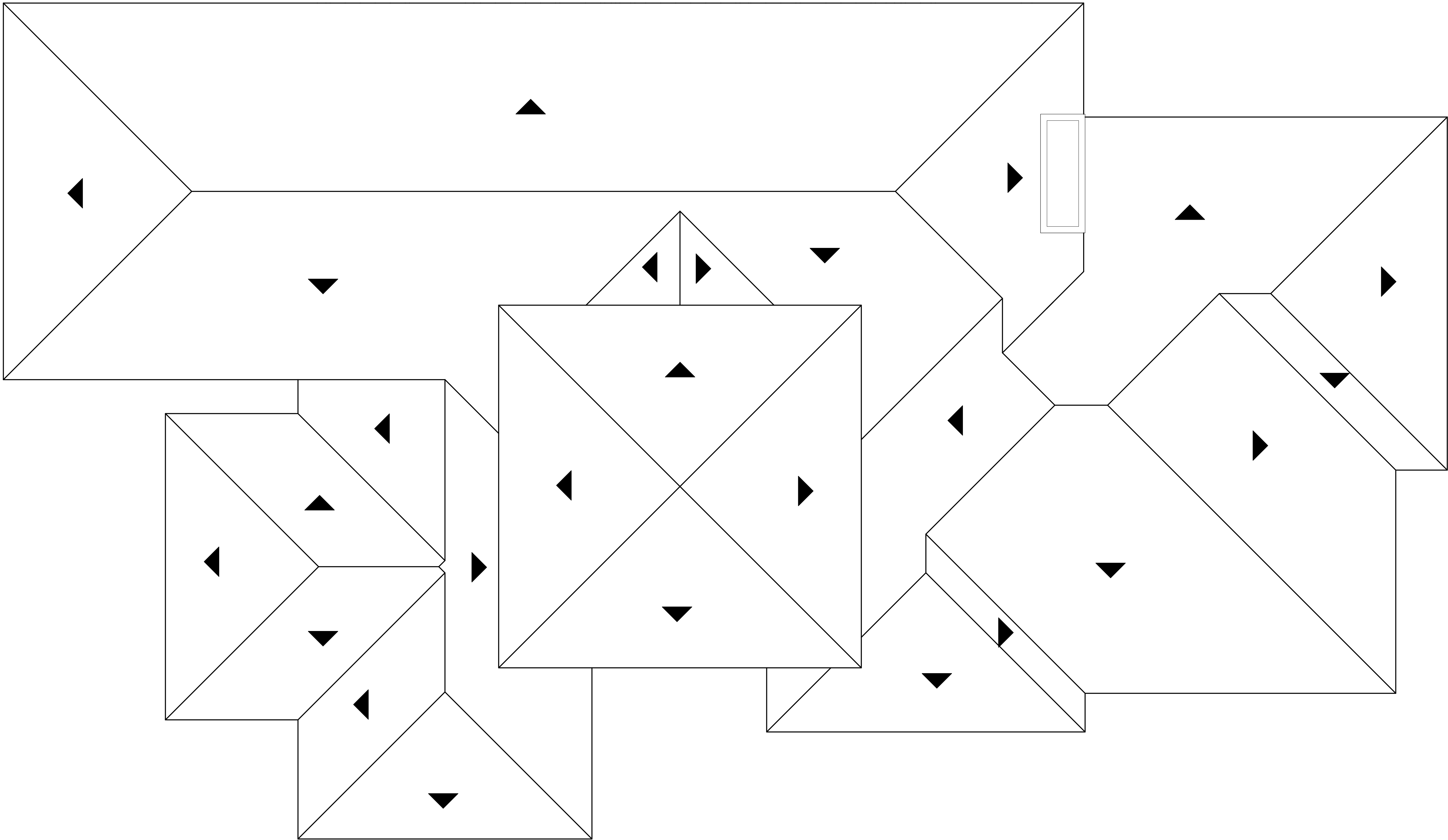
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BUILDING PLAN
APARTMENT BUILDING B

A3.2





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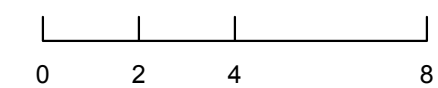
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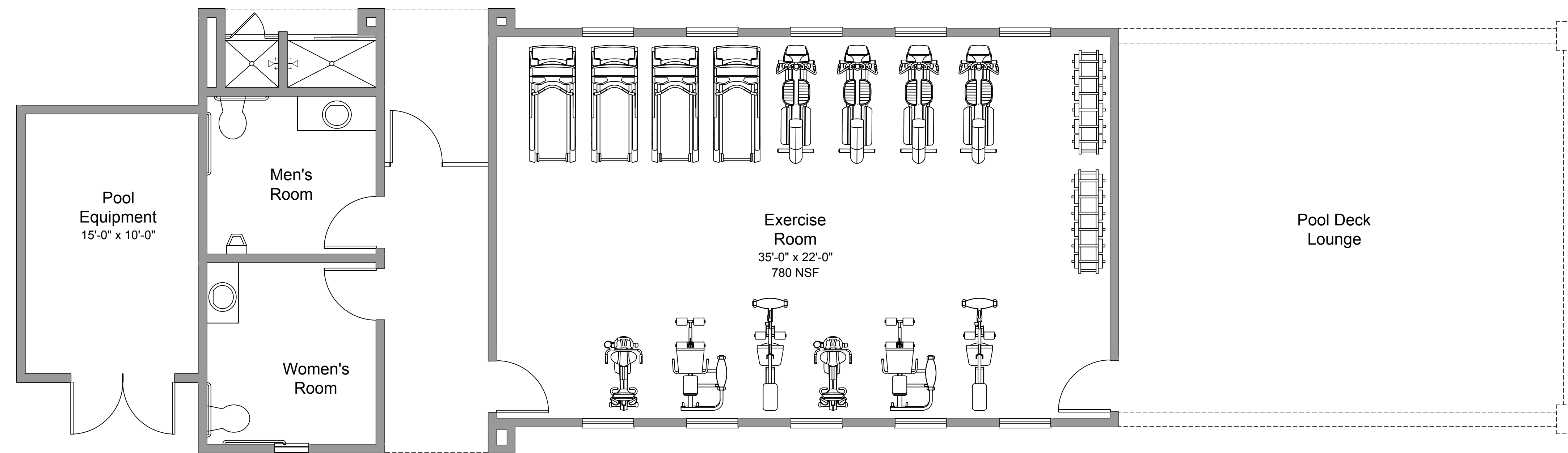
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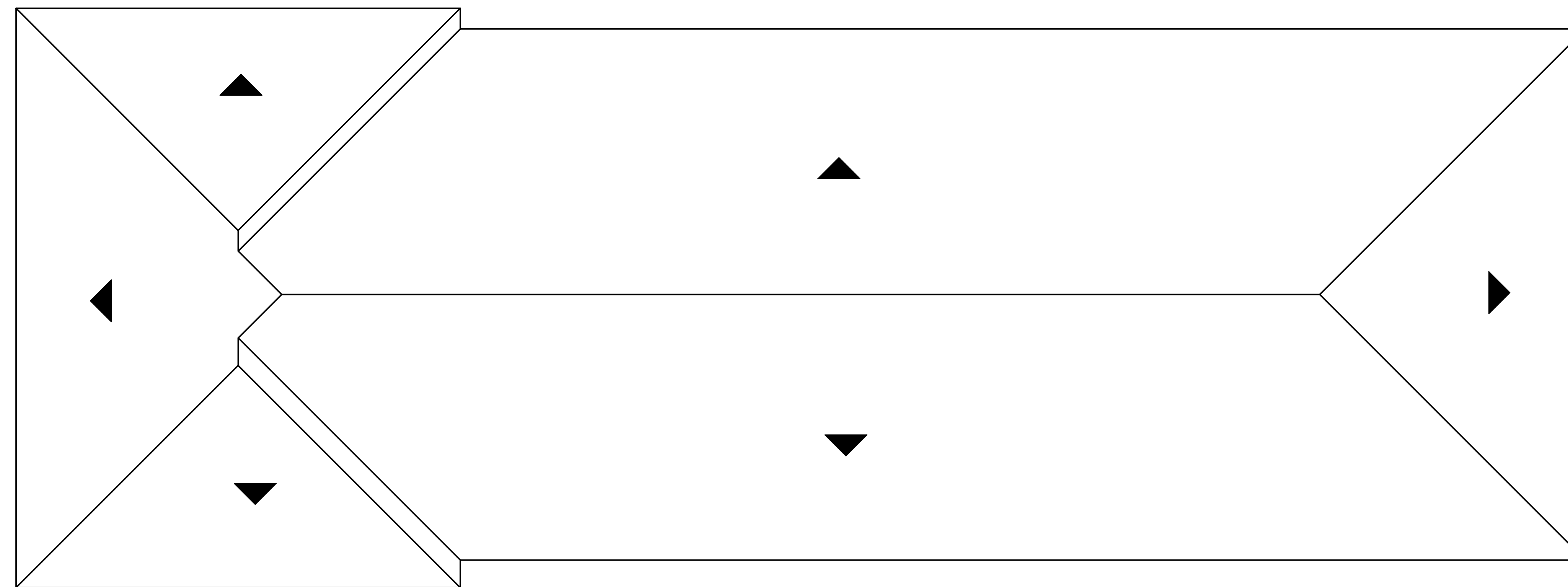


ROOF PLAN
AMENITY/ LEASING BUILDING

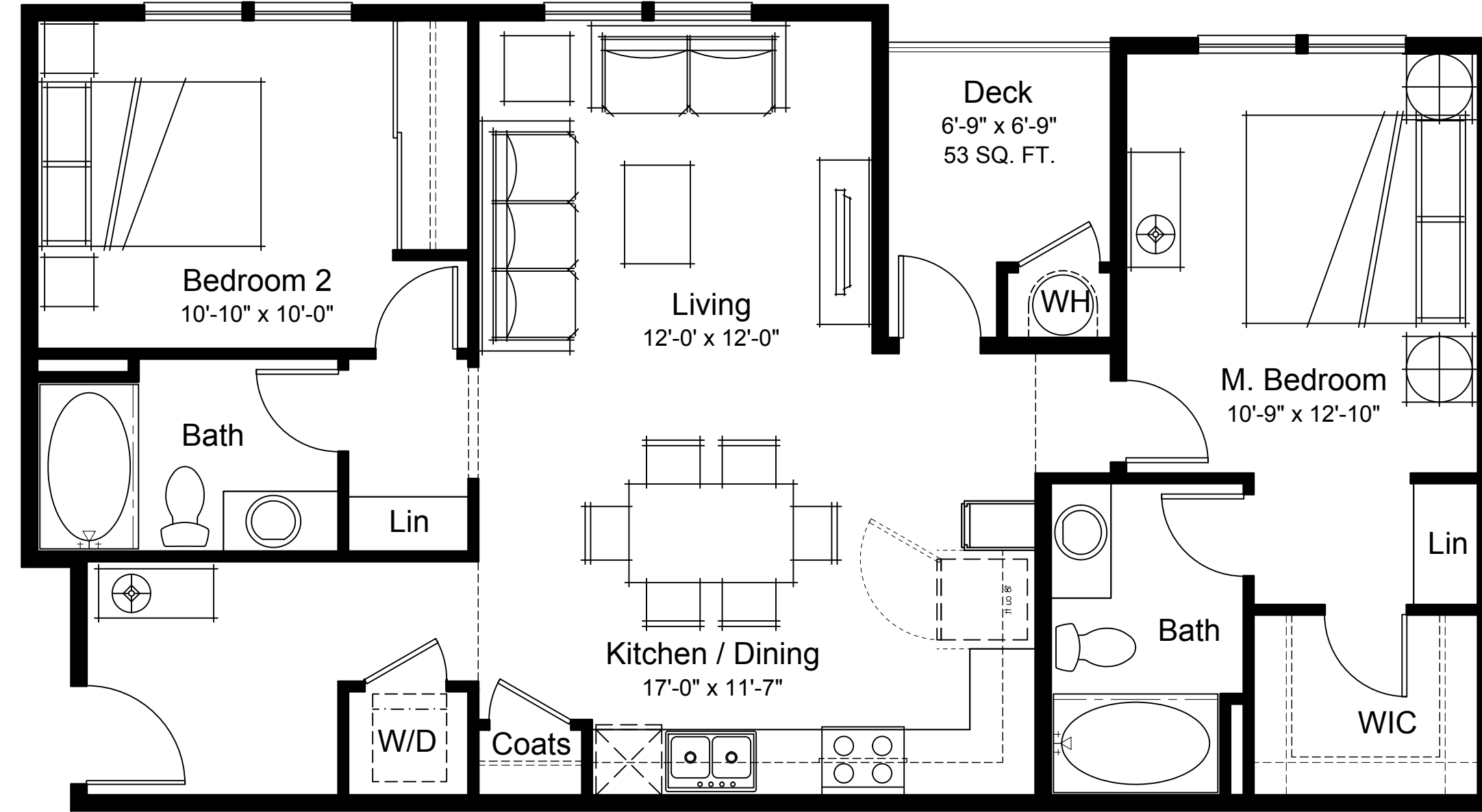
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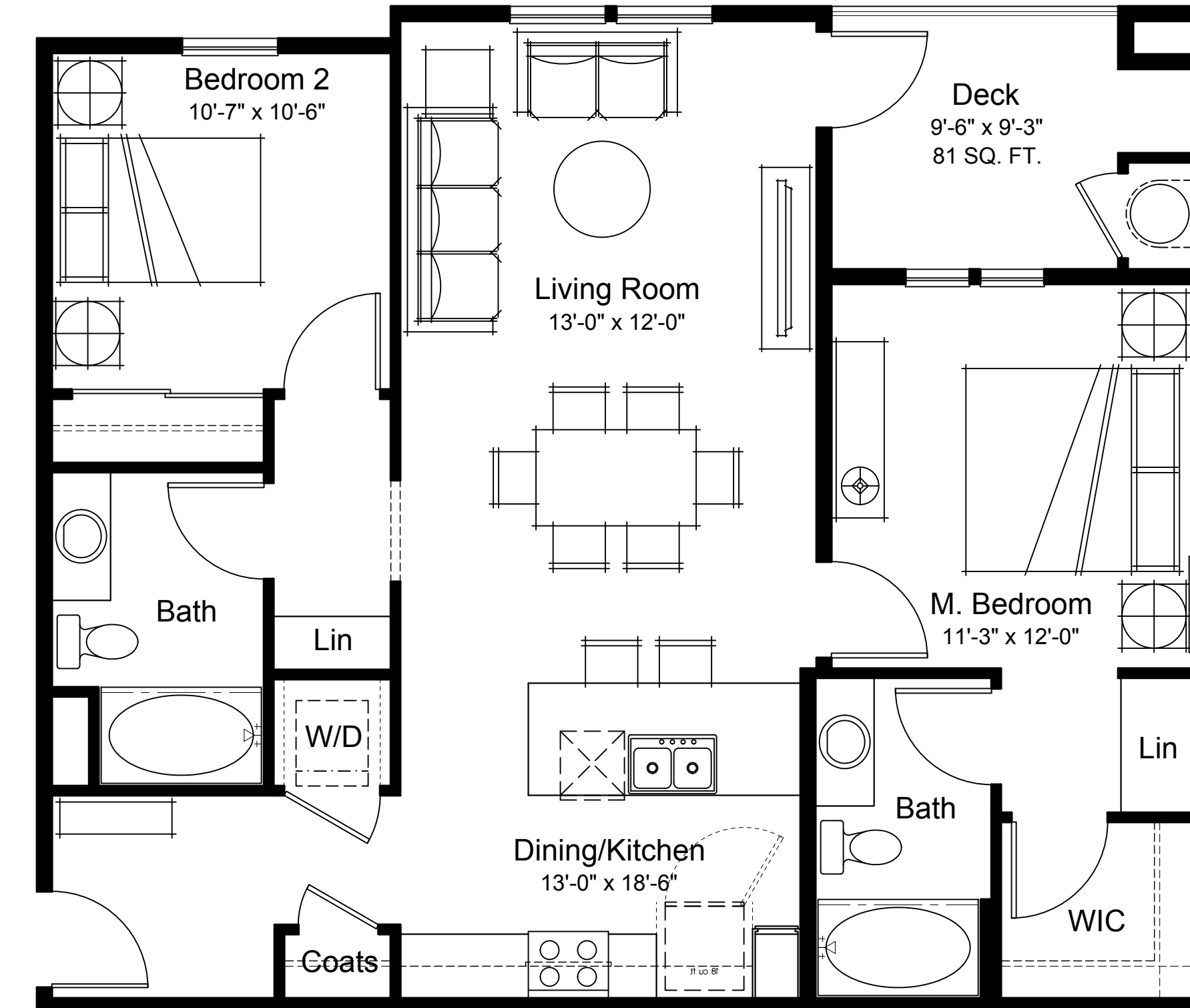
First Floor



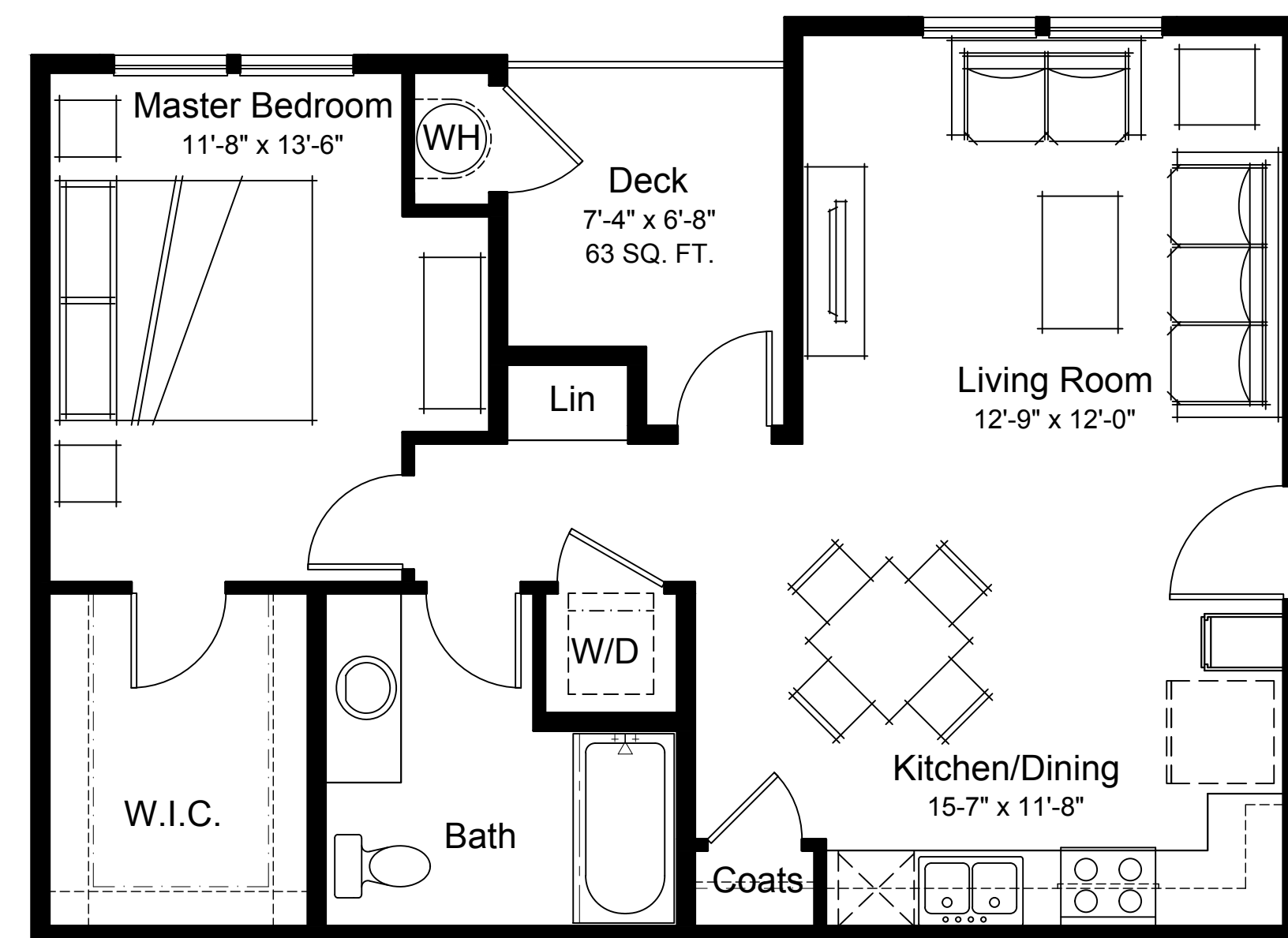
Roof Plan



Plan 2-2
2 Bedroom / 2 Bathroom
934 NSF



Plan 2-1
2 Bedroom / 2 Bathroom
978 SQ. FT. NSF

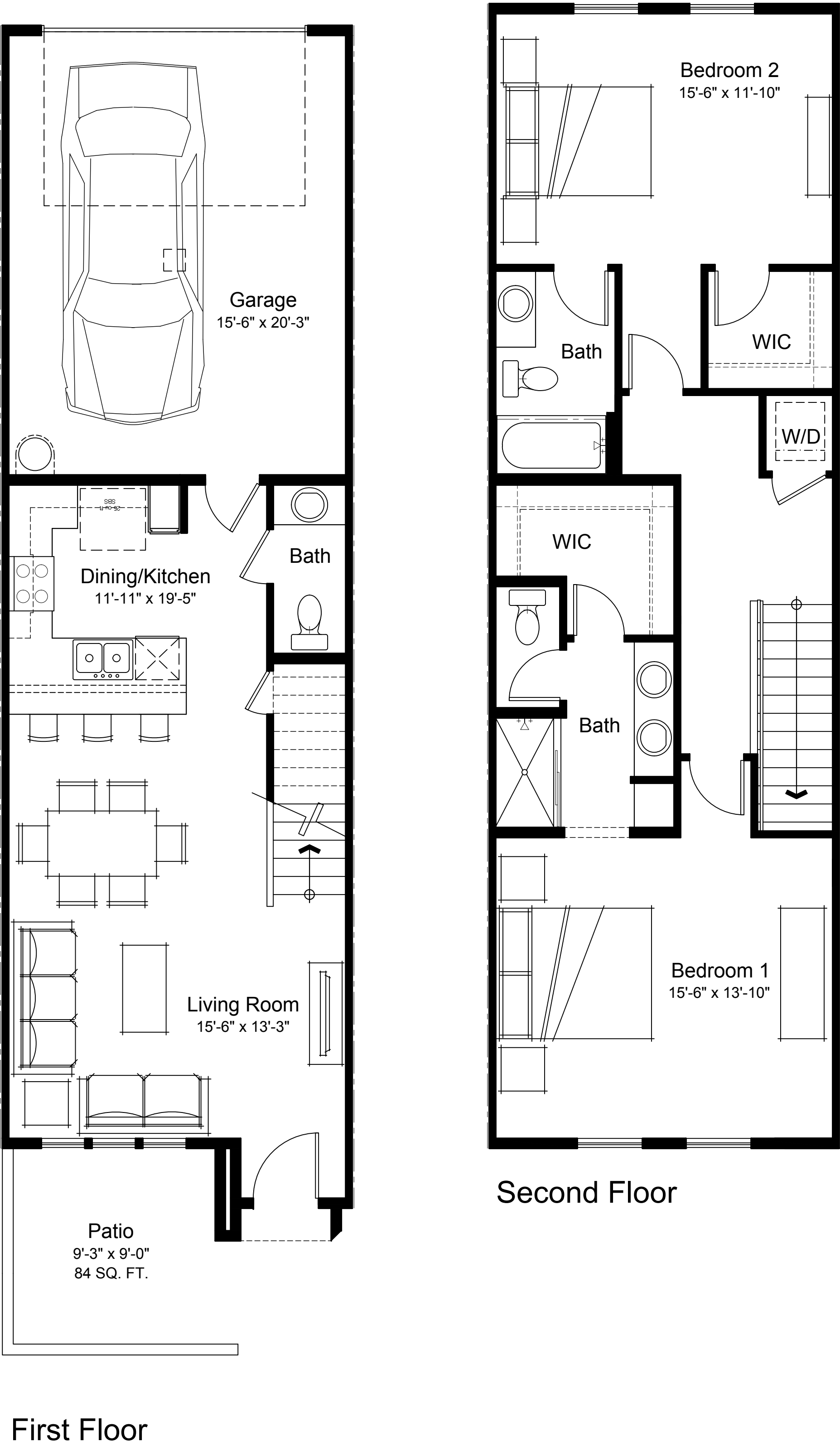


Plan 1-2
1 Bedroom / 1 Bathroom
674 SQ. FT.

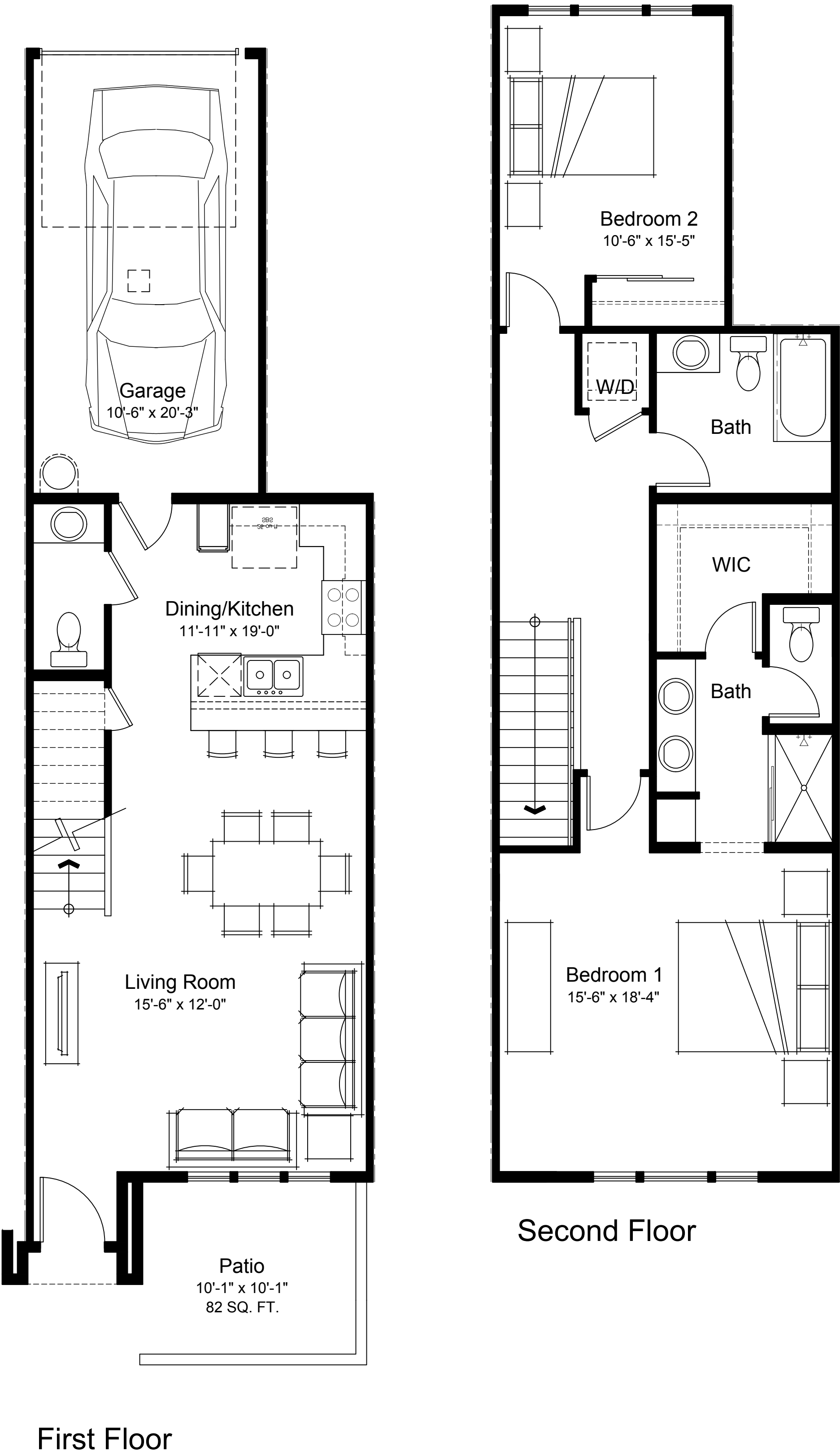


Plan 1-1
1 Bedroom / 1 Bathroom
780 SQ. FT. NSF

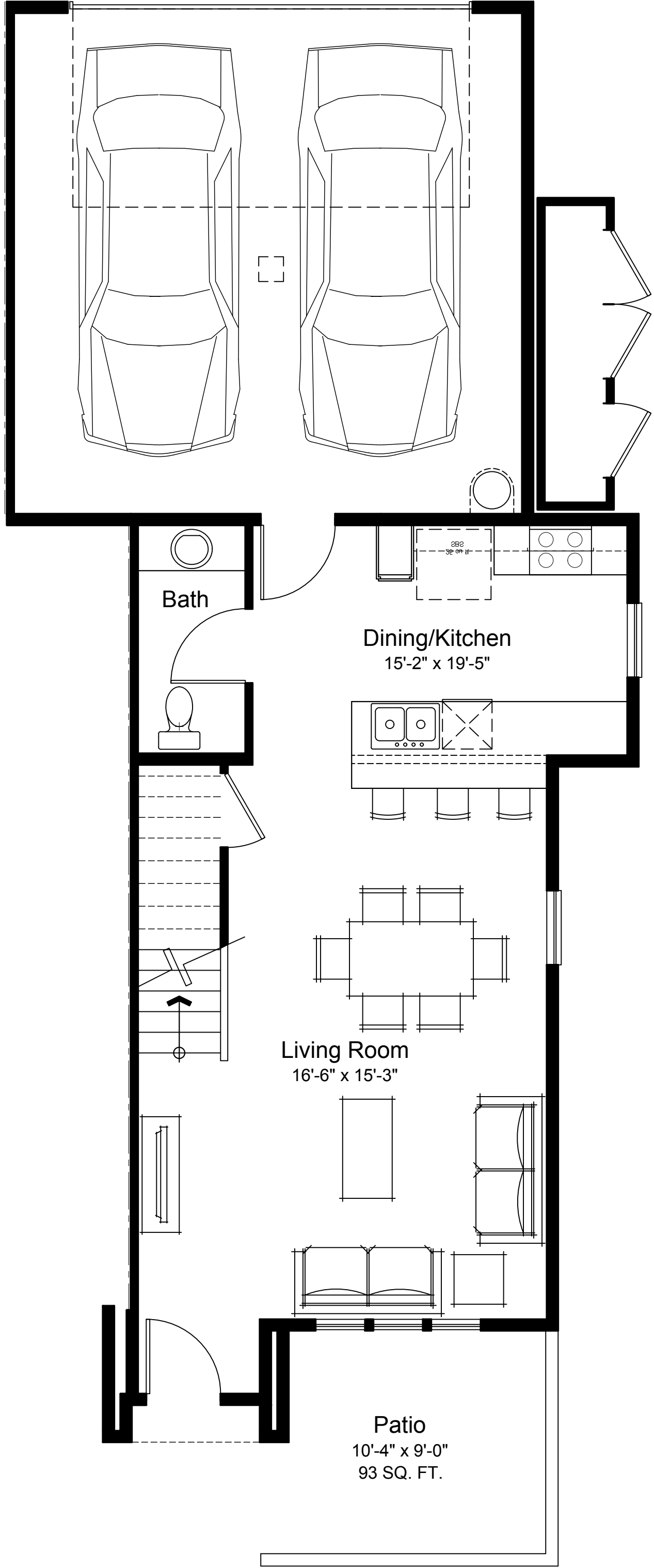
Townhome Plan 2-2
2 Bedroom / 3 Bathroom
1,208 NSF



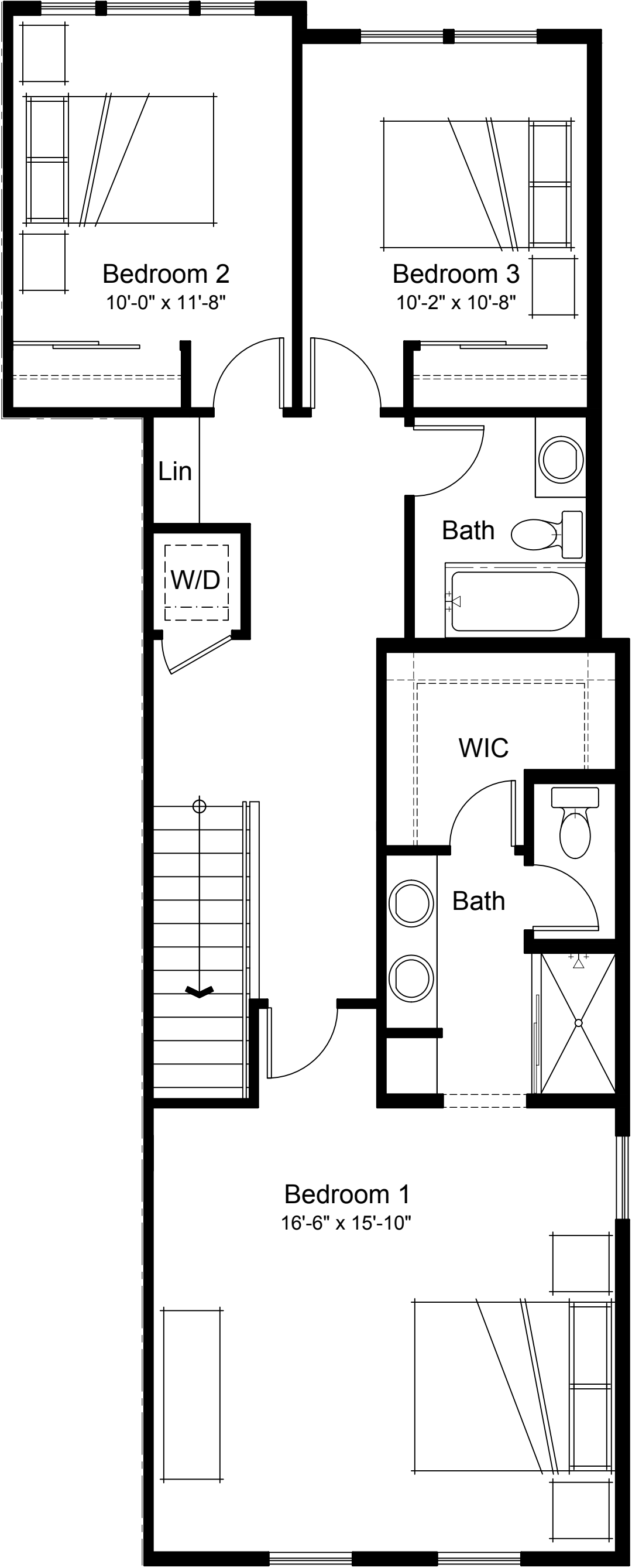
Townhome Plan 2-1
2 Bedroom / 3 Bathroom
1,175 NSF



Townhome Plan 3-1
3 Bedroom / 3 Bathroom
1,472 NSF



First Floor



Second Floor



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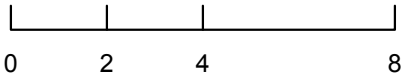
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UNIT PLANS
TOWNHOUSE BUILDING

A5.2



Clubhouse Entry



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RENDERINGS

A6.0



Typical Townhome



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RENDERINGS

A6.1



Typical Apartment



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1	8.24.16
2	11.8.16
	12.23.16

RENDERINGS

A6.2