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Project Team

APPLICANT / OWNER
REDLANDS SUMMIT LLC
1705 OAK GROVE AVE.
SAN MARINO, CA 91108
(626) 360-2888
Contact: JERRY ZHANG

MULTIFAMILY & TOWNHOME ARCHITECT
AO (ARCHITECTS ORANGE)
144 N. ORANGE ST.
ORANGE, CA 92866
(714) 639-9860
Contact: SERAFIN MARANAN
ALAN DARPINI

SINGLE-FAMILY ARCHITECT
ARCHI2GROUP
12515 WAGNER ST.
LOS ANGELES, CA 90066
(310) 435-0752
Contact: GANTCHO BATCHKAROV

LANDSCAPE ARCHITECT
SITESCAPES
3190 B-2 AIRPORT LOOP DR.
COSTA MESA, CA 92626
(949) 644-9370
Contact: RICK POLHAMUS

CIVIL ENGINEER
DRC ENGINEERING, INC.
160 S. OLD SPRINGS RD., SUITE 210
ANAHEIM HILLS, CA 92808
(714) 685-6860
Contact: WAYNE PEÑA
WARREN WILLIAMS

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

DATE: 12-01-21
JOB NO.: 2021-046

A-1.0

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1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888



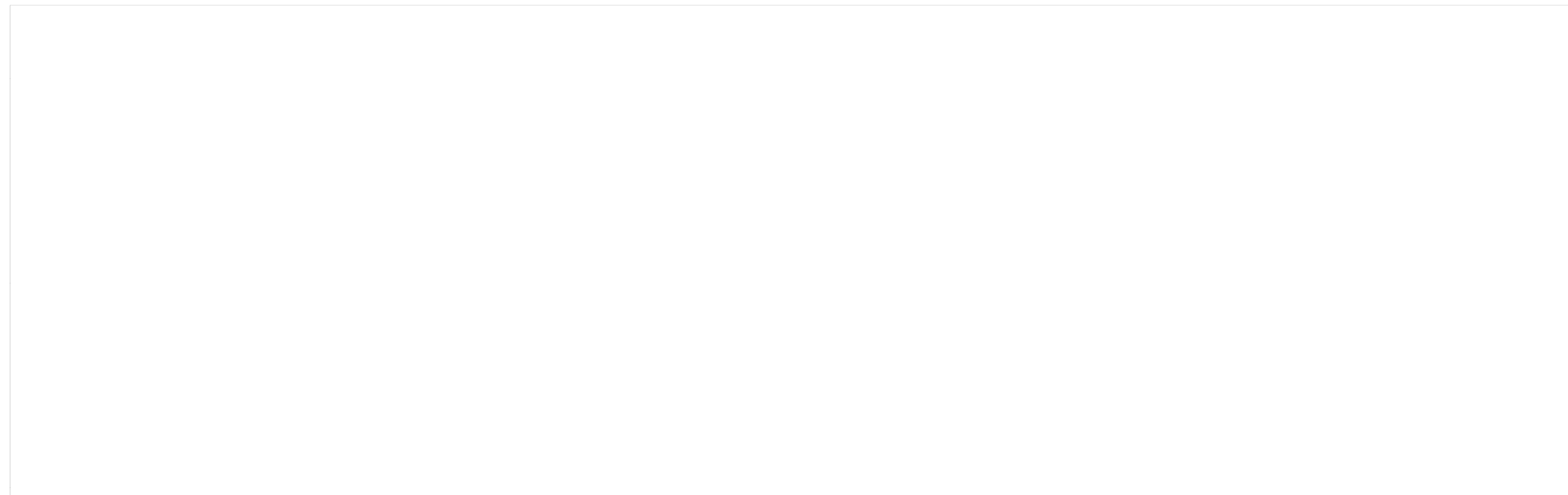
NEIGHBORHOOD A
2- & 3-STORY MULTIFAMILY WALK-UPS

415 TOTAL UNITS ON 14.16 ACRES
29.30 DU/AC

UNIT MIX

STUDIOS	24	6%
1 BED	255	61%
2 BED	136	33%
TOTAL	415	100%

PARKING SUMMARY
258 GARAGE STALLS
200 CARPORT STALLS
248 UNCOVERED STALLS
706 TOTAL STALLS **1.70 STALLS/UNIT**



NEIGHBORHOOD B
2- & 3-STORY SINGLE-FAMILY TOWNHOMES

57 TOTAL UNITS ON 4.73 ACRES
12.05 DU/AC

UNIT MIX

2 BED	41	82%
2 BED	16	28%
TOTAL	57	100%

PARKING SUMMARY
EACH UNIT HAS A 2-CAR GARAGE, 114 SPACES
28 GUEST UNCOVERED GUEST STALLS (0.5 STALLS/UNIT)
142 TOTAL STALLS (2.5 STALLS/UNIT)

NEIGHBORHOOD C
1-STORY SINGLE-FAMILY HOMES

20 TOTAL UNITS ON 60' X 120' LOTS

UNIT MIX

3 BED, 2.5 BATH	15	75%
4 BED, 3.5 BATH	5	25%
1500 sf		
1900 sf		
TOTAL	20	100%

PARKING SUMMARY
EACH UNIT HAS A 2-CAR GARAGE, 40 SPACES

PRELIMINARY PROJECT SUMMARY



MULTIFAMILY CONCEPTUAL PERSPECTIVE

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

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A-1.2

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1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888





AMENITY PERSPECTIVE



POOL / COURTYARD PERSPECTIVE



LEASING OFFICE PERSPECTIVE

MULTIFAMILY AMENITY CONCEPTUAL PERSPECTIVES

THE NEIGHBORHOODS AT LUGONIA VILLAGE

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TOWNHOME CONCEPTUAL PERSPECTIVE

THE NEIGHBORHOODS AT LUGONIA VILLAGE

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(626) 360-2888





CLUBHOUSE PERSPECTIVE



POOL DECK PERSPECTIVE

TOWNHOME AMENITY CONCEPTUAL PERSPECTIVES

THE NEIGHBORHOODS AT LUGONIA VILLAGE

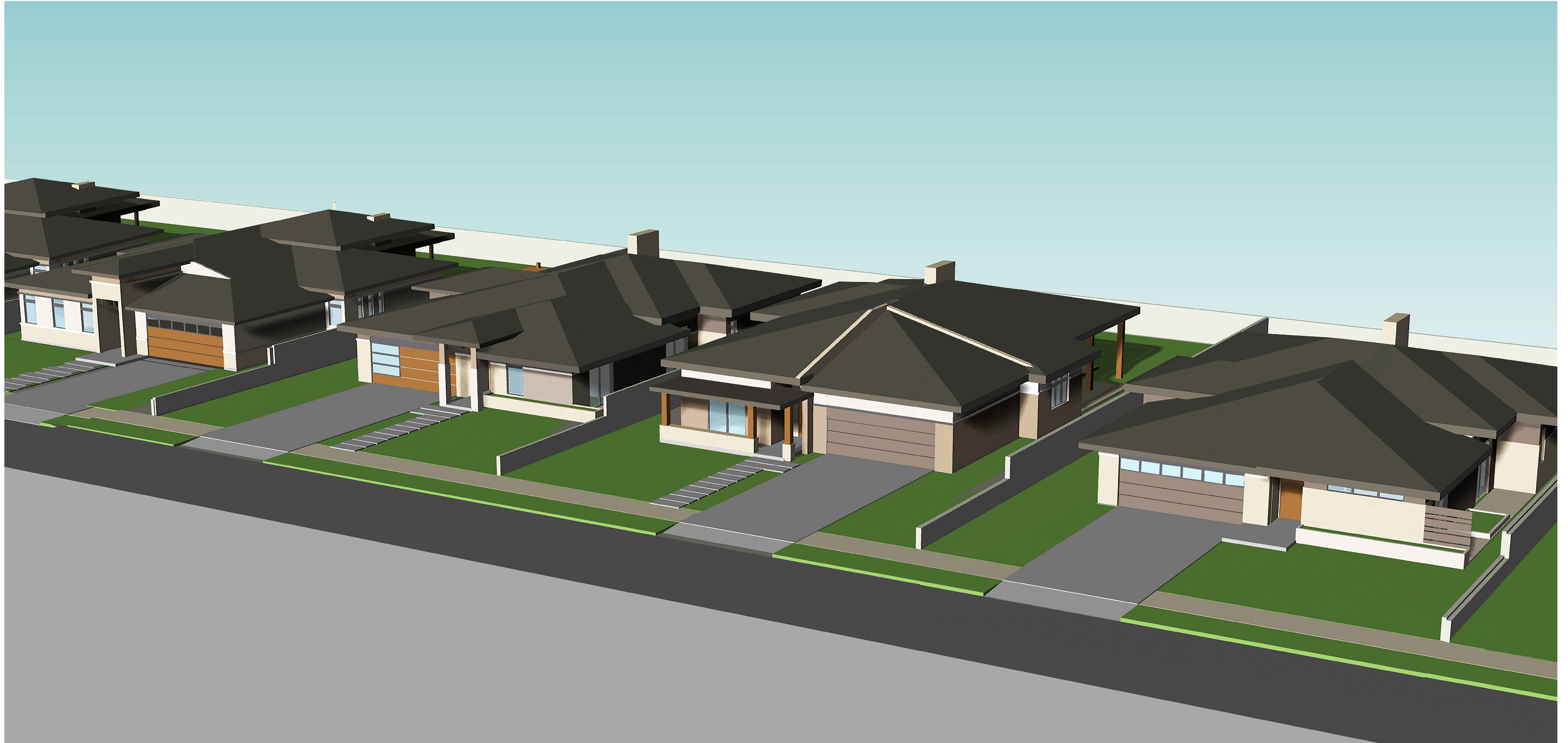
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SINGLE-FAMILY CONCEPTUAL PERSPECTIVE

THE NEIGHBORHOODS AT LUGONIA VILLAGE

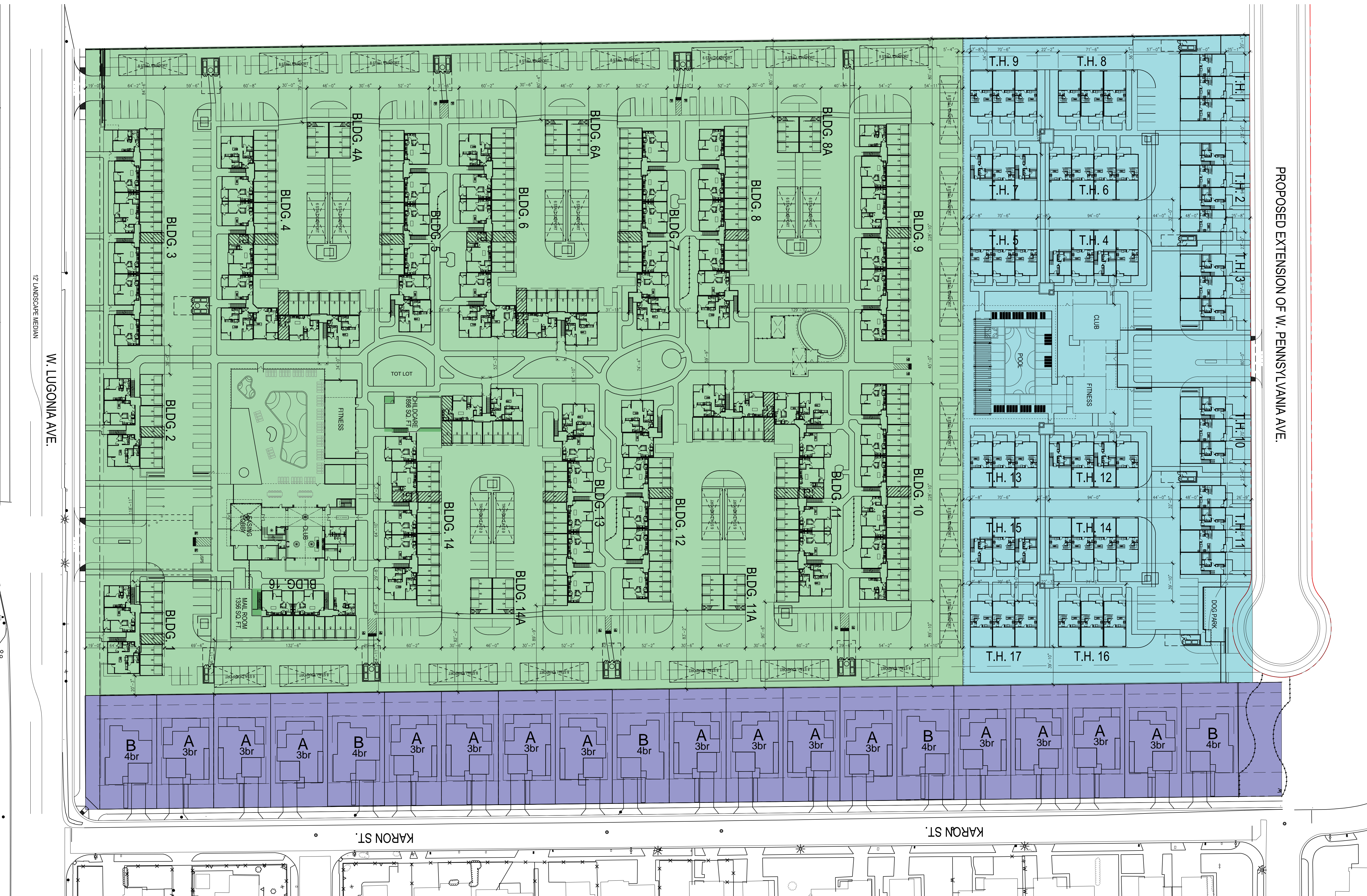
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(626) 360-2888

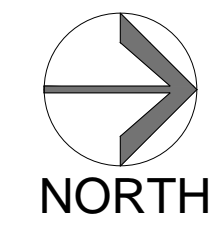
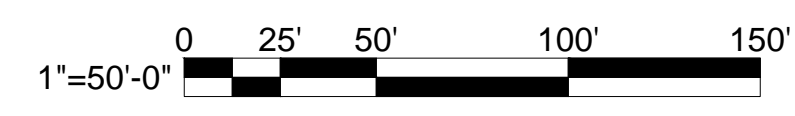




LEGEND

NEIGHBORHOOD A	2- & 3-STORY MULTIFAMILY HOUSING
NEIGHBORHOOD B	2- & 3-STORY SINGLE-FAMILY TOWNHOMES
NEIGHBORHOOD C	1-STORY SINGLE-FAMILY HOMES

PROJECT MASTER PLAN



THE NEIGHBORHOODS AT LUGONIA VILLAGE

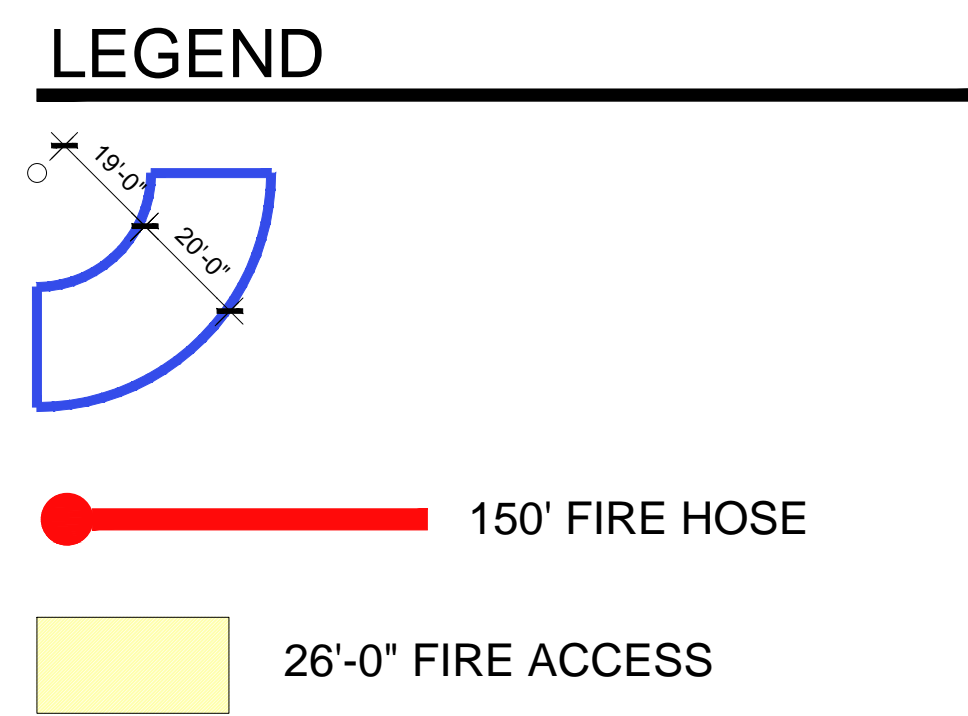
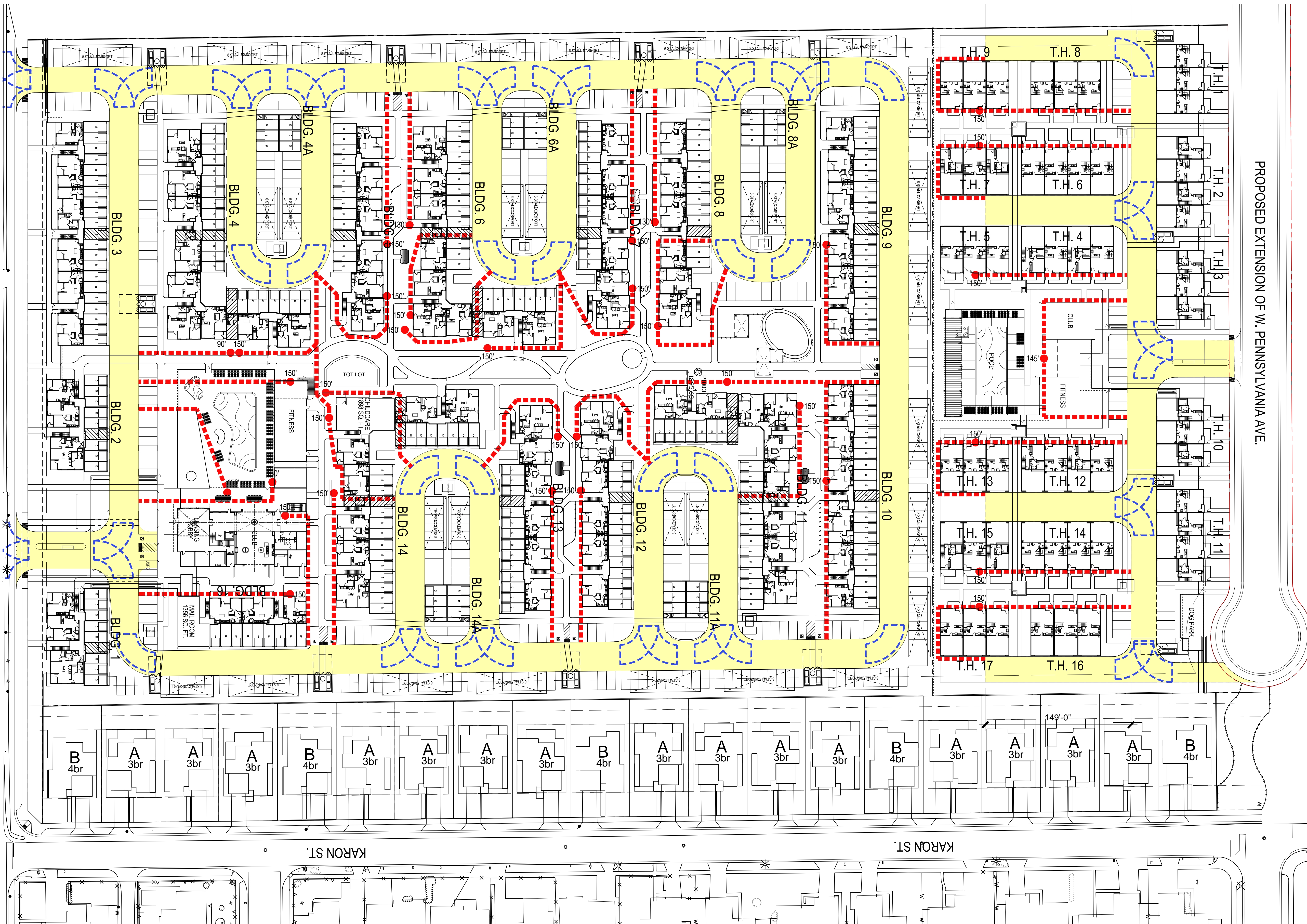
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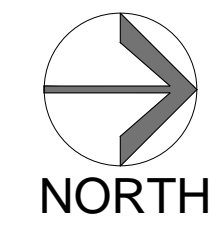
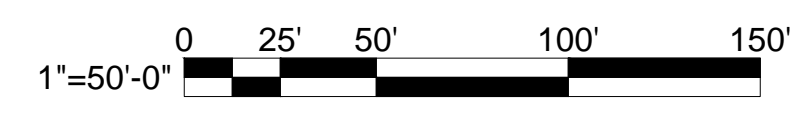
A-1.5

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FIRE ACCESS MASTER PLAN



THE NEIGHBORHOODS AT LUGONIA VILLAGE

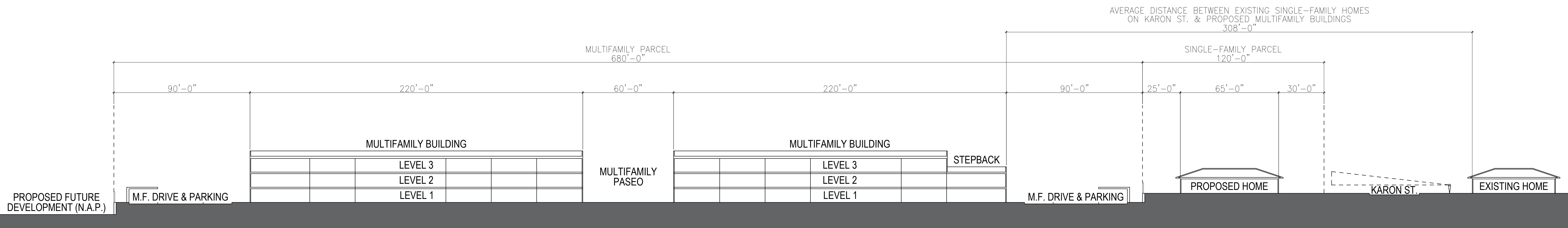
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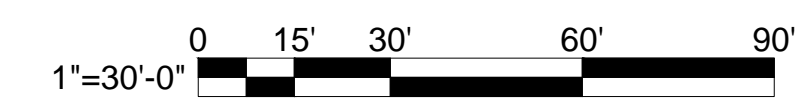
A-1.6

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1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888





PROJECT DIAGRAMMATIC SITE SECTION



THE NEIGHBORHOODS AT LUGONIA VILLAGE

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 (626) 360-2888

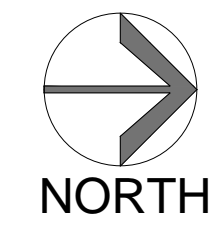
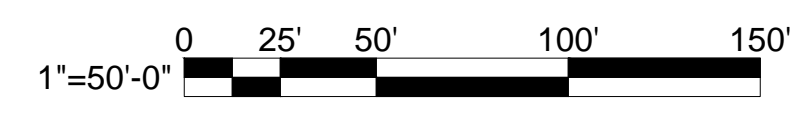
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A-1.7





MULTIFAMILY SITE PLAN ENLARGEMENT



THE NEIGHBORHOODS AT LUGONIA VILLAGE

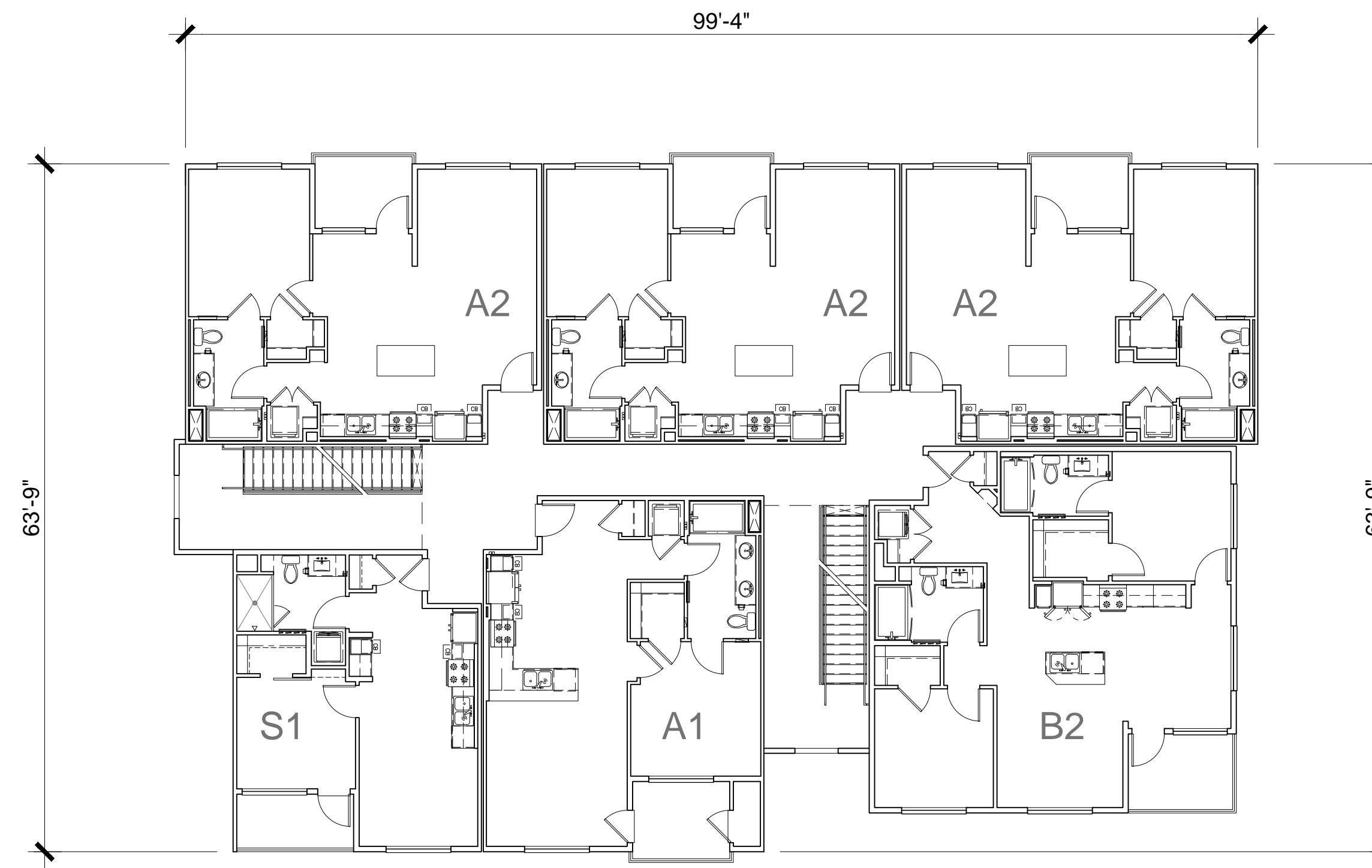
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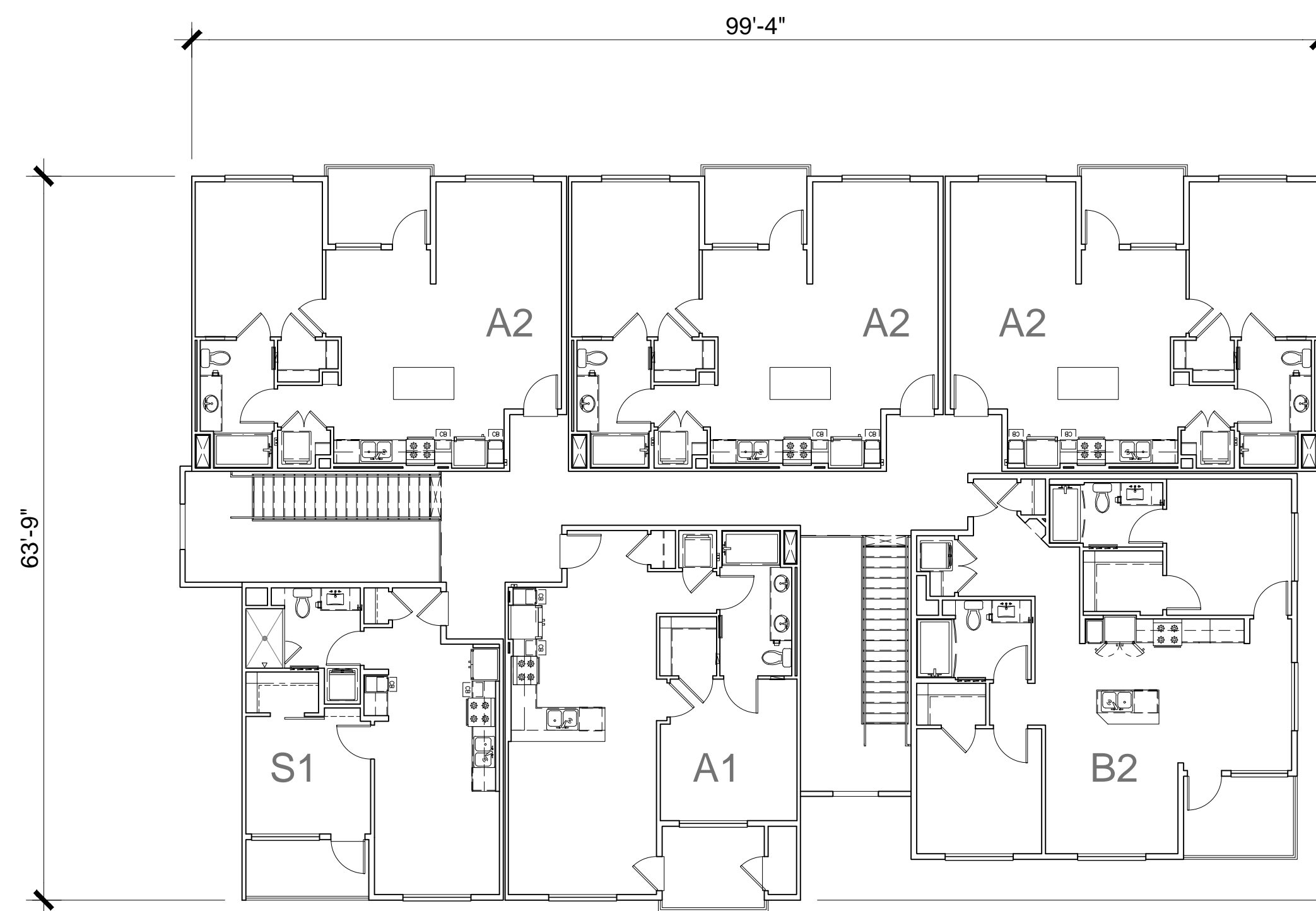
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M-1.0

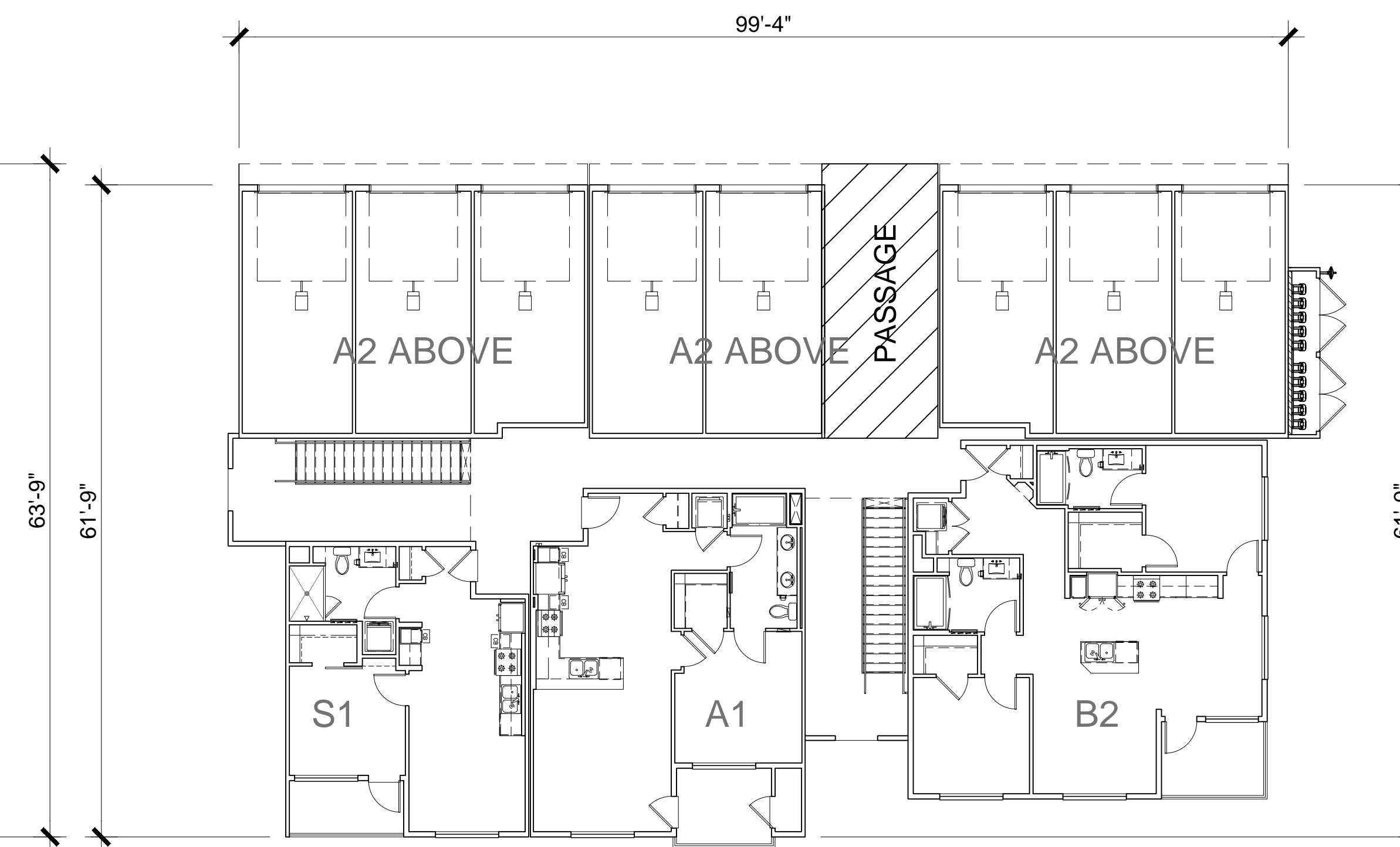




SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE A



THE NEIGHBORHOODS AT LUGONIA VILLAGE

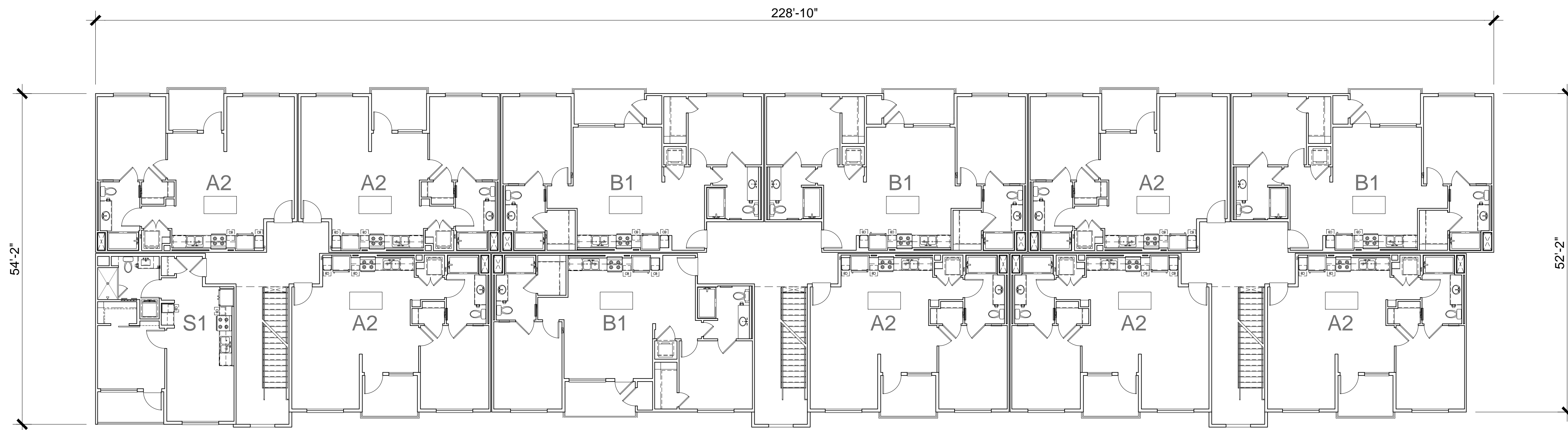
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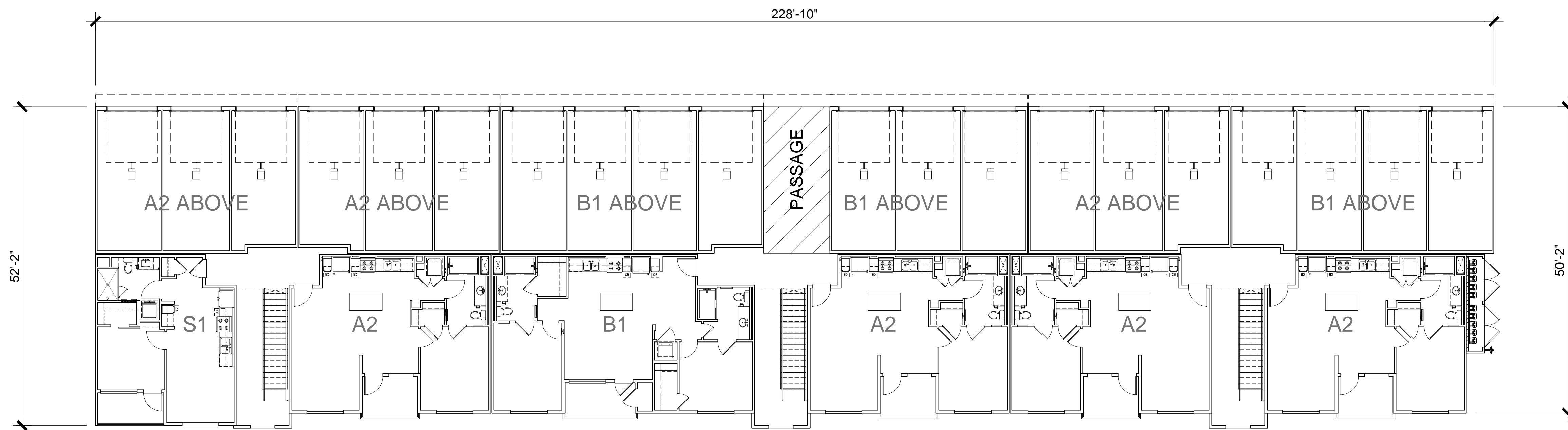
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M-1.1





SECOND FLOOR PLAN



FIRST FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE B



THE NEIGHBORHOODS AT LUGONIA VILLAGE

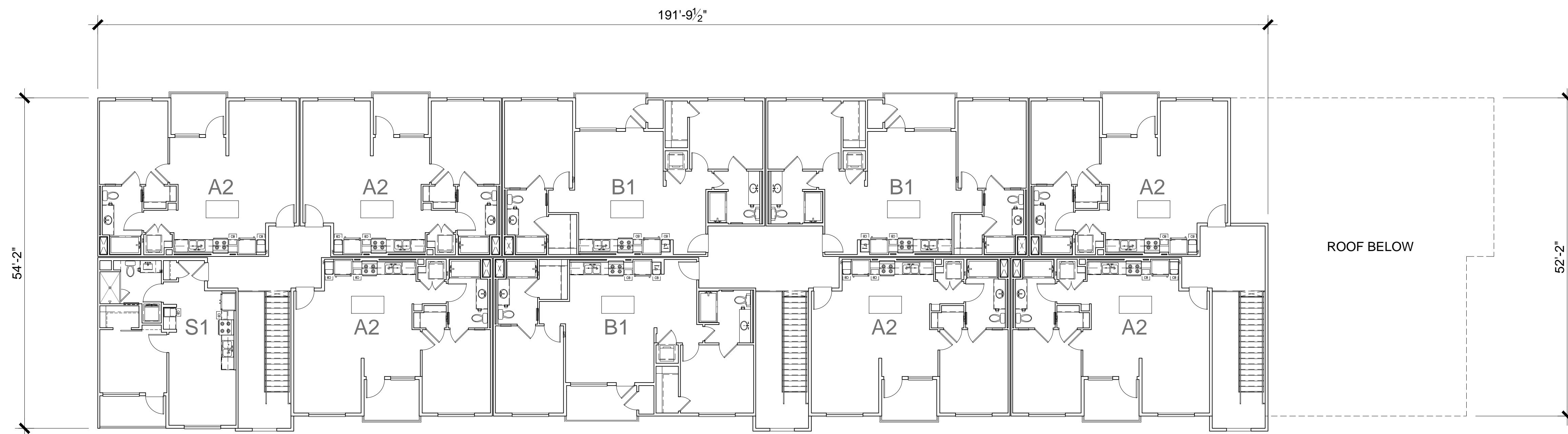
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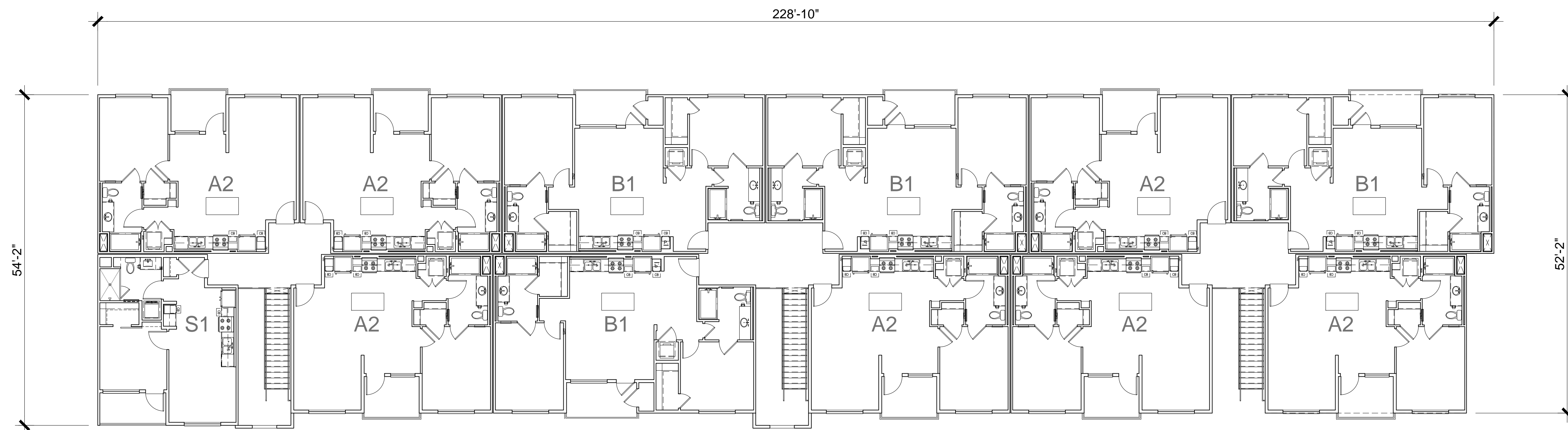
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(626) 360-2888



M-1.2



ALTERNATE THIRD FLOOR PLAN



THIRD FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE B



THE NEIGHBORHOODS AT LUGONIA VILLAGE

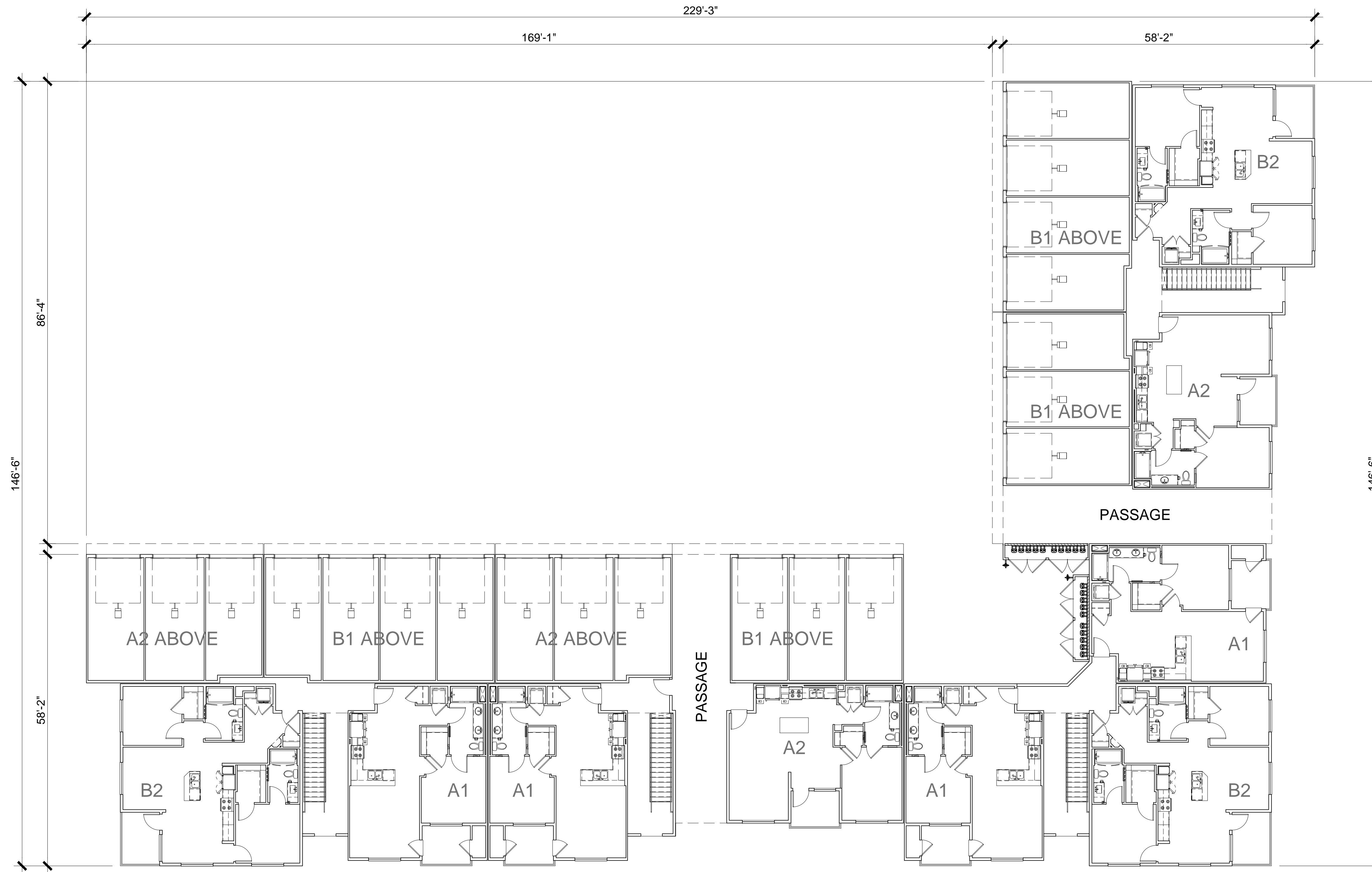
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FIRST FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE C



THE NEIGHBORHOODS AT LUGONIA VILLAGE

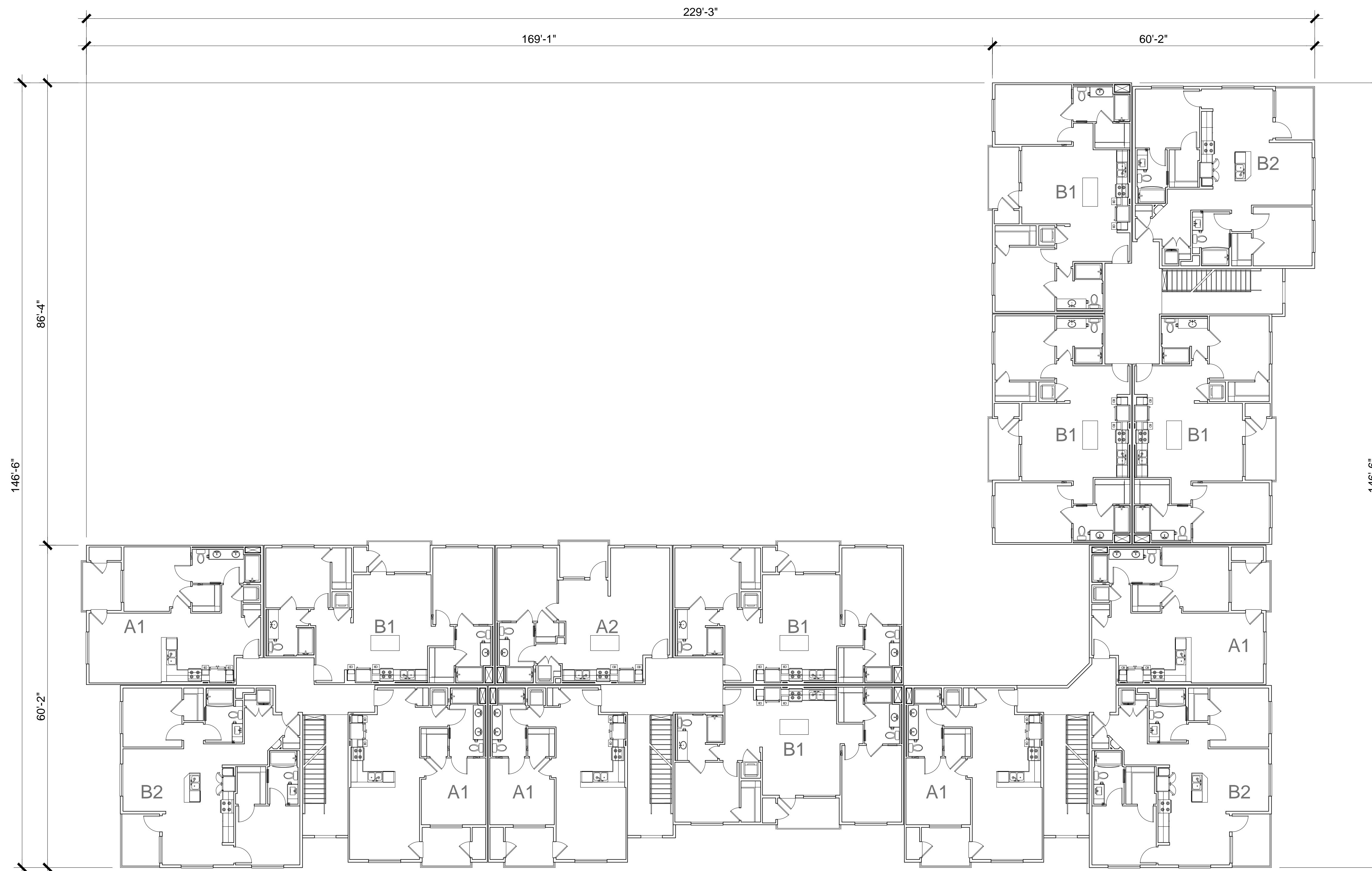
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M-1.3





SECOND FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE C



THE NEIGHBORHOODS AT LUGONIA VILLAGE

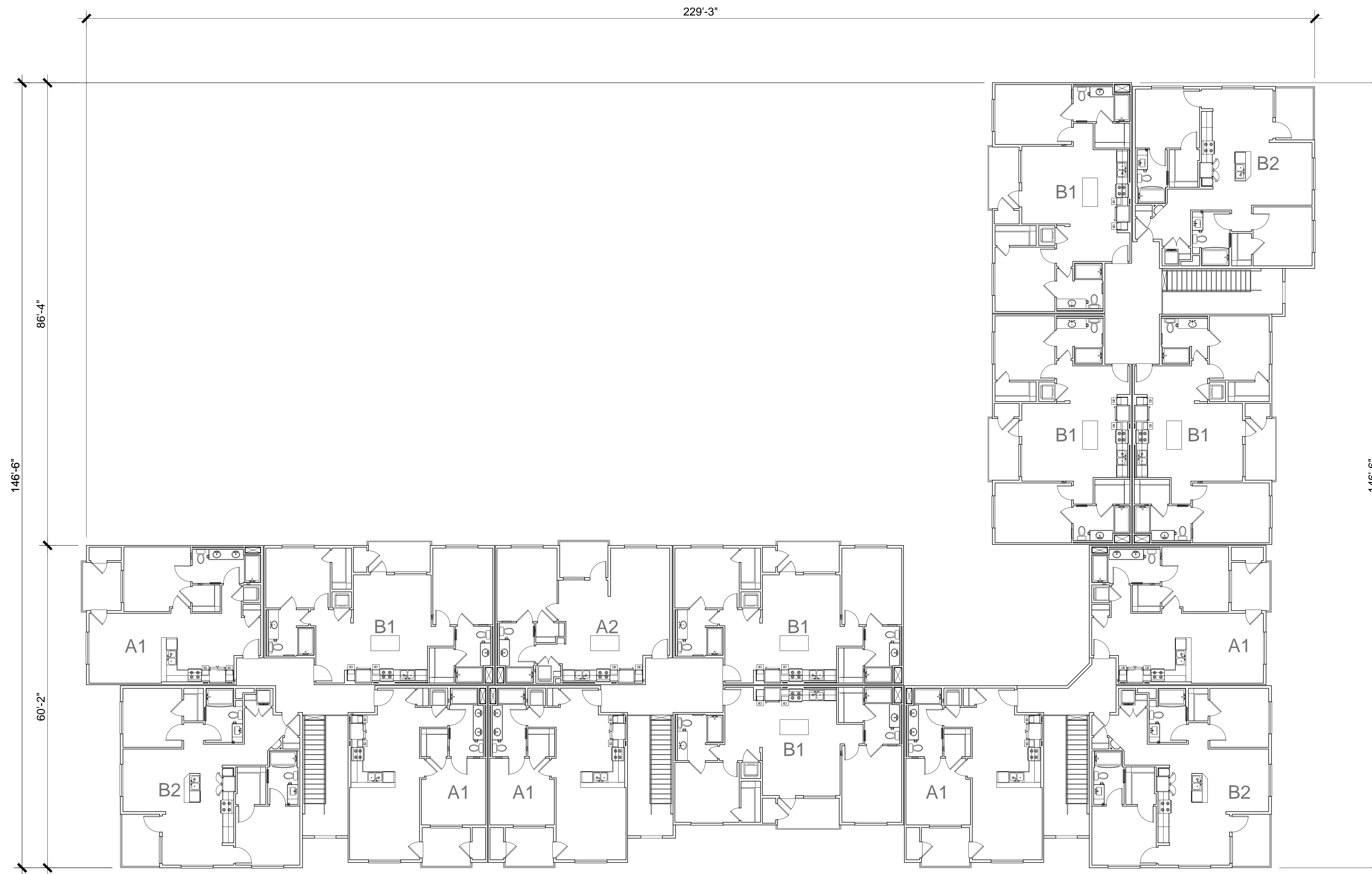
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THIRD FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE C



THE NEIGHBORHOODS AT LUGONIA VILLAGE

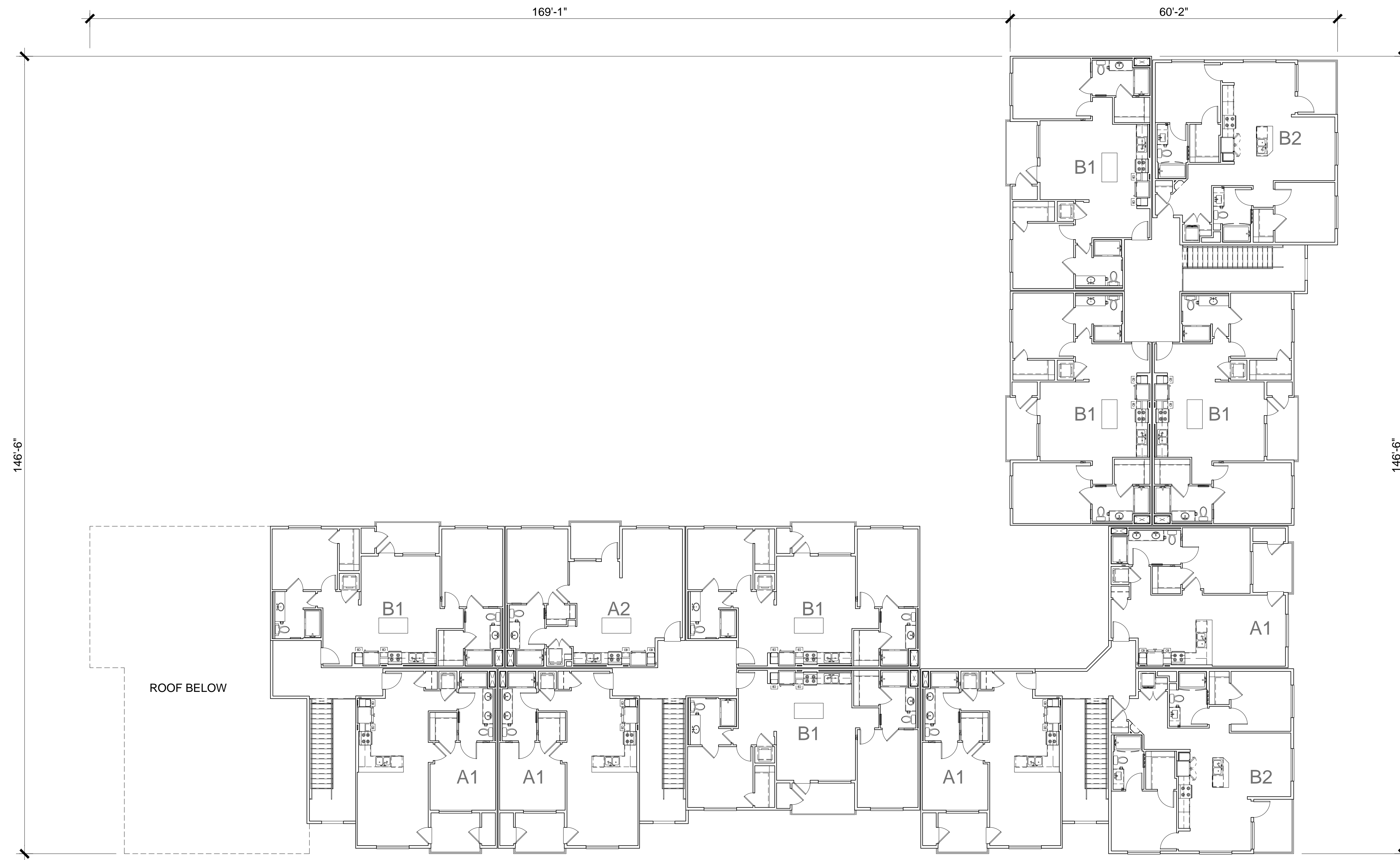
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M-1.3.2

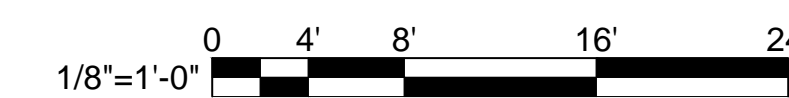
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ALTERNATE THIRD FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE C



THE NEIGHBORHOODS AT LUGONIA VILLAGE

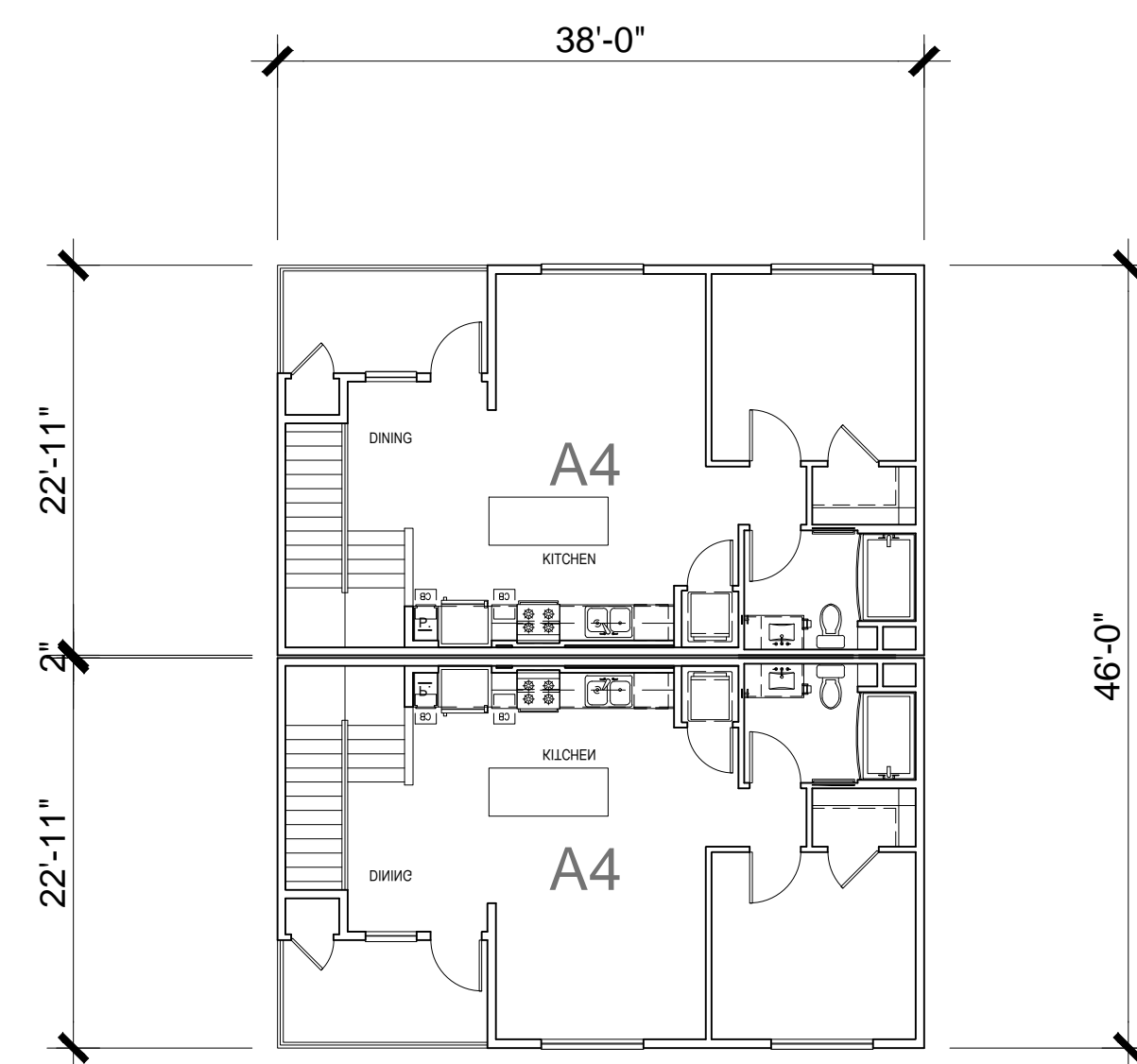
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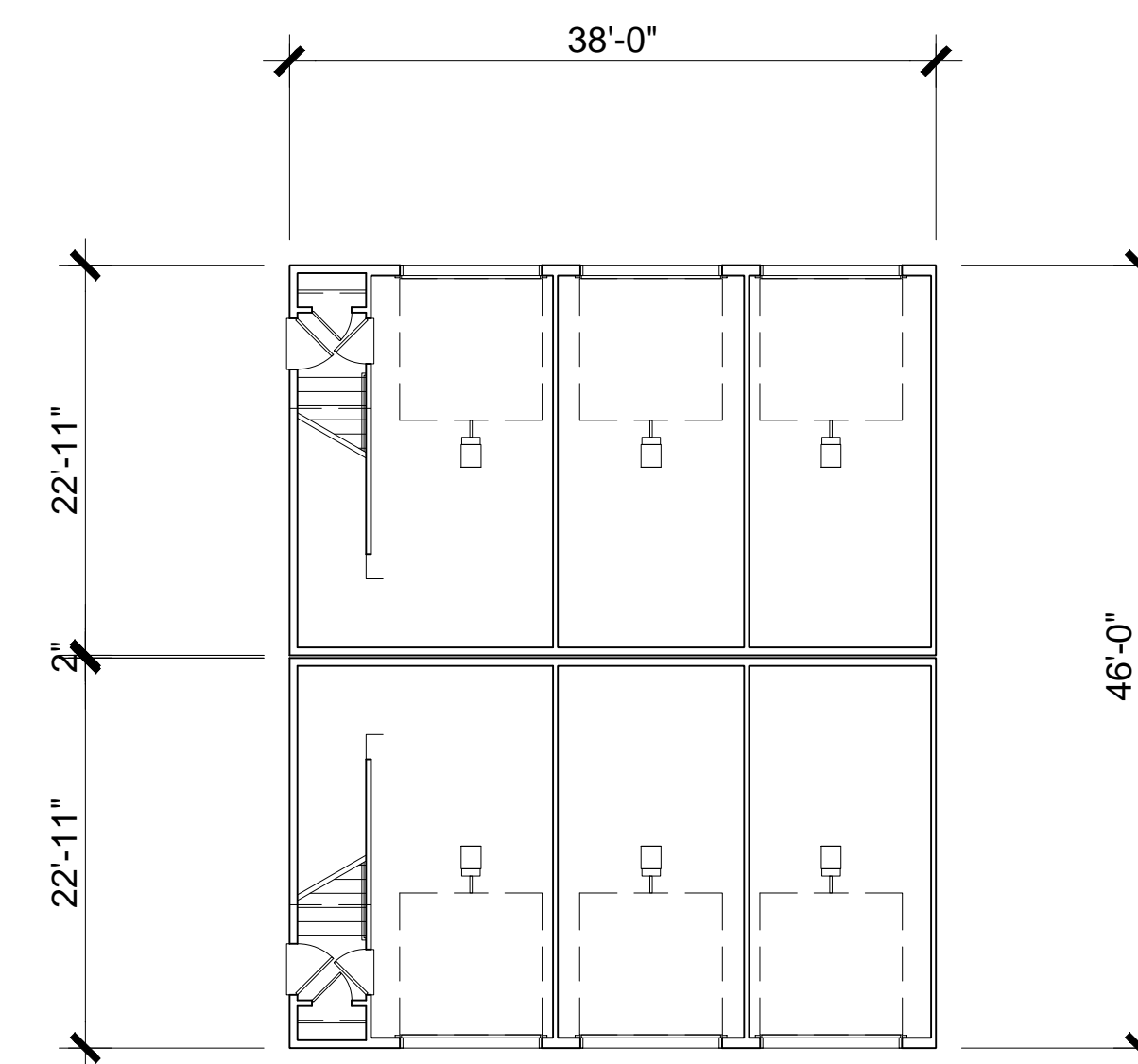
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M-1.3.3





SECOND FLOOR PLAN



FIRST FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE D



THE NEIGHBORHOODS AT LUGONIA VILLAGE

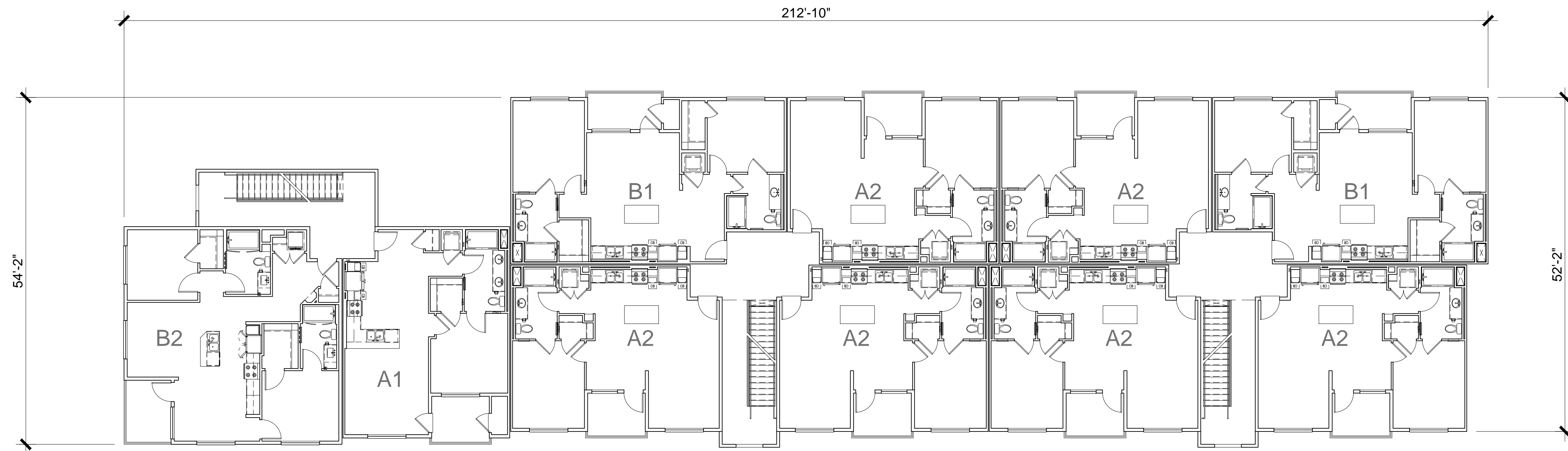
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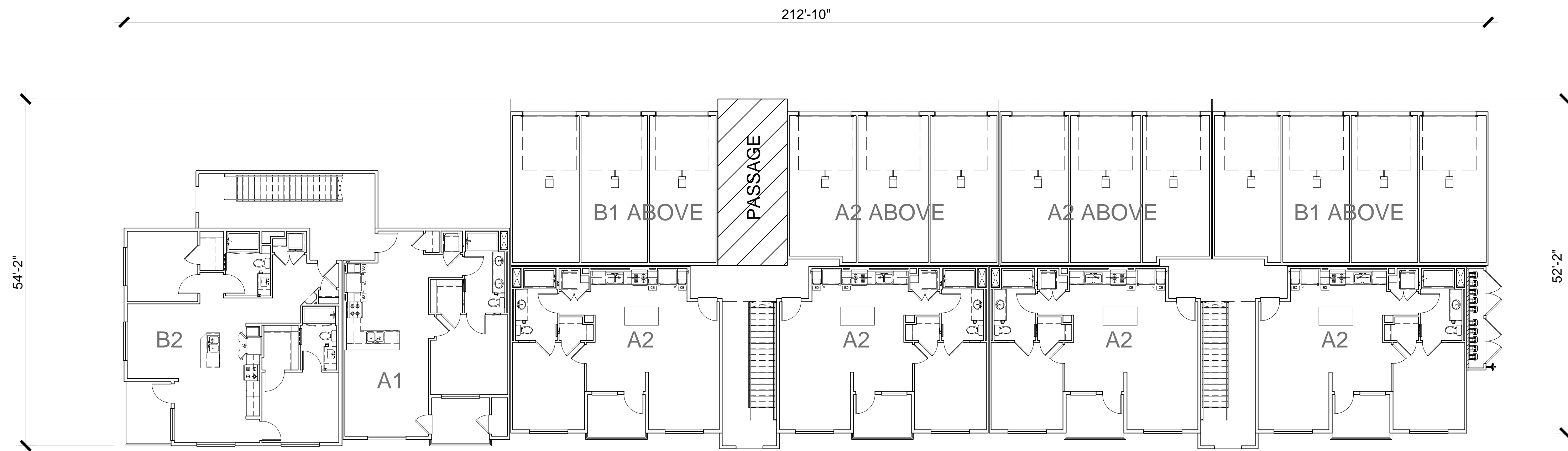
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M-1.4





SECOND FLOOR PLAN



FIRST FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE E



THE NEIGHBORHOODS AT LUGONIA VILLAGE

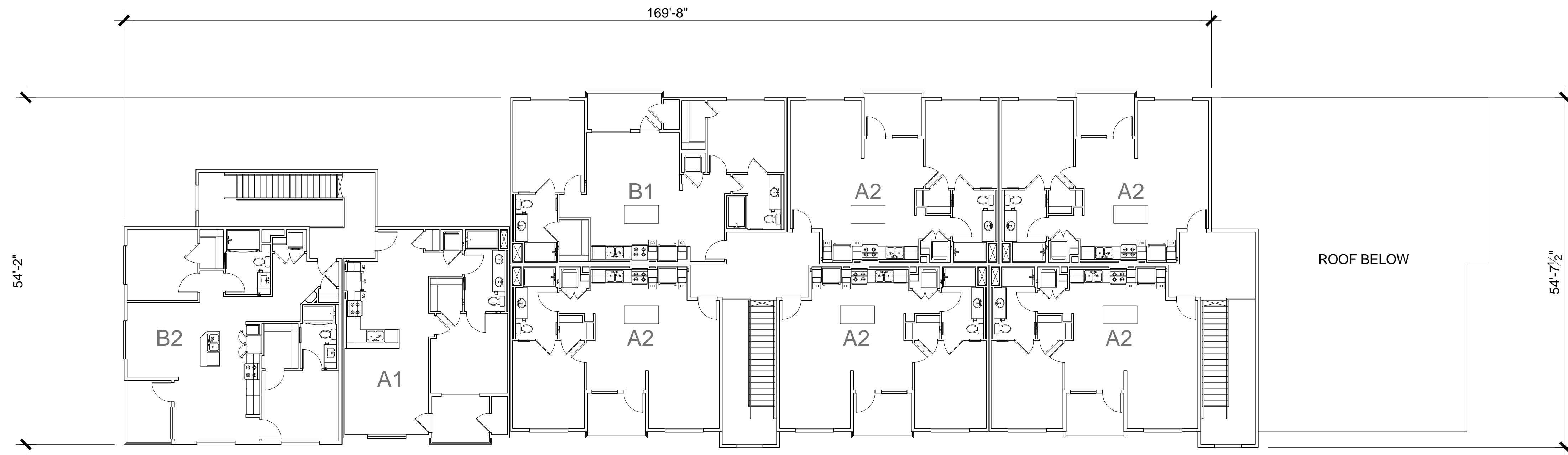
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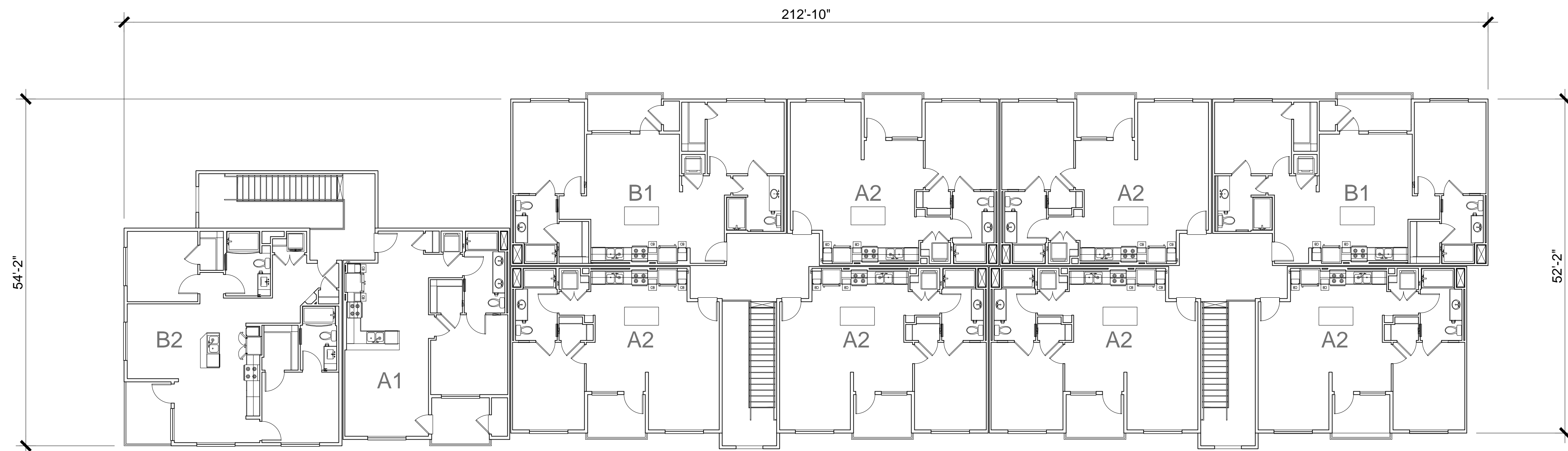
M-1.5

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ALTERNATE THIRD FLOOR PLAN



THIRD FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE E



THE NEIGHBORHOODS AT LUGONIA VILLAGE

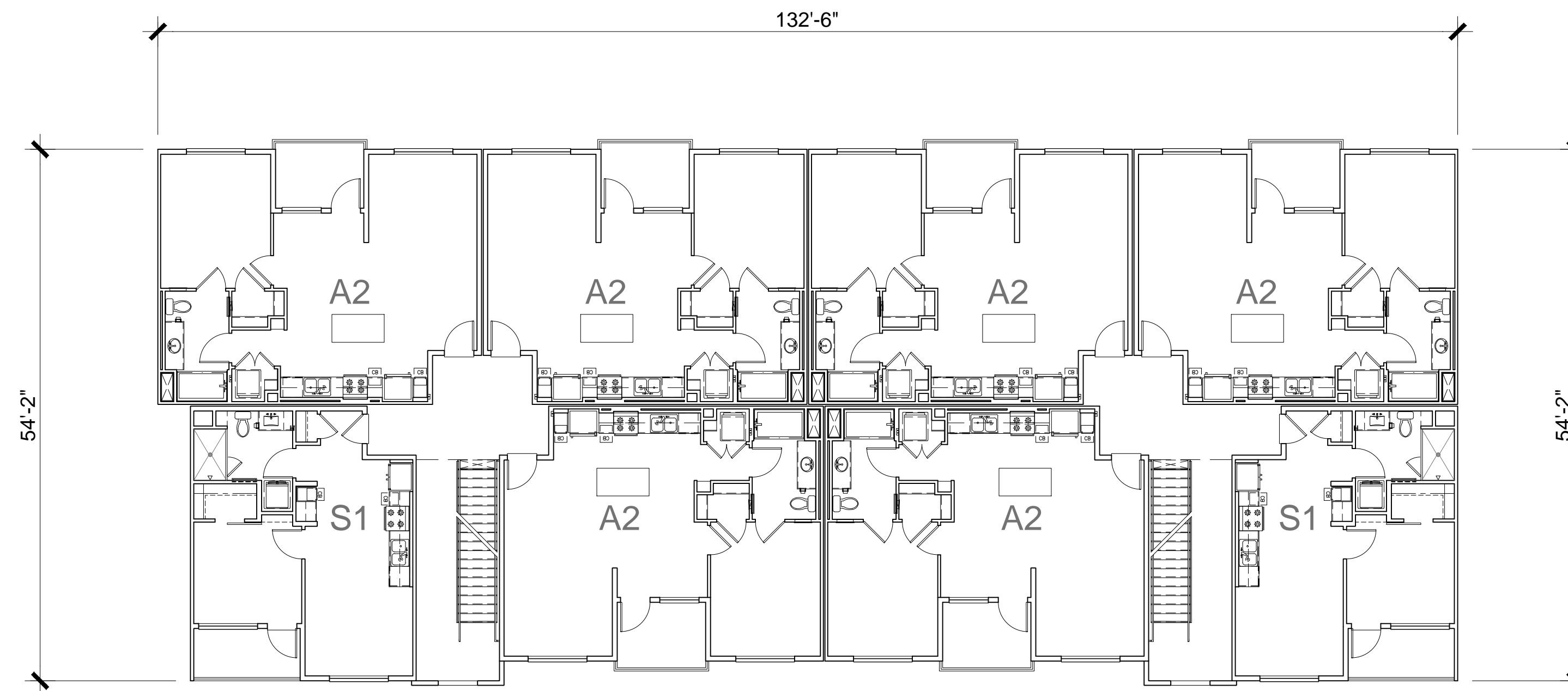
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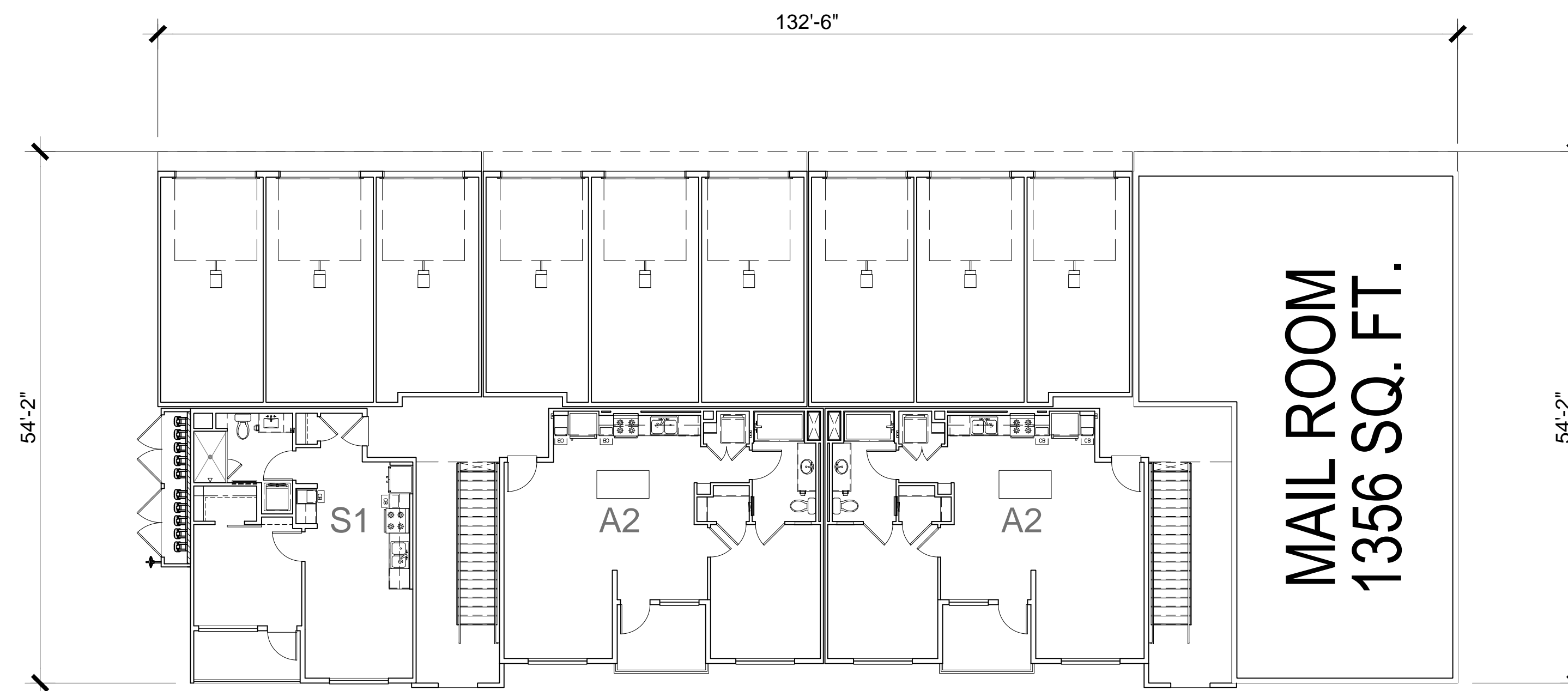
M-1.5.1

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1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888





SECOND FLOOR PLAN



FIRST FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE F



THE NEIGHBORHOODS AT LUGONIA VILLAGE

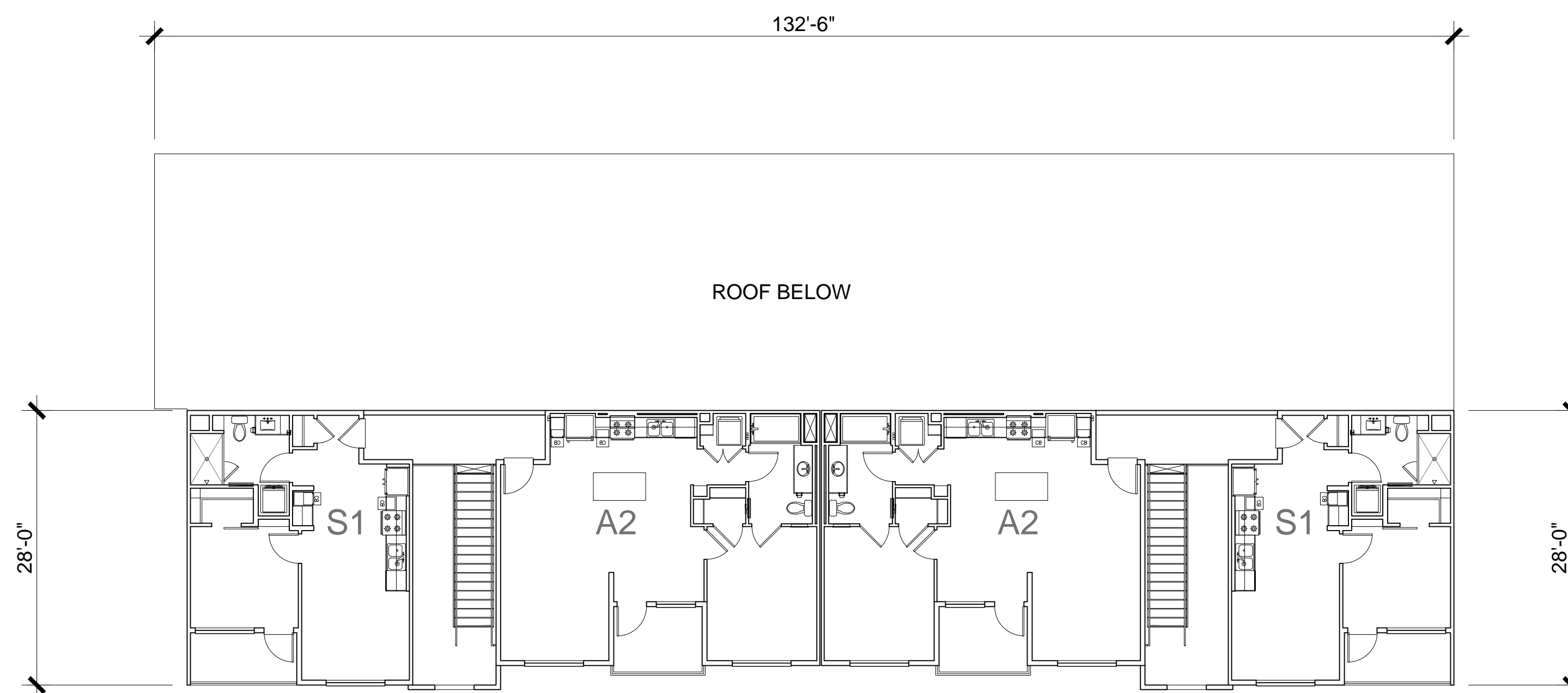
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 1705 OAK GROVE AVE., SAN MARINO, CA 91108
 (626) 360-2888

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M-1.6





THIRD FLOOR PLAN

MULTIFAMILY BUILDING PLANS - TYPE F



THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

DATE: 12-01-21
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M-1.6.1

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(626) 360-2888





FRONT ELEVATION 1



FRONT ELEVATION 2

MULTIFAMILY ELEVATIONS - BUILDING TYPE C



THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

DATE: 12-01-21
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M-2.0

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REAR ELEVATION 1



REAR ELEVATION 2

MULTIFAMILY ELEVATIONS - BUILDING TYPE C



THE NEIGHBORHOODS AT LUGONIA VILLAGE

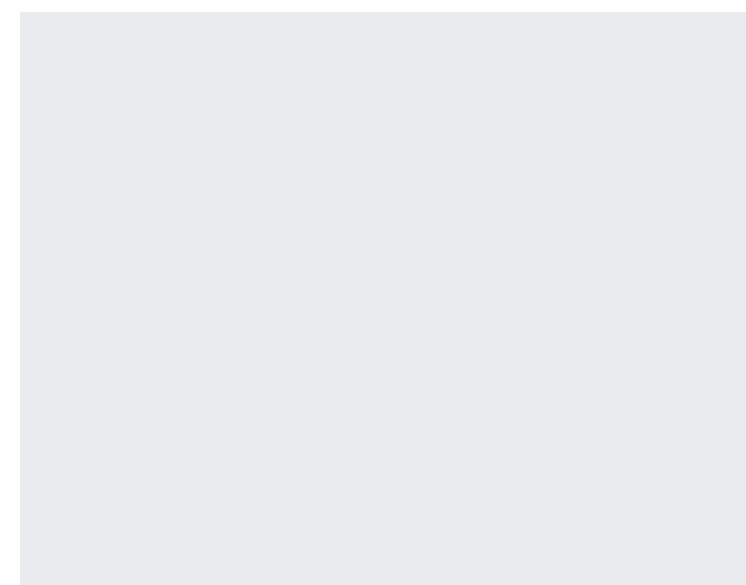
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M-2.1

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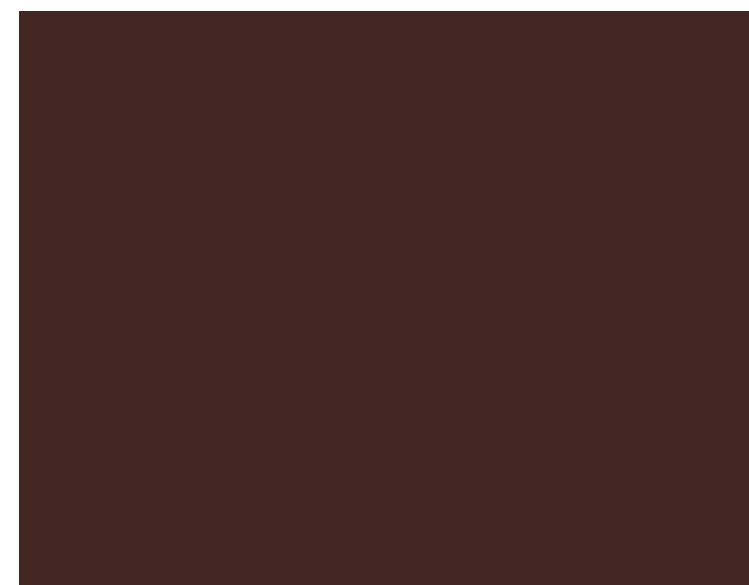




A SW 7138
Lavender Wisp



B SW 6170
Techno Gray



C SW 2838
Polished Mahogany



D SW 7069
Iron Ore



E SW 6892
Carnival



1 Stucco - 16/20 finish



2 Brick - Antique
Beige Finish



3 Tile - Neolith
Iron Corten



4 Windows - Vinyl
Iron Ore (or similar)



5 Railing - Aluminum
(to be specified)



6 Awnings - Aluminum
(to be specified)

MULTIFAMILY CONCEPTUAL COLOR & MATERIAL BOARD

THE NEIGHBORHOODS AT LUGONIA VILLAGE

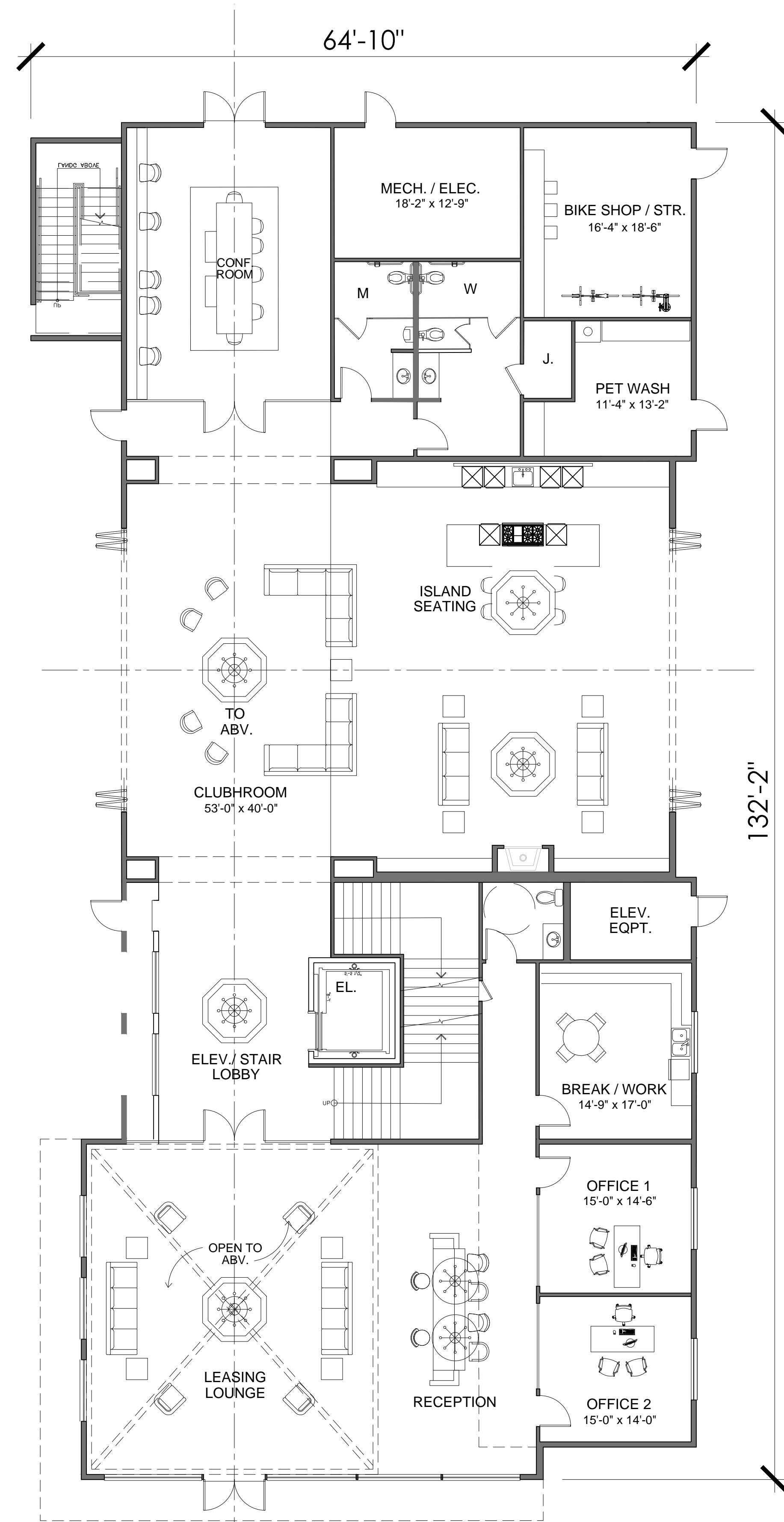
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DATE: 12-01-21
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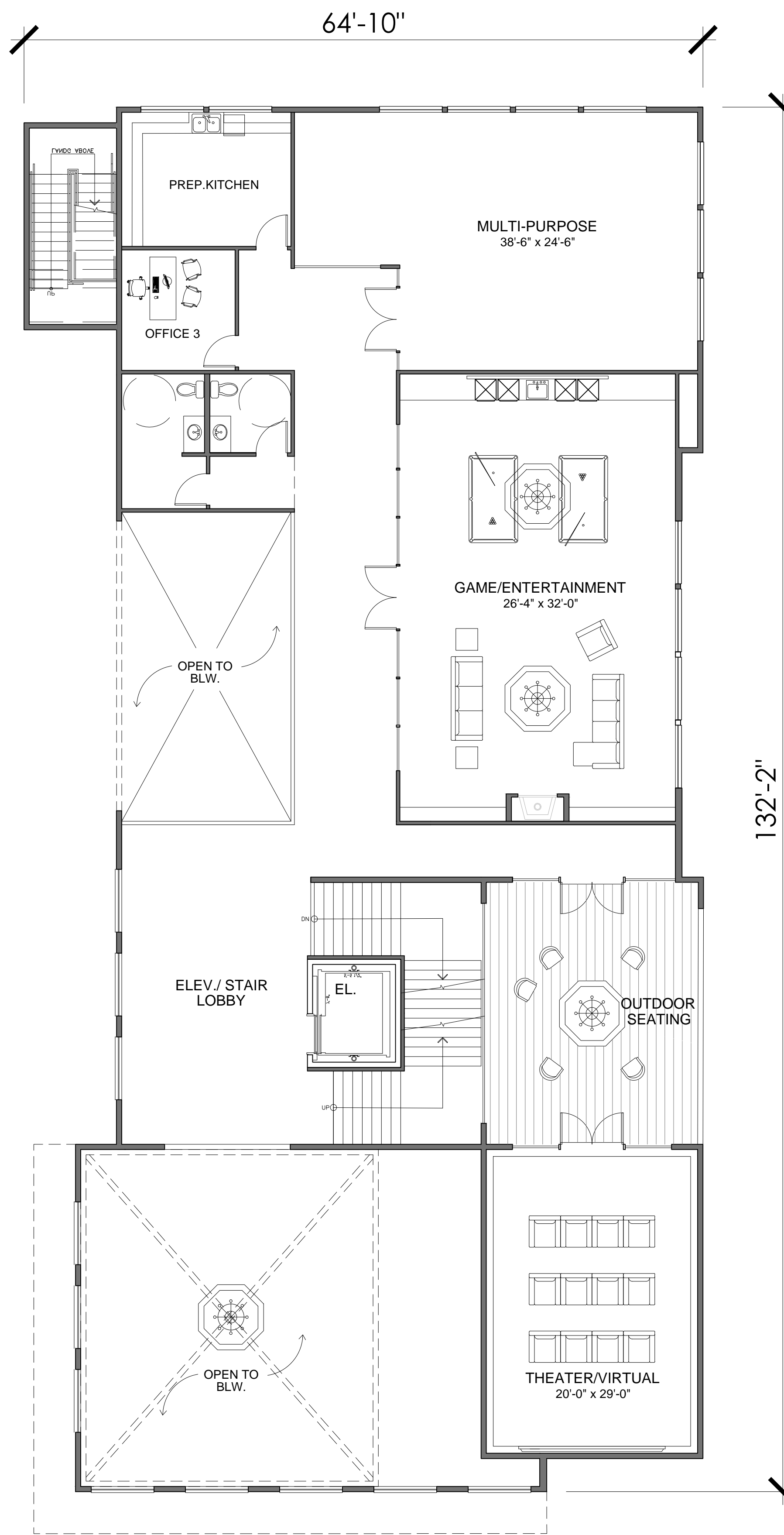
M-2.2

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888

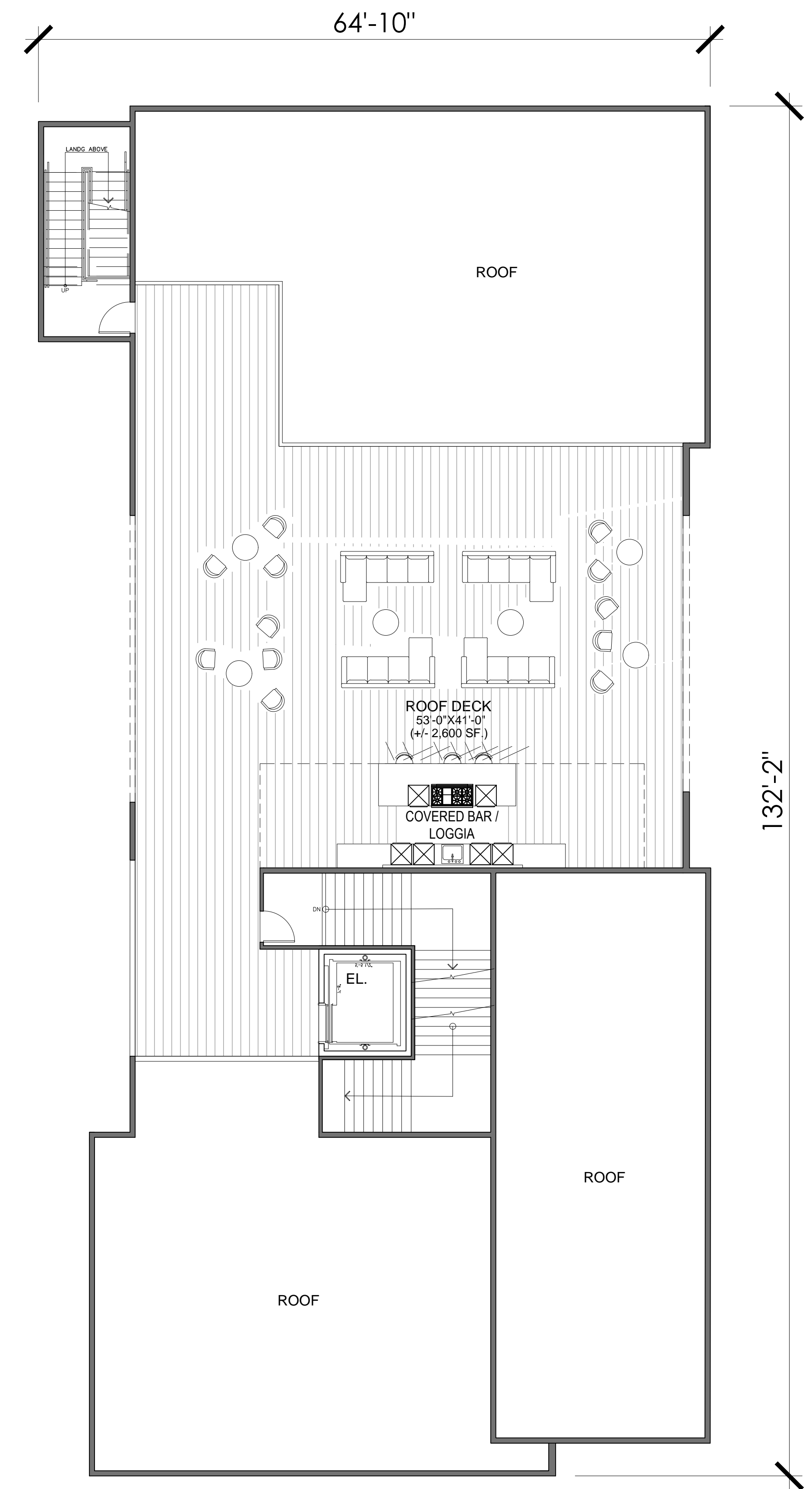




LEASING/CLUBROOM 1ST FLOOR PLAN
+/-6,040 SF.



LEASING/CLUBROOM 2ND FLOOR PLAN
+/-5,200 SF.



LEASING/CLUBROOM 3RD FLOOR PLAN
+/-2,600 SF.

MULTIFAMILY AMENITIES - BUILDING PLANS



THE NEIGHBORHOODS AT LUGONIA VILLAGE

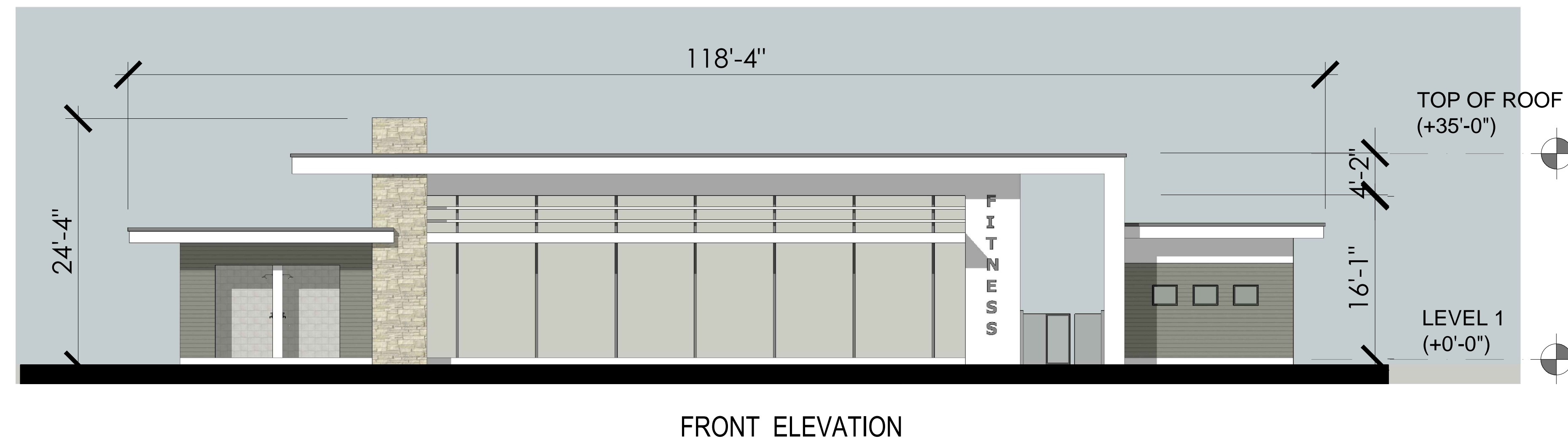
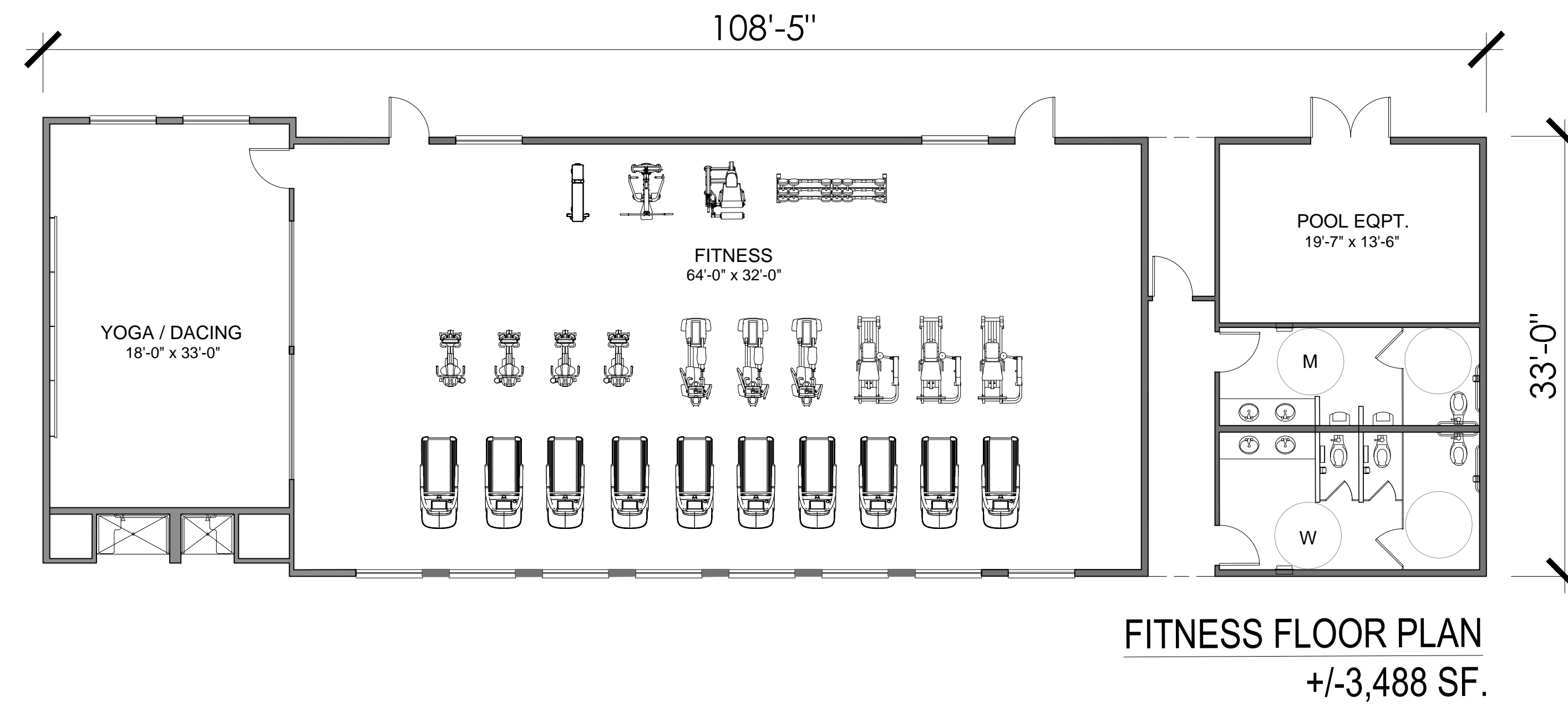
REDLANDS, CA

REDLANDS SUMMIT LLC
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(626) 360-2888

DATE: 12-01-21
JOB NO.: 2021-046

M-3.0





MULTIFAMILY FITNESS CENTER - BUILDING PLAN & ELEVATION

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA



DATE: 12-01-21
JOB NO.: 2021-046

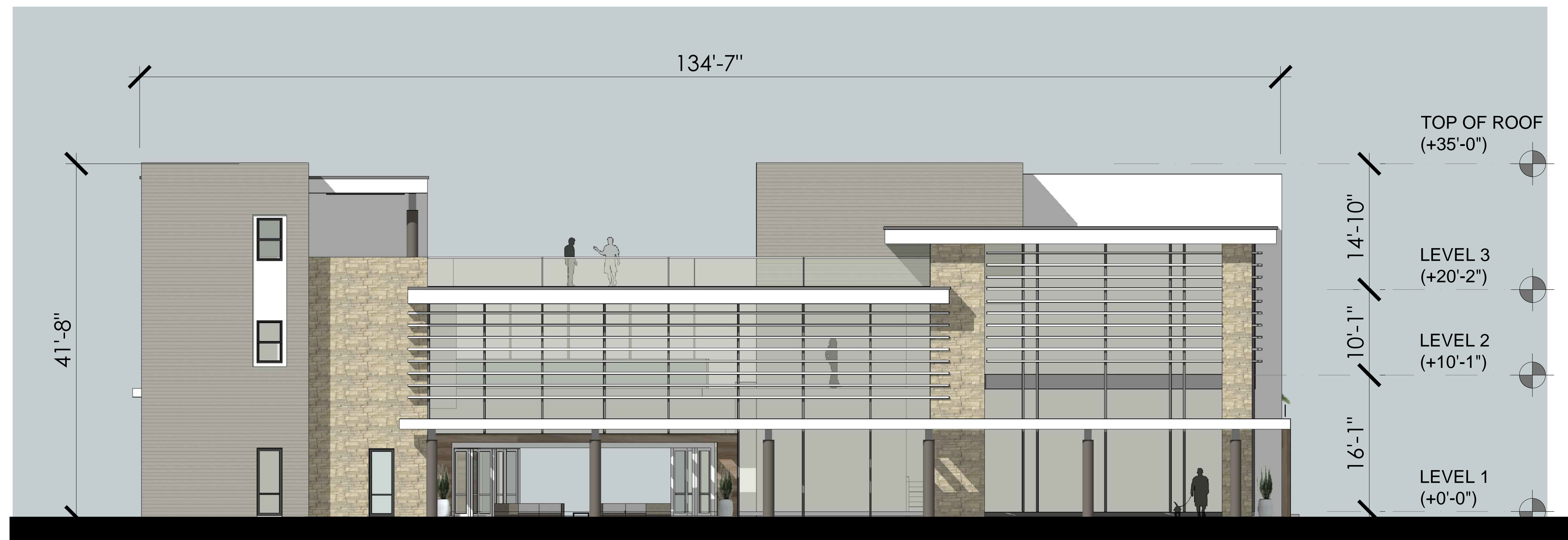
REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888



M-3.0.1



FRONT ELEVATION



SIDE (POOL SIDE) ELEVATION

MULTIFAMILY AMENITIES - ELEVATIONS



THE NEIGHBORHOODS AT LUGONIA VILLAGE

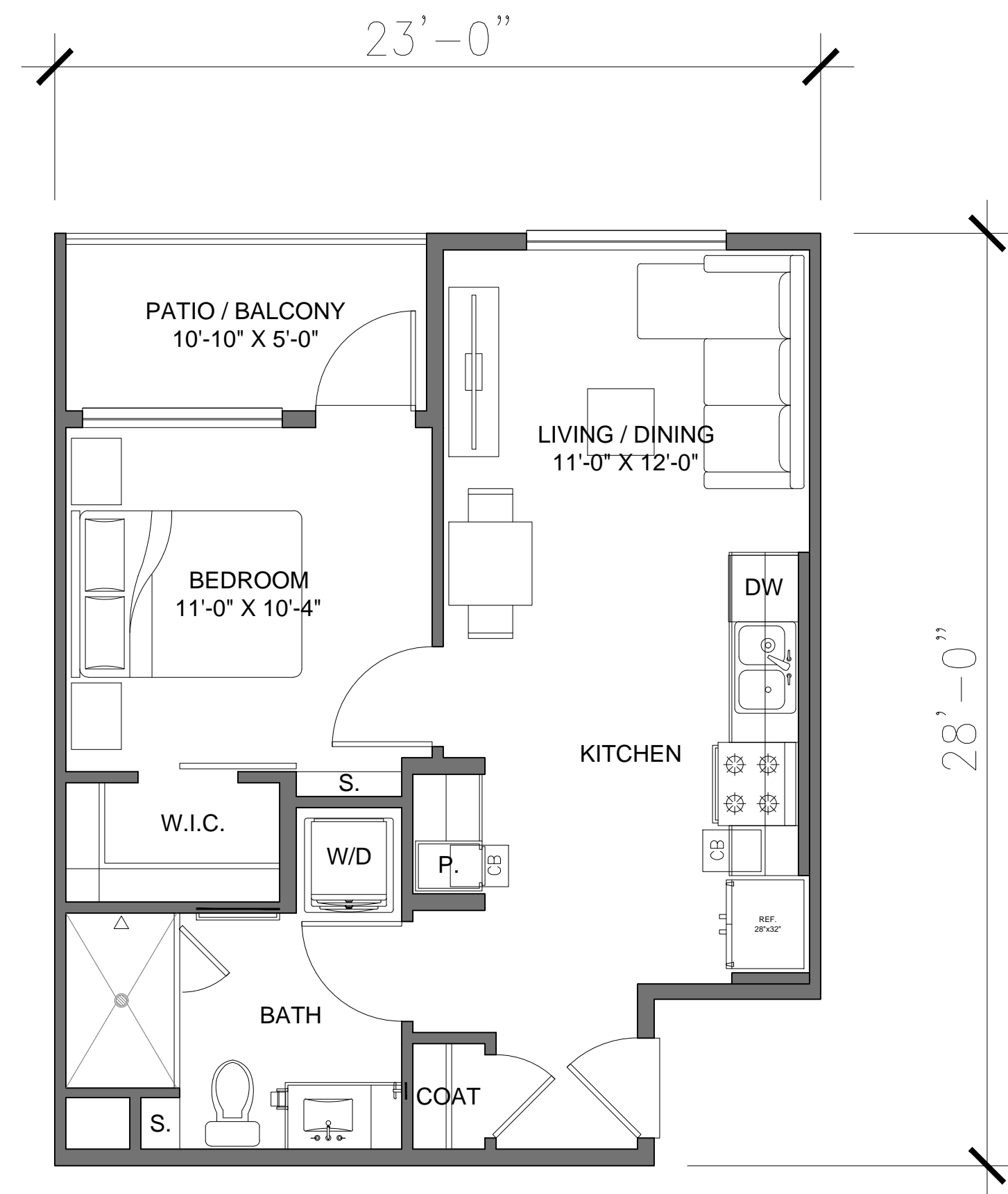
REDLANDS, CA

REDLANDS SUMMIT LLC
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 (626) 360-2888

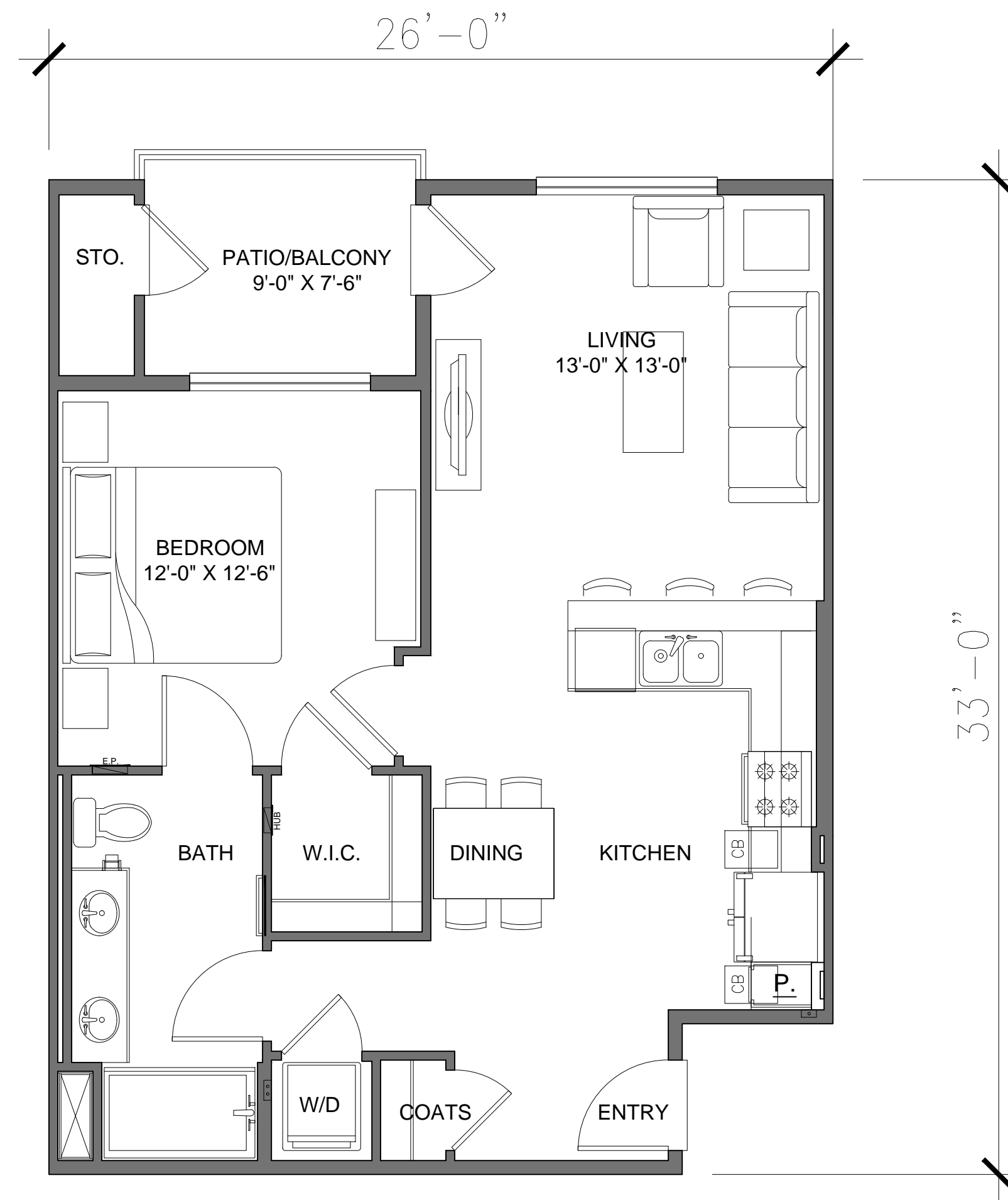
DATE: 12-01-21
 JOB NO.: 2021-046

M-3.1

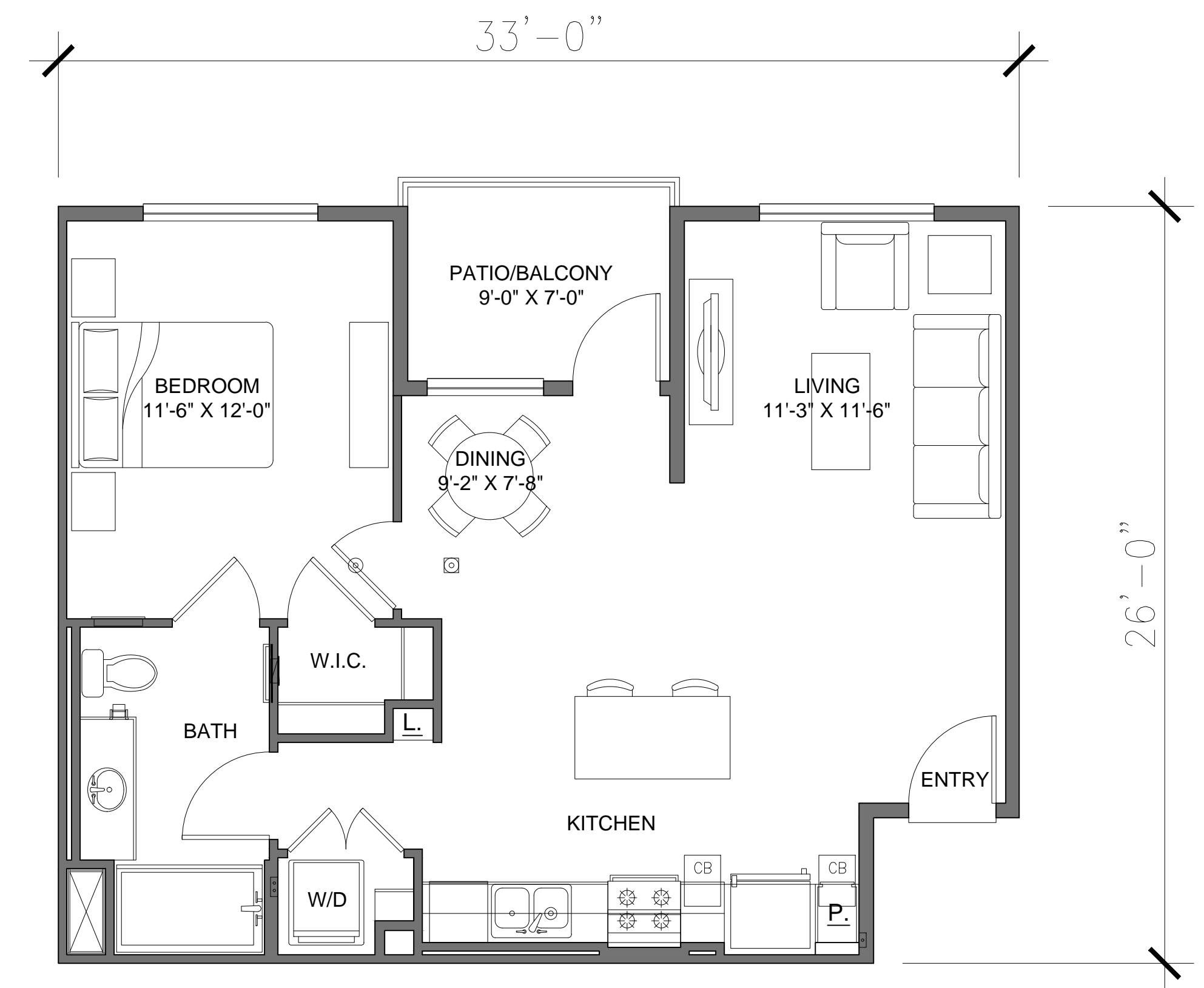




UNIT S1: JR 1BR / 1BA
 LIVABLE AREA: 559 SQ. FT.
 PATIO/ BALCONY AREA: 54 SQ. FT.



UNIT A1: 1BR / 1BA
 LIVABLE AREA: 754 SQ. FT.
 PATIO/ BALCONY AREA: 89 SQ. FT. SQ. FT.



UNIT A2: 1BR / 1BA
 LIVABLE AREA: 779 SQ. FT.
 PATIO/ BALCONY AREA: 64 SQ. FT.

MULTIFAMILY UNIT PLANS



THE NEIGHBORHOODS AT LUGONIA VILLAGE

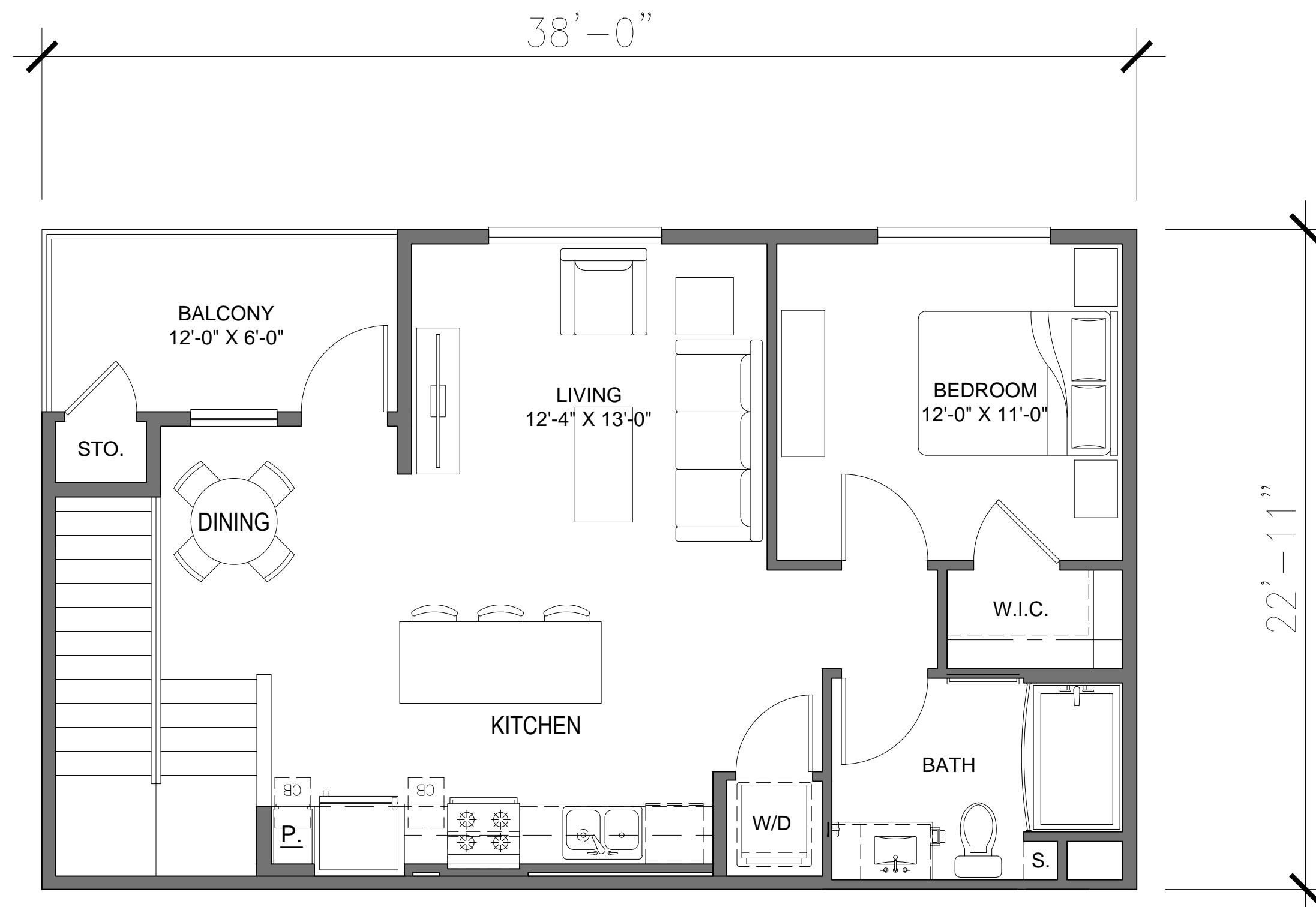
REDLANDS, CA

REDLANDS SUMMIT LLC
 1705 OAK GROVE AVE., SAN MARINO, CA 91108
 (626) 360-2888

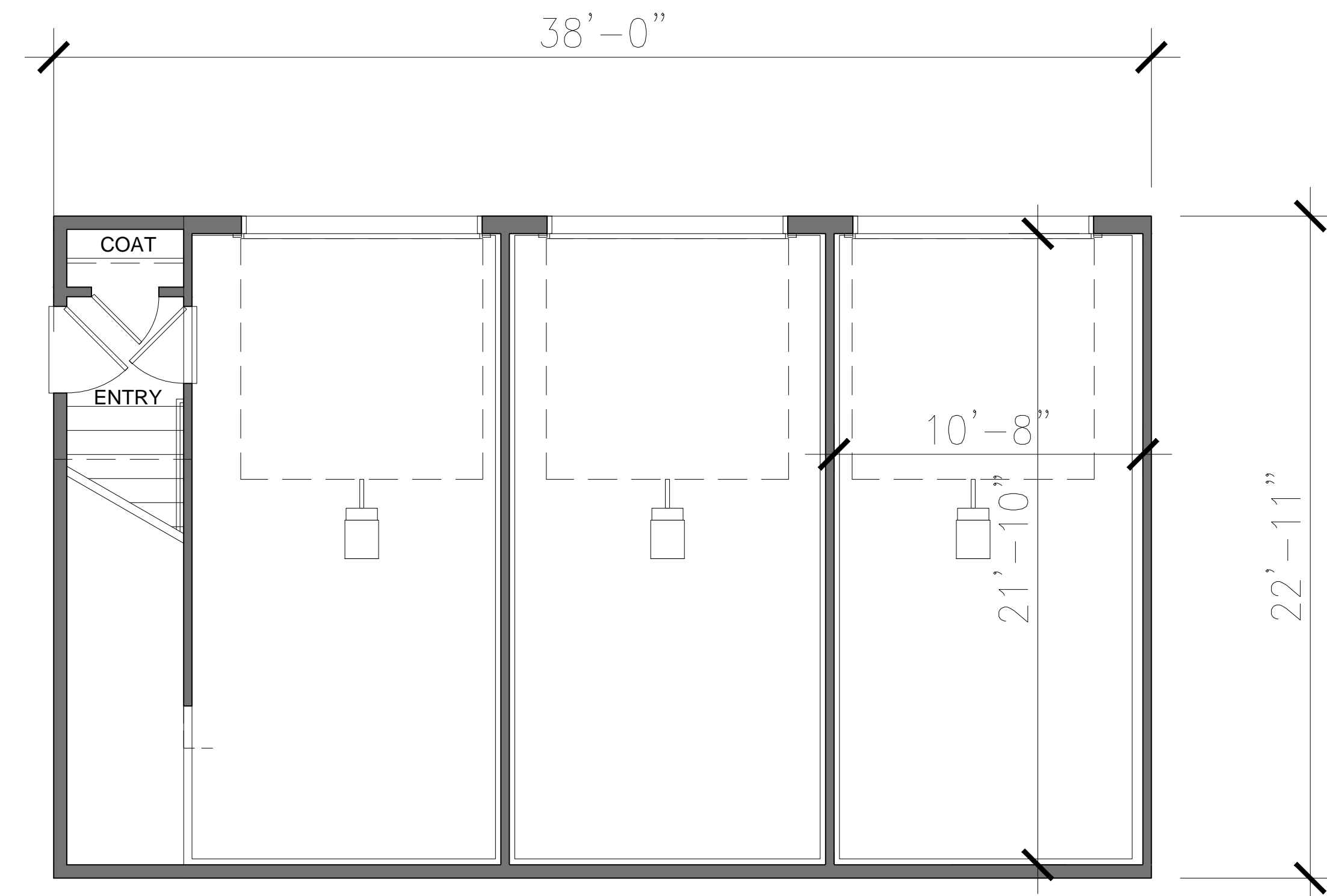
DATE: 12-01-21
 JOB NO.: 2021-046

M-4.0





UNIT A4 SECOND FLOOR: 1BR / 1BA
 LIVABLE AREA: 726 SQ. FT.
 BALCONY AREA: 79 SQ. FT.



UNIT A4 FIRST FLOOR: 1BR / 1BA
 LIVABLE AREA: 110 SQ. FT.
 ATTACHED GARAGE AREA: 248 SQ. FT.
 TOTAL LIVABLE AREA: 726 + 110 = 836 SQ. FT.

MULTIFAMILY UNIT PLANS



THE NEIGHBORHOODS AT LUGONIA VILLAGE

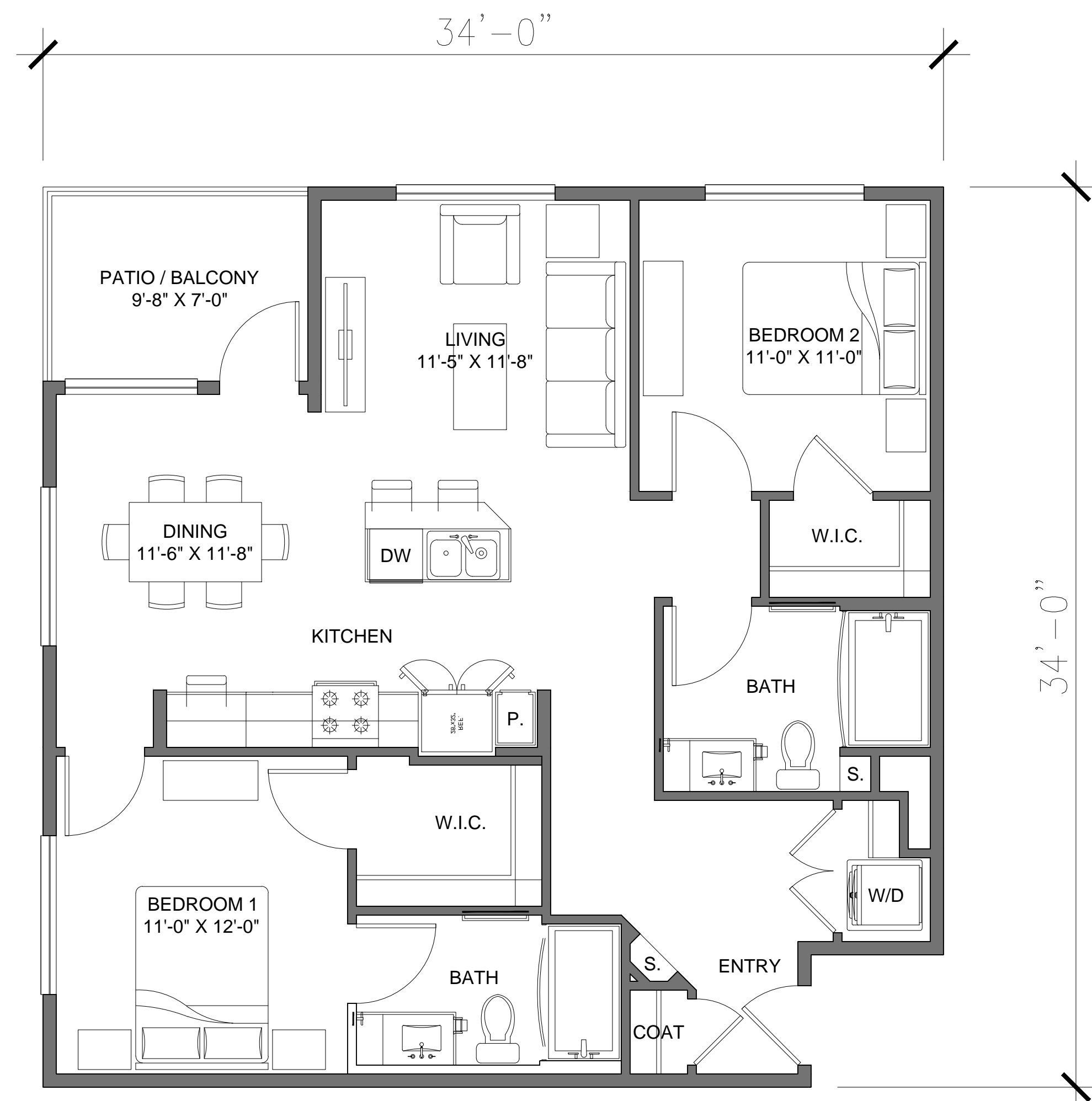
REDLANDS, CA

REDLANDS SUMMIT LLC
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 (626) 360-2888

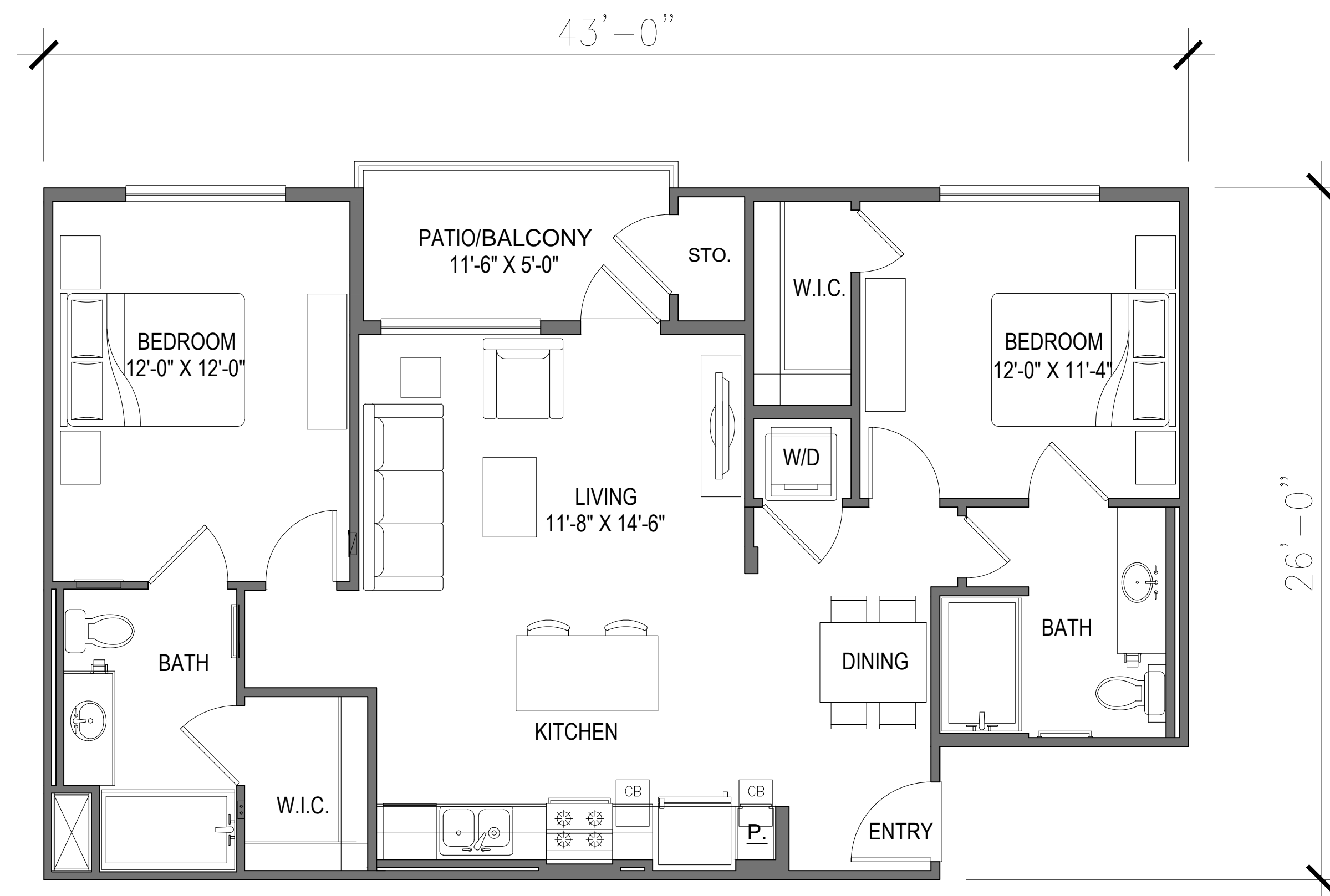
DATE: 12-01-21
 JOB NO.: 2021-046

M-4.1





UNIT B2: 2BR / 2BA
 LIVABLE AREA: 1058 SQ. FT.
 PATIO/ BALCONY AREA: 68 SQ. FT.



UNIT B1: 2BR / 2BA
 LIVABLE AREA: 1009 SQ. FT.
 PATIO/ BALCONY AREA: 70 SQ. FT.

MULTIFAMILY UNIT PLANS



THE NEIGHBORHOODS AT LUGONIA VILLAGE

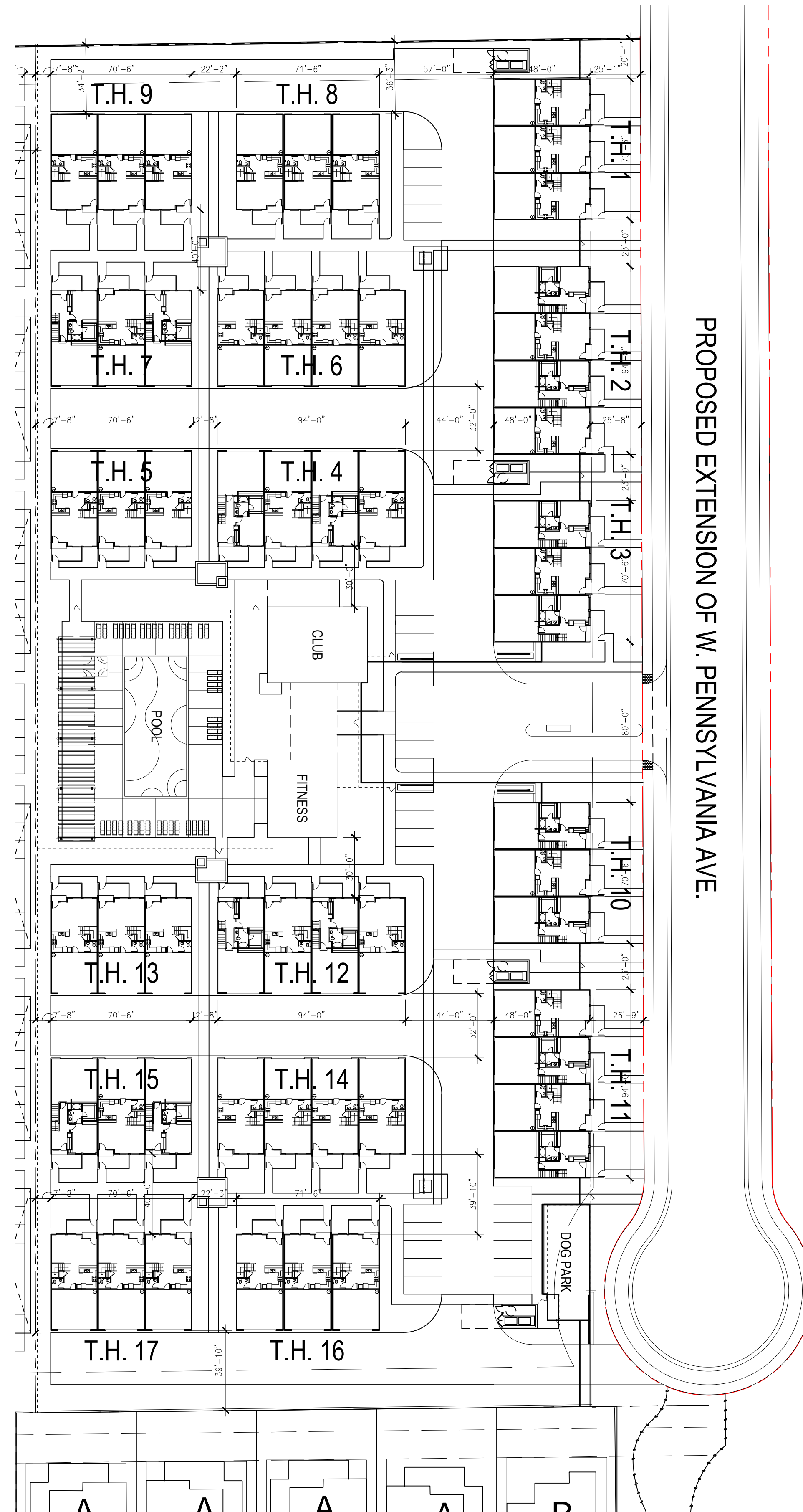
REDLANDS, CA

REDLANDS SUMMIT LLC
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 (626) 360-2888

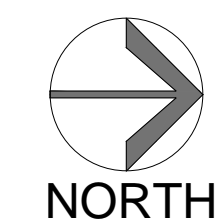
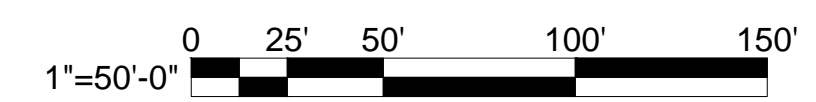
DATE: 12-01-21
 JOB NO.: 2021-046

M-4.2





TOWNHOME SITE PLAN ENLARGEMENT



THE NEIGHBORHOODS AT LUGONIA VILLAGE

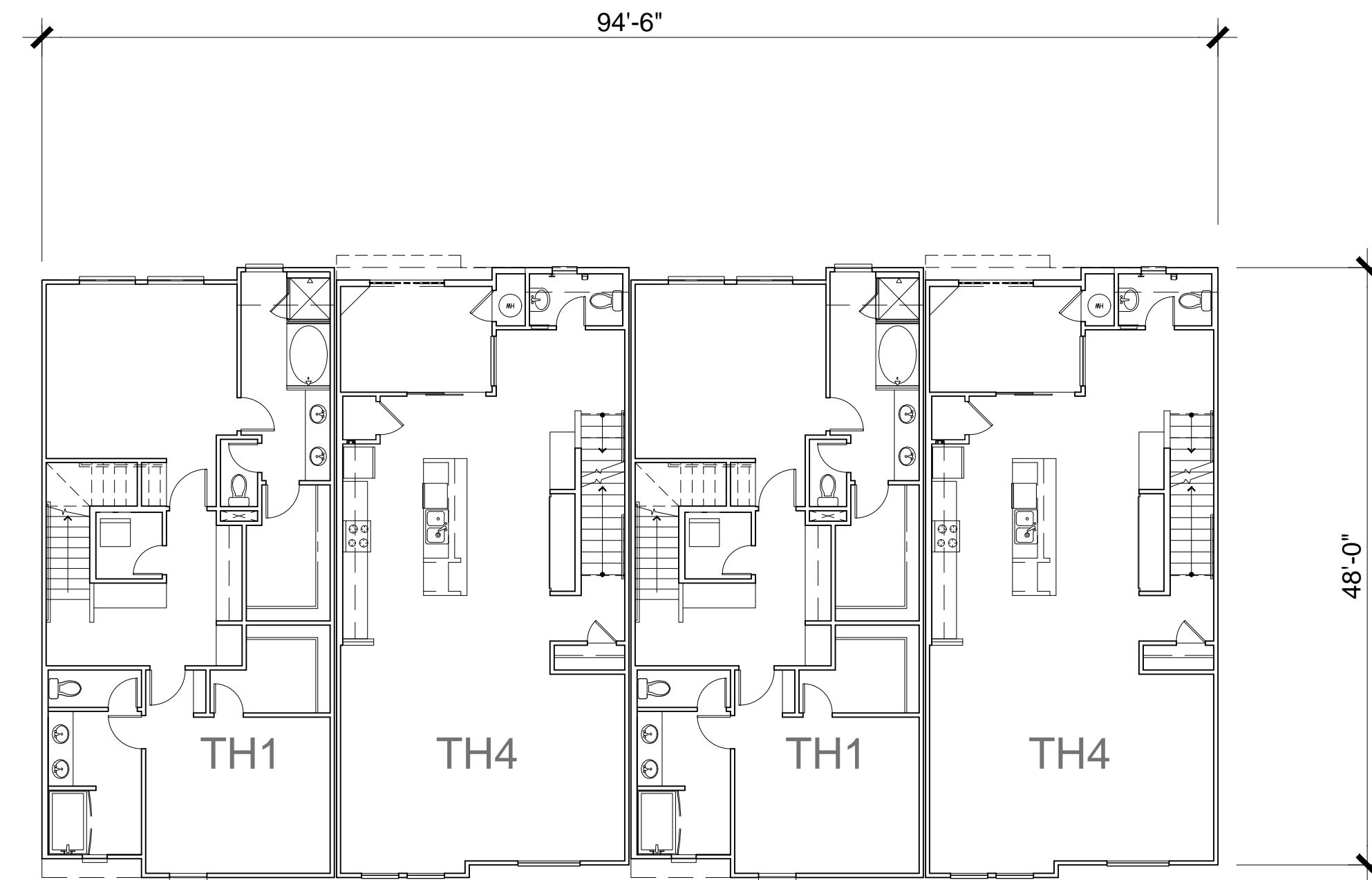
REDLANDS, CA

REDLANDS SUMMIT LLC
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 (626) 360-2888

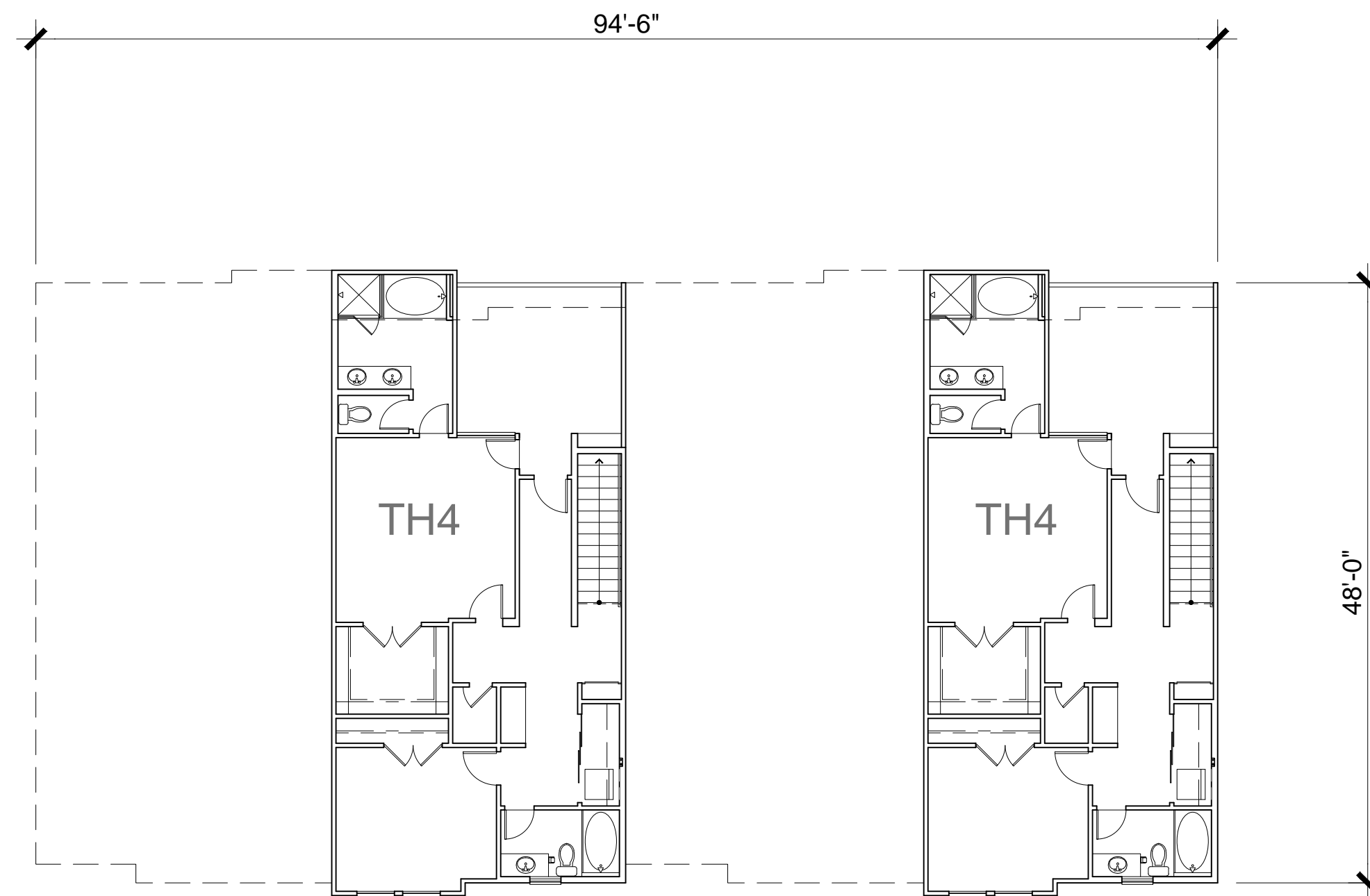
DATE: 12-01-21
 JOB NO.: 2021-046

T-1.0

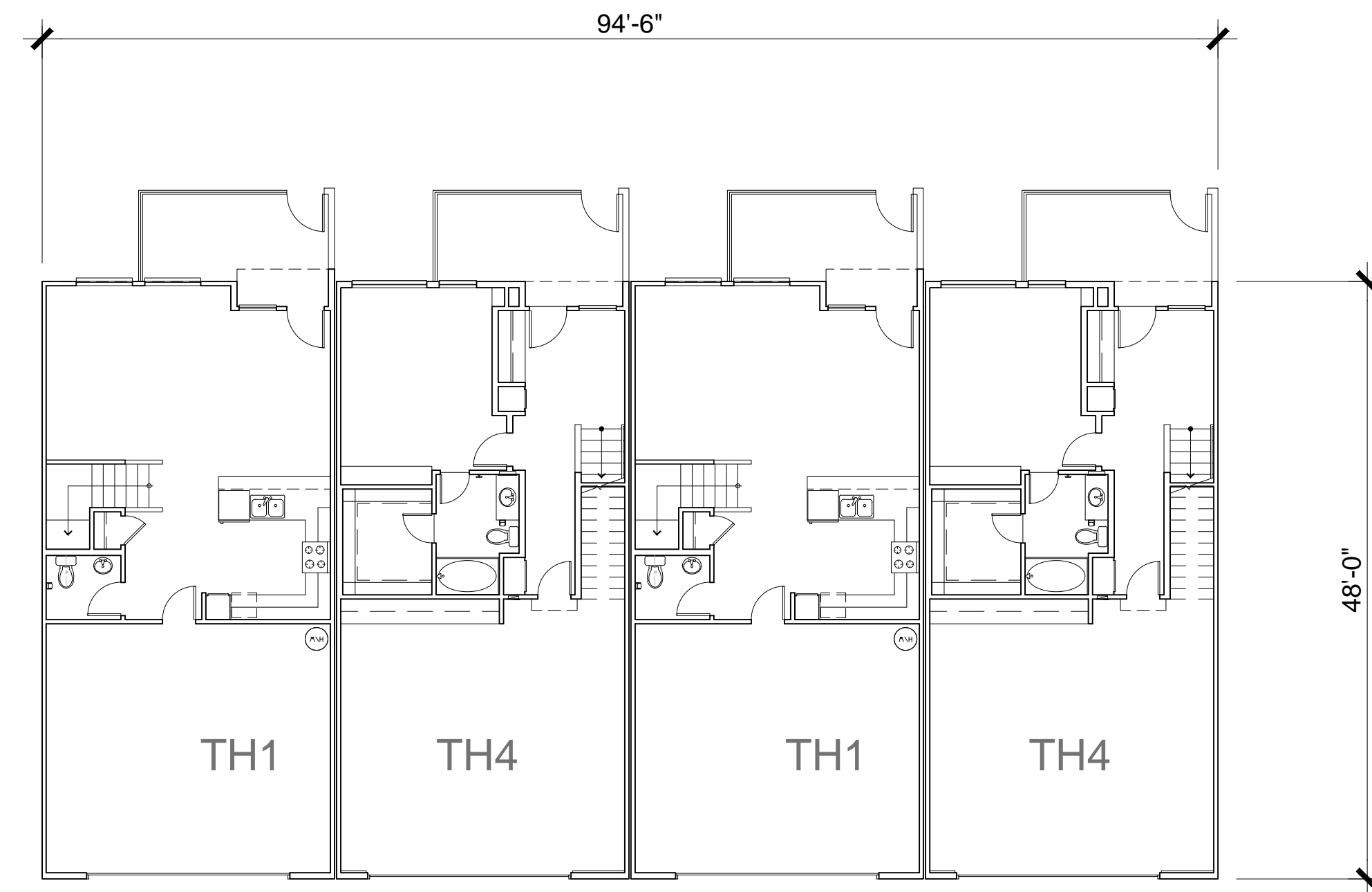




SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

TOWNHOME BUILDING PLANS - TYPE A



THE NEIGHBORHOODS AT LUGONIA VILLAGE

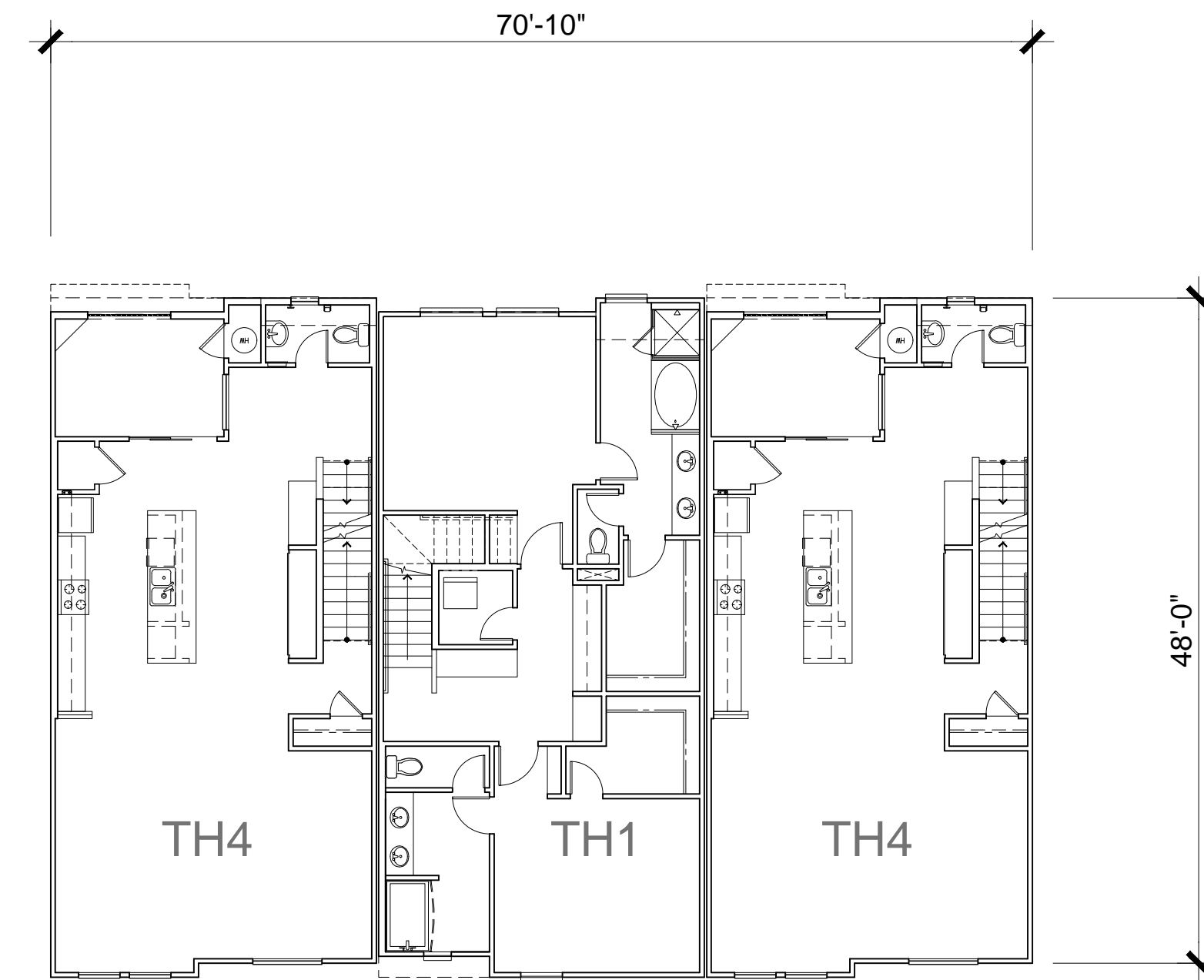
REDLANDS, CA

REDLANDS SUMMIT LLC
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 (626) 360-2888

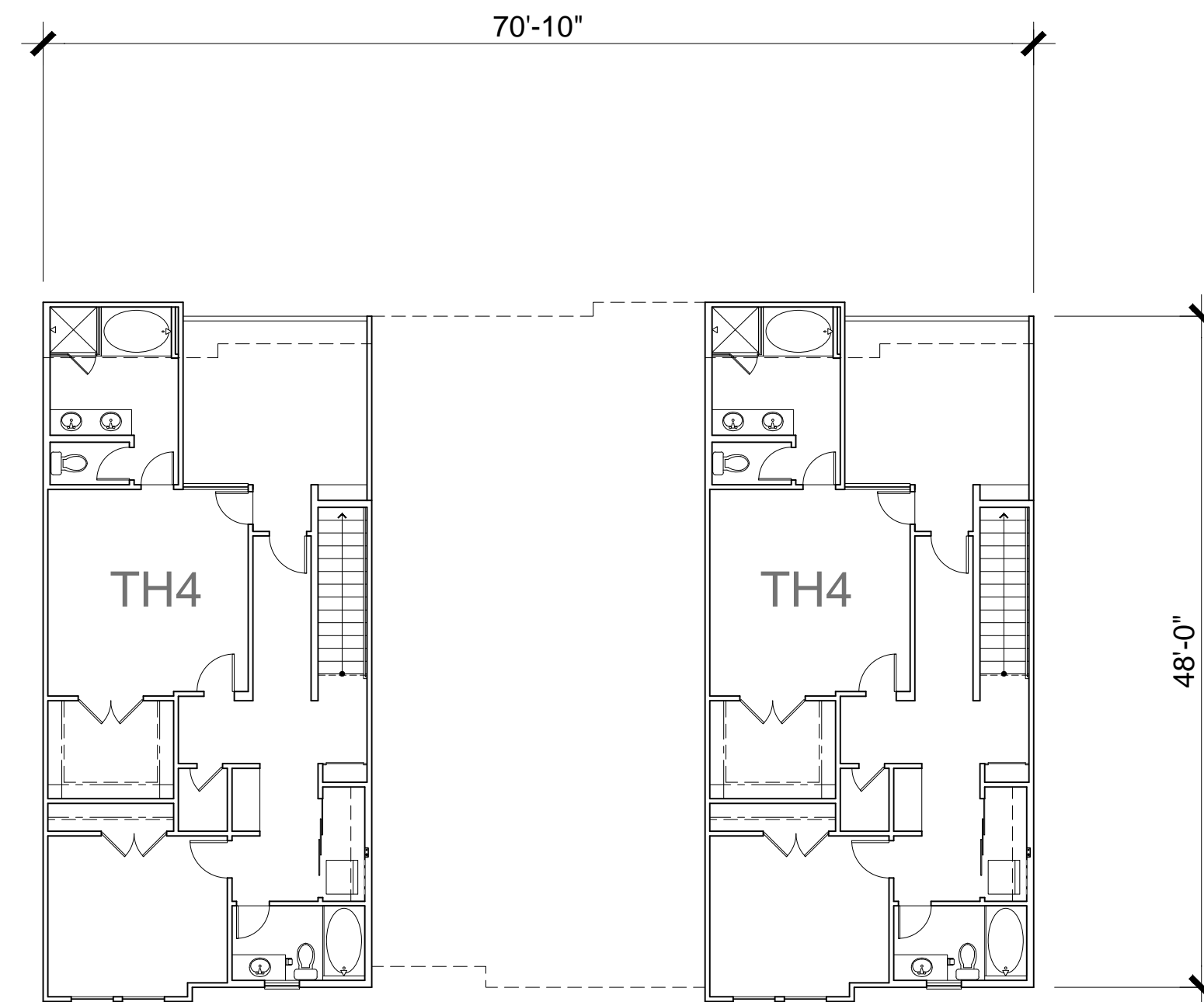
DATE: 12-01-21
 JOB NO.: 2021-046

T-1.1

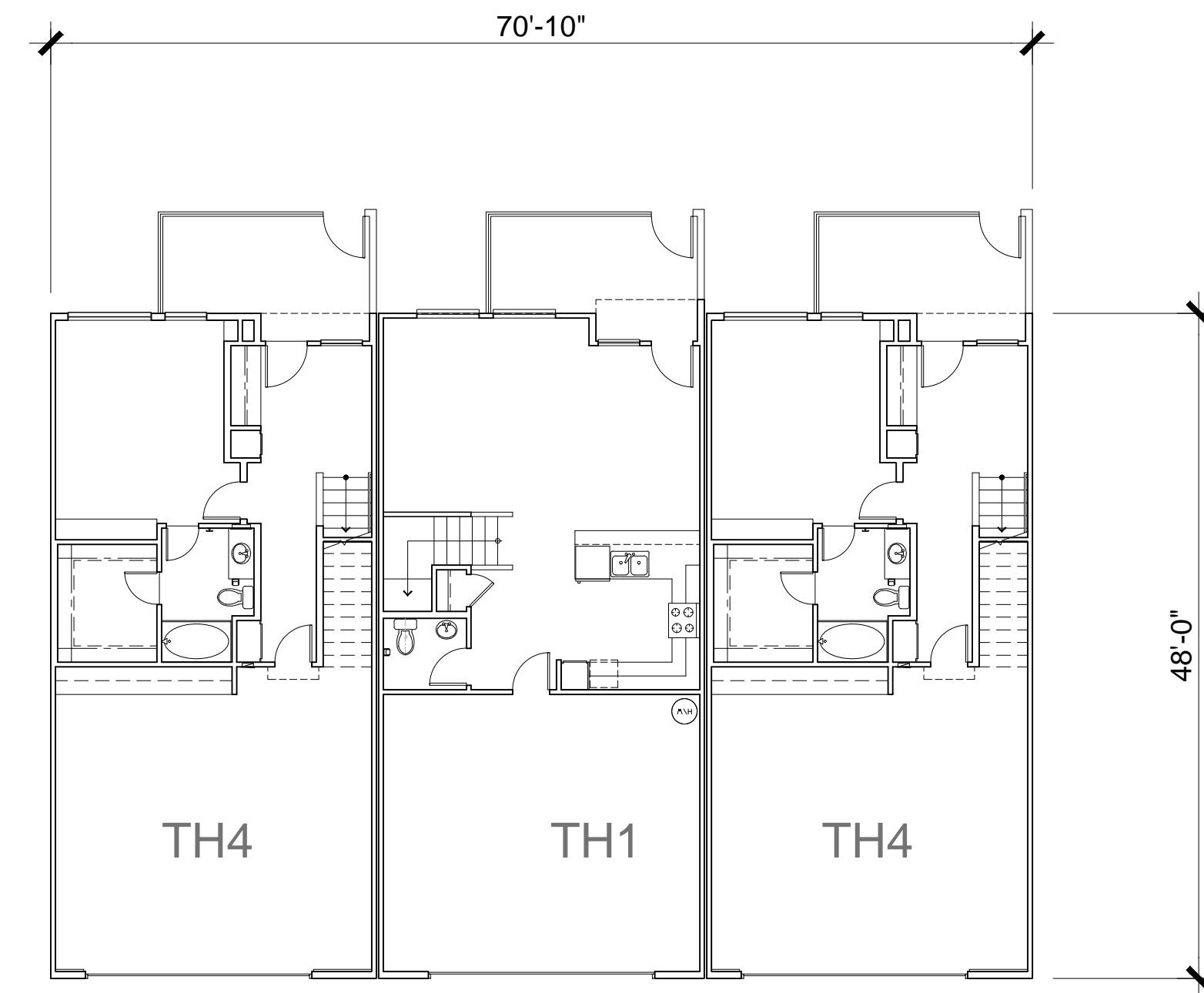




SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

TOWNHOME BUILDING PLANS - TYPE B



THE NEIGHBORHOODS AT LUGONIA VILLAGE

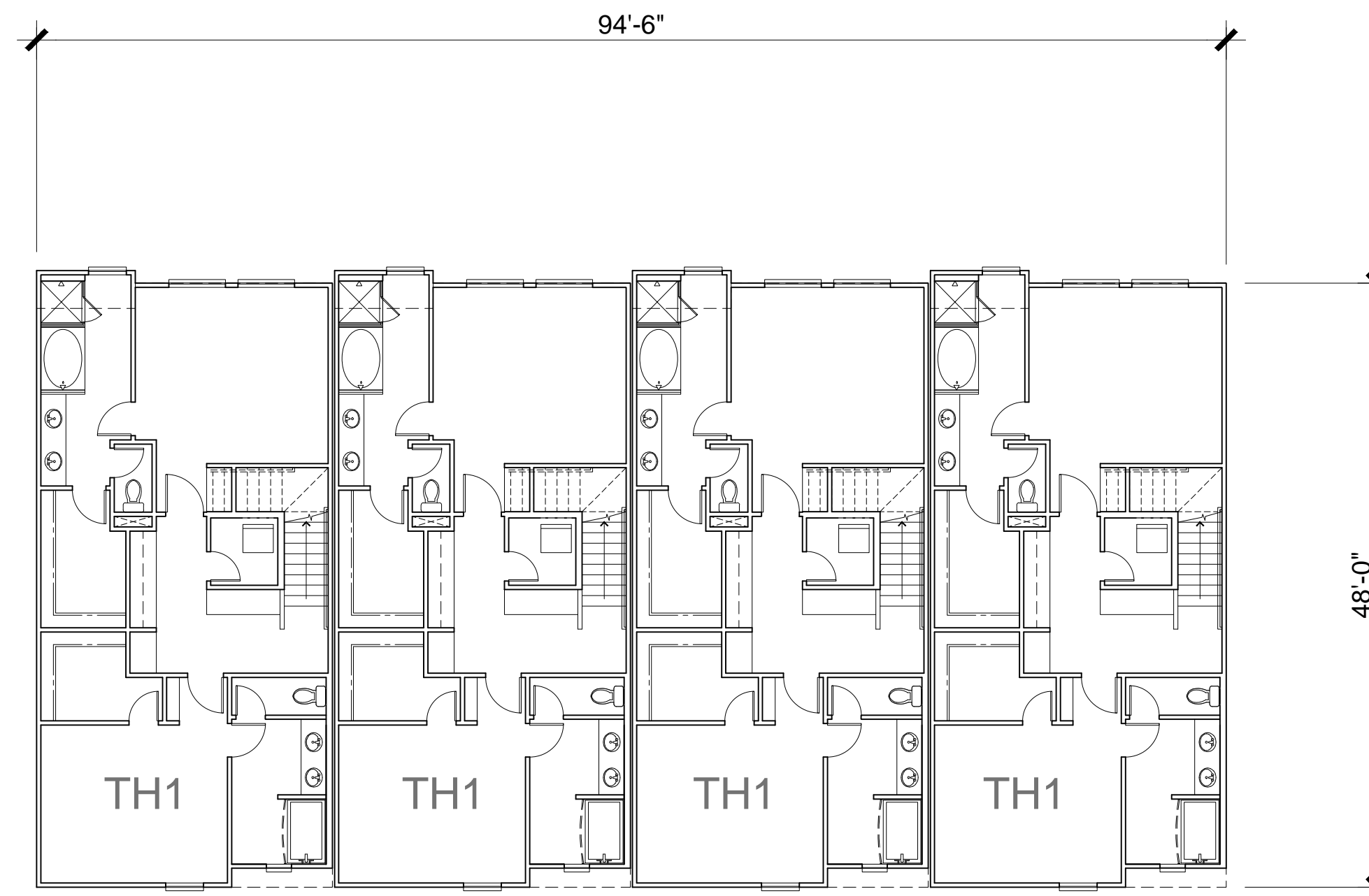
REDLANDS, CA

REDLANDS SUMMIT LLC
 1705 OAK GROVE AVE., SAN MARINO, CA 91108
 (626) 360-2888

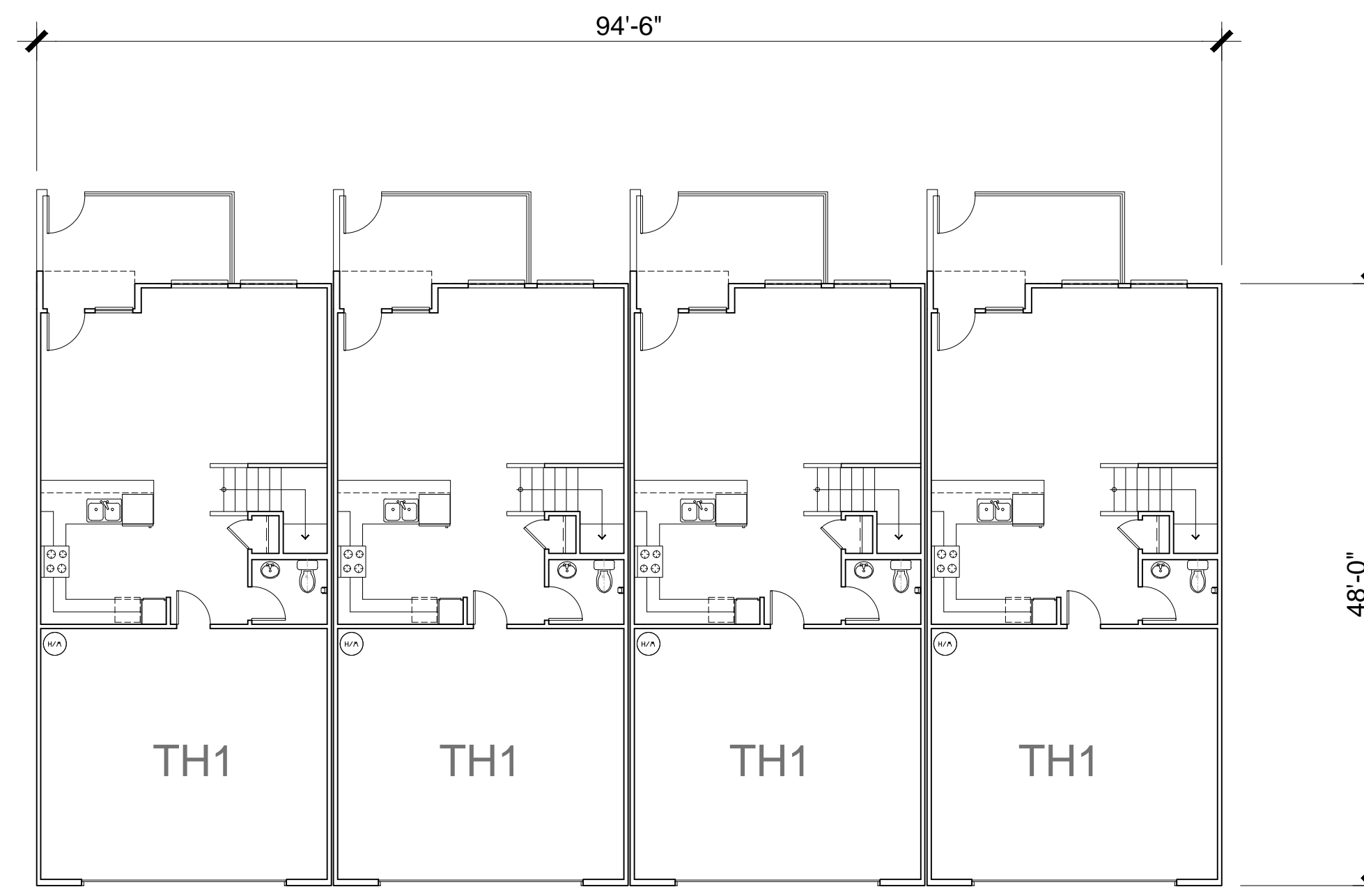
DATE: 12-01-21
 JOB NO.: 2021-046

T-1.2





SECOND FLOOR PLAN



FIRST FLOOR PLAN

TOWNHOME BUILDING PLANS - TYPE C



THE NEIGHBORHOODS AT LUGONIA VILLAGE

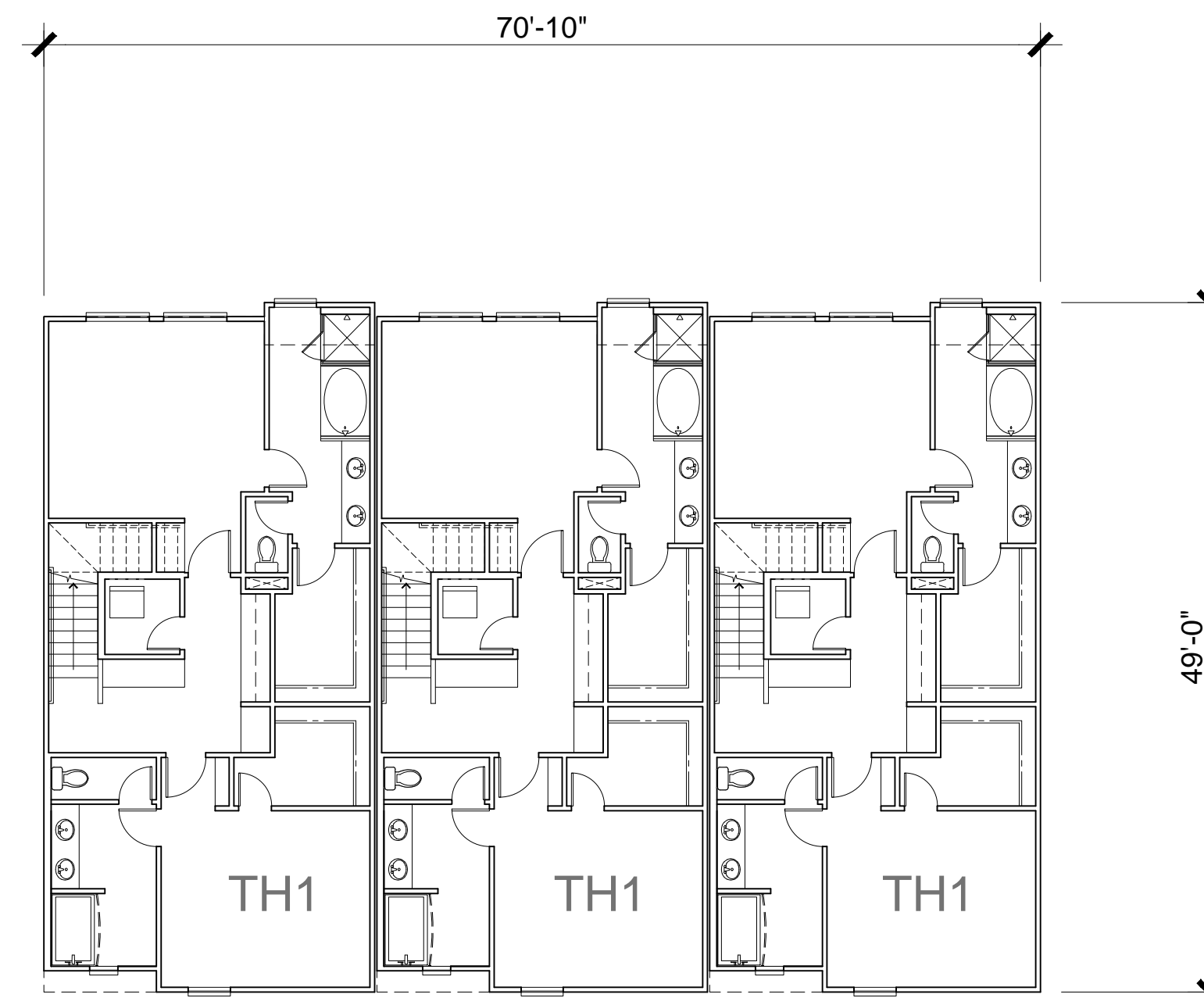
REDLANDS, CA

DATE: 12-01-21
JOB NO.: 2021-046

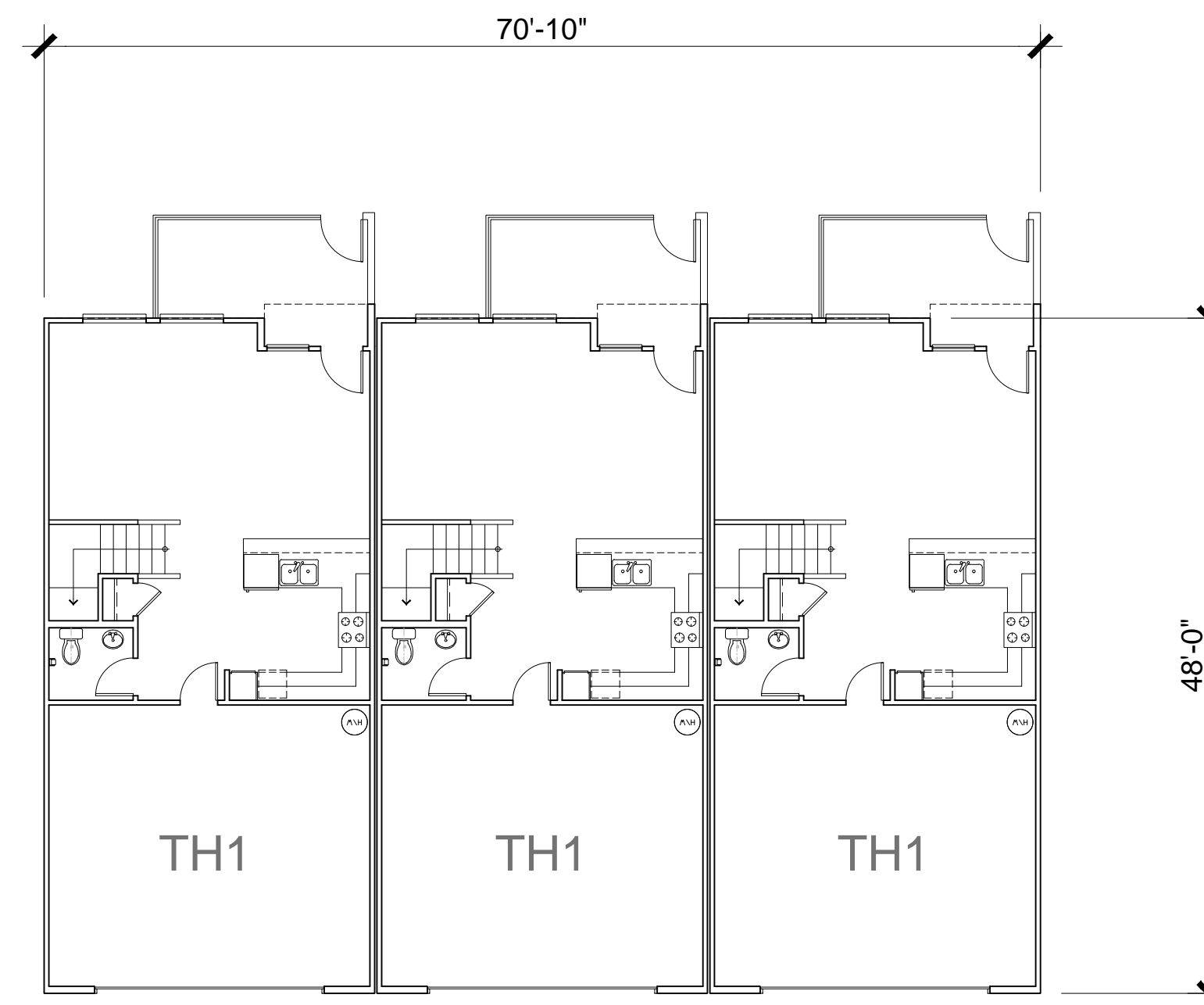
T-1.3

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888





SECOND FLOOR PLAN



FIRST FLOOR PLAN

TOWNHOME BUILDING PLANS - TYPE D



THE NEIGHBORHOODS AT LUGONIA VILLAGE

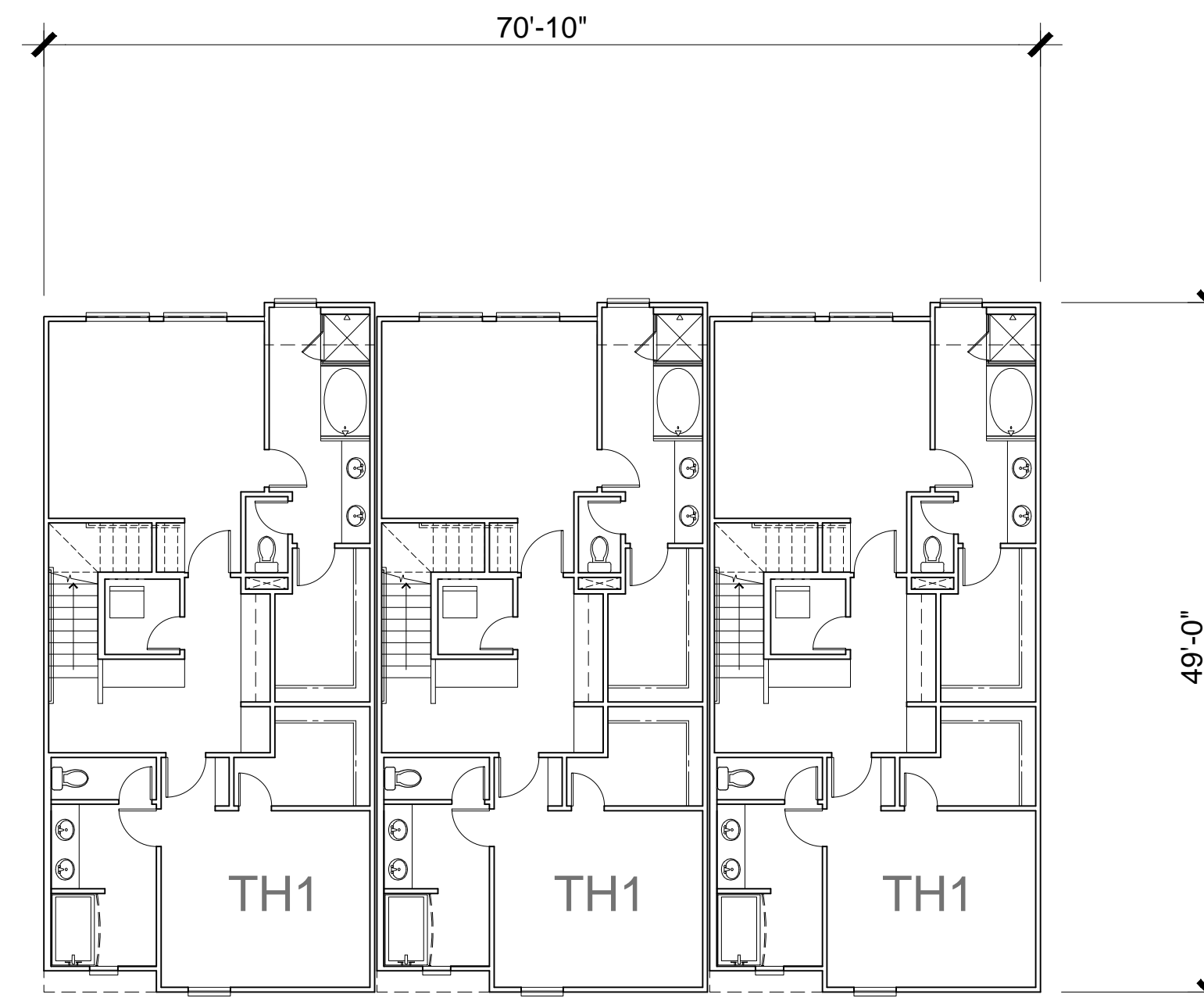
REDLANDS, CA

DATE: 12-01-21
JOB NO.: 2021-046

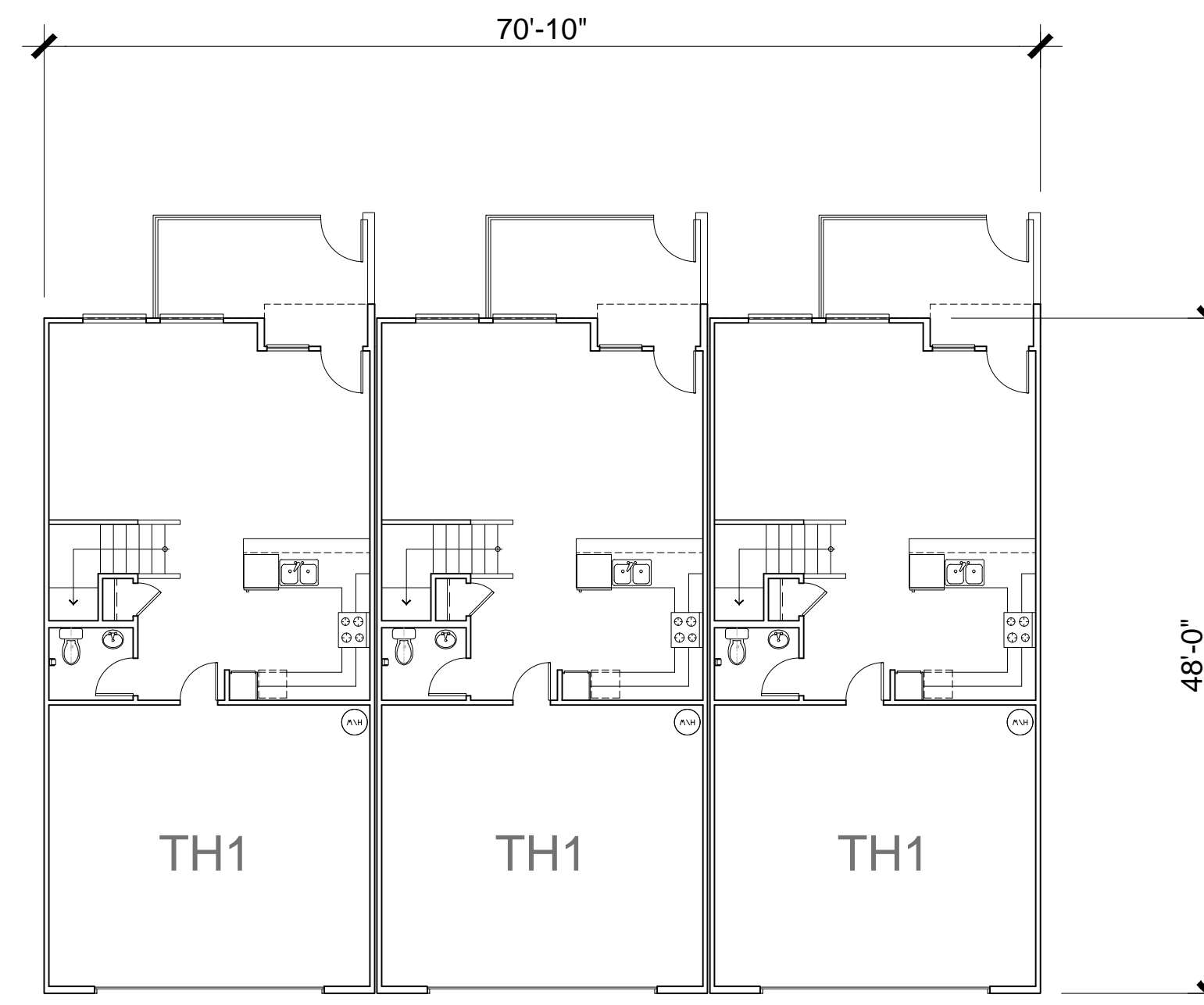
T-1.4

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

TOWNHOME BUILDING PLANS - TYPE D



THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

DATE: 12-01-21
JOB NO.: 2021-046

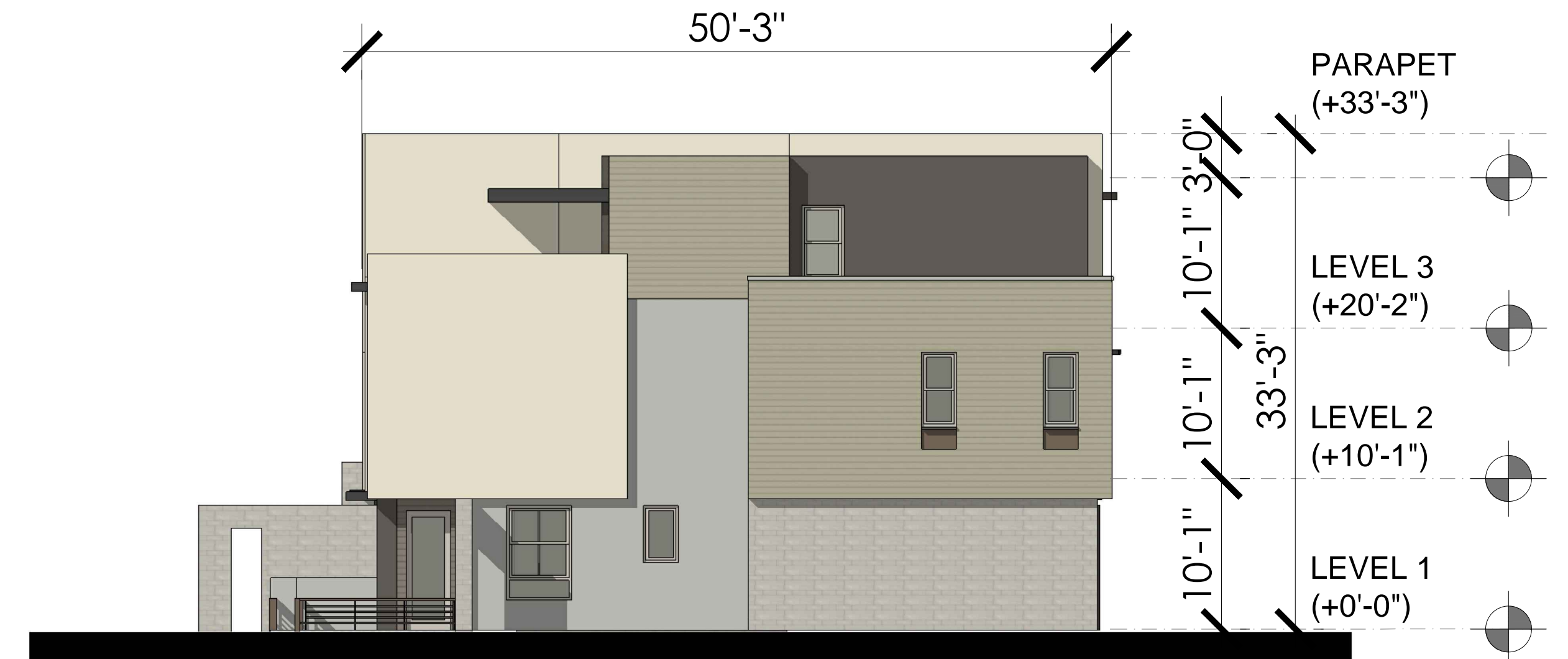
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REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888





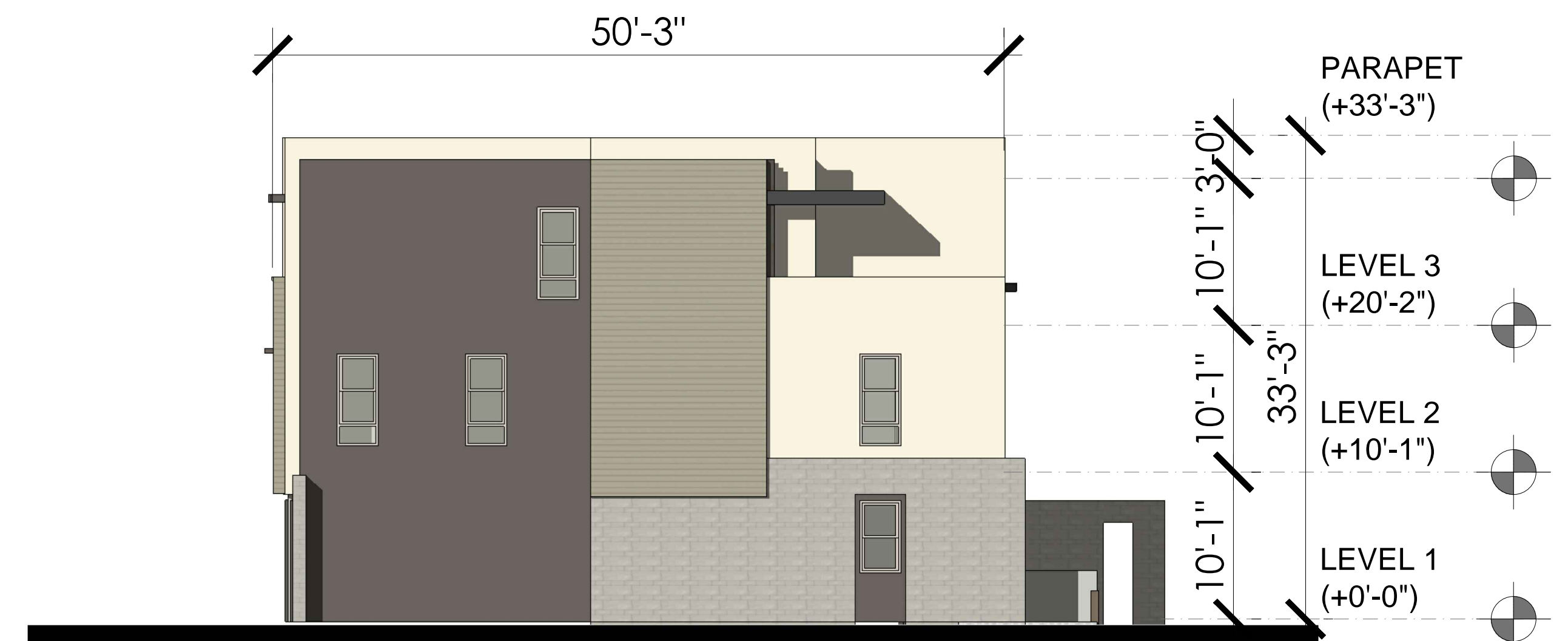
FRONT ELEVATION 1



RIGHT SIDE ELEVATION 2



REAR ELEVATION 3



LEFT SIDE ELEVATION 4

TOWNHOME ELEVATIONS - BUILDING TYPE A



DATE: 12-01-21
JOB NO.: 2021-046

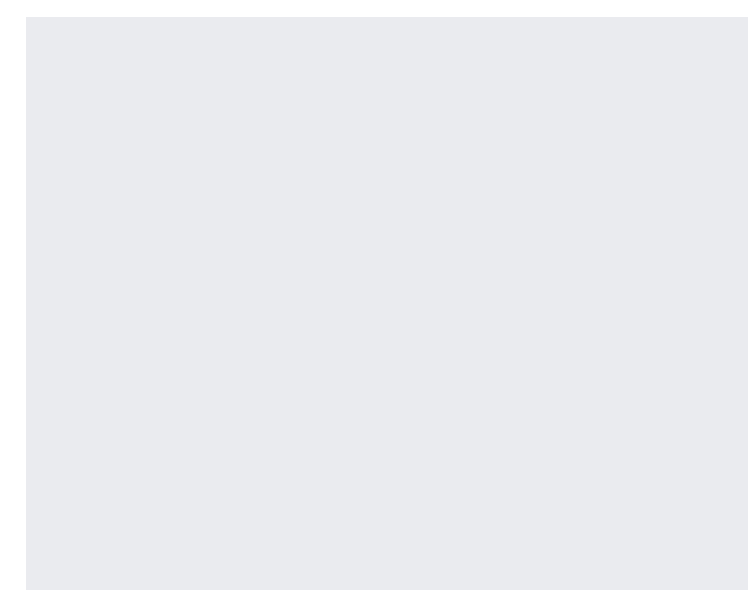
THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888



T-2.0



A SW 7138
Lavender Wisp



B SW 6170
Techno Gray
(not shown here)



C SW 7048
Urbane Bronze



D SW 7069
Iron Ore



1 Stucco - 16/20 finish



2 Brick - Antique
Beige Finish



3 Siding - Techno Gray



4 Siding - Urbane Bronze



5 Windows - Vinyl
Iron Ore (or similar)



6 Railing - Aluminum
(to be specified)

TO: NOME CONCEPTUAL COLOR & MATERIAL BOARD

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

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1705 OAK GROVE AVE., SAN MARINO, CA 91108
(626) 360-2888

DATE: 12-01-21
JOB NO.: 2021-046

T-2.1





NORTH ELEVATION 1 (ENTRY)



SOUTH ELEVATION 2 (POOL SIDE)

TOWNHOME AMENITIES - ELEVATIONS



THE NEIGHBORHOODS AT LUGONIA VILLAGE

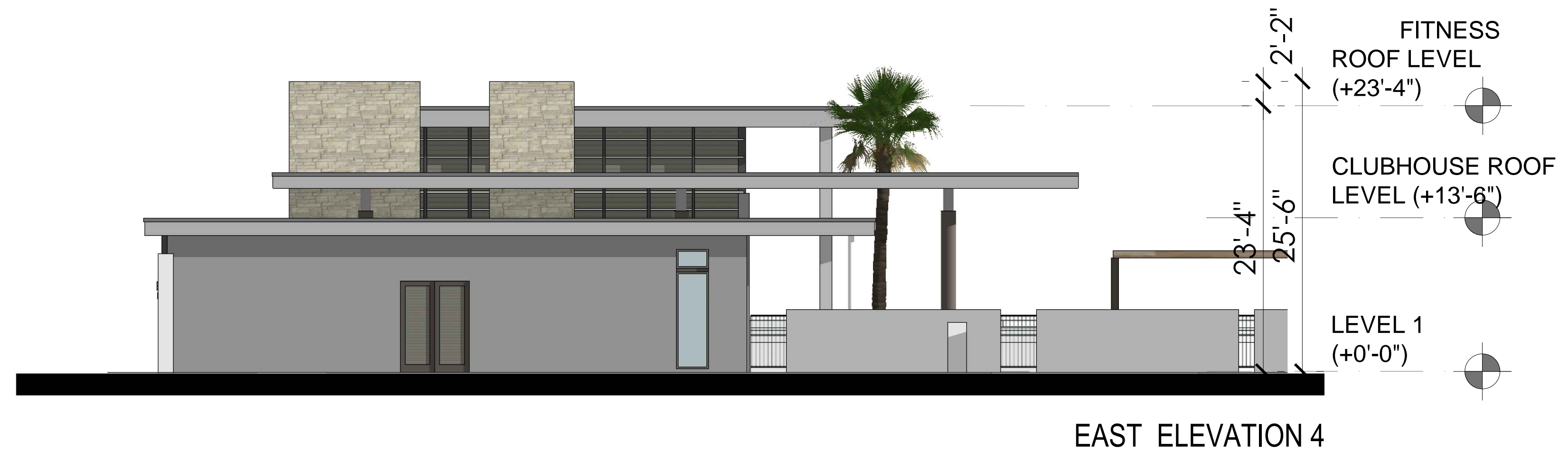
REDLANDS, CA

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DATE: 12-01-21
 JOB NO.: 2021-046

T-3.1





TOWNHOME AMENITIES - ELEVATIONS



THE NEIGHBORHOODS AT LUGONIA VILLAGE

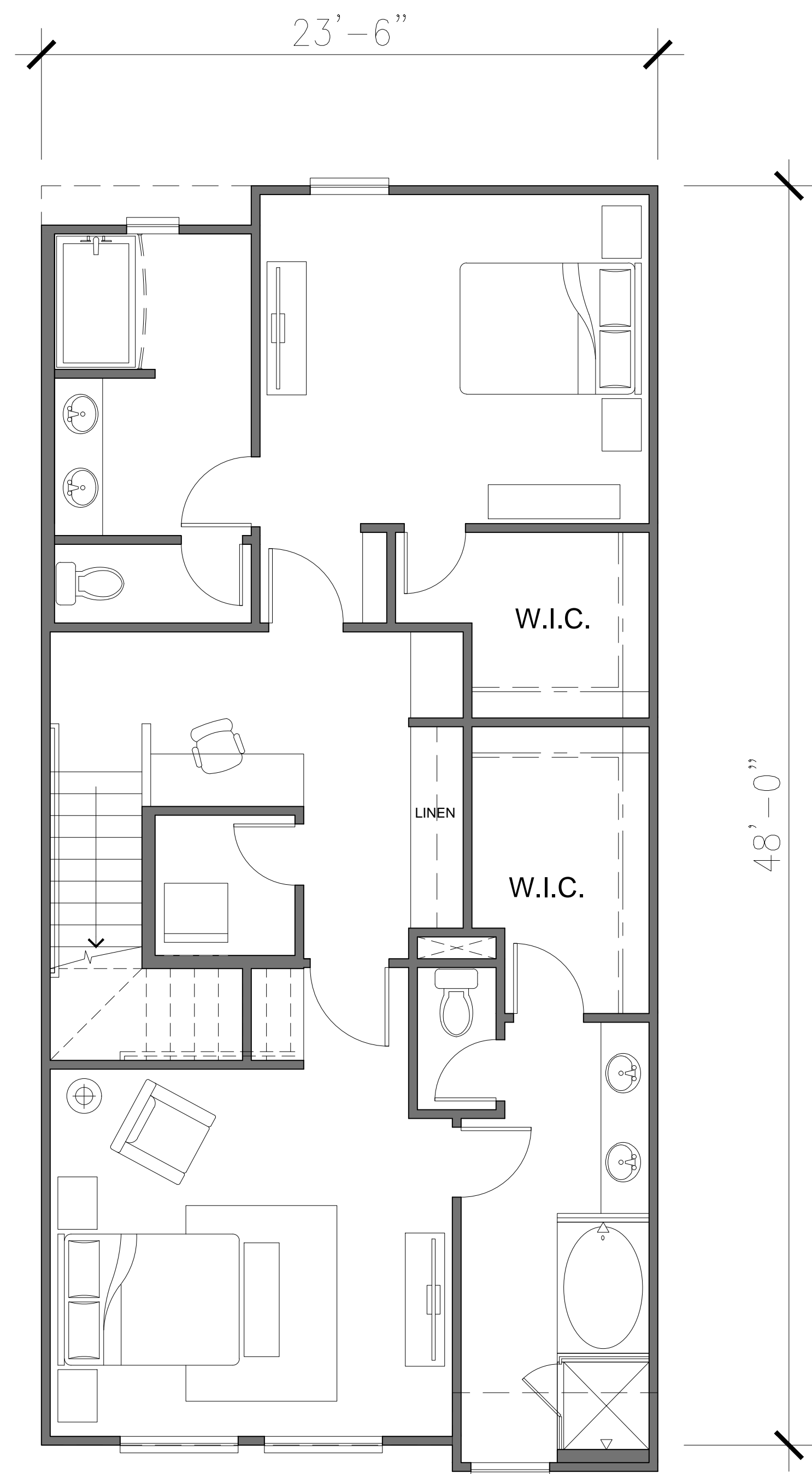
REDLANDS, CA

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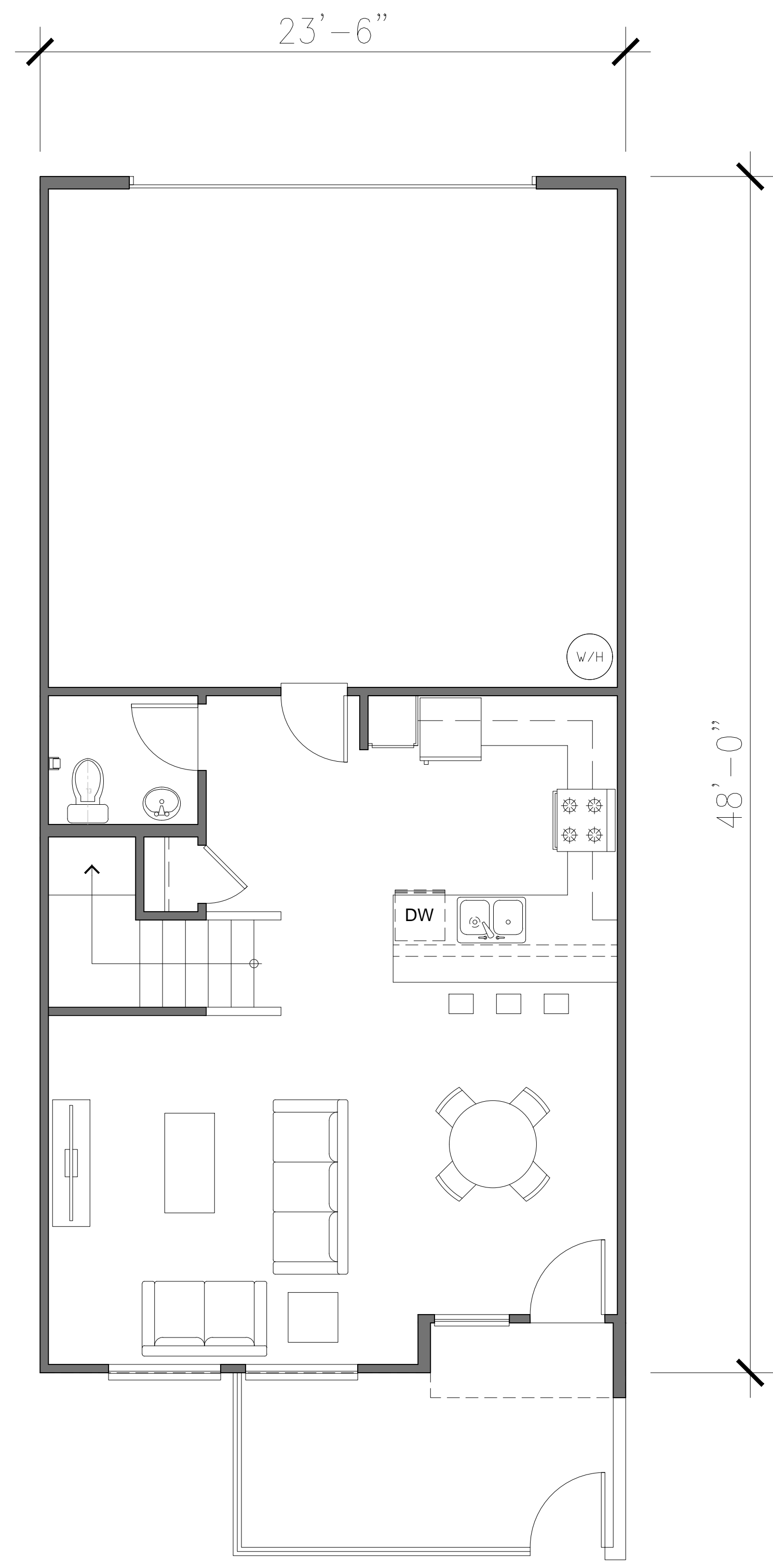
DATE: 12-01-21
 JOB NO.: 2021-046

T-3.2



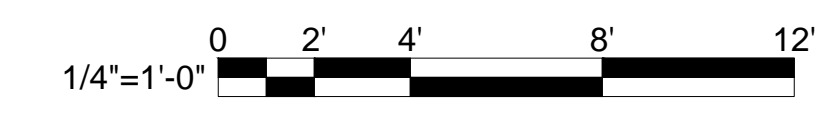


UNIT TH1 SECOND FLOOR: 2BR / 2.5BA
 LIVABLE AREA: 1072 SQ. FT.
 BALCONY AREA:



UNIT TH1 FIRST FLOOR: 2BR / 2.5BA
 LIVABLE AREA: 631 SQ. FT.
 PATIO AREA: 131 SQ. FT., GARAGE AREA: 482 SQ. FT.
 TOTAL LIVABLE AREA: 1072 + 631= 1703 SQ.FT.

TOWNHOME UNIT PLANS



THE NEIGHBORHOODS AT LUGONIA VILLAGE

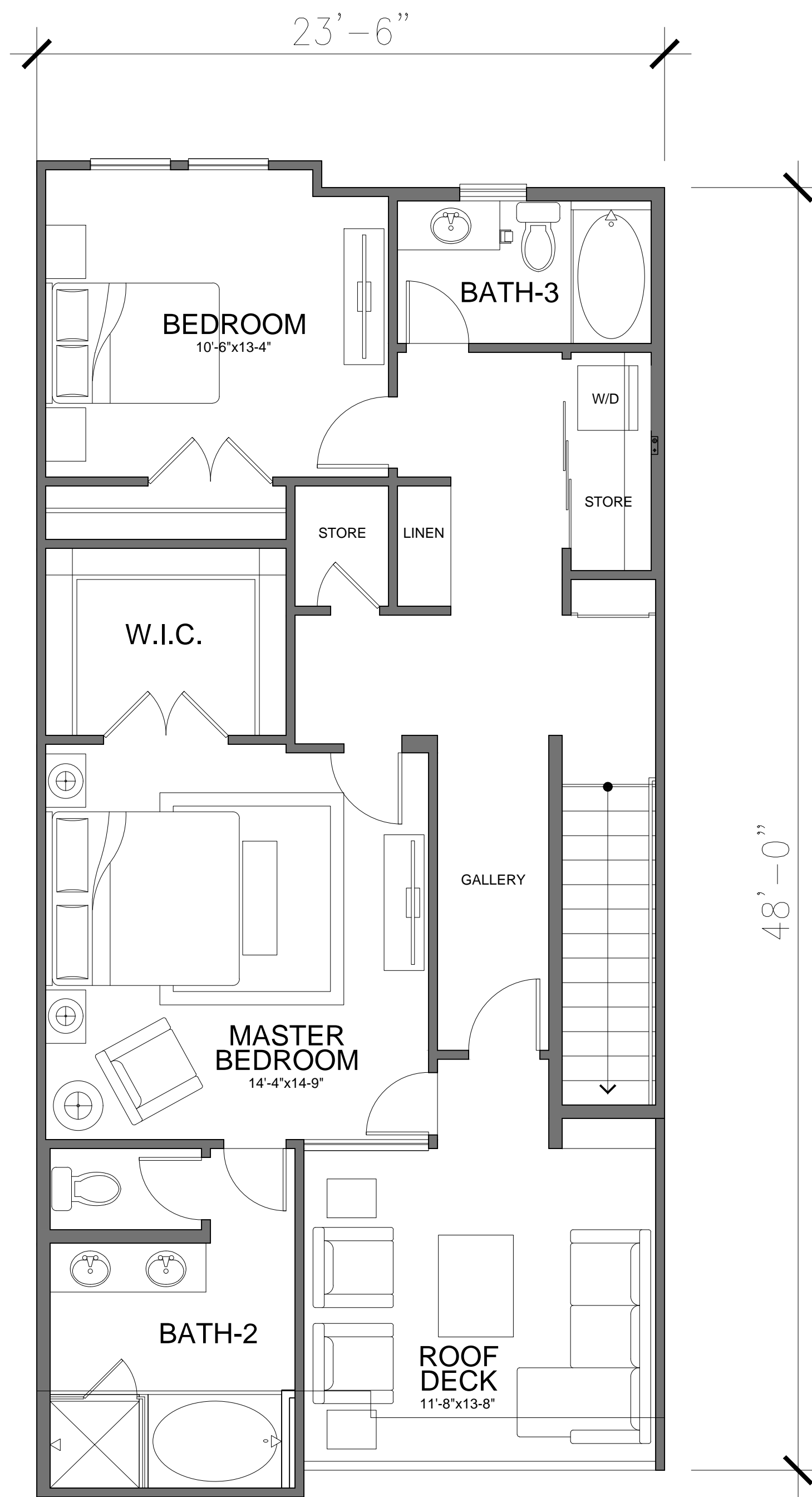
REDLANDS, CA

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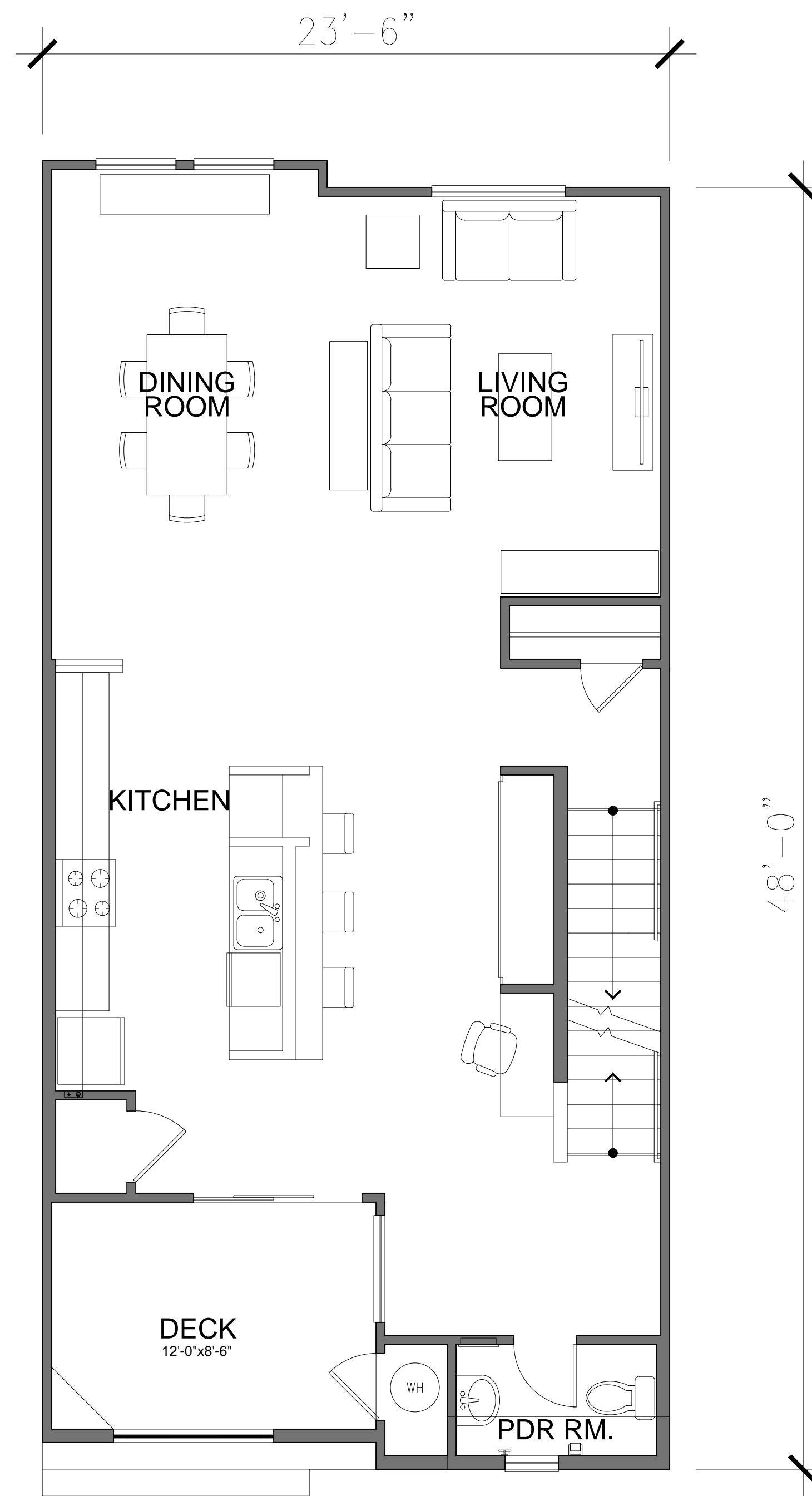
DATE: 12-01-21
 JOB NO.: 2021-046

T-4.0

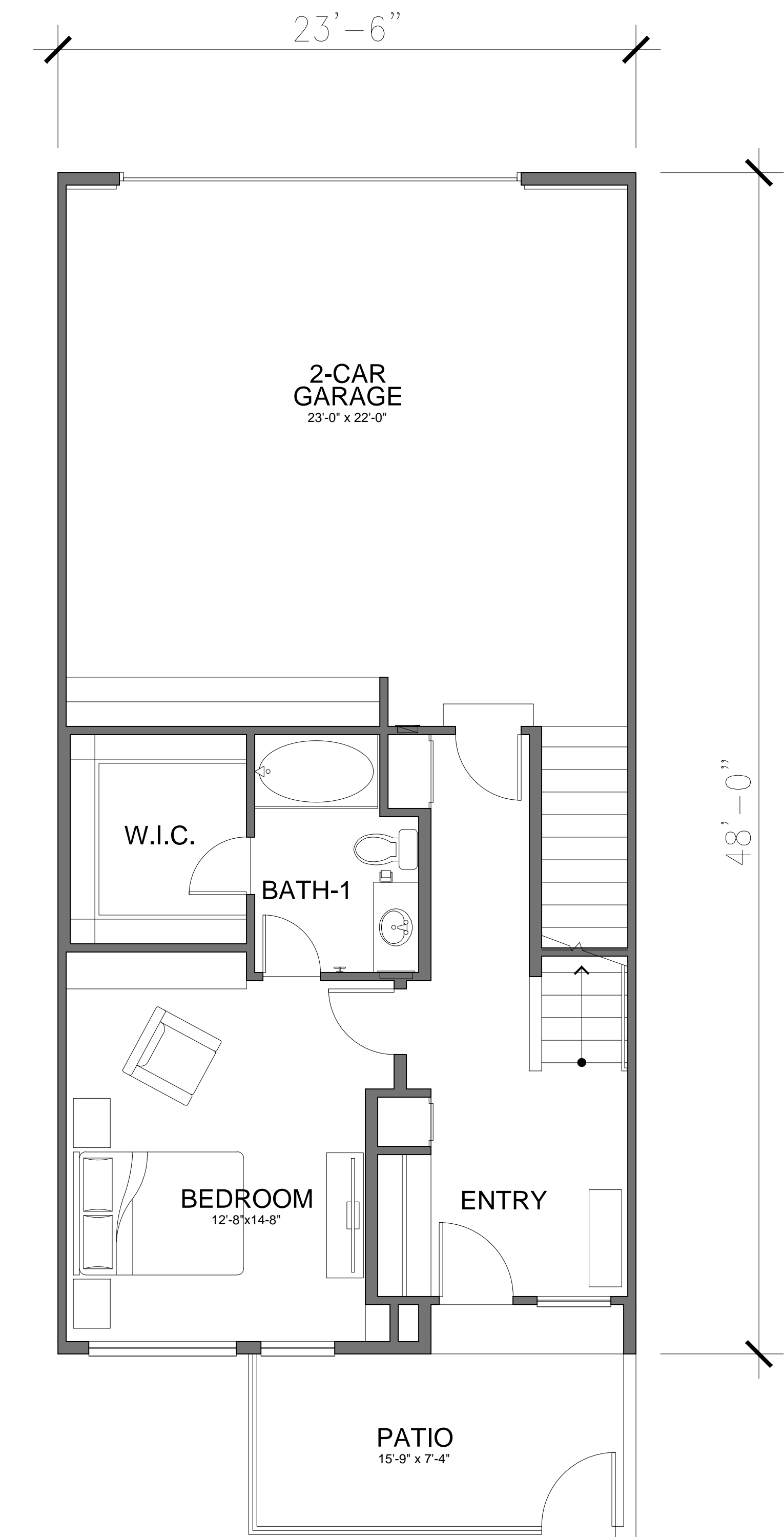




UNIT TH4 THIRD FLOOR: 3BR / 3.5BA
 LIVABLE AREA: 949 SQ. FT.
 ROOF DECK AREA: 181 SQ. FT.



UNIT TH4 SECOND FLOOR: 3BR / 3.5BA
 LIVABLE AREA: 968 SQ. FT.
 BALCONY AREA: 112 SQ. FT.



UNIT TH4 FIRST FLOOR: 3BR / 3.5BA
 LIVABLE AREA: 583 SQ. FT.
 PATIO AREA: 132 SQ. FT., GARAGE AREA: 529 SQ. FT.
 TOTAL LIVABLE AREA: 949 + 968 + 583 = 2500 SQ. FT.

TOWNHOME UNIT PLANS



THE NEIGHBORHOODS AT LUGONIA VILLAGE

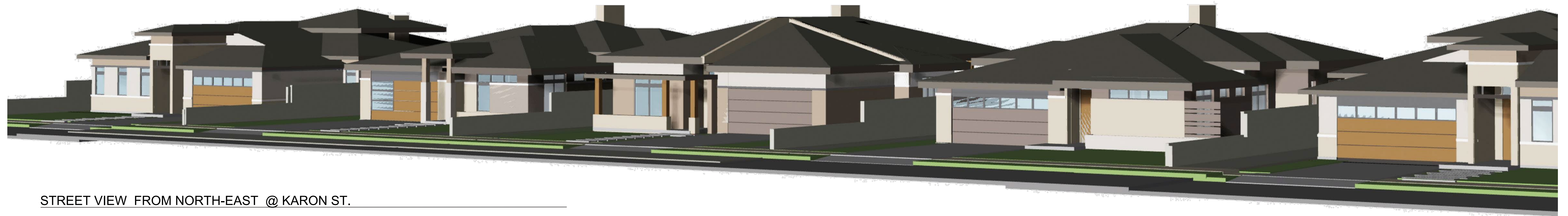
REDLANDS, CA

REDLANDS SUMMIT LLC
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DATE: 12-01-21
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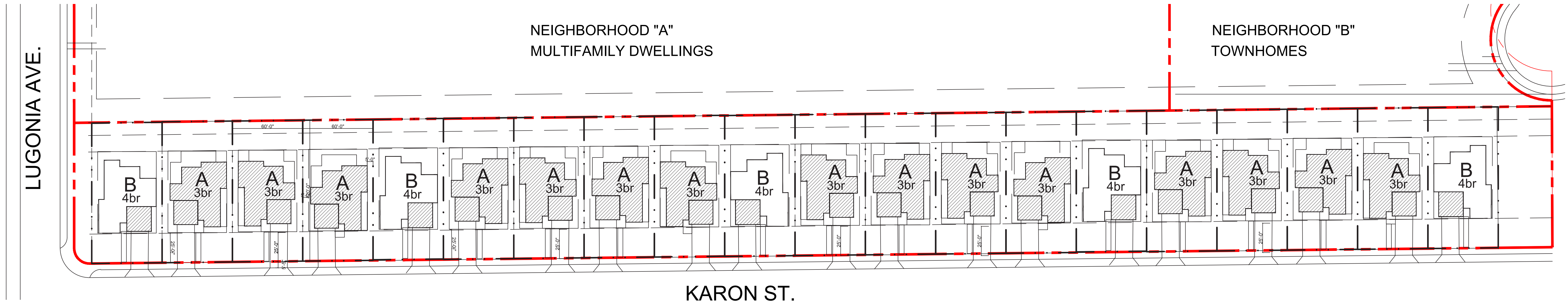
T-4.1





STREET VIEW FROM NORTH-EAST @ KARON ST.

NEIGHBORHOOD "C"
 SINGLE FAMILY DWELLINGS
 PROPOSED - 20 UNITS
 3BR - 15
 4 BR - 5



SINGLE FAMILY DWELLINGS ENLARGED MASTER PLAN

1"=40'-0"

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

DATE: 12-01-21
 JOB NO.: 2021-046

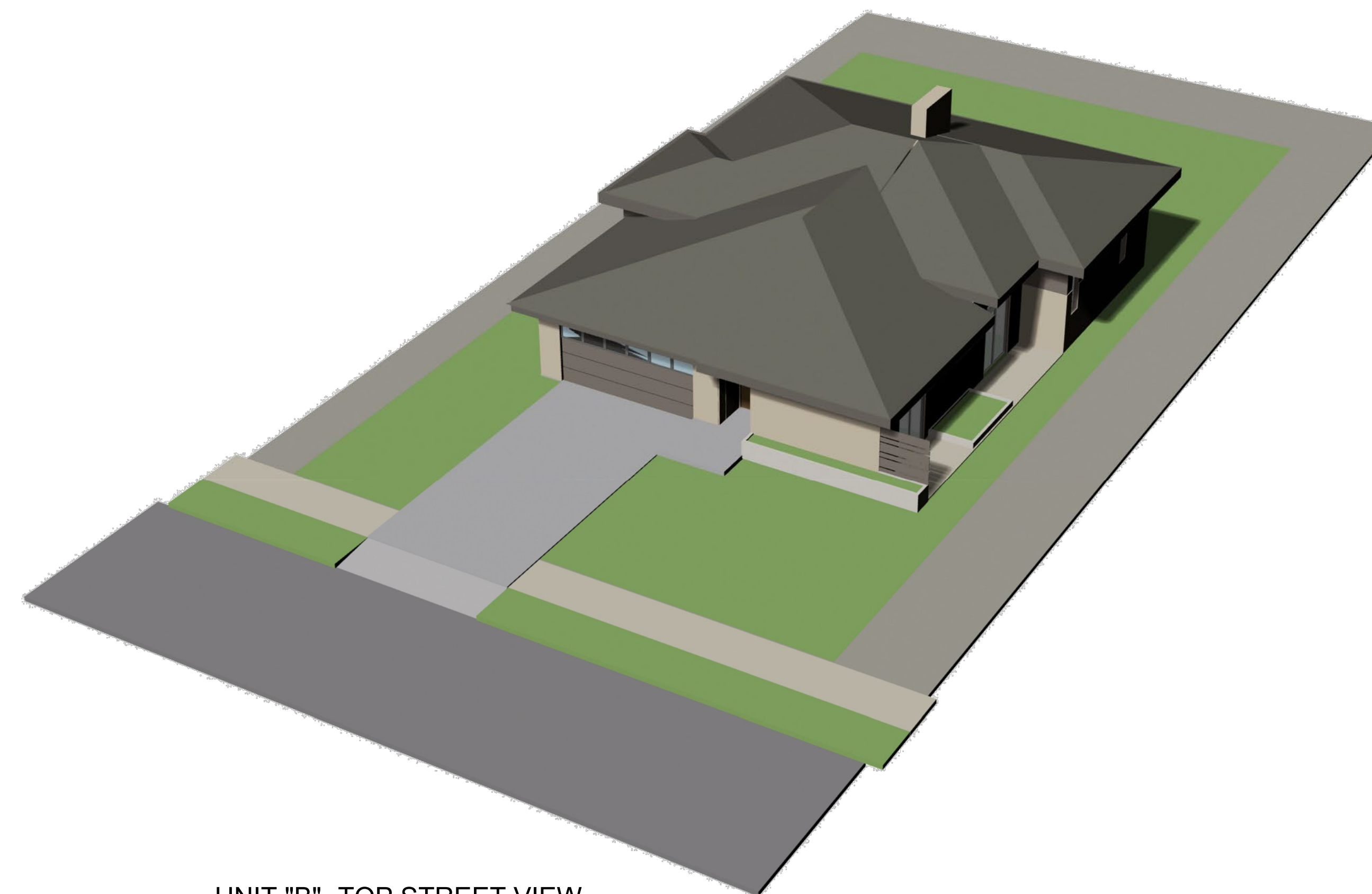
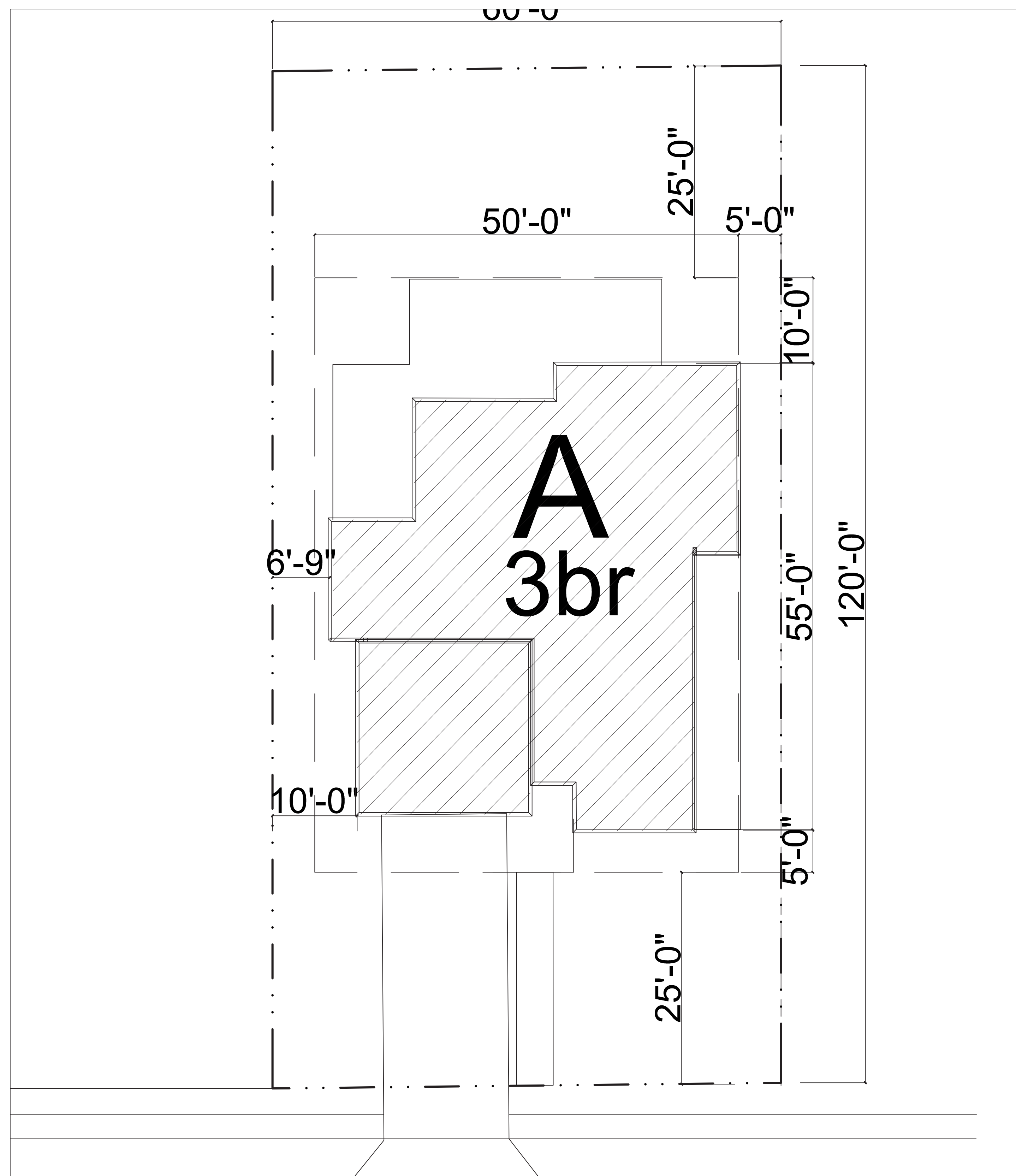
REDLANDS SUMMIT LLC
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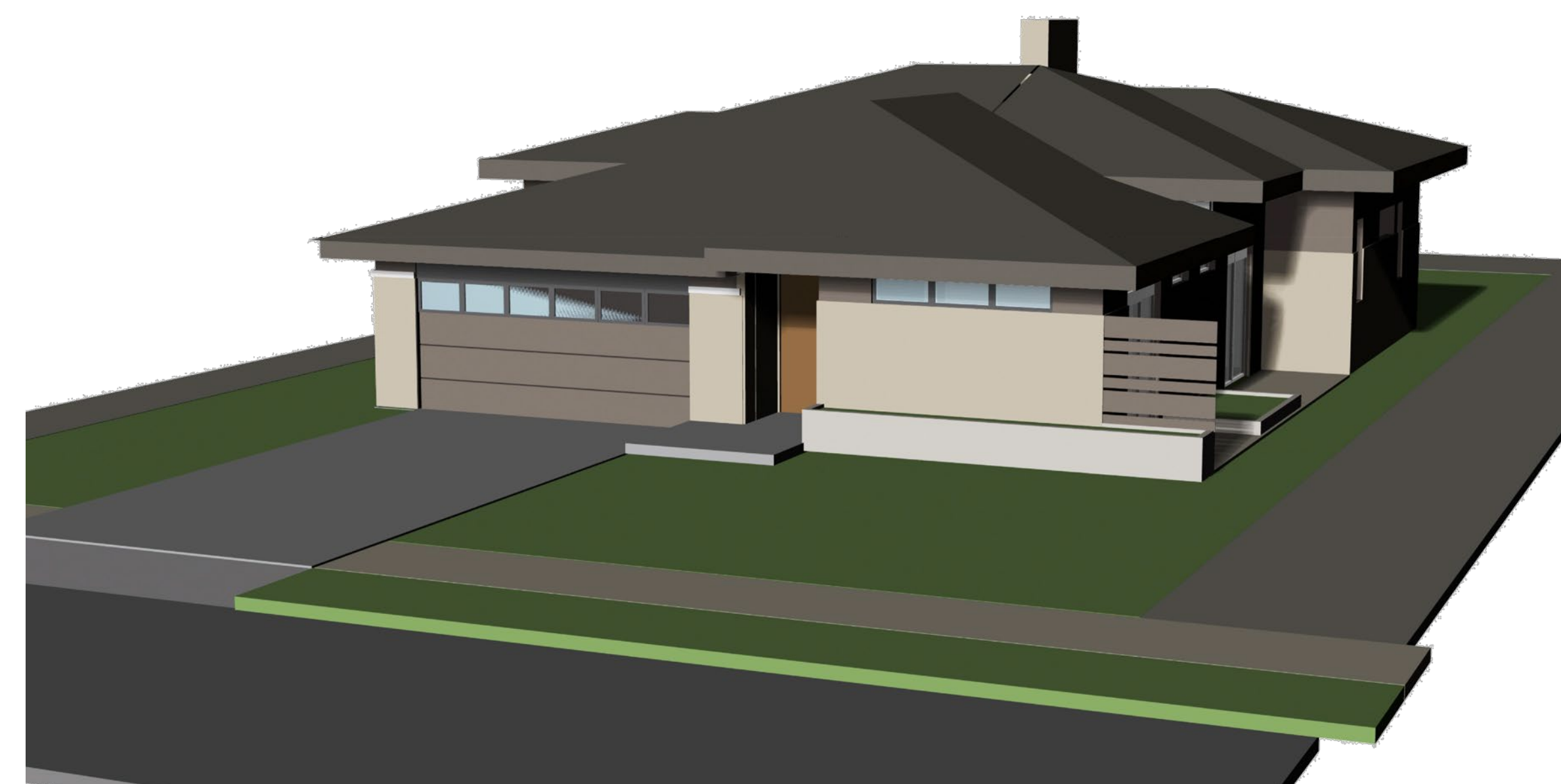
S-1.0

PROPOSAL:
FOR UNIT "A-1"

UNIT:
3 br & 2.5 bath - 1600sf
parking - 2 car garage



UNIT "B"- TOP STREET VIEW



UNIT "A-1"- STREET VIEW

THE NEIGHBORHOODS AT LUGONIA VILLAGE

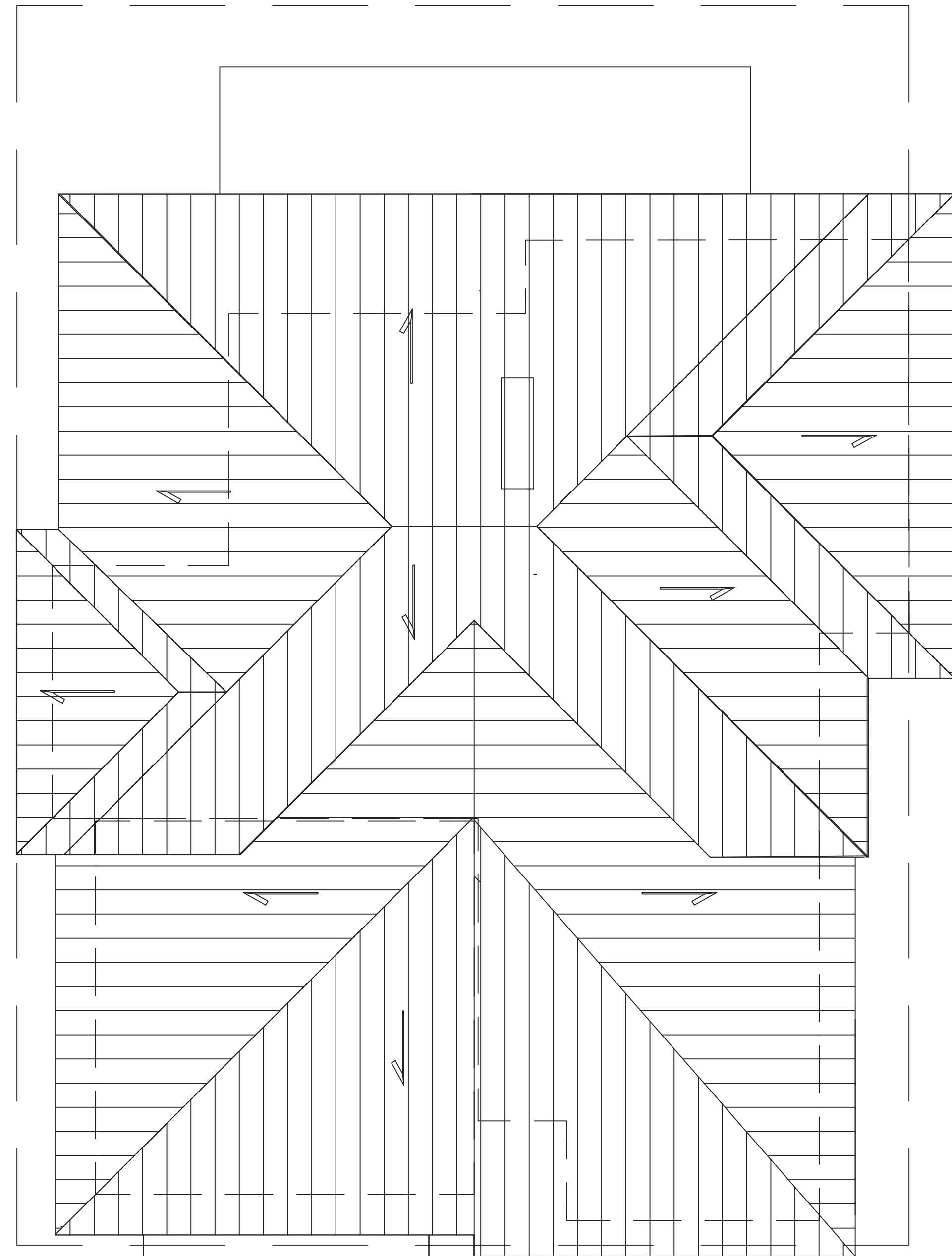
REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108

REDLANDS, CA

DATE: 12-01-21
JOB NO.: 2021-046

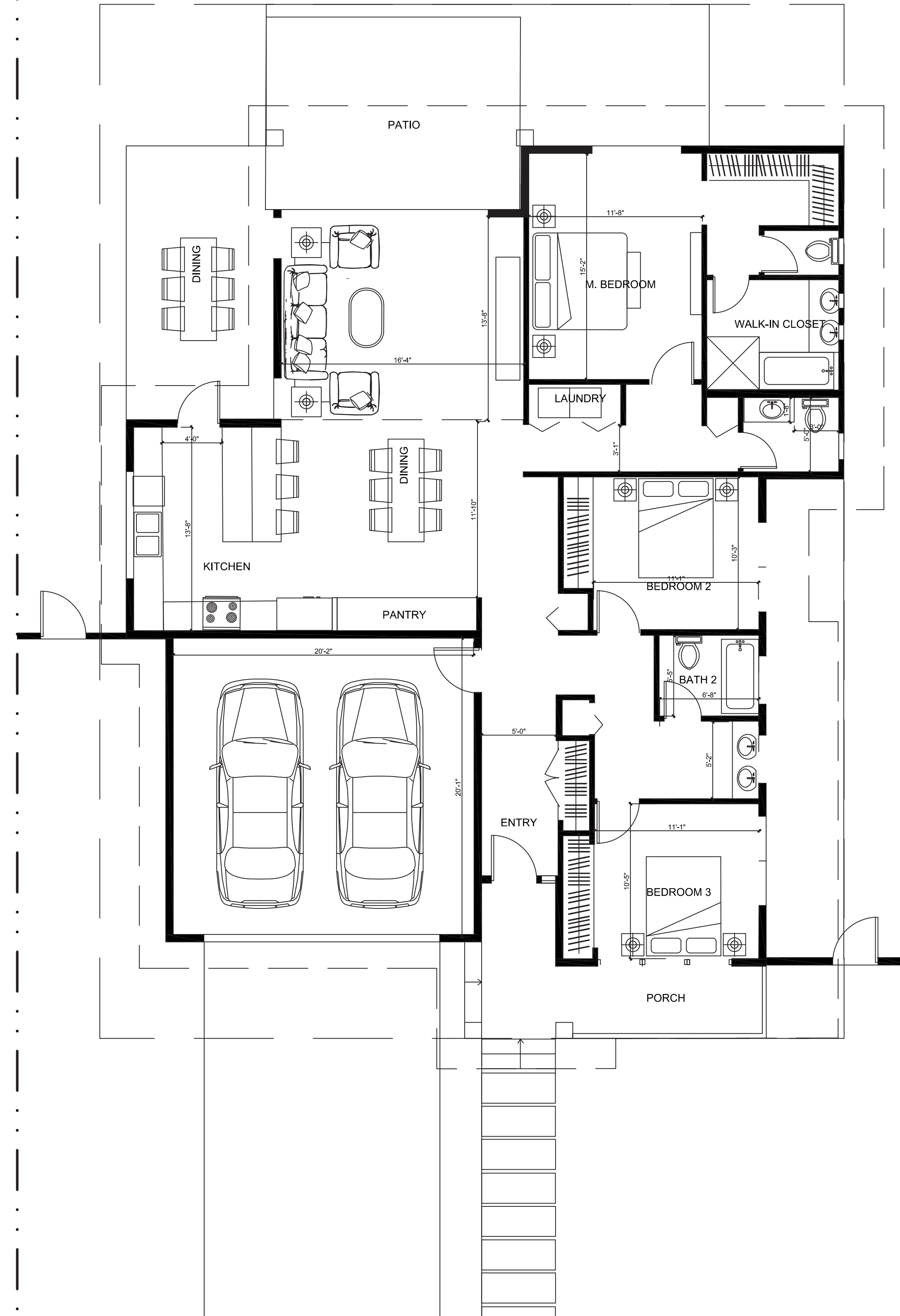


S-1.1



UNIT "A-1" ROOF PLAN

3/16"=1'-0"



UNIT "A-1" FLOOR PLAN

3/16"=1'-0"

3BR UNIT
PLANS

THE NEIGHBORHOODS AT LUGONIA VILLAGE

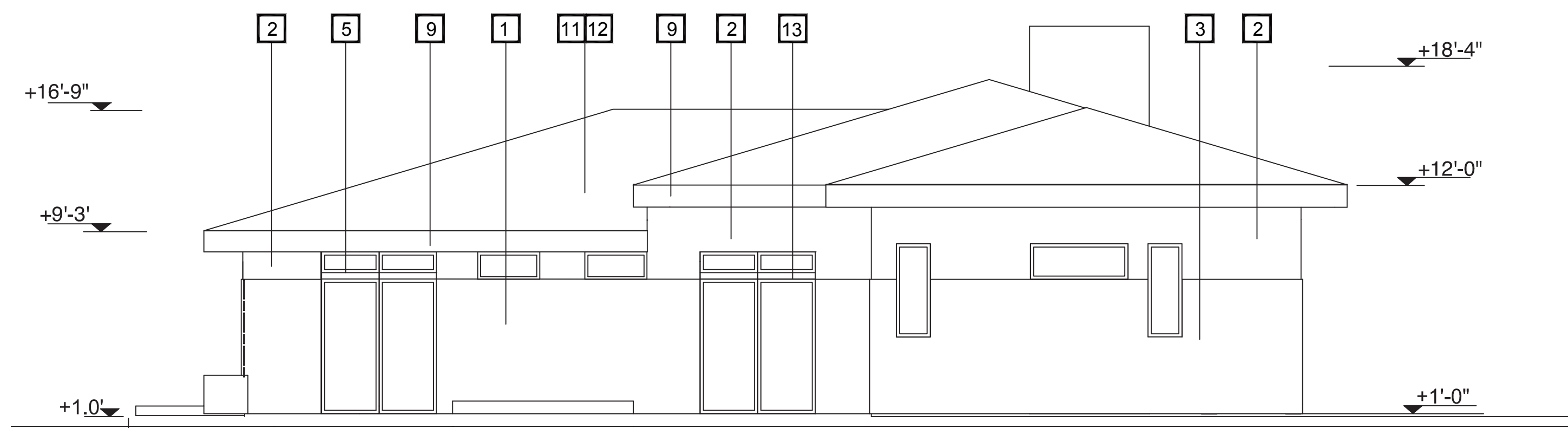
REDLANDS, CA

REDLANDS SUMMIT LLC
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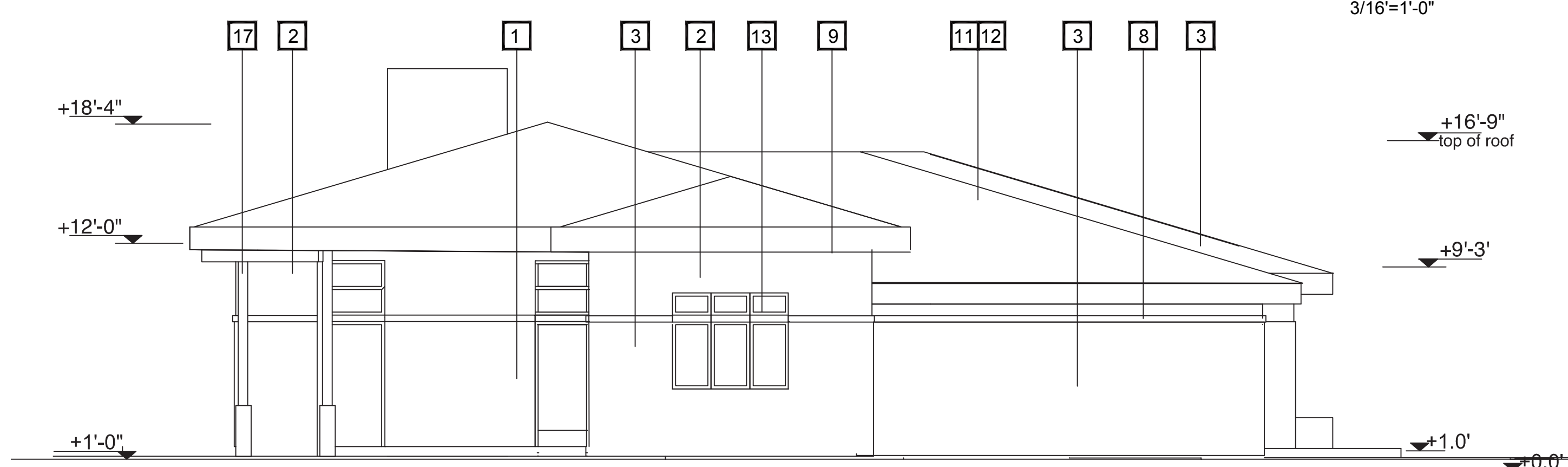
DATE: 12-01-21
JOB NO.: 2021-046

S-1.2





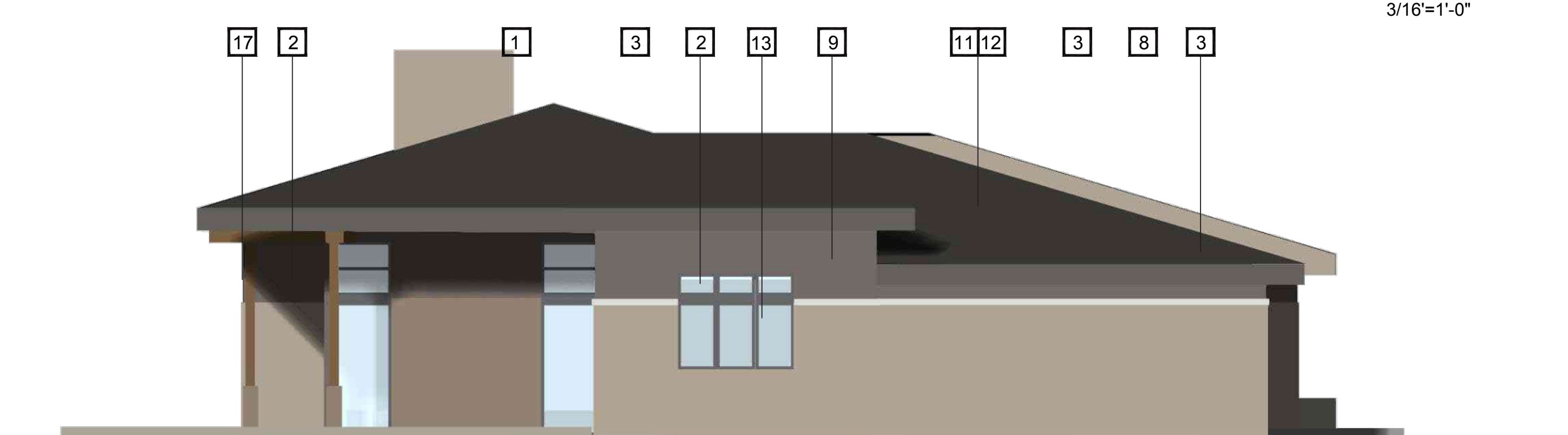
UNIT "A-1"- RIGHT SIDE ELEVATION



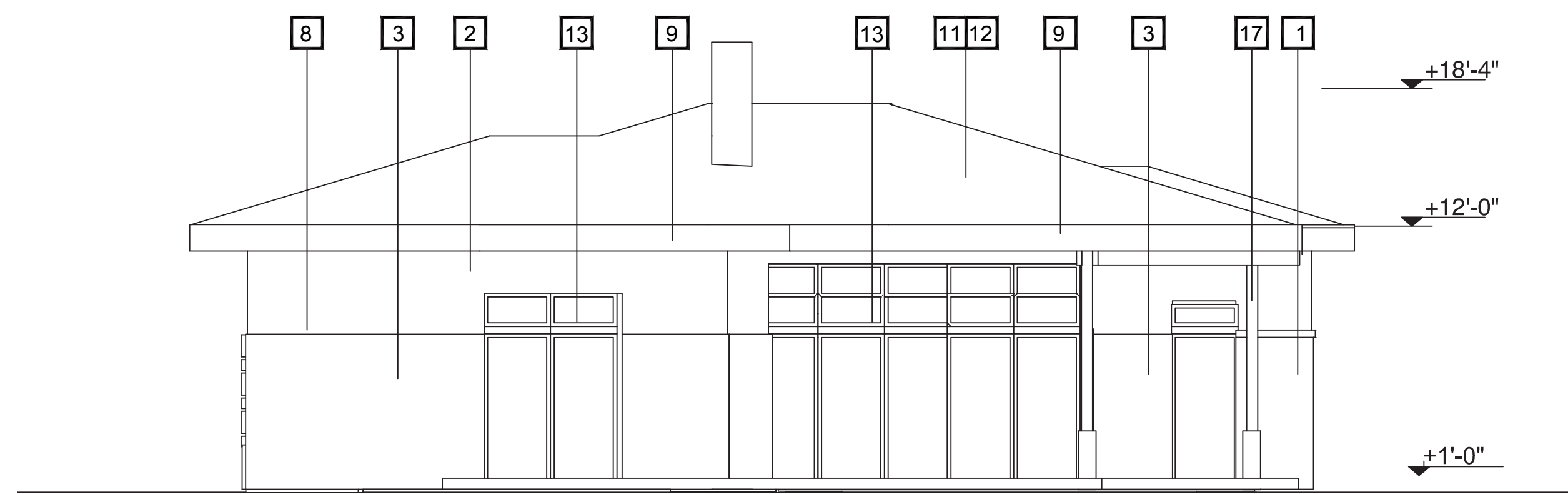
UNIT "A-1"- LEFT SIDE ELEVATION



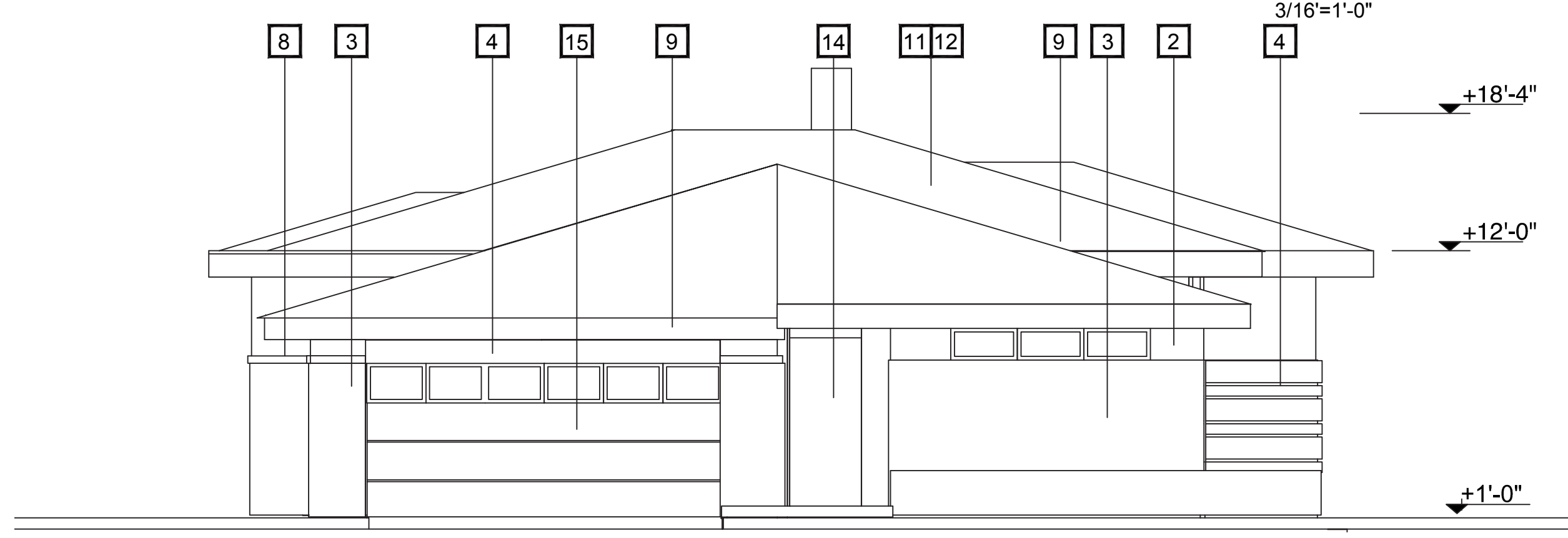
UNIT "A-1"- RIGHT SIDE ELEVATION - COLORED



UNIT "A-1"- LEFT SIDE ELEVATION - COLORED



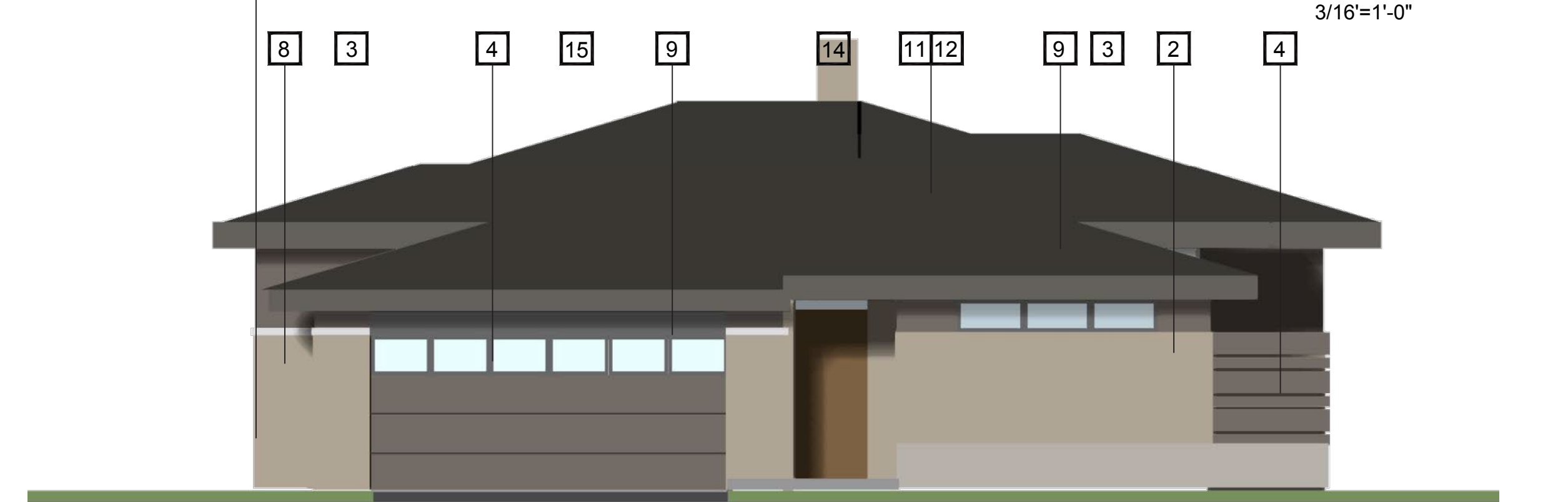
UNIT "A-1"- BACK ELEVATION



UNIT "A-1"- STREET ELEVATION



UNIT "A-1"- BACK ELEVATION - COLORED



UNIT "A-1"- STREET ELEVATION - COLORED

MATERIAL LEGEND

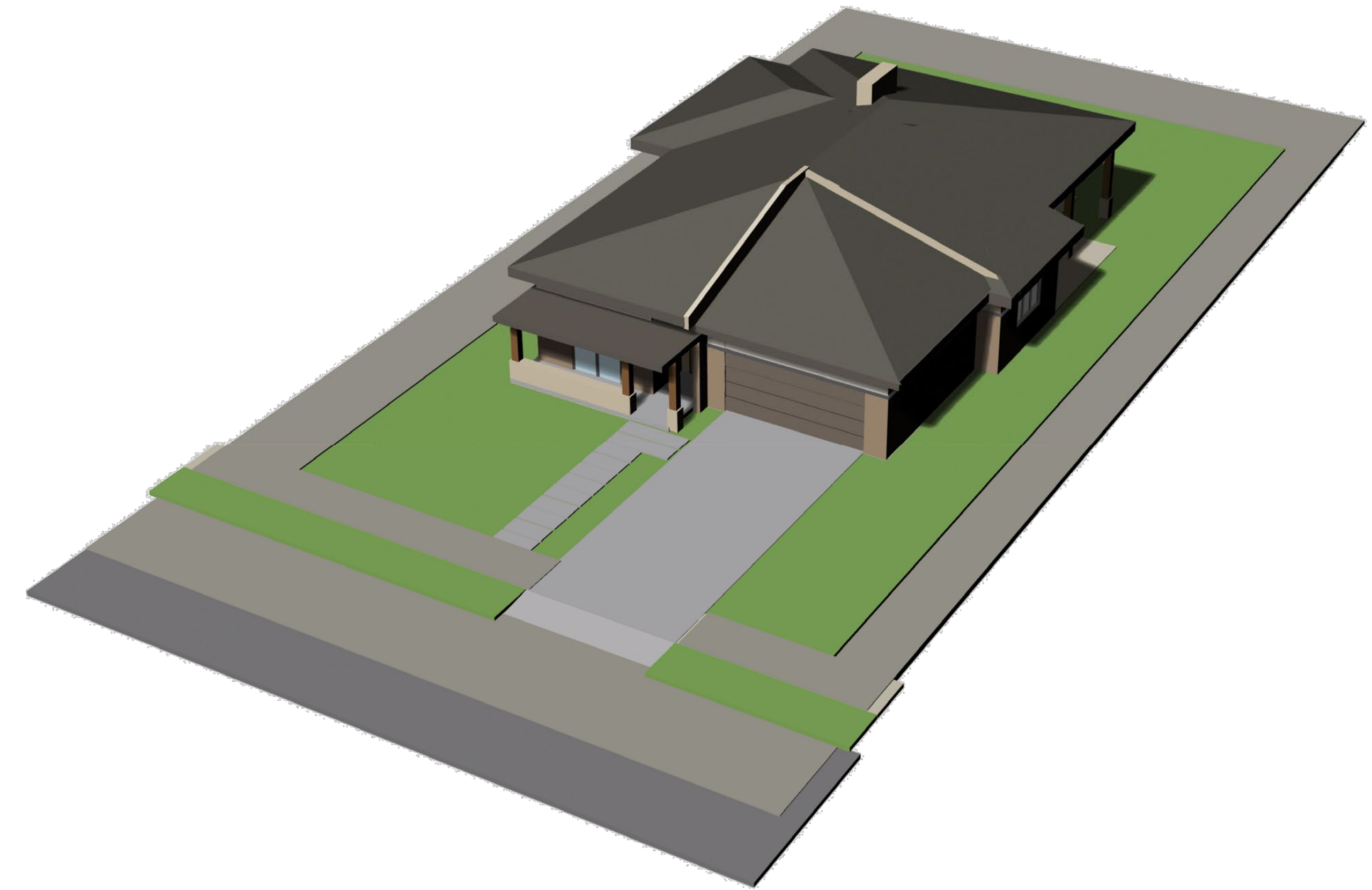
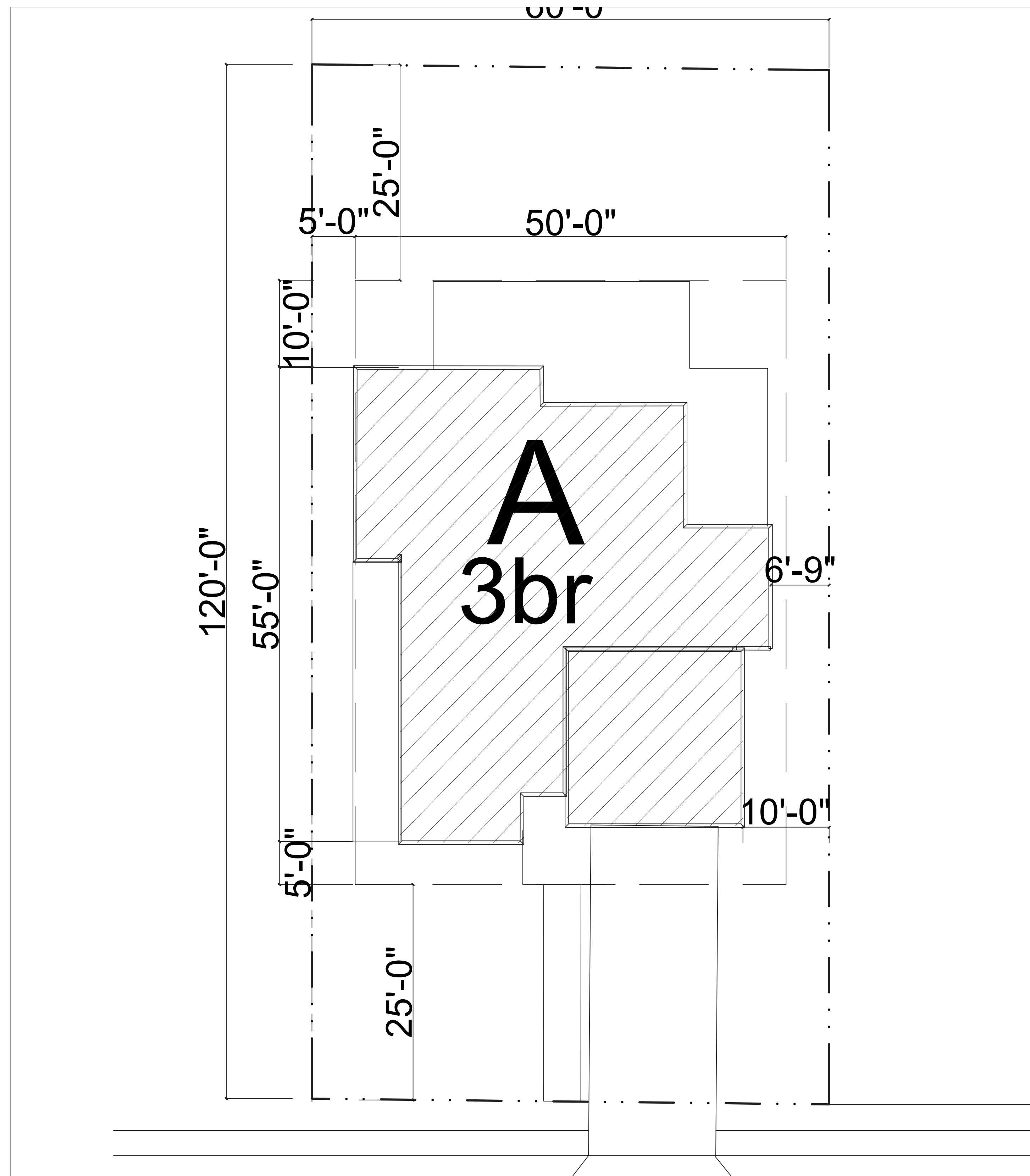
- 1 EXTERIOR CEMENT PLASTER 1 - SAND FINISH COLOR BY LA HABRA "FALLBROOK"
- 2 EXTERIOR CEMENT PLASTER 2 - SAND FINISH BY LA HABRA "CORAL GABLES"
- 3 EXTERIOR CEMENT PLASTER 2 - SAND FINISH BY LA HABRA - "SILVERADO"
- 4 ARTIFICIAL WOOD SIDING BY "NEWTECKWOOD"
- 5 "HARDY" PLANKS
- 6 STONE VENEER - "ALASKA SUNSET"
- 7 BRICK VENEER
- 8 TRIM
- 9 WOOD FACIA - PAINTED
- 10 METAL CLADDING PAINTED - BY BENJAMIN MOOR "WORTH IRON" BLACK
- 11 FLAT CONCRETE ROOF TILE - DARK "BELL AIR" BY EAGLE (ICC-ESR-1900)
- 12 ASPHALT SHINGLES BY "IKO"
- 13 WINDOWS - PER WINDOW SCHEDULE BY ANDERSEN (OR EQ.) COLONIAL STYLE - "COCOA BEAN"
- 14 SOLID WOOD DOOR TREATED OR PAINTED
- 15 WOOD - GARAGE DOOR
- 16 WOOD TRELLIS TREATED MAHOGANY - CLEAR
- 17 WOOD COLUMN TREATED OR PAINTED

KEY NOTES



PROPOSAL:
FOR UNIT "A-2"

UNIT:
3 br & 2.5 bath - 1600sf
parking - 2 car garage



UNIT "B"- TOP STREET VIEW



UNIT "A-2"- STREET VIEW

THE NEIGHBORHOODS AT LUGONIA VILLAGE

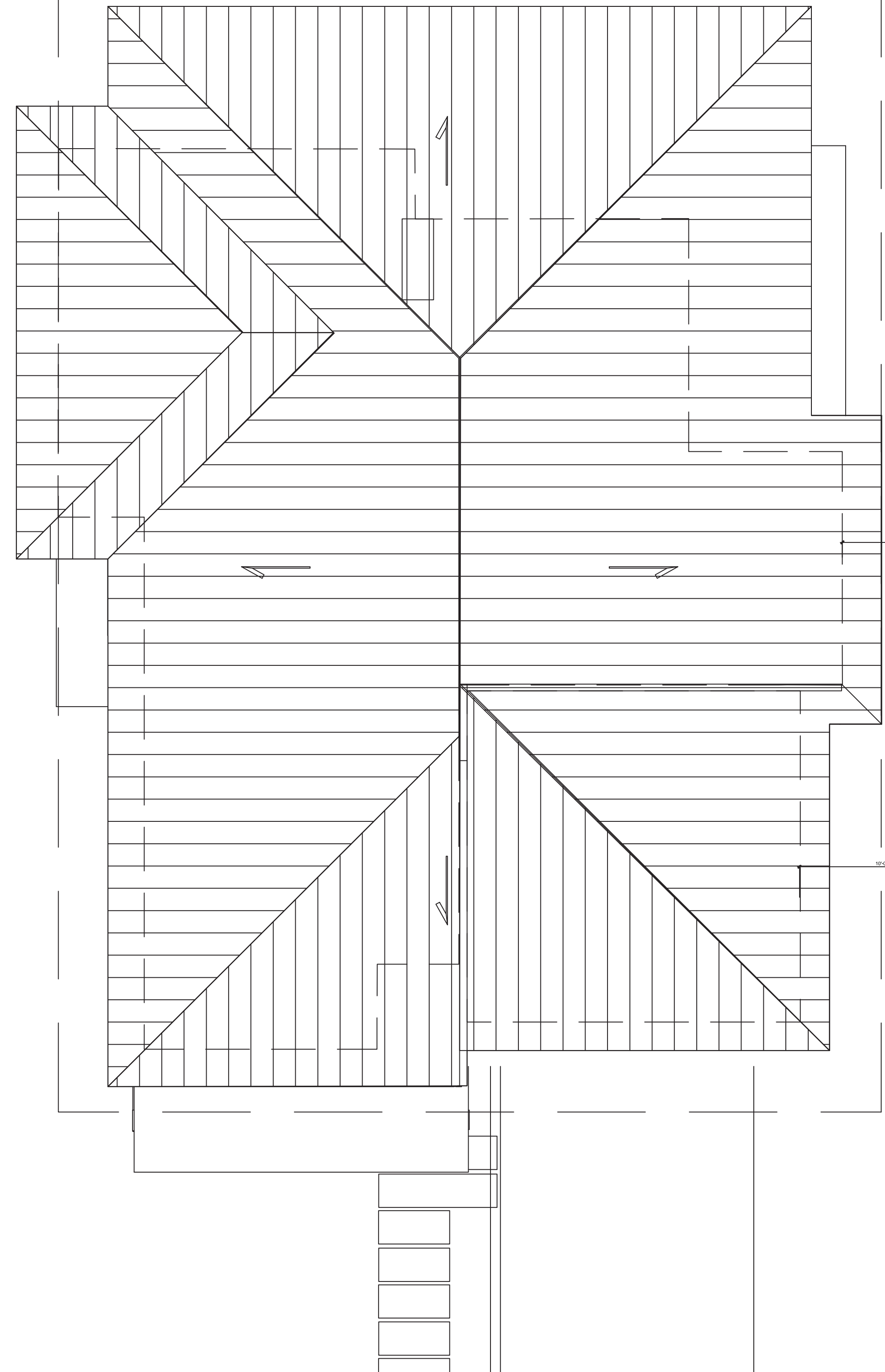
REDLANDS, CA

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108

DATE: 12-01-21
JOB NO.: 2021-046

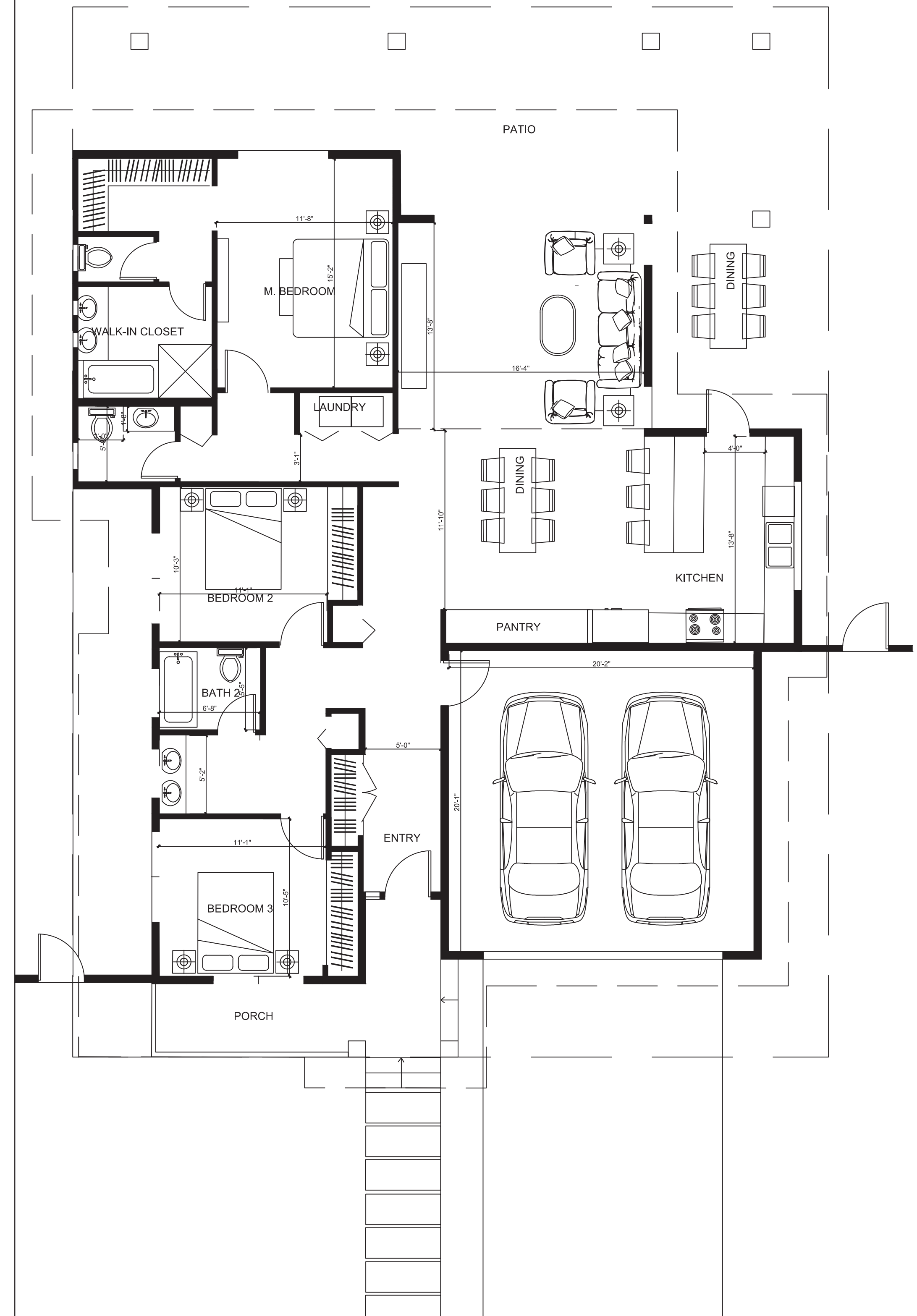


S-2.1



UNIT "A-2" ROOF PLAN

3/16"=1'-0"



UNIT "A-2" FLOOR PLAN

3/16"=1'-0"

3BR UNIT
PLANS

THE NEIGHBORHOODS AT LUGONIA VILLAGE

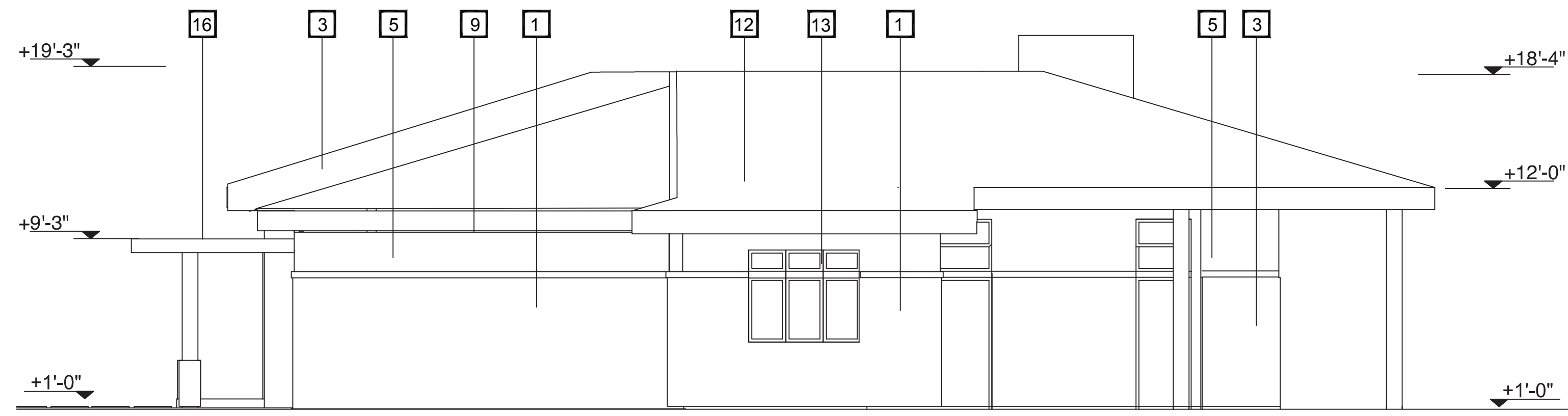
REDLANDS, CA

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108

DATE: 12-01-21
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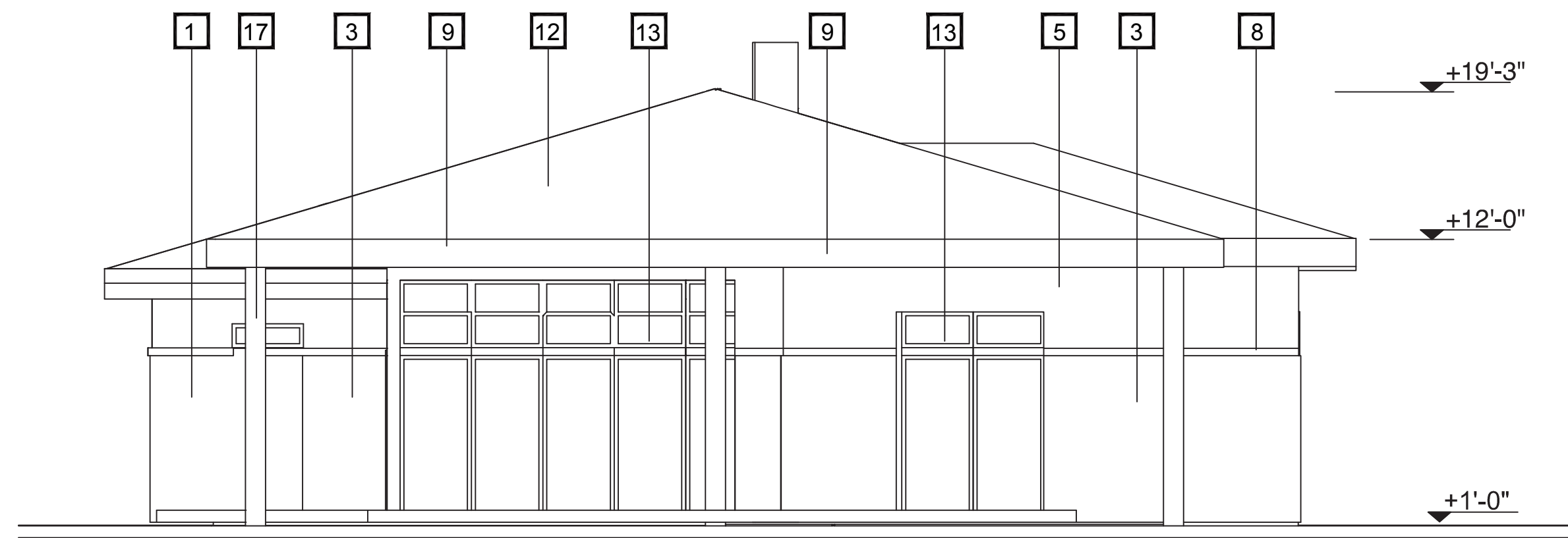
S-2.2





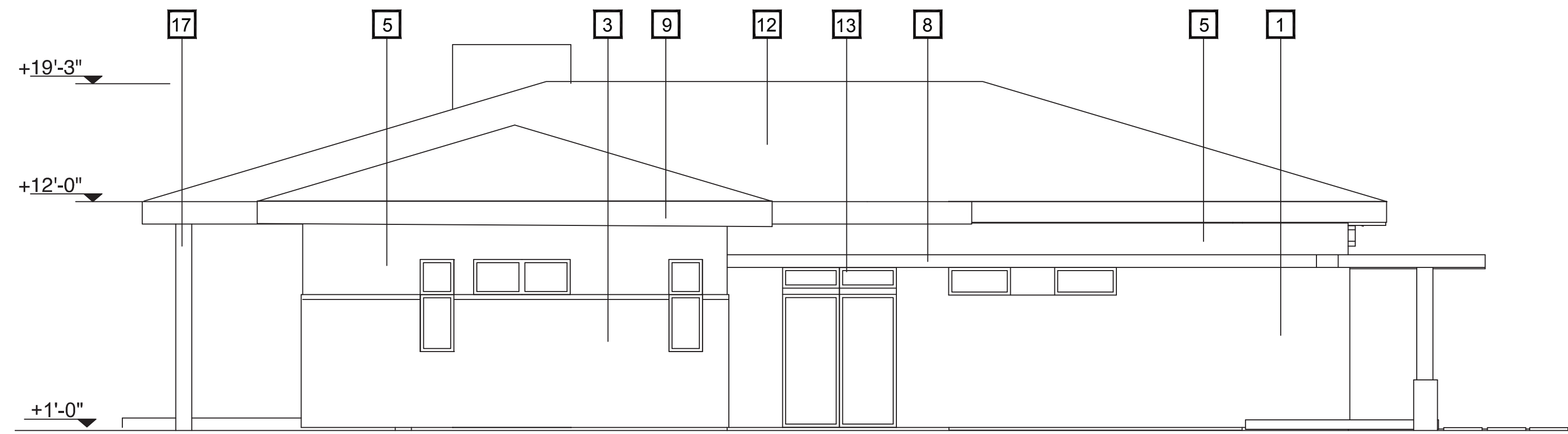
UNIT "A-2"- RIGHT SIDE ELEVATION

3/16"=1'-0"



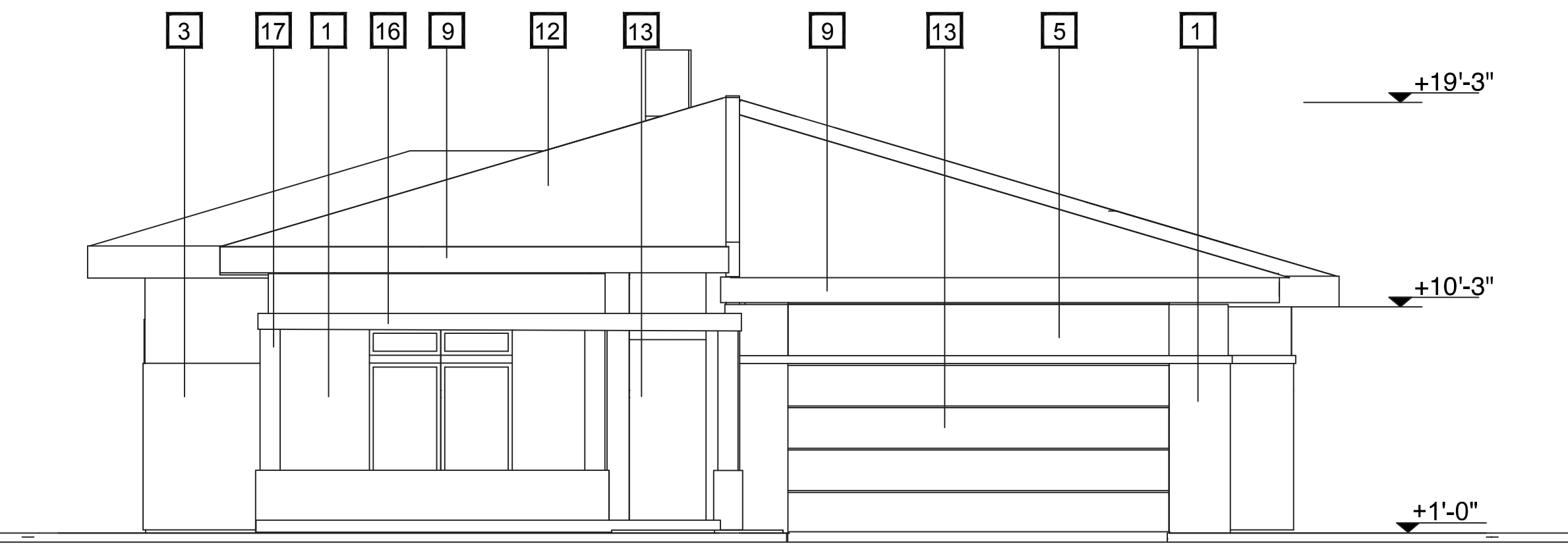
UNIT "A-2"- BACK ELEVATION

3/16"=1'-0"



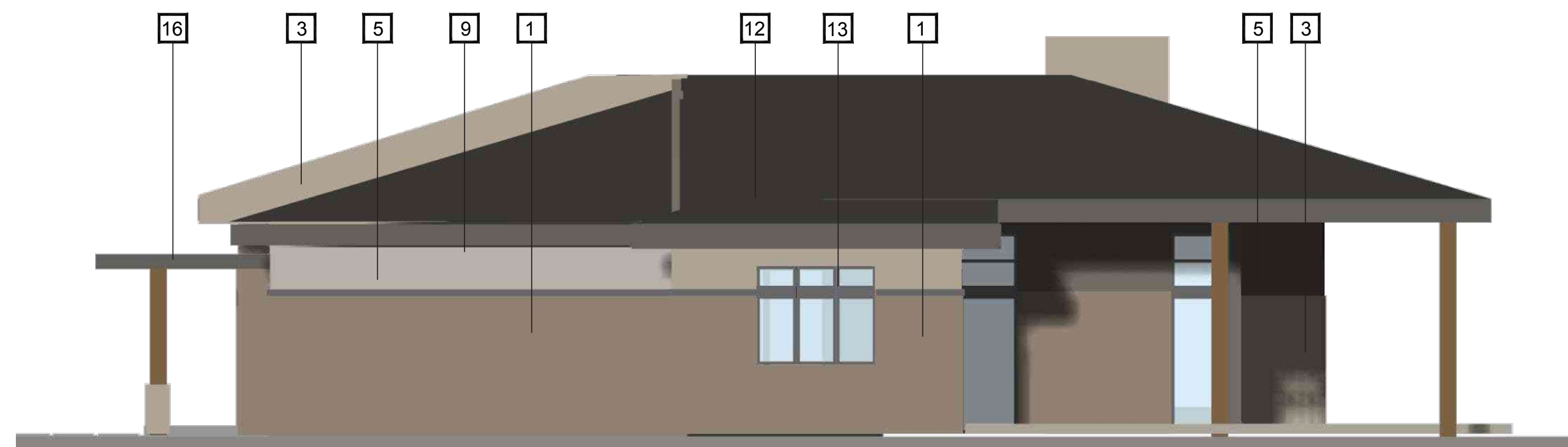
UNIT "A-2"- LEFT SIDE ELEVATION

3/16"=1'-0"



UNIT "A-2"- STREET ELEVATION

3/16"=1'-0"



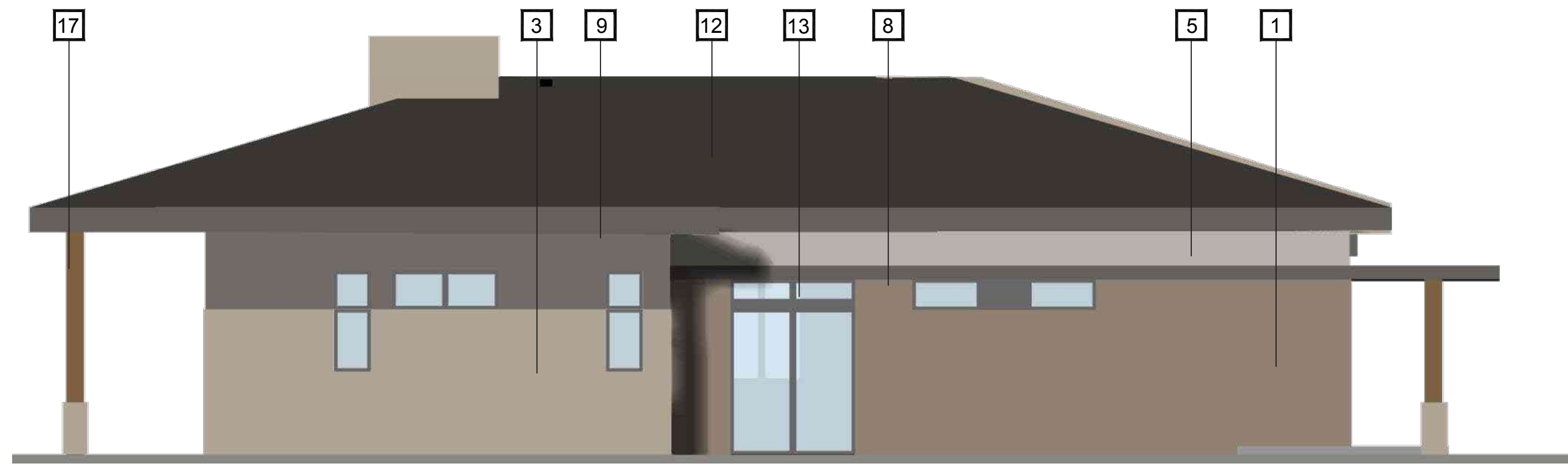
UNIT "A-2"- RIGHT SIDE ELEVATION - COLORED

3/16"=1'-0"



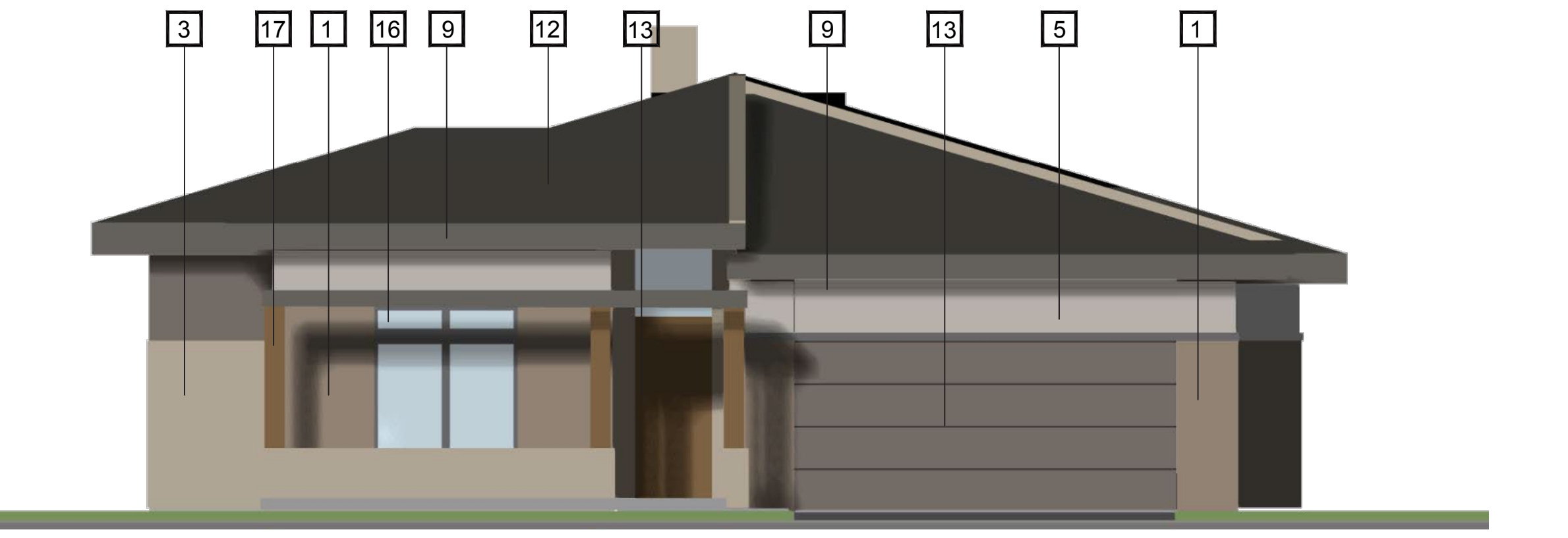
UNIT "A-2"- BACK ELEVATION - COLORED

3/16"=1'-0"



UNIT "A-2"- LEFT SIDE ELEVATION - COLORED

3/16"=1'-0"



UNIT "A-2"- STREET ELEVATION - COLORED

3/16"=1'-0"

MATERIAL LEGEND

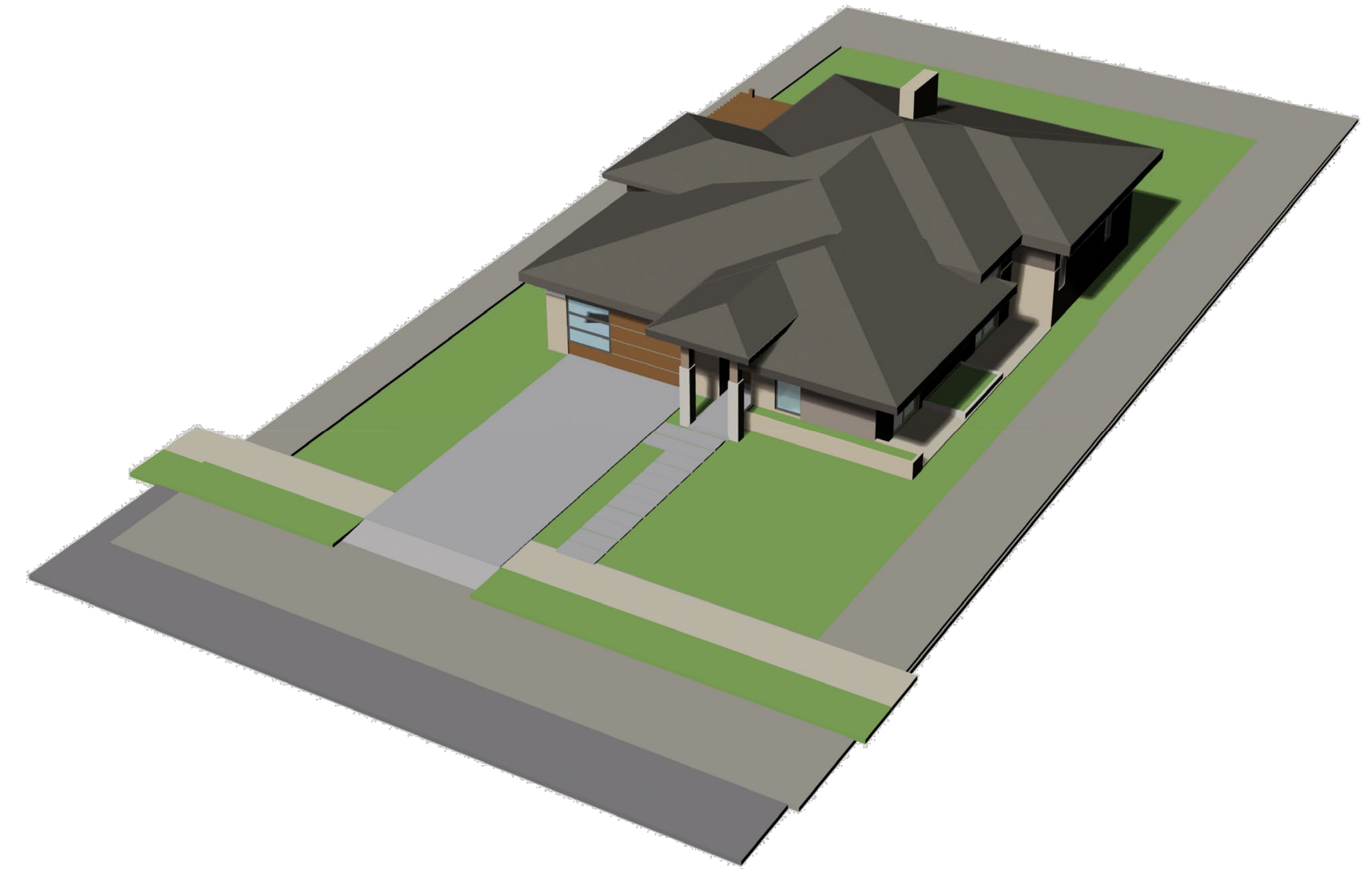
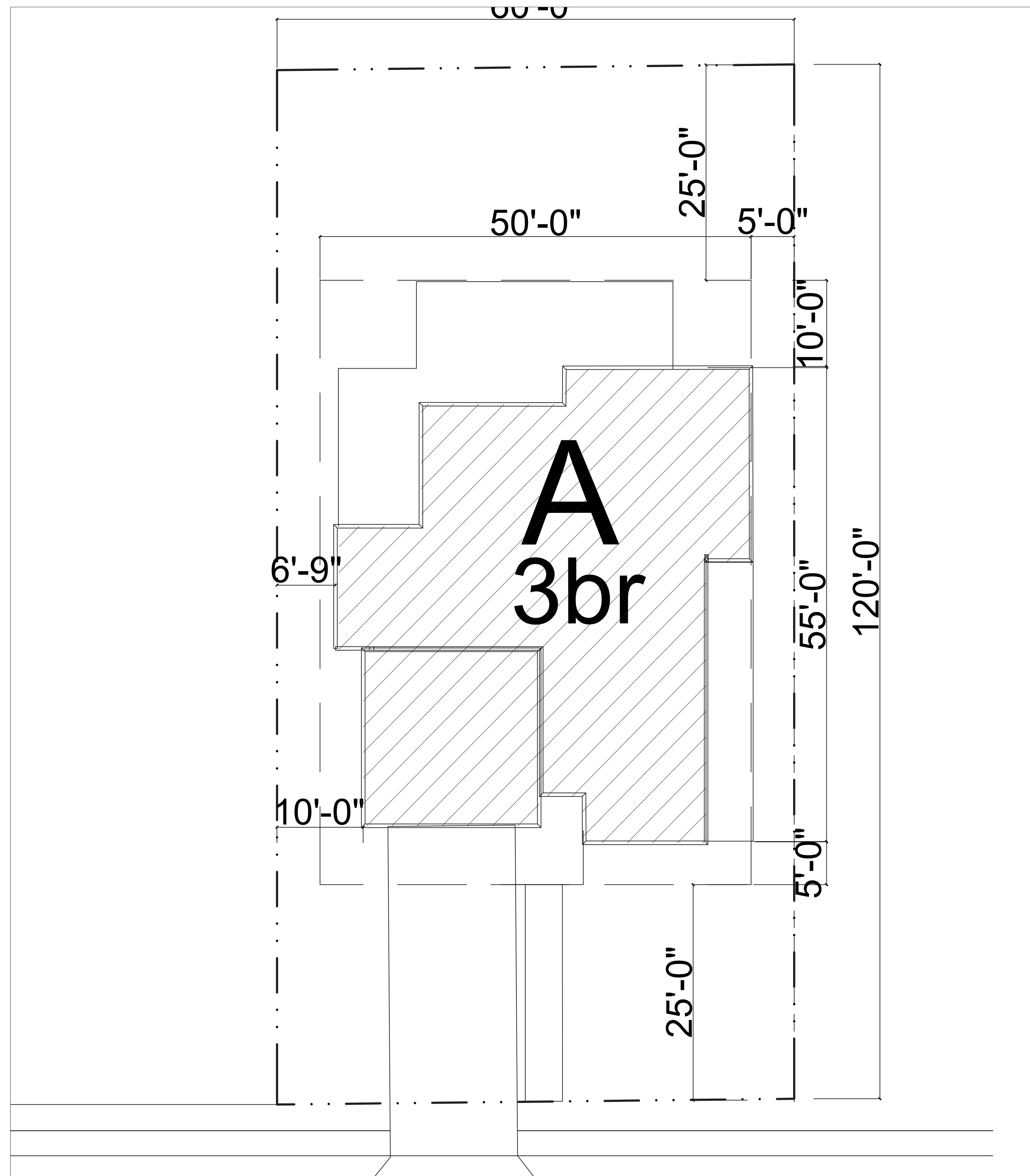
- 1 EXTERIOR CEMENT PLASTER 1 - SAND FINISH COLOR BY LA HABRA "FALLBROOK"
- 2 EXTERIOR CEMENT PLASTER 2 - SAND FINISH BY LA HABRA "CORAL GABLES"
- 3 EXTERIOR CEMENT PLASTER 2 - SAND FINISH BY LA HABRA - "SILVERADO"
- 4 ARTIFICIAL WOOD SIDING BY "NEWTECKWOOD"
- 5 "HARDY" PLANKS
- 6 STONE VENEER - "ALASKA SUNSET"
- 7 BRICK VENEER
- 8 TRIM
- 9 WOOD FACIA - PAINTED
- 10 METAL CLADDING PAINTED - BY BENJAMIN MOOR "WORTH IRON" BLACK
- 11 FLAT CONCRETE ROOF TILE - DARK "BELL AIR" BY EAGLE (ICC-ESR-1900)
- 12 ASPHALT SHINGLES BY "IKO"
- 13 WINDOWS - PER WINDOW SCHEDULE BY ANDERSEN (OR EQ.) COLONIAL STYLE - "COCOA BEAN"
- 14 SOLID WOOD DOOR TREATED OR PAINTED
- 15 WOOD - GARAGE DOOR
- 16 WOOD TRELLIS TREATED MAHOGANY- CLEAR
- 17 WOOD COLUMN TREATED OR PAINTED

KEY NOTES



PROPOSAL:
FOR UNIT "A-3"

UNIT:
3 br & 2.5 bath - 1600sf
parking - 2 car garage



UNIT "B"- TOP STREET VIEW



UNIT "A-3"- STREET VIEW

THE NEIGHBORHOODS AT LUGONIA VILLAGE

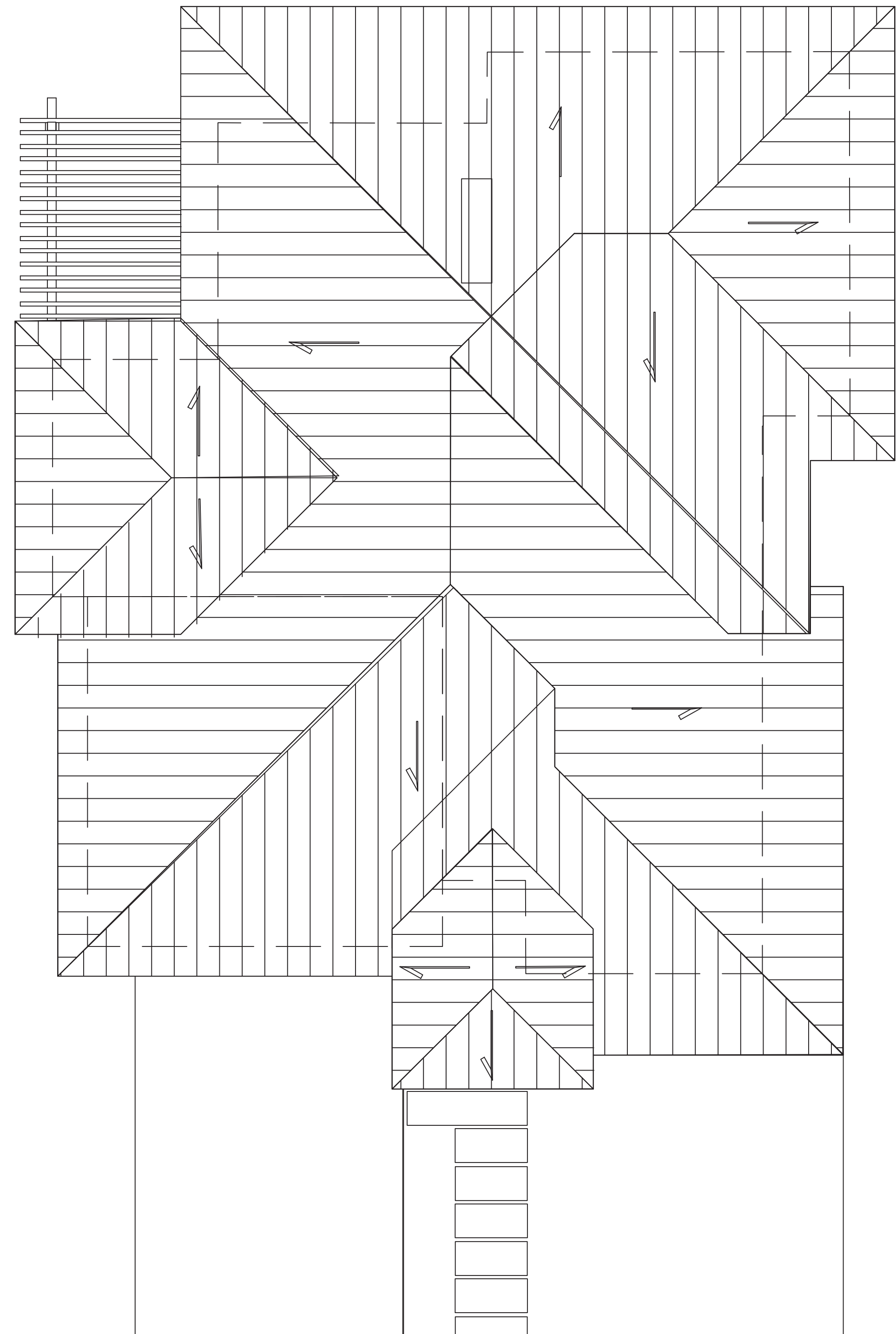
REDLANDS, CA

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108

DATE: 12-01-21
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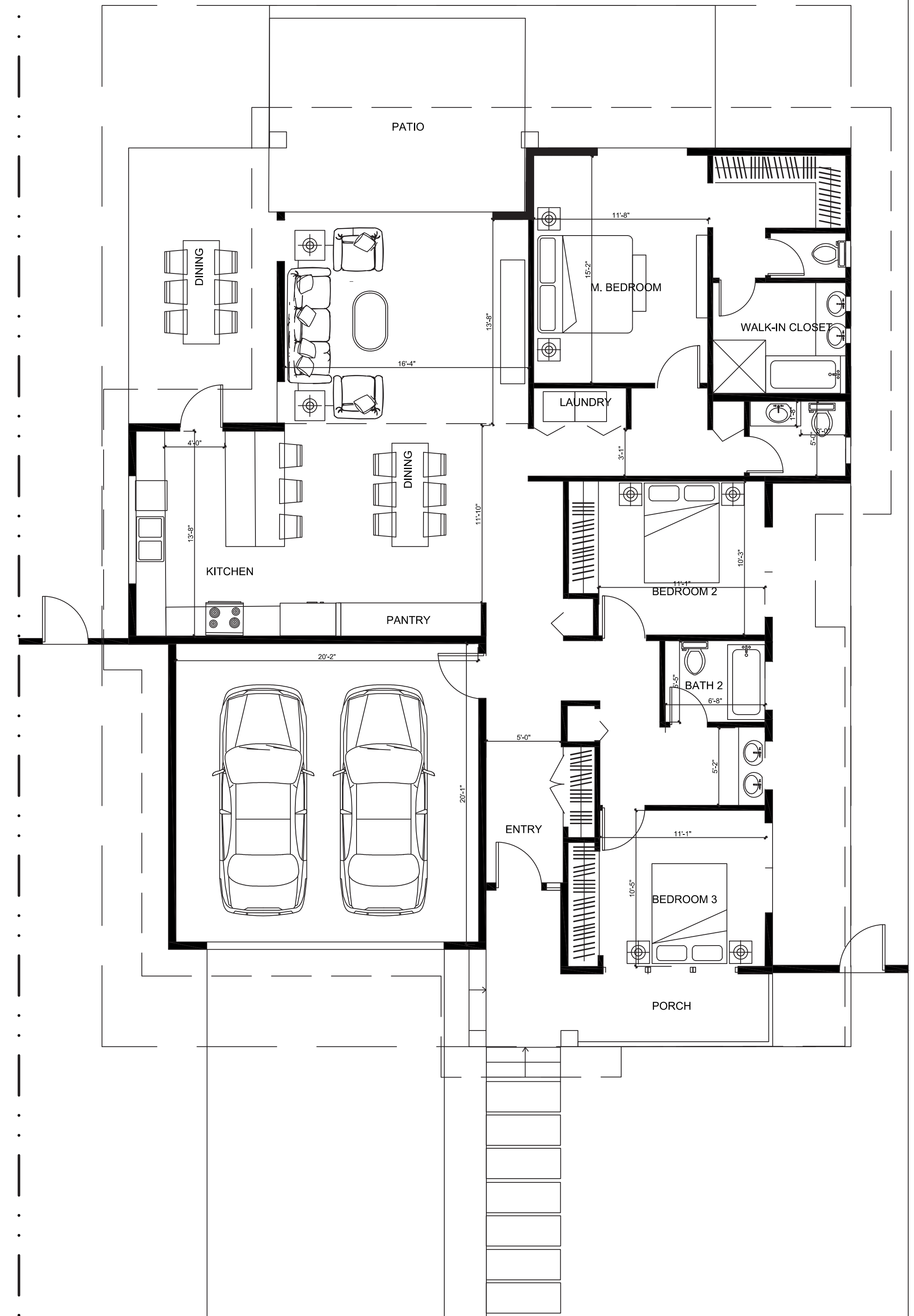


S-3.1



UNIT "A-1" ROOF PLAN

3/16"=1'-0"



UNIT "A-1" FLOOR PLAN

3/16"=1'-0"

3BR UNIT
PLANS

THE NEIGHBORHOODS AT LUGONIA VILLAGE

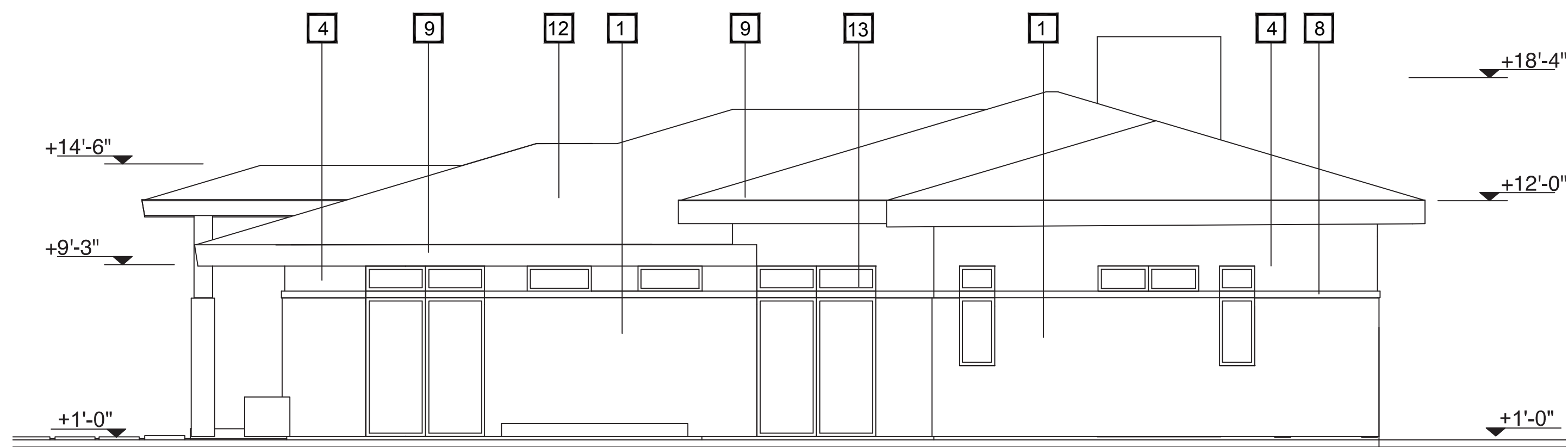
REDLANDS, CA

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108

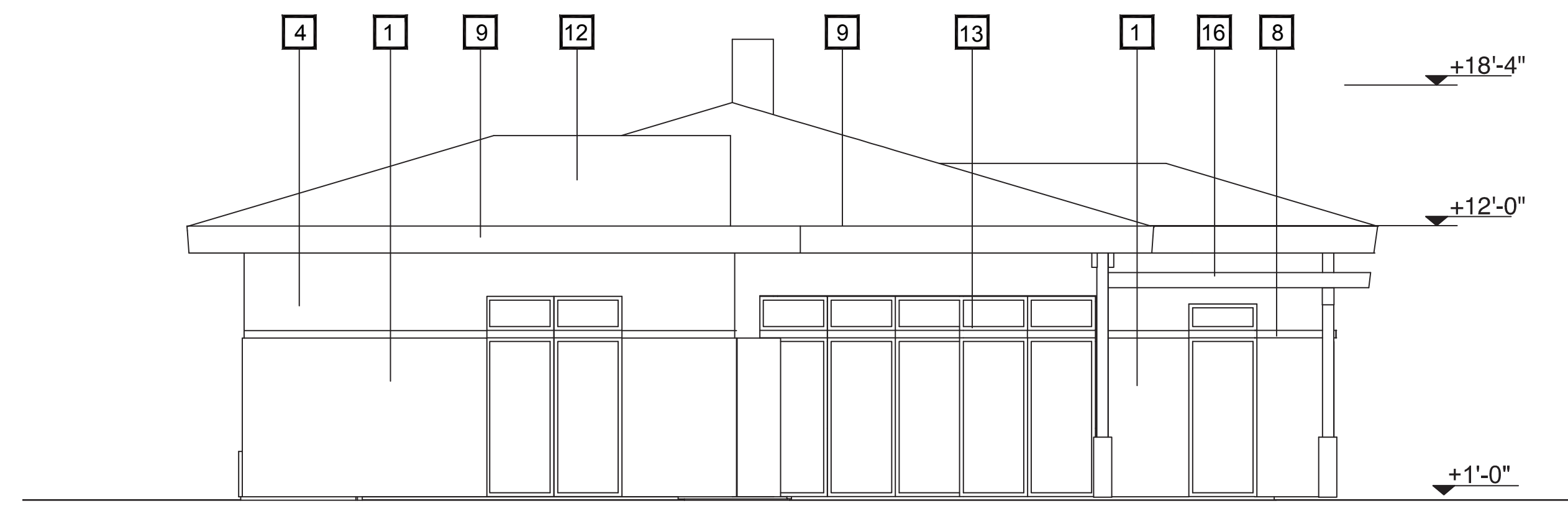
DATE: 12-01-21
JOB NO.: 2021-046

S-3.2

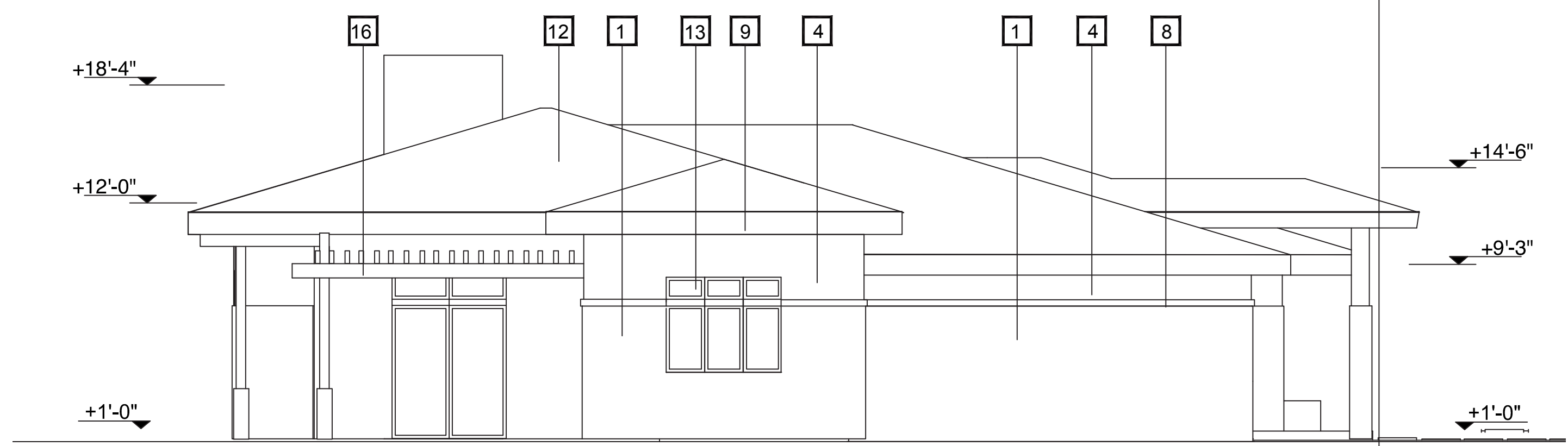




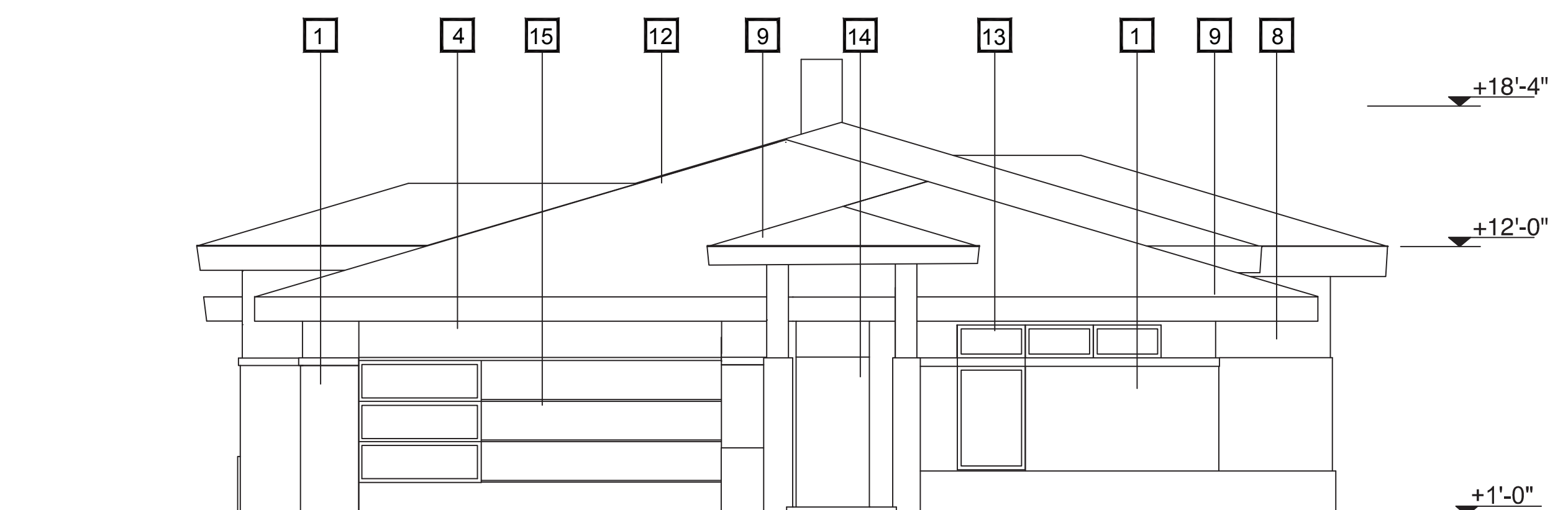
UNIT "A-3"- RIGHT SIDE ELEVATION



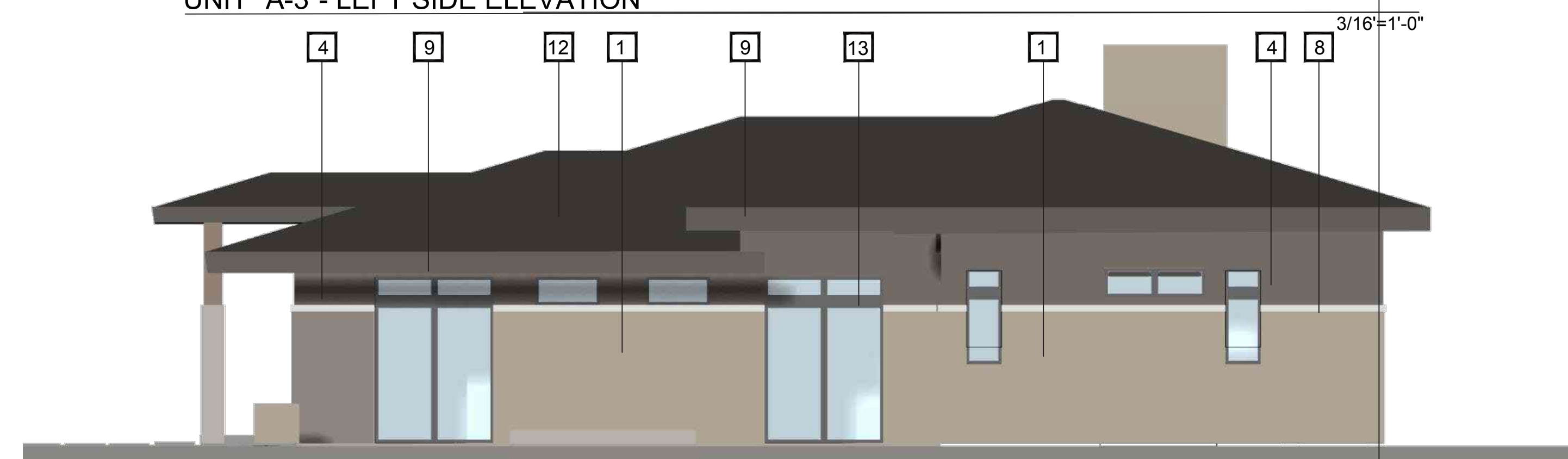
UNIT "A-3"- BACK ELEVATION



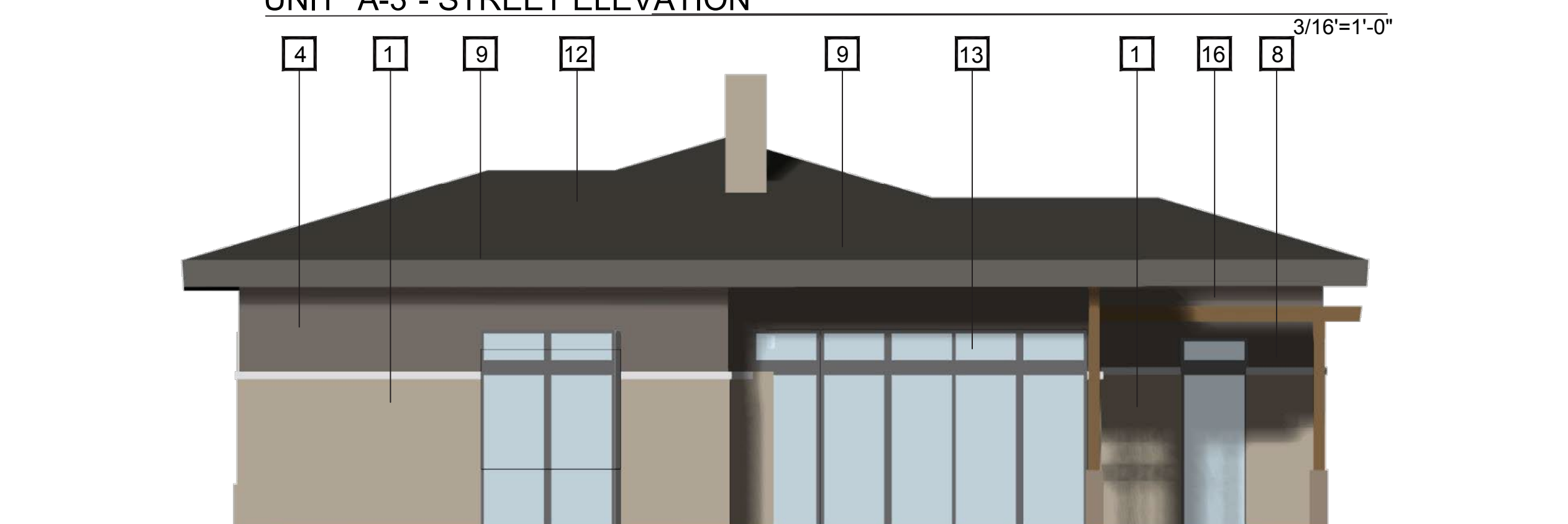
UNIT "A-3"- LEFT SIDE ELEVATION



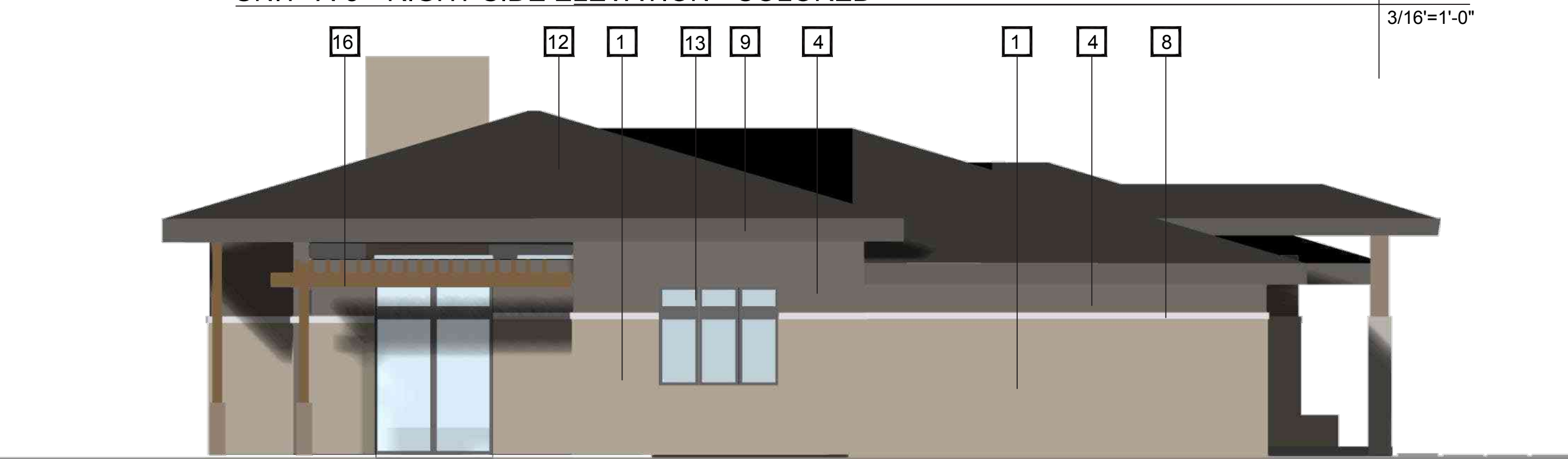
UNIT "A-3"- STREET ELEVATION



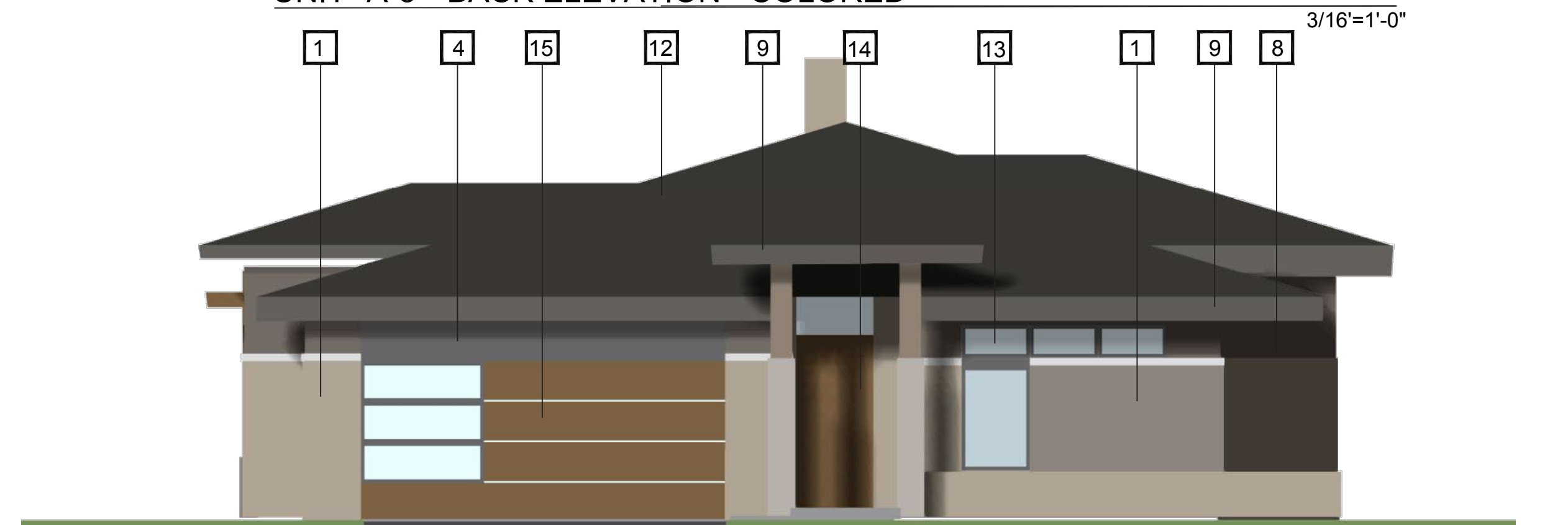
UNIT "A-3"- RIGHT SIDE ELEVATION - COLORED



UNIT "A-3"- BACK ELEVATION - COLORED



UNIT "A-3"- LEFT SIDE ELEVATION - COLORED



UNIT "A-3"- STREET ELEVATION - COLORED

MATERIAL LEGEND

- 1 EXTERIOR CEMENT PLASTER 1 - SAND FINISH COLOR BY LA HABRA "FALLBROOK"
- 2 EXTERIOR CEMENT PLASTER 2 - SAND FINISH BY LA HABRA "CORAL GABLES"
- 3
- 4 ARTIFICIAL WOOD SIDING BY "NEWTECKWOOD"
- 5 "HARDY" PLANKS
- 6 STONE VENEER - "ALASKA SUNSET"
- 7 BRICK VENEER
- 8 TRIM
- 9 WOOD FACIA - PAINTED
- 10 METAL CLADDING PAINTED - BY BENJAMIN MOOR "WORTH IRON" BLACK
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KEY NOTES



THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108

REDLANDS, CA

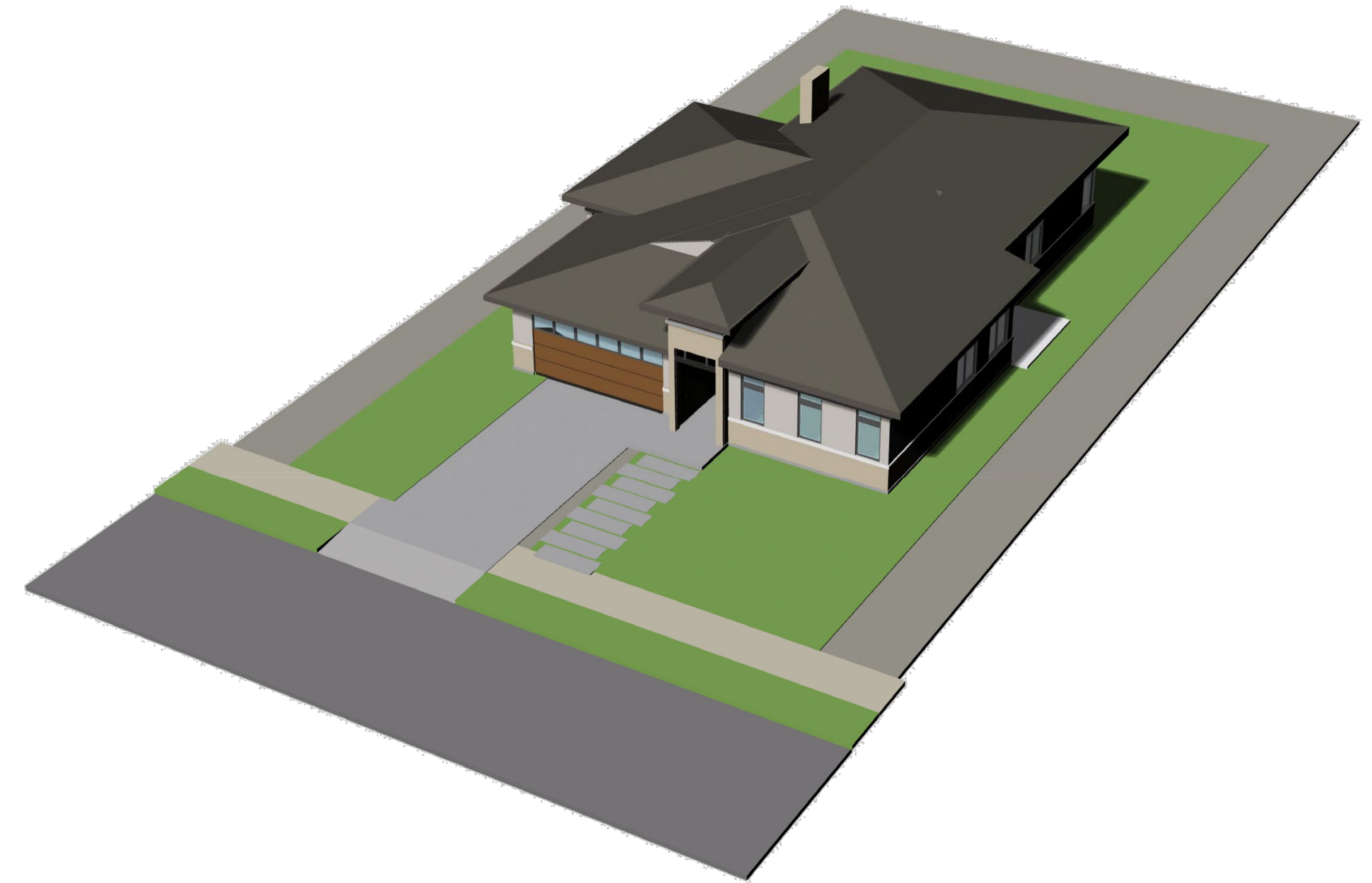
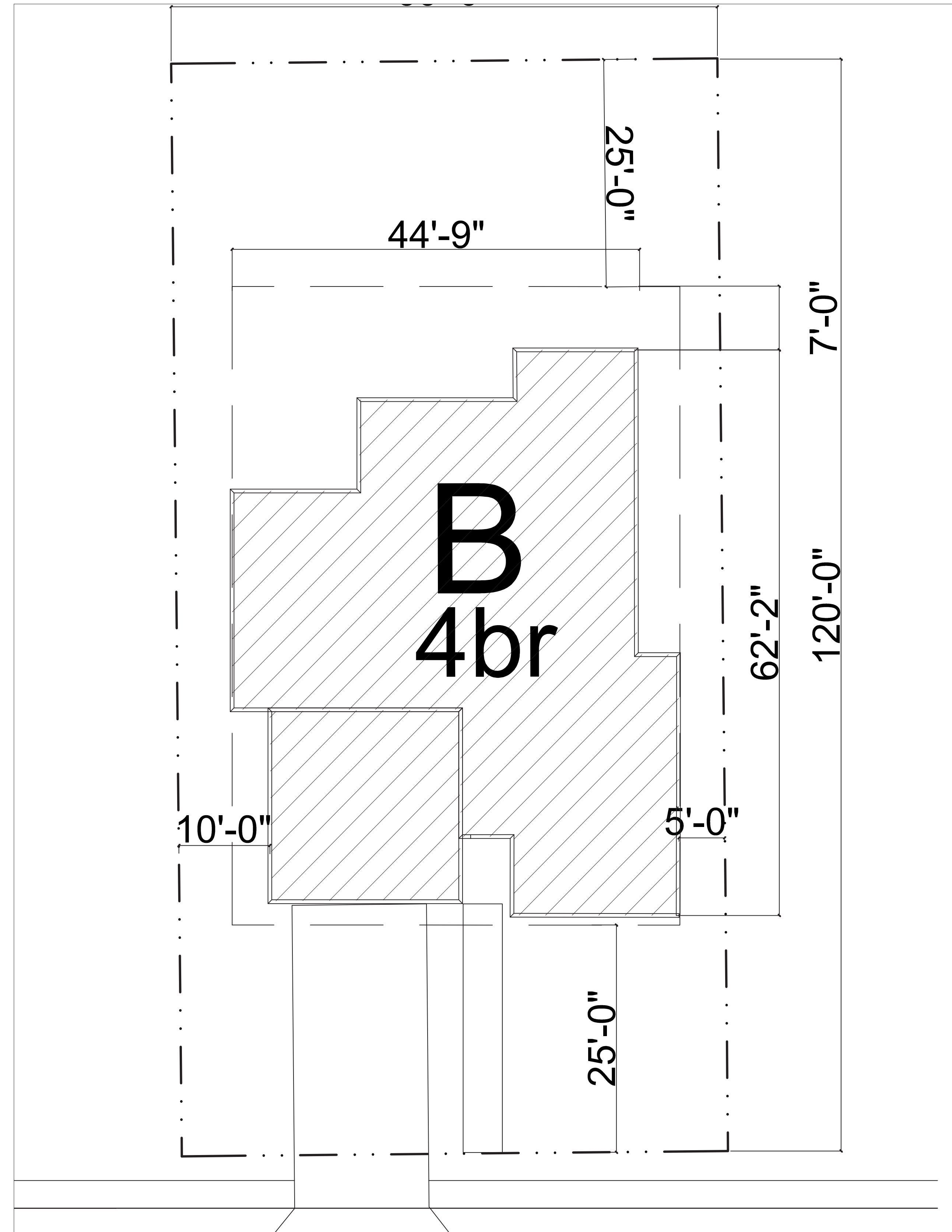
DATE: 12-01-21
JOB NO.: 2021-046

S-3.3

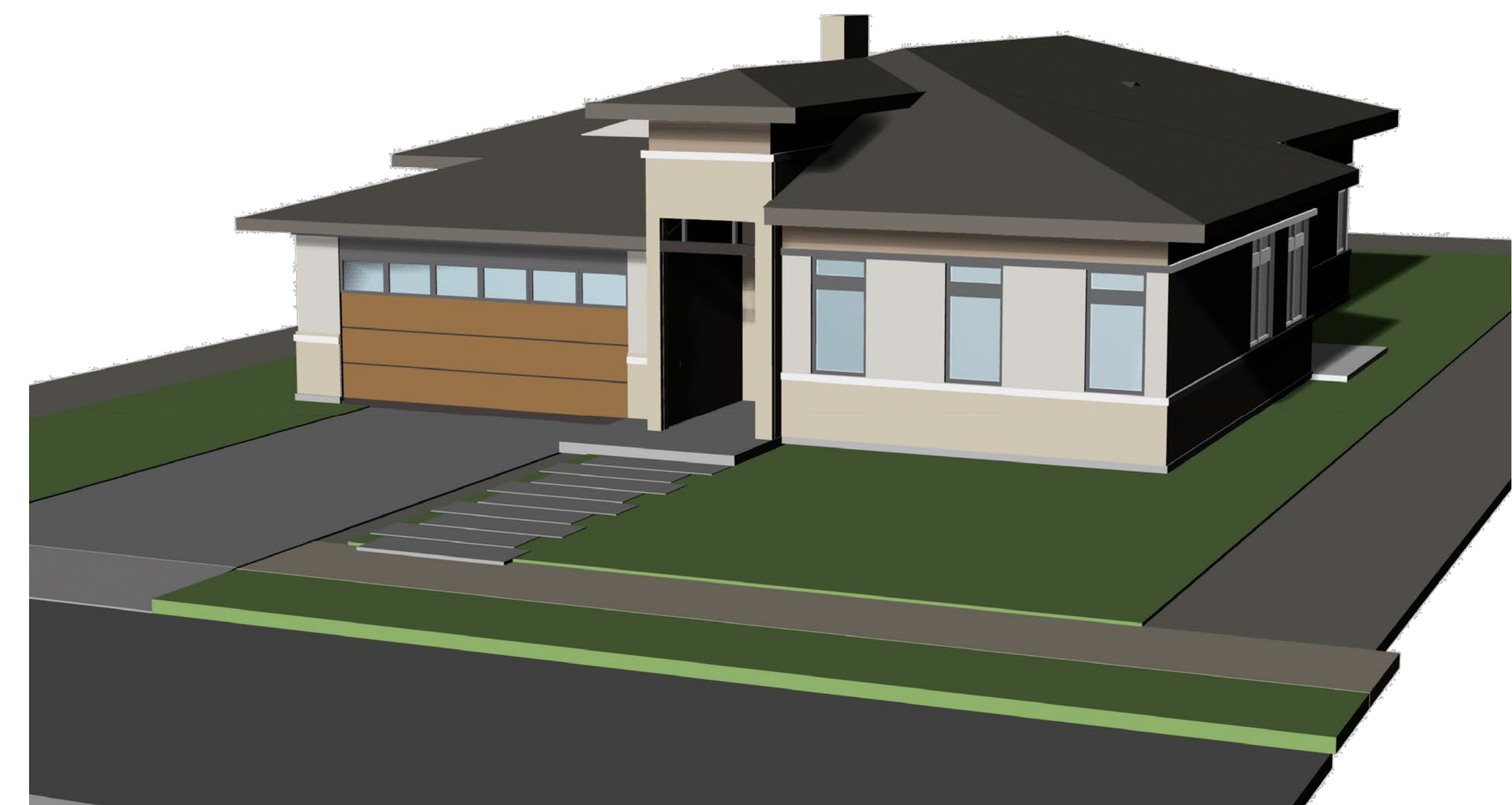


PROPOSAL:
FOR UNIT "B"

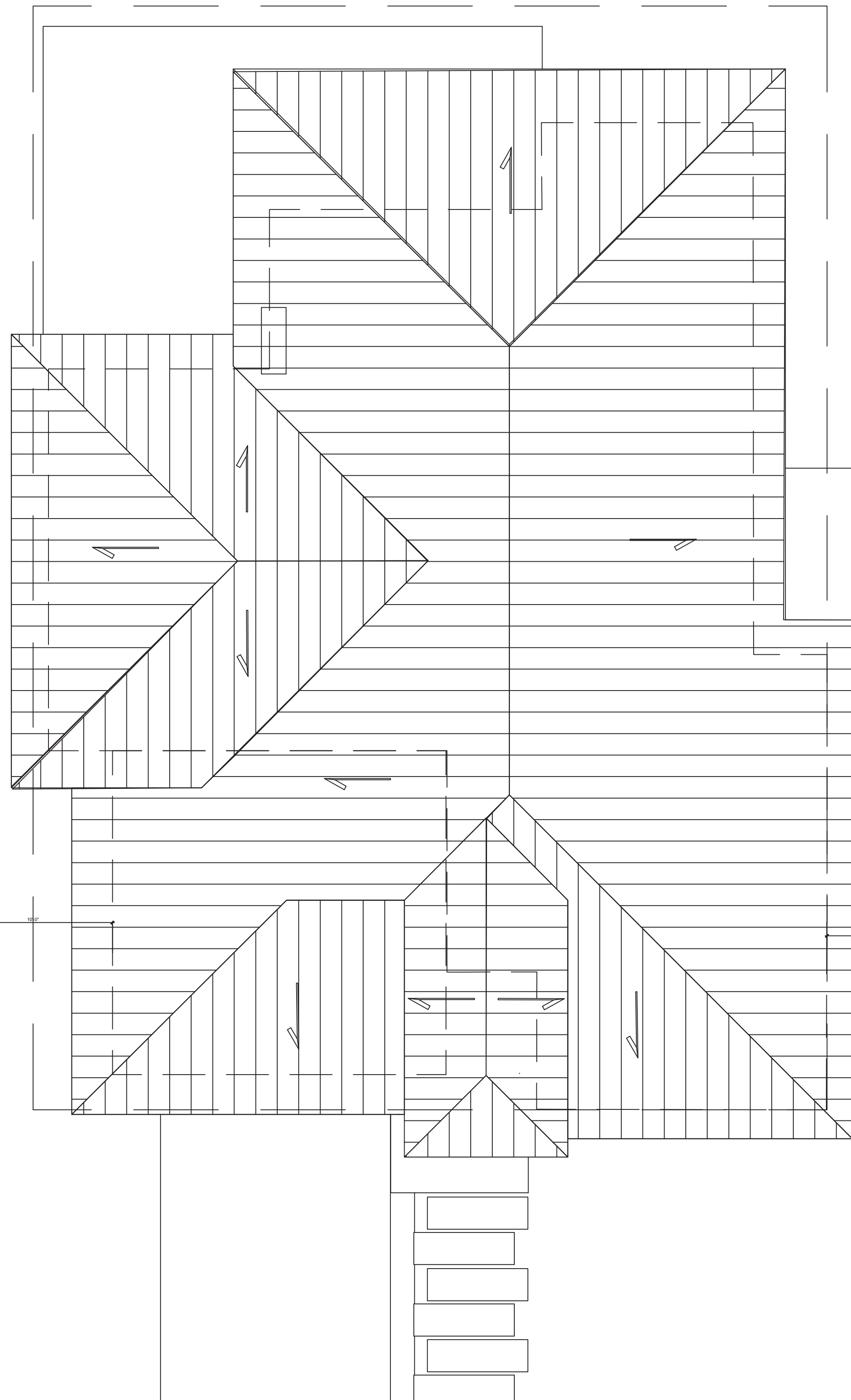
UNIT:
4 br & 3.5 bath - 1930sf
parking - 2 car garage



UNIT "B"- TOP STREET VIEW

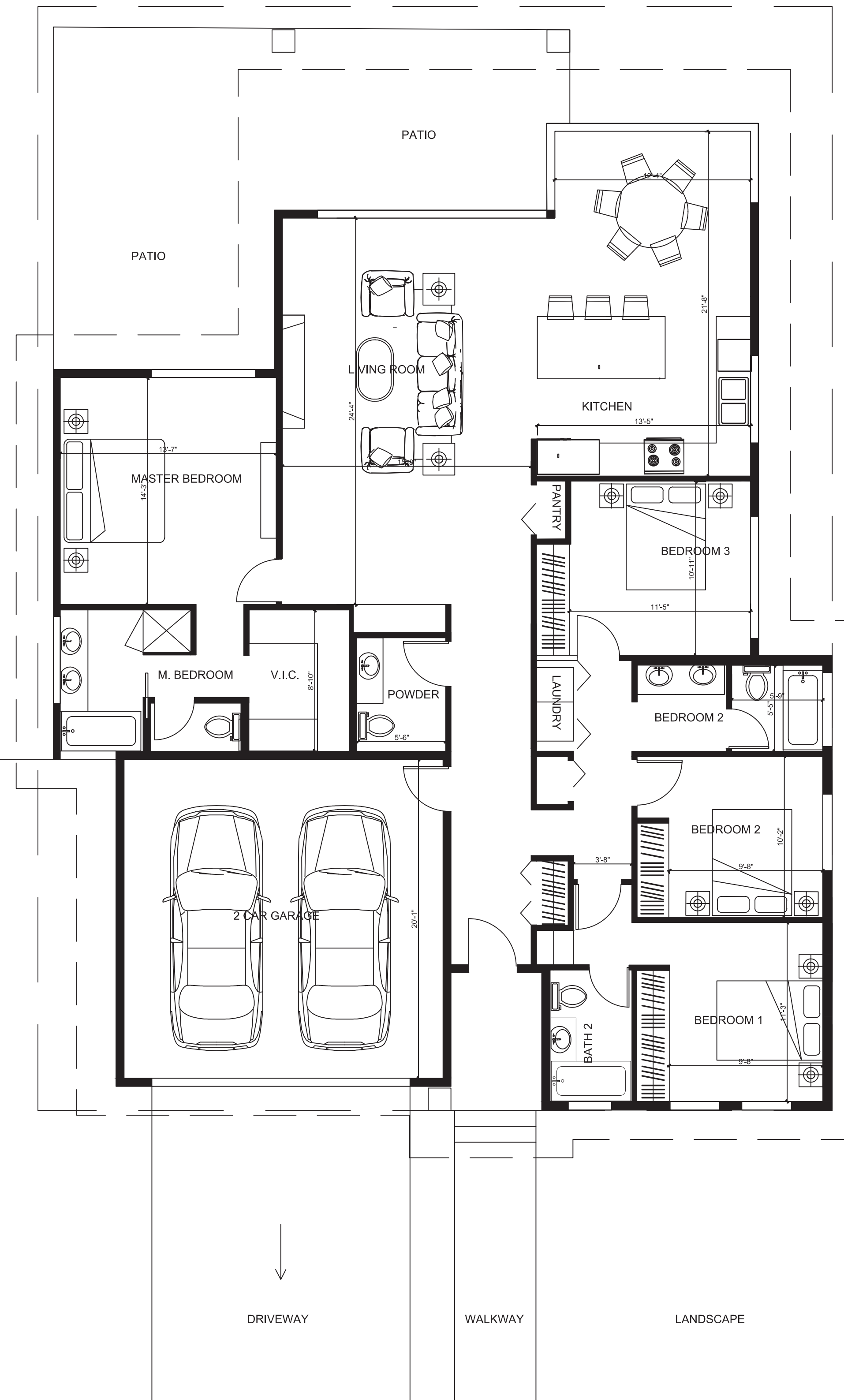


UNIT "B"- STREET VIEW



UNIT "B"- ROOF PLAN

3/16"=1'-0"



UNIT "B"- FLOOR PLAN

3/16"=1'-0"

4BR UNIT
PLANS

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108

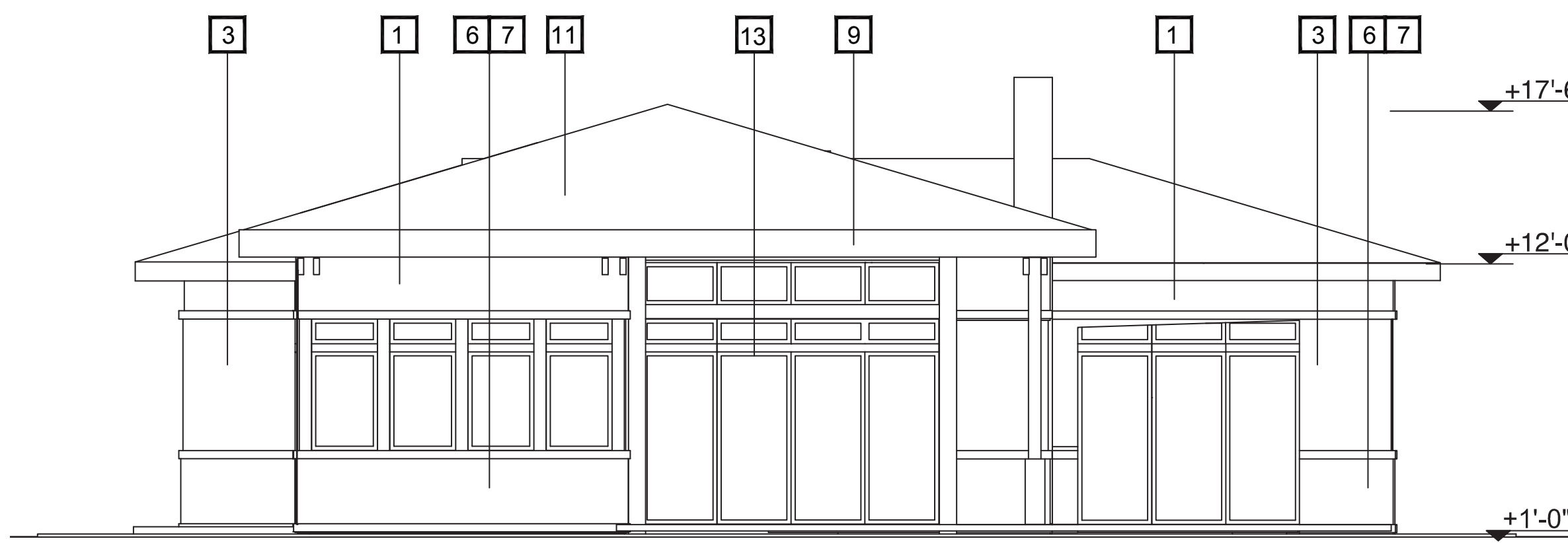
DATE: 12-01-21
JOB NO.: 2021-046

S-4.2

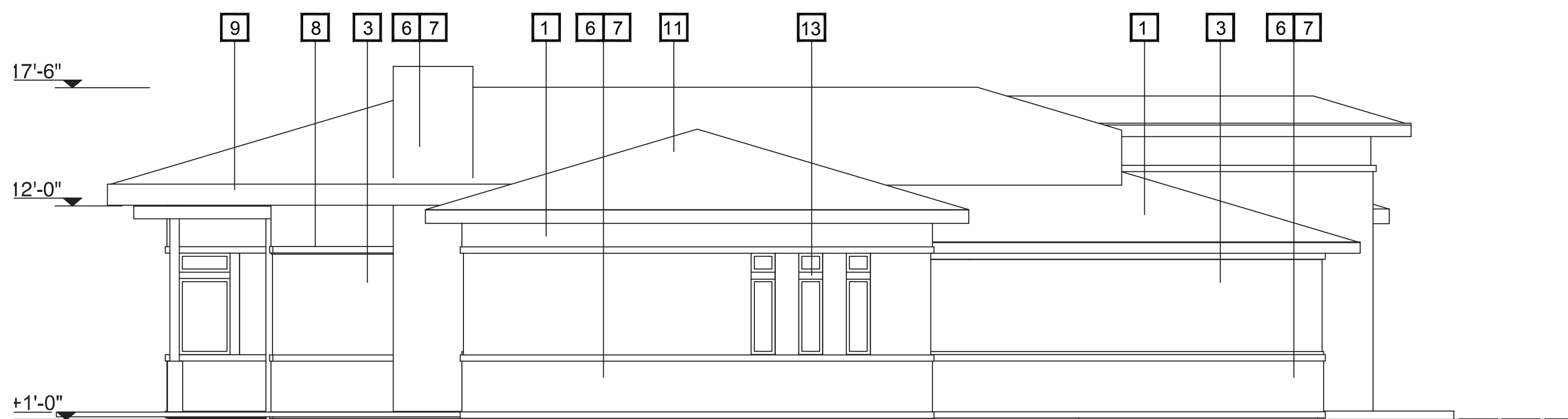




UNIT "B"- RIGHT SIDE ELEVATION



UNIT "B"- BACK ELEVATION



UNIT "B"- LEFT SIDE ELEVATION



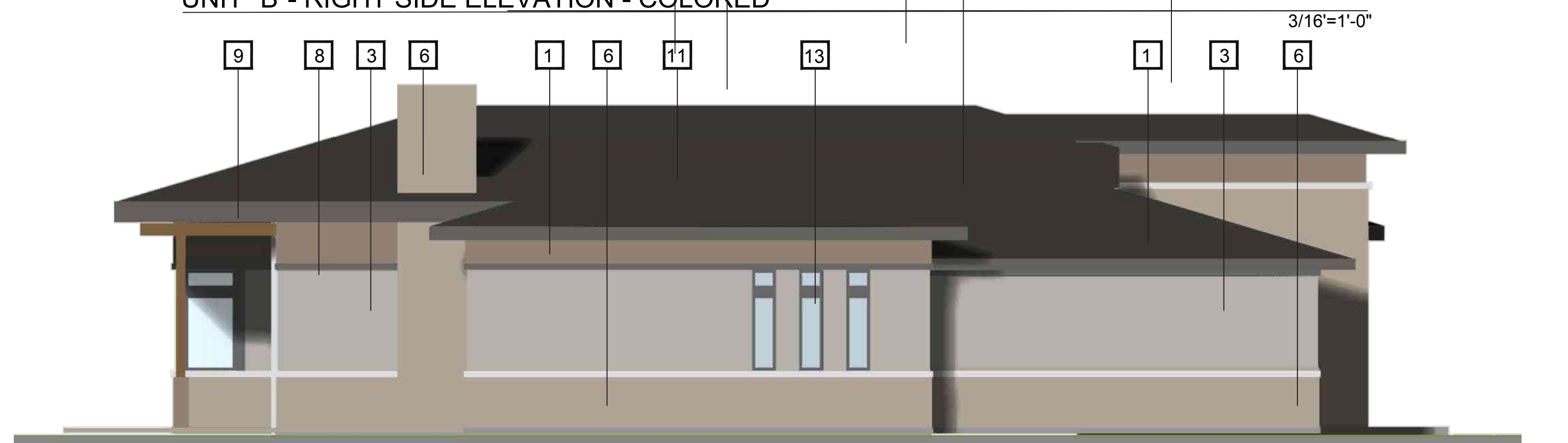
UNIT "B"- STREET ELEVATION



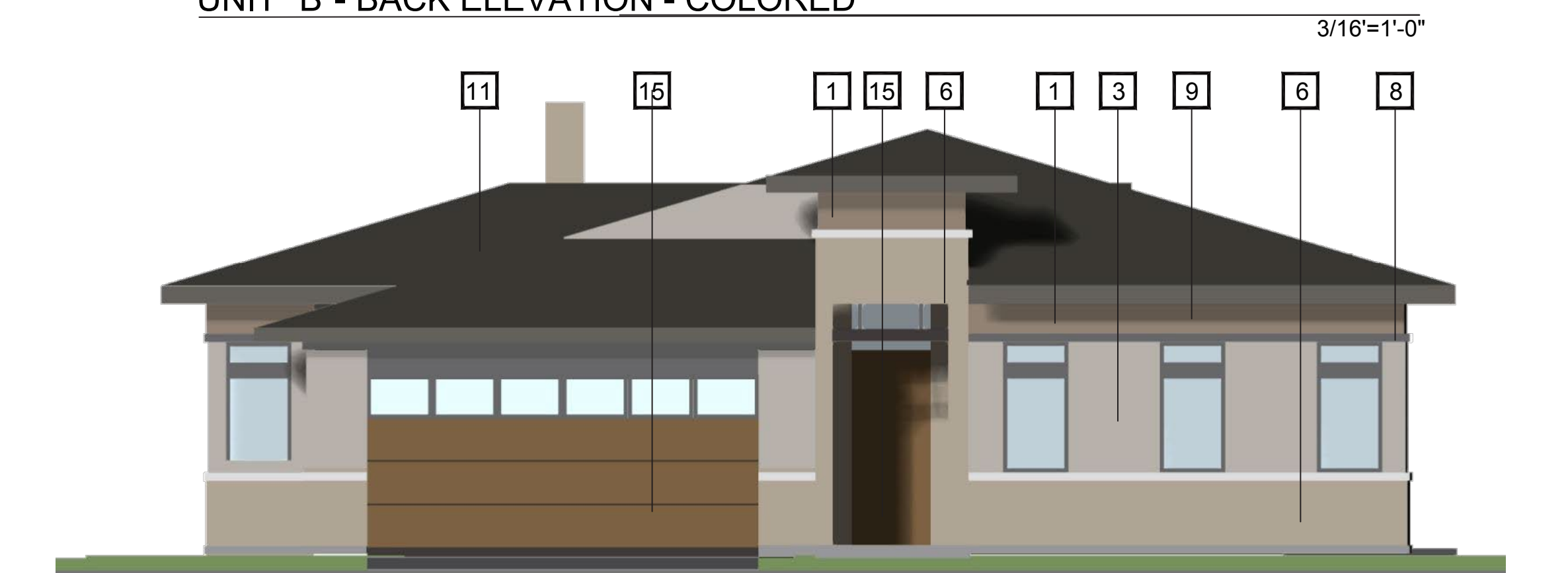
UNIT "B"- RIGHT SIDE ELEVATION - COLORED



UNIT "B"- BACK ELEVATION - COLORED



UNIT "B"- LEFT SIDE ELEVATION - COLORED



UNIT "B"- STREET ELEVATION - COLORED

MATERIAL LEGEND

- 1 EXTERIOR CEMENT PLASTER 1 - SAND FINISH COLOR BY LA HABRA "FALLBROOK"
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KEY NOTES



THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108

REDLANDS, CA

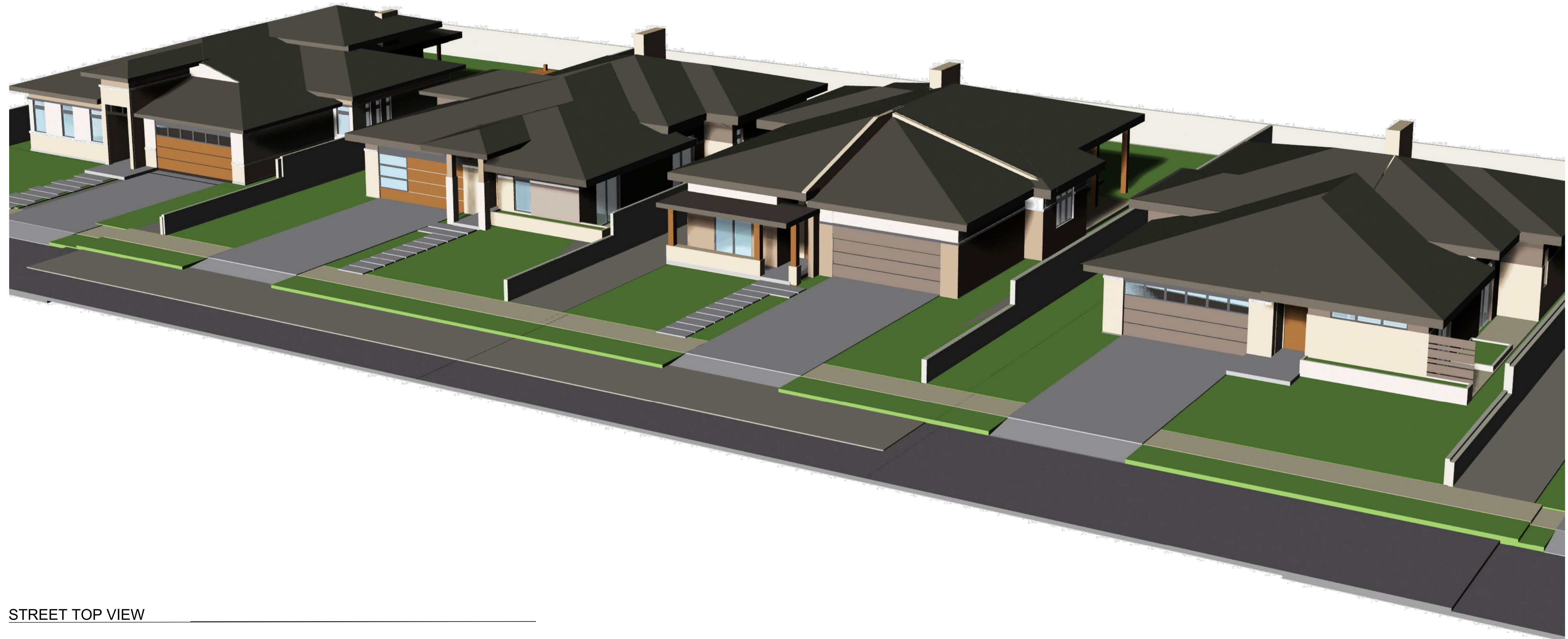
DATE: 12-01-21
JOB NO.: 2021-046

S-4.3





STREET VIEW



STREET TOP VIEW

THE NEIGHBORHOODS AT LUGONIA VILLAGE

REDLANDS, CA

REDLANDS SUMMIT LLC
1705 OAK GROVE AVE., SAN MARINO, CA 91108

DATE: 12-01-21
JOB NO.: 2021-046



S-5.1