

REQUEST FOR HISTORIC AND SCENIC PRESERVATION COMMISSION ACTION

VI.B. DYNAMIC REDLANDS, LLC, APPLICANT

A review of the Cultural Resources Assessment/Historic Resource Evaluation related to General Plan Amendment No. 139, Zone Change No. 462, Conditional Use Permit No. 1096, Tentative Tract Map No. 20162, Street Vacation No. 166, Demolition Nos. 315, 316, and 317 to develop a 5.7-acre site, remove existing residential units on the project site, and construct a total of 147 multifamily residential units within three 3-story buildings. The residential units include studio, one-bedroom, and two-bedroom floor plans that range from 603 sq. ft. to 1,086 sq. ft. The Project also includes onsite parking and recreation areas. The Project would also amend the General Plan Designation of approximately 4.65 acres from Low Density Residential to High Density Residential (0-27 units/acre), change the zoning designation from A-1 (Agricultural), R-1 (Single Family Residential) and R-2 (Multiple Family Residential) to the R-3 (Multiple-Family Residential) District for the entire project site. The Project would also vacate existing right-of-way on the site (an unused existing cul-de-sac "Crystal Ct."), and consolidate 17 parcels into one lot for development purposes. The project site is located at 1205-1219 N. University Street, on the south side of E. Lugonia Avenue, and on the east side of Occidental Drive (APNs: 1212-371-01-0000, 1212-371-05-0000, 1212-371-06-0000, 1212-371-07-0000, 1212-371-08-0000, 1212-371-09-0000, 1212-371-10-0000, 1212-371-11-0000, 1212-371-12-0000, 1212-371-13-0000, 1212-371-14-0000, 1212-371-15-0000, 1212-371-16-0000, 1212-371-17-0000, 1212-371-18-0000, 1212-371-19-0000, and 1212-371-20-0000). The project is subject to the California Environmental Quality Act, and an Initial Study/Mitigated Negative Declaration was prepared in accordance with Sections 15072, 15073, and 15074 of the CEQA Guidelines.

HISTORIC AND SCENIC PRESERVATION MEETING: NOVEMBER 05, 2020

Planner: Loralee Farris, Principal Planner 

SYNOPSIS

1. Historic Designation: The property is not designated as historic by the City of Redlands, the State of California, or the United States Government.
2. Existing Land Use: The site is approximately 5.7-acres and is occupied by three single-family residences and associated accessory structures.
3. Historic and Scenic Preservation Commission submittal dates:
 - (A) Date Submitted: October 12, 2017
 - (B) Date Accepted as Complete: October 2, 2019
 - (C) Historic and Scenic Preservation

Commission Meeting:

November 5, 2020

4. Attachments:

- (A) Location Map
- (B) Site Aerial Photograph
- (C) Site Plans
- (D) Cultural Resources Assessment
- (E) Initial Study/MND

PROJECT DESCRIPTION

The applicant, Dynamic Redlands, LLC, is proposing to subdivide an 5.7-acre parcel located at 1205-1219 N. University Street, on the south side of E. Lugonia Avenue, and on the east side of Occidental Drive (Attachments A and B) to develop a 147 multifamily-residential apartment complex within three 3-story buildings. Currently the parcel is occupied by 17 parcels, 14 of which are vacant, including an undeveloped portion of Crystal Court. The three developed properties contain existing single family dwellings and associated accessory structures, constructed in 1946, 1947, and 1963.

The proposed project plans have been included as Attachment C. The Project requires the discretionary approvals listed below.

- Approval of a General Plan Amendment
- Approval of Zone Change
- Street Vacation
- Tentative Tract Map
- Conditional Use Permit (CUP)
- Demolition permits for the removal of existing residential structures on 3 lots

BACKGROUND

The applicant has submitted a Cultural Resources Assessment (CRA) prepared by VCS Environmental. A copy of this report is included as Attachment D. In accordance with City Council Resolution 7744, the City (at the applicant's expense) retained EPD Solutions, Inc. to prepare an Initial Study/Mitigated Negative Declaration (IS/MND) as required by the California Environmental Quality Act (CEQA). A copy of the IS/MND is included as Attachment E.

EPD and Material Culture Consulting, Inc. provided a professional peer review of the CRA. The CRA was then used to prepare and provide an analysis of potential impacts

to cultural resources within the IS/MND. The IS/MND was prepared and circulated from September 29, 2020 to October 28, 2020.

The Cultural Resource Assessment included a Historic Resources Evaluation Report, prepared by Daly & Associates, which outlined the surveying and historic evaluation of the three existing residential properties, by an Architectural Historian. The properties and their improvements were documented on DPR forms. The Assessment identified the 3 residential properties as being located at 1205, 1215 and 1219 North University Street. These properties were evaluated based on the federal, state, and local eligibility criteria. All three were found to be ineligible for listing on the National Register, California Register, or Local Designation.

These properties have been summarized below:

1205 North University Street (APN: 1212-371-07-0000)

The property contains a modest one-story Ranch style house, rectangular in shape, constructed in 1963. The house has a gable roof with exposed rafter tails and a stucco exterior. All of the windows, throughout the home, are a “[m]odern-composite sliding window” style, similar to vinyl, as detailed in the assessment. In 1968, the attached garage was converted to additional living space in the home and a new detailed 400 square foot garage was constructed to the rear. A modern front porch, with a cross gable roof, appears to have been added to the home between 2005-2009. The structures do not represent excellent examples of their architectural style.



Figure 6 of the Historic Resources Evaluation Report, prepared by Daly & Associates

1215 North University Street (APN: 1212-371-06-0000)

The property consists of single-story dwelling, built in 1947, which the assessment details as originally constructed in the Minimal Traditional style of architecture, with a brick chimney, exposed rafter tails under the hip roof slopes, and a large, wood-frame window unit. The dwelling was originally noted as being only 842 square feet, but two major additions consisting of 436 square feet and 684 square feet were later added, the most recent in 1985. The assessment indicates that aside from a wide front window and a window unit to the north, along the east elevation, all the original fenestration was removed and replaced, as were the original exterior doors. The structure does not represent excellent an example of its architectural style.



Figure 8 of the Historic Resources Evaluation Report, prepared by Daly & Associates

1219 North University Street (APN: 1212-371-05-0000)

The property contains an existing one-story rectangular-shaped single family dwelling, constructed in 1946. The dwelling was originally constructed at 842 square feet, but was later enlarged to 1,162 square feet with the construction of an addition on the south elevation, sometime before 1959. The assessment notes that this may have been a garage that was converted into living space. The County Assessor's Office notes that the dwelling was constructed with concrete masonry units. The dwelling has a gable roof, with a cross gable extension at the north end of the front elevation, and a porch roof that is unadorned with square wood posts.



Figure 10 of the Historic Resources Evaluation Report, prepared by Daly & Associates

Immediately to the south of the main building is a gable-roofed accessory building, constructed as a workshop with additional living space in 1993. The structures are generally vernacular and do not represent excellent examples of their architectural style.



Figure 12 of the Historic Resources Evaluation Report, prepared by Daly & Associates

SUMMARY OF CULTURAL RESOURCES: IS/MND

The Cultural Resources section of the IS/MND analyzed the Project as it relates to three questions as required by CEQA. The questions are listed below along with summarized responses based on the contents of the IS/MND and CRA.

Question 1: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

In regard to potential impacts to historical resources as described in question one, the CRA and IS/MND analyzed the properties for eligibility on the California Register and local designation.

The California Register of Historical Resources defines a “historical resource” as a resource that meets one or more of the following four criteria are listed below:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The City of Redlands Municipal Code also provides eligibility criteria for local designation. These criteria include:

- A. It has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city of Redlands, state of California, or the United States;
- B. It is the site of a significant historic event;
- C. It is strongly identified with a person or persons who significantly contributed to the culture, history or development of the city;

- D. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen;
- E. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city;
- F. It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;
- G. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;
- H. It has unique design or detailing;
- I. It is a particularly good example of a period or style;
- J. It contributes to the historical or scenic heritage or historical or scenic properties of the city (to include, but not be limited to, landscaping, light standards, trees, curbsings, and signs);
- K. It is located within a historic and scenic or urban conservation district, being a geographically definable area possessing a concentration of historic or scenic properties which contribute to each other and are unified aesthetically by plan or physical development.

Based on the analysis contained within the Cultural Resources Assessment, the Historic Resources Evaluation Report, as well as the IS/MND, the existing residences on the Project site do not meet the criteria for being historic resources. Therefore, there would not be an impact to historic resources created by the demolition of the structures and development of the project.

Question 2: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

The IS/MND concludes that with the implementation of the mitigation measures, which require archaeological monitoring, impacts related to archaeological resources would be reduced to a level that is less than significant.

Question 3: Would the project disturb any human remains, including those interred outside of formal cemeteries?

There are no known human remains present onsite. However, due to the proximity of the Project to known Native American sites, Cultural Resource mitigation measures been included in the IS/MND requiring archaeological monitoring. The IS/MND

concludes that with the implementation of these mitigation measures, impacts related to the discovery of human remains will be reduced to a level that is less than significant.

DEMOLITION PERMITS

As a part of the Project, the applicant is proposing to demolish all structures on the 3 developed residential properties, located at 1205, 1215, and 1219 University Street. As the majority of these structures are over 50 years of age, they are required by the Municipal Code to be reviewed by the Historic and Scenic Preservation Commission (HSPC) prior to the issuance of a demolition permit. These demolition permit applications will return to the Historic and Scenic Preservation Commission for action following adoption of the Initial Study/Mitigated Negative Declaration by the City Council and the issuance of demolition permits will be required by Conditions of Approval on the Conditional Use Permit.

RECOMMENDATION:

Staff requests that the HSPC review and discuss the IS/MND and the Cultural Resources Assessment and Historic Resource Evaluation Report prepared for the project and provide a recommendation to the Planning Commission and City Council on whether these documents adequately identify all impacts to cultural and historic resources and include adequate mitigation measures to mitigate all identified impacts to a level of less-than-significant.

References

VCS Environmental, Cultural and Paleontological Resources, The Residence at Casa Loma Project, December 2019.

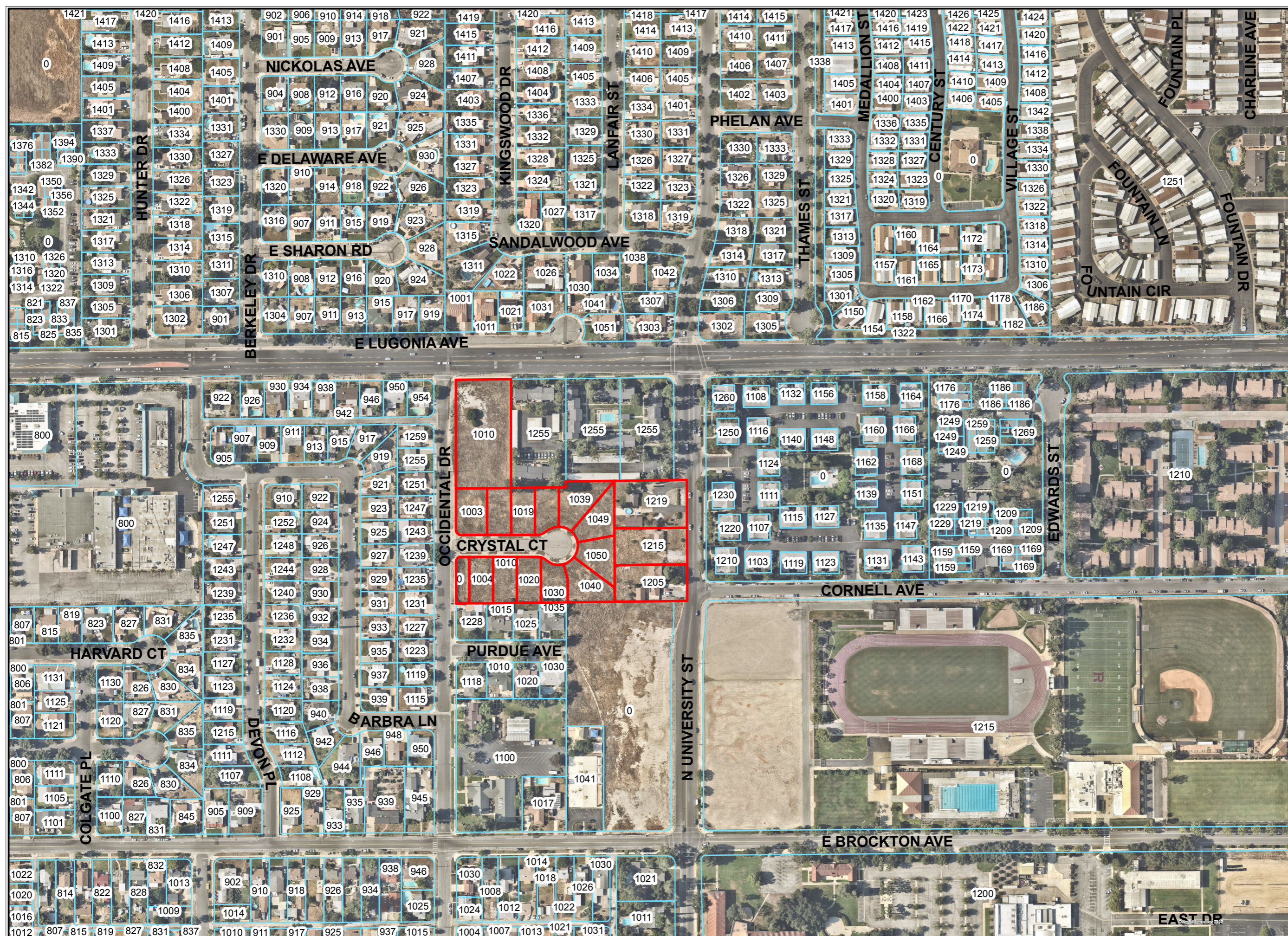
Daly & Associates, Historic Resource Evaluation Report, 1205, 1215 and 1219 North University Street, May 2018.

E|P|D Solutions, Initial Study/Mitigated Negative Declaration, The Residence at Casa Loma, September 2020.

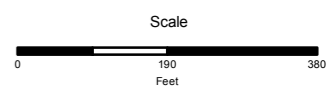
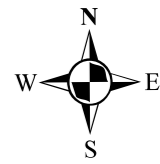
ATTACHMENT "A"

Location Map

Location Map



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October 29, 2020

OneStop.mxd

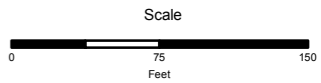
ATTACHMENT "B"

Site Aerial Photograph

Site Aerial



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October 29, 2020

OneStop.mxd

ATTACHMENT "C"

Site/Project Plans



THE RESIDENCE AT CASA LOMA

DESIGN REVIEW SUBMITTAL
APRIL 05, 2019

SHEET INDEX ARCHITECTURE:

- A-0 COVER SHEET
- A-1 CONCEPTUAL PERSPECTIVE
- A-2 SITE PLAN
- A-2.1 FIRE ACCESS PLAN
- A-3 TYPE I - NORTH & SOUTH ELEVATIONS
- A-4 TYPE I - EAST & WEST ELEVATIONS
- A-5 TYPE I - EAST & WEST COURTYARD ELEVATIONS
- A-6 TYPE I - BUILDING COMPOSITE LEVEL 1&2
- A-7 TYPE I - BUILDING COMPOSITE LEVEL 3 & ROOF PLAN
- A-8 TYPE II - NORTH & SOUTH ELEVATIONS
- A-9 TYPE II - EAST & WEST ELEVATIONS
- A-10 TYPE II - NORTH & SOUTH COURTYARD ELEVATIONS
- A-11 TYPE II - BUILDING COMPOSITE LEVEL 1,2&3
- A-12 TYPE II - ROOF PLAN
- A-13 TYPE III - NORTH & SOUTH ELEVATIONS
- A-14 TYPE III - EAST & WEST ELEVATIONS
- A-15 TYPE III - BUILDING COMPOSITE LEVEL 1,2&3
- A-16 TYPE III - ROOF PLAN
- A-17.1 CABANA ELEVATIONS
- A-17.2 CLUBHOUSE / FITNESS FLOOR PLANS
- A-18 UNIT PLANS-1
- A-19 UNIT PLANS-2
- A-20 MATERIAL BOARD
- A-21 CARPORTS/TRASH ENCLOSURE & PARKING PLANS

CIVIL:

- GRADING /UTILITY PLANS
- 1 CONCEPTUAL GRADING PLAN
- 2 CONCEPTUAL UTILITY PLAN

STREET PLANS

- 1 CONCEPTUAL STREET PLAN OCCIDENTAL DRIVE
- 2 CONCEPTUAL STREET PLAN UNIVERSITY STREET

TENTATIVE TRACT MAP 20162

- 1 TITLE AND BOUNDARY INFORMATION
- 2 TOPOGRAPHIC INFORMATION
- 3 PROPOSED PROJECT INFORMATION

LANDSCAPE:

- 01 OVERALL PLAN
- 02 ENLARGEMENT -ENTRY PASEO & DRIVEWAY
- 03 ENLARGEMENT -POOL OASIS
- 04 ENLARGEMENT -ENTERTAINMENT COURTYARD
- 05 ENLARGEMENT -COMMUNITY GARDEN & DOG PARK
- 06 ENLARGEMENT -PLANTING PLAN ENLARGEMENT
- 07 PLANTING IMAGE GALLERY

VINCINITY MAP



PROJECT TEAM

DEVELOPER:

DYNAMIC REDLANDS, LLC
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(213) 614-8887
ATTN: BRYAN KANG/ ALEX KANG
bryankangrealestate@gmail.com

URBAN & ENVIRONMENTAL

PLANNING:

THE PLANNING ASSOCIATES
9880 IRVINE CENTER DRIVE, SUITE 100
IRVINE, CA 98618
(949) 326-9777
ATTN: HOWARD HARDIN
howard@tpaoc.com

CIVIL:

DRC ENGINEERING, INC.
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
(714) 685-6860 EXT. 352
ATTN: WAYNE PENA
wpenaa@drc-eng.com

LANDSCAPE:

CONCEPTUAL DESIGN & PLANNING COMPANY

3195-C AIRPORT LOOP DRIVE, SUITE ONE
COSTA MESA, CA 92626
(949) 399-0870
ATTN: MATT KOHLENBERGER
mkhlenberger@cdpcinc.com

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ATTN: SERAFIN MARANAN
serafinm@architectsorange.com

THE RESIDENCE AT CASA LOMA

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DATE: 04-05-2019
JOB NO.: 2016-554
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VIEW OF BUILDING TYPE I FACADE ON UNIVERSITY STREET

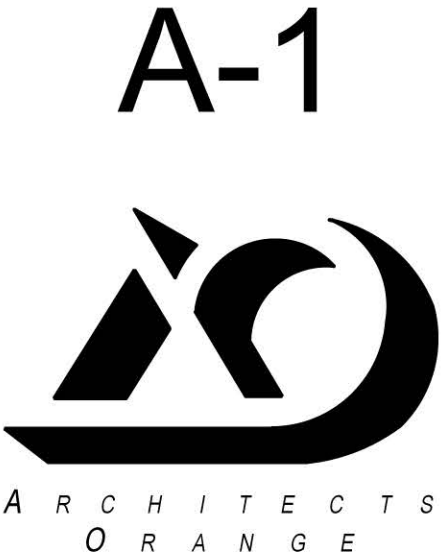
THE RESIDENCE AT CASA LOMA

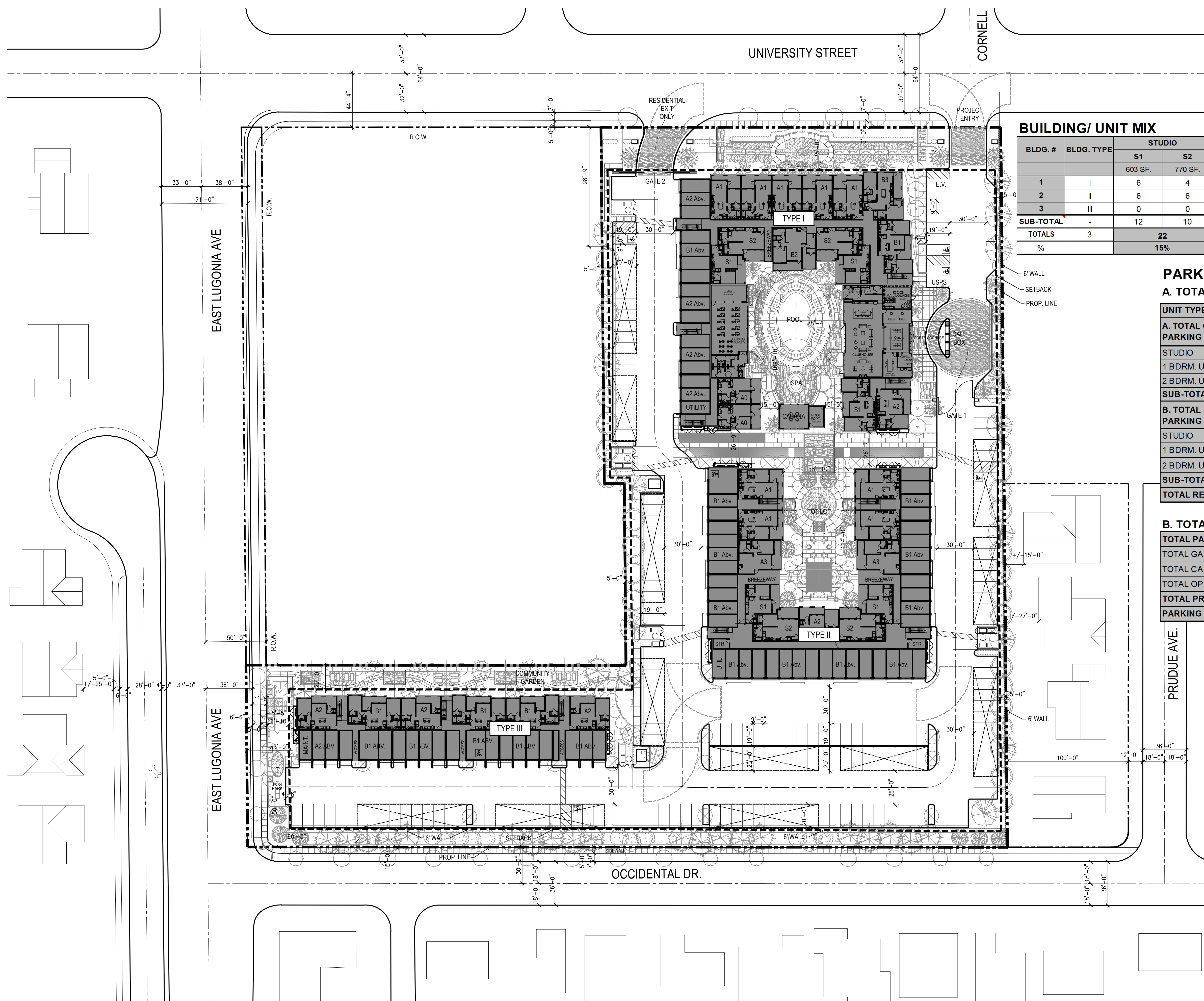
REDLANDS, CA

CONCEPTUAL PERSPECTIVE DATE: 12-17-2018
JOB NO.: 2016-554

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BUILDING/ UNIT MIX

BLDG. #	BLDG. TYPE	STUDIO		1 BDRM.				2 BDRM.			TOTAL UNIT	TOTAL GARAGE
		S1	S2	A0	A1	A2	A3	B1	B2	B3		
1	I	6	4	6	15	14	2	11	3	3	64	15
2	II	6	6	0	12	3	2	20	4	0	53	38
3	III	0	0	0	0	11	0	19	0	0	30	19
SUB-TOTAL		12	10	6	27	28	4	50	7	3	147	72
TOTALS		22		65				60			147	72
%		15%		44%				41%			100%	

PARKING SUMMARY

A. TOTAL PARKING REQUIRED

UNIT TYPES	UNITS	RATIO	QTY.
A. TOTAL COVERED PARKING REQUIRED			
STUDIO	22	1.0	22
1 BDRM. UNITS	65	1.0	65
2 BDRM. UNITS	60	1.5	90
SUB-TOTAL	147	-	177
B. TOTAL UNCOVERED PARKING REQUIRED			
STUDIO	22	0.5	11
1 BDRM. UNITS	65	0.5	32.5
2 BDRM. UNITS	60	0.5	30.0
SUB-TOTAL	147	-	74
TOTAL REQ. PARKING			251

B. TOTAL PARKING PROVIDED

TOTAL PARKING PROVIDED	QTY.	%
TOTAL GARAGE	72	28.7%
TOTAL CARPORT	105	41.8%
TOTAL OPEN STALL	74	29.5%
TOTAL PROVIDED PARKING	251	100%
PARKING TO UNIT RATIO	1.71 / DU	

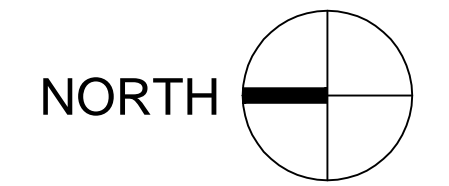
PRIVATE OPEN SPACE SQ.FT.

UNIT TYPE	PATIO/DECK SF.	QTY	%	TOTAL PRIVATE SF
S1	151	12	8%	1,812
S2	150	10	7%	1,500
A0	151	6	4%	906
A1	209	27	18%	5,643
A2	153	28	19%	4,284
A3	156	4	3%	624
B1	151	50	34%	7,550
B2	153	7	5%	1,071
B3	152	3	2%	456
SUB-TOTAL	-	147	100%	23,846

UNIT NET SQ.FT.

UNIT TYPE	UNIT SF.	PATIO/DECK SF.	QTY	%	TOTAL NET SF
S1	603	151	12	8%	7,236
S2	770	150	10	7%	7,700
A0	759	151	6	4%	4,554
A1	758	209	27	18%	20,466
A2	748	153	28	19%	20,944
A3	944	156	4	3%	3,776
B1	995	151	50	34%	49,750
B2	1,074	153	7	5%	7,518
B3	1,086	152	3	2%	3,258
SUB-TOTAL	-	-	147	100%	125,202

LOT COVERAGE INCLUDING CARPORTS = 39%
 LOT COVERAGE EXCLUDING CARPORTS = 30%



A-2



THE RESIDENCE AT CASA LOMA

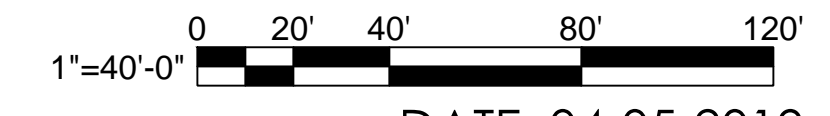
REDLANDS, CA

CONCEPTUAL SITE PLAN

DATE: 04-05-2019
 JOB NO.: 2016-554

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NORTH ELEVATION



SOUTH ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

TYPE I - NORTH & SOUTH ELEVATIONS

SCALE : 1/8" = 1'-0"
DATE: 04-05-2019
JOB NO.: 2016-554

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A-3





EAST ELEVATION



WEST ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

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TYPE I - EAST & WEST ELEVATIONS

SCALE : 1/8" = 1'-0"
 DATE: 04-05-2019
 JOB NO.: 2016-554

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A-4





NORTH COURTYARD ELEVATION



SOUTH COURTYARD ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

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TYPE I - NORTH & SOUTH SCALE : 1/8"= 1'-0"
 COURTYARD ELEVATIONS DATE: 04-05-2019
 JOB NO.: 2016-554

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A-5





NORTH ELEVATION



SOUTH ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

TYPE II - NORTH & SOUTH ELEVATIONS

SCALE : 1/8" = 1'-0"

DATE: 04-05-2019
JOB NO.: 2016-554

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A-8





EAST ELEVATION



WEST ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

TYPE II - EAST & WEST ELEVATIONS

SCALE : 1/8" = 1'-0"

DATE: 04-05-2019
JOB NO.: 2016-554

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A-9





NORTH ELEVATION



SOUTH ELEVATION

TYPE II - NORTH & SOUTH SCALE : 1/8"= 1'-0"
 COURTYARD ELEVATIONS

DATE: 04-05-2019
 JOB NO.: 2016-554

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

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A-10





NORTH ELEVATION



SOUTH ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

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TYPE III - NORTH & SOUTH ELEVATIONS

SCALE : 1/8"= 1'-0"
 DATE: 04-05-2019
 JOB NO.: 2016-554

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A-13





EAST ELEVATION



WEST ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

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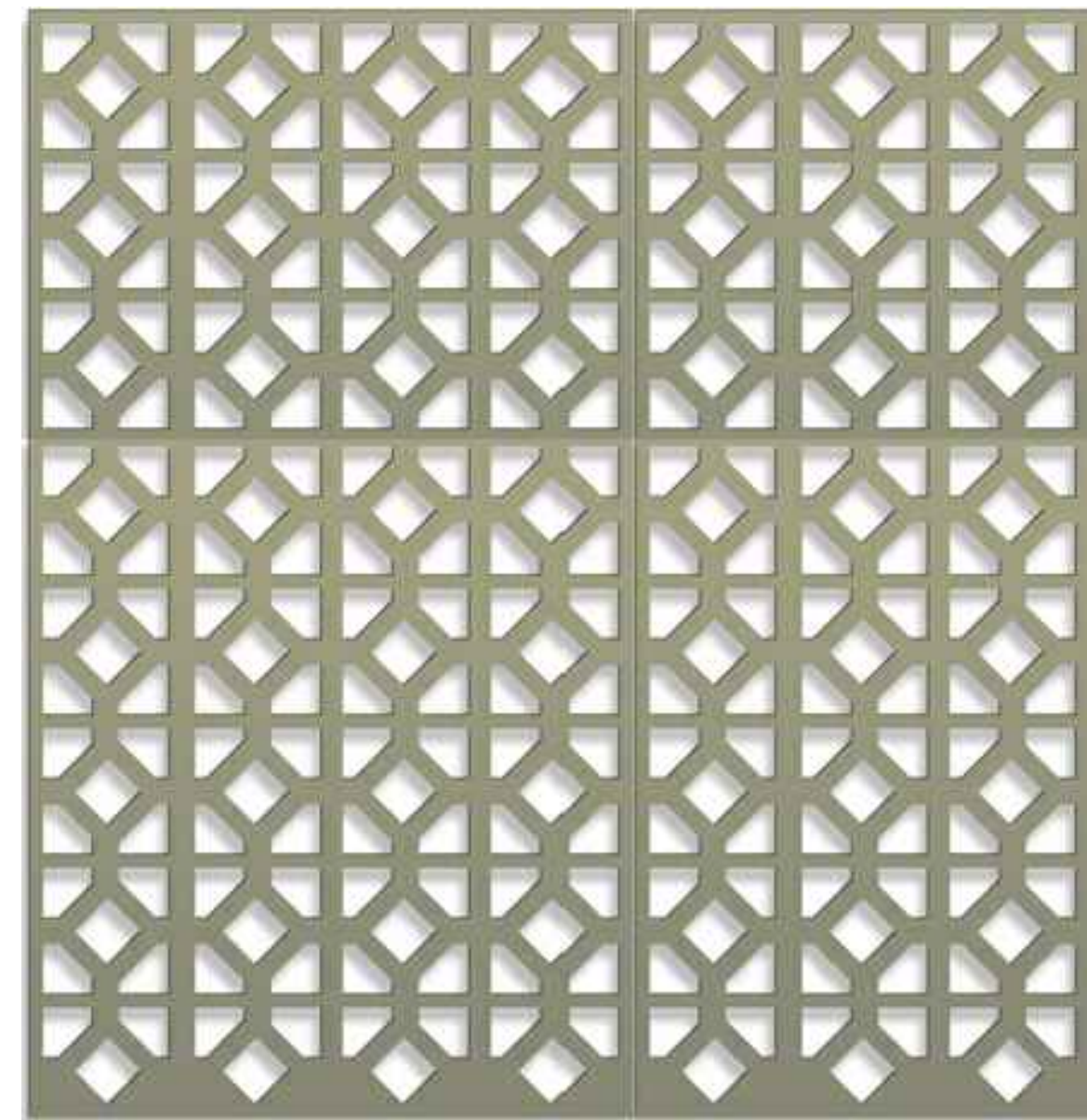
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SCALE : 1/8"= 1'-0"
 DATE: 04-05-2019
 JOB NO.: 2016-554

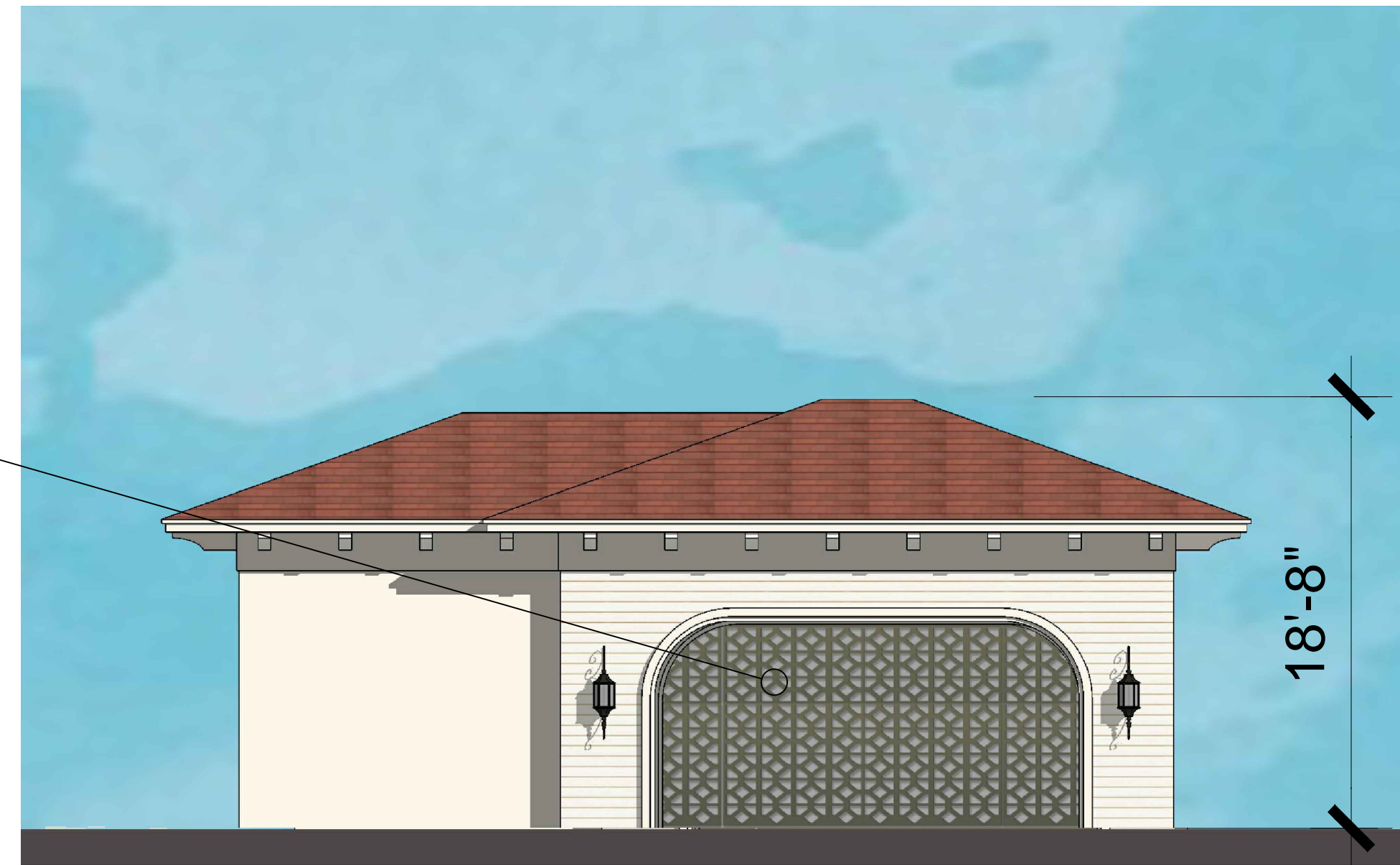
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A-14

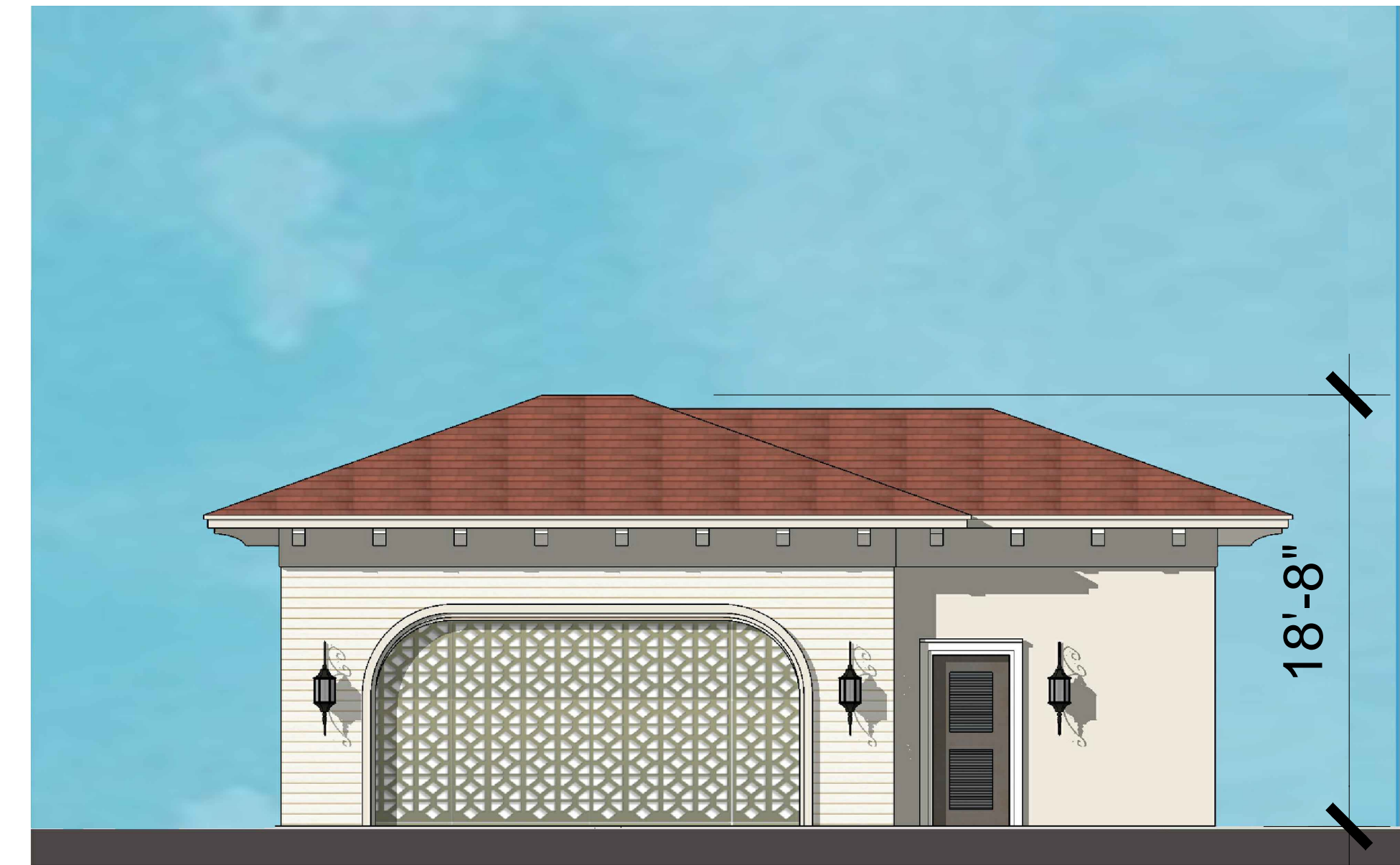




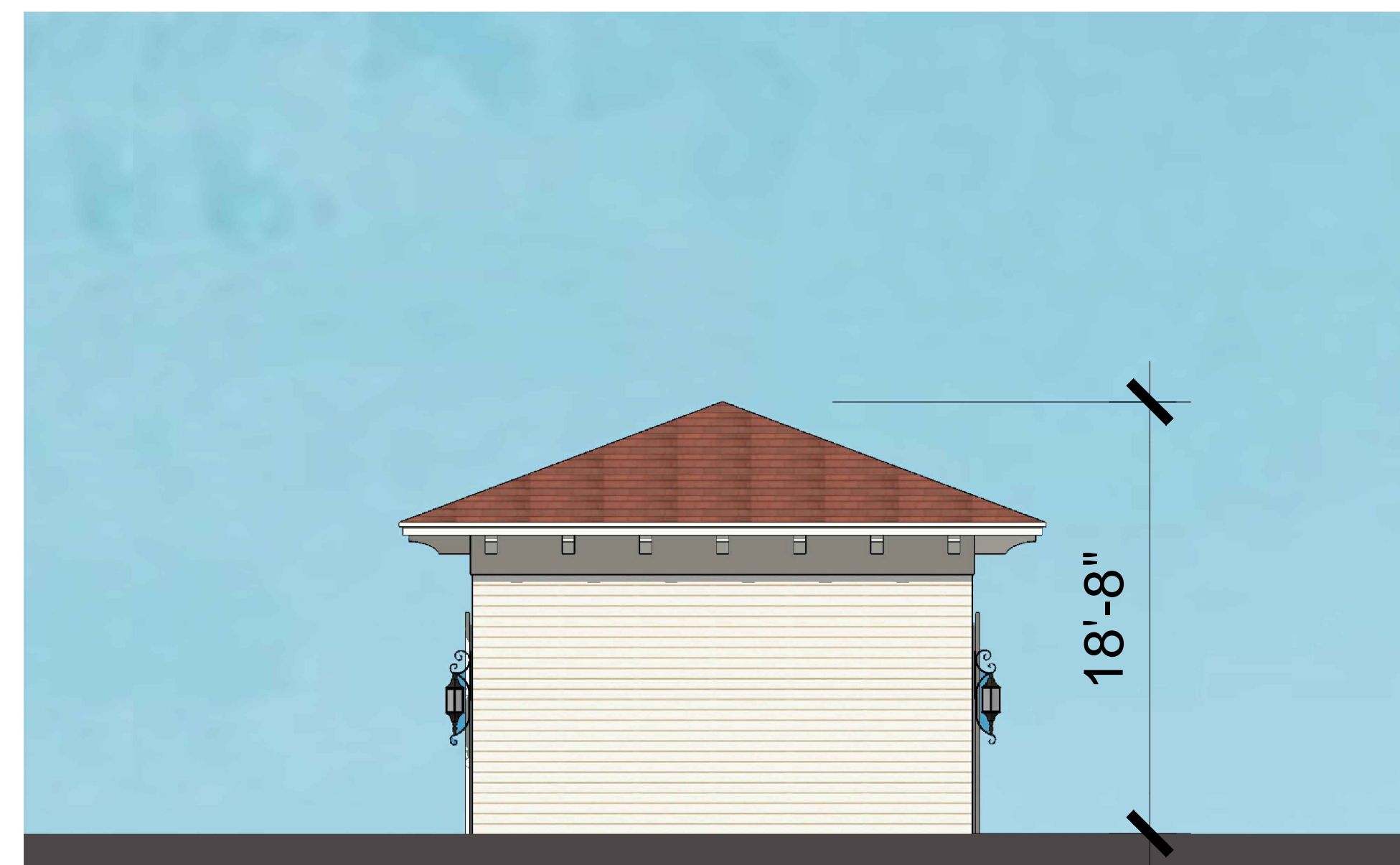
BOK PANEL - A1 PATTERN



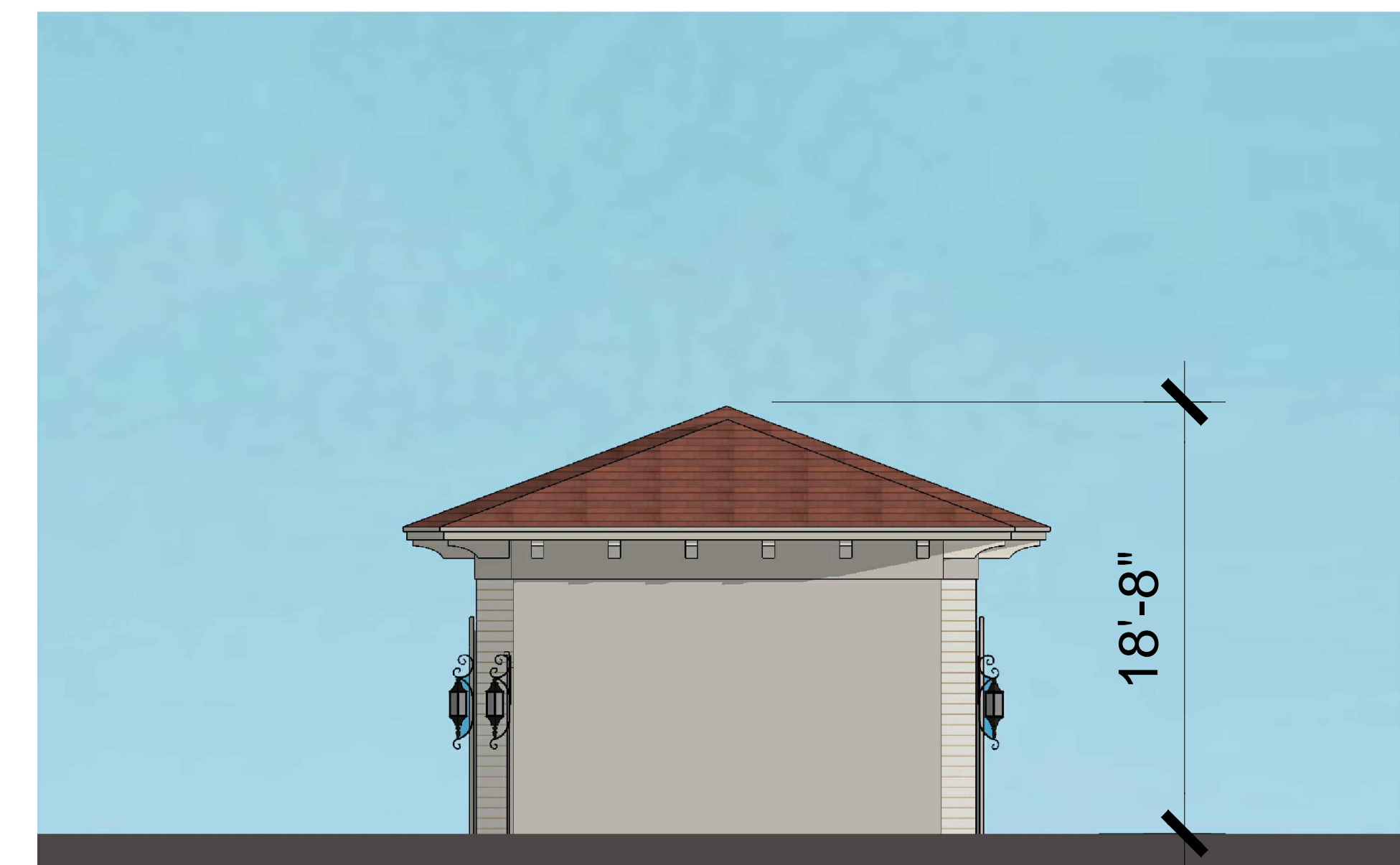
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

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CABANA ELEVATIONS
SCALE : 1/8" = 1'-0"
DATE: 04-05-2019
JOB NO.: 2016-554

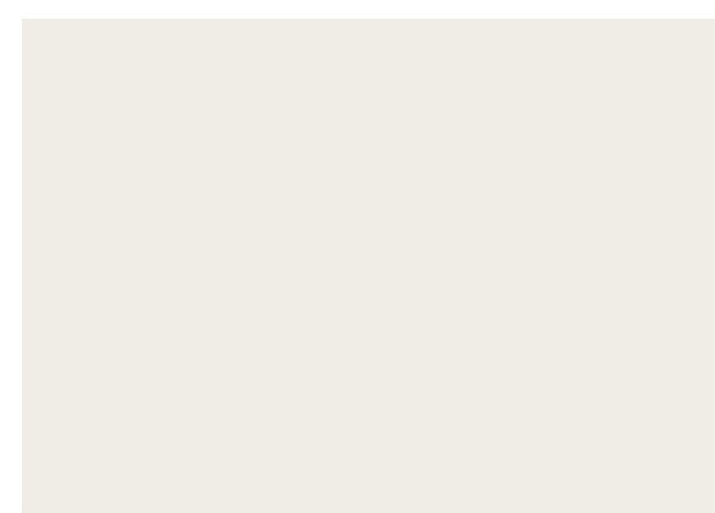
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A-17.1

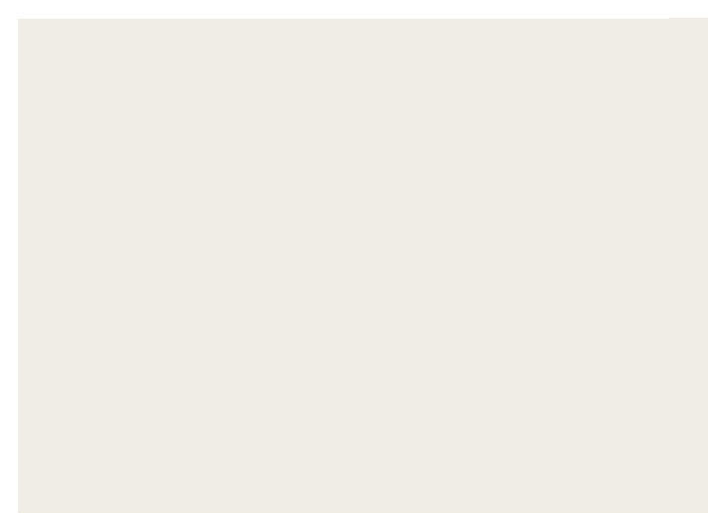




TYPE III - EAST ELEVATION



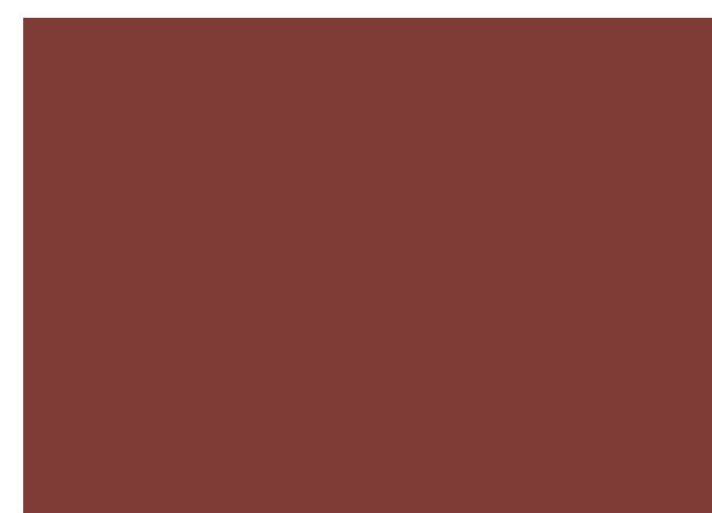
(A) WESTHIGHLAND WHITE
SW 7566



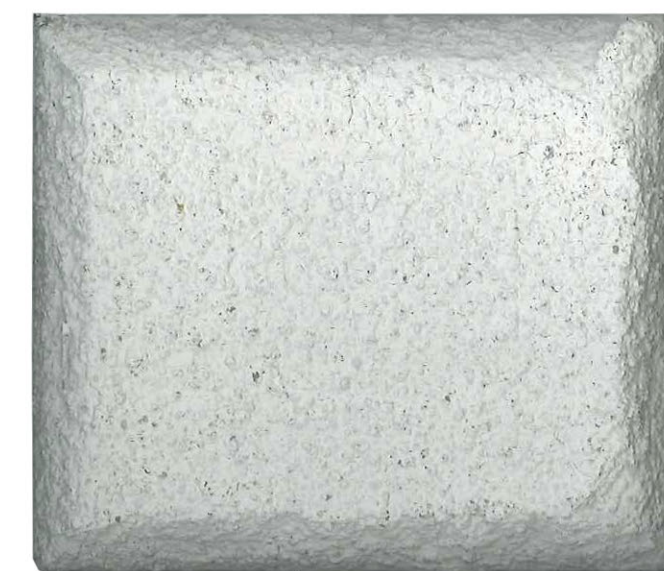
(B) EGRET WHITE
SW 7570



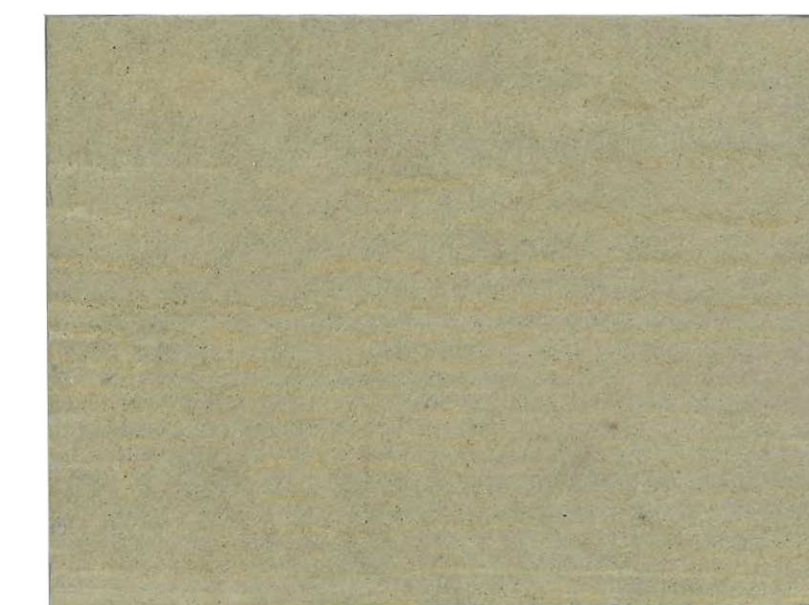
(C) AGREEABLE GREY
SW 7029



(D) BOLERO
SW 7600



1 STUCCO 20/30 FINISH
PAINT GRADE



2 HARDI PLANK LAP SIDING
SELECT CEDARMILL
TO MATCH PAINT SPEC B



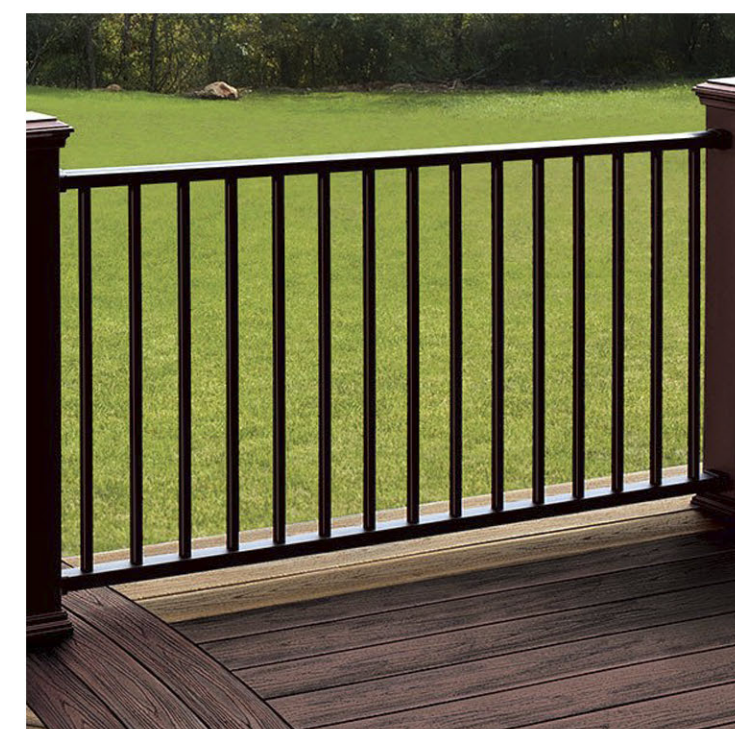
3 EAGLE ROOF FLAT TILE
BEL AIR
PIEDMONT BLEND 4636



4 VINYL WINDOW
WHITE



5 ALUMINUM AWNINGS
TO MATCH PAINT SPEC D



6 METAL VERTICAL RAILING
TO MATCH PAINT SPEC C

THE RESIDENCE AT CASA LOMA

REDLANDS, CA

DYNAMIC REDLANDS, LLC
3140 E. PICO BLVD. LOS ANGELES, CA 90023
(213) 614-8887

MATERIAL BOARD DATE:02-15-2019
JOB NO.: 2016-554

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A-20

