



Exhibit 1: Regional Location Map
Ford Road Residential Project



Exhibit 2: Site Vicinity
Ford Road Residential Project



Exhibit 3: Site Plan
 Ford Road Residential Project



Ext Elev North 1/8" = 1'-0" 1



Ext Elev East 1/8" = 1'-0" 2

Exhibit 4A: North and East Elevations
Ford Road Residential Project



Ext Elev South 1/8" = 1'-0" 1








Ext Elev West 1/8" = 1'-0" 2

Exhibit 4B: South and West Elevations
Ford Road Residential Project





PLANTING LEGEND


TREE

-  EXISTING TREE
-  NATIVE HILLSIDE TREE
-  RIPARIAN TREE
-  ACCENT TREE
-  POOL TREE

SHRUBS






-  COURTYARD PLANTING
-  NATIVE CANYON PLANTING

OTHERS

-  GRASSCRETE



IRRIGATION LEGEND

TREE

-     


- ALL TREES TO BE IRRIGATED BY BUBBLES, 2 FOR EACH TREE

SHRUB

-  

- ALL PLANTING AREA TO BE DRIP IRRIGATED

OTHERS

- 

- ALL GRASSCRETE AREA WITH GRAVEL AND MEADOWGRASS TO BE IRRIGATED WITH MICRO-SPRAYS

IRRIGATION NOTE:

- ALL IRRIGATION TO MEET 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) AND SHALL NOT EXCEED ESTIMATED TOTAL WATER USE (ETWU).

- ALL CONTROLLERS WILL BE WEATHER BASED.

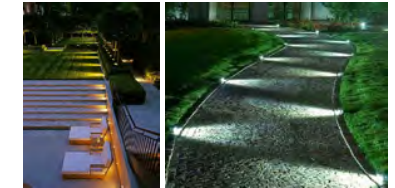
Exhibit 5: Landscaping Plan
Ford Road Residential Project



1 DECK LIGHT



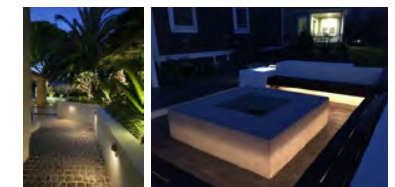
2 UPLIGHT AT TREES



3 LOW LEVEL PATH LIGHTING

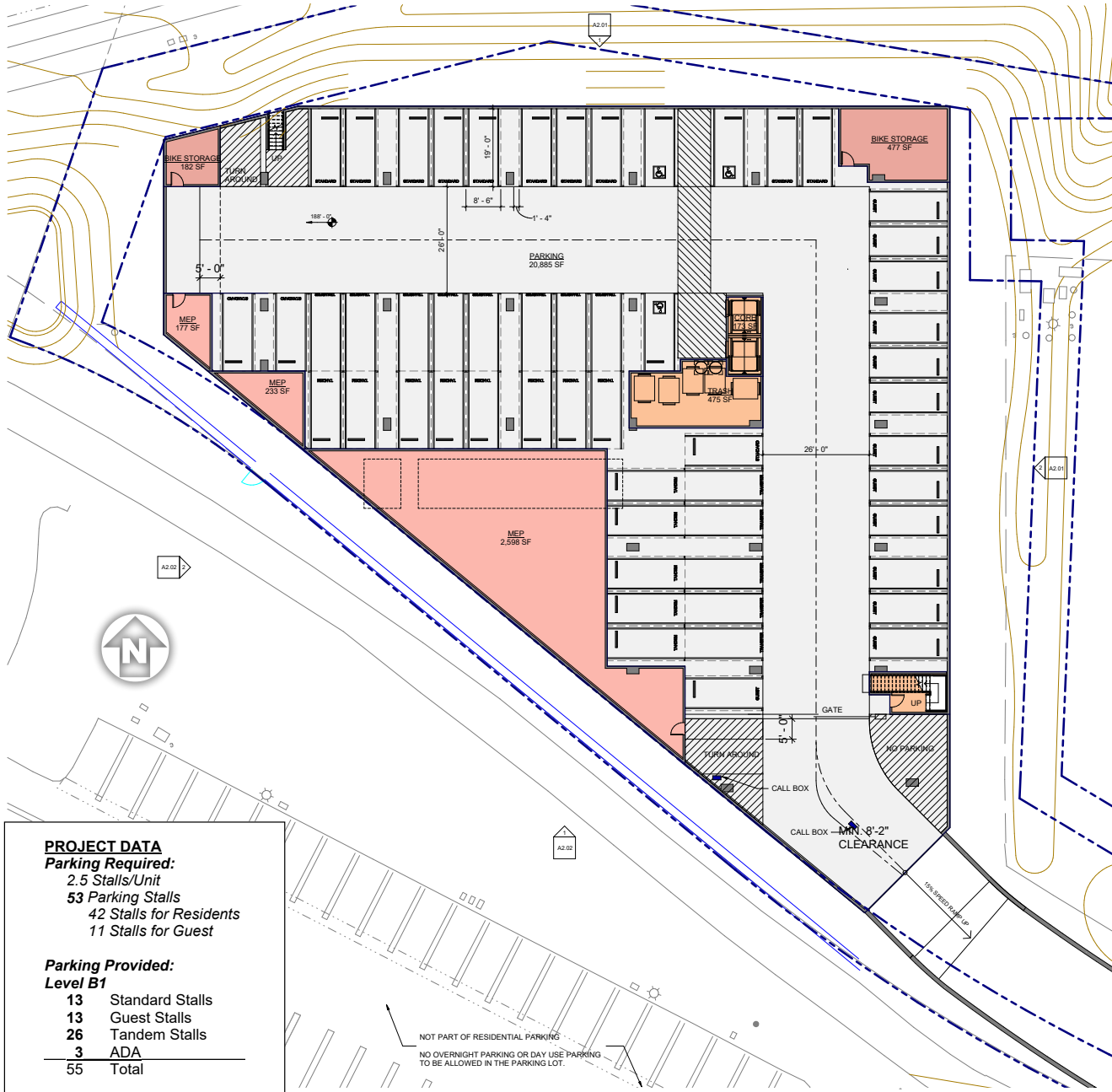


4 POOL LIGHTING



5 PLANTER/FIRE PIT LIGHTING

Exhibit 6: Lighting Plan
Ford Road Residential Project



PROJECT DATA	
Parking Required:	
	2.5 Stalls/Unit
	53 Parking Stalls
	42 Stalls for Residents
	11 Stalls for Guest
Parking Provided:	
Level B1	
13	Standard Stalls
13	Guest Stalls
26	Tandem Stalls
3	ADA
55	Total

NOT PART OF RESIDENTIAL PARKING
 NO OVERNIGHT PARKING OR DAY USE PARKING
 TO BE ALLOWED IN THE PARKING LOT.

Exhibit 7: Parking Plan

Ford Road Residential Project

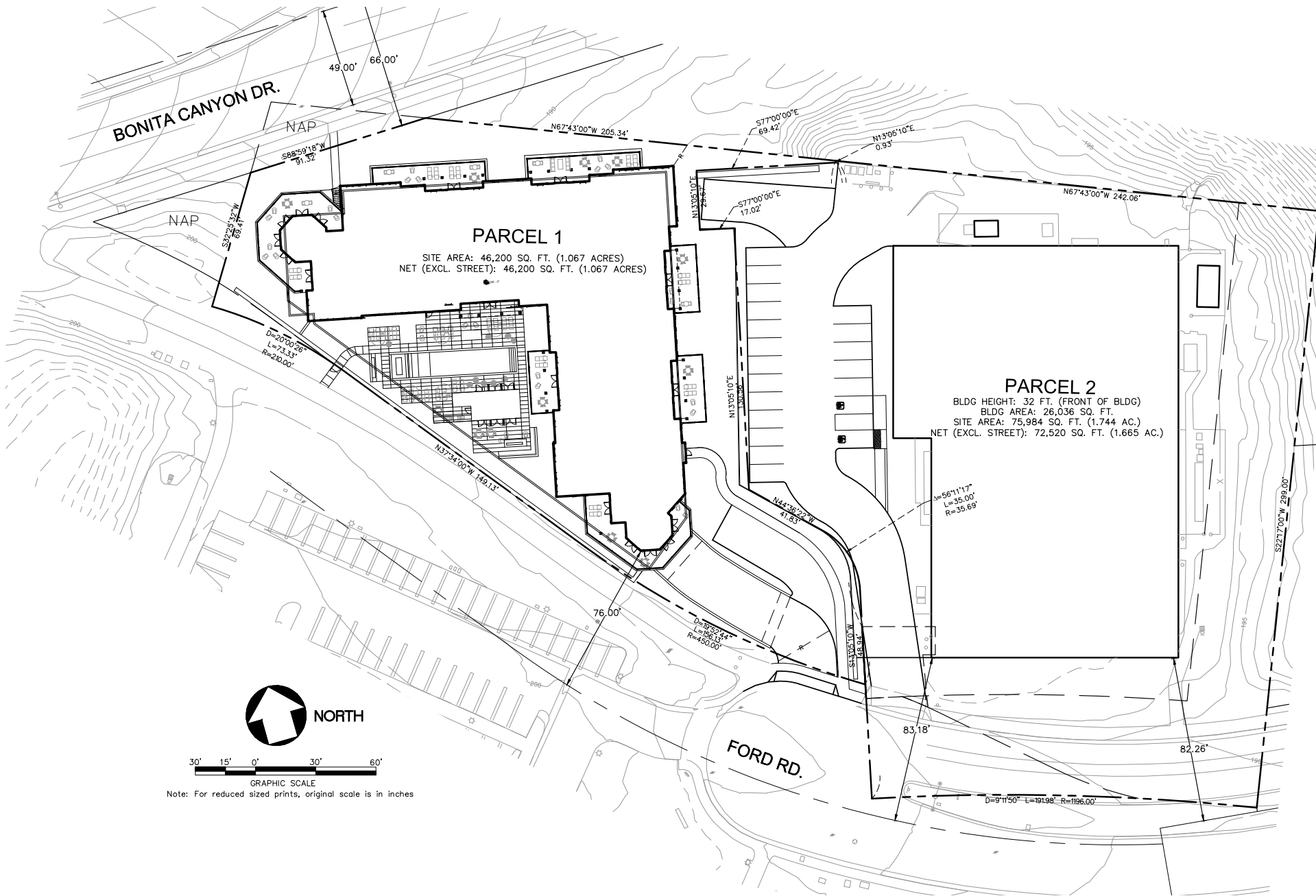


Exhibit 8: Vesting Tentative Tract Map
 Ford Road Residential Project



Exhibit 9A: View Location 1 - Looking Southeast Towards Project Site
Ford Road Residential Project

BEFORE



AFTER



Exhibit 9B: View Location 2 - Looking South Towards Project Site
Ford Road Residential Project



Exhibit 9C: View Location 3 - Looking Southwest Towards Project Site
Ford Road Residential Project

BEFORE



AFTER



Exhibit 9D: View Location 4 - Looking Northwest Towards Project Site
Ford Road Residential Project



Exhibit 9E: View Location 5 - Looking East Towards Project Site
Ford Road Residential Project