

BELLECREST RESIDENCES

1571 E. MAIN ST. - SANTA MARIA, CA 93454

PROJECT DIRECTORY

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PROJECT DESCRIPTION

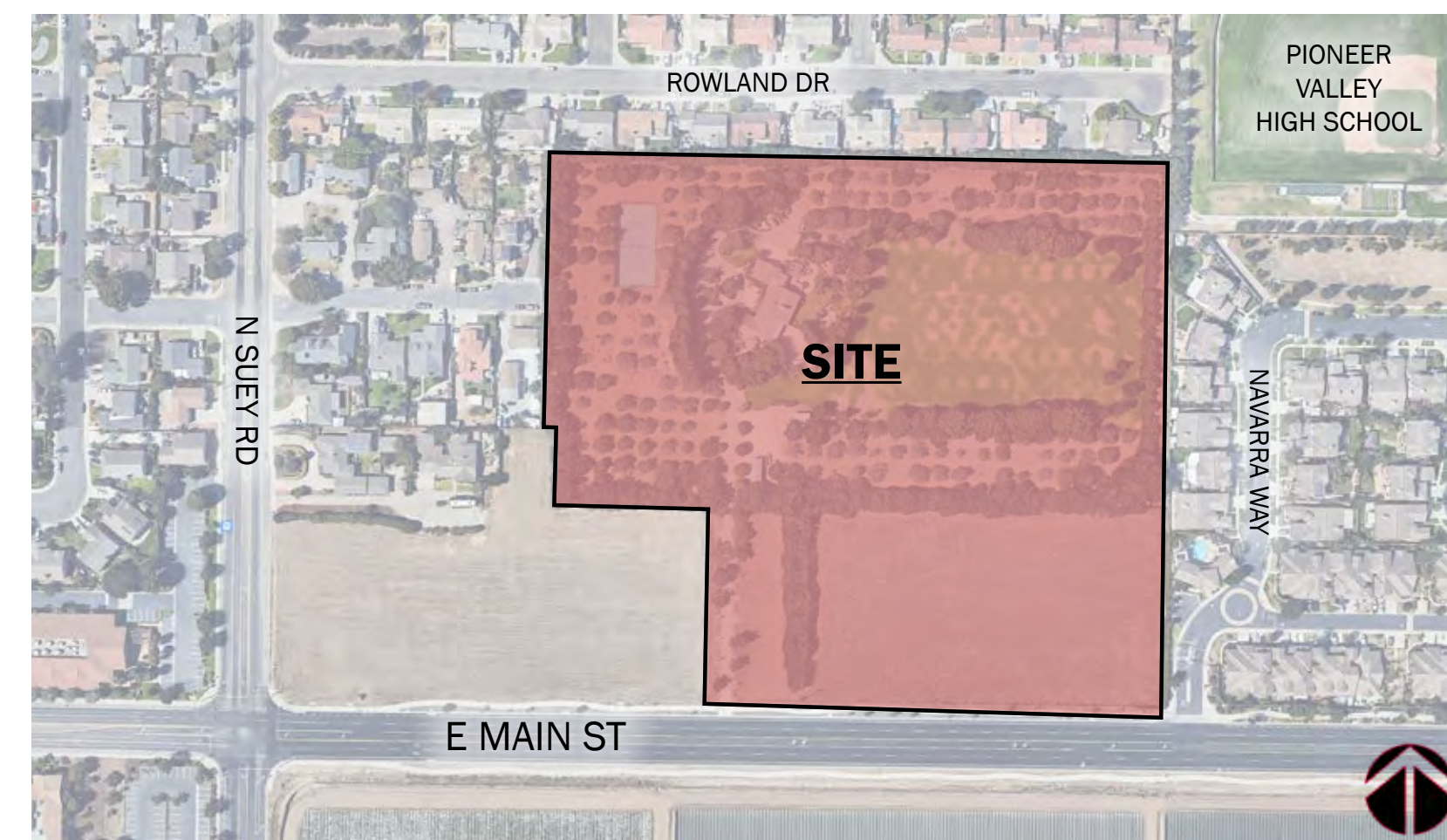
THE PROJECT SITE IS LOCATED AT 1571 E. MAIN STREET IN THE CITY OF SANTA MARIA, CA. THE PROJECT PROPOSES DEMOLITION OF AN EXISTING SINGLE FAMILY HOME LOCATED ON TWO PARCELS TOTALING 14.43 ACRES. THE NEW CONSTRUCTION SHALL INCLUDE A GATED '100% SENIOR AGE RESTRICTED' COMMUNITY COMPOSED OF 142 INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOTS FOR-SALE.

ALSO INCLUDED IN THE PROJECT ARE COMMON AMENITIES SUCH AS: A (2,862 SF) COMMUNITY CLUBHOUSE WITH A POOL, SPA, CABANAS, OUTDOOR LIVING & ACTIVITY LAWN. AS WELL AS A PET FRIENDLY POCKET PARK WITH A COVERED GAZEBO & FLEXIBLE OUTDOOR SEATING ARRANGEMENTS.

THE PROPOSED 142 LOTS ARE BROKEN DOWN INTO 4 TYPICAL LOT SIZES: LOT TYPE A - 40'X51' (2,040 SF), LOT TYPE B - 50'X51' (2,550 SF), LOT TYPE C - 40'X74' (2,960 SF) & LOT TYPE D - 40' X 77' (3,080 SF). THE LOT COUNT IS AS FOLLOWS: (54) LOT TYPE A, (48) LOT TYPE B, (36) LOT TYPE C & (4) LOT TYPE D.

THE PROJECT IS VASTLY OVER-PARKED PER CHAPTER 12-32 OF THE ZONING CODE REFERRING TO SENIOR AGE RESTRICTED COMMUNITIES. A TOTAL OF 363 PARKING SPACES ARE PROPOSED WITHIN THE PROJECT, WHEREAS ONLY 145 PARKING SPACES ARE REQUIRED.

VICINITY MAP



PROJECT STATISTICS

PROJECT ADDRESS: 1571 E. MAIN ST.
 SANTA MARIA, CA 93454

APN: 128-052-014, 128-052-023

LOT AREA: 14.43 ACRES (628,571 SF)

EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL (R-1)

PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL (R-2)

DENSITY ALLOWED: 12 UNITS/ACRE (UNDER R-2 ZONING)

LOT BREAKDOWN: 142 LOTS
 (54) LOT TYPE A: 40' X 51'
 (48) LOT TYPE B: 50' X 51'
 (36) LOT TYPE C: 40' X 74'
 (4) LOT TYPE D: 40' X 77'

LOT SIZES: LOT TYPE A: 40' X 51' (2,040 SF)
 LOT TYPE B: 50' X 51' (2,550 SF)
 LOT TYPE C: 40' X 74' (2,960 SF)
 LOT TYPE D: 40' X 77' (3,080 SF)
 (SEE FLOOR PLAN AREA CALC.)

TYP. UNIT SIZE: (SEE LOT PLAN EXHIBITS)

SETBACKS: 8-FEET X 10-FEET MIN.

PRIVATE YARDS: (SEE LOT PLAN EXHIBITS)

MAX. BUILDING HEIGHT
 PROPOSED COTTAGES = 22'-9" MAX. HEIGHT
 PROPOSED CLUBHOUSE = 25'-4" MAX. HEIGHT

RESIDENT PARKING REQUIRED: 145 SPACES (142 DWELLING UNITS + 3 STAFF MEMBERS)
 PER CHAPTER 12-32 OF ZONING CODE (UNITS EXCEEDING 600 SF SHALL PROVE 1 SPACE/DU + 1 SPACE/COMMUNITY STAFF MEMBER)

RESIDENT PARKING PROVIDED: PLAN TYPE 1: 1 GARAGE/DU + 1 OFF-STREET = 108 SPACES
 PLAN TYPE 2: 2 GARAGE/DU = 48 SPACES
 PLAN TYPE 3: 2 GARAGE/DU = 48 SPACES
 PLAN TYPE 4A: 2 GARAGE/DU = 32 SPACES
 PLAN TYPE 4B: 2 GARAGE/DU = 40 SPACES
 PLAN TYPE 4C: 2 GARAGE/DU = 8 SPACES
 284 RESIDENT SPACES
 79 GUEST SPACES

GUEST PARKING PROVIDED: 79 GUEST SPACES

TOTAL PARKING PROVIDED: 363 TOTAL SPACES PROVIDED

LANDSCAPE AREA REQUIRED: 20% OF TOTAL SITE AREA
 125,714 SF (2.89 ACRES) REQUIRED

LANDSCAPE AREA PROVIDED: 30.7% OF TOTAL SITE AREA
 COMMON SITE LANDSCAPE AREA = 84,940 SF
 LOT TYPE A LANDSCAPE AREA = 40,300 SF
 LOT TYPE B LANDSCAPE AREA = 37,400 SF
 LOT TYPE C/D LANDSCAPE AREA = 30,560 SF
193,200 SF (4.44 ACRES) TOTAL LANDSCAPE AREA

OPEN SPACE AREA REQUIRED: 300 SF/DU (300 X 142) = 42,600 SF (0.98 ACRES) REQUIRED

OPEN SPACE AREA PROVIDED: BASIN AREA = 20,950 SF
 CLUBHOUSE OPEN SPACE AREA = 11,596 SF
 PAVILION POCKET PARK AREA = 4,694 SF
 "B" STREET PASEO OPEN SPACE BUFFER = 13,496 SF
50,736 SF (1.16 ACRES) TOTAL OPEN SPACE AREA

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TOTAL SHEET COUNT	44



BELLECREST RESIDENCES

1571 E. MAIN ST, - SANTA MARIA, CA 93454

TITLE SHEET

07/10/24

T1
PLANNING PACKAGE

BELLECREST RESIDENCES DEVELOPMENT PLAN for PD2022-0009

PROJECT INFORMATION

EXISTING PARCELS
(128-052-014) = 11.07 ACRES
(128-052-023) = 3.36 ACRES
GROSS AREA: 14.43 ACRES
NUMBER OF LOTS: 142 RESIDENTIAL / 4 COMMON LOT
EXISTING ZONING: PD/R-1
PROPOSED ZONING: R-2 (MEDIUM DENSITY)

LEGAL DESCRIPTION:

PARCEL ONE: (APN: 128-052-14)
THOSE PORTIONS OF THE RANCHO SUEY OF THE PROJECTED SOUTHEAST QUARTER SECTION 12, TOWNSHIP 10 NORTH, RANCH 34 WEST, SAN BERNARDINO BASE MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 12, 30.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 12, 825.00 FEET; THENCE SOUTH 89° 51' EAST 415.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 89° 51' EAST ALONG THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN THE DEED TO LULU MABLE TAPSCOTT, RECORDED JANUARY 2, 1931, AS INSTRUMENT NO. 22, IN BOOK 224, PAGE 507 OF OFFICIAL RECORDS, 905.00 FEET TO A 2 INCH B.C. MONUMENT ON THE EAST LINE OF THE TRACT OF LAND DESCRIBED AS PARCEL ONE, IN THE DEED TO MARIE I. SEIDLE, RECORDED FEBRUARY 19, 1944, AS INSTRUMENT NO. 1561, IN BOOK 600, PAGE 431 OF OFFICIAL RECORDS; THENCE SOUTH ALONG THE EAST LINE OF SAID SEIDLE TRACT, 495.00 FEET TO A 2 INCH B.C. MONUMENT SET AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 51' WEST, ALONG THE SOUTHERLY LINE OF SAID SEIDLE TRACT AND THE WESTERLY PROLONGATION THEREOF, (AT 528.00 FEET A 1 INCH PIPE AND AT 660.00 FEET A 1 INCH PIPE) 880.00 FEET TO A 1 INCH SURVEY PIPE SET AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO TOYOKUMA TOMOOKA, ET UX., RECORDED JULY 23, 1952, AS INSTRUMENT NO. 10952, IN BOOK 1083, PAGE 151 OF OFFICIAL RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID TOMOOKA TRACT, 99.00 FEET TO A ONE INCH PIPE SET AT THE NORTHEAST CORNER THEREOF; THENCE NORTH 89° 51' WEST, ALONG THE NORTH LINE OF SAID TOMOOKA TRACT, 25.00 FEET; THENCE NORTH 396.00 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS, AND HYDROCARBONS BY WHATSOEVER NAME KNOWN, LYING BELOW A DEPTH OF 200 FEET FROM THE SURFACE OF ABOVE DESCRIBED PROPERTY, AS RESERVED IN THE DEED FROM MARIE I. SEIDLE, A WIDOW, RECORDED MARCH 24, 1958, AS INSTRUMENT NO. 6589 IN THE OFFICE OF THE COUNTY RECORDER, WHICH DEED FURTHER RECITES AS FOLLOWS: "TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR, AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL OR MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF; AND TO REPAIR, RETAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 200 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED; IT BEING THE EXPRESS INTENTION OF THE PARTIES HERETO THAT THE OWNER OF THE ABOVE EXCEPTED MINERALS SHALL HAVE NO RIGHT, EXPRESS OR IMPLIED, TO UTILIZE ANY PORTION OF THE SURFACE OR UPPER 200 FEET OF THE PROPERTY HEREINABOVE DESCRIBED FOR THE PURPOSE OF EXPLORING FOR OR PRODUCING SAID MINERALS ABOVE NAMED".

PARCEL TWO:
A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD PURPOSES AND FOR THE INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF PUBLIC UTILITY LINES, OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED REAL PROPERTY: A PARCEL OF LAND 56 FEET IN WIDTH, BEING 28 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SECTION 12, 30 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 12, 619.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 82° 51' EAST 415 FEET, EXCEPTING FROM SAID RIGHT OF WAY ANY INTEREST THAT MAY HAVE BEEN CONVEYED TO THE COUNTY OF SANTA BARBARA, BY DEED RECORDED FEBRUARY 2, 1904, IN BOOK 98, PAGE 234 OF DEEDS, OVER AND ALONG THE WESTERLY 10 FEET OF THE ABOVE-DESCRIBED LAND.

PARCEL THREE:
THAT PORTION OF THE RANCHO SUEY OF THE PROJECTED SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANCH 34 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 30 FEET EAST FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 AND RUNNING THENCE EAST 660 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 330 FEET; THENCE EAST 132 FEET; THENCE SOUTH 330 FEET; THENCE WEST 132 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL FOUR: (APN: 128-052-23)
THAT PORTION OF RANCHO SUEY, IN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY BOUNDARY LINE OF SAID RANCHO, SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO MERIDIAN; THENCE EAST 822 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST 528 FEET; THENCE NORTH 330 FEET; THENCE WEST 528 FEET; THENCE SOUTH 330 FEET TO THE TRUE POINT OF BEGINNING.
APN: 128-052-014 and 128-052-023

EXISTING EASEMENT INFORMATION

- 5 AN EASEMENT FOR PUBLIC STREET, GENERAL PUBLIC UTILITIES, TELEPHONE AND CABLE T.V. PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 8, 2005 AS INSTRUMENT NO. 2005-0087329 OF OFFICIAL RECORDS.
- 6 AN EASEMENT FOR PUBLIC STREET, GENERAL PUBLIC UTILITIES, TELEPHONE AND CABLE T.V. PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 8, 2005 AS INSTRUMENT NO. 2005-0087330 OF OFFICIAL RECORDS.
- 7 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 2006 AS INSTRUMENT NO. 2006-0070001 OF OFFICIAL RECORDS.
- 8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 2006 AS INSTRUMENT NO. 2006-0070002 OF OFFICIAL RECORDS.

UTILITIES

WATER: CITY OF SANTA MARIA
SEWER: CITY OF SANTA MARIA
ELECTRICITY: PACIFIC GAS & ELECTRIC
GAS: SO. CALIF. GAS COMPANY
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TV: COMCAST CABLE

PARKING

STANDARD GARAGE SPACES: 251
GUEST SPACES: 94
ACCESSIBLE SPACES: 8
TOTAL SPACES: 353

PROPOSED EASEMENTS

- 9 GRANTED TO: BELLECREST RESIDENCES
PURPOSE: EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, LANDSCAPING, UTILITIES AND SHARED USE FACILITIES.
RECORDED: RECORDED OVER LOTS 143-146

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING OF N89°17'20"W BETWEEN TWO FOUND BRASS CAP MONUMENTS STAMPED U.S. #517 IN MONUMENT WELLS AT INTERSECTIONS OF NAVARRA WAY, EAST MAIN STREET AND PANTHER DRIVE (FORMERLY FREMONT STREET) AS SHOWN ON TRACT MAP NO.5886 RECORDED IN BOOK 201 OF MAPS, PAGES 68-75.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS BASED ON AN OPUS SOLUTION AT THE FOUND 3" BRASS CAP AT THE INTERSECTION OF ROLAND DRIVE AND SPRUCE DRIVE. ELEVATION = 245.03' (NAVD88)



LEGEND

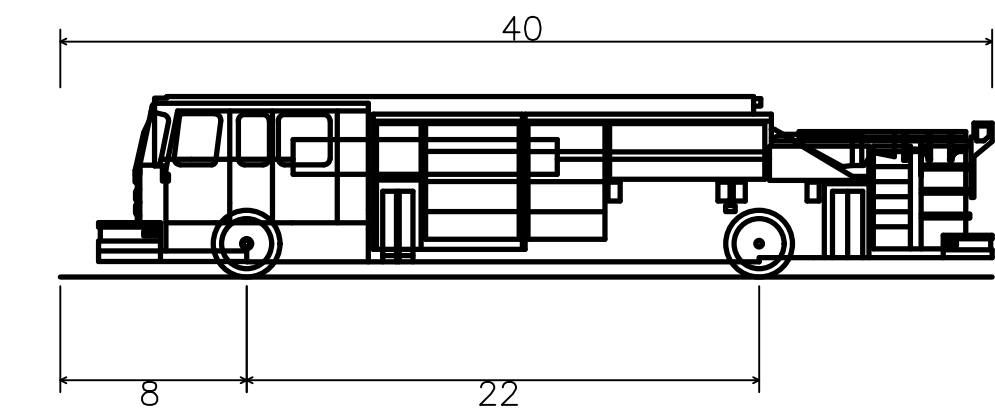
- WATER LINE
- PROJECT BOUNDARY
- CENTERLINE
- PROPERTY LINE
- EXIST. CURB LINE
- NEW CURB LINE
- FUTURE CURB LINE
- STORM DRAIN
- EXIST. STORM DRAIN
- EASEMENT LINE
- SEWER MAIN
- EXIST. SEWER MAIN
- EXIST. WATER MAIN
- BLOCK WALL
- EXIST. BLOCK WALL
- PROP. SLOPE AS NOTED
- EXIST. CONTOURS
- B.O. MANHOLE
- EXIST. S.D. MANHOLE
- RIM
- INV
- SS
- C.O.
- SSMH
- SF
- S.D.
- WL
- STORM DRAIN MANHOLE
- EXIST. S.D. MANHOLE
- STREET LIGHT
- EXIST. STREET LIGHT
- FUTURE STREET LIGHT
- FIRE HYDRANT
- EXIST. FIRE HYDRANT
- SEWER CLEANOUT
- SEWER MANHOLE
- BLOW-OFF VALVE

BELLECREST
DEVELOPMENT PLAN for **C-1**
PD2022-0009
7/9/24

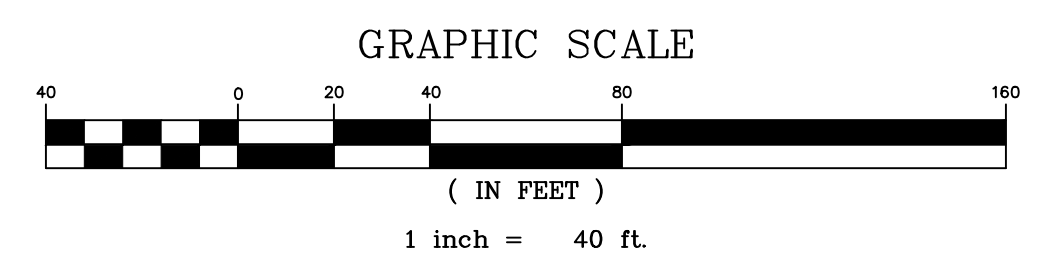
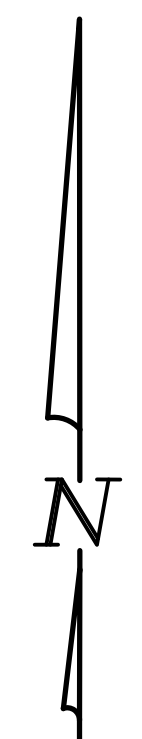
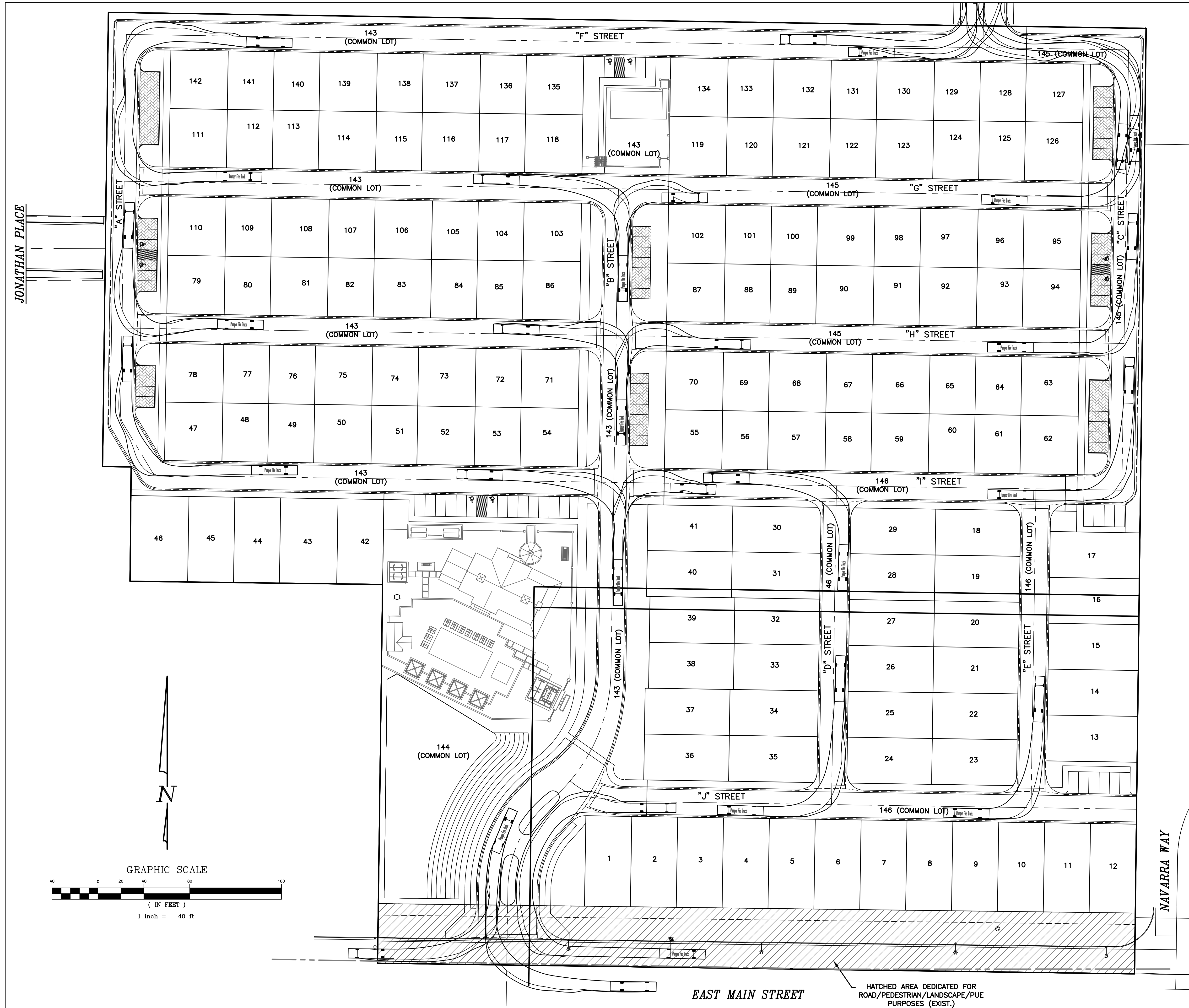
BETHEL engineering
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RUSSELL J. GARRISON RCE 59987 DATE

**BELLECREST RESIDENCES
FIRETRUCK EXHIBIT
for PD2022-0009**



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

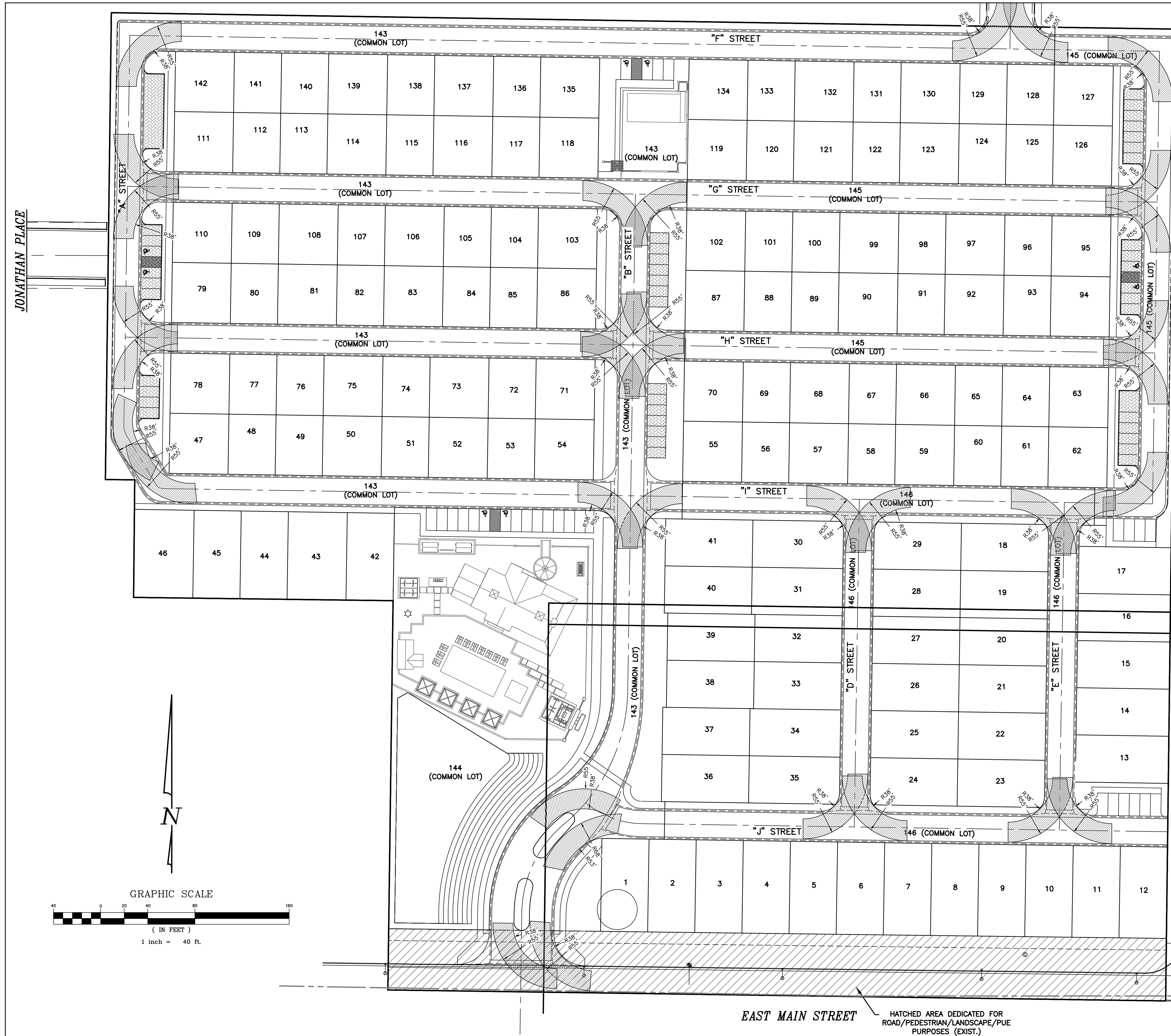


HATCHED AREA DEDICATED FOR ROAD/PEDESTRIAN/LANDSCAPE/PUE PURPOSES (EXIST.)

BELLECREST FIRETRUCK EXHIBIT FOR PD2022-0009	C-2
	7/9/24

BETHEL
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2824 Airport Dr., Santa Maria,
California 93455 (805) 934-5767

**BELLECREST RESIDENCES
GARBAGE TRUCK EXHIBIT
for PD2022-0009**



GENERAL INFORMATION

- PER ASSEMBLY BILL ("AB") 341 AND AB 939, RESIDENCES, COMMERCIAL BUSINESSES, INDUSTRIAL FACILITIES, AND MULTI-FAMILY DWELLINGS ARE REQUIRED TO ARRANGE FOR RECYCLING SERVICES.
- PER AB 1826, COMMERCIAL BUSINESSES AND MULTI-FAMILY DWELLINGS ARE REQUIRED TO ARRANGE FOR ORGANIC WASTE RECYCLING SERVICES.
- AT MINIMUM, ONE (1) RECYCLE CONTAINER SHALL BE ISSUED TO EACH ACCOUNT. EACH ACCOUNT SHALL BE EVALUATED ON AN INDIVIDUAL BASIS TO DETERMINE THE QUANTITY OF RECYCLING BINS REQUIRED. AS A GENERAL RULE, MULTIPLE TRASH BINS REQUIRE MULTIPLE RECYCLE BINS.
- ENCLOSURES SHALL BE CONSTRUCTED PER CITY OF SANTA MARIA STANDARDS.
- TRASH ENCLOSURE LOCATION AND ORIENTATION SHALL PROVIDE FOR "FORK-IN" ACCESS BY REFUSE VEHICLES. (SEE DETAIL BELOW)

REFUSE VEHICLE ACCESS STANDARDS

TYPE	TURNING RADIUS / CLEARANCE
1. FRONT LOADER	38'-0" INSIDE RADIUS 38'-0" OUTSIDE RADIUS
2. VEHICLE HEIGHT	18'-0" CLEARANCE
3. VEHICLE LENGTH	32'-0" CLEARANCE WITH FORK UP 38'-0" CLEARANCE WITH FORK DOWN
4. VEHICLE WIDTH	18" CLEARANCE (CLEAR TRAVEL LANE)
5. BACKING DISTANCE	NO BACKING

REFUSE VEHICLE TURN RADIUS DETAIL

REFUSE VEHICLE FORK-IN ACCESS DETAIL

City of Santa Maria Standard Drawing

RESPONSIVE: SOLID WASTE ENCLOSURE FOR TWO CONTAINERS MS-16B

DATE DRAWN: 07/18

SCALE: NTS

SHEET 3 OF 3

**BELLECREST
GARBAGE TRUCK
EXHIBIT for
PD2022-0009**

C-3

7/9/24

BETHEL engineering

2824 Airport Dr., Santa Maria, California 93455 (805) 934-5767

**BELLECREST RESIDENCES
CORNER SIGHT DISTANCE
TRIANGLES EXHIBIT
WITH CALTRANS TOPIC 405
for PD2022-0009**



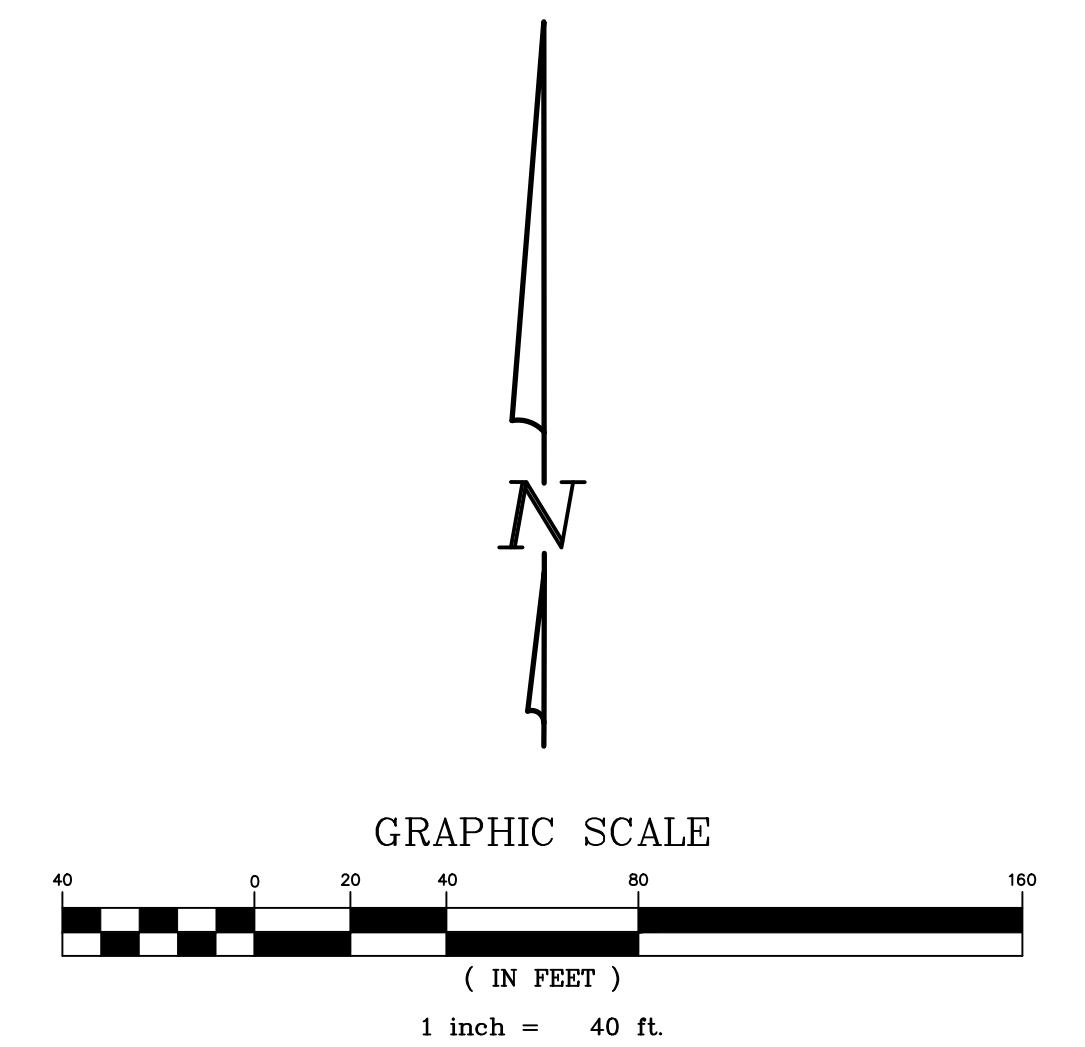
* CALTRANS HIGHWAY DESIGN MANUAL - 405.1(2)(c)

Private Road Intersections (Refer to Index 205.2) and Rural Driveways (Refer to Index 205.4); corner sight distance applies, see Table 405.1A. If signalized, the minimum corner sight distance should be equal to the stopping sight distance as given in Table 201.1, measured as previously described.

CALTRANS HIGHWAY DESIGN MANUAL - Table 201.1

Sight Distance Standards

Design Speed (mph)	Stopping (ft)	Passing (ft)
15	100	---



BELLECREST
CALTRANS TOPIC 405
CORNER SIGHT DISTANCE
EXHIBIT for
PD2022-0009

C-4.0

7/9/24



2624 Airport Dr., Santa Maria,
California 93455 (805) 934-5767

EAST MAIN STREET
HATCHED AREA DEDICATED FOR
ROAD/PEDESTRIAN/LANDSCAPE/PUE
PURPOSES (EXIST.)

**BELLECREST RESIDENCES
CORNER SIGHT DISTANCE
TRIANGLES EXHIBIT
WITH CALTRANS TOPIC 405
for PD2022-0009**

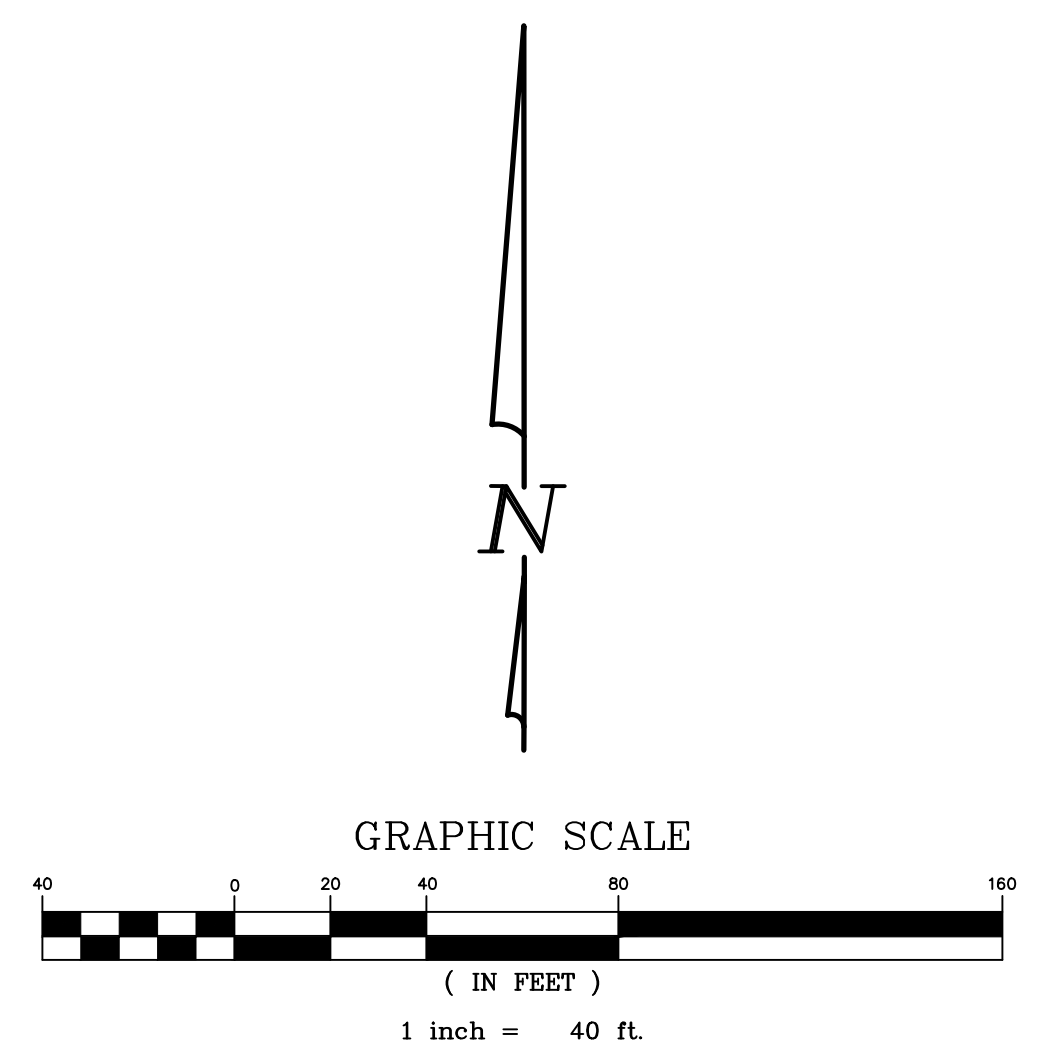


* CALTRANS HIGHWAY DESIGN MANUAL - 405.1(2)(c)
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CALTRANS HIGHWAY DESIGN MANUAL - Table 201.1

Sight Distance Standards

Design Speed (mph)	Stopping (ft)	Passing (ft)
15	100	--



BELLECREST CALTRANS TOPIC 405 CORNER SIGHT DISTANCE EXHIBIT for PD2022-0009	C-5.0 7/9/24
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BELLECREST RESIDENCES TENTATIVE TRACT MAP for TRACT 6040

PROJECT INFORMATION

EXISTING PARCELS
(128-052-014) = 11.07 ACRES
(128-052-023) = 3.36 ACRES
GROSS AREA: 14.43 ACRES
NUMBER OF LOTS: 142 RESIDENTIAL / 4 COMMON LOT
EXISTING ZONING: PD/R-1
PROPOSED ZONING: R-2 (MEDIUM DENSITY)
142 UNITS (9.84 UNITS/ACRE)

UTILITIES

WATER: CITY OF SANTA MARIA
SEWER: CITY OF SANTA MARIA
ELECTRICITY: PACIFIC GAS & ELECTRIC
GAS: S.D. CALIF. GAS COMPANY
TELEPHONE: FRONTIER COMMUNICATIONS
CABLE TV: COMCAST CABLE

FLOOD INFORMATION

THIS PROJECT LIES WITHIN OTHER AREAS ZONE X, WHICH IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

OWNER'S CERTIFICATE

WE HEREBY CONSENT TO THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP, AND CERTIFY THAT WE ARE THE LEGAL OWNERS AND THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

SUBDIVIDER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE DESIGN OF THIS SUBDIVISION WILL IN NO WAY CONFLICT WITH EASEMENTS REQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THIS SUBDIVISION.

F.I.R.M. INFORMATION

FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) AND FLOOD INSURANCE RATE MAP (F.I.R.M.) CERTIFICATE: [COMPLETE AND SIGN PRIOR TO APPROVAL OF GRADING PLAN]

COMMUNITY NUMBER: 060336 PANEL NUMBER: 0187F
DATE OF F.I.R.M. SEPT. 30, 2005 DATE OF F.I.R.M. AMENDMENTS:
F.I.R.M. ZONE: X

THE LOWEST FLOOR ELEVATION IN ALL A-ZONES, WHERE BASE FLOOD ELEVATIONS ARE UTILIZED, WILL BE FIELD CHECKED, "AS-BUILT" AND CERTIFIED PRIOR TO OCCUPANCY OF THE STRUCTURES BY A LICENSED CIVIL ENGINEER, LAND SURVEYOR OR ARCHITECT AS REQUIRED TO COMPLY WITH THE CITY OF SANTA MARIA FLOOD PLAIN MANAGEMENT ORDINANCE AND F.E.M.A. REQUIRED INFORMATION FROM THE FLOOD INSURANCE RATE MAP.

ELEVATION DATUM USED ON THE F.I.R.M. FOR BASE FLOOD ELEVATION

N.A.V.D. '88 DATUM.

I CERTIFY THAT THE INFORMATION ON THIS CERTIFICATE REPRESENTS MY BEST EFFORTS TO INTERPRET THE DATA AVAILABLE. I UNDERSTAND THAT ANY FALSE STATEMENT MAY BE PUNISHABLE BY FINE OF IMPRISONMENT UNDER 18 U.S. CODE, SECTION 1001.

CERTIFIER'S NAME: RUSSELL J. GARRISON LICENSE NUMBER: R.C.E. 59967
TITLE: CHIEF ENGINEER CITY: SANTA MARIA
ADDRESS: 2624 AIRPARK DRIVE STATE: CALIFORNIA ZIP: 93455 PHONE: (805) 934-5767

RUSSELL J. GARRISON, P.E. DATE:

EXISTING EASEMENT INFORMATION

- AN EASEMENT FOR PUBLIC STREET, GENERAL PUBLIC UTILITIES, TELEPHONE AND CABLE T.V. PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 8, 2005 AS INSTRUMENT NO. 2005-0087329 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC STREET, GENERAL PUBLIC UTILITIES, TELEPHONE AND CABLE T.V. PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 8, 2005 AS INSTRUMENT NO. 2005-0087330 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 6, 2006 AS INSTRUMENT NO. 2006-0070001 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 2006 AS INSTRUMENT NO. 2006-0070002 OF OFFICIAL RECORDS.

PROPOSED EASEMENTS

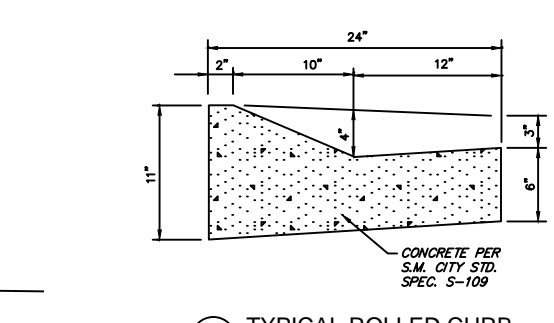
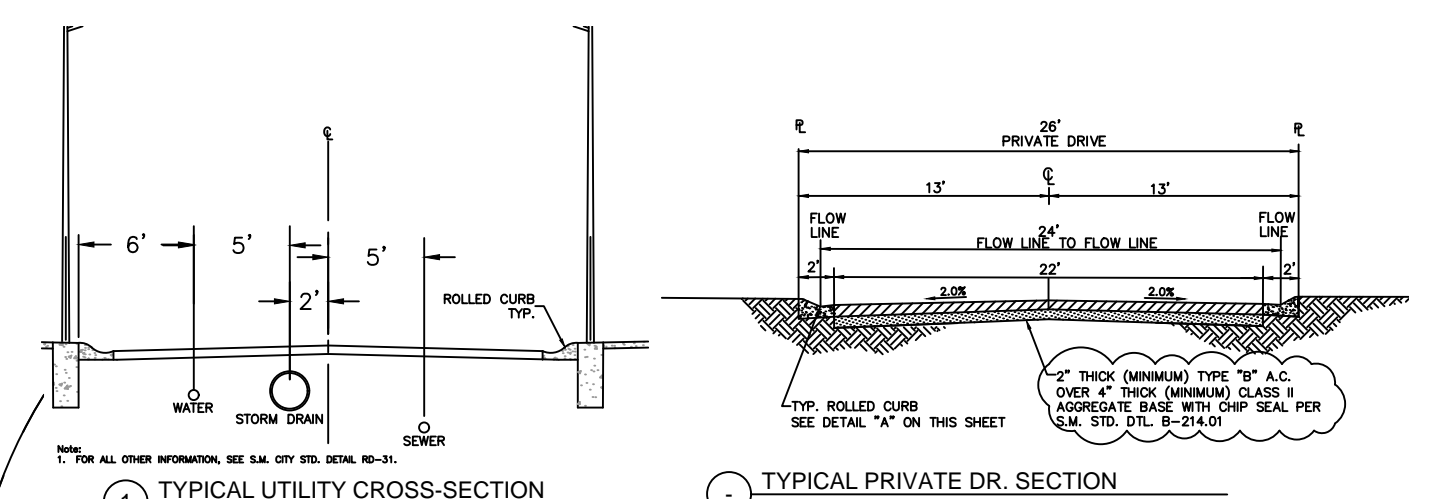
GRANTED TO: BELLECREST RESIDENCES
PURPOSE: EASEMENT FOR VEHICULAR ACCESS, PEDESTRIAN ACCESS, LANDSCAPING, UTILITIES AND SHARED USE FACILITIES.
RECORDED: RECORDED OVER LOTS 143-146

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING OF N85°17'20" W BETWEEN TWO FOUND BRASS CAP MONUMENTS STAMPED L.S. 4597 IN MONUMENT WELLS AT INTERSECTIONS OF MAIN STREET AND NAVARRA WAY, AND MAIN STREET AND PANTHER DRIVE (FORMERLY FREMONT STREET) AS SHOWN ON TRACT MAP NO. 5886 RECORDED IN BOOK 201 OF MAPS, PAGES 68-75.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS BASED ON AN OPUS SOLUTION AT THE FOUND 3" BRASS CAP AT THE INTERSECTION OF ROLAND DRIVE AND SPRUCE DRIVE. ELEVATION = 245.03' (NAVD88)



Parcel Area	Parcel Area	Parcel Area	Parcel Area
Lot No. Area	Lot No. Area	Lot No. Area	Lot No. Area
Lot 1 3153	Lot 47 2543	Lot 93 2040	Lot 139 2550
Lot 2 3148	Lot 48 2040	Lot 94 2543	Lot 140 2040
Lot 3 3143	Lot 49 2040	Lot 95 2543	Lot 141 2040
Lot 4 3139	Lot 50 2550	Lot 96 2040	Lot 142 2543
Lot 5 3134	Lot 51 2040	Lot 97 2550	Lot 143 132,186
Lot 6 3130	Lot 52 2550	Lot 98 2040	Lot 144 50,260
Lot 7 3125	Lot 53 2040	Lot 99 2550	Lot 145 43,423
Lot 8 3120	Lot 54 2550	Lot 100 2040	Lot 146 40,632
Lot 9 3116	Lot 55 2550	Lot 101 2040	TOTAL 628,659 15.23 AC
Lot 10 3111	Lot 56 2040	Lot 102 2550	
Lot 11 3106	Lot 57 2550	Lot 103 2550	
Lot 12 3101	Lot 58 2040	Lot 104 2040	
Lot 13 3096	Lot 59 2550	Lot 105 2040	
Lot 14 3091	Lot 60 2040	Lot 106 2550	
Lot 15 3086	Lot 61 2040	Lot 107 2040	
Lot 16 3081	Lot 62 2543	Lot 108 2550	
Lot 17 3076	Lot 63 2543	Lot 109 2040	
Lot 18 2971	Lot 64 2040	Lot 110 2543	
Lot 19 2966	Lot 65 2040	Lot 111 2543	
Lot 20 2961	Lot 66 2550	Lot 112 2040	
Lot 21 2956	Lot 67 2040	Lot 113 2040	
Lot 22 2951	Lot 68 2550	Lot 114 2550	
Lot 23 2946	Lot 69 2040	Lot 115 2040	
Lot 24 2941	Lot 70 2550	Lot 116 2550	
Lot 25 2936	Lot 71 2550	Lot 117 2040	
Lot 26 2931	Lot 72 2040	Lot 118 2550	
Lot 27 2926	Lot 73 2550	Lot 119 2550	
Lot 28 2921	Lot 74 2040	Lot 120 2040	
Lot 29 2916	Lot 75 2550	Lot 121 2550	
Lot 30 2911	Lot 76 2040	Lot 122 2040	
Lot 31 2906	Lot 77 2040	Lot 123 2550	
Lot 32 2901	Lot 78 2543	Lot 124 2040	
Lot 33 2896	Lot 79 2543	Lot 125 2040	
Lot 34 2891	Lot 80 2040	Lot 126 2543	
Lot 35 2886	Lot 81 2550	Lot 127 2543	
Lot 36 2881	Lot 82 2040	Lot 128 2040	
Lot 37 2876	Lot 83 2550	Lot 129 2040	
Lot 38 2871	Lot 84 2040	Lot 130 2550	
Lot 39 2866	Lot 85 2040	Lot 131 2040	
Lot 40 2861	Lot 86 2550	Lot 132 2550	
Lot 41 2856	Lot 87 2550	Lot 133 2040	
Lot 42 2851	Lot 88 2040	Lot 134 2550	
Lot 43 3713	Lot 89 2040	Lot 135 2550	
Lot 44 2978	Lot 90 2550	Lot 136 2040	
Lot 45 2969	Lot 91 2040	Lot 137 2550	
Lot 46 3764	Lot 92 2550	Lot 138 2040	

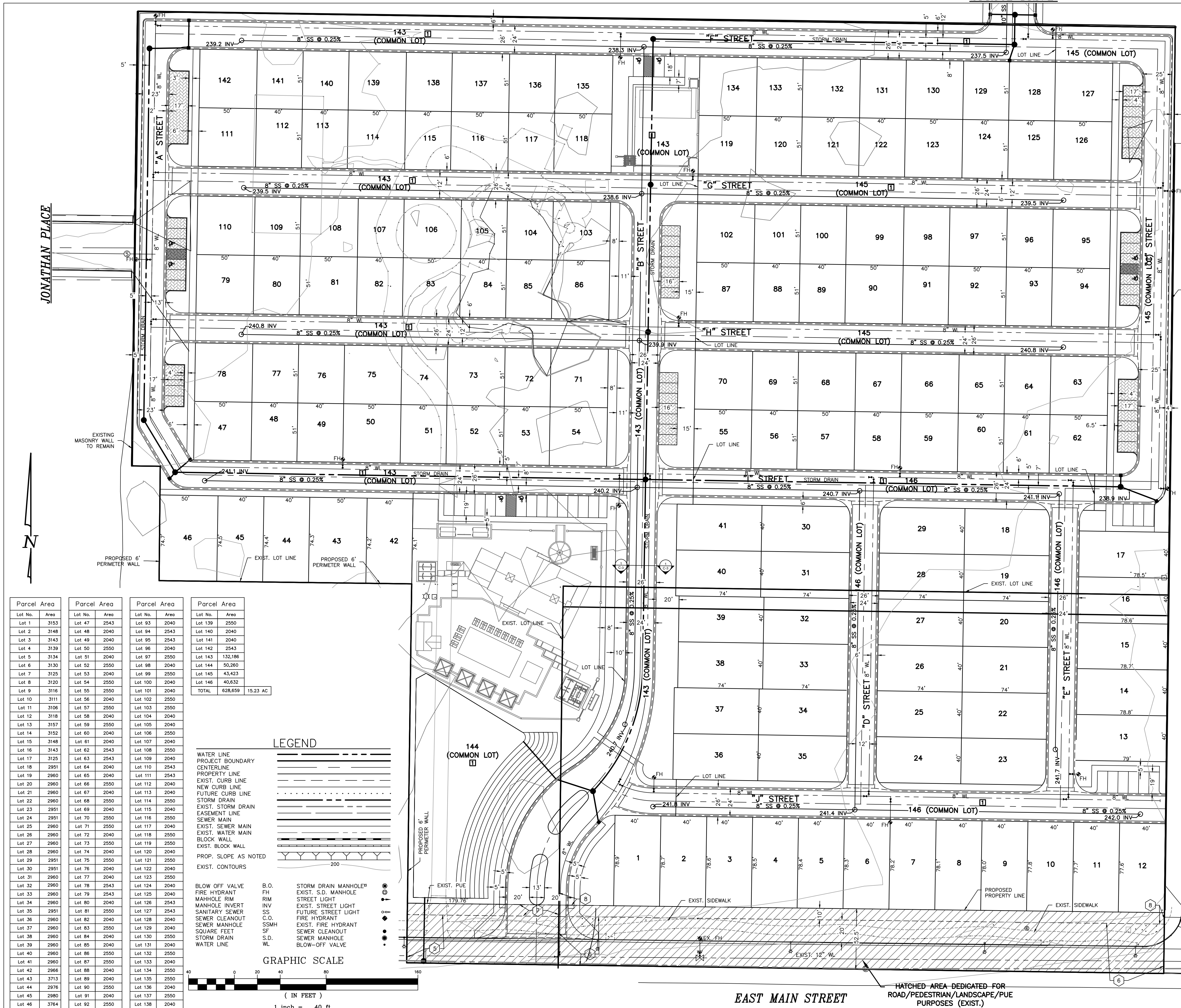
LEGEND

WATER LINE
PROJECT BOUNDARY
CENTERLINE
PROPERTY LINE
EXIST. CURB LINE
NEW CURB LINE
FUTURE CURB LINE
STORM DRAIN
EXIST. STORM DRAIN
EASEMENT LINE
SEWER MAIN
EXIST. SEWER MAIN
EXIST. WATER MAIN
BLOCK WALL
EXIST. BLOCK WALL
PROP. SLOPE AS NOTED
EXIST. CONTOURS

B.O.
FH
RIM
INV
SS
C.O.
SSMH
SF
S.D.
WL

STORM DRAIN MANHOLE
EXIST. S.D. MANHOLE
STREET LIGHT
EXIST. STREET LIGHT
FUTURE STREET LIGHT
FIRE HYDRANT
EXIST. FIRE HYDRANT
SEWER CLEANOUT
SEWER MANHOLE
BLOW-OFF VALVE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



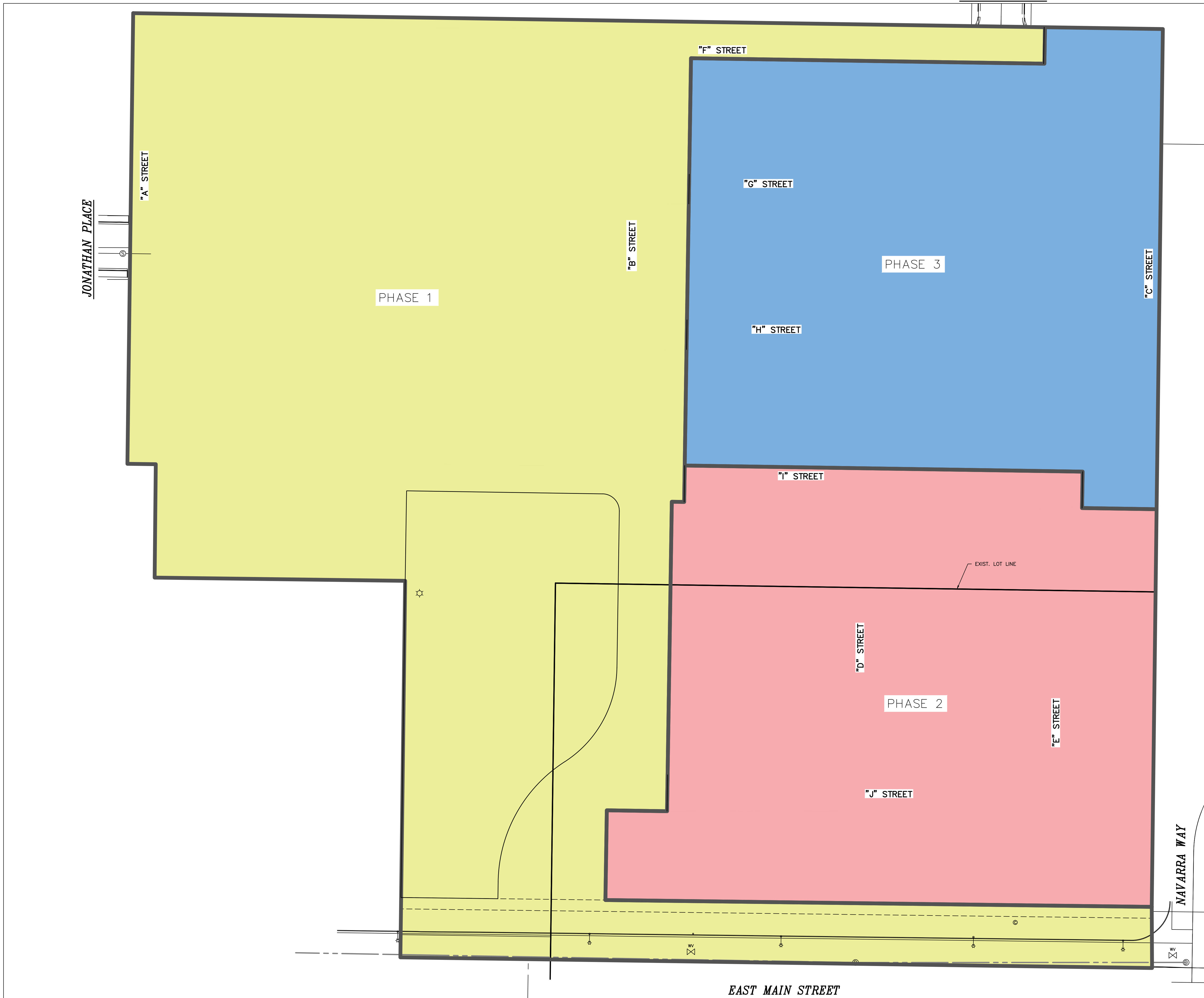
BELLECREST
TENTATIVE TRACT MAP
6040


C-6
7/9/24

BETHEL engineering
2624 Airpark Dr., Santa Maria, California 93455 (805) 934-5767

RUSSELL J. GARRISON RCE 59967 DATE

*BELLECREST RESIDENCES
 PHASE 1, 2, AND 3 EXHIBIT
 for PD2022-0009*



<i>BELLECREST PHASING EXHIBIT PD2022-0008</i>		C-7
		10/24/23
 <small>2824 Alpark Dr., Santa Maria, California 93450 (805) 934-3767</small>		
<small>RUSSELL J. GARRISON</small>	<small>RCE 59987</small>	<small>DATE</small>

BELLECREST RESIDENCES
COMMON LOT EXHIBIT
 for PD2022-0009

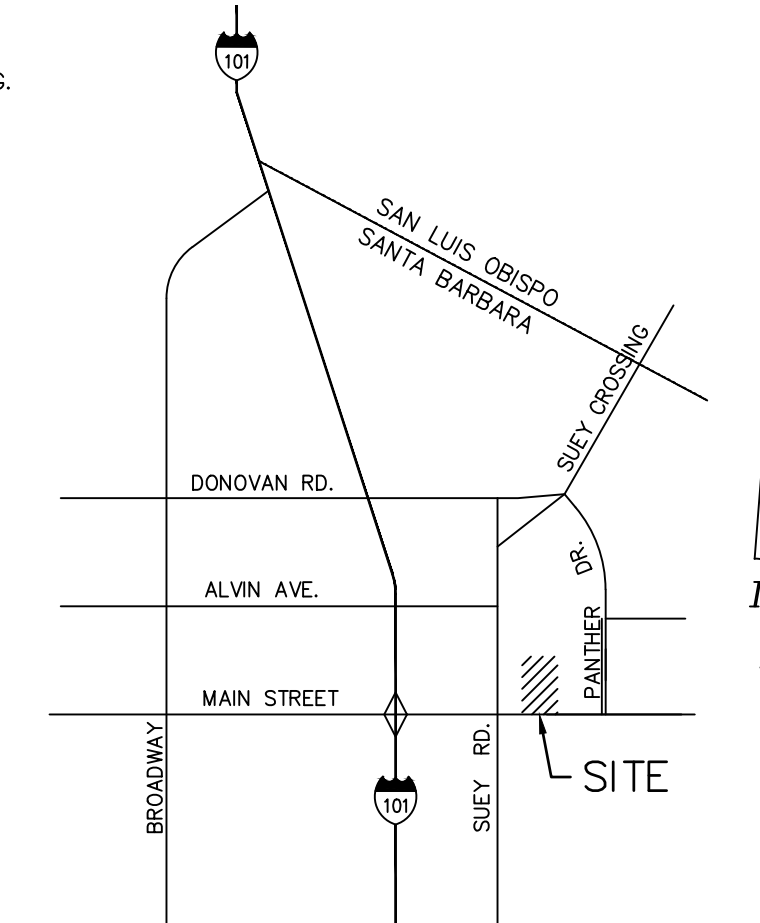


BELLECREST		C-8
COMMON LOT EXHIBIT PD2022-0008		
		10/24/23
 BETHEL engineering <small>2624 Airport Dr., Santa Maria, California 93451 (805) 934-5767</small>		
<small>RUSSELL J. GARRISON</small>	<small>RCE 59987</small>	<small>DATE</small>

BELLECREST RESIDENCES
PRELIMINARY GRADING PLAN
 for PD2022-0009

LEGEND

- WATER LINE
- PROJECT BOUNDARY
- CENTERLINE
- PROPERTY LINE
- EXIST. CURB LINE
- NEW CURB LINE
- FUTURE CURB LINE
- STORM DRAIN
- EXIST. STORM DRAIN
- EASEMENT LINE
- EXIST. SEWER MAIN
- EXIST. WATER MAIN
- BLOCK WALL
- EXIST. BLOCK WALL
- PROP. SLOPE AS NOTED
- EXIST. CONTOURS
- FINISHED FLOOR ELEV. (200.00)
- EDGE OF PAVEMENT (E.P.)
- TOP OF CURB (T.C.)
- FINISHED GRADE (F.G.)
- EXISTING GRADE (E.G. (XXX.XX))
- HIGH POINT (H.P.)
- LOW POINT (L.P.)
- FINISHED SURFACE (F.S.)
- T.O.G.
- S.D.
- TOP OF GRATE (T.O.G.)
- STORM DRAIN MANHOLE (S.D.)
- EXIST. S.D. MANHOLE
- STREET LIGHT (S.L.)
- EXIST. STREET LIGHT
- FUTURE STREET LIGHT
- CATCH BASIN (C.B.)



VICINITY MAP
N.T.S.

EARTHWORK QUANTITIES

RAW CUT: 4,500 CY
 RAW FILL: 36,050 CY
 NET FILL: 31,550 CY

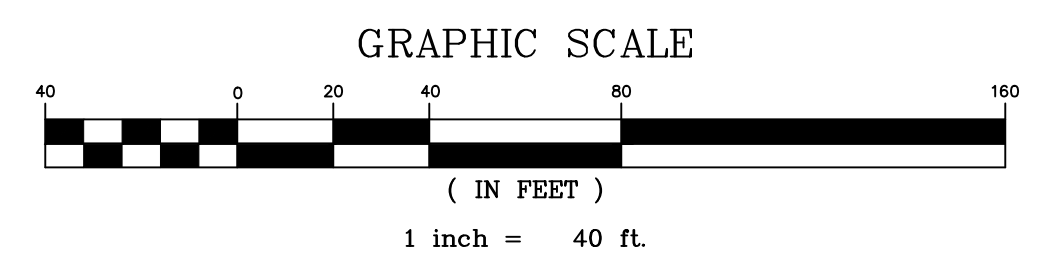
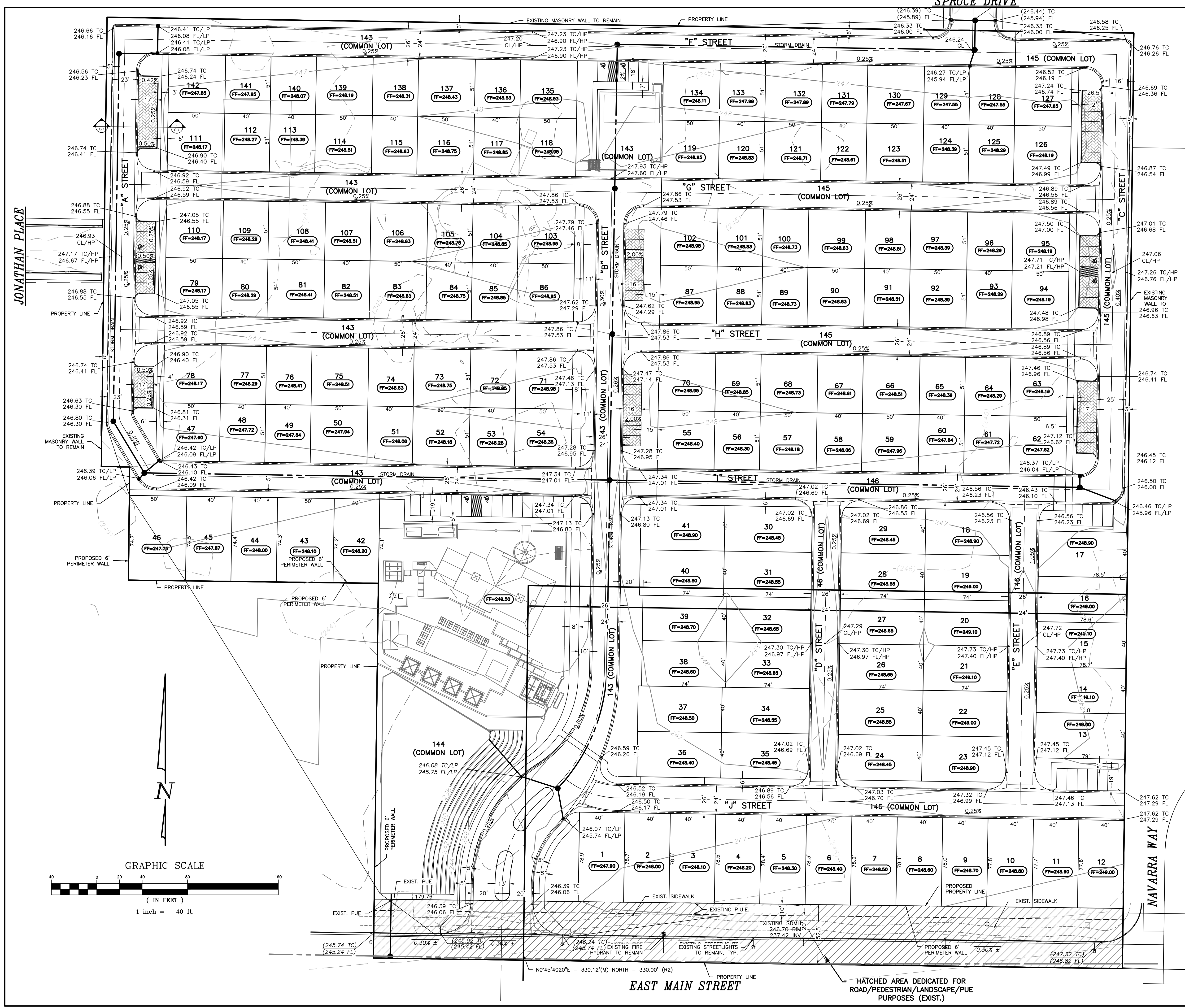
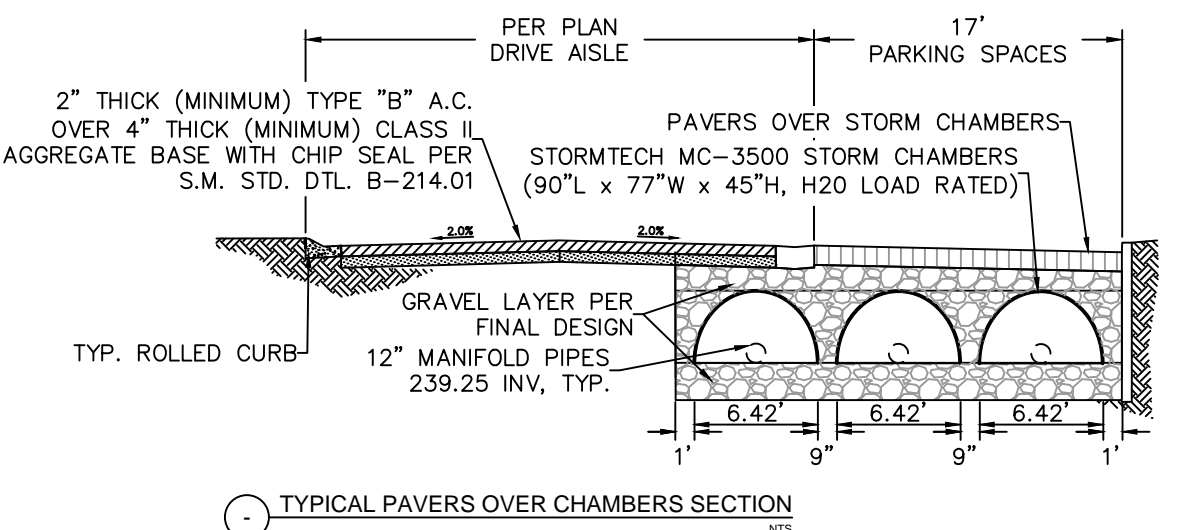
* THE ABOVE VOLUMES ARE PRELIMINARY. ACTUAL QUANTITIES WILL VARY BASED ON FINAL DESIGN AND REQUIREMENTS TO COMPLETE THE PROJECT AS APPROVED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE BEARING OF N89°17'20"W BETWEEN TWO FOUND BRASS CAP MONUMENTS STAMPED LS 4597 IN MONUMENT WELLS AT INTERSECTIONS OF MAIN STREET AND NAVARRA WAY, AND MAIN STREET AND PANTHER DRIVE (FORMERLY FREMONT STREET) AS SHOWN ON TRACT MAP NO. 5886 RECORDED IN BOOK 201 OF MAPS, PAGES 68-75.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS BASED ON AN OPUS SOLUTION AT THE FOUND 3" BRASS CAP AT THE INTERSECTION OF ROLAND DRIVE AND SPRUCE DRIVE. ELEVATION = 245.03' (NVD88)



BELLECREST
PRELIMINARY GRADING
 PLAN for
 PD2022-0009

C-9
7/9/24

BETHEL
 engineering
 2624 Alpark Dr., Santa Maria,
 California 93455 (805) 934-5767

- KEYNOTE LEGEND #**
- MOTORIZED DECORATIVE GATE ENTRY
 - ENHANCED PAVING AT ENTRY & INTERSECTIONS
 - TREE-LINED ENTRY DRIVE
 - PERIMETER EVERGREEN SCREENING
 - NOT USED
 - RESIDENTIAL STREET TREE (SEE LEGEND, BELOW)
 - COMMON AREA LANDSCAPE
 - PET FRIENDLY PARK. SEE ENLARGEMENT A, SHEET 2
 - E. MAIN STREET STREETScape AND CITY-APPROVED TREES
 - PLANTING ACCENTS AT ENTRY
 - CLUBHOUSE WITH POOL, SPA, BBQ ZONE, CABANAS, ACTIVITY LAWN, OUTDOOR LIVING & FIREPLACE. SEE ENLARGEMENT B, SHEET 2
 - GUEST PARKING
 - EXIT ONLY WITH BOLLARDS
 - TALL EVERGREEN PRIVACY SHRUBS
 - EXISTING EASEMENT
 - SITE WALL & WATER FEATURE
 - PROJECT SIGNAGE/ENTRY MONUMENT
 - STORMWATER BASIN
 - SIGHT DISTANCE TRIANGLES (REFER TO CIVIL PLANS)
 - EXISTING MAIN STREET PARKWAY LANDSCAPING TO REMAIN

LANDSCAPE AREA CALCULATIONS

TOTAL SITE AREA:	628,571 S.F. 14.43 AC.
LANDSCAPE AREA REQUIRED (20%):	125,714 S.F. 2.89 AC.
LANDSCAPE AREA (LOTS):	108,260 S.F. 2.49 AC.
LANDSCAPE AREA (COMMON):	84,940 S.F. 1.95 AC.
TOTAL LANDSCAPE AREA PROVIDED (30.7%):	193,200 S.F. 4.44 AC.

PROPOSED TREE QUANTITIES

A. PARKING, STREETS AND PERIMETER:	98 TREES
B. RESIDENTIAL LOTS:	94 TREES
C. CLUBHOUSE AND PARK:	32 TREES
D. MAIN STREET FRONTAGE:	18 TREES
E. ACCENT PALMS:	30 TREES
TOTAL:	272 TREES

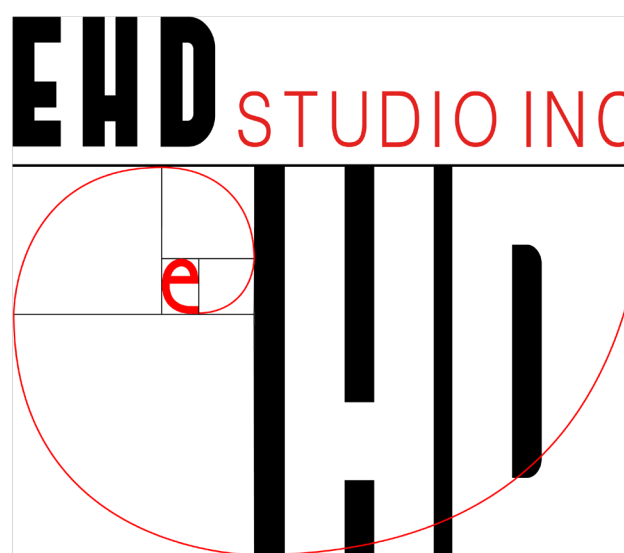
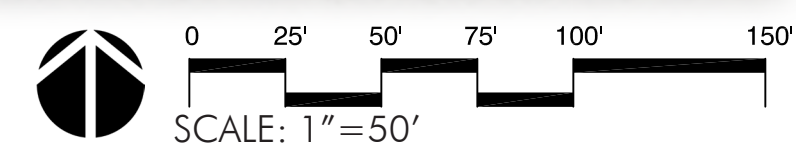
STREET TREE NOTES

- TREES SHOWN WITHIN SIGHT DISTANCE TRIANGLES SHALL HAVE A MINIMUM 8' TALL CANOPY TO ALLOW VISIBILITY.
- RESIDENTIAL STREET TREES HAVE BEEN CHOSEN FOR THEIR SMALL TO MEDIUM MATURE SIZE, VERTICAL GROWTH HABIT, AND NON-INVASIVE ROOT SYSTEM. ALL TREES HAVE BEEN SELECTED FROM THE CITY'S APPROVED STREET TREE LIST.
- CAREFUL CONSIDERATION WILL BE GIVEN TO EACH TREE'S FINAL LOCATION TO ENSURE THERE'S NO CONFLICT WITH UTILITIES, BUILDINGS, OR HARDSCAPES.



PROPOSED TREE PALETTE

- PERIMETER TREES**
- MELALEUCA QUINQUENARIA/PAPERBARK
SIZE: 24" BOX WUCOLS: L
NOTES: EVERGREEN, FLOWERING
35'h x 25'w
 - LOPHOSTEMON CONFERTUS / BRISBANE BOX
SIZE: 24" BOX WUCOLS: L
NOTES: EVERGREEN, UPRIGHT FORM
40'h x 25'w
- CANOPY STREET TREES**
- PISTACIA CHINENSIS / CHINESE PISTACHE
SIZE: 24" BOX WUCOLS: L
NOTES: DECIDUOUS, FALL COLOR
35'h x 30'w
 - GLEDITSIA TRIACAN. 'SUNBURST' / HONEY LOCUST
SIZE: 24" BOX WUCOLS: L
NOTES: DECIDUOUS, YELLOW/GREEN FOLIAGE
35'h x 25'w
- COLUMNAR RESIDENTIAL STREET TREES**
- MAGNOLIA GRAND. 'LITTLE GEM'/MAGNOLIA
SIZE: 24" BOX WUCOLS: L
NOTES: EVERGREEN, FLOWERING
25'h x 12'w
 - HYMENOSPORUM FLAVUM/SWEET SHADE
SIZE: 24" BOX WUCOLS: L
NOTES: EVERGREEN, FLOWERING
25'h x 15'w
 - LAGERSTROEMIA INDICA CLTVS./CRAPE MYRTLE
SIZE: 24" BOX WUCOLS: M
NOTES: DECIDUOUS, FLOWERING
15'h x 12'w
 - PYRUS CALLERYANA 'CHANTICLEER'/ORNAMENTAL PEAR
SIZE: 24" BOX WUCOLS: M
NOTES: DECIDUOUS, FLOWERING
30'h x 15'w
- PARK/CLUBHOUSE TREES**
- JACARANDA MIMOSIIFOLIA / JACARANDA
SIZE: 24" BOX WUCOLS: L
NOTES: DECIDUOUS, FLOWERING
30'h x 35'w
 - OLEA EUROPAEA 'WILSONII' / OLIVE
SIZE: 24" BOX WUCOLS: VL
NOTES: EVERGREEN, ROUNDED FORM
30'h x 40'w
 - PODOCARPUS GRACILIOR / FERN PINE
SIZE: 15 GAL WUCOLS: VL
NOTES: EVERGREEN, ROUNDED FORM.
40'h x 25'w
 - ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE
SIZE: 24" BOX WUCOLS: L
NOTES: EVERGREEN, UPRIGHT FORM
25'h x 25'w
- BASIN TREES**
- PLATANUS X ACERIF. 'BLOODGOOD' / LONDON PLANE
SIZE: 15 GAL WUCOLS: M
NOTES: DECIDUOUS, CITY APPROVED STREET TREE.
50'h x 40'w
- MAIN STREET TREES**
- ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE
SIZE: 24" BOX WUCOLS: L
NOTES: EVERGREEN, UPRIGHT FORM
25'h x 25'w
 - ULMUS PARVIFOLIA 'DRAKE'/ DRAKE ELM
SIZE: 24" BOX WUCOLS: M
NOTES: EVERGREEN, SHOWY BARK
30'h x 30'w
- ACCENT PALM**
- SYAGRUS ROMANZOFFIANA / QUEEN PALM
SIZE: 12" BTH WUCOLS: M
NOTES: UPRIGHT FORM
40'h x 15'w



BELLECREST RESIDENCES

1571 E. MAIN STREET, SANTA MARIA, CALIFORNIA

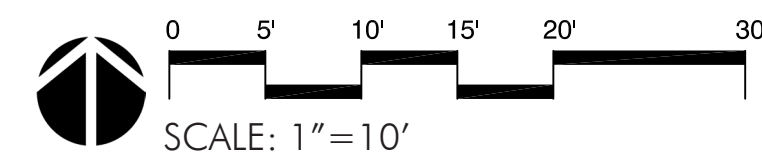
CONCEPTUAL LANDSCAPE PLAN – OVERALL DEVELOPMENT

L1
PLANNING PACKAGE

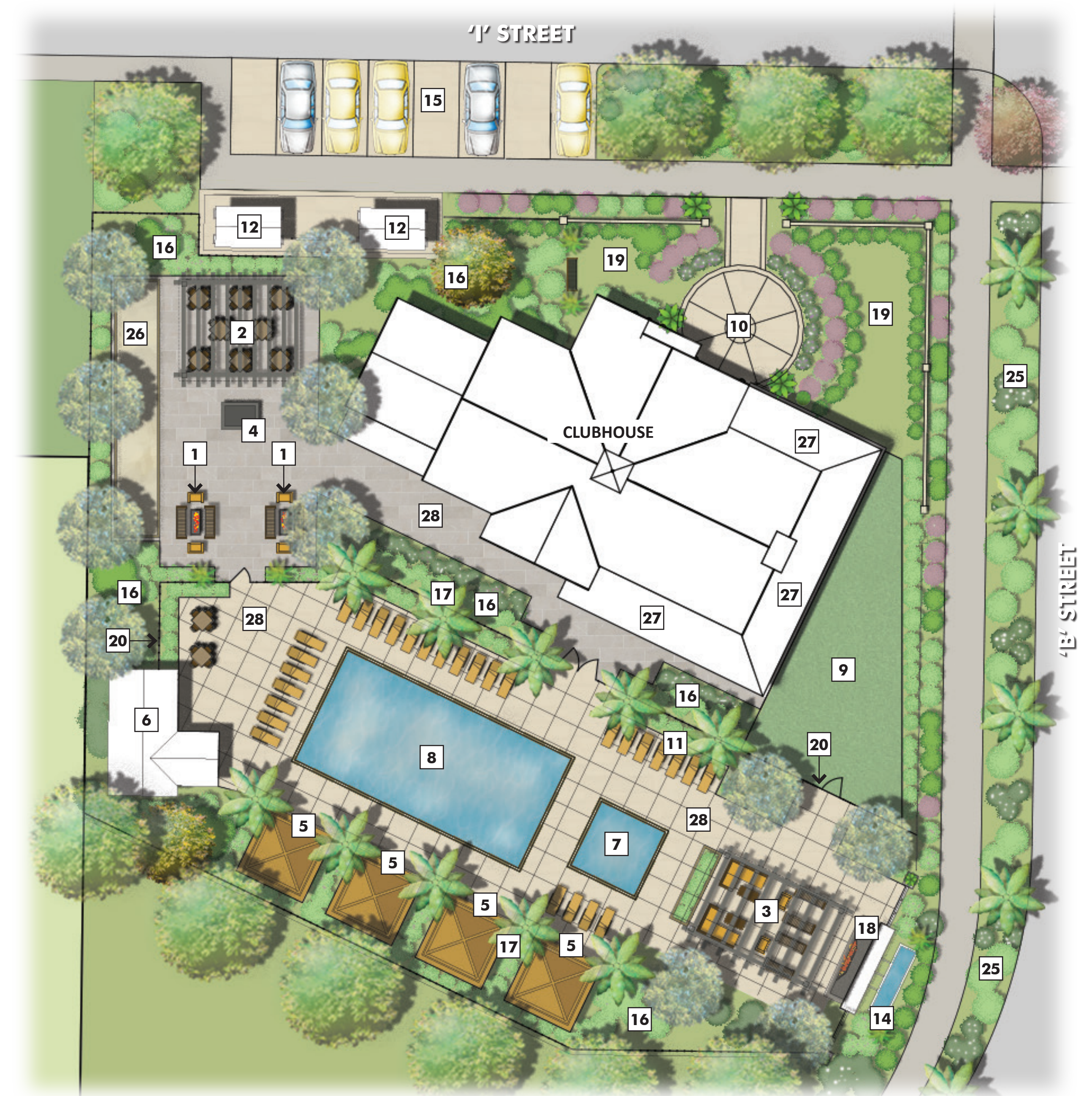
OCT | 16 | 2024



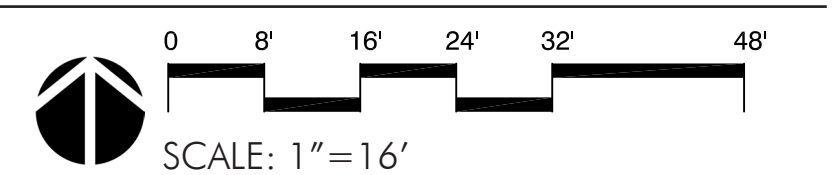
ENLARGEMENT 'A' - PET FRIENDLY PARK



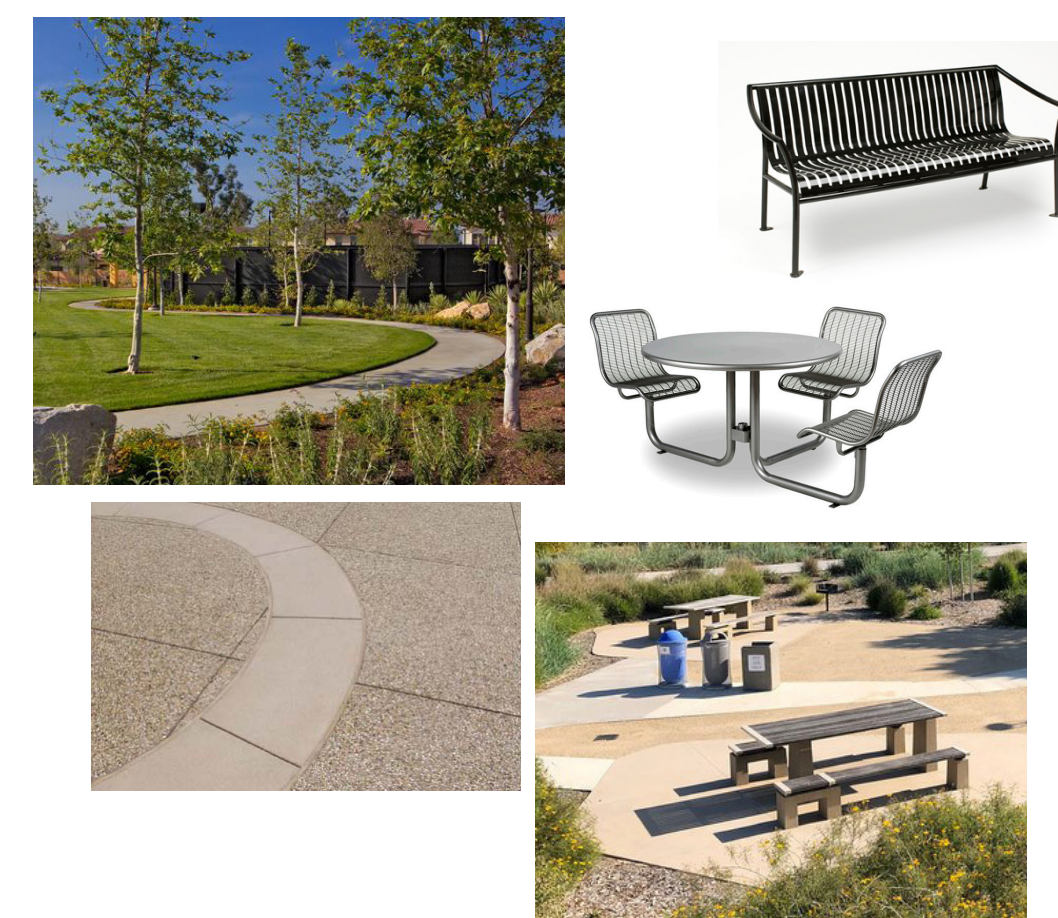
- KEYNOTE LEGEND #**
- 1 SEATING / LOUNGE PATIO WITH FIREPITS
 - 2 PERGOLA-COVERED DINING PATIO
 - 3 PERGOLA-COVERED LOUNGE AREA
 - 4 SANTA MARIA STYLE BBQ PIT
 - 5 POOL CABANA
 - 6 POOL EQUIPMENT BUILDING
 - 7 SPA
 - 8 POOL
 - 9 OUTDOOR ACTIVITY LAWN
 - 10 LOBBY ENTRY PATIO
 - 11 SUN DECK WITH LOUNGE CHAIRS
 - 12 MAILBOX KIOSK
 - 13 PERGOLA WITH SEATING BELOW
 - 14 WATER FEATURE
 - 15 GUEST PARKING
 - 16 PLANTER, TYP.
 - 17 PALM TREES, TYP.
 - 18 FIREPLACE
 - 19 ENTRY GARDEN
 - 20 DECORATIVE SAFETY FENCING AROUND POOL
 - 21 GAZEBO STRUCTURE WITH SEATING
 - 22 CHESS TABLES
 - 23 PING PONG TABLE
 - 24 CORNHOLE
 - 25 STREETSCAPE PLANTINGS
 - 26 BOCCE COURT
 - 27 COVERED PORCH
 - 28 DECORATIVE PAVING
 - 29 BENCH SEATING



ENLARGEMENT 'B' - CLUBHOUSE



LANDSCAPE ELEMENTS AND AMENITIES



INSPIRATIONAL IMAGES



BELLECREST RESIDENCES

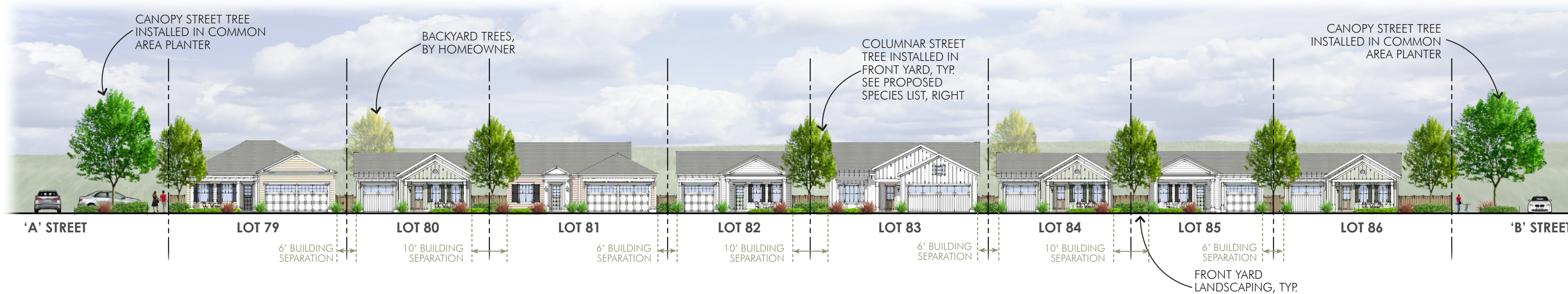
1571 E. MAIN STREET, SANTA MARIA, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN – ENLARGEMENTS

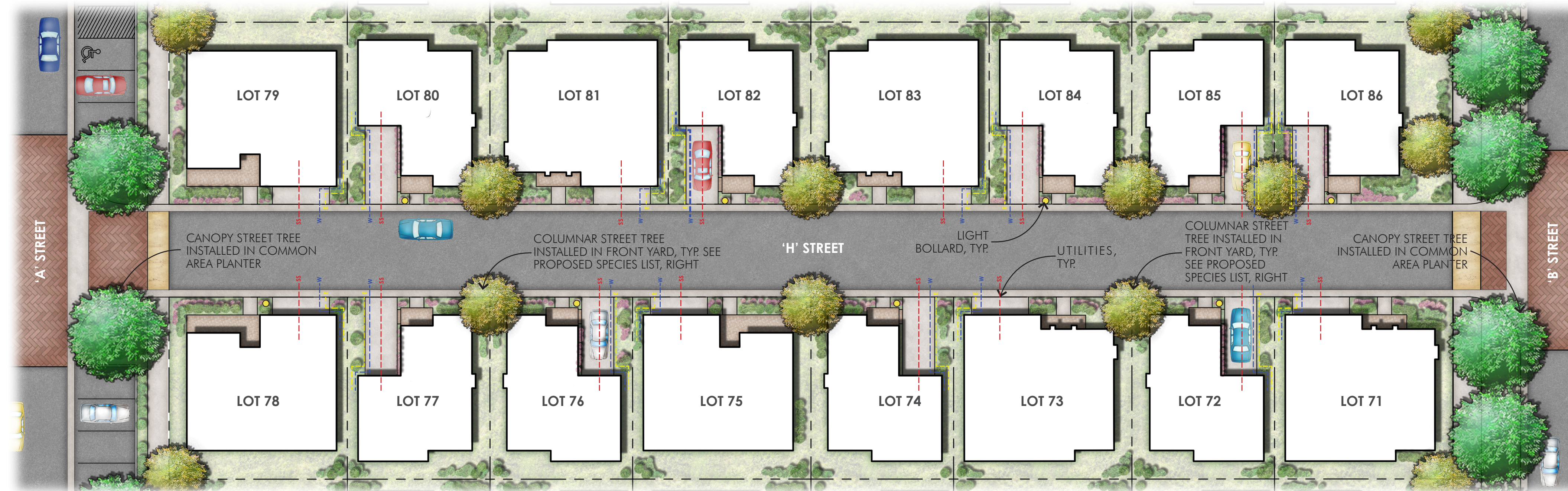
OCT | 16 | 2024

L2
PLANNING
PACKAGE

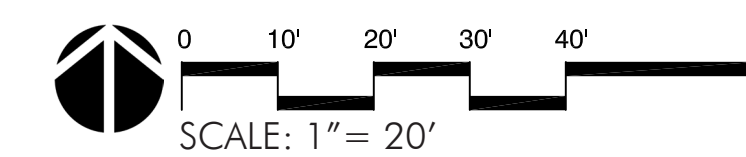
STREET 'H' - STREET TREE LAYOUT - ELEVATION VIEW - SCALE: 1" = 20'



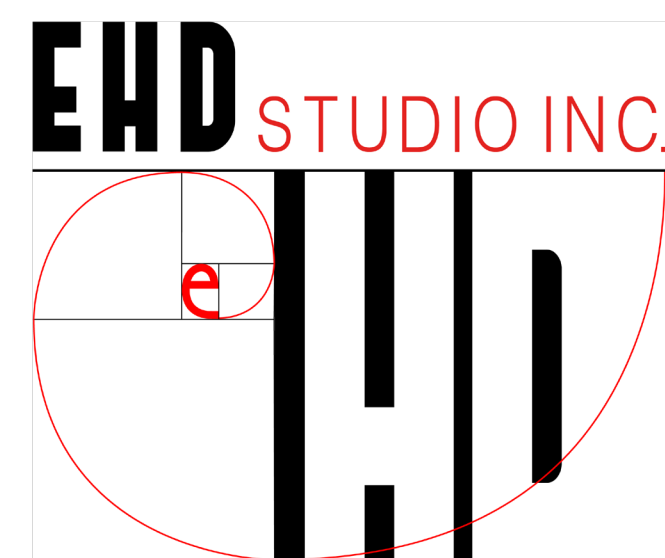
STREET 'H' - STREET TREE LAYOUT - PLAN VIEW - SCALE: 1" = 20'



- CANOPY STREET TREES**
- PISTACIA CHINENSIS / CHINESE PISTACHE
SIZE: 24" BOX WUCOLS: L
NOTES: DECIDUOUS, FALL COLOR 35'h x 30'w
 - GLEDITSIA TRIACAN. 'SUNBURST' / HONEY LOCUST
SIZE: 24" BOX WUCOLS: L
NOTES: DECIDUOUS, YELLOW/GREEN FOLIAGE 35'h x 25'w
- COLUMNAR RESIDENTIAL STREET TREES**
- MAGNOLIA GRAND. 'LITTLE GEM'/MAGNOLIA
SIZE: 24" BOX WUCOLS: L
NOTES: EVERGREEN, FLOWERING 25'h x 12'w
 - HYMENOSPORUM FLAVUM/SWEET SHADE
SIZE: 24" BOX WUCOLS: L
NOTES: EVERGREEN, FLOWERING 25'h x 15'w
 - LAGERSTROEMIA INDICA CLTVS./CRAPE MYRTLE
SIZE: 24" BOX WUCOLS: M
NOTES: DECIDUOUS, FLOWERING 15'h x 12'w
 - PYRUS CALLERYANA 'CHANTICLEER'/ORNAMENTAL PEAR
SIZE: 24" BOX WUCOLS: M
NOTES: DECIDUOUS, FLOWERING 30'h x 15'w



Note:
Individual lot utilities are schematically shown and are subject to change during construction due to site constraints or unforeseen conditions.



BELLECREST RESIDENCES

1571 E. MAIN STREET, SANTA MARIA, CALIFORNIA

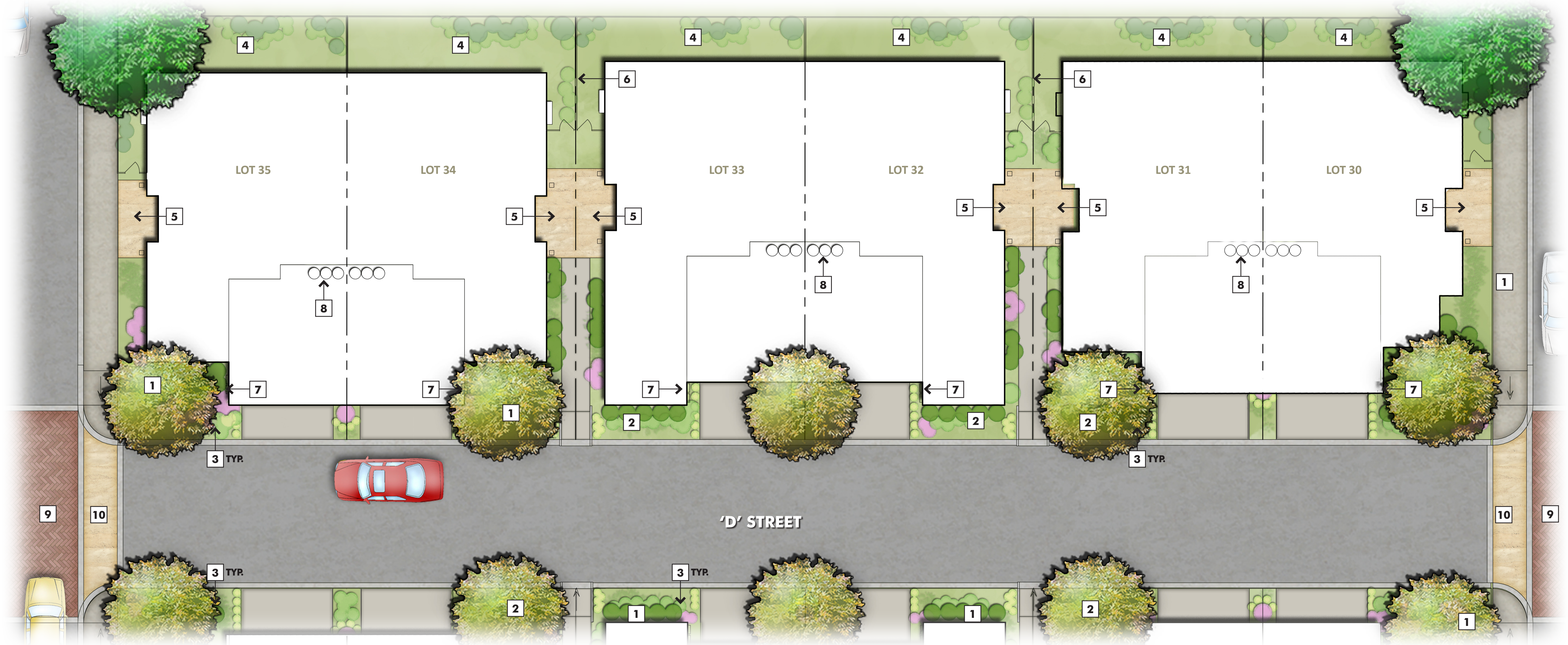
RESIDENTIAL STREET PLAN & ELEVATION

OCT | 16 | 2024

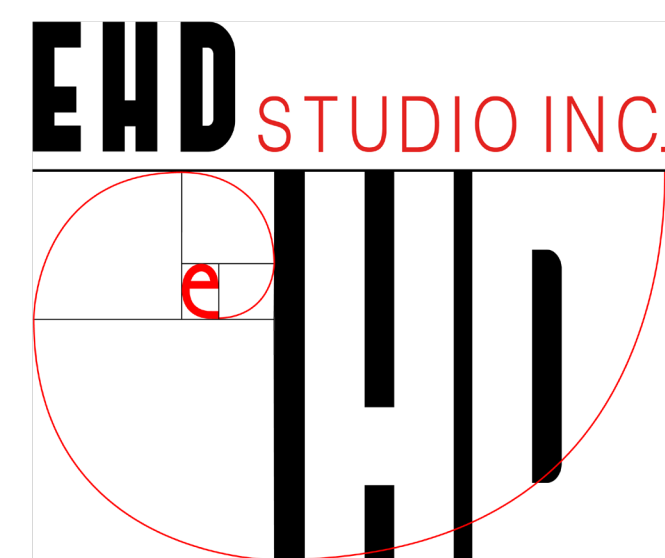
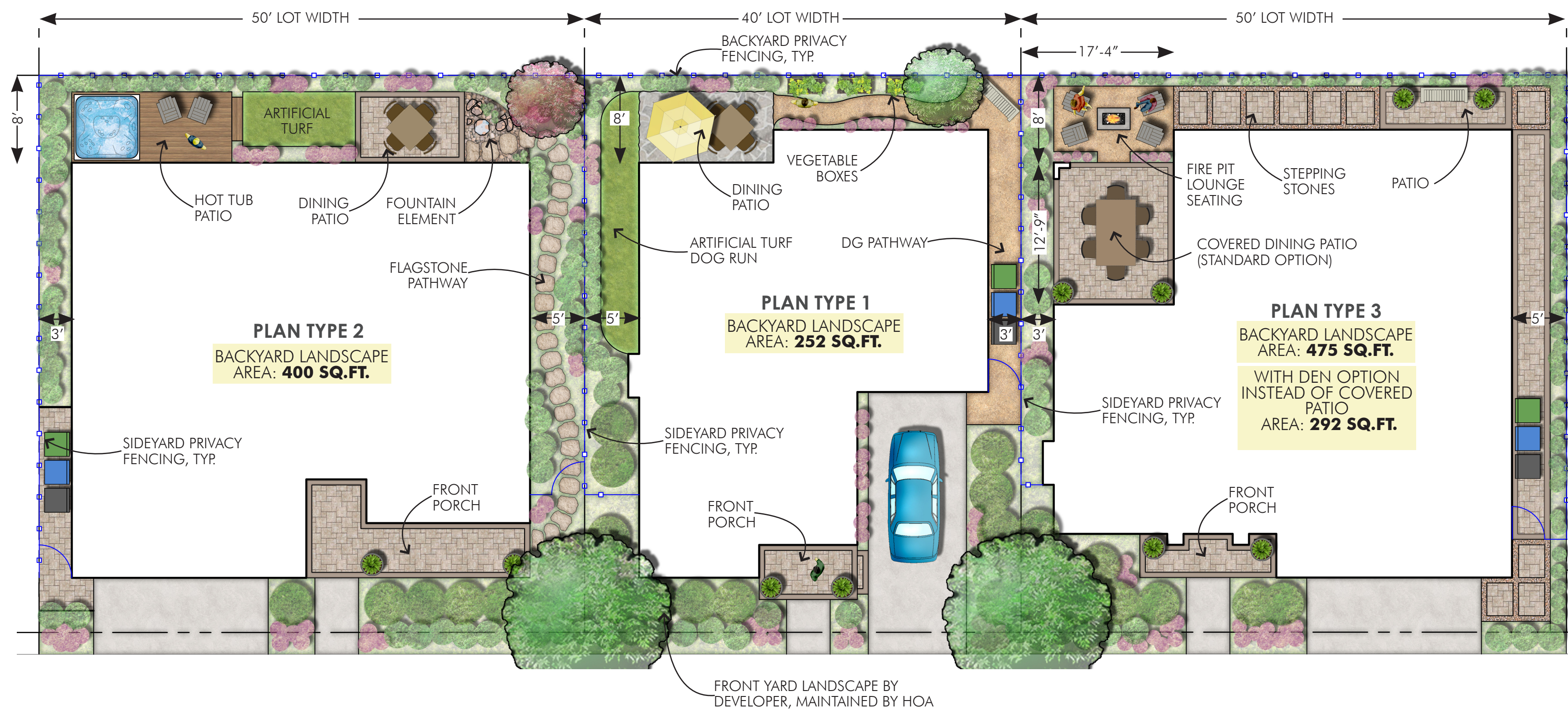
L3
PLANNING PACKAGE

KEYNOTE LEGEND

- 1 CANOPY STREET TREE (SEE L1 FOR TYPE)
- 2 SMALL STREET TREE (SEE SPECIES, BELOW). IF UNABLE TO BE PLANTED IN THE FRONT YARD(S) DUE TO SITE CONSTRAINTS AND UTILITIES, TREE SHALL BE RELOCATED TO ANOTHER AREA OF THE SITE, WITH THE APPROVAL OF THE PARKS & REC. DEPT.
- 3 LANDSCAPED PLANTER (FRONT YARD)
- 4 REAR YARD LANDSCAPING BY HOMEOWNER
- 5 ENTRY PATIO / PORCH
- 6 6' TALL SOLID WOOD FENCE WITH GATE
- 7 UTILITY LOCATION
- 8 TRASH BIN LOCATION
- 9 ACCENT PAVING AT STREET INTERSECTION
- 10 ACCENT PAVING AT PEDESTRIAN CROSSWALKS
- 11 ACCESSIBLE PEDESTRIAN RAMP
- 12 PET FRIENDLY PARK



EXAMPLES OF BACKYARD LANDSCAPE DESIGNS:



BELLECREST RESIDENCES

1571 E. MAIN STREET, SANTA MARIA, CALIFORNIA

STREET 'D' ENLARGEMENT & BACKYARD EXAMPLE

OCT | 16 | 2024

L4

PLANNING PACKAGE

PROPOSED PLANT PALETTE - CLUBHOUSE & PET FRIENDLY PARK

	SIZE	WUCOLS*	NOTES
EVERGREEN TREES			
A ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE	24" BOX	L	EVERGREEN, FLOWERING, LOW-BRANCH.
B MAGNOLIA GRAND, 'LITTLE GEM' / MAGNOLIA	15 GAL	M	WHITE BARK, UPRIGHT FORM
C MAGNOLIA SOULANGIANA / SAUCER MAGNOLIA	24" BOX	M	PINK FLOWERS
D OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE	24" BOX	L	ROUNDED FORM
DECIDUOUS TREES			
E GINKGO BILOBA / GINKGO	15 GAL	M	GREEN FOLIAGE, ROUND FORM
F LAGERSTROEMIA 'NATCHEZ' / CRAPE MYRTLE	24" BOX	L	WHITE FLOWERS
G LIRODENDRON TULIPIFERA / TULIP TREE	15 GAL	M	FLOWERING, UPRIGHT FORM
H PYRUS CALLERYANA 'CHANTICLEER' / ORNAMENTAL PEAR	15 GAL	M	WHITE FLOWERS
I PRUNUS CERASIFERA CVS. / ORNAMENTAL PEAR	15 GAL	M	PINK FLOWERS
MEDIUM SHRUBS			
J BERBERIS THUNB. 'ROSE GLOW' / JAPANESE BARBERRY	5 GAL	L	BURGUNDY FOLIAGE
K ROSA 'ICEBERG' / ICEBERG ROSE	5 GAL	M	WHITE FLOWERS
L VIBURNUM TINUS 'SPRING BOUQUET' / LAURUSTINUS	5 GAL	M	WHITE FLOWERS.
M BOUGAINVILLEA 'ROSENKA' / SHRUB BOUGAINVILLEA	5 GAL	L	PINK FLOWERS
N BUXUS MICRO, JAP. 'GREEN BEAUTY' / JAPANESE BOXWOOD	5 GAL	M	HEDGE PLANT
SMALL SHRUBS			
O COLEONEMA ALBUM / BREATH OF HEAVEN	5 GAL	M	WHITE FLOWERS
P EUONYMUS JAP. 'SILVER KING' / VARIEGATED EUONYMUS	5 GAL	L	HEDGE PLANT
Q LOROPETALUM CHIN. 'BURGUNDY' / CHINESE RAZZLEBERRY	5 GAL	L	PINK FLOWER
R POLYGALA FRUT. 'PETITE BUTTERFLY' / SWEET PEA SHRUB	5 GAL	L	PURPLE FLOWERS
S POLYPODIUM CALIFORNICUM / CALIFORNIA POLYDOLY FERN	5 GAL	VL	GREEN FOLIAGE
T RHAPHIOLEPIS UMB. 'MINOR' / DWARF YEDDO HAWTHORNE	5 GAL	L	DENSE FORM, WHITE FLOWERS
U TEUCRIUM X LUCIDRYS / WALL GERMANDER	1 GAL	L	LAVENDER FLOWERS
PERENNIALS			
V AGAPANTHUS 'TINKERBELL' / DWARF VAR. AGAPANTHUS	1 GAL	M	PURPLE FLOWER, GREEN/GREY FOLIAGE
W CUPHEA HYSSOPIFOLIA / FALSE HEATHER	1 GAL	M	SMALL PURPLE FLOWERS
X DIETES 'LEMON DROPS' / FORTNIGHT LILY	5 GAL	L	WHITE FLOWERS
Y H. MACROPHYLLA 'PINK N PRETTY' / BIG LEAF HYDRANGEA	15 GAL	M	PINK FLOWERS
Z LAVANDULA X INTERMEDIA 'GROSSO' / LAVANDIN	5 GAL	L	PURPLE FLOWERS
AA OSTEOSPERMUM FRUTICOSA / AFRICAN DAISY	1 GAL	L	WHITE FLOWERS
ORNAMENTAL GRASS			
BB FESTUCA 'SISKIYOU BLUE' / BLUE FESCUE	1 GAL	L	BLUE FOLIAGE
CC LOMANDRA LONGIFOLIA 'BREEZE' / MAT RUSH	1 GAL	L	GREEN FOLIAGE
DD CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	M	STRAW COLORED STALKS
ACCENTS			
EE CHAMAEROPS HUMILIS			
FF CLEMATIS 'NELLY MOSER'	5 GAL	M	PINK FLOWERS, VINE
GG COTINUS COGGYGRIA / SMOKEBUSH	24" BOX	L	SMALL COLOR ACCENT
HH PHORMIUM CTVS. / NEW ZEALAND FLAX	5 GAL	L	STRAP-SHAPED LEAVES
II SYAGRUS ROMANZOFFIANA / QUEEN PALM	12' BTH	M	VERTICAL ACCENT AT POOL
GROUNDCOVER			
JJ COPROMSA KIRKII / KIRK'S COPOSMA	1 GAL	L	GREEN FOLIAGE
KK LANTANA MONTEVIDENSIS 'WHITE LIGHTNING'	1 GAL	L	WHITE FLOWERS
LL ROSA 'FLOWER CARPET' / FLOWER CARPET ROSE	1 GAL	L	SPREADING FORM, FLOWERING.
MM TRACHELOSPERMUM JASMINOIDES / STAR LEAF JASMINE	1 GAL	M	WHITE FLOWERS

*WUCOLS (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES) IS A GUIDE TO HELP IDENTIFY IRRIGATION WATER NEEDS OF PLANT SPECIES. DEVELOPED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2000.

PLANT PHOTOS



PRELIMINARY WATER USE CALCULATIONS

CLUBHOUSE RECREATIONAL, DOG-FRIENDLY PARK, AND COMMON AREAS

Santa Maria	Name of City
47.40	ET ₀ (inches/year)
2,900	Overhead Landscape Area (ft ²)
72,160	Drip Landscape Area (ft ²)
0	SLA (ft ²)
75,060	Total Landscape Area
992,638	Gallons
132,697	Cubic Feet
1,327	HCF
3	Acre-feet
1	Millions of Gallons



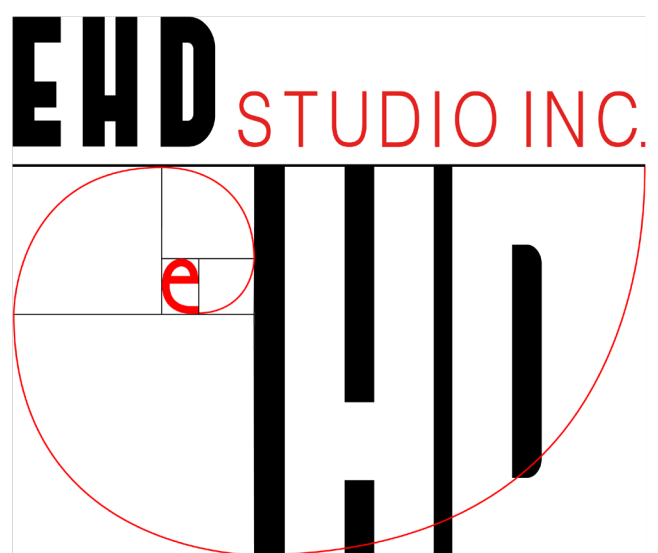
Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft ²)) / IE
Zone 1	Overhead Spray	High	0.70	2,900	0.75	2,707
Zone 2	Drip	Low	0.20	72,160	0.81	17,817

SLA		0	0
Sum		75,060	
ETWU =		603,199 Gallons	ETWU complies with MAWA
		80,636 Cubic Feet	
		806.36 HCF	
		1.85 Acre-feet	
		0.60 Millions of Gallons	

WATER CONSERVATION STATEMENT

THE CONCEPTUAL LANDSCAPE PLAN, CONCURRENT WITH THE PLANTING AND IRRIGATION CONSTRUCTION DOCUMENTS, PLAN INSTALLATION, RELATED SPECIFICATIONS AND NOTES, QUALIFIES THIS PROJECT AS ONE WHICH EMBRACES THE FOLLOWING CURRENT WATER CONSERVATION TECHNOLOGY AND METHODOLOGIES:

1. UTILIZATION OF STATE OF THE ART IRRIGATION CONTROLLER(S) ALLOWING FOR PRECISION INCREMENTAL WATER SCHEDULING IN ALL HYDROZONES.
2. USE OF DRIP-TYPE AND/OR MICROSpray SYSTEMS ONLY.
3. INTEGRATED PLANT DESIGN. PLANT PALETTES HAVE BEEN FORMED TO REFLECT PARALLEL WATERING REQUIREMENTS WITHIN EACH HYDROZONE GROUP.
4. PLANTS INSTALLED WITH MOISTURE RETENTIVE SOIL AMENDMENTS, ENABLING STRONG ROOT AND PLANT GROWTH, WITH THE USE OF LESS WATER.
5. 3" DEEP MULCHING OF ALL PLANT BASINS AND PLANTING AREAS, INHIBITING EVAPORATION.
6. USE OF LOW WATER USE PLANTS.



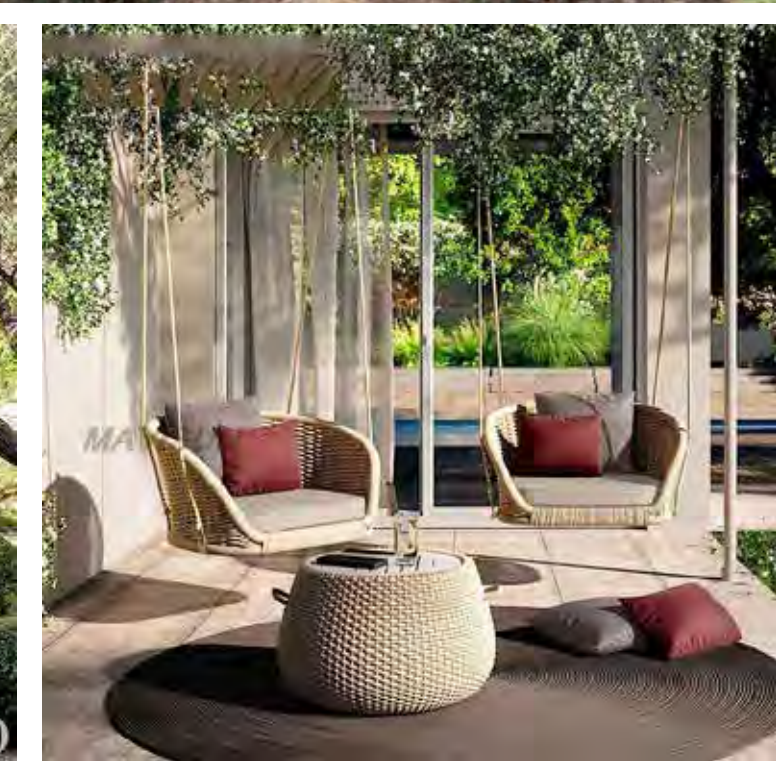
BELLECREST RESIDENCES

1571 E. MAIN STREET, SANTA MARIA, CALIFORNIA

PRELIMINARY PLANT PALETTE & WATER USE

OCT | 16 | 2024

L5
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BELLECREST RESIDENCES

1571 E. MAIN ST, - SANTA MARIA, CA 93454

MOOD BOARD - THE CLUBHOUSE

07/10/24

A1
PLANNING
PACKAGE



BELLECREST RESIDENCES

1571 E. MAIN ST, - SANTA MARIA, CA 93454

MOOD BOARD - THE COTTAGES

07/10/24

A2
PLANNING
PACKAGE



SITE STATISTICS

LOTS:

TOTAL LOTS PROPOSED: 142 LOTS
 LOT TYPES: (54) LOT TYPE A - 40 X 51 (2,040SF)
 (48) LOT TYPE B - 50 X 51 (2,550SF)
 (36) LOT TYPE C - 40 X 74 (2,960SF)
 (4) LOT TYPE D - 40 X 77 (3,080SF)

PARKING SPACES:

TOTAL RESIDENT SPACES REQUIRED = 145 SPACES

PROPOSED RESIDENT SPACES:

PLAN TYPE 1: (54) - 1 GARAGE/DU + 1 OFF-STREET/DU = 108
 PLAN TYPE 2: (24) - 2 GARAGE/DU = 48 SPACES
 PLAN TYPE 3: (24) - 2 GARAGE/DU = 48 SPACES
 PLAN TYPE 4A: (16) - 2 GARAGE/DU = 32 SPACES
 PLAN TYPE 4B: (20) - 2 GARAGE/DU = 40 SPACES
 PLAN TYPE 4C: (4) - 2 GARAGE/DU = 8 SPACES

TOTAL RESIDENT SPACES PROPOSED = 284 SPACES

GUEST SPACES PROPOSED = 79 SPACES

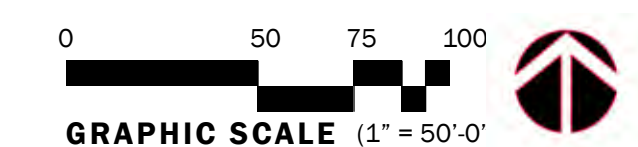
TOTAL PARKING SPACES PROPOSED = 363 SPACES

LEGEND

- ① ENTRY ACCESS KIOSK
- ② GATED ENTRY
- ③ PROJECT SIGNAGE/ENTRY MONUMENT
- ④ GUEST PARKING LOCATION
- ⑤ OUTDOOR LIVING & FIREPLACE
- ⑥ MAIL KIOSKS & BULLETIN
- ⑦ HANDICAP PARKING STALLS
- ⑧ EXIT ONLY W/ BOLLARDS (EMERGENCY ACCESS)
- ⑨ STORMWATER BASIN
- ⑩ BBQ ZONE
- ⑪ POOL
- ⑫ SPA
- ⑬ CABANAS
- ⑭ THE CLUBHOUSE
- ⑮ PET FRIENDLY POCKET PARK
- ⑯ THE PAVILION
- ⑰ OUTDOOR ACTIVITY LAWN
- ⑱ POOL EQUIPMENT BUILDING
- ⑲ SITE WALL & SCUPPER WATER FEATURE
- ⑳ ENTRY COURTYARD

- LOT TYPE A - 40X51 (2,040SF)
- LOT TYPE B - 50X51 (2,550SF)
- LOT TYPE C - 40X74 (2,960SF)
- LOT TYPE D - 40X77 (3,080SF)

* KEY LOT W/ OPT. ARCHITECTURAL FEATURES



BELLECREST RESIDENCES

1571 E. MAIN ST., - SANTA MARIA, CA 93454

ARCHITECTURAL SITE PLAN









07/10/24

A3

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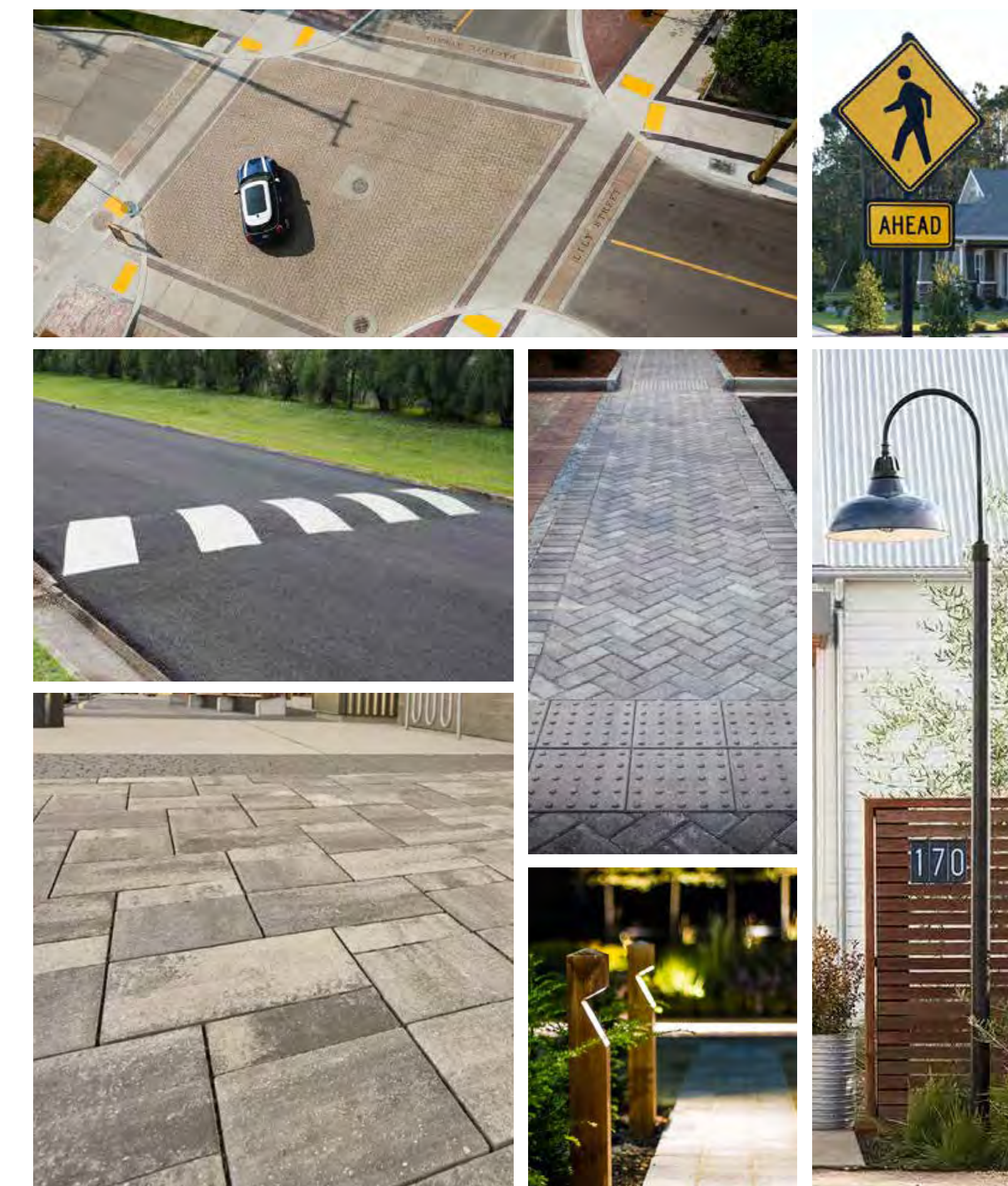


LEGEND

-  SPECIAL PAVING TREATMENT AT ALL INTERSECTIONS TO PROMOTE VEHICULAR STREET CALMING & PEDESTRIAN CENTRIC STREET WALKABILITY
-  ADA COMPLIANT GUEST PARKING STALLS & AISLES
-  ACCESSIBLE COMMON PATH OF TRAVEL ROUTE
-  ADA COMPLIANT PEDESTRIAN CROSSWALKS W/ SPECIAL PAVING
-  SPEED BUMPS ALONG MAIN COMMON GUEST PARKING STREETS TO SLOW DOWN TRAFFIC & INCREASE PEDESTRIAN SAFETY
-  STREET LIGHTING AT MAIN STREET TRAVEL ROUTES (PROJECT TO PROVIDE SITE PHOTOMETRIC STUDY)
-  LOW LEVEL PEDESTRIAN LIGHT BOLLARDS
-  THE APPLICANT WILL WORK WITH A TRAFFIC CONSULTANT TO IDENTIFY STREET CROSSING SIGNS & SAFETY STANDARDS APPROPRIATE FOR LOW-TRAFFIC, SENIOR GATED COMMUNITY:
 - PEDESTRIAN CROSSING/WARNING SIGNS
 - OVERHEAD CROSSWALK LIGHTING
 - YIELD TO PEDESTRIAN & ADVANCE YIELD LINES
 - SPEED LIMIT SIGNS, ETC.

STREET CALMING/LIGHTING FEATURES

*MUST BE PROVIDED UNDER DIRECTION OF A TRAFFIC CONSULTANT



KEY LEGEND

- 1 6' PRIVACY FENCE W/ ACCESS GATE
- 2 8'x10' MIN. PRIVATE YARD SPACE
- 3 OPT. 4'x1' FIREPLACE & CHIMNEY
- 4 OPT. 3'x10' BAY WINDOW BUMPOUT
- 5 OPT. 1.5'x8.5' BAY WINDOW BUMPOUT
- 6 OPT. ROOF DORMER PER STYLE
- 7 TRASH LOCATION
- 8 UTILITY LOCATION
- 9 GUEST PARKING
- 10 ACCENT PAVING @ STREET INTERSECTIONS
- 11 ACCENT PAVING @ PEDESTRIAN CROSSWALKS
- 12 ACCESSIBLE PEDESTRIAN RAMP
- 13 LOW-LEVEL PEDESTRIAN LIGHT BOLLARD
- 14 STREET LIGHTING

PLAN 1 - FARM
W/ OPT. FEATURES

PLAN 3 - COLONIAL
W/ OPT. FEATURES

PLAN 1 - COLONIAL

PLAN 2 - COLONIAL

PLAN 1 - FARM

PLAN 1 - COLONIAL
W/ OPT. FEATURES



PROPOSED "I" STREET ELEVATION (LOTS 49-54)

SCALE: 1" = 10'-0"



PROPOSED "I" STREET & TYPICAL LOT SETBACKS

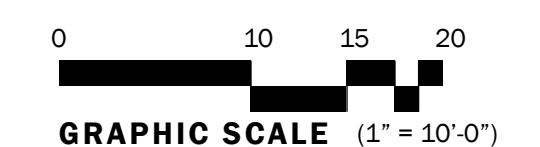
SCALE: 1" = 10'-0"

*LOTS IN THIS EXHIBIT REPRESENT TYPICAL LOT SETBACKS FOR LOT TYPE A (40'x51') & LOT TYPE B (50'x51')



BELLECREST RESIDENCES

1571 E. MAIN ST, - SANTA MARIA, CA 93454



"I" STREET ELEVATION & LOT SETBACKS

A5

PLANNING PACKAGE

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PLAN 1 - COLONIAL

PLAN 2 - COLONIAL
W/ OPT. FEATURES

PLAN 1 - FARM

PLAN 2 - FARM

PLAN 1 - COLONIAL
W/ OPT. FEATURES

PLAN 3 - FARM
W/ OPT. FEATURES



KEY LEGEND

- 1 6' PRIVACY FENCE W/ ACCESS GATE
- 2 8'x10' MIN. PRIVATE YARD SPACE
- 3 OPT. 4'x1' FIREPLACE & CHIMNEY
- 4 OPT. 3'x10' BAY WINDOW BUMPOUT
- 5 OPT. 1.5'x8.5' BAY WINDOW BUMPOUT
- 6 OPT. ROOF DORMER PER STYLE
- 7 TRASH LOCATION
- 8 UTILITY LOCATION
- 9 ACCENT PAVING @ STREET INTERSECTIONS
- 10 ACCENT PAVING @ PEDESTRIAN CROSSWALKS
- 11 ACCESSIBLE PEDESTRIAN RAMP
- 12 LOW-LEVEL PEDESTRIAN LIGHT BOLLARD

PROPOSED "G" STREET ELEVATION (LOTS 113-118)

SCALE: 1" = 10'-0"



PROPOSED "G" STREET & TYPICAL LOT SETBACKS

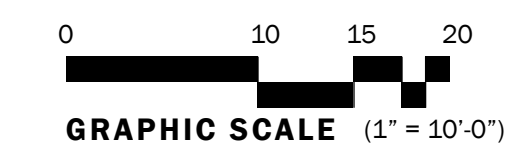
SCALE: 1" = 10'-0"

*LOTS IN THIS EXHIBIT REPRESENT TYPICAL LOT SETBACKS FOR LOT TYPE A (40'x51') & LOT TYPE B (50'x51')



BELLECREST RESIDENCES

1571 E. MAIN ST, - SANTA MARIA, CA 93454



"G" STREET ELEVATION & LOT SETBACKS

A6

PLANNING PACKAGE

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PLAN 4A - FARM

PLAN 4B - COLONIAL

PLAN 4C - FARM

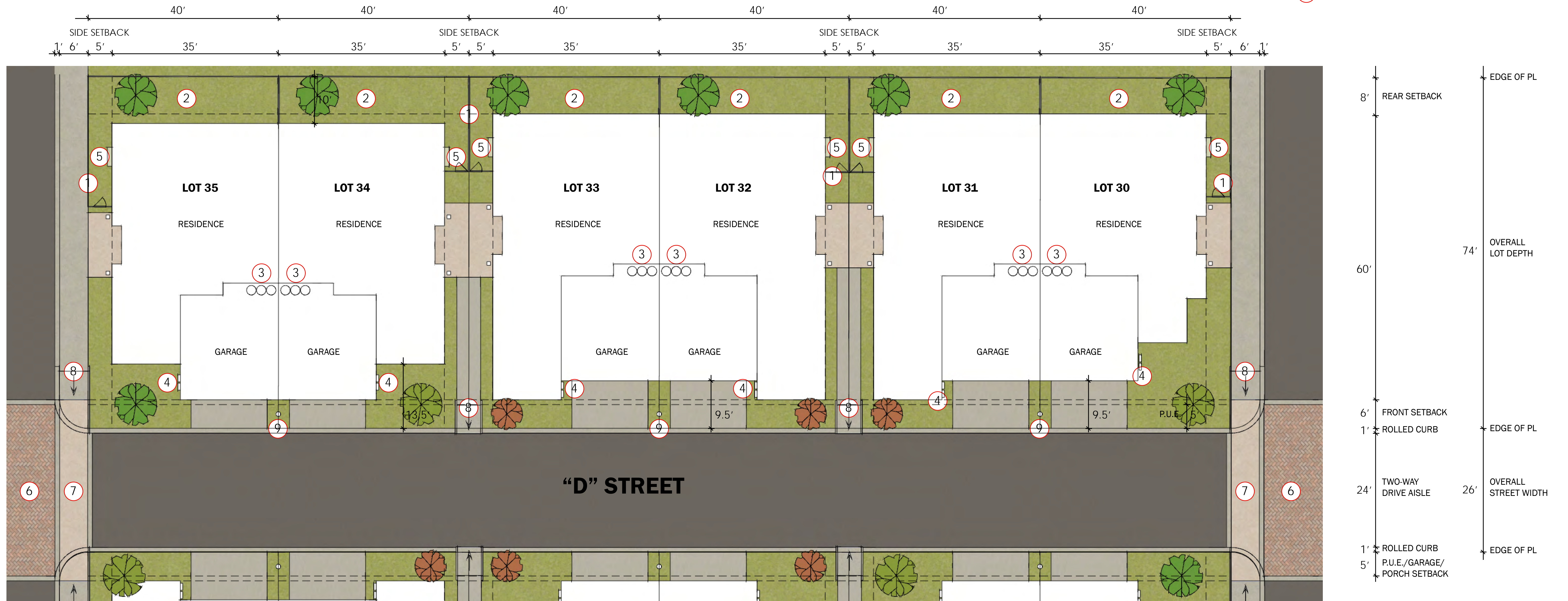


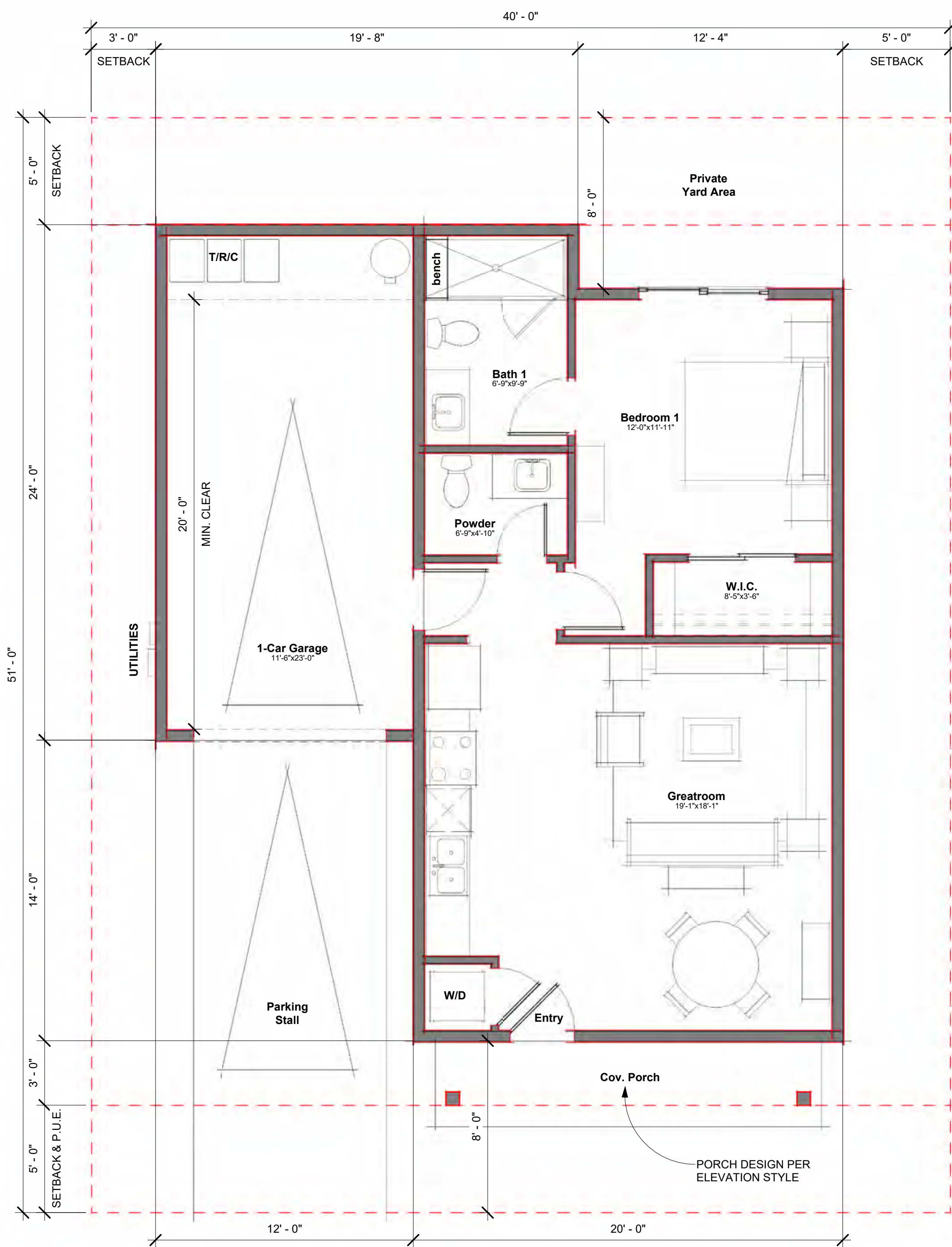
KEY LEGEND

- ① 6' PRIVACY FENCE W/ ACCESS GATE
- ② 8'x10' MIN. PRIVATE YARD SPACE
- ③ TRASH LOCATION
- ④ UTILITY LOCATION
- ⑤ OPT. 4'x1' FIREPLACE & CHIMNEY
- ⑥ ACCENT PAVING @ STREET INTERSECTIONS
- ⑦ ACCENT PAVING @ PEDESTRIAN CROSSWALKS
- ⑧ ACCESSIBLE PEDESTRIAN RAMP
- ⑨ LOW-LEVEL PEDESTRIAN LIGHT BOLLARD

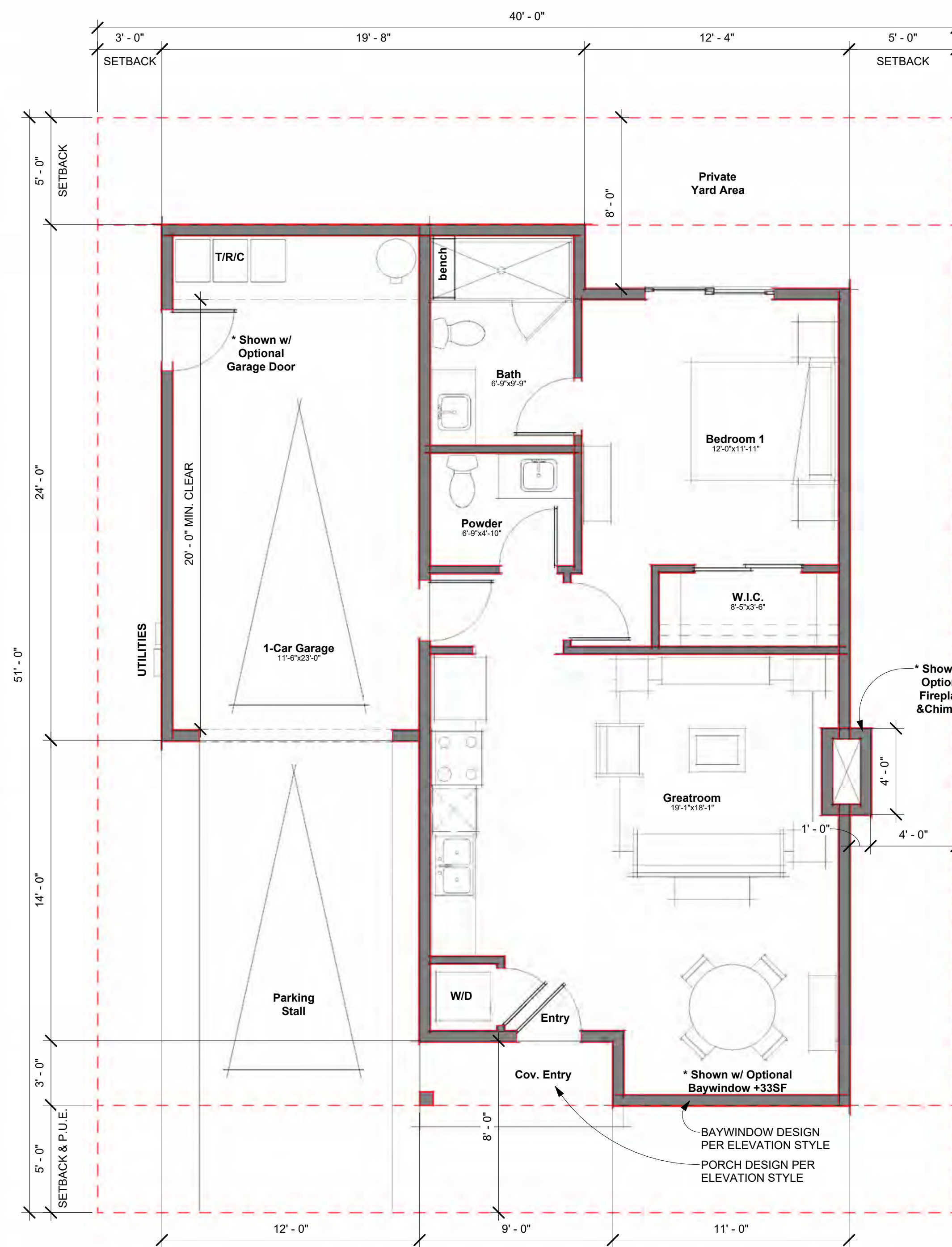
PROPOSED "D" STREET ELEVATION (LOTS 30-35)

SCALE: 1" = 10'-0"

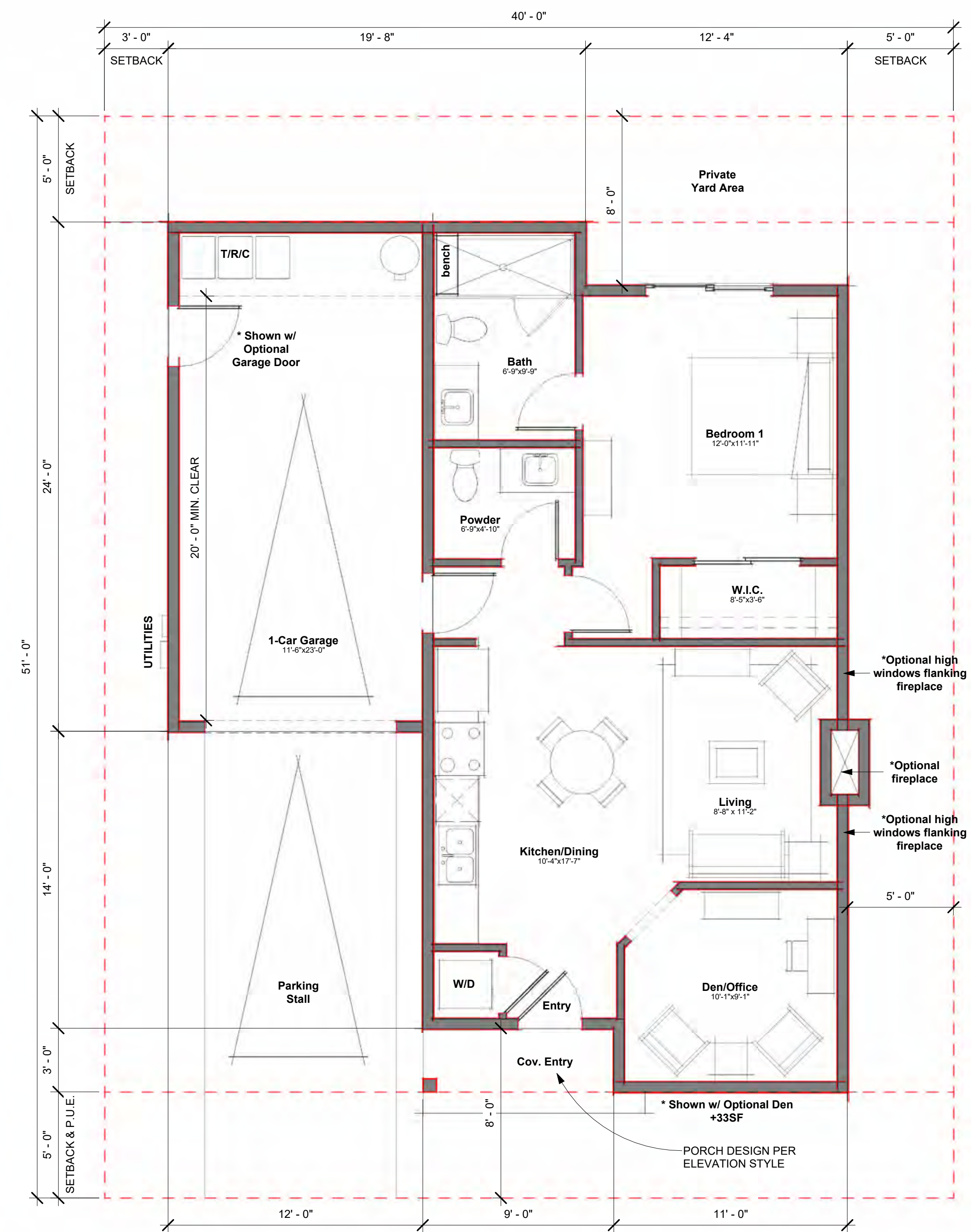




PLAN 1: 712 SF
1 BEDROOM / 1.5 BATH



PLAN 1: 745 SF
1 BEDROOM / 1.5 BATH / OPT. BAYWINDOW
 (*note options shown)



PLAN 1: 745 SF
1 BEDROOM / 1.5 BATH / OPT. DEN/OFFICE
 (*note options shown)

1 BEDROOM / 1 BATH / 1.5 BATH
 LAYOUTS
 1/4" = 1'-0"



BELLECREST RESIDENCES

1571 E. MAIN ST, - SANTA MARIA, CA 93454

LOT TYPE A (40'X51') - PROTOTYPE PLAN 1

07/10/24

A8

PLANNING PACKAGE

OPT. ARCHITECTURAL FEATURES

- ① OPTIONAL BUMPOUT
- ② OPTIONAL FIREPLACE & CHIMNEY
- ③ OPTIONAL ROOF DORMER



PLAN 1 - FARM COTTAGE - SHOWN IN COLOR SCHEME 2

MAX PROPOSED HEIGHT
17'-2"



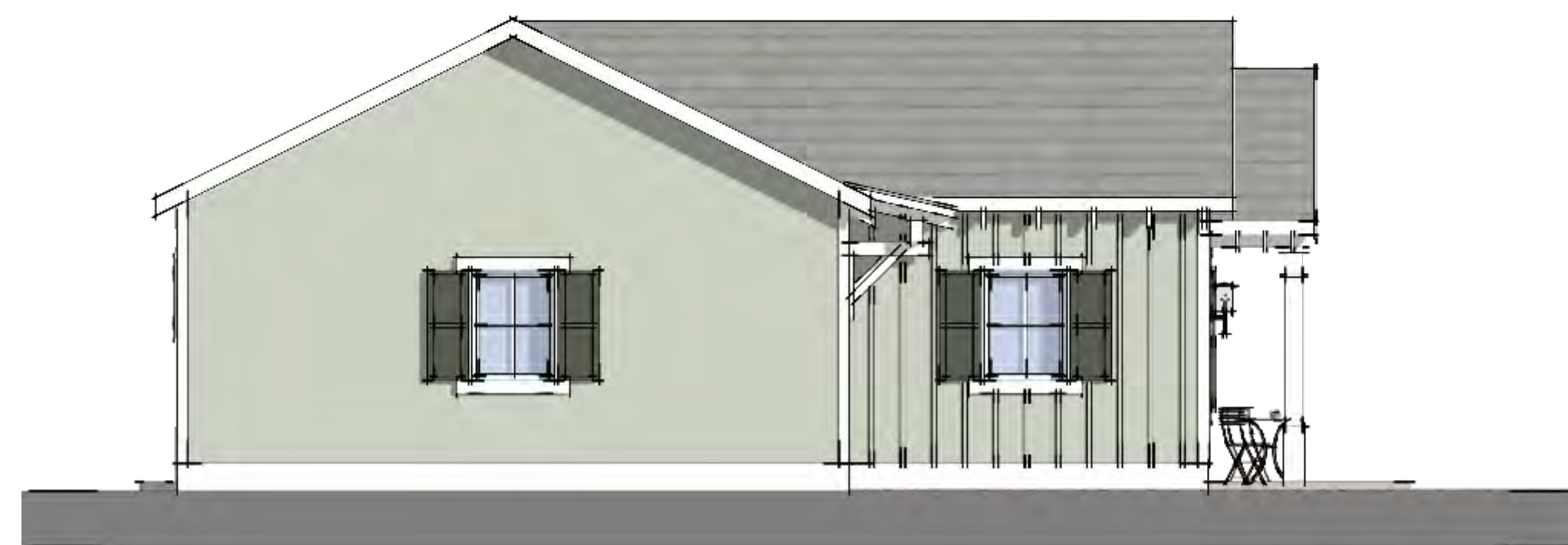
FRONT ELEVATION - W/ OPTS.

SCALE: 3/16" = 1'-0"



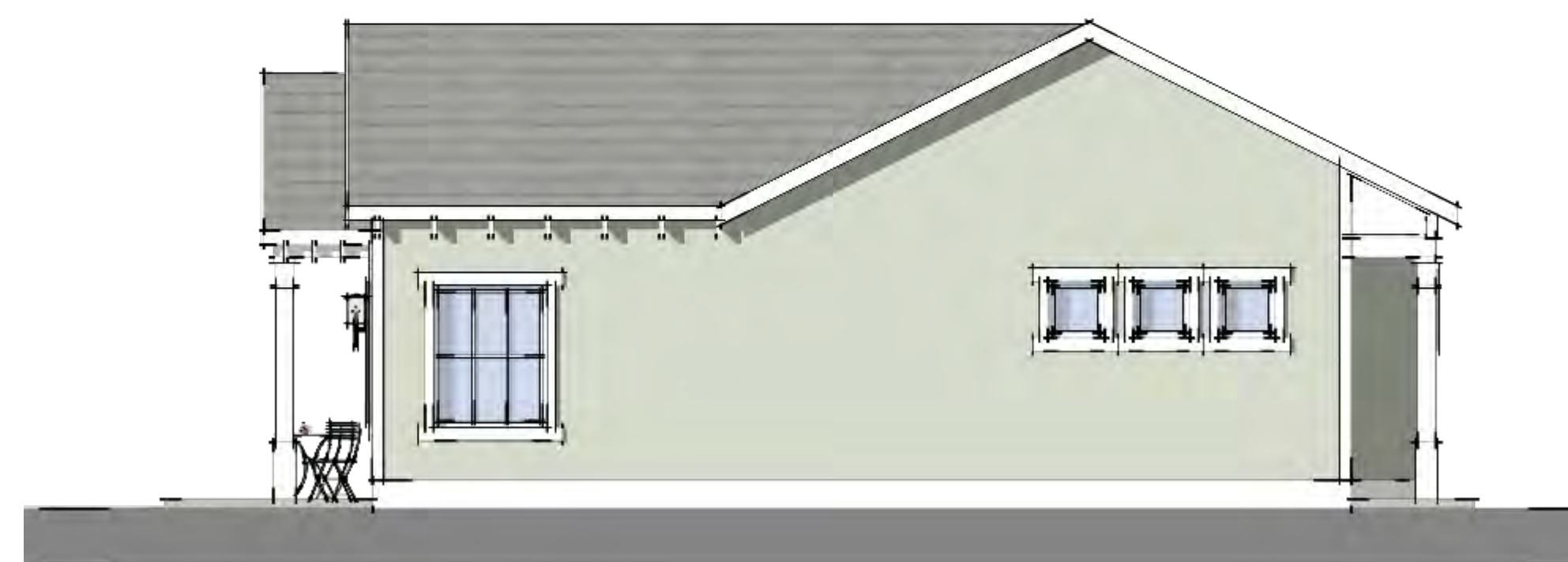
FRONT ELEVATION - STANDARD

SCALE: 3/16" = 1'-0"



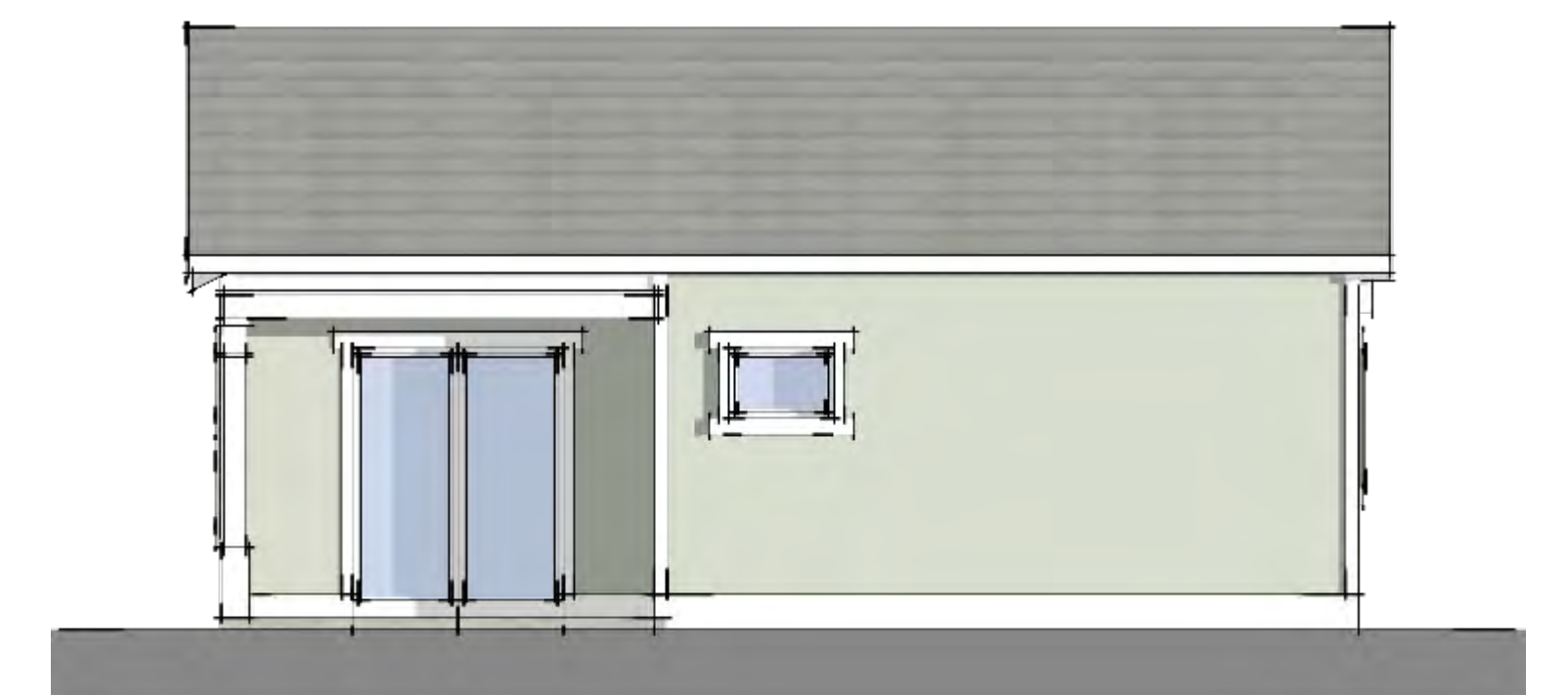
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



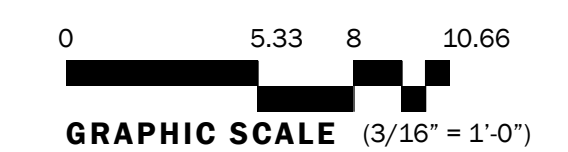
REAR ELEVATION

SCALE: 3/16" = 1'-0"



BELLECREST RESIDENCES

1571 E. MAIN ST., - SANTA MARIA, CA 93454



PLAN 1 MASSING - FARM COTTAGE

07/10/24

A9
PLANNING
PACKAGE

OPT. ARCHITECTURAL FEATURES

- ① OPTIONAL BUMPOUT
- ② OPTIONAL FIREPLACE & CHIMNEY
- ③ OPTIONAL ROOF DORMER



PLAN 1 - COLONIAL COTTAGE - SHOWN IN COLOR SCHEME 4

MAX PROPOSED HEIGHT
17'-2"



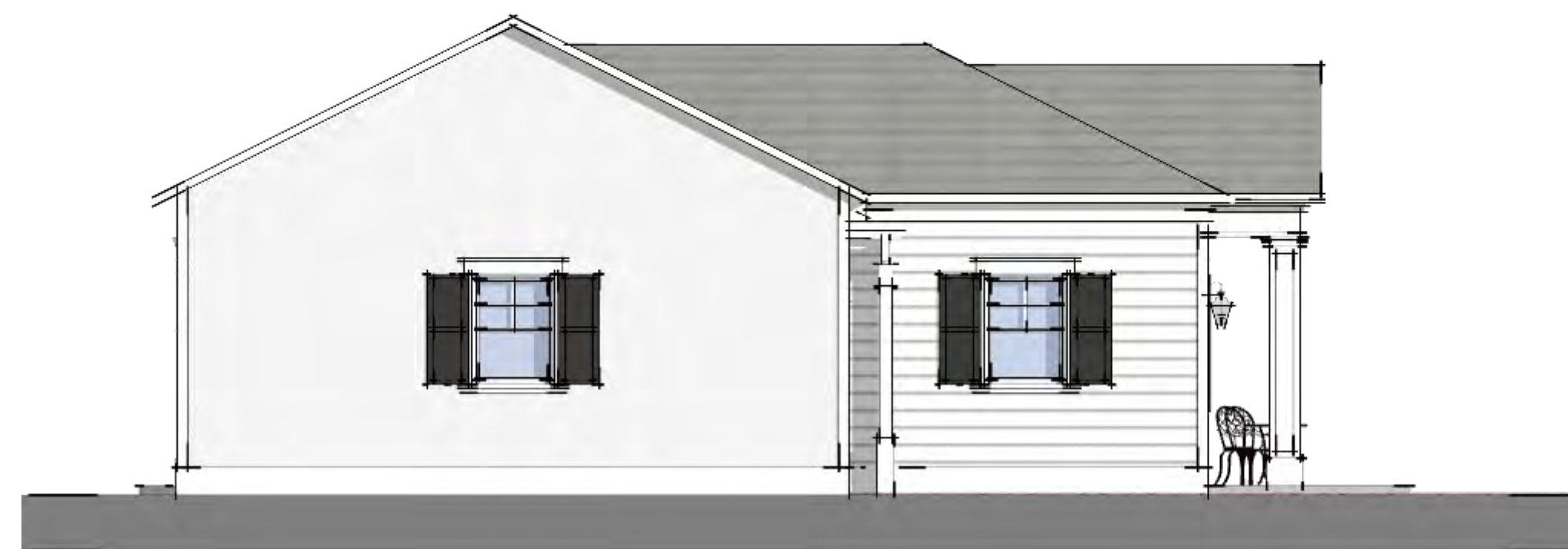
FRONT ELEVATION - W/ OPTS.

SCALE: 3/16" = 1'-0"



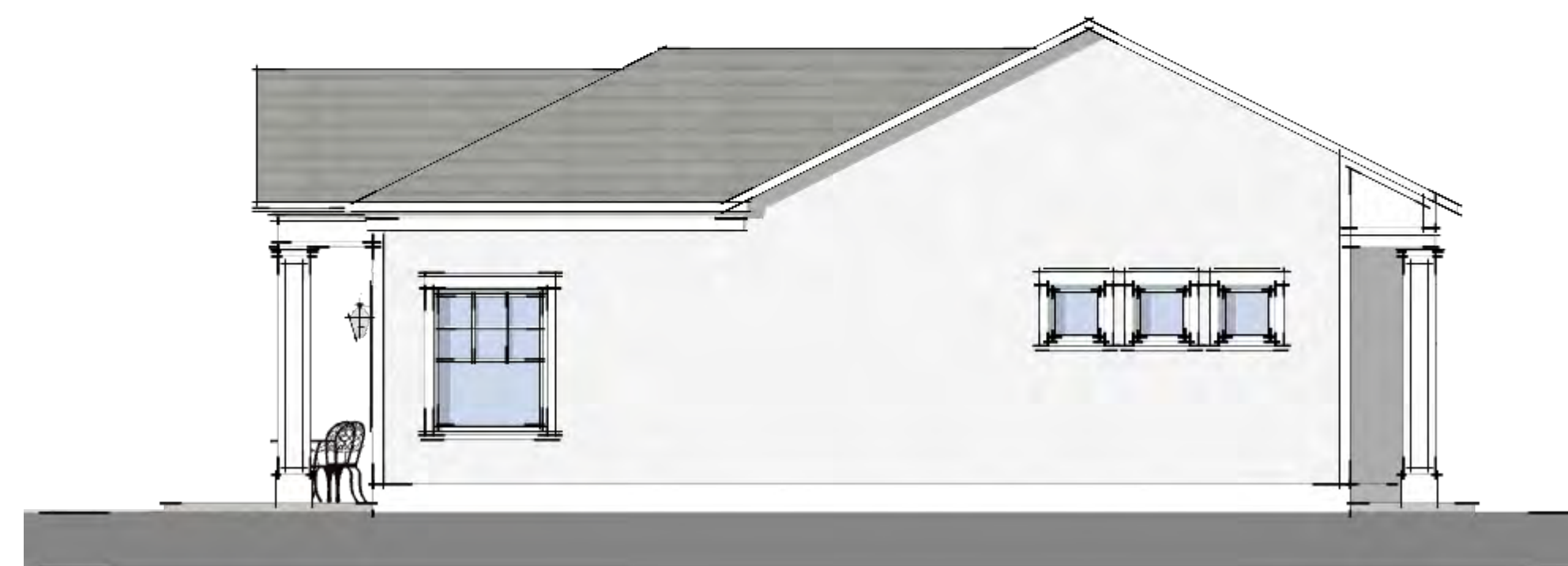
FRONT ELEVATION - STANDARD

SCALE: 3/16" = 1'-0"



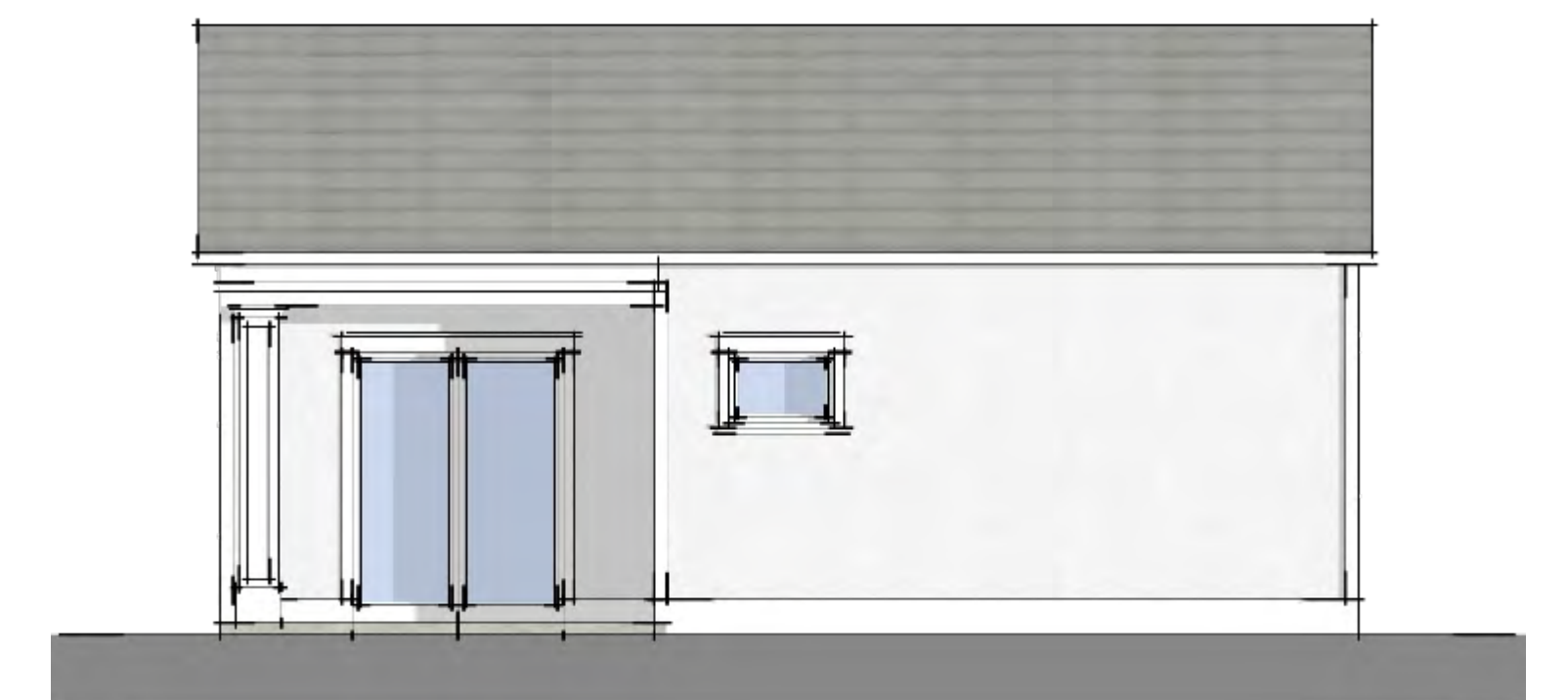
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



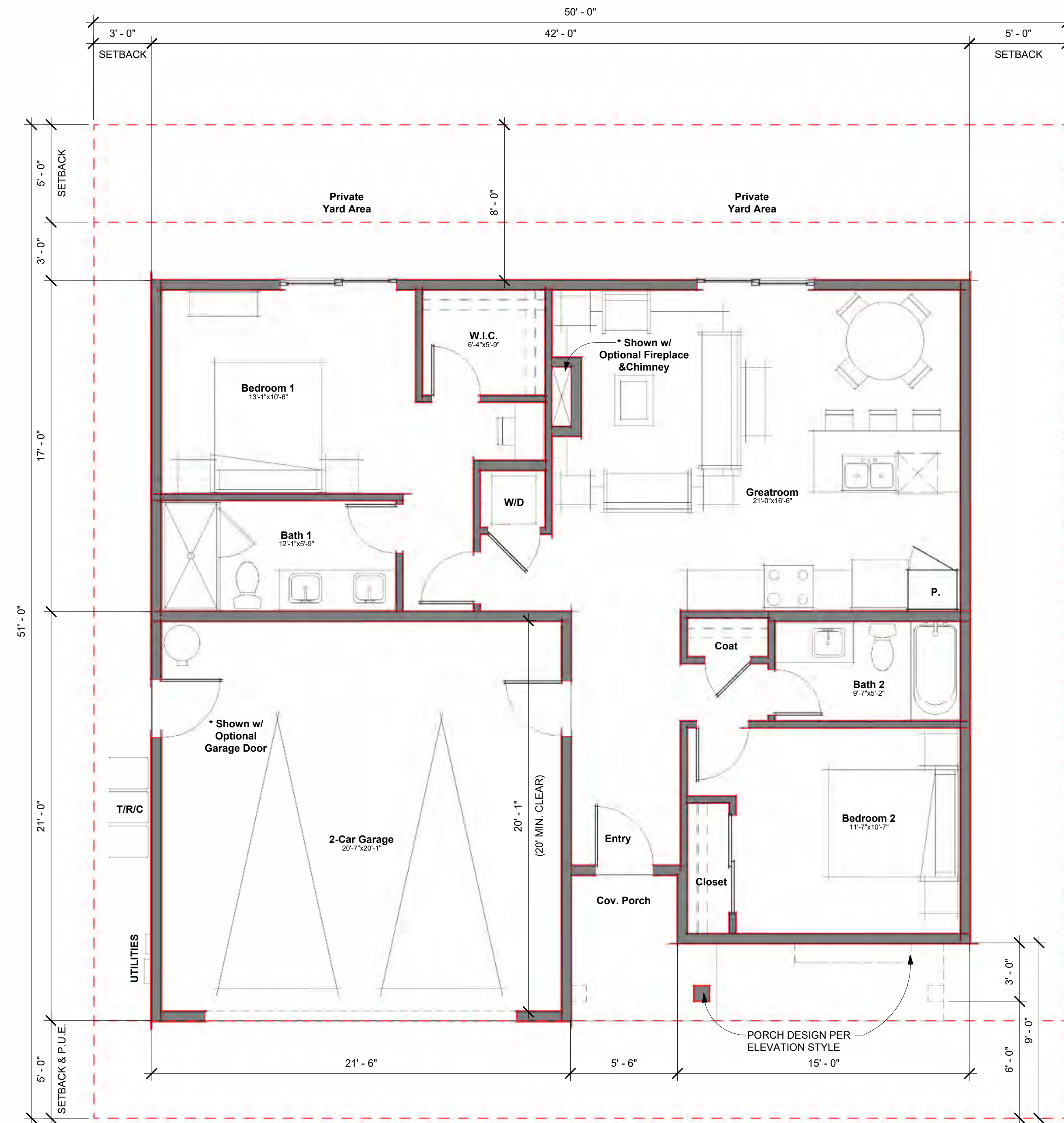
REAR ELEVATION

SCALE: 3/16" = 1'-0"



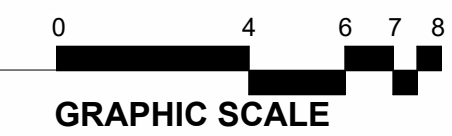


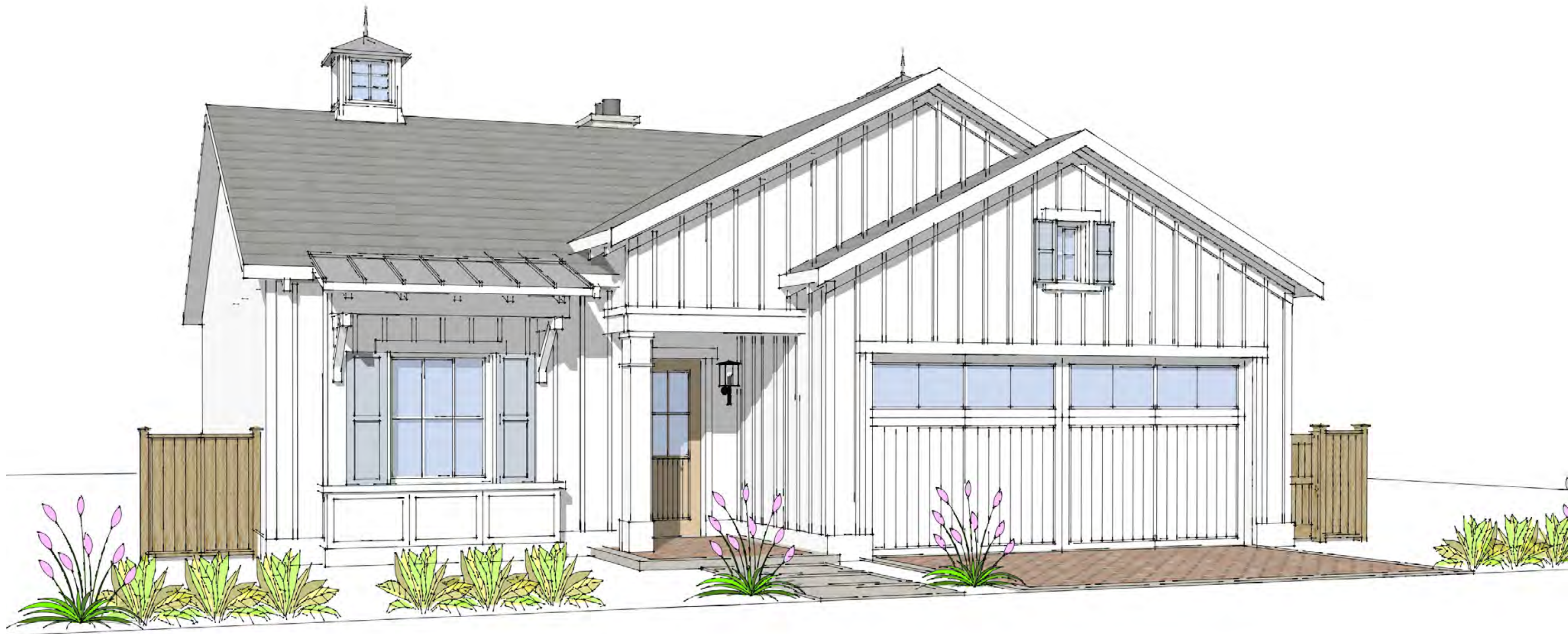
PLAN 2: 1043 SF
2 BEDROOM / 2 BATH



PLAN 2: 1043 SF
2 BEDROOM / 2 BATH
 (*note options shown)

① 2 BEDROOM / 2 BATH LAYOUTS
 1/4" = 1'-0"



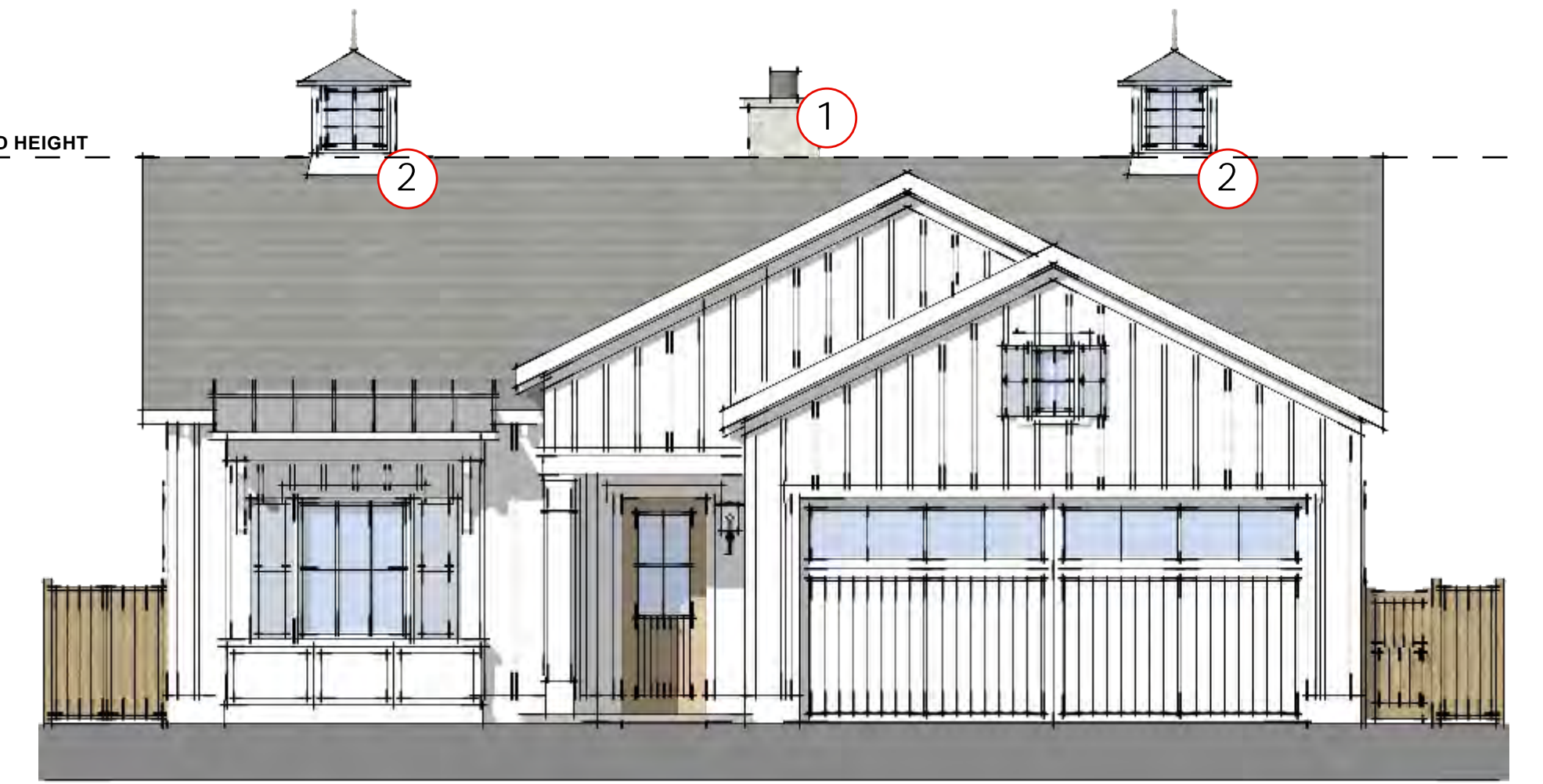


PLAN 2 - FARM COTTAGE - SHOWN IN COLOR SCHEME 1

OPT. ARCHITECTURAL FEATURES

- ① OPTIONAL FIREPLACE & CHIMNEY
- ② OPTIONAL ROOF DORMERS

MAX PROPOSED HEIGHT
20'-2"



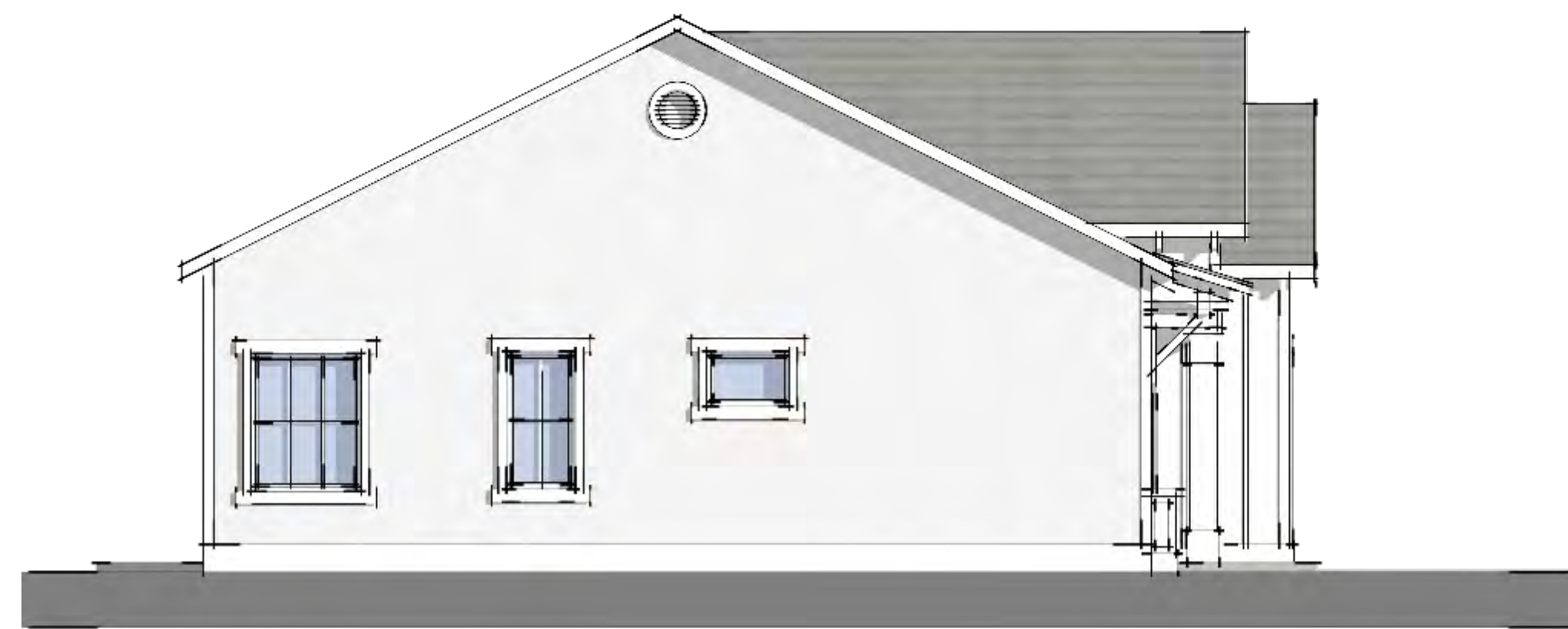
FRONT ELEVATION - W/ OPTS.

SCALE: 3/16" = 1'-0"



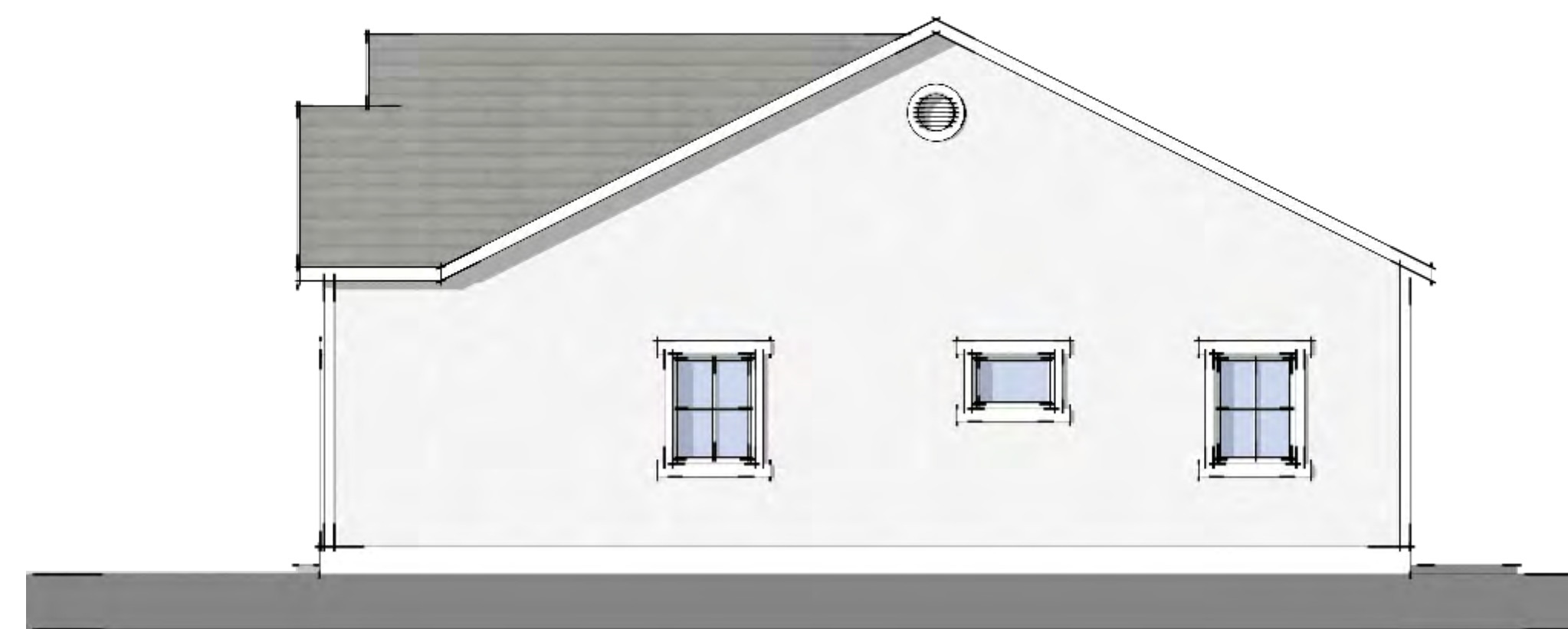
FRONT ELEVATION - STANDARD

SCALE: 3/16" = 1'-0"



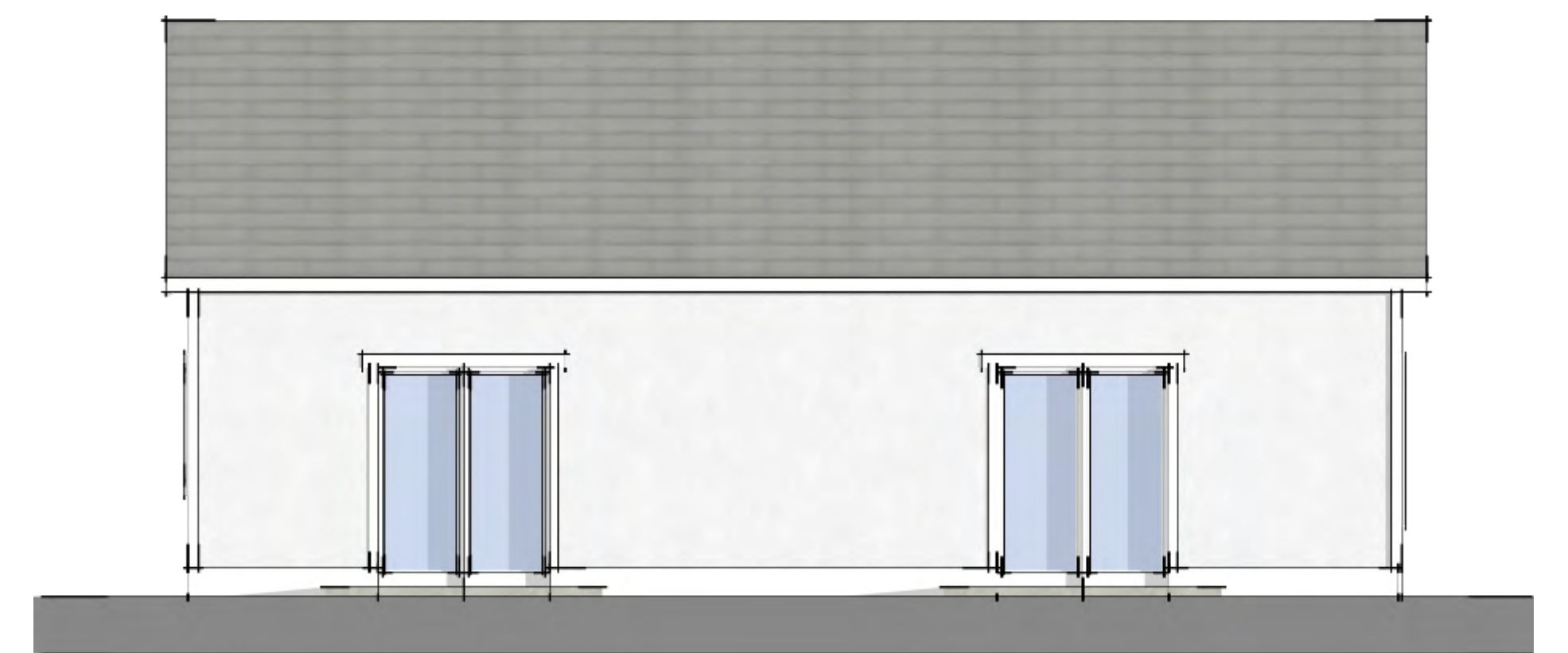
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



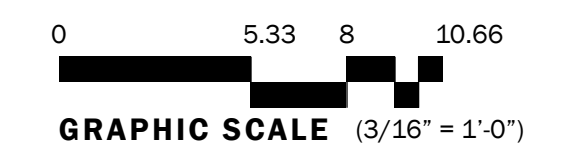
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



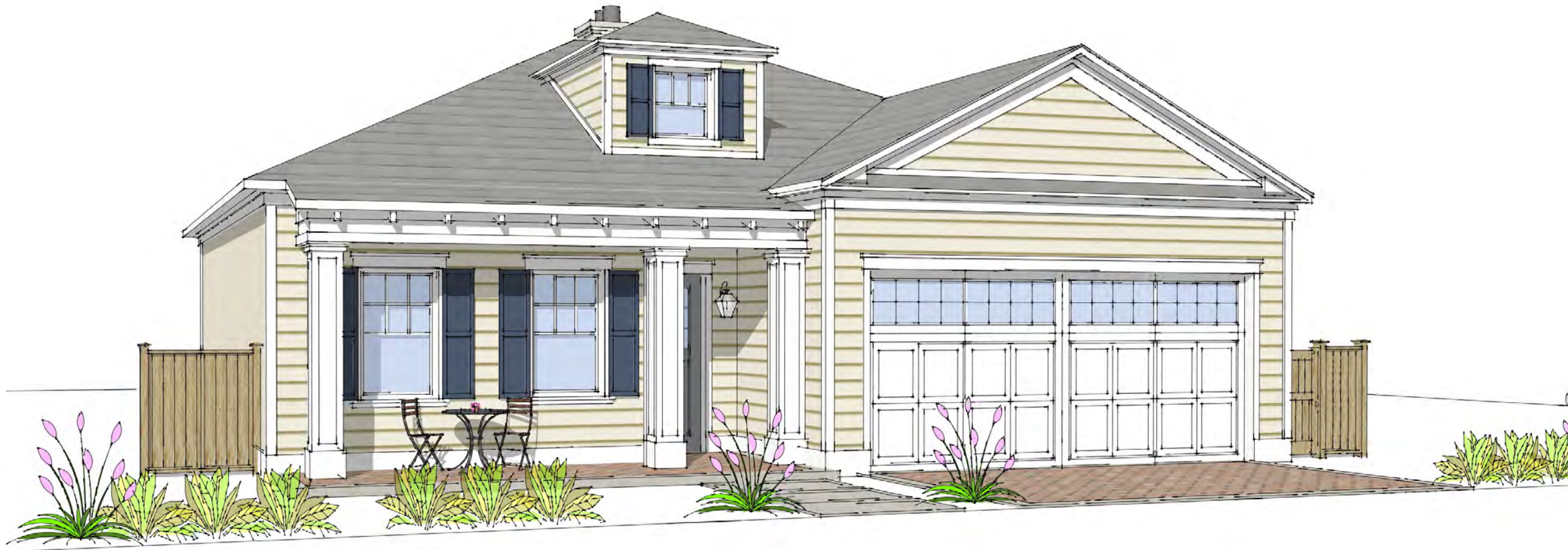
REAR ELEVATION

SCALE: 3/16" = 1'-0"

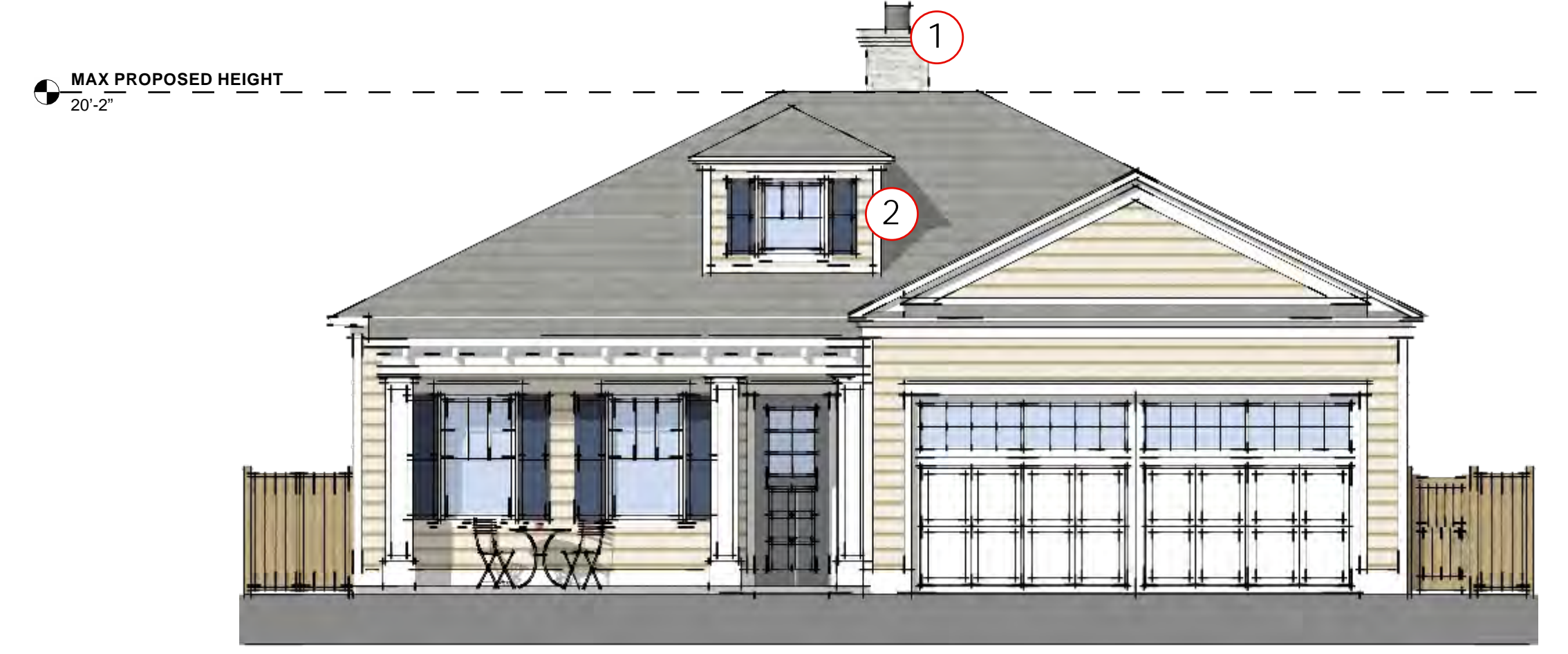


OPT. ARCHITECTURAL FEATURES

- ① OPTIONAL FIREPLACE & CHIMNEY
- ② OPTIONAL ROOF DORMER



PLAN 2 - COLONIAL COTTAGE - SHOWN IN COLOR SCHEME 5



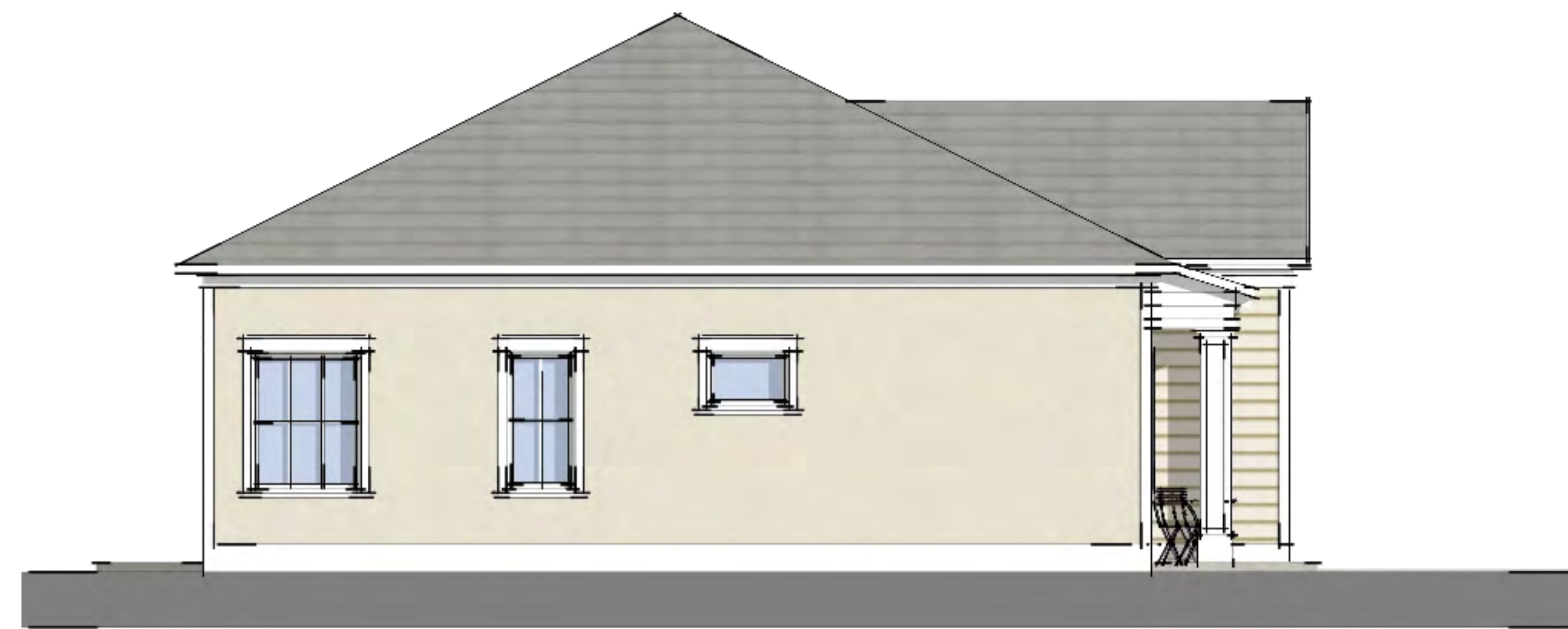
FRONT ELEVATION - W/ OPTS.

SCALE: 3/16" = 1'-0"



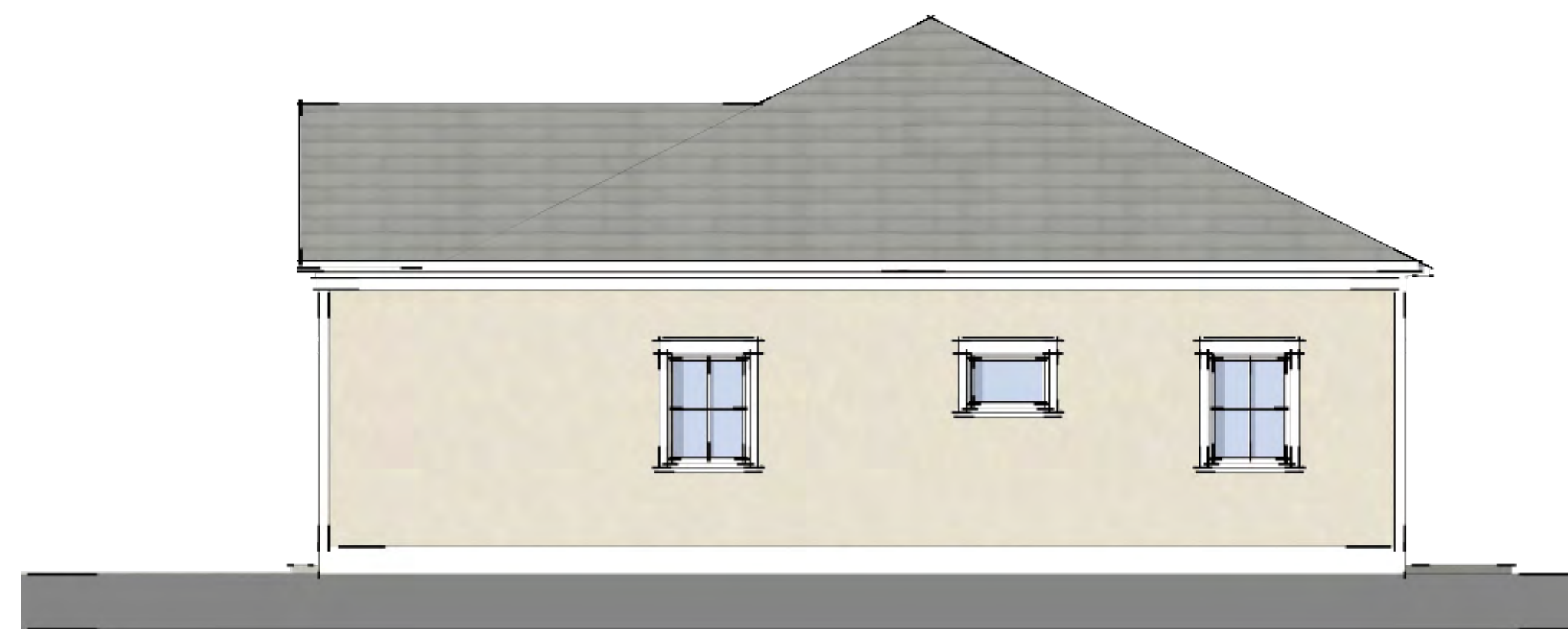
FRONT ELEVATION - STANDARD

SCALE: 3/16" = 1'-0"



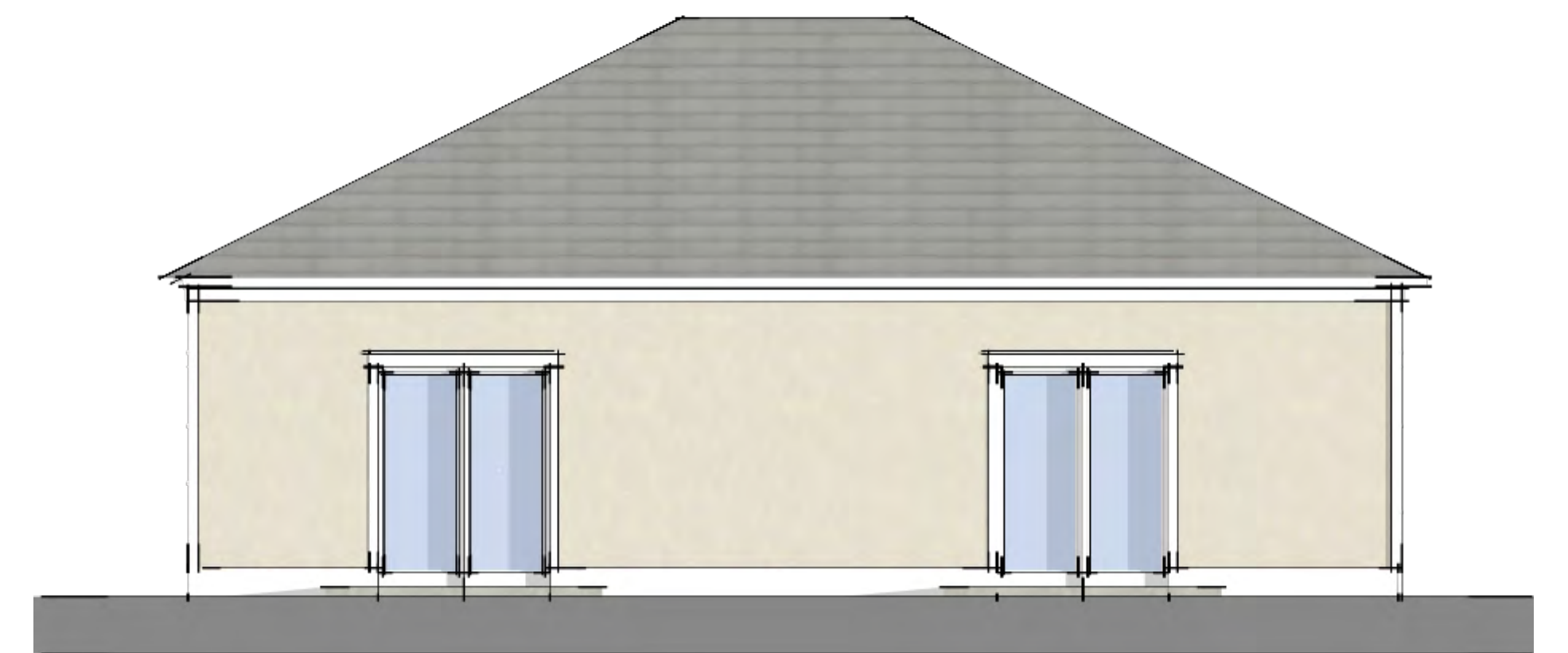
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



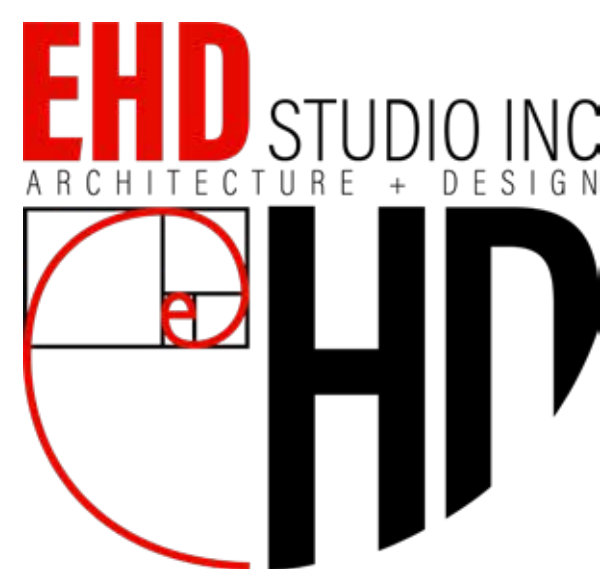
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



BELLECREST RESIDENCES

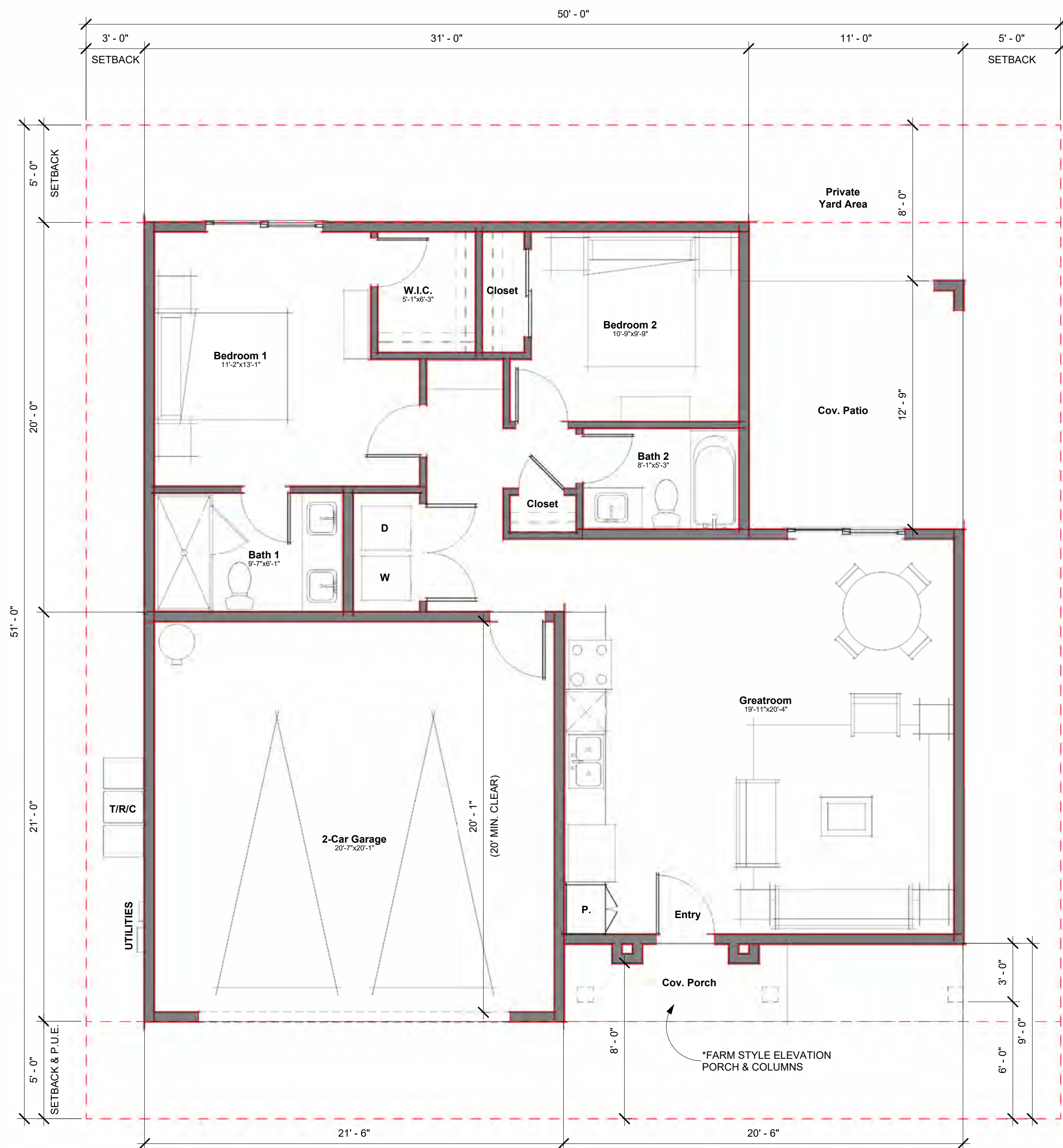
1571 E. MAIN ST, - SANTA MARIA, CA 93454

PLAN 2 MASSING - COLONIAL COTTAGE

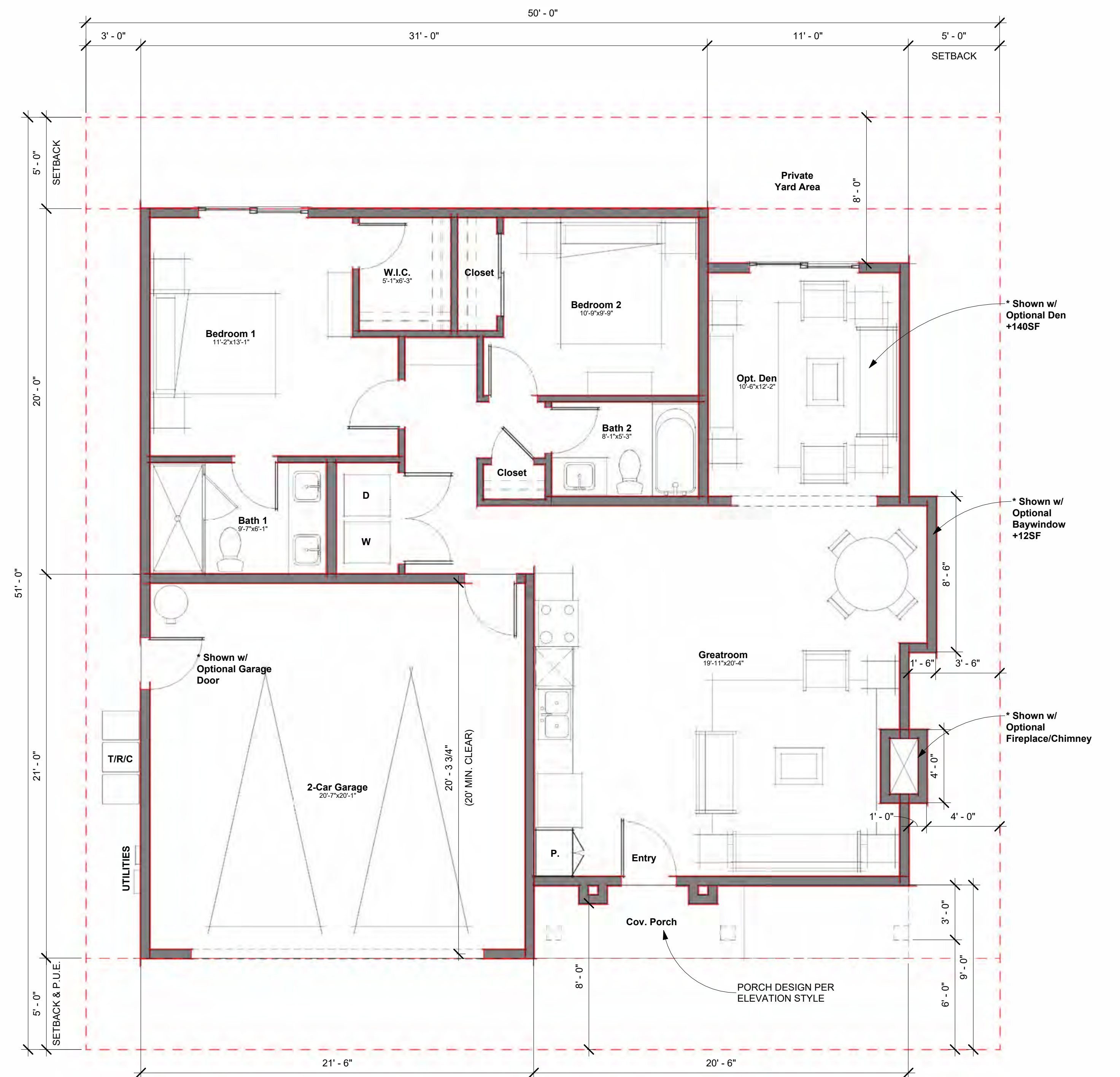
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PLANNING PACKAGE

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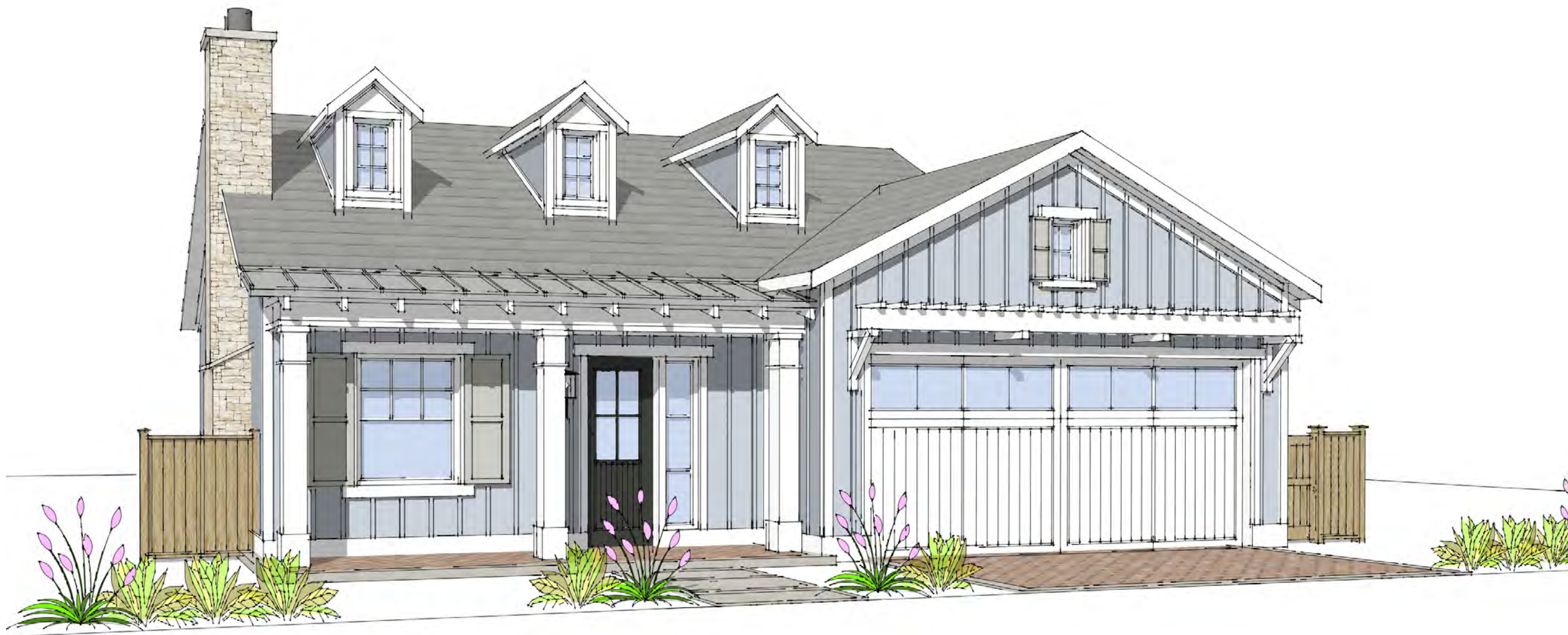
PLAN 3: 1015 SF
2 BEDROOM / 2 BATH / COV.PATIO



PLAN 3: 1167 SF
2 BEDROOM / 2 BATH / OPT. DEN / OPT. BAYWINDOW
 (*note options shown)

① 2 BEDROOM / DEN / 2 BATH LAYOUTS
 1/4" = 1'-0"

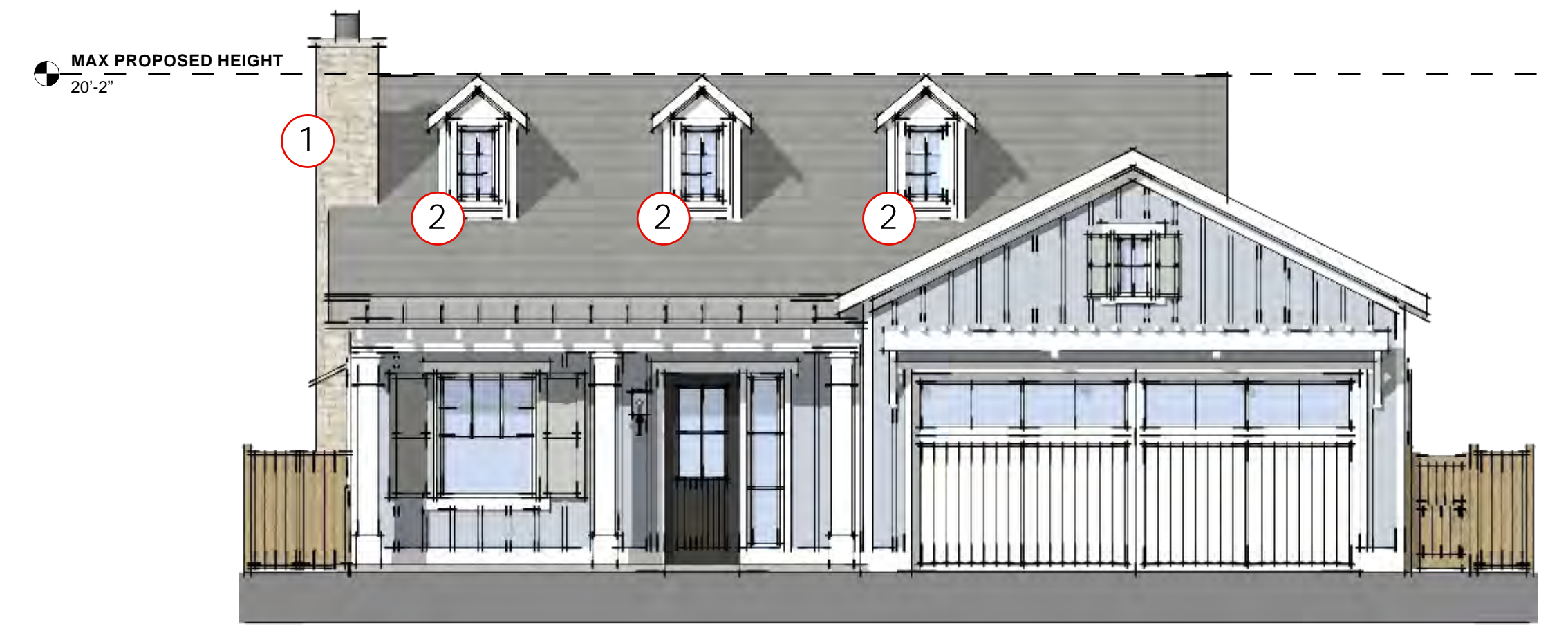




PLAN 3 - FARM COTTAGE - SHOWN IN COLOR SCHEME 3

OPT. ARCHITECTURAL FEATURES

- ① OPTIONAL FIREPLACE & CHIMNEY
- ② OPTIONAL ROOF DORMER



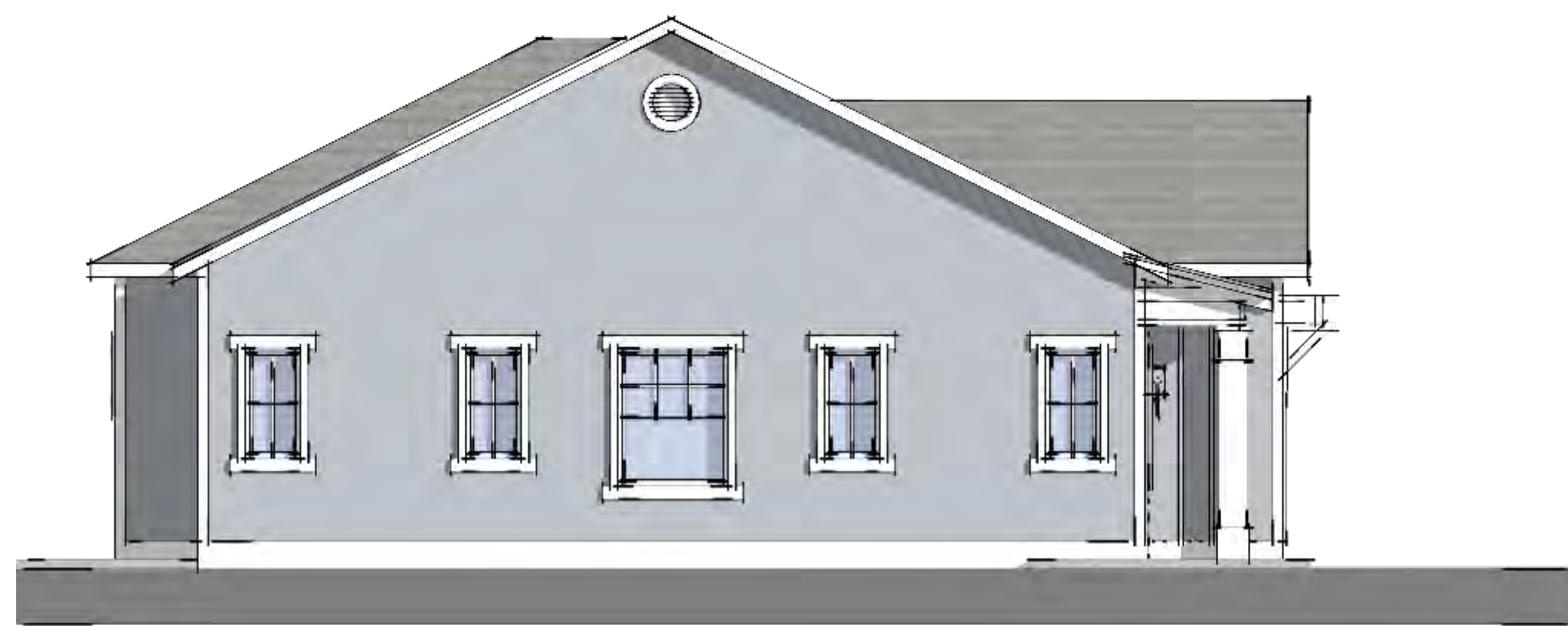
FRONT ELEVATION - W/ OPTS.

SCALE: 3/16" = 1'-0"



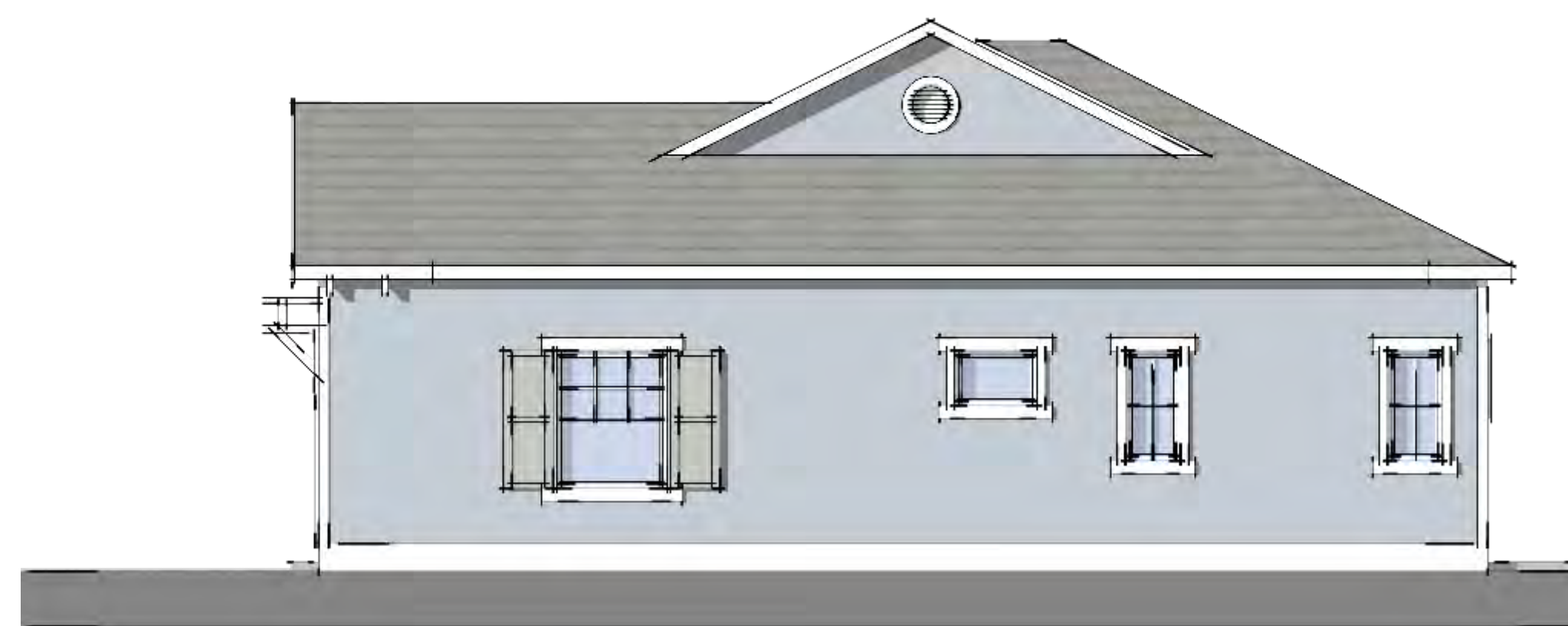
FRONT ELEVATION - STANDARD

SCALE: 3/16" = 1'-0"



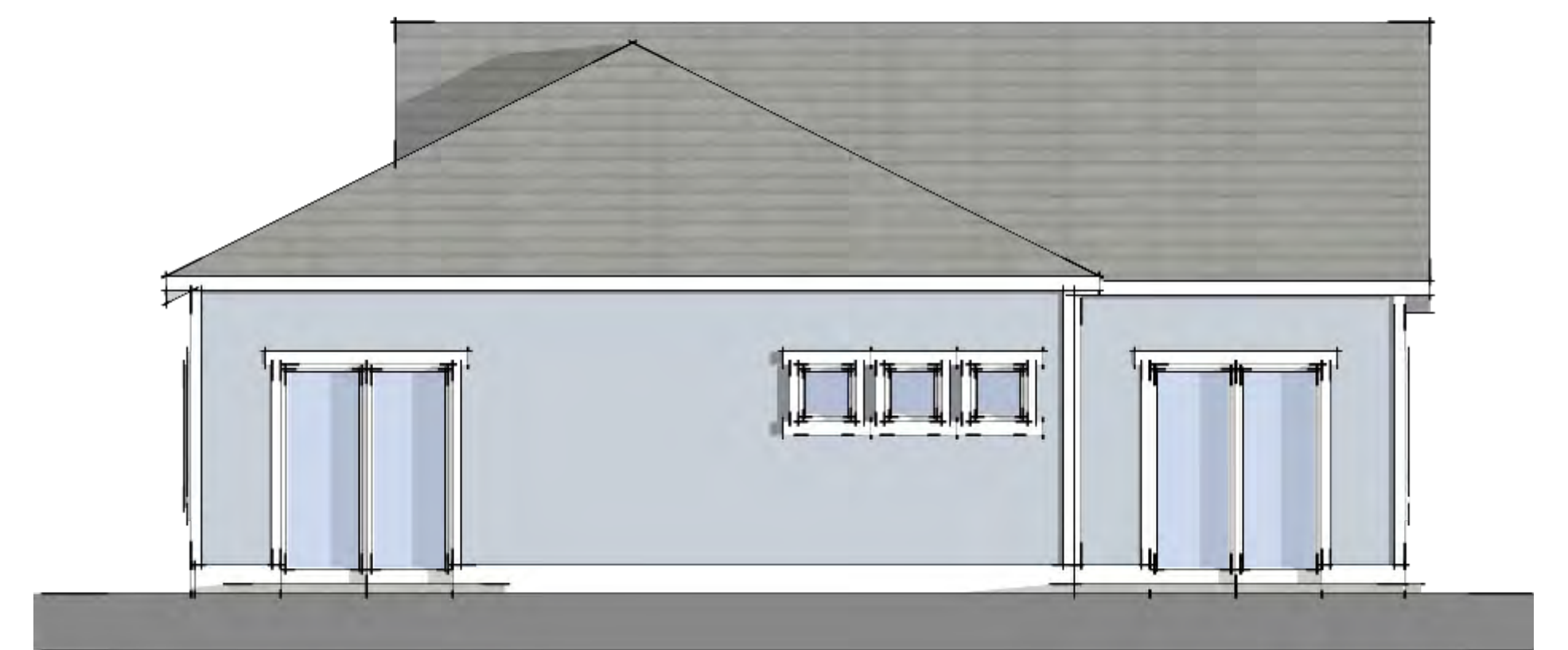
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



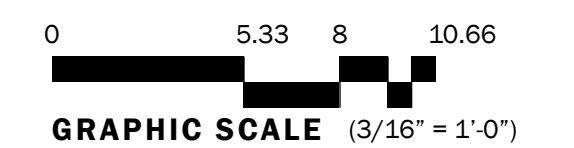
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

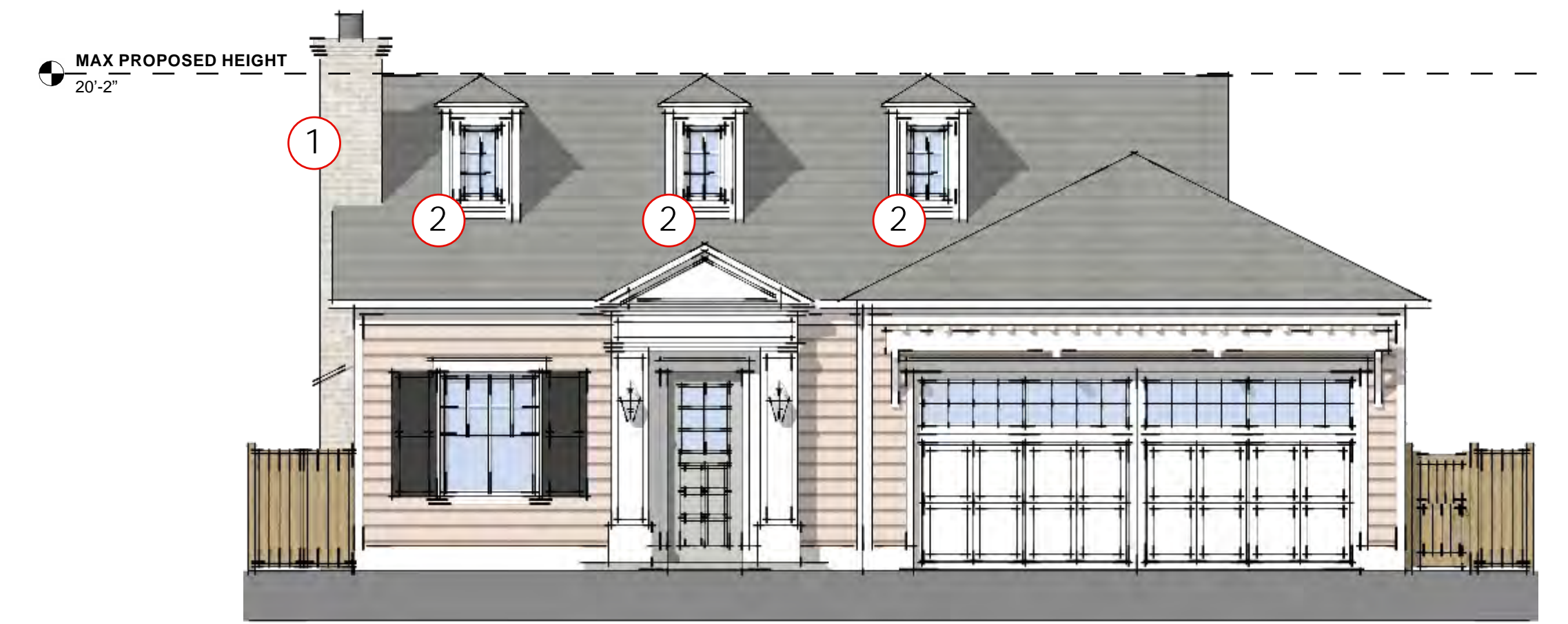
SCALE: 3/16" = 1'-0"





OPT. ARCHITECTURAL FEATURES

- ① OPTIONAL FIREPLACE & CHIMNEY
- ② OPTIONAL ROOF DORMER



FRONT ELEVATION - W/ OPTS.

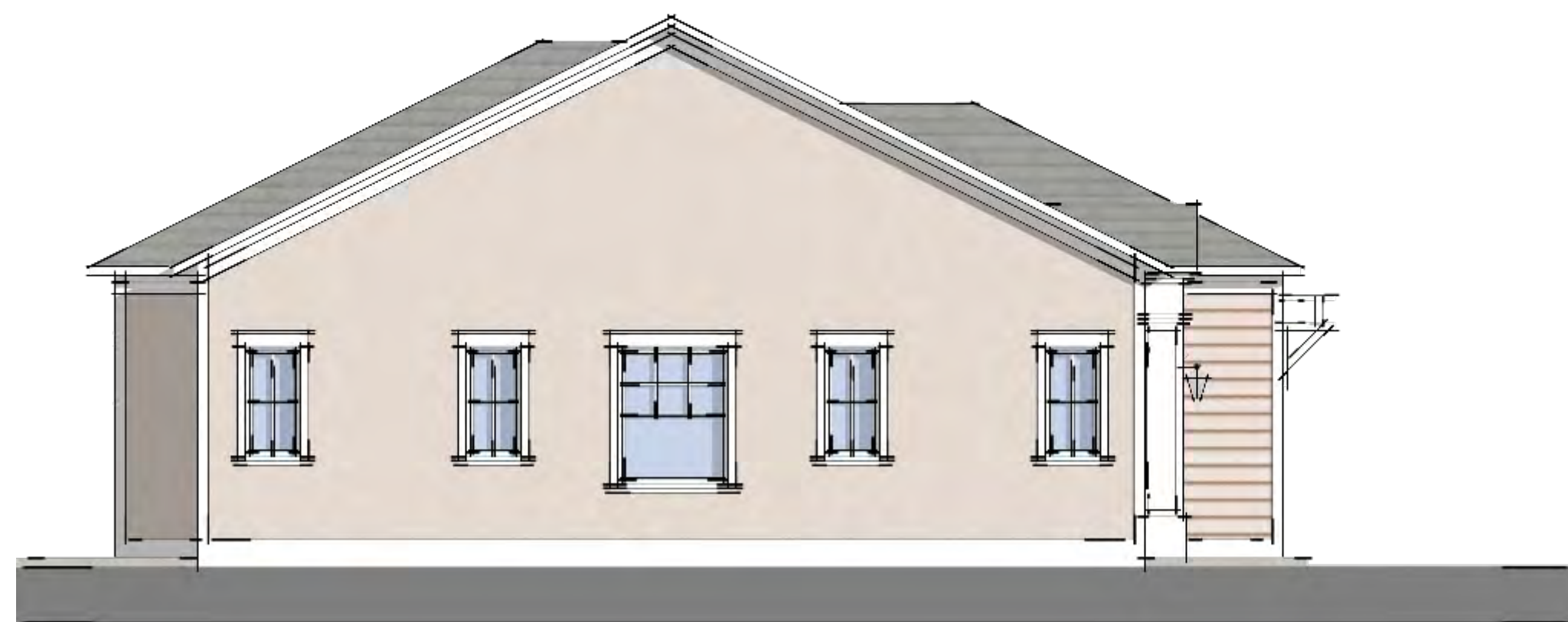
SCALE: 3/16" = 1'-0"



FRONT ELEVATION - STANDARD

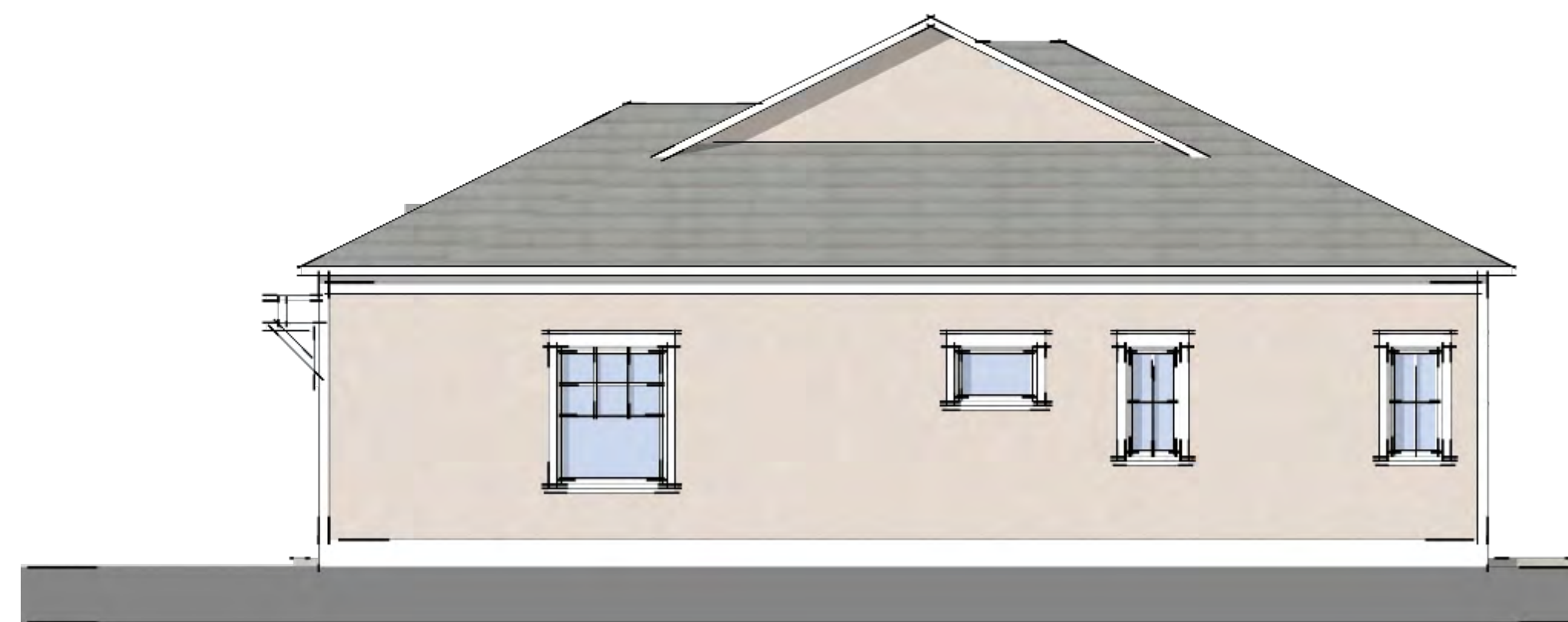
SCALE: 3/16" = 1'-0"

PLAN 3 - COLONIAL COTTAGE - SHOWN IN COLOR SCHEME 6



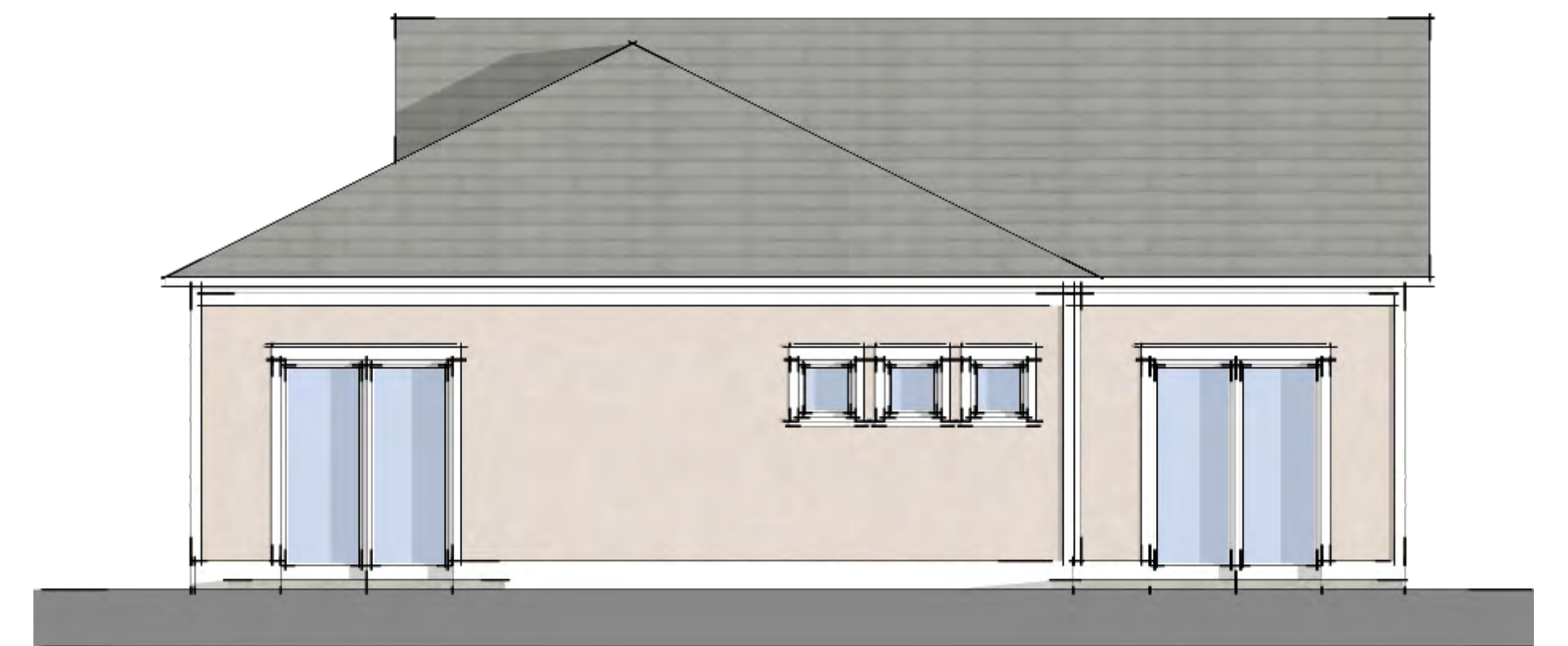
LEFT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"



BELLECREST RESIDENCES

1571 E. MAIN ST., - SANTA MARIA, CA 93454

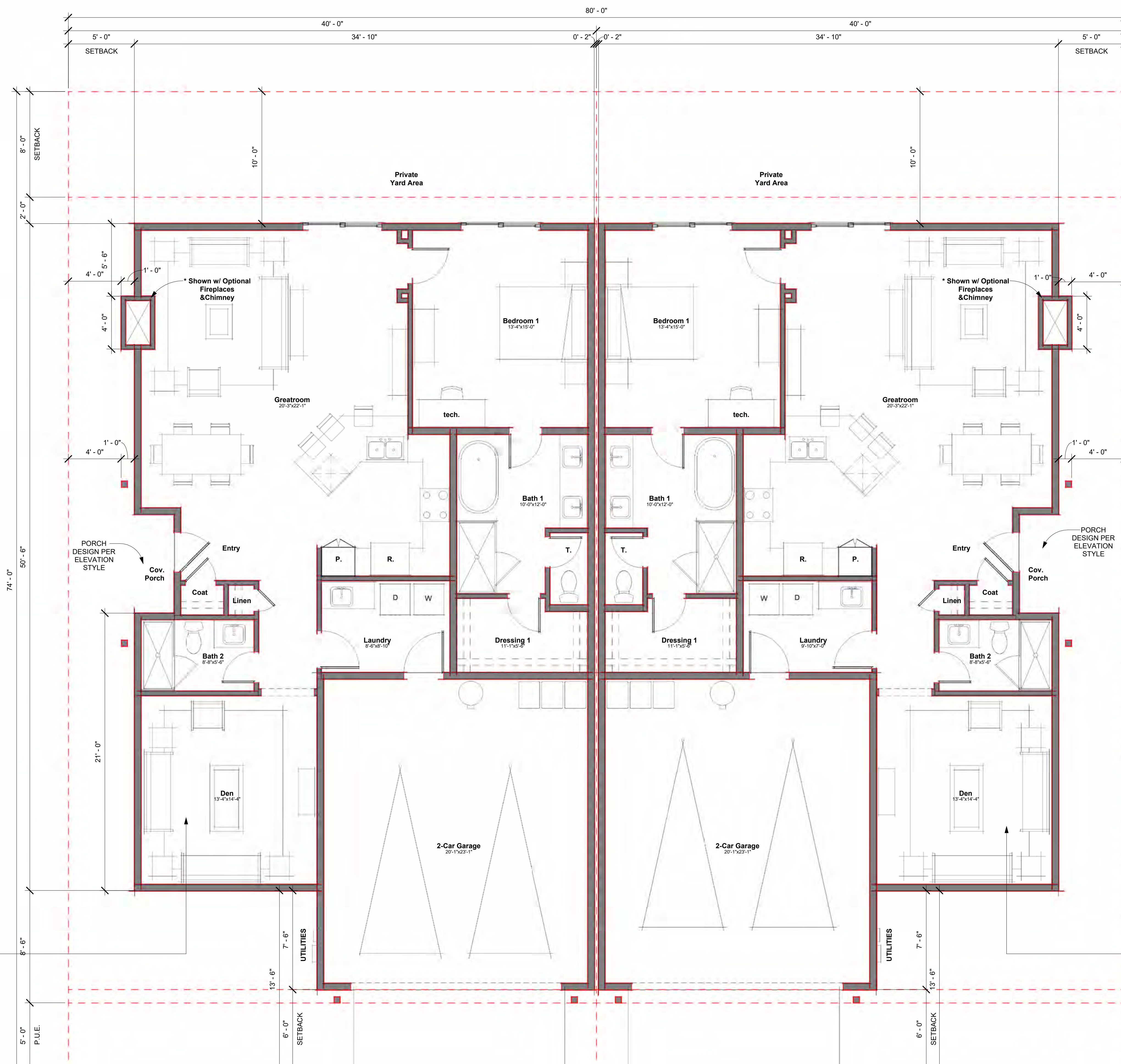


PLAN 3 MASSING - COLONIAL COTTAGE

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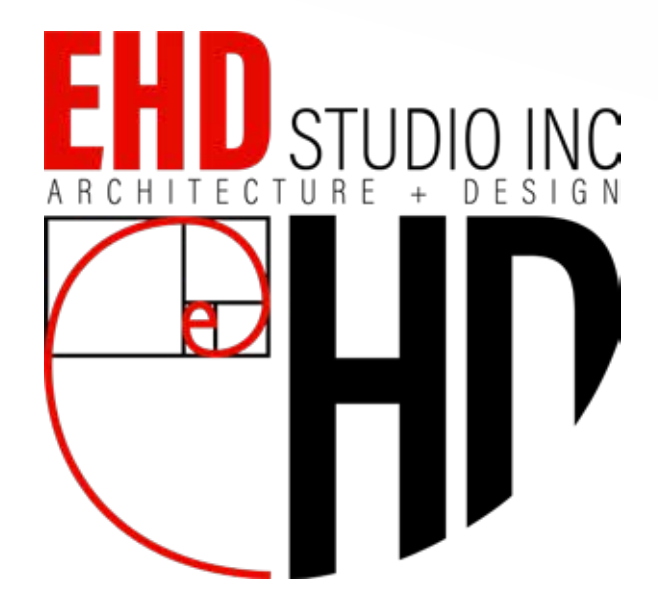
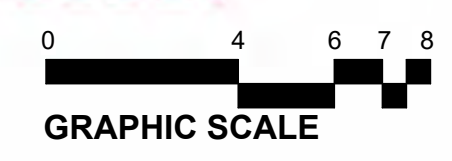


PLAN 4C (OPTION): 1347 SF
2 BEDROOM / 2 BATH
2-CAR GARAGE

PLAN 4A: 1407 SF
1 BEDROOM / 2 BATH / DEN
2-CAR GARAGE
 (*note options shown)

PLAN 4A: 1407 SF
1 BEDROOM / 2 BATH / DEN
2-CAR GARAGE
 (*note options shown)

① 1 BEDROOM / 1.5 BATH / DEN LAYOUTS
 1/4" = 1'-0"



BELLECREST RESIDENCES
 1571 E. MAIN ST, - SANTA MARIA, CA 93454

LOT TYPE C (40'X74') - PROTOTYPE PLAN 4A

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PLANNING PACKAGE

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OPT. ARCHITECTURAL FEATURES

① OPTIONAL FIREPLACE & CHIMNEY

MAX PROPOSED HEIGHT
19'-10"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

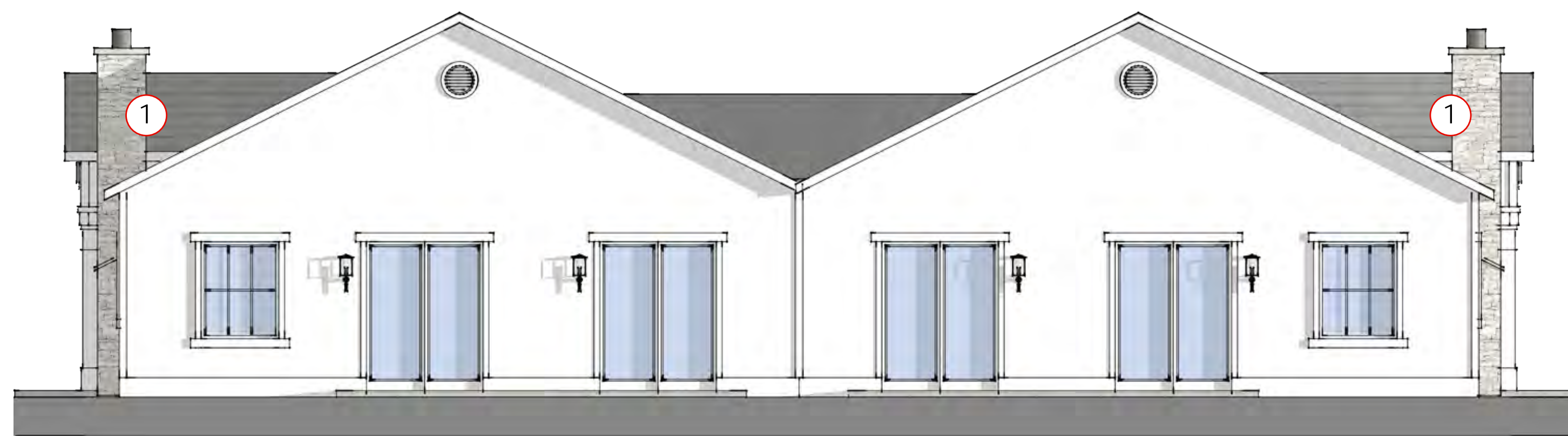


LEFT ELEVATION

SCALE: 3/16" = 1'-0"



PLAN 4A - FARM COTTAGE - SHOWN IN COLOR SCHEME 1



REAR ELEVATION

SCALE: 3/16" = 1'-0"



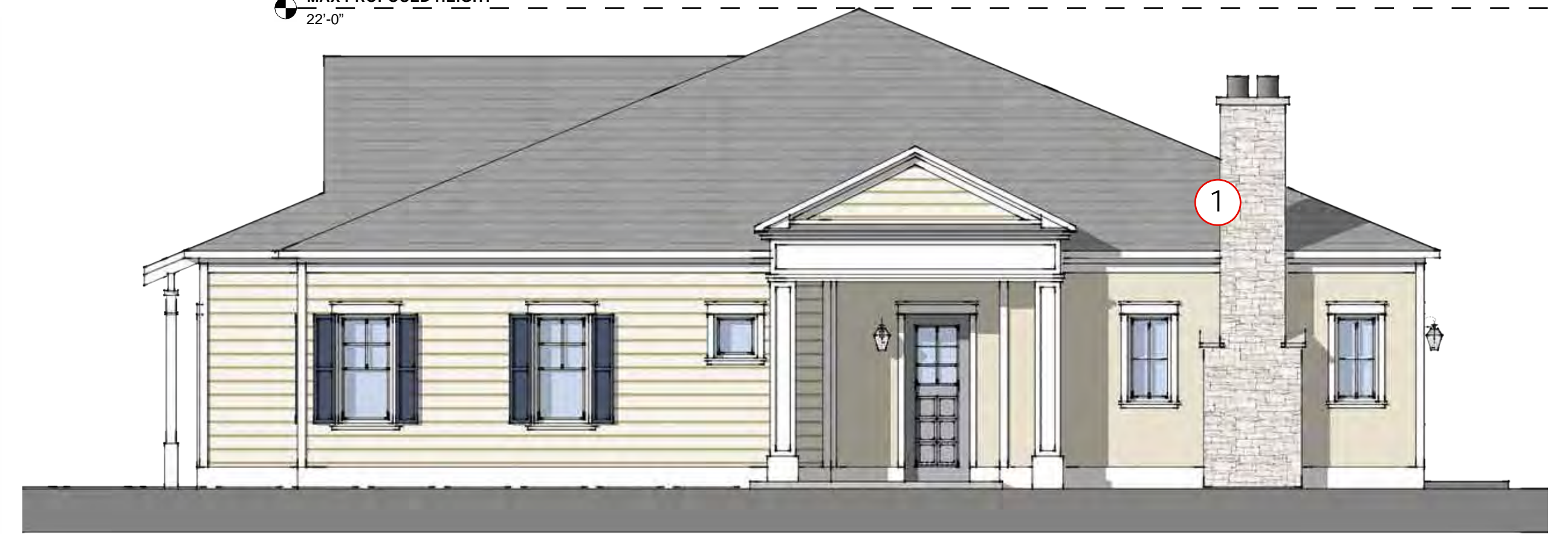
FRONT ELEVATION

SCALE: 3/16" = 1'-0"

OPT. ARCHITECTURAL FEATURES

1 OPTIONAL FIREPLACE & CHIMNEY

MAX PROPOSED HEIGHT
22'-0"



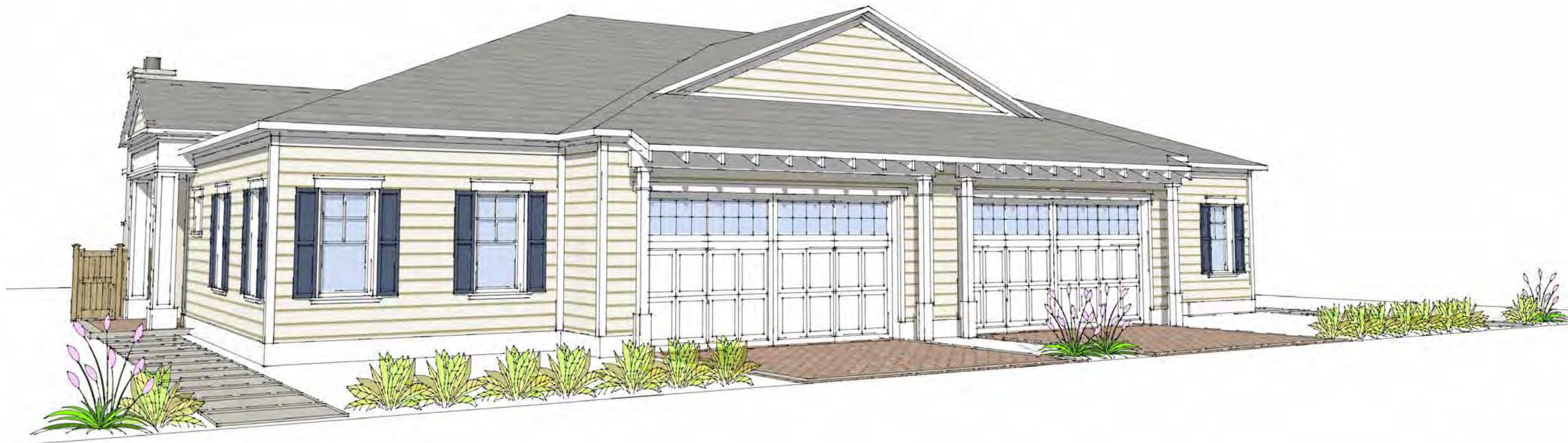
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



PLAN 4A - COLONIAL COTTAGE - SHOWN IN COLOR SCHEME 5



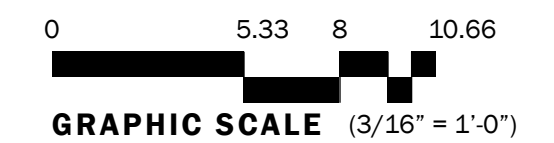
REAR ELEVATION

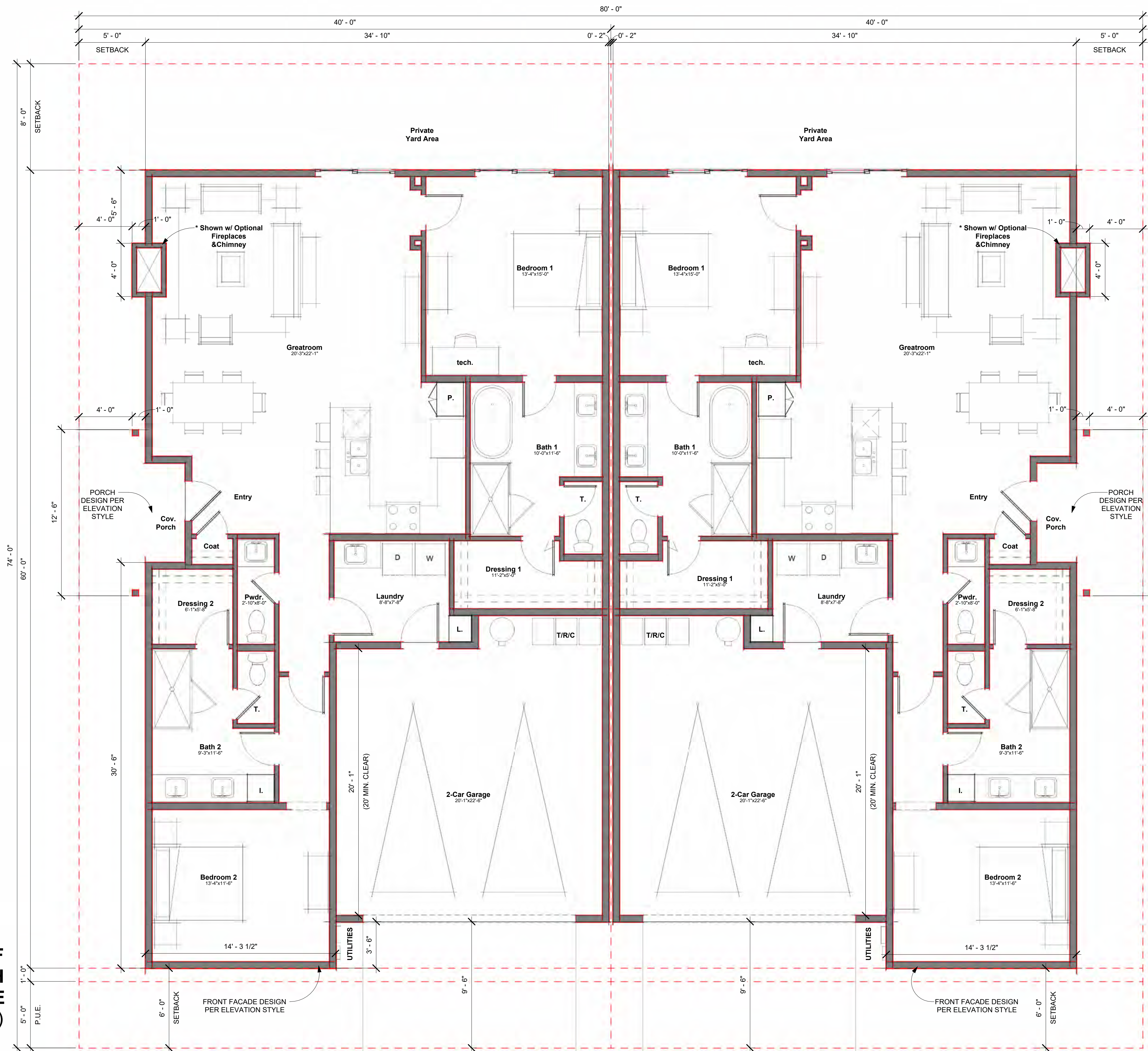
SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

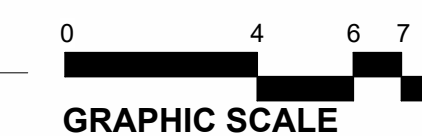




PLAN 4B: 1528 SF
2 BEDROOM SUITES / 2.5 BATH
2-CAR GARAGE
 (*note options shown)

PLAN 4B: 1528 SF
2 BEDROOM SUITES / 2.5 BATH
2-CAR GARAGE
 (*note options shown)

① 2 BEDROOM / 2.5 BATH LAYOUTS
 1/4" = 1'-0"



BELLECREST RESIDENCES

1571 E. MAIN ST, - SANTA MARIA, CA 93454

LOT TYPE C (40'X74') - PROTOTYPE PLAN 4B

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PLANNING PACKAGE

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OPT. ARCHITECTURAL FEATURES

① OPTIONAL FIREPLACE & CHIMNEY

MAX PROPOSED HEIGHT
19'-10"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

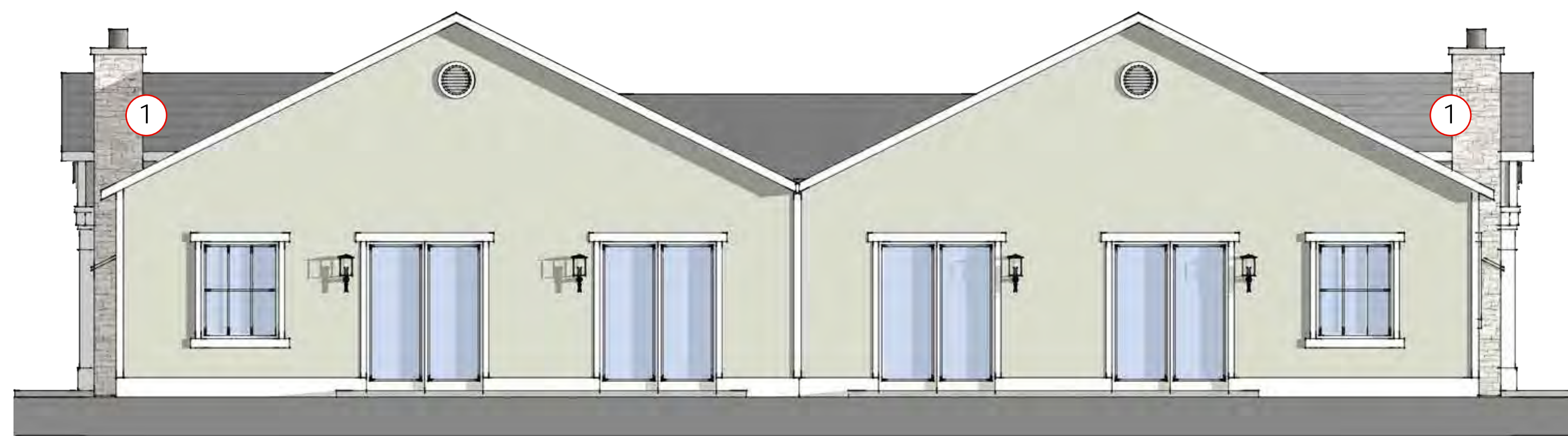


LEFT ELEVATION

SCALE: 3/16" = 1'-0"



PLAN 4B - FARM COTTAGE - SHOWN IN COLOR SCHEME 2



REAR ELEVATION

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



OPT. ARCHITECTURAL FEATURES

① OPTIONAL FIREPLACE & CHIMNEY

MAX PROPOSED HEIGHT
22'-9"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

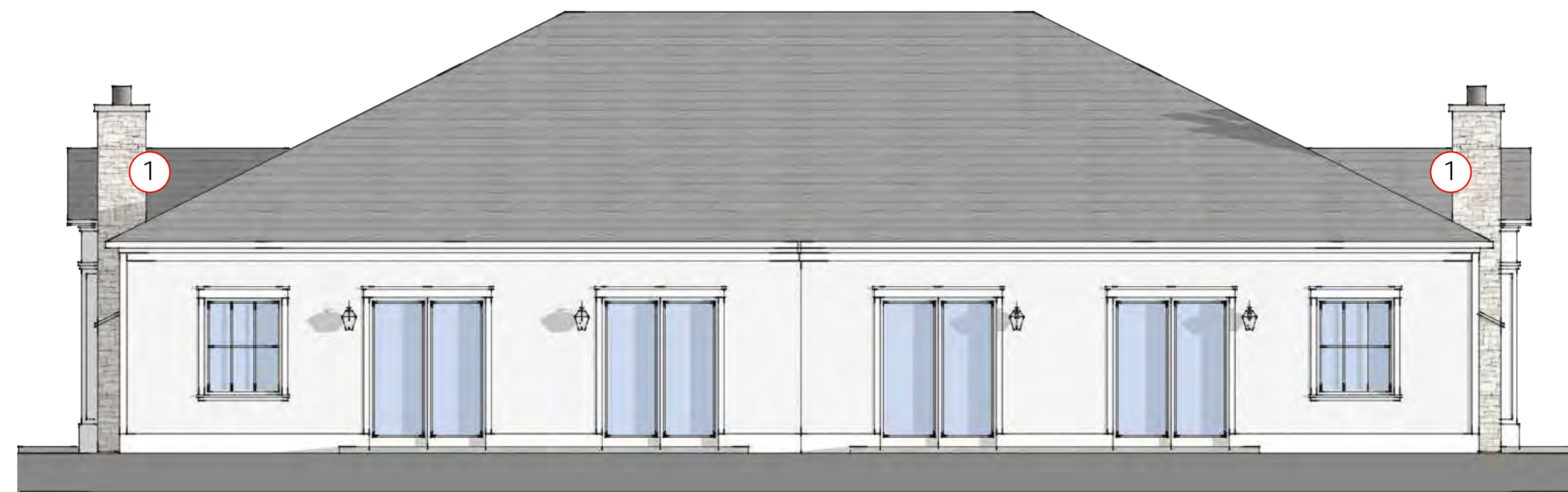


LEFT ELEVATION

SCALE: 3/16" = 1'-0"



PLAN 4B - COLONIAL COTTAGE - SHOWN IN COLOR SCHEME 4



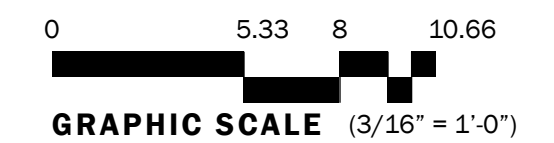
REAR ELEVATION

SCALE: 3/16" = 1'-0"

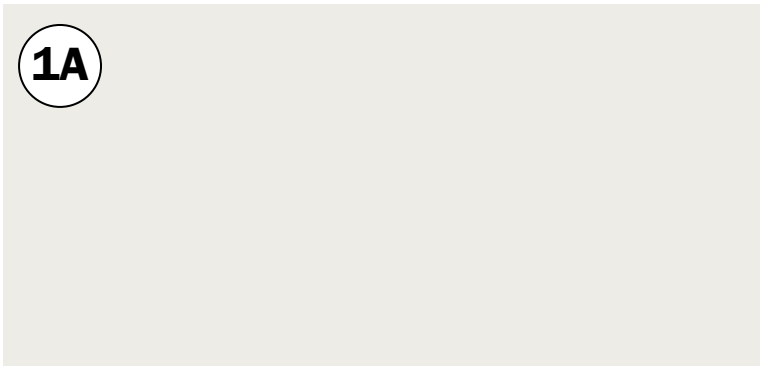
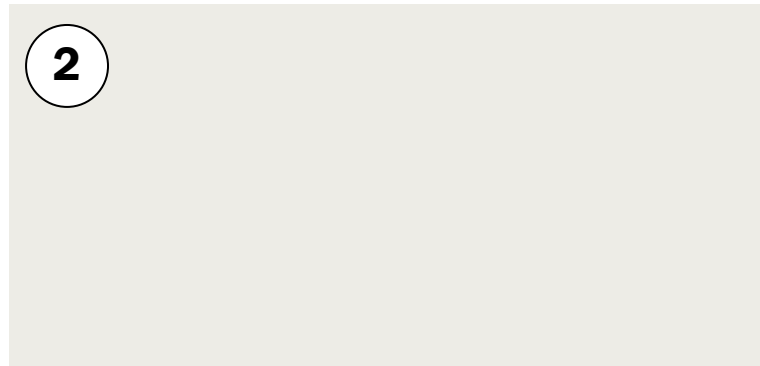


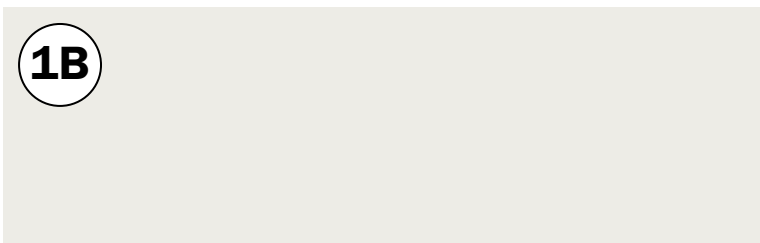


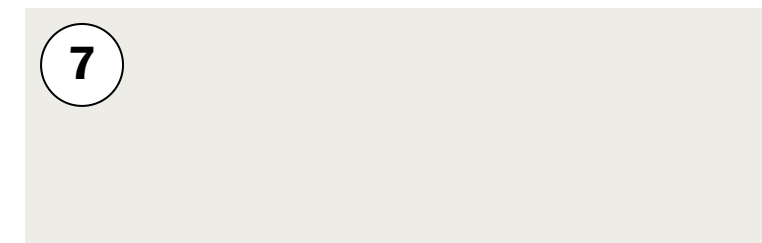


FRONT ELEVATION


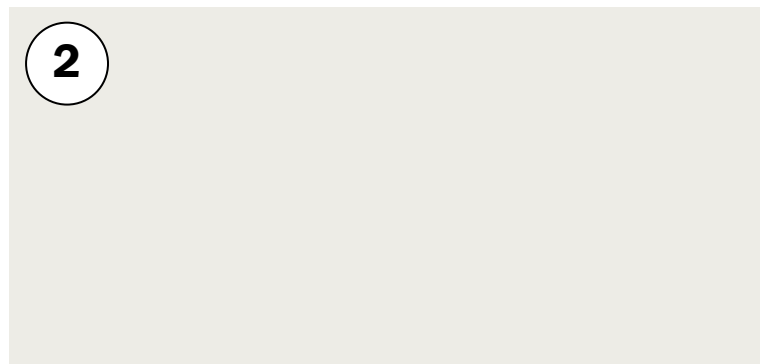


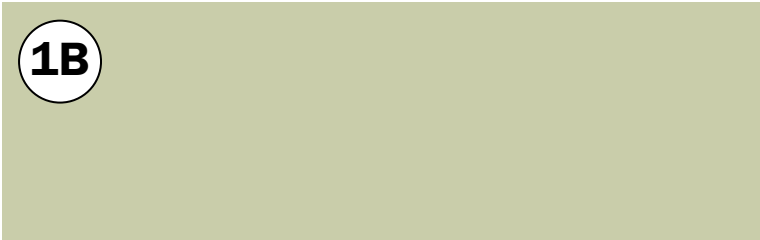


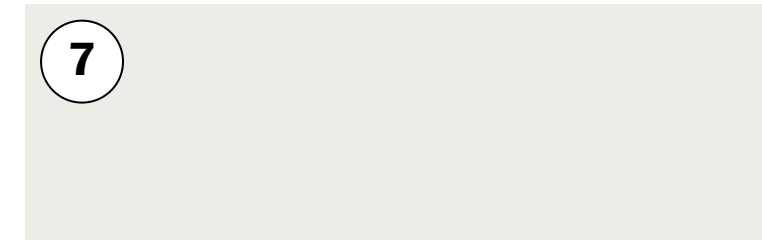
SCALE: 3/16" = 1'-0"




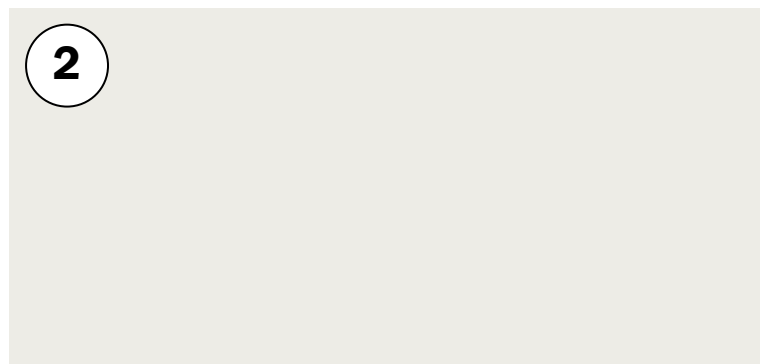





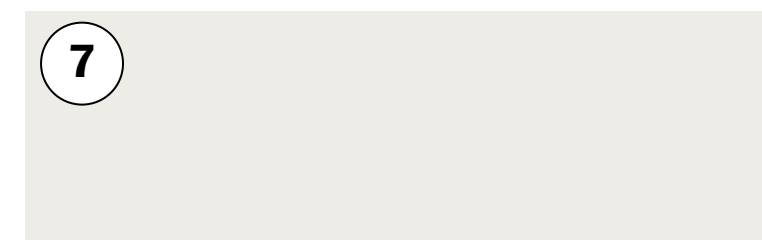
COLOR SCHEME 1

			
PRIMARY SIDING COLOR - SW7005 - PURE WHITE	TRIM/FASCIA/RAFTER COLOR - SW7005 - PURE WHITE	ROOF TILES - EAGLE ROOFING TAPERED SLATE - 49655 MOUNT DORA BLEND	FRONT DOOR COLOR - SW6128 - BLONDE
			
PRIMARY STUCCO COLOR - PAINT TO MATCH: SW7005 - PURE WHITE	SHUTTER COLOR - SW9145 - SLEEPY HOLLOW	STONE VENEER - EL DORADO - LIMESTONE - GRAND BANKS	GARAGE DOOR COLOR - SW7005 - PURE WHITE

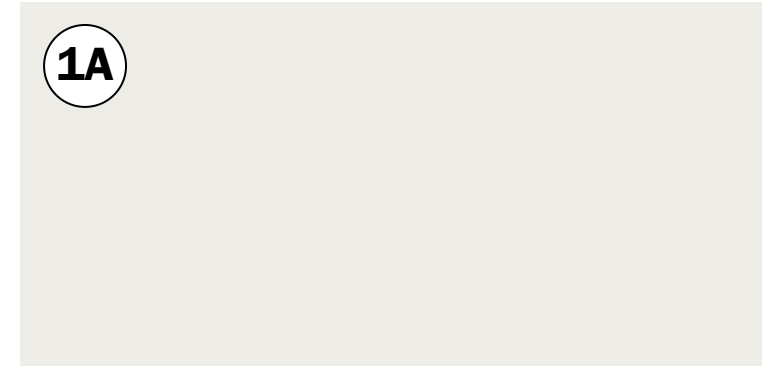
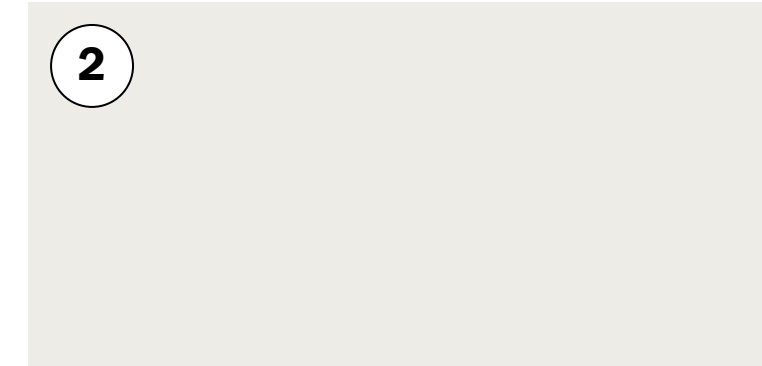

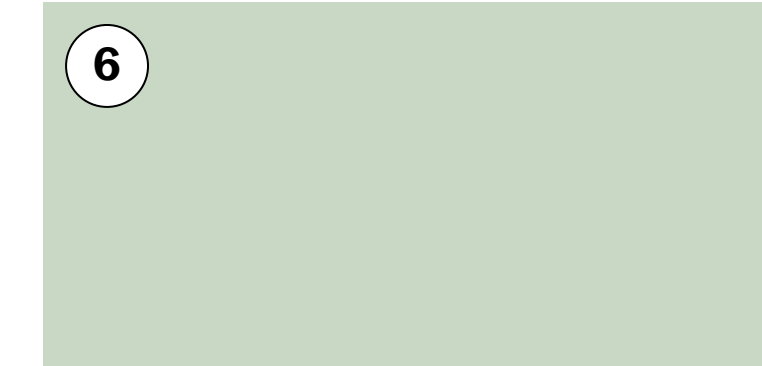
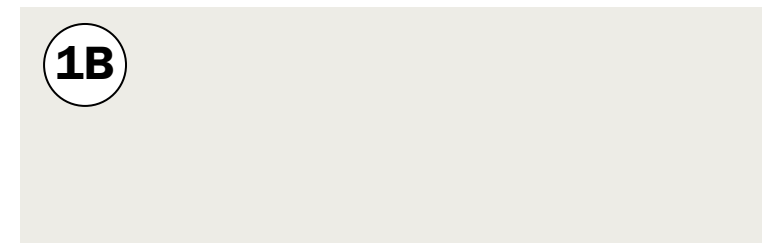


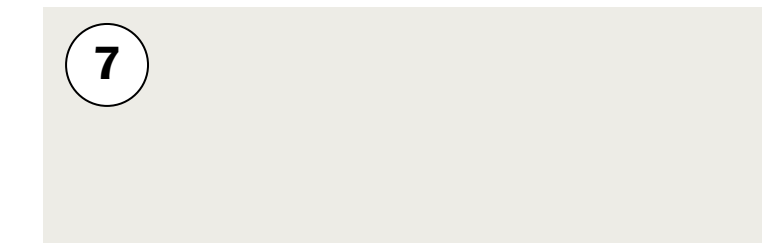
COLOR SCHEME 2

			
PRIMARY SIDING COLOR - SW6429 - BAIZE GREEN	TRIM/FASCIA/RAFTER COLOR - SW7005 - PURE WHITE	ROOF TILES - EAGLE ROOFING TAPERED SLATE - 49655 MOUNT DORA BLEND	FRONT DOOR COLOR - SW9121 - SAWGRASS BASKET
			
PRIMARY STUCCO COLOR - PAINT TO MATCH: SW6429 - BAIZE GREEN	SHUTTER COLOR - SW6187 - ROSEMARY	STONE VENEER - EL DORADO - TUNDRABRICK - CHALK DUST	GARAGE DOOR COLOR - SW7005 - PURE WHITE

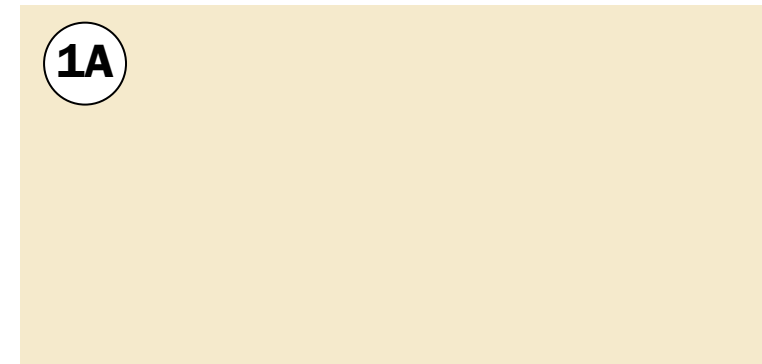
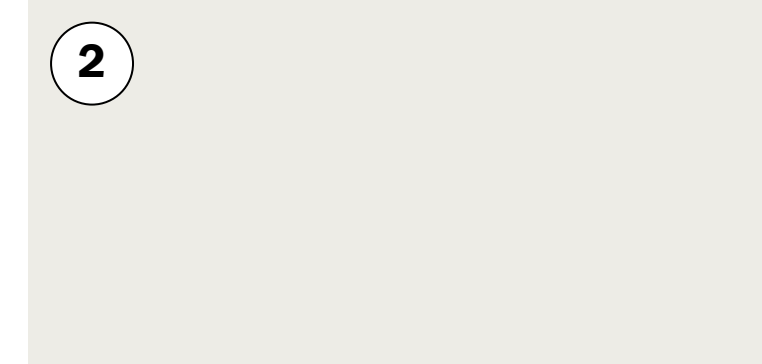


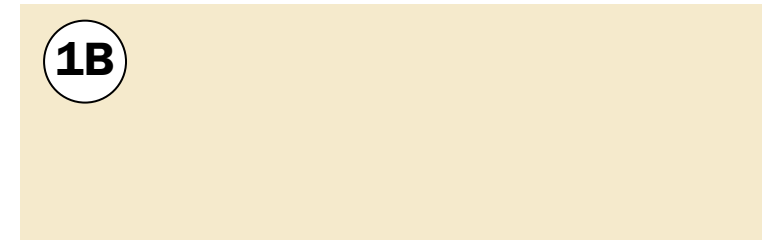


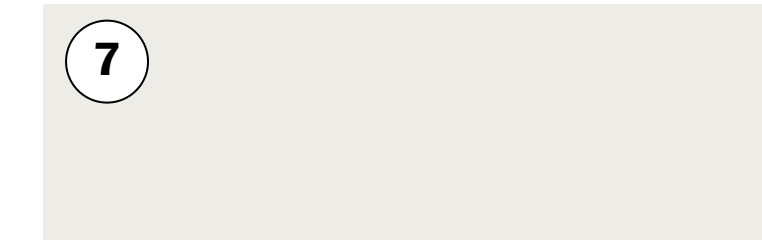
COLOR SCHEME 3

			
PRIMARY SIDING COLOR - SW9145 - SLEEPY HOLLOW	TRIM/FASCIA/RAFTER COLOR - SW7005 - PURE WHITE	ROOF TILES - EAGLE ROOFING TAPERED SLATE - 49655 MOUNT DORA BLEND	FRONT DOOR COLOR - SW6258 - TRICORN BLACK
			
PRIMARY STUCCO COLOR - PAINT TO MATCH: SW9145 - SLEEPY HOLLOW	SHUTTER COLOR - SW7671 - ON THE ROCKS	STONE VENEER - EL DORADO - ROUGH CUT - CASA BLANCA	GARAGE DOOR COLOR - SW7005 - PURE WHITE

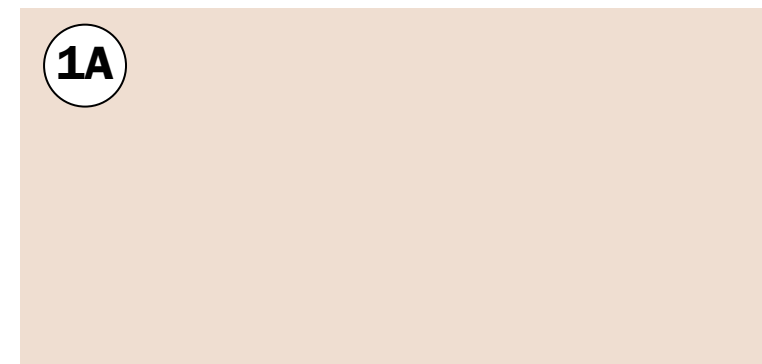
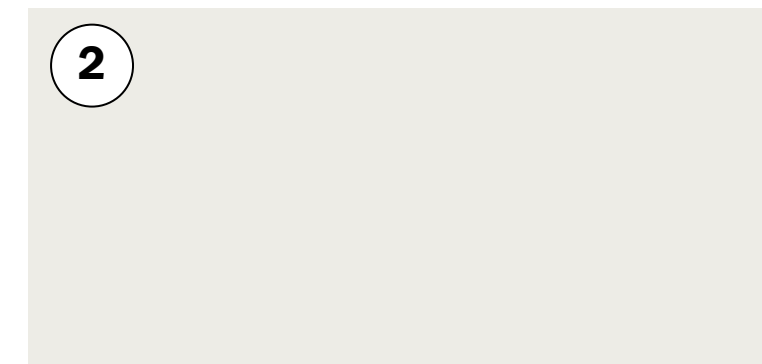


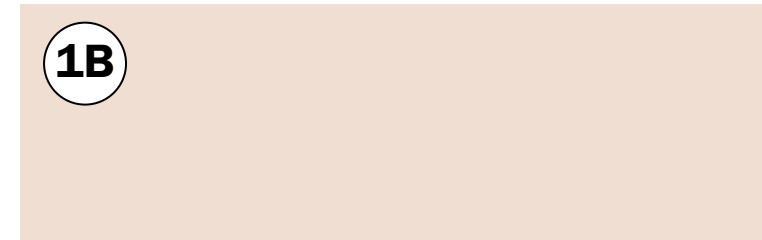


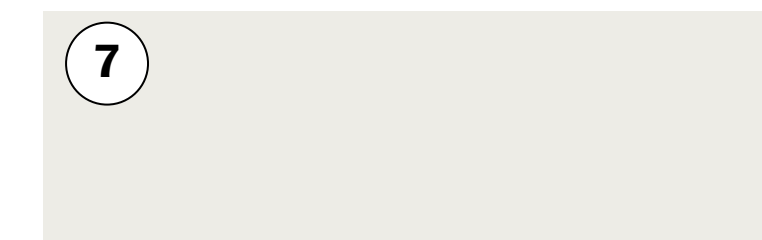
COLOR SCHEME 4

			
PRIMARY SIDING COLOR - SW7005 - PURE WHITE	TRIM/FASCIA/RAFTER COLOR - SW7005 - PURE WHITE	ROOF TILES - EAGLE ROOFING- TAPERED SLATE - 49655 MOUNT DORA BLEND	FRONT DOOR COLOR - SW6449 - TOIARY TINT
			
PRIMARY STUCCO COLOR - PAINT TO MATCH: SW7005 - PURE WHITE	SHUTTER COLOR - SW6258 - TRICORN BLACK	STONE VENEER - EL DORADO - ROUGH CUT - CASA BLANCA	GARAGE DOOR COLOR - SW7005 - PURE WHITE

COLOR SCHEME 5

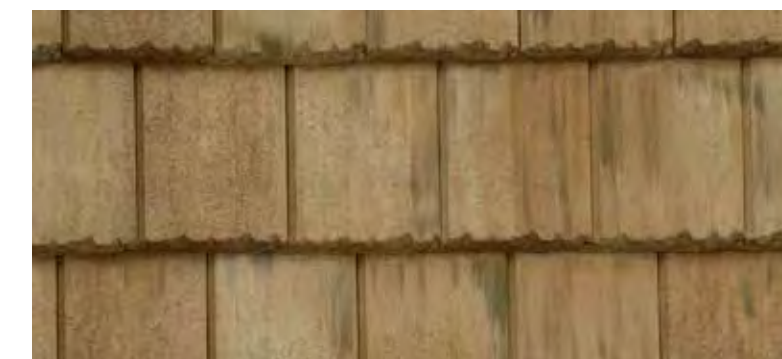
			
PRIMARY SIDING COLOR - SW7561 - LEMON MERINGUE	TRIM/FASCIA/RAFTER COLOR - SW7005 - PURE WHITE	ROOF TILES - EAGLE ROOFING- TAPERED SLATE - 49655 MOUNT DORA BLEND	FRONT DOOR COLOR - SW6255 - MORNING FOG
			
PRIMARY STUCCO COLOR - PAINT TO MATCH: SW7561 - LEMON MERINGUE	SHUTTER COLOR - SW7602 - INDIGO BATIK	STONE VENEER - EL DORADO - ROUGH CUT - LOIRE VALLEY	GARAGE DOOR COLOR - SW7005 - PURE WHITE

COLOR SCHEME 6

			
PRIMARY SIDING COLOR - SW6336 - NEARLY PEACH	TRIM/FASCIA/RAFTER COLOR - SW7005 - PURE WHITE	ROOF TILES - EAGLE ROOFING TAPERED SLATE - 49655 MOUNT DORA BLEND	FRONT DOOR COLOR - SW7671 - ON THE ROCKS
			
PRIMARY STUCCO COLOR - PAINT TO MATCH: SW6336 - NEARLY PEACH	SHUTTER COLOR - SW6258 - TRICORN BLACK	STONE VENEER - EL DORADO - TUNDRABRICK - CHALK DUST	GARAGE DOOR COLOR - SW7005 - PURE WHITE



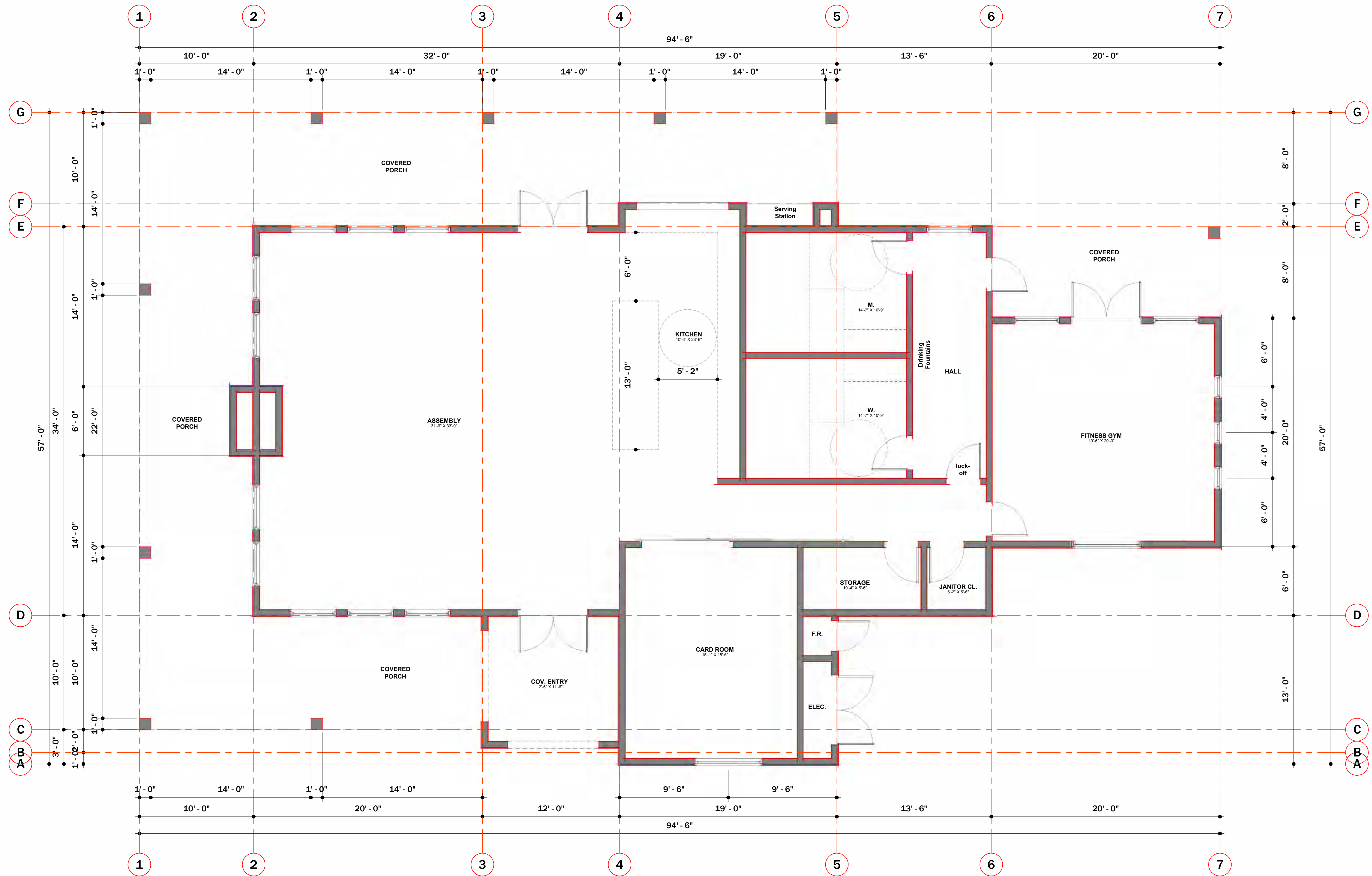
OPTIONAL ROOF TILES - EAGLE ROOFING
TAPERED SLATE - 49595 DARK CHARCOAL



OPTIONAL ROOF TILES - EAGLE ROOFING
TAPERED SLATE - 49621 TEHACHAPI BLEND



STANDING SEAM ROOF -
MCELROY STANDING SEAM - SANDSTONE FINISH



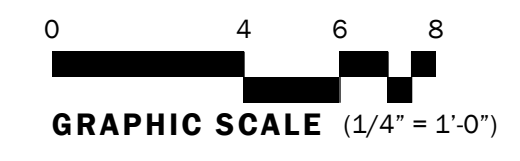
1 CLUBHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

CLUBHOUSE PLAN: 2,862 SF



BELLECREST RESIDENCES

1571 E. MAIN ST, - SANTA MARIA, CA 93454



THE CLUBHOUSE - FLOOR PLAN

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THE CLUBHOUSE - SHOWN IN COLOR SCHEME 1



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



LEFT ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"







