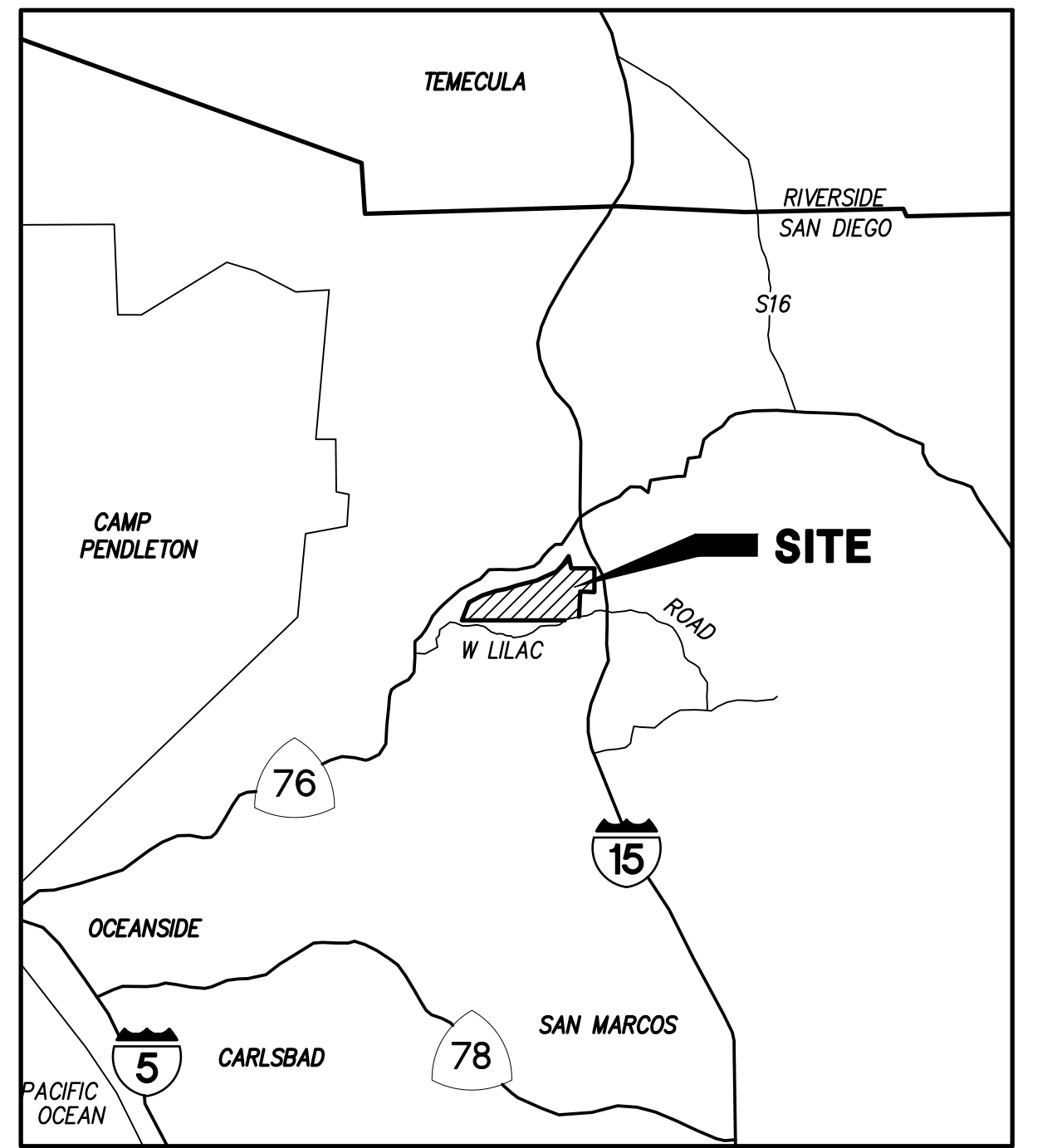
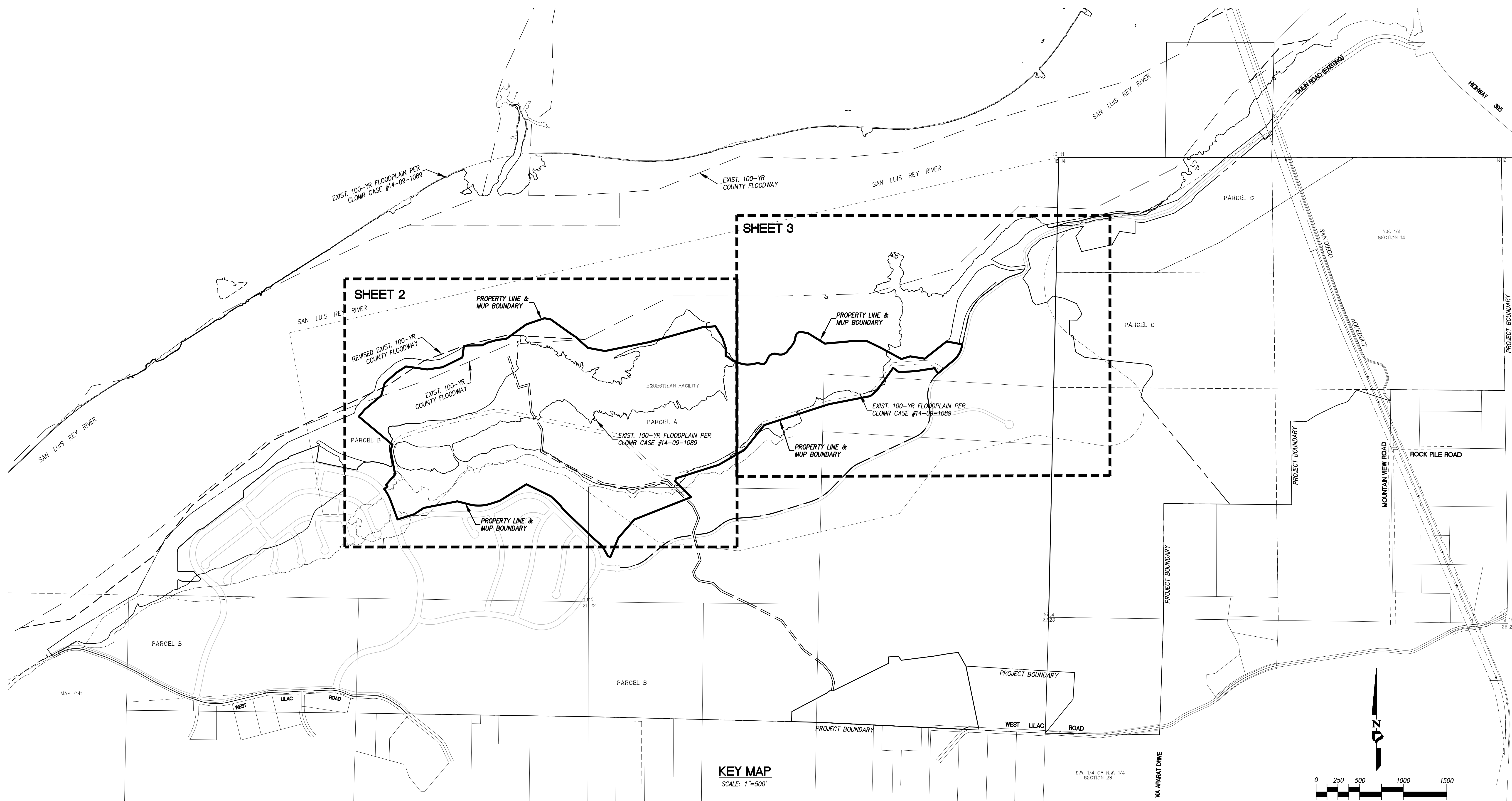


COUNTY OF SAN DIEGO TRACT 5615
EQUESTRIAN CENTER MAJOR USE PERMIT PDS2016-MUP-16-013
OCEAN BREEZE RANCH



VICINITY MAP
NOT TO SCALE

SITE ADDRESS:

5820 WEST LLAC ROAD
BONSAI, CA 92003
TEL: (760) 414-3300

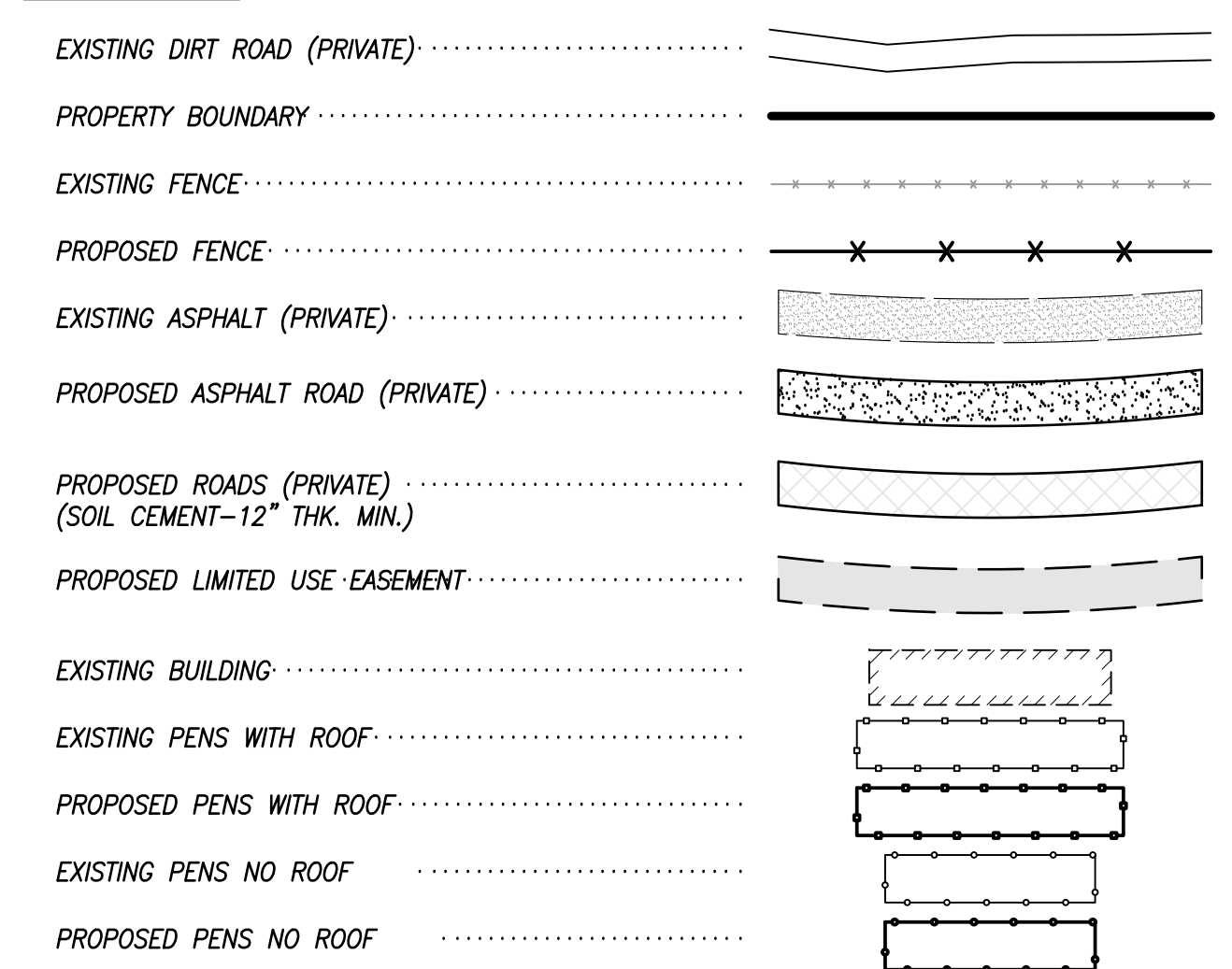
PUBLIC UTILITIES/DISTRICTS:

SEPTIC TANK: RAINBOW MUNICIPAL WATER DISTRICT
WATER: COUNTY OF SAN DIEGO
STORM DRAIN: AT & T
TELEPHONE: COX COMMUNICATIONS
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
LAW ENFORCEMENT: COUNTY OF SAN DIEGO SHERIFF
FIRE: NORTH COUNTY FIRE PROTECTION (NORTH COUNTY)
SCHOOL: K-12 BONSAI UNITED SCHOOL DISTRICT

LEGAL DESCRIPTION:

PROPOSED LOT EEE OF TENTATIVE MAP 5615

LEGEND:



GENERAL NOTES:

- PROJECT AREA: 203.61 ACRES
- TOTAL NUMBER OF LOTS EQUINE FACILITY MUP: 1
- APNS: 124-150-34, 127-271-02
- PRESENT LAND USE: VILLAGE, SEMI-RURAL AND RURAL
- EQUINE FACILITY WILL INCLUDE PROPOSED AND EXISTING SEPTIC INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH AND WATER SYSTEMS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT.
- SOURCE OF TOPOGRAPHY: PROJECT DESIGN CONSULTANTS FLOWN 08-04-2015.
- ASSESSOR'S TAX RATE AREA: 57123, 57128
- ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADE OR SHOW HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
- EXISTING WELLS ARE TO BE USED IN WATERING EXISTING & PROPOSED PASTURES IN EQUESTRIAN PARCEL.
- ALL EXISTING LANDSCAPING TO REMAIN.

SHEET INDEX:

SHEET 1	TITLE SHEET
SHEET 2	M.U.P. SHEET
SHEET 3	M.U.P. SHEET
SHEET 4-17	AS-BUILT DRAWING (ARCHITECTURAL PLANS)

OCEAN BREEZE BUILDING INVENTORY

ID	STATUS	DESCRIPTION	AREA
B1	(C)	EQUINE HAY STORAGE BARN	15,262 SF
B2	(C)	MADE BARN	32,815 SF
B3	(C)	LAYUP/ REHAB BARN	32,824 SF
B4	(AB)	TRAINING BARN	6,225 SF
B5	(AB)	TRAINING BARN	6,140 SF
B6	(C)	STALLION BARN	13,393 SF
B7	(C)	FOLKING BARN	4,801 SF
B8	(C)	BRIDGING BARN	3,846 SF
B9	(P)	SHOP	4,800 SF
R1	(E)*1,*(2)	RESIDENCE NO. 1	4,033 SF
R2	(E)*1,*(2)	RESIDENCE NO. 2	1,319 SF
R3	(E)*1,*(2)	RESIDENCE NO. 3	914 SF
R4	(E)*1,*(2)	RESIDENCE NO. 4	2,184 SF
R5	(E)*1,*(2)	RESIDENCE NO. 5	1,734 SF
R6	(AB)*1,*(2)	RESIDENCE NO. 6	1,214 SF
R7	(P)*1,*(2)	RESIDENCE NO. 7	1,659 SF
R8	(P)*1,*(2)	RESIDENCE NO. 8	1,659 SF
PWR1	(AB)	PENS WITH ROOF	520 SF
PWR2	(AB)	PENS WITH ROOF	520 SF
PWR3	(AB)	PENS WITH ROOF	520 SF
PWR4	(AB)	PENS WITH ROOF	520 SF
PWR5	(AB)	PENS WITH ROOF	520 SF
PWR6	(AB)	PENS WITH ROOF	520 SF
PWR7	(AB)	PENS WITH ROOF	520 SF
PWR8	(AB)	PENS WITH ROOF	520 SF
PWR9	(AB)	PENS WITH ROOF	520 SF
PWR10	(AB)	PENS WITH ROOF	520 SF
PWR11	(AB)	PENS WITH ROOF	520 SF
PWR12	(AB)	PENS WITH ROOF	520 SF
PWR13	(AB)	PENS WITH ROOF	520 SF
PWR14	(AB)	PENS WITH ROOF	520 SF
PWR15	(AB)	PENS WITH ROOF	520 SF
PWR16	(AB)	PENS WITH ROOF	520 SF
PWR17	(AB)	PENS WITH ROOF	520 SF
PWR18	(AB)	PENS WITH ROOF	520 SF
PWR19	(AB)	PENS WITH ROOF	520 SF
PWR20	(AB)	PENS WITH ROOF	520 SF
PWR21	(AB)	PENS WITH ROOF	520 SF
PWR22	(AB)	PENS WITH ROOF	520 SF
PWR23	(AB)	PENS WITH ROOF	520 SF
PWR1	(C)*1	PENS NO ROOF	N/A
PWR2	(C)*1	PENS NO ROOF	N/A
PWR3	(C)*1	PENS NO ROOF	N/A
PWR4	(C)*1	PENS NO ROOF	N/A
PWR5	(C)*1	PENS NO ROOF	N/A
PWR6	(C)*1	PENS NO ROOF	N/A
PWR7	(C)*1	PENS NO ROOF	N/A
PWR8	(C)*1	PENS NO ROOF	N/A
PWR9	(C)*1	PENS NO ROOF	N/A
PWR10	(C)*1	PENS NO ROOF	N/A
PWR11	(C)*1	PENS NO ROOF	N/A
PWR12	(C)*1	PENS NO ROOF	N/A
PWR13	(C)*1	PENS NO ROOF	N/A
PWR14	(C)*1	PENS NO ROOF	N/A

BUILDING STATUS LEGEND

- (AB) AS-BUILT RECENTLY BUILT WITHOUT PRIOR PERMIT
(E) EXISTING EXISTING BUILDINGS/STRUCTURES WITH PERMIT
(P) PROPOSED PROPOSED NEW BUILDINGS/STRUCTURES REQUIRE BUILDING PERMIT
1. HISTORICAL BUILDINGS
2. FARM EMPLOYEE HOUSING
3. MOBILE HOME
4. ARENAS AND PENS WITH NO ROOF HAVE FENCING LESS THAN 6 FEET IN HEIGHT.

EXAMPLE:
R1 (E, *1, *2) = RESIDENCE, EXISTING, HISTORICAL BUILDING, FARM EMPLOYEE HOUSING

EQUESTRIAN FACILITY AREA: 203.61 ACRES

USEABLE AREA PER DEFINITION IN ZONING
ORDINANCE 3130.a.6: 73.14 ACRES

PROPOSED NUMBER OF HORSES: 400
MAXIMUM ALLOWED NUMBER OF HORSES:
73.14 "USEABLE" ACRES x 10 HORSES/ACRE = 731 MAXIMUM PERMITTED HORSES

SUMMARY OF AREAS AND LINEAR FOOTAGE:

EXISTING:	PROPOSED:
ASPHALT ROAD	0.7 AC
DIRT ROAD	10.2 AC
PASTURE	99.7 AC
FENCE	37,602 LF
	0.2 AC
	0.2 AC
	10.4 AC
	5,670 LF

EQUESTRIAN FACILITY SCOPE OF WORK:

EQUESTRIAN FACILITY CONSISTS OF EXISTING AND NEW STRUCTURES. FACILITY HOUSES, TRAINS AND BREEDS HORSES FOR RACING. FACILITY INCLUDES SIX EXISTING AND TWO AS-BUILT BARNS AND ONE PROPOSED EQUIPMENT SHOP; FIVE EXISTING, ONE AS-BUILT AND TWO PROPOSED EMPLOYEE HOUSING UNITS; FIVE EXISTING GROUNDWATER WELLS (THREE IN ENCLOSED STRUCTURES); COVERED AND UNCOVERED HORSE PENS AND PADDOCKS, PASTURES WITH SHADE STRUCTURES, INTERNAL PRIVATE DRIVEWAYS AND GATES, LANDSCAPING, IRRIGATION, AND EXTENSIVE FENCING.

NOTE:

ELEVATIONS HERE REFERENCED ARE FOR A GENERAL REPRESENTATION ONLY. STRUCTURAL ELEMENTS MAY VARY BASED ON THE MANUFACTURER. ANY ADDITIONAL SQUARE FOOTAGES FOR ANIMAL ENCLOSURES ARE SUBJECT TO A BUILDING PERMIT AND SECTION 6156(O)(4) OF THE COUNTY OF SAN DIEGO ZONING ORDINANCE. ANIMAL ENCLOSURES DO NOT REQUIRE A MINOR DEVIATION OR MODIFICATION TO THE MAJOR USE PERMIT.

EQUESTRIAN FACILITY	
USE REGULATIONS	A70.580
ANIMAL REGULATIONS	M
DENSITY	-
LOT SIZE	4 AC. MIN
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	G.W
OPEN SPACE	-
SPECIAL AREA REGULATIONS	G.T

BASIS OF BEARING:

THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1983.35 GRID BEARING BETWEEN G.P.S. STATION NO. SDGPS-02 AND G.P.S. STATION SDGPS-03 PER ROS 14310.

BENCHMARK:

ELEVATIONS ARE BASED UPON A 2" BRASS DISC STAMPED "CALIFORNIA DEPARTMENT OF TRANSPORTATION SDGPS-03 NE 15/76 AND 1980" AS LOCATED ON ROS 21563.
ELEVATION: 308.26 NAVD 88

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

BY: JAMES CONRAD
DATE: 11/06/2019

OWNER REPRESENTATIVE:

JAMES CONRAD
1550 S. COAST HIGHWAY, SUITE 201
LAGUNA BEACH, CA 92651
TEL: (949) 497-0200

CONTACT:

PETE FARELL
HELLOS PROPERTY SOLUTIONS, LLC
P.O. BOX 1211
BONSAI, CA 92003
TEL: (760) 533-7621

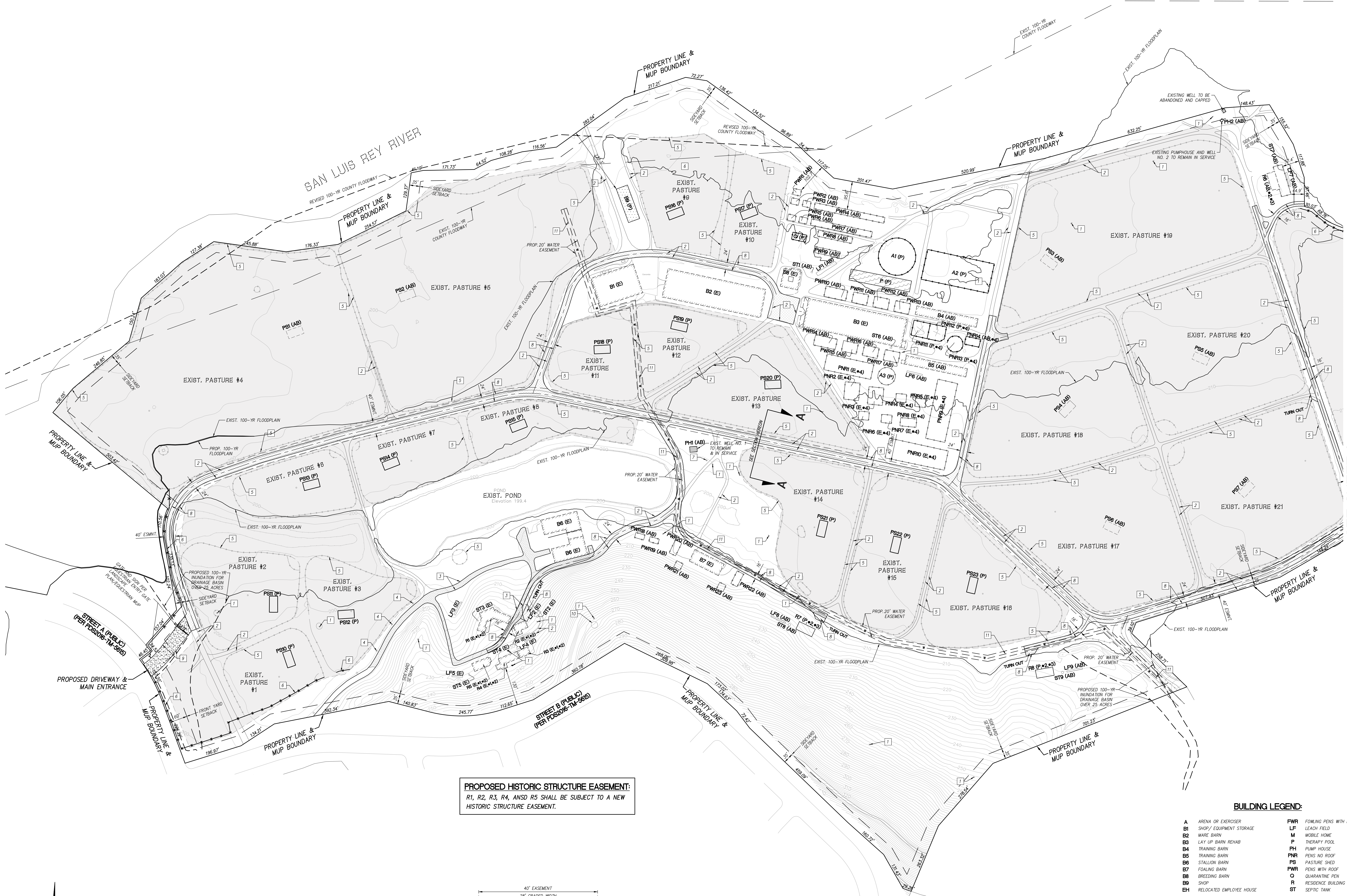
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5	SIXTH SUBMITTAL	09-06-2019	POC
4	FIFTH SUBMITTAL	08-20-2019	POC
3	FOURTH SUBMITTAL	06-07-2019	POC
2	THIRD SUBMITTAL	12-14-2018	POC
1	SECOND SUBMITTAL	05-23-2018	POC
	ORIGINAL SUBMITTAL	09-28-2017	POC

COUNTY OF SAN DIEGO TRACT 5615
EQUESTRIAN CENTER MAJOR USE PERMIT PDS2016-MUP-16-013
OCEAN BREEZE RANCH
TITLE SHEET

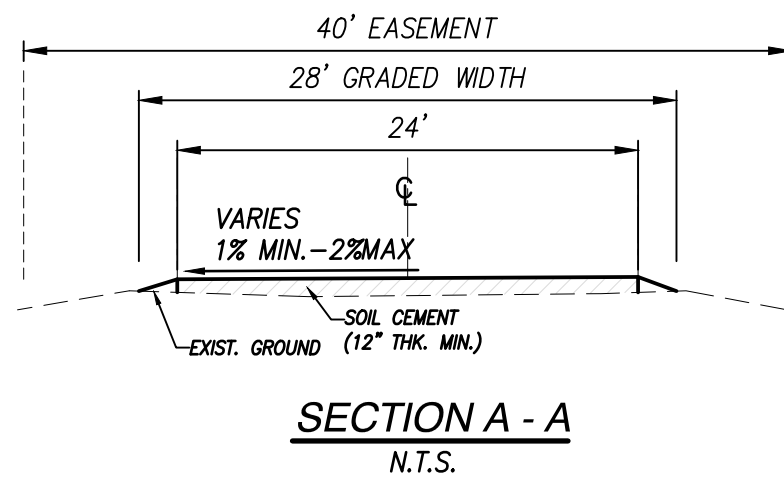
PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 S. Street, Suite 800
San Diego, CA 92101
619.238.8471 Tel
619.238.0389 Fax

SHEET 1 OF 17



PROPOSED HISTORIC STRUCTURE EASEMENT:
R1, R2, R3, R4, AND R5 SHALL BE SUBJECT TO A NEW
HISTORIC STRUCTURE EASEMENT.



BUILDING STATUS LEGEND:
(AB) AS-BUILT
(E) EXISTING
(P) PROPOSED

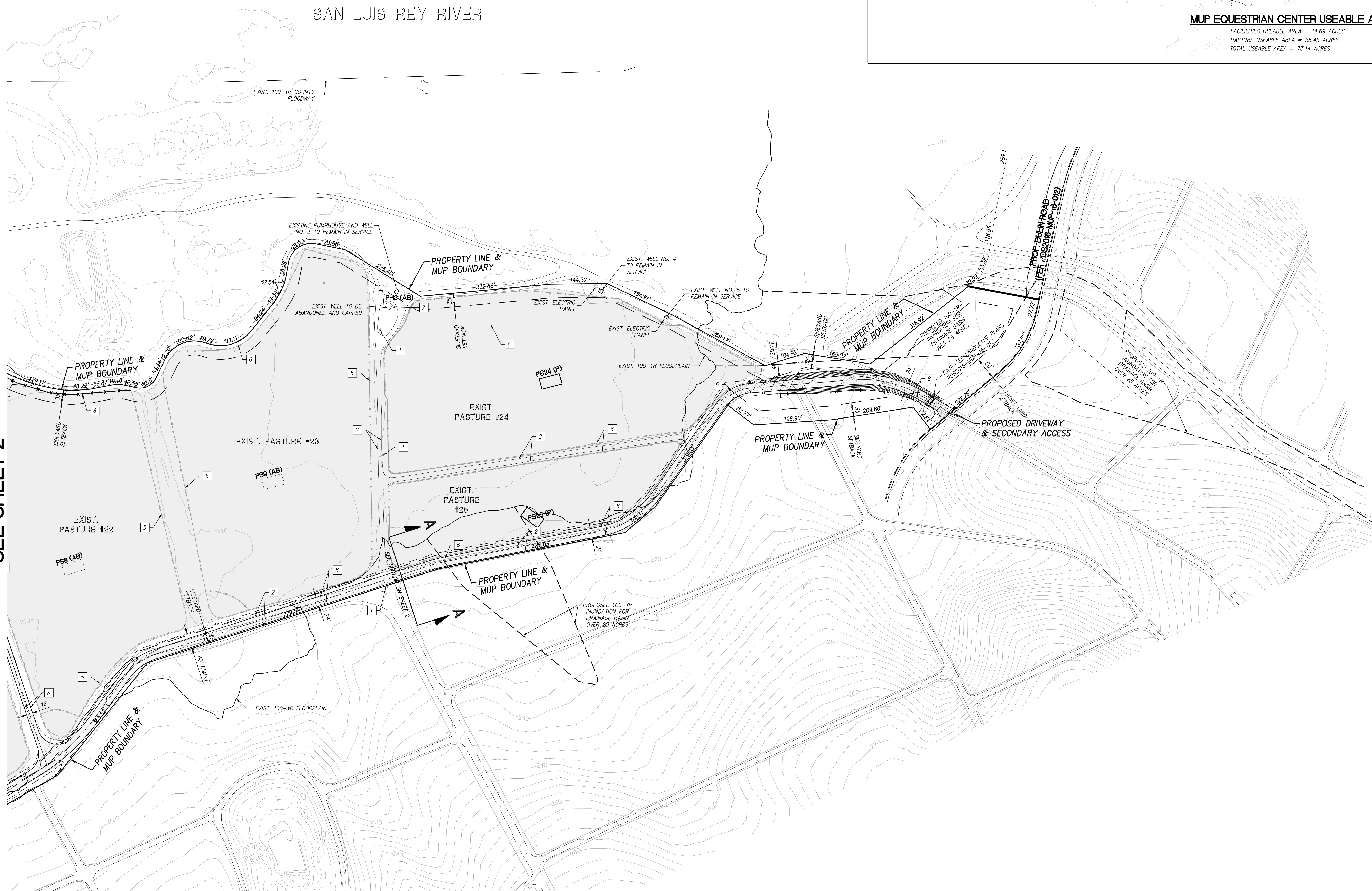
LEGEND:
1 POWER POLE (EXIST.)
2 DIRT ROAD (EXIST.)
3 ASPHALT ROAD (EXIST.)
4 LIGHT (EXIST.)
5 WOOD FENCE (EXIST.)
6 WOOD FENCE (PROPOSED)
7 ELECTRIC TRANSFORMER (EXIST.)
8 EXISTING DIRT ROAD IMPROVED WITH SOIL CEMENT (PROPOSED)
9 ASPHALT ROAD (PROPOSED)
10 TANK (EXIST.)
11 WATER LINE (EXIST.)

BUILDING LEGEND:
A ARENA OR EXERCISER
BI SHOP / EQUIPMENT STORAGE
B2 MARE BARN
B3 LAY UP BARN REHAB
B4 TRAINING BARN
B5 TRAINING BARN
B6 STALLION BARN
B7 FOALING BARN
B8 BREEDING BARN
B9 SHOP
EH RELOCATED EMPLOYEE HOUSE
FWR FOWLING PENS WITH ROOF
LF LEACH FIELD
M MOBILE HOME
P THERAPY POOL
PH PUMP HOUSE
PWR PENS NO ROOF
PS PASTURE SHED
PWR PENS WITH ROOF
O QUARANTINE PEN
R RESIDENCE BUILDING
ST SEPTIC TANK

COUNTY OF SAN DIEGO TRACT 5615
EQUESTRIAN CENTER MAJOR USE PERMIT PDS2016-MUP-16-013
OCEAN BREEZE RANCH

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey
701 9 Street, Suite 800
San Diego, CA 92101
619.238.8471 Tel
619.238.0388 Fax

SEE SHEET 2



BUILDING LEGEND:

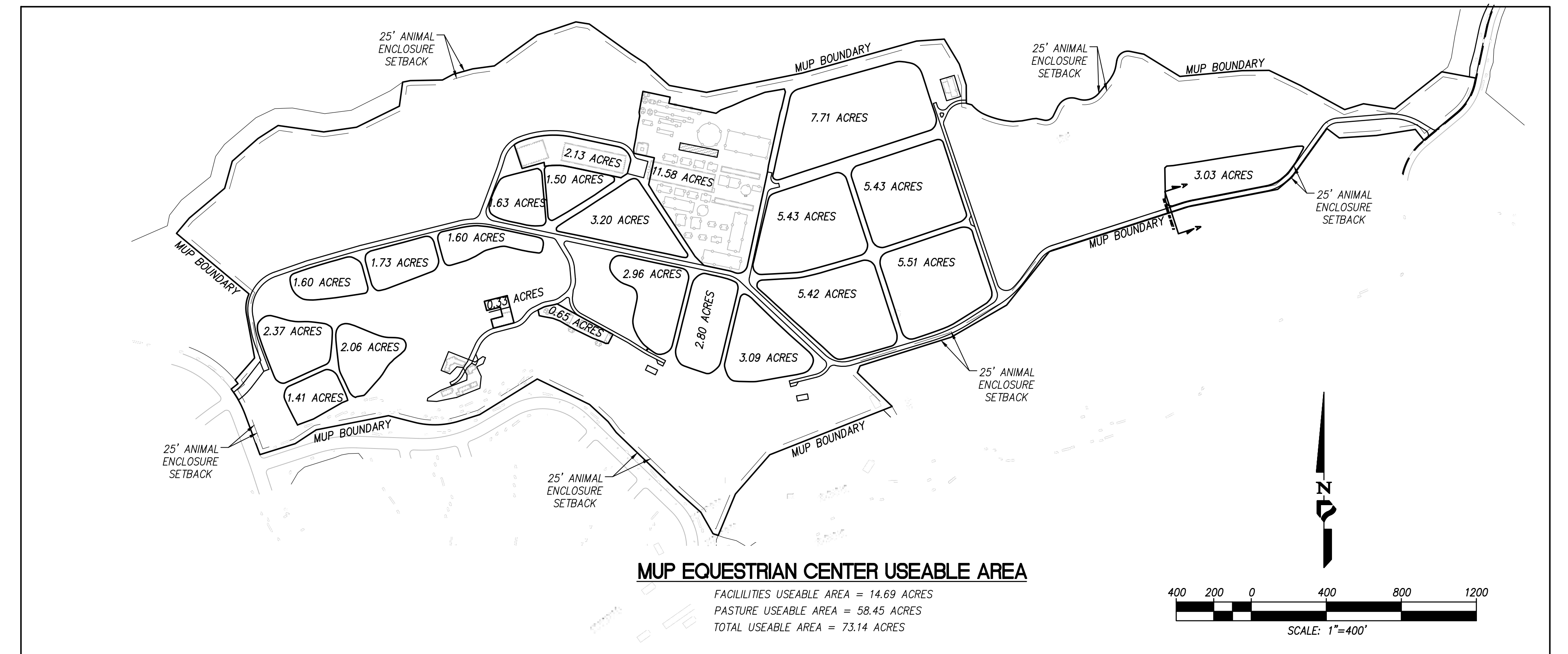
PH PUMP HOUSE
PS PASTURE SHED

BUILDING STATUS LEGEND:

(AB) AS-BUILT RECENTLY BUILT WITHOUT PRIOR PERMIT
(E) EXISTING EXISTING BUILDINGS/STRUCTURES WITH PERMIT
(P) PROPOSED PROPOSED NEW BUILDINGS/STRUCTURES REQUIRE BUILDING PERMIT

LEGEND:

1 POWER POLE (EXIST)
2 DIRT ROAD (EXIST)
3 WOOD FENCE (EXIST)
4 WOOD FENCE (PROPOSED)
5 ELECTRIC TRANSFORMER (EXIST)
6 EXISTING DIRT ROAD IMPROVED WITH SOIL CEMENT (PROPOSED)



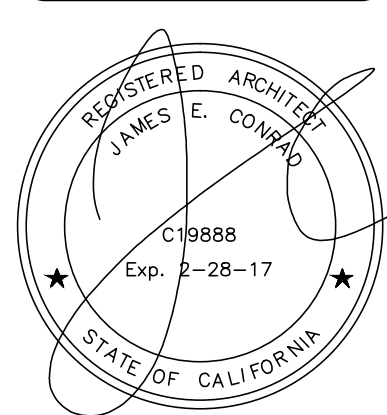
COUNTY OF SAN DIEGO TRACT 5815
EQUESTRIAN CENTER MAJOR USE PERMIT PDS2016-MUP-16-013
OCEAN BREEZE RANCH

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.238.8471 Tel
619.238.0388 Fax

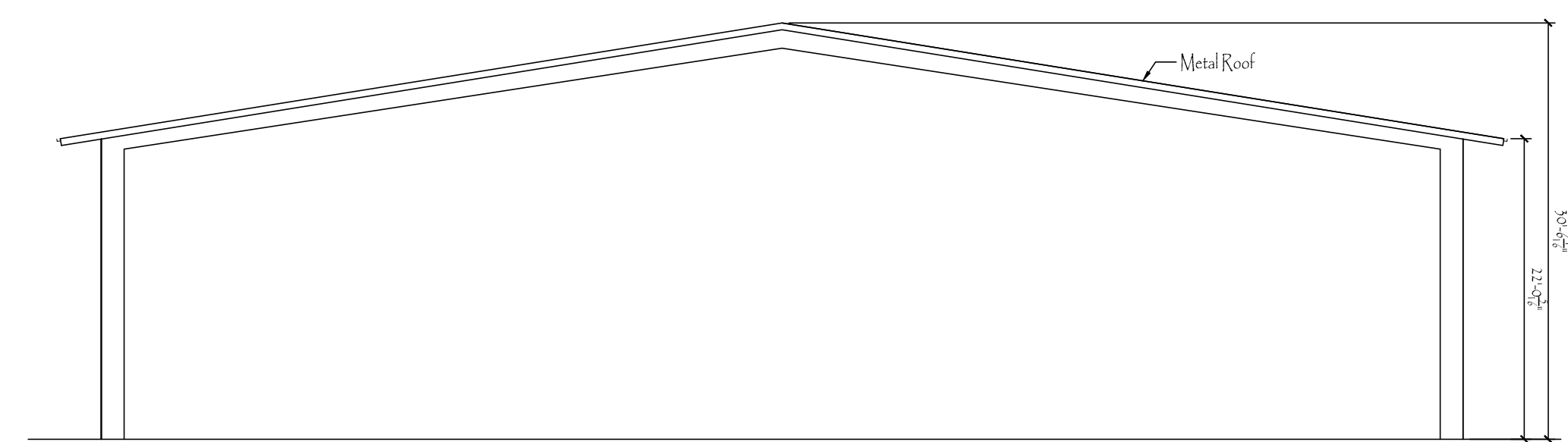
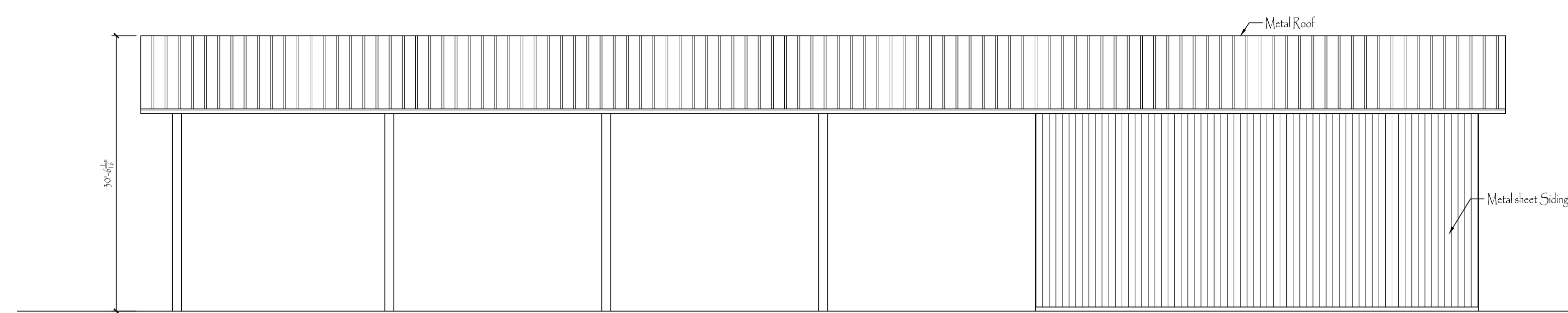
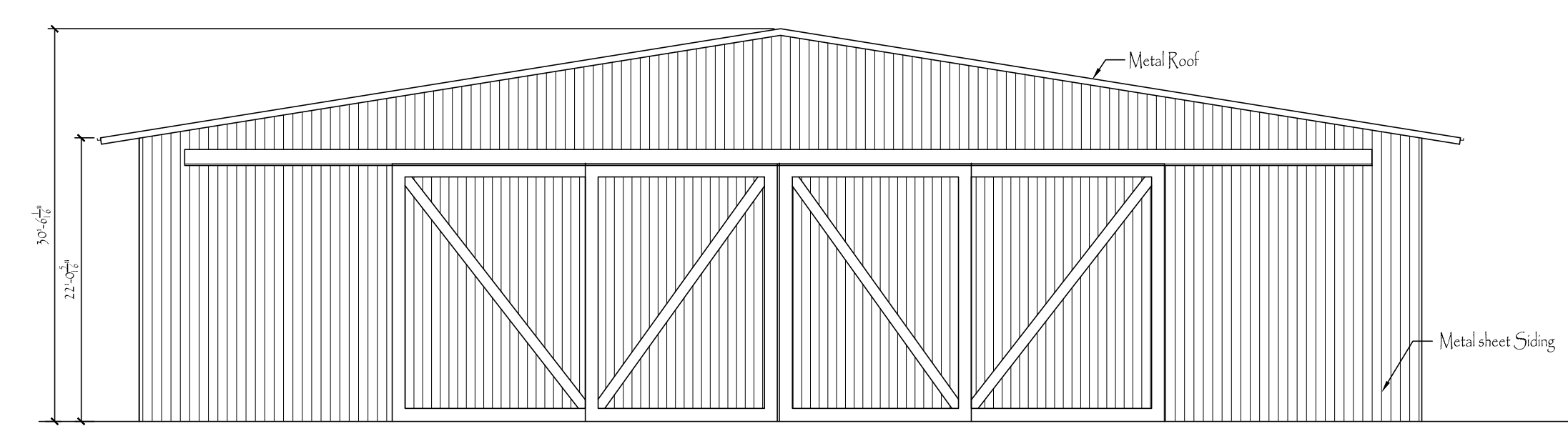
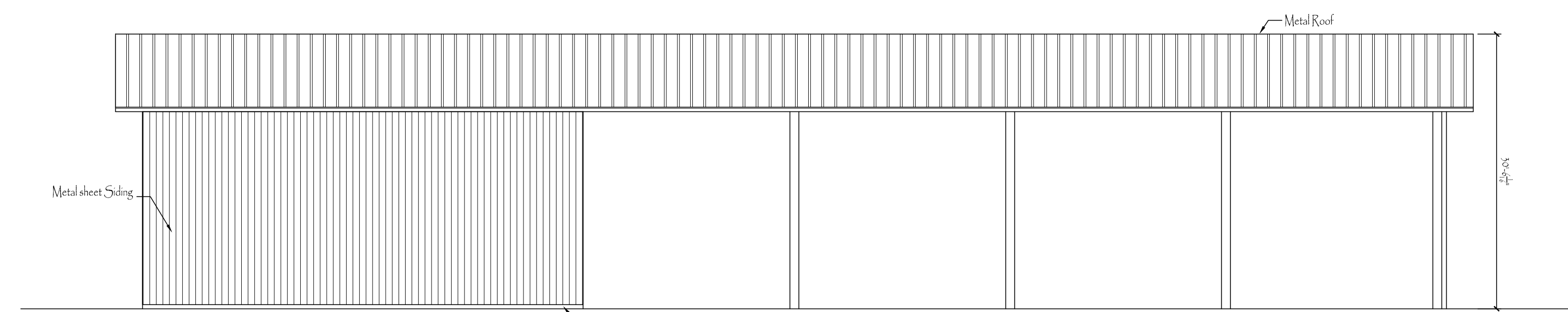
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Ocean Breeze

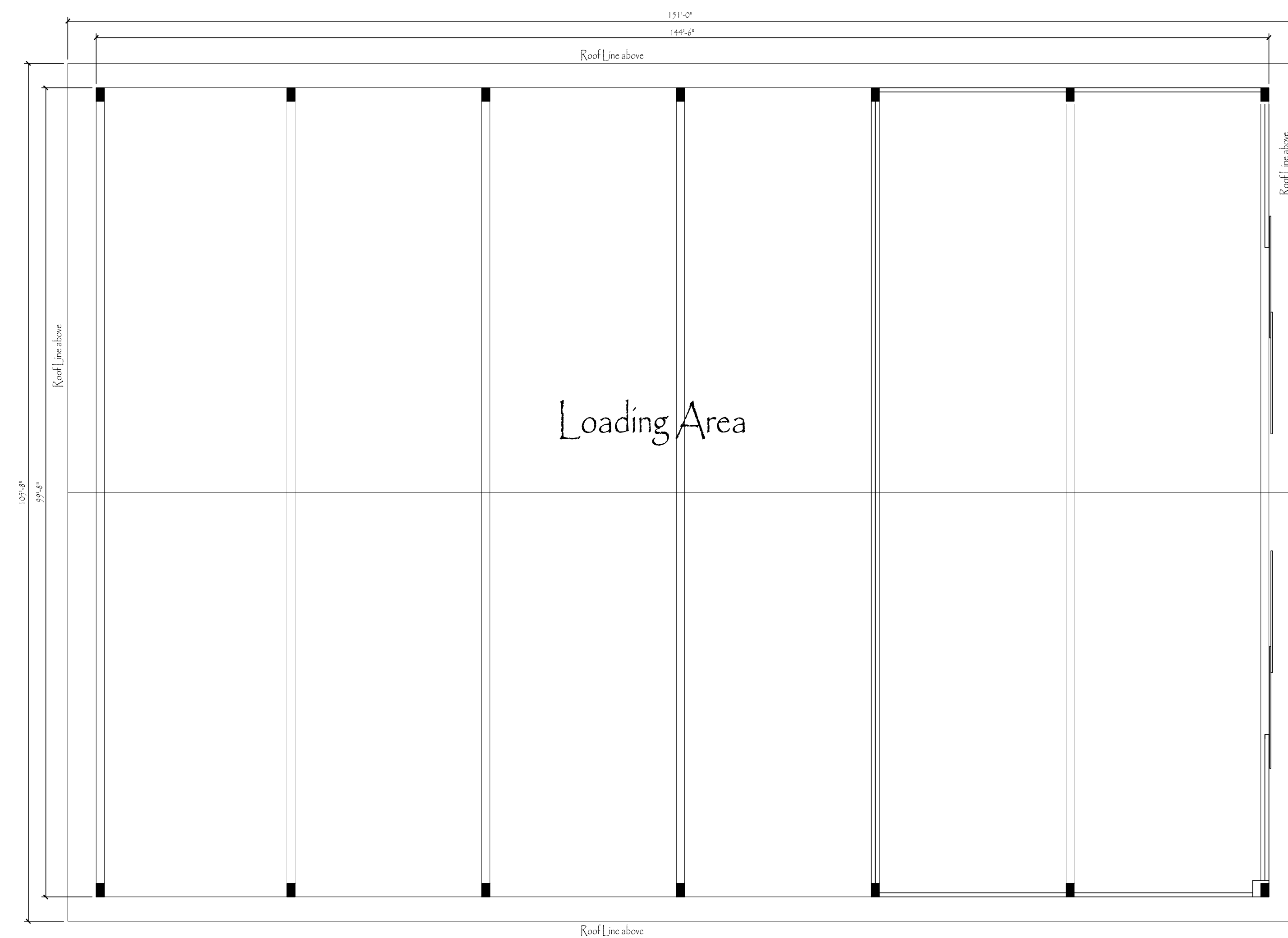


James Conrad Architect
1550 So. Coast Hwy #201
Laguna Beach, CA 92651
(949) 497-0200 Office
jconradarc@gmail.com

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Date:	18 September 2015
Scale:	3/32" = 1'-0"
Format:	AutoCAD 2013
Sheet #	4 of 17



B1- Elevations

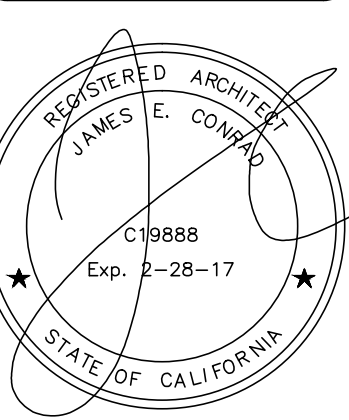


B1 - Floor Plan

Building B1

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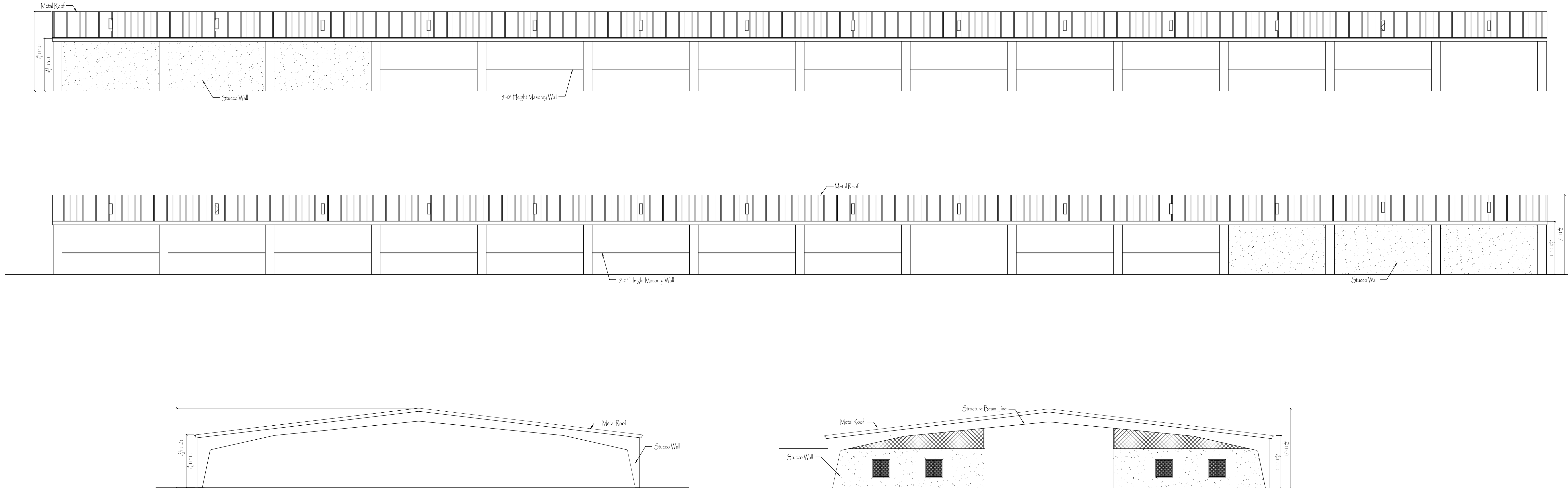
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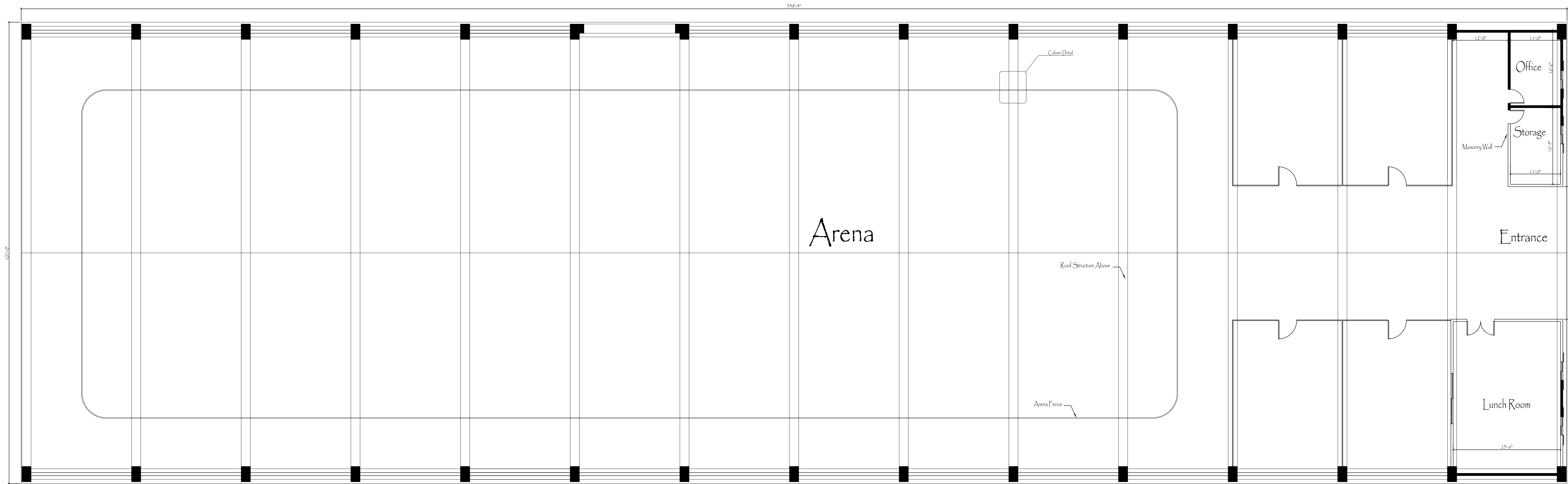
James Conrad Architect

1550 So. Coast Hwy #201
Laguna Beach, CA 92651
(949) 497-0200 Office
jconradarc@gmail.com

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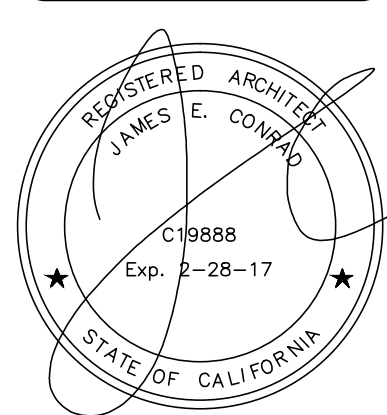


B2 - Floor Plan

Building B2

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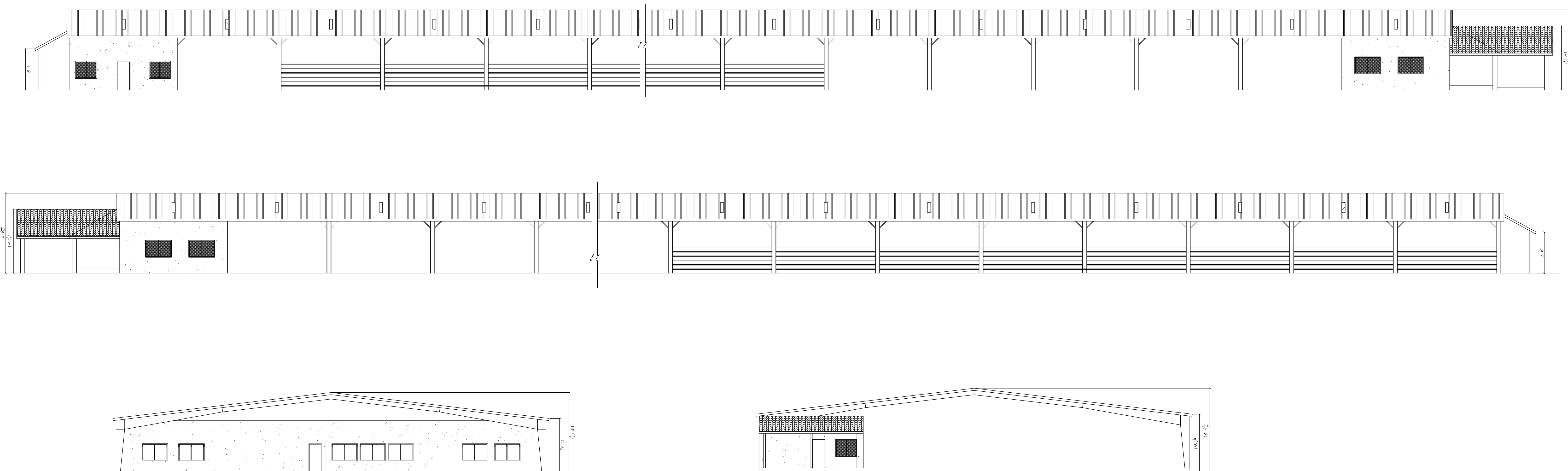
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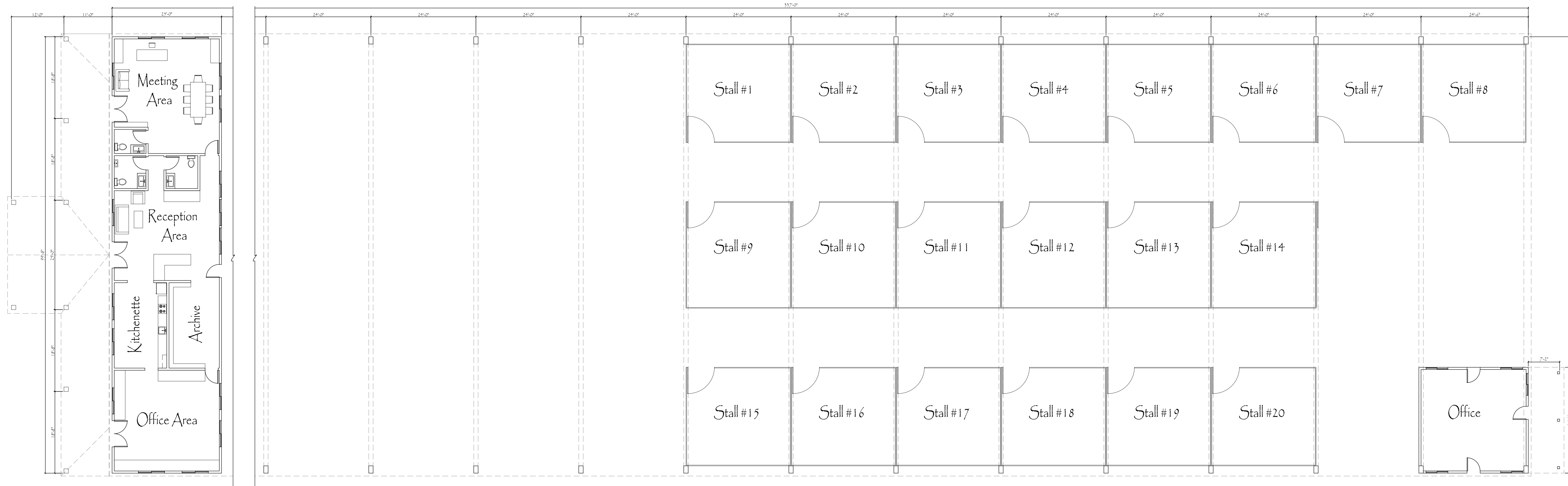
James Conrad Architect

1550 So. Coast Hwy #201
Laguna Beach, CA 92651
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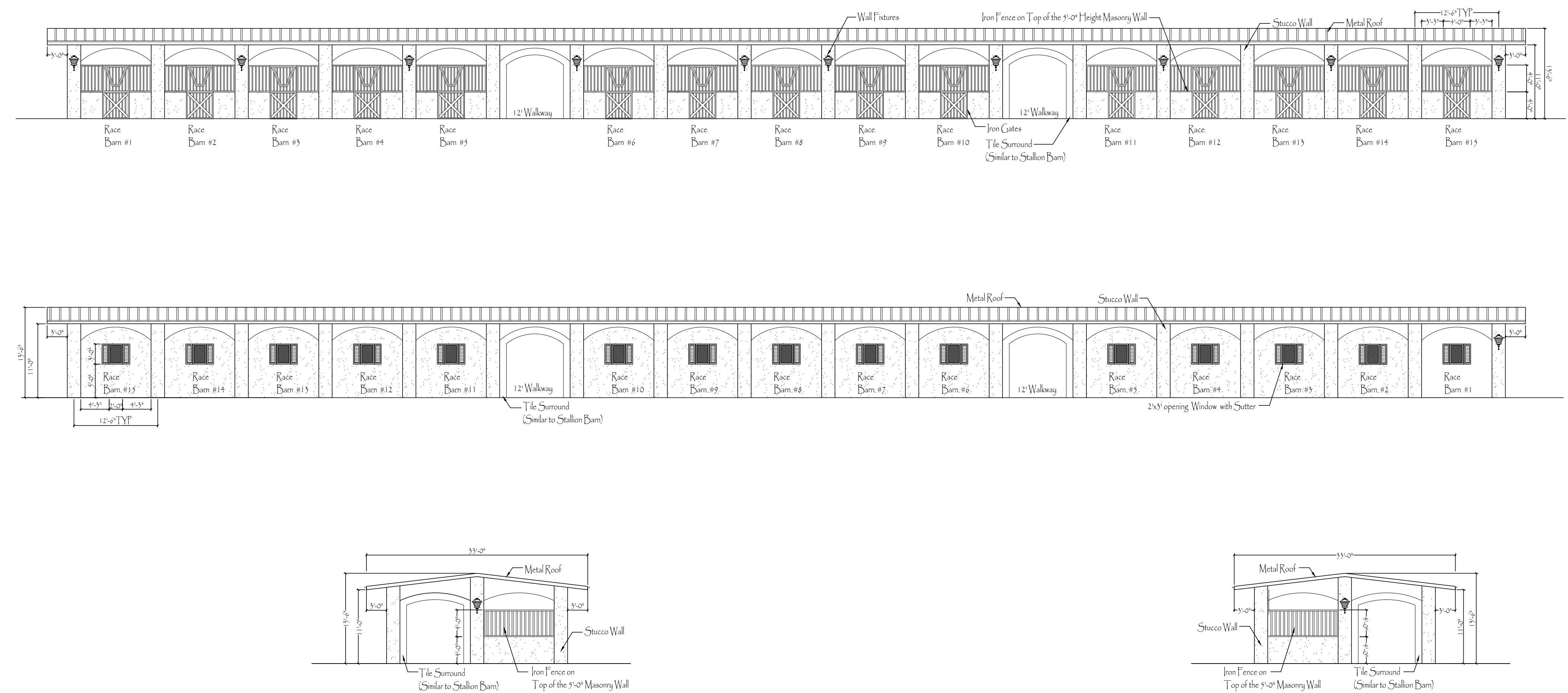
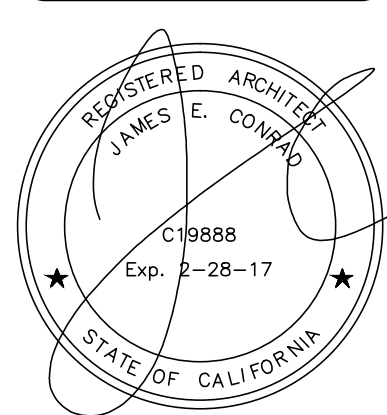
B3 - Elevations



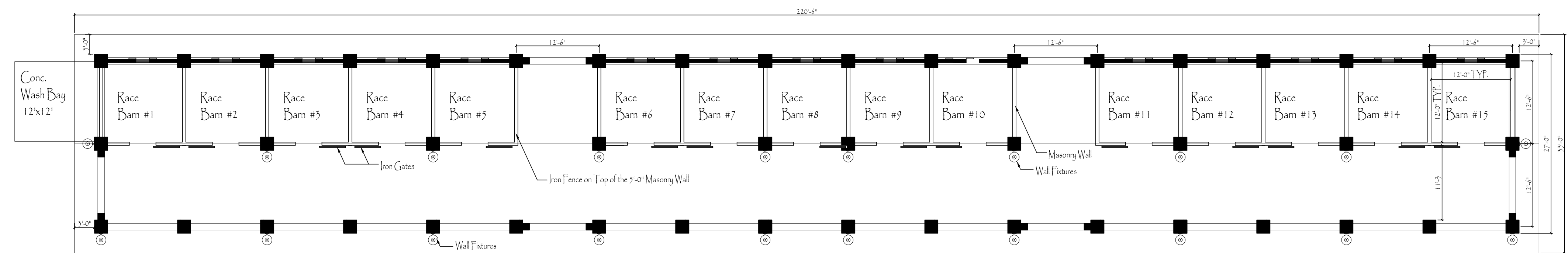
B3 - Floor plan

Building B3

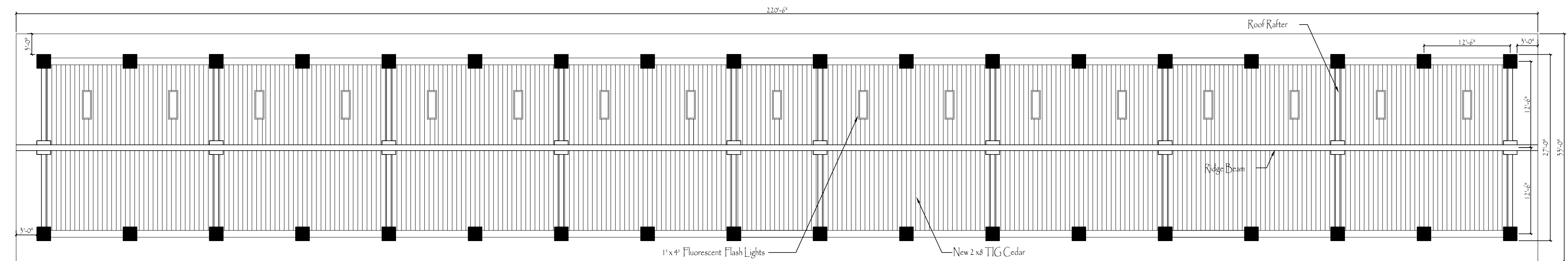
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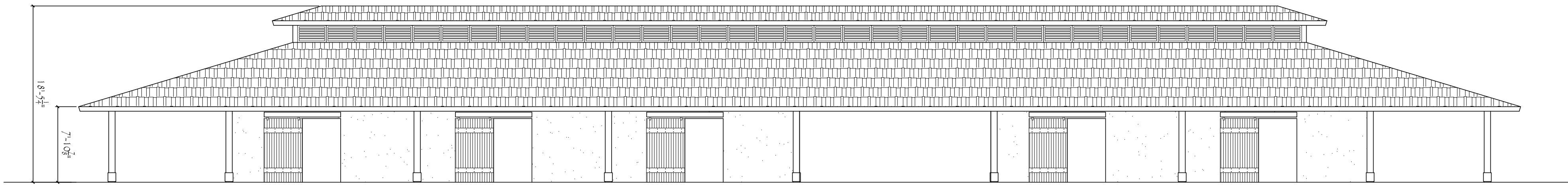
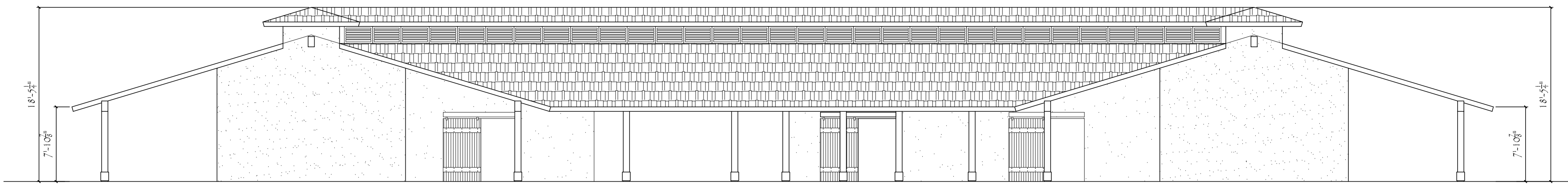
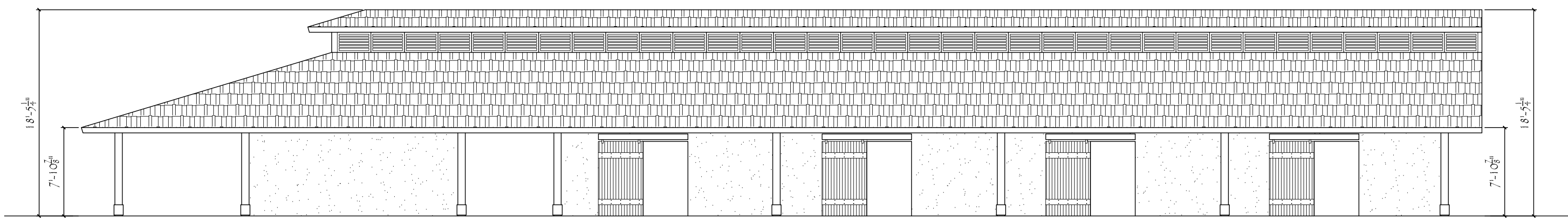
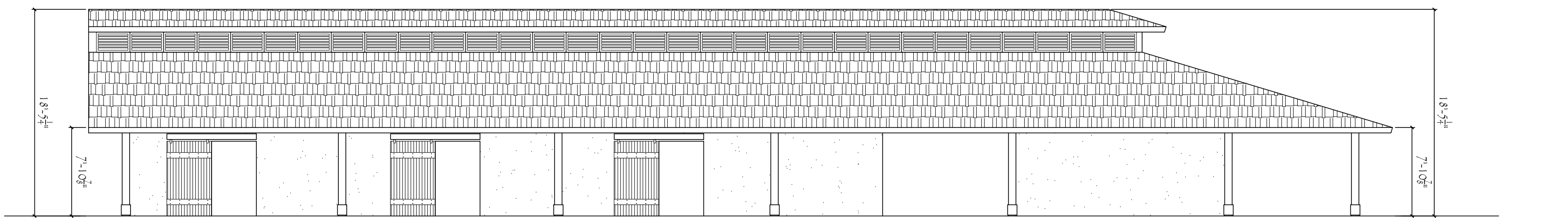
B4 & B5 - Elevations



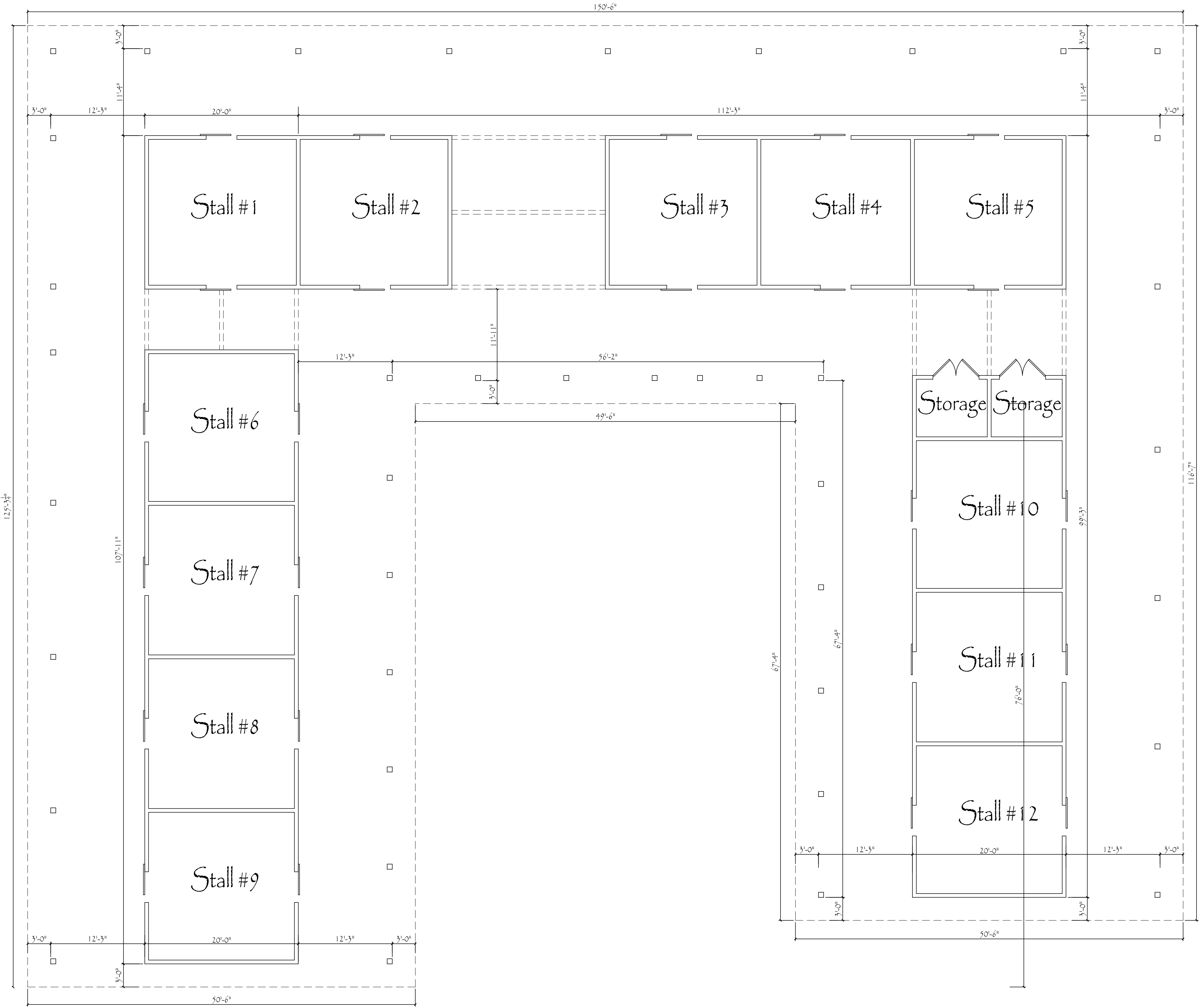
B4 & B5 - Floor Plan



B4 & B5 - Reflected Ceiling Plan



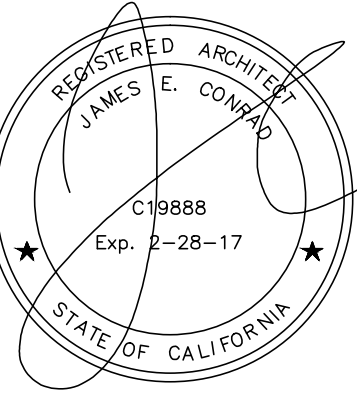
B6 - Elevations



B6 - Floor Plan

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Ocean Breeze

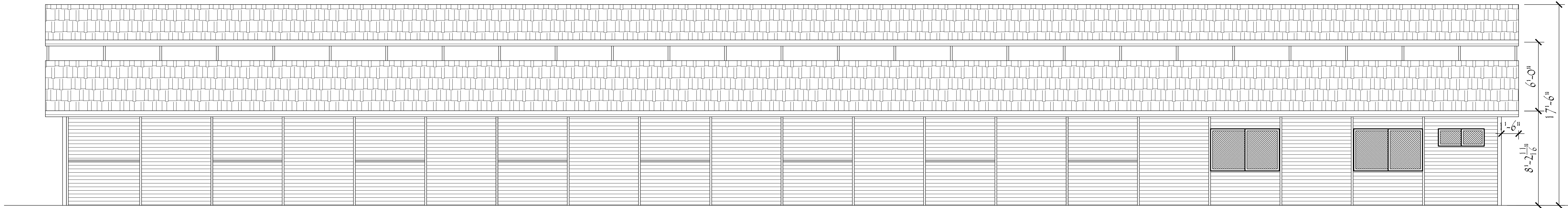


1550 So. Coast Hwy #201
Laguna Beach, CA 92651
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jconradarc@gmail.com

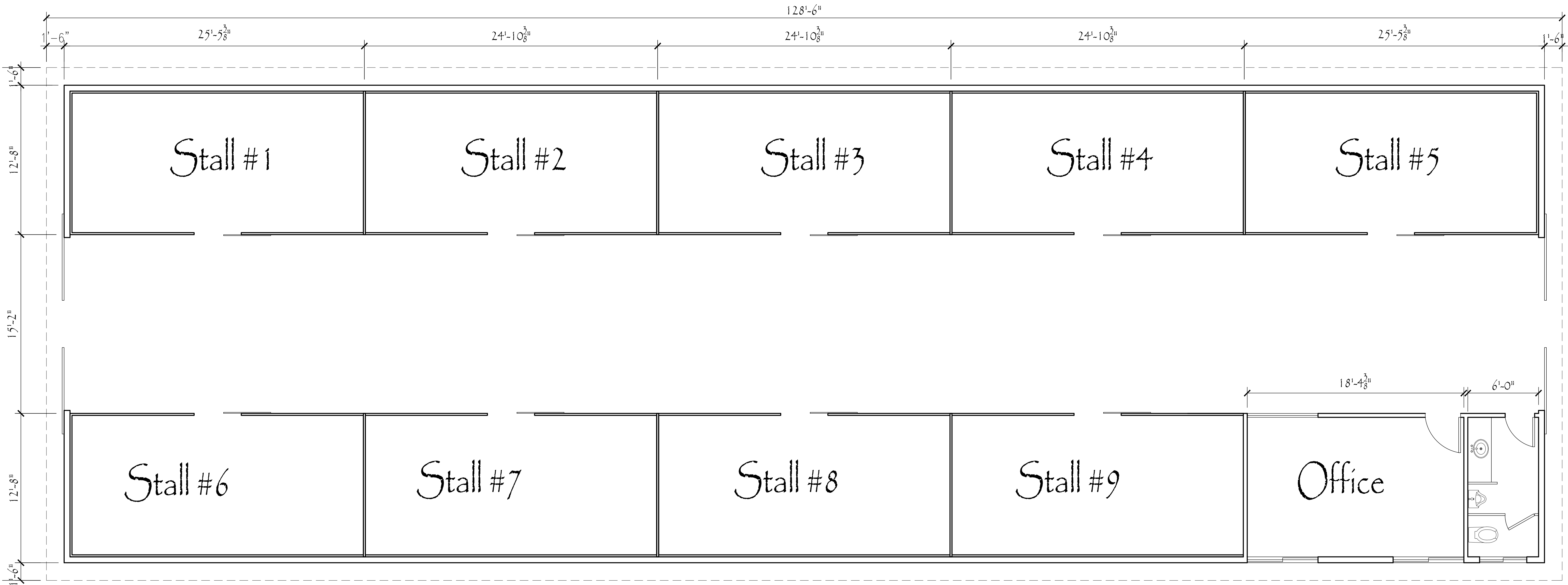
James Conrad Architect

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Building B6



B7 - Elevations

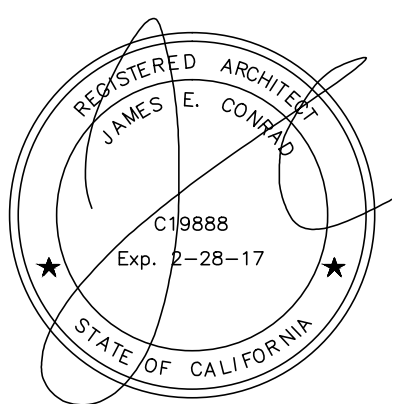


B7 - Floor Plan

Building B7

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Ocean Breeze



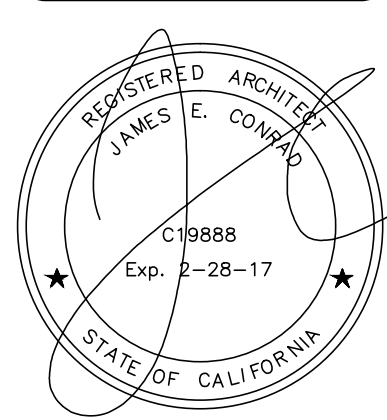
James Conrad Architect

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Laguna Beach, CA 92651
(949) 497-0200 Office
jconradarc@gmail.com

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Scale:	1/4" = 1'-0"
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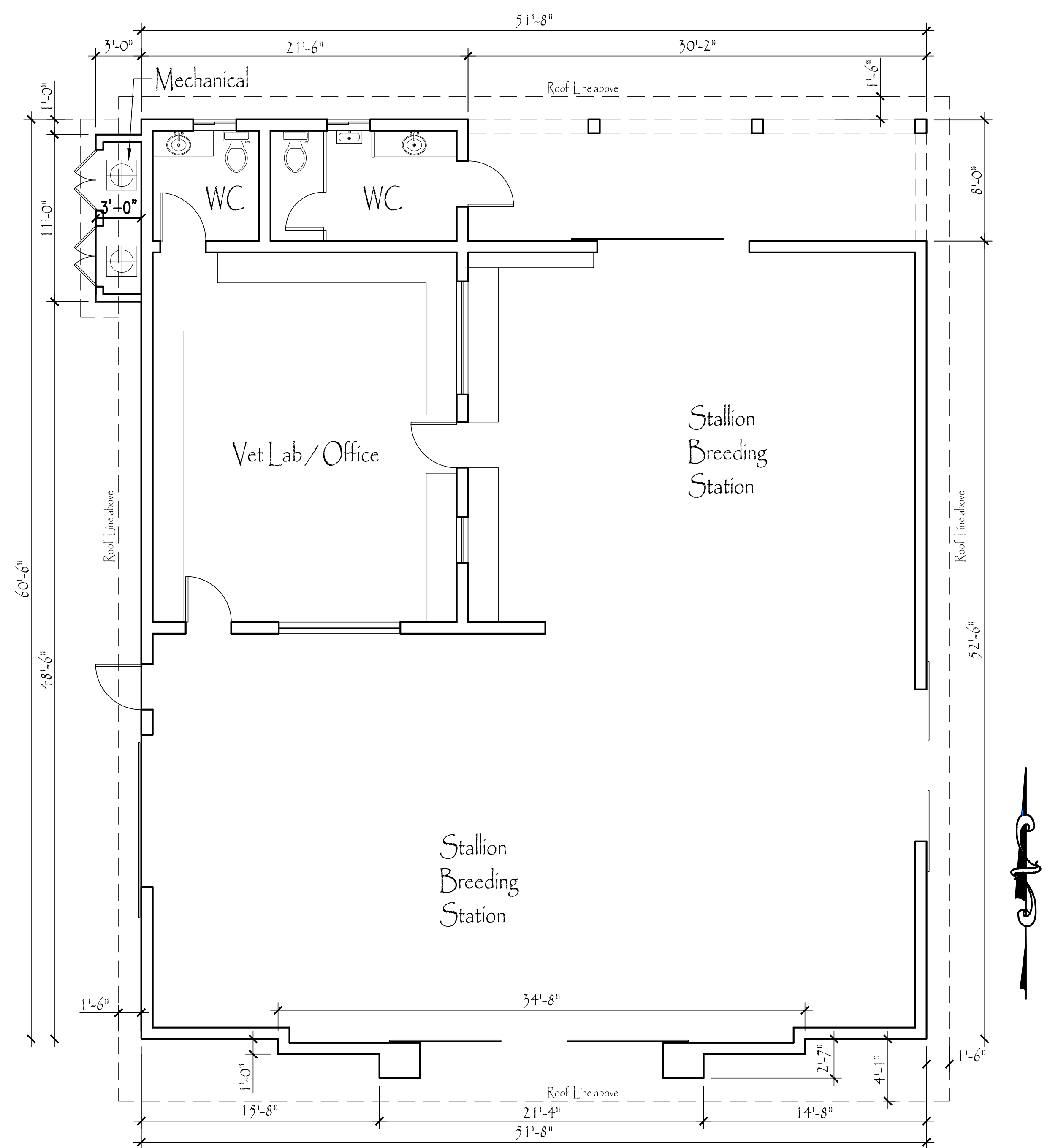
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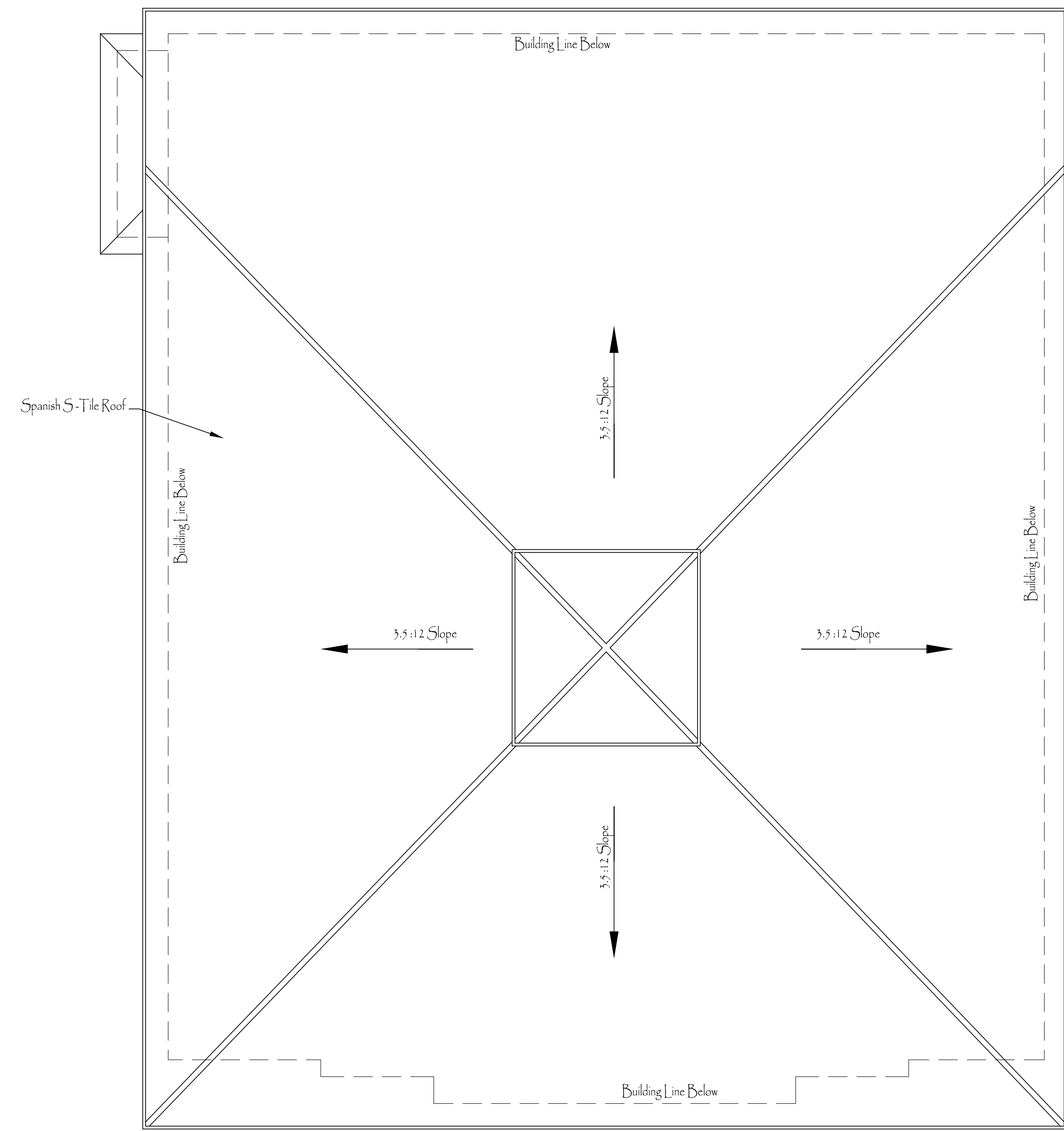
James Conrad Architect

1550 So. Coast Hwy #201
Laguna Beach, CA 92651
(949) 497-0200 Office
jconradarc@gmail.com

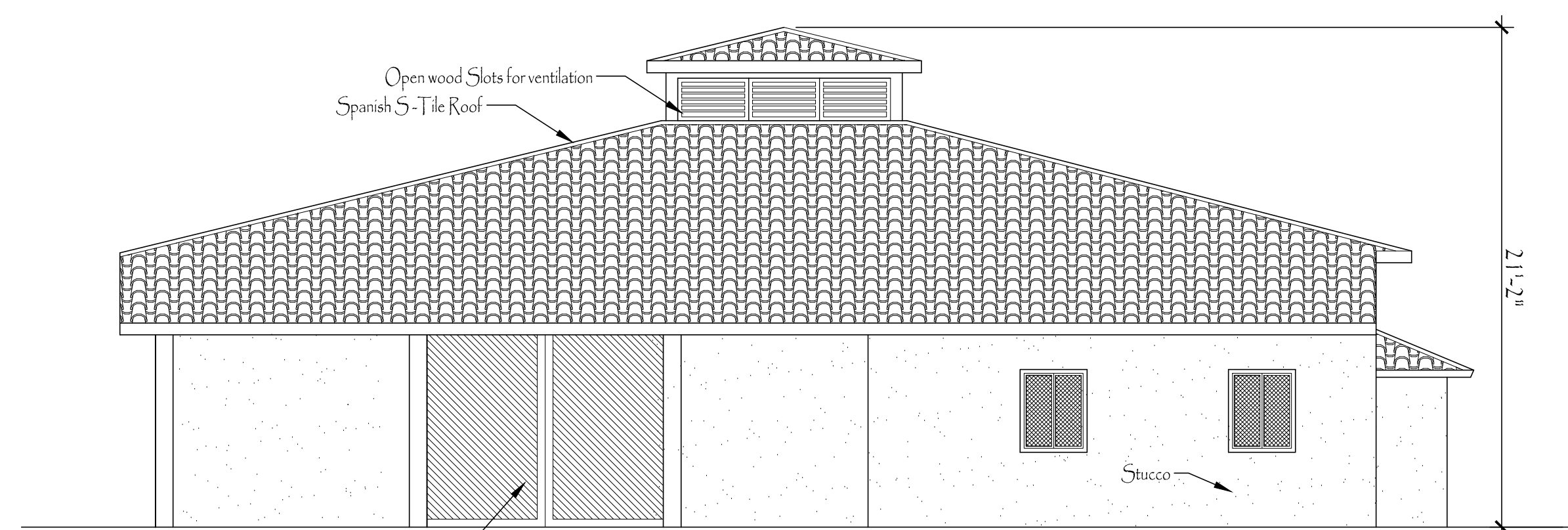
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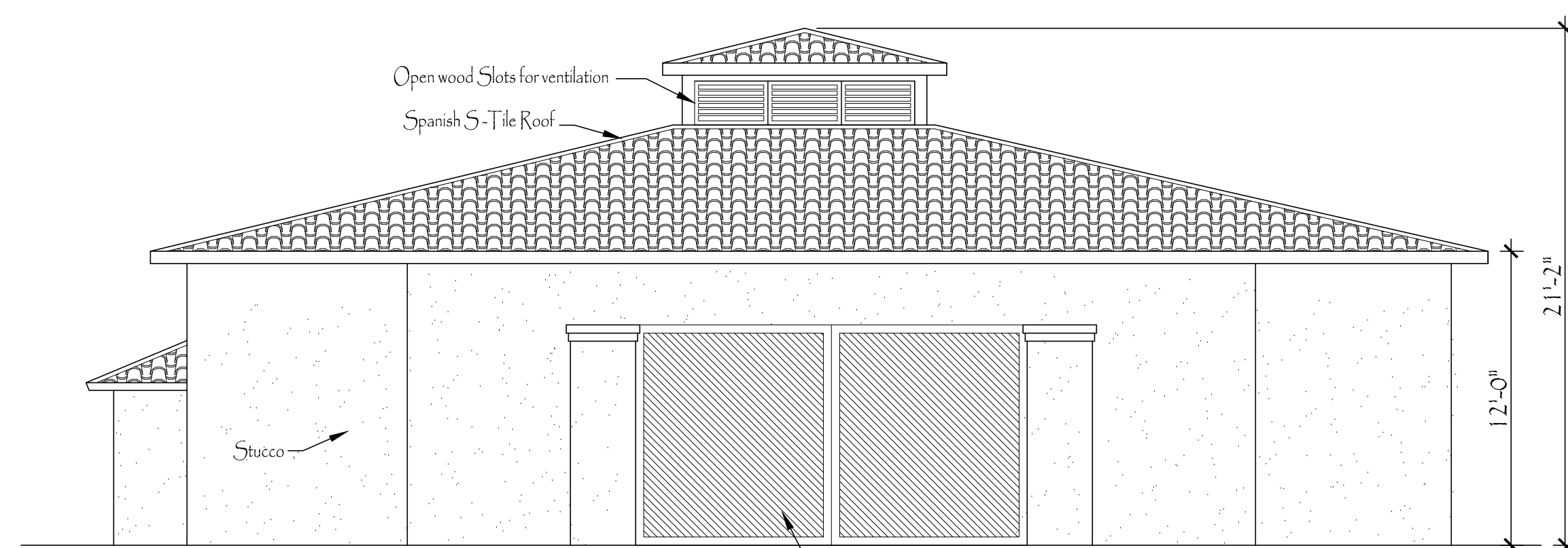
B8-Floor Plan



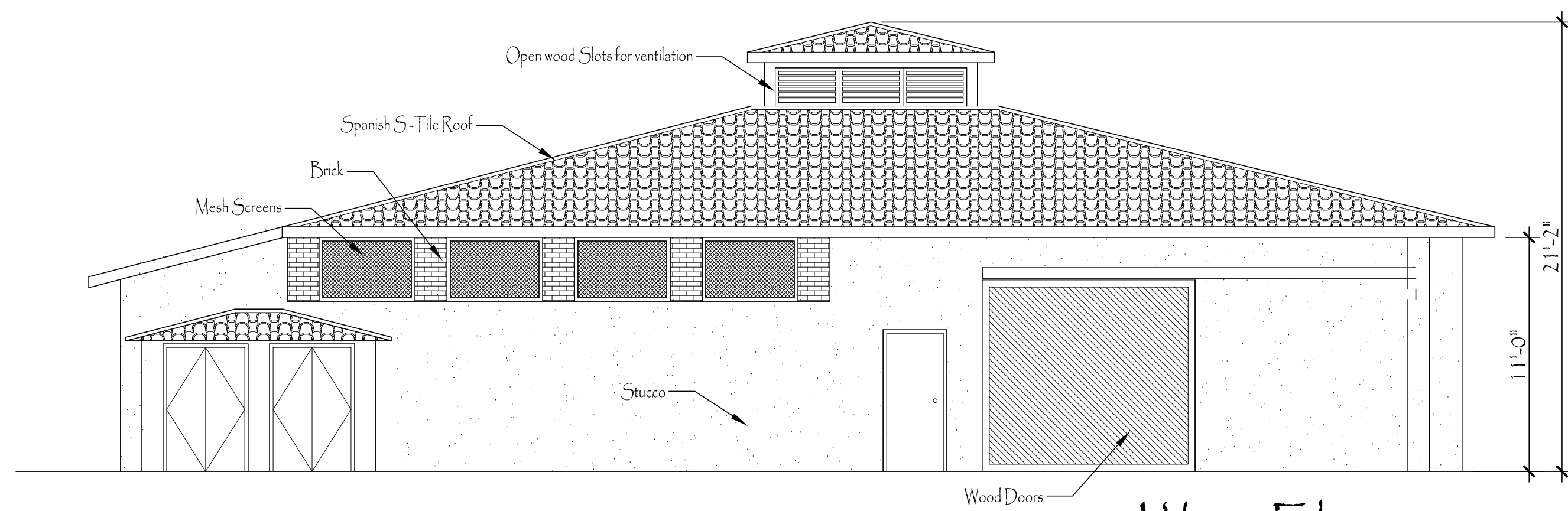
B8-Roof Plan



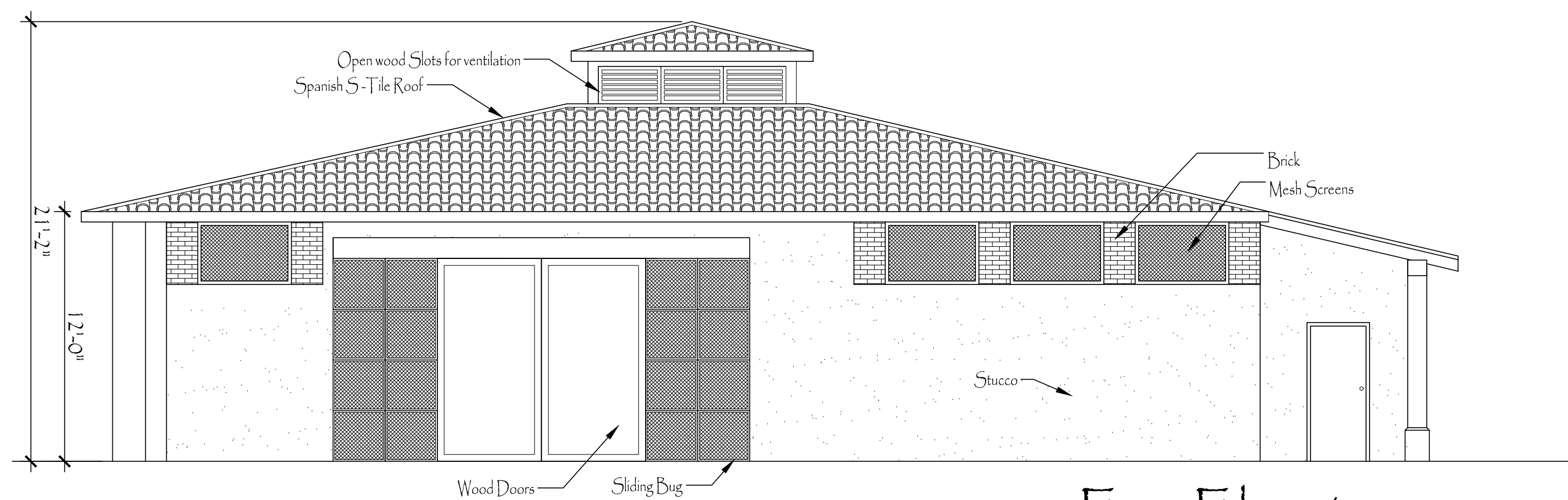
North Elevations



South Elevations

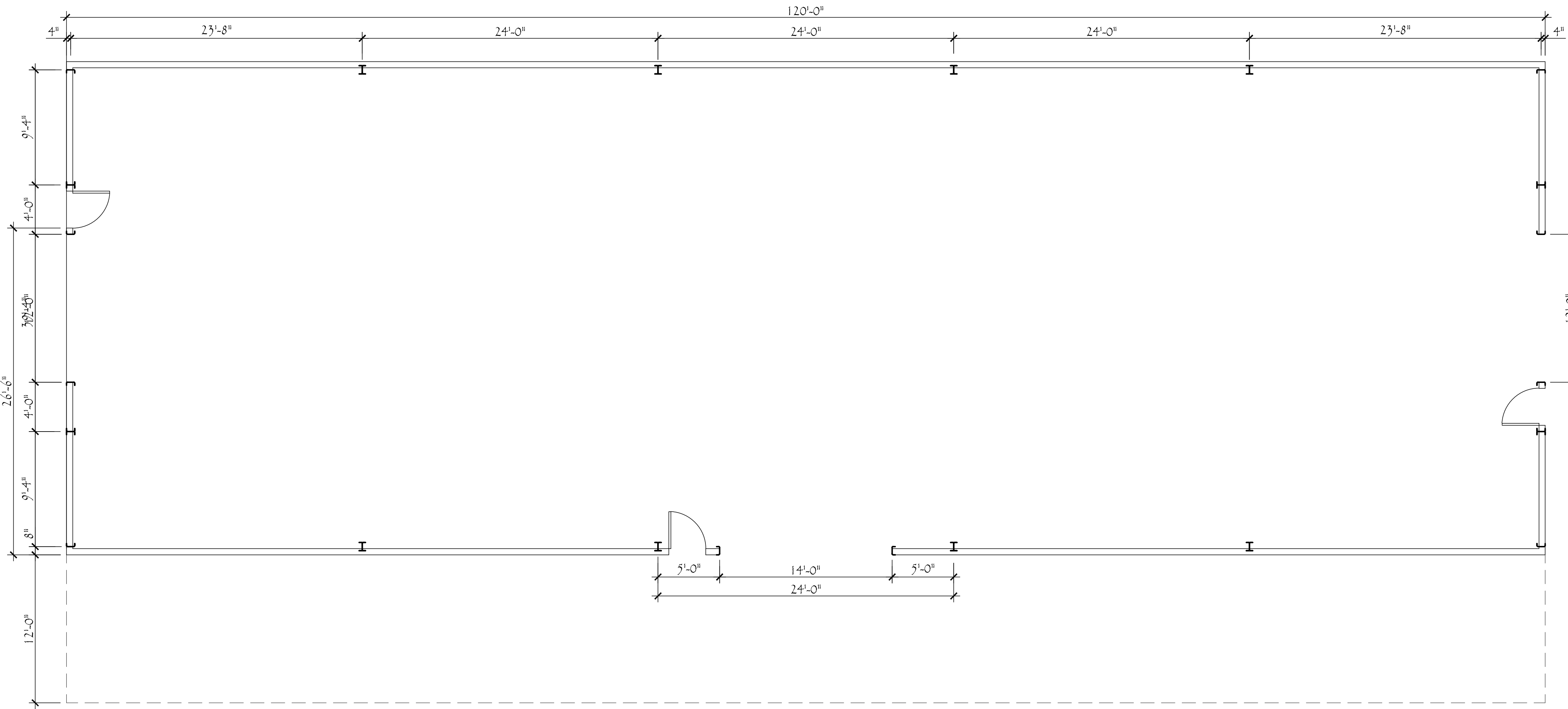


West Elevations

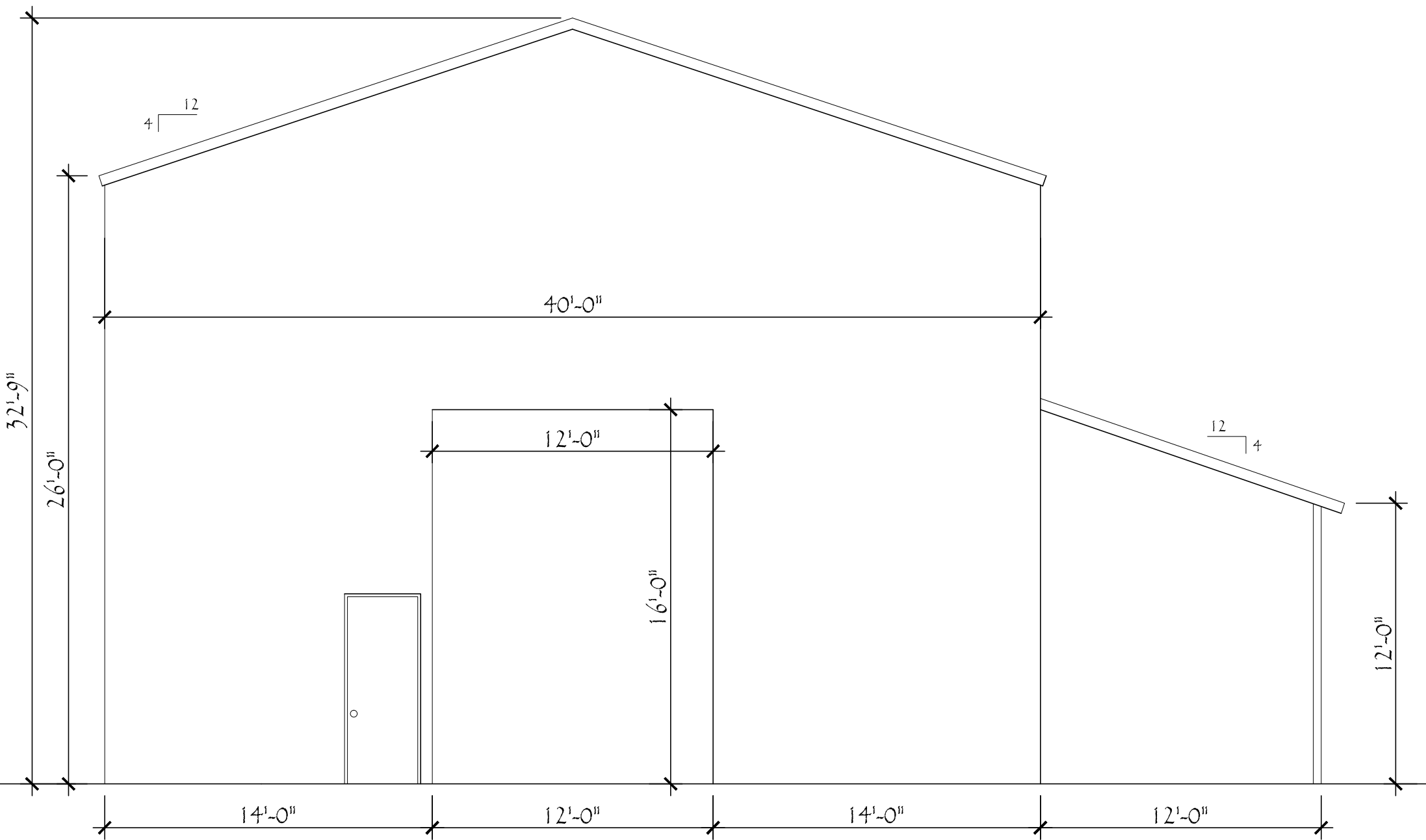
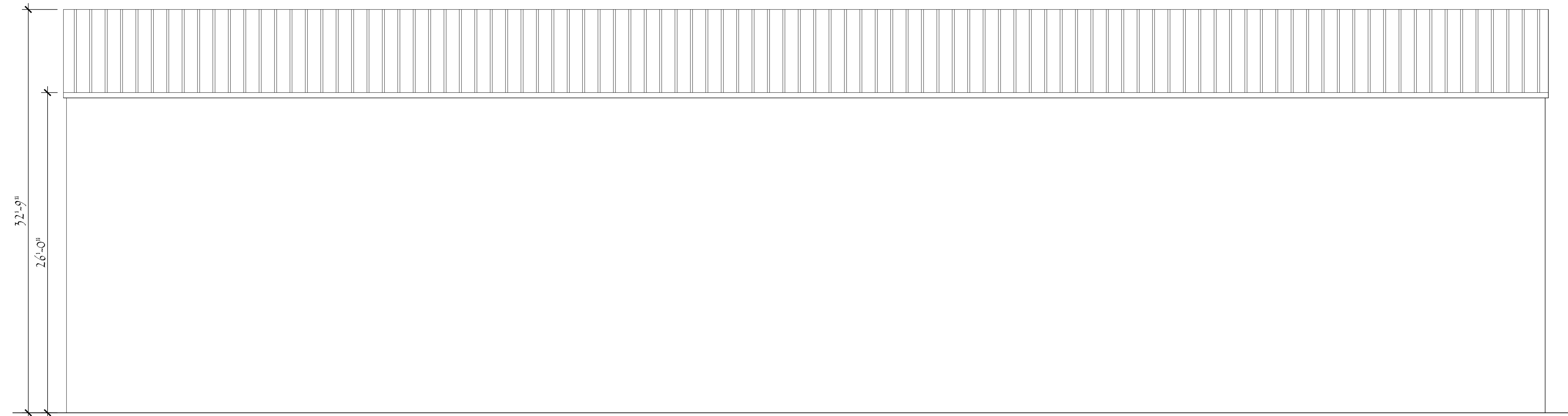
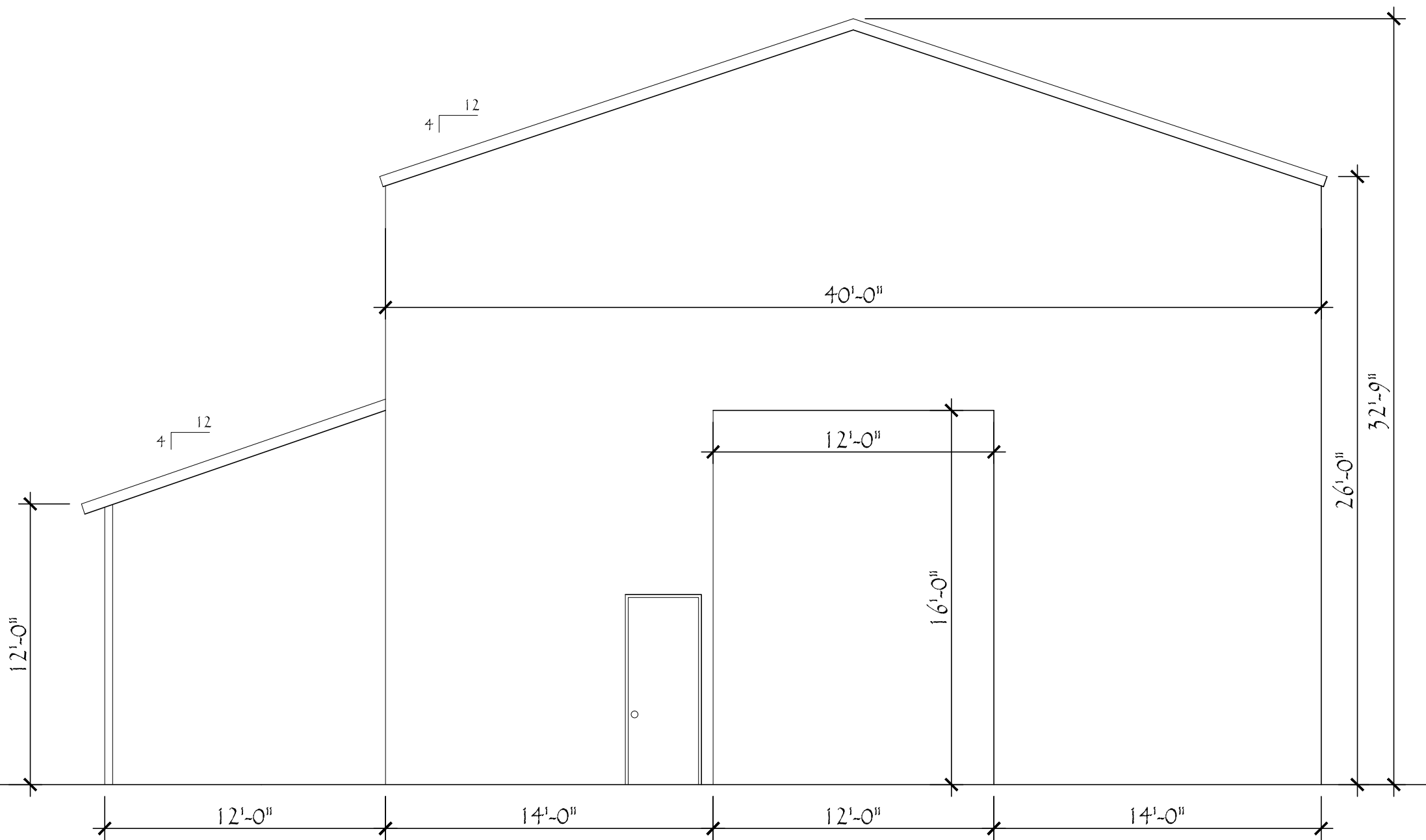
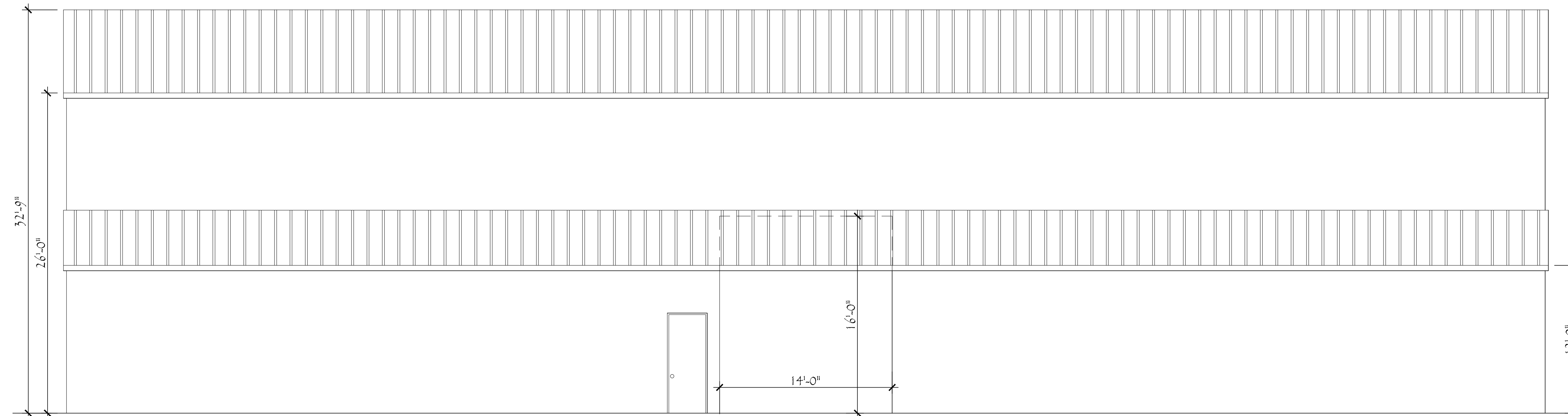


East Elevations

Building B8



B9 - Floor Plan

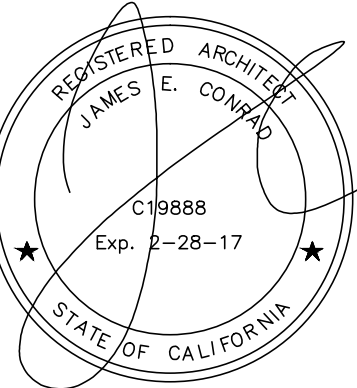


B9 - Elevations

Building B9

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Ocean Breeze

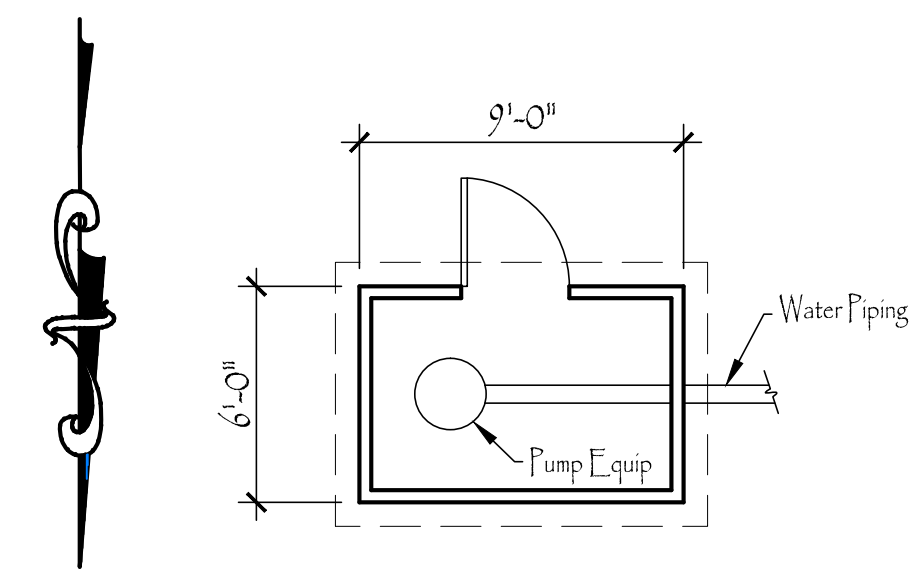
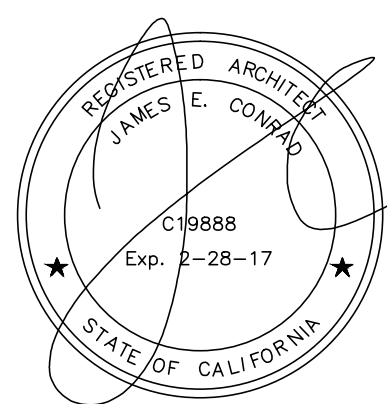


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Laguna Beach, CA 92651
(949) 497-0200 Office
jconradarc@gmail.com

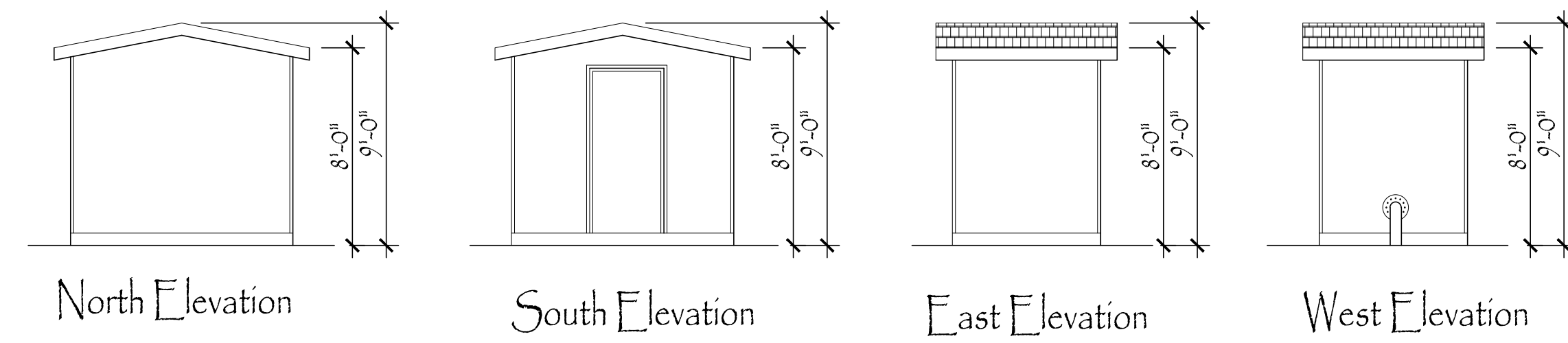
James Conrad Architect

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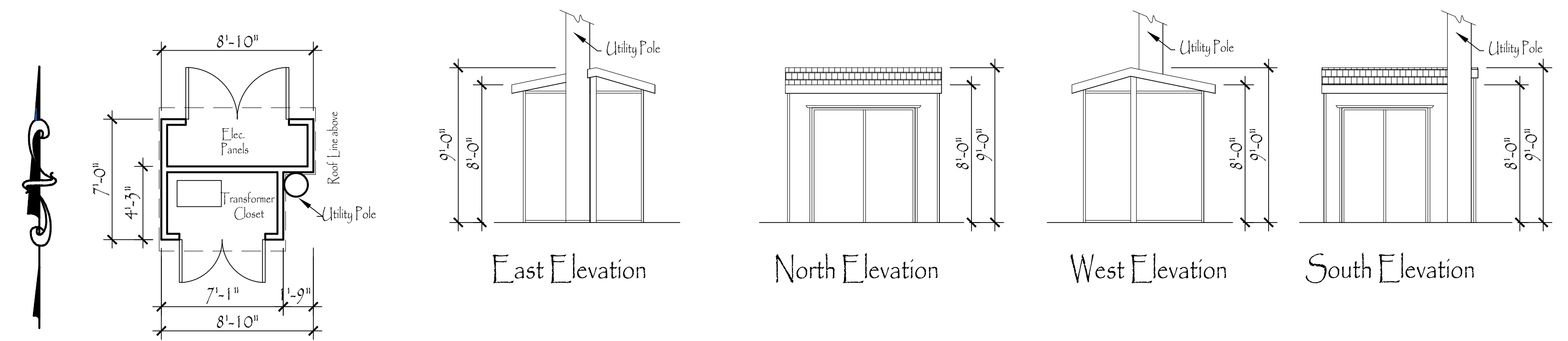
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Pump House (PH3) Floor Plan

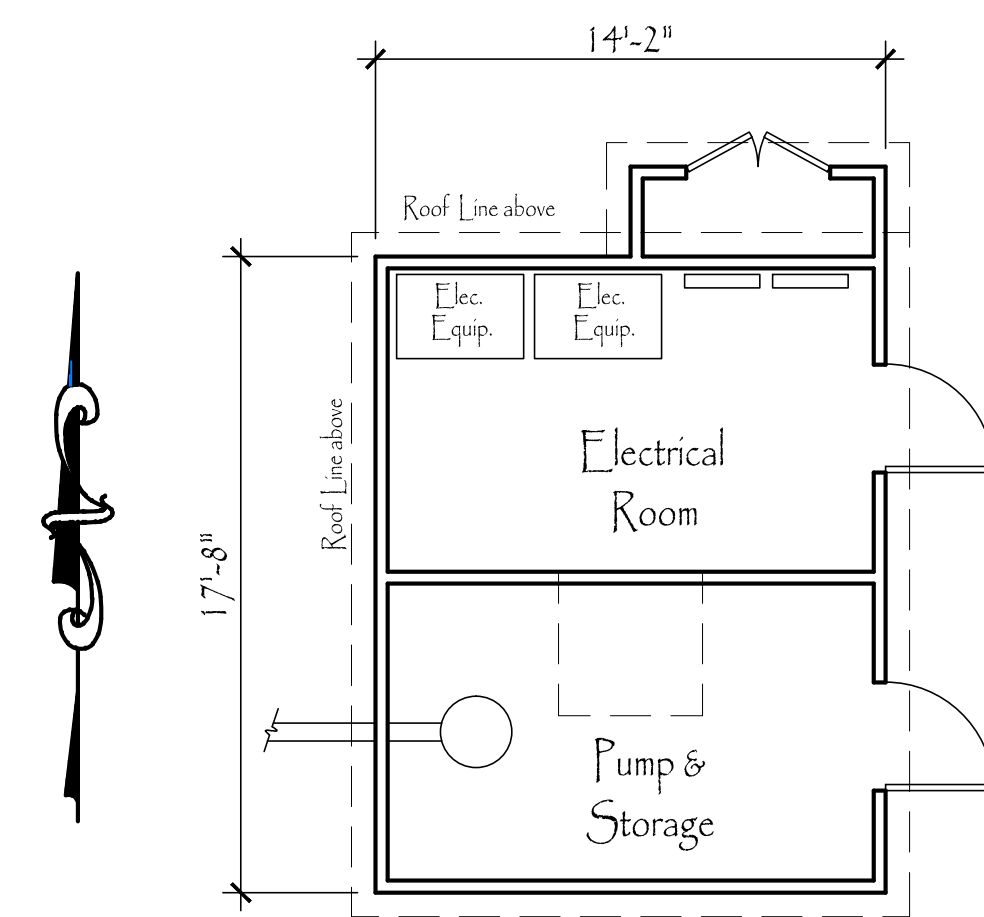


Pump House

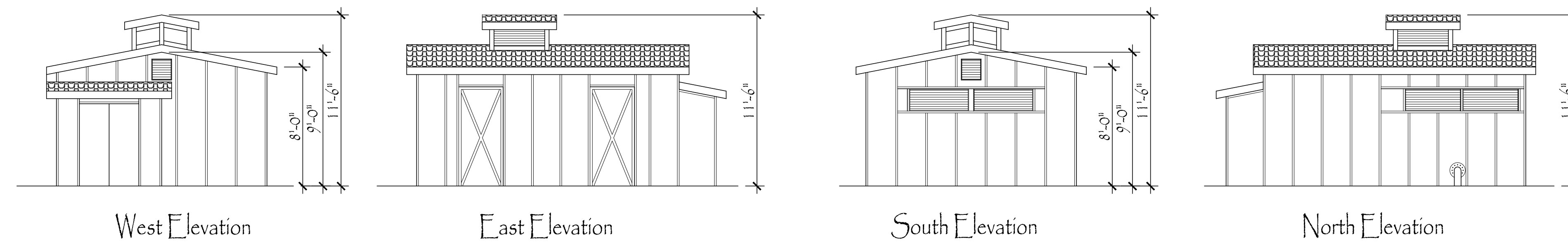


Pump House (PH2) Floor Plan

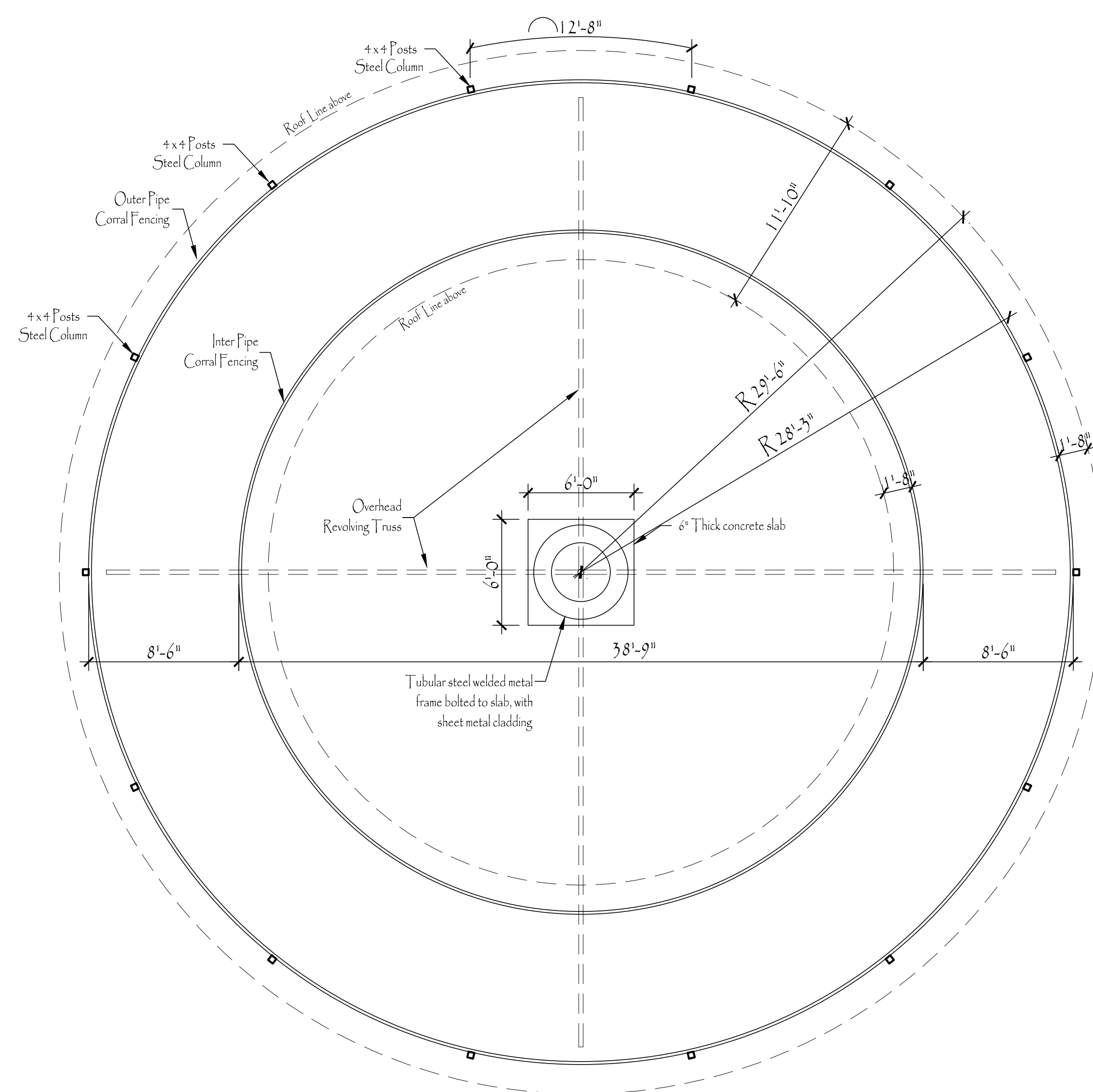
Pump House



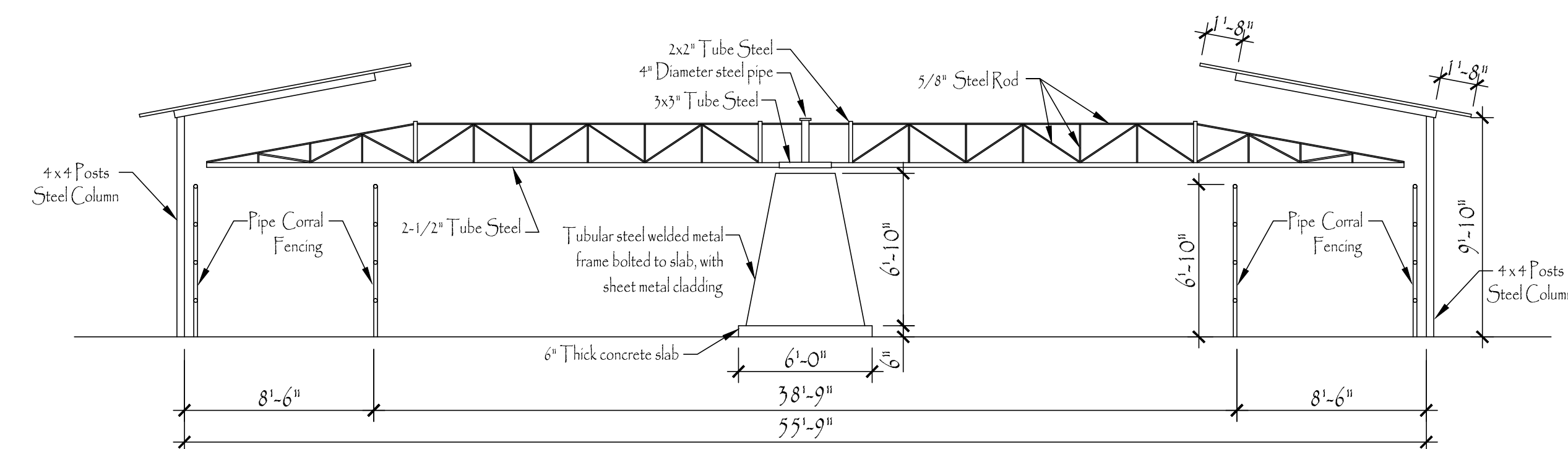
Pump House (PH1) Floor Plan



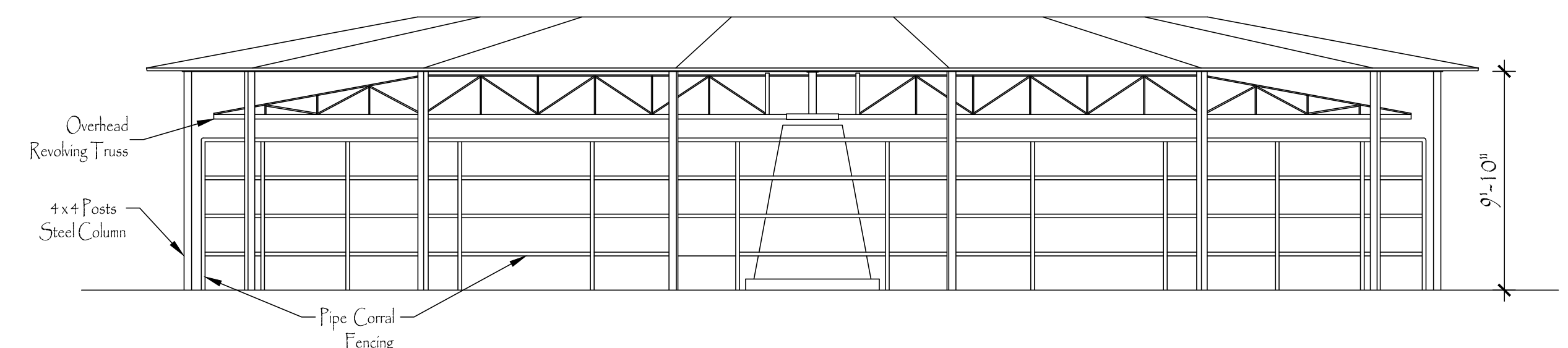
Pump House



A3 Plan View



A3 - Section

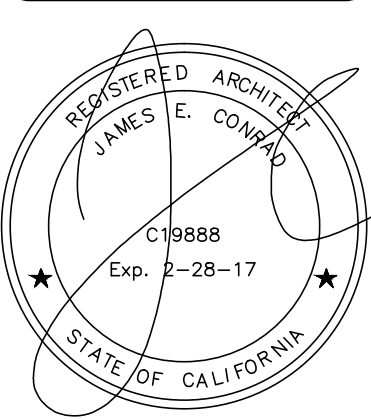


A3 - Elevation

Building A3

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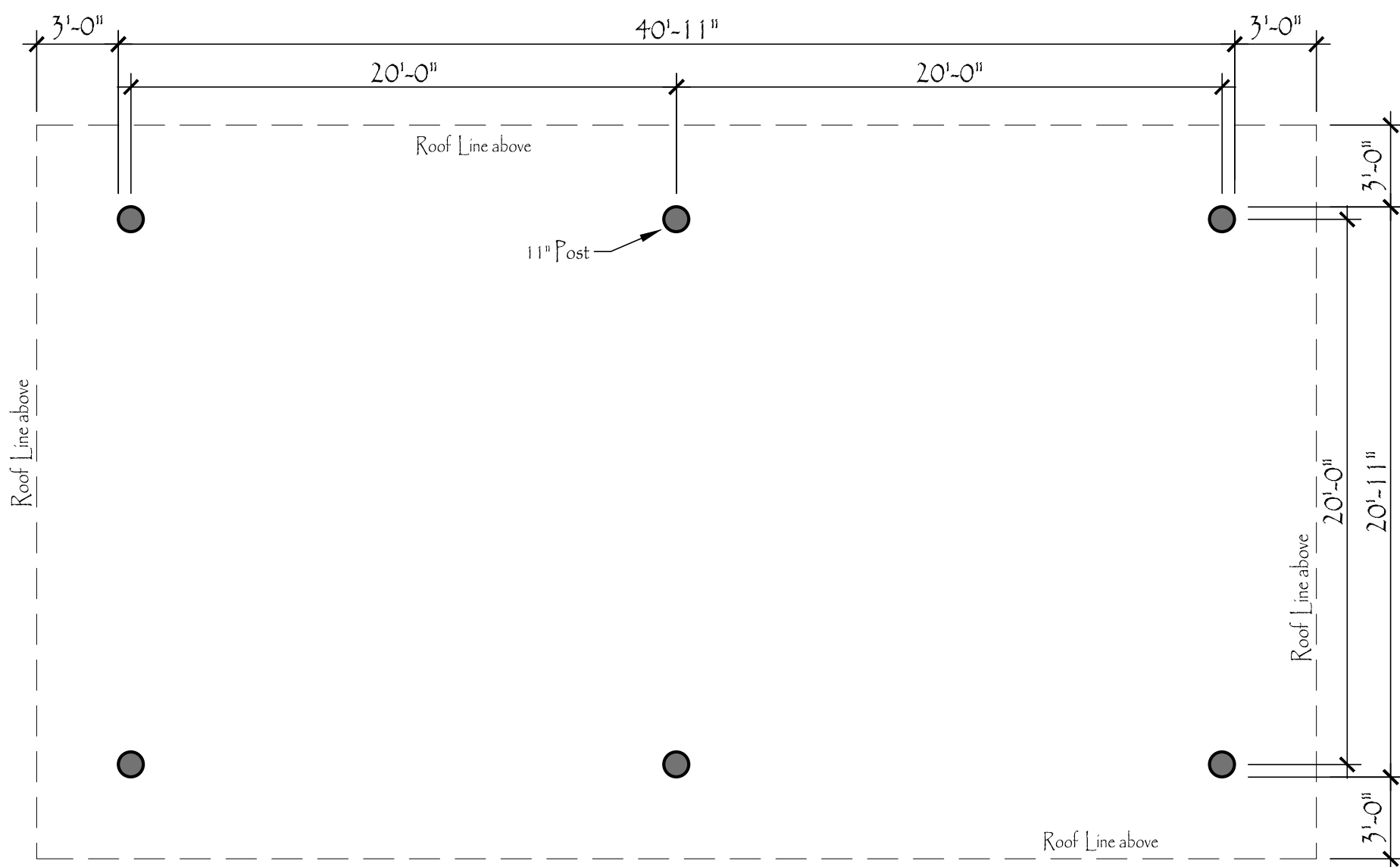
Ocean Breeze



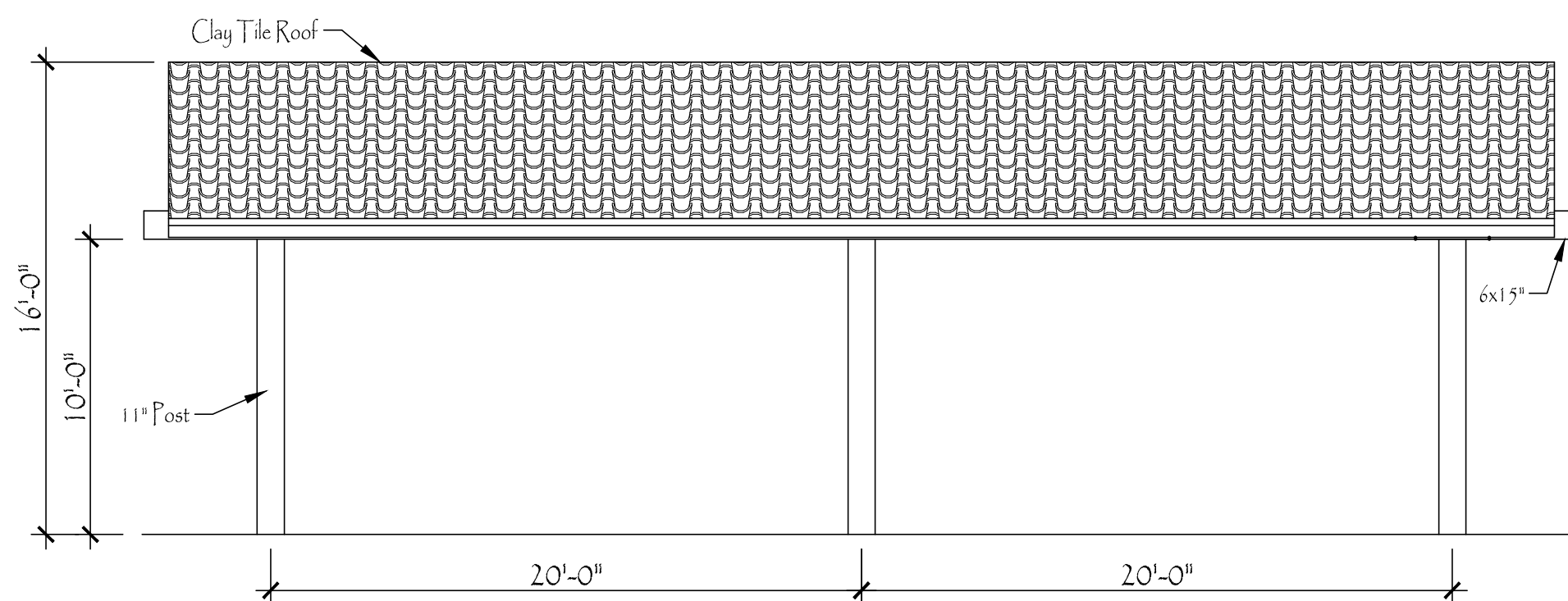
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Laguna Beach, CA 92651
(949) 497-0200 Office
jconradarc@gmail.com

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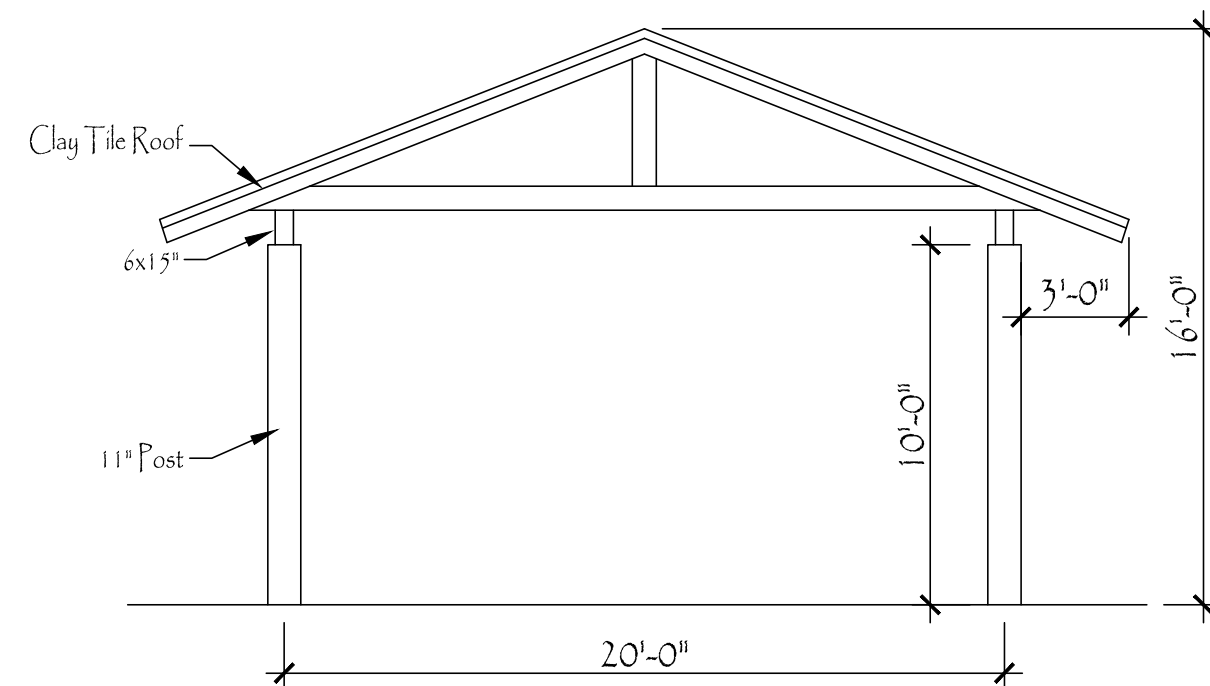
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Typical Pasture Shade Structure Plan



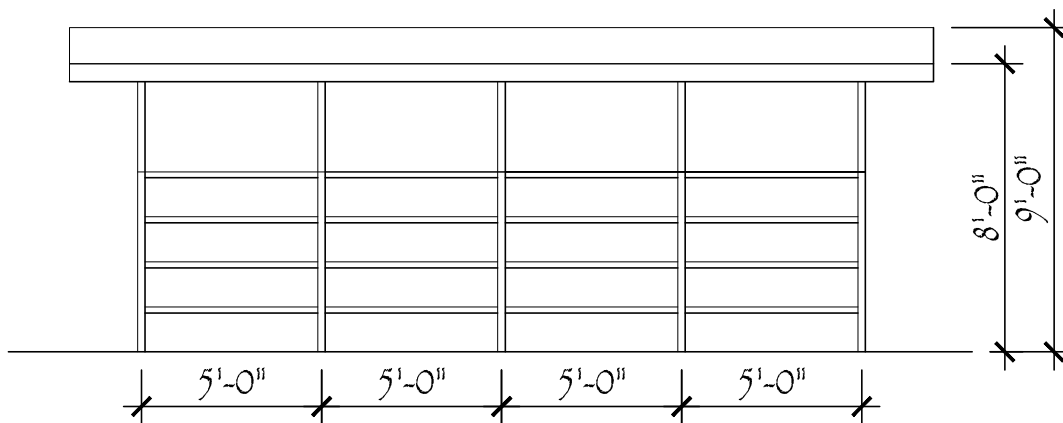
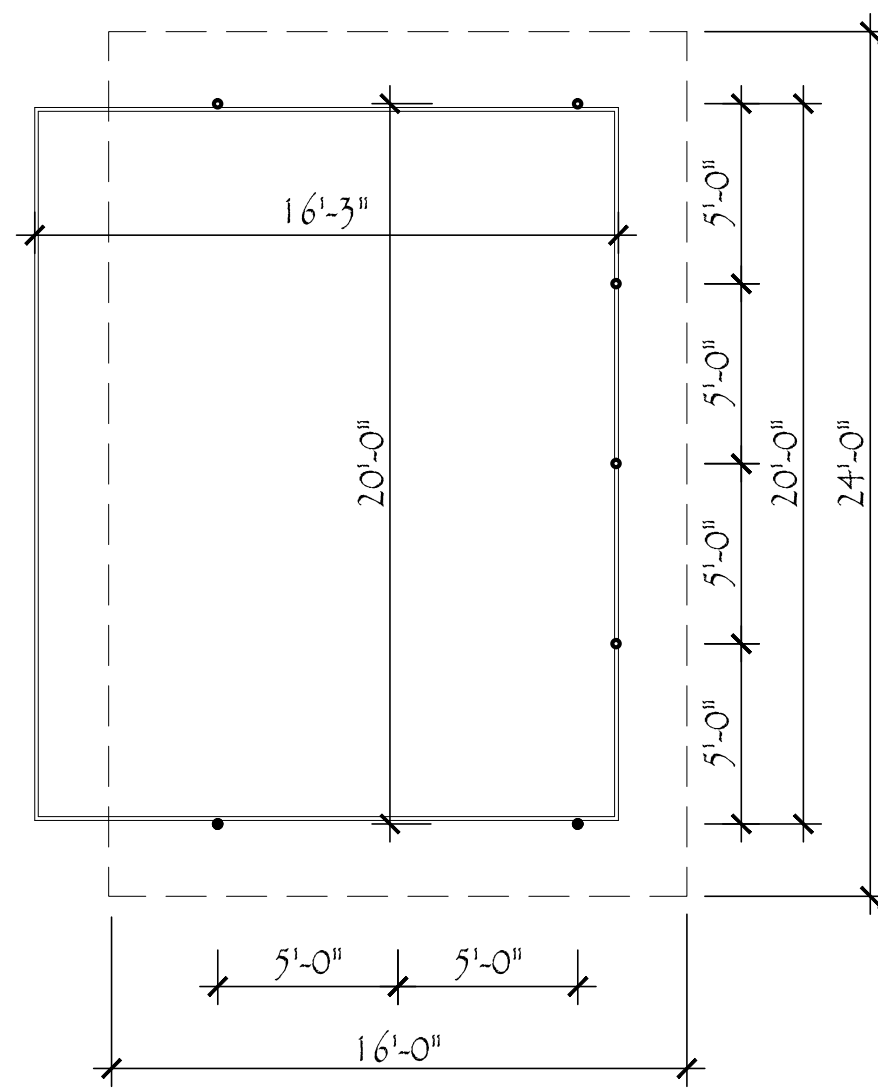
Typical Length Elevations



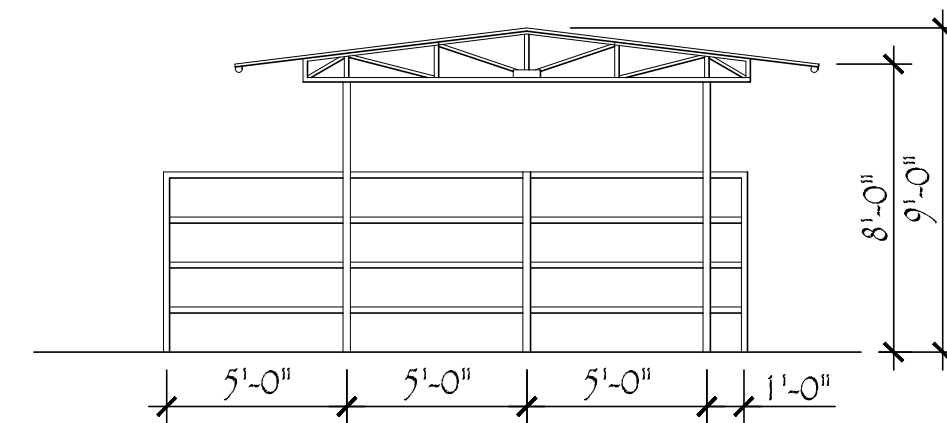
Typical Width Elevations

Typ. Pasture Shade

Note:
Elevations provided here are for a general representation only. Structural elements may vary based on the manufacturer. Any additional square footages for animal enclosures beyond what is shown on these plans are subject to a building permit and section 6156(g)(4) of the County of San Diego Zoning Ordinance. Animal enclosures do not require a minor deviation or modification to the Major Use Permit.



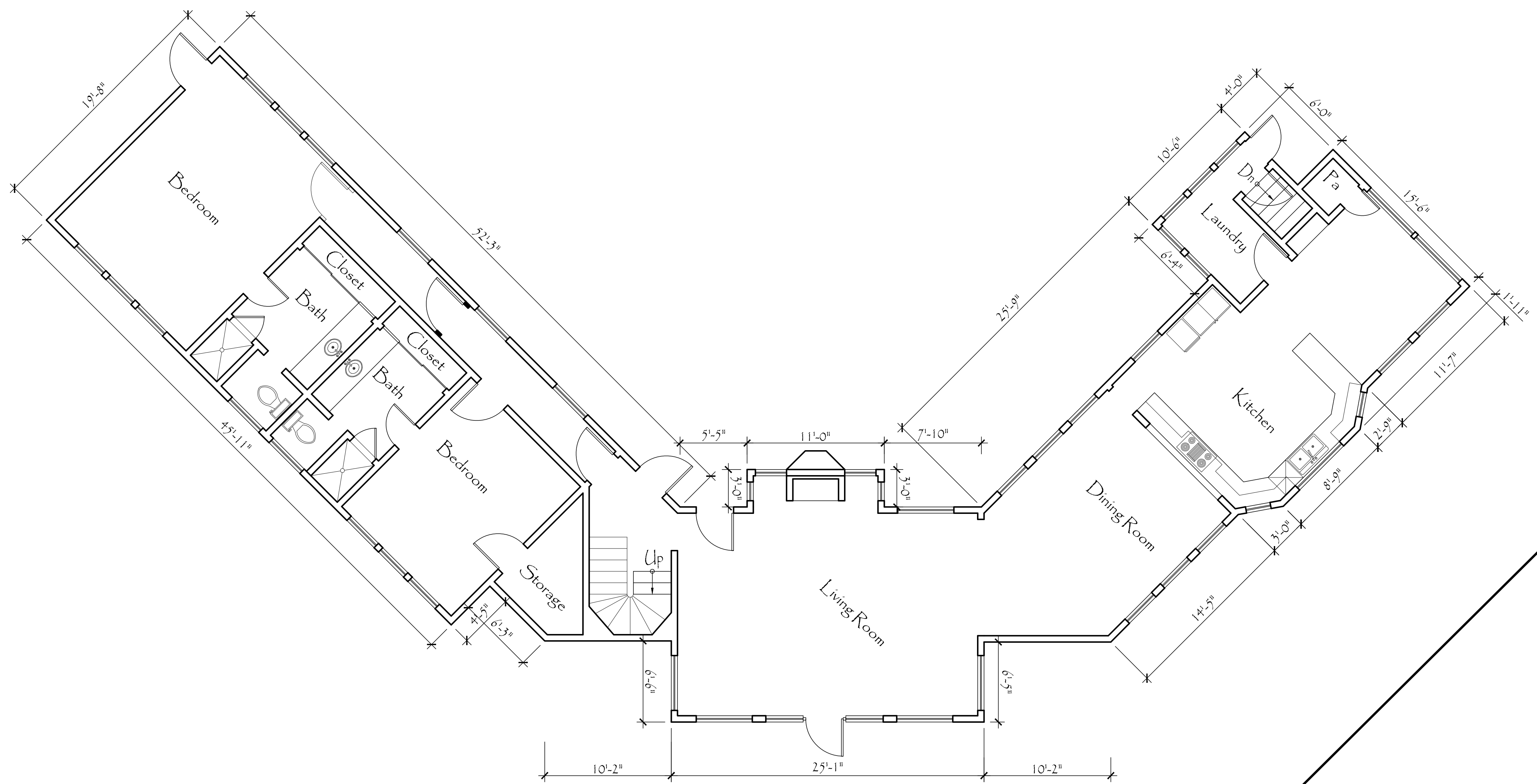
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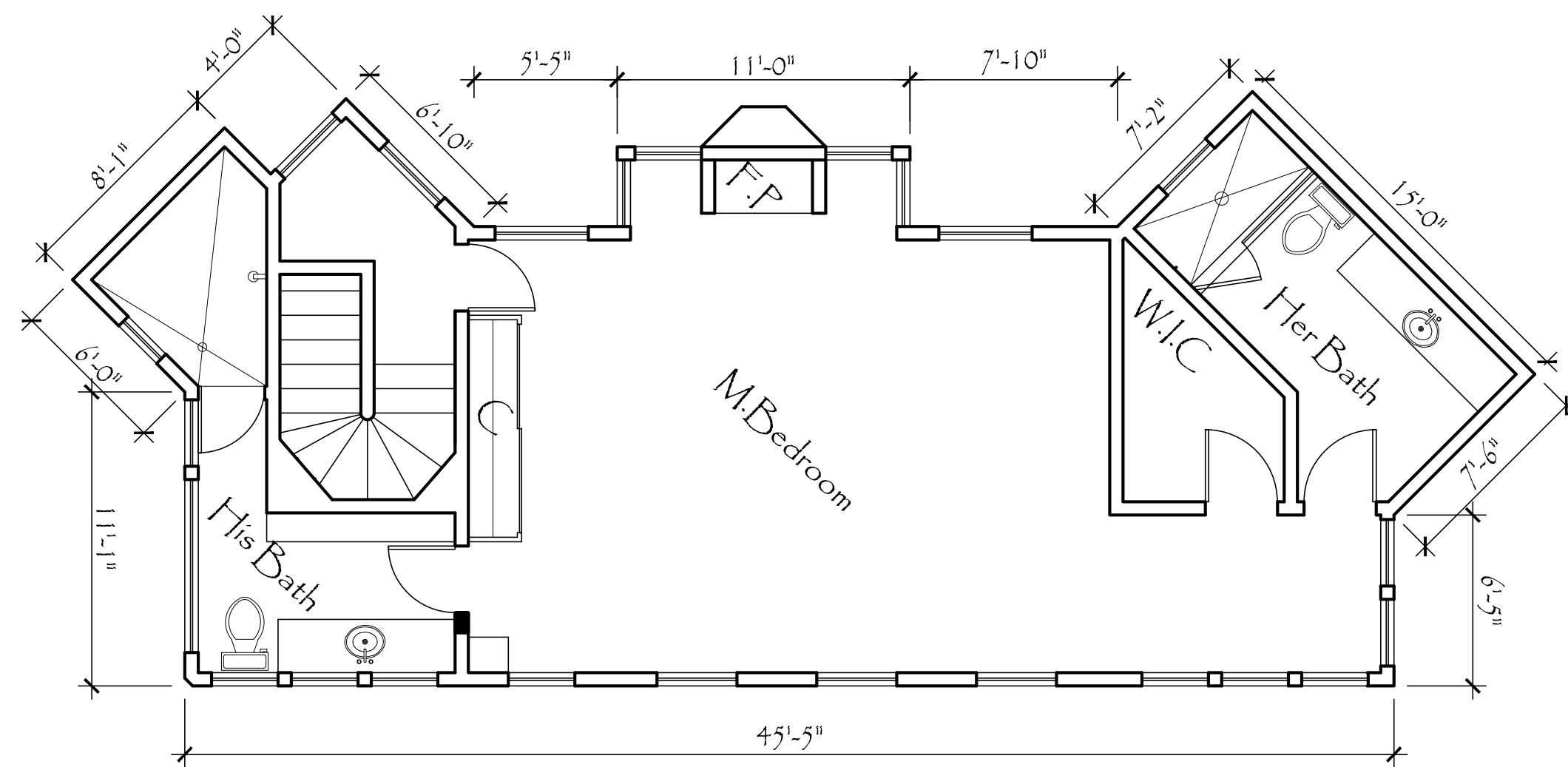
Typical End Elevations

Typ. Pen

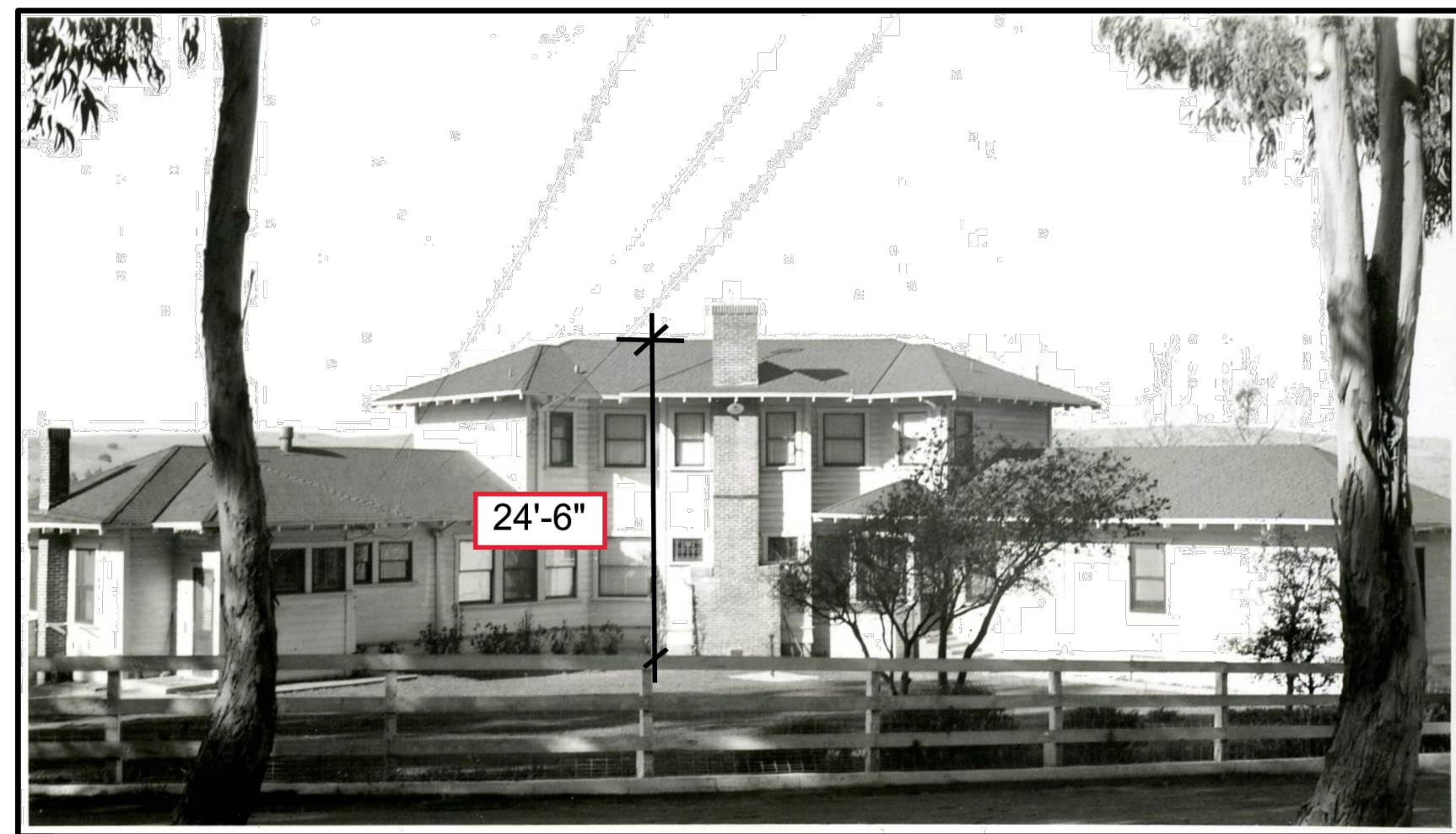
Note:
Elevations provided here are for a general representation only. Structural elements may vary based on the manufacturer. Any additional square footages for animal enclosures beyond what is shown on these plans are subject to a building permit and section 6156(g)(4) of the County of San Diego Zoning Ordinance. Animal enclosures do not require a minor deviation or modification to the Major Use Permit.



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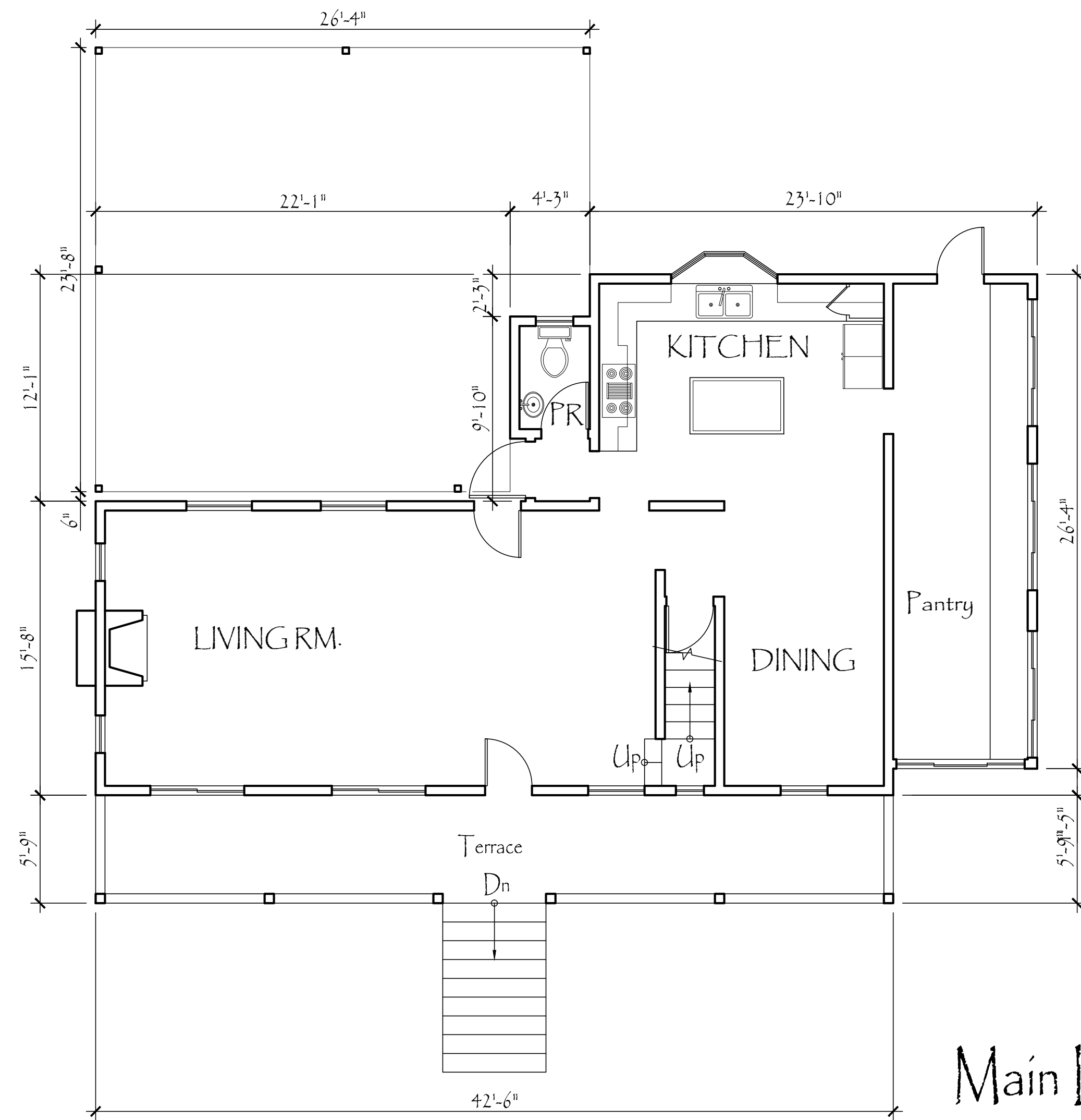


Upper Level

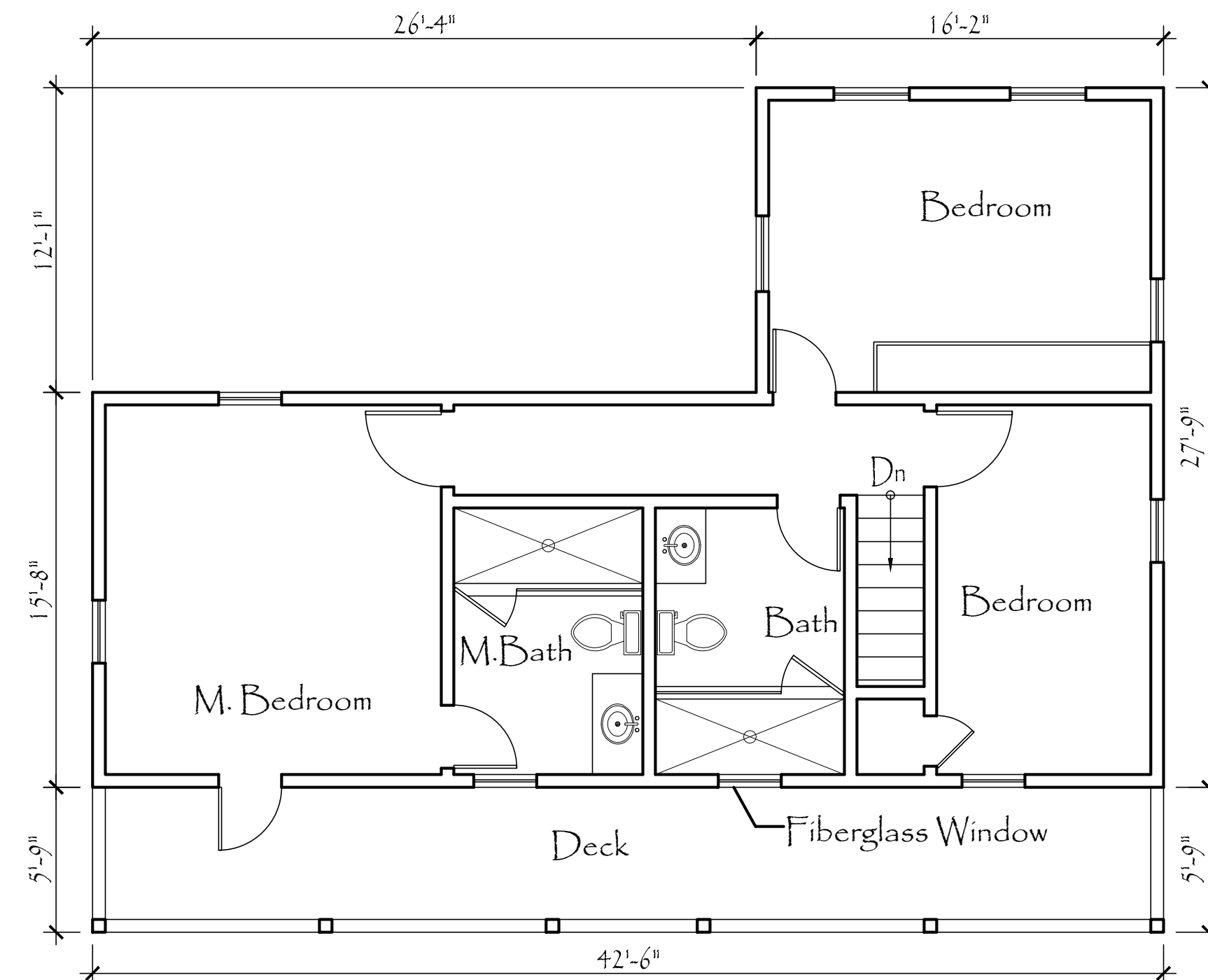


Elevations

Residence R1



Main Level



Upper Level

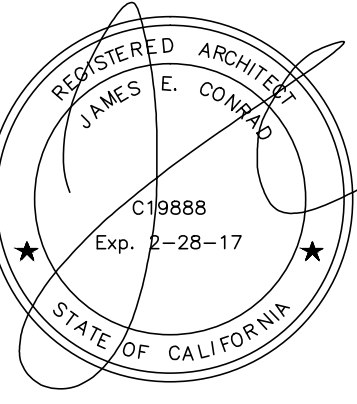


Elevations

Residence R2

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Ocean Breeze

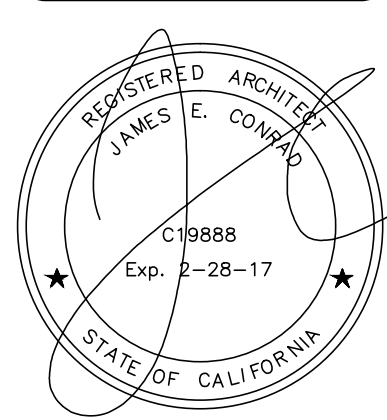


James Conrad Architect
 1550 So. Coast Hwy #201
 Laguna Beach, CA 92651
 (949) 497-0200 Office
 jconradarc@gmail.com

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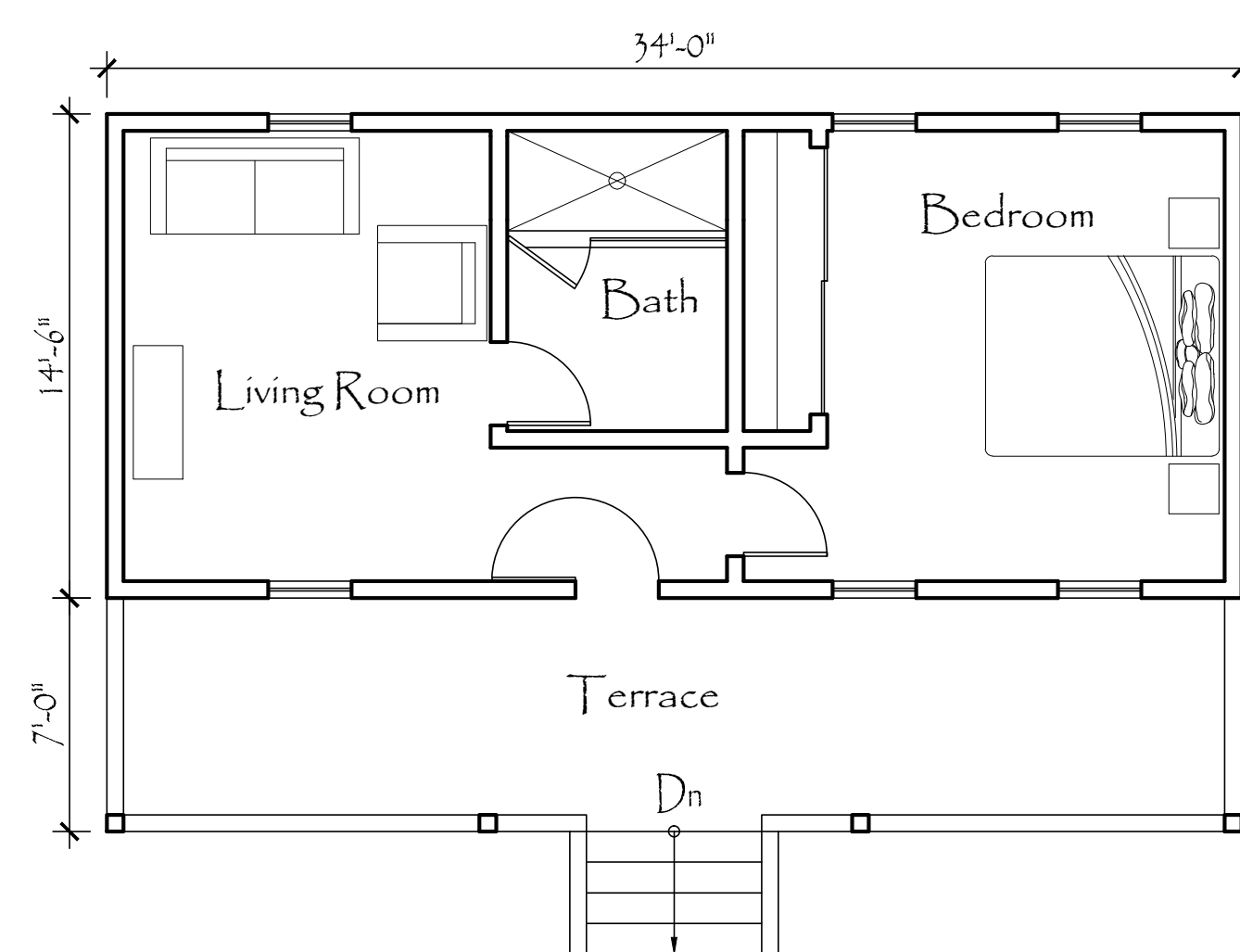
Ocean Breeze



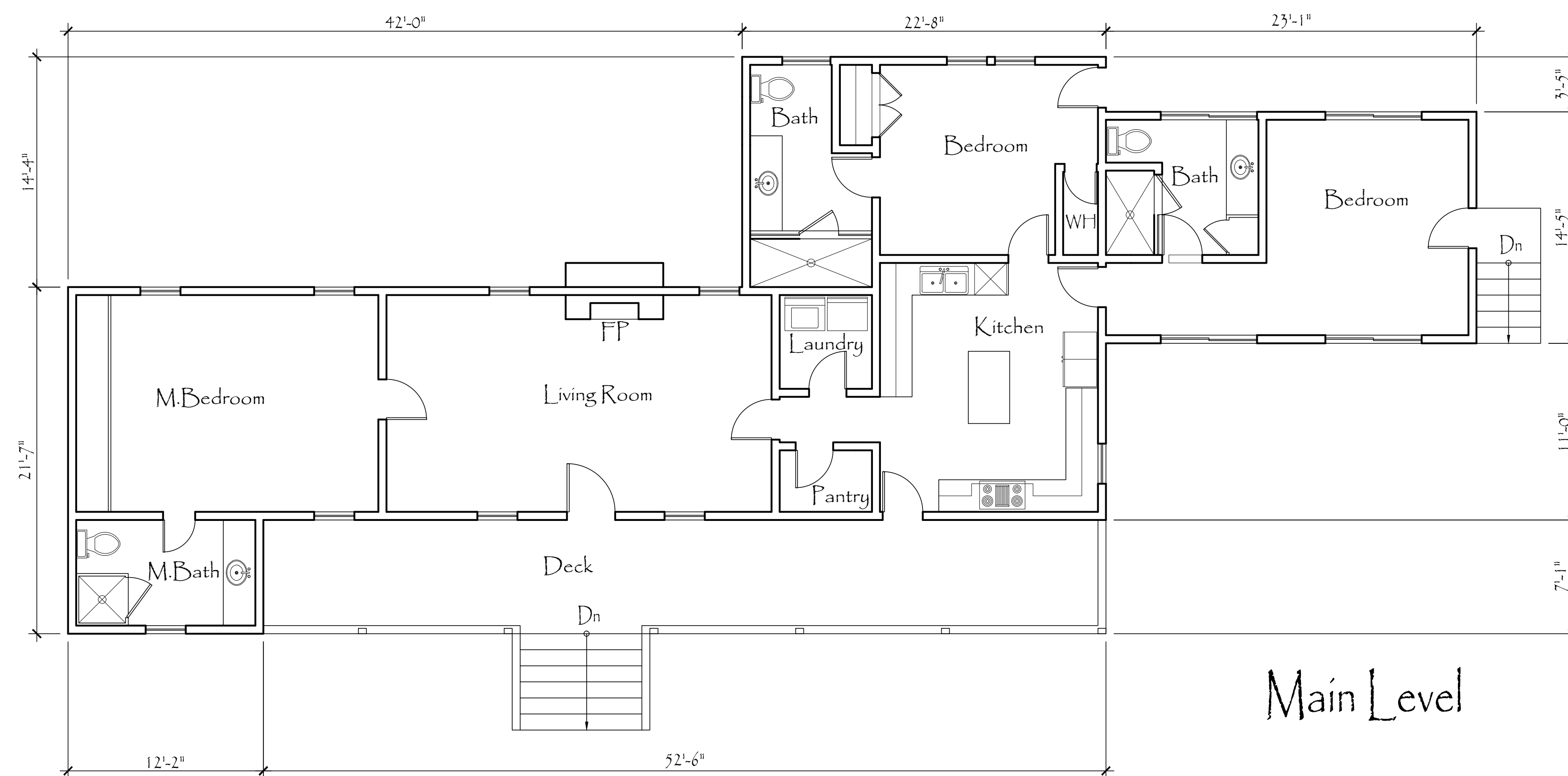
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Laguna Beach, CA 92651
(949) 497-0200 Office
jconradarc@gmail.com

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Main Level



Main Level



Elevations

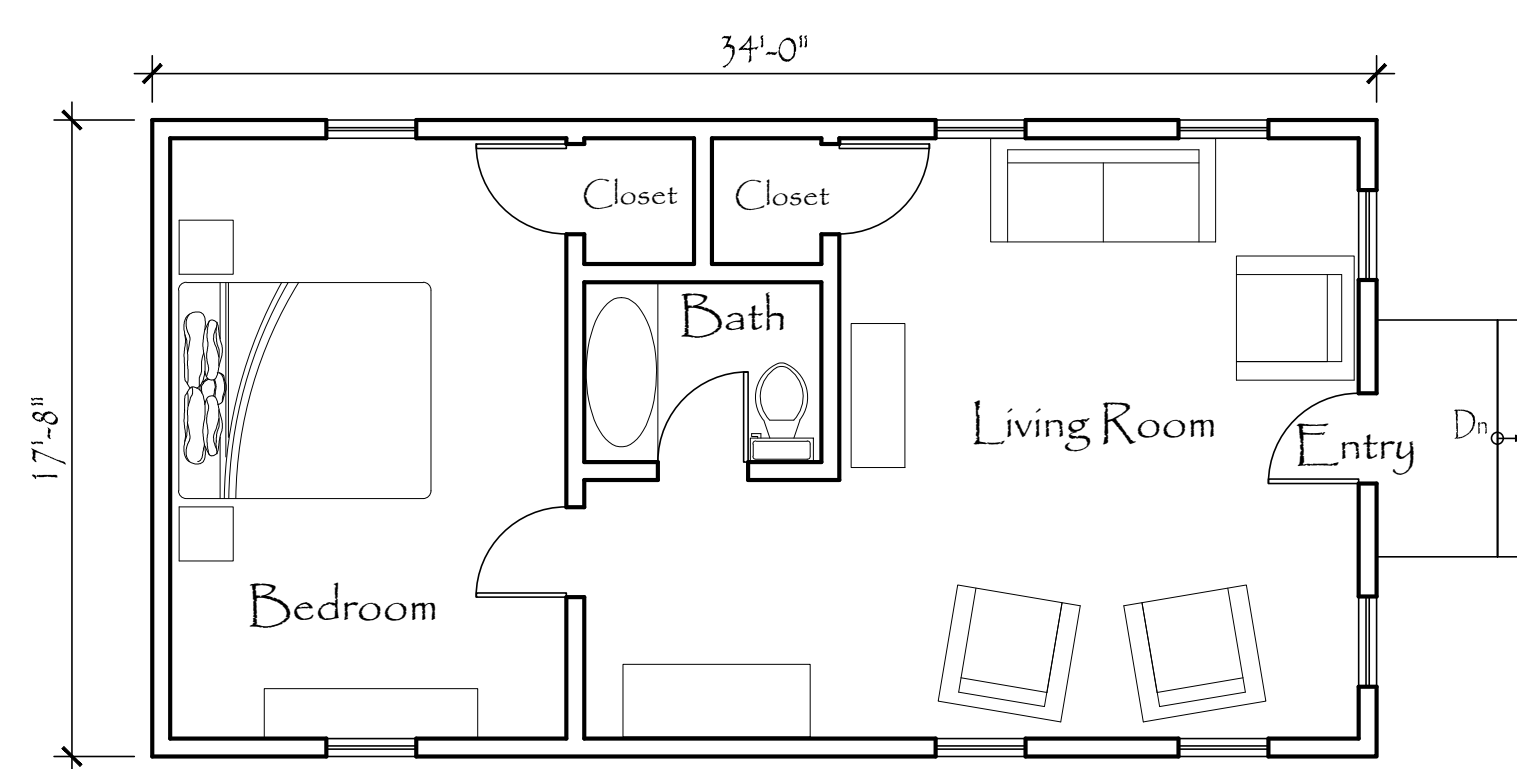
Residence R3



Elevations



Residence R4



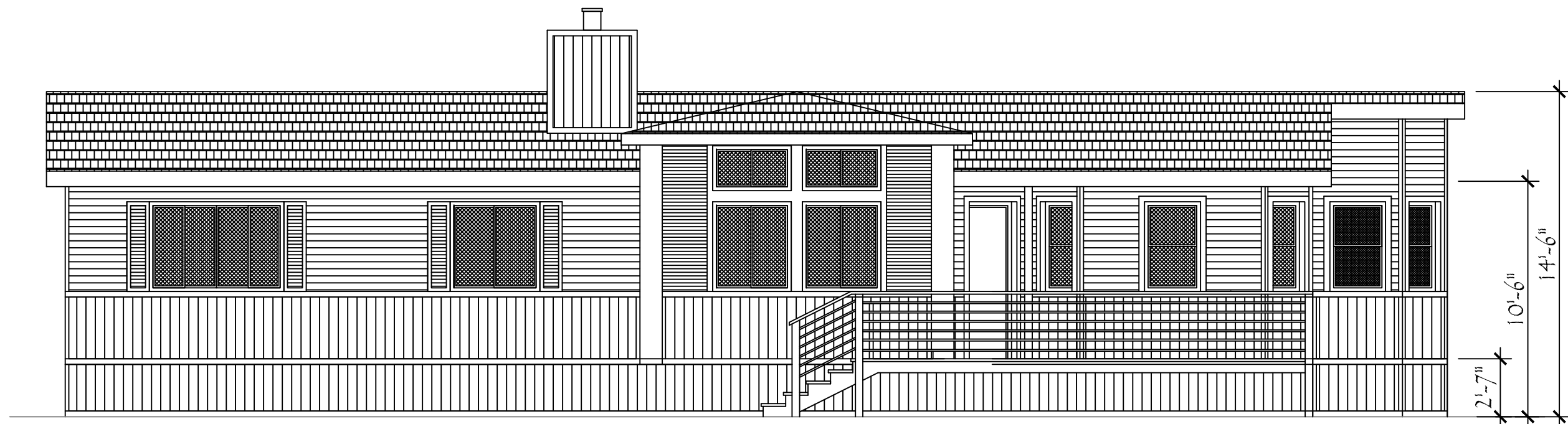
Main Level



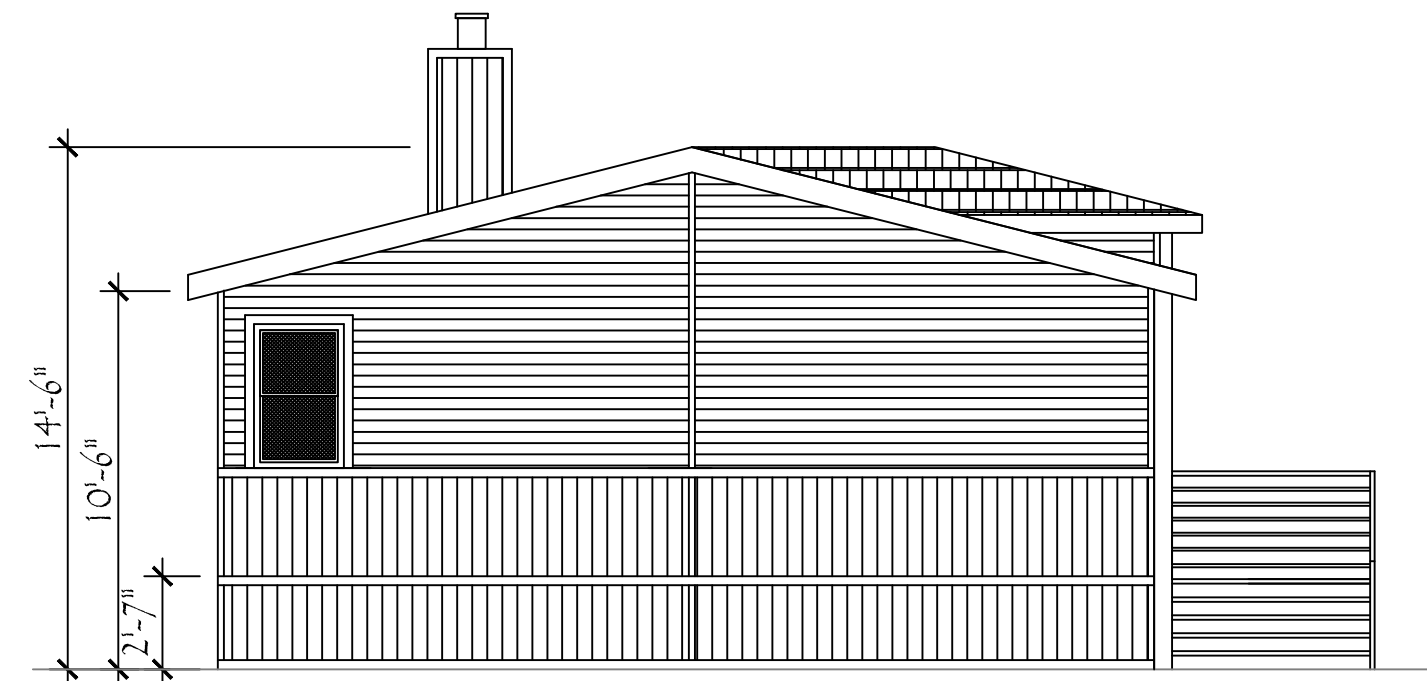
Elevations



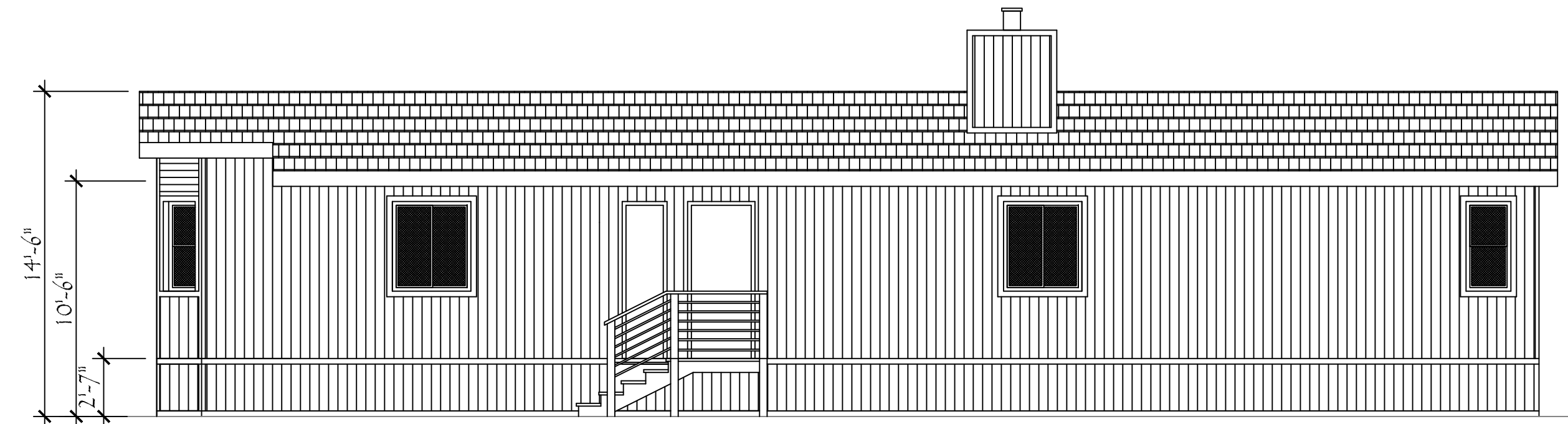
Residence R5



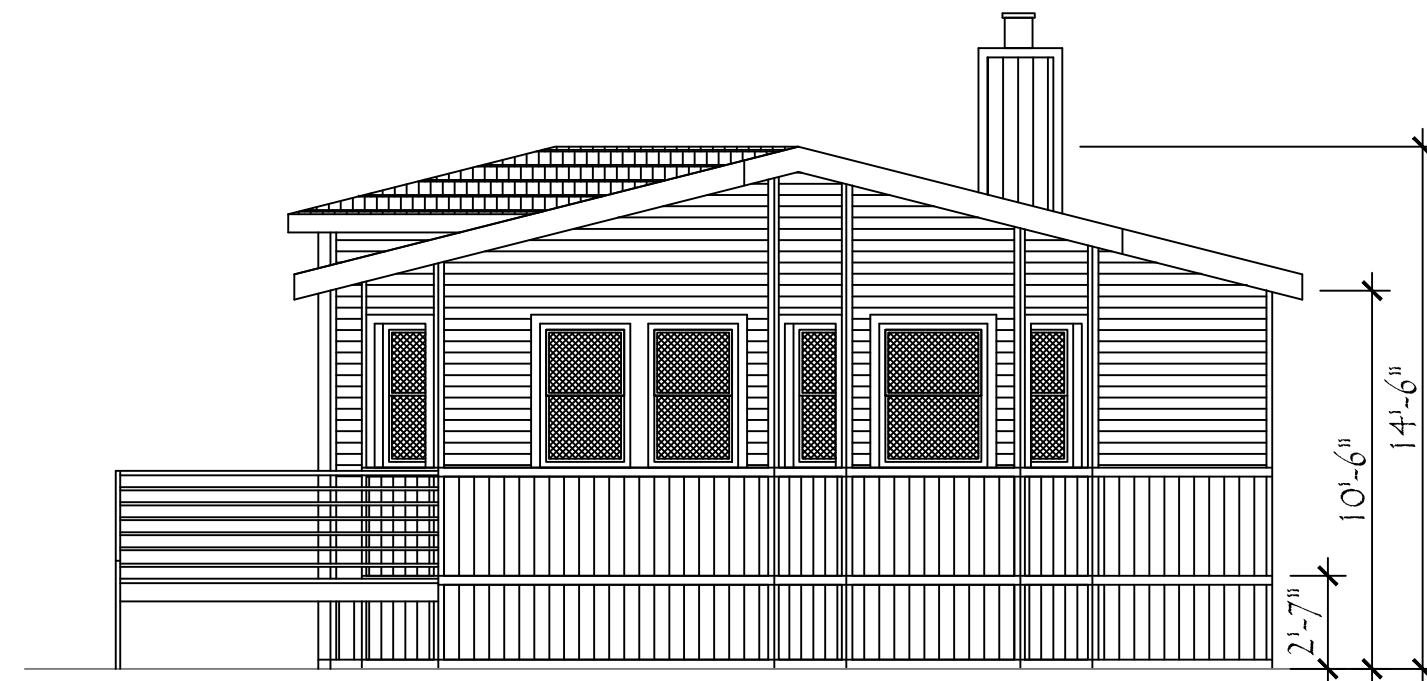
R6 - West (Front) Elevation



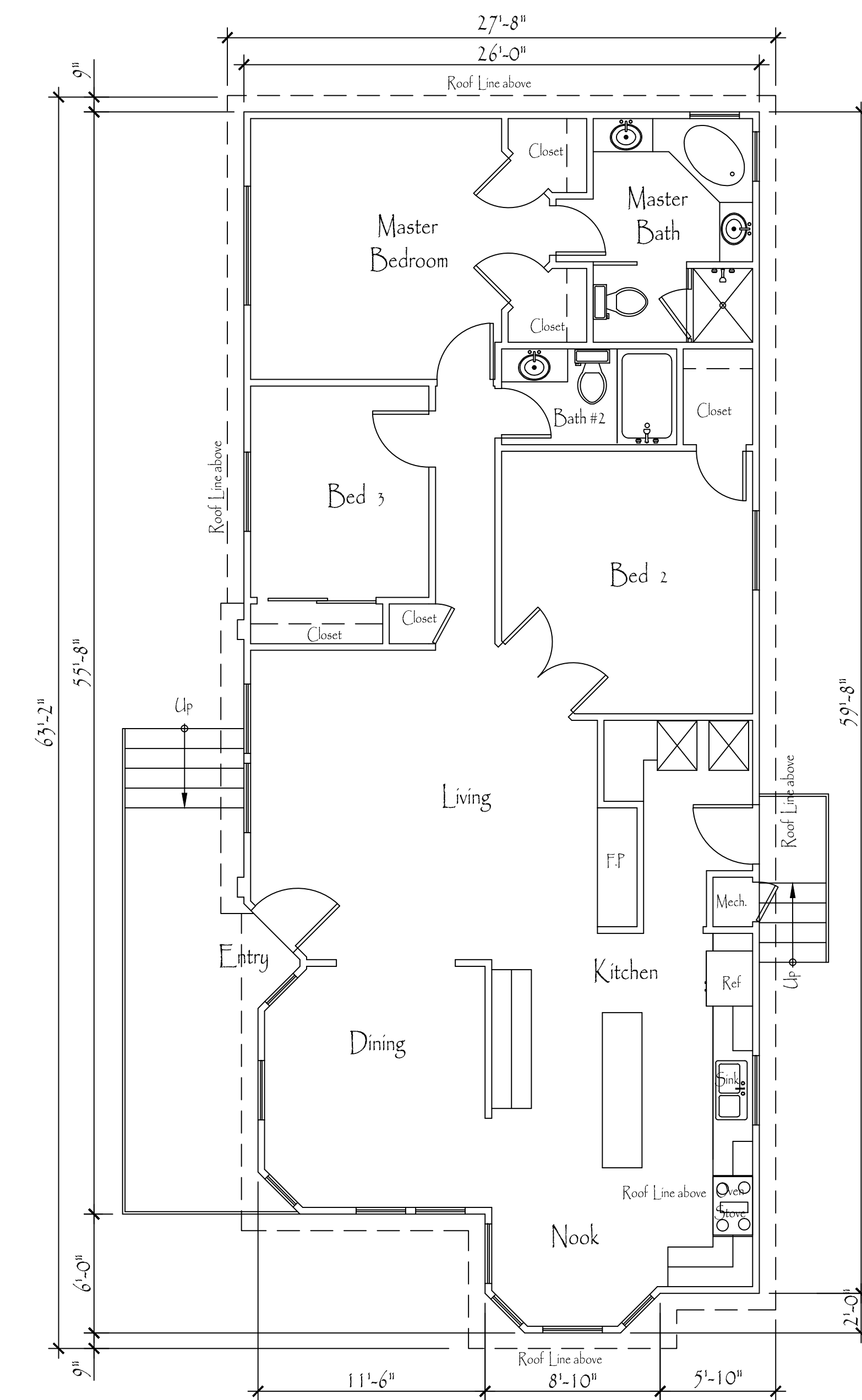
R6 - North Elevation



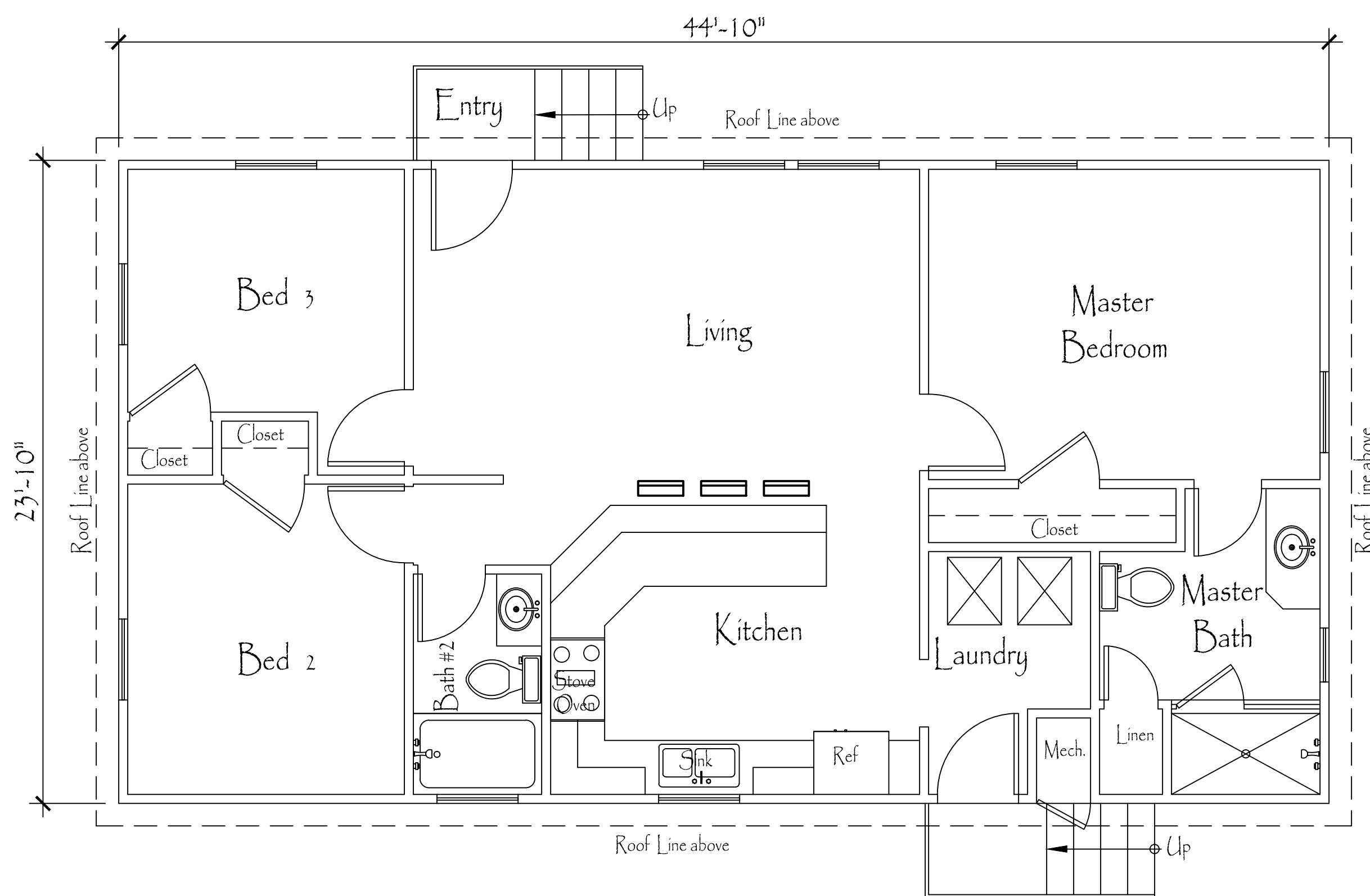
R6 - East Elevation



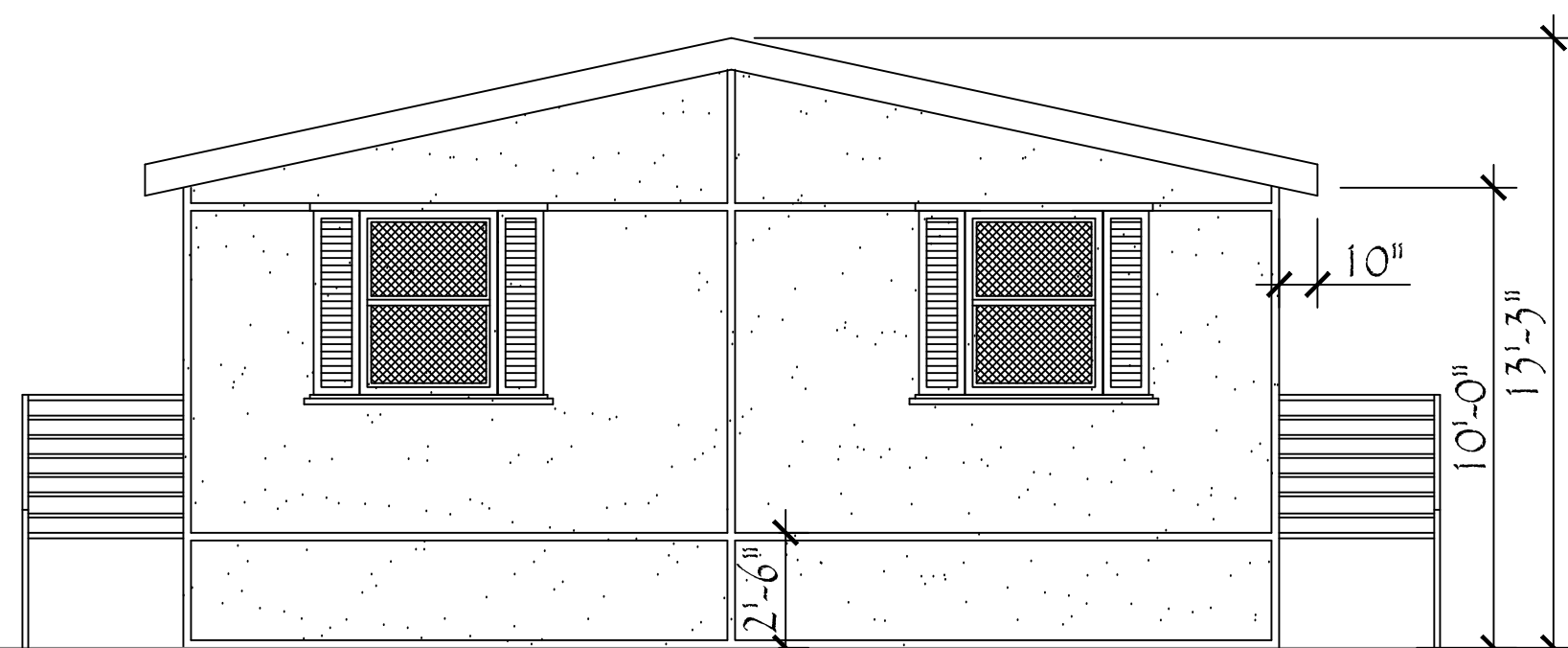
R6 - South Elevation



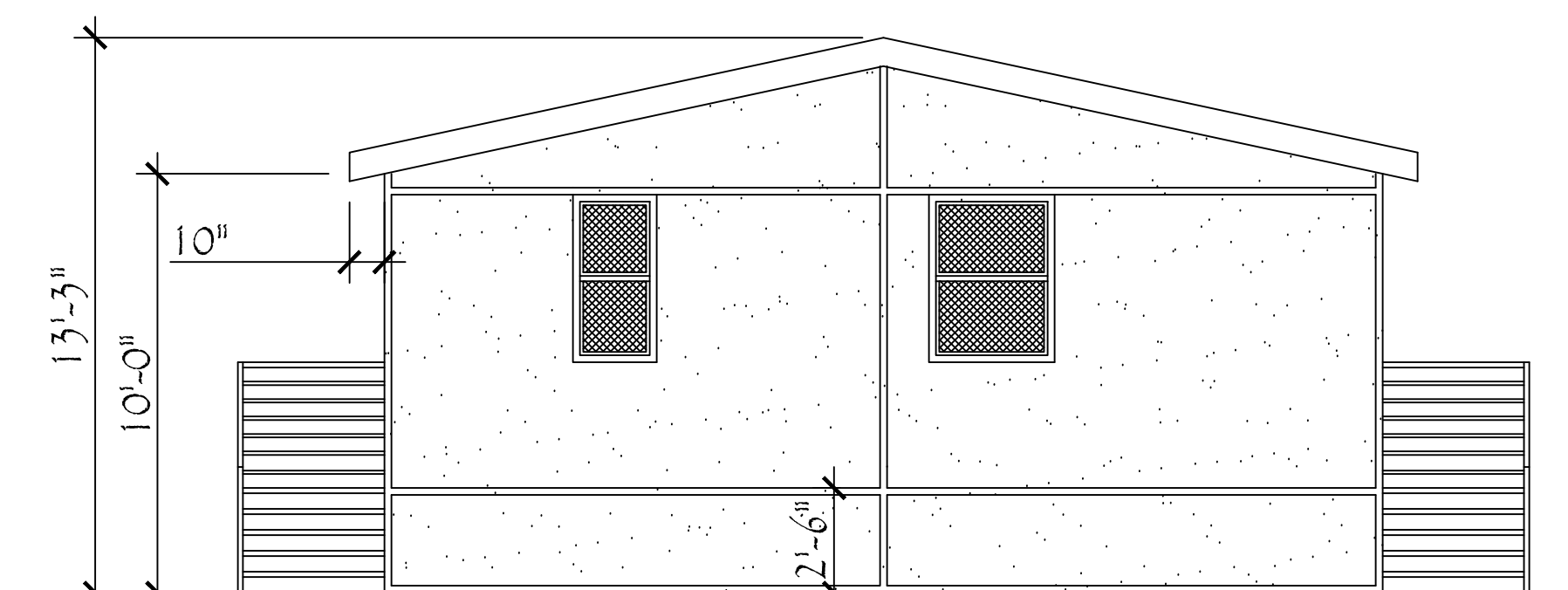
R6 - Floor Plan



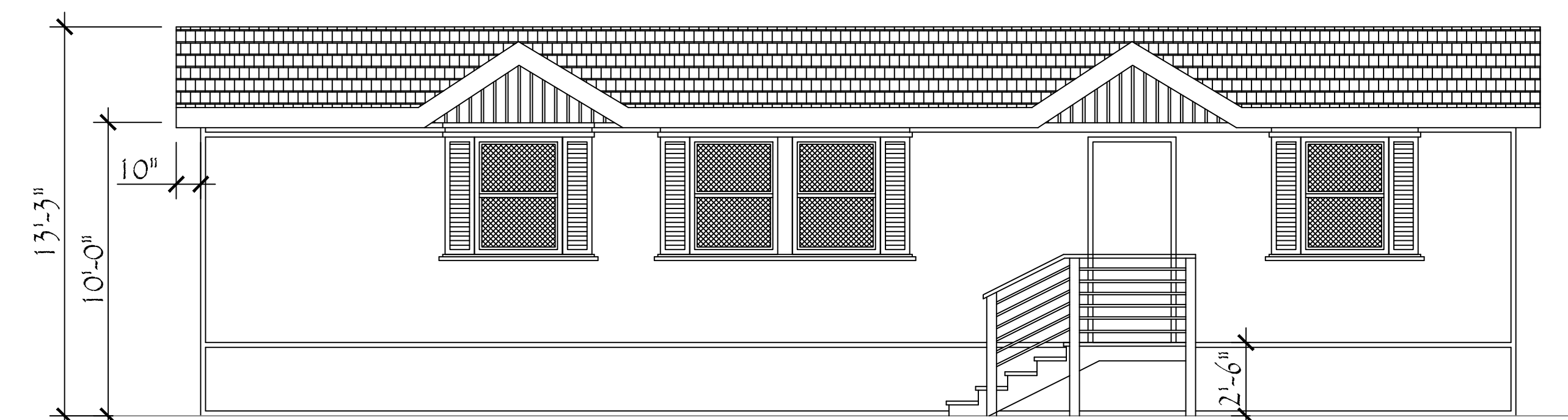
R7 - Floor Plan



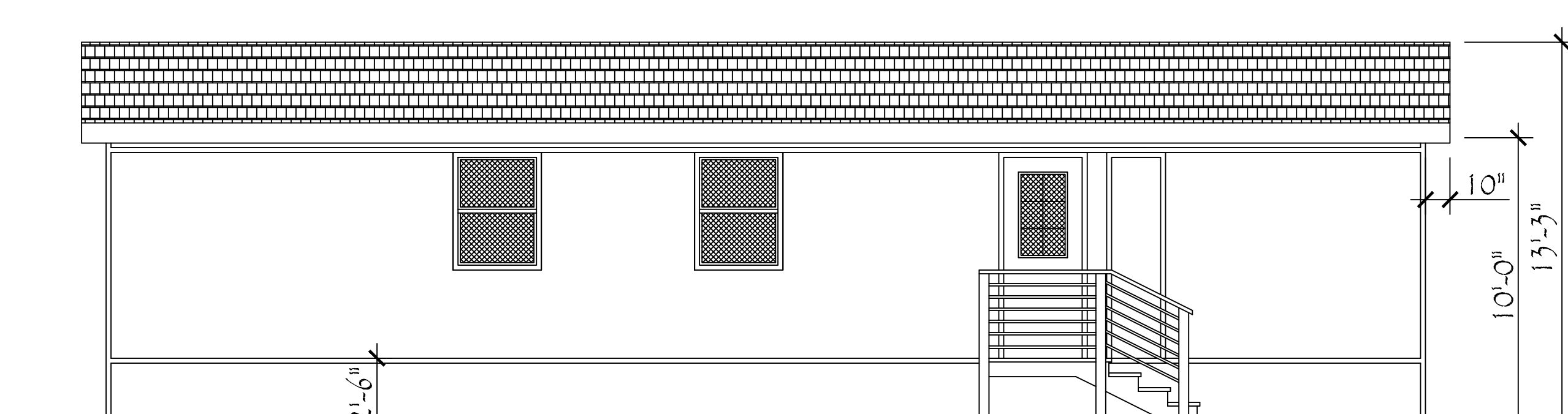
R7 - West Elevation



R7 - East Elevation



R7 - North (Front) Elevation



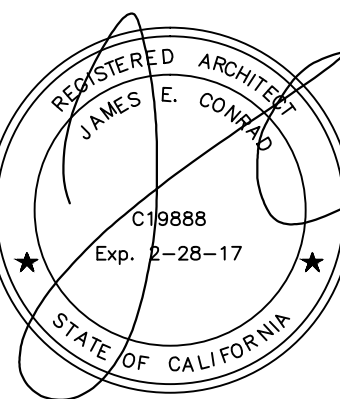
R7 - South Elevation

Residence R7

Scale: 1/4" = 1'-0"

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Ocean Breeze



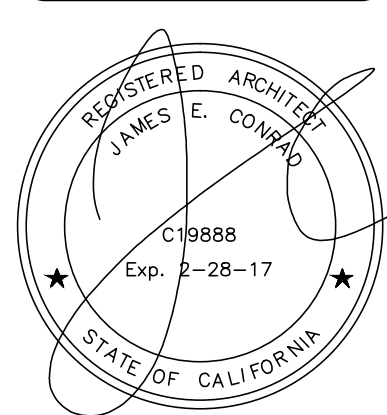
James Conrad Architect

1550 So. Coast Hwy #201
Laguna Beach, CA 92651
(949) 497-0200 Office
jconradarc@gmail.com

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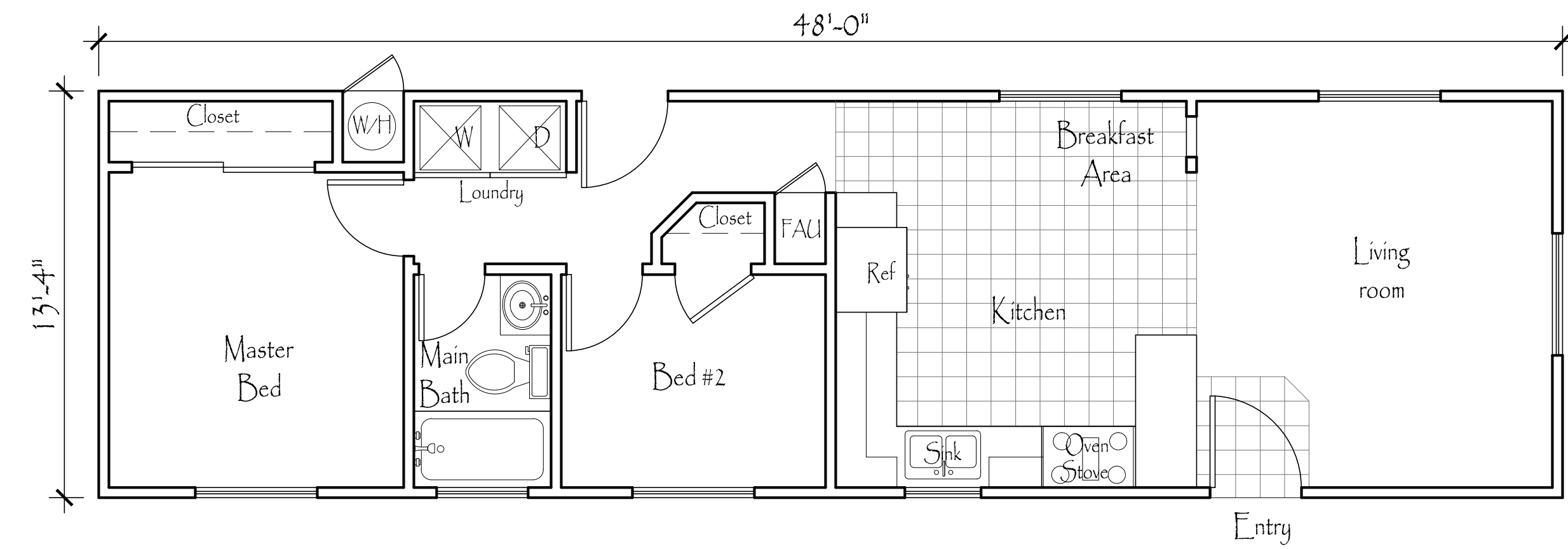
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Ocean Breeze

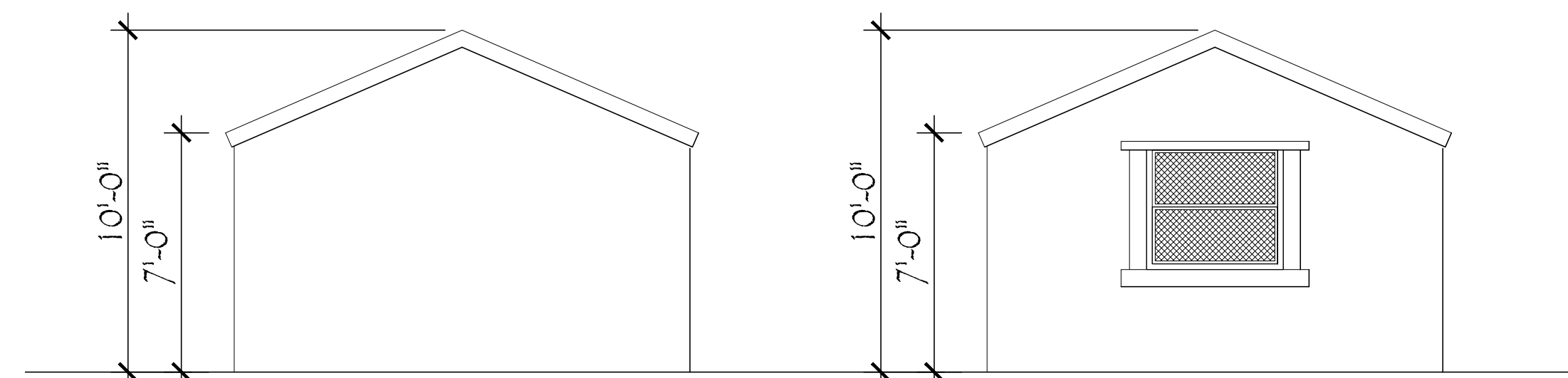
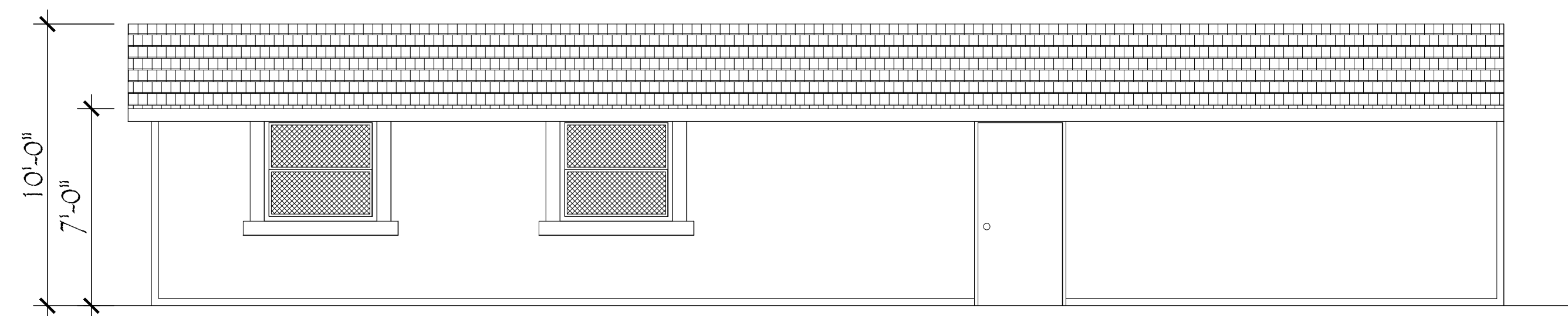
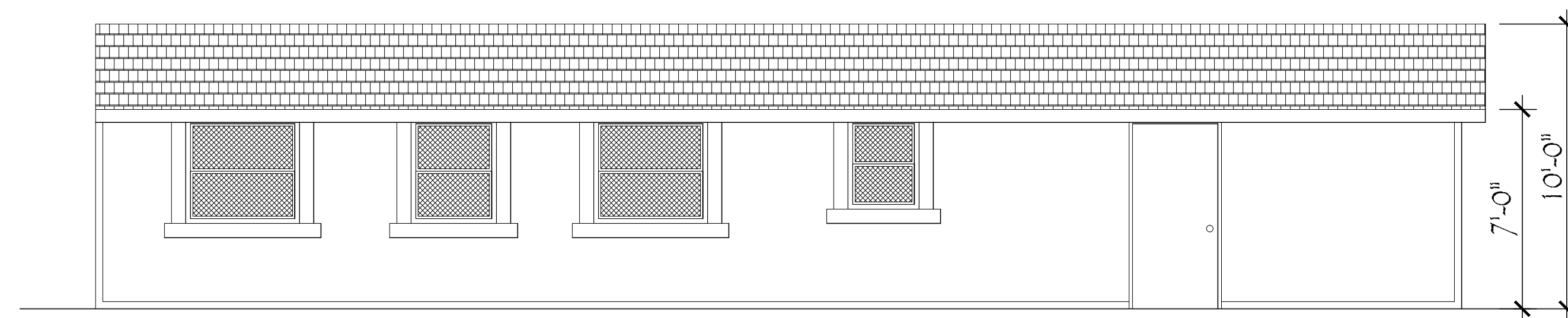


James Conrad Architect
1550 So. Coast Hwy #201
Laguna Beach, CA 92651
(949) 497-0200 Office
jconradarc@gmail.com

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R8 - Floor plan



R8- Elevations

Residence R8

Scale: 1/4" = 1'-0"