



PASSERELLE - SFD

FALLBROOK, CALIFORNIA

PDS2021-SPA-21-001; PDS2021-GPA-21-003; PDS2021-TM-5338R; PDS2021-STP-21-013

INDEX

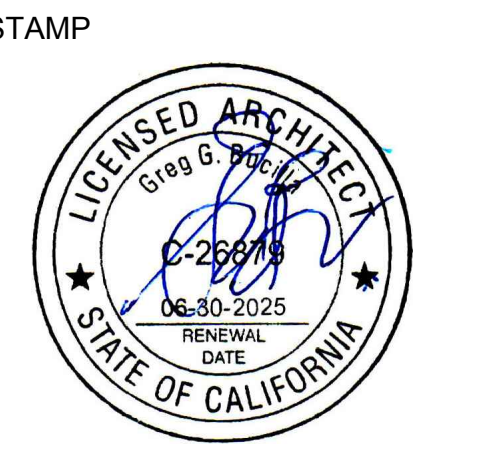
CS-0	COVER SHEET	SP-1	SITE DEVELOPMENT PLAN	PLAN 3	FLOOR PLAN
CS-1	EBTRY DRIVE @ SOUTH PARCEL	PLAN 1	FLOOR PLAN	DD - 3.0	PLAN 3 - COLORED ELEVATIONS
CS-2	IMAGERY-2	DD - 1.0	PLAN 1 - COLORED ELEVATIONS	DD - 3.1	PLAN 3 - ELEVATION STYLES
CS-3	IMAGERY-3	DD - 1.1	PLAN 1 - ELEVATION STYLES	DD - 3.1A	WRAP ELEVATIONS - SPANISH 'A'
CS-4	IMAGERY-4	DD - 1.1A	WRAP ELEVATIONS - SPANISH 'A'	DD - 3.2	
CS-5	IMAGERY-5	DD - 1.2		PLAN 4	FLOOR PLAN
CS-6	PROGRAM SUMMARY AND UNIT & ELEVATION PLOTTING	PLAN 2	FLOOR PLAN	DD - 4.0	PLAN 4 - COLORED ELEVATIONS
CS-7	SITE OVERVIEW @ SOUTH PARCEL	DD - 2.0	PLAN 2 - COLORED ELEVATIONS	DD - 4.1	PLAN 4 - ELEVATION STYLES
CS-8	VIEW FROM THE PARK @ S PARCEL	DD - 2.1	PLAN 2 - ELEVATION STYLES	DD - 4.1A	WRAP ELEVATIONS - SPANISH 'A'
CS-9	SITE OVERVIEW @ NORTH PARCEL	DD - 2.1A	WRAP ELEVATIONS - SPANISH 'A'	DD - 4.2	
CS-10	VIEW FROM PANKEY RD @ N PARCEL	DD - 2.2			
CS-11	VIEW FROM HORSE RANCH CREEK RD @ S PARCEL				
CS-12	VIEW FROM THE FREEWAY				

PROJECT TEAM	ENVIRONMENTAL ATHENA CONSULTING CONTACT - HEDY LEVINE 619.787.6646 Hedy@athenaenvconsult.com	ARCHITECT BUCILLA GROUP ARCHITECTURE, INC. CONTACT - GREG BUCILLA 949.851.9080 greg@bg-architecture.com	CIVIL ENGINEER REC CONSULTANTS, INC. CONTACT - RAAB RYDEEN 619.326.6025 raab@rec-consultants.com	LANDSCAPE ARCHITECT HOWARD ASSOCIATES CONTACT - JULIE HOWARD 619.718.9660 julie@howardassoc.com
---------------------	--	---	--	---

ARCHITECT:
BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING
1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949.851.9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.



ATTEST TO ARCHITECTURAL ONLY
Project :

PASSERELLE SFD
Fallbrook , CA

OWNER
Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

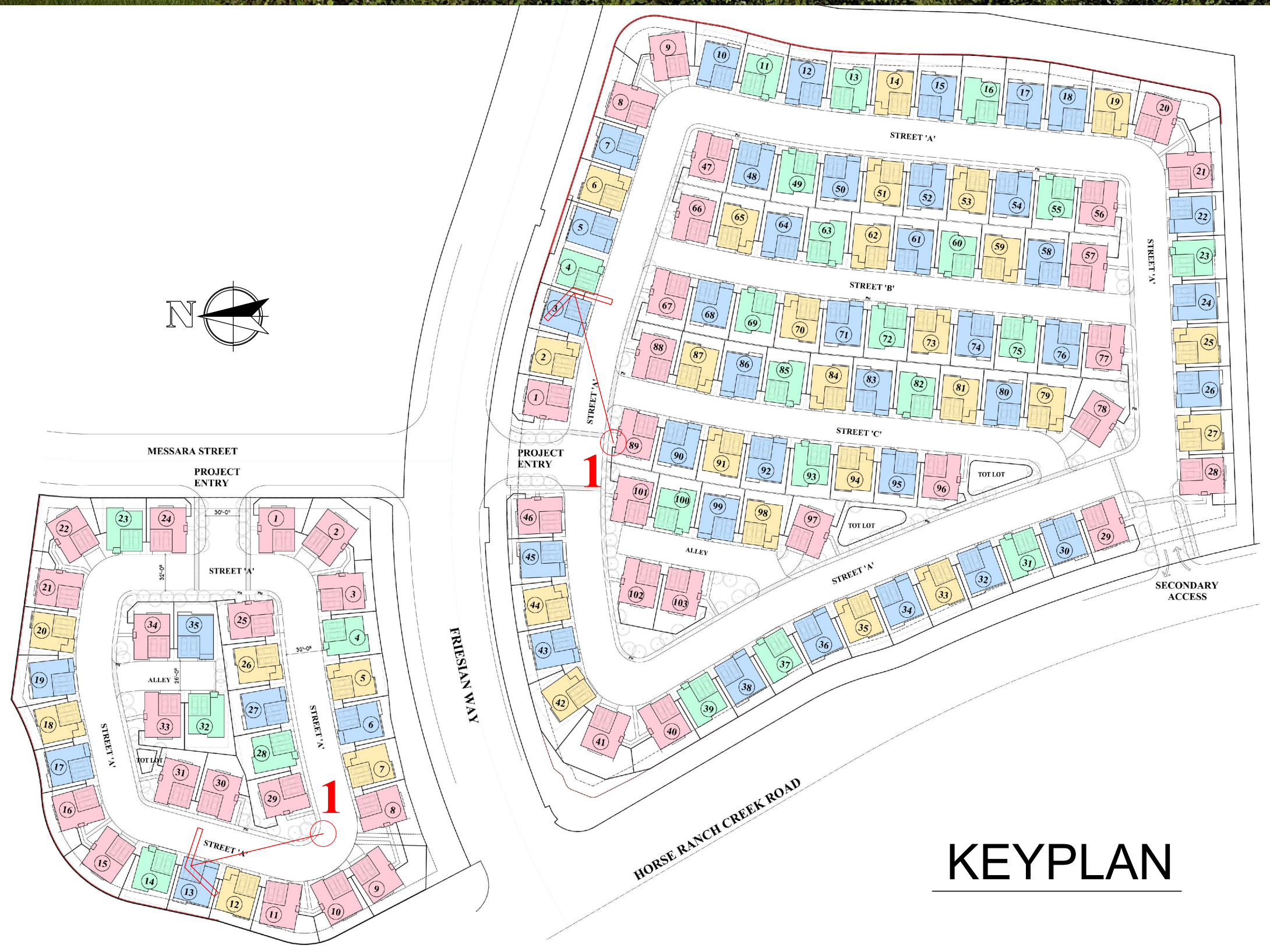
Sheet Title :
COVER SHEET

Sheet No. :
CS-0



TYPICAL STREET SCENE @ NORTH & SOUTH PARCEL

1

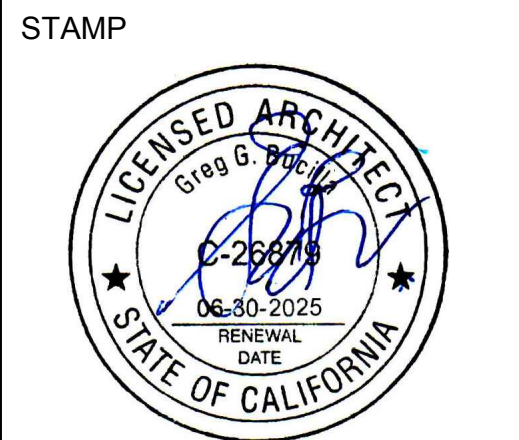


KEYPLAN

ARCHITECT:
**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING
1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949.851.9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby
expressly reserves its common law copyright and other
property rights in these plans. These plans are not to be
copied, reproduced or changed in any form or manner
whatsoever, nor are they to be assigned to any third party
without first obtaining the express written permission and
consent of BUCILLA GROUP ARCHITECTURE, INC.



ATTEST TO ARCHITECTURAL ONLY
Project:

**PASSERELLE
SFD**
Fallbrook, CA

OWNER
Passerelle, LLC
San Diego, Ca

NO.	DATE	DESCRIPTION
	092922	Planning Submittal
	030725	Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number:
BGA No. 20026.04

Sheet Title:

IMAGERY

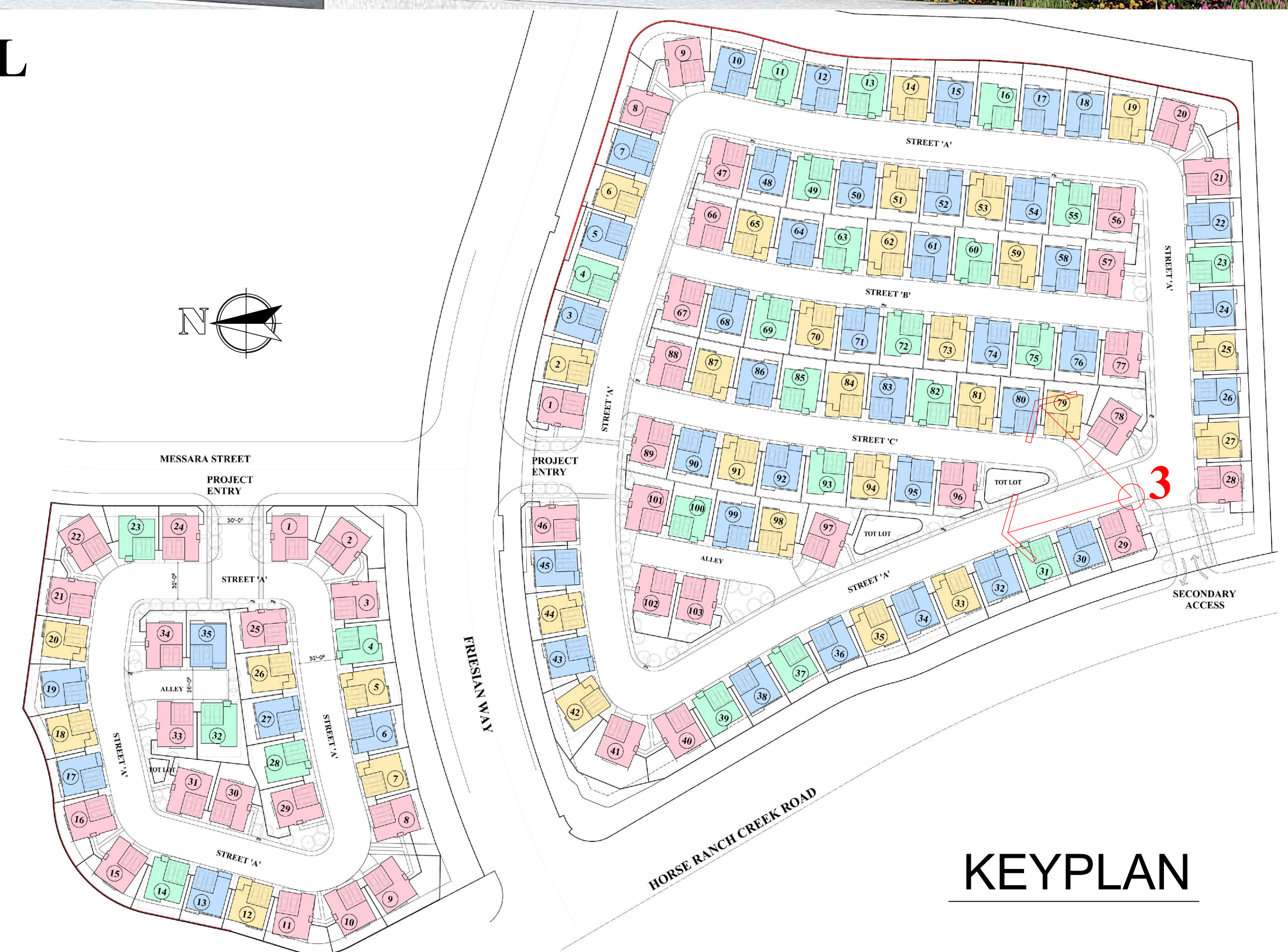
Sheet No.:

CS-1



RESIDENCES AND PASSIVE PARK @ SOUTH PARCEL

3



ARCHITECT:

BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

PASSERELLE SFD

Fallbrook , CA

OWNER

Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
092822		Planning Submittal
030725		Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :

IMAGERY

Sheet No. :

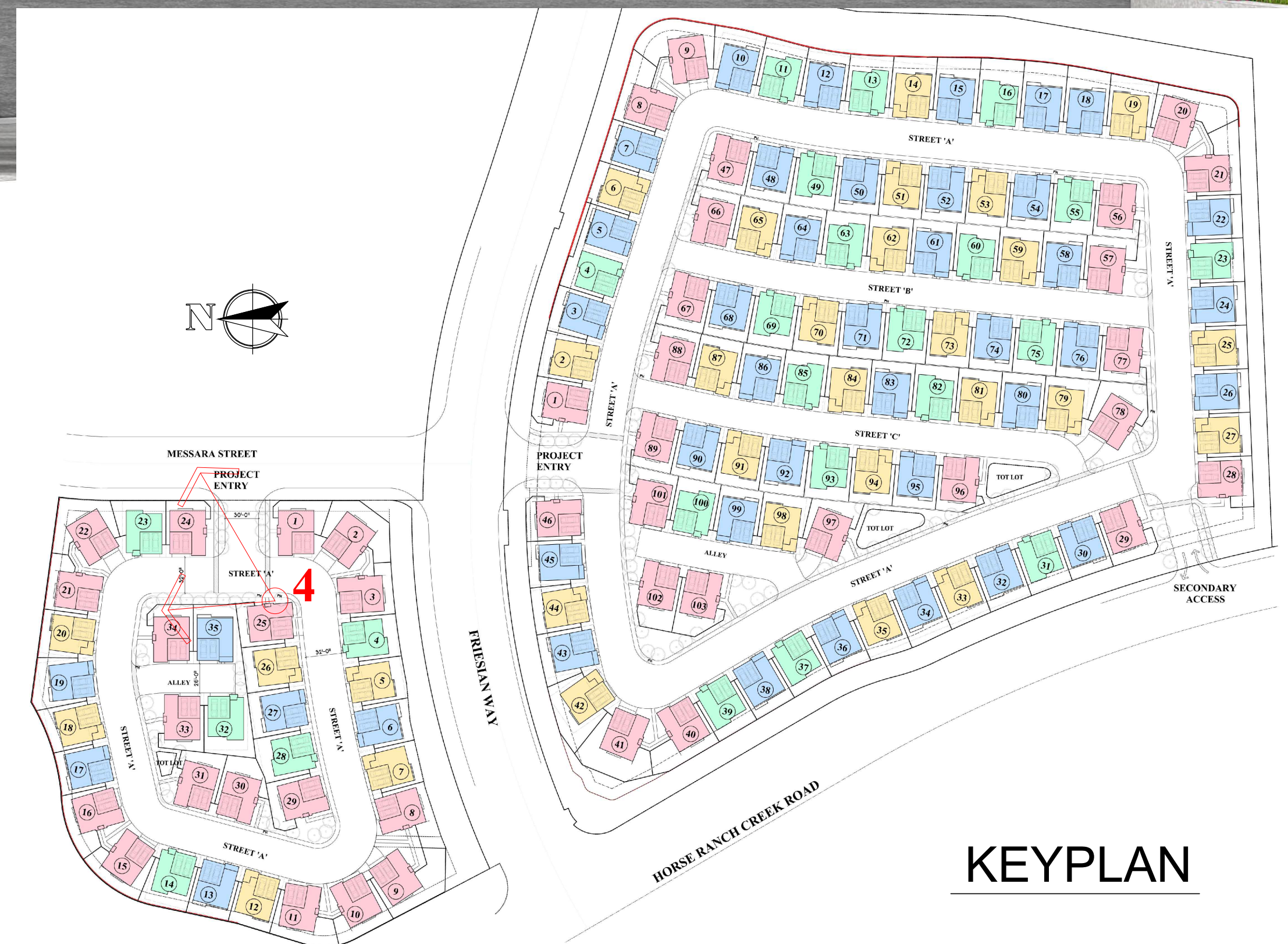
CS-3

© 2025 BUCILLA GROUP ARCHITECTURE INC.
DO NOT SCALE THE DRAWINGS



ENTRY DRIVE AND RESIDENCES @ NORTH PARCEL

4



KEYPLAN

ARCHITECT:

**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING
1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949.851.9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

**PASSERELLE
SFD
Fallbrook , CA**

OWNER

**Passerelle, LLC
San Diego ,Ca**

NO.	DATE	DESCRIPTION
092822	09/28/22	Planning Submittal
030725	03/07/25	Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :

IMAGERY

Sheet No. :

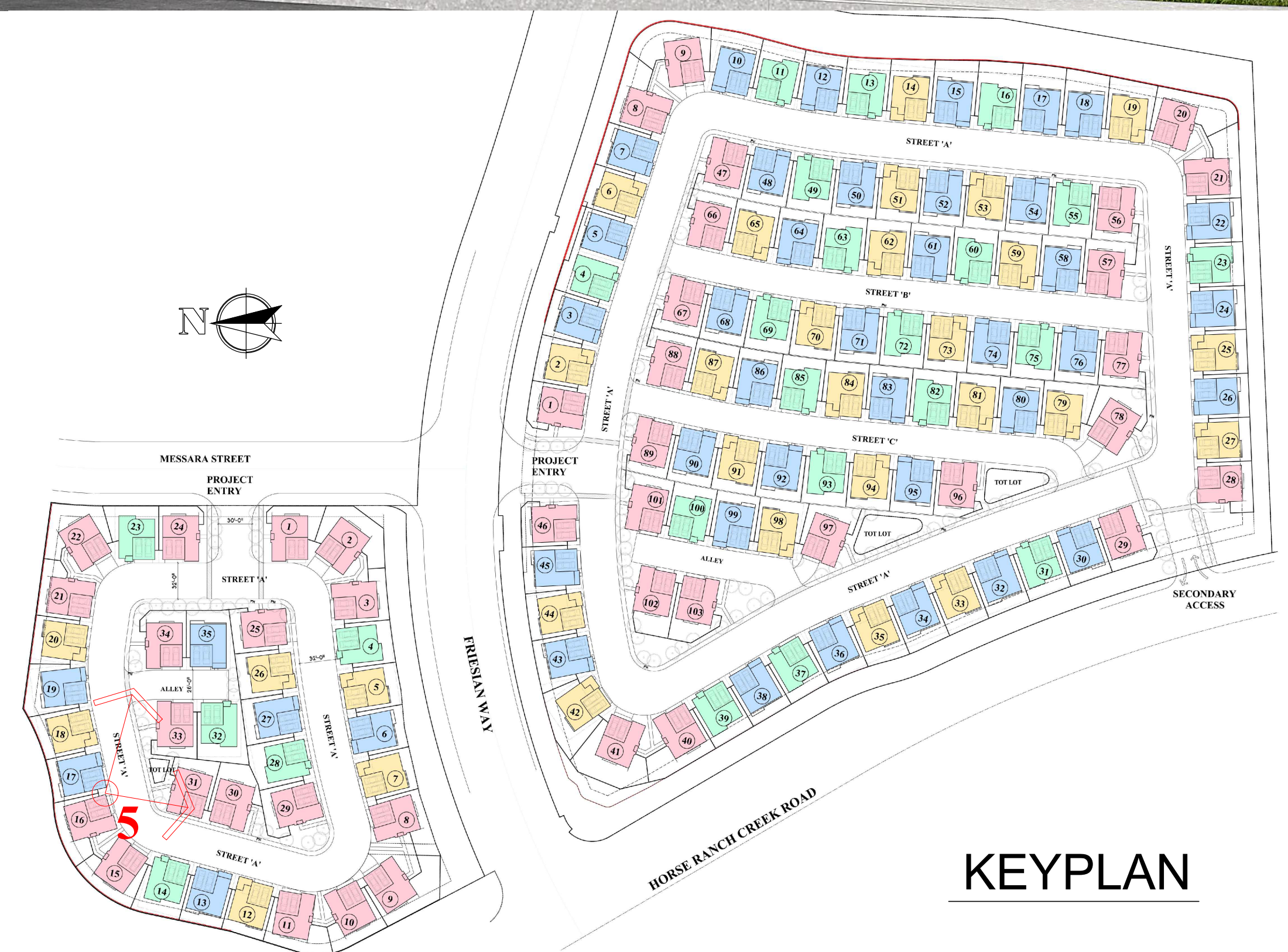
CS-4

© 2025 BUCILLA GROUP ARCHITECTURE INC.
DO NOT SCALE THE DRAWINGS



RESIDENCES AND TOT LOT @ NORTH PARCEL

5



KEYPLAN

ARCHITECT:

**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

**PASSERELLE
SFD**

Fallbrook , CA

OWNER

**Passerelle, LLC
San Diego ,Ca**

NO.	DATE	DESCRIPTION
092822		Planning Submittal
030725		Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :

IMAGERY

Sheet No. :

CS-5



SITE OVERVIEW @ SOUTH PARCEL

6



KEYPLAN



ARCHITECT:

**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949.851.9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby
expressly reserves its common law copyright and other
property rights in these plans. These plans are not to be
copied, reproduced or changed in any form or manner
whatsoever, nor are they to be assigned to any third party
without first obtaining the express written permission and
consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

**PASSERELLE
SFD**

Fallbrook , CA

OWNER

**Passerelle, LLC
San Diego ,Ca**

NO.	DATE	DESCRIPTION
	092922	Planning Submittal
	030725	Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :

IMAGERY

Sheet No. :

CS-7



VIEW FROM THE PARK @ SOUTH PARCEL

7



KEYPLAN



ARCHITECT:

**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949.851.9060 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

**PASSERELLE
SFD**

Fallbrook , CA

OWNER

**Passerelle, LLC
San Diego ,Ca**

NO.	DATE	DESCRIPTION
	092822	Planning Submittal
	030725	Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :

IMAGERY

Sheet No. :

CS-8



OVERVIEW @ NORTH PARCEL

8



KEYPLAN



ARCHITECT:

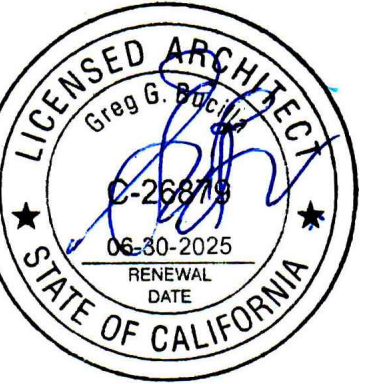
**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949.851.9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

**PASSERELLE
SFD**

Fallbrook , CA

OWNER

**Passerelle, LLC
San Diego ,Ca**

NO.	DATE	DESCRIPTION
	092922	Planning Submittal
	030725	Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :

BGA No. 20026.04

Sheet Title :

IMAGERY

Sheet No. :

CS-9

© 2025 BUCILLA GROUP ARCHITECTURE INC.
DO NOT SCALE THE DRAWINGS



VIEW FROM HORSE CREEK RANCH RD @ NORTH PARCEL

9



KEYPLAN



ARCHITECT:

**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

**PASSERELLE
SFD**

Fallbrook , CA

OWNER

**Passerelle, LLC
San Diego ,Ca**

NO.	DATE	DESCRIPTION
	092822	Planning Submittal
	030725	Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :

IMAGERY

Sheet No. :

CS-10



VIEW FROM HORSE CREEK RANCH RD @ SOUTH PARCEL

10



KEYPLAN



ARCHITECT:

**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby
expressly reserves its common law copyright and other
property rights in these plans. These plans are not to be
copied, reproduced or changed in any form or manner
whatsoever, not are they to be assigned to any third party
without first obtaining the express written permission and
consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

**PASSERELLE
SFD**

Fallbrook , CA

OWNER

**Passerelle, LLC
San Diego ,Ca**

NO.	DATE	DESCRIPTION
	092922	Planning Submittal
	030725	Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :

BGA No. 20026.04

Sheet Title :

IMAGERY

Sheet No. :

CS-11

© 2025 BUCILLA GROUP ARCHITECTURE INC.
DO NOT SCALE THE DRAWINGS



VIEW FROM FREEWAY

11



KEYPLAN



ARCHITECT:

**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

**PASSERELLE
SFD**

Fallbrook , CA

OWNER

**Passerelle, LLC
San Diego ,Ca**

NO.	DATE	DESCRIPTION
	092822	Planning Submittal
	030725	Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :

IMAGERY

Sheet No. :

CS-12

1) NORTH PARCEL

AC	2.7
UNITS	35
DU/AC	12.9

2) SOUTH PARCEL

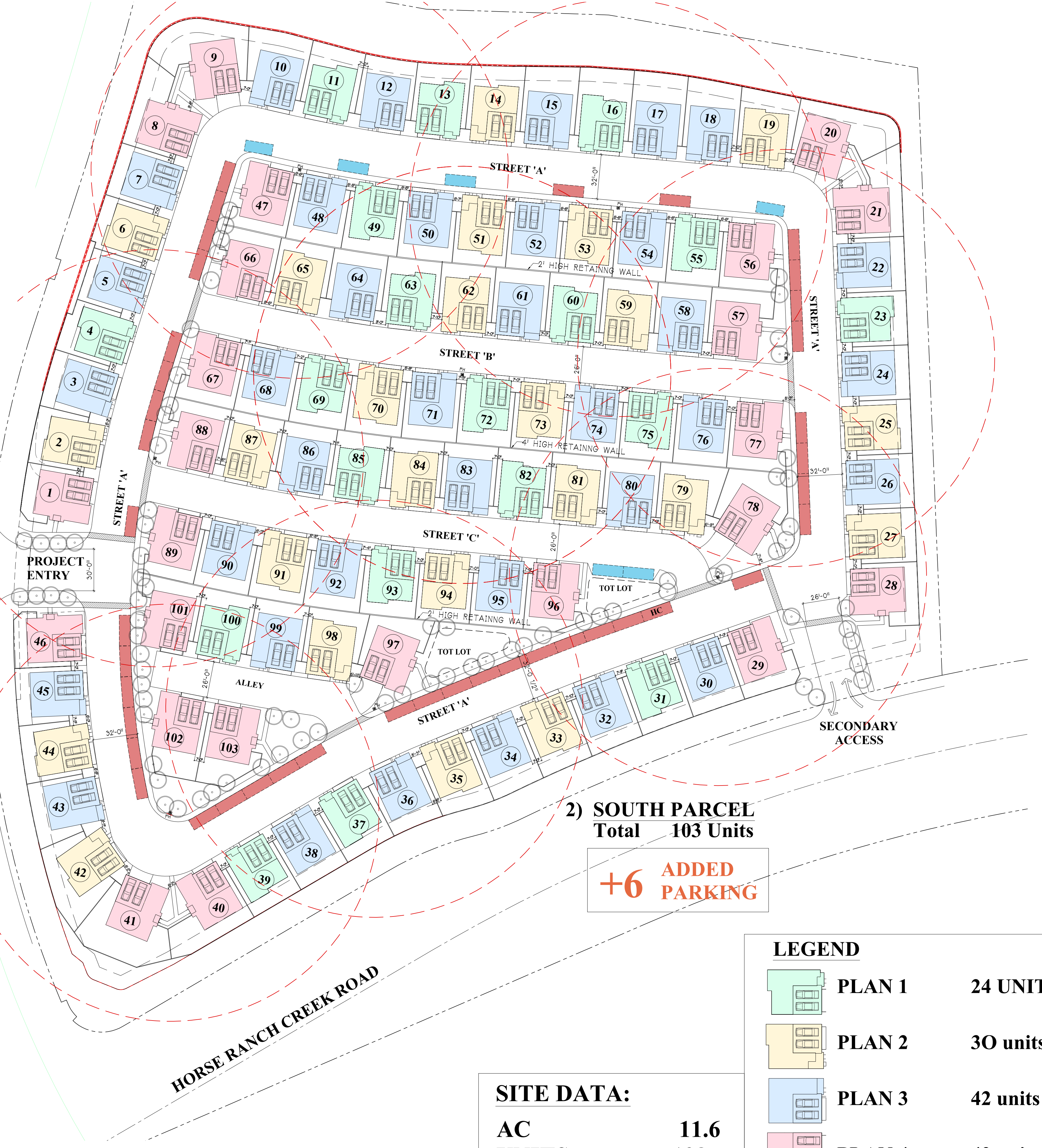
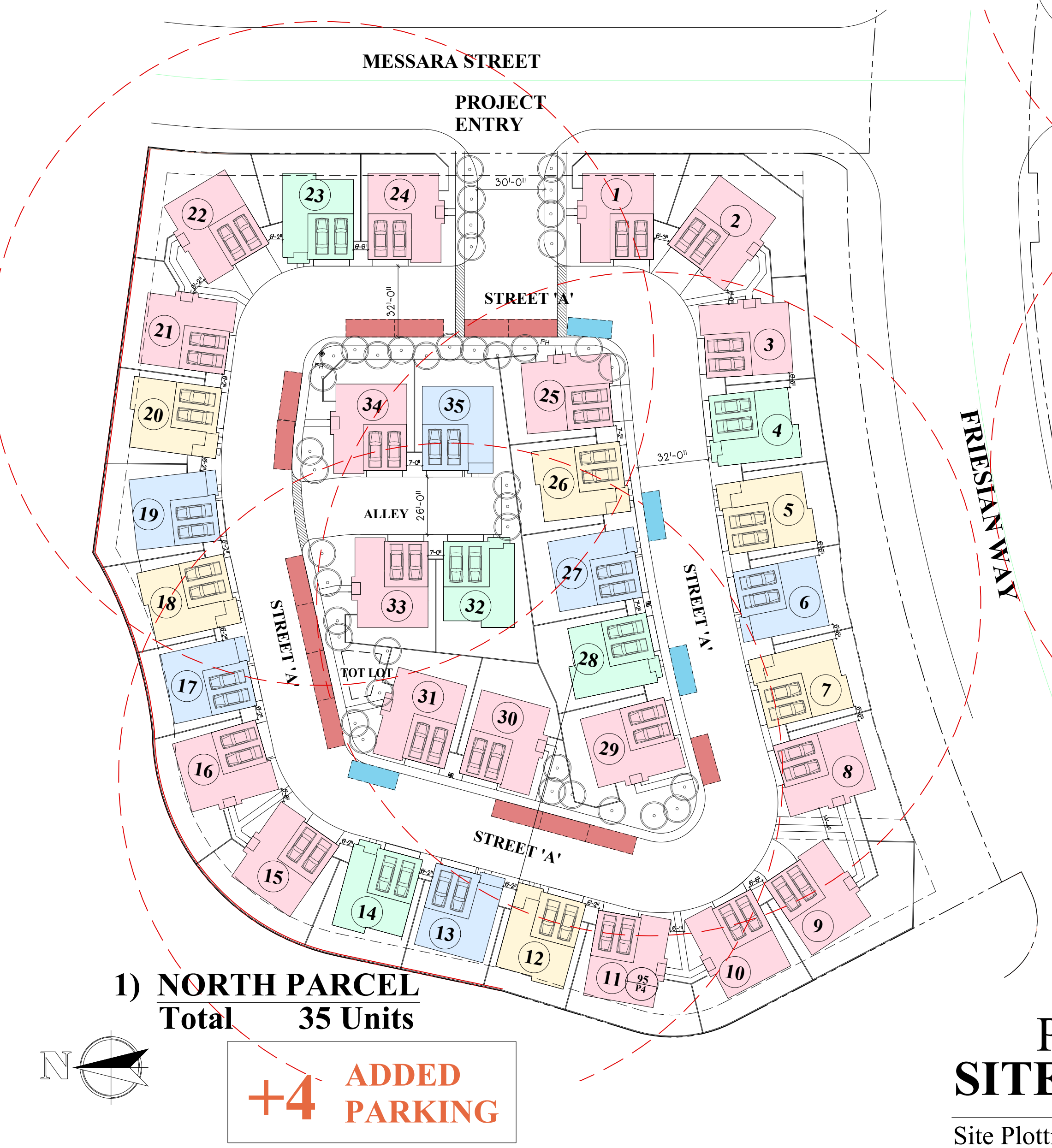
AC	8.9
UNITS	103
DU/AC	11.5

Parking Summary

Unit	
Required	2 per unit
Provided	2 in garage
Guest	
Required	.2 /unit or 7
Provided	.5 /unit or 18
EV Device	one in each garage
Bike Sto	in garage
Bike Rack	located at Tot Lot
HC Parking	one space

Parking Summary

Unit	
Required	2 per unit
Provided	2 in garage
Guest	
Required	.2 /unit or 20.6
Provided	.4 /unit or 47
EV Device	one in each garage
Bike Sto	in garage
Bike Rack	one space
HC Parking	one space



2) SOUTH PARCEL
Total 103 Units
+6 ADDED PARKING

SITE DATA:

AC	11.6
UNITS	138
DU/AC	11.8

LEGEND

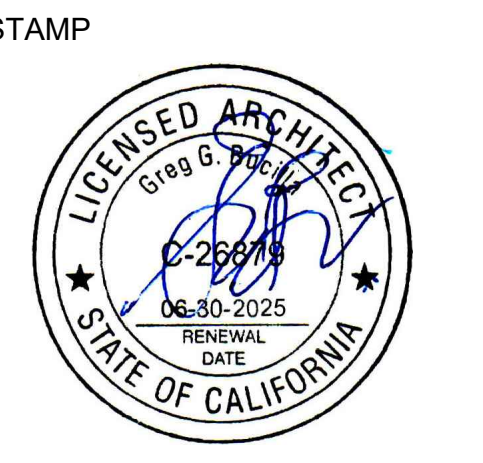
	PLAN 1	24 UNITS
	PLAN 2	30 units
	PLAN 3	42 units
	PLAN 4	42 units
	TOTAL	138 units

PARKING EXHIBIT 1-1
SITE DEVELOPMENT PLAN
 Site Plotting @ CS-6 SCALE: 1" = 40'-0"

ARCHITECT:
BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
 HISTORIC PRESERVATION LEED VALUE ENGINEERING
 1601 Dove Street, Suite 187, Newport Beach, Ca 92660
 TEL 949.851.9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.



Project :
PASSERELLE SFD
 Fallbrook, CA

OWNER
 Passerelle, LLC
 San Diego, CA

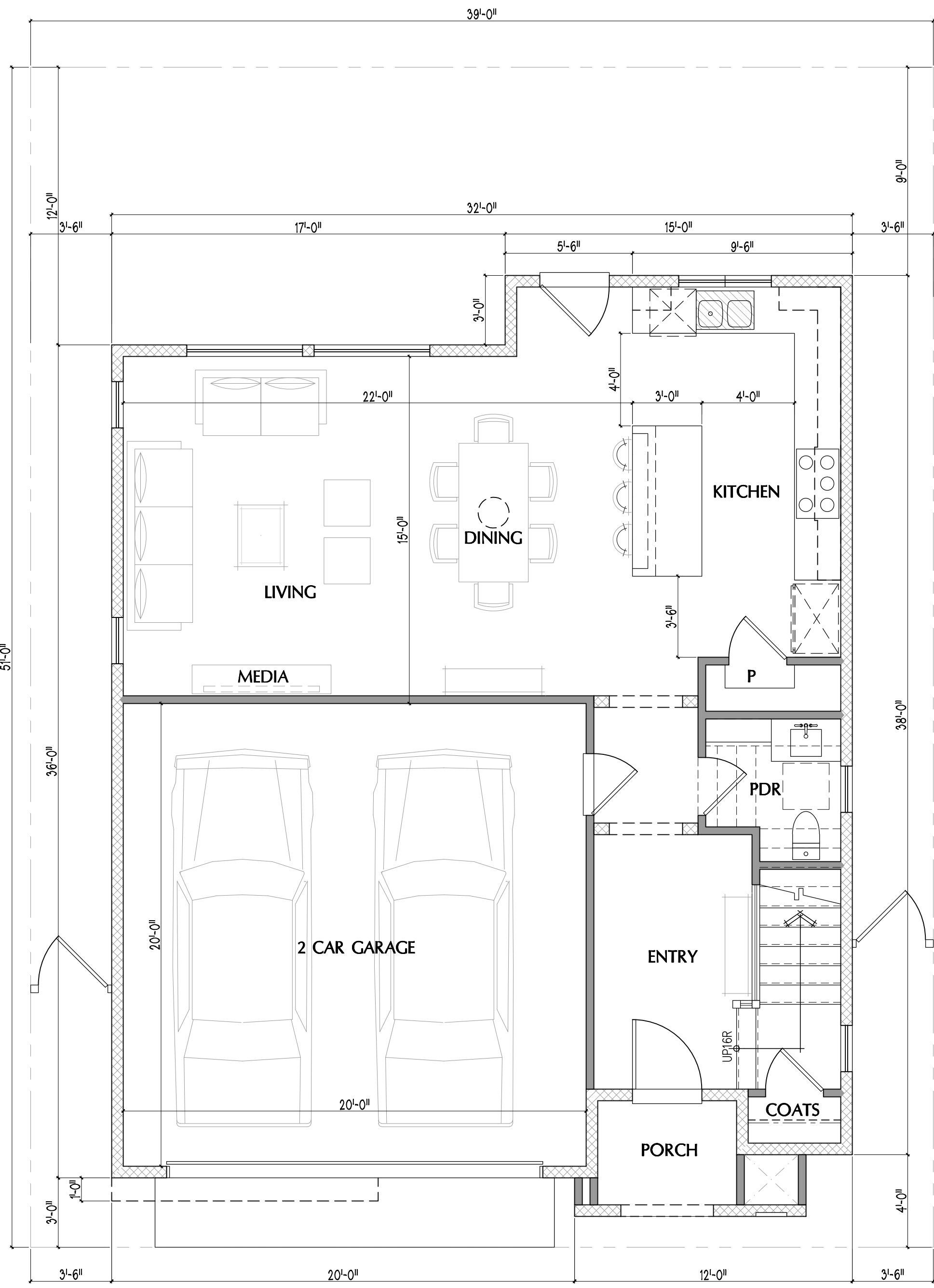
NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
 DD SUBM. DATE: 03/07/25 Planning Upd.
 BD SUBM. DATE:
 PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

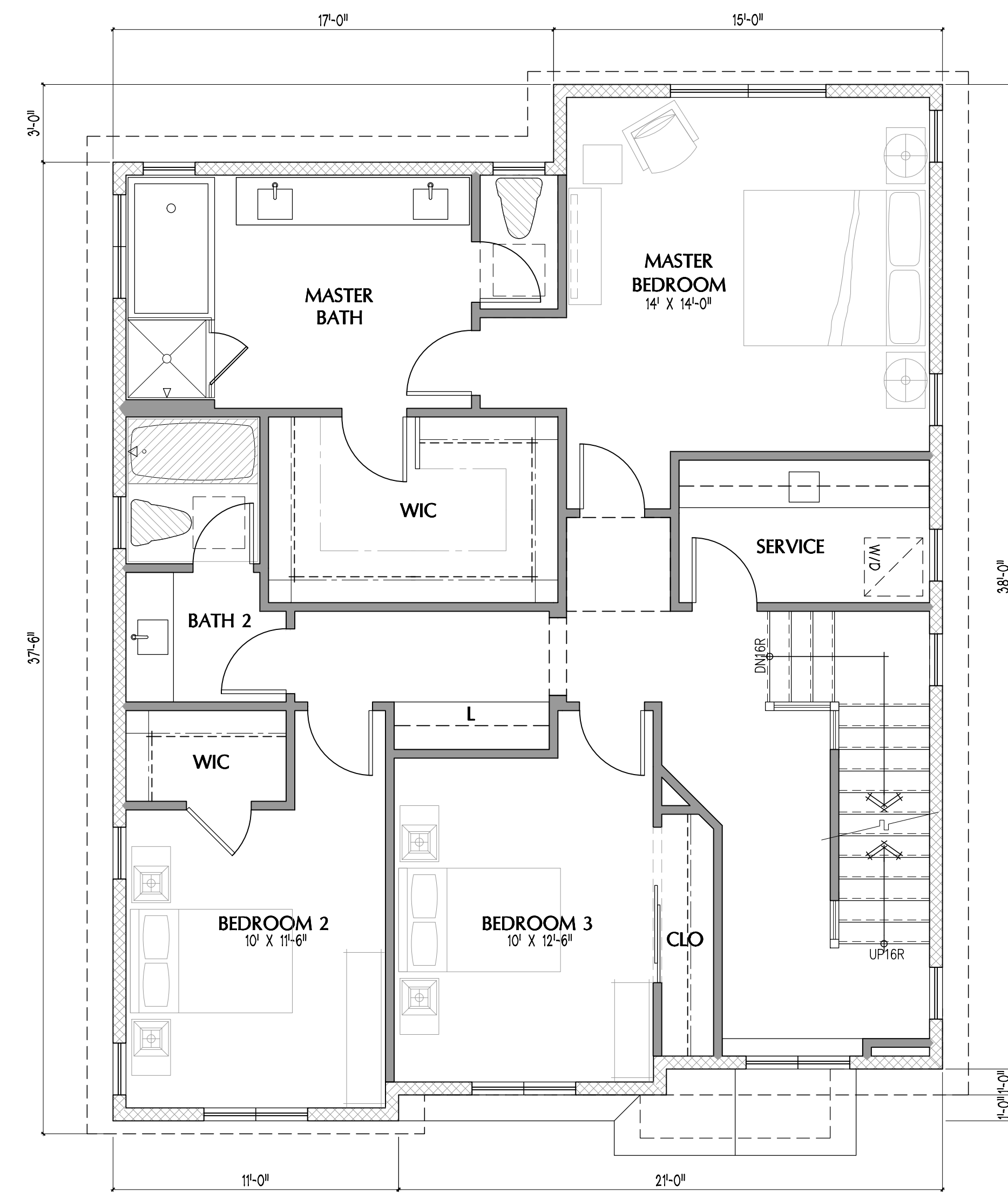
Sheet Title :
SITE DEV. PLAN

Sheet No. :
SP-1.0-PE



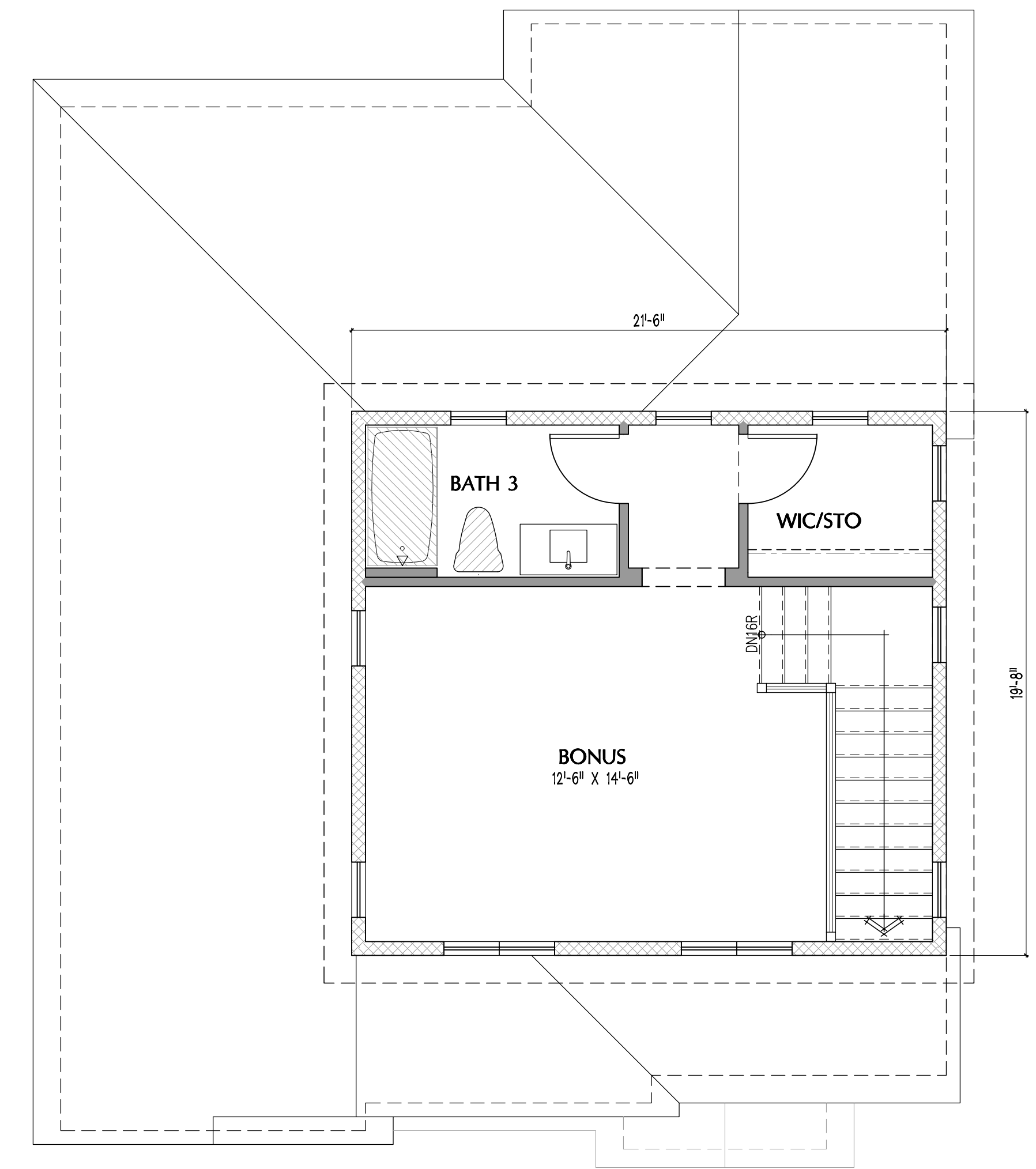
PLAN 1 - 1ST FLOOR

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



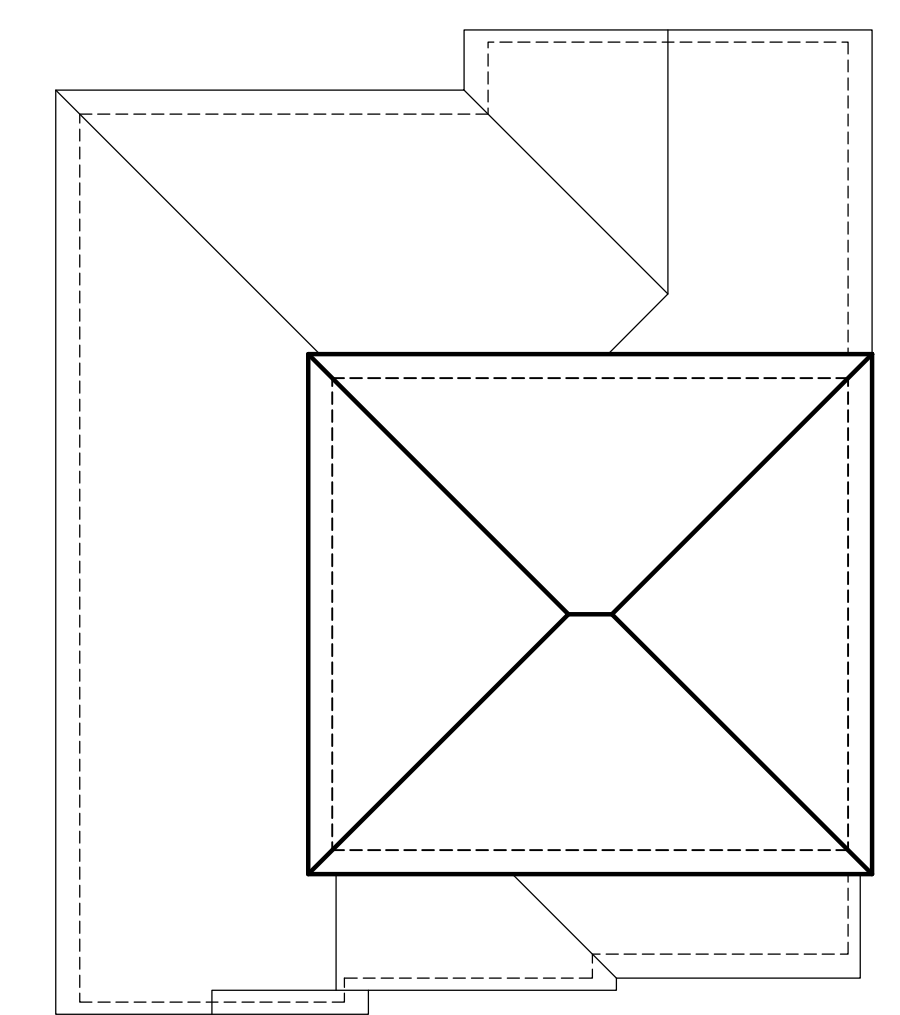
PLAN 1 - 2ND FLOOR

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



PLAN 1 - 3RD FLOOR

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

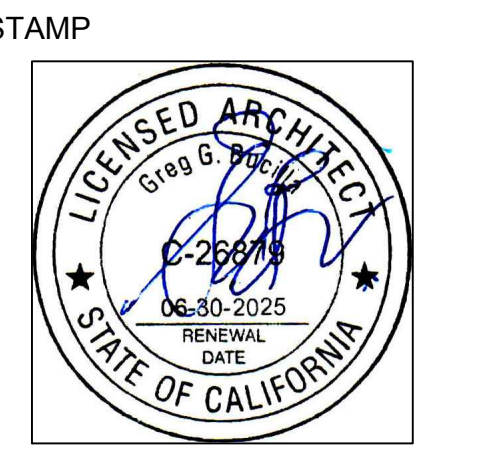


PLAN 1 - ROOF PLAN

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

PLAN 1 Floor Area Calcs:

1st Floor	744 SF
2nd Floor	1170 SF
3rd Floor	368 SF
TOTAL	2282 SF
Garage:	427 SF
Entry Porch:	33 SF



ATTEST TO ARCHITECTURAL ONLY

Project :
PASSERELLE SFD
Fallbrook , CA

OWNER
Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :
**PLAN 1
-1ST FLOOR
-2ND FLOOR
ROOF PLAN**

Sheet No. :
DD-1.0



SPANISH STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Low Profile 'S' Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Tile |
| 6 | Front Door | Rustic Pattern - arch |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 10 | Stucco Accent | Shaped Corbels |
| 11 | WI accent | at second floor window |
| 12 | Shutter Accent | Rustic Pattern |
| 13 | Exterior Light | Traditional Style |
| 14 | Color Accent | Light to Medium earth tones |

PLAN 1 - FRONT ELEV. (SPANISH)

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



PLAN 1 - FRONT ELEV. (TRADITIONAL)

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



COTTAGE STYLE DESIGN ELEMENTS:

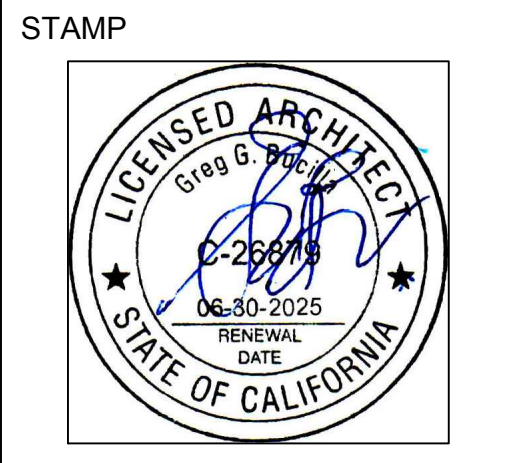
- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Flat Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Vertical & Horizontal trim |
| 6 | Front Door | Rustic Pattern - Flat |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 11 | Stone Accent | at front elevation only |
| 12 | Siding Accent | at front elevation only |
| 13 | Shutter Accent | Box Pattern |
| 14 | Exterior Light | Traditional Style |
| 15 | Color Accent | Light to Medium earth tones |

PLAN 1 - FRONT ELEV. (COTTAGE)

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

TRADITIONAL STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Flat Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Vertical & Horizontal trim |
| 6 | Front Door | Rustic Pattern - low arch |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 11 | Stone Accent | at front elevation only |
| 12 | Siding Accent | at front elevation only |
| 13 | Shutter Accent | Box Pattern |
| 14 | Exterior Light | Traditional Style |
| 15 | Color Accent | Light to Medium earth tones |



ATTEST TO ARCHITECTURAL ONLY

Project :
PASSERELLE SFD
Fallbrook , CA

OWNER
Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :
**PLAN 1
FRONT ELEVATIONS
-SPANISH
-COTTAGE
-TRADITIONAL**

Sheet No. :
DD-1.1



SPANISH STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Low Profile 'S' Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Tile |
| 6 | Front Door | Rustic Pattern - arch |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 10 | Stucco Accent | Shaped Corbels |
| 11 | WI accent | at second floor window |
| 12 | Shutter Accent | Rustic Pattern |
| 13 | Exterior Light | Traditional Style |
| 14 | Color Accent | Light to Medium earth tones |



PLAN 1 - FRONT ELEV. (TRADITIONAL)

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

PLAN 1 - FRONT ELEV. (SPANISH)

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



COTTAGE STYLE DESIGN ELEMENTS:

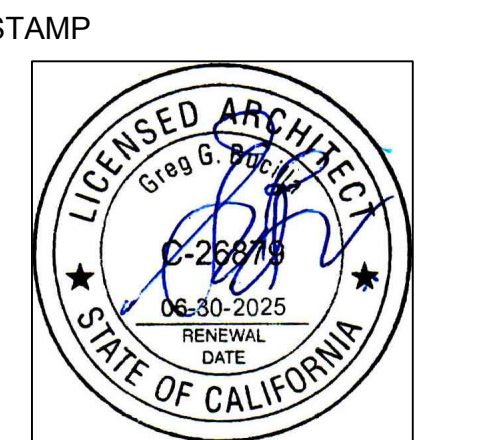
- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Flat Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Vertical & Horizontal trim |
| 6 | Front Door | Rustic Pattern - Flat |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 11 | Stone Accent | at front elevation only |
| 12 | Siding Accent | at front elevation only |
| 13 | Shutter Accent | Box Pattern |
| 14 | Exterior Light | Traditional Style |
| 15 | Color Accent | Light to Medium earth tones |

PLAN 1 - FRONT ELEV. (COTTAGE)

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

TRADITIONAL STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Flat Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Vertical & Horizontal trim |
| 6 | Front Door | Rustic Pattern - low arch |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 11 | Stone Accent | at front elevation only |
| 12 | Siding Accent | at front elevation only |
| 13 | Shutter Accent | Box Pattern |
| 14 | Exterior Light | Traditional Style |
| 15 | Color Accent | Light to Medium earth tones |



Project : **PASSERELLE SFD**
Fallbrook , CA

OWNER
Passerelle, LLC
San Diego ,Ca

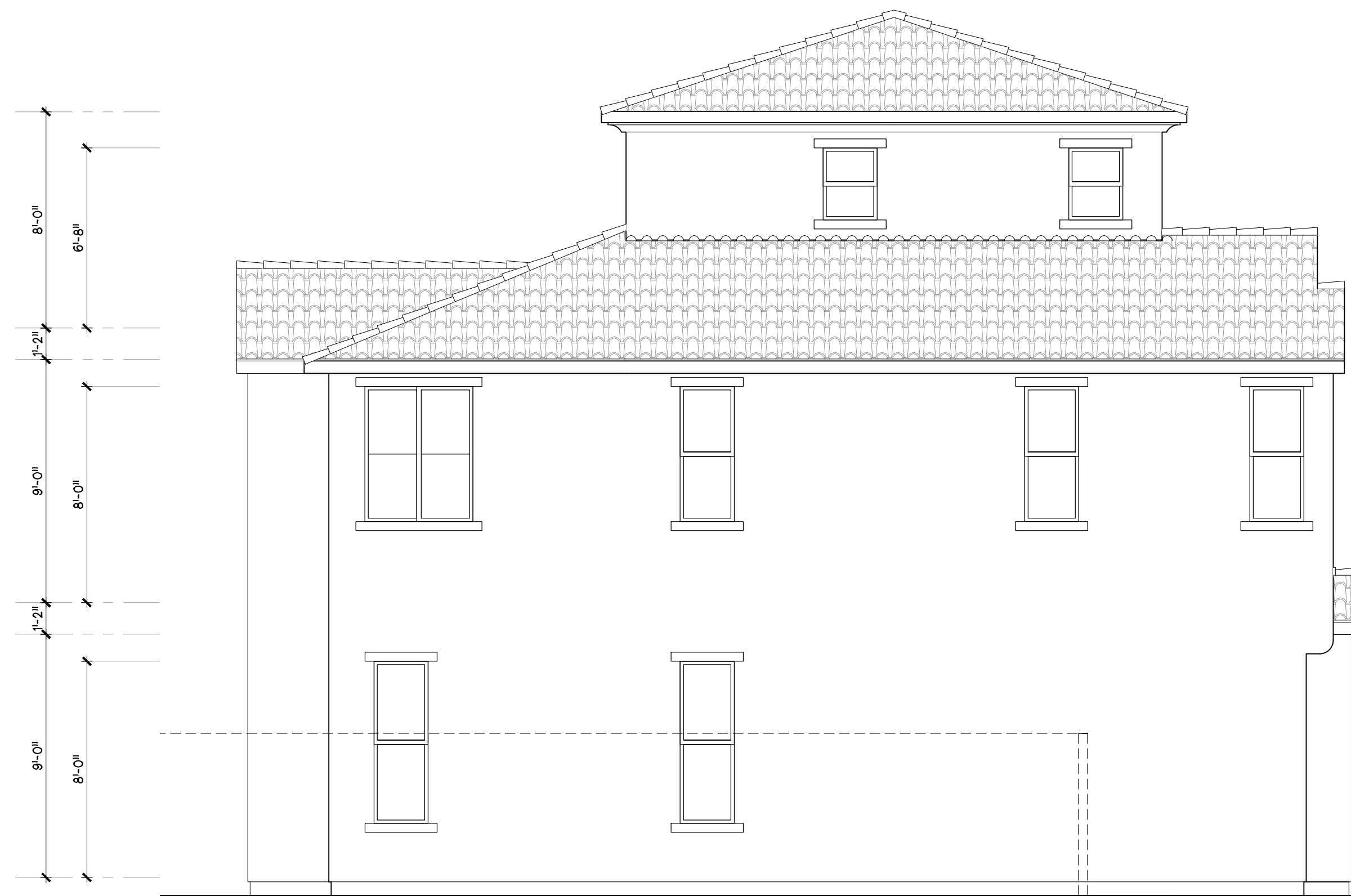
NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number : **BGA No. 20026.04**

Sheet Title :
PLAN 1 FRONT ELEVATIONS -SPANISH -COTTAGE -TRADITIONAL

Sheet No. : **DD-1.1A**



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

PLAN 1 - WRAP ELEV. (SPANISH)

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

ARCHITECT:

BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

PASSERELLE SFD

Fallbrook , CA

OWNER

Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :

BGA No. 20026.04

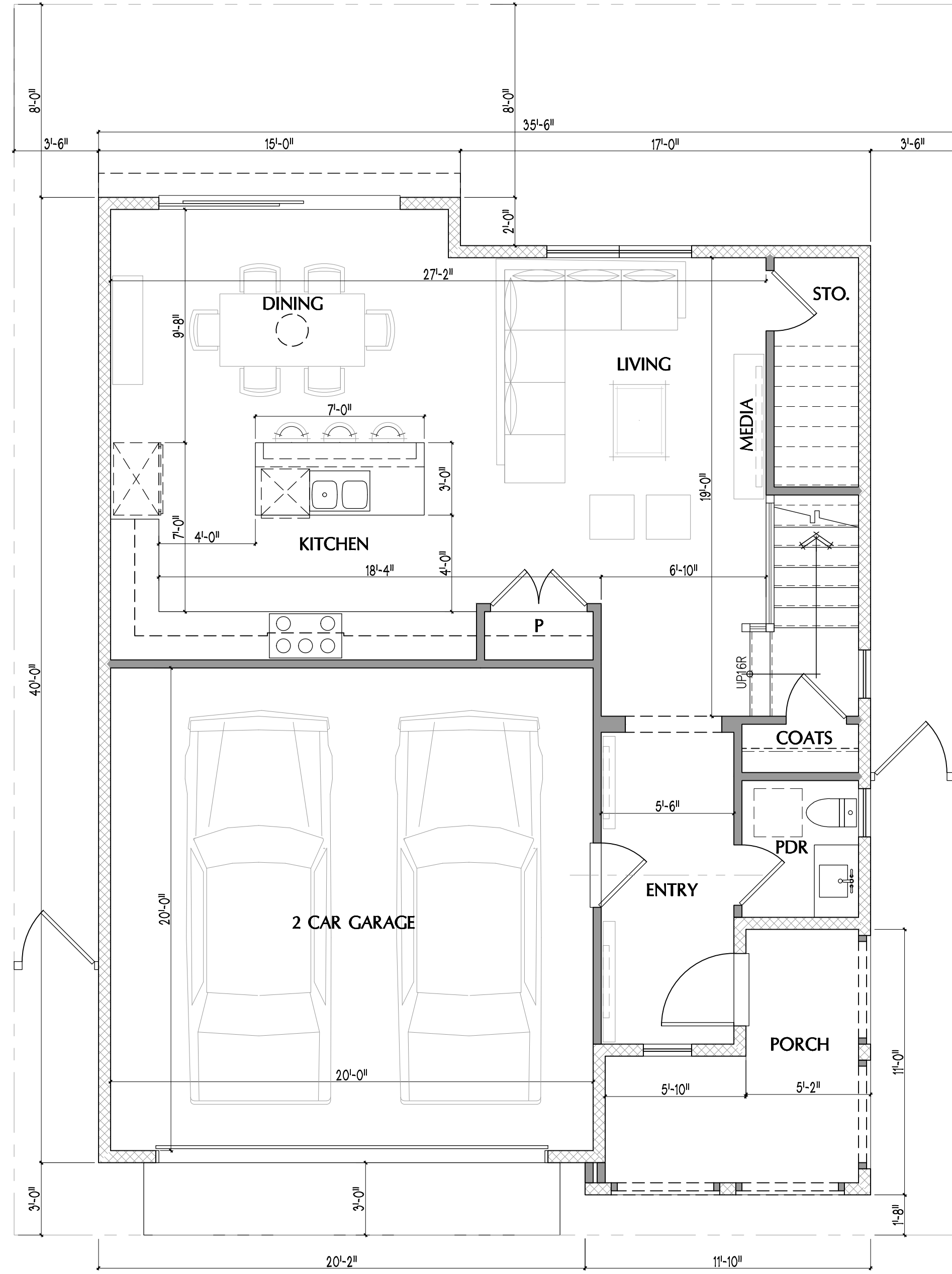
Sheet Title :

**PLAN 1
SPANISH WRAP ELEVATIONS**

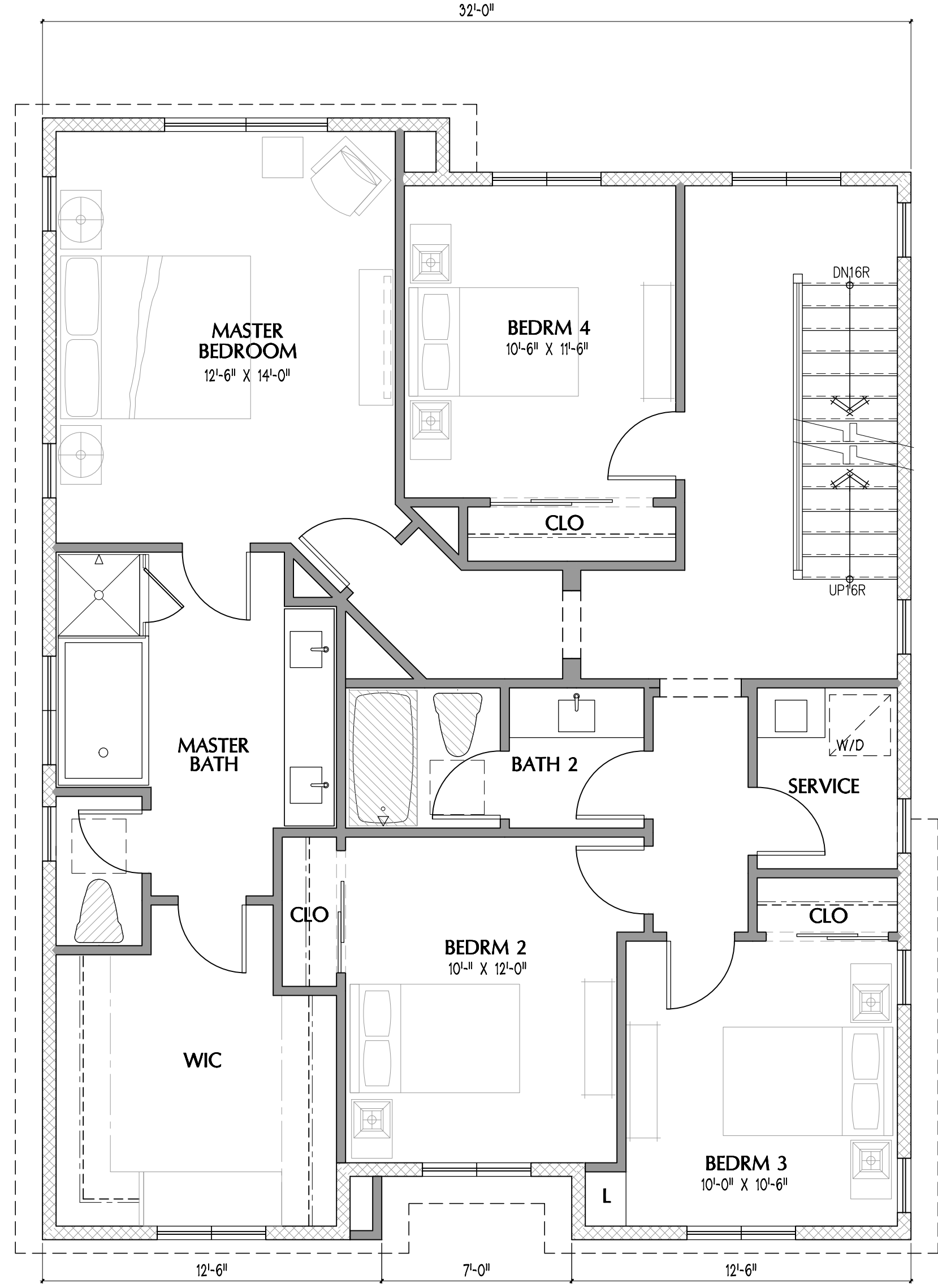
Sheet No. :

DD-1.2

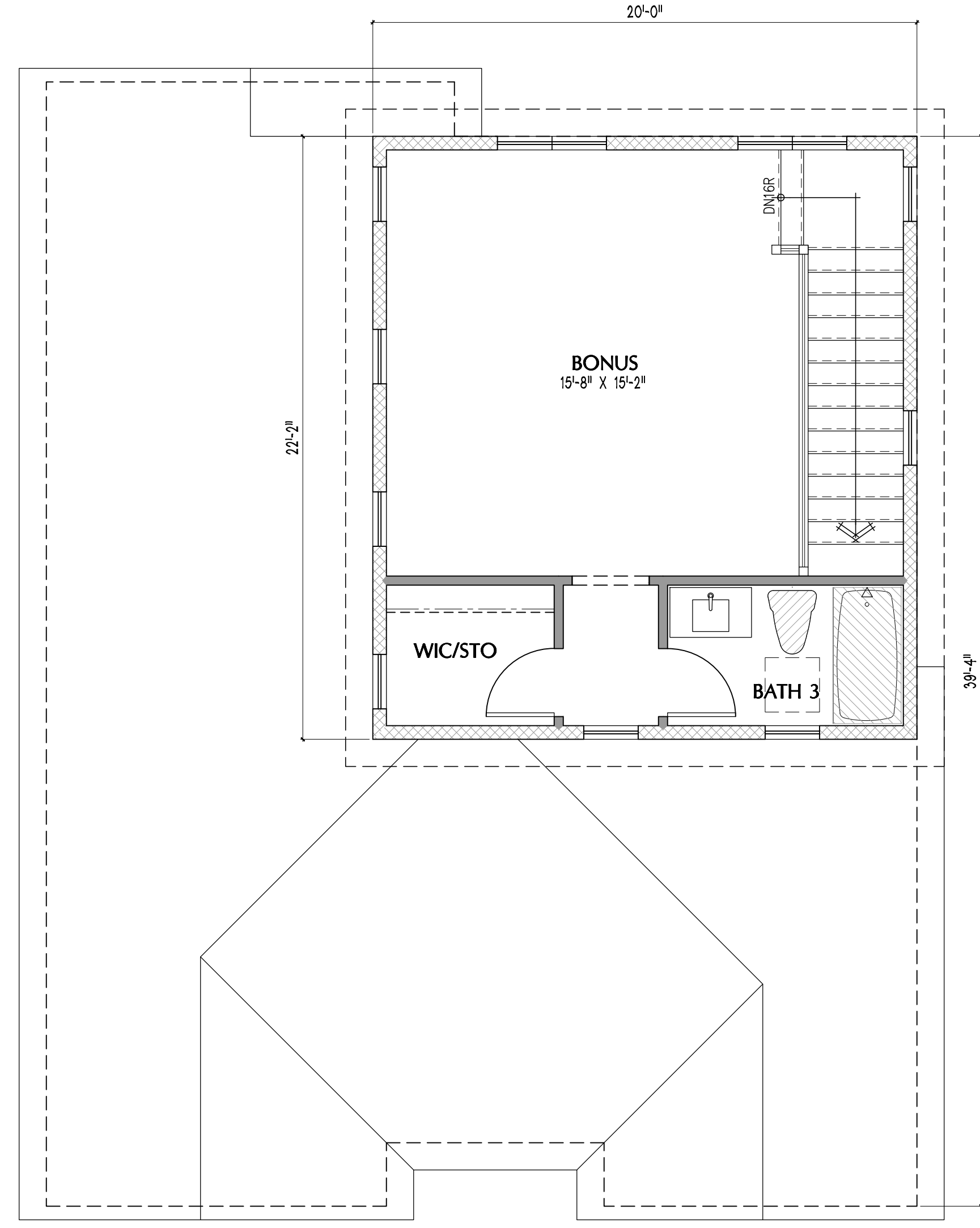
© 2025 BUCILLA GROUP ARCHITECTURE INC.
DO NOT SCALE THE DRAWINGS



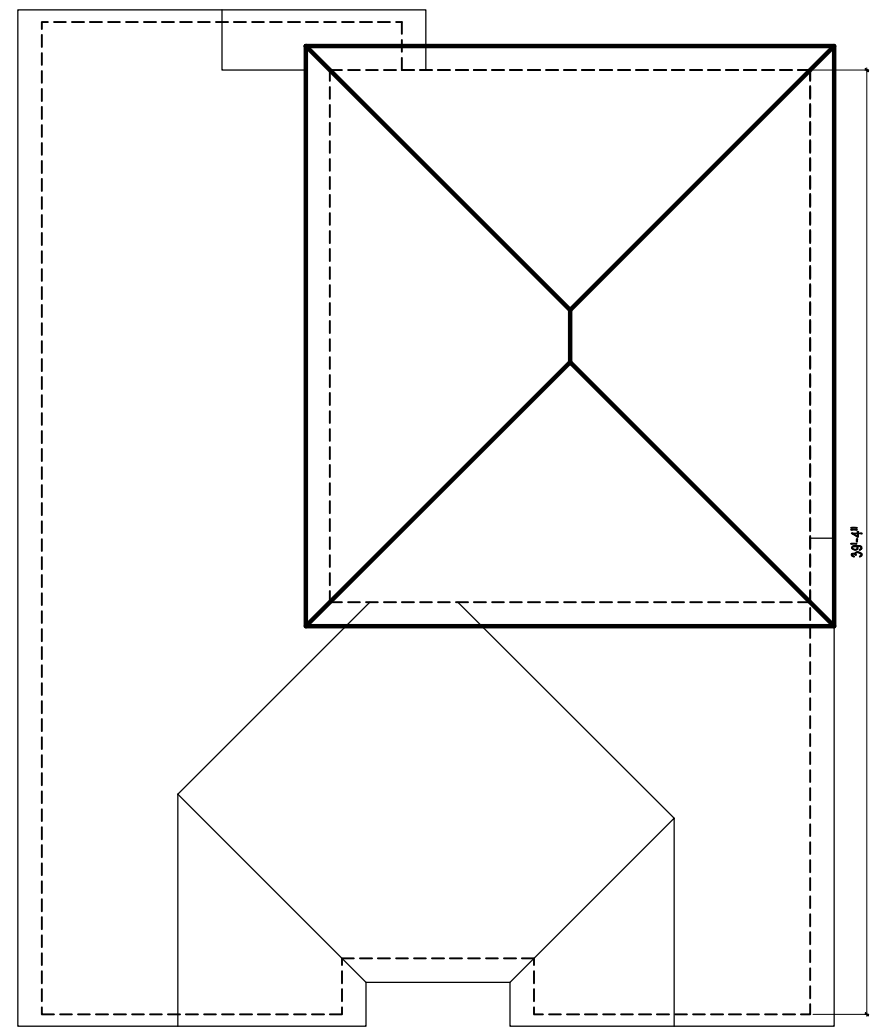
PLAN 2 - 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"



PLAN 2 - 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

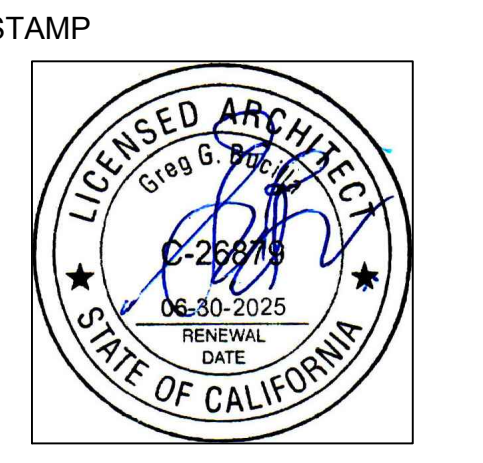


PLAN 2 - 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"



PLAN 2 - ROOF PLAN
SCALE: 1/8"=1'-0"

PLAN 2 Floor Area Calcs:	
1st Floor	742 SF
2nd Floor	1253 SF
3rd Floor	384 SF
TOTAL	2380 SF
Garage:	427 SF
Entry Porch:	91 SF



ATTEST TO ARCHITECTURAL ONLY

Project :
PASSERELLE SFD
Fallbrook , CA

OWNER
Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
	092922	Planning Submittal
	030725	Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :
**PLAN 2
-1ST FLOOR
-2ND FLOOR
-3RD FLOOR
ROOF PLAN**

Sheet No. :
DD-2.0



SPANISH STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Low Profile 'S' Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Tile |
| 6 | Front Door | Rustic Pattern - arch |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 10 | Stucco Accent | Shaped Corbels |
| 11 | WI accent | at second floor window |
| 12 | Shutter Accent | Rustic Pattern |
| 13 | Exterior Light | Traditional Style |
| 14 | Color Accent | Light to Medium earth tones |

PLAN 2 - FRONT ELEV. (SPANISH)

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



PLAN 2 - FRONT ELEV. (TRADITIONAL)

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



COTTAGE STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Flat Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Vertical & Horizontal trim |
| 6 | Front Door | Rustic Pattern - Flat |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 11 | Stone Accent | at front elevation only |
| 12 | Siding Accent | at front elevation only |
| 13 | Shutter Accent | Box Pattern |
| 14 | Exterior Light | Traditional Style |
| 15 | Color Accent | Light to Medium earth tones |

PLAN 2 - FRONT ELEV. (COTTAGE)

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

TRADITIONAL STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Flat Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Vertical & Horizontal trim |
| 6 | Front Door | Rustic Pattern - low arch |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 11 | Stone Accent | at front elevation only |
| 12 | Siding Accent | at front elevation only |
| 13 | Shutter Accent | Box Pattern |
| 14 | Exterior Light | Traditional Style |
| 15 | Color Accent | Light to Medium earth tones |

ARCHITECT:

BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING
1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949.851.9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

PASSERELLE SFD

Fallbrook , CA

OWNER

Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number :

BGA No. 20026.04

Sheet Title :

Sheet No. :

DD-2.1A



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

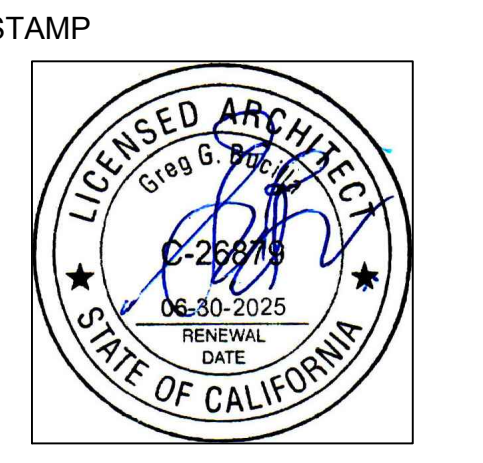
PLAN 2 - WRAP ELEV. (SPANISH)

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

ARCHITECT:
**BUCILLA
GROUP
ARCHITECTURE**

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING
1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949.851.9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby
expressly reserves its common law copyright and other
property rights in these plans. These plans are not to be
copied, reproduced or changed in any form or manner
whatsoever, nor are they to be assigned to any third party
without first obtaining the express written permission and
consent of BUCILLA GROUP ARCHITECTURE, INC.



ATTEST TO ARCHITECTURAL ONLY

Project :

**PASSERELLE
SFD
Fallbrook , CA**

OWNER
**Passerelle, LLC
San Diego ,Ca**

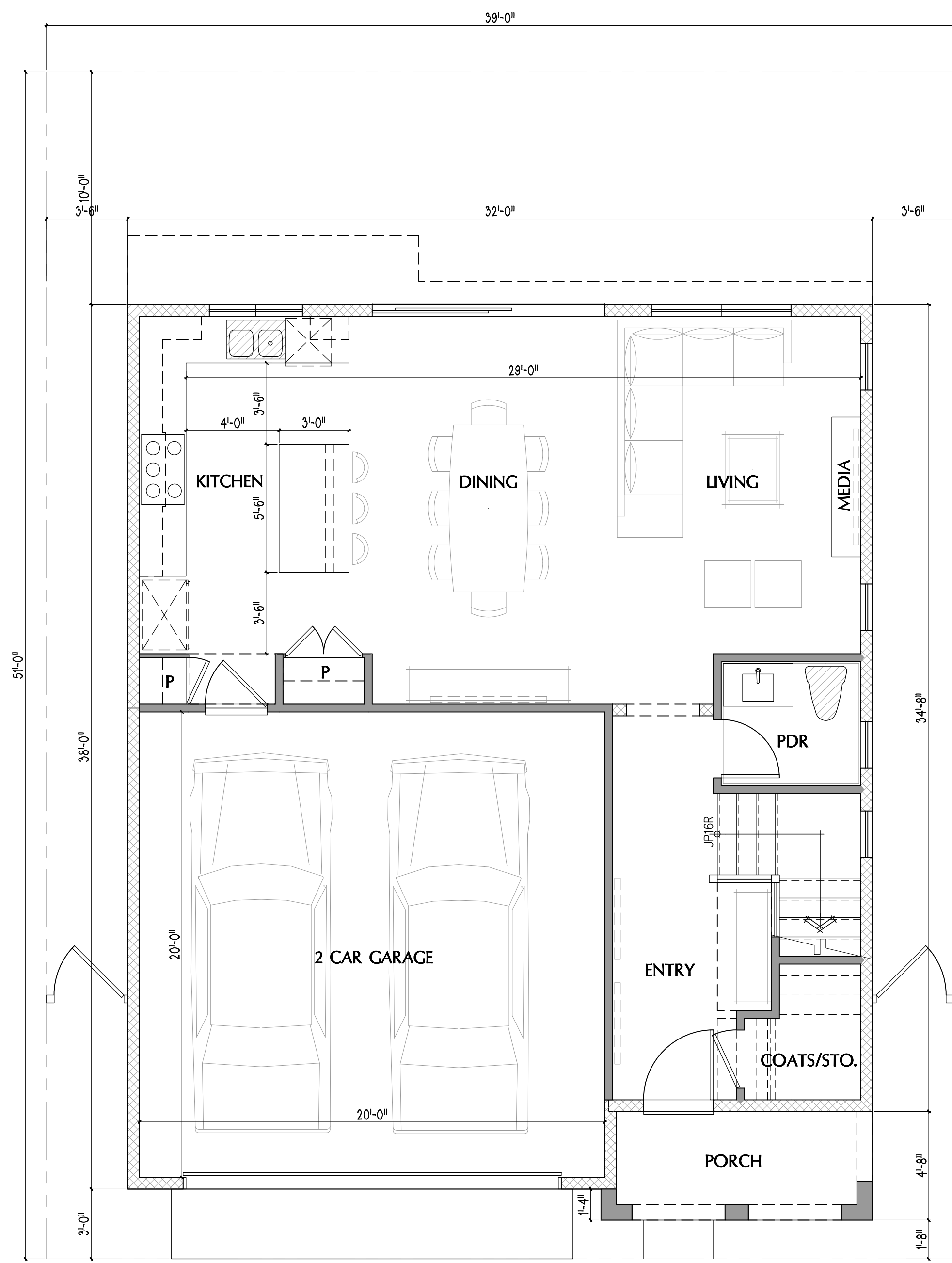
NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

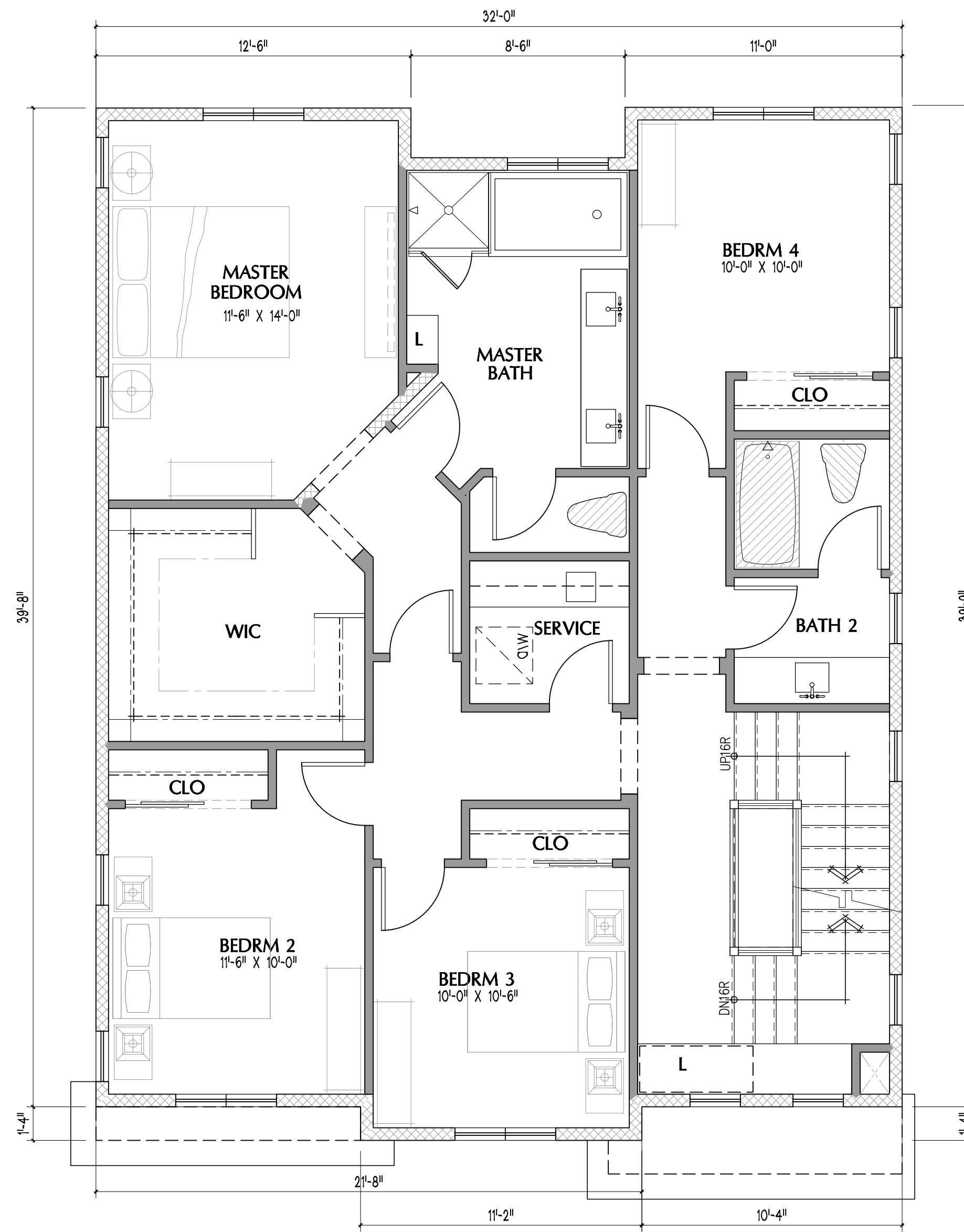
Sheet Title :
**PLAN 2
SPANISH WRAP ELEVATIONS**

Sheet No. :
DD-2.2



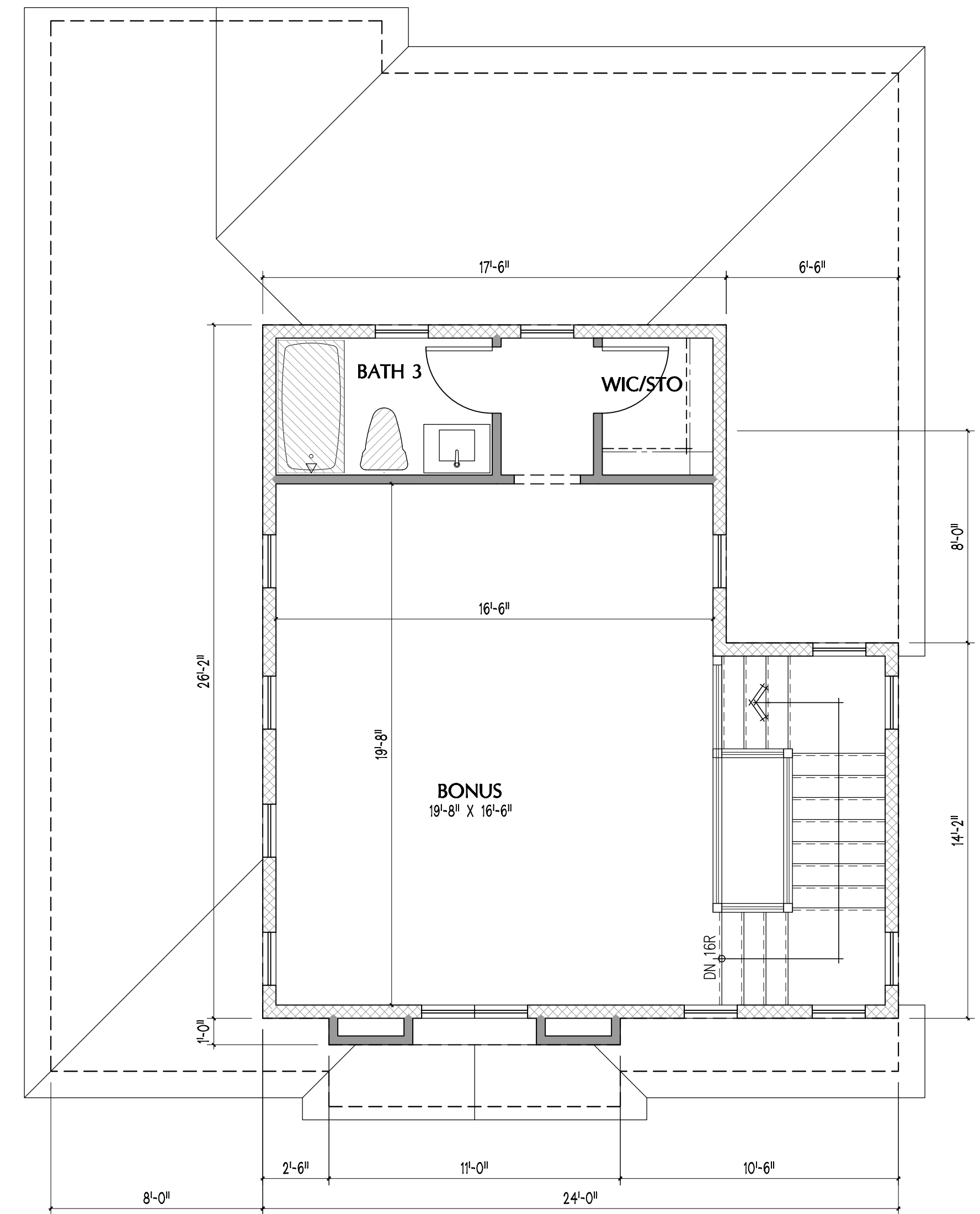
PLAN 3 - 1ST FLOOR

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



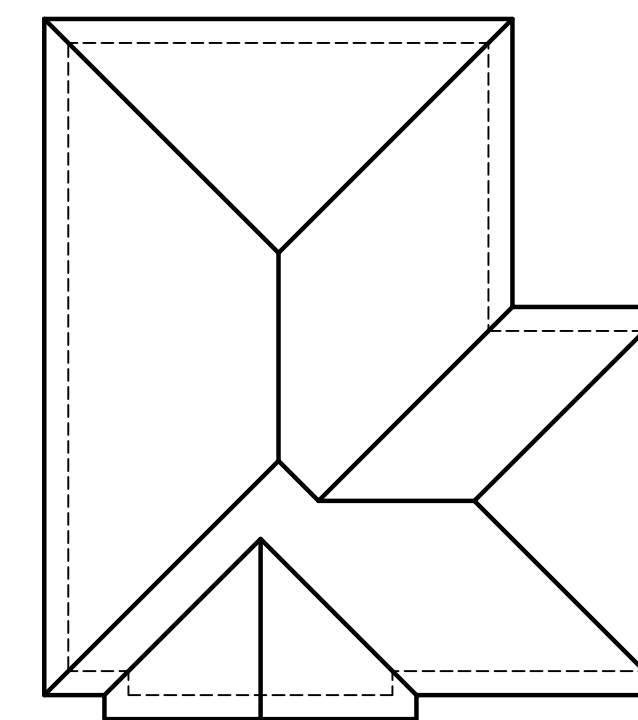
PLAN 3 - 2ND FLOOR

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



PLAN 3 - 3RD FLOOR

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



PLAN 3 - ROOF PLAN

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

PLAN 3 Floor Area Calcs:	
1st Floor	751 SF
2nd Floor	1218 SF
3rd Floor	469 SF
TOTAL	2438 SF
Garage:	427 SF
Entry Porch:	52 SF

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

PASSERELLE SFD
Fallbrook , CA

OWNER

Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:	
DD SUBM. DATE:	03/07/25 Planning Upd.
BD SUBM. DATE:	
PLOT DATE:	03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :

PLAN 3
-1ST FLOOR
-2ND FLOOR
ROOF PLAN

Sheet No. :

DD-3.0



SPANISH STYLE DESIGN ELEMENTS:

- | | |
|-------------------|-----------------------------|
| 1 Roof | Low Profile 'S' Tile |
| 2 Stucco | 16/20 Sand Finish |
| 3 Rafter Tails | 2x8 exposed |
| 4 Gable Rake | 2x8 exposed |
| 5 Gable Accent | Tile |
| 6 Front Door | Rustic Pattern - arch |
| 7 Garage Door | Panel Pattern |
| 8 Window | Vinyl with accent mullions |
| 9 Window Trim | Trim top and bottom |
| 10 Stucco Accent | Shaped Corbels |
| 11 WI accent | at second floor window |
| 12 Shutter Accent | Rustic Pattern |
| 13 Exterior Light | Traditional Style |
| 14 Color Accent | Light to Medium earth tones |

PLAN 3 - FRONT ELEV. (SPANISH)

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



PLAN 3 - FRONT ELEV. (TRADITIONAL)

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



COTTAGE STYLE DESIGN ELEMENTS:

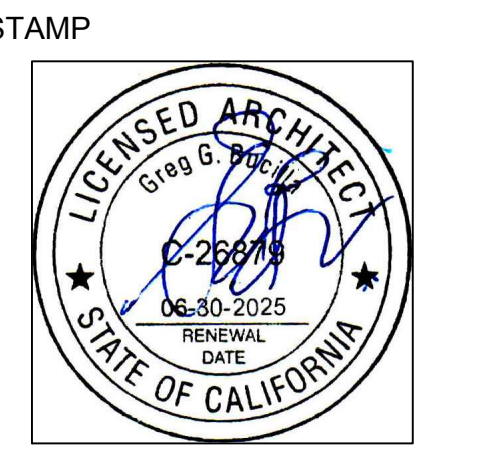
- | | |
|-------------------|-----------------------------|
| 1 Roof | Flat Tile |
| 2 Stucco | 16/20 Sand Finish |
| 3 Rafter Tails | 2x8 exposed |
| 4 Gable Rake | 2x8 exposed |
| 5 Gable Accent | Vertical & Horizontal trim |
| 6 Front Door | Rustic Pattern - Flat |
| 7 Garage Door | Panel Pattern |
| 8 Window | Vinyl with accent mullions |
| 9 Window Trim | Trim top and bottom |
| 11 Stone Accent | at front elevation only |
| 12 Siding Accent | at front elevation only |
| 13 Shutter Accent | Box Pattern |
| 14 Exterior Light | Traditional Style |
| 15 Color Accent | Light to Medium earth tones |

PLAN 3 - FRONT ELEV. (CRAFTSMAN)

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

TRADITIONAL STYLE DESIGN ELEMENTS:

- | | |
|-------------------|-----------------------------|
| 1 Roof | Flat Tile |
| 2 Stucco | 16/20 Sand Finish |
| 3 Rafter Tails | 2x8 exposed |
| 4 Gable Rake | 2x8 exposed |
| 5 Gable Accent | Vertical & Horizontal trim |
| 6 Front Door | Rustic Pattern - low arch |
| 7 Garage Door | Panel Pattern |
| 8 Window | Vinyl with accent mullions |
| 9 Window Trim | Trim top and bottom |
| 11 Stone Accent | at front elevation only |
| 12 Siding Accent | at front elevation only |
| 13 Shutter Accent | Box Pattern |
| 14 Exterior Light | Traditional Style |
| 15 Color Accent | Light to Medium earth tones |



Project : **PASSERELLE SFD**
Fallbrook , CA

OWNER
Passerelle, LLC
San Diego ,Ca

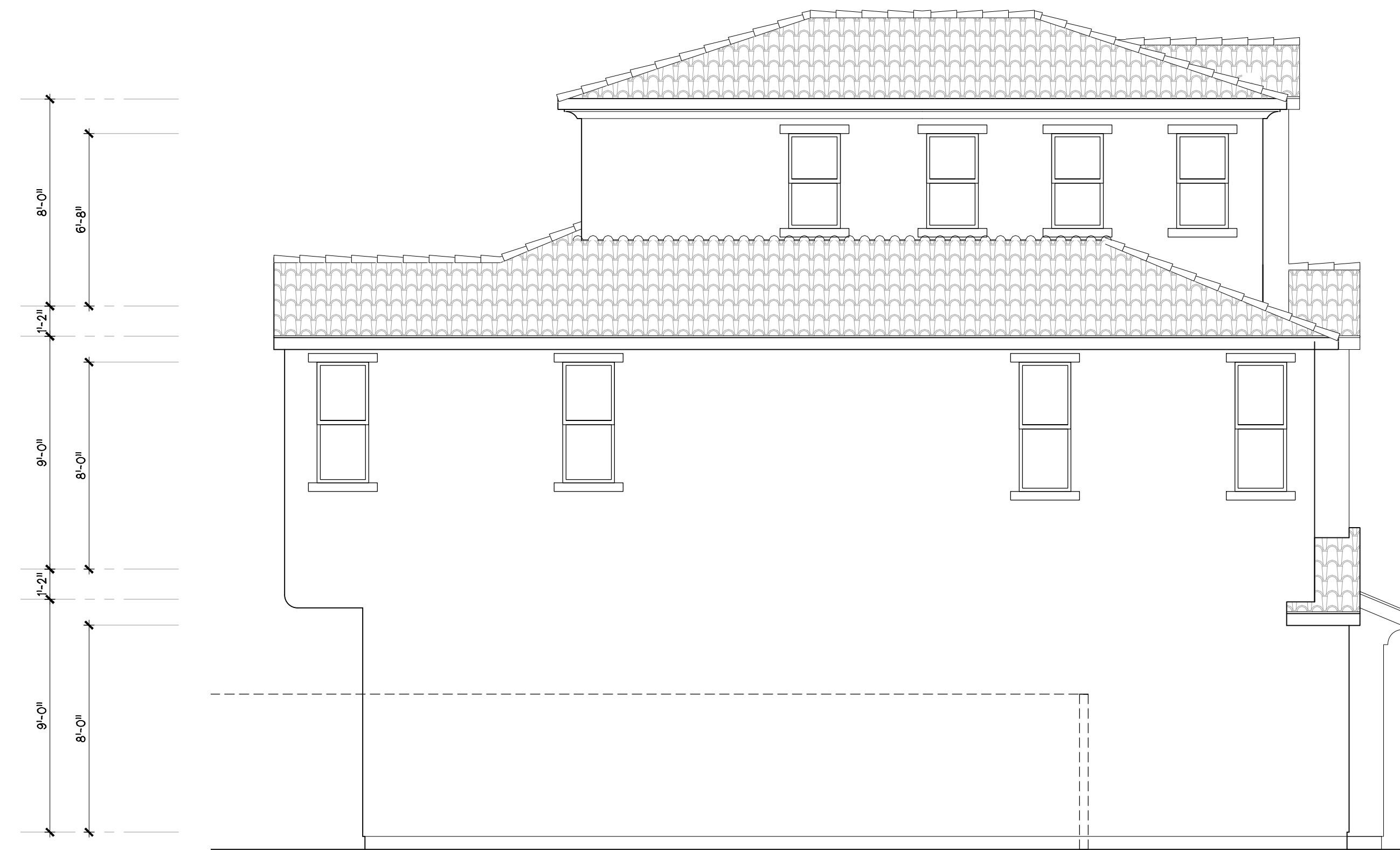
NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number : **BGA No. 20026.04**

Sheet Title :
PLAN 3
FRONT ELEVATIONS
-SPANISH
-COTTAGE
-TRADITIONAL

Sheet No. :
DD-3.1A



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

PLAN 3 - WRAP ELEV. (SPANISH)

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

ARCHITECT:

BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.

STAMP



ATTEST TO ARCHITECTURAL ONLY

Project :

PASSERELLE SFD

Fallbrook , CA

OWNER

**Passerelle, LLC
San Diego ,Ca**

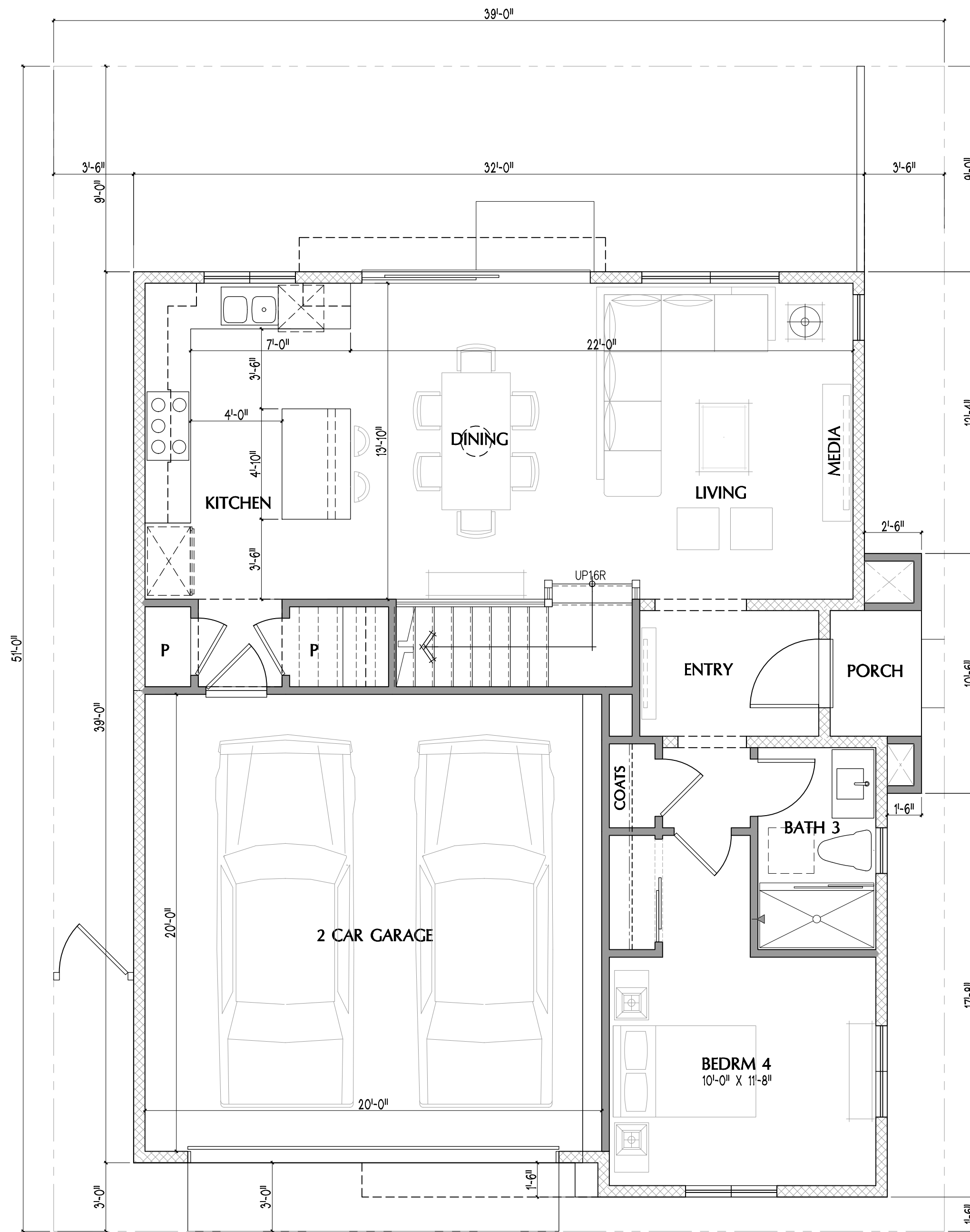
NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

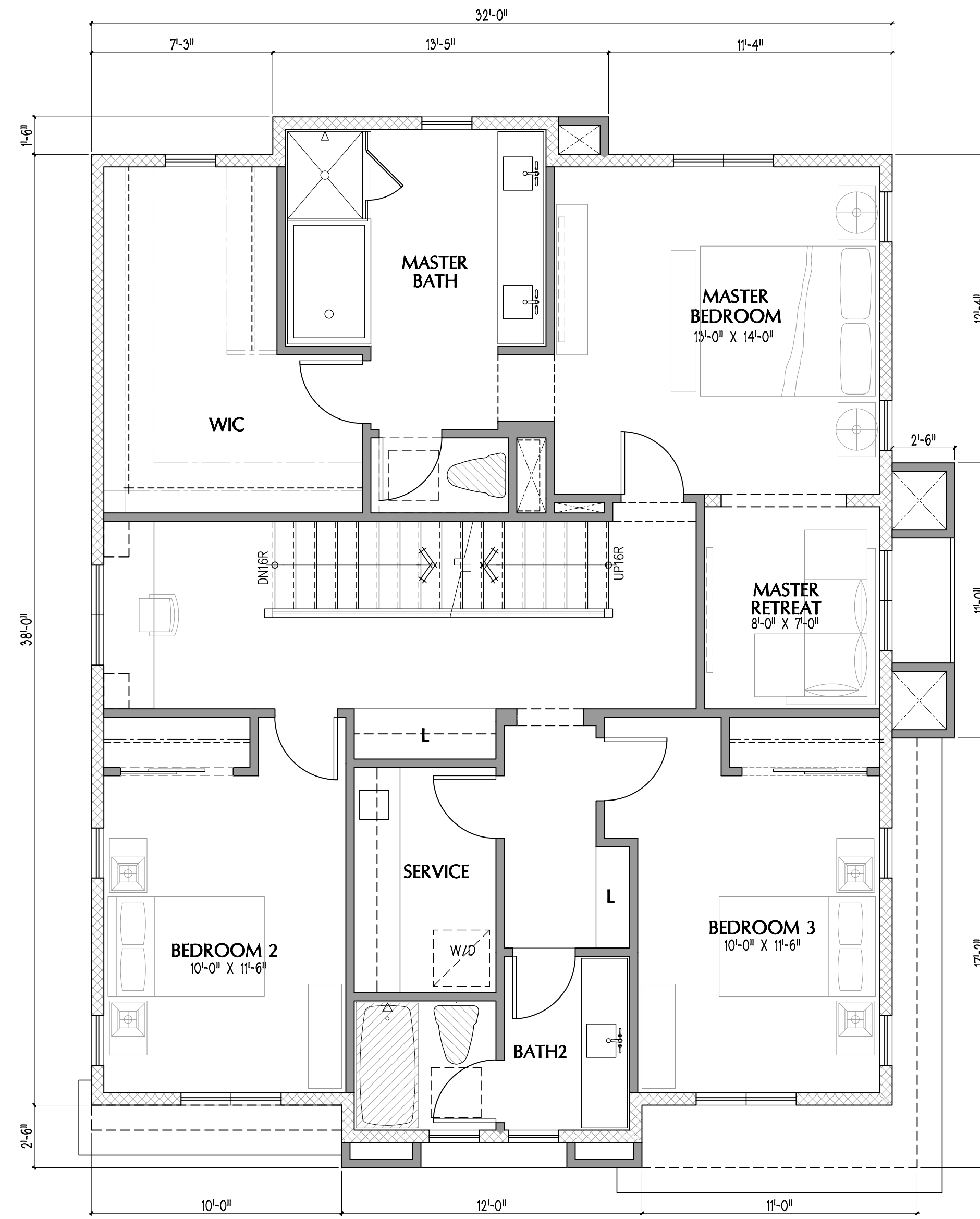
Sheet Title :
**PLAN3
SPANISH WRAP ELEVATIONS**

Sheet No. :
DD-3.2



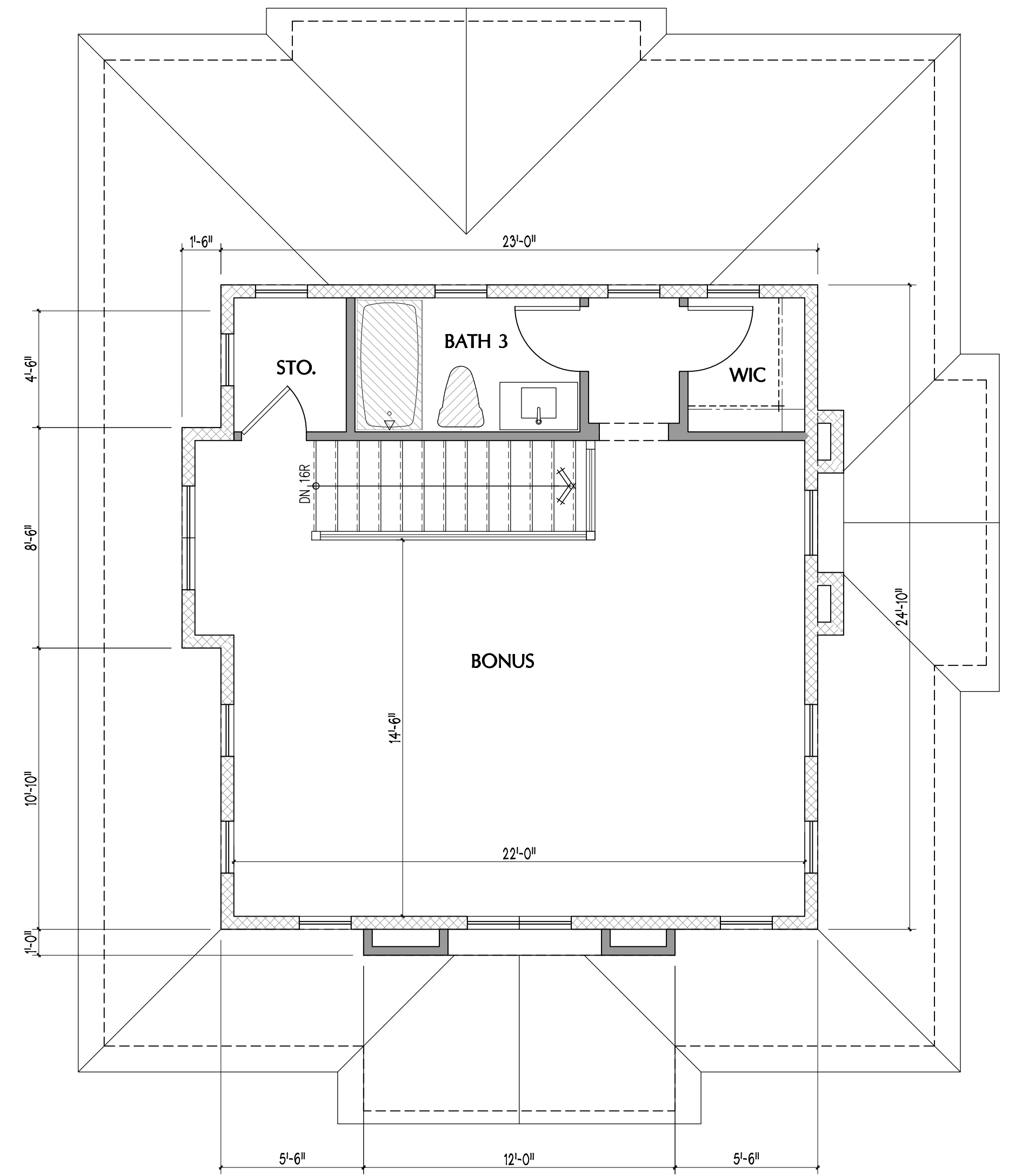
PLAN 4 - 1ST FLOOR PLAN

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



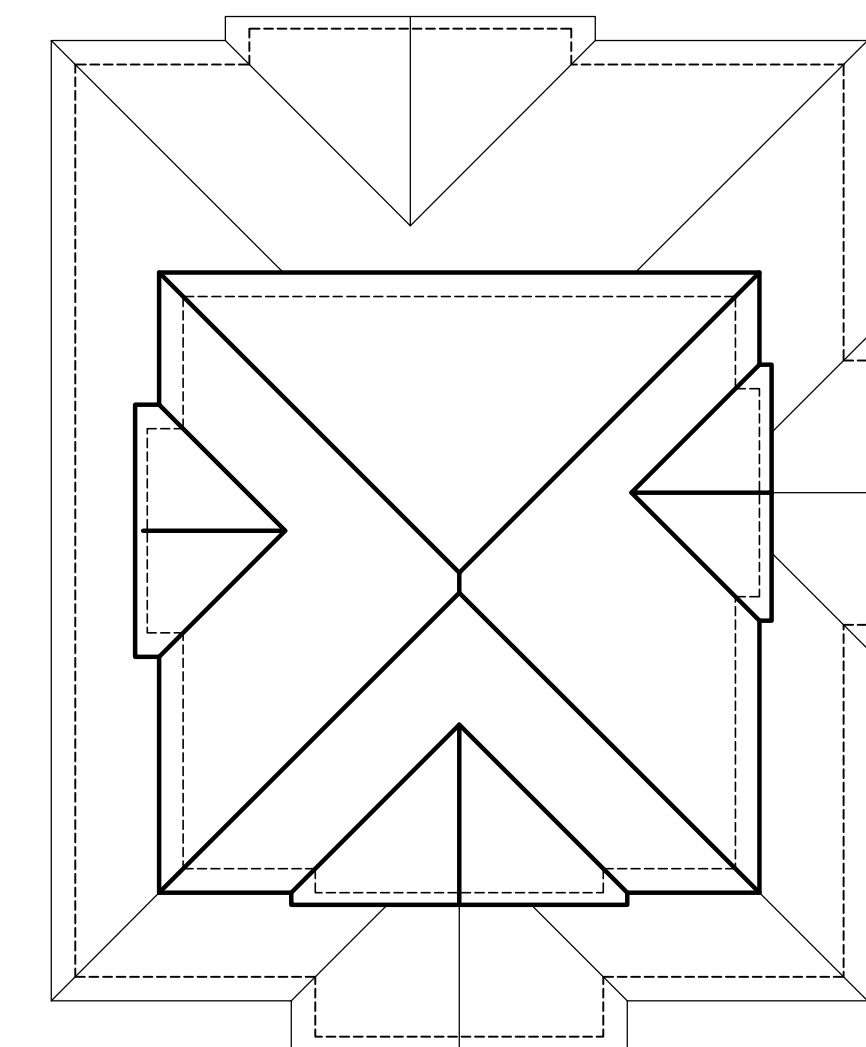
PLAN 4 - 2ND FLOOR PLAN

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



PLAN 4 - 3RD FLOOR PLAN

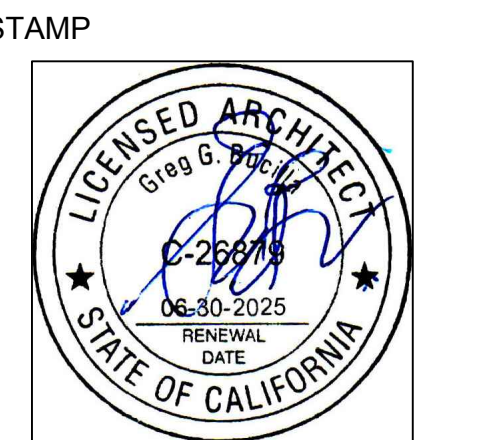
SCALE: 1/4"=1'-0"



PLAN 4 - ROOF PLAN

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

PLAN 4 Floor Area Calcs:	
1st Floor	850 SF
2nd Floor	1218 SF
3rd Floor	548 SF
TOTAL	2616 SF
Garage:	427 SF
Entry Porch:	23 SF



ATTEST TO ARCHITECTURAL ONLY

Project :
PASSERELLE SFD
Fallbrook , CA

OWNER
Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
DD SUBM. DATE: 03/07/25 Planning Upd.
BD SUBM. DATE:
PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :
**PLAN 4
-1ST FLOOR
-2ND FLOOR
ROOF PLAN**

Sheet No. :
DD-4.0



SPANISH STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Low Profile 'S' Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Tile |
| 6 | Front Door | Rustic Pattern - arch |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 10 | Stucco Accent | Shaped Corbels |
| 11 | WI accent | at second floor window |
| 12 | Shutter Accent | Rustic Pattern |
| 13 | Exterior Light | Traditional Style |
| 14 | Color Accent | Light to Medium earth tones |

PLAN 4 - FRONT ELEV. (SPANISH)

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



PLAN 4 - FRONT ELEV. (TRADITIONAL)

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



COTTAGE STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Flat Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Vertical & Horizontal trim |
| 6 | Front Door | Rustic Pattern - Flat |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 11 | Stone Accent | at front elevation only |
| 12 | Siding Accent | at front elevation only |
| 13 | Shutter Accent | Box Pattern |
| 14 | Exterior Light | Traditional Style |
| 15 | Color Accent | Light to Medium earth tones |

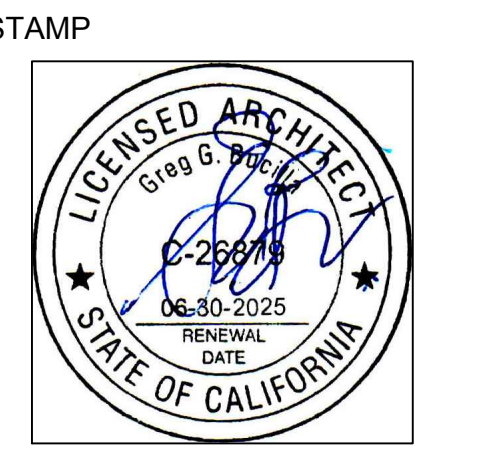
PLAN 4 - FRONT ELEV. (COTTAGE)

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

TRADITIONAL STYLE DESIGN ELEMENTS:

- | | | |
|----|----------------|-----------------------------|
| 1 | Roof | Flat Tile |
| 2 | Stucco | 16/20 Sand Finish |
| 3 | Rafter Tails | 2x8 exposed |
| 4 | Gable Rake | 2x8 exposed |
| 5 | Gable Accent | Vertical & Horizontal trim |
| 6 | Front Door | Rustic Pattern - low arch |
| 7 | Garage Door | Panel Pattern |
| 8 | Window | Vinyl with accent mullions |
| 9 | Window Trim | Trim top and bottom |
| 11 | Stone Accent | at front elevation only |
| 12 | Siding Accent | at front elevation only |
| 13 | Shutter Accent | Box Pattern |
| 14 | Exterior Light | Traditional Style |
| 15 | Color Accent | Light to Medium earth tones |

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.



Project : **PASSERELLE SFD**
 Fallbrook , CA

OWNER
 Passerelle, LLC
 San Diego ,Ca

NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

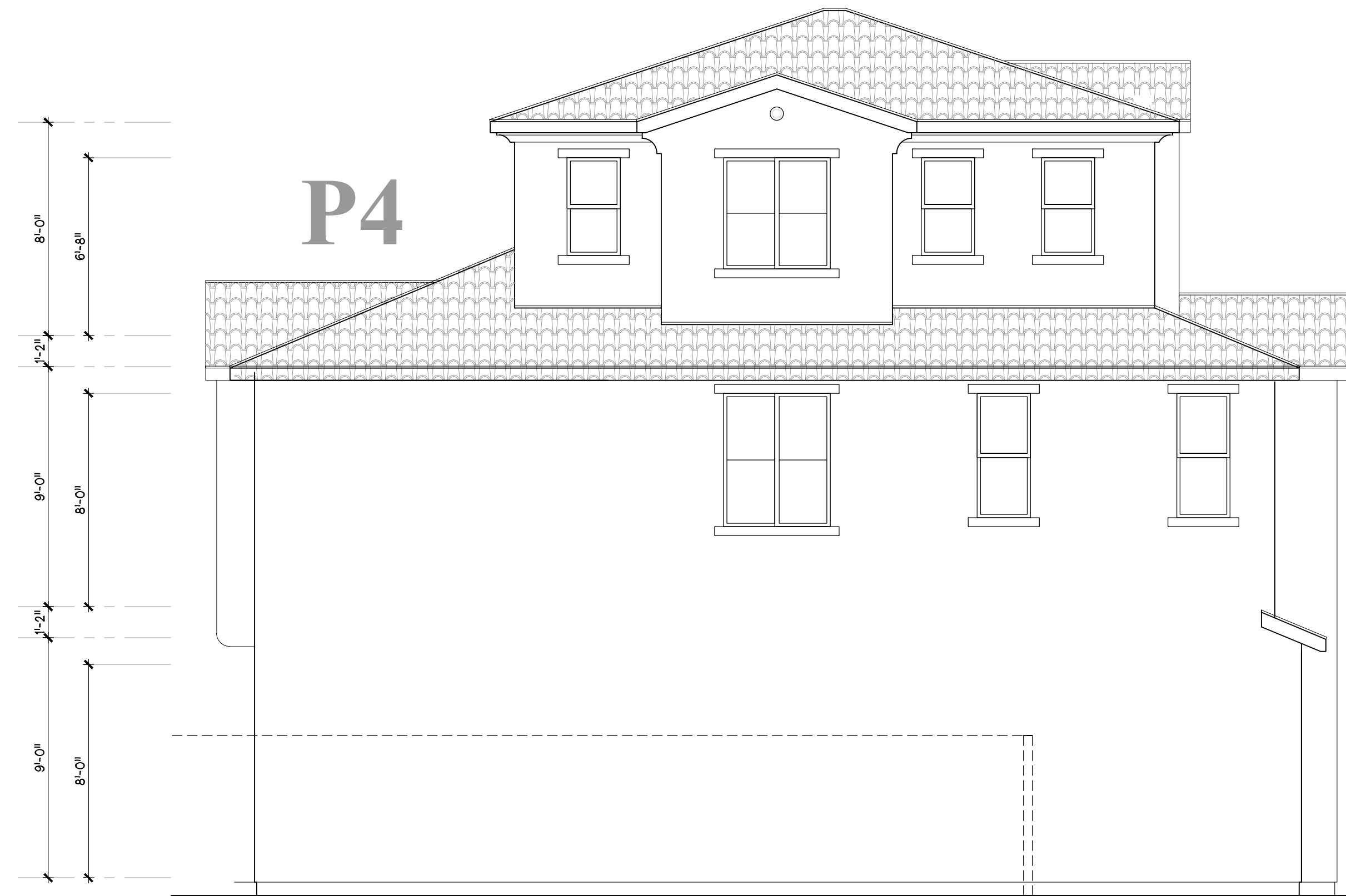
PERMIT NO:
 DD SUBM. DATE: 03/07/25 Planning Upd.
 BD SUBM. DATE:
 PLOT DATE: 03/07/25

Project Number : **BGA No. 20026.04**

Sheet Title :

Sheet No. :

DD-4.1A



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

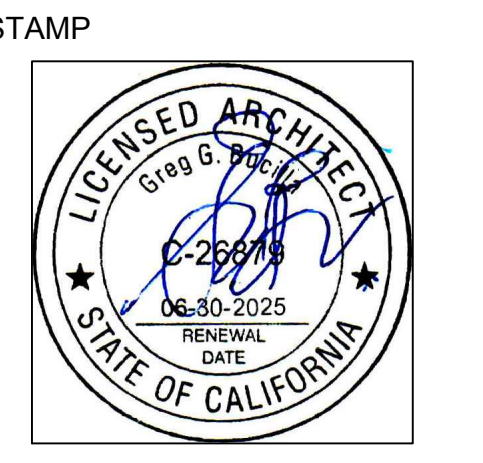
PLAN 4 - WRAP ELEV. (SPANISH)

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

ARCHITECT:
BUCILLA GROUP ARCHITECTURE

ARCHITECTURE PLANNING INTERIOR DESIGN
 HISTORIC PRESERVATION LEED VALUE ENGINEERING
 1601 Dove Street, Suite 187, Newport Beach, Ca 92660
 TEL 949.851.9080 www.bg-architecture.com

BUCILLA GROUP ARCHITECTURE, INC. hereby expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced or changed in any form or manner whatsoever, not are they to be assigned to any third party without first obtaining the express written permission and consent of BUCILLA GROUP ARCHITECTURE, INC.



ATTEST TO ARCHITECTURAL ONLY

Project :
PASSERELLE SFD
Fallbrook , CA

OWNER
Passerelle, LLC
San Diego ,Ca

NO.	DATE	DESCRIPTION
092922		Planning Submittal
030725		Planning Updates

PERMIT NO:
 DD SUBM. DATE: 03/07/25 Planning Upd.
 BD SUBM. DATE:
 PLOT DATE: 03/07/25

Project Number :
BGA No. 20026.04

Sheet Title :
PLAN4 SPANISH WRAP ELEVATIONS

Sheet No. :
DD-4.2