



RAMONA - TENTH ST.

RAMONA, CA

DEVELOPER INFORMATION

WARMINGTON RESIDENTIAL | SOUTHERN CALIFORNIA DIVISION
3090 PULLMAN STREET
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EMAIL: MESQUIVEL@WARMINGTONGROUP.COM

CONSULTANT INFORMATION

ARCHITECTURE:

KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE, SUITE 200
IRVINE, CA 92614
CONTACT: ALAN SCALES
PHONE: (949) 221-6256
EMAIL: ASCALES@KTGY.COM

CIVIL:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
CONTACT: MARCO MIDENCE
PHONE: (949) 445-1785
EMAIL: MMIDENCE@CVC-INC.NET

LANDSCAPE:

BMLA LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET
CORONA, CA 92879
CONTACT: JEFF TROJANOWSKI
PHONE: (951) 737-1124
EMAIL: JEFFT@BMLA.COM

SHEET INDEX - ARCHITECTURE

A0.00 - COVER SHEET

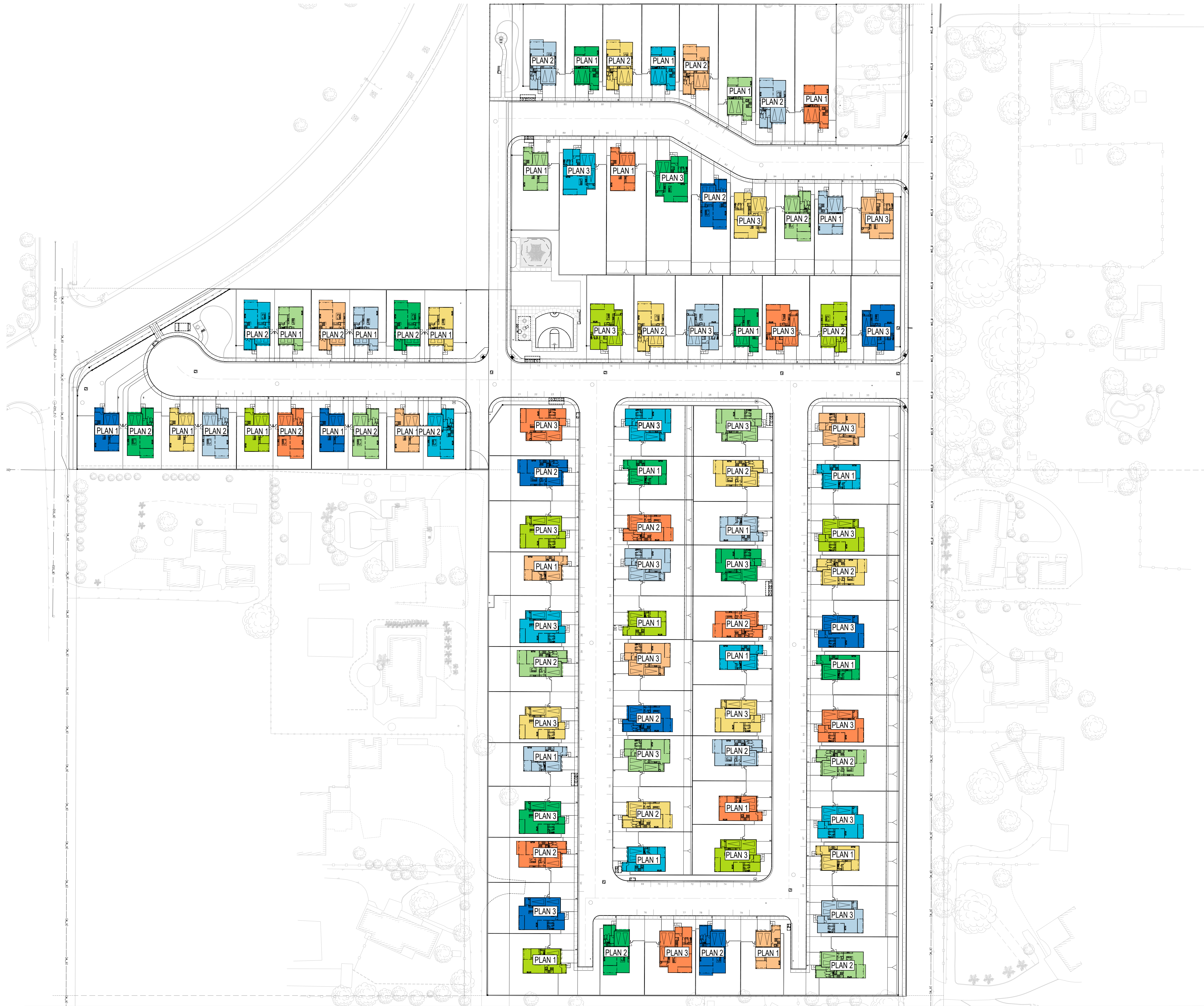
A0.10 - SITE PLAN - STYLE PLOTTING
A0.11 - SITE PLAN - SITE ZONING EXHIBIT

A1.00 - ELEVATIONS - PLAN 1 - SPANISH
A1.10 - ELEVATIONS - PLAN 1 - CRAFTSMAN
A1.20 - ELEVATIONS - PLAN 1 - MONTEREY
A1.30 - UNIT PLAN - PLAN 1

A2.00 - ELEVATIONS - PLAN 2 - SPANISH
A2.10 - ELEVATIONS - PLAN 2 - CRAFTSMAN
A2.20 - ELEVATIONS - PLAN 2 - MONTEREY
A2.30 - UNIT PLAN - PLAN 2

A3.00 - ELEVATIONS - PLAN 3 - SPANISH
A3.10 - ELEVATIONS - PLAN 3 - CRAFTSMAN
A3.20 - ELEVATIONS - PLAN 3 - MONTEREY
A3.30 - UNIT PLAN - PLAN 3

A4.00 - COLOR & MATERIAL BOARD - SPANISH
A4.10 - COLOR & MATERIAL BOARD - CRAFTSMAN
A4.20 - COLOR & MATERIAL BOARD - MONTEREY

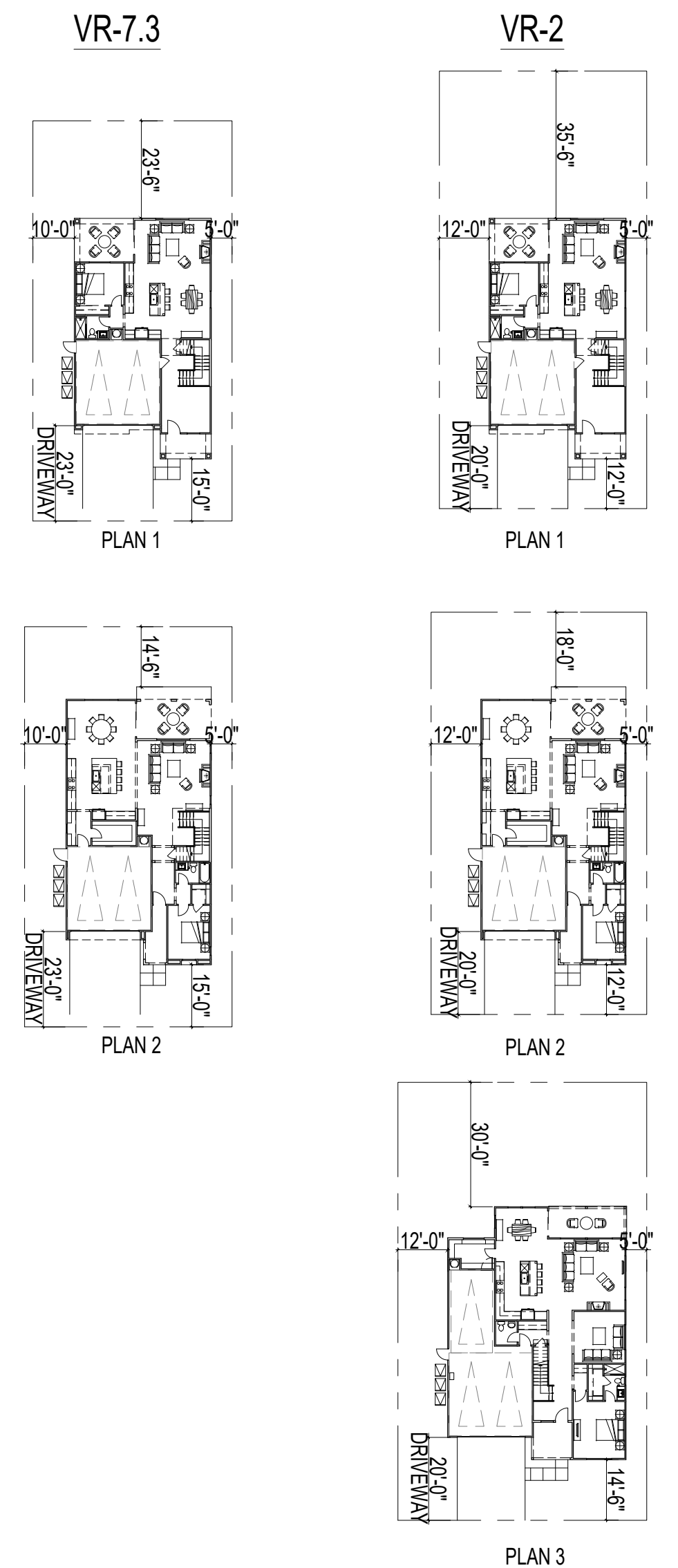


LEGEND

- SPANISH SCHEME 1
- SPANISH SCHEME 2
- SPANISH SCHEME 3
- CRAFTSMAN SCHEME 1
- CRAFTSMAN SCHEME 2
- CRAFTSMAN SCHEME 3
- MONTEREY SCHEME 1
- MONTEREY SCHEME 2
- MONTEREY SCHEME 3

SITE SUMMARY				
APNs - 284-202-21, 284-203-08, 284-205-01, 284-244-01				
STREET ADDRESS:		9TH & 10TH STREET, RAMONA, CA		
COUNTY:		SAN DIEGO COUNTY		
GENERAL PLAN LAND USE:		VILLAGE RESIDENTIAL, VR-2 & VR-7.3		
ZONING:		RV & RR		
LOT AREA		856,389 SF	19.66 ACRES	
	VR-2	741,391 SF	17.02 ACRES	
	VR-7.3	114,998 SF	2.64 ACRES	
PROPOSED NUMBER OF HOMES:		72 UNITS		
		16 UNITS		
		88 UNITS		
DENSITY				
	VR-2	4.23 DU/AC	*MAX=2 DU/AC	
	VR-7.3	6.06 DU/AC	*MAX=7.3 DU/AC	
*PER TABLE LU-1 LAND USE DESIGNATIONS AND COMPATIBLE REGIONAL CATEGORIES				

MIN. LOT SETBACKS (SCALE 1/32"=1'-0")



AFFORDABLE UNITS

MODERATE -
LOTS 36, 76, 82

VERY LOW -
LOTS 11, 15, 18, 21, 28, 31, 48, 73

LIST OF WAIVERS

- REDUCTION IN FRONTAGE REQUIREMENTS
- REDUCTION IN LOT DEPTH AVERAGE REQUIREMENTS
- REDUCTION IN SETBACK REQUIREMENTS
- REDUCTION OF CUL-DE-SAC LOT FRONTAGE DISTANCE

CONCESSION ITEM

- POLES TO REMAIN ABOVE GROUND FRONTING 9TH AND 10TH STREETS

LEGEND

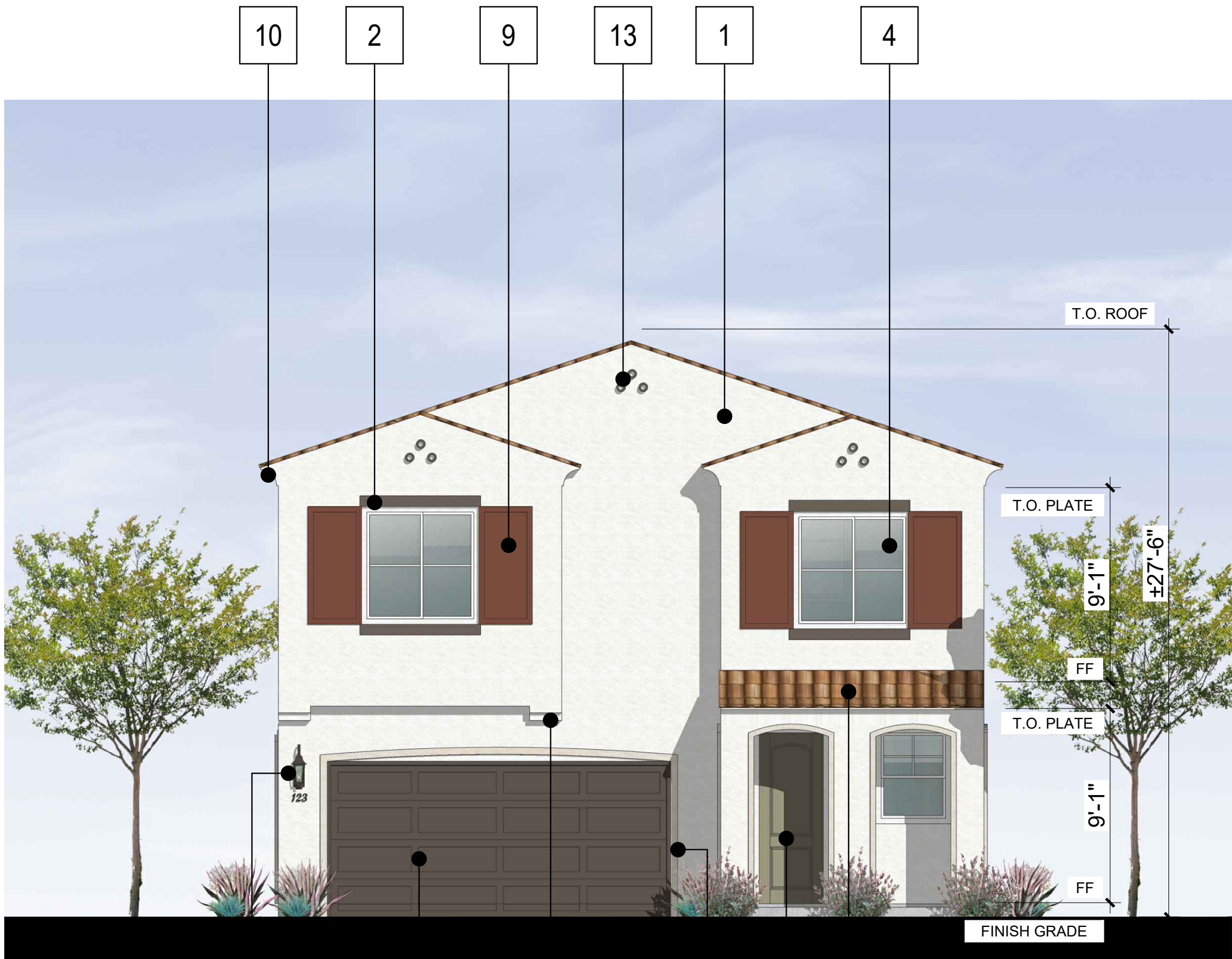
- LAND USE VR-7.3
- LAND USE VR-2
- ZONING RV (VARIABLE FAMILY RESIDENTIAL)
- ZONING RR (RURAL RESIDENTIAL)

*PER SCHEDULE B HEIGHT SCHEDULE AND SCHEDULE C SETBACK SCHEDULE (ZONING) IN THE SAN DIEGO COUNTY DEVELOPMENTAL REGULATIONS



8

2-Left Elevation



6

7

11

3

5

12

1-Front Elevation

MATERIAL LEGEND - SPANISH

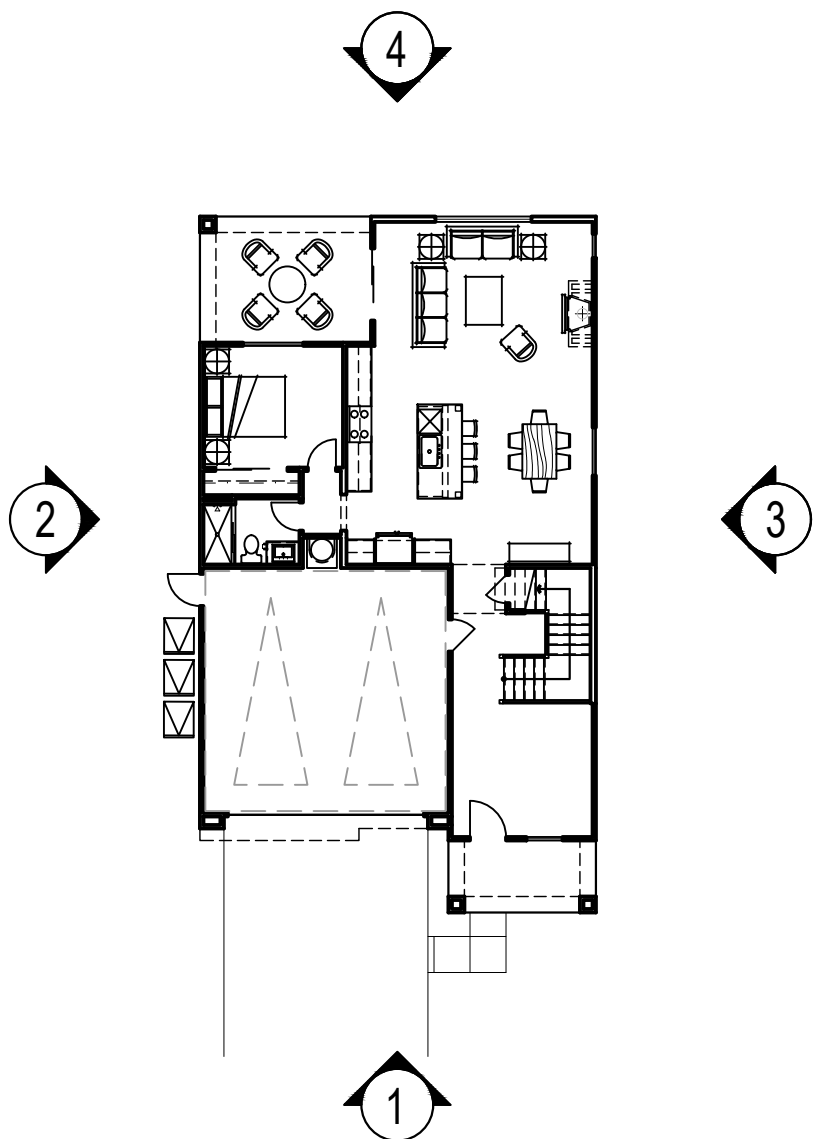
- 1 STUCCO, LIGHT SAND FINISH
- 2 STUCCO WINDOW TRIM
- 3 STUCCO O/ FOAM TRIM
- 4 RECESSED WINDOW W/ VINYL WINDOW FRAME - WHITE
- 5 ENTRY DOOR
- 6 LIGHT FIXTURE
- 7 GARAGE DOOR WAYNE DALTON - 9100 SERIES
- 8 VINYL SLIDING DOOR
- 9 DECORATIVE SHUTTERS
- 10 STUCCO O/ FOAM EAVE
- 11 DECORATIVE CORBEL
- 12 S-TILE ROOF
- 13 GABLE END VENT DETAIL



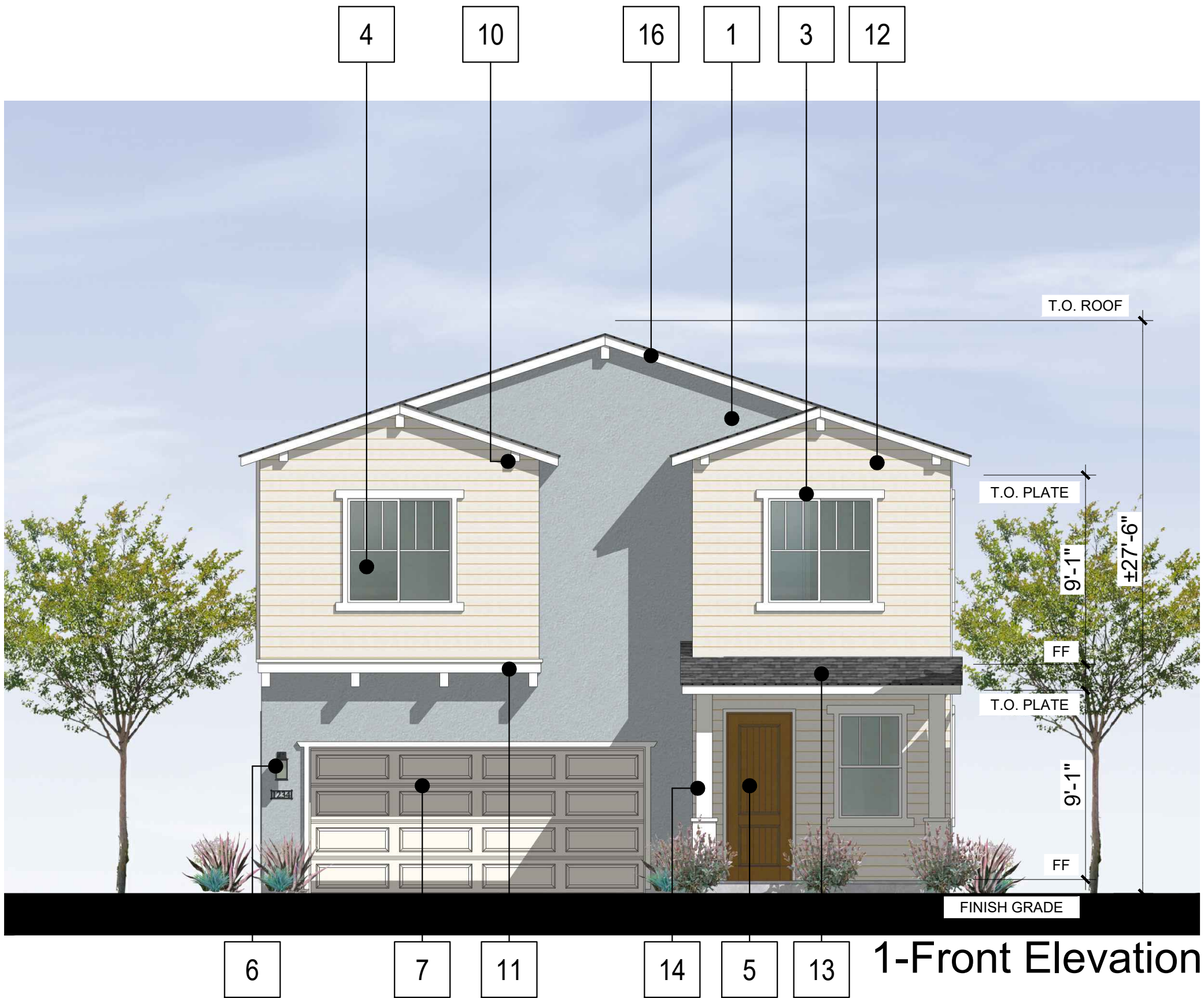
3-Right Elevation



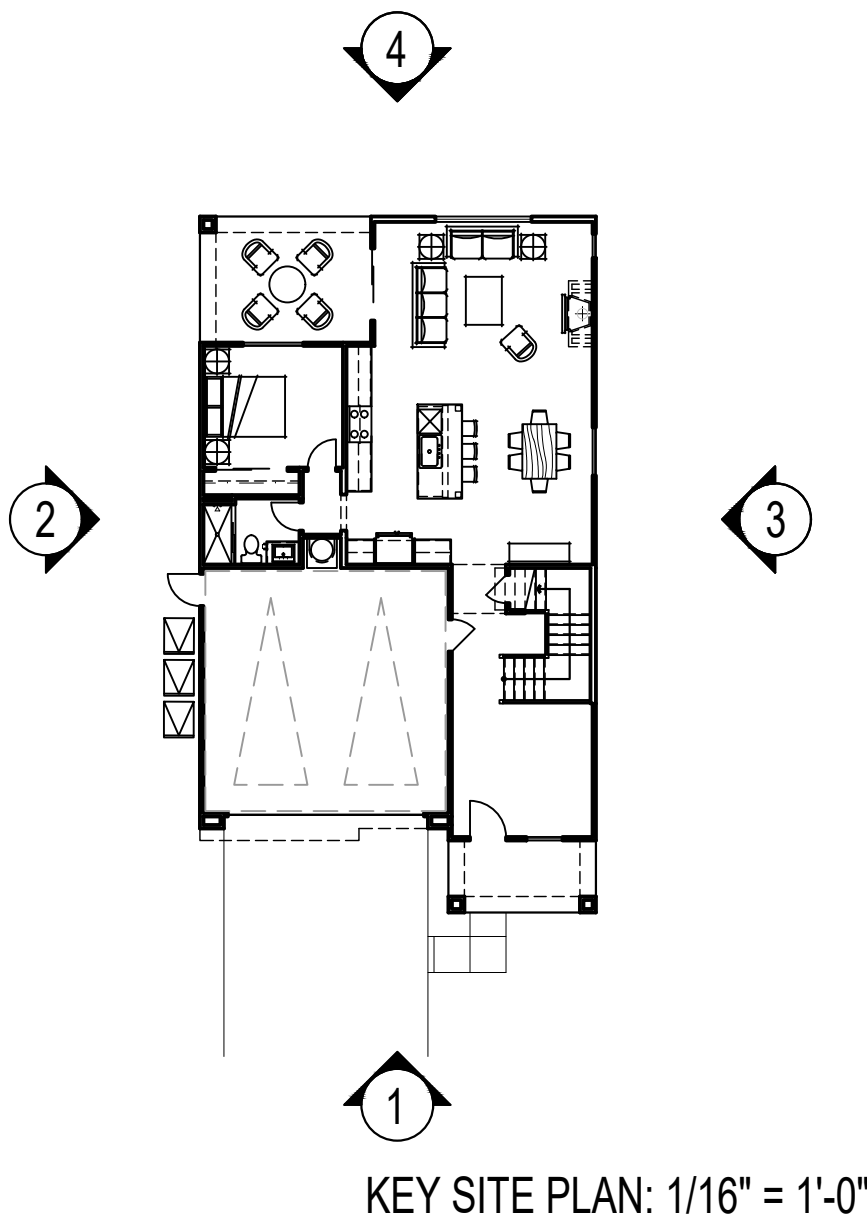
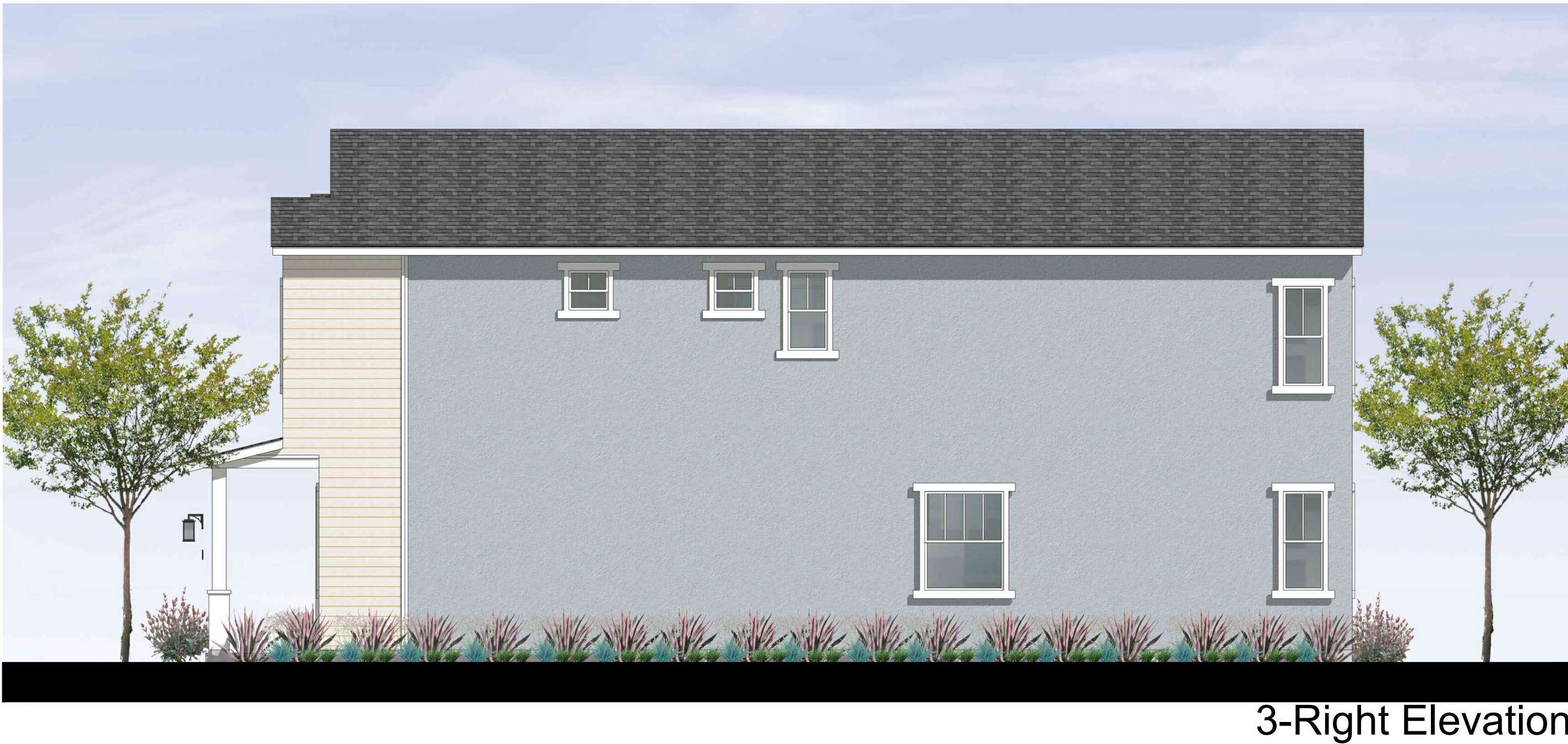
4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



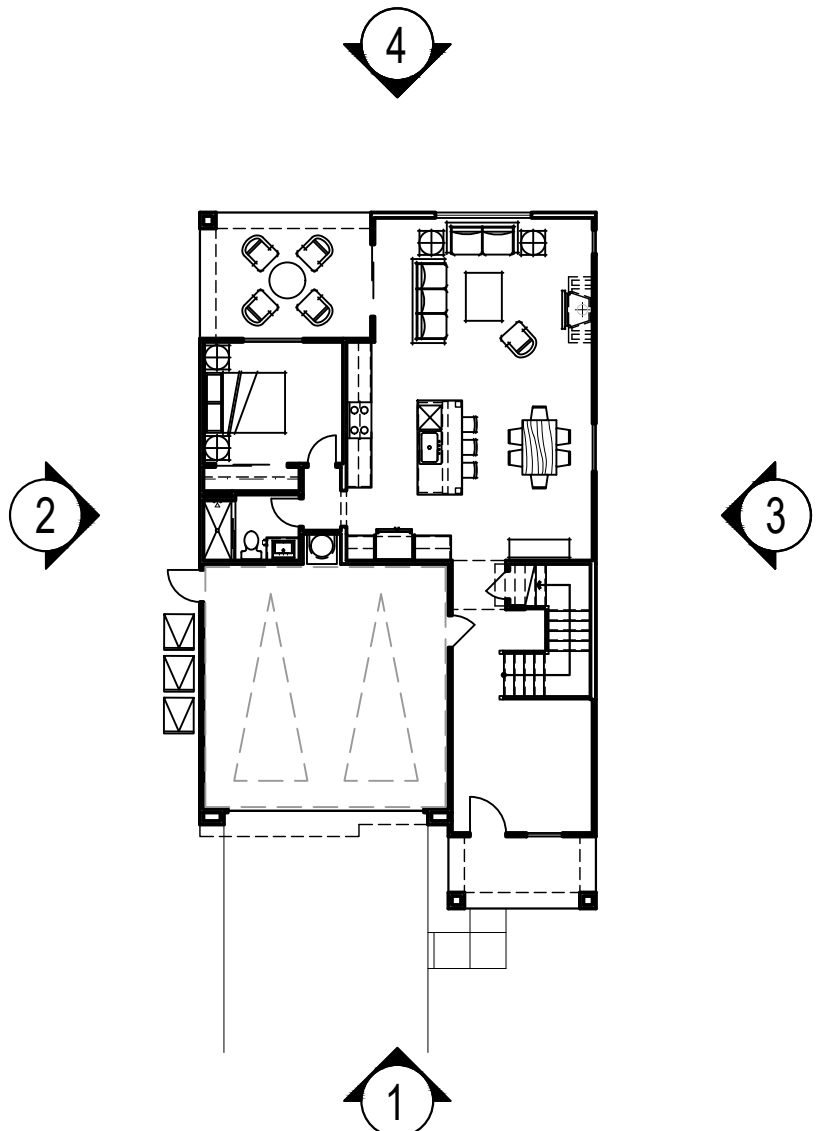
- MATERIAL LEGEND - CRAFTSMAN
- 1 STUCCO, LIGHT SAND FINISH
 - 2 STUCCO WINDOW TRIM
 - 3 FIBER CEMENT WINDOW TRIM
 - 4 VINYL WINDOW FRAME - WHITE
 - 5 ENTRY DOOR
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 - 7 GARAGE DOOR WAYNE DALTON - 9100 SERIES
 - 8 VINYL SLIDING DOOR
 - 9 DECORATIVE SHUTTERS
 - 10 DECORATIVE CORBEL
 - 11 FIBER CEMENT TRIM
 - 12 6" SIDING - JAMESHARDIE, HARDIE PLANK, CEDARMILL
 - 13 CLAY TILE ROOF
 - 14 COLUMN WITH POST
 - 15 WOODEN FASCIA
 - 16 WOODEN BARGE BOARD

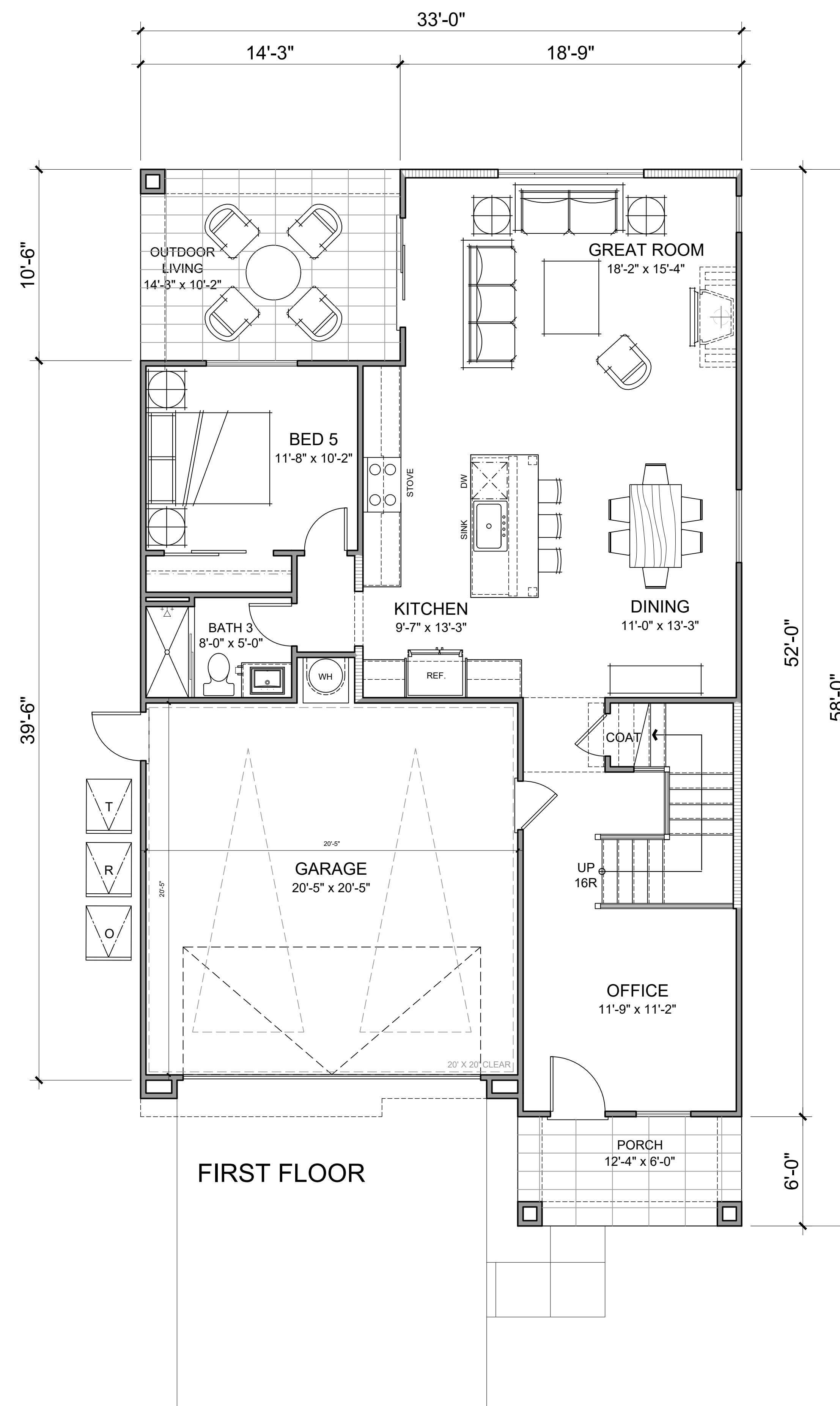
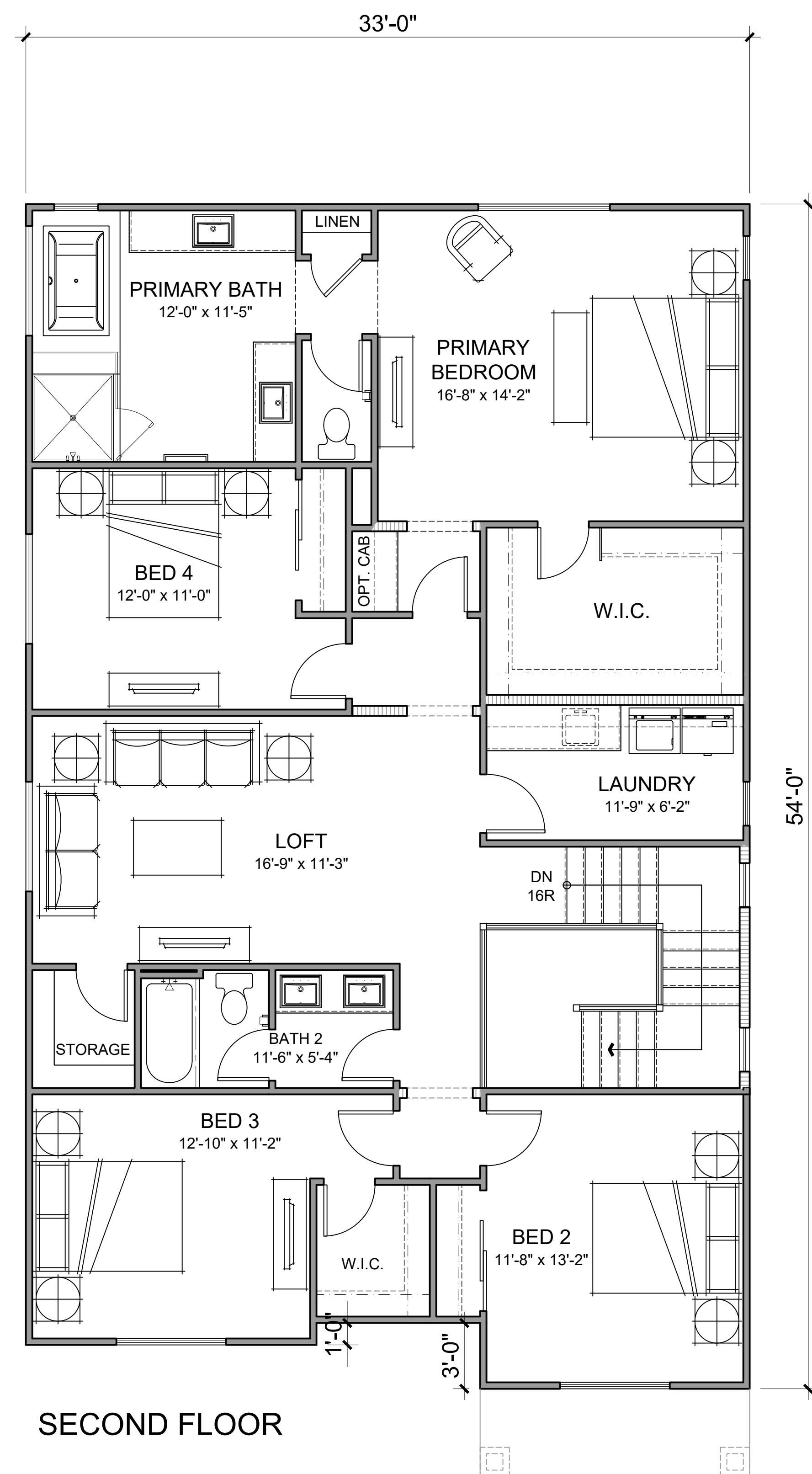




MATERIAL LEGEND - MONTEREY

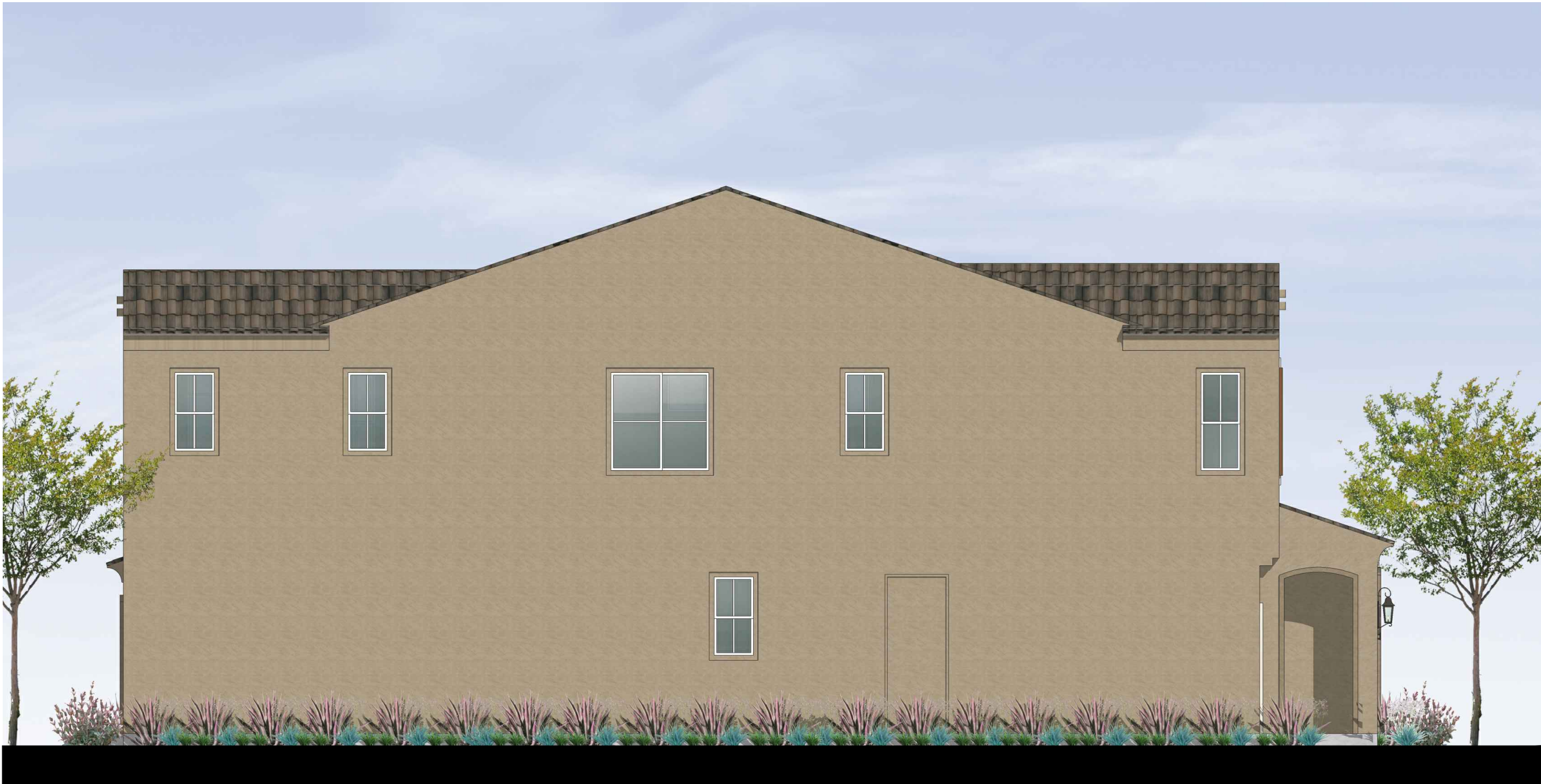
- 1 STUCCO, LIGHT SAND FINISH
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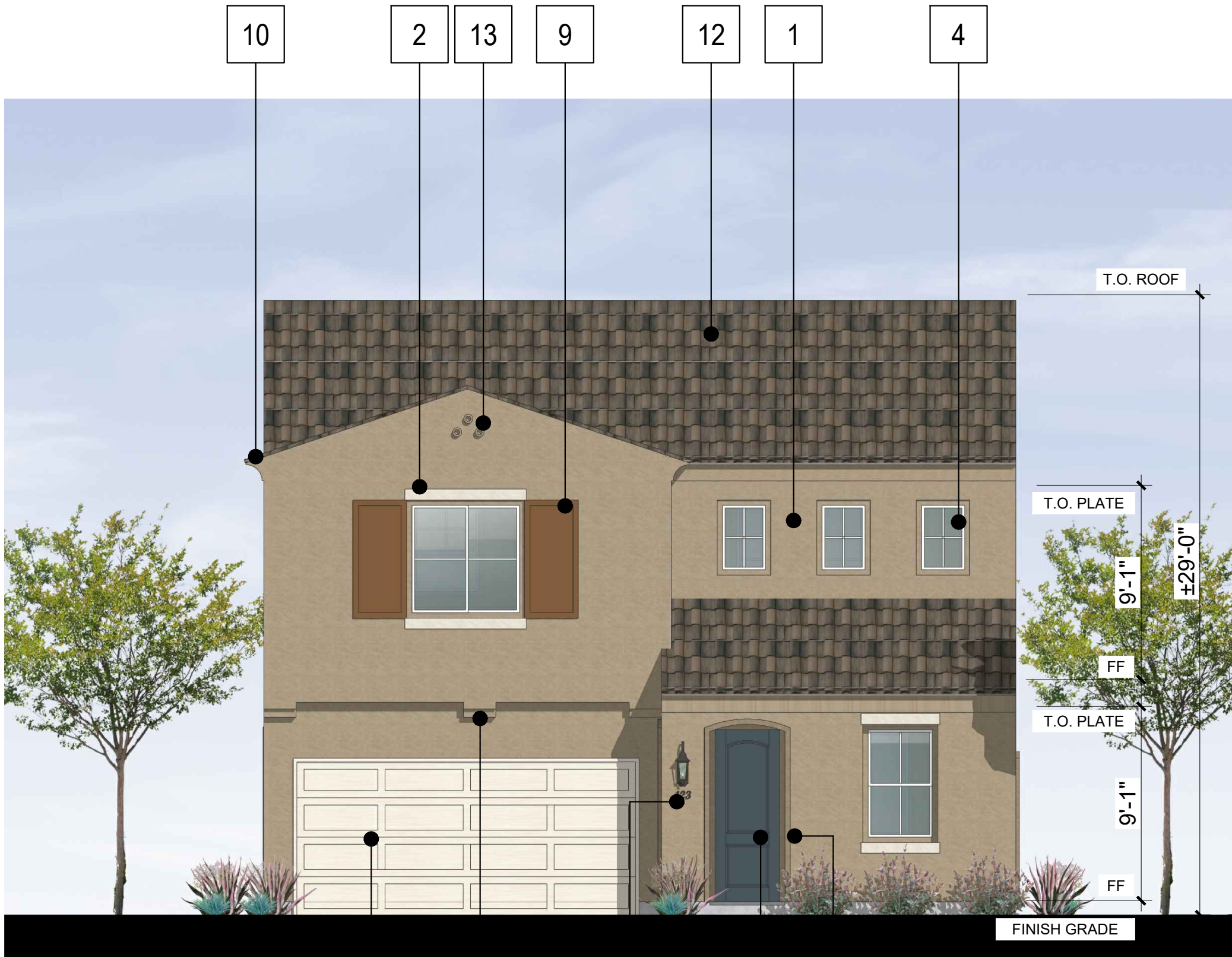


PLAN 1
5 BED + LOFT, 3 BATH

	NET SQ. FT.	GROSS SQ. FT.
1ST FLOOR	1037 SQ. FT.	1081 SQ. FT.
2ND FLOOR	1614 SQ. FT.	1658 SQ. FT.
TOTAL LIVING	2650 SQ. FT.	2739 SQ. FT.

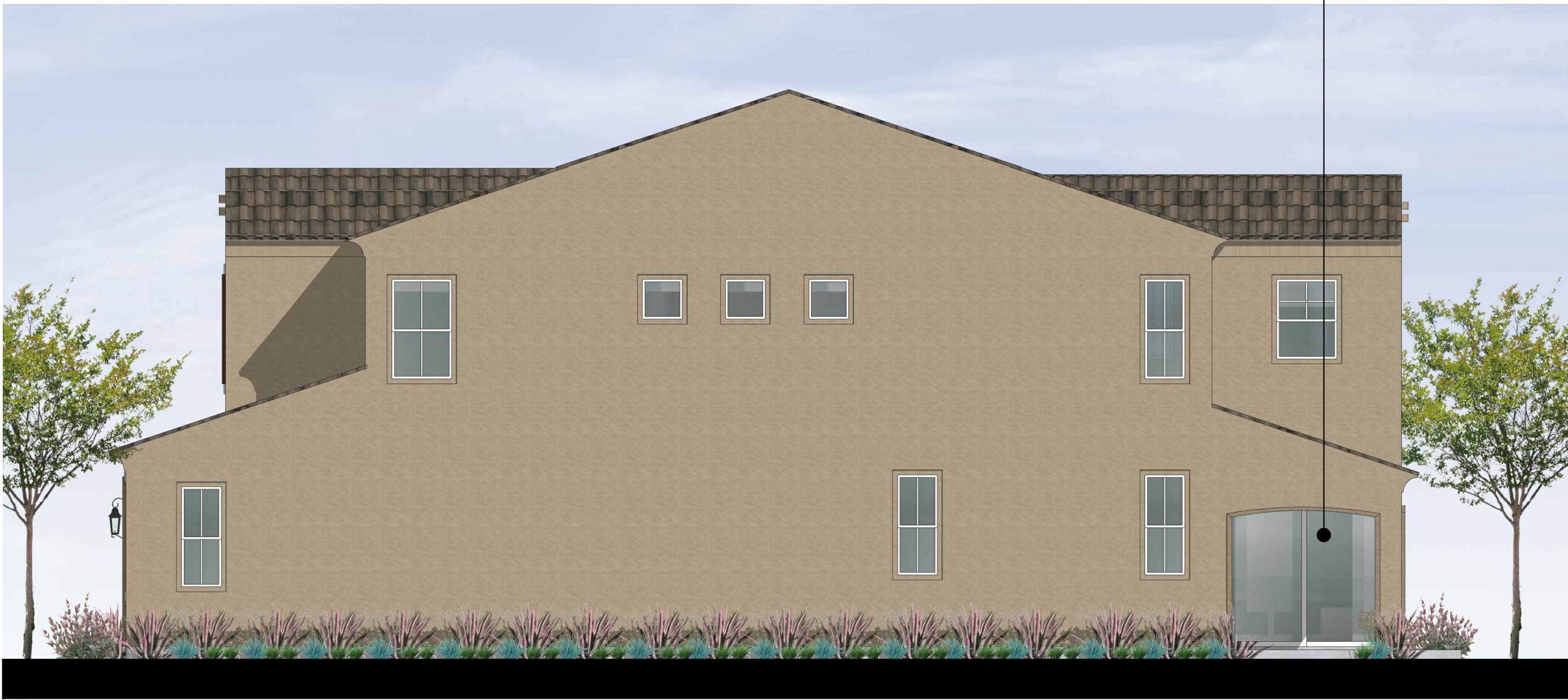


2-Left Elevation

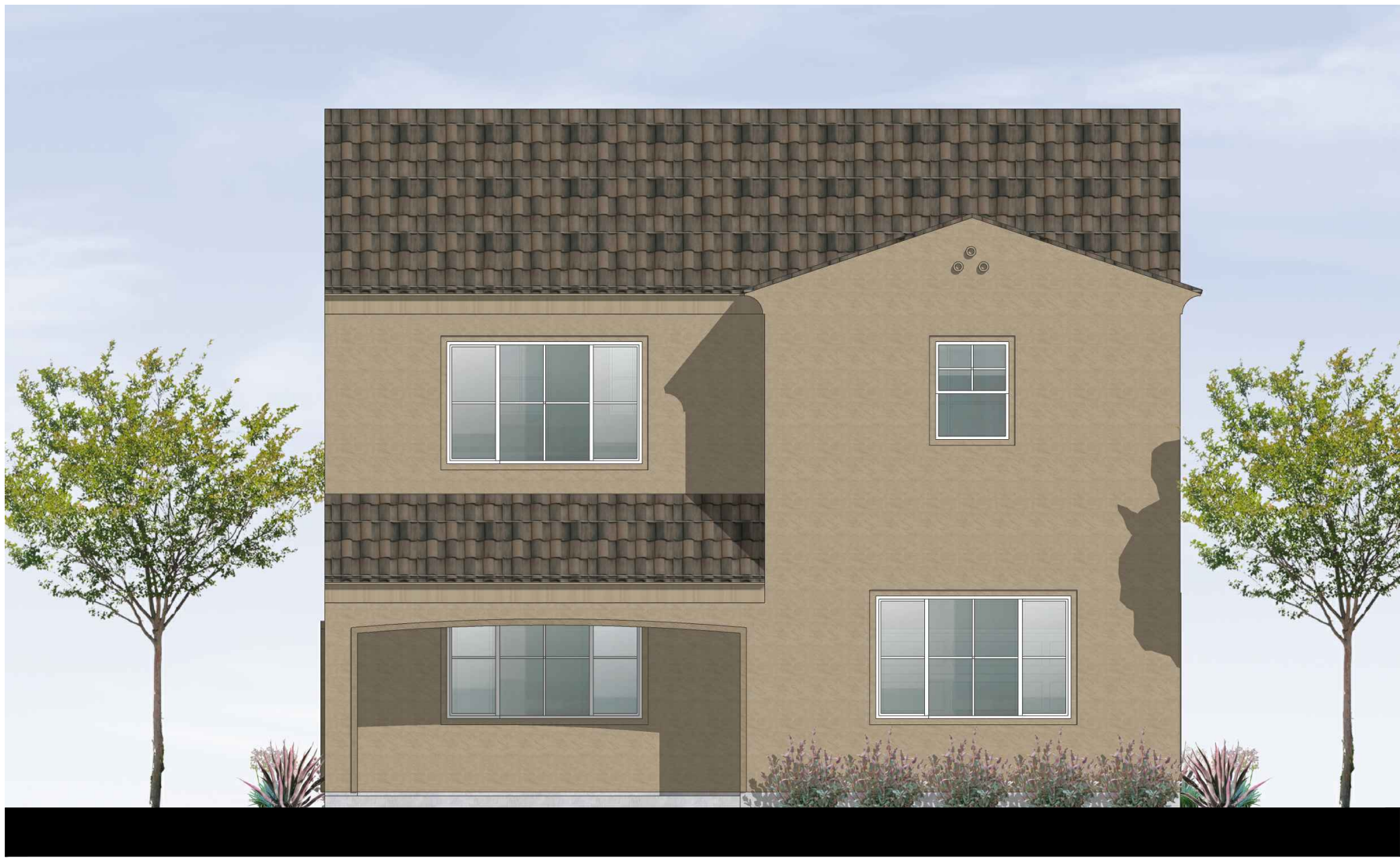


1-Front Elevation

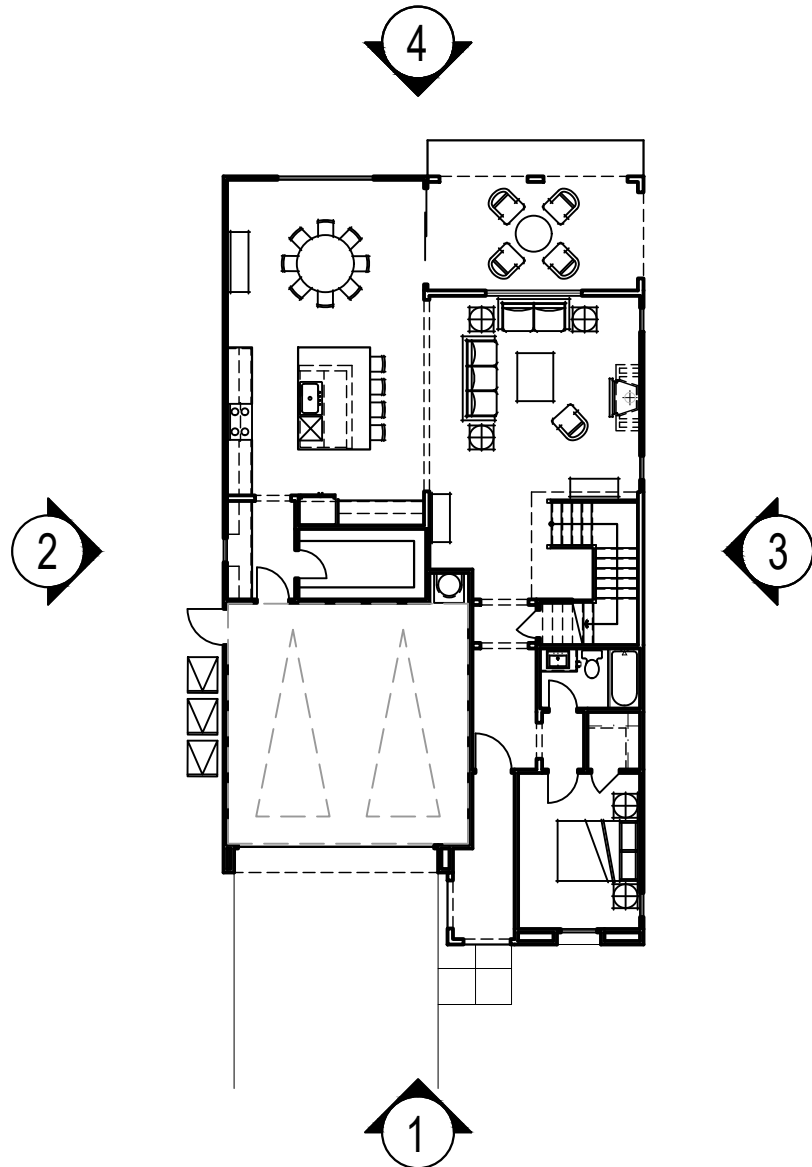
- MATERIAL LEGEND - SPANISH
- 1 STUCCO, LIGHT SAND FINISH
 - 2 STUCCO WINDOW TRIM
 - 3 STUCCO O/ FOAM TRIM
 - 4 RECESSED WINDOW W/ VINYL WINDOW FRAME - WHITE
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3-Right Elevation



4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



2-Left Elevation



1-Front Elevation

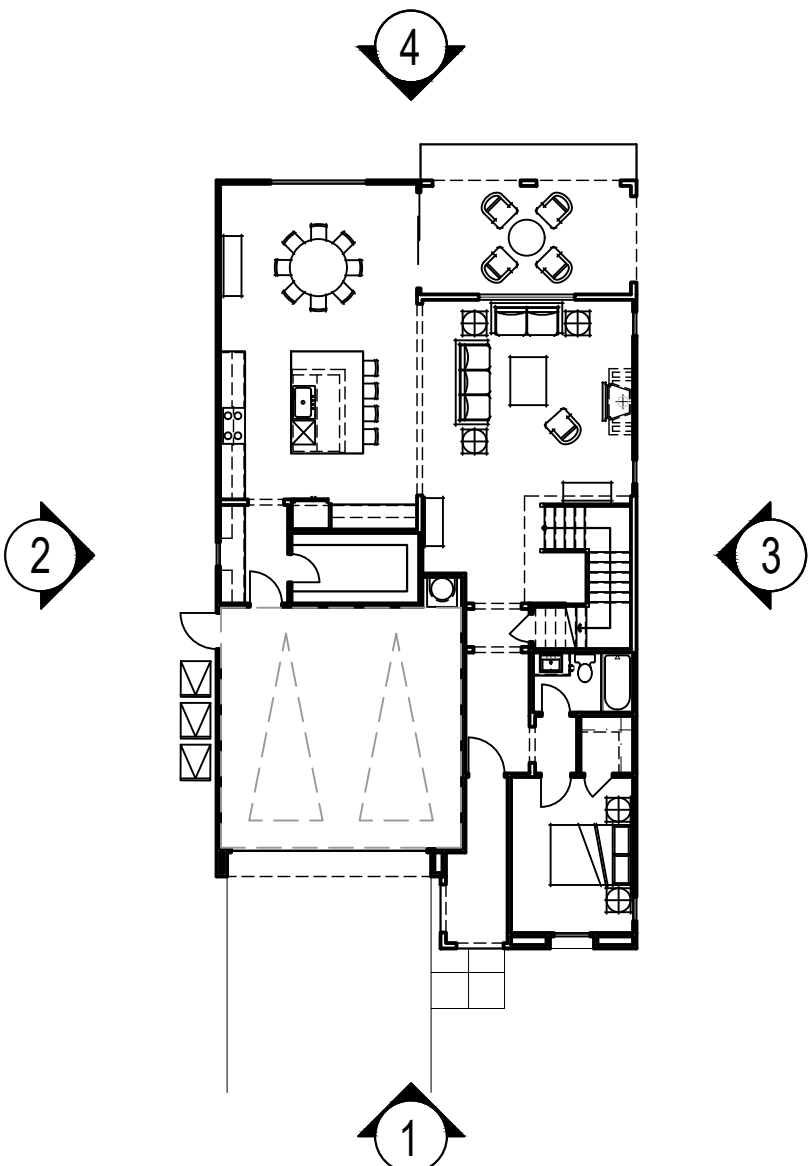
- MATERIAL LEGEND - CRAFTSMAN
- 1 STUCCO, LIGHT SAND FINISH
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 - 13 CLAY TILE ROOF
 - 14 COLUMN WITH POST
 - 15 WOODEN FASCIA
 - 16 WOODEN BARGE BOARD



3-Right Elevation



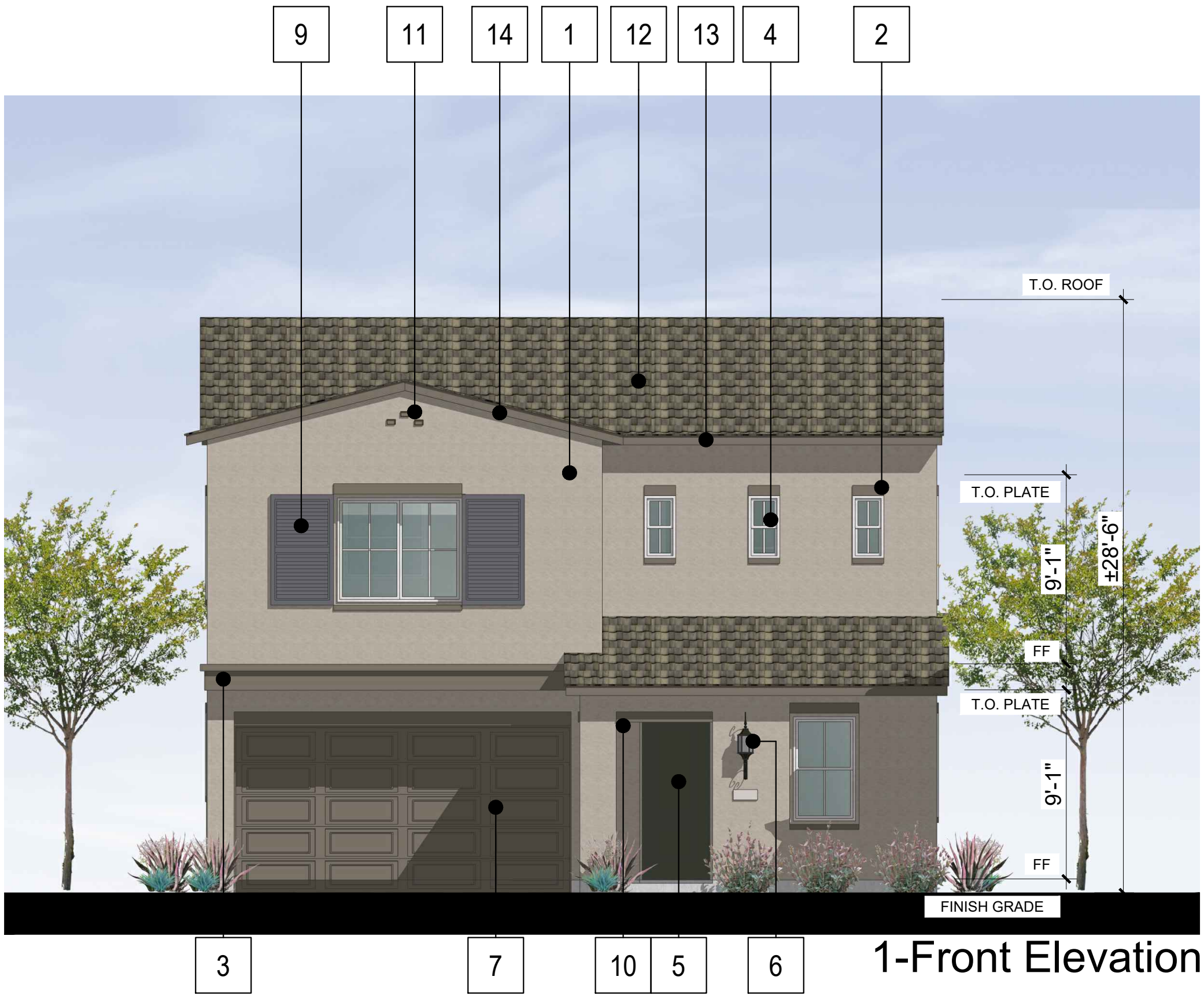
4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



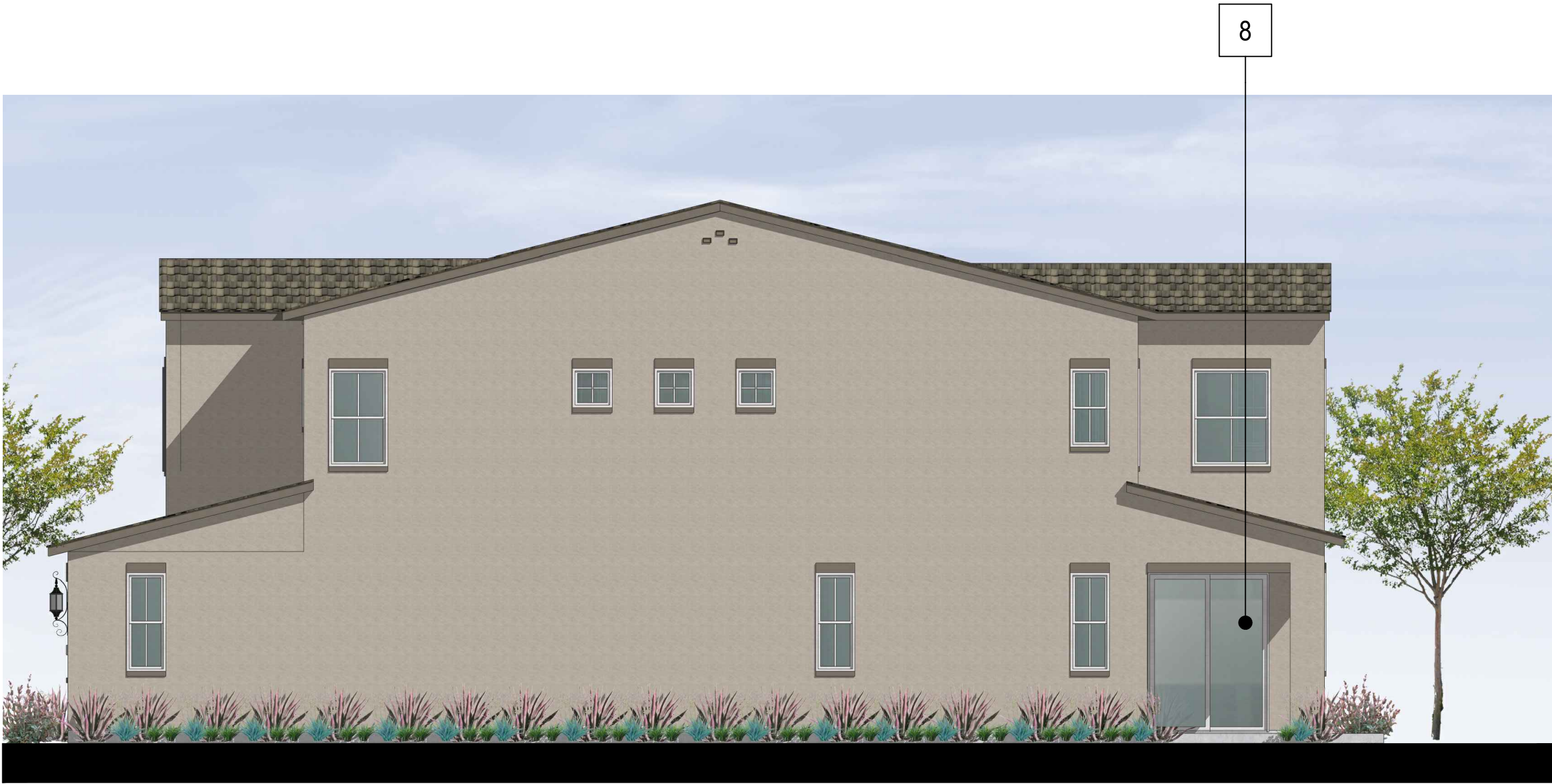
2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - MONTEREY

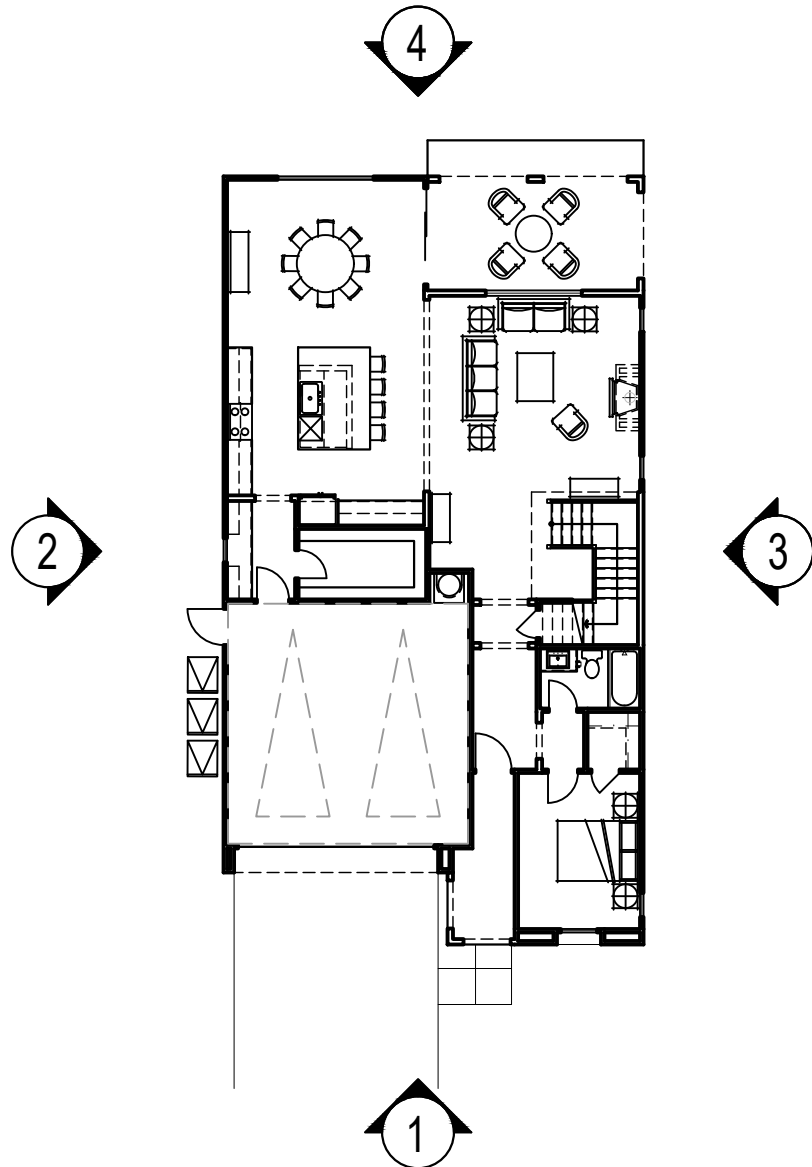
- 1 STUCCO, LIGHT SAND FINISH
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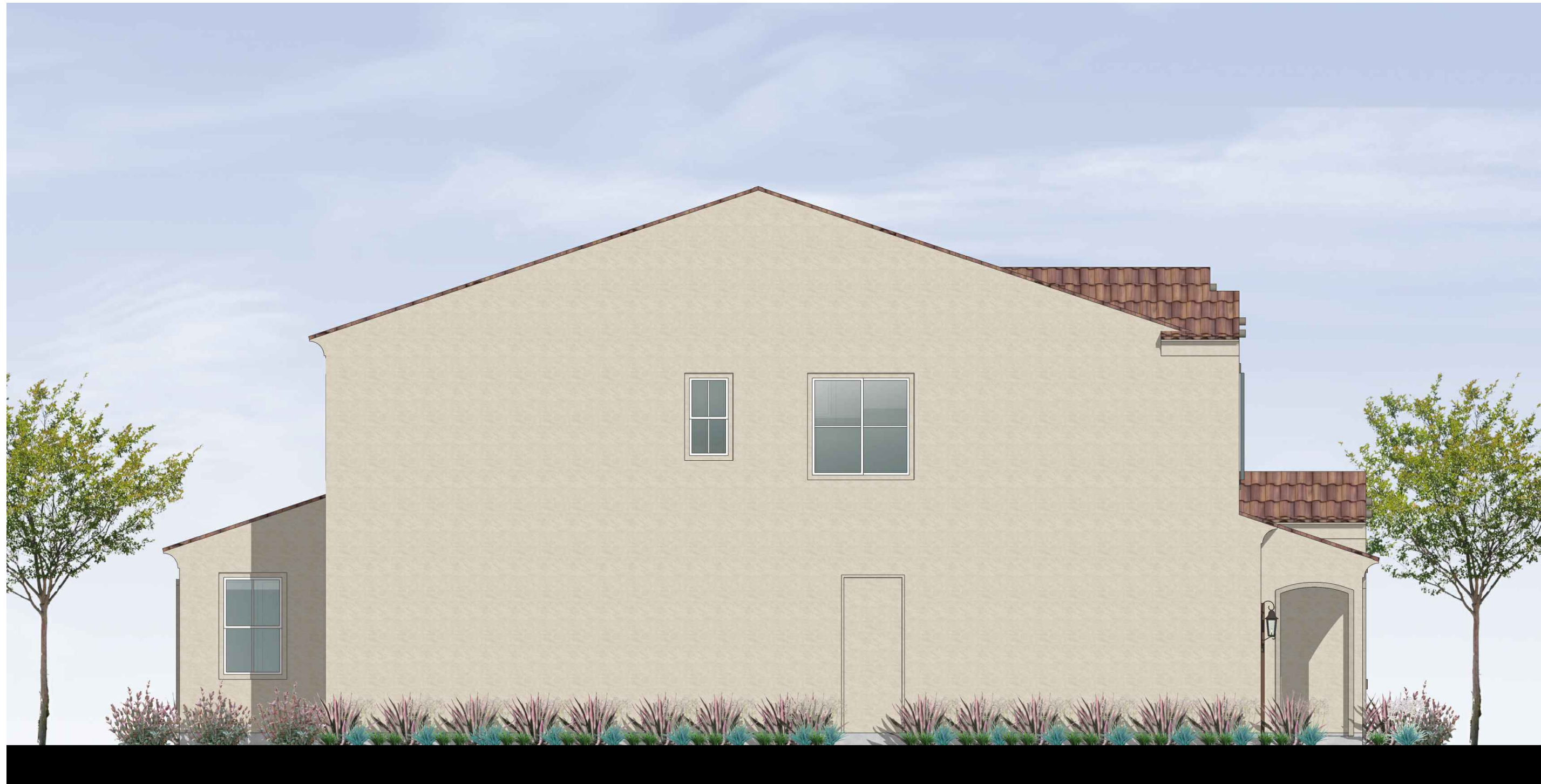
3-Right Elevation



4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



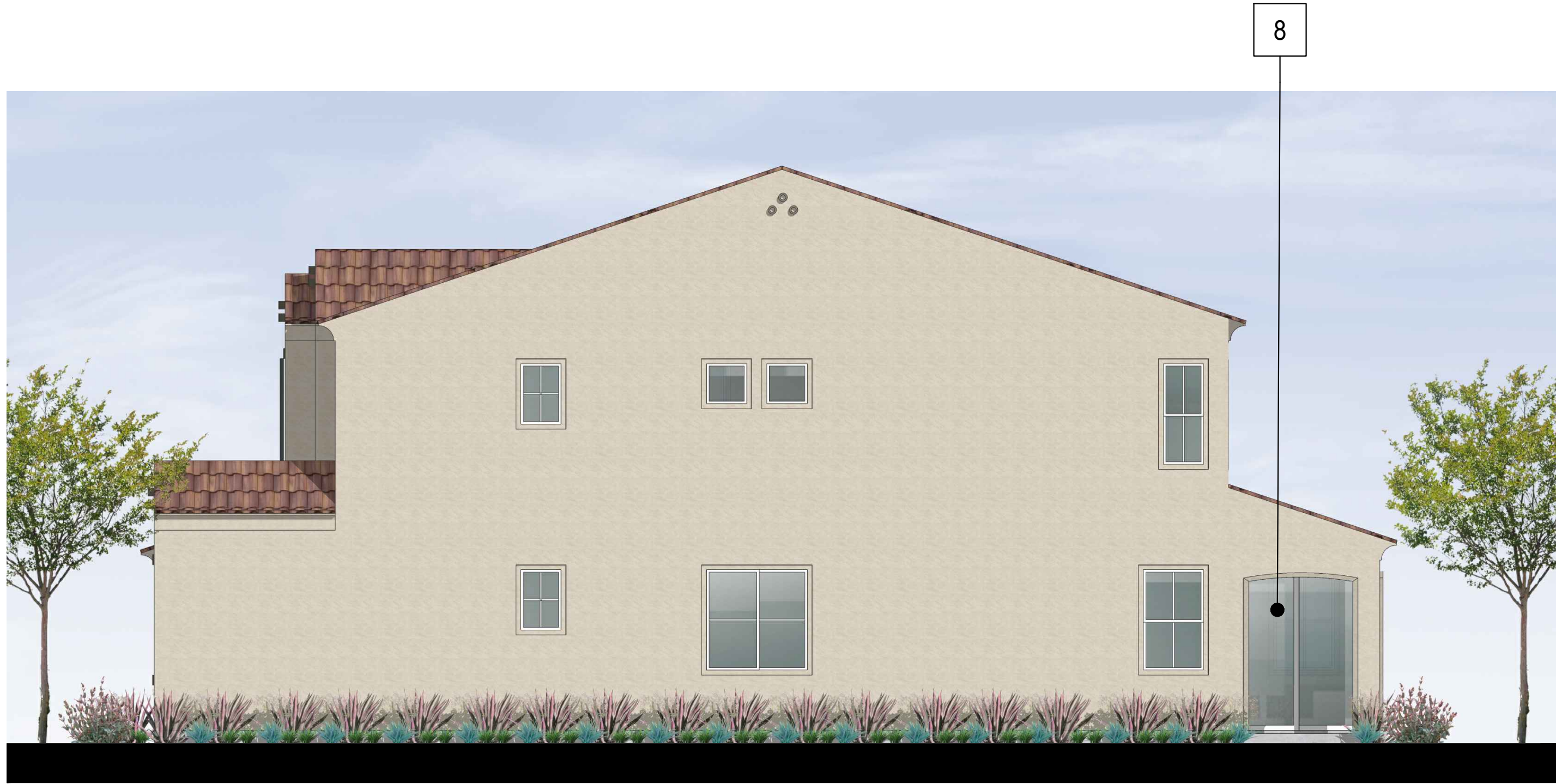
2-Left Elevation



1-Front Elevation

MATERIAL LEGEND - SPANISH

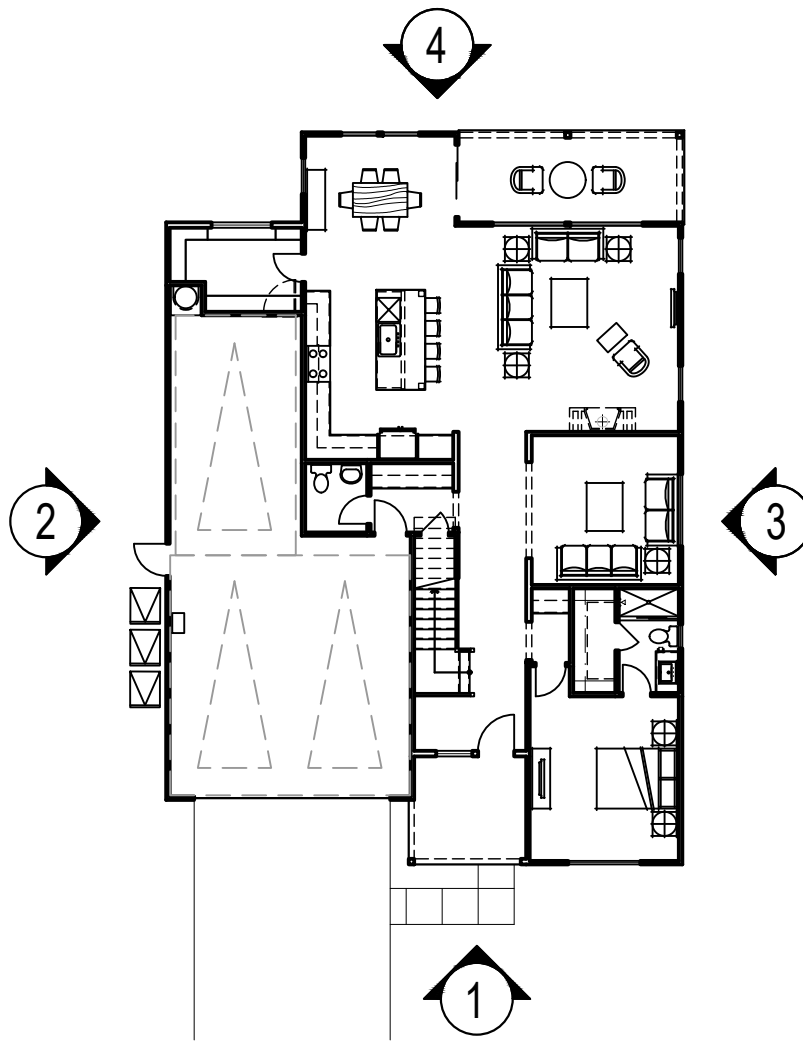
- 1 STUCCO, LIGHT SAND FINISH
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3-Right Elevation



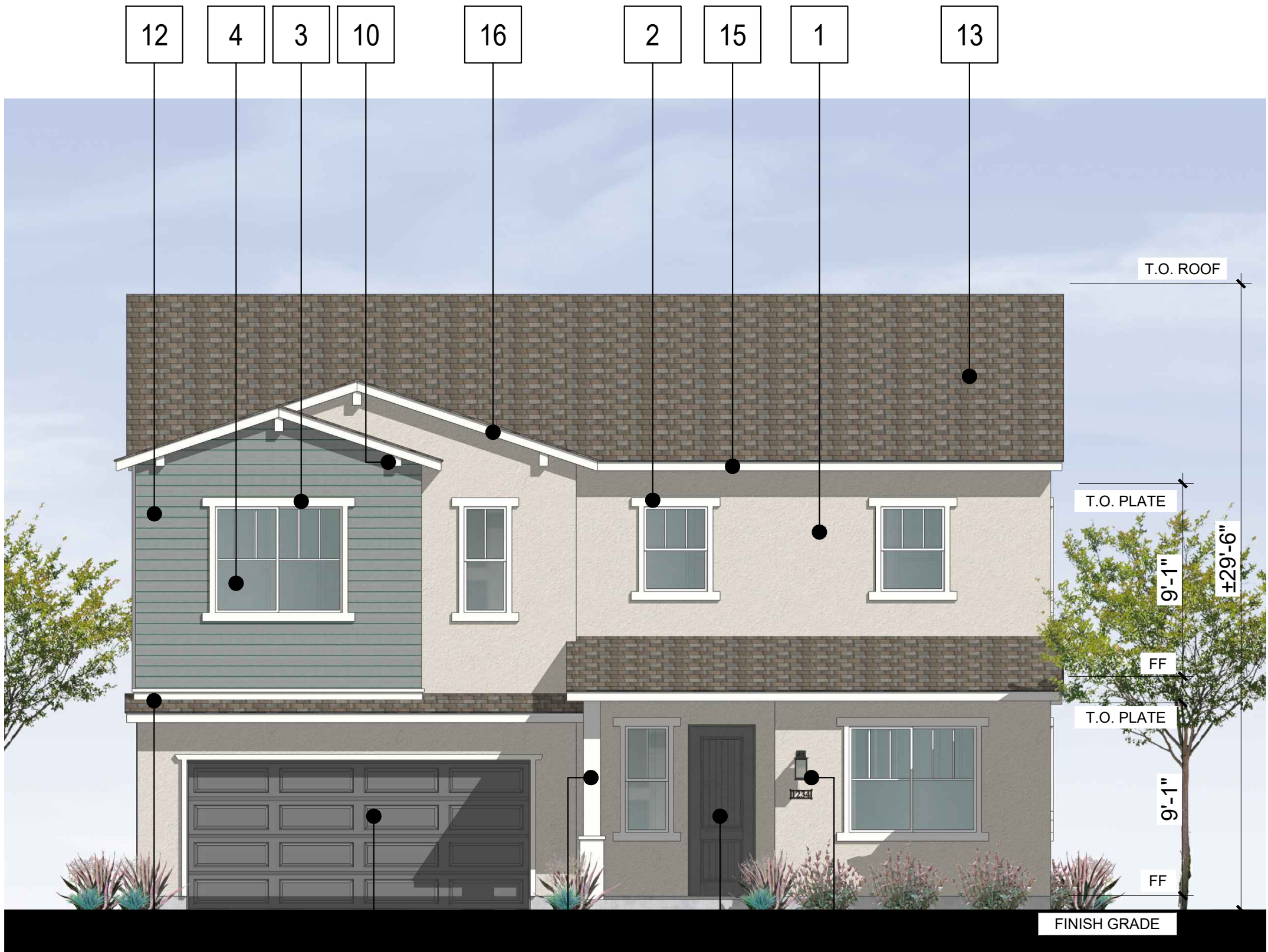
4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



11 2-Left Elevation



11 7 14 5 6 1-Front Elevation

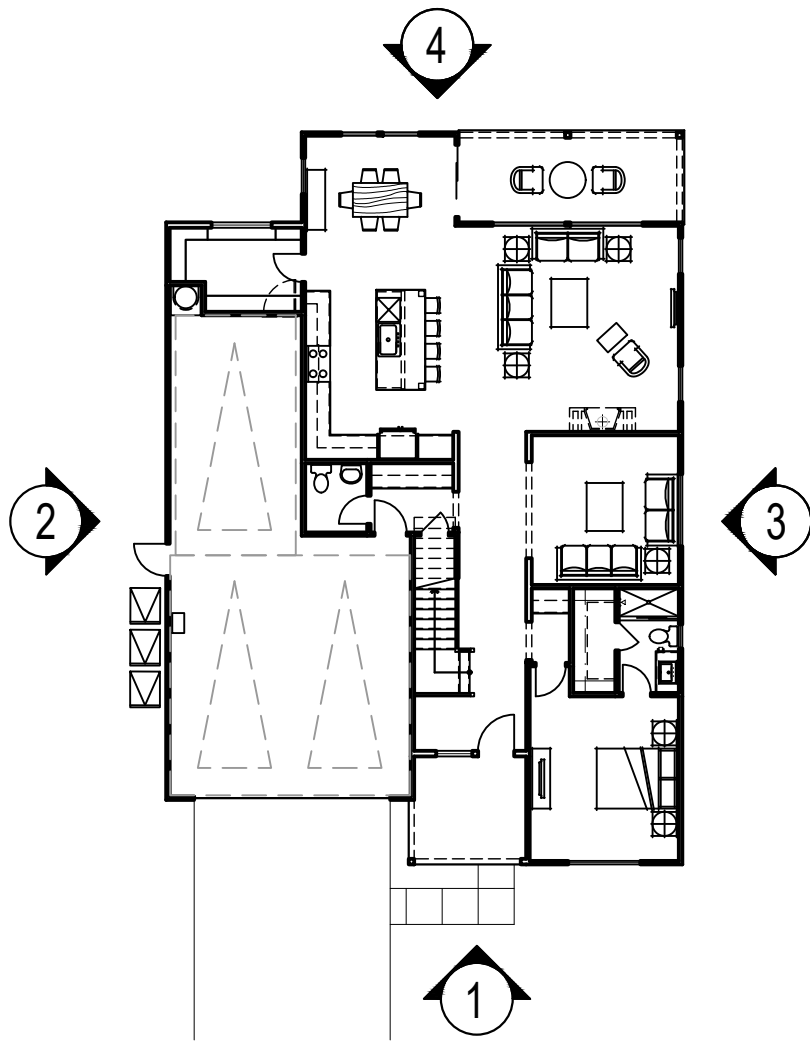
- MATERIAL LEGEND - CRAFTSMAN
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8 3-Right Elevation



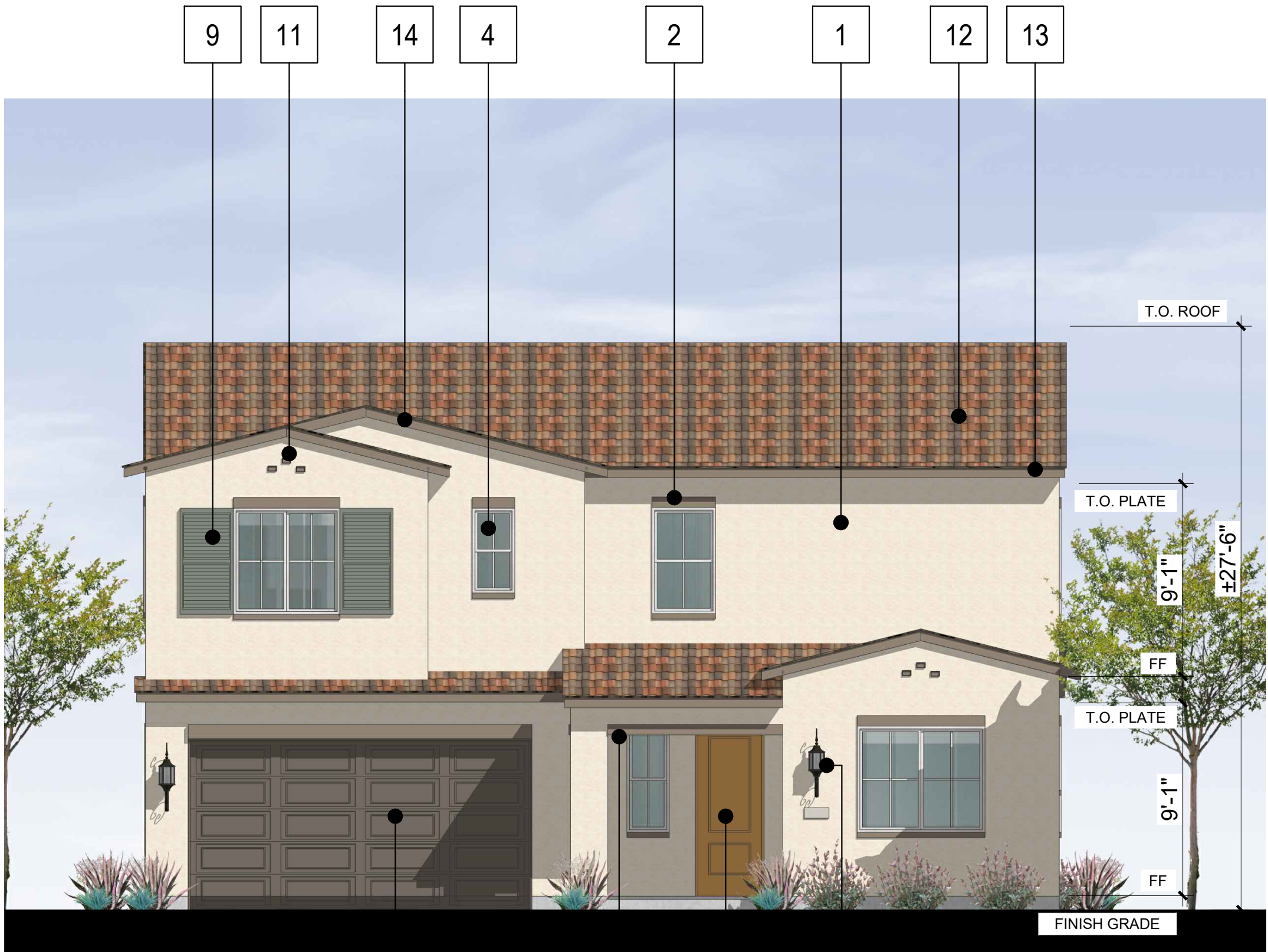
4-Rear Elevation



KEY SITE PLAN: 1/16" = 1'-0"



2-Left Elevation



1-Front Elevation

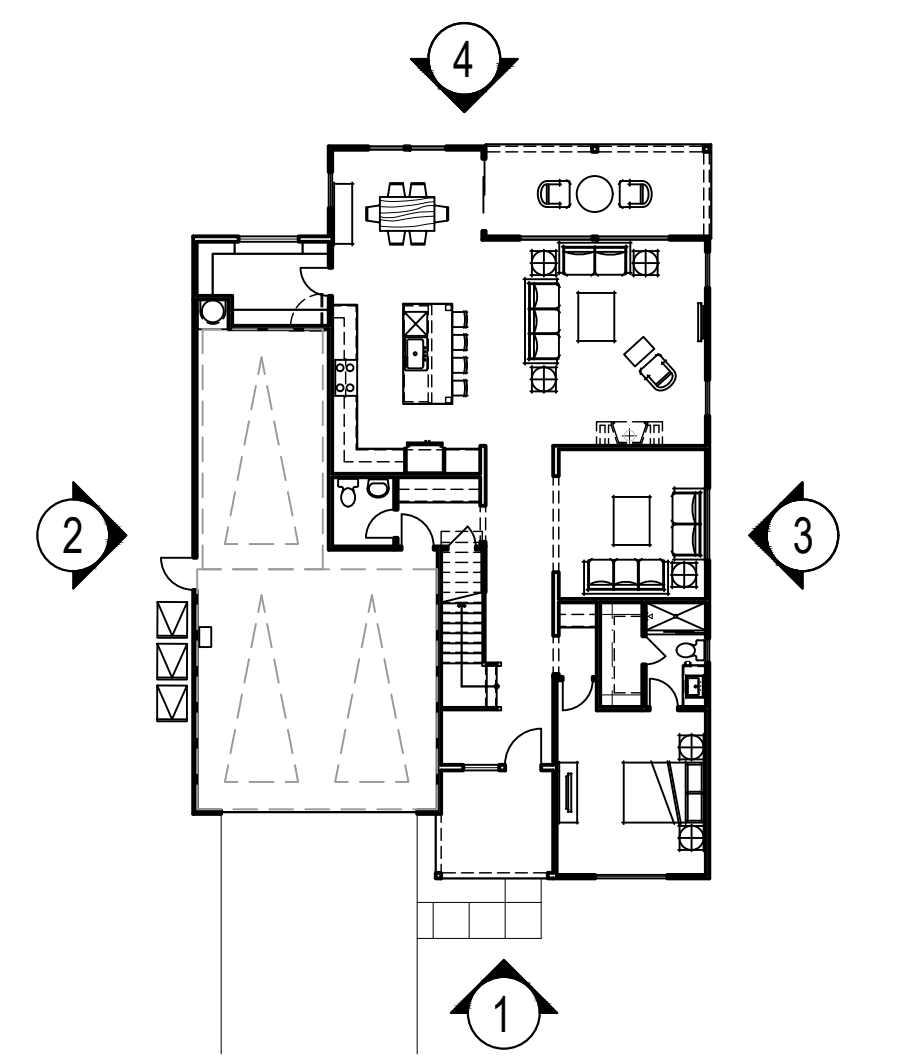
- MATERIAL LEGEND - MONTEREY
- 1 STUCCO, LIGHT SAND FINISH
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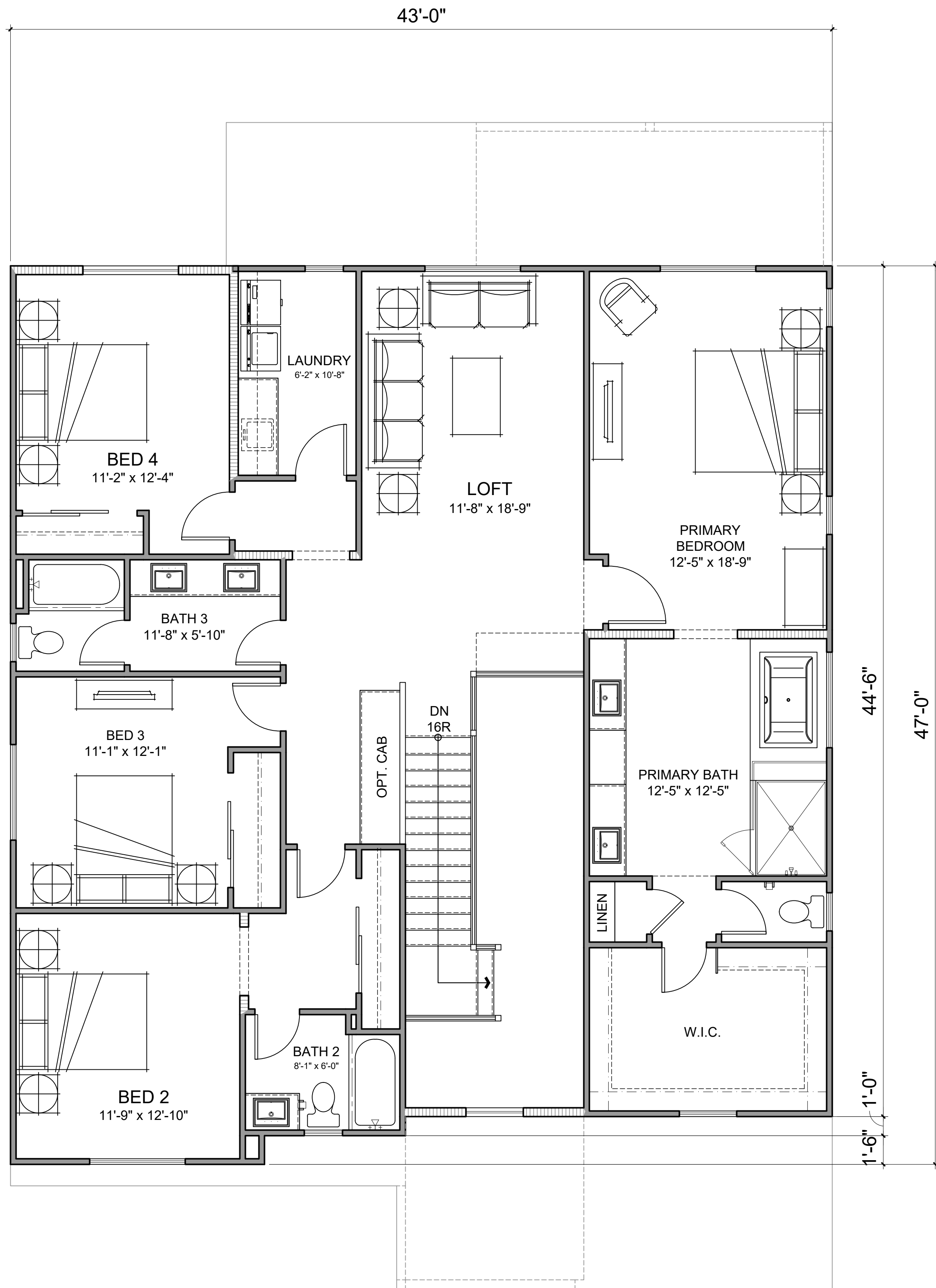
3-Right Elevation



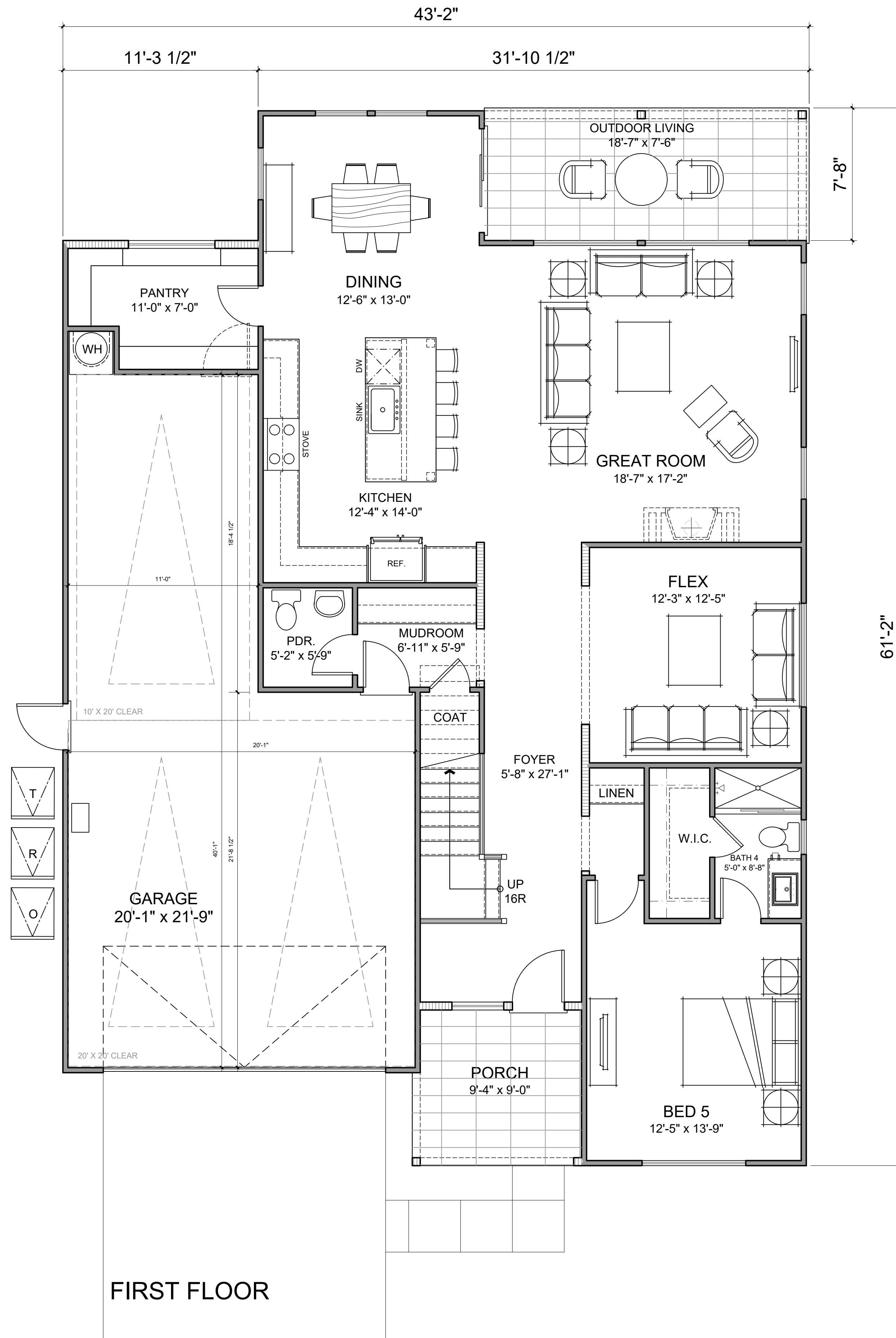
4-Rear Elevation



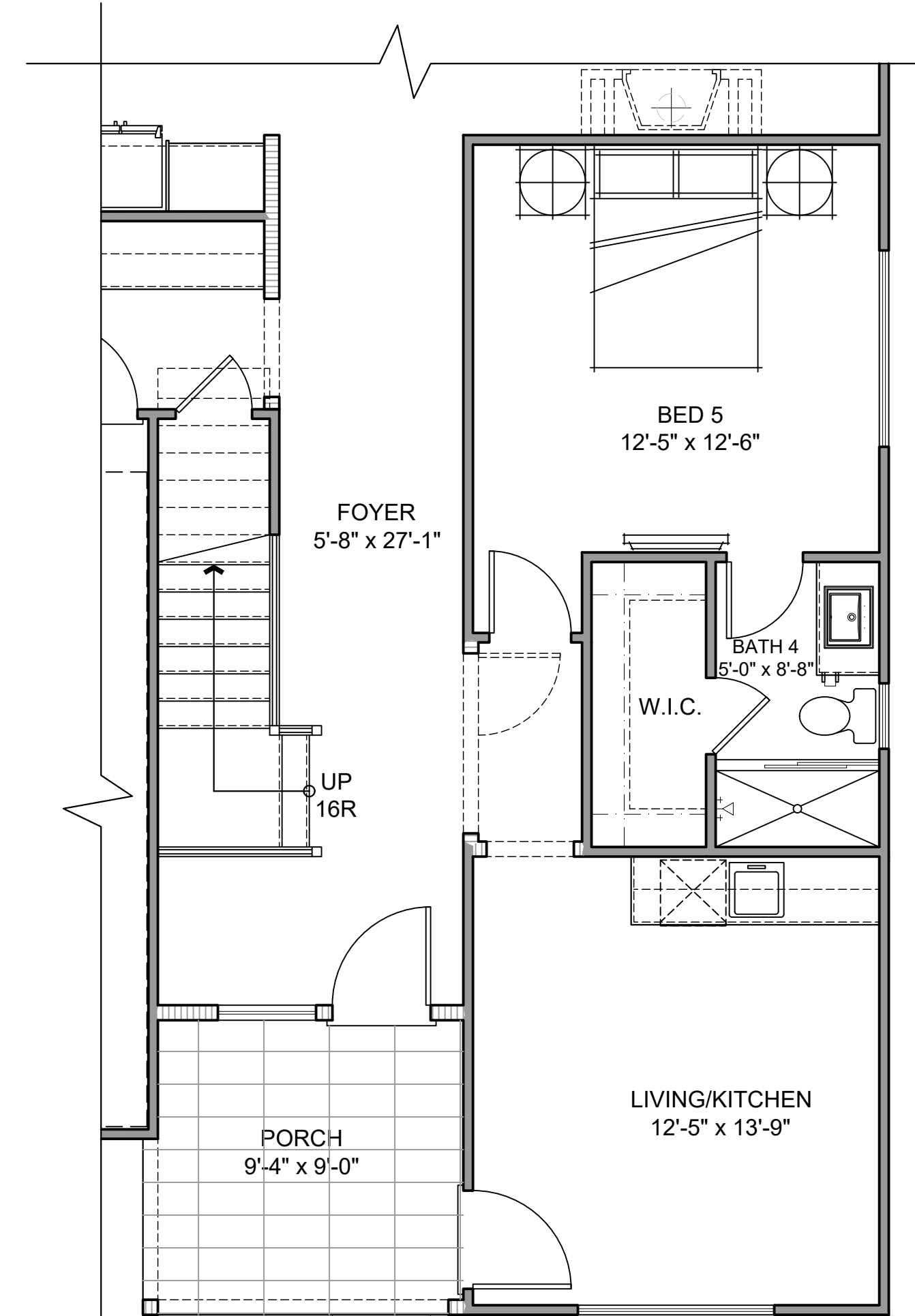
KEY SITE PLAN: 1/16" = 1'-0"



SECOND FLOOR



FIRST FLOOR



JADU OPTION

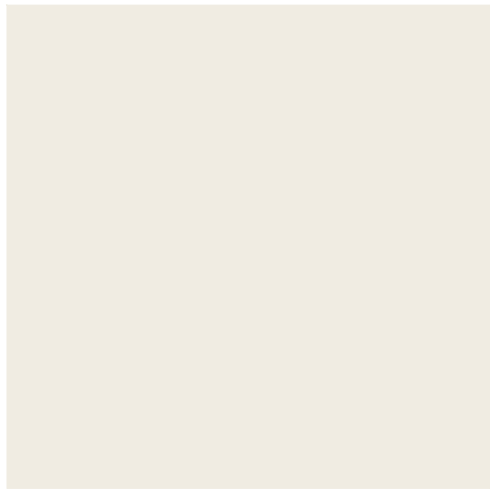
PLAN 3
5 BED + LOFT + FLEX, 4 BATH

	NET SQ. FT.	GROSS SQ. FT.
1ST FLOOR	1497 SQ. FT.	1538 SQ. FT.
2ND FLOOR	1836 SQ. FT.	1898 SQ. FT.
TOTAL LIVING	3334 SQ. FT.	3436 SQ. FT.

SPANISH

COLOR SCHEME 1

A



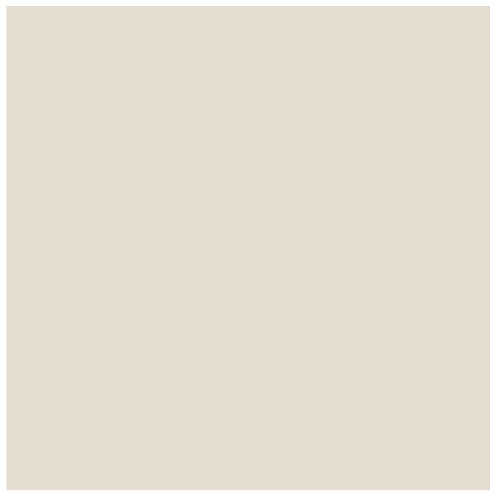
STUCCO BODY, CORBELS, EAVE
SW 7551 GREEK VILLA

B



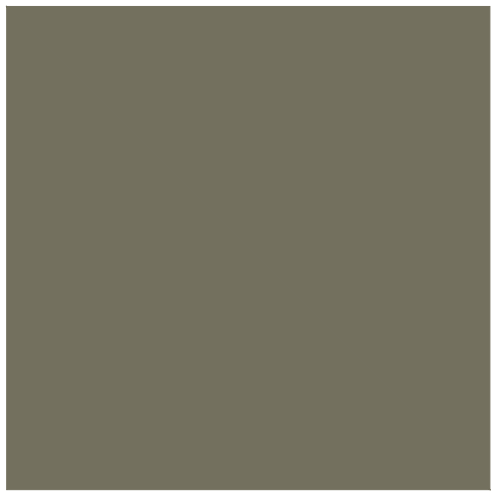
WINDOW TRIM, GABLE END DETAILS
SW 7020 BLACK FOX

C



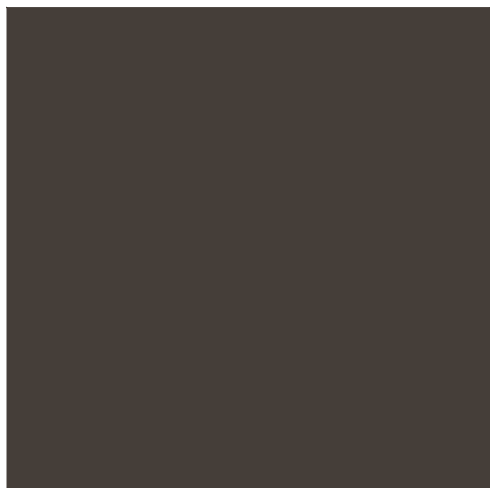
STUCCO O/ FOAM TRIM
SW 7637 OYSTER WHITE

D



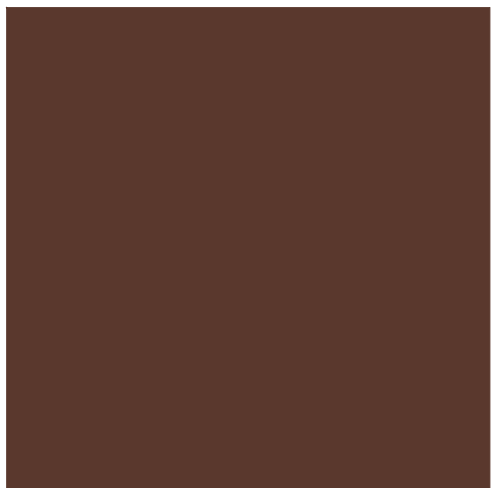
ENTRY DOOR
SW 2851 SAGE GREEN LIGHT

E



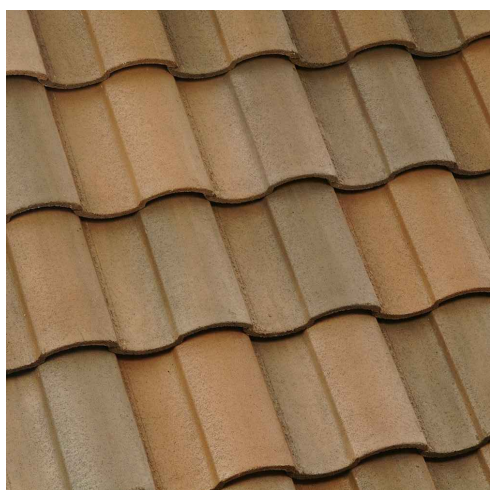
GARAGE DOOR
SW 9605 CLOVE

F



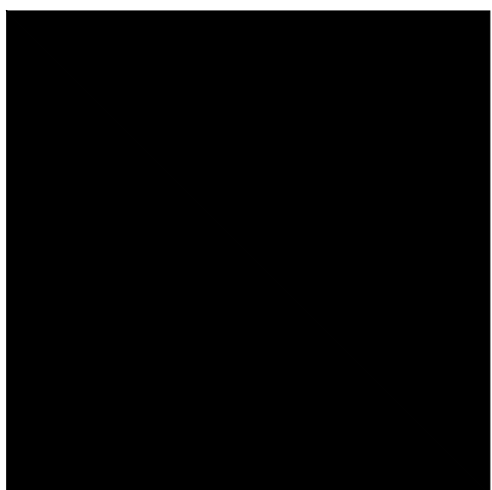
DECORATIVE SHUTTERS
SW 6048 TERRA BRUN

G



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
3605 SAN BENITO BLEND

H



WINDOW
BLACK

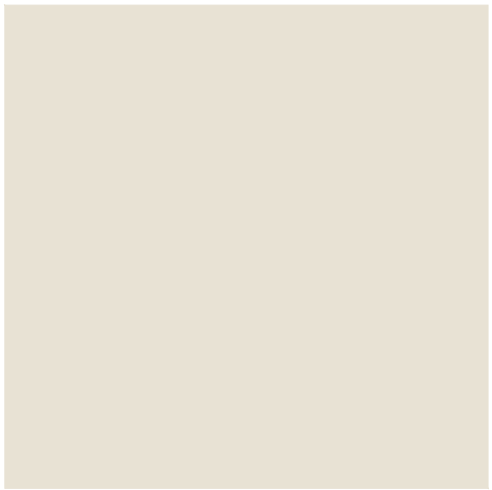
COLOR SCHEME 2

A



STUCCO BODY, CORBELS, EAVE
SW 7544 FENLAND

B



WINDOW TRIM, GABLE END DETAILS
SW 6154 NACRE

C



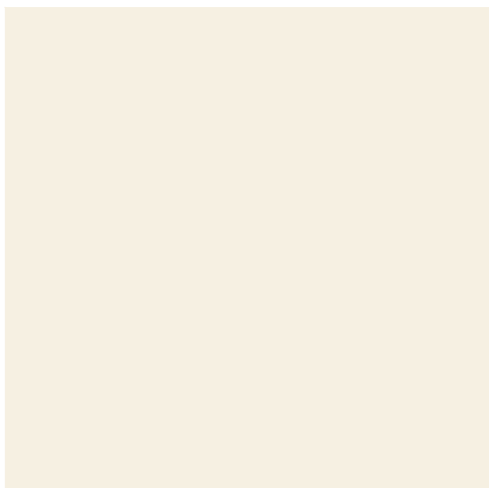
STUCCO O/ FOAM TRIM
SW 6158 SAWDUST

D



ENTRY DOOR
SW 9140 BLUSTERY SKY

E



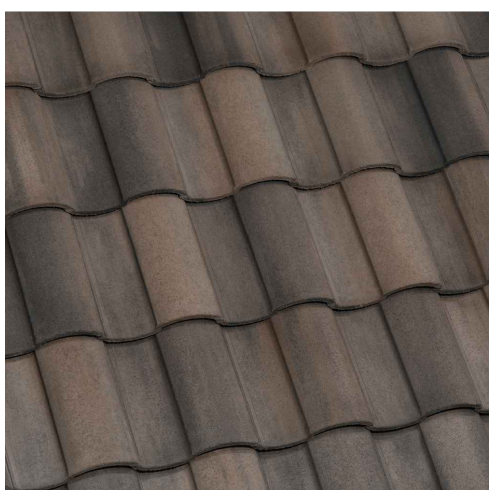
GARAGE DOOR
SW 7562 ROMAN COLUMN

F



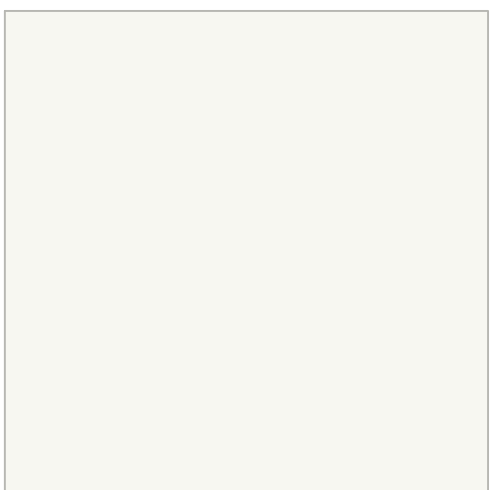
DECORATIVE SHUTTERS
SW 9099 SADDLE UP

G



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
SMC 8401 SAN MIGUEL BLEND

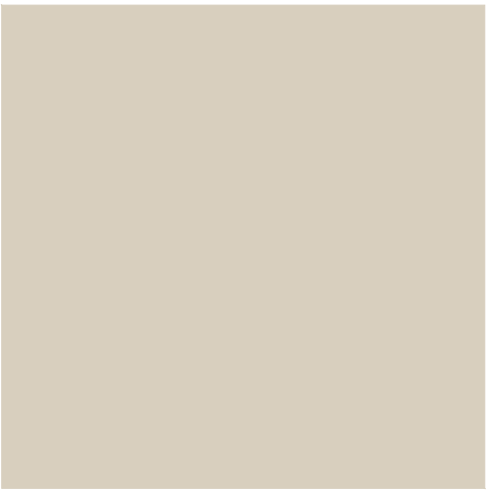
H



WINDOW
WHITE

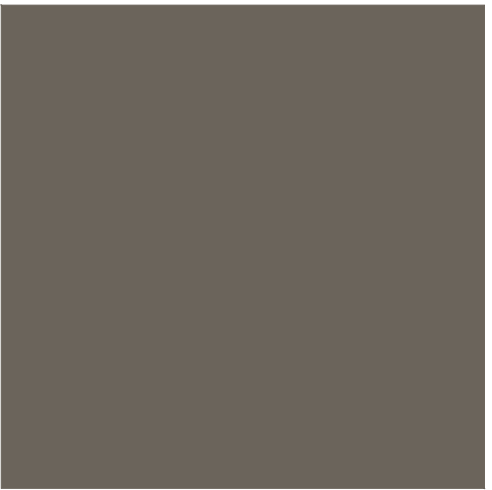
COLOR SCHEME 3

A



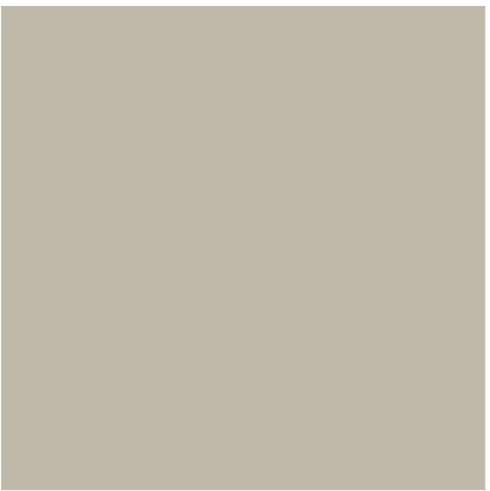
STUCCO BODY, CORBELS, EAVE
SW 7541 GRECIAN IVORY

B



WINDOW TRIM, GABLE END DETAILS
SW 7047 PORPOISE

C



STUCCO O/ FOAM TRIM
SW 7638 JOGGING PATH

D



ENTRY DOOR
SW 6104 KAFFEE

E



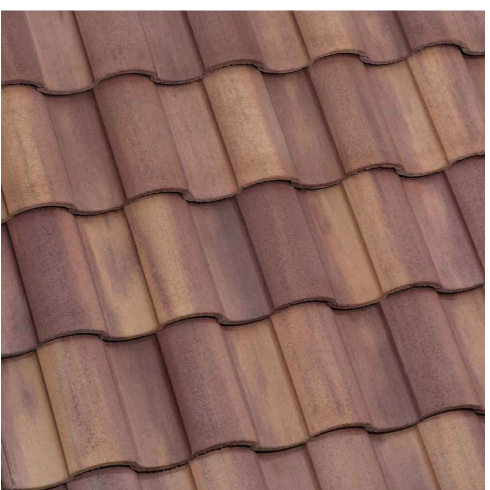
GARAGE DOOR
SW 6104 KAFFEE

F



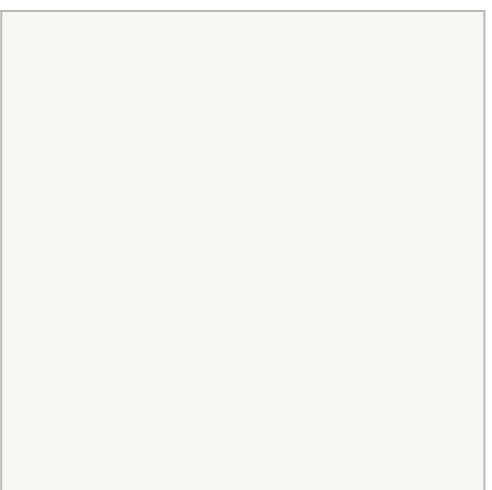
DECORATIVE SHUTTERS
SW 9655 MOUNTAIN PASS

G



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
SMC 8816 SAN GABRIEL BLEND

H

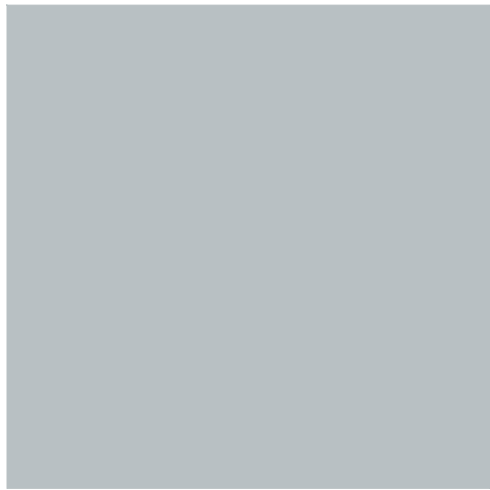


WINDOW
WHITE

CRAFTSMAN

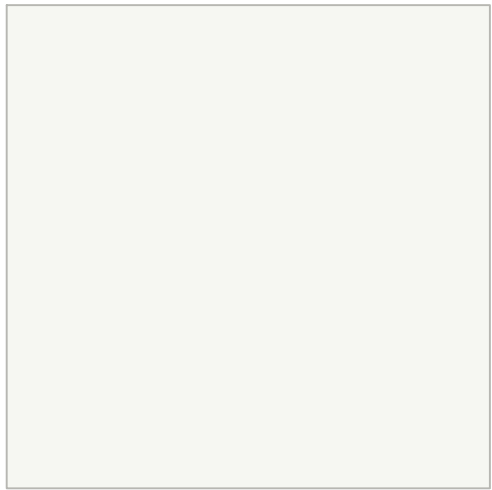
COLOR SCHEME 1

A



STUCCO BODY
SW 6247 KRYPTON

B



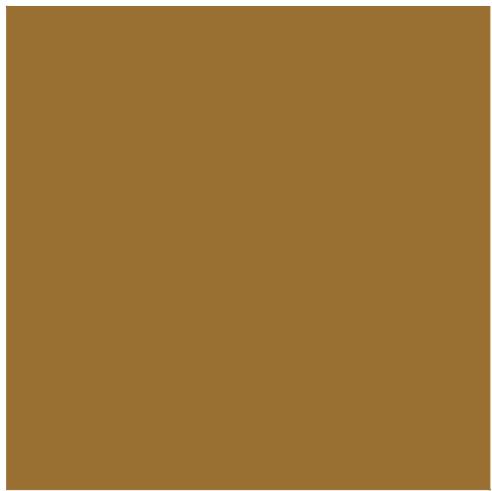
WINDOW TRIM,
CORBELS, FASCIA, BARGE BOARD, COLUMNS
SW 9500 ULTRAWHITE

C



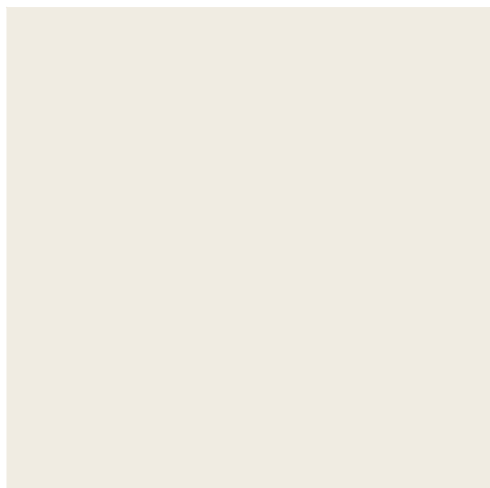
HOIRZONTAL SIDING
JAMESHARDIE, HARDIE PLANK
CEDARMILL - SW 6385 DOVER WHITE

D



ENTRY DOOR
SW 6398 SCONCE GOLD

E



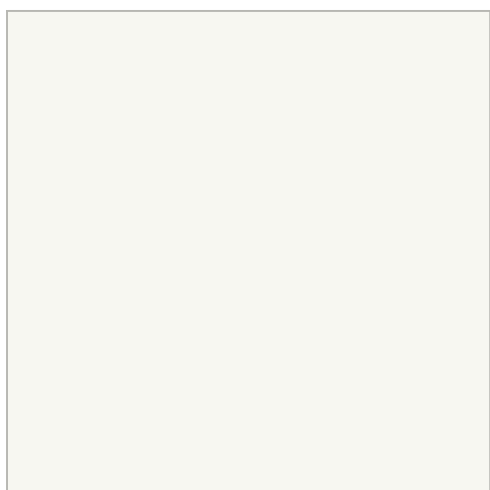
GARAGE DOOR
SW 7551 GREEK VILLA

F



CLAY TILE ROOF
EAGLE ROOFING, BEL AIR
4697 SLATE RANGE

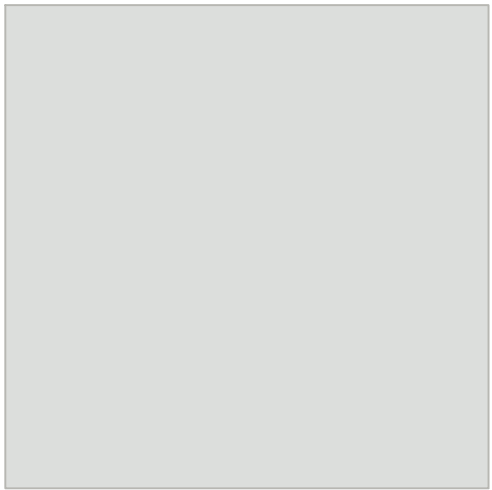
G



WINDOW
WHITE

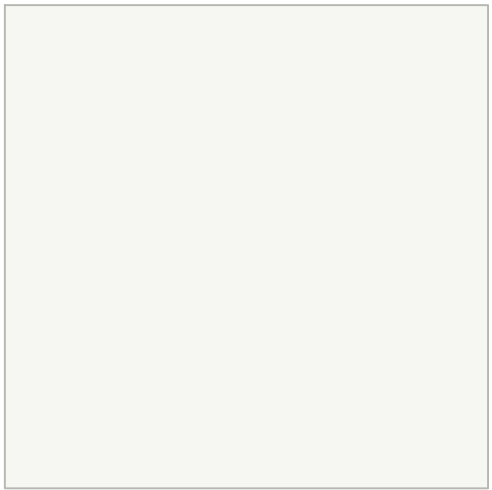
COLOR SCHEME 2

A



STUCCO BODY
SW 7070 SITE WHITE

B



WINDOW TRIMS (STUCCO & FIBER CEMENT),
CORBELS, FASCIA, BARGE BOARD, COLUMNS
SW 9500 ULTRAWHITE

C



HOIRZONTAL SIDING
JAMESHARDIE, HARDIE PLANK
CEDARMILL - SW 2849 WESTCHESTER GRAY

D



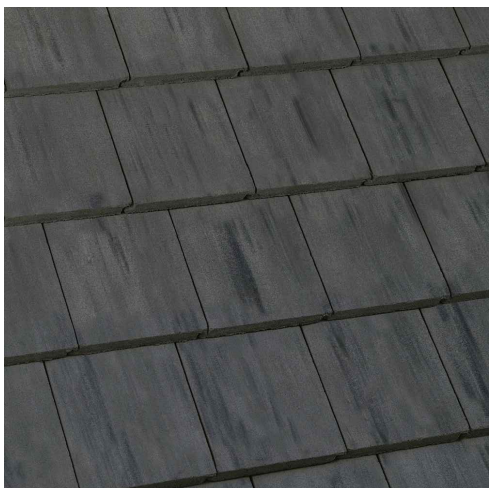
ENTRY DOOR
SW 9140 BLUSTERY SKY

E



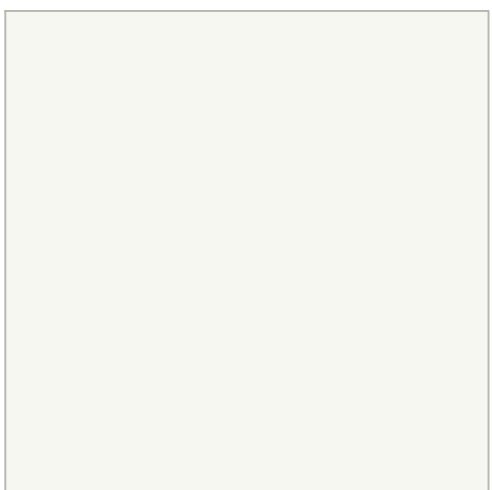
GARAGE DOOR
SW 6005 FOLKSTONE

F



CLAY TILE ROOF
EAGLE ROOFING, BEL AIR
295 DARK CHARCOAL

G



WINDOW
WHITE

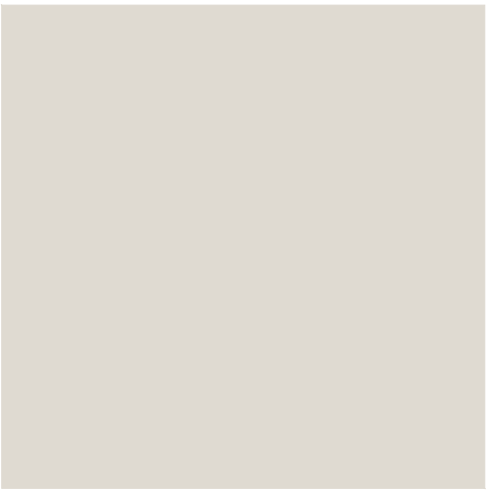
F



DECORATIVE SHUTTERS
SW 9660 TARRAGON

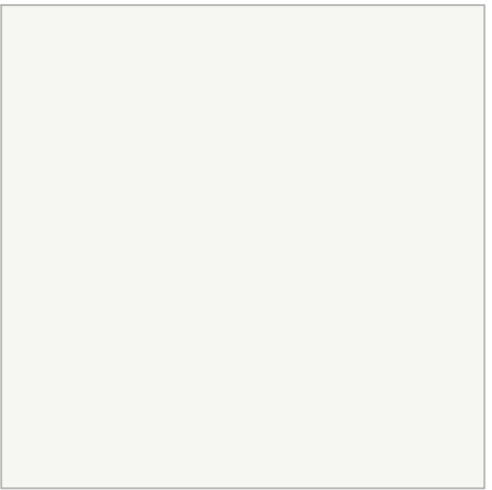
COLOR SCHEME 3

A



STUCCO BODY
SW 7631 CITY LOFT

B



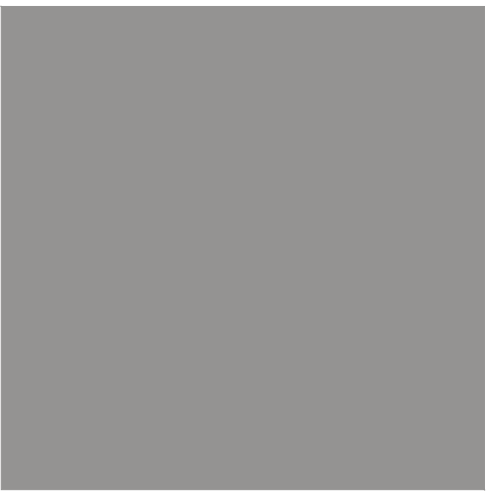
WINDOW TRIMS (STUCCO & FIBER CEMENT),
CORBELS, FASCIA, BARGE BOARD, COLUMNS
SW 9500 ULTRAWHITE

C



HOIRZONTAL SIDING
JAMESHARDIE, HARDIE PLANK
CEDARMILL - SW 7621 SILVERMIST

D



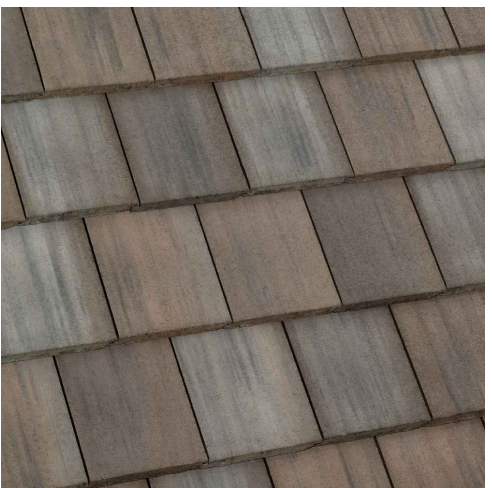
ENTRY DOOR
SW 7670 GRAY SHINGLE

E



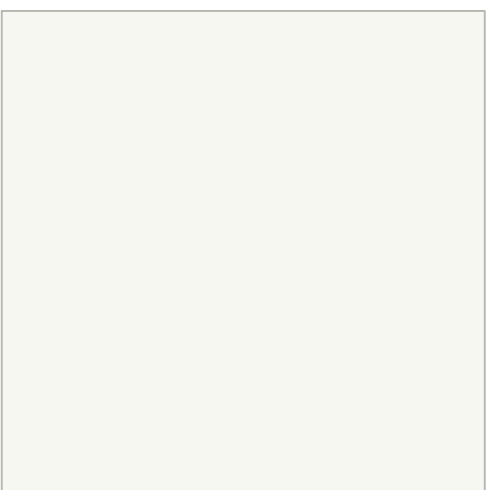
GARAGE DOOR
SW 7670 GRAY SHINGLE

F



CLAY TILE ROOF
EAGLE ROOFING, BEL AIR
4810 AVONDALE BLEND

G



WINDOW
WHITE

MONTEREY

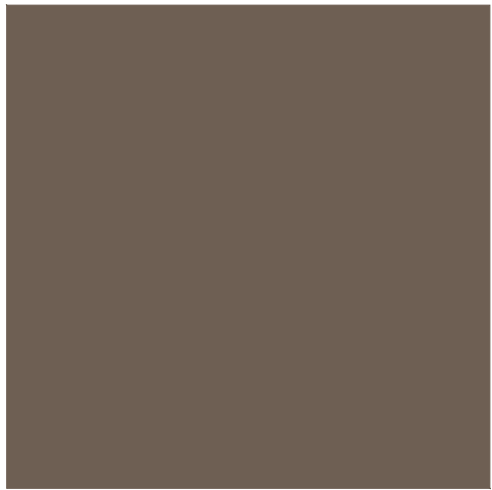
COLOR SCHEME 1

A



STUCCO BODY
SW 6148 WOOL SKEIN

B



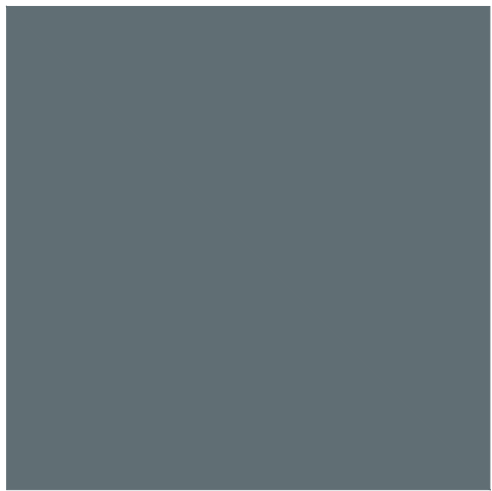
WINDOW TRIM, GABLE END DETAILS,
CORBELS, POSTS, TRIM, FASCIA, BARGE BOARD
SW 7515 HOMESTEAD BROWN

C



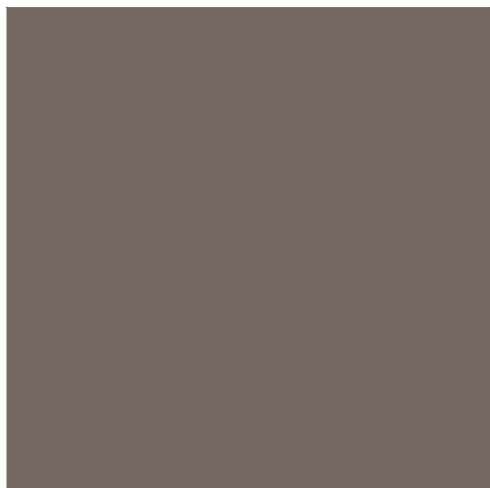
DECORATIVE SHUTTERS
SW 7591 RED BARN

D



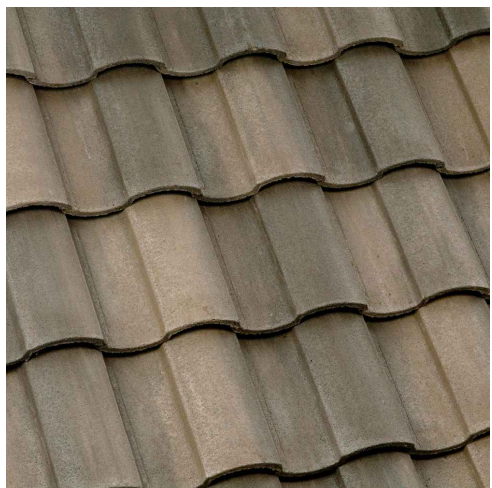
ENTRY DOOR
SW 7624 SLATE TILE

E



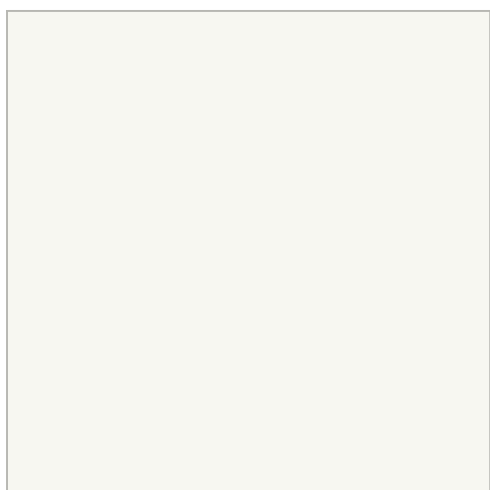
GARAGE DOOR
SW 6075 GARRET GRAY

F



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
3687 BROWN GRAY RANGE

G



WINDOW
WHITE

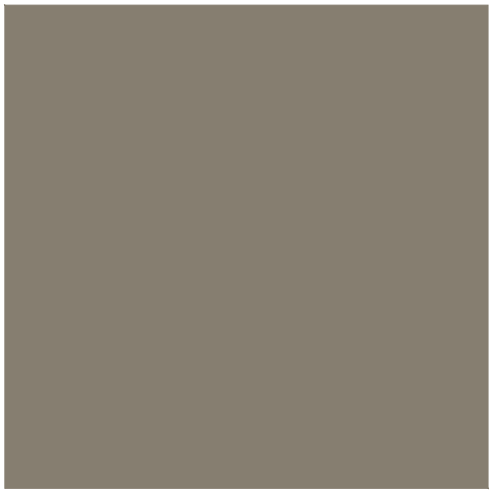
COLOR SCHEME 2

A



STUCCO BODY
SW 9592 ILLUSION

B



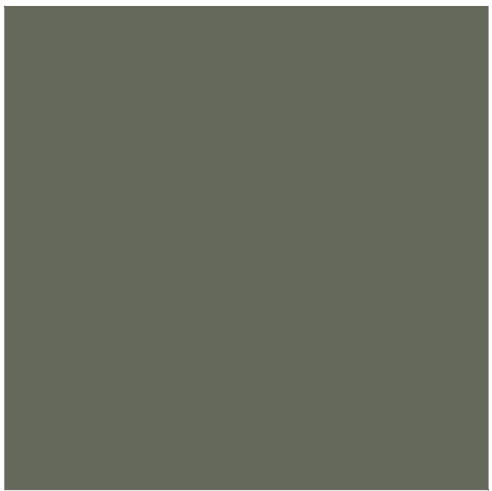
WINDOW TRIM, GABLE END DETAILS,
CORBELS, POSTS, TRIM, FASCIA, BARGE BOARD
SW 7053 ADAPTIVE SHADE

C



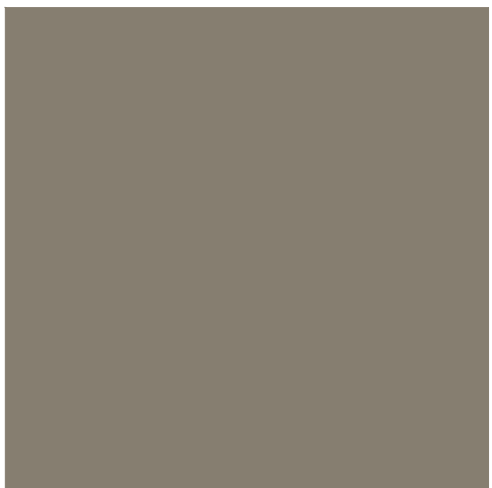
DECORATIVE SHUTTERS
SW 6263 EXCLUSIVE PLUM

D



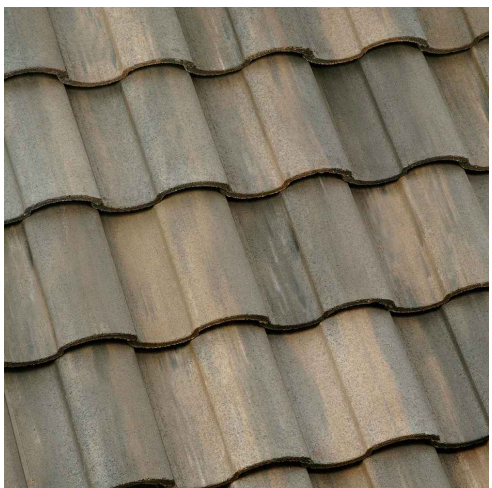
ENTRY DOOR
SW 6187 ROSEMARY

E



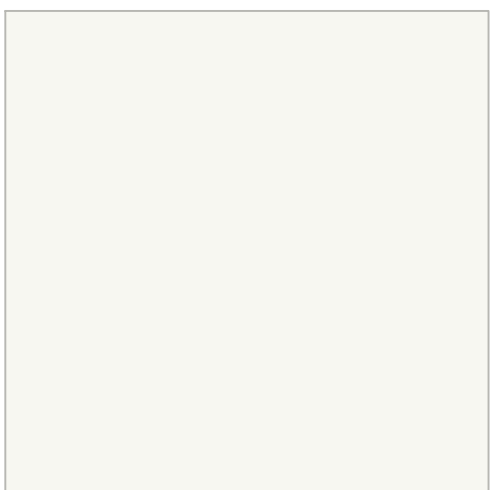
GARAGE DOOR
SW 7053 ADAPTIVE SHADE

F



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
3602 CONCORD BLEND

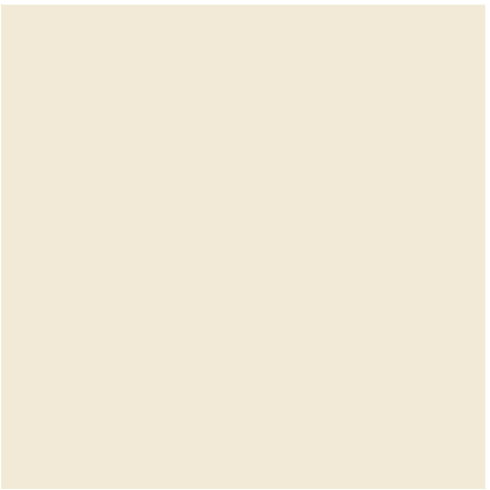
G



WINDOW
WHITE

COLOR SCHEME 3

A



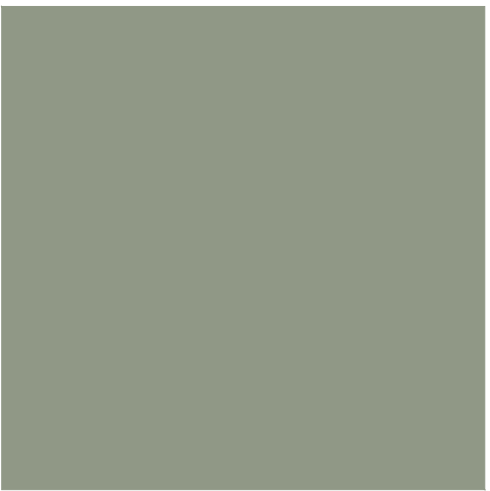
STUCCO BODY
SW 7558 MEDICI IVORY

B



WINDOW TRIM, GABLE END DETAILS,
CORBELS, POSTS, TRIM, FASCIA, BARGE BOARD
SW 9117 URBAN JUNGLE

C



DECORATIVE SHUTTERS
SW 9129 JADE DRAGON

D



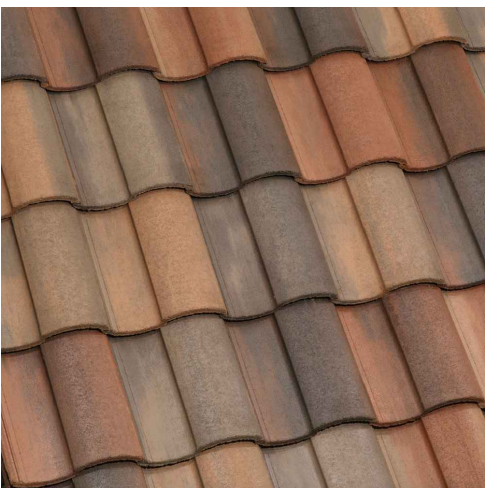
ENTRY DOOR
SW 6668 SUNRISE

E



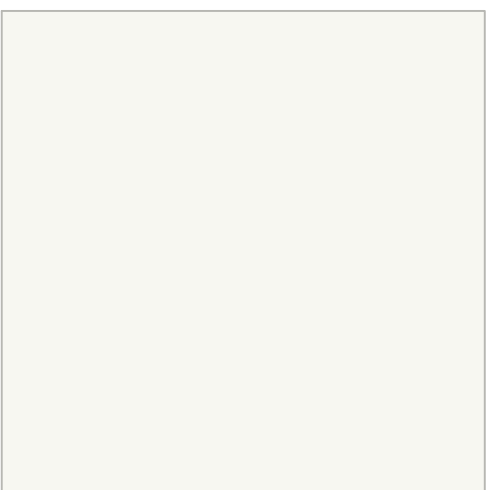
GARAGE DOOR
SW 9598 SOLITARY SLATE

F



S-TILE ROOF
EAGLE ROOFING, CAPISTRANO
3816 SAN RAMON RANGE

G



WINDOW
WHITE