



AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, APRIL 4, 2016
2:30 P.M.
CITY HALL 2ND FLOOR CONFERENCE ROOM
300 E. BRANCH STREET, ARROYO GRANDE

1. CALL TO ORDER

2. ROLL CALL

3. FLAG SALUTE:

4. COMMUNITY COMMENTS AND SUGGESTIONS:

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions. Comments should be limited to those matters that are within the jurisdiction of the Architectural Review Committee (ARC). The Brown Act restricts the ARC from taking formal action on matters not scheduled on the agenda.

5. APPROVAL OF MINUTES:

5.a. APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the March 21, 2016 meeting.

Documents: [Draft MINUTES 3-21-16.pdf](#)

6. PROJECTS:

Members of the public may speak on any of the following items when recognized by the Chair.

6.a. CONSIDERATION OF ADMINISTRATIVE SIGN PROGRAM 16-001; NEW SIGNAGE FOR AN EXPANDING BUSINESS; LOCATION – 303 EAST BRANCH STREET; APPLICANT – FRANK SCHIRO; REPRESENTATIVE – SOUTHPAW SIGN CO.

Recommended Action: It is recommended that the Architectural Review Committee review the proposed signage and make a recommendation to the Community Development Director.

Documents: [ARC 06.a. ASP 16-001 303 East Branch Street.pdf](#)

6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) NEW MULTI-FAMILY RESIDENCES; LOCATION – 189 BRISCO ROAD; APPLICANT – EDWARD SHAPIRO; REPRESENTATIVE – GREG SOTO

Recommended Action: It is recommended the Architectural Review Committee review the proposed project and make a recommendation to the Planning Commission.

Documents: [ARC 06.b. TPM 15-002 PUD 15-002 189 Brisco Road.pdf](#)

7. DISCUSSION ITEMS:

8. COMMITTEE COMMUNICATIONS:

Correspondence/Comments as presented by the Architectural Review Committee.

9. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by City staff.

10. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Architectural Review Committee within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 East Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

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ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MARCH 21, 2016 CITY HALL SECOND FLOOR CONFERENCE ROOM, 300 EAST BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

Chair Hoag called the Regular Architectural Review Committee meeting to order at 3:31 p.m.

2. ROLL CALL

ARC Members: Committee Members Warren Hoag, Michael Peachey, Mary Hertel, and John Rubatzky were present. Bruce Berlin was absent

City Staff Present: Associate Planner Matt Downing and Administrative Intern Patrick Holub were present.

3. FLAG SALUTE

Mary Hertel led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Mary Hertel made a motion, seconded by John Rubatzky, to approve the minutes of March 7, 2016 as submitted.

The motion passed on a 4-0-1 voice vote with Bruce Berlin absent.

6. PROJECTS

6.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-009; CONSTRUCTION OF AN APPROXIMATELY 7,200 SQUARE-FOOT WAREHOUSE RETAIL BUILDING; LOCATION - 995 EAST GRAND AVENUE; APPLICANT - KENT ALLEN; REPRESENTATIVE - MARK VASQUEZ, DESIGN GRAPHICS (Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

Chair Hoag called for a break at 4:00 p.m. The Committee reconvened at 4:02 p.m.

The Committee provided comments in support of the project.

Mary Hertel made a motion, seconded by Michael Peachey, to recommend approval of the project to the Planning Commission with the following concerns to be considered:

1. Review traffic patterns in the area;
2. Allow adjacent residents to have a chance to comment on the project; and
3. Investigate the idea of fencing off the south east side of the building in order to restrict access to the rear of the building

The motion carried on a 4-0-1 voice vote with Bruce Berlin absent.

6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE – FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS (Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments in support of the project.

John Rubatzky made a motion, seconded by Mary Hertel, to recommend approval of the project as submitted to the Planning Commission.

The motion carried on a 4-0-1 voice vote, with Bruce Berlin absent.

6.c. CONSIDERATION OF DESIGN REVIEW 16-001; CONSTRUCTION OF ONE (1) NEW TWO-STORY RESIDENCE; LOCATION – 312 MYRTLE DRIVE; APPLICANT –HUASNA DEVELOPMENT COMPANY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS (Holub)

Administrative Intern Holub presented the project.

Administrative Intern Holub responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments in support of the project.

Mary Hertel made a motion, seconded by John Rubatzky, to allow the meeting to continue past 5:00 p.m. per the ARC bylaws. The motion carried on a 4-0-1 voice vote with Bruce Berlin absent.

Chair Hoag called for a break at 5:03 p.m. The Committee reconvened at 5:05 p.m.

Michael Peachey made a motion, seconded by Mary Hertel, to approve the project as submitted with the following considerations:

1. Additional gable vent at the front elevation;
2. Reconsider use of Pyrus Calleryana in favor of another species from the Cherry Creek Street Tree List

The motion carried on 4-0-1 voice vote, with Bruce Berlin absent.

Michael Peachey left the meeting at 5:07 p.m.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

None.

9. STAFF COMMUNICATIONS

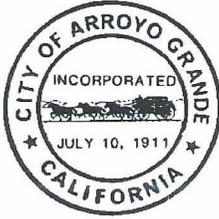
Associate Planner Downing updated the Committee on the Draft Housing Element scheduled for the March 22, 2016 City Council meeting. Associate Planner Downing updated the Committee on the Bridge Street Bridge and East Branch Streetscaping projects.

10. ADJOURNMENT

The meeting was adjourned at 5:11 p.m. to a meeting on April 4, 2016 at 2:30 p.m.

PATRICK HOLUB
ADMINISTRATIVE INTERN
(Approved at ARC Mtg -----)

WARREN HOAG, CHAIR



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, ^{MD}ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF ADMINISTRATIVE SIGN PROGRAM 16-001; NEW SIGNS FOR AN EXPANDING BUSINESS; LOCATION – 303 EAST BRANCH STREET; APPLICANT- FRANK SCHIRO, MASON BAR; REPRESENTATIVE – SEAN BEAUCHAMP, SOUTHPAW SIGN COMPANY

DATE: APRIL 4, 2016

RECOMMENDATION:

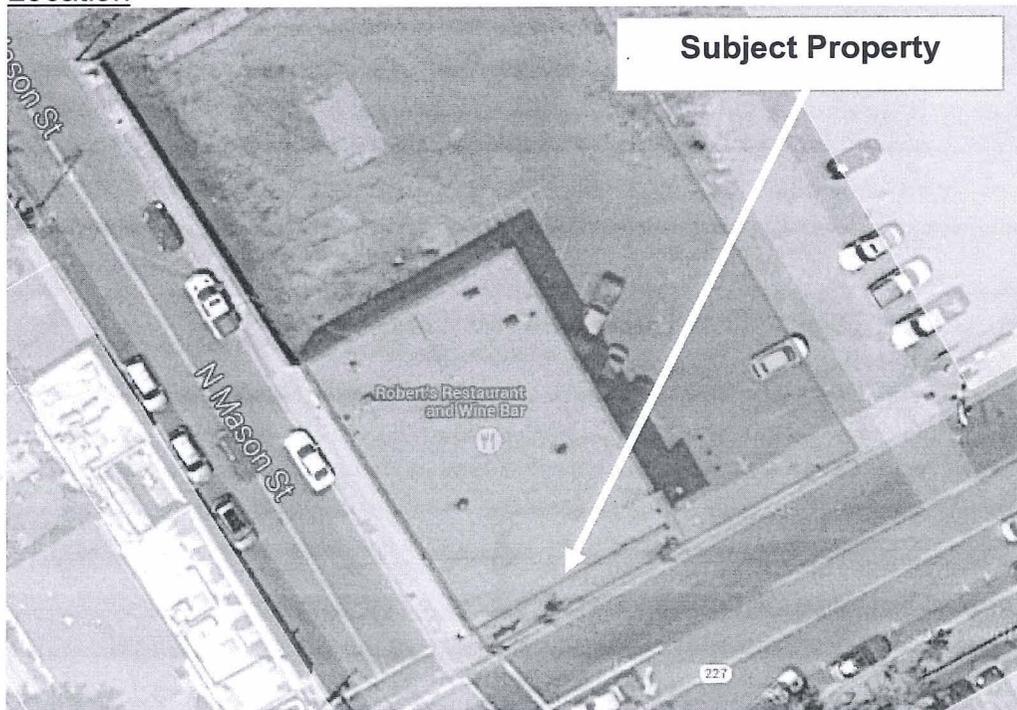
It is recommended that the Architectural Review Committee (ARC) review the proposed sign plans and make a recommendation to the Community Development Director.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



The subject property is zoned Village Core Downtown (VCD), is located in the D-2.4 Historic Overlay District, and requires review by the ARC for compliance with the *Design Guidelines and Standards for Historic Districts* (the "Design Guidelines"). Last year the ARC reviewed and recommended approval of a sign proposal when the business occupied the east half of the commercial structure (ASP 15-003). Since that time, the business has expanded and is the process of taking occupancy of the entire structure, with associated façade modifications being completed (ARCH 16-001).

Existing signage for the business totals 65 square feet and includes one (1) wall sign with exposed neon (58 square feet) and one (1) under canopy sign (7 square feet). The addition of the proposed signage brings total sign area for the business above 100 square feet and requires approval of an Administrative Sign Program in accordance with Arroyo Grande Municipal Code (AGMC) Subsection 16.60.020.C.2.

ANALYSIS OF ISSUES:

Project Description

Table 16.60.040-A, Section B.1 of the AGMC identifies allowed sign types, sizes and locations for the proposed signage. In total, the business is permitted to have four (4) total signs, including canopy/under-canopy signage and wall signs, due to now encompassing the Mason Street and East Branch Street frontages.

The applicant proposes one (1) new wall sign and proposes to add the second side of the existing wall sign on the blade for the expanded business – Mason Bar and Grill – located in the commercial building..

Proposed signage totals 75.1 square feet with the design of the signs as follows:

Sign A - Existing

Materials: Reclaimed barn wood and zinc metal plating with cast clear glass mason jar
Colors: Background: Reclaimed barn wood
Main lettering: Cut through metal
Minor lettering and details: White
Tree branch detail: Black
Message: *Mason Bar*
Size: 32" x 32" (7.1 square feet)
Type: Under-canopy sign
Illumination: Internal LED halo illumination
Location: Below steel canopy above alcove for tenant entrance

Sign B - Existing

Materials: Reclaimed barn wood and metal plating
Colors: Background: Reclaimed barn wood
Main lettering: White with exposed clear gold neon tube over
Minor lettering: White
Message: *Mason Bar; Plates & Libations*
Size: 88" x 94" (51 square feet, excluding white space)

Type: Wall sign
Illumination: Exposed clear gold neon tube
Location: East side of building blade

Sign C - Proposed

Materials: Reclaimed barn wood and metal plating
Colors: Background: Reclaimed barn wood
Main lettering: White with exposed clear gold neon tube over
Minor lettering: White
Message: *Mason Bar and Grill; Plates & Libations; Southern Fixins*
Size: 46" x 196" (62 square feet)
Type: Wall sign
Illumination: Exposed clear gold neon tube
Location: East side of building blade

Sign D - Proposed

Materials: Reclaimed barn wood and metal plating
Colors: Background: Reclaimed barn wood
Main lettering: White with exposed clear gold neon tube over
Minor lettering: White
Message: *Mason Bar and Grill*
Size: 71" x 117" (51 square feet excluding white space)
Type: Wall sign
Illumination: Exposed clear gold neon tube
Location: West side of building blade

Total sign area is limited to 2 square feet of sign area for the first 25' of building frontage and 1.5 square-feet of sign area for the next 75' of building frontage, and 0.5 square feet for each foot thereafter. With a building frontage of 140' (60' on East Branch Street, 80' on Mason Street), total sign area allowed is 182.5 square-feet. Including existing signage the applicant is proposing 127 square-feet of sign area, which is acceptable.

The wall signs located on the blade count as one (1) sign and their sign area is calculated by including only one (1) side, in accordance with AGMC Subsections 16.60.030.A.2.b and 16.60.030.B.1.e, respectively. When the previous restaurant vacated the west tenant space, the applicant installed a projecting sign in place of a previously approved sign. This sign is considered nonconforming, as projecting signs are not permitted for businesses with the number of wall sign and under-canopy signs the applicant is proposing. This sign will be required to be removed in accordance with AGMC Subsection 16.60.070.D.2.a.

Sign Illumination

Similar to the existing wall sign on the blade, the applicant is proposing to utilize clear gold neon tubing over the "Mason Bar" lettering on the sign. The Design Guidelines allow for sign illumination by neon tubing so long as the signs approximate the appearance of historic neon, as recommended by the ARC. The AGMC also limits the use of neon tubing as a sign material to the extent that it composes twenty percent

(20%) or less of the total allowable sign surface area. The applicant is proposing approximately 51.4 square feet of neon sign area, which equals twenty-eight percent (28%) of the allowed sign area. While sign area for Sign D does not count against total allowable signage, the Municipal Code is silent as to whether or not the amount of neon should be used to calculate the total percentage. Not including Sign D, the total amount of neon being uses is 31.5 square feet, which equals seventeen percent (17%) of total allowable sign area. A recommendation from the ARC on this topic is requested.

ATTACHMENTS:

1. Excerpt from D-2.4 Guidelines (Signage)
2. Sign Plans

Signs, Awnings and Rear Entries



SIGNS

General

1. Signs shall meet all requirements of the Development Code, and the provisions of these Guidelines and Standards for the district in which it is located. If a conflict arises between the Development Code and these Guidelines and Standards, the most restrictive requirements shall apply.
2. All signs, except Community Development Director approved window signs, shall be subject to review by the Architectural Review Committee (ARC).
3. Signs shall be oriented to pedestrians and slow moving vehicle traffic. This means that signs shall be smaller and on more of a human scale than signs in other commercial districts.



4. Painted wall signs are not appropriate on facades of unpainted brick or stone. Signs painted directly on unpainted or unfinished walls are not appropriate for the Village Core Downtown and Mixed Use districts. Wall signs painted on finished wood and/or painted brick, stone or stucco surfaces are allowed subject to ARC recommendation. Removing or altering painted signs can cause damage to the surface material.



Size

1. Signs shall not completely cover kick plates or window transoms.
2. All signage is included in the sign area allowed in the Development Code. This includes window and awning signs, logos and graphic representations that identify the business, product sold, or service offered.
3. Window signs shall not exceed twenty percent (20%) of the window area in which they appear.
4. Sign materials and lettering styles shall be consistent with the historic period.

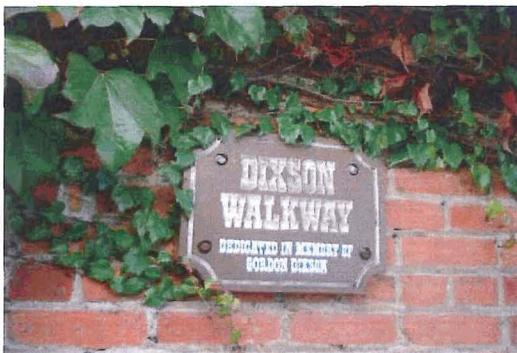
Location

1. Signs shall be located in relation to the bays on the façade. Signs shall not

obscure architectural features of the building.



2. Wall signs shall be located near the entry to the building to better relate to pedestrian traffic.
3. Window and door signs shall be applied where they will not obstruct visibility.
4. Signs on awnings or canopies shall be placed where pedestrians can see them. Under-canopy signs are encouraged in the Village Core Downtown District to enhance pedestrian orientation, and shall be counted as part of the total allowable sign area.



Materials

1. Signs shall be built of wood, metal or other materials that simulate the appearance of wood or metal.
2. The use of wood-simulating recycled plastic material is subject to Architectural Review Committee (ARC) approval.
3. High gloss, shiny or reflective surfaces may be used as accents, but shall not be used as the predominant sign material.
4. Signs may use raised images or painted images in their design.
5. Sign materials shall complement the building material, and shall be in keeping with the historic character of the Village.
6. Signs painted on a signboard or other thin material shall be framed on all sides to provide depth and a finished look to the sign. Sign frames shall include carved or routed details or otherwise be designed to complement the architectural design of the building or district.
7. Interior lit and metal canister, plastic and vacuum-formed letters or sign faces are not permitted unless specifically recommended by the Architectural Review Committee (ARC).

Colors

1. Sign colors shall complement the building color scheme.
2. Bright, intense colors are inappropriate including the use of fluorescent, "neon" or "day-glo" colors on signs.
3. All applications for sign permits shall include a sample of the intended color palette.

Sign Illumination

1. Signs may be externally illuminated with incandescent lights, or other lighting that does not produce glare and is designed to conserve energy.
2. Wall, canopy, or projecting signs may be illuminated from concealed sources or exposed ornamental fixtures that complement the building's architecture.
3. Window signs and window displays may be illuminated from concealed sources.
4. Neon tubing signs that approximate the appearance of historic neon are subject to approval of the Architectural Review Committee. All neon tubing shall be covered with transparent or translucent material to prevent rupture or shall be certified by the manufacturer for safety.

AWNINGS AND CANOPIES



1. Under-awning or under-canopy signs oriented to pedestrian traffic are encouraged as part of the overall signage in the Village Core Downtown and Mixed Use districts.
2. All graphics, logos, and signs contained on awnings or canopies shall be considered part of the total allowed sign area as defined in the Development Code.

3. Awning or canopy color and design should be compatible with that of the building on which it is attached and complement those of adjacent buildings, both in style and color.

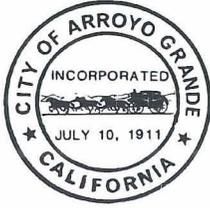


4. Canopies and awnings shall be consistent with the historic period in regard to size, shape, and materials. Aluminum, fiberglass and plastic awnings or canopies are not appropriate. The use of loose valances and traditional vintage-stripped awning material is encouraged. Canopies and awnings consisting of materials stretched taut over a rigid framework are not appropriate.

REAR ENTRIES



1. Rear entries are traditionally plain and unadorned. Common materials include brick, stone, boards and battens and wood siding, and these are acceptable for new construction or renovation.



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, ASSOCIATE PLANNER ^{MD}

SUBJECT: CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) NEW MULTI-FAMILY RESIDENCES; LOCATION – 189 BRISCO ROAD; APPLICANT – EDWARD SHAPIRO; REPRESENTATIVE – GREG SOTO

DATE: APRIL 4, 2016

RECOMMENDATION:

It is recommended the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Planning Commission.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



**ARCHITECTURAL REVIEW COMMITTEE
CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT
DEVELOPMENT 15-002
APRIL 4, 2016
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The subject property is a vacant lot located on Brisco Road, between El Camino Real and Linda Drive, and in the Multi-Family Apartment (MFA) zoning district. The subject property is currently entitled for the subdivision and development of seven (7) townhomes as part of a phased residential development (TTM 06-003 and PUD 06-003). Phase I is previously constructed at 185 and 187 Brisco Road while Phase III was a similar sized property at 184 Brisco Road. Since that entitlement, the project was placed on hold, with the phasing of the development being abandoned. The applicant purchased the property and is requesting a new entitlement for the subdivision and development of four (4) townhomes.

ANALYSIS OF ISSUES:

Project Description

The proposed project consists of subdividing an existing parcel of approximately 0.50 acres into four (4) lots ranging in size from approximately 4,000 square-feet to approximately 6,900 square feet. The lots would be developed with four (4) townhomes in an attached format. The townhomes would also range in size from approximately 2,015 square-feet to approximately 2,100 square-feet. Garage parking is provided for the residences, with guest parking being developed at the top of the site.

General Plan

The General Plan designates the subject property for High Density Residential land uses. Development of the proposed project meets Policies LU3-3, LU11-1 and LU11-3 of the General Plan Land Use Element, which state:

LU3-3: Accommodate the development of apartment buildings as well as condominium and townhouses in areas designated as Multiple-Family Residential – High Density (MFR-HD).

LU11-1: Require that new developments be at an appropriate density or intensity based upon compatibility with the majority of existing surrounding land uses.

LU11-3: Intensity of land use and area population shall be limited to that which can be supported by the area's resource base, as well as circulation and infrastructure systems.

Development Standards

The subject property is zoned Multi-Family Apartment (MFA). The primary purpose of the MFA district is to provide a broadened range of housing types for those not desiring detached dwellings on individual parcels, and with open space and recreational amenities not generally associated with typical suburban subdivisions. The MFA districts is also intended as an area for development of single-family attached and multi-family attached residential dwelling units. The design of the proposed project as a small lot single-family attached housing project is allowed in the MFA zoning district following

**ARCHITECTURAL REVIEW COMMITTEE
 CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT
 DEVELOPMENT 15-002
 APRIL 4, 2016
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approval of a Planned Unit Development. The development standards for the MFA district and the proposed project are identified in the following table:

Table 1: Site Development Standards for the MFA Zoning District

Development Standards	MFA District	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Notes
Maximum Density	14.0	1	1	1	1	Code met
Minimum Building Site	10,000 sq. ft.	6,883	4,006	4,007	6,333	Can adjust with PUD
Minimum lot width	80'	65'	65'	65'	65'	Existing lot width – can adjust with PUD
Minimum lot depth	100'	122'	80'	60'	77.5'	Can adjust with PUD
Minimum front yard setback	20'	20'	19'	20'	19'	Can adjust with PUD
Minimum interior side yard setback	10'	53' and 0'	0' and 15';	15' and 0'	0' and 40'	Can adjust with PUD
Minimum street side yard setback	10'	N/A	N/A	N/A	N/A	No street side yards
Minimum rear yard setback	15'	11'	10'	11'	10'	Can adjust with PUD
Maximum lot coverage	45%	~21%	~40%	~37%	~25%	Code met
Maximum height for buildings	30' or 2 stories, whichever is less	23'	28'	24'	25'	Code met
Minimum distance between buildings	10'	0'	30'	30'	0'	Attached dwellings permitted with PUD

Access and Parking

The project site proposes one (1) access point from Brisco Road via a shared driveway with the development at 185 and 187 Brisco Road. Draft CC&Rs have been included with the project to outline responsibilities for the maintenance of the access and

**ARCHITECTURAL REVIEW COMMITTEE
CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT
DEVELOPMENT 15-002
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common drainage facilities. Finalized documents will be required to be reviewed and approved by the City Attorney prior to the map being recorded.

Parking for townhome developments is required at a rate of 2 spaces in an enclosed garage and 0.5 guest spaces per unit. The proposed project therefore requires eight (8) garage spaces and two (2) total guest spaces. Each residence is proposed to have two car garages and two (2) guest parking spaces are located at the top of the site. The proposed parking meets the requirements of the Municipal Code.

Architecture

The proposed architecture is a Mediterranean style similar to the architecture on the neighboring 185 and 187 Brisco Road development. The proposed structures will utilize stucco plaster in a small sand grit with earth based beige tones. Ledge stone bases will be used as accents along with dark brown trim. The roof material includes a reddish brown clay tile. A color sheet has been provided (Attachment 1) and color chips will be available at the meeting.

Landscaping/Open Space

The proposed conceptual landscape plan indicates thirteen (13) new 15 gallon Albizia Julibrissin (Persian silk tree) scattered throughout the site. The plan also includes one (1) new Tristania Comferta (Brisbane Box) tree in the drainage basin area, with other ground cover and low shrubs to be planted around the site. LID features identified on the plans includes a 30" wide bioswale along the north property line. All landscaping is required to comply with the State's new Model Landscaping Ordinance adopted by the City and will meet all stormwater requirements of the Regional Water Quality Control Board. Open space for the project complies with Table 16.32.050-C regarding open space requirements for Planned Unit Developments.

ADVANTAGES:

The proposed project develop additional residential units in an area identified in the General Plan for high density residential development. .

DISADVANTAGES:

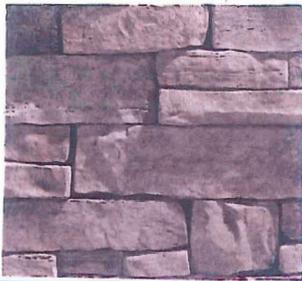
The proposed project reduces the density of a previously entitled development by three (3) dwelling units. However, the proposed project allows for reasonable development consistent with current market demands and significantly reduces the amount of retaining walls necessary in the northeast corner of the site.

Attachments:

1. Color sheets
2. Project plans



BUILDING A - SOUTH ELEV.



Stone Veneer:
Buckskin
Mountain Ledge

La Habra Plaster:
#X-71 Miami Peach

La Habra Plaster:
#X-34 San Simeon

Olympic Solid Stain:
Russet

LifeTile #820:
Mission Blend

LIV-IN ENVIRONMENTS

ARCHITECTURE & SOLAR SPACE HEATING

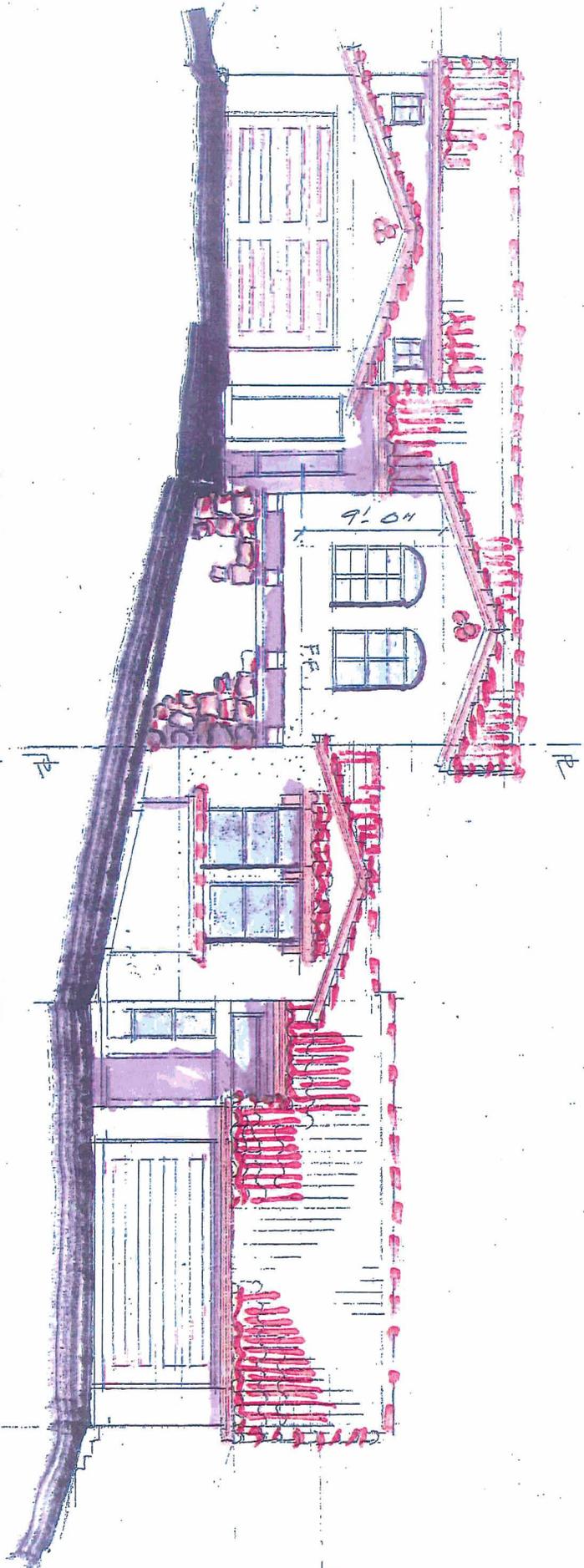
GREGORY D. SOTO

P.O. BOX 1392 ARROYO GRANDE, CA 93421

Lic. # C14960



A PLAN 4-UNIT DEVELOPEMENT FOR
EDWARD SHAPIRO
TRACT 2872-189 BRISCO ROAD
ARROYO GRANDE, CALIFORNIA
PROJECT LOCATION:
SAME AS ABOVE



BUILDING A - SOUTH ELEV.

BUILDING B - SIMILAR.

Sawt do m 11.2.21/15