

Attachment 10

Project Plans



Project Summary

Total Site Area: + 1.98 Acres
Net Site Area: + 1.84 Acres (+ 80,103 SF; adjusted PL eliminating "tail")

Total Units: 37 Homes

- (19) Plan 1: + 1,394 SF, 3 bedroom, 3 bath
- (18) Plan 2: + 1,670 SF, 3 bedroom, 3 bath, flex

Net Density: 20.1 Homes per Acre

Parking:
Provided: 89 Spaces (2.4 spaces per home)

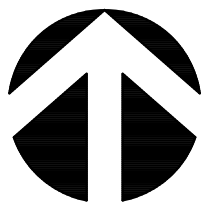
- Garage: 74 Spaces
- Head In: 15 Spaces (9' x 18')

Open Space:
Provided: 25,994 SF Total (+ 702 SF per home)

- Common: 20,952 SF (10' Min. Dimension)
- Private: 5,042 SF (5' Min. Dimension)
 - Ground: 2,004 SF
 - Deck: 3,083 SF

Lot Coverage: 28,491 SF (35.5% of site)

- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL SITE PLAN
ROSEWOOD VILLAGE - HARBOR SITE
COMMERCE, CA





Building 800 | 8 Plex

OUR TEAM

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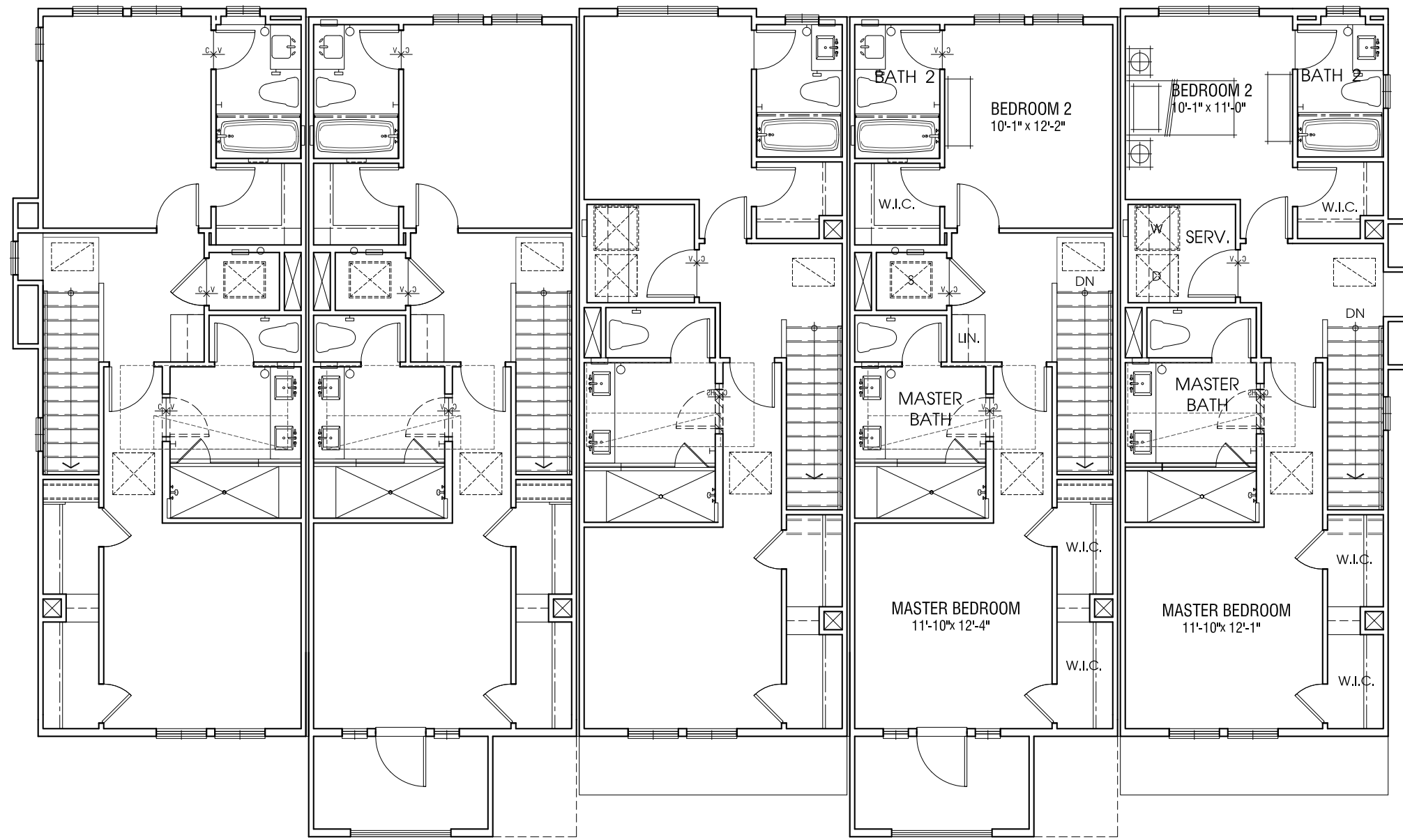
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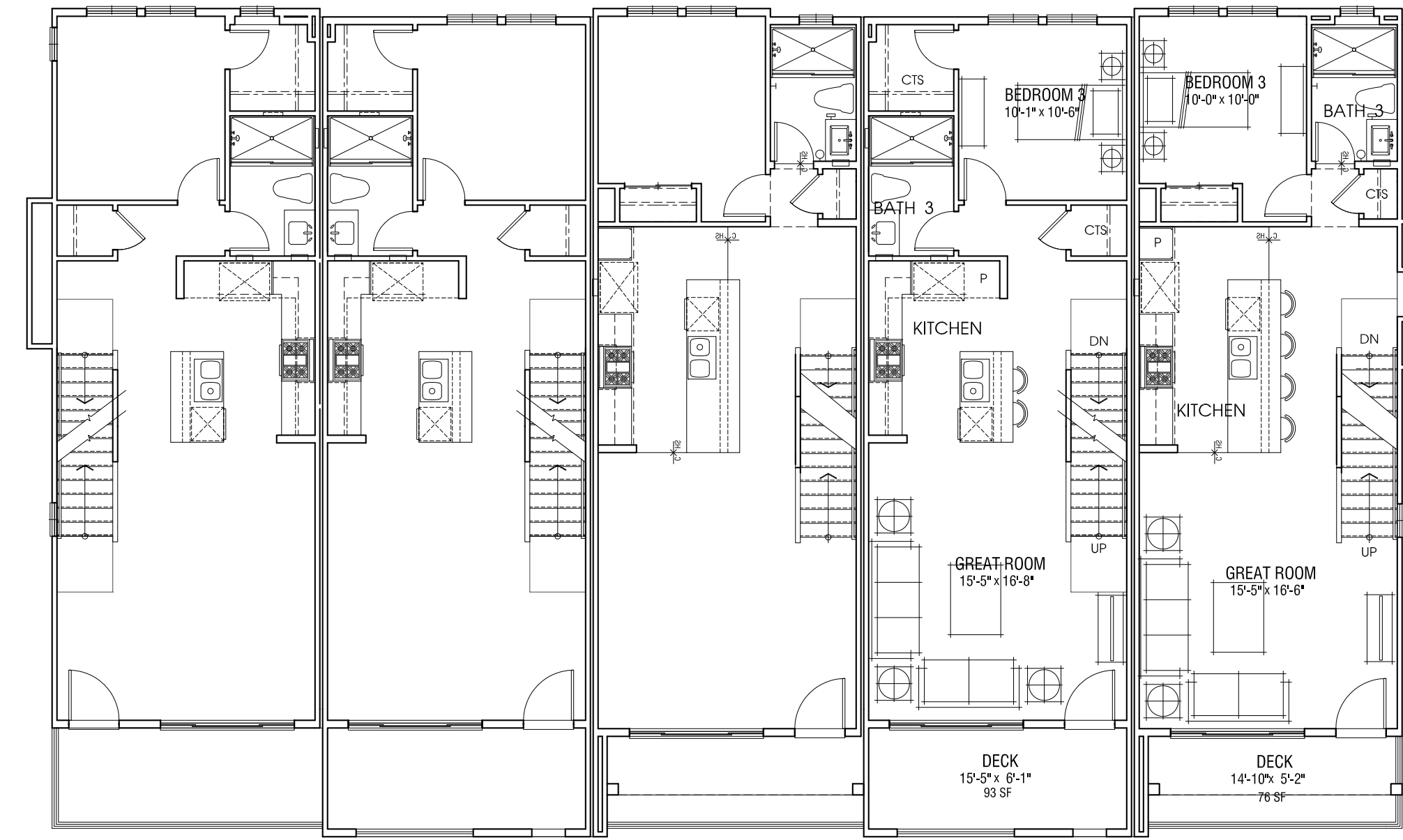
- ARCHITECTURE
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 - A.SP2 Conceptual Open Space Plan
 - A.1 Building 500- 5 Plex Conceptual Building Plans
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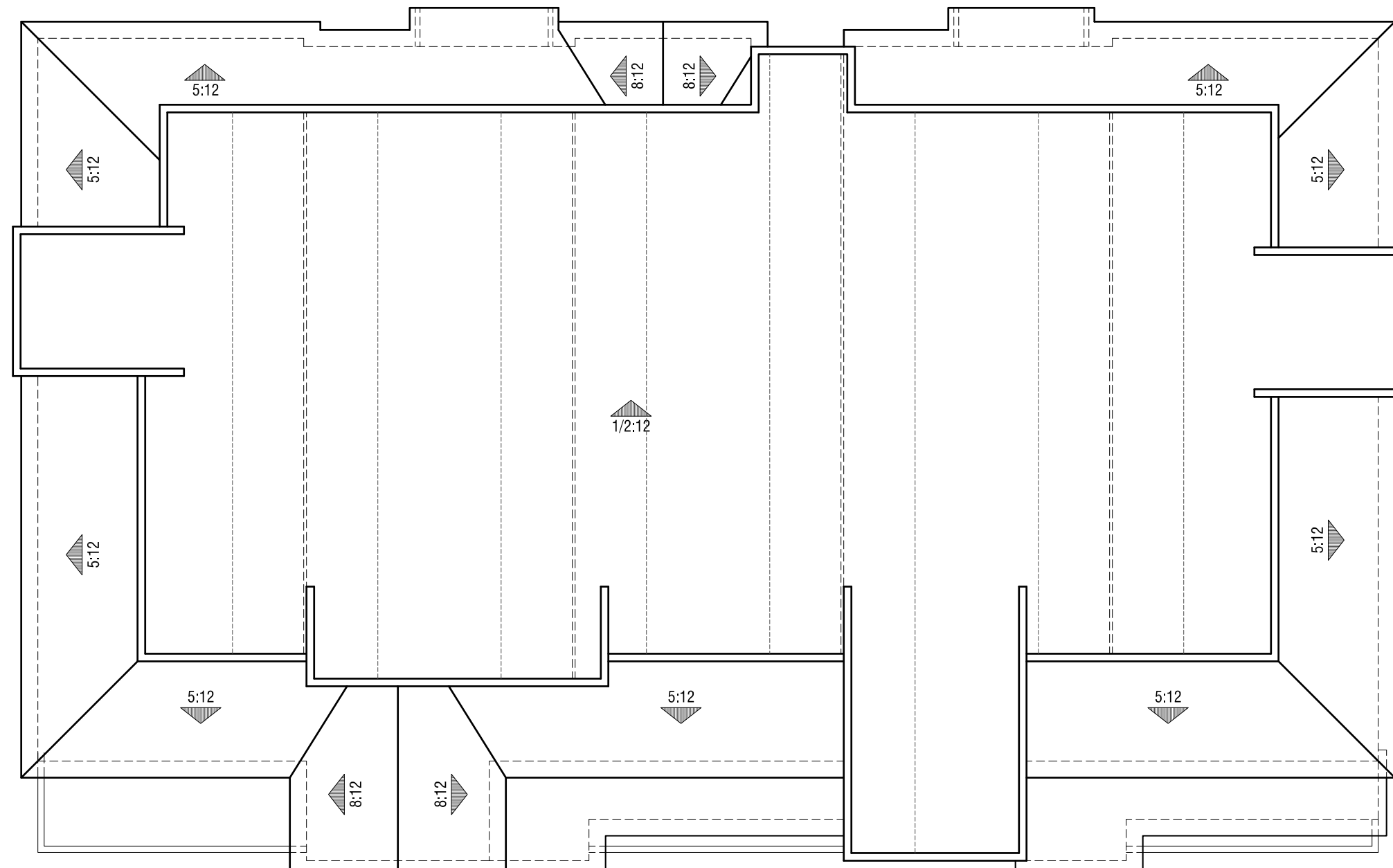
- CIVIL
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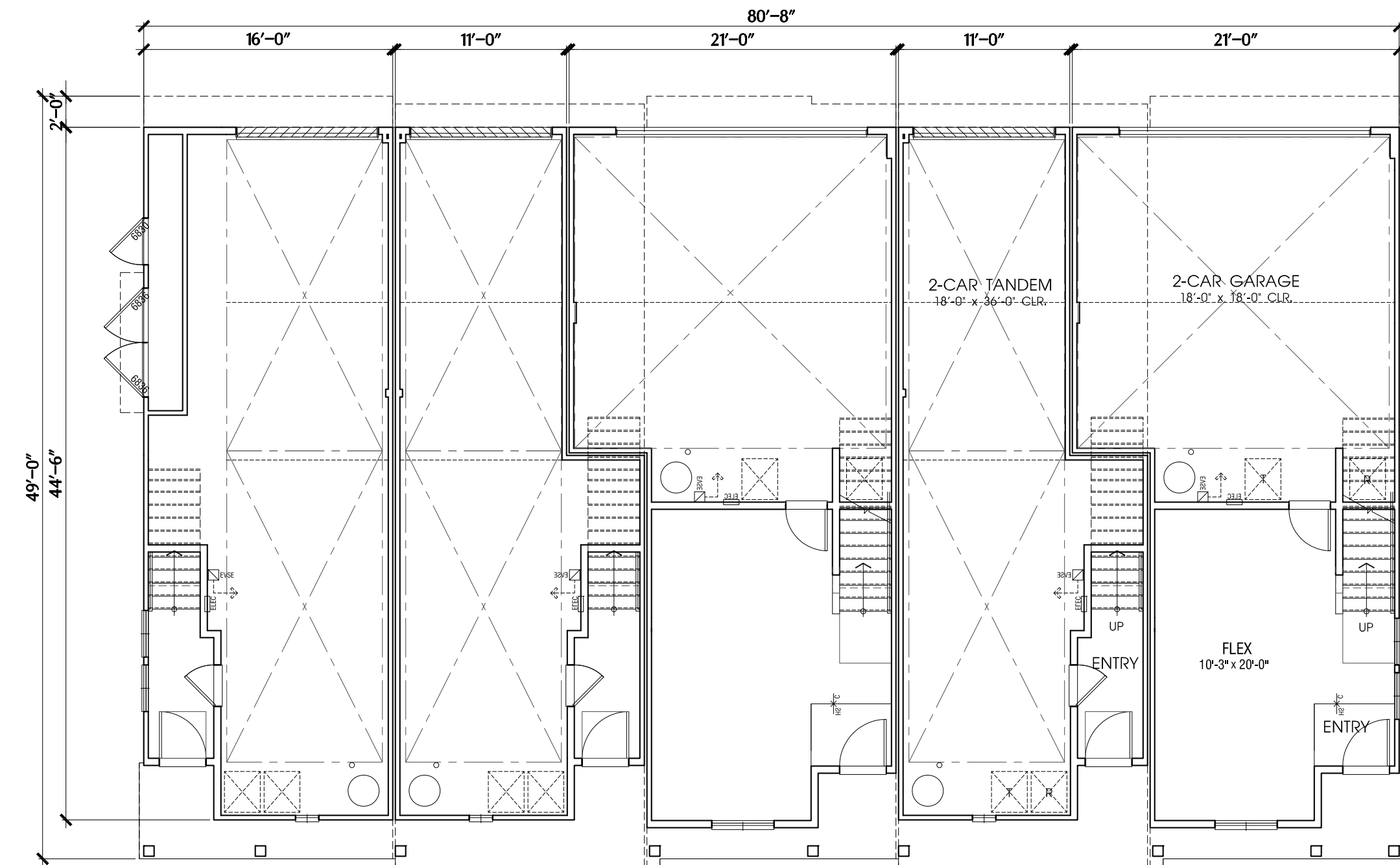
THIRD FLOOR



SECOND FLOOR



ROOF



Plan 1
3 BEDROOM / 3 BATH
+/-1,394 SF

Plan 2
3 BEDROOM / 3 BATH
/ FLEX
+/-1,670 SF

FIRST FLOOR

OCCUPANCY: R3
CONSTRUCTION TYPE: VB
SPRINKLER SYSTEM: 13D
OVERALL BUILDING SF: 11,280 SF

NOTES:
1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.
2. FLOOR PLANS NEED FURTHER REFINEMENTS TO MATCH ELEVATION DESIGN.

BUILDING TYPE 500 | 5-Plex Conceptual Building Plans

ROSEWOOD VILLAGE: HARBOR SITE

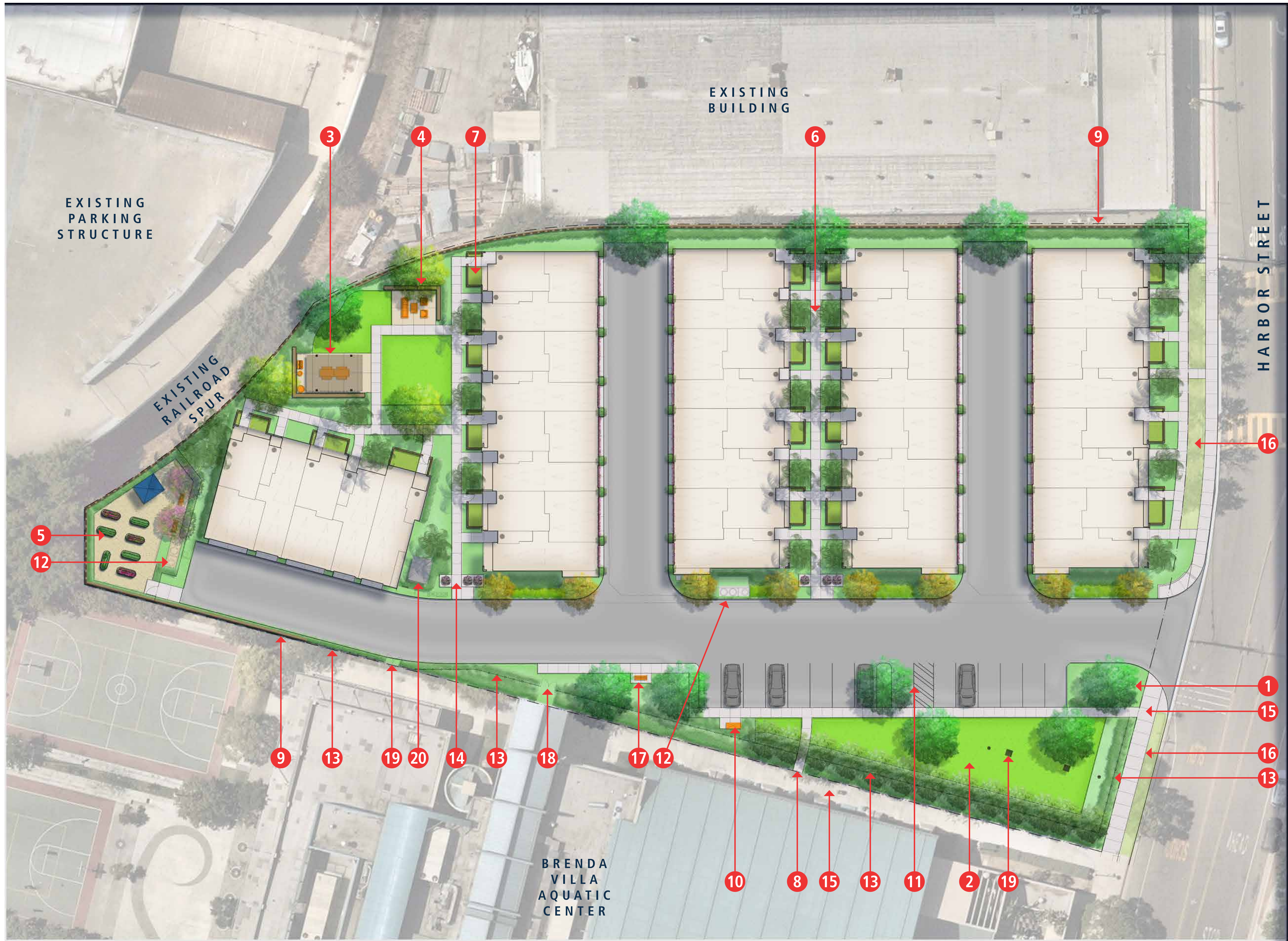
COMMERCE, CA



INSPIRATIONAL IMAGERY - HARBOR

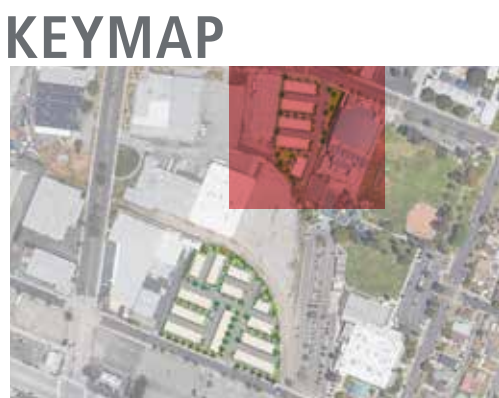
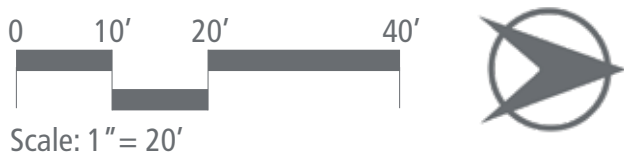
ROSEWOOD VILLAGE

COMMERCE, CA



LEGEND

- 1 Vehicular Project Entry with Accent Planting
- 2 The Green
 - Open Lawn with Shade Trees
- 3 Outdoor Dining
 - Shade Structure
 - Freestanding Barbecue
 - Outdoor Furniture
 - 18" high seatwall
- 4 Intimate Seating Area
 - Lounge Seating
 - Open Lawn
 - 18" high seatwall
- 5 Community Garden
 - Planter Boxes
 - Tool Shed (Lockable)
 - Fruit Trees
 - 42" high fence and gate
- 6 Paseo
- 7 Private Patio
 - 42" high fence and gate
- 8 Access Gate to Aquatic Center and Park
- 9 Perimeter Wall (6' height)
- 10 Community Mailbox
- 11 Community Parking (15 Spaces)
- 12 Water Treatment System per Civil Engineer
- 13 Perimeter Fence (6' height)
- 14 4' Wide Concrete Walk
- 15 Existing Walk (To Remain)
- 16 Existing Parkway and Trees (To Remain)
- 17 Pathway Seating
- 18 Fire Access Gates
- 19 Existing Water Clarifier for Aquatic Center Pool
- 20 Transformer



10.12.20



Project Summary

Total Site Area:	± 1.33 Acres (± 57,761 SF)
Total Units:	31 Homes (17) Plan 1: ± 1,417 SF, 3 bedroom, 3 bath (14) Plan 2: ± 1,670 SF, 3 bedroom, 3 bath, flex
Density:	23.3 Homes per Acre
Parking:	73 Spaces (2.35 spaces per home) - Garage: 62 Spaces - Head In: 3 Spaces (9' x 18') - Compact: 6 Spaces (7.5' x 15') - Parallel Compact: 2 Spaces (7.5' x 20')
Open Space:	11,533 SF Total (± 372 SF per home) - Common: 7,140 SF (10' Min. Dimension) - Private: 4,393 SF (5' Min. Dimension) - Ground: 2,136 SF - Deck: 2,257 SF
Lot Coverage:	23,846 SF (41.3% of site)

- Notes:**
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information
 5. Building Footprints might change due to the final design elevation style.
 6. Open space area is subject to change due to the balcony design of the elevation.
 7. Building setbacks are measured from property lines to building foundation lines.



CONCEPTUAL SITE PLAN
ROSEWOOD VILLAGE - JILLSON 1 SITE
COMMERCE, CA



Note: Artist's conception, colors, materials and application may vary.

Building 900 | 9 Plex

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Building 400

Scheme 1

Refer to Landscape Drawings for wall, tree, shrubs and patio wall locations

Note: Artist's conception, colors, materials and application may vary.



Building 700

Scheme 2

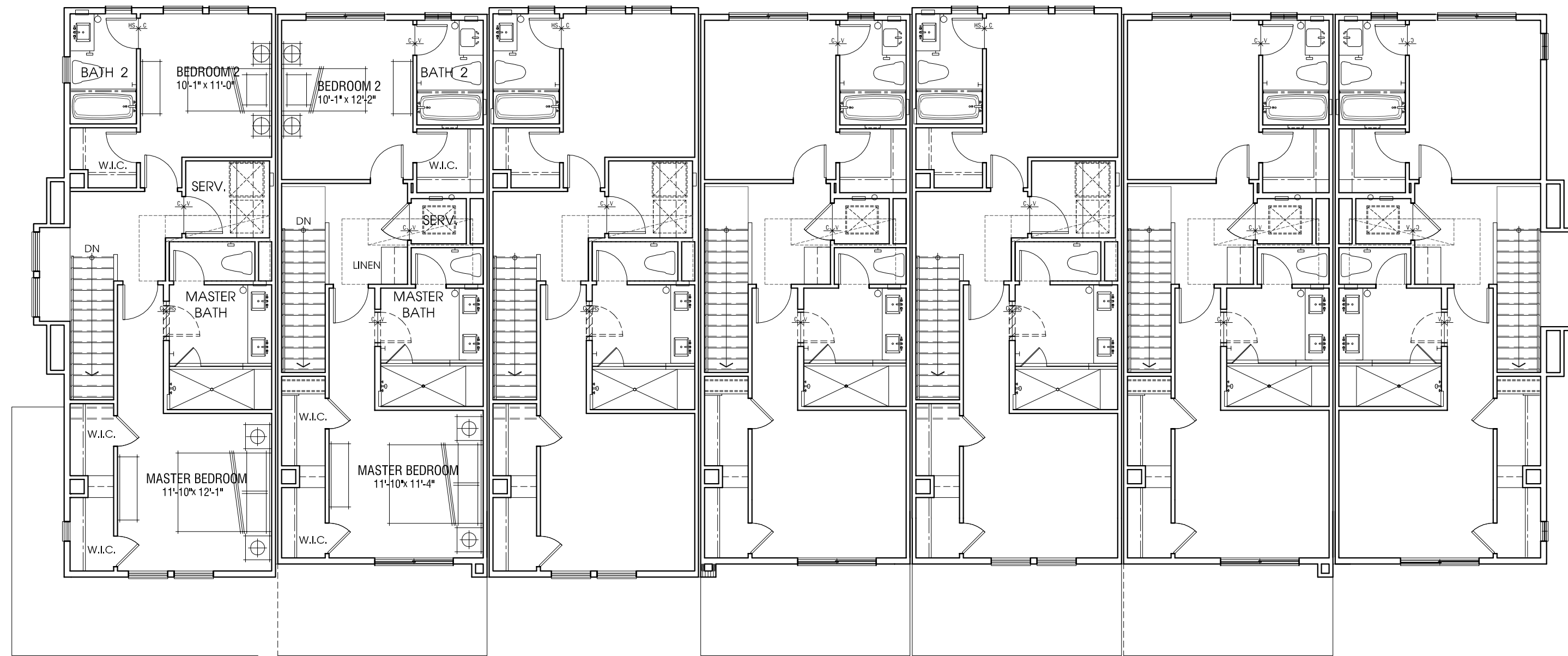
Refer to Landscape Drawings for wall, tree, shrubs and patio wall locations

Note: Artist's conception, colors, materials and application may vary.

BUILDING TYPE 400 & 700 | Conceptual Front Elevations

ROSEWOOD VILLAGE: JILLSON SITE PHASE 1

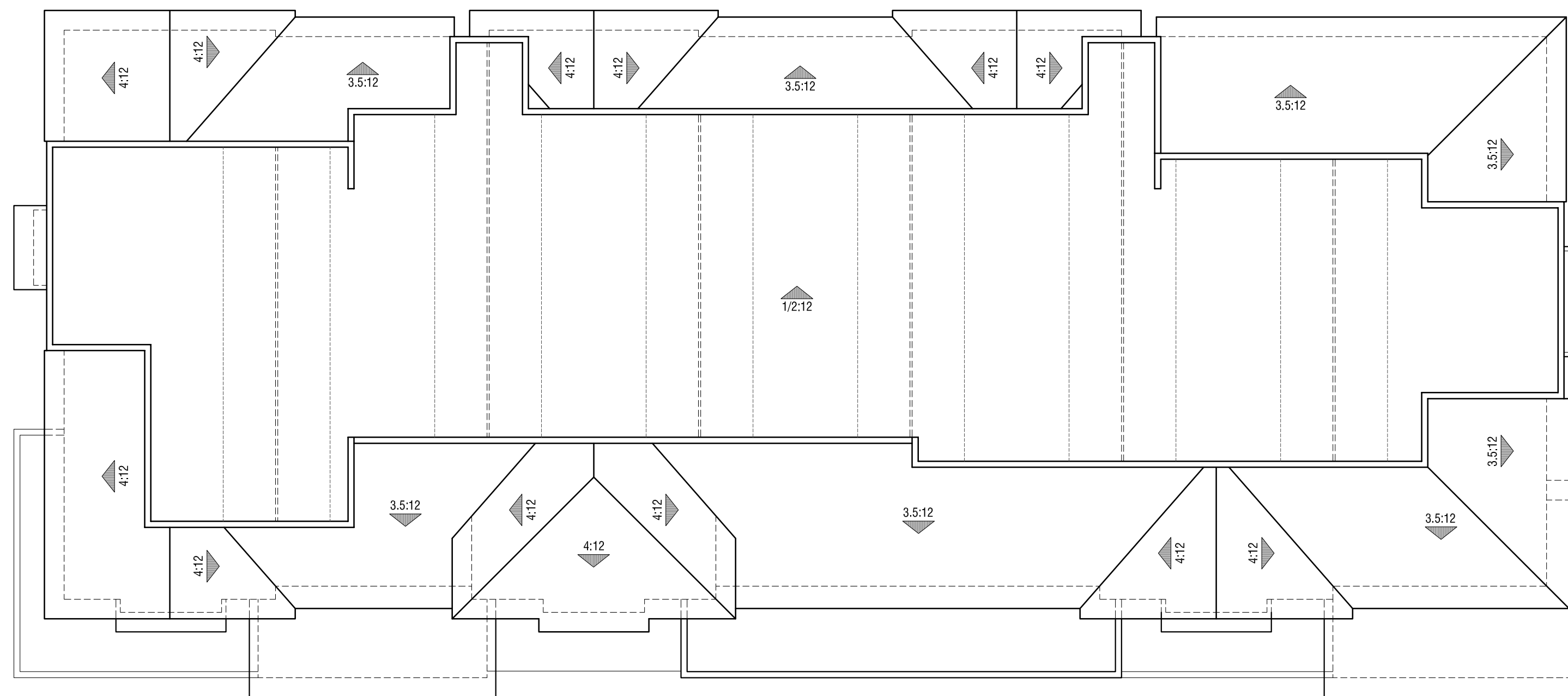
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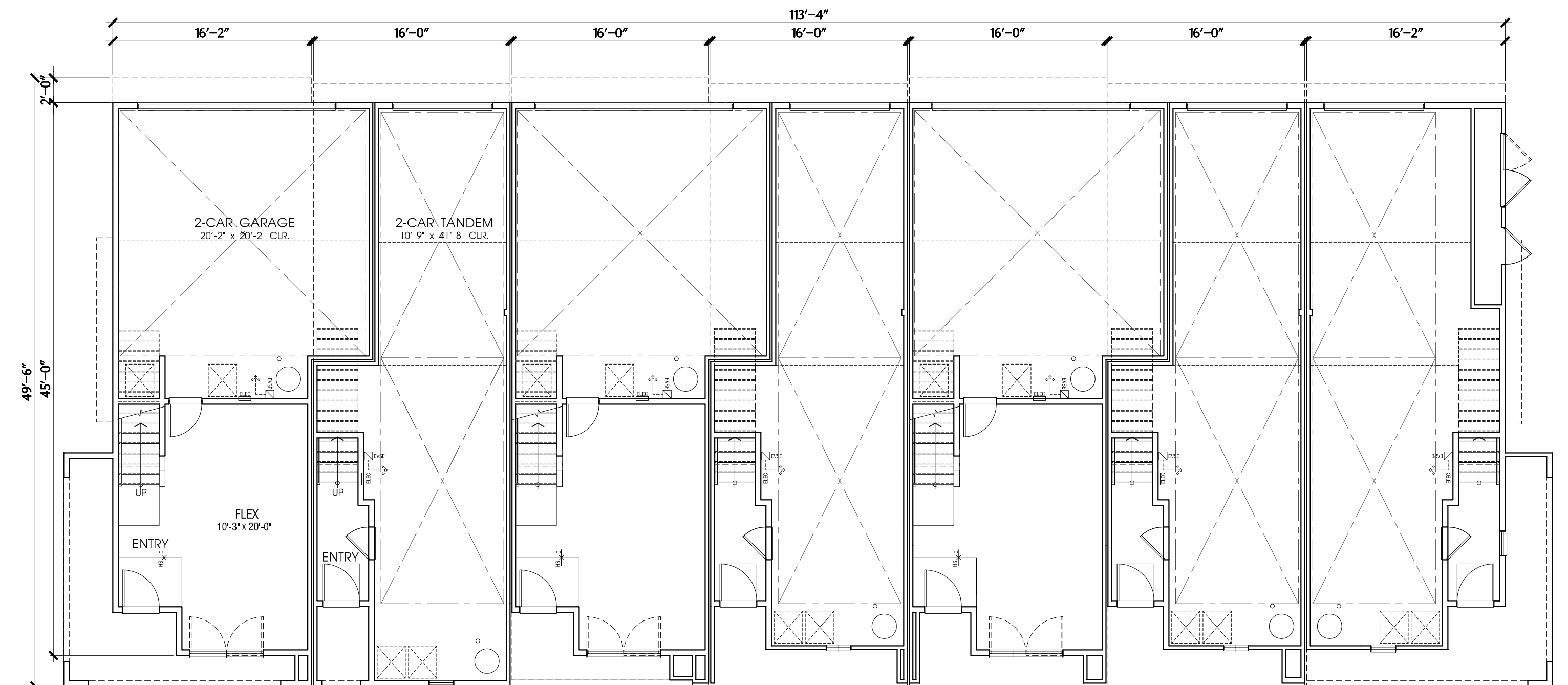
THIRD FLOOR



SECOND FLOOR



ROOF



FIRST FLOOR

OCCUPANCY: R3
 CONSTRUCTION TYPE: VB
 SPRINKLER SYSTEM: Full 13
 OVERALL BUILDING SF: 15,726 SF

NOTES:
 1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.
 2. FLOOR PLANS NEED FURTHER REFINEMENTS TO MATCH ELEVATION DESIGN.

Plan 2
 3 BEDROOM / 3 BATH
 / FLEX
 +/-1,670 SF

Plan 1
 3 BEDROOM / 3 BATH
 +/-1,417 SF

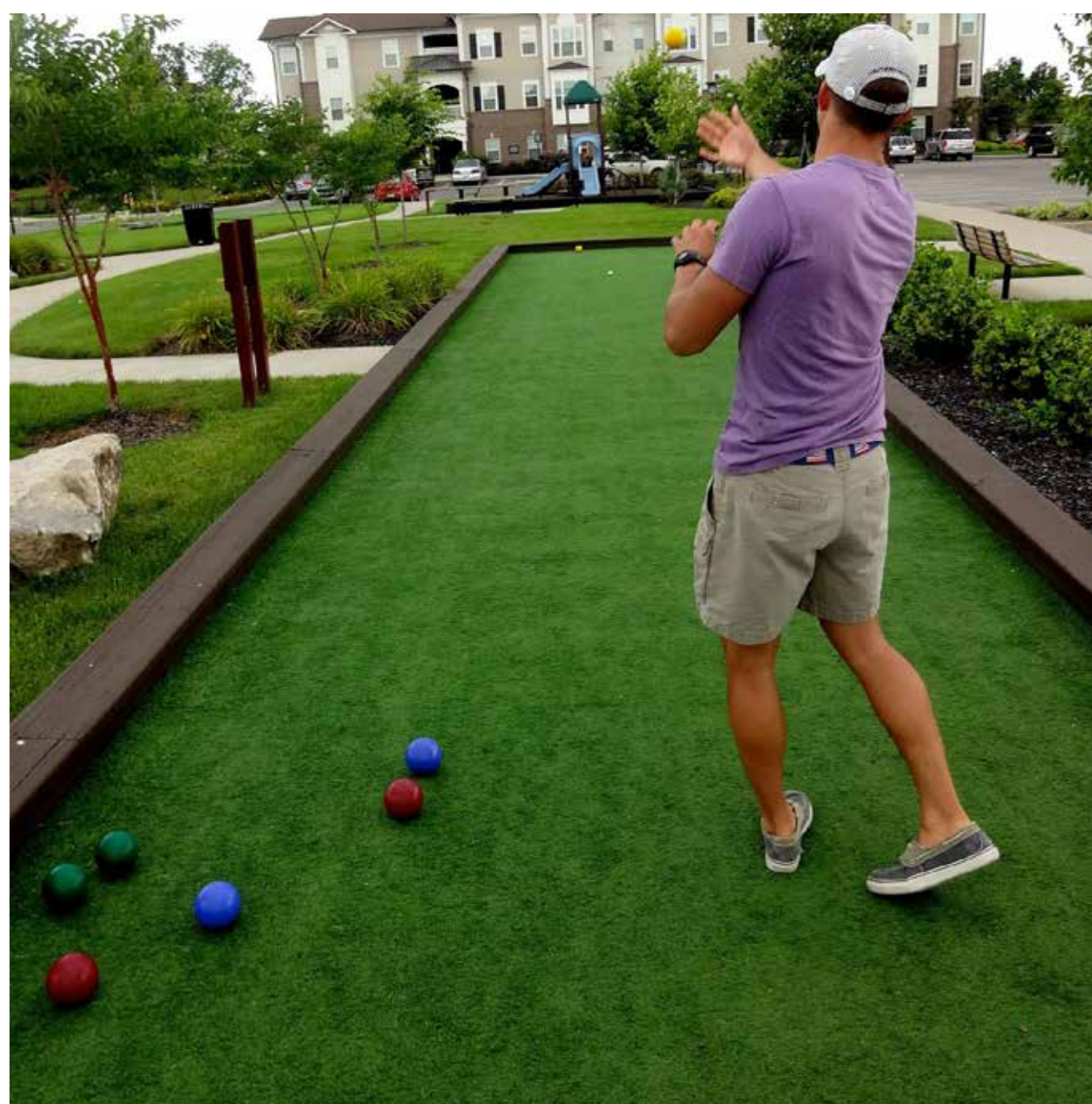
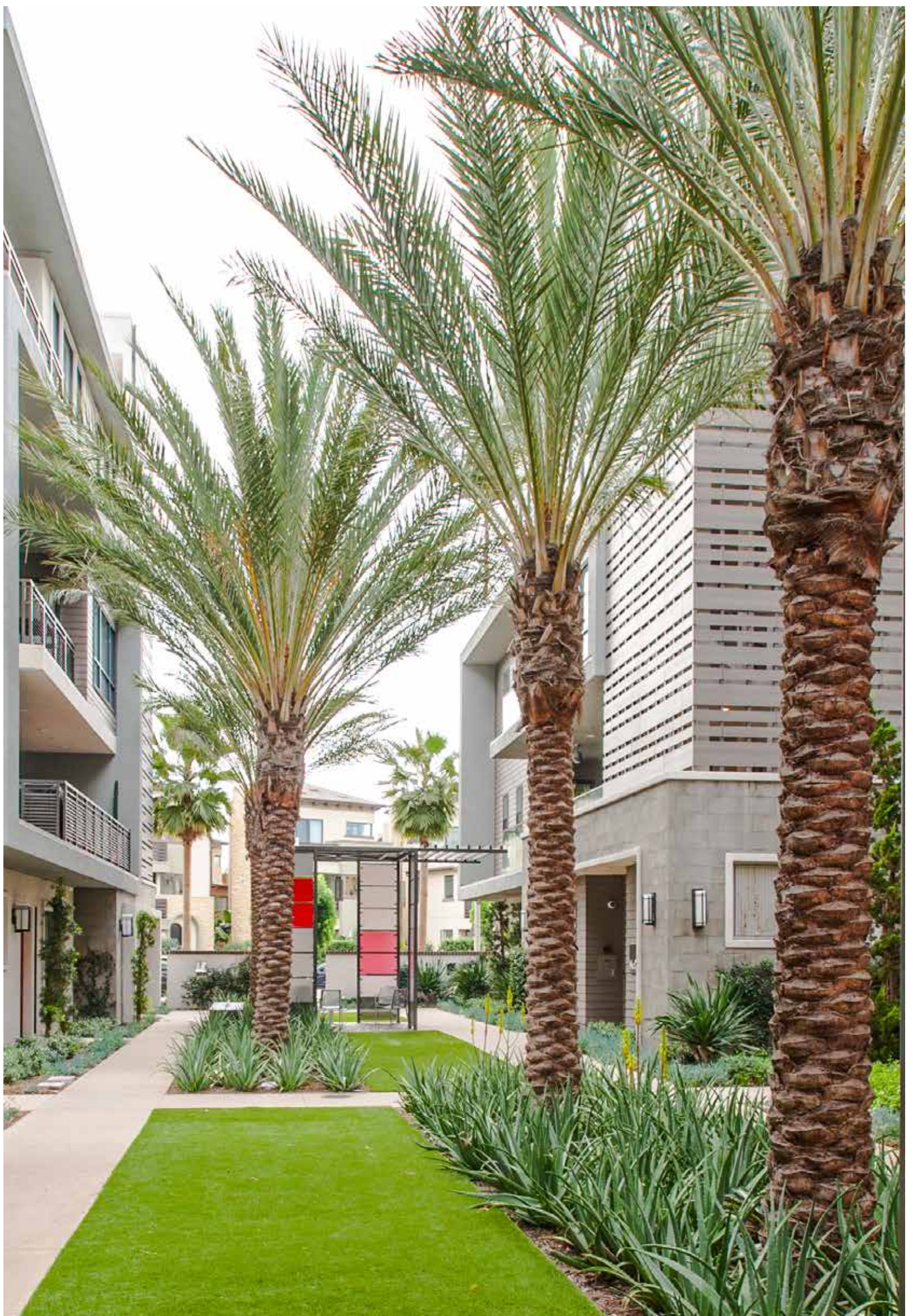
BUILDING TYPE 700 | 7-Plex Conceptual Building Plans ROSEWOOD VILLAGE: JILLSON SITE PHASE 1

COMMERCE, CA



A.5

0 4 8 16



INSPIRATIONAL IMAGERY - JILLSON

ROSEWOOD VILLAGE

COMMERCE, CA



LEGEND

- 1 Vehicular Project Entry with Accent Planting
- 2 Outdoor Dining
 - Shade Structure
 - Freestanding Barbecue
 - Outdoor Furniture
 - 18" high seatwall
 - Open Lawn
- 3 Social Space
 - Lounge Seating
 - Formal Planting
- 4 Paseo
- 5 Private Patio
 - 42" high fence and gate
- 6 Community Mailbox
- 7 Community Parking (11 Spaces)
- 8 Side Yard Fence and Gate (6' height)
- 9 Phase I Temporary Wood Fence/Curb/Landscape
- 10 Perimeter Wall (6' height)
- 11 Biofilter/Catch Basin per Civil Engineer
- 12 Transformer
- 13 4' Wide Concrete Walk
- 14 Public Sidewalk and Parkway

KEYMAP



0 10' 20' 40'
Scale: 1" = 20'



10.12.20



Project Summary

Total Site Area:	± 2.43 Acres (± 105,851 SF)
Total Units:	65 Homes (34) Plan 1: ± 1,417 SF, 3 bedroom, 3 bath (31) Plan 2: ± 1,670 SF, 3 bedroom, 3 bath, flex
Density:	26.75 Homes per Acre
Parking:	158 Spaces (2.43 spaces per home) - Garage: 130 Spaces - Head In: 18 Spaces (9' x 18') - Parallel: 10 Spaces (8' x 22')
Open Space:	23,953 SF Total (± 368 SF per home) - Common: 17,107 SF (10' Min. Dimension) - Private: 6,846 SF (5' Min. Dimension) - Ground: 2,283 SF - Deck: 4,563 SF
Lot Coverage:	49,995 SF (47.2% of site)

- Notes:**
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 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints might change due to the final design elevation style.
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CONCEPTUAL SITE PLAN
ROSEWOOD VILLAGE - JILLSON 2 SITE
COMMERCE, CA





Note: Artist's conception, colors, materials and application may vary.

Building 900 | 9 Plex

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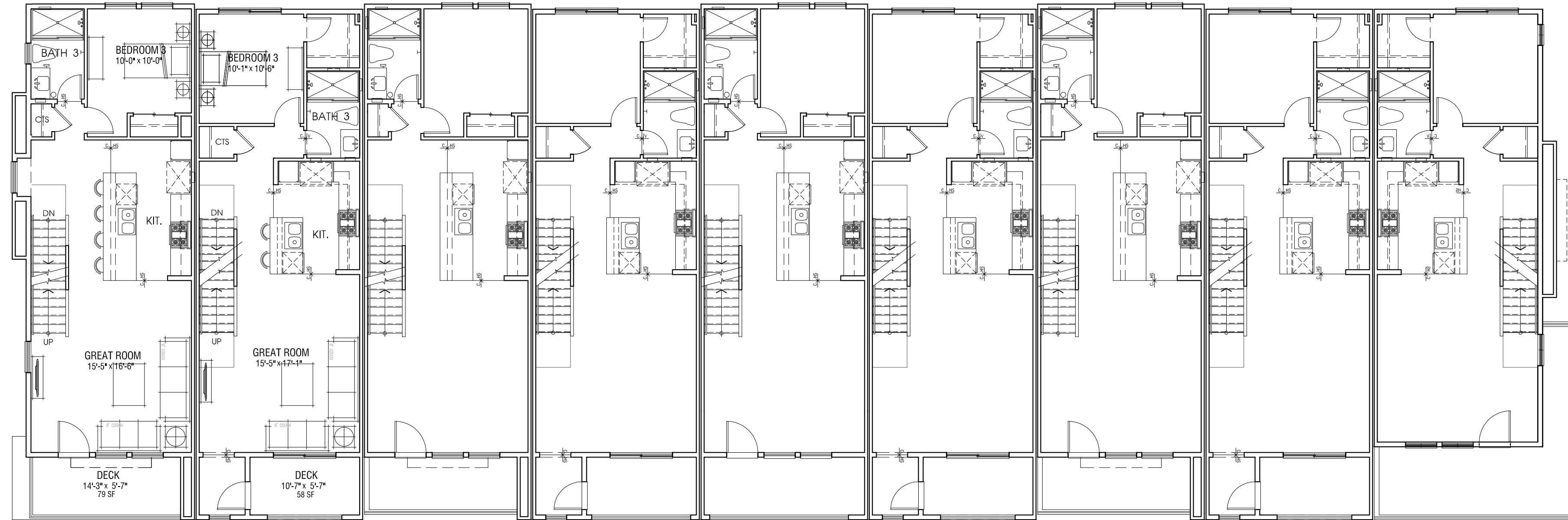
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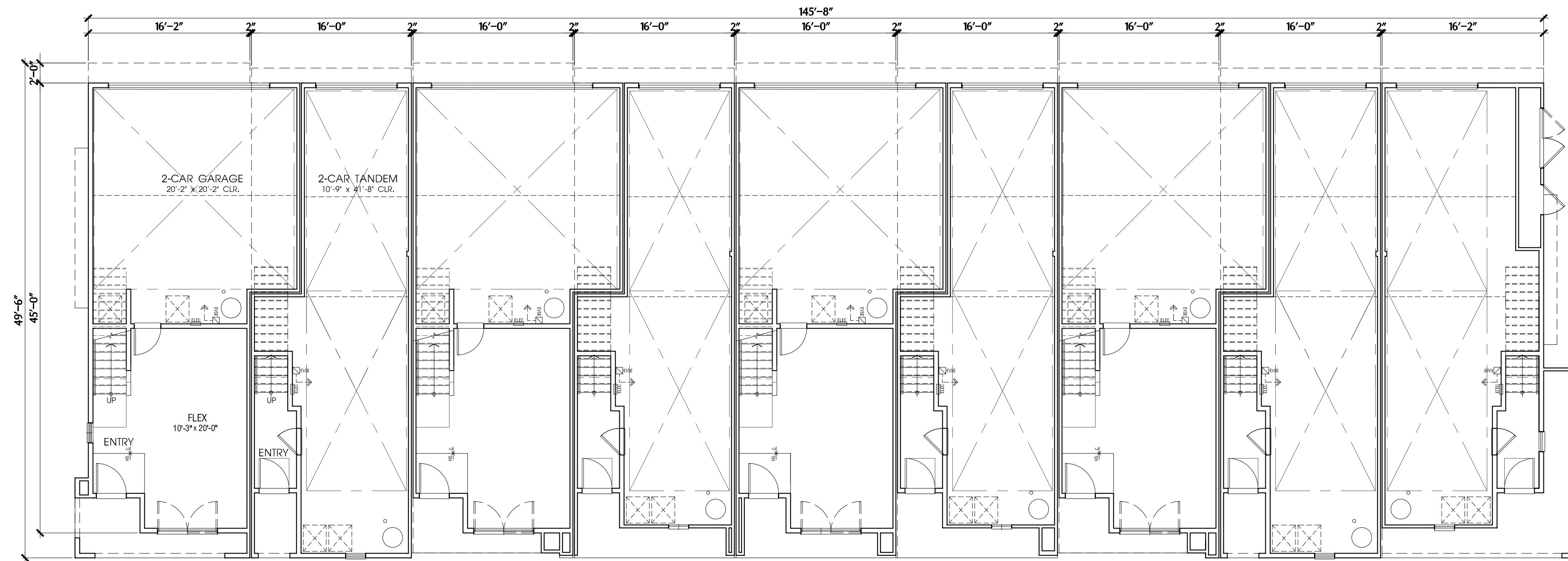
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A.7	Building 900 - 9 Plex Conceptual Building Plans		
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A.11	Building 1100 - 11 Plex Conceptual Building Plans		



SECOND FLOOR



Plan 2
3 BEDROOM / 3 BATH
/ FLEX
+/-1,670 SF

Plan 1
3 BEDROOM / 3 BATH
+/-1,417 SF

FIRST FLOOR

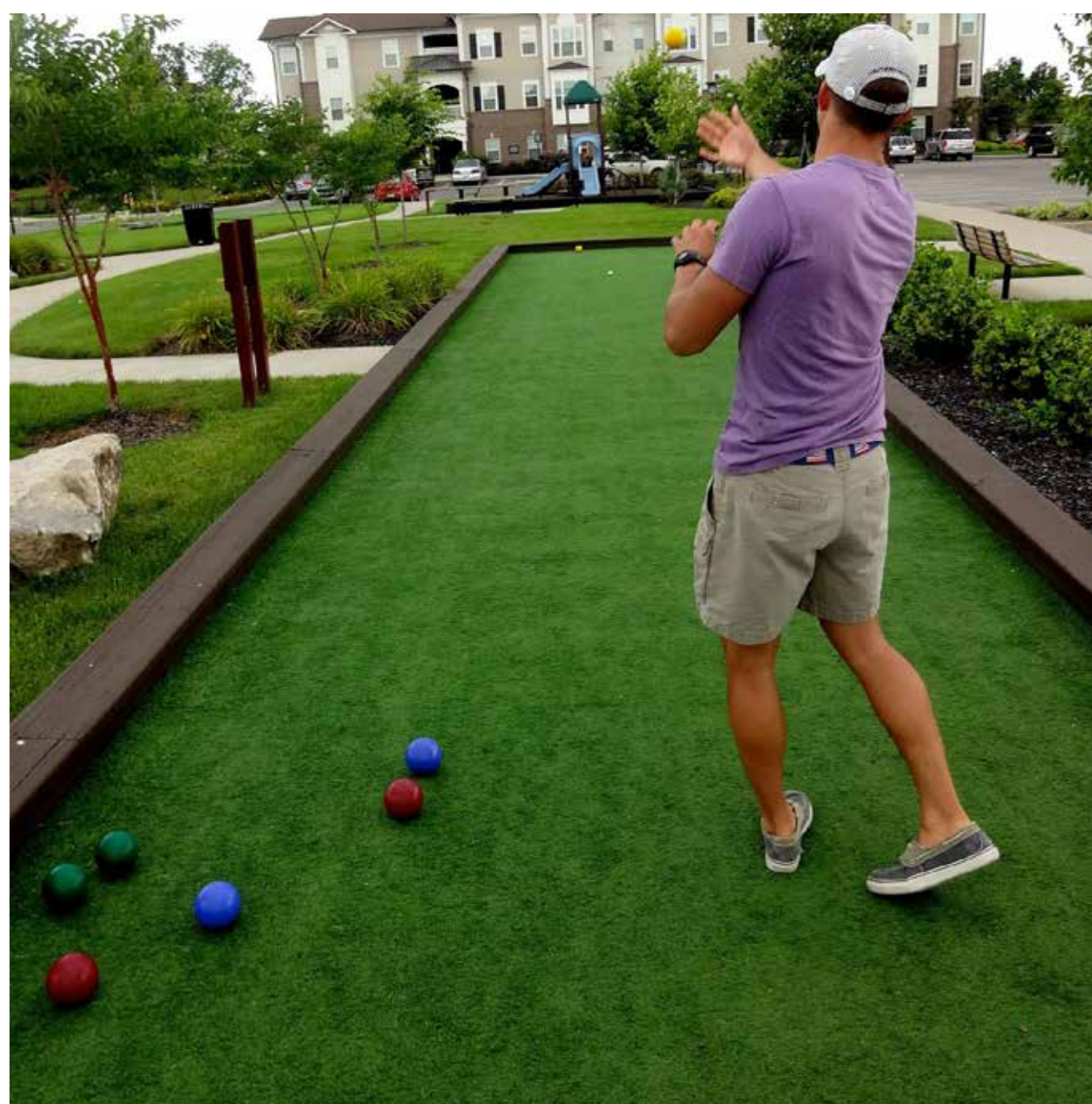
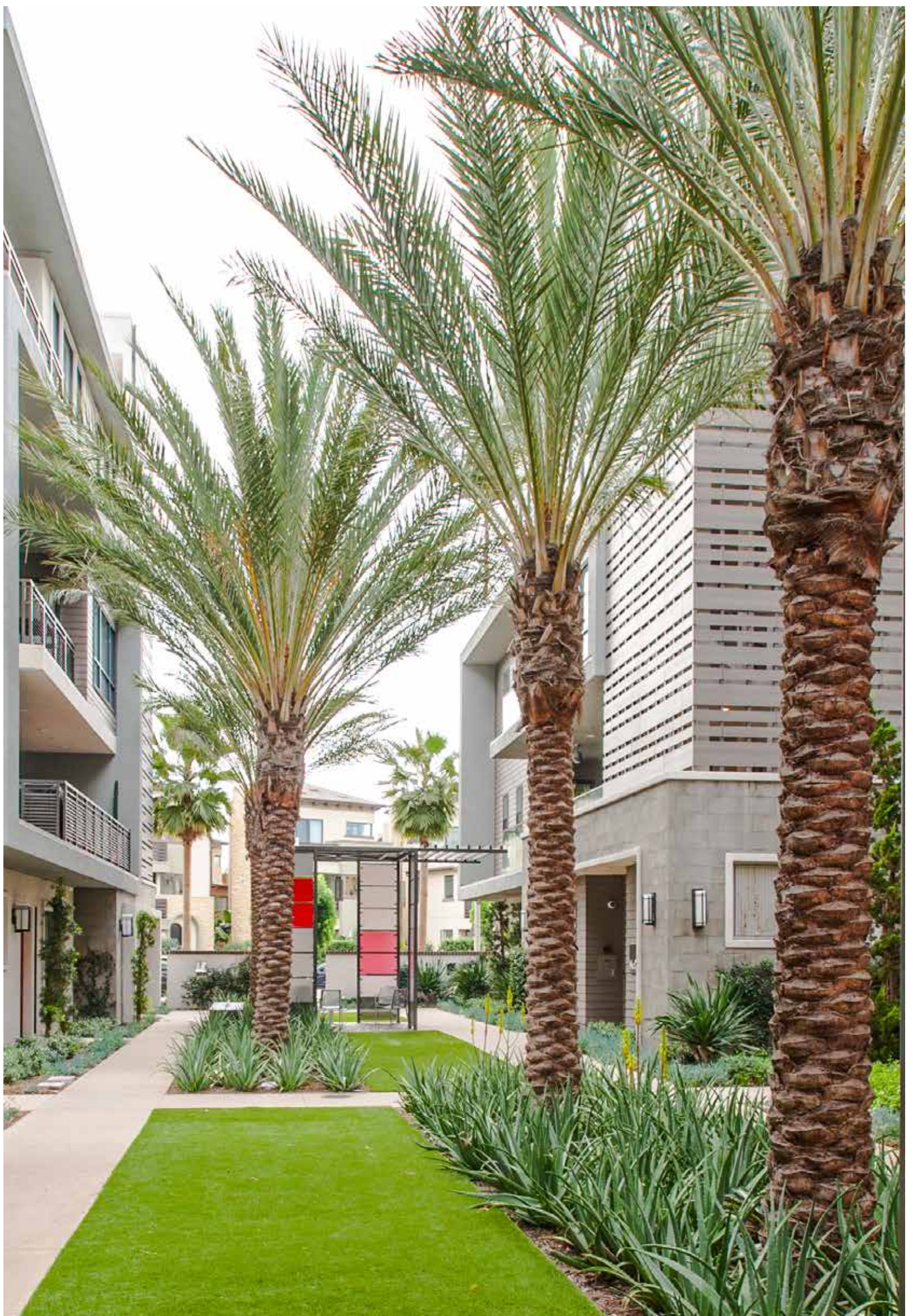
OCCUPANCY: R3
CONSTRUCTION TYPE: VB
SPRINKLER SYSTEM: Full 13
OVERALL BUILDING SF: 20,076 SF

NOTES:
1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.
2. FLOOR PLANS NEED FURTHER REFINEMENTS TO MATCH ELEVATION DESIGN.

BUILDING TYPE 900 | 9-Plex Conceptual Building Plans

ROSEWOOD VILLAGE: JILLSON SITE PHASE 2

COMMERCE, CA



INSPIRATIONAL IMAGERY - JILLSON

ROSEWOOD VILLAGE

COMMERCE, CA



LEGEND

- 1** The Grove
 - Freestanding Barbecue
 - Outdoor Furniture
 - Bar Counters on Low Wall
 - Decomposed Granite Paving
- 2** Game Lawn
 - Outdoor Furniture
 - Artificial Turf
 - (2) Shade Structures with Seating
- 3** Social Space
 - Shaded Bench Seating
- 4** Paseo
- 5** Private Patio
 - 42" high fence and gate
- 6** Community Mailbox
- 7** Community Parking (27 Spaces)
- 8** Side Yard Fence and Gate (6' height)
- 9** Perimeter Wall (6' height)
- 10** Biofilter/Catch Basin per Civil Engineer
- 11** Transformer
- 12** 4' Wide Concrete Walk
- 13** Public Sidewalk and Parkway

