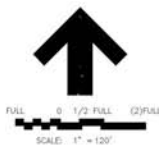


LEGEND

- BP BUSINESS PARK
- OP OFFICE & PROFESSIONAL
- RS SINGLE FAMILY RESIDENTIAL
- RM MULTI FAMIL RESIDENTIAL
- OS OPEN SPACE
- (E) PINE TREES TO REMAIN
- (E) TREES TO REMAIN - VARIOUS SPECIES
- (N) EVERGREEN TREES T.B.D.
- (N) DECIDUOUS TREES T.B.D.
- (N) SINGLE FAMILY RESIDENCE
- (N) MULTIPLE FAMILY RESIDENCE - TOWNHOUSE
- (N) CONDO OVER OFFICE/RETAIL SPACES

BASIS FOR DESIGN LAYOUT:

1. GRAND TOTAL FOR SALEABLE UNITS = 563 UNITS (>500 GOAL) AS FOLLOWS:
 - 1a. (18) SINGLE FAMILY RESIDENCE SHOWN: 2,500SQ.FT. W/ 400SQ.FT. GARAGE
TOTAL UNIT COUNT = 18 UNITS
 - 1b. (26) MULTI-FAMILY TOWNHOUSES SHOWN: 4,120SQ.FT. (4-STORIES HIGH), TOTAL 16,480SQ.FT.
TOTAL UNIT COUNT = 416 UNITS
 - 1c. (56) OFFICE & RETAIL SHOWN: RANGE 1,200SQ.FT. TO 1,875SQ.FT.
TOTAL UNIT COUNT = 56 UNITS
 - 1d. (73) CONDOS OVER OFFICE/RETAIL NOT SHOWN: 1,000SQ.FT. +/-
TOTAL UNIT COUNT = 73 UNITS
2. (1) UNIVERSITY HOUSE SHOWN: 1ST STORY ENTERTAINMENT,
2ND STORY RESIDENCE
3. (1) COMMUNITY AQUATIC COMPLEX SHOWN: 110'x70' (7,700SQ.FT.)
4. (1) COMMUNITY CENTER SHOWN: 27,000SQ.FT. FIRST STORY, 18,000 SECOND STORY;
HOUSES SPORTS COMPLEX, CHILDCARE FACILITY, DINING, CONFERENCE, ETC.
5. (2) FOUNTAINS
6. (1) "WELCOME TO RAMONA VILLAGE" SIGN
7. (1) THEATER-STYLE ROTUNDA, ENTERTAINMENT VENUE
8. SEE TREE LEGEND ABOVE FOR (E) TREES TO REMAIN
9. MAIN ENTRANCE VIA RAMONA AVENUE WITH POSSIBLE FUTURE EXTENSION TO
CAMPUS
10. BASED ON SITE VISIT, HUNT ST. AND BRIGHTON AVE. SEEMED ONLY POSSIBLE
AUXILLARY ENTRIES AS SHOWN.
11. ENTIRE PERIMETER TO HAVE 10' TO 12' HIGH BLOCK WALL
12. ASSUME CLEARED SITE WITH EXCEPTION OF TREES TO REMAIN
13. NO PRUDENT ANALYSIS OF UTILITIES CONSIDERED
14. (E) TREE LOCATIONS TAKEN FROM SITE VISIT & AERIAL PHOTOGRAPHY, +/- 10 FEET
15. CONSIDER 'LEEDS' CERTIFICATION FOR COMMUNITY CENTER.
16. CONSIDER POSSIBLE SOLAR OR ALTERNATIVE ENERGY SOURCES.



**RAMONA VILLAGE
CONCEPT PLAN**

DRAWN BY: TODD MCCOMB

