



1 SD Site Plan -Site Plan Review  
1" = 50'-0"

PROJECT INFORMATION	
III Development Name	Lone Tree Ranch
IV Site Address	900 E Pine Knoll
V Assessor's Parcel Number (APN)	104-14-003G 104-14-003H 104-14-003J
VI Parcel size (acreage, net and gross)	Gross Area = 8.51 acres Net Area = 8.28 acres
VII Zone District	HR - High Density Residential SC - Suburban Commercial
VIII Developer's name, address, and phone number	Lincoln Avenue Communities 401 Wilshire Blvd., 11th Floor Santa Monica, CA 90401 (424) 222-6553 www.lincolnavenue.com
IX Preparer's name, address, and phone number	Kaas Wilson Architects 1301 American Boulevard East Bloomington, MN 55425 (612) 879-6000 www.kaaswilson.com
X Residential: Proposed dwelling units per acre/permitted dwelling units per acre by zone district	Proposed: 20 units/acre (±13 units/acre after adjusting for affordability incentives.) Permitted: 10-22 units/acre (HR Zone)
X11 Building Information: • Gross Floor Area	54,577 *4 (Apartment Bldgs) + 6,569 (Clubhouse) = 224,877 sf

PROJECT INFORMATION (Apartment Buildings)	
XII Building Information (cont'd): • Number of Floors	North: 3 Stories South: 4 Stories
• Proposed maximum height/permitted maximum height by zone district	Proposed: 44' - 1 5/8" (3 Stories) Proposed: 54' - 9 1/2" (4 Stories) Permitted: 60'
• Number of units and proposed commercial suite numbers and/or residential apartment numbers	Total Number of Units: 168 See floor plan sheets for res. apt. numbers
• Building square footage (if multiple structures, list uses, proposed building numbers and associated square footage)	54,577 sf (per Apartment Bldg) - See floor plan sheets.
• Proposed International Building Code Occupancy Class and Construction Type	Occupancy: R-2 Construction Type: VA
• Indicate proposed fire sprinklers if applicable	NFPA 13R
• Proposed number of off-street parking spaces/required number of off-street parking spaces	Proposed: 266 Required: 266 (266, adjusted per 10-50.80.060 Parking Adjustments*)
• Proposed number of off-street ADA compliant parking spaces/required number of off-street ADA spaces	Proposed: 9 Required: 1 per Type A unit (4) + 2% of the total parking (4)
• Proposed and required number of bicycle parking spaces	Proposed: 15 (req'd) + 8 Required: 5% of the required vehicle parking (266 * 0.5 = 14.4, or 15)

\*10-50.80.060 Parking Adjustments  
F. Bicycle Parking Reduction. The Director may allow a reduction of one required motor vehicle parking space for each four bicycle parking spaces provided to a maximum of five percent of the required motor vehicle parking spaces, except for an HOHD or MHOD.

PROJECT INFORMATION (Clubhouse)	
XII Building Information (cont'd): • Number of Floors	1 Story
• Proposed maximum height/permitted maximum height by zone district	Proposed: 22' - 9 3/8" Permitted: 60'
• Building square footage (if multiple structures, list uses, proposed building numbers and associated square footage)	6,569 sf - See floor plan sheets.
• Proposed International Building Code Occupancy Class and Construction Type	Occupancy: A-3/B Construction Type: VB
• Indicate proposed fire sprinklers if applicable	Clubhouse to remain under the maximum allowable area for an unsprinklered A-3 occupancy.

NOTE: SEE CIVIL SITE PLAN FOR ADDITIONAL SUBJECT SITE DATA.

Building (Typ.)	Unit Mix (by Apartment Bldg)				Subtotal:
	Unit 2-1 (2BR)	Unit 3-1 (3BR)	Unit 3-2 (3BR)	Unit 4-1 (4BR)	
Gross Area (by...)	1,014 sf	1,219 sf	1,239 sf	1,351 sf	
Level-1	2	2	2	-	6
Level 1	4	2	4	2	12
Level 2	4	2	4	2	12
Level 3	4	2	4	2	12
Totals:	14	8	14	6	42

Building (Typ.)	Unit Mix (Total Site, incl. Apt Bldgs 1-4)				Subtotal:
	Unit 2-1 (2BR)	Unit 3-1 (3BR)	Unit 3-2 (3BR)	Unit 4-1 (4BR)	
Gross Area (by...)	1,014 sf	1,219 sf	1,239 sf	1,351 sf	
Level-1	8	8	8	-	24
Level 1	16	8	16	8	48
Level 2	16	8	16	8	48
Level 3	16	8	16	8	48
Totals:	56	32	56	24	168

**SITE PLAN KEY**

- 1 MAIN ENTRY GATE (SLIDING)
  - 2 SECONDARY ENTRY GATE (SLIDING)
  - 3 PERIMETER DECORATIVE FENCING
  - 4 SCREEN WALL/FENCING
  - 5 PLAYGROUND
  - 6 DUAL TRASH ENCLOSURE, 8 CU. YD. MIN.
  - 7 SINGLE TRASH ENCLOSURE, 4 CU. YD. MIN.
  - 8 FENCE GATES AT SIDEWALK/SITE ENTRANCE
  - 9 RETAINING WALL, TYP.
  - 10 SHADE STRUCTURE, TYP.
  - 11 HAMMERHEAD TURNAROUND
  - 12 BICYCLE PARKING
- COMMON (CIVIC) SPACE



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Table 10-40.30.030.F.: Common Space Requirements

Area [1]	15% of gross lot or parcel area; at least one Common Space area shall be no less than 400 sq. ft.
Width	15' min.
Depth	15' min.

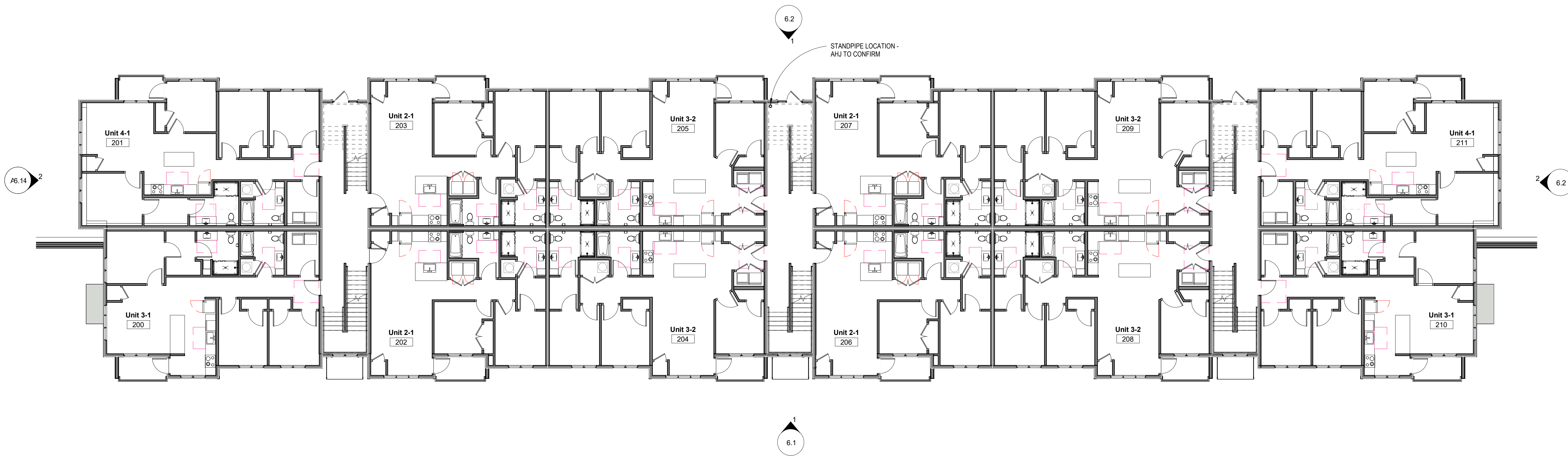
Site Area (Gross) = 8.51 acres  
Common Space Area = 87,472 sf, or 2.01 acres  
Common Space Calculations =  $(2.01 / 8.51) = 23.6\%$

**SITE PLAN KEY**

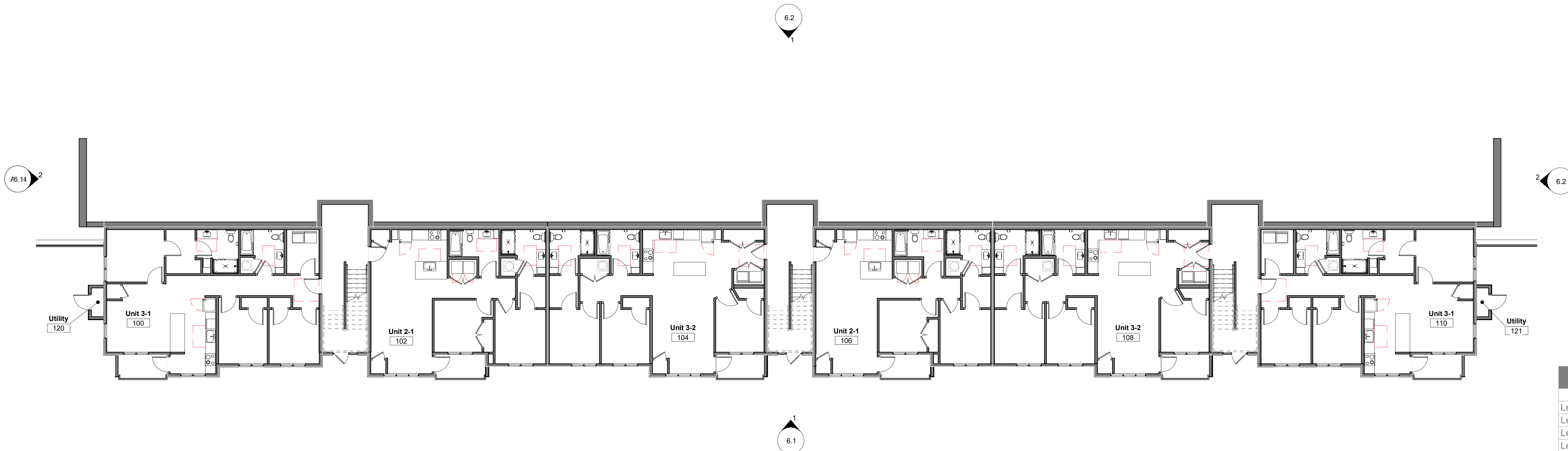
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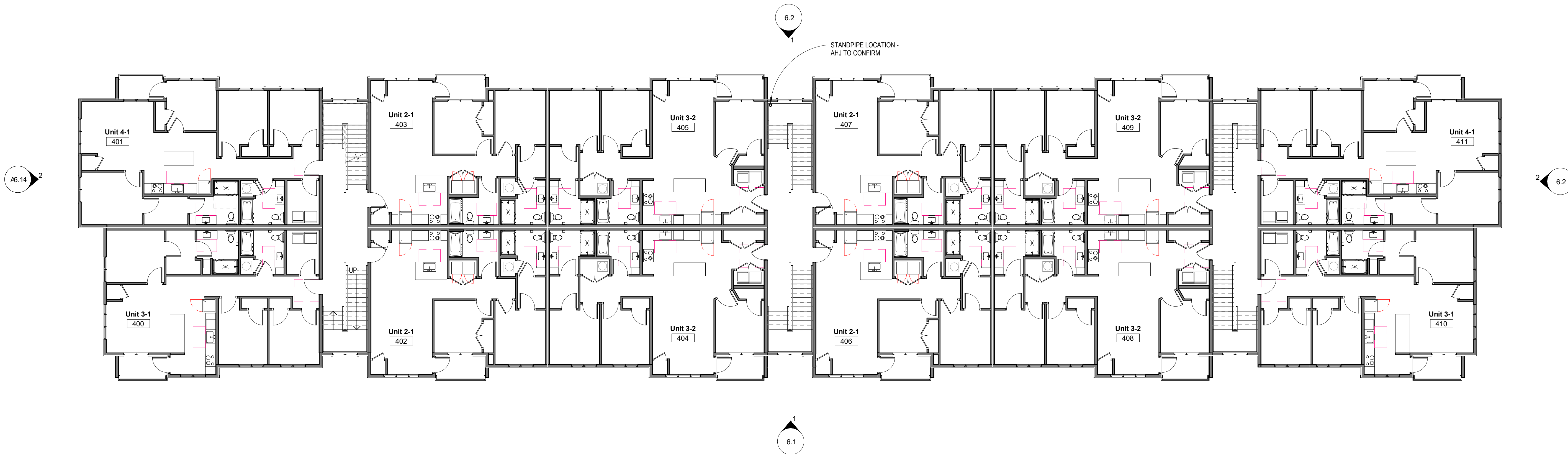
2 Level 1 - Site Plan Review  
3/32" = 1'-0"



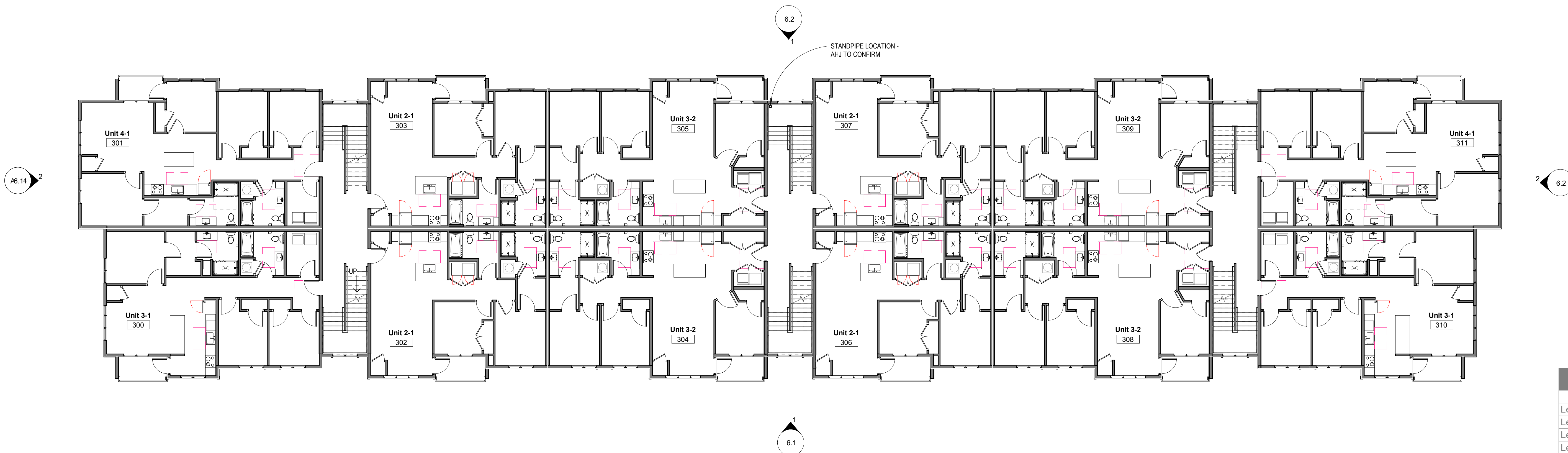
1 Level -1 - Site Plan Review  
3/32" = 1'-0"

GROSS AREA - TOTAL	
Level	Area
Level 3	15,578 ft <sup>2</sup>
Level 2	15,578 ft <sup>2</sup>
Level 1	15,578 ft <sup>2</sup>
Level -1	7,844 ft <sup>2</sup>
Grand total	54,577 ft <sup>2</sup>

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2 Level 3 -Site Plan Review  
3/32" = 1'-0"



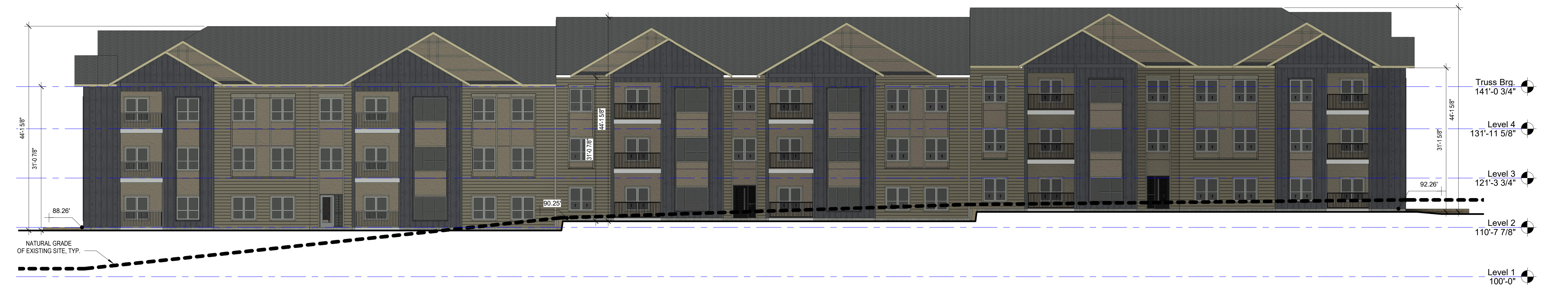
1 Level 2 -Site Plan Review  
3/32" = 1'-0"

GROSS AREA - TOTAL	
Level	Area
Level 3	15,578 ft <sup>2</sup>
Level 2	15,578 ft <sup>2</sup>
Level 1	15,578 ft <sup>2</sup>
Level -1	7,844 ft <sup>2</sup>
Grand total	54,577 ft <sup>2</sup>

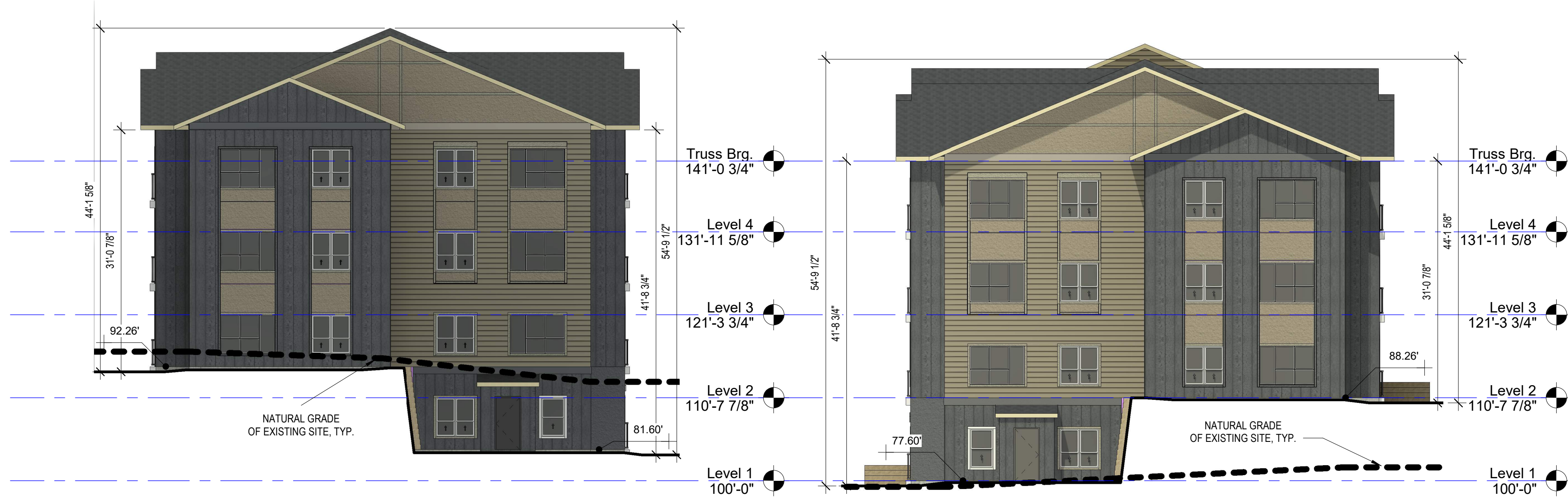
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① Elevation - Plan South  
3/32" = 1'-0"



② Elevation - Plan North  
3/32" = 1'-0"



③ Elevation - Plan West  
3/32" = 1'-0"

④ Elevation - Plan East  
3/32" = 1'-0"

SITE PLAN REVIEW - 2nd SUBMITTAL  
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① SD Site Plan -Site Plan Review  
1" = 30'-0"



EAST ELEVATION (facing parking)



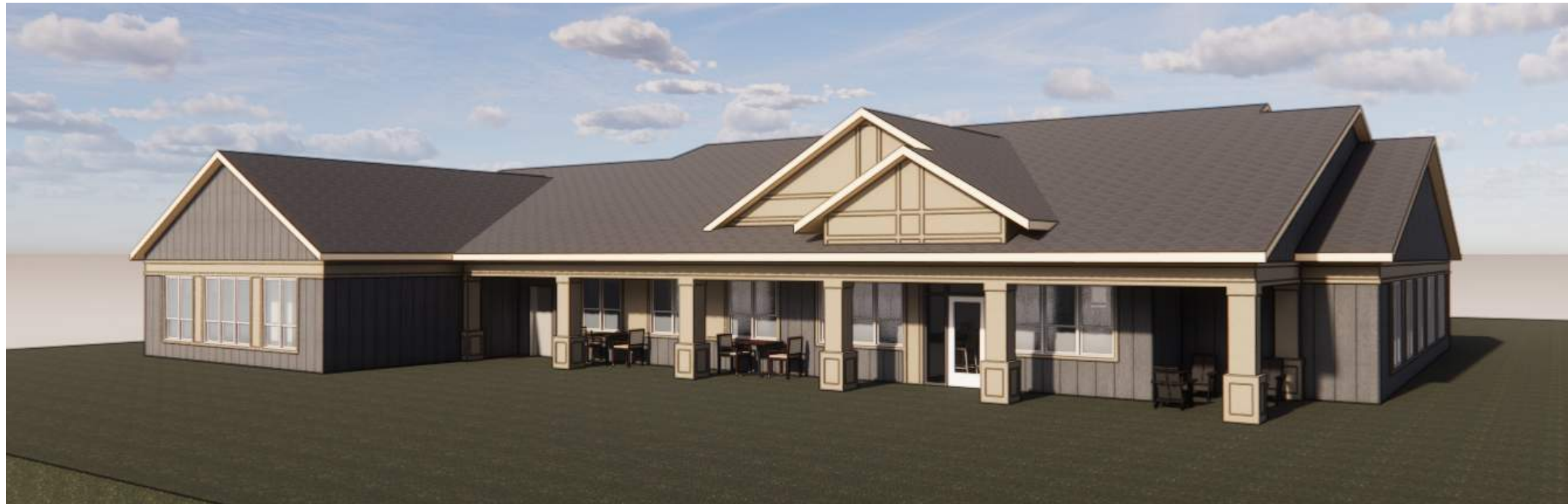
NORTH ELEVATION (facing parking)



***Fiber-cement  
Vertical Panel -  
Cavern Steel  
(Prefinished)***



***Fiber-cement  
Textured Panel -  
Terra Brown  
(Prefinished)***



WEST ELEVATION (facing pool & patio/South Lone Tree Road)



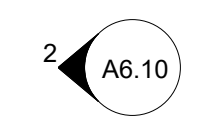
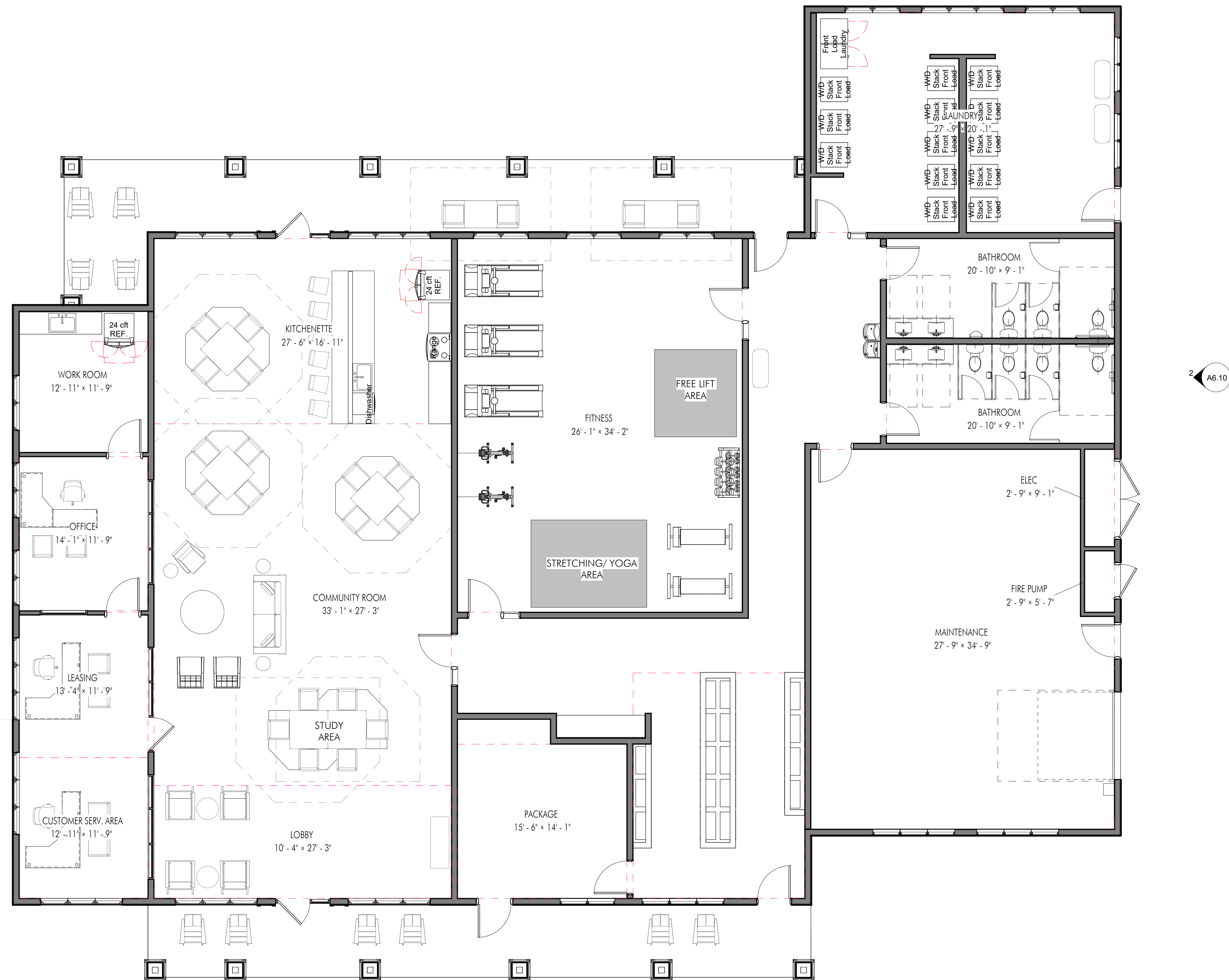
SOUTH ELEVATION (facing East Pine Knoll Drive)



***Fiber-cement  
Vertical Panel -  
Cavern Steel  
(Prefinished)***



***Fiber-cement  
Textured Panel -  
Terra Brown  
(Prefinished)***

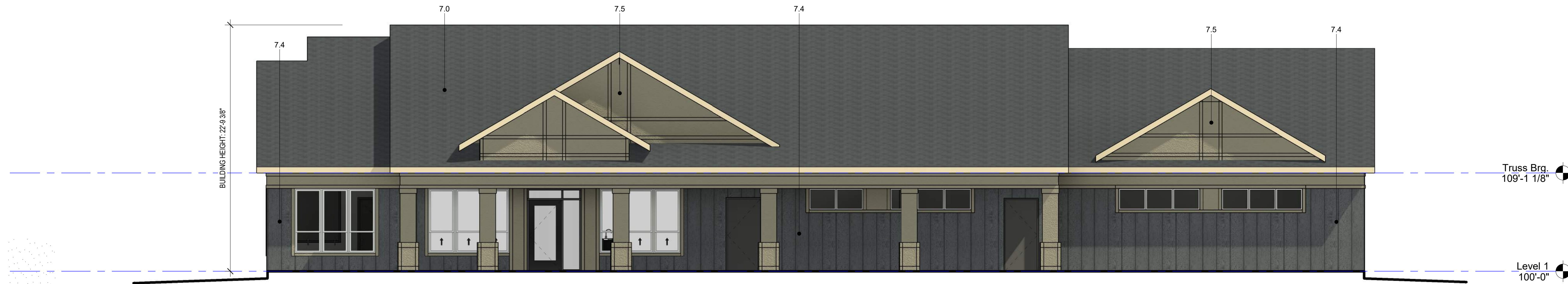


GROSS AREA - TOTAL	
Level	Area
Level 1	6,569 ft <sup>2</sup>
Grand total	6,569 ft <sup>2</sup>



① Level 1  
3/16" = 1'-0"

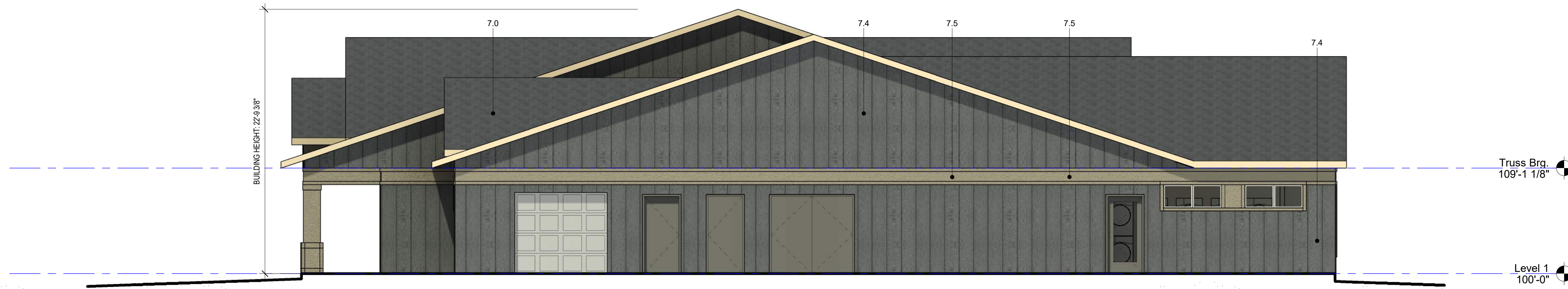
SITE PLAN REVIEW - 1st SUBMITTAL  
JUNE 24TH, 2025



① Clubhouse - East Elevation  
3/16" = 1'-0"

**EXTERIOR MATERIALS**

Material Mark	Material: Comments
7.0	Architectural Grade Asphalt Roof Shingle - Timberline - Charcoal
7.4	Siding - James Hardie Fiber Cement Panel - Vertical Groove - Iron Gray - LRV: 14.65
7.5	Siding - James Hardie Fiber Cement Panel - Stucco Textured - Monterey Taupe - LRV: 29.68



② Clubhouse - North Elevation  
3/16" = 1'-0"

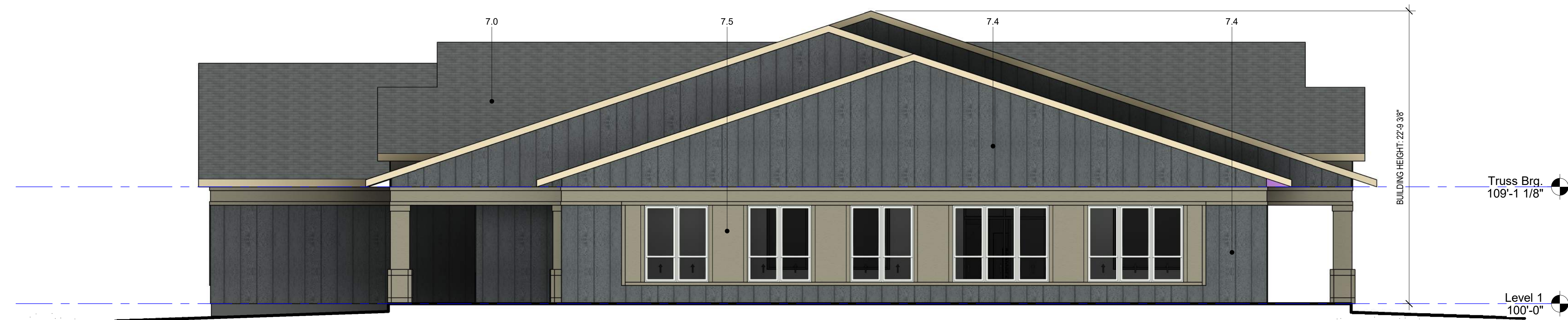
SITE PLAN REVIEW - 1st SUBMITTAL  
JUNE 24TH, 2025



① Clubhouse - West Elevation  
3/16" = 1'-0"

### EXTERIOR MATERIALS

Material Mark	Material: Comments
7.0	Architectural Grade Asphalt Roof Shingle - Timberline - Charcoal
7.4	Siding - James Hardie Fiber Cement Panel - Vertical Groove - Iron Gray - LRV: 14.65
7.5	Siding - James Hardie Fiber Cement Panel - Stucco Textured - Monterey Taupe - LRV: 29.68



② Clubhouse - South Elevation  
3/16" = 1'-0"

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JUNE 24TH, 2025