

**Residential Project Summary:**

Residential Area: 43.13 Gross Acres ±  
21.64 Net Acres ±  
Total Units: 416 Homes  
Density: 19.22 Homes/Net Acre ±

**Parcel A-1:**

Two Pac:  
Plan 1- 2,281 s.f., 4 bd. + den, 2.5 ba., 2 car garage 5 Homes  
Plan 2- 2,484 s.f., 4-5 bd. w/ flex, 2.5-3 ba., 2 car garage 5 Homes

Alley Loaded:  
Plan 1- 2,003 s.f., 3 bd., 2.5 ba., 2 car garage 5 Homes  
Plan 2- 2,110 s.f., 4 bd., 2.5 ba., 2 car garage 4 Homes

**Parcel A-2:**

Two Pac:  
Plan 1- 2,281 s.f., 4 bd. + den, 2.5 ba., 2 car garage 9 Homes  
Plan 2- 2,484 s.f., 4-5 bd. w/ flex, 2.5-3 ba., 2 car garage 9 Homes

Alley Loaded:  
Plan 1- 2,003 s.f., 3 bd., 2.5 ba., 2 car garage 10 Homes  
Plan 2- 2,110 s.f., 4 bd., 2.5 ba., 2 car garage 9 Homes

**Parcel B: (3 & 4 Plex)**

Plan 1- 1,233 s.f., 2 bd., 2 ba., 2 car garage 10 Homes  
Plan 2- 1,311 s.f., 2 bd., 2.5 ba., 2 car garage 10 Homes  
Plan 3- 1,684 s.f., 3-4 bd. w/ loft option, 3 ba., 2 car garage 10 Homes  
Plan 4- 1,857 s.f., 3-4 bd. w/ loft option, 2.5 ba., 2 car garage 7 Homes

**Parcel C: (Two Story Townhomes)**

Plan 1- 1,455 s.f., 2 bd., 2.5 ba., 2 car garage 11 Homes  
Plan 2- 1,473 s.f., 3 bd., 2.5 ba., 2 car garage 12 Homes  
Plan 3- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 7 Homes  
Plan 3x- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 7 Homes

**Parcel D: (Two Story Townhomes)**

Plan 1- 1,455 s.f., 2 bd., 2.5 ba., 2 car garage 7 Homes  
Plan 2- 1,473 s.f., 3 bd., 2.5 ba., 2 car garage 8 Homes  
Plan 3- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 4 Homes  
Plan 3x- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 4 Homes

**Parcel E-1: (3 & 4 Plex)**

Plan 1- 1,233 s.f., 2 bd., 2 ba., 2 car garage 5 Homes  
Plan 2- 1,311 s.f., 2 bd., 2.5 ba., 2 car garage 5 Homes  
Plan 3- 1,684 s.f., 3-4 bd. w/ loft option, 3 ba., 2 car garage 5 Homes  
Plan 4- 1,857 s.f., 3-4 bd. w/ loft option, 2.5 ba., 2 car garage 1 Homes

**Parcel E-2: (3 & 4 Plex)**

Plan 1- 1,233 s.f., 2 bd., 2 ba., 2 car garage 9 Homes  
Plan 2- 1,311 s.f., 2 bd., 2.5 ba., 2 car garage 9 Homes  
Plan 3- 1,684 s.f., 3-4 bd. w/ loft option, 3 ba., 2 car garage 9 Homes  
Plan 4- 1,857 s.f., 3-4 bd. w/ loft option, 2.5 ba., 2 car garage 7 Homes

**Parcel F:**

(Two Story Townhomes)  
Plan 1- 1,455 s.f., 2 bd., 2.5 ba., 2 car garage 6 Homes  
Plan 2- 1,473 s.f., 3 bd., 2.5 ba., 2 car garage 6 Homes  
Plan 3- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 3 Homes  
Plan 3x- 1,560 s.f., 3 bd., 2.5 ba., 2 car garage 3 Homes

**(3 & 4 Plex)**

Plan 1- 1,233 s.f., 2 bd., 2 ba., 2 car garage 3 Homes  
Plan 2- 1,311 s.f., 2 bd., 2.5 ba., 2 car garage 3 Homes  
Plan 3- 1,684 s.f., 3-4 bd. w/ loft option, 3 ba., 2 car garage 3 Homes  
Plan 4- 1,857 s.f., 3-4 bd. w/ loft option, 2.5 ba., 2 car garage 3 Homes

**Parcel G:**

(Three Story Podium Flats)  
Plan 1- 1,138 s.f., 1+den, 2 ba., 1 prime + 1 tandem in basement 6 Homes  
Plan 2- 1,138 s.f., 2 bd., 2 ba., 2 prime in basement 66 Homes  
Plan 3- 1,508 s.f., 3 bd., 3 ba., 2.5 prime in basement 16 Homes

**Parcel I:**

(Market Rate Apts.)  
Plan 1- 743 s.f., 1 bd., 1 ba. 30 Homes  
Plan 2- 1,005 s.f., 2 bd., 2 ba. 29 Homes  
Plan 3- 1,054 s.f., 2 bd., 2 ba. 9 Homes  
Plan 4- 1,133 s.f., 3 bd., 2 ba. 6 Homes

**Parcel H-1:**

(People's Self Help)  
Plan 1- 718 s.f., 1 bd., 1 ba. 14 Homes  
Plan 2- 912 s.f., 2 bd., 2 ba. 6 Homes  
Plan 3- 1,014 s.f., 2 bd., 2 ba. 10 Homes

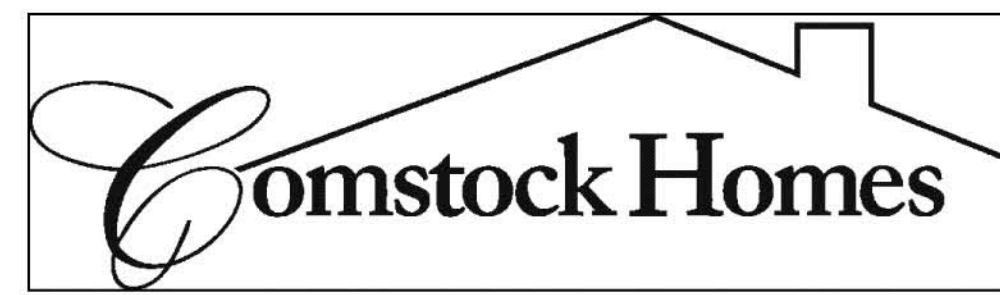
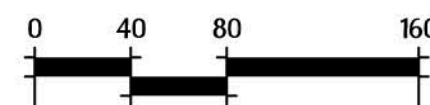
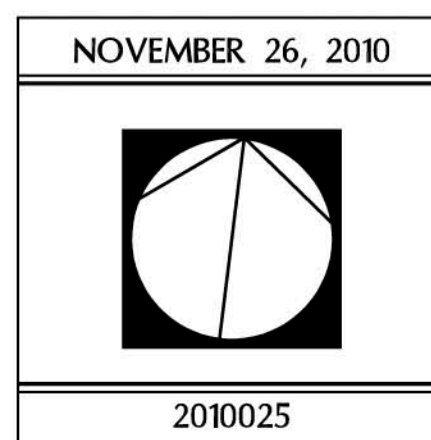
**Parcel H-2:**

(People's Self Help)  
Plan 1- 853 s.f., 2 bd., 2 ba. 5 Homes  
Plan 2- 1,037 s.f., 3 bd., 2 ba. 10 Homes  
Plan 3- 1,075 s.f., 3 bd., 2 ba. 10 Homes  
Plan 3x- 1,030 s.f., 2 bd., 2 ba. 10 Homes  
Plan 4- 1,120 s.f., 3 bd., 2 ba. 5 Homes

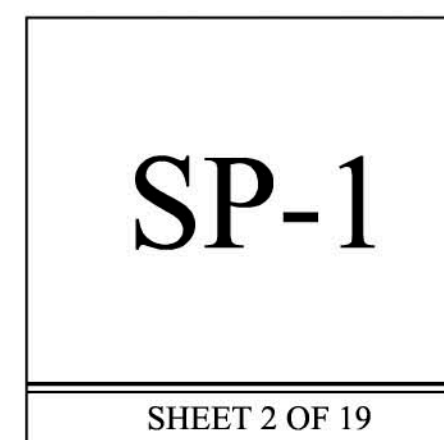
**Residential Summary By Parcel/ Phase:**

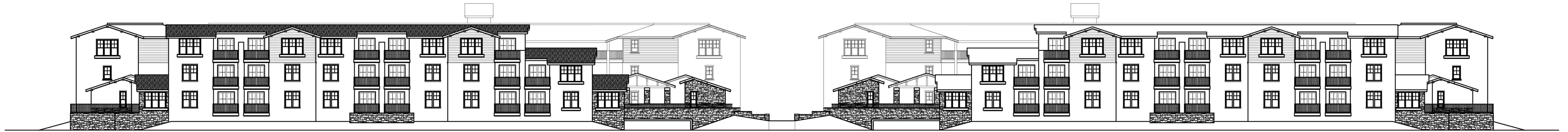
	Phase 1 10.5 Net Acres	Phase 2 11.14 Net Acres	21.64 Net Acres
Parcel - A:	10 Two-Pack S.F.D. 9 Alley S.F.D.	18 Two-Pack S.F.D. 19 Alley S.F.D.	56 Homes
Parcel - B:	37 Tri & Quad M.F.		37 Homes
Parcel - C:	37 P-2 M.F.		37 Homes
Parcel - D:	23 P-2 M.F.		23 Homes
Parcel - E:	16 Tri & Quad M.F.	34 Tri & Quad M.F.	50 Homes
Parcel - F:		18 P-2 M.F. 12 Tri & Quad M.F.	30 Homes
Parcel - G:		88 Podium Flats (M.F.)	88 Homes
Parcel - H:	30 Low-Mod Apts.	40 Low-Mod Apts.	70 Homes
Parcel - I:		74 Market Rate Apts.	74 Homes
	162 Homes 15.43 Homes/ Net Acre ±	303 Homes 27.19 Homes/ Net Acre ±	465 Homes

**Phase 1 & 2 Architectural Site Plan**



Los Carneros  
Goleta, California  
Comstock Homes





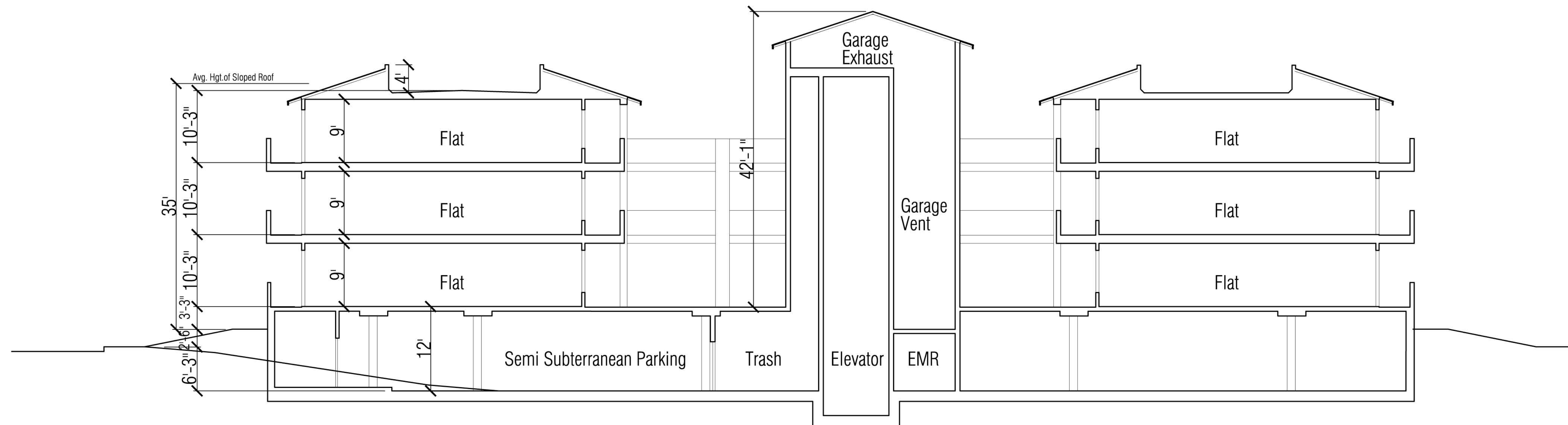
Composite Elevation - 1/16" scale



Phase I Elevation - 1/8" scale

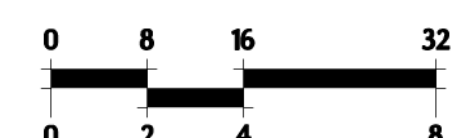
- STYLE ELEMENTS
- ROOF: CONCRETE FLAT TILE ROOF
  - FASCIA: WOOD FASCIA
  - WALL: STUCCO/ HORIZONTAL LAP SIDING
  - TRIM: STUCCO OVER FOAM TRIM / WOOD TRIM AT SIDING
  - WINDOWS: VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS
  - ACCENTS: METAL RAILING & METAL ENTRY GATES
  - STONE: MANUFACTURED STONE VENEER

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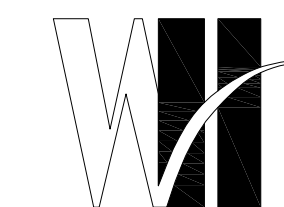


Section - 1/8" scale

DECEMBER 06, 2010  
2010232



Parcel G Phase II - Podium  
Los Carneros  
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A-15.5

TO CREEK

"Y" STREET (PRIVATE)

4 Plex

Build. 300

Rec Area K  
37,765 s.f.

Build. 200

"BB" STREET (PRIVATE)

Build. 300

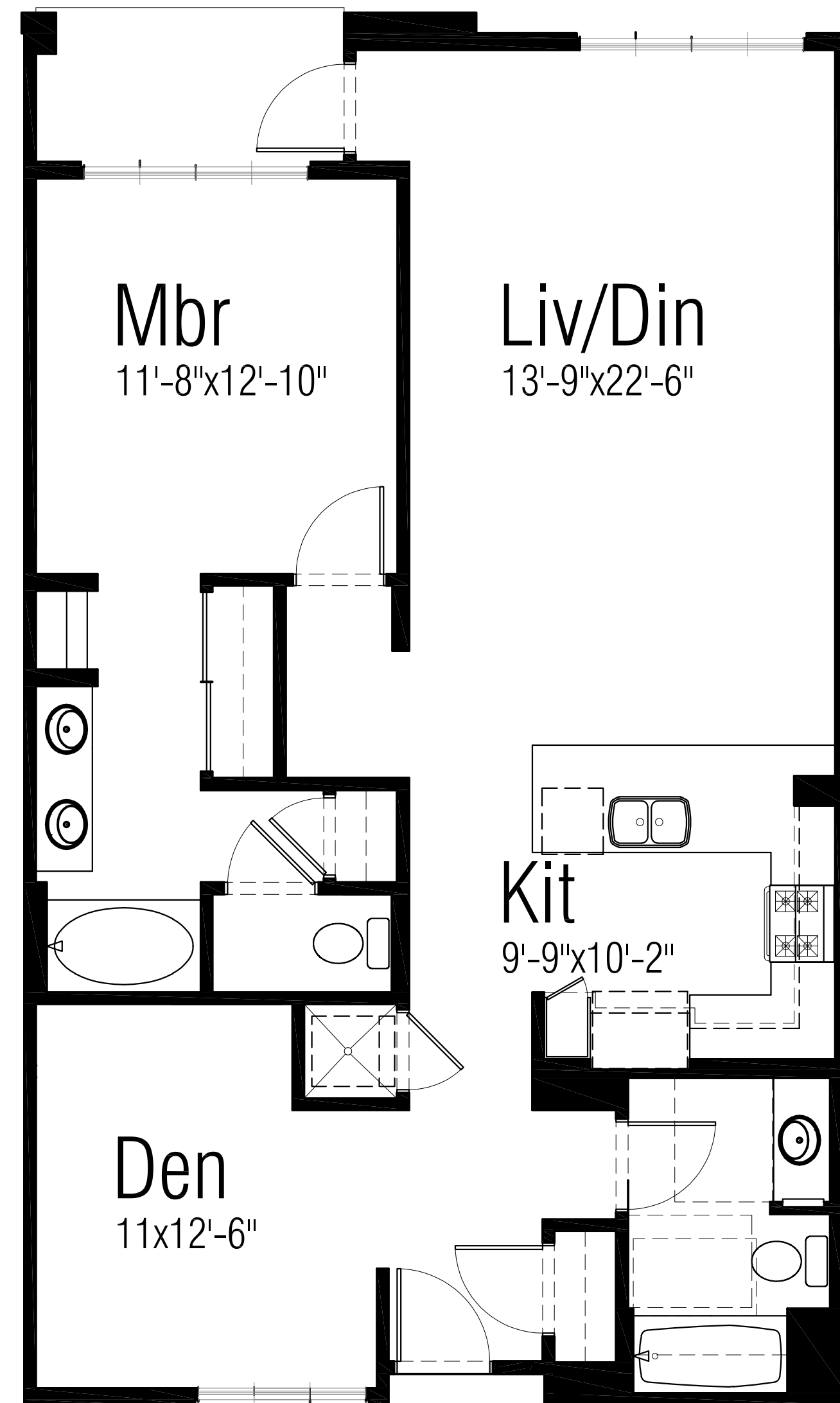
Build. 300

"AA" STREET (PRIVATE)

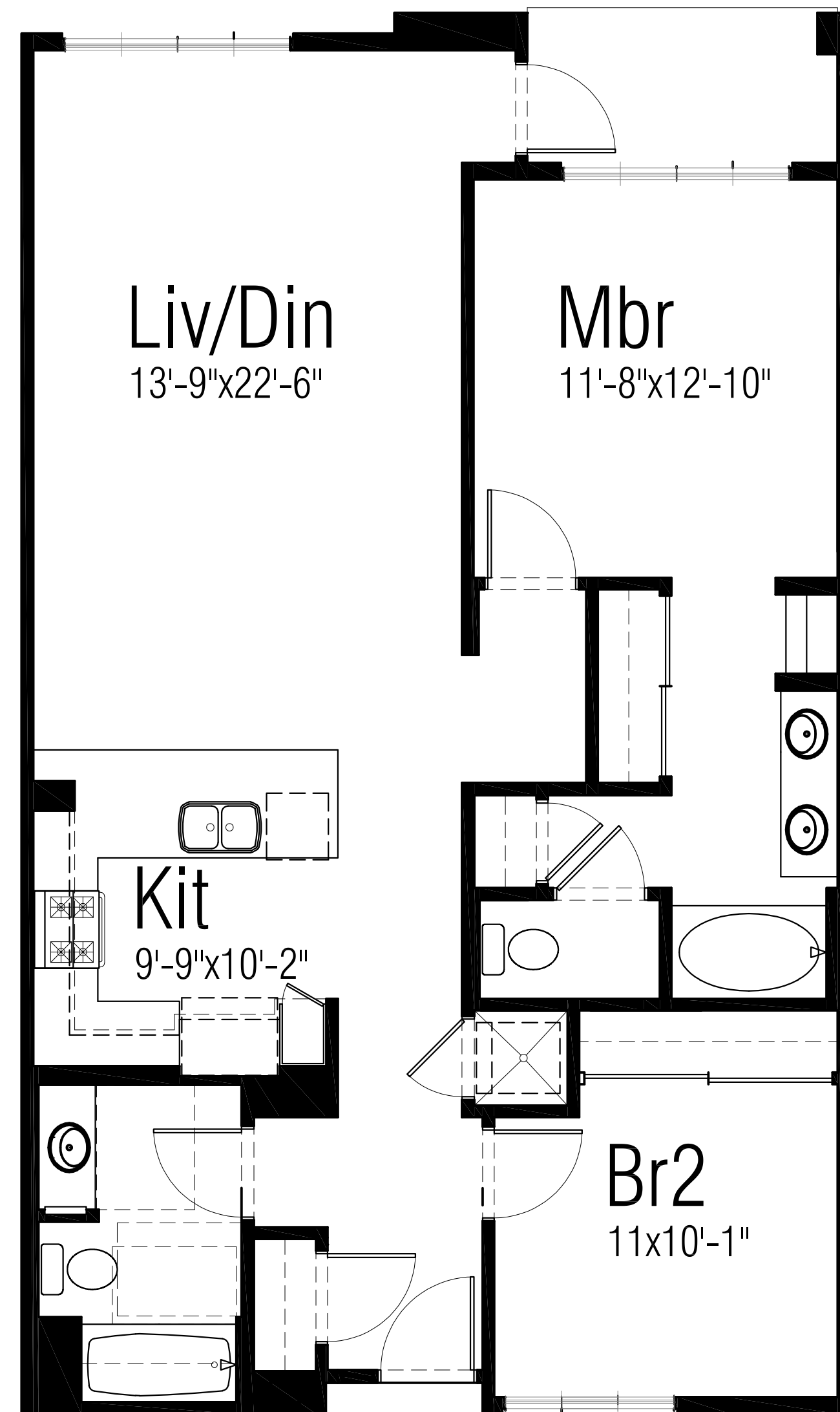
Build. 100

SS PARK  
RP

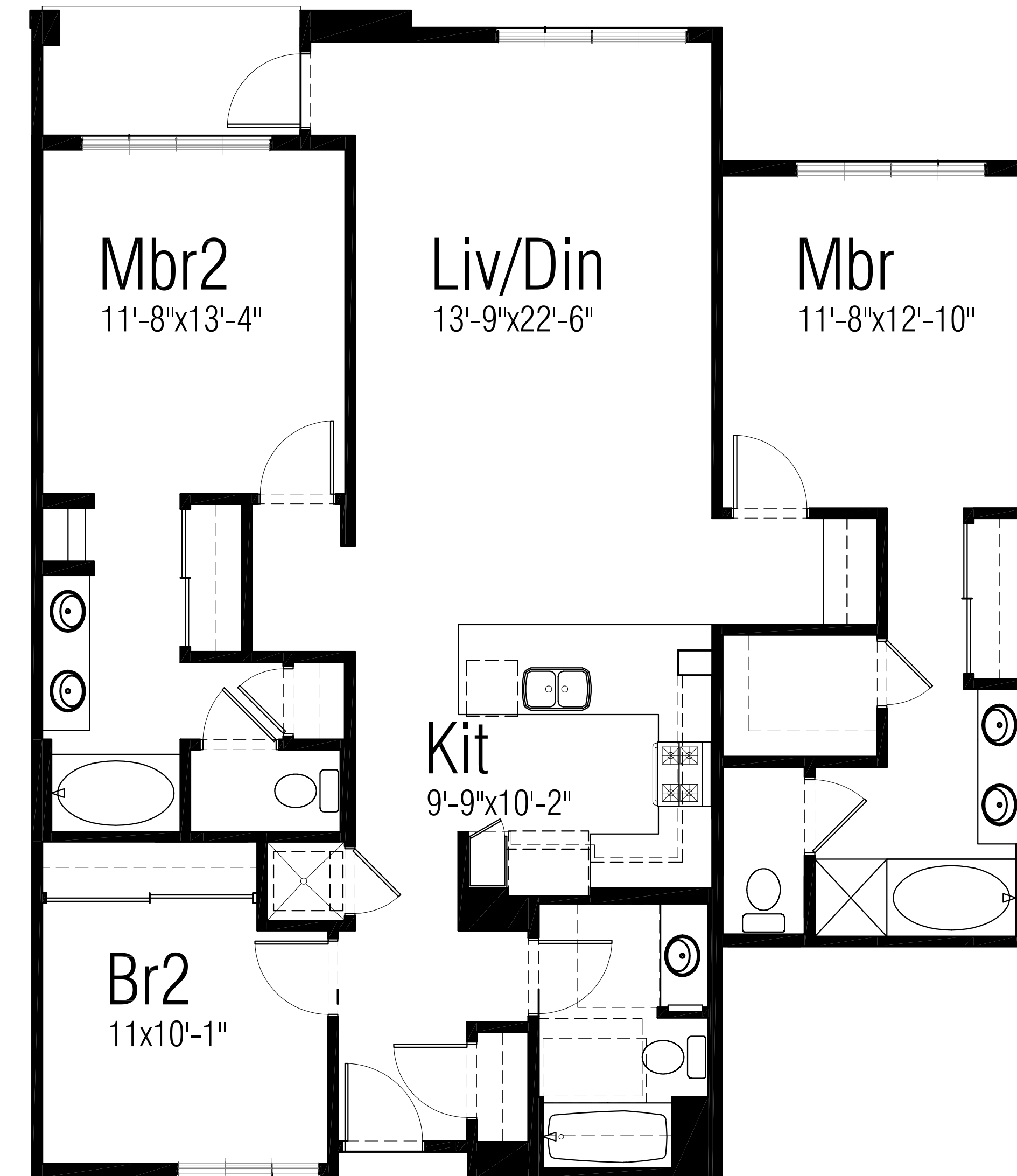




1 Bedroom + Den  
1138 SF



2 Bedroom  
1138 SF



3 Bedroom  
1508 SF



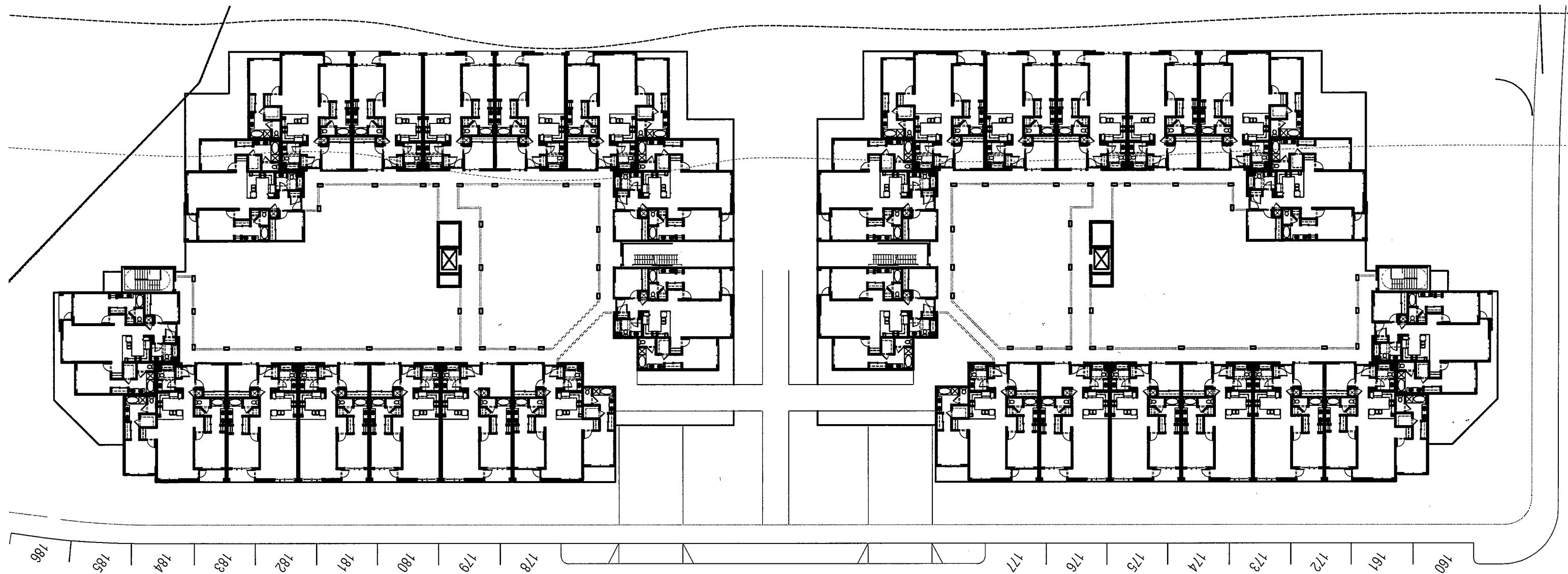


Garage

# Los Carneros Podium

Comstock Homes

WRA  
11.15.10

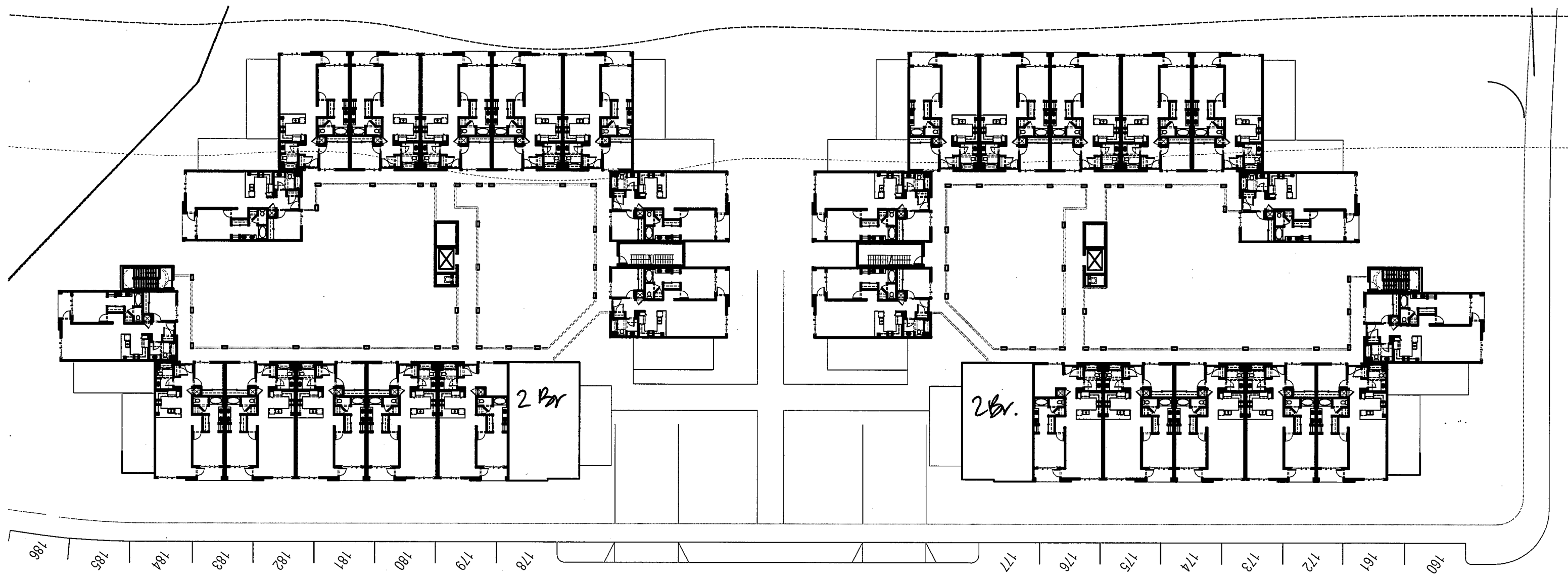


Level 1

Los Carreros Podium

Constable Homes

VHA  
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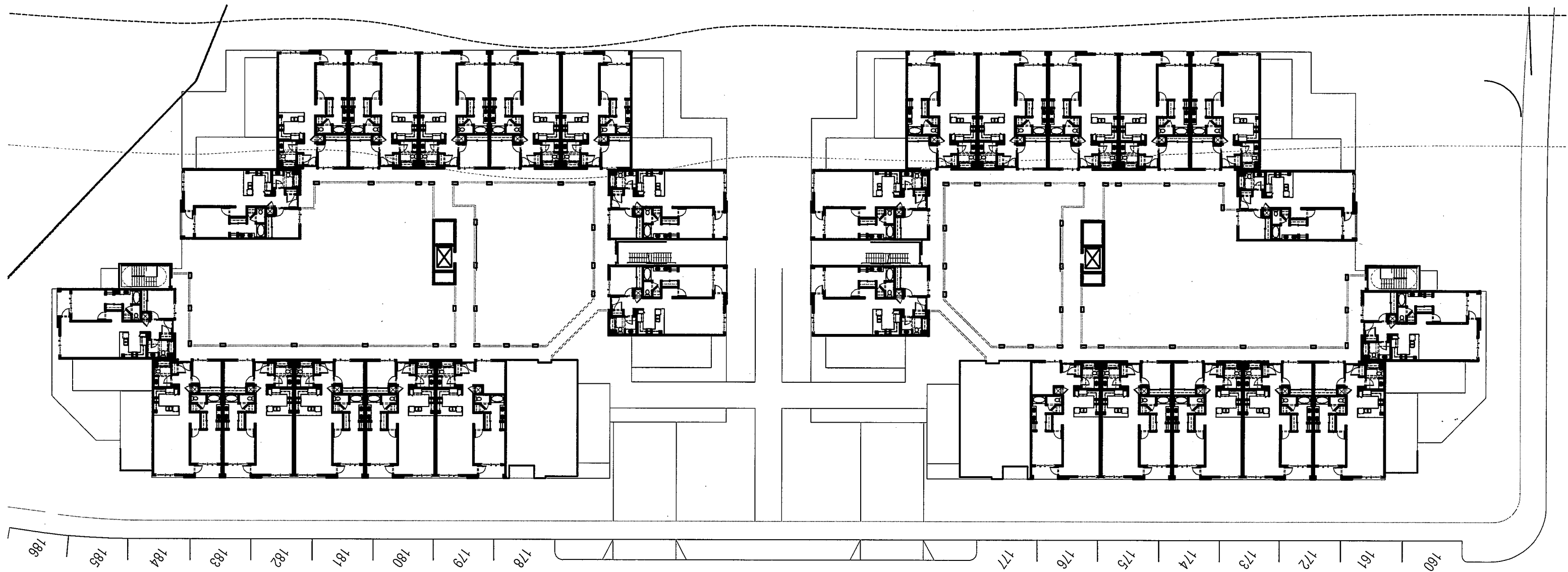


level 2

# Los Carneros Podium

Comstock Homes

WHA  
11.15.10



Level 3

# Los Carneros Podium

Comstock Homes

WHA  
11.15.10





**STYLE ELEMENTS**

ROOF: CONCRETE FLAT TILE ROOF  
 FASCIA: WOOD FASCIA TYPICAL & 2X6 WOOD BARGE BOARD WITH RAFTER TAILS AT FRONT ELEVATION  
 GABLE: HORIZONTAL LAP SIDING  
 WALL: STUCCO / HORIZONTAL LAP SIDING  
 TRIM: STUCCO OVER FOAM TRIM / WOOD TRIM AT SIDING  
 WINDOW: VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS  
 ACCENTS: DECORATIVE PREFABRICATED SHUTTERS  
 COLUMNS: WOOD COLUMN WITH STONE BASE  
 STONE: MANUFACTURED STONE VENEER  
 GARAGE DOOR: DECORATIVE METAL SECTIONAL ROLL-UP DOOR

**ELEVATION "A"**



**STYLE ELEMENTS**

ROOF: CONCRETE FLAT TILE ROOF  
 FASCIA: WOOD FASCIA  
 GABLE: HORIZONTAL LAP SIDING  
 WALL: STUCCO  
 TRIM: STUCCO OVER FOAM TRIM  
 WINDOW: VINYL WINDOW FRAMES WITH MULLIONS & EXTERIOR GRIDS  
 ACCENTS: DECORATIVE PREFABRICATED SHUTTERS  
 STONE: MANUFACTURED STONE VENEER  
 GARAGE DOOR: DECORATIVE METAL SECTIONAL ROLL-UP DOOR

**ELEVATION "B"**

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**FRONT ELEVATIONS  
 BUILDING 200**

JUNE 02, 2010  
 2009235



2-Story Row Townhomes  
 Los Carneros  
 Goleta, California  
 Comstock Homes

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A-7.2



FIRST FLOOR  
BUILDING 200

PLAN DATA				
	SQ. FT.	BDRMS.	BATHS	GARAGE
PLAN 1	1455	2	2.5	2
PLAN 2	1473	3	2.5	2
PLAN 3	1560	3	2.5	2
PLAN 3X	1560	3	2.5	2

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2-Story Row Townhomes  
Los Carneros  
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A-7.0



SECOND FLOOR  
BUILDING 200

PLAN DATA				
	SQ. FT.	BDRMS.	BATHS	GARAGE
PLAN 1	1455	2	2.5	2
PLAN 2	1473	3	2.5	2
PLAN 3	1560	3	2.5	2
PLAN 3X	1560	3	2.5	2

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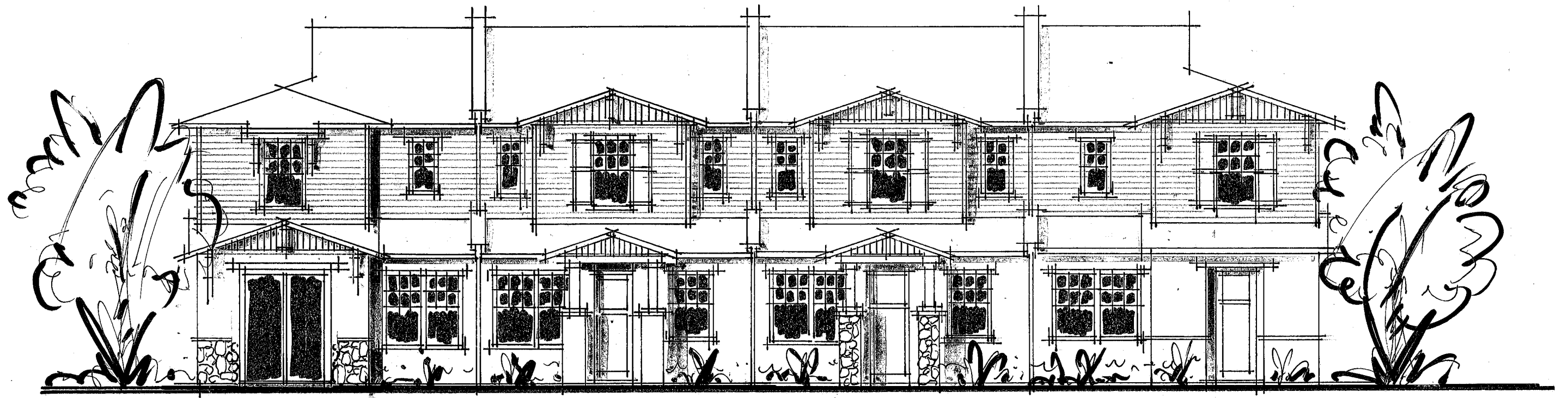
JUNE 02, 2010
2009235



2-Story Row Townhomes  
Los Carneros  
Goleta, California  
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A-7.1

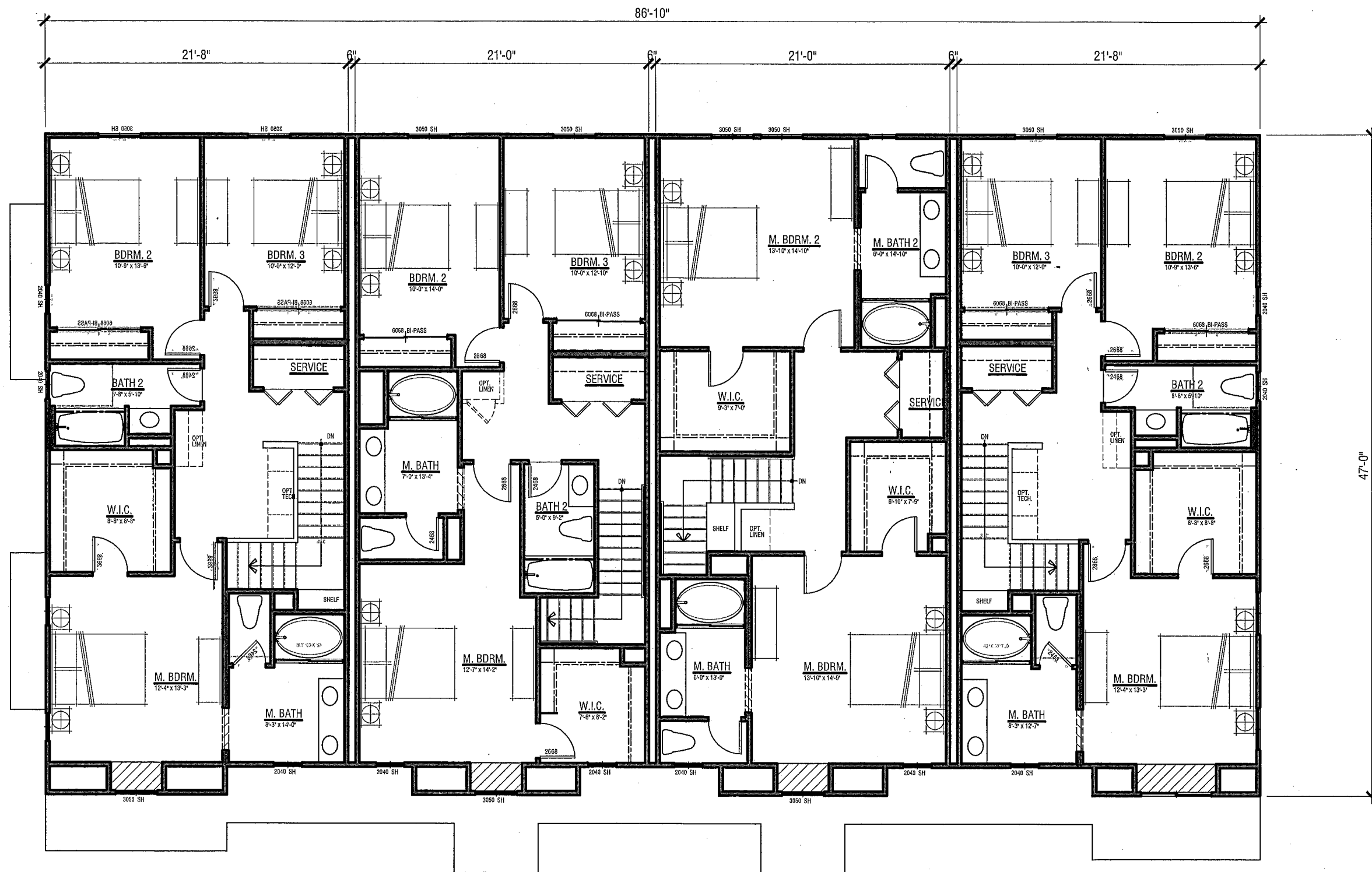


PHASE 200

LOS CARLERO  
GOLTA, CALIFORNIA  
COM STOCK HOMES

11.19.10

1"=8'-0" 20091229

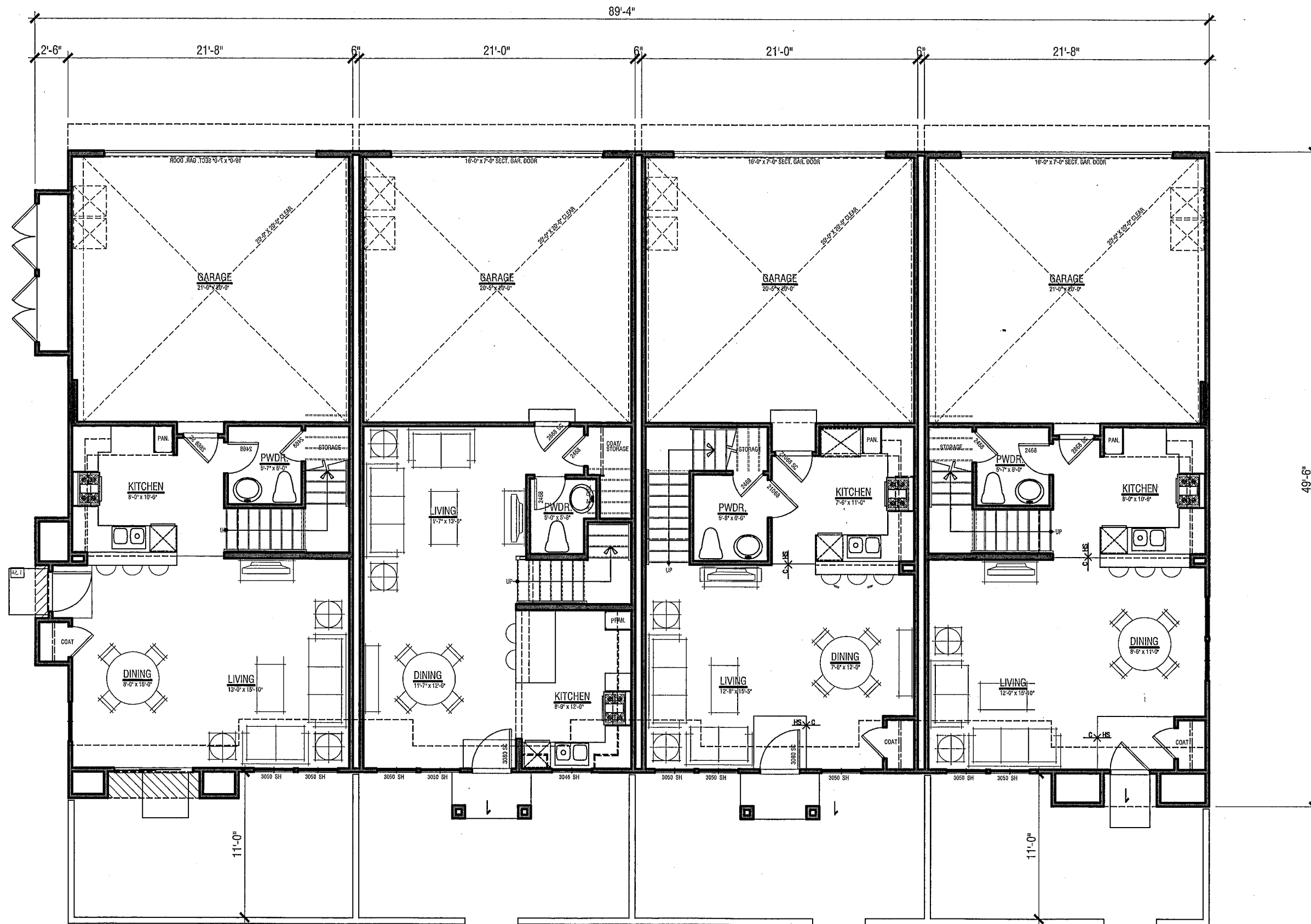


PLAN 3X

PLAN 2

PLAN 1

PLAN 3



**PLAN 3X**  
 ORIGINAL SQ. FT. - 1560  
 NEW SQ. FT. - 1506

**PLAN 2**  
 ORIGINAL SQ. FT. - 1473  
 NEW SQ. FT. - 1447

**PLAN 1**  
 ORIGINAL SQ. FT. - 1455  
 NEW SQ. FT. - 1450

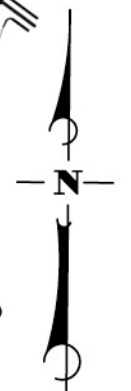
**PLAN 3**  
 ORIGINAL SQ. FT. - 1560  
 NEW SQ. FT. - 1491



KEYMAP

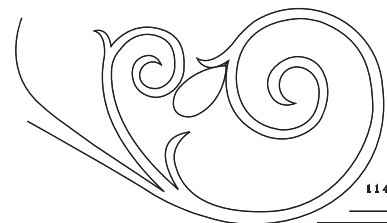
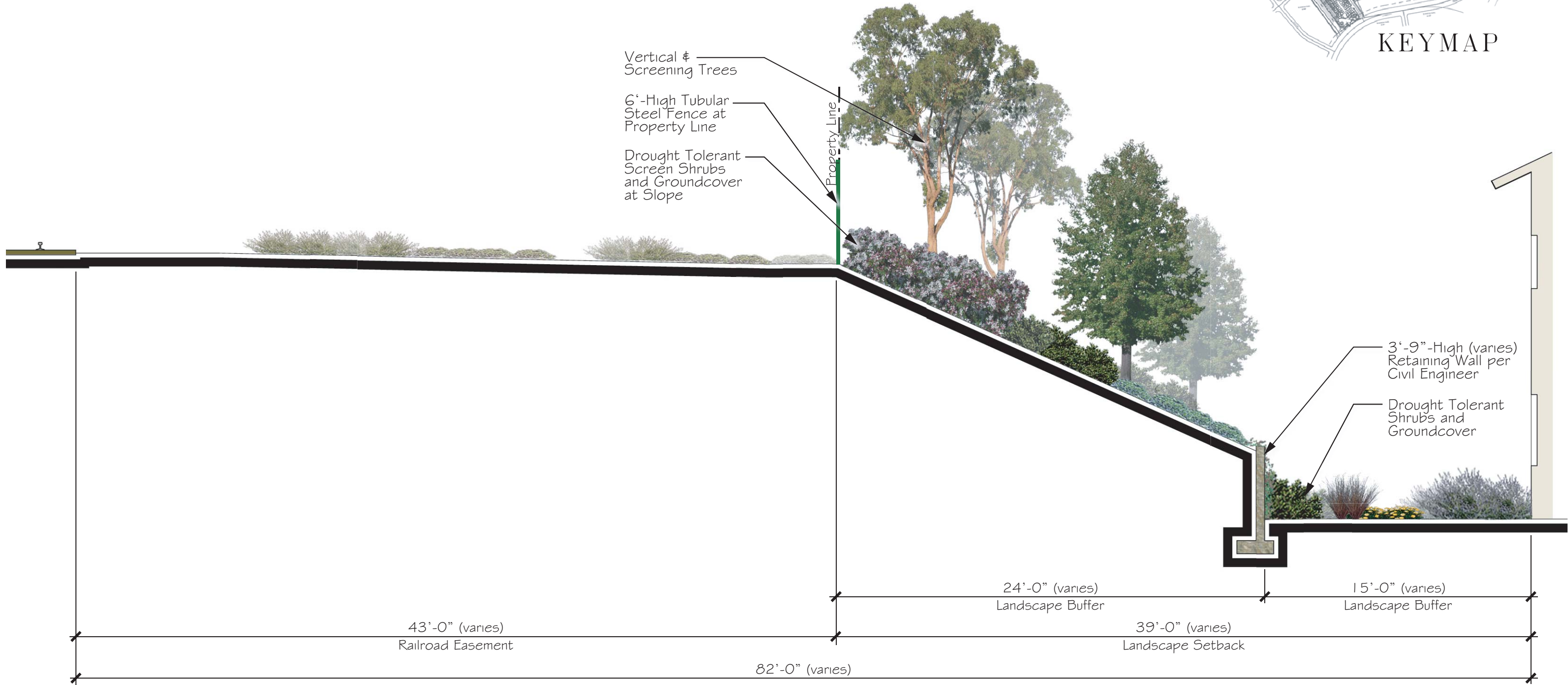
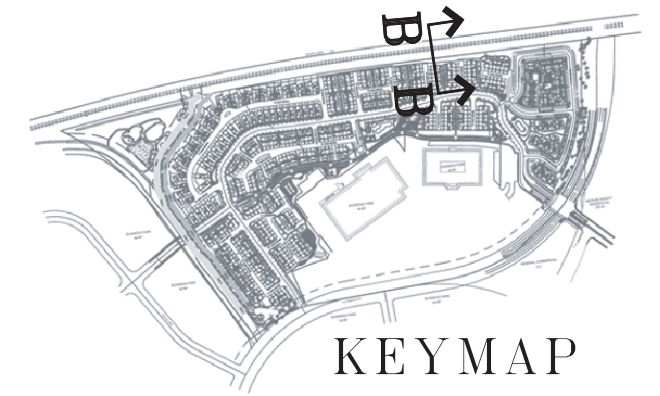


SCALE: 1" = 50'-0"



PRELIMINARY LANDSCAPE PLAN — OPEN SPACE  
LOT 7

SECTION B-B  
not to scale



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KATIE O'REILLY ROGERS  
INC  
LANDSCAPE ARCHITECT  
C.A. # 2966  
114 EAST DE LA GUERRA #4, SANTA BARBARA, CA 93101  
805.963.2867

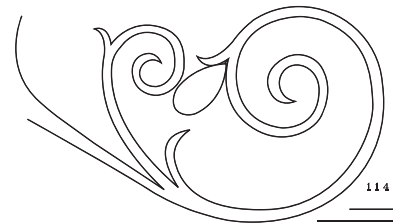
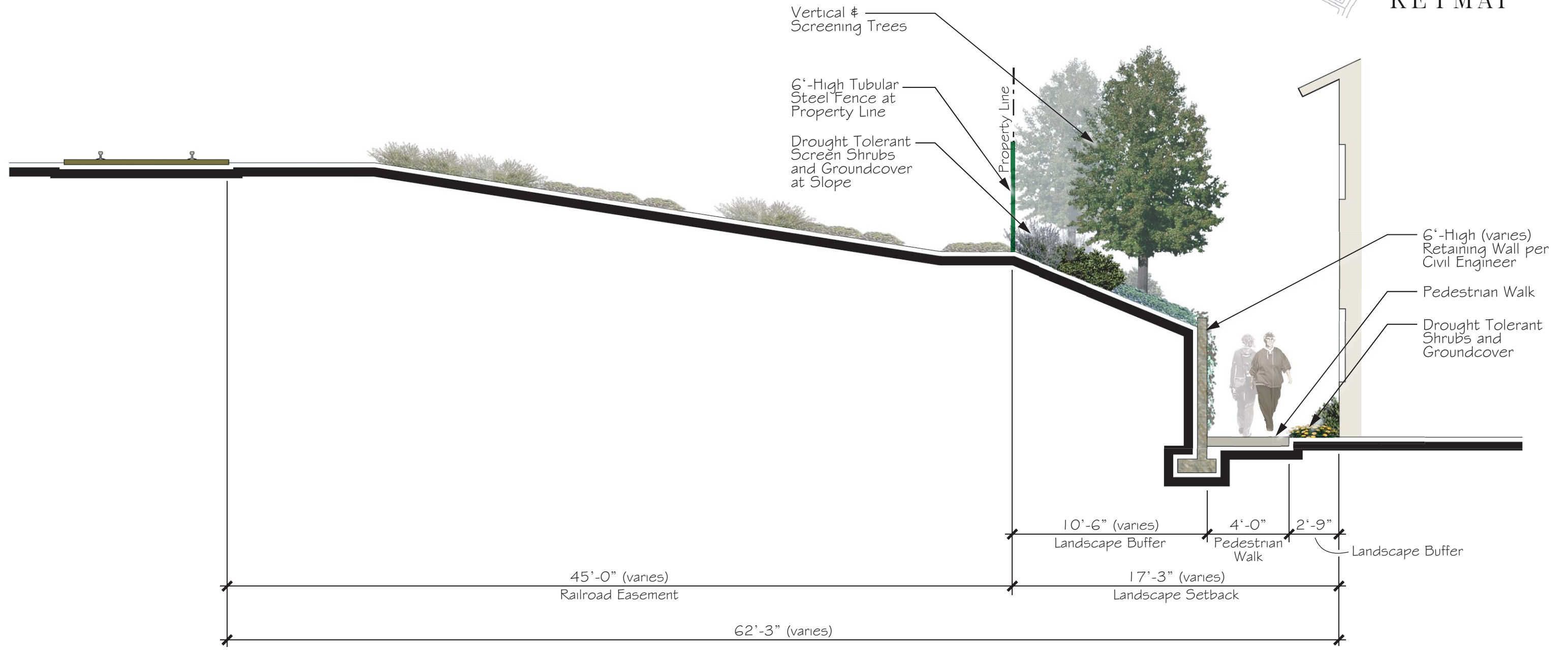
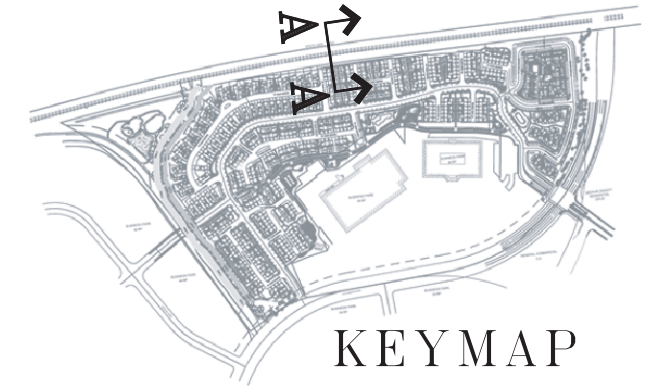
THE VILLAGE AT LOS CARNEROS

Landscape Sections

Nov. 10, 2010



SECTION A-A  
not to scale



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THE VILLAGE AT LOS CARNEROS

Landscape Sections

Nov. 10, 2010



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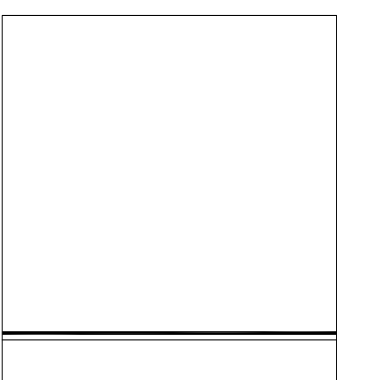
BUILDING 100  
Market Rate Apartments

DECEMBER 3, 2010



Los Carneros  
Goleta, California  
Comstock Homes

  
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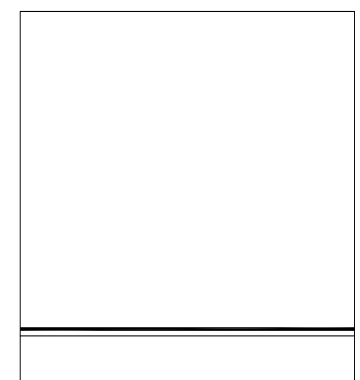
FRONT STREET SCENE  
Alley Homes

DECEMBER 3, 2010



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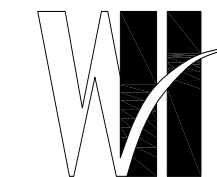
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REAR STREET SCENE  
Alley Homes

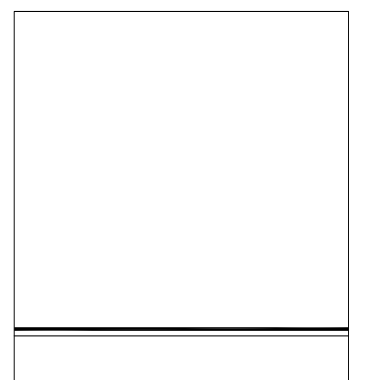
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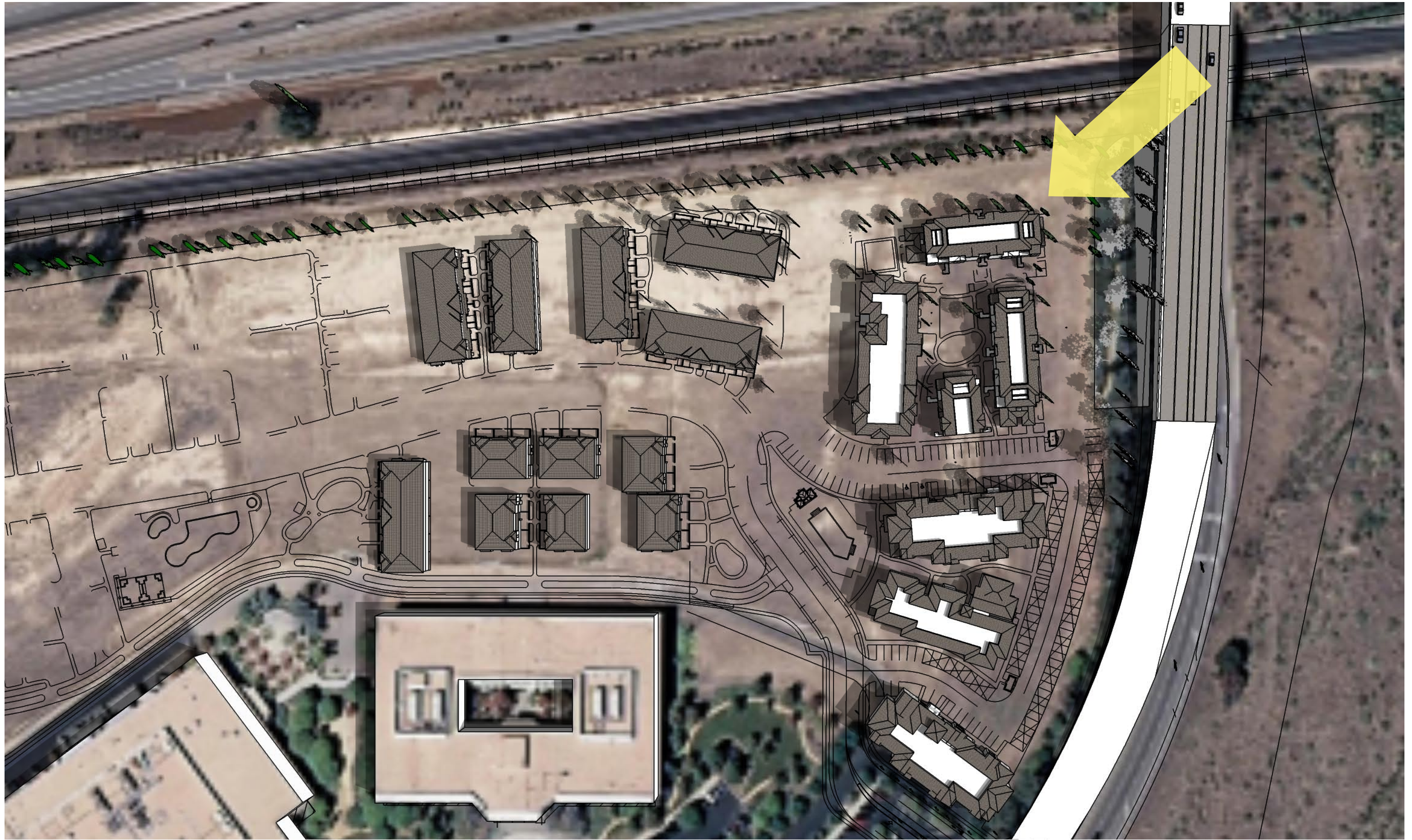


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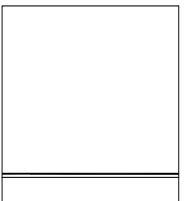
Keymap of view

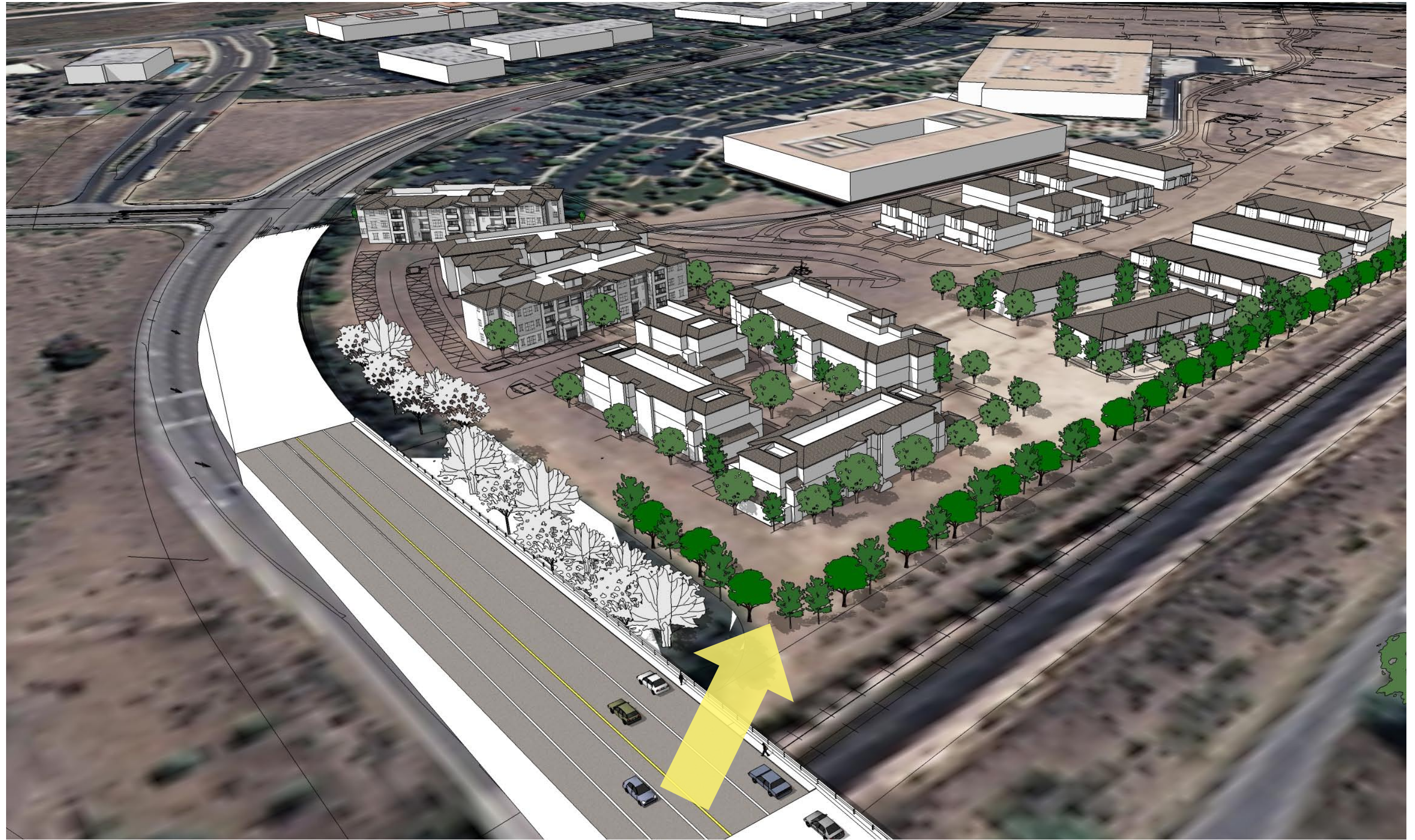
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Goleta, California  
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## Keymap of view

Los Carneros  
Goleta, California  
Comstock Homes

DECEMBER 3, 2010



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## View from Los Carneros Bridge

Los Carneros  
Goleta, California  
Comstock Homes

DECEMBER 3, 2010



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