



ENTRANCE AT MAHOGANY AVE

WILLOW LANE HOMES

14201 - 14205 WILLOW LANE, WESTMINSTER, CA

WILLOW 68 INVESTMENTS LLC

BSB DESIGN

970 West 190th Street Suite 250
Torrance, CA 90502
T. 310. 217. 8885 F. 310. 217. 0425

December 11, 2025

SD-0.0





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CONCEPTUAL IMAGERY

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VIEW FROM SOUTH ALONG WILLOW LANE

WILLOW LANE HOMES

14201 - 14205 WILLOW LANE, WESTMINSTER, CA

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December 11, 2025

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VIEW INTO OPEN SPACE AREA ALONG WILLOW LANE

WILLOW LANE HOMES

14201 - 14205 WILLOW LANE, WESTMINSTER, CA

WILLOW 68 INVESTMENTS LLC

CONCEPTUAL IMAGERY

BSB DESIGN

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December 11, 2025

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| PROJECT SUMMARY | | | | | | | | | | |
|--|--|--------|-------------------------------|--|----------------|----------------------|--------------------|--------|--------------|---------|
| LOT AREA SUMMARY | | | | | | | | | | |
| PARCEL NUMBER | ADDRESS | ZONING | GENERAL PLAN DESTINATION | | GROSS LOT AREA | | DEDICATED LOT AREA | | NET LOT AREA | |
| 14201-14205 WILLOW LANE WESTMINSTER, CA. | 14201-14205 WILLOW LANE WESTMINSTER, CA. | R-1 | RESIDENTIAL - LOW (0-8 DU/AC) | | GROSS LOT | 74,760 SF 1.72 AC | 1,400 SF | .03 AC | 73,360 SF | 1.68 AC |
| | | | | | TOTAL LOT AREA | 74,760 SF 1.71625344 | 1,400 SF | .03 AC | 73,360 SF | 1.68 AC |
| | | | | | | | | | | |

PROJECT CONSTRUCTION TYPE | 2-3 STORY TYPE VB DETACHED / ATTACHED HOUSE / TOWNHOUSE (FULLY SPRINKLERED WITH NFPA 13 SYSTEM) - R-3 AND U OCCUPANCIES

| SETBACKS | | | | | | | | | |
|--------------------|--------------------------|------------------|-----------------------------------|----------------|-------------------------|-----------------|-------------------------|----------------|--|
| | DETACHED HOME | | AFFORDABLE DETACHED / DUPLEX HOME | | ADU | | GARAGE | | |
| | ALLOWED | PROPOSED | ALLOWED | PROPOSED | ALLOWED | PROPOSED | ALLOWED | PROPOSED | |
| FRONT YARD SETBACK | 20'-0" MIN. from R.O.W. | 1'-6" | 20'-0" MIN. from R.O.W. | 1'-6" | 20'-0" MIN. from R.O.W. | 4'-6" TO 55'-0" | 20'-0" MIN. from R.O.W. | 3'-8" | |
| SIDE YARD SETBACK | 5'-0" MIN. | 2'-0" TO 14'-9" | 5'-0" MIN. | 2'-0" TO 7'-0" | 4'-0" MIN. | 4'-0" TO 9'-6" | 5'-0" MIN. | 2'-0" TO 6'-6" | |
| REAR YARD SETBACK | 20'-0" MIN. | 13'-0" TO 34'-0" | 20'-0" MIN. | 8'-0" | 4'-0" MIN. | 6'-6" | 20'-0" MIN. | 0'-0" | |
| | WMC 17.210.015 TABLE 2-3 | | WMC 17.210.015 TABLE 2-3 | | WMC 17.400.135 B. 11. | | WMC 17.400.130 B. 2. | | |

| DENSITY | | | | | | | | | |
|---------|--------------------------------|--|--|--|----------------------------|--|--------------------------|--|--|
| | 6,000 SF. MIN. PER LOT = 12 DU | | | | 28 DU / 1.72 AC = 16 DU/AC | | WMC 17.210.015 TABLE 2-3 | | |

| BUILDING HEIGHT | | | | | | | | | | |
|-----------------|-----------|--|-------------|--|-------------------|--|---------------------|--|--------------------------|--|
| | ALLOWED | | PROPOSED | | | | NOTES | | | |
| | 2 STORIES | | 35'-0" MAX. | | 3 STORY TOWNHOUSE | | 34'-0" TOP OF RIDGE | | WMC 17.210.015 TABLE 2-3 | |

| LOT SIZE AND LOT COVERAGE | | | | | | | | | |
|---------------------------|-----------------------------|--|----------------------------------|--|---------------------|--|--------------------------|--|--|
| LOT SIZE | MINIMUM LOT SIZE = 6,000 SF | | PROPOSED RESIDENTIAL LOT SIZES = | | 1,064 SF - 2,805 SF | | | | |
| LOT COVERAGE | MAX. LOT COVERAGE = 40% | | PROPOSED LOT COVERAGE = | | 27,890 SF 38.0% | | WMC 17.210.015 TABLE 2-3 | | |
| | | | PARKING / DRIVEWAY = | | 20,498 SF 28.0% | | | | |
| | | | PRIVATE REAR YARD OPEN SPACE = | | 11,700 SF 15.9% | | | | |
| LANDSCAPE/OPEN SPACE AREA | LANDSCAPE AREA = 15% MIN. | | PROPOSED LANDSCAPE AREA = | | 13,272 SF 18.1% | | WMC 17.310.020 (A) (1) | | |

| UNIT PLAN SUMMARY | | | | | | | | | |
|-------------------|---|-----------------|--------------------|------------|------------------|--|--------|-------------------|--|
| PLAN | DESCRIPTION | QUANTITY | REQUIRED MIN. AREA | GROSS AREA | TOTAL GROSS AREA | | GARAGE | TOTAL GARAGE AREA | |
| AFFORDABLE HOMES | 2 BEDROOM / 2 BATH - 2 STORY | 5 UNITS | 1,225 SF | 1,050 SF | 5,250 SF | | 315 SF | 1,575 SF | |
| DETACHED HOMES 1 | 3 BEDROOM+DEN / 2&2(1/2)BATH - DETACHED | 15 UNITS | 1,400 SF | 2,004 SF | 30,060 SF | | 473 SF | 7,095 SF | |
| DETACHED HOMES 2 | 3 BEDROOM+DEN / 2&2(1/2)BATH - DETACHED | 8 UNITS | 1,400 SF | 2,142 SF | 17,136 SF | | 473 SF | 3,784 SF | |
| | TOTAL = | 28 UNITS | | | 52,446 SF | | | 12,454 SF | |

| ADU | DESCRIPTION | QUANTITY | MIN. / MAX. AREA | GROSS AREA | TOTAL GROSS AREA | | GARAGE | TOTAL GARAGE AREA | |
|-----|------------------------------|----------------|--|------------|------------------|--|--------|-------------------|--|
| | 1 BEDROOM / 1 BATH - 2 STORY | 9 UNITS | 220 SF MIN. 800 SF MAX. | 532 SF | 4,788 SF | | 0 SF | 0 SF | |
| | TOTAL = | 9 UNITS | *REFER TO WMC 17.400.135 FOR ADU STANDARDS | | 4,788 SF | | | 0 SF | |

| GARAGE | DESCRIPTION | QUANTITY | | | | | GARAGE | TOTAL GARAGE AREA | |
|---------------|------------------------|----------|--|--|--|--|--------|-------------------|--|
| TRIPLE GARAGE | DETACHED TRIPLE GARAGE | 2 | | | | | 687 SF | 1,374 SF | |
| | | | | | | | | 1,374 SF | |

| PARKING SUMMARY | | | | | | | | | |
|---|--|------------------|--------------------------|------------------|--|------------------------|--|--|--|
| MINIMUM PARKING SPACES REQUIRED (WITH AFFORDABLE INCENTIVE) | | | PARKING SPACES PROVIDED | | | MIN. EV PARKING SPACES | | | |
| DETACHED HOMES | 1.5 SPACES / SINGLE FAMILY = | 34.5 SPACES | GARAGE SPACES = | 46 SPACES | (EV) EV EQUIPPED SPACES AT 10.0 % = | 4 SPACES | | | |
| AFFORDABLE HOMES | 1.5 SPACES / AFFORDABLE UNIT = | 7.5 SPACES | SINGLE GARAGE SPACES = | 5 SPACES | (EV-R) EV READY SPACES AT 25.0 % = | 11 SPACES | | | |
| ADU | N/A | 0 SPACES | OPEN SPACES = | 3 SPACES | (EV-C) EV CAPABLE SPACES AT 10.0 % = | 4 SPACES | | | |
| | SUB TOTAL = | 42 SPACES | DETACHED GARAGE SPACES = | 6 SPACES | ALL RESIDENTIAL GARAGE WILL BE EQUIPPED WITH EV READY CONDUITS | | | | |
| | TOTAL PARKING SPACES REQUIRED = | 42 SPACES | TOTAL PROVIDED = | 60 SPACES | TOTAL EQUIPPED & FUTURE EV SPACES = 28 SPACES | | | | |

| OPEN SPACE / AMENITY SUMMARY | | | | | | | | | |
|------------------------------|---|--|--|--|--|--|------------------------------|--|--|
| | REQUIRED (WMC 17.210.015 TABLE 2-3) | | | PROVIDED | | | | | |
| COMMON OPEN SPACE | | | | COMMUNITY OPEN SPACE = | | | 4,150 SF | | |
| | | | | PRIVATE OPEN SPACE = | | | 14,883 SF | | |
| | | | | N/A | | | SUB TOTAL = 19,033 SF | | |
| PRIVATE OPEN SPACE | | | | PRIVATE DECKS = | | | 0 SF | | |
| TOTAL OPEN SPACE | TOTAL OPEN SPACE REQUIRED = 0 SF | | | TOTAL OPEN SPACE PROVIDED = 19,033 SF | | | | | |

| BICYCLE PARKING SUMMARY | | | | | | | | | |
|-------------------------|---|--|--|---|--|--|--------------------------------|--|--|
| | REQUIRED (WMC 17.320.035) | | | PROVIDED | | | NOTE | | |
| OUTDOOR BICYCLE SPACE | 10% OF THE REQUIRED VEHICLE SPACES = 5 SPACES | | | | | | | | |
| | TOTAL OUTDOOR BICYCLE SPACES REQUIRED = 5 SPACES | | | TOTAL OUTDOOR BICYCLE SPACES PROVIDED = 5 SPACES | | | | | |
| INDOOR BICYCLE SPACE | | | | | | | | | |
| | TOTAL INDOOR BICYCLE SPACES REQUIRED = 0 SPACES | | | TOTAL INDOOR BICYCLE SPACES PROVIDED = 28 SPACES | | | BICYCLE STORAGE WITH IN GARAGE | | |

AERIAL MAP SCALE: N.T.S.



SHEET INDEX

- ARCHITECTURAL
- SD-0.0 COVER SHEET / CONCEPTUAL IMAGERY
- SD-0.1 CONCEPTUAL IMAGERY
- SD-0.2 CONCEPTUAL IMAGERY
- SD-0.3 CONCEPTUAL IMAGERY
- SD-1.0 PROJECT INFORMATION
- SD-1.1 LOT SUMMARY
- SD-1.2 SITE PLAN
- SD-1.3 PARKING ALLOCATION PLAN
- SD-1.4 OPEN SPACE PLAN
- SD-1.5 FENCE PLAN
- SD-1.6 FIRE RESCUE WINDOW ACCESSIBILITY PLAN
- SD-1.7 DETACHED GARAGE LINE OF SIGHT EXHIBIT
- SD-1.8 ADDITIONAL NOTES
- SD-2.1 AFFORDABLE DETACHED / DUPLEX HOME PLANS
- SD-2.2 AFFORDABLE DETACHED / DUPLEX HOME PLANS
- SD-2.3 AFFORDABLE DETACHED HOME ELEVATIONS
- SD-2.4 AFFORDABLE DUPLEX HOME ELEVATIONS
- SD-2.5 AFFORDABLE DETACHED HOME SECTIONS
- SD-3.1 DETACHED HOME PLANS
- SD-3.2 DETACHED HOME PLANS
- SD-3.3 DETACHED HOME ELEVATIONS
- SD-3.4 DETACHED HOME ELEVATIONS
- SD-3.5 DETACHED HOME ELEVATIONS
- SD-3.6 DETACHED HOME ELEVATIONS
- SD-3.7 DETACHED HOME ELEVATIONS
- SD-3.8 DETACHED HOME ELEVATIONS
- SD-3.9 DETACHED HOME SECTIONS
- SD-4.1 ATTACHED ADU PLANS
- SD-4.2 ATTACHED ADU PLANS
- SD-4.3 ATTACHED ADU PLANS
- SD-4.4 ATTACHED ADU ELEVATIONS
- SD-4.5 ATTACHED ADU ELEVATIONS
- SD-4.6 ATTACHED ADU ELEVATIONS
- SD-4.7 ATTACHED ADU ELEVATIONS
- SD-4.8 ATTACHED ADU SECTIONS
- SD-5.1 TRIPLE GARAGE PLAN / ELEVATIONS
- SD-6.1 TYPICAL BUILDING MATERIALS
- CIVIL
- GRADING PLAN

PROJECT DESCRIPTION

THE APPLICANT PROPOSES TO ENTITLE THE PROPERTY AS A 28-UNIT, RESIDENTIAL HOUSING PROJECT CONSISTING OF: (I) FIVE UNITS DETACHED / ATTACHED 2 STORY AFFORDABLE TO LOW-INCOME HOMES; (II) TWENTY THREE UNITS DETACHED 3 STORY MARKET RATE HOMES AND (III) NINE ATTACHED ADU.

INCENTIVE / WAIVER

- DECREASE MINIMUM LOT SIZE
- DETACHED HOME
- BUILDING STORIES GREATER THAN 2 STORY
- FRONT YARD SETBACK REDUCTION
- SIDE YARD SETBACK REDUCTION
- REAR YARD SETBACK REDUCTION
- INCREASE FENCE HEIGHT IN SETBACK
- AFFORDABLE DETACHED HOME / DUPLEX
- FRONT YARD SETBACK REDUCTION
- SIDE YARD SETBACK REDUCTION
- REAR YARD SETBACK REDUCTION
- REDUCE MINIMUM AREA FOR 2 BEDROOM UNITS
- REDUCE REQUIRED NUMBER OF ENCLOSED GARAGE SPACES
- INCREASE FENCE HEIGHT IN SETBACK
- GARAGE
- FRONT YARD SETBACK REDUCTION
- REAR YARD SETBACK REDUCTION
- ALLOWED DETACHED GARAGE USE IN A R-1 ZONE
- INCREASE FENCE HEIGHT IN FRONT YARD SETBACK

PROJECT TEAM

OWNER / APPLICANT: WILLOW 68 INVESTMENTS LLC
 CIVIL: KES TECHNOLOGIES
 ONE VENTURE SUITE NO. 130
 IRVINE, CA 92618

AGENT: THE JAGER COMPANY, LTD.

ARCHITECT: BSB DESIGN, INC.
 970 W. 190TH STREET SUTE 250,
 TORRANCE, CA 90502

LANDSCAPE: WILSON DAVIS ASSOCIATES
 2825 LITCHFIELD DR.
 RIVERSIDE, CA 92503

LANDSCAPE
 L 1.0 LANDSCAPE CONCEPT PLAN

PROJECT INFORMATION

WILLOW LANE HOMES

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WILLOW 68 INVESTMENTS LLC

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 Torrance, CA 90502
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December 11, 2025

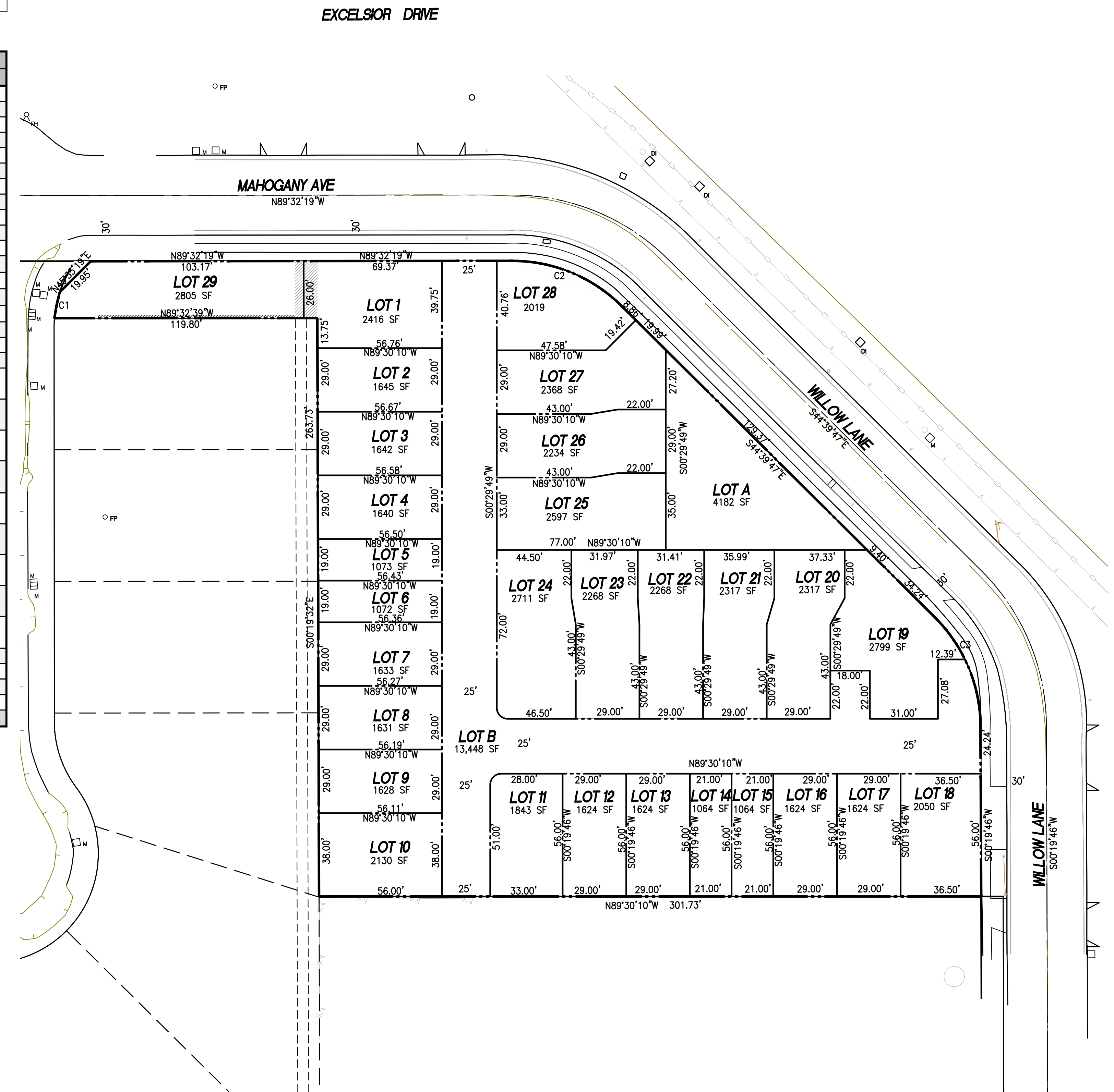
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R1 LOT STANDARDS VS. PROPOSED STANDARDS

| LOT NUMBER | LOT AREA | | FRONT YARD SETBACK | | SIDE YARD SETBACK | | REAR YARD SETBACK | | HEIGHT / STORIES | | HEIGHT LIMIT | | TOTAL BUILDING AREA | ADU | |
|------------|----------|-----------|--------------------|----------|-------------------|----------------|-------------------|----------|------------------|----------|--------------|----------|---------------------|---------|----------|
| | ALLOWED | PROPOSED | ALLOWED | PROPOSED | ALLOWED | PROPOSED | ALLOWED | PROPOSED | ALLOWED | PROPOSED | ALLOWED | PROPOSED | | ALLOWED | PROPOSED |
| LOT 1 | 6,000 SF | 2,416 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 14'-9" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 2 | 6,000 SF | 1,645 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 3 | 6,000 SF | 1,642 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 4 | 6,000 SF | 1,640 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 5 | 6,000 SF | 1,073 SF | 20'-0" | 1'-6" | 5'-0" | 0'-0" / 4'-0" | 20'-0" | 8'-0" | 2 | 2 | 35'-0" | 23'-6" | 1,365 SF | | |
| LOT 6 | 6,000 SF | 1,072 SF | 20'-0" | 1'-6" | 5'-0" | 0'-0" / 4'-0" | 20'-0" | 8'-0" | 2 | 2 | 35'-0" | 23'-6" | 1,365 SF | | |
| LOT 7 | 6,000 SF | 1,633 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 8 | 6,000 SF | 1,631 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 9 | 6,000 SF | 1,628 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 10 | 6,000 SF | 2,130 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 13'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 11 | 6,000 SF | 1,843 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 8'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 12 | 6,000 SF | 1,624 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 13 | 6,000 SF | 1,624 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 14 | 6,000 SF | 1,064 SF | 20'-0" | 1'-6" | 5'-0" | 0'-0" / 4'-0" | 20'-0" | 8'-0" | 2 | 2 | 35'-0" | 23'-6" | 1,365 SF | | |
| LOT 15 | 6,000 SF | 1,064 SF | 20'-0" | 1'-6" | 5'-0" | 0'-0" / 4'-0" | 20'-0" | 8'-0" | 2 | 2 | 35'-0" | 23'-6" | 1,365 SF | | |
| LOT 16 | 6,000 SF | 1,624 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 17 | 6,000 SF | 1,624 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 18 | 6,000 SF | 2,050 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 11'-8" | 20'-0" | 13'-0" | 2 | 3 | 35'-0" | 32'-6" | 2,477 SF | | |
| LOT 19 | 6,000 SF | 2,799 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 5'-7" | 2 | 3 | 35'-0" | 32'-6" | 3,009 SF | 800 SF | 532 SF |
| ADU 19 | | | | 4'-0" | 4'-0" | 4'-0" | 4'-0" | 17'-11" | 2 | 2 | 16'-0" | 22'-0" | | | |
| LOT 20 | 6,000 SF | 2,317 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 22'-0" | 2 | 3 | 35'-0" | 32'-6" | 3,147 SF | | |
| ADU 20 | | | | 4'-0" | 4'-0" | 4'-6" / 7'-6" | 4'-0" | 6'-6" | 2 | 2 | 16'-0" | 22'-0" | 800 SF | 532 SF | |
| LOT 21 | 6,000 SF | 2,317 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 22'-0" | 2 | 3 | 35'-0" | 32'-6" | 3,147 SF | | |
| LOT 21 ADU | | | | | 4'-0" | 4'-6" / 7'-6" | 4'-0" | 6'-6" | 2 | 2 | 16'-0" | 22'-0" | 800 SF | 532 SF | |
| LOT 22 | 6,000 SF | 2,268 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 22'-0" | 2 | 3 | 35'-0" | 32'-6" | 3,147 SF | | |
| LOT 22 ADU | | | | | 4'-0" | 4'-6" / 5'-9" | 4'-0" | 6'-6" | 2 | 2 | 16'-0" | 22'-0" | 800 SF | 532 SF | |
| LOT 23 | 6,000 SF | 2,268 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 22'-0" | 2 | 3 | 35'-0" | 32'-6" | 3,147 SF | | |
| LOT 23 ADU | | | | | 4'-0" | 4'-6" / 5'-9" | 4'-0" | 6'-6" | 2 | 2 | 16'-0" | 22'-0" | 800 SF | 532 SF | |
| LOT 24 | 6,000 SF | 2,711 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 11'-0" | 20'-0" | 22'-0" | 2 | 3 | 35'-0" | 32'-6" | 3,147 SF | | |
| LOT 24 ADU | | | | | 4'-0" | 4'-6" / 6'-6" | 4'-0" | 6'-6" | 2 | 2 | 16'-0" | 22'-0" | 800 SF | 532 SF | |
| LOT 25 | 6,000 SF | 2,597 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 8'-0" | 20'-0" | 22'-0" | 2 | 3 | 35'-0" | 32'-6" | 3,147 SF | | |
| LOT 25 ADU | | | | | 4'-0" | 4'-6" / 10'-6" | 4'-0" | 6'-6" | 2 | 2 | 16'-0" | 22'-0" | 800 SF | 532 SF | |
| LOT 26 | 6,000 SF | 2,234 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 22'-0" | 2 | 3 | 35'-0" | 32'-6" | 3,147 SF | | |
| LOT 26 ADU | | | | | 4'-0" | 4'-6" / 4'-6" | 4'-0" | 6'-6" | 2 | 2 | 16'-0" | 22'-0" | 800 SF | 532 SF | |
| LOT 27 | 6,000 SF | 2,368 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 4'-0" | 20'-0" | 22'-0" | 2 | 3 | 35'-0" | 32'-6" | 3,147 SF | | |
| LOT 27 ADU | | | | | 4'-0" | 4'-6" / 7'-4" | 4'-0" | 6'-6" | 2 | 2 | 16'-0" | 22'-0" | 800 SF | 532 SF | |
| LOT 28 | 6,000 SF | 2,019 SF | 20'-0" | 1'-6" | 5'-0" | 4'-0" / 7'-0" | 20'-0" | 4'-6" | 2 | 3 | 35'-0" | 32'-6" | 1,365 SF | | |
| LOT 29 | 6,000 SF | 2,805 SF | 20'-0" | 3'-8" | 5'-0" | 4'-0" / 6'-6" | 20'-0" | 0'-0" | 2 | 1 | 35'-0" | 13'-6" | 1,842 SF | | |
| LOT A | 6,000 SF | 4,182 SF | | | | | | | | | | | | | |
| LOT B | 6,000 SF | 13,448 SF | | | | | | | | | | | | | |
| TOTAL | | 73,360 SF | | | | | | | | | | | 71,530 SF | | |



WILLOW LANE HOMES

WILLOW 68 INVESTMENTS LLC

14201 - 14205 WILLOW LANE, WESTMINSTER, CA

LOT SUMMARY

BSB DESIGN

970 West 190th Street Suite 250
Torrance, CA 90502
T. 310. 217. 8885 f. 310. 217. 0425

December 11, 2025

SD-1.1





PROJECT SUMMARY

GENERAL PLAN LAND USE: RESIDENTIAL - LOW (0-8 DU/AC)
 ZONING: R-1
 OCCUPANCY: R-3
 U (GARAGE)
 CONSTRUCTION TYPE: TYPE VB FULLY SPRINKLERED (NFPA 13D)
 GROSS LOT AREA: 74,760 SF (1.72 AC)
 NET LOT AREA: 73,360 SF (1.69 AC)
 RESIDENTIAL LOT SIZES: 1,176 SF TO 2,801 SF
 TOTAL DENSITY = 28 DU (16.6 DU/AC)
 23 DETACHED HOMES
 3 BR+DEN / 2 + (2) 1/2 BATH @ 2,004 SF
 1 AFFORDABLE (DETACHED)
 2 BR / 1 BATH @ 1,050 SF
 4 AFFORDABLE (DUPLEX)
 2 BR / 1 BATH @ 1,050 SF
 9 ADU @ 532 SF
 PARKING REQUIRED
 1.5 SPACES PER DU
 42 TOTAL PARKING SPACES
 PARKING PROVIDED
 51 COVERED GARAGE
 3 ON SITE OPEN PARKING
 6 ON SITE COVERED GARAGE
 60 TOTAL PARKING SPACES

NOTE

ALL BUILDINGS / RESIDENCES WILL BE PROTECTED WITH AUTOMATIC SPRINKLERS

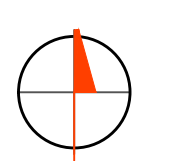
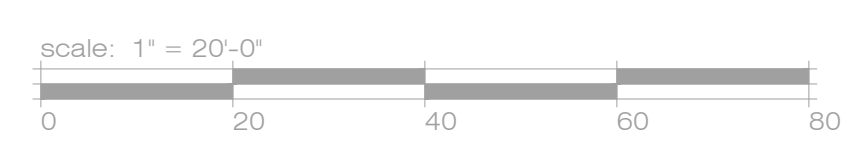
LEGEND

- 3 STORY RESIDENTIAL BUILDINGS
- 2 STORY AFFORDABLE RESIDENTIAL BUILDINGS
- 2 STORY ATTACHED ADU BUILDINGS
- SINGLE STORY TRIPLE GARAGE BUILDINGS
- PROPOSED TRANSFORMER LOCATION
- EXISTING FIRE HYDRANT LOCATION
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE

WILLOW LANE HOMES

WILLOW 68 INVESTMENTS LLC

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



SITE PLAN

BSB DESIGN

970 West 190th Street Suite 250
 Torrance, CA 90502
 T. 310. 217. 8885 f. 310. 217. 0425

December 11, 2025

SD-1.2





| PARKING ALLOCATION | | | | |
|---------------------------|---------|---------------|-----------|------------------------------|
| LOT # | UNIT # | PARKING # | COUNT | LOCATION |
| LOT 1 | UNIT 1 | P1-a & P1-b | 2 SPACES | WITHIN A GARAGE OF UNIT 1 |
| LOT 2 | UNIT 2 | P2-a & P2-b | 2 SPACES | WITHIN A GARAGE OF UNIT 2 |
| LOT 3 | UNIT 3 | P3-a & P3-b | 2 SPACES | WITHIN A GARAGE OF UNIT 3 |
| LOT 4 | UNIT 4 | P4-a & P4-b | 2 SPACES | WITHIN A GARAGE OF UNIT 4 |
| LOT 5 | UNIT 5 | P5 | 1 SPACE | WITHIN A GARAGE OF UNIT 5 |
| LOT 6 | UNIT 6 | P6 | 1 SPACE | WITHIN A GARAGE OF UNIT 6 |
| LOT 7 | UNIT 7 | P7-a & P7-b | 2 SPACES | WITHIN A GARAGE OF UNIT 7 |
| LOT 8 | UNIT 8 | P8-a & P8-b | 2 SPACES | WITHIN A GARAGE OF UNIT 8 |
| LOT 9 | UNIT 9 | P9-a & P9-b | 2 SPACES | WITHIN A GARAGE OF UNIT 9 |
| LOT 10 | UNIT 10 | P10-a & P10-b | 2 SPACES | WITHIN A GARAGE OF UNIT 10 |
| LOT 11 | UNIT 11 | P11-a & P11-b | 2 SPACES | WITHIN A GARAGE OF UNIT 11 |
| LOT 12 | UNIT 12 | P12-a & P12-b | 2 SPACES | WITHIN A GARAGE OF UNIT 12 |
| LOT 13 | UNIT 13 | P13-a & P13-b | 2 SPACES | WITHIN A GARAGE OF UNIT 13 |
| LOT 14 | UNIT 14 | P14 | 1 SPACE | WITHIN A GARAGE OF UNIT 14 |
| LOT 15 | UNIT 15 | P15 | 1 SPACE | WITHIN A GARAGE OF UNIT 15 |
| LOT 16 | UNIT 16 | P16-a & P16-b | 2 SPACES | WITHIN A GARAGE OF UNIT 16 |
| LOT 17 | UNIT 17 | P17-a & P17-b | 2 SPACES | WITHIN A GARAGE OF UNIT 17 |
| LOT 18 | UNIT 18 | P18-a & P18-b | 2 SPACES | WITHIN A GARAGE OF UNIT 18 |
| LOT 19 | UNIT 19 | P19-a & P19-b | 2 SPACES | WITHIN A GARAGE OF UNIT 19 |
| | ADU 19 | P19-ADU | 1 SPACE | OPEN PARKING EAST OF UNIT 19 |
| LOT 20 | UNIT 20 | P20-a & P20-b | 2 SPACES | WITHIN A GARAGE OF UNIT 20 |
| | ADU 20 | P20-ADU | 1 SPACE | OPEN PARKING WEST OF UNIT 19 |
| LOT 21 | UNIT 21 | P21-a & P21-b | 2 SPACES | WITHIN A GARAGE OF UNIT 21 |
| | ADU 21 | P21-ADU | 1 SPACE | OPEN PARKING WEST OF UNIT 19 |
| LOT 22 | UNIT 22 | P22-a & P22-b | 2 SPACES | WITHIN A GARAGE OF UNIT 22 |
| | ADU 22 | P22-ADU | 1 SPACE | WITHIN A GARAGE AT LOT 29 |
| LOT 23 | UNIT 23 | P23-a & P23-b | 2 SPACES | WITHIN A GARAGE OF UNIT 23 |
| | ADU 23 | P23-ADU | 1 SPACE | WITHIN A GARAGE AT LOT 29 |
| LOT 24 | UNIT 24 | P24-a & P24-b | 2 SPACES | WITHIN A GARAGE OF UNIT 24 |
| | ADU 24 | P24-ADU | 1 SPACE | WITHIN A GARAGE AT LOT 29 |
| LOT 25 | UNIT 25 | P25-a & P25-b | 2 SPACES | WITHIN A GARAGE OF UNIT 25 |
| | ADU 25 | P25-ADU | 1 SPACE | WITHIN A GARAGE AT LOT 29 |
| LOT 26 | UNIT 26 | P26-a & P26-b | 2 SPACES | WITHIN A GARAGE OF UNIT 26 |
| | ADU 26 | P26-ADU | 1 SPACE | WITHIN A GARAGE AT LOT 29 |
| LOT 27 | UNIT 27 | P27-a & P27-b | 2 SPACES | WITHIN A GARAGE OF UNIT 27 |
| | ADU 27 | P27-ADU | 1 SPACE | WITHIN A GARAGE AT LOT 29 |
| LOT 28 | UNIT 28 | P28 | 1 SPACE | WITHIN A GARAGE OF UNIT 28 |
| TOTAL NUMBER OF PARKING = | | | 60 SPACES | |

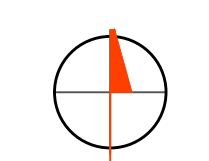
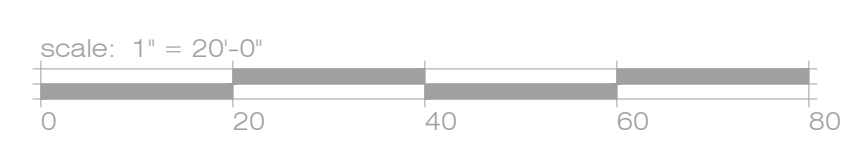
LEGEND

- 3 STORY RESIDENTIAL BUILDINGS
- 2 STORY AFFORDABLE RESIDENTIAL BUILDINGS
- 2 STORY ATTACHED ADU BUILDINGS
- SINGLE STORY TRIPLE GARAGE BUILDINGS
- PROPOSED TRANSFORMER LOCATION
- EXISTING FIRE HYDRANT LOCATION
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE

WILLOW LANE HOMES

WILLOW 68 INVESTMENTS LLC

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



PARKING PLAN

BSB DESIGN

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December 11, 2025

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NOTE

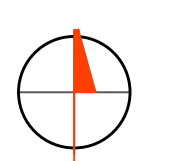
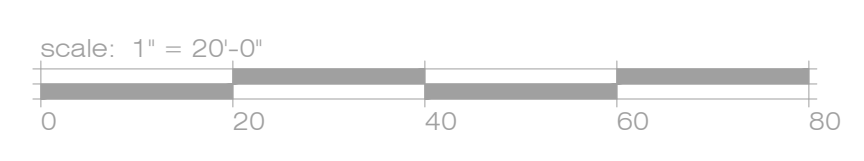
LEGEND

- COMMON OPEN SPACE - HOA MAINTAINED (4,150 SF)
- PRIVATE OPEN SPACE (14,883 SF)
- PROPOSED TRANSFORMER LOCATION
- EXISTING FIRE HYDRANT LOCATION

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OPEN SPACE PLAN

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NOTE

LEGEND

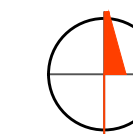
- 3 STORY RESIDENTIAL BUILDINGS
- 2 STORY AFFORDABLE RESIDENTIAL BUILDINGS
- 2 STORY ATTACHED ADU BUILDINGS
- SINGLE STORY TRIPLE GARAGE BUILDINGS
- PROPOSED TRANSFORMER LOCATION
- EXISTING FIRE HYDRANT LOCATION
- 6' HIGH CMU PERIMETER WALL 707 TOTAL LINEAR FT 4,242 SF
- 3' HIGH CMU PERIMETER WALL 23 TOTAL LINEAR FT 69 SF
- 6' HIGH VINYL FENCE 761 TOTAL LINEAR FT 4,566 SF
- 3' HIGH VINYL PICKET FENCE 375 TOTAL LINEAR FT 1,125 SF

WILLOW LANE HOMES

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scale: 1" = 20'-0"



FENCE PLAN

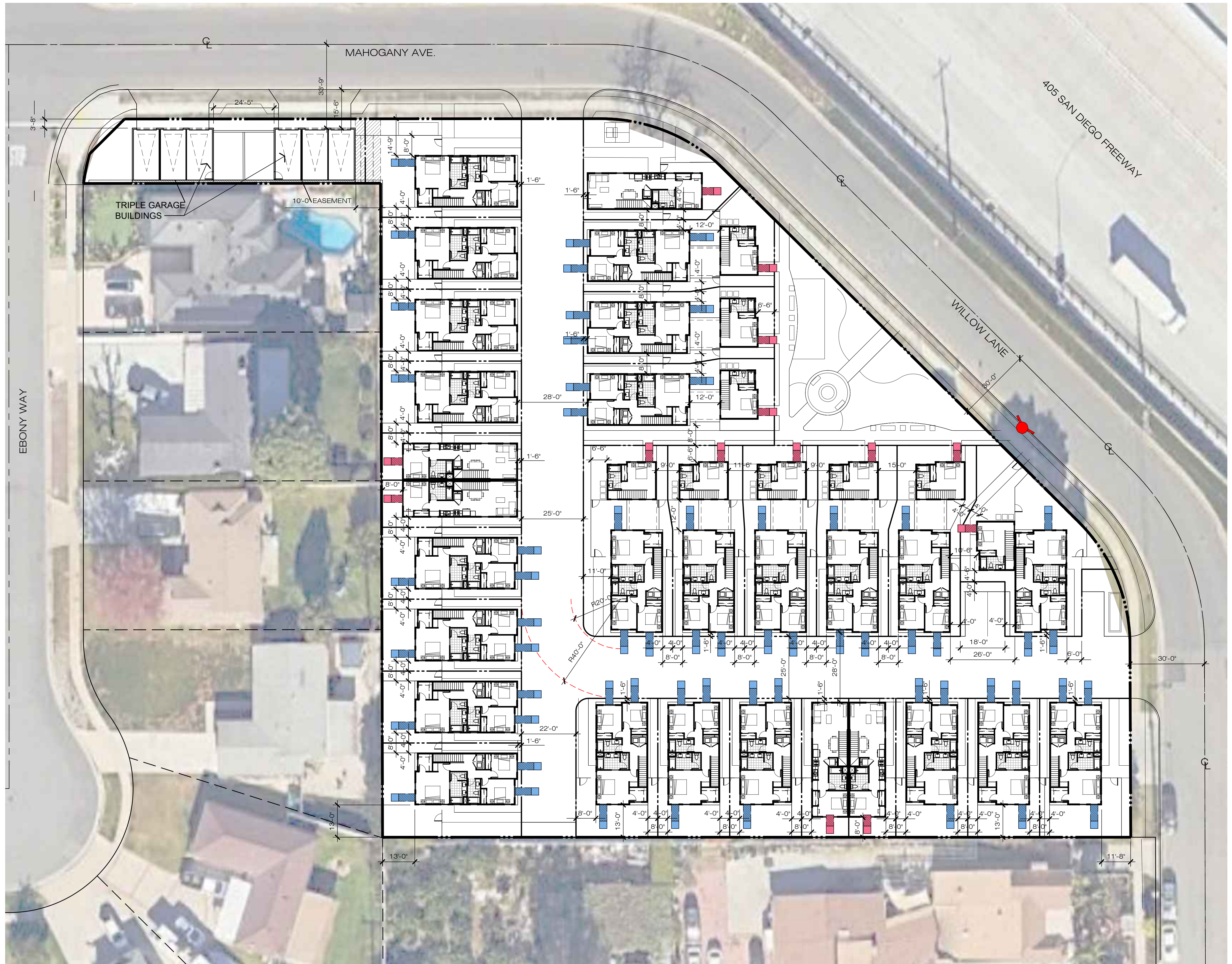
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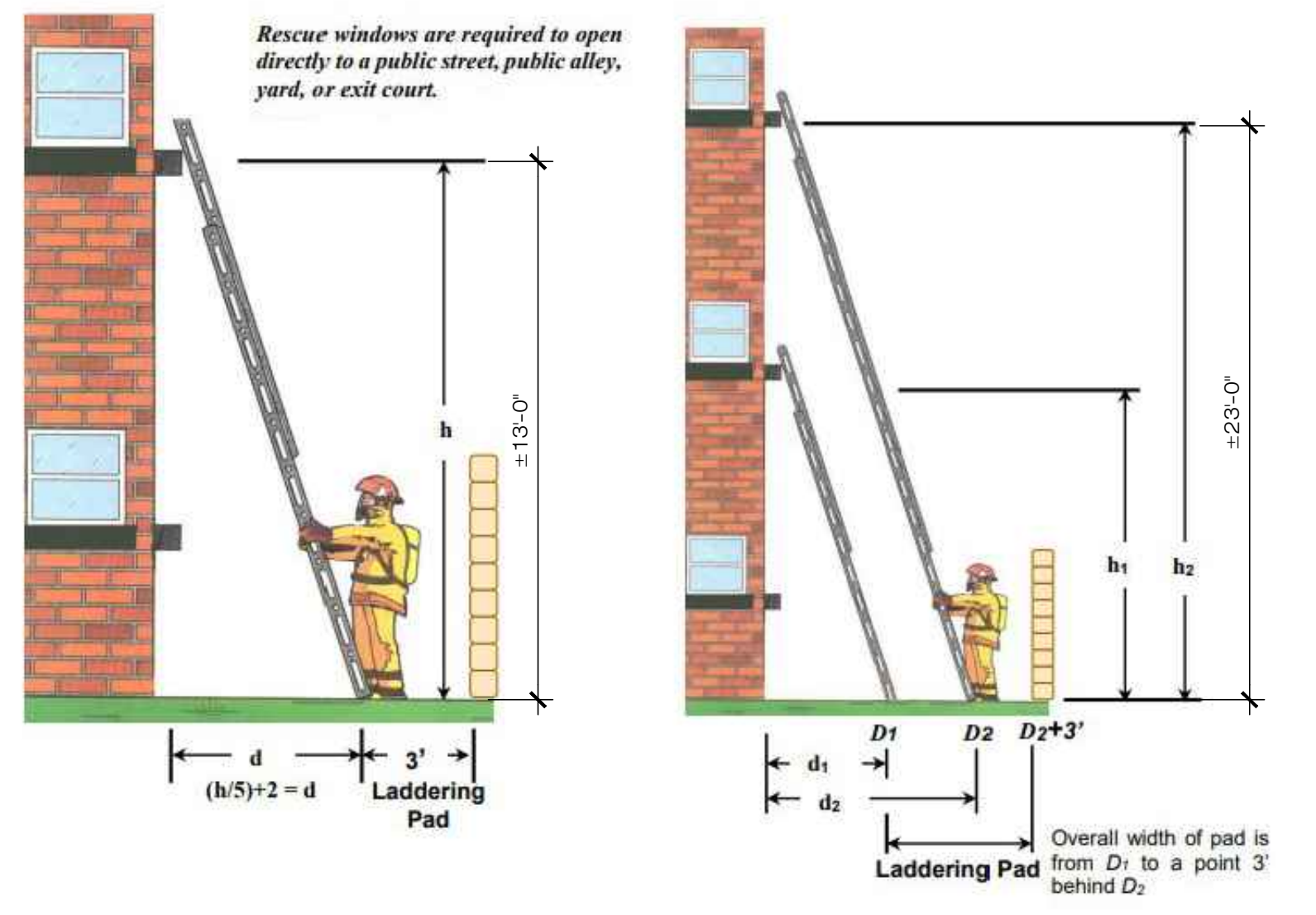
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WINDOW RESCUE LADDER DIAGRAM

Ladder Pad Setback at Rescue Openings



| Sill Height (h) | | Distance (d) | |
|-----------------|--------|--------------|--|
| 35" | 9'-0" | | |
| 34" | 8'-10" | | |
| 33" | 8'-7" | | |
| 32" | 8'-5" | | |
| 31" | 8'-2" | | |
| 30" | 8'-0" | | |
| 29" | 7'-10" | | |
| 28" | 7'-7" | | |
| 27" | 7'-5" | | |
| 26" | 7'-2" | | |

| Placement of Ladders | |
|----------------------|--------------|
| Sill Height (h) | Distance (d) |
| 25' | 7'-0" |
| 24' | 6'-10" |
| 23' | 6'-7" |
| 22' | 6'-5" |
| 21' | 6'-2" |
| 20' | 6'-0" |
| 19' | 5'-10" |
| 18' | 5'-7" |
| 17' | 5'-5" |
| 16' | 5'-2" |

| Sill Height (h) | Distance (d) |
|-----------------|--------------|
| 15' | 5'-0" |
| 14' | 4'-10" |
| 13' | 4'-8" |
| 12' | 3'-10" |
| 11' | 3'-8" |
| 10' | 2'-10" |
| 9' | 2'-8" |
| 8' | 2'-6" |
| 7' | 1'-10" |
| <7' | 1'-8" |

NOTE

ALL BUILDINGS / RESIDENCES WILL BE PROTECTED WITH AUTOMATIC SPRINKLERS

COMPLETED WATER AVAILABILITY FORM, SIGNED BY A REPRESENTATIVE OF THE LOCAL WATER PURVEYOR, SHOWING THE RESULTS OF RECENT FIRE HYDRANT FLOW TEST, SHALL BE PROVIDED

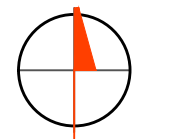
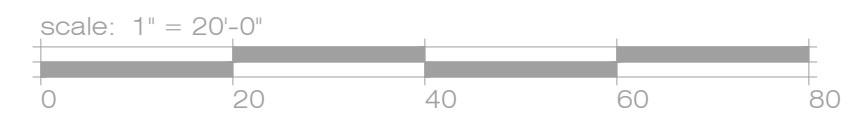
LEGEND

- LADDER CLEARANCE FOR 3 STORY RESIDENTIAL
- LADDER CLEARANCE FOR 2 STORY ADU & RESIDENTIAL
- PROPOSED TRANSFORMER LOCATION
- EXISTING FIRE HYDRANT LOCATION
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE

FIRE RESCUE WINDOW ACCESSIBILITY PLAN

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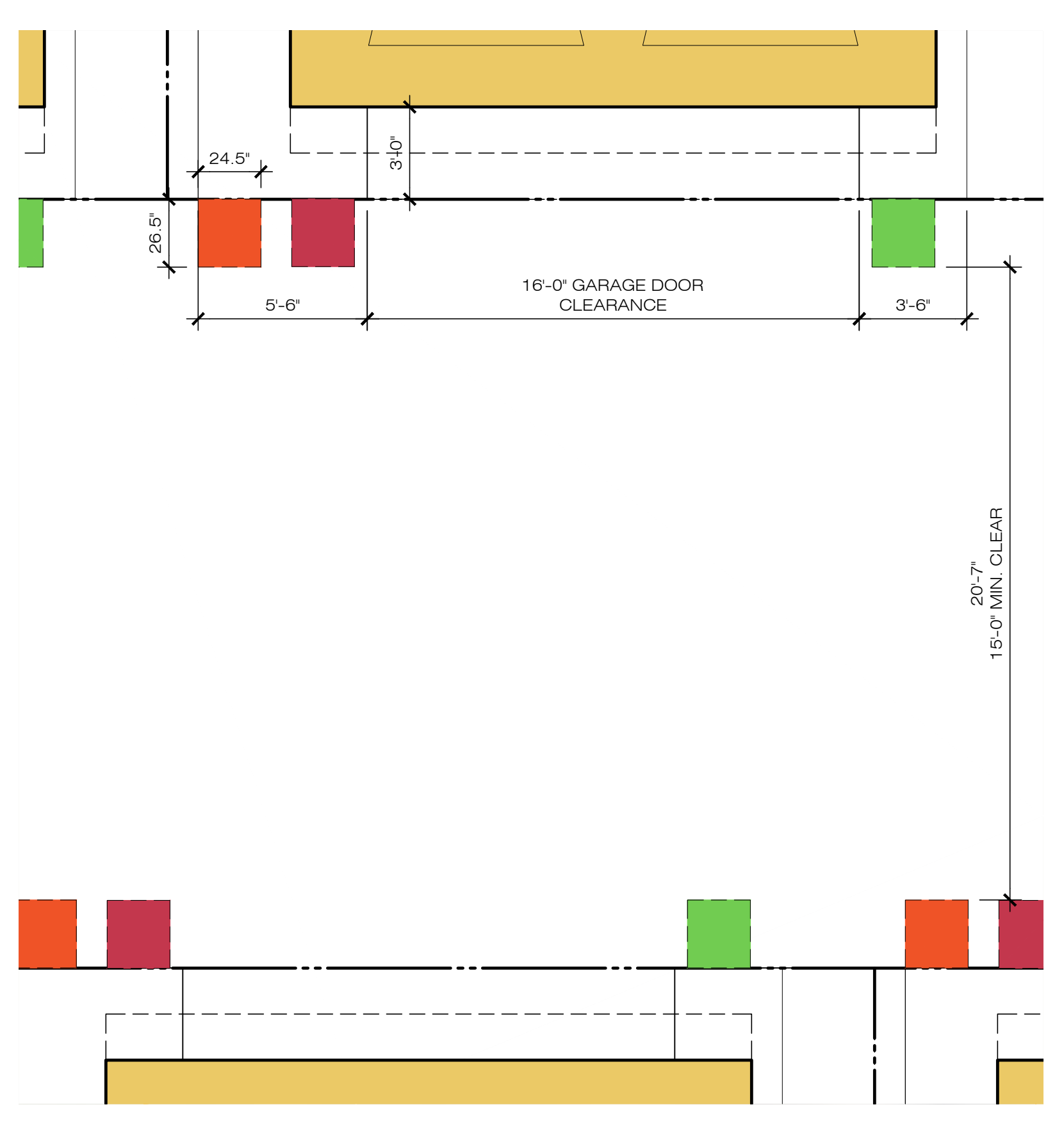
December 11, 2025

SD-1.6





ENLARGED PARTIAL PLAN



- ADU TRASH CART STORAGE AREAS ADJACENT TO EACH ADU UNIT
- TRASH CART WILL BE STORED WITHIN GARAGE TYP, FOR ALL RESIDENTIAL UNITS

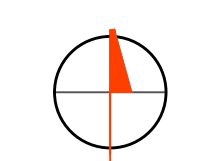
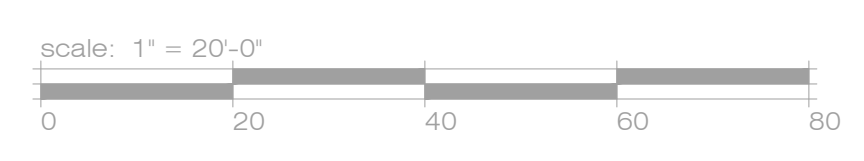
LEGEND

- 3 STORY RESIDENTIAL BUILDINGS
- 2 STORY AFFORDABLE RESIDENTIAL BUILDINGS
- 2 STORY ATTACHED ADU BUILDINGS
- SINGLE STORY TRIPLE GARAGE BUILDINGS
- PROPOSED TRANSFORMER LOCATION
- EXISTING FIRE HYDRANT LOCATION
- 65-GAL: 41"H x 24.5"W x 26.5"D (TRASH)
- 65-GAL: 41"H x 24.5"W x 26.5"D (RECYCLING)
- 65-GAL: 41"H x 24.5"W x 26.5"D (ORGANIC)

TRASH CARTS STAGING DIAGRAM

WILLOW LANE HOMES

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STANDARD BUILDING SECURITY REQUIREMENTS

CONSTRUCTION SITE SECURITY

THE NUMBER OF ACCESS POINTS ONTO THE SITE SHALL BE MINIMIZED AND, WHERE FEASIBLE, SITUATED IN LOCATIONS THAT ARE HIGHLY VISIBLE FROM AN ADJACENT STREET, AND CONFORM TO THE FOLLOWING:

- 1. PERIMETER CONSTRUCTION SITE FENCING SHALL BE INSTALLED ADJACENT TO STREETS AND DESIGNED AS FOLLOWS:
a. CHAIN LINK OR OTHER METAL FENCING AND GATES, AT LEAST SIX FEET IN HEIGHT, AND
(1) VEHICLE AND PEDESTRIAN ACCESS GATES SHALL NOT BE COVERED. FENCING WITH FABRIC SHALL NOT BE COVERED FAR THE FIRST 20 FEET IN LINEAL LENGTH, OR GREATER WHERE NECESSARY FOR SIGHT DISTANCE CONTROL, ON EACH SIDE OF A GATE.
b. ALL VEHICLE AND PEDESTRIAN OPENINGS SHALL HAVE GATES SECURED AFTER HOURS OF OPERATION BY A PADLOCK(S) DESIGNED TO PROHIBIT CUTTING OF THE SHACKLE; AND
(1) COIL CHAIN, MINIMUM 30 GRADE, AT LEAST 3/8-INCH THICK, IF USED TO SECURE A GATE,
(2) CABLE AT LEAST 5/16-INCH THICK, IF USED TO SECURE A GATE.
c. PERIMETER FENCING MAY BE REMOVED WHEN THERE IS NO LONGER OUTSIDE STORAGE OF BUILDING MATERIALS OR BUILDING FIXTURES AND WHEN THERE ARE NO REMAINING EXTERIOR CONSTRUCTION ACTIVITIES REQUIRING SEPARATION OF NON-CONSTRUCTION RELATED PERSONNEL AND PUBLIC FROM EXTERIOR CONSTRUCTION ACTIVITY.
d. ALTERNATIVE FENCING AND PROTECTION MAY BE APPROVED BY THE POLICE DEPARTMENT.
2. OFFICE TRAILERS AND TEMPORARY BUILDINGS SHALL BE SECURED AS FOLLOWS:
a. AT A MINIMUM, DOORS SHALL HAVE A DEADBOLT LOCK AND AN AUXILIARY LOCKING DEVICE USING A HASP OR SLIDE BOLT WITH A PROTECTIVE DEVICE TO PROHIBIT CUTTING OF A PADLOCK, ATTACHED WITH NON-REMOVABLE BOLTS FROM THE EXTERIOR, AND LOCKED WITH A PADLOCK HAVING A MINIMUM 1/2INCH THICK SHACKLE WITH HEEL AND TOE LOCKING; OR SECURED IN A MANNER AS APPROVED BY THE POLICE DEPARTMENT.
b. ALL WINDOWS SHALL BE SECURED FROM ENTRY USING EITHER:
(1) STEEL BARS OF AT LEAST 1/2 INCH ROUND OR ONE-INCH BY 1/4 INCH FLAT STEEL MATERIAL, SPACED NOT MORE THAN FIVE INCHES APART, SECURELY ATTACHED ON THE INSIDE OF THE TRAILER USING BOLTS THAT ARE NON-REMOVABLE FROM THE EXTERIOR; OR
(2) STEEL GRATE MESH OF AT LEAST 1/8-THICK MATERIAL, SECURELY ATTACHED ON THE INTERIOR OR EXTERIOR OF THE TRAILER USING MEANS THAT ARE RESISTANT TO REMOVAL FROM THE EXTERIOR.
3. STORAGE CONTAINERS WITH AT LEAST 64 SQUARE FEET OF STORAGE AREA SHALL BE SECURED AS FOLLOWS:
a. DOORS SHALL BE SECURED USING A HASP OR SLIDE BOLT WITH A PROTECTIVE DEVICE TO PROHIBIT CUTTING OF THE PADLOCK, ATTACHED WITH NON-REMOVABLE BOLTS FROM THE EXTERIOR, AND LOCKED WITH A PADLOCK HAVING A MINIMUM 1/2 INCH THICK SHACKLE WITH HEEL AND TOE LOCKING; OR SECURED IN A MANNER AS APPROVED BY THE POLICE DEPARTMENT.
b. EXTERIOR HINGE PINS SHALL BE RENDERED NON-REMOVABLE BY DESIGN OR WELDING.
4. SITE LIGHTING SHALL BE INSTALLED AND DESIGNED AS FOLLOWS:
a. WHERE LIGHTING REQUIRED WOULD IMPINGE ON OCCUPIED RESIDENTIAL PROPERTIES:
(1) MOTION SENSORS MAY BE USED TO CONTROL LIGHT FIXTURES.
(2) ELEMENTS OF THE LIGHTING PROVISIONS BELOW MAY BE MODIFIED OR NOT REQUIRED WHEN APPROVED BY THE POLICE DEPARTMENT.
b. ALL VEHICLE GATE LOCATIONS SHALL BE ILLUMINATED, DURING THE HOURS OF DARKNESS, WITH AN APPROXIMATE MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT ON THE GROUND, WITHIN AND ON ALL SIDES OF THE GATED OPENING FOR A DISTANCE OF 15 FEET BEYOND THE OPENING. OUTDOOR LIGHTING SHALL BE MAINTAINED AND INSTALLED SO THAT DIRECT RAYS ARE CONFINED TO THE SITE AND ADJACENT PROPERTIES AND STREETS OPEN TO THE PUBLIC ARE PROTECTED FROM GLARE.
c. ALL OPEN CENTRALIZED STORAGE AREAS FOR BUILDING MATERIALS OR BUILDING FIXTURES SHALL BE ILLUMINATED, DURING THE HOURS OF DARKNESS, WITH AN APPROXIMATE MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT ON THE GROUND, WITHIN AND ON ALL SIDES OF THE STORED ITEMS FOR A DISTANCE OF 15 FEET BEYOND THE MATERIALS OR FIXTURES.
d. ALL TRAILERS, TEMPORARY BUILDINGS, OR CONTAINERS USED AS AN OFFICE OR FOR STORAGE OF BUILDING MATERIALS, OR FIXTURES FOR BUILDINGS, OR CONSTRUCTION EQUIPMENT SHALL BE ILLUMINATED ON ALL SIDES WITH OPENINGS, DURING THE HOURS OF DARKNESS, WITH AN APPROXIMATE MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT ON THE GROUND FOR A DISTANCE OF 15 FEET BEYOND THE EXTERIOR WALLS.
e. LUMINARIES UTILIZED TO MEET THIS SECTION SHALL BE INSTALLED AT LEAST 18 FEET FROM THE GROUND, HAVE TEMPERED OR POLY CARBONATE LENSES, AND MEET OR EXCEED U.L. BULLETIN 1572 FOR WET LOCATIONS.
5. FORKLIFTS SHALL BE RENDERED INOPERABLE, WHEN HOURS OF OPERATION ARE CEASED, BY REMOVING THE KEY AND ADDING A DEVICE TO EITHER DISABLE THE ENGINE OR OTHER MEASURE TO PROHIBIT MOVING IT.
6. A RECORD SHALL BE DEVELOPED AND MAINTAINED OF ON-SITE MOTORIZED CONSTRUCTION VEHICLE EQUIPMENT, WHICH HAVE WHEELS A MINIMUM OF 15 INCHES IN DIAMETER, LISTING THE MANUFACTURER, MODEL, LICENSE PLATE NUMBER, VEHICLE IDENTIFICATION NUMBER (VIN), AND PRODUCT IDENTIFICATION NUMBER (PIN).
7. AN ADDRESS SIGN SHALL BE INSTALLED AT ALL PERIMETER VEHICLE ACCESS POINTS AND INCLUDE THE STREET NAME AND NUMBER, USING MINIMUM SIX-INCH HIGH LETTERS AND NUMBERS, AND SHALL BE POSTED AT THE TOP OF THE PERIMETER FENCE OR AT LEAST FIVE FEET FROM THE GROUND.
8. A "NO TRESPASSING" SIGN, CONFORMING TO THE REQUIREMENTS OF CALIFORNIA PENAL CODE, SECTION 602, SHALL BE INSTALLED AT ALL PERIMETER ACCESS POINTS, POSTED AT THE TOP OF THE PERIMETER FENCE OR AT LEAST FIVE FEET FROM THE GROUND.
9. A 24-HOUR EMERGENCY PHONE NUMBER, FOR MANAGEMENT OF THE SITE, SHALL BE POSTED AT THE MAIN GATED ENTRANCE AND ON THE EXTERIOR OF AN ON-SITE OFFICE TRAILER OR BUILDING NEAR THE MAIN VEHICLE ENTRANCE.
10. THE FOLLOWING ADDITIONAL SECURITY MEASURES SHALL BE REQUIRED IF THE RESIDENTIAL CONSTRUCTION SITE HAS 25 OR MORE DWELLING UNITS:
a. INSTITUTE AT LEAST ONE OF THE FOLLOWING ADDITIONAL SECURITY MEASURES:
(1) PROVIDE COLOR CAMERAS THAT VIEW ALL VEHICLE ACCESS POINTS AND RECORD VEHICLE LICENSE PLATES WHEN THE HOURS OF OPERATION CEASE, SAVING RECORDED ACTIVITY FOR AT LEAST 60 DAYS; OR
(2) UTILIZE A CALIFORNIA STATE LICENSED SECURITY GUARD FOR EVERY 10 CONTIGUOUS ACRES OF THE SAME PROJECT OR PORTION THEREOF, TO MONITOR THE SITE WHEN HOURS OF OPERATION CEASE, RECORDING PERSONS AND VEHICLES ENTERING AND LEAVING IT, SAVING RECORDED ACTIVITY FOR AT LEAST 60 DAYS; OR
(3) OTHER ALTERNATE MEASURE(S) APPROVED BY THE POLICE DEPARTMENT THAT ARE FOUND TO PROVIDE AT LEAST THE EQUIVALENT SECURITY OF PROVIDING ONE OF MEASURES (1) OR (2) ABOVE.
b. DEVELOP A WRITTEN PROCEDURE AND IMPLEMENT A PROPERTY IDENTIFICATION PROGRAM APPROVED BY THE POLICE DEPARTMENT THAT IS DESIGNED TO READILY IDENTIFY OWNERSHIP OF HEAVY EQUIPMENT, BUILDING MATERIALS WHERE FEASIBLE, AND BUILDING EQUIPMENT.

STANDARD BUILDING SECURITY REQUIREMENTS

ADDRESSING - SINGLE FAMILY RESIDENTIAL

SINGLE-FAMILY RESIDENTIAL BUILDINGS SHALL DISPLAY A STREET ADDRESS NUMBER CONFORMING TO THE FOLLOWING SPECIFICATIONS:

- 1. NUMERALS SHALL BE LOCATED WHERE THEY ARE CLEARLY VISIBLE FROM THE STREET ON WHICH THEY ARE ADDRESSED. THEY SHALL BE OF A COLOR CONTRASTING TO THE BACKGROUND TO WHICH THEY ARE AFFIXED. METHOD OF ATTACHMENT SHALL NOT INCLUDE THE USE OF TWO-SIDED TAPE OR ANY MATERIAL NOT RESISTANT TO WEATHER CONDITIONS.
2. NUMERALS SHALL BE NO LESS THAN FOUR INCHES IN HEIGHT AND ILLUMINATED DURING THE HOURS OF DARKNESS. THE NUMERALS AND LIGHT SOURCE SHALL BE CONTAINED WITHIN A SINGLE, WEATHER-RESISTANT FIXTURE. THE LIGHT SOURCE SHALL BE PROVIDED WITH AN UNINTERRUPTIBLE A.C. POWER SOURCE OR CONTROLLED ONLY BY A PHOTOELECTRIC DEVICE. NOTHING IN THIS SECTION SHALL PRECLUDE THE REQUIREMENT FOR CIRCUIT PROTECTION DEVICES WHERE APPLICABLE.
3. BUILDINGS FARTHER THAN 75 FEET FROM THE CENTER LINE OF THE ADDRESSED STREET, OR WHERE AT LEAST TWO HOMES ARE ACCESSED OFF THE SAME DRIVEWAY OR COMMON AREA WALKWAY, SHALL, IN ADDITION TO THE ILLUMINATED ADDRESS FIXTURE, PROVIDE THREE-INCH HIGH NUMERALS, PLACED, WHEN POSSIBLE, ON THE RIGHT SIDE OF THE DRIVEWAY OR COMMON AREA ROADWAY OR PEDESTRIAN ENTRANCE, AT A HEIGHT BETWEEN 24 INCHES AND 42 INCHES. LANDSCAPING AT FULL MATURITY OR CARS PARKED ON THE STREET SHALL NOT OBSTRUCT SUCH ADDITIONAL ADDRESSING. A RANGE OF ADDRESS NUMBERS MAY BE USED WHEN THERE ARE MULTIPLE BUILDINGS INSTEAD OF LISTING INDIVIDUAL ADDRESS NUMBERS. THE RANGE OF ADDRESSES SHALL NOTE IF AT) NUMBERS ARE EVEN OR ODD BASED UPON EXISTING OR POTENTIAL ADDRESSING ON THE OPPOSITE SIDE OF THE ADDRESSED STREET, WITH THE WORD "EVEN" OR "ODD" INCORPORATED INTO THE SIGN.
4. NUMERALS SHALL BE IN A SANS SERIF FONT WITH A STROKE WEIGHT OF MEDIUM TO BOLD, OR AN APPROVED EQUIVALENT FONT WHICH IS CLEARLY LEGIBLE.
5. ANY BUILDING WHICH AFFORDS VEHICULAR ACCESS TO THE REAR THROUGH A PUBLIC OR PRIVATE ALLEY SHALL DISPLAY, IN A CLEARLY VISIBLE LOCATION, AN ADDRESS NUMBER THAT IS A MINIMUM OF FOUR INCHES IN HEIGHT.
6. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU), IN ADDITION TO THE ILLUMINATED ADDRESS FIXTURE, SHALL HAVE AN ILLUMINATED ADDRESS FIXTURE CONTAINING A DIRECTIONAL ARROW OR WORDING INDICATING THE SECOND DWELLING UNIT LOCATION, AND MOUNTED ON THE PRIMARY DWELLING UNIT THAT IS VISIBLE FROM THE ADDRESSED STREET.

EMERGENCY ACCESS

- 1. PRIVATE ROADS AND PARKING AREAS OR PARKING FACILITIES WHEN CONTROLLED BY UNMANNED AUTOMATED PARKING GATES SHALL PROVIDE FOR POLICE EMERGENCY ACCESS UTILIZING CLICK2ENTER RADIO-CONTROLLED ENTRY SYSTEM AND KNOX KEY SWITCH DEVICE TO BE INSTALLED AND DESIGNED AS FOLLOWS:
a. THE KEY SWITCH CONTROL SHALL BE INSTALLED AT A HEIGHT OF 42 INCHES FROM FINISHED DRIVEWAY GRADE AND A MINIMUM OF 15 FEET FROM THE ENTRY/EXIT GATE, AND BE LOCATED ON THE DRIVER'S SIDE OF THE ROAD OR DRIVEWAY. THE KEY SWITCH IS TO BE ACCESSIBLE IN SUCH A MANNER AS TO NOT REQUIRE A PERSON TO EXIT THEIR VEHICLE TO REACH IT; NOR TO REQUIRE ANY BACK-UP MOVEMENTS IN ORDER TO ENTER/EXIT THE GATE. THE KEY SWITCH MAY BE INSTALLED WITHIN A VISITOR TELEPHONE/INTERCOM CALL BOX IF MEETING THE ABOVE CRITERIA. THE CONTROL HOUSING SHALL CONSIST OF HEAVY GAUGE METAL, AND BE VANDAL- AND WEATHER-RESISTANT AND BE MOUNTED ON A SUBSTANTIAL STRUCTURE SUCH AS A STEEL POST, CONCRETE, OR MASONRY PEDESTAL.
b. KEY SWITCHES SHALL BE SECURED TO THE CONTROL HOUSING OR TELEPHONE/INTERCOM CALL BOX UTILIZING TAMPER RESISTANT SCREWS.
c. EXCEPT FOR AN OPEN SURFACE PARKING LOT WITH LESS THAN 100 PARKING SPACES, A CLICK2ENTER RADIO-CONTROLLED ENTRY SYSTEM SHALL BE INSTALLED PER NO. 2 BELOW.
d. VEHICLE GATES SHALL BE DESIGNED TO OPEN IN A POWER FAILURE.
2. ALL LOCKABLE PEDESTRIAN GATES OR DOORS TO COMMON AREA WALKWAYS AND RECREATION AREAS/BUILDINGS OF RESIDENTIAL MULTIFAMILY COMPLEXES OR TRACT OF HOMES SHALL PROVIDE FOR POLICE EMERGENCY ACCESS UTILIZING CLICK2ENTER RADIO-CONTROLLED ENTRY SYSTEM AND KNOX KEY SWITCH DEVICE WHICH SHALL BE INSTALLED AS FOLLOWS:
a. PEDESTRIAN GATES/DOORS USING AN ELECTRICALLY AUTOMATED TYPE LOCK SHALL BE PROVIDED WITH A CLICK2ENTER RADIO CONTROLLED ENTRY SYSTEM AND A KEY SWITCH WITHIN A TELEPHONE/INTERCOM CONSOLE, OR INSTALLED ADJACENT TO THE DOOR INSIDE A WALL/DOOR FRAME, OR IN A CONTROL HOUSING AS DESCRIBED IN SECTION NO.1 ABOVE OR IN A METHOD APPROVED BY THE POLICE DEPARTMENT. KEY SWITCHES SHALL BE SECURED UTILIZING TAMPER RESISTANT SCREWS. THE RADIO-CONTROLLED RECEIVER SHALL BE VISIBLE IN ORDER TO DETERMINE, WHEN ACTIVATED, IF THE SIGNAL WAS RECEIVED BY ILLUMINATING A LIGHT, MORE THAN ONE GATE OR DOOR WHICH IS IN CLOSE PROXIMITY TO ANOTHER MAY BE OPERATED BY THE RADIO-CONTROLLED ENTRY SYSTEM IF APPROVED BY THE POLICE DEPARTMENT.
EXCEPTIONS:
(1) RECREATION BUILDINGS ARE NOT REQUIRED TO HAVE A CLICK2ENTER RADIO-CONTROLLED ENTRY SYSTEM.
(2) INTERIOR STAIRWAY DOORS ARE NOT REQUIRED TO HAVE A CLICK2ENTER RADIO-CONTROLLED ENTRY SYSTEM.
b. PEDESTRIAN GATES OR DOORS UTILIZING MECHANICAL LOCKS SHALL BE PROVIDED WITH A KNOX KEY VAULT ADJACENT TO EACH GATE OR DOOR, SECURELY ATTACHING IT TO A FENCE OR WALL, MOUNTED FOUR FEET ABOVE FINISHED GRADE AND WITHIN TWO FEET OF THE LOCKING DEVICE. MECHANICAL LOCKS USING COMBINATION LOCKS SHALL HAVE A KEYWAY AND KEY FOR THE KEY VAULT.
c. PEDESTRIAN GATES IN PERIMETER COMMUNITY WALLS OR FENCING SHALL UTILIZE A KNOX KEY SWITCH IF USING AN ELECTRONICALLY AUTOMATED TYPE LACK, OR IF A MECHANICAL LOCK IS USED, A KNOX KEY VAULT, MOUNTED FOUR FEET ABOVE FINISHED GRADE AND WITHIN TWO FEET OF THE LOCKING DEVICE.
c. POOL GATES SHALL ONLY UTILIZE A KNOX KEY VAULT, MOUNTED FOUR FEET ABOVE FINISHED GRADE AND WITHIN TWO FEET OF THE LOCKING DEVICE.
d. ELEVATORS WITH ACCESS CONTROL SYSTEMS SHALL BE PROVIDED WITH A KNOX KEY SWITCH ADJACENT TO THE ACCESS CONTROL READER UTILIZING TAMPER RESISTANT SCREWS.

- 3. EMERGENCY VEHICLE ACCESS GATES SHALL BE DESIGNED SO AS TO PROVIDE ACCESS TO THE PADLOCK FROM EITHER SIDE OF THE GATE. A KNOX KEY VAULT SHALL BE INSTALLED ON EACH SIDE OF THE GATE. OWNER'S PADLOCK SHALL BE USED TO SECURE THE GATE.
4. ALL KNOX KEY SWITCHES, KEY VAULTS, AND PADLOCKS SHALL BE SUB-MASTERED TO AN ORANGE COUNTY FIRE AUTHORITY KEY FOR ACCESS BY THE POLICE DEPARTMENT. THE CLICK2ENTER RADIO-CONTROLLED ENTRY SYSTEM SHALL BE PROGRAMMED TO FREQUENCIES APPROVED BY THE POLICE DEPARTMENT AND ORANGE COUNTY FIRE AUTHORITY.
5. KEY SWITCHES, KEY VAULTS, PADLOCKS, AND RADIO-CONTROLLED ENTRY SYSTEM INSTALLATIONS SHALL BE IDENTIFIABLE TO APPROACHING POLICE PERSONNEL IN A MANNER AS APPROVED BY THE POLICE DEPARTMENT.
6. AN EMERGENCY ACCESS PLAN SHALL BE REQUIRED WHEN A CLICK2ENTER RADIO-CONTROLLED ENTRY SYSTEM, KNOX KEY SWITCH, OR KNOX KEY VAULT IS REQUIRED TO BE INSTALLED. THE PLAN IS TO IDENTIFY THE LOCATION OF EACH DEVICE ON A SITE PLAN.

STANDARD BUILDING SECURITY REQUIREMENTS

DOORS

EXCEPT FOR VEHICULAR ACCESS DOORS, ALL EXTERIOR SWINGING DOORS OF ANY RESIDENTIAL BUILDING AND GARAGE, INCLUDING THE DOOR LEADING FROM THE GARAGE AREA INTO THE DWELLING UNIT, SHALL BE EQUIPPED AS FOLLOWS:

- 1. ALL WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF ONE AND THREE-FOURTHS (1 3/4) INCHES, OR WITH PANELS NOT LESS THAN NINE-SIXTEENTHS (9/16) INCH THICK.
2. A SINGLE OR DOUBLE DOOR SHALL BE EQUIPPED WITH A SINGLE CYLINDER DEADBOLT LOCK. THE BOLT SHALL HAVE A MINIMUM PROJECTION OF ONE (1) INCH AND BE CONSTRUCTED SO AS TO REPEL CUTTING TOOL ATTACK. THE DEADBOLT SHALL HAVE AN EMBEDMENT OF AT LEAST THREE-FOURTHS (3/4) INCH INTO THE STRIKE RECEIVING THE PROJECTED BOLT. THE CYLINDER SHALL HAVE A CYLINDER GUARD, A MINIMUM OF FIVE PIN TUMBLERS, AND SHALL BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING SCREWS OF AT LEAST ONE-FOURTH (1/4) INCH IN DIAMETER.
3. THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAMED DOORS SHALL BE CONSTRUCTED OF MINIMUM SIXTEEN (16) U.S. GAUGE STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB BY MINIMUM OF TWO SCREWS, WHICH MUST PENETRATE AT LEAST TWO (2) INCHES INTO SOLID BACKING BEYOND THE SURFACE TO WHICH THE STRIKE IS ATTACHED.
4. ALL EXTERIOR DOORS EQUIPPED WITH LEVER-HANDLED LOCKING DEVICES WHICH OPERATE THE DEADBOLT SHALL HAVE THRESHOLDS DESIGNED AND INSTALLED SO AS TO PREVENT THE PASSING OF RIGID MATERIALS BETWEEN THE DOOR AND THRESHOLD TO THE INTERIOR.
5. WHEN PAIRS OF DOORS ARE UTILIZED IN RESIDENTIAL STRUCTURES, A ONE-PIECE ASSEMBLY ATTACHED TO THE FULL-LENGTH EDGE OF THE INACTIVE DOOR LEAF, INCORPORATING AN ASTRAGAL AND FLUSH- BOLTS FOR THE HEADER AND THRESHOLD, WILL BE ACCEPTED AS A STRIKE PLATE, PROVIDED THE ASSEMBLY IS CONSTRUCTED OF ALUMINUM OR STEEL A MINIMUM OF ONE-EIGHTH INCH IN THICKNESS.
6. THE INACTIVE LEAF OF DOUBLE DOOR(S) SHALL BE EQUIPPED WITH METAL FLUSH BOLTS HAVING A MINIMUM EMBEDMENT OF FIVE-EIGHTHS (5/8) INCH INTO THE HEAD AND THRESHOLD OF THE DOOR FRAME.
7. DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB.
8. GLAZING IN EXTERIOR DOORS OR WITHIN FORTY (40) INCHES OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING, EXCEPT WHEN DOUBLE CYLINDER DEADBOLT LOCKS ARE INSTALLED.
9. HINGES FOR OUT-SWINGING DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS.
10. EXCEPT WHERE CLEAR VISION PANELS ARE INSTALLED, ALL FRONT EXTERIOR DOORS SHALL BE EQUIPPED WITH A WIDE ANGLE ONE HUNDRED-EIGHTY-DEGREE (180°) DOOR VIEWER.
11. UPON OCCUPANCY BY THE OWNER OR PROPRIETOR, EACH SINGLE UNIT IN TRACT OR MULTI-UNIT DEVELOPMENT, CONSTRUCTED UNDER THE SAME GENERAL PLAN, SHALL HAVE LOCKS USING COMBINATIONS WHICH ARE INTERCHANGE FREE FROM LOCKS USED IN ALL OTHER SEPARATE DWELLINGS, PROPRIETORSHIPS OR SIMILAR DISTINCT OCCUPANCIES.

WINDOWS

- 1. NO LOUVERED WINDOWS SHALL BE USED.
2. SLIDING WINDOWS SHALL INCORPORATE AN ANTI-LIFT DEVICE.

LIGHTING - SINGLE FAMILY RESIDENTIAL

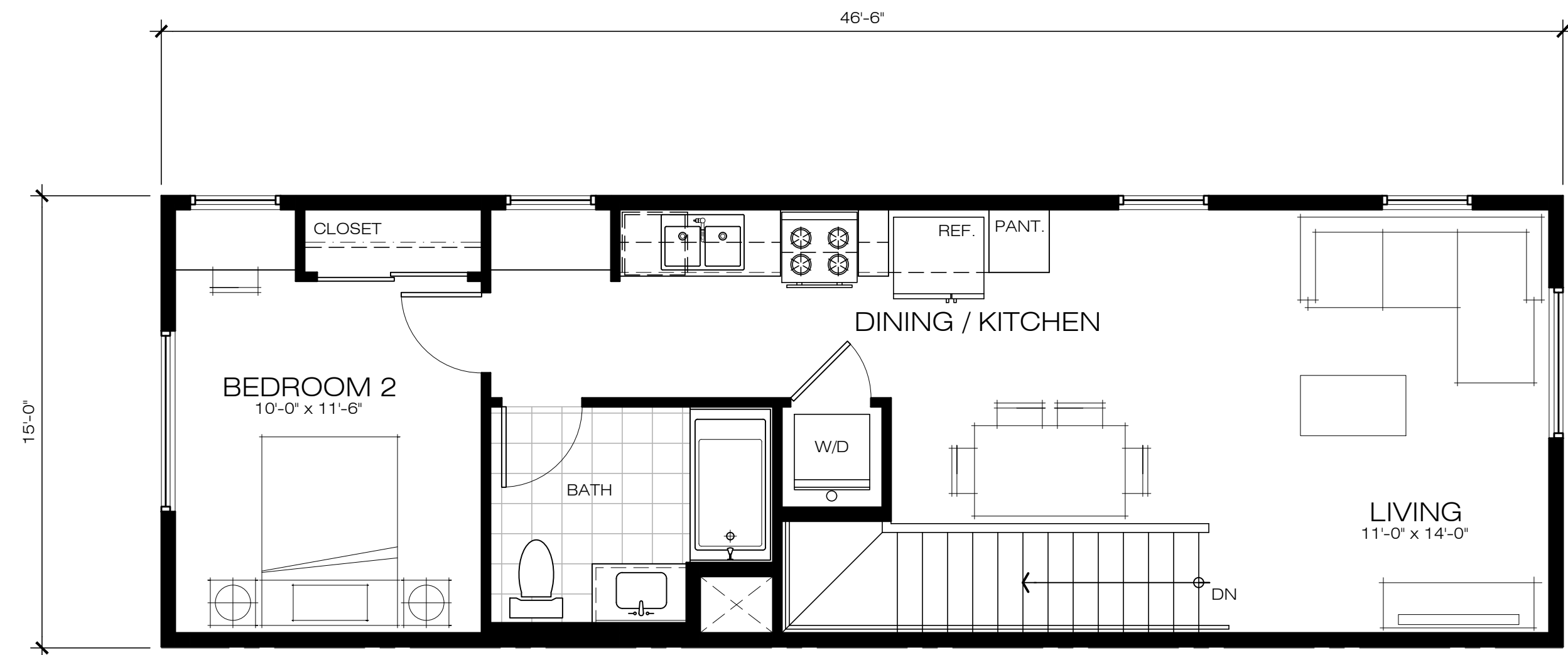
SINGLE-FAMILY DWELLING UNITS, GARAGES, AND TRACTS OF HOMES SHALL CONFORM TO THE FOLLOWING LIGHTING STANDARDS:

- 1. ALL GARAGE DOORS SHALL HAVE A LIGHT FIXTURE THAT IS CAPABLE OF ILLUMINATING THE DOOR. GARAGE DOORS ACCESSED FROM ALLEYS ARE TO HAVE VANDAL RESISTANT LIGHT FIXTURES.
2. PRIVATE STREETS, ALLEYS, AND FIRE DEPARTMENT REQUIRED ROADWAYS DESIGNED FOR USE ONLY IN EMERGENCY SITUATIONS SHALL BE ILLUMINATED USING THE SAME STANDARDS AS ESTABLISHED FOR PUBLIC THOROUGHFARES.
3. OFF STREET PARKING SPACES, OR PARKING SPACES NOT WITHIN THE ROADWAY, OR MOTOR COURTS SERVING AT LEAST THREE HOMES, SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED 0.50 FOOT- CANDLES OF LIGHT ON THE GROUND LEVEL DURING THE HOURS OF DARKNESS.

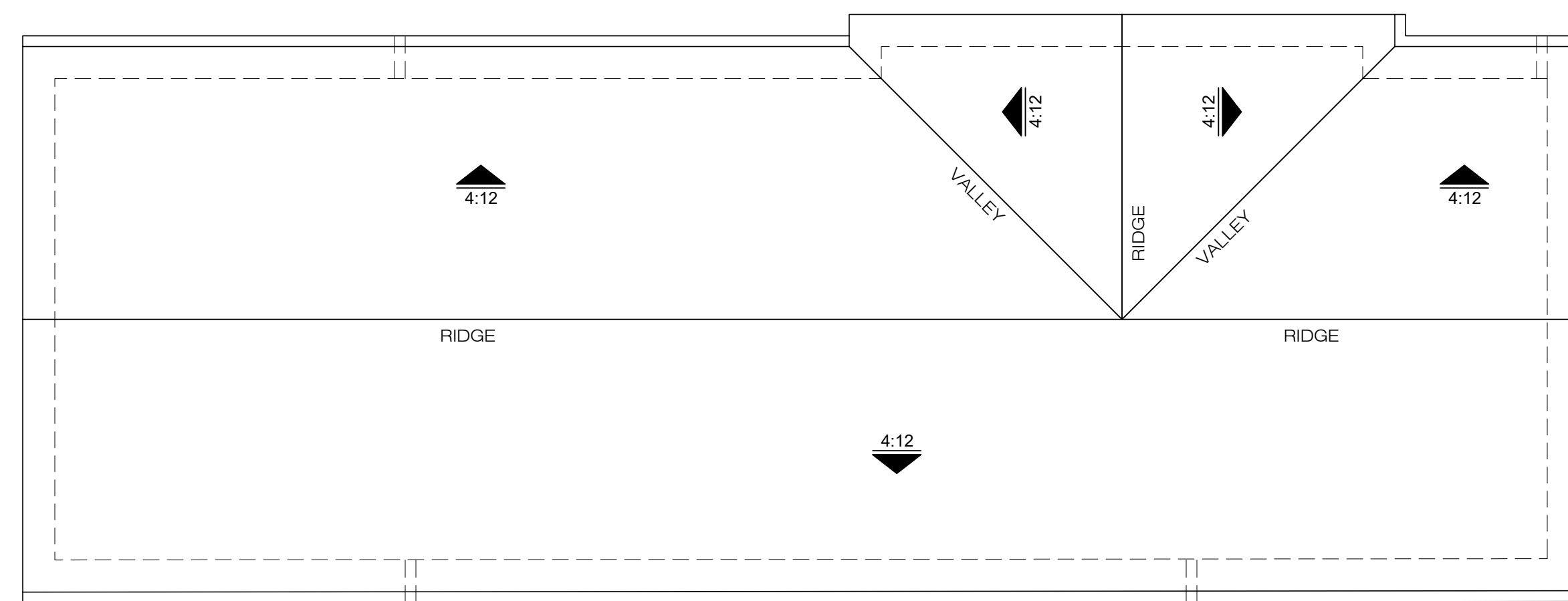
COMMUNITY MAILBOXES

MAILBOXES, NOT LOCATED WITHIN A ROOM, IN MULTI-FAMILY COMPLEXES ARE TO BE LOCATED IN HIGHLY VISIBLE AREAS ADJACENT TO COMMON AREA ACTIVITY AMENITIES AND NOT DIRECTLY ACCESSED FROM INSIDE PARKING STRUCTURES. MAIL ROOMS ARE TO HAVE GLASS DOORS AND/OR WINDOWS TO PROVIDE VISIBILITY INTO THEM FROM THE SURROUNDING AREA. THE ROOM IS TO BE ILLUMINATED WITH A MINIMUM MAINTAINED FIVE FOOT-CANDLES OF LIGHT ON THE FLOOR AT ALL TIMES.

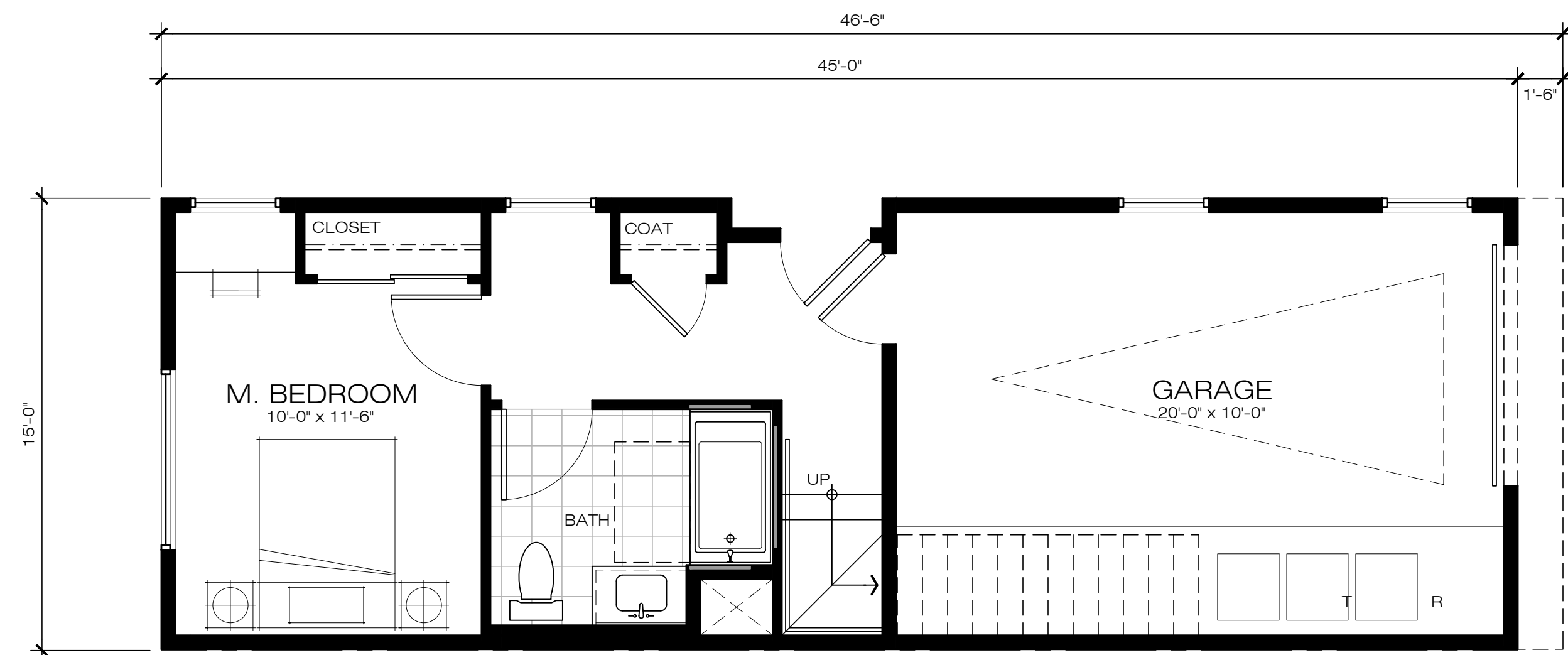
ADDITIONAL NOTES



SECOND FLOOR



ROOF PLAN



FIRST FLOOR

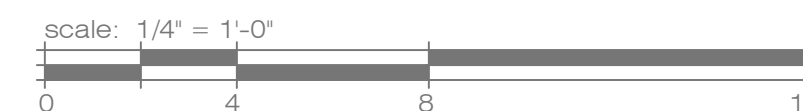
| |
|-------------------------------|
| 2 BEDROOM + 2 BATH |
| FIRST FLOOR AREA = 354 S.F. |
| SECOND FLOOR AREA = 696 S.F. |
| TOTAL FLOOR AREA = 1,050 S.F. |
| GARAGE AREA = 315 S.F. |
| TOTAL UNIT COUNT = 3 DU |

UNIT # 5 & 14
AFFORDABLE DETACHED / DUPLEX PROPOSED FLOOR PLANS

WILLOW LANE HOMES

WILLOW 68 INVESTMENTS LLC

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



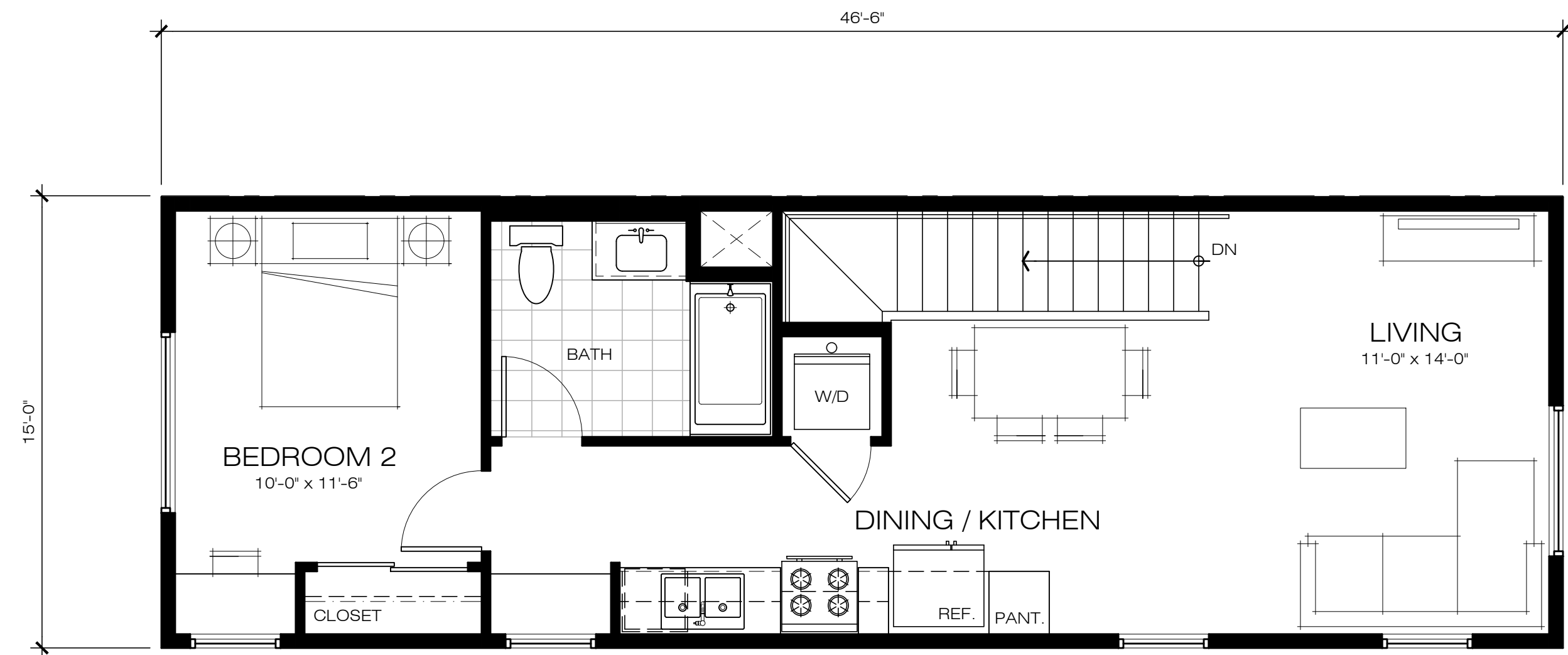
BSB DESIGN

970 West 190th Street Suite 250
Torrance, CA 90502
T. 310. 217. 8885 f. 310. 217. 0425

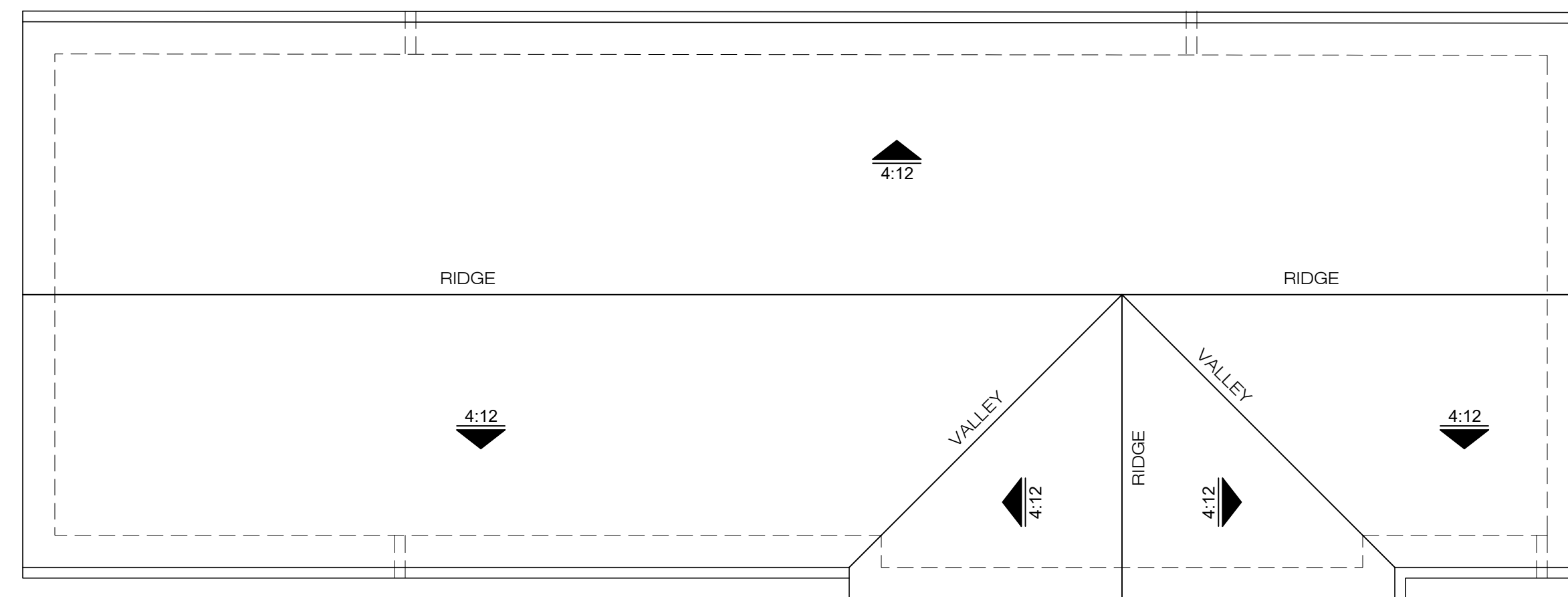
December 11, 2025

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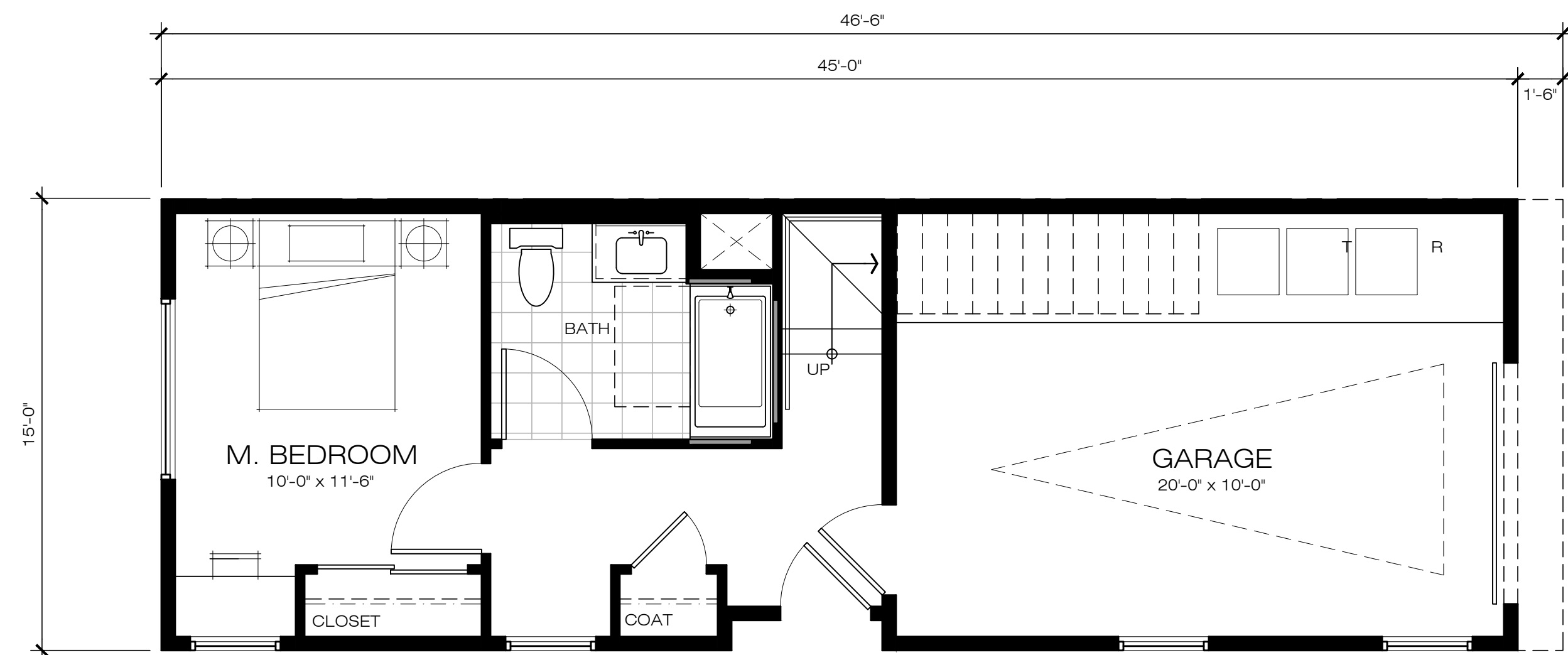




SECOND FLOOR



ROOF PLAN



FIRST FLOOR

| |
|-------------------------------|
| 2 BEDROOM + 2 BATH |
| FIRST FLOOR AREA = 354 S.F. |
| SECOND FLOOR AREA = 696 S.F. |
| TOTAL FLOOR AREA = 1,050 S.F. |
| GARAGE AREA = 315 S.F. |
| TOTAL UNIT COUNT = 2 DU |

UNIT # 6, 15 & 28
AFFORDABLE DETACHED / DUPLEX PROPOSED FLOOR PLANS

WILLOW LANE HOMES

WILLOW 68 INVESTMENTS LLC

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



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Torrance, CA 90502
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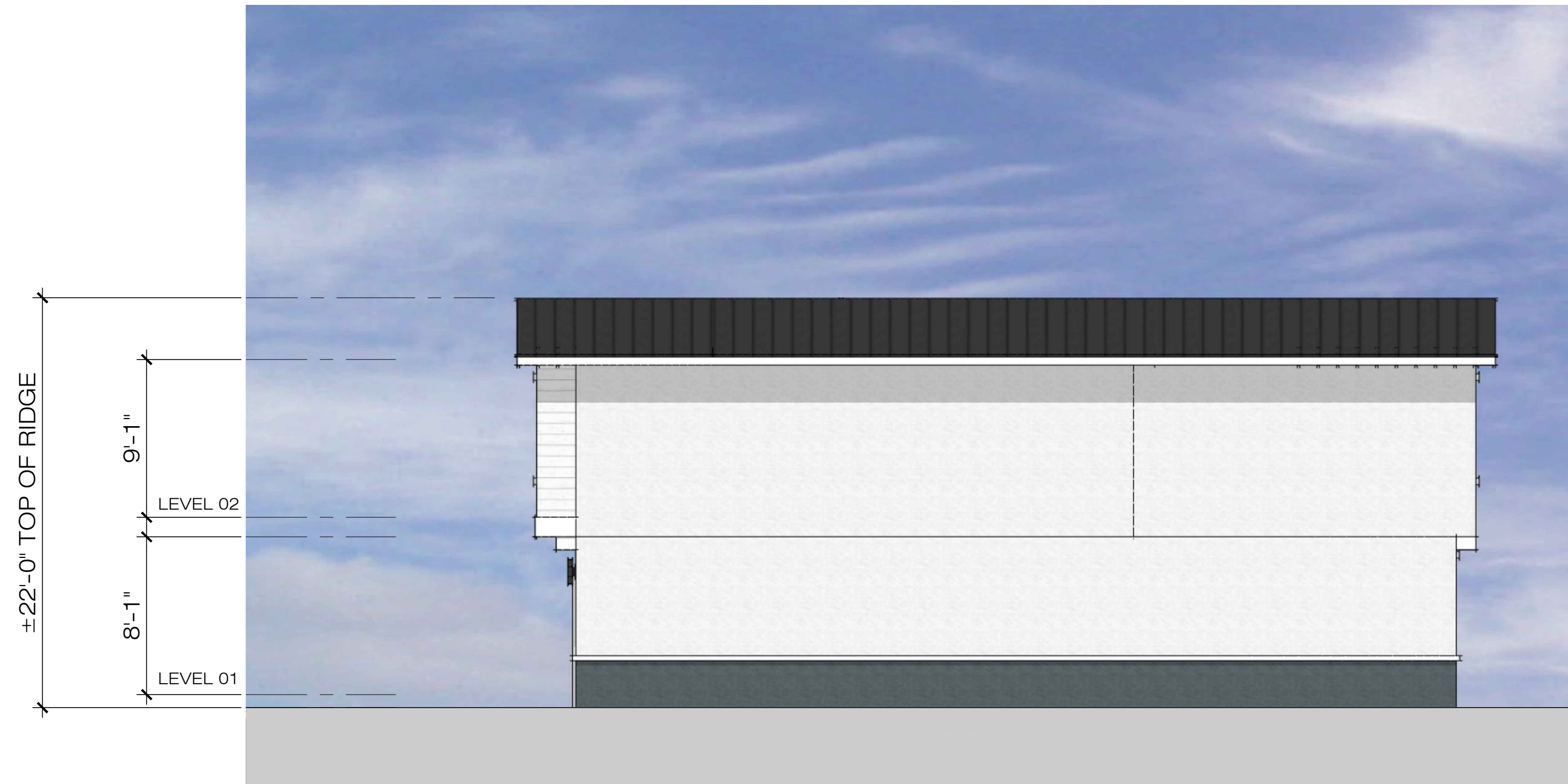
December 11, 2025

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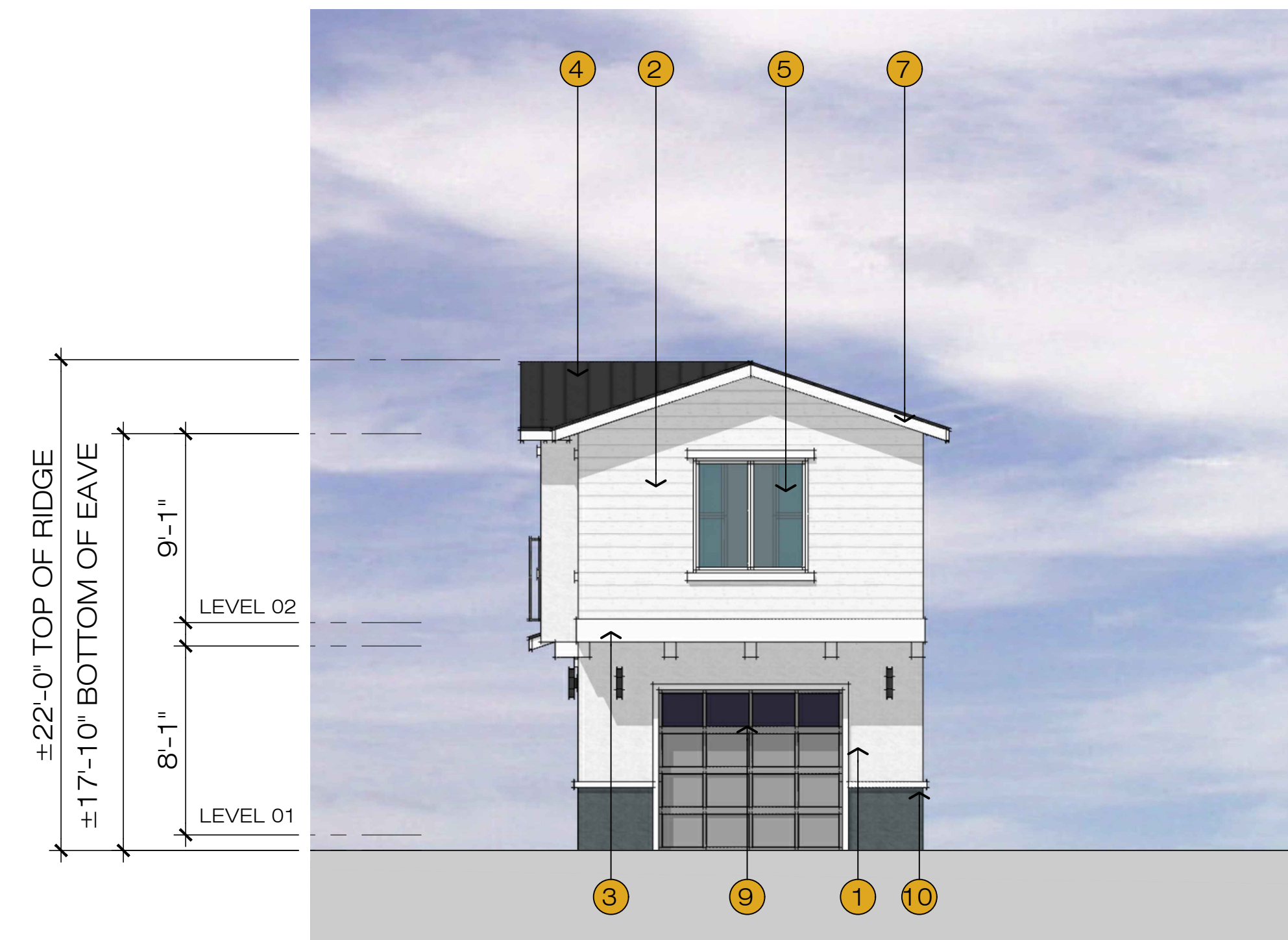
REAR ELEVATION



SIDE ELEVATION



ENTRY SIDE ELEVATION



FRONT ELEVATION

KEYNOTE

- ① EXTERIOR STUCCO
- ② HORIZONTAL SYNTHETIC EXTERIOR SIDING
- ③ SYNTHETIC TRIM BOARD AND BELLY BAND
- ④ ASPHALT SHINGLE ROOF
- ⑤ DUAL GLAZED VINYL WINDOW
- ⑥ GABLE END VENT AND TRIM
- ⑦ PAINTED FASCIA AND RAFTER TAILS
- ⑧ PAINTED ENTRY DOOR
- ⑨ PAINTED GARAGE DOOR
- ⑩ PAINTED STUCCO COVERED FOAM TRIM
- ⑪ SCREED LINE



REAR ELEVATION



RIGHT ENTRY SIDE ELEVATION

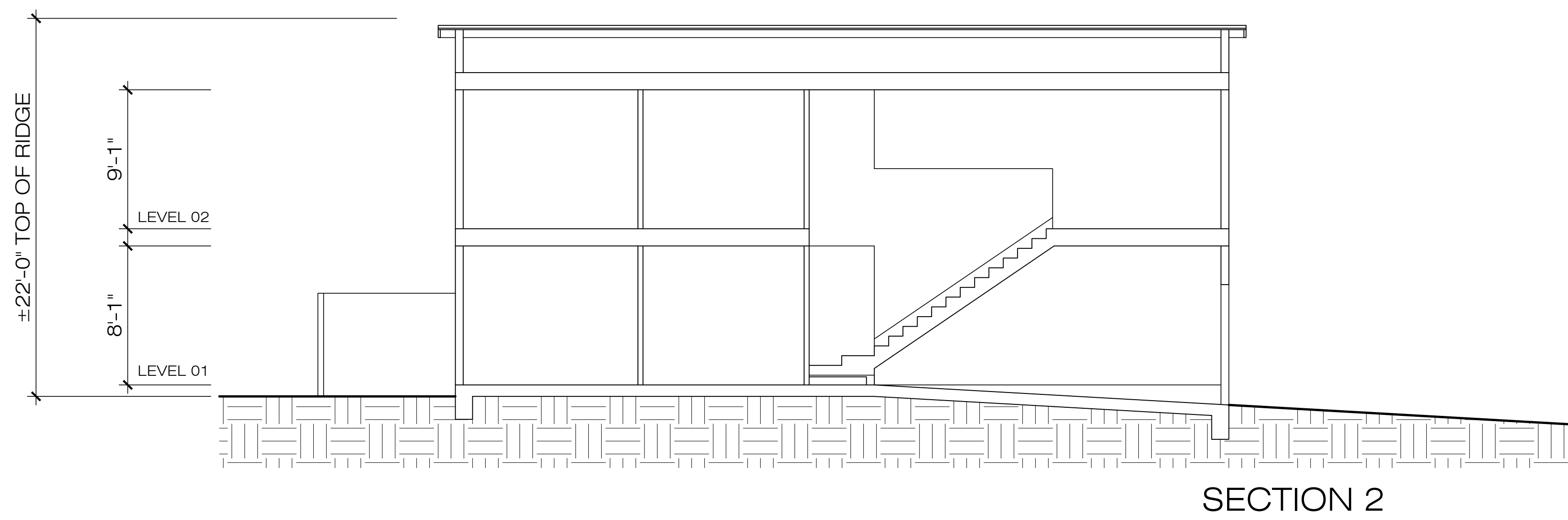
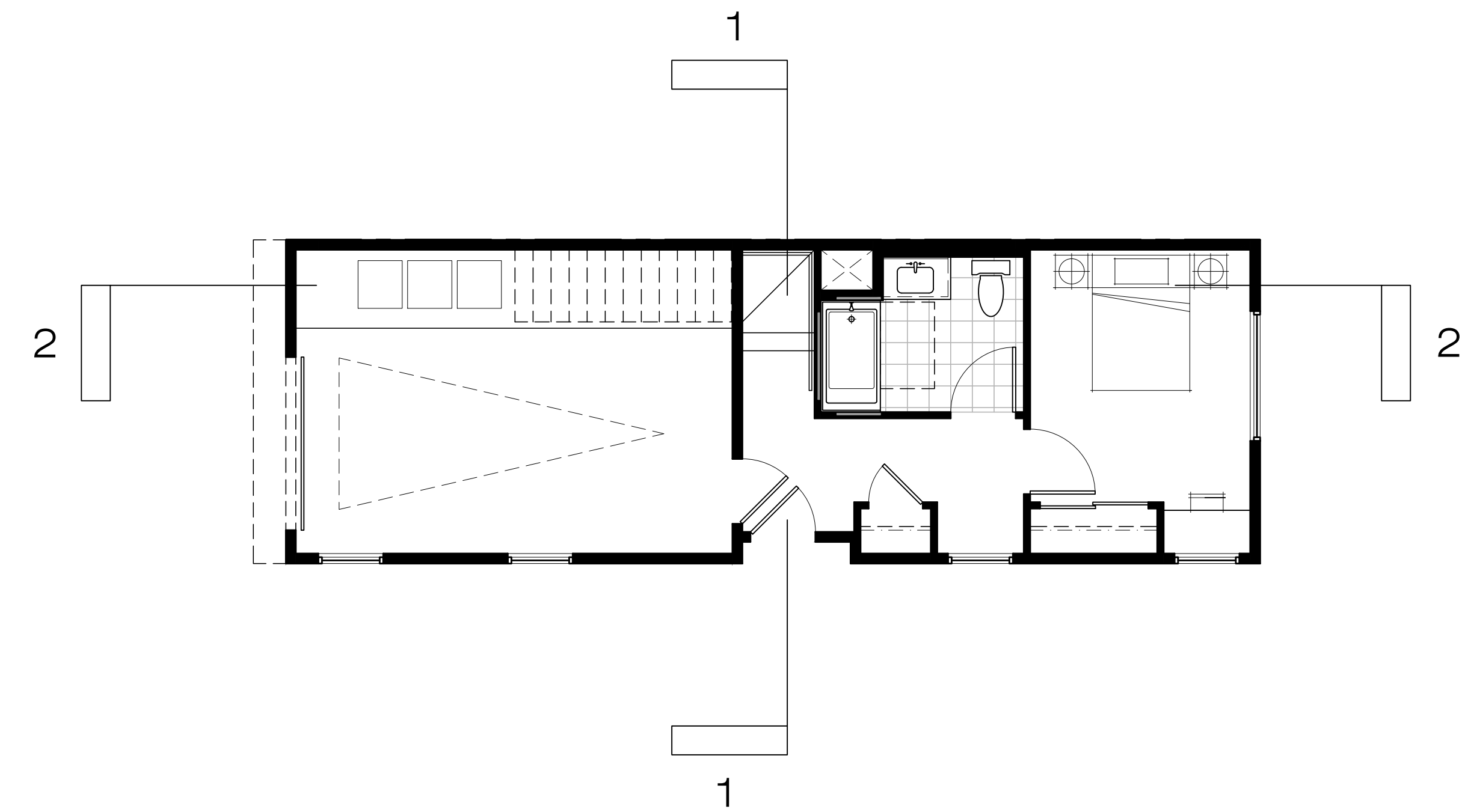
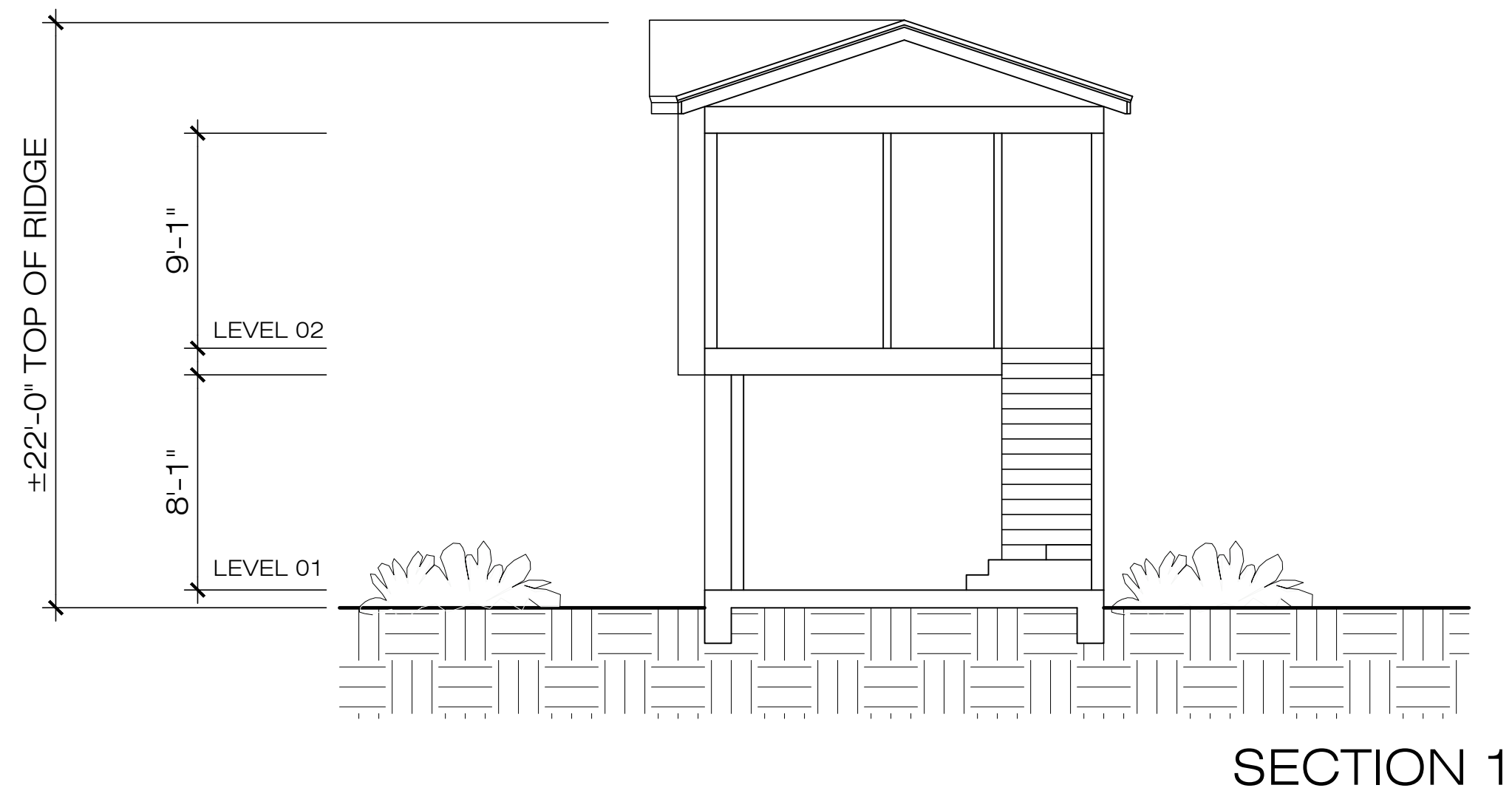


LEFT ENTRY SIDE ELEVATION



FRONT ELEVATION

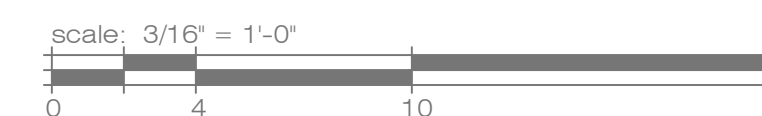
- KEYNOTE
- 1 EXTERIOR STUCCO
 - 2 HORIZONTAL SYNTHETIC EXTERIOR SIDING
 - 3 SYNTHETIC TRIM BOARD AND BELLY BAND
 - 4 ASPHALT SHINGLE ROOF
 - 5 DUAL GLAZED VINYL WINDOW
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 - 7 PAINTED FASCIA AND RAFTER TAILS
 - 8 PAINTED ENTRY DOOR
 - 9 PAINTED GARAGE DOOR
 - 10 PAINTED STUCCO COVERED FOAM TRIM
 - 11 SCREED LINE
 - 13 LINE OF 6'-0" HIGH PERIMETER FENCE



AFFORDABLE DETACHED HOME SECTIONS

WILLOW LANE HOMES

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



BSB DESIGN

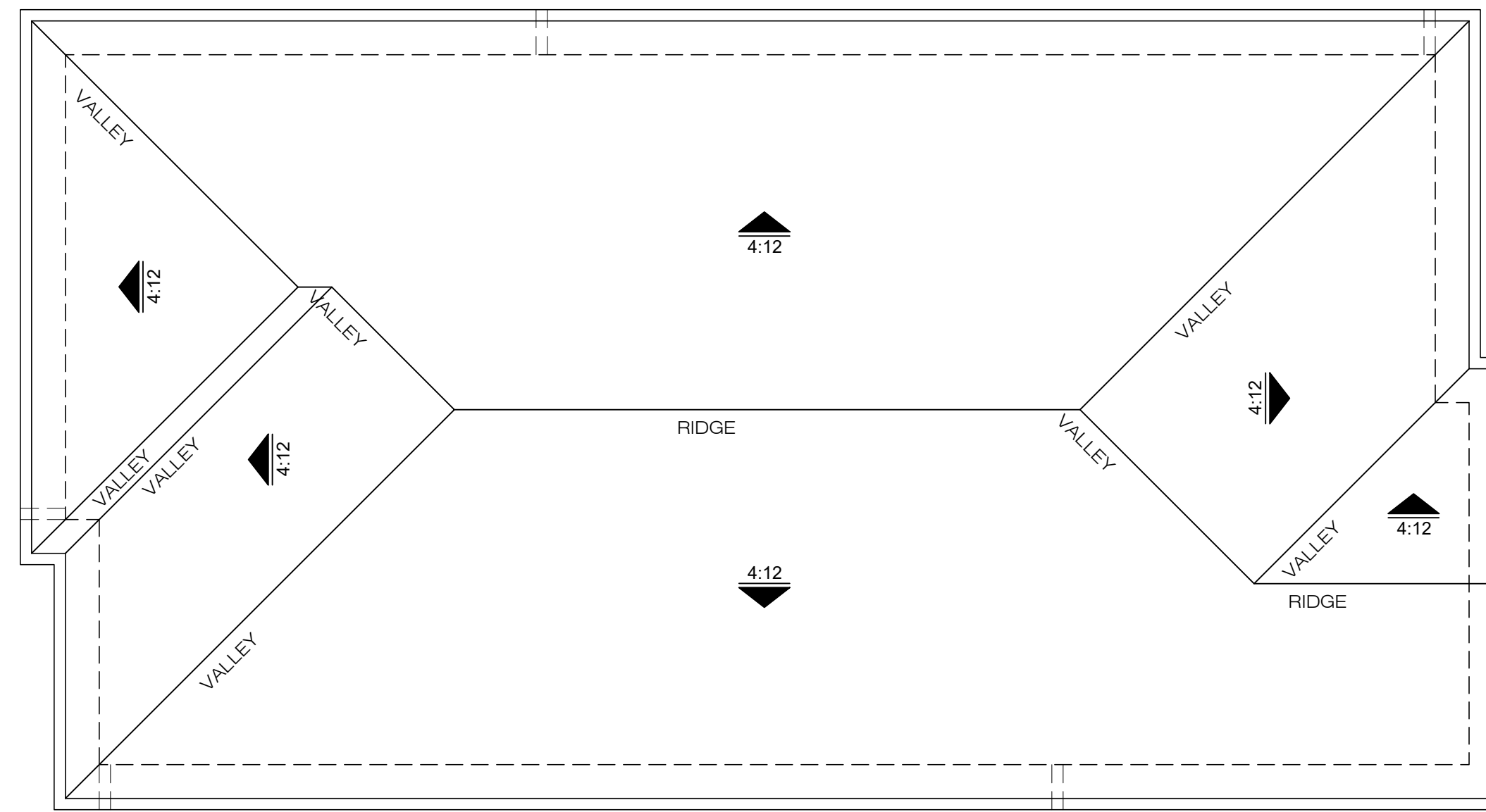
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December 11, 2025

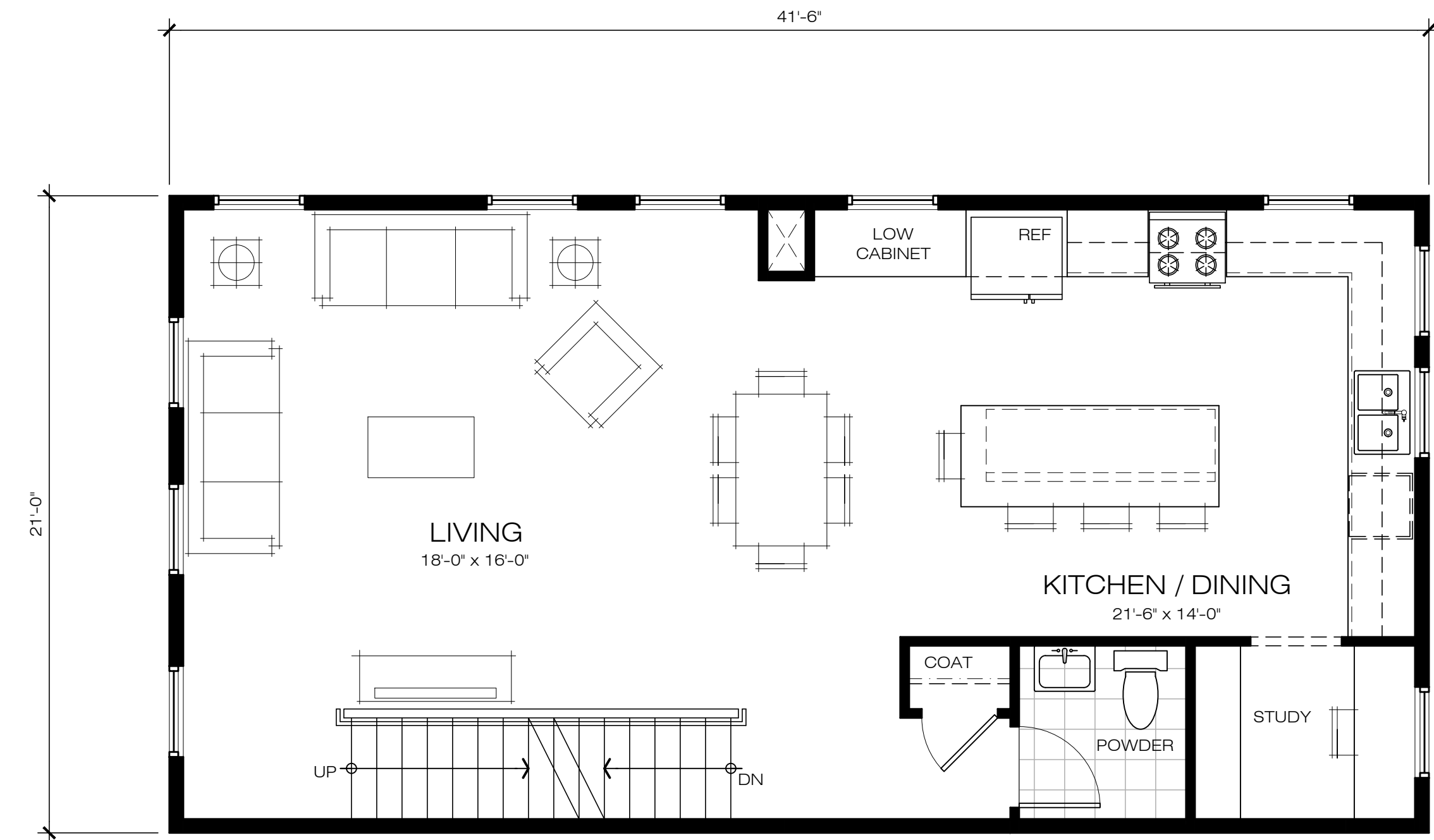
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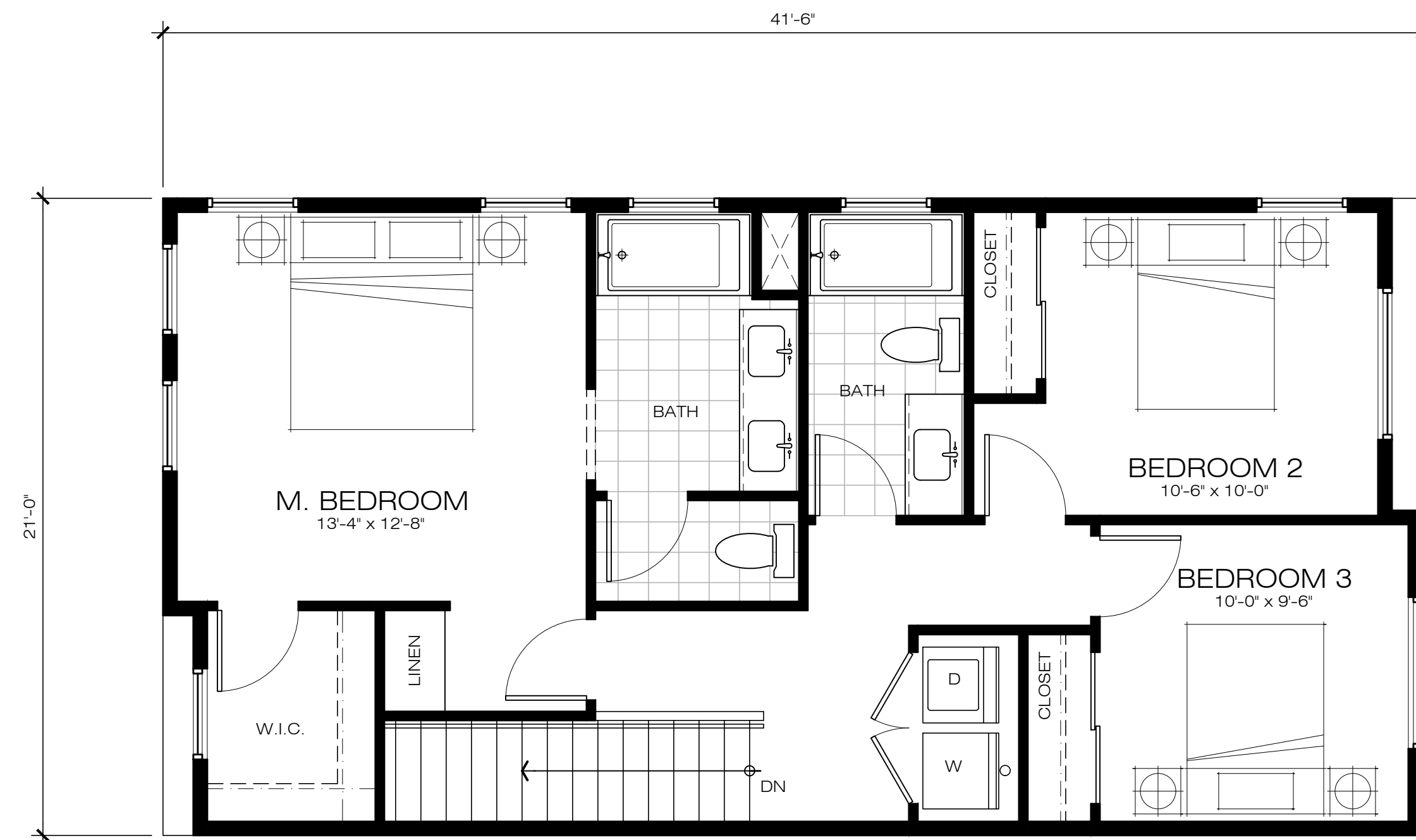
WILLOW 68 INVESTMENTS LLC



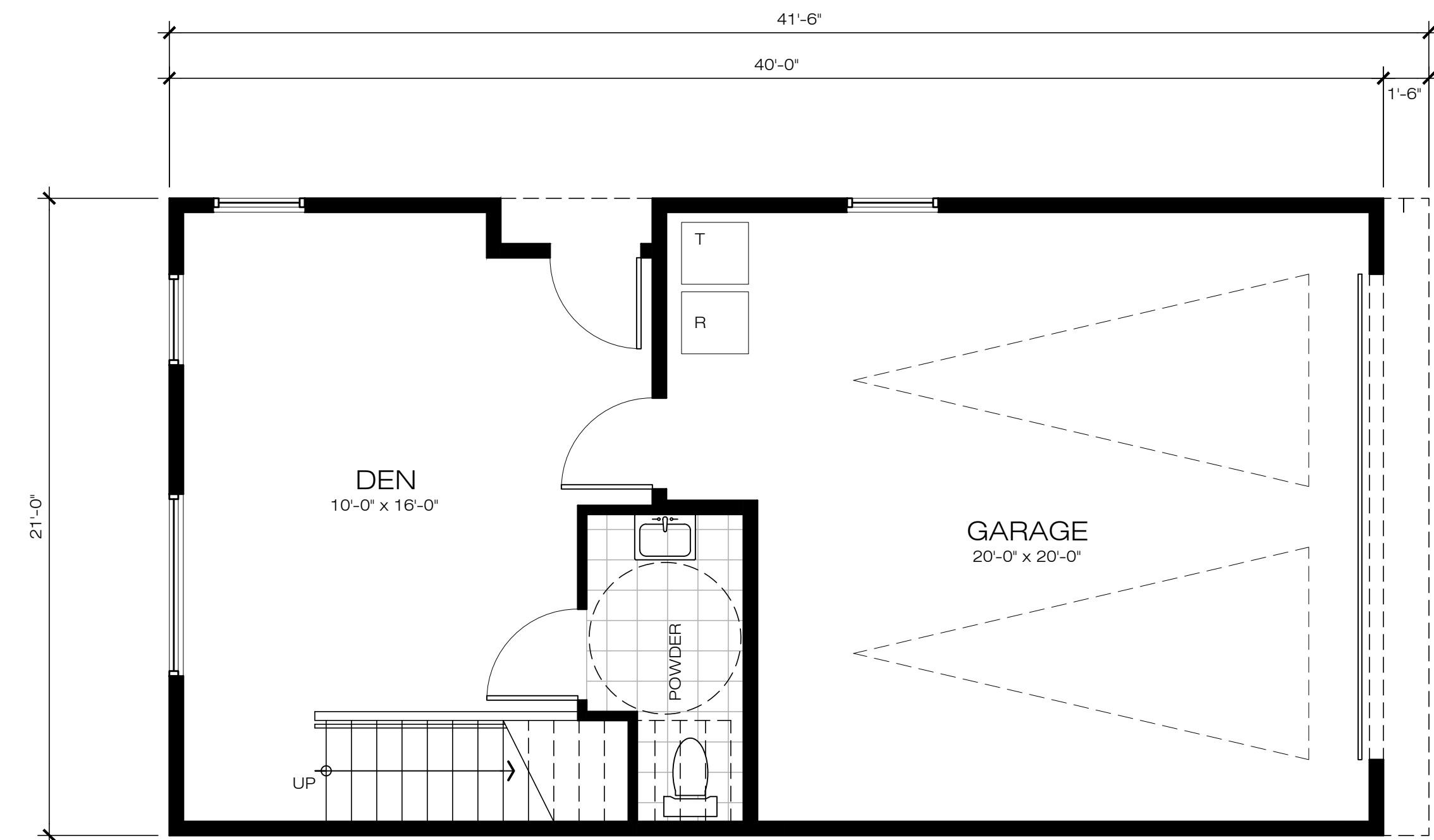
ROOF PLAN



SECOND FLOOR



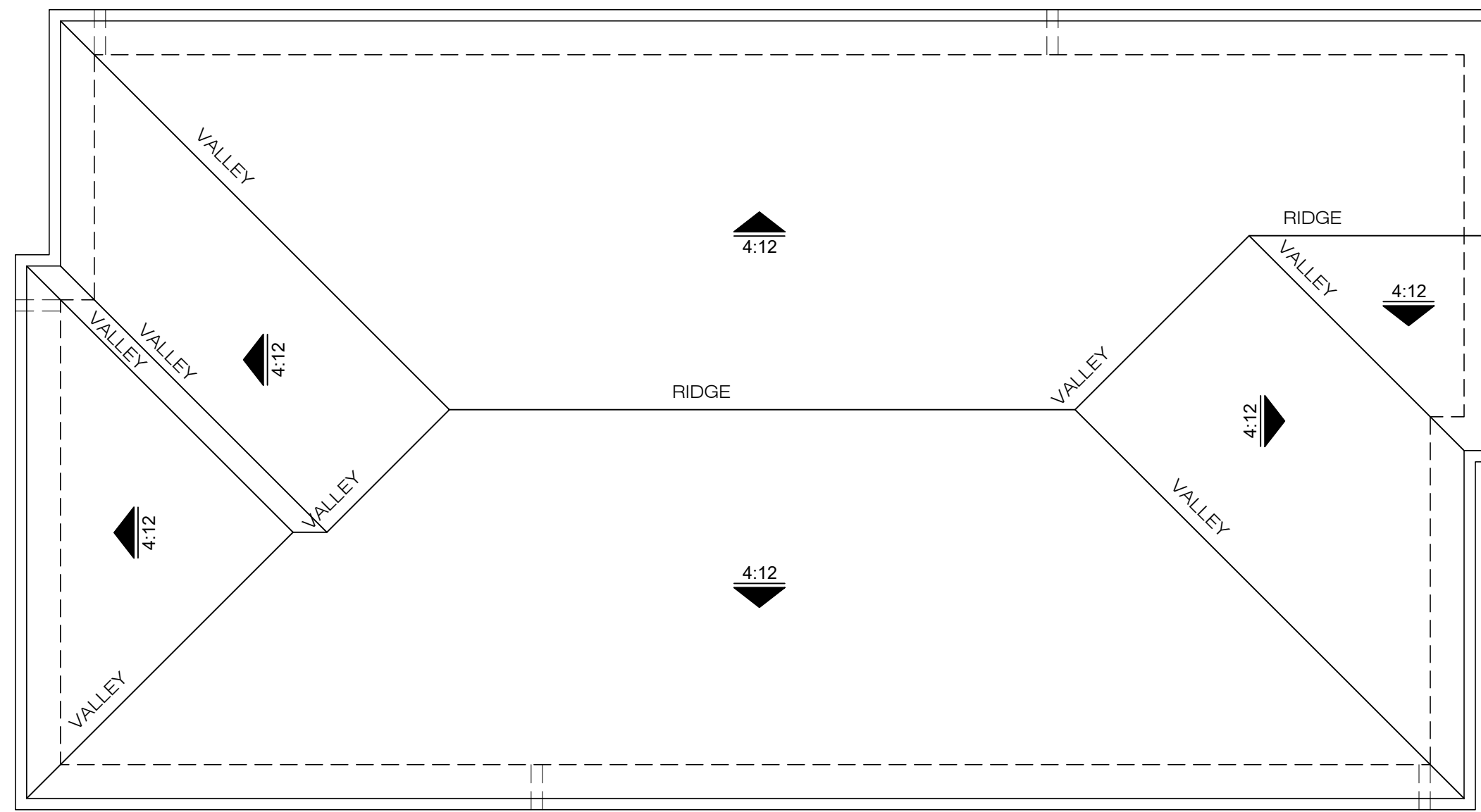
THIRD FLOOR



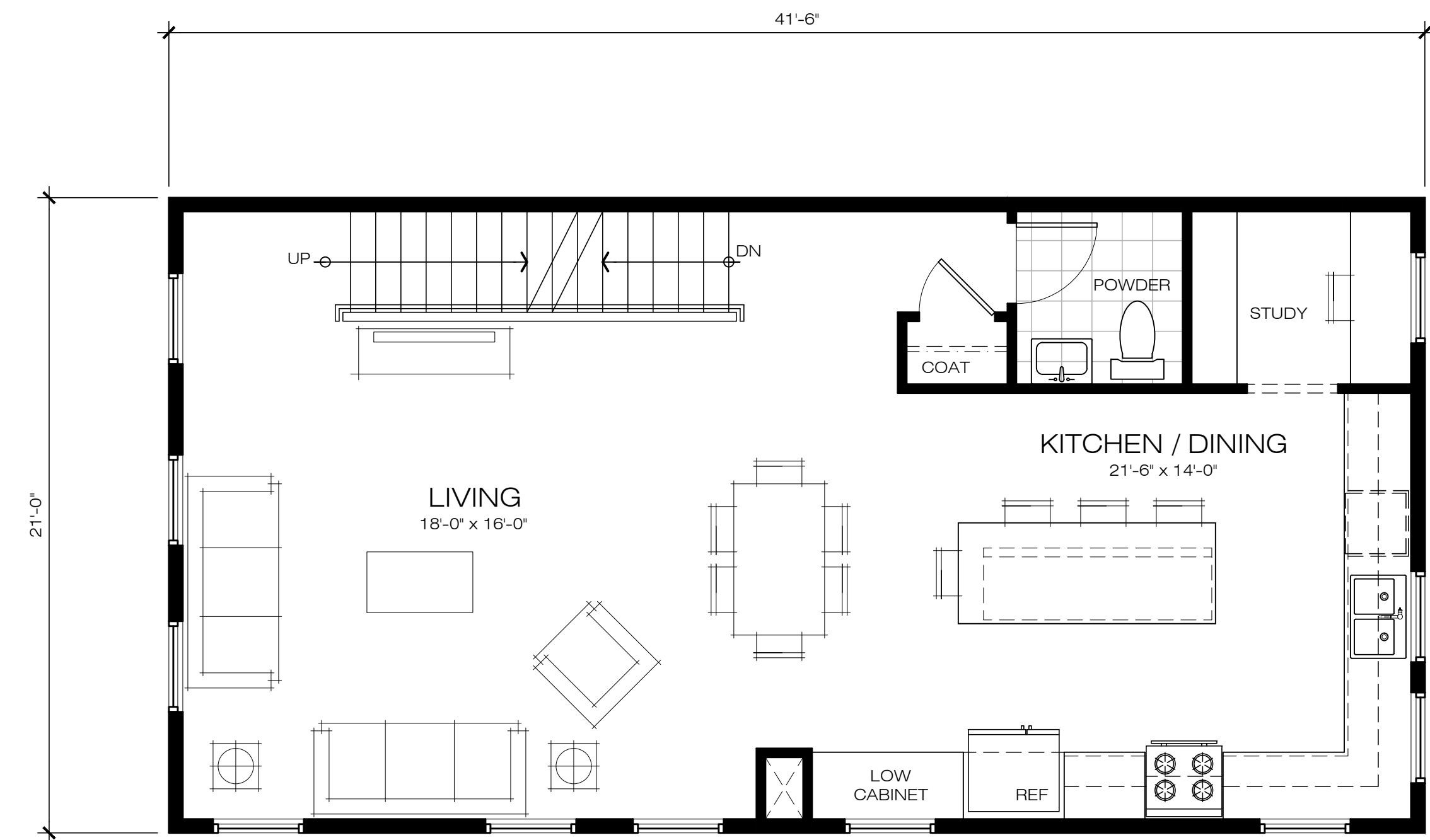
FIRST FLOOR

| |
|-----------------------------------|
| 3 BEDROOM + DEN / 2 + (2)1/2 BATH |
| FIRST FLOOR AREA = 358 S.F. |
| SECOND FLOOR AREA = 828 S.F. |
| THIRD FLOOR AREA = 818 S.F. |
| TOTAL FLOOR AREA = 2,004 S.F. |
| GARAGE AREA = 473 S.F. |
| TOTAL UNIT COUNT = 7 DU |

UNIT # 1, 2, 3, 4, 11, 12 & 13
DETACHED HOME PLANS



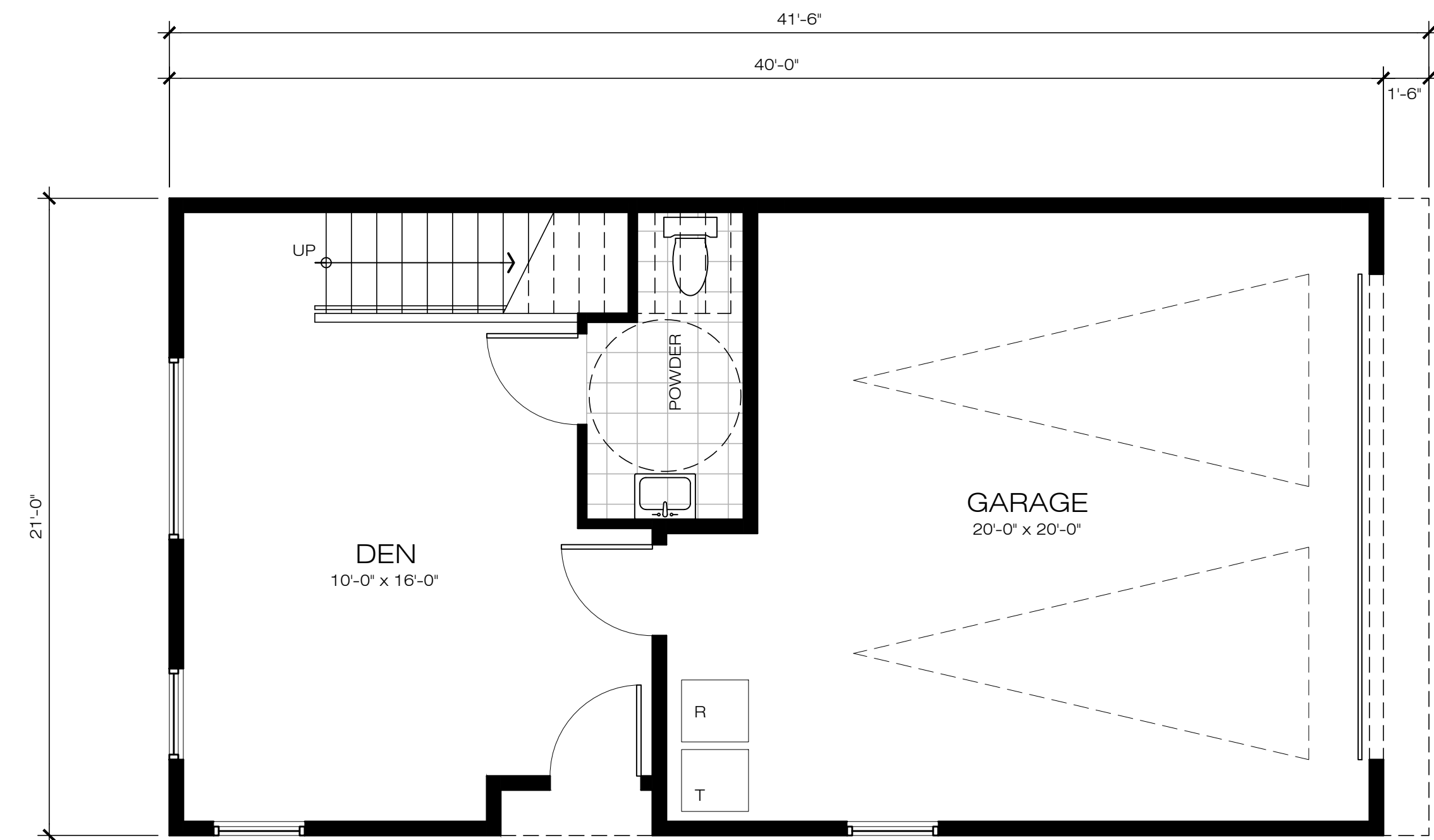
ROOF PLAN



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

| |
|-----------------------------------|
| 3 BEDROOM + DEN / 2 + (2)1/2 BATH |
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| GARAGE AREA = 473 S.F. |
| TOTAL UNIT COUNT = 7 DU |

UNIT # 7, 8, 9, 10, 16, 17 & 18
DETACHED HOME PLANS

WILLOW LANE HOMES

WILLOW 68 INVESTMENTS LLC

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



BSB DESIGN

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Torrance, CA 90502
T. 310. 217. 8885 F. 310. 217. 0425

December 11, 2025

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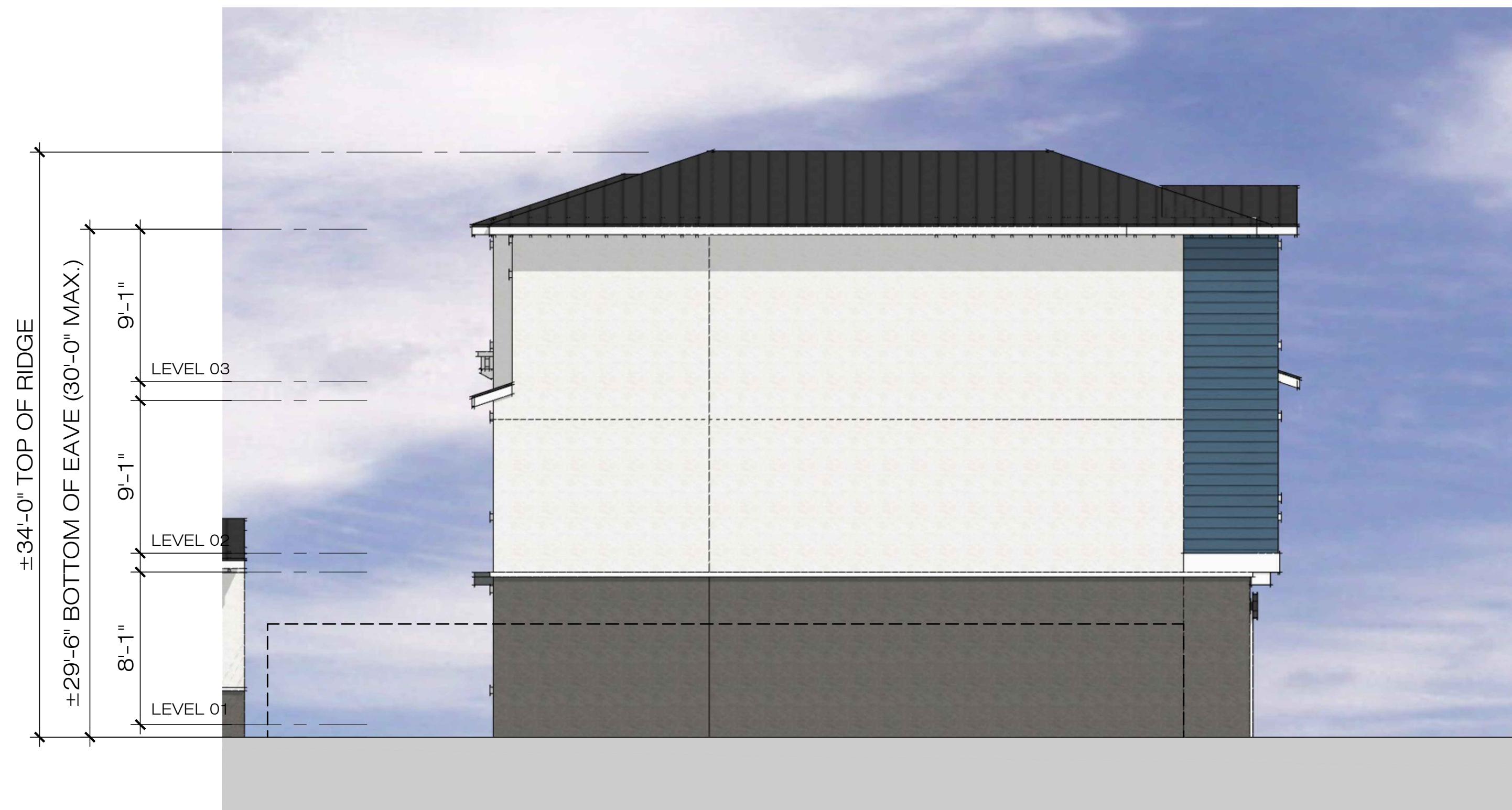




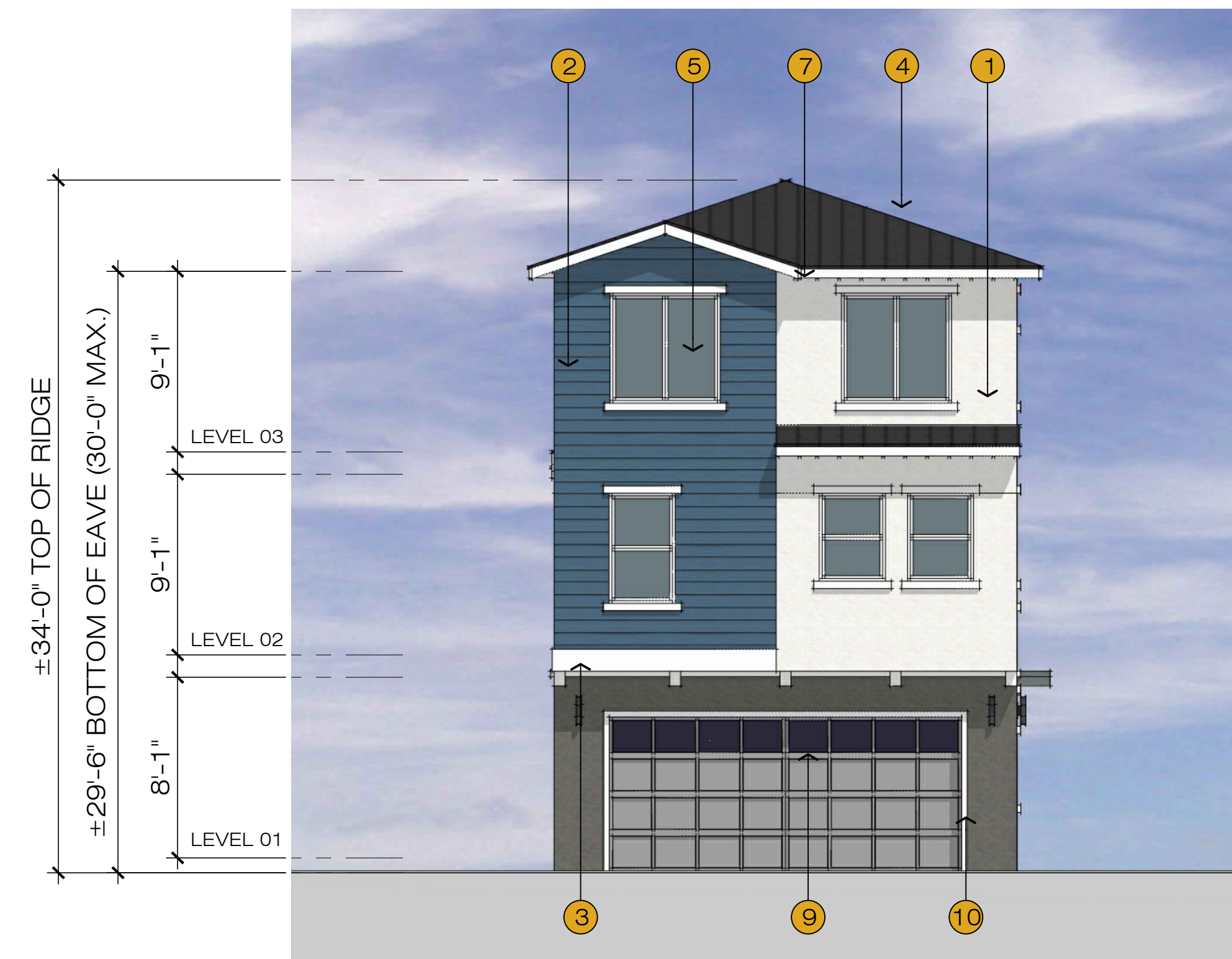
REAR ELEVATION



ENTRY SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

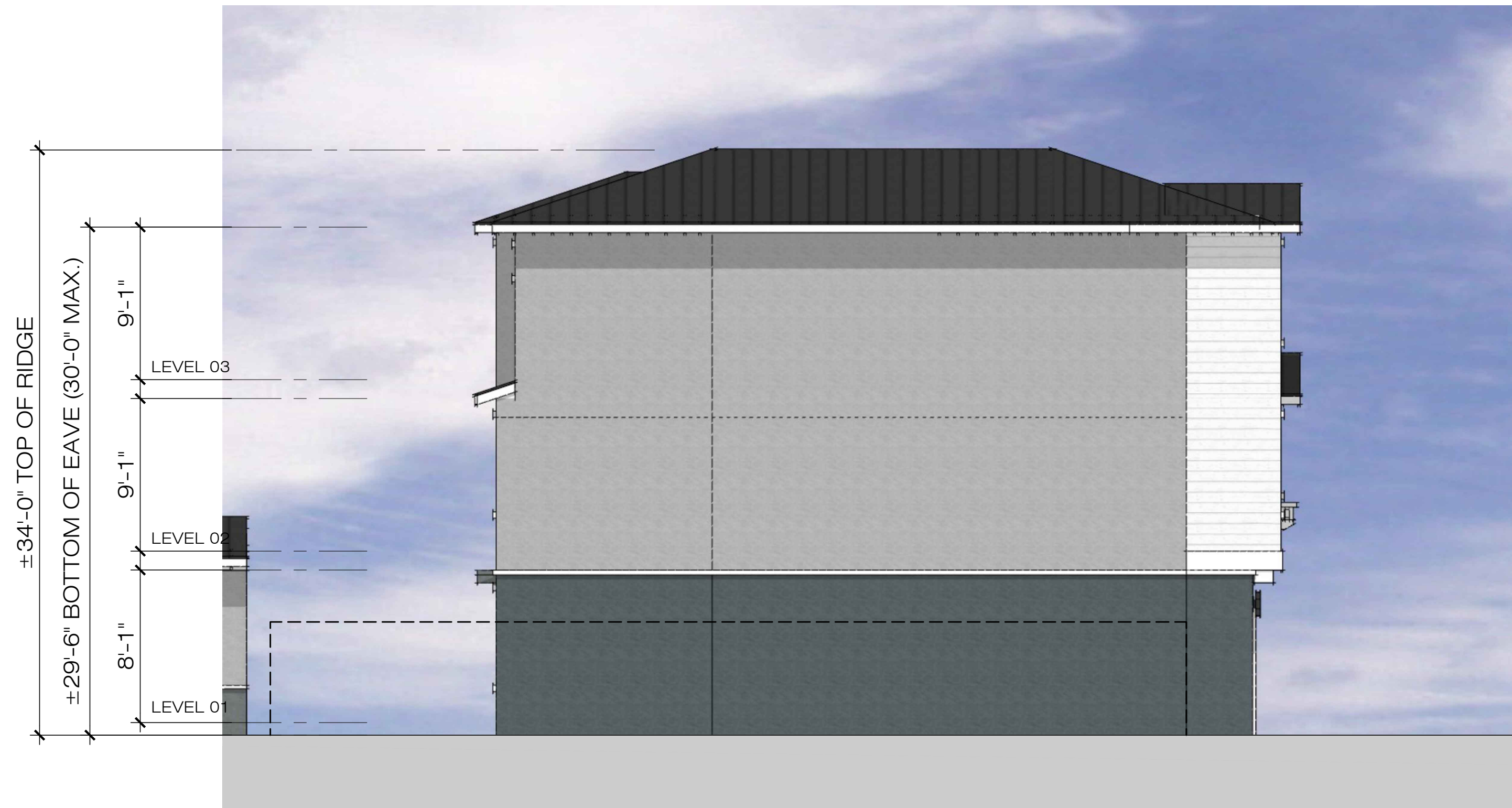
- KEYNOTE
- 1 EXTERIOR STUCCO
 - 2 HORIZONTAL SYNTHETIC EXTERIOR SIDING
 - 3 SYNTHETIC TRIM BOARD AND BELLY BAND
 - 4 ASPHALT SHINGLE ROOF
 - 5 DUAL GLAZED VINYL WINDOW
 - 6 GABLE END VENT AND TRIM
 - 7 PAINTED FASCIA AND RAFTER TAILS
 - 8 PAINTED ENTRY DOOR
 - 9 PAINTED GARAGE DOOR
 - 10 PAINTED STUCCO COVERED FOAM TRIM
 - 11 SCREED LINE
 - 12 LINE OF 6'-0" HIGH PERIMETER FENCE



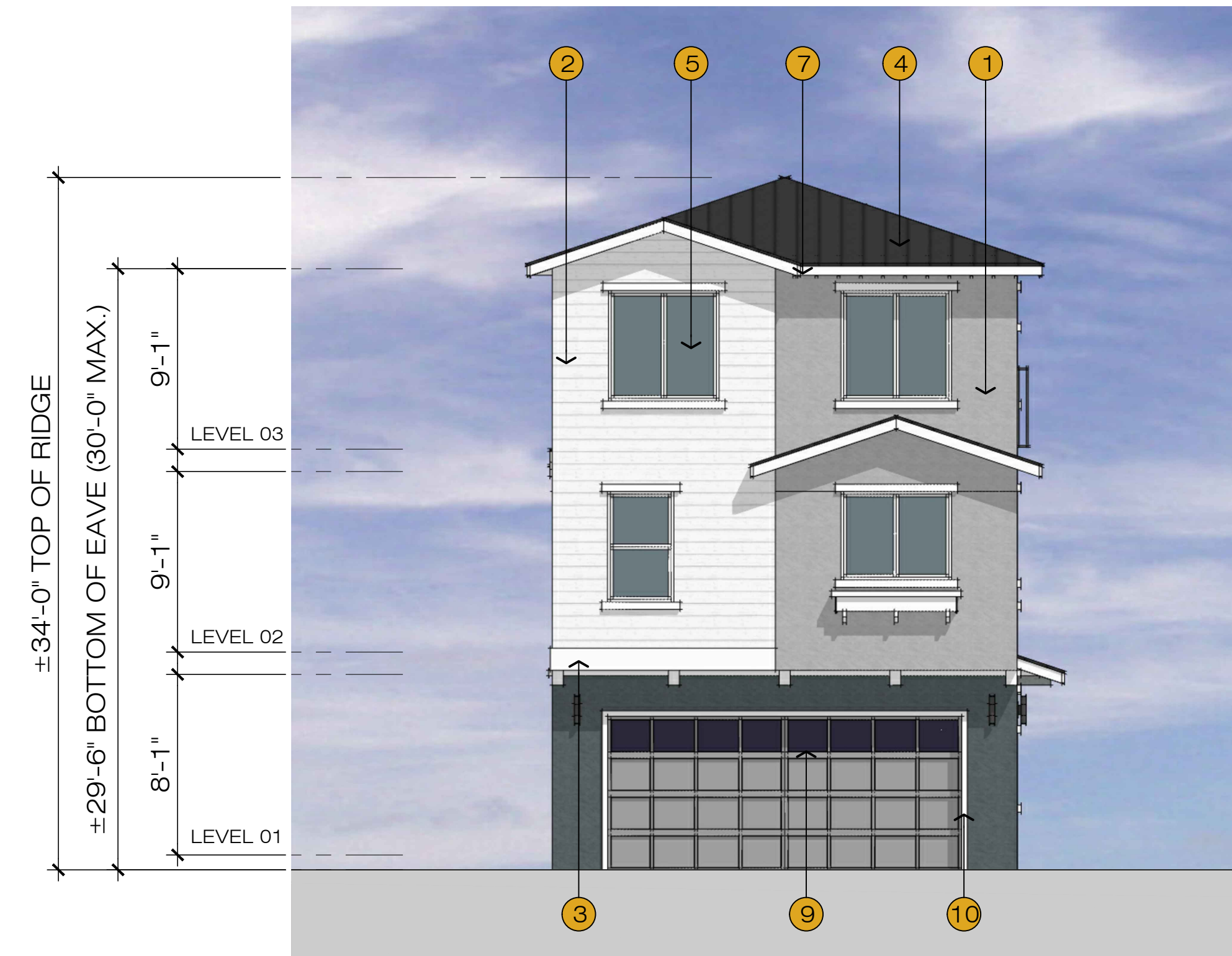
REAR ELEVATION



ENTRY SIDE ELEVATION



SIDE ELEVATION



GARAGE ELEVATION

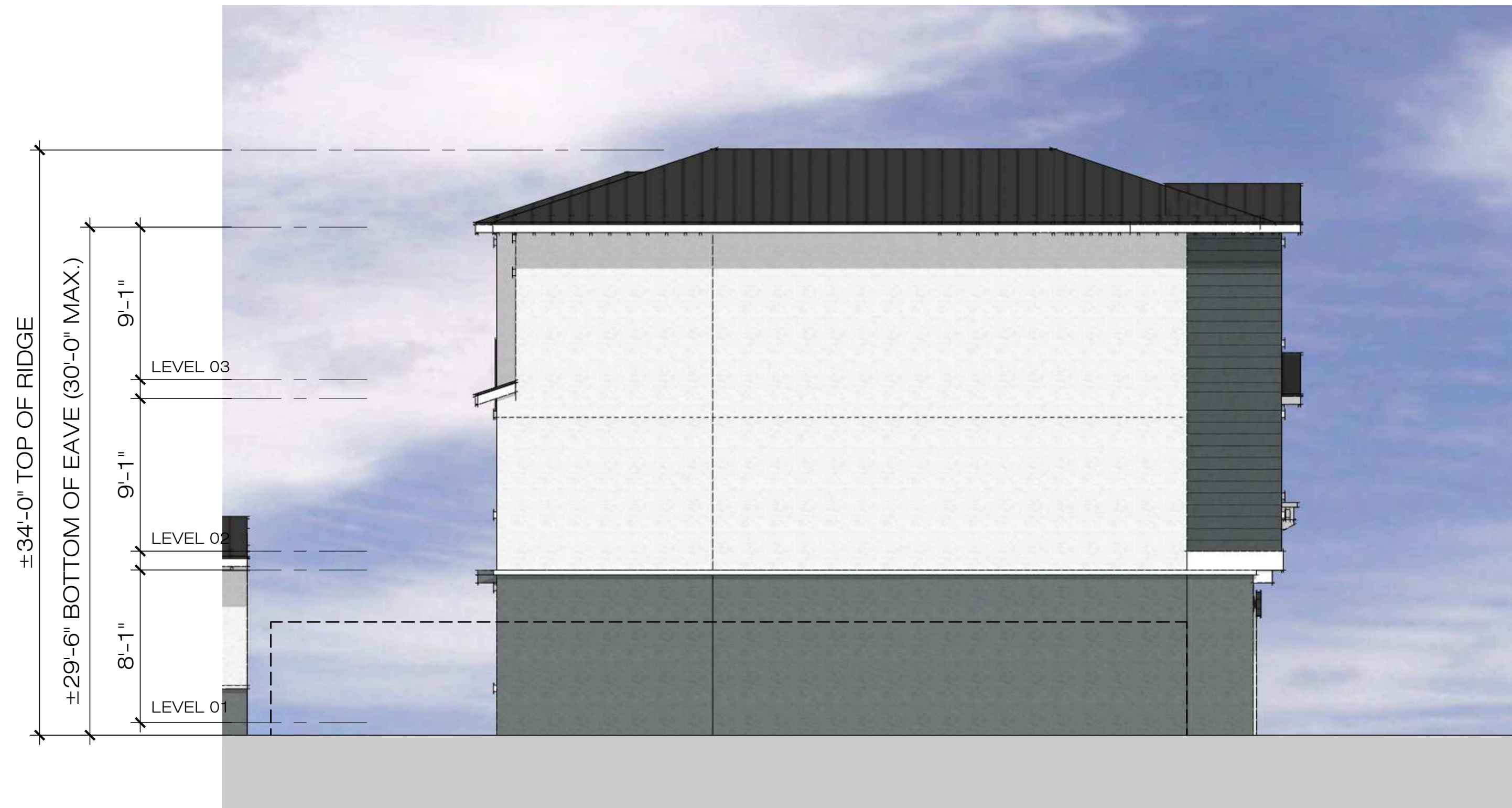
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REAR ELEVATION



ENTRY SIDE ELEVATION



SIDE ELEVATION



GARAGE ELEVATION

- KEYNOTE
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REAR ELEVATION



SIDE ELEVATION



ENTRY SIDE ELEVATION



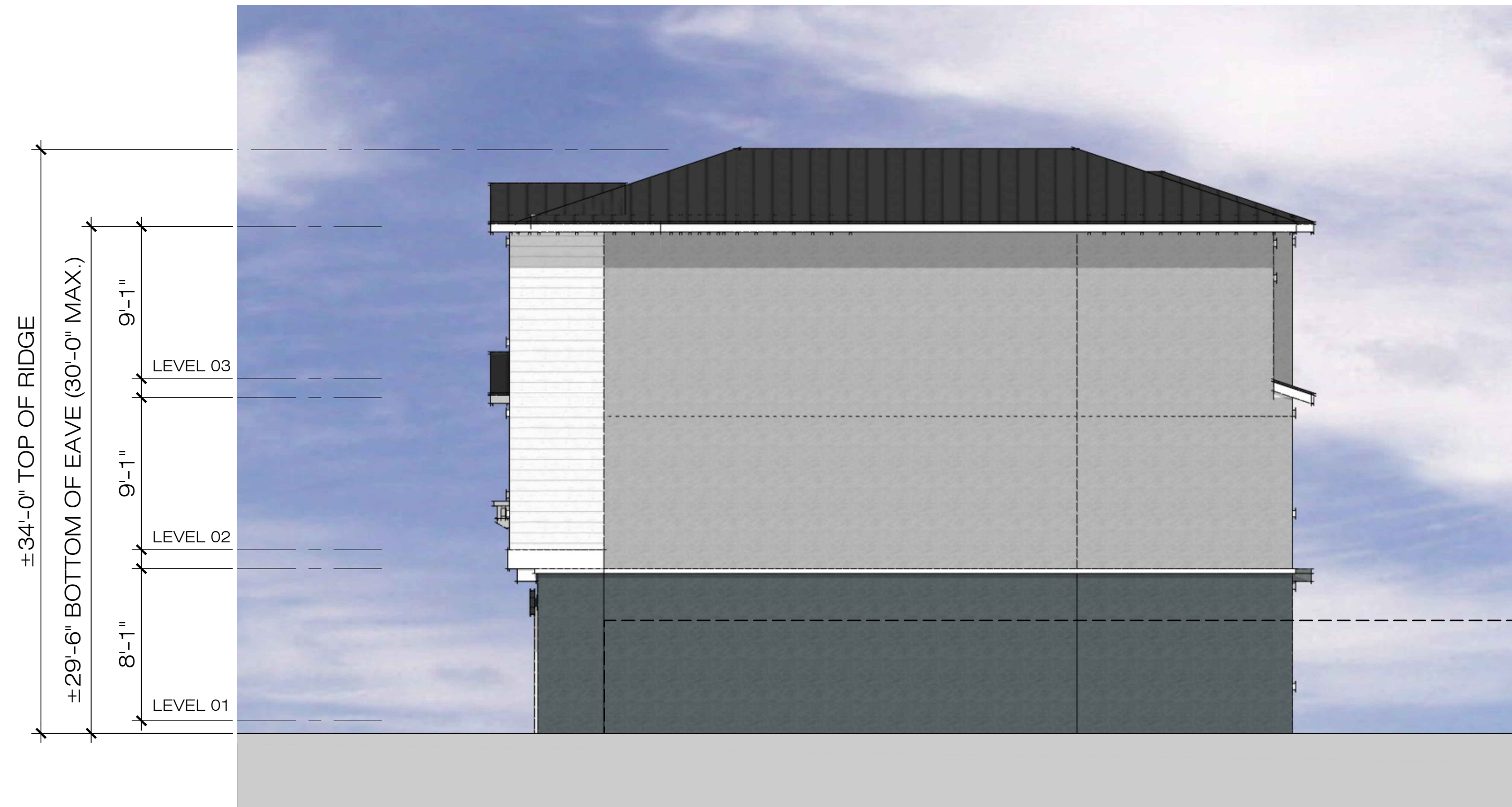
FRONT ELEVATION

KEYNOTE

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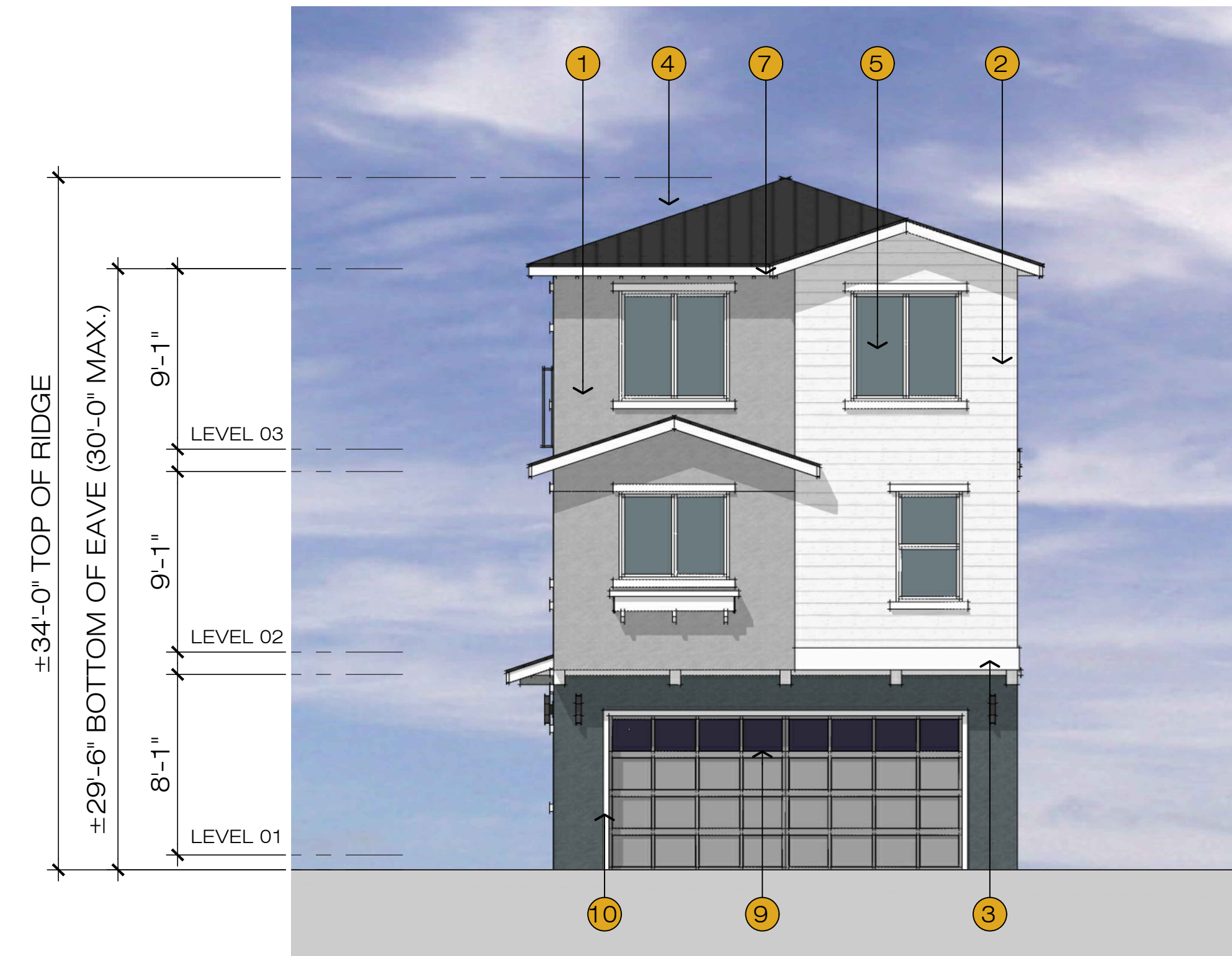
REAR ELEVATION



SIDE ELEVATION



ENTRY SIDE ELEVATION



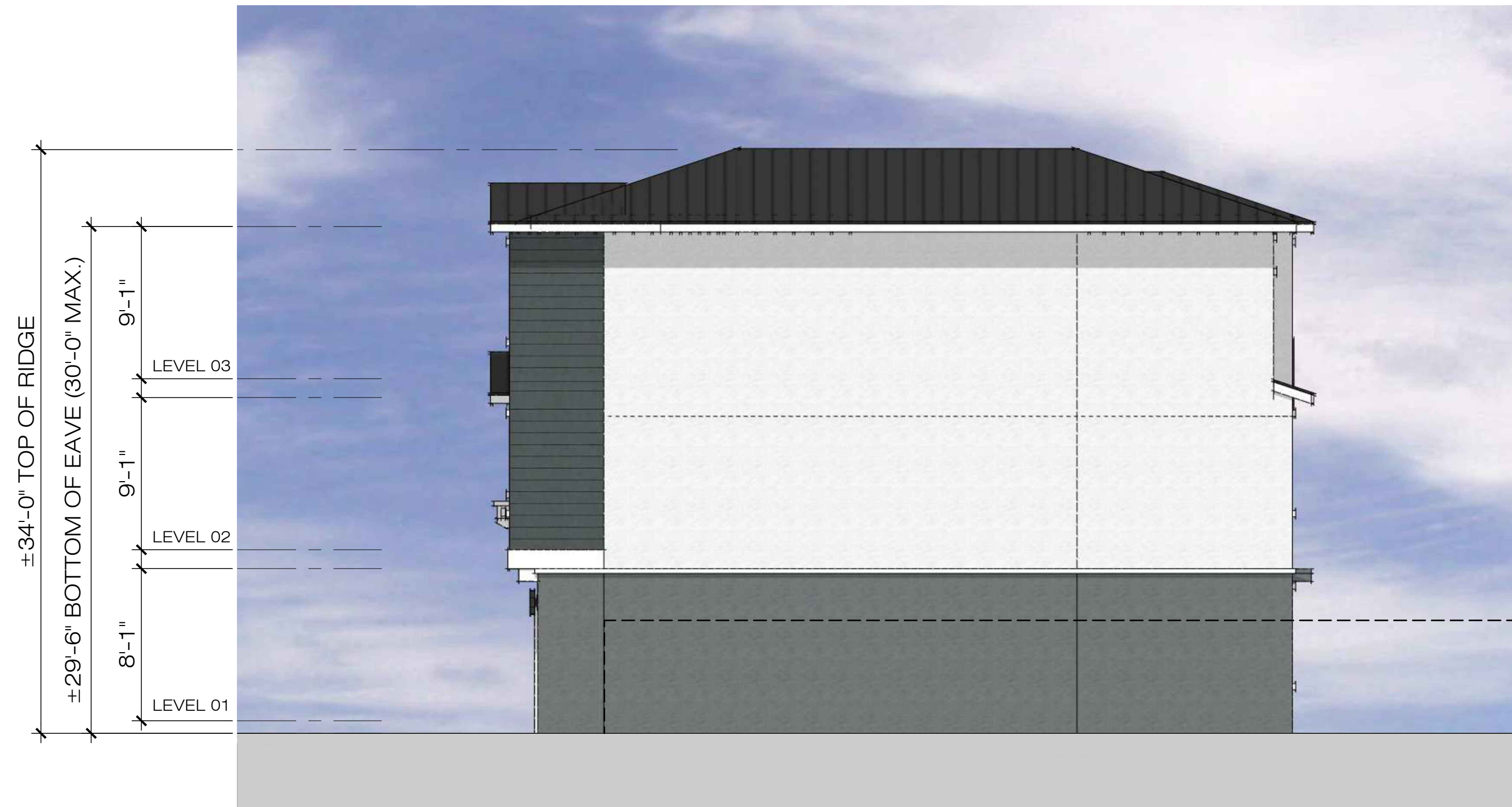
GARAGE ELEVATION

KEYNOTE

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REAR ELEVATION



SIDE ELEVATION



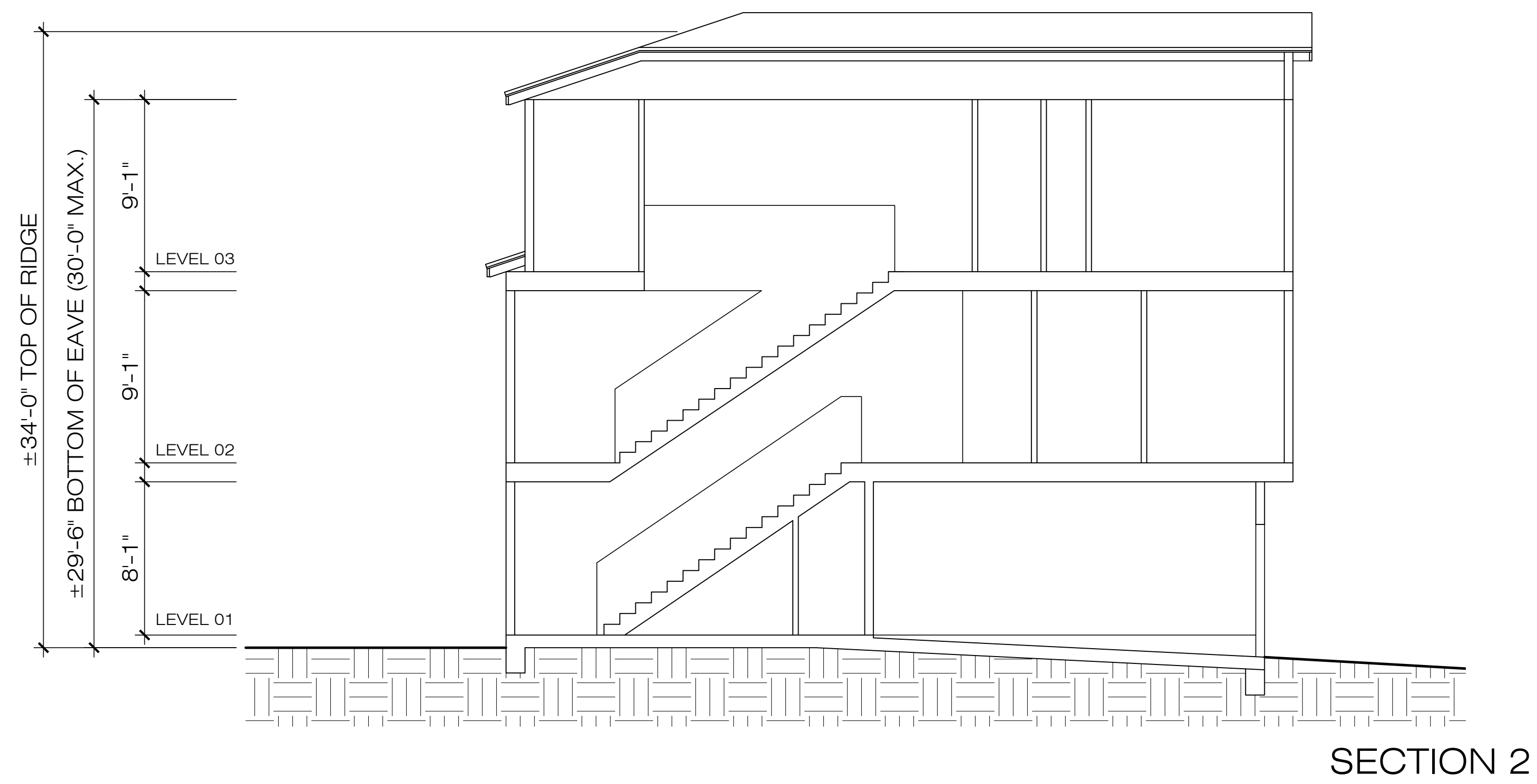
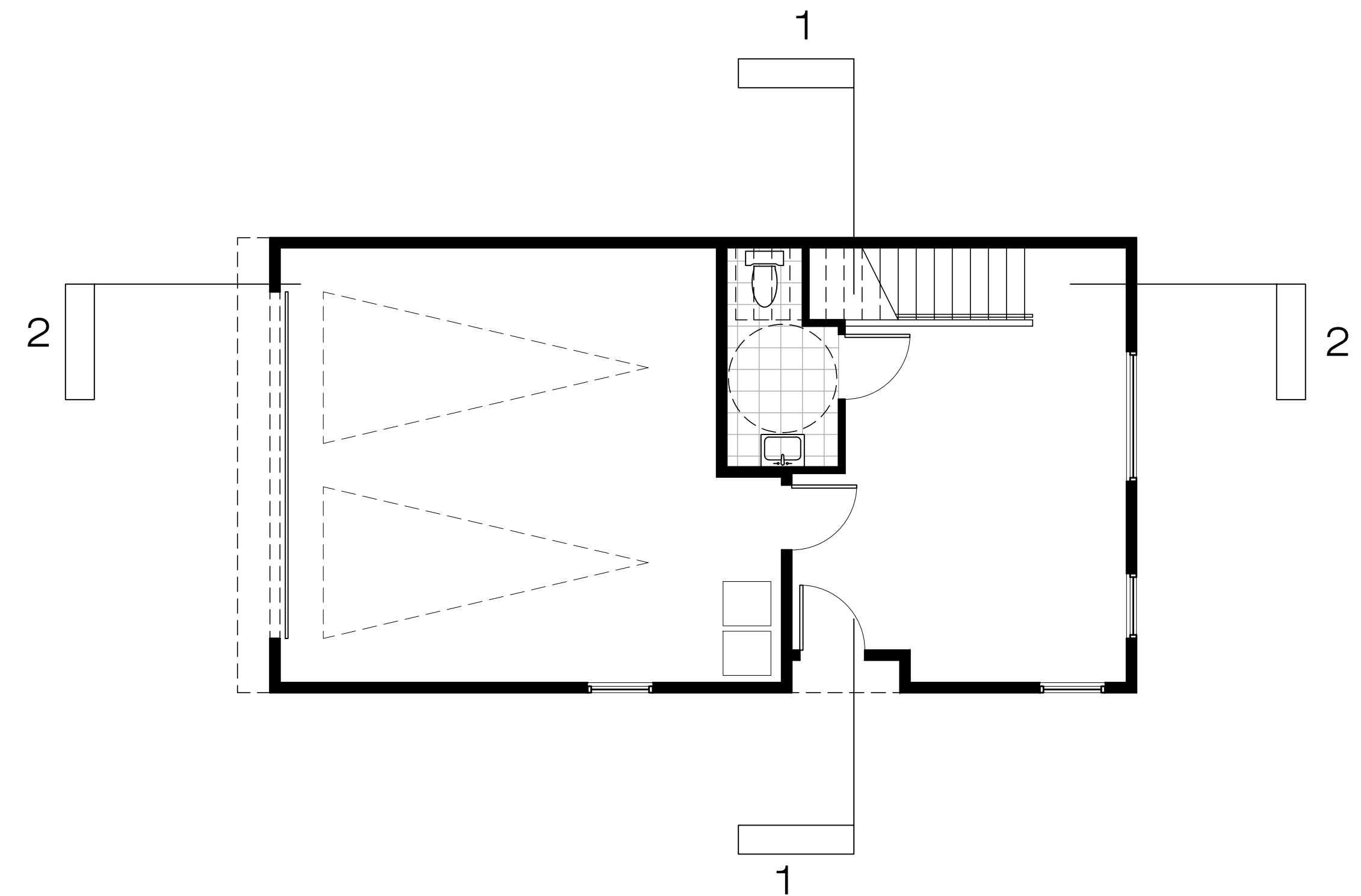
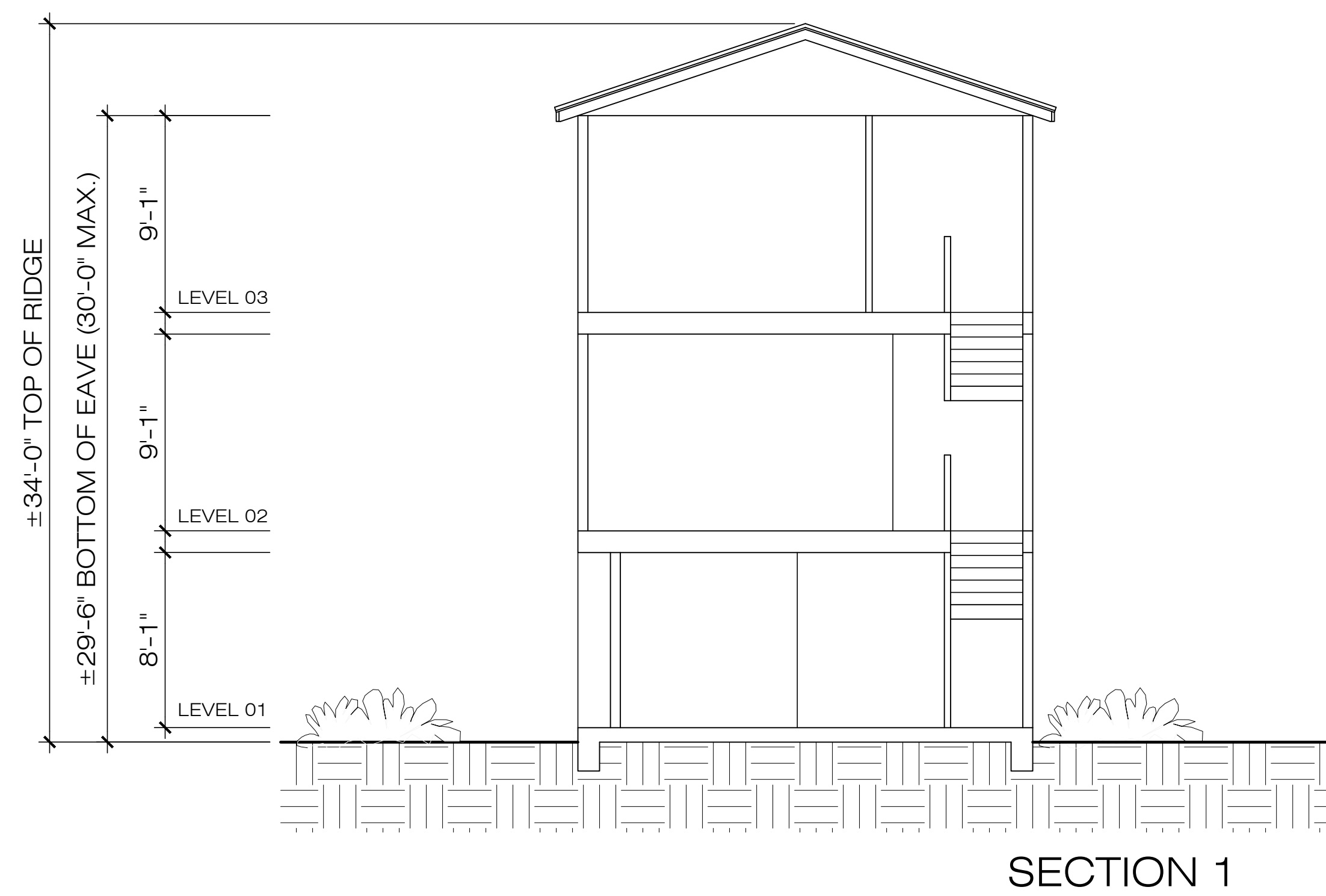
ENTRY SIDE ELEVATION



GARAGE ELEVATION

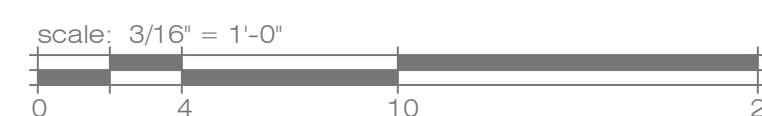
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WILLOW LANE HOMES

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



DETACHED HOME SECTIONS

WILLOW 68 INVESTMENTS LLC

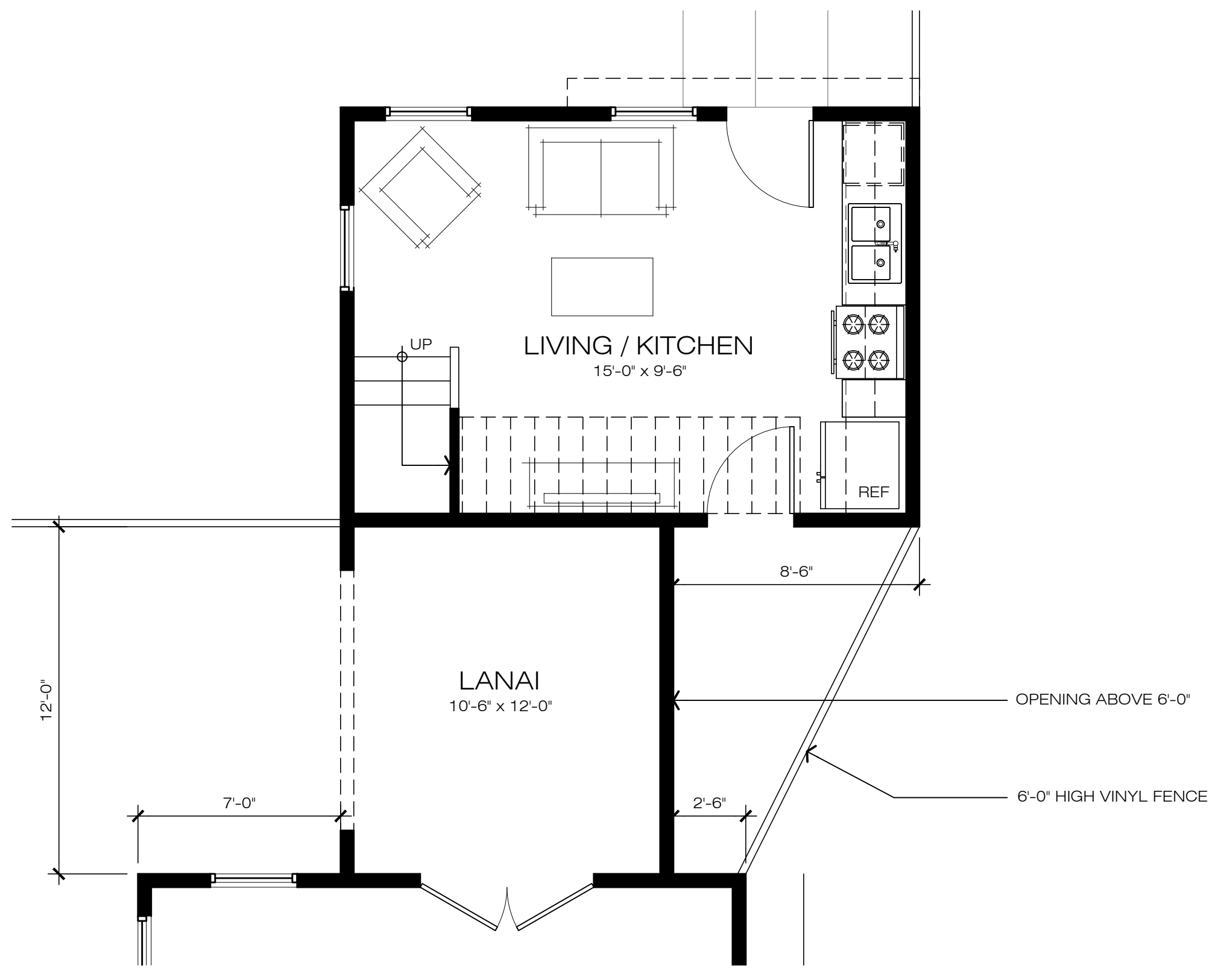
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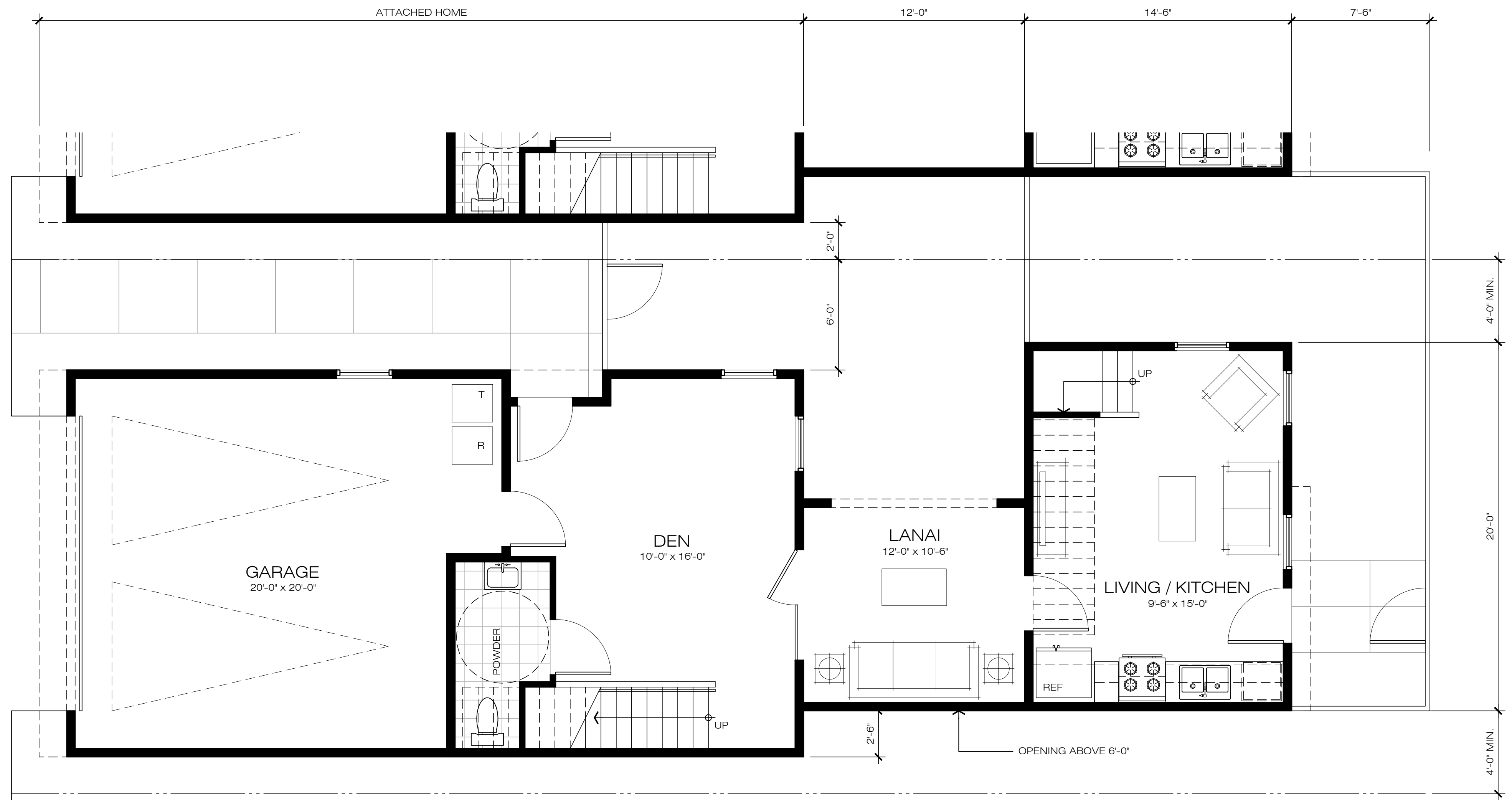
December 11, 2025

SD-3.9

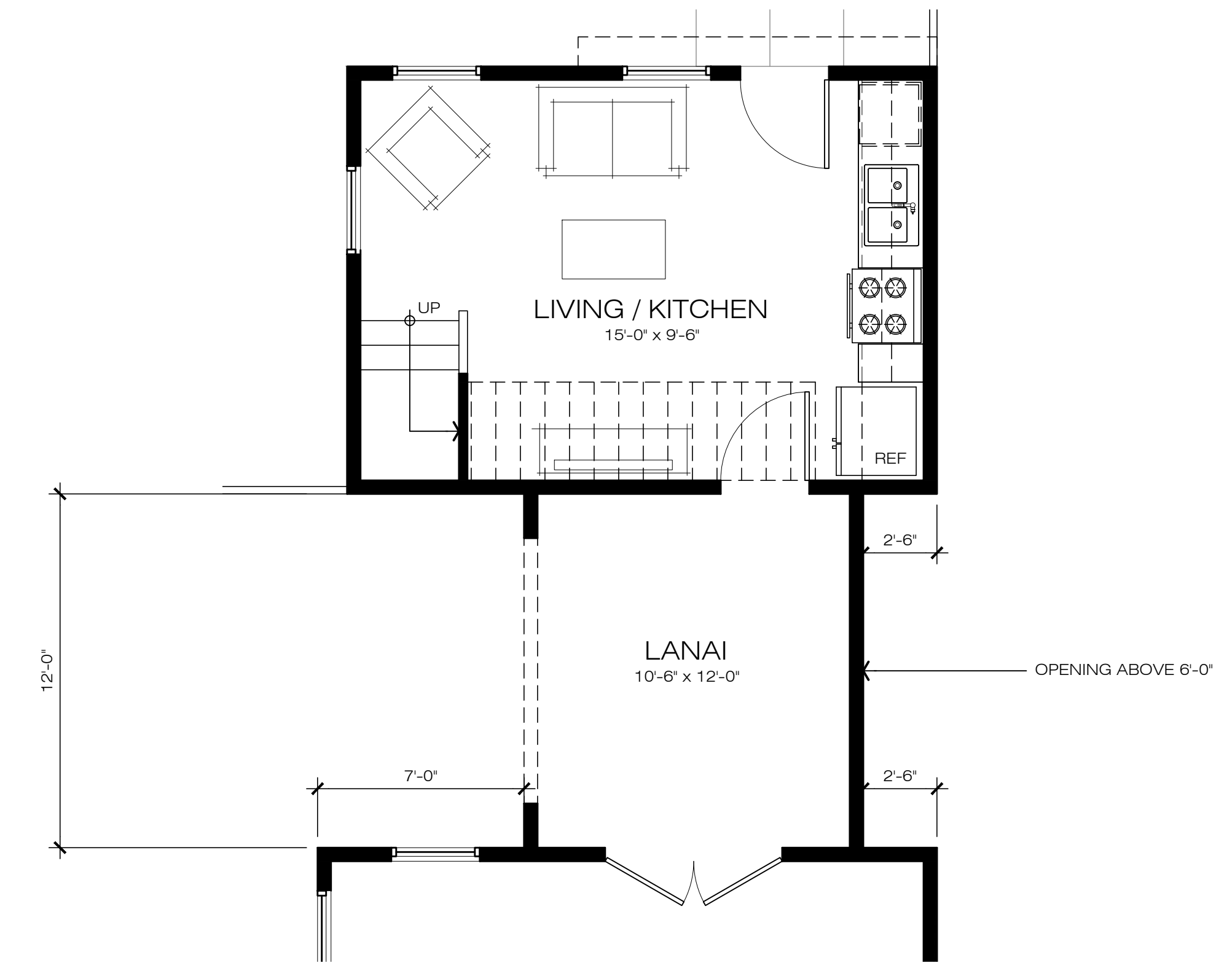




PARTIAL FIRST FLOOR - UNIT # 20



FIRST FLOOR



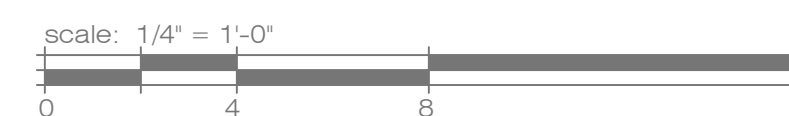
PARTIAL FIRST FLOOR - UNIT # 22 & 21

| | |
|-----------------------------------|------------------------------|
| 3 BEDROOM + DEN / 2 + (2)1/2 BATH | 1 BEDROOM / 1 BATH |
| FIRST FLOOR AREA = 496 S.F. | FIRST FLOOR AREA = 290 S.F. |
| SECOND FLOOR AREA = 828 S.F. | SECOND FLOOR AREA = 242 S.F. |
| THIRD FLOOR AREA = 818 S.F. | TOTAL FLOOR AREA = 532 S.F. |
| TOTAL FLOOR AREA = 2,142 S.F. | |
| GARAGE AREA = 473 S.F. | |
| TOTAL UNIT COUNT = 8 DU | TOTAL UNIT COUNT = 8 DU |

UNIT # 20, 21, 22, 23, 24, 25, 26 & 27
ATTACHED ADU PLANS

WILLOW LANE HOMES

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



BSB DESIGN

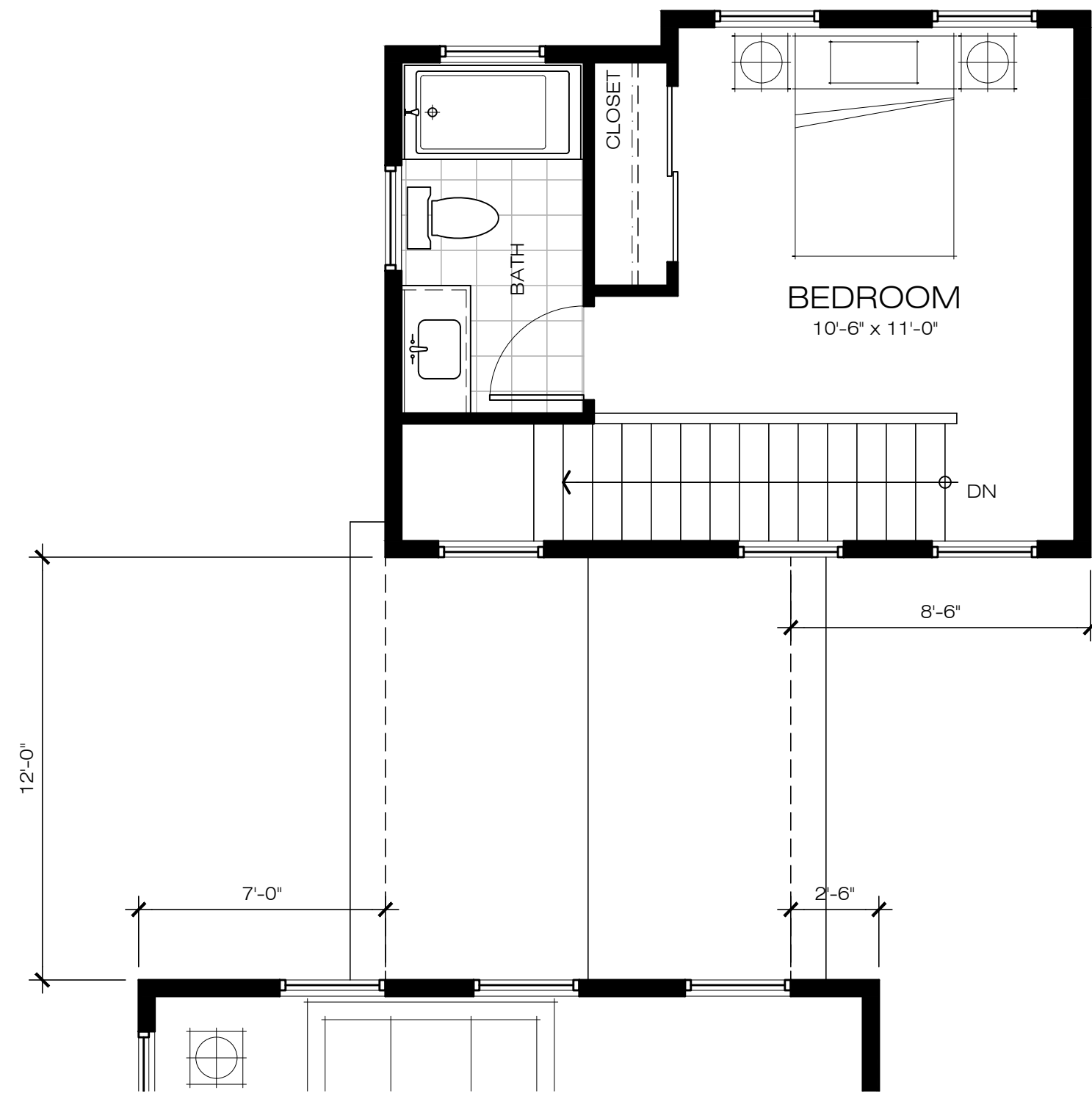
970 West 190th Street Suite 250
Torrance, CA 90502
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December 11, 2025

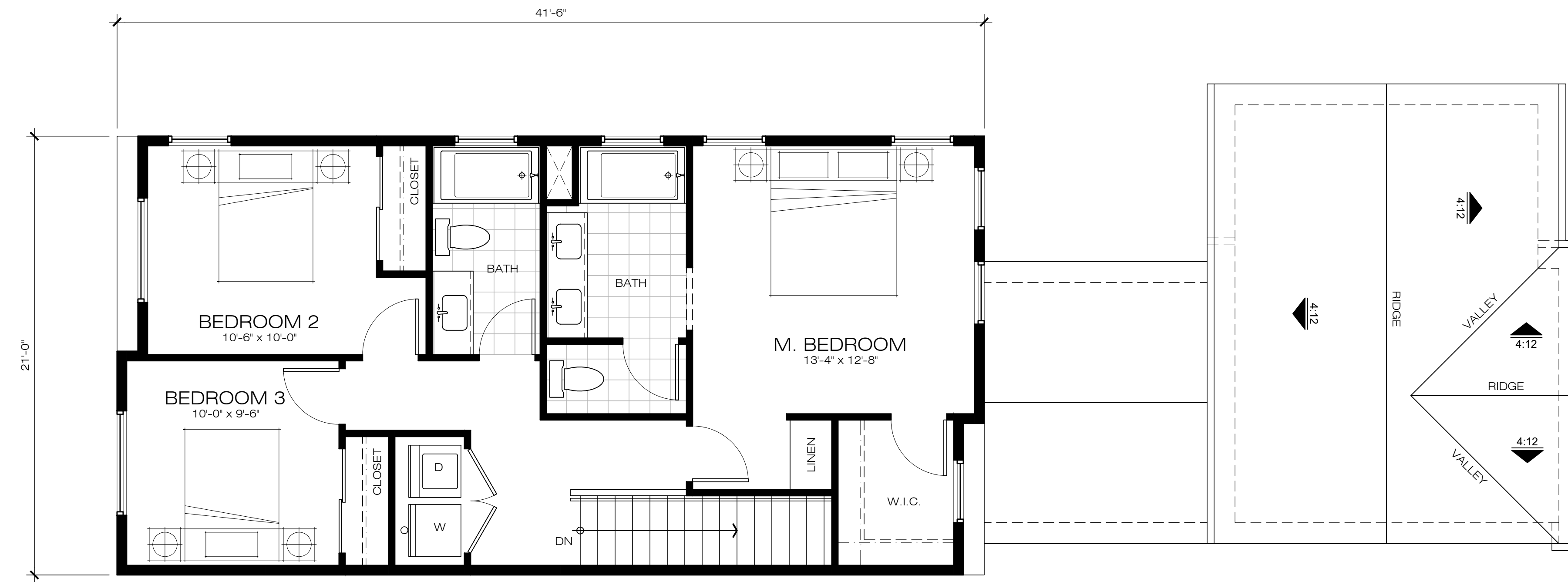
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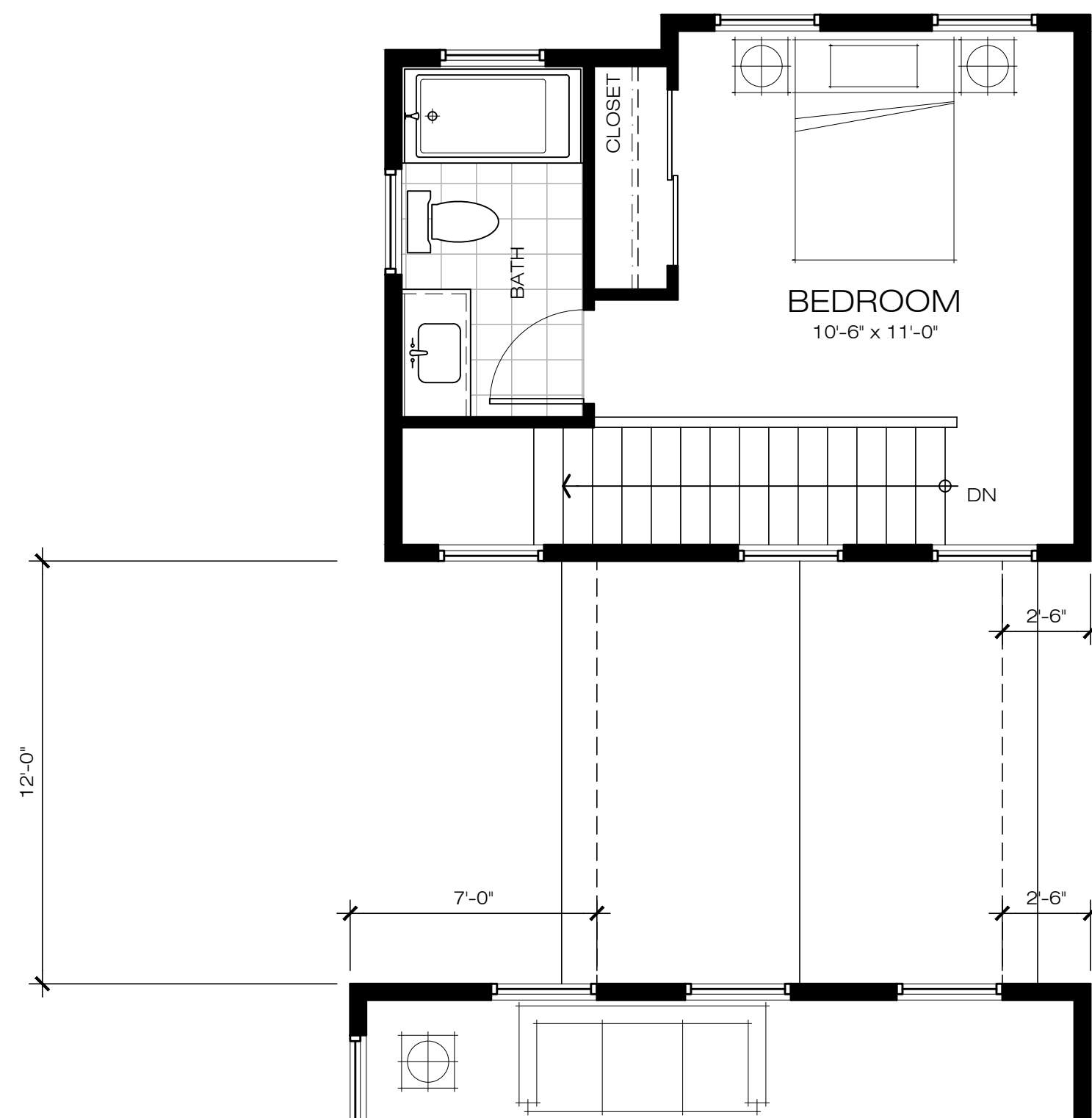
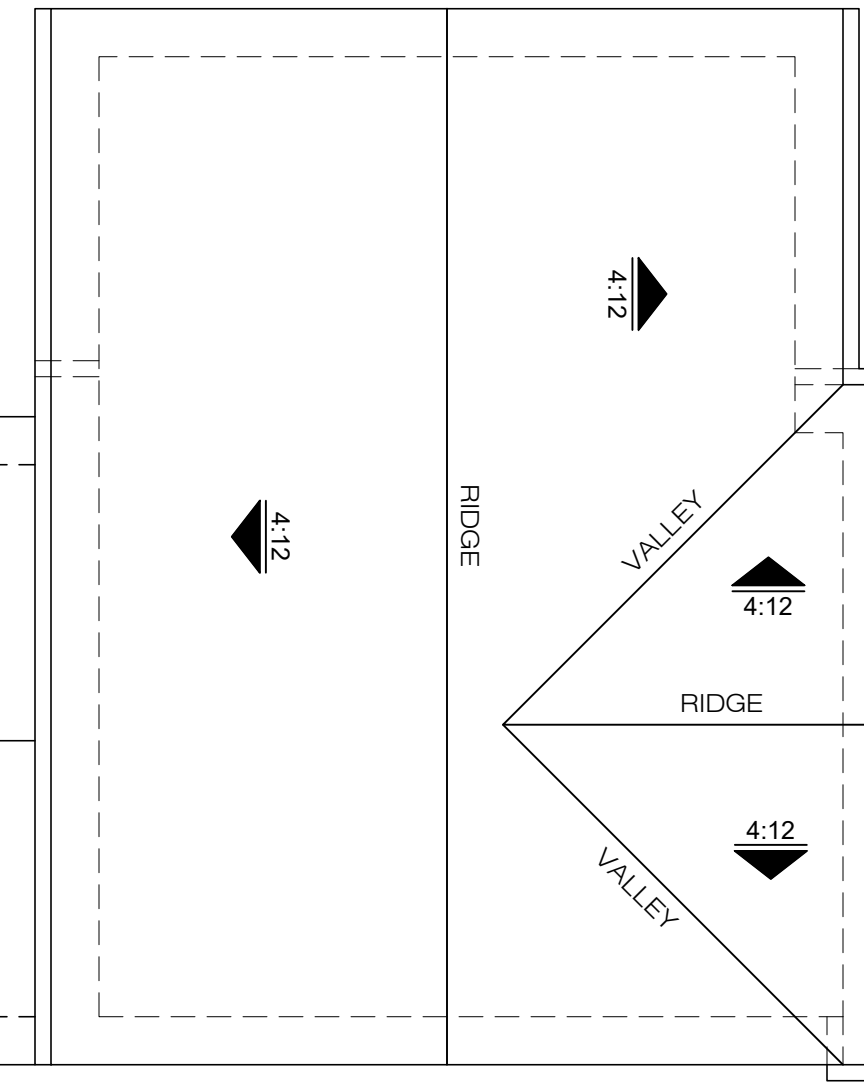
WILLOW 68 INVESTMENTS LLC



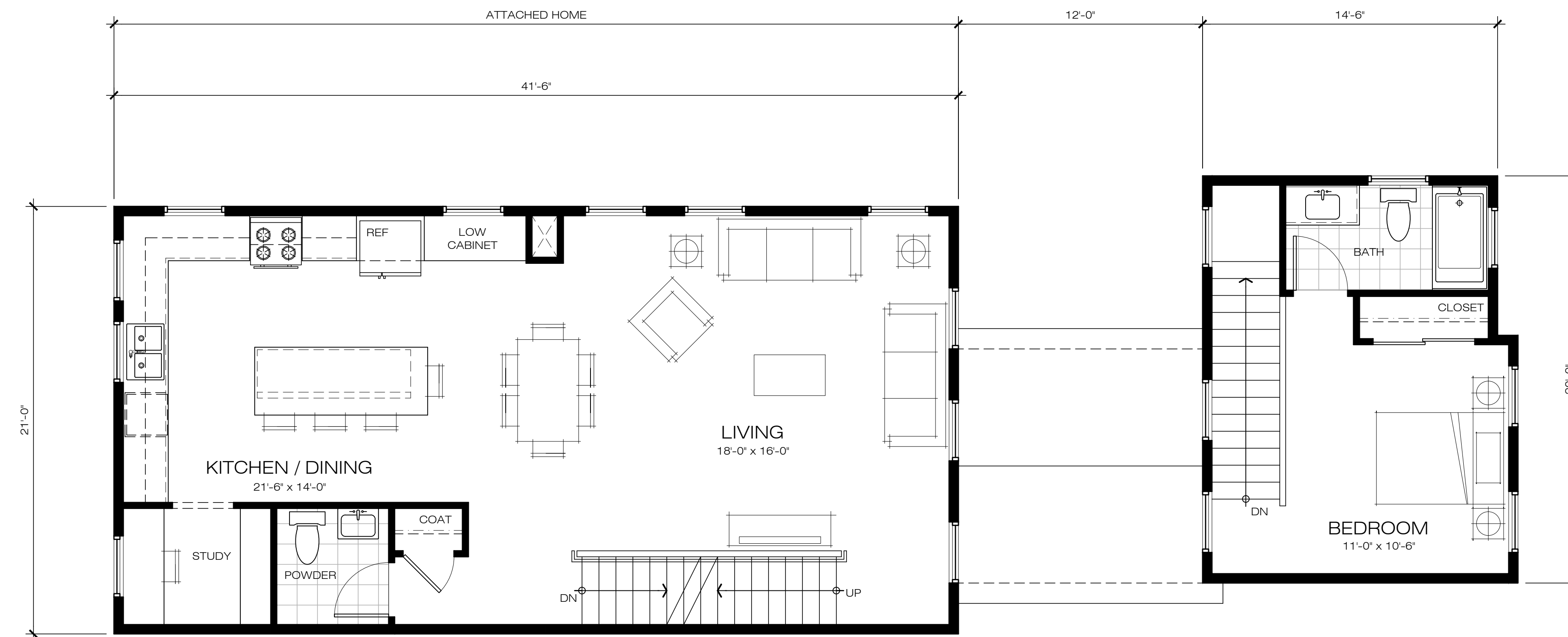
PARTIAL FIRST FLOOR - UNIT # 20



ROOF PLAN



PARTIAL FIRST FLOOR - UNIT # 22 & 21

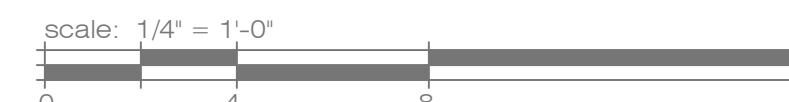


SECOND FLOOR

UNIT # 20, 21, 22, 23, 24, 25, 26 & 27
ATTACHED ADU PLANS

WILLOW LANE HOMES

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



BSB DESIGN

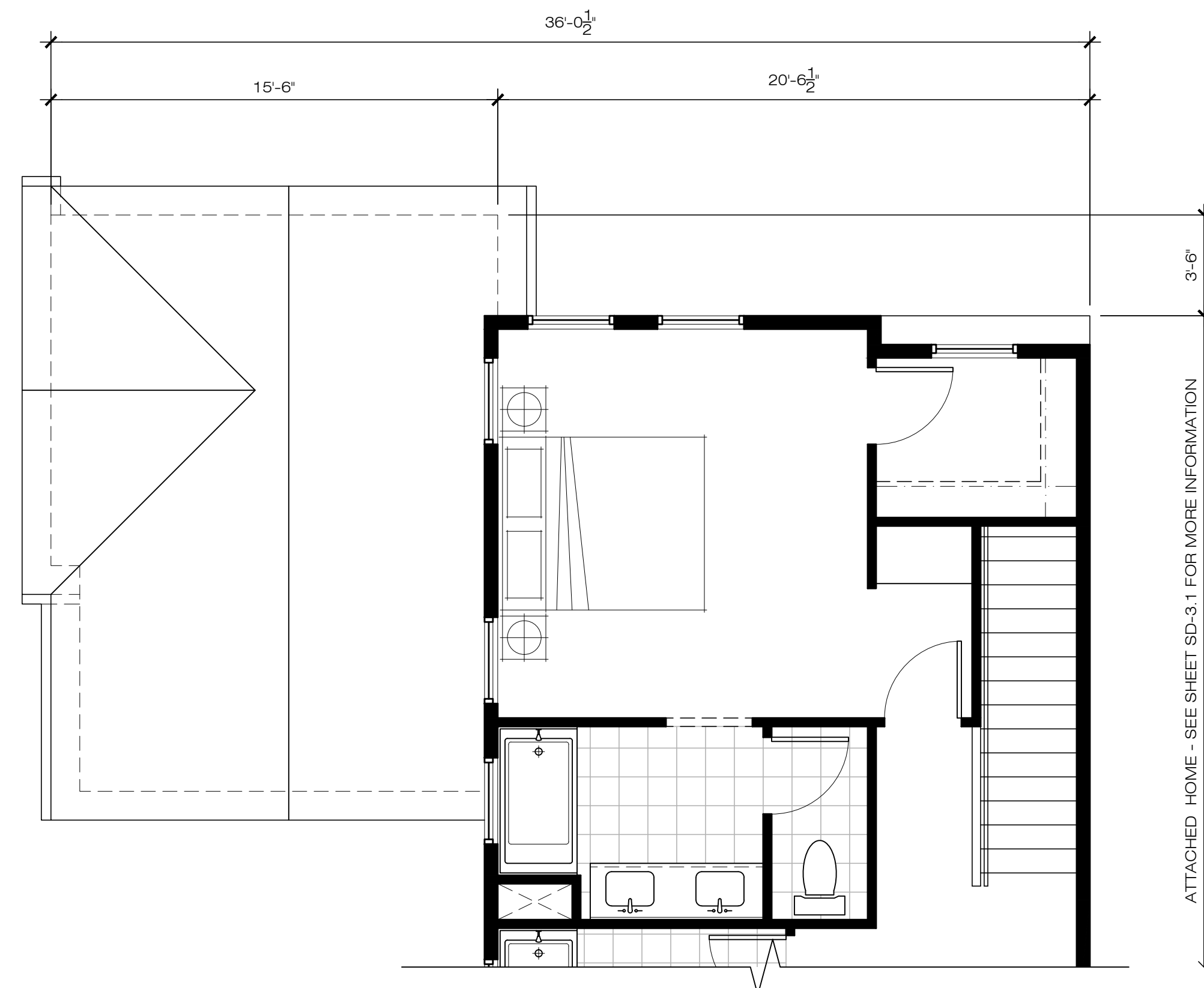
970 West 190th Street Suite 250
Torrance, CA 90502
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December 11, 2025

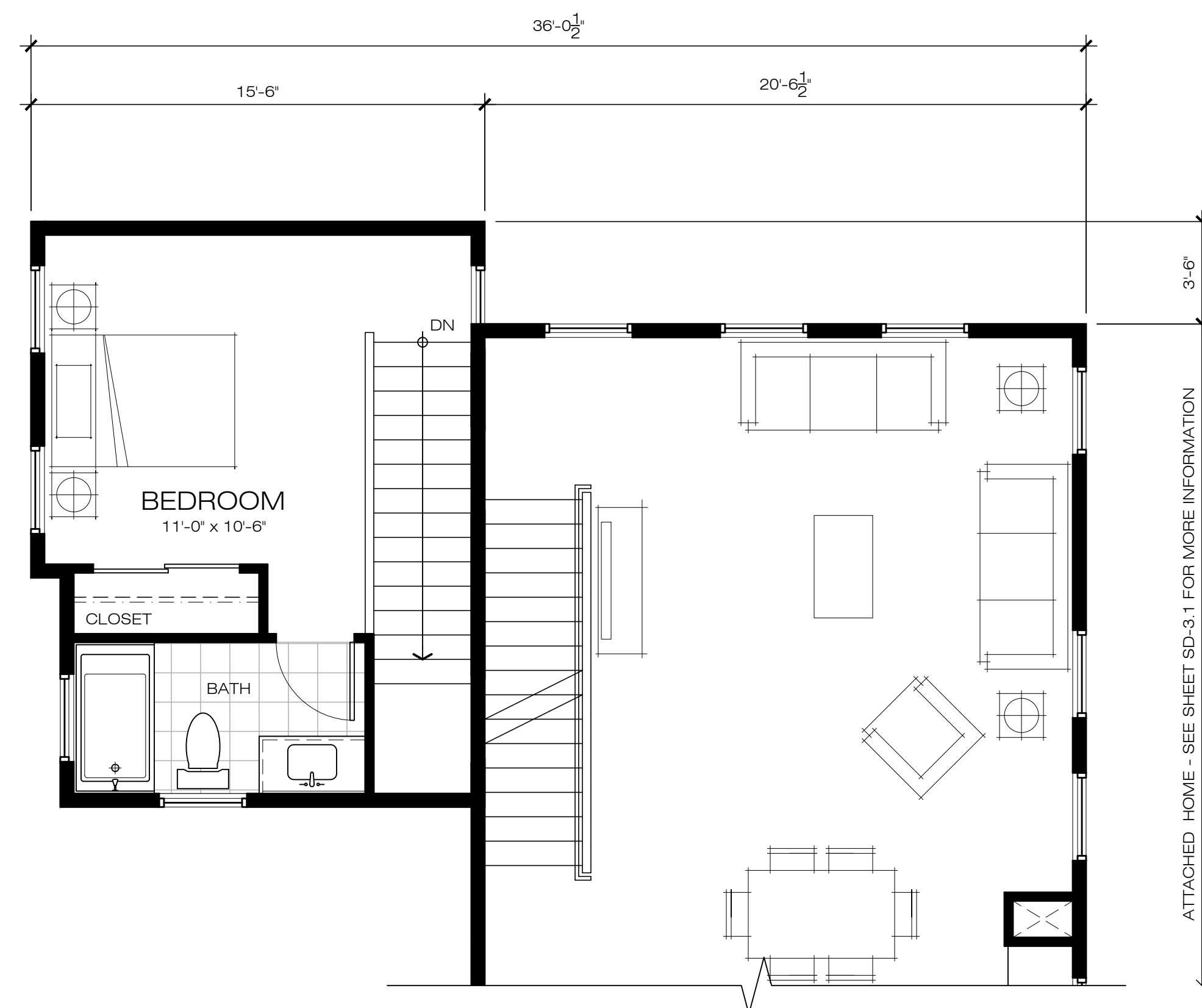
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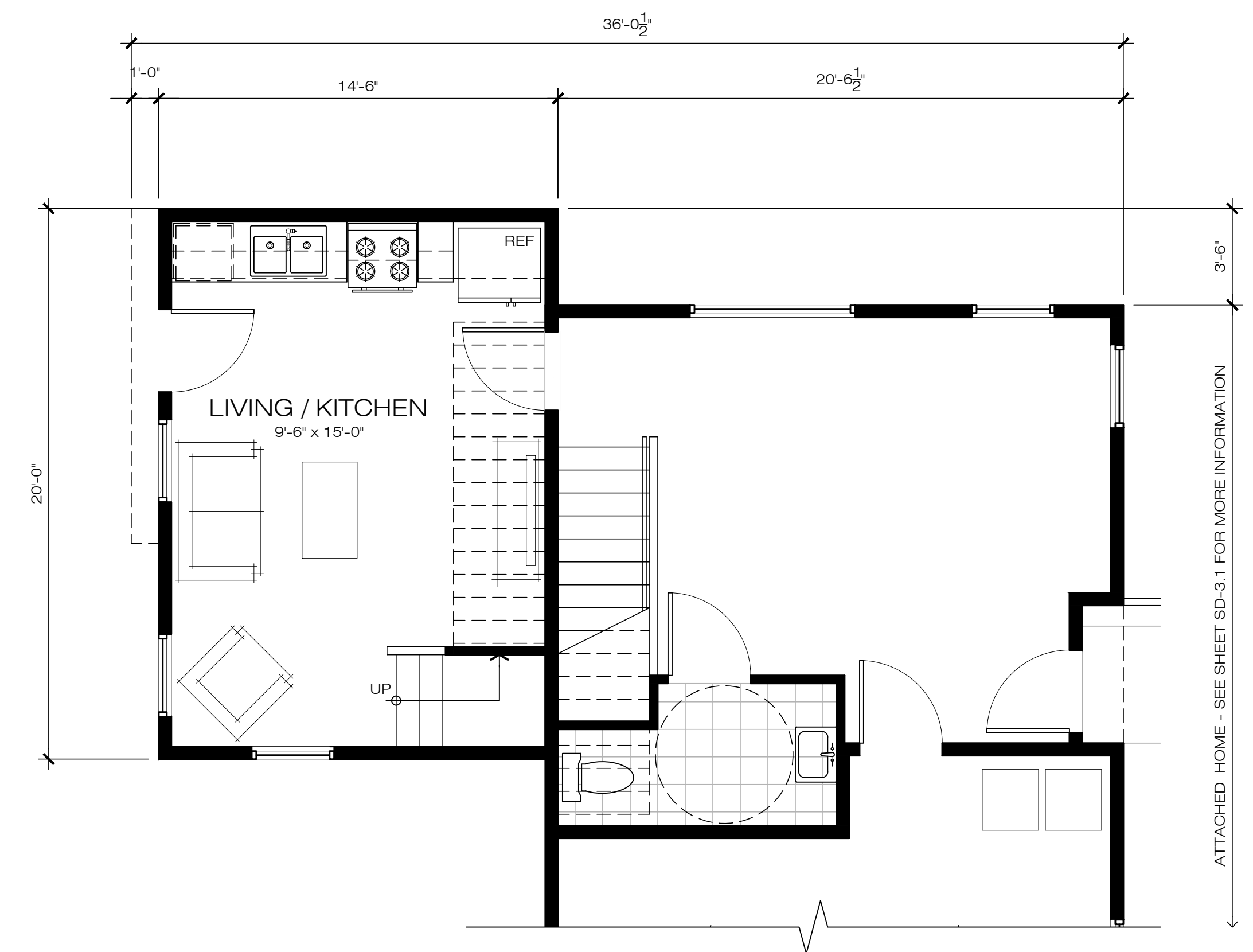
WILLOW 68 INVESTMENTS LLC



ROOF PLAN



SECOND FLOOR



FIRST FLOOR

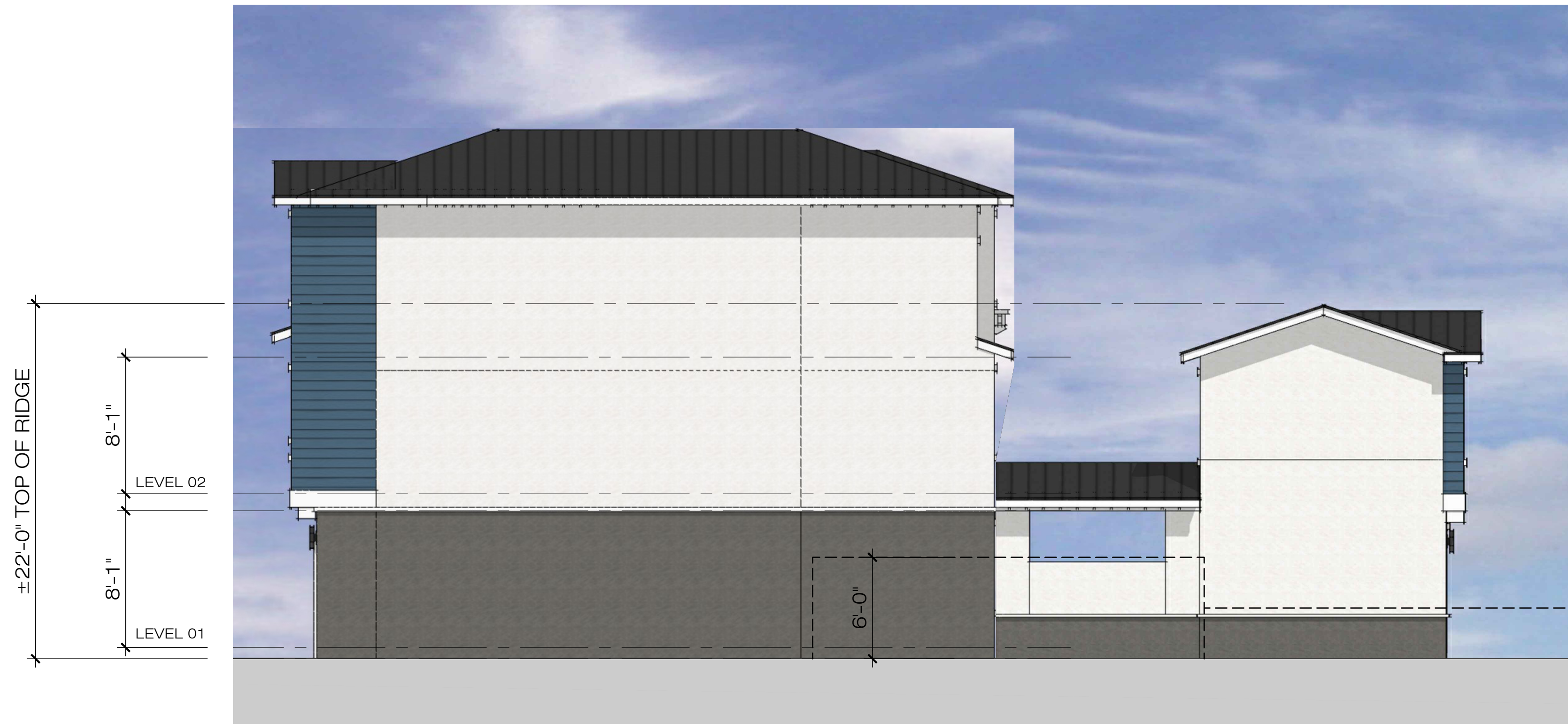
| | |
|-----------------------------------|------------------------------|
| 3 BEDROOM + DEN / 2 + (2)1/2 BATH | 1 BEDROOM / 1 BATH |
| FIRST FLOOR AREA = 358 S.F. | FIRST FLOOR AREA = 290 S.F. |
| SECOND FLOOR AREA = 828 S.F. | SECOND FLOOR AREA = 242 S.F. |
| THIRD FLOOR AREA = 818 S.F. | TOTAL FLOOR AREA = 532 S.F. |
| TOTAL FLOOR AREA = 2,004 S.F. | |
| GARAGE AREA = 473 S.F. | |
| TOTAL UNIT COUNT = 1 DU | TOTAL UNIT COUNT = 1 DU |



ADU REAR ELEVATION



ADU SIDE (ENTRY) ELEVATION



ADU SIDE ELEVATION

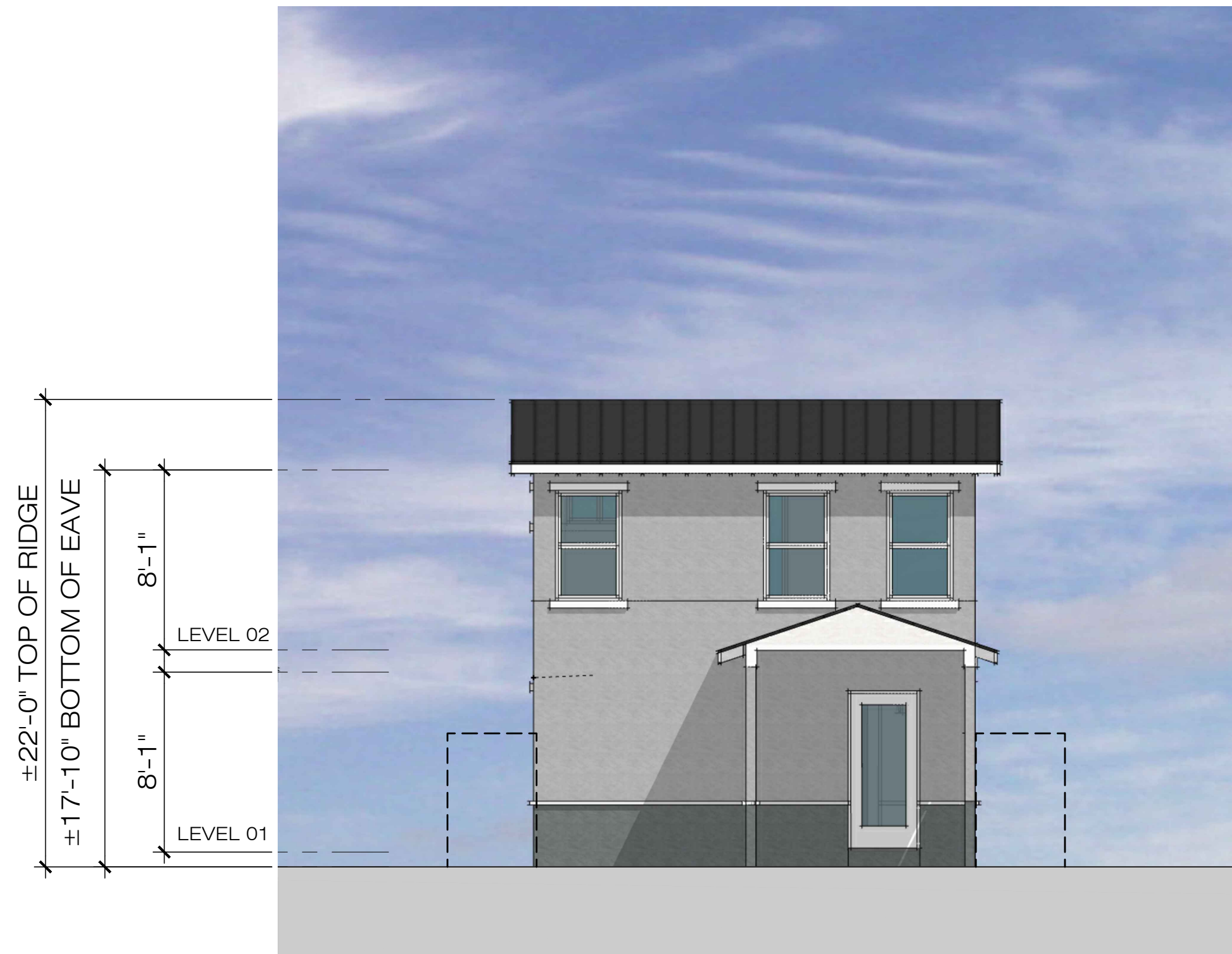


ADU FRONT ELEVATION

KEYNOTE

- 1 EXTERIOR STUCCO
- 2 HORIZONTAL SYNTHETIC EXTERIOR SIDING
- 3 SYNTHETIC TRIM BOARD AND BELLY BAND
- 4 ASPHALT SHINGLE ROOF
- 5 DUAL GLAZED VINYL WINDOW
- 6 GABLE END VENT AND TRIM
- 7 PAINTED FASCIA AND RAFTER TAILS
- 8 PAINTED ENTRY DOOR
- 9 SOLID ROOF STRUCTURE CONNECTING ADU AND TOWNHOUSE
- 10 PAINTED STUCCO COVERED FOAM TRIM
- 11 SCREED LINE
- 12 LINE OF 3'-0" HIGH PICKET FENCE
- 13 LINE OF 6'-0" HIGH PERIMETER FENCE

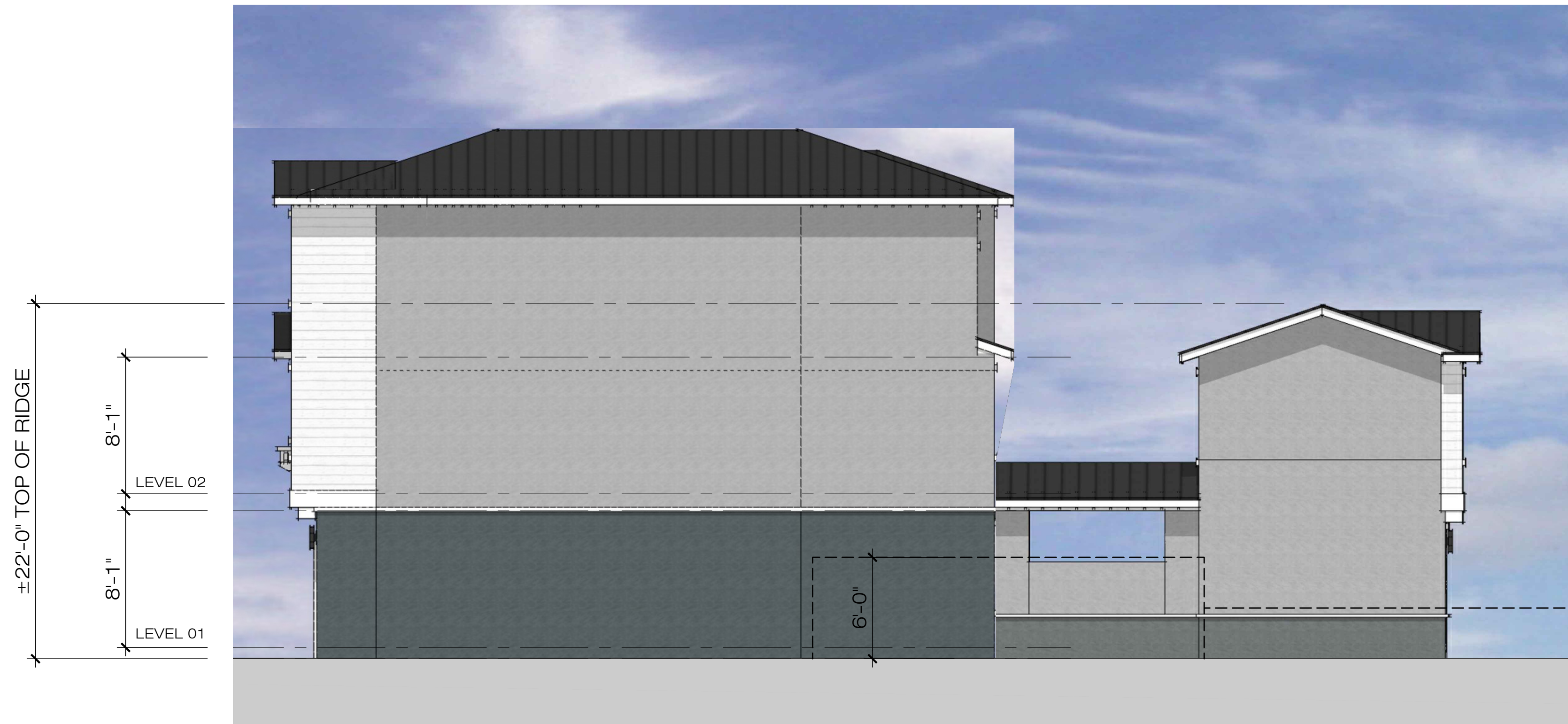
UNIT # 20, 21, 22, 23, 24, 25, 26 & 27
ATTACHED ADU ELEVATIONS



ADU REAR ELEVATION



ADU SIDE (ENTRY) ELEVATION



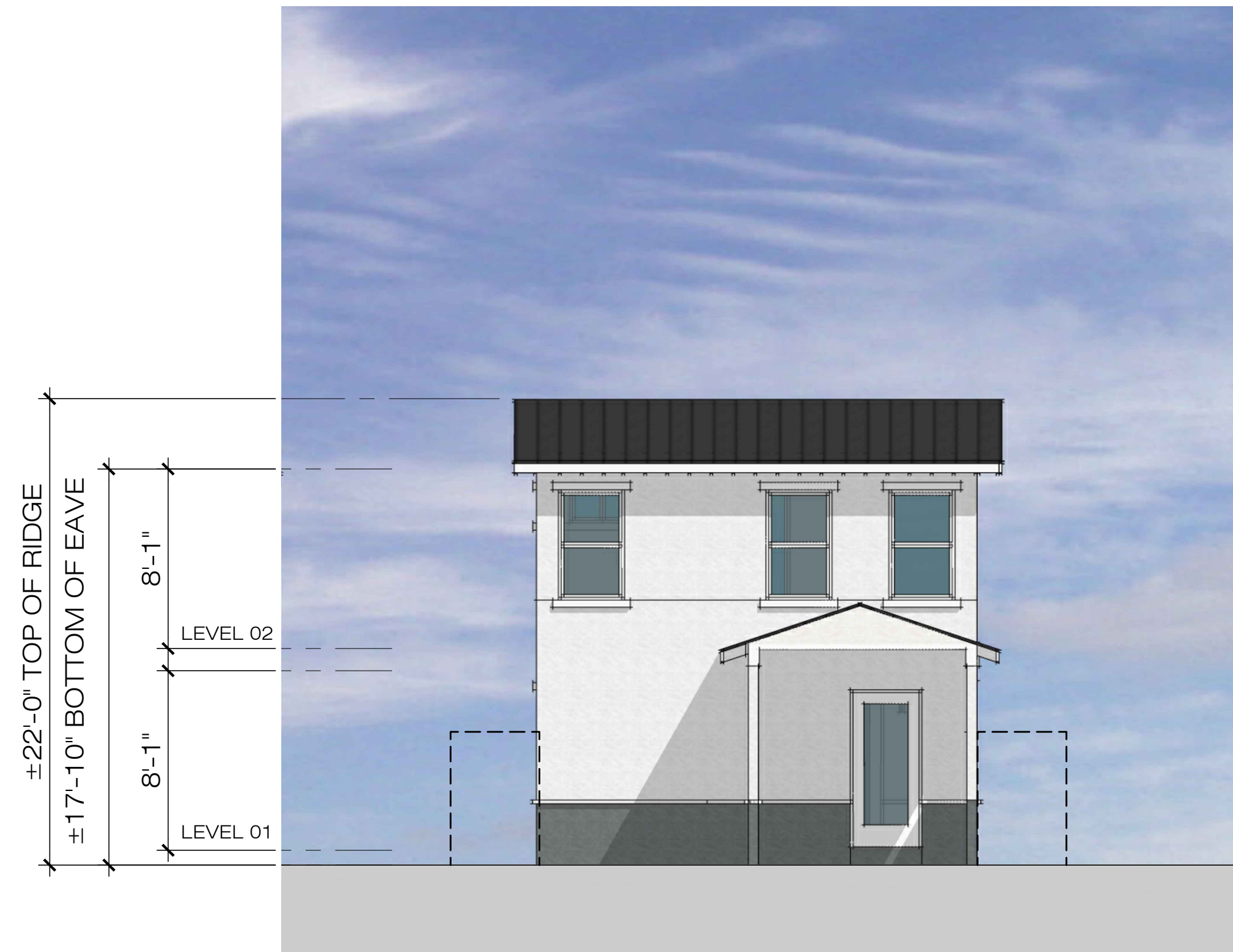
ADU SIDE ELEVATION



ADU FRONT ELEVATION

- KEYNOTE
- ① EXTERIOR STUCCO
 - ② HORIZONTAL SYNTHETIC EXTERIOR SIDING
 - ③ SYNTHETIC TRIM BOARD AND BELLY BAND
 - ④ ASPHALT SHINGLE ROOF
 - ⑤ DUAL GLAZED VINYL WINDOW
 - ⑥ GABLE END VENT AND TRIM
 - ⑦ PAINTED FASCIA AND RAFTER TAILS
 - ⑧ PAINTED ENTRY DOOR
 - ⑨ SOLID ROOF STRUCTURE CONNECTING ADU AND TOWNHOUSE
 - ⑩ PAINTED STUCCO COVERED FOAM TRIM
 - ⑪ SCREED LINE
 - ⑫ LINE OF 3'-0" HIGH PICKET FENCE
 - ⑬ LINE OF 6'-0" HIGH PERIMETER FENCE

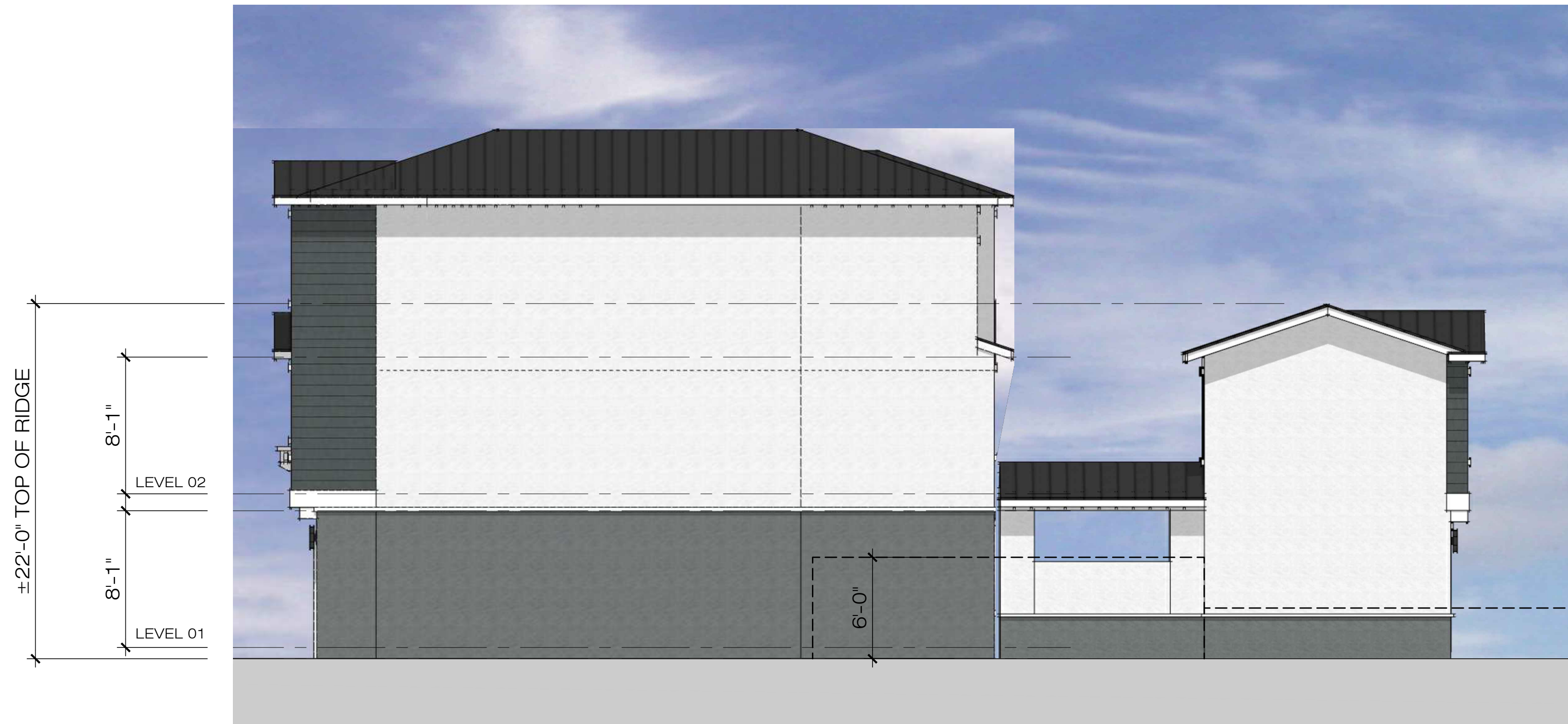
UNIT # 20, 21, 22, 23, 24, 25, 26 & 27
ATTACHED ADU ELEVATIONS



ADU REAR ELEVATION



ADU SIDE (ENTRY) ELEVATION



ADU SIDE ELEVATION



ADU FRONT ELEVATION

- KEYNOTE
- ① EXTERIOR STUCCO
 - ② HORIZONTAL SYNTHETIC EXTERIOR SIDING
 - ③ SYNTHETIC TRIM BOARD AND BELLY BAND
 - ④ ASPHALT SHINGLE ROOF
 - ⑤ DUAL GLAZED VINYL WINDOW
 - ⑥ GABLE END VENT AND TRIM
 - ⑦ PAINTED FASCIA AND RAFTER TAILS
 - ⑧ PAINTED ENTRY DOOR
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 - ⑩ PAINTED STUCCO COVERED FOAM TRIM
 - ⑪ SCREED LINE
 - ⑫ LINE OF 3'-0" HIGH PICKET FENCE
 - ⑬ LINE OF 6'-0" HIGH PERIMETER FENCE

UNIT # 20, 21, 22, 23, 24, 25, 26 & 27
ATTACHED ADU ELEVATIONS



REAR ELEVATION



ENTRY SIDE ELEVATION



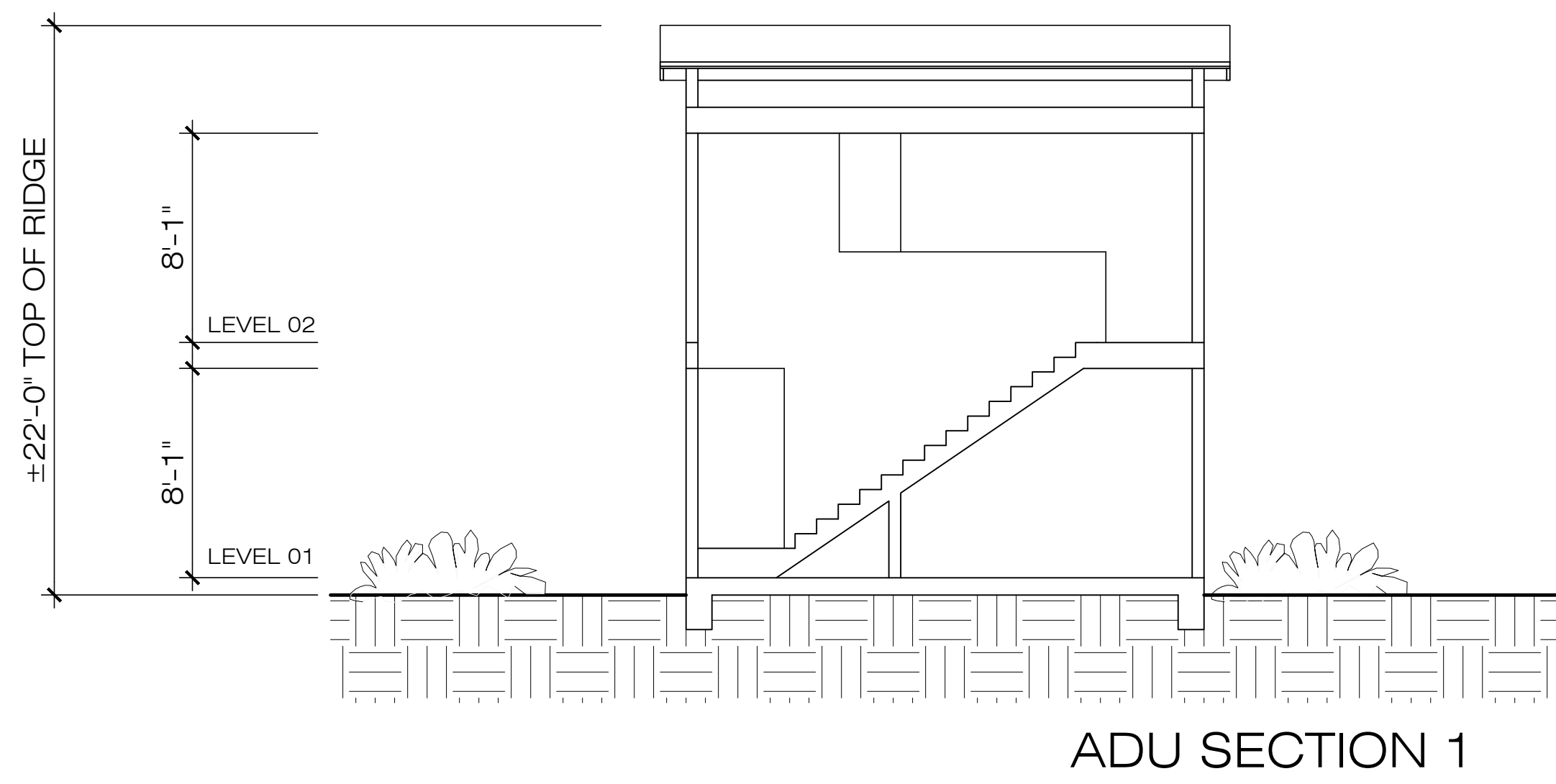
SIDE ELEVATION



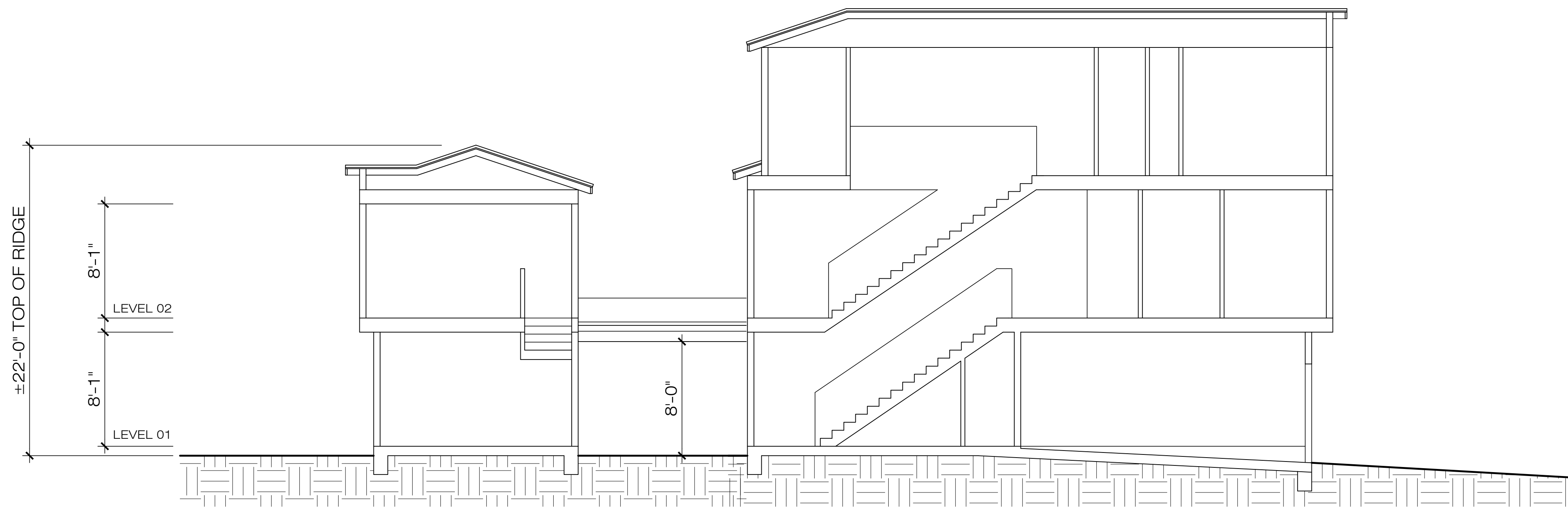
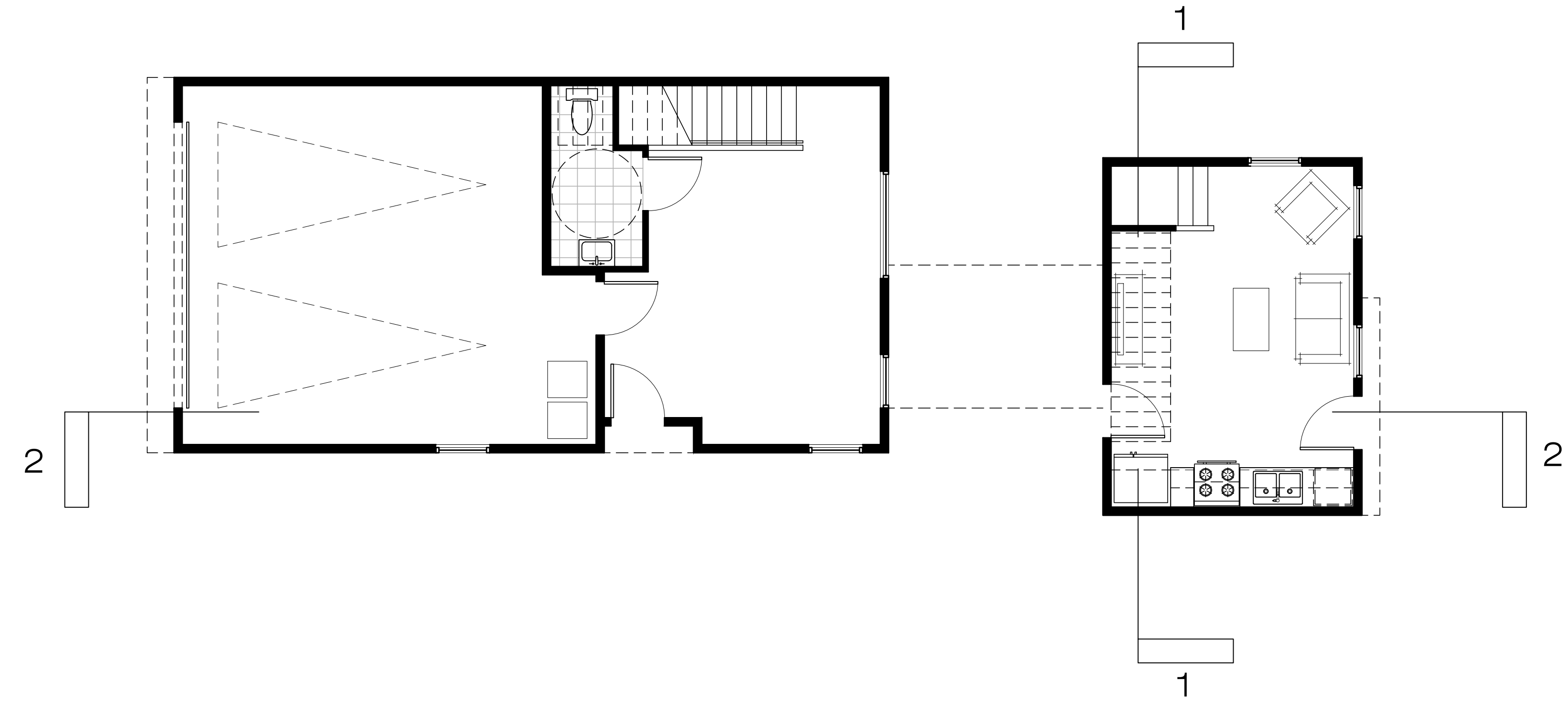
FRONT ELEVATION

KEYNOTE

- ① EXTERIOR STUCCO
- ② HORIZONTAL SYNTHETIC EXTERIOR SIDING
- ③ SYNTHETIC TRIM BOARD AND BELLY BAND
- ④ ASPHALT SHINGLE ROOF
- ⑤ DUAL GLAZED VINYL WINDOW
- ⑥ GABLE END VENT AND TRIM
- ⑦ PAINTED FASCIA AND RAFTER TAILS
- ⑧ PAINTED ENTRY DOOR
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- ⑫ LINE OF 3'-0" HIGH PICKET FENCE
- ⑬ LINE OF 6'-0" HIGH PERIMETER FENCE



ADU SECTION 1

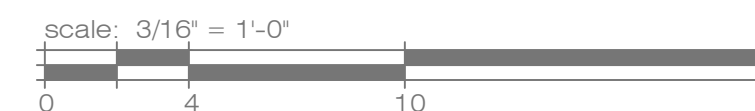


ADU SECTION 2

WILLOW LANE HOMES

WILLOW 68 INVESTMENTS LLC

14201 - 14205 WILLOW LANE, WESTMINSTER, CA



ATTACHED ADU SECTIONS

BSB DESIGN

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Torrance, CA 90502
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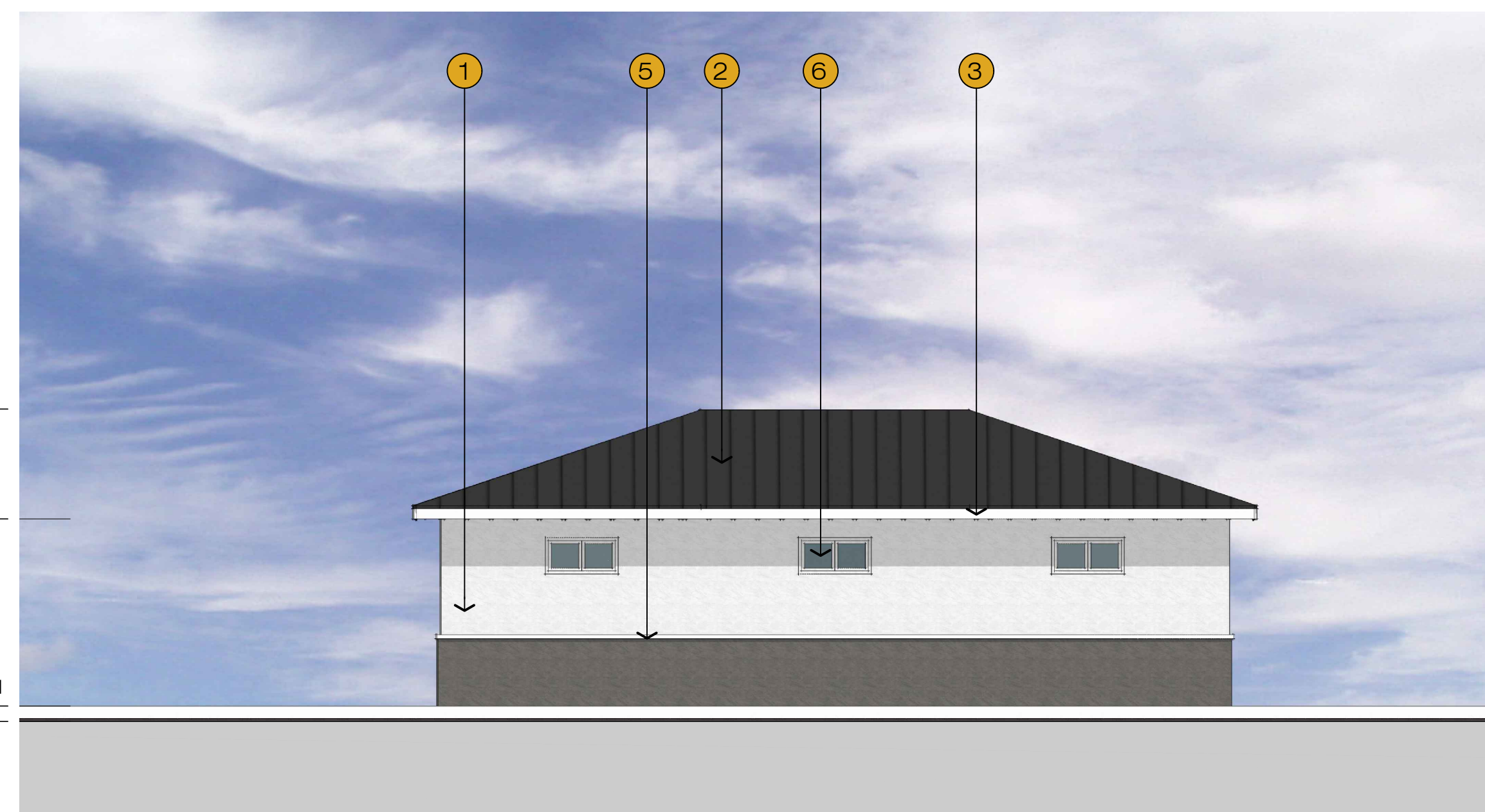
December 11, 2025

SD-4.8





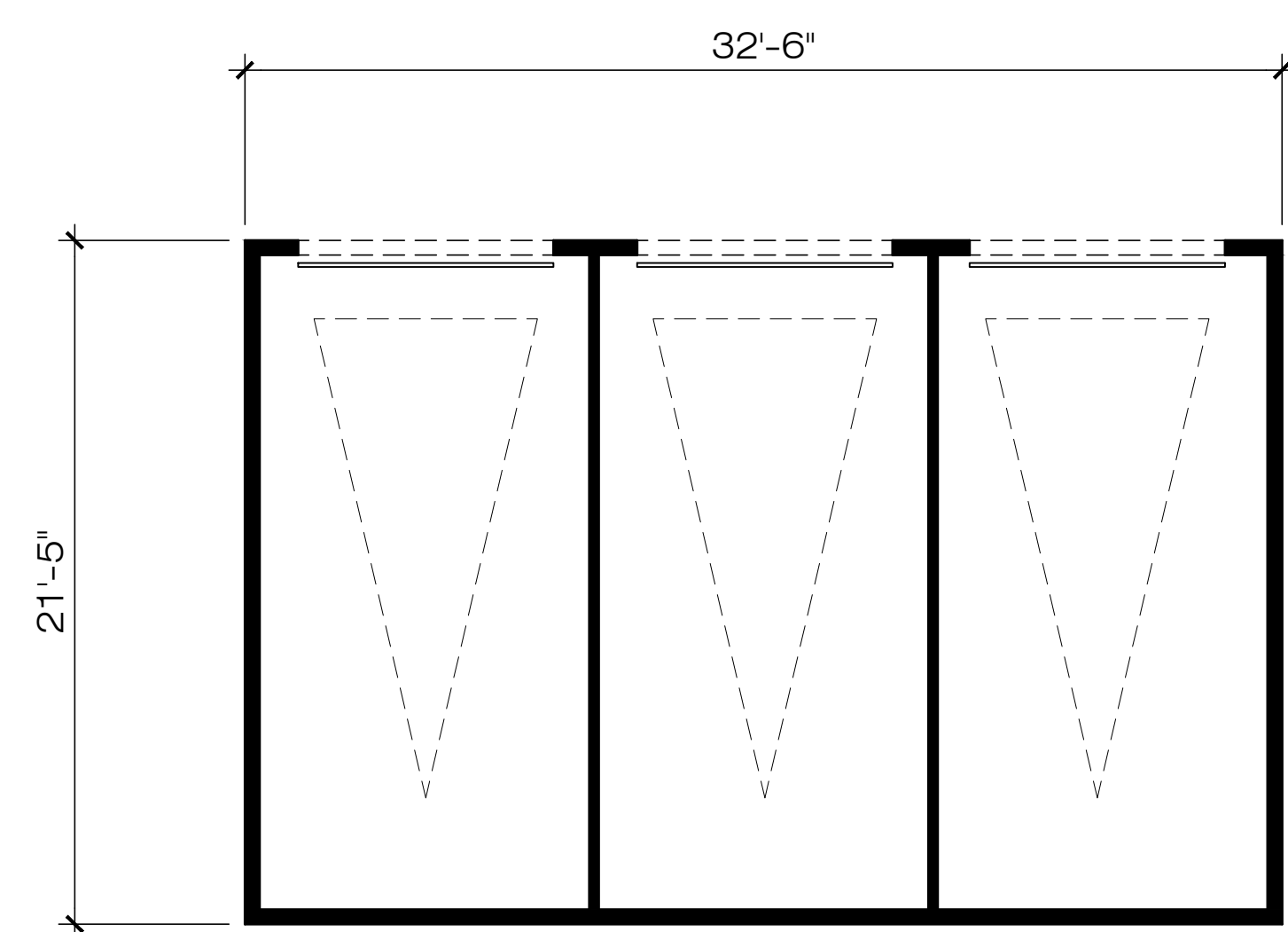
TRIPLE GARAGE SIDE ELEVATION



TRIPLE GARAGE REAR ELEVATION



TRIPLE GARAGE SIDE ELEVATION



TRIPLE GARAGE PLAN



TRIPLE GARAGE FRONT ELEVATION

KEYNOTE

- 1 EXTERIOR STUCCO
- 2 ASPHALT SHINGLE ROOF
- 3 PAINTED FASCIA AND RAFTER TAILS
- 4 PAINTED GARAGE DOOR
- 5 PAINTED STUCCO COVERED FOAM TRIM
- 6 DUAL GLAZED VINYL WINDOW

TRIPLE GARAGE PLAN AND ELEVATIONS



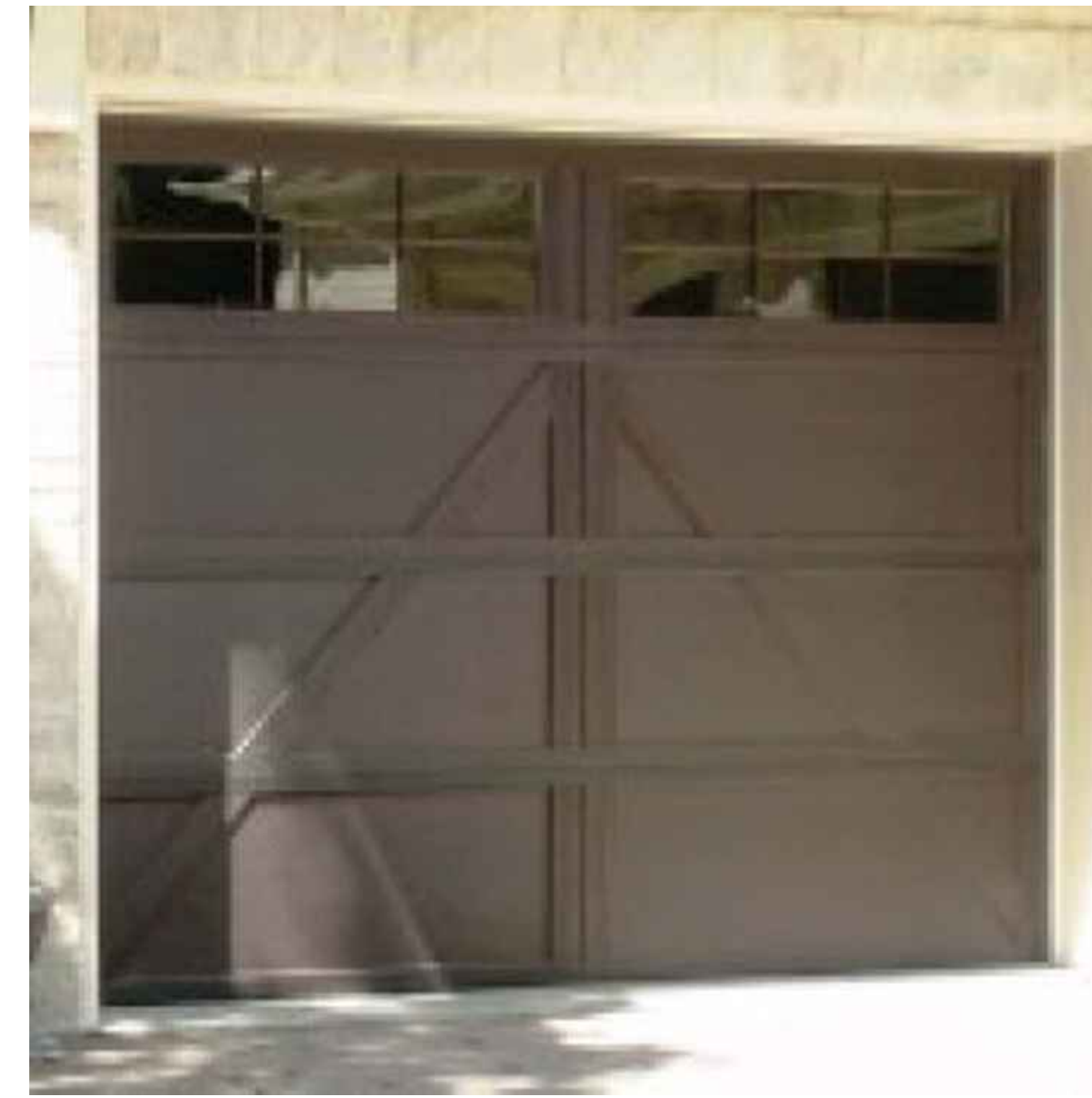
1 CLASS 'A' ASPHALT SHINGLE ROOF
CERTAINTED ROOFING LANDMARK SOLARIS - WEATHERED WOOD



2 EXTERIOR CEMENT PLASTER
LA HABRA - SAND FLOAT 20/30



3 HORIZONTAL SIDING
JAMES HARDIE - HARDIPLANK LAP SIDING SELECT CEDERMIL



4 GARAGE DOOR
WAYNE DALTON 9700 STEEL GARAGE DOOR W/OPTIONAL WINDOW



5 DUAL GLAZED VINYL WINDOW
MILGARD - MONTECITO VINYL WINDOW OR SIMILAR



COLOR SCHEME 1



A Dunn-Edwards DE 6211 LIGHT BEIGE
B Dunn-Edwards DE 6223 MISSION TRAIL
C Dunn-Edwards DE 5810 CRASHING WAVES



COLOR SCHEME 2



A Dunn-Edwards DE 6211 LIGHT BEIGE
D Dunn-Edwards DE 6314 DARK PEWTER
E Dunn-Edwards DE 6277 PEBBLE WALK



COLOR SCHEME 3



A Dunn-Edwards DE 6211 LIGHT BEIGE
F Dunn-Edwards DE 6293 VELVET CLOVER
G Dunn-Edwards DE 6371 BLACKJACK

- 6 PAINTED FOAM BELLY BAND AND CORBEL
- 7 PAINTED WOOD FASCIA
- 8 METAL / WOOD PLANTER
- 9 EXTERIOR LIGHTING

WILLOW LANE HOMES

WILLOW 68 INVESTMENTS LLC

14201 - 14205 WILLOW LANE, WESTMINSTER, CA

TYPICAL BUILDING MATERIALS

BSB DESIGN

970 West 190th Street Suite 250
Torrance, CA 90502
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December 11, 2025

SD-6.1



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