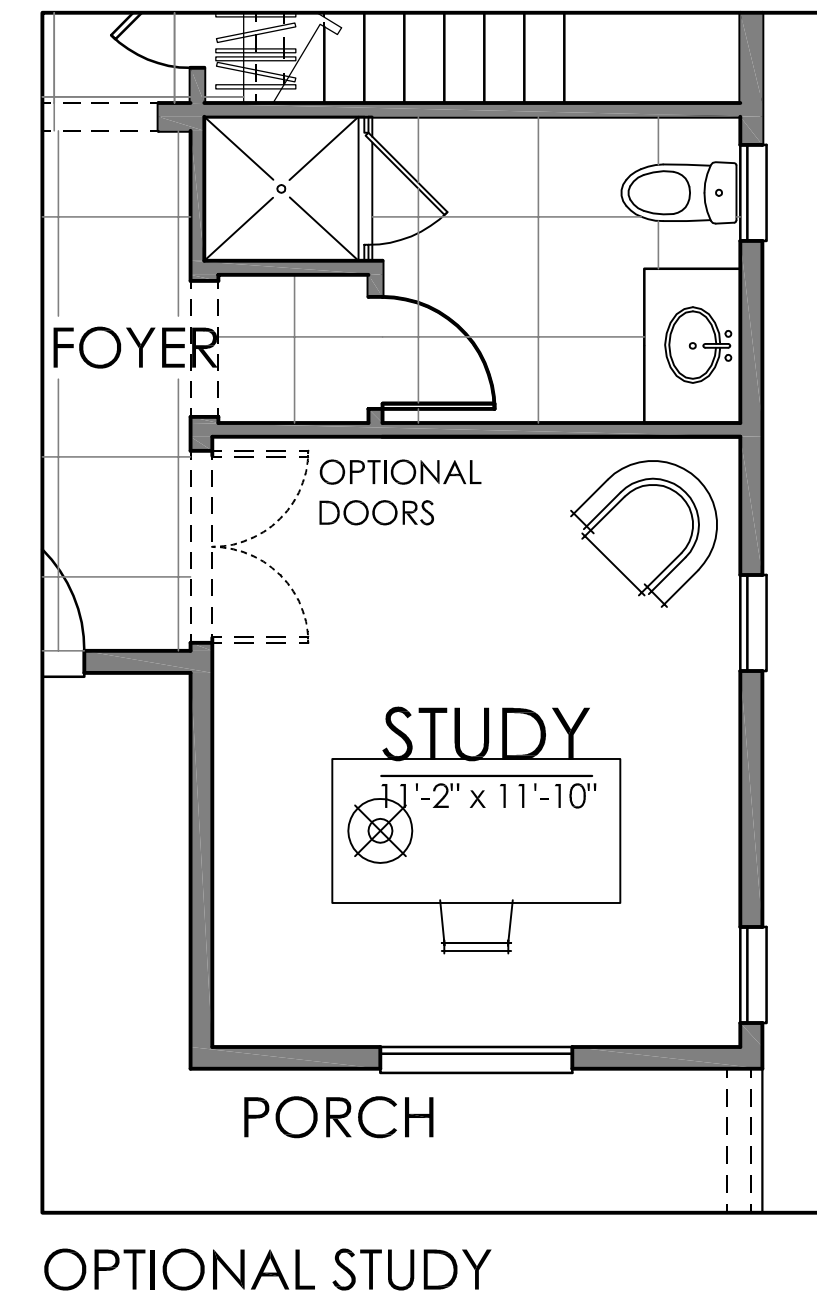
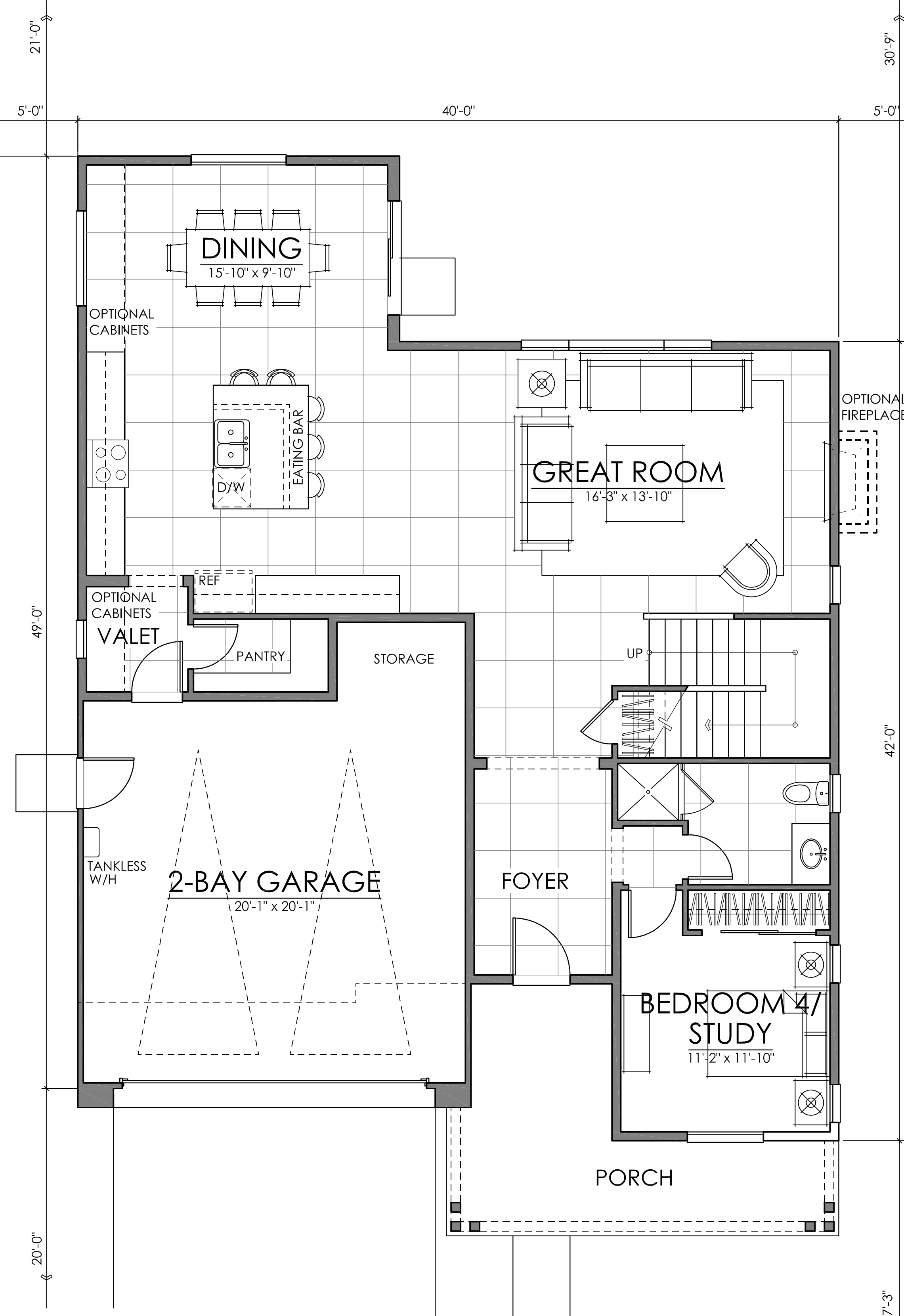


50'-0" X 90'-0" LOT SIZE



FIRST FLOOR 1282 SQ. FT.
SECOND FLOOR 1279 SQ. FT.
TOTAL LIVING 2561 SQ. FT.

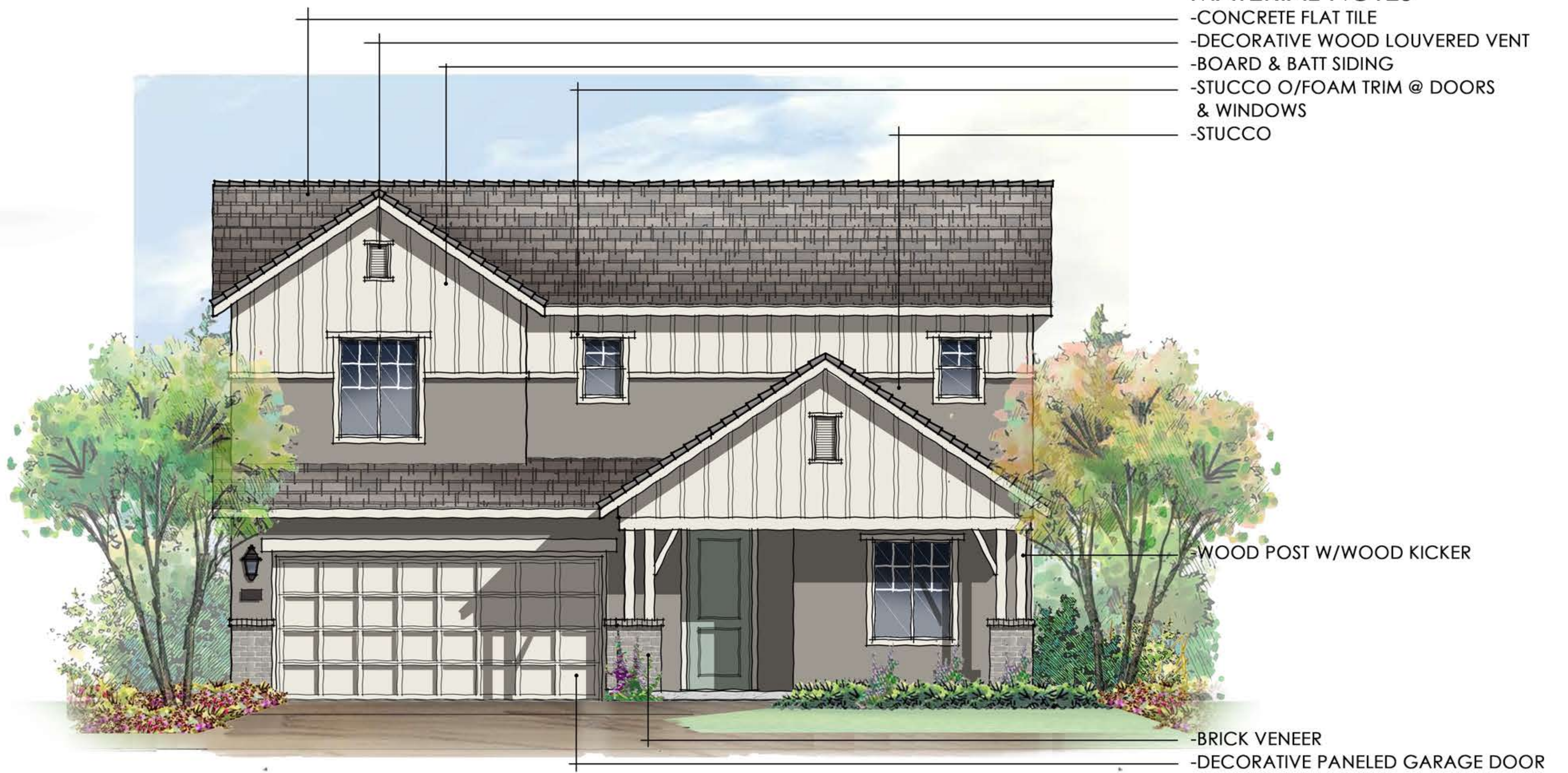
10.26.16

PLAN ONE | 2561 SQ. FT.

**CITRUS @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA**



NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



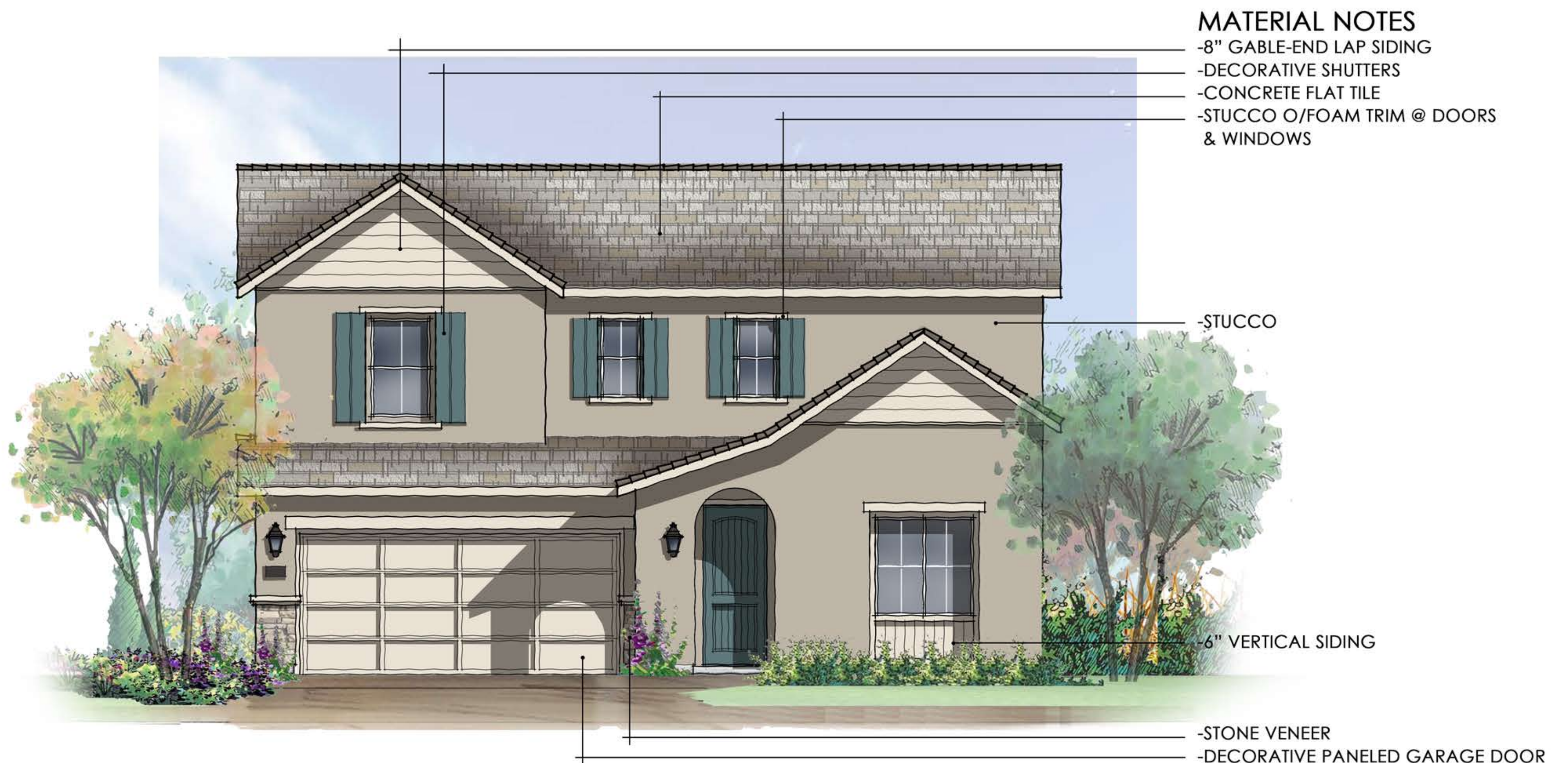
- MATERIAL NOTES**
- CONCRETE FLAT TILE
 - DECORATIVE WOOD LOUVERED VENT
 - BOARD & BATT SIDING
 - STUCCO O/FOAM TRIM @ DOORS & WINDOWS
 - STUCCO

WOOD POST W/WOOD KICKER

- BRICK VENEER
- DECORATIVE PANELED GARAGE DOOR

ELEVATION A - FARMHOUSE

SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
- 8" GABLE-END LAP SIDING
 - DECORATIVE SHUTTERS
 - CONCRETE FLAT TILE
 - STUCCO O/FOAM TRIM @ DOORS & WINDOWS

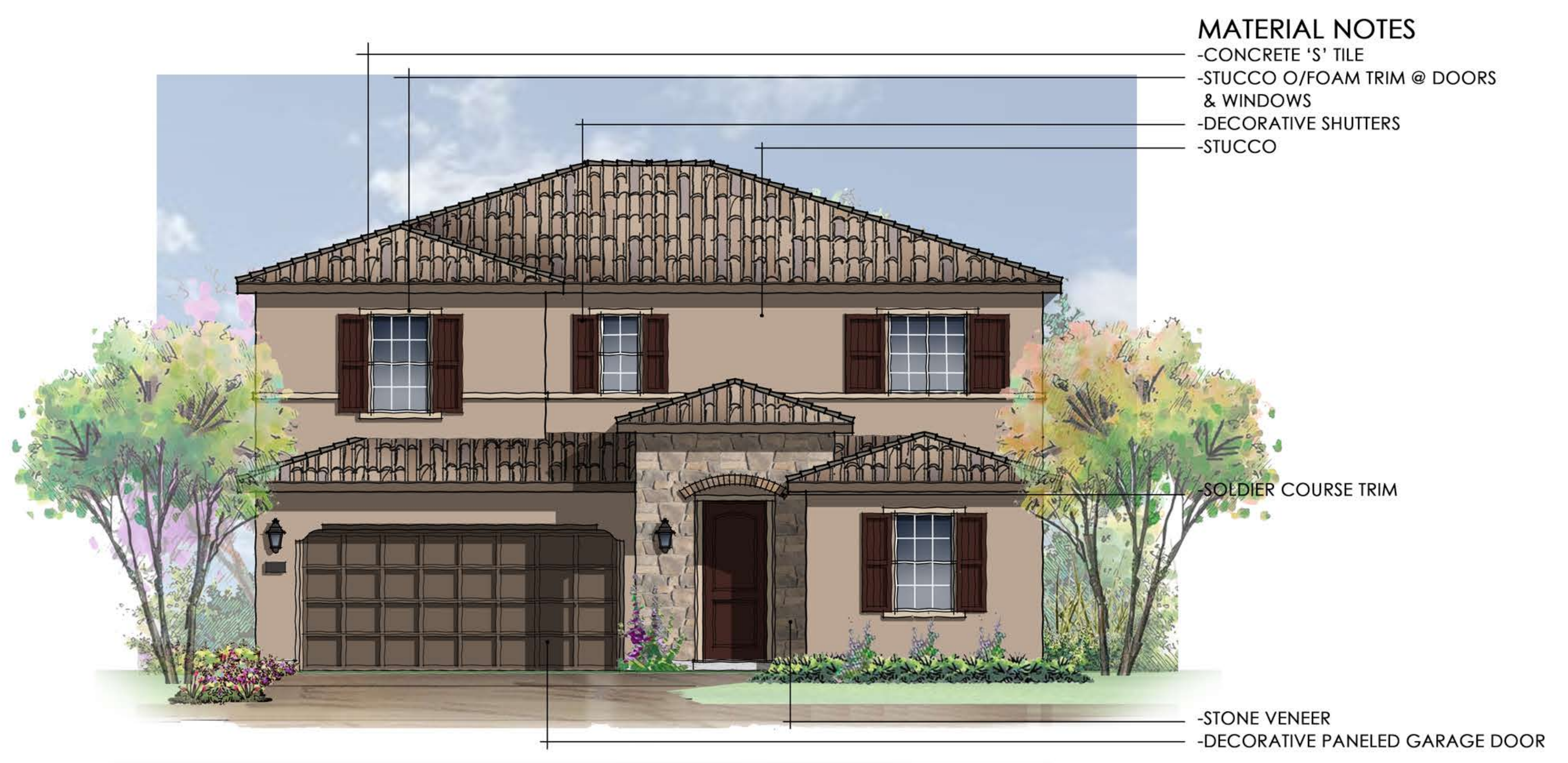
-STUCCO

6" VERTICAL SIDING

- STONE VENEER
- DECORATIVE PANELED GARAGE DOOR

ELEVATION B - COTTAGE

SCALE: 1/4" = 1'-0"



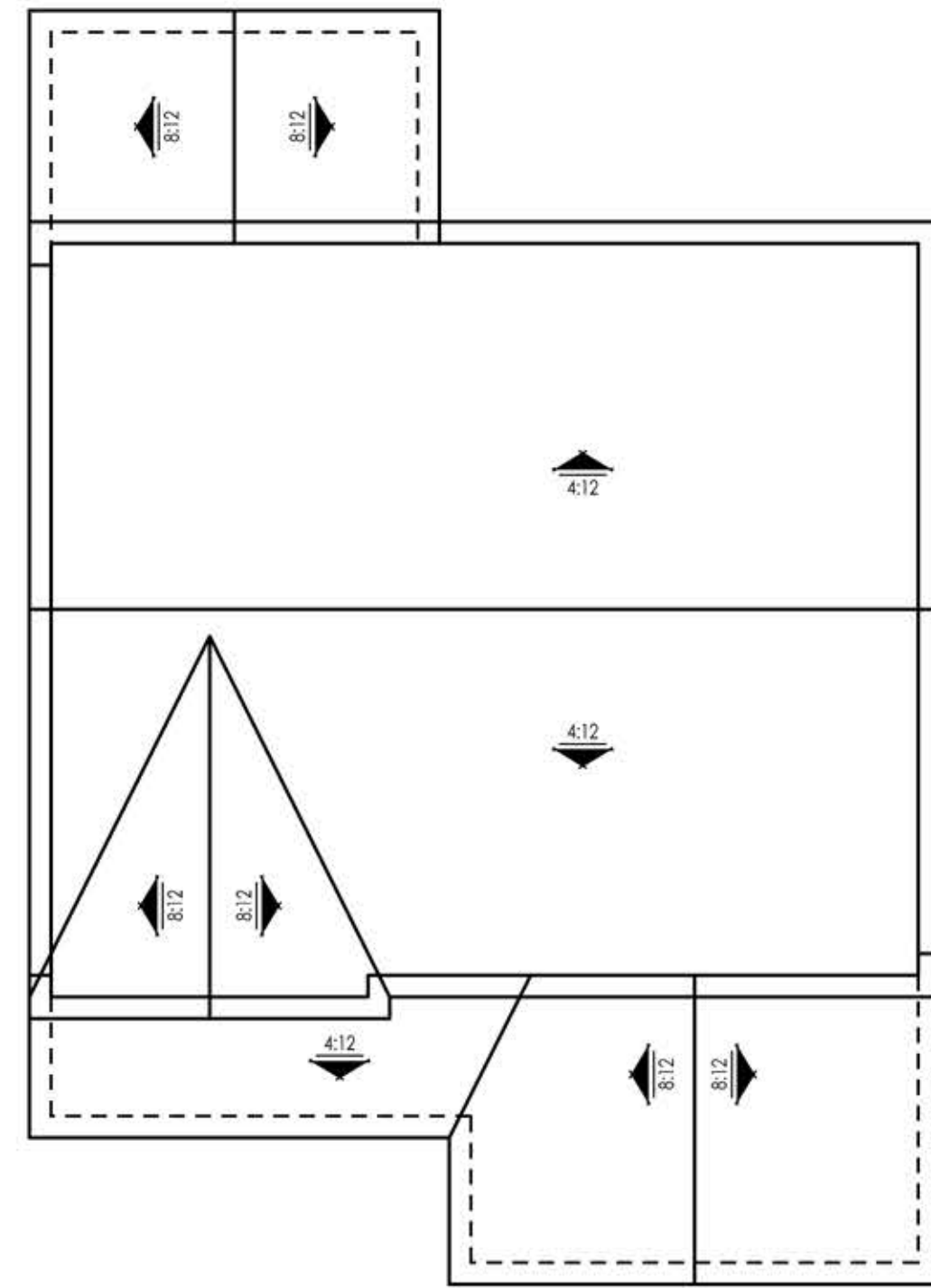
- MATERIAL NOTES**
- CONCRETE 'S' TILE
 - STUCCO O/FOAM TRIM @ DOORS & WINDOWS
 - DECORATIVE SHUTTERS
 - STUCCO

SOLDIER COURSE TRIM

- STONE VENEER
- DECORATIVE PANELED GARAGE DOOR

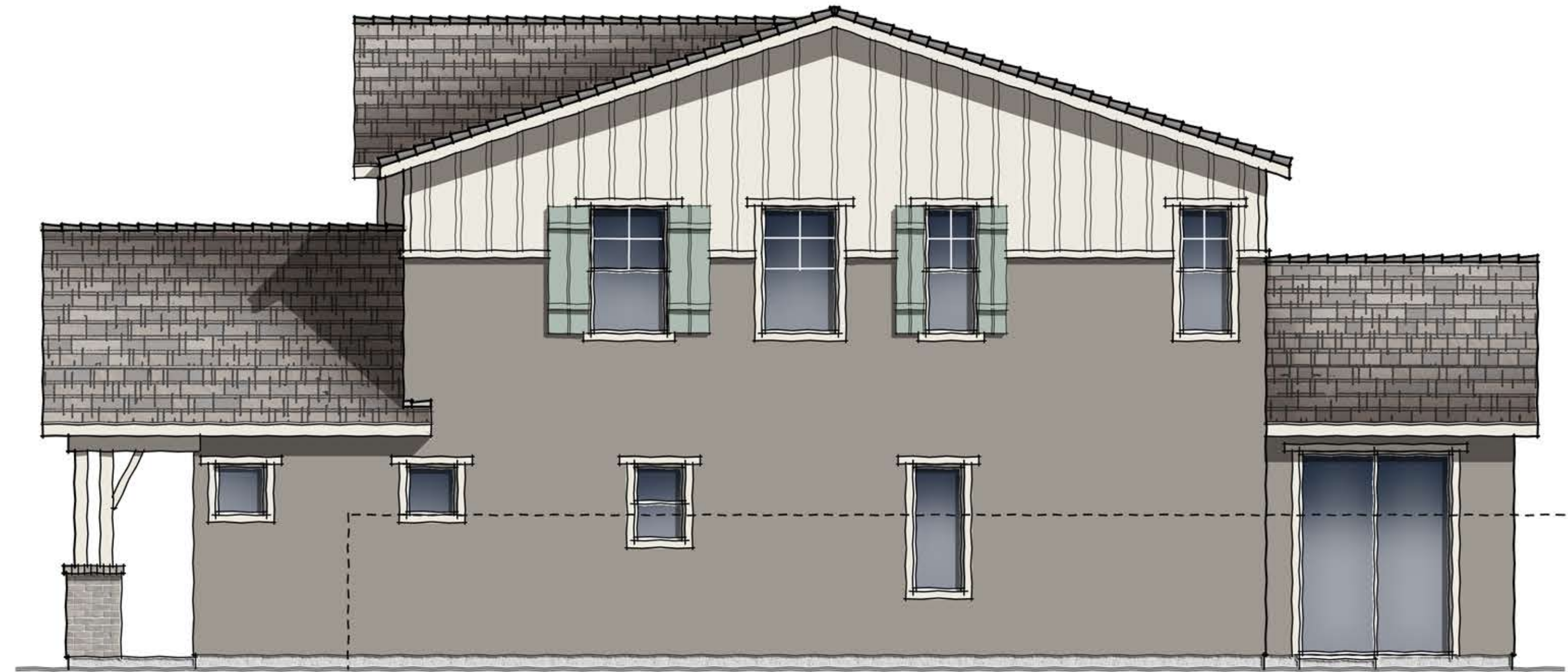
ELEVATION C - ITALIAN

SCALE: 1/4" = 1'-0"



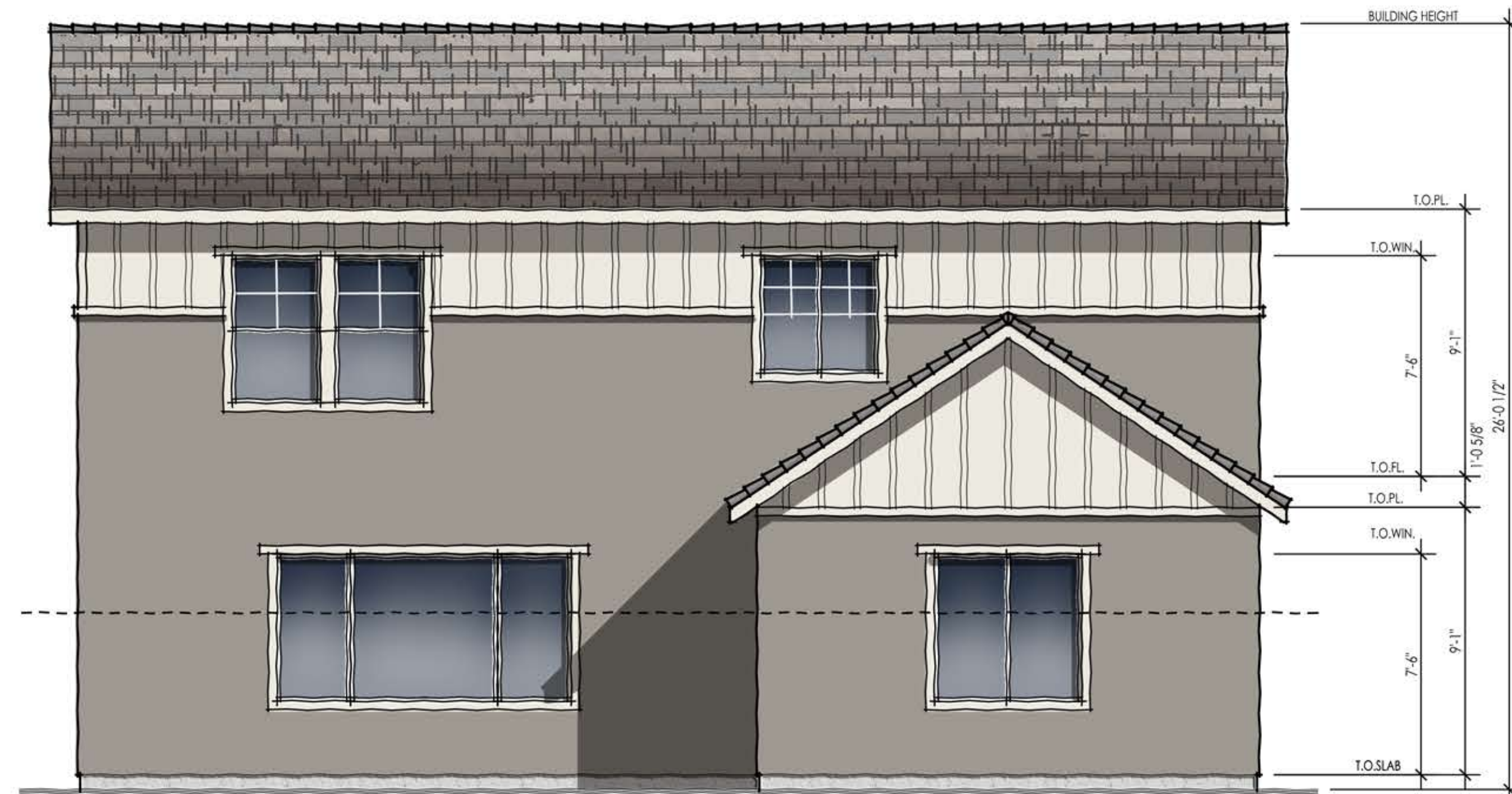
ROOF PLAN

SCALE: 1/8" = 1'-0"



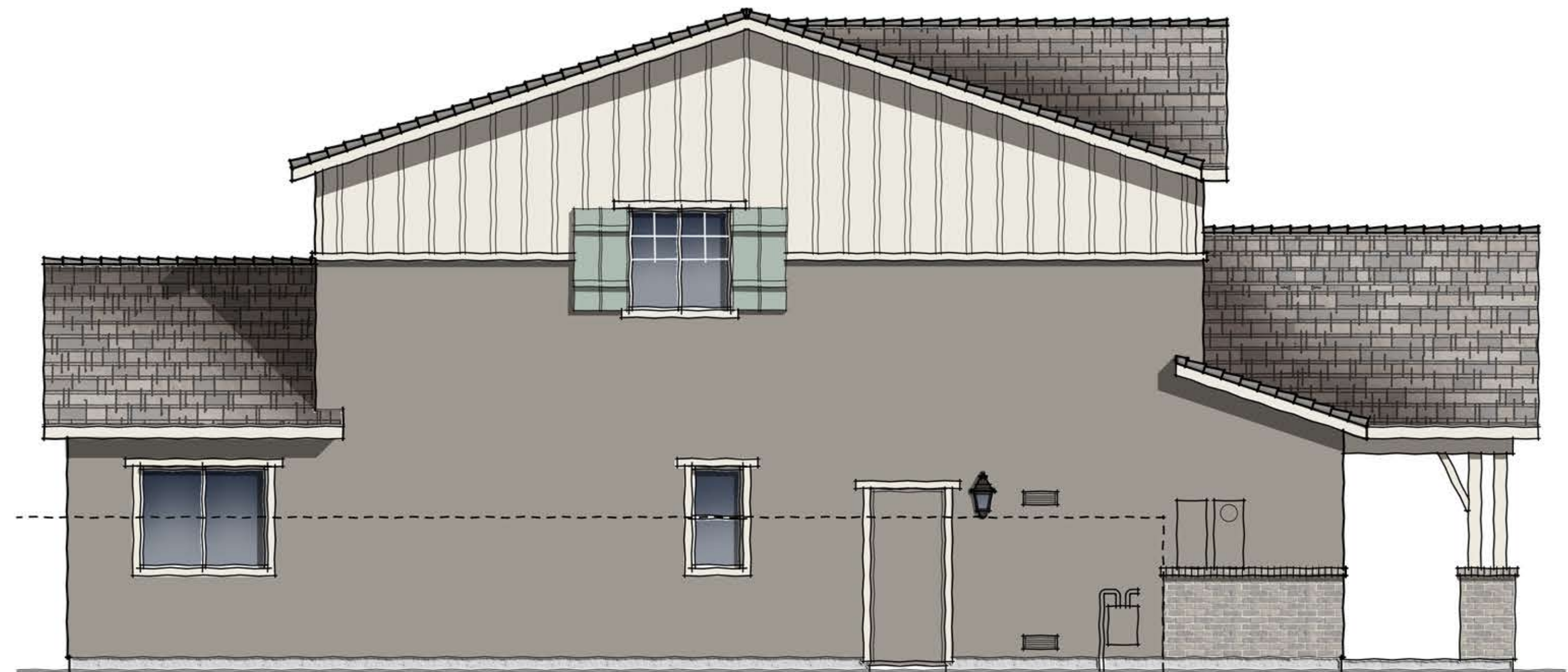
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

Brookfield
Residential

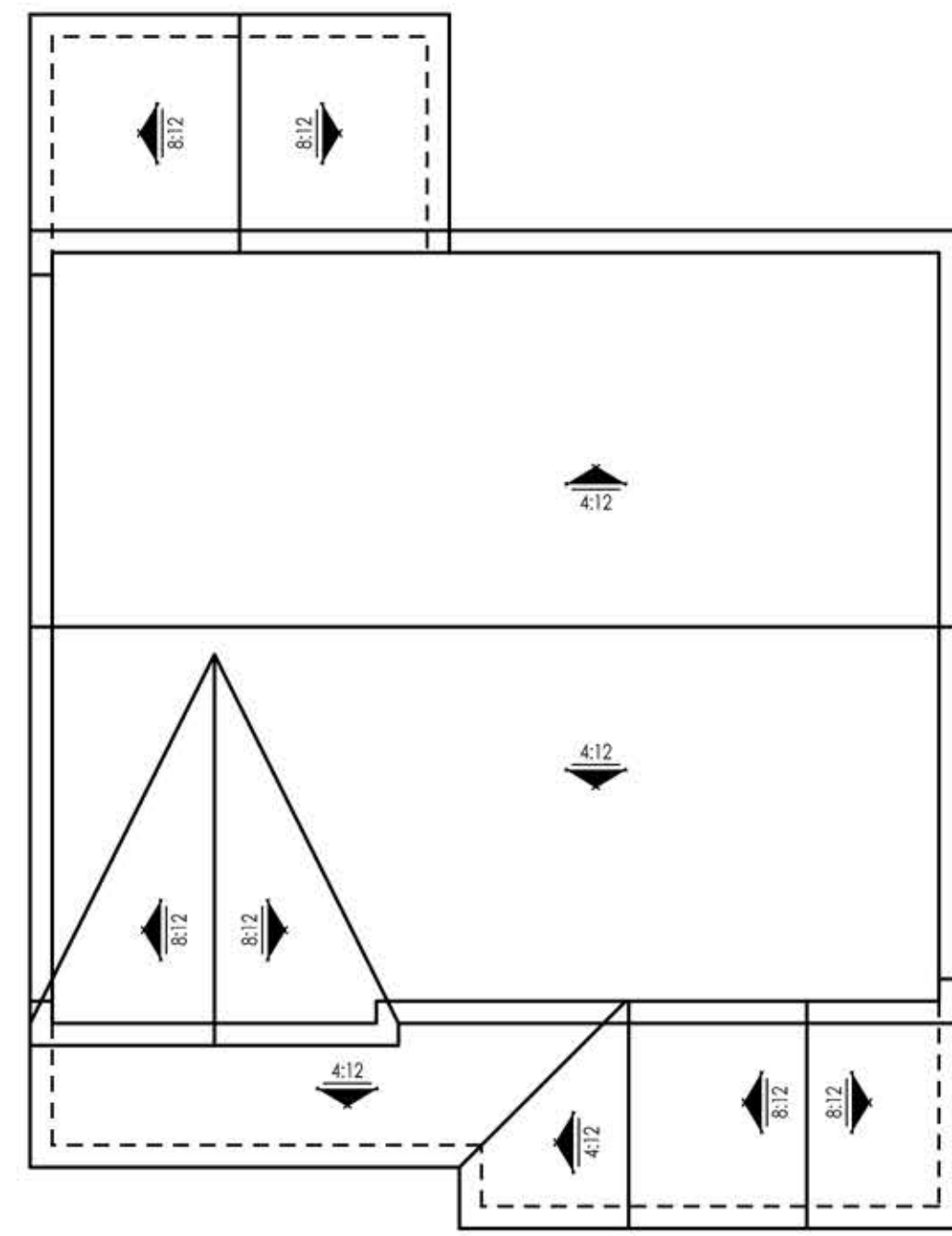
PLAN ONE | ELEVATION A | FARMHOUSE
CITRUS @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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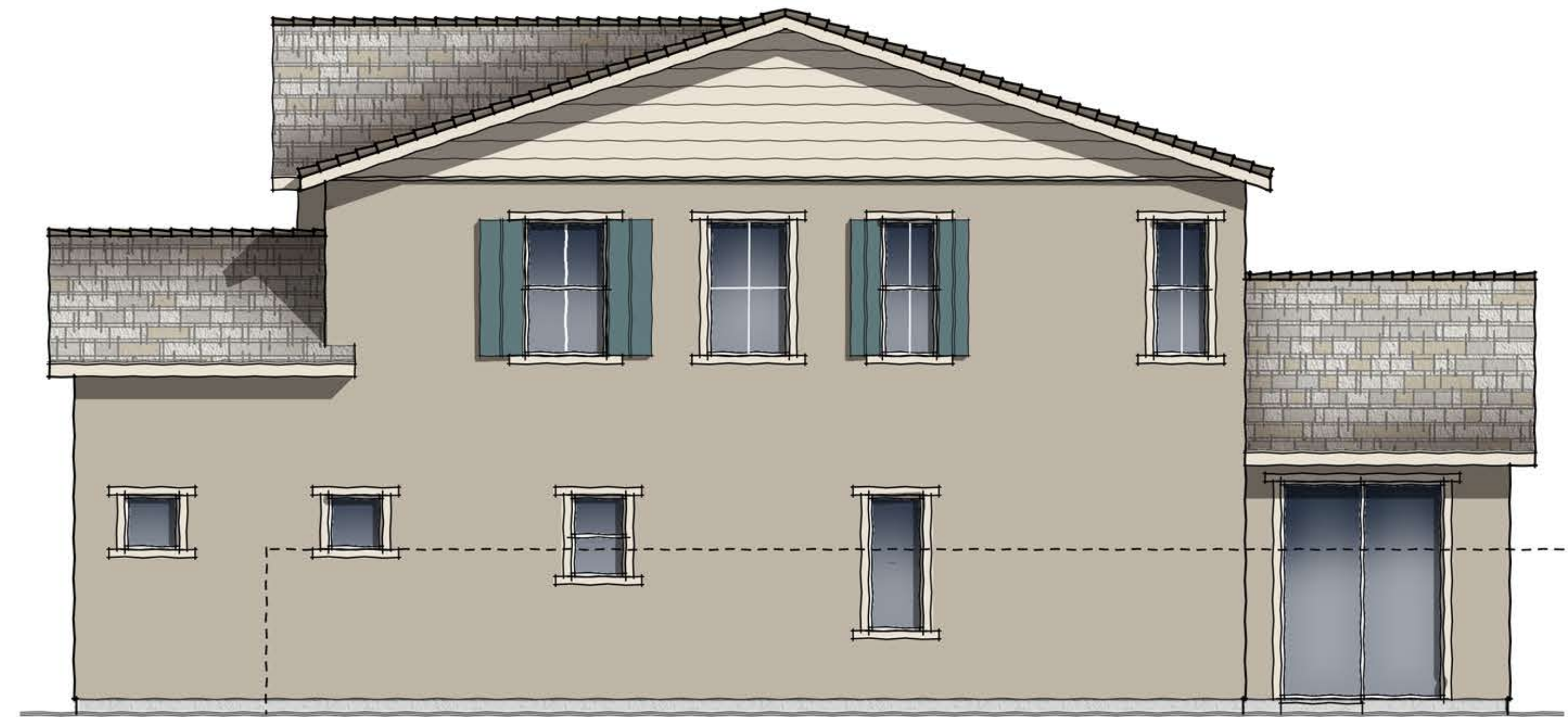
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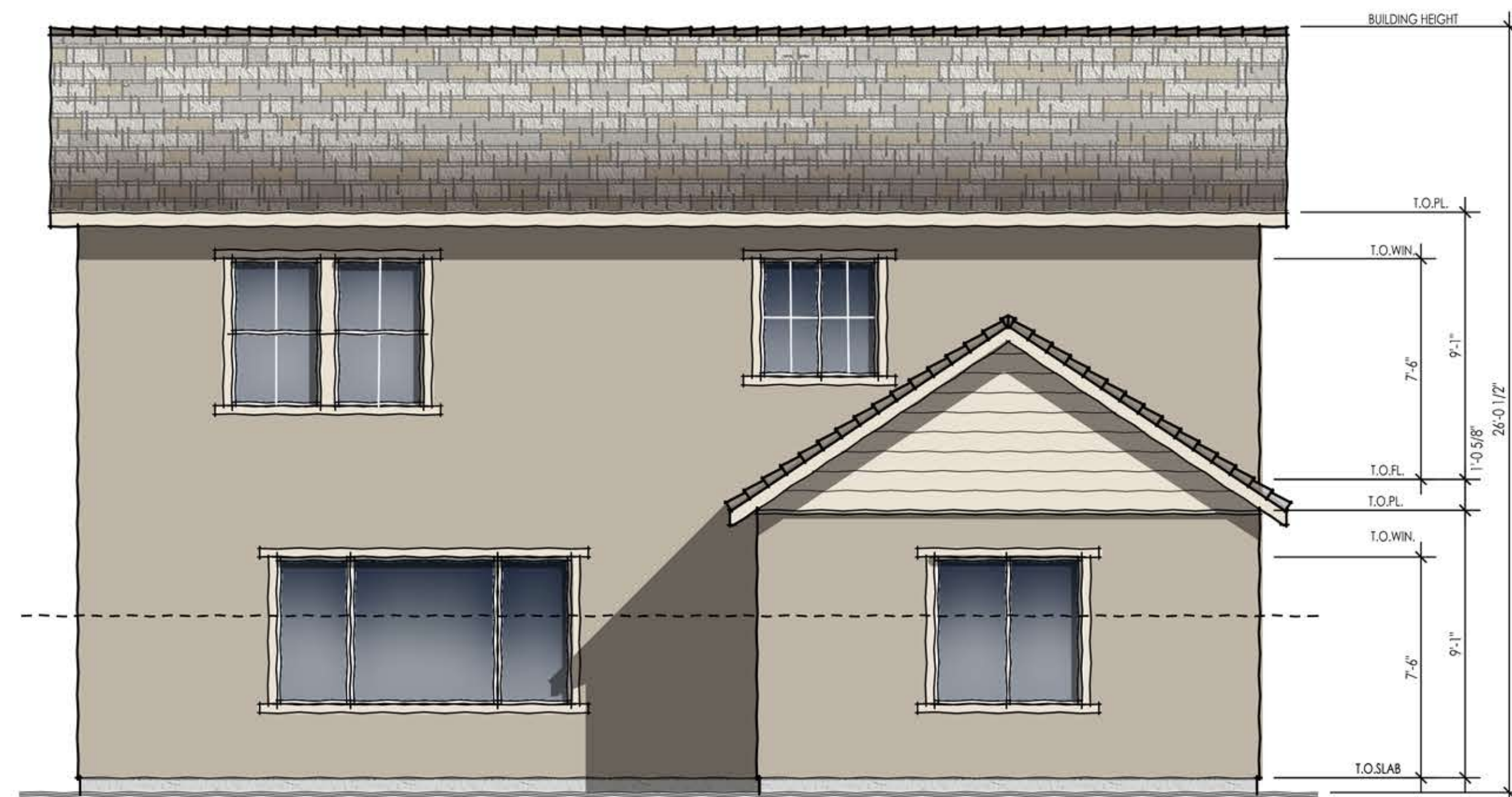
ROOF PLAN

SCALE: 1/8" = 1'-0"



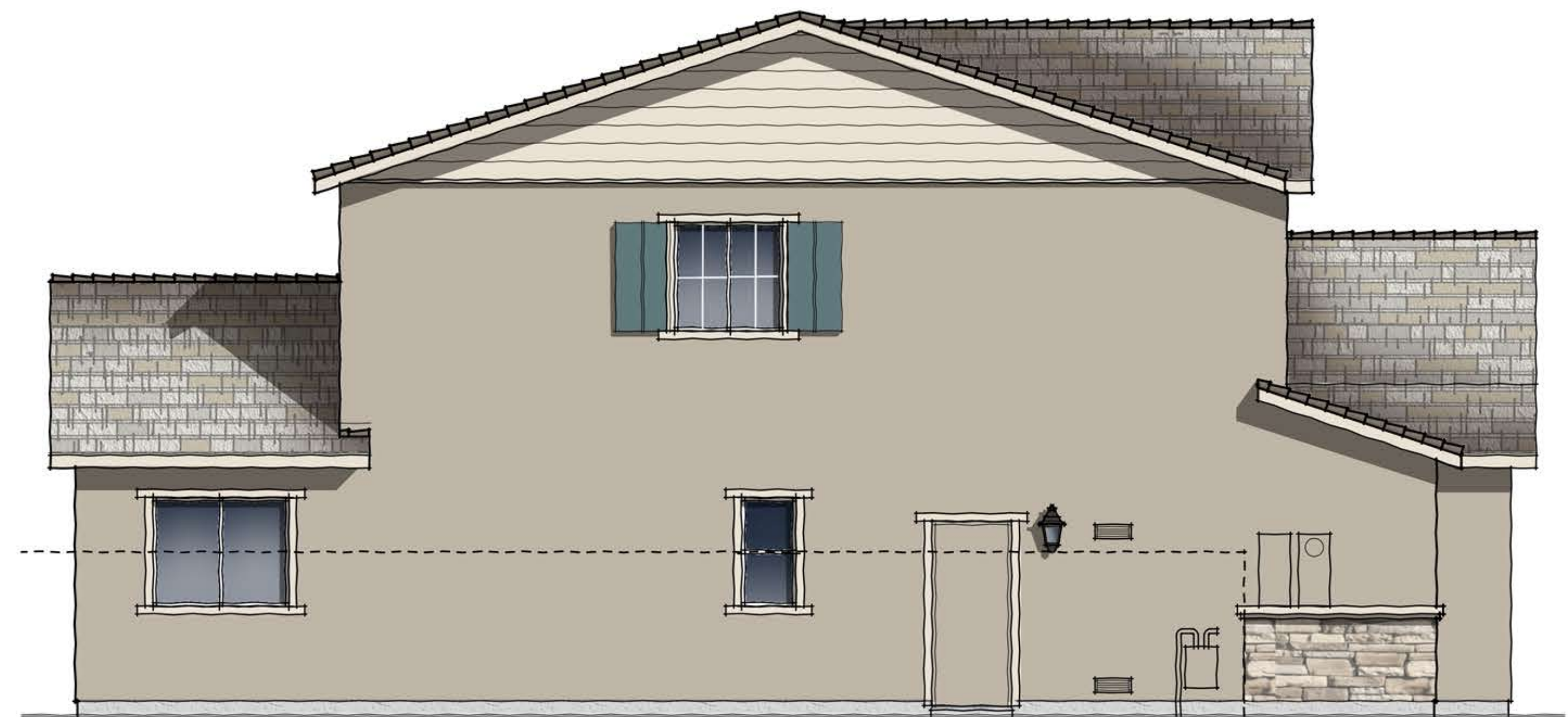
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



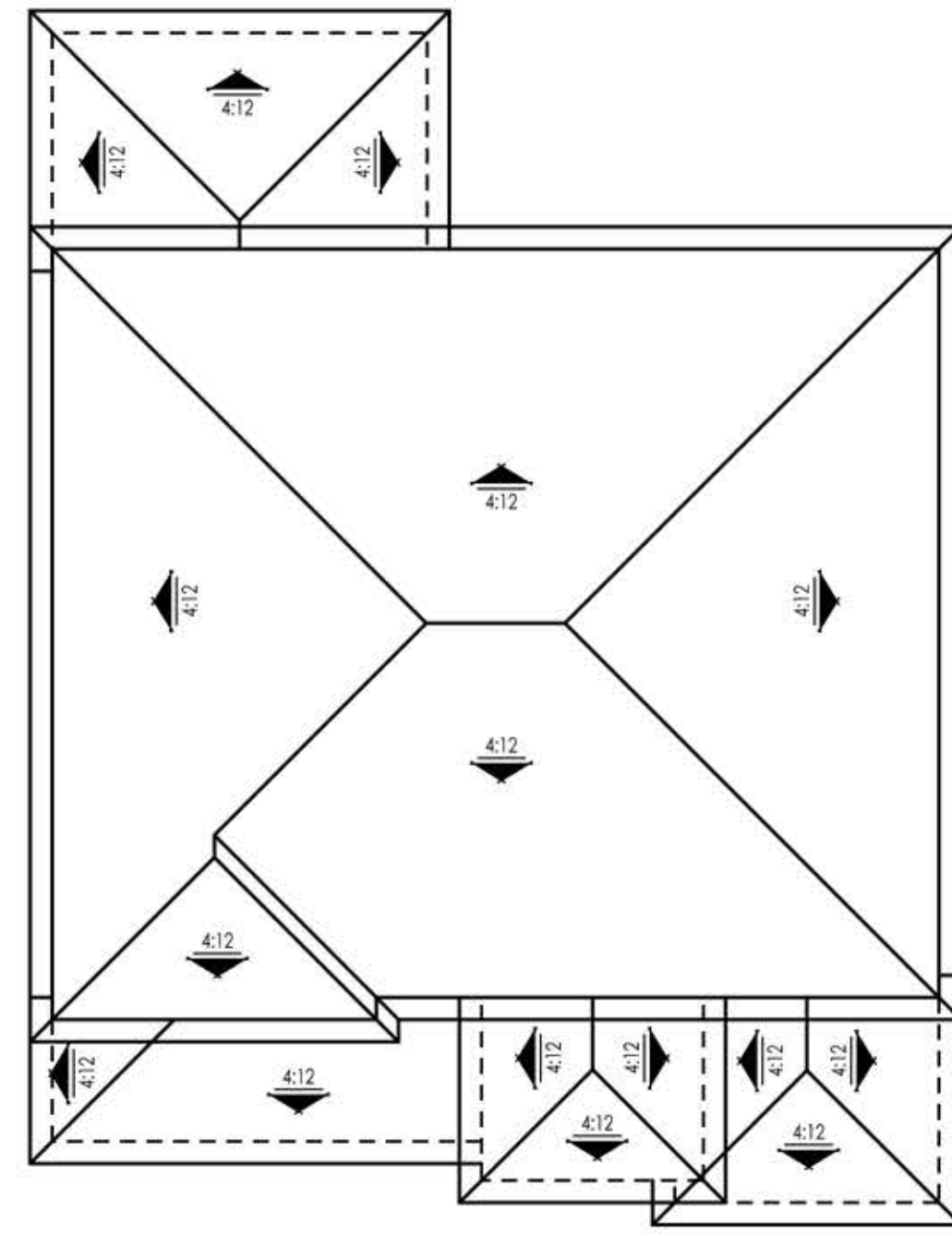
REAR ELEVATION

SCALE: 1/4" = 1'-0"



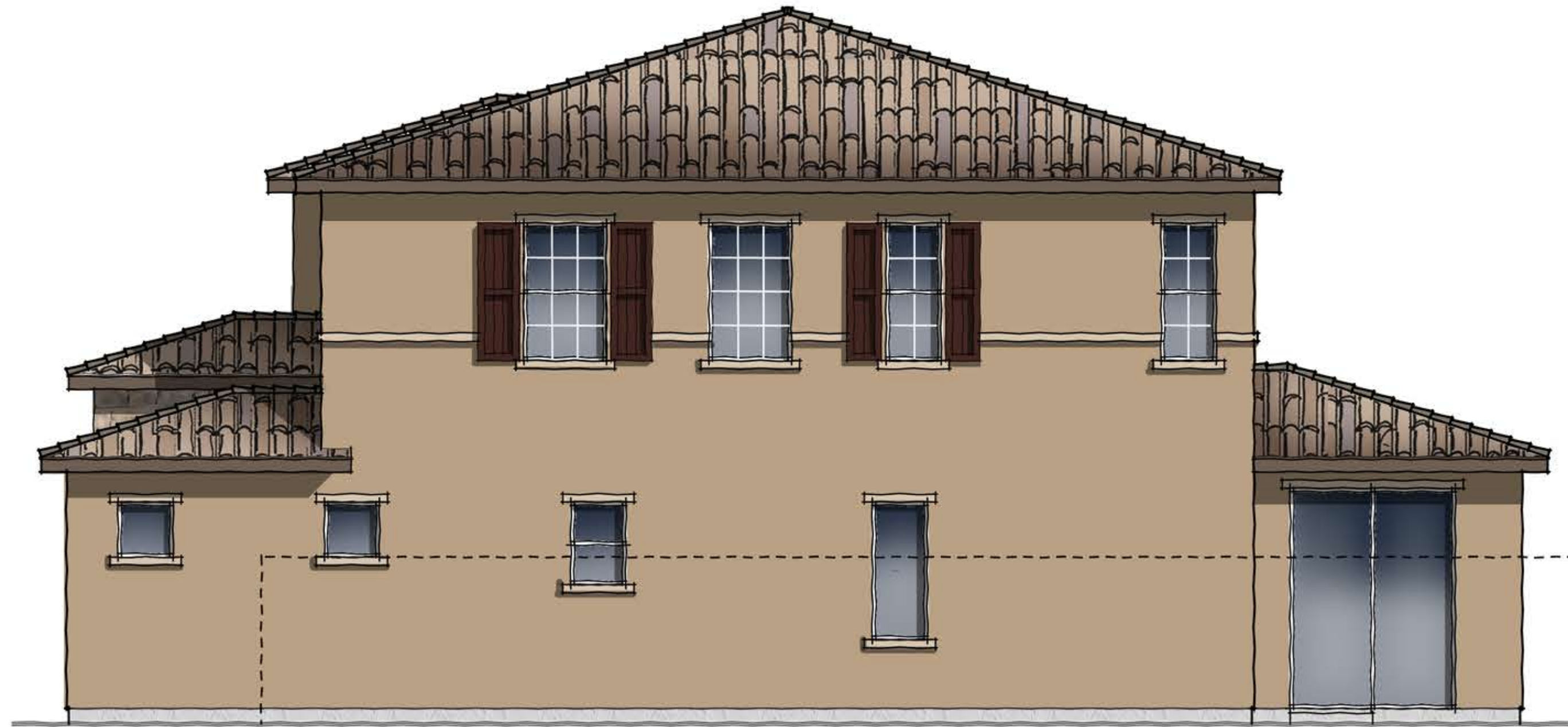
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



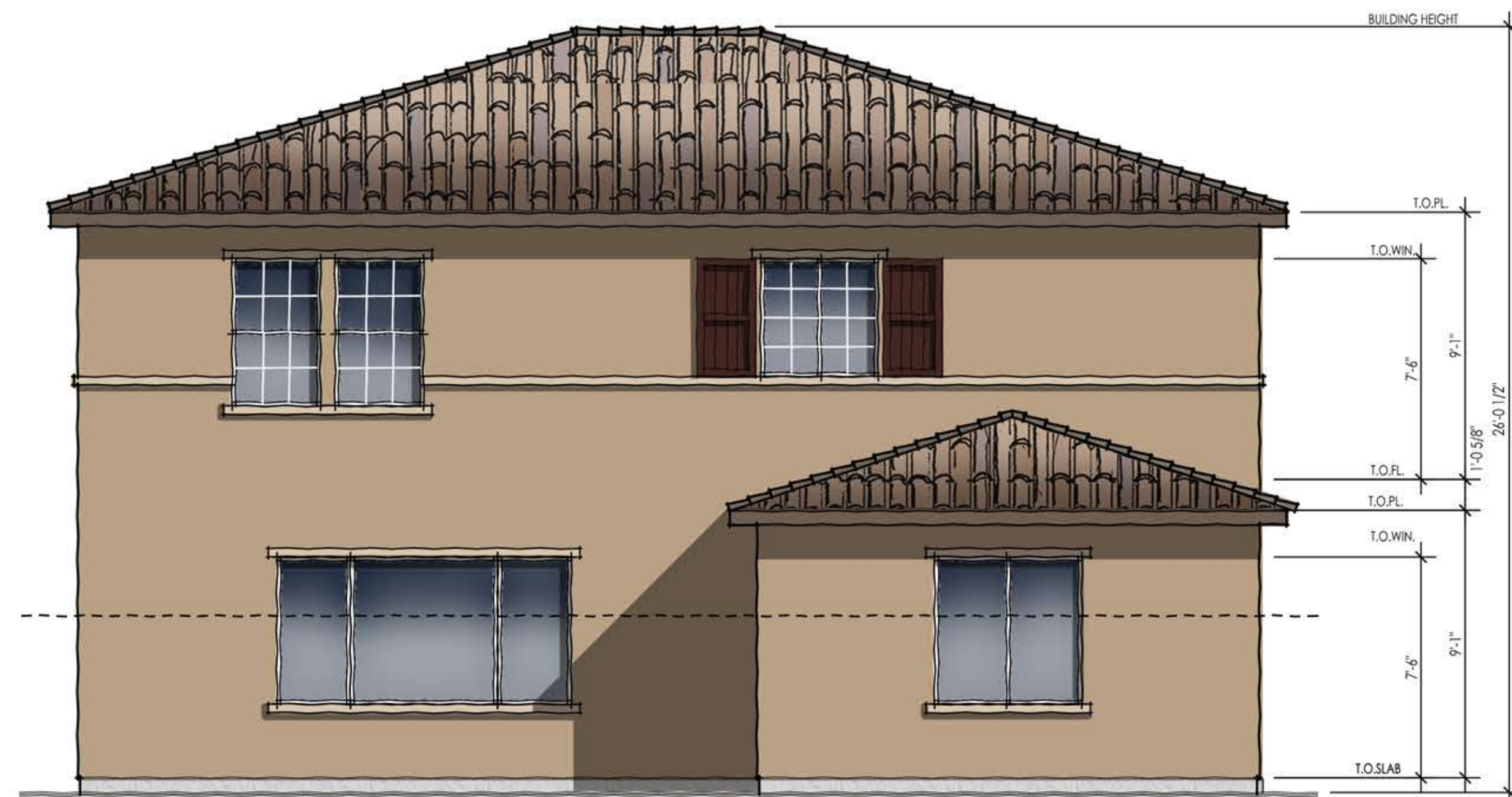
ROOF PLAN

SCALE: 1/8" = 1'-0"



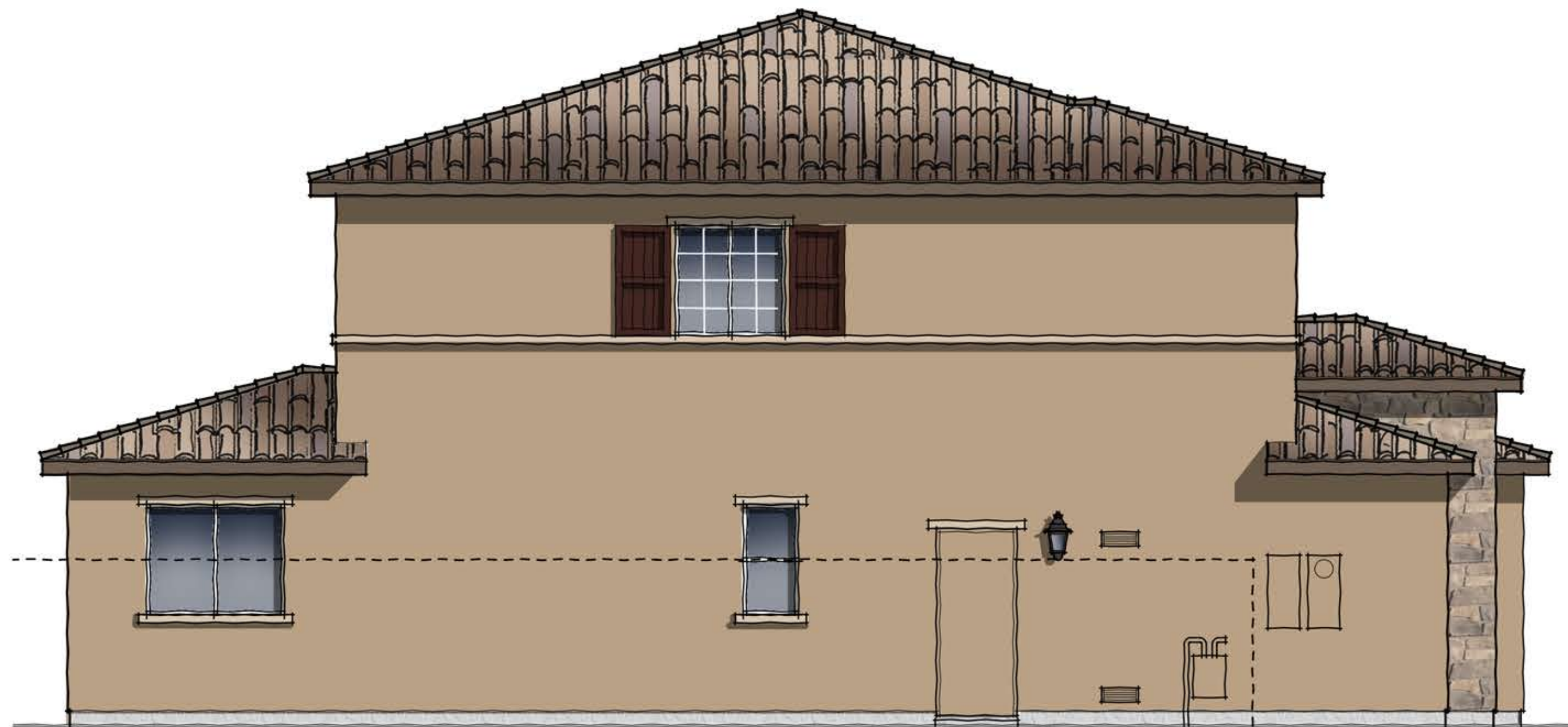
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



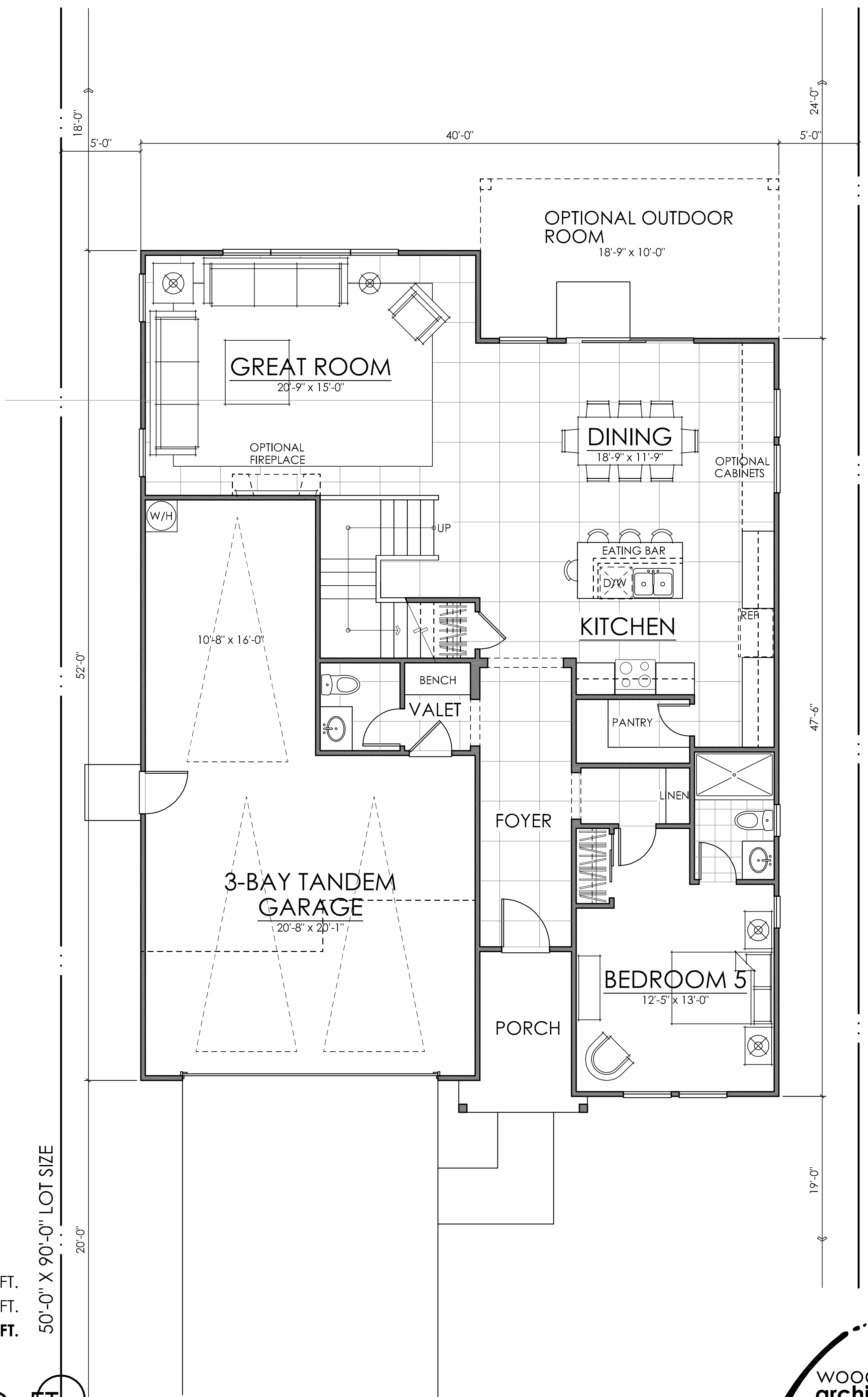
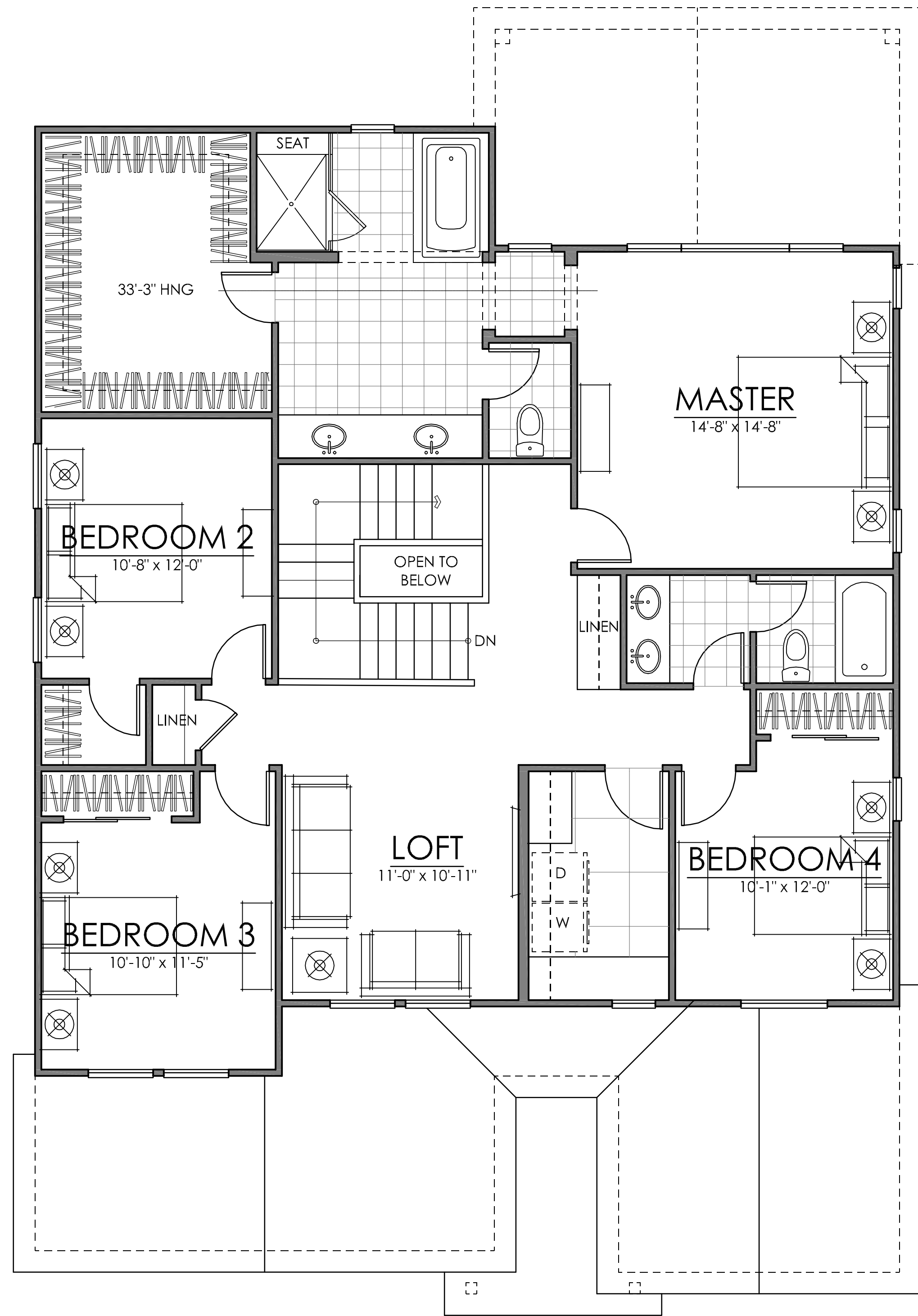
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FIRST FLOOR 1339 SQ. FT.
 SECOND FLOOR 1470 SQ. FT.
TOTAL LIVING 2809 SQ. FT.

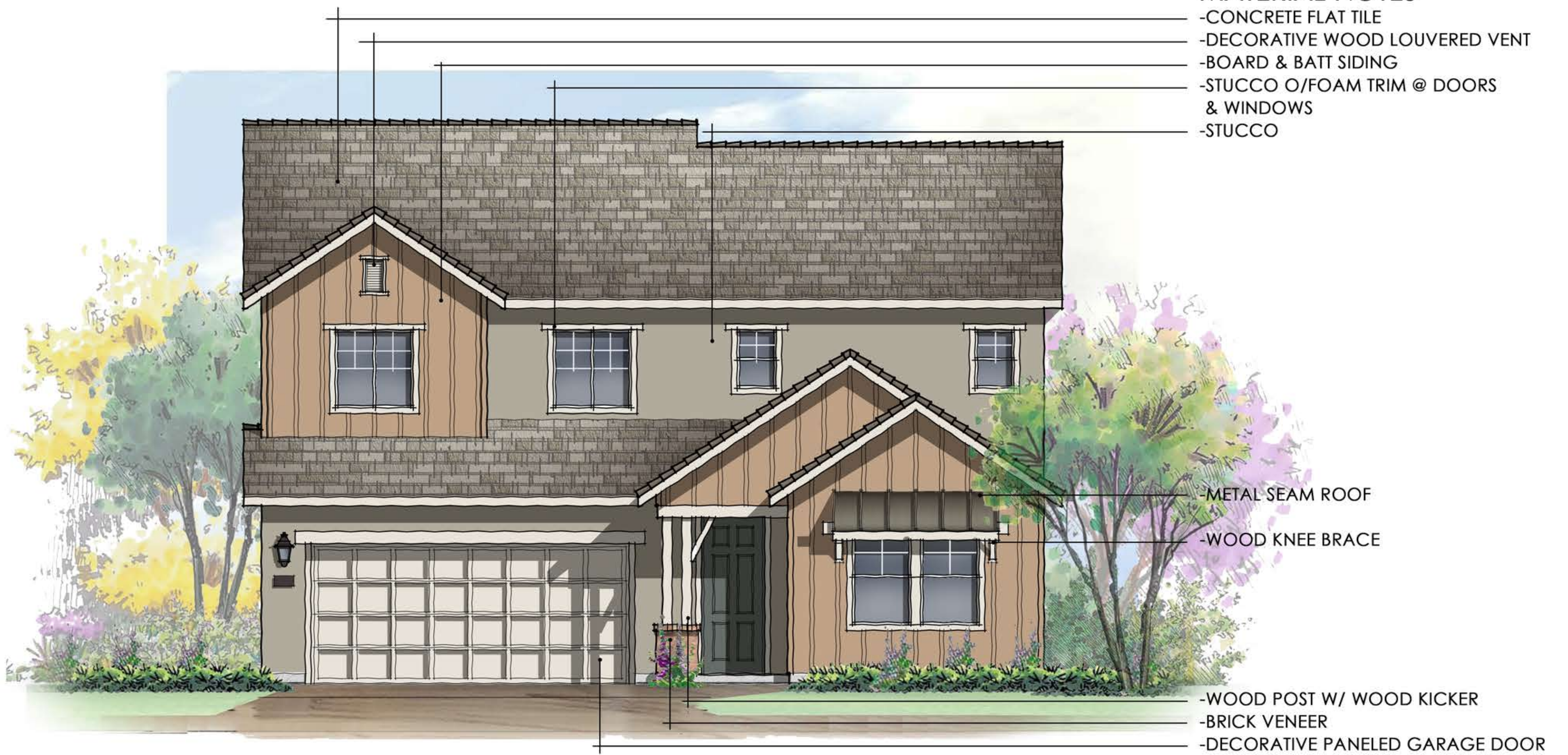
50'-0" X 90'-0" LOT SIZE

PLAN TWO | 2809 SQ. FT.

**CITRUS @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA**

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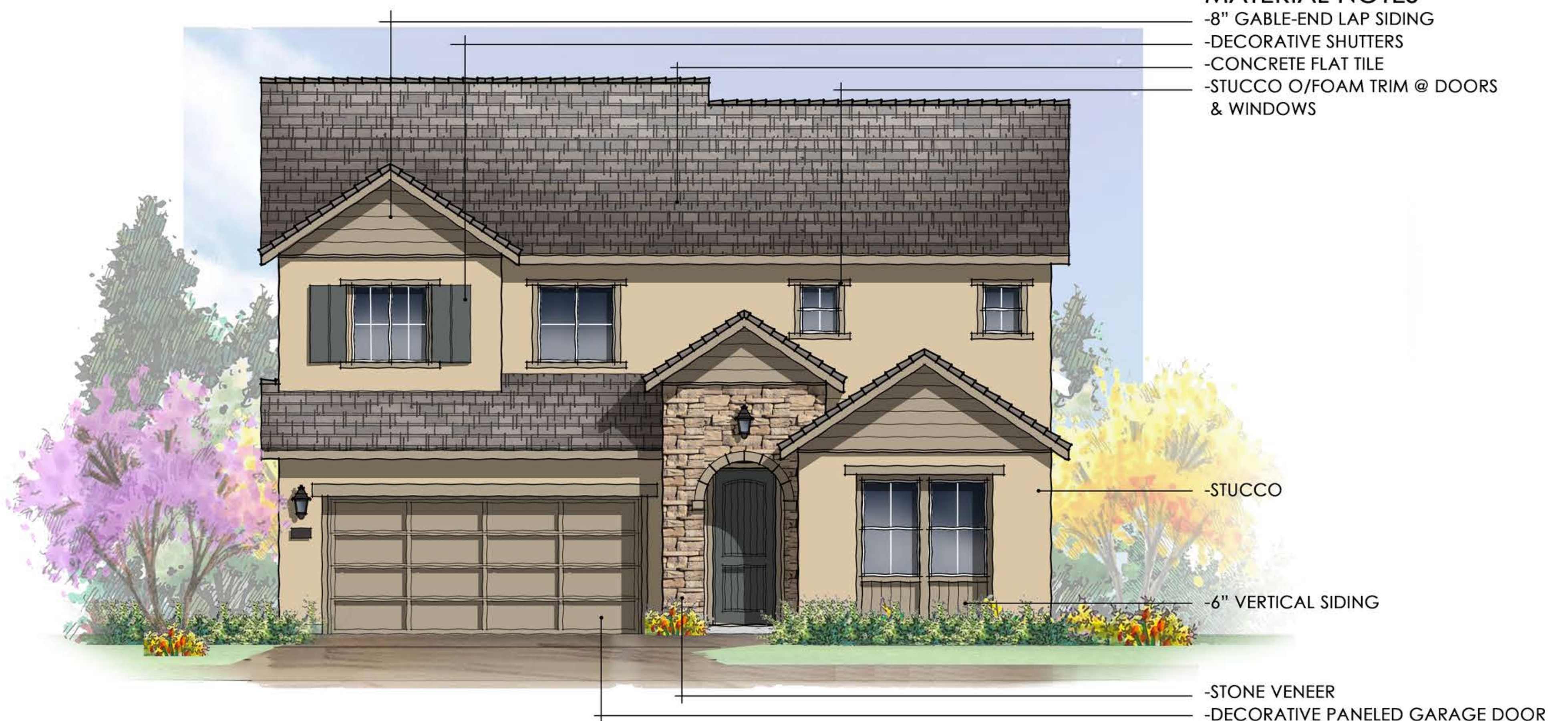
10.26.16



- MATERIAL NOTES**
- CONCRETE FLAT TILE
 - DECORATIVE WOOD LOUVERED VENT
 - BOARD & BATT SIDING
 - STUCCO O/FOAM TRIM @ DOORS & WINDOWS
 - STUCCO
 - METAL SEAM ROOF
 - WOOD KNEE BRACE
 - WOOD POST W/ WOOD KICKER
 - BRICK VENEER
 - DECORATIVE PANELED GARAGE DOOR

ELEVATION A - FARMHOUSE

SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
- 8" GABLE-END LAP SIDING
 - DECORATIVE SHUTTERS
 - CONCRETE FLAT TILE
 - STUCCO O/FOAM TRIM @ DOORS & WINDOWS
 - STUCCO
 - 6" VERTICAL SIDING
 - STONE VENEER
 - DECORATIVE PANELED GARAGE DOOR

ELEVATION B- COTTAGE

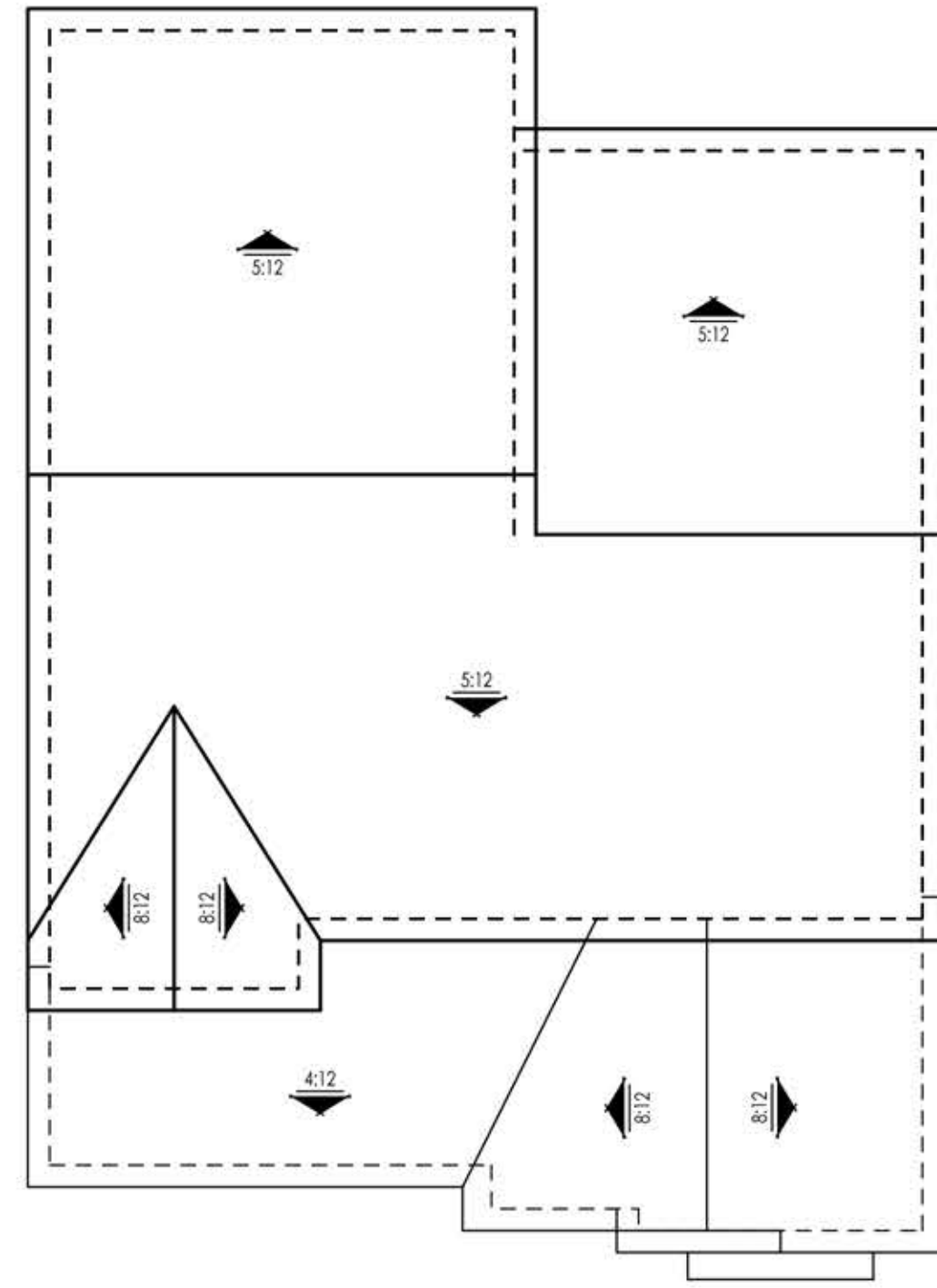
SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
- CONCRETE 'S' TILE
 - STUCCO O/FOAM TRIM @ DOORS & WINDOWS
 - STUCCO
 - SOLDIER COURSE TRIM
 - STONE VENEER
 - PRE-CAST SURROUND
 - DECORATIVE PANELED GARAGE DOOR

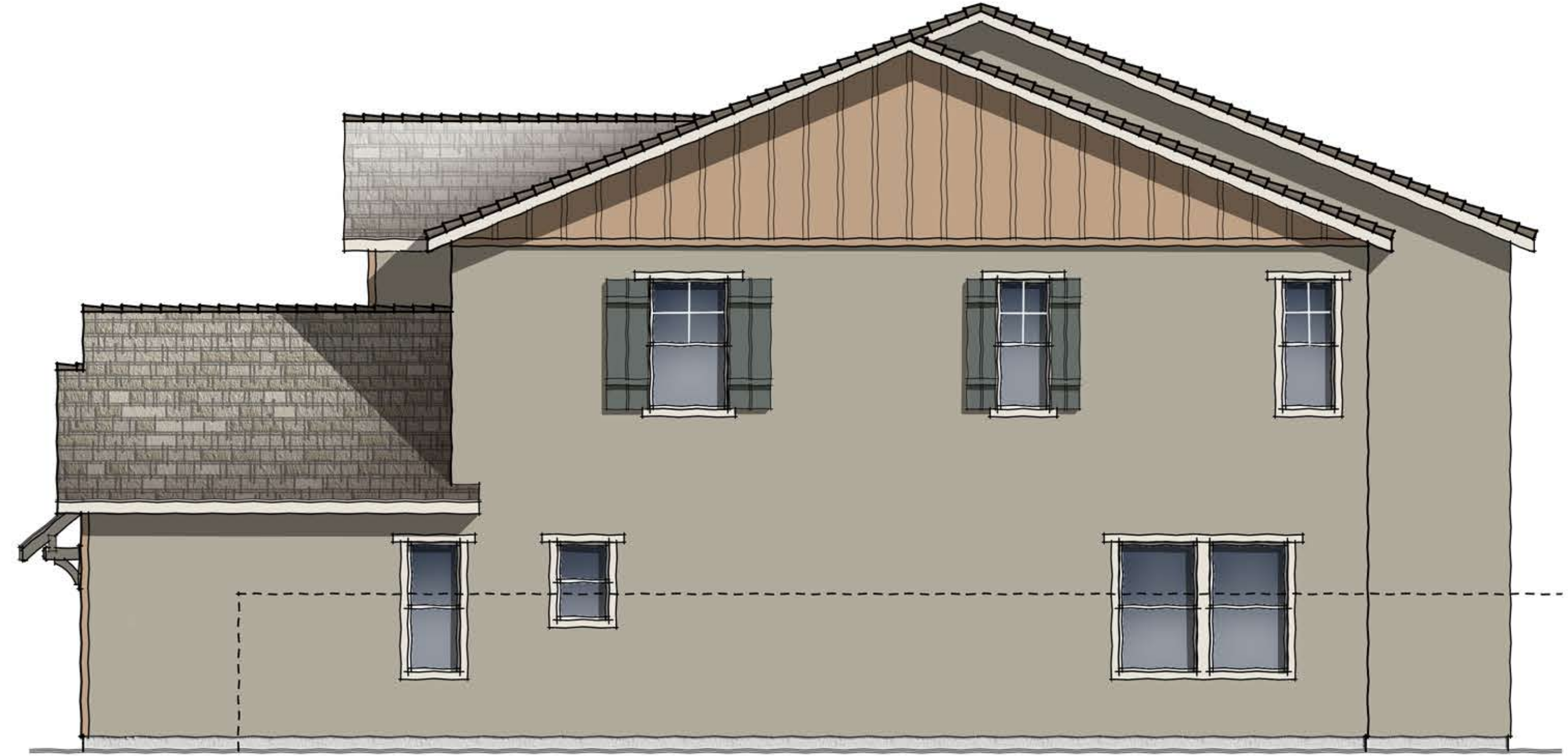
ELEVATION C - ITALIAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

Brookfield
Residential

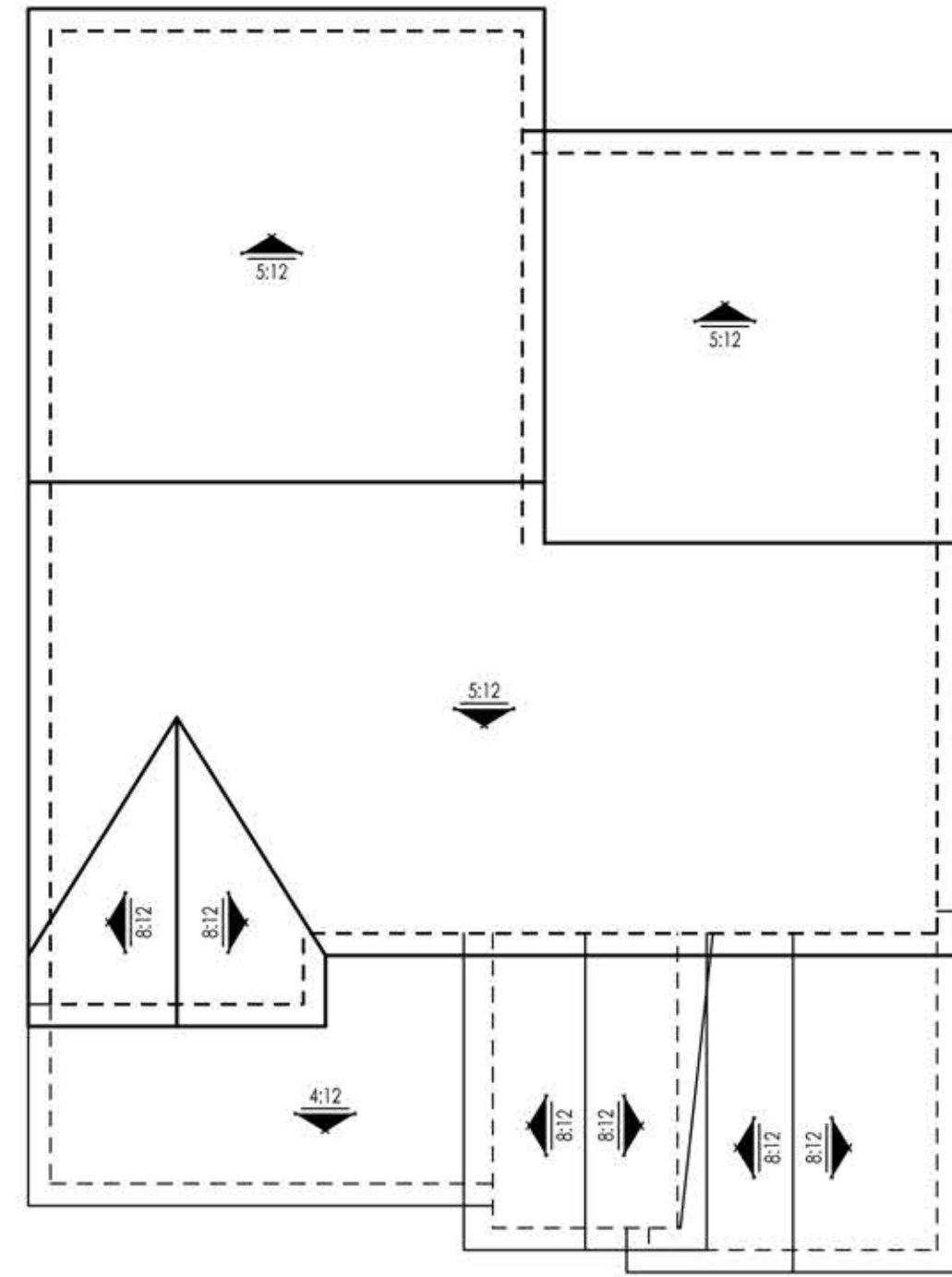
PLAN TWO | ELEVATION A | FARMHOUSE
CITRUS @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

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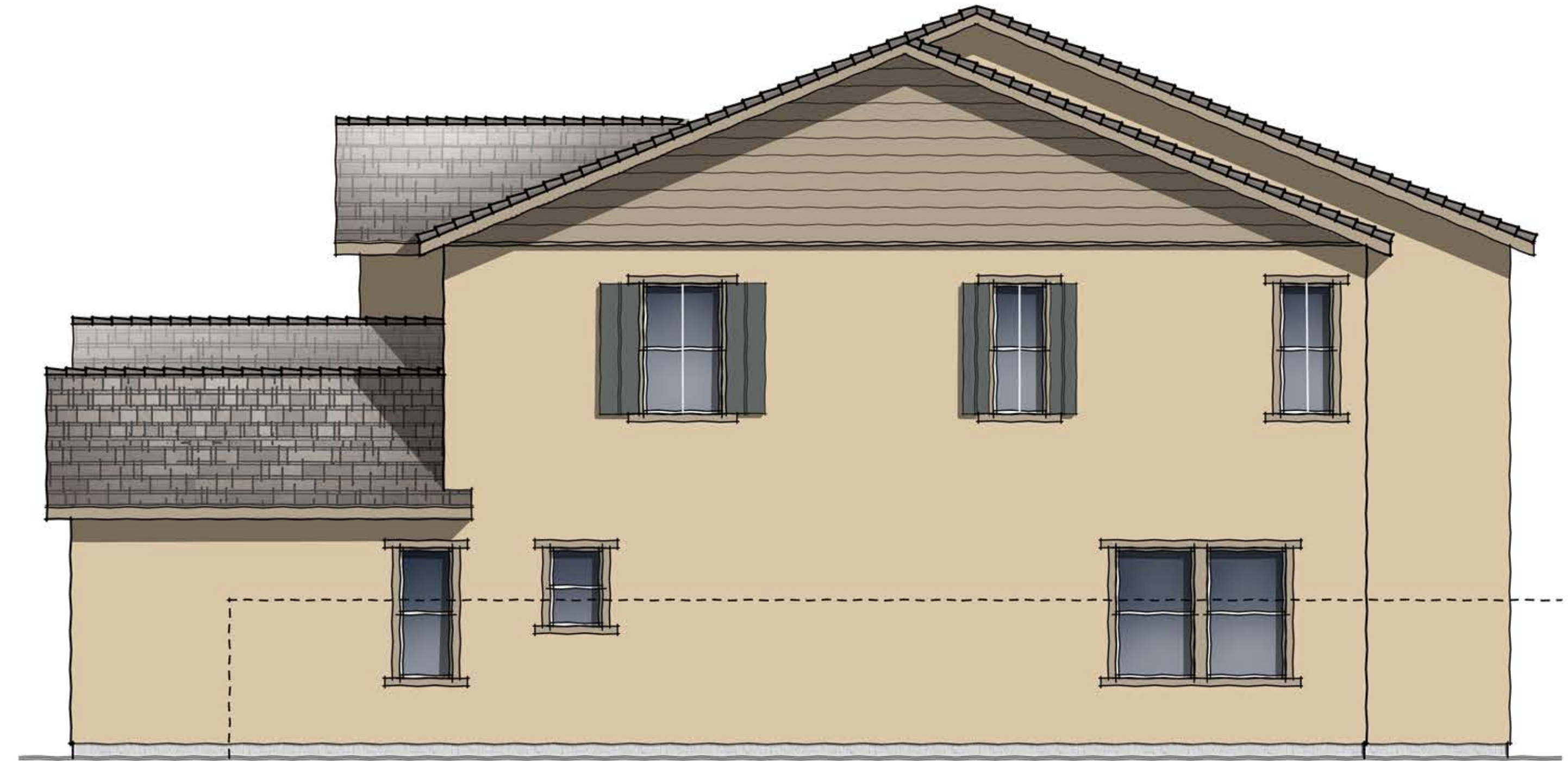
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 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



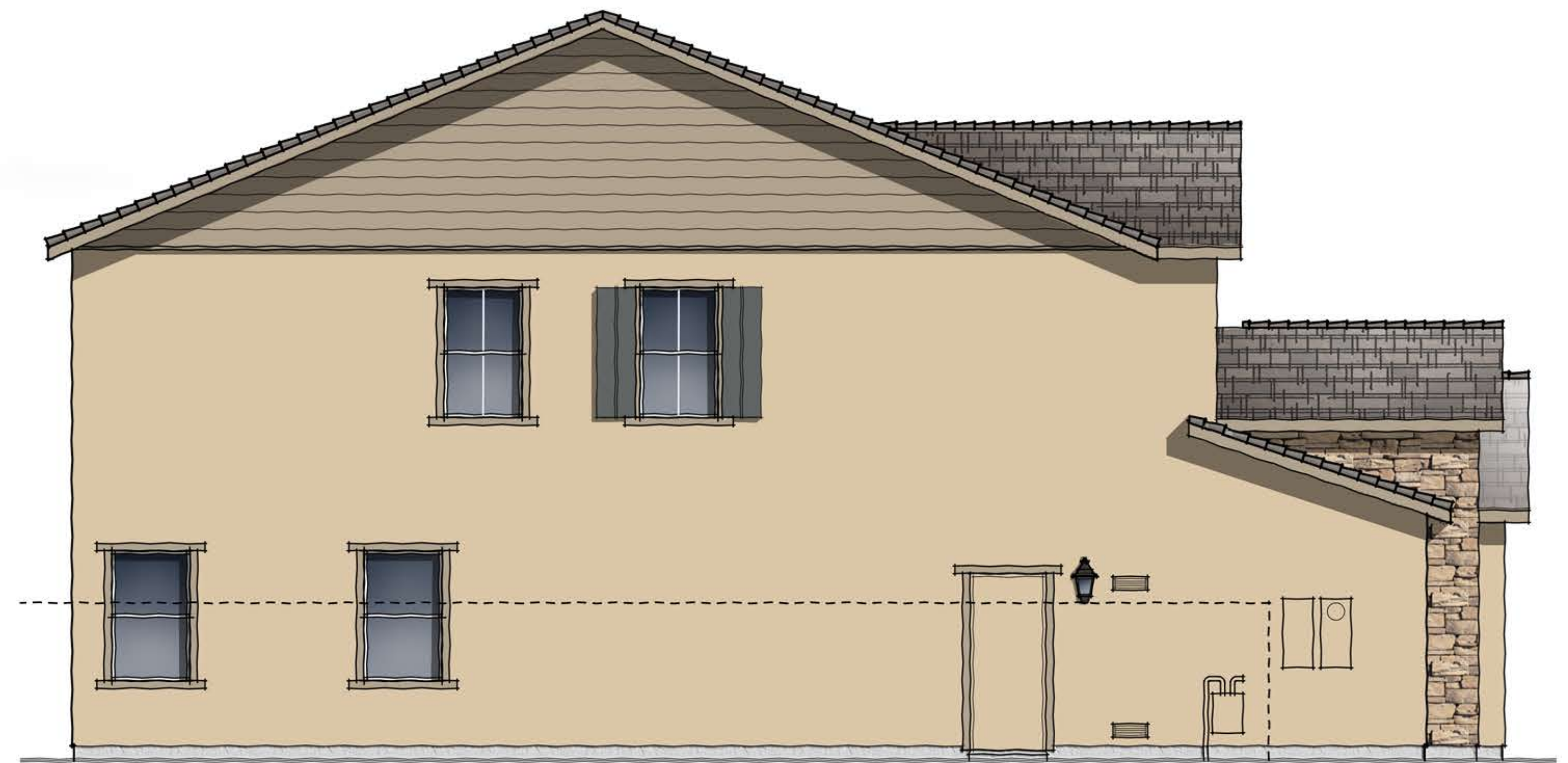
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

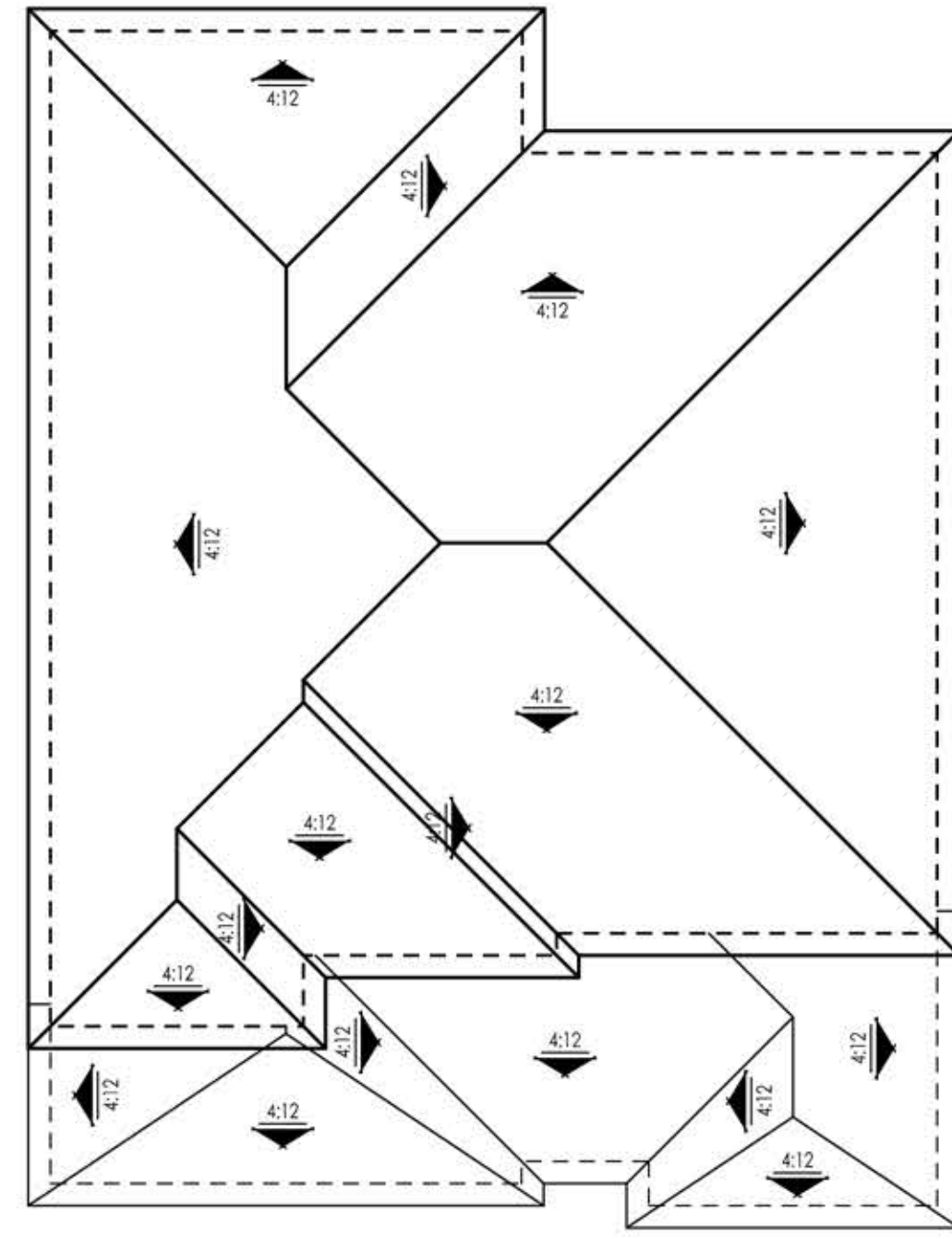
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

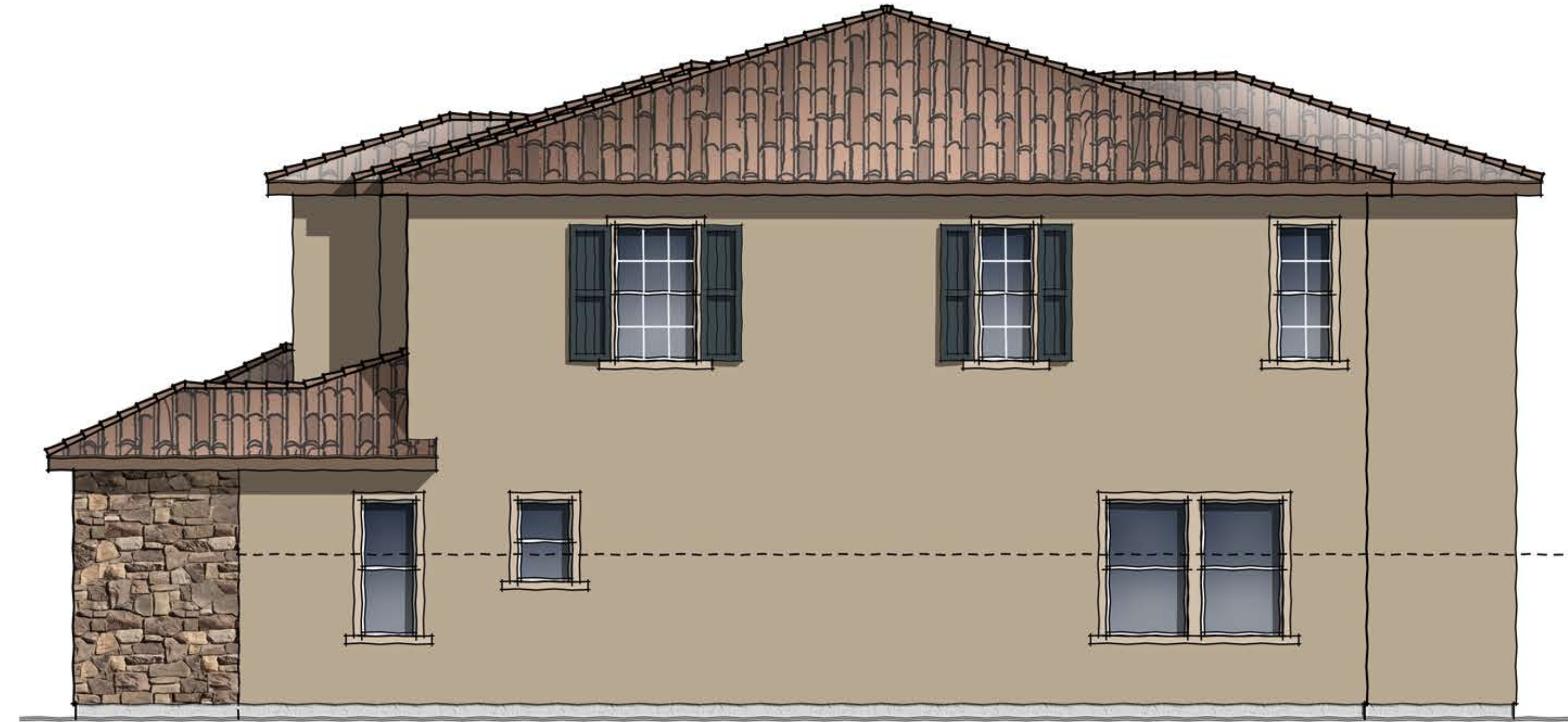
SCALE: 1/4" = 1'-0"

10.26.16



ROOF PLAN

SCALE: 1/8" = 1'-0"



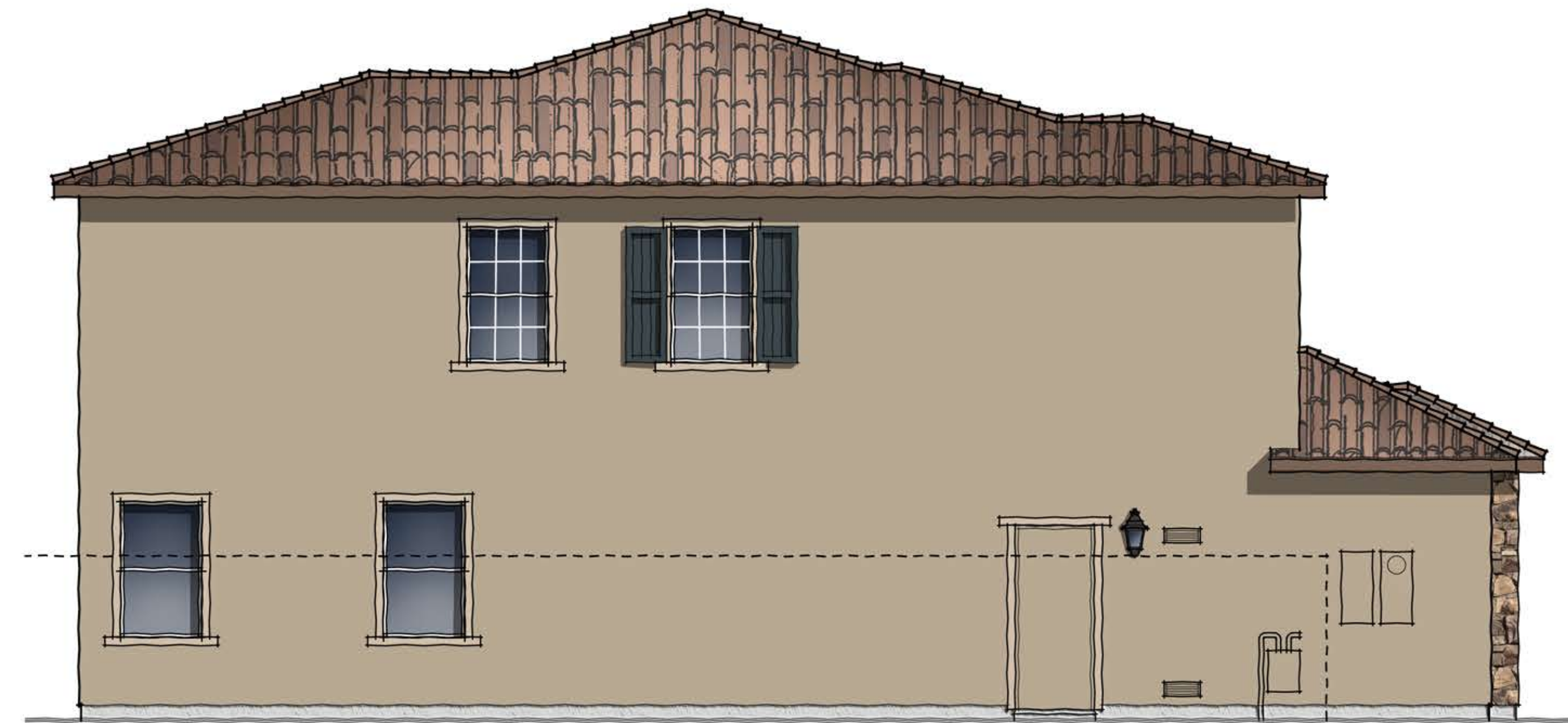
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



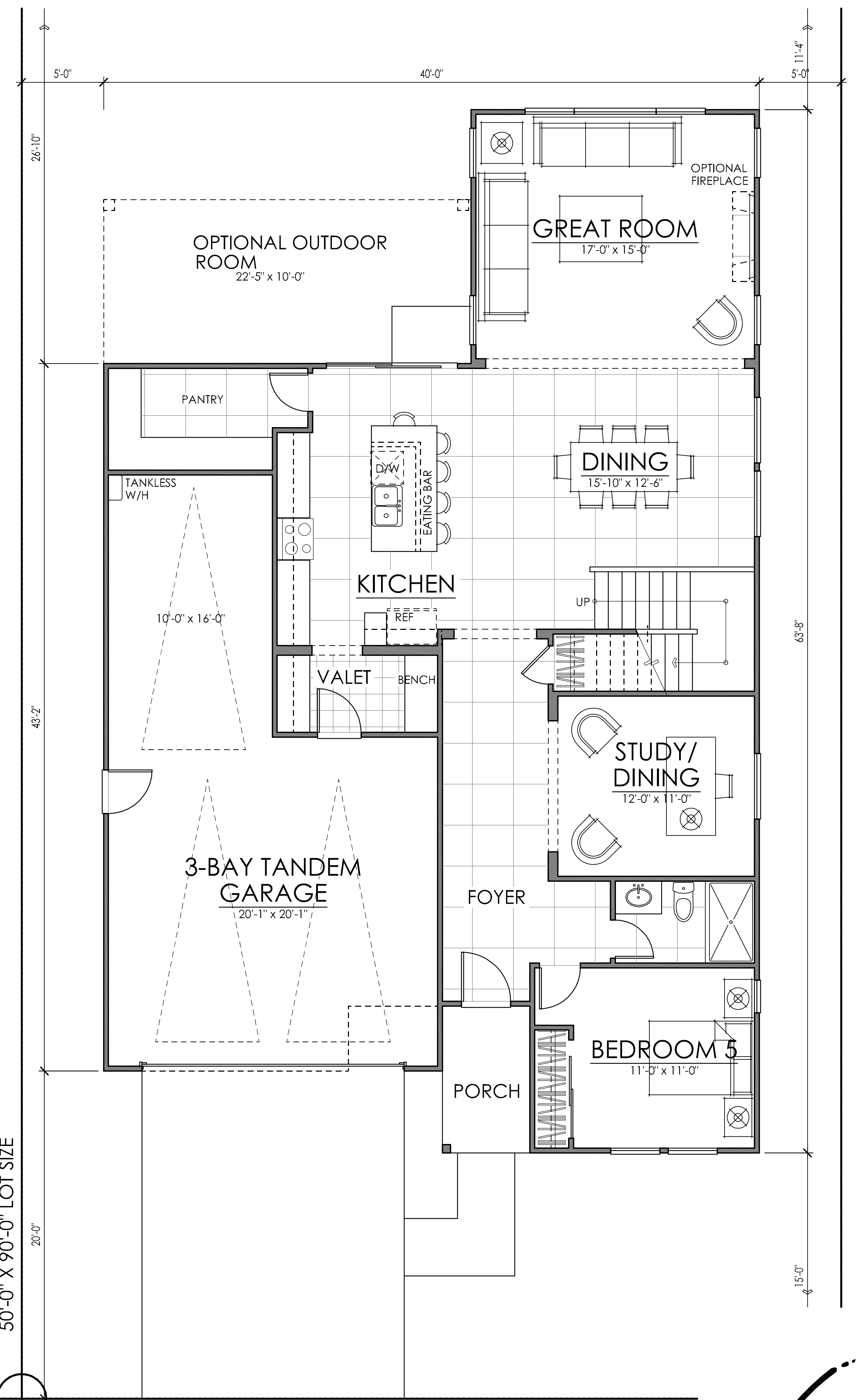
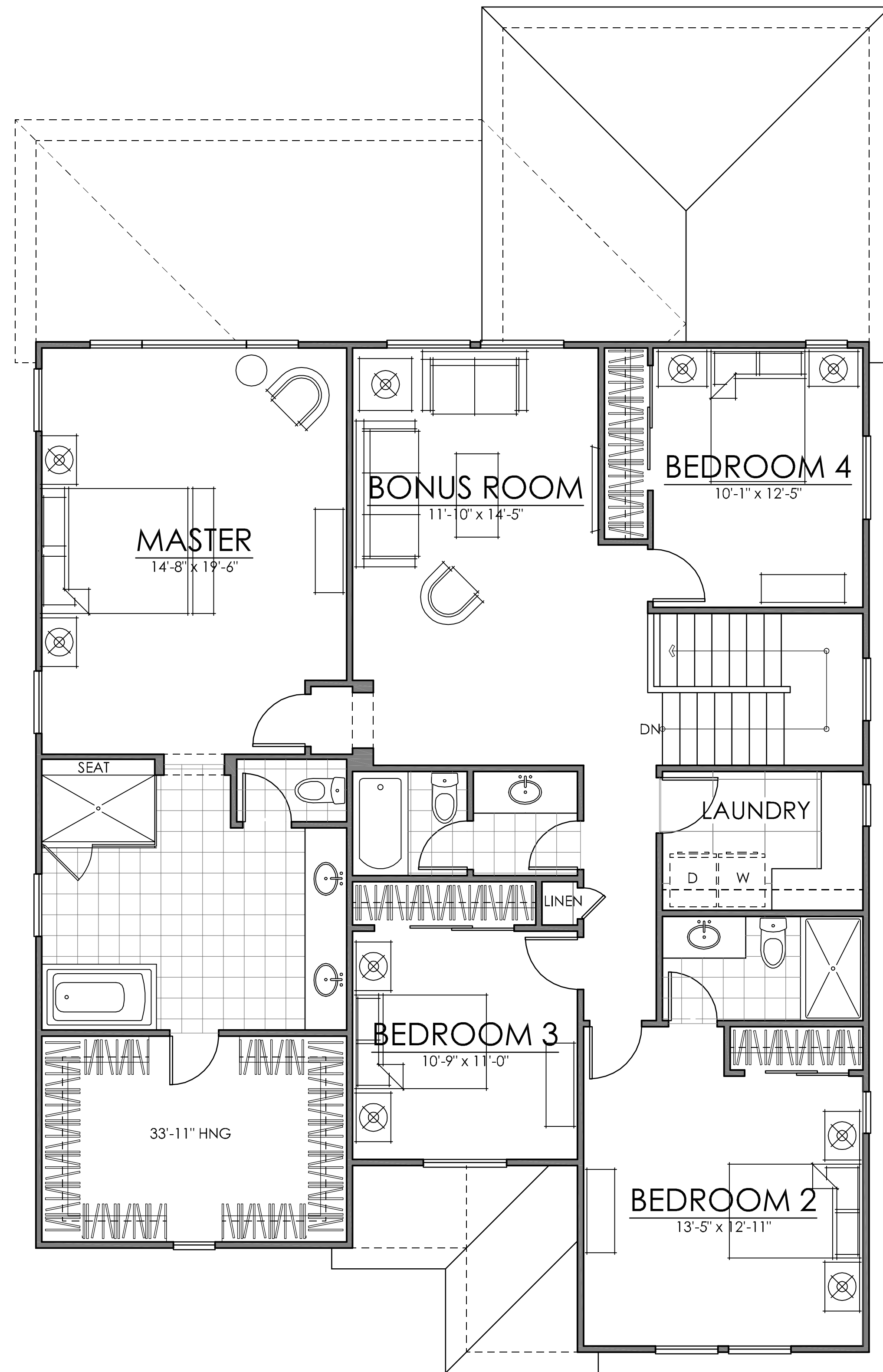
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FIRST FLOOR 1467 SQ. FT.
 SECOND FLOOR 1648 SQ. FT.
TOTAL LIVING 3115 SQ. FT.

50'-0" X 90'-0" LOT SIZE

PLAN THREE | 3115 SQ. FT.

CITRUS @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

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- MATERIAL NOTES**
- CONCRETE FLAT TILE
 - DECORATIVE WOOD LOUVERED VENT
 - BOARD & BATT SIDING
 - STUCCO O/FOAM TRIM @ DOORS & WINDOWS
 - STUCCO
 - DECORATIVE HINGES @ SHUTTERS
 - DECORATIVE SHUTTERS
 - METAL SEAM ROOF
 - WOOD KNEE BRACE
 - BRICK VENEER
 - DECORATIVE PANELED GARAGE DOOR

ELEVATION A - FARMHOUSE

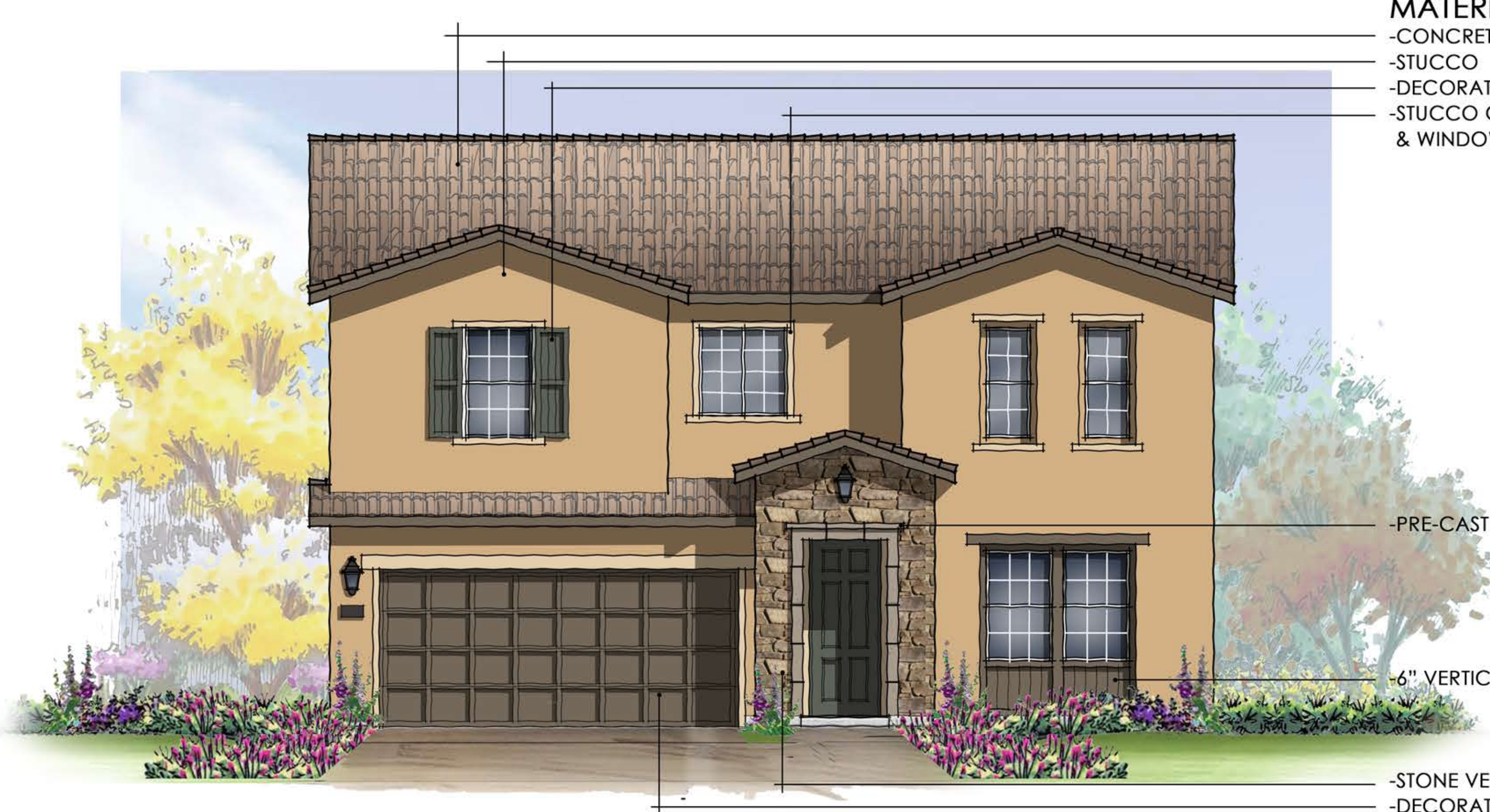
SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
- 8" GABLE-END LAP SIDING
 - CONCRETE FLAT TILE
 - STUCCO O/FOAM TRIM @ DOORS & WINDOWS
 - DECORATIVE SHUTTERS
 - STUCCO
 - 6" VERTICAL SIDING
 - STONE VENEER
 - DECORATIVE PANELED GARAGE DOOR

ELEVATION B- COTTAGE

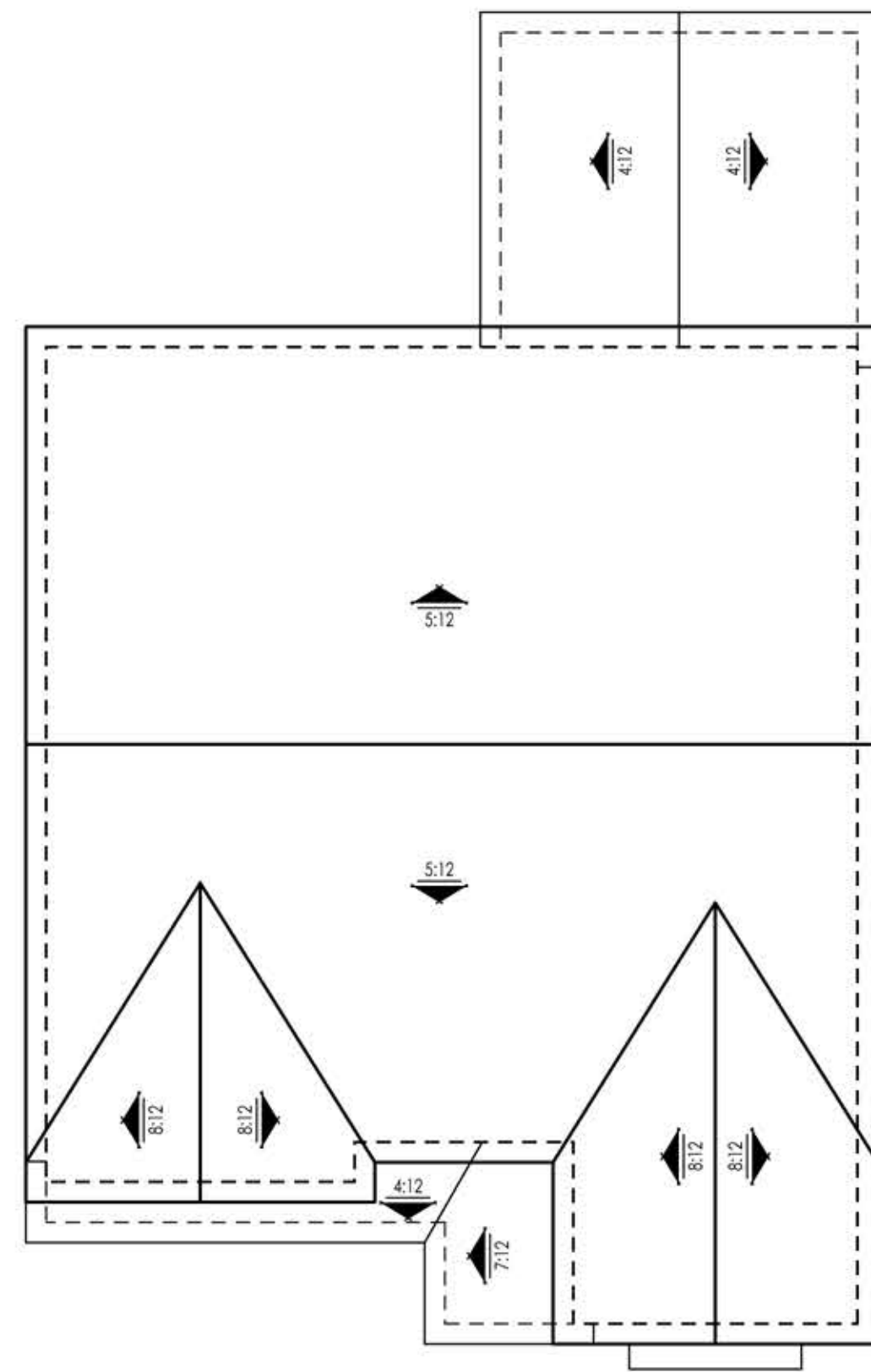
SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
- CONCRETE 'S' TILE
 - STUCCO
 - DECORATIVE SHUTTERS
 - STUCCO O/FOAM TRIM @ DOORS & WINDOWS
 - PRE-CAST SURROUND
 - 6" VERTICAL SIDING
 - STONE VENEER
 - DECORATIVE PANELED GARAGE DOOR

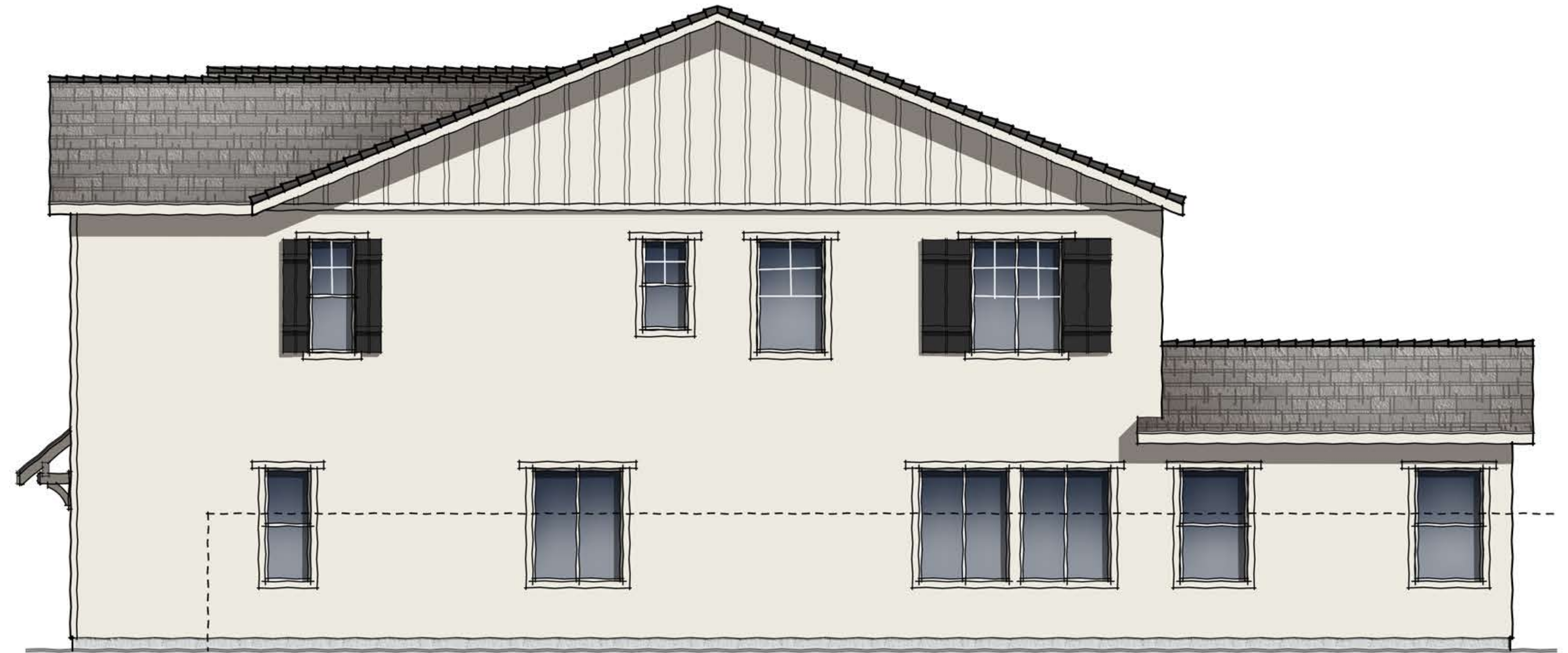
ELEVATION C - ITALIAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



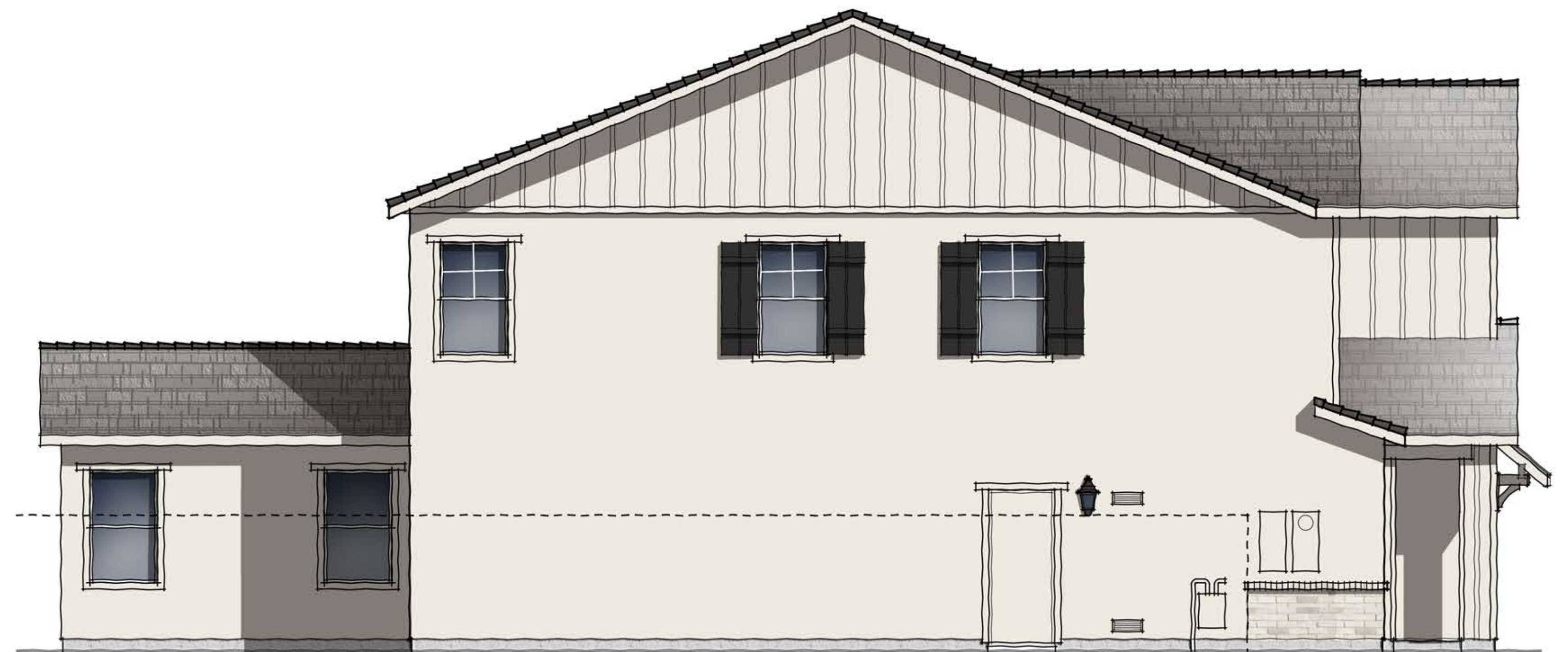
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



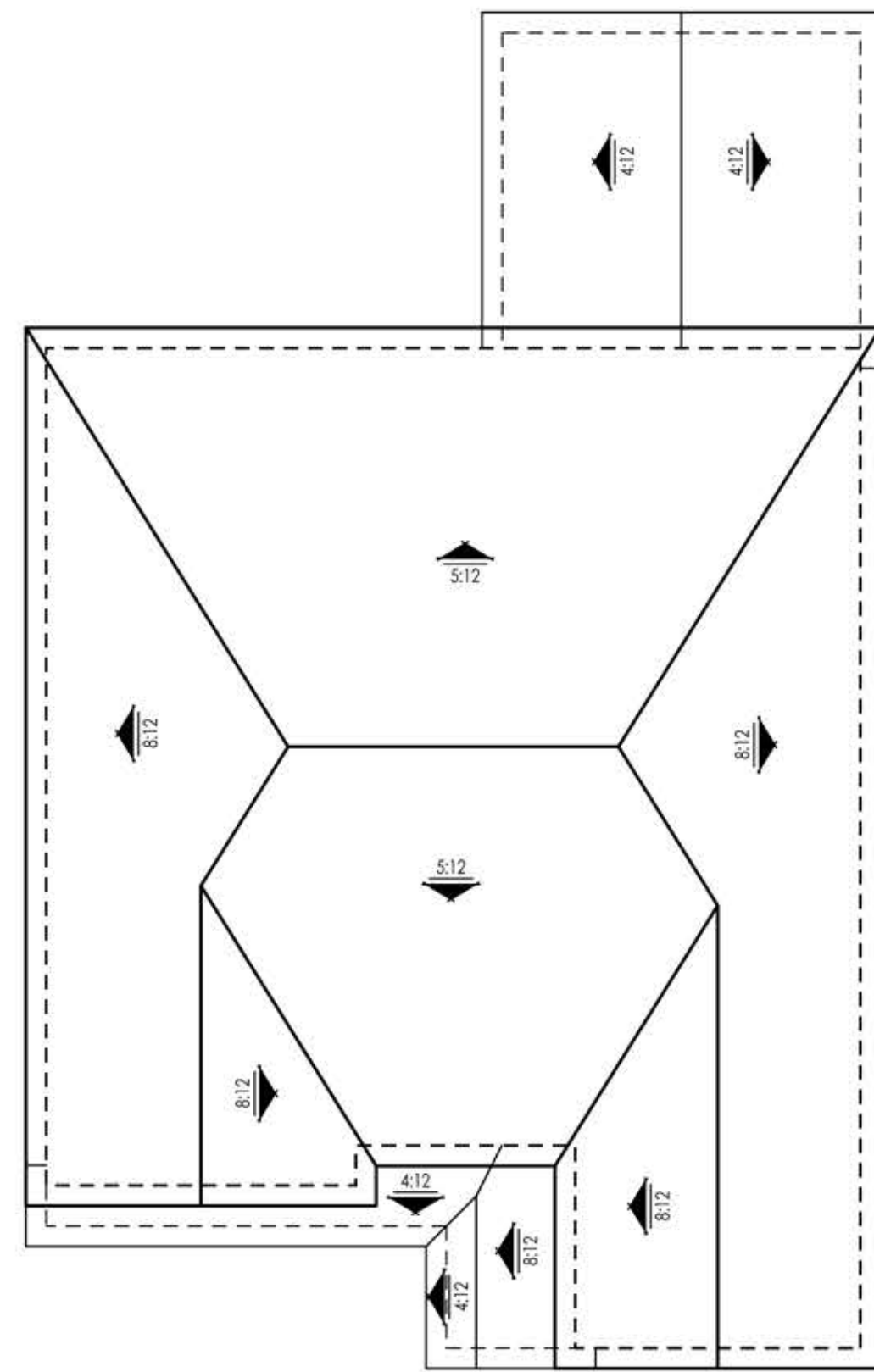
REAR ELEVATION

SCALE: 1/4" = 1'-0"



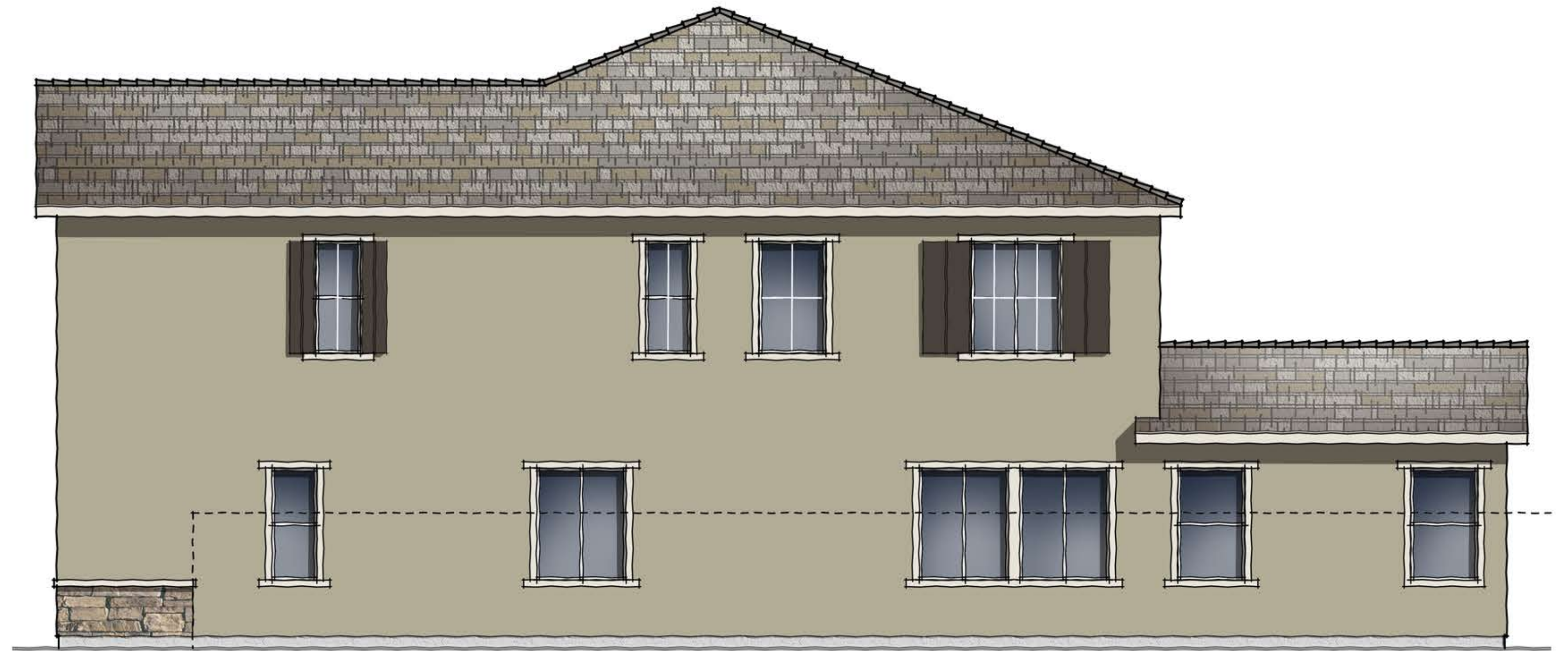
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



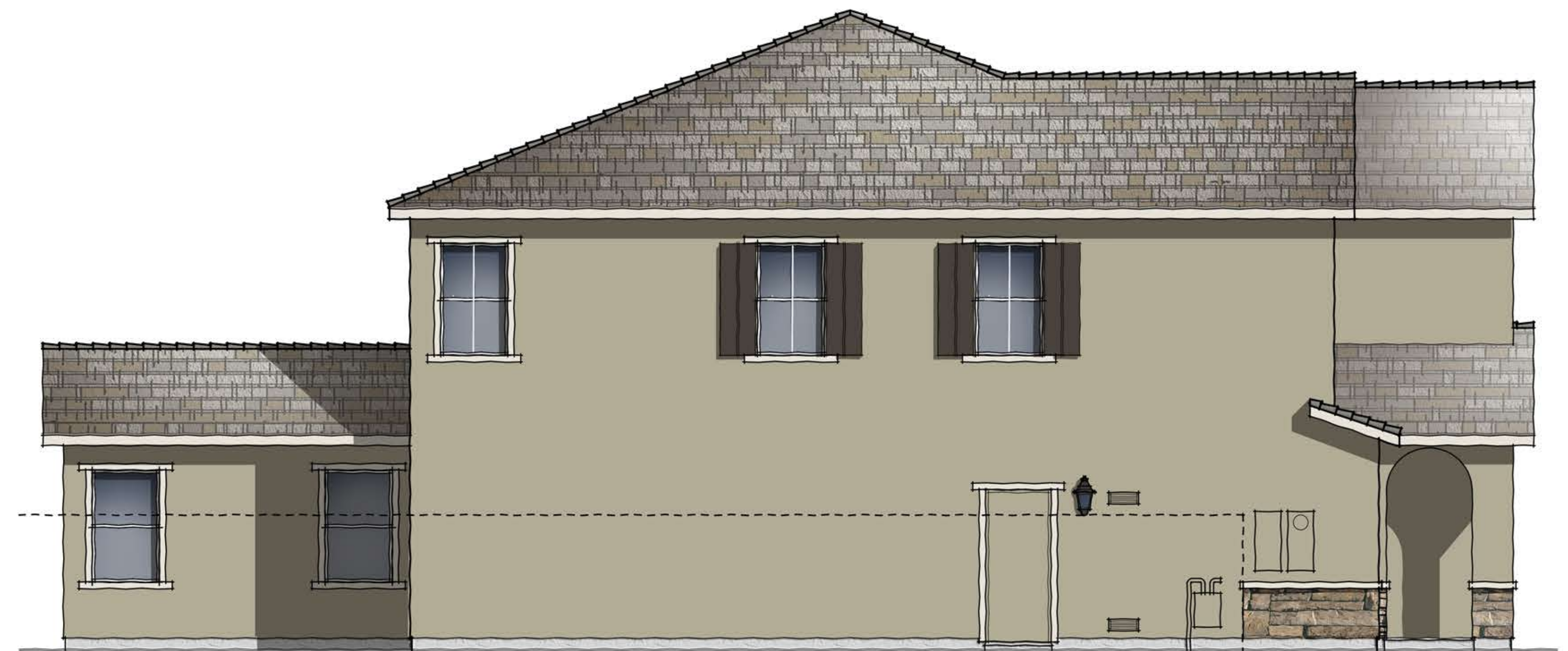
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

Brookfield
Residential

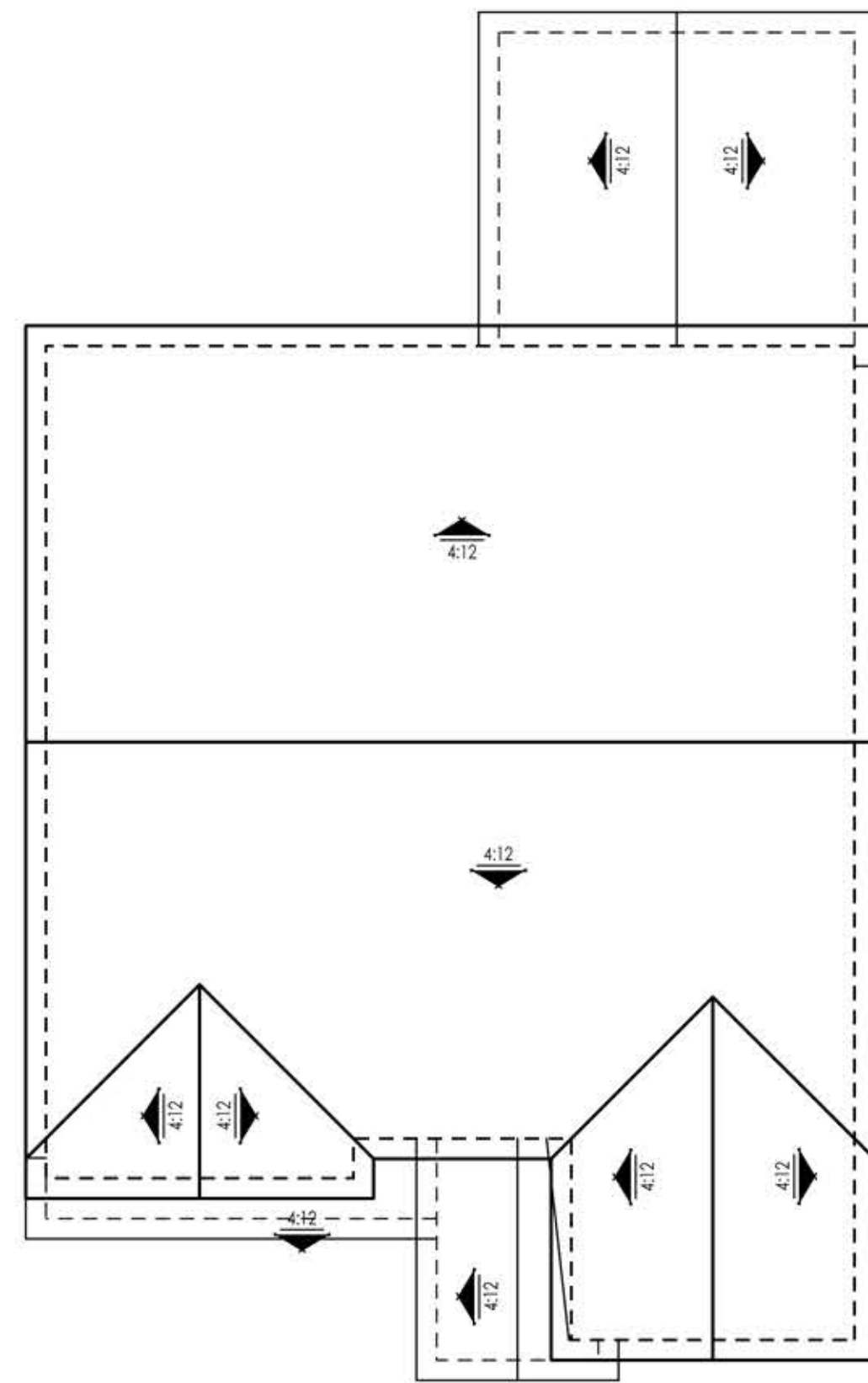
PLAN THREE | ELEVATION B | COTTAGE
CITRUS @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

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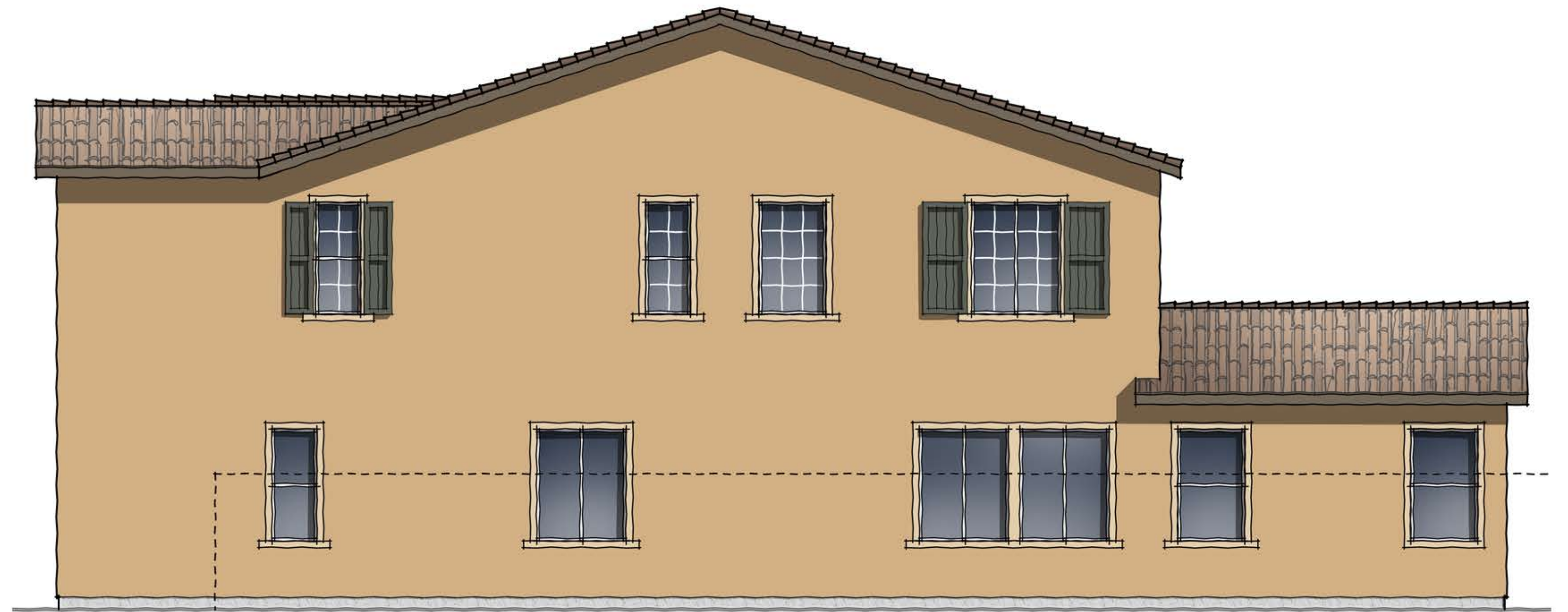
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 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



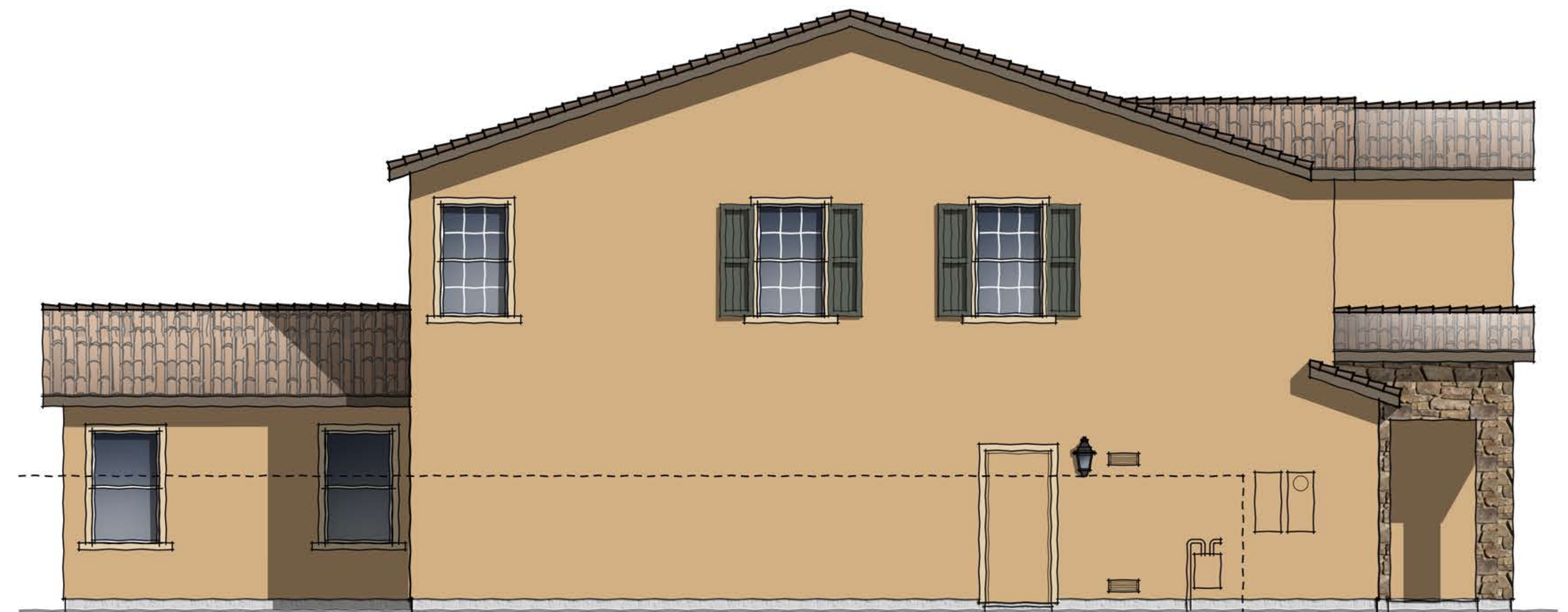
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



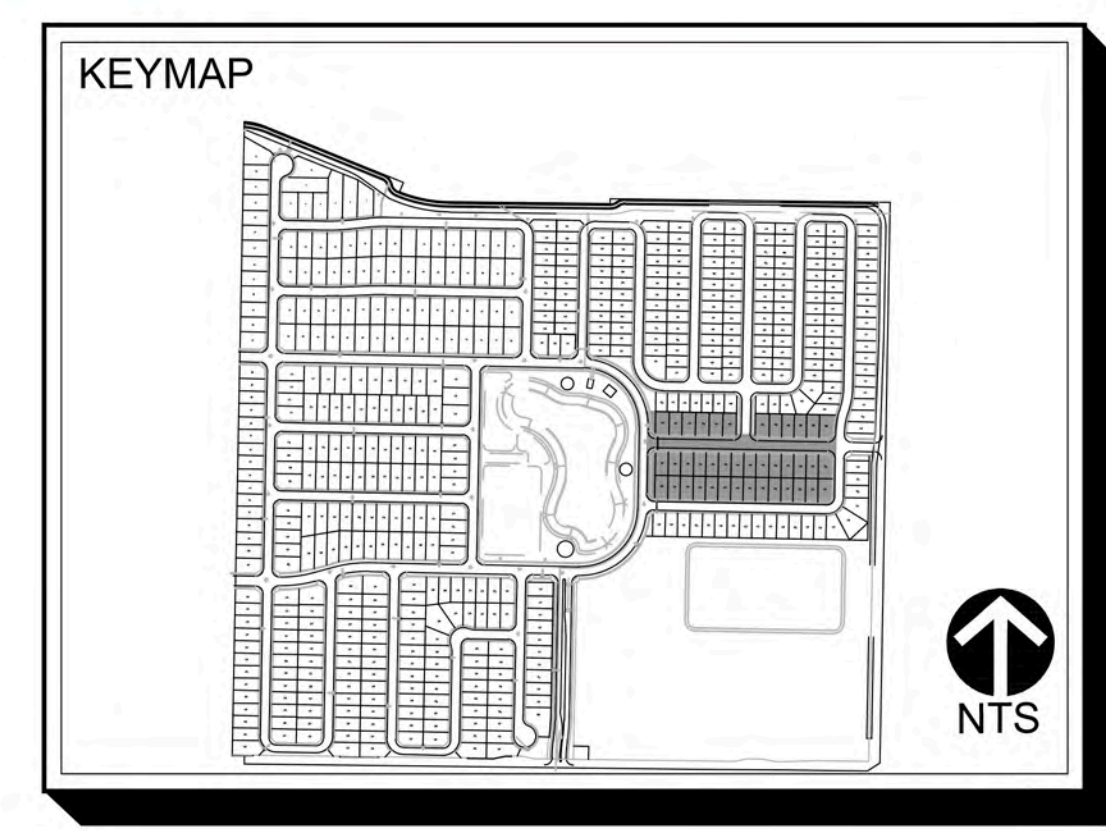
LEFT ELEVATION

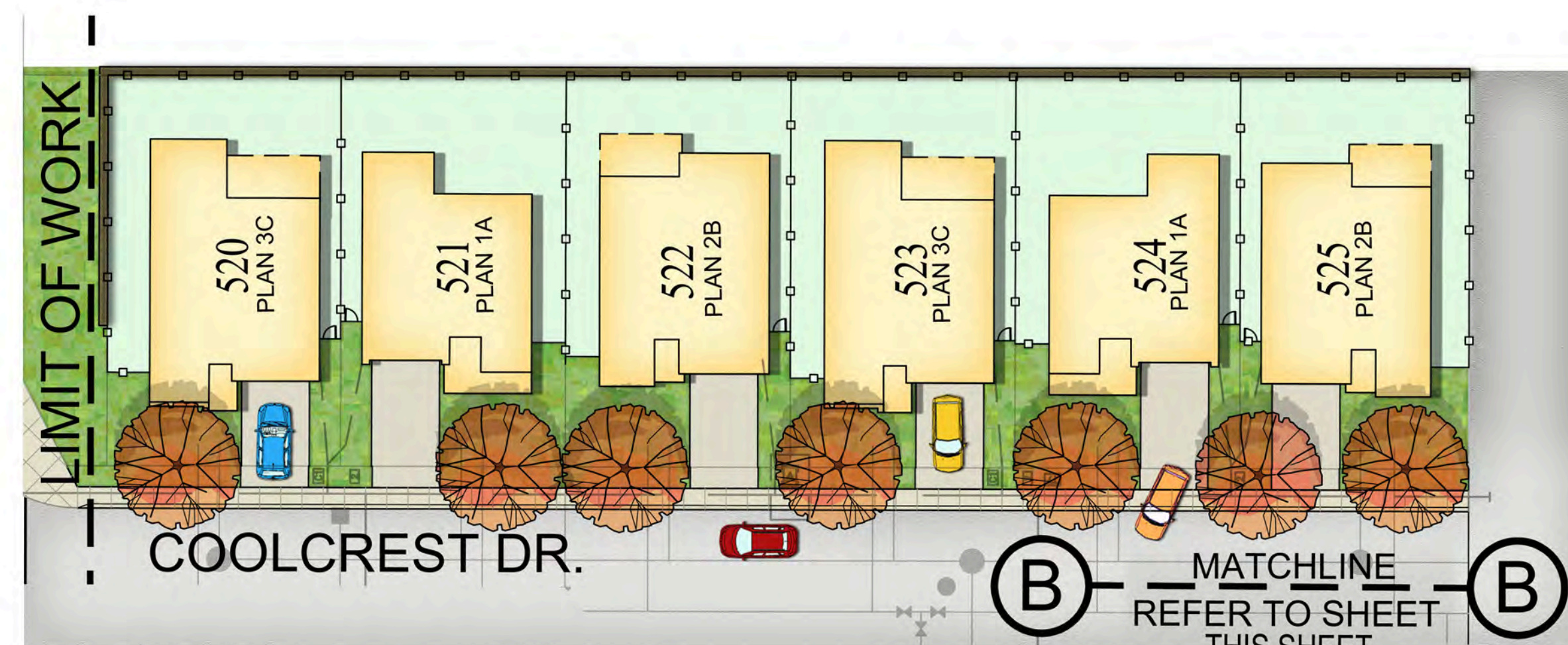
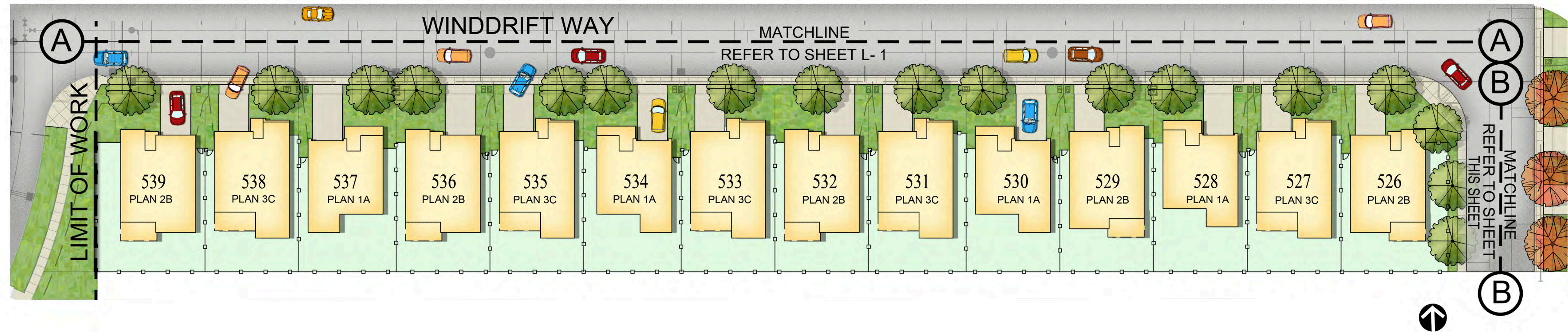
SCALE: 1/4" = 1'-0"



PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
STREET TREES				SHRUBS			
LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GAL	LOW	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L
PISTACIA CHINENSIS 'RED PUSH' (MALE ONLY)	RED PUSH CHINESE PISTACHE	15 GAL	LOW	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L
PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	15 GAL	MOD	CEANOTHUS SP.	WILD LILAC	5 GAL	L
VINES / ESPALIERS				CISTUS SPP.	ROCK ROSE	5 GAL	L
DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	DIETES SPP.	FORTNIGHT LILY	1 GAL	L
ROSA SPP.	ROSE	5 GAL	M	GAUJRA LINDHEIMERI	GAUJRA	1 GAL	M
GROUNDCOVERS				HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M
CAREX FLACCA	BLUE SEDGE	1 GAL	M	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L	NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L
HELIANTHEMUM N. 'WISLEY PINK'	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK'	1 GAL	M	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	L
MYOPORUM P. 'PROSTRATUM'	CREeping MYOPORUM	1 GAL	L	PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GAL	L
SCEAEVOLA 'MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L	PHOTINIA FRASERII	PHOTINIA	5 GAL	M
STACHYS BYZANTINA	LAMBS' EARS	1 GAL	L	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL	L
WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L	PITTOSPORUM T. 'WHEELERS DWARF'	DWARF PITTOSPORUM	5 GAL	M
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				PODOCARPUS M. MAKI	YEW PINE	5 GAL	M
				RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	L
				ROSA SPP.	LANDSCAPE ROSES	2 GAL	M
				SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
				TEUCRIUM SPP.	GERMANDER	5 GAL	L
				VIBURNUM T. 'SPRING BOUQUET'	LAURUSTINUS	5 GAL	M

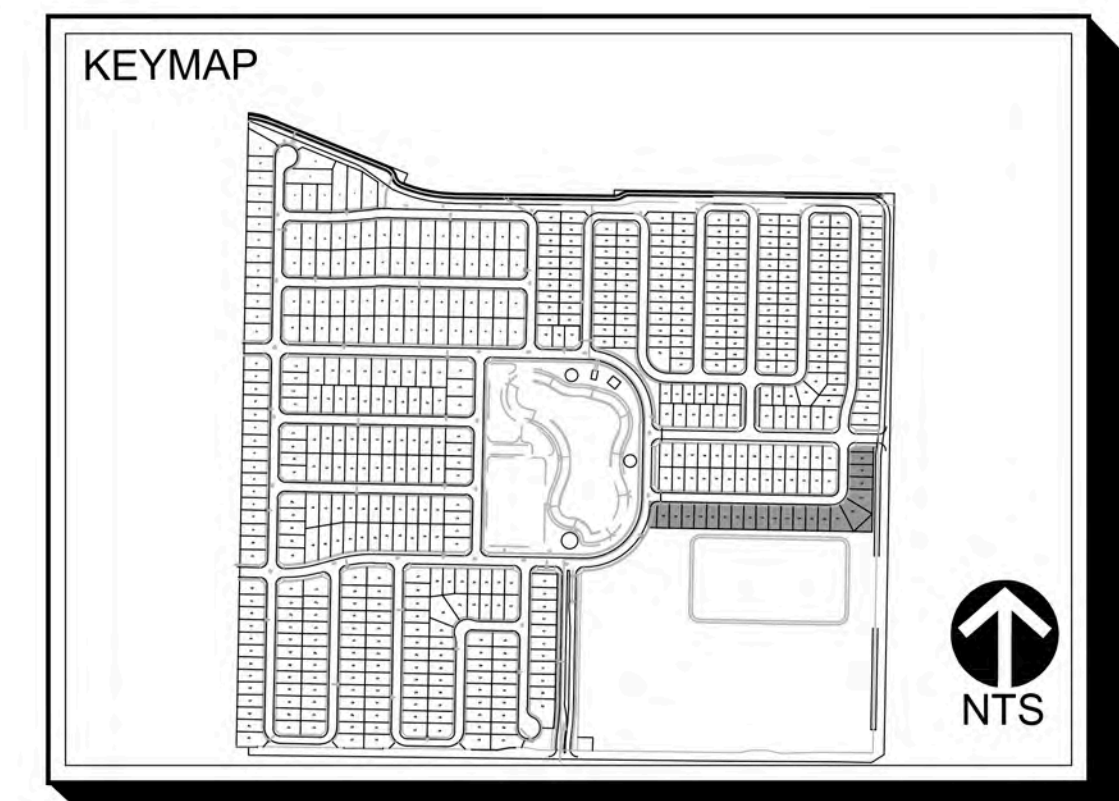


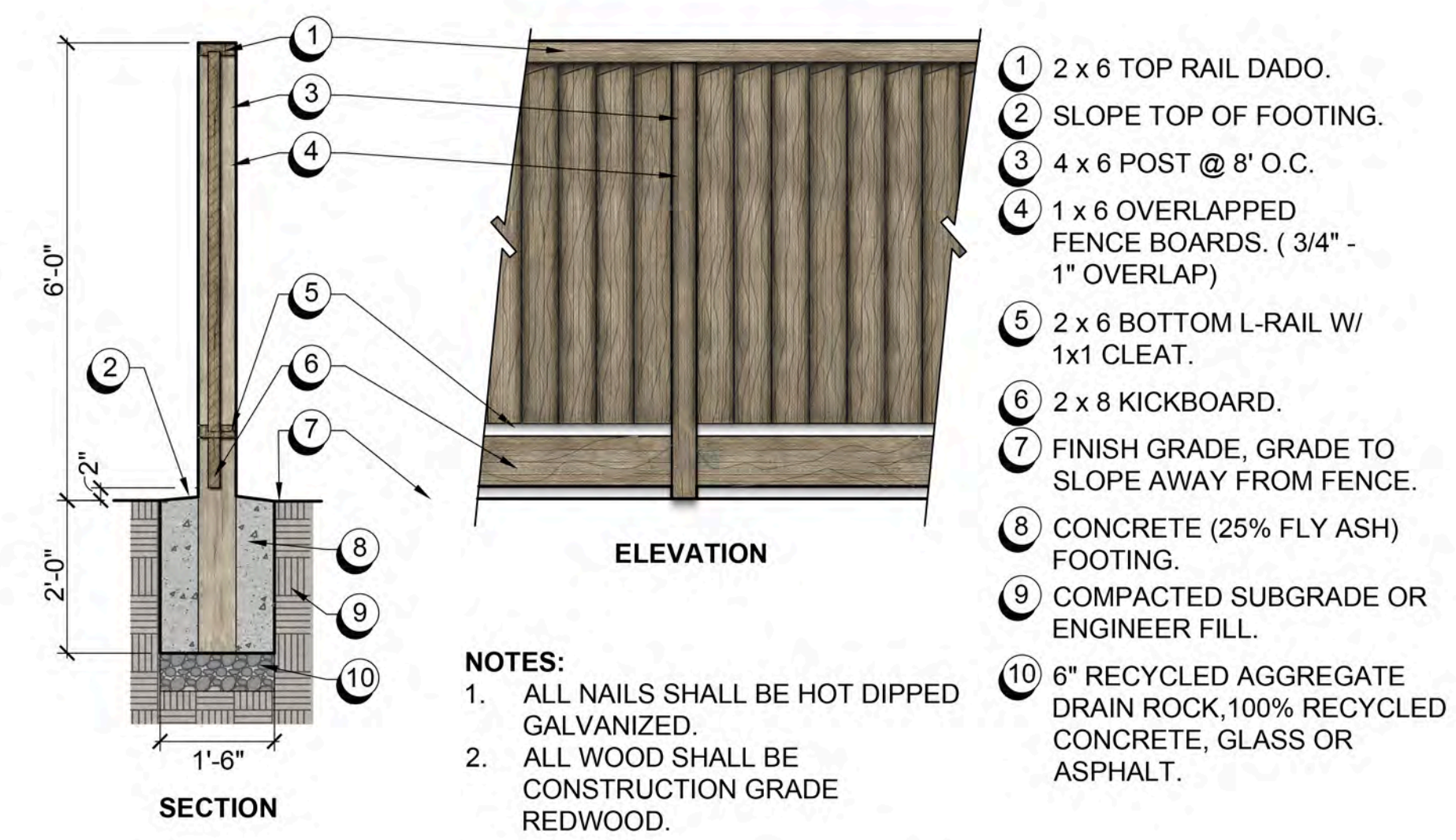
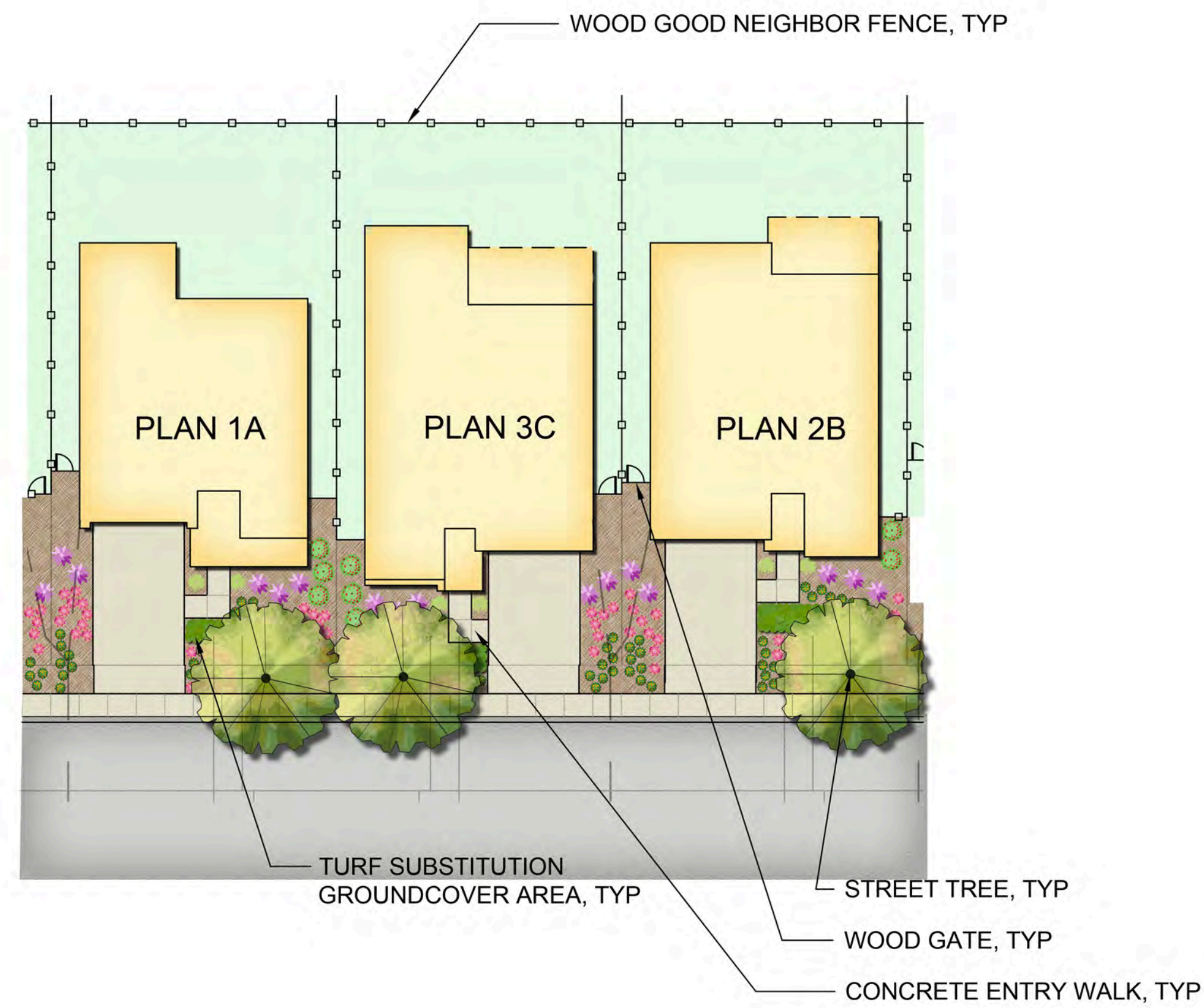


GENERAL NOTES:

- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.
- ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES.

PROPOSED PLANT PALETTE																																																																															
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*																																																																								
STREET TREES				SHRUBS																																																																											
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	LOW	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L																																																																								
PISTACIA CHINENSIS 'RED PUSH' (MALE ONLY)	RED PUSH CHINESE PISTACHE	15 GAL	LOW	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L																																																																								
PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	15 GAL	MOD	CEANOTHUS SP.	WILD LILAC	5 GAL	L																																																																								
VINES / ESPALIERS				GROUNDCOVERS																																																																											
DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M	CAREX FLACCA	BLUE SEDGE	1 GAL	M																																																																								
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L																																																																								
ROSA SPP.	ROSE	5 GAL	M	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L																																																																								
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ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	1 GAL	M																																																																								
FRAGRARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M																																																																								
HELIANTHEMUM N. 'WISLEY PINK'	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK'	1 GAL	M	NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L																																																																								
MYOPORUM P. 'PROSTRATUM'	CREeping MYOPORUM	1 GAL	L	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L																																																																								
SCAEVOLA 'MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L																																																																								
STACHYS BYZANTINA	LAMBS' EARS	1 GAL	L	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	M																																																																								
WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L	PHORMIUM MAORI 'SUNRISE'	NEW ZEALAND FLAX	5 GAL	L																																																																								
<small>* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.</small>				<table border="1"> <tbody> <tr> <td>PITTOSPORUM T. 'VARIEGATA'</td> <td>VARIEGATED PITTOSPORUM</td> <td>5 GAL</td> <td>L</td> <td>PHOTINIA FRASERII</td> <td>PHOTINIA</td> <td>5 GAL</td> <td>M</td> </tr> <tr> <td>PITTOSPORUM T. 'WHEELERS DWARF'</td> <td>DWARF PITTOSPORUM</td> <td>5 GAL</td> <td>M</td> <td>PITTOSPORUM T. 'VARIEGATA'</td> <td>VARIEGATED PITTOSPORUM</td> <td>5 GAL</td> <td>L</td> </tr> <tr> <td>PODOCARPUS M. MAKI</td> <td>YEW PINE</td> <td>5 GAL</td> <td>M</td> <td>PITTOSPORUM T. 'WHEELERS DWARF'</td> <td>DWARF PITTOSPORUM</td> <td>5 GAL</td> <td>M</td> </tr> <tr> <td>RHAPHIOLEPIS SPP.</td> <td>INDIA HAWTHORN</td> <td>5 GAL</td> <td>L</td> <td>PODOCARPUS M. MAKI</td> <td>YEW PINE</td> <td>5 GAL</td> <td>M</td> </tr> <tr> <td>ROSA SPP.</td> <td>LANDSCAPE ROSES</td> <td>2 GAL</td> <td>M</td> <td>RHAPHIOLEPIS SPP.</td> <td>INDIA HAWTHORN</td> <td>5 GAL</td> <td>L</td> </tr> <tr> <td>SOLLYA HETEROPHYLLA</td> <td>AUSTRALIAN BLUEBELL CREEPER</td> <td>1 GAL</td> <td>L</td> <td>ROSA SPP.</td> <td>LANDSCAPE ROSES</td> <td>2 GAL</td> <td>M</td> </tr> <tr> <td>TEUCRIUM SPP.</td> <td>GERMANDER</td> <td>5 GAL</td> <td>L</td> <td>SOLLYA HETEROPHYLLA</td> <td>AUSTRALIAN BLUEBELL CREEPER</td> <td>1 GAL</td> <td>L</td> </tr> <tr> <td>VIBURNUM T. 'SPRING BOUQUET'</td> <td>LAURUSTINUS</td> <td>5 GAL</td> <td>M</td> <td>TEUCRIUM SPP.</td> <td>GERMANDER</td> <td>5 GAL</td> <td>L</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>VIBURNUM T. 'SPRING BOUQUET'</td> <td>LAURUSTINUS</td> <td>5 GAL</td> <td>M</td> </tr> </tbody> </table>				PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL	L	PHOTINIA FRASERII	PHOTINIA	5 GAL	M	PITTOSPORUM T. 'WHEELERS DWARF'	DWARF PITTOSPORUM	5 GAL	M	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL	L	PODOCARPUS M. MAKI	YEW PINE	5 GAL	M	PITTOSPORUM T. 'WHEELERS DWARF'	DWARF PITTOSPORUM	5 GAL	M	RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	L	PODOCARPUS M. MAKI	YEW PINE	5 GAL	M	ROSA SPP.	LANDSCAPE ROSES	2 GAL	M	RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	L	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L	ROSA SPP.	LANDSCAPE ROSES	2 GAL	M	TEUCRIUM SPP.	GERMANDER	5 GAL	L	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L	VIBURNUM T. 'SPRING BOUQUET'	LAURUSTINUS	5 GAL	M	TEUCRIUM SPP.	GERMANDER	5 GAL	L					VIBURNUM T. 'SPRING BOUQUET'	LAURUSTINUS	5 GAL	M
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A GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



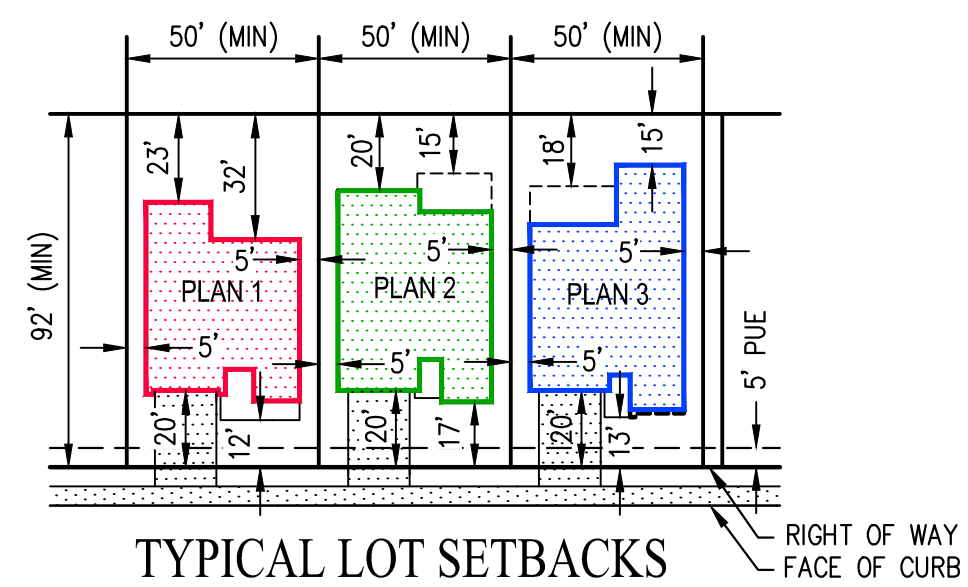
NEIGHBORHOOD INDEX MAP
SCALE: 1" = 400'

EMERSON LAKE AND PARK

GILBERT PROPERTY

GENERAL NOTES:

- OWNER/SUBDIVIDER: BROOKFIELD HOMES
500 LA GONDA WAY, SUITE 100
DANVILLE, CALIFORNIA 94526
PHONE: (925) 743-8000
CONTACT: GONZALO RODRIGUEZ
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 866-0322
CONTACT: ANGELO OBERTELLO
- ACREAGE: 9.6 AC±
- LAND USE: EXISTING - VACANT LAND
PROPOSED - SINGLE FAMILY RESIDENTIAL/COMMERCIAL
- ZONING: EXISTING - P-1 (PLANNED DEVELOPMENT) DISTRICT
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT



TYPICAL LOT SETBACKS
RIGHT OF WAY
FACE OF CURB

PRODUCT MIX - CITRUS		
PLAN NUMBER	LOT COUNT	PERCENT OF TOTAL
1	20	33.3%
2	20	33.3%
3	20	33.3%
TOTAL	60	100%

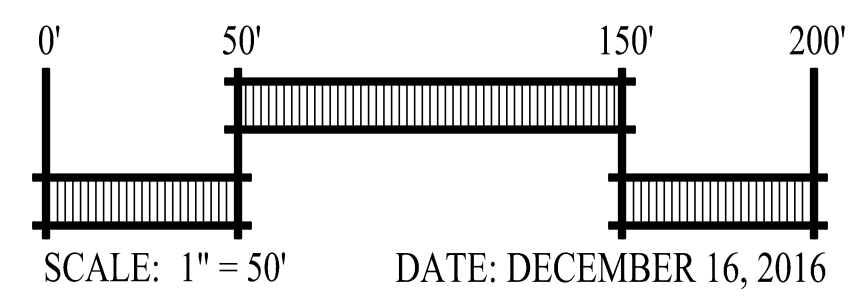
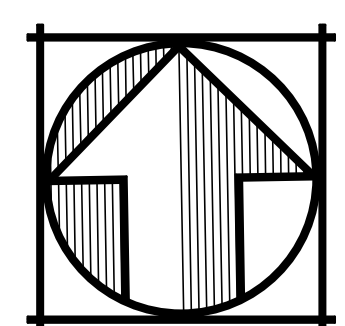
LOT COVERAGE - CITRUS		
PLAN NUMBER	BLDG FOOTPRINT	TYP. LOT COVERAGE
1	1,727 SF±	37.5%
2	1,943 SF±	42.2%
3	2,025 SF±	44.0%

NOTE: BUILDING FOOTPRINT EXCLUDES PORCHES & CA RAMOS.
CALCULATIONS ABOVE ARE BASED UPON THE MINIMUM LOT
SIZE OF 50' WIDE BY 92' DEEP.

NEIGHBORHOOD 4 - CITRUS DEVELOPMENT PLAN

EMERSON RANCH - SUBDIVISION 9350

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



SCALE: 1" = 50' DATE: DECEMBER 16, 2016

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
www.cbamg.com



ROOF TILE

STUCCO

BOARD & BATT, TRIM,
FASCIA & GARAGE DOOR

ENTRY DOOR
& SHUTTERS

BRICK



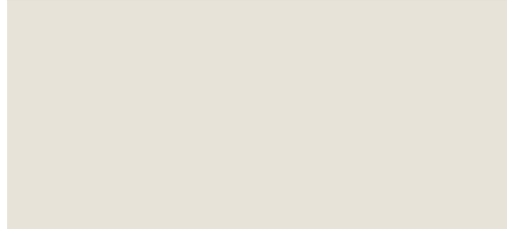
ROOF TILE



STUCCO



BOARD & BATT



TRIM ,FASCIA
& GARAGE DOOR



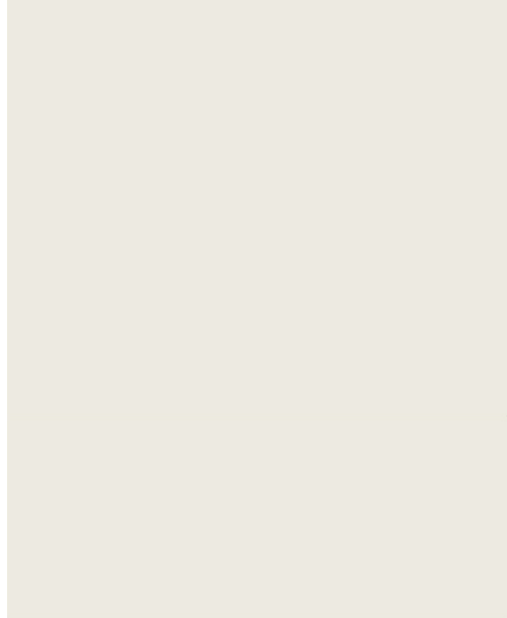
ENTRY DOOR
& SHUTTERS



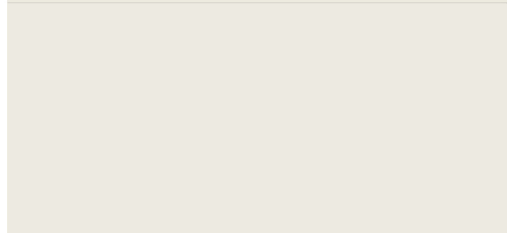
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ROOF TILE



STUCCO



BOARD & BATT



ENTRY DOOR



SHUTTERS



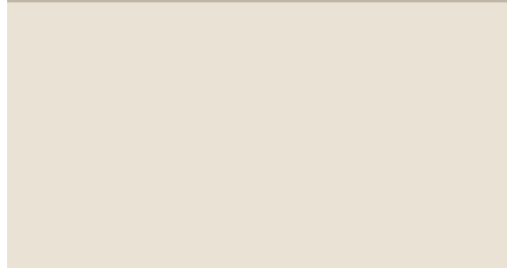
BRICK



ROOF TILE



STUCCO



GABLE-ENDSIDING, TRIM,
FASCIA & GARAGE DOOR



ENTRY DOOR



STONE



ROOF TILE

STUCCO

GABLE-ENDSIDING, TRIM,
FASCIA & GARAGE DOOR

ENTRY DOOR

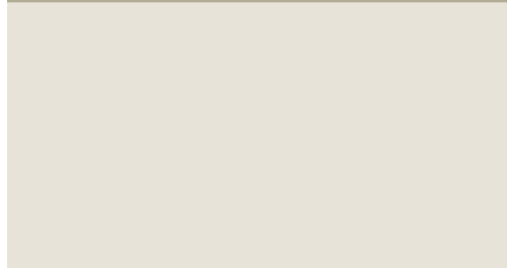
STONE



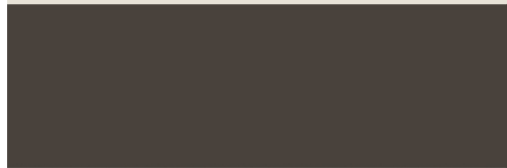
ROOF TILE



STUCCO



GABLE-ENDSIDING, TRIM,
FASCIA & GARAGE DOOR



ENTRY DOOR



STONE



ROOF TILE

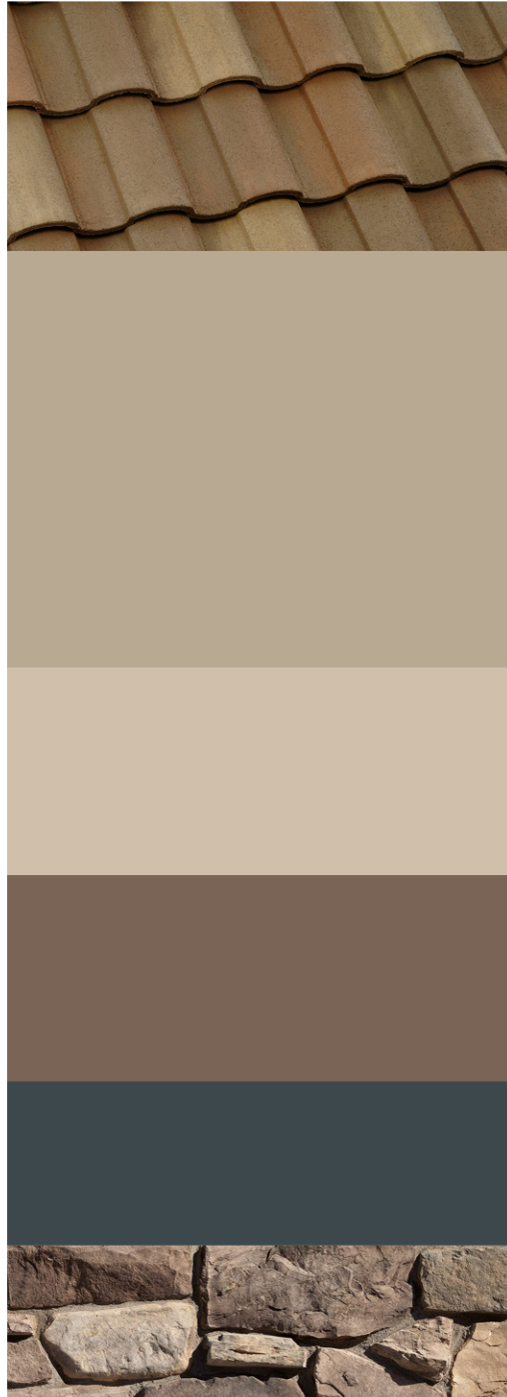
STUCCO

TRIM

FASCIA
& GARAGE DOOR

ENTRY DOOR

STONE



ROOF TILE

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FASCIA
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ENTRY DOOR

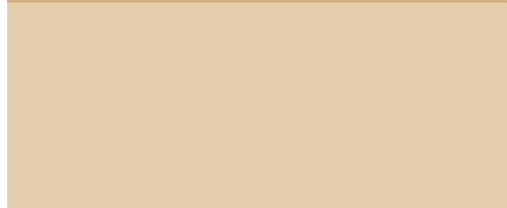
STONE



ROOF TILE



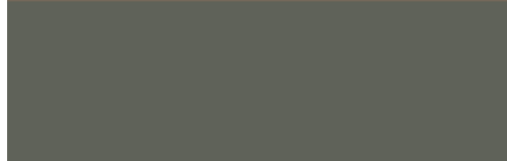
STUCCO



TRIM



FASCIA
& GARAGE DOOR



ENTRY DOOR



STONE

Paint: Sherwin Williams	Brick: El Dorado
Roof: Eagle Roof Tile	Stone:El Dorado/ Coronado
Deco Tile: Classic Tile & Mosaic	Grout:Orco
Metal Roof: Metal Sales	

Date Created: 01.31.17

COLORS BY:



Farmhouse	Scheme 1	Scheme 2	Scheme 3
ROOF	5699 Charcoal Range	SCP8803 Arlington	5503 Sierra Madre
METAL ROOF	Old Zinc Grey	Medium Bronze	Matte Black
STUCCO	SW 9170 Acier	SW 6171 Chatroom	SW 7008 Alabaster
BOARD & BATT	SW 7008 Alabaster	9103 Farro	SW 7008 Alabaster
TRIM	SW 7008 Alabaster	SW 7009 Pearly White	SW 7008 Alabaster
FASCIA	SW 7008 Alabaster	SW 7009 Pearly White	SW 7008 Alabaster
GARAGE DOOR	SW 7008 Alabaster	SW 7009 Pearly White	SW 7008 Alabaster
SHUTTERS	SW 6212 Quietude	SW 7622 Homberg Gray	SW 6990 Caviar
ENTRY DOOR	SW 6212 Quietude	SW 7622 Homberg Gray	SW 6321 Red Bay
BRICK	Ashland Tundra Brick	Brolio Roma Brick	Chalk Dust Tundra Brick
GROUT	OBP Grey	OBP Tan	OBP Soft White

Cottage	Scheme 4	Scheme 5	Scheme 6
ROOF	4687 Brown Gray Range	4690 Pewter Bronze	4602 Concord Blend
STUCCO	SW7051 Analytical Gray	SW6120 Belivable Buff	SW 6164 Svelte Sage
GABLE-END SIDING	SW6147 Panda White	SW 7546 Prairie Grass	SW7009 Pearly White
TRIM	SW6147 Panda White	SW 7546 Prairie Grass	SW7009 Pearly White
FASCIA	SW6147 Panda White	SW 7546 Prairie Grass	SW7009 Pearly White
GARAGE DOOR	SW6147 Panda White	SW 7546 Prairie Grass	SW7009 Pearly White
ENTRY DOOR	SW7617 Meditarranean	SW2848 Roycroft Pewter	SW 7675 Sealskin
STONE	Boardwalk Cliffstone	Barley Cliffstone	Montecito Cliffstone
GROUT	Dry stack	Dry stack	Dry stack

Italianate	Scheme 7	Scheme 8	Scheme 9
ROOF	3581 Canyon Brown	8708 Del Oro Blend	3702 Calabar Blend
STUCCO	SW 6108 Latte	SW6150 Universal Khaki	SW6129 Restrained Gold
TRIM	SW6106 Kilim Beige	SW7527 Nantucket Dune	SW6127 Ivoire
FASCIA	SW 7515 Homestead Brown	SW6082 Cobble Brown	SW7033 Brainstorm Bronze
GARAGE DOOR	SW 7515 Homestead Brown	SW6082 Cobble Brown	SW7033 Brainstorm Bronze
ENTRY DOOR	SW2838 Polished Mahogany	SW7625 Mount Etna	SW 6208 Pewter Green
STONE	Veneto Fieldledge	Santa Maria Cypress Ridge	Padova Fieldledge
GROUT	Light Khaki	Light Khaki	Light Khaki

Notes:

Roof: Please Contact Michele Morse **714.981.3605** or michelem@eagleroofting.com

Brick & Stone: Please Contact **Melissa Ayers** Phone: **949.275.4533** or Email: Melissa.ayers@hwstonedivision.com

All non-decroative items such as meter doors, non-decorative vents & downspouts are to be painted the same color as the surrounding color.

All metal roof vents to be painted to match the darkest color from the roofing blend.

Paint breaks to be turned and finished at inside corner unless noted otherwise.