



ACACIA

OAKLEY, CA
JUNE 27, 2019

Signature Homes

4670 Willow Rd., Suite 100, Pleasanton, CA 94588
925.463.1122

SDG Architects, Inc.
3361 Walnut Blvd., Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





LEGEND

- 1 Entry Gate
- 2 Stamped Asphalt Paving
- 3 Community Entry Monument
- 4 Bio Retention Area
- 5 Masonry Wall
- 6 6' H Wood Fence
- 7 6' H Ornamental Metal Fence
- 8 42" Ornamental Metal Fence
- 9 Concrete Walkway
- 10 Backyard
- 11 Driveway
- 12 Drainage Easement



TRACT 9498 VESTING TENTATIVE SUBDIVISION MAP

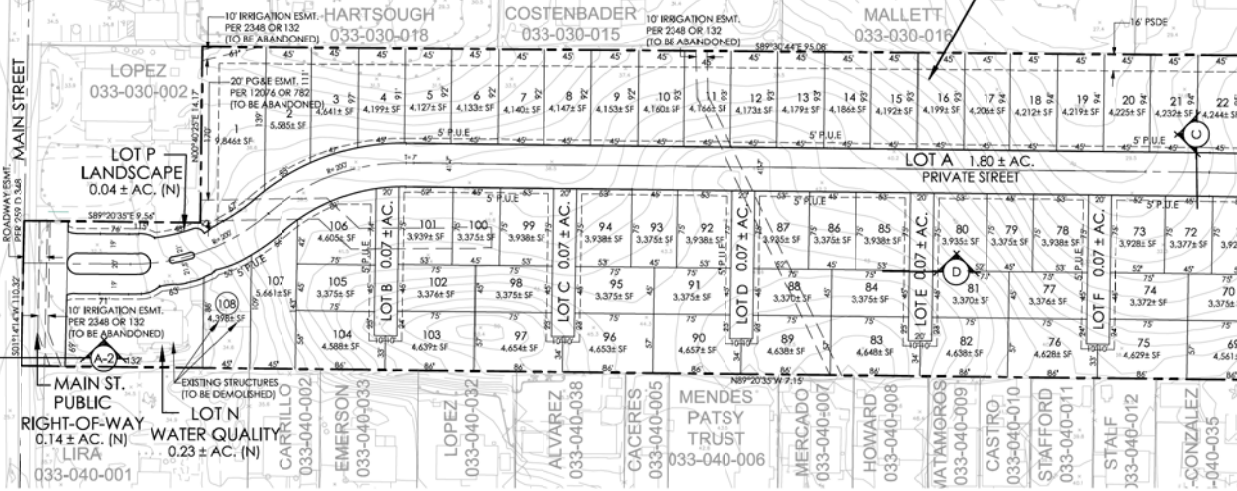
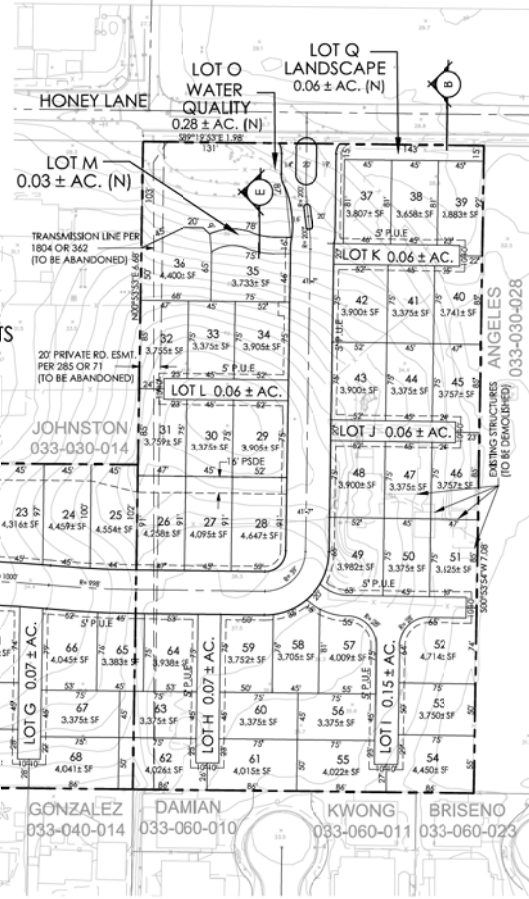
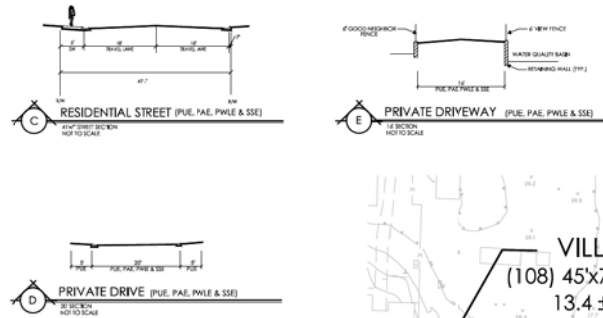
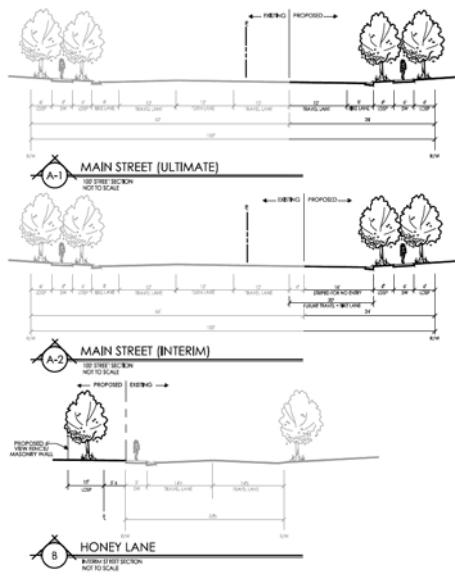
ACACIA

CITY OF OAKLEY, CALIFORNIA
DECEMBER 4, 2018
(REVISED: FEBRUARY 26, 2019)

LOCATION MAP



- #### ABBREVIATIONS
- EVE EMERGENCY VEHICLE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PSDE PRIVATE STORM DRAIN EASEMENT
 - PWLE PRIVATE WATER LINE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - WLE WATER LINE EASEMENT



PROJECT NOTES

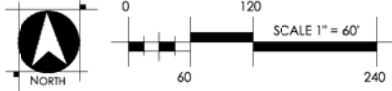
- APPLICANT:**
SIGNATURE HOMES INC.
400 WILLOW ROAD #200
PULSAN, CA 94588
CONTACT: STEPHEN MILLER
PHONE: (925) 468-0704
- OWNERS:**
DOUGLAF J. HARDCASTLE & LINDA HARDCASTLE
TRUSTEES DOUGLAS J. AND LINDA HARDCASTLE
REVOCABLE LIVING TRUST
341 HONEY LN.
OAKLEY, CA 94641
- TRUSTEES:**
GWENDOLYN MARE MINOR
TRUSTEE OF THE NUNNALLY LIVING TRUST
2385 HAIN ST
OAKLEY, CA 94641
- PLANNER / ENGINEER:**
WOOD RODGERS INC.
4401 WILLOW ROAD, SUITE 105
PULSAN, CA 94588
CONTACT: PAUL MULLER | SANDY VANGARD
PHONE: (925) 847-1549 | (925) 398-7919
- GEOTECHNICAL ENGINEER:**
ENGIO INCORPORATED
1725 GOLDEN VALLEY PARKWAY
LAB-RF, CA 95330
PHONE: (209) 835-0410
- ASSESSOR'S PARCEL NUMBERS (APN)**
033-030-011, 033-030-027
- AREA:**
13.4 ACRES GROSS
- NUMBER OF LOTS:**
127 (127 SINGLE-FAMILY RESIDENTIAL LOTS
1 PRIVATE STREET LOT
12 PRIVATE DRIVE LOTS
1 PRIVATE HIGHWAY LOT
2 WATER QUALITY LOTS
3 LANDSCAPE LOTS)
- DENSITY:**
8.1 DU/AC (G)
- EXISTING USE:**
NONE (SINGLE-FAMILY RESIDENTIAL)
- PROPOSED USE:**
SINGLE-FAMILY SUBDIVISION
- EXISTING ZONING:**
R48 (3,000 SF MIN. LOT AREA)
- PROPOSED ZONING:**
P1 (PLANNED RESIDENTIAL)
- EXISTING GENERAL PLAN:**
SINGLE-FAMILY HIGH (R-5.5 DU/AC GROSS)
- PROPOSED GENERAL PLAN:**
MULTIFAMILY LOW (S-5.5 DU/AC GROSS)
- PARK DISTRICT:**
EAST BAY REGIONAL PARK DISTRICT
- FIRE PROTECTION:**
EAST CONTRA COSTA FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT:**
DANIEL SHONEN ELEMENTARY SCHOOL DISTRICT
- SEWER:**
IRONHOUND SANITARY DISTRICT
- STORM DRAIN:**
SFF (PUBLIC STREETS)
HOMEOWNERS ASSOCIATION (PRIVATE STREET/COMMON AREAS)
- WATER:**
DWARD WATER DISTRICT
- ELECTRICITY:**
PG&E
- GAS:**
PG&E
- NOTES:**
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PURSUANT TO SECTION 64000(d) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
4. LOTS A-M, PRIVATE DRIVES, CONTAIN PWLE, PUE, SSE & P&E.

LAND USE SUMMARY

LOT NO. / BILLAGE NO.	GENERAL PLANNING DESIGNATIONS	USE	ACRES (N)	ACRES (G)	UNITS	DU/AC (G)
VILLAGE 1	MULTIFAMILY LOW P-1	SINGLE-FAMILY RESIDENTIAL (45' X 75' TYP.)	10.0	13.4	108	8.1
LOT A	MULTIFAMILY LOW P-1	PRIVATE STREET	1.80	-	-	-
LOT B-M	MULTIFAMILY LOW P-1	PRIVATE DRIVE	0.85	-	-	-
LOT N & O	MULTIFAMILY LOW P-1	WATER QUALITY	0.51	-	-	-
LOT P & Q	MULTIFAMILY LOW P-1	LANDSCAPE/WATER QUALITY	0.10	-	-	-
PUBLIC RIGHT-OF-WAY			0.14	-	-	-
TOTAL			13.4	13.4	108	8.1

SHEET INDEX

- C1 VESTING TENTATIVE SUBDIVISION MAP
- C2 EXISTING CONDITIONS
- C3 PRELIMINARY SEE PLAN
- C4 PARKING PLAN
- C5 PRELIMINARY GRADING PLAN
- C6 SECTIONS
- C7 PRELIMINARY UTILITY PLAN
- C8 PRELIMINARY STORMWATER MANAGEMENT PLAN
- C9 GENERAL PLAN AMENDMENT
- C10 REGION
- C10 TYPICAL PLOT PLANS



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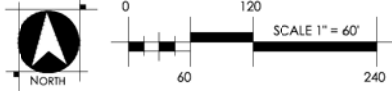
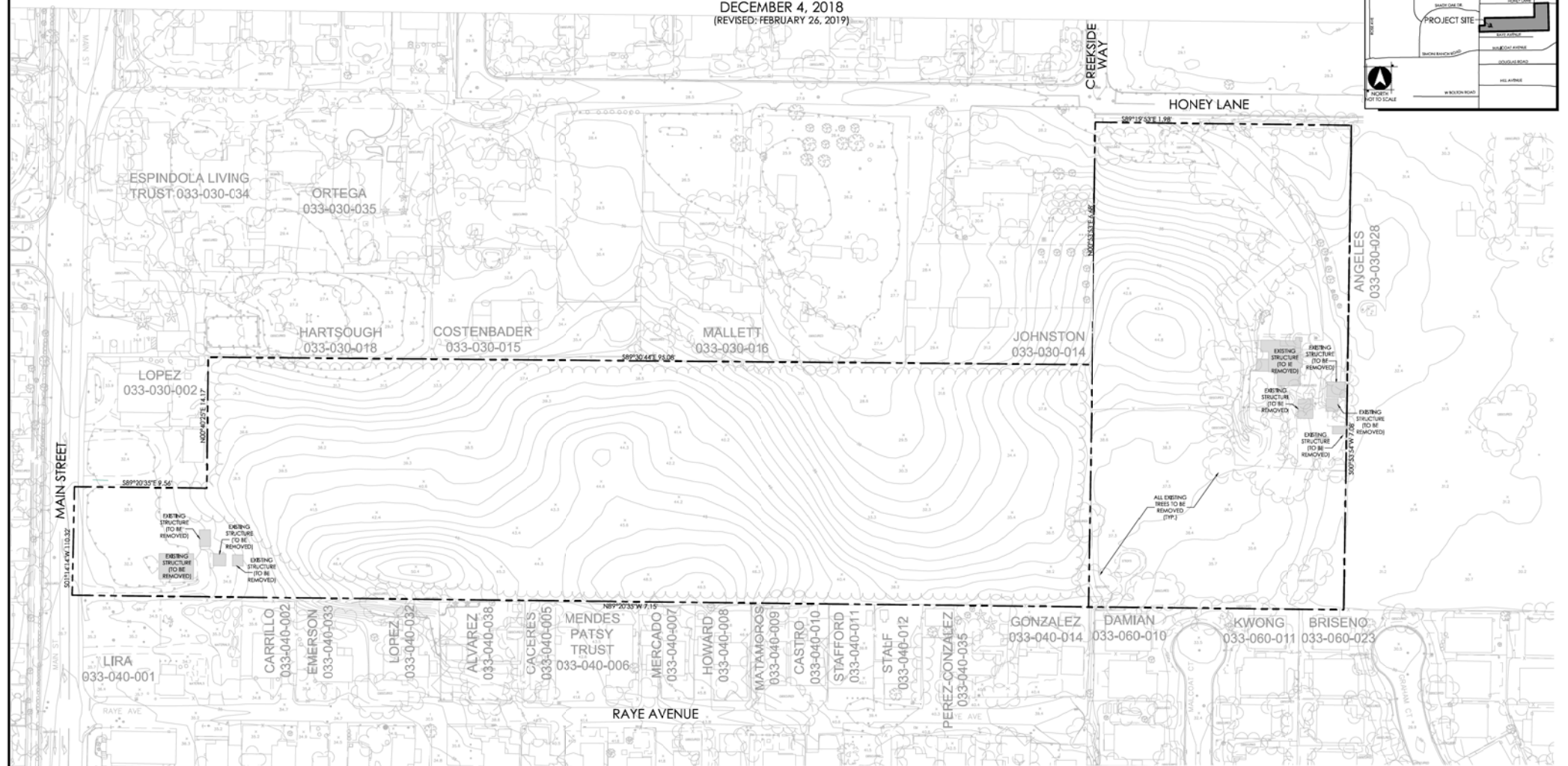
TRACT 9498
 EXISTING CONDITIONS

ACACIA

CITY OF OAKLEY, CALIFORNIA

DECEMBER 4, 2018
 (REVISED: FEBRUARY 26, 2019)

LOCATION MAP



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TRACT 9498
FINAL DEVELOPMENT PLAN

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CITY OF OAKLEY, CALIFORNIA

DECEMBER 4, 2018
(REVISED: FEBRUARY 26, 2019)

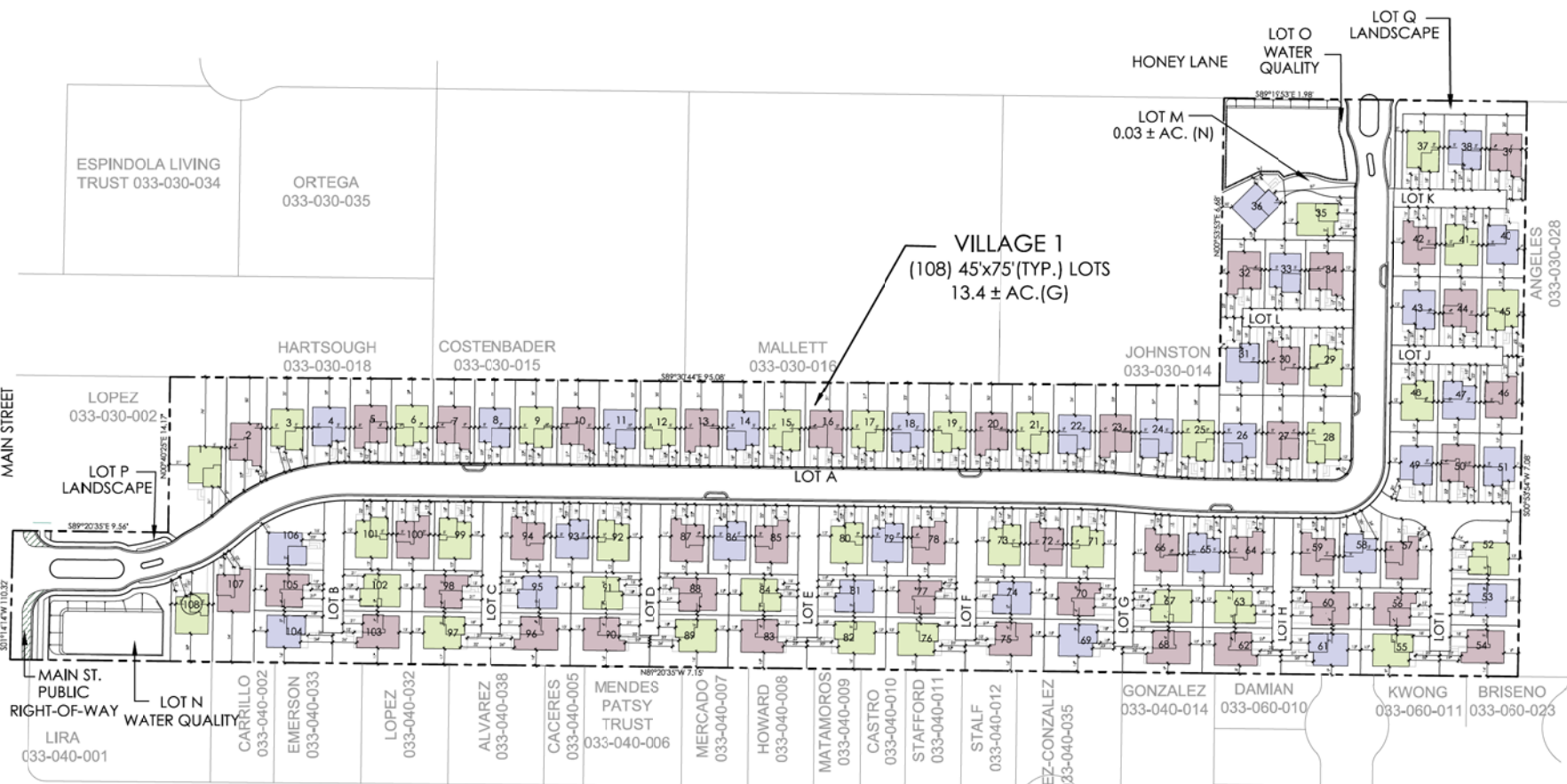
LOCATION MAP



HOUSING SUMMARY

LOT 45x75'	UNIT COUNT	PERCENT MIX*
PLAN 1	30	28%
PLAN 2	35	32%
PLAN 3	43	40%
TOTAL	108	100%

* HOUSE PLAN MIX IS APPROXIMATE, AND IS SUBJECT TO CHANGE



VILLAGE 1
(108) 45x75' (TYP.) LOTS
13.4 ± AC. (G)

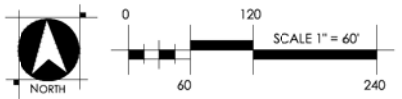
MINIMUM YARD REQUIREMENTS	PLANNED UNIT DEVELOPMENT (P-1)
FRONT YARD	12' MINIMUM TO PORCH 15' MINIMUM TO LIVING AREA 18' MINIMUM TO GARAGE
REAR YARD	10' MINIMUM
SIDE YARD	< ONE SIDE 8' AGGREGATE SIDE YARD 9' TO PRIVATE STREET / PRIVATE DRIVE

MINIMUM LOT REQUIREMENTS	PLANNED UNIT DEVELOPMENT (P-1)
LOT AREA (IN SQUARE FEET)	3,375
LOT WIDTH	45'
LOT DEPTH	75'

BUILDING HEIGHT	30' MAXIMUM
DENSITY	8.1 DU/AC. (G)

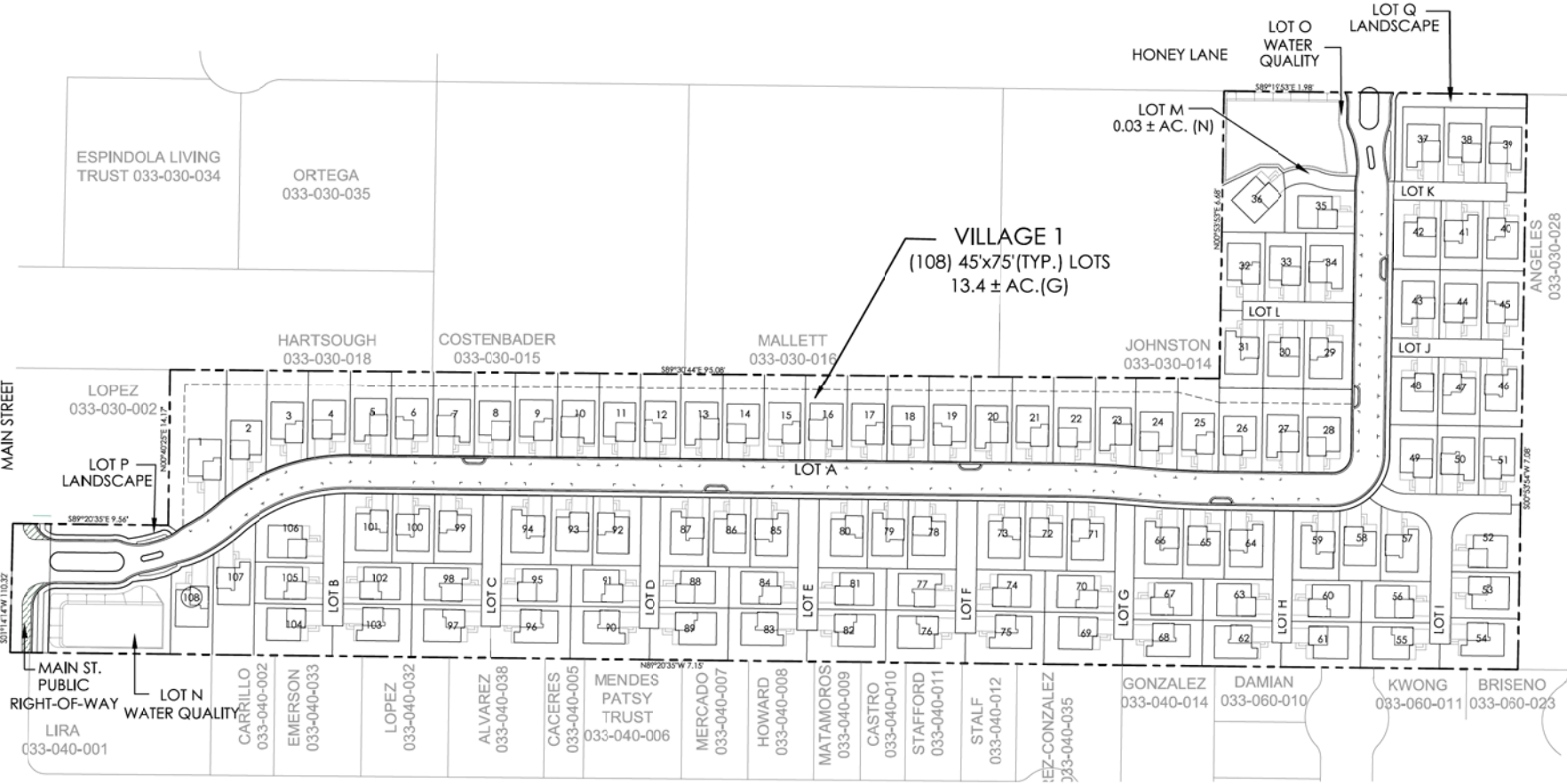
STREET TREE REQUIREMENTS	PLANNED UNIT DEVELOPMENT (P-1)
LOT FRONTAGE	1
LOT CORNER/STREET-SIDE	1

NOTE: Where feasible smaller accent trees will be provided on both lot frontage and corner lots.

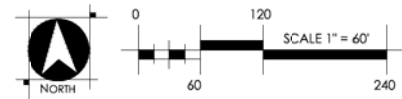


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TRACT 9498
PARKING PLAN
ACACIA
 CITY OF OAKLEY, CALIFORNIA
 DECEMBER 4, 2018
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PARKING SUMMARY		
PARKING SPACE TYPE	NO. OF SPACES	SPACE/UNIT
GARAGE	216	2.0
DRIVEWAY	216	2.0
STREET *	63	0.6
TOTAL	495	4.6 SPACES/UNIT



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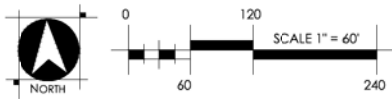
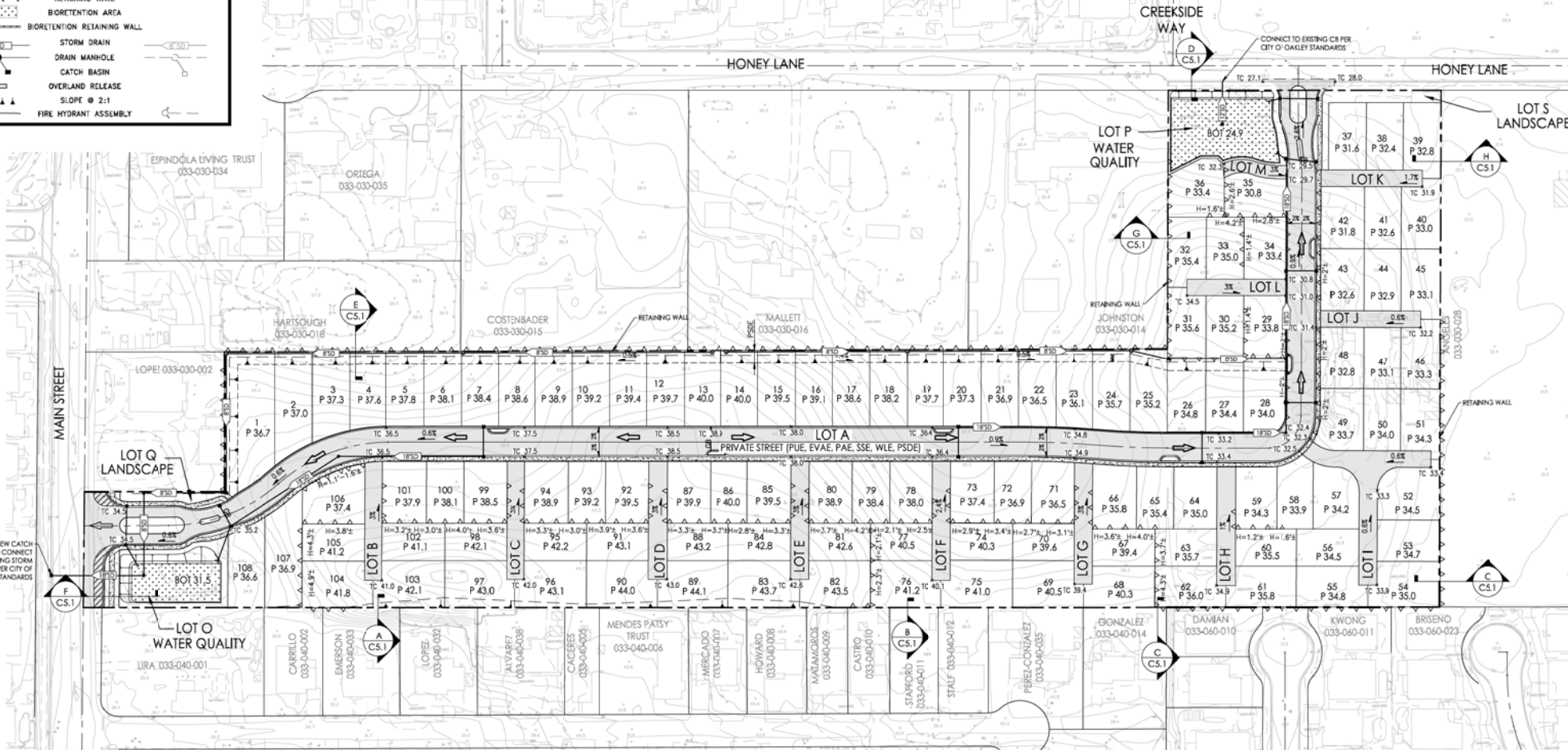
TRACT 9498
PRELIMINARY GRADING & DRAINAGE PLAN

ACACIA
 CITY OF OAKLEY, CALIFORNIA

DECEMBER 4, 2018
 (REVISED: FEBRUARY 26, 2019)

PROPOSED	LEGEND	EXISTING
	LOT LINE	
	CURB FACE	
	SIDEWALK	
	CENTERLINE	
	PUC, EVAC, WLC, SDC, & PSC	
	PROPERTY BOUNDARY	
	SAWCUT LINE	
	OVERHEAD POWER LINE	
	RETAINING WALL	
	BIORETENTION AREA	
	BIORETENTION RETAINING WALL	
	STORM DRAIN	
	DRAIN MANHOLE	
	CATCH BASIN	
	OVERLAND RELEASE	
	SLOPE @ 2:1	
	FIRE HYDRANT ASSEMBLY	

ABBREVIATIONS	
AC	ACRES
BNPT	BOUNDARY
C	CENTERLINE
CD	COMPACT PARKING STALL
CDM	CONCRETE
CDM	COMPACT PARKING SPACE
DMA	DRAINAGE MANAGEMENT AREA
DW	DRIVEWAY
E	EAST
F	FACE
EP	EDGE OF PAVEMENT
ESMT	EMERGENCY
EVAC	EMERGENCY VEHICLE ACCESS EASEMENT
EA	EASEMENT
FF	FIRST FLOOR ELEVATION
HH	BEH HYDRAUS
GB	GRASS BREAK
HC	DISABLED PARKING STALL
HP	HEAD POINT
INVT	INVERT
LN	LENGTH
LP	LOW POINT
MR	MANHOLE
N	NORTH
PUE	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
R	RADIUS
S	SOUTH
S	SQUARE FEET
SOE	EDGE OF EASEMENT
SS	STANDARD
STD	STANDARD
TCM	TYPICAL
TP	TYPICAL
USD	UNITS PER SQUARE FOOT
W	WATER
W	WATER LINE EASEMENT
WQ	WATER QUALITY

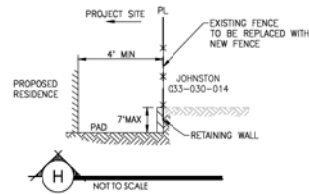
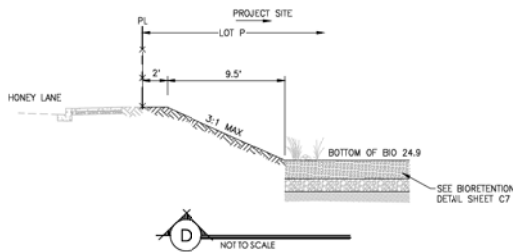
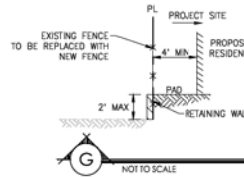
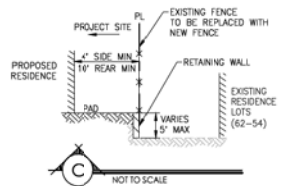
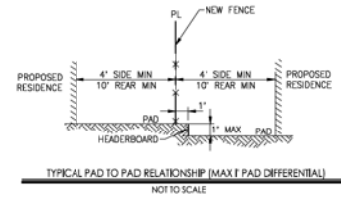
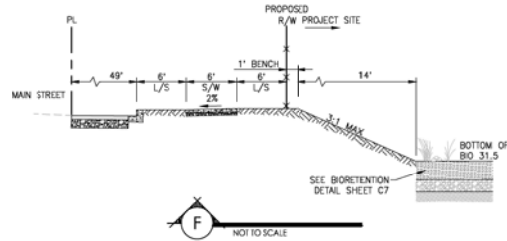
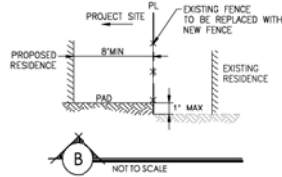
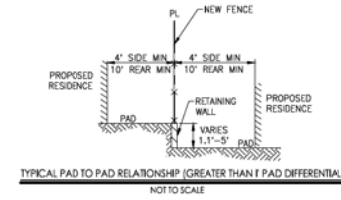
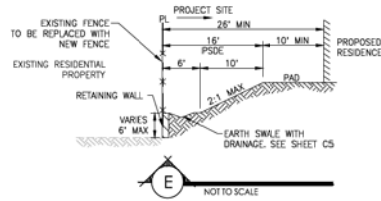
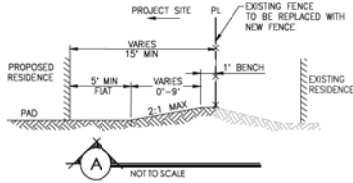


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TRACT 9498
PRELIMINARY GRADING SECTIONS

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CITY OF OAKLEY, CALIFORNIA

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TRACT 9498 PRELIMINARY UTILITY PLAN

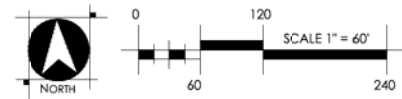
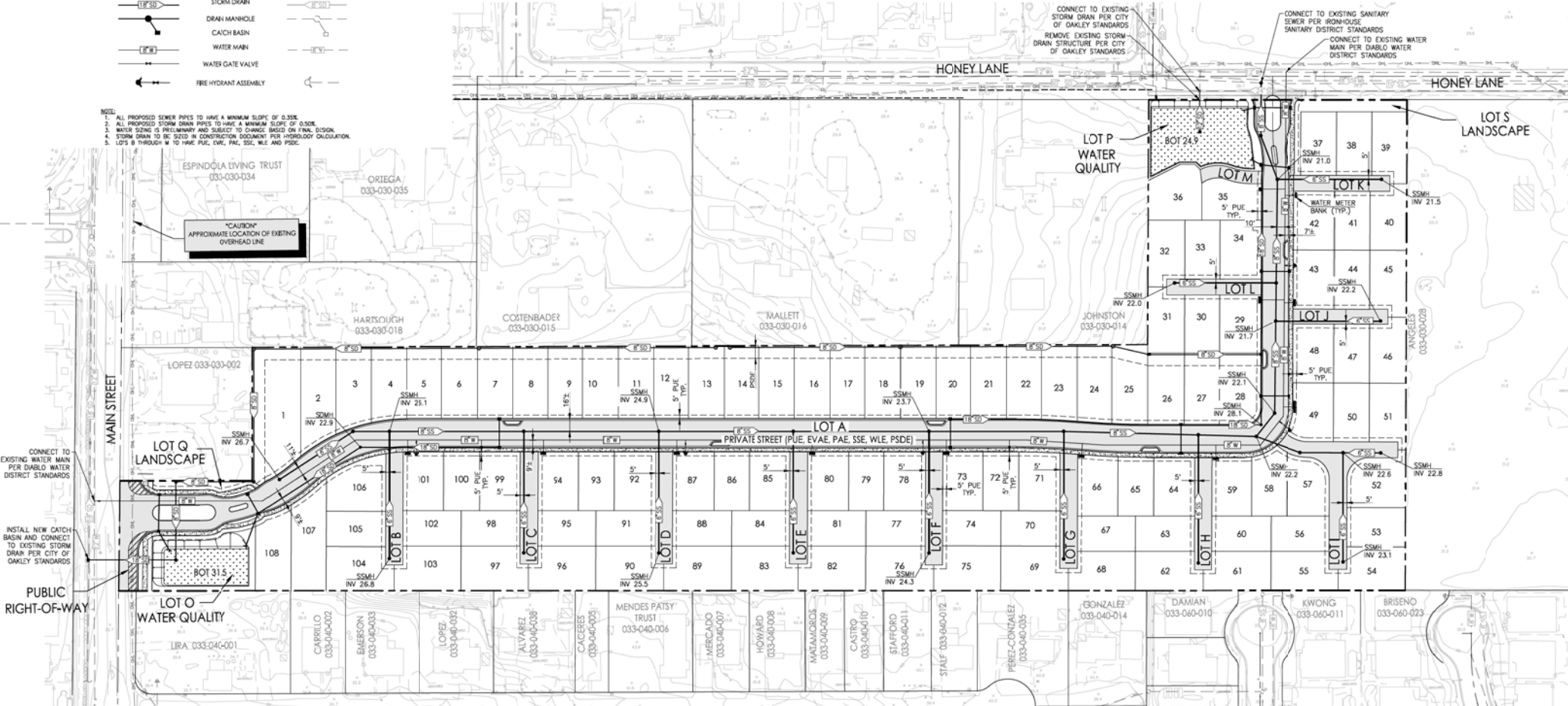
ACACIA CITY OF OAKLEY, CALIFORNIA

DECEMBER 4, 2018
(REVISED: FEBRUARY 26, 2019)

LEGEND

PROPOSED	EXISTING
	PROJECT BOUNDARY
	CENTERLINE
	EASEMENT LINE
	OVERHEAD POWER LINE
	PROPERTY LINE
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	STORM DRAIN
	STORM DRAIN MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MAIN
	WATER GATE VALVE
	FIRE-HYDRANT ASSEMBLY

- NOTE:**
1. ALL PROPOSED SEWER PIPES TO HAVE A MINIMUM SLOPE OF 0.50%.
 2. ALL PROPOSED STORM DRAIN PIPES TO HAVE A MINIMUM SLOPE OF 0.50%.
 3. WATER SIZING IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 4. STORM DRAIN TO BE SIZED IN CONSTRUCTION DOCUMENT PER HYDROLOGY CALCULATION.
 5. LOTS B THROUGH W TO HAVE PUE, EAE, PAE, SSE, WLE AND PSDE.

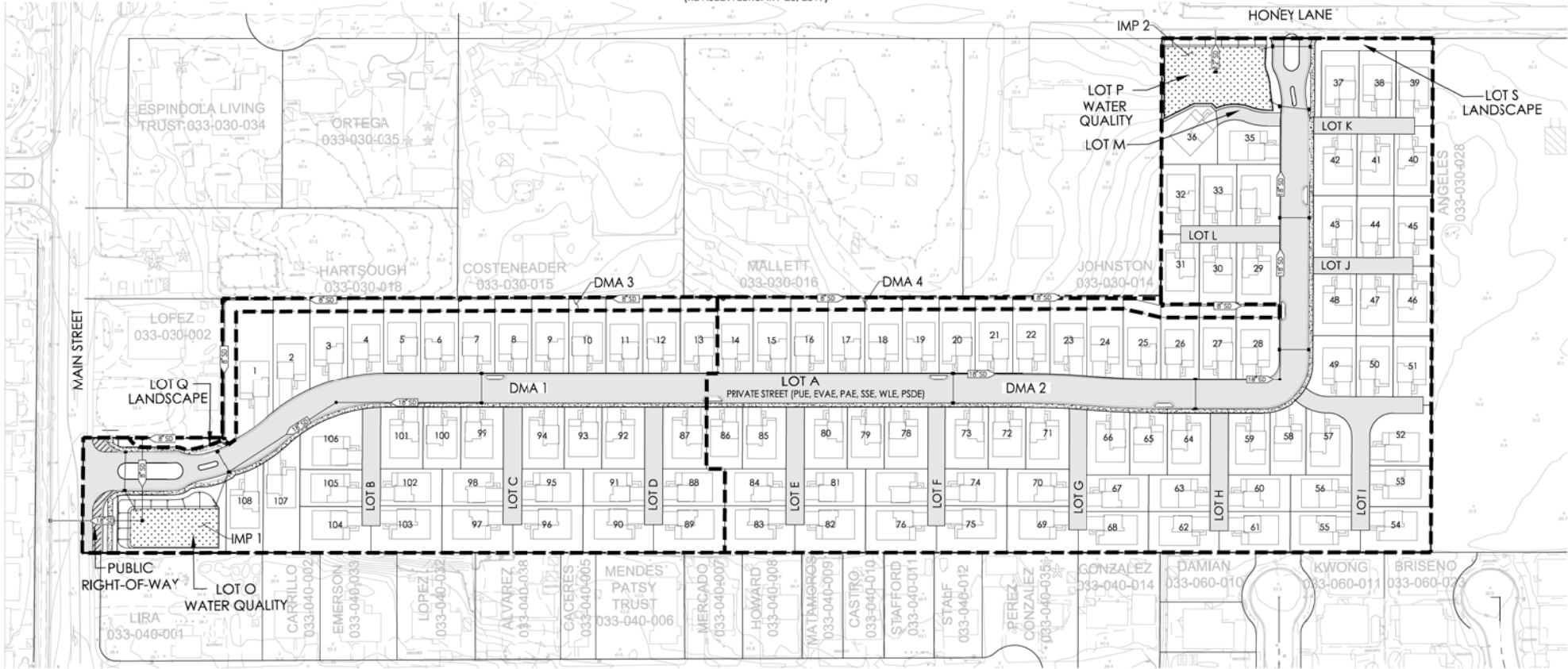


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TRACT 9498
PRELIMINARY STORMWATER MANAGEMENT PLAN

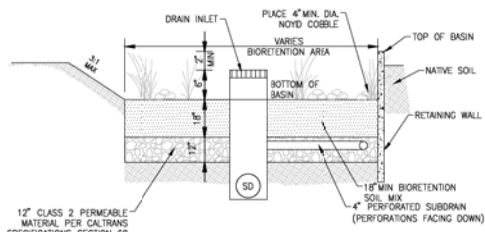
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 CITY OF OAKLEY, CALIFORNIA

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LEGEND

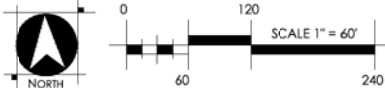
- DRAINAGE MANAGEMENT AREA BOUNDARY
- BIORETENTION AREA
- ASPHALT
- CONCRETE
- DMA
- IMP
- DRAINAGE MANAGEMENT AREA - BIORETENTION AREA



BIORETENTION SECTION
 NOT TO SCALE

DRAINAGE MANAGEMENT AREA (DMA)	DRAINAGE MANAGEMENT AREA SUMMARY							
	PAVEMENT (STREET AND S/W) (SF)	ROOF (SF)	TOTAL IMPERVIOUS (SF)	TOTAL PERVIOUS (SF)	TOTAL EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE
1	64,124	50,944	115,068	81,681	123,236	4,929	5,000	BIORETENTION
2	110,904	101,244	212,148	152,360	227,354	9,095	9,156	BIORETENTION
3	0	0	0	11,394	0	N/A	N/A	SELF-TREATING
4	0	0	0	11,183	0	N/A	N/A	SELF-TREATING

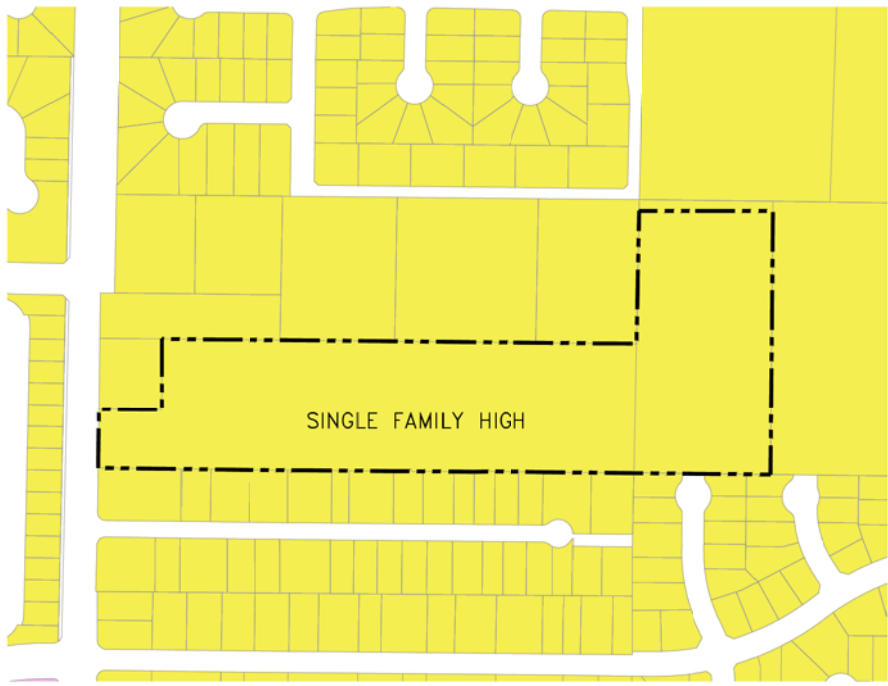
NOTE:
 1. VALUES IN THE TABLE ABOVE ARE ESTIMATED BASED UPON THE AVAILABLE INFORMATION AT THE TIME OF THIS TENTATIVE MAP.
 2. REQUIRED TREATMENT AREAS CALCULATED USING THE 4% RULE WITH A FACTOR OF 1.0 FOR IMPERVIOUS AREAS AND 0.1 FOR PERVIOUS AREAS (CONTRA COSTA COUNTY IMP SPINNING TOOL).



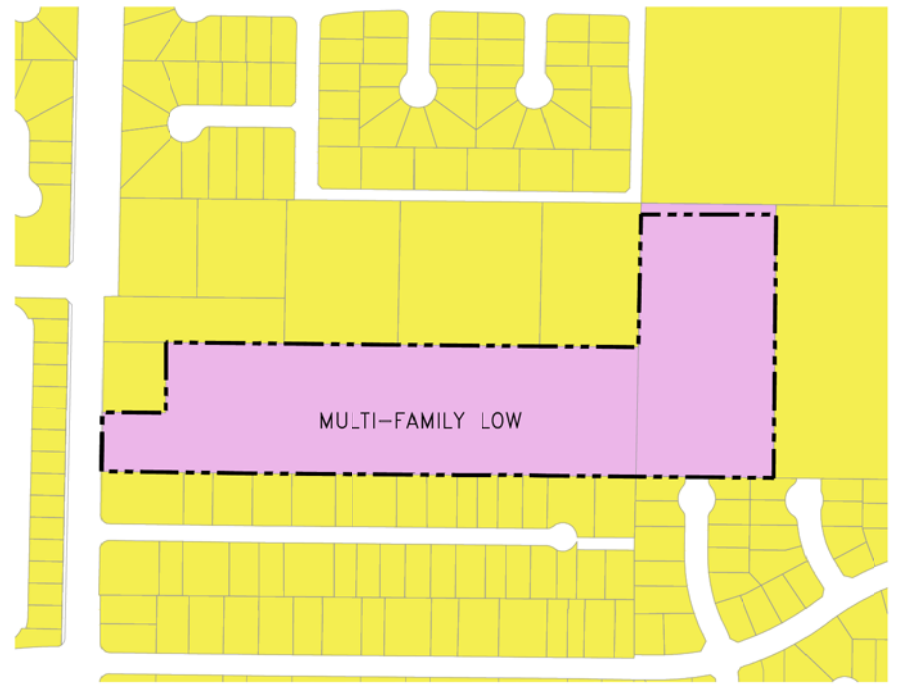
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TRACT 9498
GENERAL PLAN AMENDMENT

ACACIA
 CITY OF OAKLEY, CALIFORNIA
 DECEMBER 4, 2018
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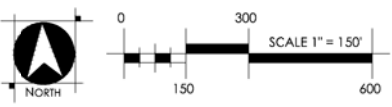
EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

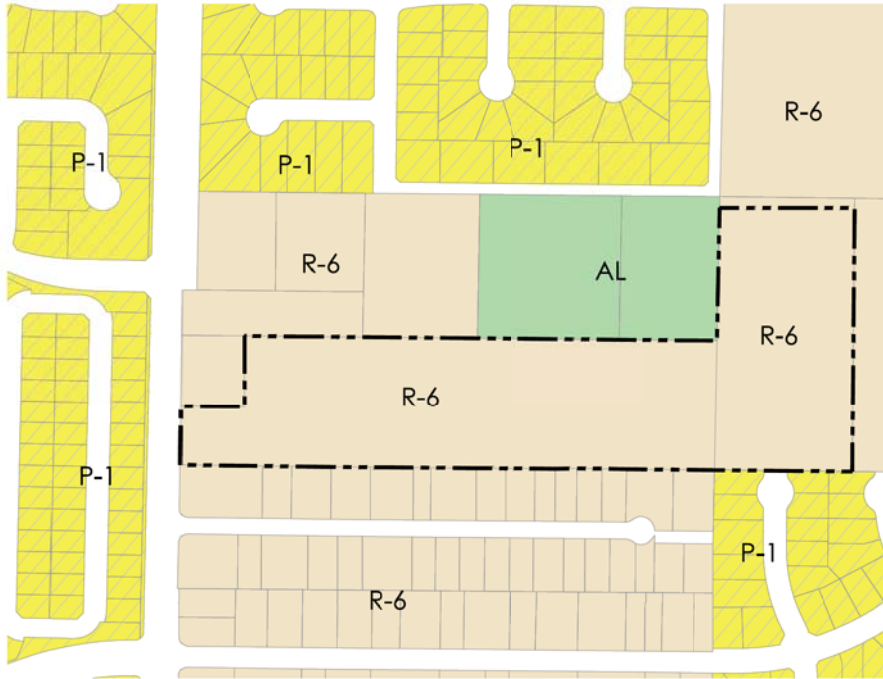
GENERAL PLAN AMENDMENT SUMMARY TABLE

LAND USE DESIGNATION	EXISTING (AC.)	PROPOSED (AC.)	DIFFERENCE
 SINGLE FAMILY HIGH	13.4	-	- 13.4
 MULTI FAMILY LOW	-	13.4	+ 13.4
	13.4	13.4	

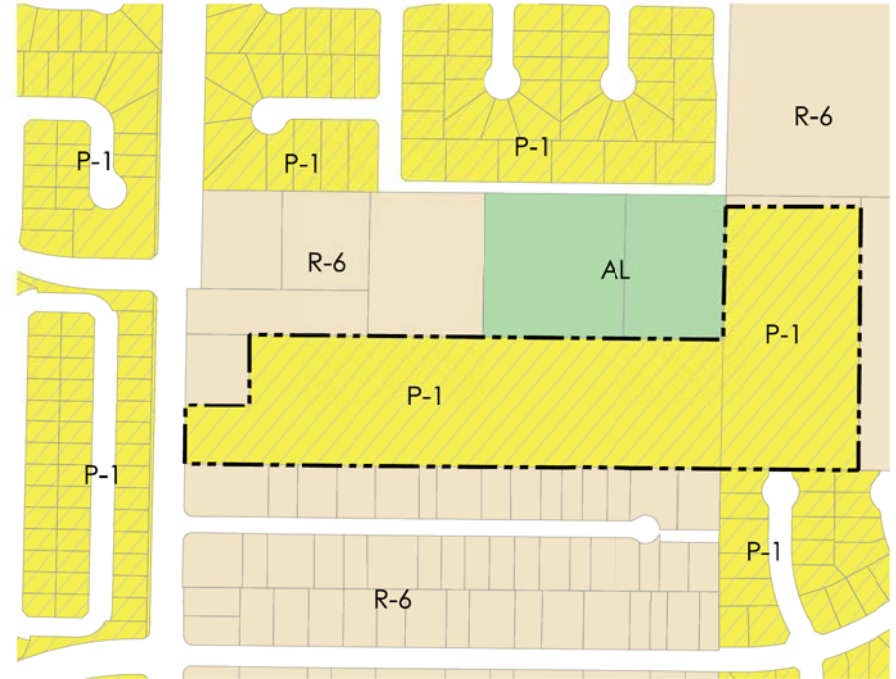


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TRACT 9498
 REZONE
ACACIA
 CITY OF OAKLEY, CALIFORNIA
 DECEMBER 4, 2018
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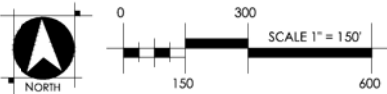
EXISTING ZONING



PROPOSED ZONING

REZONE SUMMARY TABLE

LAND USE DESIGNATION	EXISTING (AC.)	PROPOSED (AC.)	DIFFERENCE
 6,000 SF MIN LOT AREA (R-6)	13.4	-	- 13.4
 PLANNED DEVELOPMENT WITH DEVELOPMENT PLAN (P-1)	-	13.4	+ 13.4
	13.4	13.4	

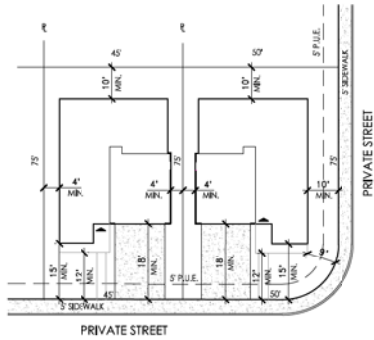


TRACT 9498
TYPICAL PLOT PLAN

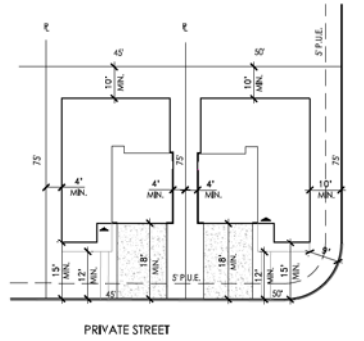
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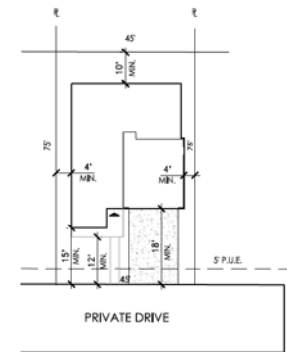
LOCATION MAP



TYPE 1



TYPE 2

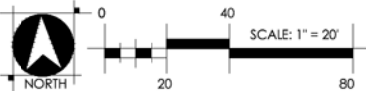


TYPE 3

MINIMUM YARD REQUIREMENTS	PLANNED UNIT DEVELOPMENT (P-1)
FRONT YARD	12' MINIMUM TO PORCH
	15' MINIMUM TO LIVING AREA
	18' MINIMUM TO GARAGE
REAR YARD	10' MINIMUM
SIDE YARD	4' ONE SIDE
	8' AGGREGATE SIDE YARD
	9' TO PRIVATE STREET / PRIVATE DRIVE

MINIMUM LOT REQUIREMENTS	PLANNED UNIT DEVELOPMENT (P-1)
LOT AREA (IN SQUARE FEET)	3,375
LOT WIDTH	45
LOT DEPTH	75

BUILDING HEIGHT	30 MAXIMUM
DENSITY	8.1 DU/AC (C)



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4301 HACIENDA DR., STE 100 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

PLANT SCHEDULE

BIO-RETENTION TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ABB	ABBOTTS LINEO	STRAWBERRY TREE SHRUB	15 GAL	L
CEC	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	24"BX	L
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL	L
PRJ	PRUNUS SERULATA 'SHIROFUGEN'	SHIROFUGEN FLOWERING CHERRY	24"BX	M

STREET TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ACS	ACER BUERGERIANUM	TRIDENT MAPLE	24"BX	M
GR	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24"BX	M
PS	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BX	M
QUA	QUERCUS AGRIIFOLIA	COAST LIVE OAK	72"BX	L
QUL	QUERCUS LAEVOGATA	VALLEY OAK	24"BX	L
TIL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	24"BX	M
ULM	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BX	M

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
RO	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	L

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
CB	CORREA FULCHELLA 'CARPINE BELLS'	AUSTRALIAN FUCHSIA	1 GAL	L
DV	DIETES VEGETA 'VARIEGATA'	VAREGATED AFRICAN IRIS	1 GAL	L
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	L
LB	LOPHANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L

WATER USE RATING LEGEND:
 WJCOLS ■ CATEGORIES OF WATER NEEDS FROM: UNIVERSITY OF CALIF. COOPERATIVE EXTENSION, CALIF. DEPARTMENT OF WATER RESOURCES, U.S. BUREAU OF RECLAMATION
 H = HIGH
 M = MODERATE
 L = LOW
 VL = VERY LOW

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION TO THE SHRUBS/GROUND COVER AREAS AND BUBBLERS TO THE TREES.
3. THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
4. A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).

NOTES:

STREET TREE QUANTITIES AND LOCATIONS ARE DIAGRAMMATIC AND SHALL BE BASED ON IN-FIELD CONDITIONS. TREES SHALL BE LOCATED TO AVOID CONFLICTS WITH UTILITIES, STREET LIGHTS, PARKING DRIVEWAYS AND DRAINAGE FACILITIES. THE CONTRACTOR SHALL DETERMINE TREE QUANTITIES BASED ON IN-FIELD CONDITIONS USING SPACING REQUIREMENTS NOTED AT RIGHT.

STREET TREES SHALL BE PLANTED AN AVERAGE OF ONE (1) TREE PER 35 LINEAR FEET OF STREET FRONTAGE

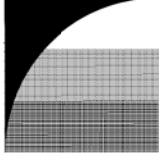
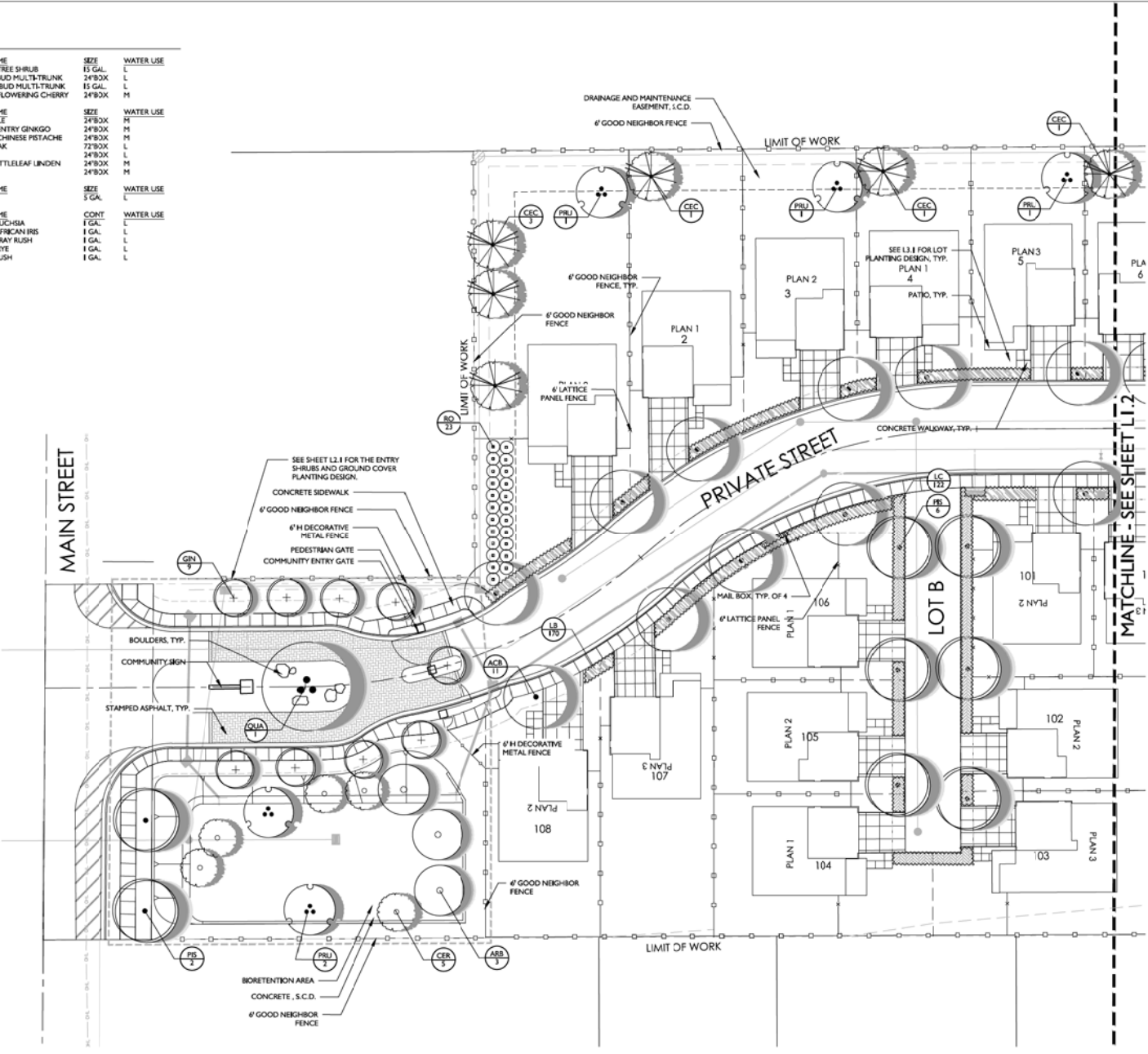
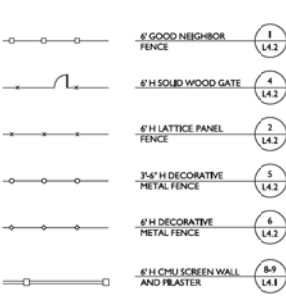
FOR STREET TREE LOCATIONS ON TYPICAL LOTS SEE PLANTING PLAN SHEET L-5

EACH FRONT YARD SHALL HAVE THE FOLLOWING MINIMUM TREE PLANTINGS:

STREET TREES:
 A. FRONT YARD STREET TREES - MINIMUM 1 PER LOT
 B. SIDE YARD STREET TREES - MINIMUM 2 PER LOT

ACCENT TREE (NOT SHOWN):
 A. FRONT YARD ACCENT TREES - MINIMUM 1 PER FRONT YARD

FENCE AND WALL LEGEND



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ISSUE DESCRIPTION DATE
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 2 ENTIREMENT 02/25/2019

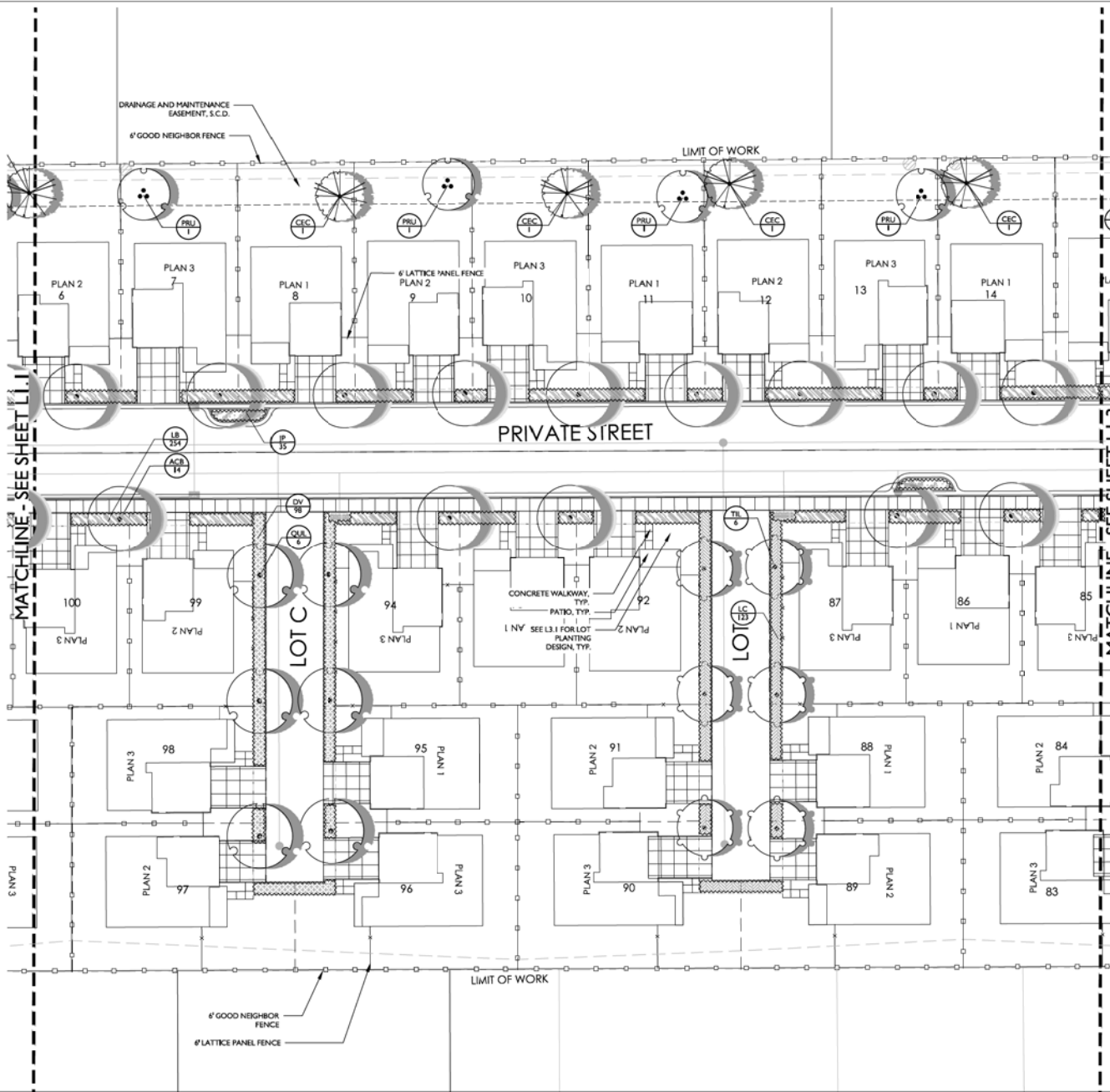


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 DRAWN: jg/cr
 CHECK: RC
 DATE: 02/25/2019
 SCALE: 1"=20'



LANDSCAPE PLAN

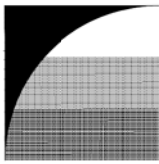
L.I.1



PLANT SCHEDULE

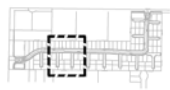
BIG-RETENTION TREES	BOTANICAL NAME
ARB	ARBUTUS UNEDO
CEC	CERCIS CANADENSIS
CER	CERCIS OCCIDENTALIS
PRU	PRUNUS SERRULATA 'SHROFUGEN'
STREET TREES	BOTANICAL NAME
ACB	ACER BUERGERIANUM
GRN	GRUNGO BILOBA 'PRINCETON SENTRY'
PS	PESTACIA CHINENSIS 'KEITH DAVEY'
QUA	QUERCUS AGRIFOLIA
QUL	QUERCUS LOSATA
TL	TILIA CORDATA 'GREENSPIRE'
ULM	ULMUS PARVIFOLIA 'DRAKE'
SHRUBS	BOTANICAL NAME
RO	ROSMARINUS OFFICINALIS
SHRUB AREAS	BOTANICAL NAME
CB	CORREA PULCHELLA 'CARMINE BELLS'
DV	DIETES VEGETA 'VAREGATA'
JP	JUNCUS PATENS
LC	LEYMUS CONDENSATUS 'CANYON PRAIRIE'
LB	LOMANDIA LONGIFOLIA 'BREEZE'

SEE SHEET L1.1 FOR COMPLETE PLANT SCHEDULE



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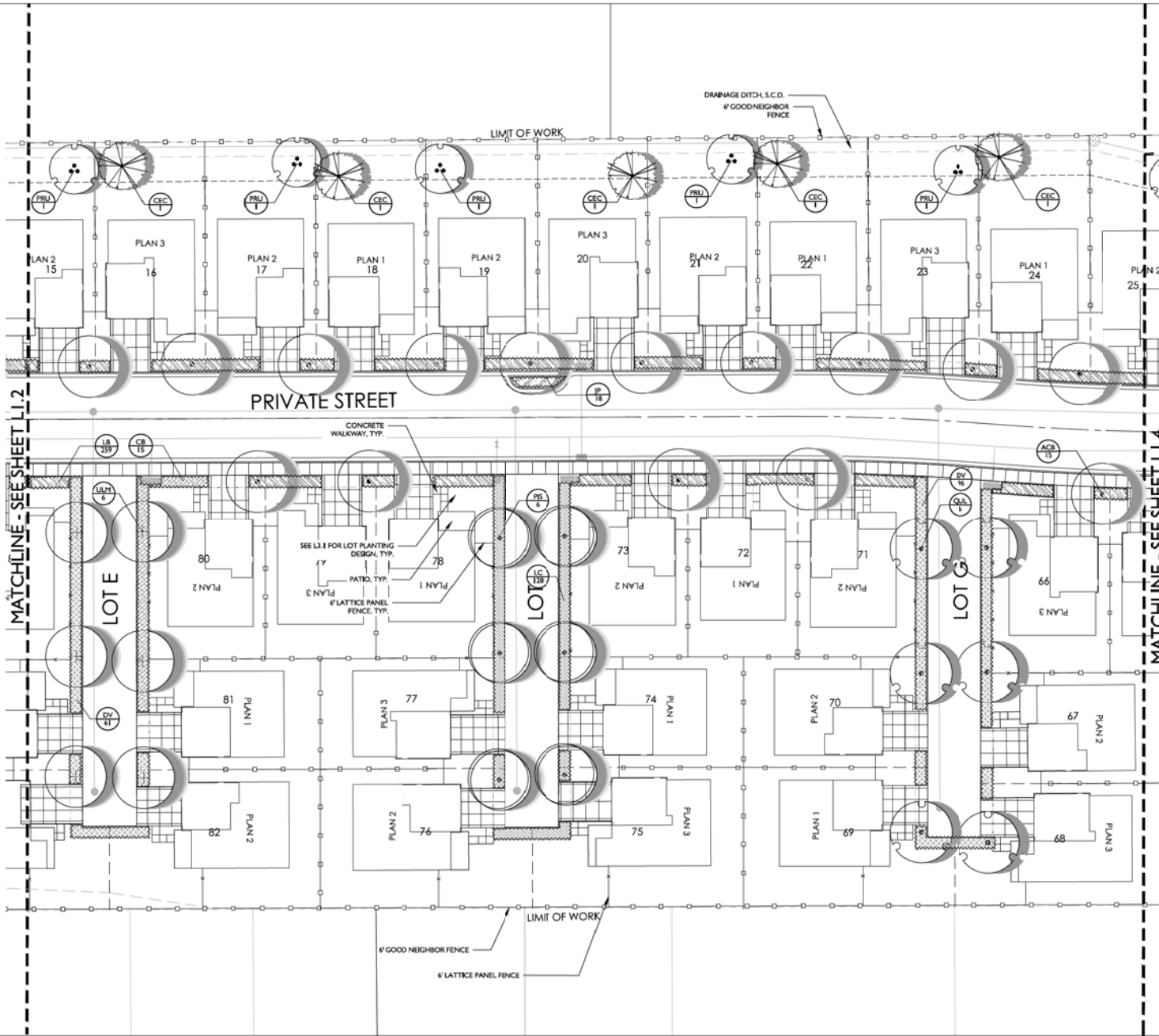


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LANDSCAPE PLAN

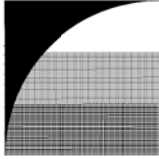
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PLANT SCHEDULE

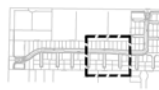
BIO-RETENTION TREES	BOTANICAL NAME
ARB	ARBUTUS UNEDO
CEC	CERCIS OMAGNENSIS
CER	CERCIS OCCIDENTALIS
PRU	PRUNUS SERRULATA 'SHROFUGEN'
STREET TREES	BOTANICAL NAME
ACB	ACER BUERGERIANUM
GIN	GRIGIO BLOBA 'PRINCETON SENTRY'
PIB	PISTACIA CHINENSIS 'KEITH DAVEY'
QUA	QUERCUS AGRIFOLIA
QUL	QUERCUS LAEMOTA
TIL	TILIA CORDATA 'GREENSPIRE'
ULM	ULMUS PARVIFOLIA 'DRAKE'
SHRUBS	BOTANICAL NAME
RO	ROSA HARRIS OFFICINALIS
SHRUB AREAS	BOTANICAL NAME
CB	CORREA PULCHELLA 'CARMINE BELLS'
DV	DIETES VEGETA 'VARIEGATA'
JP	JUNCUS PATENS
LC	LEYMUS CONDENSATUS 'CANYON PRIN'
LB	LOMANERA LONGIFOLIA 'BREEZE'

SEE SHEET LI.1 FOR COMPLETE PLANT SCHEDULE



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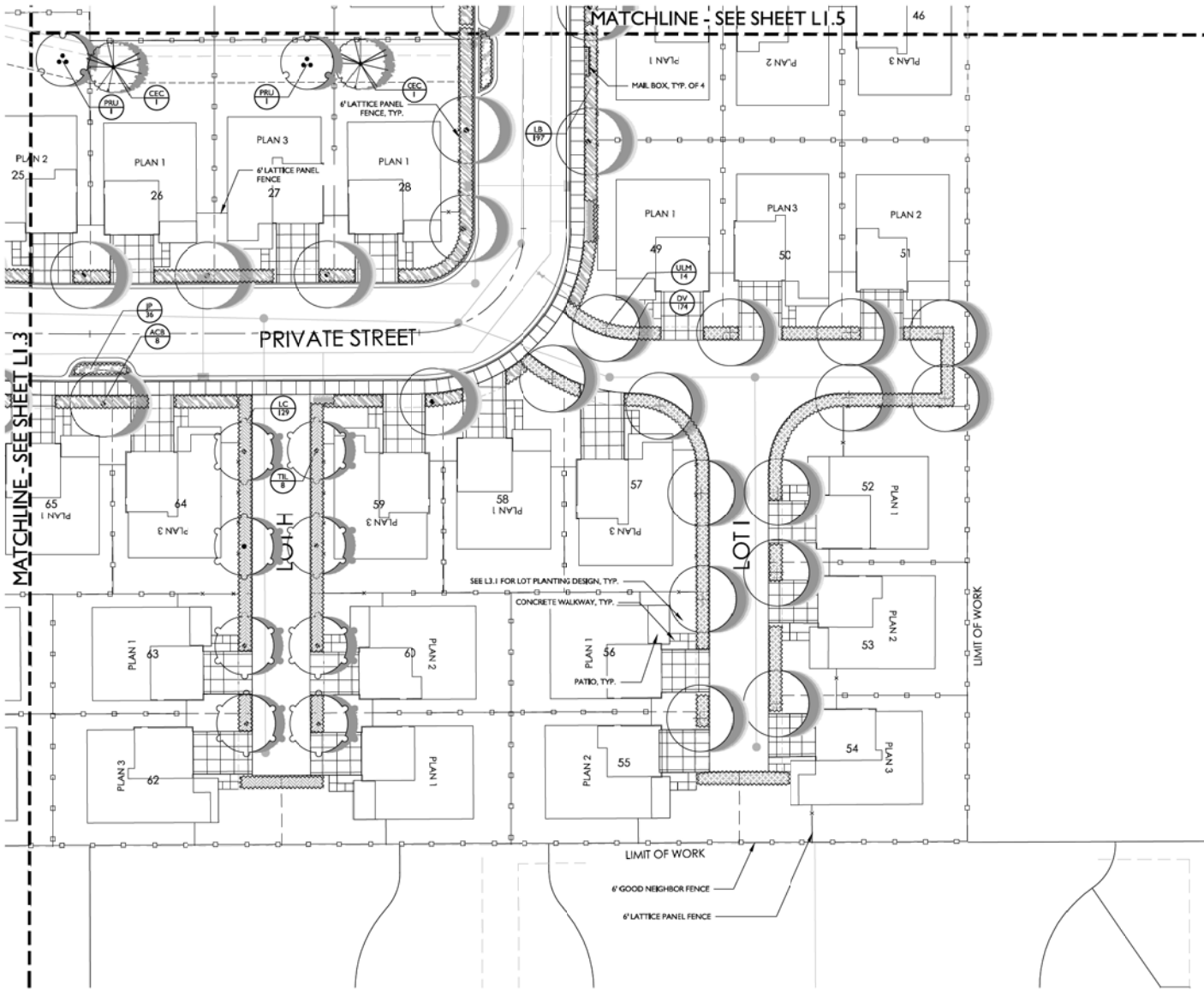
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LANDSCAPE PLAN

LI.3

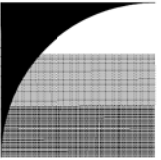
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PLANT SCHEDULE

BIO-RETENTION TREES	BOTANICAL NAME
ARB	ARBUTUS UNEDO
CEC	CERCIS CHAMADENSIS
CER	CERCIS OCCIDENTALIS
PRU	PRUNUS SERRULATA 'SHIROFUGEN'
STREET TREES	BOTANICAL NAME
ACS	ACER BURGERIANUM
GIN	GINNIA BILOBA 'PRINCETON SENTRY'
PS	PISTACIA CHINENSIS 'KEITH DAVEY'
QUA	QUERCUS AGRIFOLIA
QUJ	QUERCUS LAEVA
TL	TRILIACIA COCCHIATA 'GREENSPIRE'
ULM	ULMUS PARVIFOLIA 'DRAKE'
SHRUBS	BOTANICAL NAME
RO	ROSEMARYNIUS OFFICINALIS
SHRUB AREAS	BOTANICAL NAME
CB	CORREA TULCARELLA 'CARMINE BELLS'
DV	DIETES VEGETA 'VARIEGATA'
JP	JUNCUS PATENS
LC	LEYMUS CONDENSATUS 'CANYON PRIN'
LB	LOMANDRA LONGIFOLIA 'BREEZE'

SEE SHEET LI.1 FOR COMPLETE PLANT SCHEDULE



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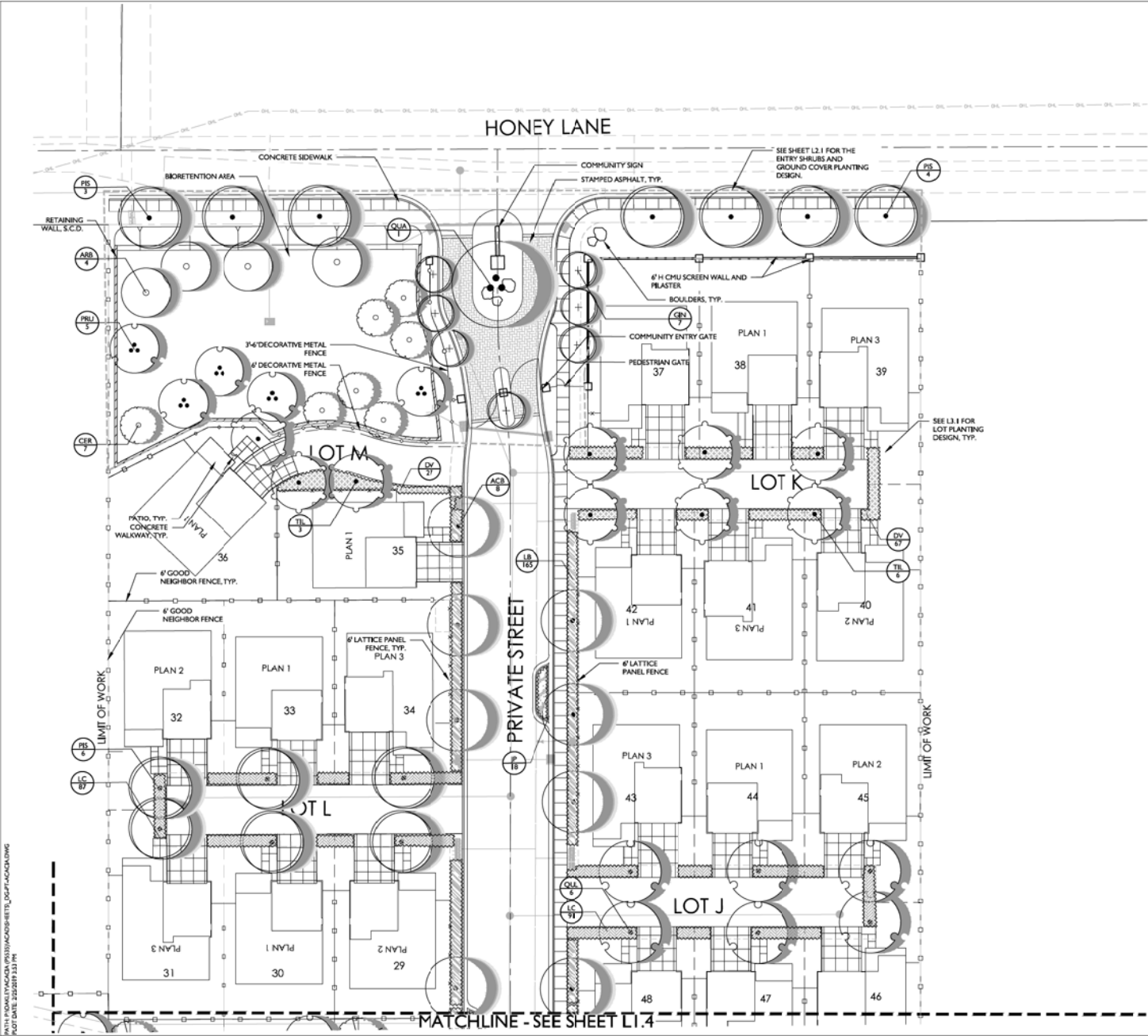
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LANDSCAPE
 PLAN

LI.4

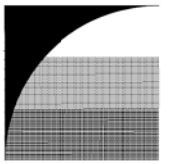
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PLANT SCHEDULE

BIO-RETENTION TREES	BOTANICAL NAME
ARB	ARBUTUS UNEDO
CEC	CERCIS OMAGNENSIS
CER	CERCIS OCCIDENTALIS
PRU	PRUNUS SERRULATA 'SHROFUGEN'
STREET TREES	BOTANICAL NAME
ACB	ACER BUERGERIANUM
GIN	GRIGIO BLOBA 'PRINCETON SENTRY'
PE	PISTACIA CHINENSIS 'KEITH DAVEY'
QUA	QUERCUS AGRIFOLIA
QUL	QUERCUS LONATA
TL	TILIA CORDATA 'GREENSPIRE'
ULM	ULMUS PARVIFOLIA 'DRAKE'
SHRUBS	BOTANICAL NAME
RO	ROSMARINUS OFFICINALIS
SHRUB AREAS	BOTANICAL NAME
CB	CORREA PULCHELLA 'CARMINE BELLS'
DV	DIETES VEGETA 'VAREGATA'
JP	JUNCUS PATENS
LC	LEYMUS CONDENSATUS 'CANYON PRIN'
LB	LOPHANURA LONGIFOLIA 'BREEZE'

SEE SHEET LI.1 FOR COMPLETE PLANT SCHEDULE



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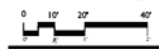


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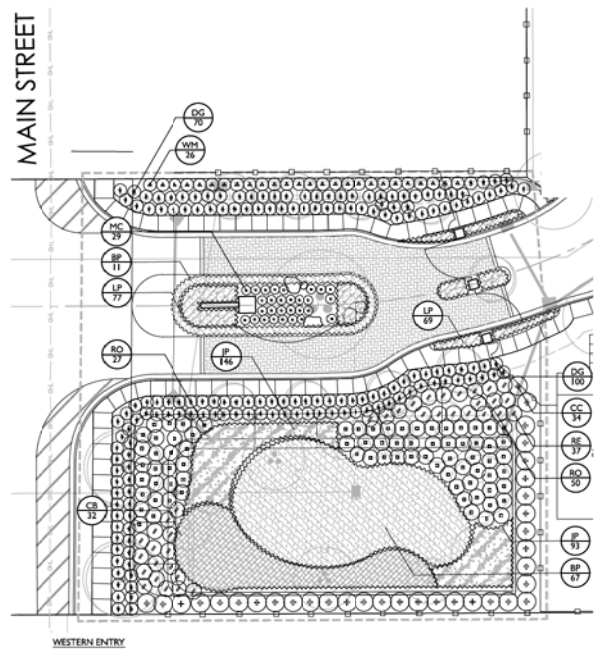
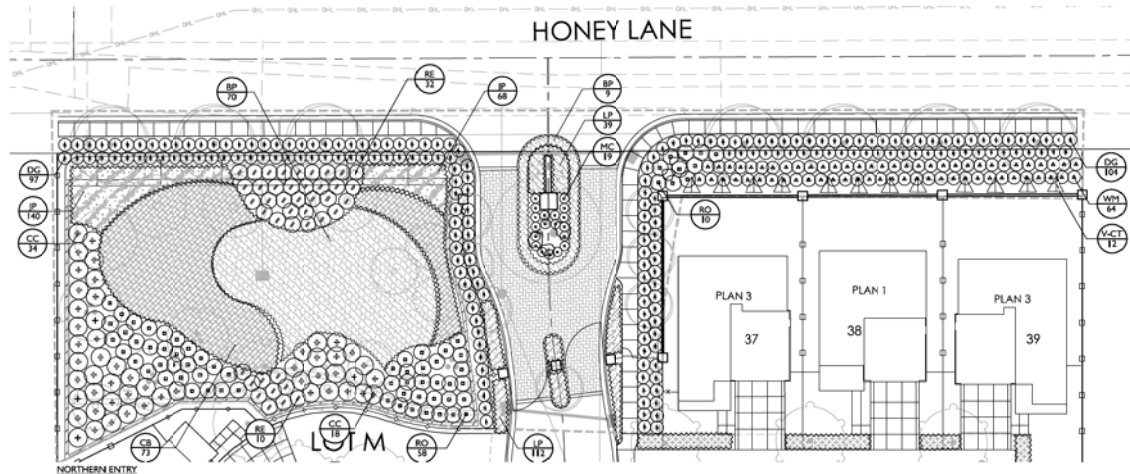
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LANDSCAPE
 PLAN

LI.5

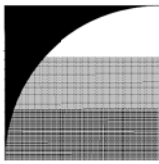
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PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
VCT	CAMPIDIS X TAGLIARUJANA 'CRIMSON TRUMPET'	CRIMSON TRUMPET VINE	1 GAL	L	60" o.c.
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L	72" o.c.
DG	DIETES GRANDIFLORA	WILD IRIS	5 GAL	L	48" o.c.
MC	MYRTUS COMPACTA	COMPACT MYRTLE	5 GAL	L	36" o.c.
RE	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	L	60" o.c.
RO	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	L	60" o.c.
WM	WESTRINGIA FRUTICOSA 'HORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL	L	48" o.c.
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
CB	CORREA PULCHELLA 'CARMINE BELLS'	AUSTRALIAN FUCHSIA	1 GAL	L	72" o.c.
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L	24" o.c.
LP	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVENDIN	1 GAL	L	24" o.c.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
BF	BACCHARIS FRUTICOSA 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	1 GAL	L	72" o.c.

WATER USE RATING LEGEND:
 WUCOLS II CATEGORIES OF WATER NEEDS FROM: UNIVERSITY OF CALIF. COOPERATIVE EXTENSION, CALIF. DEPARTMENT OF WATER RESOURCES, U.S. BUREAU OF RECLAMATION
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 VL = VERY LOW



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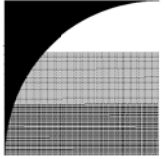


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 DRAWN: jg/cr
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ENTRY SHRUB PLAN

L2.1



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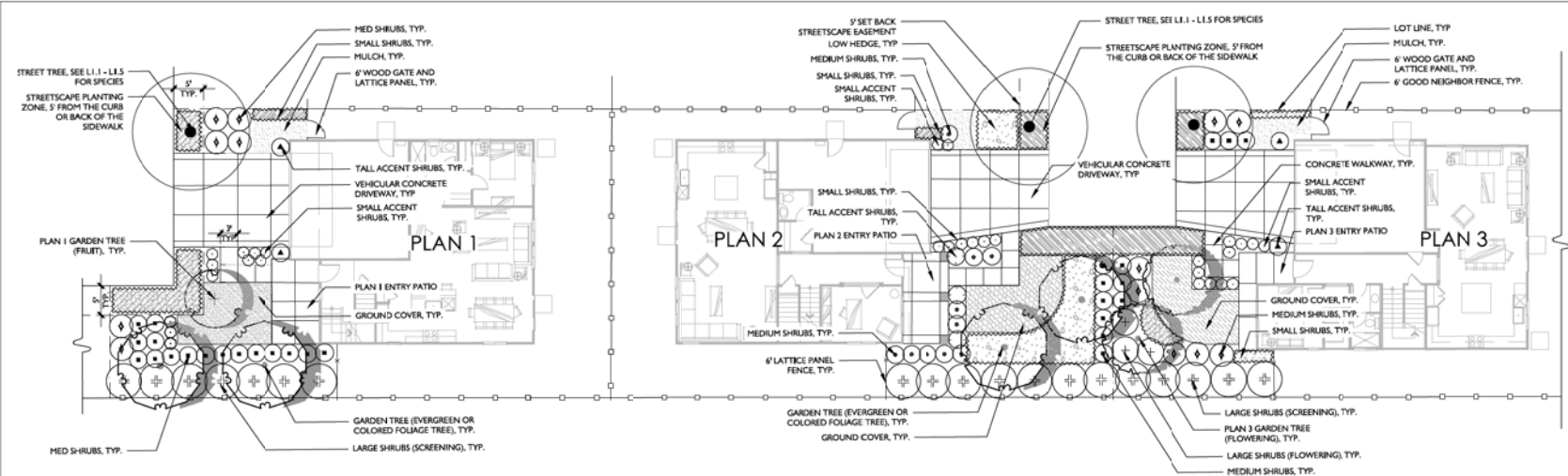
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PROJECT NUMBER: 5335
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 SCALE:



TYPICAL LOT LANDSCAPE PLAN
L3.1



TYPICAL END LOTS

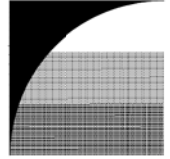
PLANT LIST - TYPICAL LOT LANDSCAPE PLAN

PLANT	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
PLAN 1 - FRUIT TREES					
CIT	CITRUS X SINENSIS 'BLOOD'	BLOOD RED ORANGE	15 GAL	M	
CL	CITRUS LICHU 'MEYER IMPROVED'	LEMON	15 GAL	M	
PLN	PUNICA GRANATUM	POMEGRANATE	15 GAL	L	
PLAN 1&2 - GARDEN TREES					
ACT	ACER PALMATUM	JAPANESE MAPLE	15 GAL	M	
OLE	OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	15 GAL	L	
OSH	OSMANTHUS FRAGRANS	SWEET OLIVE	15 GAL	M	
PLAN 3 - GARDEN TREES					
CEO	CERCIS CHINENSIS 'DON EGOLF'	DON EGOLF REDBUD	15 GAL	M	
MAS	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA MULTI-TRUNK	15 GAL	M	
PRY	PRUNUS SERRULATA 'TAZO'	JAPANESE FLOWERING CHERRY	15 GAL	M	
TALL ACCENT SHRUBS					
BH	BERBERIS THUNBERGII 'HELMOND PILLAR'	HELMOND PILLAR BARBERY	5 GAL	L	30" o.c.
ELU	EUONYMUS JAPONICUS 'GREENSPIRE'	GREENSPIRE UPRIGHT EUONYMUS	5 GAL	L	36" o.c.
RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	L	36" o.c.
MED ACCENT SHRUBS					
AG	AGAVE X 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL	L	36" o.c.
PW	PHORBIUM TENAX 'WINGS OF GOLD'	NEW ZEALAND FLAX	5 GAL	L	36" o.c.
SMALL ACCENT SHRUBS					
AF	ALICE POLYPHYLLA	SPIRAL ALICE	5 GAL	L	24" o.c.
AB	ANGELOZANTHOS X 'BUSH GOLD'	KANGAROO PAW	5 GAL	L	24" o.c.
CR	CRASSULA OVATA 'JITTERS'	JITTERS JADE PLANT	1 GAL	L	24" o.c.
ID	IBIDOUXIA	DOUGLAS IRIS	1 GAL	L	24" o.c.
KF	KNIPHOFIA UVARIA 'FLAMENCO'	FLAMENCO RED HOT POKER	1 GAL	L	18" o.c.
LP	LAVANDULA X INTERMEDIA 'PROVINCE'	PROVINCE LAVENDIN	1 GAL	L	24" o.c.
LARGE SHRUBS					
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L	72" o.c.
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	L	60" o.c.
MED SHRUBS					
DG	DIETES GRANIBIFLORA	WILD IRIS	5 GAL	L	48" o.c.
MC	MYRTUS COMPACTA	COMPACT MYRTLE	5 GAL	L	36" o.c.
PA	PEROVSKIA ABROTANOIDES 'BLUE JEAN BABY'	RUSSIAN SAGE	5 GAL	L	36" o.c.
RB	RHAMNUS CALIFORNICA 'MOLINDANA BLINDO'	CALIFORNIA COFFEEBERRY	5 GAL	L	42" o.c.
WH	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL	L	48" o.c.
SMALL SHRUBS					
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L	18" o.c.
JF	JUNCUS PATENS	CALIFORNIA GRAY BUSH	1 GAL	L	24" o.c.
ND	NANDINA DOMESTICA 'GULF STREAM' TM	HAVERLYN BARKHOOD	1 GAL	L	18" o.c.
NG	NANEA X SYLVESTRIS 'BLUE HILL'	BLUE HILL MEADOW SAGE	1 GAL	L	18" o.c.
LOW HEDGE					
EB	EUONYMUS JAPONICUS MICROPHYLLA	BOX-LEAF EUONYMUS	5 GAL	L	48" o.c.
LS	LIGULSTRUM SINENSE 'SUNSHINE'	SUNSHINE LIGULSTRUM	5 GAL	L	36" o.c.
NL	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	5 GAL	L	36" o.c.
GROUND COVERS					
AM	ACHILLEA MILLEFOLIUM	COMPAN YARROW	1 GAL	L	36" o.c.
BP	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	1 GAL	L	72" o.c.
CB	CORREA PULCHRELLA 'CARPINE BELLS'	AUSTRALIAN FUCHSIA	1 GAL	L	72" o.c.
CK	CORREA REFLEXA 'CAPE CARPET'	CAPE CARPET AUSTRALIAN FUCHSIA	1 GAL	L	72" o.c.
MP	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM	1 GAL	L	72" o.c.
STREETScape SHRUBS					
AB	DIETES VEGETA 'VARIEGATA'	VARIEGATED AFRICAN IRIS	1 GAL	L	42" o.c.
LB	LOPHANDORA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L	36" o.c.
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	L	36" o.c.

TYPICAL IN-LINE LOTS

TYPICAL LOT LANDSCAPE PLANS

SCALE: 1" = 10'-0"



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 2611 CROW CANTON RD. SAN RAPHAEL, CA 94958
 707.478.0478 www.gatesassoc.com

ACACIA

OAKLEY CALIFORNIA



SIGNATURE HOMES

ISSUE DESCRIPTION DATE
 1 ENTITLEMENT 12/04/2018
 2 ENTITLEMENT 02/25/2019

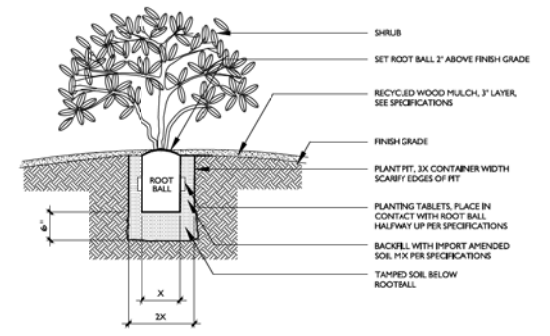


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 DRAWN: JGCR
 CHECK: RC
 DATE: 02/25/2019
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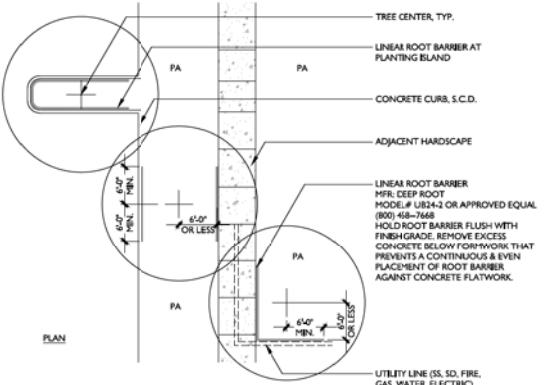


LANDSCAPE DETAILS

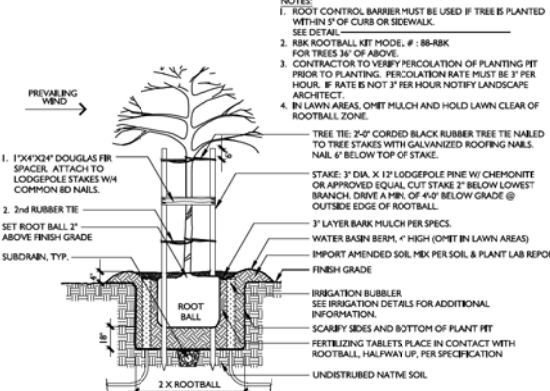
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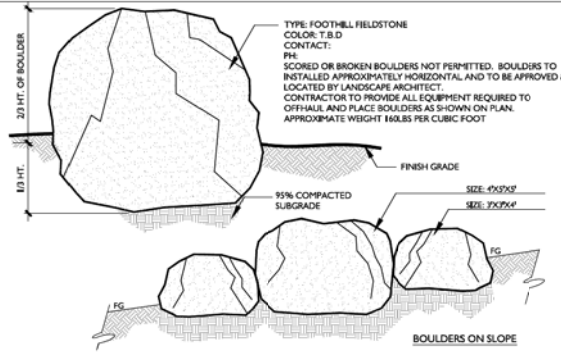
3 SHRUB PLANTING
 SCALE: N.T.S.



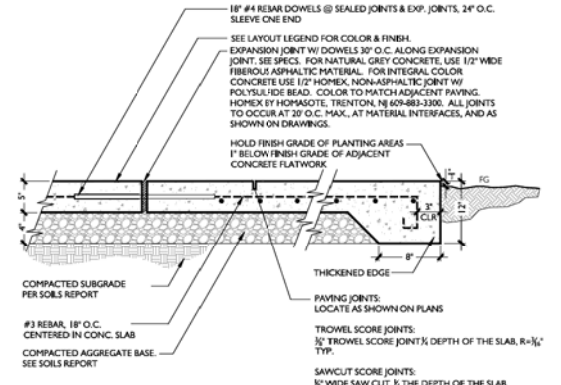
2 LINEAR ROOT BARRIER
 SCALE: 1" = 10'-0"



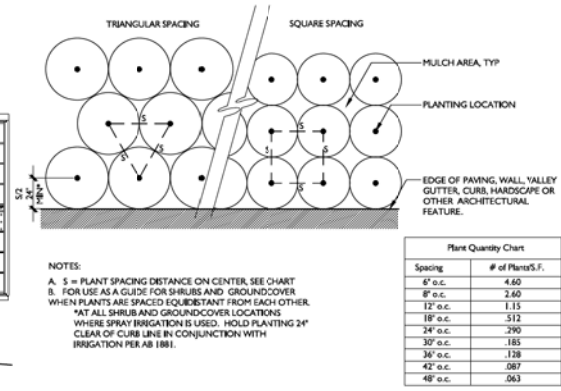
1 TREE STAKING DETAIL
 SCALE: 3/8" = 1'-0"



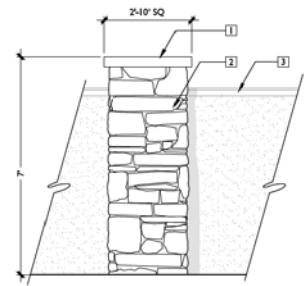
6 BOULDER PLACEMENT
 SCALE: N.T.S.



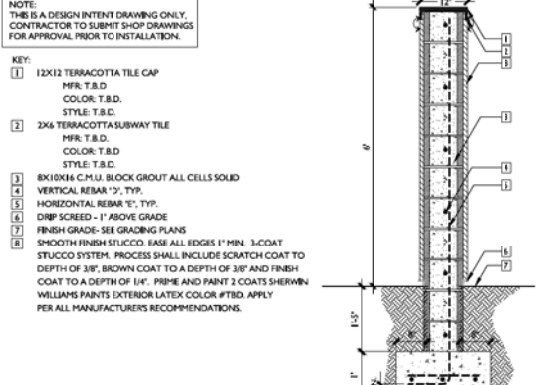
5 PEDESTRIAN CONCRETE PAVING ON GRADE
 SCALE: 1-1/2" = 1'-0"



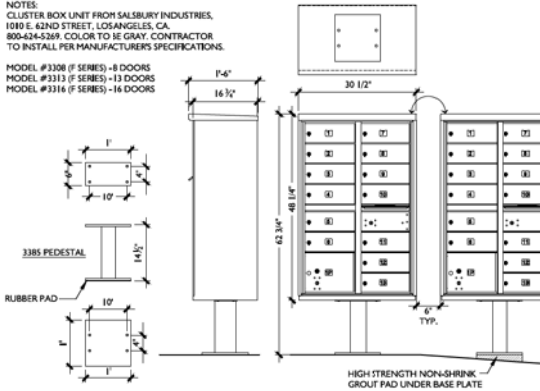
4 PLANT SPACING
 SCALE: N.T.S.



9 PILASTER
 SCALE: 1/2" = 1'-0"



8 CMU SCREEN WALL
 SCALE: 3/4" = 1'-0"



7 CLUSTERED MAILBOX UNIT
 SCALE: 3/4" = 1'-0"

NOTE: THIS IS A DESIGN INTENT DRAWING ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

KEY:
 1 4" PRECAST CONCRETE CAP
 MFR. QUICKCRETE
 MODEL: TBD
 COLOR: TBD
 2 STONE VENEER
 MFR. CORONADO STONE
 MODEL: TBD
 COLOR: TBD
 GROUT: DRY STACK
 3 6" H CMU SCREEN WALL, SEE DETAIL.

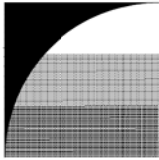
NOTE:
 THIS IS A DESIGN INTENT DRAWING ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

KEY:
 1 12X12 TERRAZZOTA TILE CAP
 MFR. T.B.D.
 COLOR: T.B.D.
 STYLE: T.B.C.
 2 2X6 TERRAZZOTA SUBWAY TILE
 MFR. T.B.D.
 COLOR: T.B.D.
 STYLE: T.B.C.
 3 8X10X4 C.M.U. BLOCK GROUT ALL CELLS SOLID
 VERTICAL REBAR "3", TYP.
 4 HORIZONTAL REBAR "E", TYP.
 5 DRIP SCREEN - 1" ABOVE GRADE
 6 FINISH GRADE - SEE GRADING PLANS
 7 SMOOTH FINISH STUCCO. BASE ALL EDGES 1" MIN. 3-COAT STUCCO SYSTEM. PROCESS SHALL INCLUDE SCRATCH COAT TO A DEPTH OF 3/8", BROWN COAT TO A DEPTH OF 3/8" AND FINISH COAT TO A DEPTH OF 1/4". PRIME AND PAINT 2 COATS SHERWIN WILLIAMS PAINTS (EXTERIOR LATEX COLOR #TBD). APPLY PER ALL MANUFACTURERS RECOMMENDATIONS.

NOTE:
 CLUSTER BOX UNIT FROM SALSBUURY INDUSTRIES, 1010 E. 62ND STREET, LOS ANGELES, CA 90044-5287. COLOR TO BE GRAY. CONTRACTOR TO INSTALL PER MANUFACTURERS SPECIFICATIONS.
 MODEL #3308 (F SERIES) - 8 DOORS
 MODEL #3313 (F SERIES) - 13 DOORS
 MODEL #3316 (F SERIES) - 14 DOORS

NOTE:
 1. TREE TIE: 2x2 CORRODED BLACK RUBBER TIE NABLED TO TREE STAKES WITH GALVANIZED ROOFING NAILS, NAIL 6\"/>

PATH: P:\04\21\ACACIA (P)\31\LANDSCAPE\DETAILS_L4\ACACIA\L4.1
 PLOT DATE: 2/25/2019 3:51 PM



**GATES
+ ASSOCIATES**

LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN
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P 415.726.8179 www.gatesca.com

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CALIFORNIA



**SIGNATURE
FORMS**

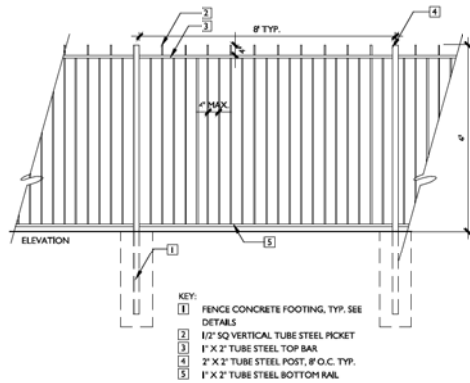
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1 ENTITLEMENT 12/04/2018
2 ENTITLEMENT 02/25/2019



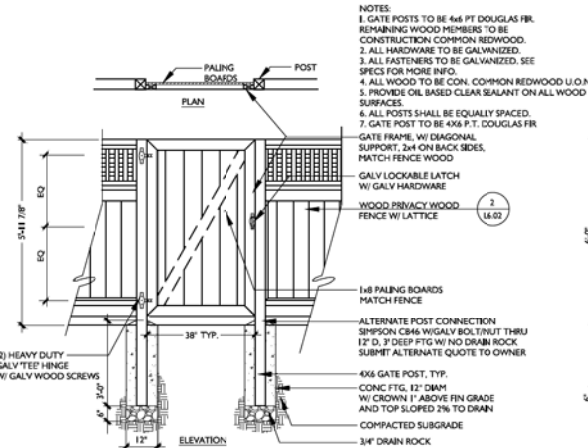
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DRAWN: JG/CR
CHECK: RC
DATE: 02/25/2019
SCALE:

LANDSCAPE DETAILS

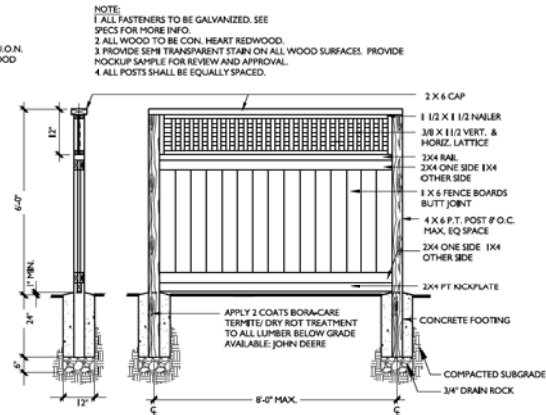
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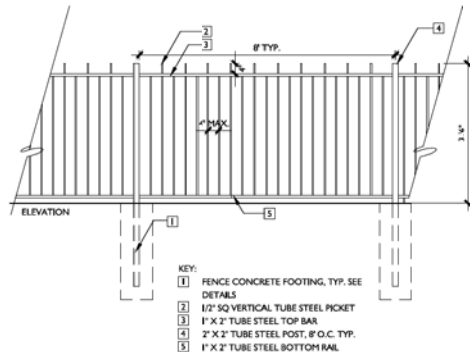
6 6' H DECORATIVE METAL FENCE
SCALE: 1/2" = 1'-0"



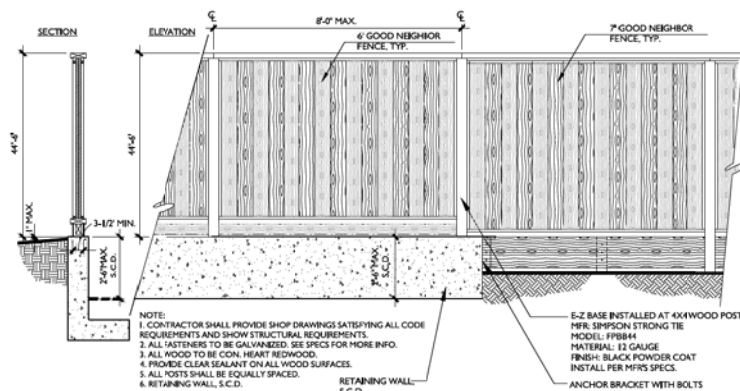
4 6' H SOLID WOOD GATE
SCALE: N.T.S.



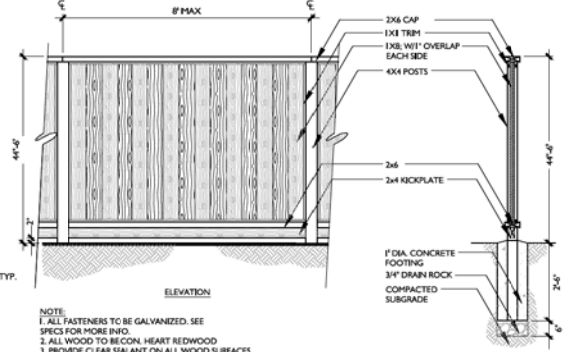
2 6' LATTICE PANEL FENCE
SCALE: 1/2" = 1'-0"



5 3'-6" H DECORATIVE METAL FENCE
SCALE: 1/2" = 1'-0"



3 GOOD NEIGHBOR FENCE ON RETAINING WALL
SCALE: N.T.S.



1 6' GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



PLAN 3 - PRAIRIE
SCHEME 9

PLAN 2 - CRAFTSMAN
SCHEME 5

PLAN 1 - EARLY CALIFORNIAN
SCHEME 1

Acacia
Oakley, CA
November 28, 2018

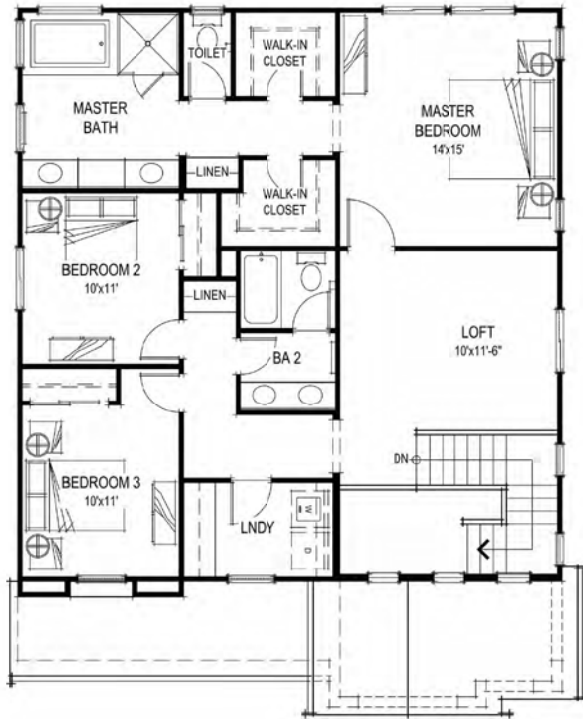
Signature Homes

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925.463.1122

STREET SCENE
A00

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Brentwood, CA 94513
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	981 SQ. FT.
SECOND FLOOR	1184 SQ. FT.
TOTAL LIVING	2165 SQ. FT.
2-CAR GARAGE	417 SQ. FT.



PLAN 1 FLOOR PLANS
A01

Acacia
Oakley, CA
November 28, 2018

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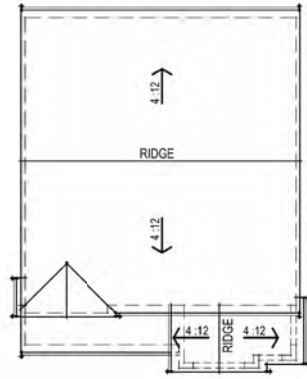
SCHEME 7
PRAIRIE FRONT ELEVATION



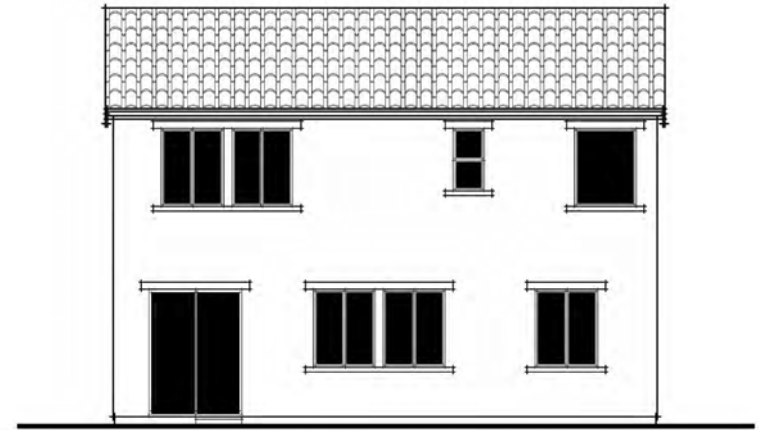
SCHEME 1
EARLY CALIFORNIA FRONT ELEVATION



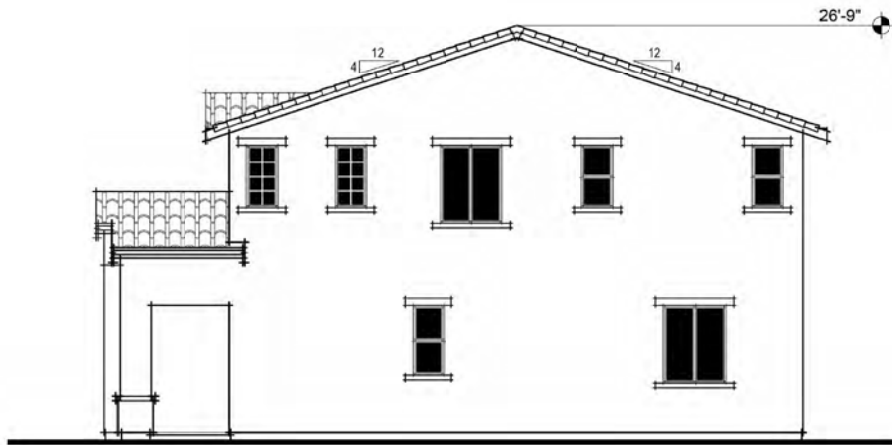
SCHEME 5
CRAFTSMAN FRONT ELEVATION



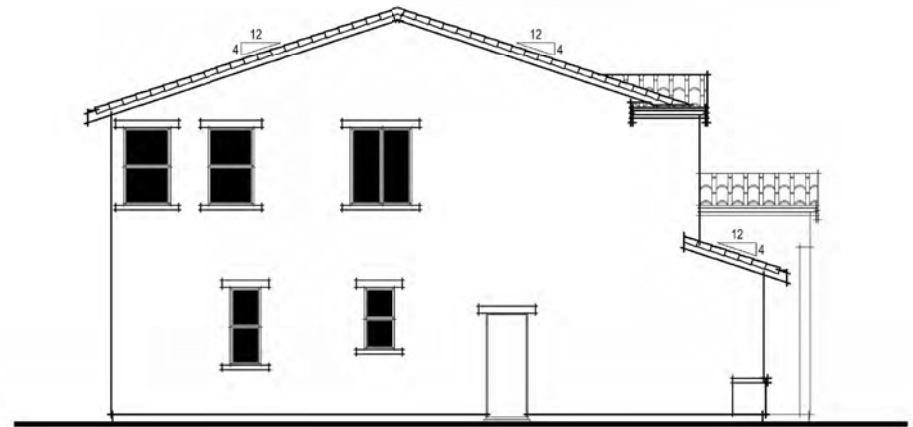
EARLY CALIFORNIA ROOF PLAN



EARLY CALIFORNIA REAR ELEVATION



EARLY CALIFORNIA RIGHT ELEVATION



EARLY CALIFORNIA LEFT ELEVATION

Acacia
Oakley, CA
November 28, 2018

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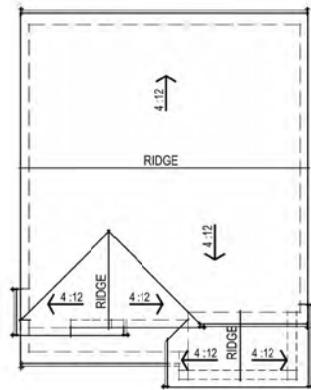


PLAN 1 EARLY CALIFORNIA ELEVATIONS

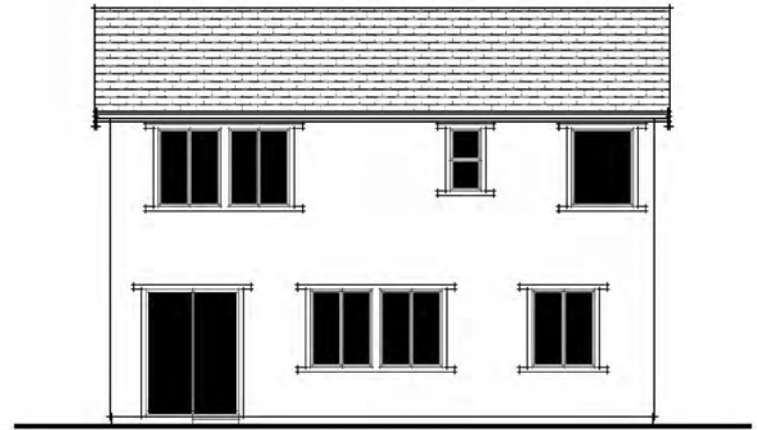
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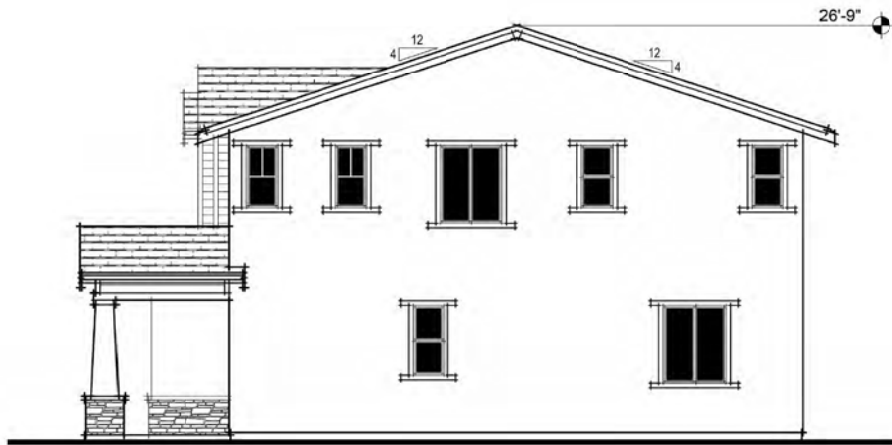




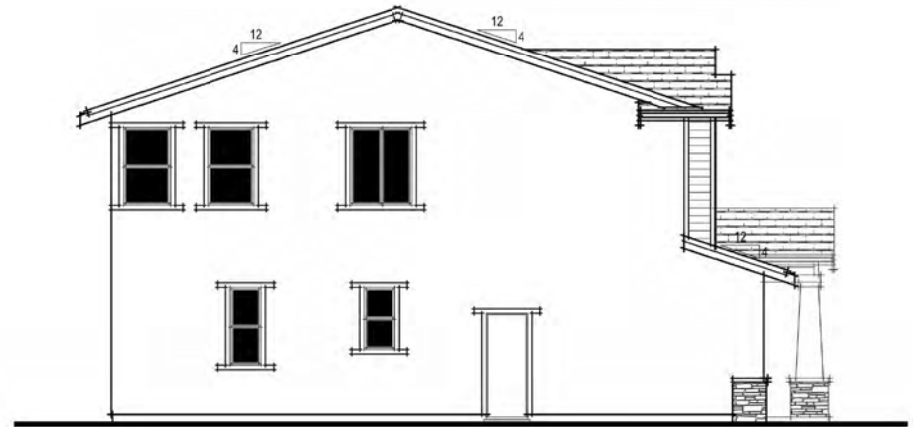
CRAFTSMAN ROOF PLAN



CRAFTSMAN REAR ELEVATION



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN LEFT ELEVATION

Acacia
Oakley, CA
November 28, 2018

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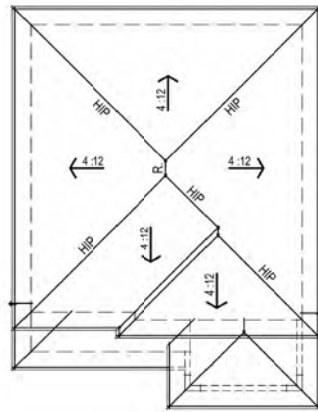


PLAN 1 CRAFTSMAN ELEVATIONS

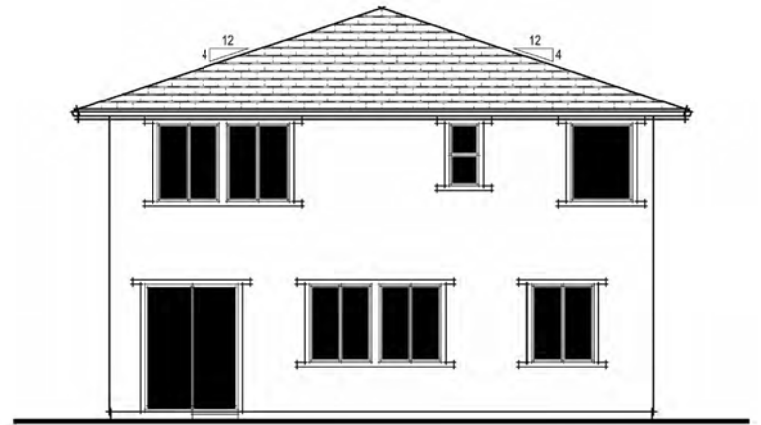
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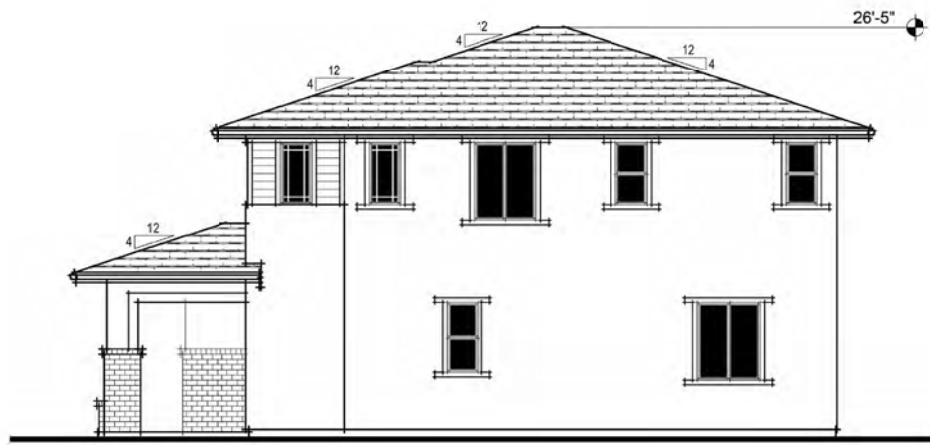




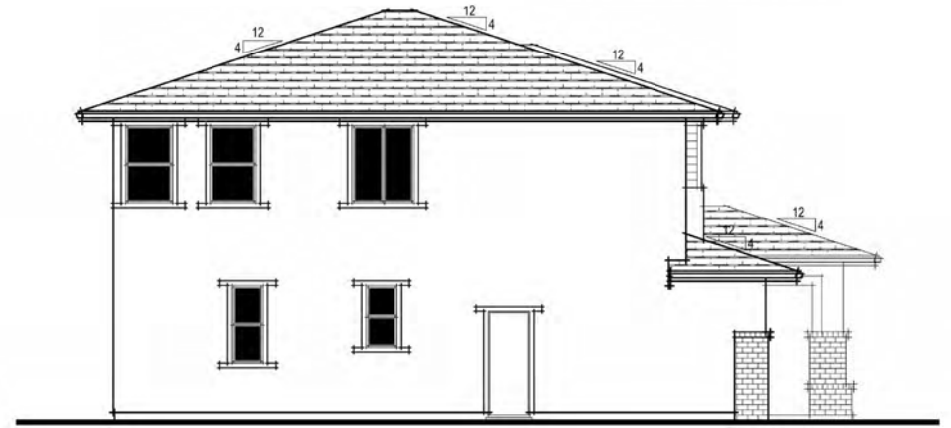
PRAIRIE ROOF PLAN



PRAIRIE REAR ELEVATION



PRAIRIE RIGHT ELEVATION



PRAIRIE LEFT ELEVATION

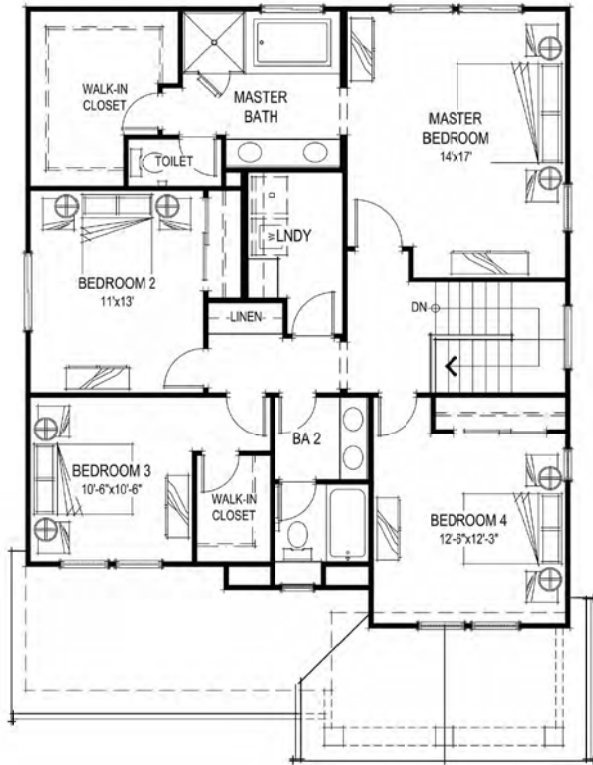
Acacia
Oakley, CA
November 28, 2018

Signature Homes
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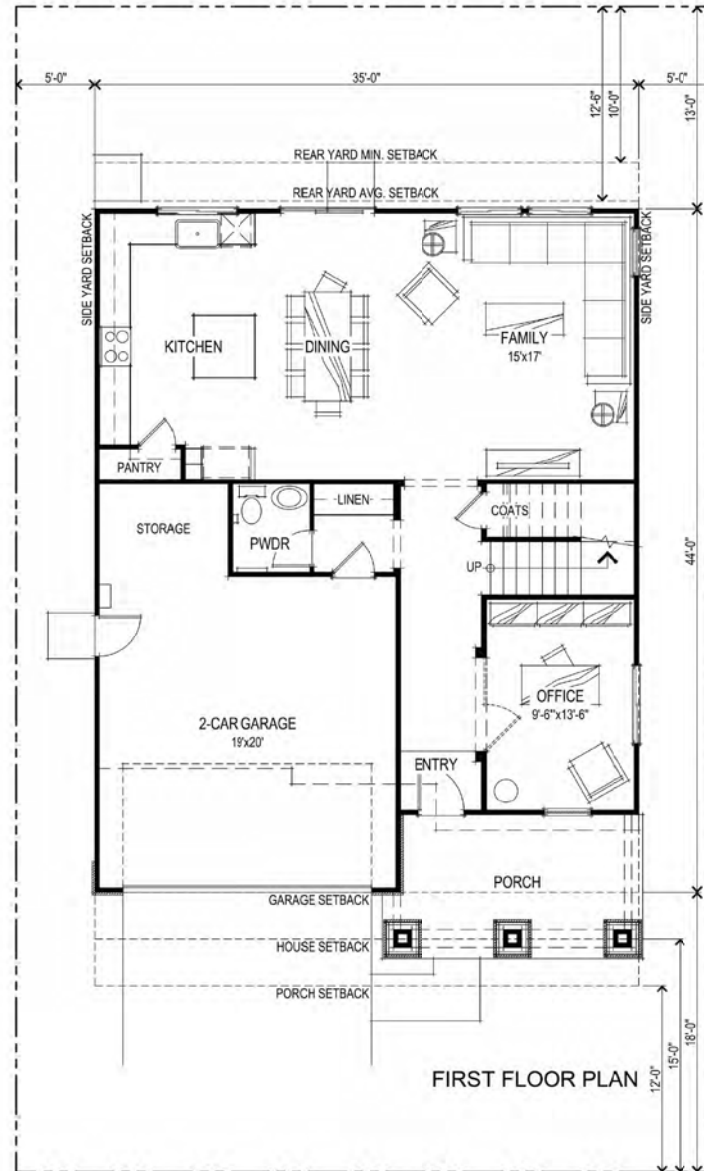
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PLAN 1 PRAIRIE ELEVATIONS
A05

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	1016 SQ. FT.
SECOND FLOOR	1259 SQ. FT.
TOTAL LIVING	2275 SQ. FT.
2-CAR GARAGE	447 SQ. FT.



PLAN 2 FLOOR PLANS
 A06

Acacia
 Oakley, CA
 November 28, 2018

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 925.463.1122

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 Brentwood, CA 94513
 925.634.7000 | sdgarchitectsinc.com





SCHEME 8
PRAIRIE FRONT ELEVATION



SCHEME 2
EARLY CALIFORNIA FRONT ELEVATION



SCHEME 6
CRAFTSMAN FRONT ELEVATION

Acacia
Oakley, CA
November 28, 2018

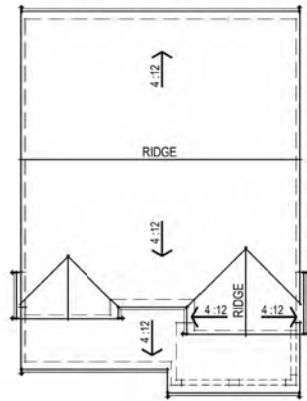
Signature Homes

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925.463.1122

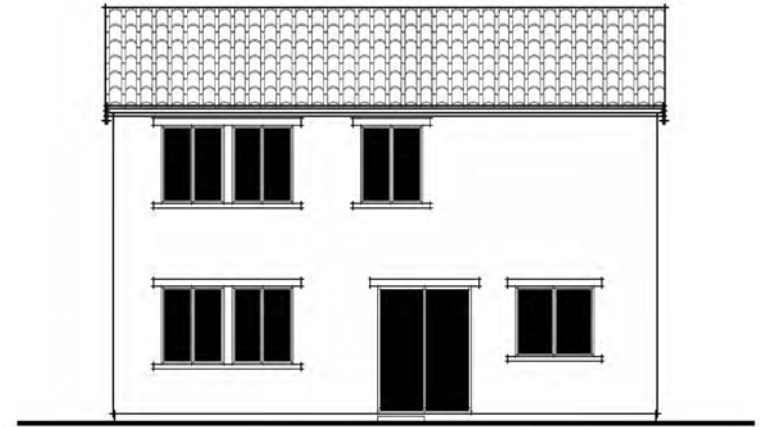
PLAN 2 FRONT ELEVATIONS
A07

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Brentwood, CA 94513
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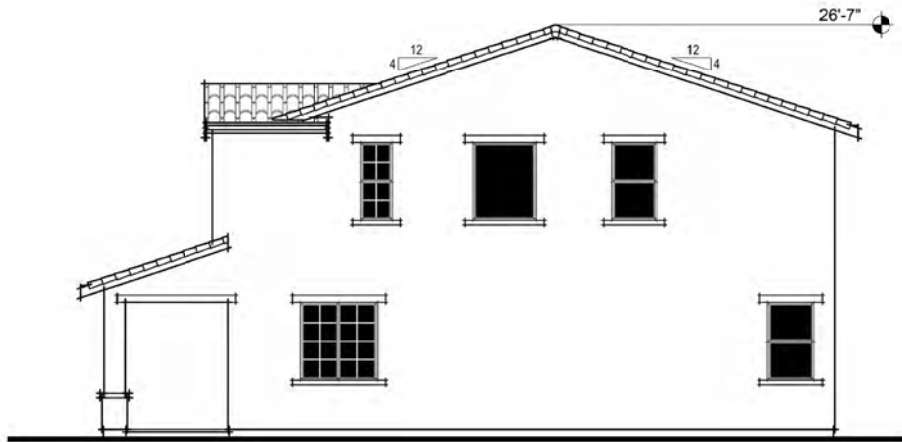




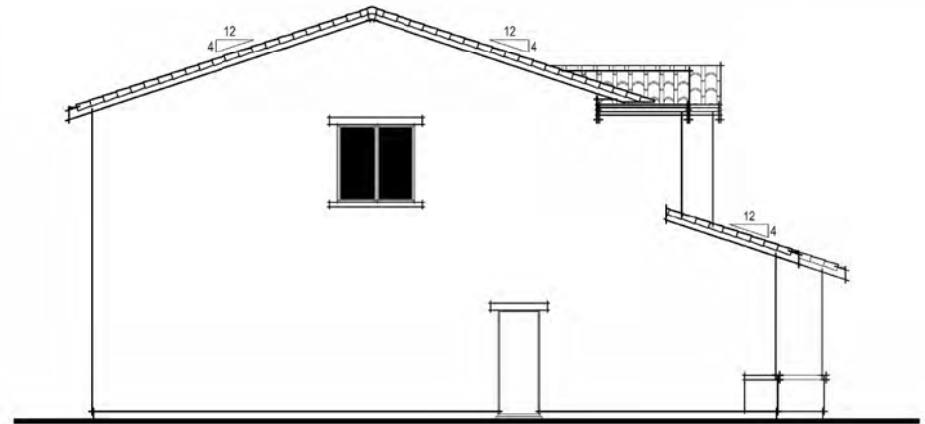
EARLY CALIFORNIA ROOF PLAN



EARLY CALIFORNIA REAR ELEVATION



EARLY CALIFORNIA RIGHT ELEVATION



EARLY CALIFORNIA LEFT ELEVATION

Acacia
Oakley, CA
November 28, 2018

Signature Homes

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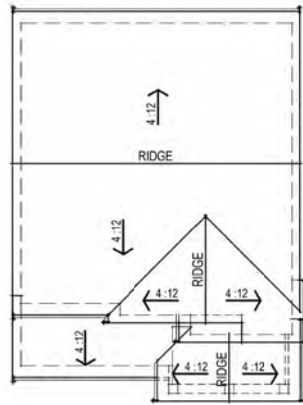


PLAN 2 EARLY CALIFORNIA ELEVATIONS

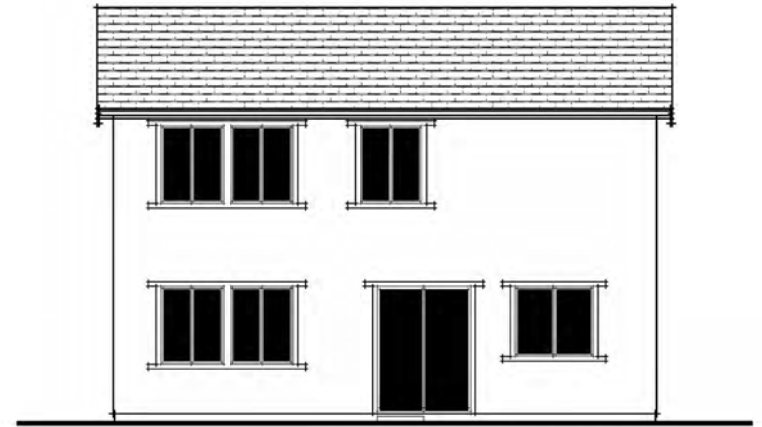
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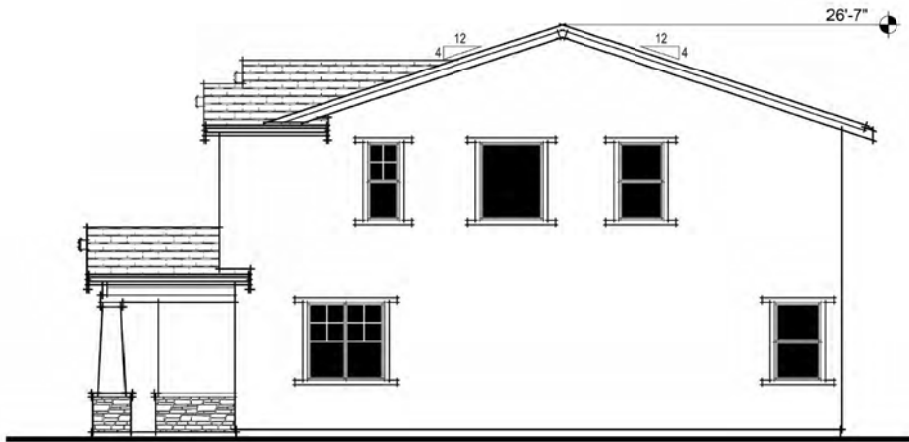




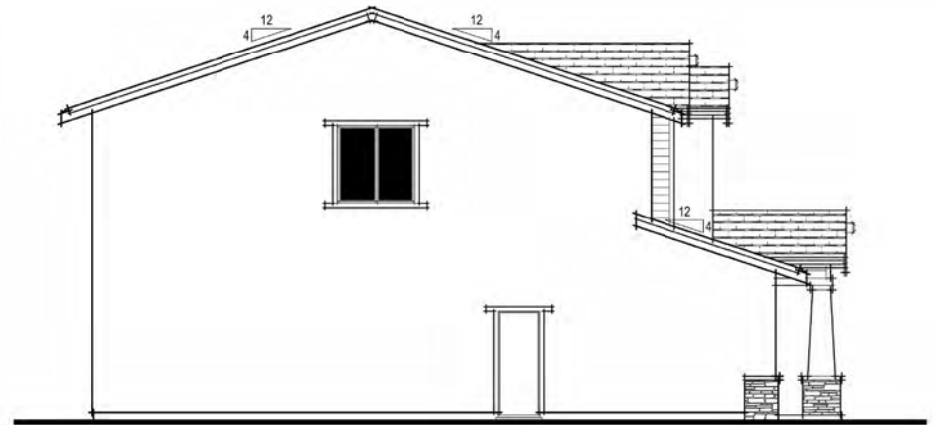
CRAFTSMAN ROOF PLAN



CRAFTSMAN REAR ELEVATION



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN LEFT ELEVATION

Acacia
Oakley, CA
November 28, 2018

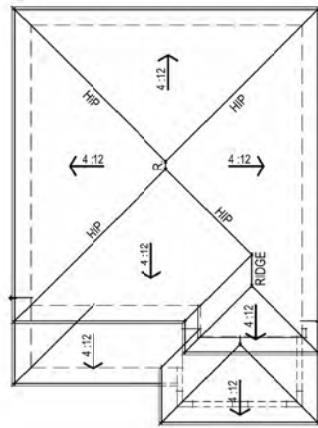
Signature Homes
4670 Wilbur Rd, Suite 100, Pleasanton, CA 94588
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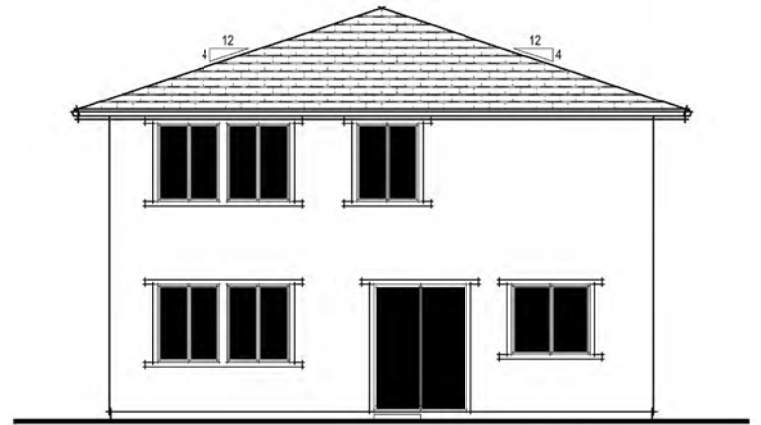
PLAN 2 CRAFTSMAN ELEVATIONS
A09

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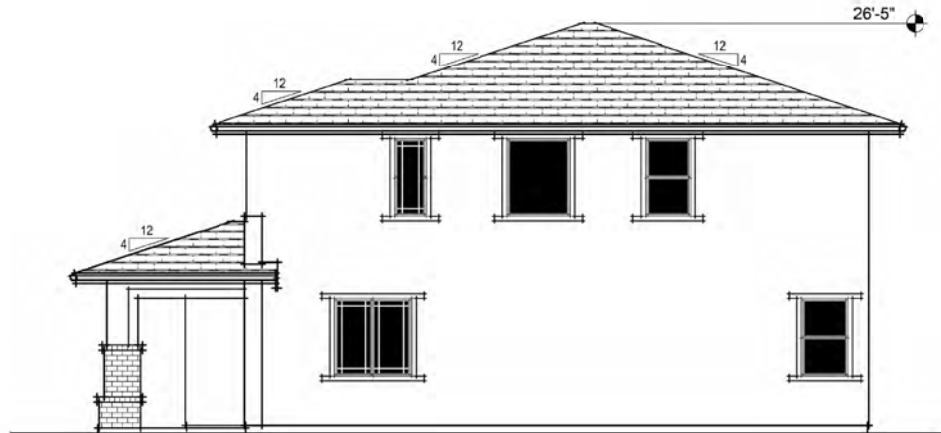




PRAIRIE ROOF PLAN



PRAIRIE REAR ELEVATION



PRAIRIE RIGHT ELEVATION



PRAIRIE LEFT ELEVATION

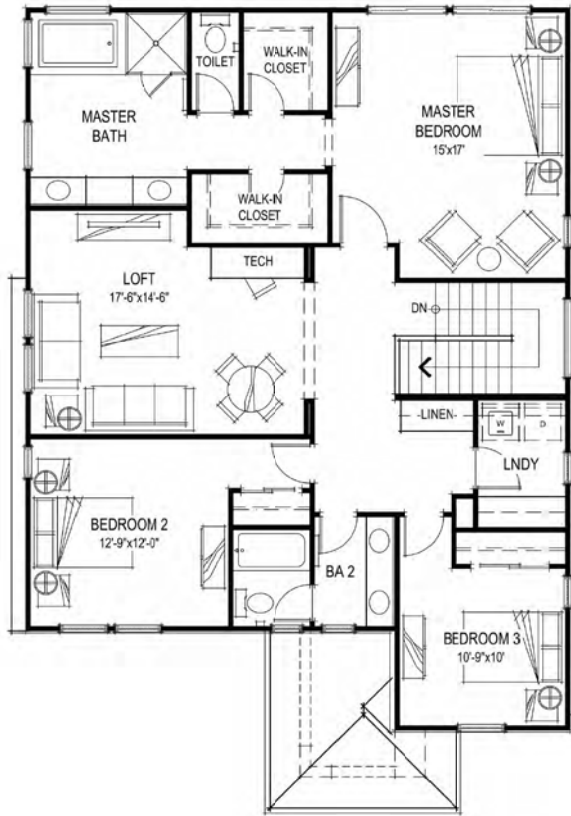
Acacia
Oakley, CA
November 28, 2018

Signature Homes
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925.463.1122

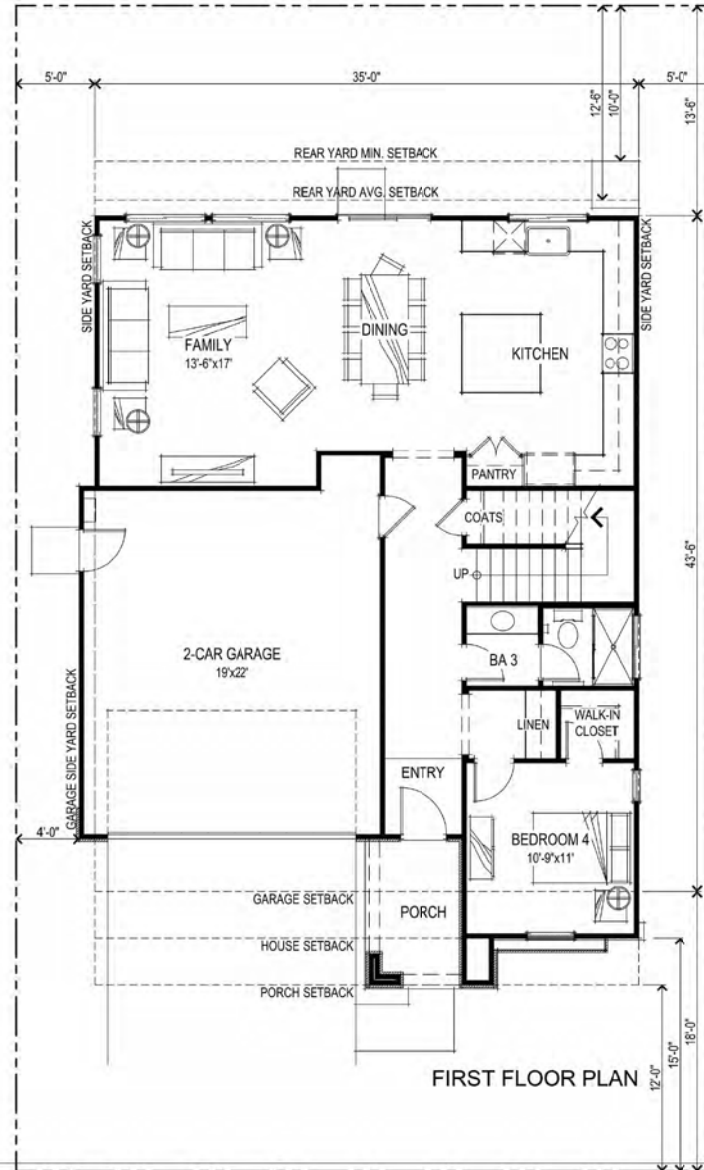
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PLAN 2 PRAIRIE ELEVATIONS
A10

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	1055 SQ. FT.
SECOND FLOOR	1418 SQ. FT.
TOTAL LIVING	2473 SQ. FT.
2-CAR GARAGE	444 SQ. FT.



PLAN 3 FLOOR PLANS

A11

Acacia
Oakley, CA
November 28, 2018

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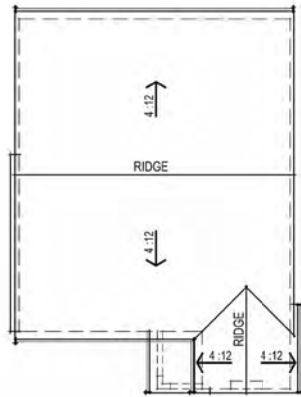
SCHEME 9
PRAIRIE FRONT ELEVATION



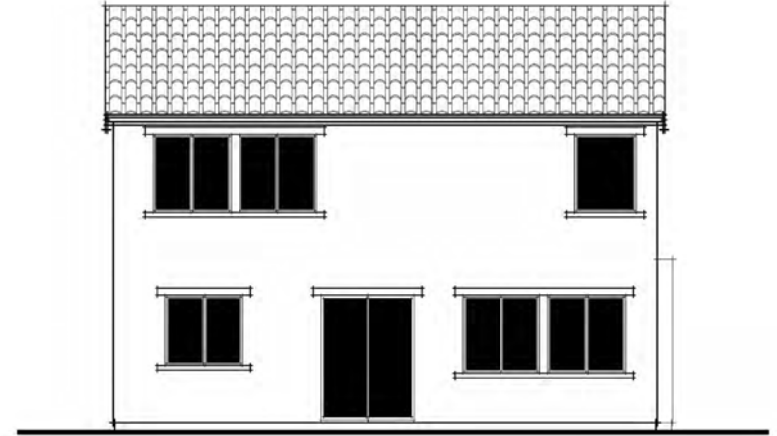
SCHEME 3
EARLY CALIFORNIA FRONT ELEVATION



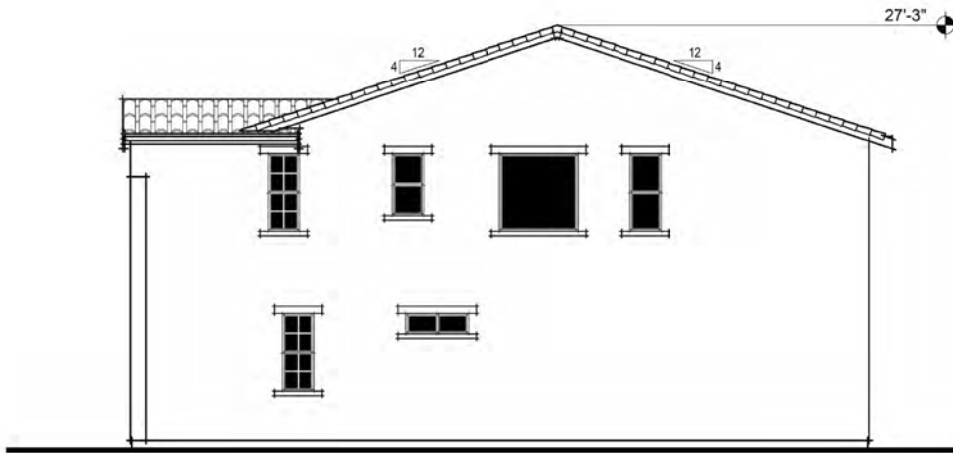
SCHEME 4
CRAFTSMAN FRONT ELEVATION



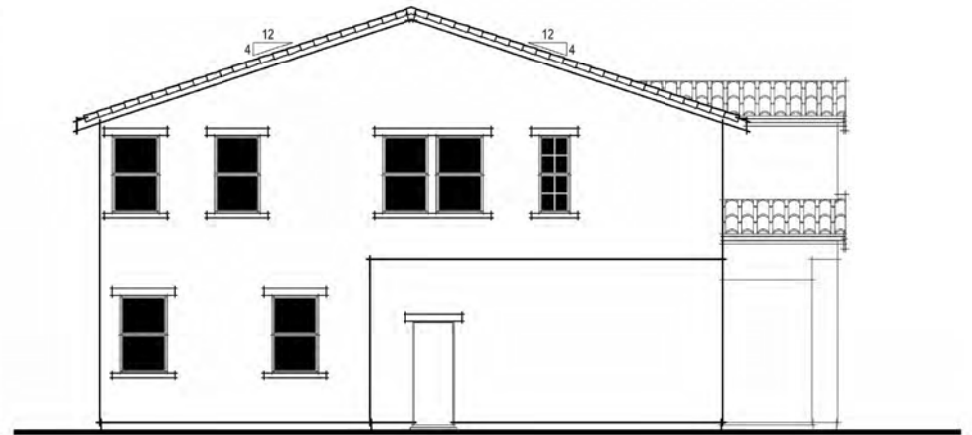
EARLY CALIFORNIA ROOF PLAN



EARLY CALIFORNIA REAR ELEVATION



EARLY CALIFORNIA RIGHT ELEVATION



EARLY CALIFORNIA LEFT ELEVATION

Acacia
Oakley, CA
November 28, 2018

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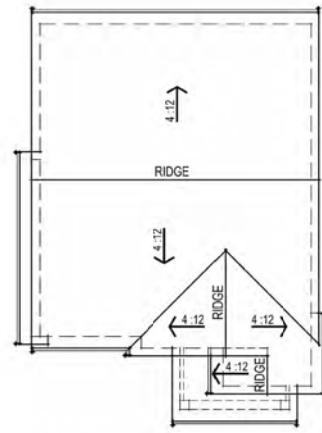


PLAN 3 EARLY CALIFORNIA ELEVATIONS

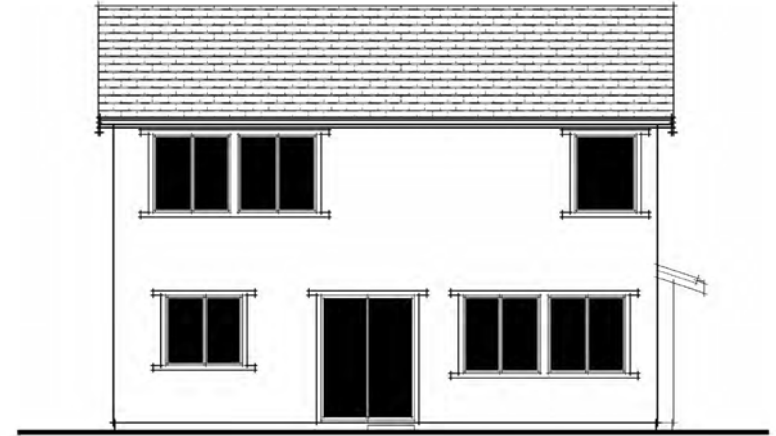
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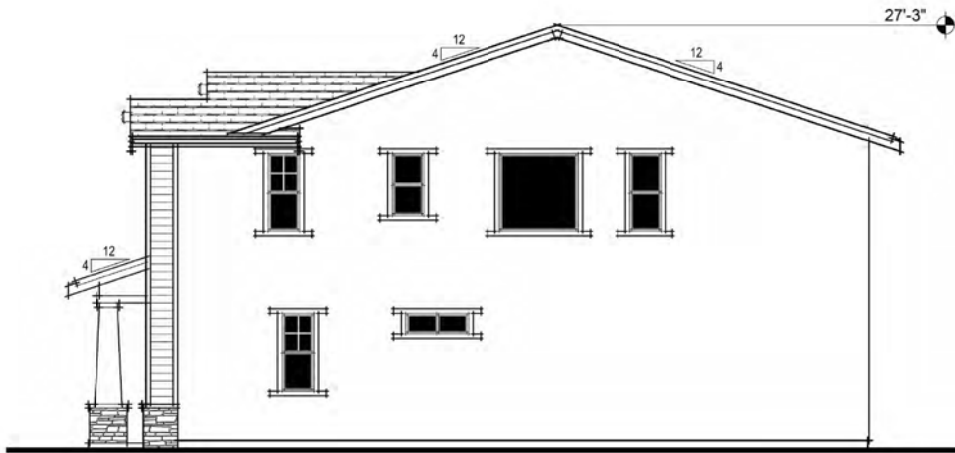




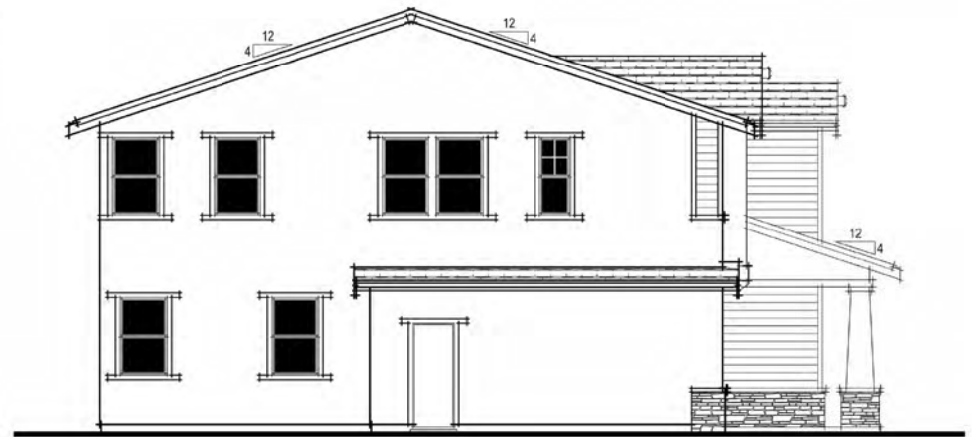
CRAFTSMAN ROOF PLAN



CRAFTSMAN REAR ELEVATION



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN LEFT ELEVATION

Acacia
Oakley, CA
November 28, 2018

Signature Homes

4670 Wilbur Rd, Suite 100, Pleasanton, CA 94588
925.463.1122

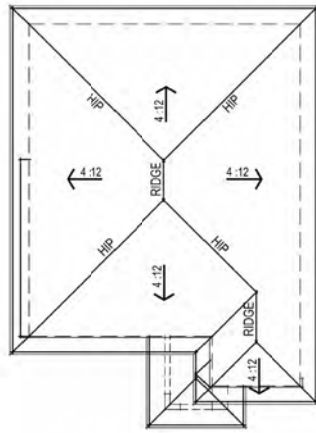


PLAN 3 CRAFTSMAN ELEVATIONS

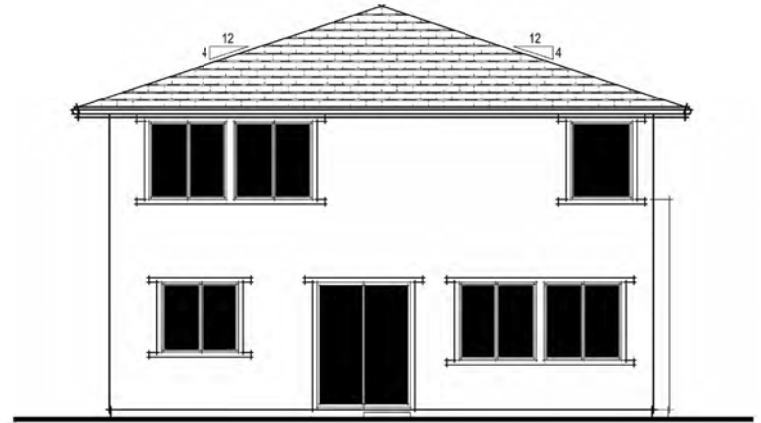
A14

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

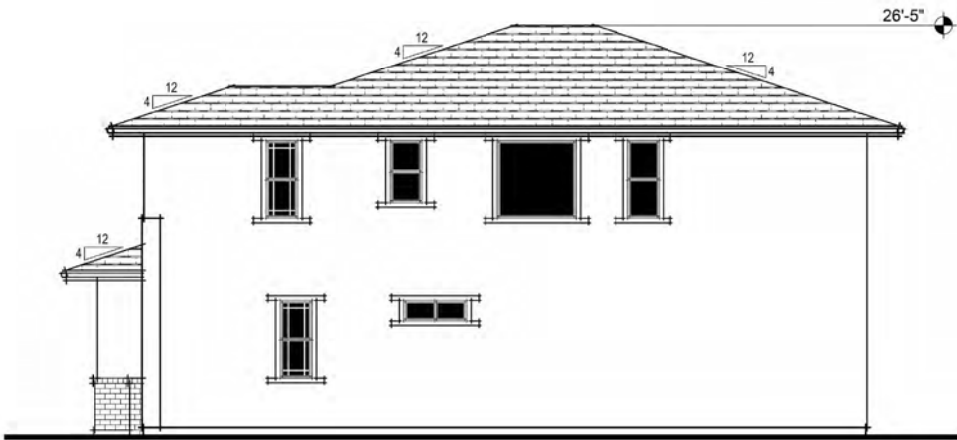




PRAIRIE ROOF PLAN



PRAIRIE REAR ELEVATION



PRAIRIE RIGHT ELEVATION



PRAIRIE LEFT ELEVATION

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PLAN 3 PRAIRIE ELEVATIONS

A15

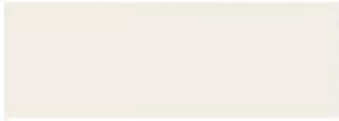
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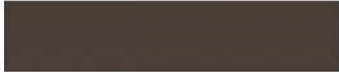
SCHEME 1



Roofing
Eagle Roofing - 3636 Piedmont Blend



Body 1
Stucco
23 Swiss Coffee



Trim & Garage Doors
Trim, Fascia & Garage Doors
KMA 77-5 Brown Bear



Accent
Front Door
KMA 79 Lights Out

SCHEME 2



Roofing
Eagle Roofing - 3723 Adobe Blend



Body 1
Stucco
KM 4646 Magic Sail



Trim & Garage Doors
Trim, Fascia & Garage Doors
KM 4650 King's Ransom



Accent
Front Door
KM 4588 Mama Raccoon

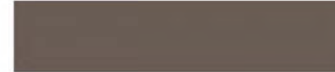
SCHEME 3



Roofing
Eagle Roofing - 3813 San Mateo Blend



Body 1
Stucco
36 Navajo White



Trim & Garage Doors
Trim, Fascia & Garage Doors
KM 5800-5 Sausalito Ridge



Accent
Front Door
KM A69 Roasted Kona

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

SCHEME 4



Roofing
GAF - Timberline
0676-0132A Sagewood



Body 1
Stucco
KM 4705 Kiss The Blarney Stone



Body 2
Siding
KM 4720 Open Range



Trim & Garage Doors
Trim, Fascia & Garage Doors
KM 4703 Whirligig Geysir



Accent
Front Door
KMA 72 Barnwood



Stone
Eldorado Stone
Mesa Verde Mountain Ledge

SCHEME 5



Roofing
GAF - Timberline
0676-0133A Sandalwood



Body 1
Stucco
HLS 4273 Trail Dust



Body 2
Siding
KM 574C Montecito



Trim & Garage Doors
Trim, Fascia & Garage Doors
KM 4602 Pie Safe



Accent
Front Door
KM 4491 Aged Teak



Stone
Eldorado Stone
Silverton Mountain Ledge Panels

SCHEME 6



Roofing
GAF - Timberline
0676-0132A Sagewood



Body 1
Stucco
KM 5784 Creek Bay



Body 2
Siding
KM 5786 River Bank



Trim & Garage Doors
Trim, Fascia & Garage Doors
28 Clam



Accent
Front Door
KM A 65 Ground Bean



Stone
Eldorado Stone
bitte-root Mountain Ledge

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

SCHEME 7



Roofing
GAF - Timberline
0676-0137 Stone Gray



Body 1
Stucco
KM 4586 Abbey Road



Body 2
Stucco & Siding
KM 4263 Hammered Pewter



Trim & Garage Doors
Trim, Fascia & Garage Doors
KM 4575 Mud Room



Accent
Front Door
KM 4952 Pompeii Ruins



Brick
Eldorado/ Boral Brick
Ashland Tundra Brick

SCHEME 8



Roofing
GAF - Timberline
0676-0132A Sagewood



Body 1
Stucco
KM 4543 Coffee Diva



Body 2
Stucco & Siding
KM 5720 Man Cave



Trim & Garage Doors
Trim, Fascia & Garage Doors
KMA 74 Stagecoach



Accent
Front Door
KM 4720 Open Range



Brick
Eldorado/ Boral Brick
Latigo Tundra Brick

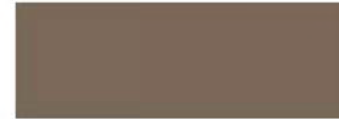
SCHEME 9



Roofing
GAF - Timberline
0676-0130 Aged Chestnut



Body 1
Stucco
KM 5791 Northpointe



Body 2
Stucco & Siding
KM 5799 Downtown Benny Brown



Trim & Garage Doors
Trim, Fascia & Garage Doors
KM 4582 Beaver Pelt



Accent
Front Door
KM 4810 Appalachian Forest



Brick
Eldorado/ Boral Brick
Tobacco Road - Boral Queen Brick

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.