



MIDDLEFIELD AT DELANEY PARK

OAKLEY, CALIFORNIA

| | |
|---------------------|--------------|
| SARAH - N215 | 2,161 SQ.FT. |
| ANDREA - N670 | 2,836 SQ.FT. |
| ALEXA - N590 | 3,023 SQ.FT. |
| SETH - N29A | 3,030 SQ.FT. |
| SAGE - N658 | 3,284 SQ.FT. |

ELEVATION 'A' - SPANISH

ELEVATION 'B' - PRAIRIE

ELEVATION 'C' - CRAFTSMAN



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MIDDLEFIELD
OAKLEY, CALIFORNIA
JOB # 109-19119
DATE: OCTOBER 29, 2019

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COLOR BOARDS

- 'A' ELEVATION COLOR SCHEMES
- 'B' ELEVATION COLOR SCHEMES
- 'C' ELEVATION COLOR SCHEMES



N670 - ANDREA

A ELEVATION
SPANISH

N590 - ALEXA

C ELEVATION
CRAFTSMAN

N21S - SARAH

B ELEVATION
PRAIRIE

N658 - SAGE

A ELEVATION
SPANISH

N29A - SETH

B ELEVATION
PRAIRIE

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



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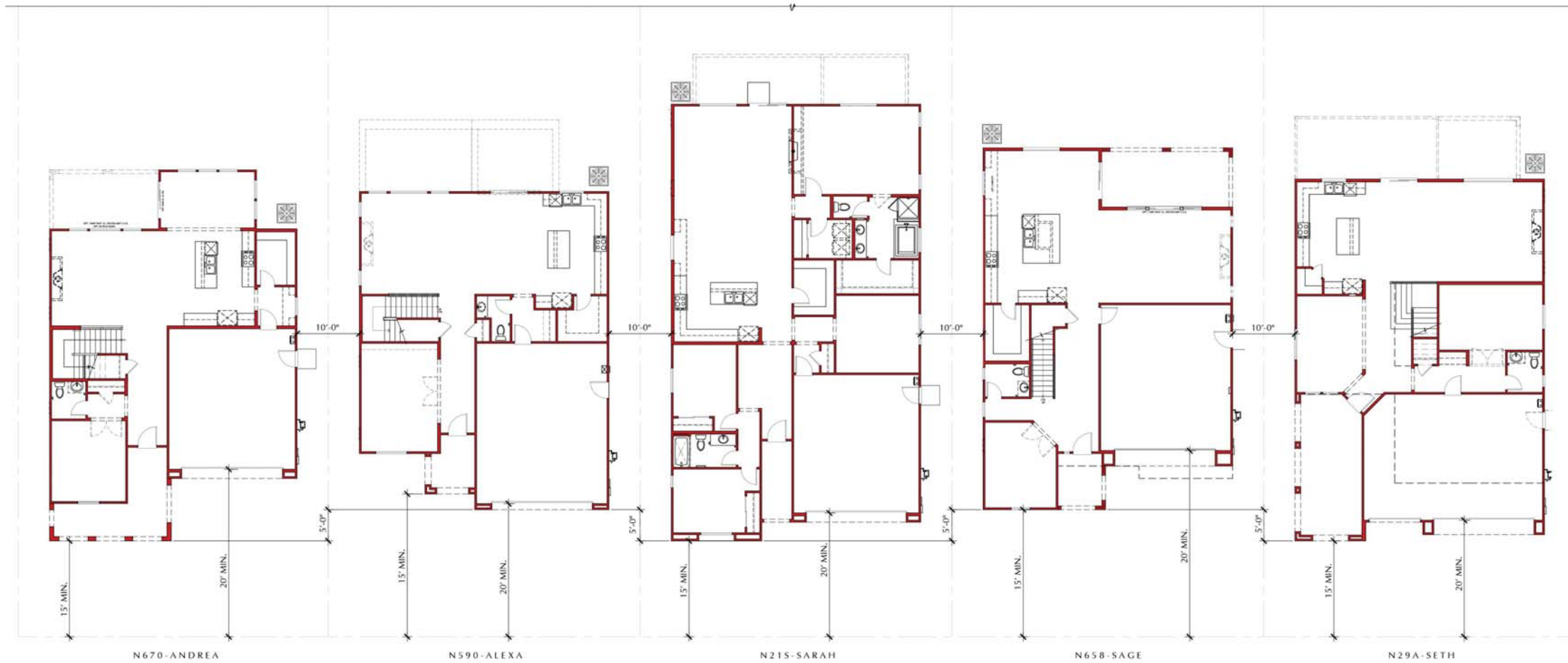
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STREET SCENE

A0

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STREET SCENE SETBACK EXHIBIT



STREET SCENE

SCALE: $\frac{1}{8}'' = 1'-0''$



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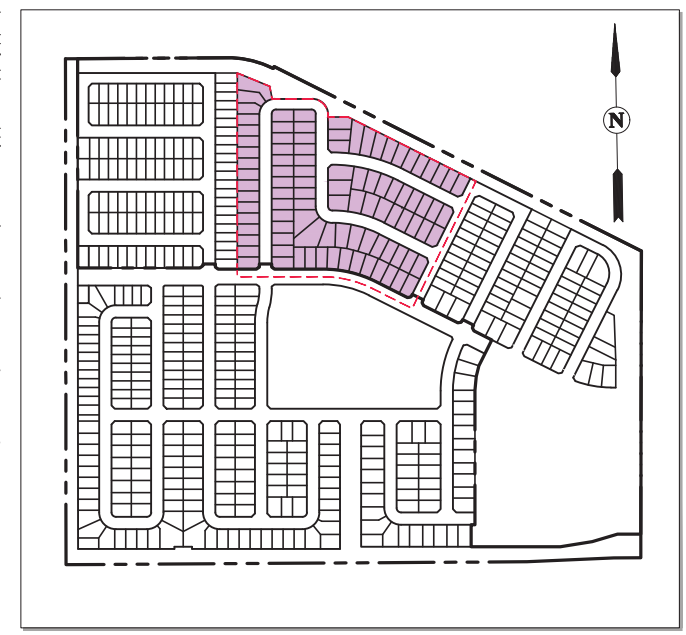


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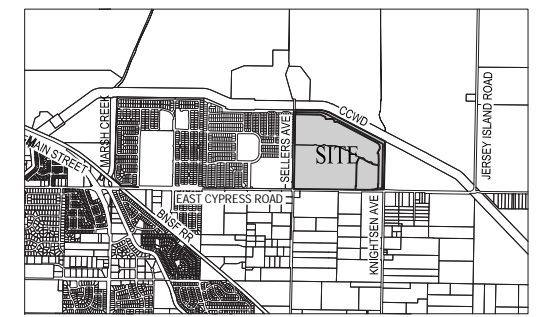
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STREET SCENE

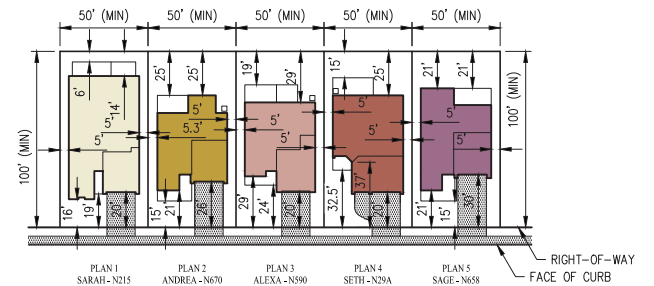
A0.1



NEIGHBORHOOD INDEX MAP
SCALE: 1" = 400'



VICINITY MAP
NOT TO SCALE



TYPICAL LOT FIT
SCALE: 1" = 50'

| PRODUCT MIX | | | | |
|-------------|-------------|---------------|-----------|------------------|
| PLAN COLOR | PLAN NUMBER | PLAN NAME | LOT COUNT | PERCENT OF TOTAL |
| Yellow | 1 | SARAH - N215 | 30 | 31.2% |
| Orange | 2 | ANDREA - N670 | 16 | 16.7% |
| Red | 3 | ALEXA - N590 | 16 | 16.7% |
| Purple | 4 | SETH - N29A | 17 | 17.7% |
| Green | 5 | SAGE - N658 | 17 | 17.7% |
| | | TOTAL | 96 | 100% |

- LEGEND**
- 307 LOT NUMBER
 - PLAN SC PLAN NUMBER AND ELEVATION
 - LOT LINE
 - x - FENCE
 - RETAINING WALL
 - - - NEIGHBORHOOD BOUNDARY

| TYPICAL LOT COVERAGE | | | |
|----------------------|---------------|---------------------|-------------------|
| PLAN NUMBER | PLAN NAME | BLDG FOOTPRINT (SF) | TYP. LOT COVERAGE |
| 1 | SARAH - N215 | 2,640± | 52.8% |
| 2 | ANDREA - N670 | 1,745± | 34.9% |
| 3 | ALEXA - N590 | 1,860± | 37.2% |
| 4 | SETH - N29A | 1,991± | 39.8% |
| 5 | SAGE - N658 | 1,876± | 37.5% |

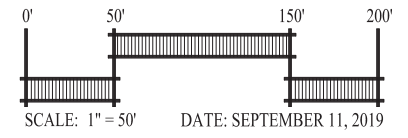
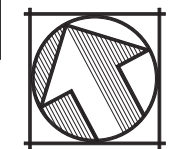
NOTE: BUILDING FOOTPRINT EXCLUDES PORCHES. CALCULATIONS ABOVE ARE BASED UPON THE MINIMUM LOT SIZE OF 50' WIDE BY 100' DEEP.

GENERAL NOTES:

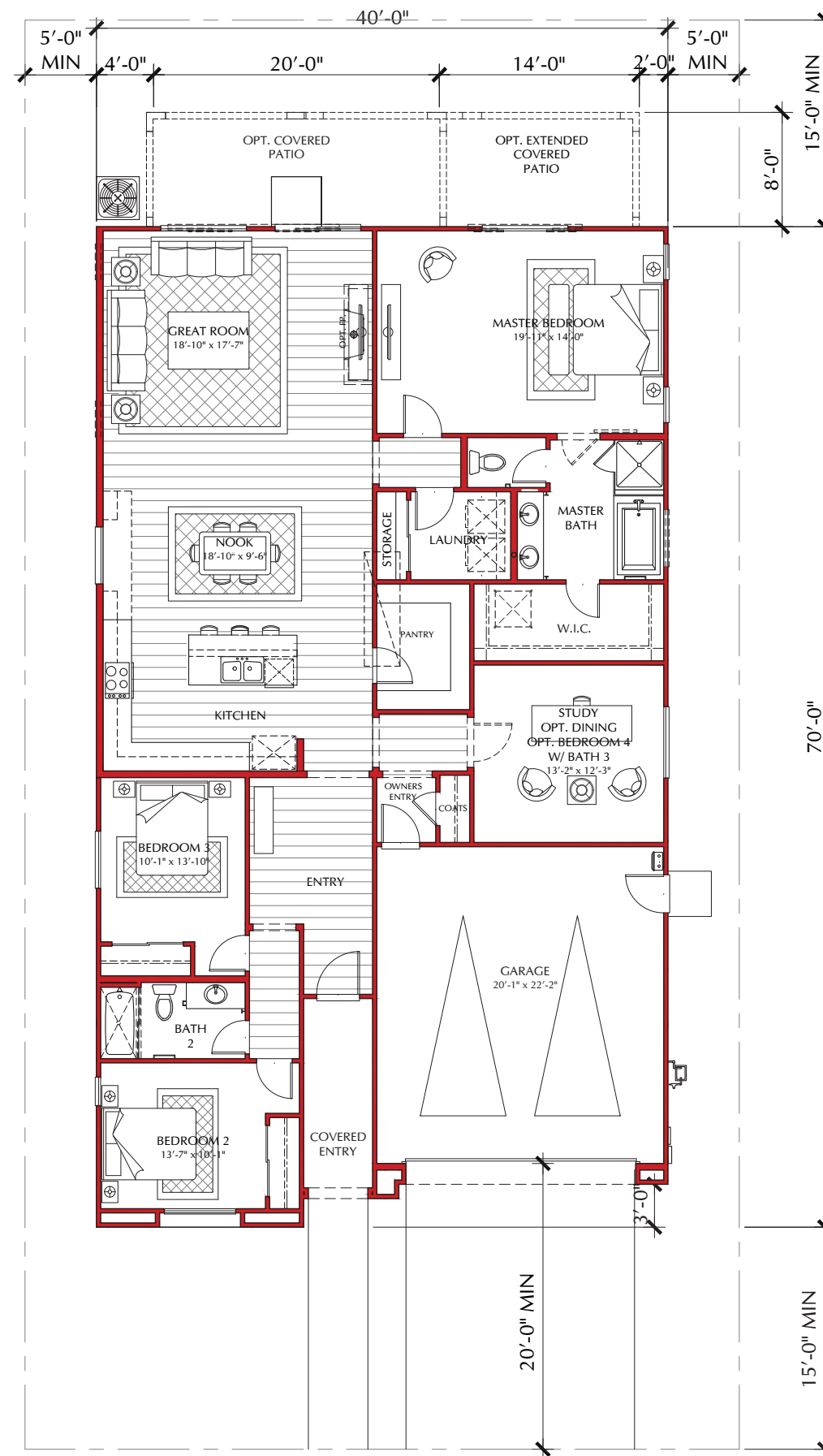
1. OWNER/SUBDIVIDER: RICHMOND AMERICAN HOMES
ONE HARBOR CENTER, SUITE 100
SUISUN CITY, CA 94585
PHONE: (707) 416-2798
CONTACT: KEVIN FREDRICKSON
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 866-0322
CONTACT: ANGELO OBERTELLO
3. ACREAGE: 16.7 AC±
4. LAND USE: EXISTING - SINGLE FAMILY MEDIUM, SINGLE FAMILY LOW, MULTI-FAMILY HIGH
PROPOSED - SINGLE FAMILY MEDIUM, SINGLE FAMILY LOW, MULTI-FAMILY HIGH
5. ZONING: EXISTING - P-1 (PLANNED DEVELOPMENT) DISTRICT
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT

MIDDLEFIELD AT DELANEY DEVELOPMENT PLAN NEIGHBORHOOD 1

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



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SACRAMENTO (916) 375-1877
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CIVIL ENGINEERS SURVEYORS PLANNERS



FIRST FLOOR

SARAH - N21S

3 BEDROOMS / 2 BATHS / STUDY
2 CAR GARAGE

AREA TABULATION

| | |
|-------------|------------|
| FIRST FLOOR | 2,161 S.F. |
| TOTAL | 2,161 S.F. |

| | |
|-----------------|----------|
| COVERED ENTRY | 63 S.F. |
| GARAGE (2 CAR) | 464 S.F. |
| COVERED PATIO 1 | 99 S.F. |
| COVERED PATIO 2 | 265 S.F. |

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



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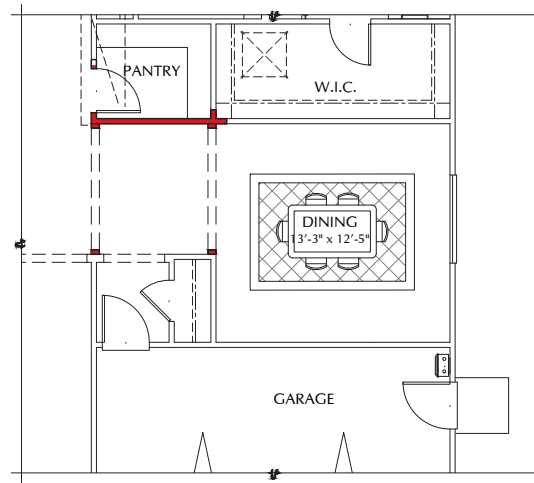


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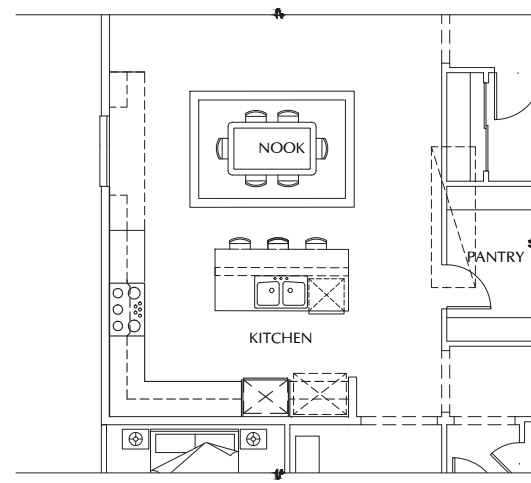
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- SARAH N21S -
FLOOR PLAN

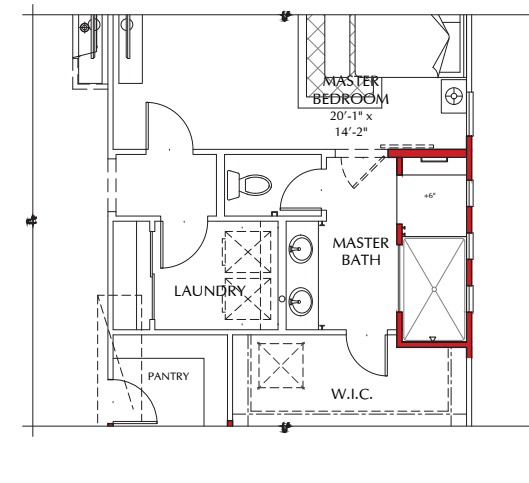
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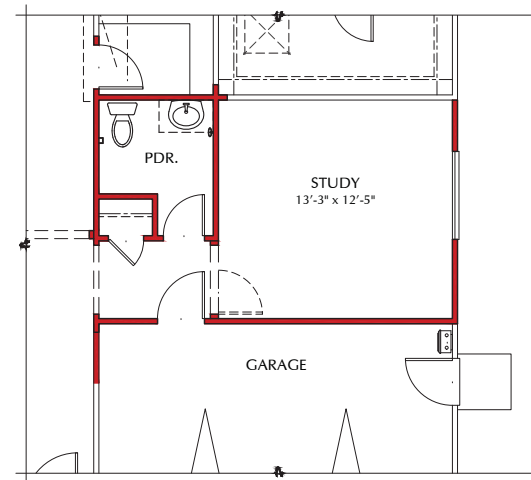
OPT. DINING ROOM PLAN N21S
SCALE: 1/4" = 1'-0"



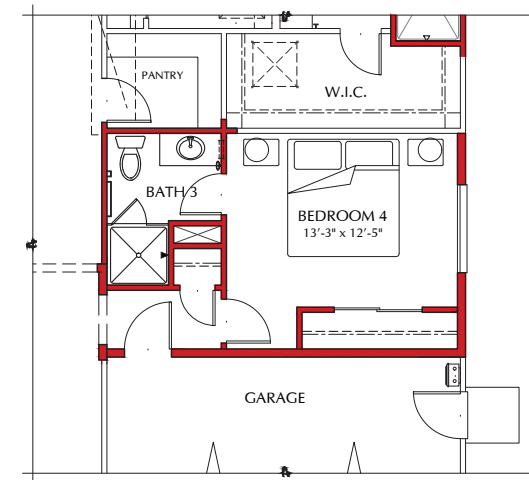
OPT. EXT. CAB AND DBL OVEN PLAN N21S
SCALE: 1/4" = 1'-0"



OPT. WALK IN SHOWER PLAN N21S
SCALE: 1/4" = 1'-0"



OPT. POWDER ROOM PLAN N21S
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 4 / BATH 3 PLAN N21S
SCALE: 1/4" = 1'-0"

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



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- SARAH N21S -
FLOOR PLAN OPT.

A02

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FRONT ELEVATION

SARAH - N21S - A

SPANISH

SCALE: 3/8"=1'-0"

MATERIAL CALLOUTS

- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - 1-COAT STUCCO
- 4 - COMPOSITE SIDING
- 5 - WOOD FASCIA / BARGE
- 6 - FOAM SHUTTER
- 7 - FOAM TRIM
- 8 - FOAM CORBEL
- 9 - FOAM FAUX VENT PIPES
- 10 - EXTERIOR LIGHT
- 11 - ROLL UP GARAGE DOOR
- 12 - STONE VENEER
- 13 - BRICK VENEER
- 14 - FAUX VENT

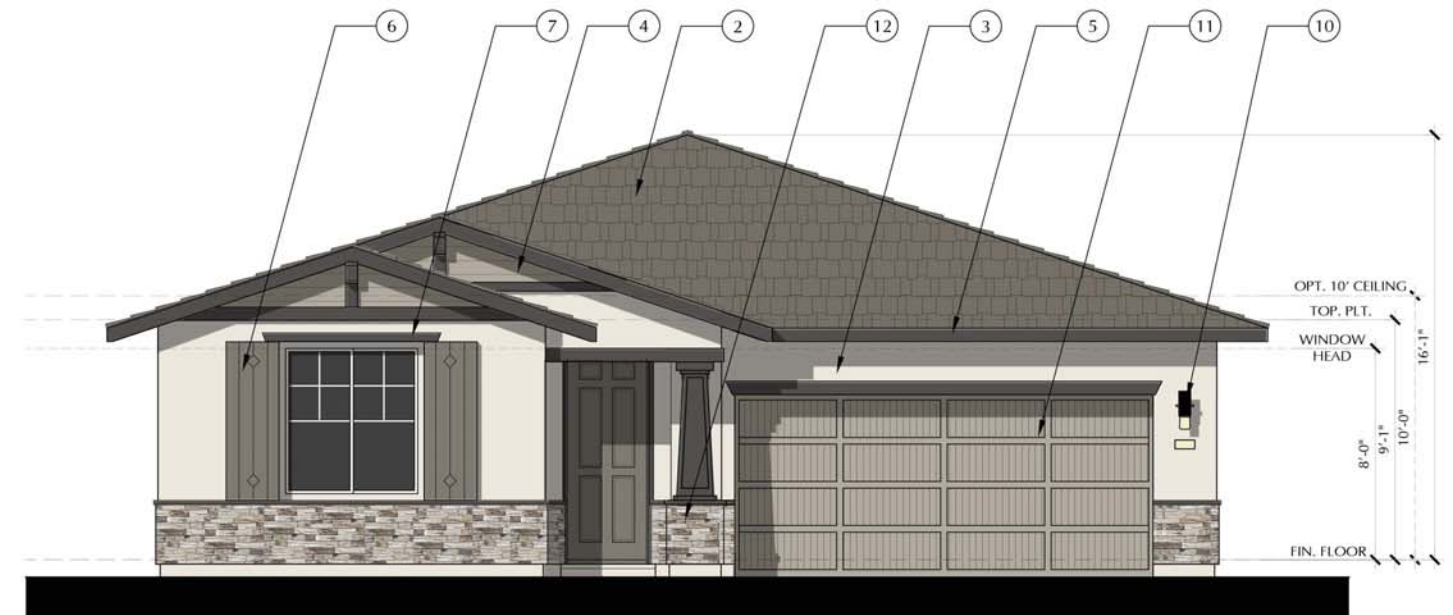


FRONT ELEVATION

SARAH - N21S - B

PRAIRIE

SCALE: 3/8"=1'-0"



FRONT ELEVATION

SARAH - N21S - C

CRAFTSMAN

SCALE: 3/8"=1'-0"

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



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- SARAH N21S -
FRONT ELEVATIONS

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FRONT ELEVATION
SPANISH

SARAH - N21S - A
SCALE: 3/8" = 1'-0"



REAR ELEVATION
SPANISH

SARAH - N21S - A
SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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- SARAH N21S -
ELEVATION A
FRONT AND REAR

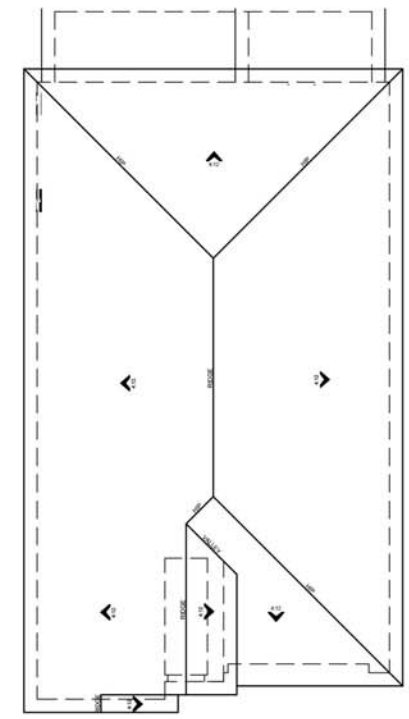
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RIGHT ELEVATION

SARAH - N21S - A



ROOF PLAN SARAH - A



LEFT ELEVATION

SARAH - N21S - A

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



FRONT ELEVATION

SARAH - N21S - B

PRAIRIE

SCALE 3/8"=1'-0"



REAR ELEVATION

SARAH - N21S - B

PRAIRIE

SCALE 3/8"=1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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- SARAH N21S -
ELEVATION B
FRONT AND REAR

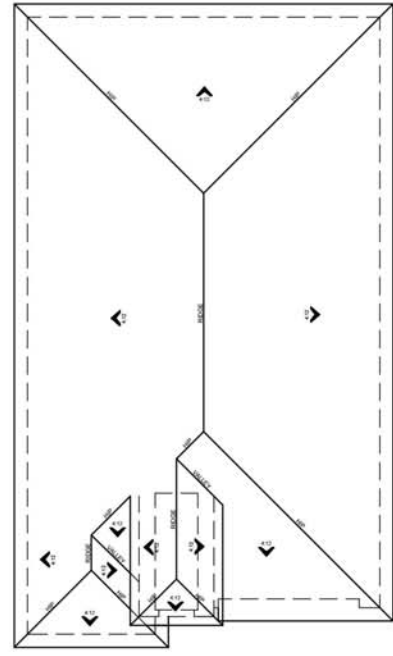
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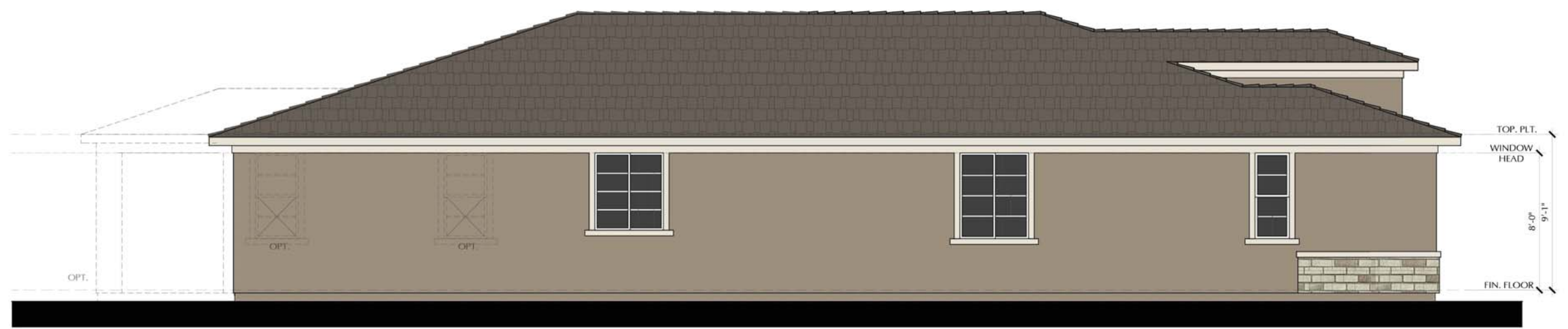


RIGHT ELEVATION

SARAH - N21S - B



ROOF PLAN SARAH - B



LEFT ELEVATION

SARAH - N21S - B

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



FRONT ELEVATION
CRAFTSMAN

SARAH - N21S - C
SCALE: 3/8" = 1'-0"



REAR ELEVATION
CRAFTSMAN

SARAH - N21S - C
SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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- SARAH N21S -
ELEVATION C
FRONT AND REAR

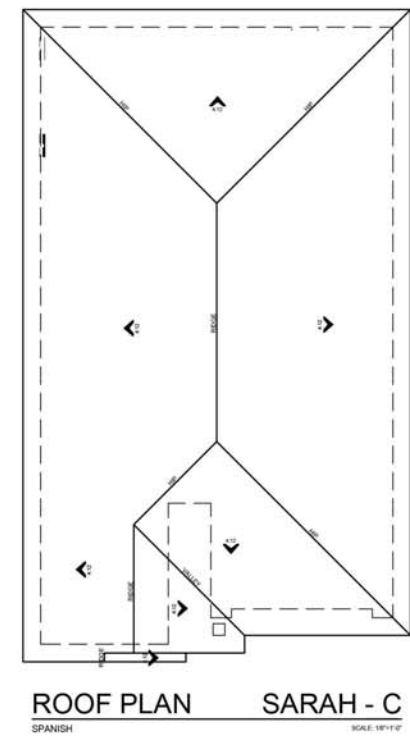
A08

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RIGHT ELEVATION
CRAFTSMAN

SARAH - N21S - C
SCALE: 3/8" = 1'-0"



ROOF PLAN SARAH - C
SPANISH SCALE: 1/8" = 1'-0"



LEFT ELEVATION
CRAFTSMAN

SARAH - N21S - C
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

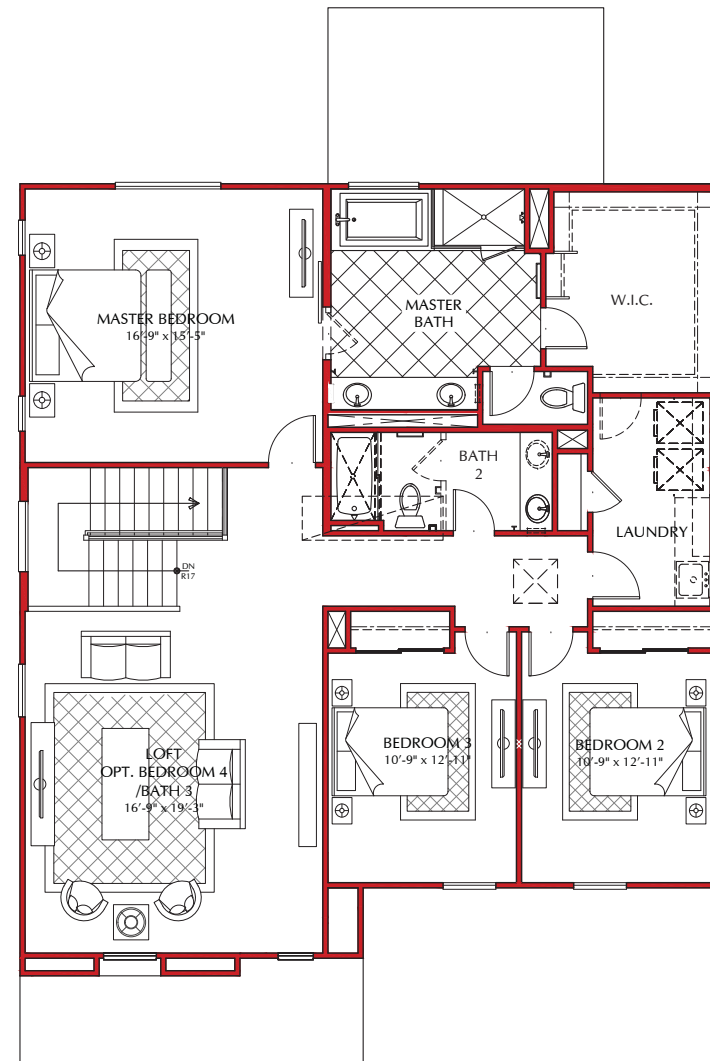
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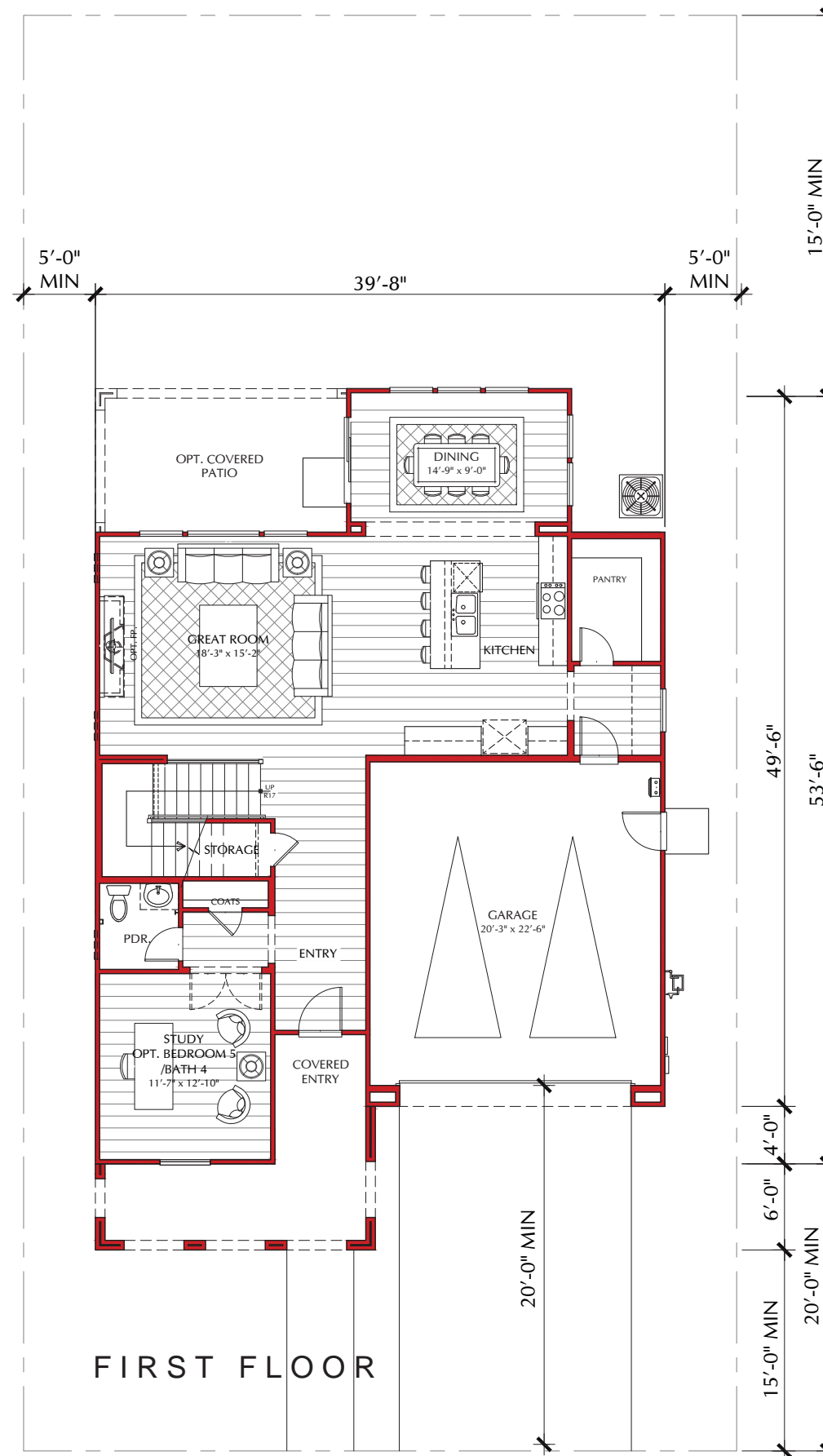
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- SARAH N21S -
ELEVATION C
SIDES AND ROOF





SECOND FLOOR



FIRST FLOOR

ANDREA - N670

3 BEDROOMS / 2.5 BATHS / LOFT / STUDY
2 CAR GARAGE

AREA TABULATION

| | |
|--------------|------------|
| FIRST FLOOR | 1,259 S.F. |
| SECOND FLOOR | 1,577 S.F. |
| TOTAL | 2,836 S.F. |

| | |
|----------------|----------|
| COVERED ENTRY | 154 S.F. |
| GARAGE (2 CAR) | 474 S.F. |
| COVERED PATIO | 166 S.F. |

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



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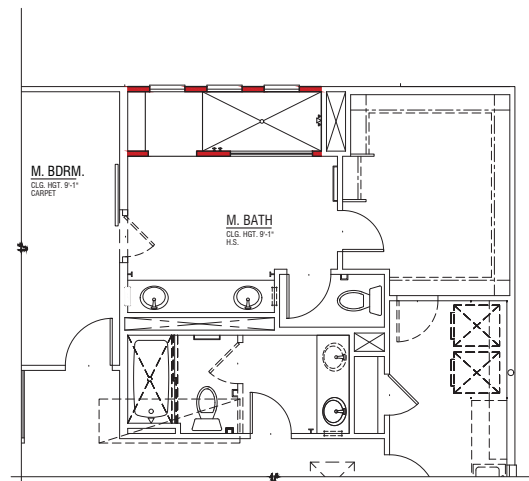


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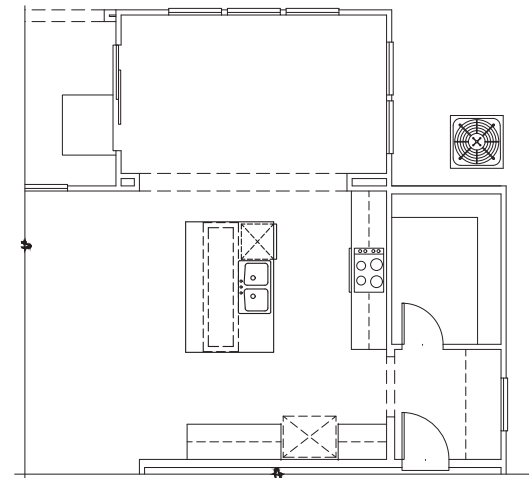
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- ANDREA N670 -
FLOOR PLAN

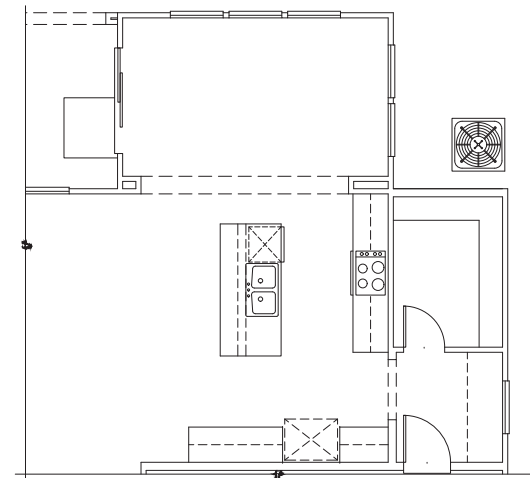
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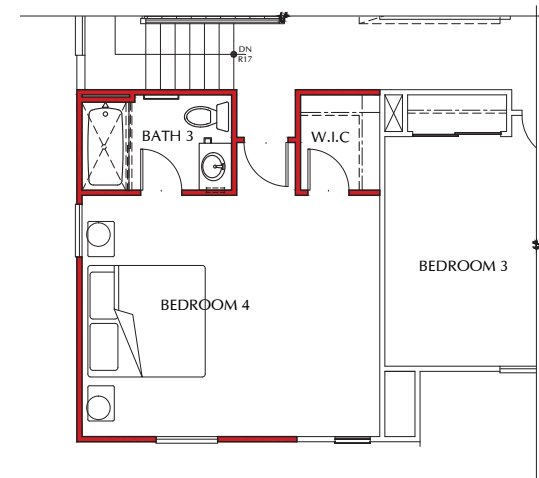
OPT. WALK IN SHOWER PLAN N670
SCALE: 1/4" = 1'-0"



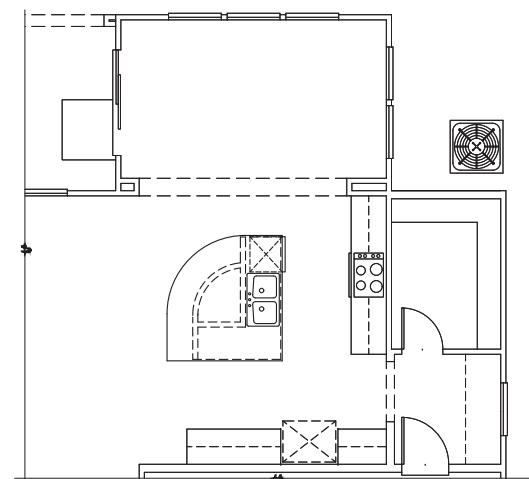
OPT. KITCHEN ISLAND #1 PLAN N670
SCALE: 1/4" = 1'-0"



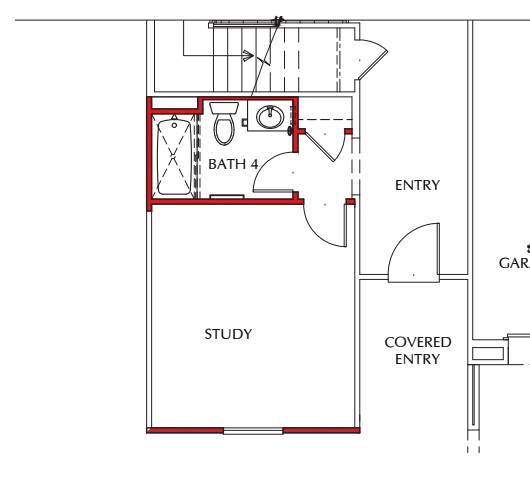
OPT. GOURMET KITCHEN PLAN N670
SCALE: 1/4" = 1'-0"



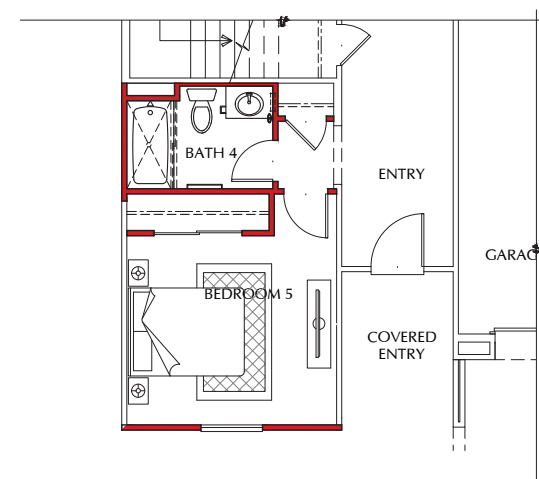
OPT. BEDROOM 4 / BATH 3 PLAN N670
SCALE: 1/4" = 1'-0"



OPT. KITCHEN ISLAND #2 PLAN N670
SCALE: 1/4" = 1'-0"



OPT. STUDY / BATH 4 PLAN N670
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 5 / BATH 4 PLAN N670
SCALE: 1/4" = 1'-0"

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



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- ANDREA N670 -
FLOOR PLAN OPT.

A11

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- MATERIAL CALLOUTS**
- 1 - CONCRETE 'S' ROOF TILE
 - 2 - CONCRETE FLAT ROOF TILE
 - 3 - 1-COAT STUCCO
 - 4 - COMPOSITE SIDING
 - 5 - WOOD FASCIA/BARGE
 - 6 - FOAM SHUTTER
 - 7 - FOAM TRIM
 - 8 - FOAM CORBEL
 - 9 - FOAM FAUX VENT PIPES
 - 10 - EXTERIOR LIGHT
 - 11 - ROLL UP GARAGE DOOR
 - 12 - STONE VENEER
 - 13 - BRICK VENEER

FRONT ELEVATION

ANDREA - N670 - A



FRONT ELEVATION

ANDREA - N670 - B

SCALE: $\frac{3}{8}'' = 1'-0''$



FRONT ELEVATION

ANDREA - N670 - C

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



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- ANDREA N670 -
FRONT ELEVATIONS

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FRONT ELEVATION

ANDREA - N670 - A

SPANISH

SCALE: 3/8" = 1'-0"



REAR ELEVATION

ANDREA - N670 - A

SPANISH

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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JOB # 109-19119
DATE: OCTOBER 29, 2019

- ANDREA N670 -
ELEVATION A
FRONT AND REAR

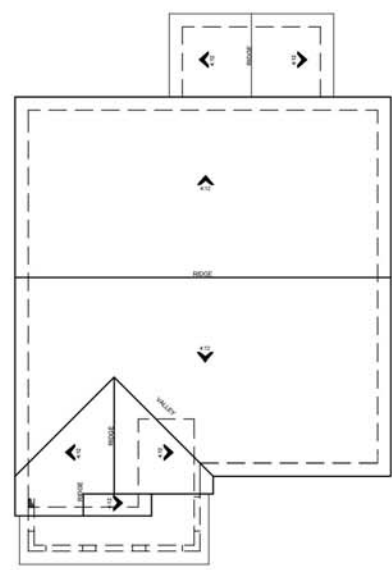
A13

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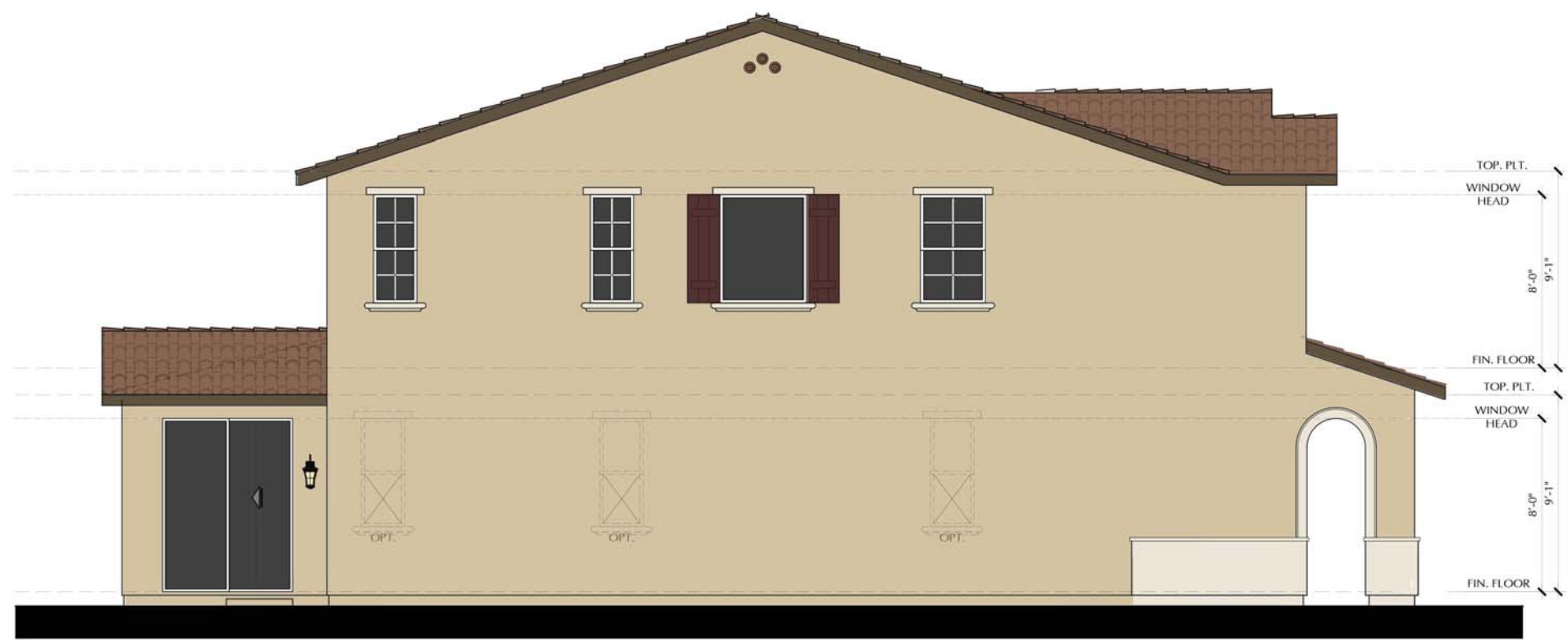


RIGHT ELEVATION
SPANISH

ANDREA - N670 - A
SCALE: 3/8" = 1'-0"



ROOF PLAN ANDREA - A
SPANISH



LEFT ELEVATION
SPANISH

ANDREA - N670 - A
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



FRONT ELEVATION

ANDREA - N670 - B

PRAIRIE

SCALE: 3/8" = 1'-0"



REAR ELEVATION

ANDREA - N670 - B

PRAIRIE

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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DATE: OCTOBER 29, 2019

- ANDREA N670 -
ELEVATION B
FRONT AND REAR

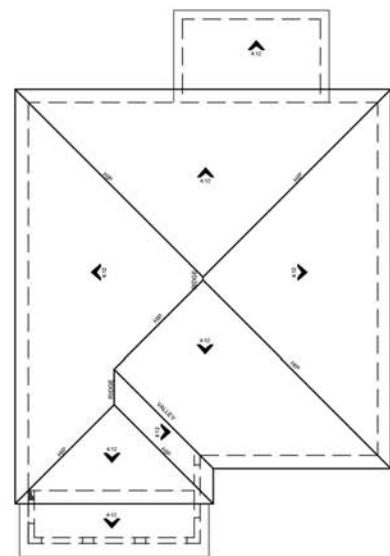
A15

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RIGHT ELEVATION
PRAIRIE

ANDREA - N670 - B
SCALE: 3/8" = 1'-0"



ROOF PLAN ANDREA - B
PRAIRIE SCALE: 1/8" = 1'-0"



LEFT ELEVATION
PRAIRIE

ANDREA - N670 - B
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



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- ANDREA N670 -
ELEVATION B
SIDES AND ROOF

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FRONT ELEVATION

ANDREA - N670 - C

CRAFTSMAN

SCALE: 3/8" = 1'-0"



REAR ELEVATION

ANDREA - N670 - C

CRAFTSMAN

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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- ANDREA N670 -
ELEVATION C
FRONT AND REAR

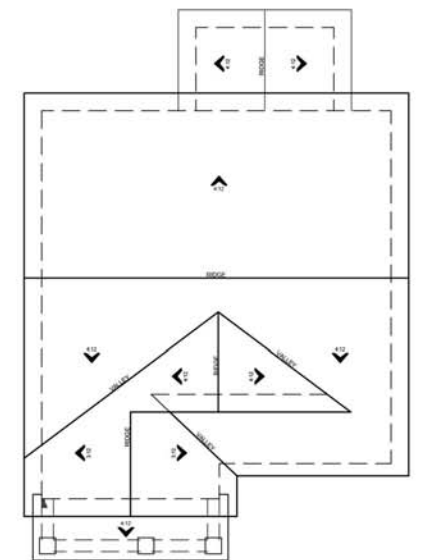
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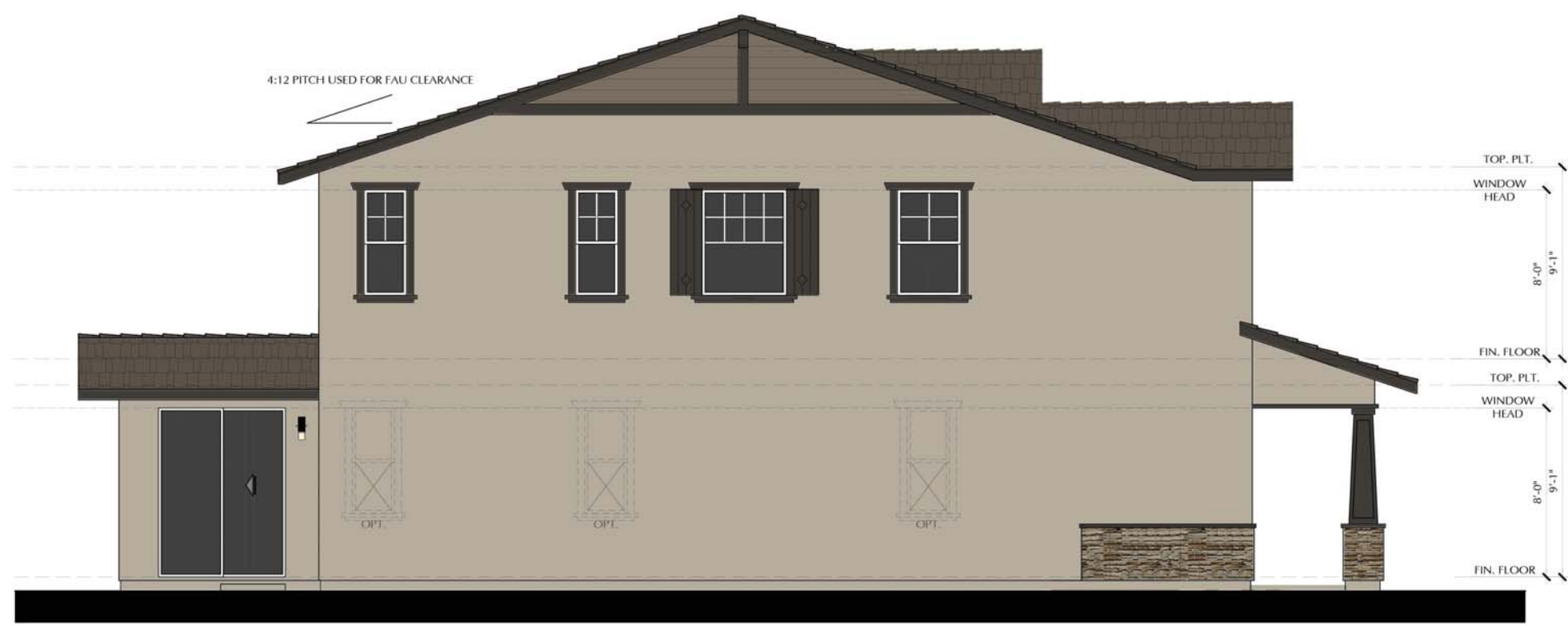


RIGHT ELEVATION
CRAFTSMAN

ANDREA - N670 - C
SCALE: 3/8" = 1'-0"



ROOF PLAN ANDREA - C
CRAFTSMAN



LEFT ELEVATION
CRAFTSMAN

ANDREA - N670 - C
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



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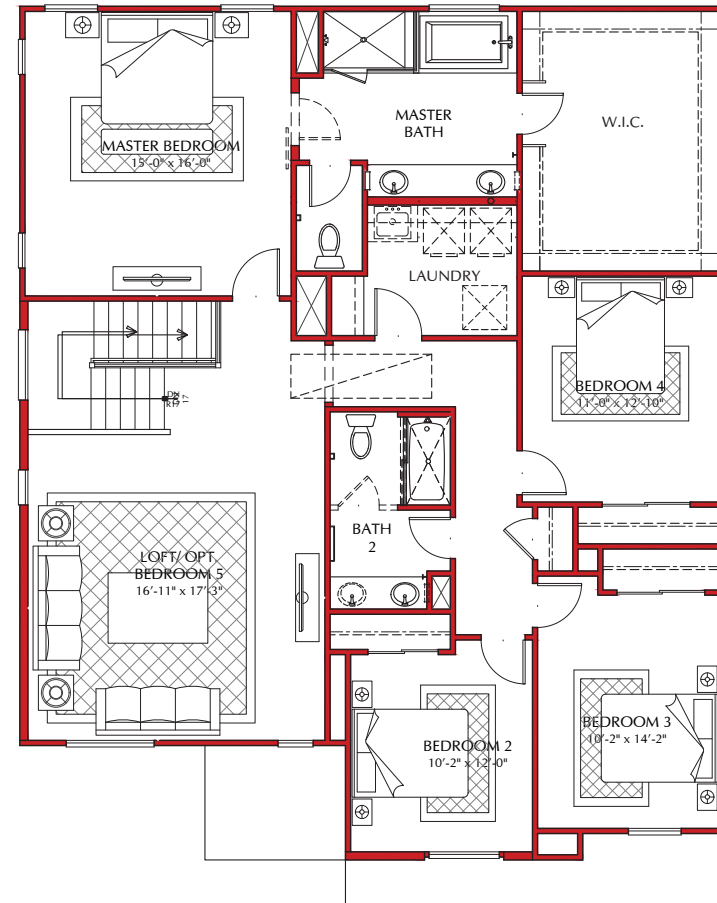
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- ANDREA N670 -
ELEVATION C
SIDES AND ROOF

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SECOND FLOOR

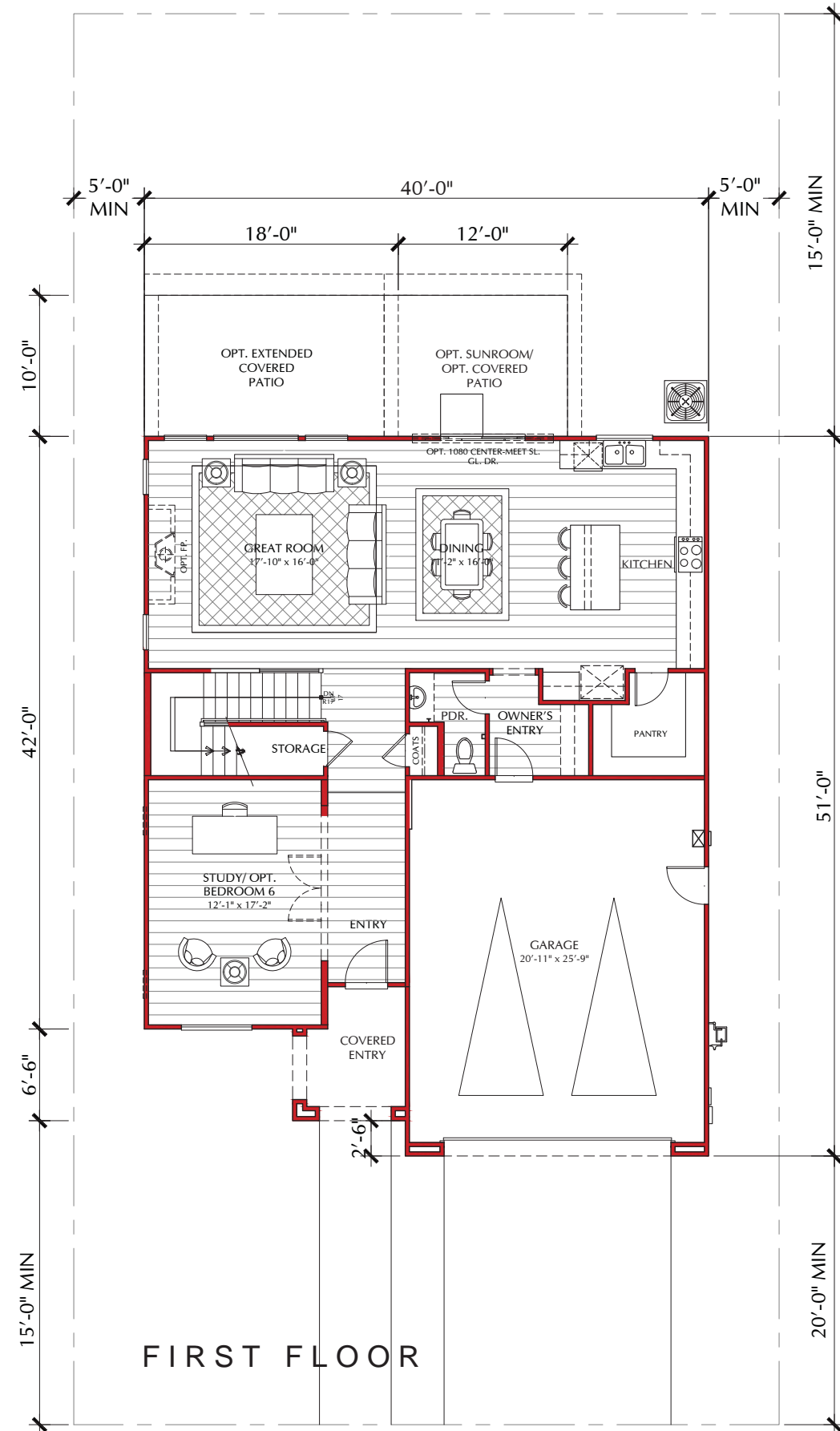
ALEXA - N590

4 BEDROOMS / 2.5 BATHS / LOFT / STUDY
2 CAR GARAGE

AREA TABULATION

| | |
|--------------|------------|
| FIRST FLOOR | 1,288 S.F. |
| SECOND FLOOR | 1,734 S.F. |
| TOTAL | 3,022 S.F. |

| | |
|----------------|----------|
| PORCH | 68 S.F. |
| GARAGE (2 CAR) | 555 S.F. |
| COVERED PATIO | 300 S.F. |



FIRST FLOOR

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



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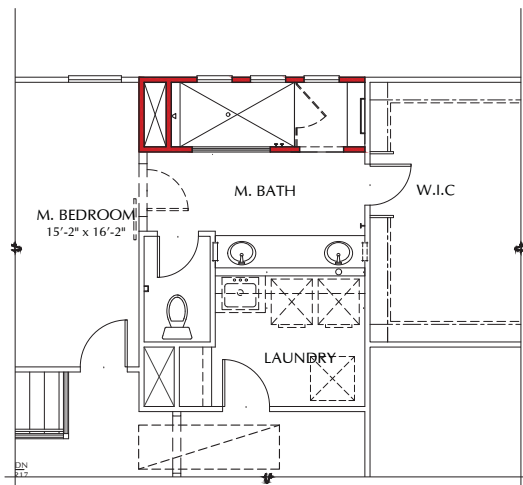


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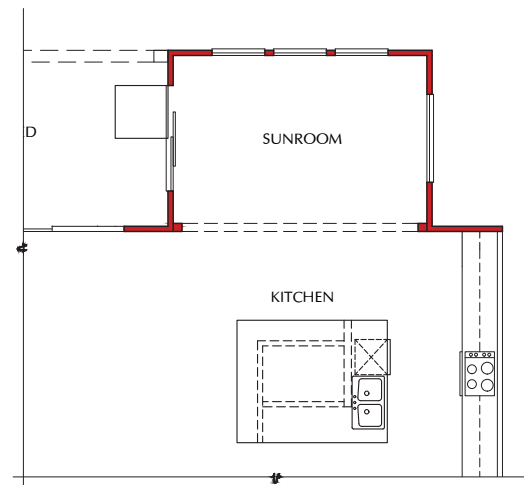
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DATE: OCTOBER 29, 2019

- ALEXA N590 -
FLOOR PLAN

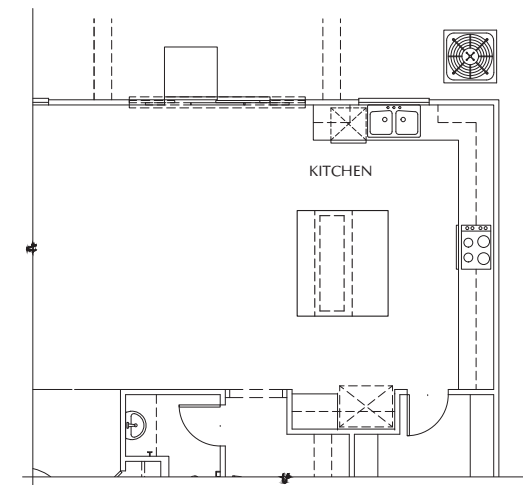
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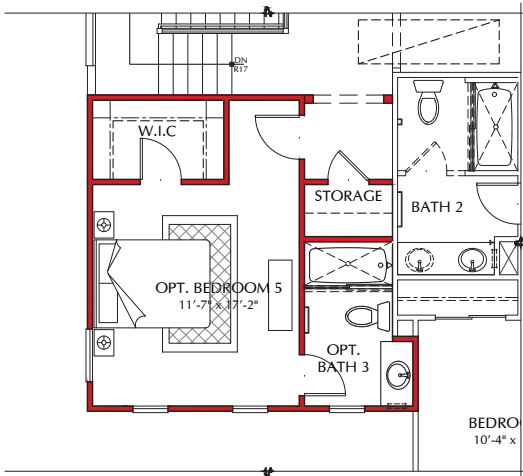
OPT. WALK IN SHOWER PLAN N590
SCALE: 1/4" = 1'-0"



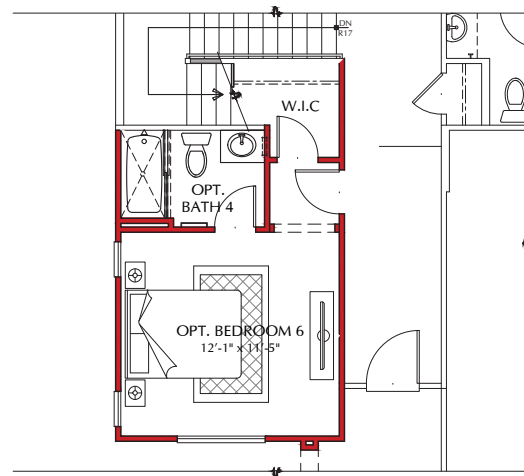
OPT. SUNROOM PLAN N590
SCALE: 1/4" = 1'-0"



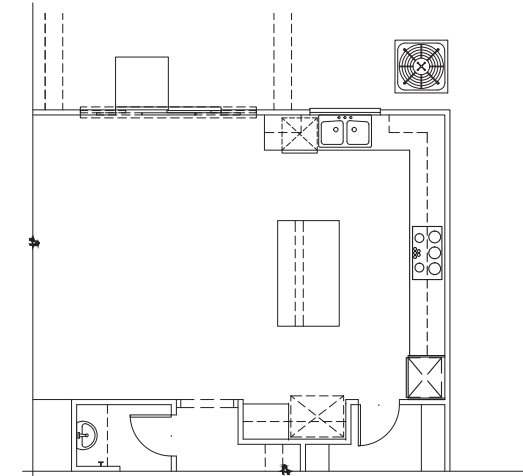
OPT. EXTENDED ISLAND PLAN N590
SCALE: 1/4" = 1'-0"



OPT. BED 5 / BATH 3 PLAN N590
SCALE: 1/4" = 1'-0"



OPT. BED 6 / BATH 4 PLAN N590
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN PLAN N590
SCALE: 1/4" = 1'-0"

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



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**- ALEXA N590 -
FLOOR PLAN OPT.**

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- MATERIAL CALLOUTS**
- 1 - CONCRETE 'S' ROOF TILE
 - 2 - CONCRETE FLAT ROOF TILE
 - 3 - 1-COAT STUCCO
 - 4 - COMPOSITE SIDING
 - 5 - WOOD FASCIA/BARGE
 - 6 - FOAM SHUTTER
 - 7 - FOAM TRIM
 - 8 - FOAM CORBEL
 - 9 - FOAM FAUX VENT PIPES
 - 10 - EXTERIOR LIGHT
 - 11 - ROLL UP GARAGE DOOR
 - 12 - STONE VENEER
 - 13 - BRICK VENEER

FRONT ELEVATION

ALEXA - N590 - A



FRONT ELEVATION

ALEXA - N590 - B



FRONT ELEVATION

ALEXA - N590 - C

SCALE: $\frac{3}{8}'' = 1'-0''$

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



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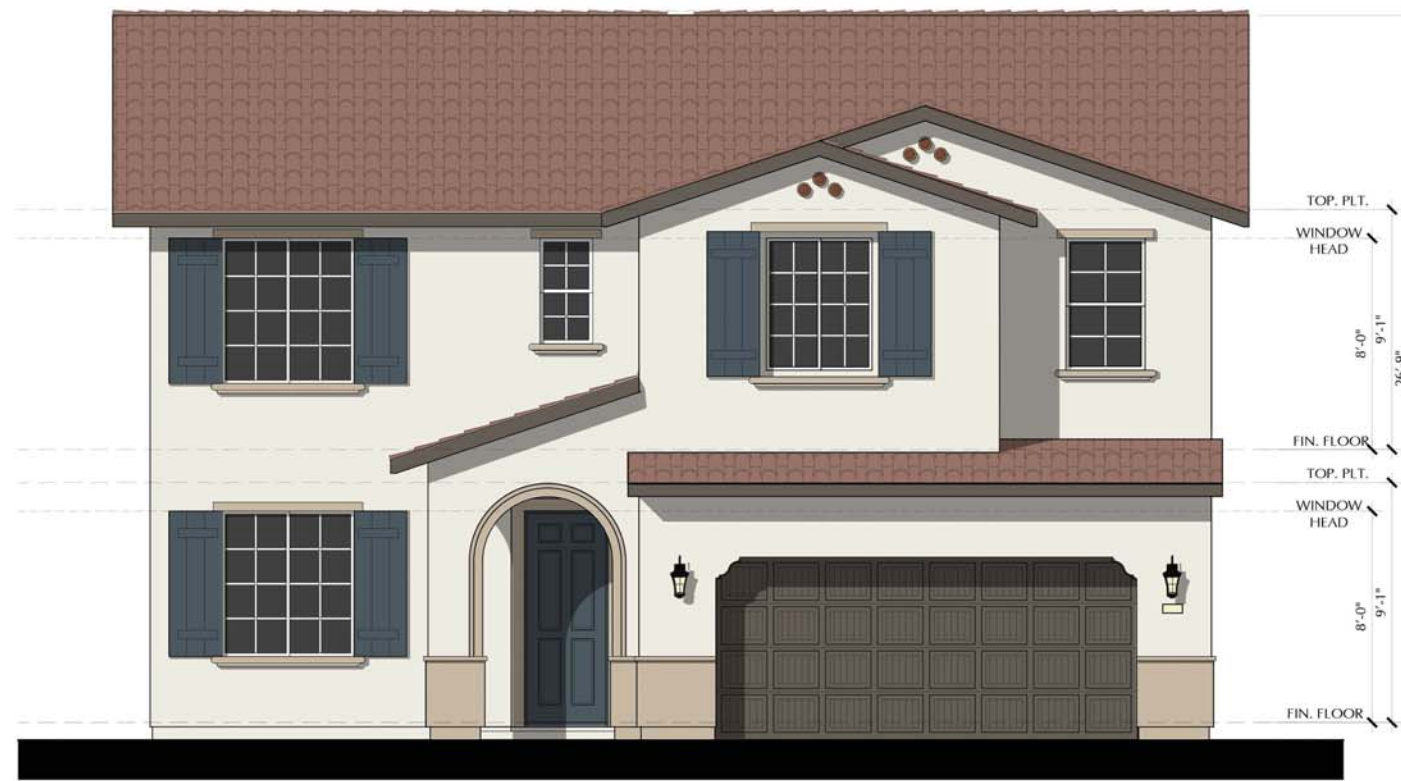
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- ALEXA N590 -
FRONT ELEVATIONS

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FRONT ELEVATION

ALEXA - N590 - A

SPANISH

SCALE: 3/8"=1'-0"



REAR ELEVATION

ALEXA - N590 - A

SPANISH

SCALE: 3/8"=1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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- ALEXA N590 -
ELEVATION A
FRONT AND REAR

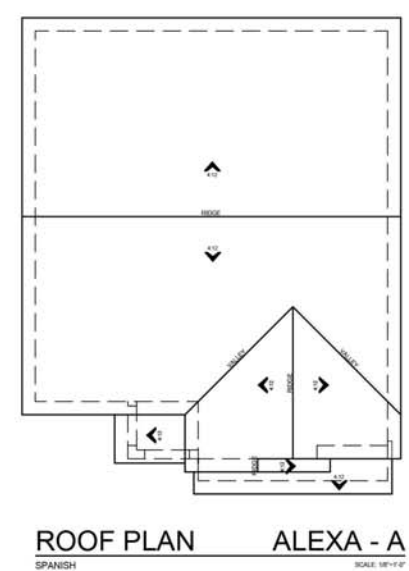
A22

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RIGHT ELEVATION

ALEXA - N590 - A



LEFT ELEVATION

ALEXA - N590 - A

SCALE: $\frac{3}{8}'' = 1'-0''$

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



FRONT ELEVATION

ALEXA - N590 - B

PRAIRIE

SCALE: 3/8" = 1'-0"



REAR ELEVATION

ALEXA - N590 - B

PRAIRIE

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: $\frac{3}{8}'' = 1'-0''$



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- ALEXA N590 -
ELEVATION B
FRONT AND REAR

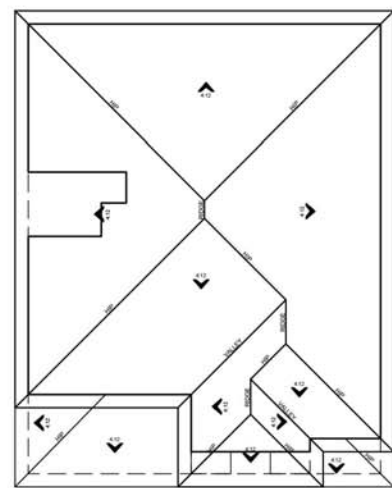
A24

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RIGHT ELEVATION

ALEXA - N590 - B



ROOF PLAN ALEXA - B



LEFT ELEVATION

ALEXA - N590 - B

SCALE: $\frac{3}{8}'' = 1'-0''$

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



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- ALEXA N590 -
ELEVATION B
SIDES AND ROOF

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FRONT ELEVATION

ALEXA - N590 - C

CRAFTSMAN

SCALE: 3/8" = 1'-0"



REAR ELEVATION

ALEXA - N590 - C

CRAFTSMAN

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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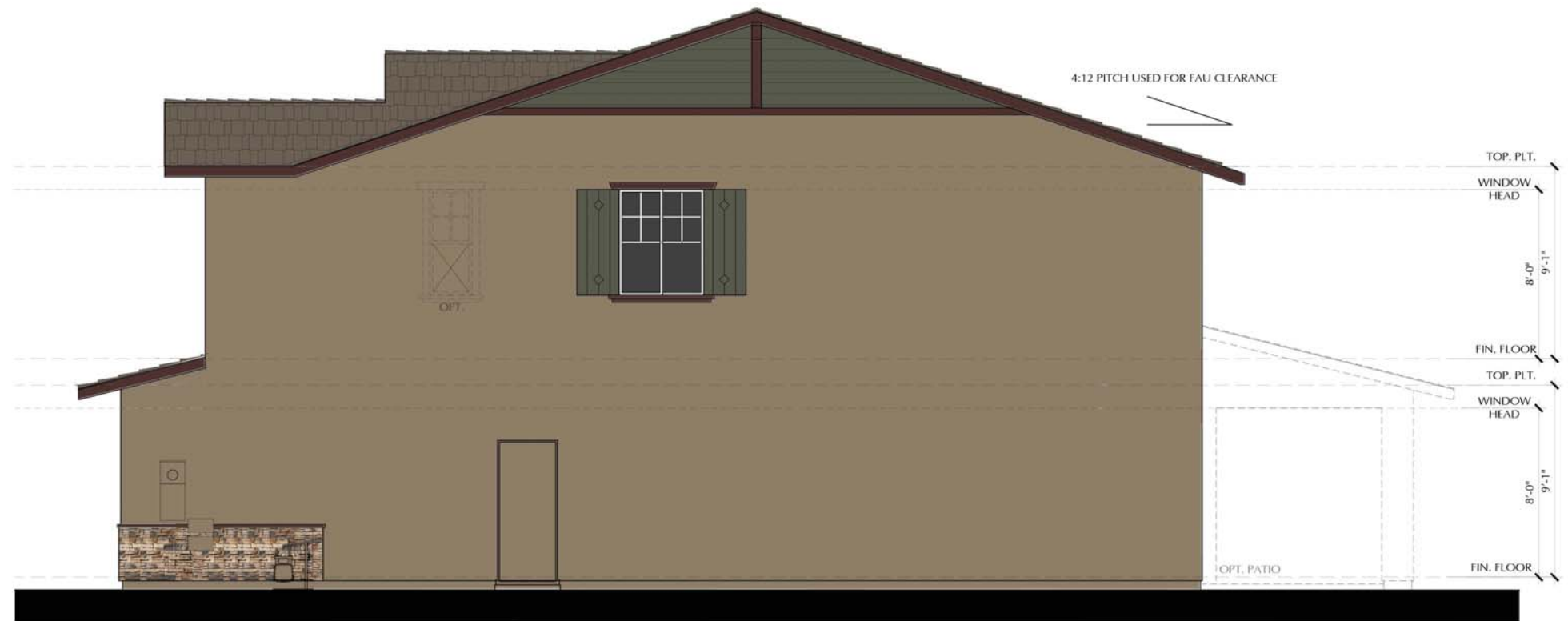
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- ALEXA N590 -
ELEVATION C
FRONT AND REAR

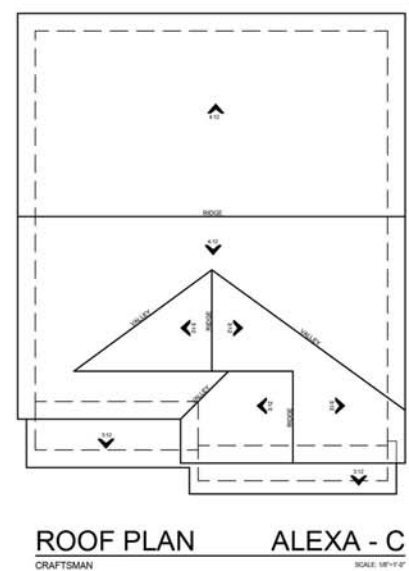
A26

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RIGHT ELEVATION
CRAFTSMAN

ALEXA - N590 - C
SCALE: 3/8" = 1'-0"



LEFT ELEVATION
CRAFTSMAN

ALEXA - N590 - C
SCALE: 3/8" = 1'-0"

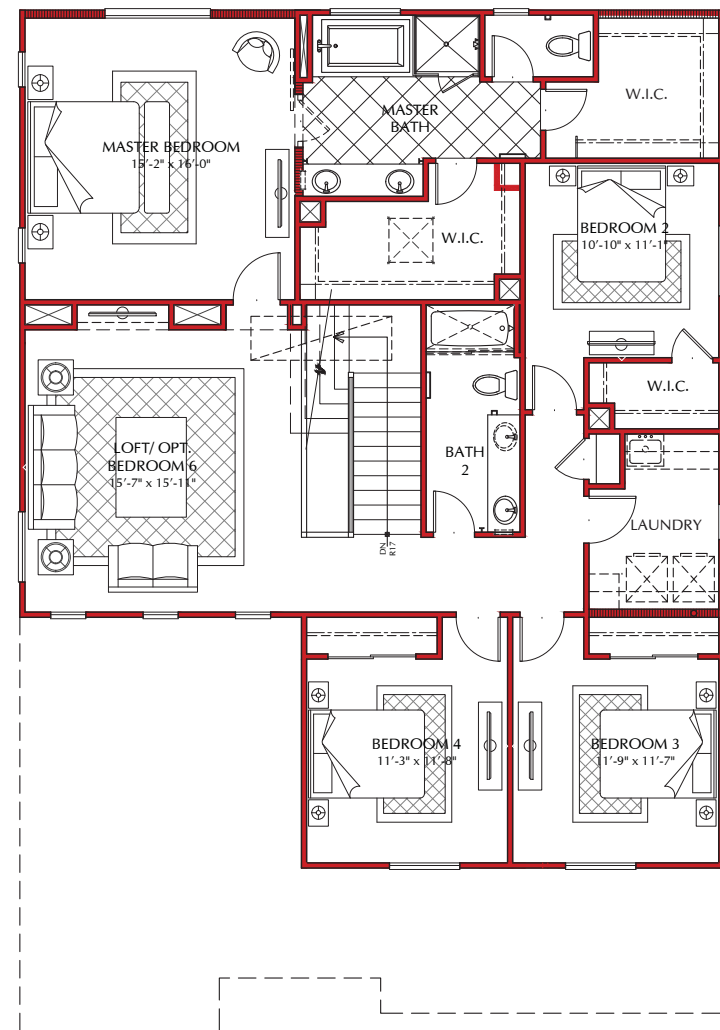
SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

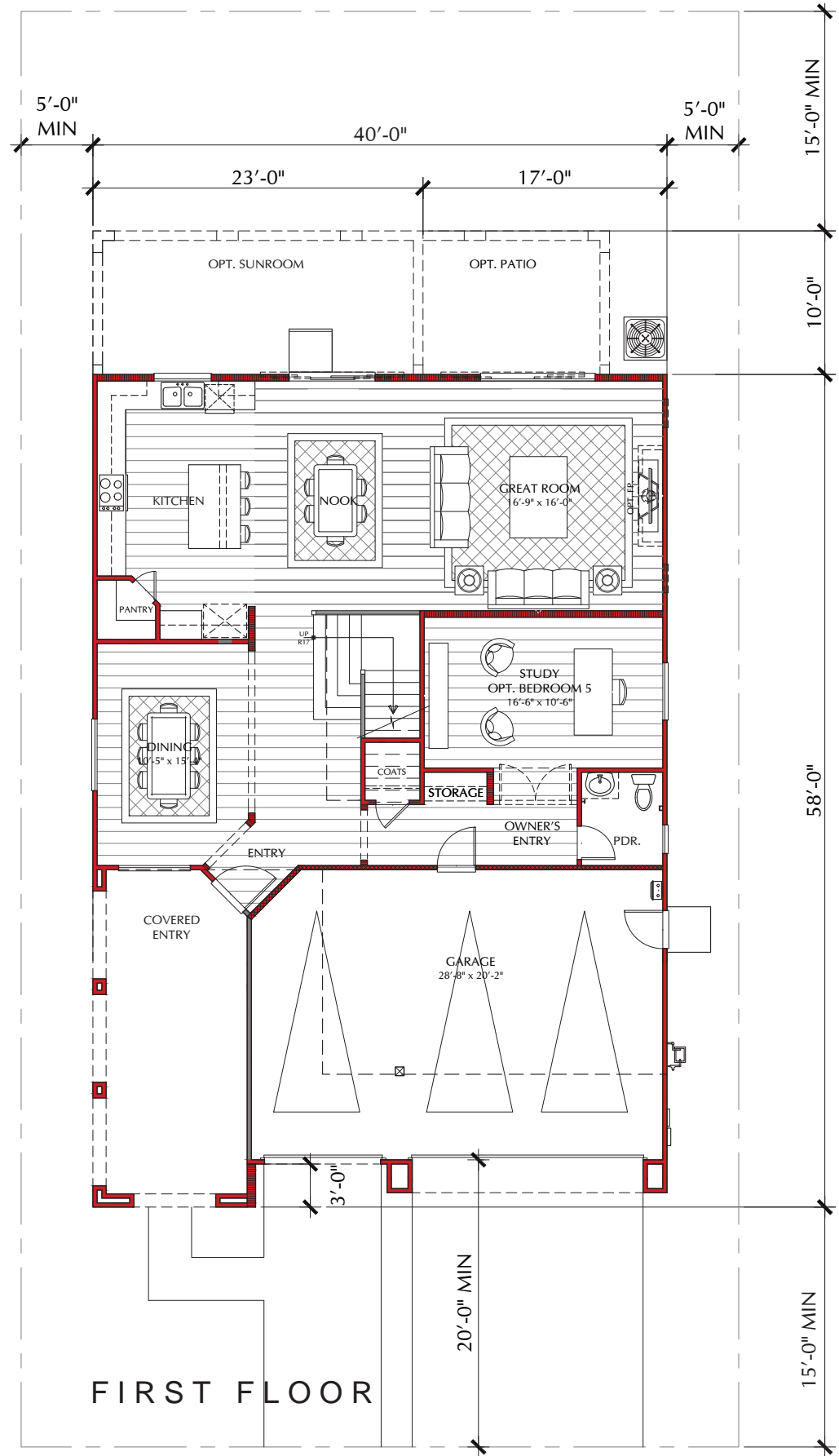


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DATE: OCTOBER 29, 2019

**- ALEXA N590 -
ELEVATION C
SIDES AND ROOF**



SECOND FLOOR



FIRST FLOOR

SETH - N29A
 4 BEDROOMS / 2.5 BATHS / LOFT / STUDY
 3 CAR GARAGE

AREA TABULATION

| | |
|--------------|------------|
| FIRST FLOOR | 1,392 S.F. |
| SECOND FLOOR | 1,638 S.F. |
| TOTAL | 3,030 S.F. |

| | |
|----------------|----------|
| PORCH | 249 S.F. |
| GARAGE (3 CAR) | 593 S.F. |
| COVERED PATIO | 230 S.F. |

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



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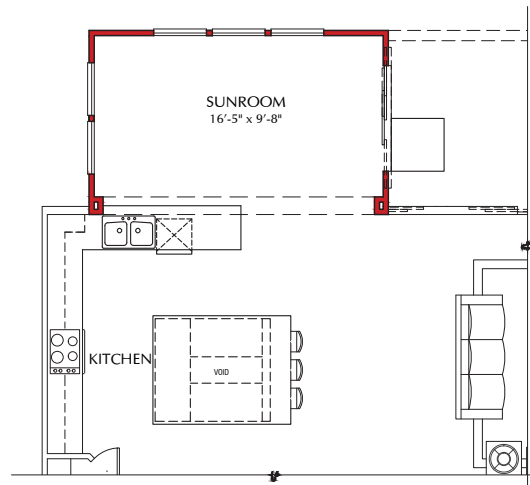


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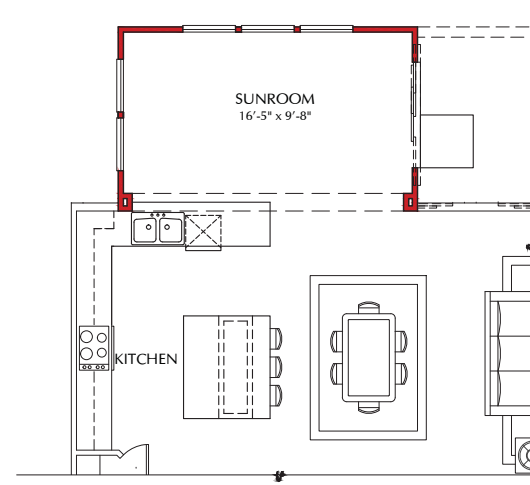
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- SETH N29A -
 FLOOR PLAN

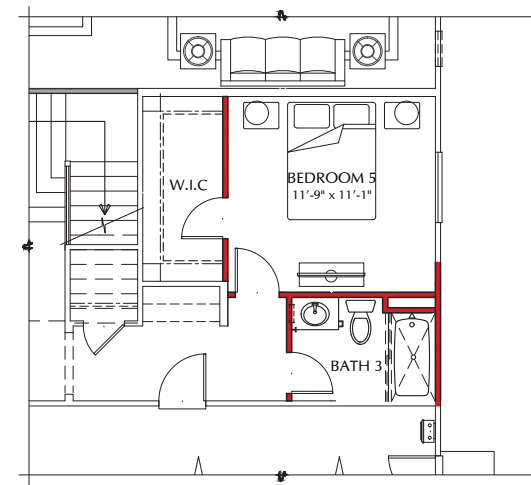
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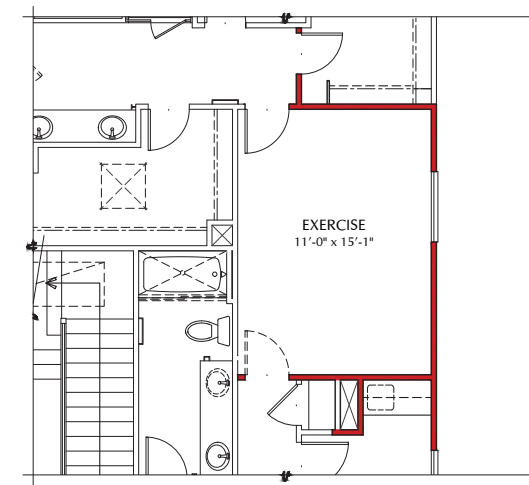
OPT. KITCHEN ISLAND #2 PLAN N29A
SCALE: 1/4" = 1'-0"



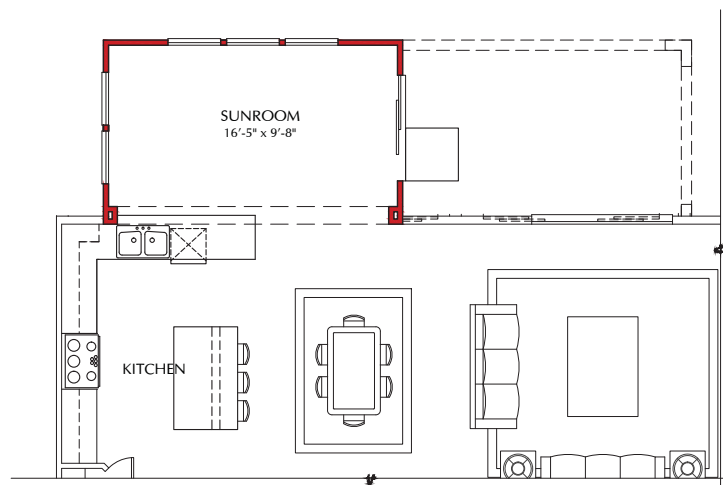
OPT. KITCHEN ISLAND #1 PLAN N29A
SCALE: 1/4" = 1'-0"



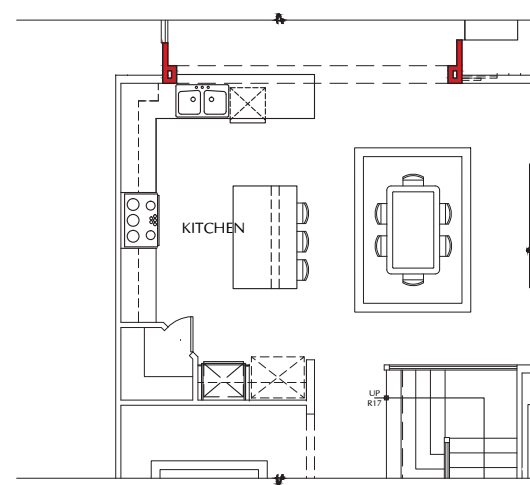
OPT. BED 5 / BATH 3 PLAN N29A
SCALE: 1/4" = 1'-0"



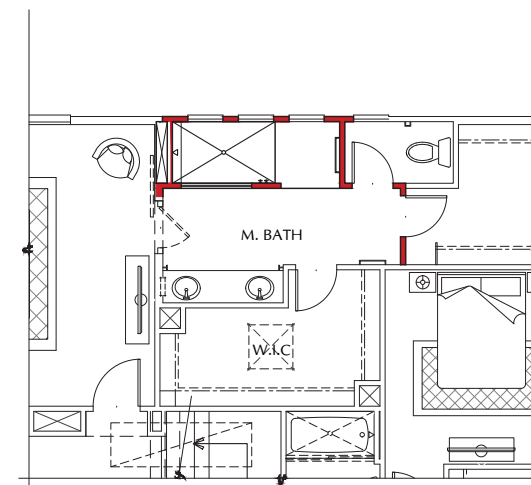
OPT. EXERCISE ROOM PLAN N29A
SCALE: 1/4" = 1'-0"



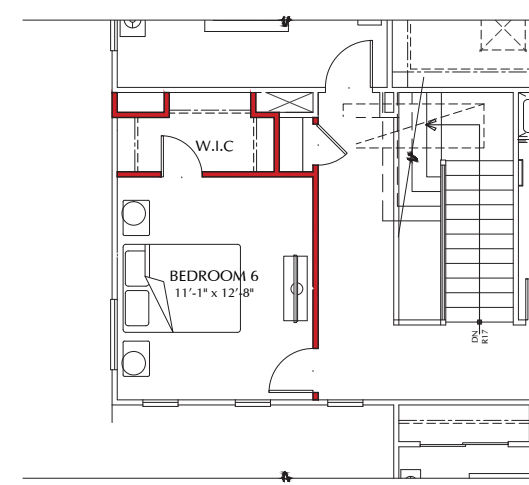
OPT. SUNROOM PLAN N29A
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN PLAN N29A
SCALE: 1/4" = 1'-0"



OPT. WALK IN SHOWER PLAN N29A
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 6 PLAN N29A
SCALE: 1/4" = 1'-0"

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



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- SETH N29A -
FLOOR PLAN OPT.

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- MATERIAL CALLOUTS**
- 1 - CONCRETE 'S' ROOF TILE
 - 2 - CONCRETE FLAT ROOF TILE
 - 3 - 1-COAT STUCCO
 - 4 - COMPOSITE SIDING
 - 5 - WOOD FASCIA/BARGE
 - 6 - FOAM SHUTTER
 - 7 - FOAM TRIM
 - 8 - FOAM CORBEL
 - 9 - FOAM FAUX VENT PIPES
 - 10 - EXTERIOR LIGHT
 - 11 - ROLL UP GARAGE DOOR
 - 12 - STONE VENEER
 - 13 - BRICK VENEER

FRONT ELEVATION

SETH - N29A - A



FRONT ELEVATION

SETH - N29A - B



FRONT ELEVATION

SETH - N29A - C

SCALE: $\frac{3}{8}'' = 1'-0''$

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



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**- SETH N29A -
FRONT ELEVATIONS**

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FRONT ELEVATION

SETH - N29A - A

SPANISH

SCALE: 3/8"=1'-0"



REAR ELEVATION

SETH - N29A - A

SPANISH

SCALE: 3/8"=1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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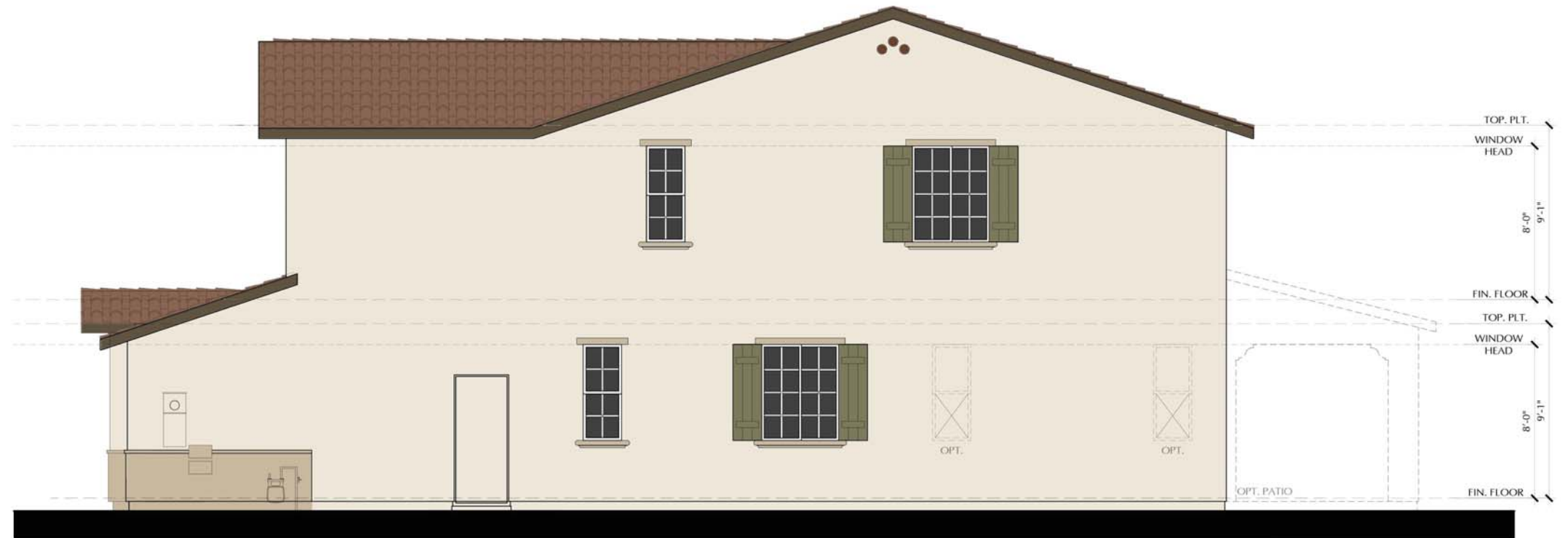
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- SETH N29A -
ELEVATION A
FRONT AND REAR

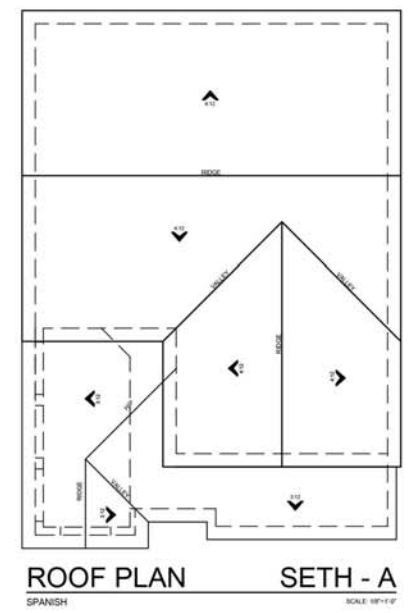
A31

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RIGHT ELEVATION
SPANISH

SETH - N29A - A
SCALE: 3/8" = 1'-0"



ROOF PLAN SETH - A
SPANISH



LEFT ELEVATION
SPANISH

SETH - N29A - A
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



FRONT ELEVATION

SETH - N29A - B

PRAIRIE

SCALE: 3/8" = 1'-0"



REAR ELEVATION

SETH - N29A - B

PRAIRIE

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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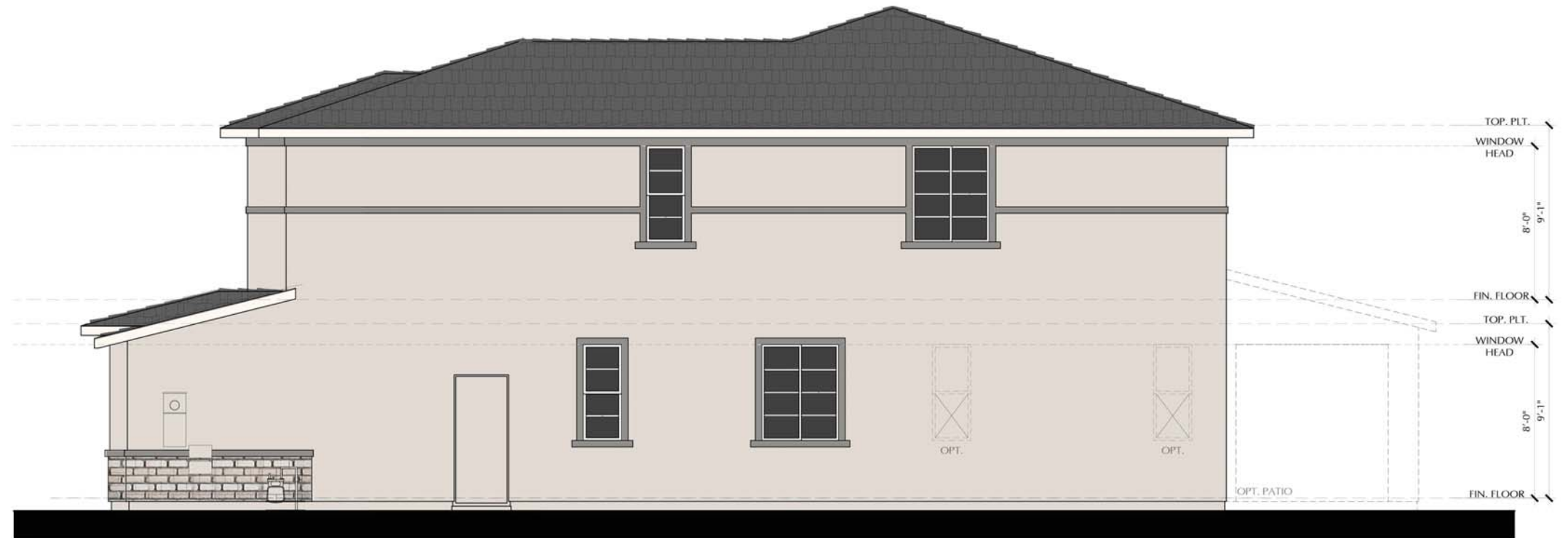
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- SETH N29A -
ELEVATION B
FRONT AND REAR

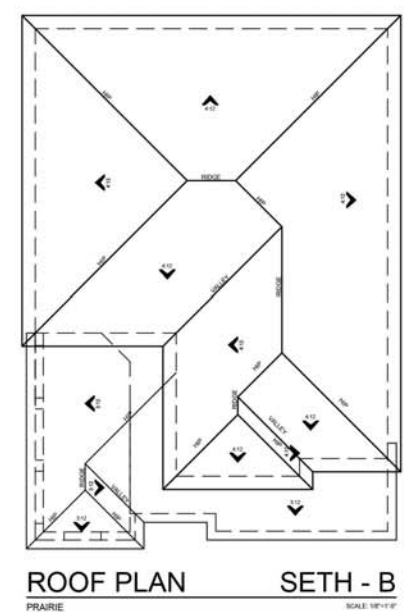
A33

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RIGHT ELEVATION
PRAIRIE

SETH - N29A - B
SCALE 3/8"=1'-0"



LEFT ELEVATION
PRAIRIE

SETH - N29A - B
SCALE 3/8"=1'-0"

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



FRONT ELEVATION

SETH - N29A - C

CRAFTSMAN

SCALE: 3/8"=1'-0"



REAR ELEVATION

SETH - N29A - C

CRAFTSMAN

SCALE: 3/8"=1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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- SETH N29A -
ELEVATION C
FRONT AND REAR

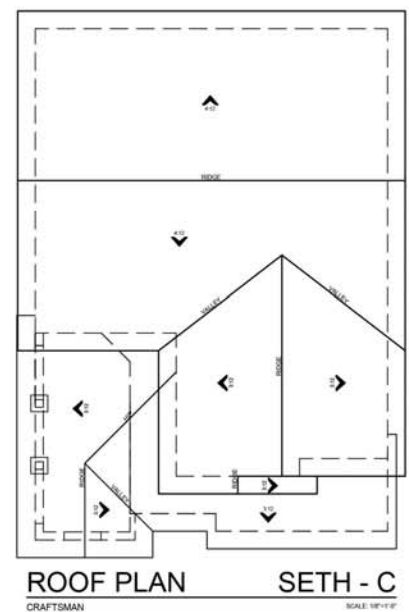
A35

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RIGHT ELEVATION
CRAFTSMAN

SETH - N29A - C
SCALE: 3/8" = 1'-0"

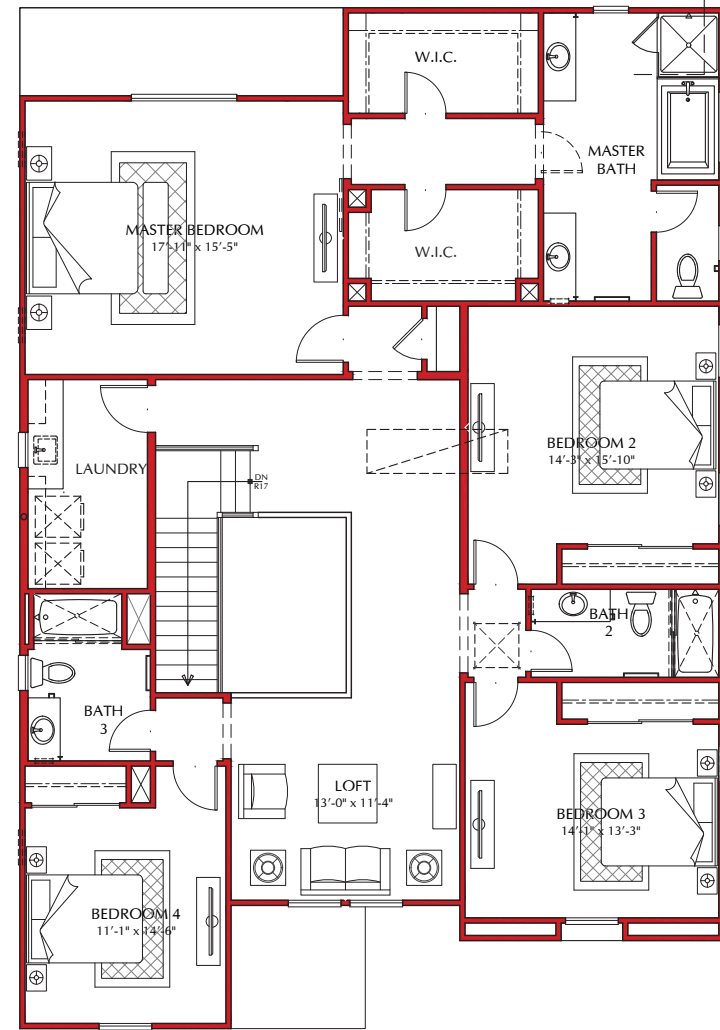


LEFT ELEVATION
CRAFTSMAN

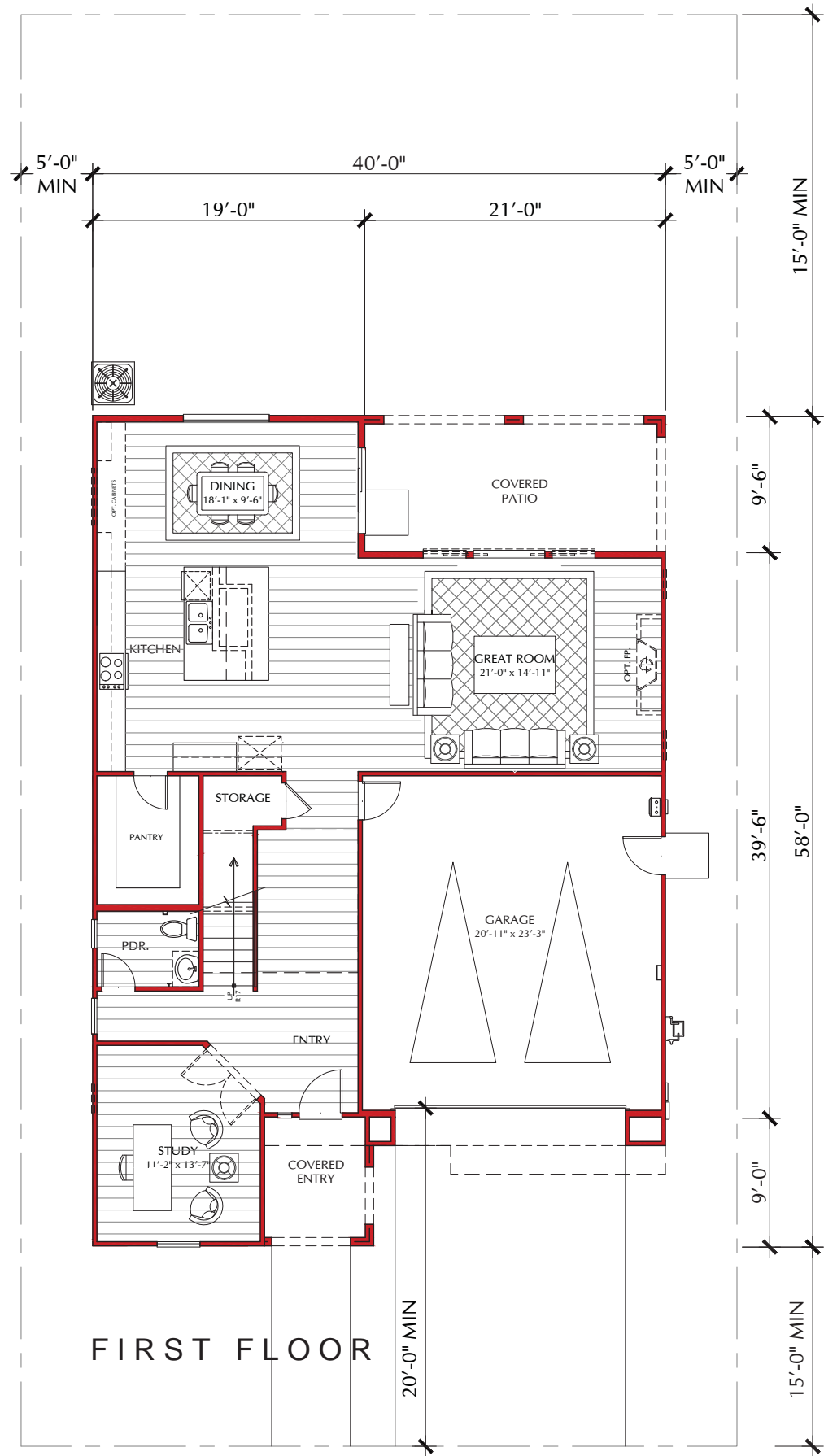
SETH - N29A - C
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



SECOND FLOOR



FIRST FLOOR

SAGE - N658
 4 BEDROOMS / 3.5 BATHS / LOFT / STUDY
 2 CAR GARAGE

AREA TABULATION

| | |
|--------------|------------|
| FIRST FLOOR | 1,368 S.F. |
| SECOND FLOOR | 1,920 S.F. |
| TOTAL | 3,288 S.F. |

| | |
|----------------|----------|
| PORCH | 199 S.F. |
| GARAGE (2 CAR) | 501 S.F. |
| COVERED PATIO | 68 S.F. |

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



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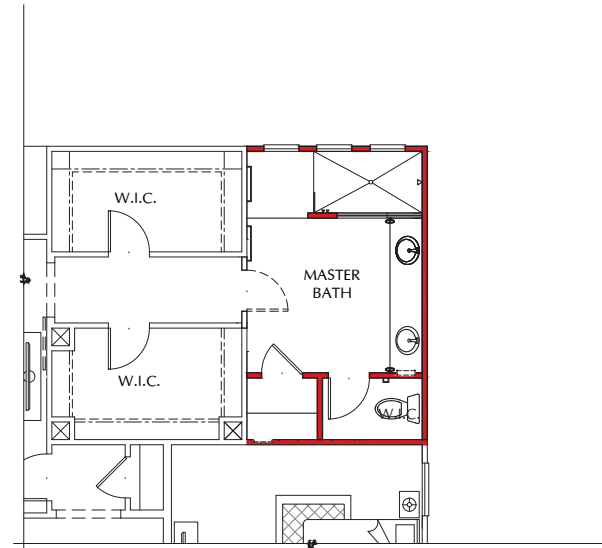


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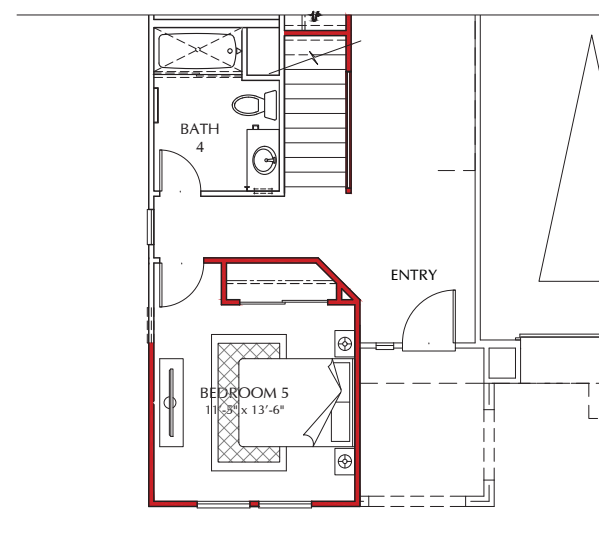
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 OAKLEY, CALIFORNIA
 JOB # 109-19119
 DATE: OCTOBER 29, 2019

- SAGE N658 -
 FLOOR PLAN

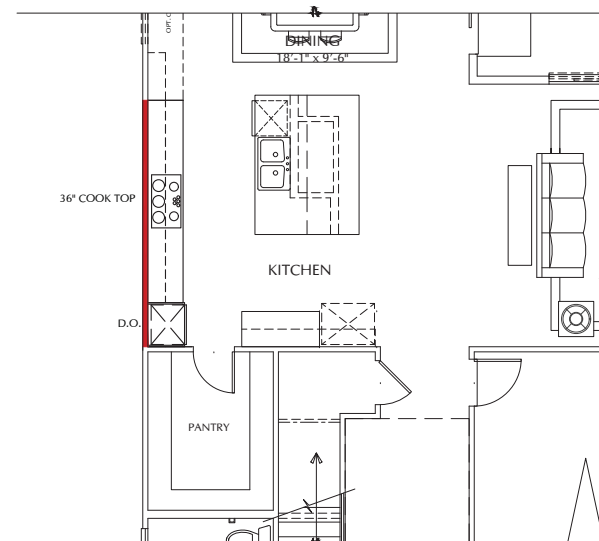
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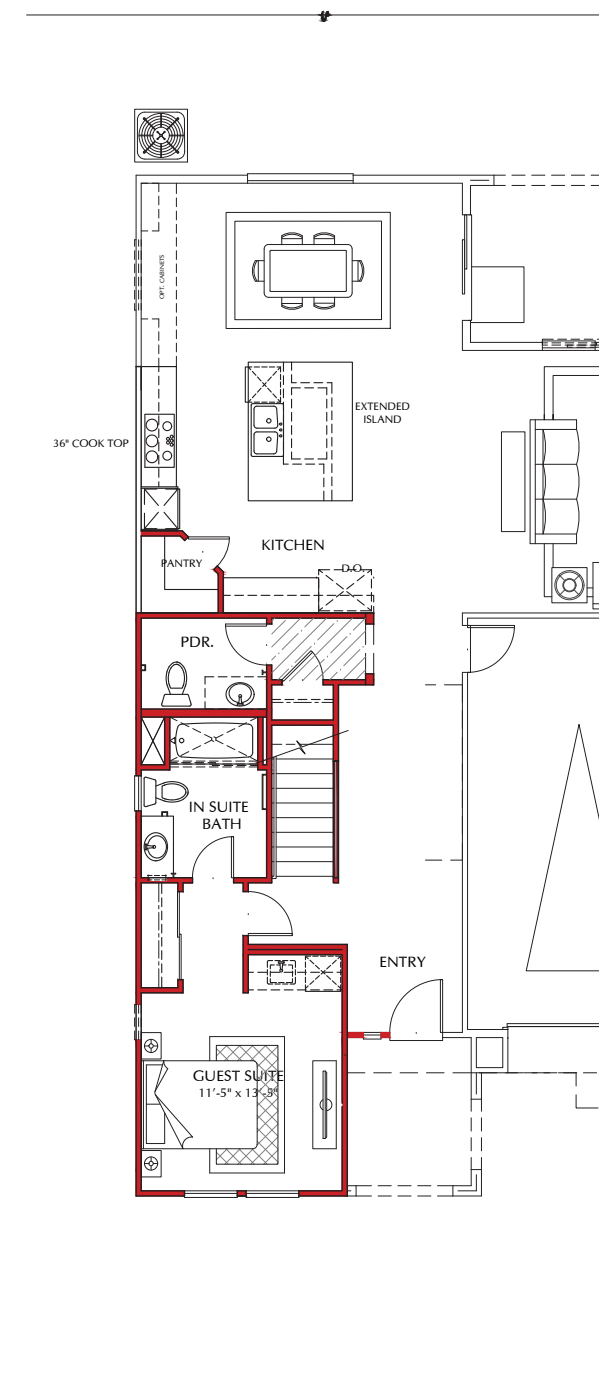
OPT. WALK IN SHOWER PLAN N658
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 5 / BATH 4 PLAN N658
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN PLAN N658
SCALE: 1/4" = 1'-0"



OPT. GOUR. KIT. / GUEST SUITE
OPT. POWDER ROOM / PANTRY PLAN N658
SCALE: 1/4" = 1'-0"

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



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- SAGE N658 -
FLOOR PLAN OPT.

A38

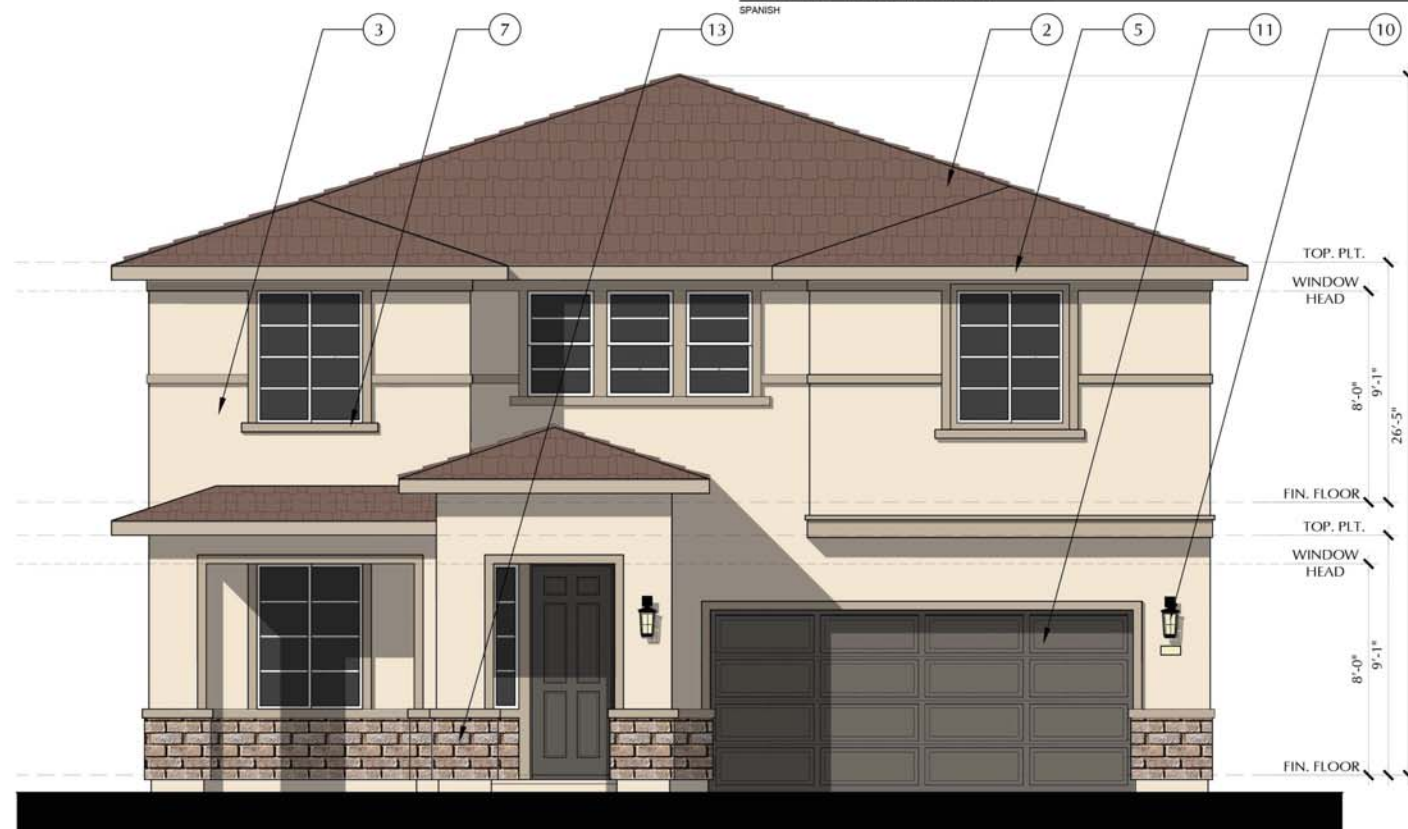
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- MATERIAL CALLOUTS**
- 1 - CONCRETE 'S' ROOF TILE
 - 2 - CONCRETE FLAT ROOF TILE
 - 3 - 1-COAT STUCCO
 - 4 - COMPOSITE SIDING
 - 5 - WOOD FASCIA/BARGE
 - 6 - FOAM SHUTTER
 - 7 - FOAM TRIM
 - 8 - FOAM CORBEL
 - 9 - FOAM FAUX VENT PIPES
 - 10 - EXTERIOR LIGHT
 - 11 - ROLL UP GARAGE DOOR
 - 12 - STONE VENEER
 - 13 - BRICK VENEER

FRONT ELEVATION

SAGE - N658 - A



FRONT ELEVATION

SAGE - N658 - B



FRONT ELEVATION

SAGE - N658 - C

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



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- SAGE N658 -
FRONT ELEVATIONS

A39

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FRONT ELEVATION

SAGE - N658 - A

SPANISH

SCALE: 3/8" = 1'-0"



REAR ELEVATION

SAGE - N658 - A

SPANISH

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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- SAGE N658 -
ELEVATION A
FRONT AND REAR

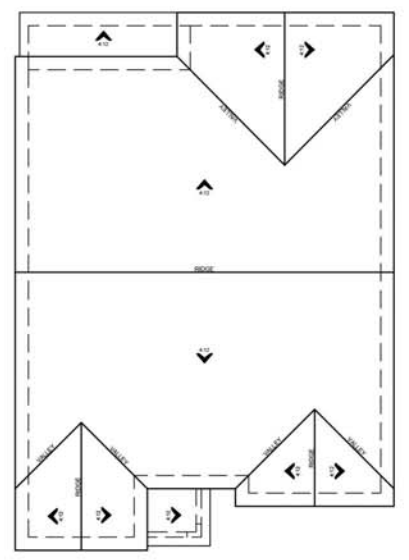
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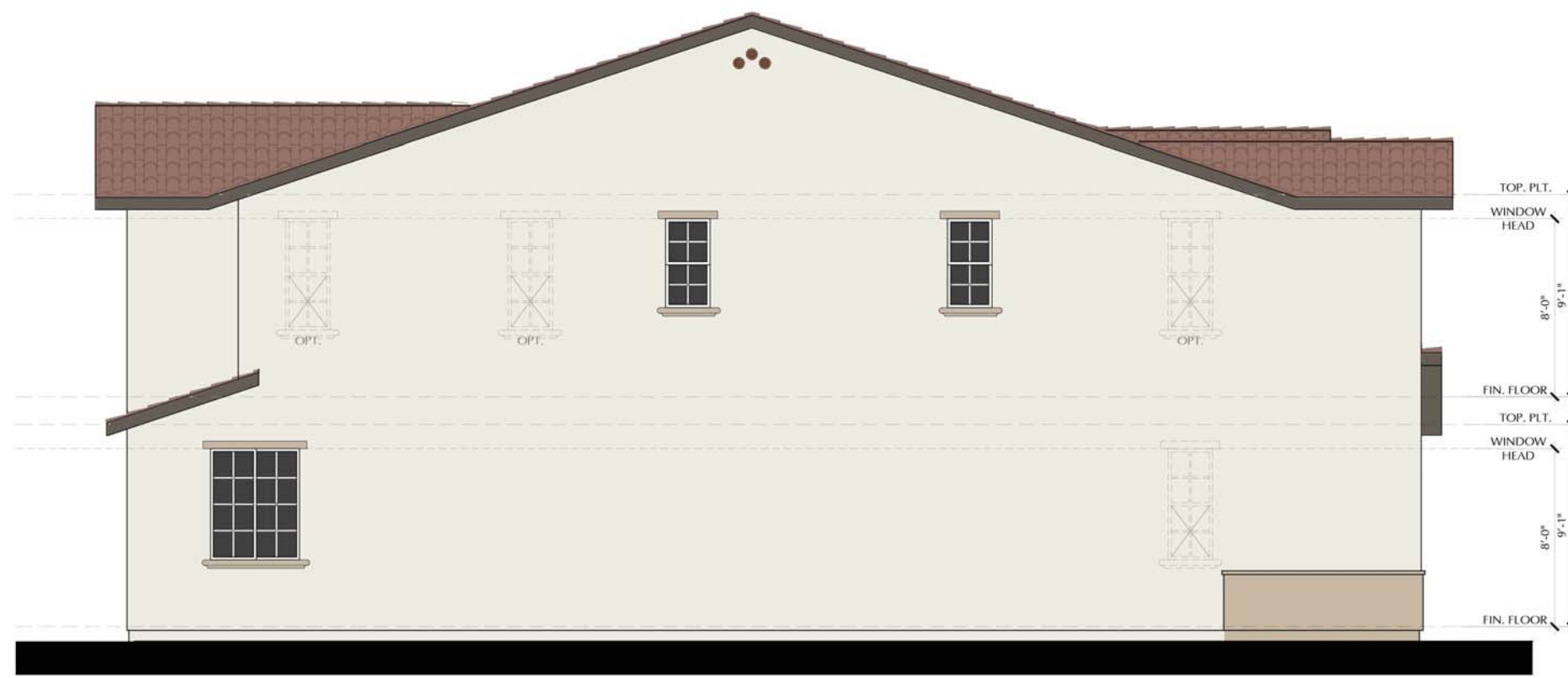


RIGHT ELEVATION
SPANISH

SAGE - N658 - A
SCALE: 3/8" = 1'-0"



ROOF PLAN SAGE - A
SPANISH



LEFT ELEVATION
SPANISH

SAGE - N658 - A
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



FRONT ELEVATION

SAGE - N658 - B

PRAIRIE

SCALE: 3/8" = 1'-0"



REAR ELEVATION

SAGE - N658 - B

PRAIRIE

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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- SAGE N658 -
ELEVATION B
FRONT AND REAR

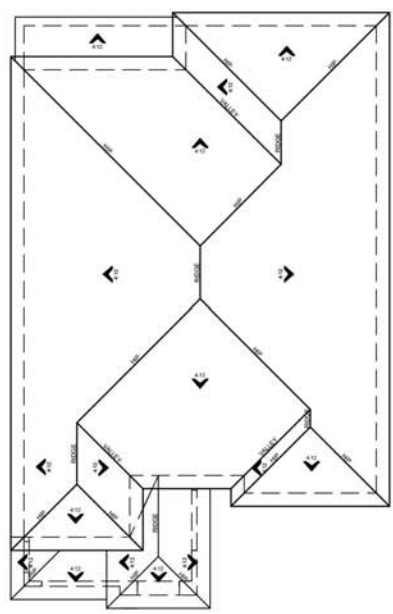
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RIGHT ELEVATION

SAGE - N658 - B



ROOF PLAN SAGE - B



LEFT ELEVATION

SAGE - N658 - B

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



FRONT ELEVATION

SAGE - N658 - C

CRAFTSMAN

SCALE: 3/8"=1'-0"



REAR ELEVATION

SAGE - N658 - C

CRAFTSMAN

SCALE: 3/8"=1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.

SCALE: 3/8" = 1'-0"



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- SAGE N658 -
ELEVATION C
FRONT AND REAR

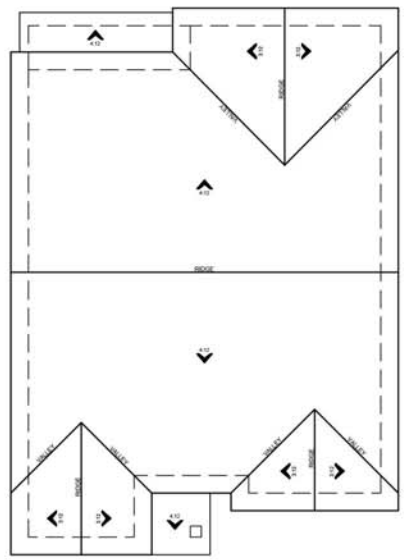
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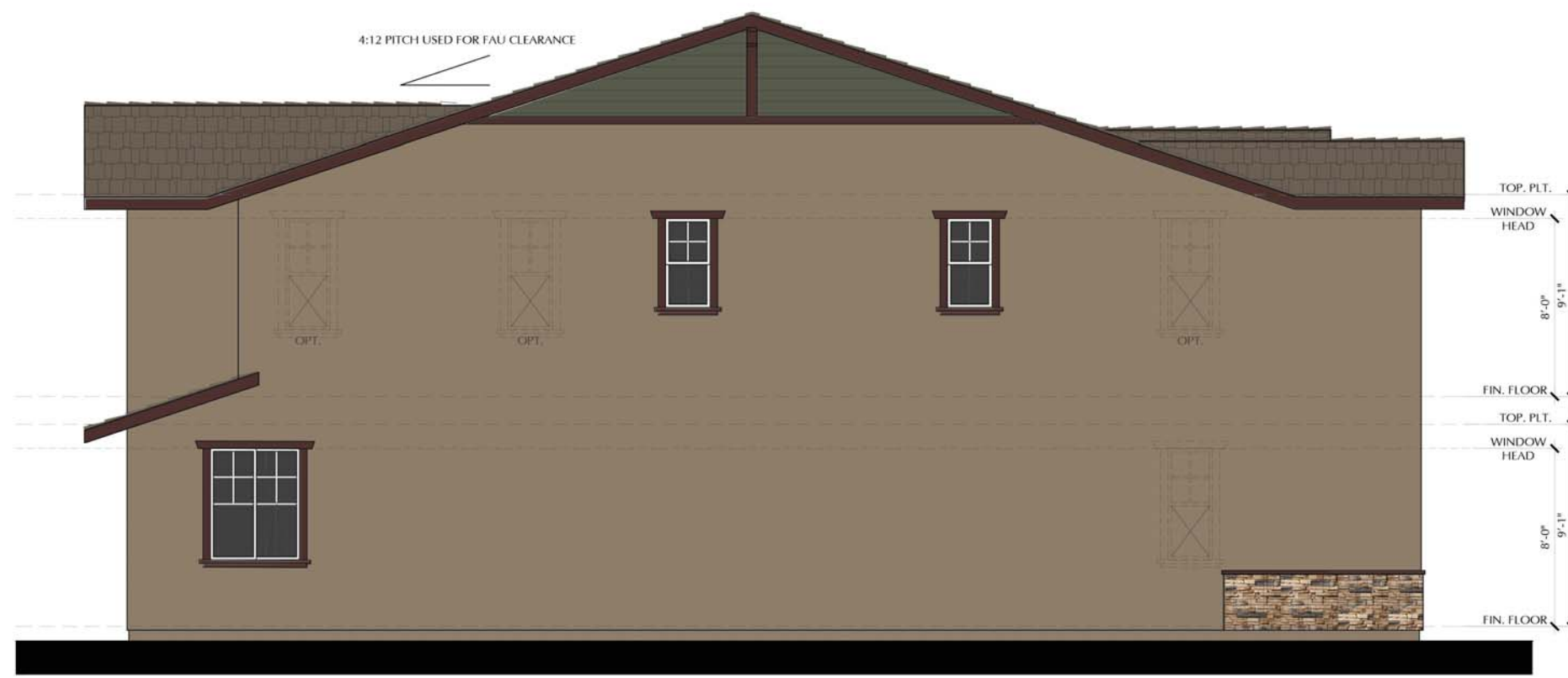


RIGHT ELEVATION
CRAFTSMAN

SAGE - N658 - C
SCALE: 3/8" = 1'-0"



ROOF PLAN SAGE - C
CRAFTSMAN SCALE: 1/4" = 1'-0"



LEFT ELEVATION
CRAFTSMAN

SAGE - S913 - C
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"

- TYP. TRIMS AND MATERIALS TO WRAP AND EXTEND TO FENCE LINE.



PROPOSED TREE PALETTE

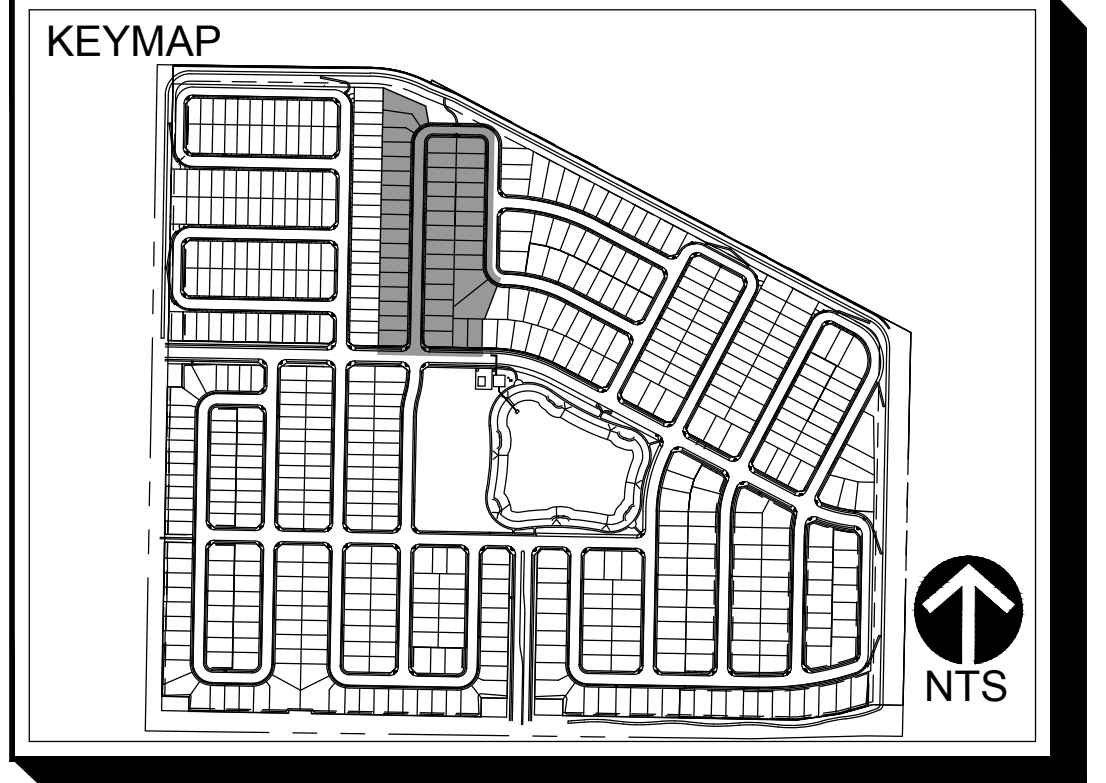
| STREET TREES | BOTANICAL NAME | COMMON NAME | CONT | WUCOLS IV | QTY |
|---------------------|----------------------------------|------------------------------|--------|-----------|-----|
| | ACER TRUNCATUM | SHANTUNG MAPLE | 15 GAL | MOD | 44 |
| | GINKGO BILOBA 'AUTUMN GOLD'™ | MAIDENHAIR TREE | 15 GAL | MOD | 47 |
| | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE | 15 GAL | MOD | 59 |
| | PISTACIA CHINENSIS 'RED PUSH' | RED PUSH CHINESE PISTACHE | 15 GAL | LOW | 16 |
| | TILIA CORDATA 'GREENSPIRE' | GREENSPIRE LITTLELEAF LINDEN | 15 GAL | MOD | 14 |
| ACCENT TREES | | | | | |
| | LAGERSTROEMIA INDICA 'MUSKOGEE' | MUSKOGEE CRAPE MYRTLE | 15 GAL | LOW | 100 |
| | LAGERSTROEMIA INDICA 'TUSCARORA' | TUSCARORA CRAPE MYRTLE | 15 GAL | LOW | |
| | PRUNUS CERASIFERA | PURPLE LEAF PLUM | 15 GAL | LOW | |

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAS A WUCOLS WATER USE RATING OF LOW OR VERY LOW.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
4. ALL TREES SHALL BE PLANTED WITH ROOT DEFLECTION PANELS PER CITY'S STANDARD.
5. ALL TREES SHALL BE PLANTED AND STAKED PER CITY'S STANDARD.
6. ALL TREES SHALL AVOID CONFLICTS WITH STREET SIGNAGE, STREET LIGHTS AND OTHER UTILITIES.
TREE SETBACKS SHALL BE A MINIMUM OF:
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IRRIGATION NOTES

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5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.



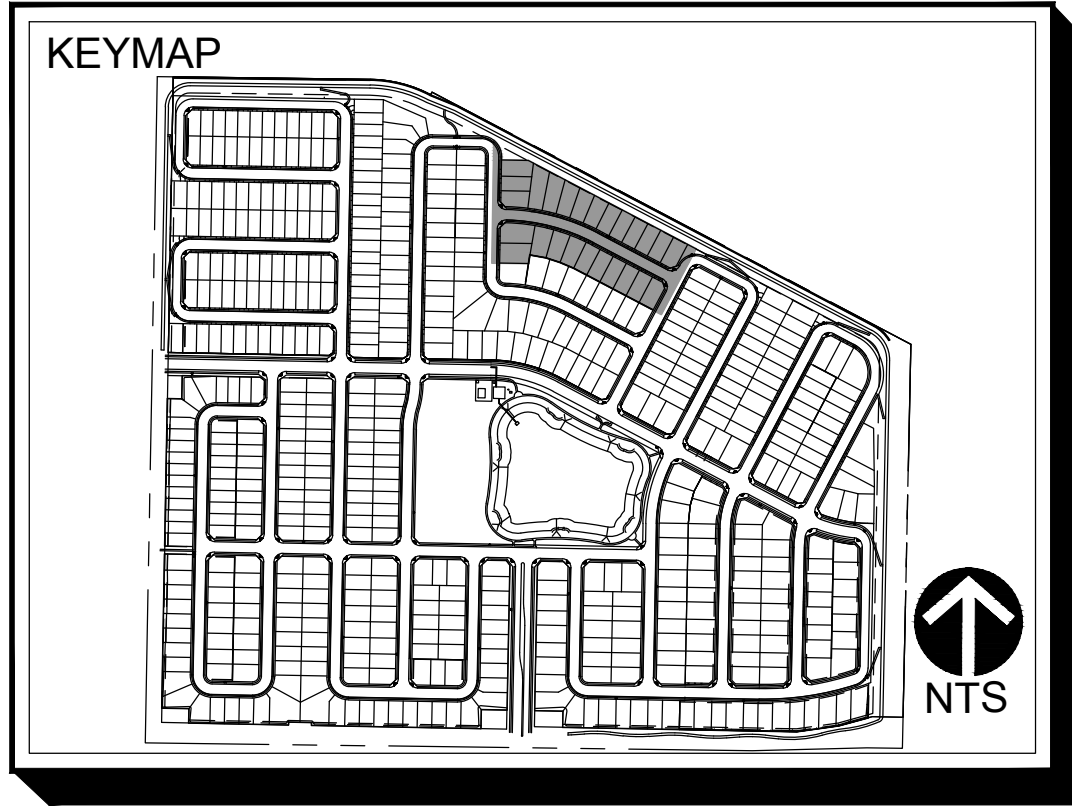


PROPOSED TREE PALETTE

| STREET TREES | BOTANICAL NAME | COMMON NAME | CONT | WUCOLS IV | QTY |
|---------------------|----------------------------------|------------------------------|--------|-----------|-----|
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IRRIGATION NOTES

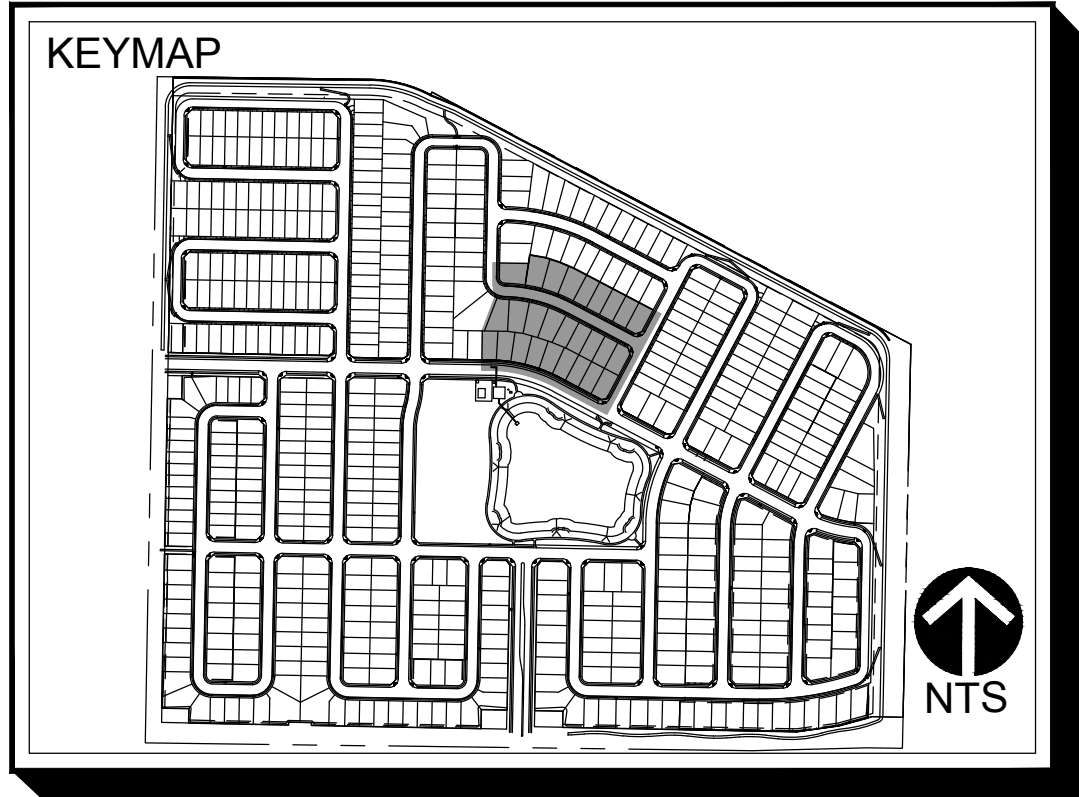
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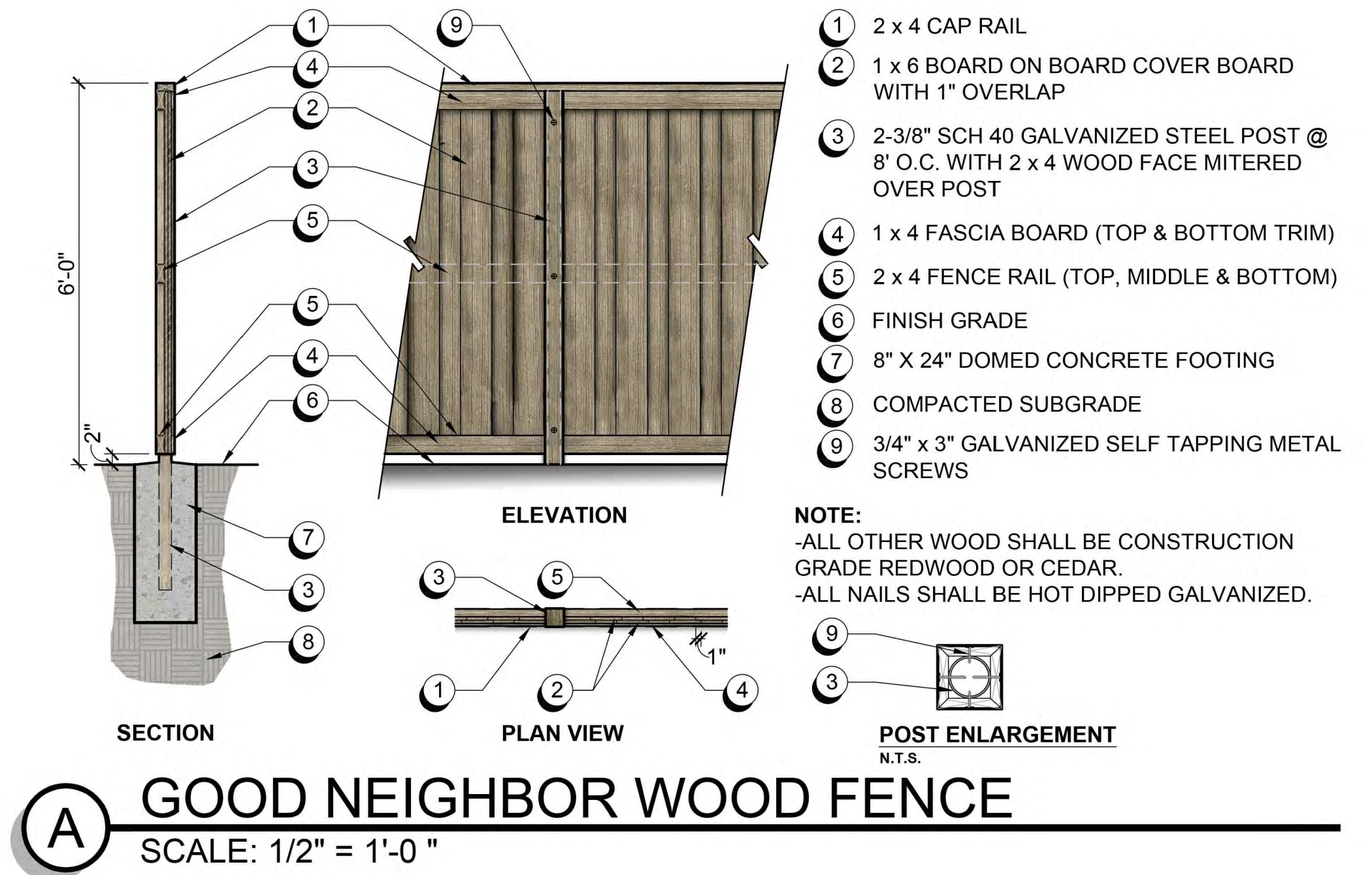
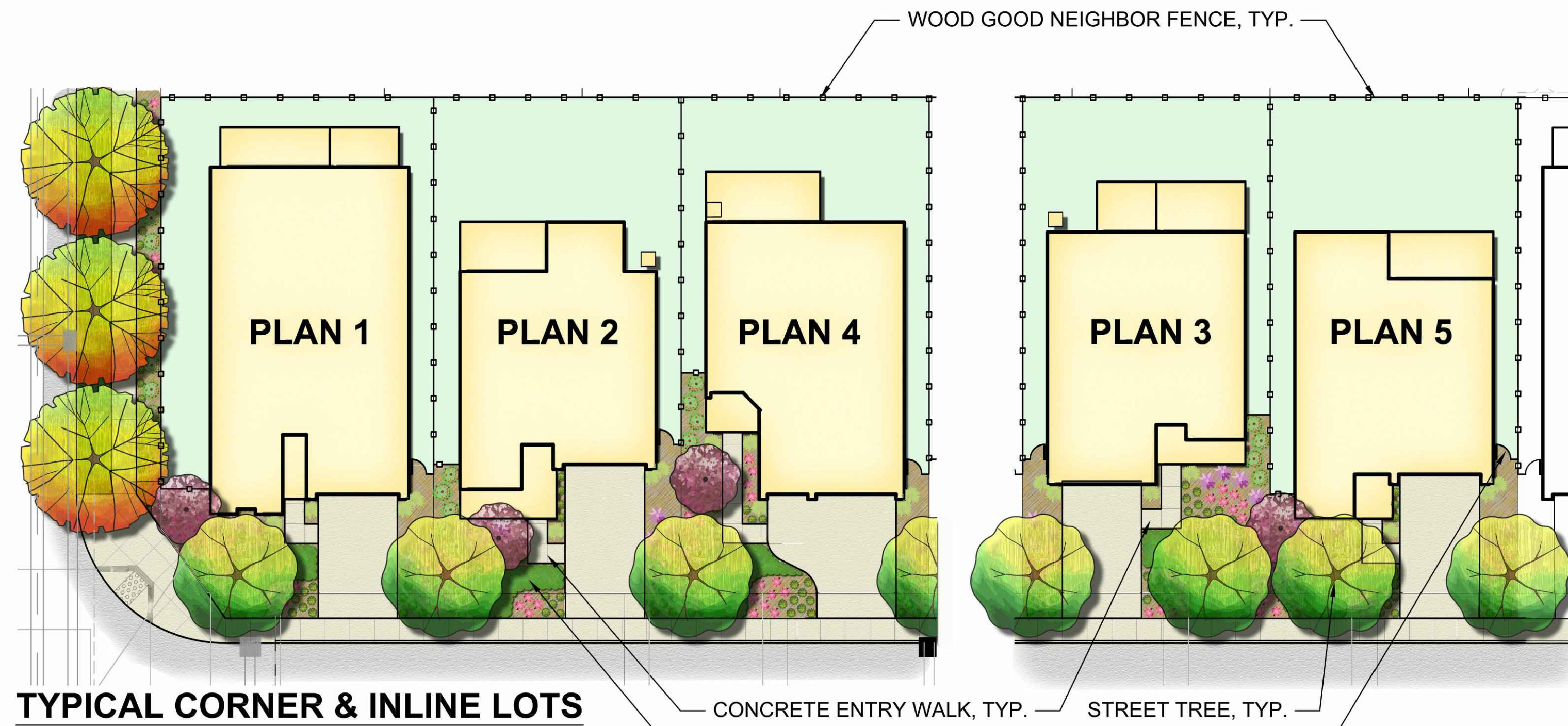
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PROPOSED TREE PALETTE

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|---------------------|----------------------------------|------------------------------|--------|-----------|-----|
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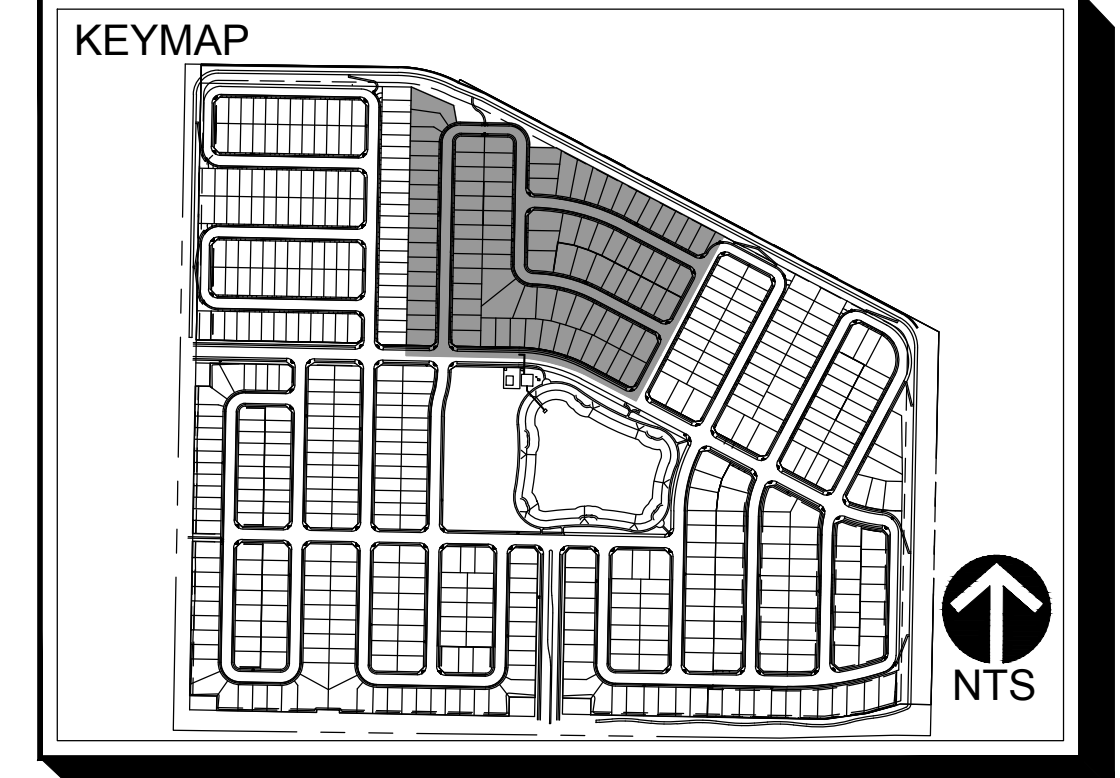


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PROPOSED PLANT PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* | SYMBOL | BOTANICAL NAME | COMMON NAME | MIN. SIZE | WUCOLS* |
|--------------------------|---------------------------------|-------------------------------|-----------|---------|---------------|----------------------------------|-----------------------------|-----------|---------|
| VINES / ESPALIERS | | | | | SHRUBS | | | | |
| | DISTICTUS BUCCINATORIA | BLOOD-RED TRUMPET VINE | 5 GAL | M | | ARCTOSTAPHYLOS SP. | MANZANITA | 5 GAL | L |
| | PARTHENOCISSUS TRICUSPIDATA | BOSTON IVY | 5 GAL | M | | BERBERIS SP. | JAPANESE BARBERRY | 1 GAL | L |
| | ROSA SPP. | ROSE | 5 GAL | M | | CEANOTHUS SP. | WILD LILAC | 5 GAL | L |
| GROUNDCOVERS | | | | | | CISTUS SPP. | ROCK ROSE | 5 GAL | L |
| | CAREX FLACCA | BLUE SEDGE | 1 GAL | M | | COLEONEMA PULCHRUM | PINK BREATH OF HEAVEN | 5 GAL | M |
| | COTONEASTER D. LOWFAST | BEARBERRY COTONEASTER | 1 GAL | L | | DIETES SPP. | FORTNIGHT LILY | 1 GAL | L |
| | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L | | GAURA LINDHEIMERI | GAURA | 1 GAL | M |
| | FRAGARIA CHILOENSIS | BEACH STRAWBERRY | 1 GAL | M | | HEMEROCALLIS HYBRIDS | EVERGREEN DAYLILLY | 1 GAL | M |
| | HELIANTHEMUM N. 'WISLEY PINK' | HELIANTHEMUM N. 'WISLEY PINK' | 1 GAL | M | | MAHONIA A. 'COMPACTA' | DWARF OREGON GRAPE | 1 GAL | M |
| | MYOPORUM P. 'PROSTRATUM' | CREeping MYOPORUM | 1 GAL | L | | NANDINA D. 'HARBOR DWARF' | HARBOR DWARF NANDINA | 5 GAL | L |
| | SCAEVOLA 'MAUVE CLUSTER' | FAIRY FAN FLOWER | 1 GAL | L | | NANDINA D. 'GULF STREAM' | GULF STREAM NANDINA | 5 GAL | L |
| | STACHYS BYZANTINA | LAMBS' EARS | 1 GAL | L | | NEPETA 'SIX HILLS GIANT' | CAT MINT | 1 GAL | L |
| | WESTRINGIA FRUTICOSA 'MUNDI' TM | LOW COAST ROSEMARY | 1 GAL | L | | OSMANTHUS FRAGRANS | SWEET OLIVE | 5 GAL | M |
| | | | | | | PHORMIUM 'MAORI SUNRISE' | NEW ZEALAND FLAX | 5 GAL | L |
| | | | | | | PHOTINIA FRASERII | PHOTINIA | 5 GAL | M |
| | | | | | | PITTIOSPORUM T. 'VAREGATA' | VAREGATED PITTIOSPORUM | 5 GAL | L |
| | | | | | | PITTIOSPORUM T. 'WHEELERS DWARF' | DWARF PITTIOSPORUM | 5 GAL | M |
| | | | | | | 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 |

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

PROPOSED TREE PALETTE

| STREET TREES | BOTANICAL NAME | COMMON NAME | CONT | WUCOLS IV | QTY |
|---------------------|----------------------------------|------------------------------|--------|-----------|-----|
| | ACER TRUNCATUM | SHANTUNG MAPLE | 15 GAL | MOD | 44 |
| | GINKGO BILOBA 'AUTUMN GOLD' TM | MAIDENHAIR TREE | 15 GAL | MOD | 47 |
| | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE | 15 GAL | MOD | 59 |
| | PISTACIA CHINENSIS 'RED PUSH' | RED PUSH CHINESE PISTACHE | 15 GAL | LOW | 16 |
| | TILIA CORDATA 'GREENSPIRE' | GREENSPIRE LITTLELEAF LINDEN | 15 GAL | MOD | 14 |
| ACCENT TREES | | | | | |
| | LAGERSTROEMIA INDICA 'MUSKOGEE' | MUSKOGEE CRAPE MYRTLE | 15 GAL | LOW | 100 |
| | LAGERSTROEMIA INDICA 'TUSCARORA' | TUSCARORA CRAPE MYRTLE | 15 GAL | LOW | |
| | PRUNUS CERASIFERA | PURPLE LEAF PLUM | 15 GAL | LOW | |

'A' ELEVATIONS SPANISH

SCHEME #1

BODY STUCCO


TRIM


SHUTTERS


ENTRY DOOR


GARAGE DOOR


FASCIAS, EAVES & CORBELS


FAUX CLAY PIPES


ROOFING


SCHEME #2

BODY STUCCO


TRIM


SHUTTERS


ENTRY DOOR


GARAGE DOOR


FASCIAS, EAVES & CORBELS


FAUX CLAY PIPES


ROOFING


SCHEME #3

BODY STUCCO


TRIM


SHUTTERS


ENTRY DOOR


GARAGE DOOR



FASCIAS, EAVES & CORBELS



FAUX CLAY PIPES

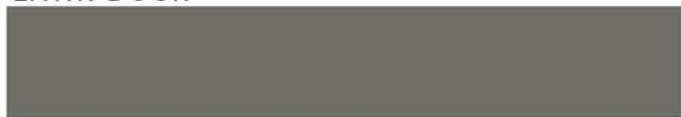

ROOFING



'B' ELEVATIONS PRAIRIE


SCHEME #4


BODY STUCCO



TRIM



ENTRY DOOR


GARAGE DOOR


FASCIAS & EAVES


FAUX VENT


BRICK VENEER


ROOFING


SCHEME #5

BODY STUCCO


TRIM


ENTRY DOOR


GARAGE DOOR



FASCIAS & EAVES



FAUX VENT



BRICK VENEER



ROOFING



SCHEME #6


BODY STUCCO



TRIM



ENTRY DOOR


GARAGE DOOR


FASCIAS & EAVES



FAUX VENT


BRICK VENEER


ROOFING


'C' ELEVATIONS CRAFTSMAN

SCHEME #7


BODY STUCCO


TRIM


SIDING


SHUTTERS


ENTRY DOOR GARAGE DOOR
 

FASCIAS, EAVES & COLUMNS


STONE VENEER


ROOFING


SCHEME #8

BODY STUCCO


TRIM


SIDING


SHUTTERS


ENTRY DOOR GARAGE DOOR
 

FASCIAS, EAVES & COLUMNS


STONE VENEER


ROOFING


SCHEME #9

BODY STUCCO


TRIM


SIDING


SHUTTERS


ENTRY DOOR GARAGE DOOR
 

FASCIAS, EAVES & COLUMNS


STONE VENEER


ROOFING
