



1934 "C"
PRAIRIE

2188 "B"
CRAFTSMAN

1646 "A"
SPANISH

1891 "C"
PRAIRIE

2035 "B"
CRAFTSMAN

City of Oakley
Planning Division

JUL 26, 2021

RECEIVED

STREETSCENE

CYPRESS CROSSINGS

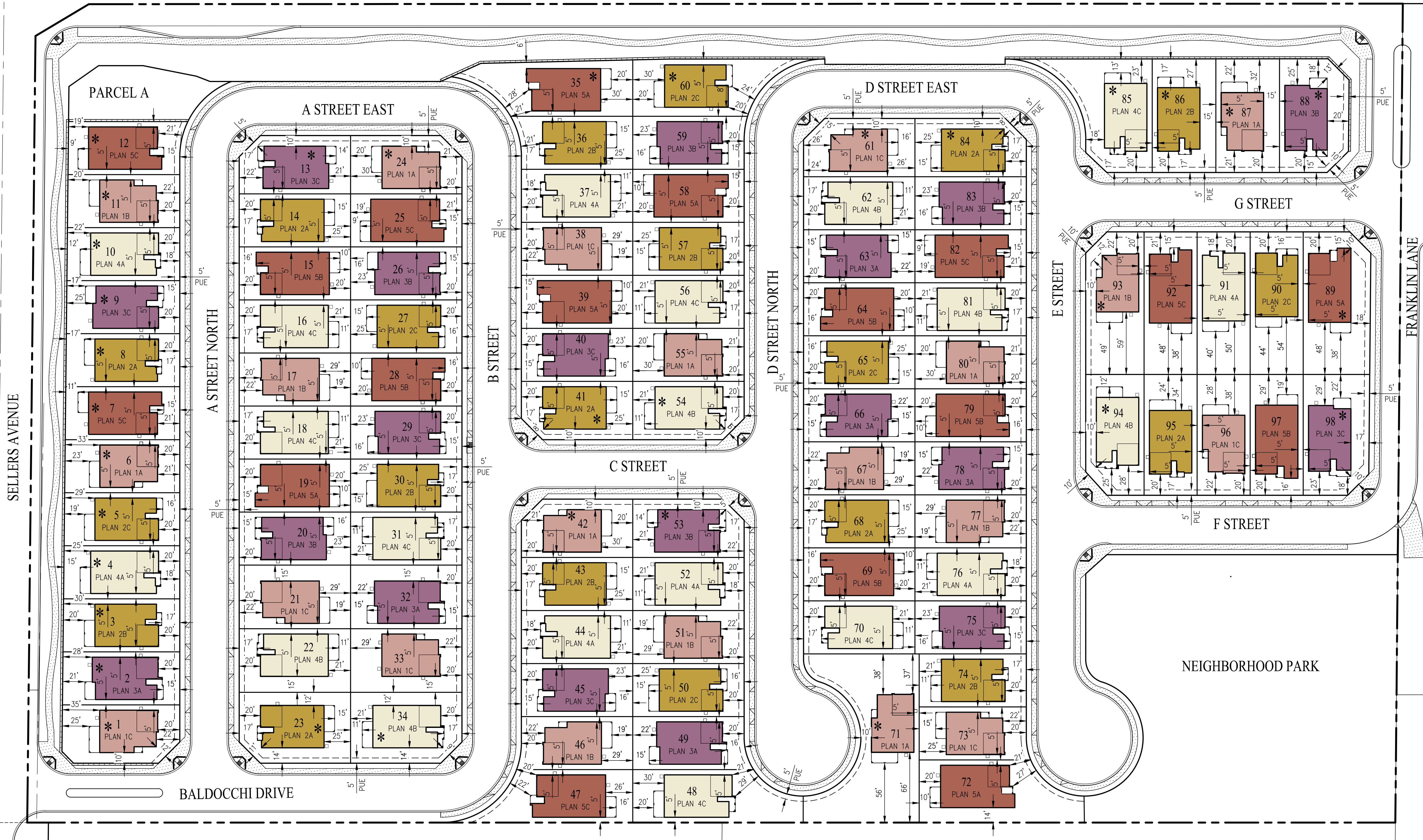


KB Home North Bay
4830 Business Center Drive Suite 150
Fairfield, CA 94534
(707) 389-7500
OAKLEY, CA.

JOB No. :
April 22, 2021

640185

CYPRESS ROAD



- LEGEND**
- 66 LOT NUMBER
 - PLAN 3A PLAN NUMBER AND ELEVATION
 - * ENHANCED ELEVATION
 - LOT LINE
 - SOUND WALL
 - - - PUBLIC UTILITY EASEMENT (PUE)

REQUIRED SETBACKS PER COA (SEE COA FOR MORE DETAILS):

- SINGLE STORY HOMES**
- FRONT YARD SET BACK
 - 20' TO GARAGE
 - 15' TO ANY LIVING SPACE
 - 15' TO PORCHES
 - SIDEYARD SET BACK
 - 5' MINIMUM -- SUM OF BOTH SIDES 10'
 - CORNER LOTS = 10' STREET SIDEYARD
 - REARYARD SETBACK- 15'
- TWO-STORY HOMES**
- FRONT YARD SET BACK
 - 20' TO GARAGE
 - 15' TO ANY LIVING SPACE
 - 15' TO PORCHES
 - SIDEYARD SET BACK
 - 5' MINIMUM -- SUM OF BOTH SIDES 15'
 - CORNER LOTS = 10' STREET SIDEYARD
 - REARYARD SETBACK- 15'

OTHER REQUIREMENTS PER COA (SEE COA FOR MORE DETAILS):

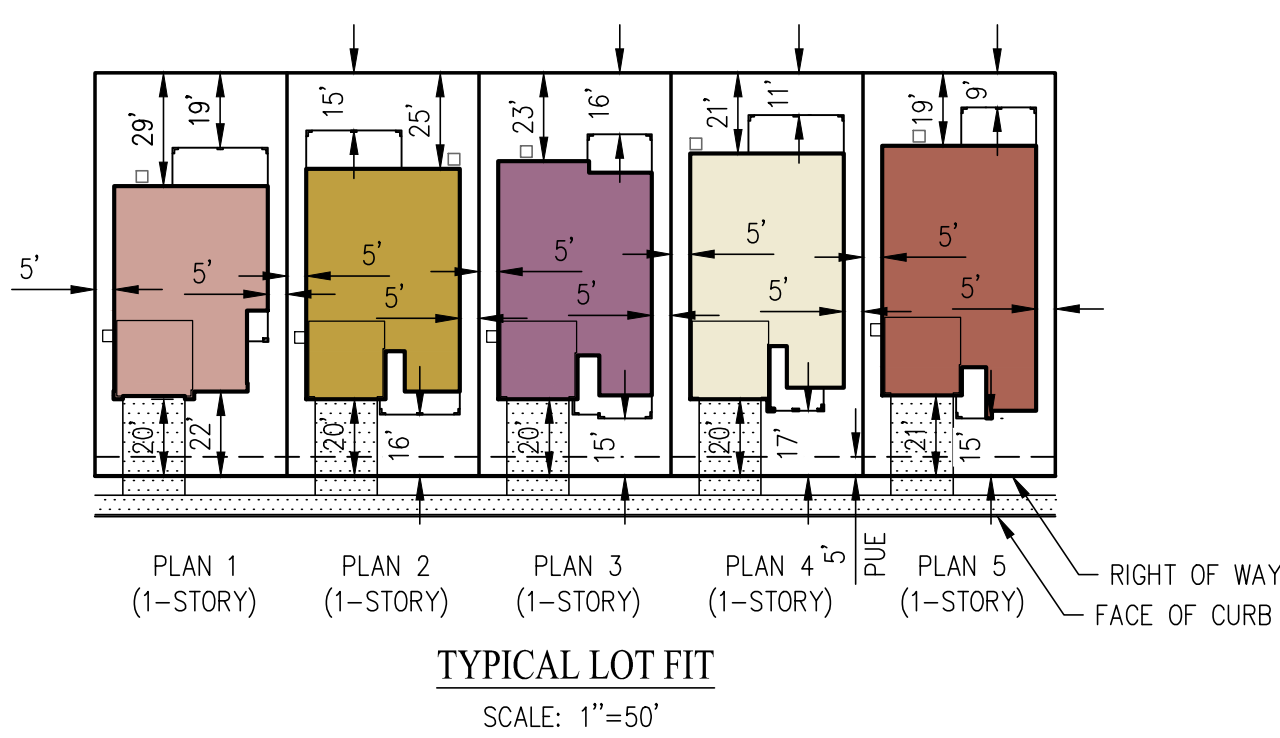
- AT LEAST 20% OF THE UNITS SHALL BE SINGLE STORY WITHIN THE ENTIRE SUBDIVISION
- AT LEAST 50% OF THE CORNER LOTS TO HAVE SINGLE STORY UNITS
- ALL OF THE CORNER LOTS THAT DO NOT HAVE DUET UNITS SHALL HAVE SINGLE STORY UNITS

GENERAL NOTES:

1. OWNER/SUBDIVIDER: KB HOME
4830 BUSINESS CENTER DRIVE, SUITE 150
FAIRFIELD, CA 94534
PHONE : (707) 389-7510
CONTACT : KEVIN FREDRICKSON
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PHONE : (925) 866-0322
3. ACREAGE: 22.8 AC±
4. LAND USE: EXISTING - SINGLE FAMILY HIGH
PROPOSED - SINGLE FAMILY HIGH
5. ZONING: EXISTING - P-1 (PLANNED DEVELOPMENT) DISTRICT
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT

PRODUCT MIX

PLAN COLOR	PLAN NUMBER	LOT COUNT	PERCENT OF TOTAL
	1	21	21%
	2	20	21%
	3	19	19%
	4	20	21%
	5	18	18%
	TOTAL	98	100%



DEVELOPMENT PLAN

CYPRESS CROSSINGS

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: MAY 7, 2021

SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 ILLUMINATED ADDRESS SIGN
- 13 (NOT USED)
- 14 COACH LIGHT
- 15 DECORATIVE TILE
- 16 STONE VENEER
- 17 DECORATIVE PRE-FAB VENTS
- 18 STUCCO OVER FOAM POT SHELF & CORBEL
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE



Elevation 'A' (Spanish)

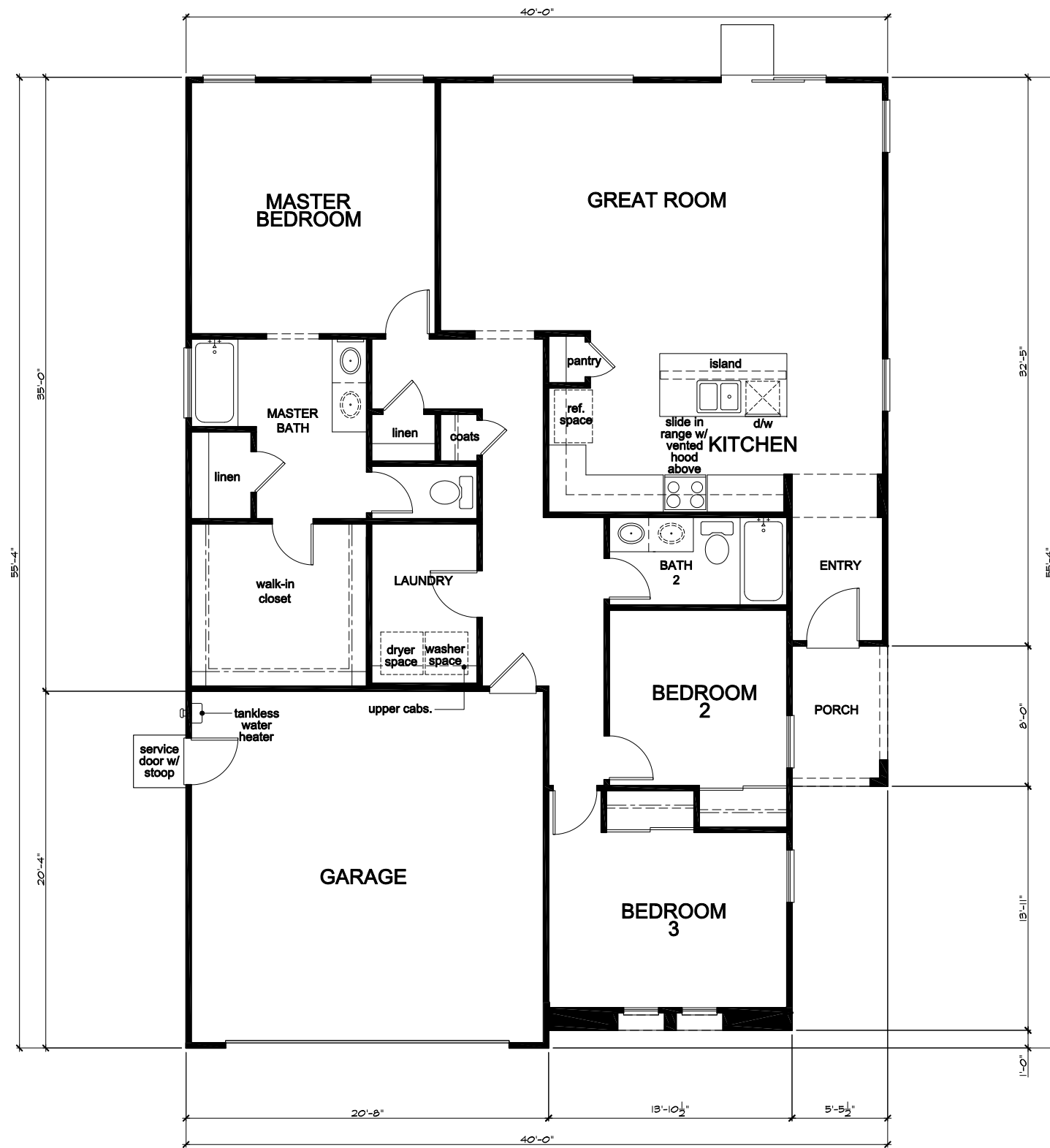


Elevation 'B' (Craftsman)



Elevation 'C' (Prairie)





Floor Plan 'A'

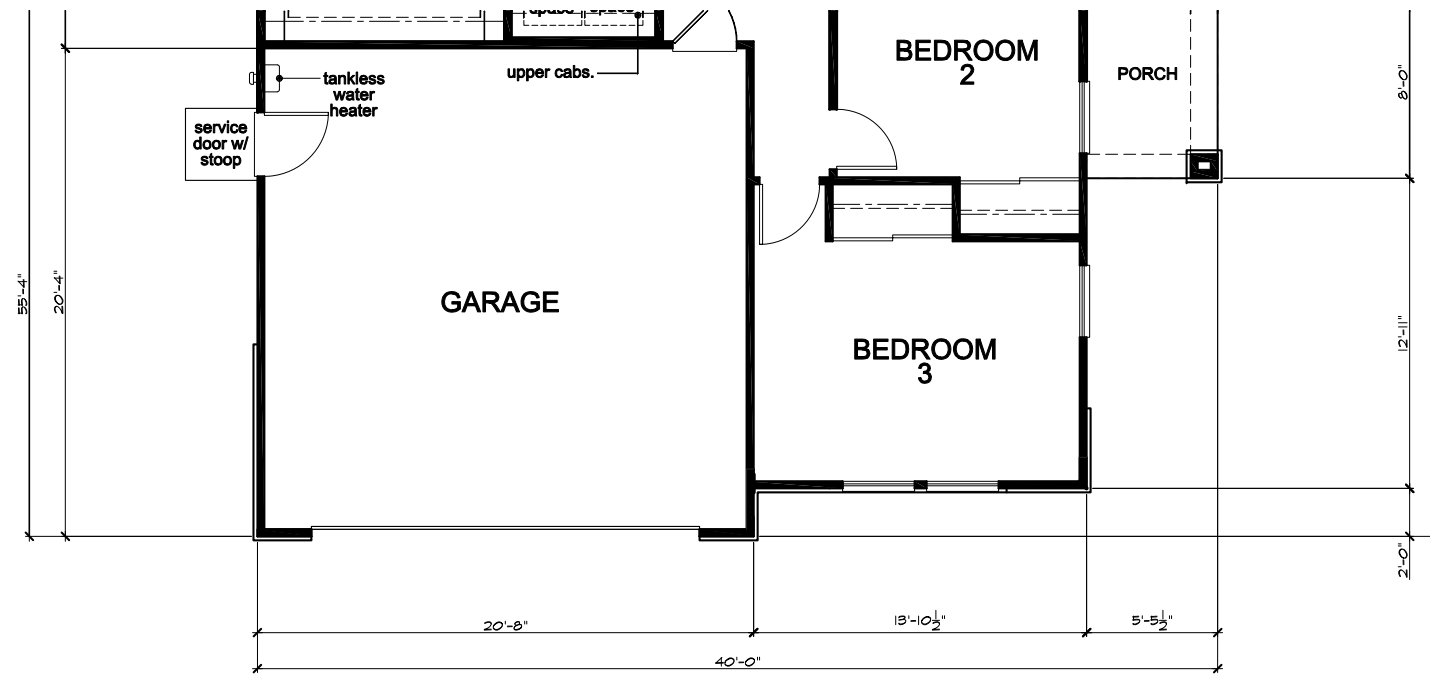
SQUARE FOOTAGE			
PLAN 140.1646			
FLOOR AREA		1646	SQ. FT.
TOTAL AREA		1646	SQ. FT.
GARAGE AREA		415	SQ. FT.
PORCH AREA(S)	ELEVATION 'A'	44	SQ. FT.
	ELEVATION 'B'	44	SQ. FT.
	ELEVATION 'C'	44	SQ. FT.
OPTIONS:			
COVD. PATIO		120	SQ. FT.
EXTENDED PATIO		248	SQ. FT.

CYPRESS CROSSINGS

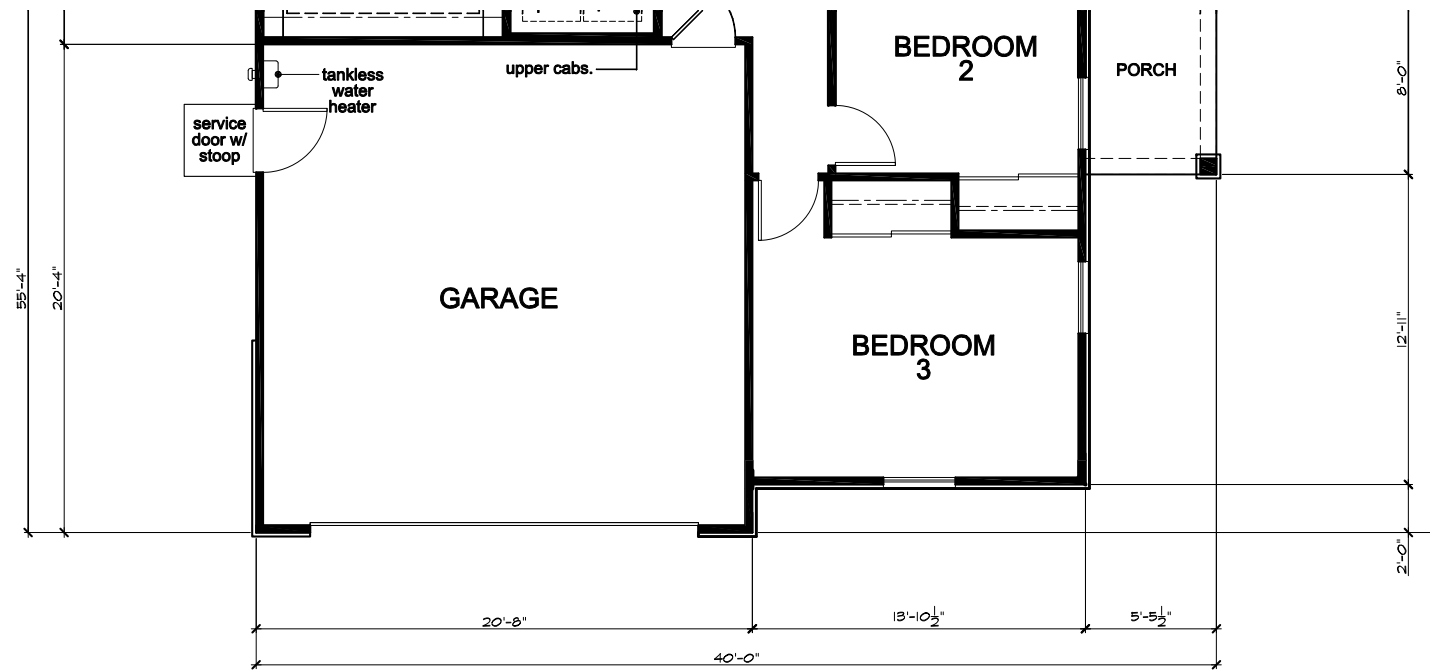


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PLAN No. : 140.1646
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 STORY: 1-STORY
 July 23, 2021



Floor Plan 'C'



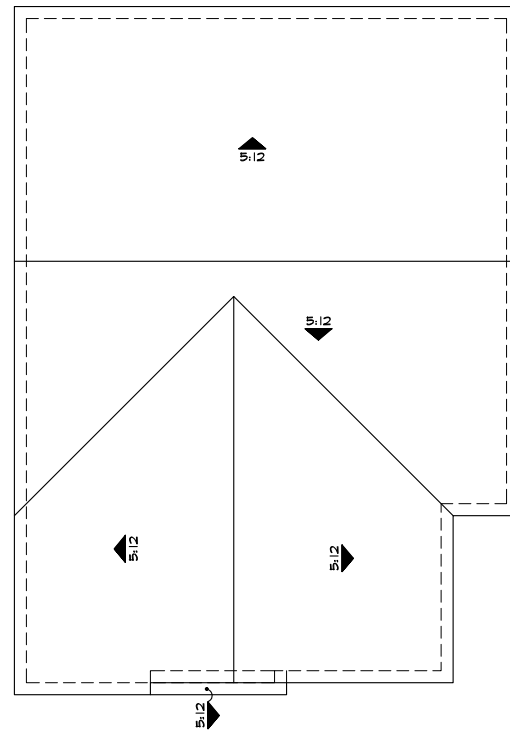
Floor Plan 'B'

CYPRESS CROSSINGS

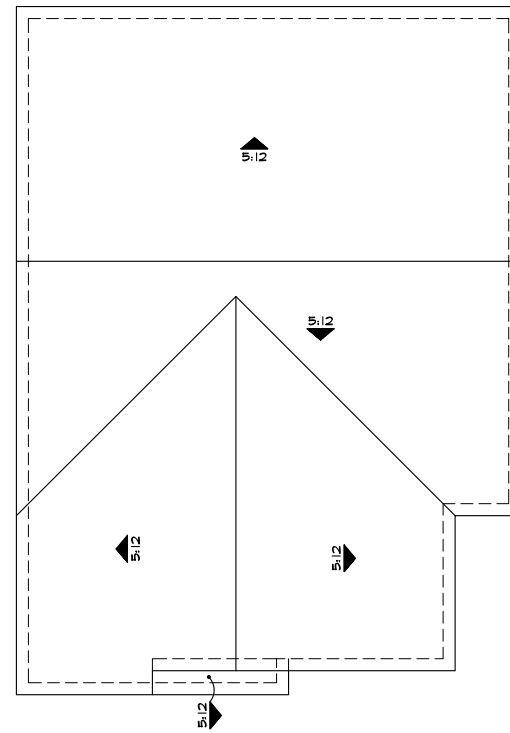


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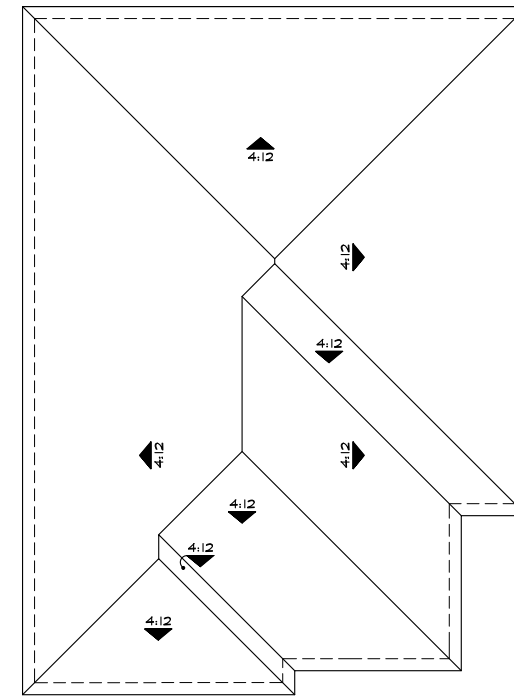
PLAN No. : 140.1646
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'A'



'B'



'C'

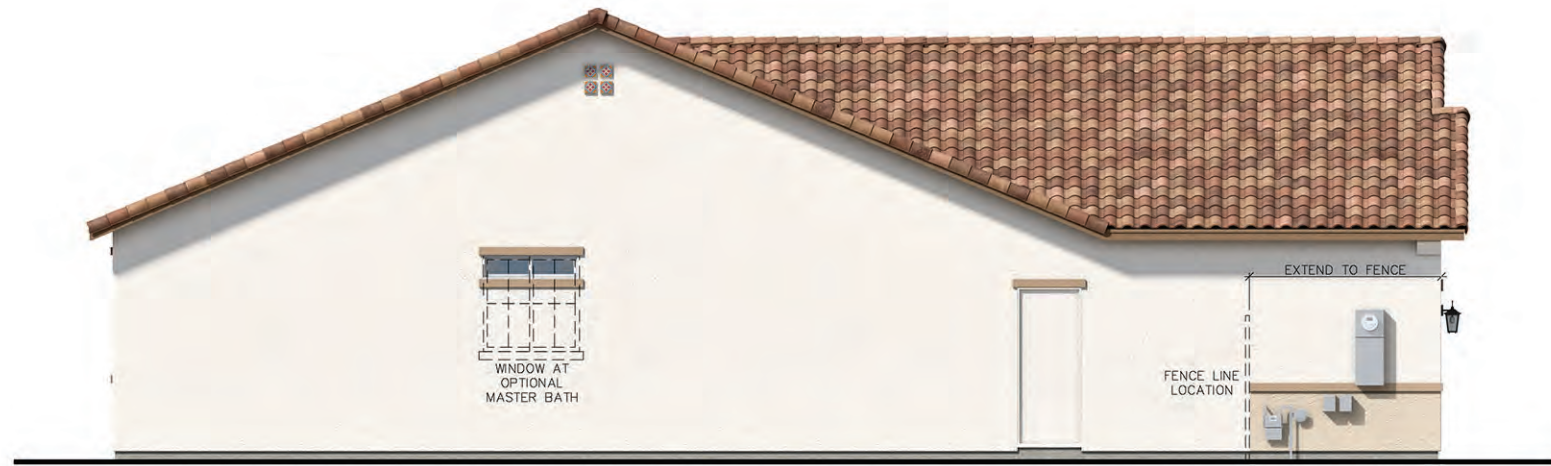
Roof Plans

CYPRESS CROSSINGS

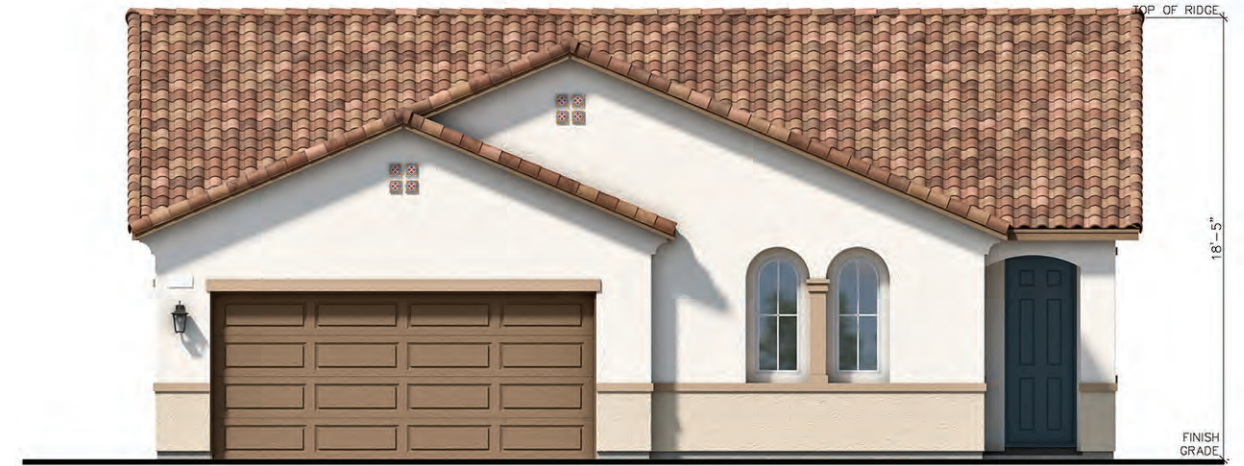


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Left Elevation 'A'



Front Elevation 'A' - Spanish

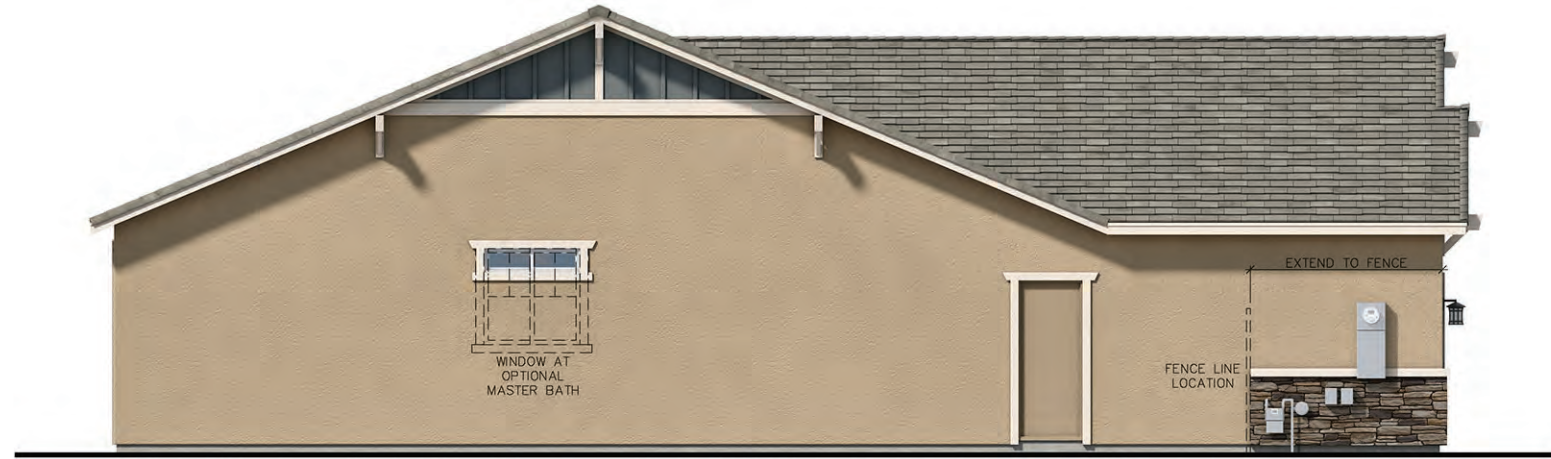


Right Elevation 'A'



Rear Elevation 'A'





Left Elevation 'B'



Front Elevation 'B' - Craftsman

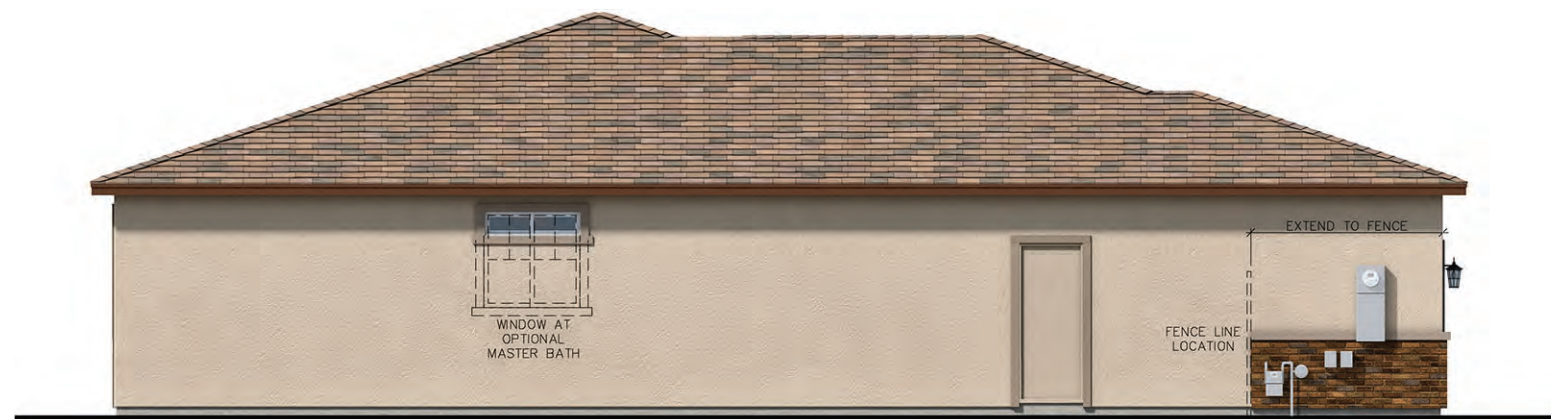


Right Elevation 'B'



Rear Elevation 'B'





Left Elevation 'C'



Front Elevation 'C' - Prairie

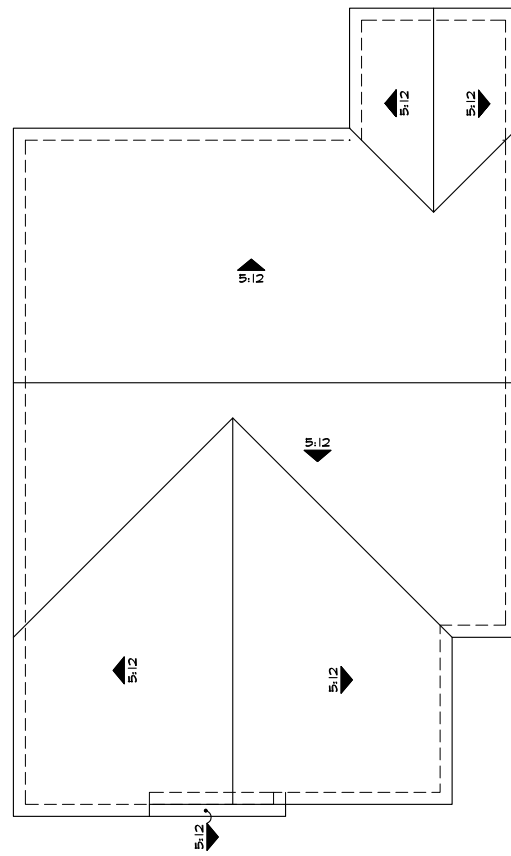


Right Elevation 'C'

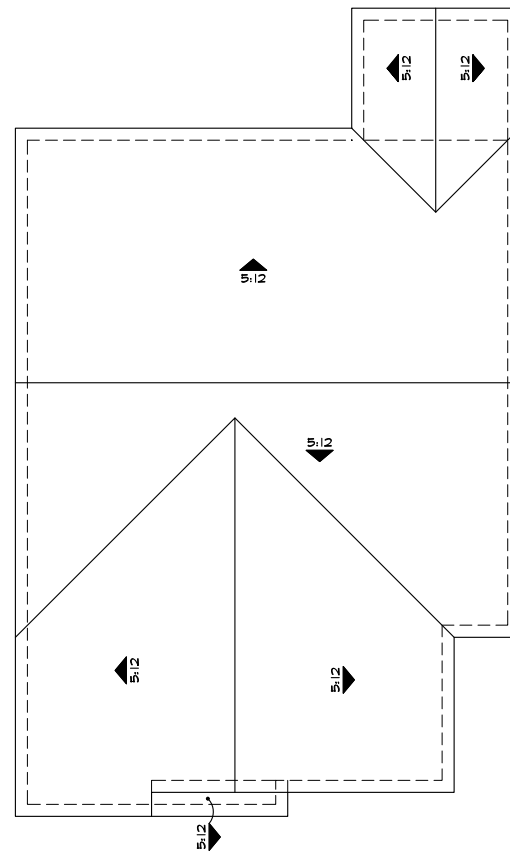


Rear Elevation 'C'

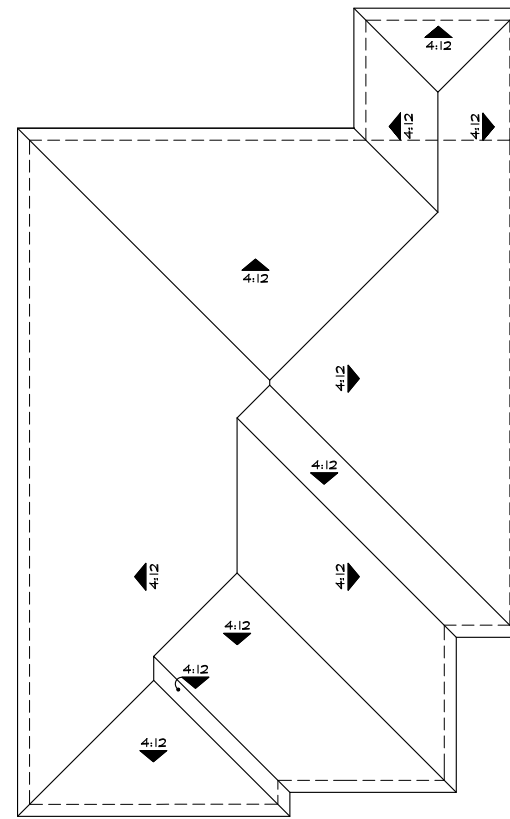




'A'

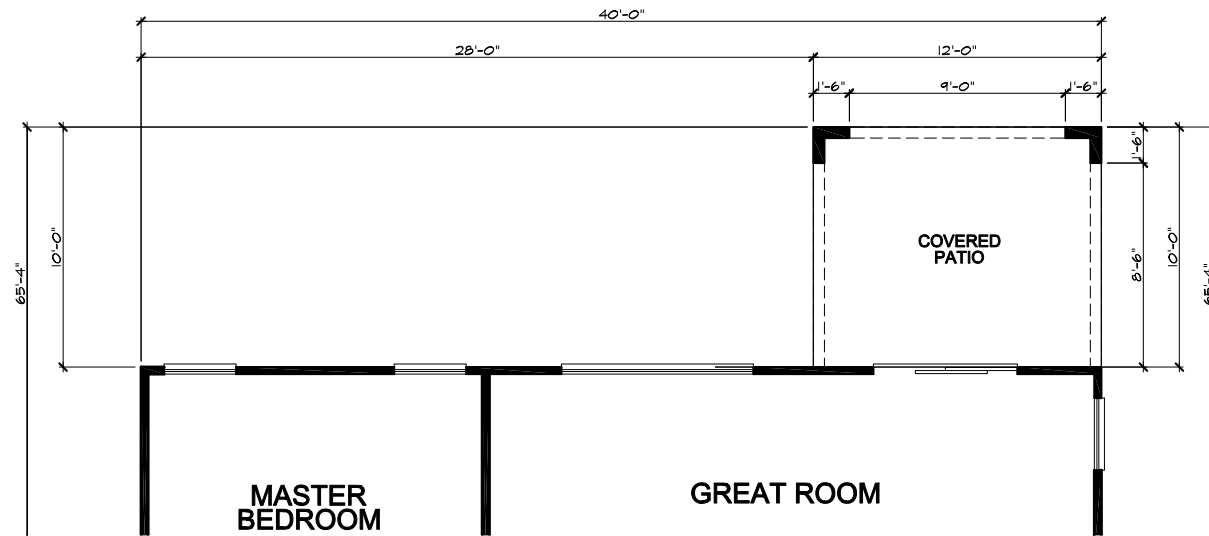


'B'



'C'

Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio





Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Covered Patio

CYPRESS CROSSINGS



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Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



Partial Left Elevation 'B'

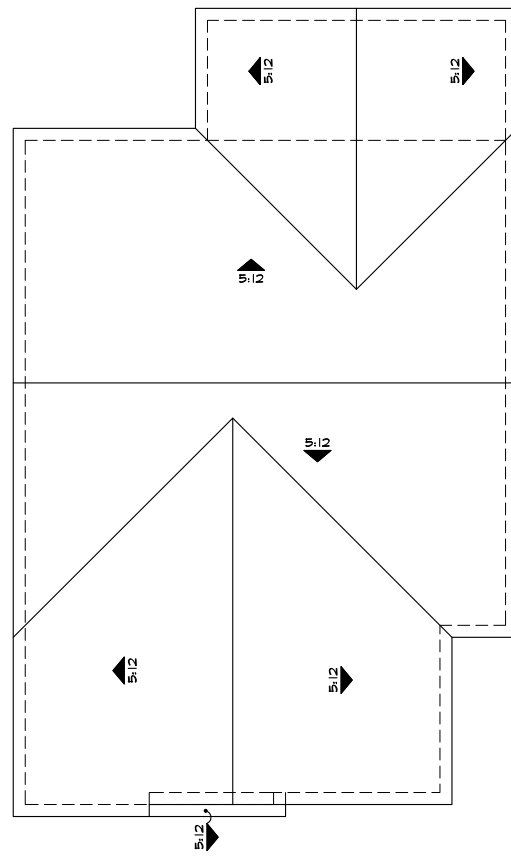
Elevations
at Covered Patio

CYPRESS CROSSINGS

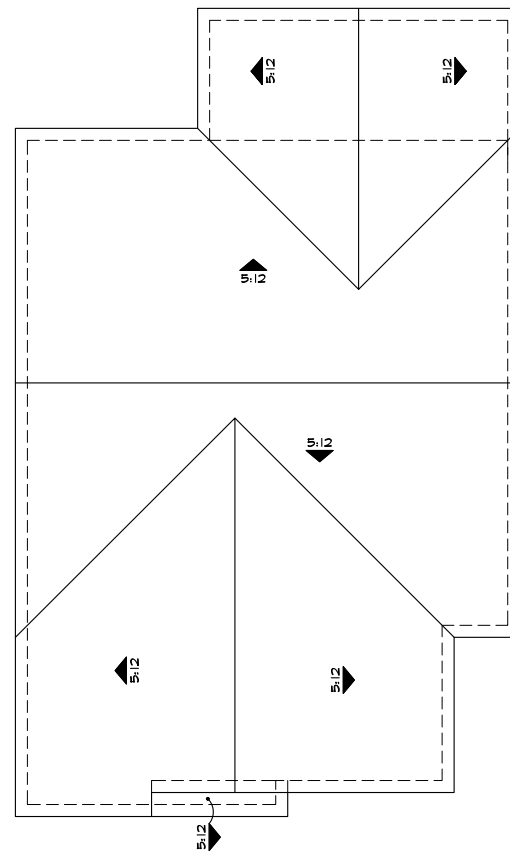


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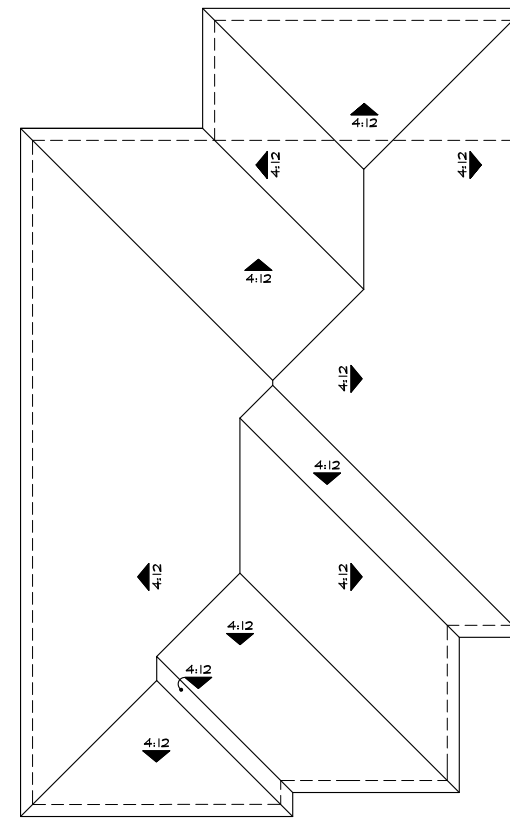
PLAN No. : 140.1646
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July 23, 2021



'A'

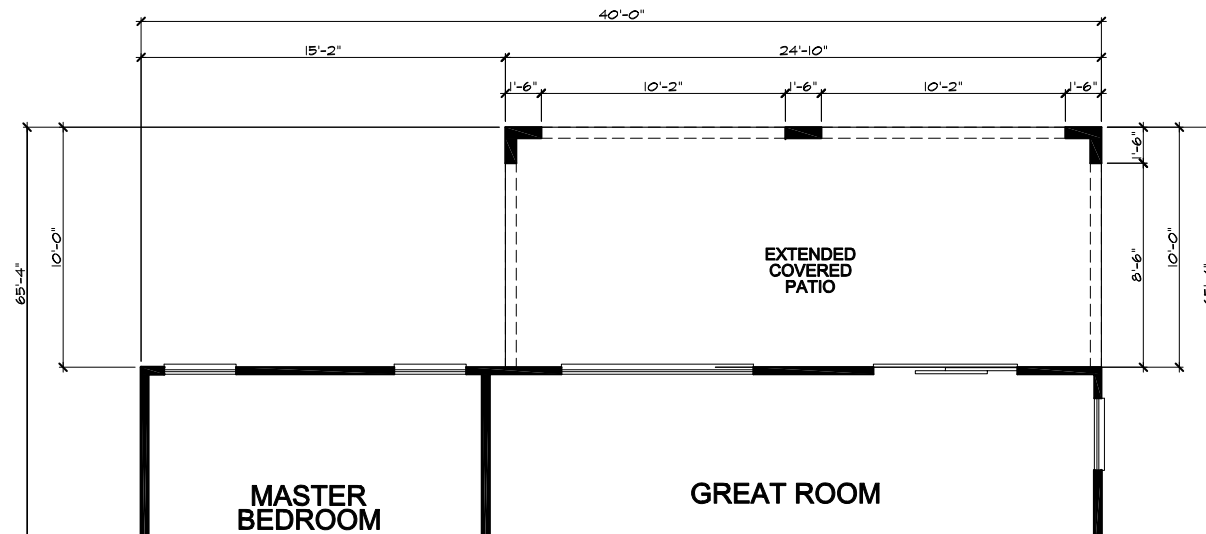


'B'



'C'

Roof Plans
at Extended Covered Patio



Partial Floor Plan
at Extended Covered Patio





Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Extended Covered Patio

CYPRESS CROSSINGS



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Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



Partial Left Elevation 'B'

Elevations
at Extended Covered Patio

CYPRESS CROSSINGS

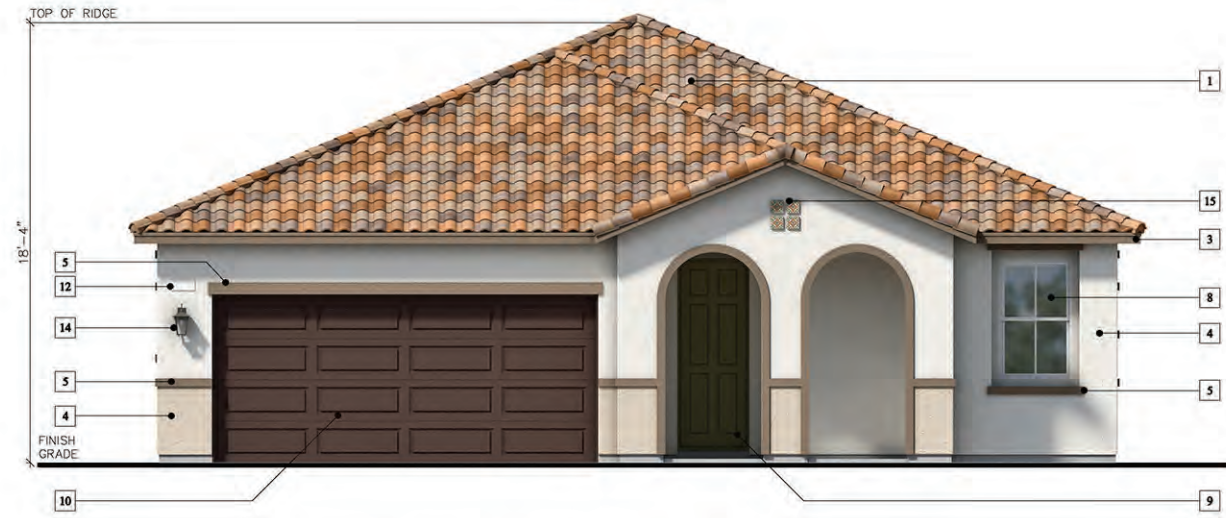


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ELEVATION LEGEND

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- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
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Elevation 'A' (Spanish)

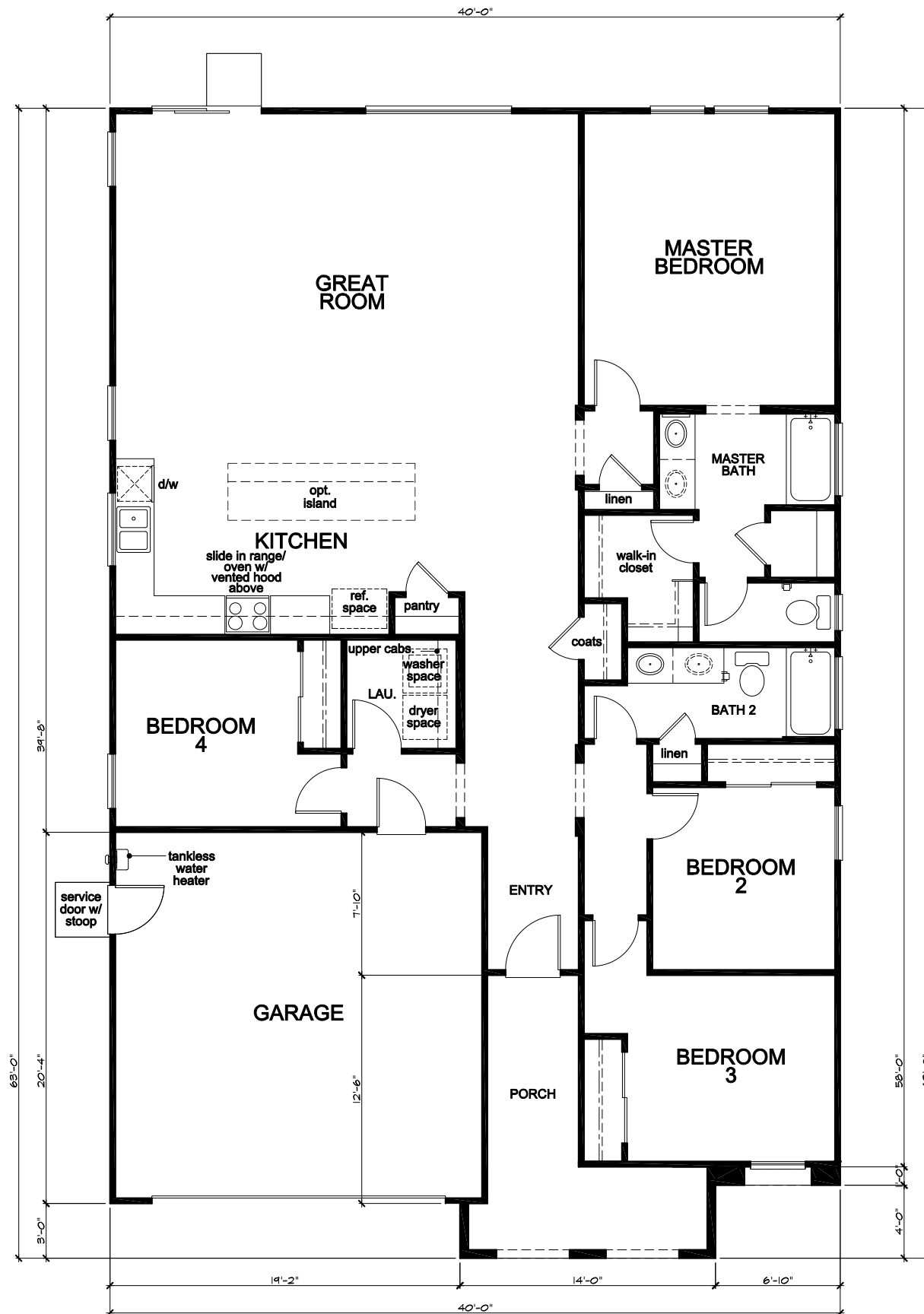


Elevation 'B' (Craftsman)



Elevation 'C' (Prairie)

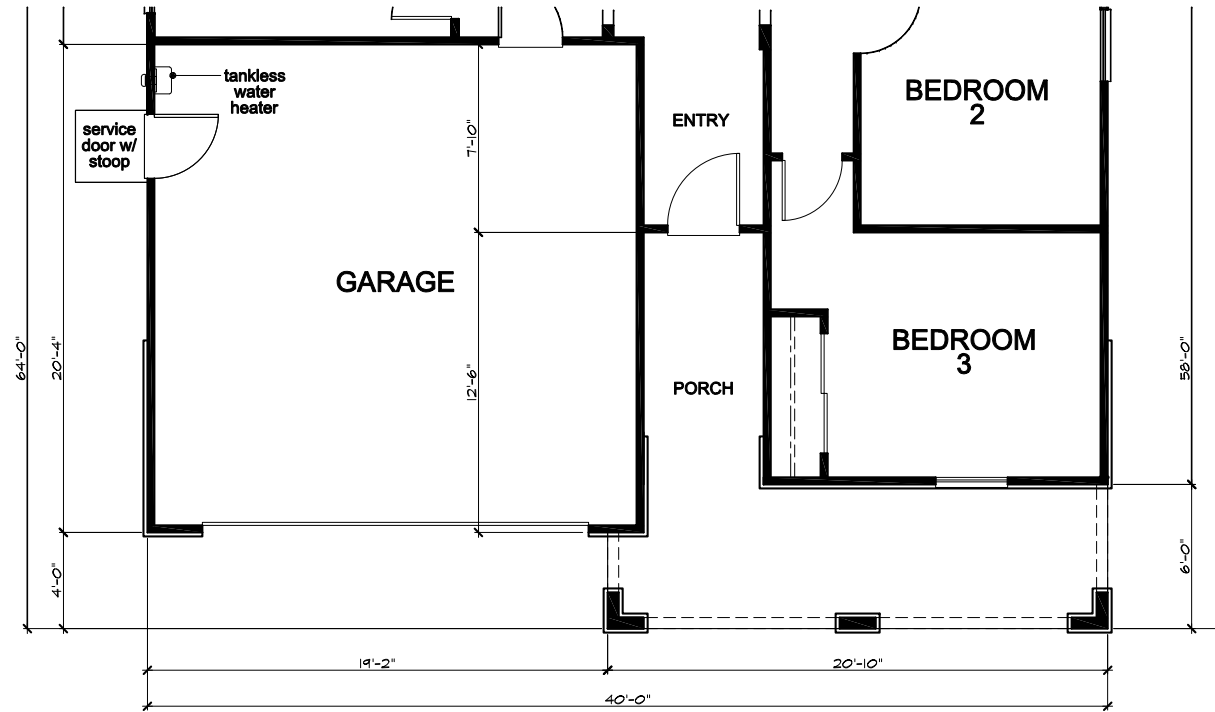




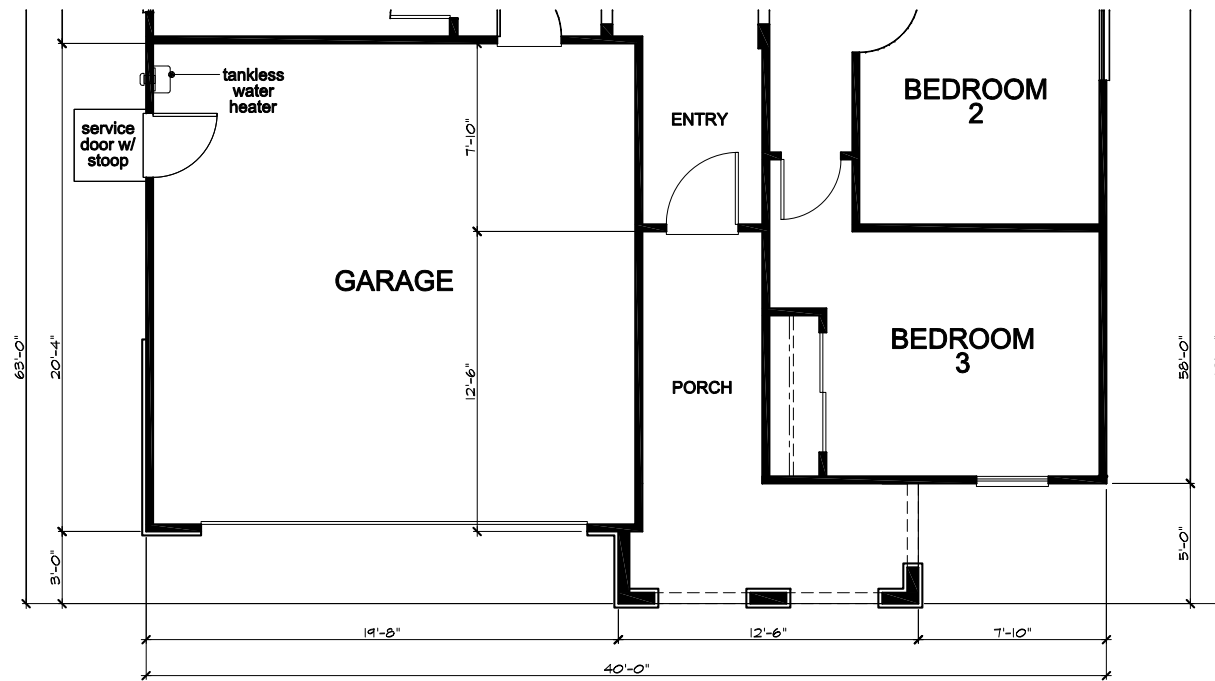
Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 140.1891			
FIRST FLOOR AREA	1891	SQ. FT.	
TOTAL AREA	1891	SQ. FT.	
GARAGE AREA	418	SQ. FT.	
PORCH AREA	119	SQ. FT.	
	ELEVATION 'A'	119	SQ. FT.
	ELEVATION 'B'	119	SQ. FT.
	ELEVATION 'C'	67	SQ. FT.





Floor Plan 'C'



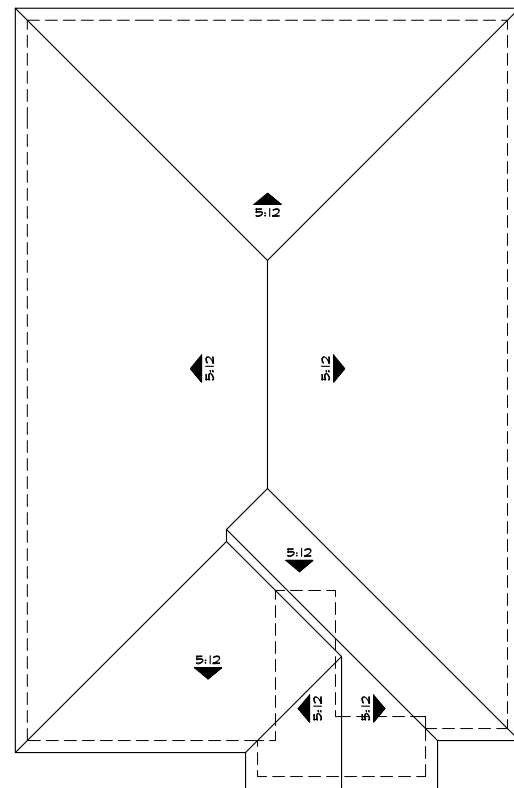
Floor Plan 'B'

CYPRESS CROSSINGS

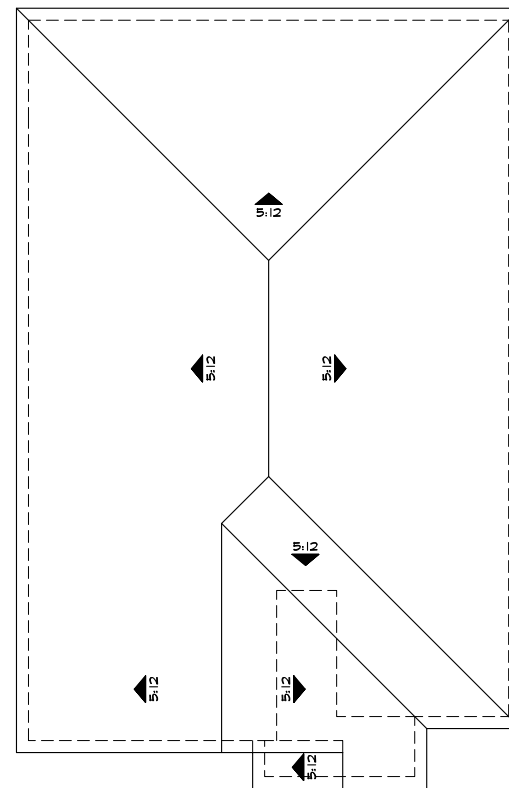


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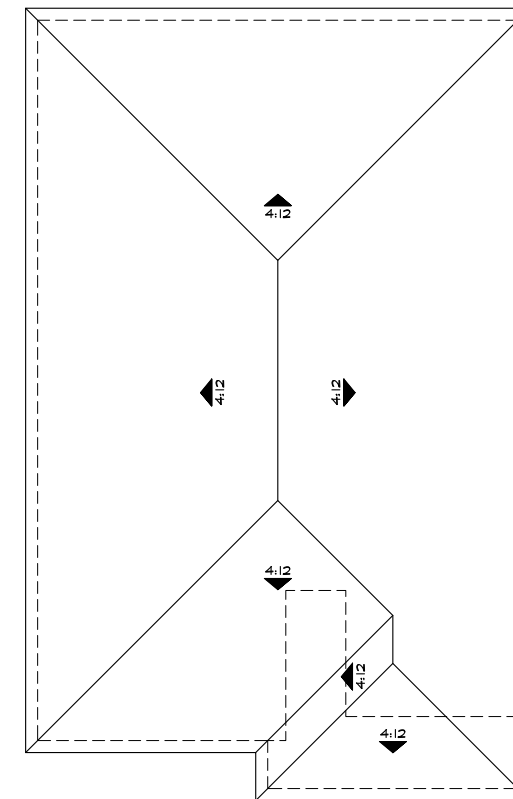
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 JOB No. : 640185
 STORY: 1-STORY
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'A'



'B'



'C'

Roof Plans

CYPRESS CROSSINGS



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Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'





Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'





Left Elevation 'C'



Front Elevation 'C' - Prairie

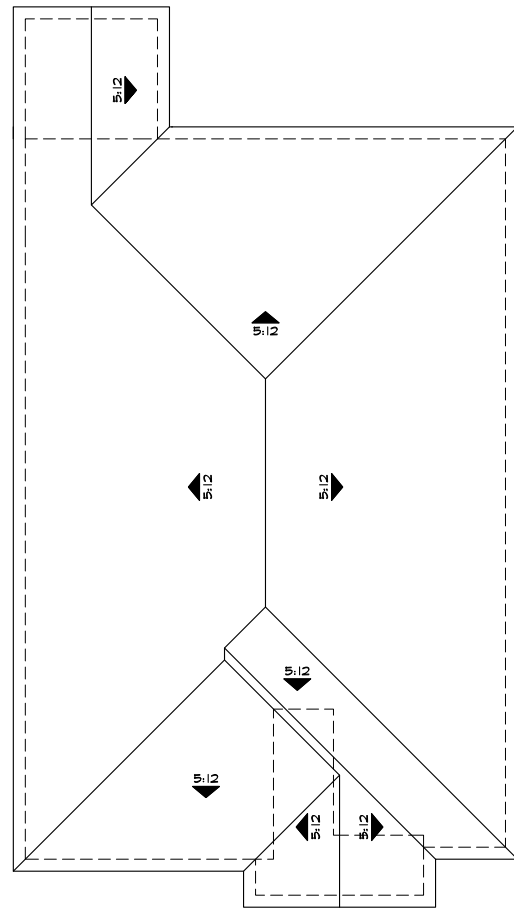


Right Elevation 'C'

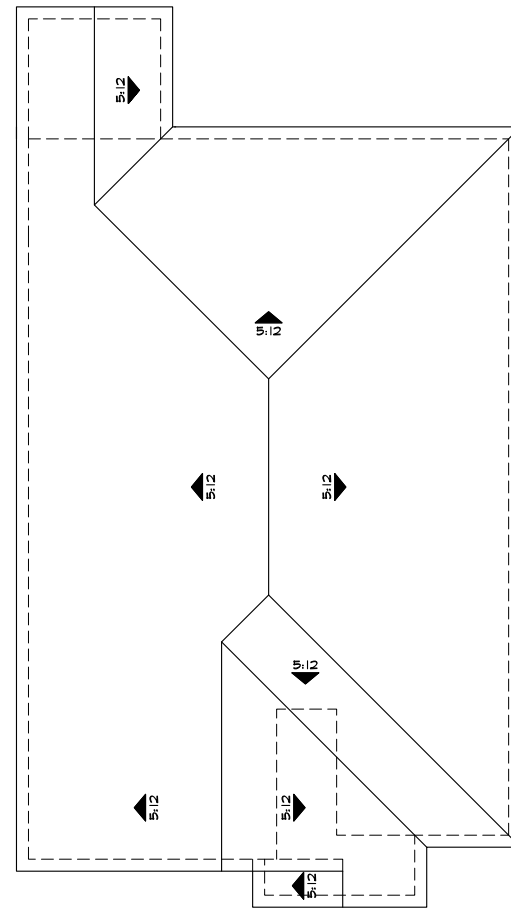


Rear Elevation 'C'

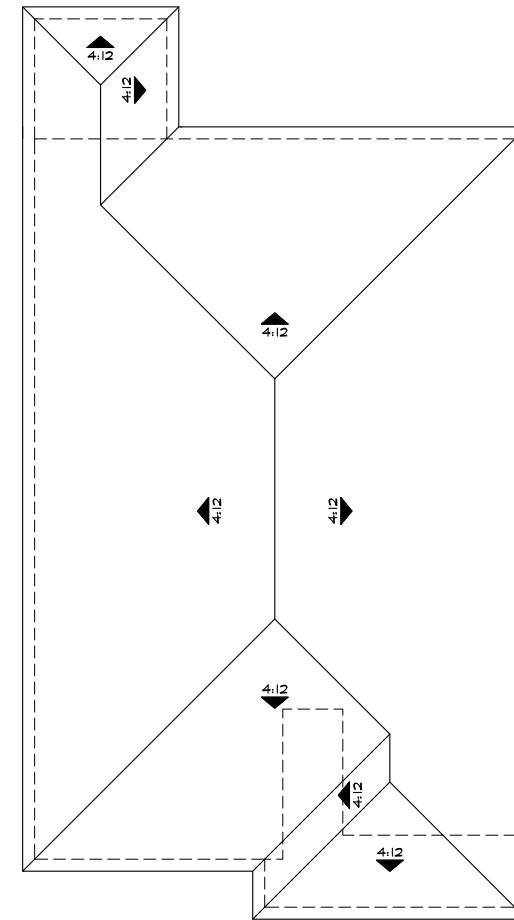




'A'

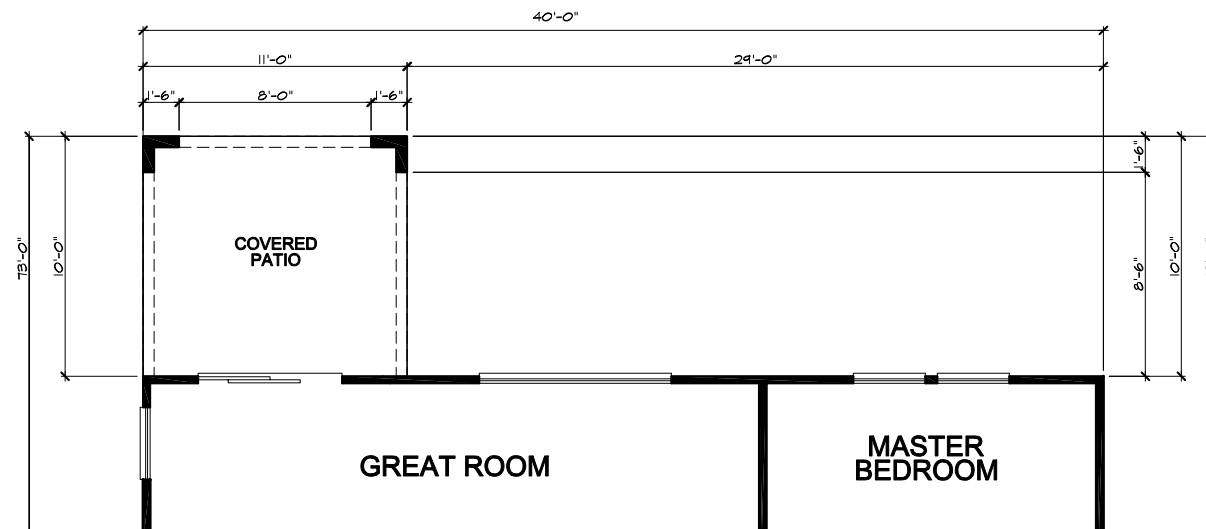


'B'



'C'

Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio

CYPRESS CROSSINGS



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Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Covered Patio

CYPRESS CROSSINGS



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Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



Partial Left Elevation 'B'

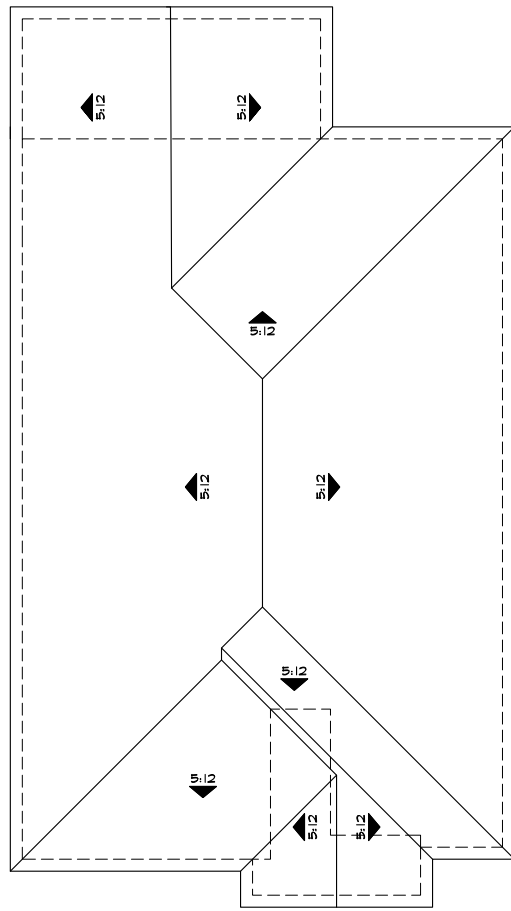
Elevations
at Covered Patio

CYPRESS CROSSINGS

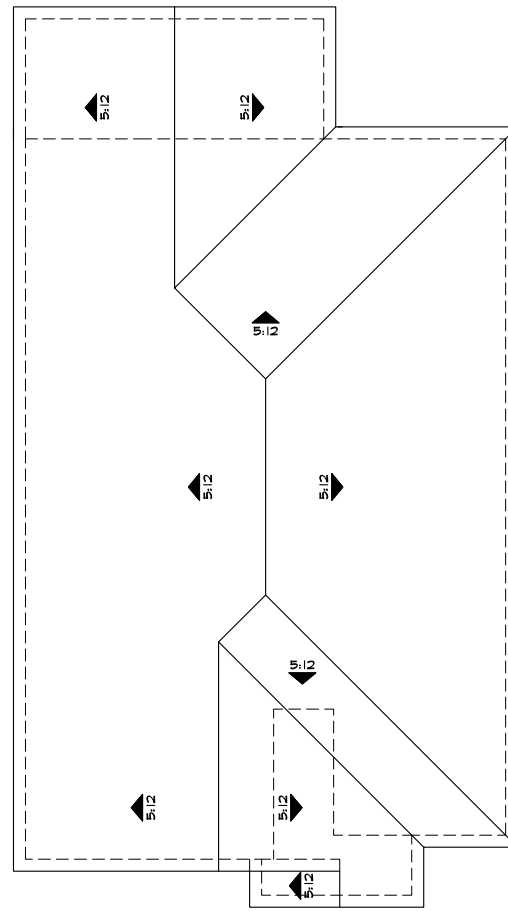


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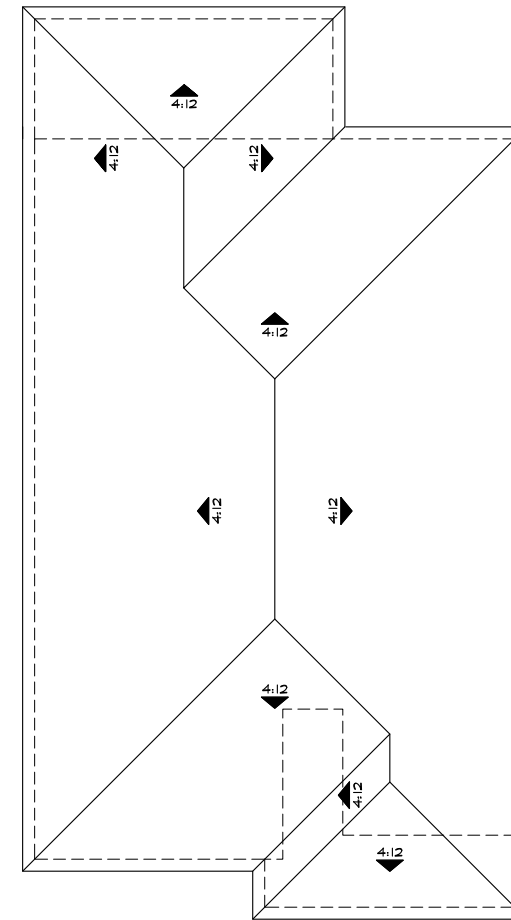
PLAN No. : 140.1891
JOB No. : 640185
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'A'

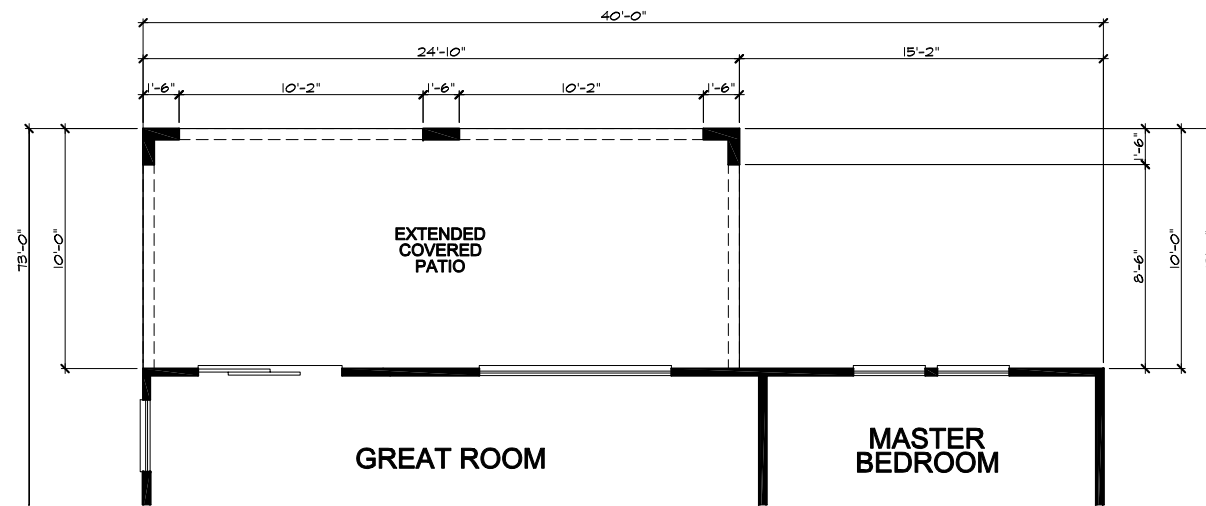


'B'



'C'

Roof Plans
at Extended Covered Patio



Partial Floor Plan
at Extended Covered Patio





Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Extended Covered Patio

CYPRESS CROSSINGS



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Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



Partial Left Elevation 'B'

Elevations
at Extended Covered Patio

CYPRESS CROSSINGS

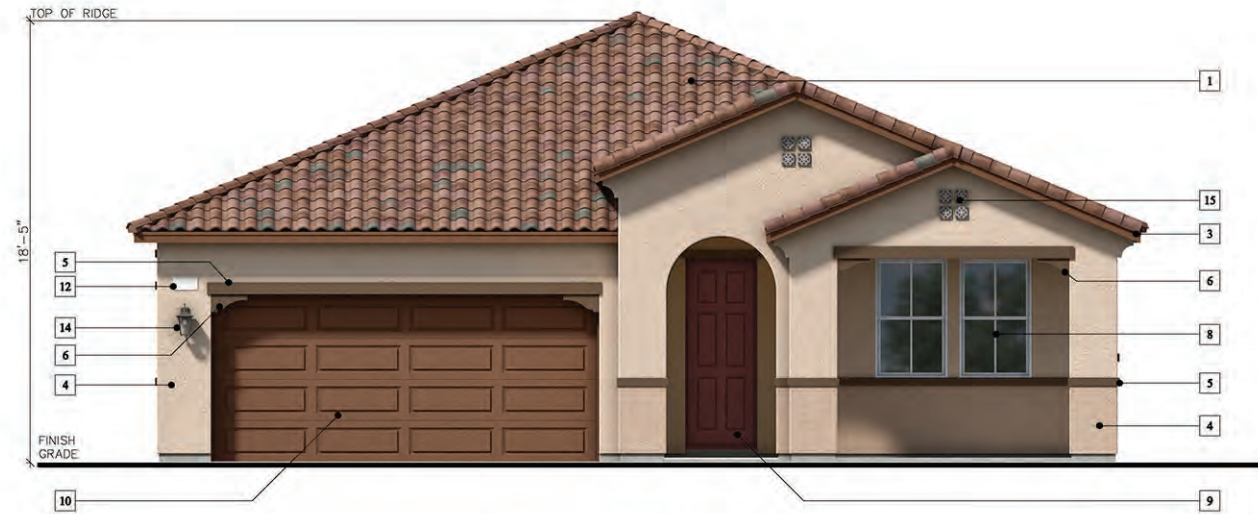


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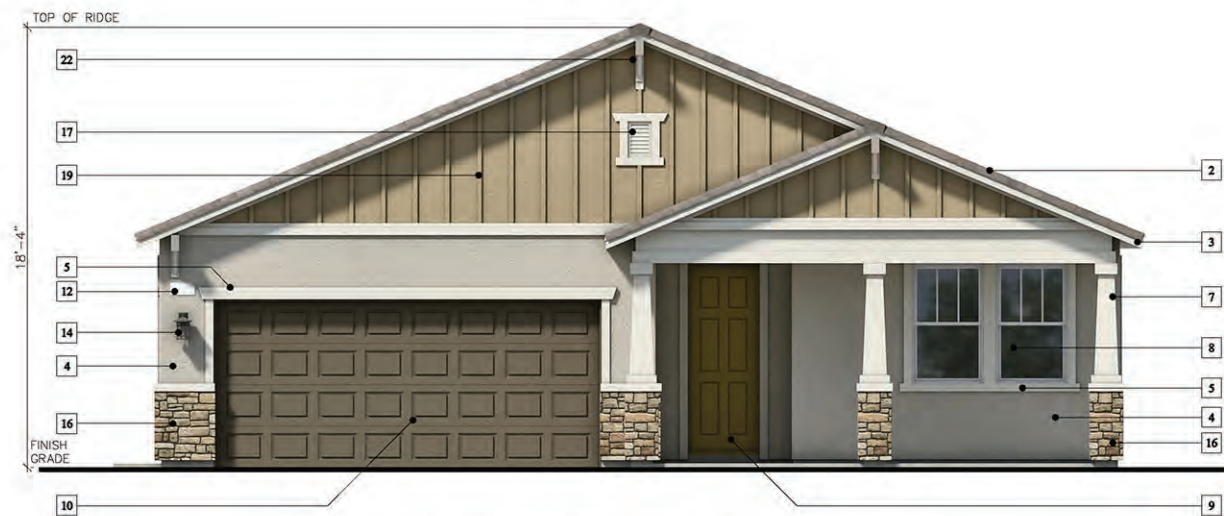
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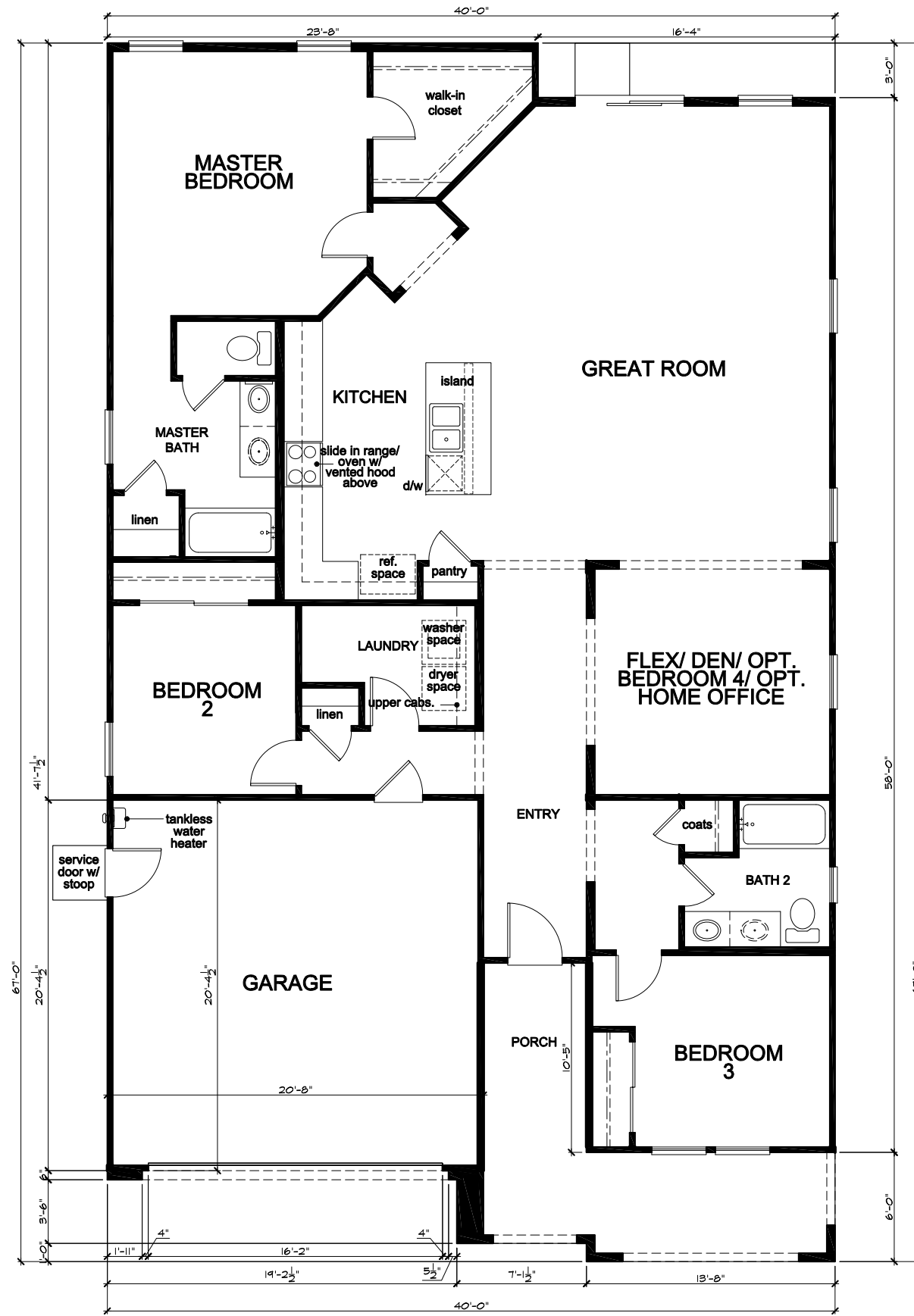
Elevation 'A' (Spanish)



Elevation 'B' (Craftsman)



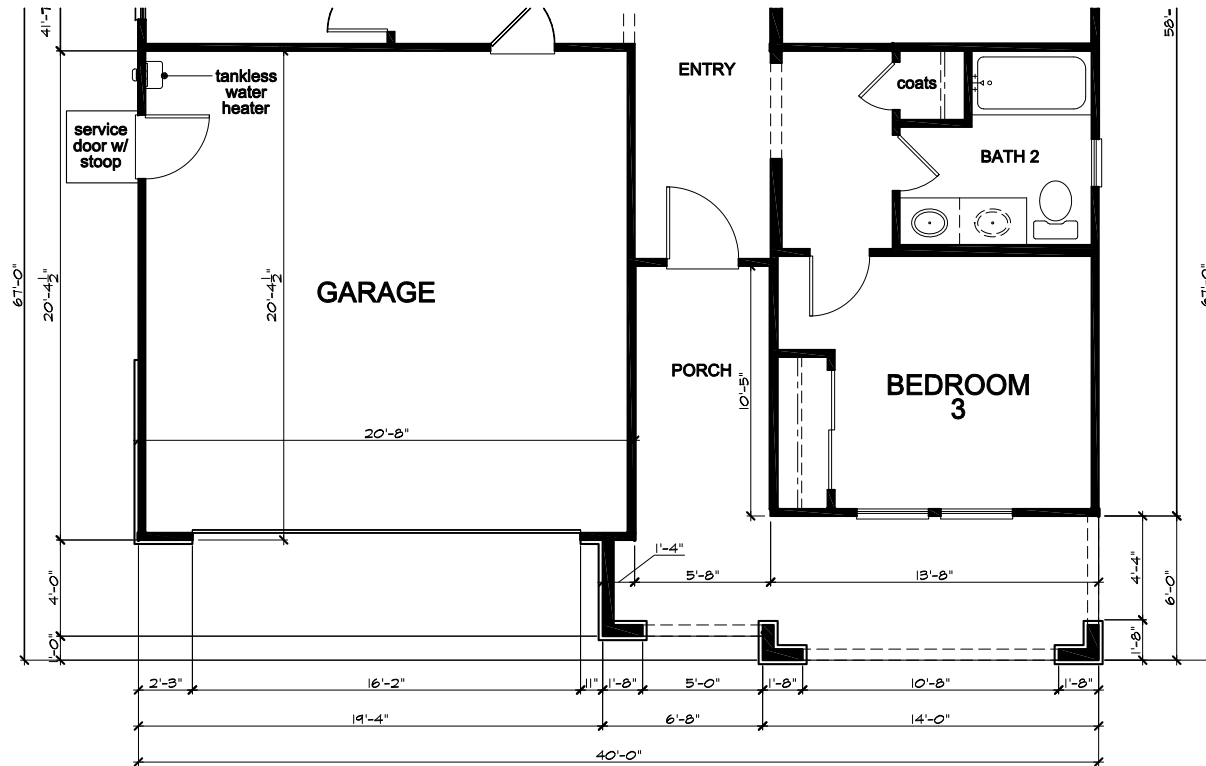
Elevation 'C' (Prairie)



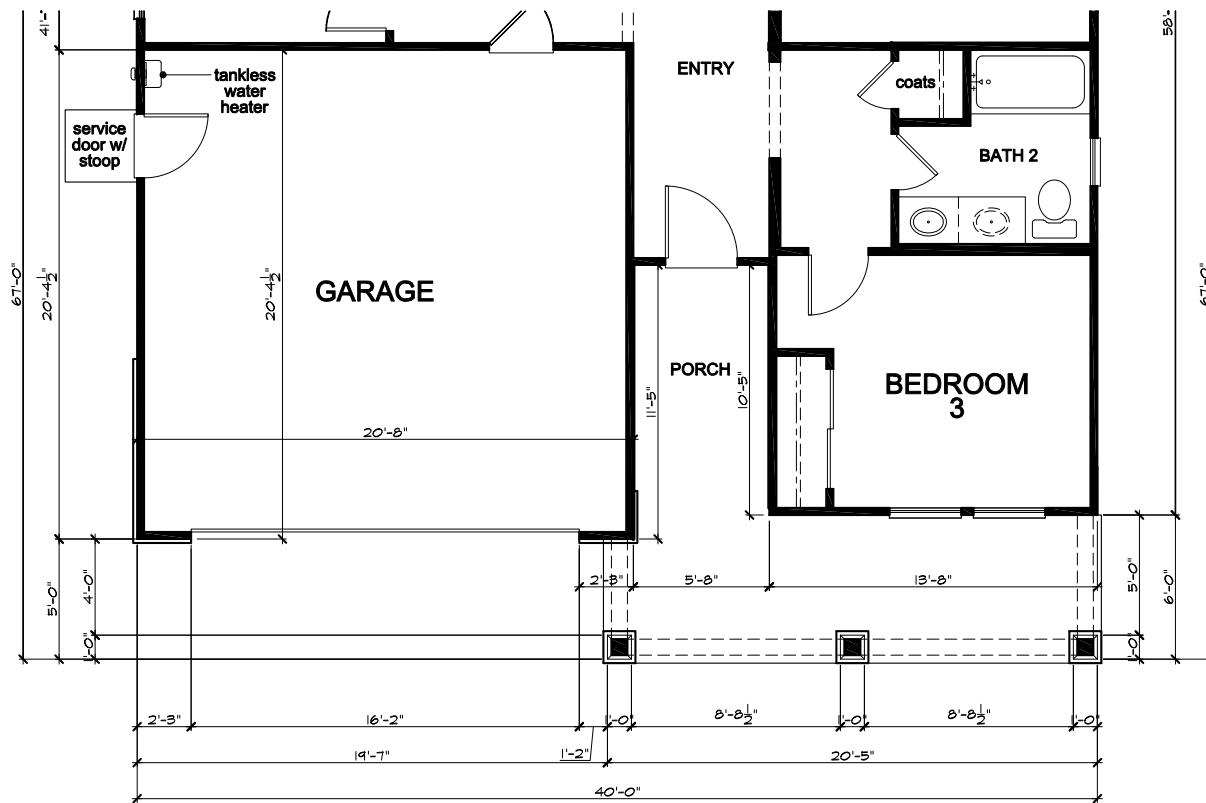
Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 140.1934			
FLOOR PLAN AREA	1934	sq. ft.	
TOTAL AREA	1934	sq. ft.	
GARAGE AREA	418	sq. ft.	
PORCH AREA	175	sq. ft.	
	ELEVATION 'B'	180	sq. ft.
	ELEVATION 'C'	175	sq. ft.
OPTIONS:			
COVERED PATIO	99	sq. ft.	
EXTENDED COVERED PATIO	167	sq. ft.	





Floor Plan 'C'



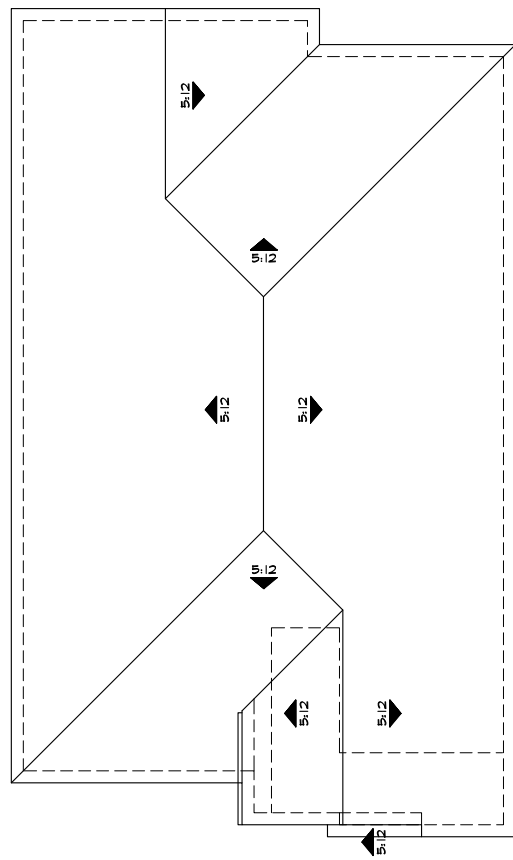
Floor Plan 'B'

CYPRESS CROSSINGS

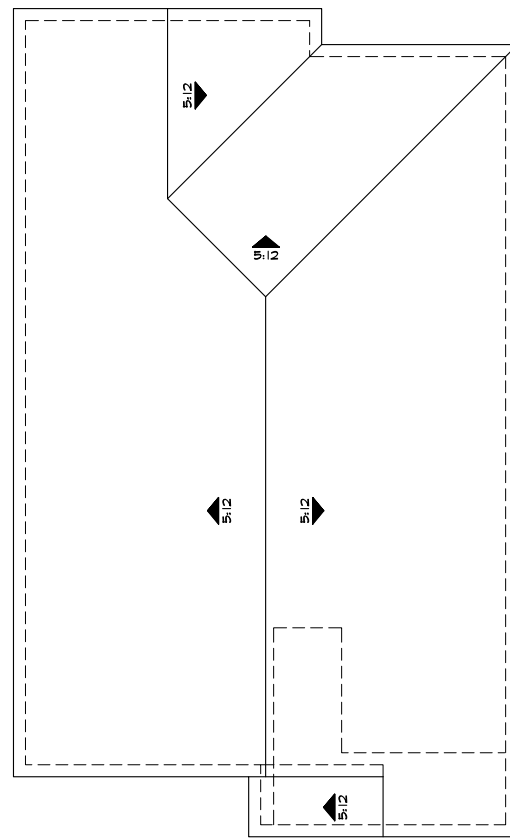


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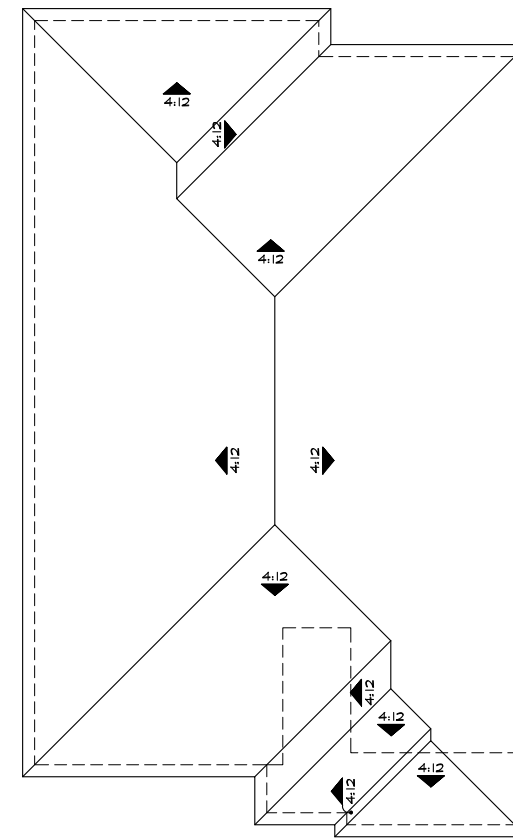
PLAN No. : 140.1934
 JOB No. : 640185
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'A'



'B'



'C'

Roof Plans

CYPRESS CROSSINGS



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 OAKLEY, CA.

PLAN No. : 140.1934
 JOB No. : 640185
 STORY: 1-STORY
 July 23, 2021



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'

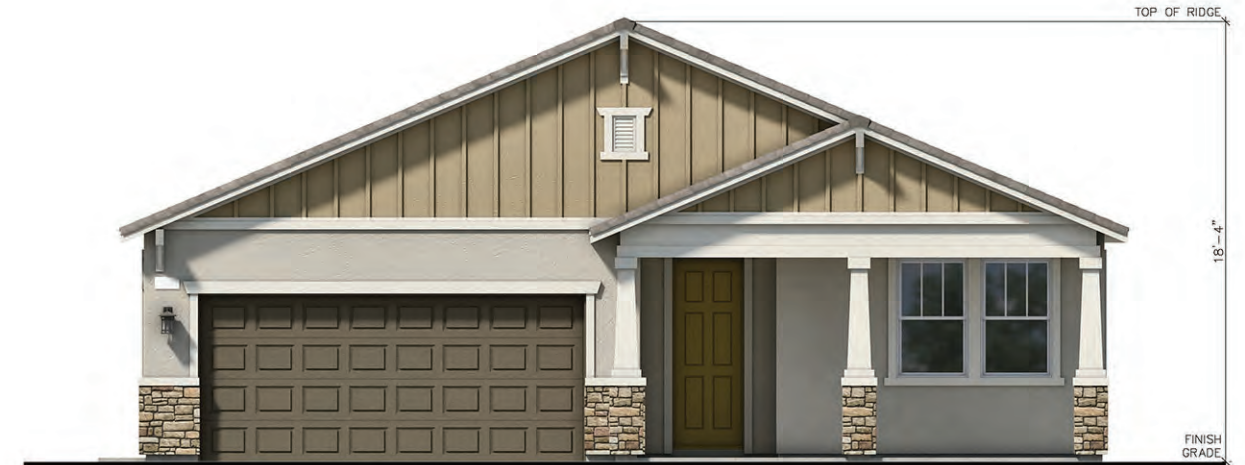


Rear Elevation 'A'





Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'





Left Elevation 'C'



Front Elevation 'C' - Prairie

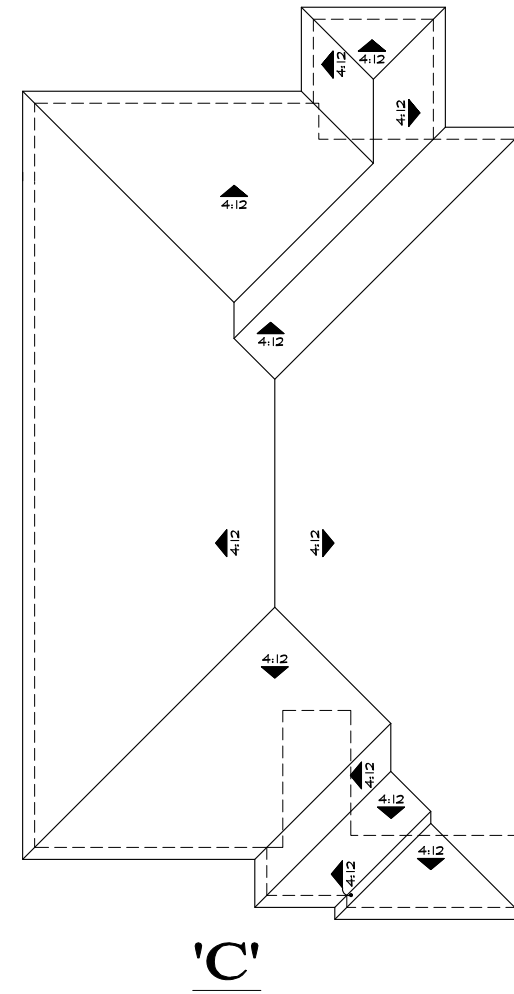
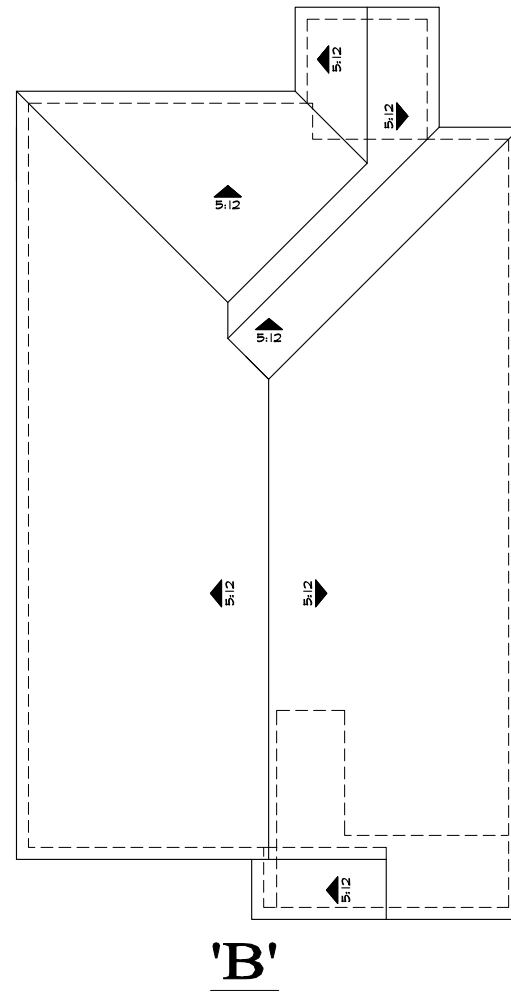
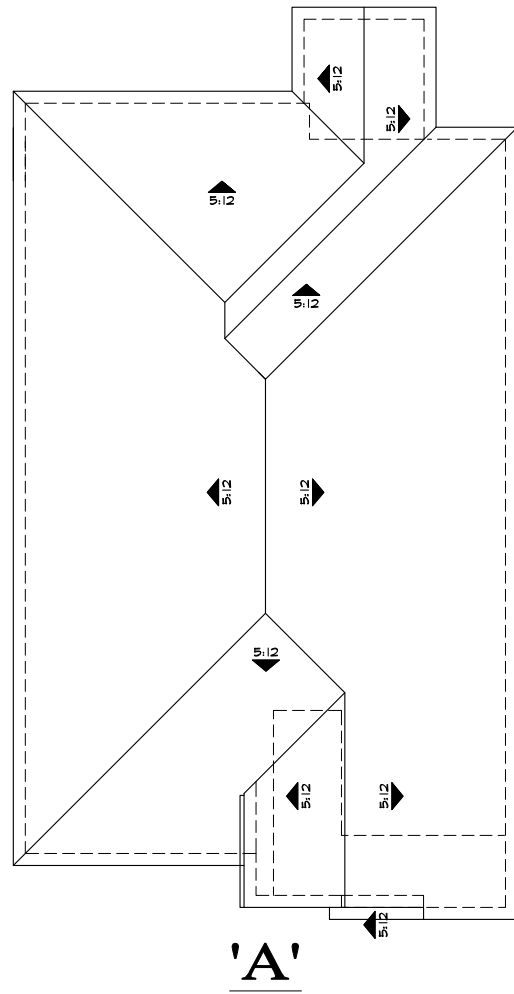


Right Elevation 'C'

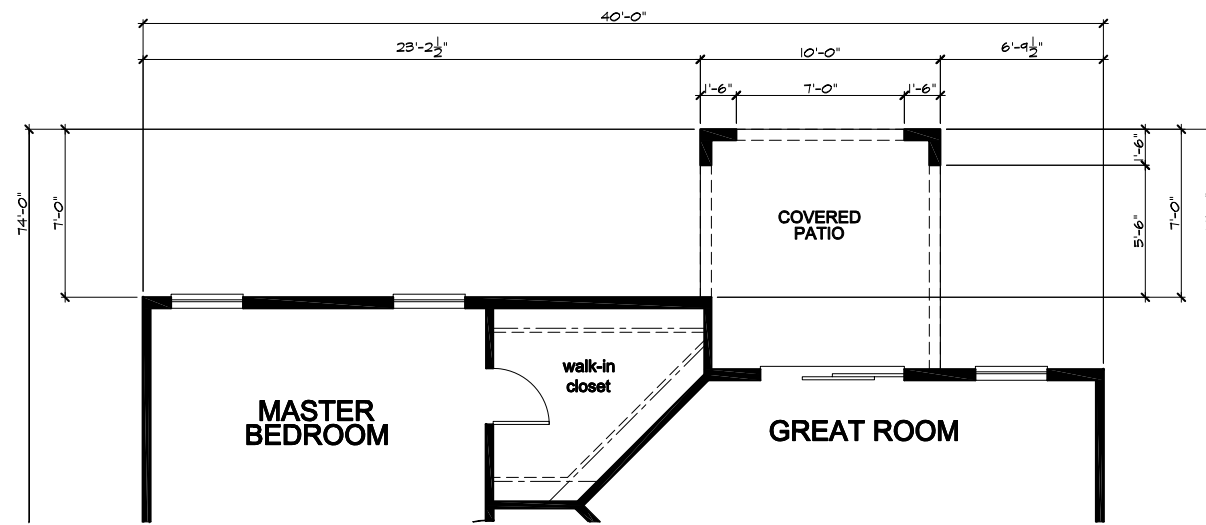


Rear Elevation 'C'





Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio





Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Covered Patio

CYPRESS CROSSINGS



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Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



Partial Left Elevation 'B'

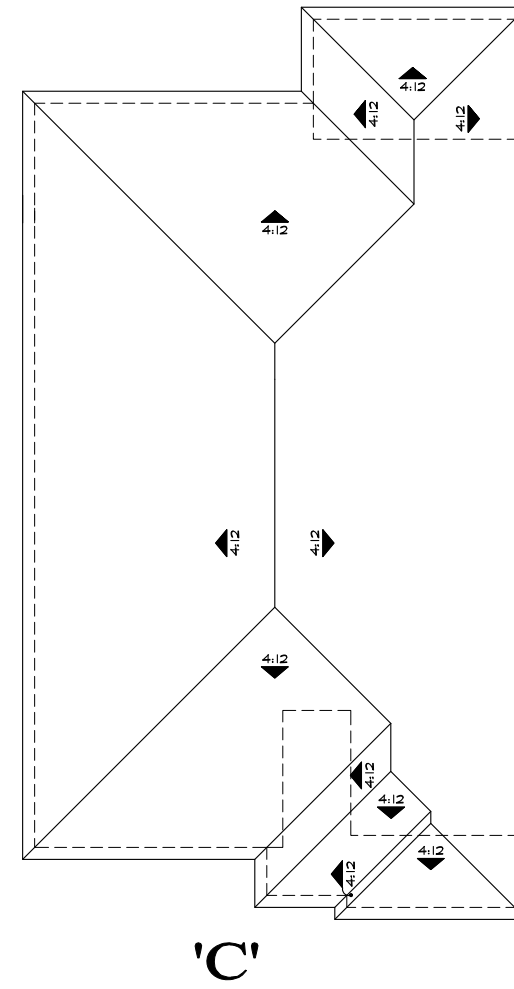
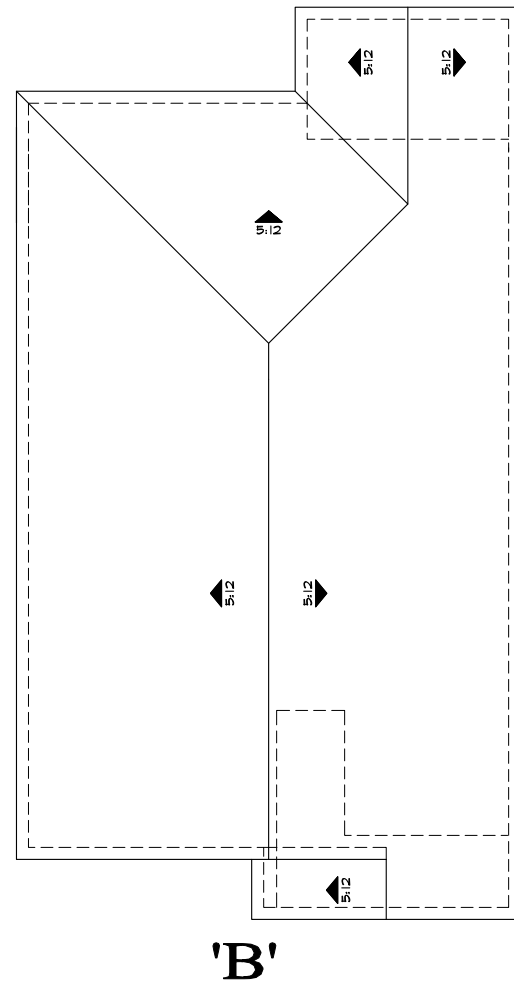
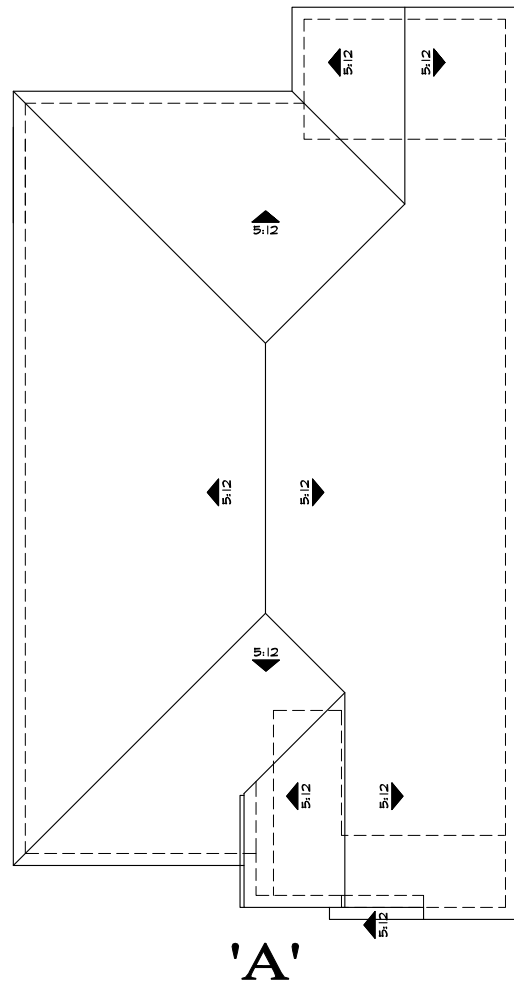
Elevations
at Covered Patio

CYPRESS CROSSINGS

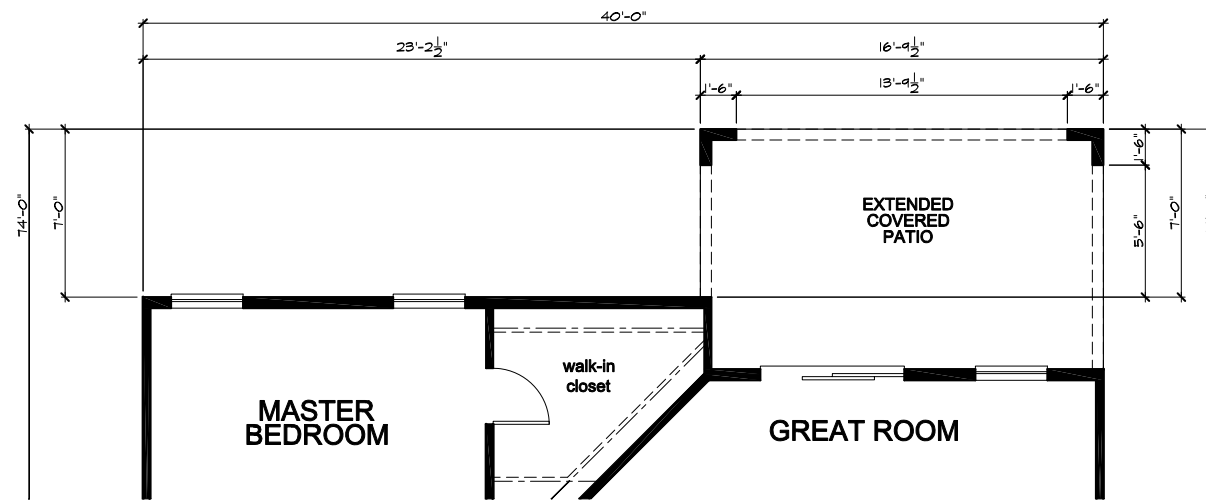


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Roof Plans
at Extended Covered Patio



Partial Floor Plan
at Extended Covered Patio





Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Extended Covered Patio

CYPRESS CROSSINGS



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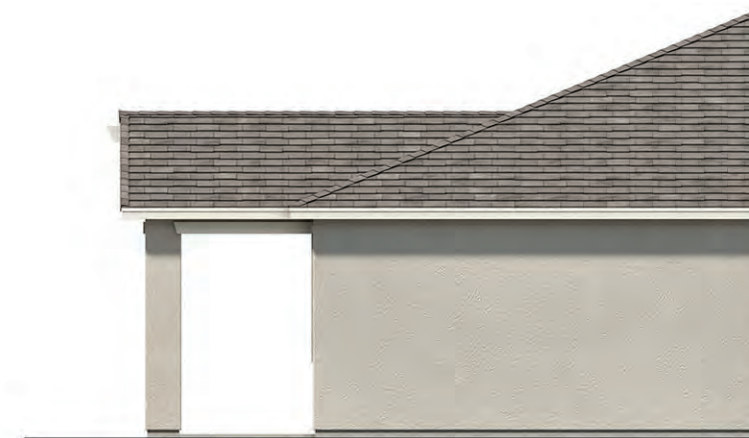
Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



Partial Left Elevation 'B'

Elevations
at Extended Covered Patio

CYPRESS CROSSINGS

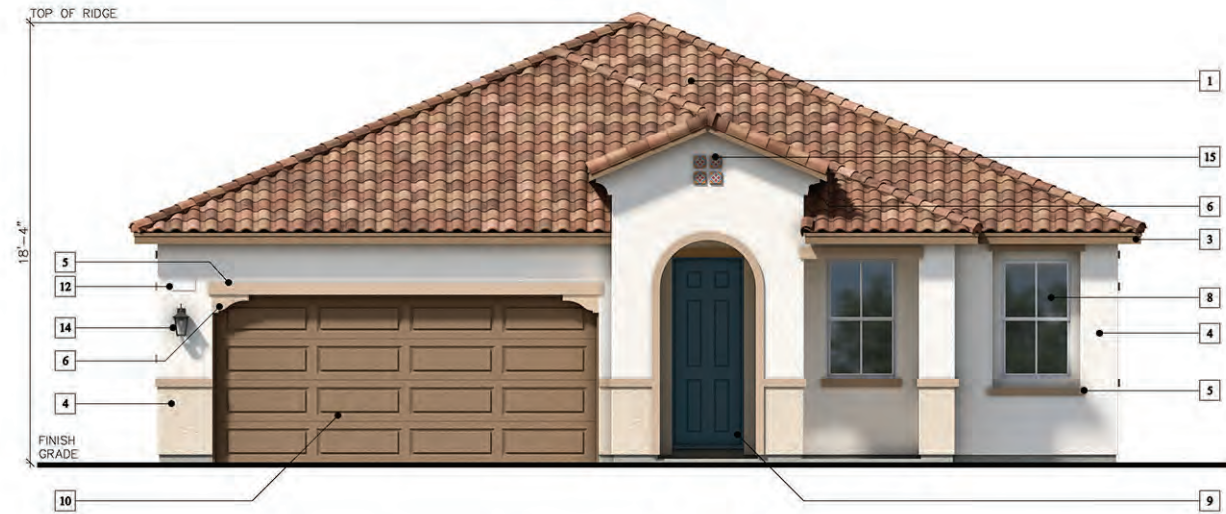


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ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 ILLUMINATED ADDRESS SIGN
- 13 (NOT USED)
- 14 COACH LIGHT
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- 16 STONE VENEER
- 17 DECORATIVE PRE-FAB VENTS
- 18 STUCCO OVER FOAM POT SHELF & CORBEL
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE



Elevation 'A' (Spanish)

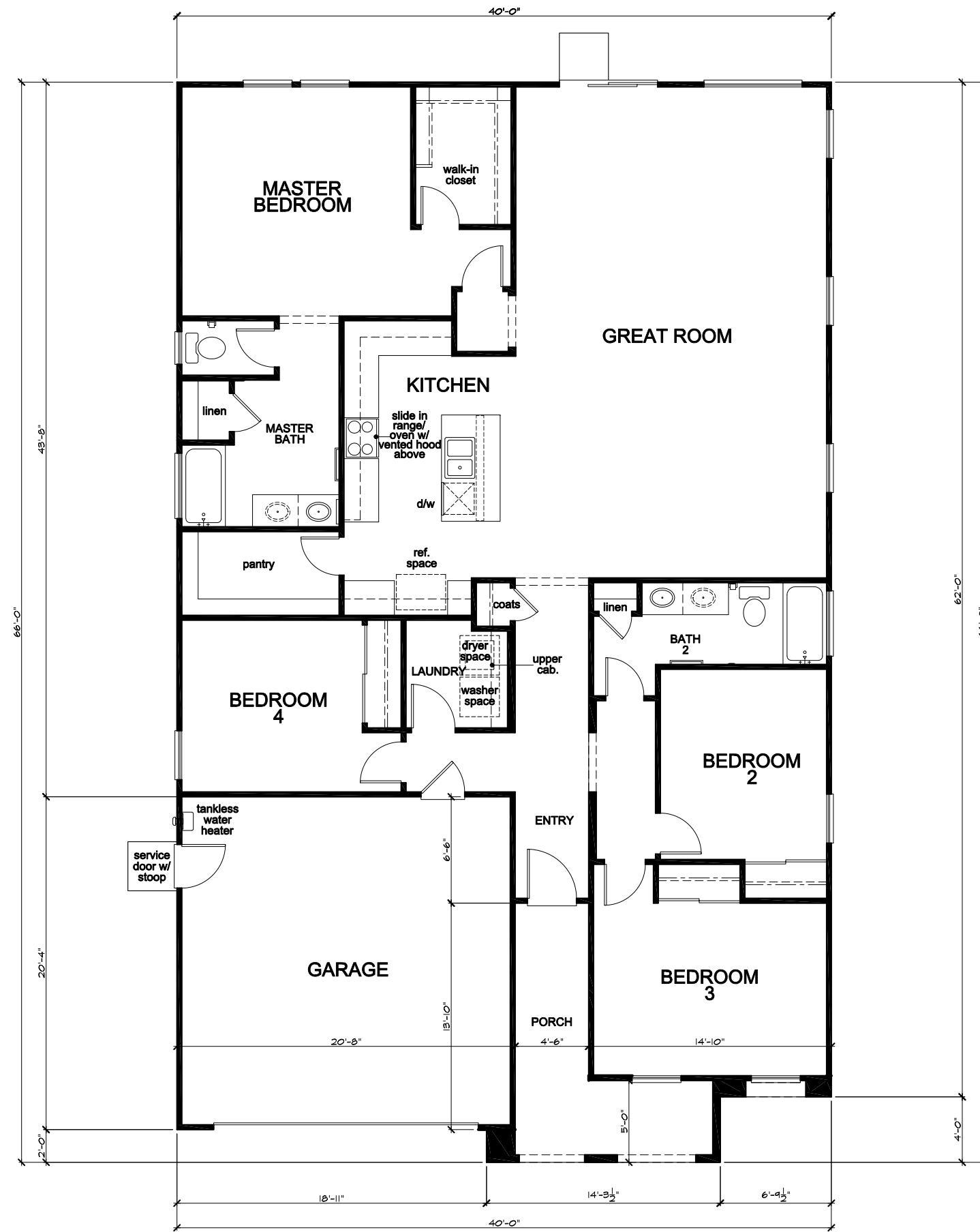


Elevation 'B' (Craftsman)



Elevation 'C' (Prairie)





Floor Plan 'A'

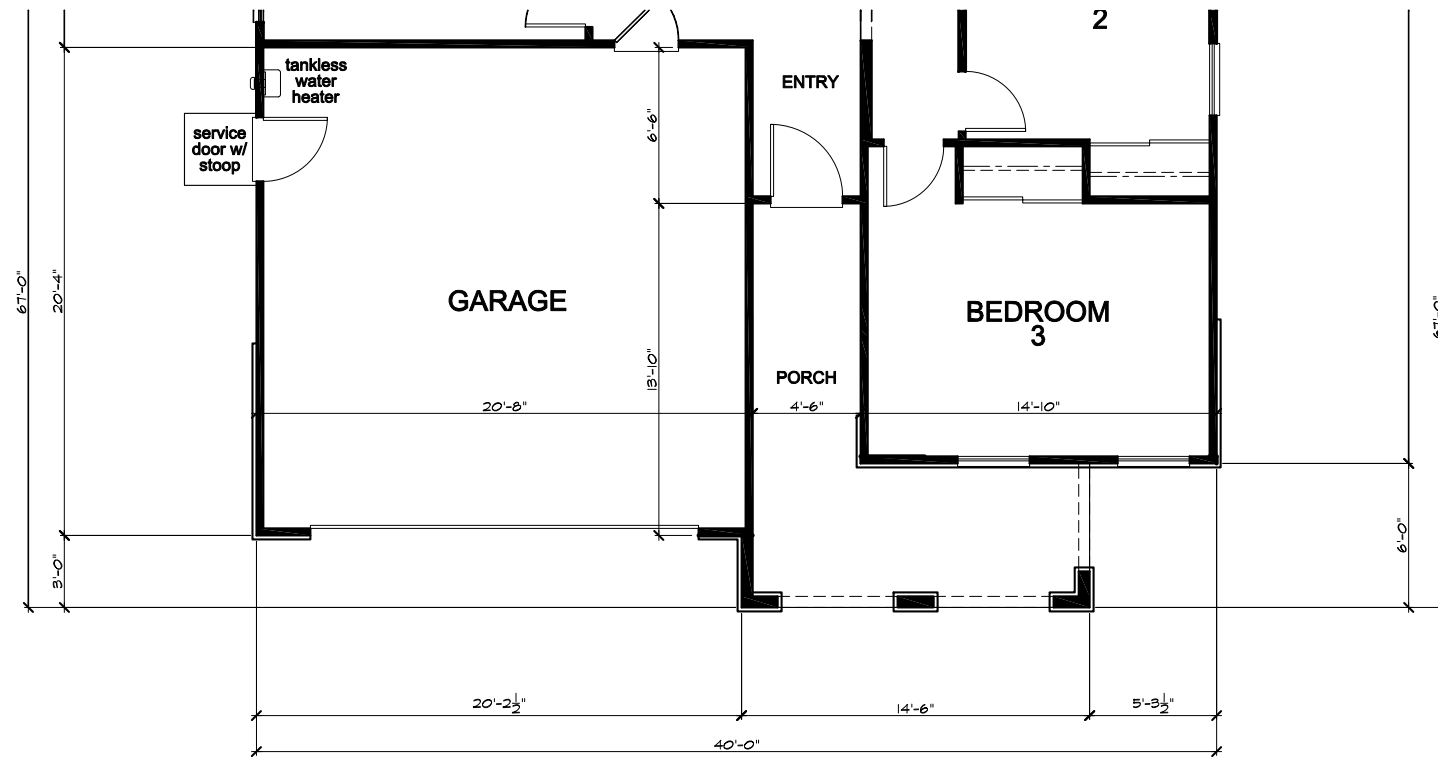
SQUARE FOOTAGE			
PLAN 140.2035			
FIRST FLOOR AREA	2035	SQ. FT.	
TOTAL AREA	2035	SQ. FT.	
GARAGE AREA	418	SQ. FT.	
PORCH AREA	115	SQ. FT.	
	ELEVATION 'A'	160	SQ. FT.
	ELEVATION 'B'	134	SQ. FT.
	ELEVATION 'C'		



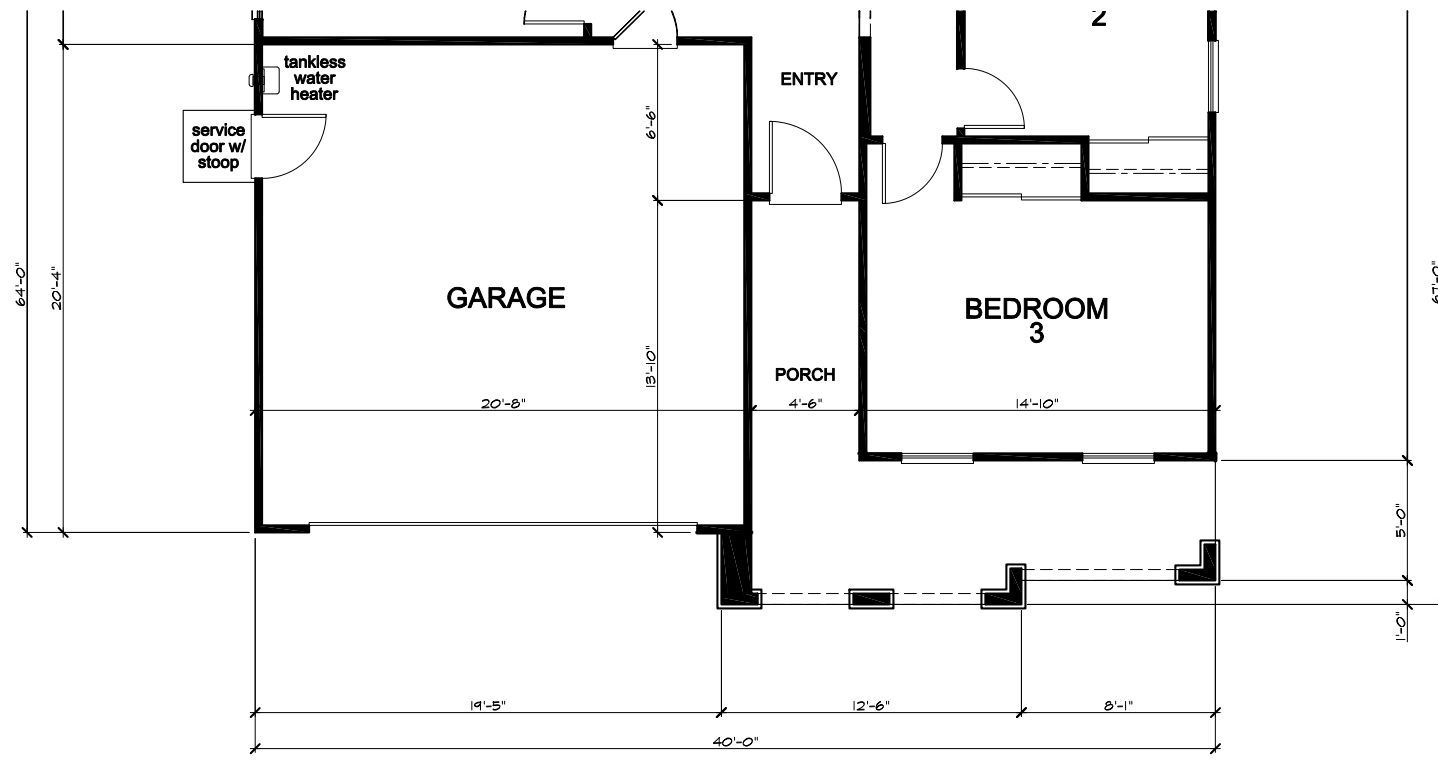
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CYPRESS CROSSINGS

PLAN No. : 140.2035
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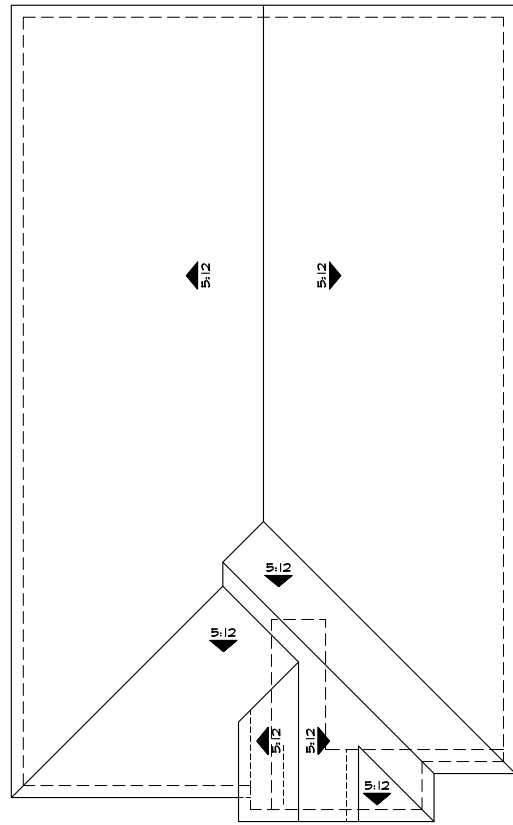


Floor Plan 'C'

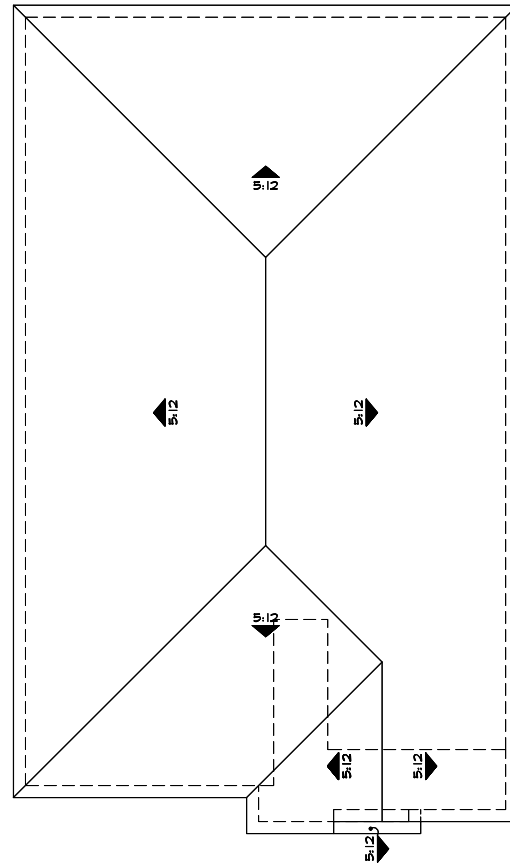


Floor Plan 'B'

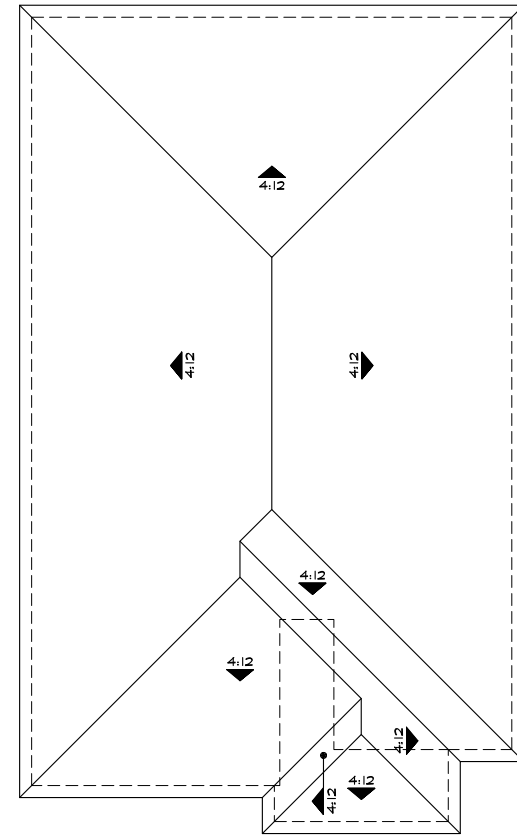
CYPRESS CROSSINGS



'A'



'B'



'C'

Roof Plans

CYPRESS CROSSINGS



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PLAN No. : 140.2035
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 July 23, 2021



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'





Left Elevation 'B'



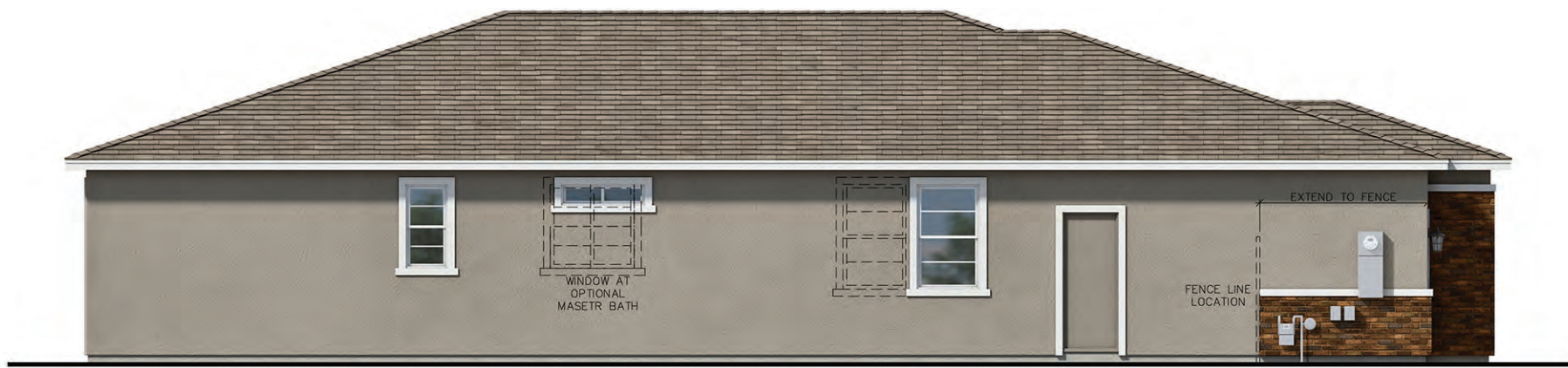
Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'C'



Front Elevation 'C' - Prairie

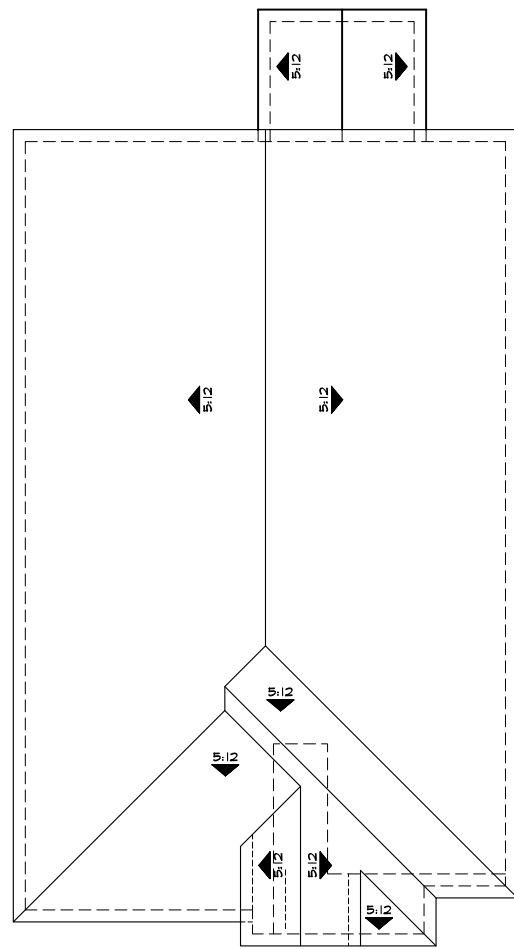


Right Elevation 'C'

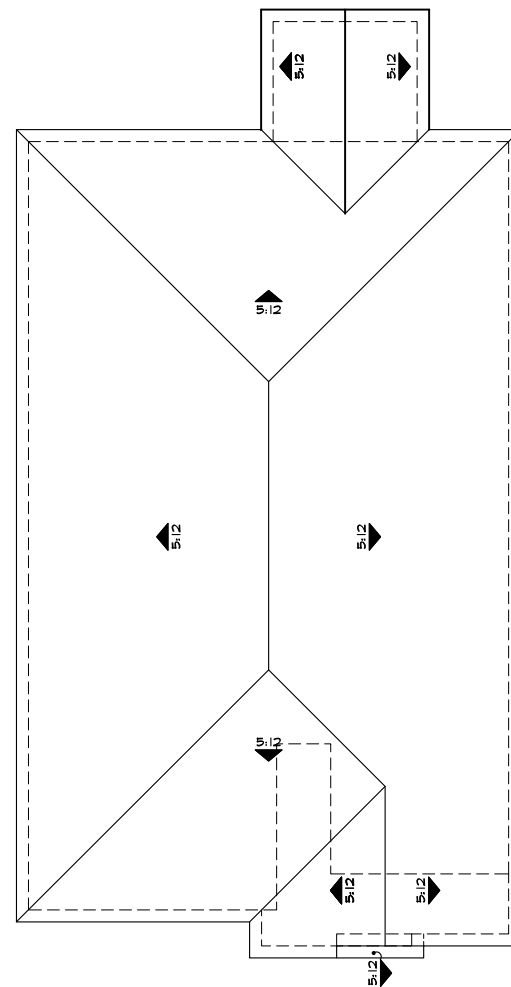


Rear Elevation 'C'

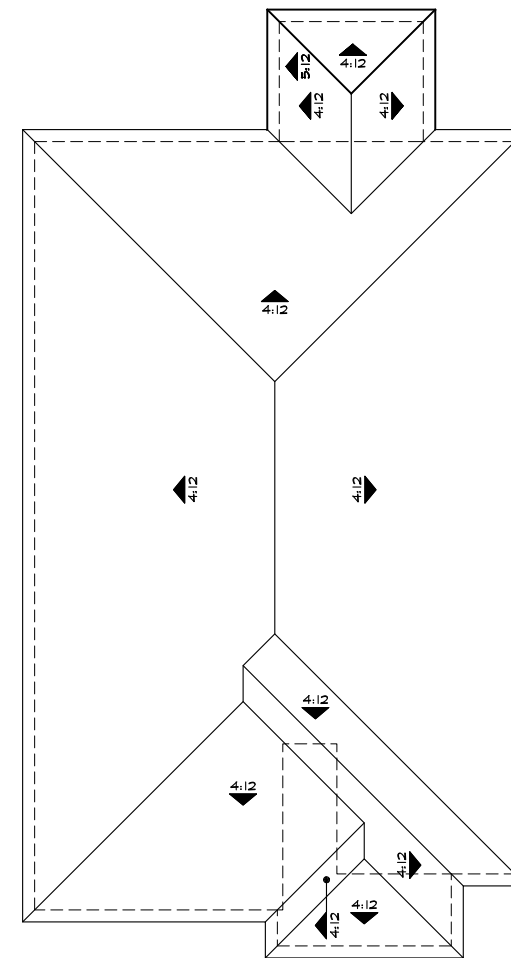




'A'

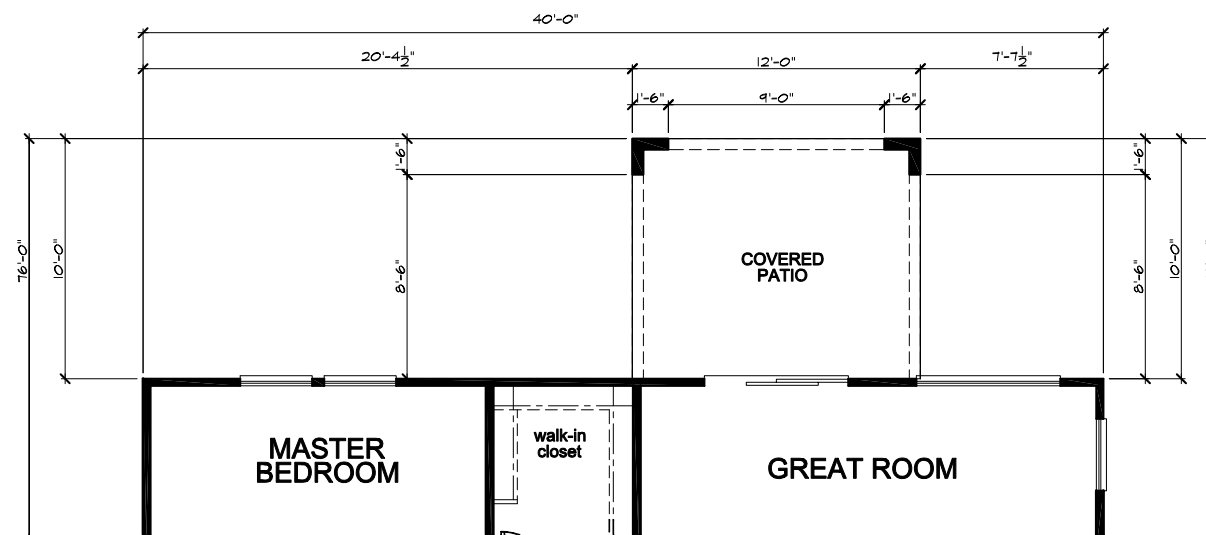


'B'



'C'

Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio





Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Covered Patio

CYPRESS CROSSINGS

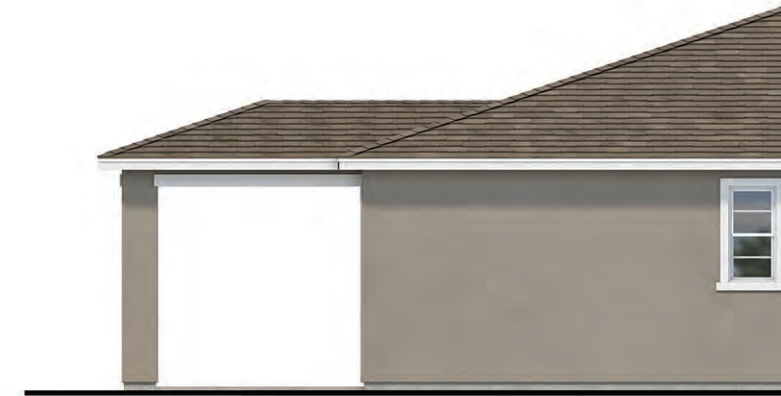


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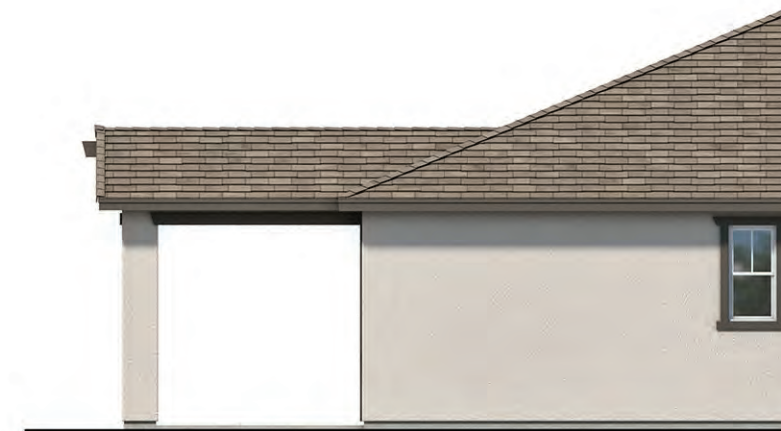
Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



Partial Left Elevation 'B'

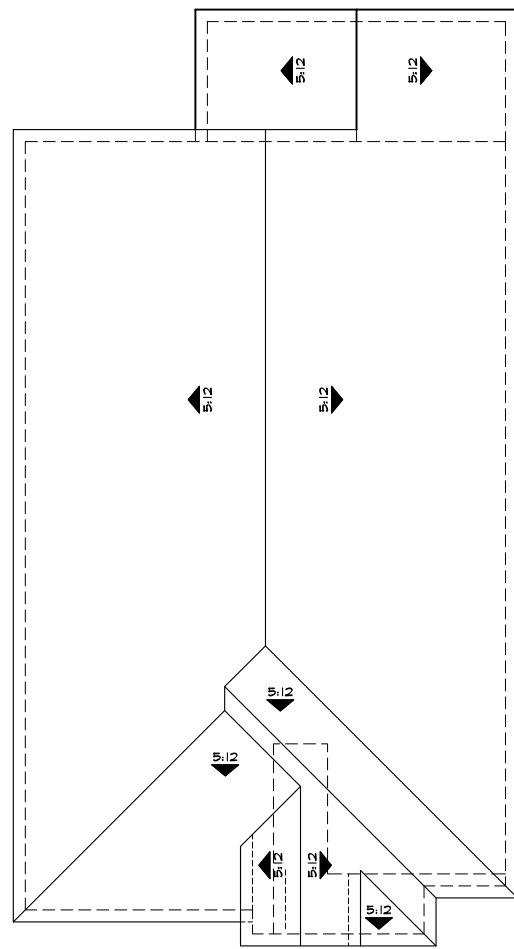
Elevations
at Covered Patio

CYPRESS CROSSINGS

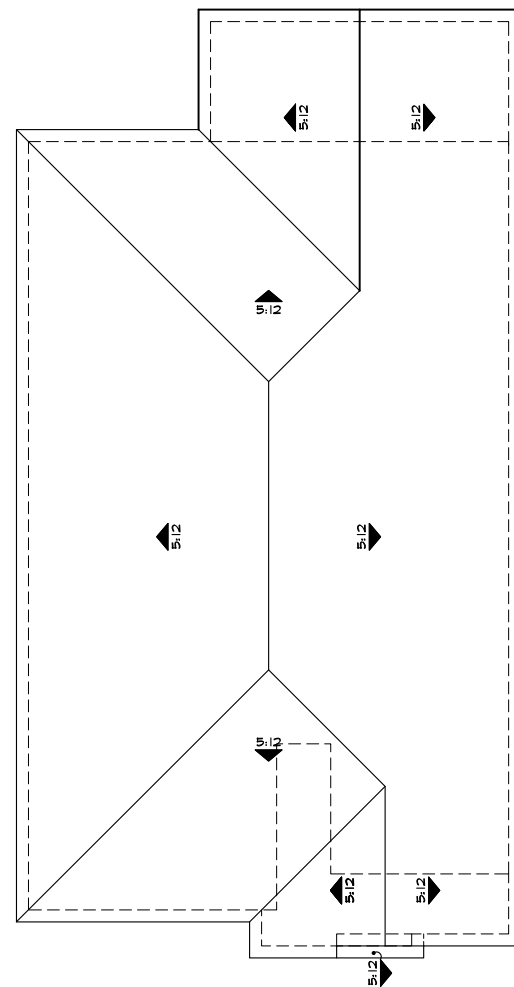


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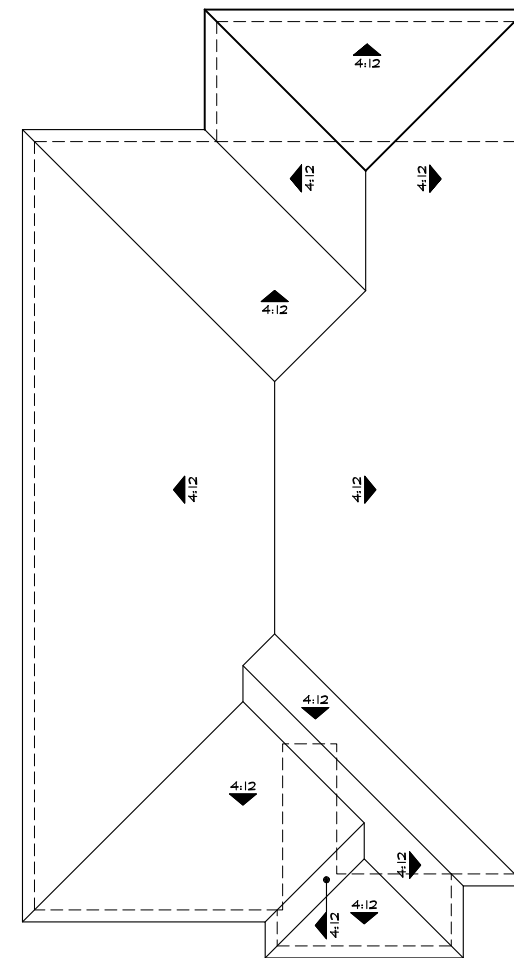
PLAN No. : 140.2035
JOB No. : 640185
STORY: 1-STORY
July 23, 2021



'A'

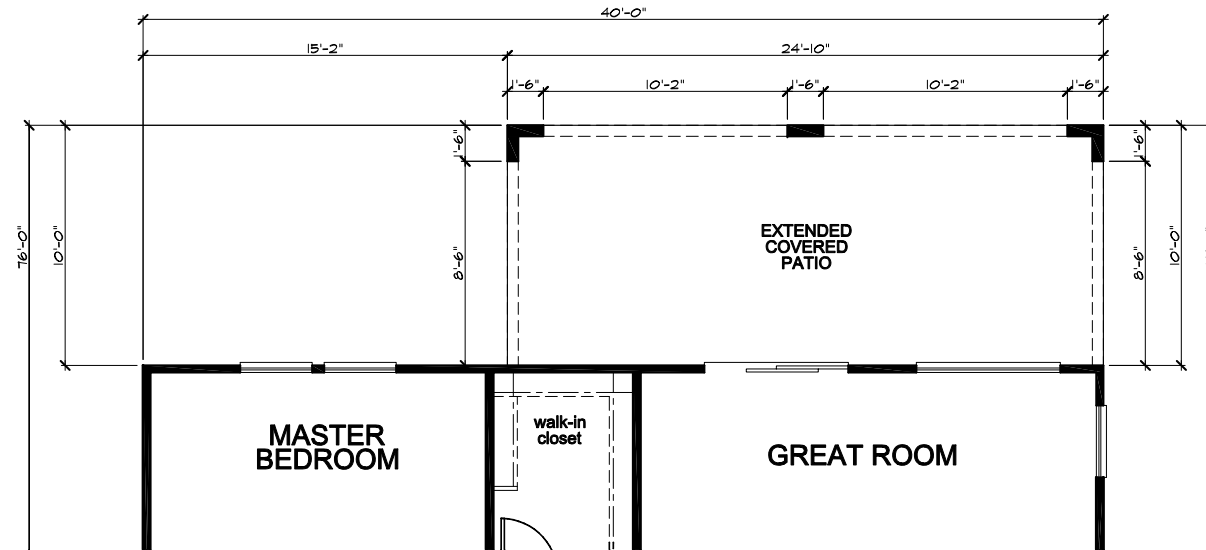


'B'



'C'

Roof Plans
at Extended Covered Patio



Partial Floor Plan
at Extended Covered Patio





Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Extended Covered Patio

CYPRESS CROSSINGS

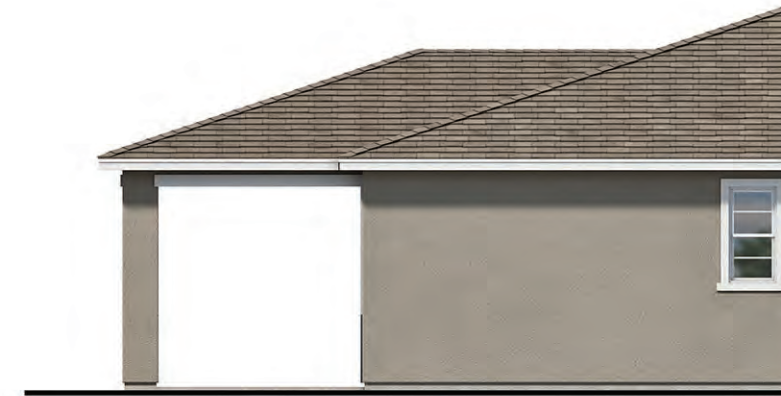


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Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



Partial Left Elevation 'B'

Elevations
at Extended Covered Patio

CYPRESS CROSSINGS

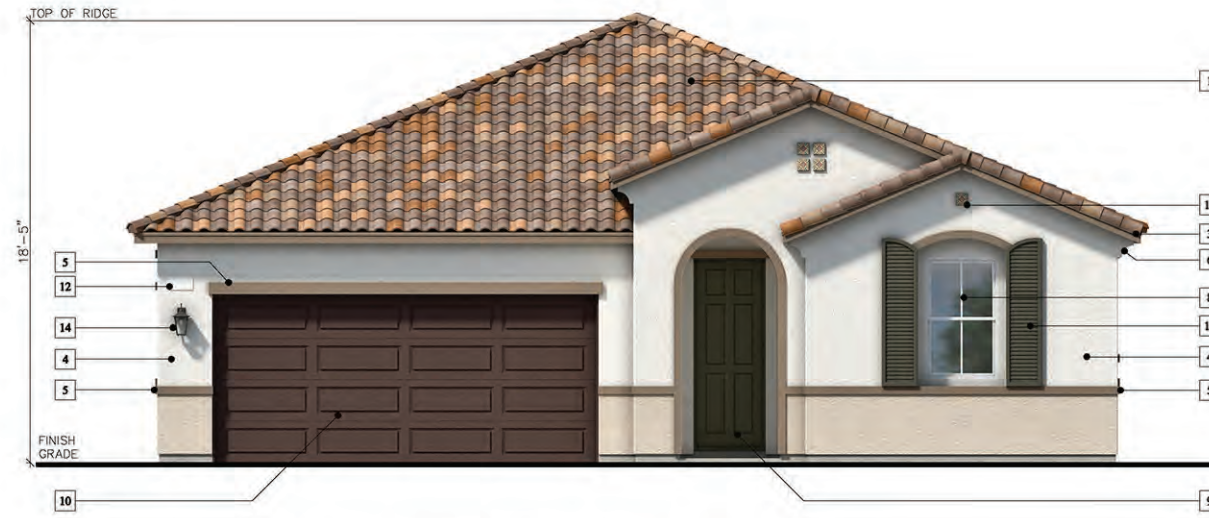


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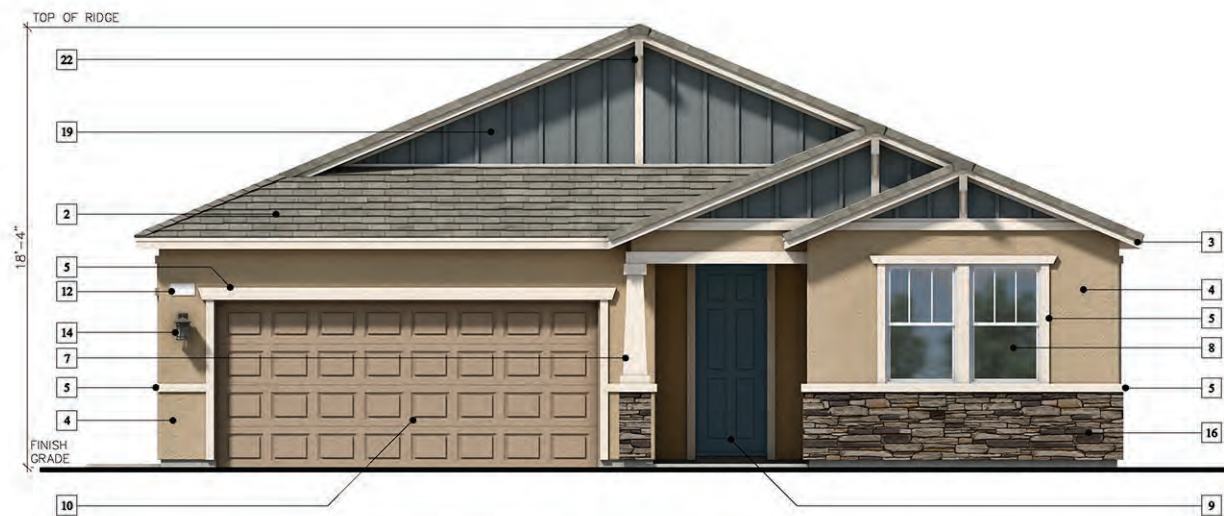
PLAN No. : 140.2035
JOB No. : 640185
STORY: 1-STORY
July 23, 2021

ELEVATION LEGEND

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- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE



Elevation 'A' (Spanish)

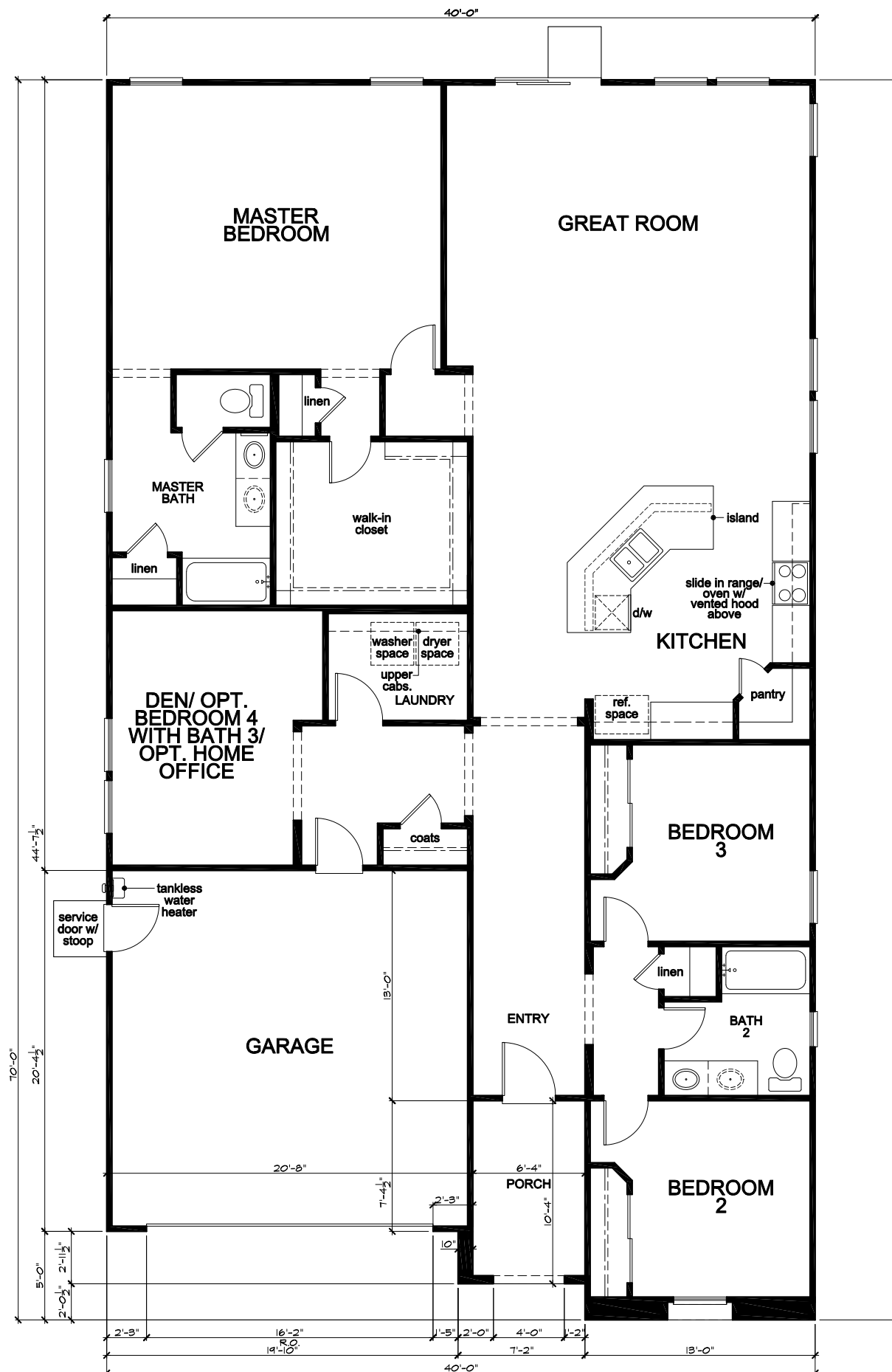


Elevation 'B' (Craftsman)



Elevation 'C' (Prairie)





Floor Plan 'A'

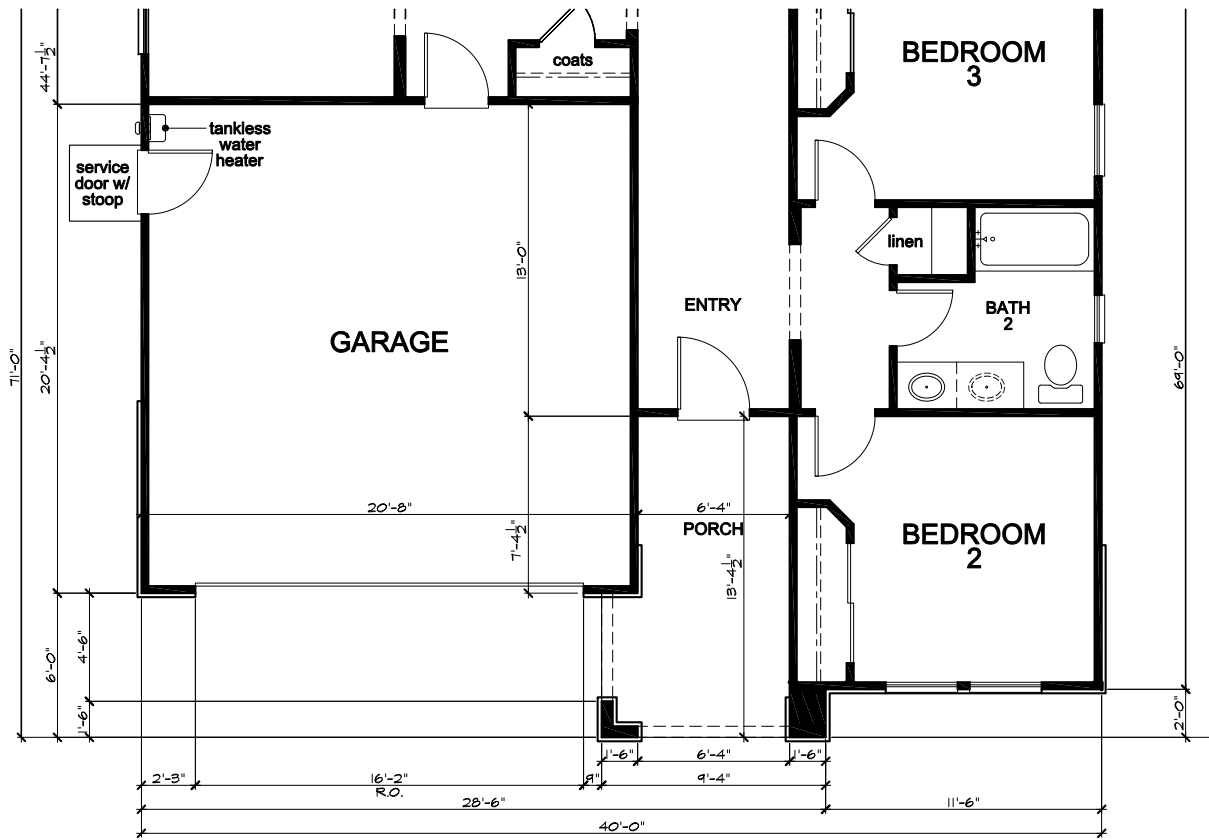
SQUARE FOOTAGE			
PLAN 140.2188			
FIRST FLOOR AREA	2188	sq. ft.	
TOTAL AREA	2188	sq. ft.	
GARAGE AREA	417	sq. ft.	
PORCH AREA	68	sq. ft.	
	ELEVATION 'A'	69	sq. ft.
	ELEVATION 'B'	97	sq. ft.
OPTIONS:			
COVERED PATIO	100	sq. ft.	
EXTENDED COVERED PATIO	145	sq. ft.	



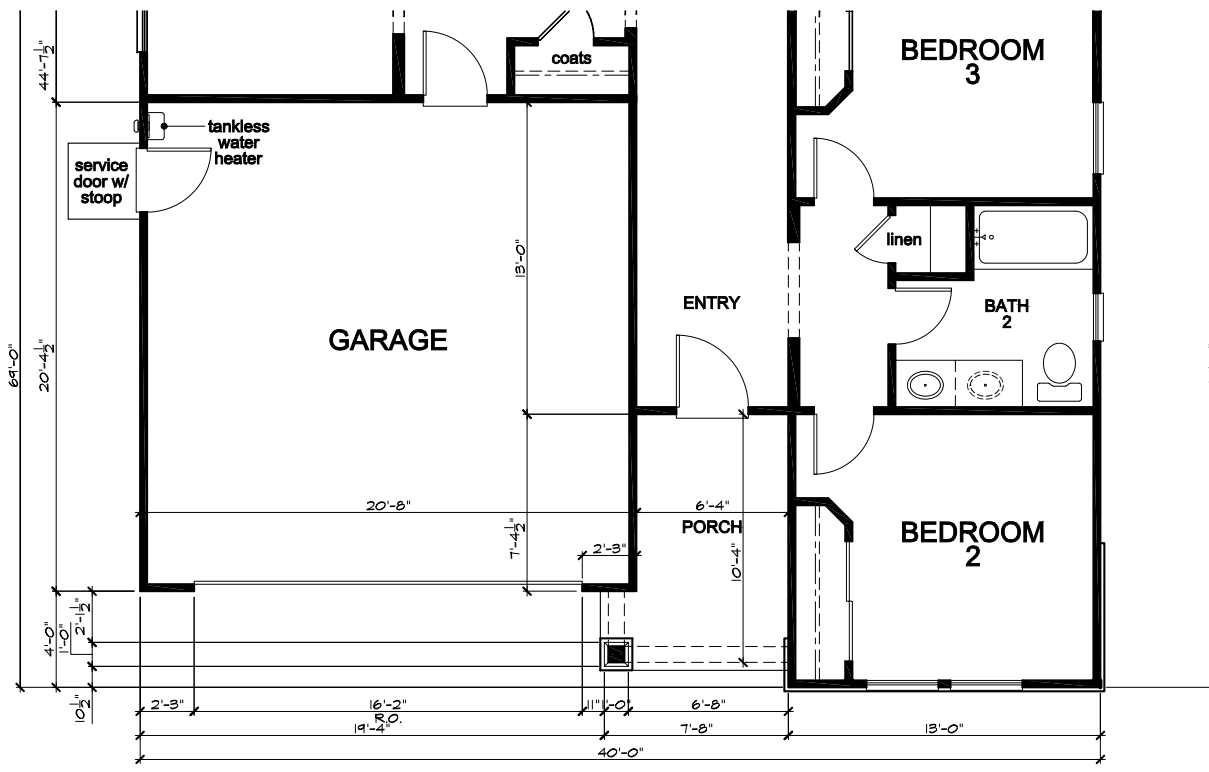
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CYPRESS CROSSINGS

PLAN No. : 140.2188
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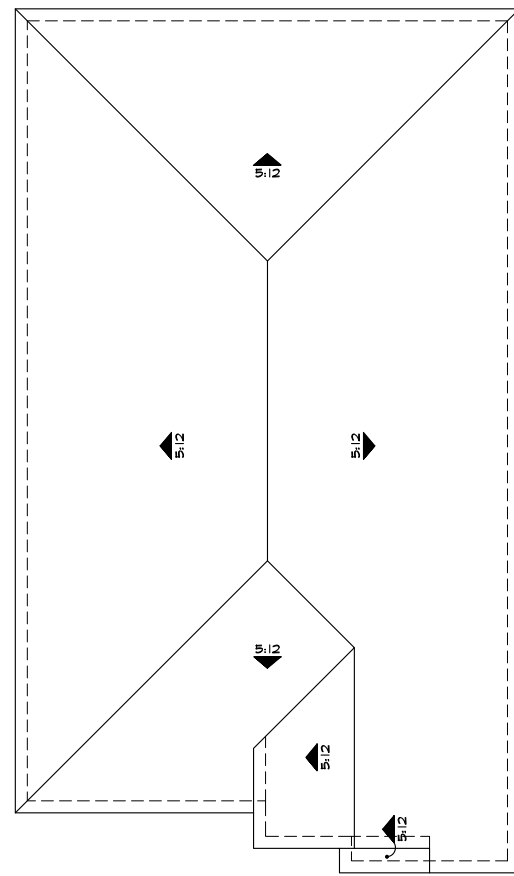


Floor Plan 'C'

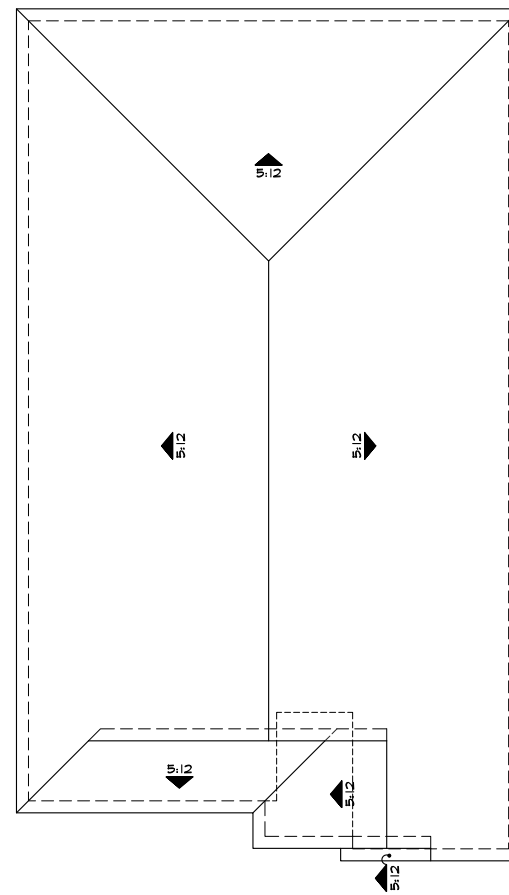


Floor Plan 'B'

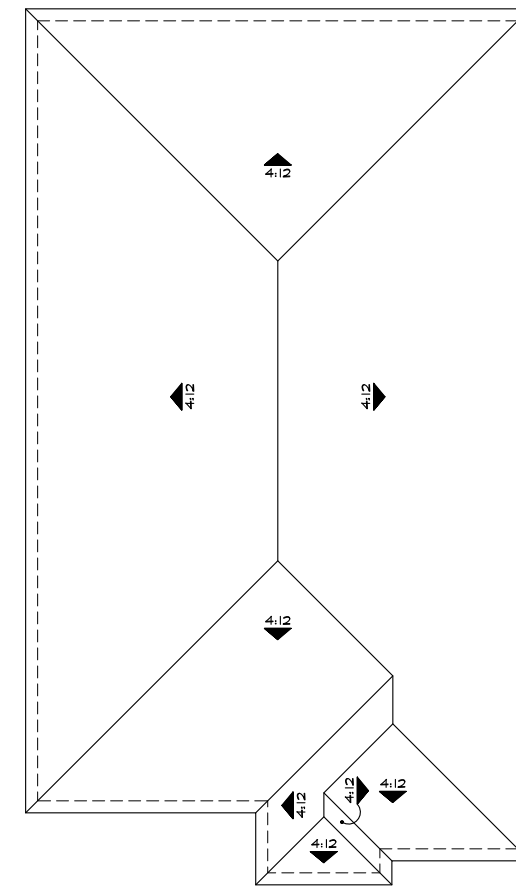
CYPRESS CROSSINGS



'A'



'B'



'C'

Roof Plans

CYPRESS CROSSINGS



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Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



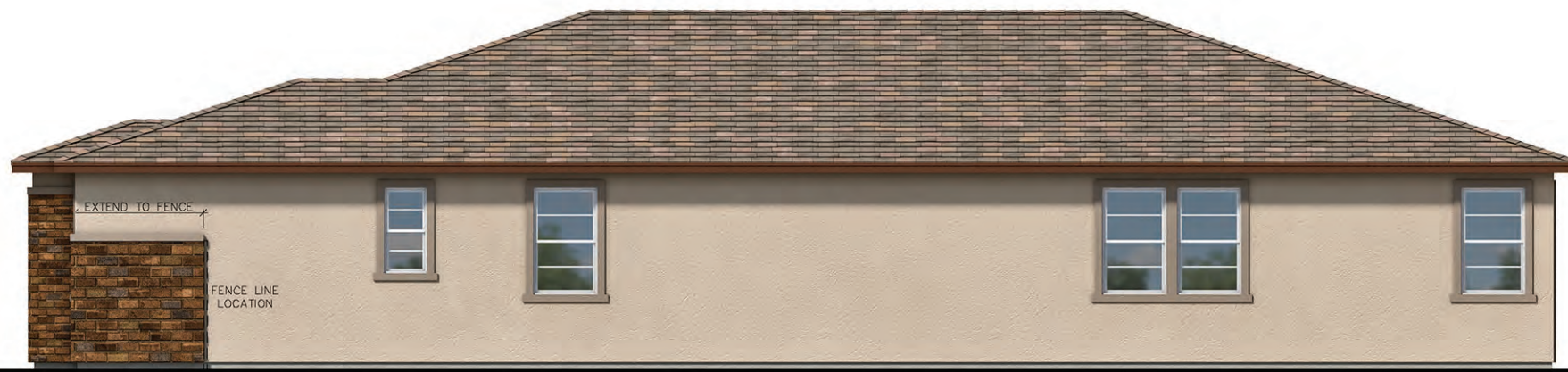
Rear Elevation 'B'



Left Elevation 'C'



Front Elevation 'C' - Prairie

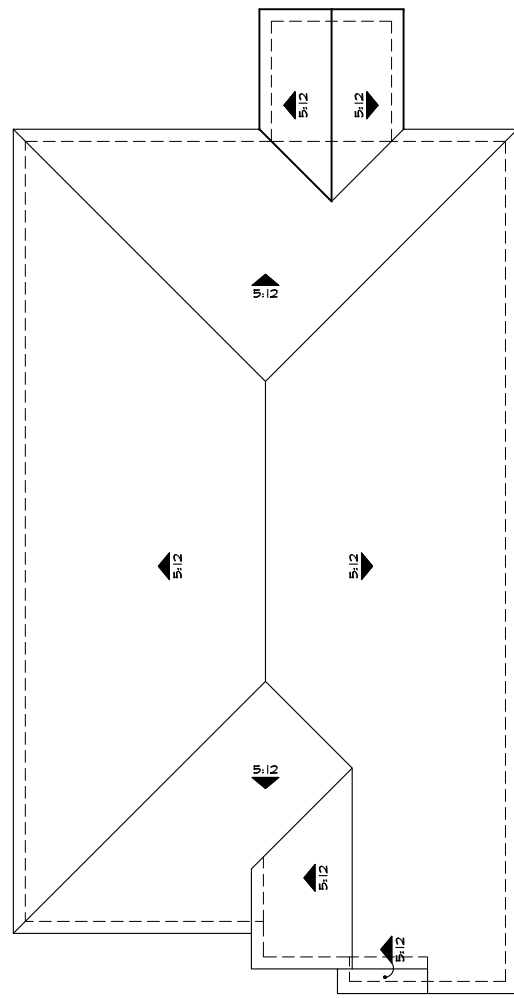


Right Elevation 'C'

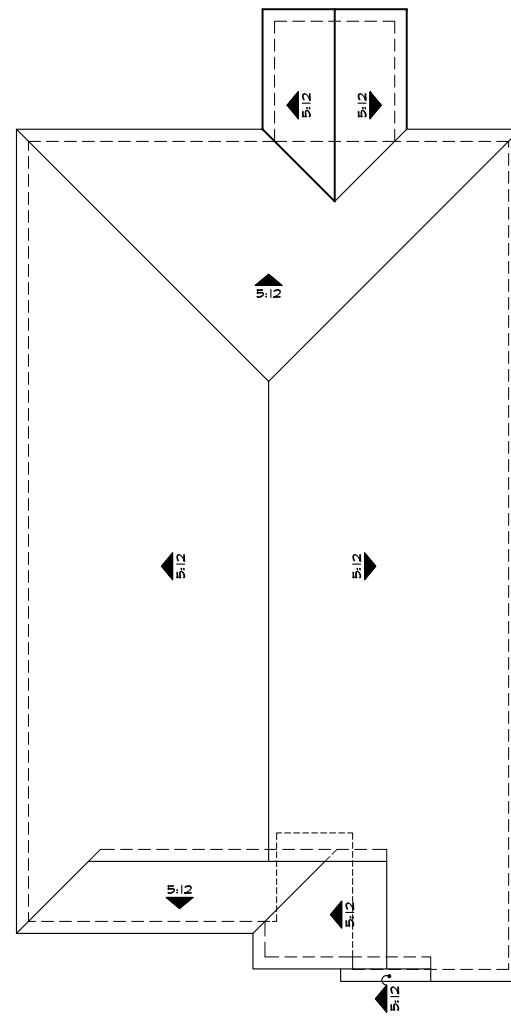


Rear Elevation 'C'

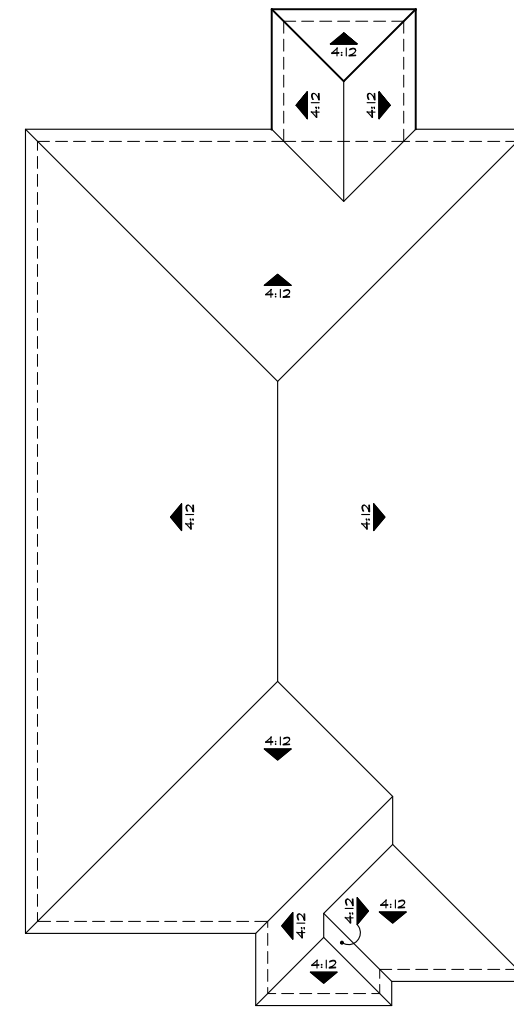




'A'

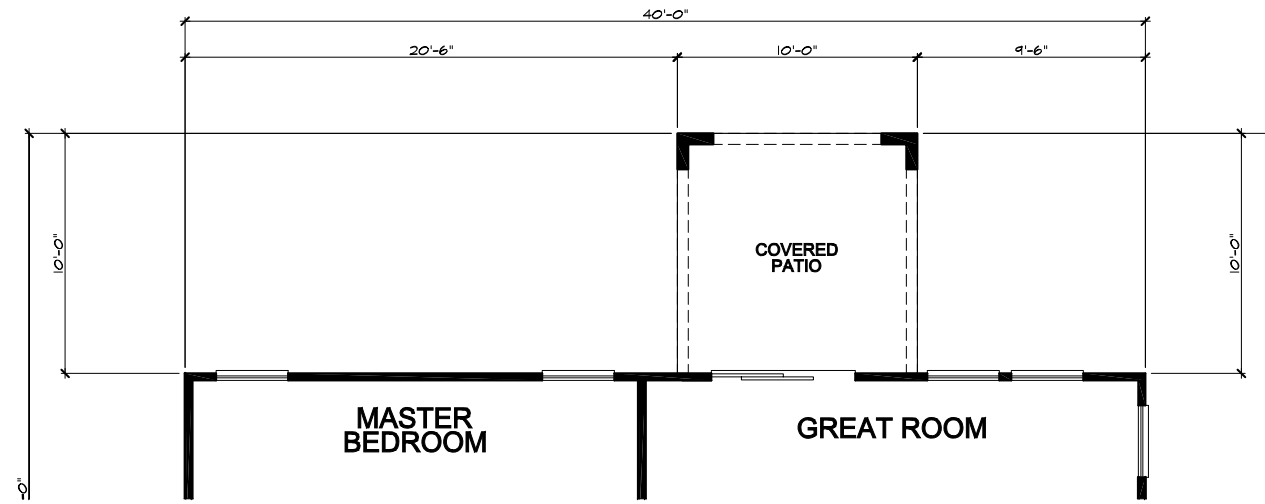


'B'



'C'

Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio

CYPRESS CROSSINGS

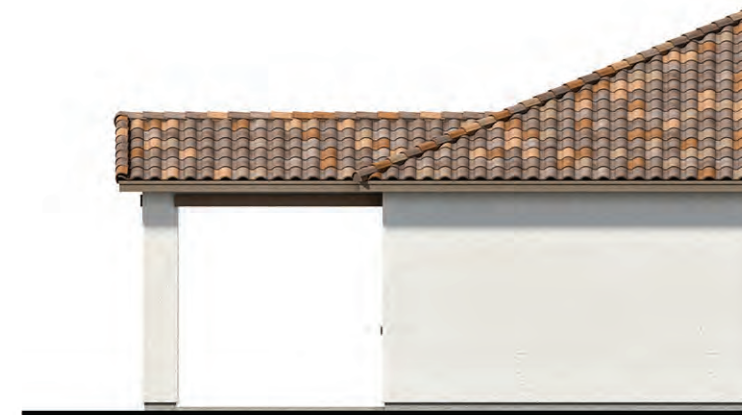


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Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Covered Patio

CYPRESS CROSSINGS



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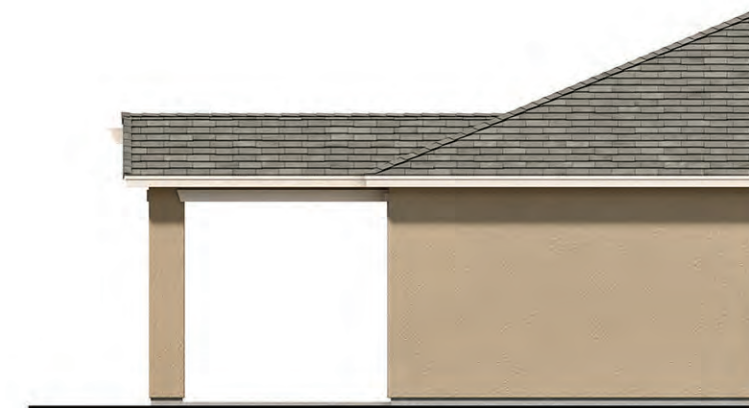
Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



Partial Left Elevation 'B'

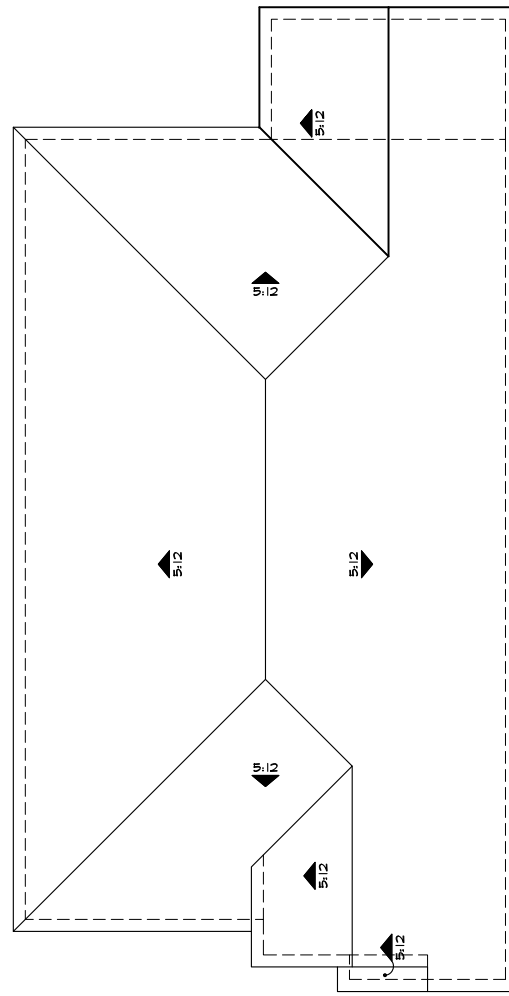
Elevations
at Covered Patio

CYPRESS CROSSINGS

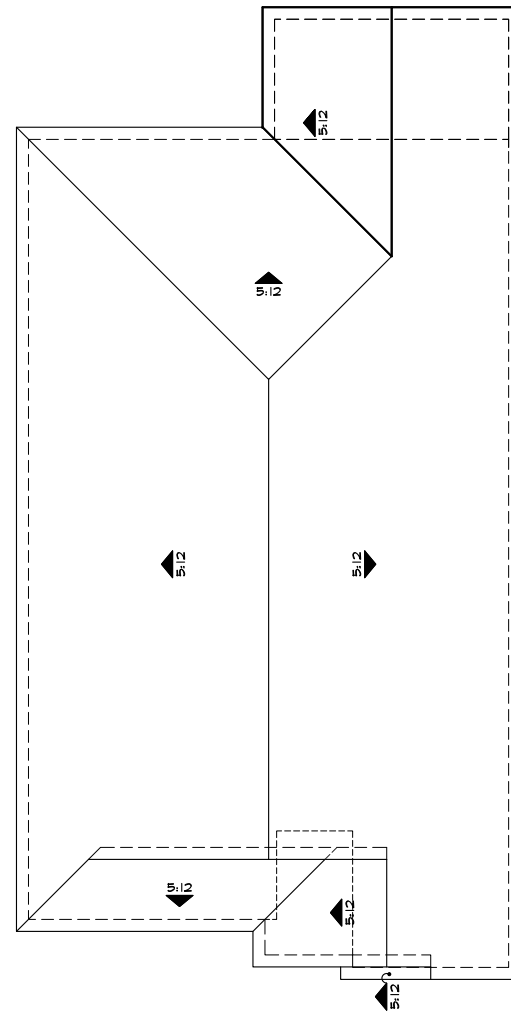


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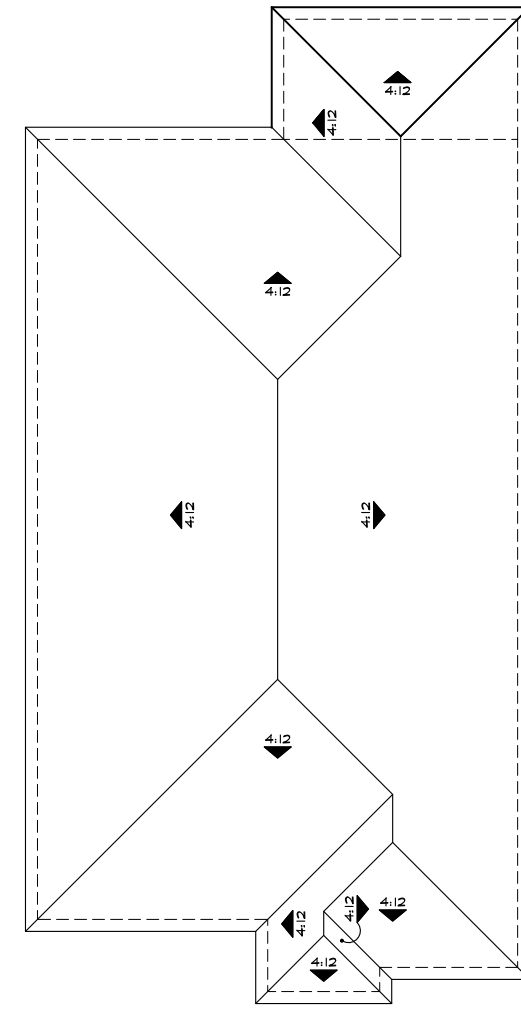
PLAN No. : 140.2188
JOB No. : 640185
STORY: 1-STORY
July 23, 2021



'A'

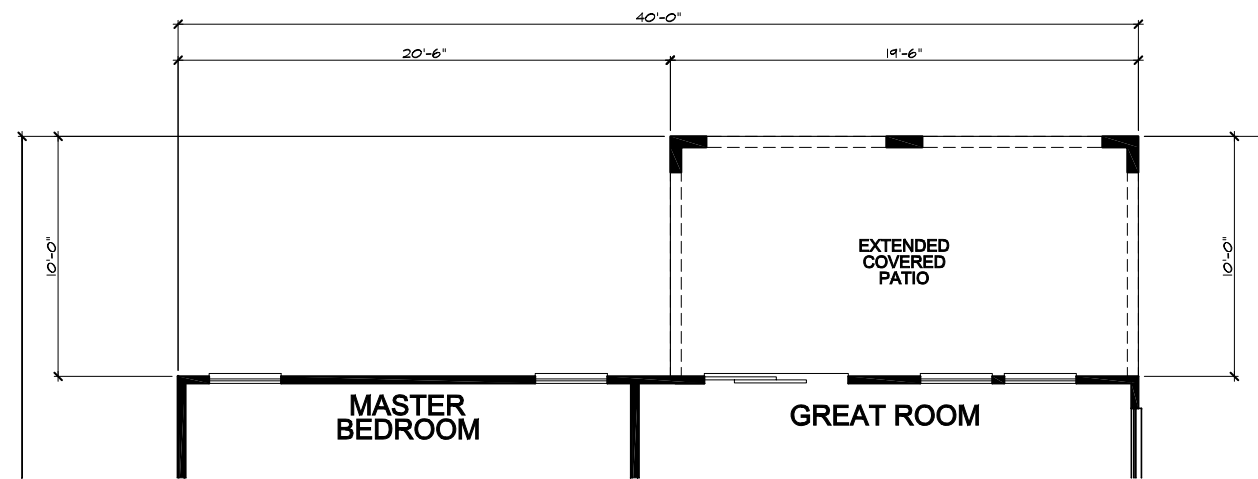


'B'



'C'

Roof Plans
at Extended Covered Patio



Partial Floor Plan
at Extended Covered Patio

CYPRESS CROSSINGS



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Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Extended Covered Patio

CYPRESS CROSSINGS



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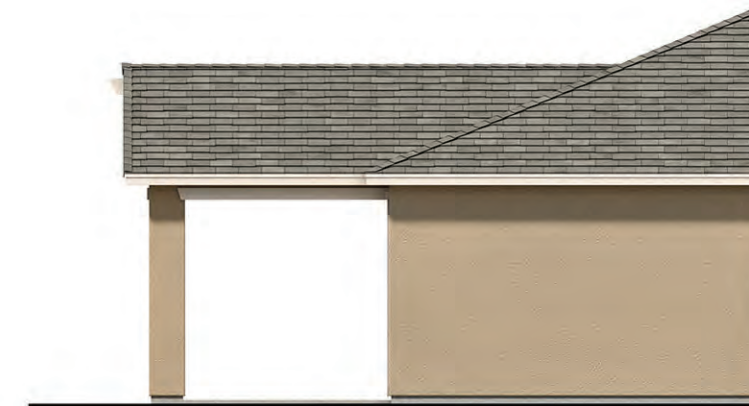
Rear Elevation 'C'



Partial Left Elevation 'C'



Rear Elevation 'B'



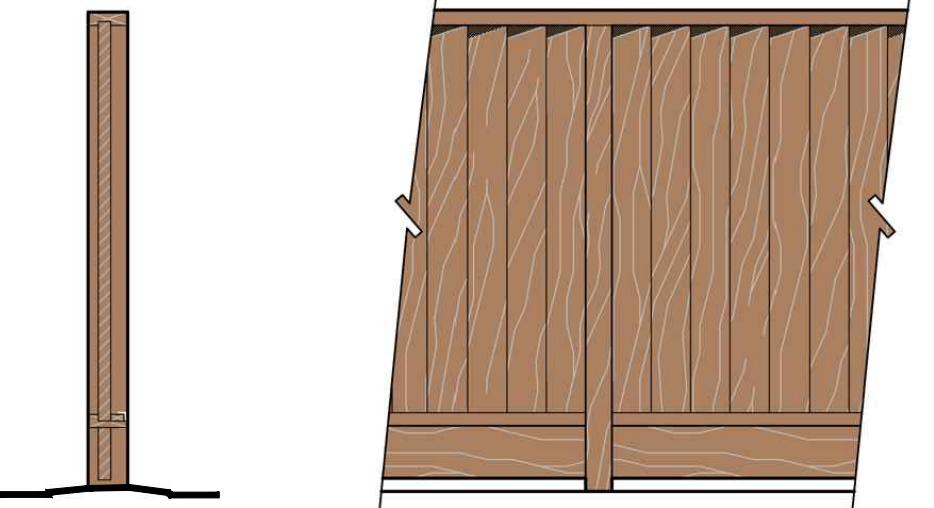
Partial Left Elevation 'B'

Elevations
at Extended Covered Patio





SIGNAGE WALL AT NEIGHBORHOOD ENTRY. REFER TO DETAIL A, SHEET L-3.



(A) GOOD NEIGHBOR FENCE

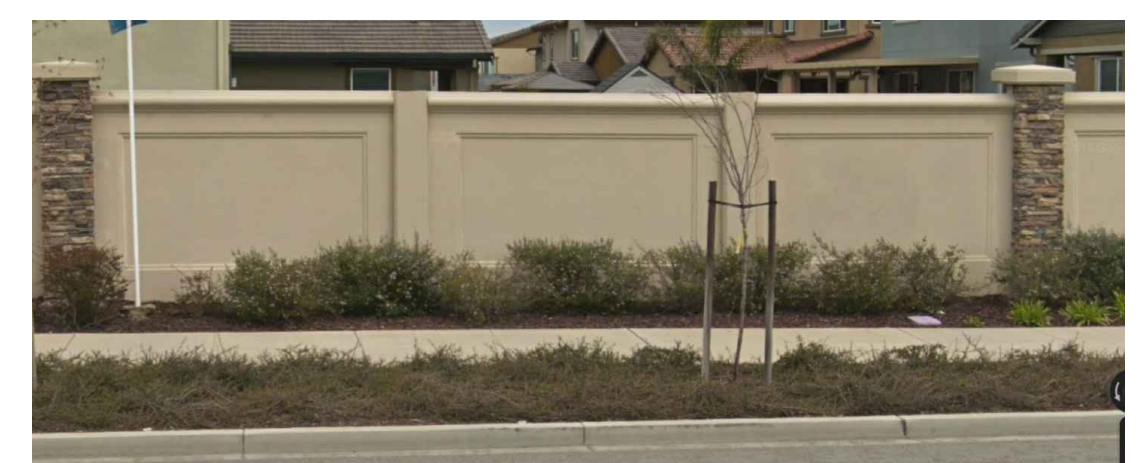


(B) LATTICE TOP ENHANCED GOOD NEIGHBOR FENCE

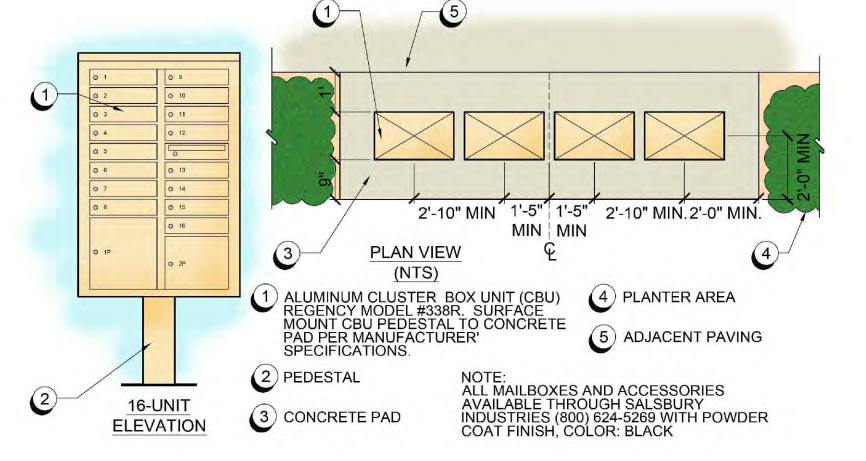


(C) TUBE STEEL VIEW FENCE

REFER TO PARK ENLARGEMENT ON SHEET L-3



(D) PRE-CAST SOUND WALL



(E) CLUSTER MAILBOX UNIT

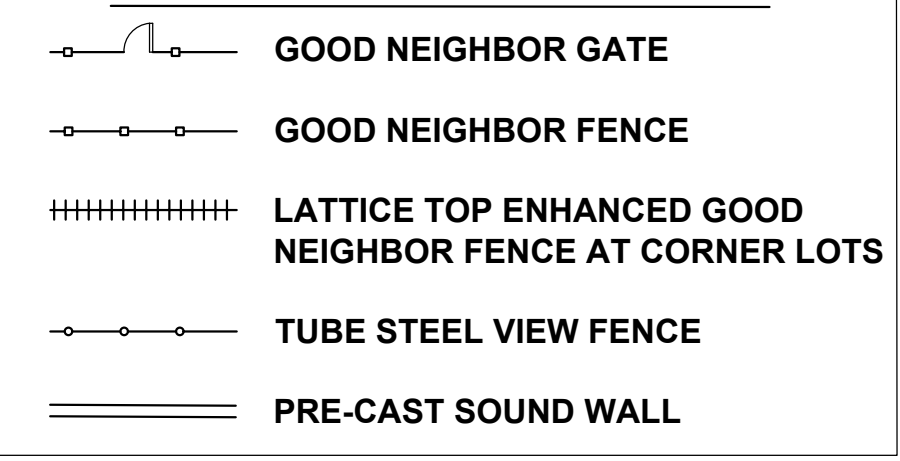
PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
STREET / PARK TREES				SHRUBS			
ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX	MOD	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	24"BOX	MOD	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L
CERCIS CANADENSIS STD.	EASTERN REDBUD	15 GAL	MOD	CEANOTHUS SP.	WILD LILAC	5 GAL	L
GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY)	MAIDENHAIR TREE	15 GAL	MOD	CISTUS SPP.	ROCK ROSE	5 GAL	M
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL	LOW	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	15 GAL	LOW	DIETES SPP.	FORTNIGHT LILY	1 GAL	M
PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	LOW	GAURA LINDHEIMERI	GAURA	1 GAL	M
PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	15 GAL	MOD	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	MOD	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	V. LOW	NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L
QUERCUS LOBATA	VALLEY OAK	24"BOX	LOW	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L
ACCENT TREES				GROUNDCOVERS			
DODONAEA VISCOSA 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	LOW	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L
LAGERSTROEMIA INDICA X FAURIEI 'ZUNI' STD.	ZUNI CRAPE MYRTLE	15 GAL	LOW	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	M
RHAPHIOLEPIS INDICA 'MAGNIFICENT' STD.	MAGNIFICENT INDIAN HAWTHORN	15 GAL	MOD	PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GAL	M
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				CAREX FLACCA	BLUE SEDGE	1 GAL	M
				COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L
				ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L
				FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M
				HELIANTHEMUM N. 'WISLEY PINK'	HELIANTHEMUM N. 'WISLEY PINK'	1 GAL	M
				MYOPORUM P. 'PROSTRATUM'	CREeping MYOPORUM	1 GAL	L
				SCAEVOLA 'MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L
				STACHYS BYZANTINA	LAMBS' EARS	1 GAL	L
				WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L

GENERAL NOTES:

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

FENCE & WALL LEGEND





PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*			
STREET / PARK TREES				SHRUBS						
ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX	MOD	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L			
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	24"BOX	MOD	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L			
CERCIS CANADENSIS STD.	EASTERN REDBUD	15 GAL	MOD	CEANOTHUS SP.	WILD LILAC	5 GAL	L			
GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY)	MAIDENHAIR TREE	15 GAL	MOD	CISTUS SPP.	ROCK ROSE	5 GAL	L			
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL	LOW	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M			
LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	15 GAL	LOW	DIETES SPP.	FORTNIGHT LILY	1 GAL	L			
PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	LOW	GAURA LINDHEIMERI	GAURA	1 GAL	M			
PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	15 GAL	MOD	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M			
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	MOD	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M			
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	V. LOW	NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L			
QUERCUS LOBATA	VALLEY OAK	24"BOX	LOW	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L			
ACCENT TREES				GROUNDCOVERS						
DODONAEA VISCOSA 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	LOW	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L			
LAGERSTROEMIA INDICA X FAURIEI 'ZUNI' STD.	ZUNI CRAPE MYRTLE	15 GAL	LOW	OSMIANTHUS FRAGRANS	SWEET OLIVE	5 GAL	M			
RHAPHIOLEPIS INDICA 'MAGNIFICENT' STD.	MAGNIFICENT INDIAN HAWTHORN	15 GAL	MOD	PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GAL	L			
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				CAREX FLACCA				BLUE SEDGE	1 GAL	M
				COTONEASTER D. LOWFAST				BEARBERRY COTONEASTER	1 GAL	L
				ERIGERON KARVINSKIANUS				SANTA BARBARA DAISY	1 GAL	L
				FRAGARIA CHILOENSIS				BEACH STRAWBERRY	1 GAL	M
				HELIANthemum N. 'WISLEY PINK'				HELIANthemum N. 'WISLEY PINK'	1 GAL	M
				MYOPORUM P. 'PROSTRATUM'				CREeping MYOPORUM	1 GAL	L
				SCAEVOLA 'MAUVE CLUSTER'				FAIRY FAN FLOWER	1 GAL	L
				STACHYS BYZANTINA				LAMBS' EARS	1 GAL	L
				WESTRINGIA FRUTICOSA 'MUNDI' TM				LOW COAST ROSEMARY	1 GAL	L

kb HOME
4830 BUSINESS CENTER DR., SUITE 150
FAIRFIELD, CA 94534

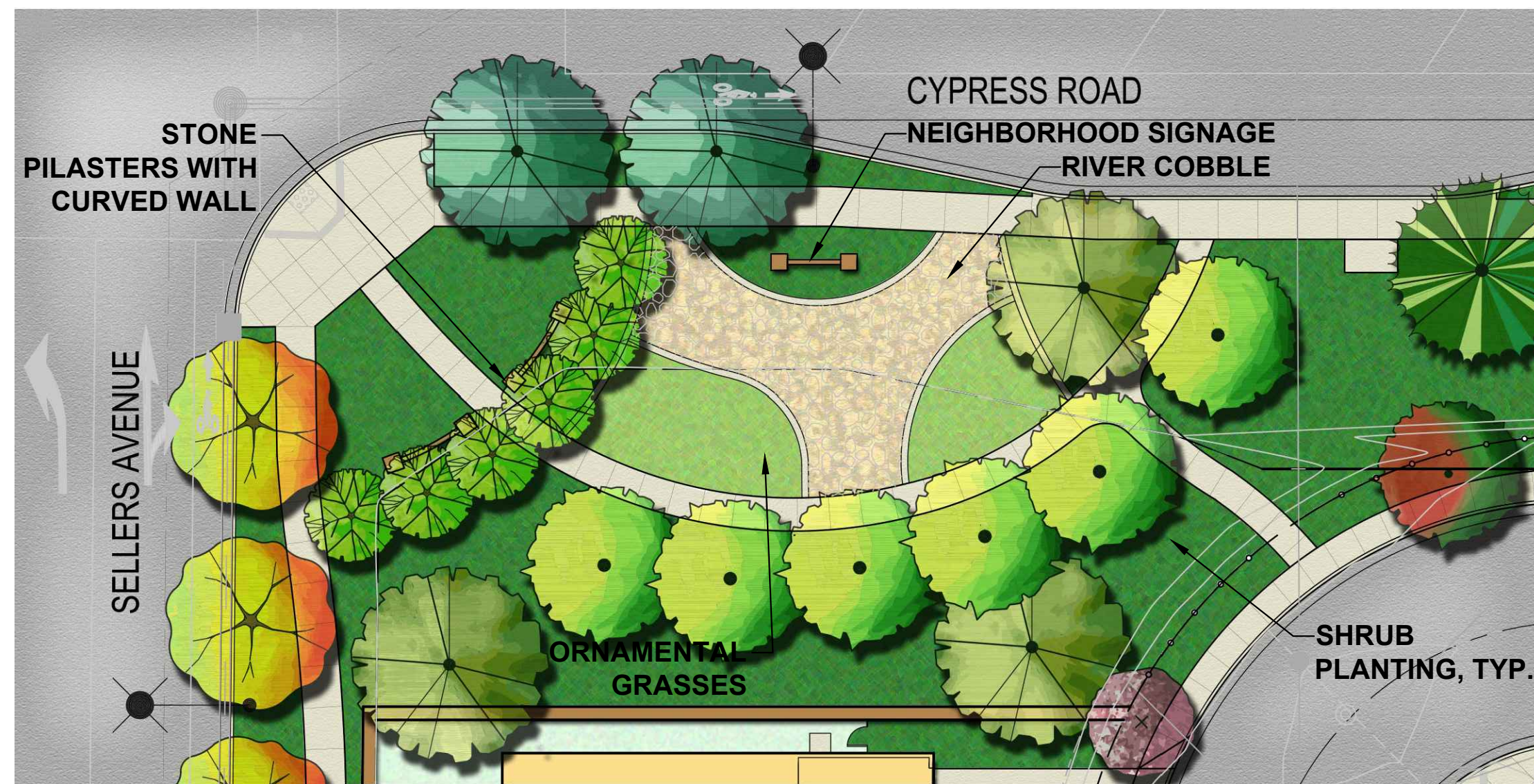
CYPRESS CROSSINGS
Oakley, California

TYPICAL LOT ENLARGEMENTS
CONCEPTUAL LANDSCAPE PLAN
MAY 2021

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

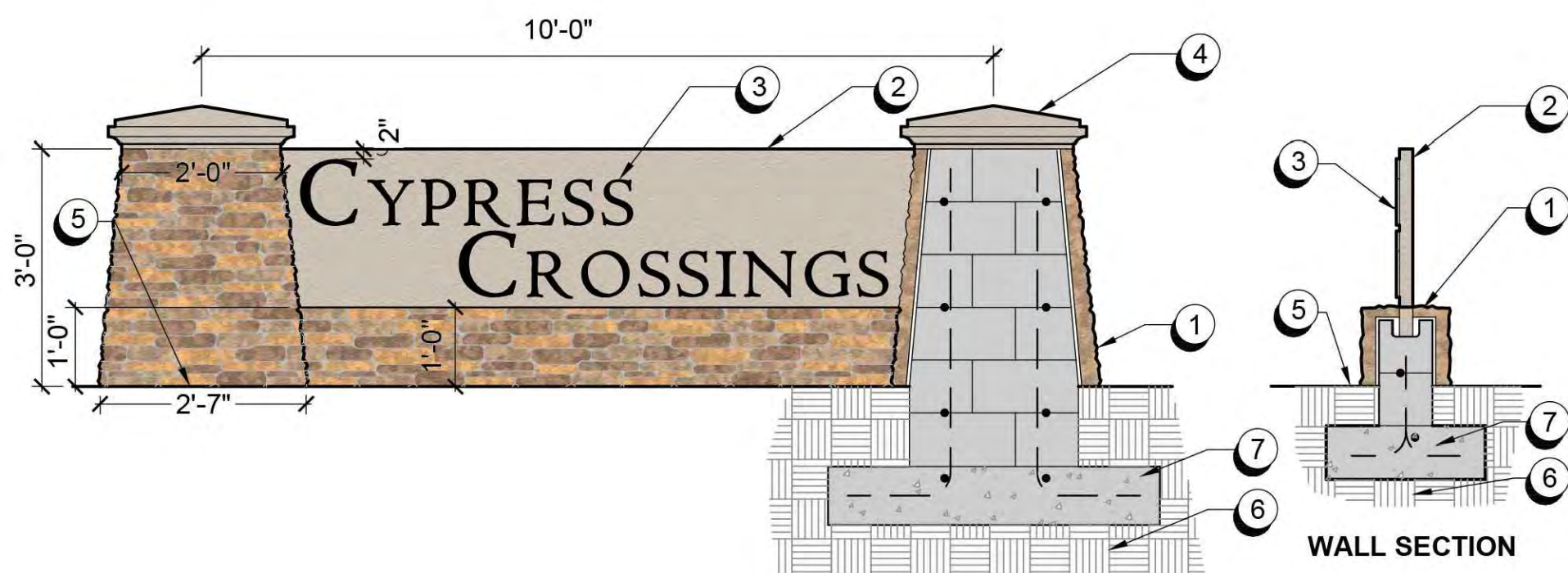
0' 5' 10' 20'
SCALE: 1" = 10'-0"
NORTH

L-2
Project No. 02321



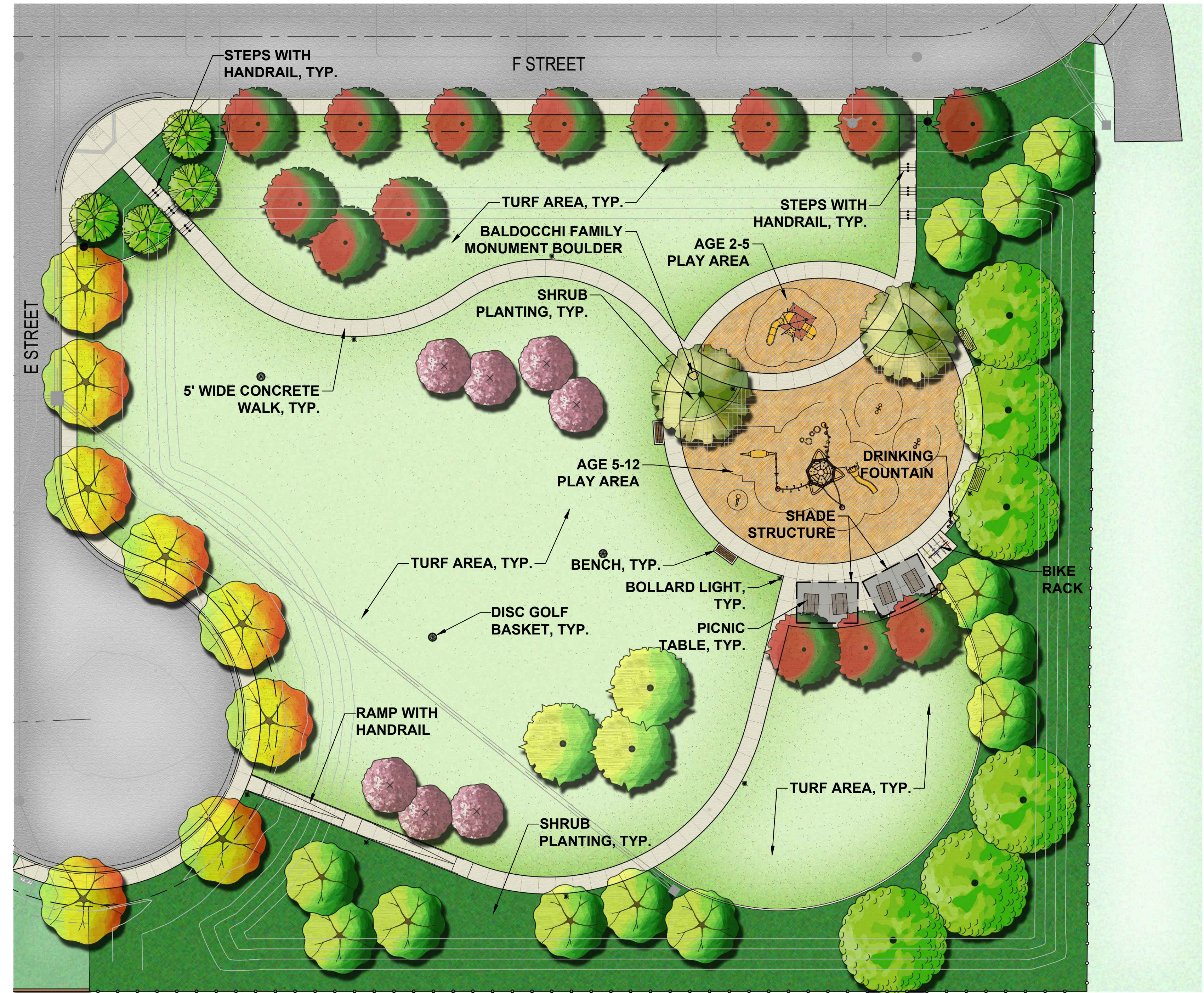
PARCEL A

- 1 STONE VENEER PILASTER & BASE WALL.
- 2 STUCCO WALL.
- 3 LASER CUT IRON LETTERING.
- 4 PRECAST CONCRETE CAP.
- 5 FINISH GRADE.
- 6 COMPACTED SUBGRADE.
- 7 CONCRETE FOOTING PER STRUCTURAL ENGINEER'S PLANS.



(A) MONUMENT SIGN
SCALE: 1/2" = 1'-0"

(B) BALDOCCHI FAMILY MONUMENT BOULDER



PARCEL B - NEIGHBORHOOD PARK

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
STREET / PARK TREES				SHRUBS			
ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	MOD	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	24" BOX	MOD	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L
CERCIS CANADENSIS STD.	EASTERN REDBUD	15 GAL	MOD	CEANOTHUS SP.	WILD LILAC	5 GAL	L
GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY)	MAIDENHAIR TREE	15 GAL	MOD	CISTUS SPP.	ROCK ROSE	5 GAL	L
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL	LOW	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	15 GAL	LOW	DIETES SPP.	FORTNIGHT LILY	1 GAL	L
PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24" BOX	LOW	GAURA LINDHEIMERI	GAURA	1 GAL	L
PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	15 GAL	MOD	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	MOD	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	V. LOW	NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L
ACCENT TREES				GROUNDCOVERS			
DODONAEA VISCOSA 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	LOW	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L
LAGERSTROEMIA INDICA X FAURIEI 'ZUNI' STD.	ZUNI CRAPE MYRTLE	15 GAL	LOW	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	M
RHAPHIOLEPIS INDICA 'MAGNIFICENT' STD.	MAGNIFICENT INDIAN HAWTHORN	15 GAL	MOD	PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GAL	L
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				CAREX FLACCA	BLUE SEDGE	1 GAL	M
				COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L
				ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L
				FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M
				HELIANthemum N. 'WISLEY PINK'	HELIANthemum N. 'WISLEY PINK'	1 GAL	M
				MYOPORUM P. 'PROSTRATUM'	CREeping MYOPORUM	1 GAL	L
				SCAEVOLA 'MAUIVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L
				STACHYS BYZANTINA	LAMBS' EARS	1 GAL	L
				WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L



(A) PICNIC TABLE



(B) BENCH



(C) SHADE STRUCTURE



(D) PLAY STRUCTURE



(E) PLANT MATERIAL



(F) ENHANCED PAVING AT ENTRY



(G) DISC GOLF



(H) SLOPED TURF AREA



(I) OPEN TURF PLAY

Cypress Crossings

North Bay Division

Project #640185

May 3, 2021



SPANISH 'A' ELEVATIONS

SCHEME 1

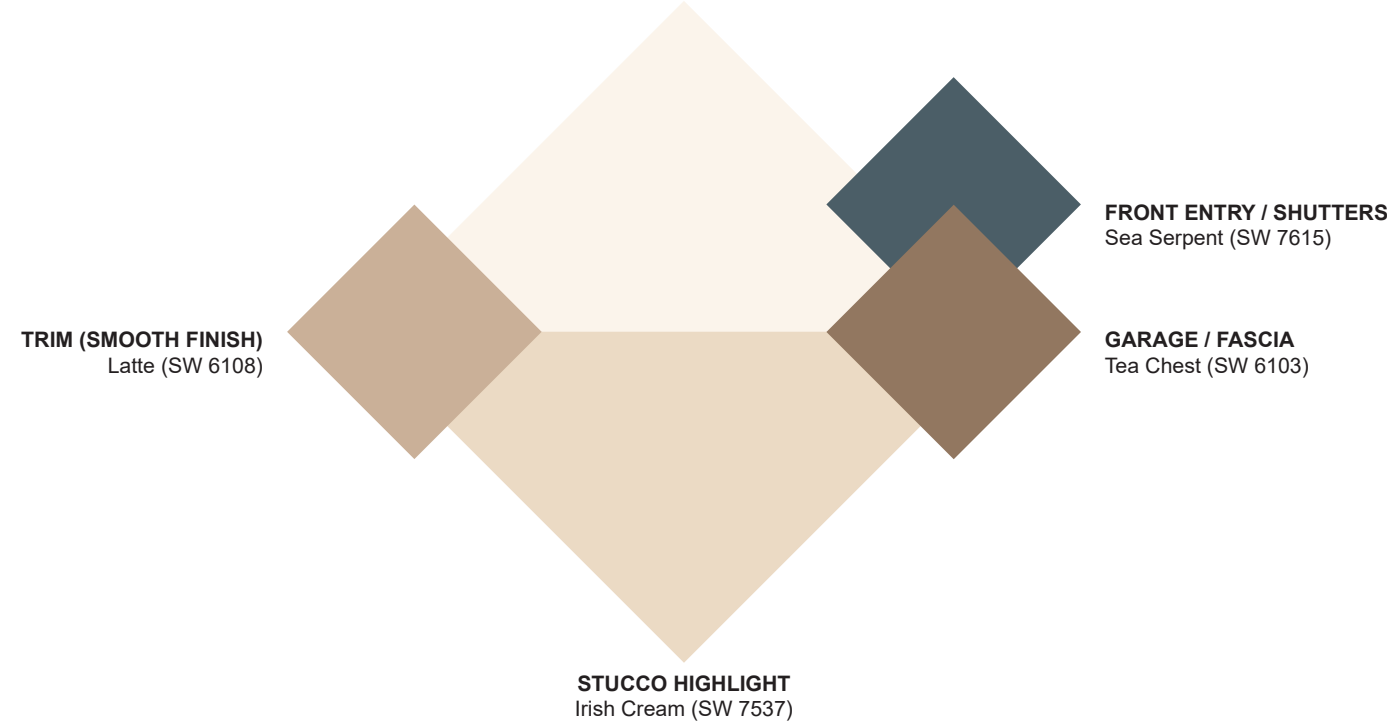


ROOF
BARCELONA California Mission Blend
1 HBCS 6464



DECO TILE
Rock Mill Tile & Stone
PD-147

STUCCO (LIGHT SAND LACE FINISH)
Cotton White (SW 7104)



FRONT ENTRY / SHUTTERS
Sea Serpent (SW 7615)

GARAGE / FASCIA
Tea Chest (SW 6103)

TRIM (SMOOTH FINISH)
Latte (SW 6108)

STUCCO HIGHLIGHT
Irish Cream (SW 7537)

SCHEME 2

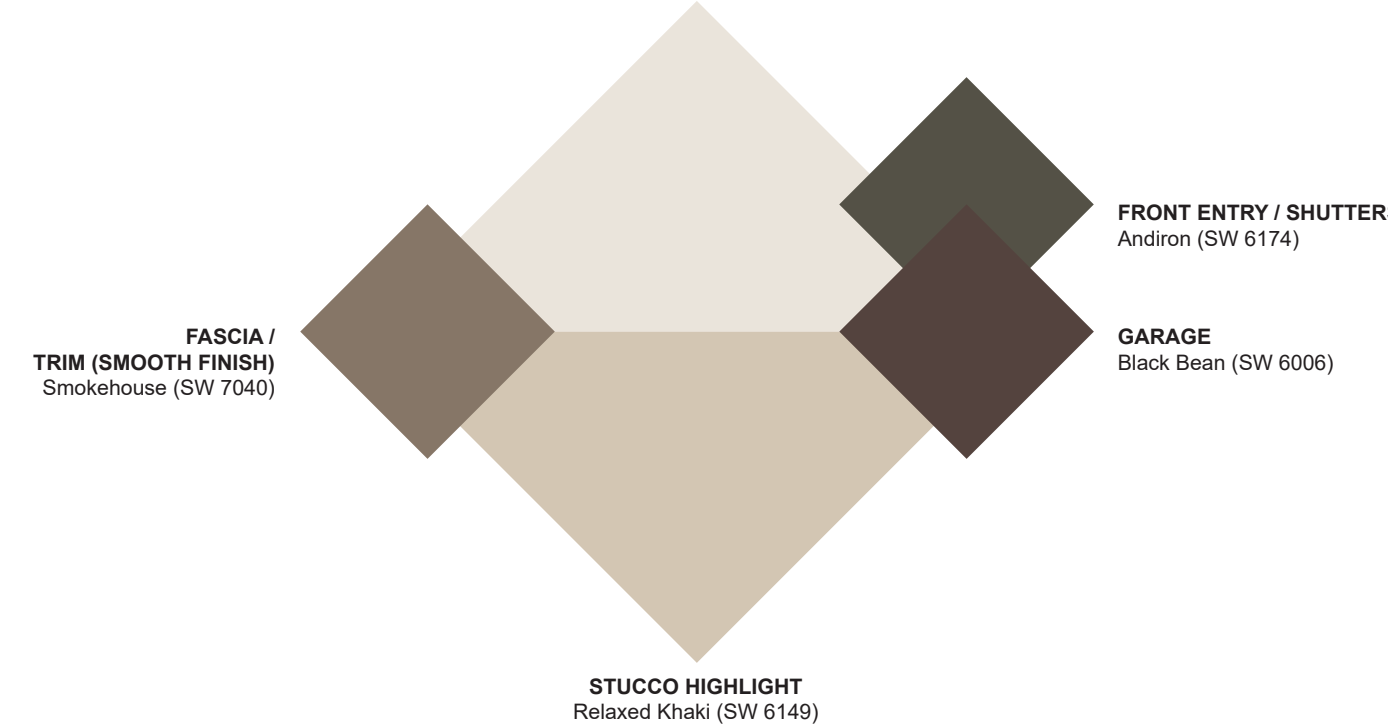


ROOF
BARCELONA Salerno Clay
1 HBCS 6330



DECO TILE
Rock Mill Tile & Stone
FD-148

STUCCO (LIGHT SAND LACE FINISH)
Aesthetic White (SW 7035)



FRONT ENTRY / SHUTTERS
Andiron (SW 6174)

GARAGE
Black Bean (SW 6006)

FASCIA / TRIM (SMOOTH FINISH)
Smokehouse (SW 7040)

STUCCO HIGHLIGHT
Relaxed Khaki (SW 6149)

SCHEME 3

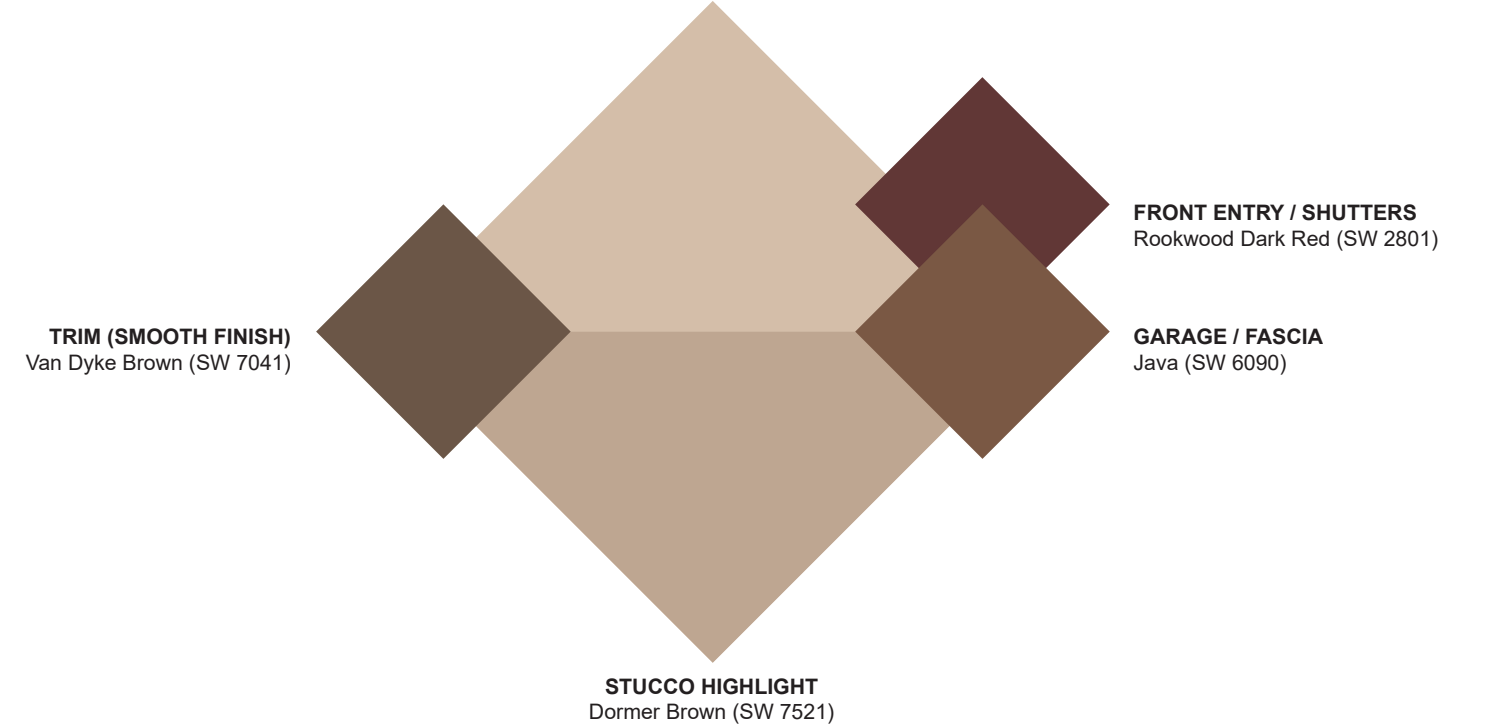


ROOF
BARCELONA Verona Clay
1 HBCS 7330



DECO TILE
Rock Mill Tile & Stone
FD-207A

STUCCO (LIGHT SAND LACE FINISH)
Nomadic Desert (SW 6107)



FRONT ENTRY / SHUTTERS
Rookwood Dark Red (SW 2801)

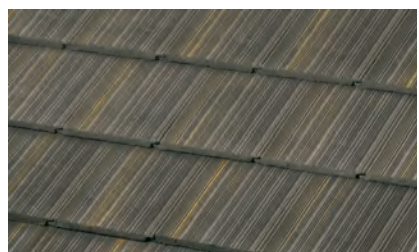
GARAGE / FASCIA
Java (SW 6090)

TRIM (SMOOTH FINISH)
Van Dyke Brown (SW 7041)

STUCCO HIGHLIGHT
Dorner Brown (SW 7521)

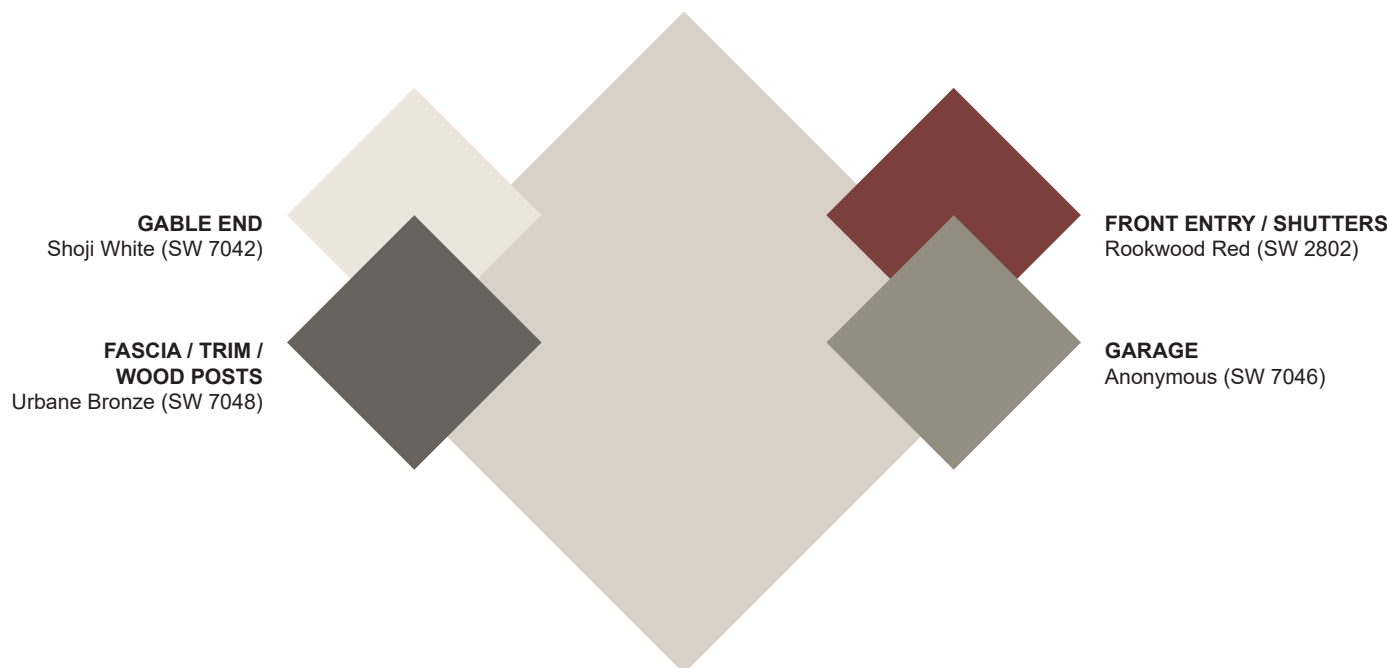
CRAFTSMAN 'B' ELEVATIONS

SCHEME 4



ROOF
SHAKE Brown Blend
1 FBFCF 3233

STUCCO
Worldly Gray (SW 7043)



FRONT ENTRY / SHUTTERS
Rookwood Red (SW 2802)

GARAGE
Anonymous (SW 7046)

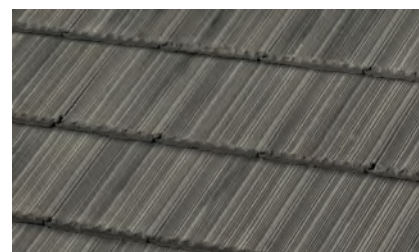
FASCIA / TRIM / WOOD POSTS
Urbane Bronze (SW 7048)

GABLE END
Shoji White (SW 7042)

STONE
COUNTRY LEDGESTONE
Eucalyptus

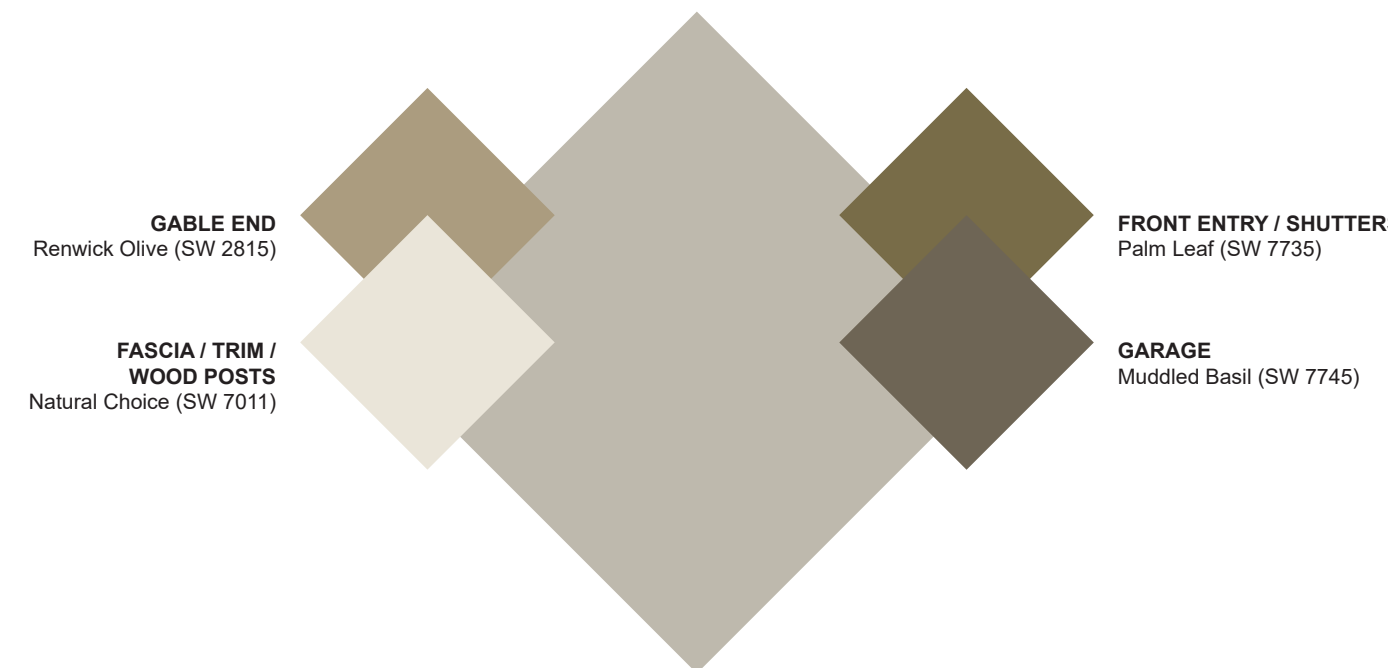


SCHEME 5



ROOF
SHAKE Dark Ash
1 FBFCF 5139

STUCCO
Chatroom (SW 6171)



FRONT ENTRY / SHUTTERS
Palm Leaf (SW 7735)

GARAGE
Muddled Basil (SW 7745)

FASCIA / TRIM / WOOD POSTS
Natural Choice (SW 7011)

GABLE END
Renwick Olive (SW 2815)

STONE
LIMESTONE
Bucks Country

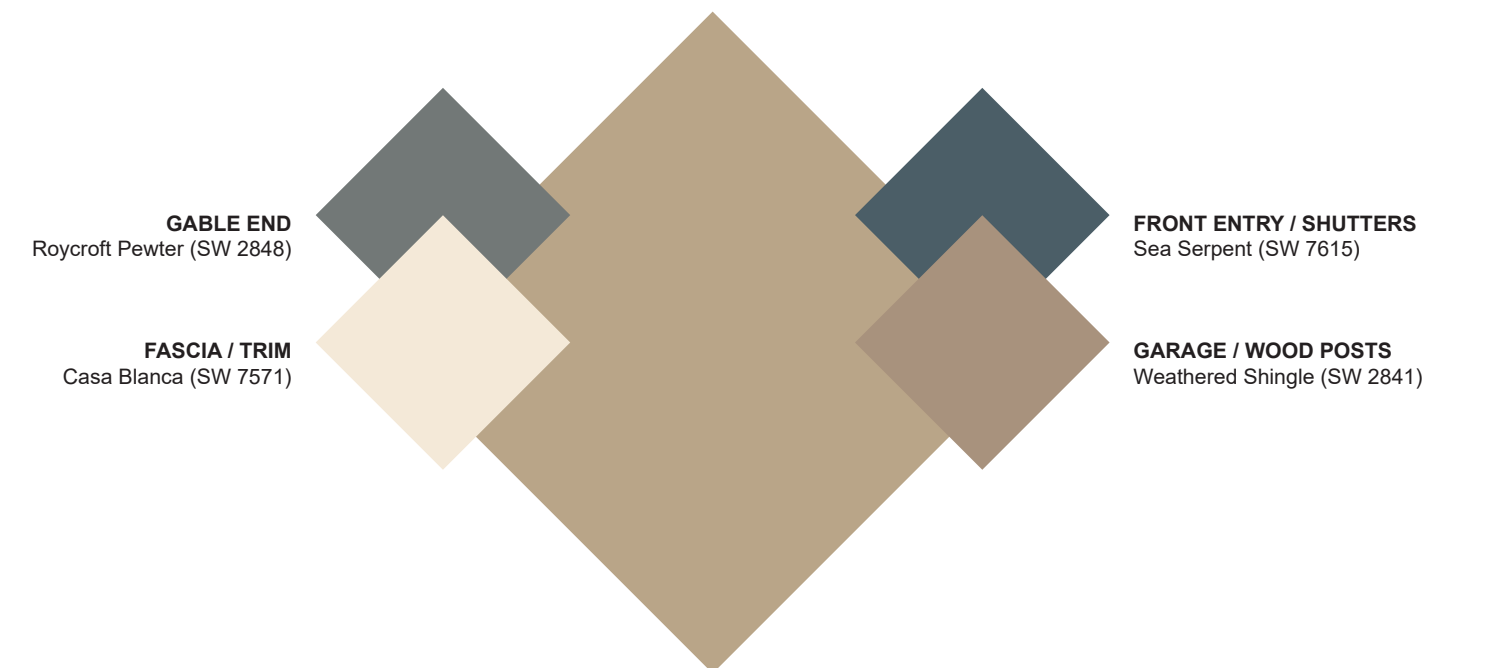


SCHEME 6



ROOF
SHAKE Shadow Grey
1 FBFCF 5225

STUCCO
Roycroft Suede (SW 2842)



FRONT ENTRY / SHUTTERS
Sea Serpent (SW 7615)

GARAGE / WOOD POSTS
Weathered Shingle (SW 2841)

FASCIA / TRIM
Casa Blanca (SW 7571)

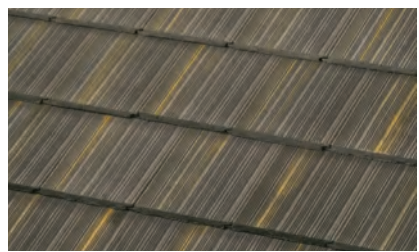
GABLE END
Roycroft Pewter (SW 2848)

STONE
COUNTRY LEDGESTONE
Grand Mesa



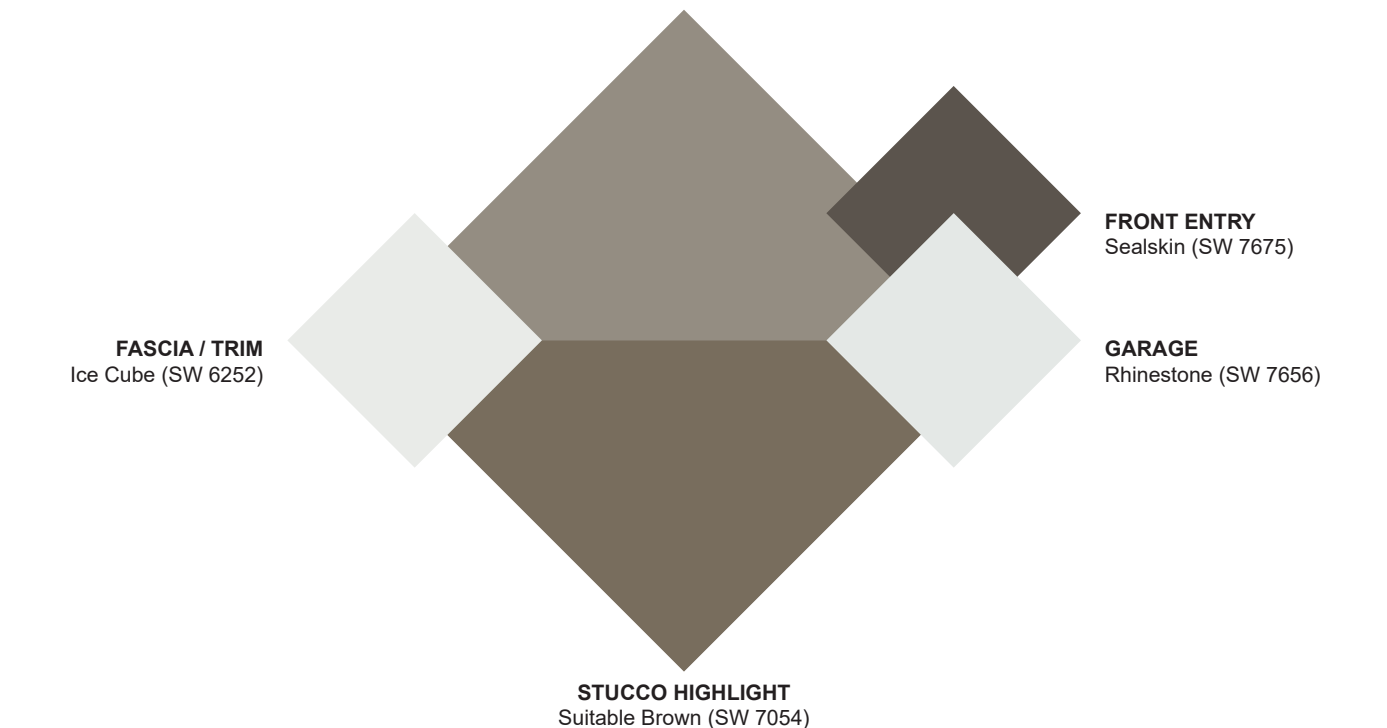
PRAIRIE 'C' ELEVATIONS

SCHEME 7



ROOF
SHAKE Brown Blend
1 FBFCJ 3233

STUCCO
Anonymous (SW 7046)



FRONT ENTRY
Sealskin (SW 7675)

GARAGE
Rhinstone (SW 7656)

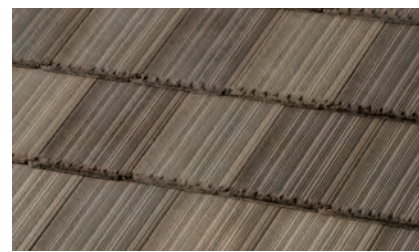
FASCIA / TRIM
Ice Cube (SW 6252)

STUCCO HIGHLIGHT
Suitable Brown (SW 7054)

BRICK
USED BRICK
High Desert



SCHEME 8



ROOF
SHAKE Charcoal Brown Blend
1 FBFCJ 1132

STUCCO
Elder White (SW 7014)



FRONT ENTRY
Red Theatre (SW 7584)

GARAGE
Tony Taupe (SW 7038)

FASCIA
Urbane Bronze (SW 7048)

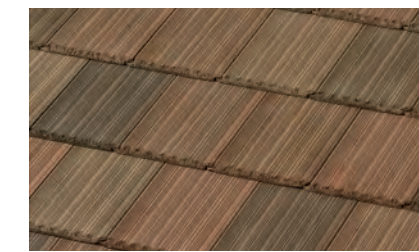
TRIM
Anonymous (SW 7046)

STUCCO HIGHLIGHT
Mindful Gray (SW 7016)

BRICK
HANDMADE BRICK
Antique Red

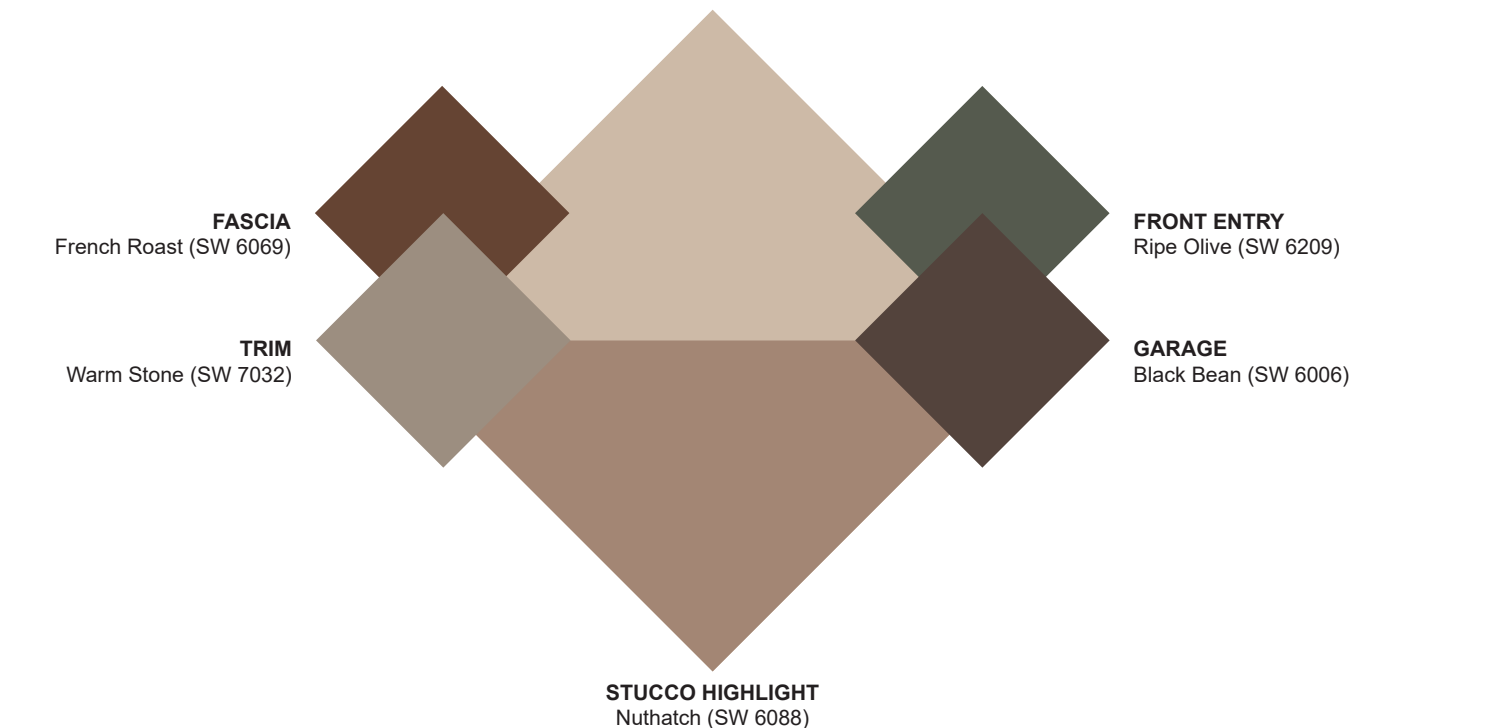


SCHEME 9



ROOF
SHAKE Toffee
1 FBFCJ 0007

STUCCO
Antler Velvet (SW 9111)



FRONT ENTRY
Ripe Olive (SW 6209)

GARAGE
Black Bean (SW 6006)

FASCIA
French Roast (SW 6069)

TRIM
Warm Stone (SW 7032)

STUCCO HIGHLIGHT
Nuthatch (SW 6088)

BRICK
USED BRICK
High Desert



Cypress Crossings

North Bay Division

Project #640185

May 3, 2021



SPANISH 'A' ELEVATIONS

MATERIAL	MFR	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO (LIGHT SAND LACE FINISH)	SHERWIN-WILLIAMS	Cotton White (SW 7104)	Aesthetic White (SW 7035)	Nomadic Desert (SW 6107)
STUCCO HIGHLIGHT	SHERWIN-WILLIAMS	Irish Cream (SW 7537)	Relaxed Khaki (SW 6149)	Dormer Brown (SW 7521)
FASCIA	SHERWIN-WILLIAMS	Tea Chest (SW 6103)	Smokehouse (SW 7040)	Java (SW 6090)
TRIM (SMOOTH FINISH)	SHERWIN-WILLIAMS	Latte (SW 6108)	Smokehouse (SW 7040)	Van Dyke Brown (SW 7041)
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Sea Serpent (SW 7615)	Andiron (SW 6174)	Rookwood Dark Red (SW 2801)
GARAGE	SHERWIN-WILLIAMS	Tea Chest (SW 6103)	Black Bean (SW 6006)	Java (SW 6090)
DECO TILE	ROCK MILL TILE & STONE	FD-147	FD-148	FD-207A
ROOF	BORAL ROOFING	1 HBCS 6464	1 HBCS 6330	1 HBCS 7330
	BARCELONA	California Mission Blend	Salerno Clay	Verona Clay

CRAFTSMAN 'B' ELEVATIONS

MATERIAL	MFR	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SHERWIN-WILLIAMS	Worldly Gray (SW 7043)	Chatroom (SW 6171)	Roycroft Suede (SW 2842)
GABLE END	SHERWIN-WILLIAMS	Shoji White (SW 7042)	Renwick Olive (SW 2815)	Roycroft Pewter (SW 2848)
FASCIA / TRIM	SHERWIN-WILLIAMS	Urbane Bronze (SW 7048)	Natural Choice (SW 7011)	Casa Blanca (SW 7571)
WOOD POSTS	SHERWIN-WILLIAMS	Urbane Bronze (SW 7048)	Natural Choice (SW 7011)	Weathered Shingle (SW 2841)
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Rookwood Red (SW 2802)	Palm Leaf (SW 7735)	Sea Serpent (SW 7615)
GARAGE	SHERWIN-WILLIAMS	Anonymous (SW 7046)	Muddled Basil (SW 7745)	Weathered Shingle (SW 2841)
ROOF	BORAL ROOFING	1 FBCF 3233	1 FBCF 5139	1 FBCF 5225
	SHAKE	Brown Blend	Dark Ash	Shadow Grey
STONE	CULTURED STONE	COUNTRY LEDGESTONE Eucalyptus	LIMESTONE Bucks Country	COUNTRY LEDGESTONE Grand Mesa

PRAIRIE 'C' ELEVATIONS

MATERIAL	MFR	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	SHERWIN-WILLIAMS	Anonymous (SW 7046)	Eider White (SW 7014)	Antler Velvet (SW 9111)
STUCCO HIGHLIGHT	SHERWIN-WILLIAMS	Suitable Brown (SW 7054)	Mindful Gray (SW 7016)	Nuthatch (SW 6088)
FASCIA	SHERWIN-WILLIAMS	Ice Cube (SW 6252)	Urbane Bronze (SW 7048)	French Roast (SW 6069)
TRIM	SHERWIN-WILLIAMS	Ice Cube (SW 6252)	Anonymous (SW 7046)	Warm Stone (SW 7032)
FRONT ENTRY	SHERWIN-WILLIAMS	Sealskin (SW 7675)	Red Theatre (SW 7584)	Ripe Olive (SW 6209)
GARAGE	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Tony Taupe (SW 7038)	Black Bean (SW 6006)
ROOF	BORAL ROOFING	1 BCCS 6169	1 FBCJ 1132	1 FBCJ 0007
	SHAKE	Casa Grande Blend	Charcoal Brown Blend	Toffee
BRICK	CULTURED BRICK	USED BRICK High Desert	HANDMADE BRICK Antique Red	USED BRICK High Desert