



STAFF REPORT

Date: April 28, 2015
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelow, Senior Planner
Subject: Emerson Ranch Neighborhood 6 Work Session

Approved and forwarded to City Council

Bryan H. Montgomery, City Manager

Summary

This is a work session on an application submitted by Mike Evans of DeNova Homes ("Applicant") requesting approval of Emerson Ranch Neighborhood 6, including 1) a General Plan Amendment to designate approximately 16 acres of an existing approximately 25 acre undeveloped commercial site from "Commercial" to "Multi-Family, Low", 2) a Rezone to amend a Planned Development (P-1) District, 3) a Vesting Tentative Map to subdivide approximately 16 acres into 105 single family lots with associated improvements, and 4) a Final Development Plan for the portion of the P-1 District modified by the tentative map.

Since this is a work session, there are no draft findings, conditions of approval, or Staff recommendation for approval or denial, and hence, no process to approve or deny the project. The purpose of this Work Session is to encourage discussion on the proposed project.

Background

Emerson Ranch Subdivision Approvals

City Council approval of the Emerson Ranch Subdivision occurred in September of 2010. That project approval included 567 single family dwelling units, an approximately 24-acre commercial site, a neighborhood park, stormwater pond, trails, and design review of homes, walls and landscaping within the 140-acre Emerson Ranch. In May of 2013, per the request of a new developer (Brookfield Homes), the City Council approved an amendment to the Final Development Plan (See Figure 1) along with updated home design review. That approval included minor changes to internal road circulation and the typical lot sizes and setbacks in Neighborhoods 1, 2, 3 and 5; removal of the "Z" lot design from the original plan; relocation of the lots adjacent to the park; and other minor changes to lot layout and common landscaped areas. The total lot number, ingress and egress locations, general circulation, park location, and overall density of the project remained the same.

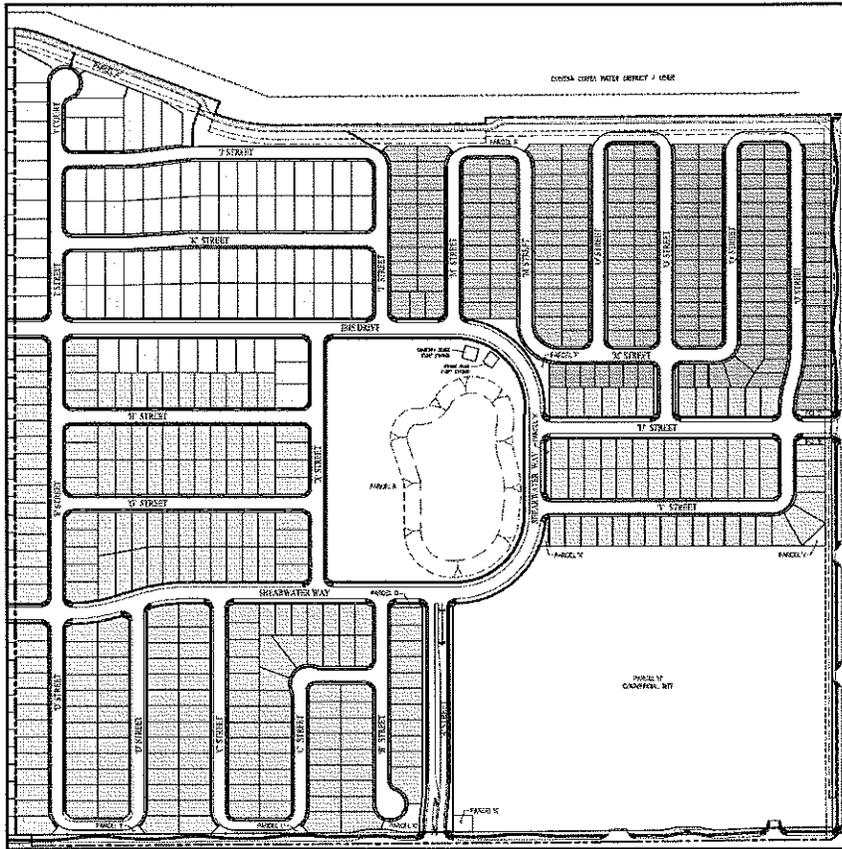


Figure 1.

Approved Final Development Plan showing the 5 neighborhoods, street layout, park, pond, and commercial site.

Commercial Site General Plan Designation History

Prior to adoption of the Emerson Ranch Subdivision in 2010, there were approximately 12 acres of commercially designated land split between the Emerson Ranch and Gilbert Ranch (located directly east, across Sellers Avenue and approved as Vesting Tentative Map 9033) properties. The General Plan Amendment approved with the Emerson Ranch Vesting Tentative Map combined the commercial acreage onto the Emerson property and enlarged it to approximately 24 acres.

Original Apartment Alternative Not Approved

As part of the original Emerson Ranch Subdivision 9032 application, the Environmental Impact Report ("EIR") (including the Draft and Final EIRs and Partially Recirculated EIR), included the following project alternatives analyses: No Project/No Development Alternative; Minimum Density Clustered Development Alternative; All Residential Alternative; On-Site School Alternative; and Apartment and Commercial Alternative ("apartment alternative"). The City Council certified the EIR with the proposed project, thereby not approving any of the project alternatives.

The apartment alternative would have allowed 12 acres of the approximately 24 acre commercial site to be developed as an apartment complex in the event development of the commercial center was unsuccessful. Given the lack of established criteria and thresholds in that proposal, the City Council introduced the project's rezone ordinance (P-1 District) in

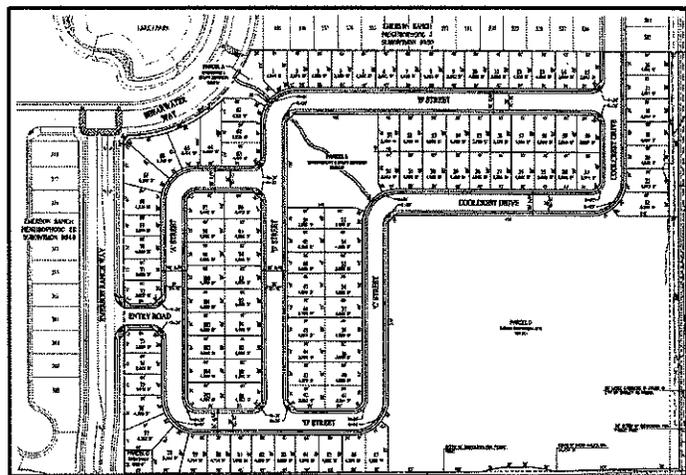
2010, and made findings to delete the apartment alternative as a permitted use and delete the apartment site plan and references in the Planned Development ("PD") Plan and Design Review packet. In order to acknowledge the applicant's concern that development of the entire commercial acreage may be not feasible, language was added allowing reconsideration of the apartment alternative no sooner than March of 2013. Prior to the proposed project, an application for reconsideration had not been proposed.

Proposed Project

What is being proposed?

The area of land associated with the proposed project lies within the existing approved Emerson Ranch Subdivision. Specifically, the land is currently a part of the approximately 25 acres of "Commercial" designated land located in the southeast corner of the subdivision at the northwest corner of Sellers Avenue and East Cypress Road (See Figure 2). The proposed project would occupy a majority of the eastern and northern portion of that land, leaving approximately eight acres (after road dedication) of commercial land in the southeast corner of the Emerson Ranch Subdivision.

Figure 2.



The applicant is proposing to amend the General Plan designation on approximately 16 of the approximately 25 acres of the "Commercial" designated land to "Multi-Family, Low" (maximum gross density of 9.6 dwelling units per acre) and then subdivide those approximate 16 acres into 105 single family residences (resulting in 6.56 dwelling units per acre). If approved, the available space for commercial development would be reduced from approximately 25 acres to approximately eight acres and the number of single family residential units within the Emerson Ranch Subdivision would increase from 567 to 672 dwelling units.

How does this compare to what is currently approved in Emerson Ranch?

The Emerson Ranch Subdivision currently has five residential "neighborhoods", each with different average lot sizes, specific development regulations, and house plans and architecture. The proposed project would create a sixth residential neighborhood. Comparisons of the existing and proposed neighborhoods are in Table 1, below:

Table 1. Summary of Existing and Proposed Emerson Neighborhoods

	Number of Lots	Min. Lot Width (ft.)	Typical Lot Depth (ft.)	Average Lot Size (sq. ft.)	Min. Side Yard Setbacks (ft.)
Neighborhood 1 (Merritt)	97	60	100	6,780	5 and 5
Neighborhood 2 (Laurel)	221	48	100	5,428	5 and 5
Neighborhood 3 (Orchard)	86	43	85	3,970	5 and 5
Neighborhood 4 (un-named)	60	40	90	4,940	5 and 5
Neighborhood 5 (Willow)	103	44	72	3,400	5 and 5
Proposed Neighborhood 6	105	45	80	4,065	Not Specified

For the sake of comparison, the proposed Neighborhood 6 would rank fourth out of six in average lot sizes (Neighborhood 1 being the largest). The combined average lot size of Neighborhoods 1-5 calculates out to approximately 5,018 square feet per lot. With the addition of Neighborhood 6, as proposed, the combined average lot size would calculate out to approximately 4,869 square feet per lot. This means Neighborhood 6 would have an average lot size of approximately 950 square feet less than the existing approved combined average lot size, and impact that existing combined average lot by reducing it approximately 150 square feet per lot.

Changes to Subdivision Layout

As proposed, the General Plan Amendment proposed as part of Emerson Ranch Neighborhood 6 would essentially “shrink” the commercial area down into the southeast corner of the subdivision by pushing the commercial site’s western boundary further east, and its northern boundary further south. Residential streets would border a majority of the west and north edges of the commercial site. This results in a change from the approved layout, which had the subdivision entry street off of East Cypress Road bordering the western edge of the commercial site, and the rear yards of approximately 15 homes bordering the northern edge of the commercial site (See Figure 1). As proposed, the side yards of two homes would border the commercial site. One of those two homes, along with nine additional homes would back up to East Cypress Road, and the other home, along with six additional homes would back on Sellers Avenue (See Figure 2).

In regards to internal circulation, the proposed project would create an additional street off of the subdivision entry street. That 3-way intersection would be located approximately 300 feet north of East Cypress Road. Also, an existing street curve that created three pie shaped lots within Neighborhood 4 would be punched through in order to provide access to the northern portion of Neighborhood 6.

Proposed Home Designs

On April 16, 2015, DeNova Homes submitted an application for Design Review of the homes to be proposed as part of Emerson Neighborhood 6. Staff has not had adequate time to analyze the proposed homes or Development Plan, but the applicant has requested the plans be included in this work session to aid in discussion to which Staff has agreed.

Work Session Discussion

Why a Work Session?

In general, a work session environment allows for less formal discussion and potentially more open dialogue than a formal public hearing setting. Specifically, over the past couple of years, three of the neighborhoods within Emerson Ranch Subdivision have been the subject of proposed design review applications for house designs, landscaping, street trees, and other design related aspects of the development. When the design review for Neighborhood 3 (Orchard) was brought to public hearing, the Council asked questions related to the smaller lot sizes (average 3,970 square feet). Staff's response included a brief explanation of P-1 (Planned Development) Districts, and how they may contain development regulations (e.g. minimum lot size, setbacks, building height) specific to a given project to allow for smaller lots (smaller than the conventional R-6 District, which is 6,000 square feet minimum) in order to achieve General Plan gross densities when a project includes other amenities (in this case a park, stormwater pond and trails). Also, as a formality, the formerly approved vesting tentative map included the lots at their respective sizes. During the hearing for Neighborhood 3, Staff announced that there were two additional neighborhoods that would eventually have design review presented at a public hearing, and that those neighborhoods also had smaller lots. The proposed project is not one of those previously approved neighborhoods and is not the part of a previously approved vesting tentative map.

Since, 1) Emerson Neighborhood 6 is not a part of the existing approved vesting tentative map, 2) these small lots have not previously been approved, and 3) the applicant is seeking to amend the General Plan Land Use diagram to accommodate them, Staff felt it best to present this item in a less formal setting to allow the Council to ask questions of the applicant and as to the underlying reasons for requesting less commercial area and more small lot single family homes. The desired outcome is to allow the applicant to present the project in more depth to the Council than what is normal for a public hearing, and allow the Council to seek dialogue while not being presented with a legislative and land use entitlement decision.

Ideas for Discussion

The Council may choose to discuss or ask questions regarding any details of the proposed project. In addition to any topics that may arise, Staff suggests the following potential topics for discussion:

- What, if any, are the long-term impacts of reducing the amount of vacant available acreage of Commercial designated land in the East Cypress Road/Corridor area?

Currently, there are approximately 65 acres of vacant "commercial" land east of the railroad tracks and within the City of Oakley. Approximately, 40 of those acres are located within the East Cypress Corridor Specific Plan, and there is an option to allow 20 of those acres to be developed with residences rather than commercial square footage, potentially resulting in a total of approximately 45 acres of vacant commercial land. At build out, the approved tentative maps on East Cypress Road and planned new units in the East Cypress Corridor, including Summer Lake South, could provide approximately 5,700 new residences.

- Is there a community benefit achieved by adding additional small-lot residential units to Emerson Ranch that were not anticipated with the original P-1 District?

The purpose of a P-1 District is to allow diversification in the relationship of various uses, buildings, structures, lot sizes and open spaces to ensure compatibility, with surrounding land uses, and to ensure substantial compliance with the General Plan and the intent of the Municipal Code in requiring adequate standards necessary to satisfy the requirements of the public health, safety and general welfare.

- Are there other desirable layout designs (streets, lots, etc.), densities, lot sizes, or land uses that could replace a portion of the Commercial land, or is the existing commercial land use preferred?

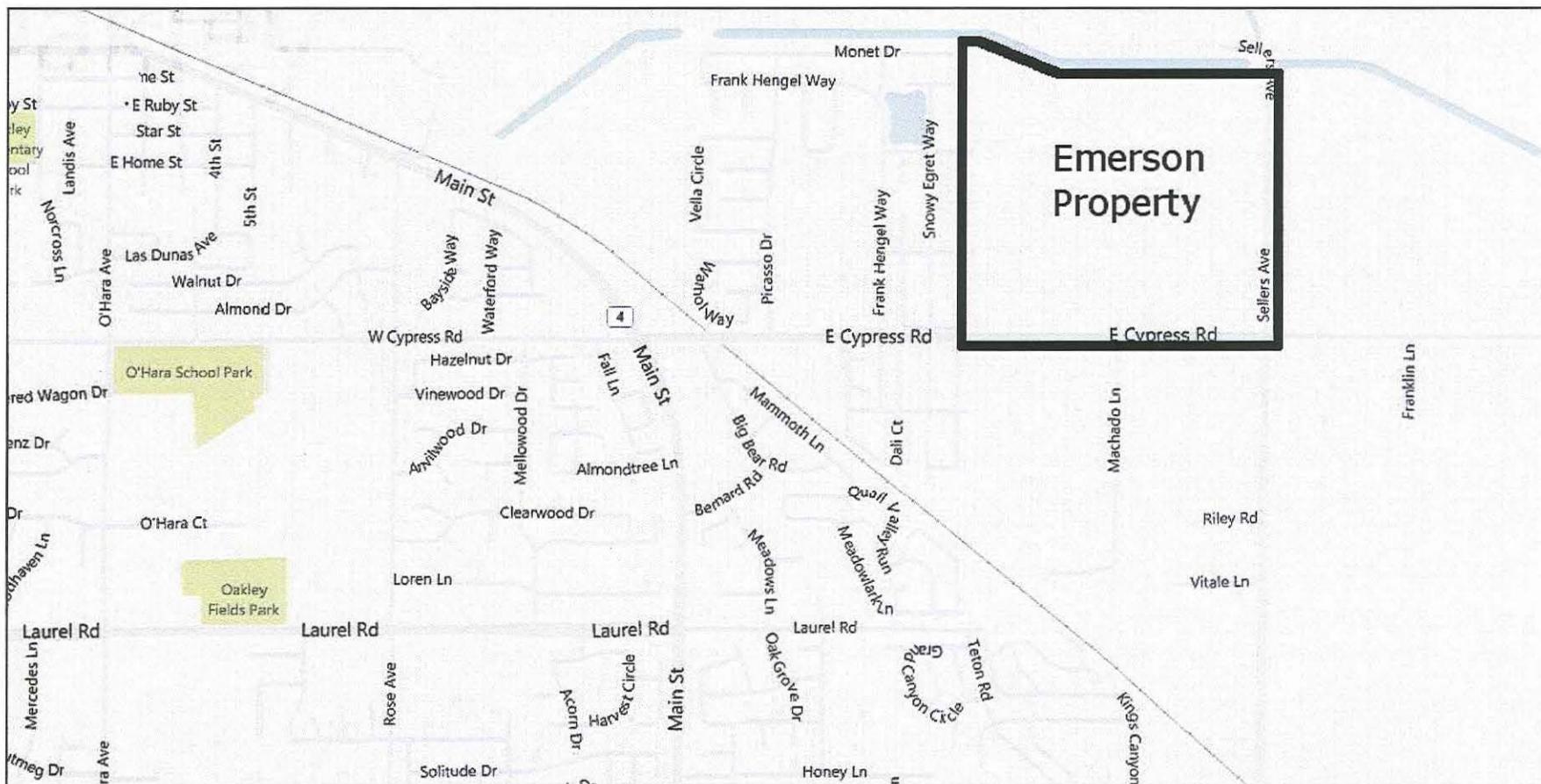
Recommendation

City Council receive the Staff Report and conduct a work session on the proposed project.

Attachments

1. Vicinity Map
2. Approved Emerson Ranch Subdivision 9032 Final Development Plan
3. Applicant's Plans (Proposed Vesting Tentative Map, Development Plan, Design Review of Homes)

Vicinity Map Emerson Property Project

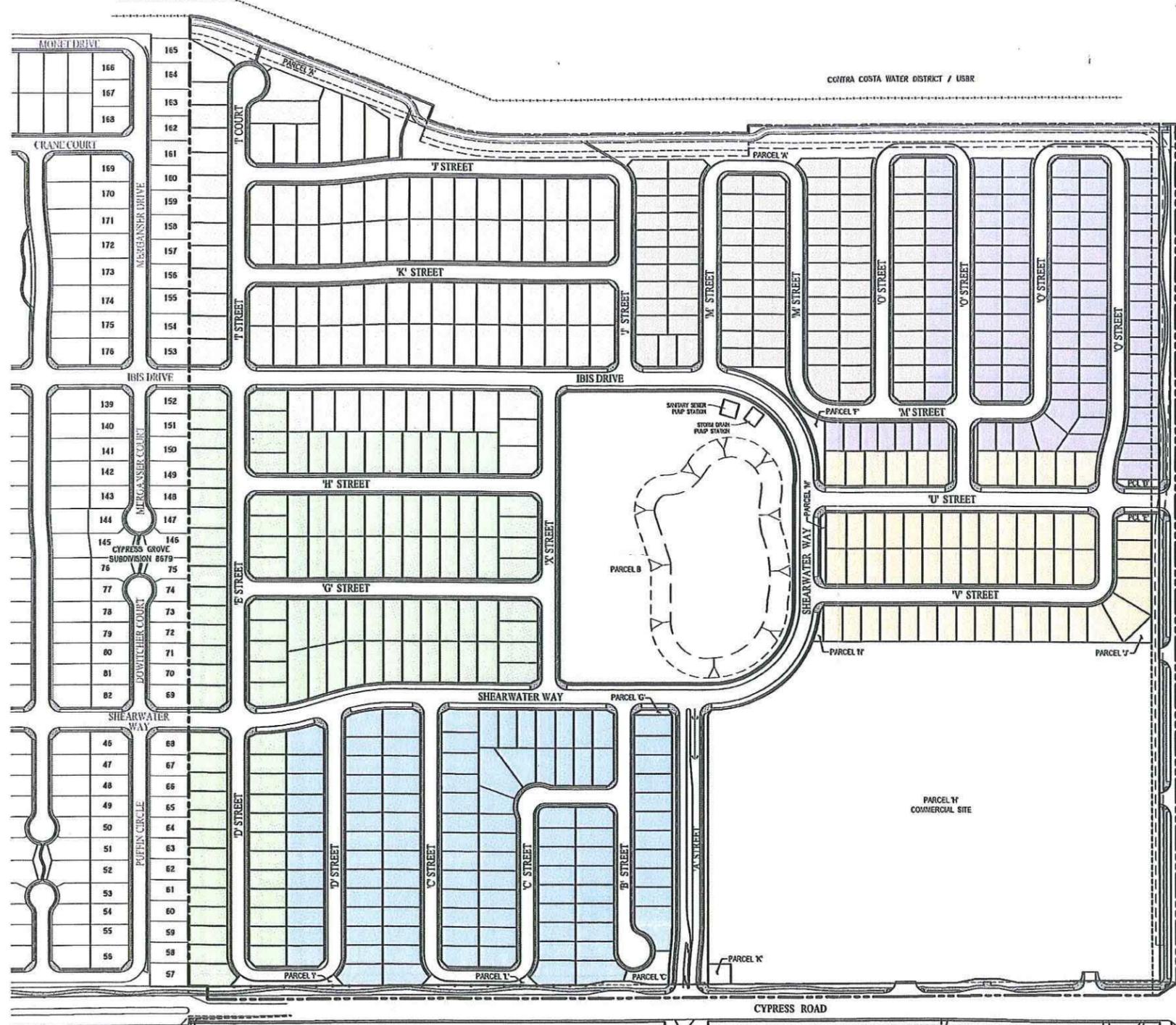


Source: Bing Maps

CITY OF OAKLEY
Community Development Dept

APR 26 2013

PLANNING DIVISION
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	TYPICAL LOT SIZE	# LOTS	AVG. LOT AREA (SF)
NEIGHBORHOOD 1	60' x 100'	97	6,780
NEIGHBORHOOD 2A	(48',50',52') x 100'	117	5,550
NEIGHBORHOOD 2B	(48',50',52') x 100'	104	5,290
NEIGHBORHOOD 3	45' x 85'	86	3,970
NEIGHBORHOOD 4	50' x 90'	60	4,940
NEIGHBORHOOD 5	45' x 72'	103	3,400
TOTAL		567	5,020

The Planned Development (P-1) zone district shall have the following standards:

- Neighborhood 1 (60' x 100' Typical)**
 - Minimum lot area: 6,000 square feet;
 - Minimum lot frontage: 60' at the front property line;
 - Minimum front yard setback: 20' to garage, 15' to any living space, 15' to any porches, and 15' to side loaded garages, all measured perpendicular to the structure;
 - Minimum side yard setback: 5' minimum, sum of both sides 10', corner lots shall maintain a street side yard setback of 10';
 - Projections subject to OMC 9.1.112(g);
 - Minimum rear yard: 15'.
 - Neighborhood 2A & 2B (48' & 50' & 52' x 100' Typical)**
 - Minimum lot area: 4,600 square feet;
 - Minimum lot frontage: 48' at the front property line;
 - Minimum front yard setback: 20' to garage, 15' to any living space, 10' to any porches, and 15' to side loaded garages, all measured perpendicular to the structure;
 - Minimum side yard setback: 5' minimum, sum of both sides 10', corner lots shall maintain a street side yard setback of 10';
 - Projections subject to OMC 9.1.112(g);
 - Minimum rear yard: 15'.
 - Neighborhood 3 (45' & 45' x 85' Typical)**
 - Minimum lot area: 3,655 square feet;
 - Minimum lot frontage: 45' at the front property line;
 - Minimum front yard setback: 20' to garage, 15' to any living space or side loaded garage, and 10' to any porches, all measured perpendicular to the structure;
 - Minimum side yard setback: 5' minimum, sum of both sides 10', corner lots shall maintain a street side yard setback of 10';
 - Projections subject to OMC 9.1.112(g);
 - Minimum rear yard: 15'.
 - Neighborhood 4 (50' & 45' & 50' & 55' x 90' Typical)**
 - Minimum lot area: 3,600 square feet;
 - Minimum lot frontage: 40' at the front property line;
 - Minimum front yard setback: 20' to garage, 15' to any living space, side loaded garage, and 10' to any porches, all measured perpendicular to the structure;
 - Minimum side yard setback: 5' minimum, sum of both sides 10', corner lots shall maintain a street side yard setback of 10';
 - Projections subject to OMC 9.1.112(g);
 - Minimum rear yard: 15'.
 - Neighborhood 5 (45' x 72' Typical)**
 - Minimum lot area: 3,150 square feet;
 - Minimum lot frontage: 44' at the front property line;
 - Minimum front yard setback: 20' to garage, 15' to side loaded garage, 10' to any living space, and 5' to any porches, all measured perpendicular to the structure;
 - Minimum side yard setback: 5' minimum for interior typical side, sum of both sides 10', corner lots shall maintain a street side yard setback of 10';
 - Projections subject to OMC 9.1.112(g);
 - Minimum rear yard: 10'.
- All Neighborhoods**
- Any lot with a front lot line where at least 50% of its length is concave, shall have a minimum lot frontage equal to half of the applicable neighborhood's minimum lot frontage (i.e. A lot in Neighborhood 1 is in the back of a cul-de-sac and its entire front lot line is concave. The minimum length of that lot frontage would be 30', rather than 60')
 - The lot frontage for any corner lot, where the front and/or side yard lot lines are angled before intersecting, will be measured from the interior side and front lot line intersection to a point where the front and corner side lot lines would intersect if one or both were not angled.

GILBERT
032-081-016
SUBDIVISION 9033

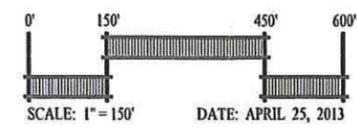
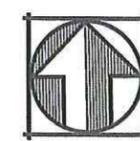
APPROVED

MAY 24 2013

COMMUNITY DEVELOPMENT DEPT

EMERSON RANCH FINAL DEVELOPMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

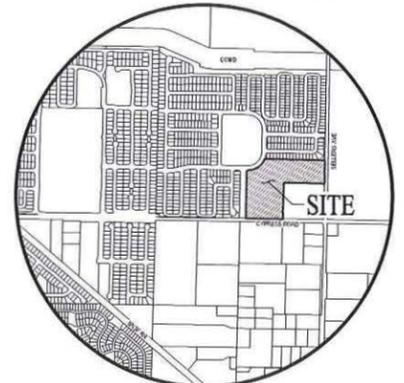
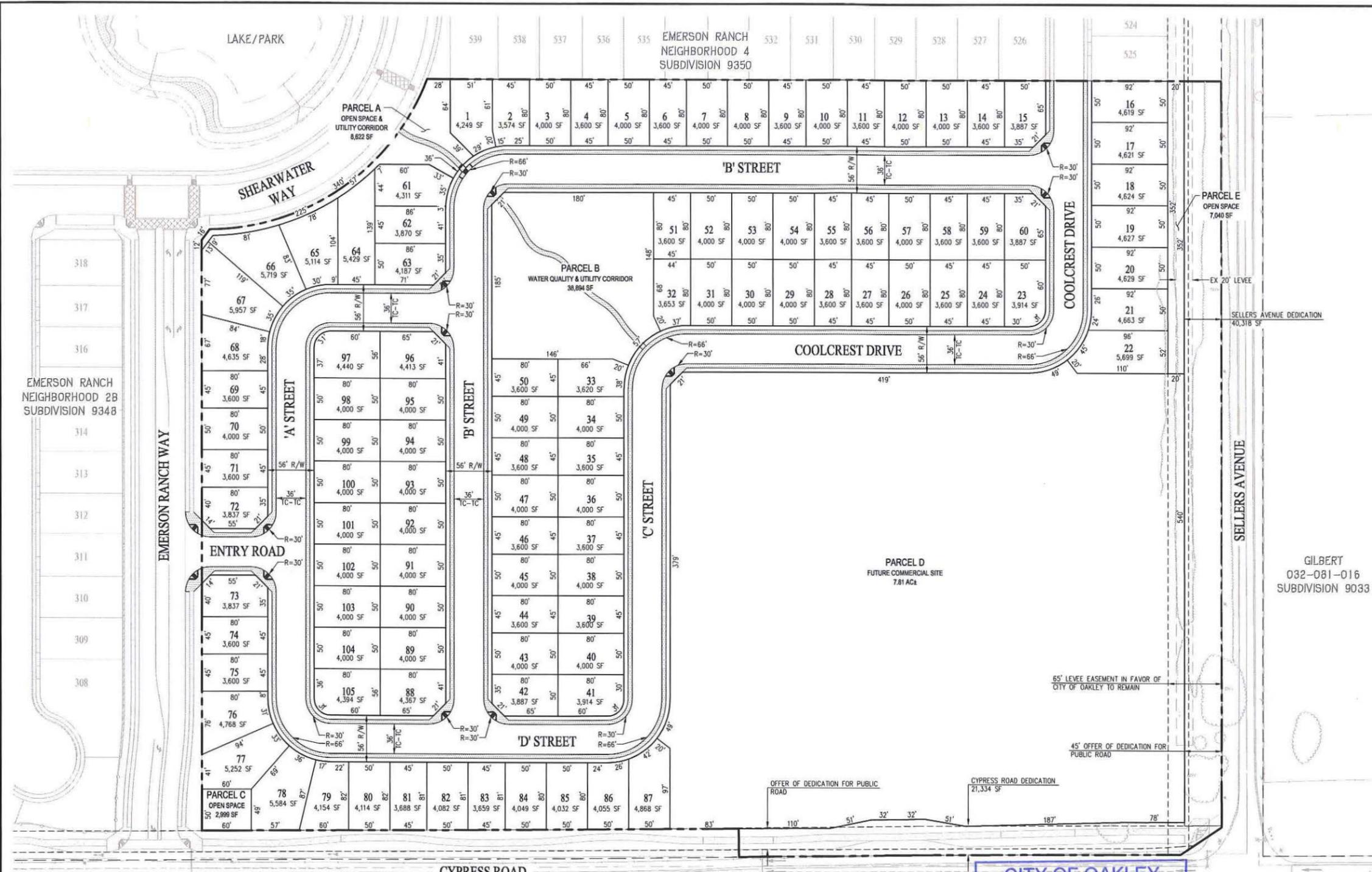


Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

8111 BOLLINGER CANYON ROAD, SUITE 100
SAN RAMON, CALIFORNIA 94583

(925) 668-0322
FAX: (925) 668-0375

DATE: APRIL 25, 2013



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- OWNER: BROOKFIELD HOMES
500 LA GONDA WAY, SUITE 100
DANVILLE, CA 94526
(925) 743-8000
- APPLICANT: DENOVA HOMES
1500 WILLOW PASS CT
CONCORD, CA 94520
(925) 685-0110
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0332
- SOILS ENGINEER: ENCEO, INC.
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
- LAND AREA SUMMARY:

LOT AREA	= 9.80 AC
PARCEL A - OPEN SPACE & UTILITY CORRIDOR	= 0.20 AC
PARCEL B - WATER QUALITY & UTILITY CORRIDOR	= 0.89 AC
PARCEL C - OPEN SPACE/ENTRY MONUMENT	= 0.07 AC
IN-TRACT STREETS	= 4.85 AC
SUB-TOTAL RESIDENTIAL AREA	
CYPRESS ROAD DEDICATION	= 15.81 AC
SELLERS AVENUE DEDICATION	= 0.49 AC
PARCEL D - FUTURE COMMERCIAL SITE	= 0.93 AC
PARCEL E - OPEN SPACE	= 7.81 AC
TOTAL AREA	= 25.20 AC
- TOTAL NUMBER OF LOTS = 105
- DENSITY: 105 UNITS / 15.81 AC = 6.64 DU/AC
- LAND USE:

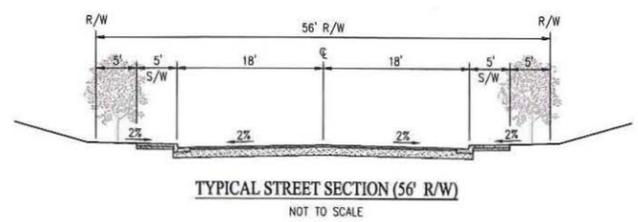
EXISTING:	VACANT LAND
PROPOSED:	SINGLE FAMILY RESIDENTIAL / COMMERCIAL (PARCEL D)
- ZONING:

EXISTING:	P-1 (PLANNED DEVELOPMENT)
PROPOSED:	P-1 (PLANNED DEVELOPMENT)
- GENERAL PLAN:

EXISTING:	COMMERCIAL
PROPOSED:	MULTI-FAMILY LOW / COMMERCIAL (PARCEL D)
- UTILITIES:

WATER:	DIABLO WATER DISTRICT
SEWER:	IRONHOUSE SANITARY DISTRICT
STORM DRAIN:	CITY OF OAKLEY
GAS & ELECTRIC:	PG&E
TELEPHONE:	AT&T
- PROJECT SITE APN: 037-192-026 (PORTION)
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP.
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICTED ON THE APPROVED TENTATIVE MAP.

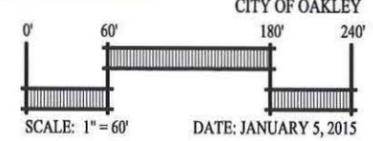
GILBERT
032-081-016
SUBDIVISION 9033



- LEGEND:
- 25 LOT NUMBER
 - 100' LOT DIMENSION
 - PROJECT BOUNDARY
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED FACE OF CURB
 - EXISTING EASEMENT

CITY OF OAKLEY
Planning Department
JAN 06 2015
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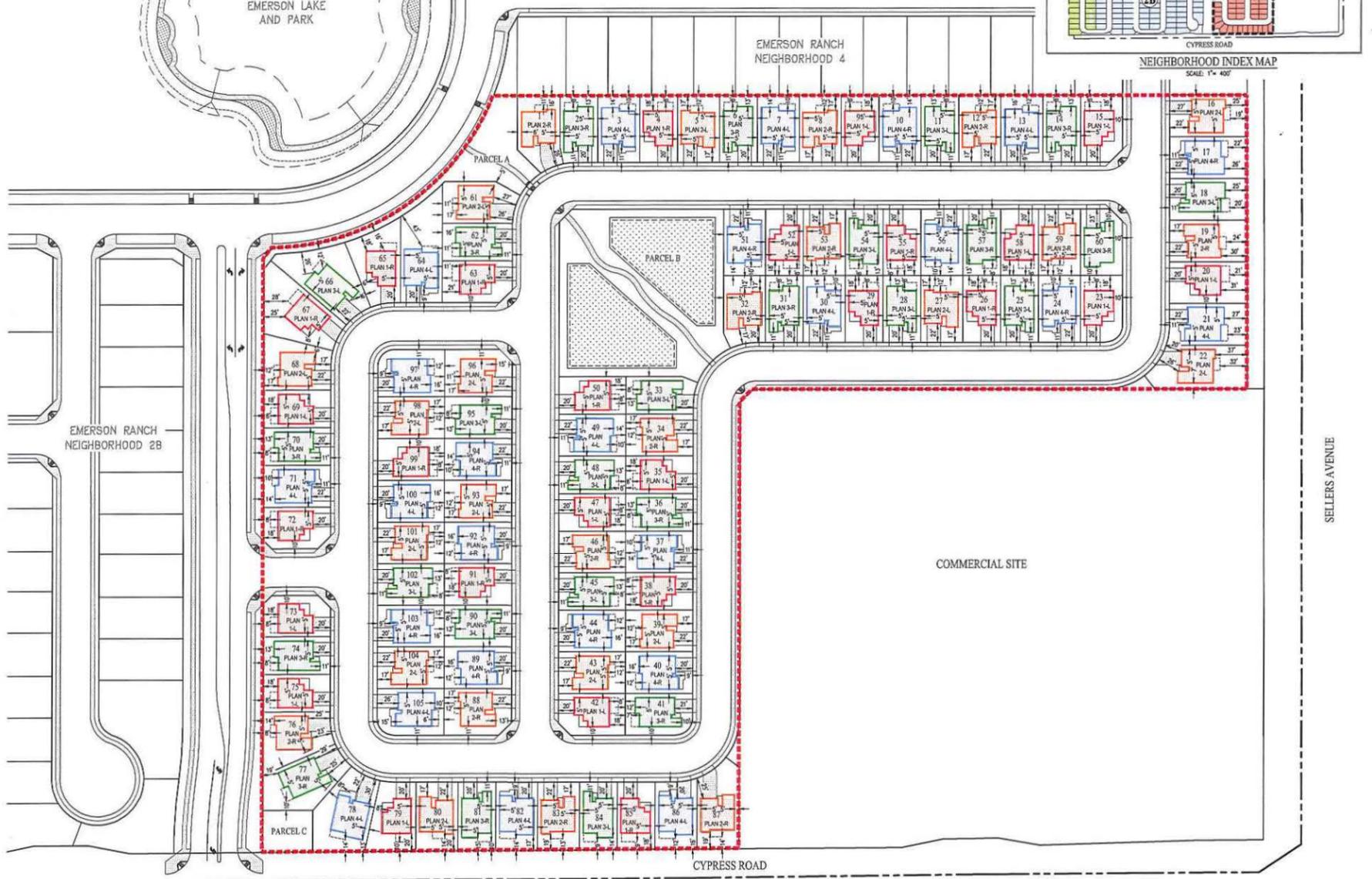
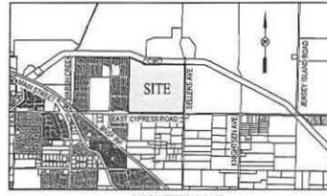
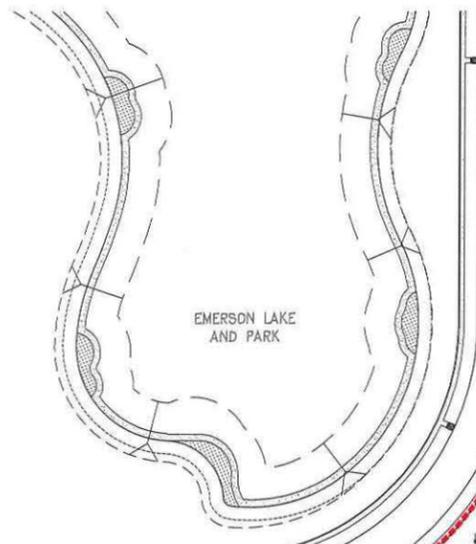
EMERSON RANCH
VESTING TENTATIVE MAP
MIXED USE SITE



CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

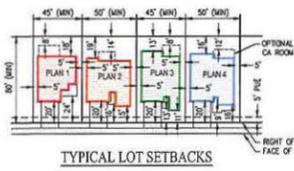
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583 (925) 866-0322

SHEET NO.
TM-1
OF 5 SHEETS



GENERAL NOTES:

- OWNER/SUBDIVIDER: DENOVA HOMES
1500 WILLOW PASS COURT
CONCORD, CA 94520
PHONE: (925) 685-0110
CONTACT: MIKE EVANS
- CIVIL ENGINEER: CARLSON, BARBER & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 866-0322
CONTACT: ANGELO OBERTELLO
- ACREAGE: 15.8 AC
- LAND USE: EXISTING - VACANT LAND
PROPOSED - SINGLE FAMILY RESIDENTIAL/COMMERCIAL
- ZONING: EXISTING - P-1 (PLANNED DEVELOPMENT) DISTRICT - MATCH NEIGHBORHOOD 5 STANDARDS
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT - MATCH NEIGHBORHOOD 5 STANDARDS



PRODUCT MIX - WOODBURY		
PLAN NUMBER	LOT COUNT	PERCENT OF TOTAL
1	26	24.8%
2	27	25.6%
3	26	24.8%
4	26	24.8%
TOTAL	105	100%

LOT COVERAGE - WOODBURY		
PLAN NUMBER	BLDG FOOTPRINT	TYP. LOT COVERAGE
1	1,270 SF	35.3%
2	1,547 SF	38.9%
3	1,923 SF	45.1%
4	1,700 SF	42.7%

BUILDING FOOTPRINT EXCLUDES PORCHES

CALIFORNIA ROOM NOTES:

PLAN 3: NO CALIFORNIA ROOM ON LOT 50

DeNova Homes
EMERSON RANCH: NEIGHBORHOOD 6
DEVELOPMENT PLAN

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 50' DATE: APRIL 15, 2015

Carlson, Barber & Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
3833 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PH: 925.866.0322
WWW.CBGI.COM



**PLAN 1C
TRADITIONAL**

**PLAN 2D
CRAFTSMAN**

**PLAN 3A
COTTAGE**

**PLAN 4B
FARM HOUSE**

 DeNova Homes

WOODBURY
Oakley, California

940 Tyler Street #19
Benicia, CA 94510
Phone: (707) 746-6586



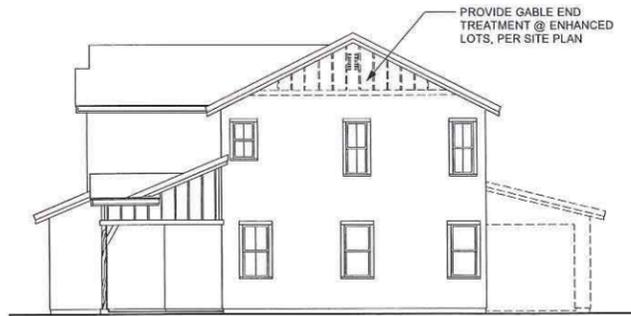
1501 3-20-15



SECOND FLOOR PLAN (1092 S.F.)



FIRST FLOOR PLAN (850 S.F.; 1942 TOTAL S.F.)



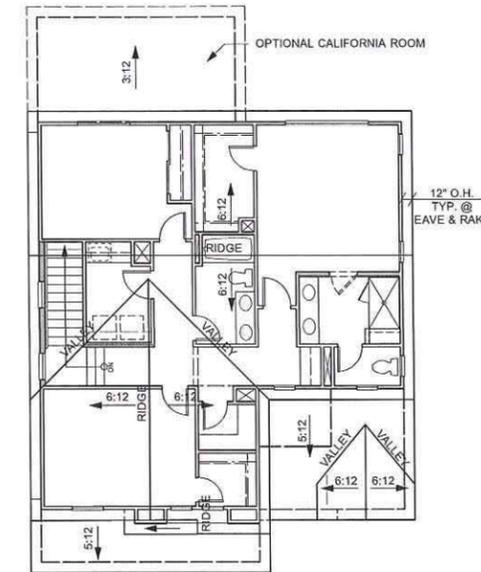
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"

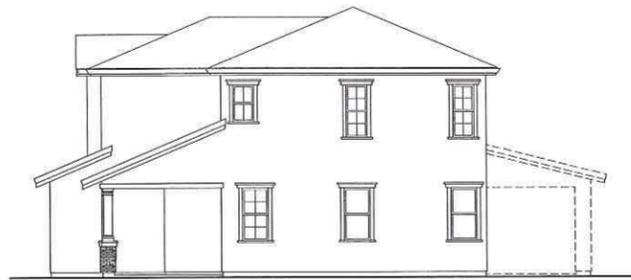
FARMHOUSE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- WOOD POST W/ KICKERS
- RECESSED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



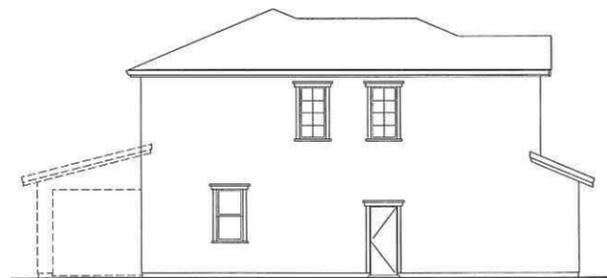
FRONT ELEVATION "B"
(FARMHOUSE)



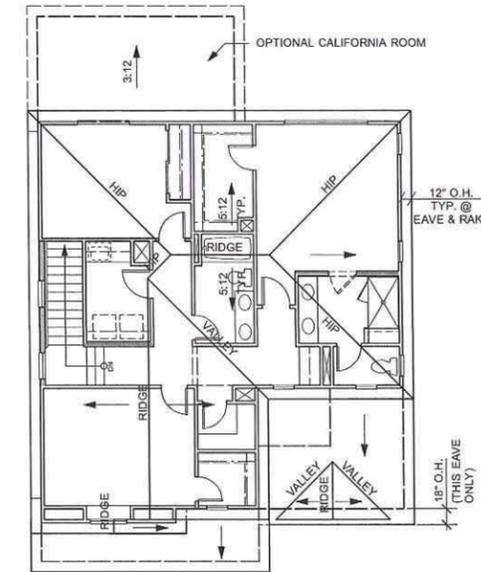
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



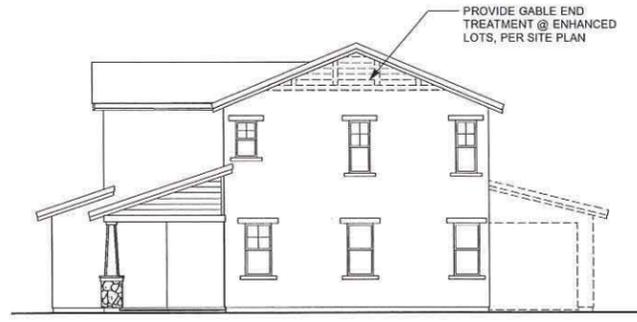
ROOF PLAN "C"

TRADITIONAL

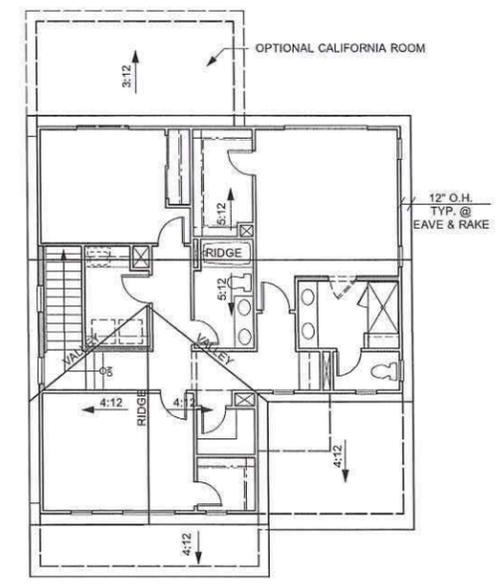
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- LAP SIDING (AT ACCENT AREAS)
- CULTURED BRICK VENEER
- LOUVER SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- RIBBED TILE GUTTER
- CONCRETE TILE ROOFING - "SHAKE"



**FRONT ELEVATION "C"
(TRADITIONAL)**



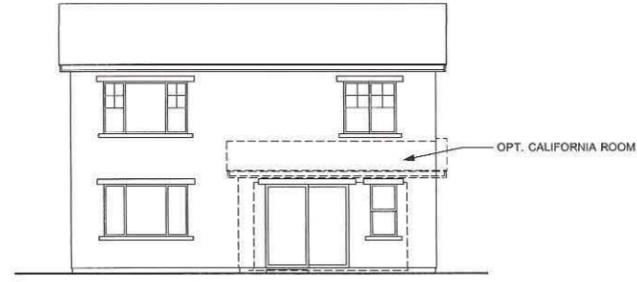
RIGHT SIDE "D"



ROOF PLAN "D"

CRAFTSMAN

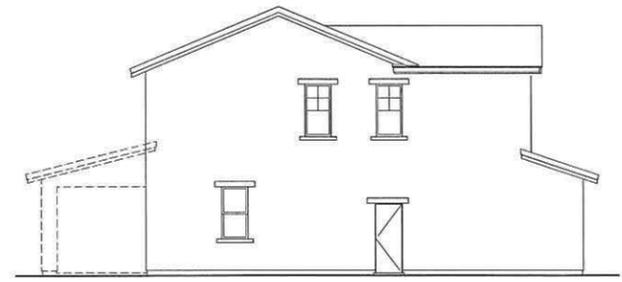
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - LAP SIDING AT GABLE ENDS
 - CULTURED STONE VENEER
 - THEME SPECIFIC GARAGE DOOR
 - PROFILE TILE GUTTER
 - CONCRETE TILE ROOFING - "SHAKE" PROFILE
- ▬ INDICATES RECESS



REAR "D"



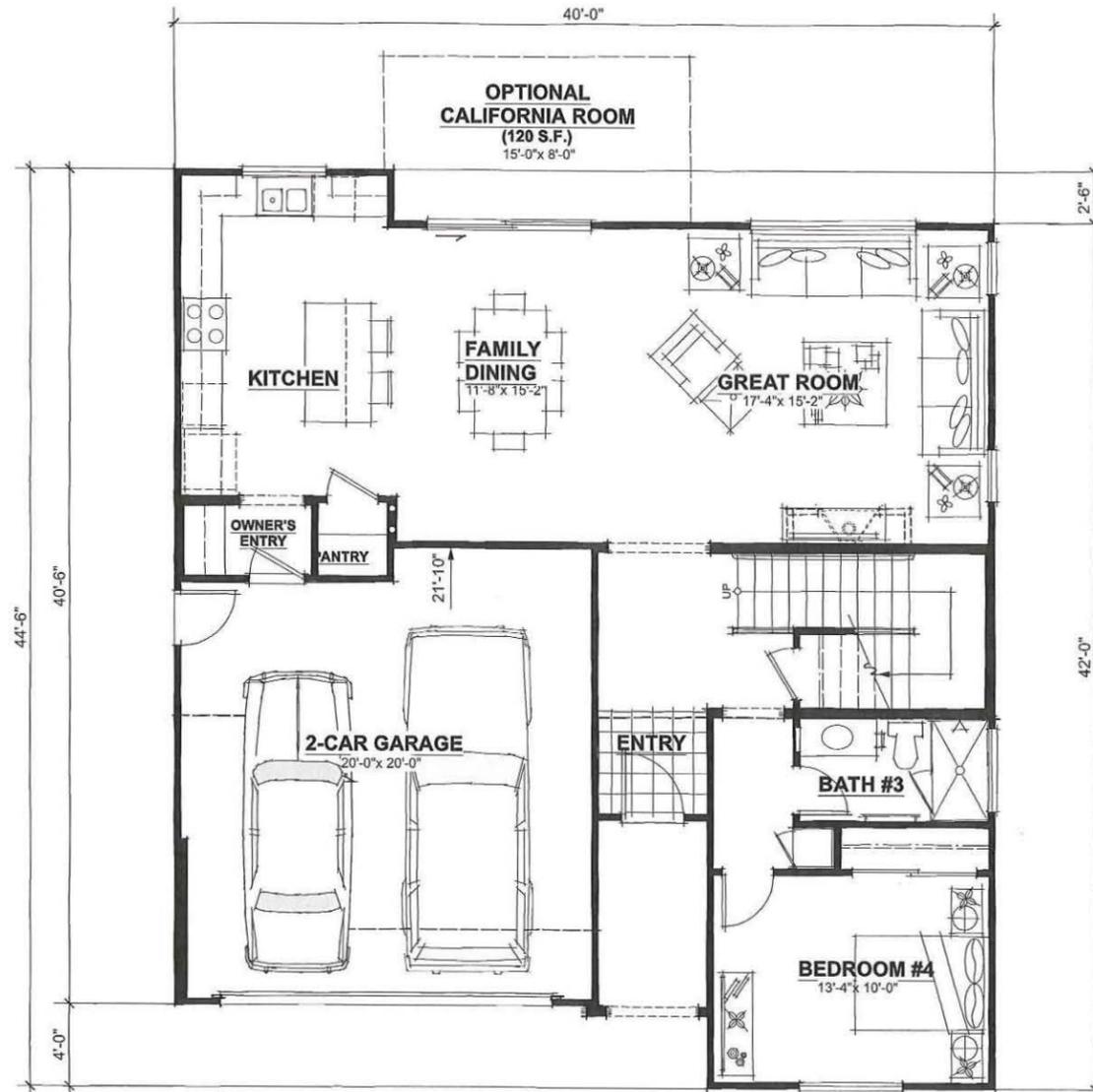
**FRONT ELEVATION "D"
(CRAFTSMAN)**



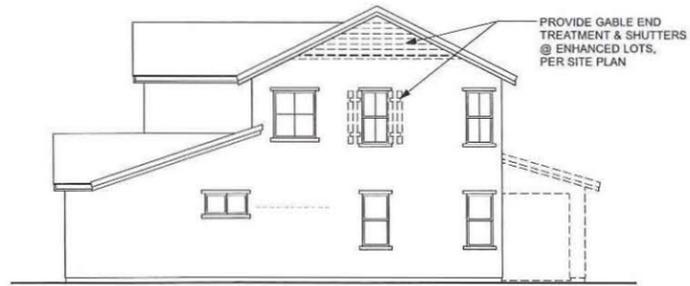
LEFT SIDE "D"



SECOND FLOOR PLAN (1064 S.F.)



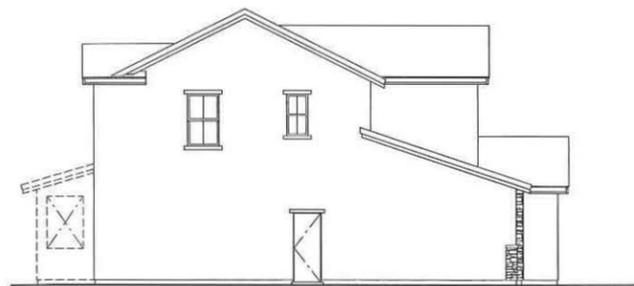
FIRST FLOOR PLAN (1118 S.F.; 2182 TOTAL S.F.)



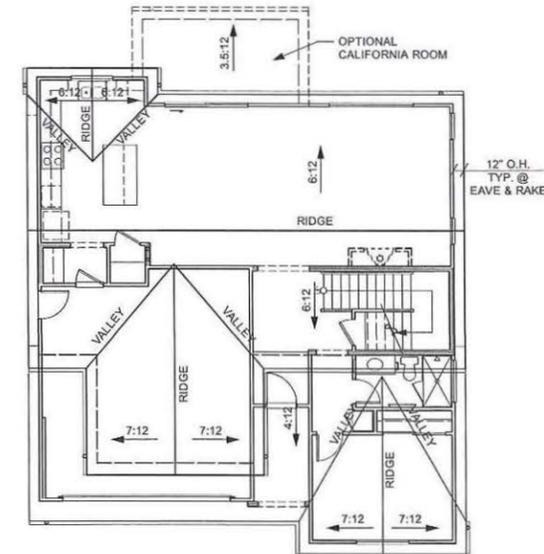
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

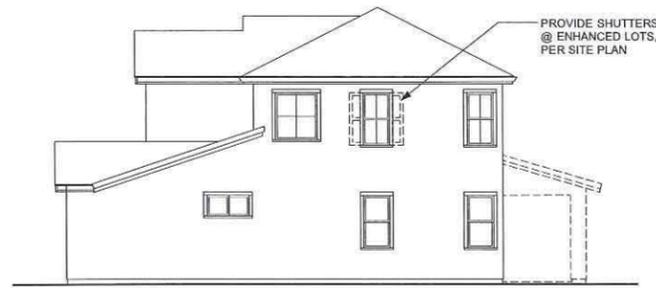
COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE CORBELS
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



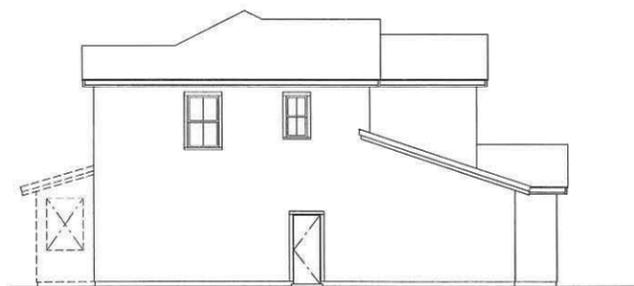
**FRONT ELEVATION "A"
(COTTAGE)**



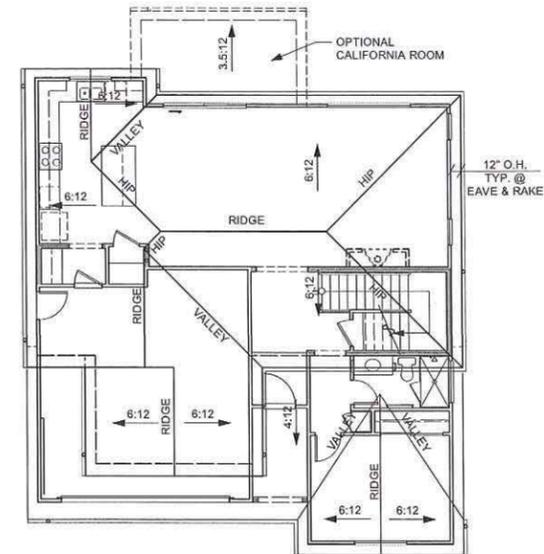
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"

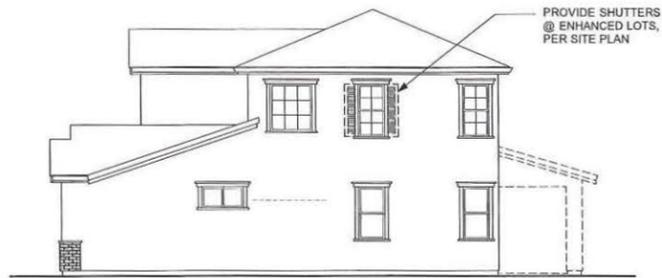
FARMHOUSE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- WOOD POST W/ KICKERS
- RECESSED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

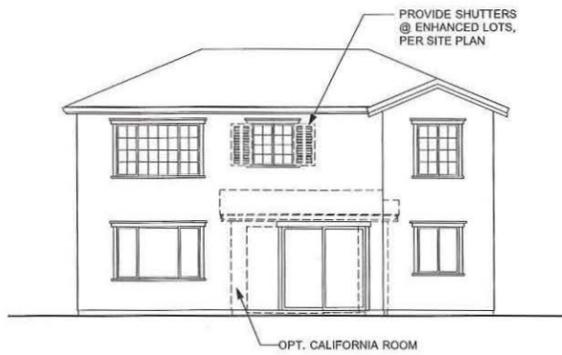
▤ INDICATES RECESS



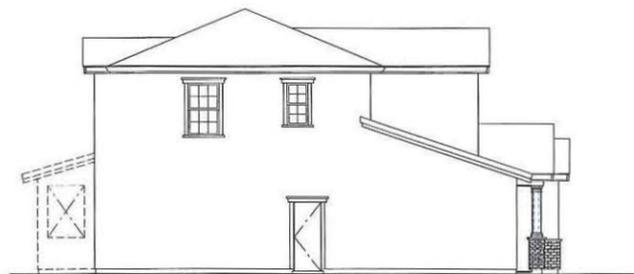
**FRONT ELEVATION "B"
(FARMHOUSE)**



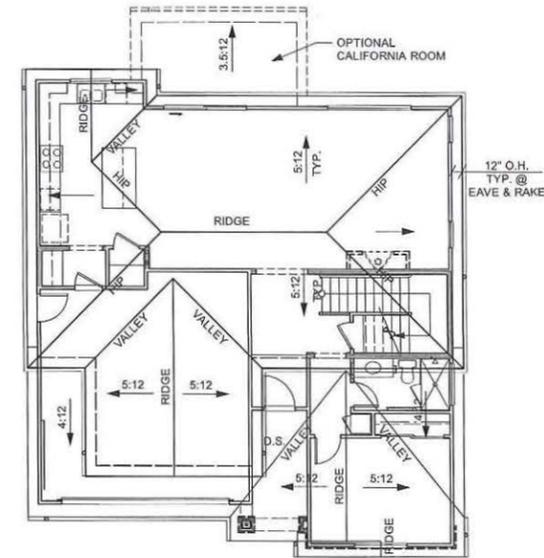
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



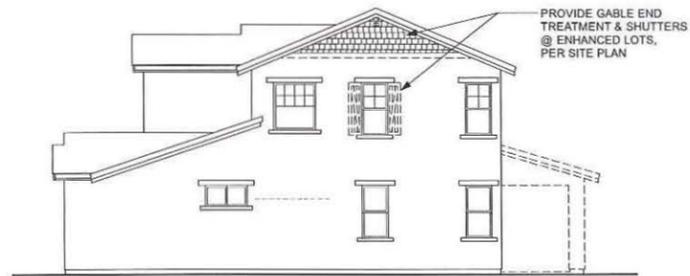
ROOF PLAN "C"

TRADITIONAL

- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- LAP SIDING (AT ACCENT AREAS)
- CULTURED BRICK VENEER
- LOUVER SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- RIBBED TILE GUTTER
- CONCRETE TILE ROOFING - "SHAKE"



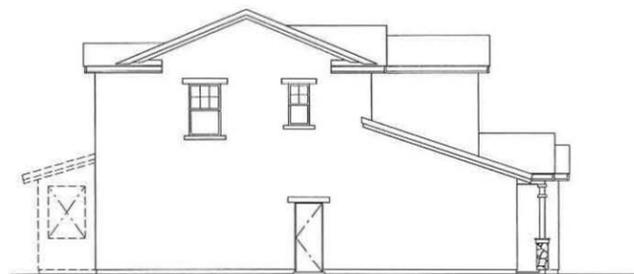
**FRONT ELEVATION "C"
(TRADITIONAL)**



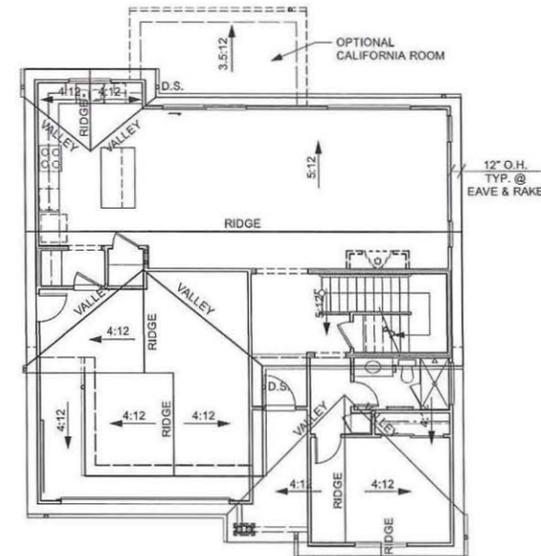
RIGHT SIDE "D"



REAR "D"



LEFT SIDE "D"



ROOF PLAN "D"

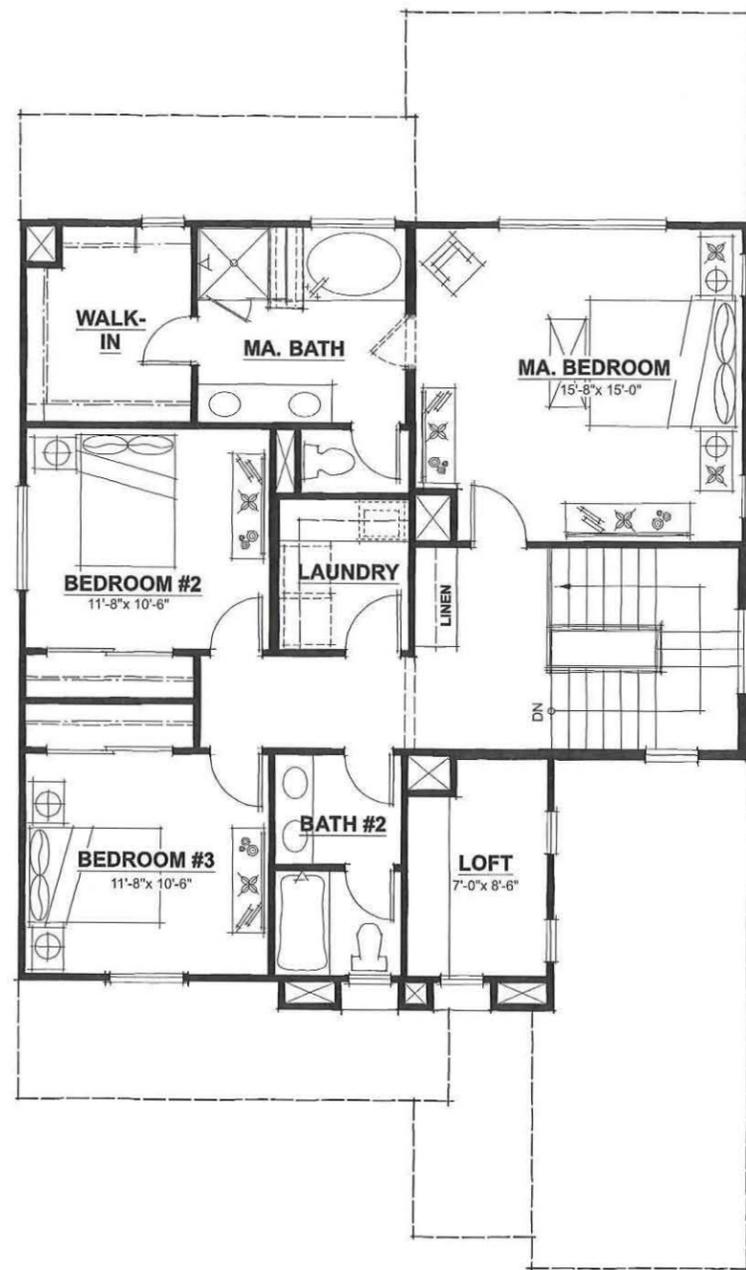
CRAFTSMAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- LAP SIDING AT GABLE ENDS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS



**FRONT ELEVATION "D"
(CRAFTSMAN)**



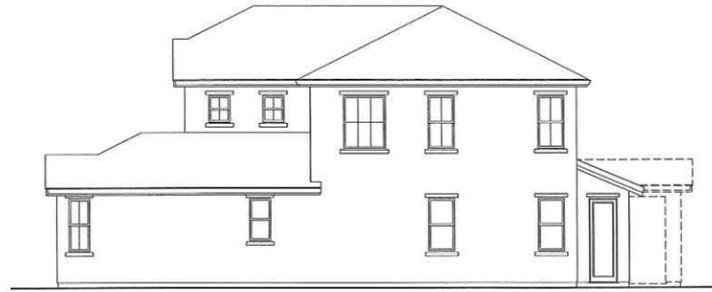
SECOND FLOOR PLAN (1077 S.F.)



FIRST FLOOR PLAN (1163 S.F.; 2240 TOTAL S.F.)



BEDROOM #4 OPTION



RIGHT SIDE "A"

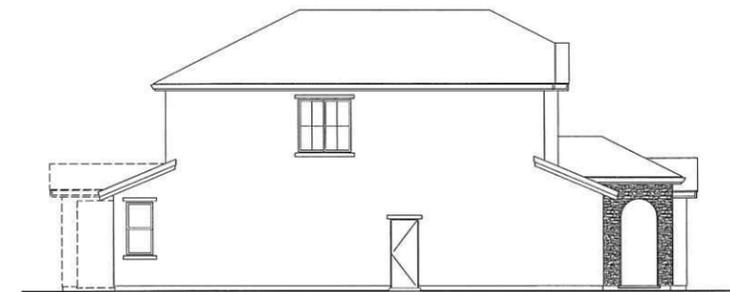


REAR "A"
(OPTIONAL CALIFORNIA ROOM)

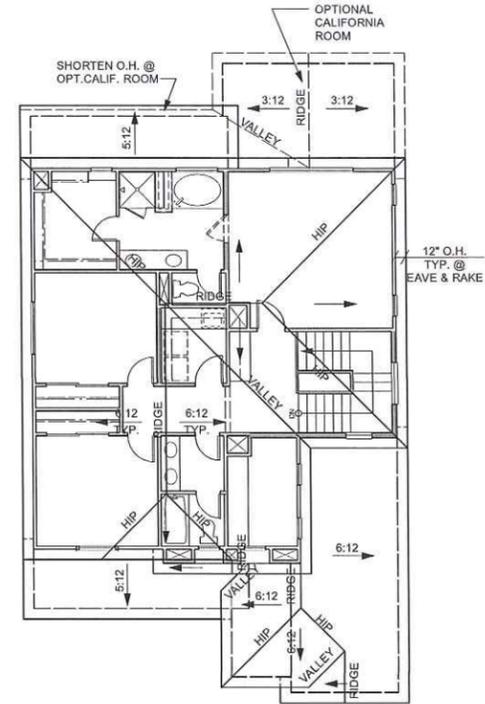


REAR "A"

PROVIDE SHUTTERS
@ ENHANCED LOTS,
PER SITE PLAN



LEFT SIDE "A"



ROOF PLAN "A"

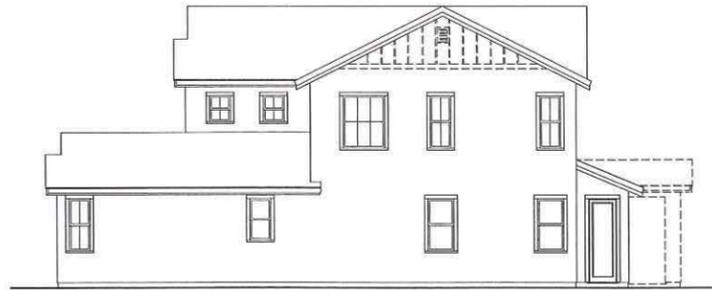
COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE CORBELS
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

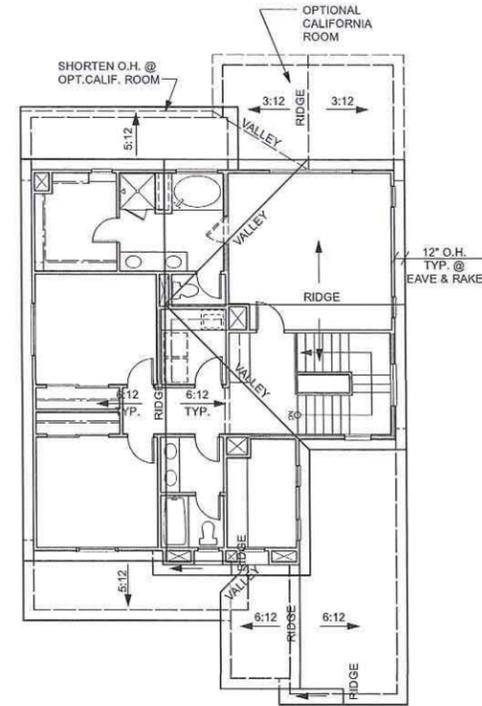
INDICATES RECESS



FRONT ELEVATION "A"
(COTTAGE)



RIGHT SIDE "B"



ROOF PLAN "B"

FARMHOUSE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- WOOD POST W/ KICKERS
- RECESSED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS

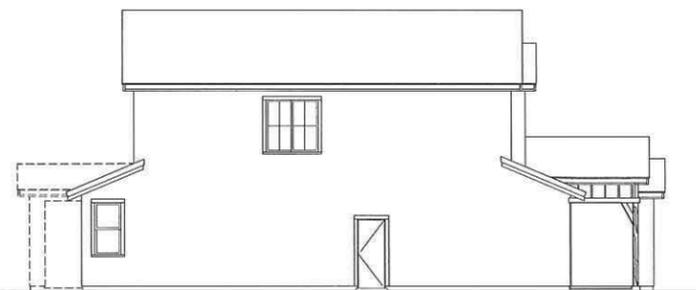


REAR "B"
(OPTIONAL CALIFORNIA ROOM)



REAR "B"

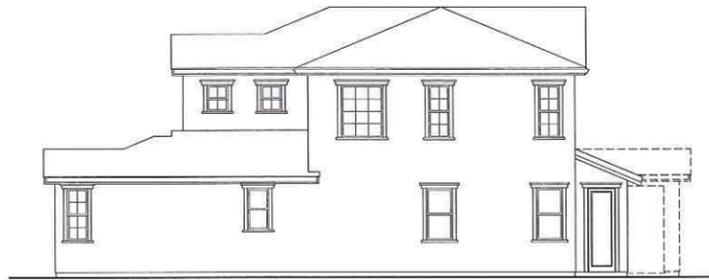
PROVIDE GABLE END TREATMENT & SHUTTERS @ ENHANCED LOTS, PER SITE PLAN



LEFT SIDE "B"



FRONT ELEVATION "B"
(FARMHOUSE)



RIGHT SIDE "C"

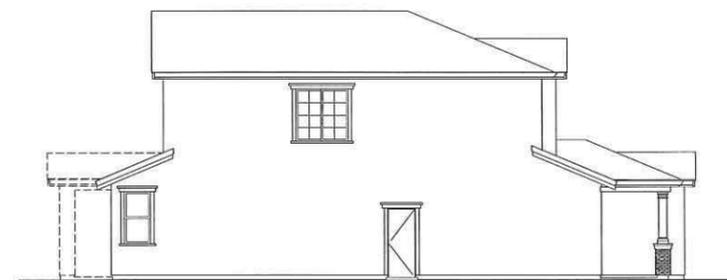


REAR "C"
(OPTIONAL CALIFORNIA ROOM)

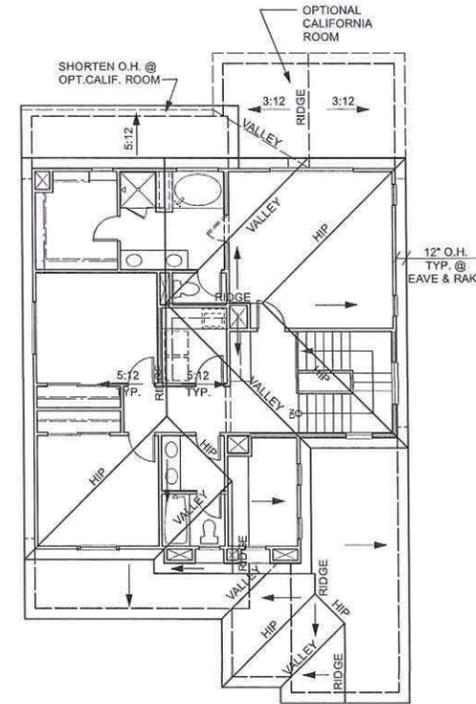


REAR "C"

PROVIDE GABLE END TREATMENT & SHUTTERS @ ENHANCED LOTS, PER SITE PLAN



LEFT SIDE "C"



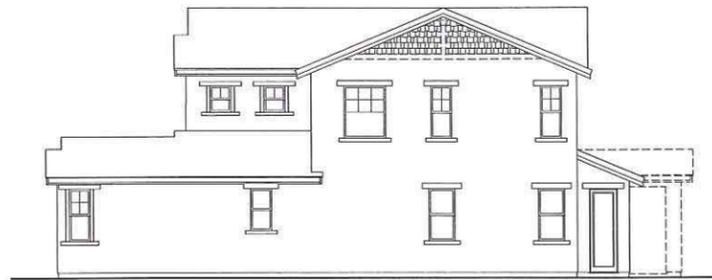
ROOF PLAN "C"

TRADITIONAL

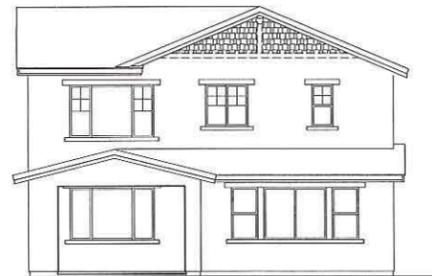
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- LAP SIDING (AT ACCENT AREAS)
- CULTURED BRICK VENEER
- LOUVER SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- RIBBED TILE GUTTER
- CONCRETE TILE ROOFING - "SHAKE"



FRONT ELEVATION "C"
(TRADITIONAL)



RIGHT SIDE "D"

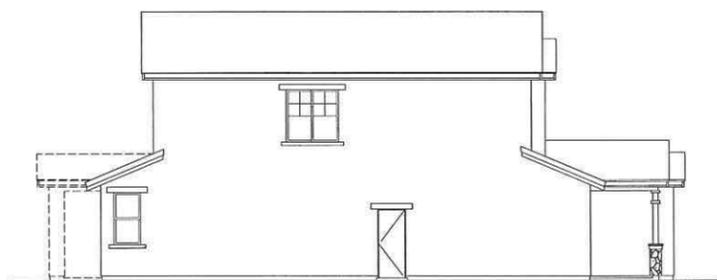


REAR "D"
(OPTIONAL CALIFORNIA ROOM)

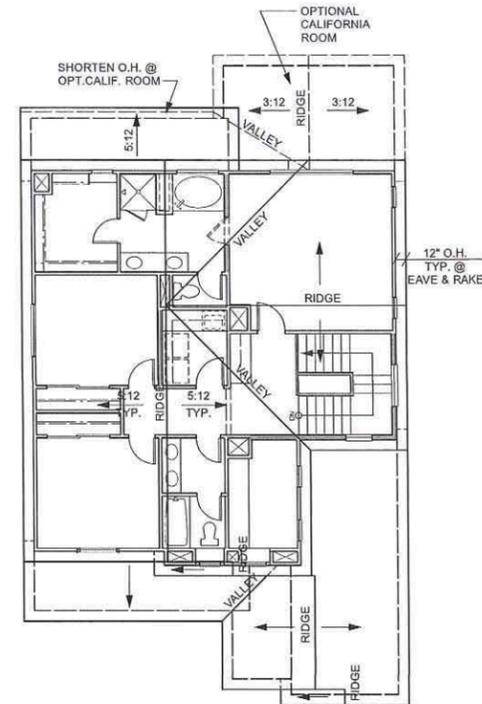


REAR "D"

PROVIDE GABLE END TREATMENT @ ENHANCED LOTS, PER SITE PLAN



LEFT SIDE "D"



ROOF PLAN "D"

CRAFTSMAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- LAP SIDING AT GABLE ENDS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

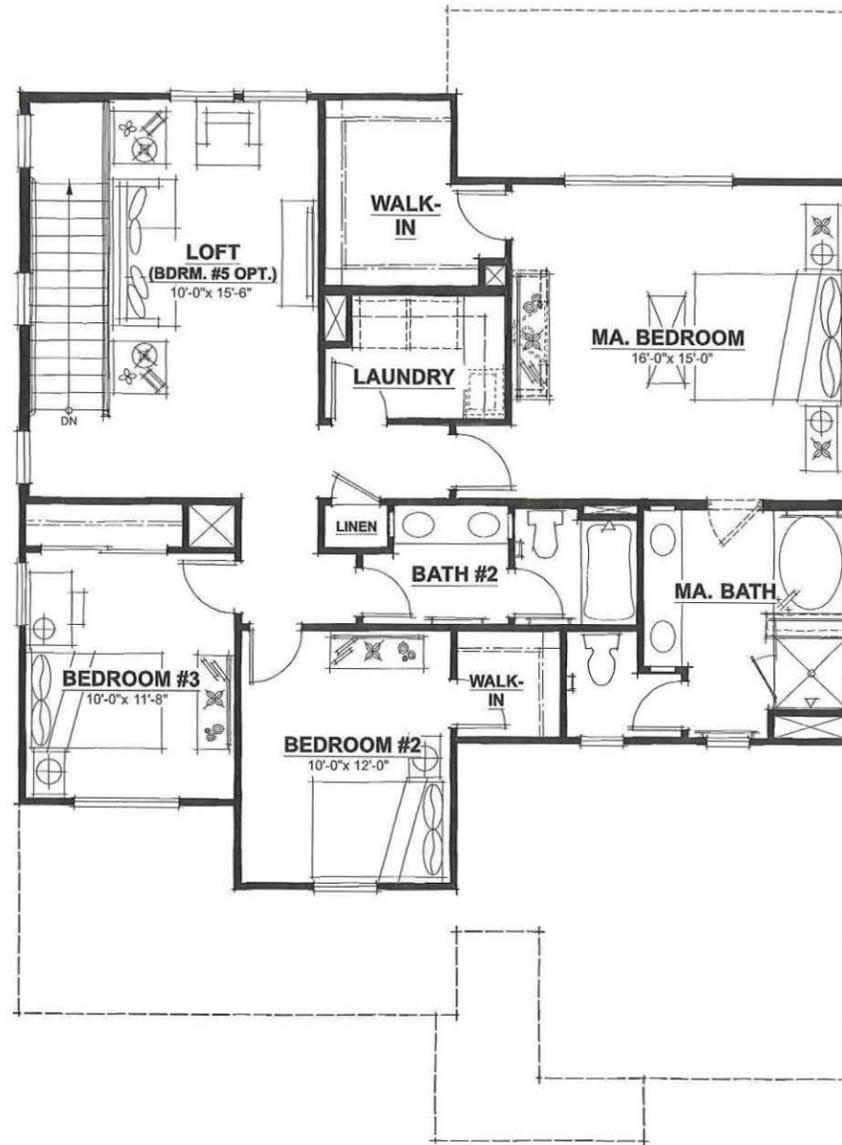
▤ INDICATES RECESS



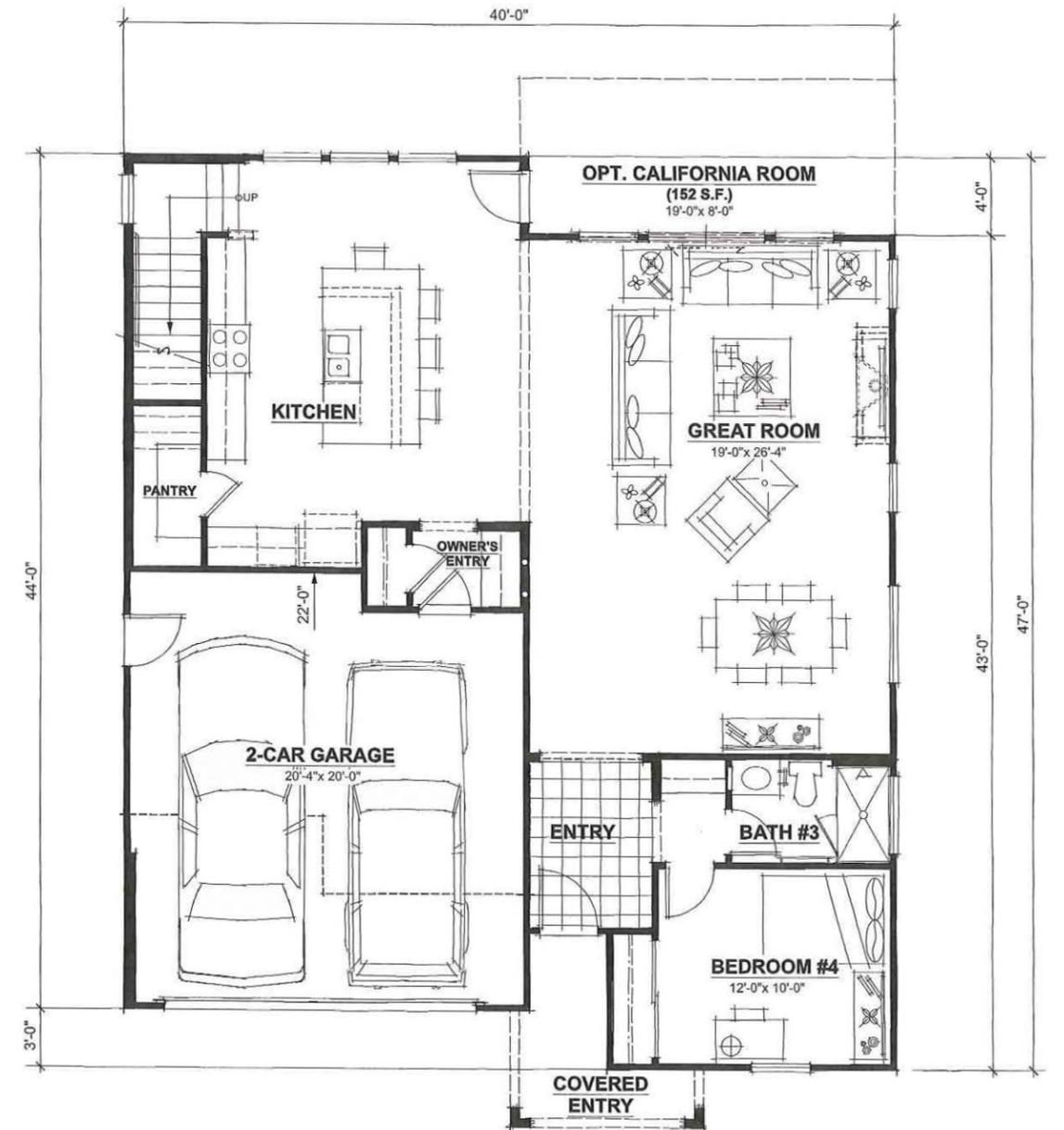
FRONT ELEVATION "D"
(CRAFTSMAN)



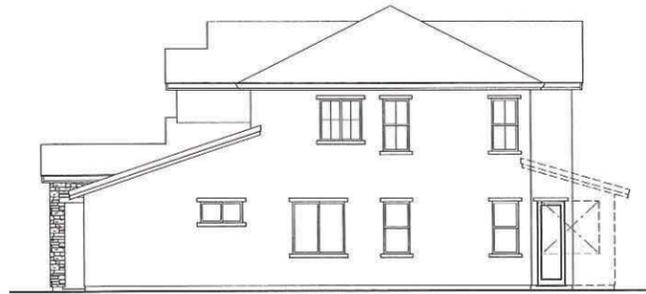
BEDROOM #5 OPTION



SECOND FLOOR PLAN (1187 S.F.)



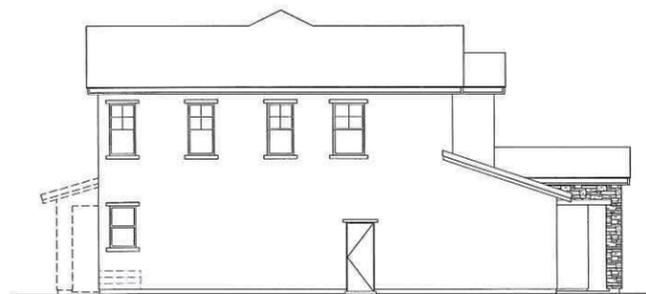
FIRST FLOOR PLAN (1263 S.F.; 2450 TOTAL S.F.)



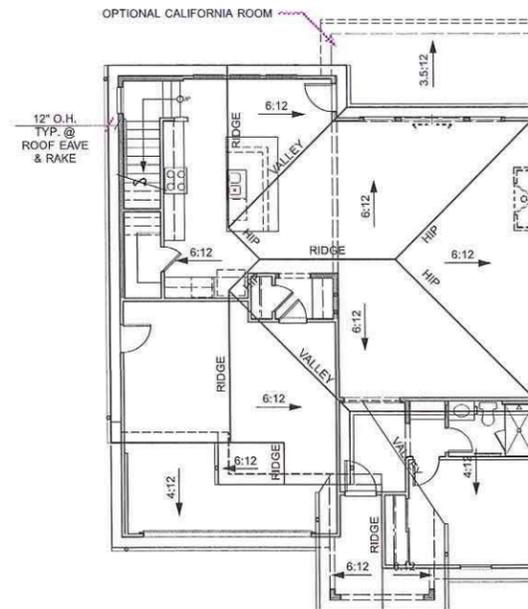
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

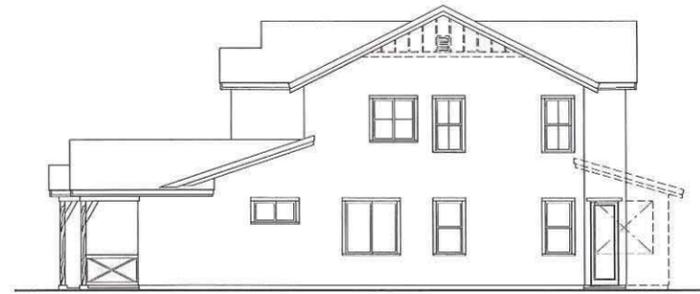
COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE CORBELS
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

 INDICATES RECESS



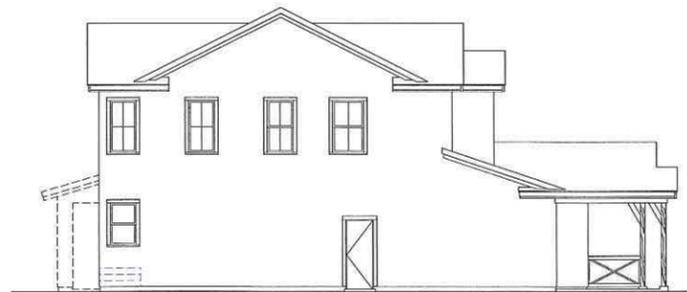
**FRONT ELEVATION "A"
(COTTAGE)**



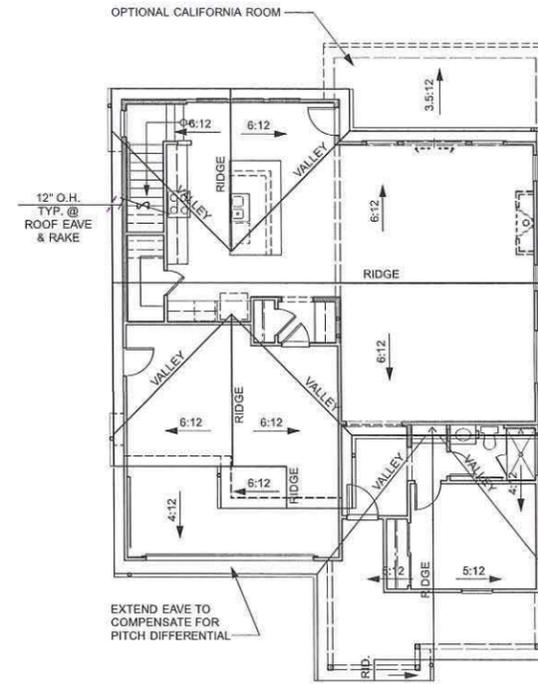
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"

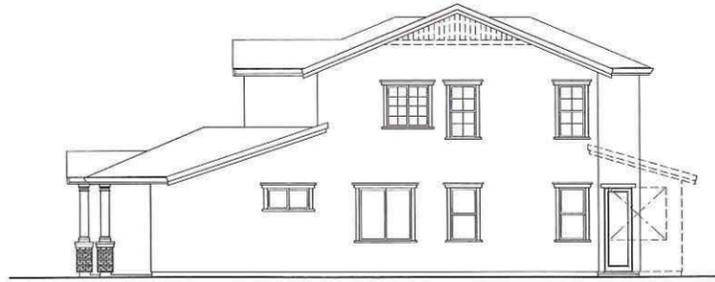
FARMHOUSE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- WOOD POST W/ KICKERS
- RECESSED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



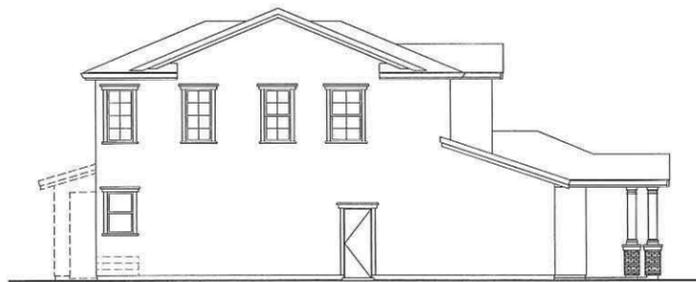
**FRONT ELEVATION "B"
(FARMHOUSE)**



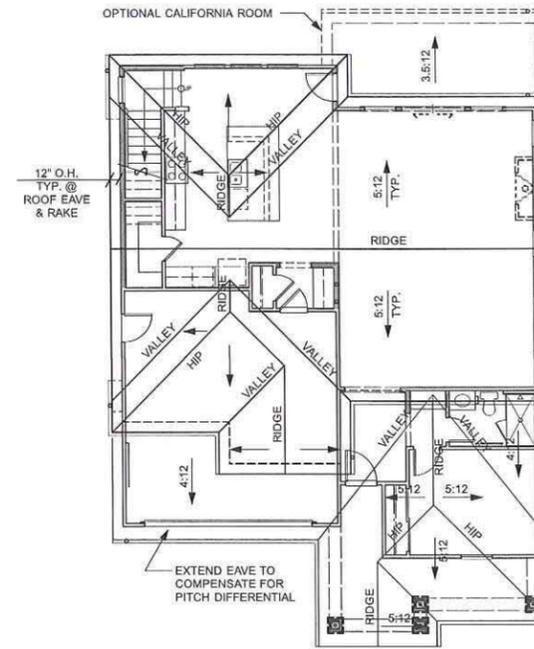
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



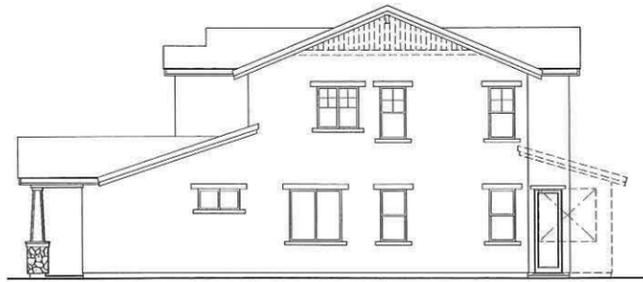
ROOF PLAN "C"

TRADITIONAL

- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- LAP SIDING (AT ACCENT AREAS)
- CULTURED BRICK VENEER
- LOUVER SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- RIBBED TILE GUTTER
- CONCRETE TILE ROOFING - "SHAKE"



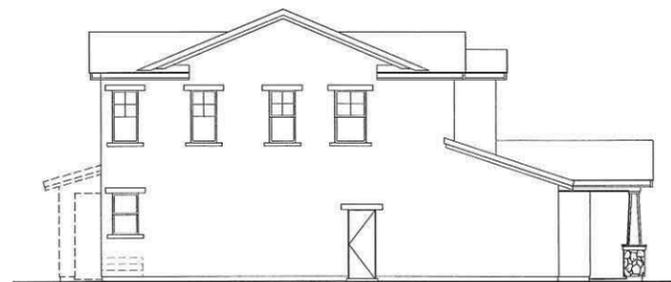
FRONT ELEVATION "C"
(TRADITIONAL)



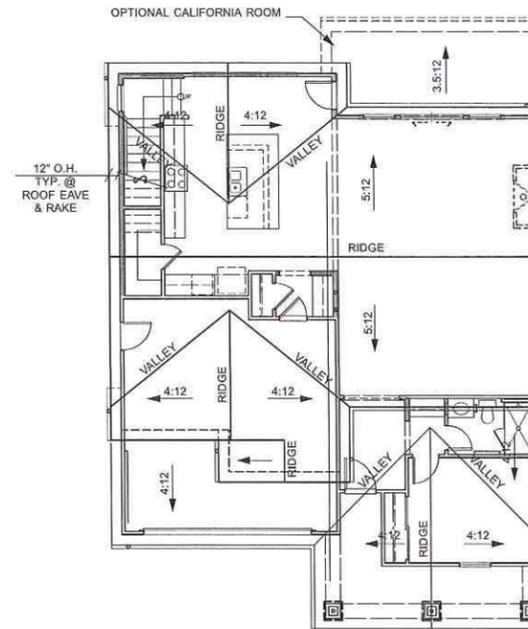
RIGHT SIDE "D"



REAR "D"



LEFT SIDE "D"



ROOF PLAN "D"

CRAFTSMAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- LAP SIDING AT GABLE ENDS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- PROFILE TILE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

▬▬▬ INDICATES RECESS



FRONT ELEVATION "D"
(CRAFTSMAN)