

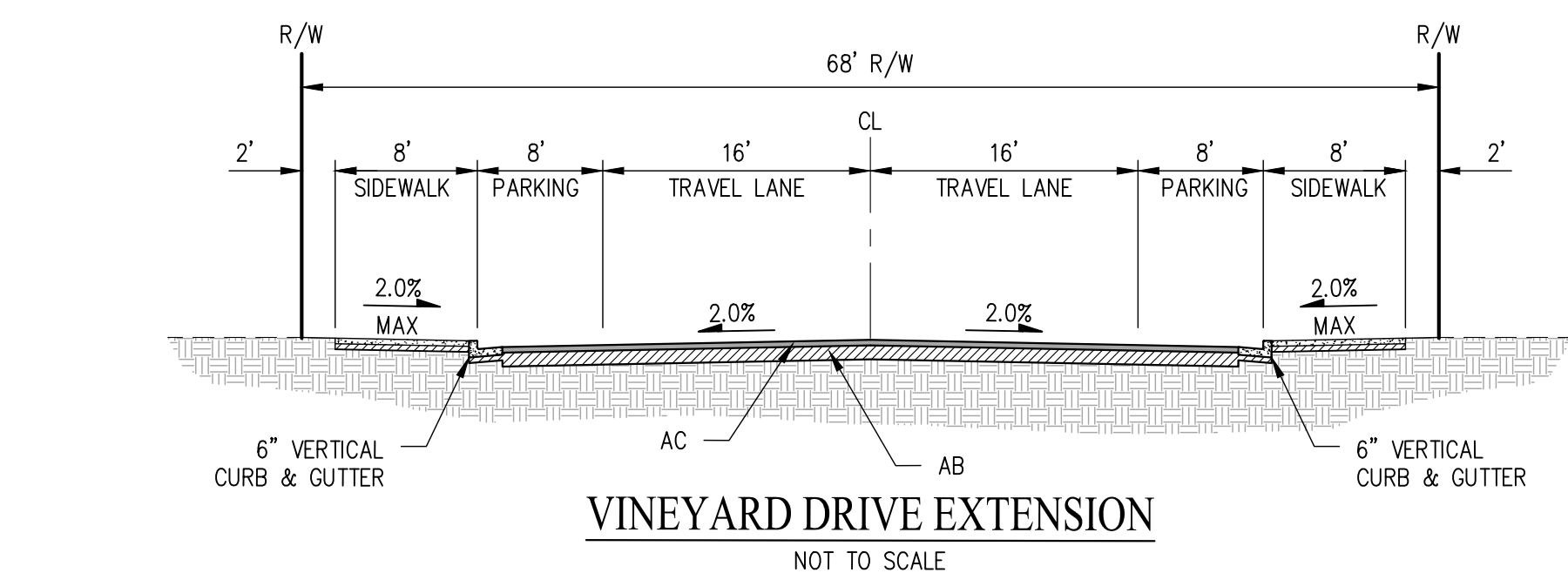
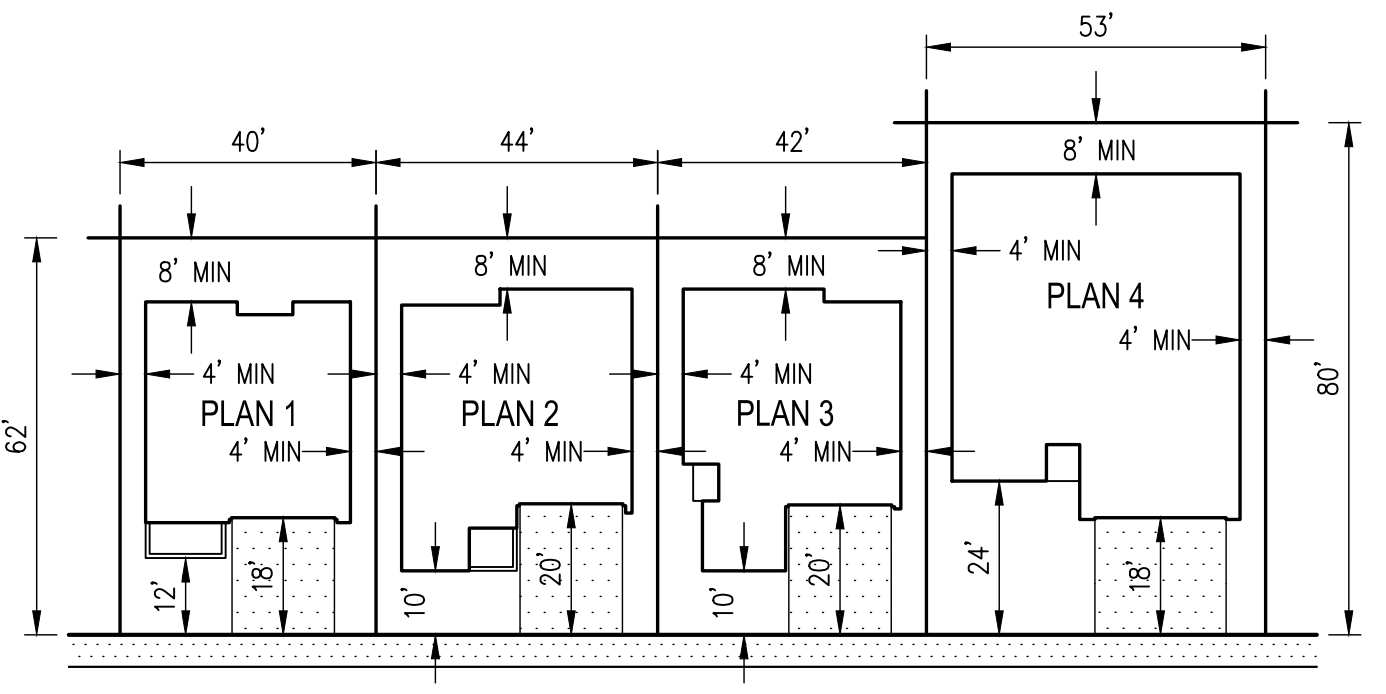
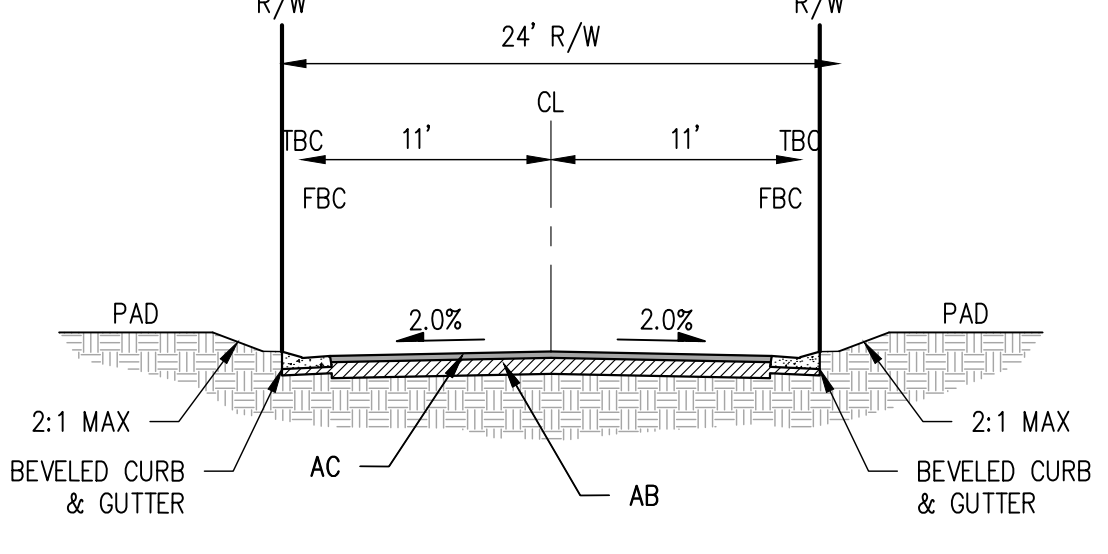
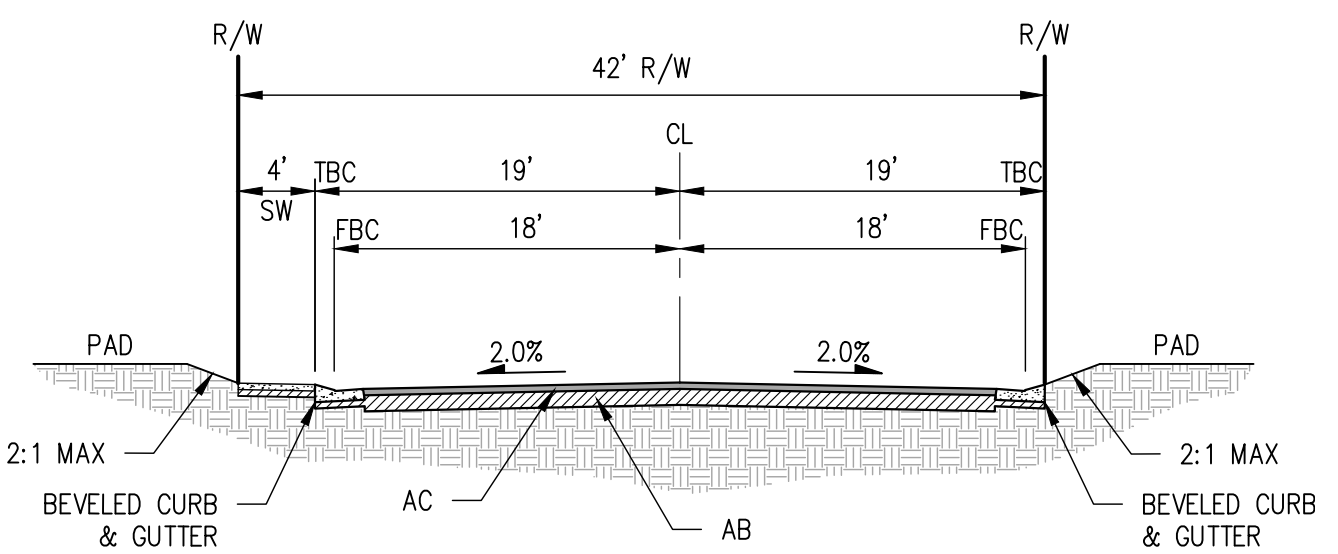
GENERAL NOTES

- OWNER/SUBDIVIDER: DENOVA HOMES, 1500 WILLOW PASS COURT, CONCORD, CA 94520, (925) 852-0541, ATTN: TRENT SANSON
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 150, SAN RAMON, CA 94583, (925) 866-0322, ATTN: ANGELO OBERTELLO, RCE #64345
- A.P.N.: 051-052-053-9, 051-082-010-3
- EXISTING USE: AGRICULTURAL
- SITE AREA: 17.12 AC±
- LOTS: 143 RESIDENTIAL LOTS, 5 OPEN SPACE PARCELS
- DENSITY: 8.35 DU/AC
- EXISTING ZONING: PBC (PLANNED BUSINESS CENTER)
- PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
- EXISTING GENERAL PLAN OVERLAY: EASTERN WATERFRONT EMPLOYMENT FOCUS AREA
- PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND NGS MONUMENTS, HAVING PID NO. AA3821 AND JS4835, EPOCH 2010, THE BEARING BEING N70°45'54"E (CALCULATED AND MEASURED).
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, VEGETATION, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- FLOOD ZONE: ZONE X: AREAS OF MINIMAL FLOOD HAZARD. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0144G, DATED: SEPTEMBER 30, 2015.
- STREETS: ALL INTERIOR STREETS ARE TO BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF ANTIOCH.

PARKING SUMMARY

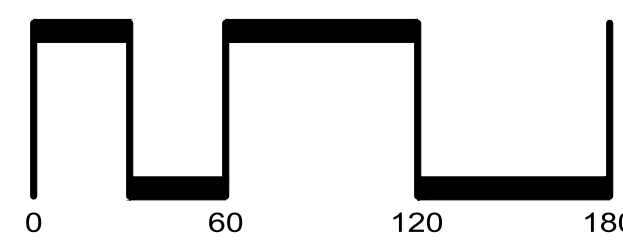
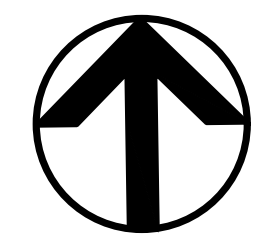
TYPE	GARAGE STALLS	DRIVEWAY STALLS	ON-STREET	TOTAL	REQUIRED*
SINGLE FAMILY HOMES	286	286	—	572	286
INTERIOR STREETS	—	—	187	208	143
VINEYARD DRIVE	—	—	21	208	143
TOTAL				780	429

*PER AMC 9-5, 1703.1



**PRELIMINARY SITE PLAN
GONSALVES PROPERTY
PRELIMINARY DEVELOPMENT PLAN**

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2023

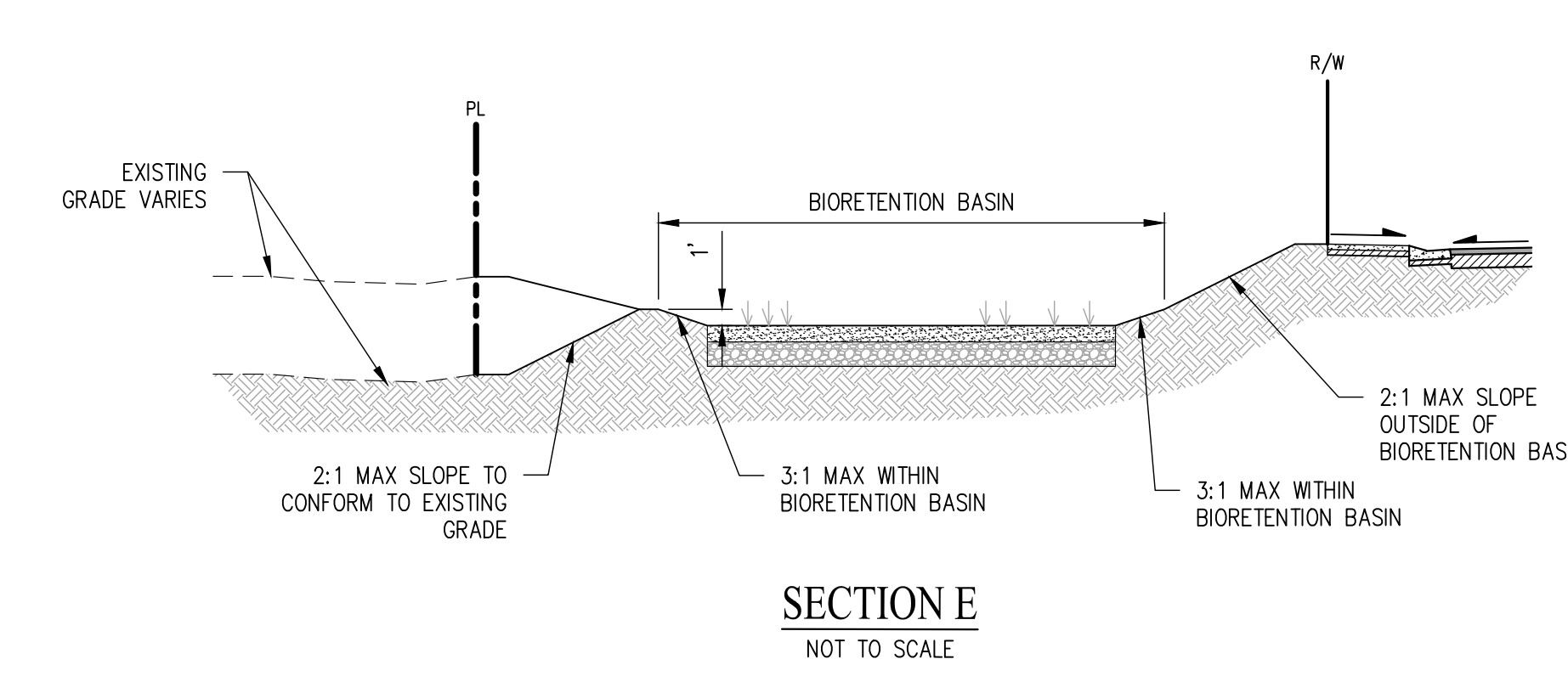
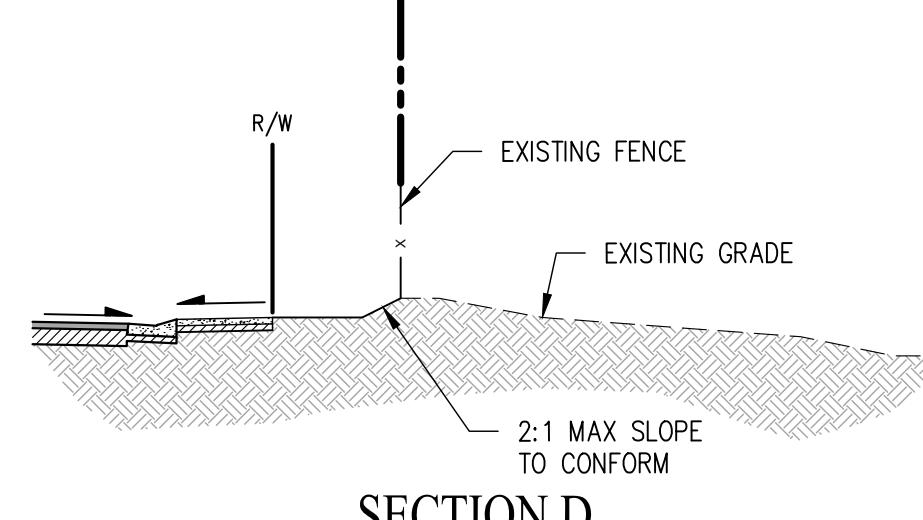
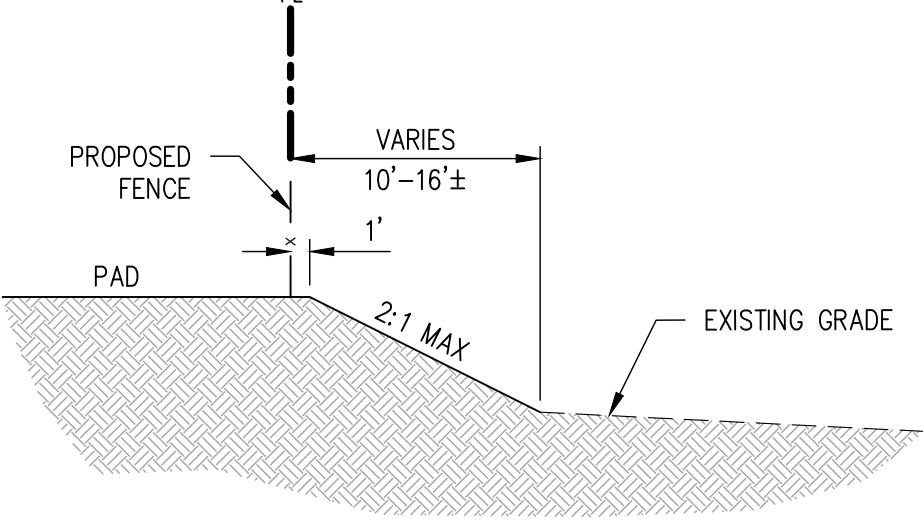
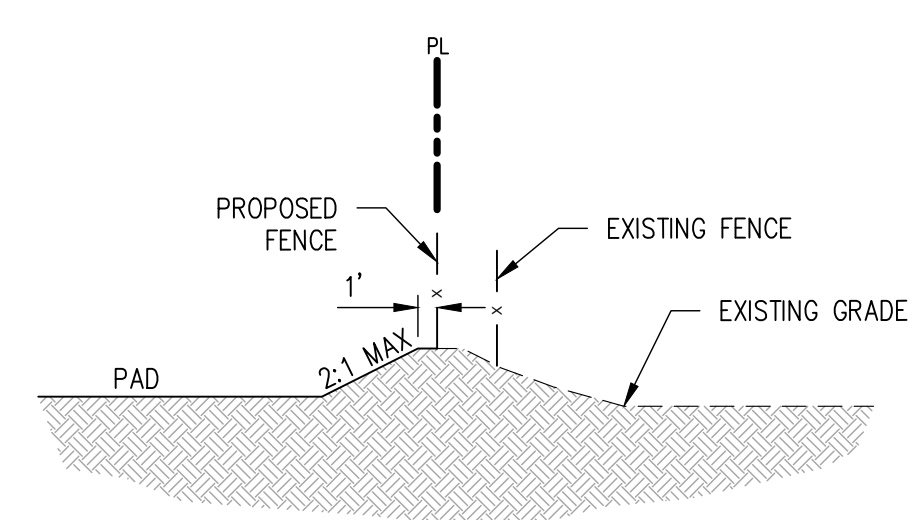
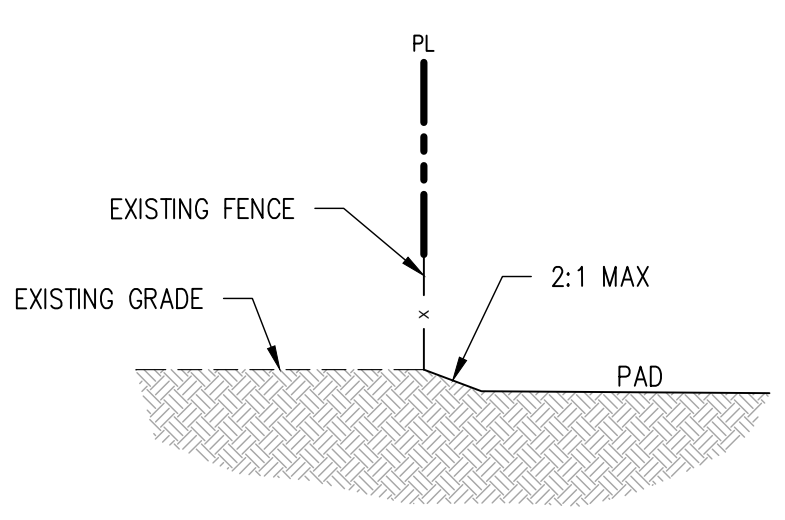


SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
1
OF 2 SHEETS

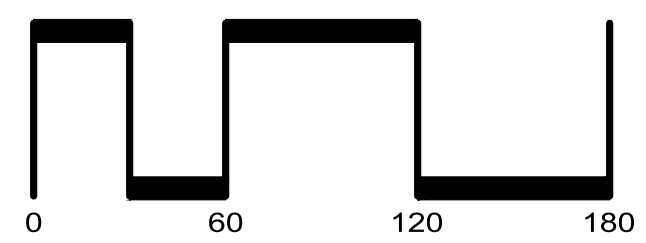
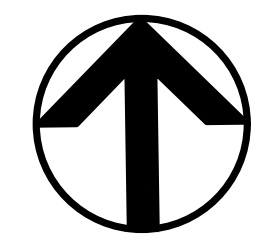
CANDY PROPERTIES
051-032-009-6

SANTA FE
RAILROAD



PRELIMINARY
GRADING AND DRAINAGE PLAN
GONSALVES PROPERTY
PRELIMINARY DEVELOPMENT PLAN

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: NOVEMBER 2023

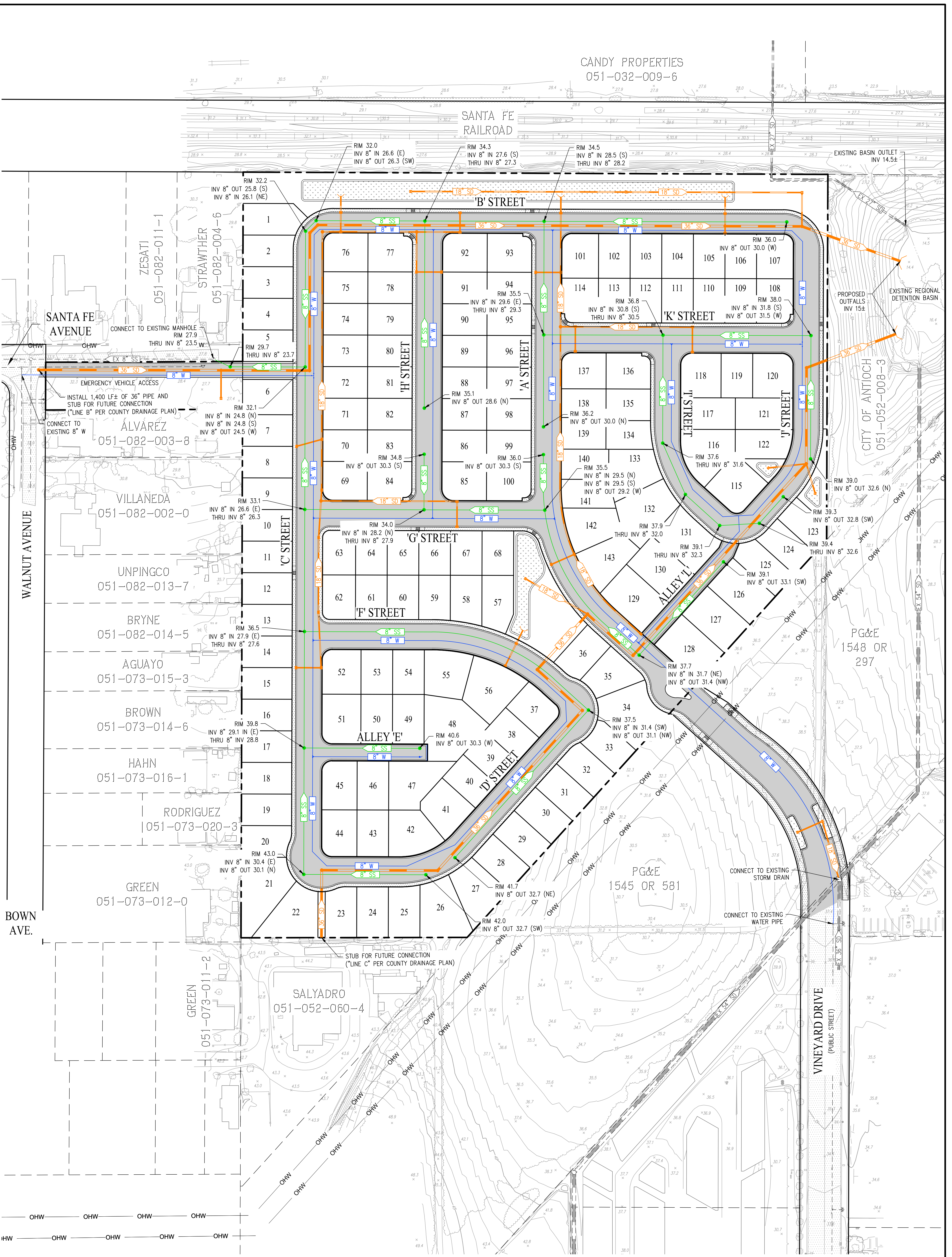


SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
2
OF 2 SHEETS

CANDY PROPERTIES
051-032-009-6

SANTA FE
RAILROAD



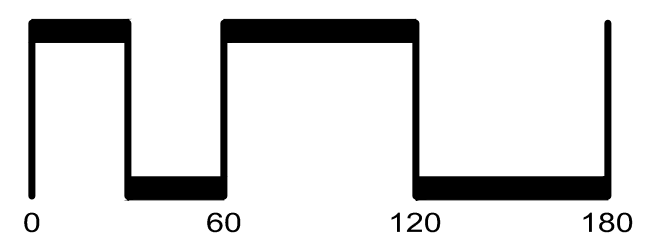
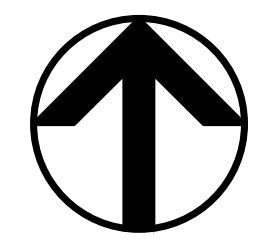
LEGEND:

- PROJECT BOUNDARY
- EXISTING WATER PIPE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING OVERHEAD WIRE
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN

PRELIMINARY UTILITY PLAN

GONSALVES PROPERTY

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: MAY 2023



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

BIORETENTION BASIN PER CIVIL ENGINEER'S PLANS, TYP.

PARCEL D

LIMIT OF WORK

'B' STREET

EVA WITH LOCKING GATE

PARCEL E

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

'H' STREET

'G' STREET

'F' STREET

'C' STREET

ALLEY 'E'

'D' STREET

'A' STREET

'I' STREET

ALLEY 'L'

GOOD NEIGHBOR FENCE, TYP.

PARCEL A COMMON AREA

VEHICULAR GATES, TYP.

VINEYARD DRIVE EXTENSION

LIMIT OF WORK

PARCEL C

PARCEL B

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 HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
3. UTILITY METERS, TRANSFORMERS AND OTHER SERVICES ELEMENTS SHALL BE SCREENED WITH PLANT MATERIAL WHERE POSSIBLE PER EAST LONE TREE SPECIFIC PLAN.
4. TREES, SHRUBS AND GROUNDCOVERS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBS PER CITY ODS 3.3.1.G.
5. TREES, SHRUBS AND GROUNDCOVERS SHALL NOT INTERFERE WITH SITE LIGHTING OR RESTRICT EMERGENCY ACCESS TO FIRE HYDRANTS OR FIRE ALARM BOXES PER CITY ODS 3.3.1.H.
6. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
7. TREES AND LARGE SHRUBS SHALL NOT BE LOCATED UNDER OVERHEAD LINES OR ON UNDERGROUND UTILITIES. TREES AND LARGE SHRUBS SHALL BE LOCATED:
 - a. 6' MINIMUM FROM EDGE OF DRIVEWAY, WATER METER, GAS METER AND SEWER LATERALS.
 - b. 20' MINIMUM FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS.
 - c. 15' MINIMUM FROM UTILITY POLES AND STREETLIGHTS.
 - d. 8' MINIMUM FROM FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS. PER CITY ODS 3.3.1.H.
8. TREES PLANTED WITHIN 10' OF PAVEMENT SHALL HAVE ROOT BARRIER INSTALLED PER CITY ODS 3.3.1.I.
9. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
10. PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY ODS 3.3.1.I.

PROPOSED TREE LEGEND

BOTANICAL NAME	COMMON NAME
ACER R. 'REDPOINTE'	REDPOINTE MAPLE
ARBUTUS X 'MARINA'	MADRONE
CERCIS OCCIDENTALIS	WESTERN REDBUD
GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE
LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE
LAURUS X 'SARATOGA'	SWEET BAY
PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE
QUERCUS ILEX	HOLLY OAK
TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN
ZELKOVA S. 'CITY SPRITE'	JAPANESE ZELKOVA

NOTES:

- SEE SHEET L-2 FOR COMPLETE PLANT PALETTE INCLUDING PROPOSED TREES, SHRUBS, GROUNDCOVERS, GRASSES, BIORETENTION PLANTING, AND TURF. COMPLETE PLANT PALETTE IDENTIFIES BOTANICAL NAME, COMMON NAME, WATER USE, SPECIES NATIVE OR ADAPTIVE, CONTAINER SIZE, AND HEIGHT AND WIDTH OF PROPOSED PLANT MATERIAL.
- LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

MWEO STATEMENT OF COMPLIANCE

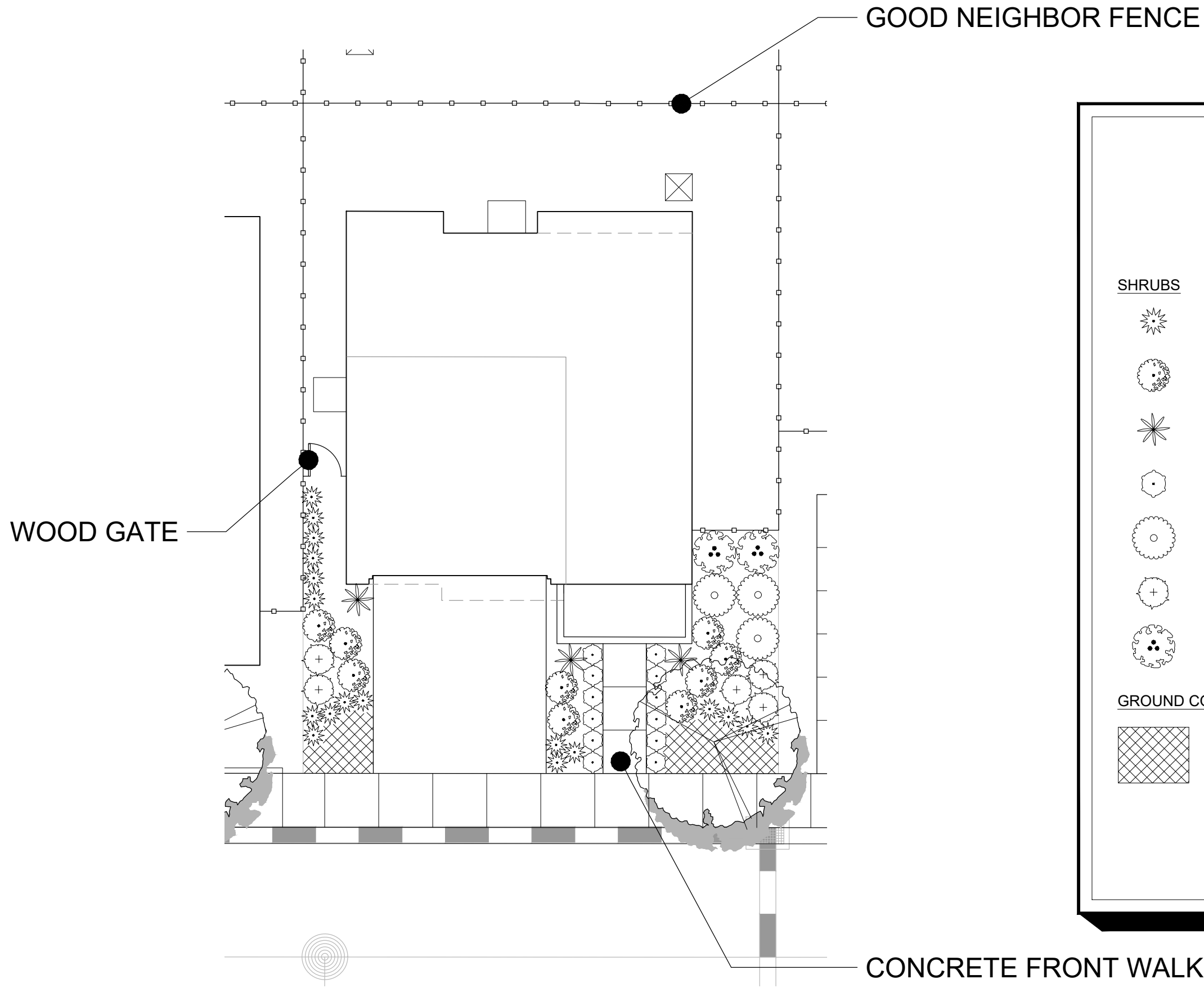
"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

0' 25' 50' 100'

SCALE: 1" = 50'-0"





TYPICAL FRONT YARD SHRUB & GROUND COVER LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NATIVE/ ADAPTIVE	H X W	TIER*
SHRUBS						
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	LOW	A	3' X 2'	1
CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW	A	3' X 3'	2
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	A	3' X 3'	1
PENSTEMON H. 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW	N	2' X 2'	1
PITTOSPORUM T. 'WHEELER'S DWARF'	DWARF PITTOSPORUM	5 GAL	LOW	A	3' X 4'	2
SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	1 GAL	LOW	A	3' X 3'	2
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW	A	5' X 8'	2
GROUND COVERS						
MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	1 GAL	LOW	A	6' X 5'	1

NOTE:
1. LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

TYPICAL FRONT YARD PLANTING
SCALE: 1" = 20'-0"

OVERALL PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	H X W
TREES (TIER 3)						
	ACER R. 'REDPOINTE'	ARMSTRONG MAPLE	M	A	15 GAL	40' X 20'
	ARBUTUS X 'MARINA'	MADRONE	L	A	15 GAL	35' X 25'
	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	N	15 GAL	15' X 15'
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	M	A	15 GAL	45' X 15'
	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	L	A	24" BOX	20' X 12'
	LAURUS X 'SARATOGA'	SARATOGA SWEET BAY	L	A	15 GAL	30' X 25'
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	L	A	24" BOX	50' X 50'
	QUERCUS ILEX	HOLLY OAK	L	A	24" BOX	50' X 50'
	TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN	M	A	24" BOX	35' X 20'
	ZELKOVA S. 'CITY SPRITE'	SAWLEAF ZELKOVA	M	A	15 GAL	24' X 18'
SHRUBS (TIER 2)						
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' X 3'
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' X 4'
	DIETES SPP.	FORTNIGHT LILY	L	A	5 GAL	3' X 3'
	DODONAEA V. 'PURPUREA'	HOPSEED BUSH	L	A	5 GAL	12' X 10'
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	L	N	5 GAL	2' X 3'
	GREVILLEA X 'NOELLY'	GREVILLEA	L	A	5 GAL	4' X 4'
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	L	A	5 GAL	9' X 5'
	LOROPETALUM C. 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	M	A	5 GAL	5' X 4'
	NANDINA DOMESTICA	HEAVENLY BAMBOO	L	A	5 GAL	6' X 3'
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' X 3'
	PITTOSPORUM TOBIRA	TOBIRA	L	A	5 GAL	5' X 5'
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEE BERRY	L	N	5 GAL	6' X 6'
	RHAPHOLEPIS INDICA	INDIA HAWTHORN	M	A	5 GAL	4' X 4'
	SALVIA SPP.	SAGE	L	A	5 GAL	3' X 3'
	SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	5 GAL	4' X 4'
	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	L	A	5 GAL	2' X 2'
	VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	L	A	5 GAL	2' X 3'
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	L	A	5 GAL	5' X 8'
ACCENT SHRUBS & GROUNDCOVERS (TIER 1)						
	ACHILLEA SPP.	YARROW	L	N	1 GAL	24" X 24"
	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	L	A	1 GAL	24" X 24"
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	1 GAL	12" X 36"
	LIRIOPE SPICATA	CREEPING LILY TURF	M	A	1 GAL	12" X 12"
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	1 GAL	12" X 96"
	NETPETA FASSENII 'WALKER'S LOW'	CATMINT	L	A	1 GAL	12" X 24"
	PENSTEMON H. 'MARGARITA BOP'	PENSTEMON	L	N	1 GAL	24" X 24"
	SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	L	A	1 GAL	6" X 48"
GRASSES (TIER 1)						
	BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	L	N	1 GAL	2' X 2'
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	L	A	1 GAL	3' X 2'
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	L	A	5 GAL	3' X 3'
	FESTUCA MAIREI	ATLAS FESCUE	L	A	1 GAL	2' X 3'
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	L	A	1 GAL	2' X 3'
BIORETENTION (TIER 1)						
	CAREX TUMULICOLA	BERKELEY SEDGE	I	N	1 GAL	1' X 2'
	ELYMUS C. 'CANYON PRINCE'	WILD RYE GRASS	N	N	1 GAL	2' X 3'
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L	N	1 GAL	2' X 2'
	MUHLENBERGIA RIGENS	DEER GRASS	L	N	1 GAL	4' X 4'
	BIOFILTRATION SOD	AVAILABLE AT DELTA BLUEGRASS (800) 637-8873	L	N	SOD	N/A
TURF (TIER 1)						
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD	N/A

NOTES:

- LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS. SEE L-5 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS.
- LANDSCAPED AREAS SHALL INCORPORATE PLANTINGS UTILIZING THREE-TIER SYSTEM: (1) GRASSES AND GROUNDCOVERS, (2) SHRUBS AND VINES, AND (3) TREES PER CITY OF ANTIOCH ODS 3.3.1.C.

PLANTING NOTES

- 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.
- ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
- TREES, SHRUBS AND OTHER SERVICES ELEMENTS SHALL BE SCREENED WITH PLANT MATERIAL WHERE POSSIBLE PER EAST LONE TREE SPECIFIC PLAN.
- TREES, SHRUBS AND GROUNDCOVERS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBS PER CITY ODS 3.3.1.G.
- TREES, SHRUBS AND GROUNDCOVERS SHALL NOT INTERFERE WITH SITE LIGHTING OR RESTRICT EMERGENCY ACCESS TO FIRE HYDRANTS OR FIRE ALARM BOXES PER CITY ODS 3.3.1.H.
- PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
- TREES AND LARGE SHRUBS SHALL NOT BE LOCATED UNDER OVERHEAD LINES OR ON UNDERGROUND UTILITIES. TREES AND LARGE SHRUBS SHALL BE LOCATED:
 - 8' MINIMUM FROM EDGE OF DRIVEWAY, WATER METER, GAS METER AND SEWER LATERALS.
 - 20' MINIMUM FROM BEGINNING OF CURB RETURNS AT INTERSECTIONS.
 - 15' MINIMUM FROM UTILITY POLES AND STREETLIGHTS.
 - 8' MINIMUM FROM FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS. PER CITY ODS 3.3.1.H.
- TREES PLANTED WITHIN 10' OF PAVEMENT SHALL HAVE ROOT BARRIER INSTALLED PER CITY ODS 3.3.1.I.
- PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
- PROPOSED TREES SHALL BE INSTALLED SECURELY WITH DOUBLE STAKING PER CITY ODS 3.3.1.I.

IRRIGATION NOTES

- THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELC).
- THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
- THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
- PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
- ALL MWELC DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

MWELC STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF ANTIOCH WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRESIDENT
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798



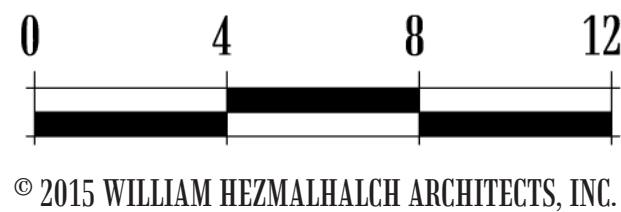
NOTE: Artist's Conception, Colors
Materials and Application May Vary.

PLAN 1C - COTTAGE

PLAN 3A - MEDITERRANEAN

PLAN 2BR - REGENCY

TYPICAL STREETSCENE





PLAN 1A - MEDITERRANEAN



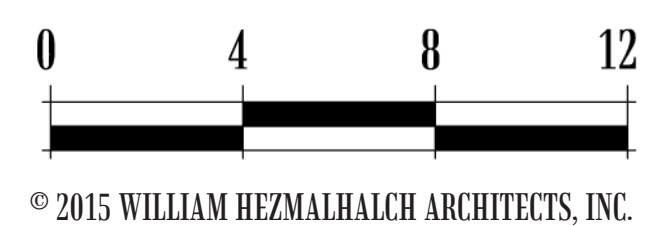
NOTE: Artist's Conception, Colors
Materials and Application May Vary.

PLAN 1B - REGENCY



PLAN 1C - COTTAGE

FRONT ELEVATIONS





PLAN 2A - MEDITERRANEAN



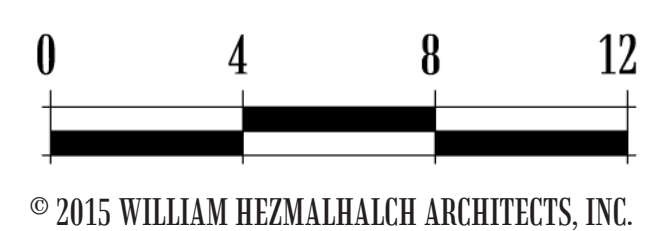
NOTE: Artist's Conception, Colors
Materials and Application May Vary.

PLAN 2B - REGENCY



PLAN 2C - COTTAGE

FRONT ELEVATIONS



© 2015 WILLIAM REZMAHALCH ARCHITECTS, INC.



PLAN 3A - MEDITERRANEAN



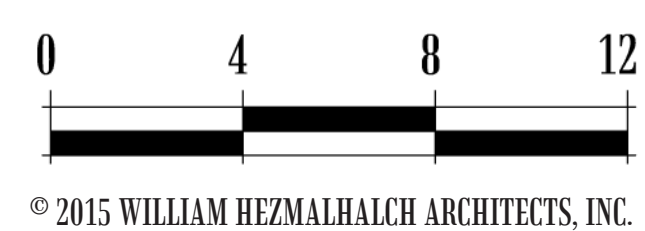
NOTE: Artist's Conception, Colors
Materials and Application May Vary.

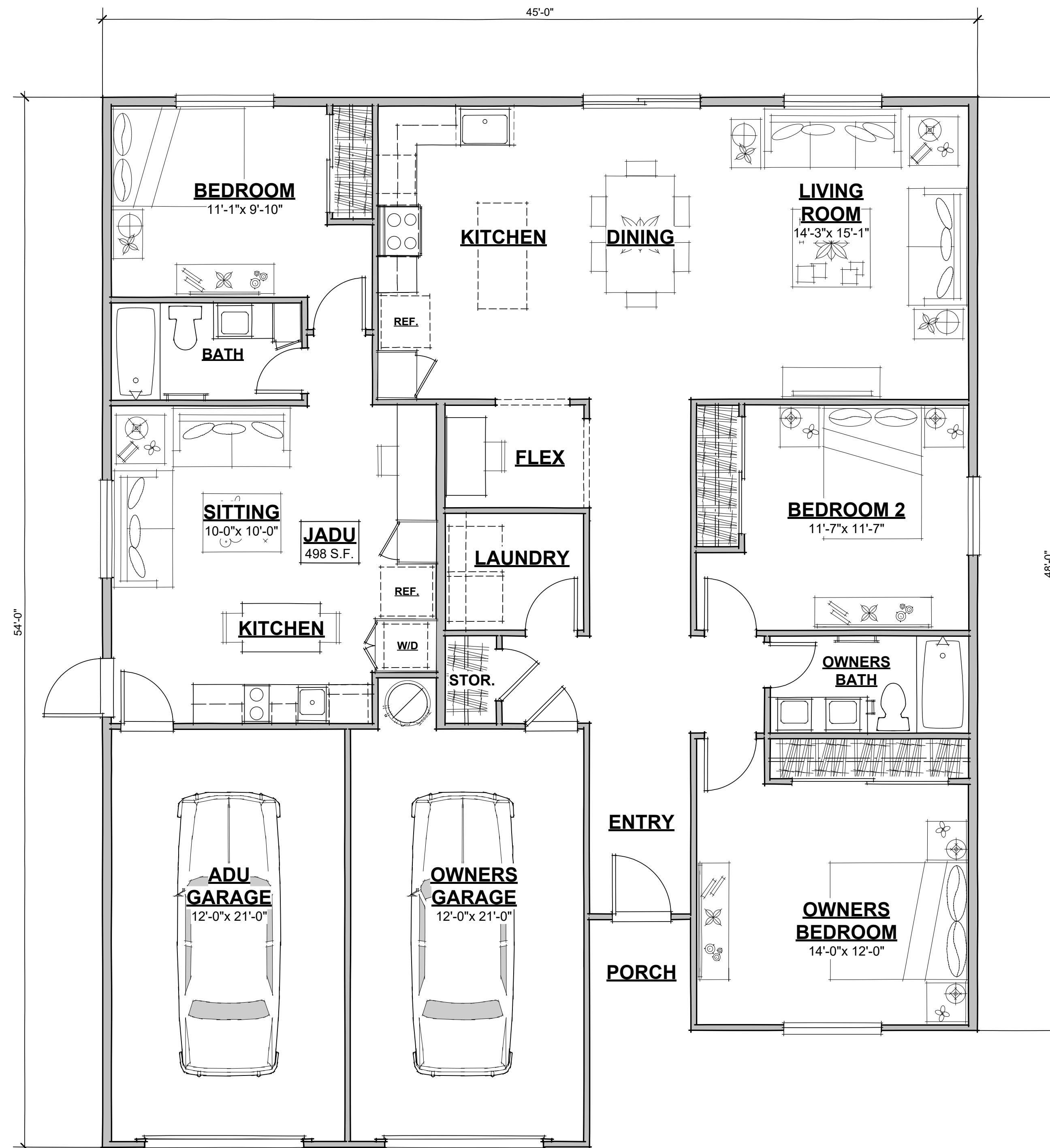
PLAN 3B - REGENCY



PLAN 3C - COTTAGE

FRONT ELEVATIONS





FIRST FLOOR PLAN (1,239 S.F. + 498 S.F. JADU)
(1,737 TOTAL S.F.)

