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DEVELOPER

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LANDSCAPE ARCHITECT

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 CONTACT: ROMAN DE SOTA

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON
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 CONTACT: COLT ALVERNAZ

ARCHITECT

WHA ARCHITECTS
 5000 EXECUTIVE PARKWAY, SUITE 375
 SAN RAMON, CA 94583
 (925) 463-1700
 CONTACT: MARK RETHERFORD

APRIL 2022

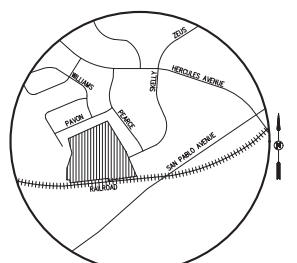
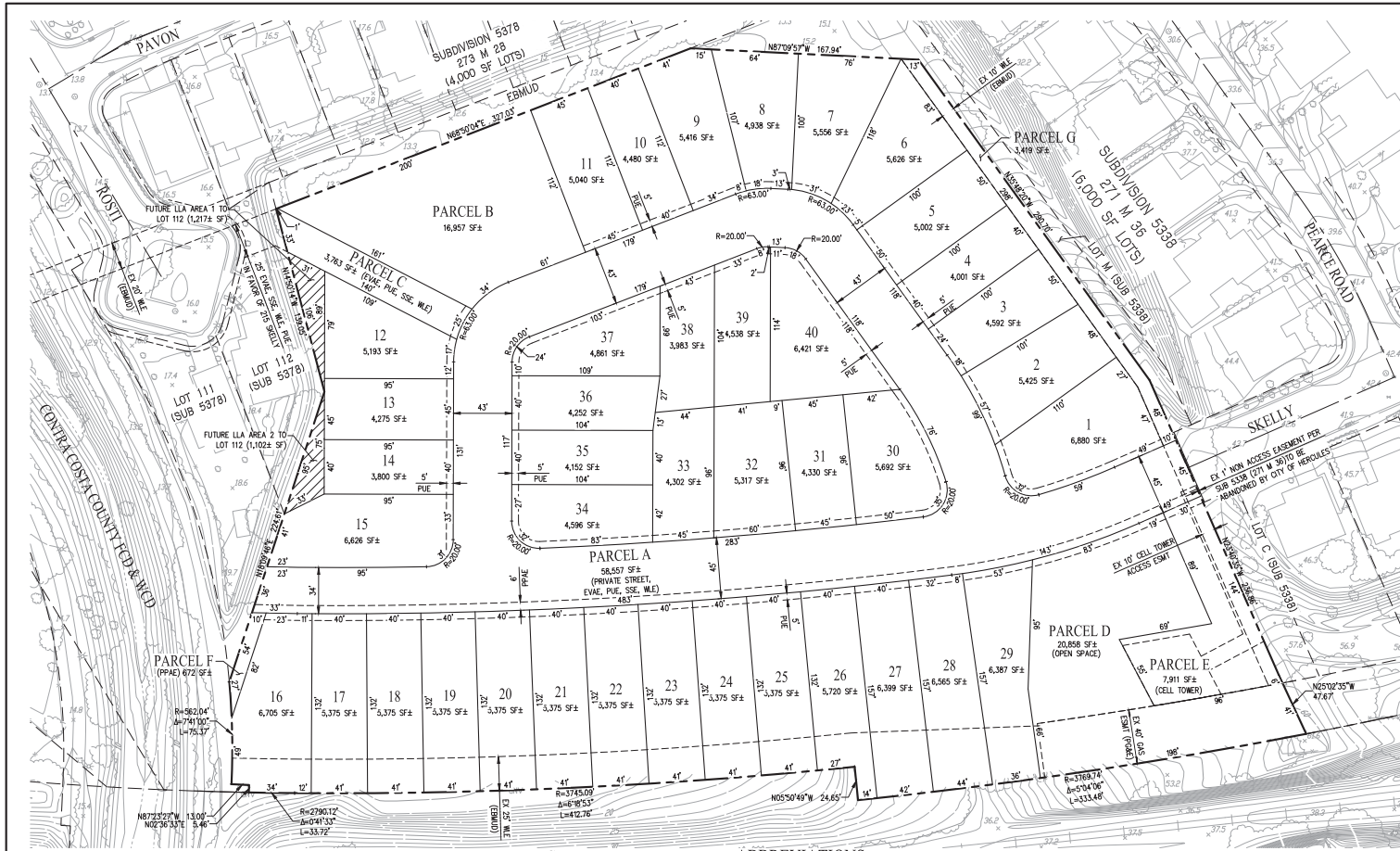


DESIGN REVIEW & VESTING TENTATIVE MAP
215 SKELLY
SUBDIVISION 9606
HERCULES, CALIFORNIA



PHOTO: WHA

F0304ACR1M022COVER SHEET.DWG



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- ASSESSORS PARCEL NO. 404-000-012-5
- SITE AREA: 7.4± ACRES
- EXISTING GENERAL PLAN: RESIDENTIAL SINGLE FAMILY LOW DENSITY (RS-L)
PROPOSED GENERAL PLAN: RESIDENTIAL SINGLE FAMILY LOW DENSITY (RS-L)
- EXISTING ZONING: RESIDENTIAL SINGLE FAMILY LOW DENSITY (RS-L)
PROPOSED ZONING: RESIDENTIAL SINGLE FAMILY LOW DENSITY (RS-L)
- EXISTING LAND USE: VACANT LAND/AGRICULTURE
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- DWELLING UNITS: 40
- SITE DENSITY: 5.4 DU/AC
- BENCHMARK: CR-347 EBMUD BM #2524
LOCATED ON THE NORTHWEST CORNER OF CROCKETT AVENUE, PINOLE, CA. BM IS A EBMUD BRASS PLATE MONUMENT SET IN CONCRETE. 420 FT NORTHWESTERLY FROM THE INTERSECTION OF PARK STREET AND TENNENT AVENUE. ELEVATION: 15,510 FEET
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS FOUND MONUMENTS ON THE CENTERLINE OF PAVON, THE BASIS OF BEARING BEING N68°51'16" PER 273 M 28
- FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060130043H
DATE: MARCH 21, 2017
- UTILITIES:
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
SEWER: CITY OF HERCULES
STORM DRAIN: CITY OF HERCULES/PRIVATE
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
- EXISTING TOPOGRAPHY: TOPOGRAPHIC FEATURES SHOW HEREON ARE BASED UPON AN AERIAL SURVEY BY GEORPUS DATED JUNE 2020 AND GROUND TOPO BY CARLSON, BARBEE AND ORSON, INC. DATED JUNE 2020

SEE SHEET C1.1 FOR BUILDING LAYOUT, SETBACKS, & STREET SECTIONS

LEGEND

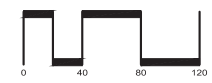


ABBREVIATIONS

BOUNDARY	AG	AGGREGATE BASE	GB	GRADE BREAK	SD	STORM DRAIN (PRIVATE)
EASEMENT	AC	ASPHALT CONCRETE	GLP	GARAGE LIP	SD-T	STORM DRAIN (TREATED)
PROPERTY LINE	ACAE	ACFC & WCD ACCESS EASEMENT	H	ACCESSIBLE STALL	SDBU	STORM DRAIN BUBBLE UP
RIGHT-OF-WAY	AU	ACCESSIBLE UNIT	HMP	HYDROMODIFICATION MANAGEMENT PLAN	SDE	STORM DRAIN EASEMENT
	BC	BACK OF CURB	HP	HIGH POINT	SDFM	STORM DRAIN FORCE MAIN
	BD	BOUNDARY	IN	INVERT	SDMH	STORM DRAIN MANHOLE
	BE	BRIDGE EASEMENT	LL	LOT LINE	SF	SQUARE FEET
	BFP	BACK FLOW PREVENTION	LP	LOW POINT	SS	SANITARY SEWER
	CB	CATCH BASIN	LS	LANDSCAPE	SMH	SANITARY SEWER MANHOLE
	DW	DRIVEWAY	OH	OVERHEAD ELECTRIC	STA	STATION
	EG	EXISTING GRADE	P	PAD	STD	STANDARD
	EVC	ELECTRIC VEHICLE CHARGING	PAE	PUBLIC ACCESS EASEMENT	SW	SIDEWALK
	EX	EXISTING	P	PAD	STN	STANDARD
	FAR	FLOOR AREA RATIO	PV	POST INDICATOR VALVE	(T)	TOTAL
	FC	FACE OF CURB	PL	PROPERTY LINE	TC	TOP OF CURB
	FDC	FIRE DEPARTMENT CONNECTION	PR	PROPOSED	TFC	TOP OF FLUSH CURB
	FG	FINISHED GRADE	PIE	PRIVATE INGRESS EGRESS EASEMENT	TRC	TOP OF ROLLED CURB
	FF	FINISHED FLOOR ELEVATION	PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT	TSM	TOP OF SOL MIX
	FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	TYP	TYPICAL
	FI	FIELD INLET	PUE	PUBLIC UTILITY EASEMENT	VU	VISITABLE UNIT
	FL	FLOWLINE	R	RADIUS	W	WATER
	FU	FUTURE	RW	RIGHT-OF-WAY	WLE	WATER LINE EASEMENT
			RET	RETURN		

VESTING TENTATIVE MAP
215 SKELLY - SUBDIVISION 9606
LOTING PLAN

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: APRIL 2022



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CIVIL ENGINEERS SURVEYORS PLANNERS

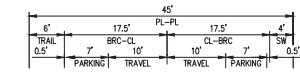
SHEET NO.
C1.0

MINIMUM SETBACK REQUIREMENTS:

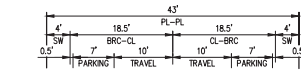
SETBACK	EXISTING ZONING	PROPOSED ZONING
FRONT:	20'	20'
SIDE YARD:	5'	5'
STREET SIDE YARD:	15'	10'
REAR YARD:	15'	15'

PRODUCT MIX		
PLAN #	# OF LOTS	% OF TOTAL
1583	15	37.5%
1859	15	37.5%
2311	10	25%
TOTAL	40	100.0%

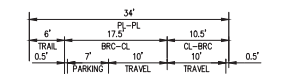
LOT #	LOT AREA (SF)	PLAN TYPE	LOT COVERAGE
1	6,880	PLAN 2311	21%
2	5,425	PLAN 2311	26%
3	4,552	PLAN 1583	23%
4	4,001	PLAN 1859	33%
5	5,002	PLAN 2311	28%
6	5,626	PLAN 1859	23%
7	5,556	PLAN 1583	19%
8	4,938	PLAN 1583	21%
9	5,416	PLAN 2311	26%
10	4,480	PLAN 1859	29%
11	5,040	PLAN 2311	23%
12	6,398	PLAN 1583	17%
13	4,490	PLAN 2311	32%
14	4,519	PLAN 1859	29%
15	6,806	PLAN 2311	21%
16	6,705	PLAN 1859	19%
17	5,375	PLAN 1583	20%
18	5,375	PLAN 1859	24%
19	5,375	PLAN 1583	20%
20	5,375	PLAN 1859	24%
21	5,375	PLAN 1583	20%
22	5,375	PLAN 1859	24%
23	5,375	PLAN 1583	20%
24	5,375	PLAN 1859	24%
25	5,375	PLAN 1583	20%
26	5,720	PLAN 1859	23%
27	6,399	PLAN 1583	17%
28	6,565	PLAN 1859	20%
29	6,387	PLAN 1583	17%
30	5,692	PLAN 2311	25%
31	4,330	PLAN 1583	24%
32	5,317	PLAN 2311	27%
33	4,302	PLAN 1859	30%
34	4,596	PLAN 1859	28%
35	4,152	PLAN 1583	25%
36	4,252	PLAN 1859	31%
37	4,863	PLAN 1583	22%
38	3,983	PLAN 1583	27%
39	4,538	PLAN 1859	29%
40	6,421	PLAN 2311	22%



45' PRIVATE STREET
NOT TO SCALE



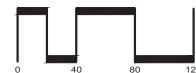
43' PRIVATE STREET
NOT TO SCALE



34' PRIVATE STREET
NOT TO SCALE

VESTING TENTATIVE MAP
215 SKELLY - SUBDIVISION 9606
PRELIMINARY SITE/DEVELOPMENT PLAN

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: APRIL 2022



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C1.1



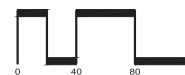
LEGEND

- EXISTING PROJECT BOUNDARY
- - - EXISTING EASEMENT
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING STREET LIGHT
- EXISTING FENCE
- - - EX-SI EXISTING STORM DRAIN
- - - EX-SS EXISTING SANITARY SEWER
- - - EX-W EXISTING WATER LINE
- - - EX-GAS EXISTING GAS
- - - EX-OH EXISTING OVERHEAD LINE
- ▨ EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

NOTES:
 1. SEE SHEET C2.1 FOR EXISTING TREE DATA
 2. EXISTING AVERAGE SITE SLOPE = 5.8% ±

VESTING TENTATIVE MAP
215 SKELLY - SUBDIVISION 9606
EXISTING CONDITIONS

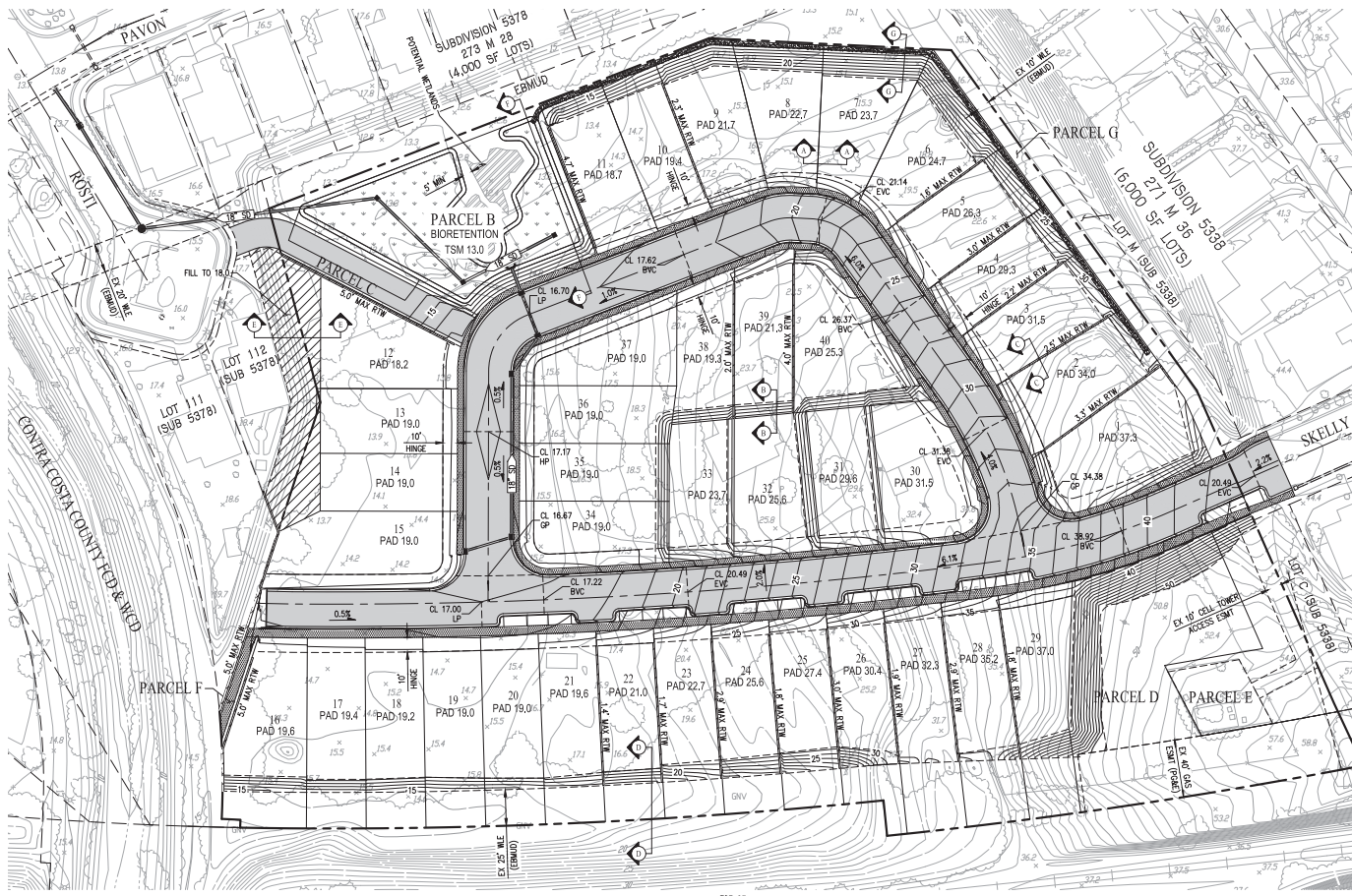
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1" = 40' DATE: APRIL 2022



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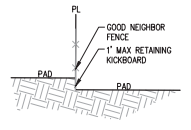
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CIVIL ENGINEERS SURVEYORS PLANNERS

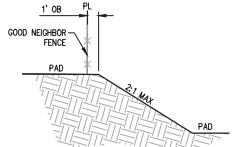


LEGEND:

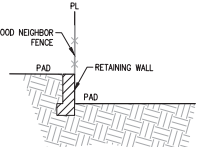
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- APPROXIMATE FACE OF CURB
- P 7.6 APPROXIMATE PAD ELEVATION
- EXISTING CONTOUR LINE
- EXISTING SPOT GRADE
- STORM DRAIN
- MANHOLE
- CATCH BASIN
- DRAIN INLET
- SLOPE



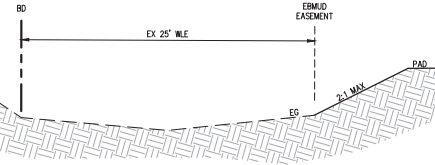
SECTION A-A
SCALE: 1" = 5'



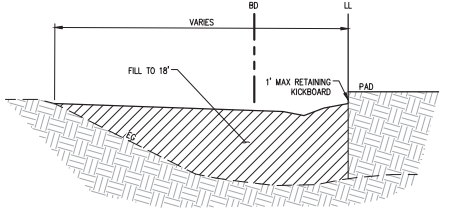
SECTION B-B
SCALE: 1" = 5'



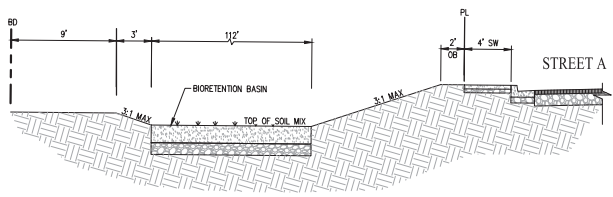
SECTION C-C
SCALE: 1" = 5'



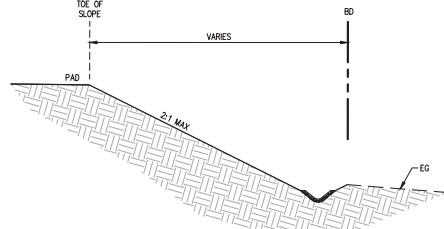
SECTION D-D
SCALE: 1" = 5'



SECTION E-E
SCALE: 1" = 5'



SECTION F-F
SCALE: 1" = 5'



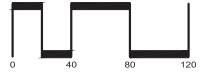
SECTION G-G
SCALE: 1" = 5'

EARTHWORK SUMMARY		
DESCRIPTION	CUT	FILL
ROUGH GRADING	10,000 C.Y.	10,000 C.Y.

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.

VESTING TENTATIVE MAP 215 SKELLY - SUBDIVISION 9606 PRELIMINARY GRADING PLAN















CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: APRIL 2022

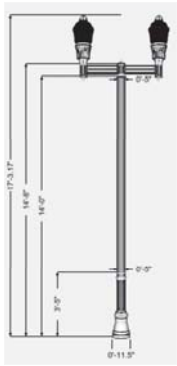


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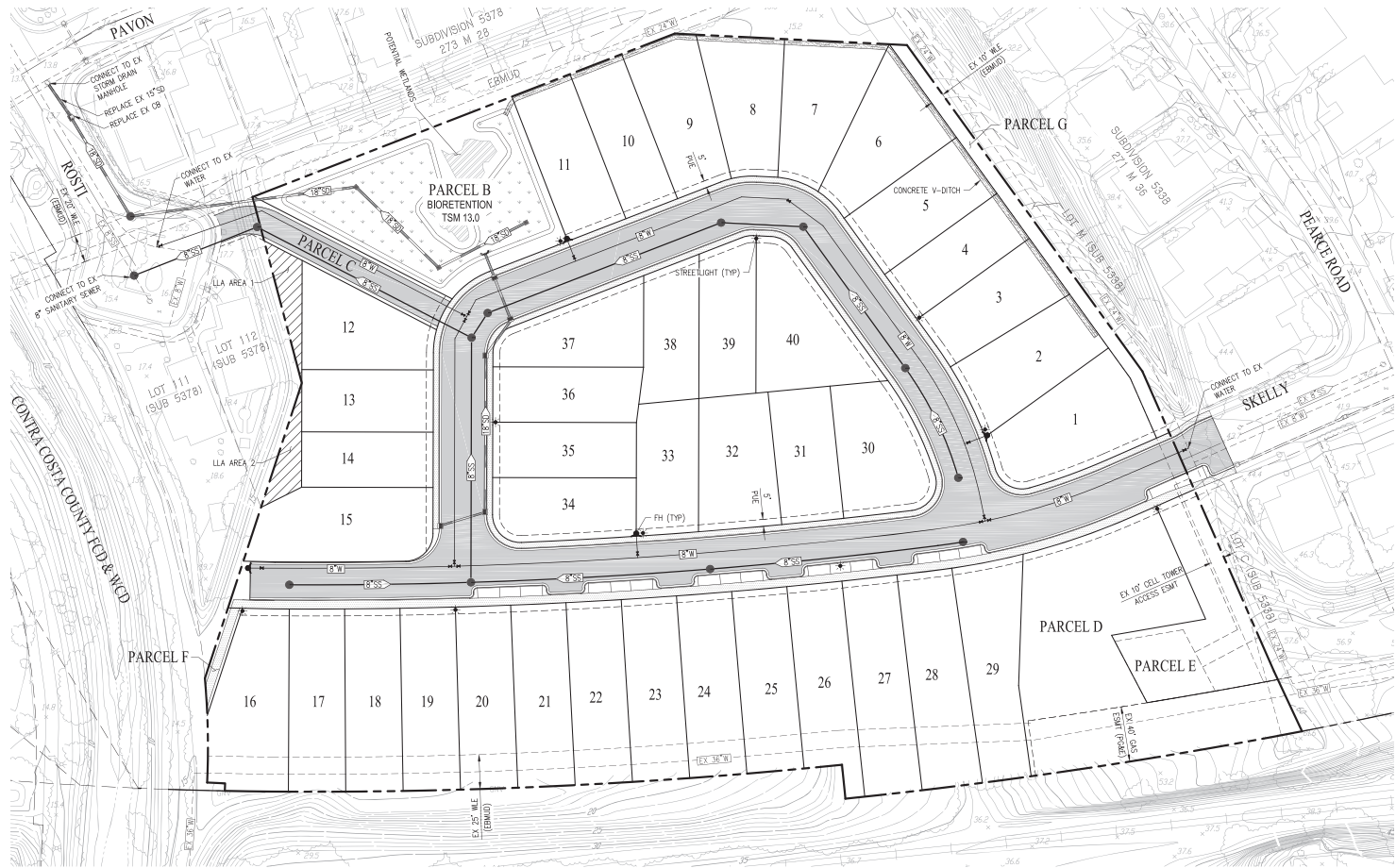
SHEET NO.
C3.0

LEGEND

-  PROJECT BOUNDARY
-  STORM DRAIN
-  SANITARY SEWER
-  WATER LINE
-  MANHOLE
-  CATCH BASIN
-  FIELD INLET
-  DECORATIVE STREET LIGHT (SEE DETAIL ON THIS SHEET)
-  FIRE HYDRANT
-  PROJECT BOUNDARY
-  PROPOSED RIGHT OF WAY
-  PROPOSED LOT LINE
-  PROPOSED FACE OF CURB
-  EXISTING EASEMENT

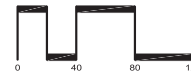


DECORATIVE STREET LIGHT
NOT TO SCALE



**VESTING TENTATIVE MAP
215 SKELLY - SUBDIVISION 9606
PRELIMINARY UTILITY PLAN**

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: APRIL 2022



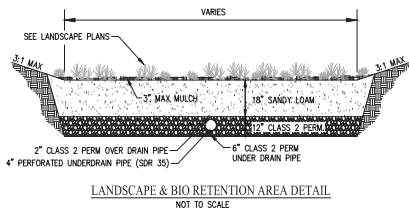
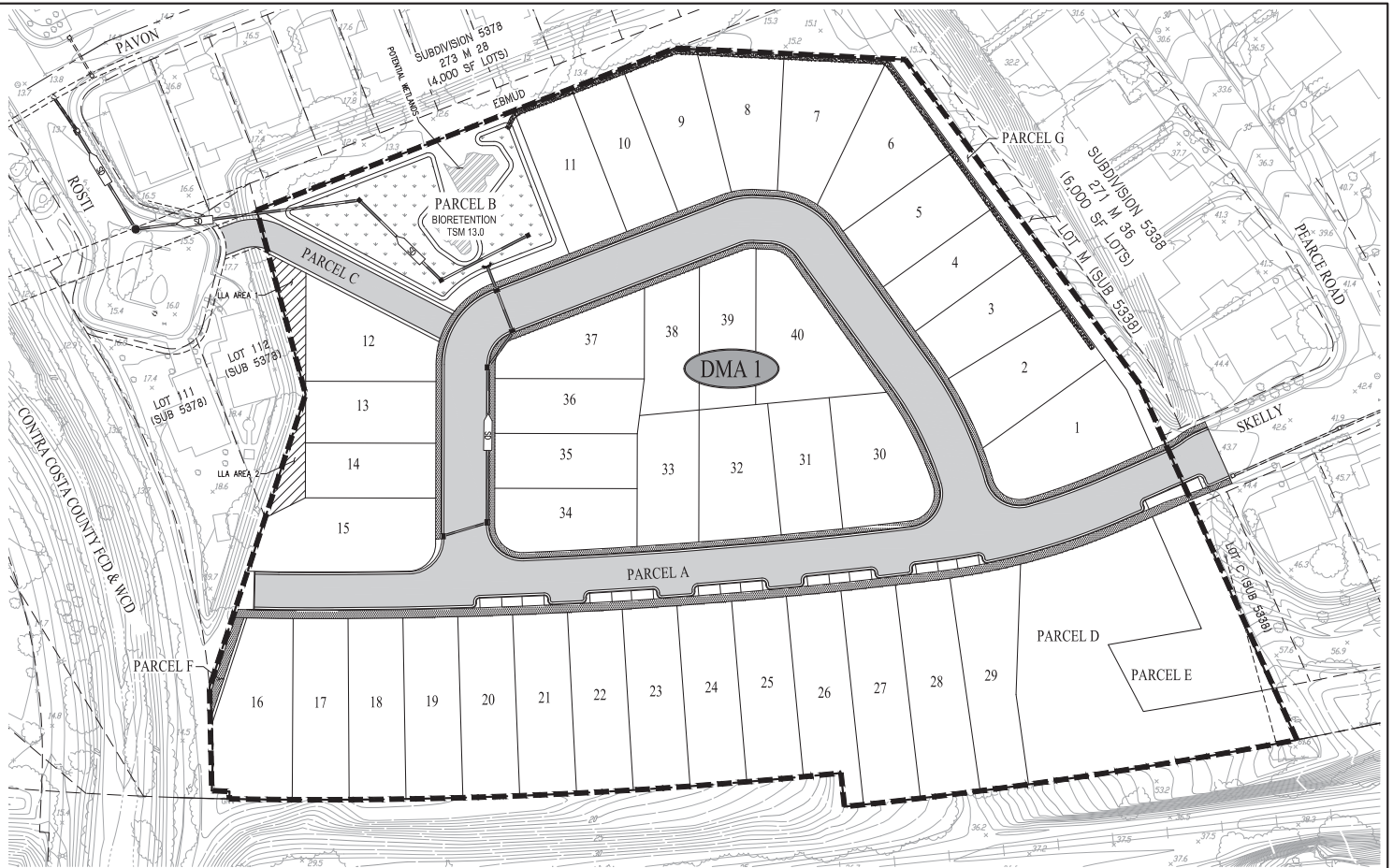
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SHEET NO.
C4.0

CIVIL ENGINEERS • SURVEYORS • PLANNERS

LEGEND

- 25 LOT NUMBER
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- DMA BOUNDARY
- BIORETENTION AREA
- DMA 1** DRAINAGE MANAGEMENT AREA
- IMP 1** INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA



LANDSCAPE & BIO RETENTION AREA DETAIL
NOT TO SCALE

NOTE:
SANDY LOAM SOIL MIX SHALL HAVE MINIMUM
LONG TERM PERCOLATION RATE OF 5"/HOUR.

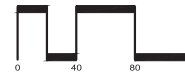
DRAINAGE MANAGEMENT AREA SUMMARY

AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	REQUIRED (SF)	PROVIDED (SF)
DMA 1	130,920	192,910	6,006	8,288

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

VESTING TENTATIVE MAP
215 SKELLY - SUBDIVISION 9606
PRELIMINARY STORMWATER MANAGEMENT PLAN

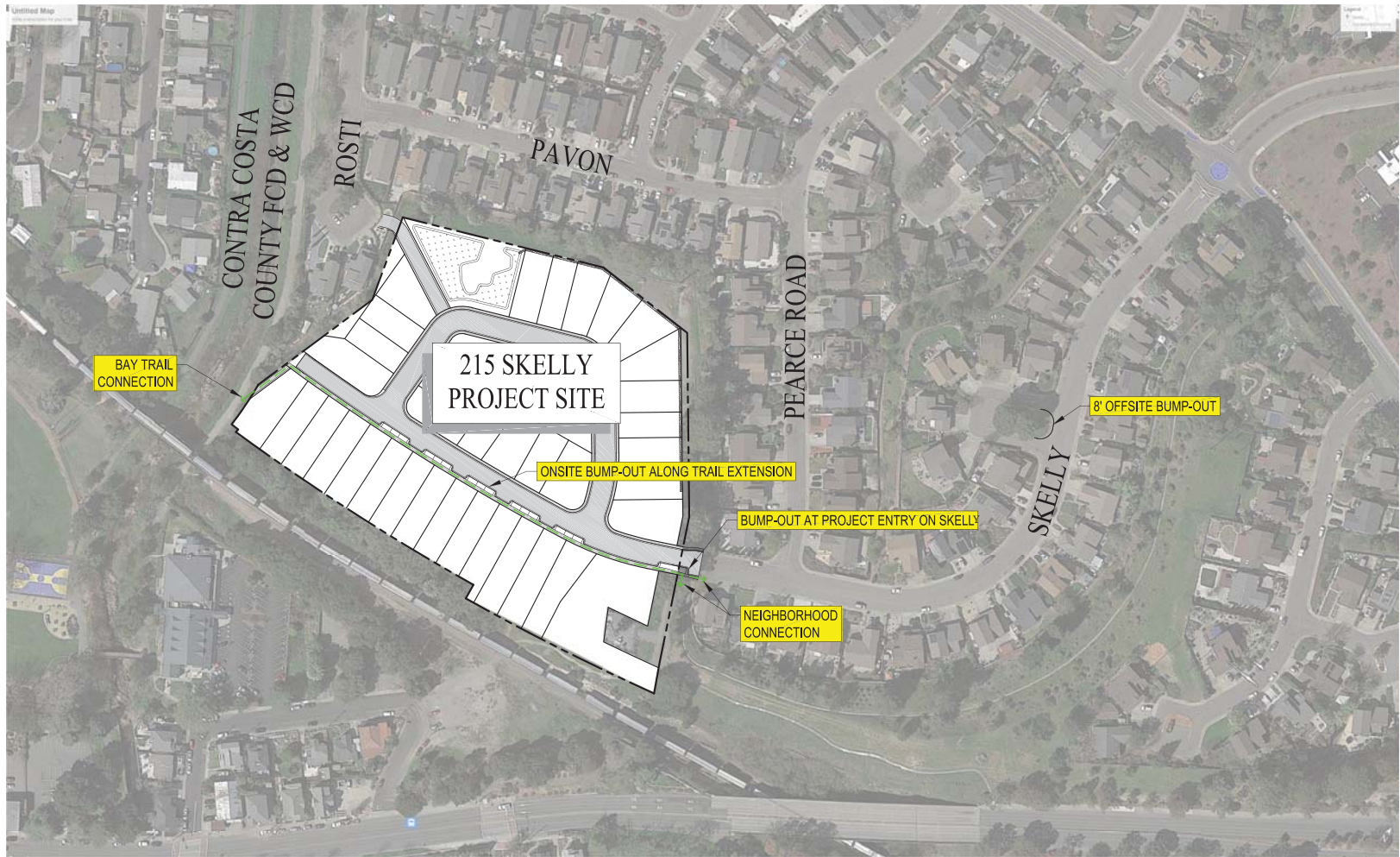
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: APRIL 2022



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C5.0



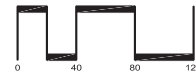
LEGEND

--- PUBLIC TRAIL CONNECTION



VESTING TENTATIVE MAP
215 SKELLY - SUBDIVISION 9606
 PRELIMINARY TRAFFIC CALMING PLAN

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1" = 40' DATE: APRIL 2022



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CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
C6.0

F:\33\FACD\TMO\217\FIC\CALM\PLAN.DWG



Illustrative Site Plan

215 SKELLY Hercules, California

L.1.1

MARCH 2022



PLANTING PLAN - PARCEL B:
REFER TO SHEET L.4.4

STREET TREE (E.G. ULMUS HYBRID
FRONTIER): REFER TO THE
PROPOSED PLANT PALETTE SHEET
L.5.1

TYPICAL CONSTRUCTION AND
PLANTING PLAN - PLAN 2311:
REFER TO SHEET L.4.3

CONCRETE SIDEWALK: REFER TO
PLANS PREPARED BY CBG

TYPICAL CONSTRUCTION AND
PLANTING PLAN - PLAN 1583:
REFER TO SHEET L.4.1

TYPICAL CONSTRUCTION AND
PLANTING PLAN - PLAN 1859:
REFER TO SHEET L.4.2

MALBOX STATION: REFER TO
DETAIL PAGE 2 SHEET L.2.3

ENTRY MONUMENT: REFER TO
SHEET L.3.1

NON-IRRIGATED MIX OF
CALIFORNIA WILD FLOWERS

PLAN VIEW
Scale: 1"=30'-0"



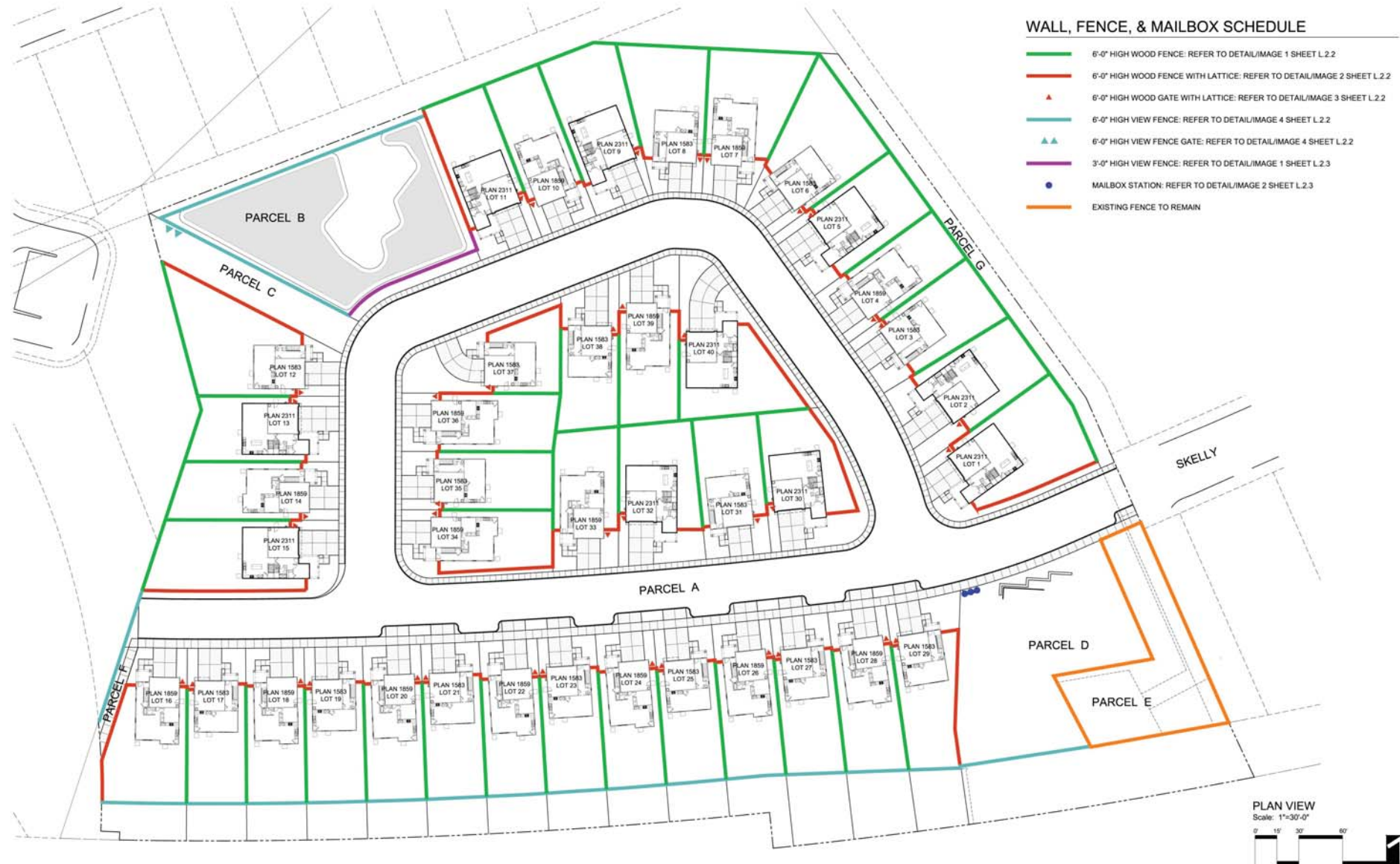
Preliminary Landscape Plan

215 SKELLY Hercules, California

L.1.2

MARCH 2022





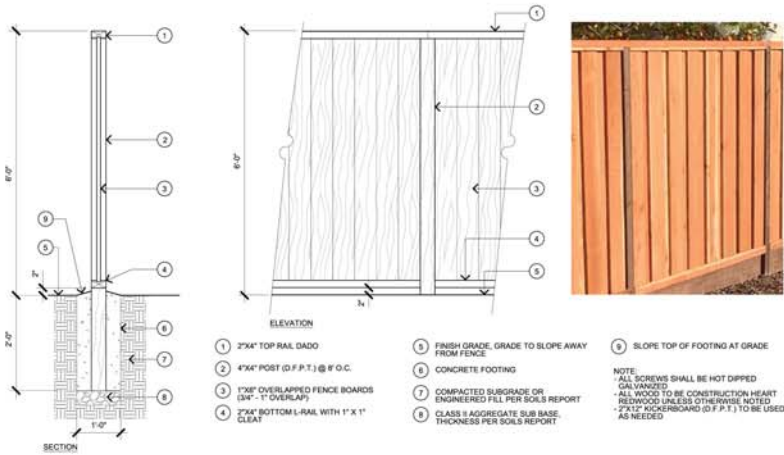
Wall, Fence, & Mailbox Plan

215 SKELLY Hercules, California

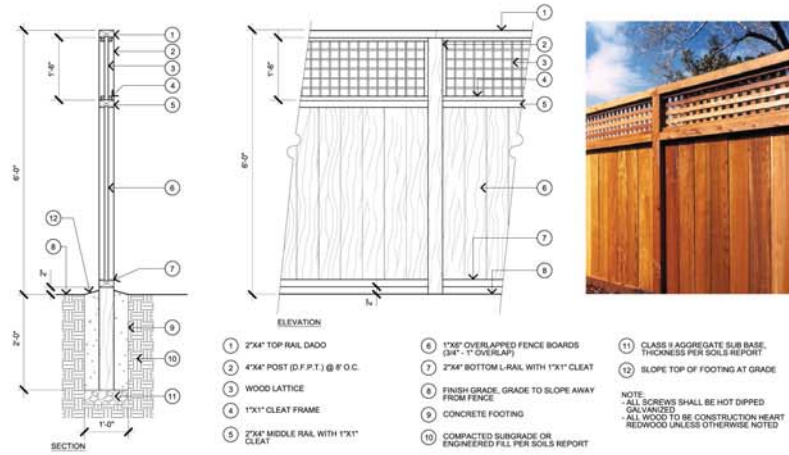
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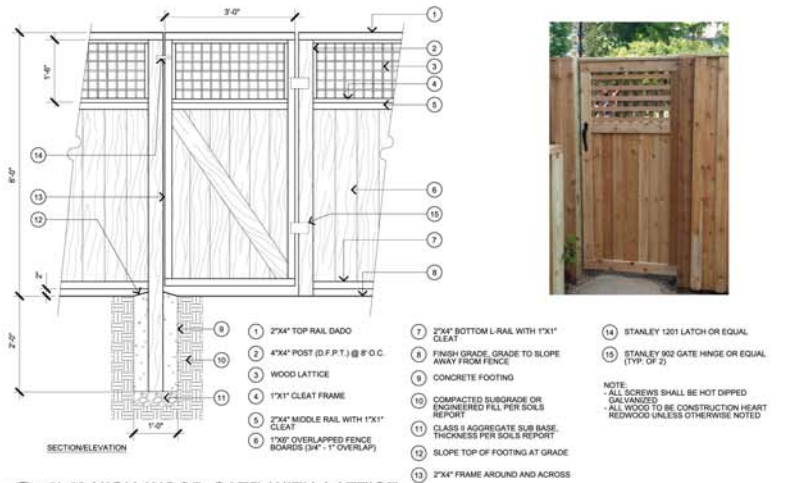




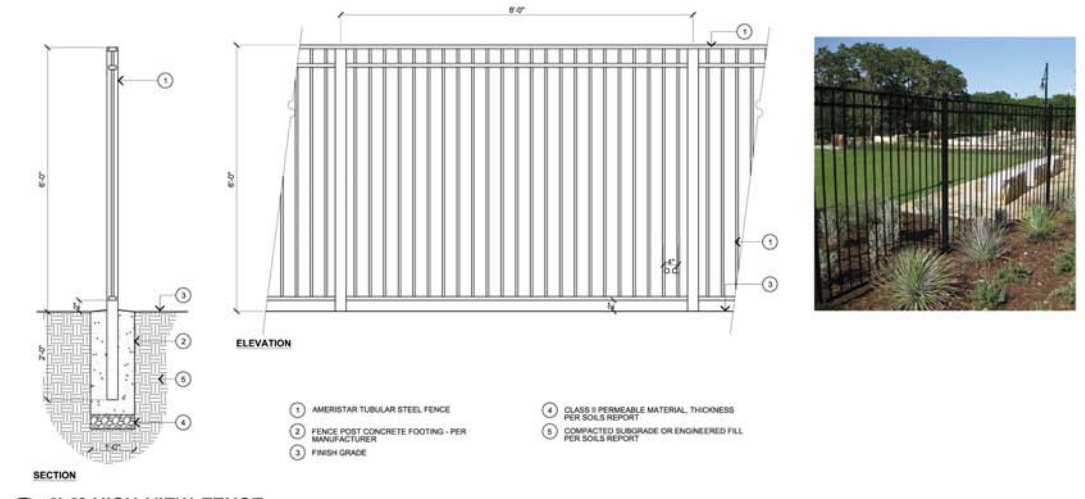
1 6'-0" HIGH WOOD FENCE



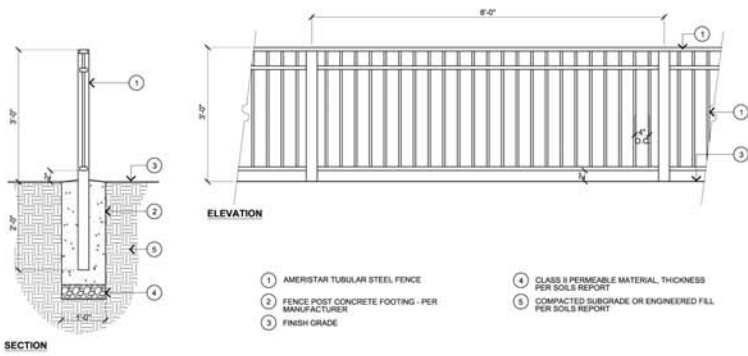
2 6'-0" HIGH WOOD FENCE WITH LATTICE



3 6'-0" HIGH WOOD GATE WITH LATTICE

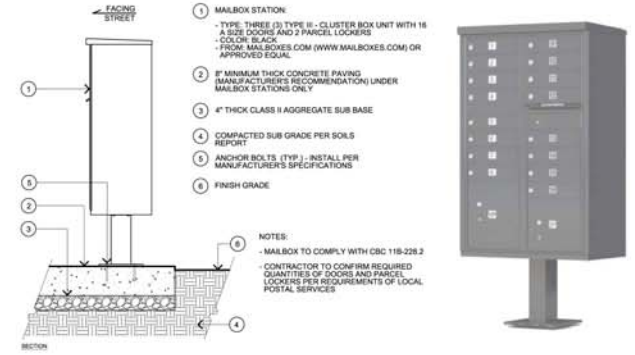


4 6'-0" HIGH VIEW FENCE



1 3'-0" HIGH VIEW FENCE

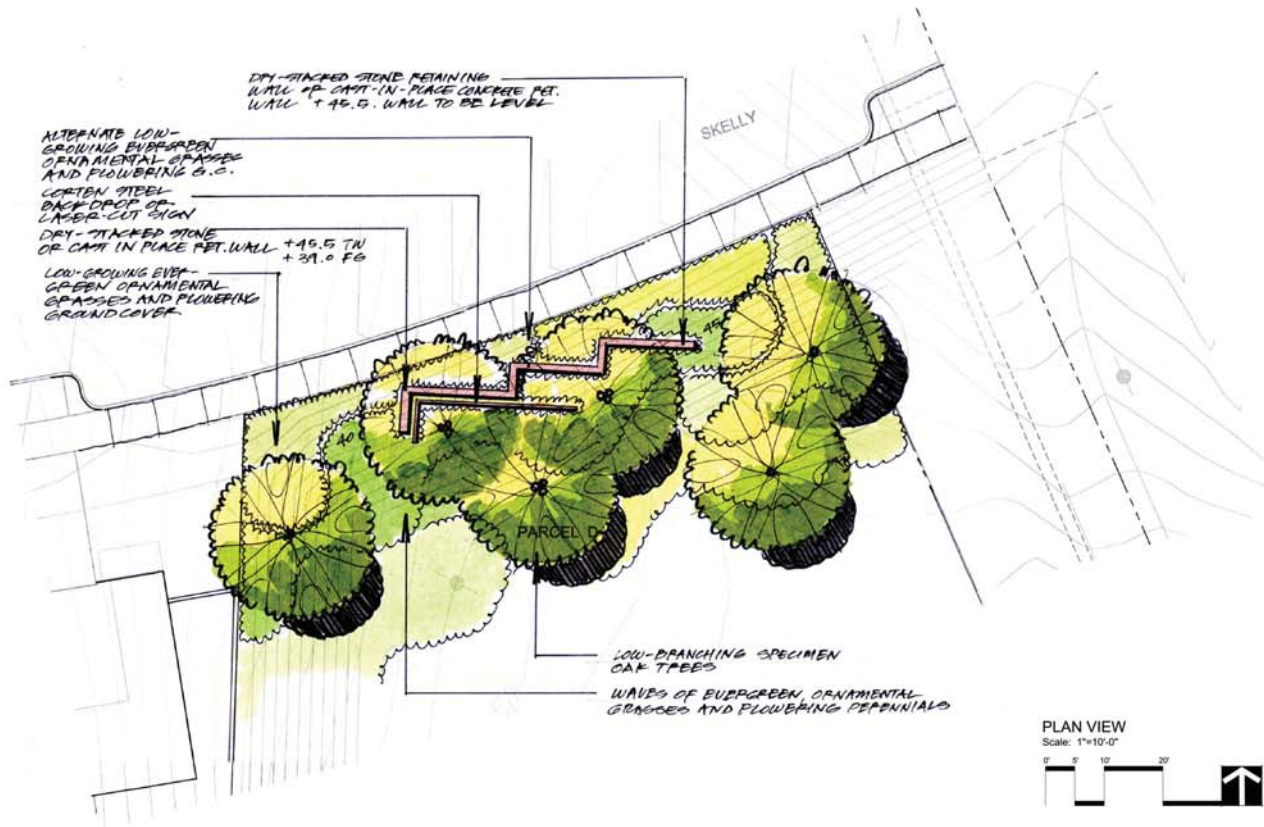
SCALE: 3/4"=1'-0"



2 MAILBOX STATION

SCALE: 3/4"=1'-0"

Wall, Fence, & Mailbox Details



KEY MAP NTS

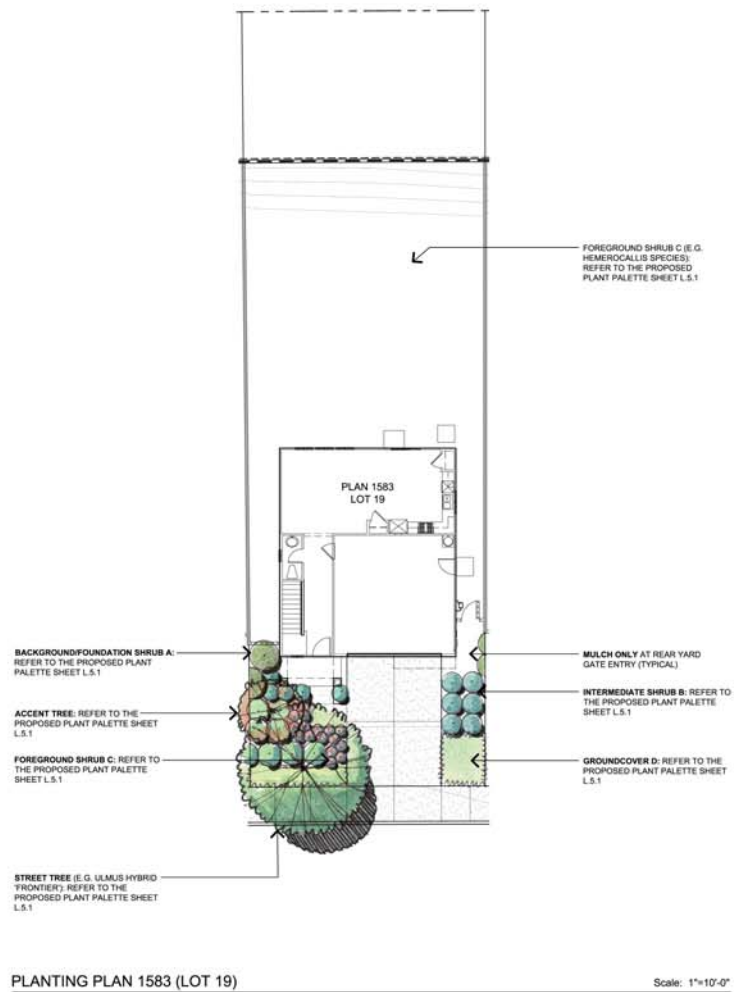
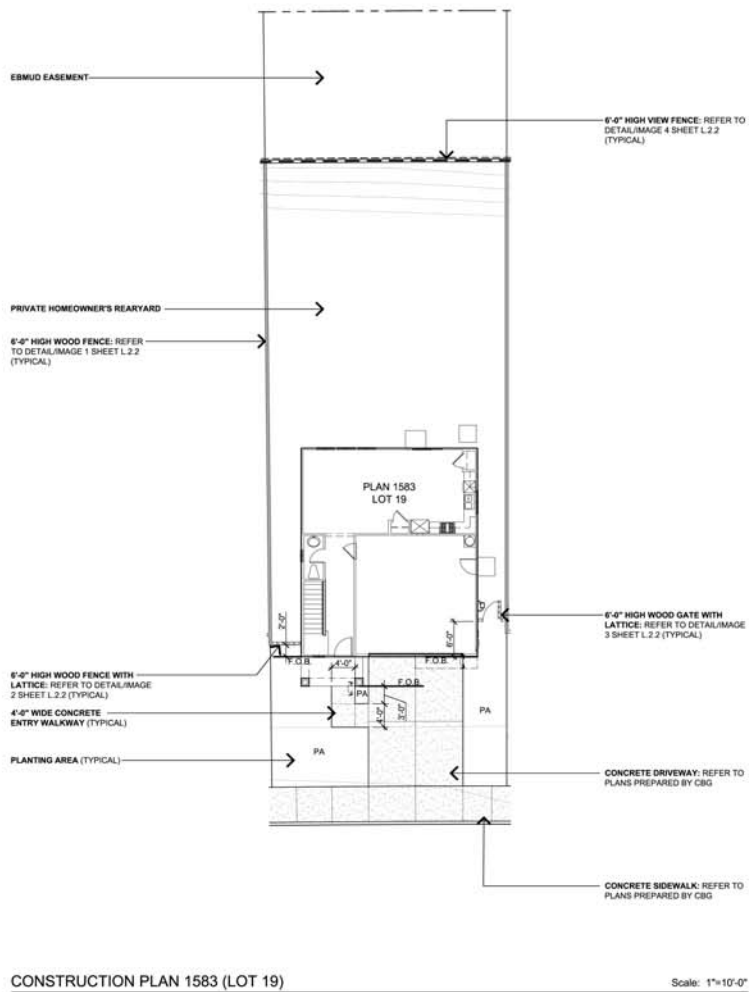
Entry Monument

215 SKELLY Hercules, California

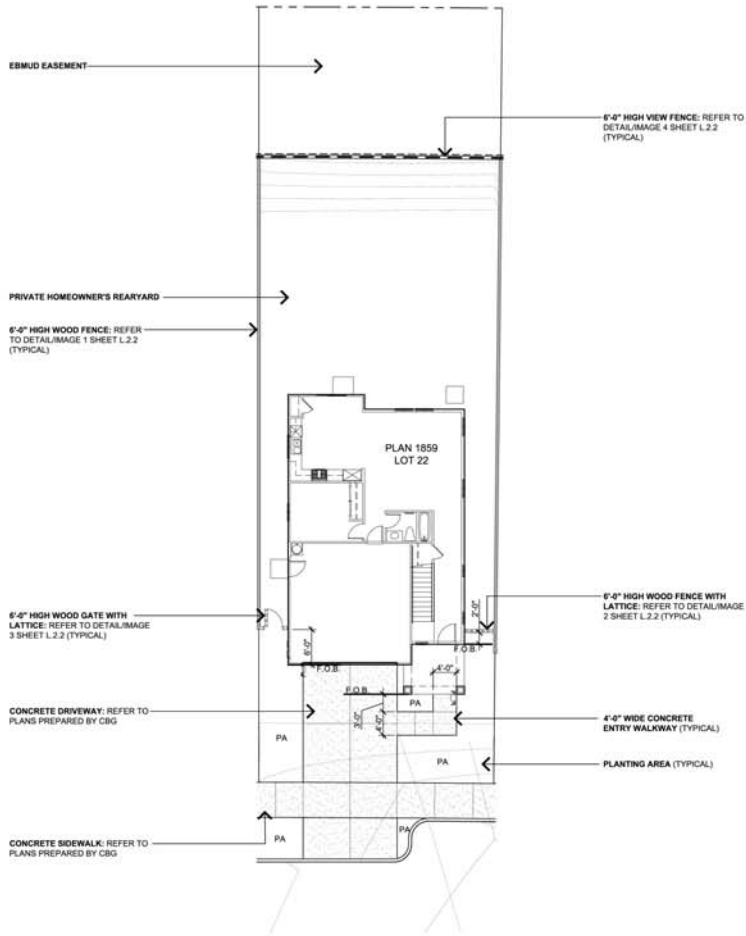
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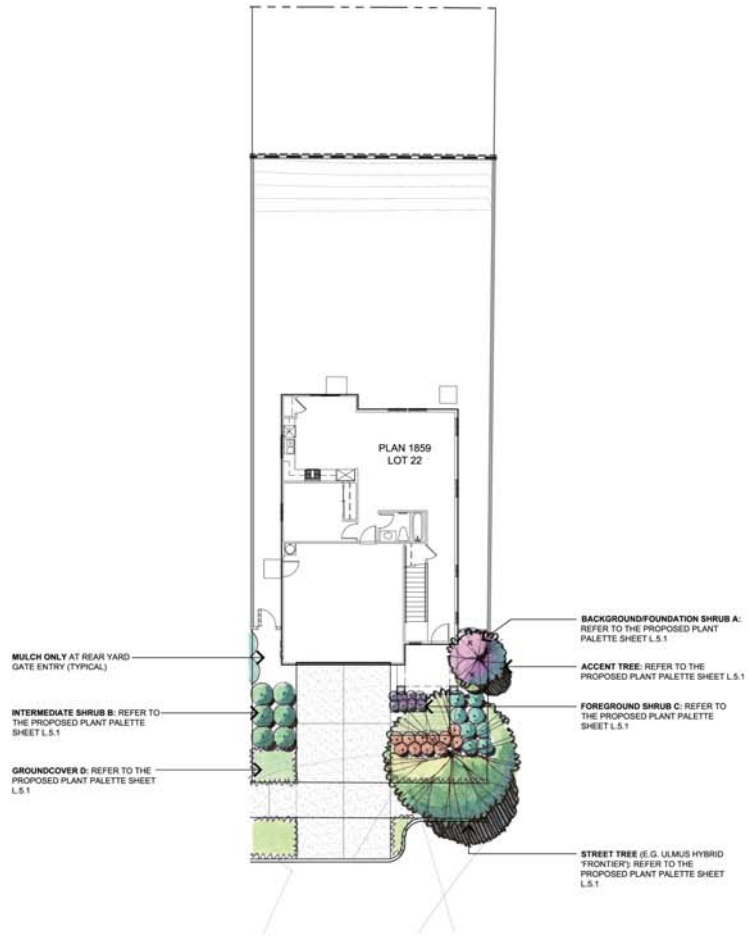


Typical Construction and Planting Plan - Plan 1583



CONSTRUCTION PLAN 1859 (LOT 22)

Scale: 1"=10'-0"



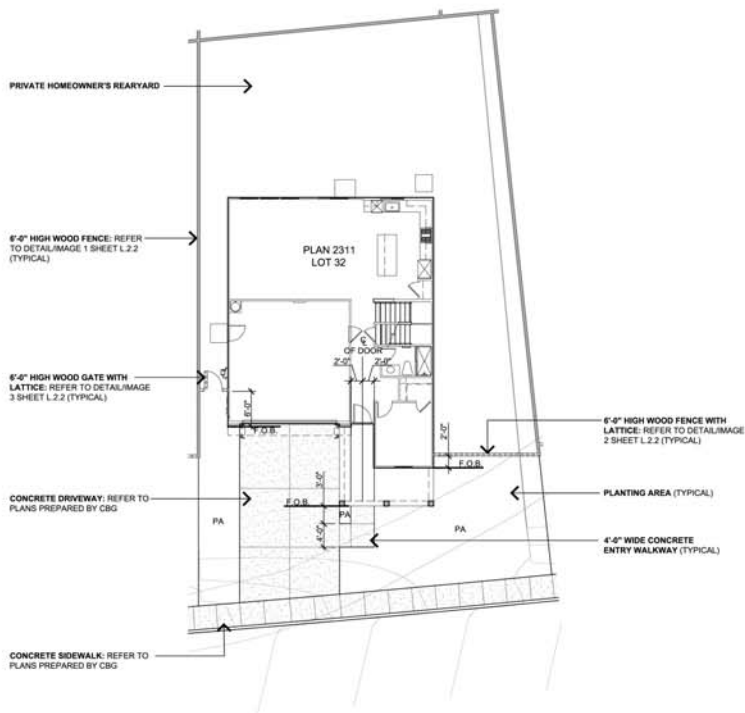
PLANTING PLAN 1859 (LOT 22)

Scale: 1"=10'-0"



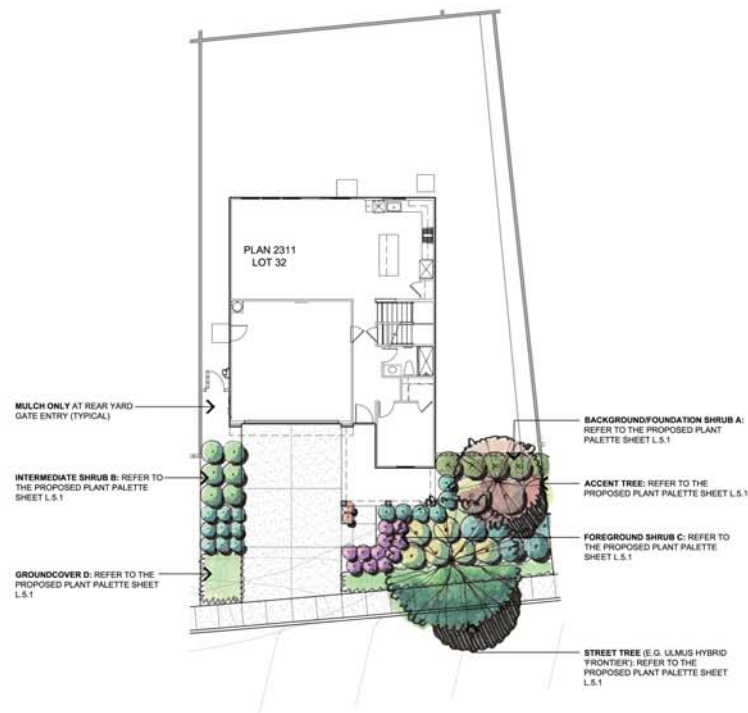
KEY MAP NTS

Typical Construction and Planting Plan - Plan 1859



CONSTRUCTION PLAN 2311 (LOT 32)

Scale: 1"=10'-0"



PLANTING PLAN 2311 (LOT 32)

Scale: 1"=10'-0"



KEY MAP NTS

Typical Construction and Planting Plan - Plan 2311



PLANTING PLAN - PARCEL B

Scale: 1"=10'-0"



KEY MAP NTS

Planting Plan - Parcel B

215 SKELLY Hercules, California

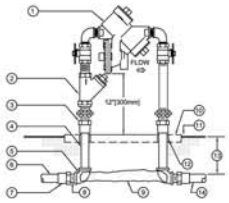
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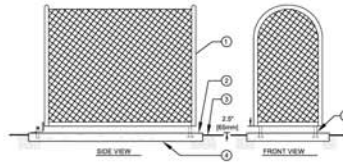
PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	MATURE SIZE DIMENSIONS WIDTH/HEIGHT	WULCOLS	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	MATURE SIZE DIMENSIONS WIDTH/HEIGHT	WULCOLS	NOTES	
STREET TREE:											
ULMUS HYBRID FRONTIER	FRONTIER ELM	15 GALLON	35x25'	L	GROUND COVER D:						WATER CONSERVATION STATEMENT:
PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANTS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.											
ACCENT TREES:											
ADONIS FLEXUOSA	PEPPERMINT TREE	3P" BOX	25x30"	L	ARCTOSTAPHYLOS SPECIES	MANZANITA	1 GALLON	3x18"	L	I HAVE COMPLIED WITH THE CRITERIA OF CITY OF HERCULES BAY-FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.	
CHORANANTHUS RETIATUS	FRINGE TREE	3P" BOX	35x15"	M	CONYLISSUS SABAOTUS	GROWING MORNING GLORY	1 GALLON	3x18"	L		
LAGERSTROEMIA FAUREI SPECIES	CRAPE MYRTLE	3P" BOX	15x15"	L	COPROSMA KIRKOI 'PROSTATUS'	NCN	1 GALLON	3x18"	L		
MAGNOLIA LITTLE GEM	MAGNOLIA	3P" BOX	15x30"	M	GERANIUM SPECIES	GERANIUM	1 GALLON	VARIES	M		
MALUS SPECIES	FLOWERING CRAB APPLE	3P" BOX	30x18"	M	GREVILLE LANGIERA 'COASTAL GEM'	NCN	1 GALLON	4x2"	L		
MAYTENUS BOARIA 'GREEN SHOWERS'	FLOWERING PLUMCHERRY	3P" BOX	20x25"	M	LANTANA SPECIES	LANTANA	1 GALLON	VARIES	L		
PRINUS SPECIES	FLORIDANA	3P" BOX	25x30"	L	LONCOPETULUM 'PURPLE DIXIE'	FRINGE FLOWER	1 GALLON	4x15"	L		
QUERCUS AGRIFOLIA	COAST LIVE OAK	3P" BOX	35x30"	L	ROSA SPECIES	GROUND COVER ROSE	2 GALLON	30x18"	L	IRRIGATION NOTE:	
A FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE PROPOSED FOR THE PROJECT UTILIZING WATER CONSERVING METHODS. IRRIGATION SHALL BE INSTALLED THROUGHOUT THE BIORETENTION AREAS TO PROVIDE SUPPLEMENTAL IRRIGATION IN THE DRY MONTHS WITH REDUCED IRRIGATION DURING SEASONAL RAINFALL OR WET MONTHS.											
BACKGROUND/FOUNDATION SHRUB A:											
BUXUS SPECIES	BOXWOOD	5 GALLON	3x3'	M	BIORETENTION AREA SHRUBS AND GRASSES E:						
CALLISTEMON BETTER JOHN	DWARF BOTTLEBRUSH	5 GALLON	3x3'	L	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	2x3'4"	L		
CISTUS SPECIES	ROCKROSE	5 GALLON	4x4'	L	CAREX TUMALICOLA	BERKELY SEDGE	1 GALLON	2x30"	L		
ESCALLONIA SPECIES	ESCALLONIA	5 GALLON	3x3'	M	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	3x3'	L	MINIMUM TREE CLEARANCE NOTE:	
PITISPORUM SPECIES	NCN	5 GALLON	3x3'	L	JUNCUS SPECIES	RUSH	1 GALLON	2x2'	L	1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 8' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.	
RHAPHOLEPIS LABELLATA MINOR	NCN	5 GALLON	3x3'	M	MMALUS SPECIES	MONKEY FLOWER	1 GALLON	30x30"	L	2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.	
ROSMARINUS SPECIES	ROSEMARY	5 GALLON	4x3'	L							
INTERMEDIATE SHRUB B:											
ABELIA 'KALEIDOSCOPE'	ABELIA	1 GALLON	3'-0"X3"	L							
BERBERIS SPECIES	BARBERY	1 GALLON	VARIES	M							
COLEONEMA PALLOCELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	1 GALLON	4x2"	M							
DIETES SPECIES	FORTNIGHT LILY	1 GALLON	3x3'	L							
GALVEZIA 'FIRECRACKER'	NCN	1 GALLON	3x30"	L							
LAVANDULA SPECIES	LAVENDER	1 GALLON	VARIES	L							
LIRIOPE GIANTEA	LILY TURF	1 GALLON	30x30"	M							
LOMANDRA SPECIES	NCN	1 GALLON	VARIES	L							
MULLENBERGIA SPECIES	DEER GRASS	1 GALLON	VARIES	L							
PITISPORUM SPECIES	NCN	1 GALLON	3x3'	L							
PENNESETUM SPECIES	FOUNTAIN GRASS	1 GALLON	30x30"	L							
RHAPHOLEPIS 'PINK DANCER'	NCN	1 GALLON	4x30"	L							
ROSA SPECIES	SHRUB ROSE	1 GALLON	VARIES	M							
SALVIA GREGGII SPECIES	SAGE	1 GALLON	3x30"	L							
FOREGROUND SHRUB C:											
ADAPANTHUS SPECIES	LILY OF THE NILE	1 GALLON	VARIES	M							
CALLANDRINA 'JAZZ TIME'	NCN	1 GALLON	30x2"	L							
DIANELLA SPECIES	FLAX LILY	1 GALLON	VARIES	L							
HEMEROCALLIS SPECIES	EVERGREEN DAYLILY	1 GALLON	2x2"	M							
LAVANDULA SPECIES	LAVENDER	1 GALLON	VARIES	L							
NANDINA SPECIES	HEAVENLY BAMBOO	1 GALLON	18x3"	L							
TEUCRIUM SPECIES	GERMANDER	1 GALLON	2x2"	L							
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	30x30"	L							

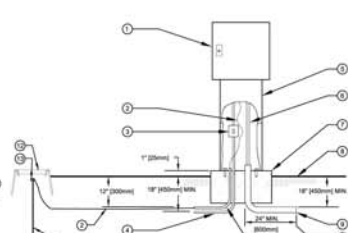


- 1 REDUCED PRESSURE BACKFLOW ASSEMBLY
- 2 1/8" NPT STRAINER SYSTEM (AS REQUIRED)
- 3 WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER & THREAD CONNECTION)
- 4 COPPER TYPE 'M' PIPE LENGTH AS REQUIRED
- 5 WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER & THREAD CONNECTION)
- 6 PVC MAIN LINE TO POINT OF CONNECTION
- 7 BUSH AS NECESSARY FOR SIZE TRANSITION (REQUIRED)
- 8 SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL
- 9 CONCRETE SUPPORT BLOCK
- 10 CONCRETE PAD-BEE ENCLASURE DETAIL
- 11 FINISH GRADE
- 12 PVC SLEEVE BOTH SIDES
- 13 REFER TO IRRIGATION LEGEND
- 14 PVC MAIN LINE TO IRRIGATION SYSTEM

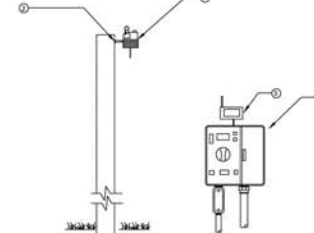
- NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
 2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
 3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
 4. PROVIDE A STAINLESS STEEL ENCLASURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLASURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.



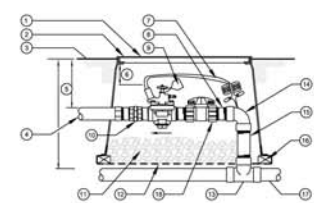
- 1 STAINLESS STEEL ENCLASURE TO COMPLETELY ENCLOSE DEVICE
- 2 SET PAD 1/2" (13mm) ABOVE FINISH GRADE
- 3 FINISH GRADE
- 4 IF 1/2" THICK CONCRETE PAD FOR ENCLASURE SUPPORT TO EXTEND 6" (150mm) BEYOND ENCLASURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH
- 5 MOUNTING BRACKETS (STANDARD WITH ENCLASURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAP TO ACCEPT PAD LOCK PER MANUFACTURER'S INSTRUCTION



- 1 IRRIGATION CONTROLLER
- 2 #8 BARE COPPER GROUND WIRE
- 3 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
- 4 100 VOLT A.C. ELECTRICAL WIRE FROM SOURCE TO CONTROLLER LOCATION PROVIDED BY CONTRACTOR. IRRIGATION CONTRACTOR TO PROVIDE RUGGED STEEL CONDUIT FROM SERVICE SUB-OUT TO CONTROLLER SWITCH AND COMPLETE ELECTRICAL SERVICE TO CONTROLLER
- 5 PEDESTAL ENCLASURE
- 6 LOW VOLTAGE CONTROL WIRING
- 7 FINISH GRADE
- 8 SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT WITH SWEEP ELL FOR LOW VOLTAGE WIRE
- 9 3/4" MIN. (20mm) AND OR 1/2" (25mm) BEYOND HANDSCAPE
- 10 1 1/2" (40mm) PVC SWEEP ELL FOR GROUND WIRE
- 11 6" ROUND BLACK PLASTIC BOX WITH T-UD FOR GROUND ROD
- 12 CADWELDED CONNECTIONS
- 13 IF LONG COPPER GROUND ROD. LOCATE A MINIMUM OF 12" AWAY FROM CONTROLLER



- 1 WIRELESS CLIMATE SENSOR TRANSMITTER
 - 2 SUITABLE POST, POLE OR GUTTER MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN. IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERNS
 - 3 SENSOR RECEIVER
 - 4 CONTROLLER
- NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.



- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED/PRESSURE REGULATOR (WHERE SHOWN ON PLANS)
- 2 USE A 1/4" X 1/2" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1" AND LARGER VALVES INSTALL BALL VALVE WITH AN SUPPLY 1" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX. NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 FINISH GRADE
- 4 PVC LATERAL LINE
- 5 REFER TO IRRIGATION SPECS
- 6 3" (75mm) MIN. 8" (150mm) MAX.
- 7 VALVE CONTROL WIRE. PROVIDE SEAL PACKS AT ALL SPLICES AND 2 1/4" OF EXCESS LF WIRE IN A 1" (25mm) DIAMETER COIL.
- 8 SCHEDULE 80 PVC NIPPLE (4 TOTAL)
- 9 VALVE LID. TAG CONTROLLER AND STATION NUMBER
- 10 SCHEDULE 80 PVC THREADED UNION
- 11 PEA GRAVEL OR 3/4" DRAIN ROCK - 4" (100mm) DEEP BELOW VALVE AND SOIL IN VALVE BOX
- 12 19 GAUGE 1/2" (13mm) SQUARE WIRE MESH
- 13 UPC APPROVED SCHEDULE 40 PVC TEE
- 14 SCHEDULE 80 PVC 90° ELBOW (14 TOTAL)
- 15 SCHEDULE 80 PVC NIPPLE. LENGTH AS REQUIRED
- 16 BRICK - EACH CORNER
- 17 PVC MAIN LINE
- 18 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)

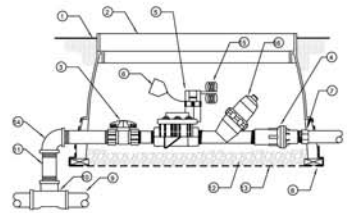
1 REDUCED PRESSURE BACKFLOW ASSEMBLY SCALE: NONE

2 BACKFLOW ASSEMBLY ENCLASURE SCALE: NONE

3 CONTROLLER - PEDESTAL MOUNT SCALE: NONE

4 WIRELESS WEATHER SENSOR SCALE: NONE

5 REMOTE CONTROL VALVE SCALE: NONE

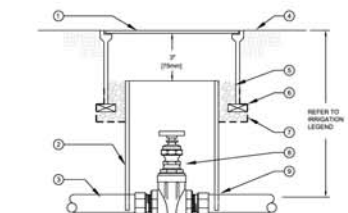


- 1 FINISH GRADE
- 2 JUMBO RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX. NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- 3 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
- 4 PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
- 5 REMOTE CONTROL VALVE DRIP ZONE KIT (SHALL INCLUDE VALVE, FILTER AND 40 PSI PRESSURE REDUCING VALVE)
- 6 VALVE LID. TAG CONTROLLER AND STATION NUMBER
- 7 SCHEDULE 40 MALE ADAPTER
- 8 BRICK - EACH CORNER
- 9 PVC MAIN LINE
- 10 UPC APPROVED SCHEDULE 40 PVC TEE
- 11 SCHEDULE 80 PVC NIPPLE (4 TOTAL) LENGTH AS REQUIRED
- 12 PEA GRAVEL OR 3/4" (20mm) DRAIN ROCK - 4" (100mm) DEEP BELOW VALVE AND SOIL IN VALVE BOX
- 13 19 GAUGE 1/2" (13mm) SQUARE WIRE MESH
- 14 SCHEDULE 80 PVC 90° ELBOW (14 TOTAL)
- 15 VALVE CONTROL WIRE. PROVIDE 3M DRY SEAL PACKS AT ALL SPLICES AND 2 1/4" OF EXCESS LF WIRE IN A 1" (25mm) DIAMETER COIL.
- 16 Y-FILTER (INCLUDED IN DRIP ZONE KIT)

- INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRES.
 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT. DO NOT OVERTIGHTEN.
 3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNITS. WIRE CONNECTOR SNAPS FAST UP IN BOTTOM OF TUBE.
 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNITS. 19 SWAPS.
 5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

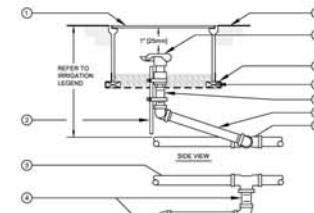
6 REMOTE CONTROL VALVE (DRIP ZONE) SCALE: NONE

7 WEATHERPROOF WIRE SPLICE ASSEMBLY SCALE: NONE



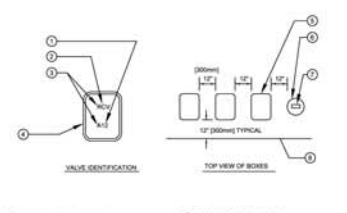
- 1 1/2" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- 2 8" (200mm) CLASS 150 OR SCHEDULE 40 PVC PIPE (MATCH TO FIT OVER MAIN LINE PIPE)
- 3 PVC MAIN LINE
- 4 FINISH GRADE
- 5 PEA GRAVEL OR 3/4" (20mm) DRAIN ROCK - 4" (100mm) DEEP AND SOIL IN VALVE BOX
- 6 19 GAUGE 1/2" (13mm) SQUARE WIRE MESH
- 7 BRICK-2 TOTAL
- 8 19 GAUGE 1/2" (13mm) SQUARE WIRE MESH
- 9 GATE VALVE
- 10 MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

8 GATE VALVE SCALE: NONE



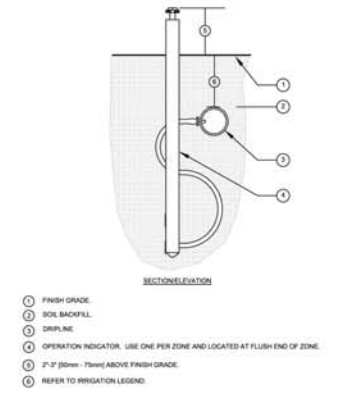
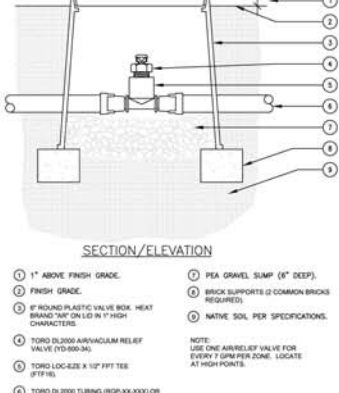
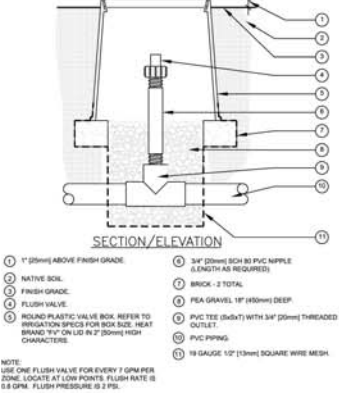
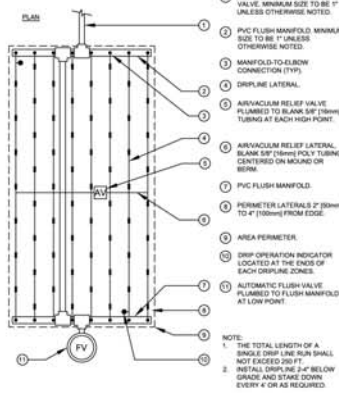
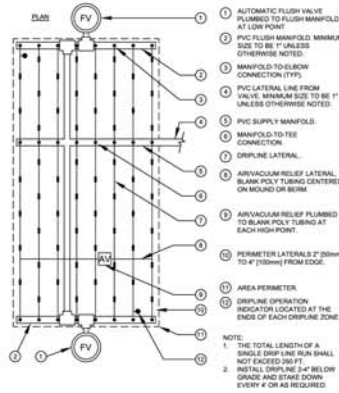
- 1 1/2" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
 - 2 1 1/4" x 1 1/4" x 3/4" (30mm x 30mm x 30mm) ANGLE IRON 90° (200mm) LONG AND STAINLESS STEEL STRAPS (ONE AROUND GCV)
 - 3 PVC MAIN LINE
 - 4 2" (50mm) LONG SCHEDULE 80 PVC THREADED NIPPLE
 - 5 FINISH GRADE
 - 6 QUICK COUPLING VALVE
 - 7 19 GAUGE 1/2" (13mm) SQUARE WIRE MESH
 - 8 BRICK - 2 TOTAL
 - 9 SCHEDULE 80 PVC THREADED NIPPLE
 - 10 1/2" (25mm) LONG SCHEDULE 80 PVC THREADED NIPPLE
 - 11 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
 - 12 SCHEDULE 80 PVC THREADED 90° ELL
- NOTE: NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE INLET THREAD SIZE.

9 QUICK COUPLING VALVE SCALE: NONE



- 1 CONTROLLER AND STATION
 - 2 VALVE TYPE
 - 3 HEAT BRAND LETTERS AND NUMBERS (IF LID)
 - 4 VALVE BOX COVER
 - 5 RECTANGULAR VALVE BOX
 - 6 ROUND VALVE BOX FOR GCV AND GATE VALVE
 - 7 HEAT BRAND LETTERS AND NUMBERS (IF LID) (TYPICAL)
 - 8 EDGE OF LAWN, WALK, FENCE, CURB, ETC.
- INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 2. SET BOXES 7" (20mm) ABOVE FINISH GRADE OR BULKY COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 5. AVOID HEAVY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 6. INSTALL ENCLASURE BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

10 VALVE BOX INSTALLATION SCALE: NONE



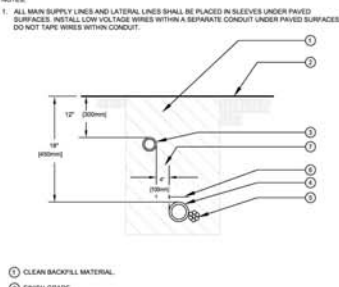
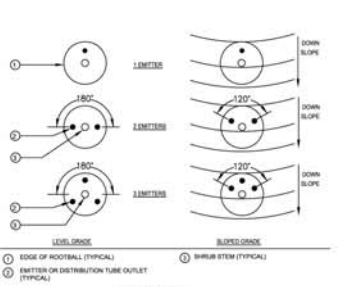
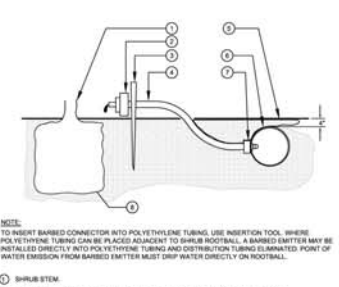
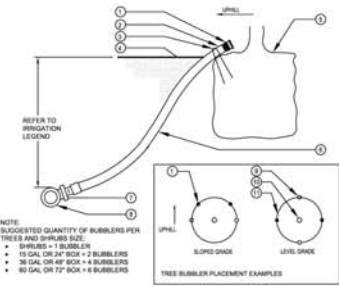
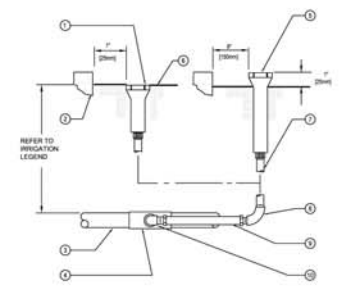
1 TORO DL 2000 CENTER FEED LAYOUT SCALE: NONE

2 TORO DL 2000 END FEED LAYOUT SCALE: NONE

3 TORO DL 2000 FLUSH VALVE (PVC TEE) SCALE: NONE

4 TORO DL 2000 AIR VACUUM RELIEF VALVE SCALE: NONE

5 TORO DL 2000 OPERATION INDICATOR SCALE: NONE



- 1 POP-UP LAWN SPRAY SPRINKLER
- 2 WALL WALK CURB OR BUILDING
- 3 PVC LATERAL LINE
- 4 JIC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
- 5 POP-UP SHRUB SPRAY SPRINKLER OR BUBBLER
- 6 FINISH GRADE
- 7 1/2" (38mm) SCHEDULE 40 PVC THREADED NIPPLE (LENGTH AS REQUIRED)
- 8 1/2" (38mm) SCHEDULE 40 PVC THREADED 90° ELL
- 9 1/2" (38mm) FLEXIBLE IPS HOSE 8" (190mm) LONG WITH MALE ADAPTERS OR 1/2" (38mm) FLEXIBLE SWAG JOINT (1/2" x 8") (130mm x 100mm) WITH A MINIMUM PRESSURE RATING OF 100 PSI (6896kPa)
- 10 1/2" (38mm) SCHEDULE 40 PVC STREET ELL

- 1 BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL)
- 2 1/2" (38mm) SCH. 40 MALE ADAPTER
- 3 1/2" (38mm) STEEL STAPLE
- 4 FINISH GRADE
- 5 TREE OR SHRUB ROOTBALL
- 6 1/2" (38mm) IPS FLEXIBLE PVC
- 7 PVC TEE (80T) (80T) (30T) OR FEMALE ADAPTER
- 8 PVC LATERAL LINE
- 9 TREE STAKES
- 10 TREE OR SHRUB
- 11 EDGE OF ROOTBALL (TYPICAL)

- 1 SHRUB STEM
- 2 EMITTER REFER TO EMITTER SCHEDULE FOR QUANTITY OF EMITTERS PER PLANT
- 3 TUBING SUPPORT STAKE (SALCO DTS-200-400)
- 4 1/4" TUBING DO NOT EXCEED 2 (20) IN LENGTH
- 5 FINISH GRADE
- 6 SALCO PVC FLEX HOSE INSTALL 4" (100mm) BELOW FINISH GRADE
- 7 BARBED MALE ADAPTER
- 8 EDGE OF ROOTBALL

EMITTER SCHEDULE

PLANT SIZE	EMITTER SPECIFICATION	FLOW (GPM) PER EMITTER OR OUTLET	QUANTITY OF EMITTERS PER SHRUB/TREE
2 GALLON SHRUBS	USE SILV-PS-CV-1	1 GPM	2
3 GALLON SHRUBS	USE SILV-PS-CV-2	2 GPM	2
15 GALLON	USE SILV-PS-CV-2	2 GPM	3

MAXIMUM AMOUNT OF FLOW PER DRIP TUBING RUN IS 200 GPM

- 1 CLEAN BACKFILL MATERIAL
- 2 FINISH GRADE
- 3 LATERAL LINE
- 4 MAIN LINE
- 5 LOW VOLTAGE CONTROL WIRE, TAPE AND BUNDLE TUBING OR WIRING AT 10 FT. INTERVALS. WIRING SHALL BE Laid OUT LOOSELY IN THE TRENCH
- 6 DETECTABLE WARNING TAPE OVER MAIN LINE - 3" (75mm) ABOVE PIPE
- 7 TYPICAL DISTANCE BETWEEN PIPES

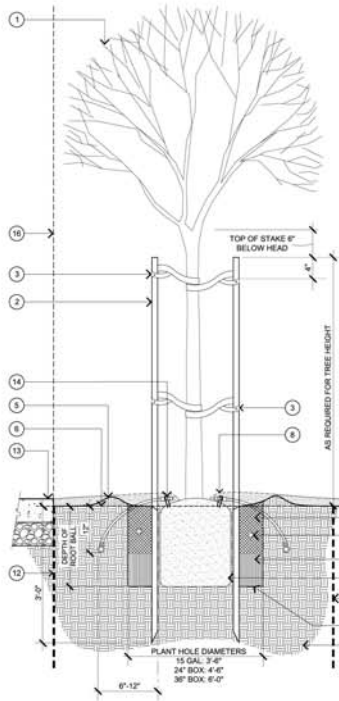
6 POP-UP SPRAY SPRINKLER RISER SCALE: NONE

7 TREE AND SHRUB BUBBLER SCALE: NONE

8 SALCO FLEX TUBING EMITTER PLACEMENT SCALE: NONE

9 SALCO EMITTER PLACEMENT AND TRENCHING SCALE: NONE

10 TRENCHING SCALE: NONE



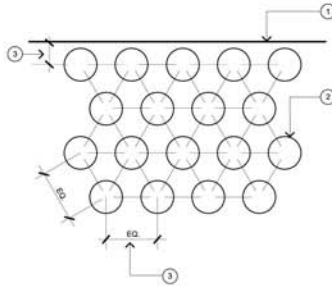
- 1 TREE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 LODGE POLE PINE TREE STAKES: 3/4" DIA. LONG TREE STAKES FOR WINDY CONDITIONS AND 3" BOX AND LARGER TREES
- 3 TREE TIE: WONDER TREE-TIE (800-910-2810) MODEL# W14-46, W24-84 OR APPROVED EQUAL LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3" OF MOVEMENT OF TREE IN ALL DIRECTIONS.
- 4 TREE ROOTBALL SET ON 12" LAYER UNDISTURBED NATIVE SOIL. DO NOT PENETRATE ROOTBALL WITH STAKES. TAMP SOIL TO 85% RELATIVE COMPACTION. SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE.
- 5 3" EARTH BERM FOR WATER BASIN
- 6 FINISH GRADE, SET 1" BELOW AT TURF AREAS AND 2" AT SHRUB AND GROUNDCOVER AREAS
- 7 BACK FILL MIX: (TOP 12 INCHES ONLY): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 8 BARK MULCH: 3" DEPTH, KEEP CLEAR FROM TRUNK OF TREE
- 9 PULVERIZED NATIVE SOIL
- 10 FERTILIZER TABS (21 GRAM, 20-10-5):
- 15 GAL: 7 TABS
- 24" BOX: 15 TABS
- 36" BOX: 24 TABS
- 11 PLANTING HOLE, PULVERIZED NATIVE SOIL BELOW 12" FROM FINISHED GRADE, SCARIFY WALLS
- 12 ROOT BARRIERS (AS NEEDED): REFER TO PLANTING NOTES AND SPECIFICATIONS
- 13 PAVING: REFER TO PLAN
- 14 1/4 GPM IRRIGATION BUBBLER, OFF SET FROM TREE, TUCKED TO ROOTBALL
- 15 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 16 BUILDING OR WALL

NOTES:

- ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.
- NAIL 1X4 BOARDS TO STAKES FOR STABILITY, TYP.
- PREVAILING WIND
- TREE STAKE, NAIL TREE TIE TO BACK OF STAKE
- TREE

1 TREE STAKING

N.T.S.



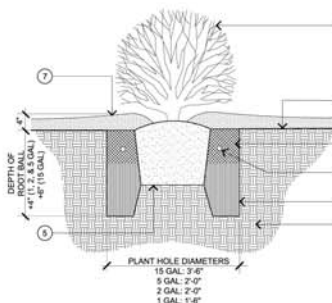
- 1 EDGE OF PAVING, HEADER, FACE OF BUILDING, WALL, ETC
- 2 GROUNDCOVER OR SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 3 GROUNDCOVER AND SHRUB SPACING PER PLANTING PLAN AND LEGEND

NOTES:

1. ALL PLANTS SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
2. CENTERLINE OF PLANTS SHALL BE 10" OF EQUAL SPACING MINIMUM FROM EDGE OF PLANTING AREA.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
4. KEEP MULCH CLEAR OF PLANT BASE.
5. ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.

2 GROUNDCOVER PLANTING

N.T.S.



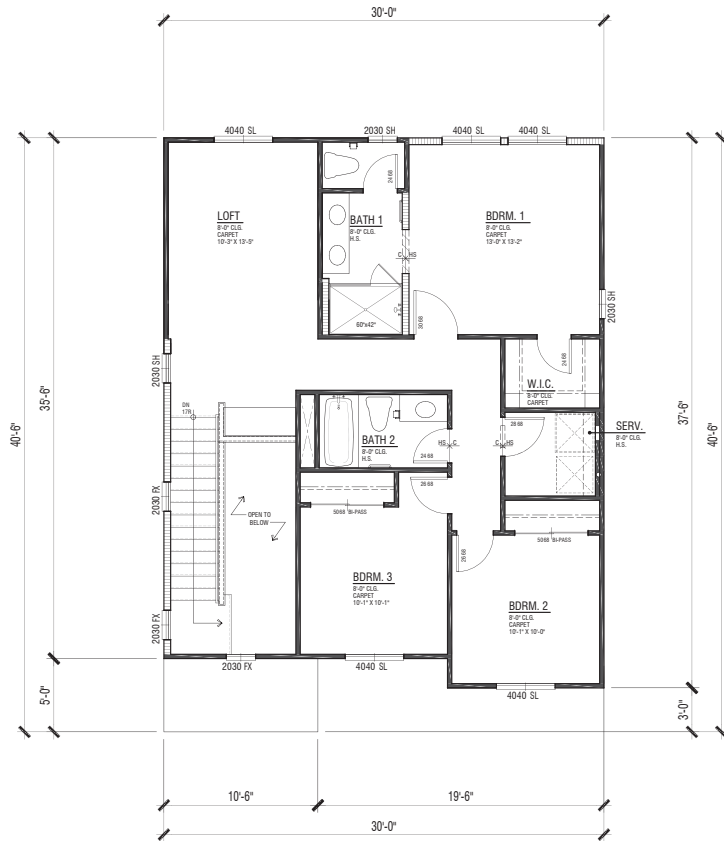
- 1 SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 3 FINISH GRADE
- 4 BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HEIGHT) 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 5 SHRUB ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1" ABOVE FINISH GRADE.
- 6 FERTILIZER TABS (21 GRAM, 20-10-5):
- 1 GALLON: 1 TAB
- 2 GALLON: 2 TABS
- 5 GAL: 3 TABS
- 15 GAL: 5 TABS
- 7 BARK MULCH: 3" DEPTH, KEEP CLEAR FROM ROOT BALL CROWN
- 8 PULVERIZED NATIVE SOIL

NOTES:

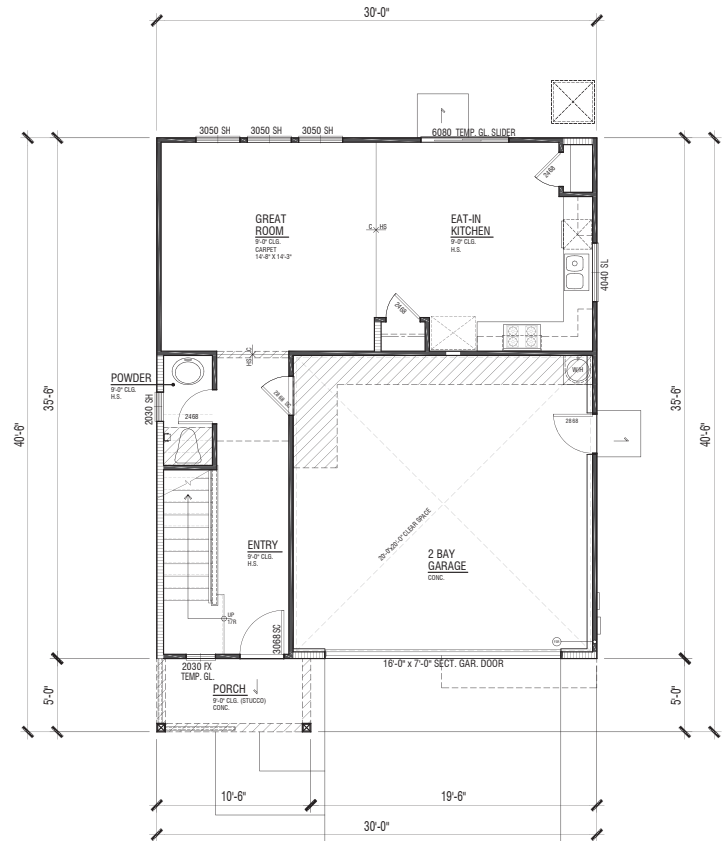
- ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

3 SHRUB PLANTING

N.T.S.



Second Floor 946 S.F.



First Floor 637 S.F.

PLAN 1583

1,583 S.F.
3 Bdrm | 2.5 Bath | Loft
2-Car Garage

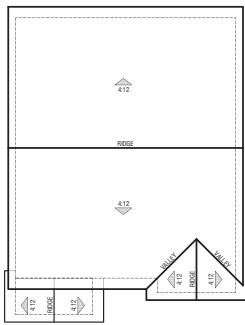
SKELLY, 40 LOTS

HERCULES, CA

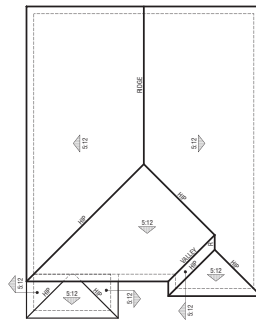


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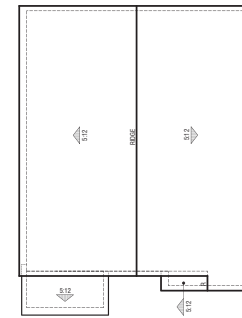




Elevation C | Craftsman



Elevation B | Traditional



Elevation A | Farmhouse

PLAN 1583
Roof Plans



Elevation A | Farmhouse
Color Scheme 7B



Elevation C | Craftsman
Color Scheme 6C



Elevation B | Traditional
Color Scheme 4B

PLAN 1583
Front Elevations

SKELLY, 40 LOTS
HERCULES, CA



Note: Artist's Conception. Colors, Materials And Application May Vary.

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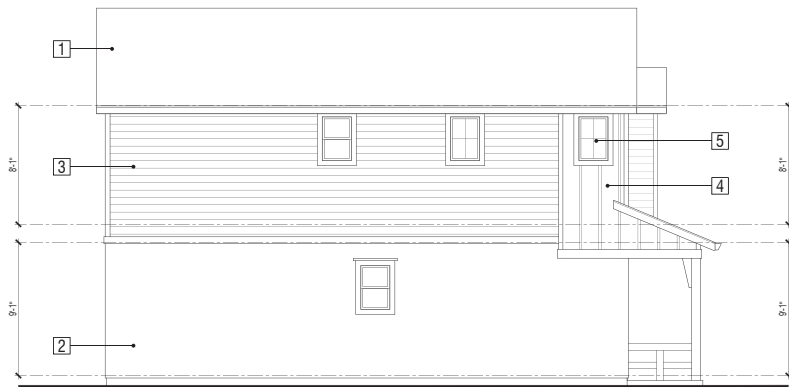




Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation A - Farmhouse (Color Scheme 7B)

- 1 Roof: Composition Shingle Roofing
- 2 Stucco: Lightface Finish
- 3 Lap Siding: Fiber Cement
- 4 Board and Batten Siding: Fiber Cement
- 5 Windows: Insulated Vinyl
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Address Light
- 9 Wall Mounted Light Fixture

PLAN 1583

'A' - Farmhouse Elevations

SKELLY, 40 LOTS

HERCULES, CA



Note: Artist's Conception. Colors, Materials And Application May Vary.

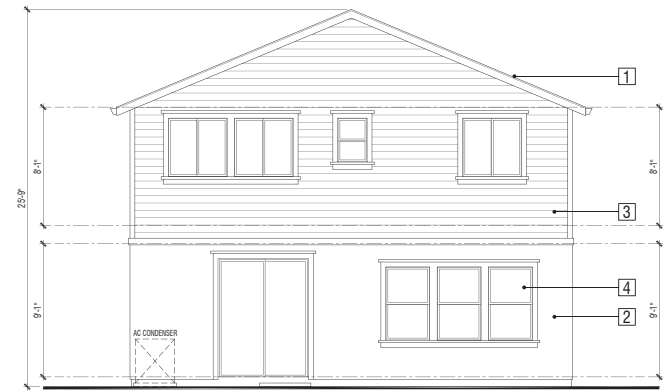
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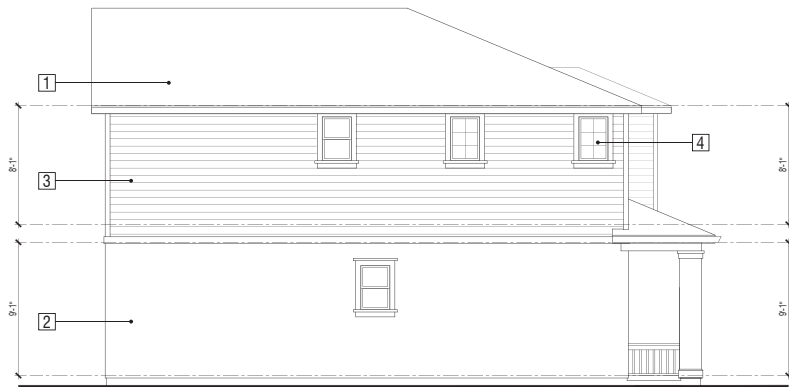




Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation B - Traditional (Color Scheme 4B)

- 1 Roof: Composition Shingle Roofing
- 2 Stucco: Lightface Finish
- 3 Lap Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Address Light
- 8 Wall Mounted Light Fixture

PLAN 1583

'B' - Traditional Elevations

SKELLY, 40 LOTS

HERCULES, CA



Note: Artist's Conception. Colors, Materials And Application May Vary.

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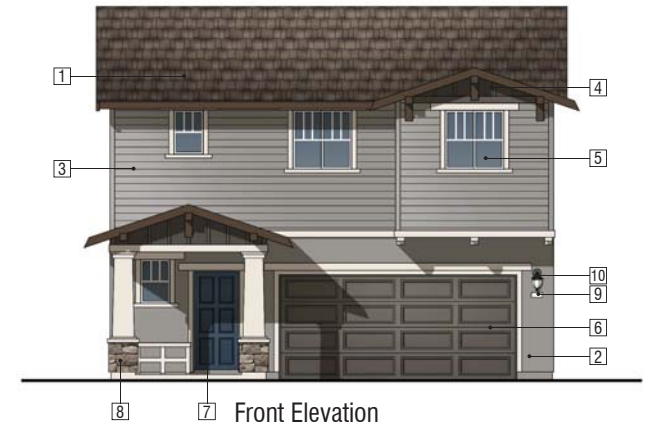
Right Elevation



Left Elevation



Rear Elevation



Front Elevation

Exterior Materials:

Elevation C - Craftsman (Color Scheme 6C)

- 1 Roof: Composition Shingle Roofing
- 2 Stucco: Lightface Finish
- 3 Lap Siding: Fiber Cement
- 4 Gable Siding: Fiber Cement
- 5 Windows: Insulated Vinyl
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Manufactured Stone Veneer
- 9 Address Light
- 10 Wall Mounted Light Fixture



Note: Artist's Conception. Colors, Materials And Application May Vary.

PLAN 1583

'C' - Craftsman Elevations

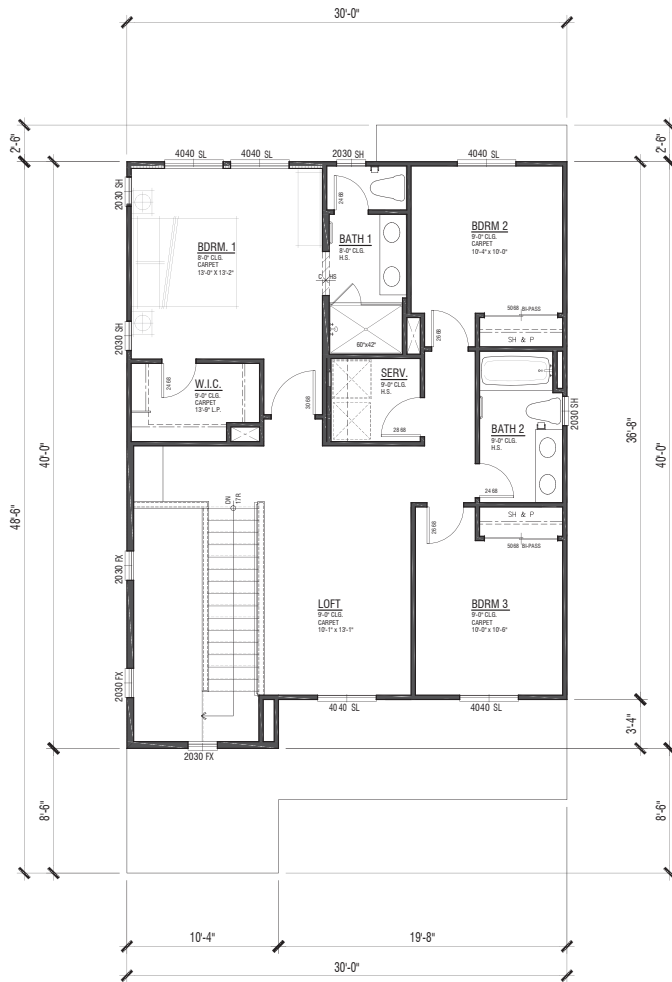
SKELLY, 40 LOTS

HERCULES, CA

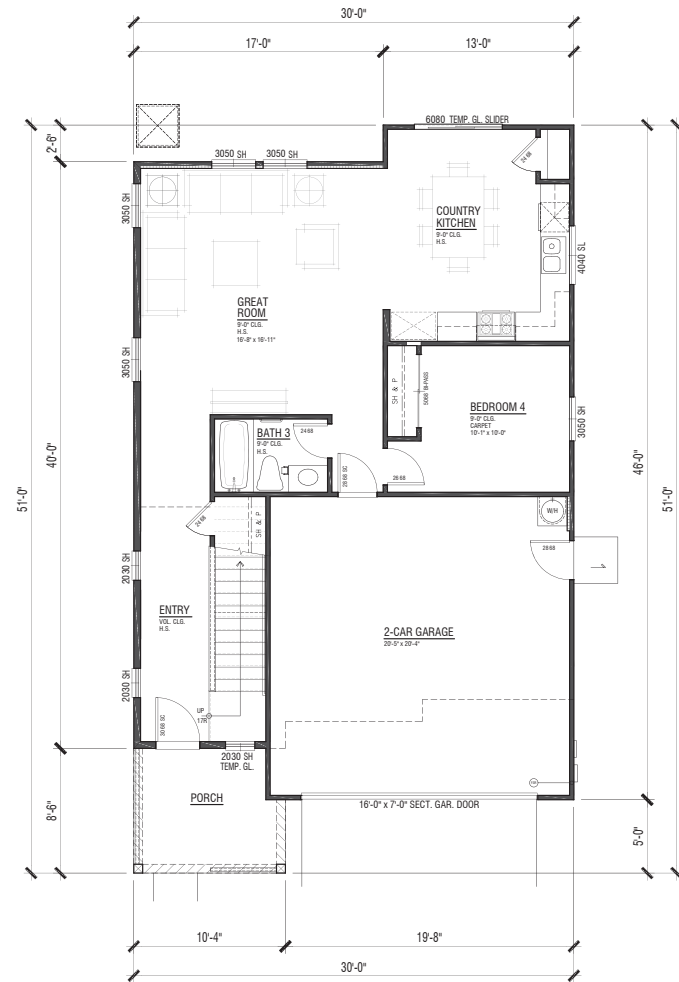
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A1.6

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Second Floor 982 S.F.



First Floor 877 S.F.

PLAN 1859

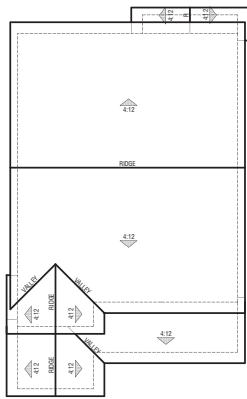
1,859 S.F.
4 Bdrm | 3 Bath | Loft
2-Car Garage

SKELLY, 40 LOTS

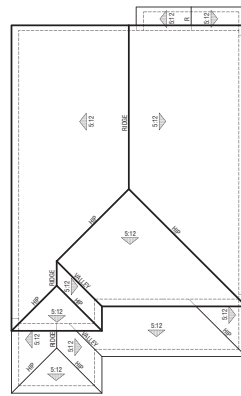
HERCULES, CA

A2.1

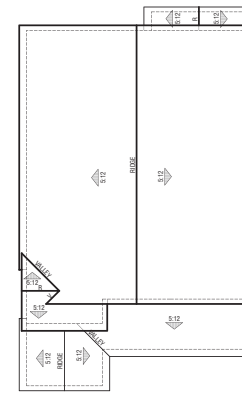
0 2 4 8



Elevation C | Craftsman



Elevation B | Traditional



Elevation A | Farmhouse

PLAN 1859

Roof Plans



Elevation A | Farmhouse
Color Scheme 3B



Elevation C | Craftsman
Color Scheme 5C



Elevation B | Traditional
Color Scheme 1BC

PLAN 1859
Front Elevations

SKELLY, 40 LOTS
HERCULES, CA

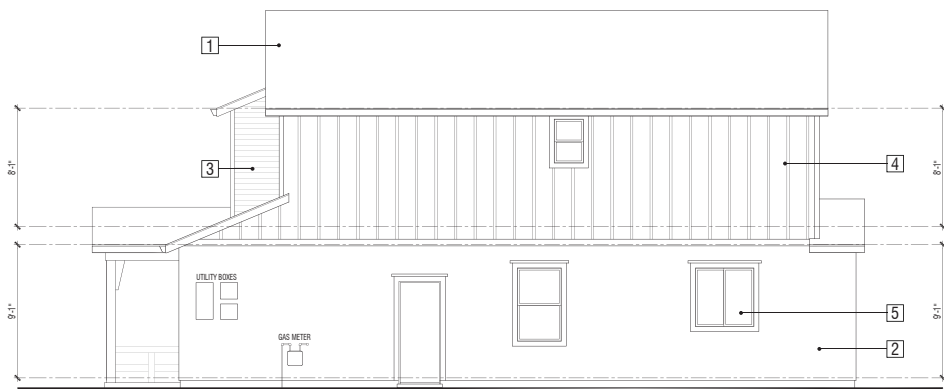


Note: Artist's Conception. Colors, Materials And Application May Vary.

0 2 4 8
A2.3

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Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation A - Farmhouse (Color Scheme 3B)

- 1 Roof: Composition Shingle Roofing
- 2 Stucco: Lightface Finish
- 3 Lap Siding: Fiber Cement
- 4 Board and Batten Siding: Fiber Cement
- 5 Windows: Insulated Vinyl
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Shutters: Decorative Foam
- 8 Entry Door: Fiberglass
- 9 Address Light
- 10 Wall Mounted Light Fixture

PLAN 1859
'A' - Farmhouse Elevations

SKELLY, 40 LOTS
HERCULES, CA

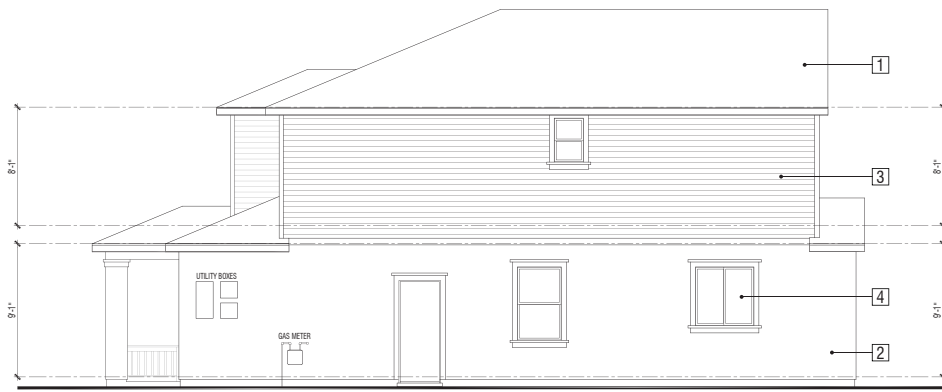


Note: Artist's Conception. Colors, Materials And Application May Vary.

0 2 4 8
A2.4

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Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation B - Traditional (Color Scheme 1BC)

- 1 Roof: Composition Shingle Roofing
- 2 Stucco: Lightface Finish
- 3 Lap Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Address Light
- 8 Wall Mounted Light Fixture

PLAN 1859

'B' - Traditional Elevations

SKELLY, 40 LOTS

HERCULES, CA

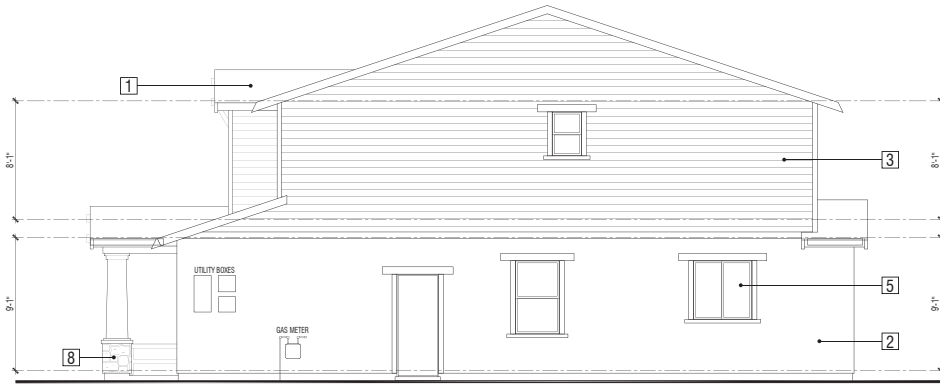


Note: Artist's Conception. Colors, Materials And Application May Vary.

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Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation C - Craftsman (Color Scheme 5C)

- 1 Roof: Composition Shingle Roofing
- 2 Stucco: Lightface Finish
- 3 Lap Siding: Fiber Cement
- 4 Gable Siding: Fiber Cement
- 5 Windows: Insulated Vinyl
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Manufactured Stone Veneer
- 9 Address Light
- 10 Wall Mounted Light Fixture



Note: Artist's Conception. Colors, Materials And Application May Vary.

PLAN 1859

'C' - Craftsman Elevations

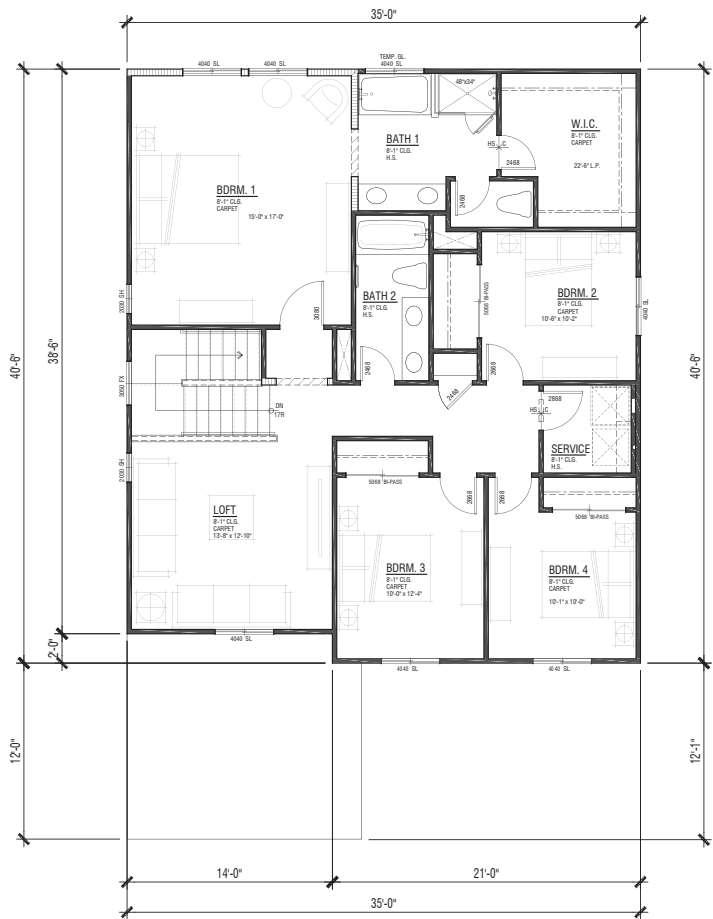
SKELLY, 40 LOTS

HERCULES, CA

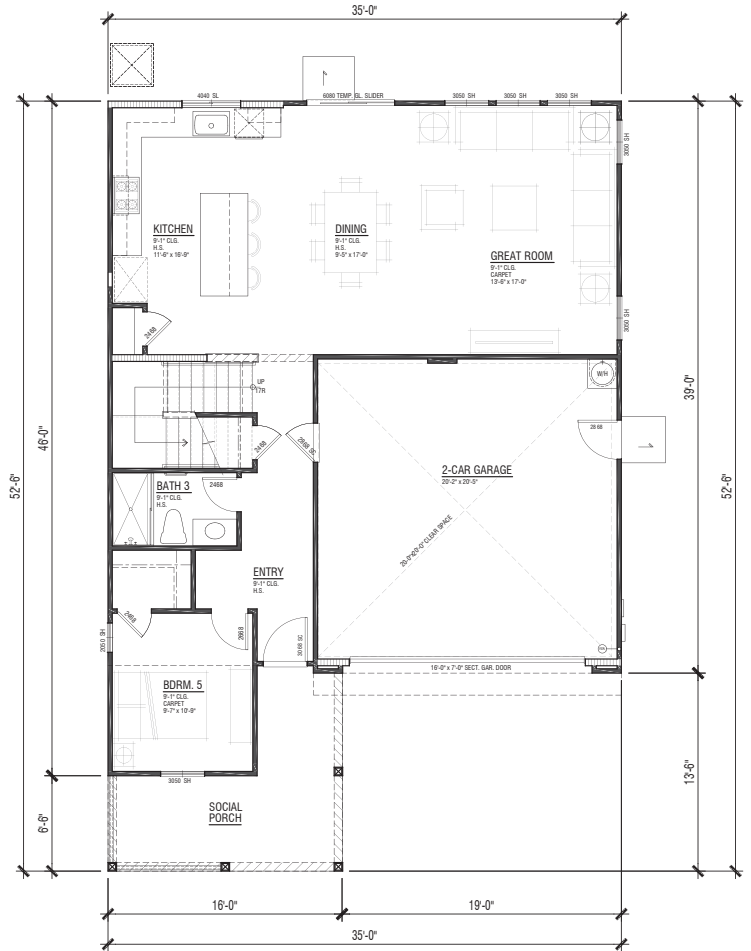
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Second Floor 1,323 S.F.



First Floor 988 S.F.

PLAN 2311

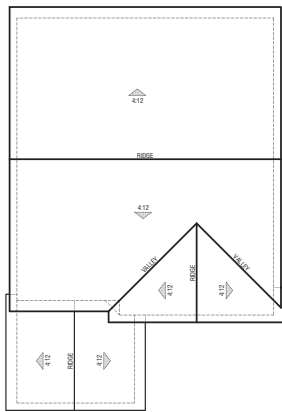
2,311 S.F.
 5 Bdrm | 3 Bath | Loft
 2-Car Garage

SKELLY, 40 LOTS
 HERCULES, CA

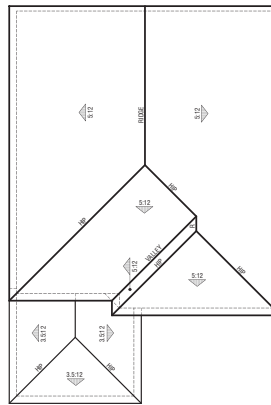


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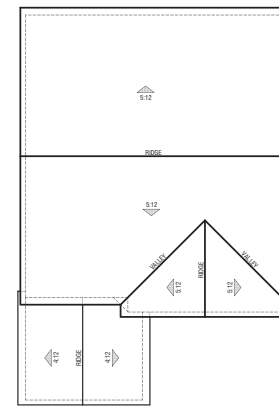




Elevation C | Craftsman



Elevation B | Traditional



Elevation A | Farmhouse

PLAN 2311
Roof Plans



Elevation A | Farmhouse
Color Scheme 7B



Elevation C | Craftsman
Color Scheme 6C



Elevation B | Traditional
Color Scheme 4B

PLAN 2311
Front Elevations

SKELLY, 40 LOTS
HERCULES, CA



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation A - Farmhouse (Color Scheme 7B)

- 1 Roof: Composition Shingle Roofing
- 2 Stucco: Lightface Finish
- 3 Board and Batten Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Garage Door: Metal Sectional Roll-Up
- 6 Entry Door: Fiberglass
- 7 Address Light
- 8 Wall Mounted Light Fixture

PLAN 2311

'A' - Farmhouse Elevations

SKELLY, 40 LOTS

HERCULES, CA



Note: Artist's Conception. Colors, Materials And Application May Vary.

0 2 4 8
A3.4

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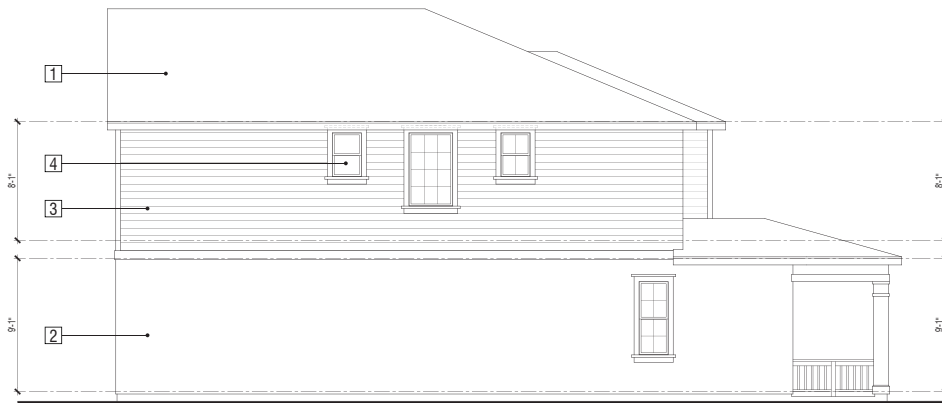




Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation B - Traditional (Color Scheme 4B)

- 1 Roof: Composition Shingle Roofing
- 2 Stucco: Lightface Finish
- 3 Lap Siding: Fiber Cement
- 4 Windows: Insulated Vinyl
- 5 Shutters: Decorative Foam
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Address Light
- 9 Wall Mounted Light Fixture

PLAN 2311

'B' - Traditional Elevations

SKELLY, 40 LOTS

HERCULES, CA



Note: Artist's Conception. Colors, Materials And Application May Vary.

0 2 4 8 A3.5

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Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation C - Craftsman (Color Scheme 6C)

- 1 Roof: Composition Shingle Roofing
- 2 Stucco: Lightface Finish
- 3 Lap Siding: Fiber Cement
- 4 Gable Siding: Fiber Cement
- 5 Windows: Insulated Vinyl
- 6 Garage Door: Metal Sectional Roll-Up
- 7 Entry Door: Fiberglass
- 8 Manufactured Stone Veneer
- 9 Address Light
- 10 Wall Mounted Light Fixture



Note: Artist's Conception. Colors, Materials And Application May Vary.

PLAN 2311

'C' - Craftsman Elevations

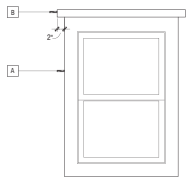
SKELLY, 40 LOTS

HERCULES, CA

0 2 4 8
A3.6

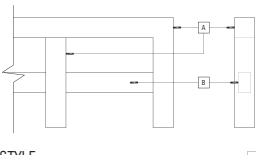
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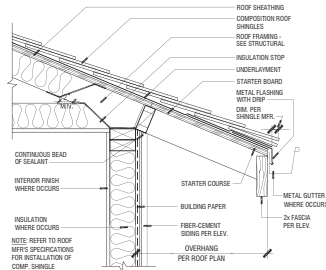
WINDOW & DOOR TRIM STYLE

TRIM SIZES		
KEY	HD FOAM	FIBER CEMENT
A	1x4	5/4 x 3.5"
B	2x2	FLAT 5/4 x 3.5"

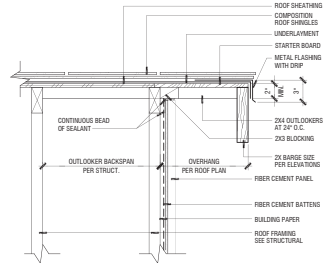


RAIL STYLE

KEY		
A	6x6	
B	4x6	



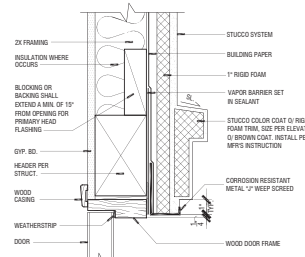
EAVE



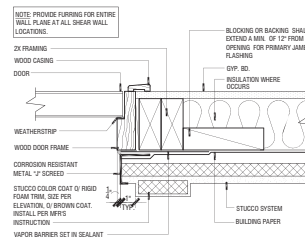
RAKE

ROOF EAVE/RAKE DETAIL - BOARD & BATT

11103-01-01-04-00-00-00-01



DOOR HEAD

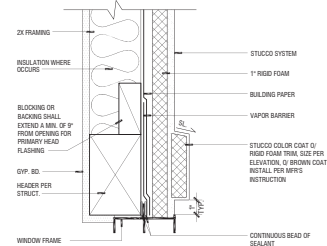


DOOR JAMB

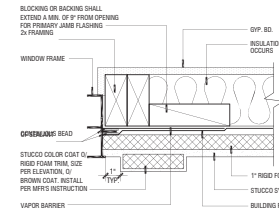
DOOR HEAD/JAMB DETAIL 2X4 WALL WITH STUCCO

3'-1-0"

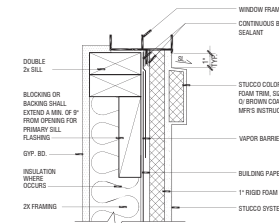
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WINDOW HEAD



WINDOW JAMB

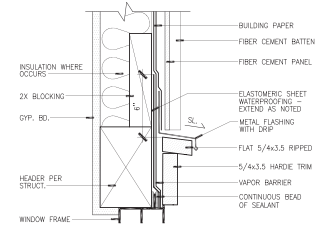


WINDOW SILL

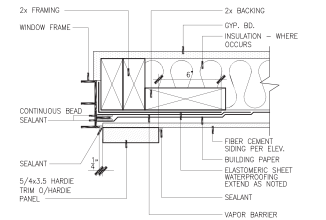
WINDOW INSTALLATION - STUCCO

3'-1-0"

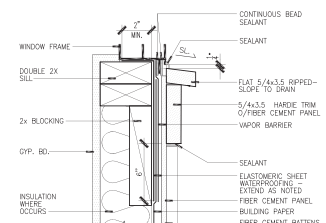
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WINDOW HEAD



WINDOW JAMB



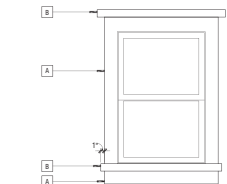
WINDOW SILL

WINDOW INSTALLATION - WOOD TRIM AT BOARD & BATT

3'-1-0"

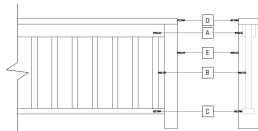
11103-01-01-01-01-01-01-01

Farmhouse Elevation Details



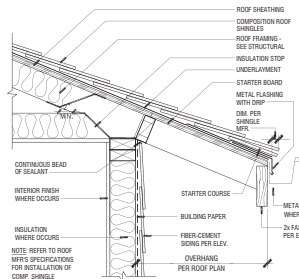
WINDOW & DOOR TRIM STYLE

TRIM SIZES		
KEY	HD FOAM	FIBER CEMENT
A	1x4	5/4 x 3.5"
B	2x2	FLAT 5/4 x 3.5"

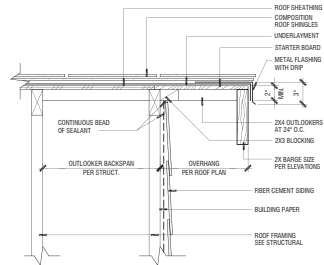


RAIL STYLE

KEY		
A	1x4	
B	2x2	
C	2x4	
D	2x6	
E	4x6	



EAVE

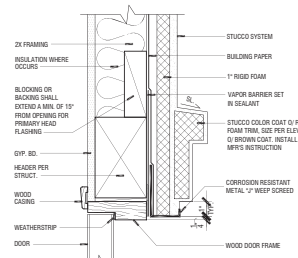


RAKE

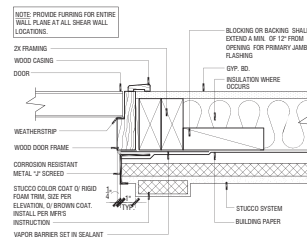
ROOF EAVE/RAKE DETAIL - SIDING

1'-1/2" x 1'-0"

16-03-0036-0101



DOOR HEAD

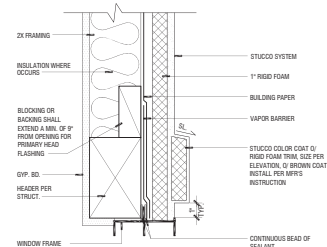


DOOR JAMB

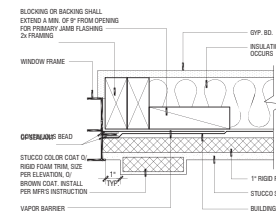
DOOR HEAD/JAMB DETAIL 2X4 WALL WITH STUCCO

3'-1'-0"

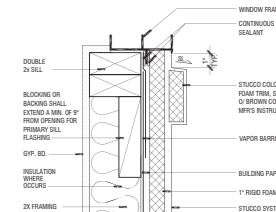
16-08-0036-0101



WINDOW HEAD



WINDOW JAMB

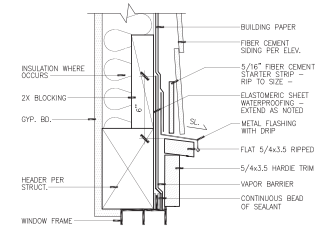


WINDOW SILL

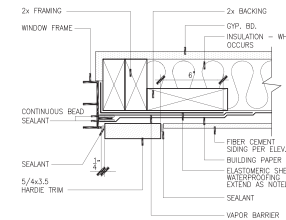
WINDOW INSTALLATION - STUCCO

3'-1'-0"

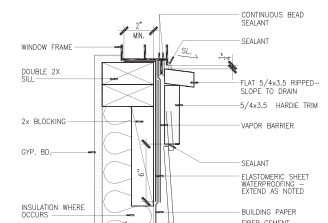
16-10-00-0036-0101



WINDOW HEAD



WINDOW JAMB



WINDOW SILL

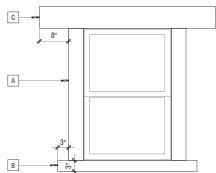
WINDOW INSTALLATION - WOOD TRIM AT SIDING

3'-1'-0"

16-08-0036-0101

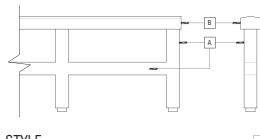
Traditional Elevation Details

WINDOW & DOOR TRIM STYLE



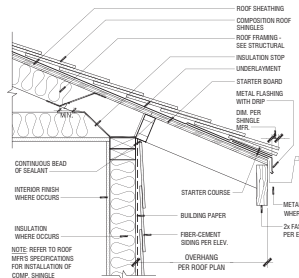
TRIM SIZES		
KEY	HD FOAM	FIBER CEMENT
A	1x4	5/4 x 3.5"
B	2x3	-
C	2x6	-

RAIL STYLE

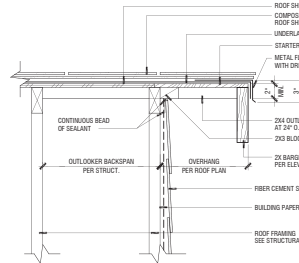


KEY		
	4x4	
A	4x4	
B	4x4 (TAPERED)	

EAVE

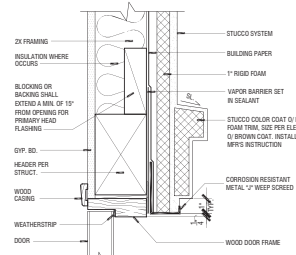


RAKE

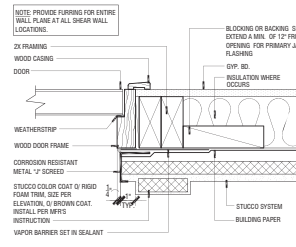


ROOF EAVE/RAKE DETAIL - SIDING

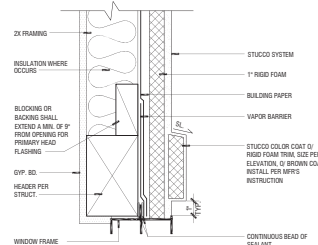
DOOR HEAD



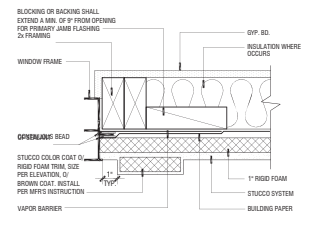
DOOR JAMB



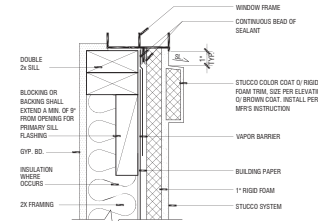
WINDOW HEAD



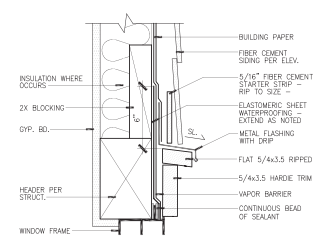
WINDOW JAMB



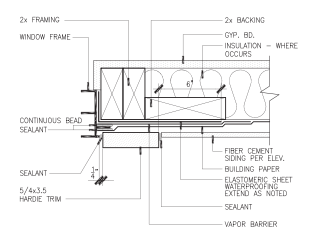
WINDOW SILL



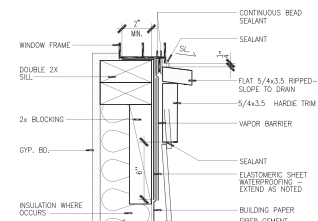
WINDOW HEAD



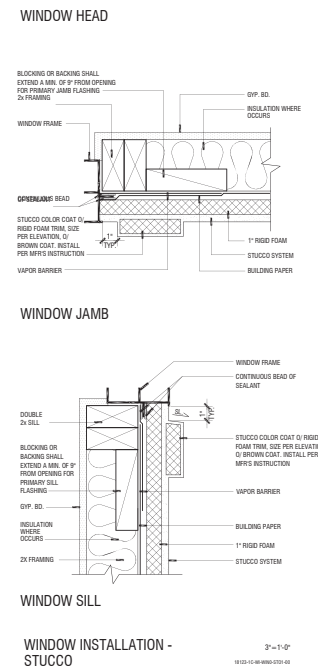
WINDOW JAMB



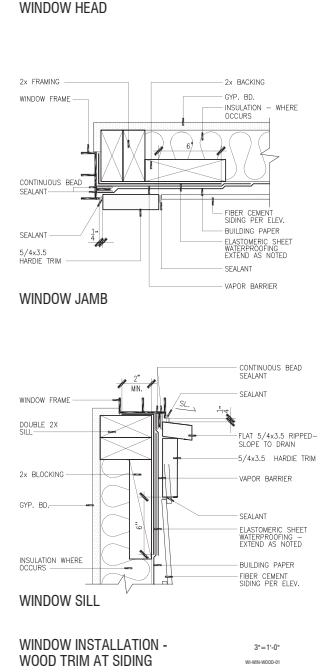
WINDOW SILL



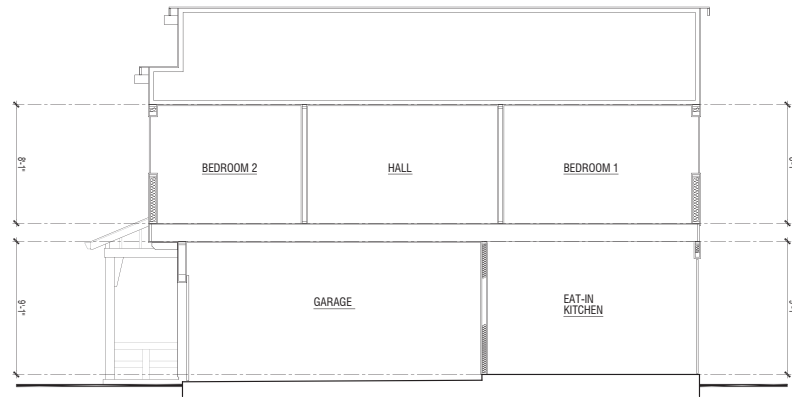
WINDOW INSTALLATION - STUCCO



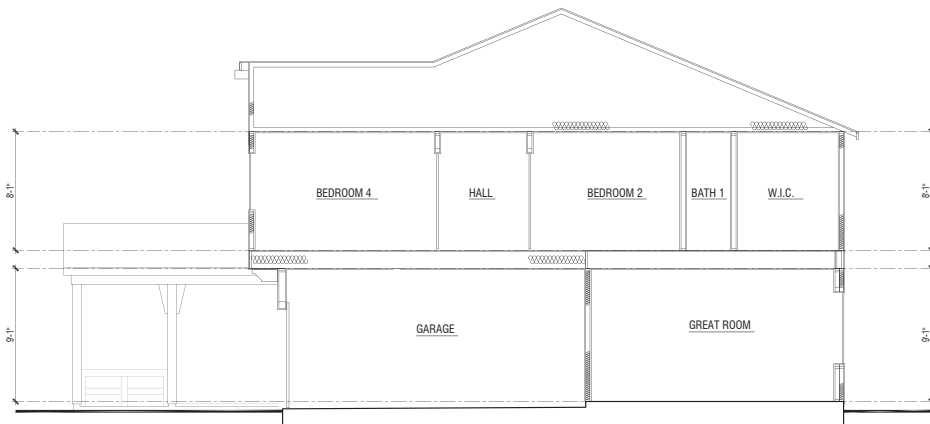
WINDOW INSTALLATION - WOOD TRIM AT SIDING



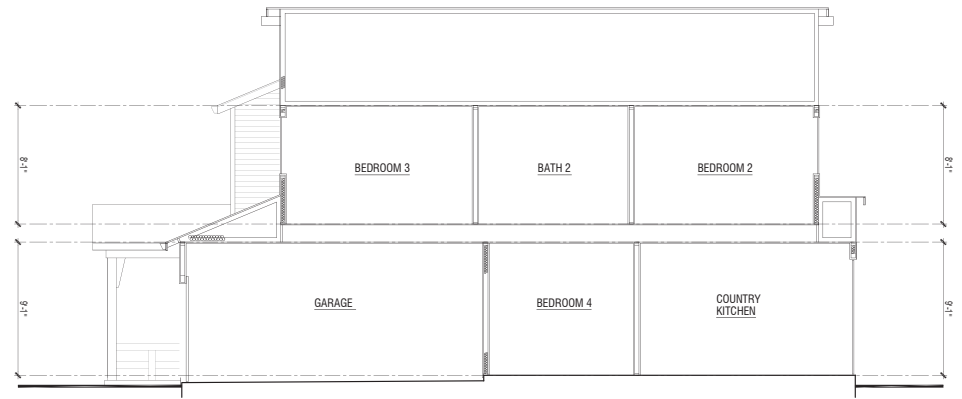
Craftsman Elevation Details



Plan 1583



Plan 2311



Plan 1859

Building Sections

Color Scheme 3B

Elevation 'A' Farmhouse & 'B' Traditional

WHA.
ORANGE COUNTY, LOS ANGELES, BAY AREA

SKELLY
Hercules, California
D.R. HORTON
March 28, 2022 | 2020398
PAGE 1 OF 6

Exterior Color & Materials

SCHEME 3B 'A' & 'B' ELEVATIONS ONLY, FARMHOUSE & TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingles	Pewter Gray Timberline Series	GAF
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Stucco (lightface finish)	SW 7065 Argos	Sherwin Williams
Siding Color (applied to): Board & Batten Corner Boards Gable Siding Lap Siding	SW 7624 Slate Tile	Sherwin Williams
Trim Color (applied to): Fascia Garage Doors Railing Trim	SW 7008 Alabaster	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 6258 Tricorn Black	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Color Match (951) 483-1700.

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ORANGE COUNTY, LOS ANGELES, BAY AREA

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SCHEME 3B
'A' & 'B' Elevations Only
Farmhouse & Traditional

WHA.
ORANGE COUNTY, LOS ANGELES, BAY AREA

For exact color refer to manufacturer actual samples.
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Color Scheme 4B

Elevation 'A' Farmhouse & 'B' Traditional

WHA.
ORANGE COUNTY, LOS ANGELES, BAY AREA

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Hercules, California
D.R. HORTON
March 28, 2022 | 2020398
PAGE 2 OF 6

Exterior Color & Materials

SCHEME 4B 'A' & 'B' ELEVATIONS ONLY, FARMHOUSE & TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingles	Weathered Wood Timberline Series	GAF
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Stucco (lightface finish)	SW 7569 Stucco	Sherwin Williams
Siding Color (applied to): Board & Batten Corner Boards Gable Siding Lap Siding	SW 7595 Sommelet	Sherwin Williams
Trim Color (applied to): Fascia Garage Doors Railing Trim	SW 7508 Tavern Taupe	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 9175 Deep Forest Brown	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams

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SCHEME 4B
'A' & 'B' Elevations Only
Farmhouse & Traditional

WHA.
ORANGE COUNTY, LOS ANGELES, BAY AREA


For exact color refer to manufacturer actual samples.
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Exterior Color & Materials

Elevation 'A' & 'B' - Farmhouse & Ranch

Color Scheme 7B

Elevation 'A' Farmhouse & 'B' Traditional



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Exterior Color & Materials

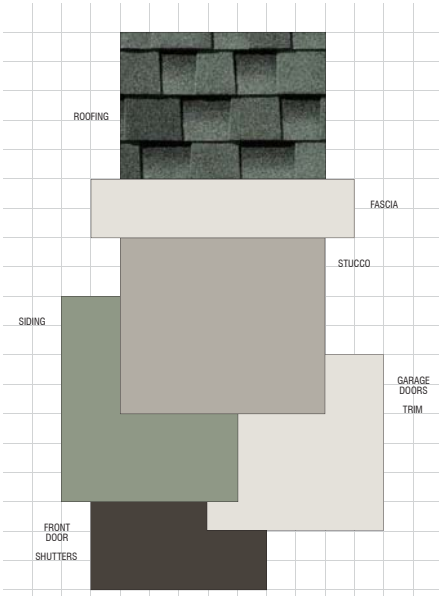
SCHEME 7B 'A' & 'B' ELEVATIONS ONLY, FARMHOUSE & TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingles	Slate Timberline Series	GAF
Gutters & Downspouts (factory finish)	Low Gloss White	Custom-Bilt Metals
Stucco (lightface finish)	SW 7643 Pussywillow	Sherwin Williams
Siding Color (applied to): Board & Battens Corner Boards Gable Siding Lap Siding	SW 9129 Jade Dragon	Sherwin Williams
Trim Color (applied to): Fascia Garage Doors Railing Trim	SW 7636 Origami White	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 7675 Seabain	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams


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Color Scheme 1BC

Elevation 'A' Farmhouse & 'B' Traditional



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 PAGE 4 OF 6


Exterior Color & Materials

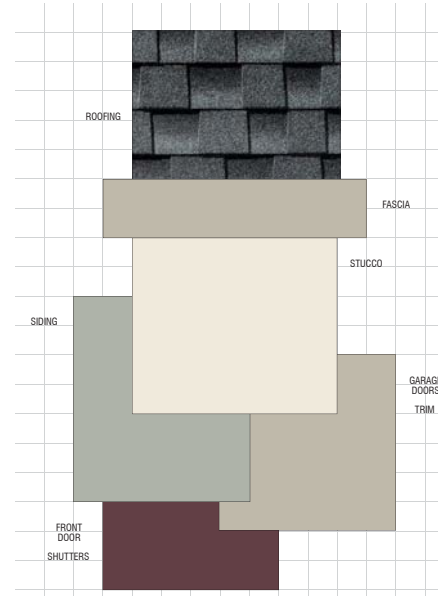
SCHEME 1BC 'A' & 'B' ELEVATIONS ONLY, FARMHOUSE & TRADITIONAL

Material	Color	Manufacturer
Roofing: Composition Shingles	Pewter Gray Timberline Series	GAF
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Stucco (lightface finish)	SW 0050 Classic Light Bluff	Sherwin Williams
Siding Color (applied to): Board & Battens Corner Boards Gable Siding Lap Siding	SW 6206 Oyster Bay	Sherwin Williams
Trim Color (applied to): Fascia Garage Doors Railing Trim	SW 6170 Techno Gray	Sherwin Williams
Accent Color (applied to): Front Door Shutters	SW 0072 Deep Maroon	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams


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Exterior Color & Materials

Elevation 'A' & 'B' - Farmhouse & Ranch

Color Scheme 5C

Elevation 'C' Craftsman



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March 28, 2022 | 2020398
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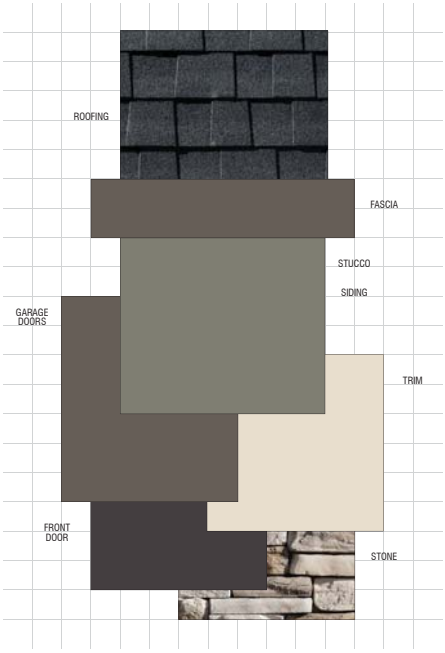
Exterior Color & Materials

SCHEME 5C 'C' ELEVATIONS ONLY CRAFTSMAN

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline Series	GAF
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Manufactured Stone	Whitebark Cliffstone	Eldorado
Mortar @ Stone (standard raked joints)	Soft White	Orco
Body Color (applied to): Corner Boards Lap Siding Stucco (lightface finish)	SW 6200 Link Gray	Sherwin Williams
Trim Color #1 (applied to): Fascia Outlookers Garage Doors	SW 7505 Manor House	Sherwin Williams
Trim Color #2 (applied to): Gable Board & Battens Railing Trim	SW 9190 Aged White	Sherwin Williams
Accent Color (applied to): Front Door	SW 7083 Darkroom	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams


NOTE: Notify WHA if any variation occurs between these schemes and the manufacturer documents prior to purchase. Contact Color Match (925) 483-1700.

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SCHEME 5C
'C' Elevations Only
Craftsman



For exact color refer to manufacturer actual samples.
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Color Scheme 6C

Elevation 'C' Craftsman



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Hercules, California
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PAGE 6 OF 6

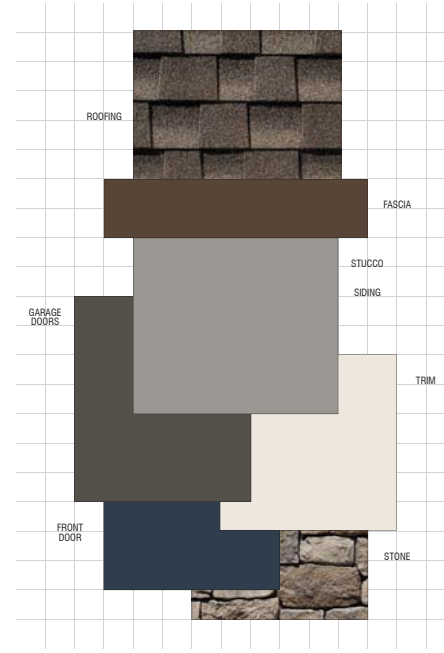
Exterior Color & Materials

SCHEME 6C 'C' ELEVATIONS ONLY CRAFTSMAN

Material	Color	Manufacturer
Roofing: Composition Shingles	Mission Brown Timberline Series	GAF
Gutters & Downspouts (factory finish)	Bronze	Custom-Bilt Metals
Manufactured Stone	Moonlight RoughCut	Eldorado
Mortar @ Stone (standard raked joints)	Khaki	Orco
Body Color (applied to): Corner Boards Lap Siding Stucco (lightface finish)	SW 7673 Pewter Cast	Sherwin Williams
Trim Color #1 (applied to): Fascia Outlookers Garage Doors	SW 7027 Hickory Smoke	Sherwin Williams
Trim Color #2 (applied to): Gable Board & Battens Garage Doors	SW 7048 Urbane Bronze	Sherwin Williams
Trim Color #3 (applied to): Railing Trim	SW 7002 Downy	Sherwin Williams
Accent Color (applied to): Front Door	SW 6244 Naval	Sherwin Williams
Garage Man Door	Match Stucco Color	Sherwin Williams


NOTE: Notify WHA if any variation occurs between these schemes and the manufacturer documents prior to purchase. Contact Color Match (925) 483-1700.

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SCHEME 6C
'C' Elevations Only
Craftsman



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Exterior Color & Materials

Elevation C - Craftsman

SKELLY, 40 LOTS
HERCULES, CA

A5.3