



Design Review Committee Staff Report

Meeting Date: July 13, 2017

Subject: Tentative Map Case Number WTM16-003
Applicant: Bailey Creek Estates
Agenda Item Number: 5A
Summary: Review of landscaping and design standards for Bailey Creek Estates
Prepared by: Kelly Mullin, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3608
E-Mail: kmullin@washoecounty.us

Description

Tentative Subdivision Map Case Number WTM16-003 (Bailey Creek Estates) – For possible action and discussion to approve the landscaping and design plans for Bailey Creek Estates. This 56-lot single-family residential subdivision, which was approved by the Washoe County Planning Commission on February 7, 2017 and affirmed by the Washoe County Board of Commissioners on April 11, 2017, is located on two parcels totaling ±28.76 acres. Residential lots will range in size from 14,520 sq. ft. (±0.33-acres) to 21,780 sq. ft. (±0.81-acres) with lot sizes averaging 17,869 sq. ft. (±0.41-acres). The subdivision includes approximately ±0.75-acres of common area for drainage facilities.

- Applicant: Tim Lewis Communities of Nevada, Attn: Rich Balestreri
- Property Owner: Charles Maddox
- Location: Immediately south of the intersection of Geiger Grade Road and Shadow Hills Drive
- Assessor's Parcel Numbers: 017-520-03 and 017-480-02
- Parcel Sizes: 23.63-acres and 5.125-acres
- Area Plan: Southeast Truckee Meadows (SETM)
- Master Plan Categories: Suburban Residential and Rural
- Regulatory Zones: Medium Density Suburban (2 dwelling units per acre in SETM) and General Rural (1 dwelling unit per 40 acres)
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 608, *Tentative Subdivision Maps* and Article 408, *Common Open Space Development*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Sections 27 and 34, T18N, R20E, MDM, Washoe County, NV

Design Review Committee Evaluation Criteria (Relevant Conditions of Approval)

- l. Prior to any ground disturbing activity, the applicant shall submit a landscaping/architectural design plan to the Planning and Development Division for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: signage, exterior lighting (including streetlights), fencing, landscaping design, landscaping material (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained. At least two separate xeriscape options for subdivision landscape design shall be provided, emphasizing the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.
- m. The applicant shall provide financial assurances to the Planning and Development Division equal to one hundred and twenty percent (120%) of the cost of revegetation and irrigation of all disturbed areas. The cost shall be calculated by a certified landscape contractor. The financial assurances are to be held with automatic renewal for not less than three years and are intended to ensure the continued survival of plants beyond that time period for mitigation of visual scarring and for erosion control. If the applicant chooses to provide a bond as financial assurance, it must be issued from an acceptable company rated A- or better. The applicant must also execute a Hold Harmless Agreement with right of entry. This condition must be completed to the satisfaction of the Planning and Development Division prior to issuance of a grading permit.
- n. A certification letter or series of letters by a registered landscape architect or other persons permitted to prepare landscaping and irrigation plans pursuant to NRS 623A shall be submitted to and approved by the Planning and Development Division and the Design Review Committee. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Washoe County Code Chapter 110 (Development Code) have been met. Any landscaping plans and the letter shall be wet-stamped. The letter shall indicate any provisions of the code that the Director of the Planning and Development Division has waived.
- o. All landscaping and revegetation shall be maintained in accordance with the provisions found in Washoe County Code Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Planning and Development Division prior to a Certificate of Occupancy. The plan shall be wet-stamped.
- p. The applicant shall submit and follow a plan for the control of noxious weeds. Prior to any ground-disturbing activity, the applicant shall provide the Planning and Development Division a copy of the plan, which should be developed through consultation with the Washoe County Health District, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District.
- q. Any lighting proposed, including street lights, shall show how it is consistent with current best practice "dark-sky" standards and meets the requirements of Southeast Truckee Meadows Area Plan Policy 2.2. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

Applicant: Tim Lewis Communities of Nevada, Attn: Rich Balestreri, 3500 Douglas Blvd., Suite 270, Roseville, CA 98661

Property Owner: Charles Maddox, P.O. Box 70577, Reno, NV 89570

Representative: Wood Rodgers, Attn: Stacie Huggins, 1361 Corporate Blvd., Reno, NV 89502

Community Services Department
Planning and Development
**DESIGN REVIEW COMMITTEE
APPLICATION**



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Reno, Nevada	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Roseville, CA		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Tom Lewis of Nevada

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Charles B. Maddox (aka C.B. Maddox)
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 017-480-02, 017-492-20, 017-520-03, 140-132-07
140-140-03

Printed Name Charles B. Maddox

Signed [Signature]

Address P.O. Box 70577

RENO, NV 89570

Subscribed and sworn to before me this 20th day of June 2017.
[Signature]
Notary Public in and for said county and state

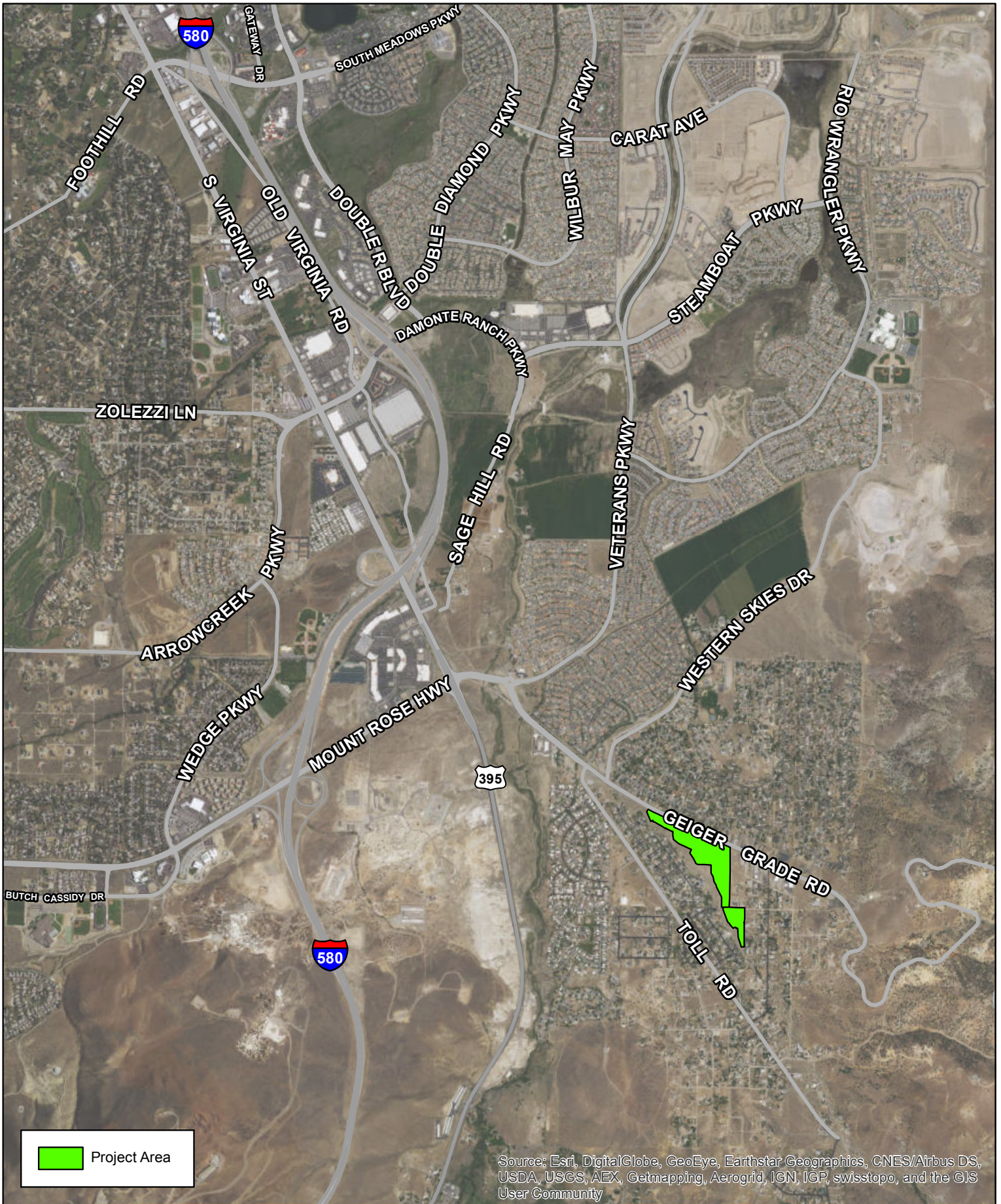
My commission expires: 10/25/19

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship



 Project Area

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

MILES

Vicinity Map
 Bailey Creek Estates
 Washoe County
 December, 2016

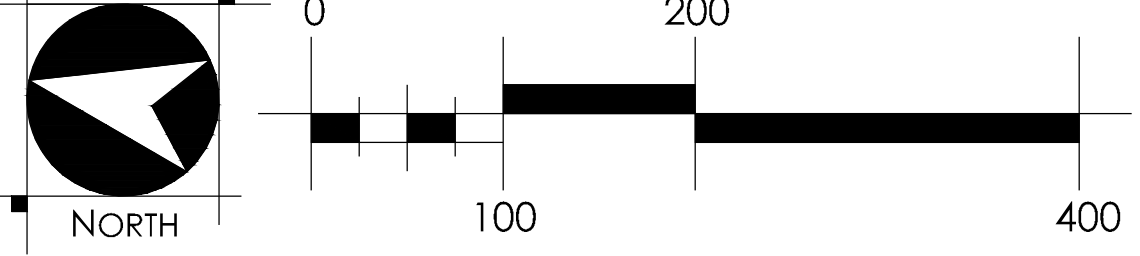
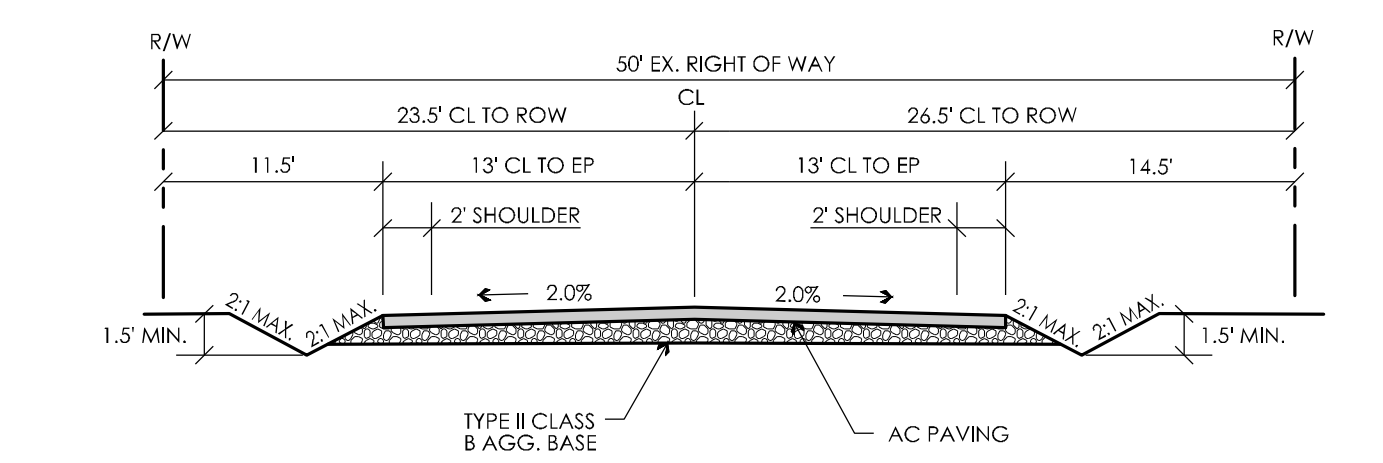
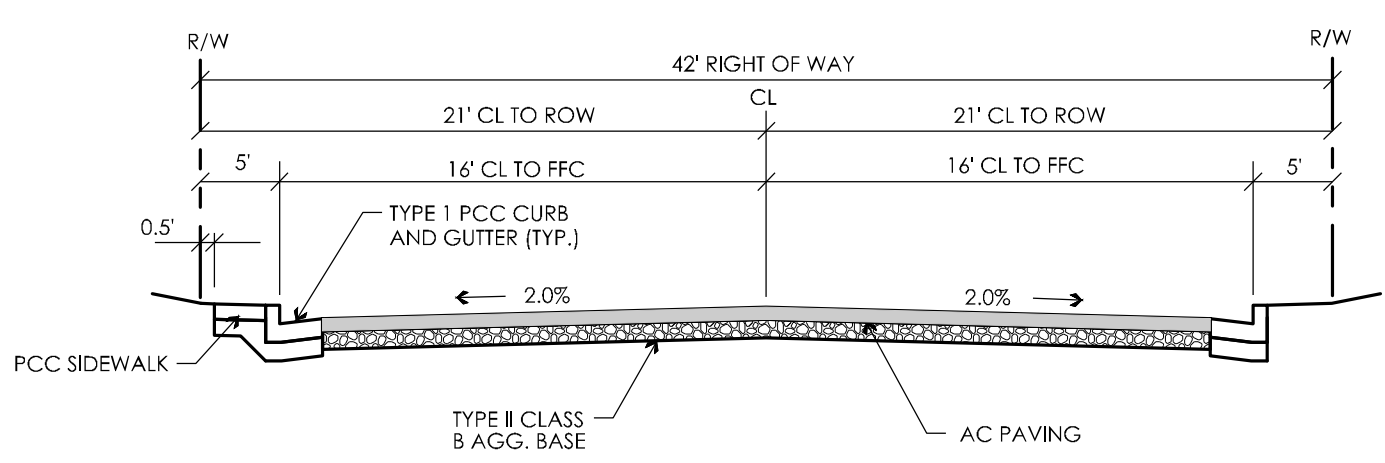
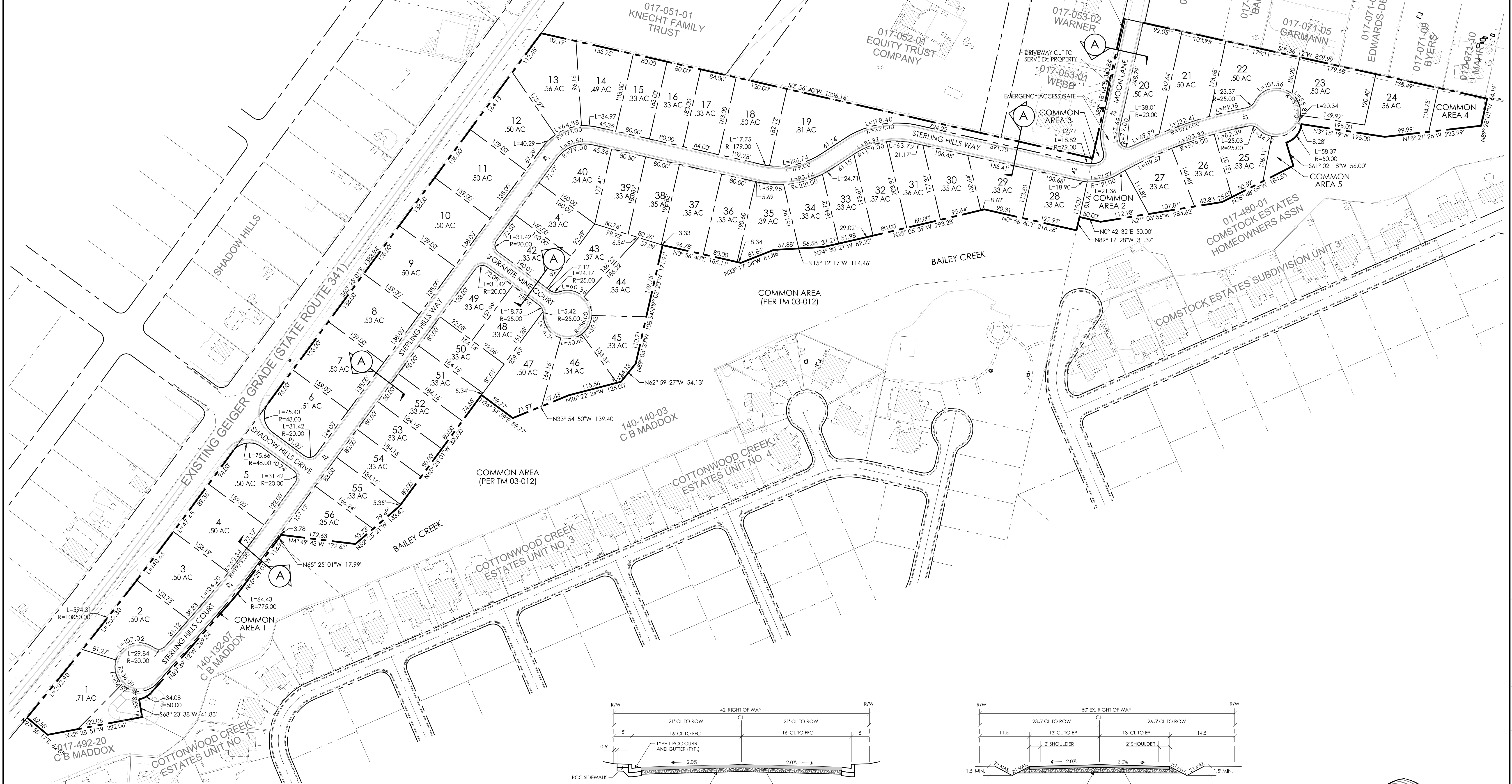


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066

SITE PLAN

BAILEY CREEK ESTATES

WASHOE COUNTY, NEVADA
JUNE, 2017



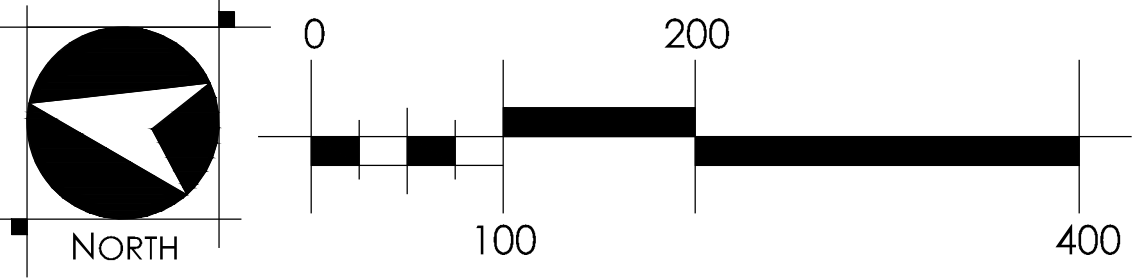
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1861 Corporate Blvd Reno, NV 89502
Tel 775.823.4088 Fax 775.823.4086

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GRADING PLAN

BAILEY CREEK ESTATES

WASHOE COUNTY, NEVADA
JUNE, 2017

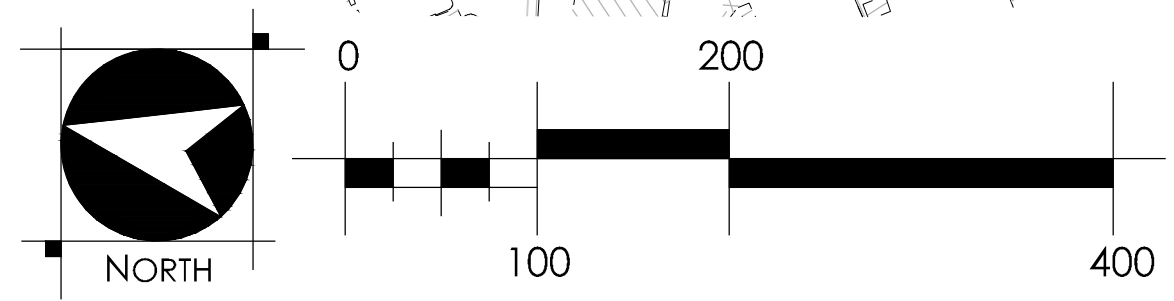


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Tel 775.823.4088 Fax 775.823.4086

Grading Plan
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UTILITY PLAN BAILEY CREEK ESTATES

WASHOE COUNTY, NEVADA
JUNE, 2017



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UTILITY PLAN
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From: Stacie Huggins
To: [Mullin, Kelly](#)
Subject: RE: Bailey Creek Estates - DRC additional information
Date: Wednesday, July 05, 2017 4:35:43 PM
Attachments: [Bailey Creek - DRC Additional information.pdf](#)
Importance: High

Hi Kelly – please find attached the revised front yard xeriscape options for landscape design as outlined in the COA's for Bailey Creek. If you need a new full size plot of this plan let me know and I'll have it delivered to you first thing tomorrow morning.

In response to the remaining items:

Lighting – the project include NV Energy typical “cobra head” street lights located only at intersections to ensure dark sky requirements are met.

Fencing – in accordance with the original application, we have proposed 6 foot solid wood fence along all side and rear lot lines. An example of typical good neighbor fencing is included.

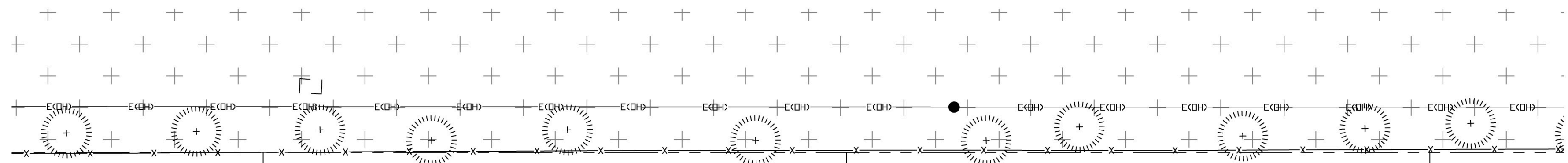
Signage – I know the application talked about monument signage but based on conversations with the clients, at this time they aren't sure what, or if, they will provide monument signage. I'd hate for signage to hold up DRC approval and subsequently a grading permit so they have agreed to return to DRC at a later date to review the signage plans.

Xeriscape – see attached for landscape plan showing two front yard xeriscape options.

Please confirm that the information provided here is adequate for DRC review (and hopefully approval) that will allow the developer to proceed with grading permits. If you need new disks or hard copies, please let me know and we'll have them prepared and delivered tomorrow morning.

Thanks!

Stacie Huggins
Wood Rodgers, Inc.
775.823.5258 Direct
775.250.8213 Mobile



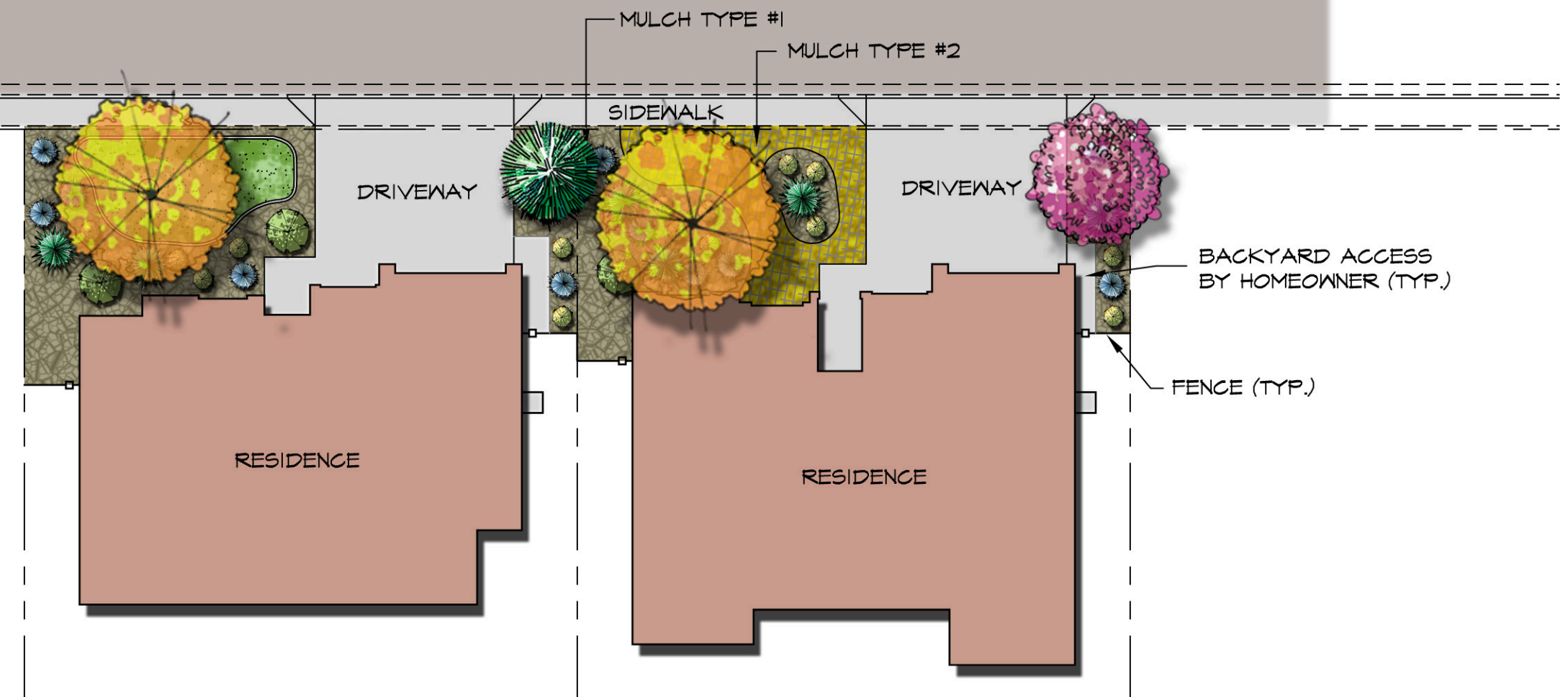
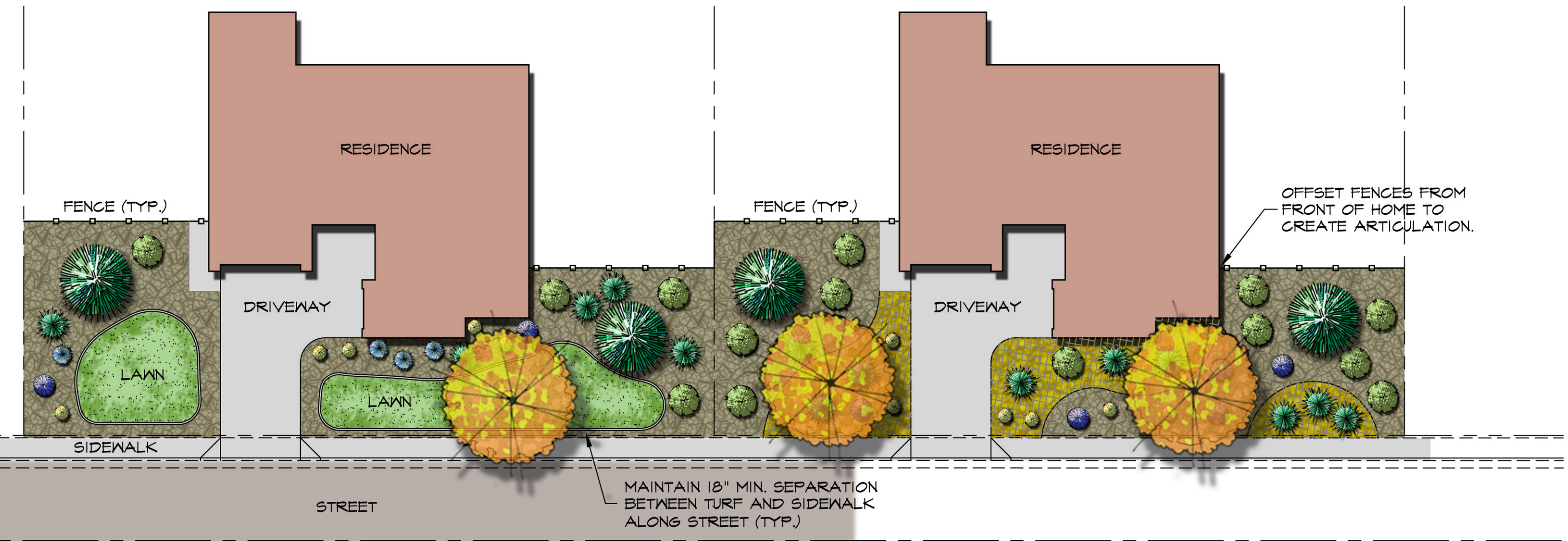
BACKYARD LANDSCAPING BY OWNER (TYP.)

LARGE LOTS ALONG STATE ROUTE 341 - STANDARD OPTION

- TURF (50% MAX. COVERAGE)
- (3) TREES MIN.
- (20) SHRUBS MIN.
- TOP DRESS PLANTING BEDS WITH 3" DEPTH MULCH WITH WEED BARRIER FABRIC.

LARGE LOTS ALONG STATE ROUTE 341 - XERISCAPE OPTION

- NO TURF
- (4) TREES MIN.
- (30) SHRUBS MIN.
- TOP DRESS PLANTING BEDS WITH 3" DEPTH MULCH (2 TYPES MIN.) WITH WEED BARRIER FABRIC.



SMALL LOT - STANDARD OPTION

- TURF (50% MAX. COVERAGE)
- (2) TREES MIN.
- (15) SHRUBS MIN.
- TOP DRESS PLANTING BEDS WITH 3" DEPTH MULCH WITH WEED BARRIER FABRIC.

SMALL LOT - XERISCAPE OPTION

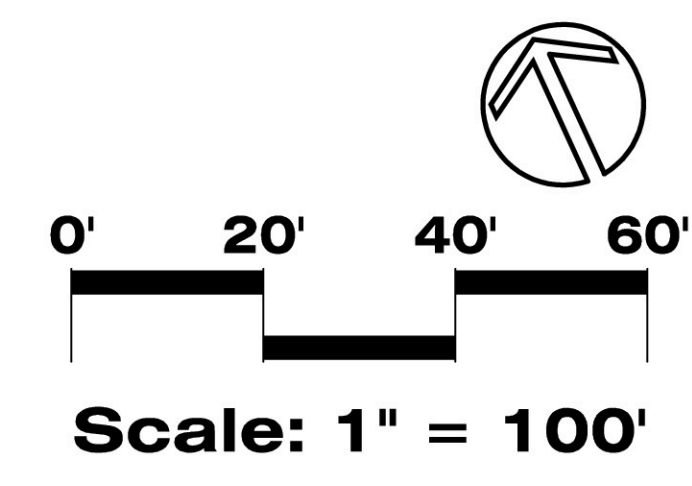
- NO TURF
- (2) TREES MIN.
- (20) SHRUBS MIN.
- TOP DRESS PLANTING BEDS WITH 3" DEPTH MULCH (2 TYPES MIN.) WITH WEED BARRIER FABRIC.

CORNER AND ODD SHAPED LOTS

- ALL CORNER AND ODD SHAPED LOTS WILL REQUIRE ADDITIONAL TREES AND SHRUBS PER THE PRELIMINARY LANDSCAPE PLAN.

PLANTING NOTES

- THE PLANT LIST IS A GENERAL REPRESENTATION OF PLANTS THAT THRIVE IN OUR UNIQUE CLIMATE AND CONDITIONS. IT IS NOT INTENDED AS A COMPREHENSIVE LIST OF THE ONLY PLANTS TO BE USED. CONTRACTOR SHALL SELECT PLANTS BASED ON SPECIFIC HORTICULTURAL AND CLIMATIC CONDITIONS FOUND ON SITE.
- PER THE CONDITIONS OF APPROVAL FOR THIS PROJECT, THE SUBDIVISION LANDSCAPE DESIGN SHALL EMPHASIZE THE USE OF NATIVE VEGETATION, WITH NON-NATIVE AND ATYPICAL VEGETATION INTEGRATED SPARINGLY INTO ANY LANDSCAPED AREA.



PLANT LIST

FRONT YARD DECIDUOUS TREES ——— 2" Gal. FRONT YARD DECIDUOUS TREES SHALL BE LOCATED IN LAWN AREAS AND PLANTING BEDS WHICH HAVE GREATER ROOM AND ALLOW FOR UNINHIBITED TREE GROWTH.

- Acer platanoides*/Norway Maple
- Fraxinus oxycarpa*/Raywood/Raywood Ash
- Fraxinus pennsylvanica*/Urbanite/Urbanite Ash
- Gleditsia triacanthos*/Suncoke/Sunburst Honeylocust
- Liquidambar styraciflua*/Moraine/Moraine Sweetgum
- Prunus virginiana*/Canada Red/Canada Red Chokecherry
- Pyrus calleryana*/Redspire/Redspire Pear

SMALL FRONT YARD DECIDUOUS TREES SMALL FRONT YARD TREES SHALL BE LOCATED IN SMALL SPACES WHERE TREE GROWTH WOULD BE INHIBITED BY SPACE CONSTRAINTS.

- Acer rubrum*/Bowhall/Bowhall Maple
- Malus*/Spring Snow/Spring Snow Crab
- Prunus cerasifera*/Krauter Vesuvius/Flowering Plum
- Prunus x Snofozam*/Snow Fountains Cherry
- Pyrus calleryana*/Capital/Capital Pear
- Quercus robur*/Fastigata/Skyrocket Oak

FRONT YARD EVERGREEN TREES ——— 6' Min. Ht. PROVIDE EVERGREEN TREES THROUGHOUT THE DEVELOPMENT FOR SEASONAL INTEREST - APPROX. 40% OF THE FRONT YARD TREES (EXCLUDING PARKWAYS) TO BE EVERGREEN.

- Cedrus atlantica glauca*/Blue Atlas Cedar
- Calocedrus decurrens*/Incense Cedar
- Juniperus occidentalis*/Western Juniper
- Juniperus scopulorum*/Rocky Mt Juniper
- Picea pungens*/Green Spruce
- Pinus nigra*/Austrian Pine
- Pinus flexilis*/Vandewall's Pyramid/V.P. Pine

FRONT YARD SHRUBS ——— 5 Gal. as available

EACH FRONT YARD SHALL CONTAIN A MINIMUM OF 40% EVERGREEN SHRUBS. NATIVE SHRUBS - PER SPECIAL PUBLICATION 07-12 "SELECTED NATIVE SHRUBS OF NORTHERN NEVADA, PREPARED BY THE UNIVERSITY OF NEVADA COOPERATIVE EXTENSION.

- Amelanchier alnifolia*/Western Serviceberry
- Artostaphylos patula*/Greenleaf Manzanita
- Arctostaphylos uva-ursi*/Kinnikinnick
- Artemisia tridentata*/Wyoming Big Sagebrush
- Artemisia tridentata*/Wyoming Big Sagebrush

- Atriplex canescens*/Fourwing Saltbush
- Ceanothus cordulatus*/Mountain Whitethorn
- Ceanothus prostratus*/Mahaia Mat
- Ceanothus velutinus*/Snowbrush
- Cercocarpus ledifolius*/Curleaf Mountain Mahogany

- Chrysolepis sempervirens*/Sierra chinquapin
- Chrysothamnus nauseosus*/Rubber Rabbitbrush
- Cornus stolonifera*/Red-osier dogwood
- Ephedra viridis*/Mormon Tea
- Fallugia paradoxa*/Apacheplume

- Grayia spinesa*/Spiny Hopsage
- Holodiscus dumosus*/Bush Oceanspray
- Prunus andersonii*/Desert Peach
- Prunus emarginata*/Bittercherry
- Prunus virginiana*/Common Chokecherry

- Furshia tridentata*/Antelope bitterbrush
- Quercus gambellii*/Gamble's Oak
- Rhus glabra*/Smooth Sumac
- Rhus trilobata*/Skunkbush Sumac
- Ribes aureum*/Golden Currant

- Ribes velutinum*/Desert Gooseberry
- Rosa woodsii*/Wood's Rose
- Rubus parviflorus*/Thimbleberry
- Sambucus spp.*/Elderberry
- Shepherdia argentea*/Silver Buffaloberry

- Symphoricarpos albus*/Common Snowberry
- Symphoricarpos oreophilus*/Mountain Snowberry

NON-NATIVE AND ATYPICAL SHRUBS - TO BE INTEGRATED SPARINGLY INTO THE LANDSCAPE (SEE PLANTING NOTES)

- Barberis thunbergii*/Atrypurpurea/Red-leaf Barberry
- Calamagrostis x acutifolia*/Feather Reed Grass
- Cornus stolonifera*/Redwing Dogwood
- Cytisus praecox*/Warminster/Warminster Broom
- Forsythia x intermedia*/Forsythia

- Juniperus chinensis*/Sea Green/S.S. Juniper
- Juniperus sabina*/Tamariscifolia/Tamarix Juniper
- Photinia x intermedia*/Photinia
- Pinus mugo*/Mugho Pine
- Potentilla fruticosa*/Jackmanii/Potentilla

- Prunus cistena*/Dwarf Purple-leaf Plum
- Pyracantha coccinea*/Lalande/Firethorn
- Pyracantha coccinea*/Lombay/Firethorn
- Rosa x Noare*/Red Groundcover Rose
- Spiraea x bumalda*/Spiraea

SOD - BLUE RYE BLEND (80% BLUEGRASS, 20% RYE GRASS)

LAWN EDGING - BLACK EDGE KNIGHT PLASTIC EDGING (OAE). INSTALL PER MFG'S SPEC. BUILDER UPGRADE OPTION: EXTRUDED CONCRETE HEADER

MULCH LEGEND: ALL FRONT YARD PLANTING AREAS SHALL RECEIVE 3" MIN. DEPTH OF THE FOLLOWING MULCH (OAE)

No.	Revision Date

LA No:	588-503-11-16
Designed:	LA
Drawn:	LA
Checked:	RWH
CAD File:	LI-588-503
Date:	6/30/17



03.17.17

PLAN ONE | 2105 SQ. FT.

COTTONWOOD | TIM LEWIS COMMUNITIES
RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.





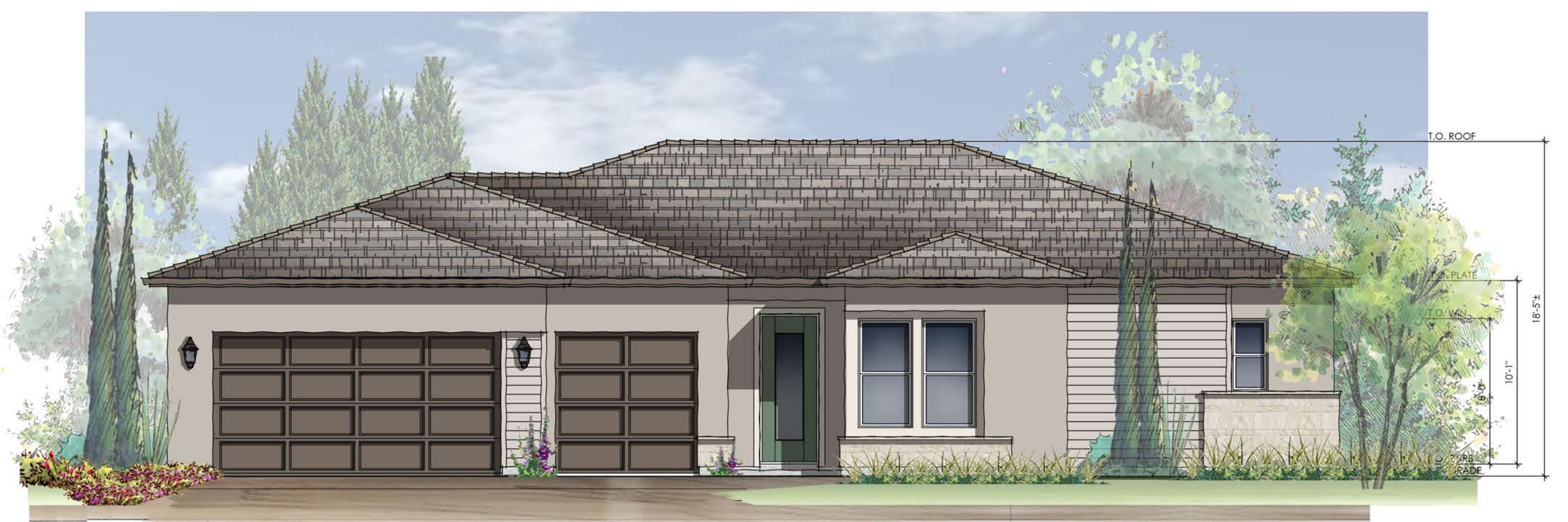
FRONT ELEVATION- SPANISH RANCH

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



FRONT ELEVATION- SIERRA RANCH

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



FRONT ELEVATION- MODERN PRAIRIE

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

05.12.17



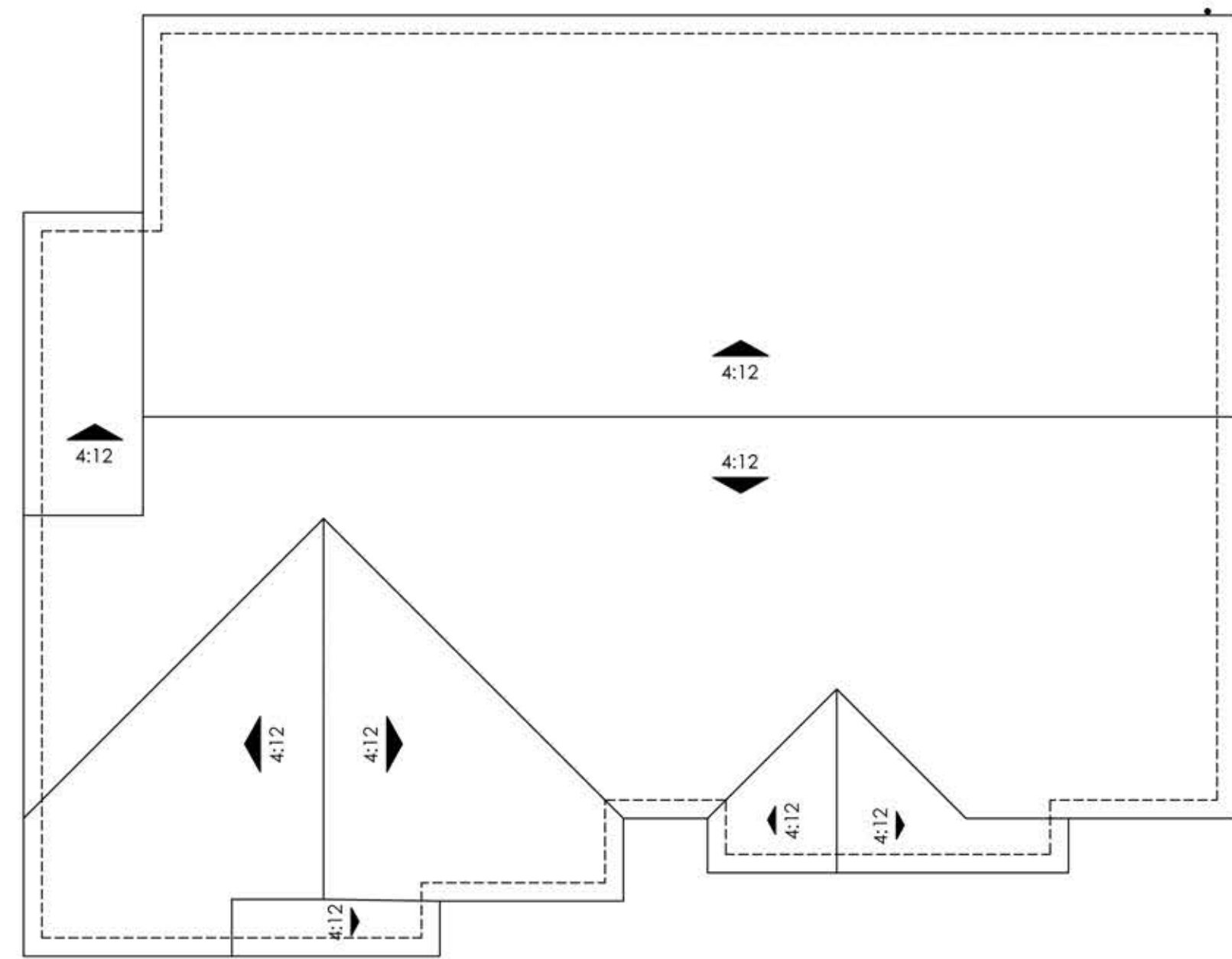
PLAN ONE | FRONT ELEVATIONS

COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

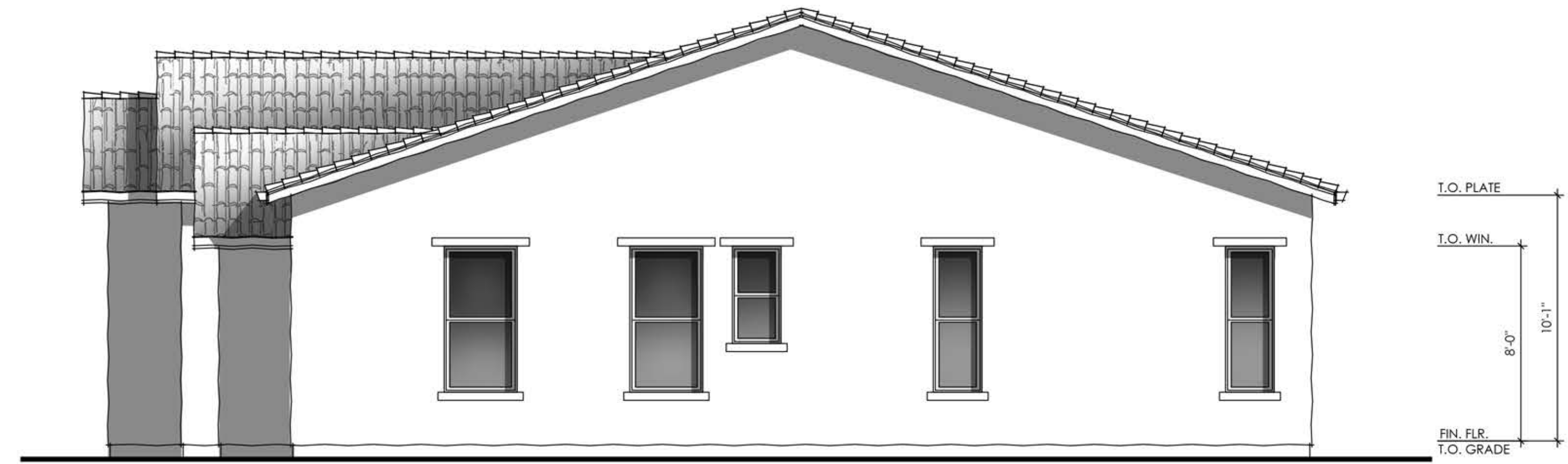
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ROOF PLAN

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



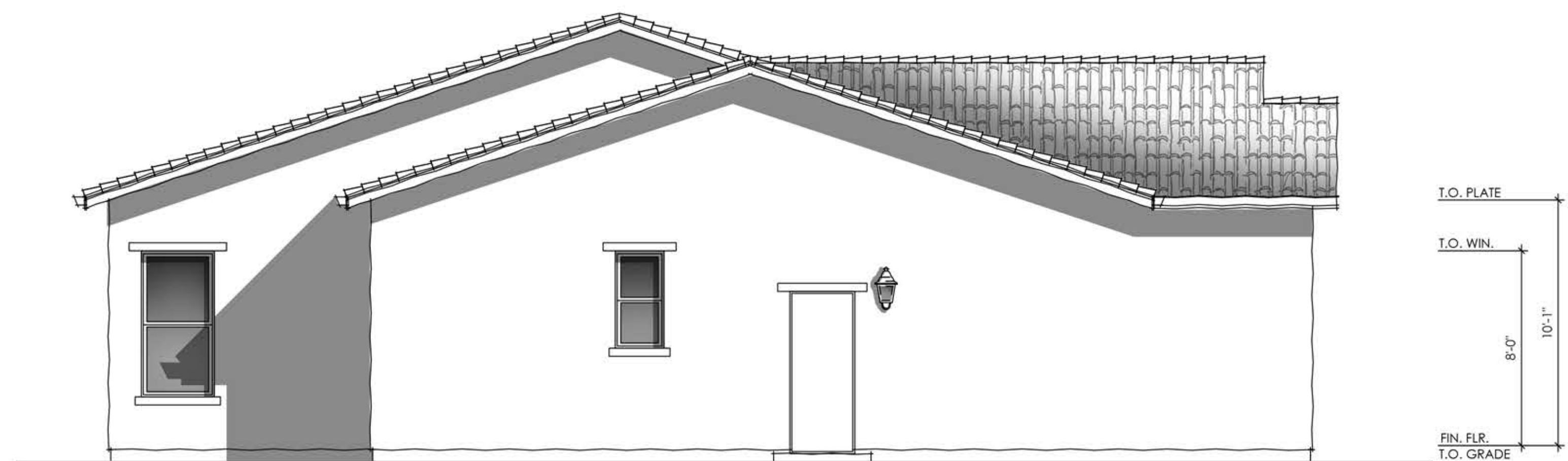
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

05.12.17

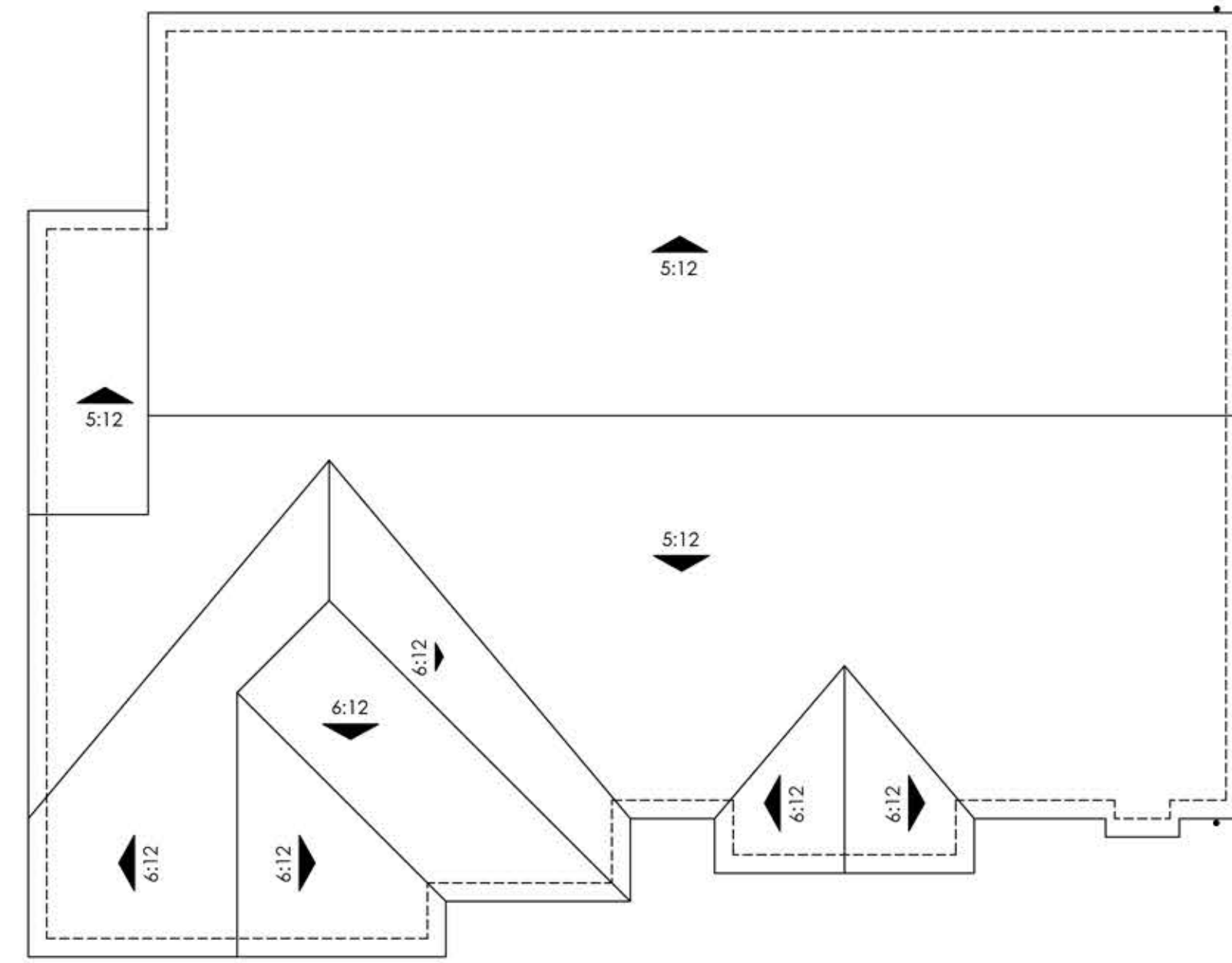


PLAN ONE | ELEVATION 'A'- SPANISH RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

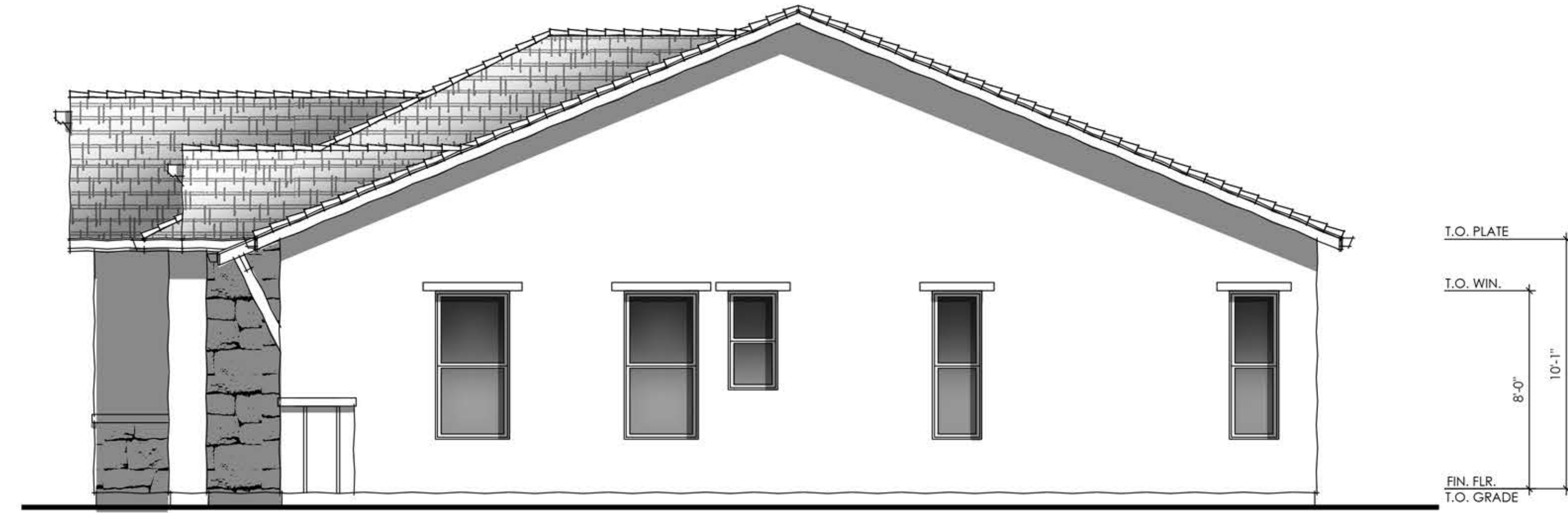
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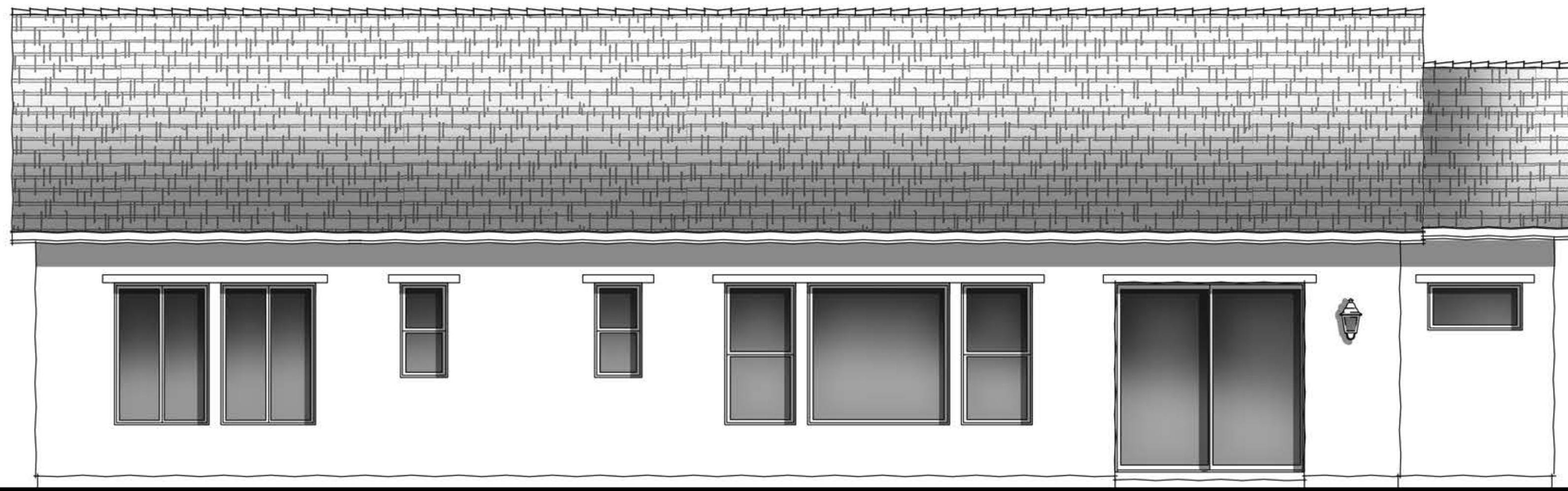
ROOF PLAN

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



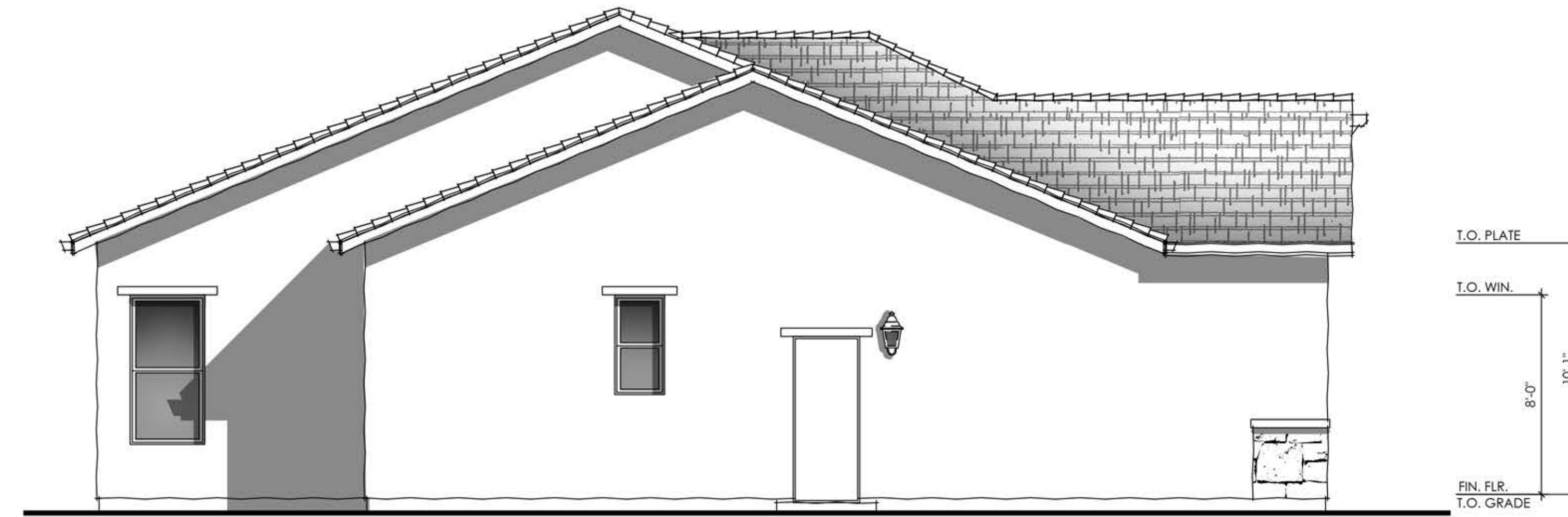
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

05.12.17

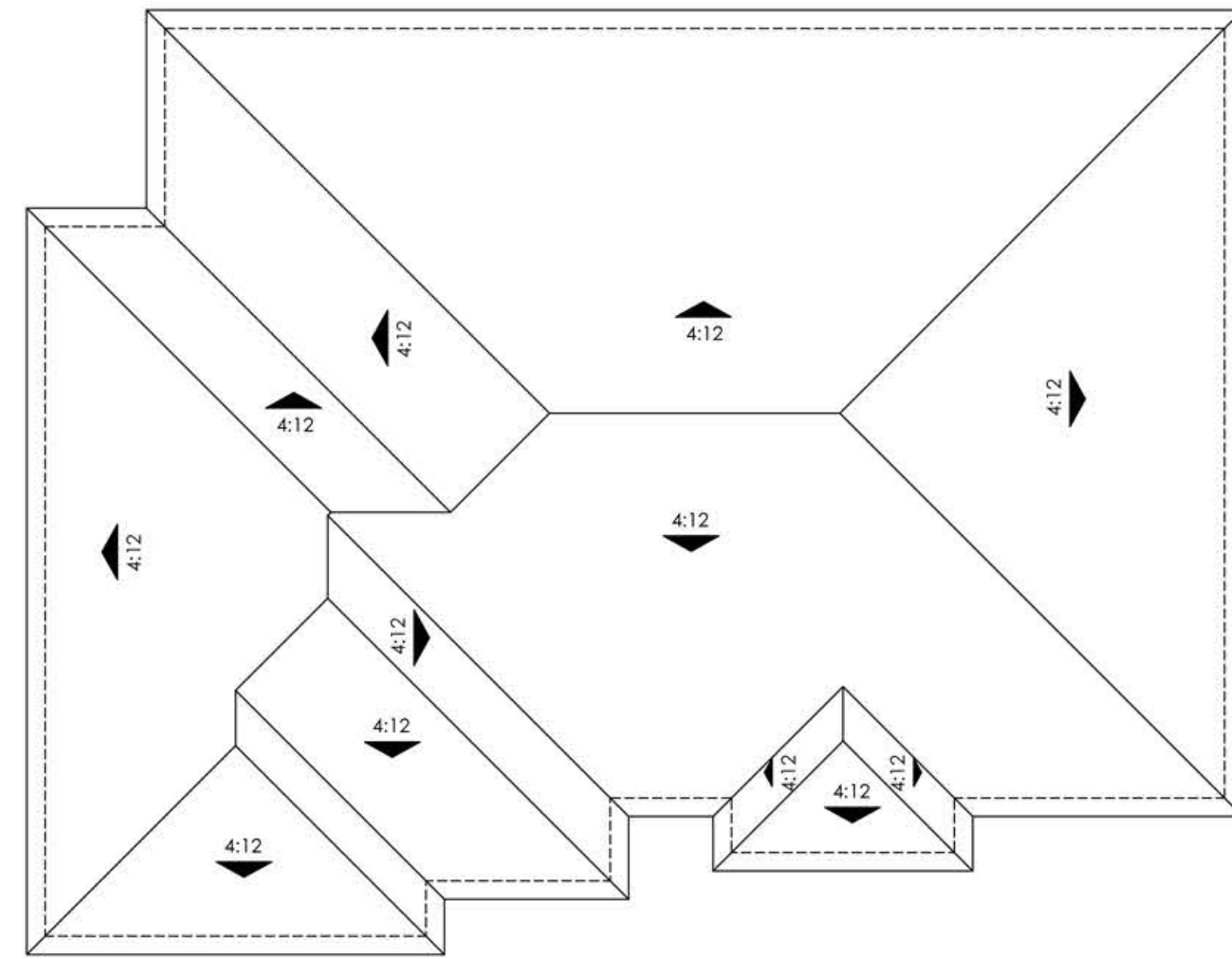


PLAN ONE | ELEVATION 'B'- SIERRA RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

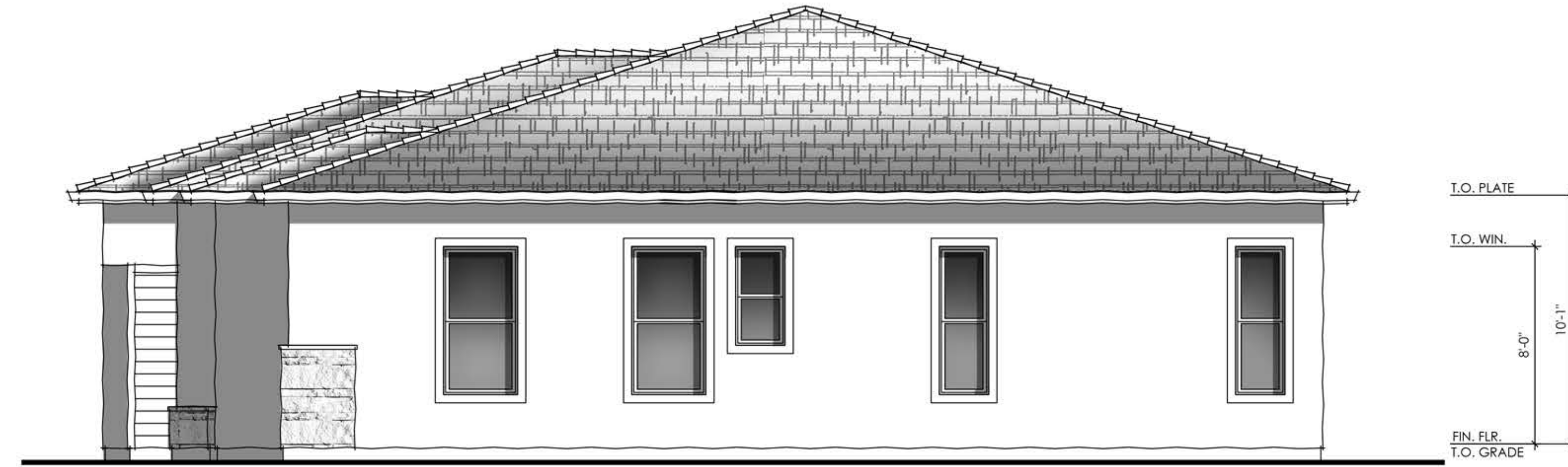
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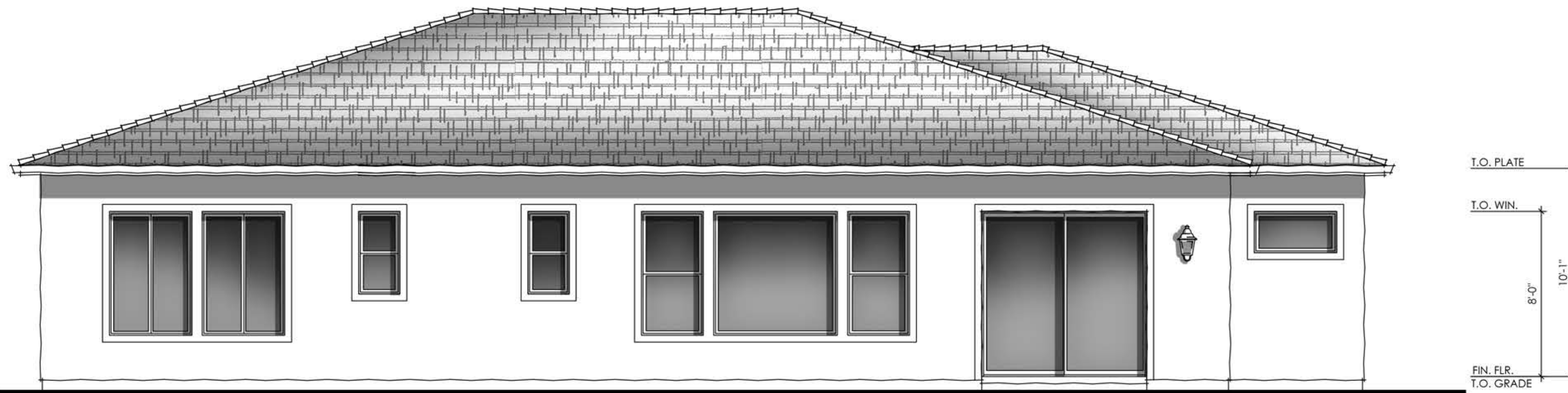
ROOF PLAN

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



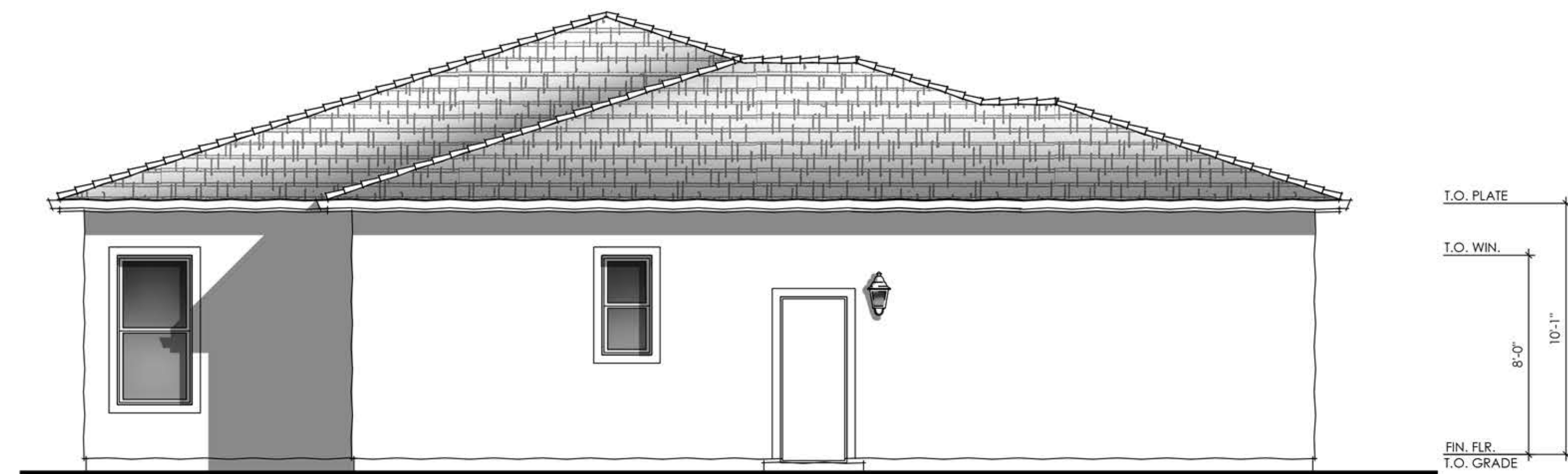
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

05.12.17

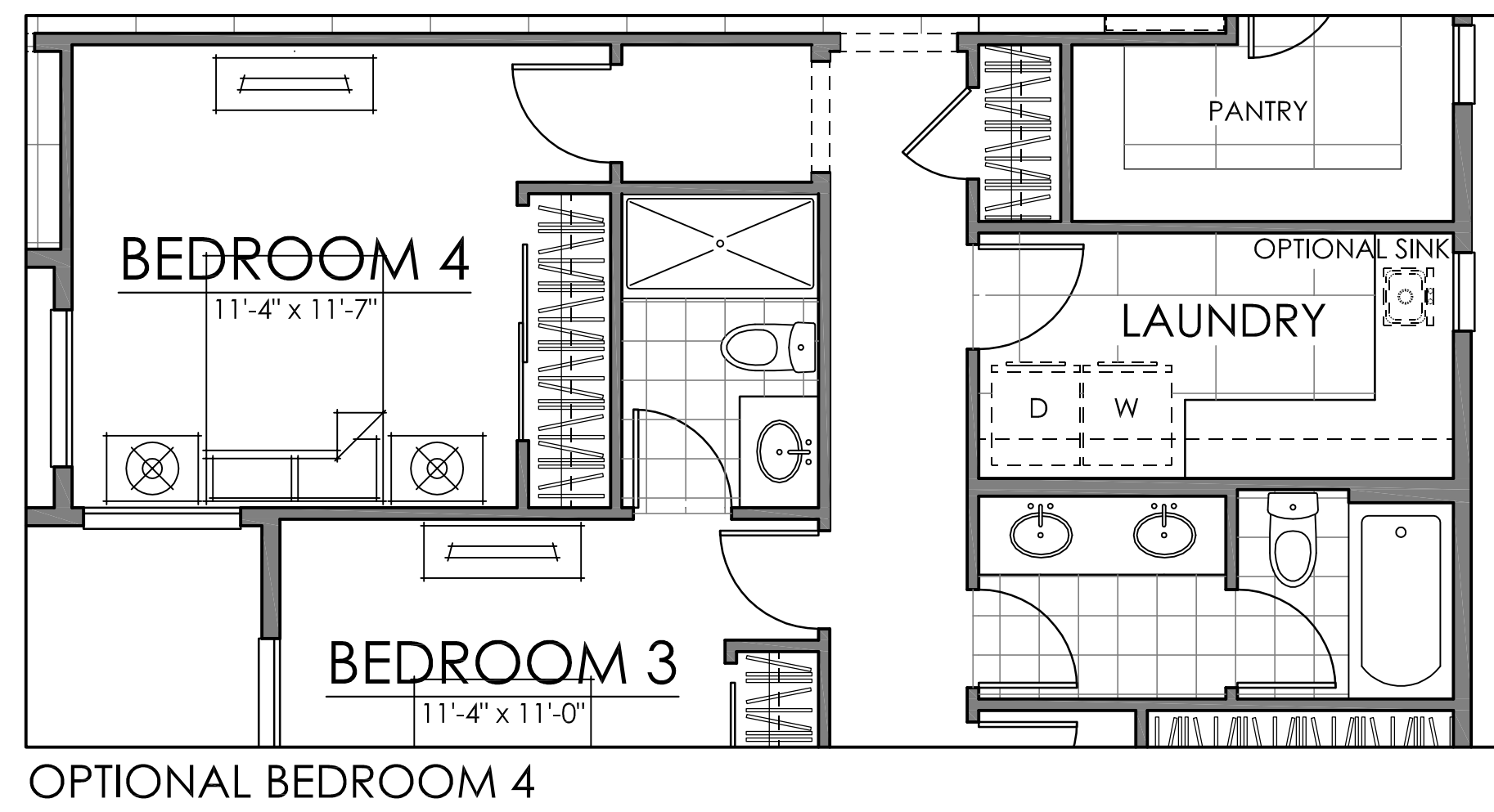


PLAN ONE | ELEVATION 'C'- MODERN PRAIRIE
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL FLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.





OPTIONAL BEDROOM 4



FIRST FLOOR 2330 SQ. FT.
TOTAL LIVING 2330 SQ. FT.
 TARGET 2300 SQ. FT.

PLAN TWO | 2330 SQ. FT.

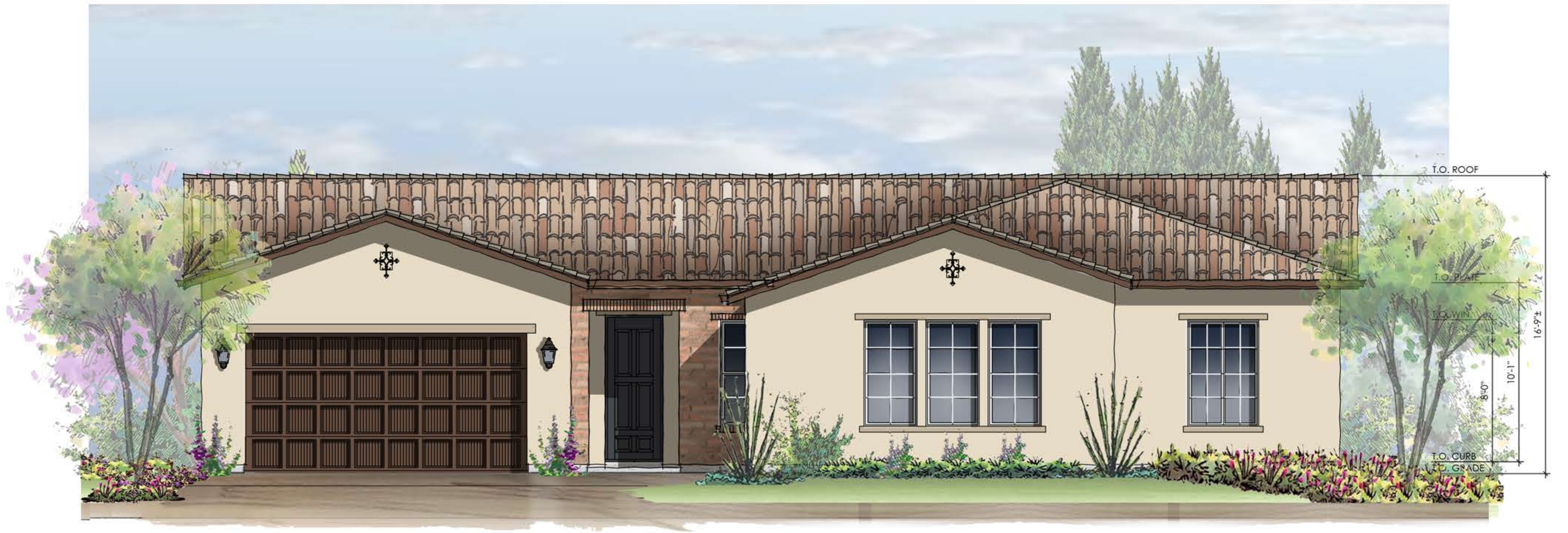
COTTONWOOD | TIM LEWIS COMMUNITIES
RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

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FRONT ELEVATION- SPANISH RANCH

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



FRONT ELEVATION- SIERRA RANCH

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



FRONT ELEVATION- MODERN PRAIRIE

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

05.12.17



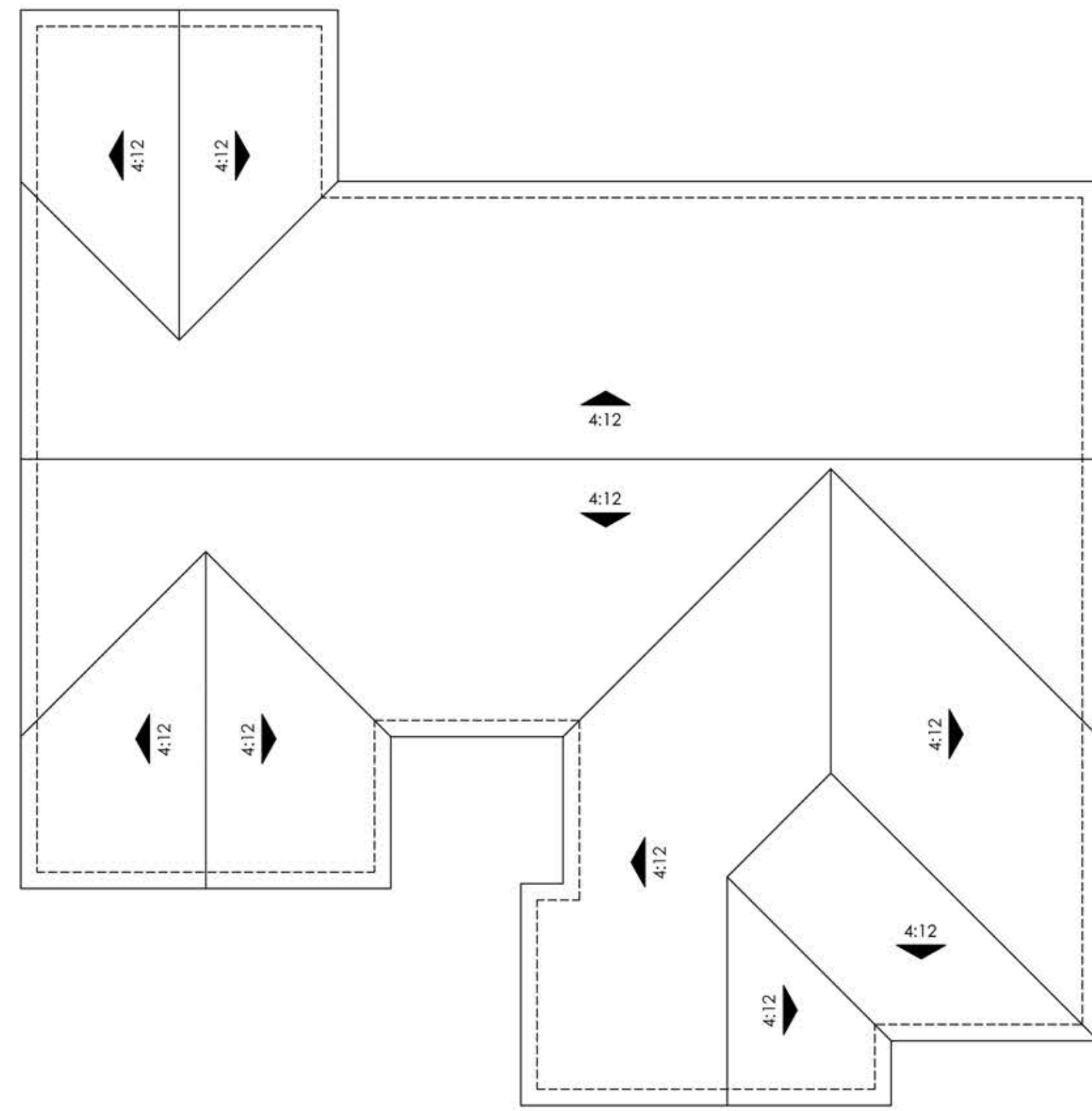
PLAN TWO | FRONT ELEVATIONS

COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

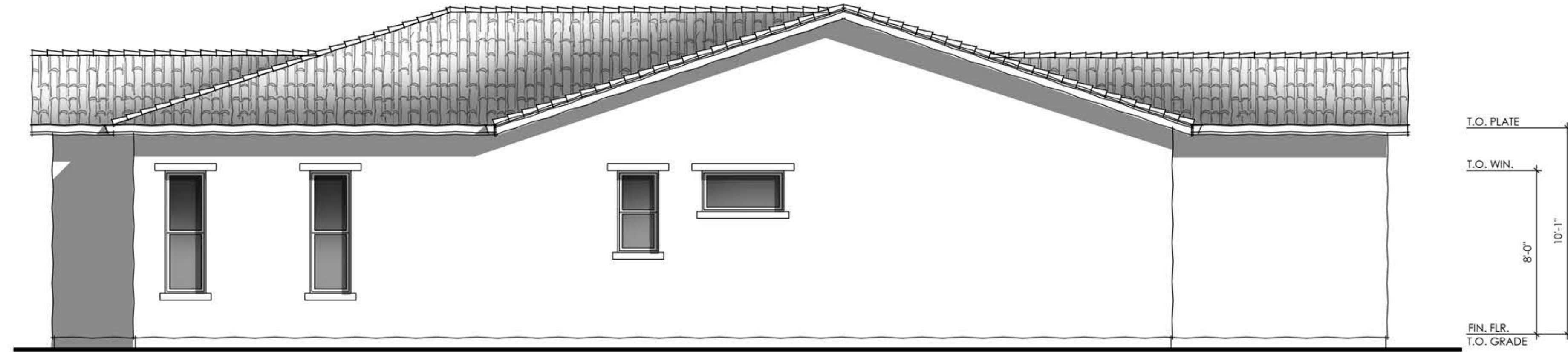
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ROOF PLAN

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



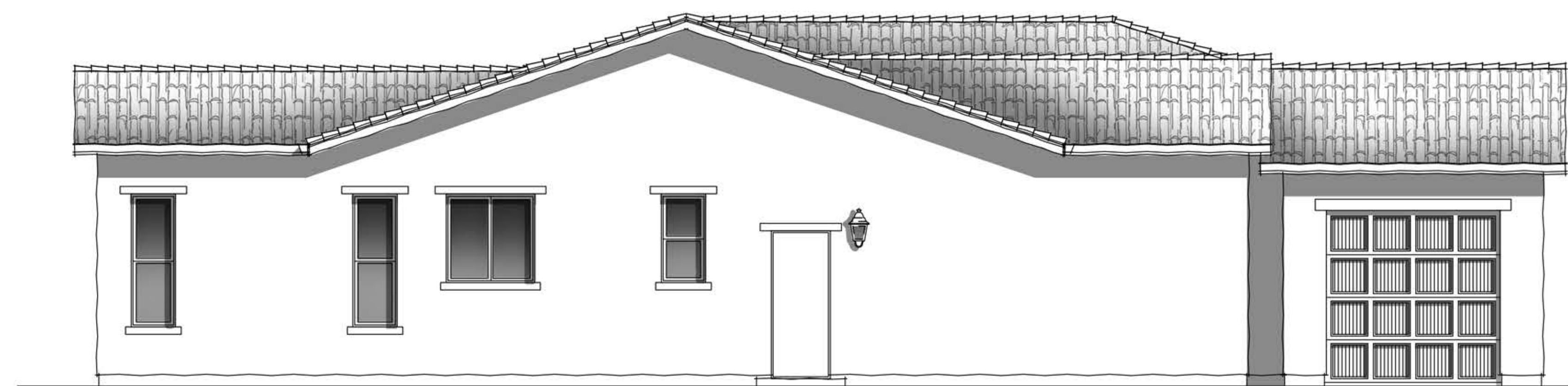
RIGHT ELEVATION

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



REAR ELEVATION

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



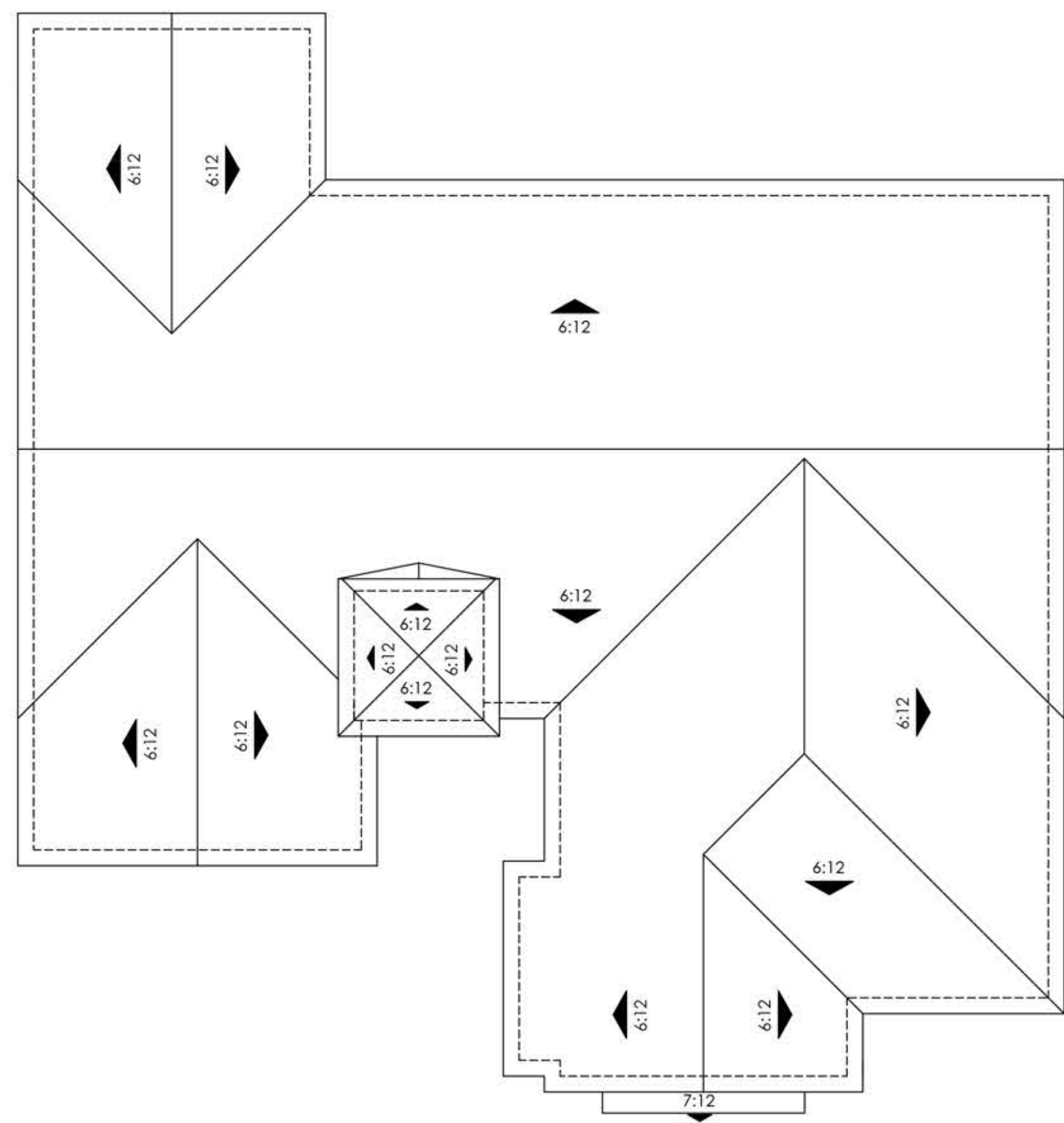
LEFT ELEVATION

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

05.12.17

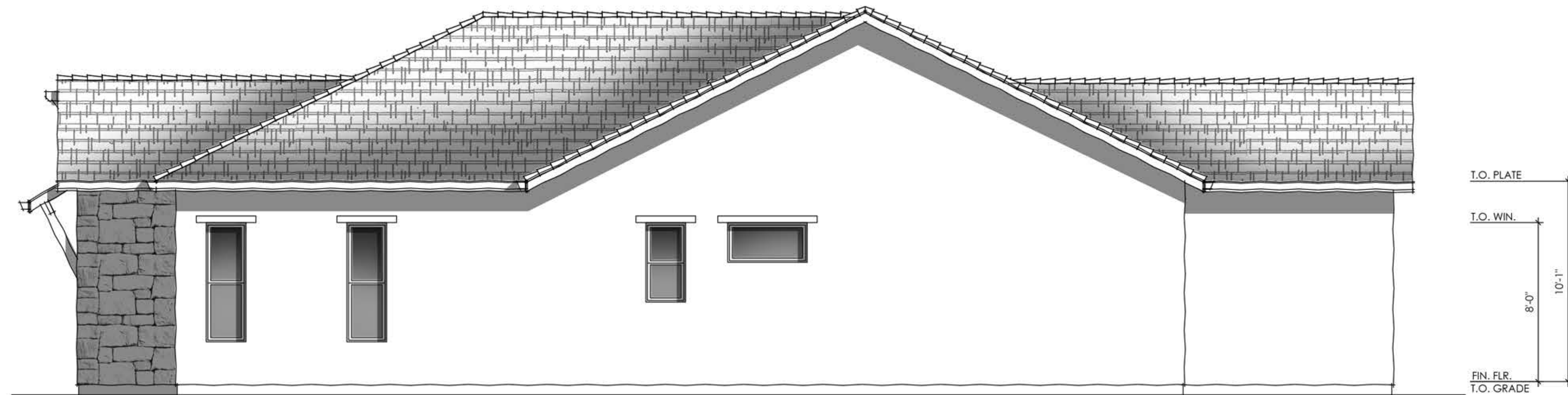
PLAN TWO | ELEVATION 'A'- SPANISH RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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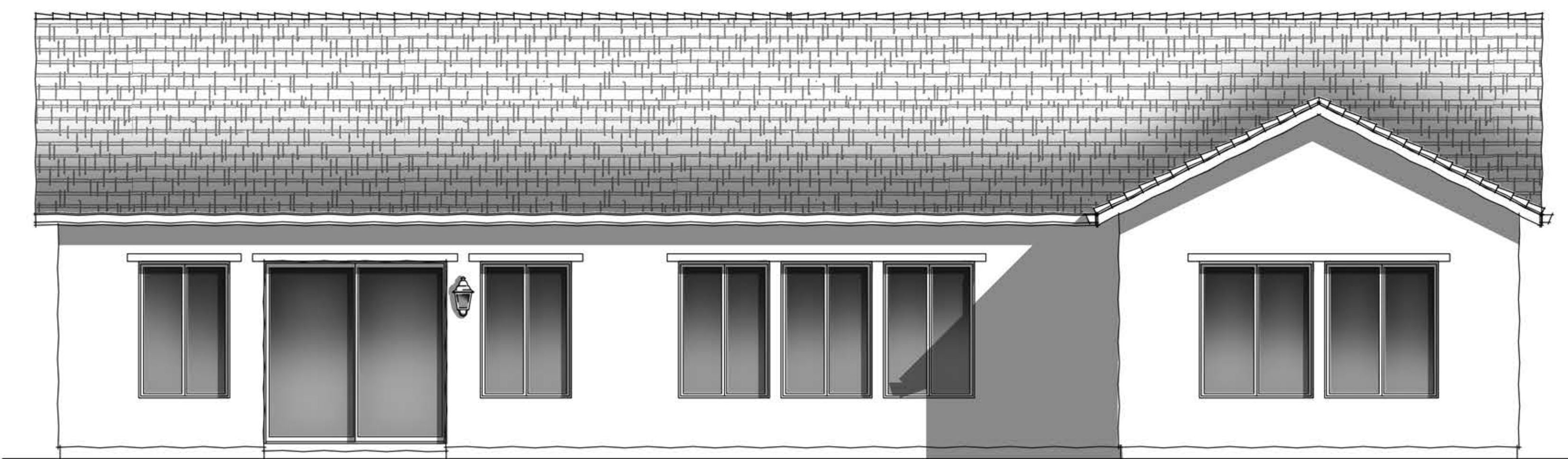
ROOF PLAN

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



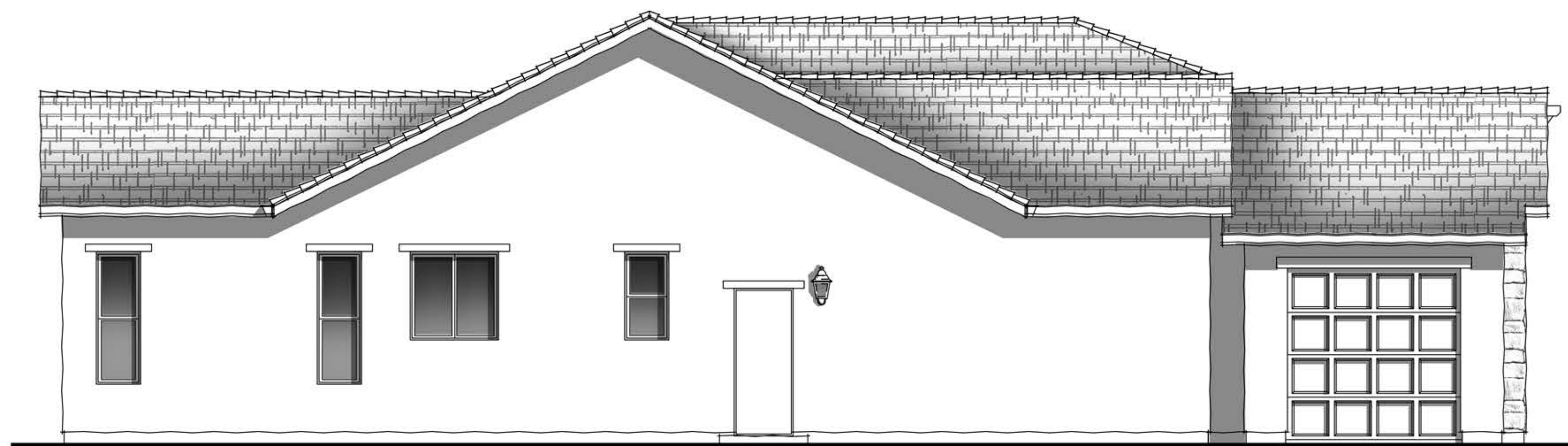
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

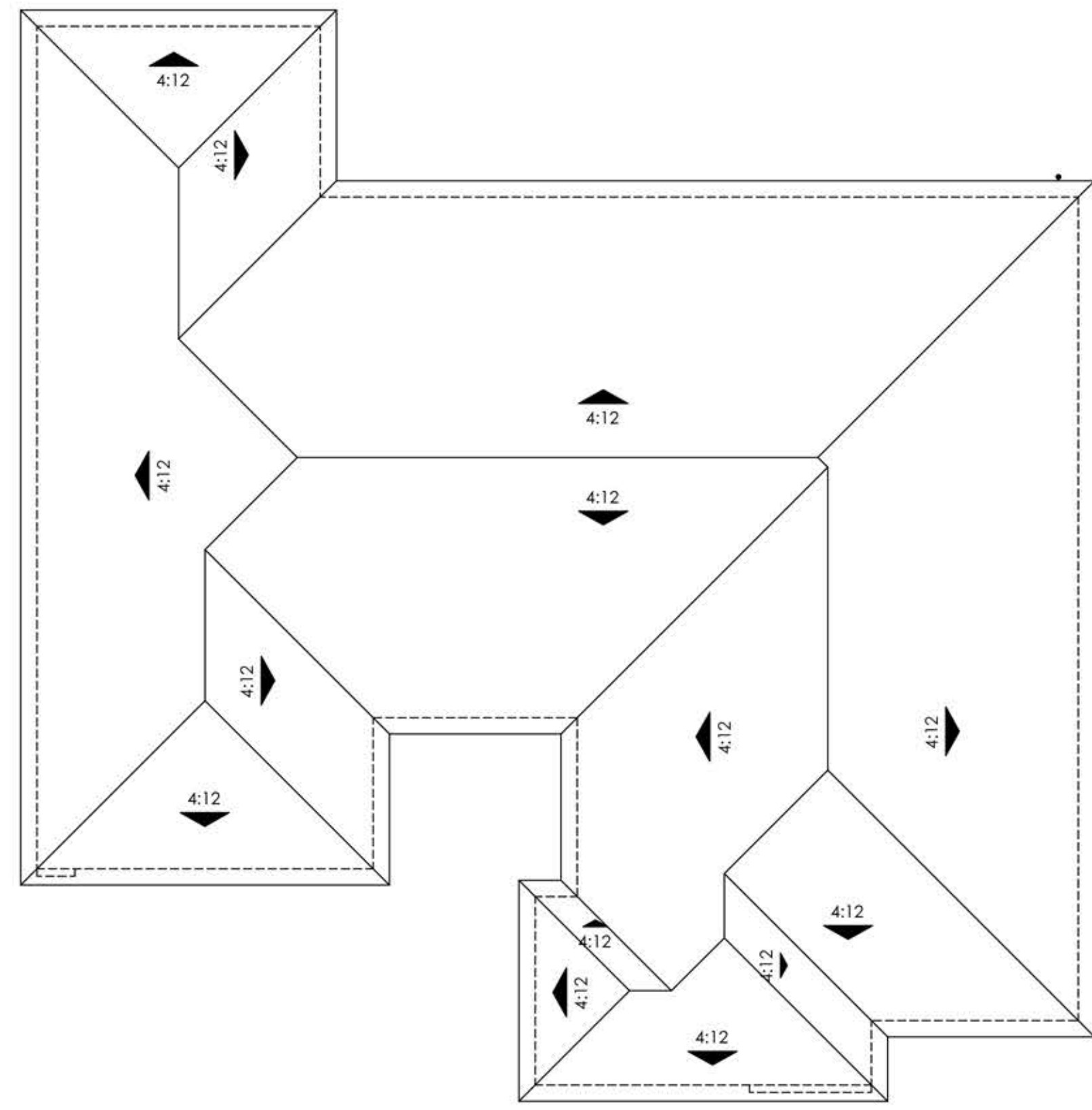
SCALE: 1/4" = 1'-0"

05.12.17

PLAN TWO | ELEVATION 'B'- SIERRA RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

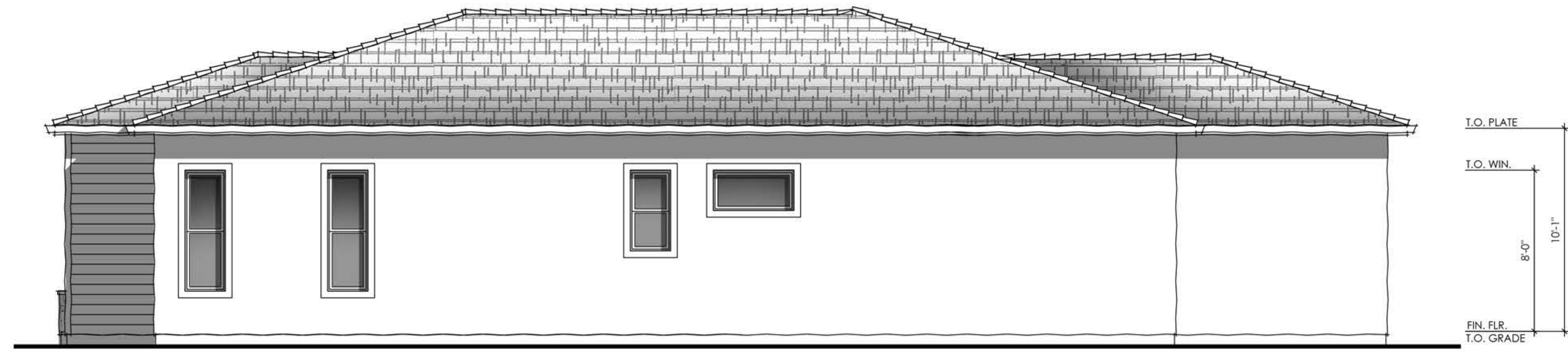
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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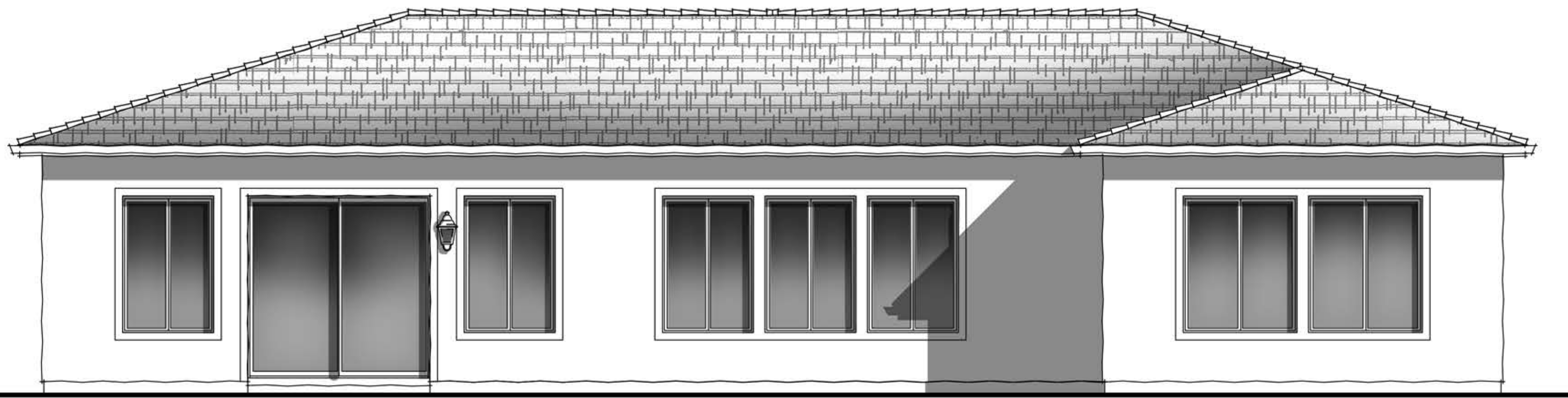
ROOF PLAN

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



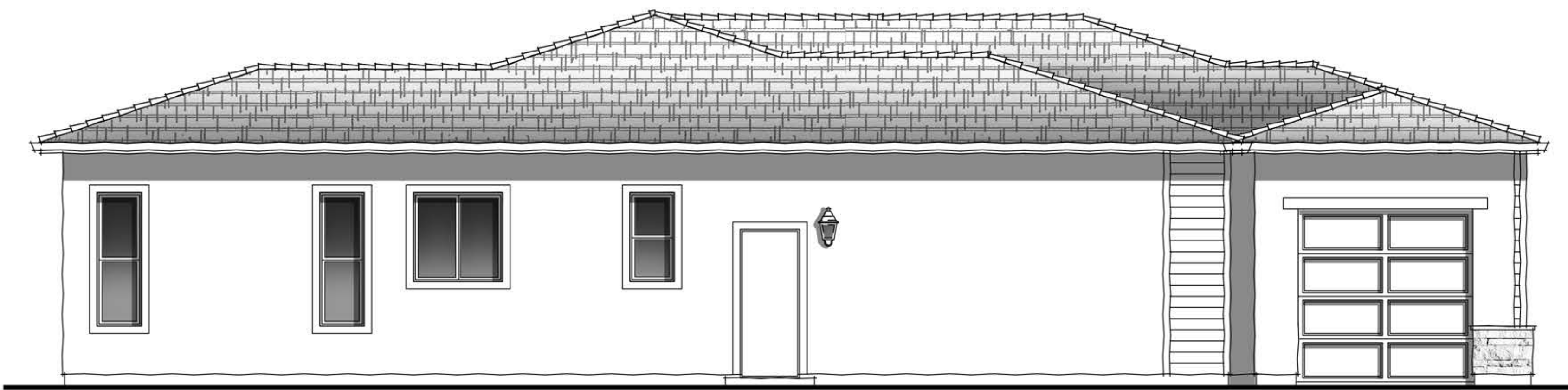
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

05.12.17

PLAN TWO | ELEVATION 'C'- MODERN PRAIRIE
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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FIRST FLOOR 2470 SQ. FT.
TOTAL LIVING 2470 SQ. FT.
 TARGET 2450 SQ. FT.

PLAN THREE | 2470 SQ. FT.

COTTONWOOD | TIM LEWIS COMMUNITIES
RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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FRONT ELEVATION- SPANISH RANCH

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



FRONT ELEVATION- SIERRA RANCH

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



FRONT ELEVATION- MODERN PRAIRIE

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

05.12.17



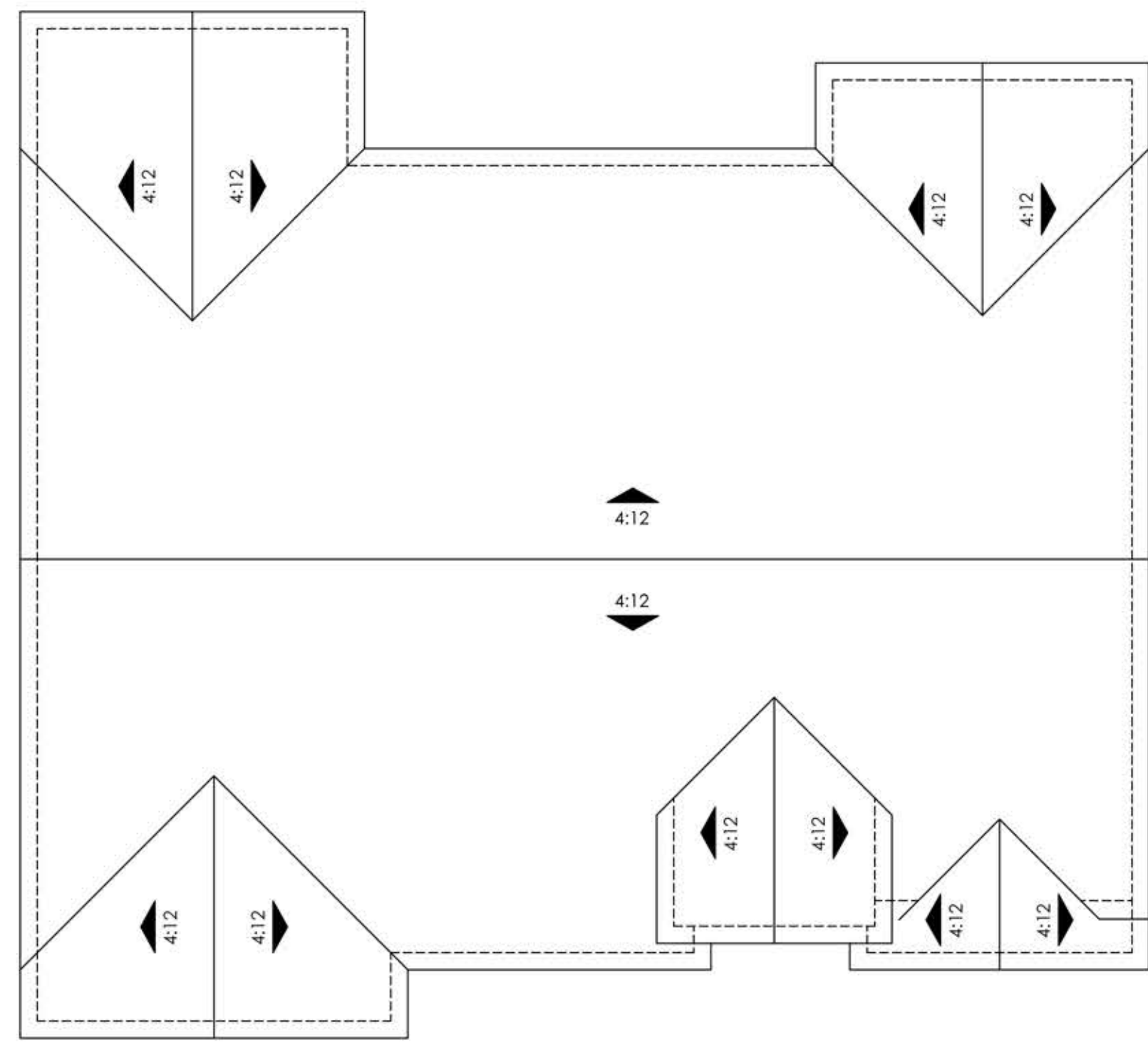
PLAN THREE | FRONT ELEVATIONS

COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

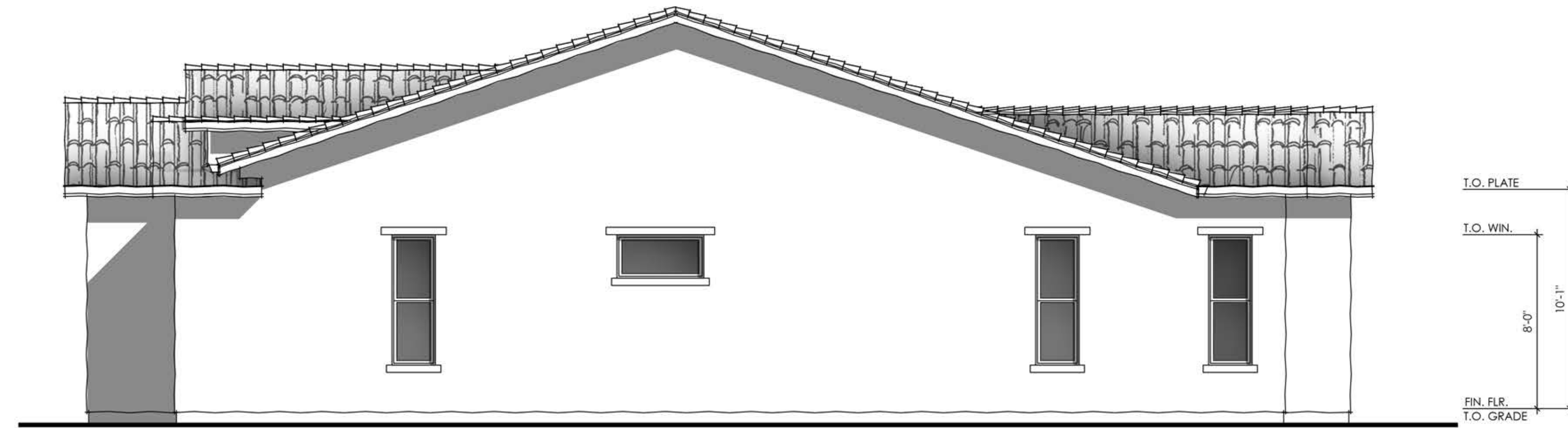
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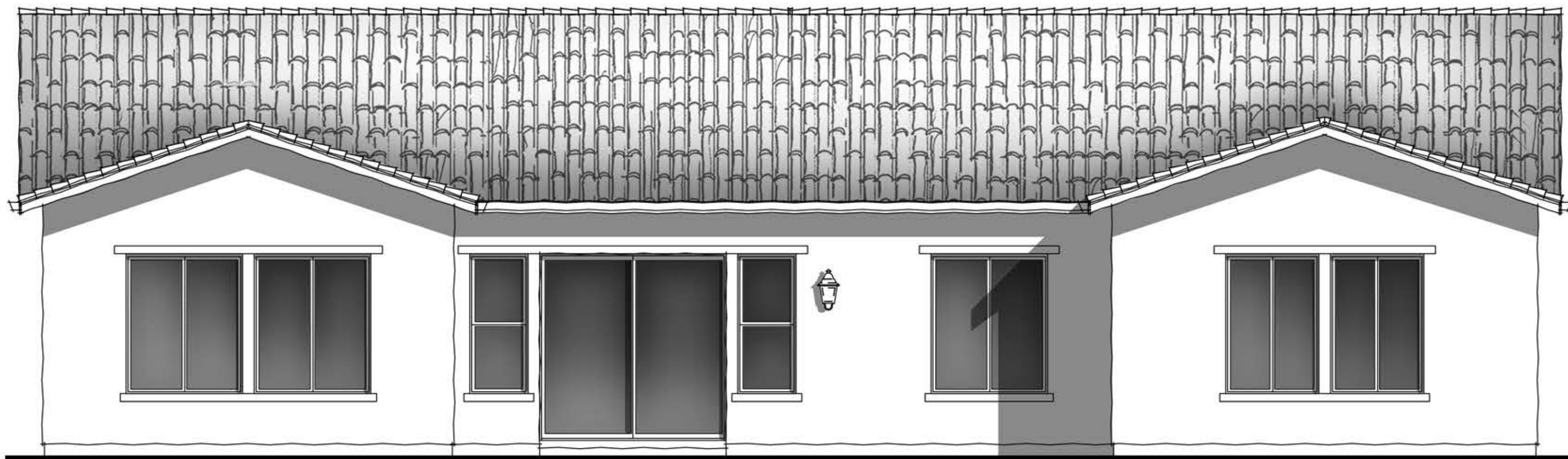
ROOF PLAN

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



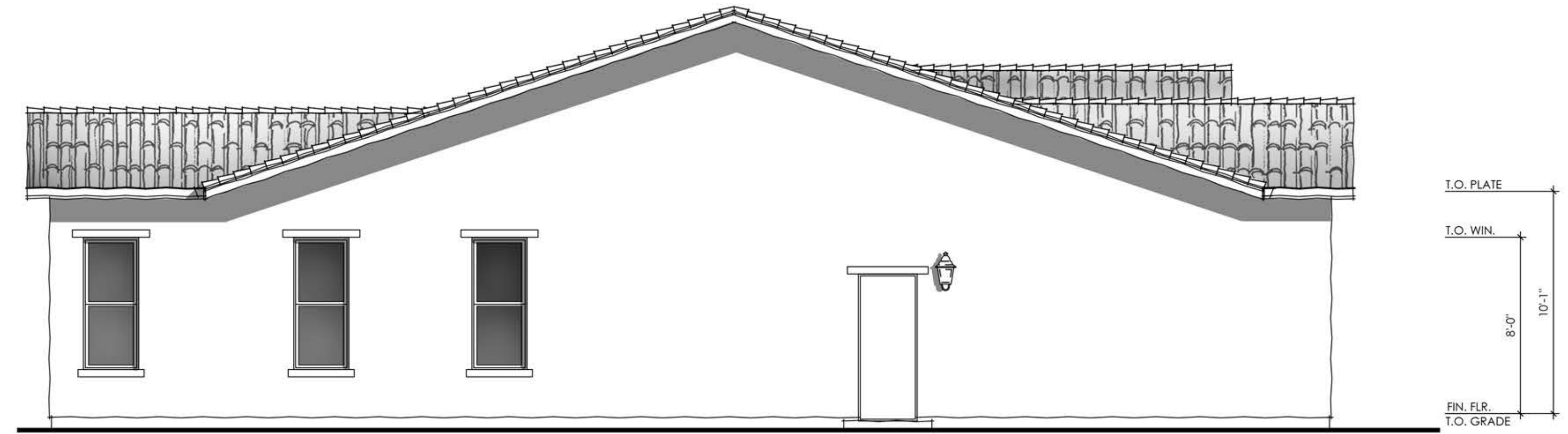
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

05.12.17

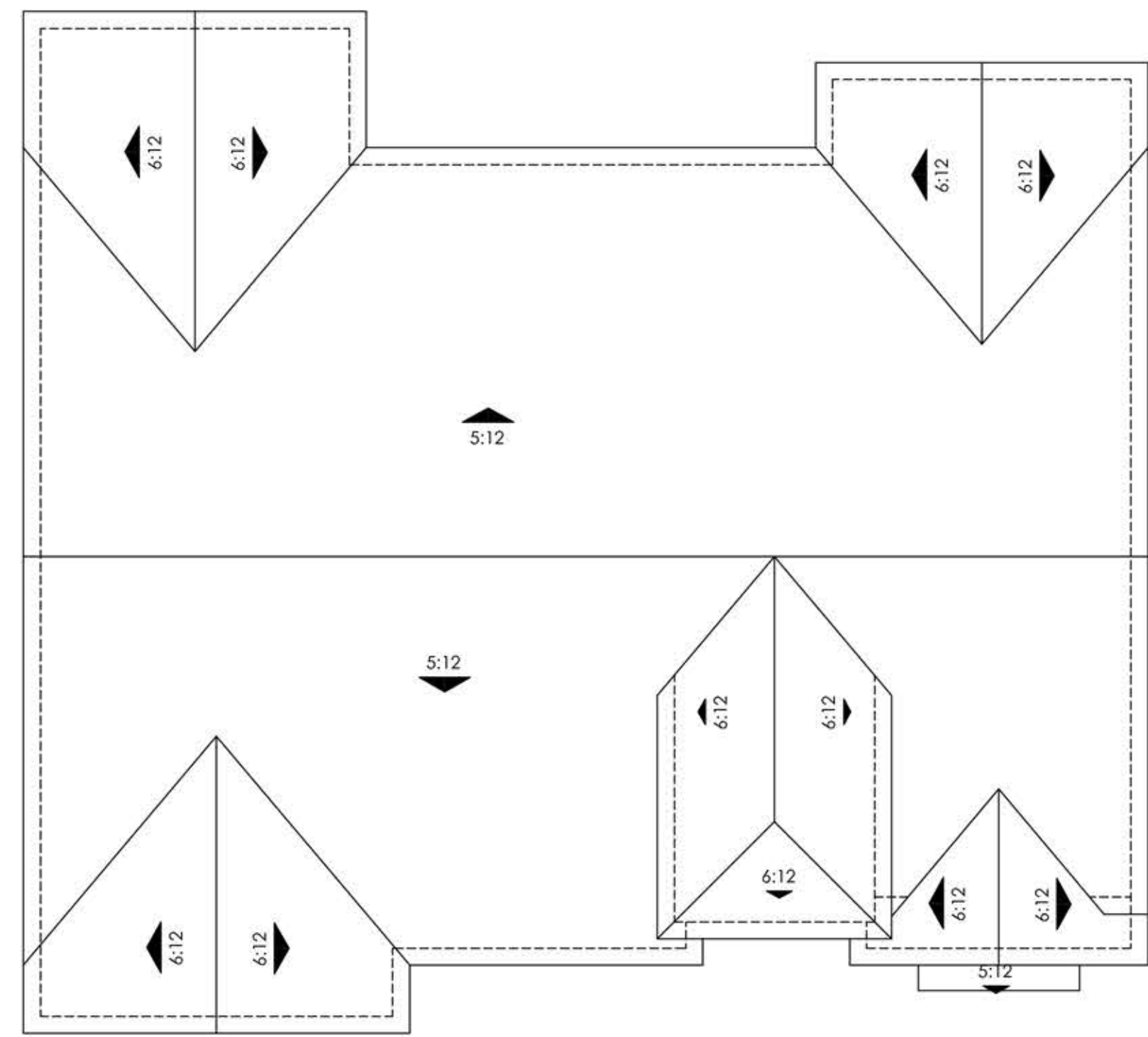


PLAN THREE | ELEVATION 'A'- SPANISH RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

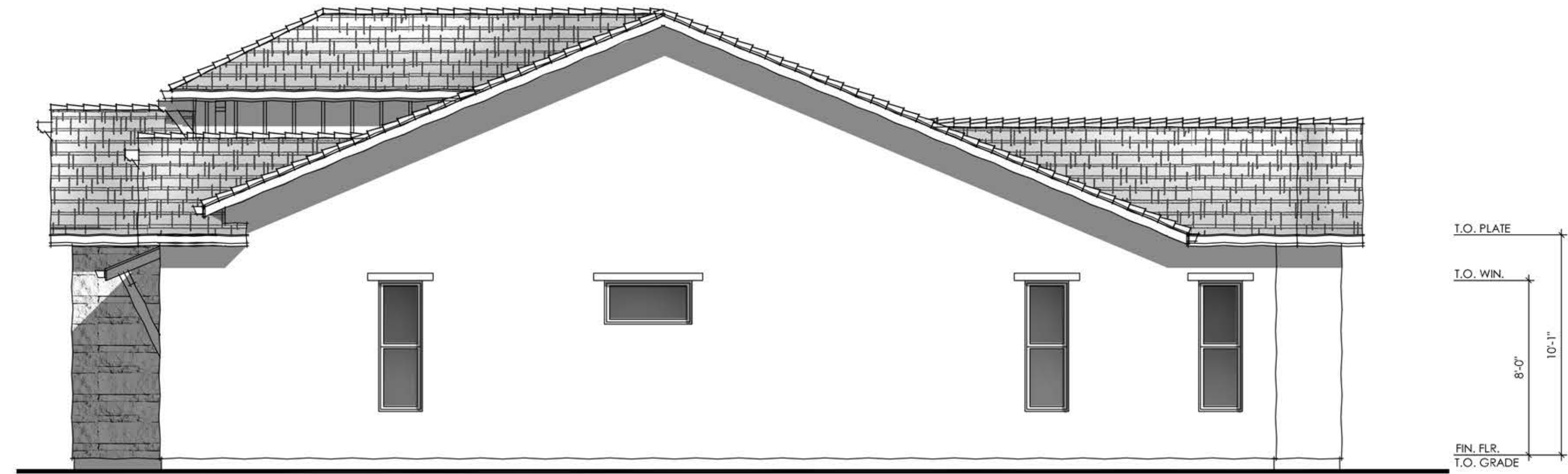
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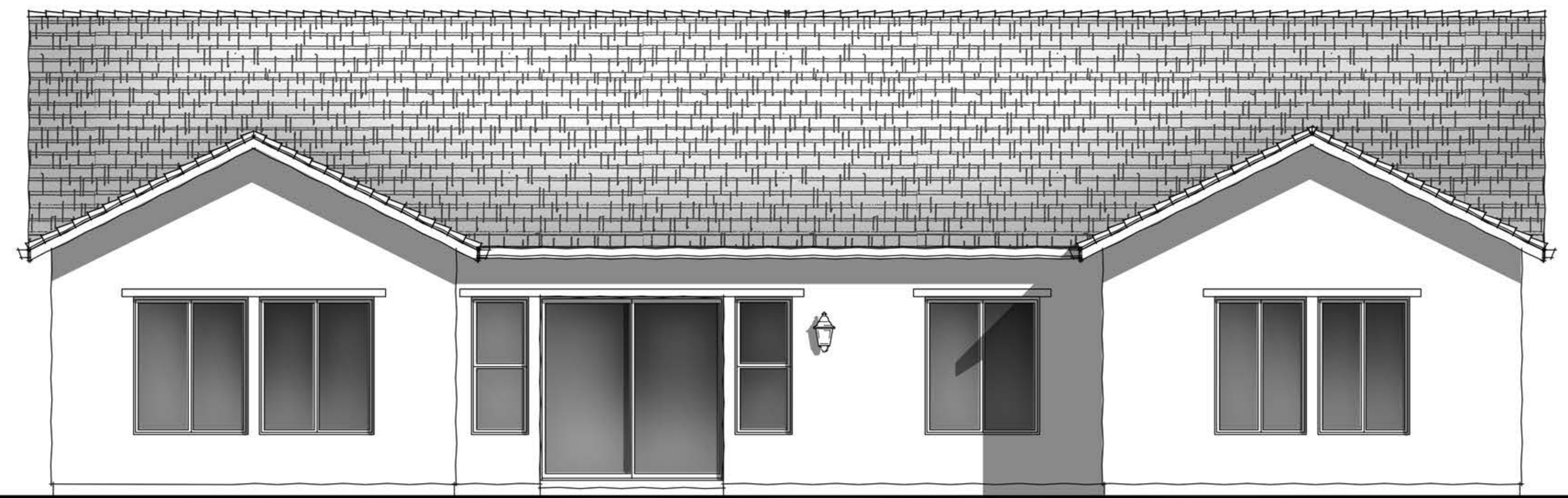
ROOF PLAN

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



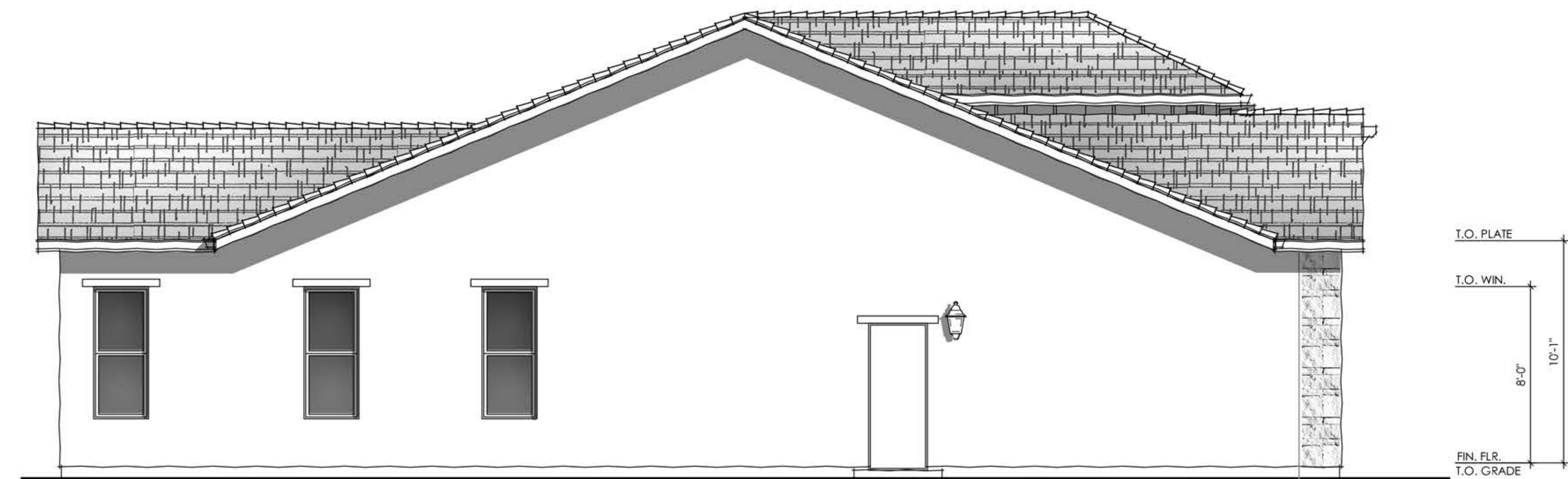
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

05.12.17

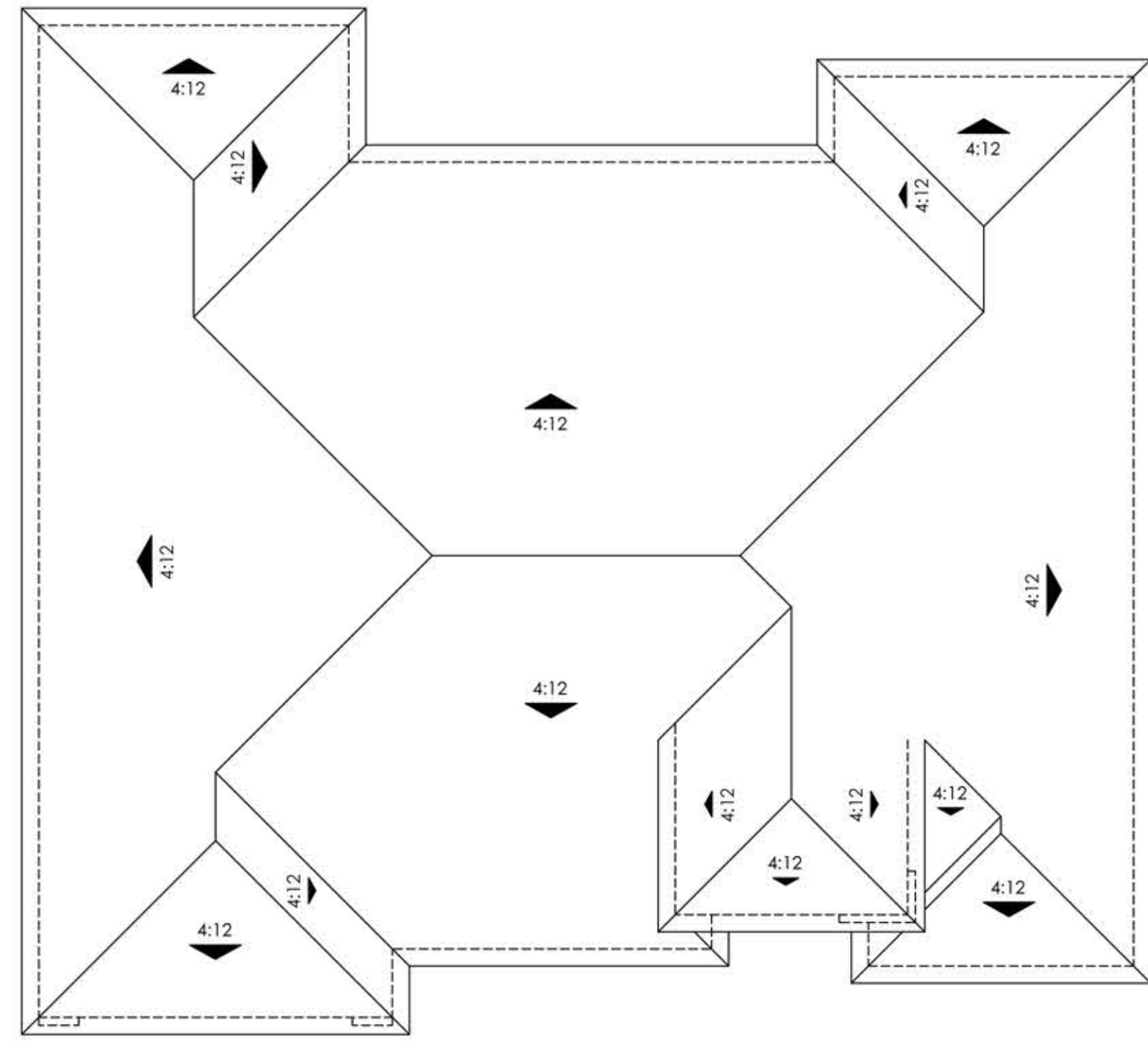


PLAN THREE | ELEVATION 'B'- SIERRA RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

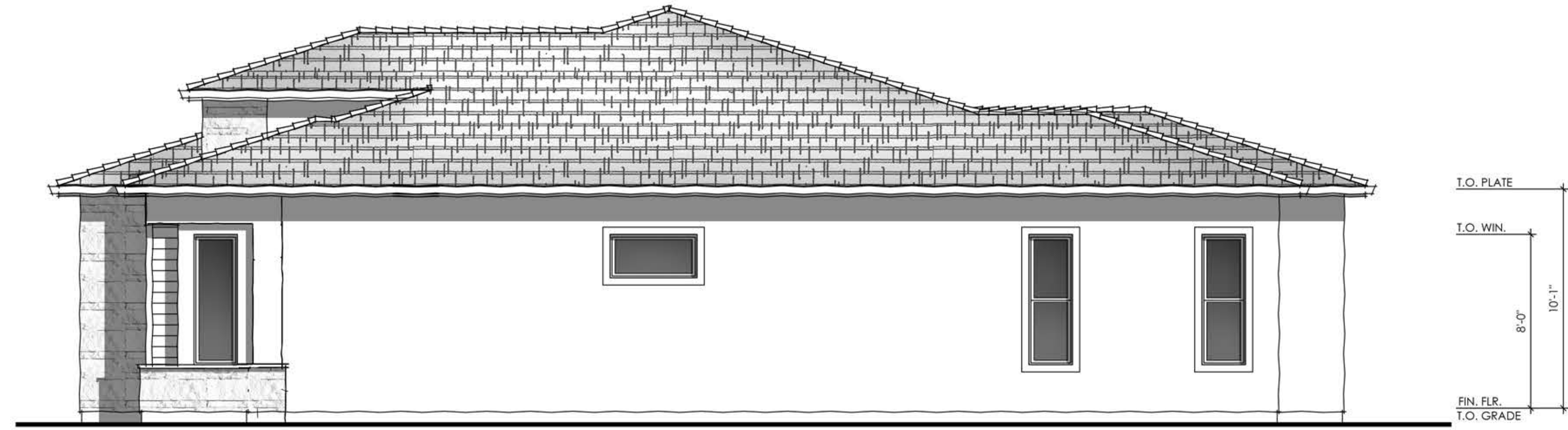
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ROOF PLAN

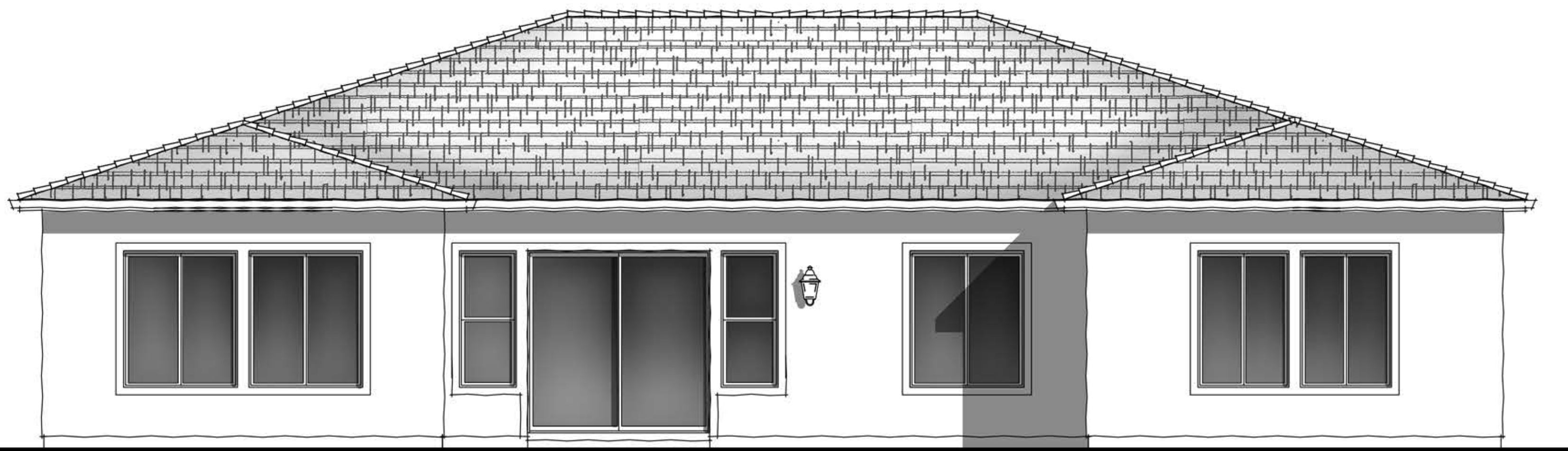
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RIGHT ELEVATION

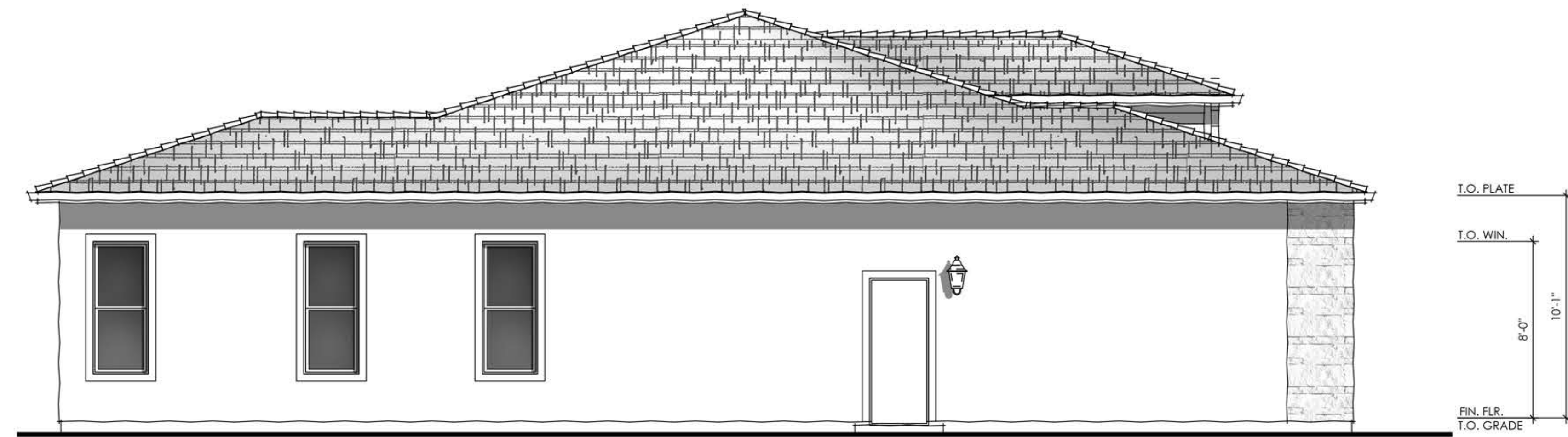
SCALE: 1/4" = 1'-0"

T.O. PLATE
T.O. WIN.
8'-0"
10'-1"
FIN. FLR.
T.O. GRADE



REAR ELEVATION

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



LEFT ELEVATION

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

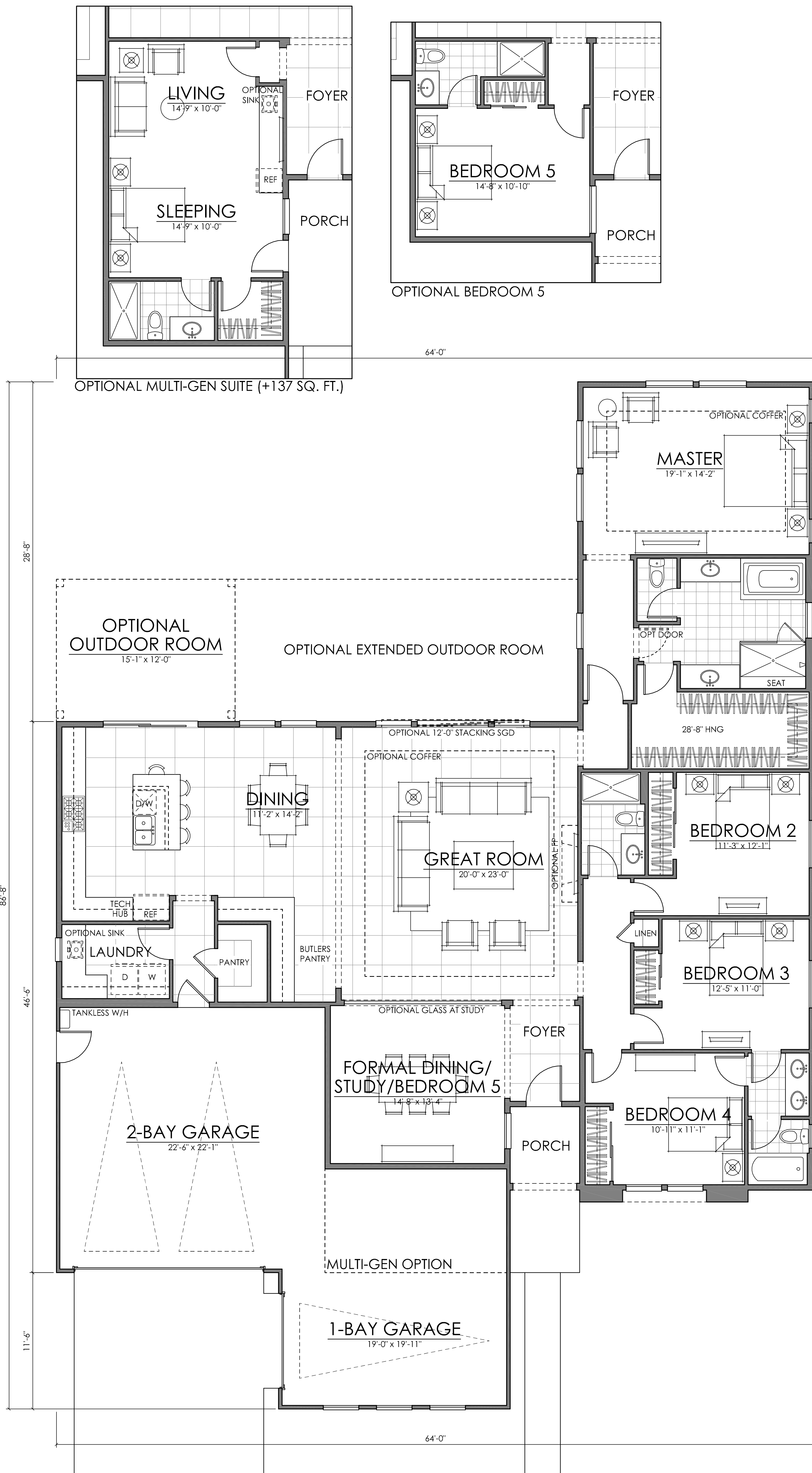
T.O. PLATE
T.O. WIN.
8'-0"
10'-1"
FIN. FLR.
T.O. GRADE

05.12.17

PLAN THREE | ELEVATION 'C'- MODERN PRAIRIE
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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FIRST FLOOR 2685 SQ. FT.
TOTAL LIVING 2685 SQ. FT.
 TARGET 2650 SQ. FT.

PLAN FOUR | 2685 SQ. FT.

COTTONWOOD | TIM LEWIS COMMUNITIES
RENO, NEVADA

03.17.17



NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL PLOTTING OR FINAL ENGINEERING. COPYRIGHT © WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.





FRONT ELEVATION- SPANISH RANCH

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



FRONT ELEVATION- SIERRA RANCH

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



FRONT ELEVATION- MODERN PRAIRIE

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

05.12.17



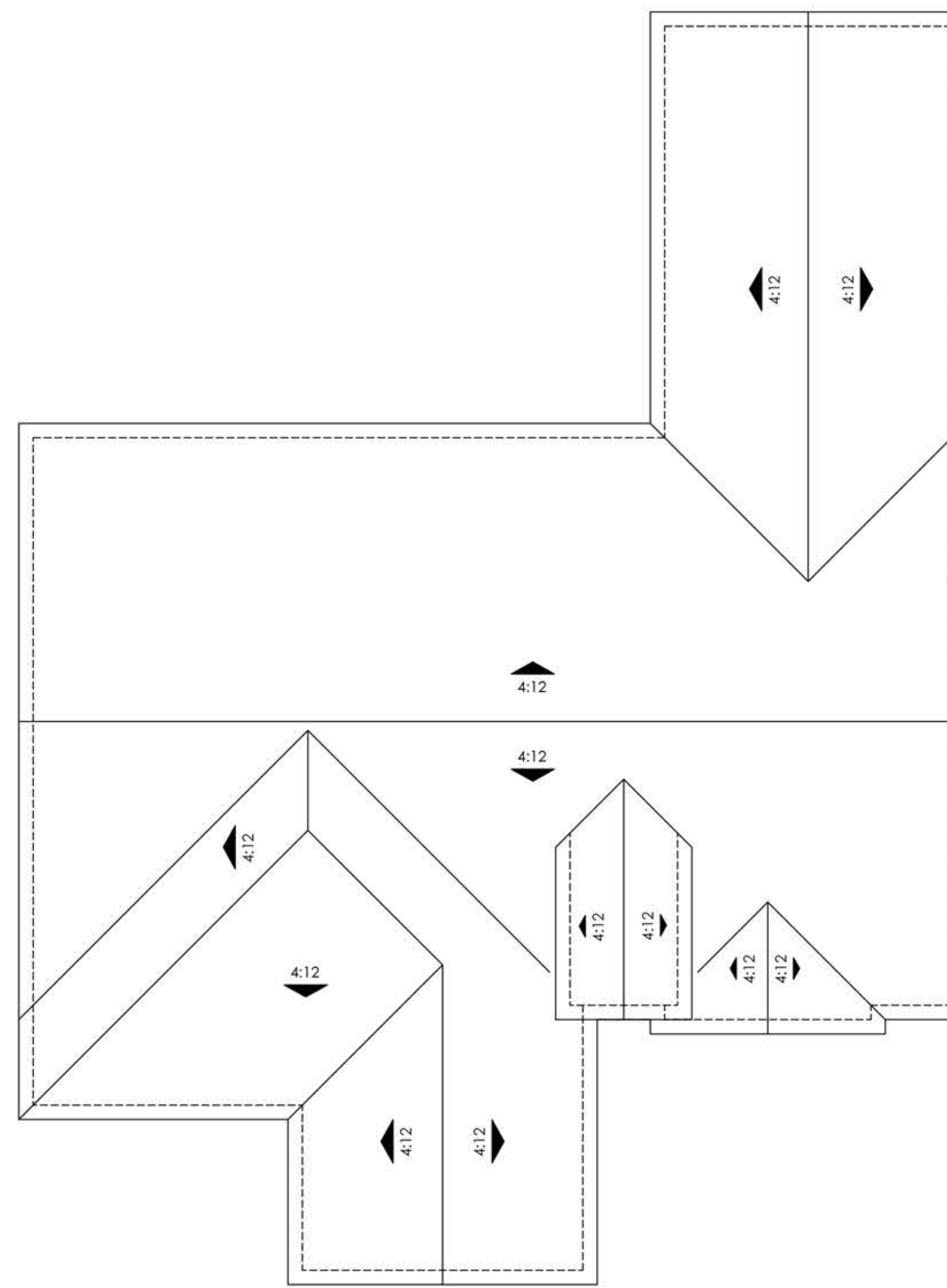
PLAN FOUR | FRONT ELEVATIONS

COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

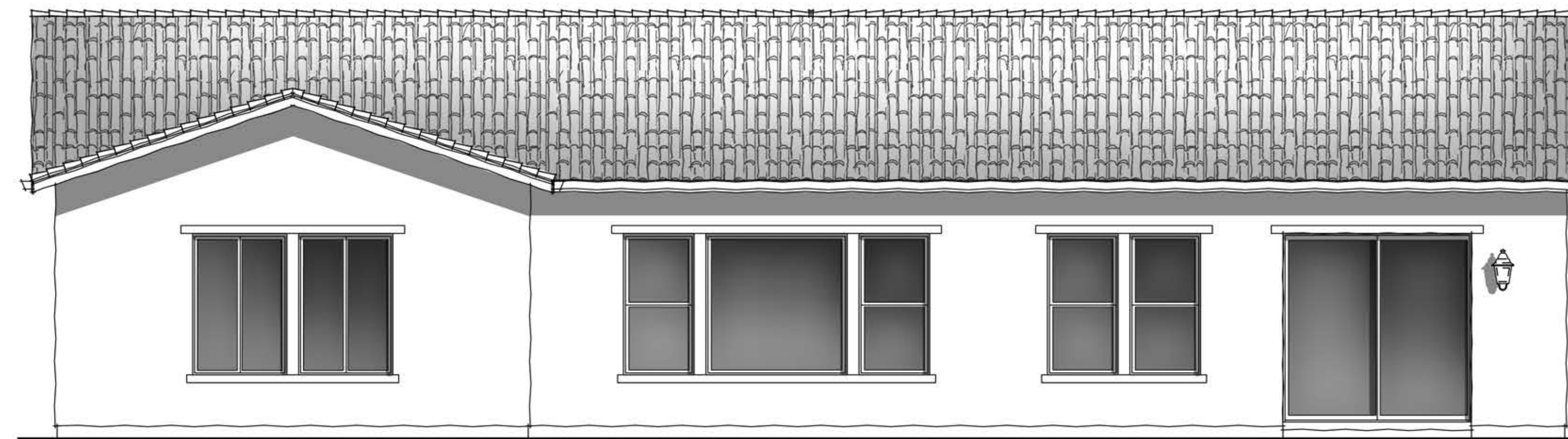
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ROOF PLAN

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



REAR ELEVATION

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

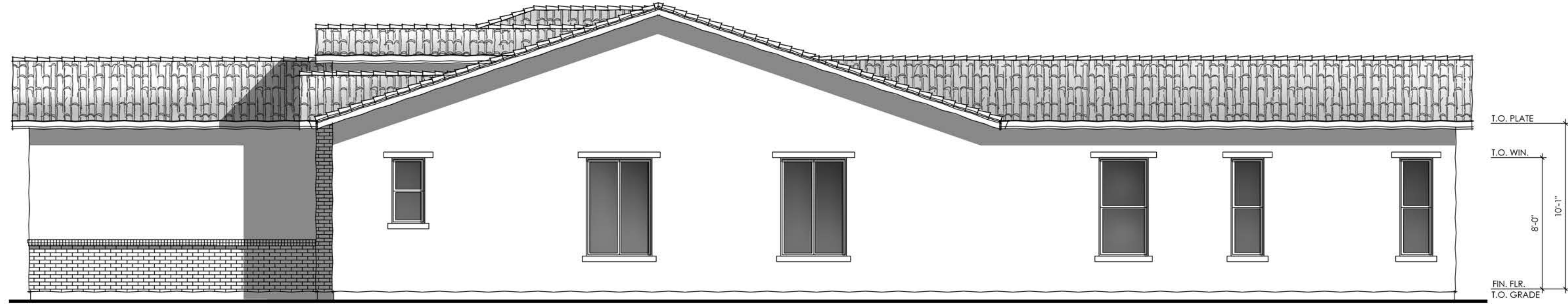
05.12.17



PLAN FOUR | ELEVATION 'A'- SPANISH RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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RIGHT ELEVATION

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



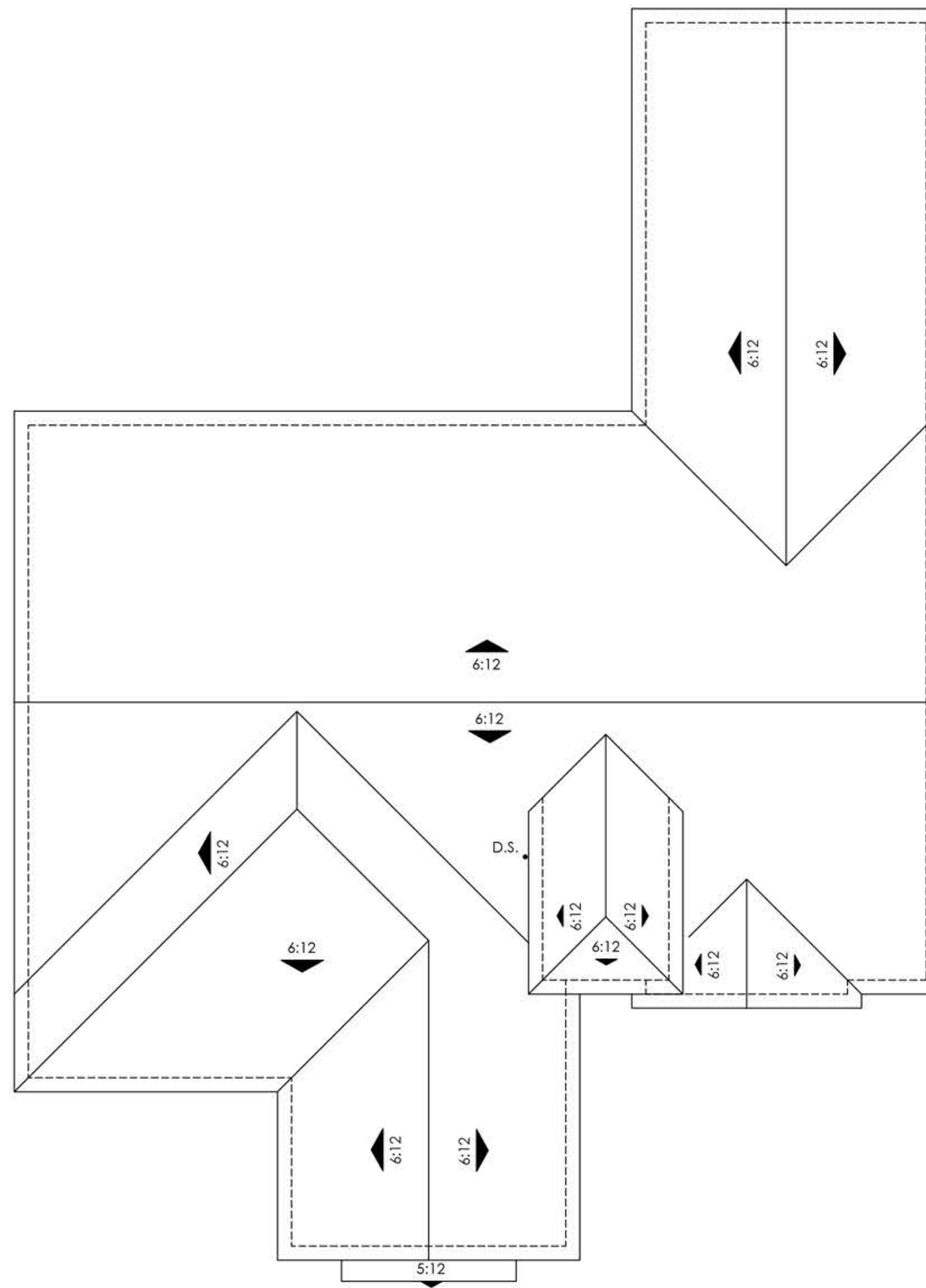
LEFT ELEVATION

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

05.12.17

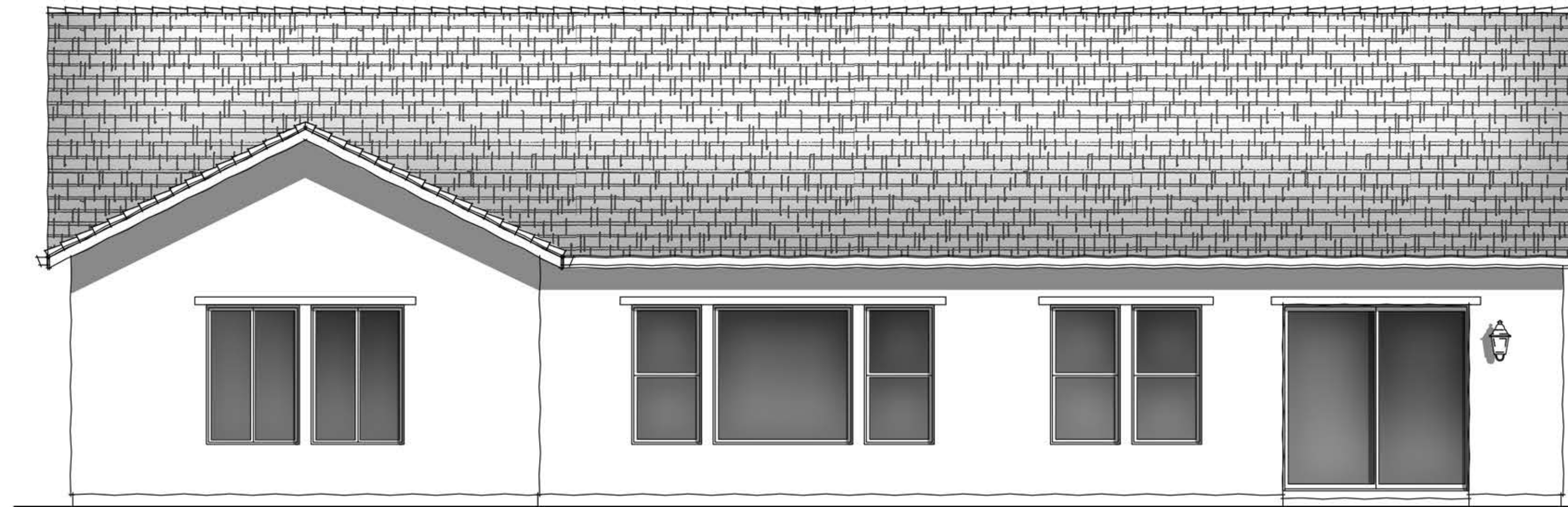
PLAN FOUR | ELEVATION 'A'- SPANISH RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

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ROOF PLAN

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

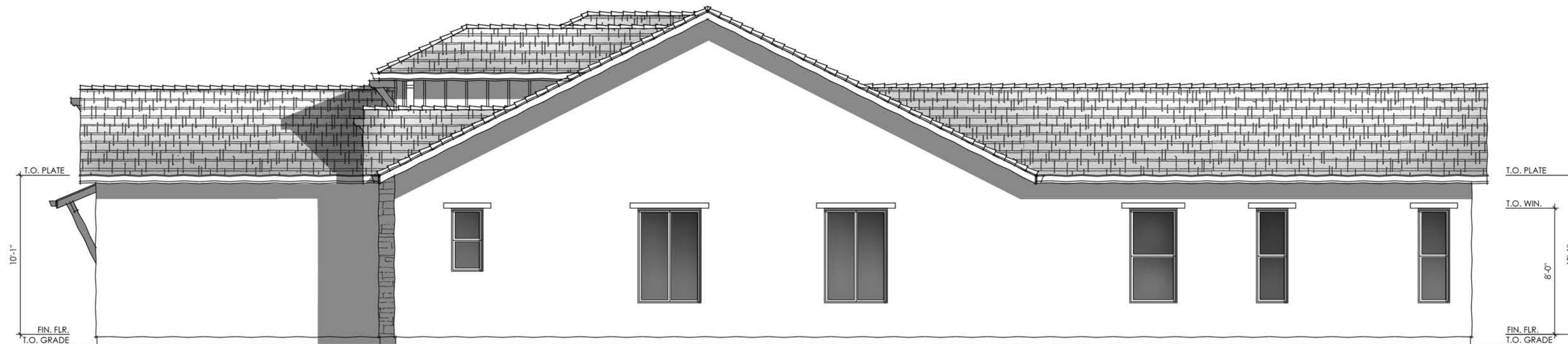


REAR ELEVATION

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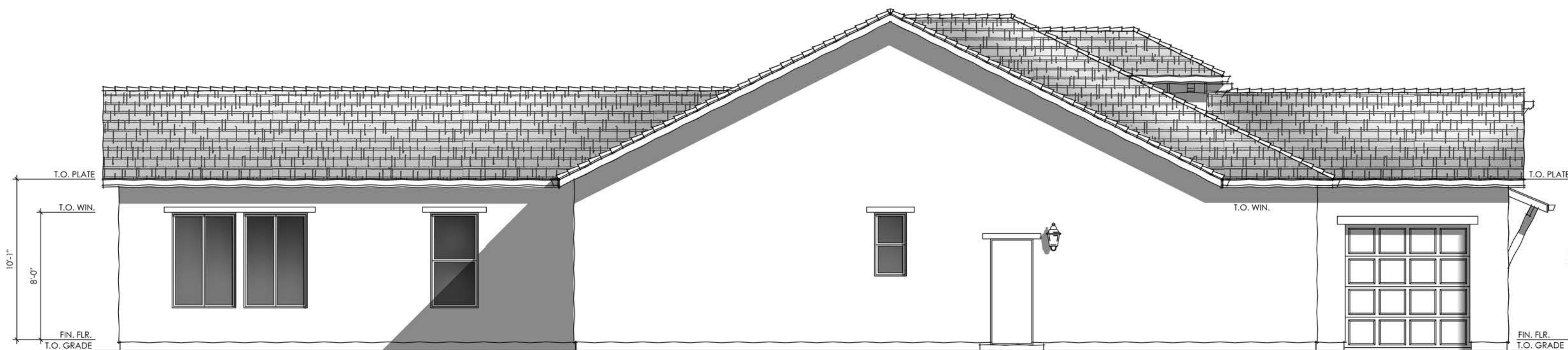
PLAN FOUR | ELEVATION 'B'- SIERRA RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

05.12.17



RIGHT ELEVATION

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



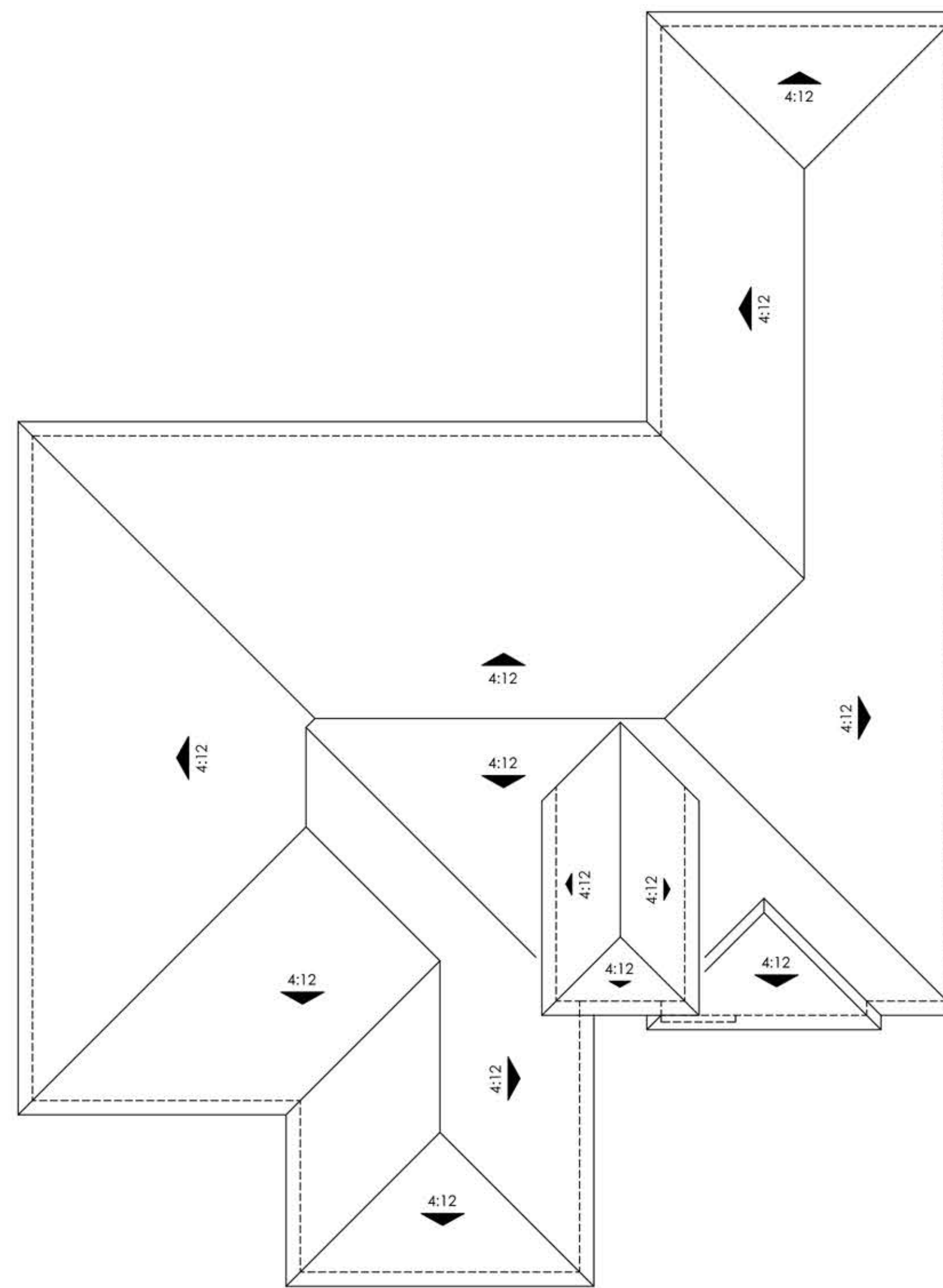
LEFT ELEVATION

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

05.12.17

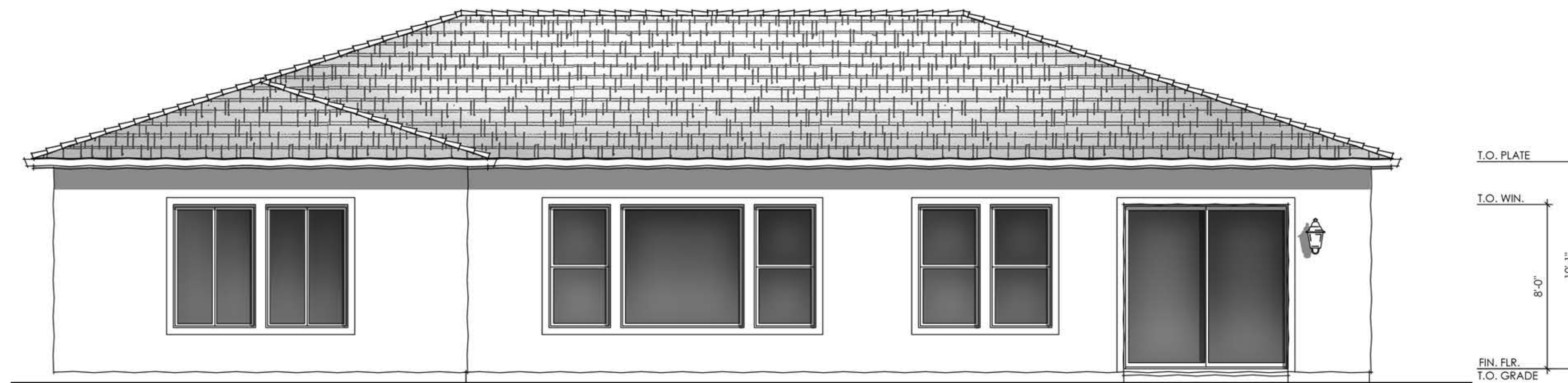
PLAN FOUR | ELEVATION 'B'- SIERRA RANCH
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

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ROOF PLAN

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



REAR ELEVATION

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

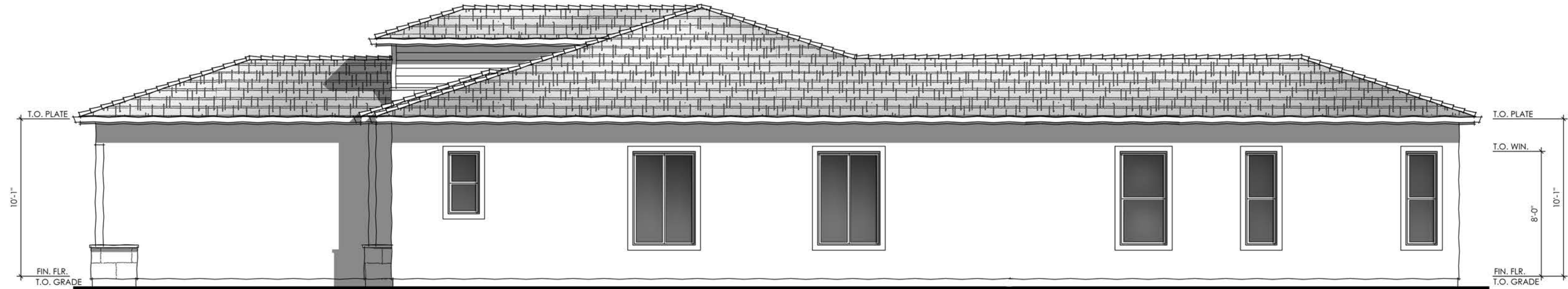
PLAN FOUR | ELEVATION 'C'- MODERN PRAIRIE
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

05.12.17



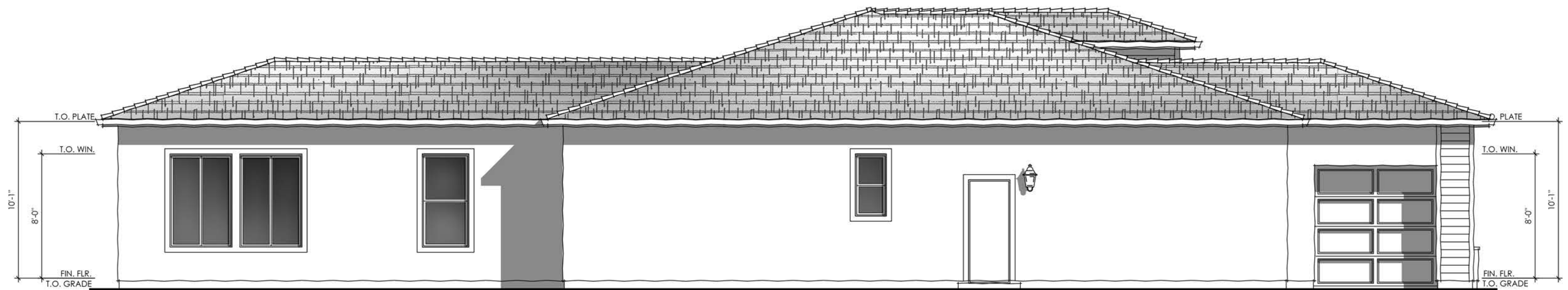
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RIGHT ELEVATION

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



LEFT ELEVATION

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

05.12.17

PLAN FOUR | ELEVATION 'C'- MODERN PRAIRIE
COTTONWOOD CREEK | TIM LEWIS COMMUNITIES: NEVADA
 RENO, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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 littleton, co 80120 / 303 683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949 553.8919



Bringing five-star quality home

Cottonwood Creek
Elevation A
Spanish Ranch
Scheme 1



Roof Tile



Stucco



Foam Trim



Fascia, Garage Door &
Wood Trim



Accent



Brick

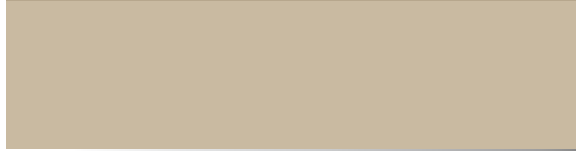
Cottonwood Creek
Elevation A
Spanish Ranch
Scheme 1



Roof Tile



Stucco



Foam Trim



Fascia, Garage Door &
Wood Trim



Accent

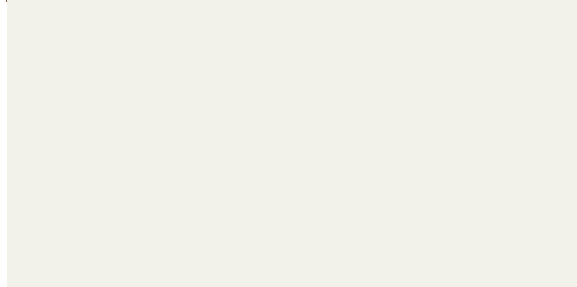


Brick

Cottonwood Creek
Elevation A
Spanish Ranch
Scheme 3



Roof Tile



Stucco



Foam Trim



Fascia, Garage Door &
Wood Trim



Accent



Brick

Cottonwood Creek
Elevation B
Sierra Ranch
Scheme 4



Roof Tile



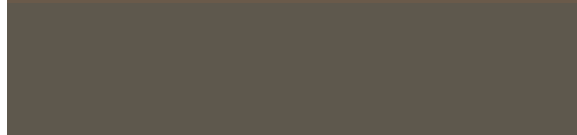
Stucco



Board & Batt



Trim, Fascia &
Garage Door



Accent



Stone

Cottonwood Creek
Elevation B
Sierra Ranch
Scheme 5



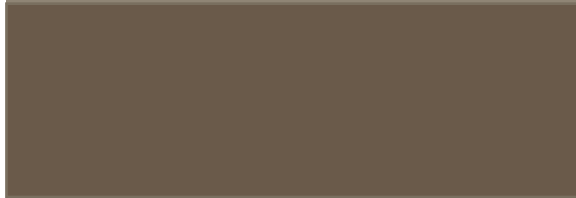
Roof Tile



Stucco



Board & Batt



Trim, Fascia &
Garage Door



Accent



Stone

Cottonwood Creek
Elevation B
Sierra Ranch
Scheme 6



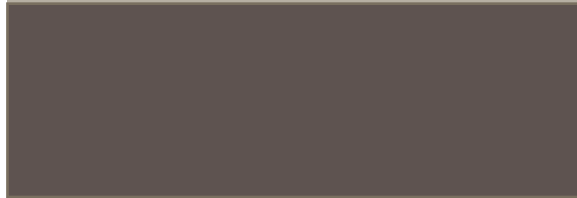
Roof Tile



Stucco



Board & Batt



Trim, Fascia &
Garage Door



Accent



Stone

Cottonwood Creek
Elevation C
Modern Prairie
Scheme 7



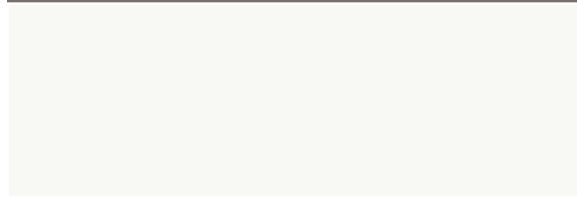
Roof Tile



Stucco



Horizontal Siding



Trim, Fascia &
Garage Door



Accent



Stone

Cottonwood Creek
Elevation C
Modern Prairie
Scheme 8



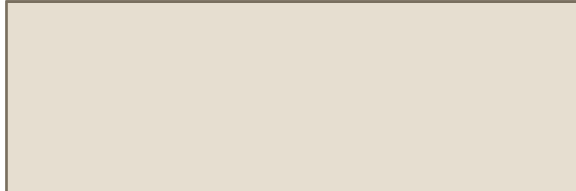
Roof Tile



Stucco



Horizontal Siding



Trim, Fascia &
Garage Door



Accent

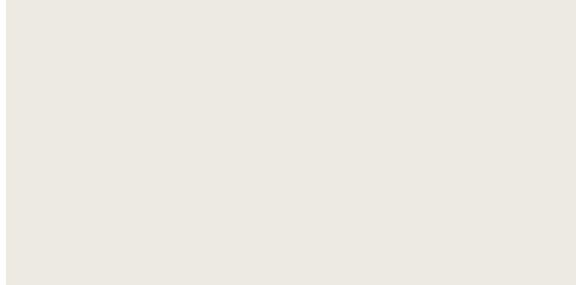


Stone

Cottonwood Creek
Elevation C
Modern Prairie
Scheme 9



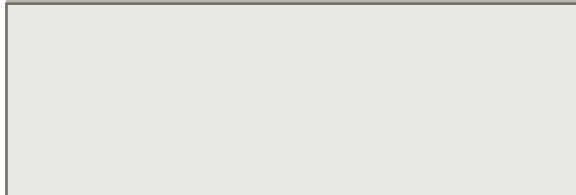
Roof Tile



Stucco



Horizontal Siding



Trim, Fascia &
Garage Door



Accent



Stone

Cottonwood Creek
 Woodleyarchitecturalgroup, inc.
 Exterior color schedule

REVISIONS	
	06.19.2017

Paint:	Kelly Moore
Roof:	Eagle Roofing Products
Stone & Brick:	El Dorado Stone
Grout:	Orco

A-Spanish Ranch	Scheme 1	Scheme 2	Scheme 3
Roof Tile	8708 Del Oro	3646 Sunset Blend	3815 Red Bluff
Stucco	HLS4273-2 Trail Dust	KM4543 Coffee Diva	KMW48-1 Whipped Cream
Foam Trim	KM5778-3 sneepskin Gloves	KM5711 Country Rubble	KM5784-3 Creek Bay
Fascia, Garage Door & Cementitious Trim	KM4589-5 Mama Racoon	KMA65 Ground Bean	KMA76-5 Log Cabin
Accent	KM5699 Tamarind Tart	KM4945-3 Secret Passageway	KMA78-5 Country Sky
Brick Veneer	Bracciano Roma Brick	Brollo Roma	Riverbed Tundra
Wrought Iron	KMA89-5 Black Oak	KMA89-5 Black Oak	KMA89-5 Black Oak
B-Sierra Ranch	Scheme 4	Scheme 5	Scheme 6
Roof Tile	SCP8803 Arlington Blend	SHP8707 Sierra Blend	SCP8804 Hershey
Stucco	KM4542-1 Soft Doe Skin	KM4642-2 Bird's Nest	KM5798-3 Lap Dog
Cementitious Board & Batt	KM4552-2 Antique Wind Mill	KM5785-3 Country Club	KM5780-2 Stone Lake
Fascia, Garage Door & Trim	KM4560-5 Mexican Chocolate	KM5786-5 River Bank	KM5790-5 Grapevine Canyon
Accent	KM4575-5 Mud Room	KM5037-5 Sea of Atlantis	KMA86-5 Midnight Escape
Stone	Moonlight Rough Cut	Vineyard Trail Rough Cut	Wheatfield Rough Cut

Woodleyarchitecturalgroup, inc.
Exterior color schedule

C-Modern Prairie	Scheme 7	Scheme 8	Scheme 9
Roof Tile	4689 Brown Blend	SCB8802 Nantucket	4690 Pewter Bronze
Stucco	HLS4262-1 Gettysburg Gray	KM5787-1 Parisian Cashmere	KMW47-1 Broken White
Cementitious Siding	KMW43-1 Whitest White	KM5791-3 Northpointe	HLS4297-2 Fitzgerald Smoke
Trim, Fascia & Garage Door	KM5789-3 Shadow Cliffs	KM4548-1 Bobcat Whiskers	KMW45-1 Feather White
Accent	KM5756-2 Sunset Meadow	KM5804-5 Yacht Club	KMA70-5 Zin Cluster
Stone	Oyster Coarse Cut	Oyster Coarse Cut	Madrona Coarse Cut

NOTES:

Paint finish to be flat unless noted otherwise.

All non-decorative items such as meter doors, non-decorative vents, downspouts are to be painted the same color as the surrounding color.

All metal roof vents to be painted to match the darkest color from the roofing blend.

Paint breaks to be turned and finished at inside corner unless noted otherwise.

Roof tile contact: Michele Morse michelem@eagleroofing.com or 714.981.3605

Stone contact: Melissa Ayers melissa.ayers@hwstonedivision.com or 951.757.6261

See walking path exhibit for exact locations



Set 1



Set 2

See walking path exhibit for exact locations



See walking path exhibit for exact locations



See walking path exhibit for exact locations



Set 9



Set 10



Set 11

See walking path exhibit for exact locations



Walking Path Exhibit

