

MARINA POINT



PROJECT INFORMATION

Marina Point

Richmond, CA

Site Area: 4.92 Gross AC / 4.36 Net AC

General Plan designation: HIMU — High Intensity Mixed-Use (Major Activity Center) & PR —Parks and Recreation

Zoning Designation: CM-5, Commercial Mixed-Use, Activity Center

Lot sizes: 1,580.5 SF

Lot widths: 29'

Total number of units: 70 DU plus 30 JADUs

Project density: 16.1 DU/ Net AC (70 / 4.36 Net AC)

Total building area: 68,475 sf (includes porches)

Floor-to-area ratios: 0.76 (162,507sq.ft. (* floor area) / 214,315sq.ft.(total site area))

* Per Richmond Municipal Code 15.04.103.090: Floor area includes, but is not limited to, all habitable space (as defined in the Building Code) that is below the roof and within the outer surface of the main walls of principal or accessory buildings, the centerlines of party walls separating such buildings or portions thereof, or lines drawn parallel to and two feet within the roof line of any building without walls. In the case of a multi-story building that has covered or enclosed stairways, stairwells, or elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent. The area of mezzanines and sleeping lofts shall not be counted if the space is between two floors. Please note that the floor area calculation excludes the deck, porch, and private parking garage.

Number of building stories: 3

Height of buildings: 38'-0"

Percent lot coverage: 57.4%

Percent landscaped area: 24.4%

Percent common and private open space: 8.5%

Total impervious surface area: 135,264 SF

Total Parking RESIDENTIAL GARAGES: 140;
GUEST SPACES: 12 including 4 including accessible spaces

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LANDSCAPE NARRATIVE

The plant palette is made up of a combination of evergreen and deciduous native and naturalizing plants that are disease and pest-resistant, drought-tolerant species arranged to complement the homes and buffer the site from Marina Way South and the adjacent Bay Trail. The plant arrangement is orthogonal at and against the buildings, along the fence line and transitions to a naturalistic pattern along the frontages within the large bioswales that run along the east side of the property. The design creates focal points at the project entry drives and adjacent to pedestrian pathways to highlight on-site pedestrian and vehicular circulation. Evergreen species are used at the property line and against the buildings to ground the tall structures.

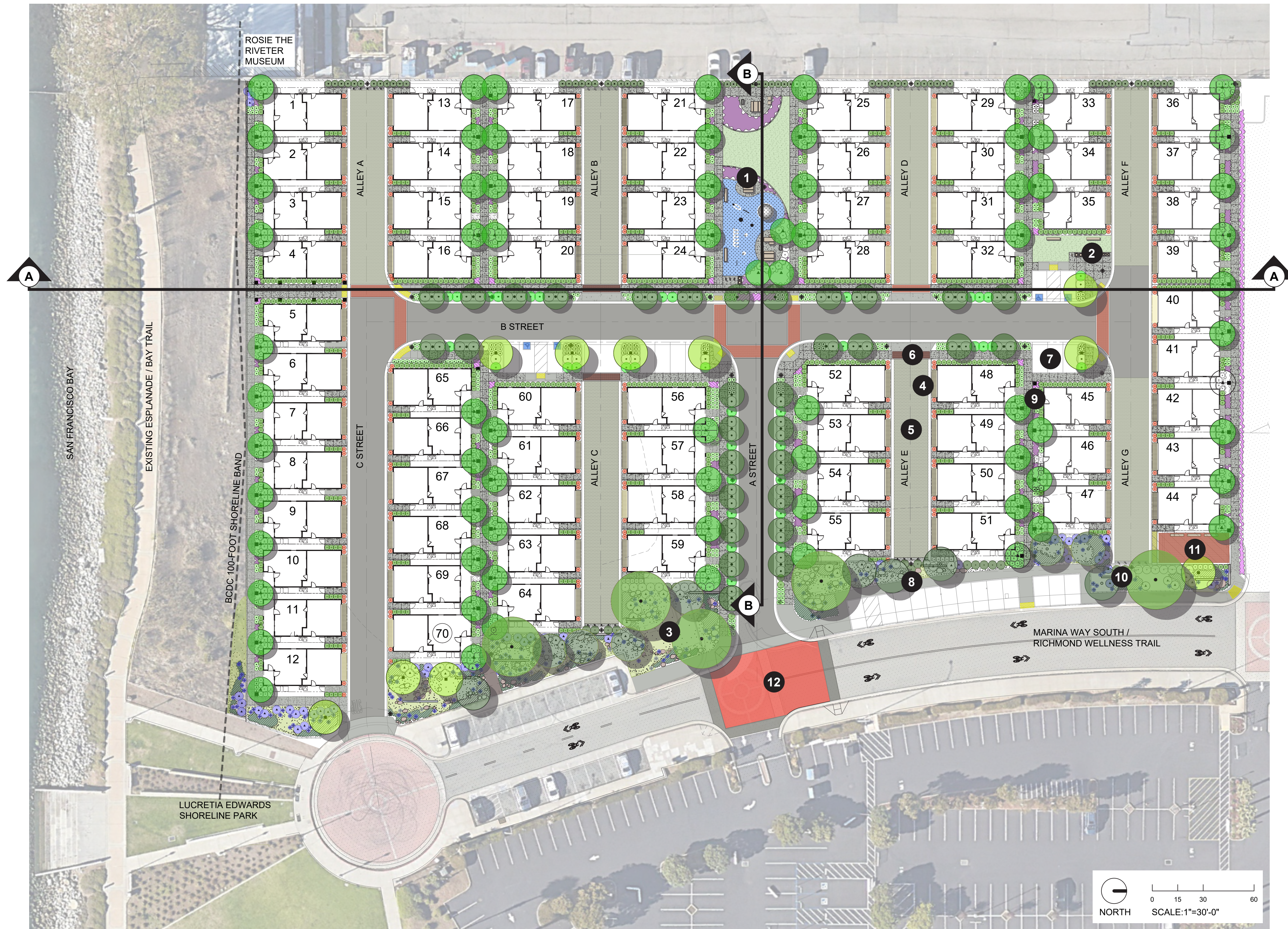
The centrally located tot lot uses industrial looking play equipment that reflects the site's past as a shipyard. Interpretive art and signage may be installed along the project frontage to continue the Homefront story of the Kaiser Shipyards and fulfill the required Percent for Art contribution. The art will be reviewed by the Richmond Arts and Culture Commission and will be coordinated with the Rosie the Riveter Homefront Museum.

'Remnant' concrete walls with a board form finish are placed within the perimeter landscape as reminders of the large structures and site uses of the past. An existing foundation wall is preserved within the Bay Trail frontage. The same board form concrete finish is used for retaining walls along the project edges and for storm water treatment area walls. Site furnishings like tables, benches and trash/recycle receptacles will be a combination of recycled plastic or wood and metal to complement the homes and play area.

Street tree species were selected from the City of Richmond's adopted master list of street trees. The trees are specified as 24-inch box and 15-gallon size. The shrubs, ground covers and vines are 1- and 5-gallon size. Ornamental ground cover and bioswale plants are specified at one (1) -gallon container sizing and the hydroseeded erosion control planting will achieve full coverage within one (1) year. The undisturbed Bay Trail frontage will be hydroseeded with native coastal scrub vegetation.

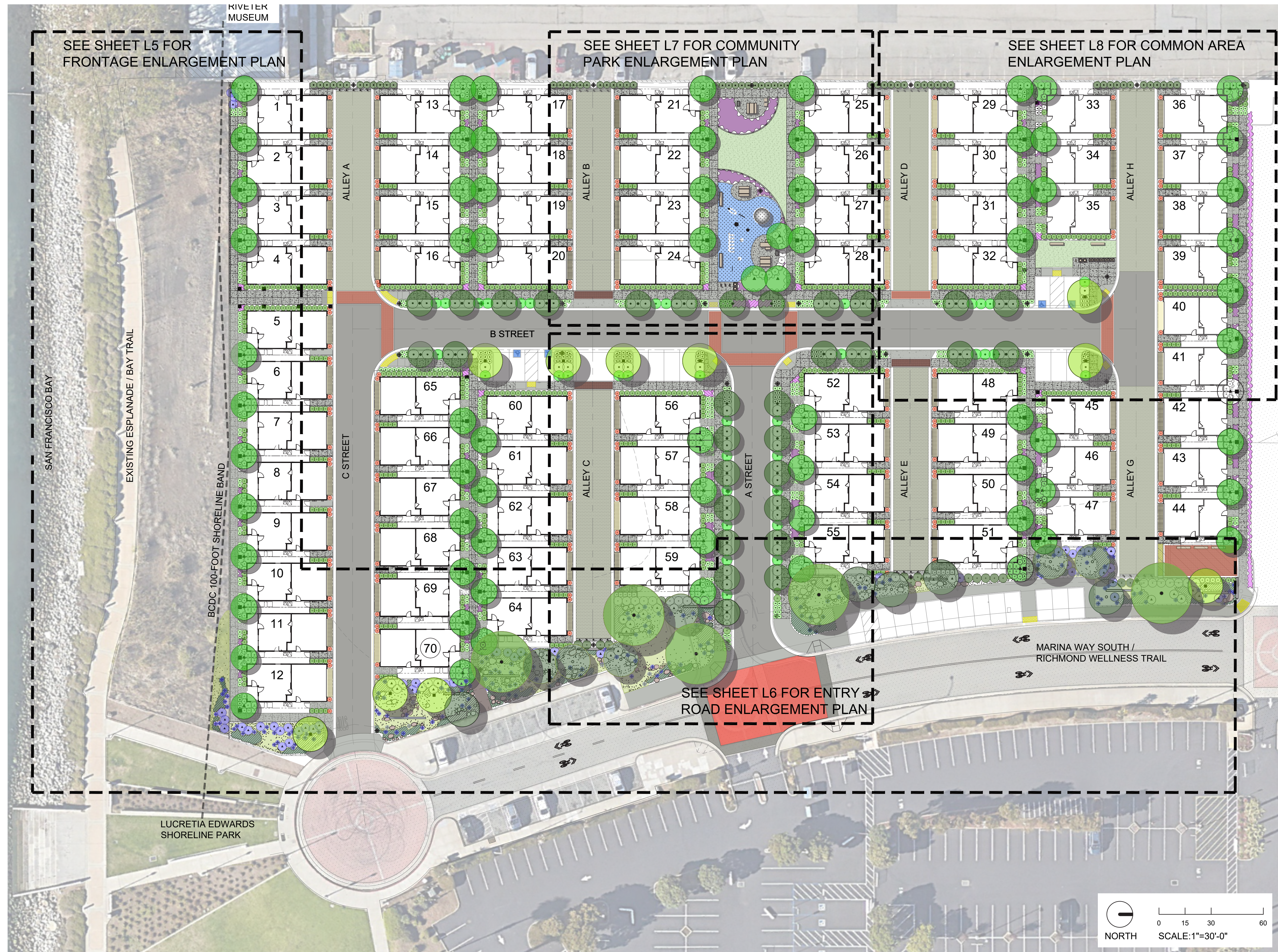
The landscape irrigation system will comply with the City of Richmond, Water Efficient Landscape Ordinance and will be automatically controlled by an approved EBMUD smart controller with multiple programming, weather data capability and rain shut off device. All valves/circuits are grouped in hydrozones (zones) with matched precipitation rates, separated based upon water use. The system will mainly be made up of in-line drip and bubblers to all planted ground cover, shrubs and trees with a temporary spray area to establish the native hydroseeded area. Each zone will have low head check valves.

LANDSCAPE AREA:	
TOTAL SITE AREA:	4.92 A.C. 214,315 SF
TOTAL LANDSCAPE AREA:	52,332 SF
PERCENTAGE LANDSCAPED:	24.4% OF TOTAL AREA OF PARCEL



NOTES:

- 1** COMMUNITY PARK - PRIVATE
With play structures, picnic tables, barbeques, benches, trash/recycle receptacles and drought-tolerant turf
- 2** COMMUNITY MAILBOXES
With drought-tolerant turf, bench, and trash/recycle receptacles
- 3** BIORETENTION STORM WATER TREATMENT BASIN
Boulders and cobble are placed within native no-mow grass with drifts of water-tolerant sedges, grasses, perennials and low-growing, evergreen native shrubs and trees. A wooden boardwalk will be constructed over the basin to provide access to Marina Way South from units 60-70
- 4** UNIT DRIVEWAY
Concrete band around permeable pavers
- 5** ALLEY
Asphalt paving with 12" concrete gutter and rolled curb
- 6** CROSSWALK
Stamped, colored asphalt paving within 12" contrasting colored bands
- 7** VISITOR PARKING
On-Site: 12 total stalls, including 4 accessible spaces;
Off-Site: 13 total stalls, including 2 accessible spaces
- 8** PEDESTRIAN LIGHT
Ligman Anderson, 12' pole-mounted light with dark sky cut off lens, 3,000 max.
- 9** BOLLARD LIGHT
Erco Castor, 35 1/2" tall, 6 1/2" diameter with dark sky cut off lens, in standard dark bronze color placed within paseos between homes
- 10** BOLLARD
Powder-coated metal bollards within 18" concrete band at street ends
- 11** PLAZA
Concrete band around permeable pavers with benches
- 12** PROJECT ENTRANCE INTERSECTION
Reconfigured intersection with terra cotta colored paving to match existing. Potential area for public art treatment.





SECTION A-A

0' 25' 50'
SCALE: 1"=25'



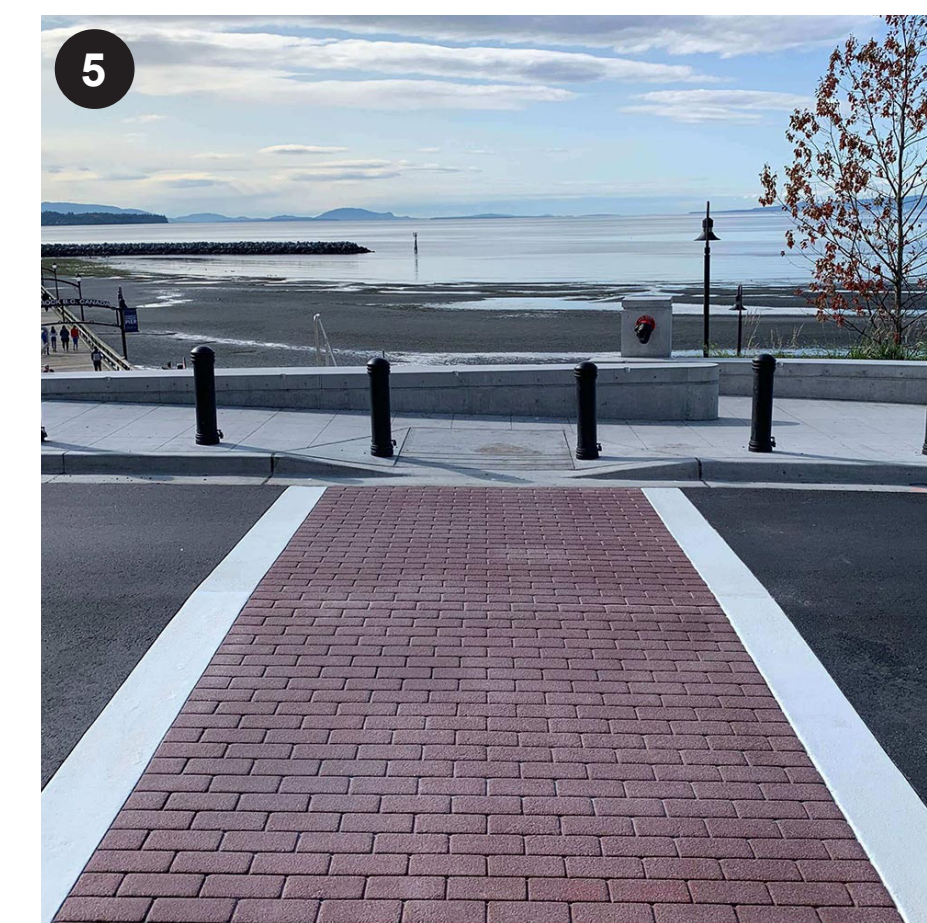
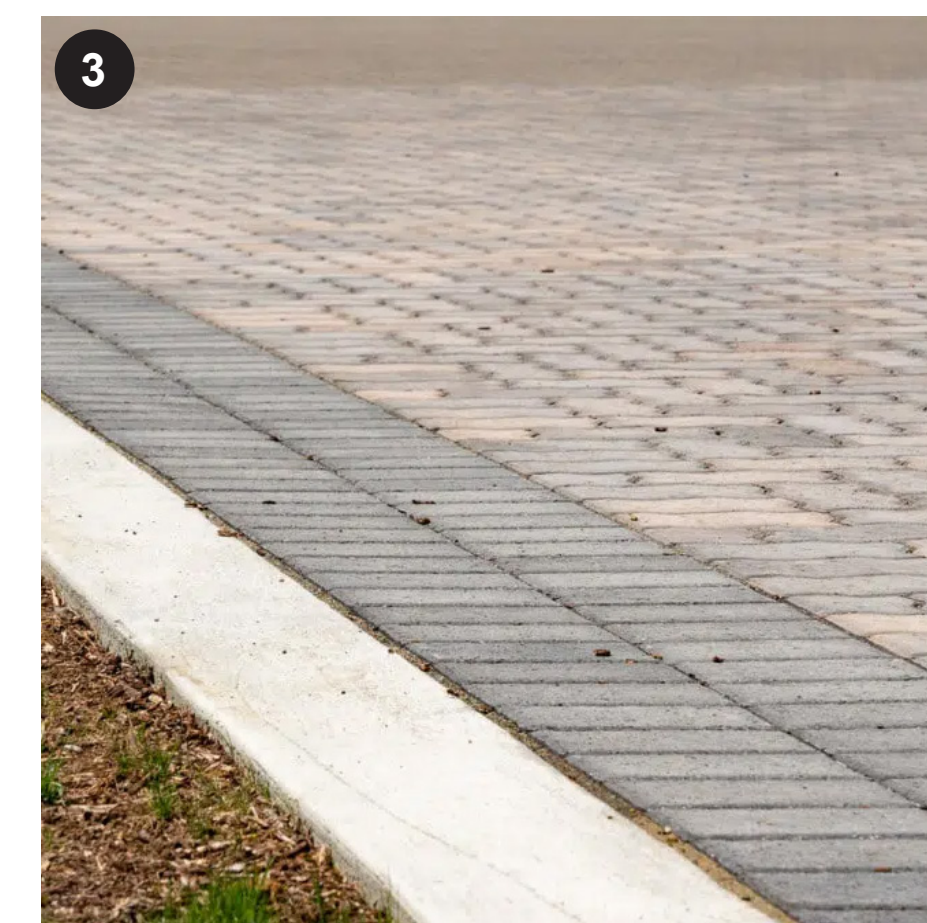
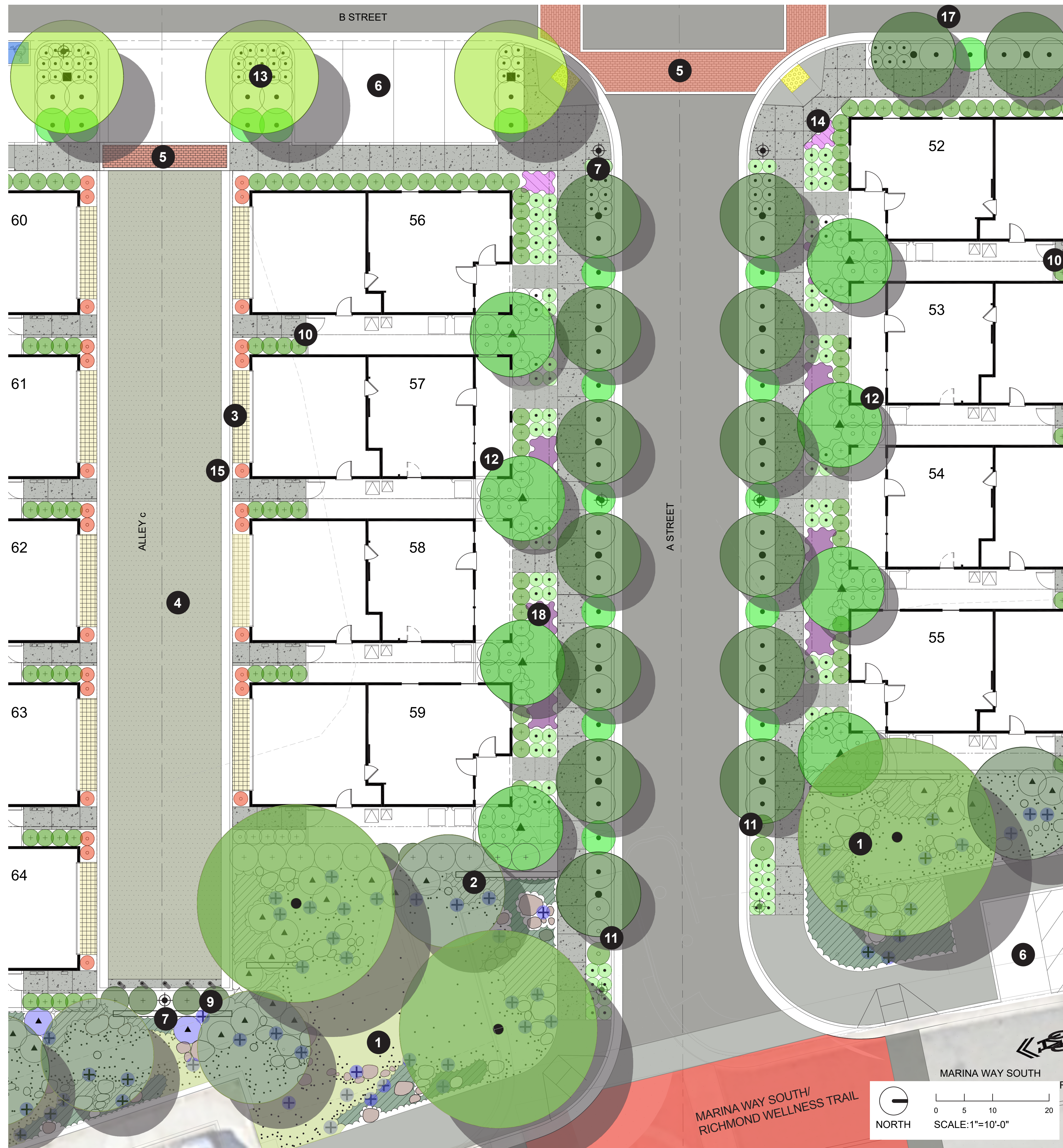
SECTION B-B



NOTES:

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- 2** 'REMNANT' ROUGH CONCRETE FOUNDATION WALLS
Alludes to site's historic past use as Kaiser Shipyards
- 3** UNIT DRIVEWAY
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- 10** WOOD FENCING
6'-0" tall property line fencing and gate
- 11** ENTRY ROAD LANDSCAPING
Flowering accent trees and shrubs placed along roadway to accent entrance
- 12** PLAZA
Concrete band around permeable pavers with benches



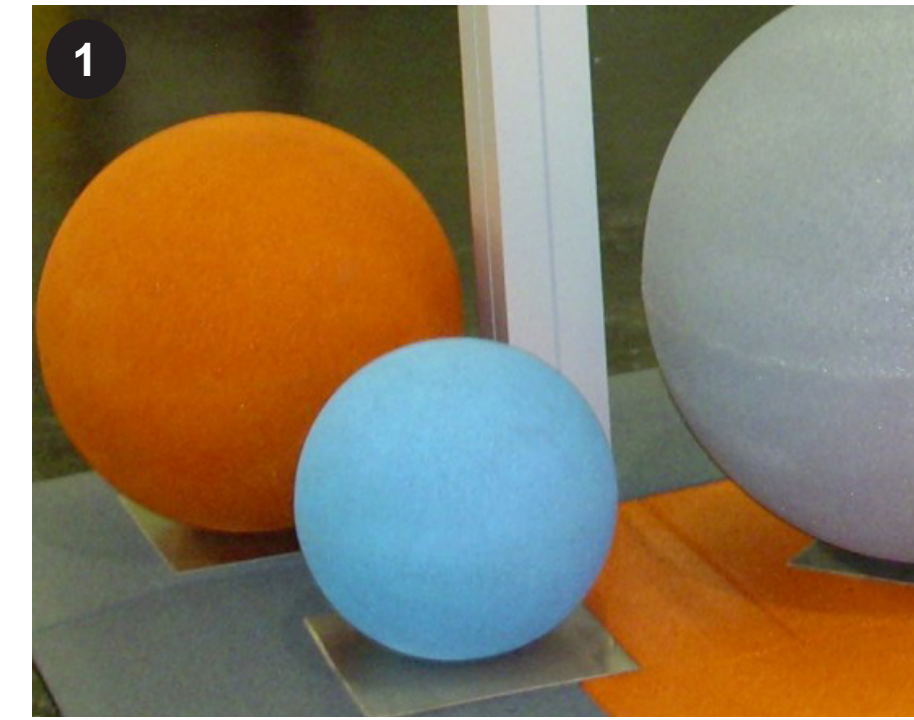


WITHIN THE ALLEY



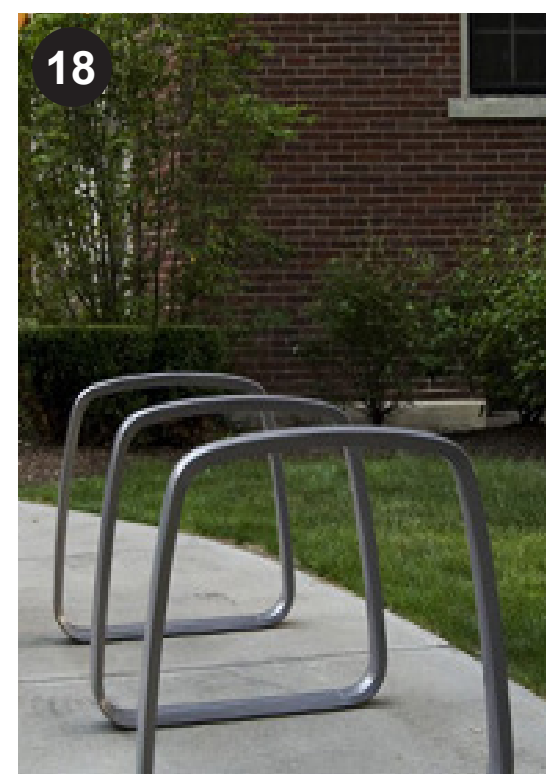
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- 12** ORNAMENTAL TREE WITH EVERGREEN SHRUB BELOW
- 13** STREET TREE
- 14** EVERGREEN GRASS OR ACCENT PLANT
- 15** COLUMNAR ACCENT SHRUB AT GARAGE DOORS
- 16** ORNAMENTAL EVERGREEN SCREEN SHRUBS
Along fence to buffer residents
- 17** ORNAMENTAL STREET TREE
- 18** EVERGREEN GROUND COVER



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Along fence to buffer residents
- 14 DROUGHT TOLERANT TURF COMMON AREA
- 15 ORNAMENTAL STREET TREE
- 16 EVERGREEN GROUND COVER
- 17 BENCH AND TRASH/RECYCLE RECEPTACLE
- 18 BIKE RACKS



BIKE RACK



AUSTIN BENCH, TRASH/RECYCLE



BARBEQUE GRILL



MULTIPLICITY TABLE



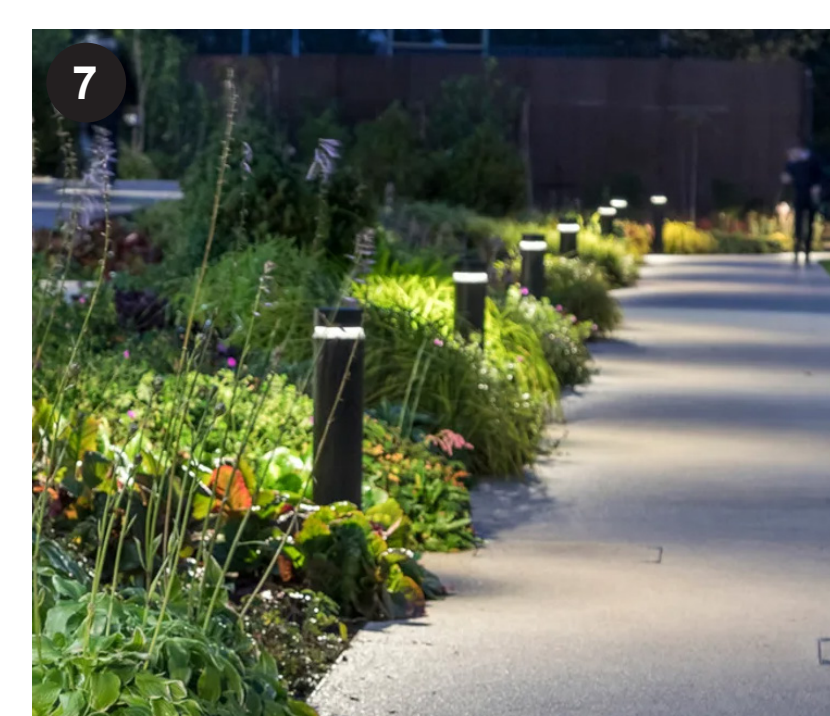
GORIC PLAY COMPONENTS - STAINLESS STEEL



MAILBOXES



LIGMAN ANDERSON POLE LIGHT



ERCO CASTOR BOLLARD LUMINAIRE

NOTES:

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- 16** ORNAMENTAL STREET TREE
- 17** EVERGREEN GROUND COVER
- 18** BENCH AND TRASH/RECYCLE RECEPTACLE

PRELIMINARY PLANT PALLETTE

COLUMNAR SHADE TREE-one of the following scientific name, common name

- Acer x freemanii 'Armstrong', Armstrong red maple
- Carpinus betulus 'fastigiata', European Hornbeam
- Tilia cordata 'Greenspire', Little-Leaf Linden

SMALL ACCENT TREE-one of the following scientific name, common name

- Arbutus marina, Strawberry Tree
- Acer palmatum, Japanese Maple
- Cercis canadensis 'Forest Pansy', Redbud

MEDIUM ACCENT TREE-one of the following scientific name, common name

- Bambusa oldhamii, Timber Bamboo
- Luma apiculata, Orange-Bark Myrtle
- Magnolia 'Little Gem', Little Gem Magnolia
- Tristaniopsis laurina, Water Gum

LARGE EVERGREEN SCREEN SHRUB-one or two of the following scientific name, common name

- Escallonia 'Jubilee', Jubilee Excallonia
- Ligustrum japonica 'Texanum', Waxleaf Privet
- Loropetalum chinense 'Sizzling Pink', Fringe Flower
- Myrtus communis 'Variegata', Myrtle
- Prunus laurocerasus 'Etna', English Laurel

MEDIUM EVERGREEN SCREEN SHRUB-one or two of the following scientific name, common name

- Callistemon viminalis 'Little John', Weeping Bottlebrush
- Escallonia 'Newport Dwarf', Dwarf Excallonia
- Grevillea langiera 'Mount Tamboritha', Wooly Grevillea
- Rhapiolepis indica 'Ballerina', India Hawthorn

GRASSES AND ACCENT PLANTS-two or four of the following scientific name, common name

- Carex buchananii, Berkeley Sedge
- Linomium perezii, Sea Lavender
- Muhlenbergia capillaris 'Regal Mist', Pink Muhly
- Muhlenbergia dumosa, Bamboo Muhly
- Pennisetum alopecuroides 'Little Bunny', Fountain Grass
- Phormium tenax 'Tiny Tim', New Zealand Flax

EVERGREEN GROUND COVERS

- Arctostaphylos 'Point Reyes', Point Reyes Manzanita
- Ceanothus 'Yankee Point', California Lilac
- Coprosma x kirkii, Coprosma
- Trachelospermum jasminoides, Star Jasmine

WALK-ON GROUND COVERS

- Masuz reptans, Creeping Mazus
- Ajuga reptans, Carpet Bugle
- Thymus 'Victor reiter', Creeping Thyme
- Fragaria chiloensis, Strawberry

VINES

- Ficus pumila, Creeping Fig
- Parthenocissus quincifolia, Virginia Creeper
- Parthenocissus tricuspidata, Boston Ivy

NATIVE HILLSIDE PLANTS

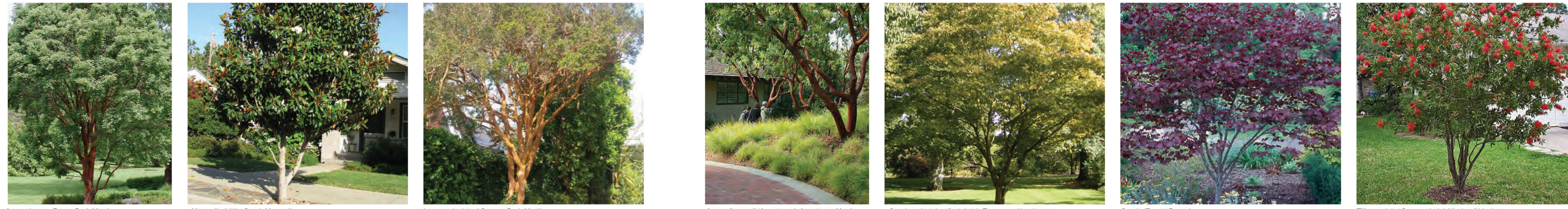
- Baccharis pilularis Chapparal Broom/Coyote-Brush
- Bromus carinatus/Native "Bay Area" California Brome
- Eriogonum fasciculatum, California Buckwheat
- Eschscholzia californica, California Poppy
- Elymus glaucus/ "Bay Area" Blue Wildrye
- Festuca rubra Molate, Native Red Fescue
- Hordeum californicum/California Barley
- Lupinus arboreus Yellow Tree Lupine
- Lupinus succulentus Arroyo Lupine
- Mimulus aurantiacus Sticky Monkeyflower
- Quercus agrifolia, Coast Live Oak



Acer x freemanii 'Armstrong', Armstrong Maple
 Carpinus betulus 'fastigiata', European HO
 Tilia cordata 'Greenspire', Little-Leaf Linden
 Bambusa oldhamii, Timber Bamboo
 Quercus agrifolia, Coast live oak

COLUMNAR SHADE TREES

NATIVE HILLSIDE TREE



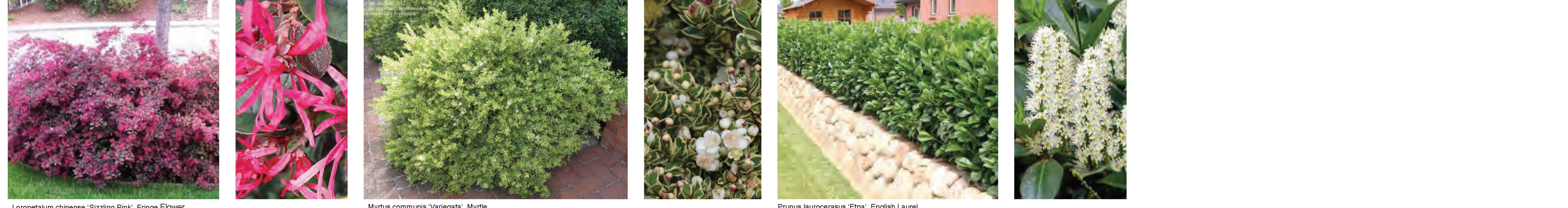
Acer griseum, Paper Bark Maple
 Magnolia 'Little Gem', Magnolia
 Luma apiculata / Orange Bark Myrtle
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 Carpinus betulus 'fastigiata', European Hornbeam
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 Tilia cordata 'Greenspire', Little-Leaf Linden

MEDIUM ACCENT TREES

SMALL ACCENT TREES



Escallonia 'Jubilee', Jubilee Escallonia
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 Myrtus communis 'Variegata', Myrtle



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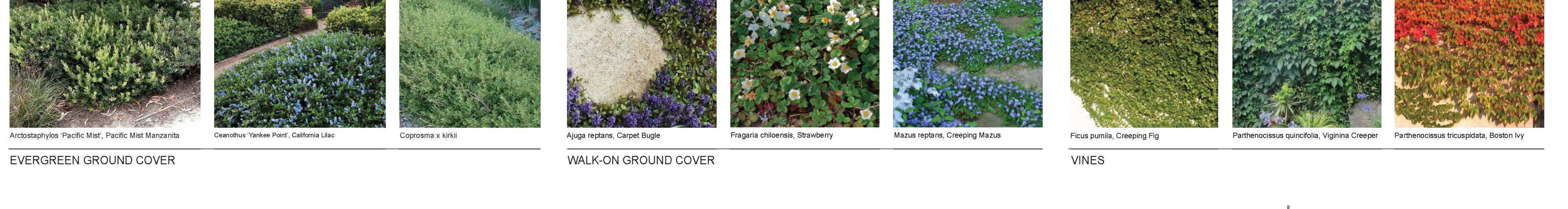
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GRASSES AND ACCENT PLANTS



Arctostaphylos 'Pacific Mat', Pacific Mat Manzanita
 Ceanothus 'Yankee Point', California Lilac
 Coprosma x kirkii
 Ajuga reptans, Carpet Bugle
 Fragaria chiloensis, Strawberry
 Mazus reptans, Creeping Mazus
 Ficus pumila, Creeping Fig
 Parthenocissus quincifolia, Virginia Creeper
 Parthenocissus tricuspidata, Boston Ivy
 Quercus agrifolia, Coast live oak

EVERGREEN GROUND COVER

WALK-ON GROUND COVER

VINES





T-1 PALM SPP.



T-2 PALM SPP.



T-3 ACACIA SPP.



T-4 ACACIA APP.



T-5 PALM SPP.



T-6 ACACIA SPP.



T-7 PALM SPP.



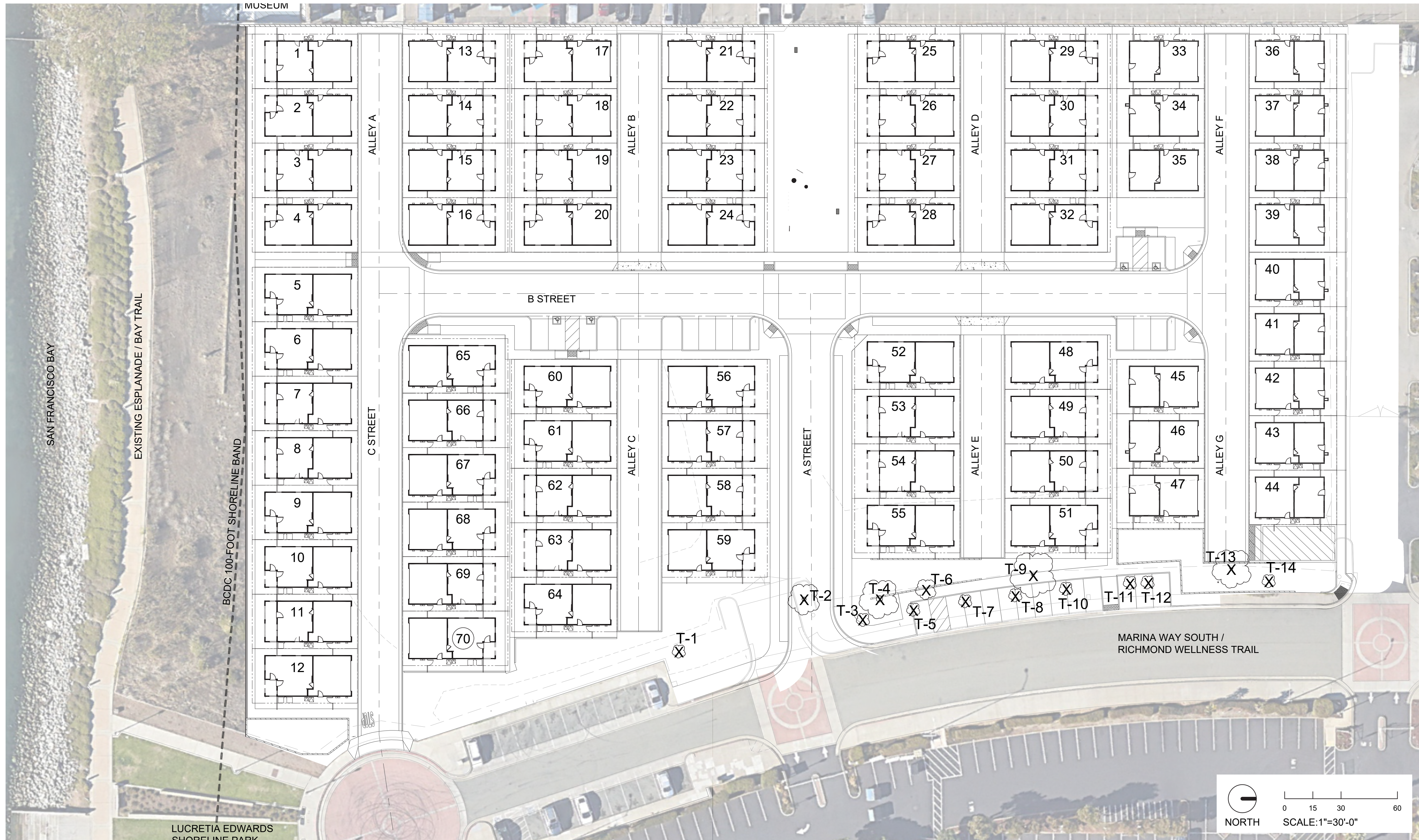
T-8 PALM SPP.



T-9 ACACIA SPP.



T-10 PALM SPP.



T-11 PALM SPP.



T-12 CYPRESS SPP.



T-13 PALM SPP.

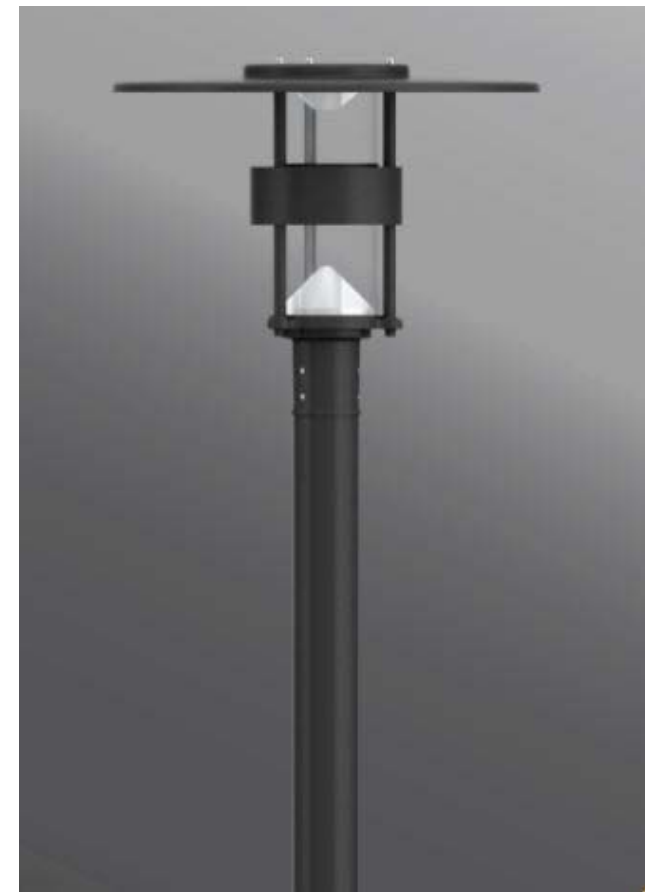


T-12 CYPRESS SPP.

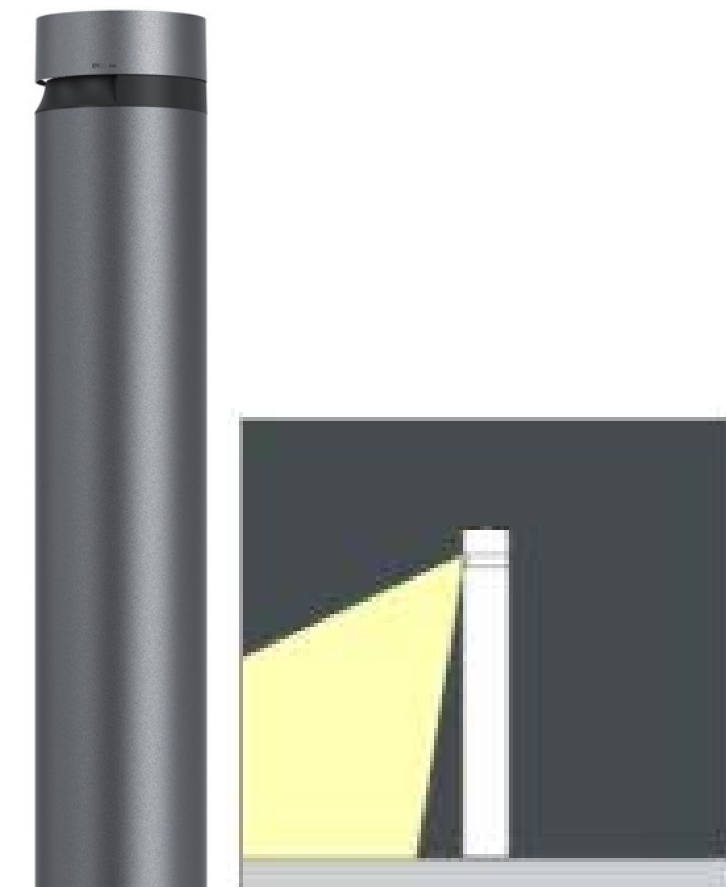
EXISTING TREE TABLE

TREE #	TREE SPECIES	SIZE	REMOVAL
T-1	Palm spp.	8' height	X
T-2	Palm spp.	30' height	X
T-3	Acacia spp.	8' height	X
T-4	Acacia app.	20' height	X
T-5	Palm spp.	10' height	X
T-6	Acacia spp.	15' height	X
T-7	Palm spp.	10' height	X
T-8	Palm spp.	10' height	X
T-9	Acacia spp.	20' height	X
T-10	Palm spp.	10' height	X
T-11	Palm spp.	10' height	X
T-12	Cypress spp.	8' height	X
T-13	Palm spp.	8' height	X
T-14	Acacia spp.	20' height	X

Note: All existing trees to be removed are either invasive species or poor condition.



L1- LIGMAN ANDERSON



L2- ERCO CASTOR



L3- MODERN FORMS VESSEL



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Garage Street TYP 0'0" (red zone)	+	0.7 fc	3.3 fc	0.1 fc	33.0:1	7.0:1
Park 0'0" (green zone)	+	0.8 fc	2.7 fc	0.2 fc	13.5:1	4.0:1
Parking 0'0"	+	1.2 fc	2.8 fc	0.2 fc	14.0:1	6.0:1
Site Paths 0'0"	+	1.3 fc	4.9 fc	0.1 fc	49.0:1	13.0:1
Site Paths East 0'0"	+	1.1 fc	2.9 fc	0.1 fc	29.0:1	11.0:1
Parking stalls	+	0.4 fc	2.5 fc	0.1 fc	25.0:1	4.0:1
Street 0'0"	+	0.9 fc	3.7 fc	0.1 fc	37.0:1	9.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
⊕	L1	33	LIGMAN	UAD-20001-W30 / Anderson Post top	Anderson1 Medium Post top luminaire	2COB 3000K	3335	0.85	41.8
⊙	L2	61	ERCO	35748023_V03 / Casto Bollard	Castor Bollard luminaire	LED 12.1W warm white	269	0.85	14
⊖	L3	69	Modern Forms	WS-W9101-AL / Vessel sconce	Vessel	LED 3000K	892	0.85	17.2702



sixteen5hundred

Ceiling Height: NA
 Luminaire Mounting Height: As noted
 Calculation Point Height: As noted

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.

sixteen5hundred
 Lucia Quinones
 Lighting Specifications & Sales
 e: luciaq@16500.com
 c. 510.773.2817

Project: MARINA POINT RICHMOND
 PC#: 23-32454
 Client: CSW / ST2



DESIGN REVIEW SUBMITTAL
 JANUARY 2026

LIGHTING
 PHOTOMETRIC PLAN

L11

Designer: JK / LQ
 Date: 02/07/2025
 Scale: Not to Scale
 Drawing No.: 11.01
 Summary

CITY OF RICHMOND

MARINA POINT DEVELOPMENT

VESTING TENTATIVE MAP

APN: 560-181-121
MAP/TRACT NUMBER: 09652
RICHMOND, CONTRA COSTA COUNTY, CALIFORNIA
JANUARY, 2026

DEVELOPER/OWNER

GUARDIAN CAPITAL
 5780 FLEET STREET, SUITE 225
 CARLSBAD, CA 92008
 PHONE: 760-929-1200

CIVIL ENGINEER

CSWST2
 5870 STONERIDGE MALL RD., SUITE 207
 PLEASANTON, CA 94588
 PHONE: 925-787-4982

ARCHITECT

KTGY
 1814 FRANKLIN STREET, SUITE 400
 OAKLAND, CA 94612
 PHONE: 415-568-3833

PROJECT INFORMATION

SITE APN: 560-181-121

TOTAL UNITS: 70 SINGLE FAMILY HOMES AND 30 JADU'S

SITE AREA: 4.92 AC

GENERAL PLAN: OPEN SPACE AND MEDIUM DENSITY RESIDENTIAL

ZONING: OS/PA-OPEN SPACE / PLANNED AREA

LAND USE: EXISTING: VACANT
 PROPOSED: OPEN SPACE / MEDIUM DENSITY RESIDENTIAL

UTILITIES:
 SEWER: CITY OF RICHMOND
 WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
 STORM DRAIN: CITY OF RICHMOND
 GAS/ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
 TELEPHONE: TBD

FLOOD ZONE: ZONE X

DATUM: VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

STREETS: ALL ON-SITE STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

COMMON AREAS: ALL PRIVATE COMMON AREAS TO BE MAINTAINED BY THE HOA.

RETAINING WALLS: ALL RETAINING WALLS TO BE MAINTAINED BY THE HOA.

PARKING: RESIDENTIAL GARAGES: 140
 GUEST SPACES: 14

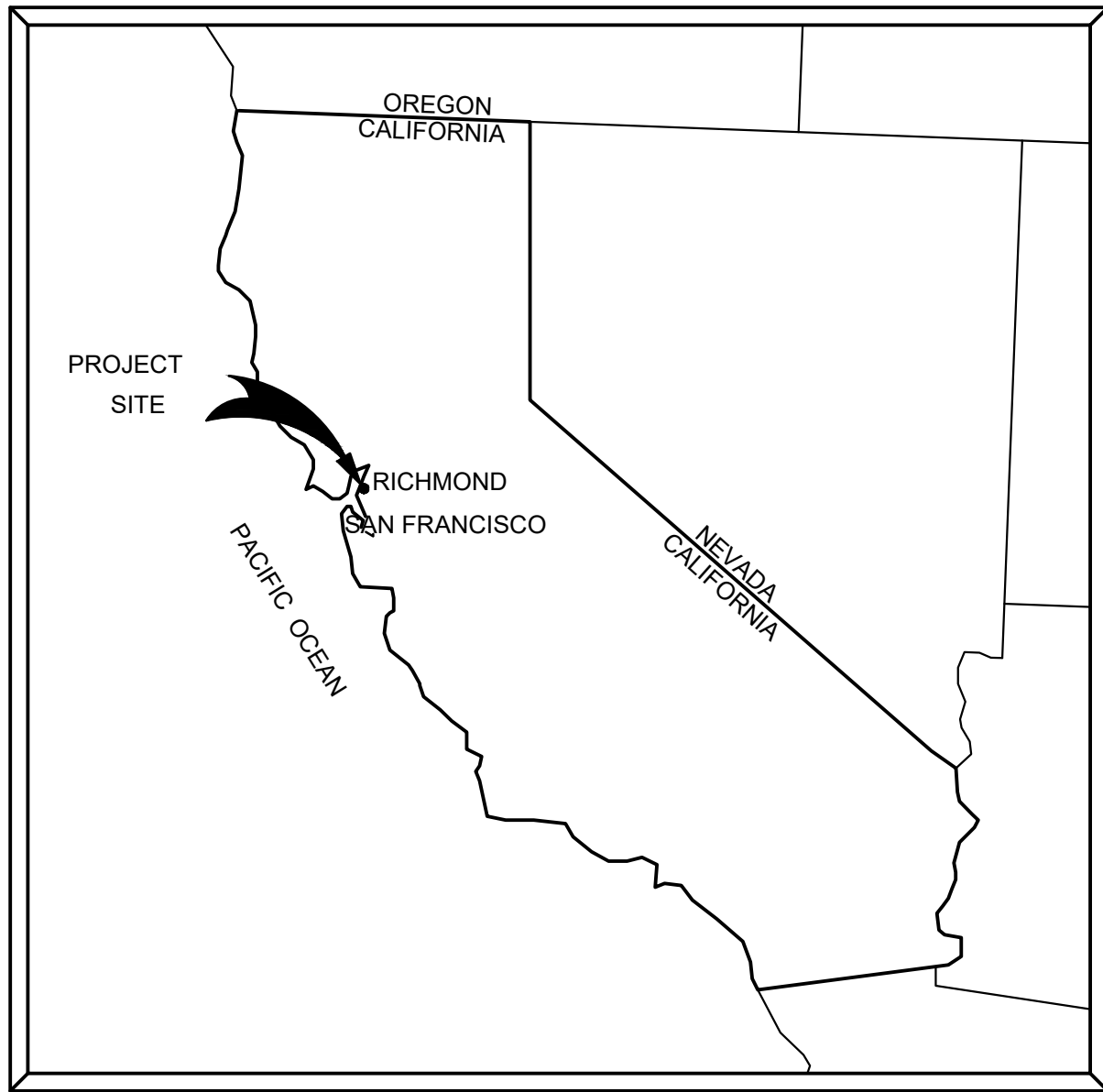
DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.

GRADING: SLOPES AND RETAINING WALLS SHALL BE BASED ON THE FINAL DESIGN AND RECOMMENDATION OF THE SOILS ENGINEER.

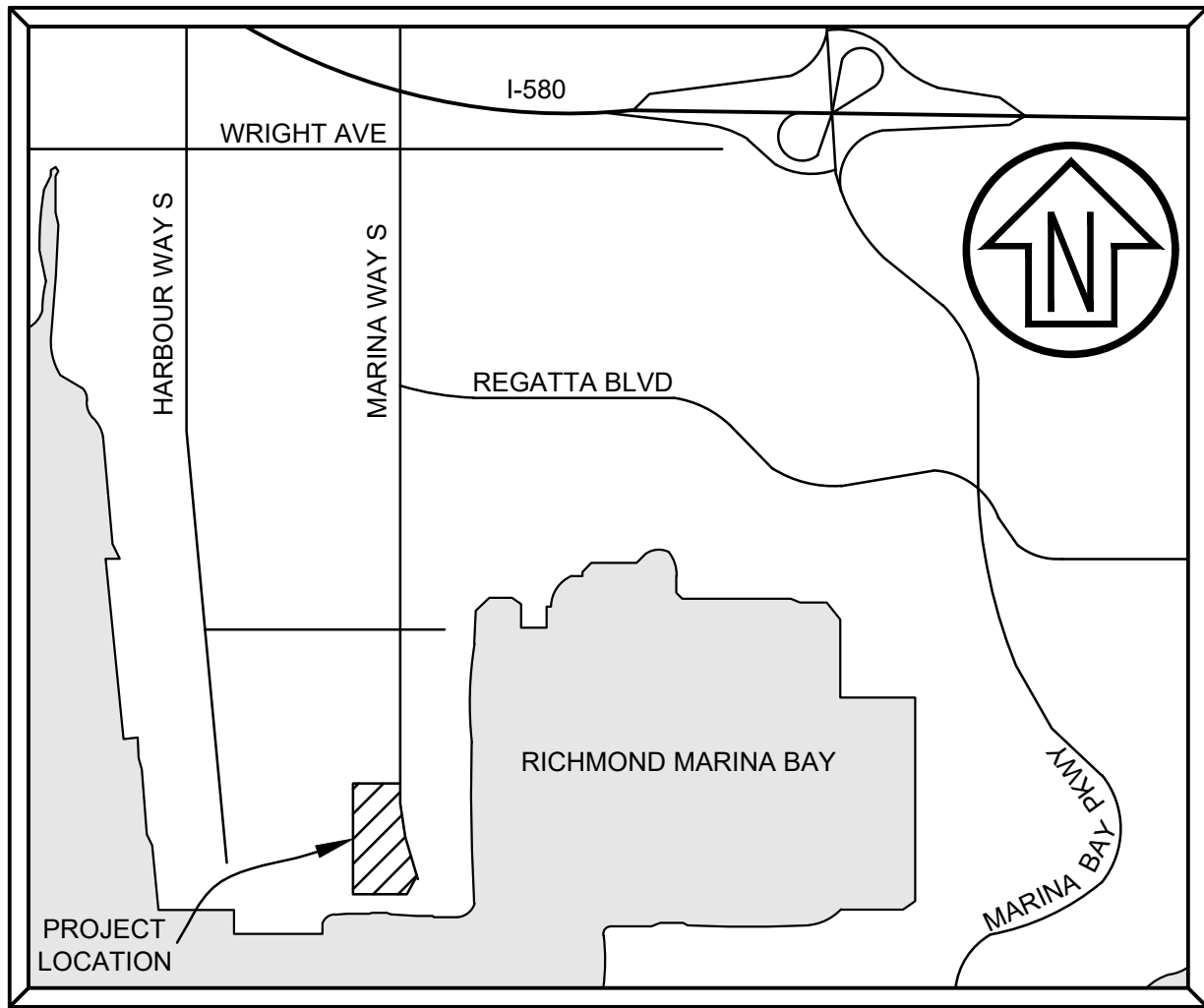
ABBREVIATIONS

AC ACRE
 AD AREA DRAIN
 APN ASSESSOR'S PARCEL NUMBER
 BC BACK OF CURB
 BW BOTTOM OF WALL
 DMA DRAINAGE MANAGEMENT AREA
 ELEV ELEVATION
 EX EXISTING
 FF FINISH FLOOR
 FH FIRE HYDRANT
 FL FLOWLINE
 GR GRATE
 HP HIGH POINT
 INV INVERT
 LL LOT LINE
 LP LOW POINT
 MH MANHOLE
 PAE PUBLIC ACCESS EASEMENT
 PR PROPOSED
 PUE PUBLIC UTILITY EASEMENT
 RET RETAINING
 R/W RIGHT OF WAY
 SD STORM DRAIN
 SS SANITARY SEWER
 SW SIDEWALK
 TC TOP OF CURB
 TBC TOP OF BEVELED CURB
 TSM TOP OF SOIL MIX
 TW TOP OF WALL
 TYP TYPICAL
 W WATER
 WV WATER VALVE

SHEET INDEX	
SHEET NO.	SHEET TITLE
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	VESTING TENTATIVE MAP
C4.0	GRADING PLAN
C5.0	SITE CROSS SECTIONS
C6.0	UTILITY PLAN
C7.0	STORMWATER CONTROL PLAN

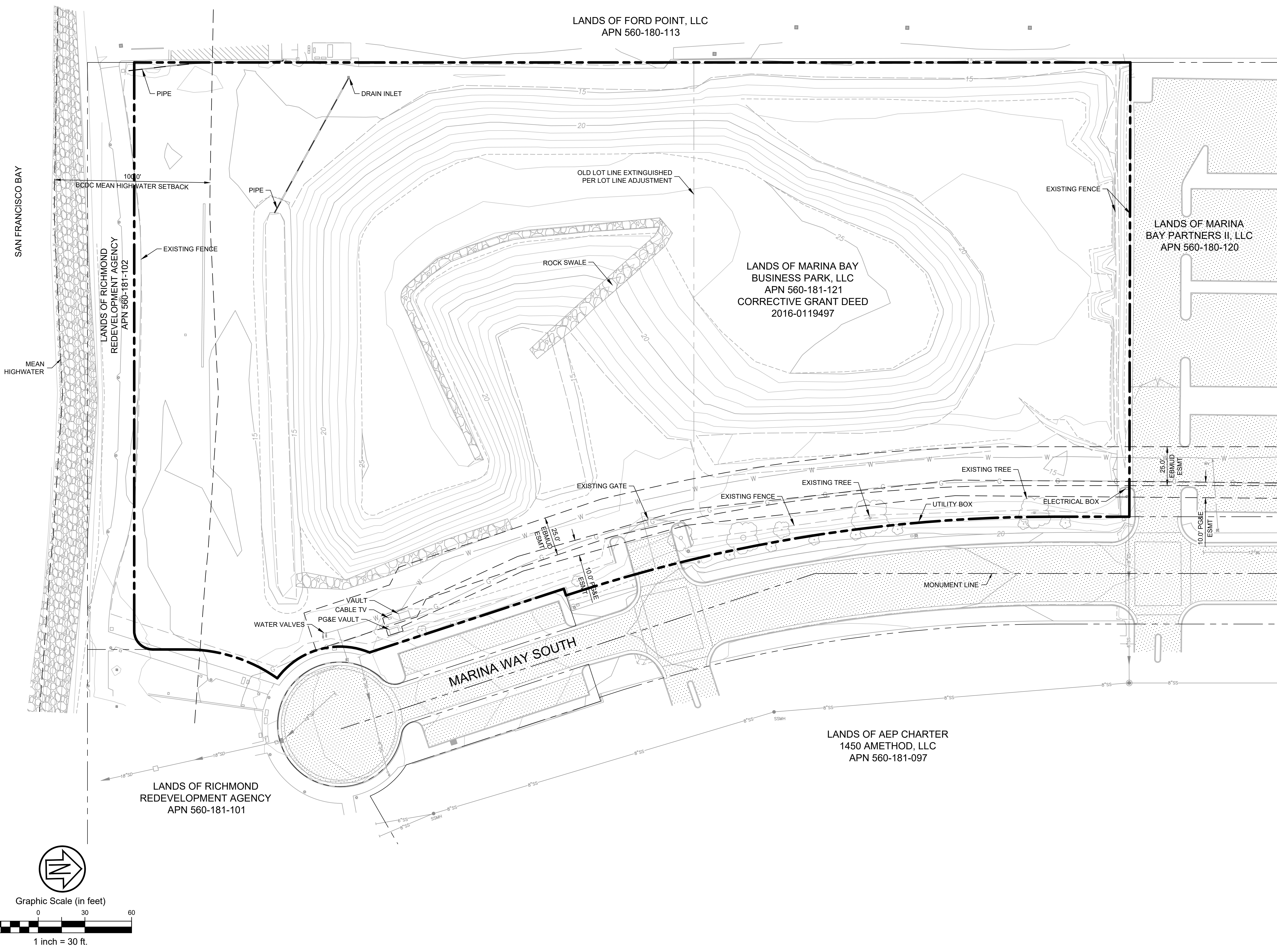


LOCATION MAP



VICINITY MAP





LEGEND:

	PROJECT BOUNDARY
	ADJOINER
	EXISTING EASEMENT
	CENTERLINE
	MONUMENT LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TOP/TOE OF SLOPE
	EXISTING PAVEMENT
	EXISTING TREE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RICHMOND, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL C & A:
 ALL THAT REAL PROPERTY SITUATE IN THE CITY OF RICHMOND, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, BEING ALL OF PARCEL C AND A PORTION OF PARCEL A AS BOTH PARCELS ARE SHOWN ON PARCEL MAP MS 753-98, FILED IN BOOK 176 OF PARCEL MAPS AT PAGE 11 THROUGH 13, CONTRA COSTA COUNTY RECORDS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXCEPTING THEREFROM RIGHTS EXCEPTED IN THE DEED FROM THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, A PUBLIC CALIFORNIA CORPORATION, RECORDED MARCH 29, 1979 IN BOOK 9283 OF OFFICIAL RECORDS, PAGE 983

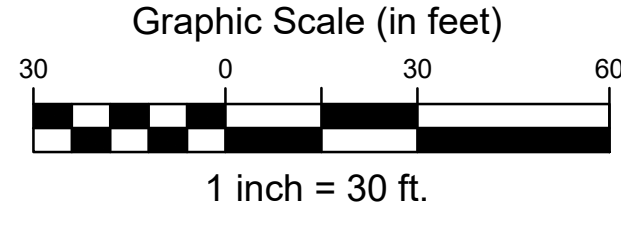
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS MAP IS NORTH 01° 08' 16" EAST, 640.49 FEET; THENCE SOUTH 88° 44' 30" EAST, 292.00 FEET TO THE EXTERIOR BOUNDARY OF SAID PARCELS A AND C; THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING TEN (10) COURSES:

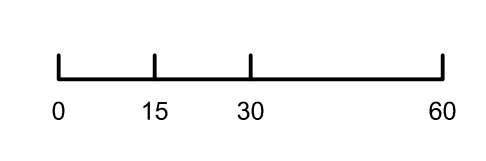
- 1) SOUTH 01° 08' 16" WEST, 48.05 FEET;
- 2) ALONG A TANGENT CURVE CONCAVE TO THE EAST, 16', AN ARC LENGTH OF 316.57 FEET;
- 3) SOUTH 17° 00' 00" EAST, 2.98 FEET;
- 4) SOUTH 73° 00' 00" WEST, 4.50 FEET;
- 5) SOUTH 17° 00' 00" EAST, 131.50 FEET;
- 6) ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET; A RADIAL LINE THROUGH SAID BEGINNING OF CURVE BEARS NORTH 66° 27' 51" WEST; THROUGH A CENTRAL ANGLE OF 76° 02' 53", AN ARC LENGTH OF 66.36 FEET TO A POINT OF CUSP; FROM A TANGENT THAT BEARS SOUTH 36° 23' 38" WEST, ALONG A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 101.00 FEET, THROUGH A CENTRAL ANGLE OF 35° 15' 22", AN ARC LENGTH OF 62.15 FEET;
- 7) SOUTH 01° 08' 16" WEST, 21.70 FEET;
- 8) ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC LENGTH OF 18.85 FEET;
- 9) NORTH 88° 51' 44" WEST, A DISTANCE OF 365.35 FEET TO THE POINT OF BEGINNING.

NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BASIS OF BEARINGS IS N4°19'49"W BETWEEN FOUND HARBOUR WAY SOUTH STREET MONUMENTS AS SHOWN ON PARCEL MAP MS 753-98 RECORDED IN BOOK 176 OF PARCEL MAPS, PAGE 11, CONTRA COSTA COUNTY.
3. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER NATIONAL GEODETIC SURVEY BENCHMARK "TIDAL 2 STA III 22", PID HT0920 BEING A DISK SET VERTICAL ON A STRUCTURE AT THE OLD FORD ASSEMBLY PLANT. ELEVATION 16.1 NAVD88, SEE NGS DATASHEET FOR PARTICULARS.
4. TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY ON SEPTEMBER 18, 22 AND 23RD OF 2017.
5. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON OR DISCLOSED IN THE PROVIDED PRELIMINARY TITLE REPORT.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATED SURFACE UTILITIES AND PREVIOUS UTILITY RESEARCH BY OTHERS USING UNDERGROUND SERVICE ALERT PAINT MARKINGS IN THE FIELD AS WELL AS RECORD DRAWINGS. EXACT ROUTE, SIZE AND LIMITS OF UTILITIES SHOWN MAY VARY. CONTRACTOR SHOULD VERIFY LOCATION IN THE FIELD PRIOR TO CONSTRUCTION. UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.



VESTING TENTATIVE MAP
 JANUARY 23, 2026



EXISTING CONDITIONS

C2.0

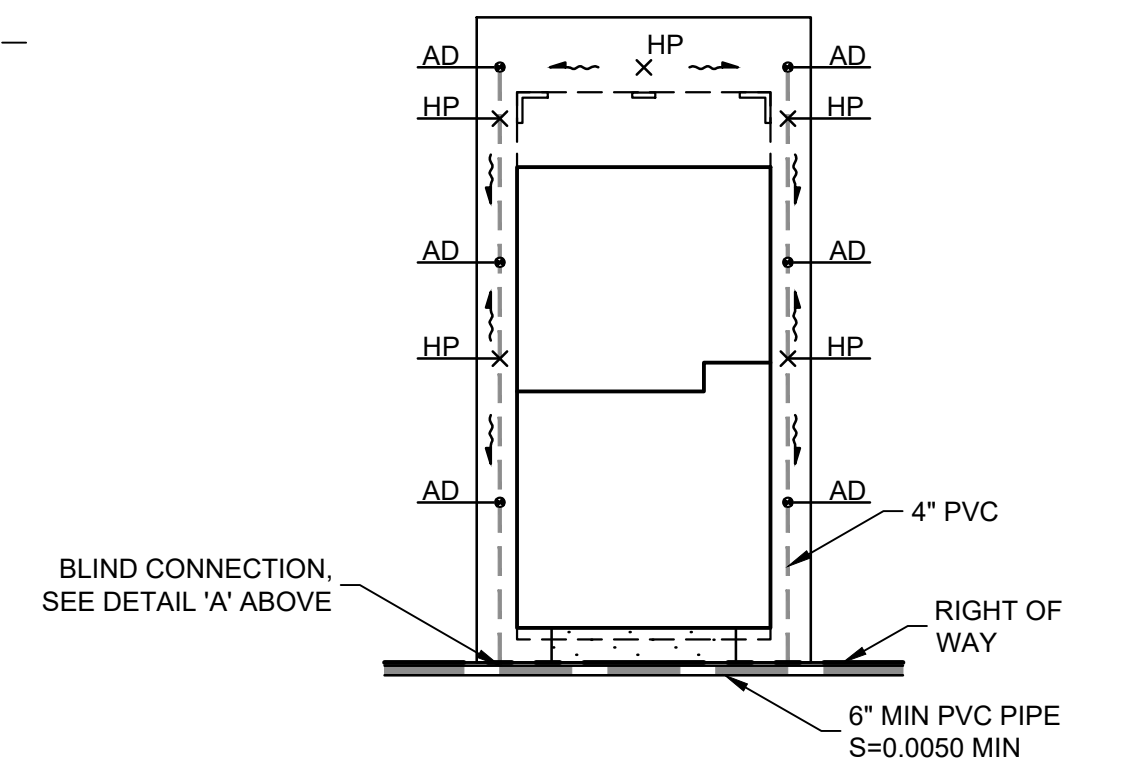
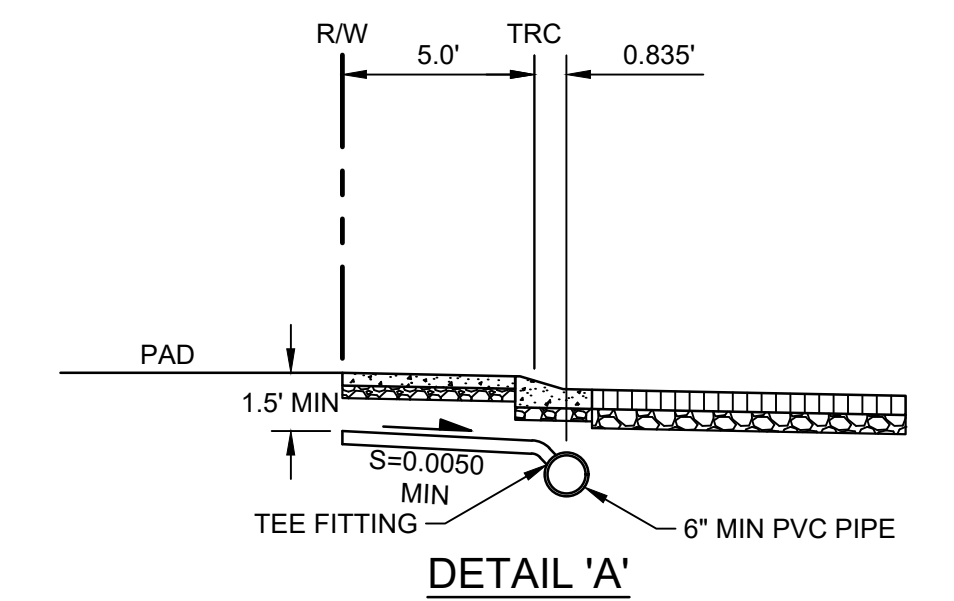
LANDS OF FORD POINT, LLC
APN 560-180-113

PRELIMINARY EARTHWORK

CUT: 11,300 CY CUT
FILL: 11,300 CY FILL
NET: BALANCED

LEGEND:

- PROJECT BOUNDARY
- ADJOINER
- EXISTING EASEMENT
- CENTERLINE
- MONUMENT LINE
- LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TOP/TOE OF SLOPE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED CURB INLET
- PROPOSED FIELD INLET
- PROPOSED STORM DRAIN MANHOLE
- x45.0 SPOT GRADE
- 1.0% SLOPE ARROW



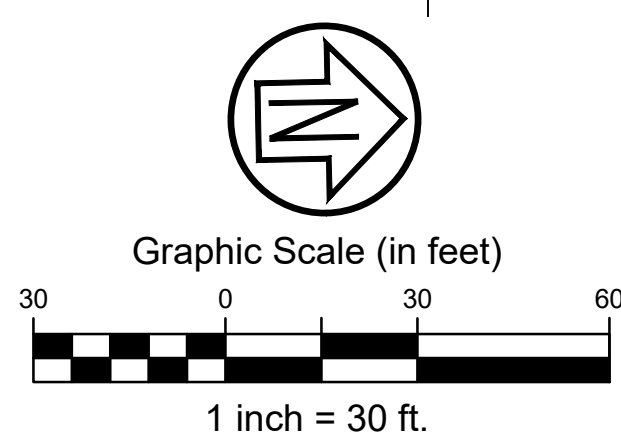
PLAN VIEW
TYPICAL LOT DRAINAGE DETAIL
NOT TO SCALE



LANDS OF RICHMOND
REDEVELOPMENT AGENCY
APN 560-181-101

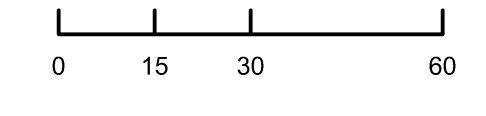
LANDS OF AEP CHARTER
1450 AMETHOD, LLC
APN 560-181-097

LANDS OF MARINA
BAY PARTNERS II, LLC
APN 560-180-120



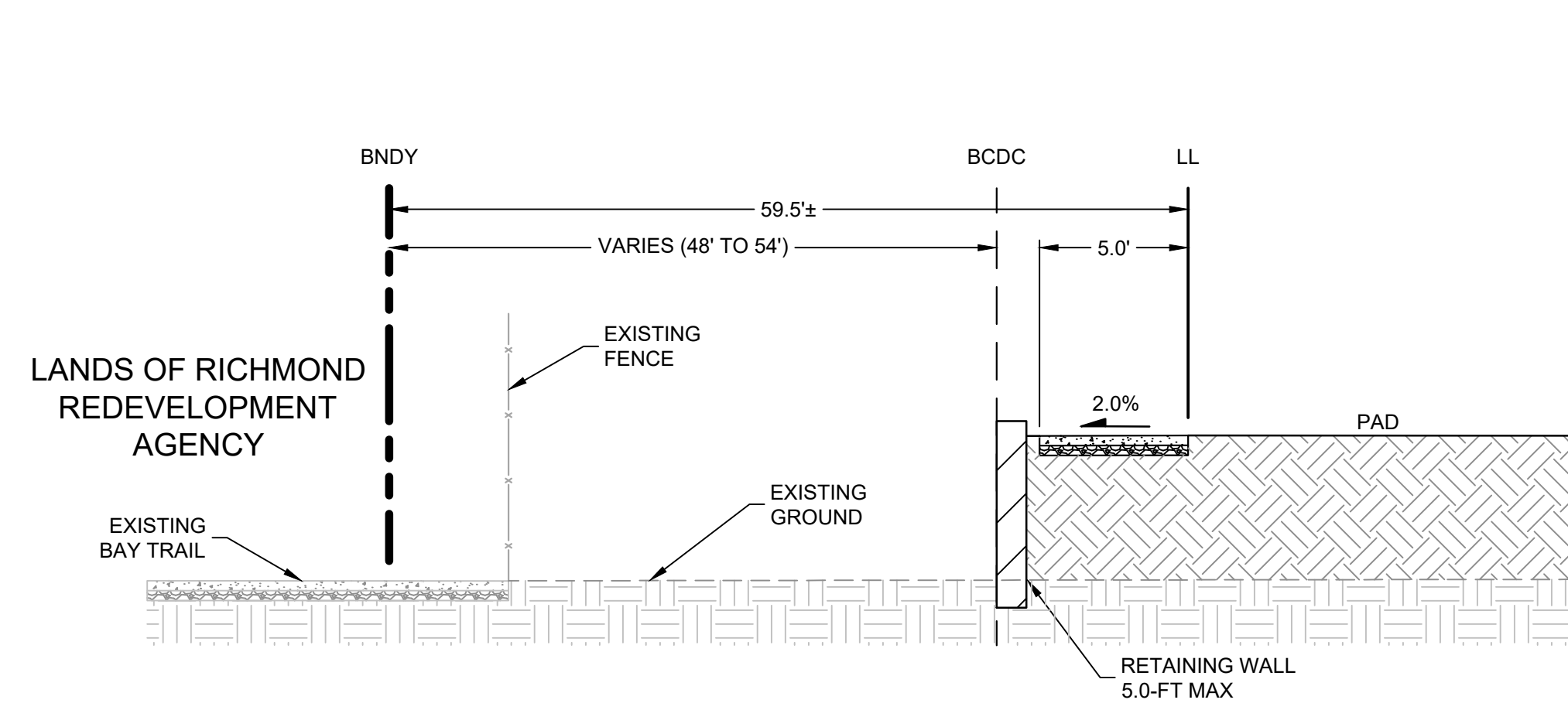
MARINA POINT
RICHMOND, CA # 2023-0104

VESTING TENTATIVE MAP
JANUARY 23, 2026

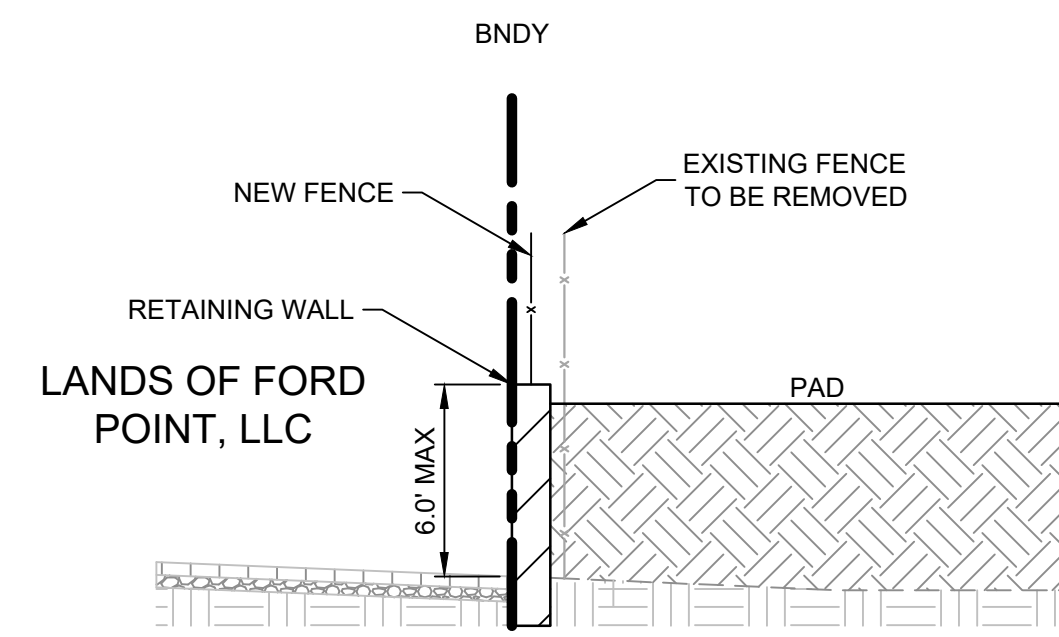


GRADING PLAN

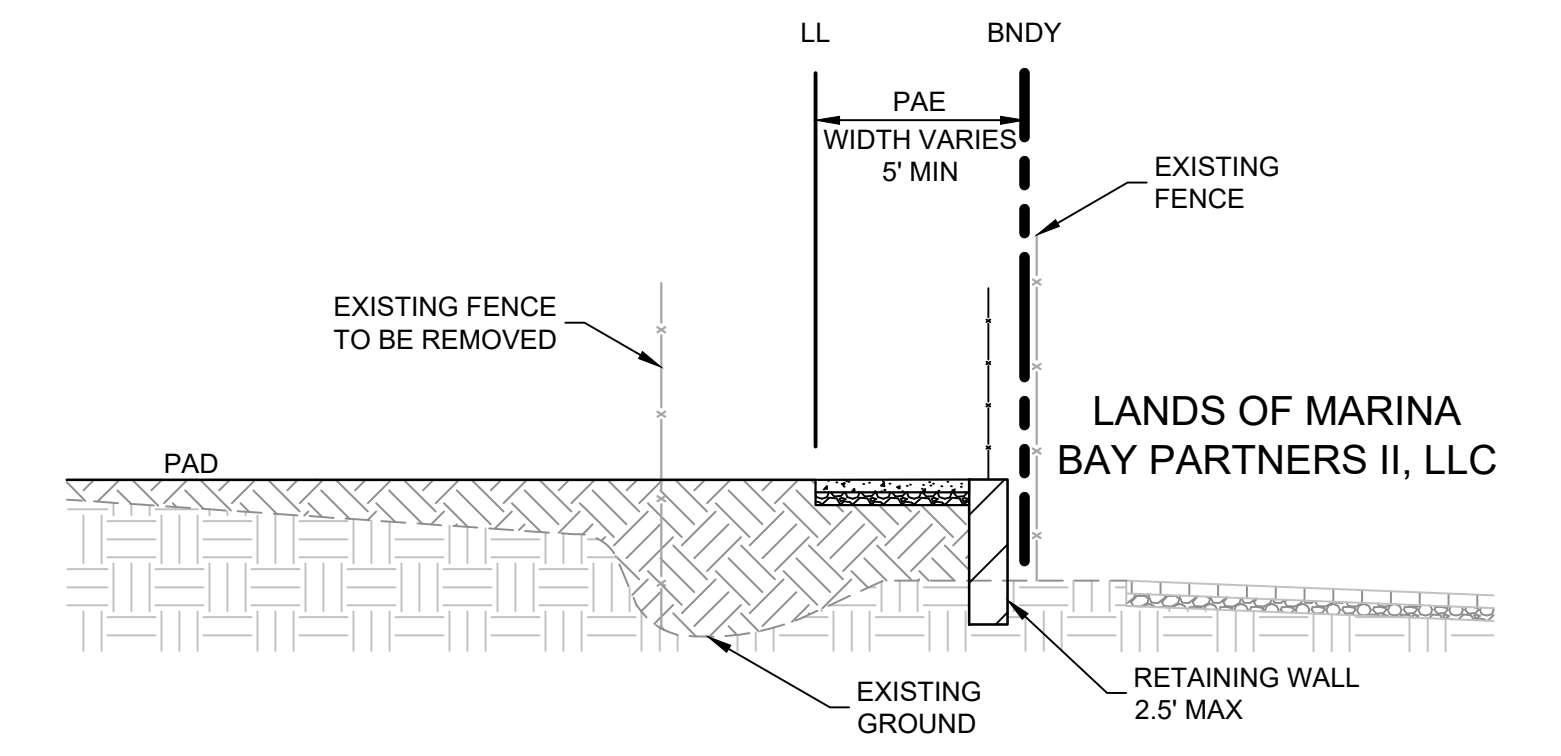
C4.0



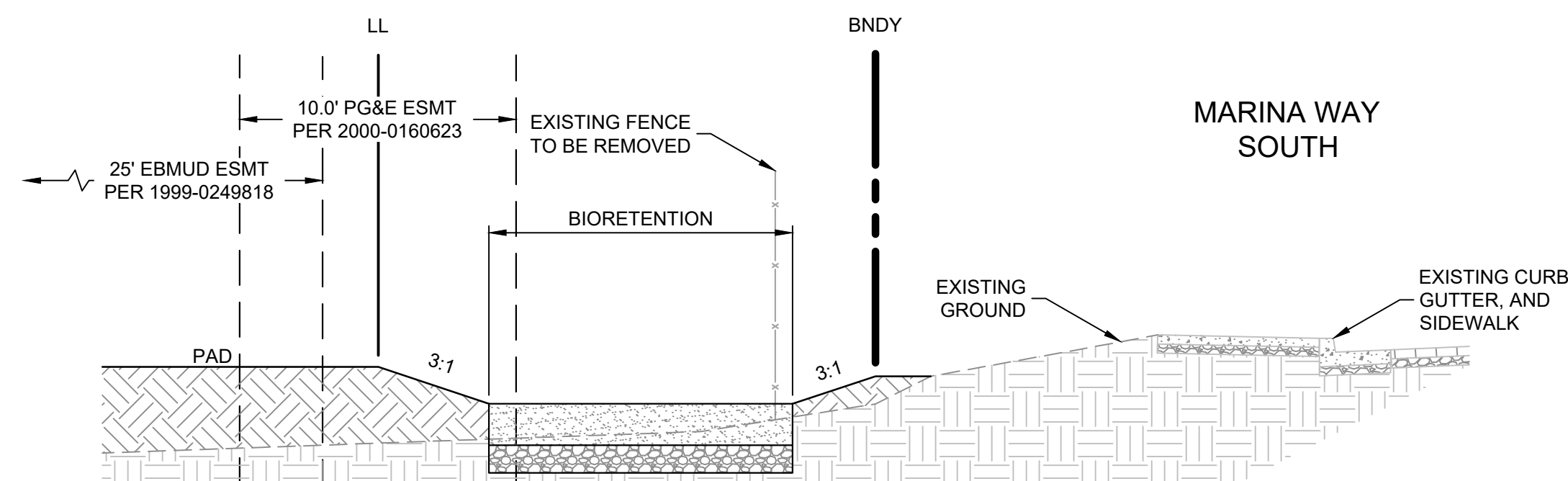
SECTION A
NOT TO SCALE



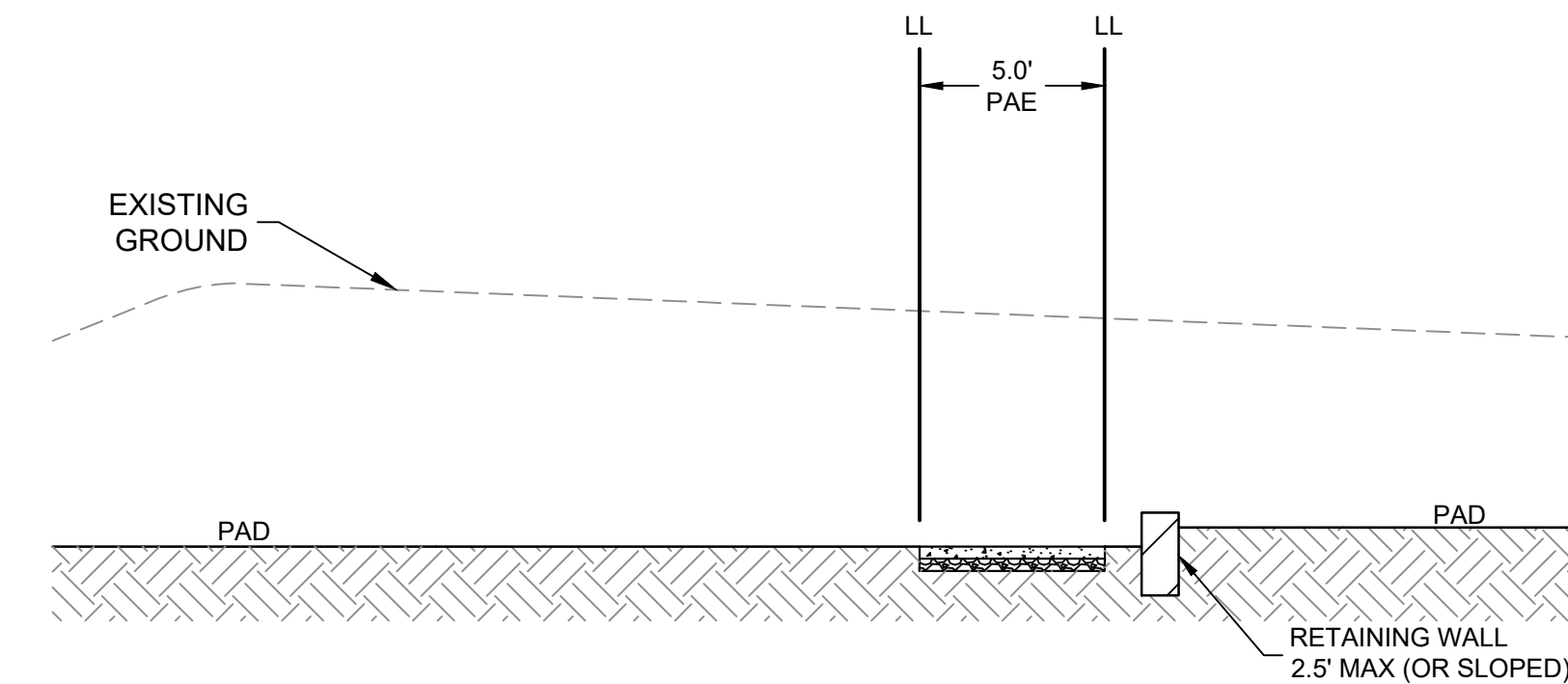
SECTION B
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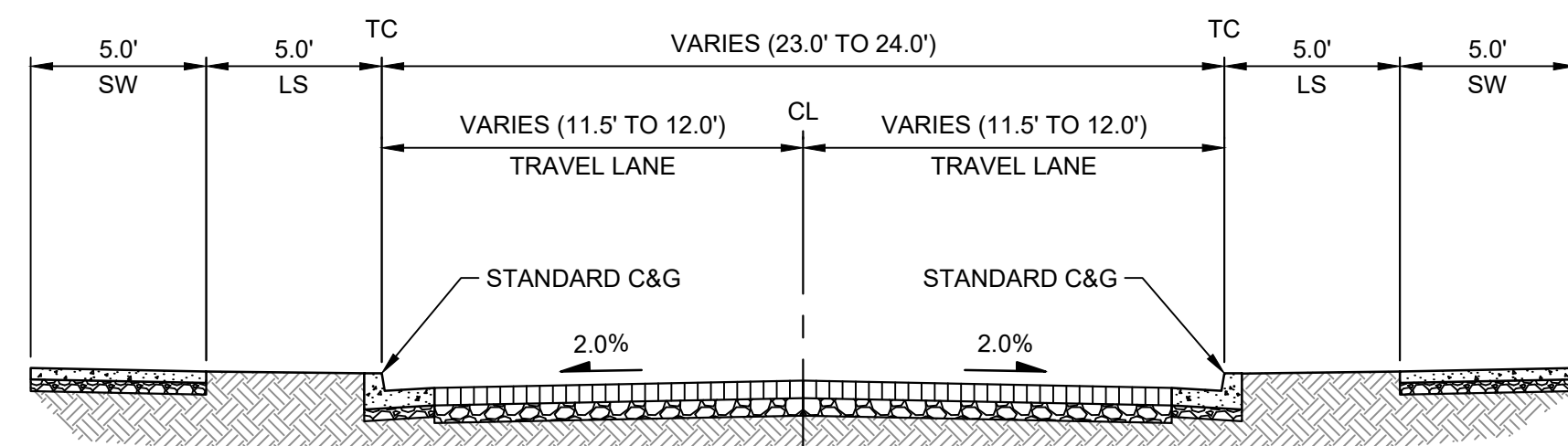
SECTION C
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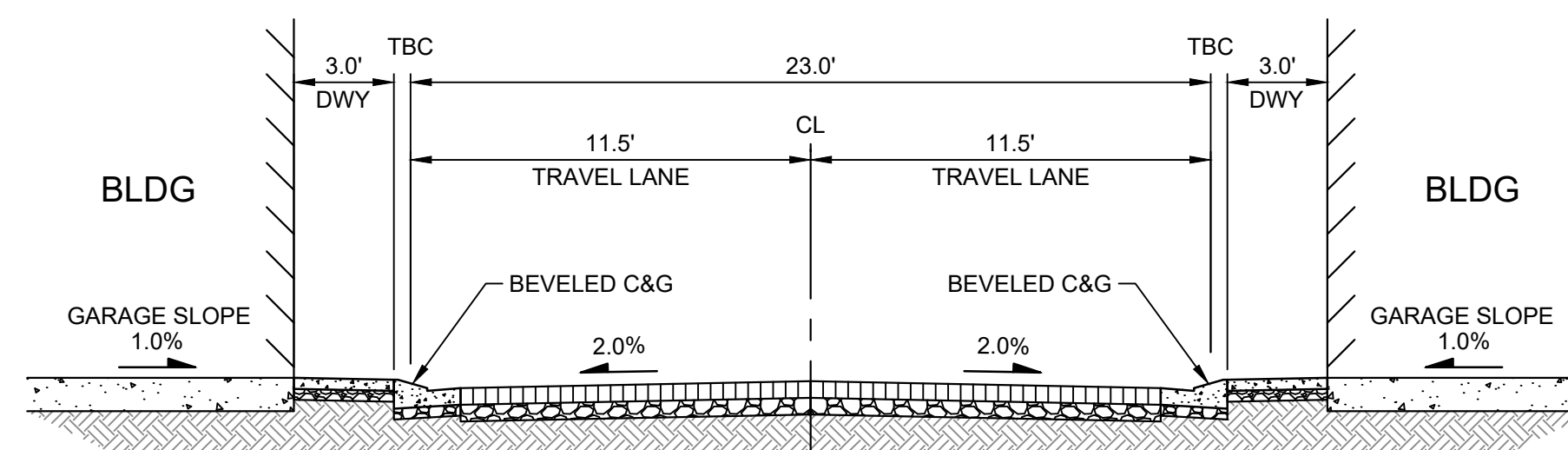
SECTION D
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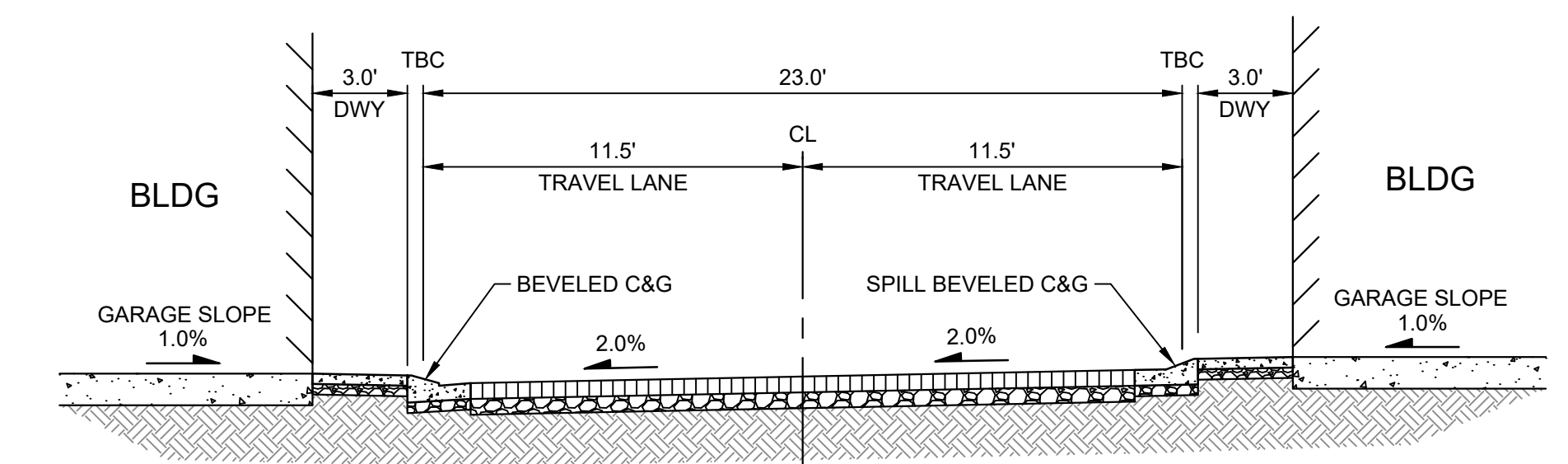
SECTION E
NOT TO SCALE



A & B STREET



C STREET



ALLEYS

LANDS OF FORD POINT, LLC
APN 560-180-113

SAN FRANCISCO BAY

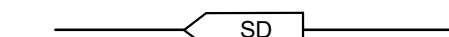
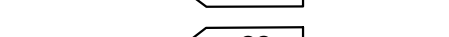
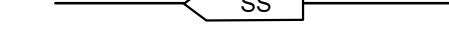
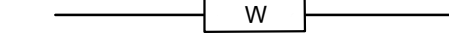
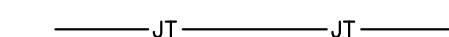










LANDS OF RICHMOND
REDEVELOPMENT AGENCY
APN 560-181-102

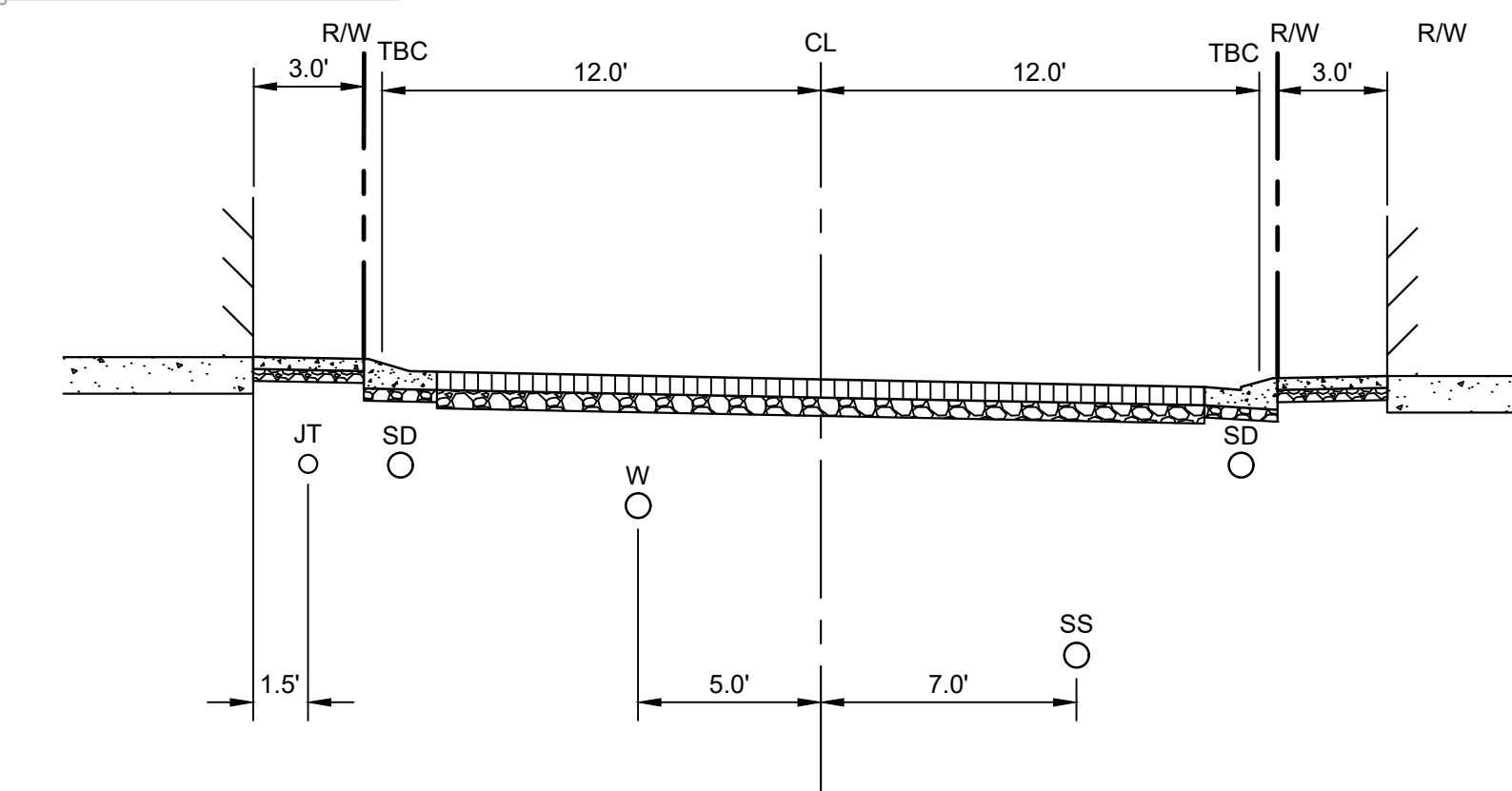
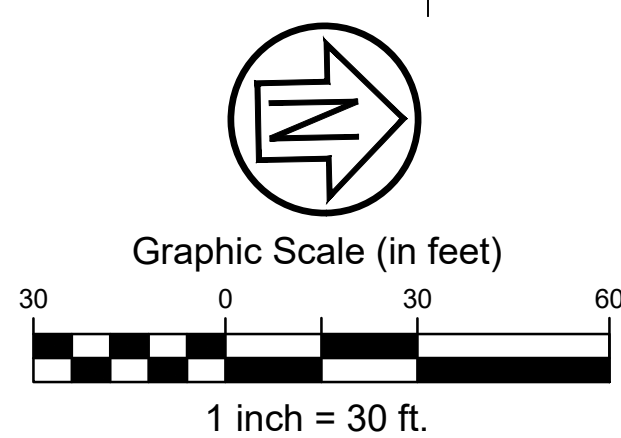
LANDS OF MARINA
BAY PARTNERS II, LLC
APN 560-180-120

LANDS OF AEP CHARTER
1450 AMETHOD, LLC
APN 560-181-097

LANDS OF RICHMOND
REDEVELOPMENT AGENCY
APN 560-181-101

LEGEND:

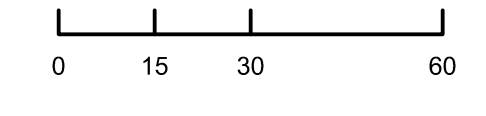
-  STORM DRAIN PIPE
-  SANITARY SEWER PIPE
-  WATER PIPE
-  JOINT TRENCH LINE
-  EXISTING STORM DRAIN PIPE
-  EXISTING GAS PIPE
-  EXISTING OVERHEAD LINE
-  STORM DRAIN CURB INLET
-  STORM DRAIN FIELD INLET
-  STORM DRAIN MANHOLE
-  SANITARY SEWER MANHOLE
-  FIRE HYDRANT
-  BLOWOFF
-  WATER VALVE
-  TRANSFORMER



TYPICAL UTILITY LAYOUT
NOT TO SCALE



VESTING TENTATIVE MAP 
JANUARY 23, 2026



UTILITY PLAN

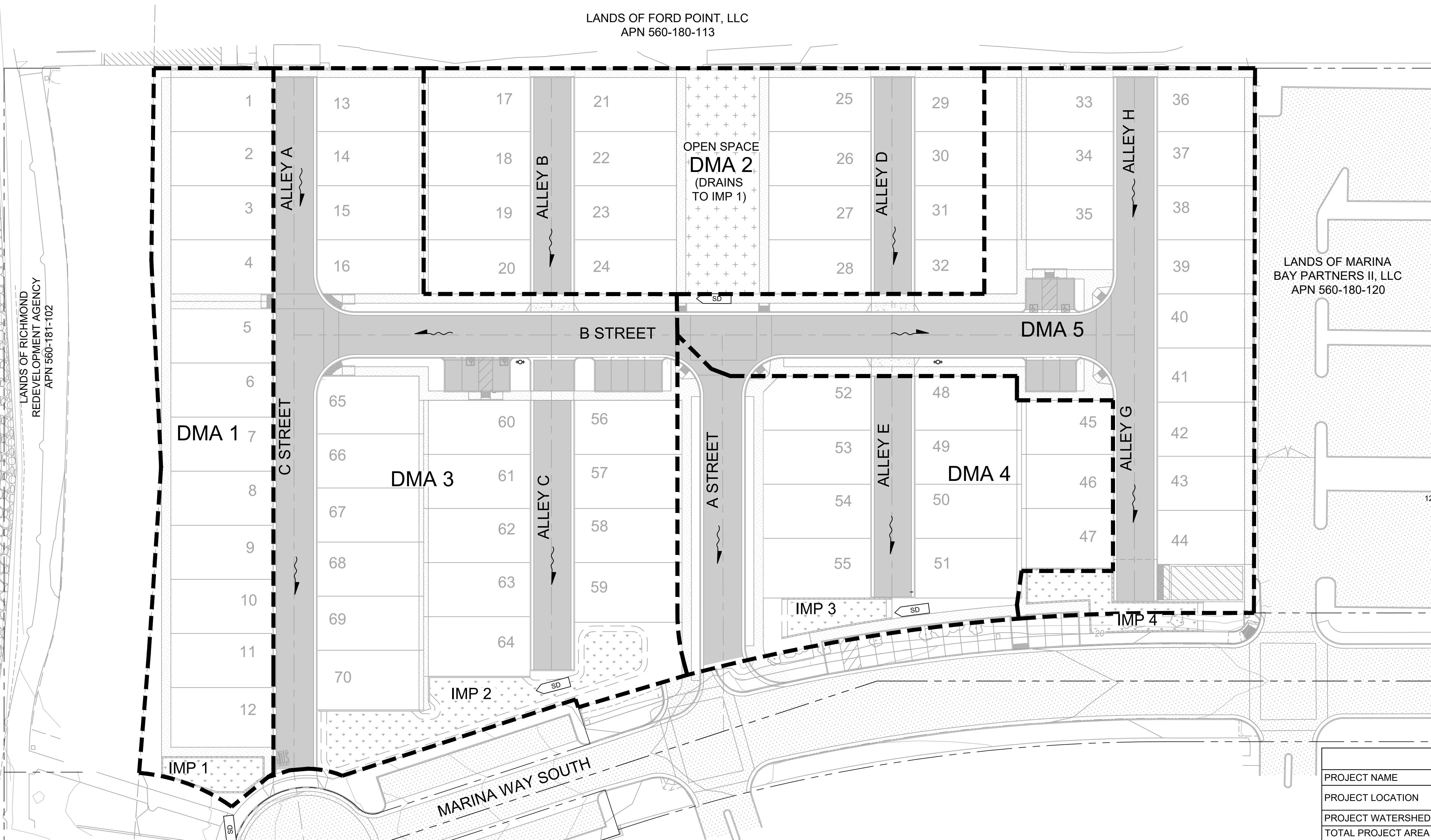
C6.0

LANDS OF FORD POINT, LLC
APN 560-180-113

LANDS OF MARINA
BAY PARTNERS II, LLC
APN 560-180-120

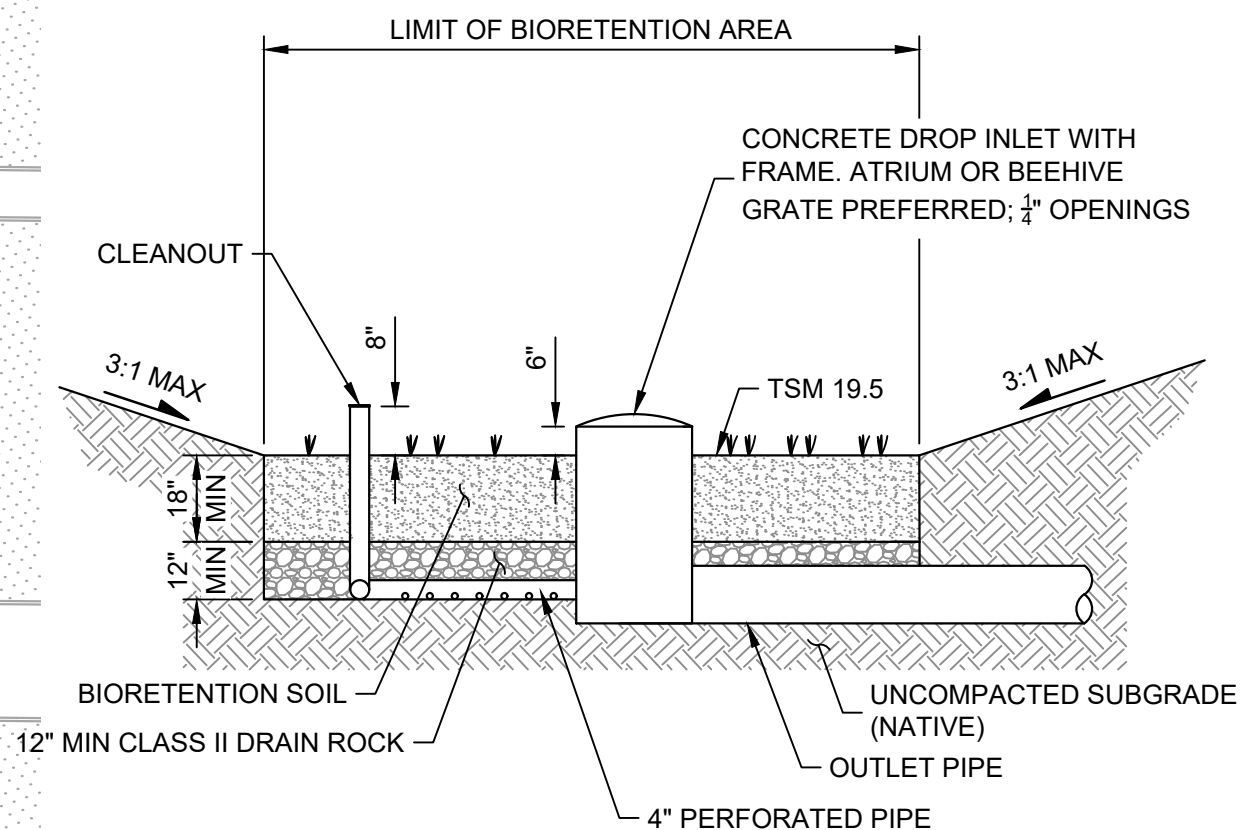
LANDS OF AEP CHARTER
1450 AMETHOD, LLC
APN 560-181-097

LANDS OF RICHMOND
REDEVELOPMENT AGENCY
APN 560-181-101



LEGEND:

- DMA BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN CURB INLET
- STORM DRAIN FIELD INLET
- STORM DRAIN MANHOLE
- BIORETENTION AREA



- NOTES:**
1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETENTION SOIL MEDIA.
 2. COMPACT EACH 6" LIFT OF BIORETENTION SOIL MEDIA WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
 3. NEVER WORK WITHIN BIORETENTION AREA LIMITS DURING RAIN OR UNDER WET CONDITIONS.
 4. KEEP ALL HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.
 5. BIORETENTION IS NOT DESIGNED FOR PERCOLATION. WATER WILL BE DIRECTED TO STORM DRAIN OUTLET PIPE THROUGH 4" PERFORATED PIPE.
 6. INSTALL NON-PERMEABLE LINER AROUND BIORETENTION SOIL AND DRAIN ROCK.

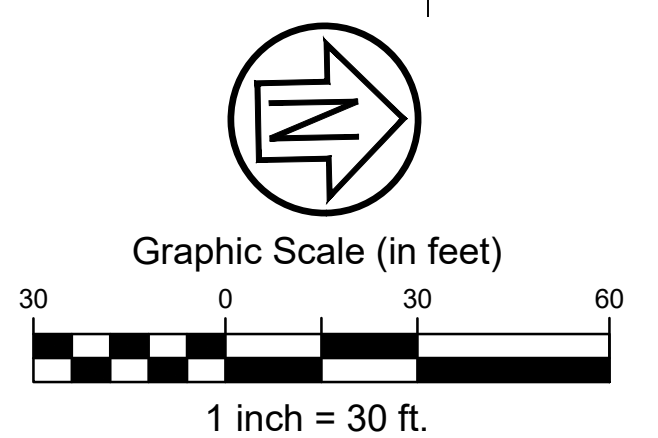
TYPICAL BIORETENTION AREA
NOT TO SCALE

PROJECT REPORT DATA	
PROJECT NAME	MARINA POINT
PROJECT LOCATION	MARINA WAY SOUTH APN: 560-181-121
PROJECT WATERSHED	BAXTER CREEK WATERSHED
TOTAL PROJECT AREA (ACRES)	4.91 AC
TOTAL AREA OF LAND DISTURBED (ACRES)	4.91 AC
TOTAL NEW IMPERVIOUS SURFACE AREA (SF)	135,264 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA (SF)	0 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA (SF)	0 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA (SF)	135,264 SF
50% RULE	DOES NOT APPLY
PERCENT LID AND NON LID TREATMENT	100% LID
HMP COMPLIANCE	EXEMPT (TIDAL INFLUENCE AREA)

STORMWATER REPORT NOTES AND ASSUMPTION:

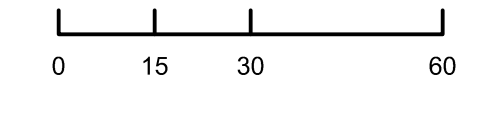
1. STORMWATER TREATMENT FACILITIES DESIGNED ACCORDING TO THE REQUIREMENTS IN THE CONTRA COSTA COUNTY STORMWATER C-3 GUIDEBOOK.
2. REQUIRED TREATMENT AREA DETERMINED USING 4% METHOD.
3. RUNOFF FACTORS FOR SIZING IMP'S PER TABLE 3-2 OF THE CONTRA COSTA COUNTY C-3 MANUAL.
4. THE SITE HAS INCORPORATED LOW IMPACT DEVELOPMENT DESIGN STRATEGIES INCLUDING THE OPTIMIZATION OF SITE LAYOUT, DISPERSAL OF RUNOFF TO PERVIOUS AREAS, AND THE USE OF BIORETENTION FACILITIES AS INTEGRATED MANAGEMENT PRACTICES.
5. SOURCE CONTROL MEASURES SHALL BE USED TO REDUCE STORMWATER POLLUTANTS.

STORMWATER MANAGEMENT TABLE							
DMA	TREATMENT AREA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	TREATMENT AREA PROVIDED (SF)
1	DRAINS TO IMP 1 (BIORETENTION)	36,610	20,125	16,485	21,774	871	1,921
2	DRAINS TO IMP 1 (BIORETENTION)	39,706	24,504	15,202	26,024	1,041	
3	DRAINS TO IMP 2 (BIORETENTION)	64,383	41,564	22,819	43,846	1,754	2,217
4	DRAINS TO IMP 3 (BIORETENTION)	29,500	19,333	10,167	20,350	814	907
5	DRAINS TO IMP 4 (BIORETENTION)	43,845	29,738	14,107	31,149	1,246	1,352



MARINA POINT
RICHMOND, CA # 2023-0104

VESTING TENTATIVE MAP
JANUARY 23, 2026



STORMWATER
CONTROL PLAN

C7.0



BAY TRAIL WEST PERSPECTIVE













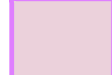


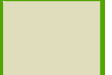


VIEW FROM MARINA WAY PERSPECTIVE

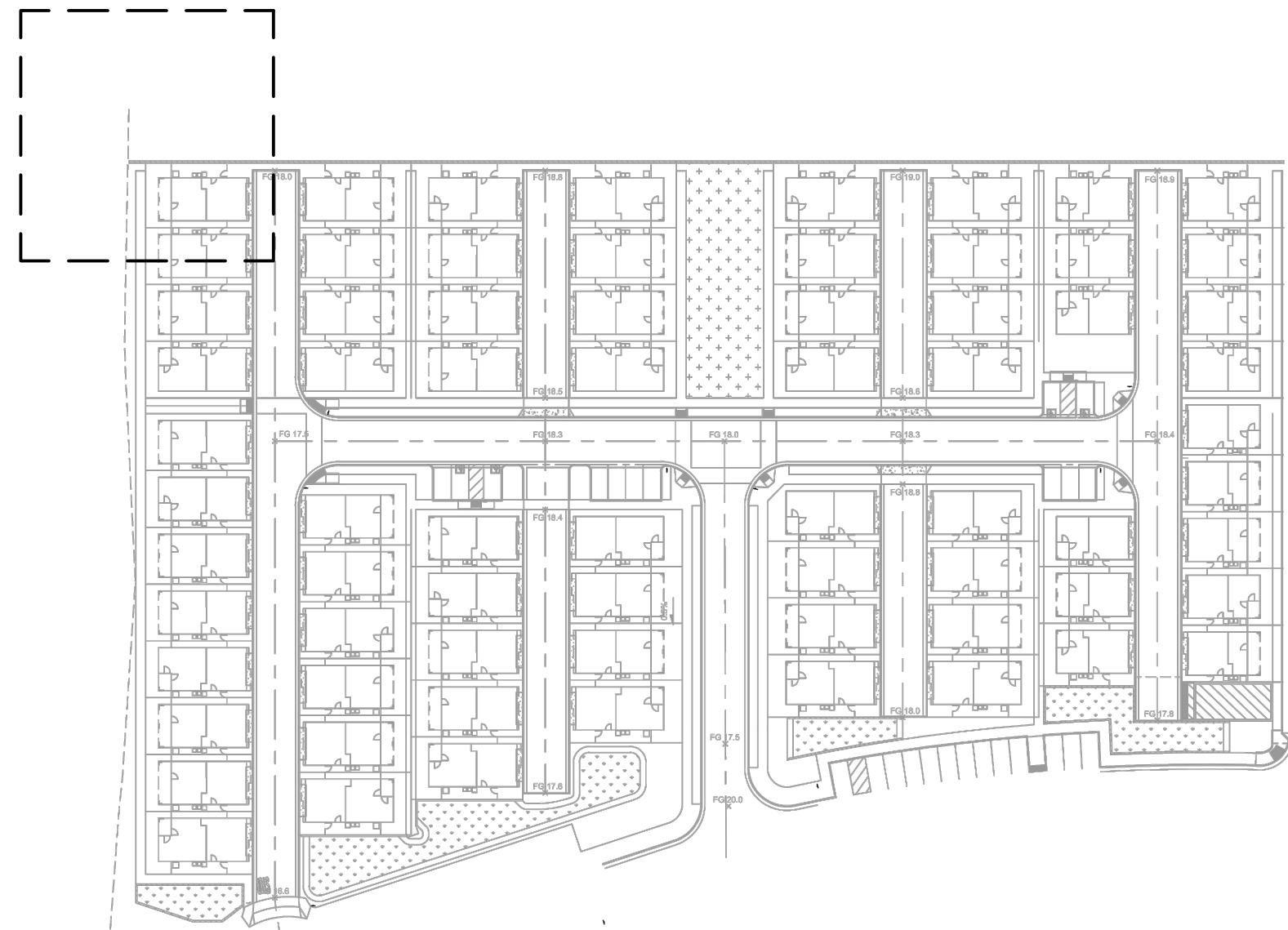


MARINA WAY S MAIN ENTRY PERSPECTIVE



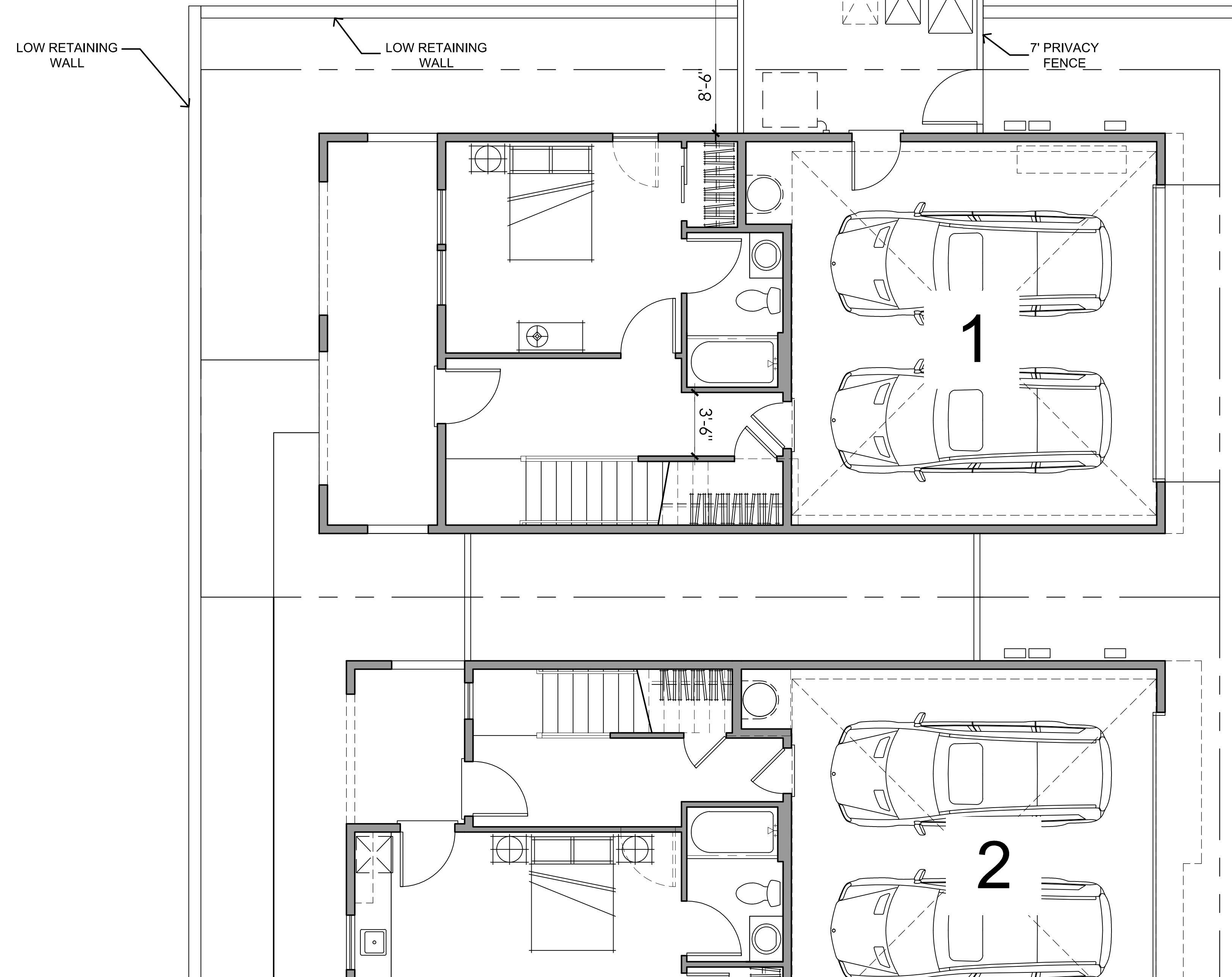
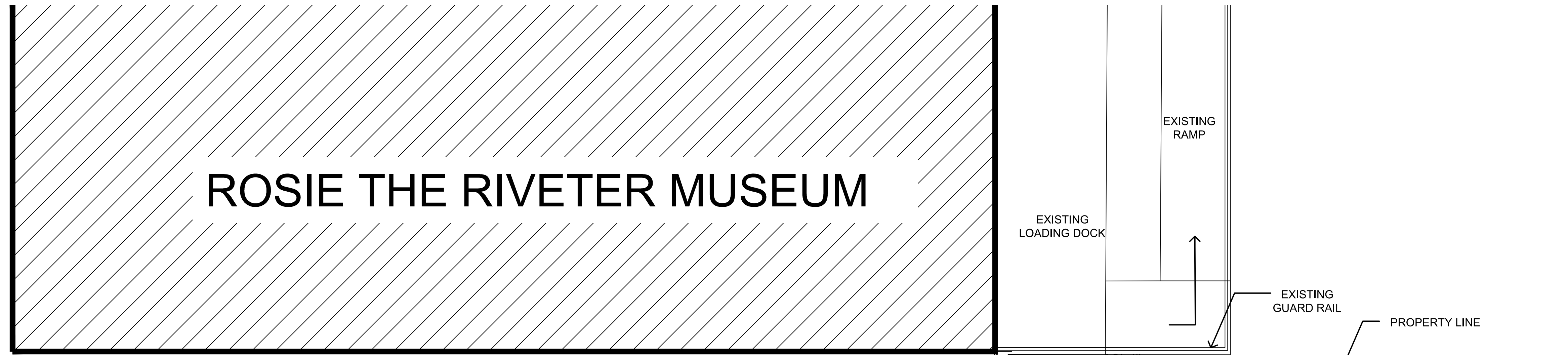
LEGEND

	PLAN 1 - STYLE A		PLAN 2 - STYLE A		PLAN 3 - STYLE A		PLAN 3X - STYLE A		PLAN 4 - STYLE A
	PLAN 1 - STYLE B		PLAN 2 - STYLE B		PLAN 3 - STYLE B		PLAN 3X - STYLE B		PLAN 4 - STYLE B
	PLAN 1 - STYLE C		PLAN 2 - STYLE C		PLAN 3 - STYLE B-ALT		PLAN 3X - STYLE C		PLAN 4 - STYLE C
					PLAN 3 - STYLE C				



KEY MAP

NTS



MATERIAL LEGEND

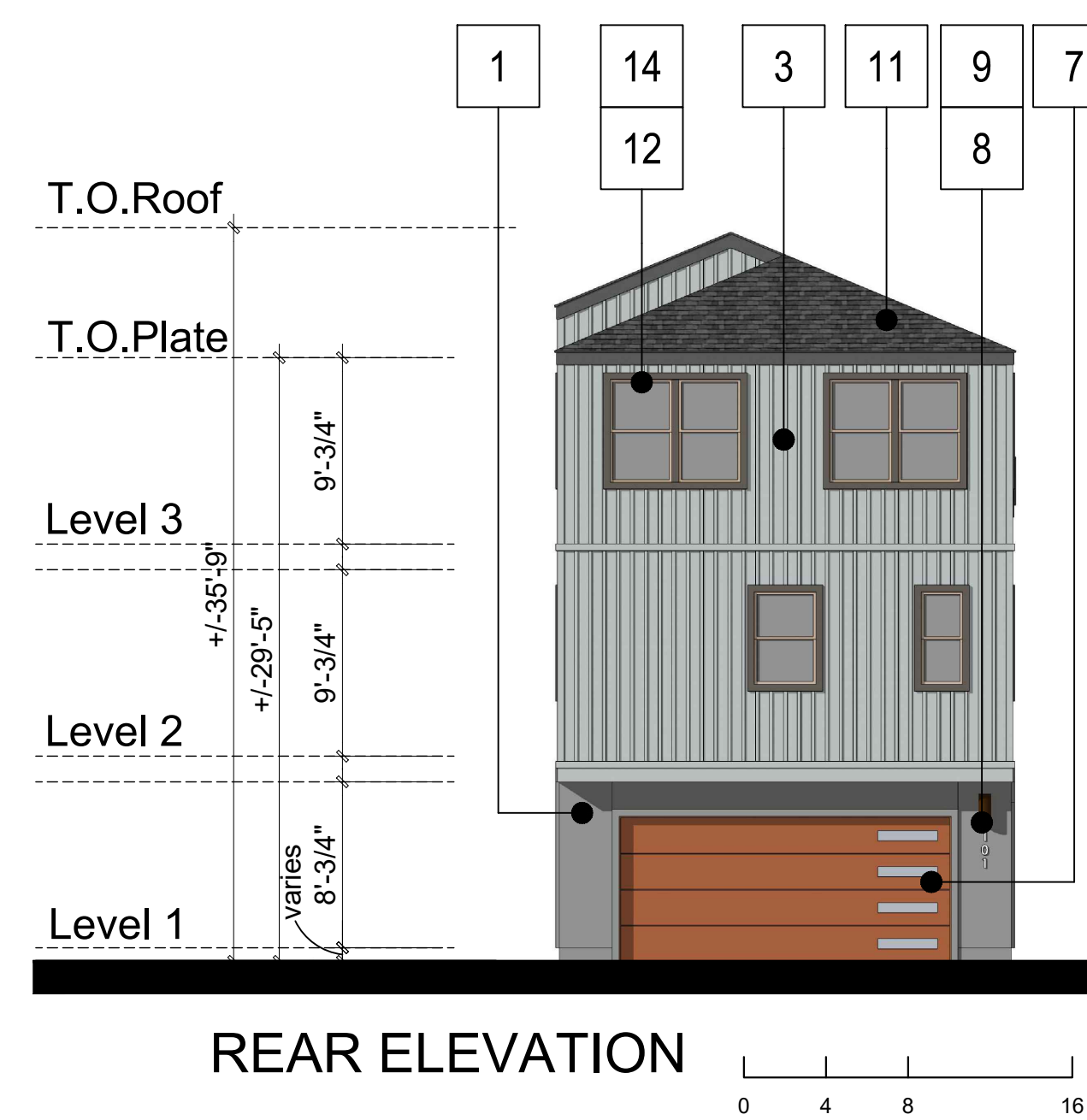
- | | |
|---|------------------------------|
| 1. STUCCO | 9. UNIT ADDRESS |
| 2. FIBER CEMENT LAP SIDING | 10. ENTRY DOOR |
| 3. FIBER CEMENT BOARD AND BATTEN SIDING | 11. COMPOSITION SHINGLE ROOF |
| 4. FIBER CEMENT PANEL | 12. FIBER CEMENT TRIM |
| 5. MASONRY VENEER | 13. HIGH DENSITY FOAM TRIM |
| 6. METAL RAILING | 14. VINYL WINDOW |
| 7. METAL GARAGE DOOR | 15. WOOD POST |
| 8. LIGHT FIXTURE | |



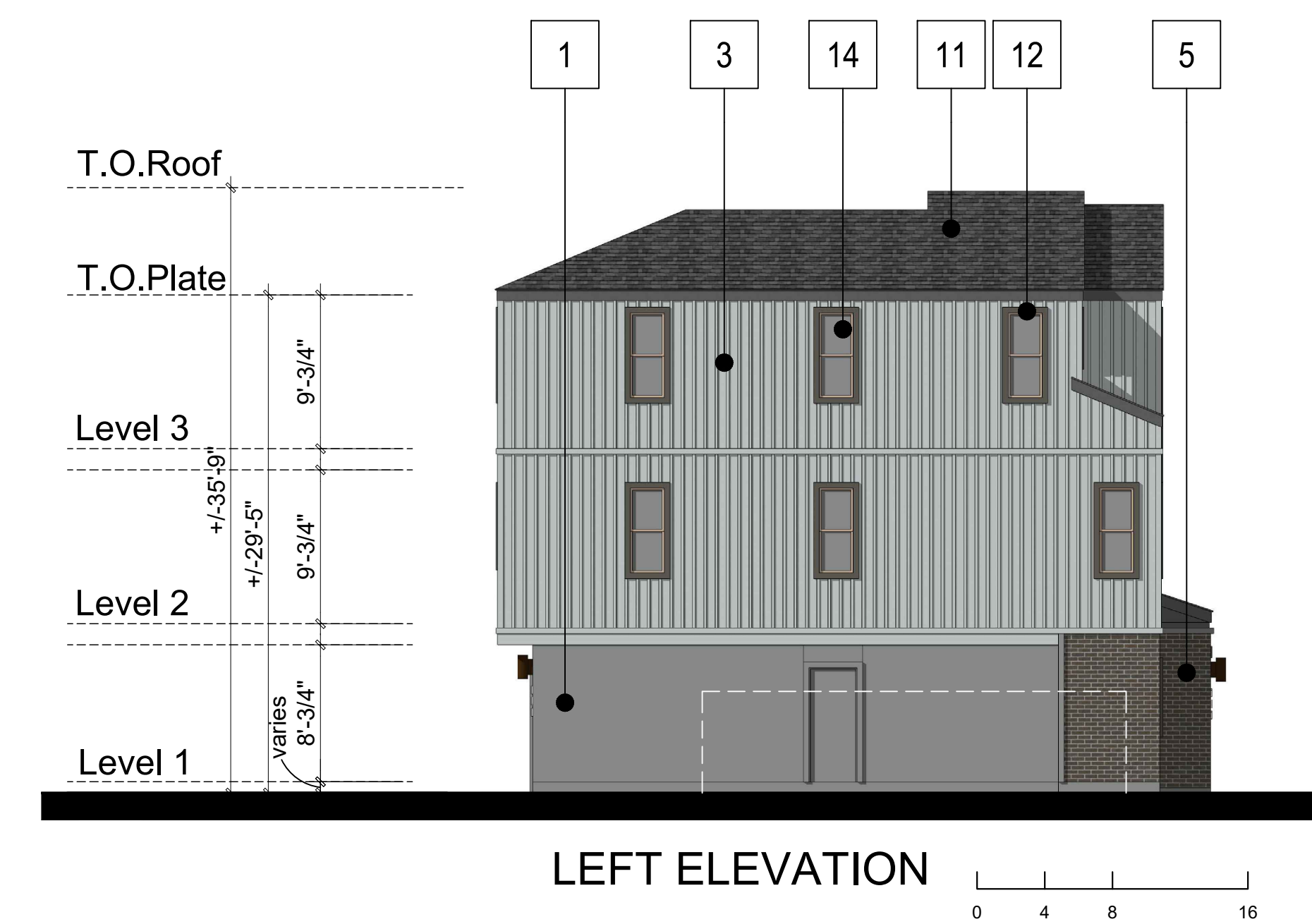
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RIGHT ELEVATION 0 4 8 16



REAR ELEVATION 0 4 8 16



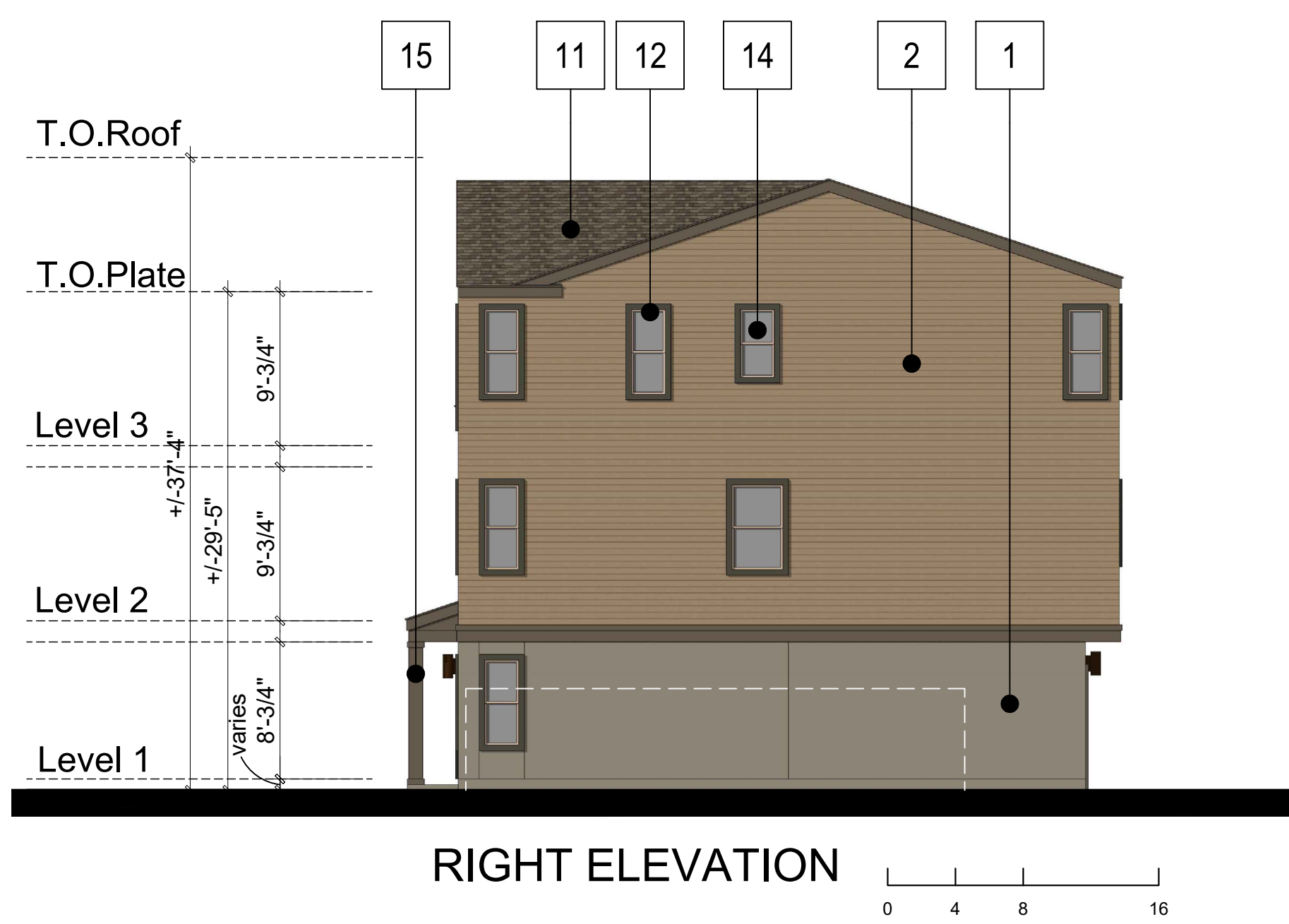
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MATERIAL LEGEND

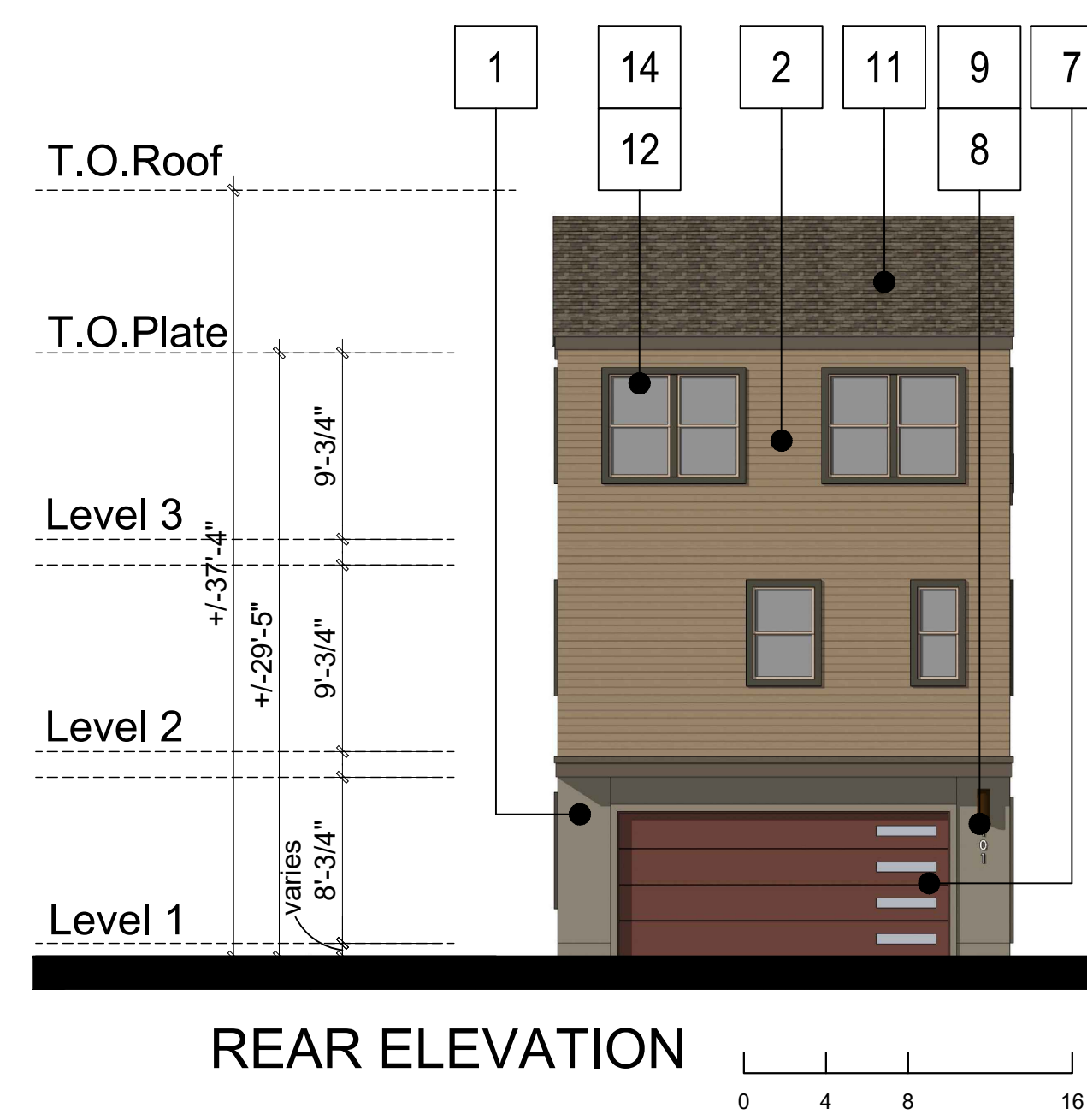
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| 8. LIGHT FIXTURE | |



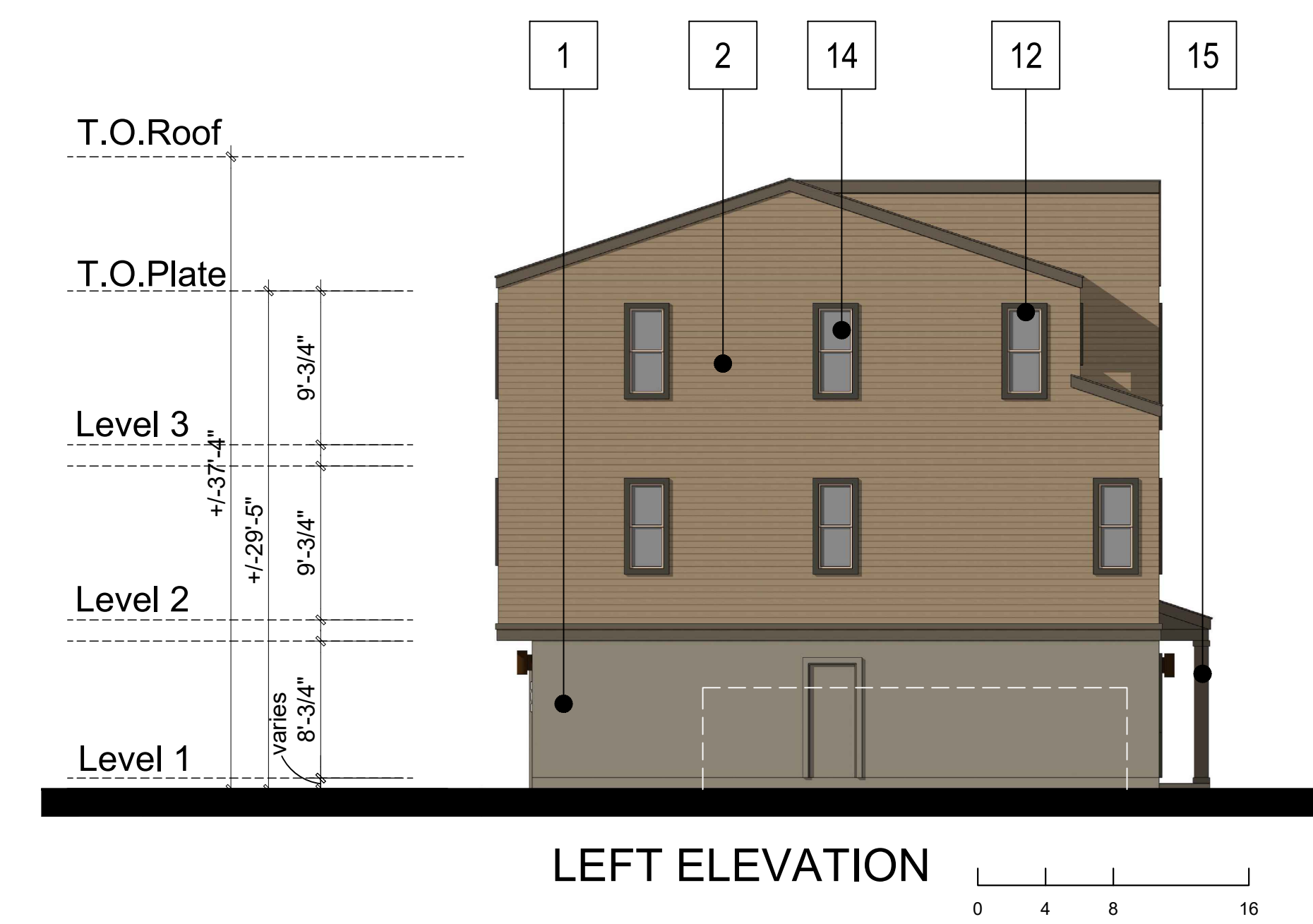
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RIGHT ELEVATION 0 4 8 16



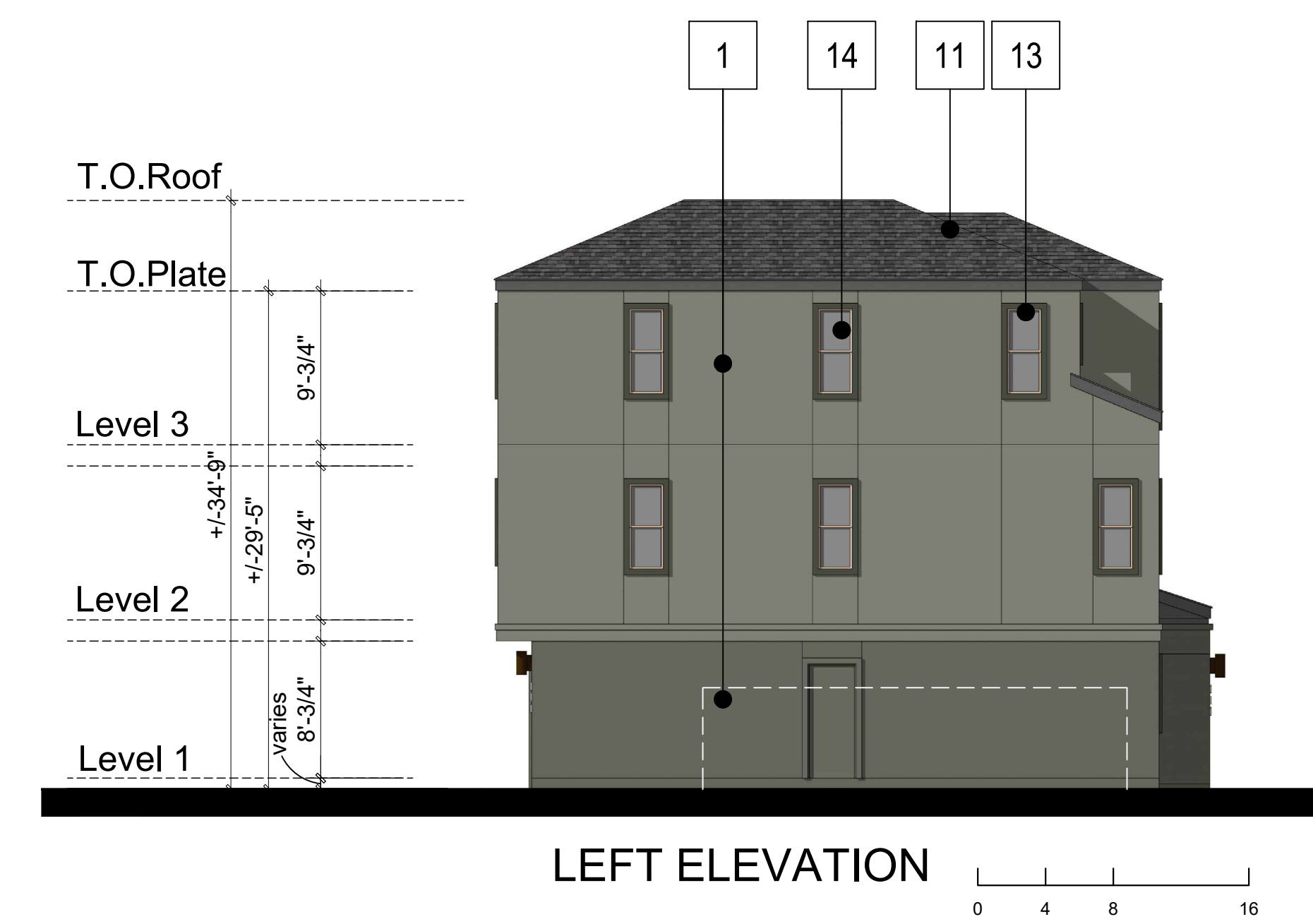
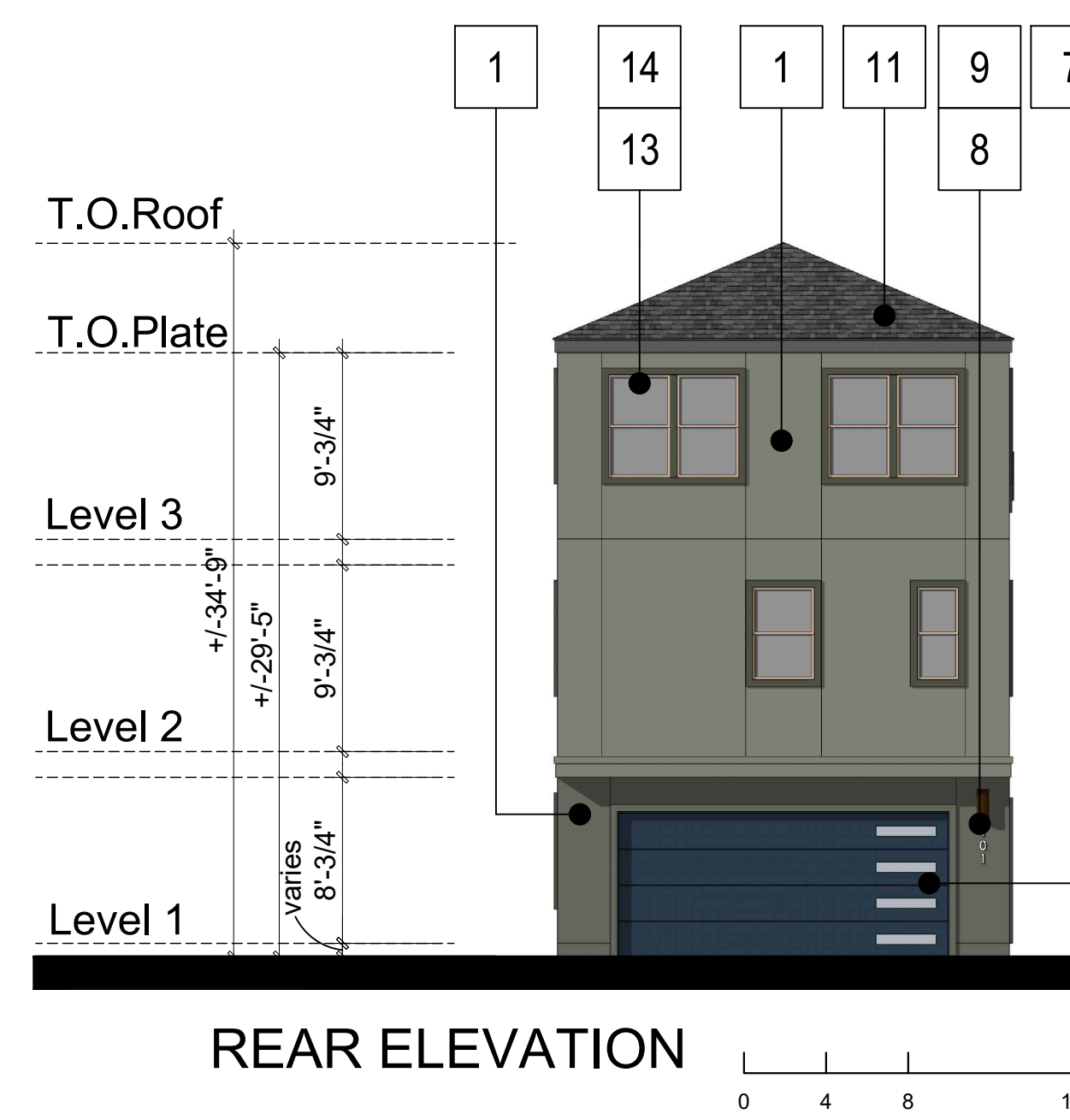
REAR ELEVATION 0 4 8 16



LEFT ELEVATION 0 4 8 16

MATERIAL LEGEND

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| 8. LIGHT FIXTURE | |



MATERIAL LEGEND

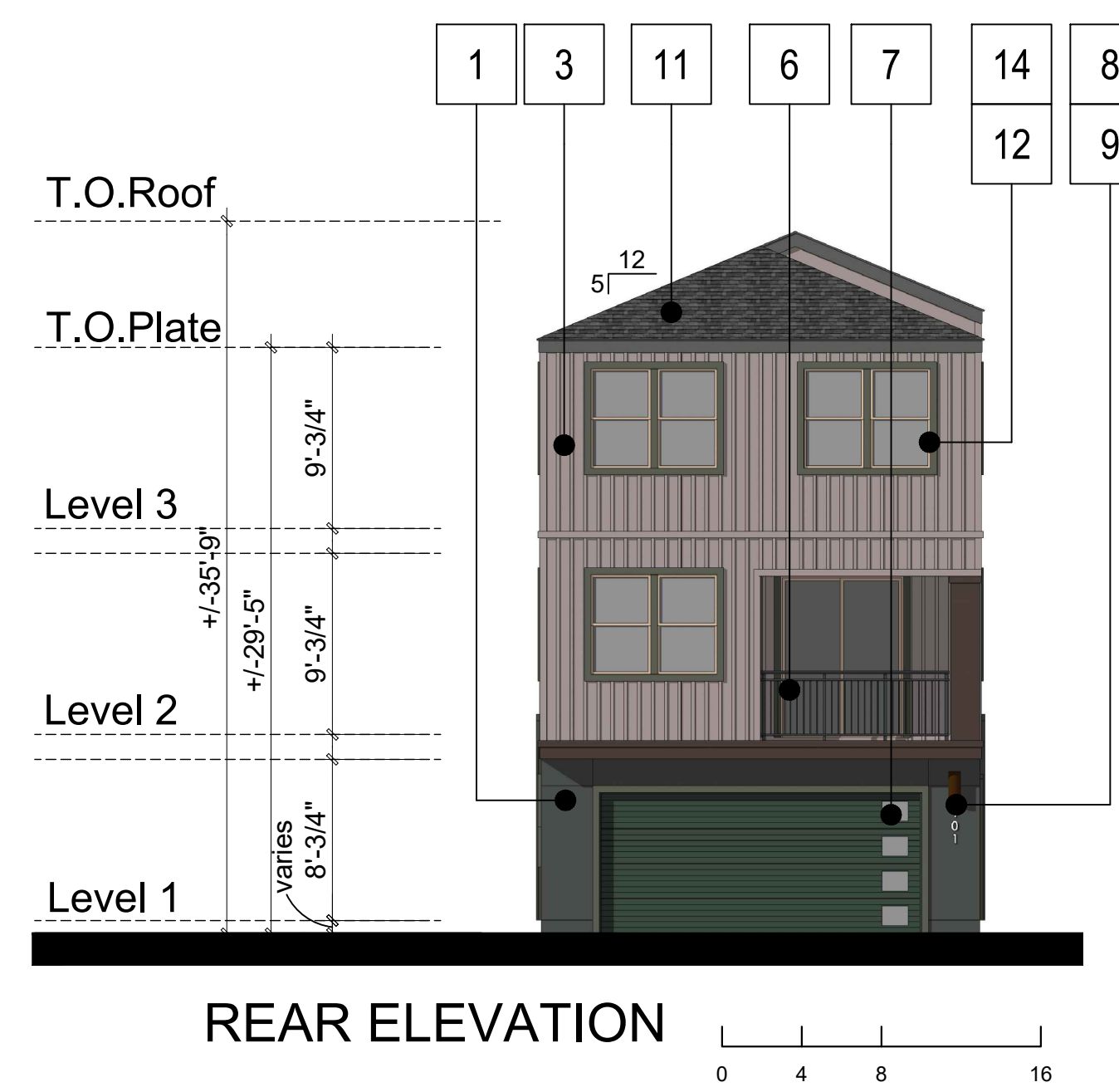
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| 8. LIGHT FIXTURE | |



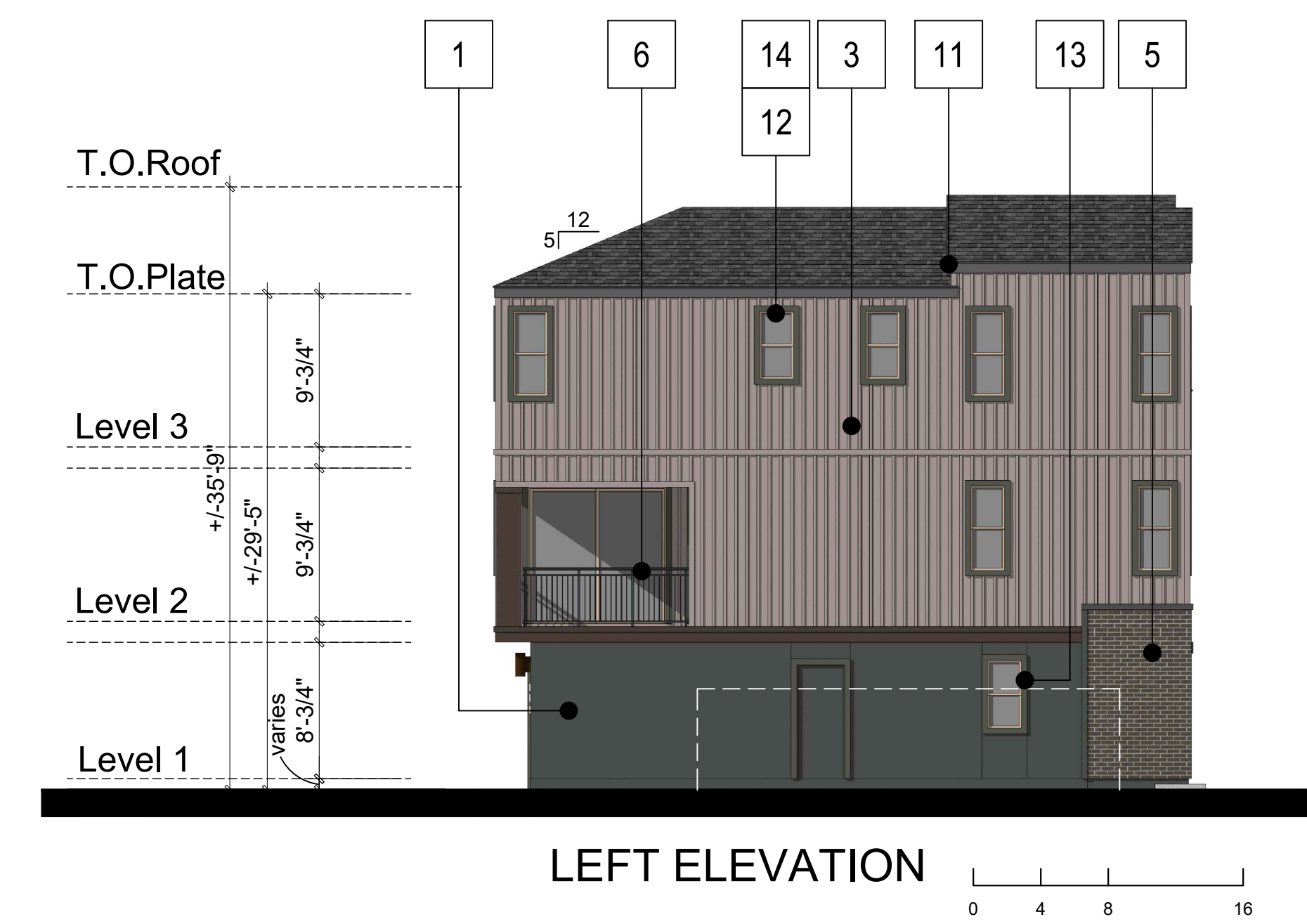
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LEFT ELEVATION 0 4 8 16

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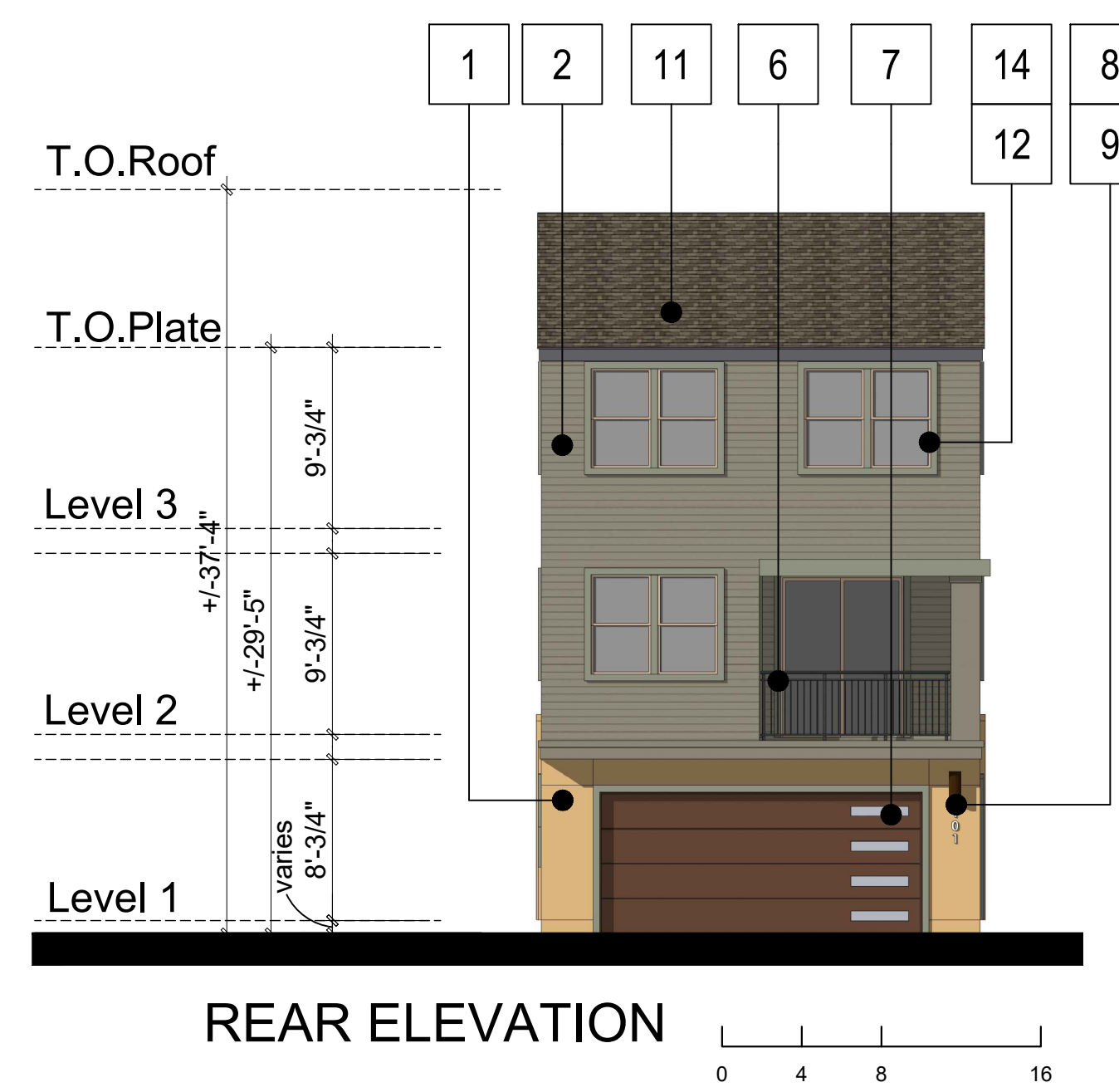
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| 8. LIGHT FIXTURE | |



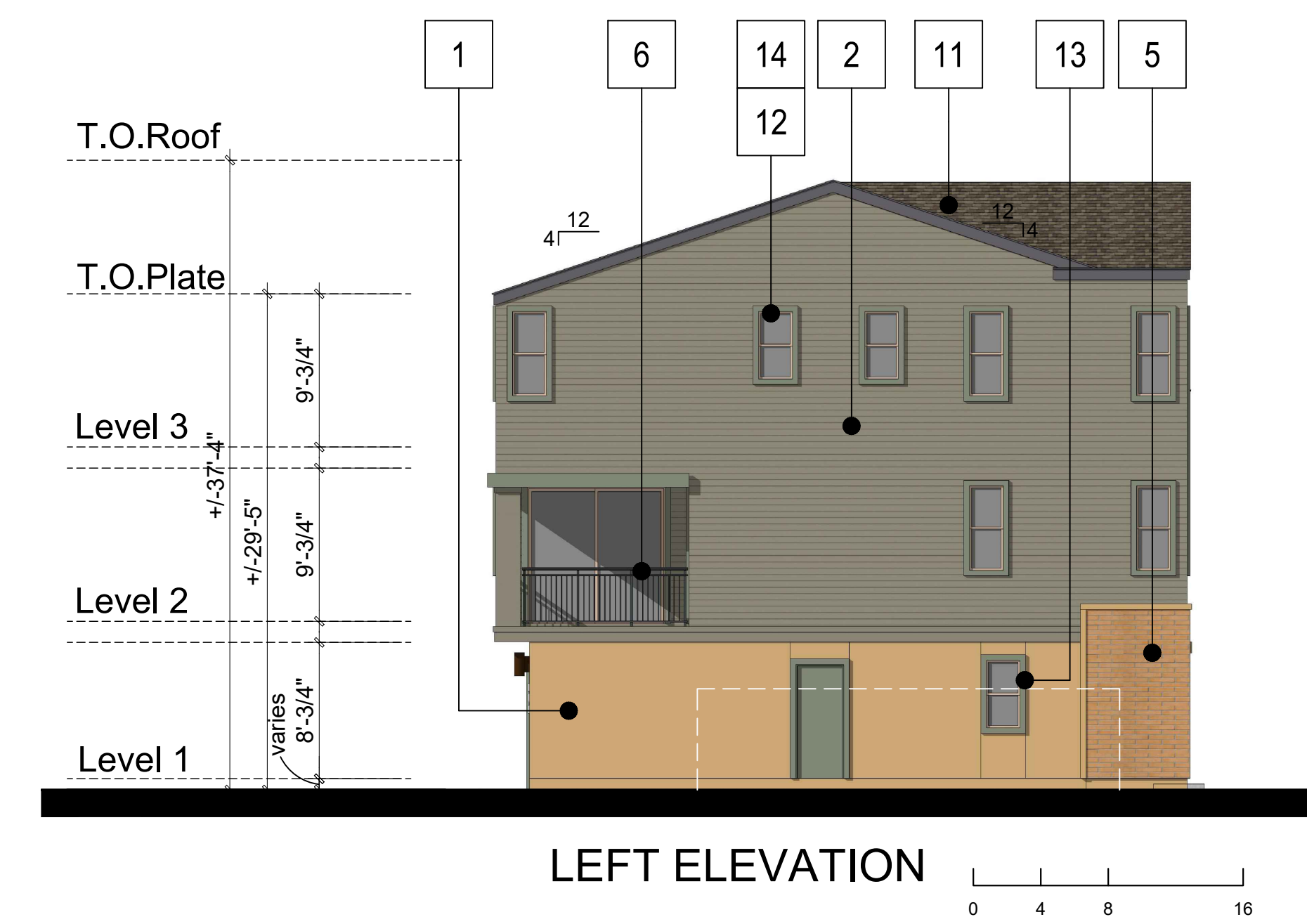
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RIGHT ELEVATION



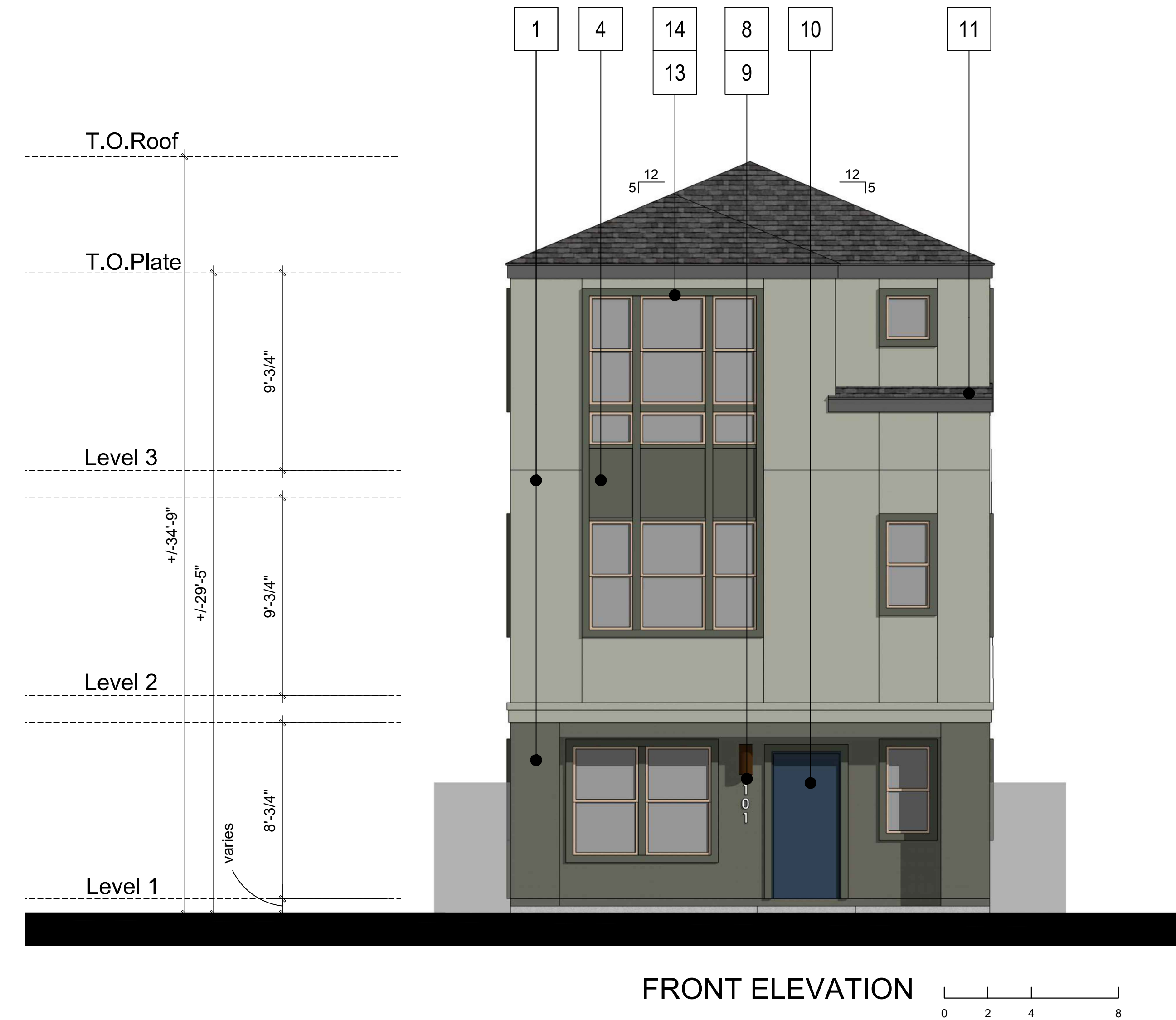
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LEFT ELEVATION

MATERIAL LEGEND

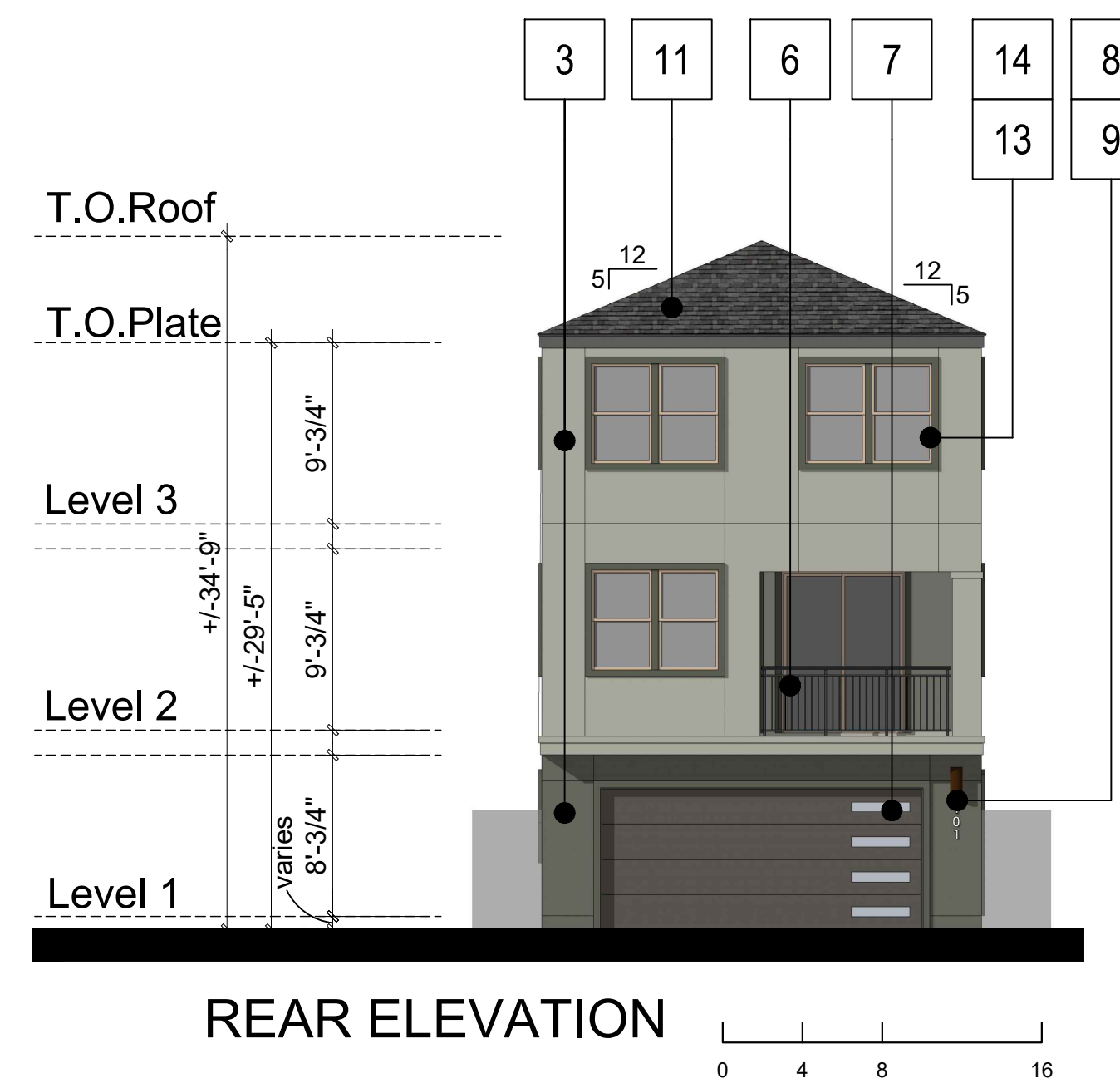
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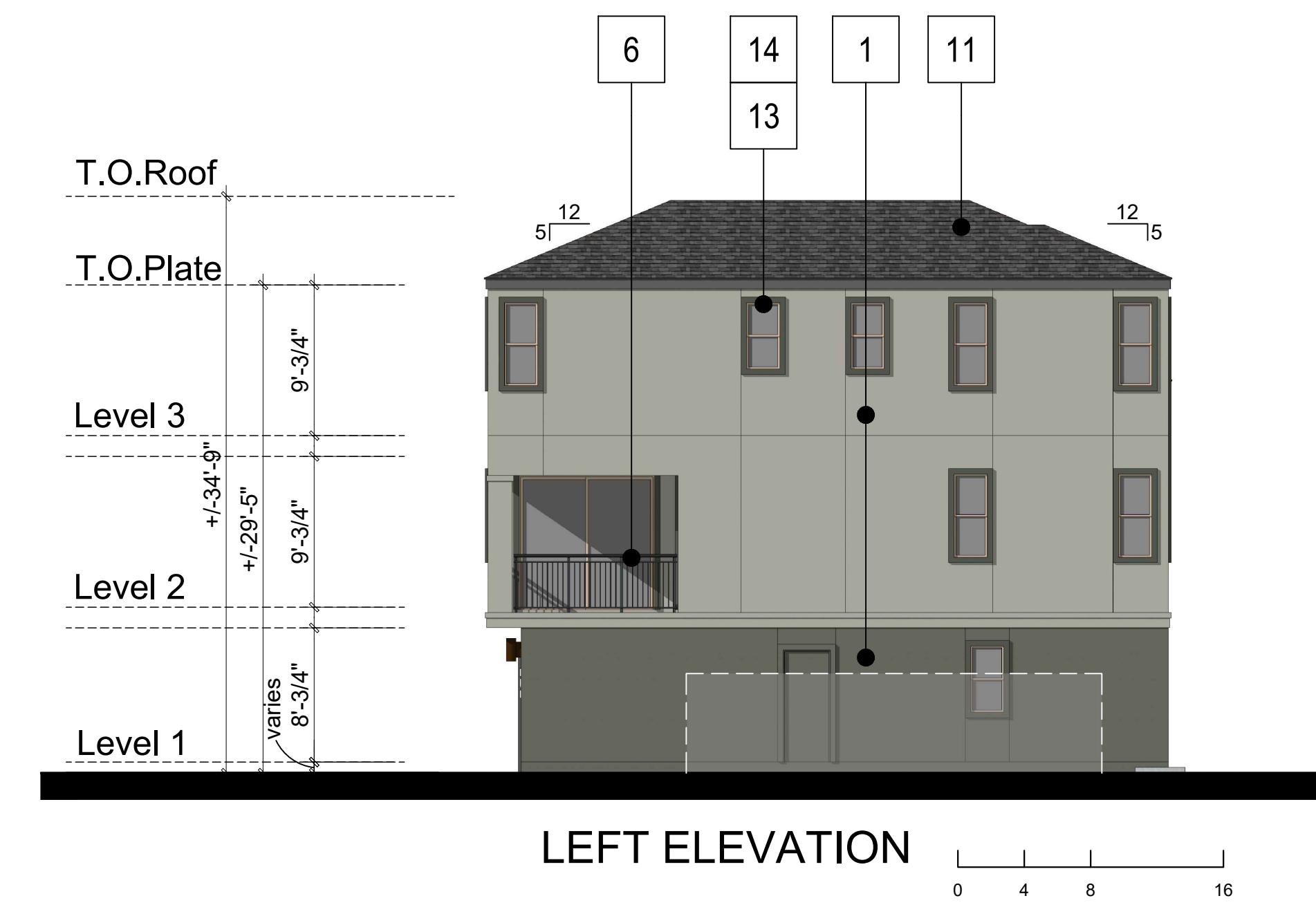
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RIGHT ELEVATION 0 4 8 16



REAR ELEVATION 0 4 8 16



LEFT ELEVATION 0 4 8 16

MATERIAL LEGEND

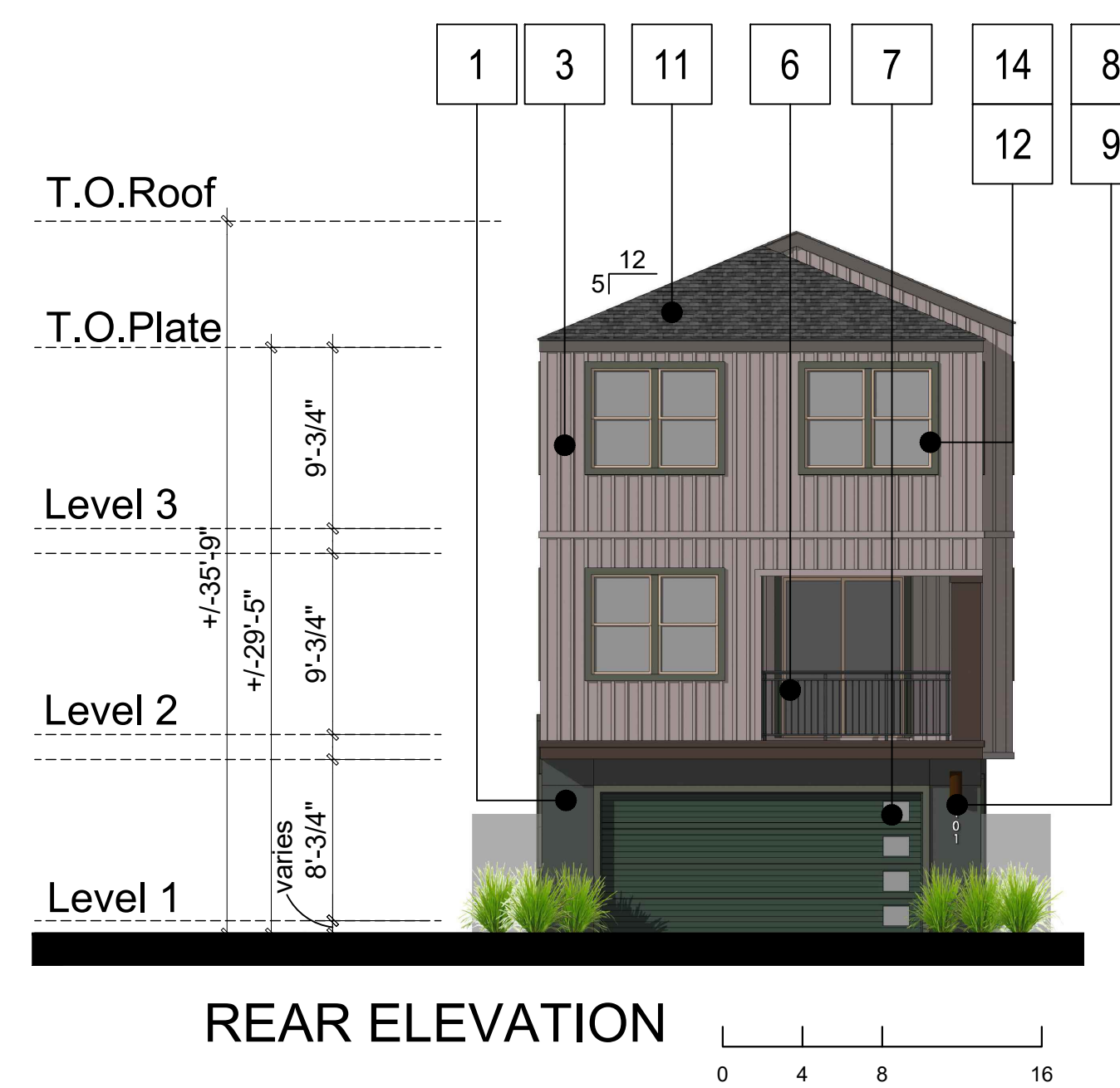
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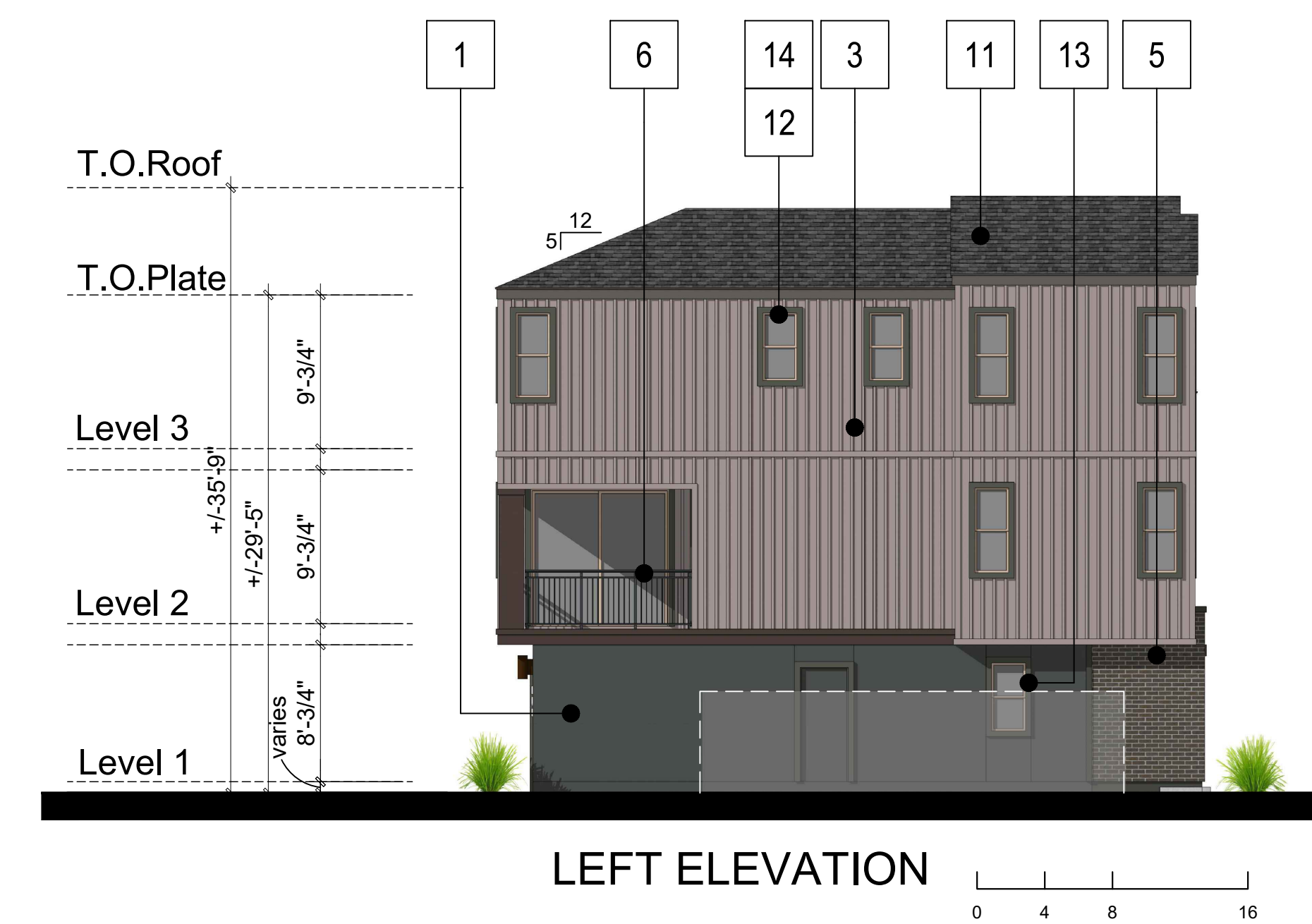
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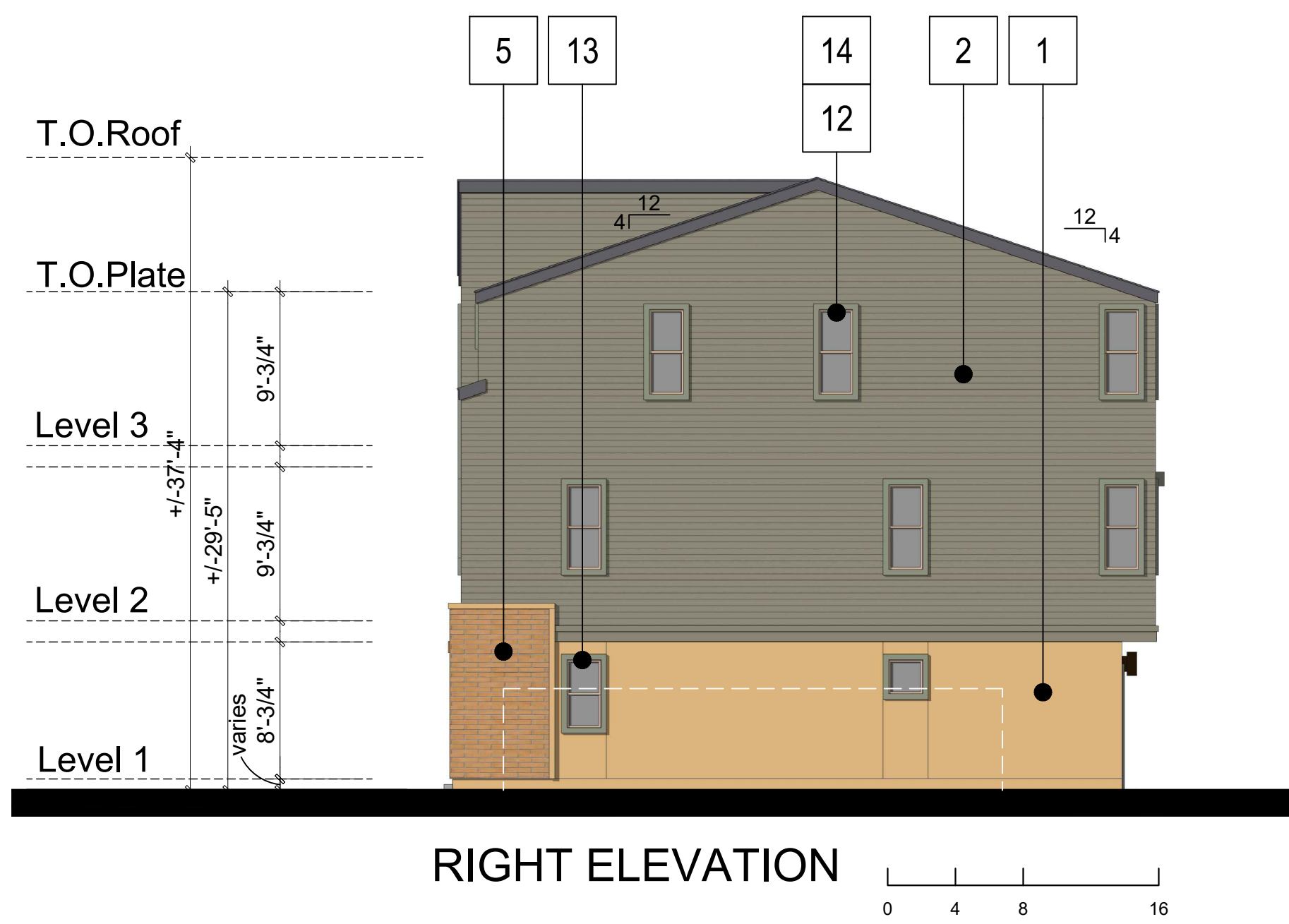
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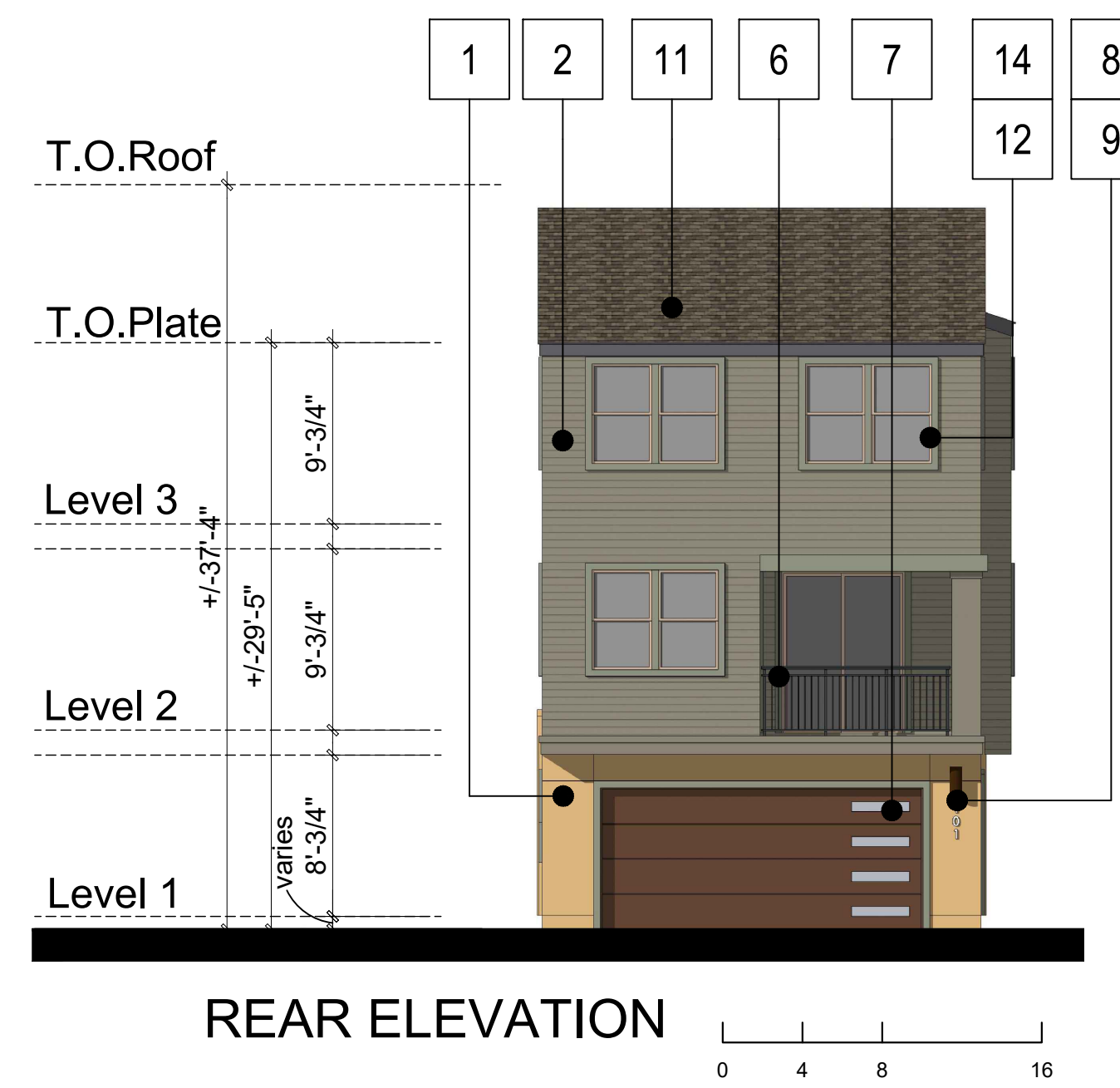
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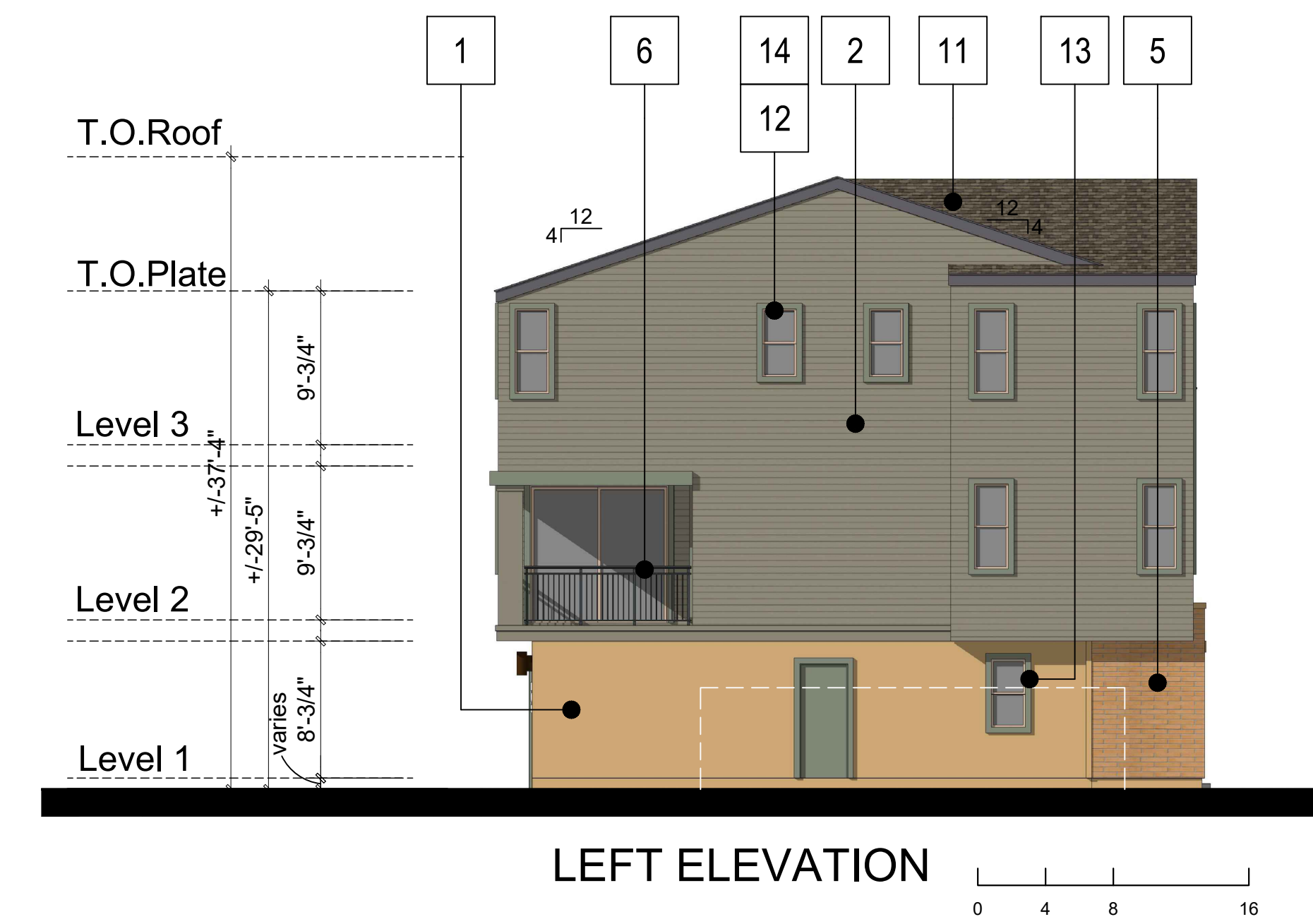
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REAR ELEVATION 0 4 8 16



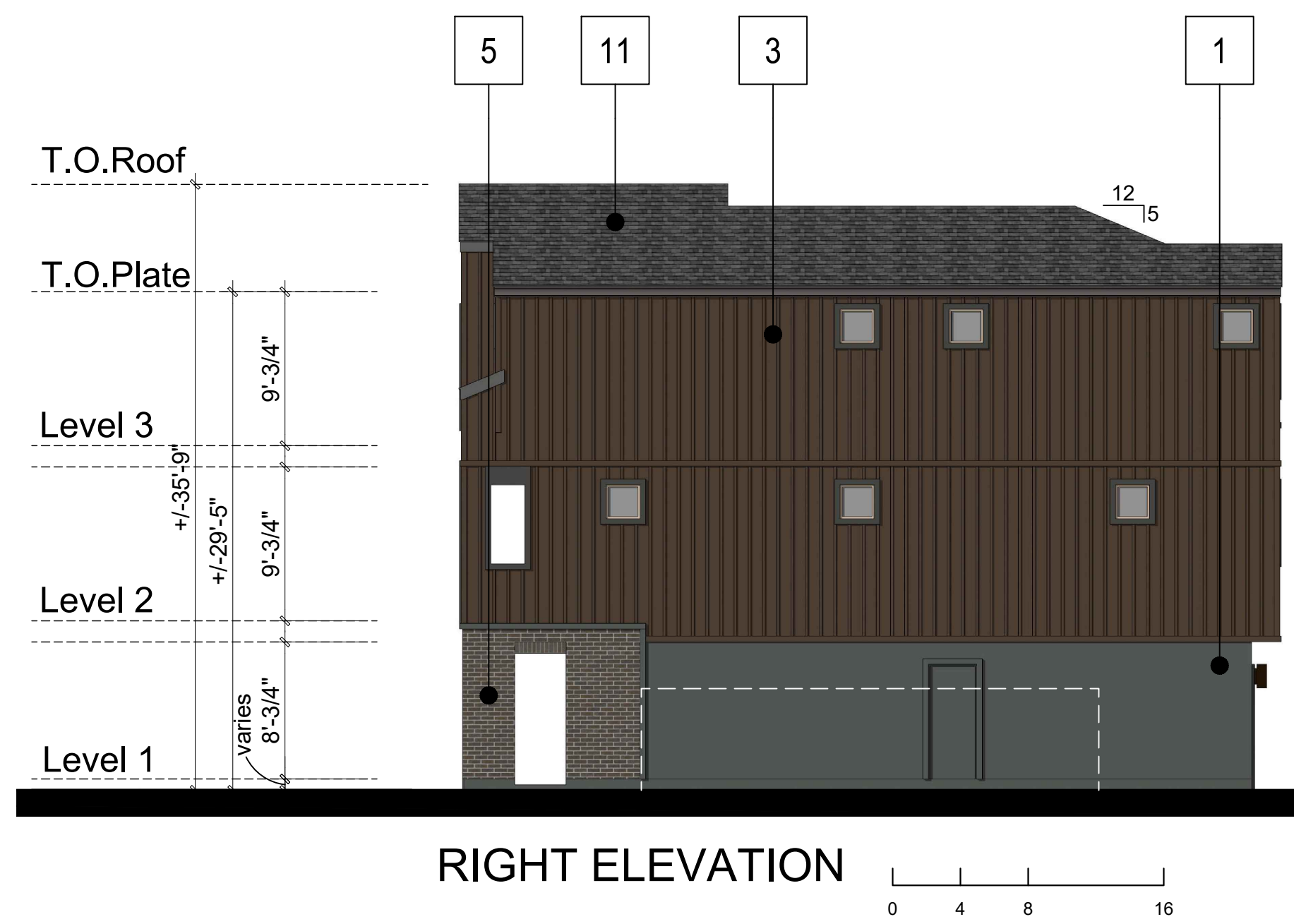
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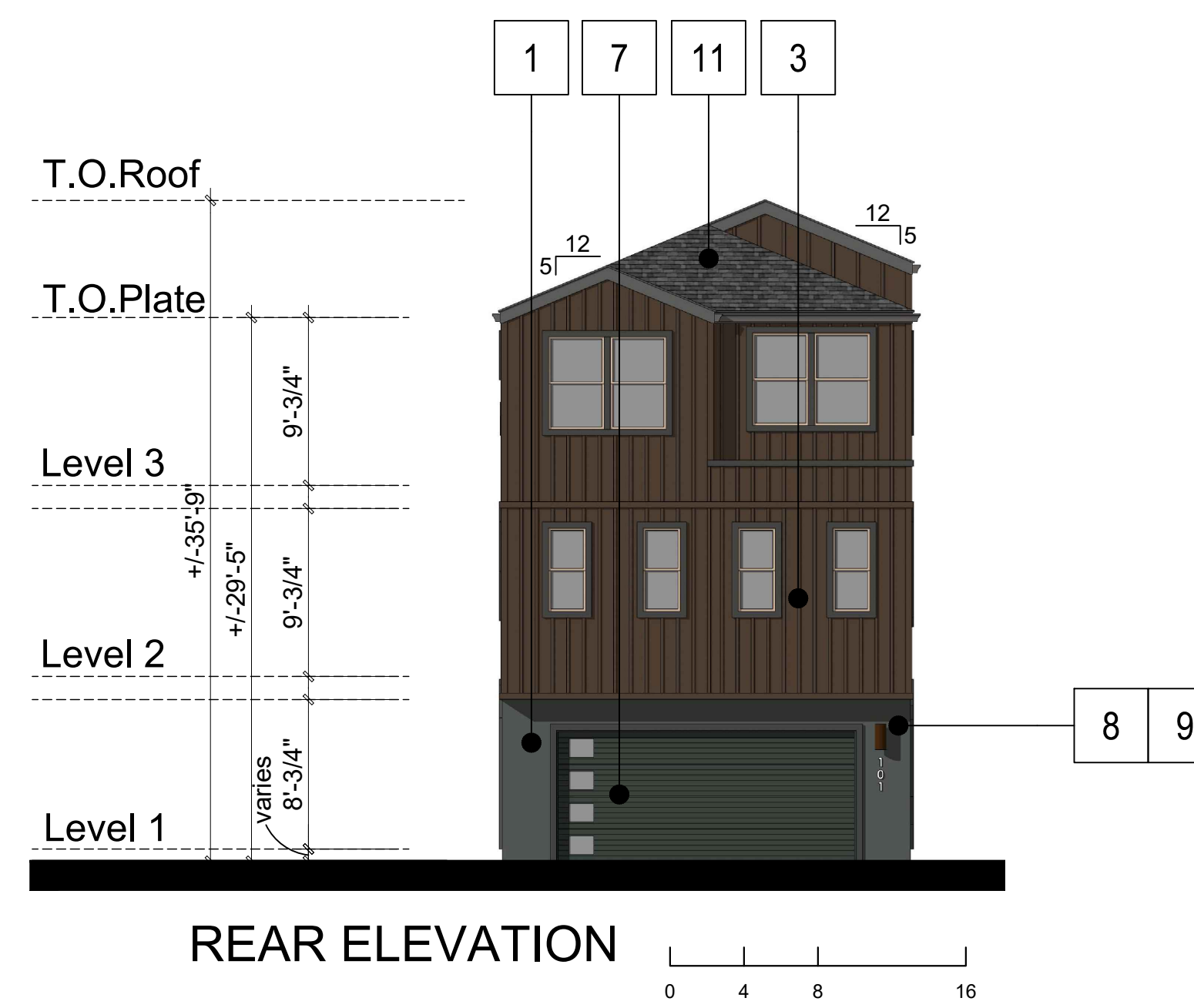
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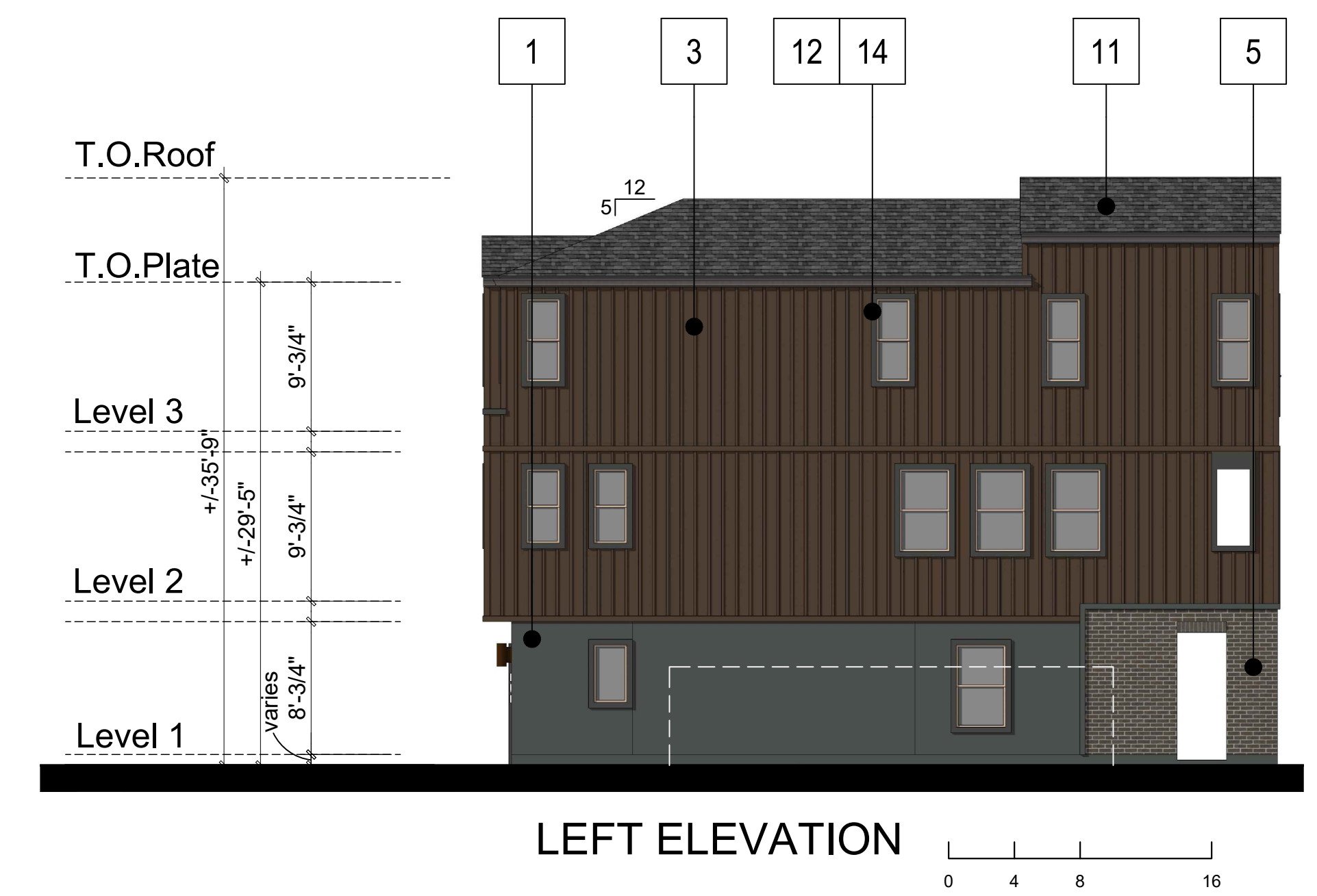
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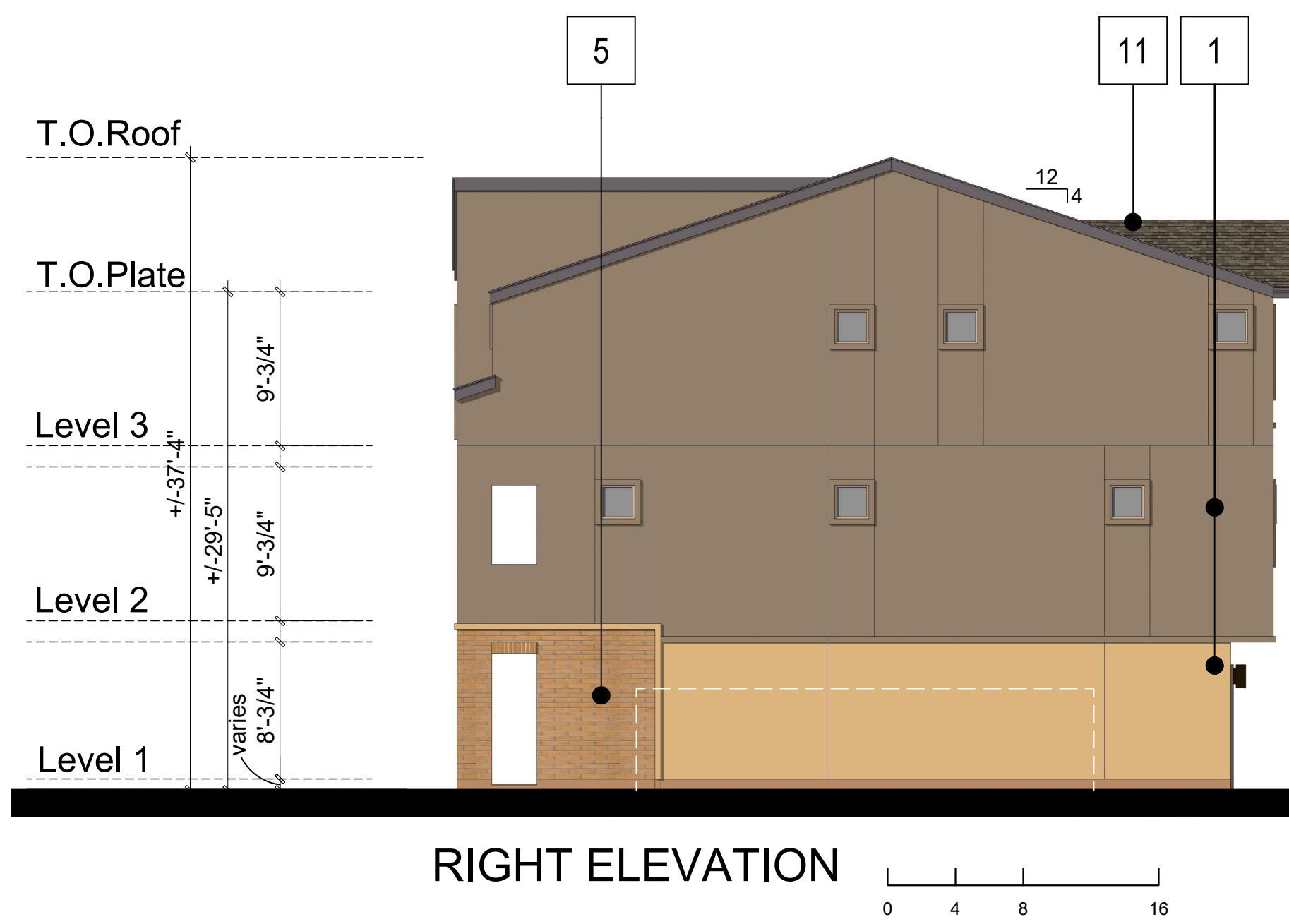
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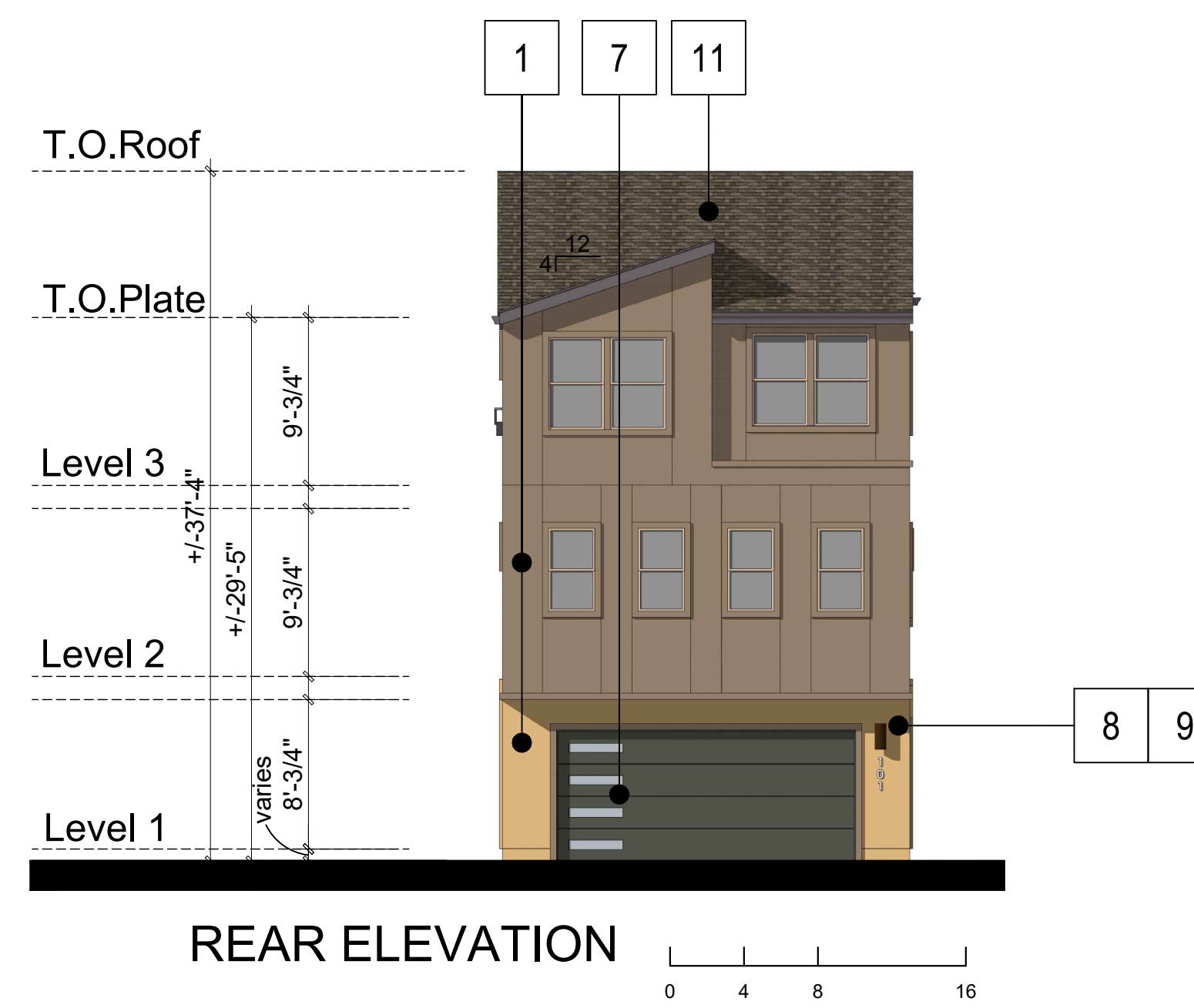
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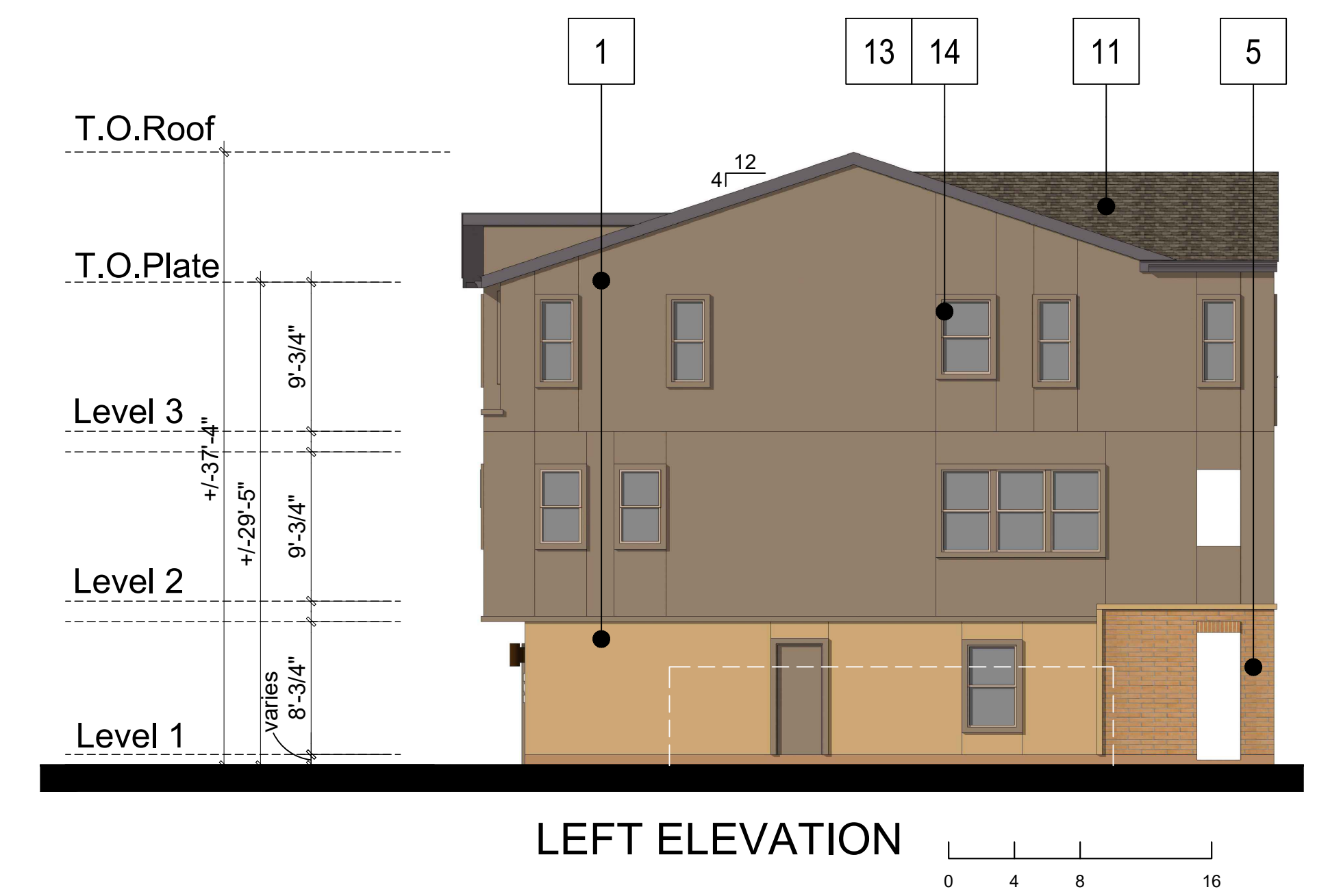
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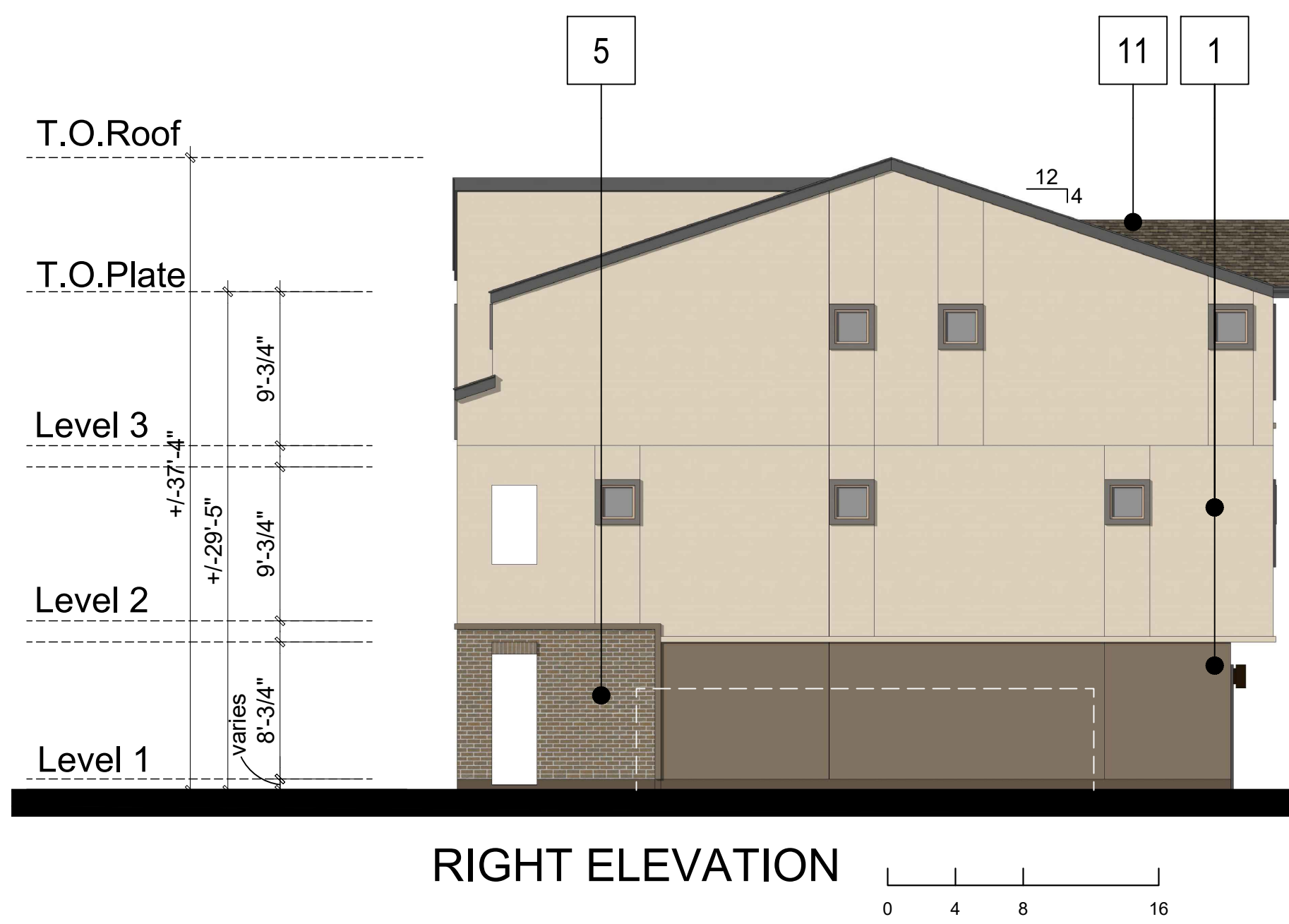
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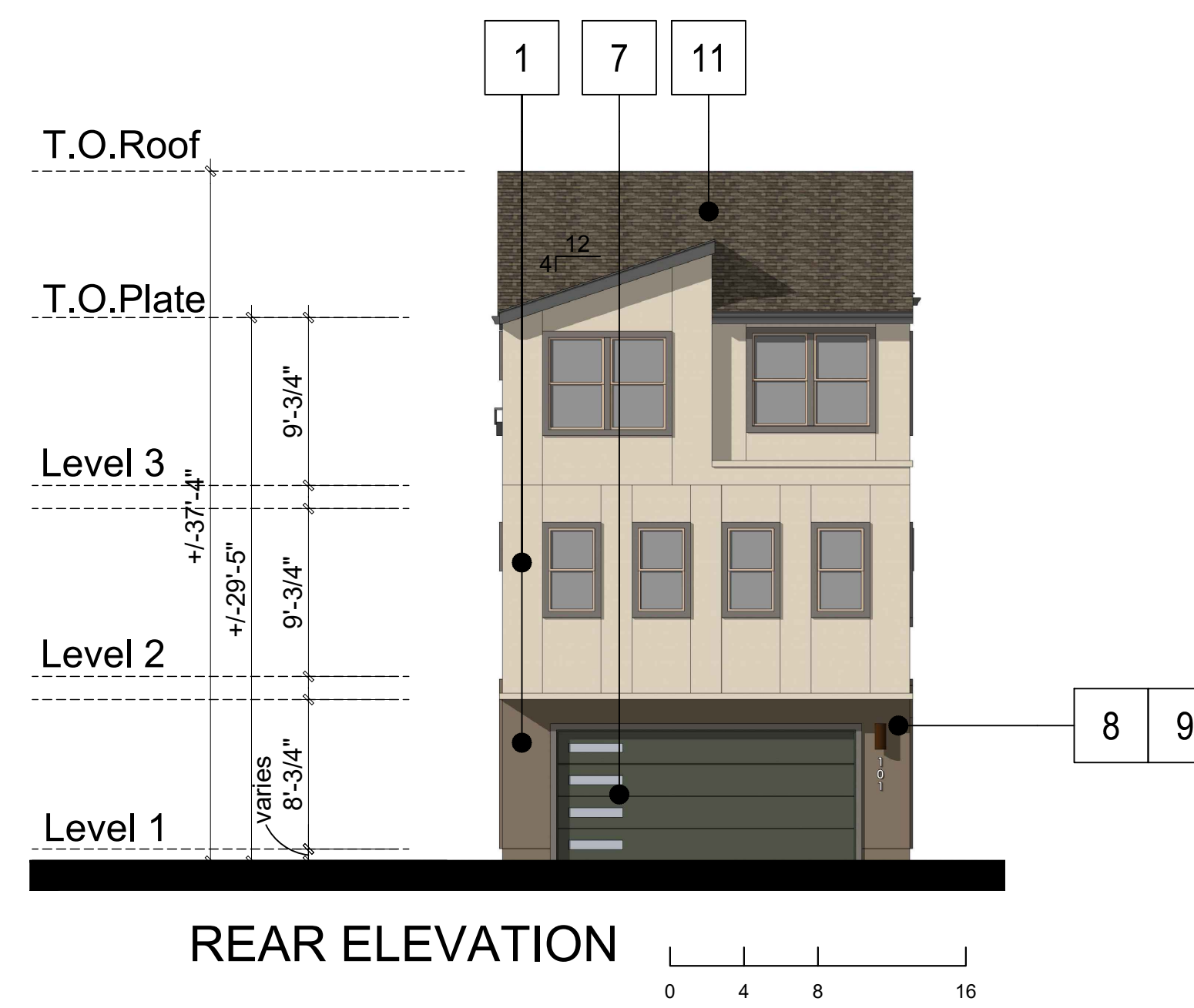
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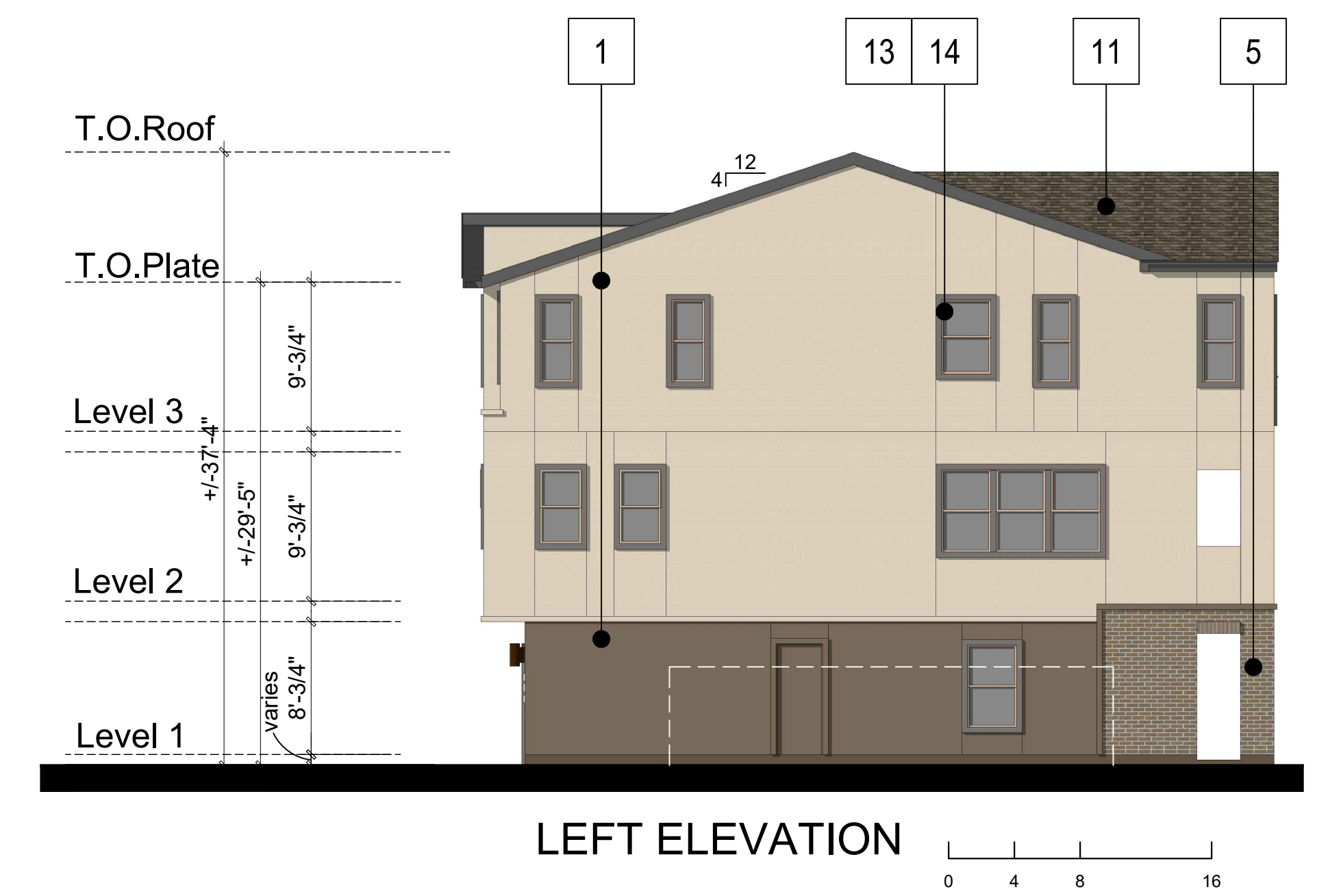
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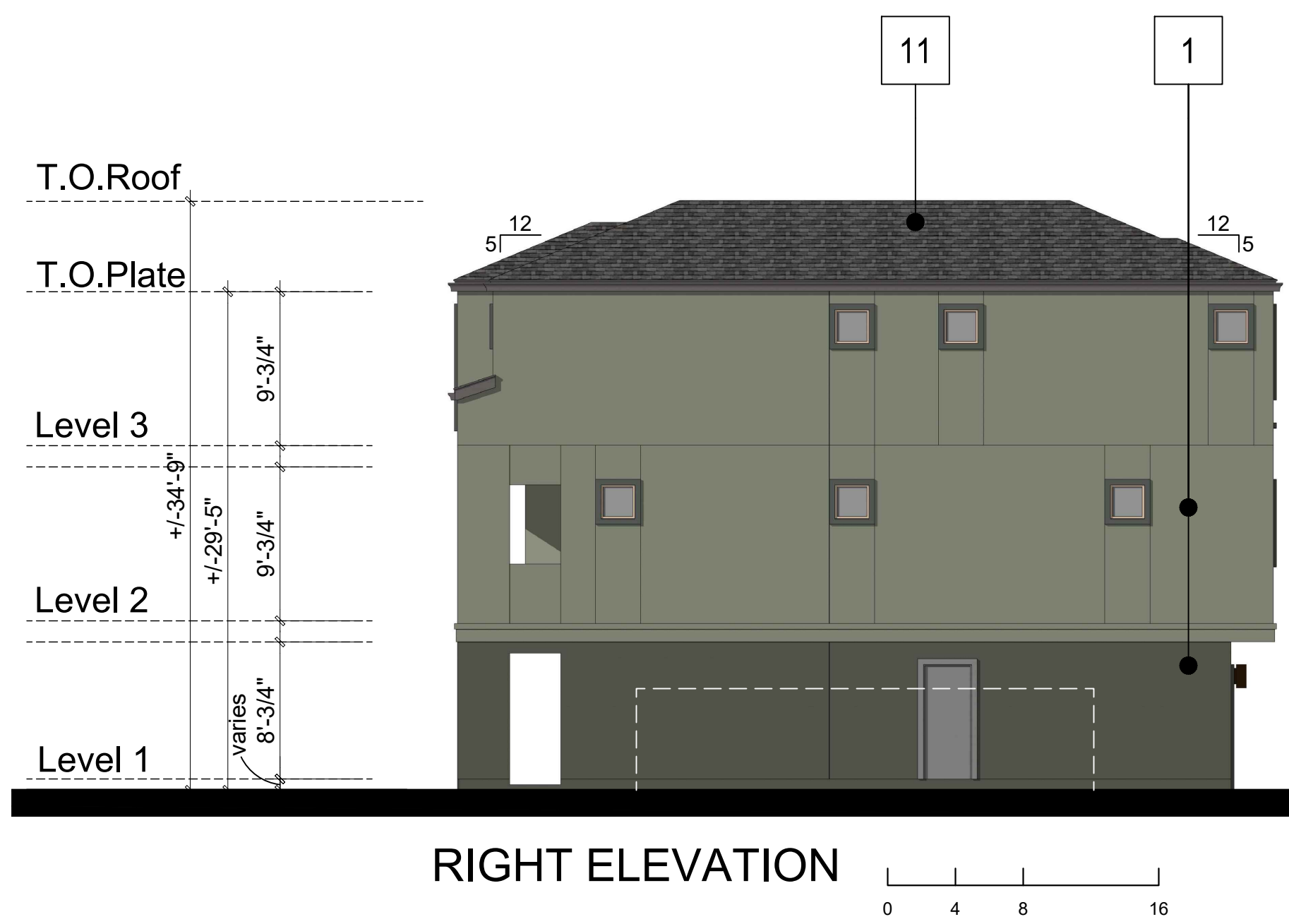
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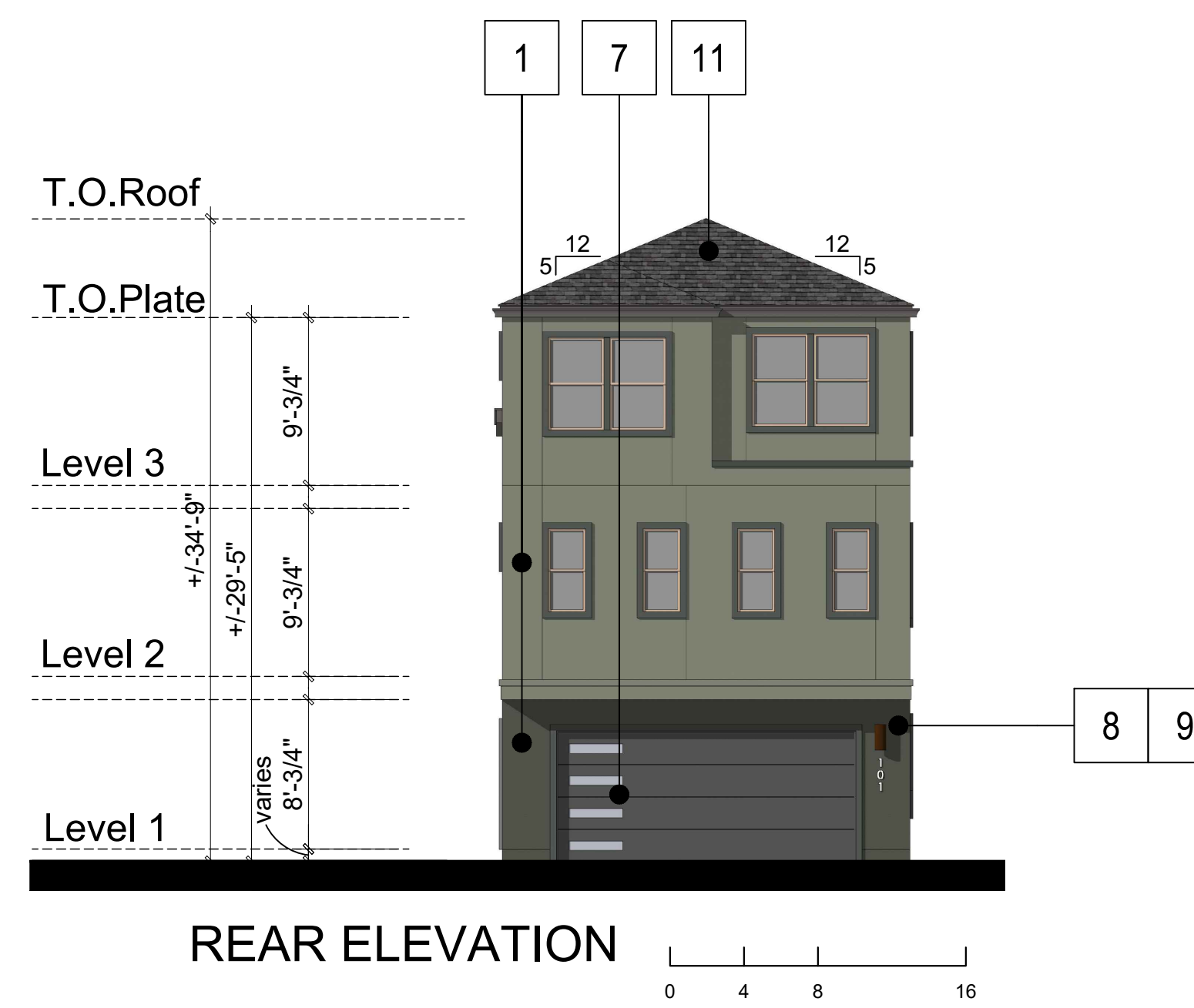
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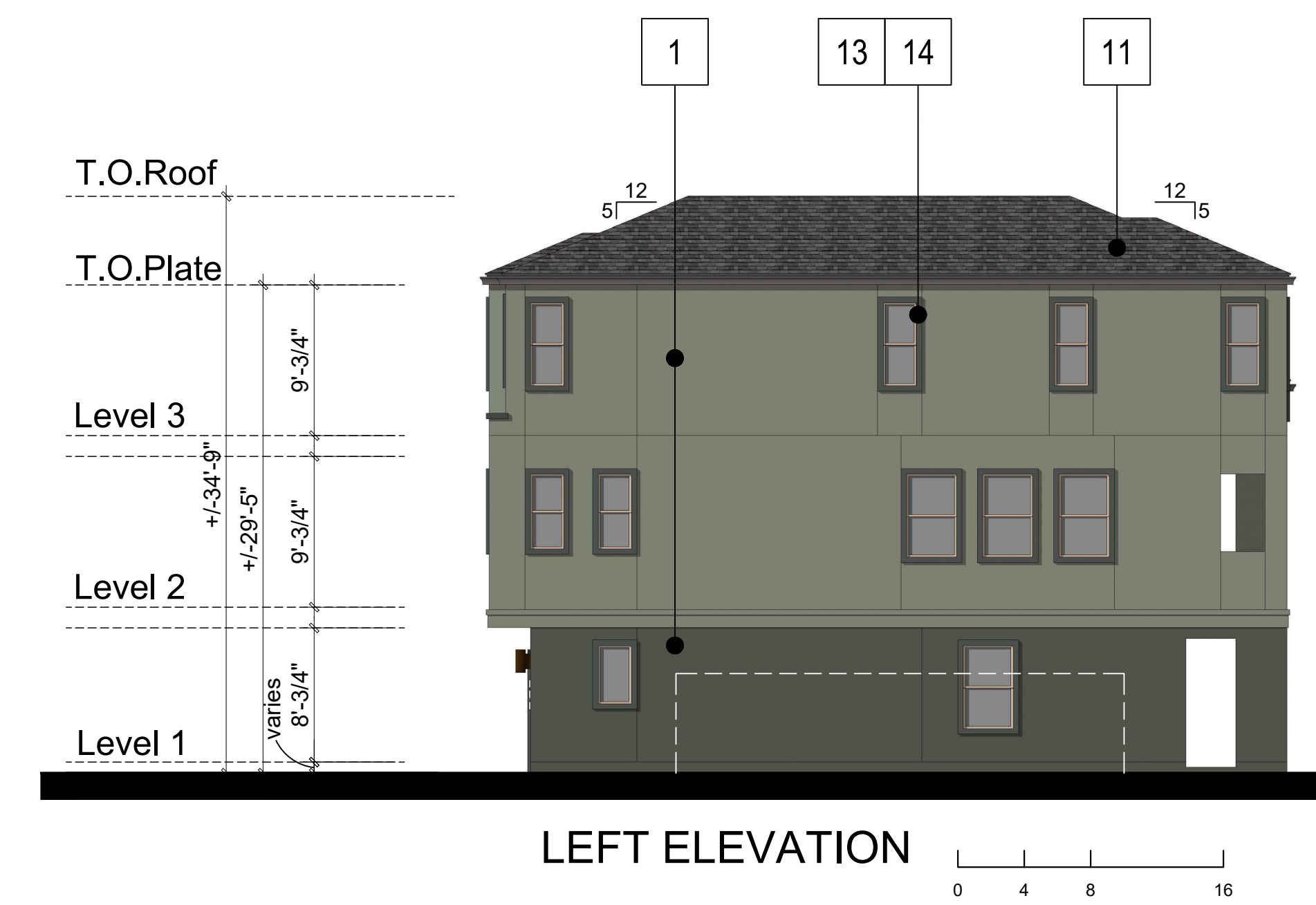
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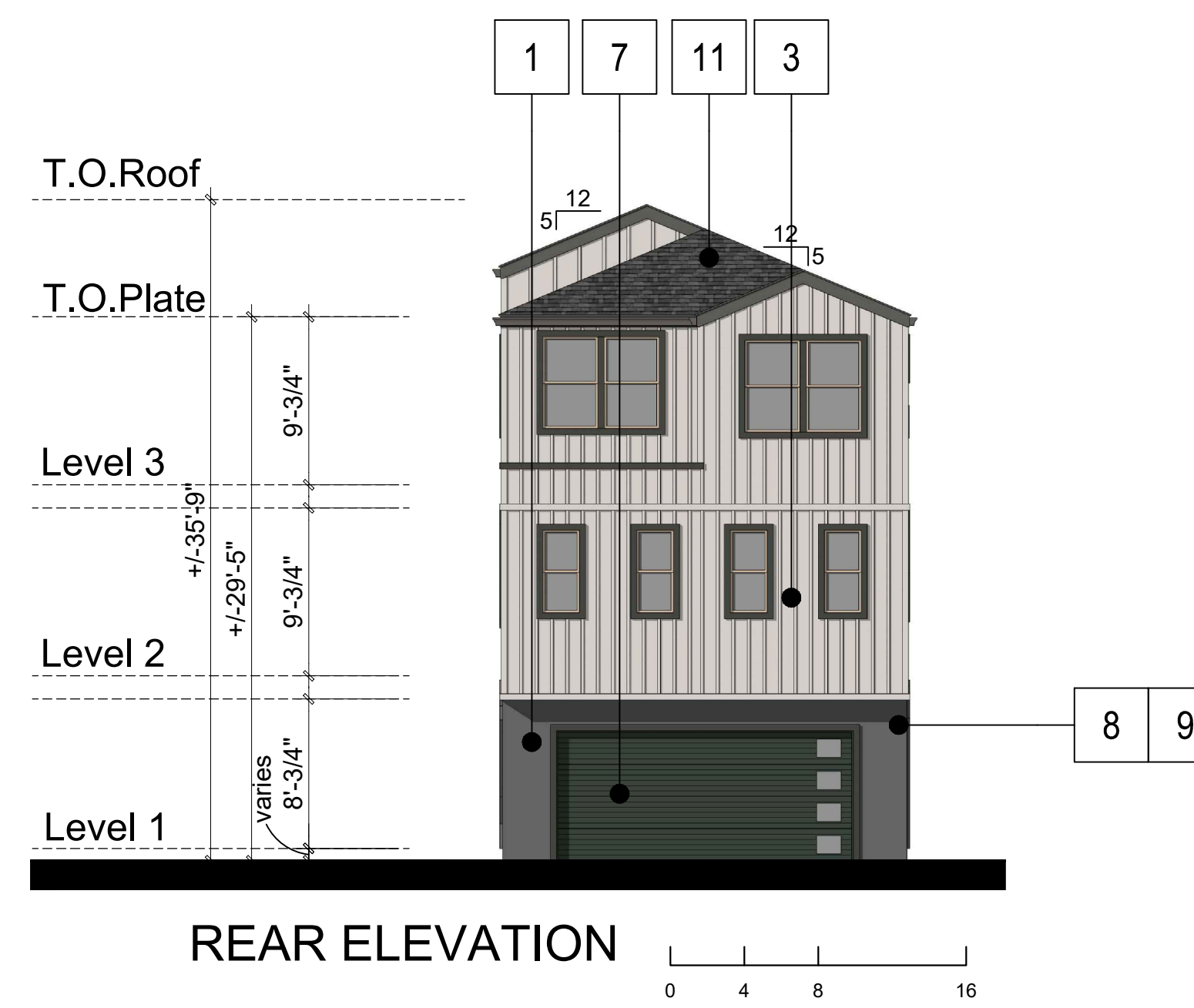
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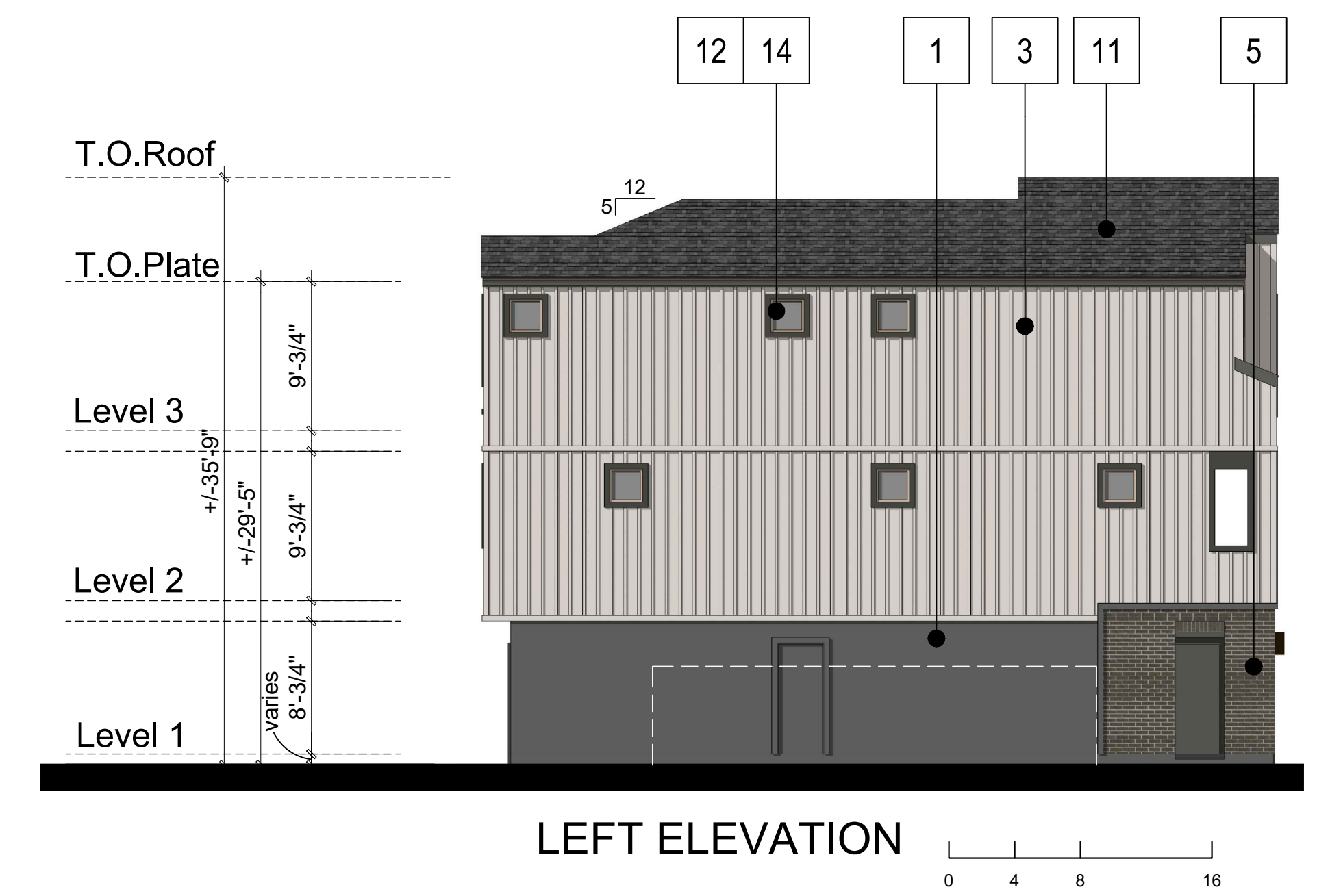
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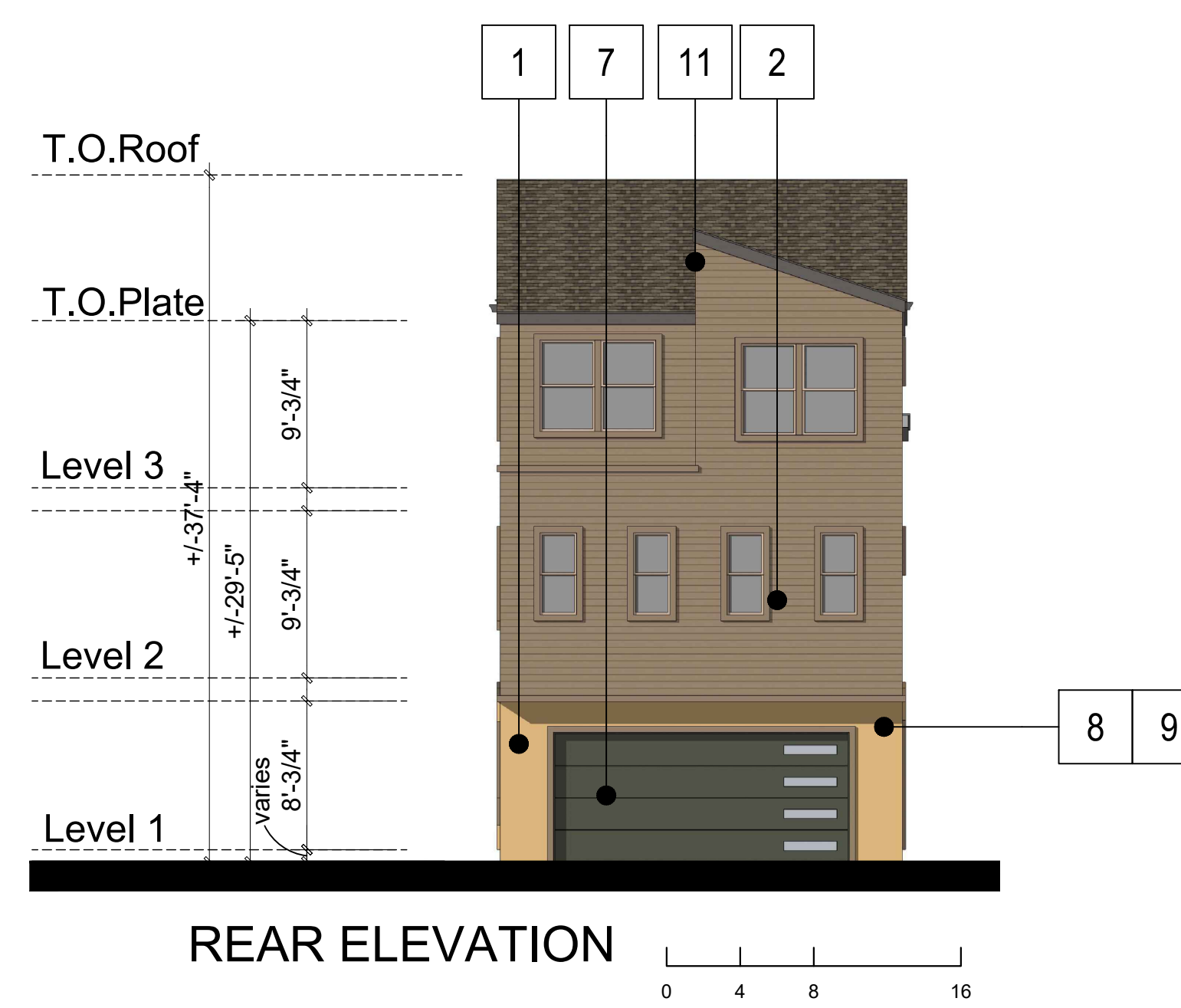
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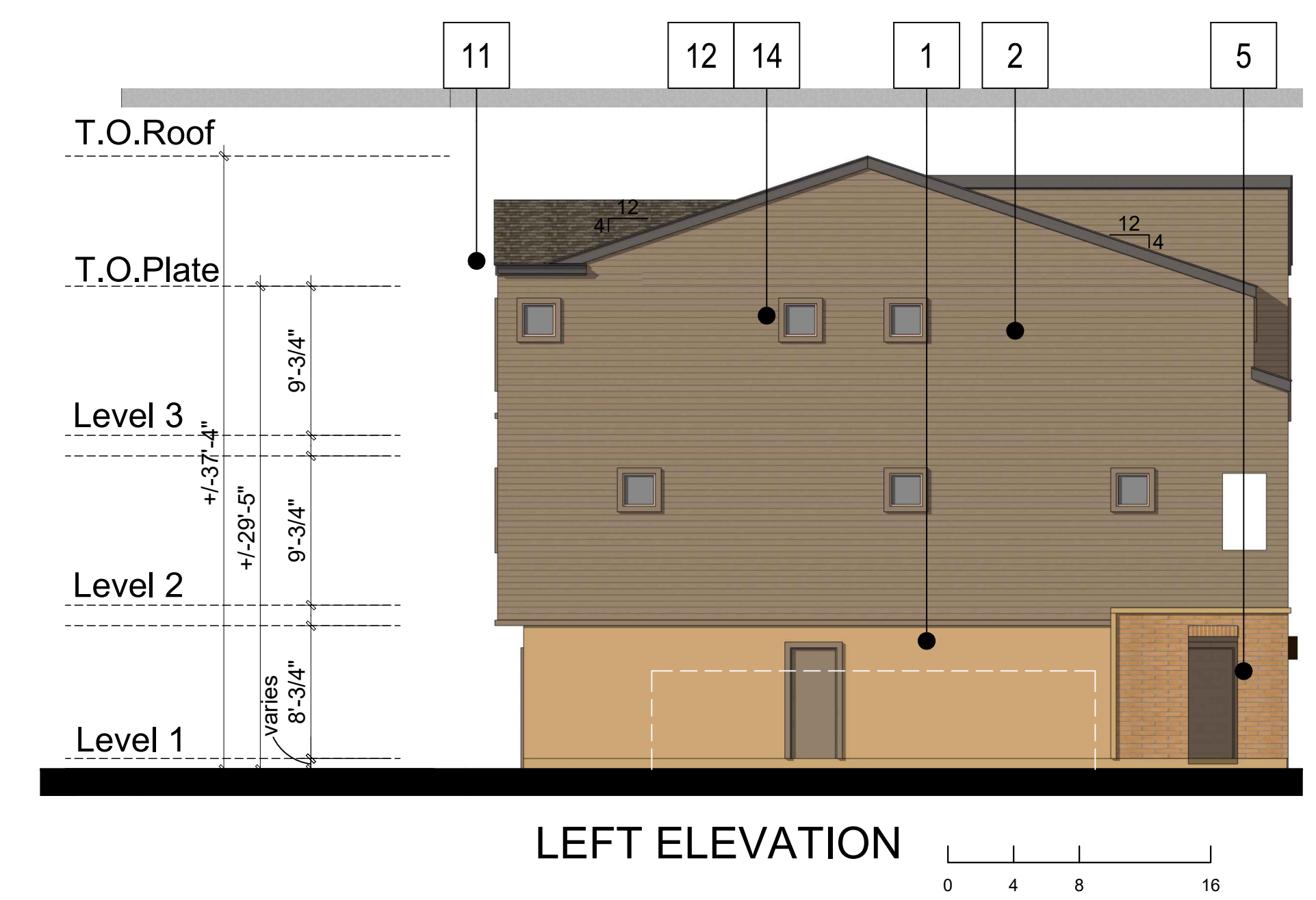
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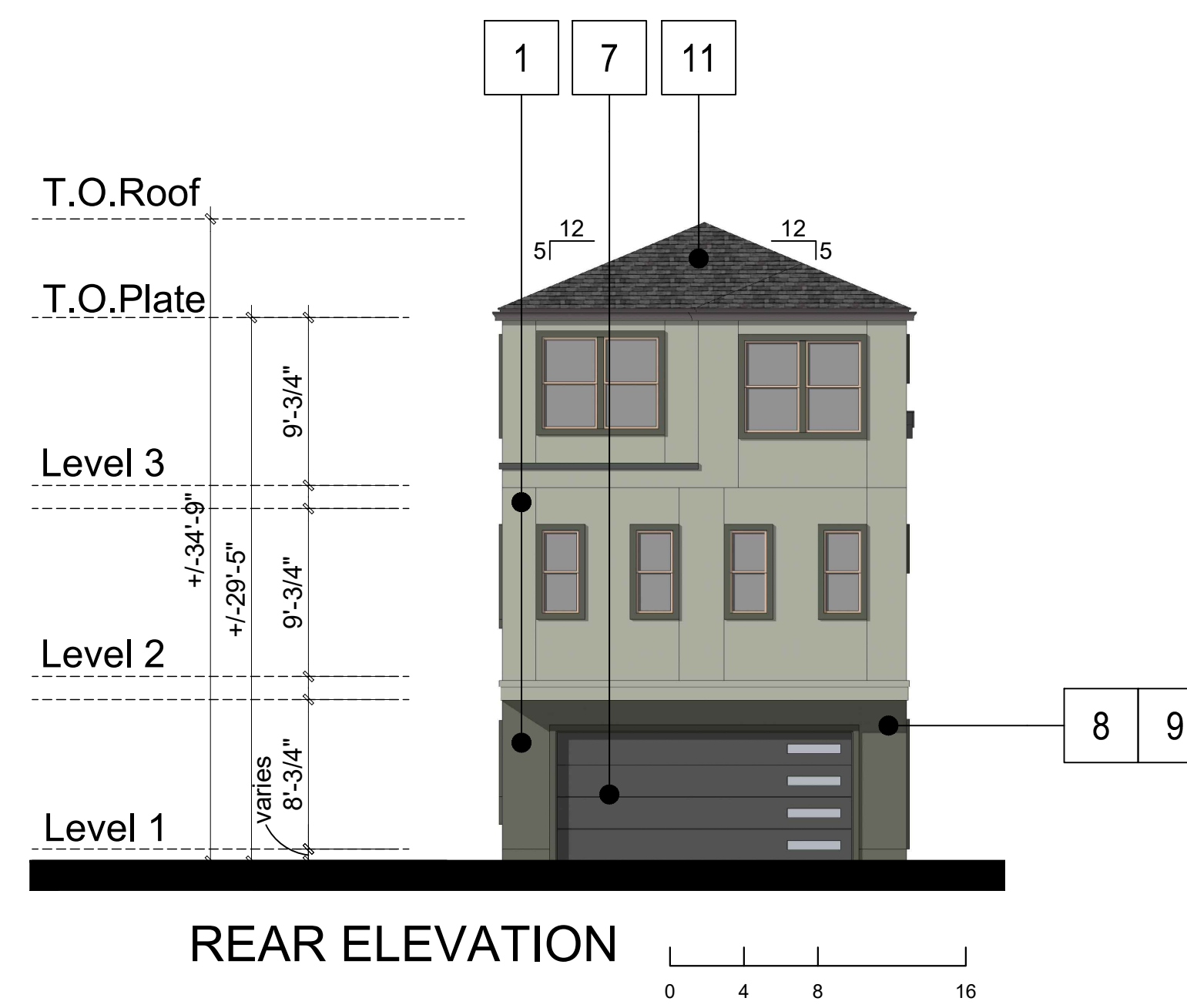
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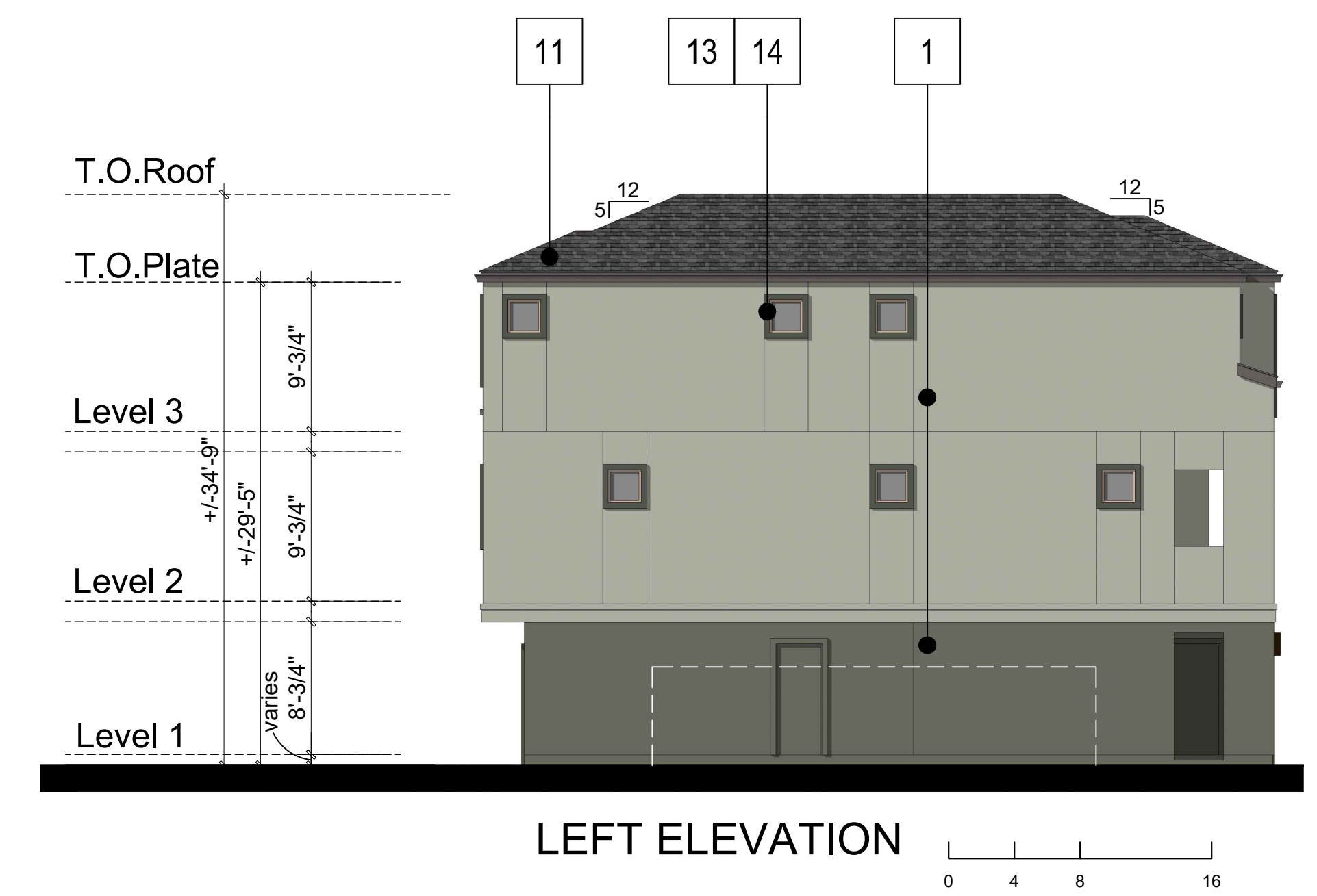
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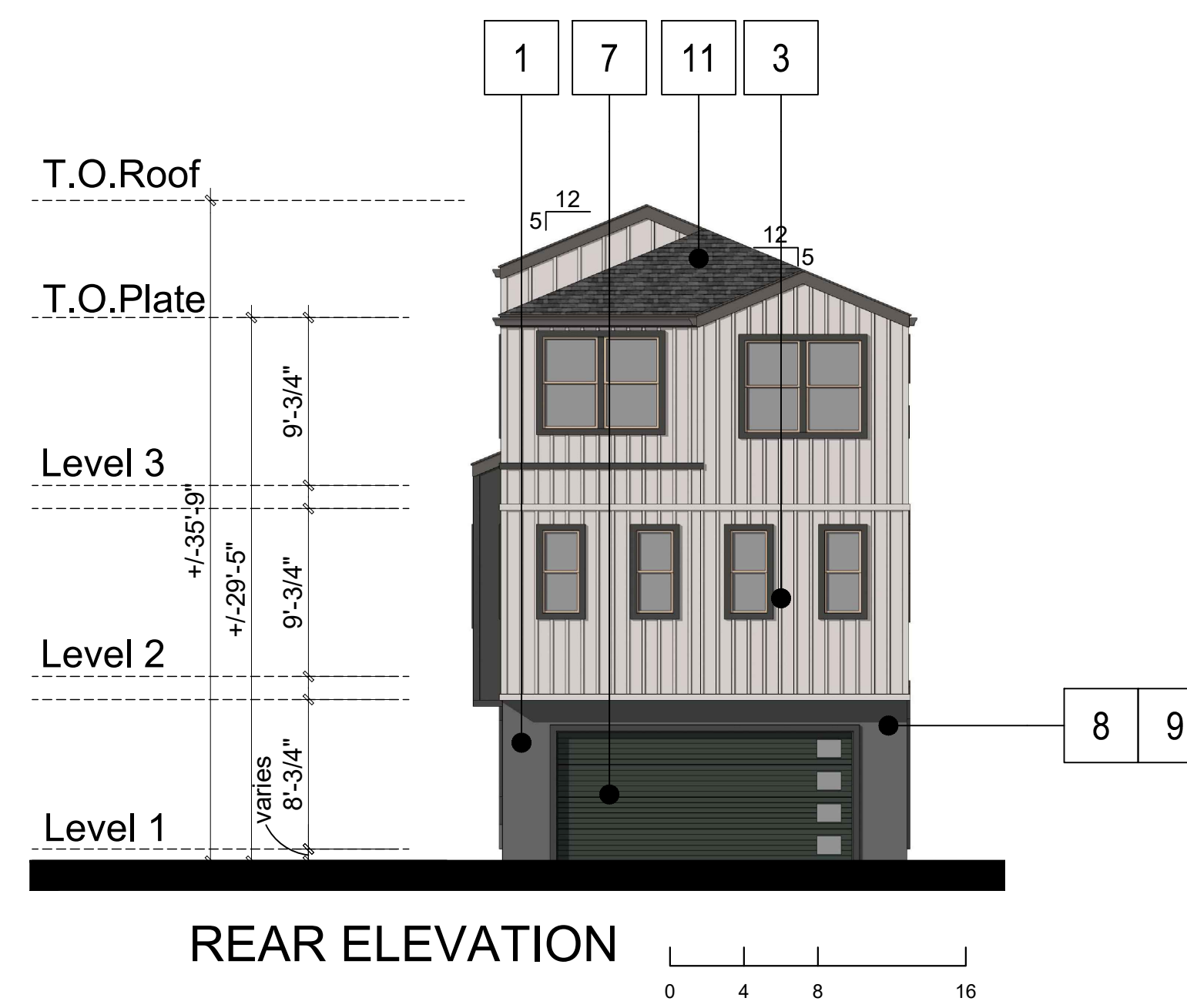
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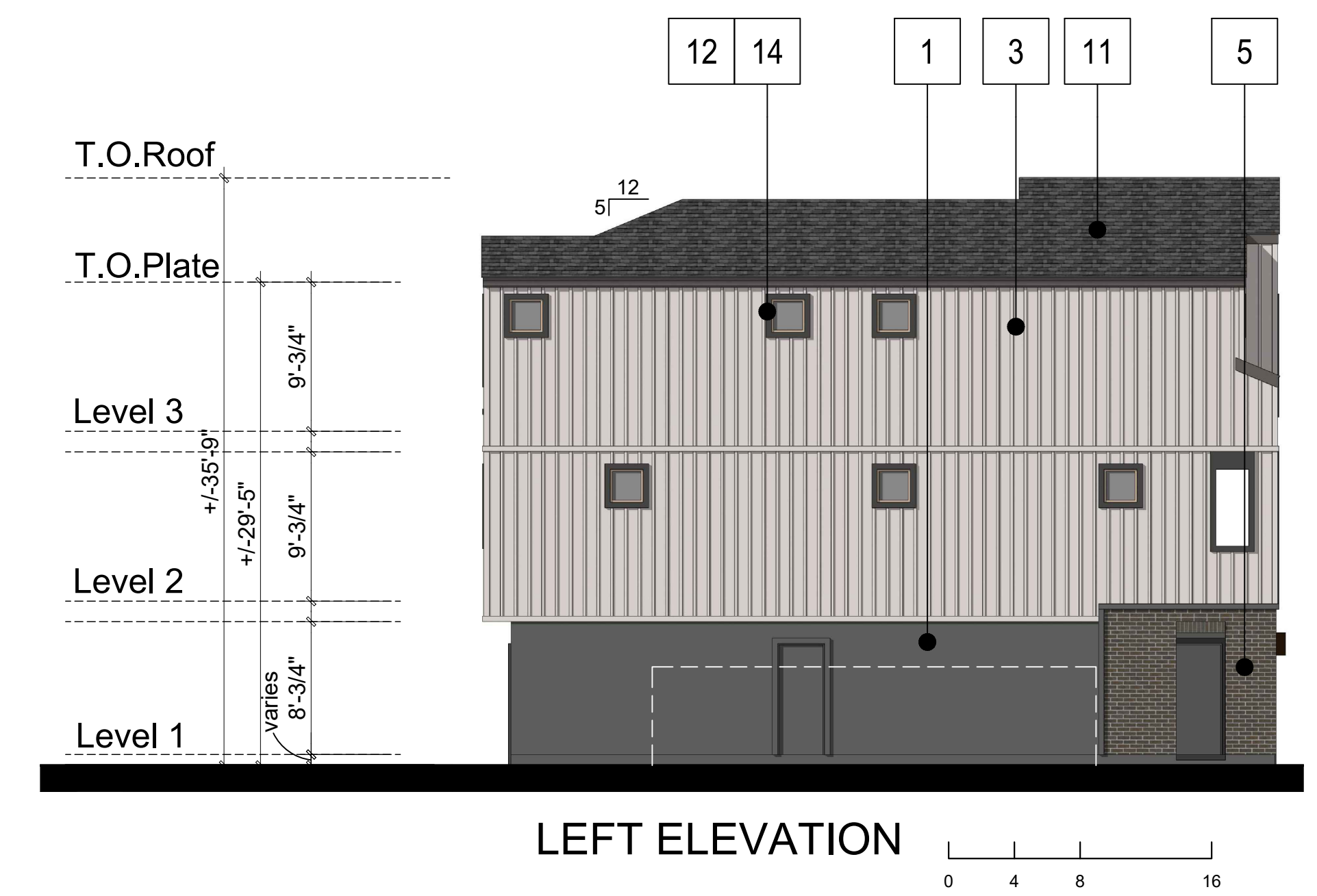
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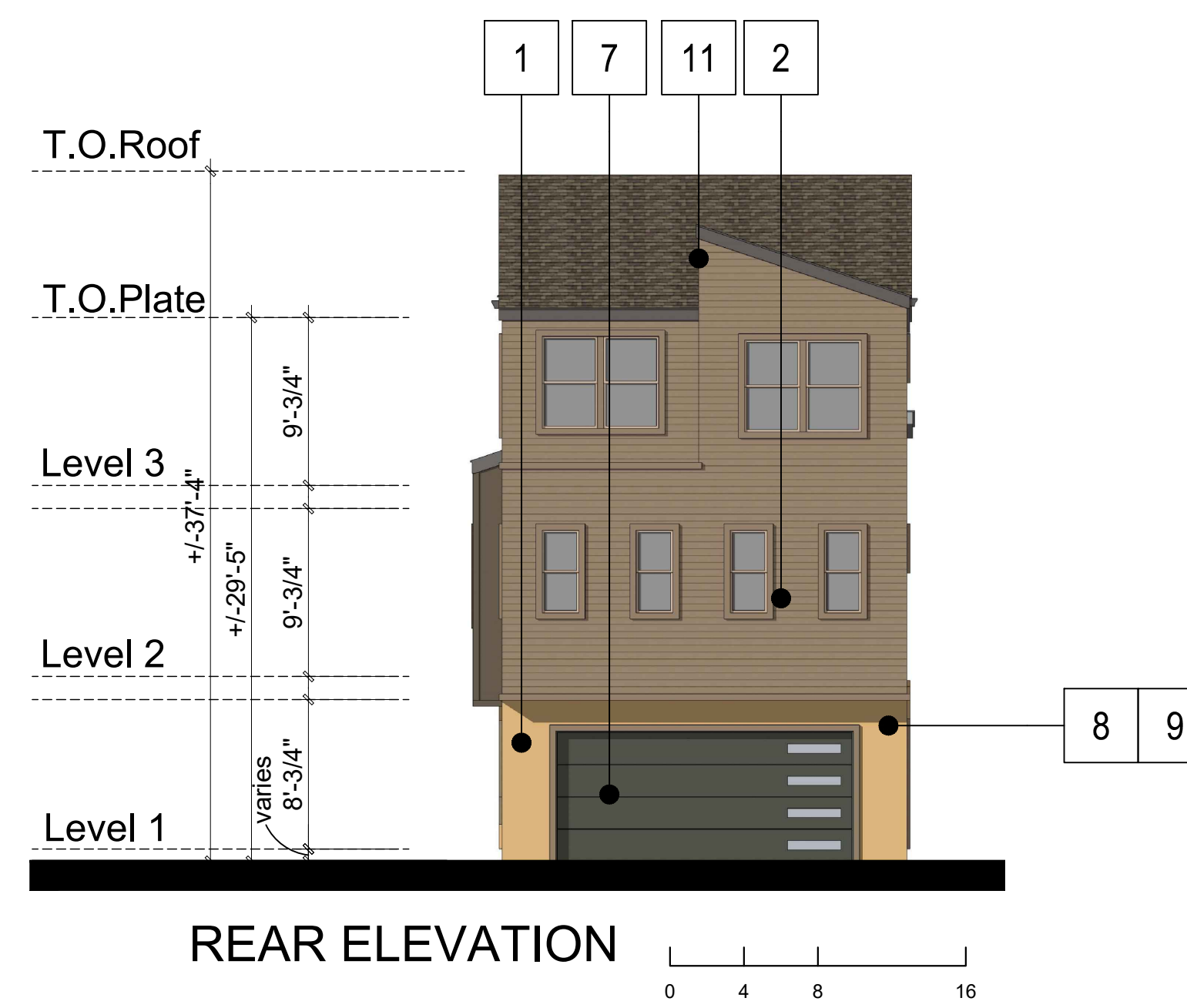
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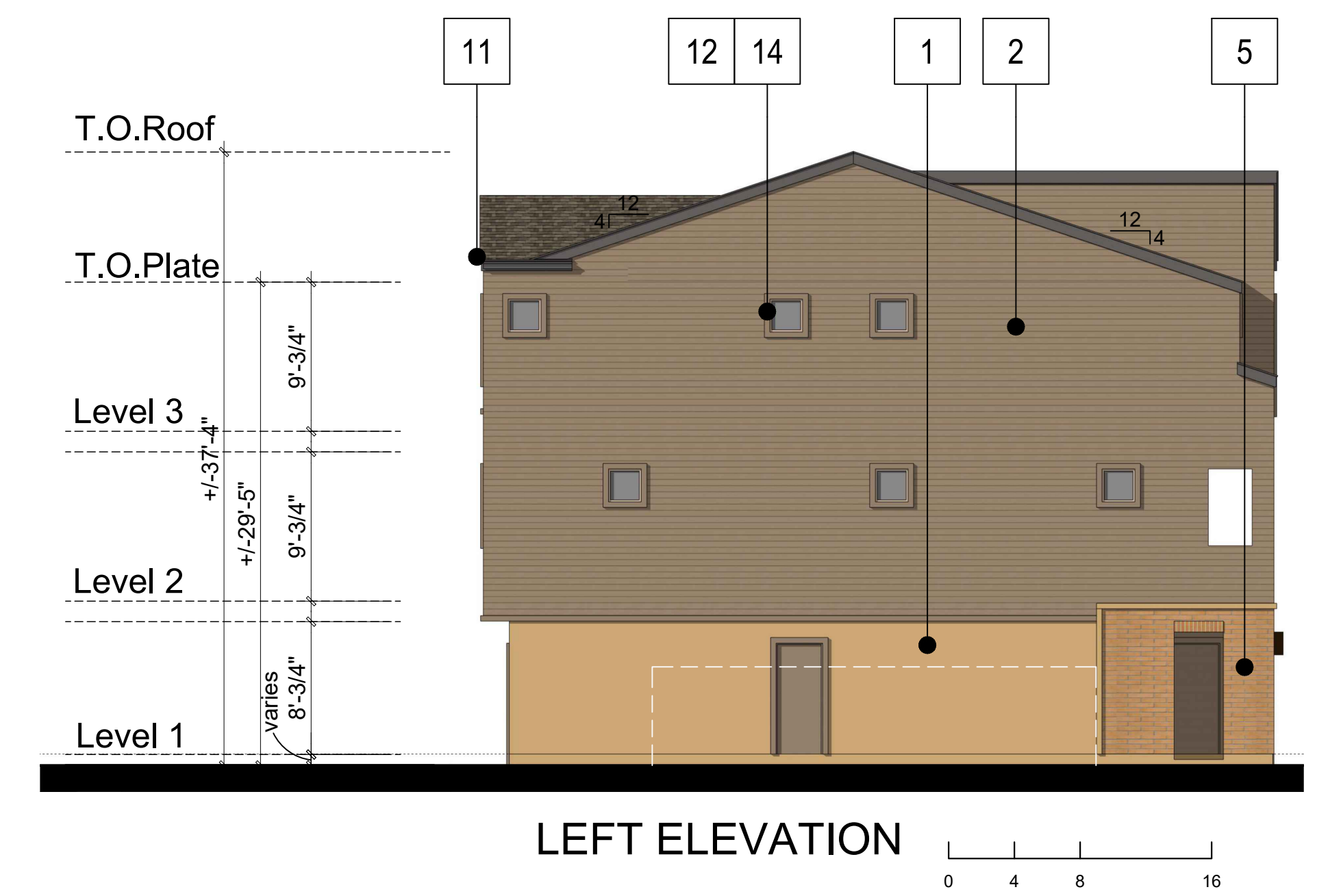
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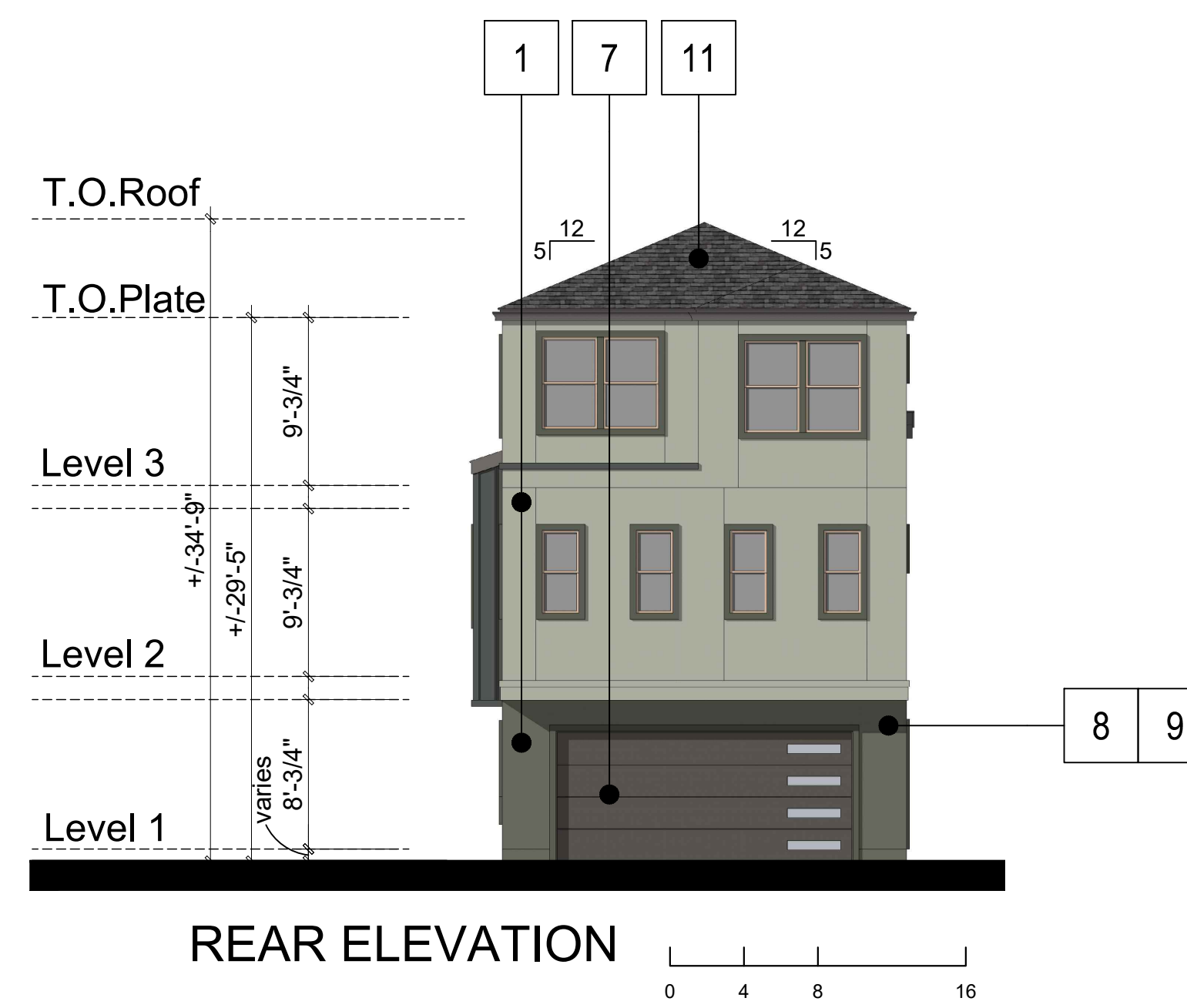
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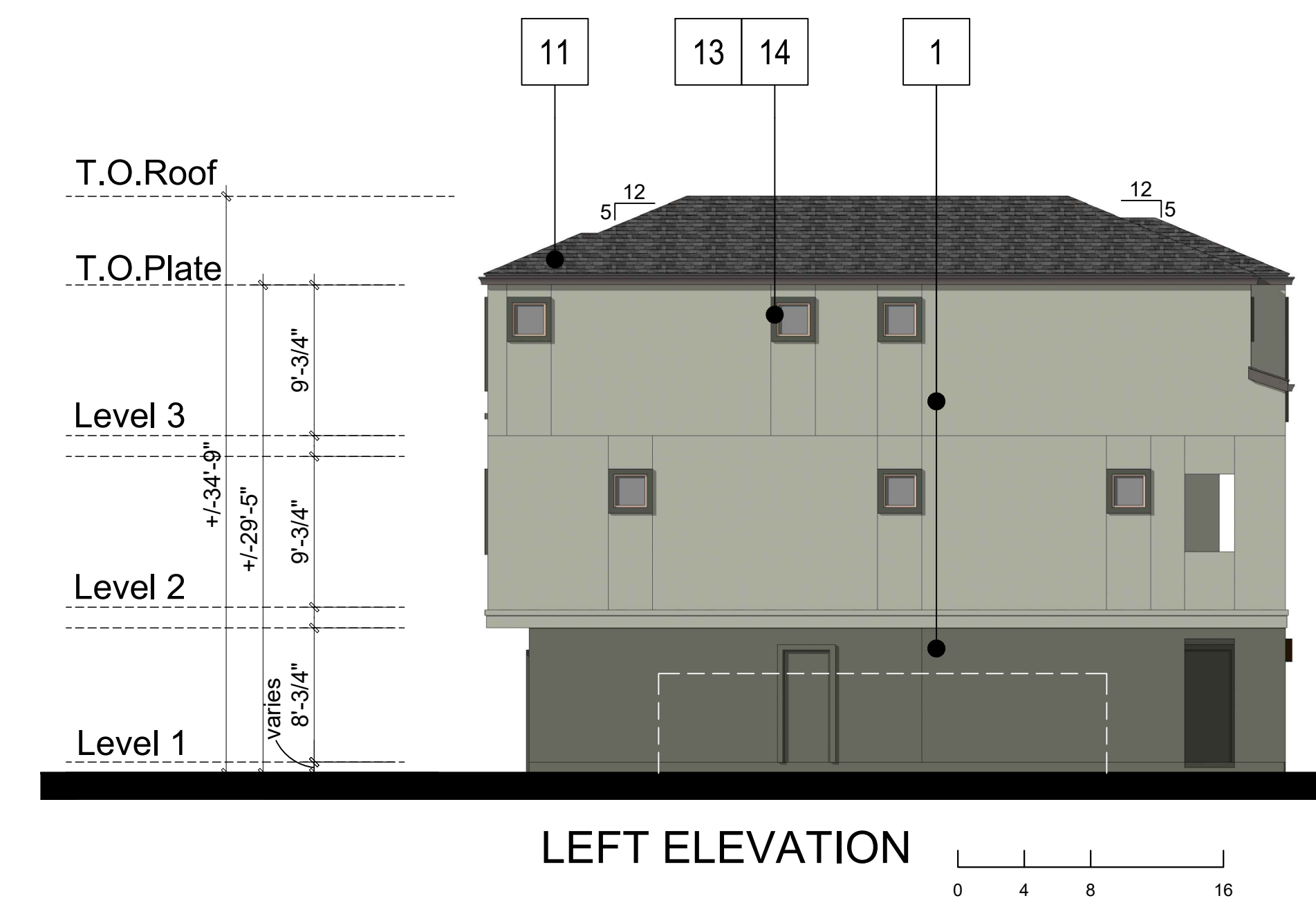
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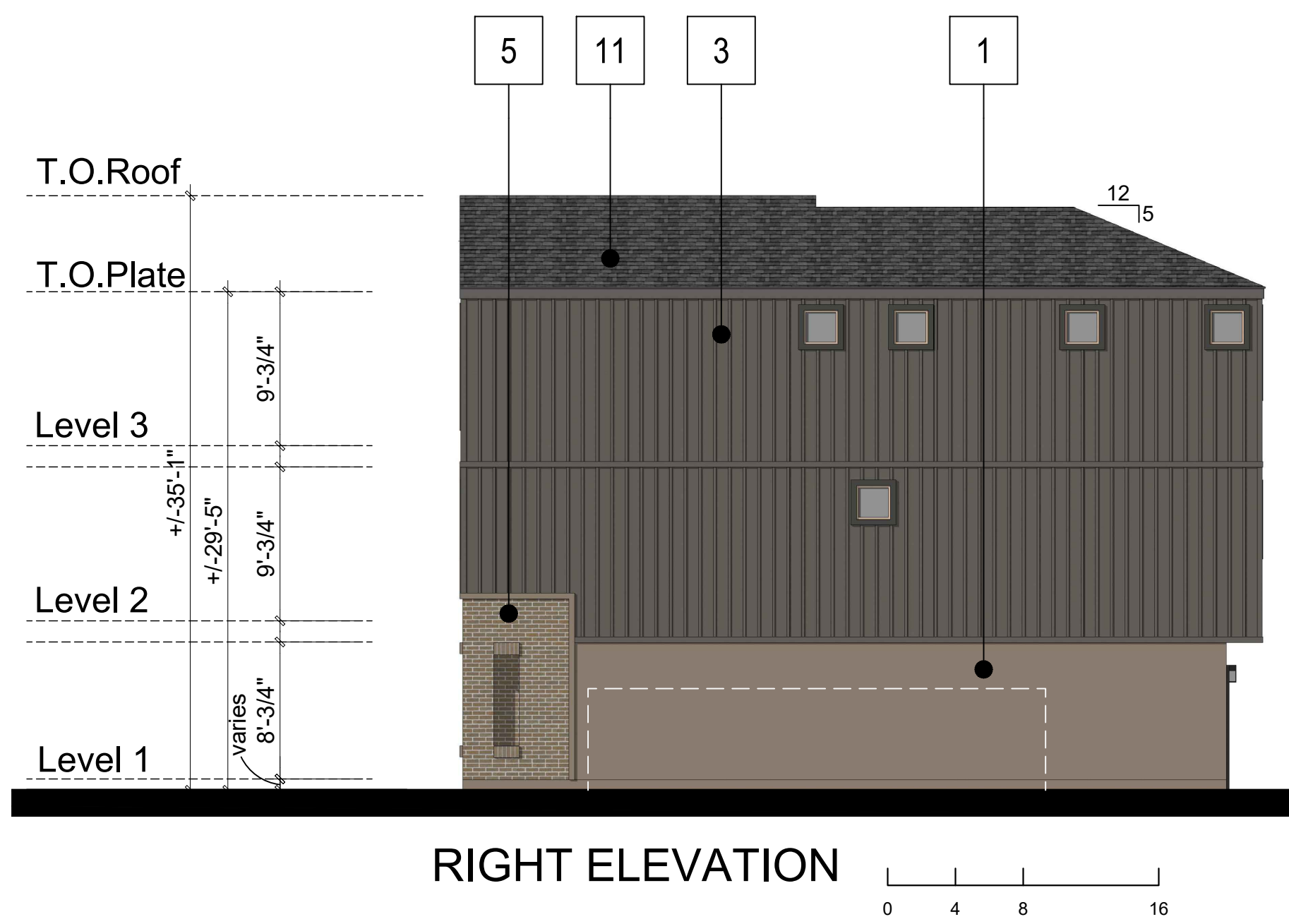
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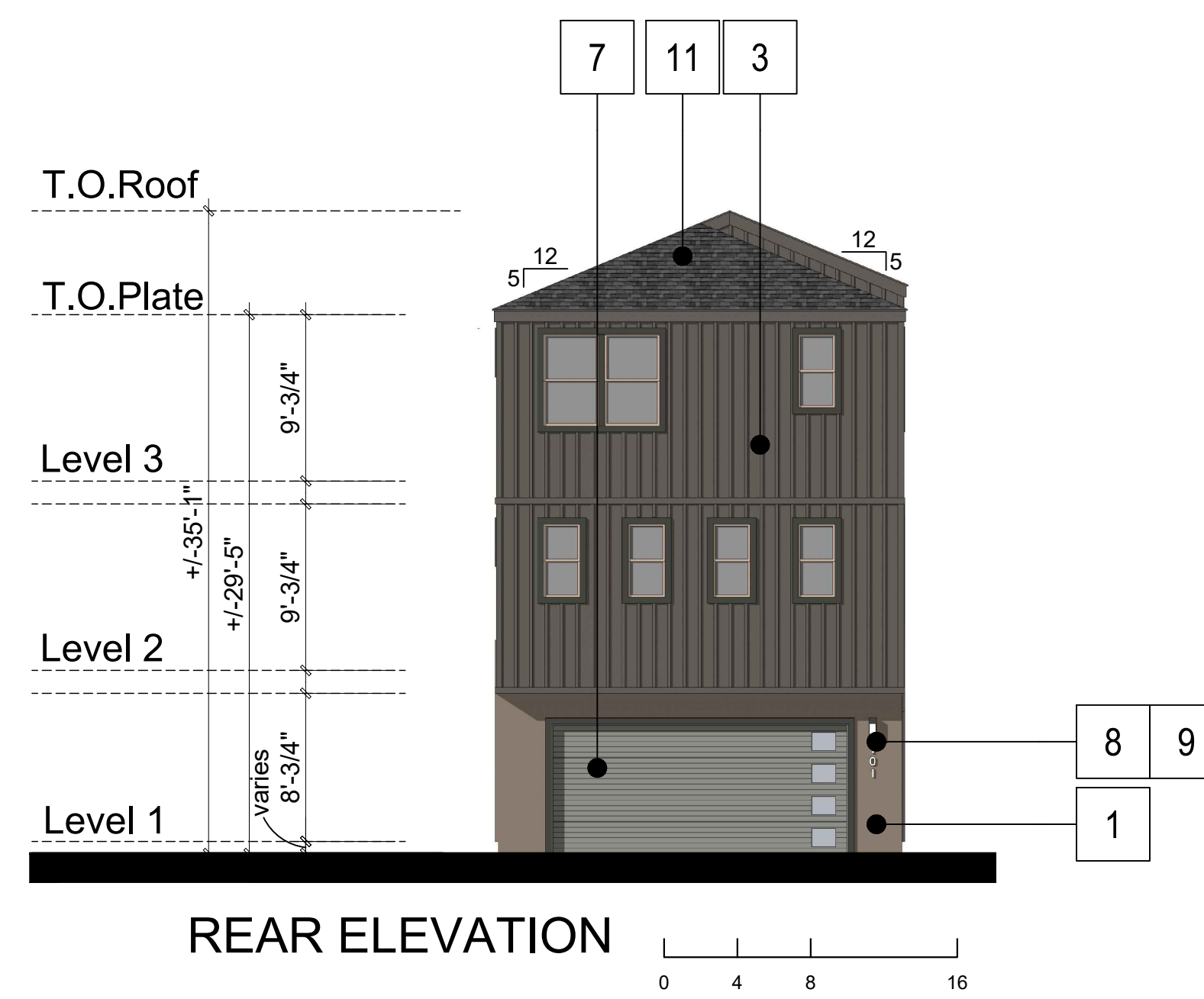
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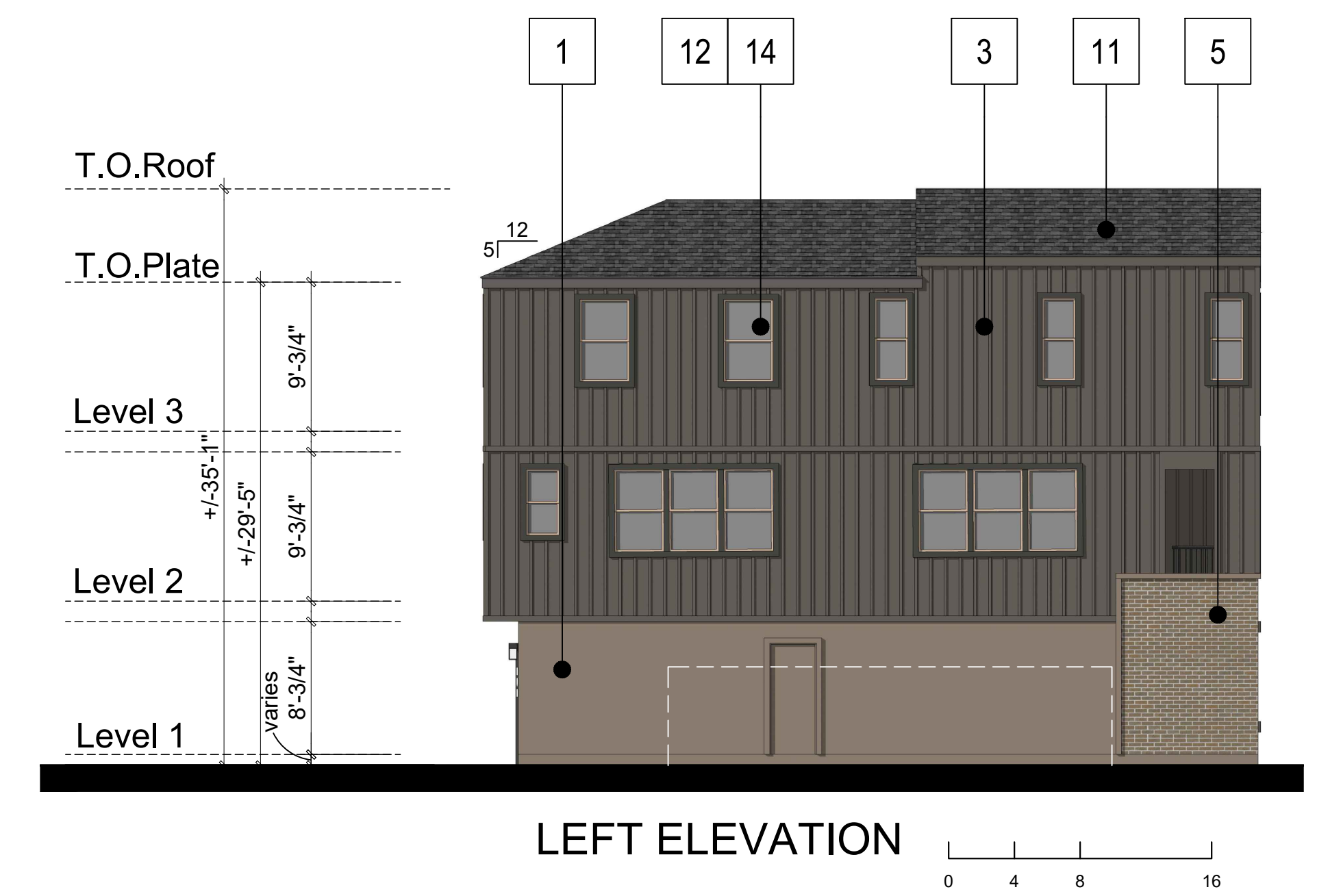
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RIGHT ELEVATION 0 4 8 16



REAR ELEVATION 0 4 8 16



LEFT ELEVATION 0 4 8 16

MATERIAL LEGEND

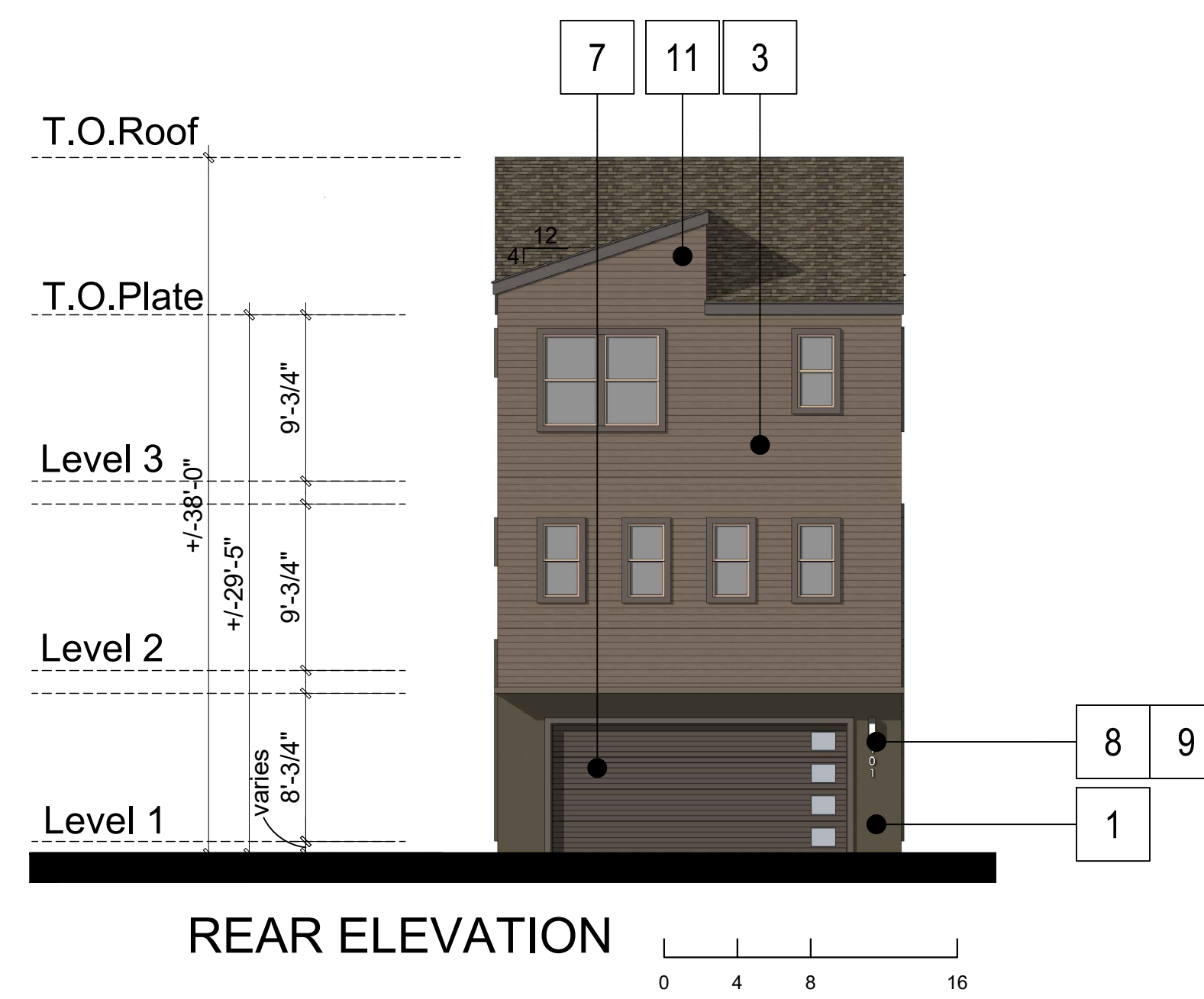
- | | |
|---|------------------------------|
| 1. STUCCO | 9. UNIT ADDRESS |
| 2. FIBER CEMENT LAP SIDING | 10. ENTRY DOOR |
| 3. FIBER CEMENT BOARD AND BATTEN SIDING | 11. COMPOSITION SHINGLE ROOF |
| 4. FIBER CEMENT PANEL | 12. FIBER CEMENT TRIM |
| 5. MASONRY VENEER | 13. HIGH DENSITY FOAM TRIM |
| 6. METAL RAILING | 14. VINYL WINDOW |
| 7. METAL GARAGE DOOR | 15. WOOD POST |
| 8. LIGHT FIXTURE | |



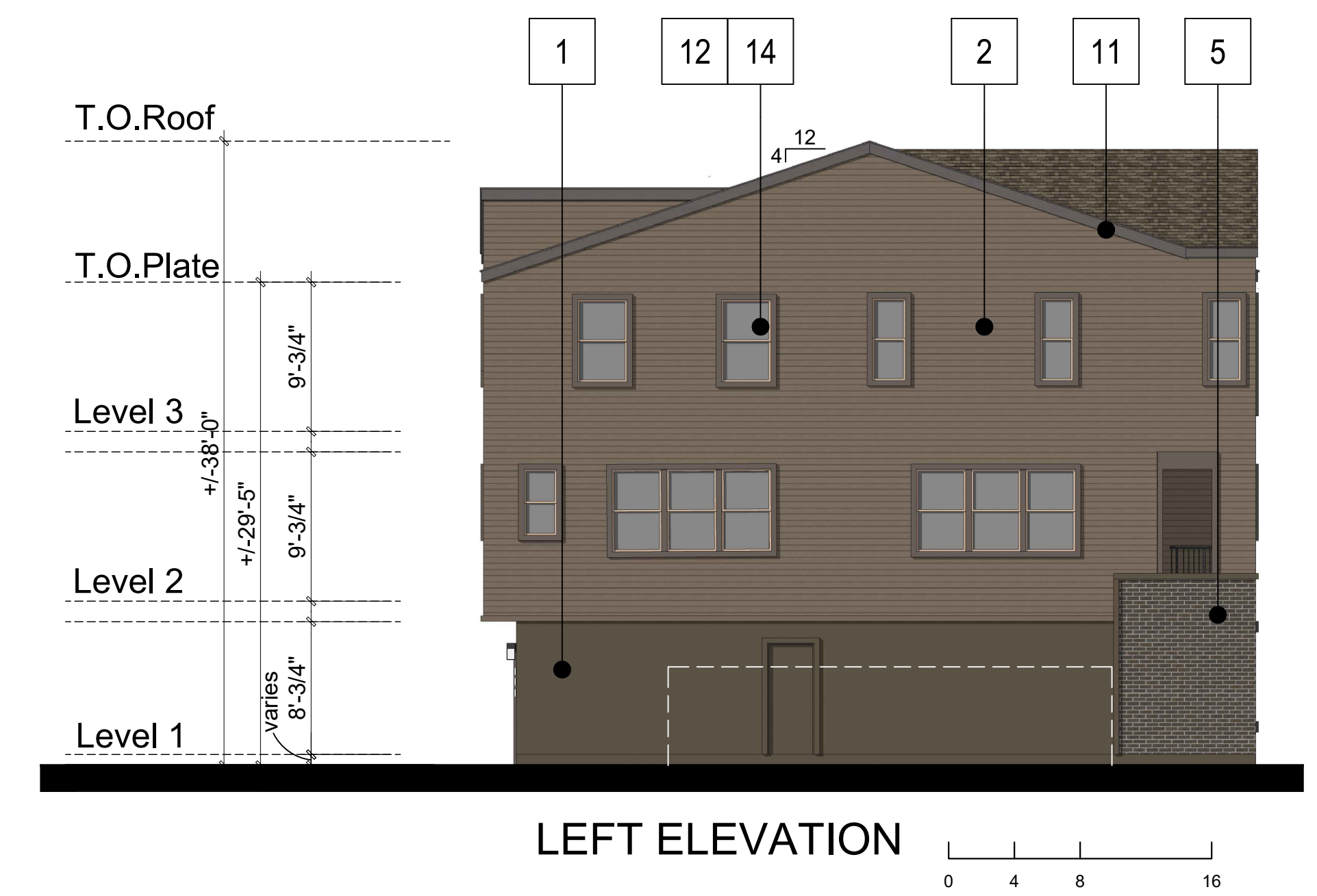
FRONT ELEVATION 0 2 4 8



RIGHT ELEVATION 0 4 8 16



REAR ELEVATION 0 4 8 16



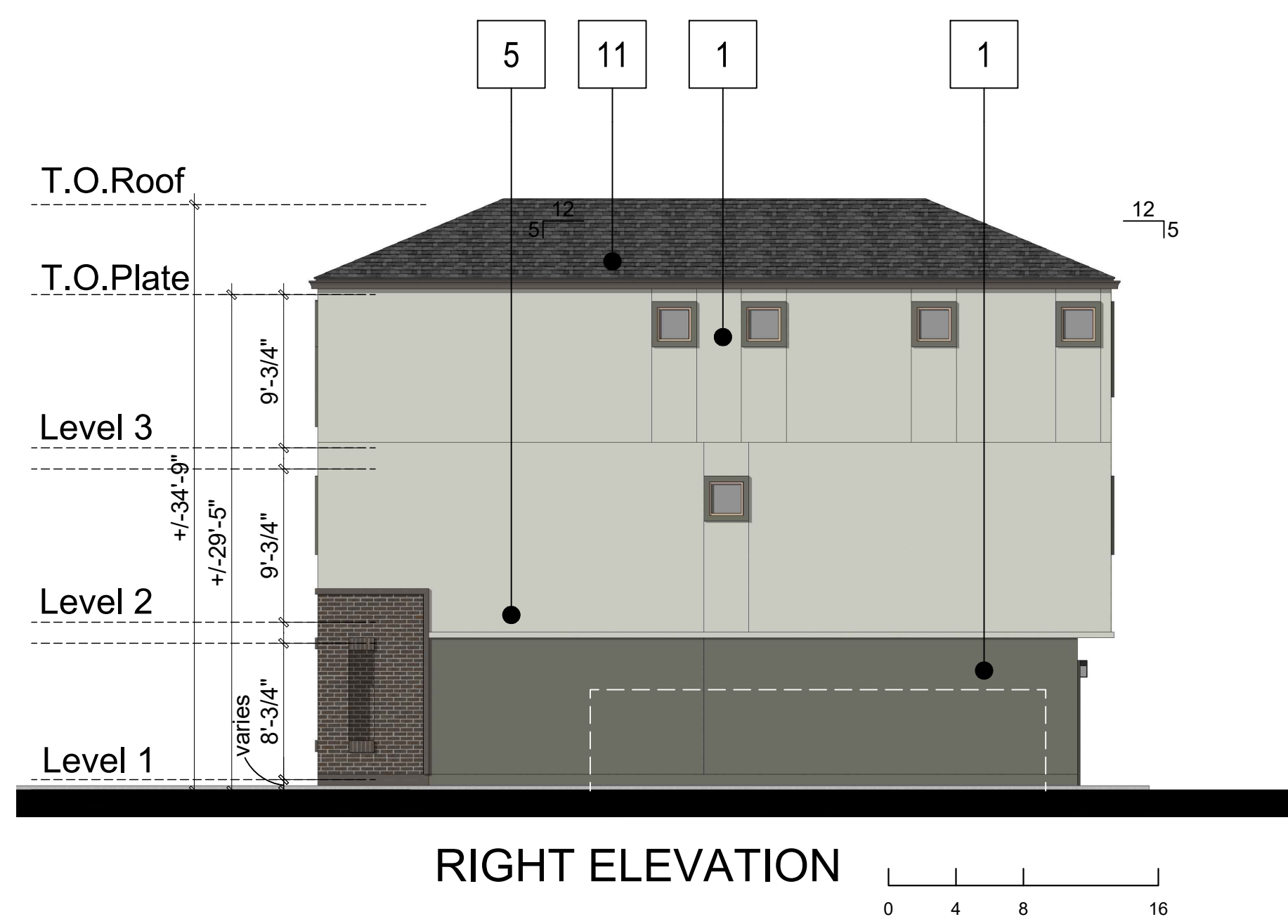
LEFT ELEVATION 0 4 8 16

MATERIAL LEGEND

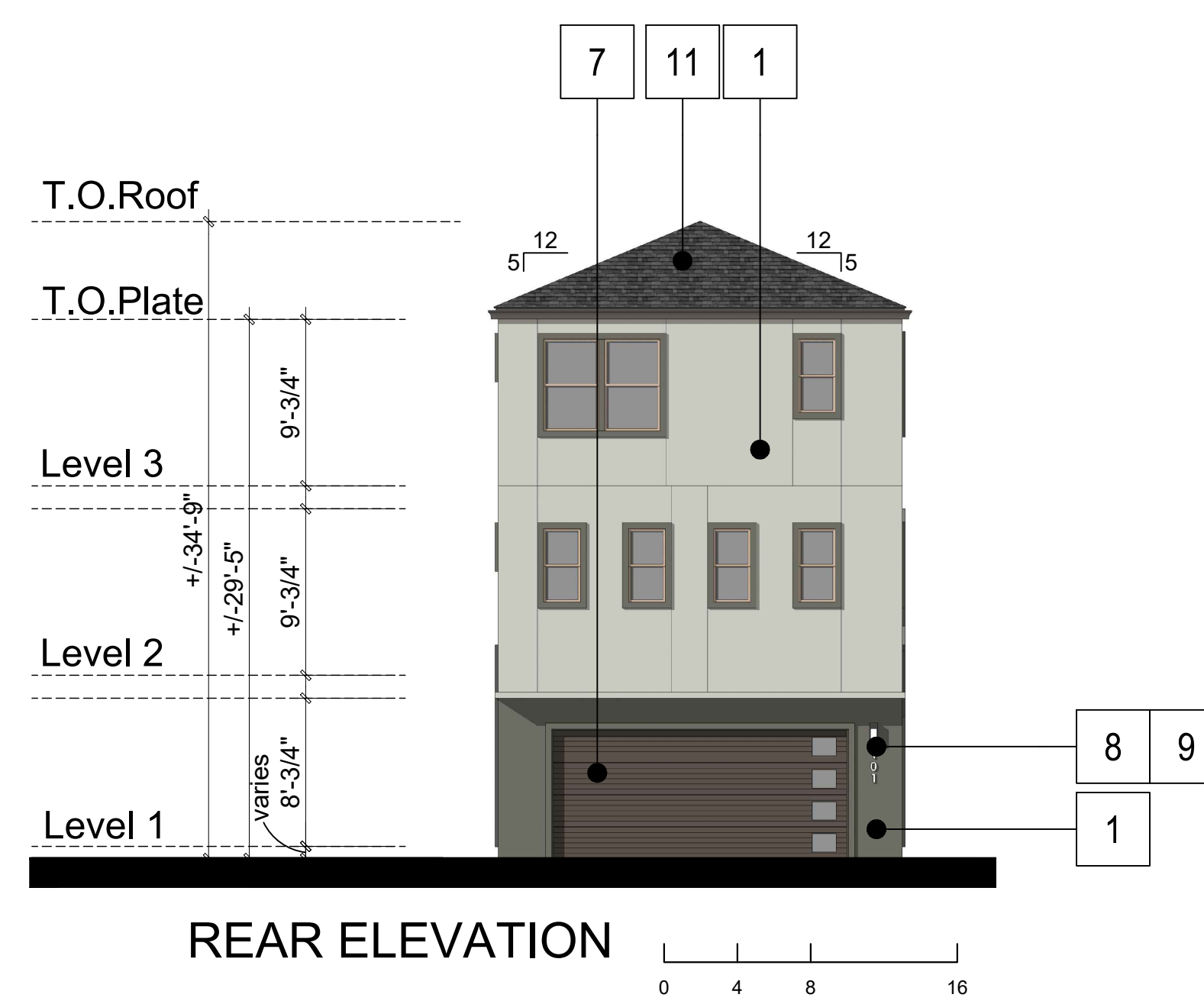
- | | |
|---|------------------------------|
| 1. STUCCO | 9. UNIT ADDRESS |
| 2. FIBER CEMENT LAP SIDING | 10. ENTRY DOOR |
| 3. FIBER CEMENT BOARD AND BATTEN SIDING | 11. COMPOSITION SHINGLE ROOF |
| 4. FIBER CEMENT PANEL | 12. FIBER CEMENT TRIM |
| 5. MASONRY VENEER | 13. HIGH DENSITY FOAM TRIM |
| 6. METAL RAILING | 14. VINYL WINDOW |
| 7. METAL GARAGE DOOR | 15. WOOD POST |
| 8. LIGHT FIXTURE | |



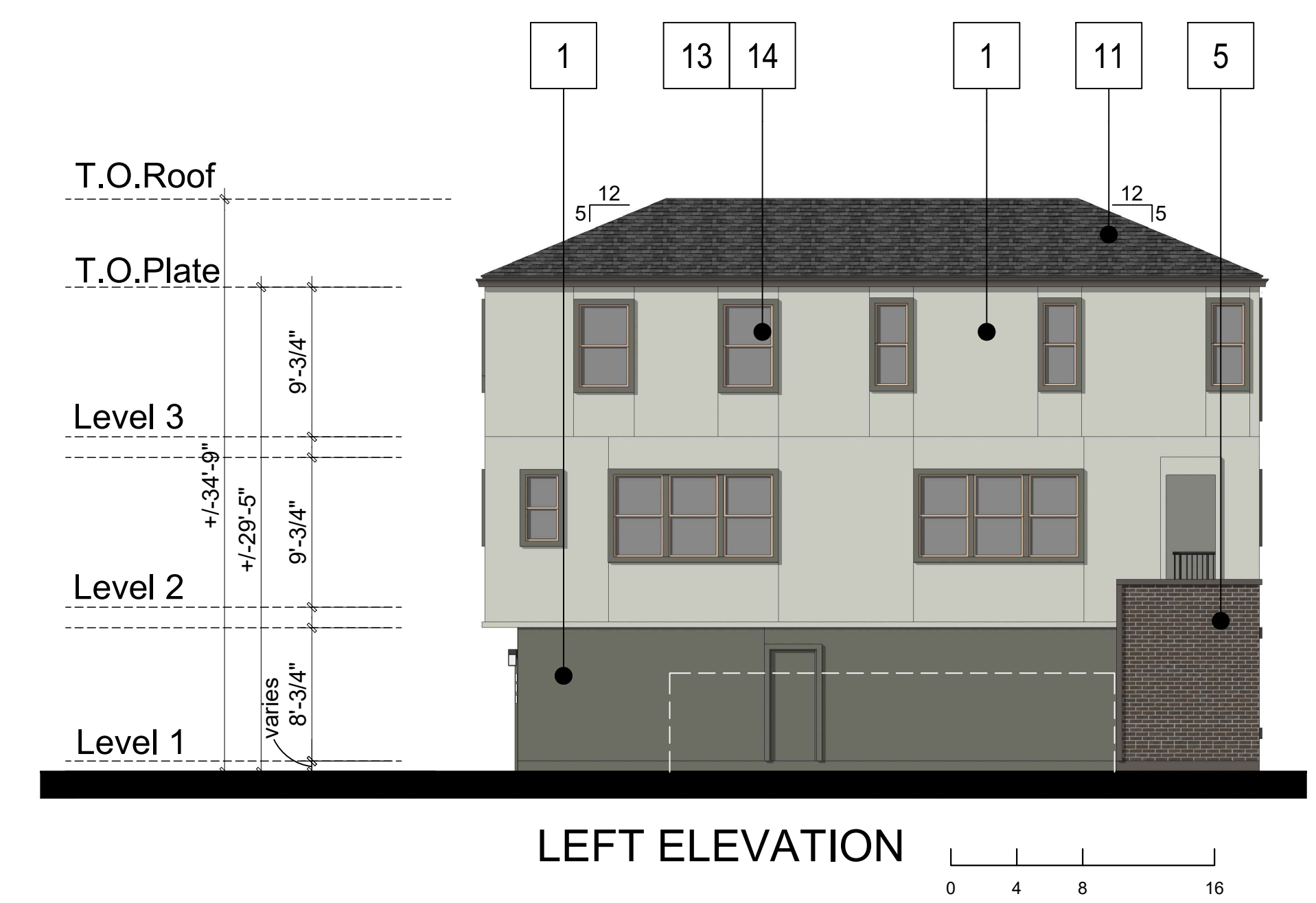
FRONT ELEVATION 0 2 4 8



RIGHT ELEVATION 0 4 8 16



REAR ELEVATION 0 4 8 16



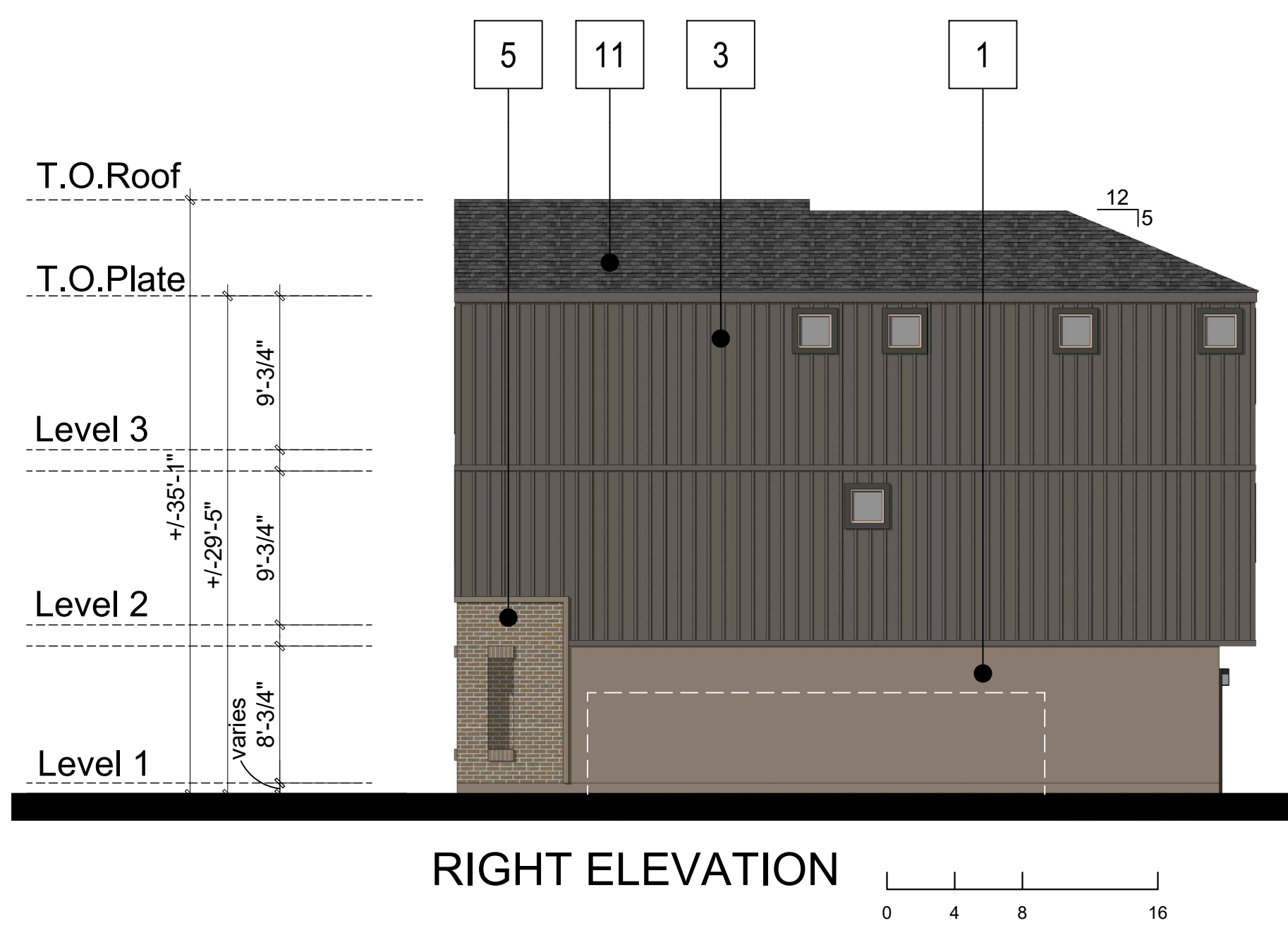
LEFT ELEVATION 0 4 8 16

MATERIAL LEGEND

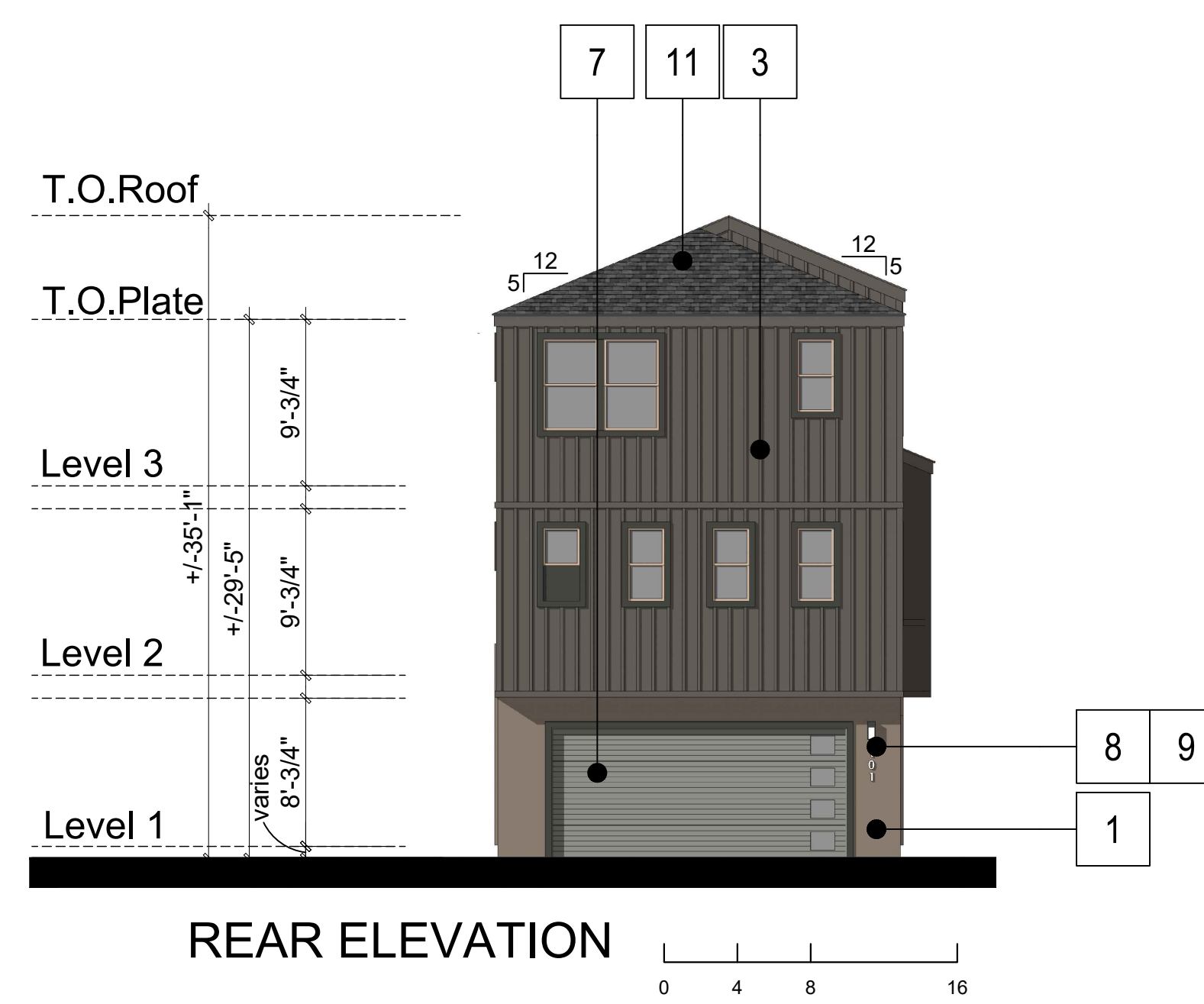
- | | |
|---|------------------------------|
| 1. STUCCO | 9. UNIT ADDRESS |
| 2. FIBER CEMENT LAP SIDING | 10. ENTRY DOOR |
| 3. FIBER CEMENT BOARD AND BATTEN SIDING | 11. COMPOSITION SHINGLE ROOF |
| 4. FIBER CEMENT PANEL | 12. FIBER CEMENT TRIM |
| 5. MASONRY VENEER | 13. HIGH DENSITY FOAM TRIM |
| 6. METAL RAILING | 14. VINYL WINDOW |
| 7. METAL GARAGE DOOR | 15. WOOD POST |
| 8. LIGHT FIXTURE | |



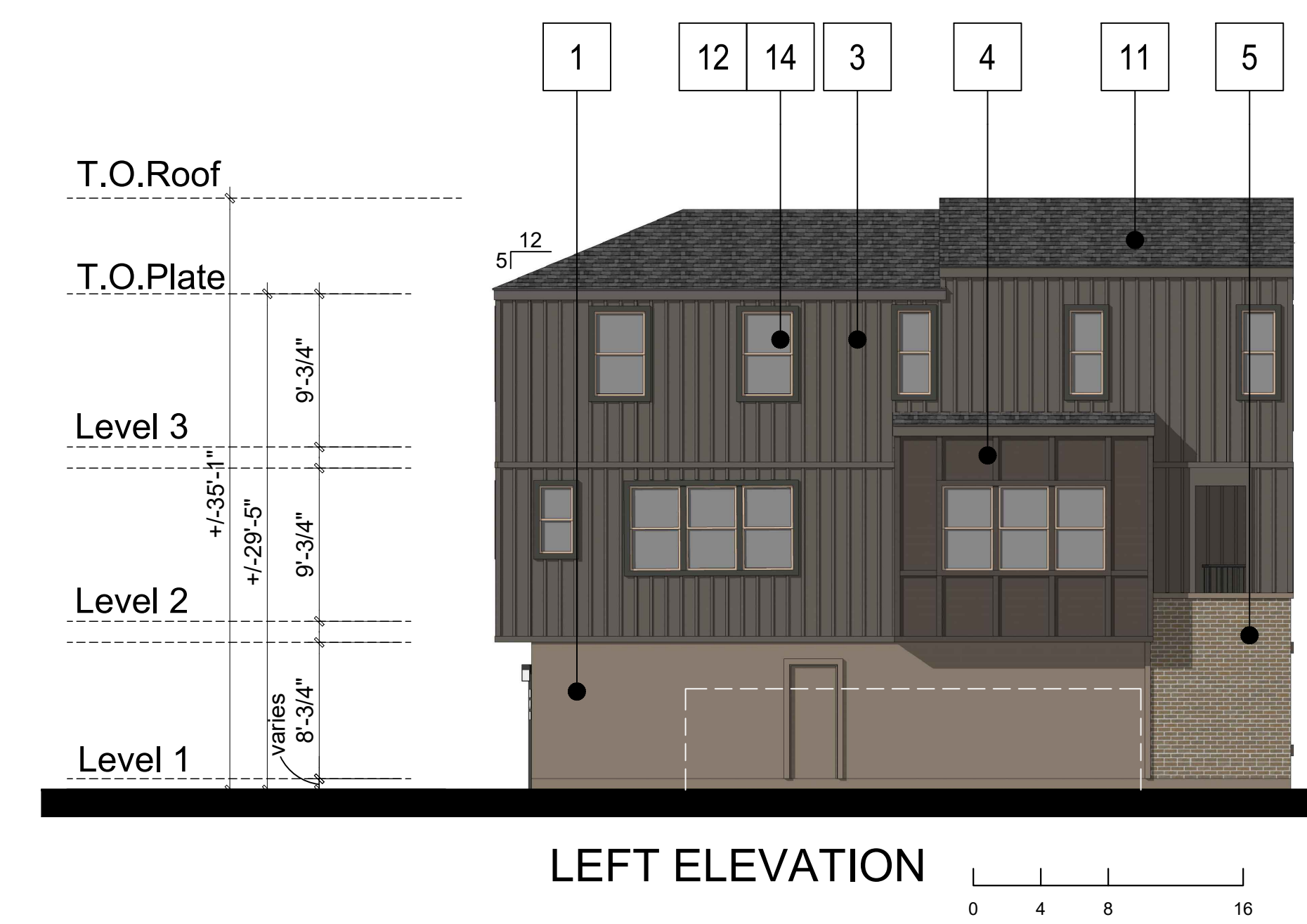
FRONT ELEVATION 0 2 4 8



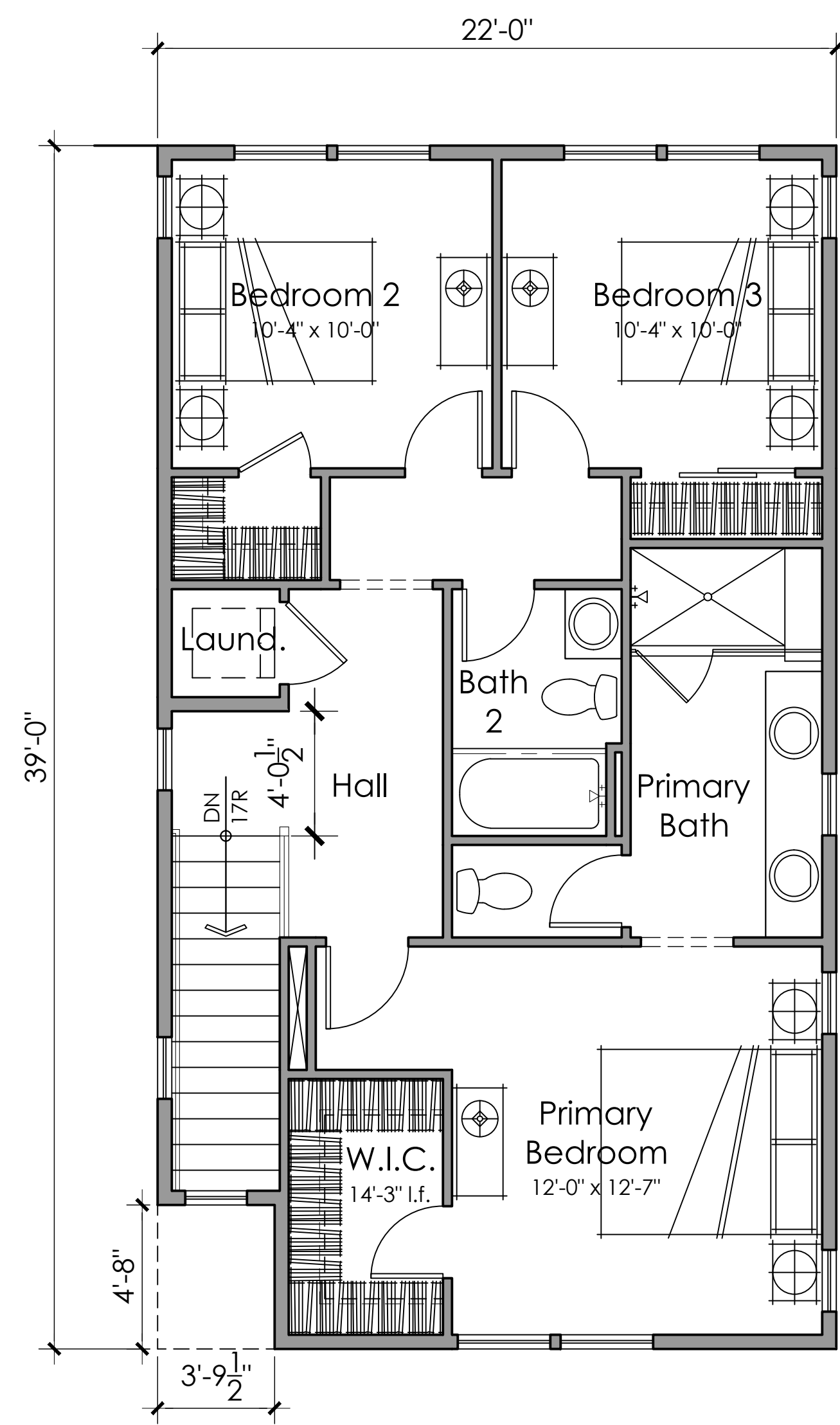
RIGHT ELEVATION 0 4 8 16



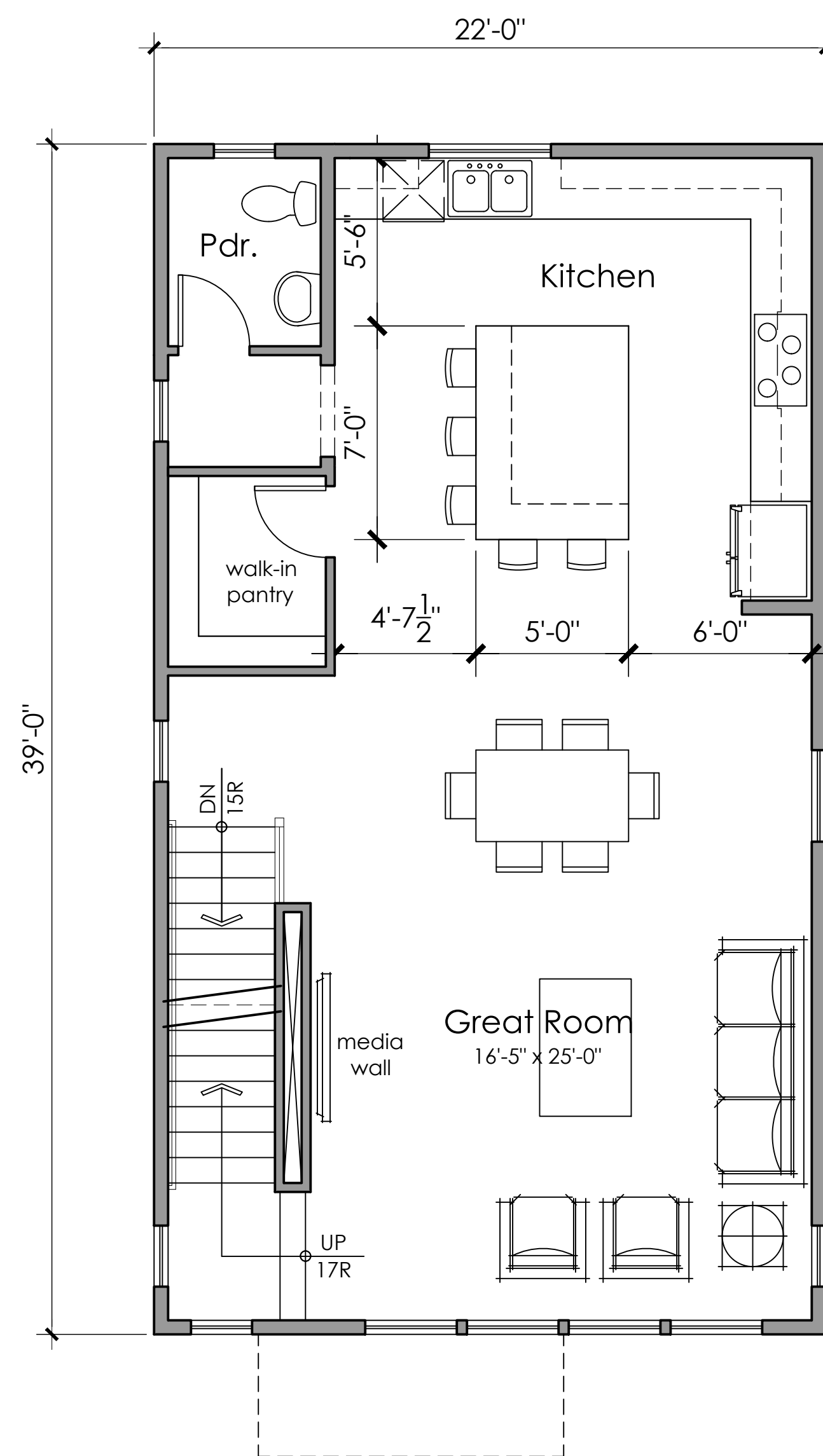
REAR ELEVATION 0 4 8 16



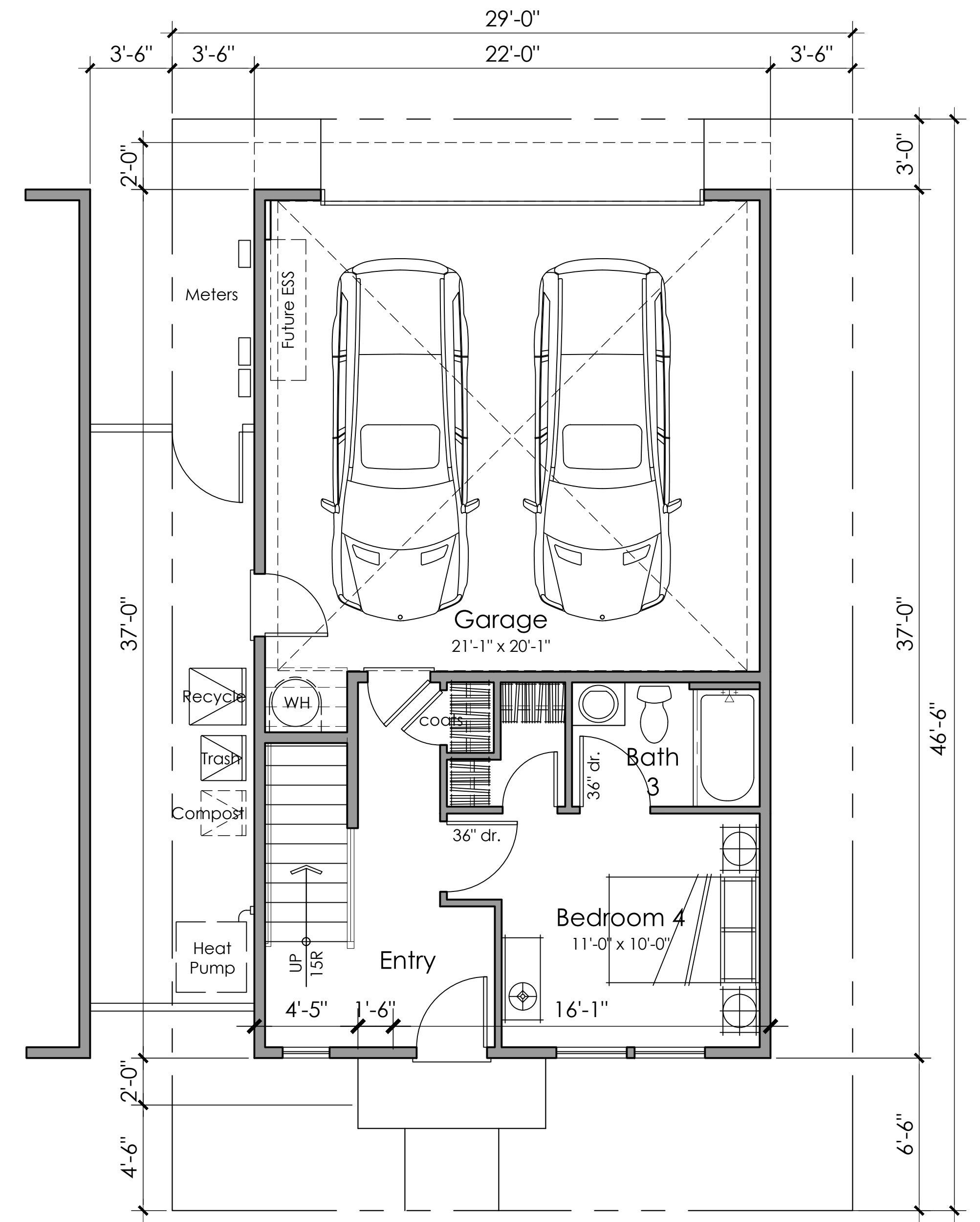
LEFT ELEVATION 0 4 8 16



Third Floor
817 s.f.



Second Floor
858 s.f.

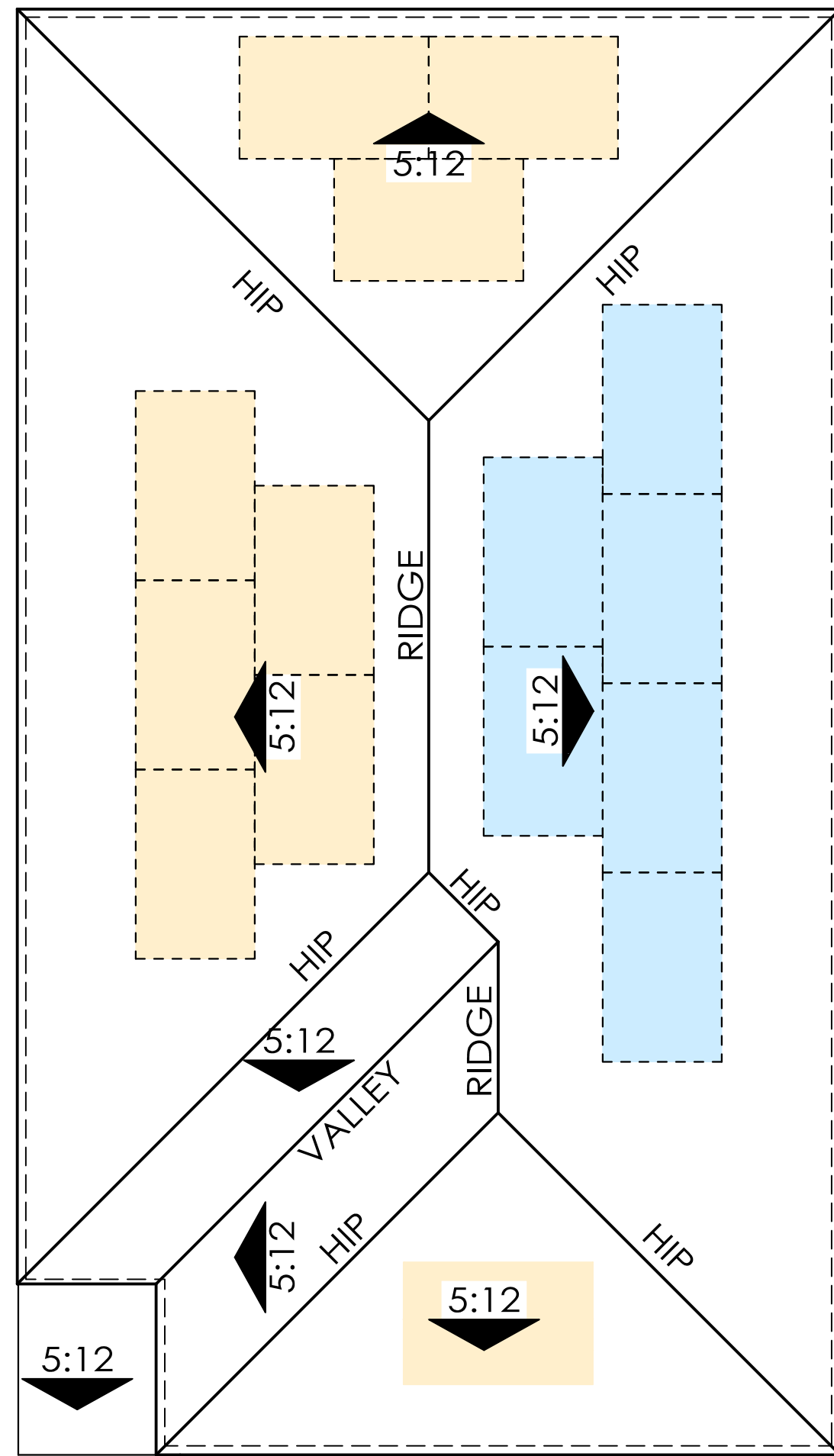


First Floor
352 s.f.

4 BEDROOMS
3.5 BATHS
2,027 S.F.

NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

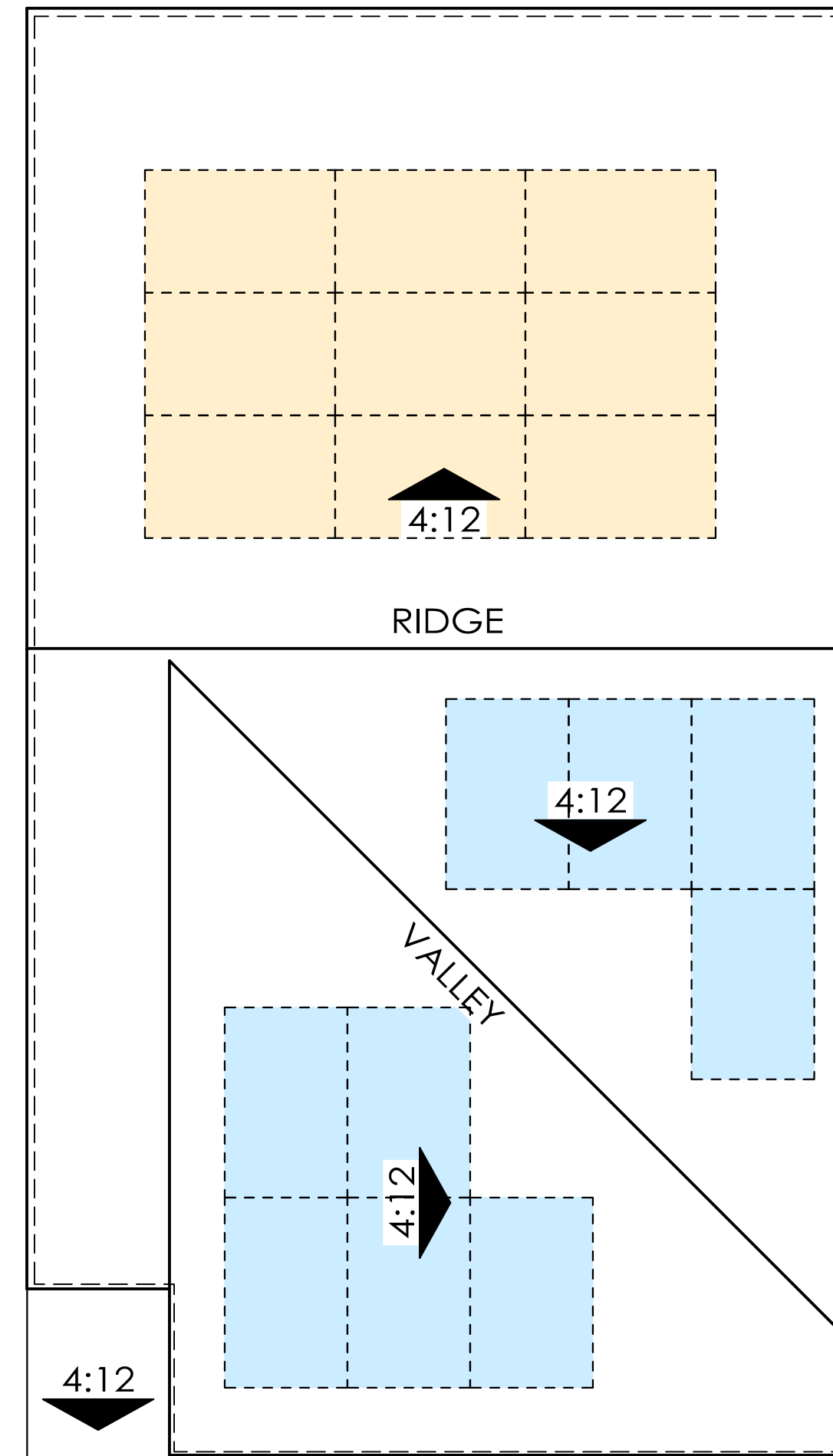
No roof mounted mechanical equipment.



ROOF PLAN- STYLE C

OVERHANG : 0"

ROOF PITCH : 5:12 U.N.O

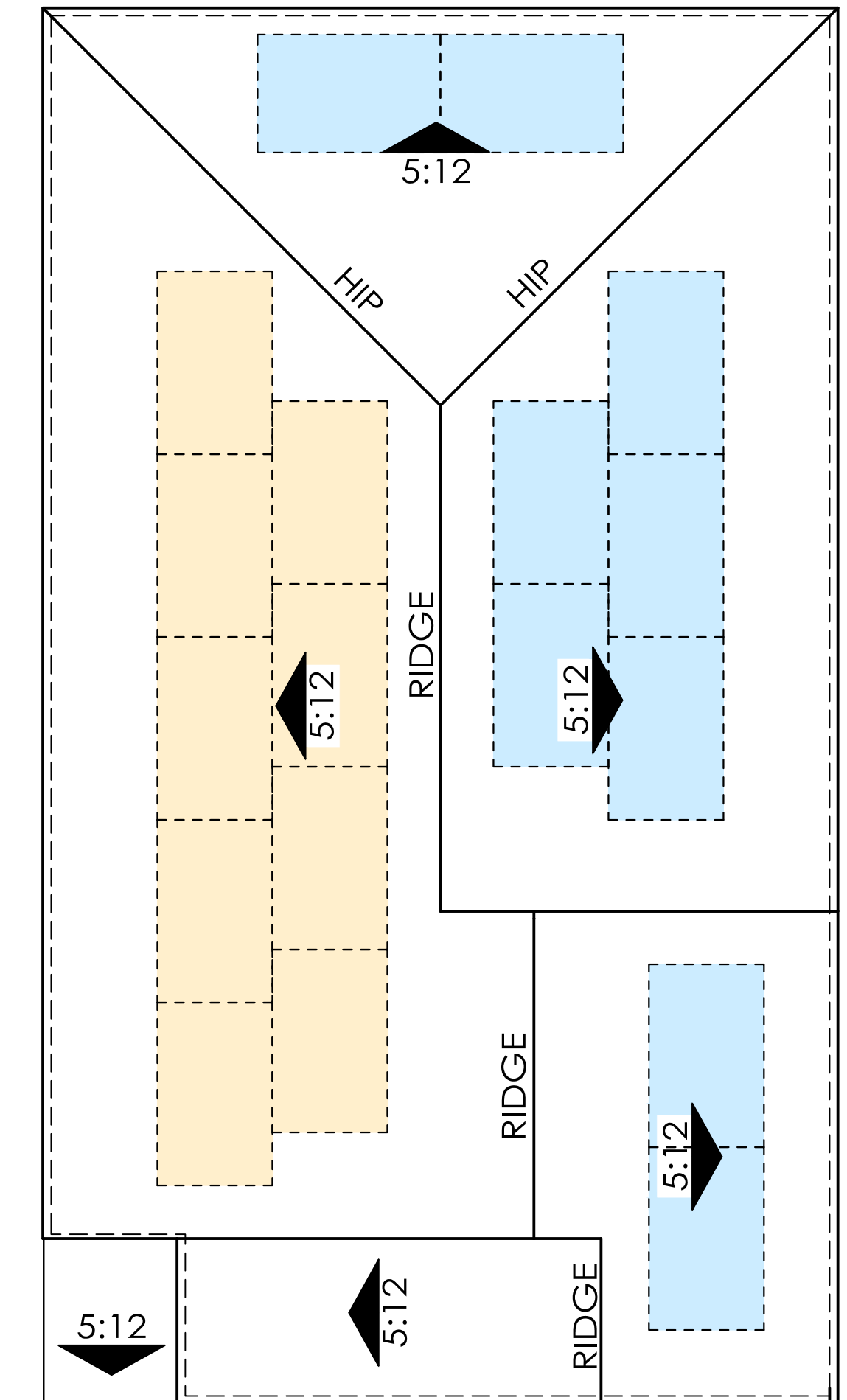


ROOF PLAN-STYLE B

OVERHANG : 0"

RAKE : 0"

ROOF PITCH : 4:12 U.N.O



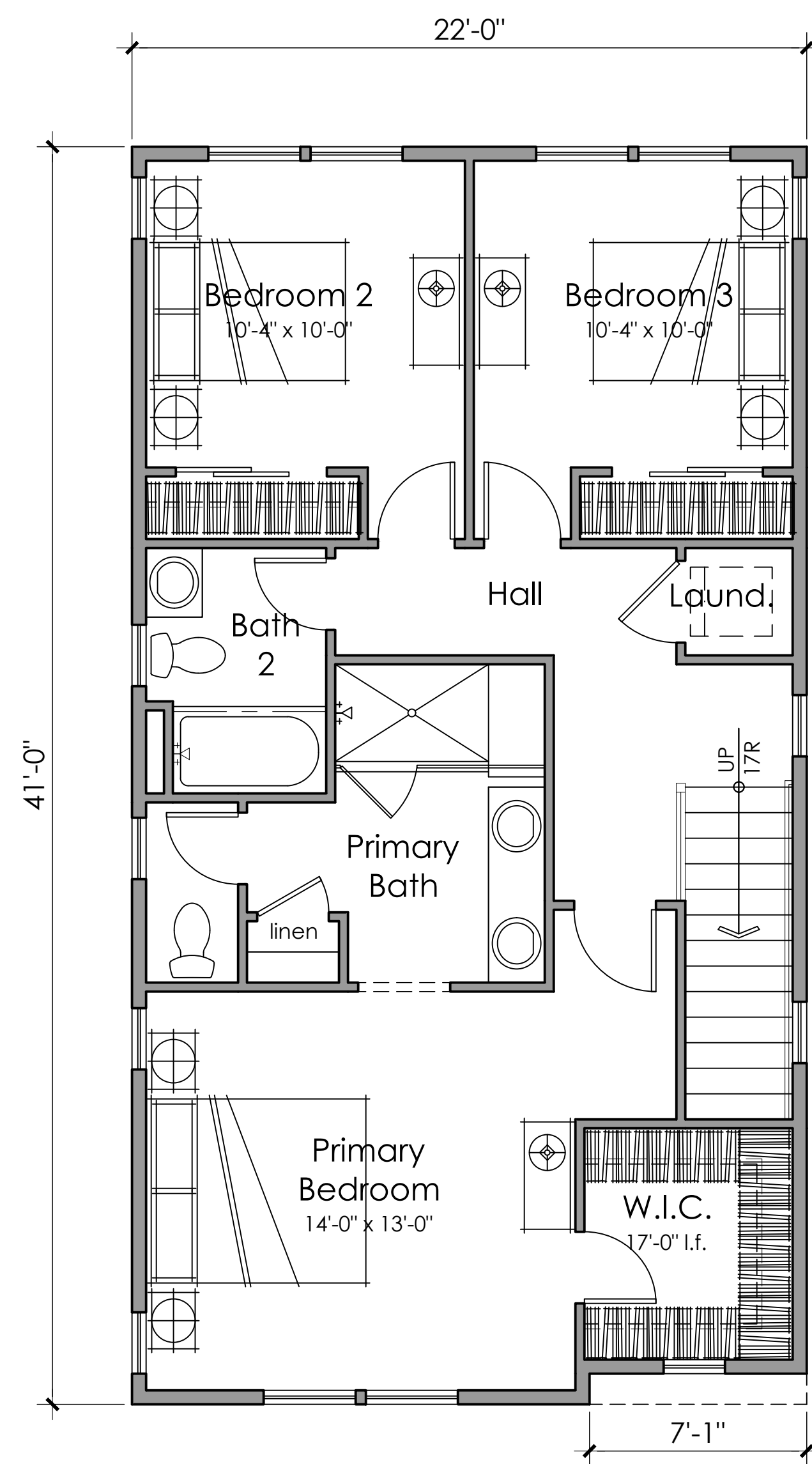
ROOF PLAN-STYLE A

OVERHANG : 0"

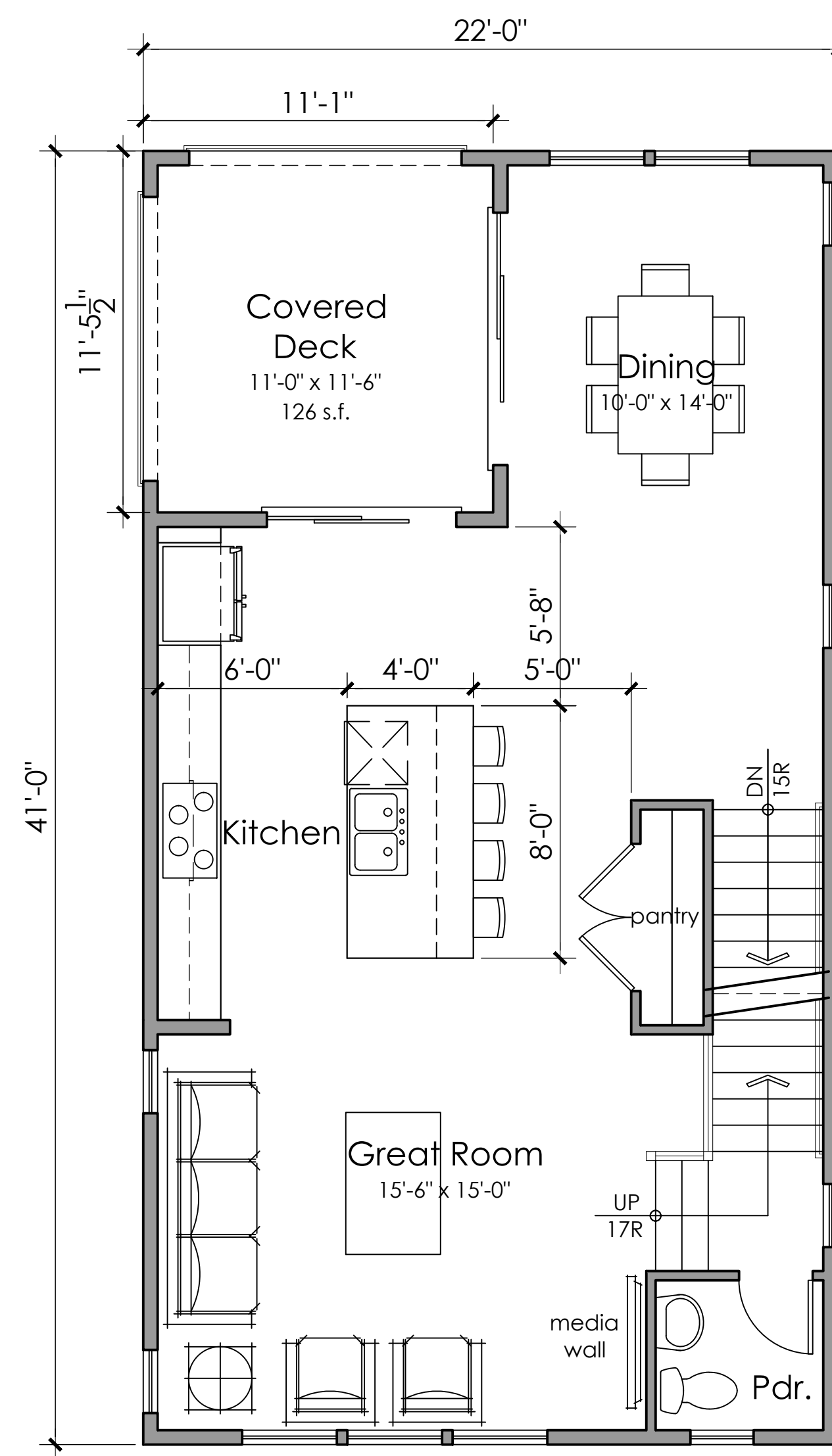
RAKE : 0"

ROOF PITCH : 5:12 U.N.O

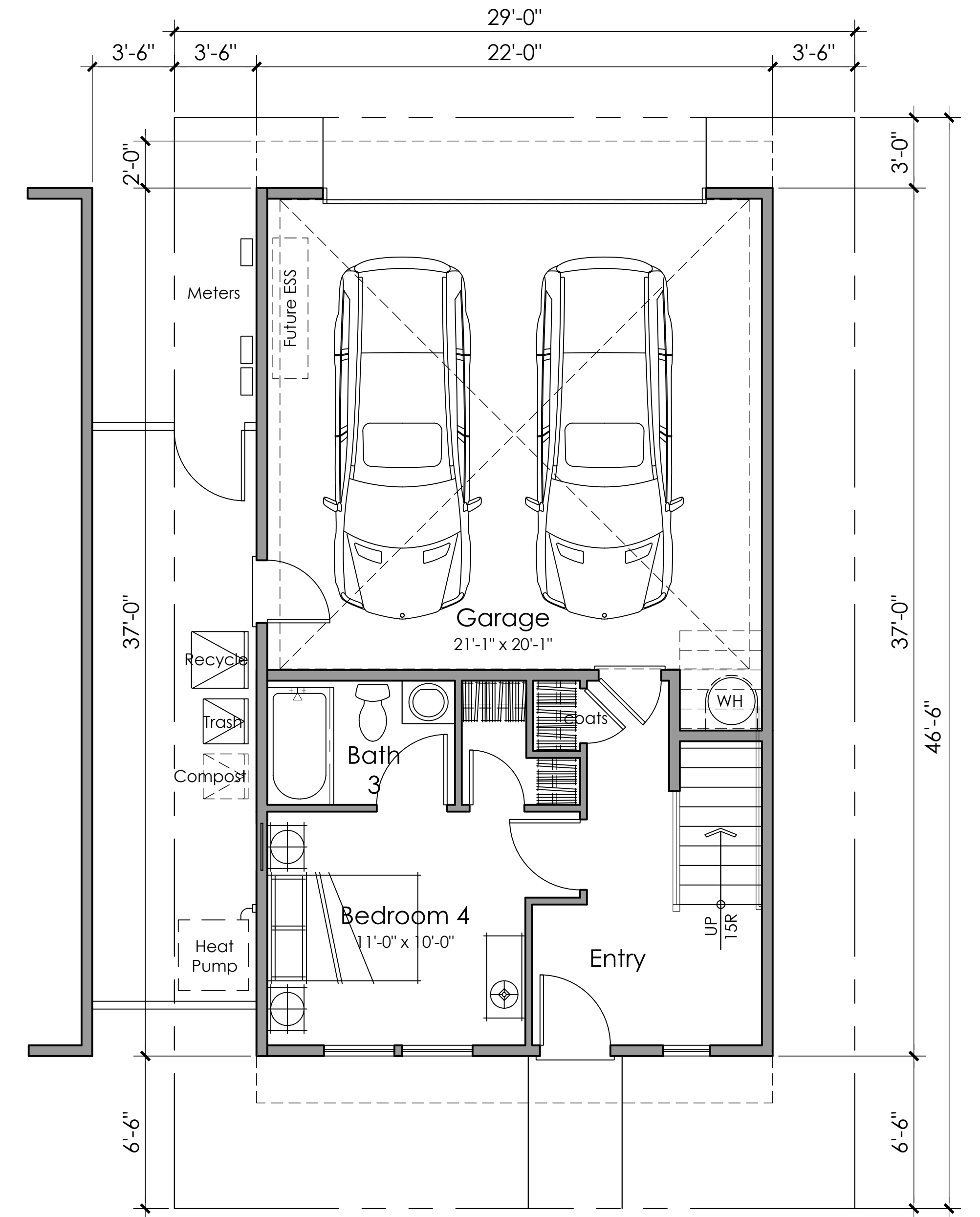
EITHER YELLOW, ORANGE, OR BLUE PANEL GROUPS WILL EXIST BASED ON BUILDING ORIENTATION



Third Floor
889 s.f.



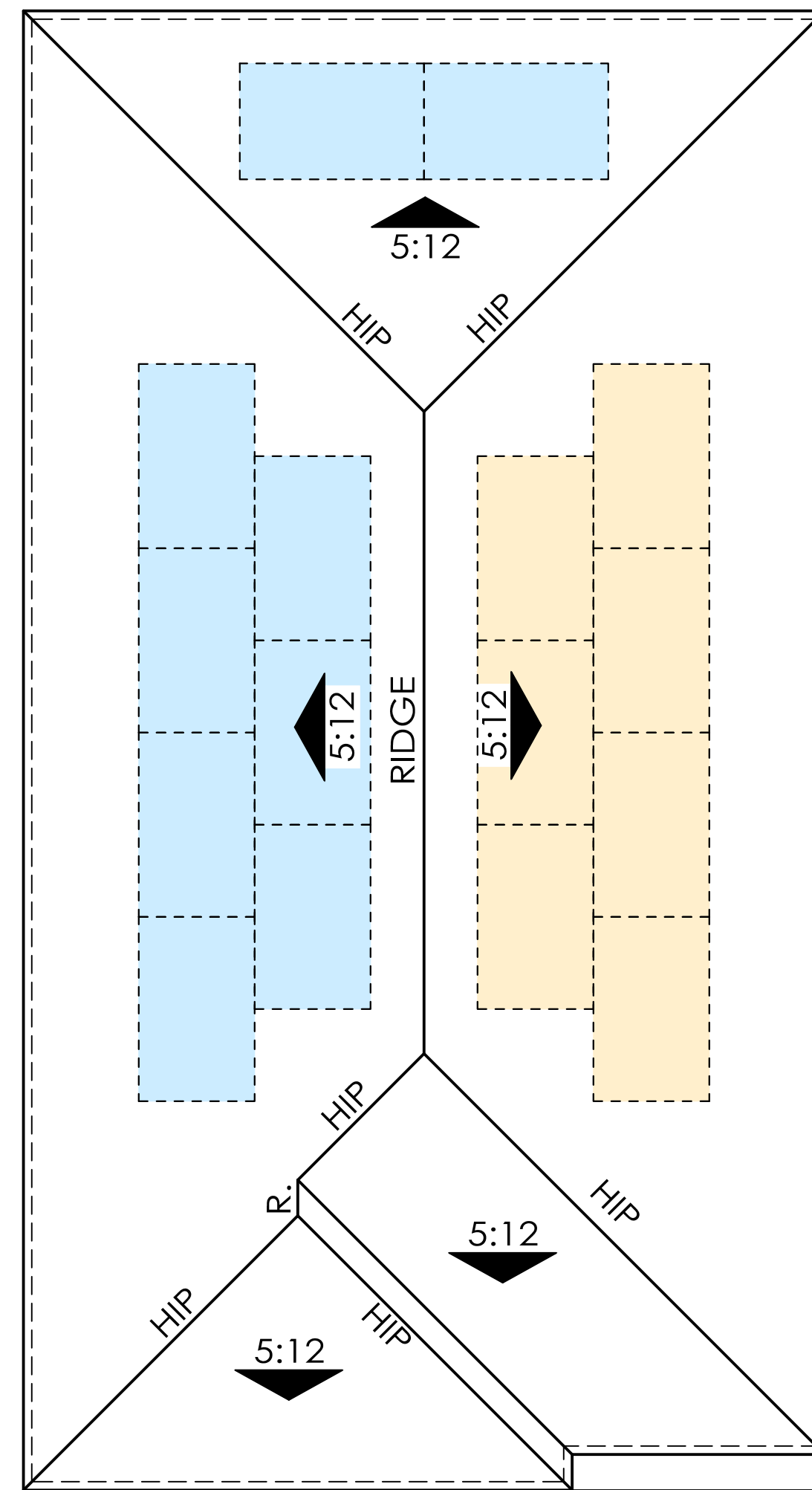
Second Floor
775 s.f.



First Floor
352 s.f.

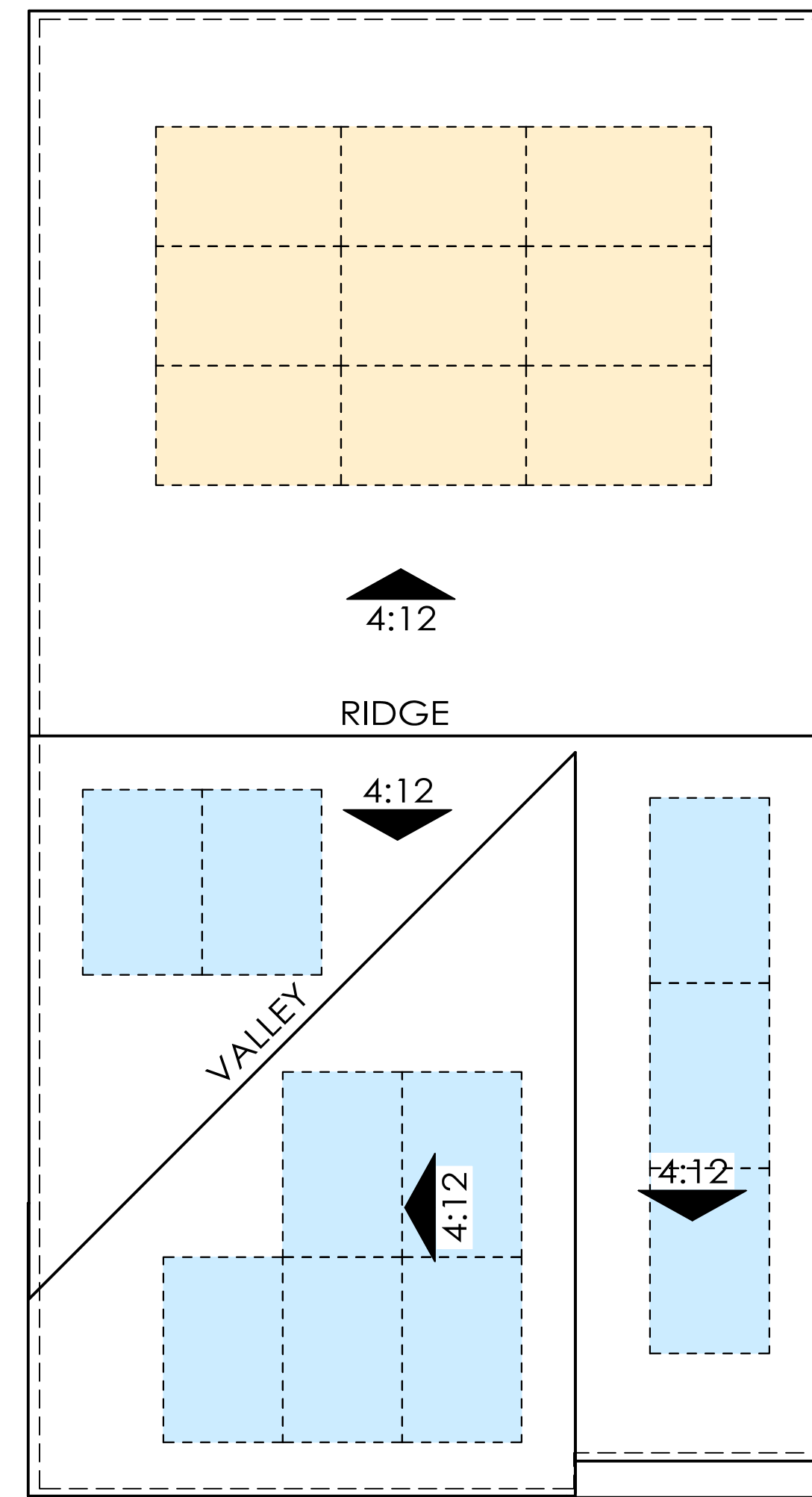
NOTE:
 Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

No roof mounted mechanical equipment.



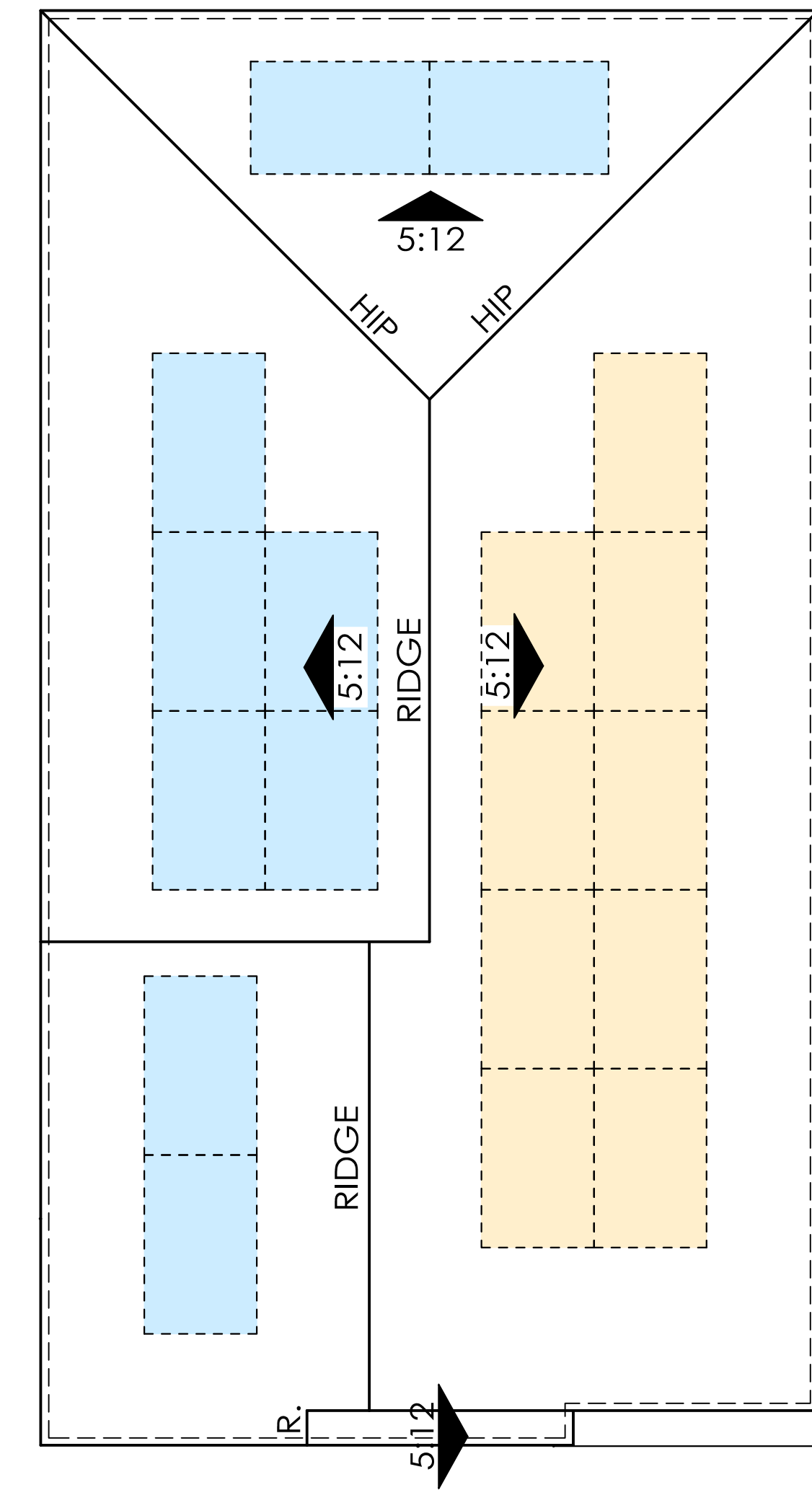
ROOF PLAN- STYLE C

OVERHANG : 0"
 ROOF PITCH : 5:12 U.N.O



ROOF PLAN-STYLE B

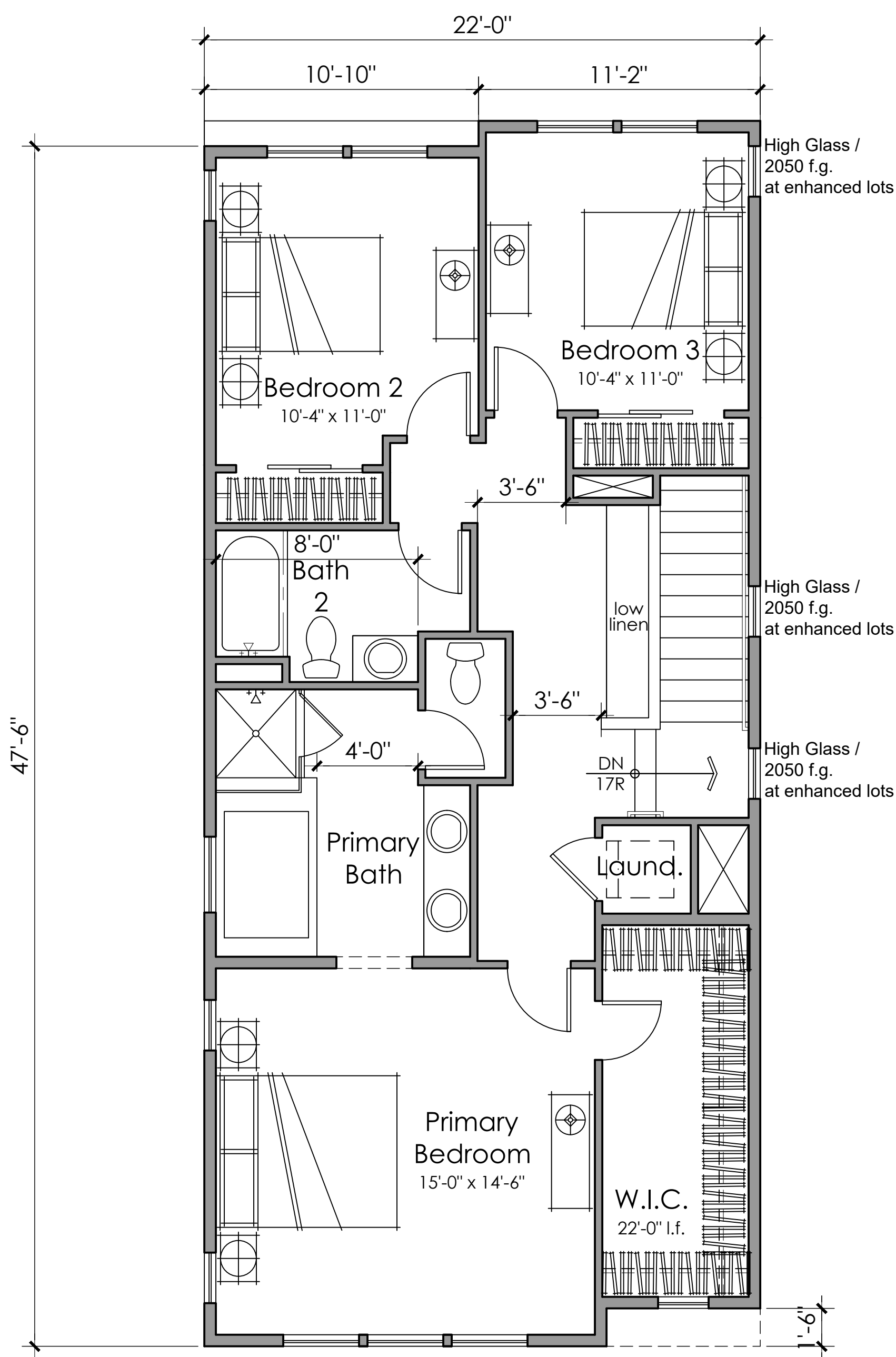
OVERHANG : 0"
 RAKE 0"
 ROOF PITCH : 4:12 U.N.O



ROOF PLAN-STYLE A

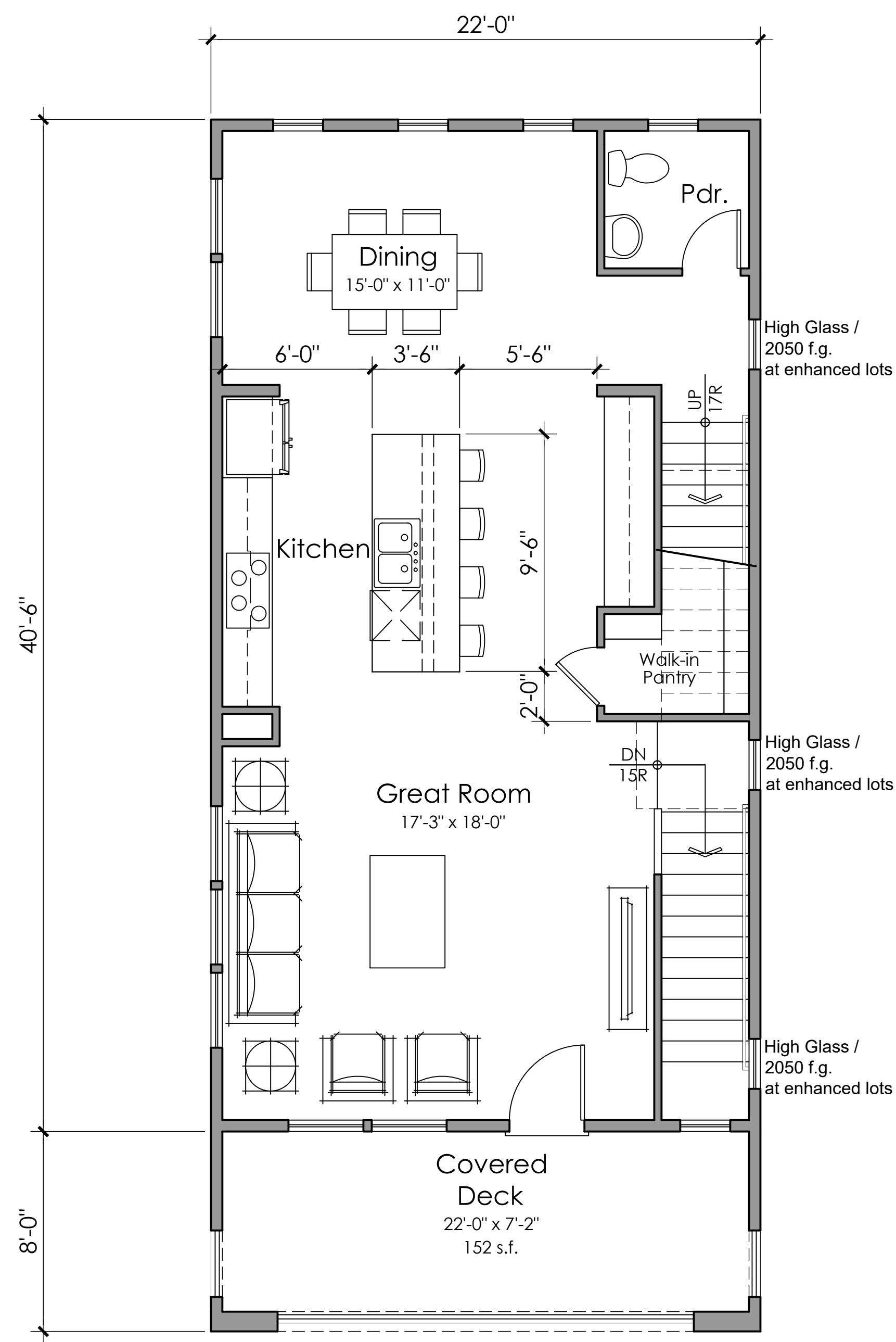
OVERHANG : 0"
 RAKE : 0"
 ROOF PITCH : 5:12 U.N.O

EITHER YELLOW, ORANGE, OR BLUE PANEL GROUPS WILL EXIST BASED ON BUILDING ORIENTATION



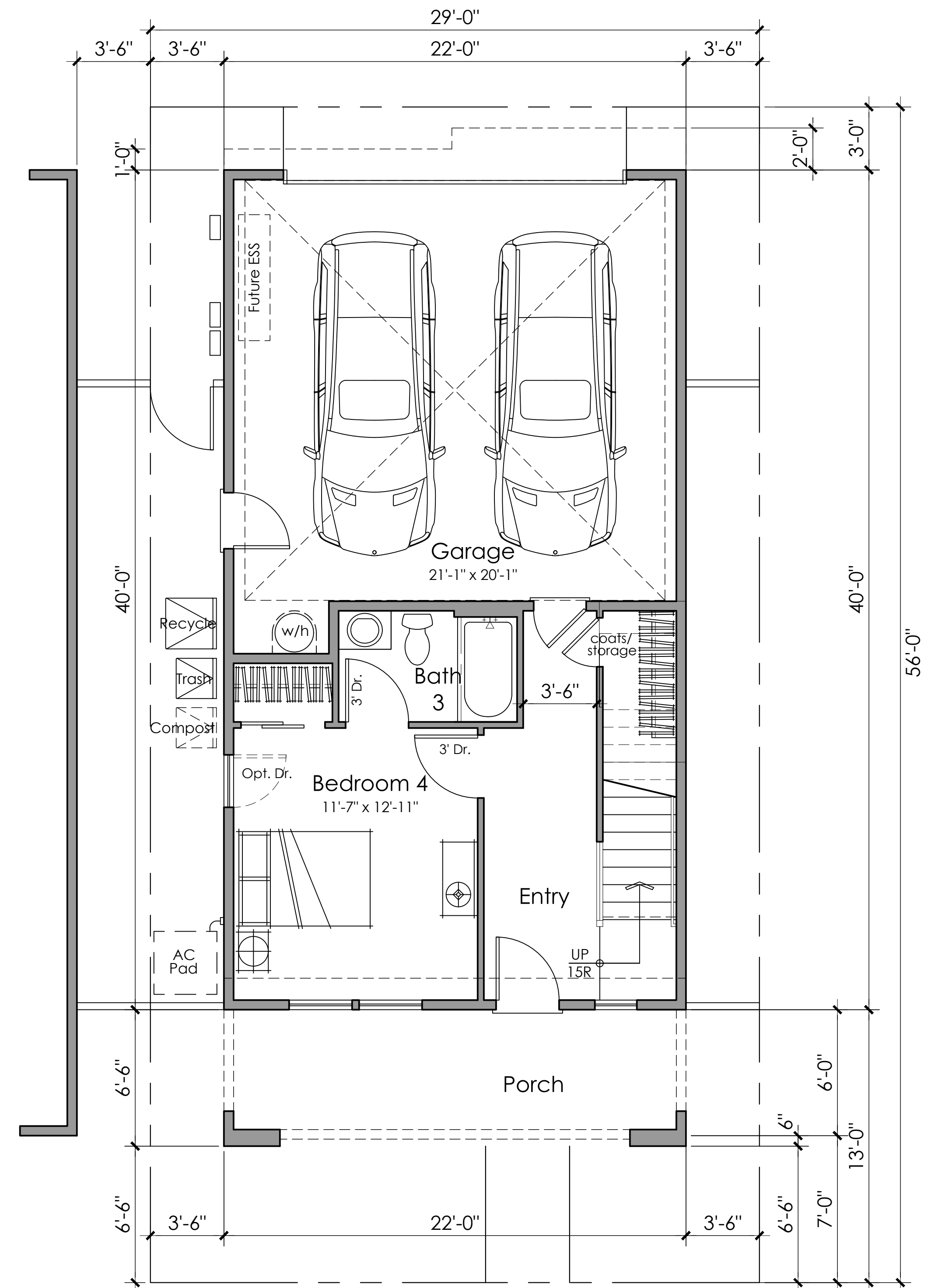
Third Floor

1020 s.f.



Second Floor

856 s.f.

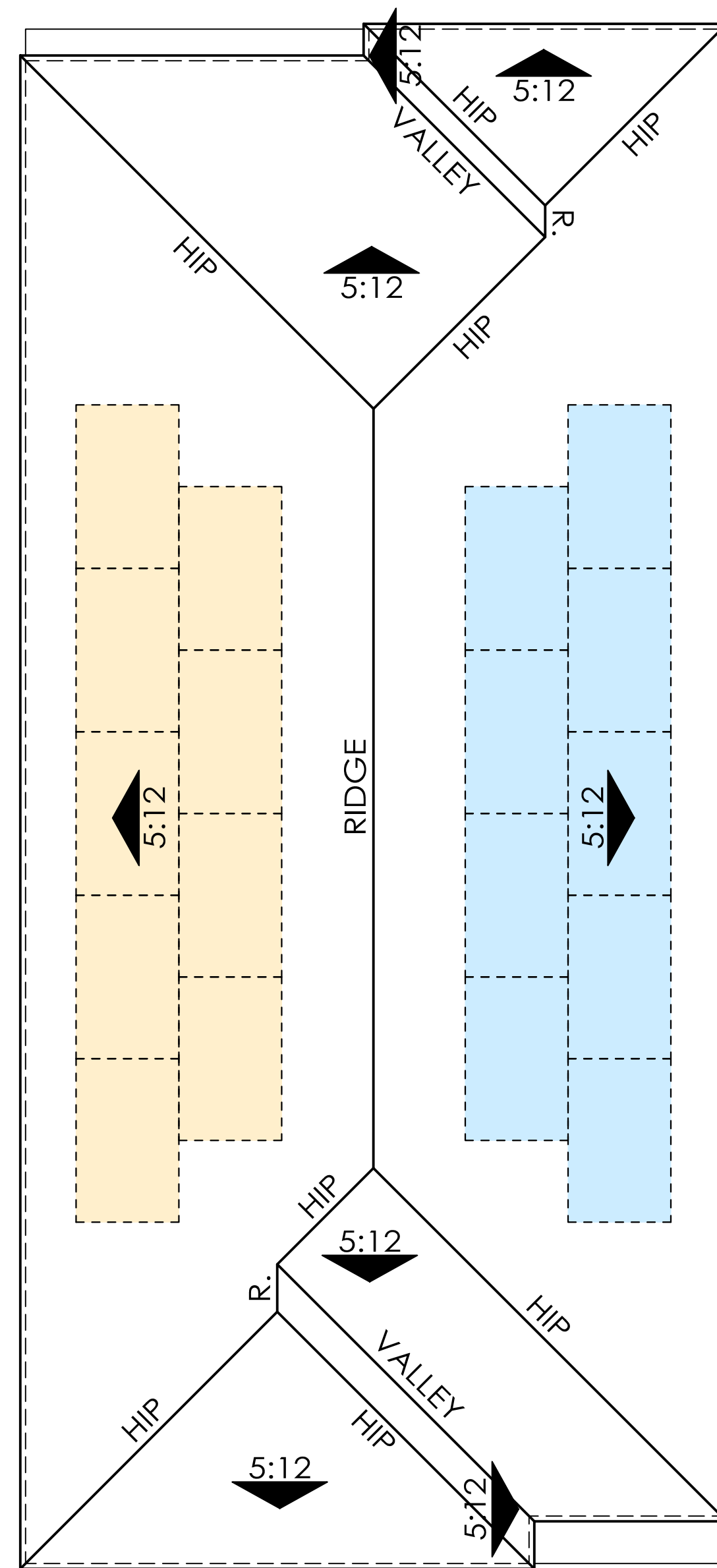


First Floor

416 s.f.

NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

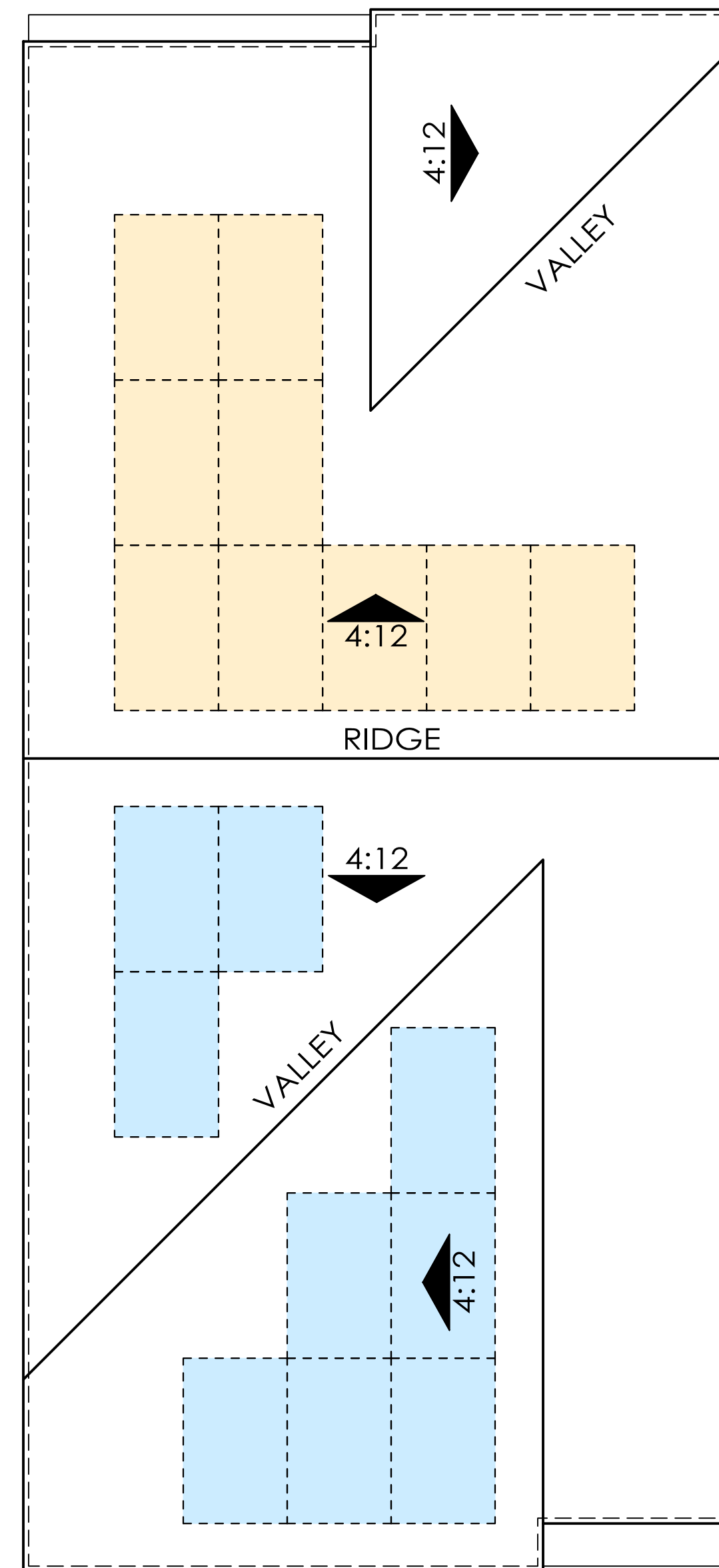
No roof mounted mechanical equipment.



ROOF PLAN-STYLE C

OVERHANG : 0"

ROOF PITCH : 5:12 U.N.O

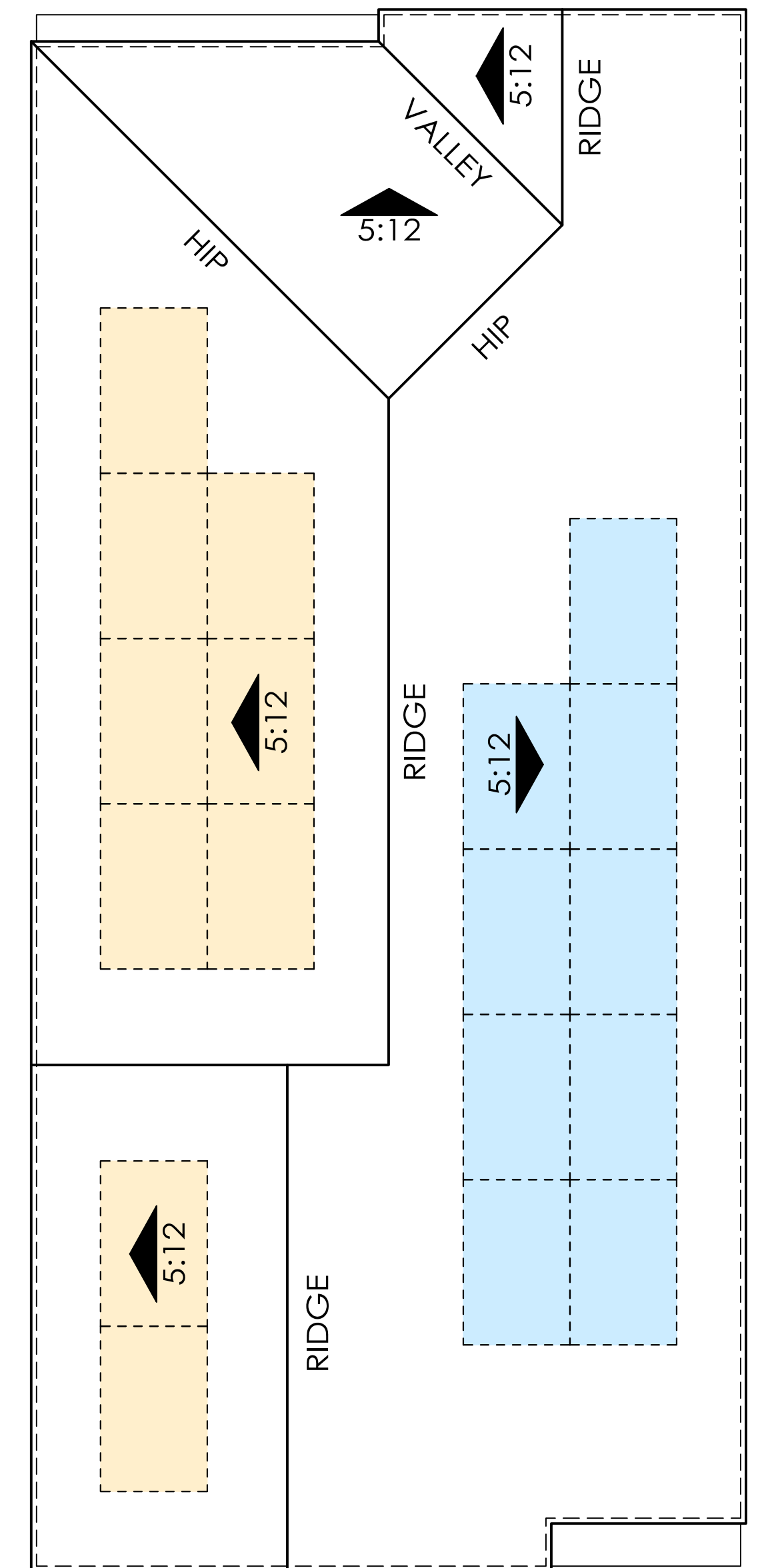


ROOF PLAN-STYLE B

OVERHANG : 0"

RAKE : 0"

ROOF PITCH : 4:12 U.N.O



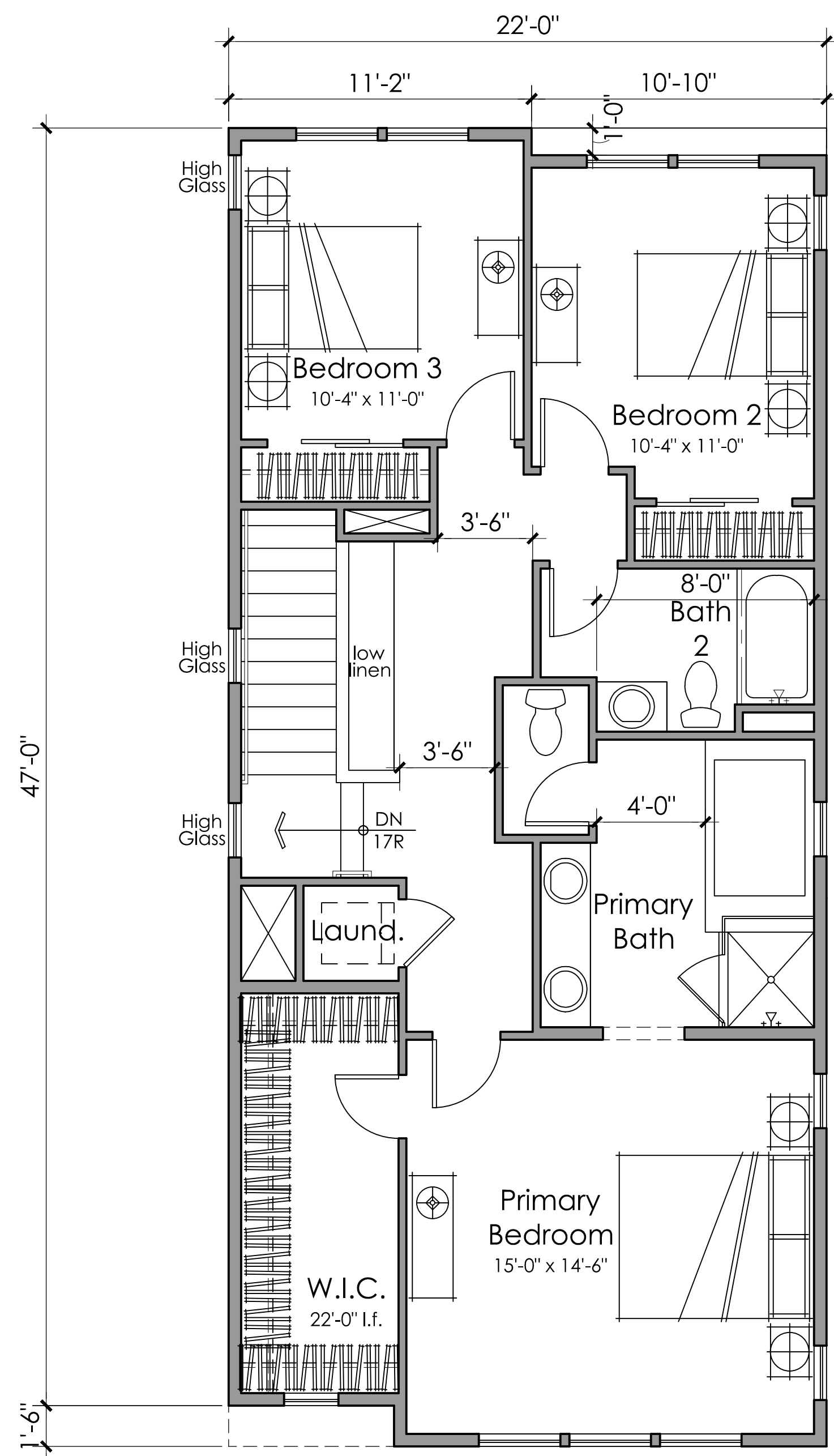
ROOF PLAN-STYLE A

OVERHANG : 0"

RAKE : 0"

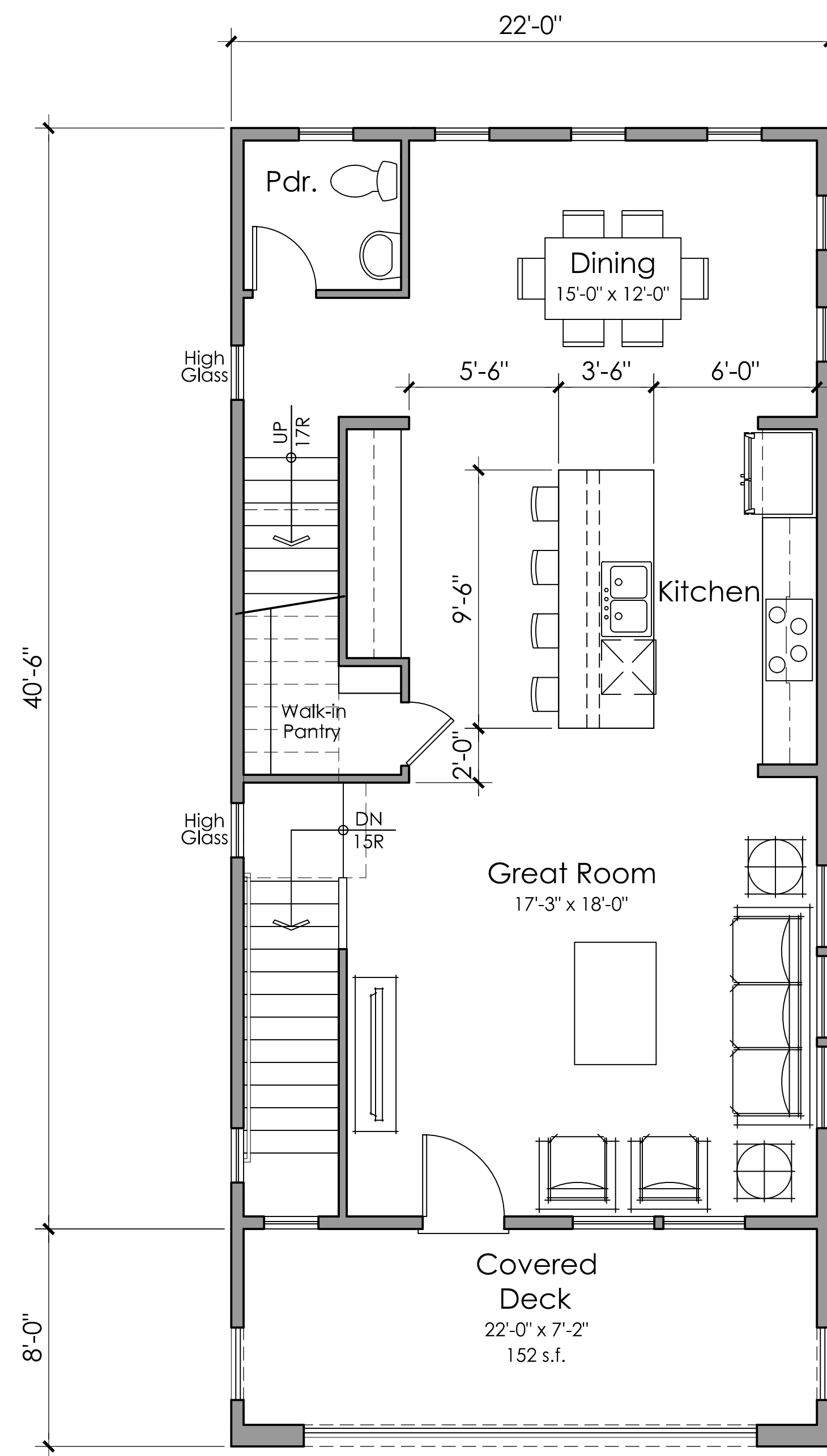
ROOF PITCH : 5:12 U.N.O

EITHER YELLOW, ORANGE, OR BLUE PANEL GROUPS WILL EXIST BASED ON BUILDING ORIENTATION



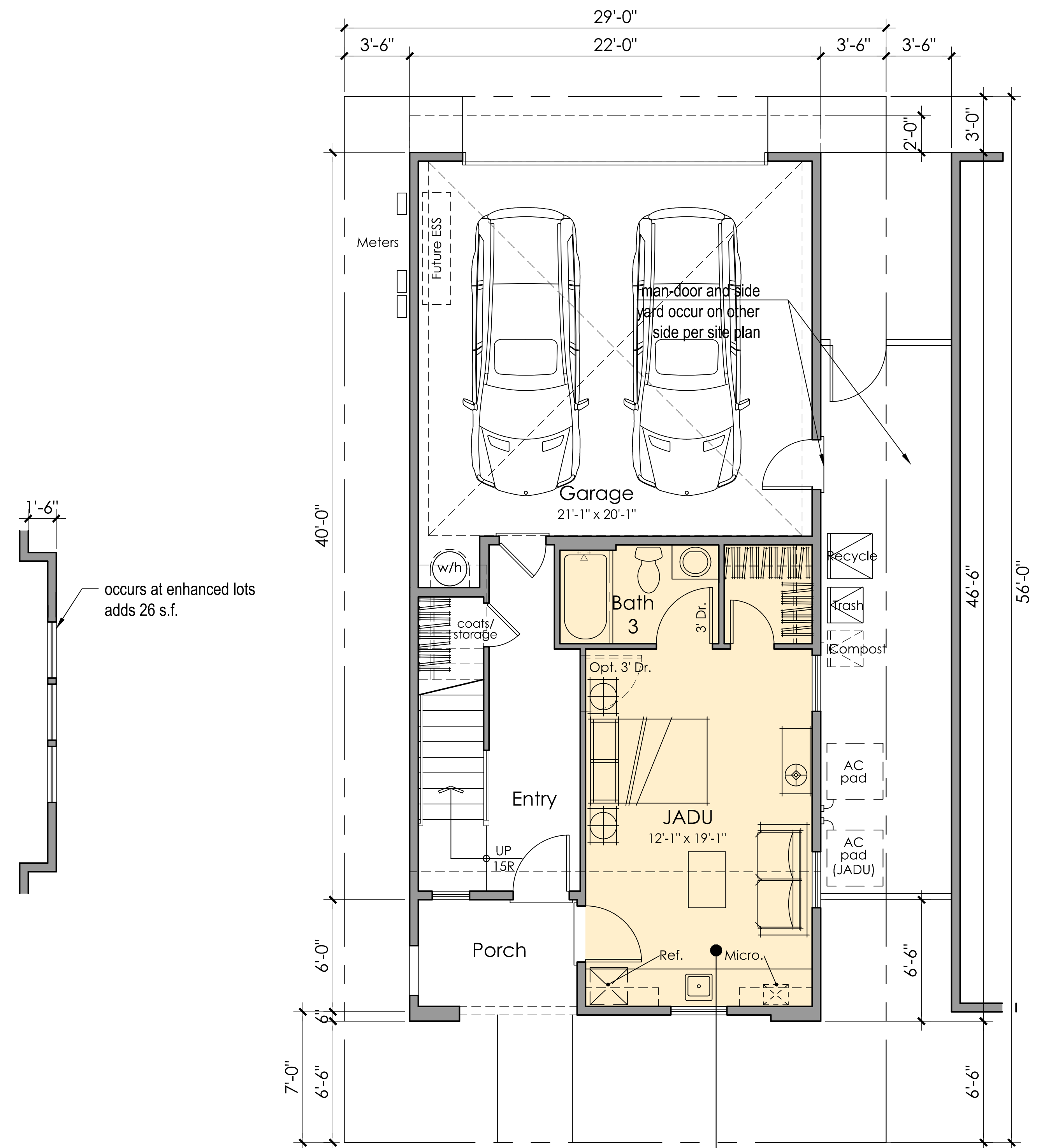
Third Floor

1020 s.f.



Second Floor

869 s.f.



First Floor

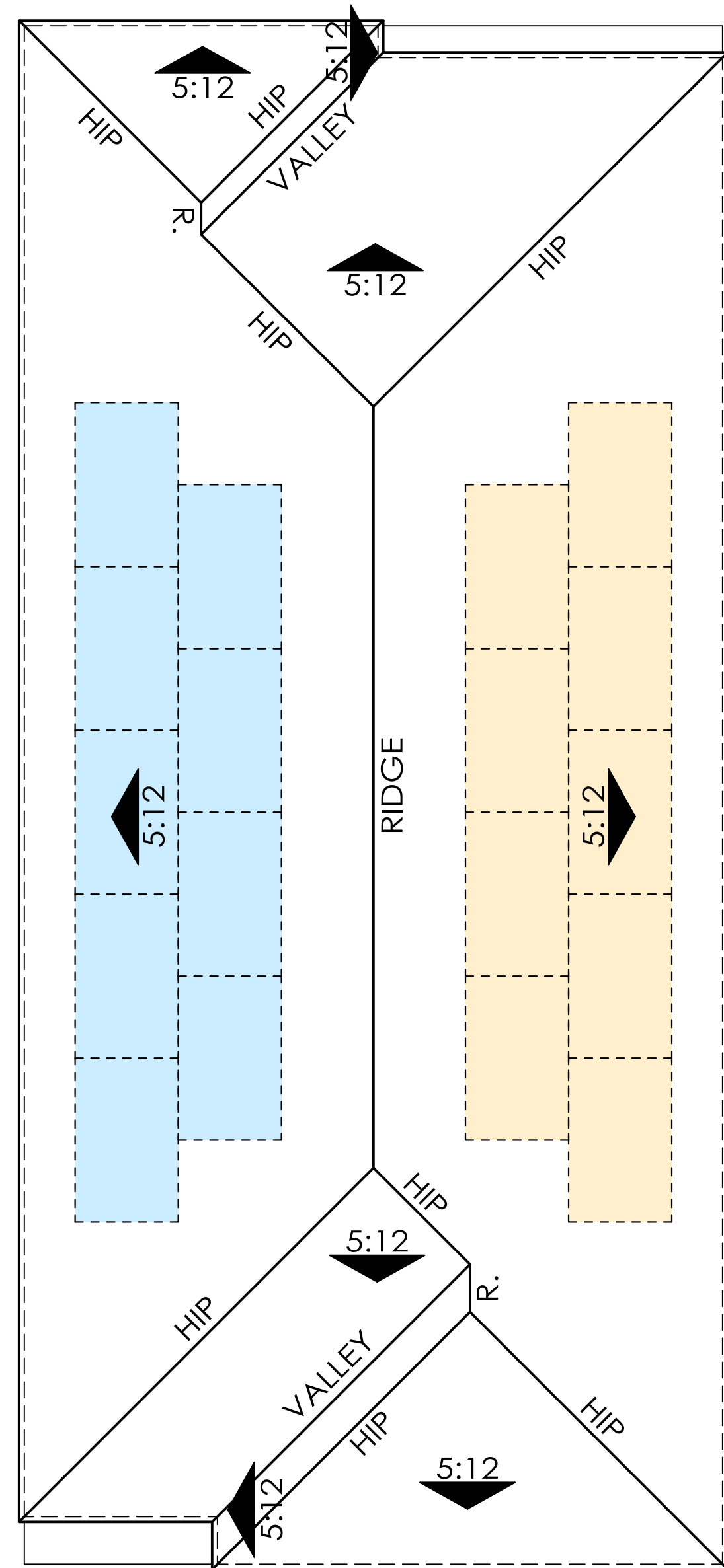
144 s.f.

Junior
 Accessory
 Dwelling
 Unit Included
 335 s.f.

4 BEDROOMS
3.5 BATHS
2,368 S.F.

NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

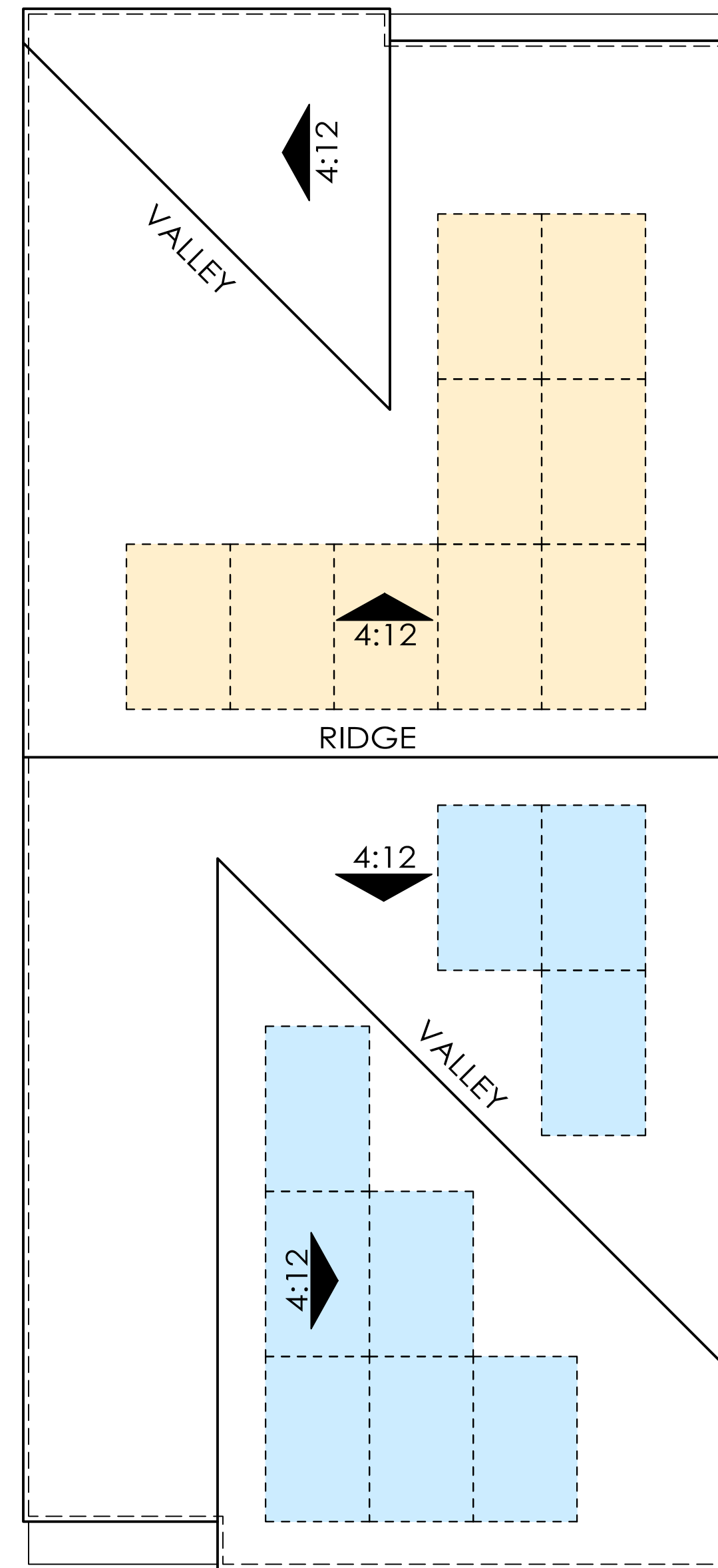
No roof mounted mechanical equipment.



ROOF PLAN-STYLE C

OVERHANG : 0"

ROOF PITCH : 5:12 U.N.O

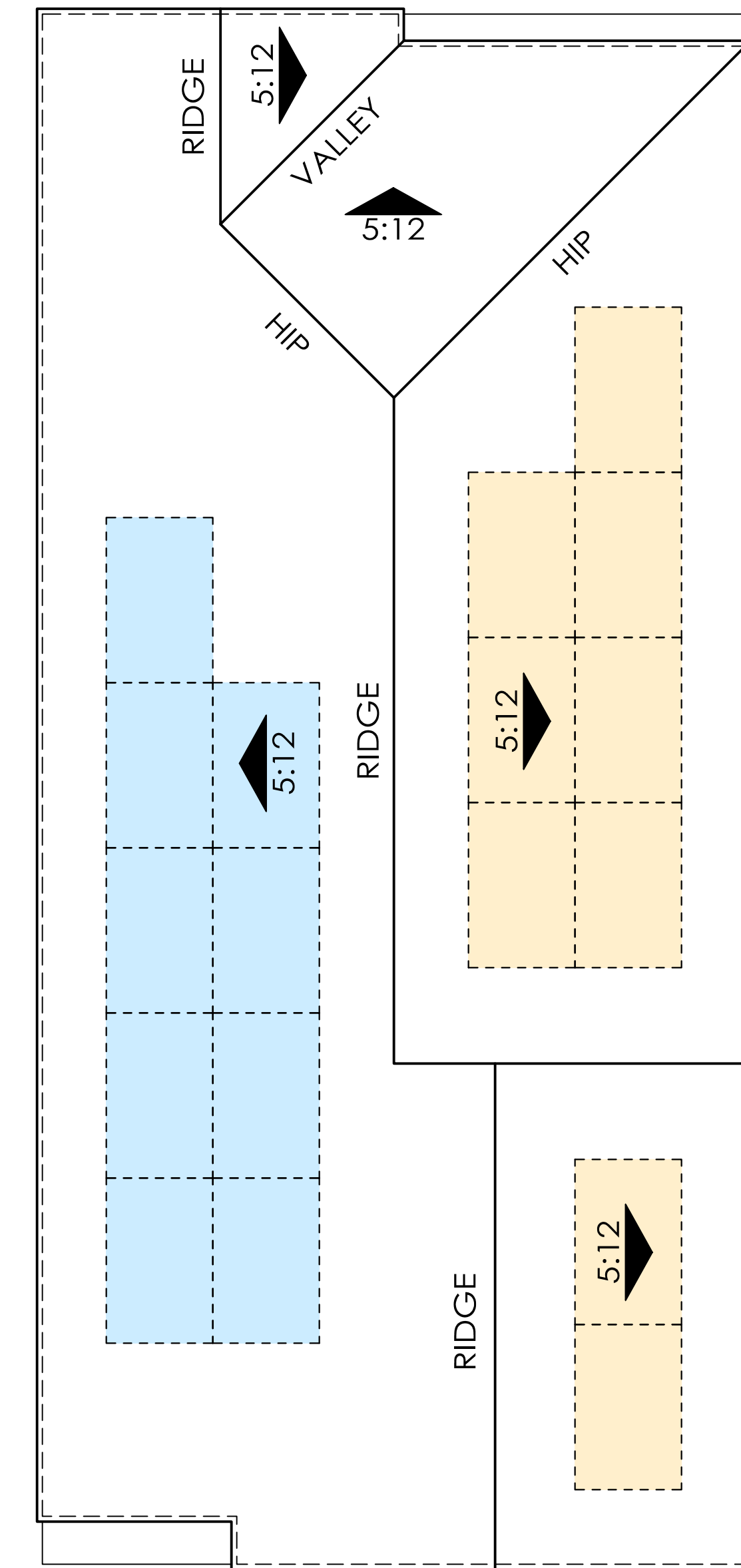


ROOF PLAN-STYLE B

OVERHANG : 0"

RAKE : 0"

ROOF PITCH : 4:12 U.N.O



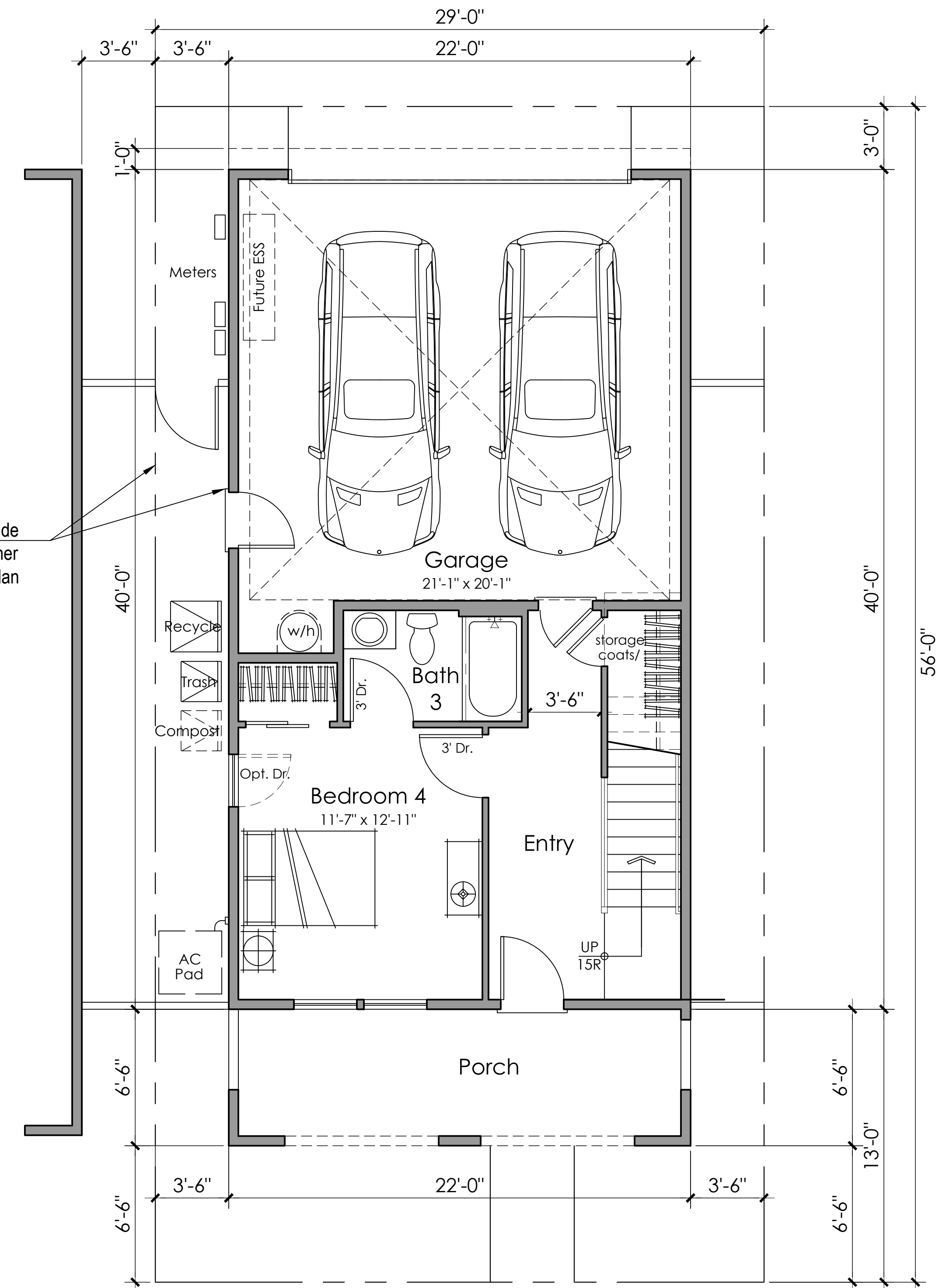
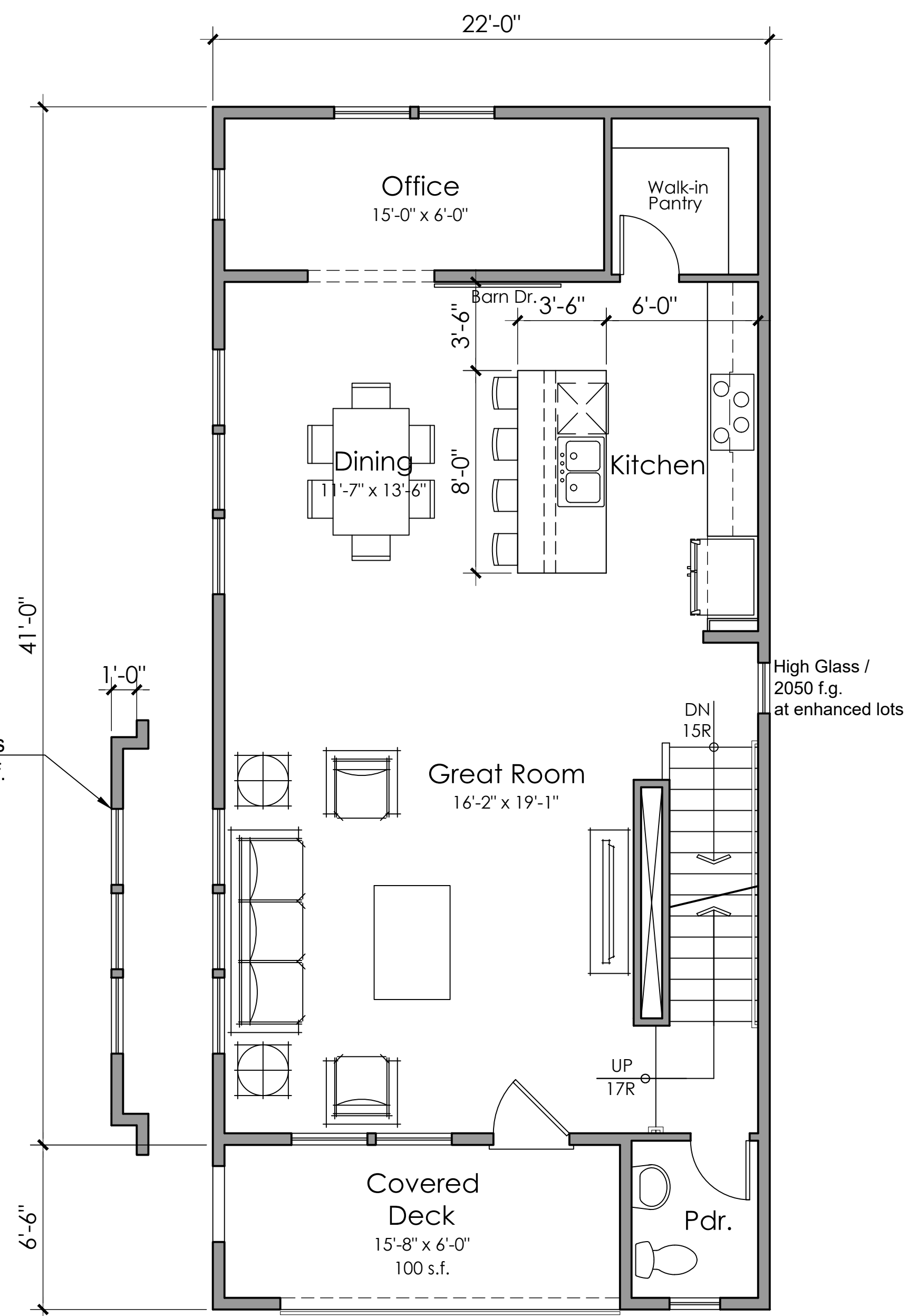
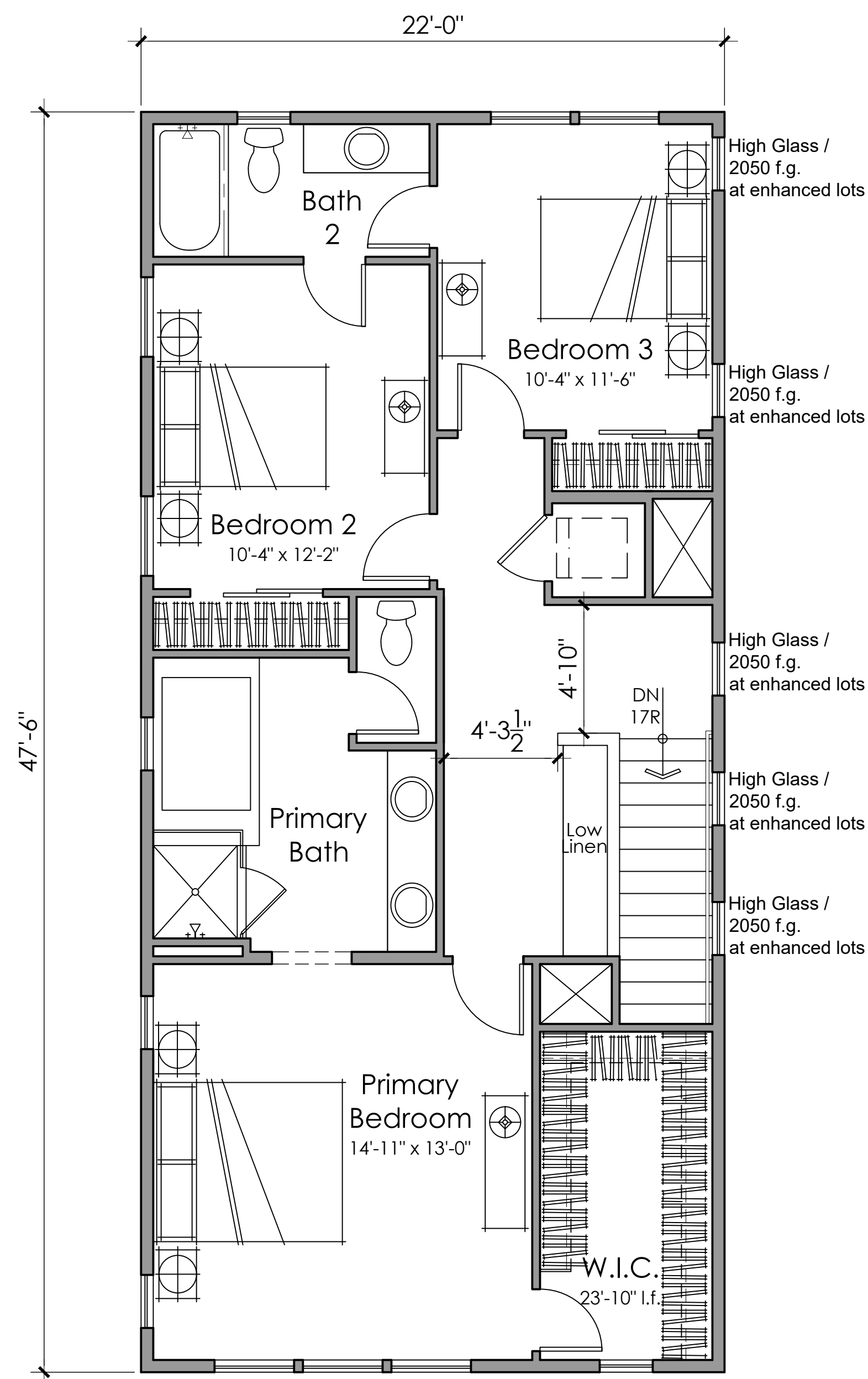
ROOF PLAN-STYLE A

OVERHANG : 0"

RAKE : 0"

ROOF PITCH : 5:12 U.N.O

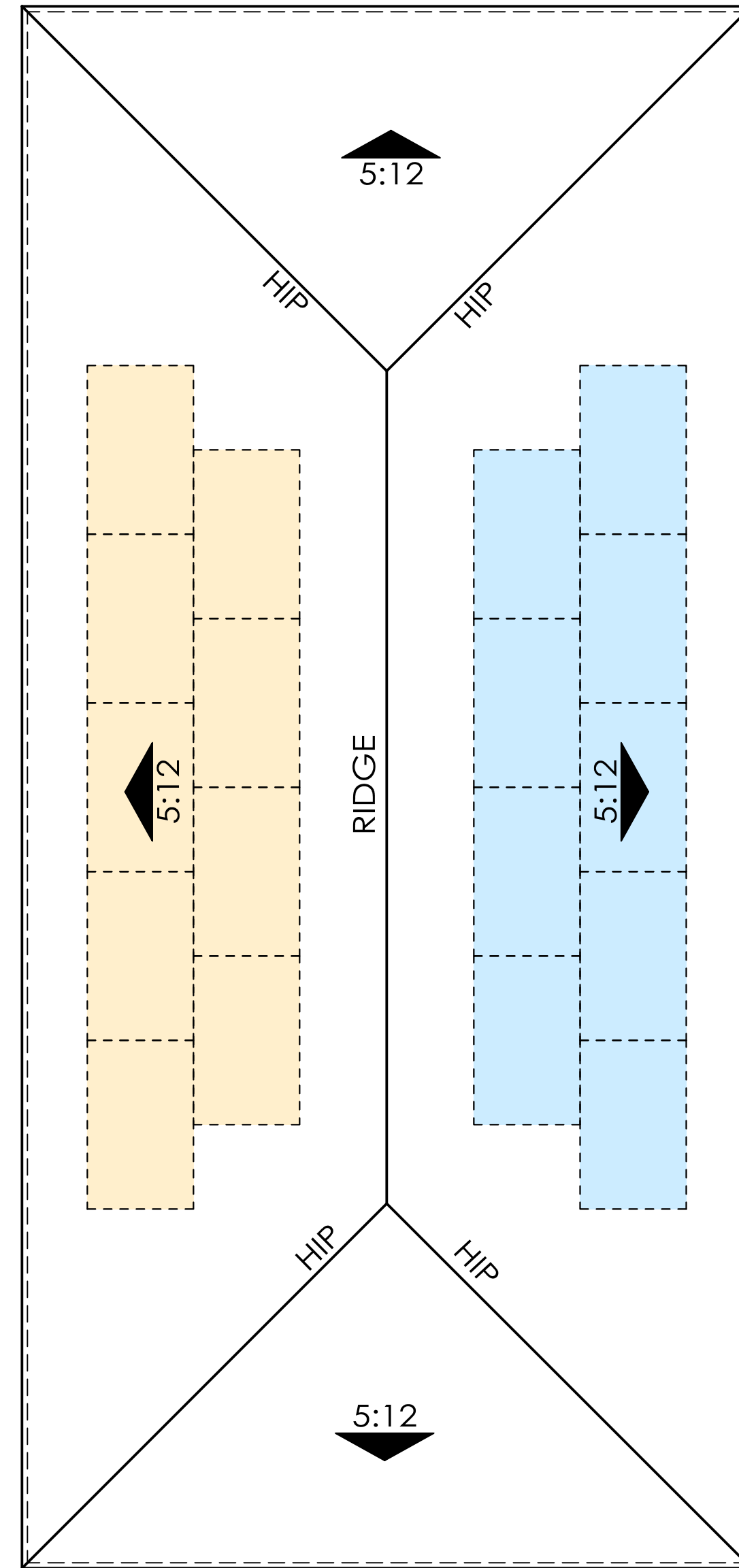
EITHER YELLOW, ORANGE, OR BLUE PANEL GROUPS WILL EXIST BASED ON BUILDING ORIENTATION



4 BEDROOMS
3.5 BATHS
2,385 S.F.

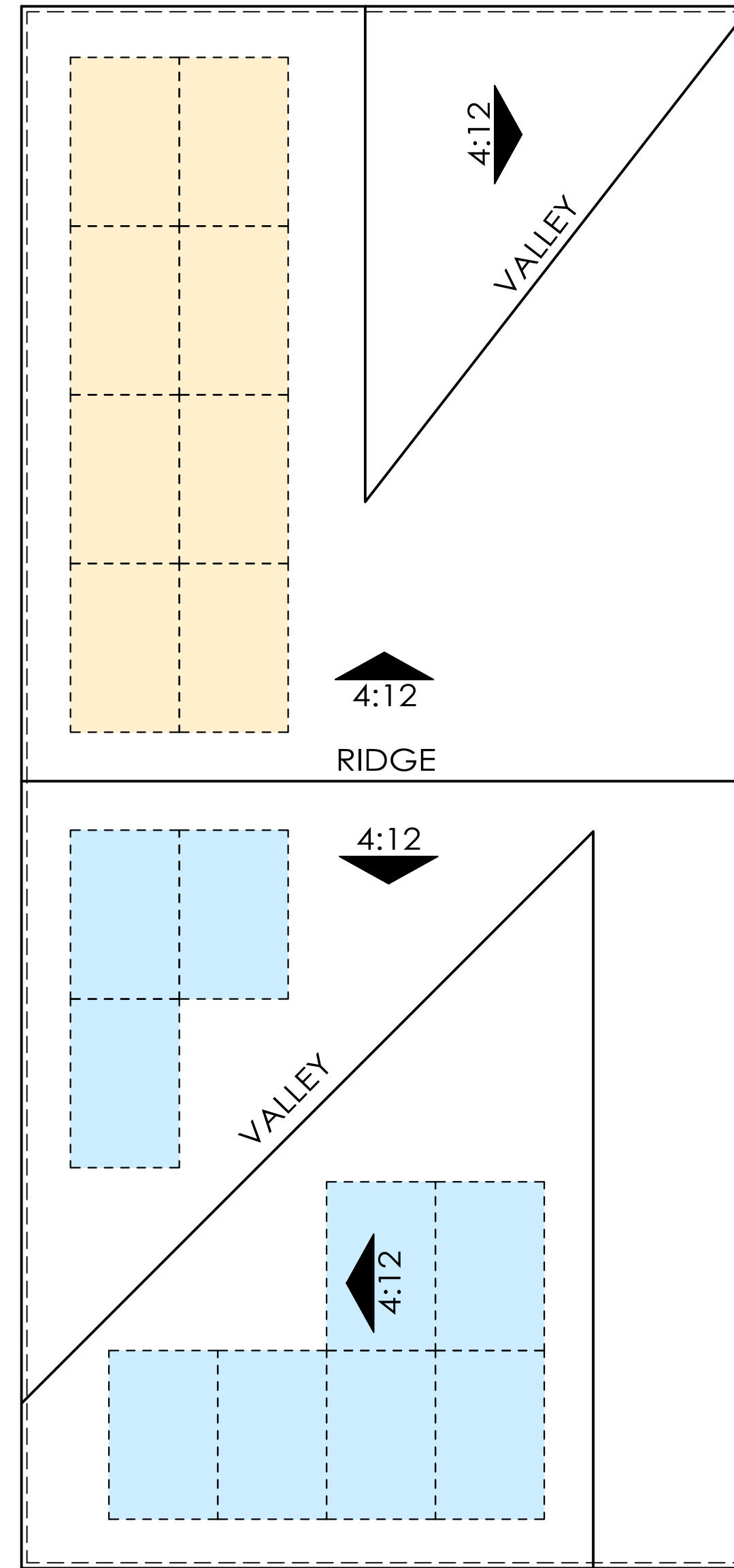
NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location, quantity and orientation may change.

No roof mounted mechanical equipment.



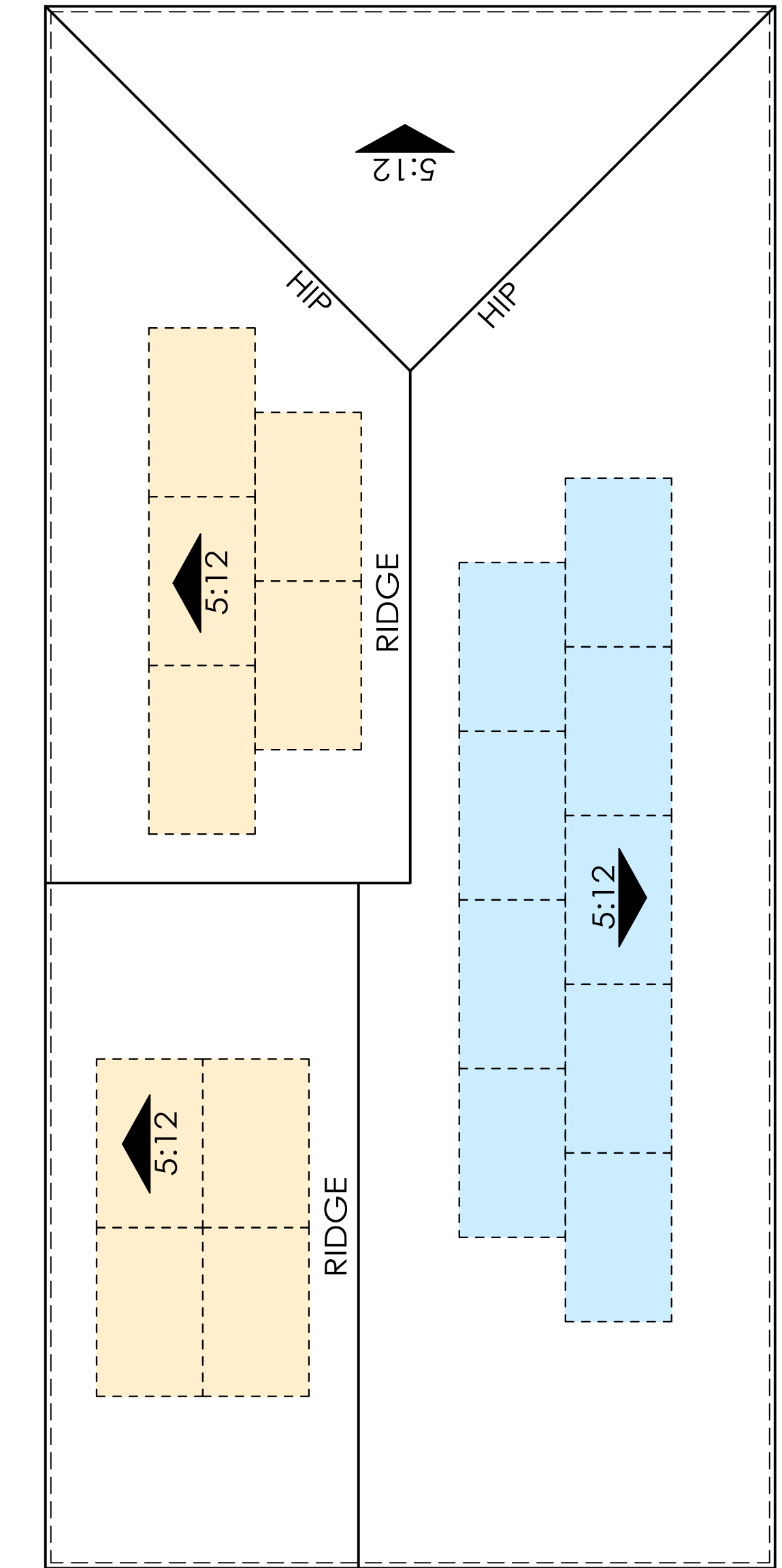
ROOF PLAN-STYLE C

OVERHANG : 0"
ROOF PITCH : 5:12 U.N.O



ROOF PLAN-STYLE B

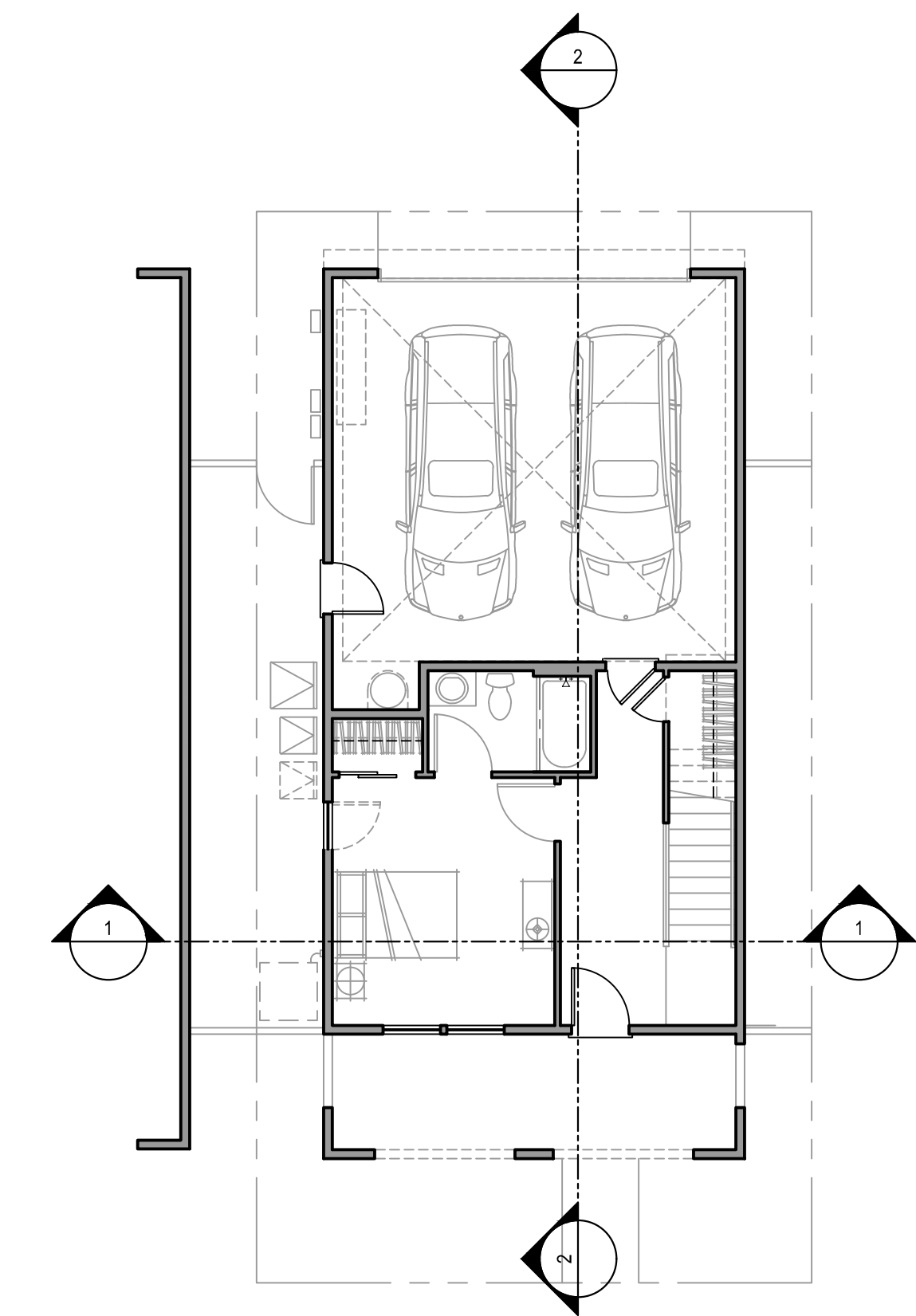
OVERHANG : 0"
RAKE : 0"
ROOF PITCH : 4:12 U.N.O



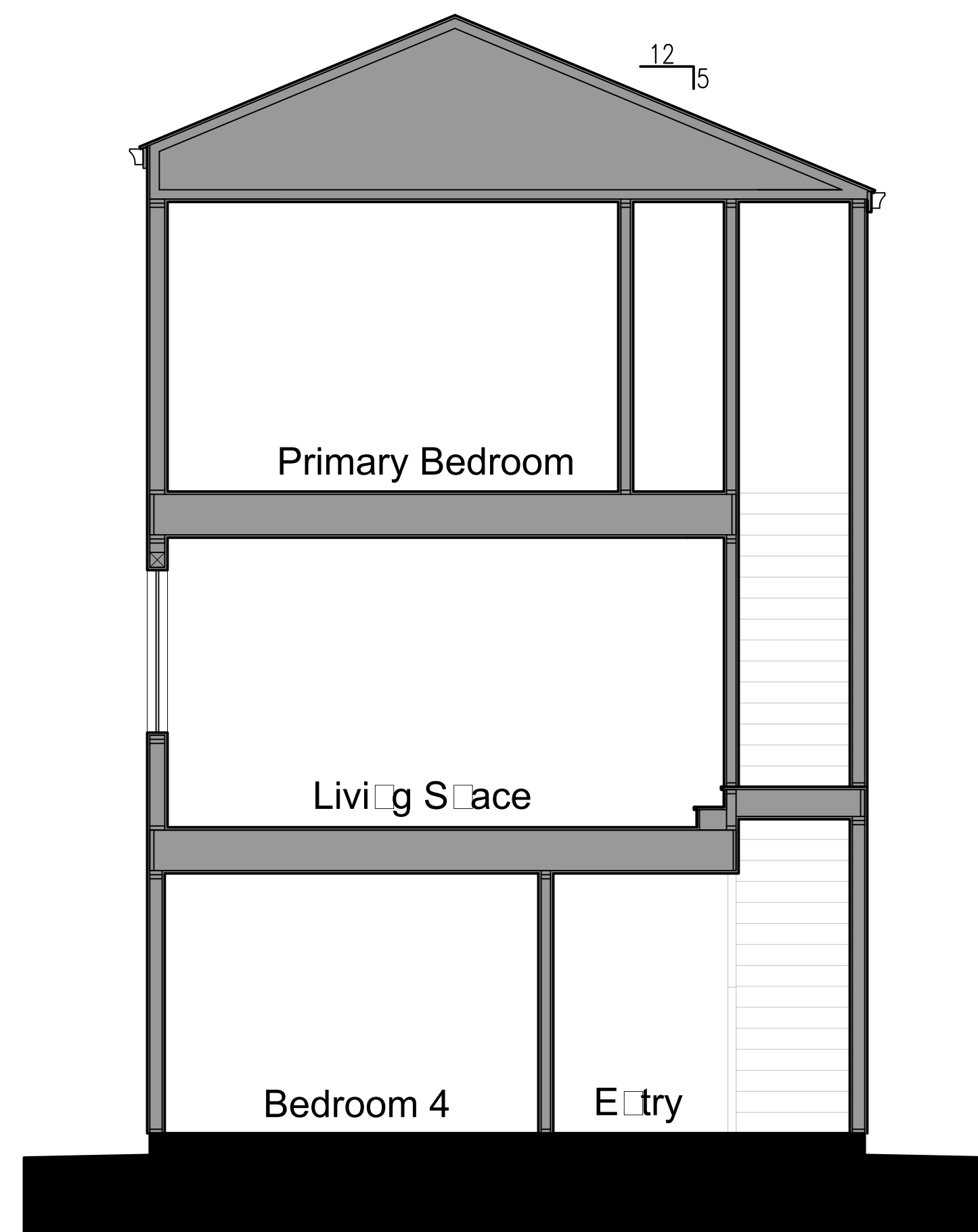
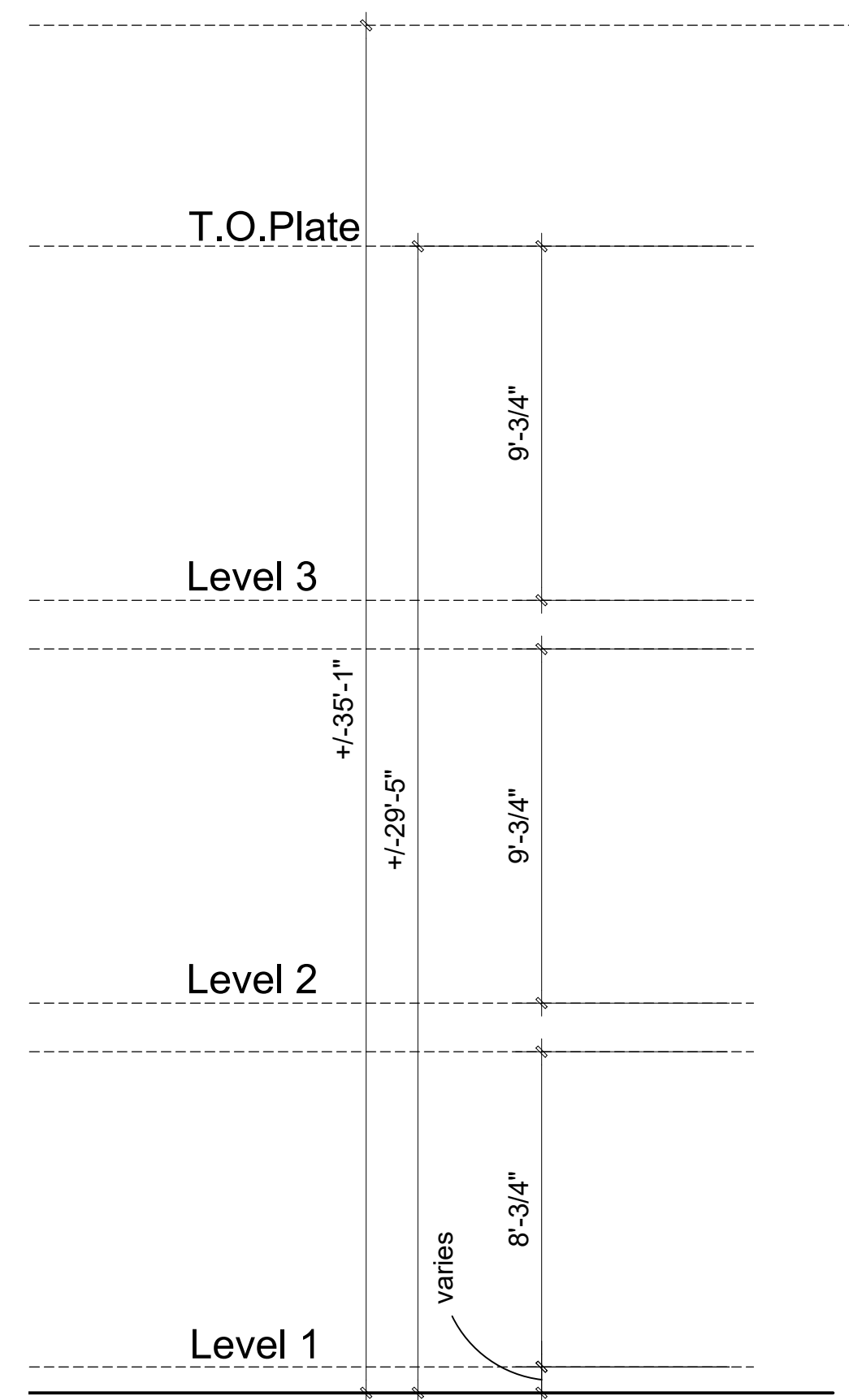
ROOF PLAN-STYLE A

OVERHANG : 0"
RAKE : 0"
ROOF PITCH : 5:12 U.N.O

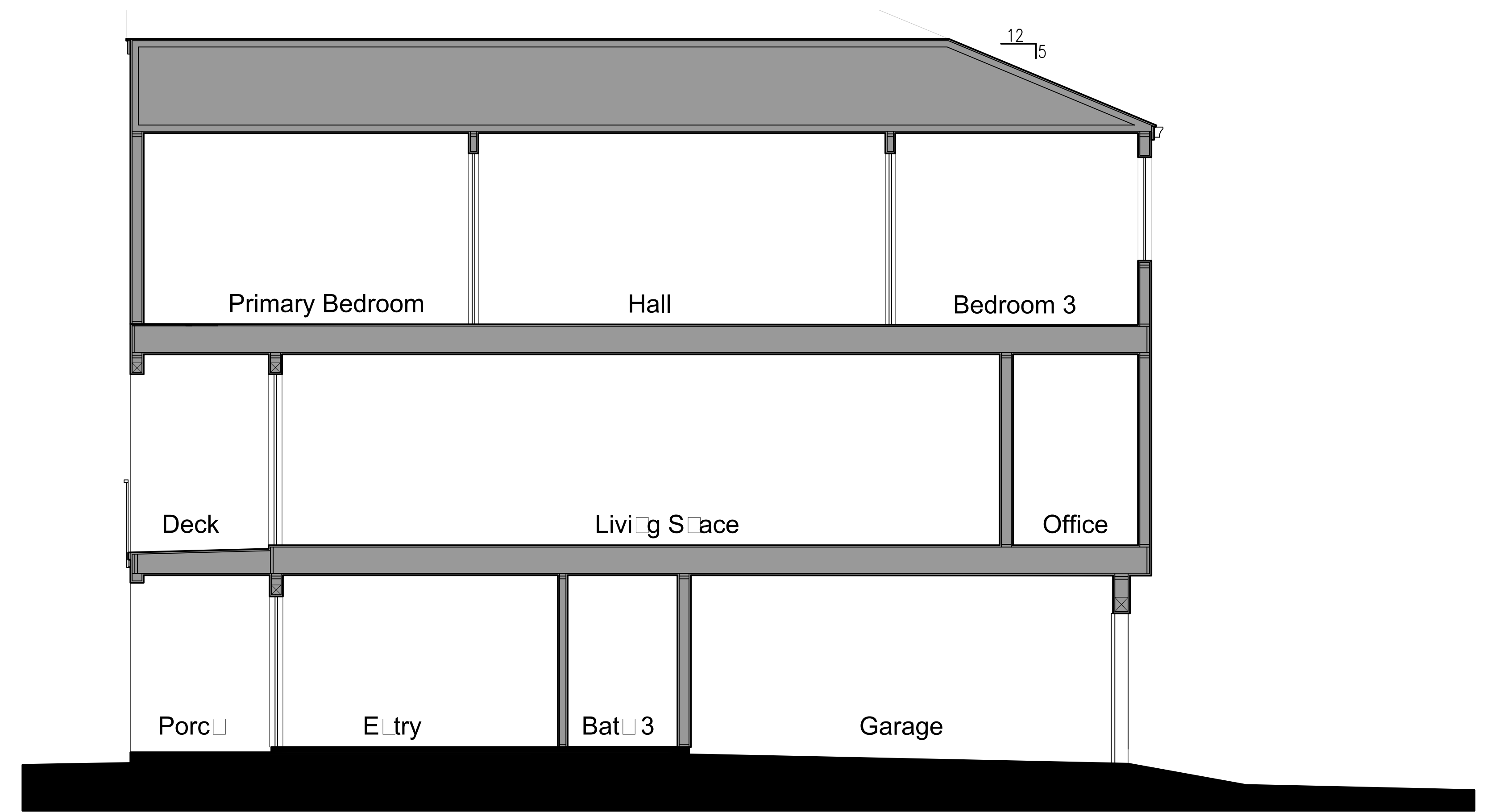
EITHER YELLOW, ORANGE, OR BLUE PANEL GROUPS WILL EXIST BASED ON BUILDING ORIENTATION



KEY PLAN
N.T.S.



SECTION 1




SECTION 2

SCHEME A

BOARD AND BATTEN
SW 6233
SAMOVAR SILVER



STUCCO BODY/ TRIM
SW 7067
CITYSCAPE



FIBER CEMENT PANEL/ TRIM
SW 7048
URBANE BRONZE



MASONRY VENEER
ENDICOTT
SIENNA IRONSPOT



ENTRY DOOR
SW 7618
DEEP SEA DIVE



GARAGE DOOR
SW 6356
COPPER MOUNTAIN



VINYL WINDOW
SW 7567
NATURAL TAN



FASCIA
SW 7674
PEPPERCORN




ROOF SHINGLE
CERTAINTEED LANDMARK
MOIRE BLACK




SCHEME B

FIBER CEMENT LAP SIDING
SW 6144
DAPPER TAN



STUCCO BODY/ TRIM
SW 6172
HARDWARE



TRIM
SW 6174
ANDIRON



ENTRY DOOR
SW 2837
AURORA BROWN



GARAGE DOOR
SW 2837
AURORA BROWN



VINYL WINDOW
SW 7567
NATURAL TAN



FASCIA/ WOOD POST
SW 7505
MANOR HOUSE




ROOF SHINGLE
CERTAINTEED LANDMARK
HEATHER BLEND




SCHEME C

STUCCO BODY 1
SW 6200
LINK GRAY



STUCCO BODY 2/ TRIM
SW 6202
CAST IRON



TRIM
SW 6209
RIPE OLIVE



ENTRY DOOR
SW 9178
IN THE NAVY



GARAGE DOOR
SW 9178
IN THE NAVY



VINYL WINDOW
SW 7567
NATURAL TAN



FASCIA
SW 7674
PEPPERCORN



ROOF SHINGLE
CERTAINTEED LANDMARK
MOIRE BLACK




Manufacturer

Paint - Sherwin Williams or Equal
Garage Door - Clopay Garage doors or Equal
Entry Door - Therma Tru or Equal
Stone Veneer - Endicott or Equal
Composition Shingle Roof - Certainteed or Equal

SCHEME A

BOARD AND BATTEN/ TRIM
SW 9159
AUGER SHELL



STUCCO BODY/ TRIM
SW 7062
ROCK BOTTOM



FIBER CEMENT PANEL/ TRIM
SW 6188
SHADE GROWN



MASONRY VENEER
ENDICOTT
SIENNA IRONSPOT



METAL RAILING
SW 7069
IRON ORE




ENTRY DOOR
SW 7618
DEEP SEA DIVE



GARAGE DOOR
SW 2847
ROYCROFT BOTTLE GREEN



WOOD POST/ TRIM
SW 9580
CRACKED PEPPER



VINYL WINDOW
SW 7567
NATURAL TAN



FASCIA
SW 9565
FORGED STEEL




ROOF SHINGLE
CERTAINTEED LANDMARK
MOIRE BLACK



SCHEME B

FIBER CEMENT LAP SIDING
SW 6165
CONNECTED GRAY




STUCCO BODY/ TRIM
SW 0012
EMPIRE GOLD




FIBER CEMENT PANEL/ TRIM
SW 6186
DRIED THYME



MASONRY VENEER
ENDICOTT
DESERT IRONSPOT LIGHT



METAL RAILING
SW 7069
IRON ORE



ENTRY DOOR
SW 6090
JAVA



GARAGE DOOR
SW 6090
JAVA



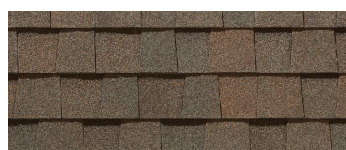
VINYL WINDOW
SW 7567
NATURAL TAN



FASCIA
SW 6278
CLOAK GRAY




ROOF SHINGLE
CERTAINTEED LANDMARK
HEATHER BLEND




SCHEME C

STUCCO BODY 1/ TRIM
SW 6199
RARE GRAY



STUCCO BODY 2/ TRIM
SW 6202
CAST IRON



FIBER CEMENT PANEL/ TRIM
SW 6188
SHADE GROWN



METAL RAILING
SW 7069
IRON ORE



ENTRY DOOR
SW 9178
IN THE NAVY



GARAGE DOOR
SW 9610
STONY CREEK




VINYL WINDOW
SW 7567
NATURAL TAN



FASCIA
SW 9565
FORGED STEEL






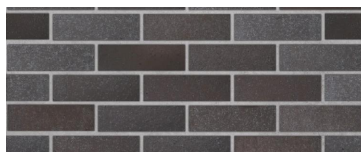






ROOF SHINGLE
CERTAINTEED LANDMARK
MOIRE BLACK





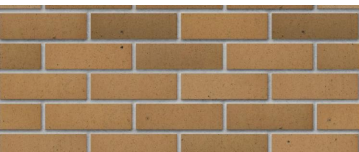





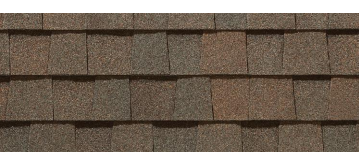
Manufacturer

Paint - Sherwin Williams or Equal
Garage Door - Clopay Garage doors or Equal
Entry Door - Therma Tru or Equal
Stone Veneer - Endicott or Equal
Composition Shingle Roof - Certainteed or Equal











SCHEME A

<u>BOARD AND BATTEN/ TRIM</u> SW 9183 DARK CLOVE	
<u>STUCCO BODY/ TRIM</u> SW 7062 ROCK BOTTOM	
<u>TRIM</u> SW 7069 IRON ORE	
<u>MASONRY VENEER</u> ENDICOTT SIENNA IRONSPOT	
<u>METAL RAILING</u> SW 7069 IRON ORE	
<u>ENTRY DOOR</u> SW 7618 DEEP SEA DIVE	
<u>GARAGE DOOR</u> SW 6216 JASPER	
<u>VINYL WINDOW</u> SW 7567 NATURAL TAN	
<u>FASCIA</u> SW 9565 FORGED STEEL	
<u>ROOF SHINGLE</u> CERTAINTEED LANDMARK MOIRE BLACK	









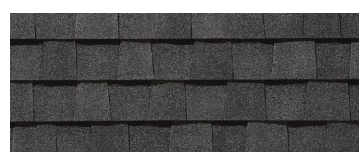
SCHEME B

<u>STUCCO BODY 1/ TRIM</u> SW 2841 WEATHERED SHINGLE	
<u>STUCCO BODY 2/ TRIM</u> SW 0012 EMPIRE GOLD	
<u>MASONRY VENEER</u> ENDICOTT DESERT IRONSPOT LIGHT	
<u>METAL RAILING</u> SW 7069 IRON ORE	
<u>ENTRY DOOR</u> SW 7618 DEEP SEA DIVE	
<u>GARAGE DOOR</u> SW 6188 SHADE GROWN	
<u>VINYL WINDOW</u> SW 7567 NATURAL TAN	
<u>FASCIA</u> SW 7082 STUNNING SHADE	
<u>ROOF SHINGLE</u> CERTAINTEED LANDMARK HEATHER BLEND	

SCHEME B - ALT

<u>STUCCO BODY 1/ TRIM</u> SW 7565 OYSTER BAR	
<u>STUCCO BODY/ TRIM</u> SW 7040 SMOKEHOUSE	
<u>TRIM</u> SW 7019 GAUNTLET GRAY	
<u>MASONRY VENEER</u> ENDICOTT DARK SANDSTONE	
<u>METAL RAILING</u> SW 7069 IRON ORE	
<u>ENTRY DOOR</u> SW 0072 DEEP MAROON	
<u>GARAGE DOOR</u> SW 7730 FORESTWOOD	
<u>VINYL WINDOW</u> SW 7567 NATURAL TAN	
<u>FASCIA</u> SW 9565 FORGED STEEL	
<u>ROOF SHINGLE</u> CERTAINTEED LANDMARK HEATHER BLEND	












SCHEME C

<u>STUCCO BODY 1/ TRIM</u> SW 6186 DRIED THYME	
<u>STUCCO BODY 2</u> SW 6188 SHADE GROWN	
<u>TRIM</u> SW 6209 RIPE OLIVE	
<u>METAL RAILING</u> SW 7069 IRON ORE	
<u>ENTRY DOOR</u> SW 9178 IN THE NAVY	
<u>GARAGE DOOR</u> SW 9610 STONY CREEK	
<u>VINYL WINDOW</u> SW 7567 NATURAL TAN	
<u>FASCIA</u> SW 9565 FORGED STEEL	
<u>ROOF SHINGLE</u> CERTAINTEED LANDMARK MOIRE BLACK	











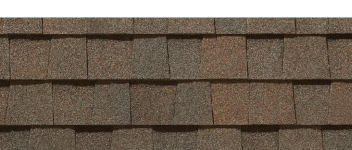
Manufacturer

Paint - Sherwin Williams or Equal
 Garage Door - Clopay Garage doors or Equal
 Entry Door - Therma Tru or Equal
 Stone Veneer - Endicott or Equal
 Composition Shingle Roof - Certainteed or Equal










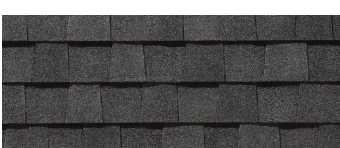
SCHEME A

<u>BOARD AND BATTEN 1/ TRIM</u> SW 6008 INDIVIDUAL WHITE	
<u>BOARD AND BATTEN 2/ TRIM</u> SW 7069 IRON ORE	
<u>STUCCO BODY/ TRIM</u> SW 7674 PEPPERCORN	
<u>STUCCO BODY</u> SW 7067 CITYSCAPE	
<u>MASONRY VENEER</u> ENDICOTT SIENNA IRONSPOT	
<u>METAL RAILING</u> SW 7069 IRON ORE	
<u>ENTRY DOOR</u> SW 7618 DEEP SEA DIVE	
<u>GARAGE DOOR</u> SW 6216 JASPER	
<u>VINYL WINDOW</u> SW 7567 NATURAL TAN	
<u>FASCIA</u> SW 9565 FORGED STEEL	
<u>ROOF SHINGLE</u> CERTAINTEED LANDMARK MOIRE BLACK	

SCHEME B

<u>FIBER CEMENT LAP SIDING/ TRIM</u> SW 2841 WEATHERED SHINGLE	
<u>STUCCO BODY/ TRIM</u> SW 0012 EMPIRE GOLD	
<u>STUCCO BODY</u> SW 2841 WEATHERED SHINGLE	
<u>BOARD AND BATTEN/ TRIM</u> SW 7054 OAK LEAF BROWN	
<u>MASONRY VENEER</u> ENDICOTT DESERT IRONSPOT LIGHT	
<u>METAL RAILING</u> SW 7069 IRON ORE	
<u>ENTRY DOOR</u> SW 7618 DEEP SEA DIVE	
<u>GARAGE DOOR</u> SW 6188 SHADE GROWN	
<u>VINYL WINDOW</u> SW 7567 NATURAL TAN	
<u>FASCIA</u> SW 7082 STUNNING SHADE	
<u>ROOF SHINGLE</u> CERTAINTEED LANDMARK HEATHER BLEND	












SCHEME C

<u>STUCCO BODY 1/ TRIM</u> SW 6185 ESCAPE GRAY	
<u>STUCCO BODY 2/ TRIM</u> SW 6187 ROSEMARY	
<u>BOARD AND BATTEN/ TRIM</u> SW 7062 ROCK BOTTOM	
<u>TRIM</u> SW 6188 SHADE GROWN	
<u>METAL RAILING</u> SW 7069 IRON ORE	
<u>ENTRY DOOR</u> SW 9178 IN THE NAVY	
<u>GARAGE DOOR</u> SW 9610 STONY CREEK	
<u>VINYL WINDOW</u> SW 7567 NATURAL TAN	
<u>FASCIA</u> SW 9565 FORGED STEEL	
<u>ROOF SHINGLE</u> CERTAINTEED LANDMARK MOIRE BLACK	



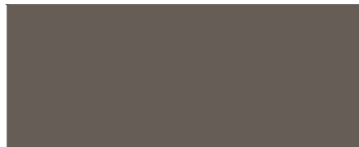
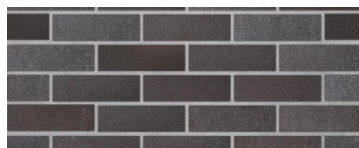





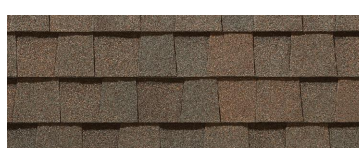
Manufacturer

Paint - Sherwin Williams or Equal
 Garage Door - Clopay Garage doors or Equal
 Entry Door - Therma Tru or Equal
 Stone Veneer - Endicott or Equal
 Composition Shingle Roof - Certainteed or Equal










SCHEME A

BOARD AND BATTEN/ TRIM SW 9570 IRONCLAD	
STUCCO BODY/ TRIM SW 7032 WARM STONE	
FIBER CEMENT PANEL/ TRIM SW 7020 BLACK FOX	
TRIM SW 7069 IRON ORE	
MASONRY VENEER ENDICOTT DARK SANDSPOT	
METAL RAILING SW 7069 IRON ORE	
ENTRY DOOR SW 6048 TERRA BRUN	
GARAGE DOOR SW 7060 ATTITUDE GRAY	
VINYL WINDOW SW 7567 NATURAL TAN	
FASCIA SW 9570 IRONCLAD	
ROOF SHINGLE CERTAINTEED MOIRE BLACK	

SCHEME B

FIBER CEMENT LAP SIDING/ TRIM SW 7033 BRAINSTORM BRONZE	
STUCCO BODY 1/ TRIM SW 7745 MUDDLED BASIL	
TRIM SW 7505 MANOR HOUSE	
MASONRY VENEER ENDICOTT SIENNA IRONSPOT	
METAL RAILING SW 7069 IRON ORE	
ENTRY DOOR SW 6426 BASQUE GREEN	
GARAGE DOOR SW 7020 BLACK FOX	
VINYL WINDOW SW 7567 NATURAL TAN	
FASCIA SW 9565 FORGED STEEL	
ROOF SHINGLE CERTAINTEED HEATHER BLEND	

SCHEME C

STUCCO BODY 1/ TRIM SW 6197 ALOOF GRAY	
STUCCO BODY 2/ TRIM SW 6201 THUNDEROUS	
MASONRY VENEER ENDICOTT SIENNA IRONSPOT	
METAL RAILING SW 7069 IRON ORE	
ENTRY DOOR SW 6048 TERRA BRUN	
GARAGE DOOR SW 7020 BLACK FOX	
VINYL WINDOW SW 7567 NATURAL TAN	
FASCIA SW 9620 PRELUDE	
ROOF SHINGLE CERTAINTEED MOIRE BLACK	

Manufacturer

Paint - Sherwin Williams or Equal
 Garage Door - Clopay Garage doors or Equal
 Entry Door - Therma Tru or Equal
 Stone Veneer - Endicott or Equal
 Composition Shingle Roof - Certainteed or Equal