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# Frank Berlogar Residence, Lot 1

Silver Oaks Hillside Subdivision - Pleasanton, CA



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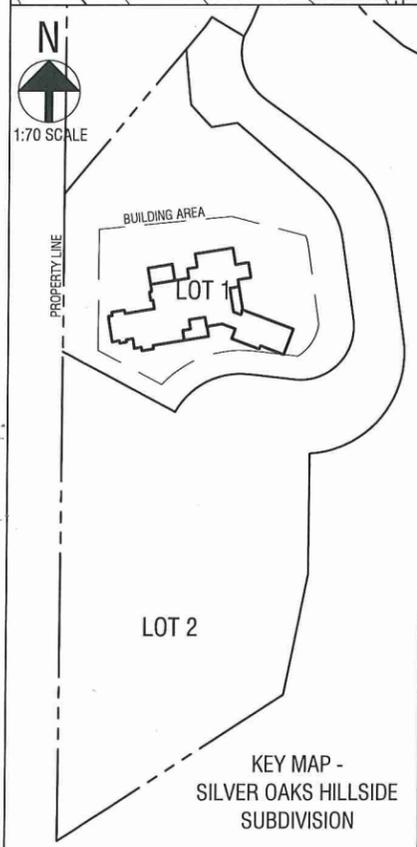
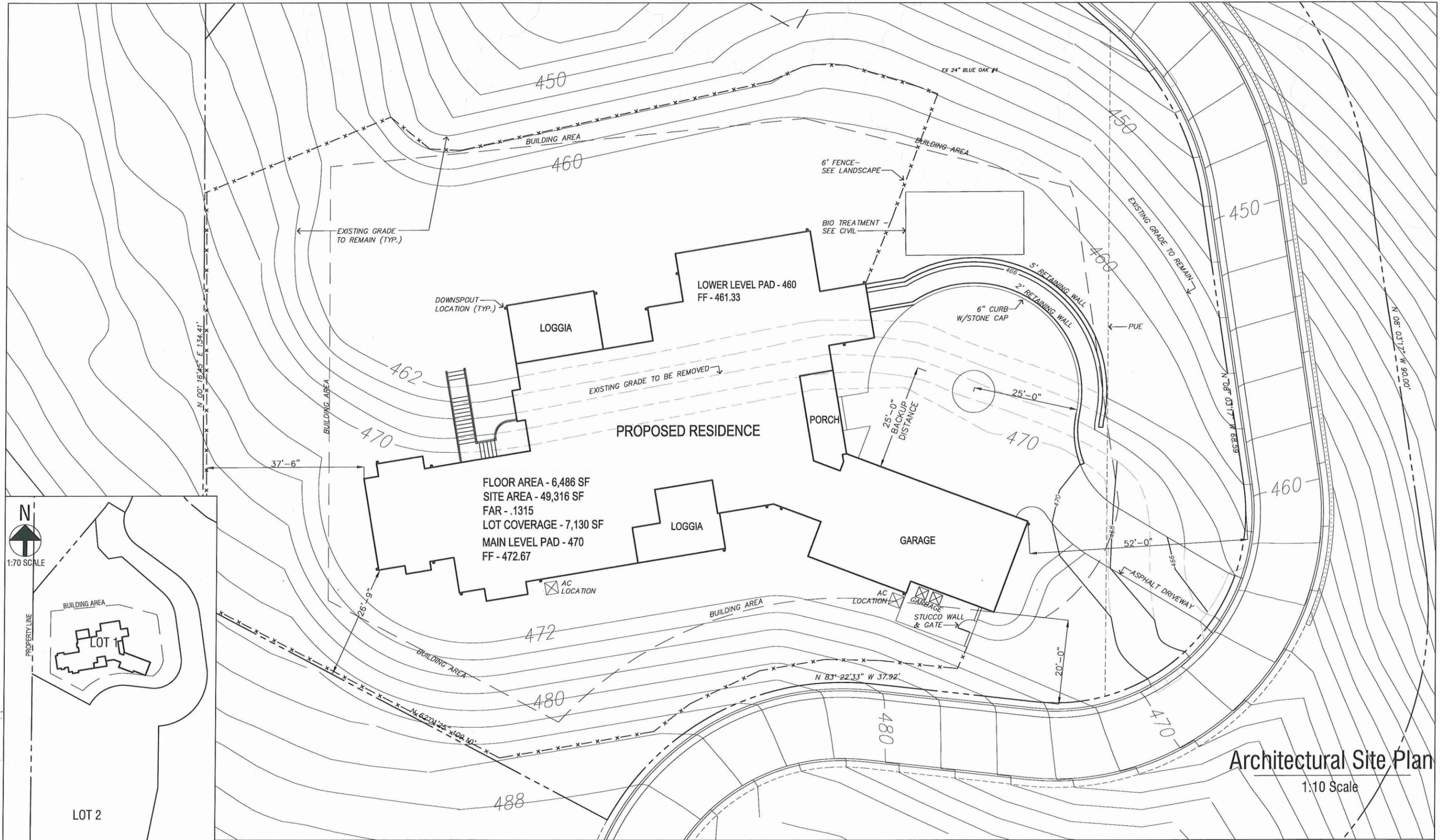
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**A1**

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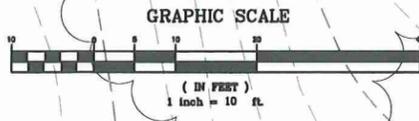
# Frank Berlogar Residence, Lot 1

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- ① INST TRENCH DRAIN PER MANUFACTURER'S SPECS CONNECT TO DRAIN INLET SLOPE CHANNEL BOTTOM AT 1% MIN.
- ② INST 2" TEE FITTING INV 459.75
- ③ INST 4" PERF. PVC PIPE CONNECT TO DRAIN INLET
- ④ INST BIORETENTION AREA PER ALAMEDA COUNTY CLEAN WATER MANUAL.

TREATMENT AREA NEEDED = 4% OF IMPERVIOUS AREA  
 TREATMENT AREA NEEDED = 0.04 x 9,861 SF  
 TREATMENT AREA NEEDED = 394 SF  
 TREATMENT AREA PROVIDED = 420 SF

GARAGE FLOOR TO SLOPE TOWARDS THE FRONT AT 1% MIN.  
 PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.  
 SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE

**GRADING NOTES:**

1. ALL GRADING SHALL CONFORM TO THE CITY OF PLEASANTON STANDARDS.
2. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER.
3. ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND DISCHARGE TO SPLASH BLOCKS.
4. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 5% SLOPE FOR MINIMUM DISTANCE OF 5 FEET.
5. SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE AND BE CONVEYED TO AREA DRAINS.
6. AREA DRAINS SHALL HAVE A MINIMUM 6 INCHES DIAMETER GRATE OPENING.
7. ALL DRAIN LINES SHALL HAVE A 1% MINIMUM SLOPE.
8. ALL DRAIN LINES SHALL PASS UNDERNEATH THE GRADE BEAMS, WITH A MINIMUM 5% SLOPE FOR MINIMUM DISTANCE UNDER THE STRUCTURE SHALL BE LOCATED TO MISS PIERS AND/OR GRADE BEAMS.
9. WHEN A PERFORATED DRAIN LINE IS CONNECTED TO A SOLID DRAIN LINE, THE INVERT OF THE SOLID DRAIN SHALL BE HELD BELOW THE INVERT OF THE PERFORATED LINE.
10. ALL DRAIN LINES FOR SURFACE WATER SHALL BE SOLID, NON-FLEXIBLE PVC PIPE. PERFORATED PIPE SHALL BE USED FOR SUBDRAINS ONLY. 6" STORM DRAIN TO BE PVC SDR-35 OR APPROVED EQUAL. (SEE DETAILS)
11. CLEANOUTS FOR PERIMETER DRAIN SHALL BE SPACED 75' MAX O.C.
12. EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15 IF WORK CONTINUES INTO THE RAINY SEASON.
13. THIS PLAN TO BE USED FOR GRADING AND DRAINAGE ONLY. REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATION. THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER CONTINUOUSLY THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL ALSO PROVIDE DUST CONTROL MEASURES TO THE SATISFACTION OF THE CITY. FAILURE TO COMPLY WITH ORDINANCES WILL RESULT IN A SUSPENSION OF WORK UNTIL COMPLIANCE IS VERIFIED.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSPECTING, MAINTAINING, AND REPAIRING STORM DRAIN, PERIMETER DRAIN, DOWNSPOUTS, AND DRAINAGE SWALES.

The Following (a) and (b) shall be provided to the building inspector before and foundation inspection will be performed. Item (c) shall be provided before the shear and roof inspection. Item (d) shall be provided before a frame inspection will be performed.

a. A Licensed Land Surveyor must verify building setbacks to property lines and also pad elevation(s). This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.

b. When Fill is employed under the building a soils engineer must verify pad compaction. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.

c. A Licensed Land Surveyor must verify finish floor elevations. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of shear and roof inspection.

d. A Licensed Land Surveyor must verify the highest elevation of the highest point of any roof ridge of roof projection. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of frame inspection.

**BASIS OF BEARINGS**

THE BEARINGS SHOWN UPON THIS MAP ARE THE SAME AS SHOWN UPON PARCEL MAP 10248, CITY OF PLEASANTON.

**BASIS OF ELEVATIONS**

ELEVATIONS SHOWN ON THIS MAP ARE THE SAME AS SHOWN UPON THE IMPROVEMENTS PLANS FOR PM 10248.

**NOTES:**

ALL UNDERGROUND UTILITIES ARE TAKEN FROM AVAILABLE PUBLIC RECORDS, NOT FIELD LOCATED.  
 IMPERVIOUS AREA = 9,861 SQ FT

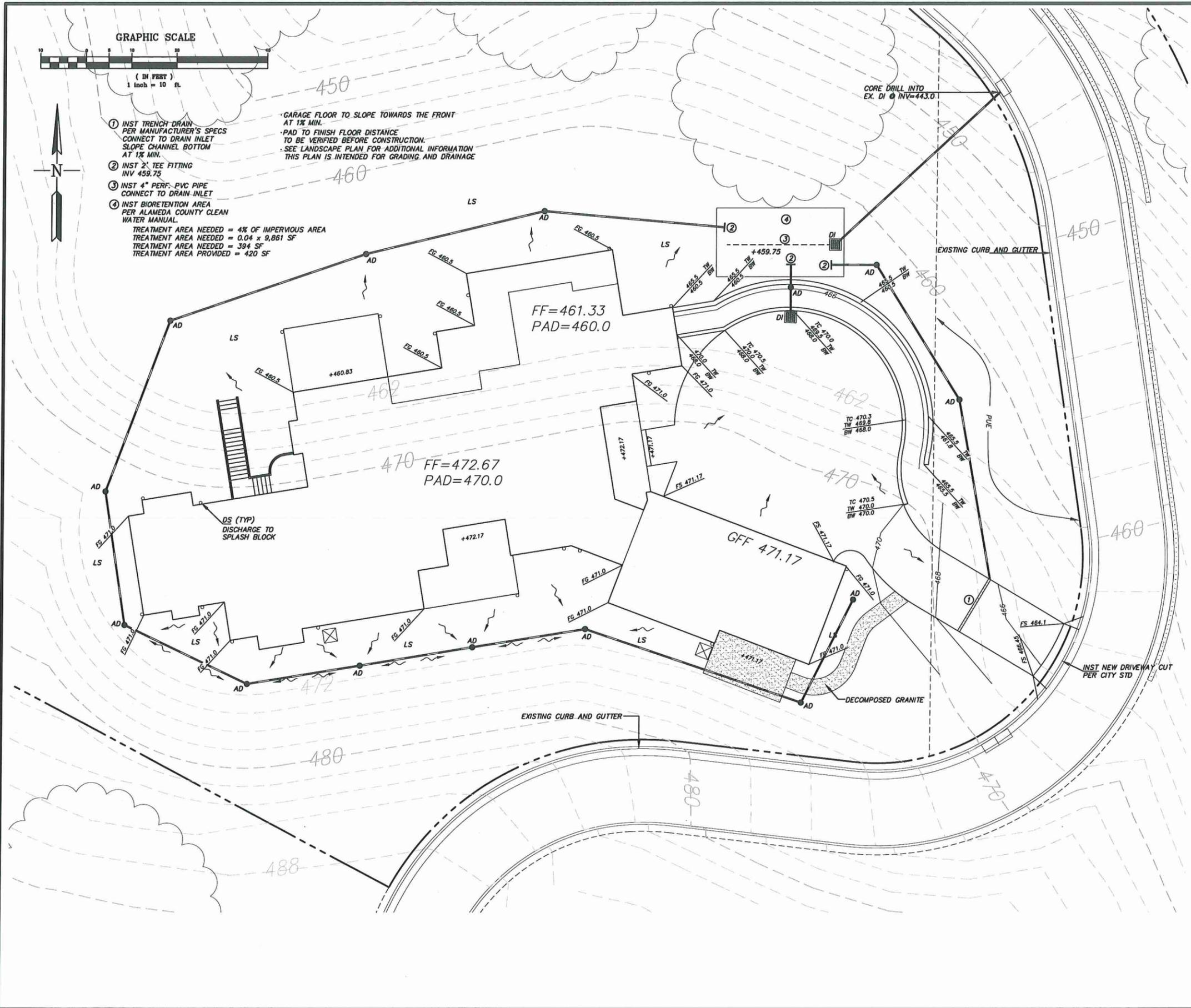
**LEGEND**

- DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE
- STORM DRAIN
- PERIMETER DRAIN
- 100 — EX CONTOUR
- 100 — NEW CONTOUR
- SWALE
- PROPERTY LINE

**ABBREVIATIONS**

- AD AREA DRAIN
- CD CLEAN-OUT
- DI DRAIN INLET (HANSON P18 OR EQUAL)
- DS DOWN SPOUT
- BW BOTTOM OF RETAINING WALL
- FF FINISHED FLOOR
- FL FLOWLINE
- FG FINISHED GRADE
- FS FINISHED SURFACE
- GR TOP OF GRATE
- HP HIGHPOINT
- INV INVERT
- LS LANDSCAPING
- GFF GARAGE FINISHED FLOOR
- SWI STORM WATER INLET
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF RETAINING WALL

NOT FOR CONSTRUCTION

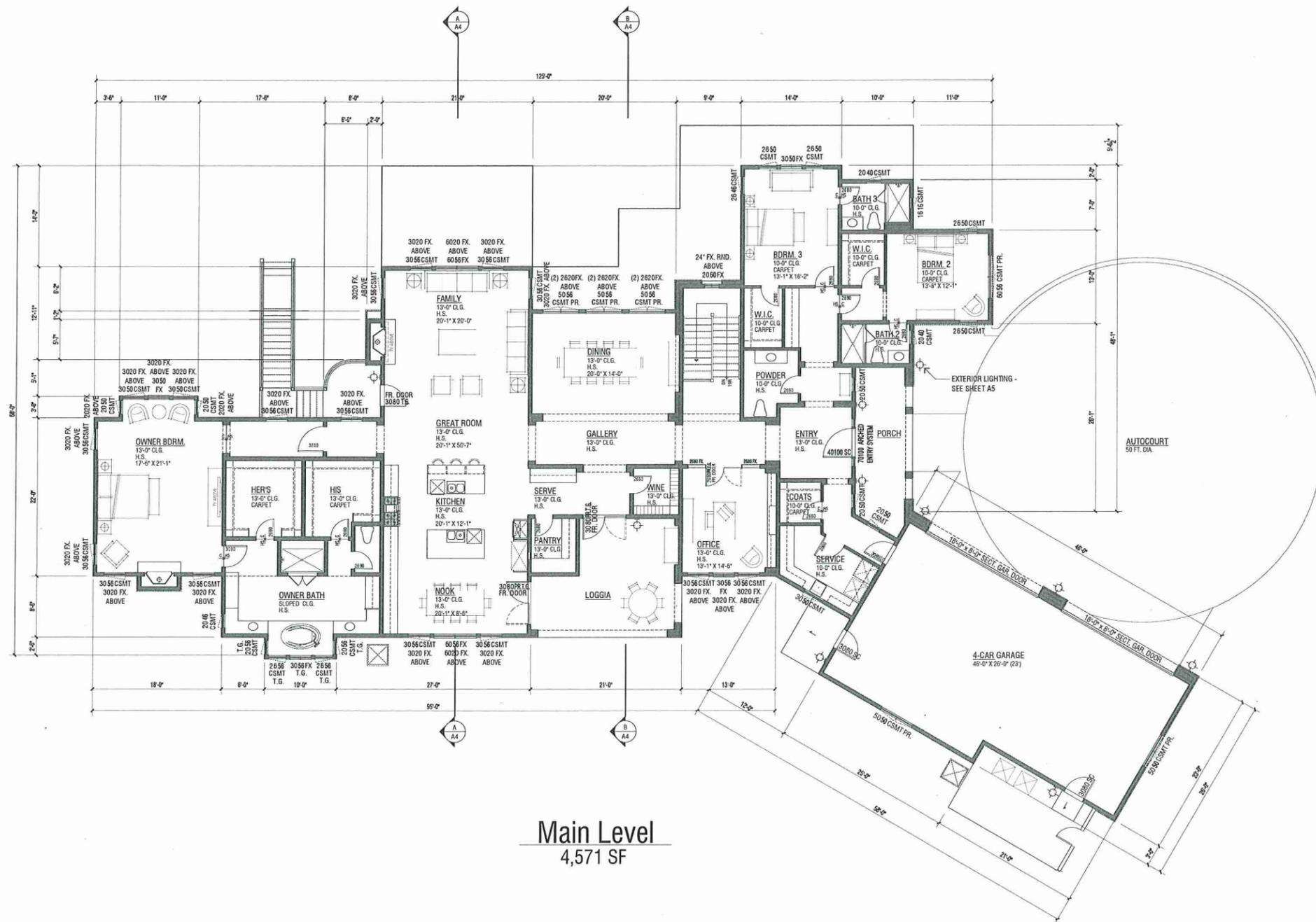


**ALEXANDER & ASSOCIATES INC.**  
 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

PROJECT NAME: GRADING AND DRAINAGE PLAN  
 LOT 1 PM 10248  
 CITY OF PLEASANTON  
 ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 15252  
 DISK NO.:  
 FILE NO.: 15252  
 DATE: 2-8-16

SHEET NO.:  
**C1**  
 OF 1 SHEETS



Main Level  
4,571 SF

Total  
6,486 SF - Habitable  
1,133 SF - Garage

# Frank Berlogar Residence, Lot 1

Silver Oaks Hillside Subdivision - Pleasanton, CA



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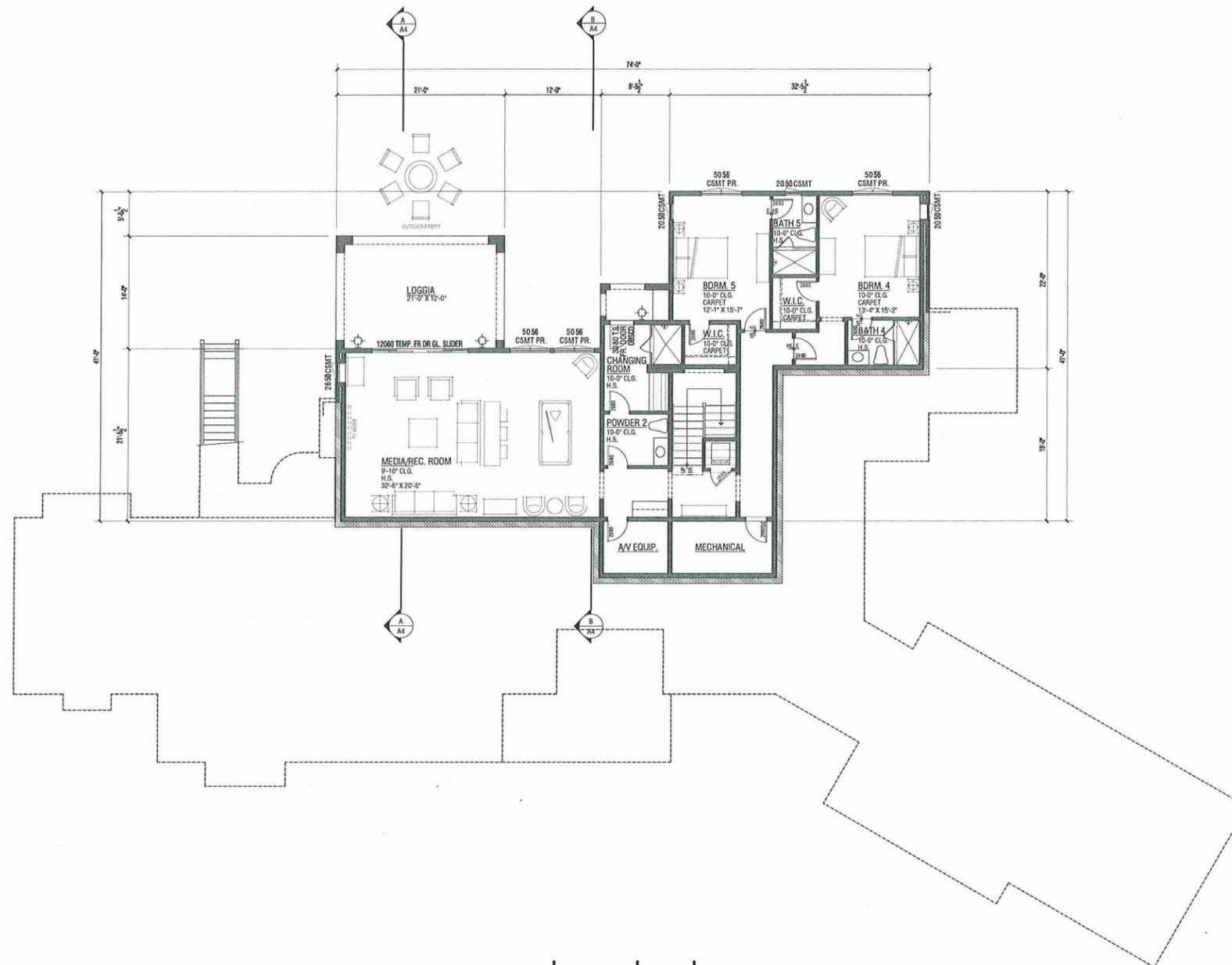
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Lower Level  
1,915 SF

# Frank Berlogar Residence, Lot 1

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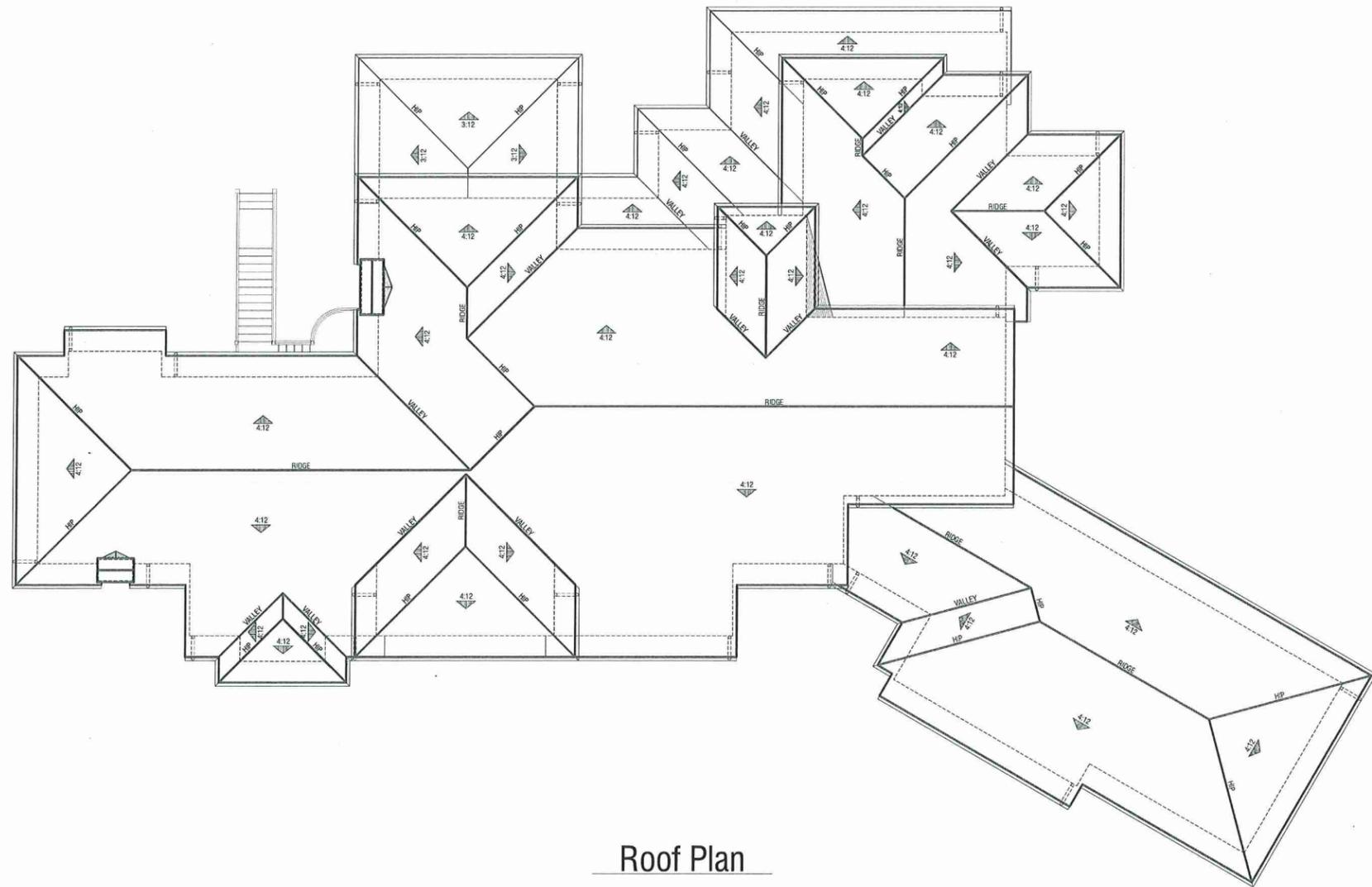
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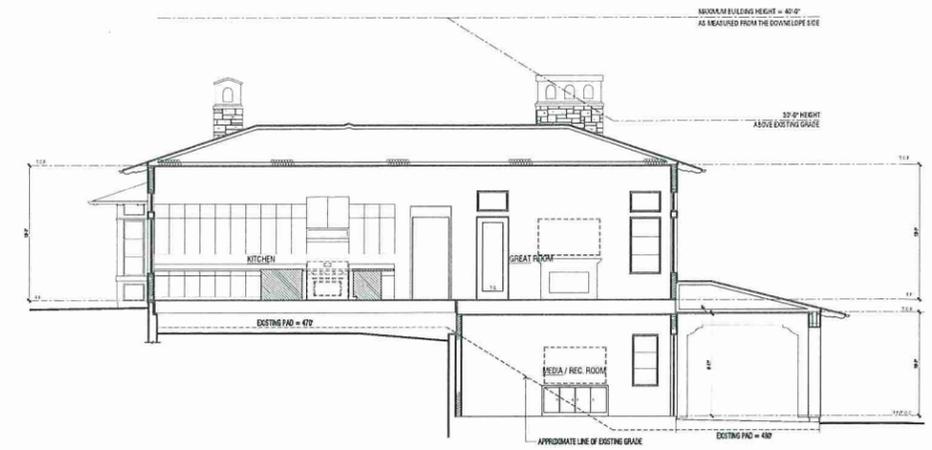
## A3

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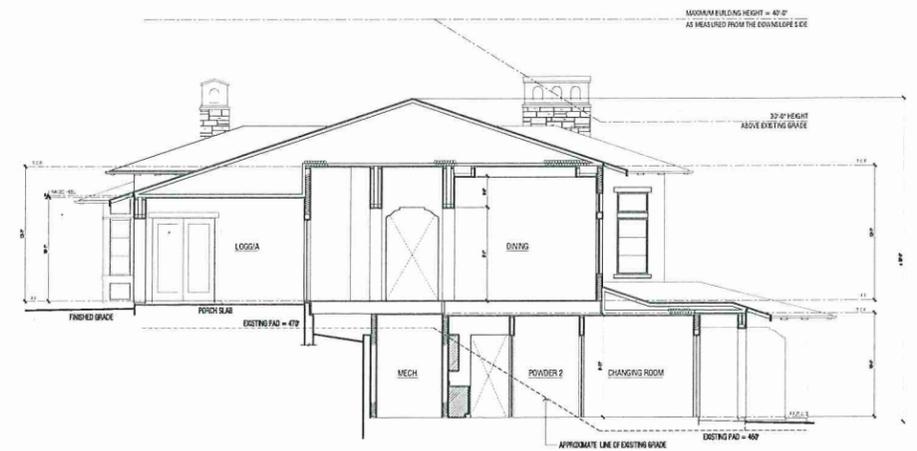
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Roof Plan



Section A



Section B



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Left Elevation

LIBERTY Environmental Series

B2361CR Dark Sky Compliant

EXTERIOR WALL SCONCE - (S)

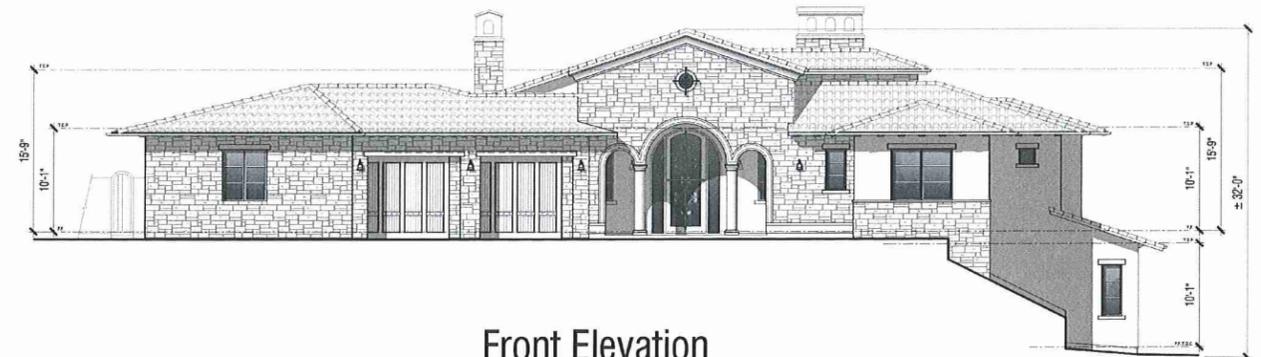
Aluminum  
CR (Ceramic/Rock) Finish  
7 1/8\"/>

TROY LIGHTING  
Est. 1911  
14568 Nelson Avenue, City of Industry, CA, USA 91746 Phone 626-339-4511 Fax 626-339-4266 www.troylighting.com

EXTERIOR LIGHTING CUT SHEET



Rear Elevation



Front Elevation



Right Elevation

EXTERIOR MATERIALS

- 1.) CONCRETE S-TILE
- 2.) PAINTED METAL GUTTERS AND DOWNSPOUTS
- 3.) INSULATED WINDOWS
- 4.) 3-COAT STUCCO
- 5.) NATURAL STONE VENEER
- 6.) WOOD RAFTER TAILS
- 7.) SECTIONAL GARAGE DOOR
- 8.) IRON AND GLASS FRONT DOOR
- 9.) CAST STONE TRIM



# Frank Berlogar Residence, Lot 1

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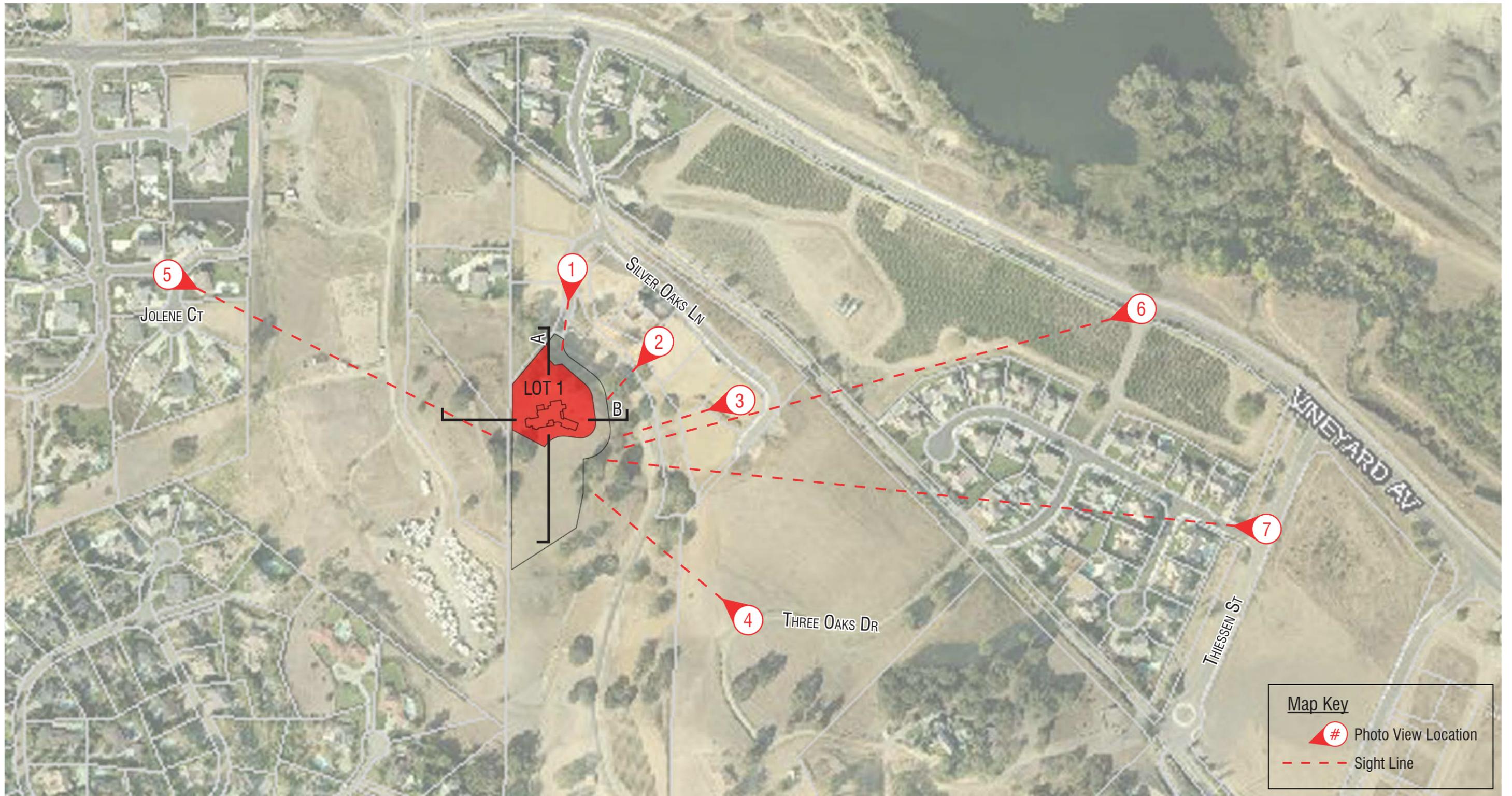
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**Map Key**

-  Photo View Location
-  Sight Line

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- 9. View 4 w/ Proposed Rendering
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- 13. View 6 w/ Proposed Rendering
- 14. View 7 Existing
- 15. View 7 w/ Proposed Rendering
- 16. Site Sections

# Visual Analysis

## Frank Berlogar Residence

Silver Oaks Hillside Subdivision - Lot 1  
Pleasanton, CA



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View 1 - Existing

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View 1 - With Proposed Rendering  
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View 2 - Existing

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View 2 - With Proposed Rendering

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View 3 - Existing

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View 3 - With Proposed Rendering

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View 4 - Existing

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View 4 - With Proposed Rendering  
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View 5 - Existing

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View 5 - With Proposed Rendering

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View 6 - Existing

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View 6 - With Proposed Rendering

# Frank Berlogar Residence

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View 7 - Existing

# Frank Berlogar Residence

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View 7 - With Proposed Rendering

# Frank Berlogar Residence

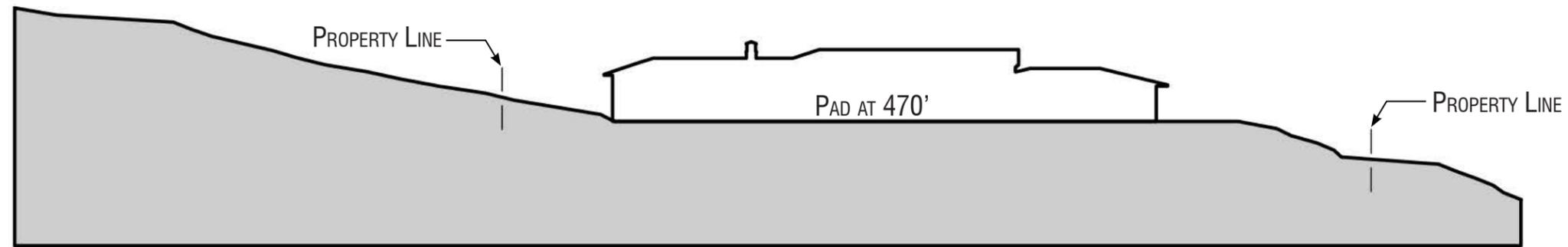
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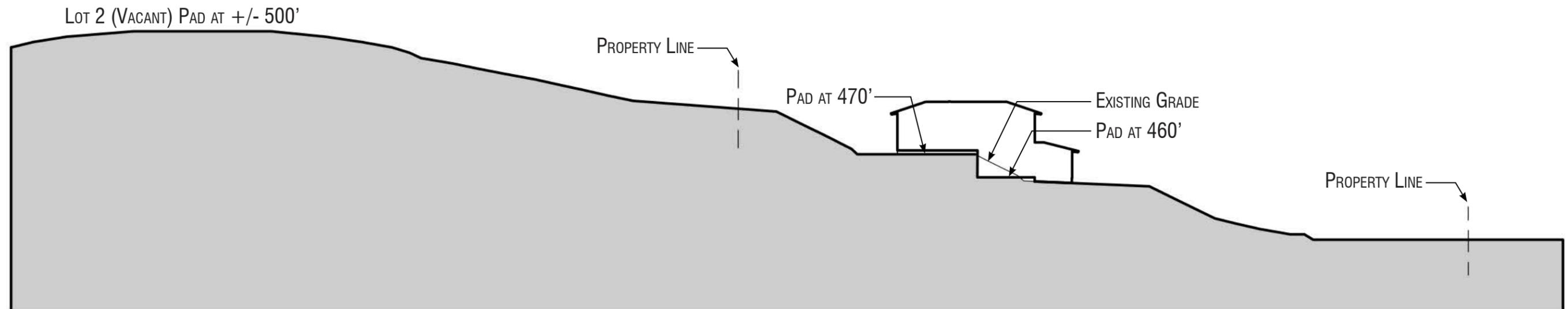
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Section B



Section A

Site Sections

**Frank Berlogar Residence**  
 Silver Oaks Hillside Subdivision - Lot 1  
 Pleasanton, CA

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# NEW HOME RATING SYSTEM, VERSION 6.0

## SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

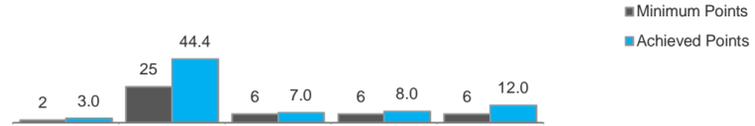
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated)  
**Build It Green is not a code enforcement agency.**

Points Achieved: **74**

Certification Level: **Certified**

### POINTS REQUIRED



**A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.**

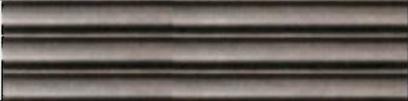
Single Family New Home Version 6.0.2

PROJECT NAME		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
MEASURES		Possible Points						
<b>CALGreen</b>								
Yes	CALGreen Res (REQUIRED)	4	1	1	1	1		
<b>A. SITE</b>								
TBD	A1. Construction Footprint					1		
A2. Job Site Construction Waste Diversion								
TBD	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)					2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	A3. Recycled Content Base Material					1		
TBD	A4. Heat Island Effect Reduction (Non-Roof)		1					
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out			1				
A6. Stormwater Control: Prescriptive Path								
TBD	A6.1 Permeable Paving Material						1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	A7. Stormwater Control: Performance Path						3	
<b>B. FOUNDATION</b>								
TBD	B1. Fly Ash and/or Slag in Concrete					1		
TBD	B2. Radon-Resistant Construction			2				
TBD	B3. Foundation Drainage System					2		
TBD	B4. Moisture Controlled Crawlspace			1				
B5. Structural Pest Controls								
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
<b>C. LANDSCAPE</b>								
25.00%	Enter the landscape area percentage							
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	0					1	
Yes	C2. Three Inches of Mulch in Planting Beds	1					1	
C3. Resource Efficient Landscapes								
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
≤25%	C4.2 Turf on a Small Percentage of Landscaped Area	1					2	
TBD	C5. Trees to Moderate Building Temperature		1	1			1	
TBD	C6. High-Efficiency Irrigation System						2	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	2					2	
TBD	C8. Rainwater Harvesting System						3	
TBD	C9. Recycled Wastewater Irrigation System						1	
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation						2	
TBD	C11. Landscape Meets Water Budget						2	
C12. Environmentally Preferable Materials for Site								
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	C13. Reduced Light Pollution		1					
TBD	C14. Large Stature Tree(s)		1					
TBD	C15. Third Party Landscape Program Certification						1	
TBD	C16. Maintenance Contract with Certified Professional						1	
<b>D. STRUCTURAL FRAME AND BUILDING ENVELOPE</b>								
D1. Optimal Value Engineering								
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1			2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1					1	
TBD	D1.3 Advanced Framing Measures						2	
TBD	D2. Construction Material Efficiencies						1	
D3. Engineered Lumber								
Yes	D3.1 Engineered Beams and Headers	1					1	
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1					1	
TBD	D3.3 Engineered Lumber for Roof Rafters						1	
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications						1	
Yes	D3.5 OSB for Subfloor	0.5					0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5					0.5	
TBD	D4. Insulated Headers		1					



J. BUILDING PERFORMANCE AND TESTING							
Yes	J1. Third-Party Verification of Quality of Insulation Installation	1			1		
TBD	J2. Supply and Return Air Flow Testing			1	1		
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1		
TBD	J4. Combustion Appliance Safety Testing				1		
2008	J5. Building Performance Exceeds Title 24 Part 6						
23.20%	J5.1 Home Outperforms Title 24 Part 6	41.4		60			
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1			
TBD	J8. ENERGY STAR for Homes			1			
No	J9. EPA Indoor airPlus Certification	0			1		
TBD	J10. Blower Door Testing				2		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants				1		
TBD	K1.1 Individual Entryways				1		
TBD	K2. Zero-VOC Interior Wall and Ceiling Paints				2		
Yes	K3. Low-VOC Caulks and Adhesives	1			1		
	K4. Environmentally Preferable Materials for Interior Finish						
TBD	K4.1 Cabinets				2		
TBD	K4.2 Interior Trim				2		
TBD	K4.3 Shelving				2		
TBD	K4.4 Doors				2		
TBD	K4.5 Countertops				1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2		
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0			1		
L. FLOORING							
TBD	L1. Environmentally Preferable Flooring				3		
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3		
TBD	L3. Durable Flooring				1		
TBD	L4. Thermal Mass Flooring			1			
M. APPLIANCES AND LIGHTING							
TBD	M1. ENERGY STAR® Dishwasher					1	
TBD	M2. CEE-Rated Clothes Washer			1		2	
TBD	M3. Size-Efficient ENERGY STAR Refrigerator			2			
	M4. Permanent Centers for Waste Reduction Strategies						
TBD	M4.1 Built-In Recycling Center					1	
TBD	M4.2 Built-In Composting Center					1	
	M5. Lighting Efficiency						
TBD	M5.1 High-Efficacy Lighting			2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
N. COMMUNITY							
	N1. Smart Development						
TBD	N1.1 Infill Site		1			1	
TBD	N1.2 Designated Brownfield Site		1		1		
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
TBD	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop		2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
TBD	N3.2 Connection to Pedestrian Pathways		1				
TBD	N3.3 Traffic Calming Strategies		2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
TBD	N5.1 Residence Entries with Views to Callers		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
TBD	N5.4 Social Gathering Space		1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5
TBD	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs			0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
TBD	O5. Home System Monitors			1			1
	O6. Green Building Education						
Yes	O6.1 Marketing Green Building	2	2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	O7. Green Appraisal Addendum	N	R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
Summary							
Total Available Points in Specific Categories		342	26	131	54	83	48
Minimum Points Required in Specific Categories		50	2	25	6	6	6
<b>Total Points Achieved</b>		<b>74.4</b>	<b>3.0</b>	<b>44.4</b>	<b>7.0</b>	<b>8.0</b>	<b>12.0</b>

**LOT 1 SILVER OAKS COURT PLEASANTON, CA**  
**EXTERIOR COLORS**

<b>ROOFING:</b>  <p style="text-align: right;">Concrete S-Tile</p>	<p style="text-align: center;">BORAL  BARCELONA 900 /  BOOSTED BARCELONA  BROWN BLEND</p>	
<b>STUCCO BODY:</b>	<p style="text-align: center;">KELLY-MOORE  HL 4273-2  TRAIL DUST</p>	
<b>TRIM 1:</b>  <p style="text-align: right;">Eaves &amp; Fascia  Rafter Tails &amp; Corbels at Gables  Garage Door</p>	<p style="text-align: center;">KELLY-MOORE  417  OXFORD BROWN</p>	
<b>TRIM 2:</b>  <p style="text-align: right;">Columns/Posts  Door &amp; Window Trim</p>	<p style="text-align: center;">ARCUSTONE  CHAMPAGNE (30)  PITTED &amp; HAND-STONED</p>	
<b>MASONRY:</b>  <p style="text-align: right;">Natural Stone Veneer</p>	<p style="text-align: center;">SBI BUILDING MATERIALS  BUTTER CREAM</p>	
<b>METAL ACCENTS:</b>	<p style="text-align: center;">POWDER COATING  SANDCAST BRONZE  CS3020</p>	
<b>GUTTERS:</b>	<p style="text-align: center;">MODERN MASTERS  ENGLISH BROWN  525 SHADE</p>	
<b>WINDOWS:</b>	<p style="text-align: center;">ANDERSEN  COCOA BEAN</p>	
<b>ENTRY DOOR:</b>	<p style="text-align: center;">IRON &amp; GLASS METAL  DOOR  DESERT COFFEE</p>	