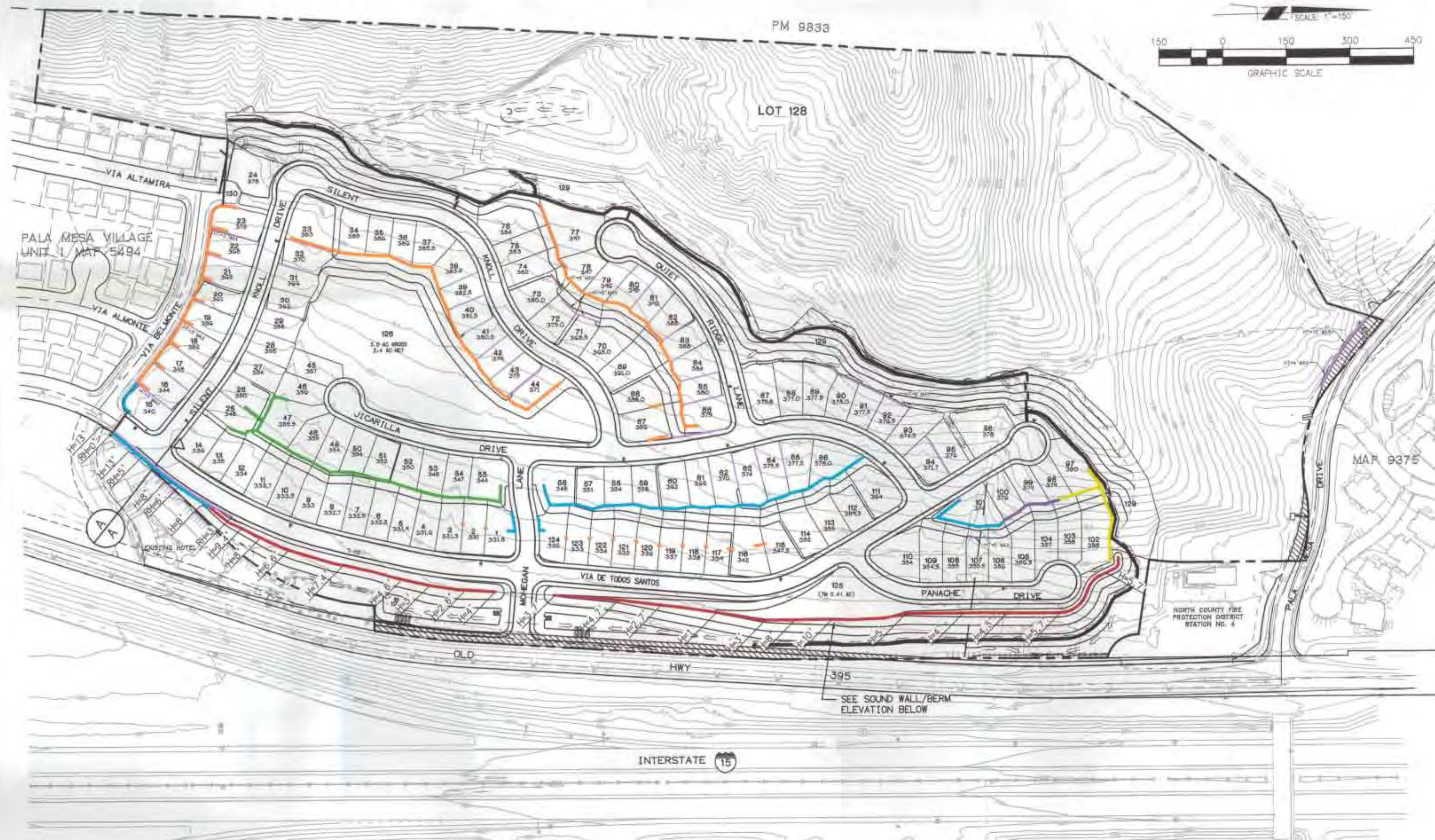
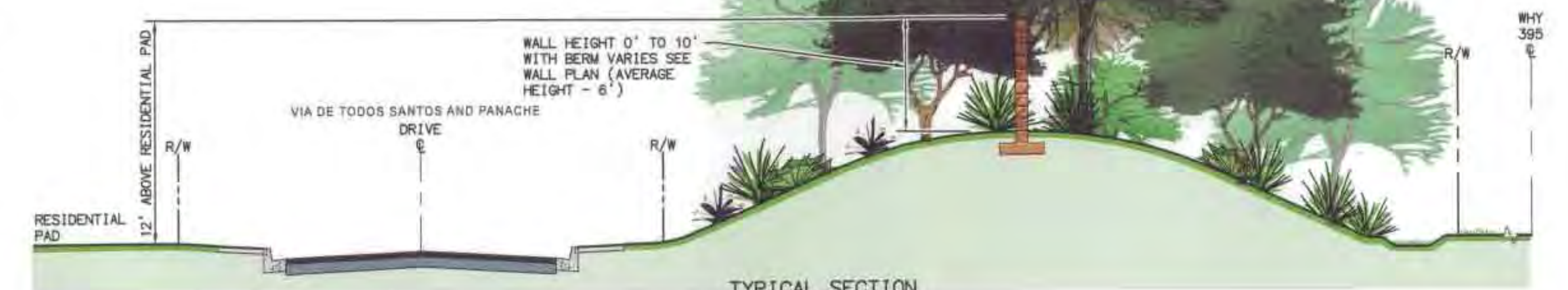
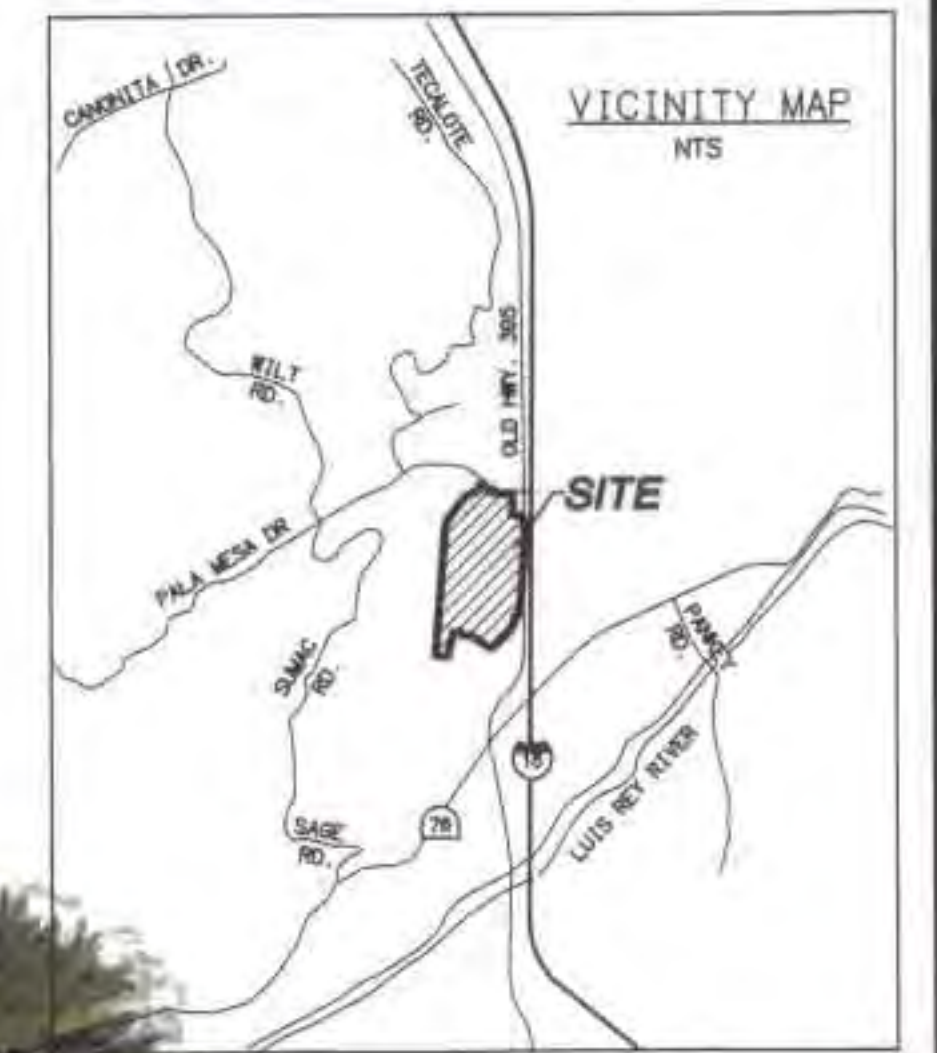


COUNTY OF SAN DIEGO TRACT TM5187 RPL11 WALL PLAN

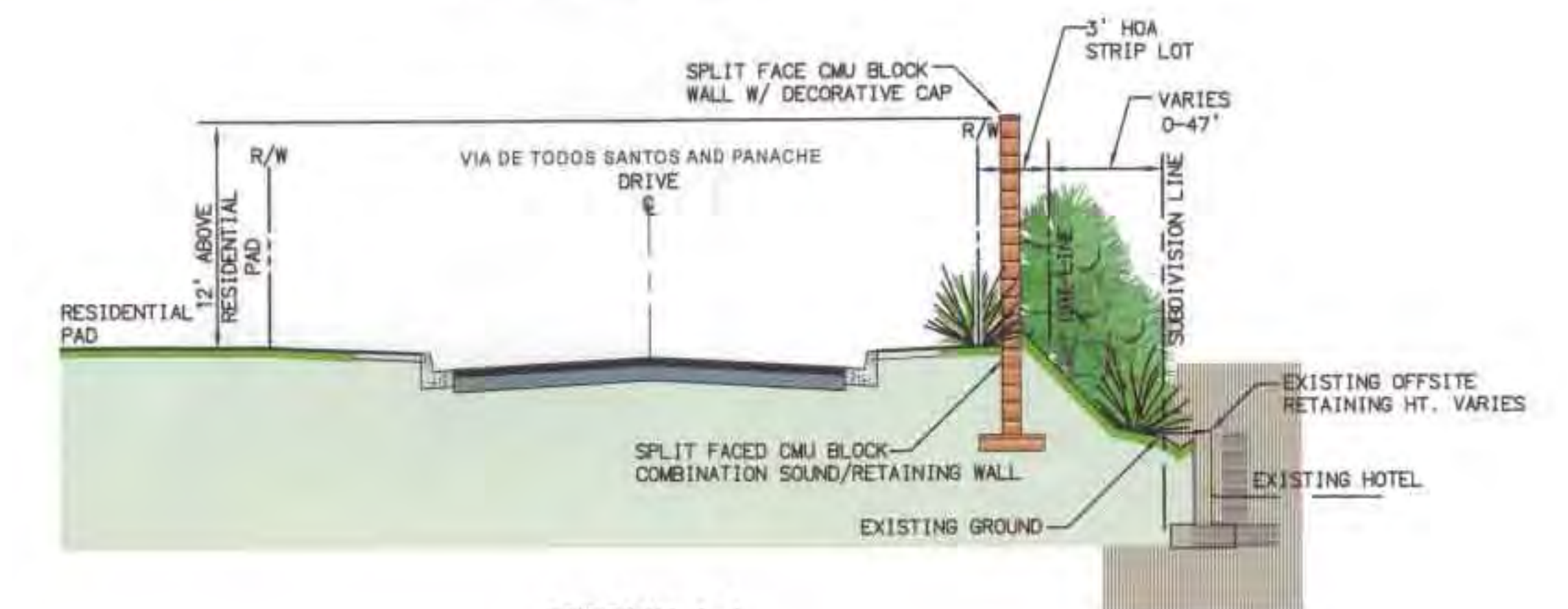


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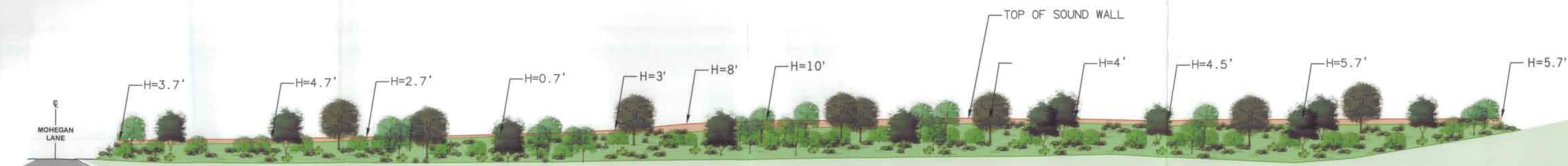
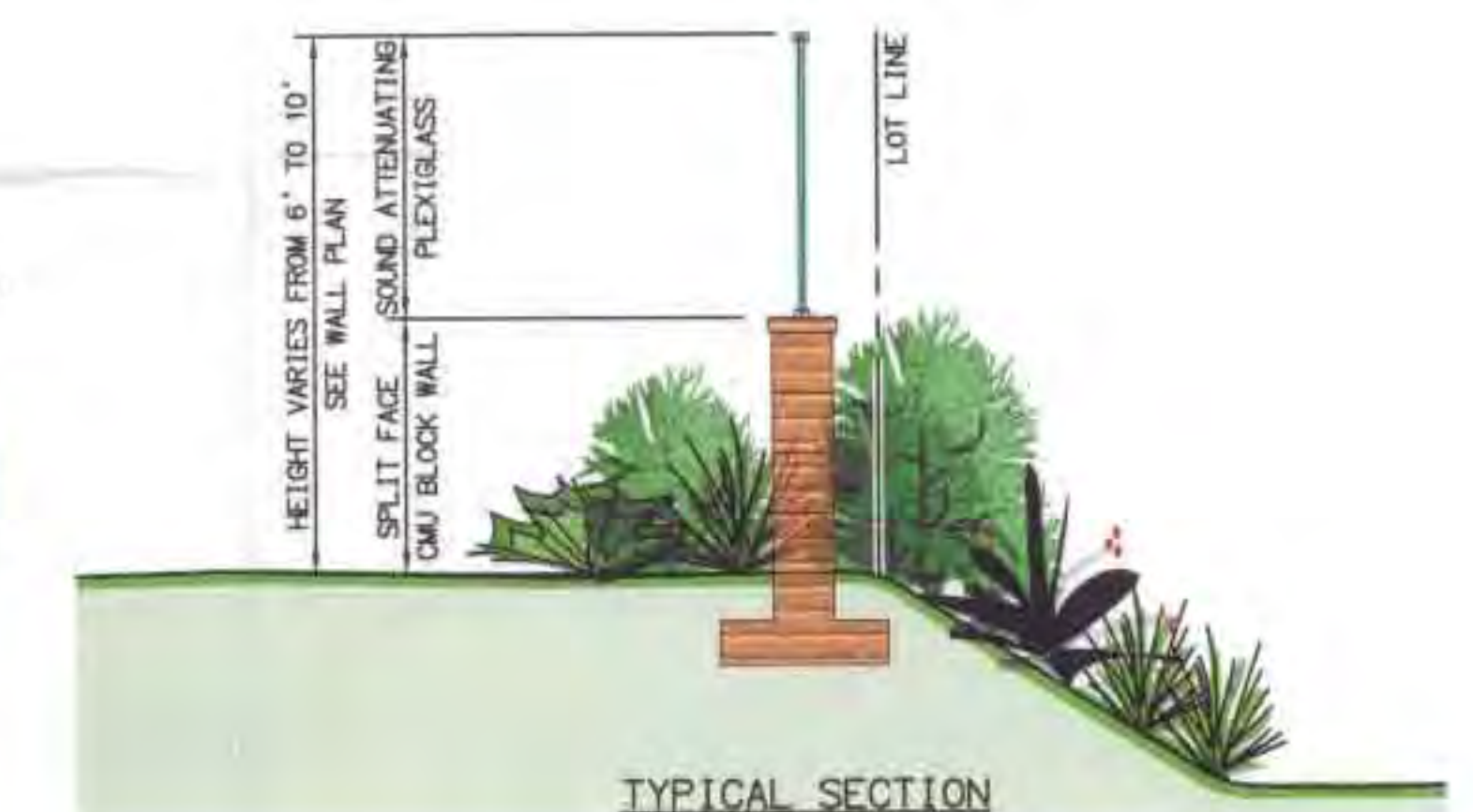
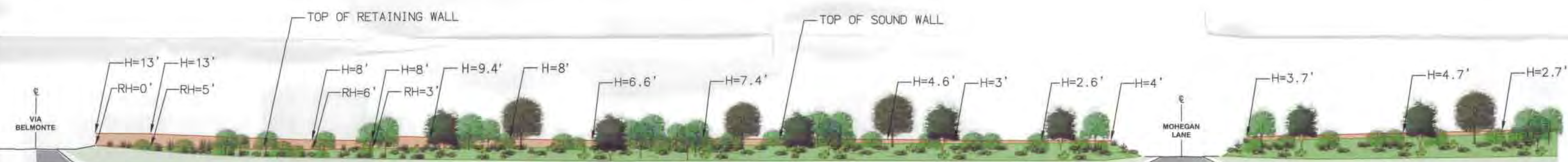
SUBDIVISION BOUNDARY	---
LOT LINE	---
6' SOUNDWALL	---
7' SOUNDWALL	---
8' SOUNDWALL	---
10' SOUNDWALL	---
12' SOUNDWALL	---
RETAINING WALL	---
SOUNDWALL/BERM COMBINATION	---
RETAINING WALL HEIGHT	RH
SOUND WALL HEIGHT	H



TYPICAL SECTION
SOUND WALL/BERM COMBINATION
ALONG WEST SIDE OF HWY 395



SECTION A-A



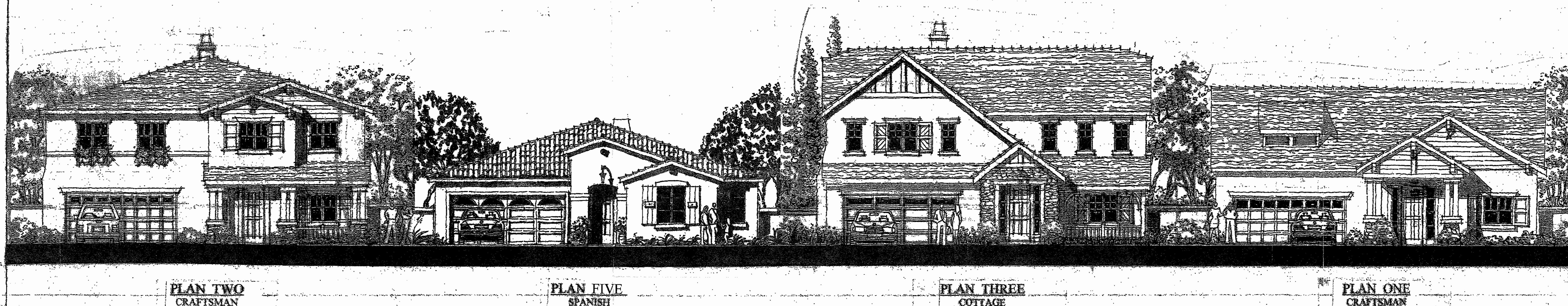
SOUND WALL / BERM ELEVATION

SCALE: HORIZ. 1"= 50'
VERT. 1"= 50'

**PALA MESA
HIGHLANDS**

**WALL PLAN
SHEET 2 OF 17**

RBF
CONSULTING
PLANNING • DESIGN • CONSTRUCTION
35101294/1294x007 lg wall plan.r1



STREET SCENE

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
JULY 13, 2004
APRIL 27, 2004

BUCILLA
BROOKLYN
ARCHITECTURE

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SHEET 3 OF 17

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PORCH

ENTRY DOOR
SURROUND

SHUTTERS

WINDOW
TRIM

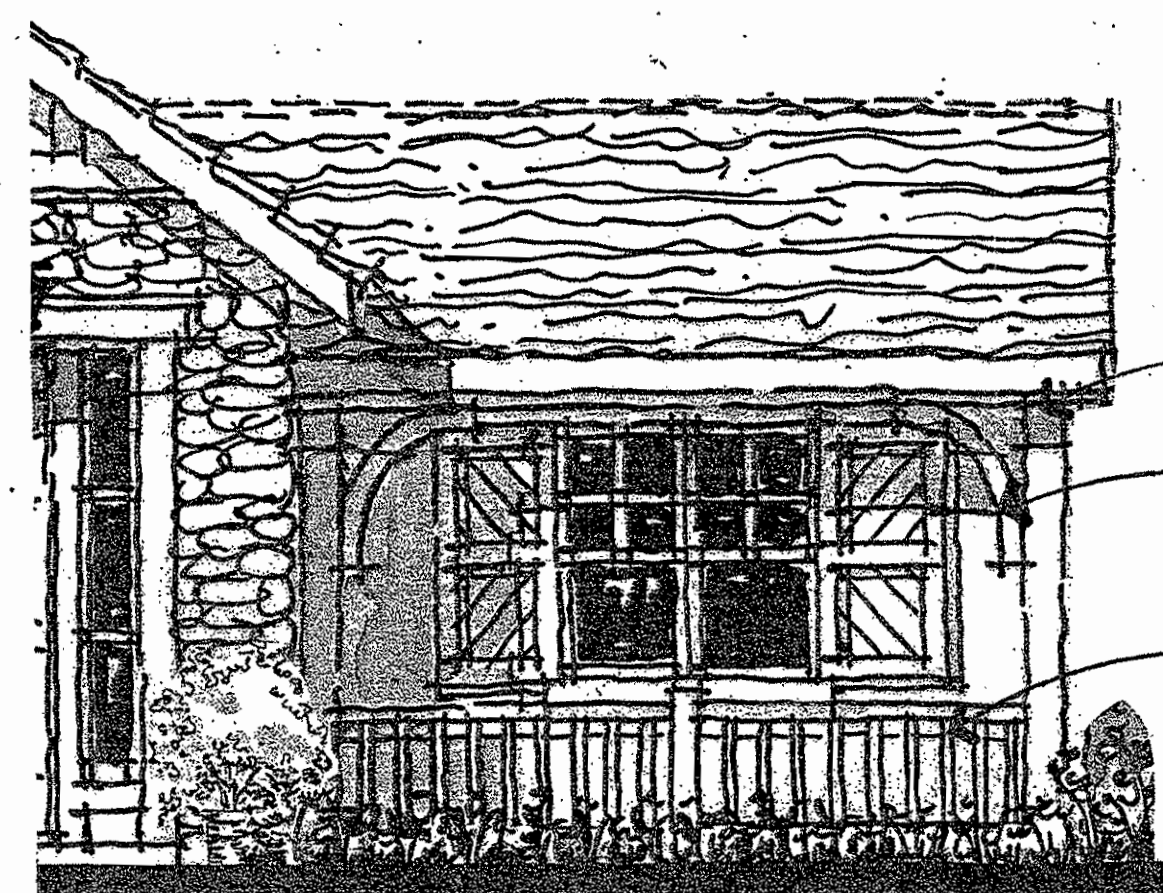
RAKE
DETAIL

EAVE
DETAIL

CHIMNEY
CAP

DESIGN
ACCENT

BUILDING
KEY



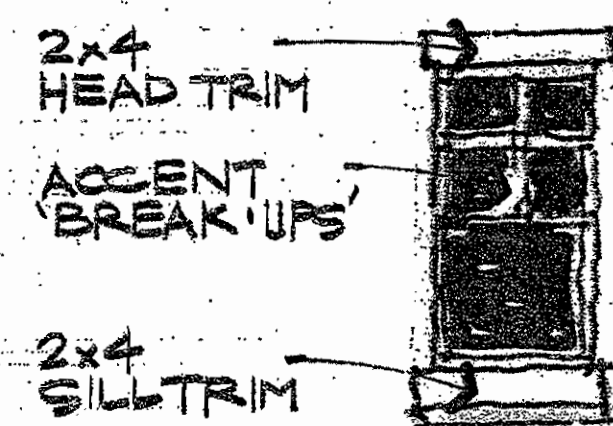
WOOD ACCENT
COLUMN AND
COLLAR
WOOD ACCENT
BRACING
WOOD ACCENT
RAILING
ASSEMBLY



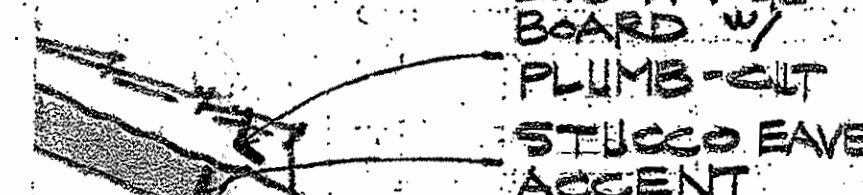
2x2 WOOD
ACCENT TRIM
OVER
2x8
HEAD TRIM
2x6 WOOD
DOOR
SURROUND
TRADITIONAL
PANELED
ENTRY DOOR
WOOD ACCENT
TRIM



TRADITIONAL
RUSTIC
SHUTTER

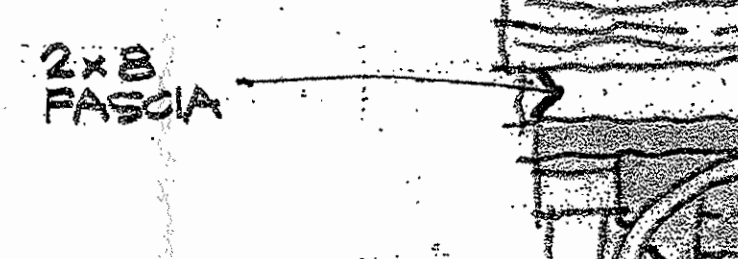


2x4
HEAD TRIM
ACCENT
BREAK-UPS
2x4
SILL TRIM

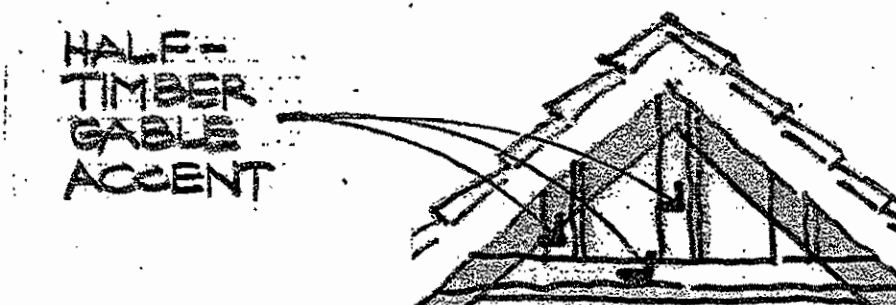


2x8 BARGE
BOARD w/
PLUMB-CUT
STUCCO EAVE
ACCENT

12" EAVE
6" RAKE

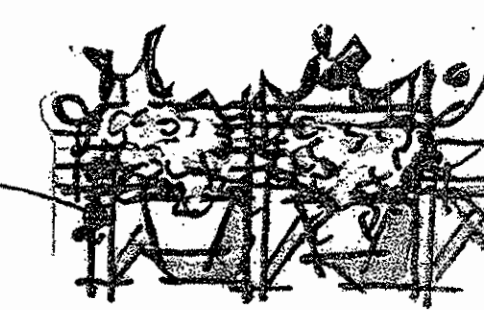


2x8
FASCIA



HALF-
TIMBER
GABLE
ACCENT

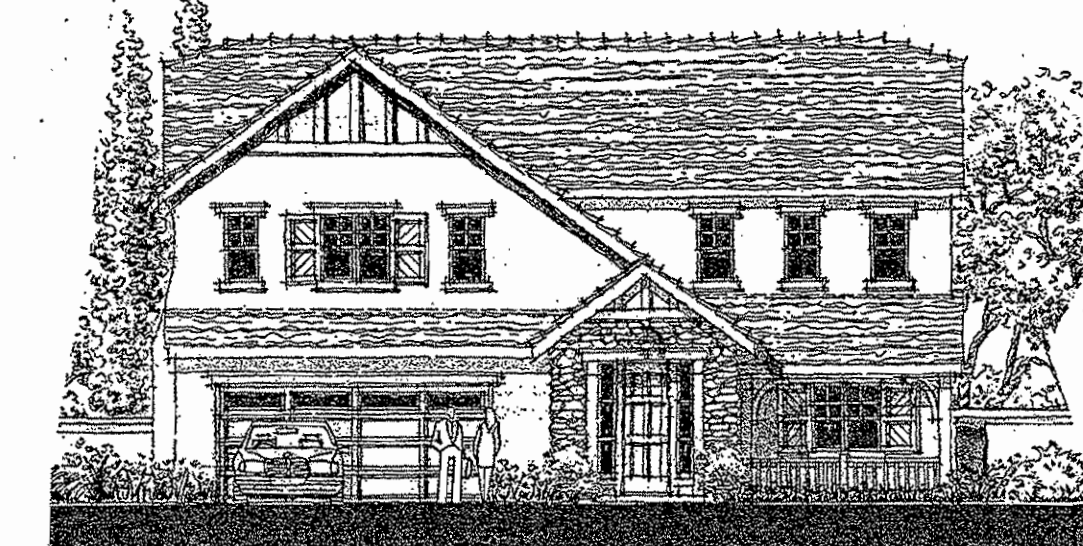
W.I. PLANT
SHELF
ACCENT-
WHERE
OCCURS



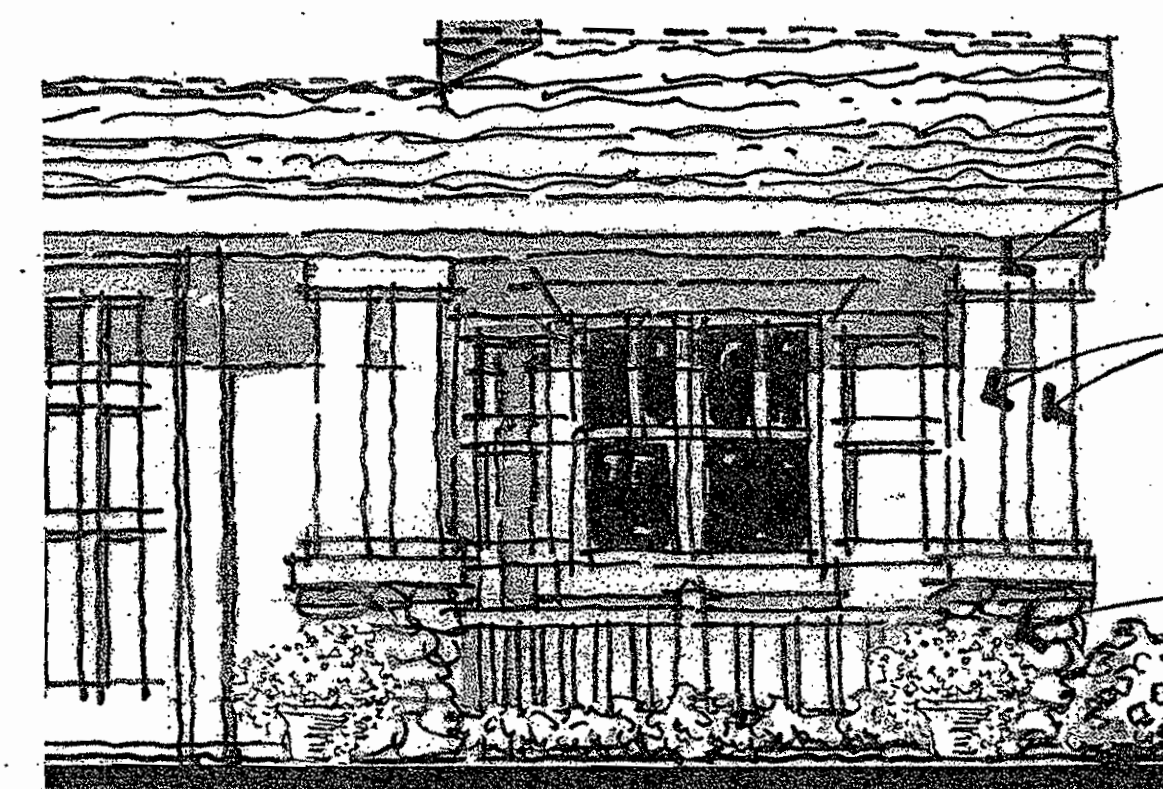
DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL
PROJECTION
HALF-TIMBER GABLE ACCENT
STUCCO EAVE ACCENT AT GABLE END
STEEPER ROOF PITCH AT ENTRYWAYS
ROOF
WINDOW ACCENT PER STYLE
TRADITIONAL SHUTTER ACCENT
STONE VENEER ACCENT - STACKED
STONE

'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2x8 FASCIA WITH 12" EAVE & 6" RAKE
2x8 STUCCO TRIM
PLUMB-CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING



COTTAGE



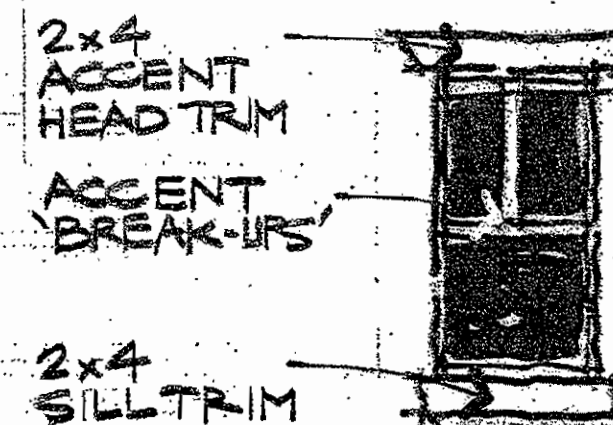
WOOD ACCENT
COLLAR -
TOP & BOTTOM
WOOD ACCENT
COLUMNS
WOOD HANDRAIL
ASSEMBLY
STONE PILASTER
ACCENT VENEER



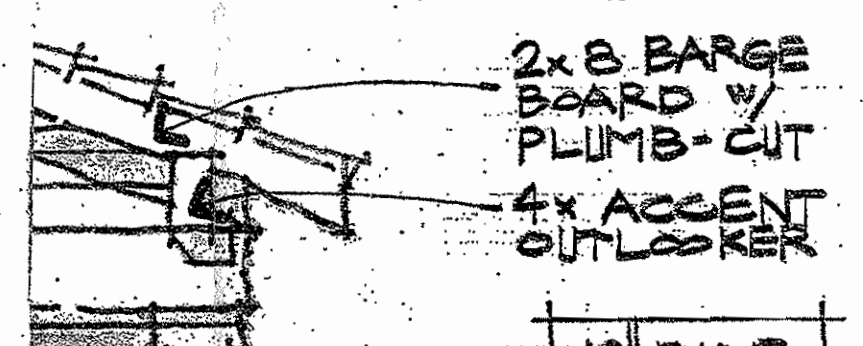
2x6 ACCENT
WOOD
HEAD TRIM
2x6
WOOD TRIM
TRADITIONAL
PANELED
ENTRY DOOR



TRADITIONAL
PLANK
SHUTTER

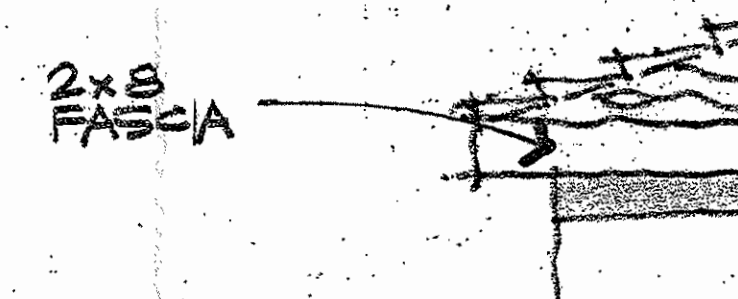


2x4
ACCENT
HEAD TRIM
ACCENT
BREAK-UPS
2x4
SILL TRIM



2x8 BARGE
BOARD w/
PLUMB-CUT
4x ACCENT
OUTLOOKER

12" EAVE
6" RAKE

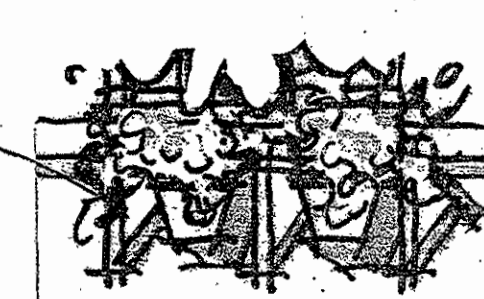


2x8
FASCIA



4x ACCENT
OUTLOOKER
AND KNEE-
BRACE
ACCENT
WOOD
SIDING

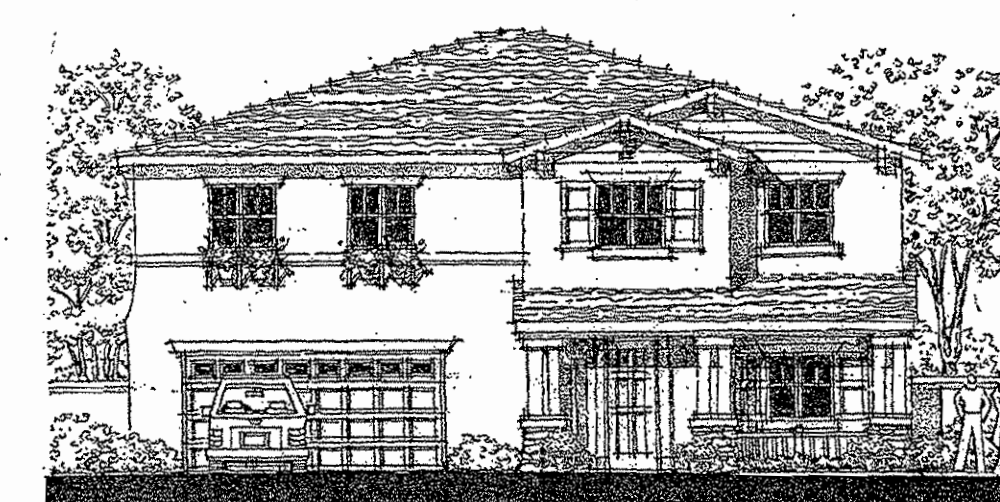
W.I. PLANT
SHELF
ACCENT-
WHERE
OCCURS



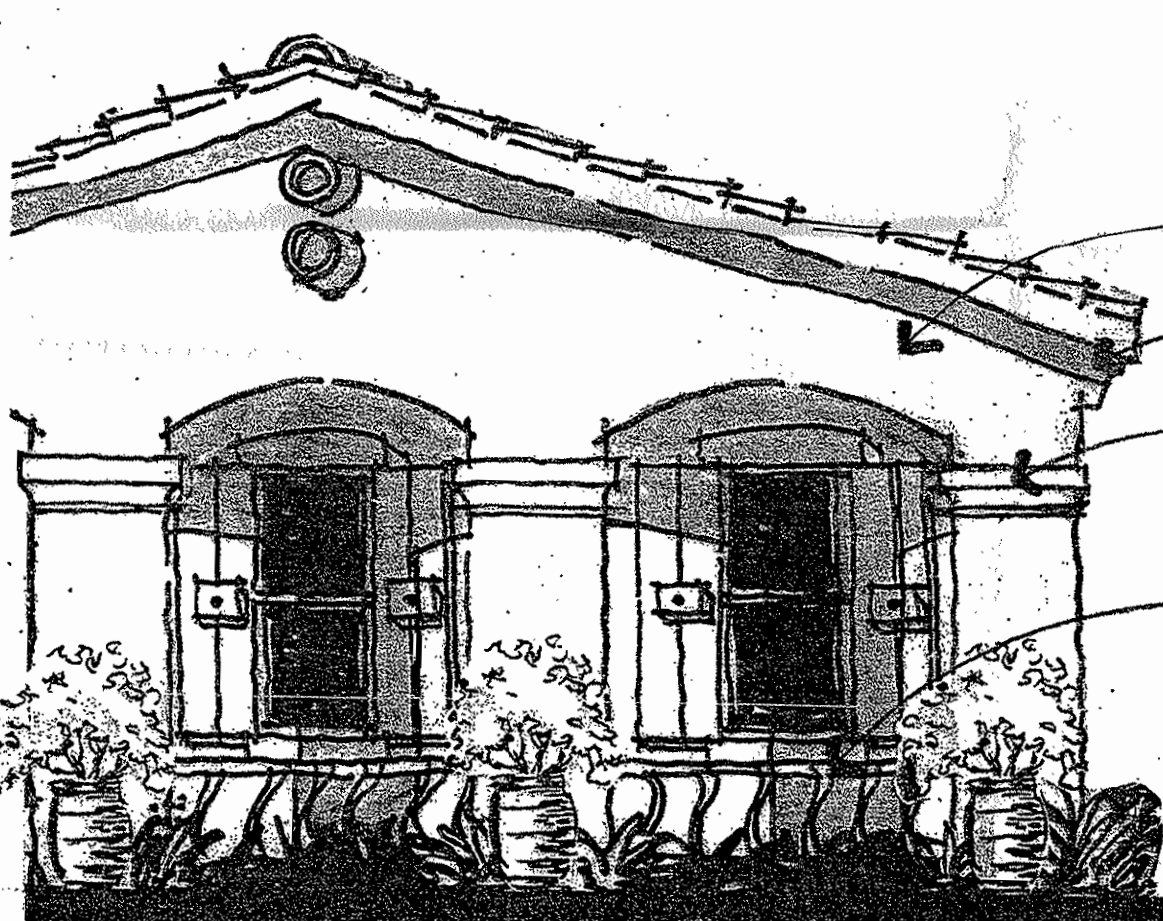
DESIGN ELEMENTS

GABLE END TRIM ACCENT WITH
OUTLOOKERS & KNEE BRACING
COVERED PATIO WITH ACCENT
COLUMNS
WINDOW ACCENT PER STYLE
ACCENT WOOD SIDING
TRADITIONAL SHUTTER ACCENT
ACCENT BELT BAND
STONE VENEER ACCENT - BLUFFSTONE

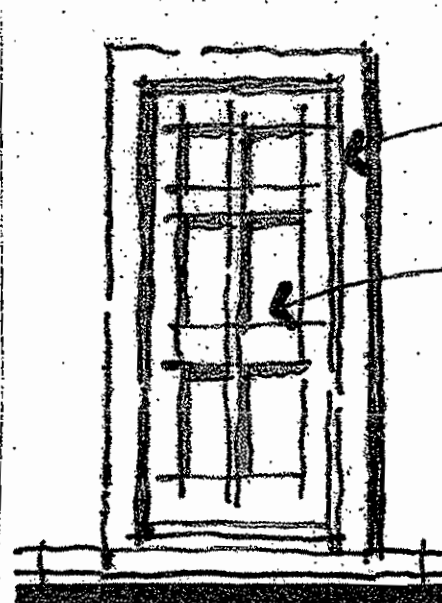
'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2x8 FASCIA WITH 12" EAVE & 6" RAKE
2x8 WOOD TRIM
PLUMB-CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING



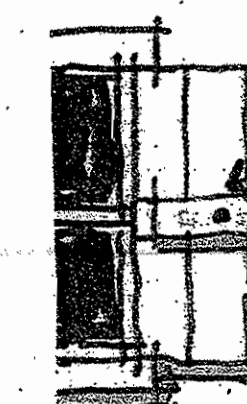
CRAFTSMAN



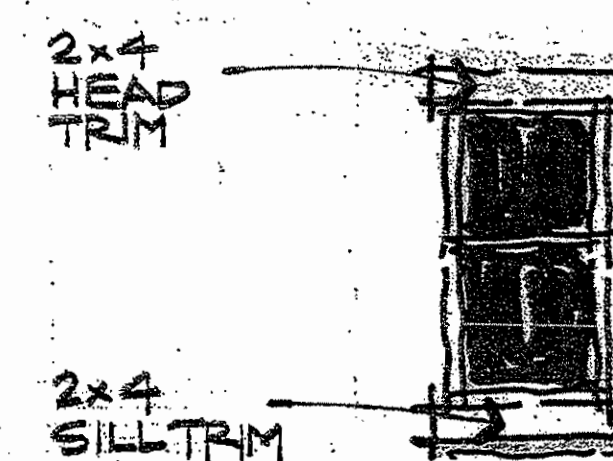
STUCCO
ARCHED LOGGIA
STUCCO EAVE
ACCENT
2x4 or 2x6
STUCCO ACCENT
COLLAR
METAL ACCENT
RAILING
ASSEMBLY



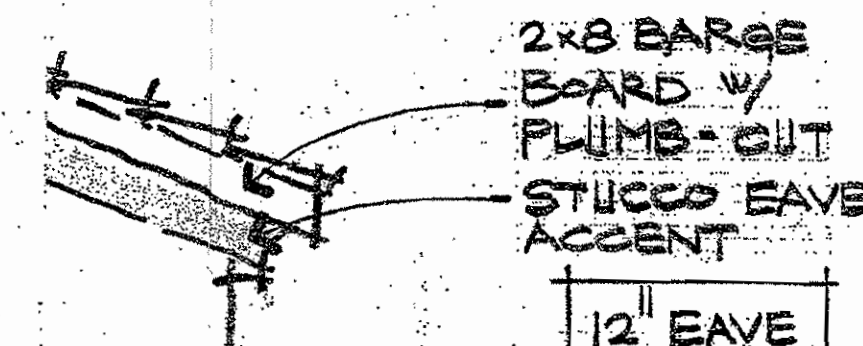
2x STUCCO
ENTRY DOOR
SURROUND
TRADITIONAL
PANELED
ENTRY DOOR



RUSTIC
SHUTTER

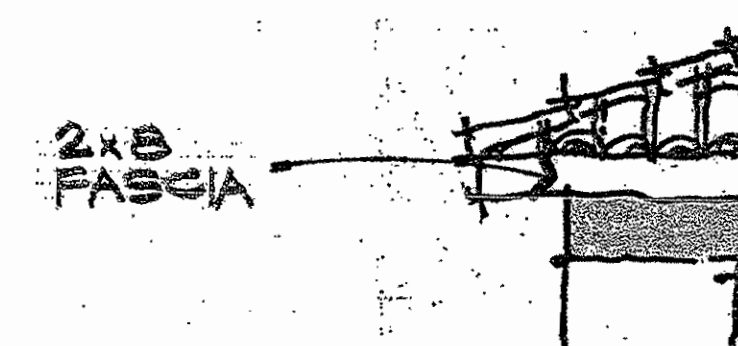


2x4
HEAD
TRIM
2x4
SILL TRIM



2x8 BARGE
BOARD w/
PLUMB-CUT
STUCCO EAVE
ACCENT

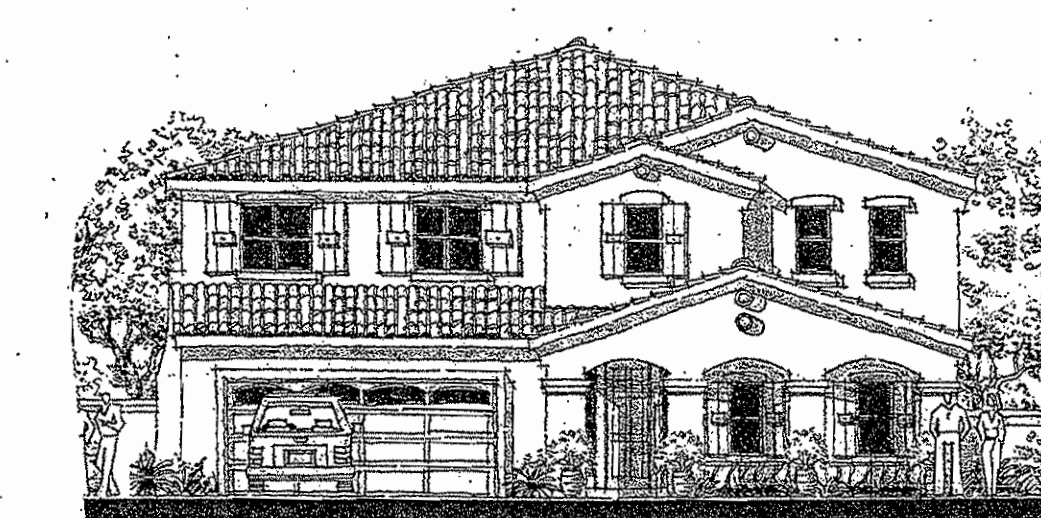
12" EAVE
6" RAKE



2x8
FASCIA



6" BARREL
ACCENT
TILE



SPANISH

DESIGN DETAILS

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
JULY 13, 2004
APRIL 27, 2004

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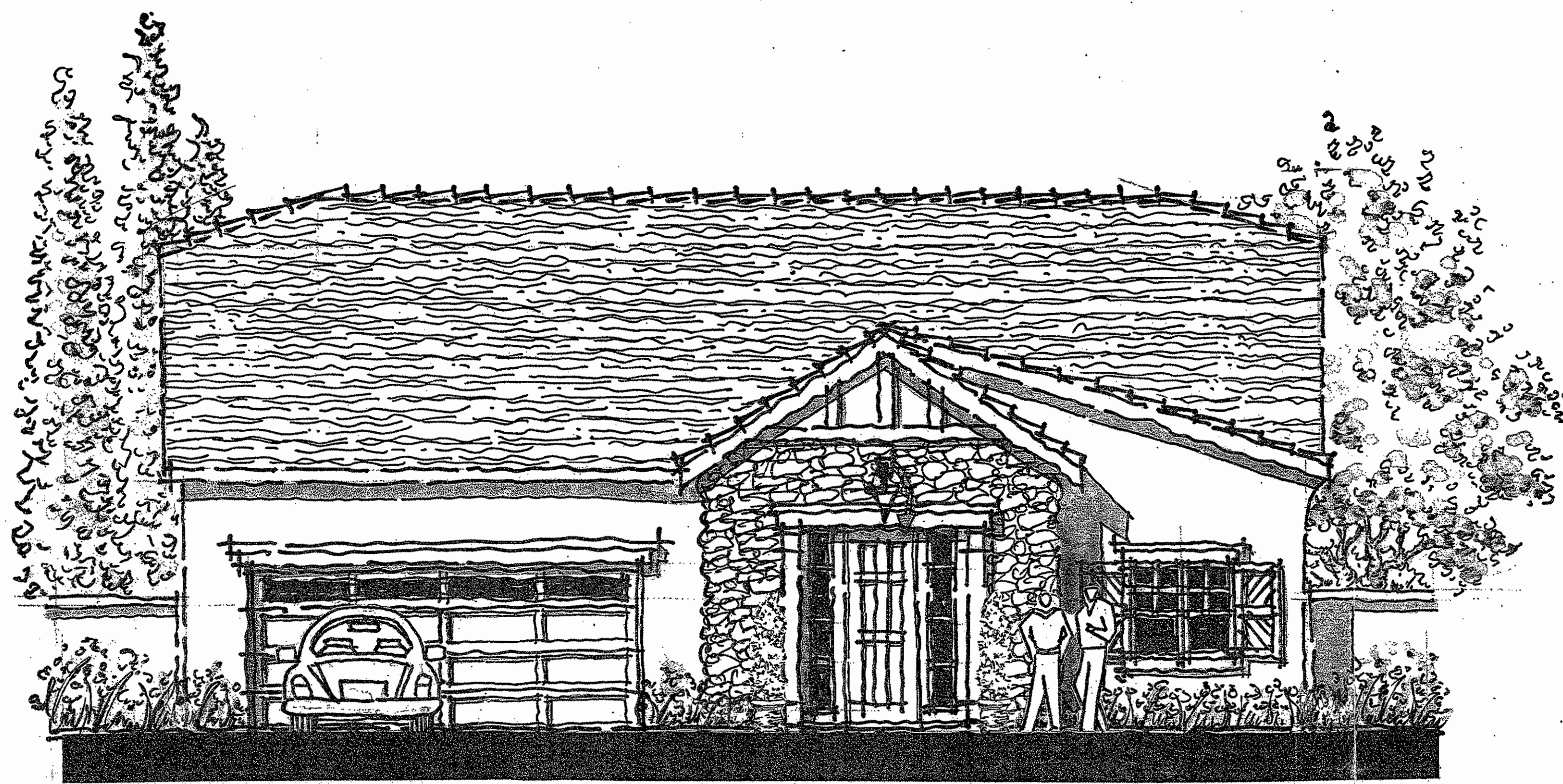
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SHEET 4 OF 17

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DESIGN SUBMITTAL PHASE



COTTAGE - C

COTTAGE DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL
PROJECTION
HALF - TIMBER GABLE ACCENT
STUCCO EAVE ACCENT AT GABLE END
STEEPER ROOF PITCH AT ENTRYWAYS
ROOF
WINDOW ACCENT PER STYLE
TRADITIONAL SHUTTER ACCENT
STONE VENEER ACCENT - STACKED
STONE

'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x STUCCO TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING

COTTAGE COLOR AND MATERIALS

Scheme #	1	2	3	4
STUCCO	SILVER CHIME 8781W	LOGGIA 8730W	MILLET 8212W	SAWYER'S FENCE 8231W
SECONDARY STUCCO	WHITE 001	FRONTIER TAN 8732W		
FASCIA	BLACKTHORN 8784D	MOCHA BROWN 8728N	COACH HOUSE 8723A	THATCH ROOF 8693D
TRIM	BLACKTHORN 8784D	MOCHA BROWN 8728N	WHITE 001	THATCH ROOF 8693D
FRONT DOOR	MAGNET 8795D	BERNARD BROWN 8846N	COACH HOUSE 8723A	TWISTED BRANCH 8666N
SHUTTERS	MAGNET 8795D	BERNARD BROWN 8846N	WILD GRASSES 8175D	TWISTED BRANCH 8666N
GARAGE DOOR	WHITE 001	LOGGIA 8730W	WHITE 001	TOMMOCROW'S TAUPE 8794D
STONE	SYCAMORE MOUNTAIN LEDGE	MESETA FIELD LEDGE	CALISTO WEATHER LEDGE	NEWPORT COMBUSTION
ROOF	HERSHEY SCP 8894	HERSHEY SCP 8894	HERSHEY SCP 8894	HERSHEY SCP 8894

PAINT: FRAZEE
ROOF: EAGLE
STONE: ELDORADO

CRAFTSMAN COLOR AND MATERIALS

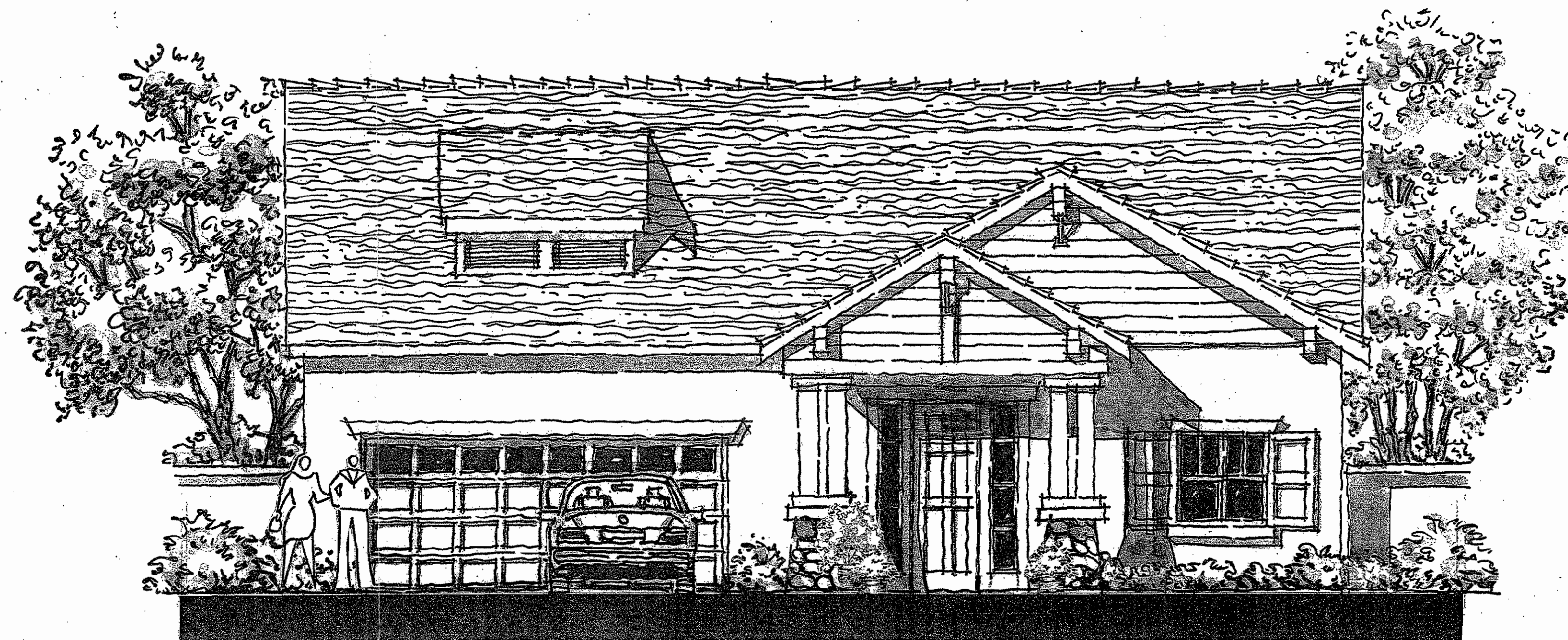
Scheme #	1	2	3	4
STUCCO	SILVER CHIME 8781W	DESERT CASTLE 8723W	BEACH GRASS 7751W	OAKBUFF 7752
SECONDARY STUCCO	STRATFORD BROWN 8704D	CRISP KHAKI 8230M	WINDRIFT 8209W	
FASCIA	NORTHWEST TRAIL 8686N	ALCAZAR BROWN 8366N	WILDCAT 8714M	BARN RAFTER 8705D
TRIM	NORTHWEST TRAIL 8686N	LOGGIA 8730W	FLORAL WHITE CW033W	WILDCAT 8714M
FRONT DOOR	MOOSE POINT 8715D	WINSTAIN 8366N	CARBON 8766N	GREEK OLIVE 8656N
SHUTTERS	MOOSE POINT 8715D	WINSTAIN 8366N	CARBON 8766N	GREEK OLIVE 8656N
GARAGE DOOR	STRATFORD BROWN 8704D	LOGGIA 8730W	FLORAL WHITE CW033W	WINDRIFT 8240W
STONE	SADDLEBACK RUSTIC LEDGE	COPPER MOUNTAIN LEDGE	JUSCANY COUNTRY RUBBLE	NAPA VALLEY WEATHER LEDGE
ROOF	ARCADIA 8902	ARCADIA 8902	ARCADIA 8902	ARCADIA 8902

PAINT: FRAZEE
ROOF: EAGLE
STONE: ELDORADO

CRAFTSMAN DESIGN ELEMENTS

GABLE END TRIM ACCENT WITH
OUT LOOKERS & KNEE BRACING
COVERED PATIO WITH ACCENT
COLUMNS
WINDOW ACCENT PER STYLE
ACCENT WOOD SIDING
TRADITIONAL SHUTTER ACCENT
ACCENT BELT BAND
STONE VENEER ACCENT - BLUFFSTONE

'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x WOOD TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING



CRAFTSMAN - B

SPANISH COLOR AND MATERIALS

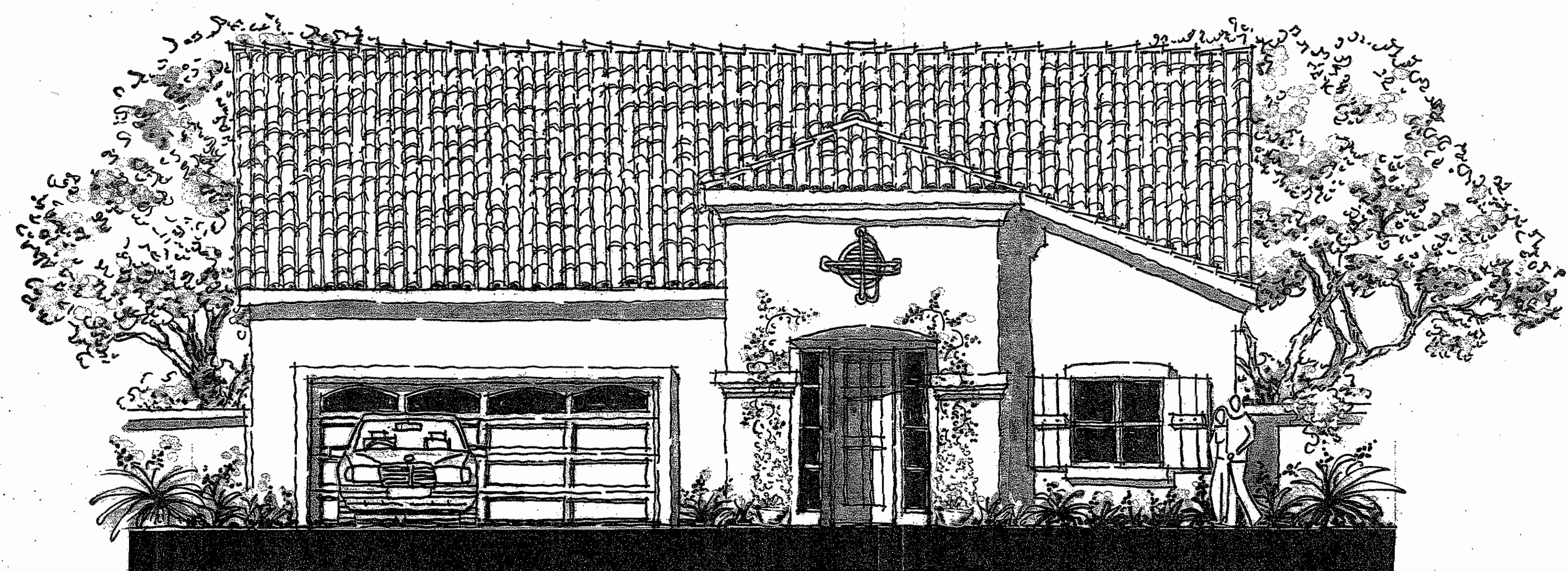
Scheme #	1	2	3	4
STUCCO	WHITE 001	DESERT FAWN 8227W	BEACH GRASS 7751W	DESERT CASTLE 8723W
SECONDARY STUCCO		BALSAM BARK 8224M	WINDRIFT 8209W	
FASCIA	MONK'S HOOD 8285A	WESTERN RESERVE 8710N	WILDCOUNTRY 8735D	BARN RAFTER 8705D
TRIM	MONK'S HOOD 8285A	MOCHA BROWN 8728N	WILDCOUNTRY 8735D	STRATFORD BROWN 8704D
FRONT DOOR	MONK'S HOOD 8285A	WESTERN RESERVE 8710N	POTTING SHED 8601	TWISTED BRANCH 8666N
SHUTTERS	BRICK SHADOW 8226N	WESTERN RESERVE 8710N	POTTING SHED 8601	TWISTED BRANCH 8666N
GARAGE DOOR	OAK BUFF 7752	MOCHA BROWN 8728N	WILDCOUNTRY 8735D	TWISTED BRANCH 8666N
STONE				
ROOF	SUNSET RANGE 3616	SUNSET RANGE 3646	SUNSET RANGE 3654	SUNSET RANGE 3658

PAINT: FRAZEE
ROOF: EAGLE
STONE: ELDORADO

SPANISH DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL
PROJECTION
STUCCO EAVE ACCENT AT GABLE END
WINDOW ACCENT PER STYLE
RUSTIC SHUTTER ACCENT
BARREL TILE ACCENT AT GABLE END
WROUGHT IRON ACCENT

'S' LOW PROFILE - CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x STUCCO TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING



SPANISH - A

PLAN ONE

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
JULY 13, 2004
APRIL 27, 2004

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BUCILLA
BROOKLYN
ARCHITECTURE

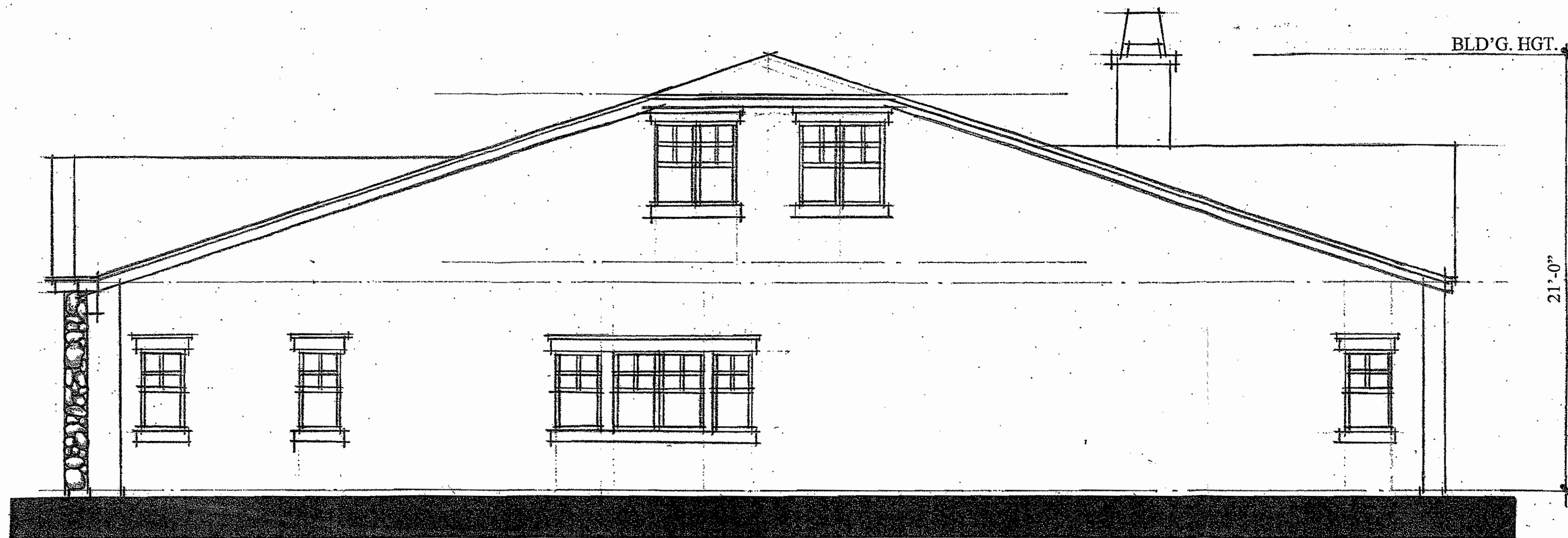
2002 Business Center Drive, Suite 102, Vista, CA 92081
TEL: 858.551.1000 FAX: 858.551.0112

04011 5.0

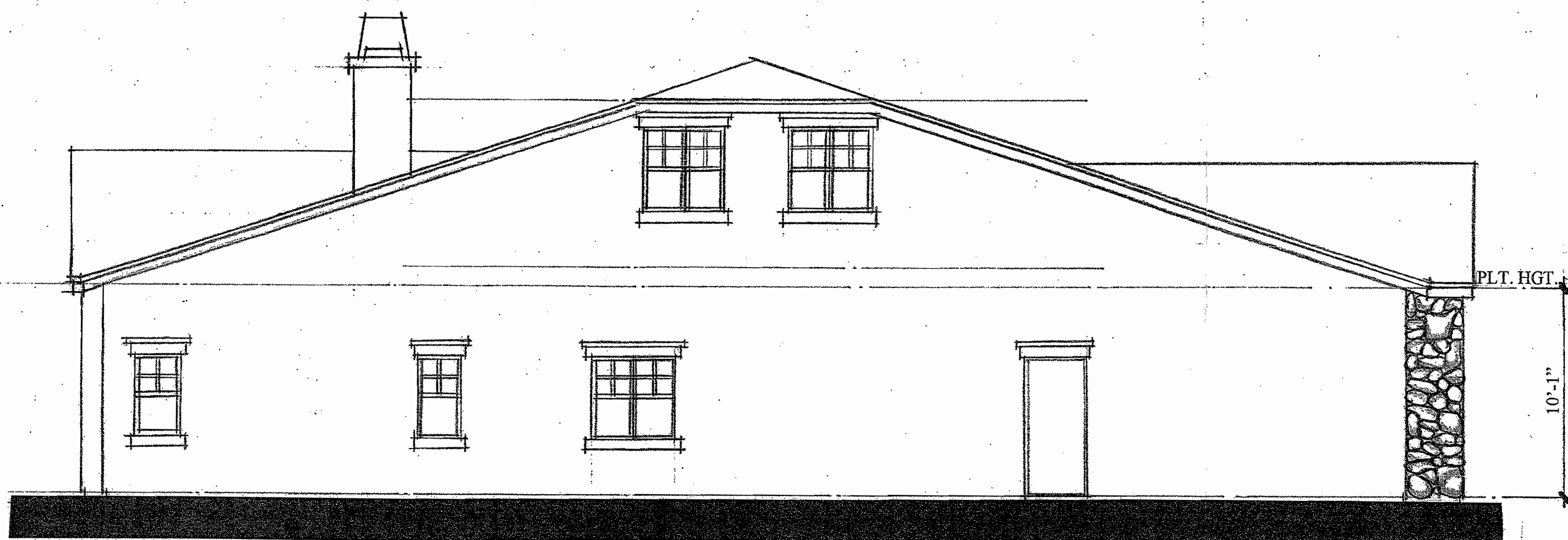
SHEET 5 OF 17

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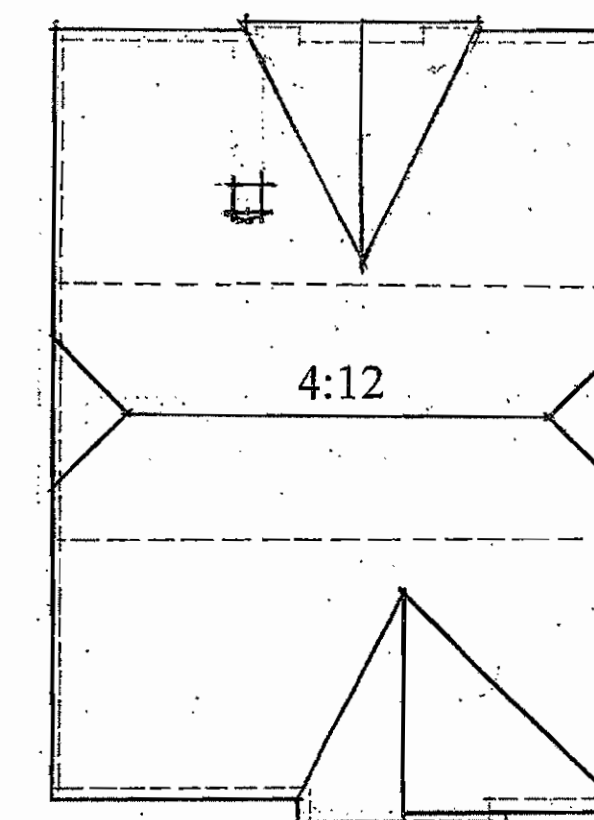
DESIGN SUBMITTAL PHASE



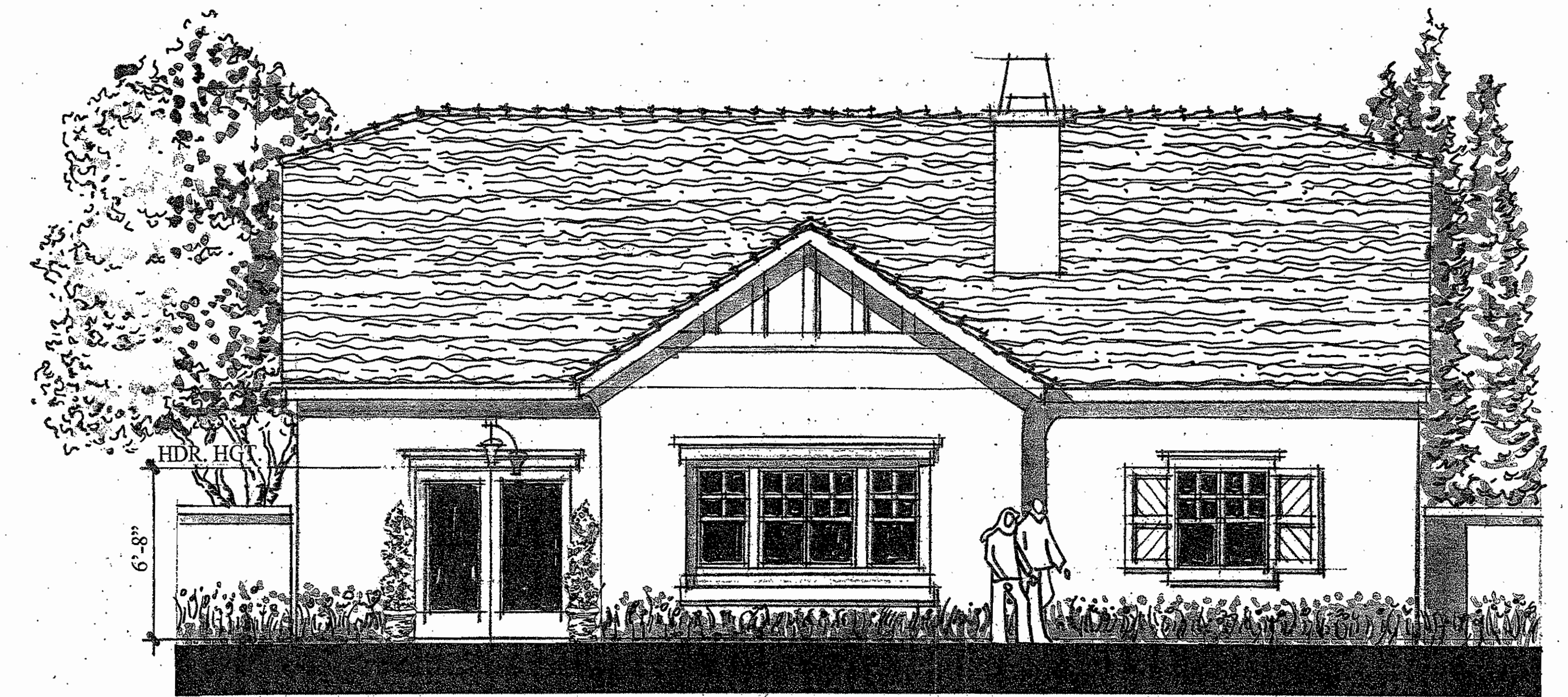
RIGHT ELEVATION



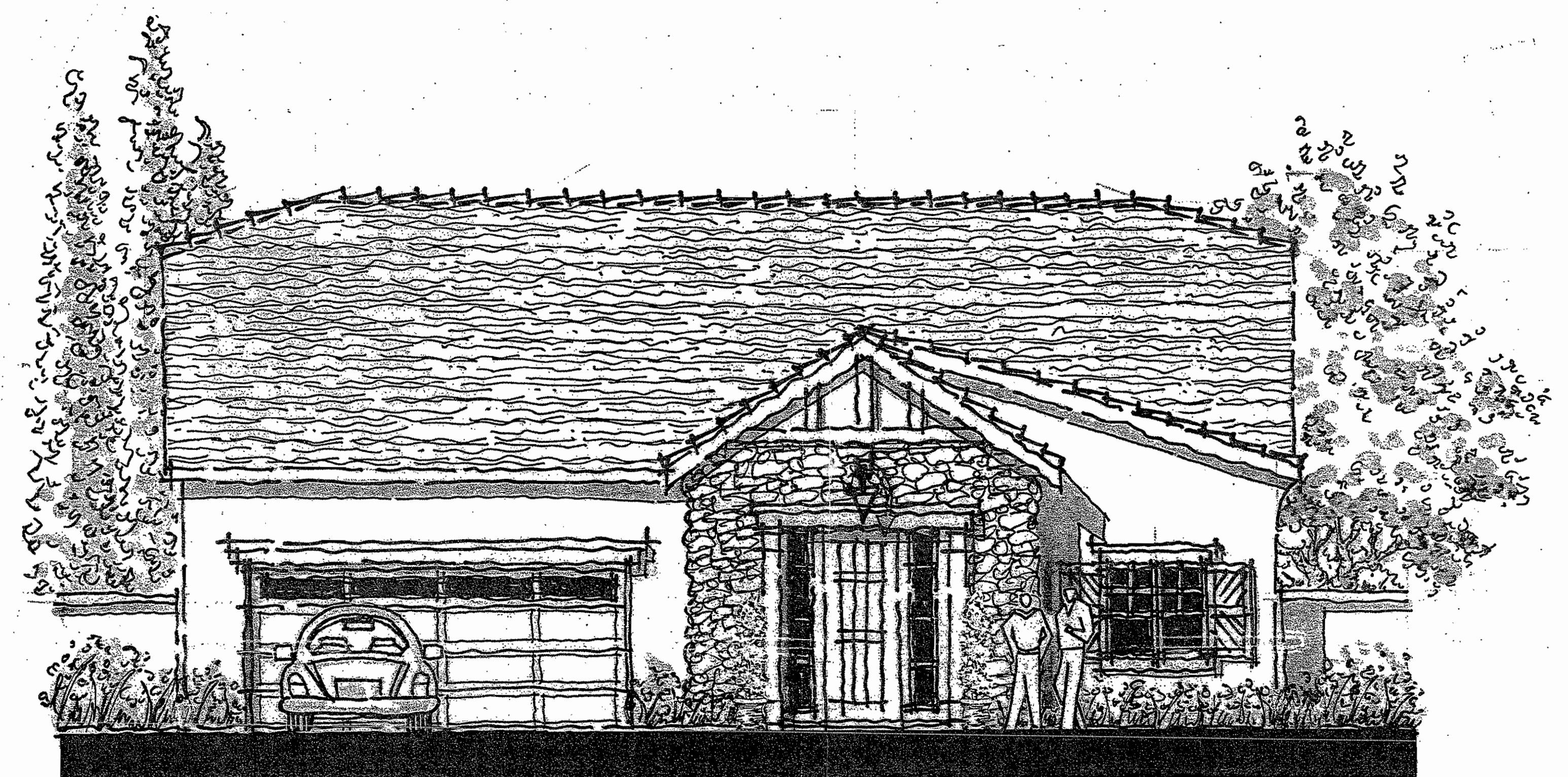
LEFT ELEVATION



ROOF PLAN



REAR ELEVATION



FRONT ELEVATION

PLAN ONE
COTTAGE

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
JULY 13, 2004
APRIL 27, 2004

0 4 8

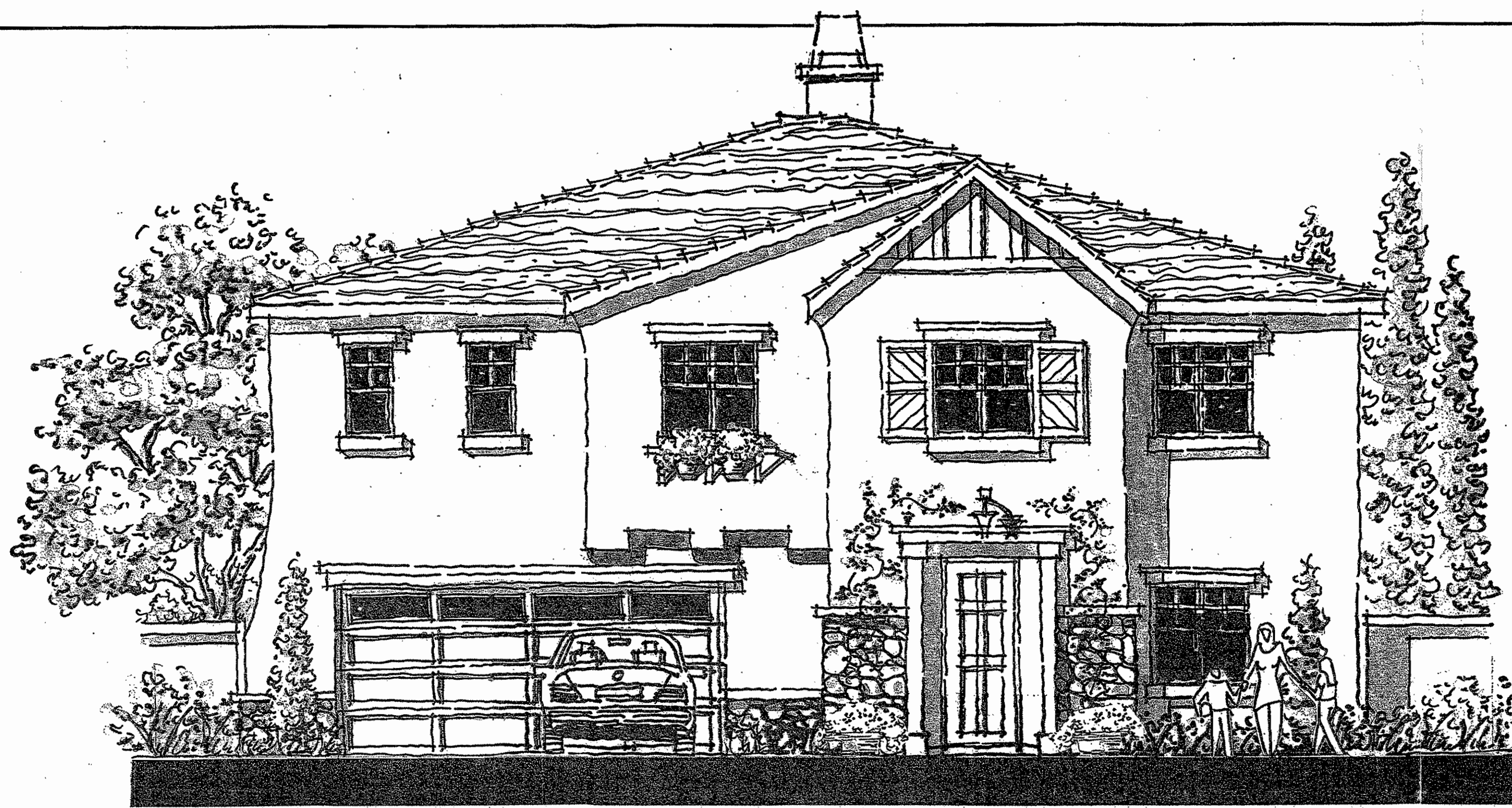
BUCILLA BROOKLYN ARCHITECTURE
1000 Wilshire Center Drive, Suite 100, San Diego, CA 92103
TEL: 619.594.0000 FAX: 619.594.0110

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SHEET 6 OF 17

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DESIGN SUBMITTAL PHASE



COTTAGE - C

COTTAGE
DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL PROJECTION
HALF - TIMBER GABLE ACCENT
STUCCO EAVE ACCENT AT GABLE END
STEEPER ROOF PITCH AT ENTRYWAYS
ROOF
WINDOW ACCENT PER STYLE
TRADITIONAL SHUTTER ACCENT
STONE VENEER ACCENT - STACKED STONE

'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x STUCCO TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH OPTIONAL LITES
ACCENT LIGHTING

COTTAGE
COLOR AND MATERIALS

Scheme #	1	2	3	4
STUCCO	SILVER CHIME 871W	LOGGIA 8730W	MILLET 8212W	SAWYER'S FENCE 8211W
SECONDARY STUCCO	WHITE 001	FRONTIER TAN 8732W		
FASCIA	BLACKTHORN 8784D	MOCHA BROWN 8726N	COACH HOUSE 8725A	THATCH ROOF 8695D
TRIM	BLACKTHORN 8784D	MOCHA BROWN 8726N	WHITE 001	THATCH ROOF 8695D
FRONT DOOR	MAGNET 8795D	BERNARD BROWN 8446N	COACH HOUSE 8725A	TWISTED BRANCH 8698N
SHUTTERS	MAGNET 8795D	BERNARD BROWN 8446N	WILD GRASSES 8175D	TWISTED BRANCH 8698N
GARAGE DOOR	WHITE 001	LOGGIA 8730W	WHITE 001	TOMMOROW'S TAUPES 8754D
STONE	SYCAMORE MOUNTAIN LEDGE	MESITA FIELD LEDGE	CAJITO WEATHER LEDGE	NEWPORT COMBLESTONE
ROOF	HERSHEY SCP 8804	HERSHEY SCP 8804	HERSHEY SCP 8804	HERSHEY SCP 8804

PAINT: FRAZEE
ROOF: EAGLE
STONE: ELDORADO

CRAFTSMAN
COLOR AND MATERIALS

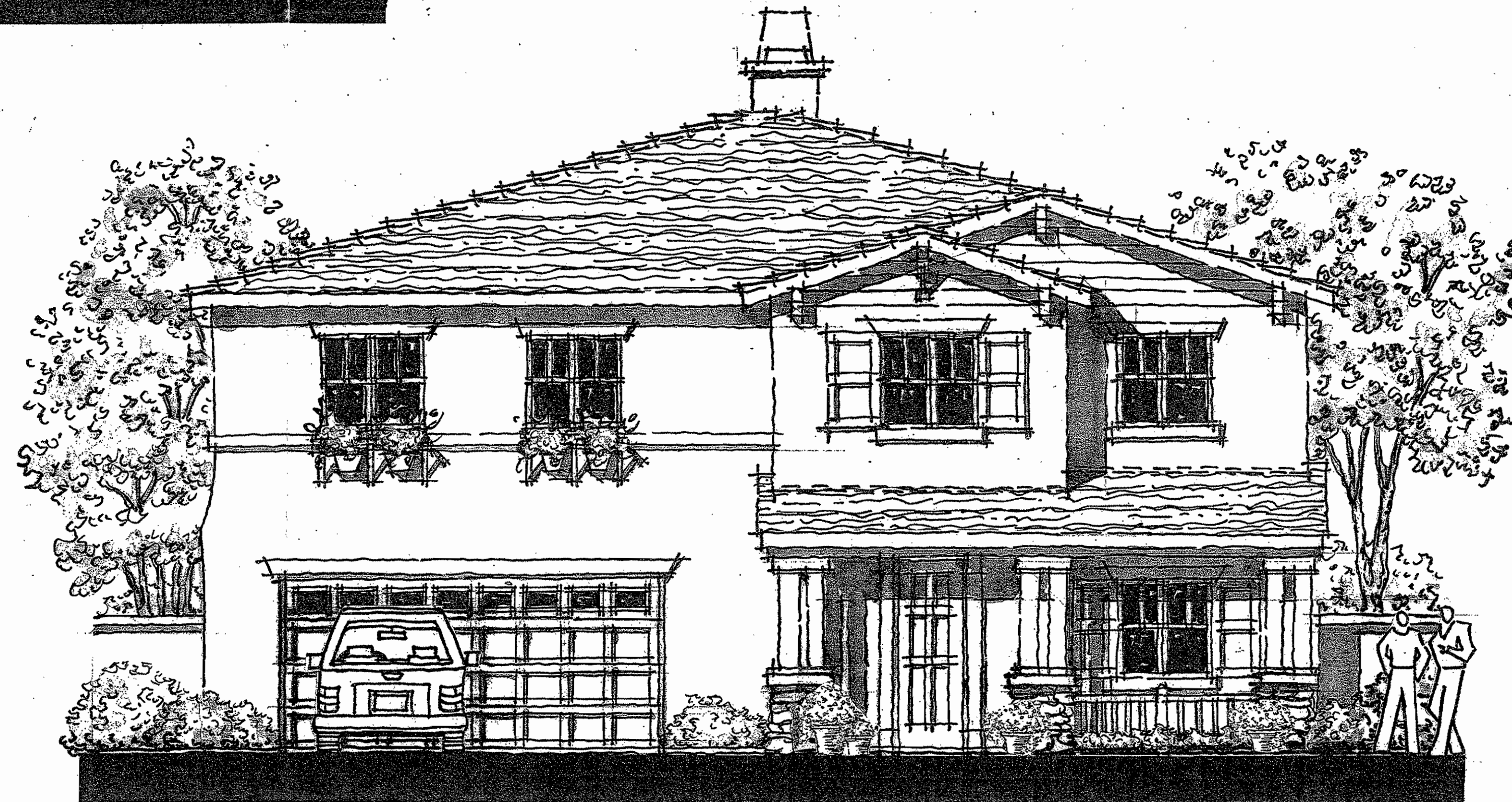
Scheme #	1	2	3	4
STUCCO	SILVER CHIME 871W	DESERT CASTLE 8725W	BEACH GRASS 7731W	OAKBUFF 7752
SECONDARY STUCCO	STRATFORD BROWN 8704D		CRISP KHAKI 8233M	WINDRIFT 8249W
FASCIA	NORTHWEST TRAIL 868N	ALCAZAR BROWN 8506N	WILDCAT 8714M	BARN RAFTER 8705D
TRIM	NORTHWEST TRAIL 868N	LOGGIA 8730W	FLORAL WHITE CW033W	WILDCAT 8714M
FRONT DOOR	MOOSE POINT 8715D	WINSTAIN 8386N	CANBOD 8766N	GREEK OLIVE 8656N
SHUTTERS	MOOSE POINT 8715D	WINSTAIN 8386N	CANBOD 8766N	GREEK OLIVE 8656N
GARAGE DOOR	STRATFORD BROWN 8704D	LOGGIA 8730W	FLORAL WHITE CW033W	WINDRIFT 8249W
STONE	SADDLERBACK RUSTIC LEDGE	COPPER MOUNTAIN LEDGE	TUSCANY COUNTRY KUBBLE	NAPA VALLEY WEATHER LEDGE
ROOF	ARCADIA 8802	ARCADIA 8802	ARCADIA 8802	ARCADIA 8802

PAINT: FRAZEE
ROOF: EAGLE
STONE: ELDORADO

CRAFTSMAN
DESIGN ELEMENTS

GABLE END TRIM ACCENT WITH OUT LOOKERS & KNEE BRACING
COVERED PATIO WITH ACCENT COLUMNS
WINDOW ACCENT PER STYLE
ACCENT WOOD SIDING
TRADITIONAL SHUTTER ACCENT
ACCENT BELT BAND
STONE VENEER ACCENT - BLUFFSTONE

'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x WOOD TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH OPTIONAL LITES
ACCENT LIGHTING



CRAFTSMAN - B

SPANISH
COLOR AND MATERIALS

Scheme #	1	2	3	4
STUCCO	WHITE 001	DESERT PAVIN 8222W	BEACH GRASS 7731W	DESERT CASTLE 8725W
SECONDARY STUCCO		BALSAM BARK 8234M	WINDRIFT 8249W	
FASCIA	MONKS HOOD 8235A	WESTERN RESERVE 8716N	WILDCOUNTRY 8733D	BARN RAFTER 8705D
TRIM	MONKS HOOD 8235A	MOCHA BROWN 8726N	WILDCOUNTRY 8733D	STRATFORD BROWN 8704D
FRONT DOOR	MONKS HOOD 8235A	WESTERN RESERVE 8716N	POTTING SHED 866N	TWISTED BRANCH 8698N
SHUTTERS	BRICK SHADOW 8236N	WESTERN RESERVE 8716N	POTTING SHED 866N	TWISTED BRANCH 8698N
GARAGE DOOR	OAK BUFF 7722	MOCHA BROWN 8726N	WILDCOUNTRY 8733D	TWISTED BRANCH 8698N
STONE				
ROOF	SUNSET RANGE 3846	SUNSET RANGE 3846	SUNSET RANGE 3846	SUNSET RANGE 3846

PAINT: FRAZEE
ROOF: EAGLE
STONE: ELDORADO

SPANISH
DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL PROJECTION
STUCCO EAVE ACCENT AT GABLE END
WINDOW ACCENT PER STYLE
RUSTIC SHUTTER ACCENT
BARREL TILE ACCENT AT GABLE END
WROUGHT IRON ACCENT

'S' LOW PROFILE - CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x STUCCO TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH OPTIONAL LITES
ACCENT LIGHTING



SPANISH - A

PLAN TWO

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
JULY 13, 2004
APRIL 27, 2004

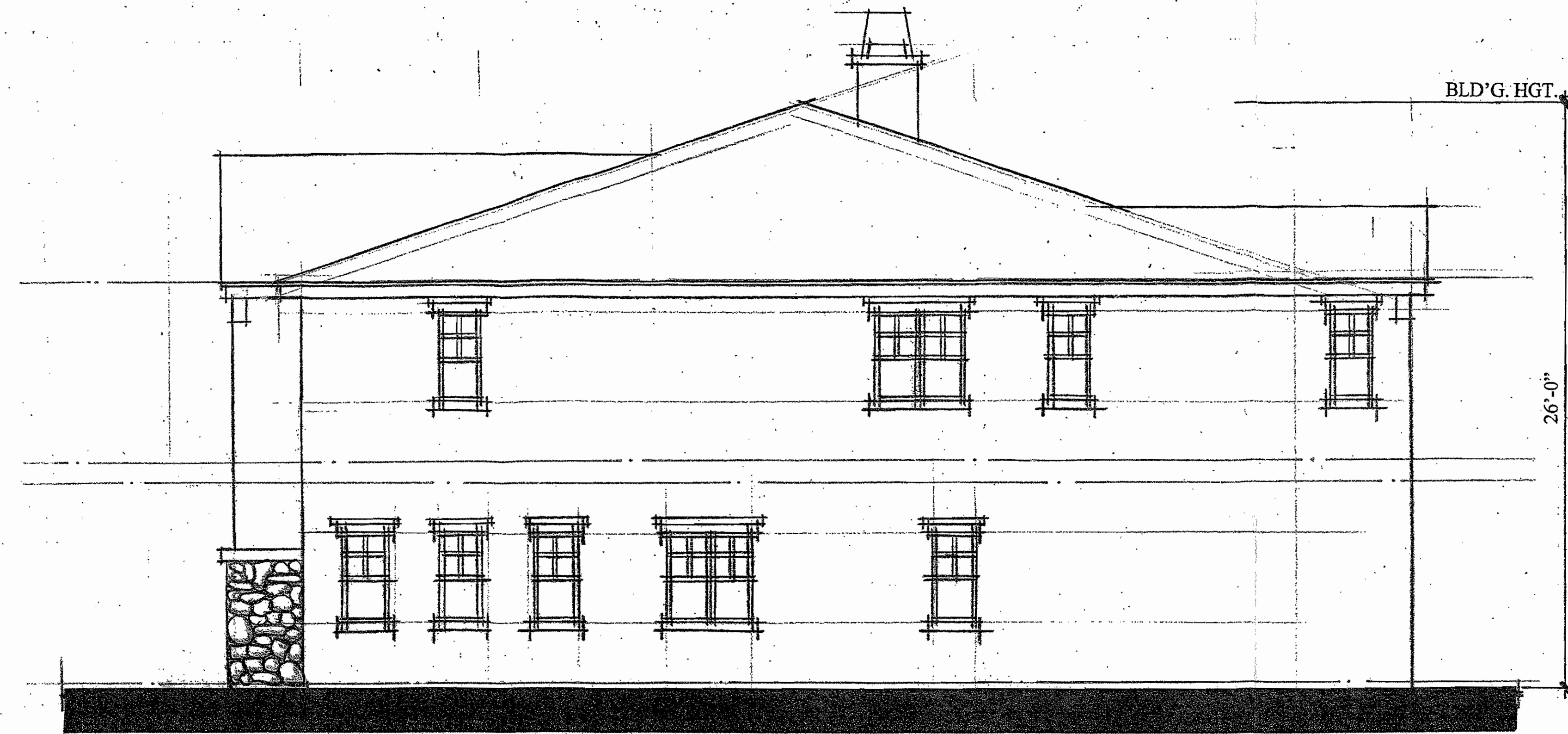
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ARCHITECTURE

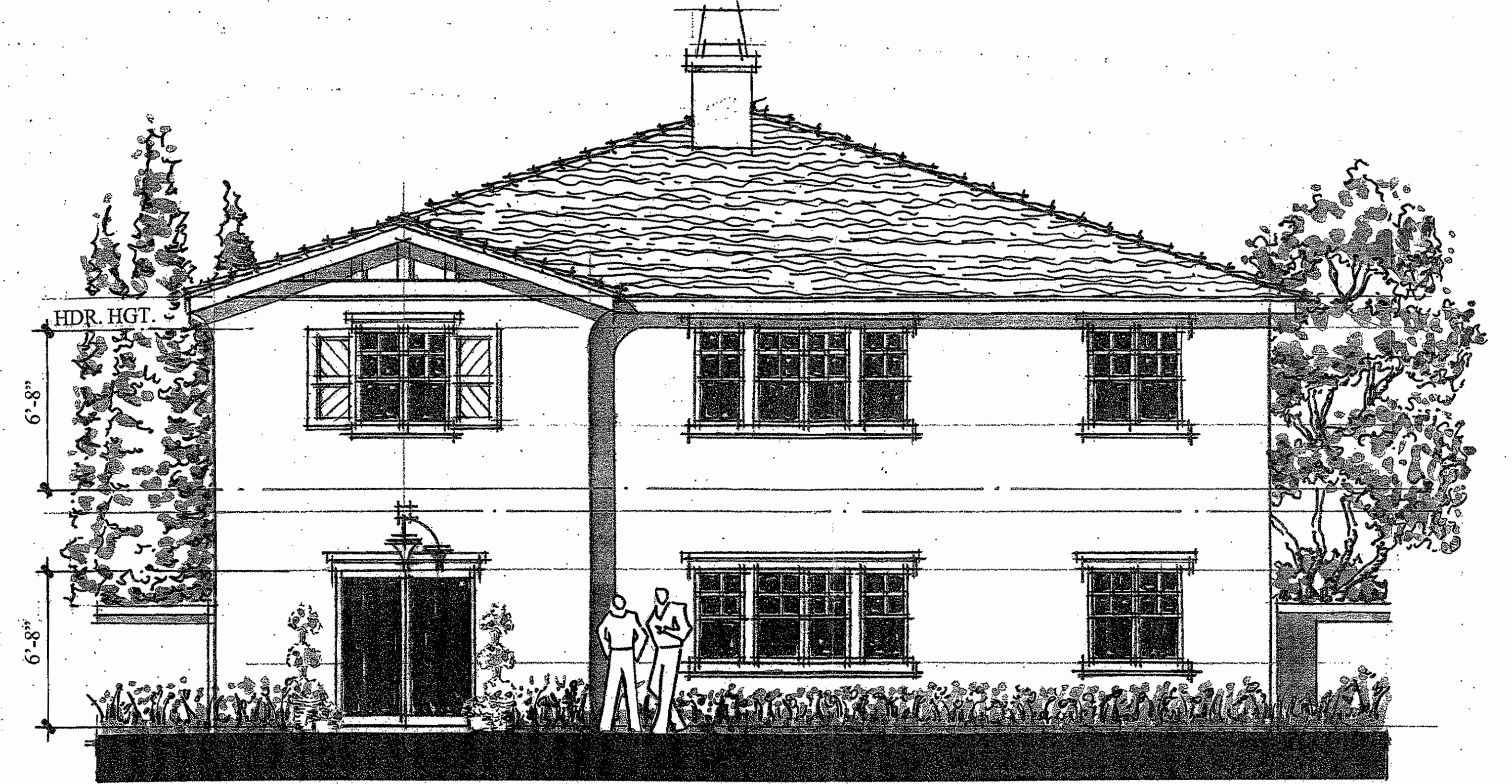
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TEL: 949.551.9555 FAX: 949.551.9513

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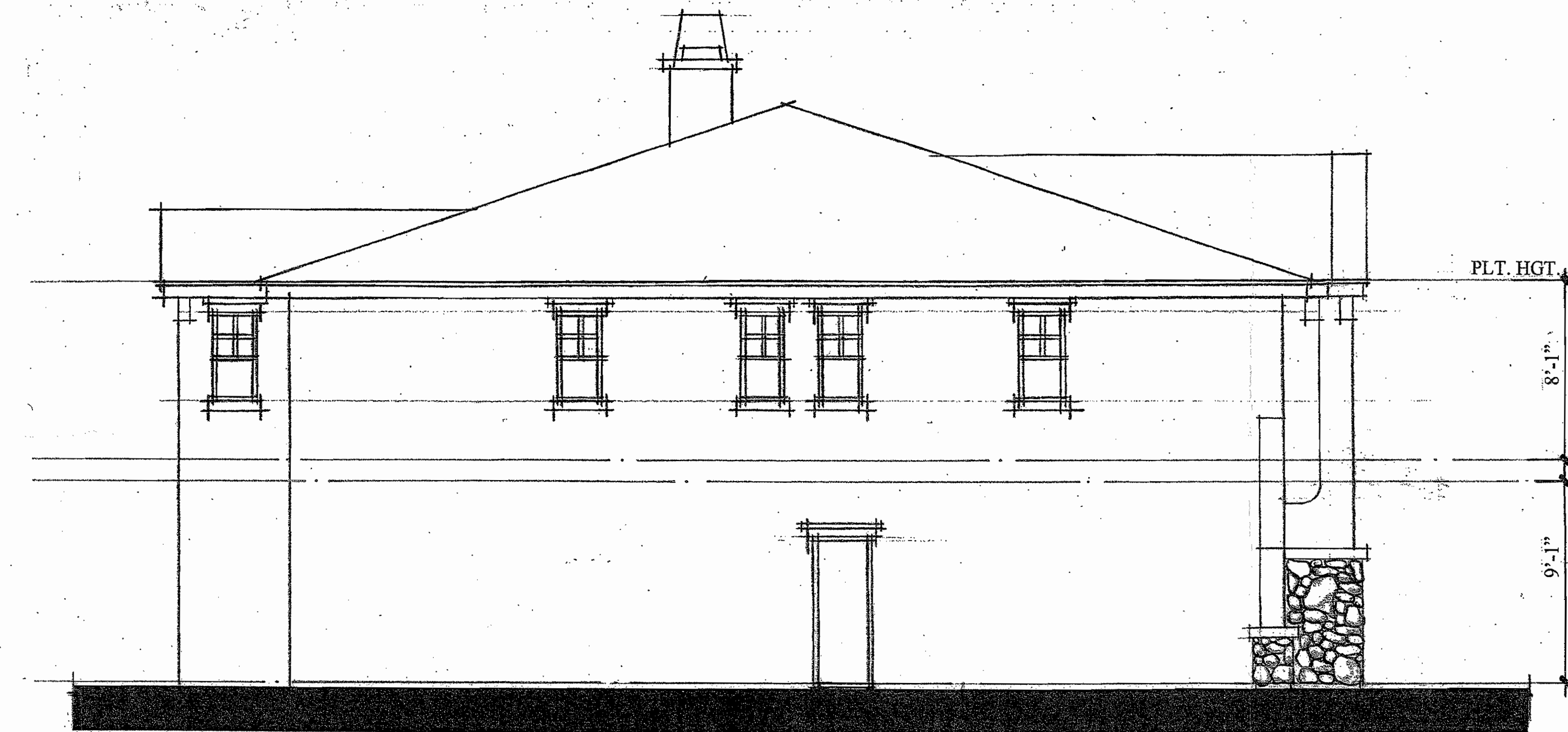
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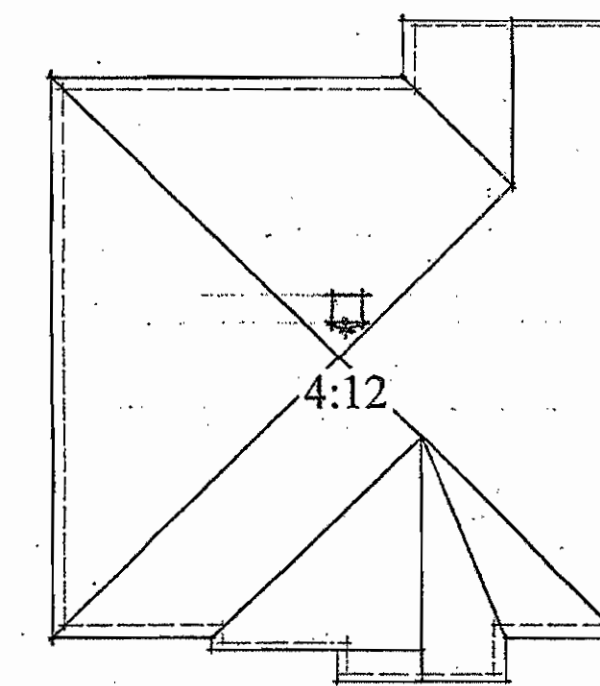
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



ROOF PLAN



FRONT ELEVATION

PLAN TWO
COTTAGE

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
JULY 13, 2004
APRIL 27, 2004

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ARCHITECTURE

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SHEET 8 OF 17

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COTTAGE - C

COTTAGE
DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL
PROJECTION
HALF - TIMBER GABLE ACCENT
STUCCO EAVE ACCENT AT GABLE END
STEEPER ROOF PITCH AT ENTRYWAYS
ROOF
WINDOW ACCENT PER STYLE
TRADITIONAL SHUTTER ACCENT
STONE VENEER ACCENT - STACKED
STONE

'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x STUCCO TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING

COTTAGE
COLOR AND MATERIALS

Scheme #	1	2	3	4
STUCCO	SILVER CHIME 8781W	LOGGIA #730W	MILLET #211W	SAWYERS FENCE 8231W
SECONDARY STUCCO	WHITE 001	FRONTIER TAN 8723W		
FASCIA	BLACKTHORN 8784D	MOCHA BROWN 8726N	COACH HOUSE 8725A	THATCH ROOF 8692D
TRIM	BLACKTHORN 8784D	MOCHA BROWN 8726N	WHITE 001	THATCH ROOF 8692D
FRONT DOOR	MAGNET #795D	BERNARD BROWN #840N	COACH HOUSE 8725A	TWISTED BRANCH #869N
SHUTTERS	MAGNET #795D	BERNARD BROWN #840N	WILD GRASSES 8171D	TWISTED BRANCH #869N
GARAGE DOOR	WHITE 001	LOGGIA #730W	WHITE 001	TAMAROW'S TAUPE #74D
STONE	SYCAMORE MOUNTAIN LEDGE	MESITA FIELD LEDGE	CALISTO WEATHER LEDGE	NEWPORT COBBLESTONE
ROOF	HERSHEY SCP 8804	HERSHEY SCP 8804	HERSHEY SCP 8804	HERSHEY SCP 8804

PAINT: FRAZEE
ROOF: EAGLE
STONE: ELDORADO

CRAFTSMAN
COLOR AND MATERIALS

Scheme #	1	2	3	4
STUCCO	SILVER CHIME 8781W	DESERT CASTLE 8722W	BEACH GRASS 7751W	OAKRUFF 7752
SECONDARY STUCCO	STRATFORD BROWN #70D		CRISP KHAKI 8235A	WINDRIPT 8240W
FASCIA	NORTHWEST TRAIL #86N	ALCAZAR BROWN #36N	WILDCAT 8714M	BARN RAFTER 8705D
TRIM	NORTHWEST TRAIL #86N	LOGGIA #730W	FLORAL WHITE CW033W	WILDCAT 8714M
FRONT DOOR	MOOSE POINT 8715D	WINSTAIN 8380N	CARIBOU 8746N	GREEK OLIVE 8658N
SHUTTERS	MOOSE POINT 8715D	WINSTAIN 8380N	CARIBOU 8746N	GREEK OLIVE 8658N
GARAGE DOOR	STRATFORD BROWN #70D	LOGGIA #730W	FLORAL WHITE CW033W	WINDRIPT 8240W
STONE	SADDLEBACK RUSTIC LEDGE	COPPER MOUNTAIN LEDGE	TUSCANY COUNTRY RUBBLE	NAPA VALLEY WEATHER LEADER
ROOF	ARCADIA 8804	ARCADIA 8804	ARCADIA 8804	ARCADIA 8804

PAINT: FRAZEE
ROOF: EAGLE
STONE: ELDORADO

CRAFTSMAN
DESIGN ELEMENTS

GABLE END TRIM ACCENT WITH
OUT LOOKERS & KNEE BRACING
COVERED PATIO WITH ACCENT
COLUMNS
WINDOW ACCENT PER STYLE
ACCENT WOOD SIDING
TRADITIONAL SHUTTER ACCENT
ACCENT BELT BAND
STONE VENEER ACCENT - BLUFFSTONE

'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x WOOD TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING



CRAFTSMAN - B

SPANISH
COLOR AND MATERIALS

Scheme #	1	2	3	4
STUCCO	WHITE 001	DESERT PAWN 8222W	BEACH GRASS 7751W	DESERT CASTLE 8722W
SECONDARY STUCCO		BALSAM PARK 8234M	WINDRIPT 8240W	
FASCIA	MONK'S HOOD 8285A	WESTERN RESERVE #716N	WILDCOUNTRY 8735D	BARN RAFTER 8705D
TRIM	MONK'S HOOD 8285A	MOCHA BROWN 8726N	WILDCOUNTRY 8735D	STRATFORD BROWN #70D
FRONT DOOR	MONK'S HOOD 8285A	WESTERN RESERVE #716N	POTTING SHED 866N	TWISTED BRANCH #869N
SHUTTERS	BRICK SHADOW 8350N	WESTERN RESERVE #716N	POTTING SHED 866N	TWISTED BRANCH #869N
GARAGE DOOR	OAK BUFF 7752	MOCHA BROWN 8726N	WILDCOUNTRY 8735D	TWISTED BRANCH #869N
STONE				
ROOF	SUNSET RANGIE 3604	SUNSET RANGIE 3604	SUNSET RANGIE 3604	SUNSET RANGIE 3604

PAINT: FRAZEE
ROOF: EAGLE
STONE: ELDORADO

SPANISH
DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL
PROJECTION
STUCCO EAVE ACCENT AT GABLE END
WINDOW ACCENT PER STYLE
RUSTIC SHUTTER ACCENT
BARREL TILE ACCENT AT GABLE END
WROUGHT IRON ACCENT

'S' LOW PROFILE - CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x STUCCO TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING



SPANISH - A

PLAN THREE

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
JULY 13, 2004
APRIL 27, 2004

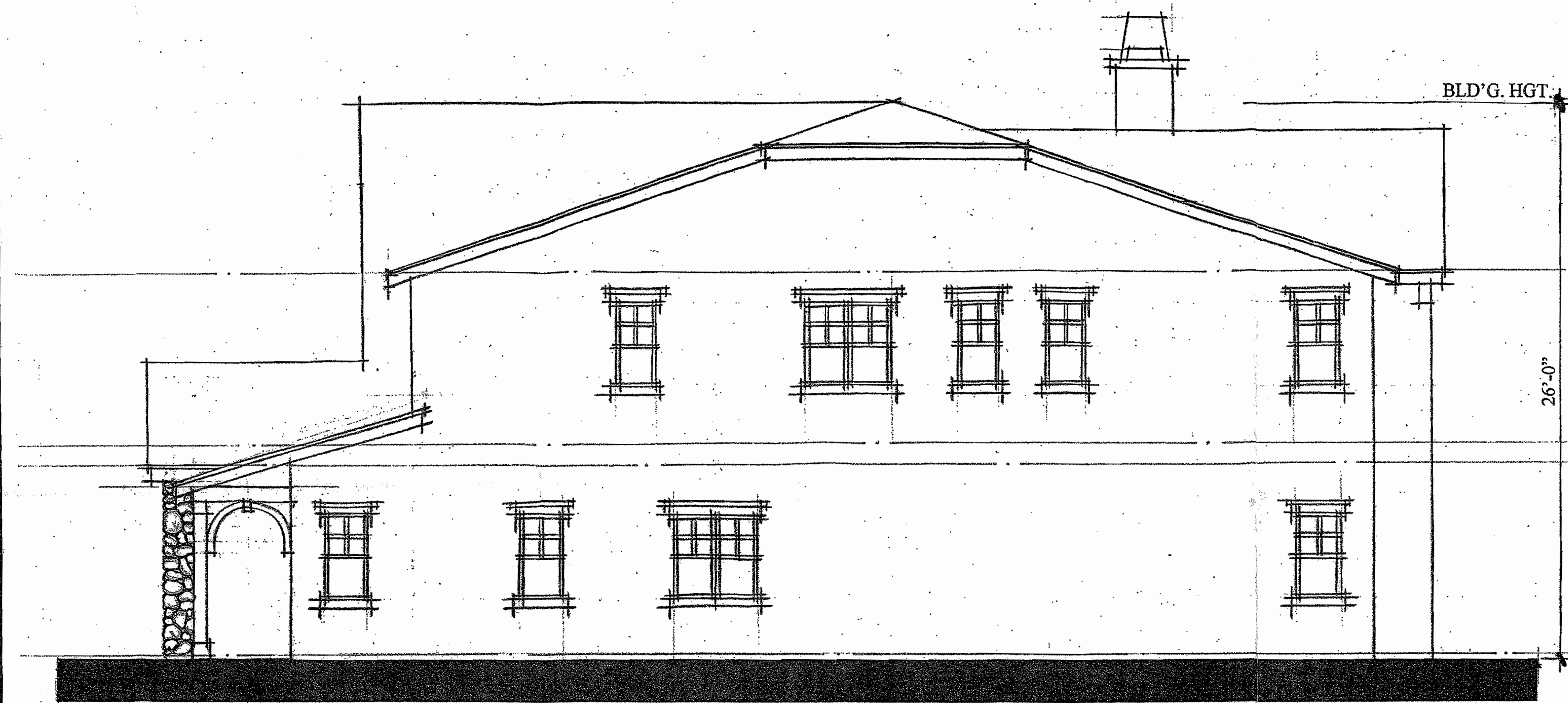
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BROOKLYN
ARCHITECTURE

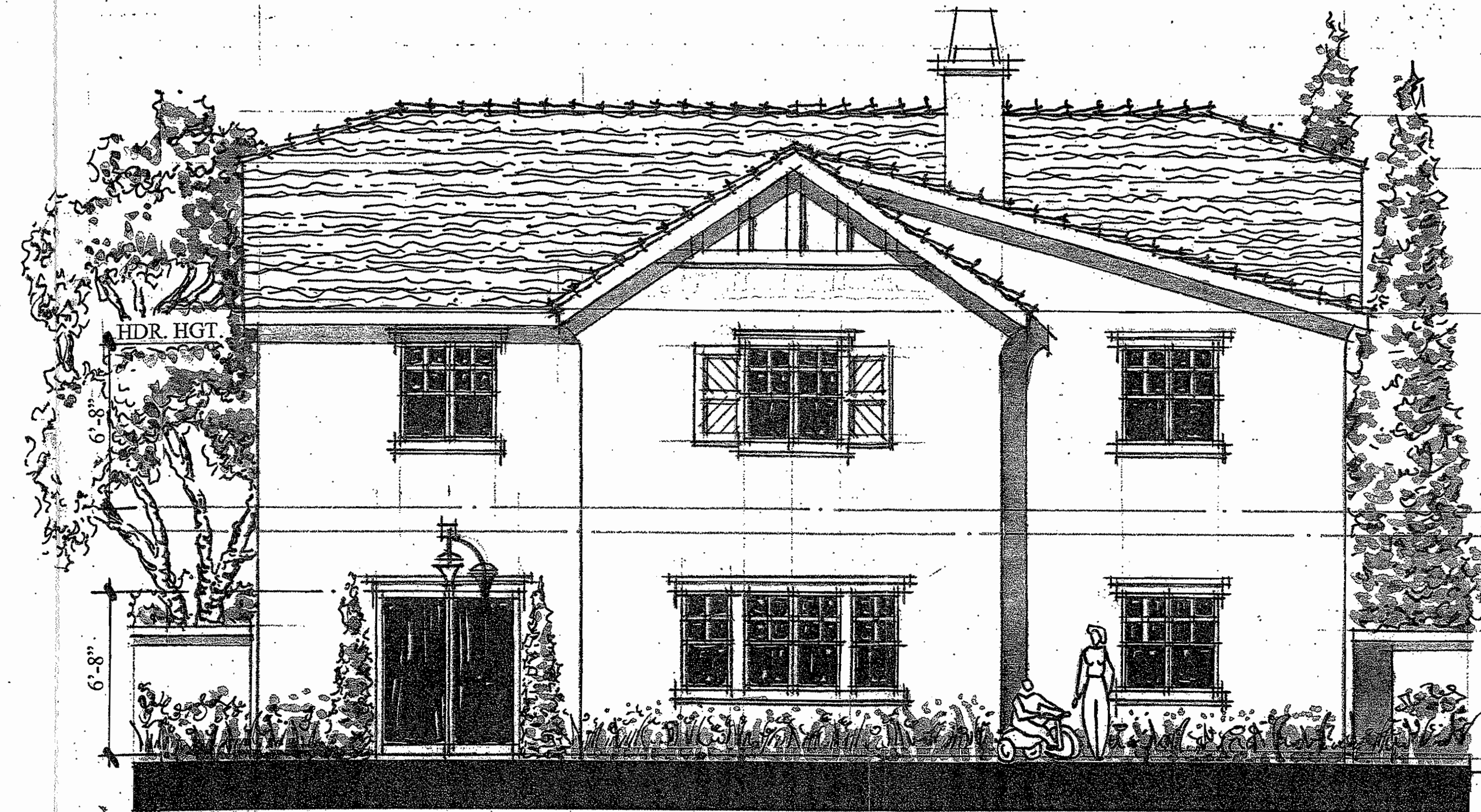
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TEL: 949.451.1000 FAX: 949.451.0115

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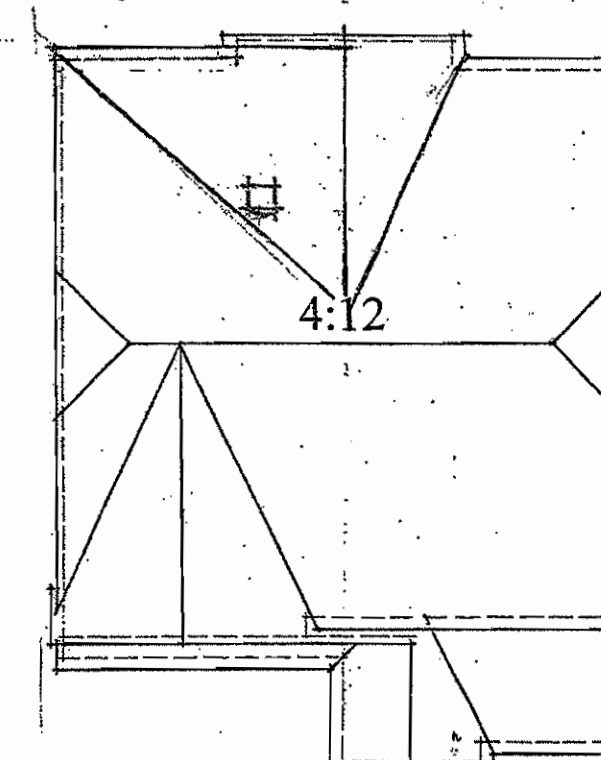
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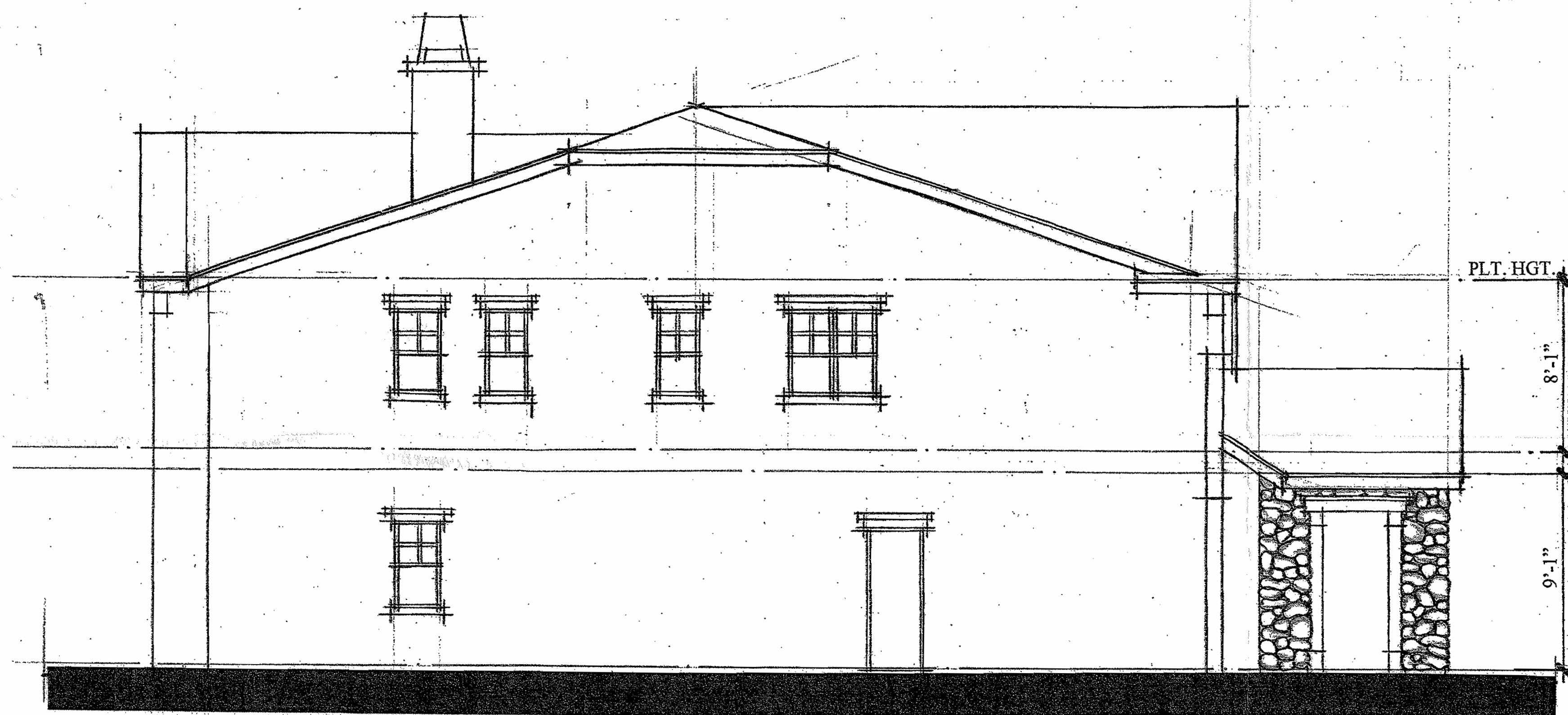
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REAR ELEVATION



ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION

PLAN THREE
COTTAGE

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
JULY 13, 2004
APRIL 27, 2004

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BROOKLYN
ARCHITECTURE

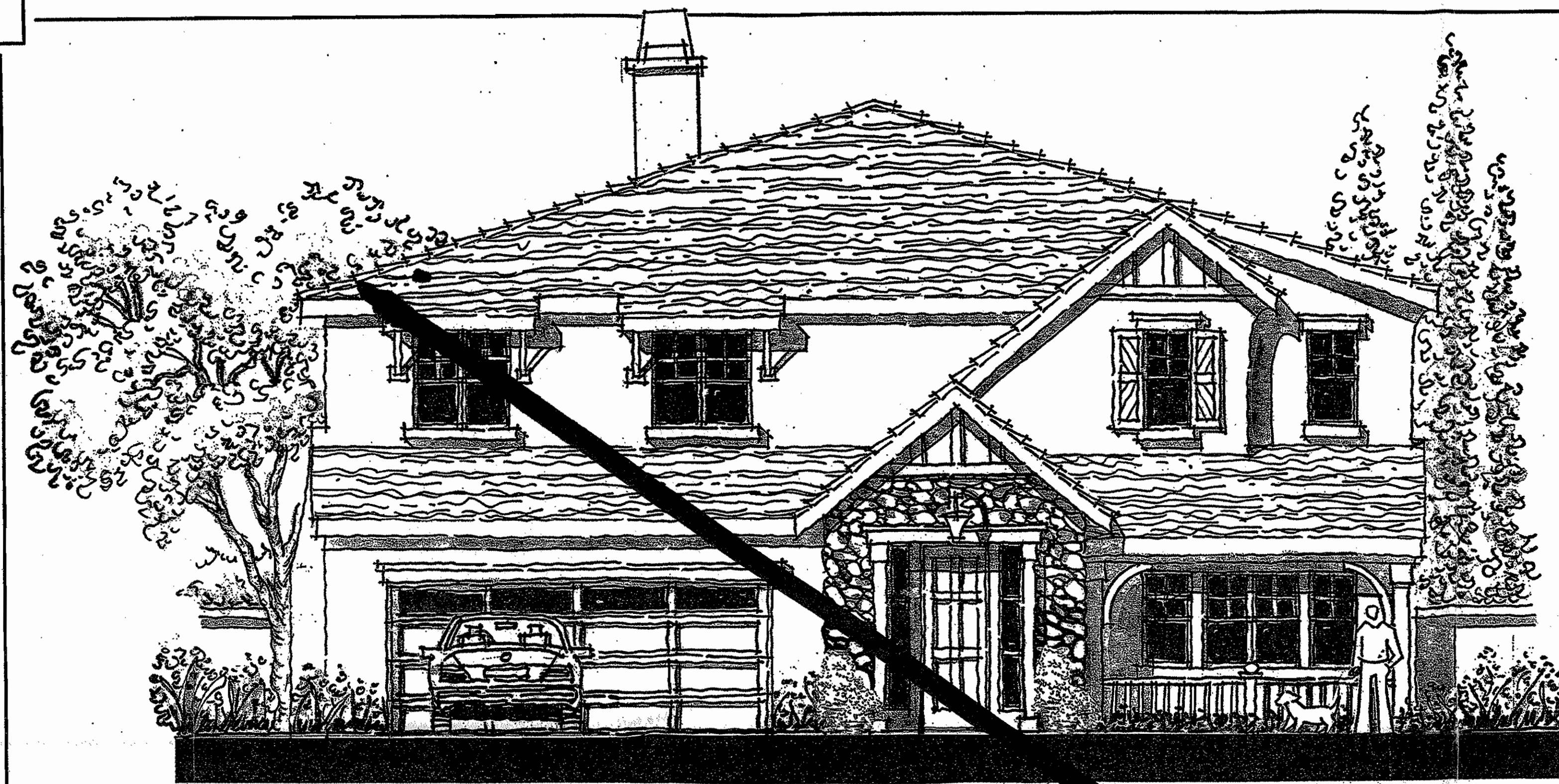
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Tel: 949.261.2000 Fax: 949.261.0900

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SHEET 10 OF 17

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DESIGN SUBMITTAL PHASE



COTTAGE - C

COTTAGE DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL
PROJECTION
HALF - TIMBER GABLE ACCENT
STUCCO EAVE ACCENT AT GABLE END
STEEPER ROOF PITCH AT ENTRYWAYS
ROOF
WINDOW ACCENT PER STYLE
TRADITIONAL SHUTTER ACCENT
STONE VENEER ACCENT - STACKED
STONE

'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x STUCCO TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING

COTTAGE COLOR AND MATERIALS

Scheme #	1	2	3	4
STUCCO	SILVER CHIME 8781W	LOGGIA 8730W	MILLET 8212W	SAWYERS FENCE 8221W
SECONDARY STUCCO	WHITE 001	FRONTIER TAN 8722W		
FASCIA	BLACKTHORN 8784D	MOCHA BROWN 8726N	COACH HOUSE 8725A	THATCH ROOF 8695D
TRIM	BLACKTHORN 8784D	MOCHA BROWN 8726N	WHITE 001	THATCH ROOF 8695D
FRONT DOOR	MAGNET 8795D	BERNARD BROWN 8848N	COACH HOUSE 8725A	TWISTED BRANCH 8698N
SHUTTERS	MAGNET 8795D	BERNARD BROWN 8848N	WILD GRASSES 8175D	TWISTED BRANCH 8698N
GARAGE DOOR	WHITE 001	LOGGIA 8730W	WHITE 001	TOMMORROW'S TALE 8754D
STONE	SYCAMORE MOUNTAIN LEDGE	MESITA FIELD LEDGE	CALISTO WEATHER LEDGE	NEWPORT CORBELSTONE
ROOF	HERSHEY SCP 8824	HERSHEY SCP 8824	HERSHEY SCP 8824	HERSHEY SCP 8824

PAINT: FRAZEE
ROOF: EAGLE
STONE: EL DORADO

CRAFTSMAN COLOR AND MATERIALS

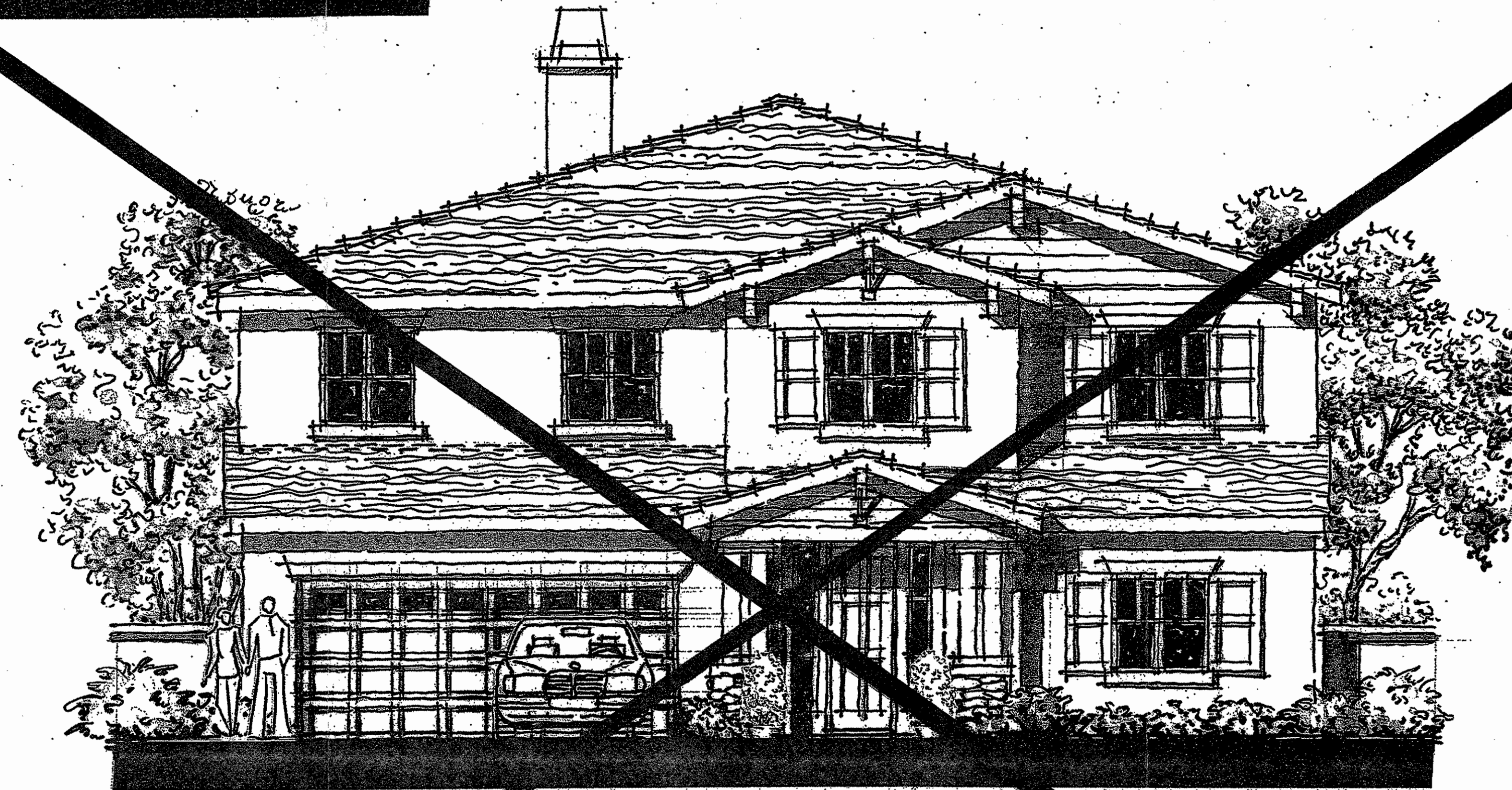
Scheme #	1	2	3	4
STUCCO	SILVER CHIME 8781W	DESERT CASTLE 8722W	BEACH GRASS 7721W	OAKBUFF 7752
SECONDARY STUCCO	STRATFORD BROWN 8704D		COSP KHAKI 8233M	WINDRIFT 8240W
FASCIA	NORTHWEST TRAIL 8688N	ALCAZAR BROWN 8808N	WILDCAT 8714M	BARN RAFTER 8701D
TRIM	NORTHWEST TRAIL 8688N	LOGGIA 8730W	FLORAL WHITE CW033W	WILDCAT 8714M
FRONT DOOR	MOOSE POINT 8715D	WINESTAIN 8388N	CARIBOU 8766N	GREEK OLIVE 8656N
SHUTTERS	MOOSE POINT 8715D	WINESTAIN 8388N	CARIBOU 8766N	GREEK OLIVE 8656N
GARAGE DOOR	STRATFORD BROWN 8704D	LOGGIA 8730W	FLORAL WHITE CW033W	WINDRIFT 8240W
STONE	SADDLEBACK RUSTIC LEDGE	COPPER MOUNTAIN LEDGE	TUSCANY COUNTRY RUBBLE	NAPA VALLEY WEATHER LEDES
ROOF	ASCADIA 8824	ASCADIA 8824	ASCADIA 8824	ASCADIA 8824

PAINT: FRAZEE
ROOF: EAGLE
STONE: EL DORADO

CRAFTSMAN DESIGN ELEMENTS

GABLE END TRIM ACCENT WITH
OUT LOOKERS & KNEE BRACING
COVERED PATIO WITH ACCENT
COLUMNS
WINDOW ACCENT PER STYLE
ACCENT WOOD SIDING
TRADITIONAL SHUTTER ACCENT
ACCENT BELT BAND
STONE VENEER ACCENT - BLUFFSTONE

'FLAT' CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x WOOD TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING



CRAFTSMAN - B

SPANISH DESIGN ELEMENTS

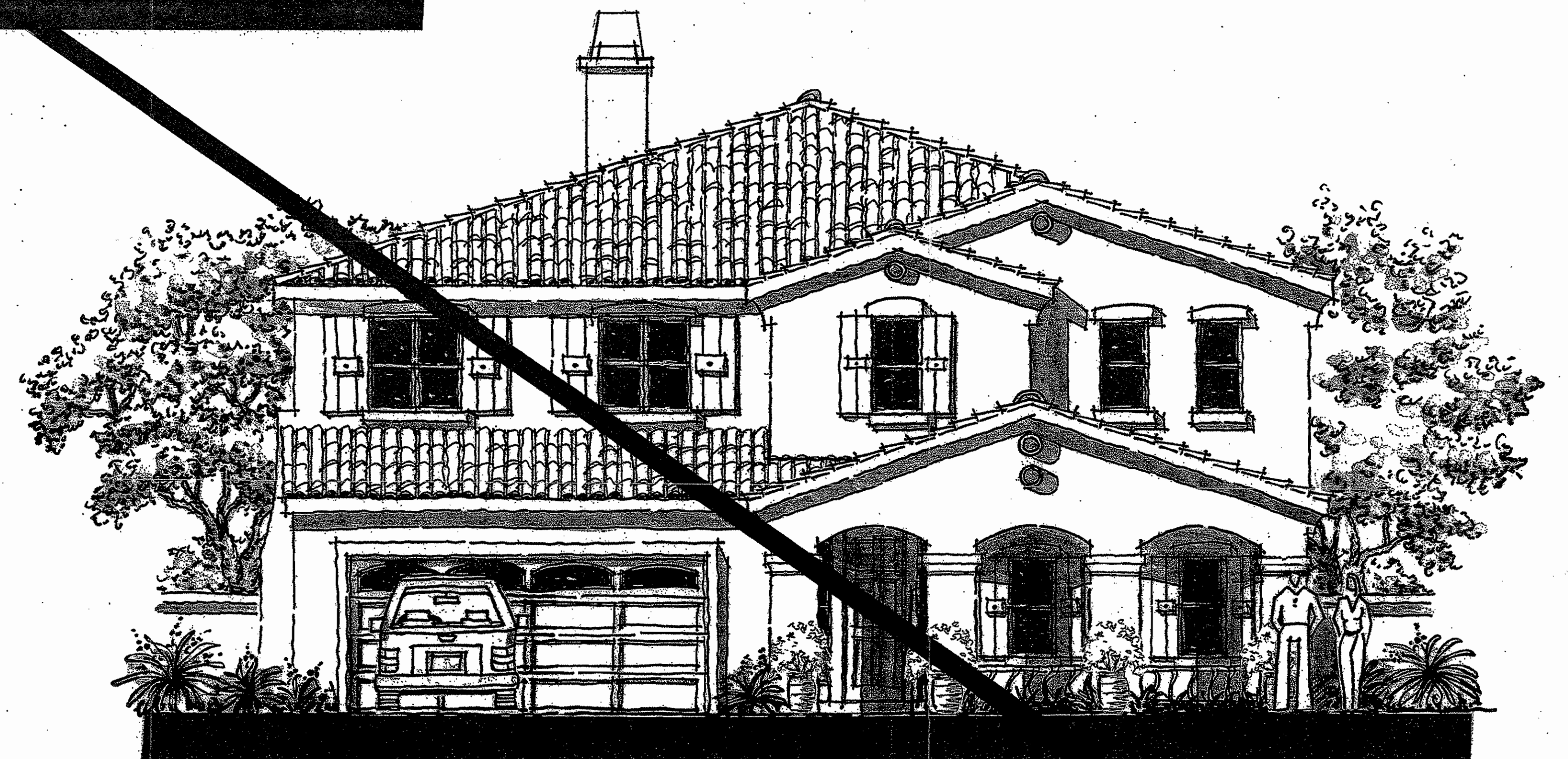
THEME WINDOW AT ARCHITECTURAL
PROJECTION
STUCCO EAVE ACCENT AT GABLE END
WINDOW ACCENT PER STYLE
RUSTIC SHUTTER ACCENT
BARREL TILE ACCENT AT GABLE END
WROUGHT IRON ACCENT

'S' LOW PROFILE - CONCRETE TILE
ROOF PITCH - 4:12
2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
2 x STUCCO TRIM
PLUMB - CUT RAKE ENDS
PANELED GARAGE DOOR WITH
OPTIONAL LITES
ACCENT LIGHTING

SPANISH COLOR AND MATERIALS

Scheme #	1	2	3	4
STUCCO	WHITE 001	DESERT FAWN 8222W	BEACH GRASS 7721W	DESERT CASTLE 8722W
SECONDARY STUCCO		BALSAM BARK 8224M	WINDRIFT 8240W	
FASCIA	MONK'S HOOD 8285A	WILDCOUNTRY 8755D	BARN RAFTER 8701D	
TRIM	MONK'S HOOD 8285A	MOCHA BROWN 8726N	WILDCOUNTRY 8755D	STRATFORD BROWN 8704D
FRONT DOOR	MONK'S HOOD 8285A	WESTERN RESERVE 8716N	POTTING SHED 866N	TWISTED BRANCH 8698N
SHUTTERS	MONK'S HOOD 8285A	WESTERN RESERVE 8716N	POTTING SHED 866N	TWISTED BRANCH 8698N
GARAGE DOOR	OAK BUFF 7752	MOCHA BROWN 8726N	WILDCOUNTRY 8755D	
STONE				
ROOF	SUNSET RANGE 3645	SUNSET RANGE 3645	SUNSET RANGE 3645	SUNSET RANGE 3645

PAINT: FRAZEE
ROOF: EAGLE
STONE: EL DORADO



SPANISH - A

PLAN FOUR

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
JULY 13, 2004
APRIL 27, 2004

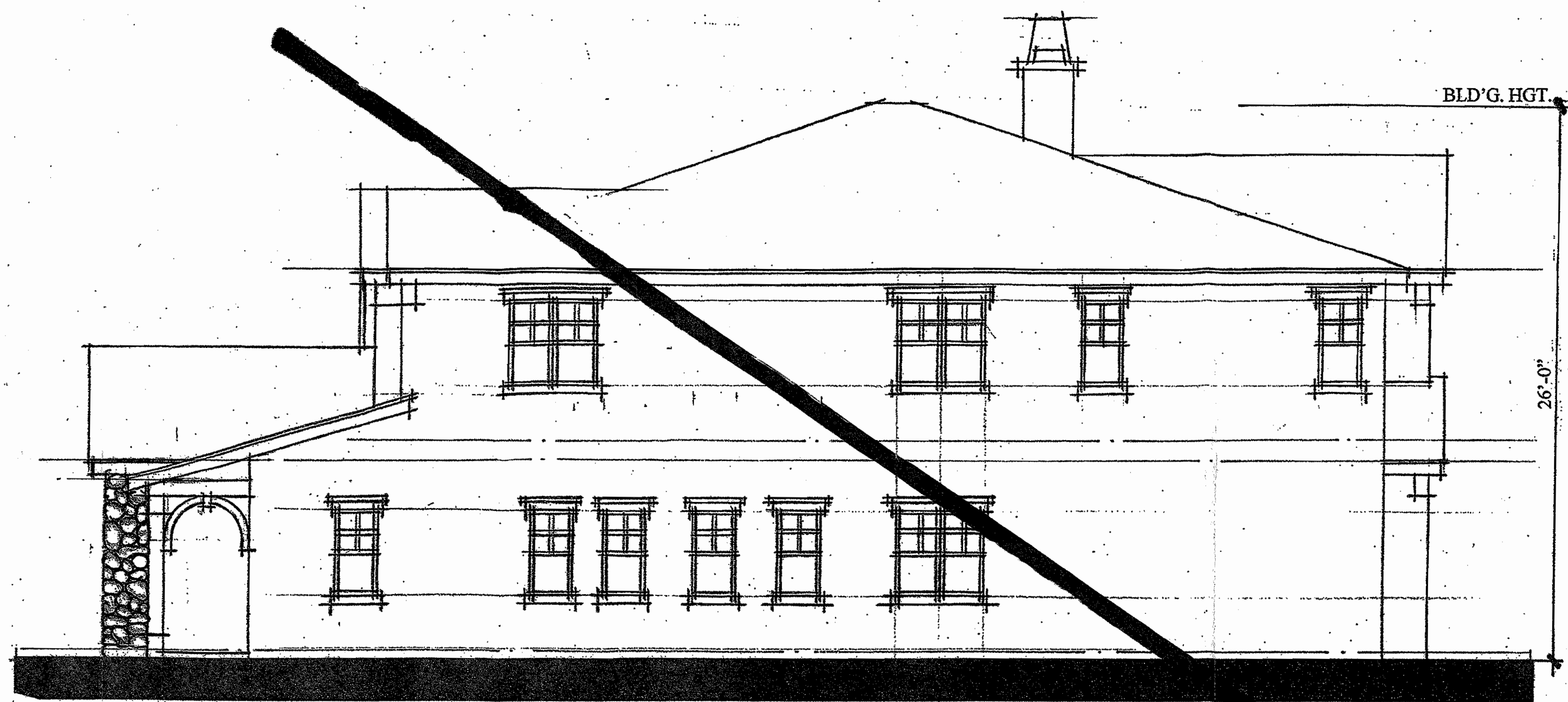
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BROOKLYN
ARCHITECTURE

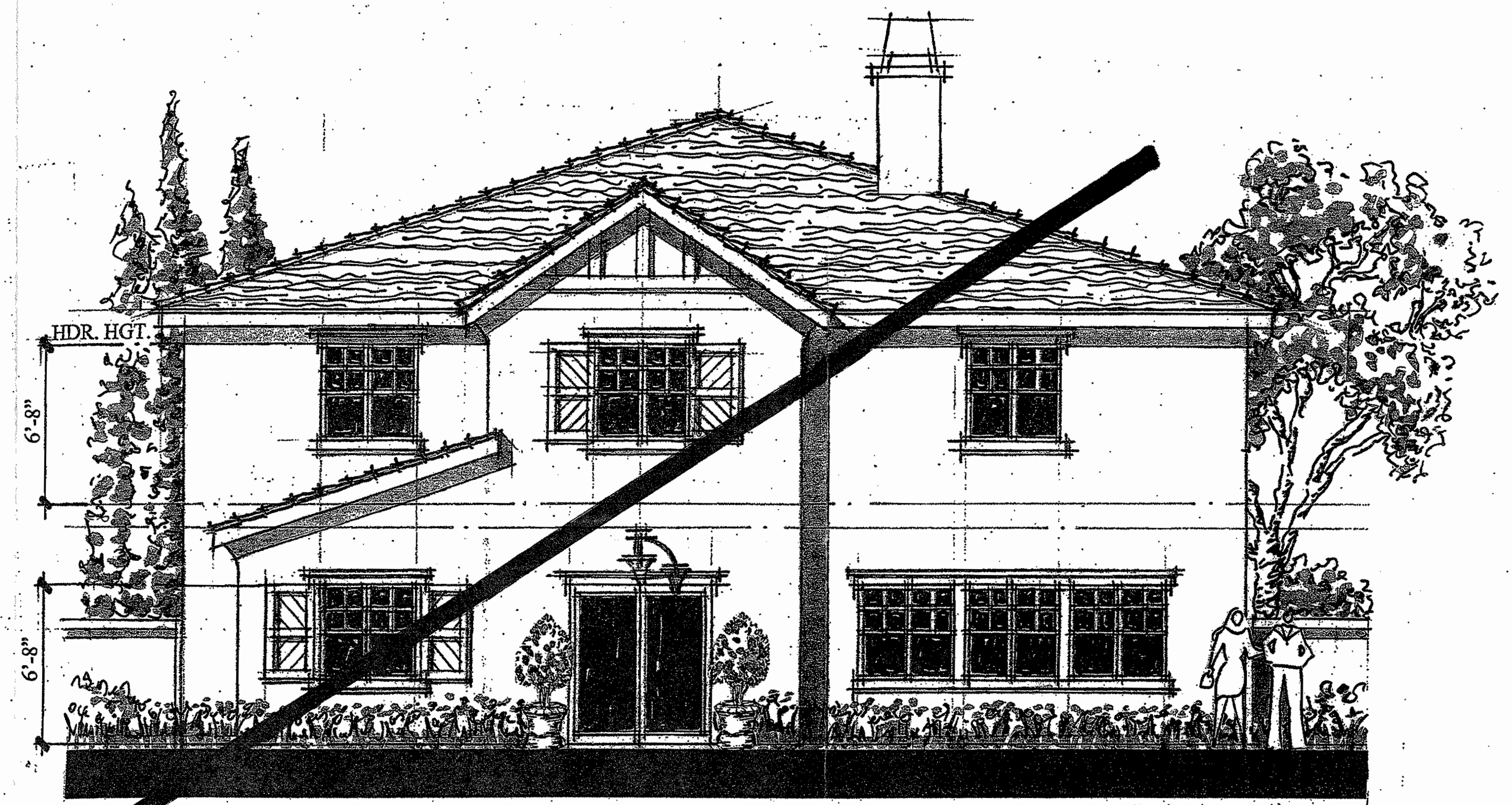
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TEL: 949.455.3000 FAX: 949.455.3001

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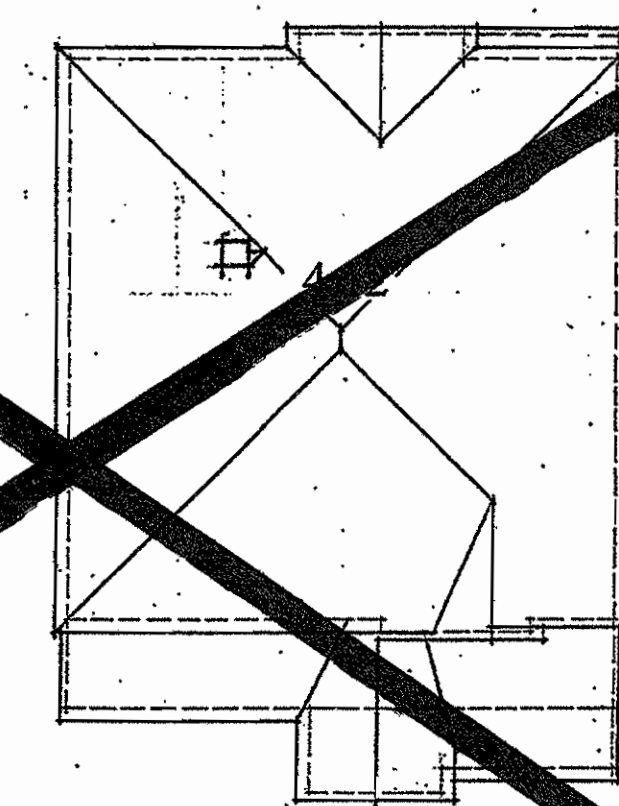
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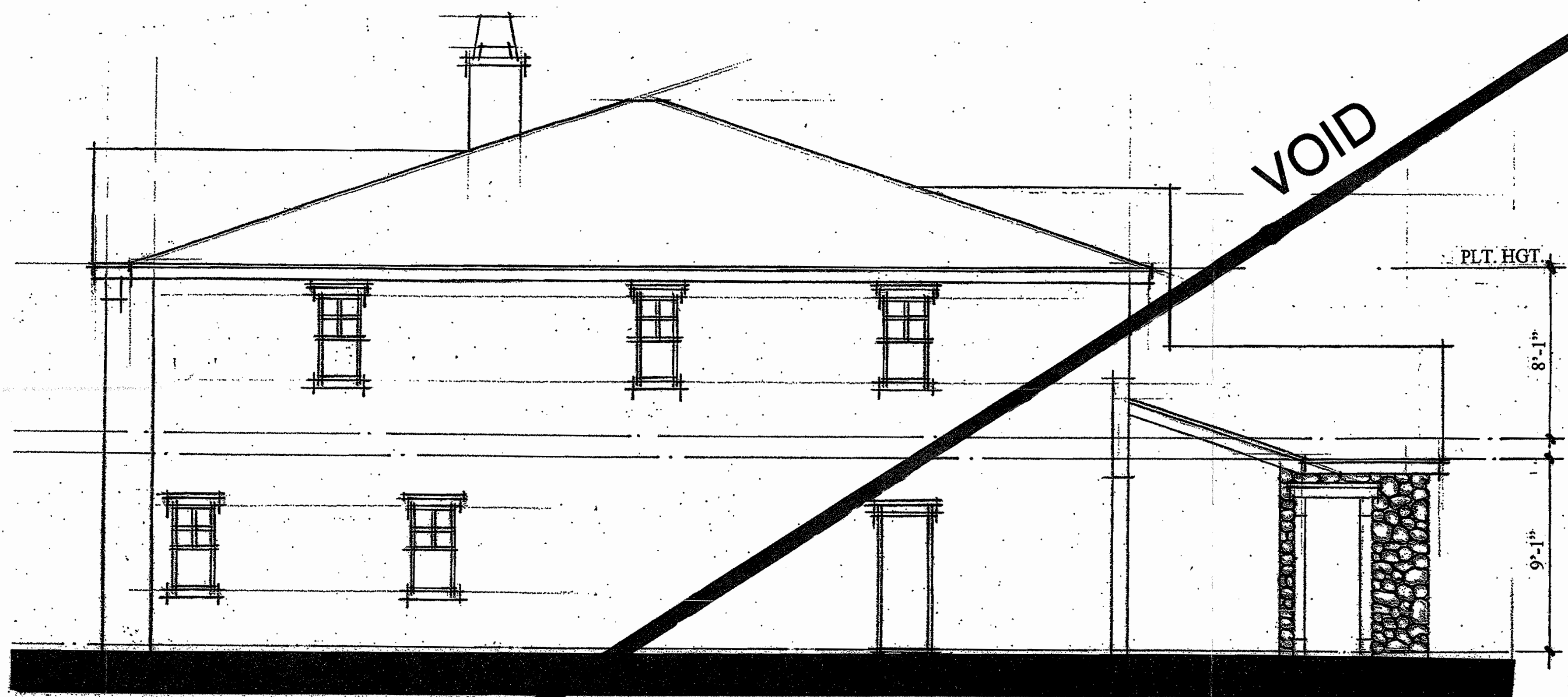
RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION

VOID

PLAN FOUR
COTTAGE

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
JULY 13, 2004
APRIL 27, 2004

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ARCHITECTURE

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SHEET 12 OF 17

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DESIGN SUBMITTAL PHASE



COTTAGE - C

COTTAGE DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL PROJECTION
 HALF - TIMBER GABLE ACCENT
 STUCCO EAVE ACCENT AT GABLE END
 STEEPER ROOF PITCH AT ENTRYWAYS
 ROOF
 WINDOW ACCENT PER STYLE
 TRADITIONAL SHUTTER ACCENT
 STONE VENEER ACCENT - STACKED STONE

'FLAT' CONCRETE TILE
 ROOF PITCH - 4:12
 2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
 2 x STUCCO TRIM
 PLUMB - CUT RAKE ENDS
 PANELED GARAGE DOOR WITH
 OPTIONAL LITES
 ACCENT LIGHTING

COTTAGE COLOR AND MATERIALS

Scheme #	1	2	3	4
STUCCO	SILVER CHIME 8781W	LOGGIA 8730W	MILLET 8212W	SAWYERS FENCE 8231W
SECONDARY STUCCO	WHITE 001	FRONTIER TAN 8723W		
FASCIA	BLACKTHORN 8784D	MOCHA BROWN 8726N	COACH HOUSE 8725A	THATCH ROOF 8692D
TRIM	BLACKTHORN 8784D	MOCHA BROWN 8726N	WHITE 001	THATCH ROOF 8692D
FRONT DOOR	MAGNET 8795D	BERNARD BROWN 8846N	COACH HOUSE 8725A	TWISTED BRANCH 8698N
SHUTTERS	MAGNET 8795D	BERNARD BROWN 8846N	WILD GRASSES 8172D	TWISTED BRANCH 8698N
GARAGE DOOR	WHITE 001	LOGGIA 8730W	WHITE 001	TOMMOROWS TAUPE 8754D
STONE	SYCAMORE MOUNTAIN LEDGE	MESEITA FIELD LEDGE	CALISTO WEATHER LEDGE	NEWPORT COBBLESTONE
ROOF	HERSHEY SCP 8884	HERSHEY SCP 8884	HERSHEY SCP 8884	HERSHEY SCP 8884

PAINT: FRAZEE
 ROOF: EAGLE
 STONE: ELDERADO

CRAFTSMAN COLOR AND MATERIALS

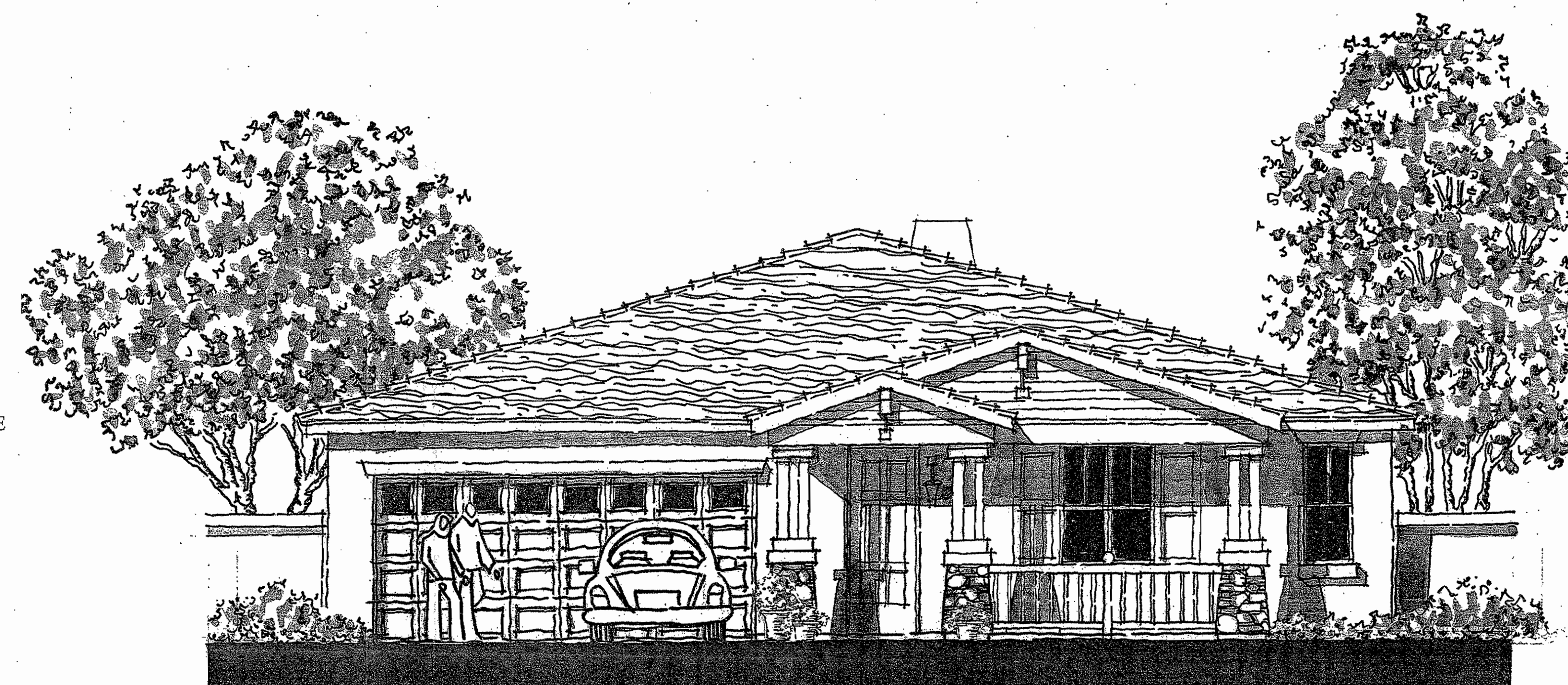
Scheme #	1	2	3	4
STUCCO	SILVER CHIME 8781W	DESERT CASTLE 8722W	BEACH GRASS 7251W	OAKRUFF 7225
SECONDARY STUCCO	STRATFORD BROWN 8704D		CRISP KHAKI 8233M	WINDRIFT 8240W
FASCIA	NORTHWEST TEAL 8688N	ALCAZAR BROWN 858N	WILDCAT 8714M	BARN RAFTER 8705D
TRIM	NORTHWEST TEAL 8688N	LOGGIA 8720W	FLORAL WHITE CW033W	WILDCAT 8714M
FRONT DOOR	MOOSE POINT 8715D	WINSTAN 8388N	CARIBOU 8766N	GREEK OLIVE 8658D
SHUTTERS	MOOSE POINT 8715D	WINSTAN 8388N	CARIBOU 8766N	GREEK OLIVE 8658D
GARAGE DOOR	STRATFORD BROWN 8704D	LOGGIA 8720W	FLORAL WHITE CW033W	WINDRIFT 8240W
STONE	SADDLEBACK RUSTIC LEDGE	COPPER MOUNTAIN LEDGE	TUSCANY COUNTRY RUSTIC	NAPA VALLEY WEATHER LEDGE
ROOF	ARCADIA 8802	ARCADIA 8802	ARCADIA 8802	ARCADIA 8802

PAINT: FRAZEE
 ROOF: EAGLE
 STONE: ELDERADO

CRAFTSMAN DESIGN ELEMENTS

GABLE END TRIM ACCENT WITH
 OUT LOOKERS & KNEE BRACING
 COVERED PATIO WITH ACCENT
 COLUMNS
 WINDOW ACCENT PER STYLE
 ACCENT WOOD SIDING
 TRADITIONAL SHUTTER ACCENT
 ACCENT BELT BAND
 STONE VENEER ACCENT - BLUFFSTONE

'FLAT' CONCRETE TILE
 ROOF PITCH - 4:12
 2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
 2 x WOOD TRIM
 PLUMB - CUT RAKE ENDS
 PANELED GARAGE DOOR WITH
 OPTIONAL LITES
 ACCENT LIGHTING



CRAFTSMAN - B

SPANISH COLOR AND MATERIALS

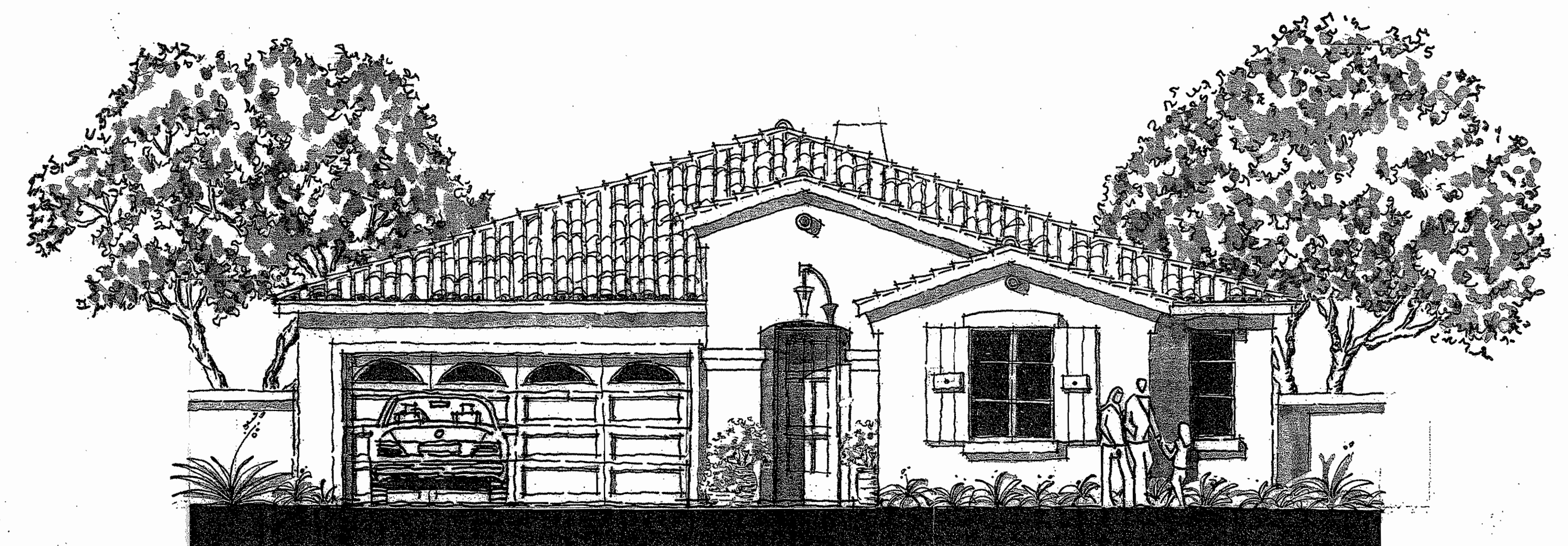
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STUCCO	WHITE 001	DESERT FAWN 8222W	BEACH GRASS 7511W	DESERT CASTLE 8722W
SECONDARY STUCCO		BALSAM HARK 824M	WINDRIFT 8240W	
FASCIA	MONK'S HOOD 8285A	WESTERN RESERVE 8716N	WILDCOUNTRY 8725D	BARN RAFTER 8705D
TRIM	MONK'S HOOD 8285A	MOCHA BROWN 8726N	WILDCOUNTRY 8725D	STRATFORD BROWN 8704D
FRONT DOOR	MONK'S HOOD 8285A	WESTERN RESERVE 8716N	POTTING SHED 866N	TWISTED BRANCH 8698N
SHUTTERS	BRICK SHADOW 820N	WESTERN RESERVE 8716N	POTTING SHED 866N	TWISTED BRANCH 8698N
GARAGE DOOR	OAK BUFF 7752	MOCHA BROWN 8726N	WILDCOUNTRY 8725D	TWISTED BRANCH 8698N
STONE				
ROOF	SUNSET RANGE 8884	SUNSET RANGE 8884	SUNSET RANGE 8884	SUNSET RANGE 8884

PAINT: FRAZEE
 ROOF: EAGLE
 STONE: ELDERADO

SPANISH DESIGN ELEMENTS

THEME WINDOW AT ARCHITECTURAL PROJECTION
 STUCCO EAVE ACCENT AT GABLE END
 WINDOW ACCENT PER STYLE
 RUSTIC SHUTTER ACCENT
 BARREL TILE ACCENT AT GABLE END
 WROUGHT IRON ACCENT

'S' LOW PROFILE - CONCRETE TILE
 ROOF PITCH - 4:12
 2 x 8 FASCIA WITH 12" EAVE & 6" RAKE
 2 x STUCCO TRIM
 PLUMB - CUT RAKE ENDS
 PANELED GARAGE DOOR WITH
 OPTIONAL LITES
 ACCENT LIGHTING



SPANISH - A

PLAN FIVE

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
 BEAZER HOMES

Revised
 AUGUST 13, 2004
 JULY 13, 2004
 JULY 09, 2004

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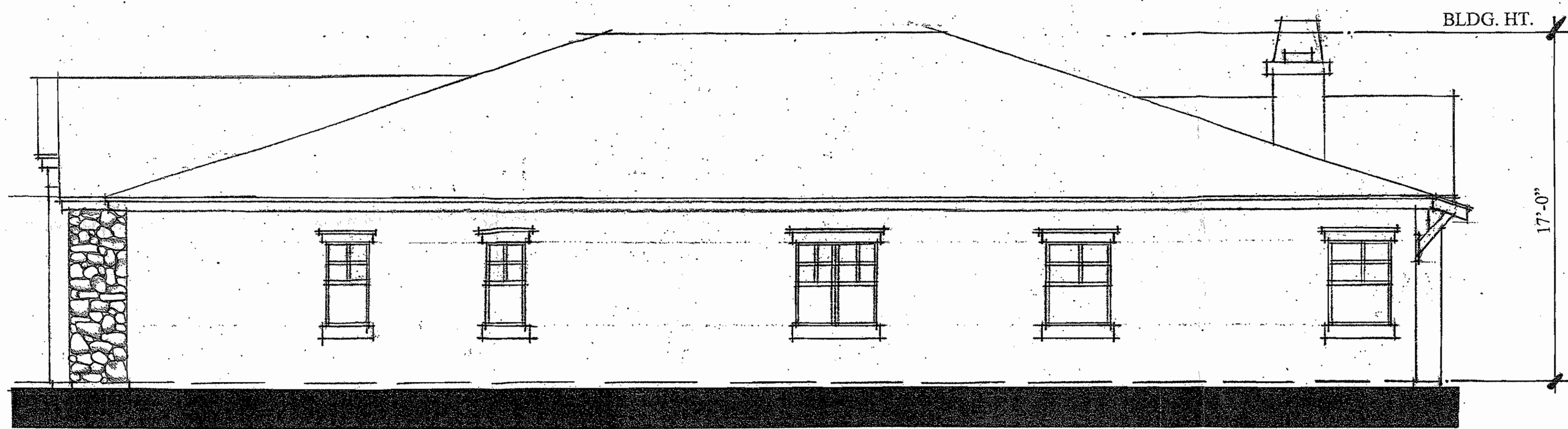
BUCILLA
 BROOKLYN
 ARCHITECTURE

2225 Southern Center Drive, Suite 100, Irvine, CA 92615
 TEL 949.451.8500 FAX 949.451.6113

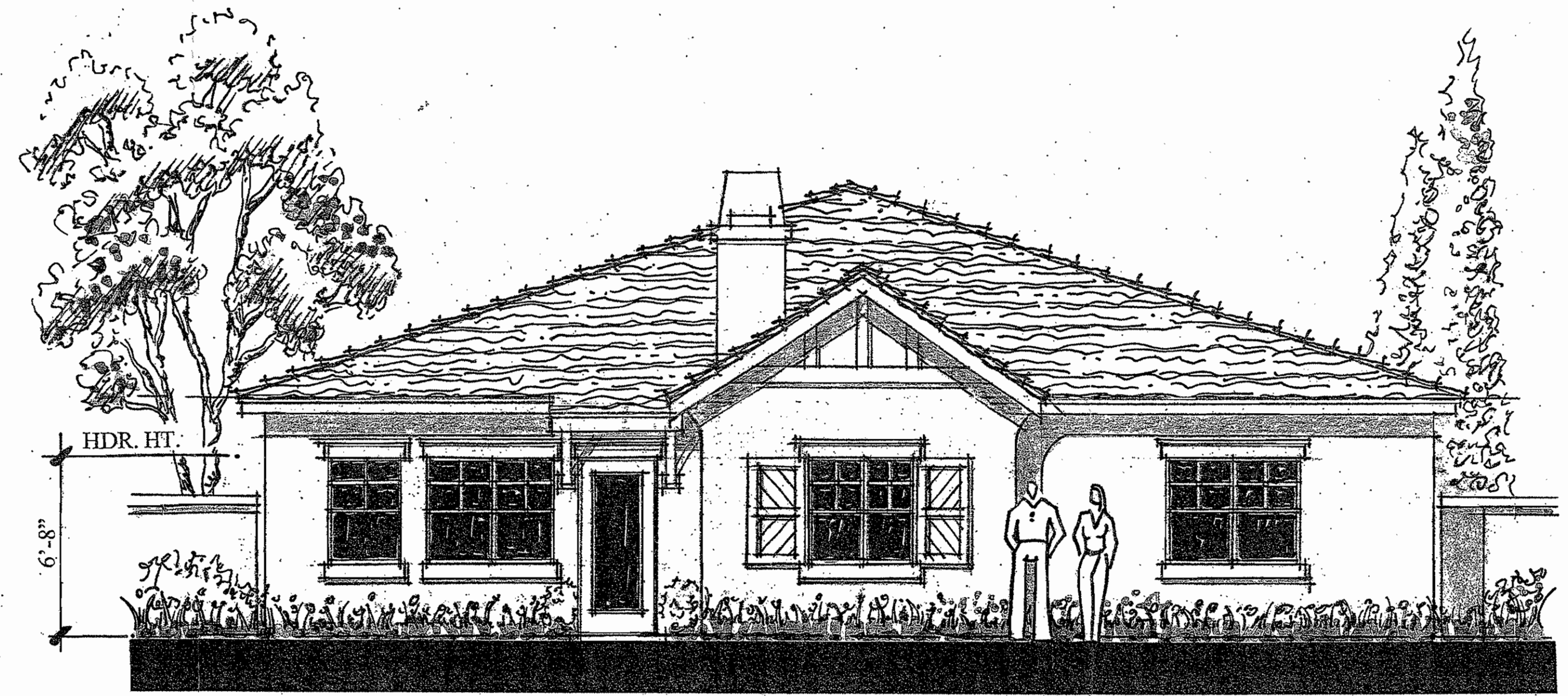
04011 13.0

SHEET 13 OF 17

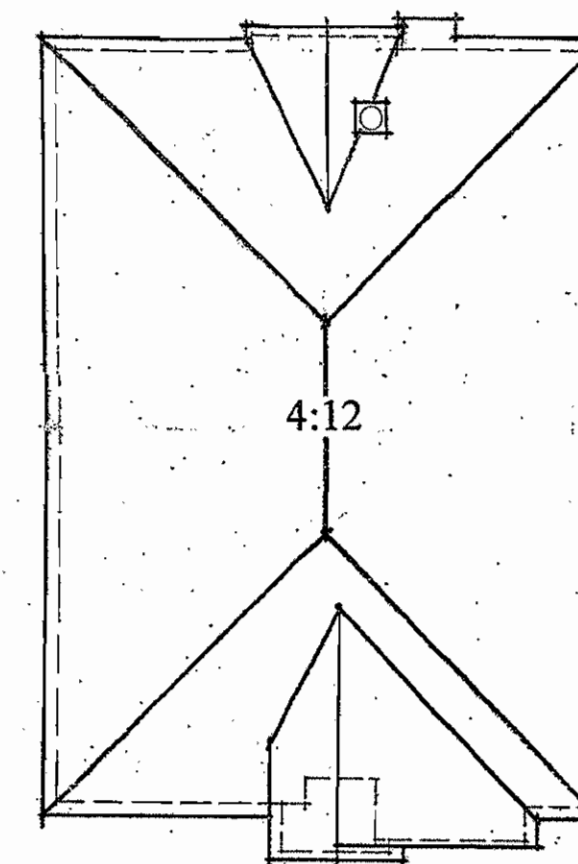
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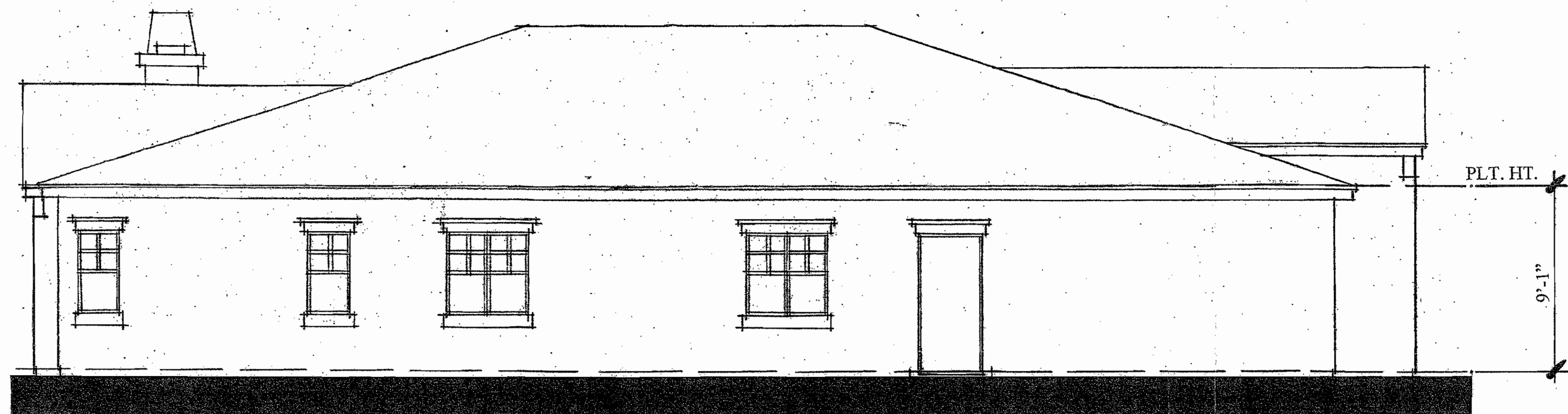
RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION

PLAN FIVE
COTTAGE

PALA MESA HIGHLANDS

SAN DIEGO, CALIFORNIA
BEAZER HOMES

Revised
AUGUST 13, 2004
~~JULY 13, 2004~~
~~JULY 09, 2004~~

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BUCILLA
BROOKLYN
ARCHITECTURE

04011 14.0

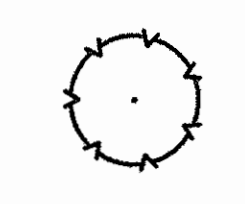
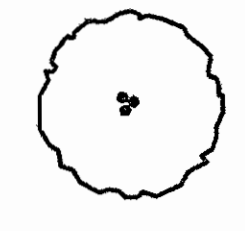
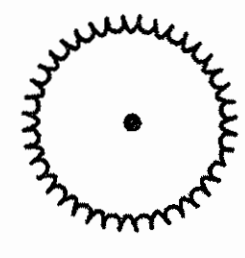
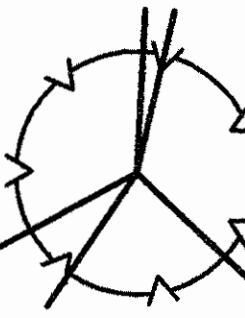
SHEET 14 OF 17

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PALA MESA HIGHLANDS

TREES

- Magnolia grandiflora (Samuel sommer)
- Pyrus kawakamii (Evergreen pear)
- Prunus c 'Krauter vesuvius' (Purple leaf plum)
- Magnolia grandiflora (Little gem)
- Lagerstroemia indica (Crape myrtle)
- Liquidambar s. 'Festival' (Sweet gum)
- Tristania conferta (Brisbane box)
- Tipuana Tipu (Tipu tree)
- Albizia julibrissin (Silk tree)
- Bauhinia blakeana (Hong Kong orchid tree)
- Cercis Canadensis (Eastern redbud)
- Cupaniopsis anacardioides (Carrot wood)
- Pyrus calleryana 'Bradford' (Bradford pear)
- King Palm
- Queen Palm
- Washingtonia filifera



- Heteromeles arbutifolia (Toyon)
- Photinia fraseri (Photinia)
- Rhus integrifolia (Lemonade berry)
- Pittosporum 'variety' (Mock orange)
- Platanus acerifolia (London plane tree)
- Platanus racemosa (California sycamore)

- Geijera parviflora (Australian willow)
- Jacaranda mimosifolia
- Calodendrum capense (Cape chestnut)
- Quercus lobata (White oak)
- Grevillea robusta (Silk oak)

- Quercus agrifolia (Coast live oak)
- Quercus ilex (Holly oak)
- Liriodendron tulipifera (Tulip tree)

- Podocarpus 'Gracilior' (Fern pine)
- Podocarpus macrophyllus (Yew pine)

Detention Basin Trees & Ground cover

- Heteromeles arbutifolia (Toyon)
- Agonis flexuosa (Peppermint Pine)
- Baccharis pilularis 'Santa Ana' (Dwarf Baccharis)
- Salvia mellifera (Creeping Black Sage)

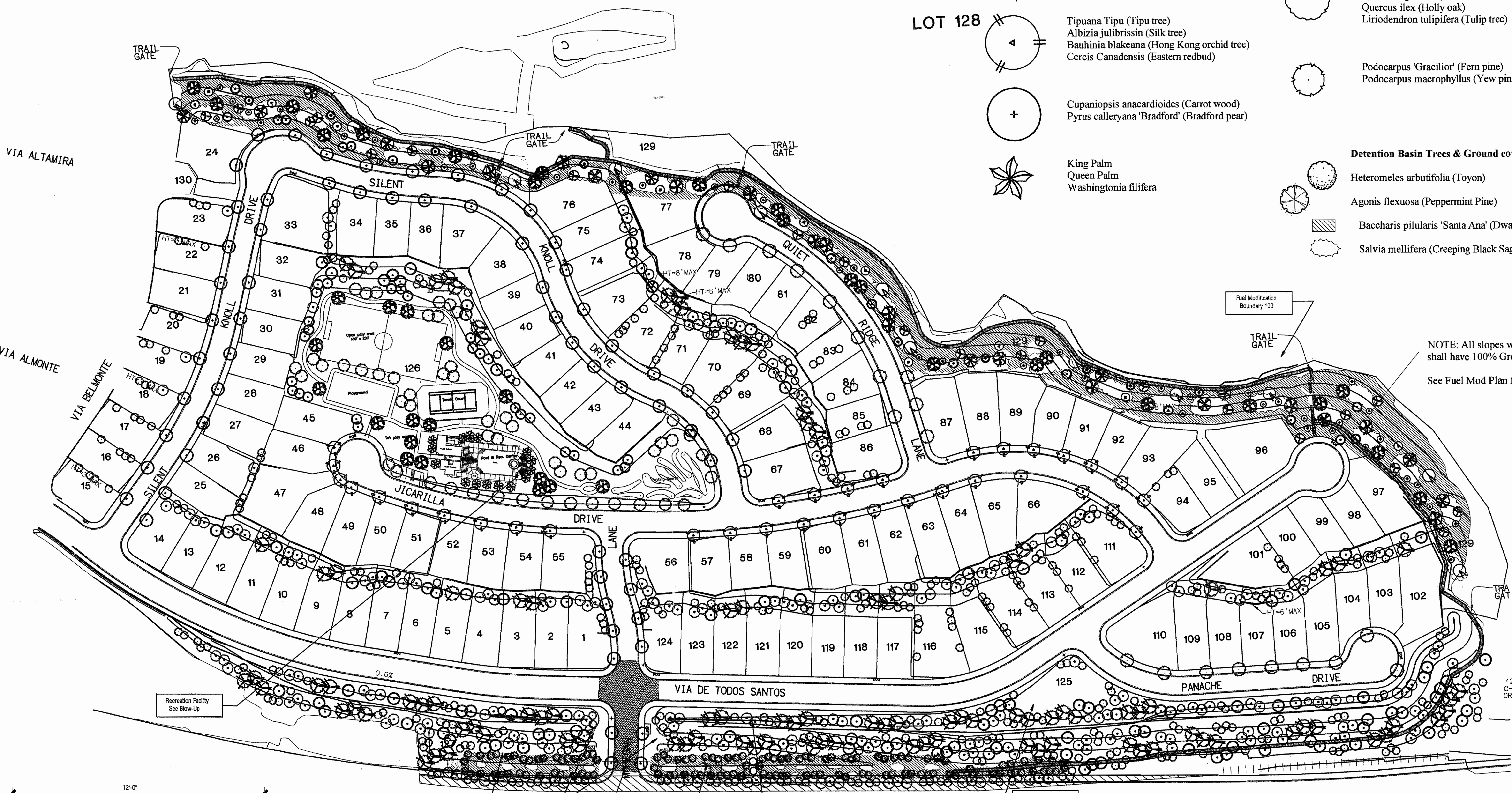
SHRUBS/VINES

- Azalea 'variety' (Azalea)
- Agapanthus 'variety' (Lilly of the Nile)
- Abelia 'variety' (Abelia)
- Bougainvillea 'variety' (Bougainvillea)
- Clytostoma callistegioides (Violet trumpet vine)
- Coleonema pulchrum (Pink breath of heaven)
- Camellia 'variety' (Camellia)
- Citrus 'dwarf variety' (Dwarf citrus)
- Ceanothus 'variety' (California lilac)
- Comarostaphylis diversifolia (Summer holly)
- Escallonia fradesi (Pink escallonia)
- Gelsemium sempervirens (Carolina jessamine)
- Hemerocallis 'variety' (day lily)
- Hibbertia scandens (Guinea gold vine)
- Ilex 'variety' (Holly)
- Ligustrum texanum (Texas privet)
- Nandina 'variety' (Sacred bamboo)
- Photinia fraseri (Photinia)
- Pittosporum 'variety' (Mock orange)
- Rhus integrifolia (Lemonade berry)
- Rhus ovata (Sugar bush)
- Rhamnus californica 'variety' (Coffee berry)
- Rosmarinus 'variety' (Rosemary)
- Rosa 'variety' (Rose)
- Raphiolepis 'variety' (India hawthorne)
- Trachelospermum jasminoides (Star jasmine)
- Tulbaghia violacea (Society garlic)
- Xylosma congestum (Xylosma)

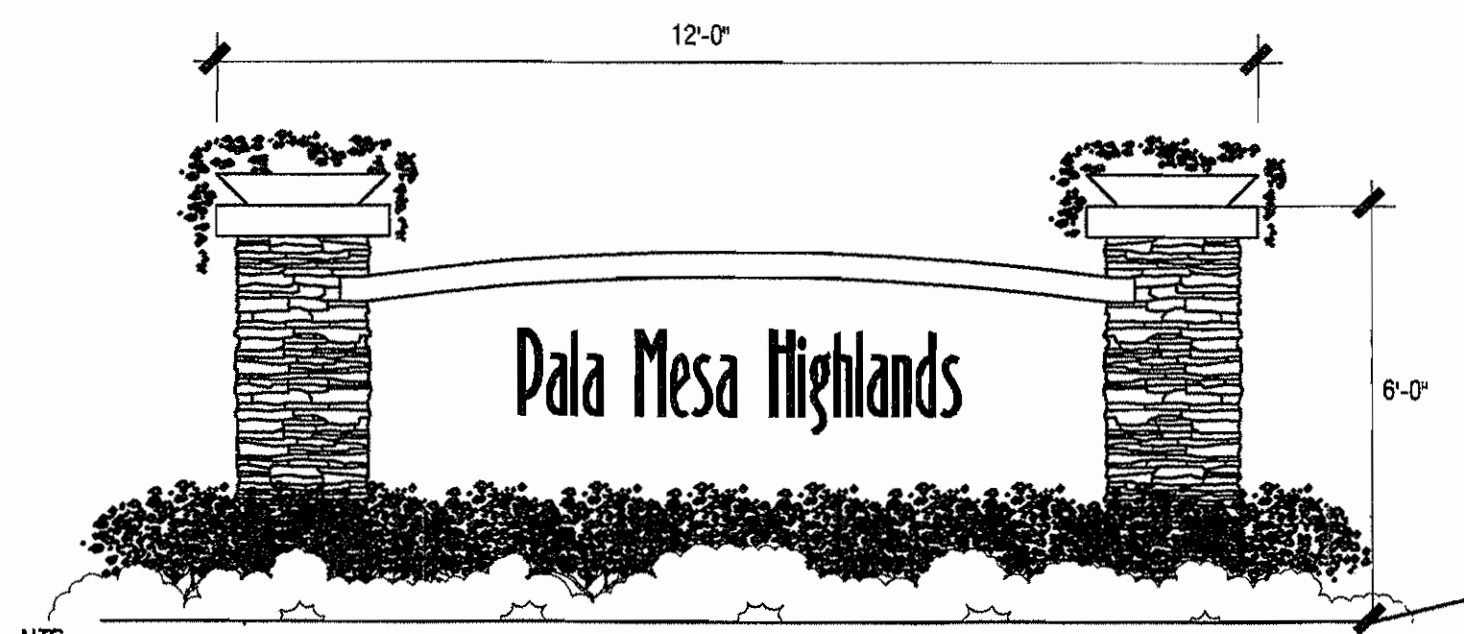
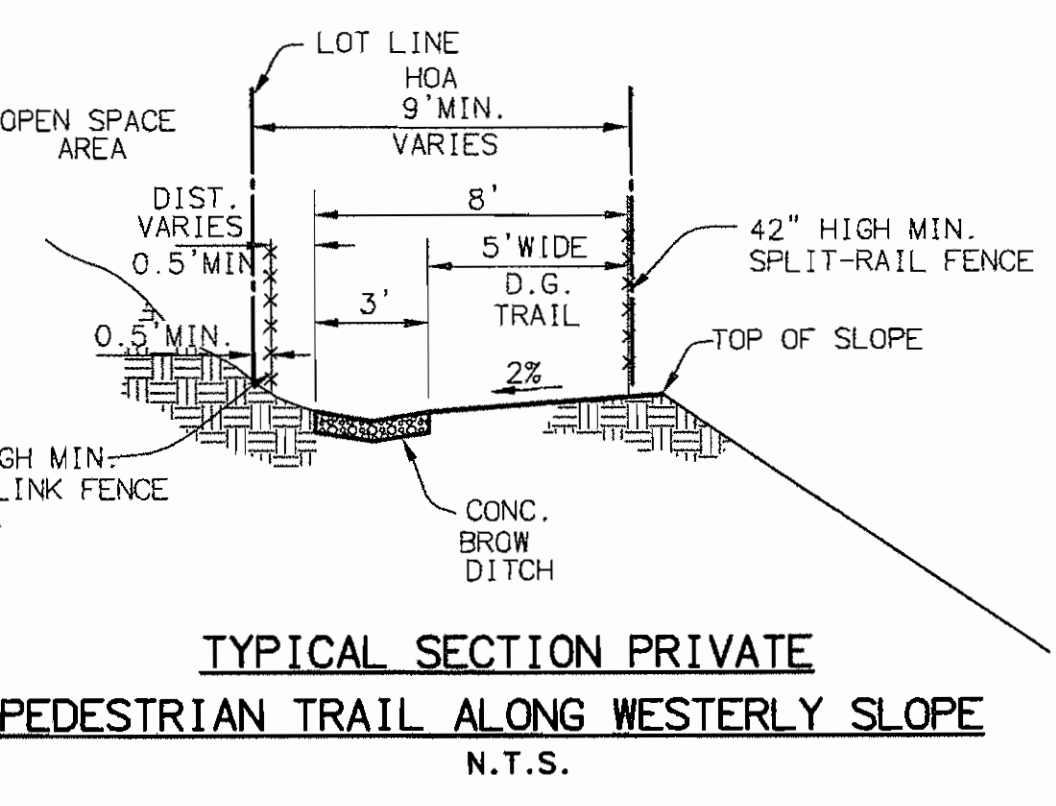
GROUND COVER

- Ceanothus 'variety' (California lilac)
- Lonicera 'halliana' (Hall's honeysuckle)
- Vinca major 'periwinkle'
- Fragaria chiloensis (Ornamental strawberry)
- Gazania 'variety' (Gazania daisy)
- Myoporum p. 'prostrum' (Myoporum)

LOT 128



NOTE: All slopes within Fuel Mod area shall have 100% Ground cover coverage
See Fuel Mod Plan for specific planting legend



NOTES:
No lighting proposed for entry monument
Sign Material to match perimeter wall with ledger stone accent

NOTE: The following statement will be added to the final set of landscape construction drawings:
"The Landscape Architect certifies slopes steeper than 2:1 will be able to reach maturity without excessive or significant erosion, if planted per plans."

INTERSTATE 15



SCALE: 1 INCH=80 FT.

PREPARED BY:

Cathcart/Begin Associates, Inc.
Landscape Architecture & Land Planning
134 S. Glassell Street, Orange, Ca 92666
Telephone (714) 997-3233 Facsimile (714) 771-6673
April, 06 2005 CBA # 2304

PLANTING
CONCEPTUAL

SHEET
15
OF
17

PALA MESA HIGHLANDS

LOT 128



The maintenance responsibility for the fuel modification zones will be the HOA and specific responsibilities will be delineated in the CC & R's.

There are no rare or endangered species in the fuel modification zones. At this time and specifically because of the scale of the drawings and the preliminary work that has been done, the specific plant material is unknown at the time but will be submitted to the NCFPD for approval.

Proposed plants for use in Fuel Modification Zones:

- Trees:
- Rhamnus californica (Coffeberry)
 - Cercocarpus ledifolius (Mountain Mahogany)
 - Alnus rhombifolia (White Alder)
 - Platanus racemosa (California Sycamore)
 - Quercus agrifolia (Coast live oak)
 - Populus fremontii (Western Cottonwood)
 - Quercus lobata (White oak)
 - Juglans californica (California Black Walnut)
 - Sambucus mexicana (Mexican Elderberry)
 - Liquidamber styraciflua (American Sweet Gum)

- Shrubs:
- Ceanothus (California Lilac)
 - Heteromeles arbutifolia (Toyon)
 - Lotus scoparius (Deerweed)
 - Mimulus spp. (Monkey Flower)
 - Opuntia littoralis (Prickly Pear)
 - Mirabilis californica (Whisbone Bush)
 - Rhus integrifolia (Lemonade Berry)

GROUND COVER

NOTE: All manufactured slopes within fuel modification area over 15' in height shall have 100% ground cover coverage.

- Nassella pulchra (Purple Needlegrass)
- Leymus condensatus (Giant Wire Rye)
- Sisyrinchium bellum (Blue- Eyed Grass)

All other fuel modification areas will be planted with ground covers that are open and pruned regularly - but not 100% coverage

- Eschscholiza californica (California Poppy)
- Bromus carinatus (California Brome)
- Heliotropium curvassavicum (Salt Heliotrope)

Fuel Modification Plan and Brush Management Plan

Delineation of the Zones

Zone A: 30' to provide a defensible space for fire prevention.

No combustible construction, groves, firewood, propane tanks, fuel, or combustible native or ornamental vegetation shall be allowed within the thirty (30) foot set back zone.

Since the majority of this area is on a slope of 0-20% the plant spacing shall be 2 times the height of the mature plant. In the areas where the slope is 21-40% (manufactured slope), the plant spacing will be 4 times the height of the mature plant.

Zone B: 30' to 100', which provides for 70' of irrigated landscaping.

All plants will be mechanically removed and replanted with fire resistive, drought tolerant, and soil stabilizing plant material. Since this zone contains slopes of between 0 and 20%, all trees will be planted on 40' centers and areas where the slopes are 21-40% (manufactured slopes), all trees will be planted on 60' centers.

Debris and trimmings produced by thinning and pruning shall be removed from the site, or if left, shall be converted into mulch by a chipping machine and evenly dispersed to a maximum depth of 6".

Description of the Fuel Modification Zone

North: 0-20% sloped undeveloped open space consisting of, discontinuous disturbed Diegan Coastal Sage Scrub and non-natives. Much of the area has been cleared and the vegetation is sparse. 500' away is an existing residential development.

East: Old Highway 395.

South: Existing Residential development.

West: 0-20% sloped undeveloped land consisting of disturbed Diegan Coastal Sage Scrub and non-native material. The area has been cleared and the vegetation is sparse and discontinuous.

NOTE: The Landscape Architect certifies slopes steeper than 2:1 will be able to reach maturity without excessive or significant erosion, if planted per plans.

NOTES:

All slopes over 15' vertical height shall have additional plantings of 1 gallon shrubs or 5 gallon trees to be planted for each 100 square foot of slope surface in addition to 100% ground cover plantings for erosion control.

Also, native plant materials will be used on manufactured slopes that are adjacent to natural vegetation.

All landscape areas to be irrigated will be automatically controlled using spray heads, pop-up bodies that have matched precipitation rates. All irrigation systems will also be equipped with rain sensors.

NOTE: The following statement will be added to the final set of landscape construction drawings:

"The Landscape Architect certifies slopes steeper than 2:1 will be able to reach maturity without excessive or significant erosion, if planted per plans."



SCALE: 1 INCH=80 FT.

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134 S. Glassell Street, Orange, Co 92666
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April 06, 2005

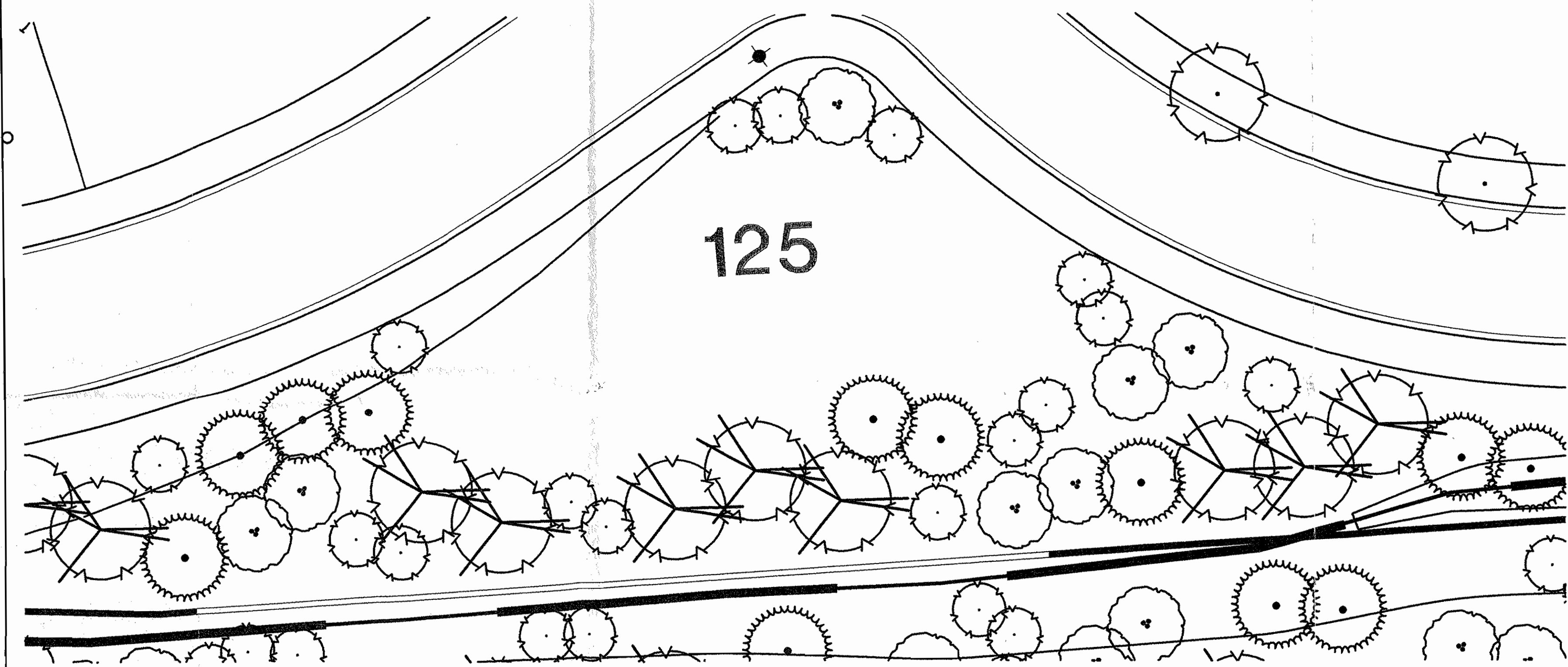
CBA # 2304

FUEL MODIFICATION

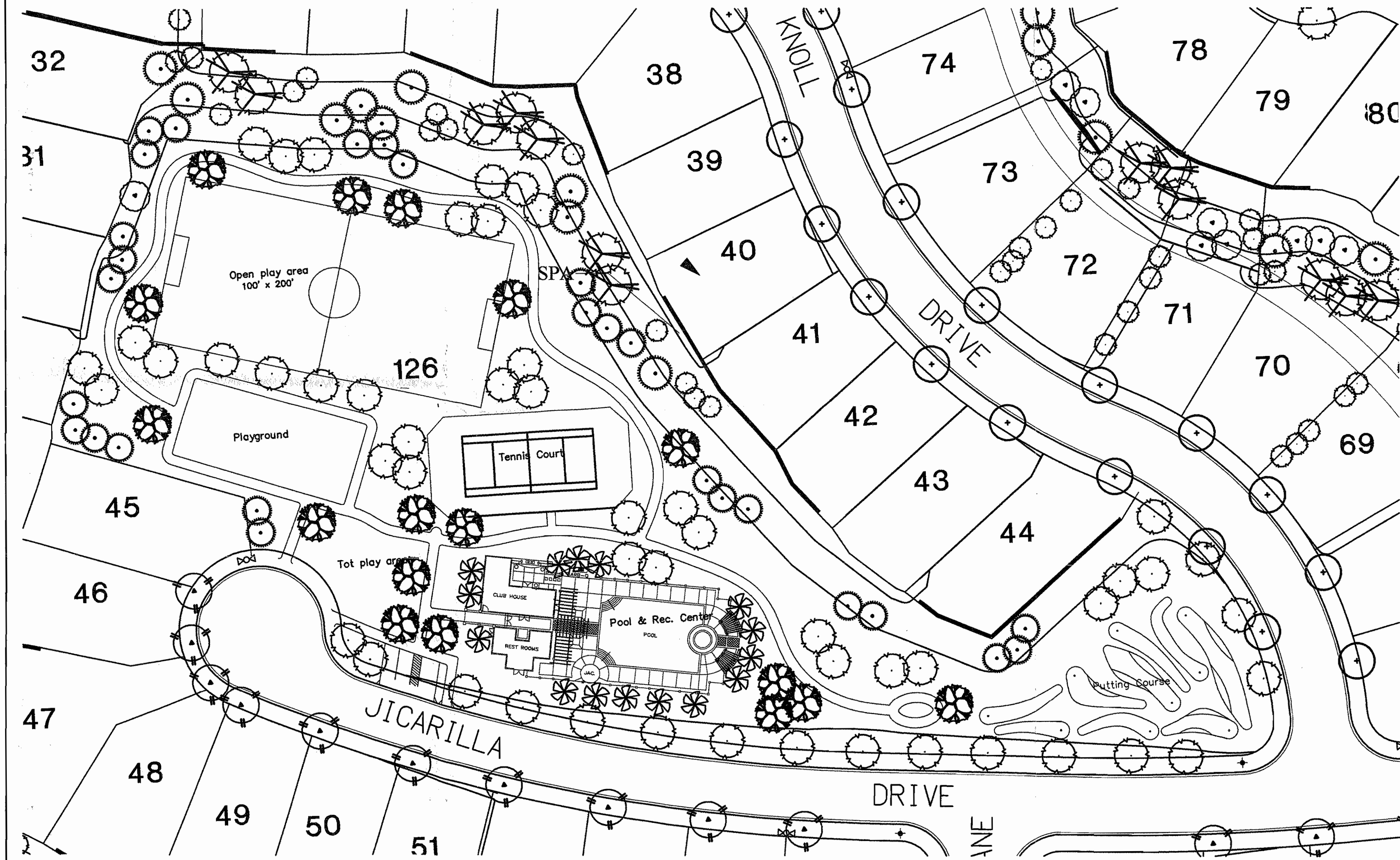
SHEET

16 OF 17

PALA MESA HIGHLANDS



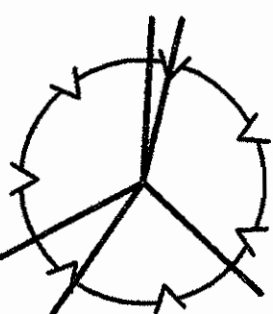
POCKET PARK SCALE: 1 INCH=20 FT.



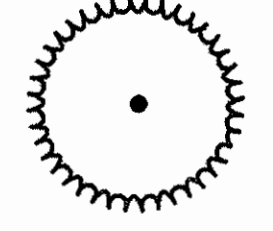
NEIGHBORHOOD PARK SCALE: 1 INCH=40 FT.

TREES

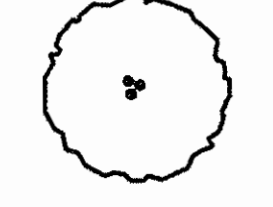
- Magnolia grandiflora (Samuel sommer)
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- Magnolia grandiflora (Little gem)
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- Queen Palm
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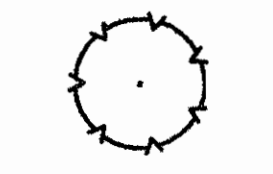
Heteromeles arbutifolia (Toyon)
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Geijera parviflora (Australian willow)
Jacaranda mimosifolia
Calodendrum capense (Cape chestnut)
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Grevillea robusta (Silk oak)



Quercus agrifolia (Coast live oak)
Quercus ilex (Holly oak)
Liriodendron tulipifera (Tulip tree)



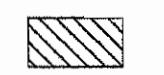
Podocarpus 'Gracilior' (Fern pine)
Podocarpus macrophyllus (Yew pine)

Detention Basin Trees & Ground cover



Heteromeles arbutifolia (Toyon)

Agonis flexuosa (Peppermint Pine)



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Salvia mellifera (Creeping Black Sage)

SHRUBS/VINES

Azalea 'variety' (Azalea)
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Abelia 'variety' (Abelia)
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Nandina 'variety' (Sacred bamboo)
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Rhus ovata (Sugar bush)
Rhamnus californica 'variety' (Coffee berry)
Rosmarinus 'variety' (Rosemary)
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Rhaphiolepis 'variety' (India hawthorne)
Trachelospermum jasminoides (Star jasmine)
Tulbaghia violacea (Society garlic)
Xylosma congestum (Xylosma)

GROUND COVER

Ceanothus 'variety' (California lilac)
Lonicera 'halliana' (Hall's honeysuckle)
Vinca major 'periwinkle'
Lupinus spp. (Lupine)
Gazania 'variety' (Gazania daisy)
Myoporum p. 'prostratum' (Myoporum)

NOTES:

All slopes over 15' vertical height shall have additional plantings of 1 gallon shrubs or 5 gallon trees to be planted for each 100 square foot of slope surface in addition to 100% ground cover plantings for erosion control.

Also, native plant materials will be used on manufactured slopes that are adjacent to natural vegetation.

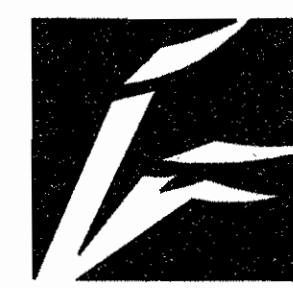
All landscape areas to be irrigated will be automatically controlled using spray heads, pop-up bodies that have matched precipitation rates. All irrigation systems will also be equipped with rain sensors.

Refer to Sheet 16 for Fuel Modification plant material legend

NOTE: The following statement will be added to the final set of landscape construction drawings:

"The Landscape Architect certifies slopes steeper than 2:1 will be able to reach maturity without excessive or significant erosion, if planted per plans."

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April 06, 2004

CBA # 2304

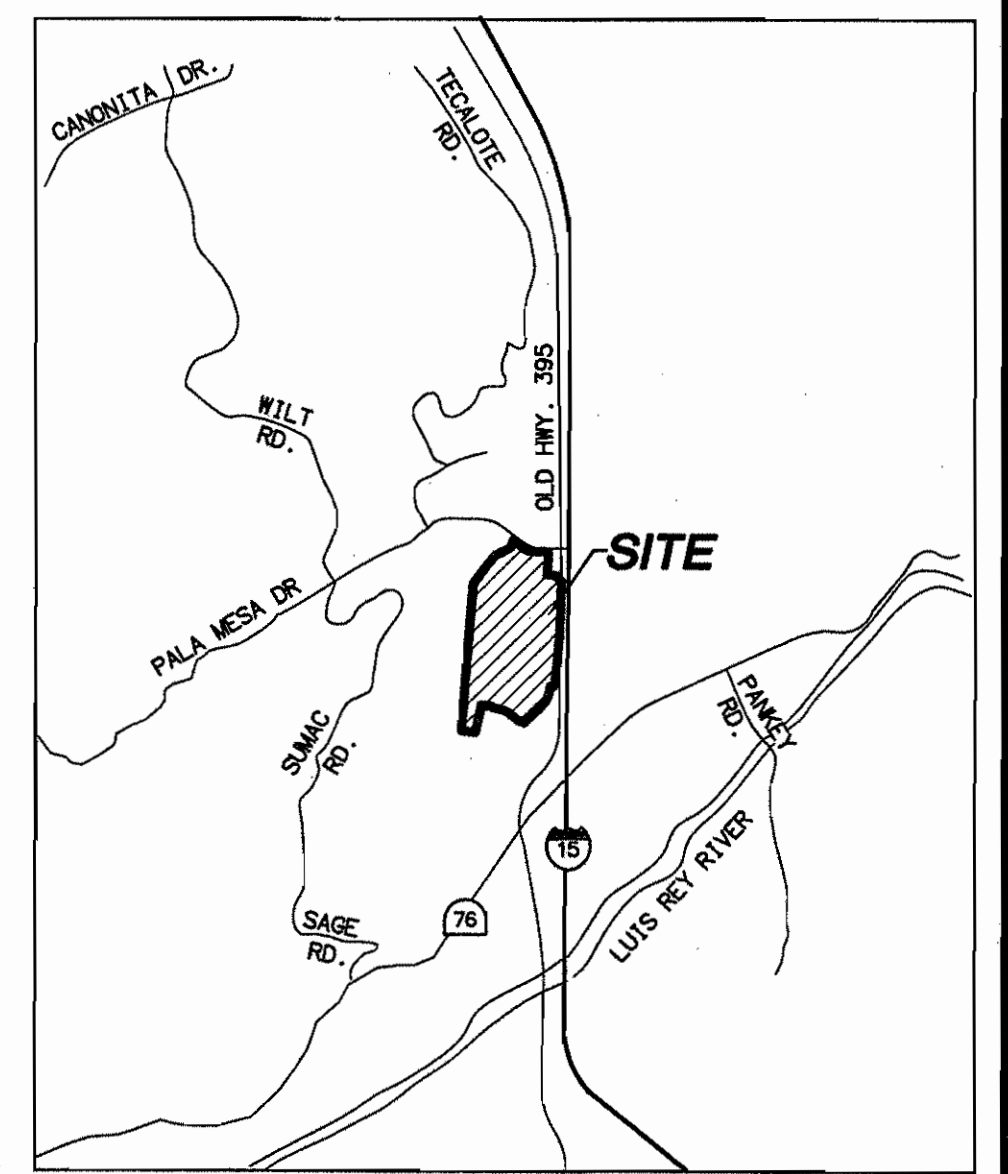
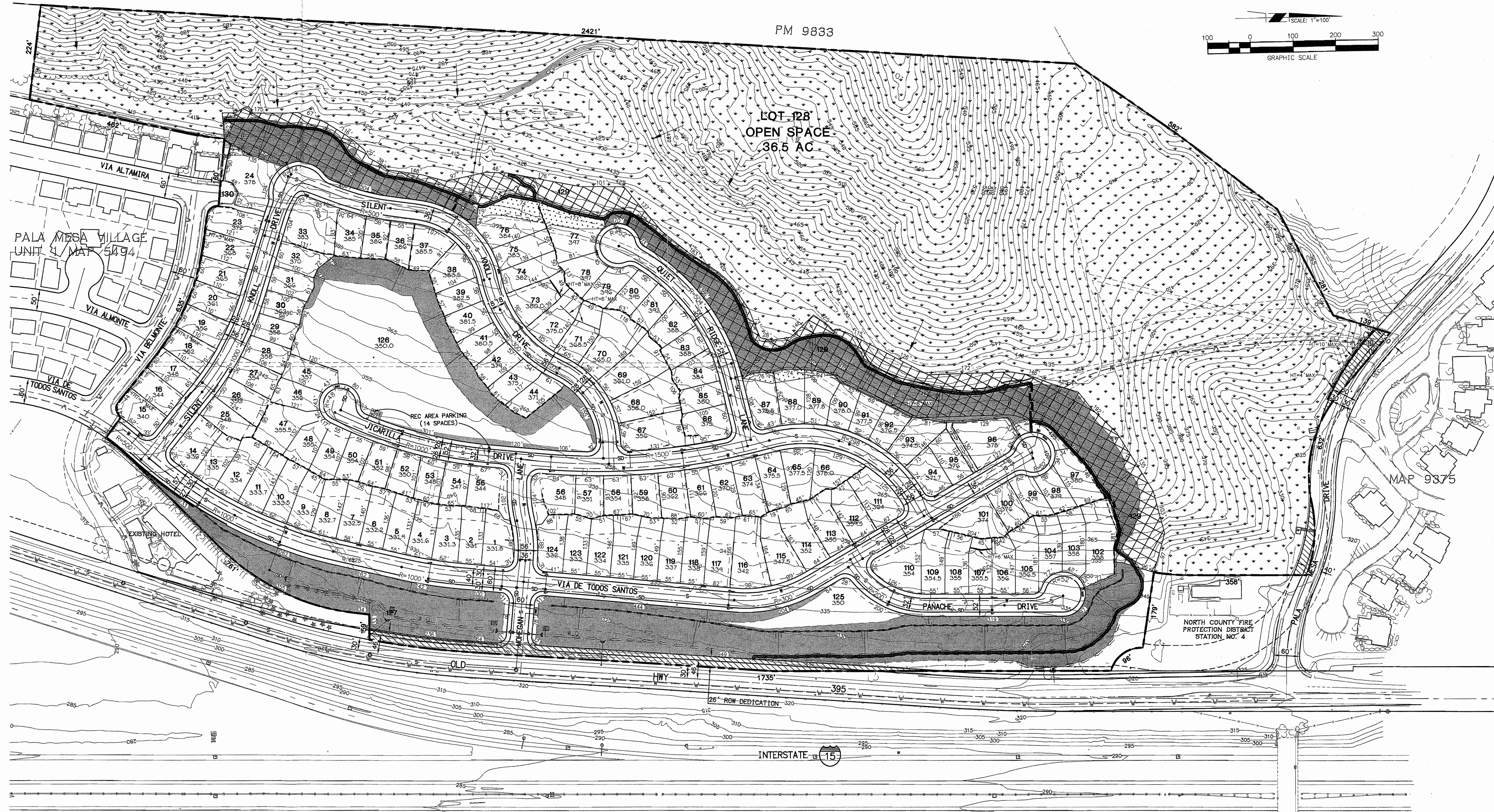
NEIGHBORHOOD PARK AND POCKET PARK

SHEET
17
OF
17

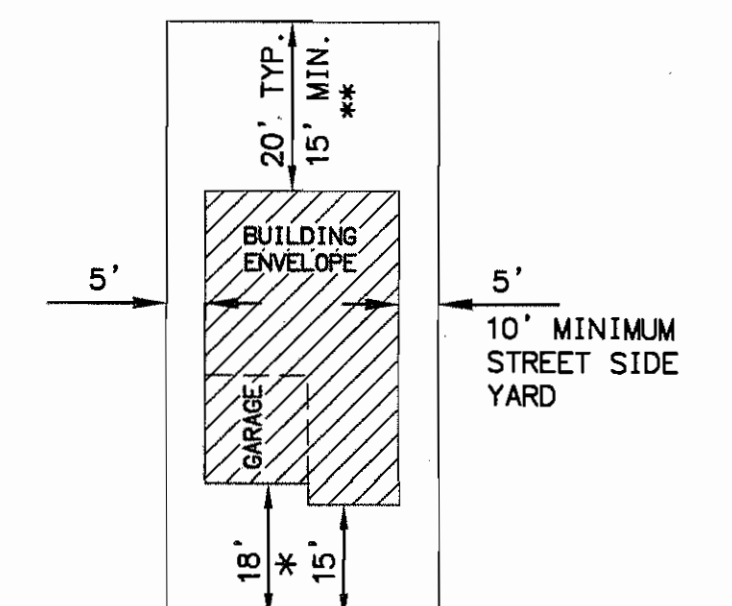
MAJOR USE PERMIT PLOT PLAN P04-024

FILED CONCURRENTLY WITH SPA 99-05, R99-020, TM 5187 RPL11

(REPLACEMENT PLOT PLAN - PER CONDITION A.2)



VICINITY MAP
NTS



PUBLIC ROAD

MINIMUM BUILDING SETBACK

N.T.S.

ALL SETBACKS MEASURED FROM PL

* 18' TO GARAGE WALL
15' ALLOWED TO NON GARAGE BUILDING WALL

** LOTS 15-23 REQUIRE 20' REAR YARD SETBACK (VIA BELMONTE)
LOT 24 REQUIRES 25' REAR YARD SETBACK

SHEET INDEX

SHEET	DESCRIPTION
1	MUP PLOT PLAN
2	WALL PLAN
3	STREET SCENE
4	DESIGN DETAILS
5	PLAN ONE-ELEVATIONS
6	PLAN ONE-ELEVATIONS AND ROOF PLAN
7	PLAN TWO-ELEVATIONS
8	PLAN TWO-ELEVATIONS AND ROOF PLAN
9	PLAN THREE-ELEVATIONS
10	PLAN THREE-ELEVATIONS AND ROOF PLAN
11	PLAN FOUR-ELEVATIONS - DELETED PER A.2.c
12	PLAN FOUR-ELEVATIONS AND ROOF PLAN - DELETED PER A.2.c
13	PLAN FIVE-ELEVATIONS
14	PLAN FIVE-ELEVATIONS AND ROOF PLAN
15	PLANTING CONCEPTUAL PLAN
16	FUEL MODIFICATION PLAN
17	NEIGHBORHOOD PARK & POCKET PARK CONCEPTUAL

LEGEND:

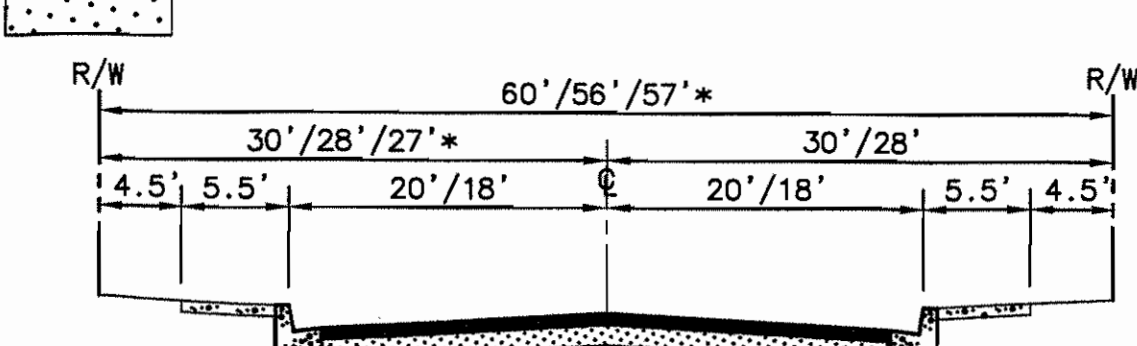
SUBDIVISION BOUNDARY	---
LOT LINE	---
EXISTING CONTOUR	(296)
EXISTING TREE / BRUSH	(Symbol)
PROPOSED CONTOUR	(296)
2:1 SLOPE (CUT/FILL SLOPE) (UNLESS OTHERWISE NOTED)	(Symbol)
LOT NUMBER	10
PROPOSED PAD ELEVATION	333.5
RETAINING WALLS (HT=2' TYPICAL UNLESS OTHERWISE NOTED)	HT=10' MAX
TOP OF SOUND WALL	TSW
TOP OF RETAINING WALL	TRW
FINISHED SURFACE	FS
WATER QUALITY BASIN	W.Q.
AREA TO BE DEDICATED FOR PUBLIC RIGHT OF WAY	(Symbol)

COMMON MAINTAINED AREAS:

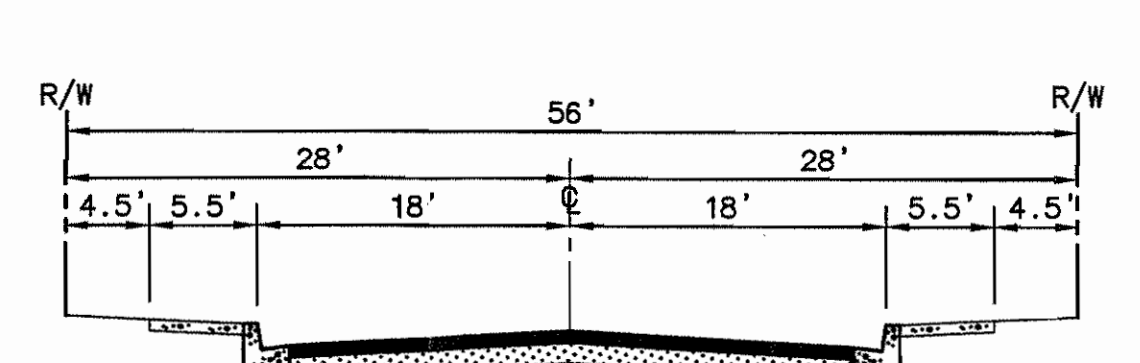
(Symbol)	MANUFACTURED SLOPE OR LANDSCAPED AREAS
(Symbol)	NATURAL OPEN SPACE
(Symbol)	FUEL MANAGEMENT ZONE

LOT OWNER MAINTAINED AREA:

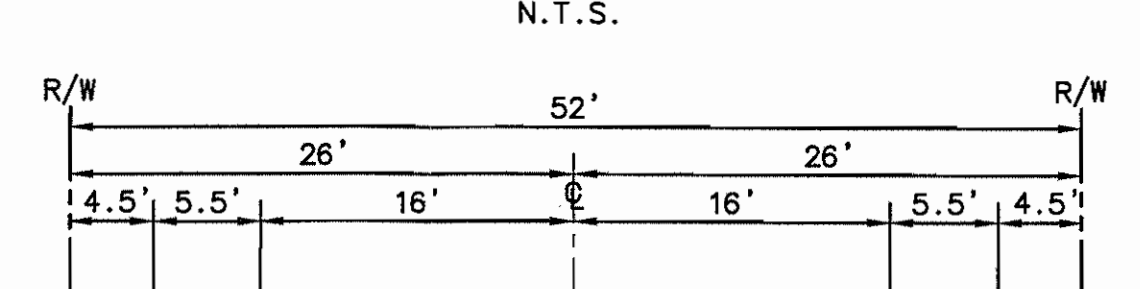
(Symbol)	
----------	--



60' RIGHT OF WAY SECTION (PUBLIC)
VIA DE TODOS SANTOS, MOHEGAN LANE
N.T.S.



56' RIGHT OF WAY SECTION (PUBLIC)
SILENT KNOLL DRIVE, JICARILLA DRIVE
N.T.S.



52' RIGHT OF WAY SECTION (PUBLIC)
QUIET RIDGE LANE, JICARILLA DRIVE, PANACHE DRIVE
N.T.S.

NOTES

- GROSS AREA: 84.6 ACRES
- NET AREA: 73.9 ACRES (GROSS MINUS 10.7 ACRES FOR PROPOSED PUBLIC RIGHT OF WAY)
- MINIMUM LOT SIZE: 5,500 S.F.
- TOTAL NUMBER OF LOTS: 130
LOTS 1-124 ARE FOR RESIDENTIAL USE
LOT 125 POCKET PARK / DETENTION AND WATER QUALITY BASIN
LOT 126 NEIGHBORHOOD PARK
LOT 127 LANDSCAPE / DETENTION AND WATER QUALITY BASIN
LOT 128 NATURAL OPEN SPACE TO COUNTY OF SAN DIEGO
LOT 129 HOA FUEL MANAGEMENT ZONE LOT INCLUDING SLOPE GRADING, DRAINAGE DITCH AND PRIVATE TRAIL
LOT 130 HOA OPEN SPACE WITH PEDESTRIAN ACCESS
- TOPOGRAPHIC SOURCE: VERTICAL MAPPING, FLOWN 10/23/2004.
- ASSOCIATED REQUESTS: SPECIFIC PLAN AMENDMENT SPA 99-005; REZONE R99-020; TENTATIVE MAP TM5187RPL11; ENV. LOG NO. 99-08-026A; BOUNDARY ADJUSTMENT BA02-0154
- SEE SHEET 2 OF 17 FOR WALL PLAN.
- THE APPROVAL OF THIS MAJOR USE PERMIT (MUP) AUTHORIZES THE FOLLOWING:
- IDENTIFIES COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- MINIMUM BUILDING SETBACKS AS SHOWN PURSUANT TO THE "V" SETBACK DESIGNATOR AND THE PALA MESA HIGHLANDS SPECIFIC PLAN AMENDMENT SPA 99-05
- THIS MUP SATISFIES SITE PLAN REQUIREMENTS FOR "B" AND "P" SPECIAL AREA REGULATION DESIGNATORS.
- TOTAL OPEN SPACE WITHIN DEVELOPMENT ENVELOPE - EXCLUDES PUBLIC STREETS
PER CODE
(NET SITE AREA 73.9 ACRES)
REQUIRED: 29.7 ACRES (40%)
PROVIDED: 68.1 ACRES (91.8%)
- TOTAL USEABLE OPEN SPACE:
PER CODE
(NET SITE AREA 73.9 ACRES)
REQUIRED: 14.8 ACRES (20%)
PROVIDED: 17.0 ACRES (23%)
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- ACCESSORY STRUCTURES - ALL ACCESSORY STRUCTURES, THEIR USES AND LOCATIONS WILL BE REGULATED BY ZONING ORDINANCE SECTION 6150, ACCESSORY USE REGULATIONS.
- SETBACK ENCROACHMENT AND EXCEPTIONS - ALL ENCROACHMENT AND EXCEPTIONS INTO REQUIRED YARDS WILL BE REGULATED BY ZONING ORDINANCE SECTION 4800, SETBACK REGULATIONS.
- A MINIMUM OF 62 LOTS (50%) WITHIN THE DEVELOPMENT TO BE EITHER PLAN #1 AND/OR PLAN #5.

LEGAL DESCRIPTION

BEING A PORTION OF MONSIEUR RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, IN BOOK 1, PAGE 109 OF PATENTS.

ASSESSOR PARCEL NUMBERS

125-050-53 125-050-59 125-050-63 (POR)

OWNER

BEAZER HOMES HOLDINGS CORP., A DELAWARE CORPORATION
1800 EAST IMPERIAL HWY., SUITE 200
BREA, CA 92621
(714) 672-7017

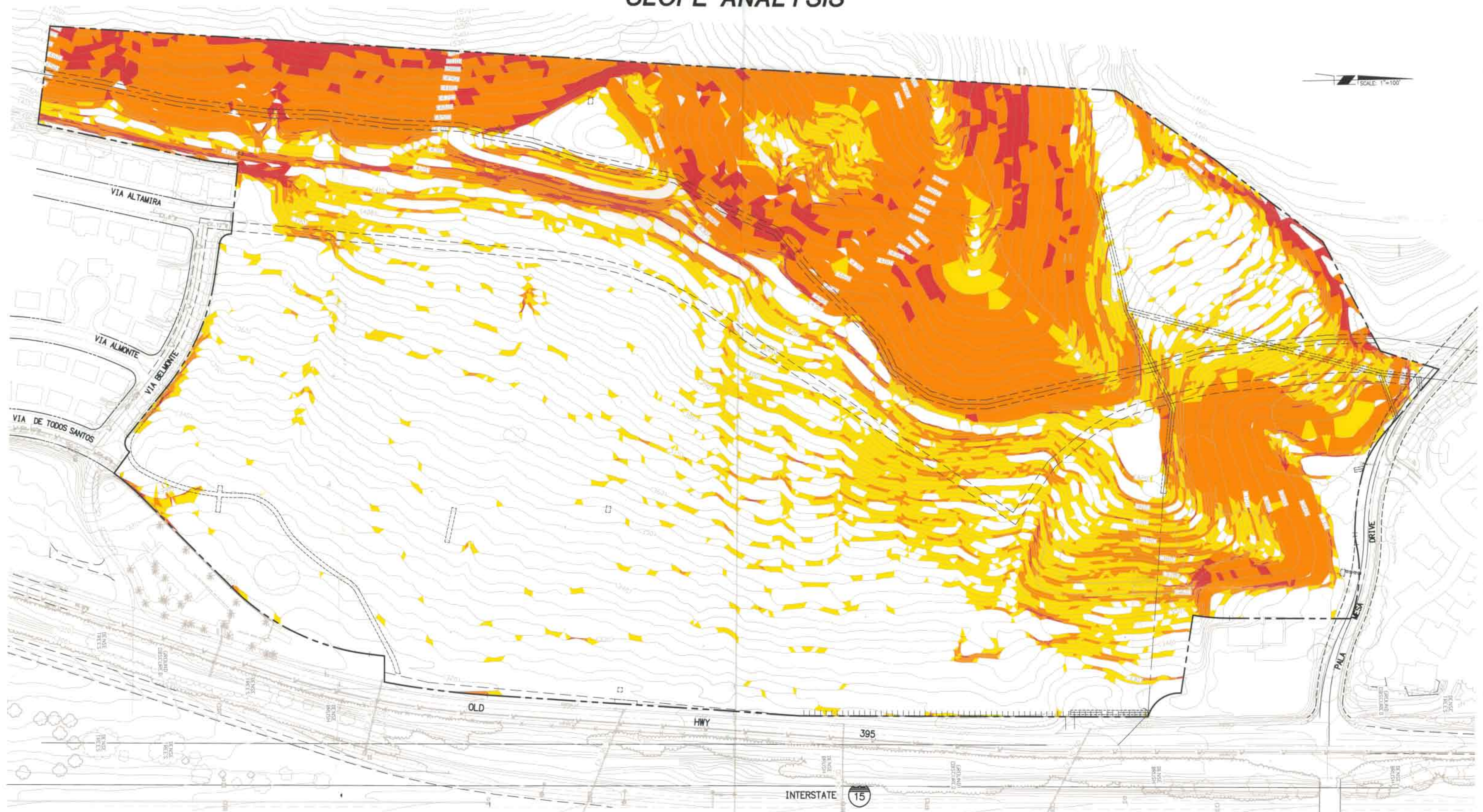
PALA MESA HIGHLANDS
MUP PLOT PLAN P04-024
(REPLACEMENT PLOT PLAN - PER CONDITION A.2)
SHEET 1 OF 17



7755 CLAYBURN MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92134-824
858.64.8000 • FAX 858.64.8001 • WWW.RBF.COM

COUNTY OF SAN DIEGO TRACT TM5187 RPL10

SLOPE ANALYSIS



SLOPE ANALYSIS				
Color	Range Beg.	Range End	Percent	Area
Yellow	0.00	15.00	53.8	45.5 AC.
Orange	15.00	25.00	15.4	13.0 AC.
Red	25.00	50.00	26.5	22.4 AC.
	50.00	UP	4.3	3.7 AC.
TOTAL				84.6 AC.

**PALA MESA
HIGHLANDS
SLOPE ANALYSIS
SHEET 1 OF 1**

RBF
CONSULTING
PLANNING • DESIGN • CONSTRUCTION
1705 CLAREMONT MESA BOULEVARD, SUITE 600
SAN DIEGO, CALIFORNIA 92108-1004
619.614.2000 • FAX 619.614.2001 • WWW.RBF.COM

SDC DPLU RCVD 11-5-04
TM5187RPL10

COUNTY OF SAN DIEGO TRACT TM5187 RPL11

RPO STEEP SLOPE MAP



NOTE:
 LOT 135 IS A COMMON AREA LOT FOR FUEL MANAGEMENT PURPOSES AND MAINTNANCE OF THE BROW DITCH - NO GRADING WILL OCCUR WITHIN THE STEEP HILLSIDES. (SEE OPEN SPACE EXHIBIT)

RPO LEGEND
 ■ RPO STEEP SLOPES 18.0 ACRES
 NO ENCROACHMENT PROPOSED