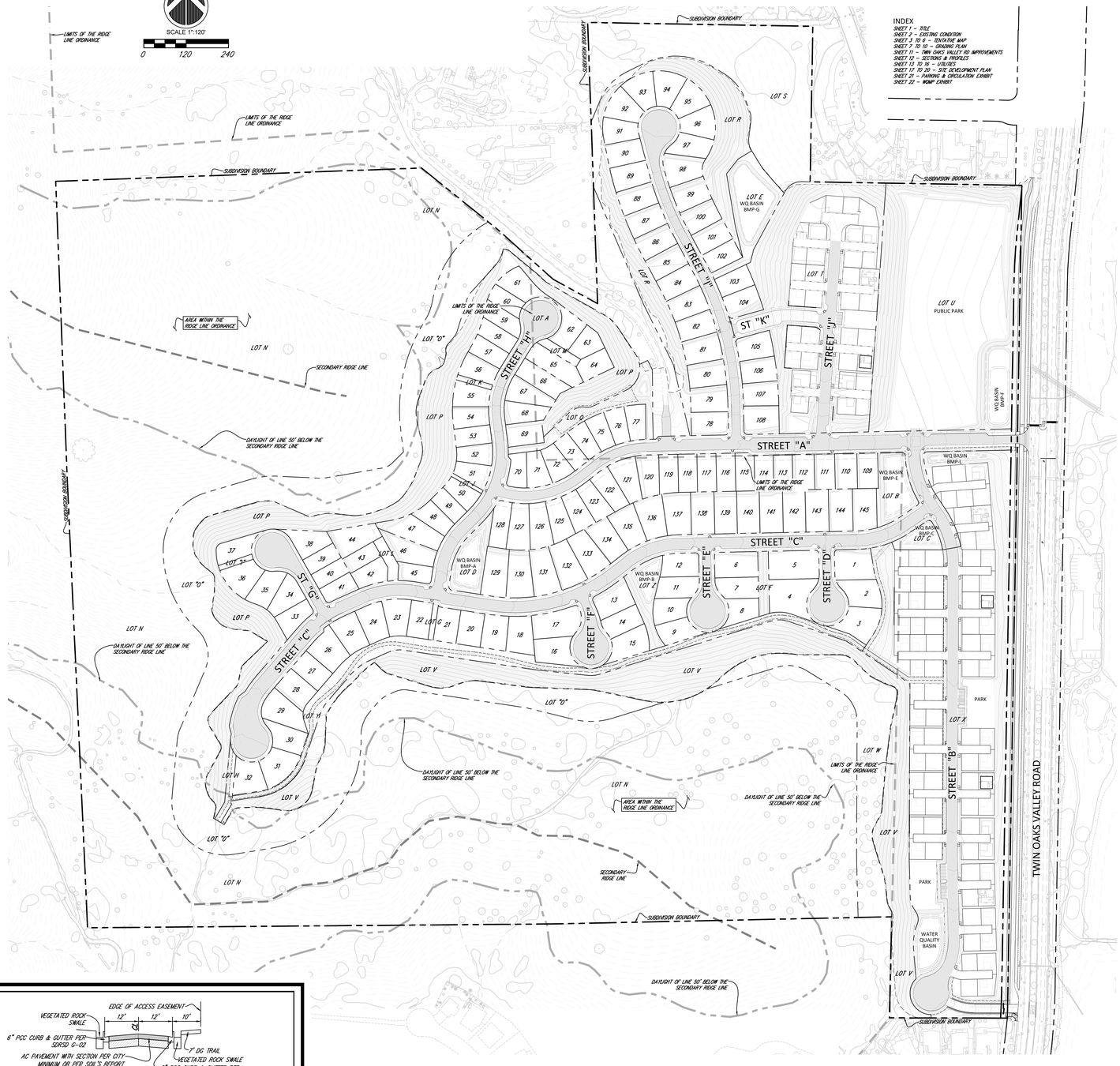
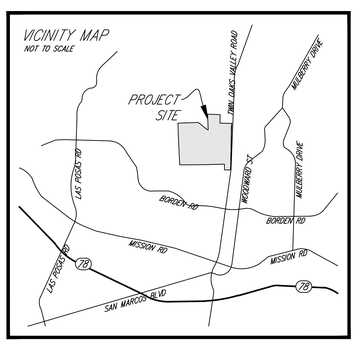
TENTATIVE MAP FOR OAKCREST SUBDIVISION

CITY OF SAN MARCOS, CA



EMERGENCY ACCESS
NOT TO SCALE



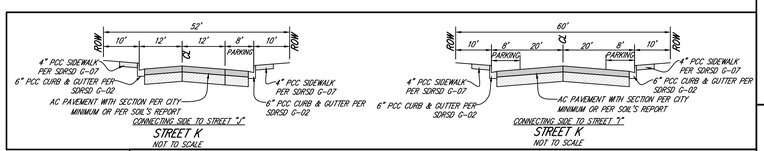
GRADING VOLUME

THE PRISMOIDAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. VOLUMES INCLUDE REMOVAL, BULKING, SHRINKAGE, WQ BASINS, STORM DRAIN TRENCHES, BUILDING FOUNDATIONS AND STANDARD STREET SECTIONS.

ADJUSTED CUT VOLUME = 662,300 CY.
ADJUSTED FILL VOLUME = 662,300 CY.

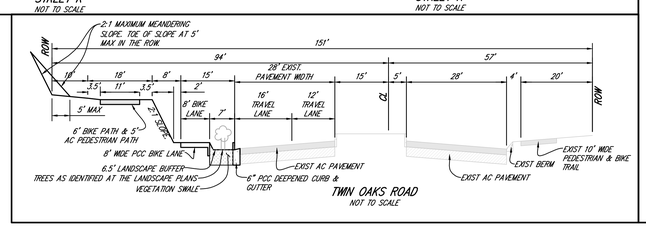
MERITAGE - OAKCREST EARTHWORK VOLUME (01/15/2025)

ITEM	ITEM DESCRIPTION	AREA	SECTION	VOLUME (CY)
1	C3D CUT			553,820.30
2	STREET & SIDEWALK SECTIONS (CUT AREA ONLY, ALREADY INCLUDED IN ITEM 1)		0.00	0.00
3	ADDITIONAL CUT DUE TO WQ BASIN (CUT AREAS ONLY)	34,137.93	4.00	5,057.47
4	ADDITIONAL CUT DUE TO SD PIPE TRENCHES			8,018.07
5	TOTAL RAW CUT			566,895.84
6	C3D CUT BULKING (ASSUMING 15% OF CUT MATERIALS) (REMOVED 1.5' OF TOP SOIL)	481,127.476	0.15	72,169.12
7	BULKING FROM OVER-EX (15% OF OVER-EX)			6,820.51
8	BLDG FOUNDATION & UTILITITES SPOILS (100 CY/BLDG)	100.00	198.00	19,800.00
9	TOTAL AVAILABLE MATERIALS FOR ON-SITE FILL			665,685.47
10				
11	C3D FILL			589,605.45
12	STREET & SIDEWALK SECTIONS (CUT AREA ONLY, ALREADY INCLUDED IN ITEM 11)		0.00	0.00
13	15% SHRINKAGE (TOP 1.5 FT OF TOTAL GP FOOTPRINT)	171,536.73	0.15	25,730.51
14	SHRINKAGE DUE TO ALLUVIAL REMOVE & RECOMPACT			43,591.32
15	RAW FILL VOLUME			658,927.28
16	RAW EXPORT (CY)			6,758.19
17	COMMON EXCAVATION/EMBANKMENT			662,300.00

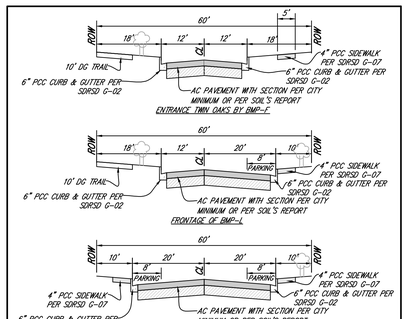


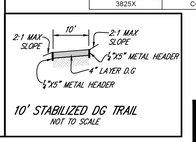
STREET K
NOT TO SCALE

STREET K
NOT TO SCALE



TWIN OAKS ROAD
NOT TO SCALE





10' STABILIZED DG TRAIL
NOT TO SCALE

MAP PREPARED BY:

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745–8118
FAX (760) 745–1890

MICHAEL D. LEVIN, P.L.S. NO. 6896

LICENSED LAND SURVEYOR
Michael D. Levin
No. 6896
STATE OF CALIFORNIA

ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 745–8118
FAX (760) 745–1890

ROBERT D. DENTINO, R.C.E NO. 45629

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DENTINO
No. 45629
CIVIL
STATE OF CALIFORNIA

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNER OF THE PROPERTIES SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP. WE UNDERSTAND THAT THE PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS OF WAY.

BY: _____

GROTH GEORGE & BARBARA FAMILY TRUST 07–05–89
COSTANZO FAMILY TRUST 02–01–91
ROBERT D. LYNDS AND CHRISTINE G. LYNDS LIVING REVOCABLE TRUST AGREEMENT DATED JUNE 21, 1990
COSTANZO FAMILY TRUST DATED FEBRUARY 1, 1991
TERESA L. DELLAMARY GROTH 2007 TRUST DATED JUNE 13, 2007

DEVELOPER

MERITAGE HOMES OF CALIFORNIA, INC

BY: _____ _____

JOHANNA CROOKER, VICE–PRESIDENT — DATE

DEVELOPER ADDRESS

5 PETERS CANYON, SUITE 310
IRVINE CA 92606
TELEPHONE (949) 299–3824

SOURCE OF TOPOGRAPHY

THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL TOPOGRAPHY DONE BY AEROTECH MAPPING, INC. FLOWN ON MARCH 24, 2022 & SUPPLEMENTED BY CONVENTIONAL FIELD SURVEY BY EXCEL ENGINEERING IN MAY 2024.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE N.A.D. 83, ZONE 6 BEARINGS BETWEEN STATIONS "CP–007 AND "CP–009", AS SAID STATIONS ARE SHOWN ON ROS 23731.
ie: (NORTH 12° 28' 08" EAST)

PROJECT BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF SAN MARCOS SURVEY CONTROL MONUMENT "CP–009", LOCATED IN THE TOP OF CURB ON THE NORTHWEST SIDE OF CHESAPEAKE COURT CUL–DE–SAC, 8 FEET SOUTHEASTERLY OF A FIRE HYDRANT, AS SHOWN ON ROS 23731.

ELEVATION: 675.65 DATUM: NAVD88

LEGAL DESCRIPTION

PORTIONS OF THE FRACTIONAL SECTION 2, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, TOGETHER WITH PORTIONS OF BLOCKS 43, 44 AND 49 OF MAP OF RANCHO LOS VALLECITOS DE SAN MARCOS, MAP NO. 806, ALL LOCATED IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

GENERAL NOTES

1. POLICE PROTECTION PROVIDED BY THE COUNTY OF SAN DIEGO SHERIFF'S DEPARTMENT.
2. SETBACKS TO CONFORM TO ZONE REGULATIONS:
   SINGLE FAMILY RESIDENTIAL
   FRONT YARD=15', GARAGE=20', SIDEYARD=5', REAR=15'
   DETACHED CONDOMINIUMS
   PER SPECIFIC PLAN

PUBLIC UTILITIES & DISTRICTS

SEWER	– VALLECITOS WATER DISTRICT
WATER	– VALLECITOS WATER DISTRICT
GAS & ELECTRIC	– SAN DIEGO GAS & ELECTRIC
TELEPHONE	– PACIFIC BELL TELEPHONE COMPANY
FIRE	– SAN MARCOS FIRE PROTECTION DISTRICT
SCHOOLS	– SAN MARCOS HIGH SCHOOL DISTRIC

EASEMENT NOTE

SEE SHEET 2 – EXISTING CONDITION
EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

ASSESSOR'S PARCEL NUMBERS

218–110–03, 218–110–02, 218–130–26, 218–330–05, 218–330–08, 218–330–09, 218–330–13, 218–330–27, 218–330–28

PRESENT & PROPOSED USE:

PRESENT: RESIDENTIAL, FARMING
PROPOSED: 112 SINGLE FAMILY RESIDENTIAL, 145 DETACHED CONDOMINIMUMS, PUBLIC PARK, OPEN SPACE,

PRESENT & PROPOSED ZONING:

PRESENT: ESTATE, R–1–20
PROPOSED: SPECIFIC PLAN AREA (SINGLE FAMILY & DETACHED CONDOMINIUMS)

PROJECT NOTES & ASSOCIATED APPLICATIONS

A SPECIFIC PLAN IS PROPOSED FOR THIS PROJECT.

TENTATIVE MAP PREPARATION DATE

SEPTEMBER 2025

ACCESS

THE PROJECT WILL BE ACCESSED FROM THE PUBLIC STREET "TWIN OAKS VALLEY ROAD" AS SHOWN HEREON.

ON–SITE IMPROVEMENT NOTE

ALL IMPROVEMENTS AS SHOWN HEREON WITHIN THE LIMITS OF THE SUBDIVISION (EXCEPTING THEREFROM THE PUBLIC PARK & TRAILS) ARE PRIVATE & SHALL BE MAINTAINED BY AN HOA.

AREA SUMMARY

ITEM	DESCRIPTION	AREA (SF)	AREA (AC)
1	PROJECT TOTAL ACREAGE	5,927,179.36	136.07
2	GRADING AREA	2,988,612.70	68.61
3	TWIN OAKS RIGHT OF WAY	38,972.00	0.89
4	FIRE BUFFER OUTSIDE OF GRADING FOOTPRINT	608,710.93	13.97
5	BIOLOGICAL OPEN SPACE	2,290,891.99	52.59
6	TOTAL CLEARING AREA (ITEM 2+4)	3,597,323.63	82.58

BUILDING SUMMARY

FLOOR PLAN	BLDG TYPE	NO OF UNITS
3522	DETACHED SINGLE FAMILY	17
3524	DETACHED SINGLE FAMILY	18
3526	DETACHED SINGLE FAMILY	18
4014	DETACHED SINGLE FAMILY	17
4023	DETACHED SINGLE FAMILY	13
4027	DETACHED SINGLE FAMILY	13
5016	DETACHED SINGLE FAMILY	19
5024	DETACHED SINGLE FAMILY	13
5026	DETACHED SINGLE FAMILY	17
	SUBTOTAL	145
3060	CONDOMINIUM	26
3424	CONDOMINIUM	26
3424X	CONDOMINIUM	3
3523	CONDOMINIUM	26
3825	CONDOMINIUM	28
3825X	CONDOMINIUM	3

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-8210

SHEET 1 OF 22 SHEETS
TITLE SHEET

Meritage Homes
LIFE. BUILT. BETTER.

OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

NOT FOR CONSTRUCTION

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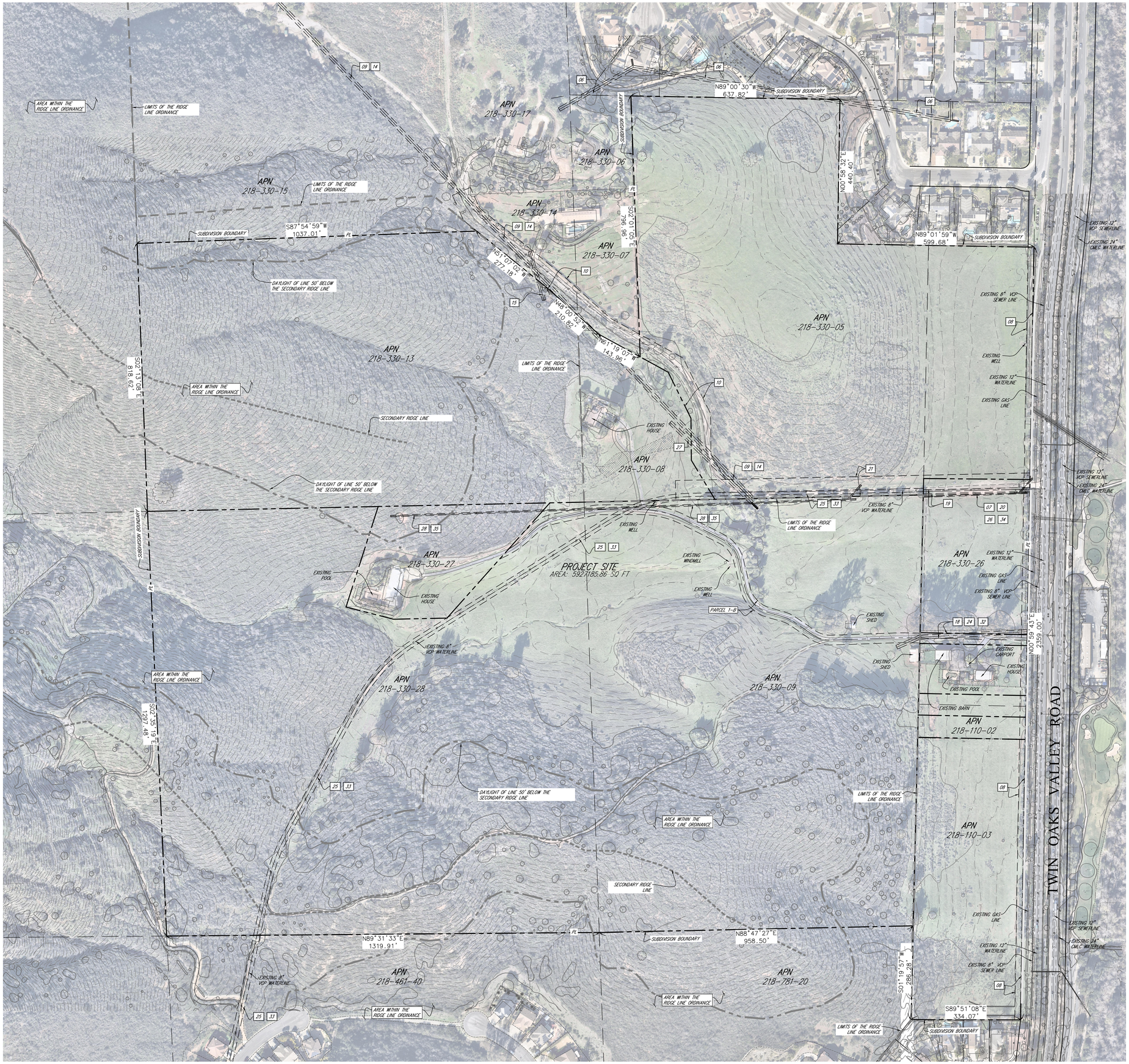

EXIST. EASEMENTS

PER FIRST AMERICAN TITLE COMPANY'S PRELIMINARY TITLE REPORT DATE: SEPTEMBER 12, 2025 ORDER NO. NSC-1218253-SD

06 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1969 AS INSTRUMENT NO. 195256 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *TO REMAIN.*

07 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1969 AS INSTRUMENT NO. 50803 OF OFFICIAL RECORDS IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

08 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1971 AS INSTRUMENT NO. 41172 OF OFFICIAL RECORDS. IN FAVOR OF THE CITY OF SAN MARCOS. SAID INSTRUMENT ADDITIONALLY CONTAINS THE PRIVILEGE AND RIGHT TO EXTEND STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF. *TO REMAIN.*

09 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1974 AS INSTRUMENT NO. 74-287278 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *PORTIONS WITHIN THE PROJECT TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

10 AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1976 AS INSTRUMENT NO. 76-397772 OF OFFICIAL RECORDS. IN FAVOR OF MAX M. ARLIN AND OLIVE E. ARLIN, HUSBAND AND WIFE AND CLUB HOTEL, INC., A NEVADA CORPORATION. *TO REMAIN.*

14 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 7, 1982 AS INSTRUMENT NO. 82-374688 OF OFFICIAL RECORDS. IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY. *PORTIONS WITHIN THE PROJECT TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

15 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 1, 1985 AS INSTRUMENT NO. 85-276477 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

18 AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1959 AS INSTRUMENT NO. 140170 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

19 AN EASEMENT FOR POWER TRANSMISSION AND COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED JULY 5, 1961 AS INSTRUMENT NO. 114691 OF OFFICIAL RECORDS. IN FAVOR OF SAN MARCOS COUNTY WATER DISTRICT. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

20 AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1969 AS INSTRUMENT NO. 50803 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

21 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1972 AS INSTRUMENT NO. 339038 OF OFFICIAL RECORDS. IN FAVOR OF CLUB HOTEL INC., A NEVADA CORPORATION. *THE PORTION OF THIS EASEMENT WHICH FALLS WITHIN THE PROPOSED PUBLIC RIGHT OF WAY WILL BE REASONABLY PURSUED FOR QUITCLAIM. IF UNABLE TO REASONABLY OBTAIN A QUITCLAIM THE CITY WILL ACCEPT THE EASEMENT FOR PUBLIC ROAD WITH THE EXISTING EASEMENT BURDEN.*

24 AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1959 AS INSTRUMENT NO. 140170, IN BOOK 7764, PAGE 580 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

25 AN EASEMENT FOR A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED JULY 5, 1961 AS INSTRUMENT NO. 114637 OF OFFICIAL RECORDS. IN FAVOR OF SAN MARCOS COUNTY WATER DISTRICT. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

26 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1969 AS INSTRUMENT NO. 50828 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

27 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1974 AS INSTRUMENT NO. 74-287280 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

28 AN EASEMENT FOR AERIAL COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 7, 1982 AS INSTRUMENT NO. 82-374687 OF OFFICIAL RECORDS. IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

32 AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1959 AS INSTRUMENT NO. 140170, IN BOOK 7764, PAGE 580 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY. *TO BE QUITCLAIMED UPON INSTALLATION OF THE NEW FACILITIES ASSOCIATED WITH THIS PROJECT.*

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PARCEL 1-B A THIRTY FOOT (30') EASEMENT FOR PRIVATE ROAD AND UTILITY PURPOSES OVER, UNDER, ALON AND ACROSS A PORTION OF LOT 5 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STAND OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF *TO BE RELINQUISHED.*

EASEMENT QUITCLAIMED NOTE

ALL ON-SITE EASEMENTS OF RECORD SHOWN & NOT SHOWN HEREON SHALL BE HONORED, ABANDONED, QUITCLAIMED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

EASEMENTS TO REMAIN NOTE

THE FOLLOWING EASEMENTS WILL REMAIN:

10 AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1976 AS INSTRUMENT NO. 76-397772 OF OFFICIAL RECORDS. IN FAVOR OF MAX M. ARLIN AND OLIVE E. ARLIN, HUSBAND AND WIFE AND CLUB HOTEL, INC., A NEVADA CORPORATION.

21 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1972 AS INSTRUMENT NO. 339038 OF OFFICIAL RECORDS. IN FAVOR OF CLUB HOTEL INC., A NEVADA CORPORATION.

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- EXIST. MAJOR CONTOUR
- EXIST MINOR CONTOUR
- EXIST. WATER MAIN
- EXIST. SEWER MAIN
- EXIST. FLOW LINE
- EXIST. FIRE LINE
- EXIST. FIRE HYDRANT
- EXIST. STREET/PARKING LIGHT
- EXIST. STORM DRAIN INLETS/CLEANOUTS
- EXIST. WATER SERVICE LATERAL
- EXIST. SEWER SERVICE LATERAL
- EXIST. FIRE SERVICE LATERAL
- EXIST. PCC CURB
- EXIST. PCC CURB & GUTTER

SCALE 1"=100'

0 100 200

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING INC.
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745-8118 FX (760)745-8334

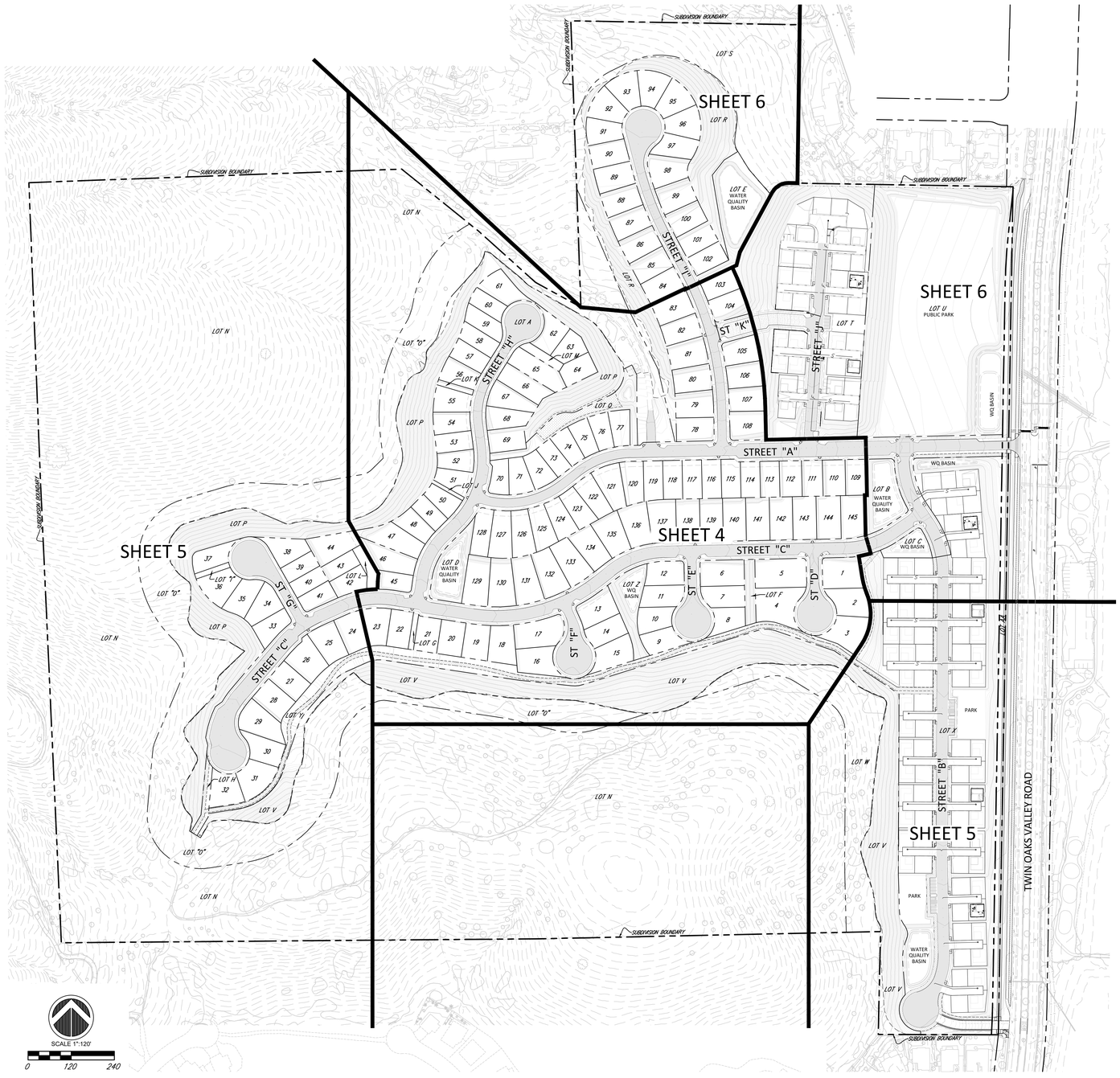
SHEET 2 OF 22 SHEETS
EXISTING CONDITION

Meritage Homes
LIFE. BUILT. BETTER.

OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

NOT FOR CONSTRUCTION

C:\EXCEL\Engineering\TM 01 Layouts - tm 22004 for EXISTING.dwg 12/23/2025 3:57 PM BRANDEL PLOT SIZE



LEGEND

- PROJECT BOUNDARY
- EXIST MAJOR CONTOUR — 100 —
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR — 100 —
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- PCC CURB
- PCC CURB & GUTTER

LOT INFORMATION TABLE			
PARCEL ID	AREA (SF)	AREA (AC)	LOT DESCRIPTION
LOT 1	9,361.54	0.21	RESIDENTIAL
LOT 2	8,039.82	0.18	RESIDENTIAL
LOT 3	9,256.91	0.21	RESIDENTIAL
LOT 4	12,185.01	0.28	RESIDENTIAL
LOT 5	11,459.98	0.26	RESIDENTIAL
LOT 6	8,863.09	0.20	RESIDENTIAL
LOT 7	6,881.93	0.16	RESIDENTIAL
LOT 8	6,165.34	0.14	RESIDENTIAL
LOT 9	6,560.06	0.15	RESIDENTIAL
LOT 10	6,337.60	0.15	RESIDENTIAL
LOT 11	6,838.10	0.16	RESIDENTIAL
LOT 12	6,979.40	0.16	RESIDENTIAL
LOT 13	8,017.93	0.18	RESIDENTIAL
LOT 14	6,572.73	0.15	RESIDENTIAL
LOT 15	8,182.32	0.19	RESIDENTIAL
LOT 16	8,316.57	0.19	RESIDENTIAL
LOT 17	10,083.10	0.23	RESIDENTIAL
LOT 18	7,632.77	0.18	RESIDENTIAL
LOT 19	6,911.58	0.16	RESIDENTIAL
LOT 20	6,624.00	0.15	RESIDENTIAL
LOT 21	6,247.44	0.14	RESIDENTIAL
LOT 22	6,464.14	0.15	RESIDENTIAL
LOT 23	6,948.36	0.16	RESIDENTIAL
LOT 24	7,454.57	0.17	RESIDENTIAL
LOT 25	7,729.14	0.18	RESIDENTIAL
LOT 26	8,547.56	0.20	RESIDENTIAL
LOT 27	6,575.36	0.15	RESIDENTIAL
LOT 28	7,251.36	0.17	RESIDENTIAL
LOT 29	9,025.95	0.21	RESIDENTIAL
LOT 30	7,003.86	0.16	RESIDENTIAL
LOT 31	8,223.01	0.19	RESIDENTIAL
LOT 32	7,619.05	0.17	RESIDENTIAL
LOT 33	5,971.17	0.14	RESIDENTIAL
LOT 34	6,834.70	0.16	RESIDENTIAL
LOT 35	6,964.25	0.16	RESIDENTIAL
LOT 36	7,845.46	0.18	RESIDENTIAL
LOT 37	6,092.54	0.14	RESIDENTIAL
LOT 38	6,928.93	0.16	RESIDENTIAL
LOT 39	4,756.07	0.11	RESIDENTIAL
LOT 40	4,656.99	0.11	RESIDENTIAL
LOT 41	5,008.62	0.11	RESIDENTIAL
LOT 42	5,790.95	0.13	RESIDENTIAL
LOT 43	4,743.01	0.11	RESIDENTIAL
LOT 44	8,711.10	0.20	RESIDENTIAL
LOT 45	4,834.37	0.11	RESIDENTIAL
LOT 46	8,598.21	0.20	RESIDENTIAL
LOT 47	9,644.44	0.22	RESIDENTIAL
LOT 48	5,705.85	0.13	RESIDENTIAL
LOT 49	4,851.56	0.11	RESIDENTIAL
LOT 50	5,070.80	0.12	RESIDENTIAL
LOT 51	5,477.43	0.13	RESIDENTIAL
LOT 52	5,296.55	0.12	RESIDENTIAL
LOT 53	5,330.00	0.12	RESIDENTIAL
LOT 54	5,890.03	0.14	RESIDENTIAL
LOT 55	6,430.88	0.15	RESIDENTIAL
LOT 56	6,206.79	0.14	RESIDENTIAL
LOT 57	5,579.34	0.13	RESIDENTIAL
LOT 58	5,438.13	0.12	RESIDENTIAL
LOT 59	5,717.46	0.13	RESIDENTIAL
LOT 60	4,981.95	0.11	RESIDENTIAL
LOT 61	7,321.40	0.17	RESIDENTIAL
LOT 62	6,573.00	0.15	RESIDENTIAL
LOT 63	5,532.10	0.13	RESIDENTIAL
LOT 64	5,800.65	0.13	RESIDENTIAL
LOT 65	8,907.79	0.20	RESIDENTIAL
LOT 66	7,906.97	0.18	RESIDENTIAL
LOT 67	7,018.73	0.16	RESIDENTIAL
LOT 68	6,449.00	0.15	RESIDENTIAL
LOT 69	6,585.26	0.15	RESIDENTIAL
LOT 70	4,940.30	0.11	RESIDENTIAL
LOT 71	5,814.73	0.13	RESIDENTIAL
LOT 72	5,754.77	0.13	RESIDENTIAL
LOT 73	4,900.00	0.11	RESIDENTIAL
LOT 74	5,136.35	0.12	RESIDENTIAL
LOT 75	5,188.49	0.12	RESIDENTIAL
LOT 76	5,188.49	0.12	RESIDENTIAL
LOT 77	5,274.20	0.12	RESIDENTIAL
LOT 78	6,884.96	0.16	RESIDENTIAL
LOT 79	7,606.78	0.17	RESIDENTIAL
LOT 80	7,315.67	0.17	RESIDENTIAL
LOT 81	7,677.73	0.18	RESIDENTIAL
LOT 82	6,647.23	0.15	RESIDENTIAL
LOT 83	7,197.38	0.17	RESIDENTIAL
LOT 84	7,029.07	0.16	RESIDENTIAL
LOT 85	6,826.12	0.16	RESIDENTIAL
LOT 86	6,988.05	0.16	RESIDENTIAL

LOT INFORMATION TABLE			
PARCEL ID	AREA (SF)	AREA (AC)	LOT DESCRIPTION
LOT 87	7,030.61	0.16	RESIDENTIAL
LOT 88	7,030.77	0.16	RESIDENTIAL
LOT 89	7,030.73	0.16	RESIDENTIAL
LOT 90	6,755.38	0.16	RESIDENTIAL
LOT 91	6,203.78	0.14	RESIDENTIAL
LOT 92	6,992.14	0.16	RESIDENTIAL
LOT 93	6,992.10	0.16	RESIDENTIAL
LOT 94	6,992.12	0.16	RESIDENTIAL
LOT 95	6,992.12	0.16	RESIDENTIAL
LOT 96	6,992.12	0.16	RESIDENTIAL
LOT 97	6,673.35	0.15	RESIDENTIAL
LOT 98	8,168.95	0.19	RESIDENTIAL
LOT 99	7,284.27	0.17	RESIDENTIAL
LOT 100	6,757.19	0.16	RESIDENTIAL
LOT 101	6,400.00	0.15	RESIDENTIAL
LOT 102	5,815.95	0.13	RESIDENTIAL
LOT 103	5,926.15	0.14	RESIDENTIAL
LOT 104	6,958.90	0.16	RESIDENTIAL
LOT 105	6,895.49	0.16	RESIDENTIAL
LOT 106	6,725.33	0.15	RESIDENTIAL
LOT 107	6,661.29	0.15	RESIDENTIAL
LOT 108	8,006.22	0.18	RESIDENTIAL
LOT 109	5,900.00	0.14	RESIDENTIAL
LOT 110	6,300.00	0.14	RESIDENTIAL
LOT 111	5,800.00	0.13	RESIDENTIAL
LOT 112	6,200.00	0.14	RESIDENTIAL
LOT 113	5,399.29	0.12	RESIDENTIAL
LOT 114	5,406.56	0.12	RESIDENTIAL
LOT 115	5,729.09	0.13	RESIDENTIAL
LOT 116	5,832.00	0.13	RESIDENTIAL
LOT 117	5,844.63	0.13	RESIDENTIAL
LOT 118	5,811.61	0.13	RESIDENTIAL
LOT 119	5,936.73	0.14	RESIDENTIAL
LOT 120	6,930.16	0.16	RESIDENTIAL
LOT 121	7,689.87	0.18	RESIDENTIAL
LOT 122	6,629.62	0.15	RESIDENTIAL
LOT 123	6,173.57	0.14	RESIDENTIAL
LOT 124	6,197.39	0.14	RESIDENTIAL
LOT 125	6,724.10	0.15	RESIDENTIAL
LOT 126	7,392.06	0.17	RESIDENTIAL
LOT 127	7,692.30	0.18	RESIDENTIAL
LOT 128	6,510.40	0.15	RESIDENTIAL
LOT 129	9,348.18	0.21	RESIDENTIAL
LOT 130	9,172.79	0.21	RESIDENTIAL
LOT 131	9,013.77	0.21	RESIDENTIAL
LOT 132	8,824.85	0.20	RESIDENTIAL
LOT 133	8,639.14	0.20	RESIDENTIAL
LOT 134	7,988.24	0.18	RESIDENTIAL
LOT 135	8,143.16	0.19	RESIDENTIAL
LOT 136	8,515.25	0.20	RESIDENTIAL
LOT 137	8,948.64	0.21	RESIDENTIAL
LOT 138	7,935.19	0.18	RESIDENTIAL
LOT 139	7,675.52	0.18	RESIDENTIAL
LOT 140	7,675.52	0.18	RESIDENTIAL
LOT 141	7,915.38	0.18	RESIDENTIAL
LOT 142	7,675.52	0.18	RESIDENTIAL
LOT 143	7,915.38	0.18	RESIDENTIAL
LOT 144	8,155.24	0.19	RESIDENTIAL
LOT 145	8,010.60	0.18	RESIDENTIAL
LOT A	388,902.29	8.93	UTILITY & STREET LOT
LOT B	17,944.53	0.41	DRAINAGE LOT
LOT C	7,376.14	0.17	DRAINAGE LOT
LOT D	15,871.13	0.36	DRAINAGE LOT
LOT E	29,991.35	0.69	DRAINAGE LOT
LOT F	5,457.26	0.13	SLOPE & DRAINAGE LOT
LOT G	1,551.42	0.04	UTILITY, DRAINAGE & ACCESS LOT
LOT H	4,172.46	0.10	UTILITY, DRAINAGE & TRAIL LOT
LOT "I"	1,501.64	0.03	DRAINAGE LOT
LOT J	985.32	0.02	DRAINAGE LOT
LOT K	1,537.70	0.04	DRAINAGE LOT
LOT L	3,911.33	0.09	UTILITY, DRAINAGE & ACCESS LOT
LOT M	3,095.50	0.07	UTILITY, DRAINAGE & ACCESS LOT
LOT N	2,290,892.65	52.59	BIOLOGICAL OPEN SPACE
LOT P	176,148.32	4.04	SLOPE & DRAINAGE LOT
LOT "O"	393,713.67	9.04	FIRE BUFFER / CLEARING LOT
LOT Q	19,824.22	0.46	DRAINAGE LOT
LOT R	91,910.28	2.11	SLOPE & DRAINAGE LOT
LOT S	137,958.15	3.17	FIRE BUFFER / CLEARING LOT
LOT T	223,424.54	5.13	DETACHED CONDOMINIUM
LOT U	271,078.73	6.22	PUBLIC PARK
LOT V	202,930.74	4.66	SLOPE & DRAINAGE LOT
LOT W	77,037.59	1.77	FIRE BUFFER / CLEARING LOT
LOT X	444,452.01	10.20	DETACHED CONDOMINIUM
LOT Y	55,207.12	1.27	DRAINAGE & TRAIL LOT
LOT Z	14,203.20	0.33	SLOPE & DRAINAGE LOT
LOT AA	38,972.00	0.89	TWIN OAKS RIGHT OF WAY

AREA SUMMARY			
ITEM	DESCRIPTION	AREA (SF)	AREA (AC)
1	PROJECT TOTAL ACREAGE	5,927,179.36	136.07
2	GRADING AREA	2,988,612.70	68.61
3	TWIN OAKS RIGHT OF WAY	38,972.00	0.89
4	FIRE BUFFER OUTSIDE OF GRADING FOOTPRINT	608,710.93	13.97
5	BIOLOGICAL OPEN SPACE	2,290,891.99	52.59
6	TOTAL CLEARING AREA (ITEM 2+4)	3,597,323.63	82.58
7	SMALLEST RESIDENTIAL LOT SIZE	4,656.99	0.11
8	LARGEST RESIDENTIAL LOT SIZE	12,185.01	0.28
9	AVERAGE RESIDENTIAL LOT SIZE	6,945.71	0.16

NOTE: ALL STREETS WITHIN THIS TRACT ARE PRIVATE EXCEPTING THE PORTION OF STREET "A" SHOWN AS PUBLIC ROW.

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SHEET 3 OF 22 SHEETS
TM OVERALL & INDEX

Meritage Homes
LIFE. BUILT. BETTER.

OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

NOT FOR CONSTRUCTION

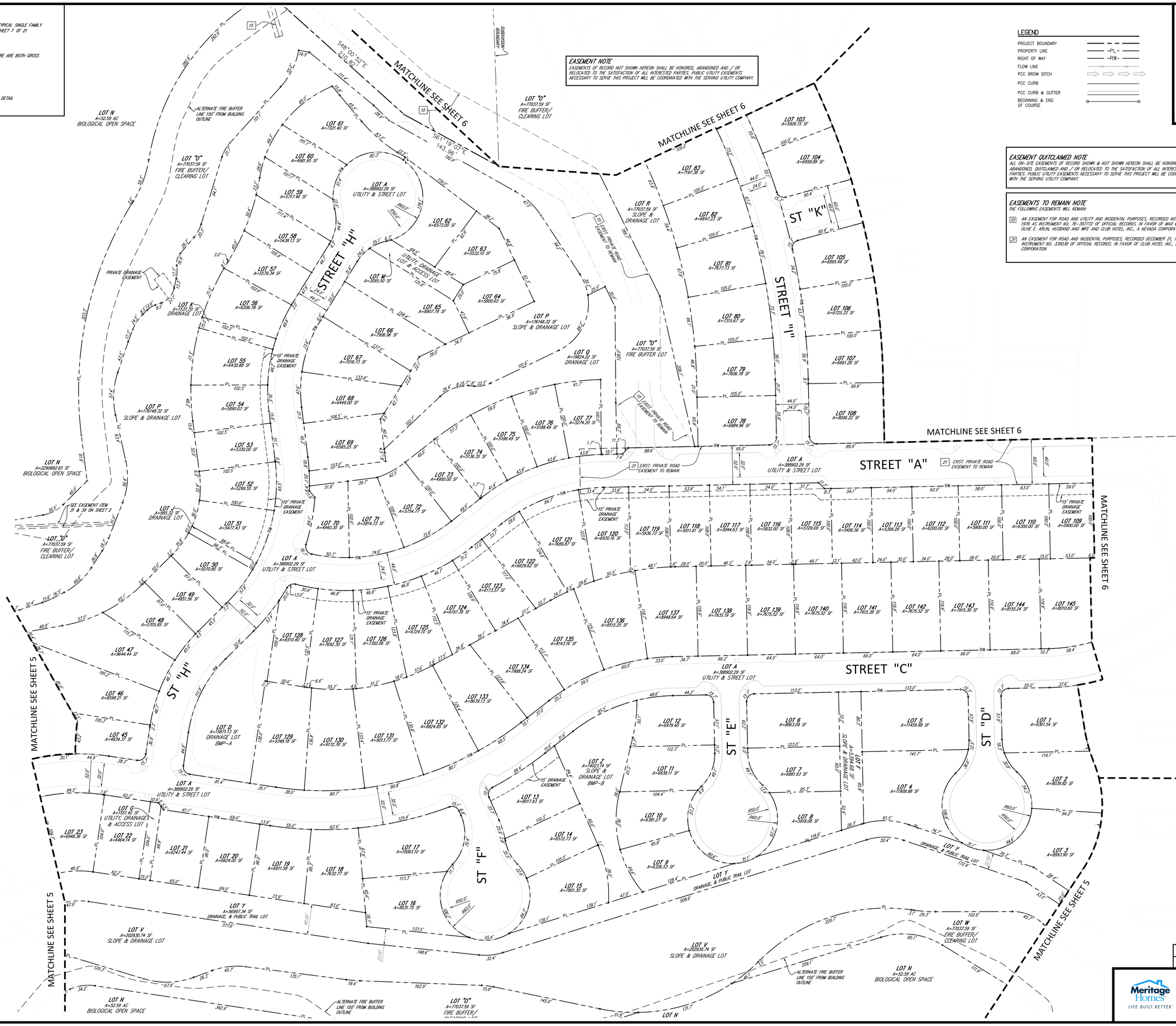
K:\24\24044\Engineering\TM\TM SHTS\Sheet1 - TM 24044 TM CONTAINS MAP OVERALL.dwg 1/15/2026 10:38 AM CRISTOVAL ALVA SOS

NOTE:
FOR LOT TYPICAL SETBACK SEE ("TYPICAL SINGLE FAMILY GRADING LAYOUT AND SETBACK") SHEET 7 OF 21

AREA NOTE:
LOTS 1-145 LOT AREAS SHOWN HERE ARE BOTH GROSS AND NET AREAS

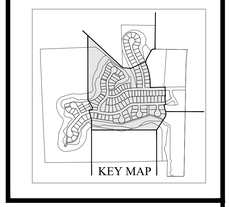
NOTE:
BOXED NUMBERS ARE EASEMENT
REFER TO SHEET 2 FOR EASEMENT DETAIL

EASEMENT NOTE
EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.



LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	-PL-
RIGHT OF WAY	-RW-
FLOW LINE	
PCC BROW DITCH	
PCC CURB	
PCC CURB & GUTTER	
BEGINNING & END OF COURSE	



EASEMENT QUITCLAIMED NOTE
ALL ON-SITE EASEMENTS OF RECORD SHOWN & NOT SHOWN HEREON SHALL BE HONORED, ABANDONED, QUITCLAIMED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

EASEMENTS TO REMAIN NOTE
THE FOLLOWING EASEMENTS WILL REMAIN:

10 AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1976 AS INSTRUMENT NO. 76-397772 OF OFFICIAL RECORDS. IN FAVOR OF MAX M. ARLIN AND OLIVE E. ARLIN, HUSBAND AND WIFE AND CLUB HOTEL, INC., A NEVADA CORPORATION.

21 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1972 AS INSTRUMENT NO. 339038 OF OFFICIAL RECORDS. IN FAVOR OF CLUB HOTEL INC., A NEVADA CORPORATION.

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SHEET 4 OF 22 SHEETS
TENTATIVE MAP

Meritage Homes
LIFE. BUILT. BETTER.

OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

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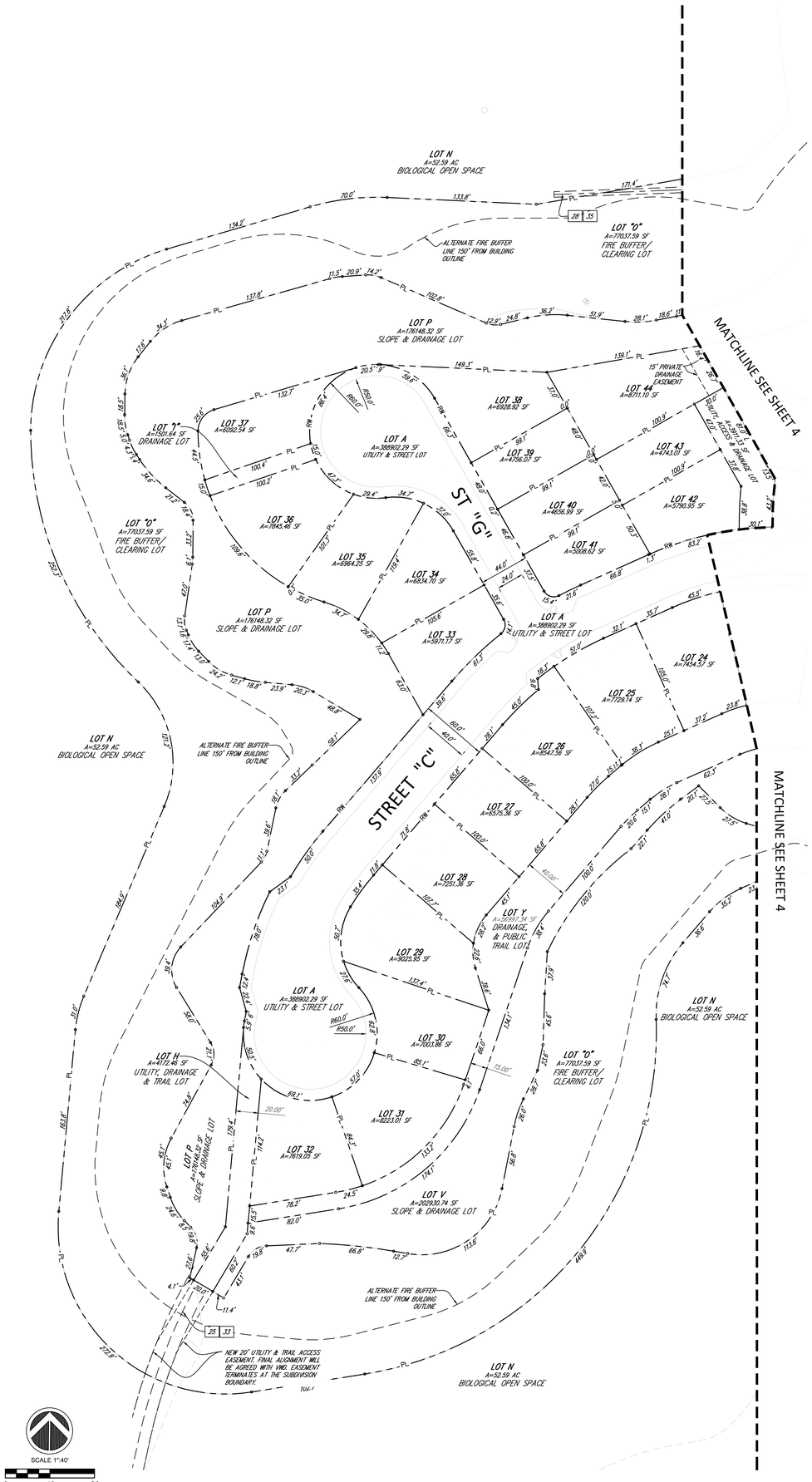

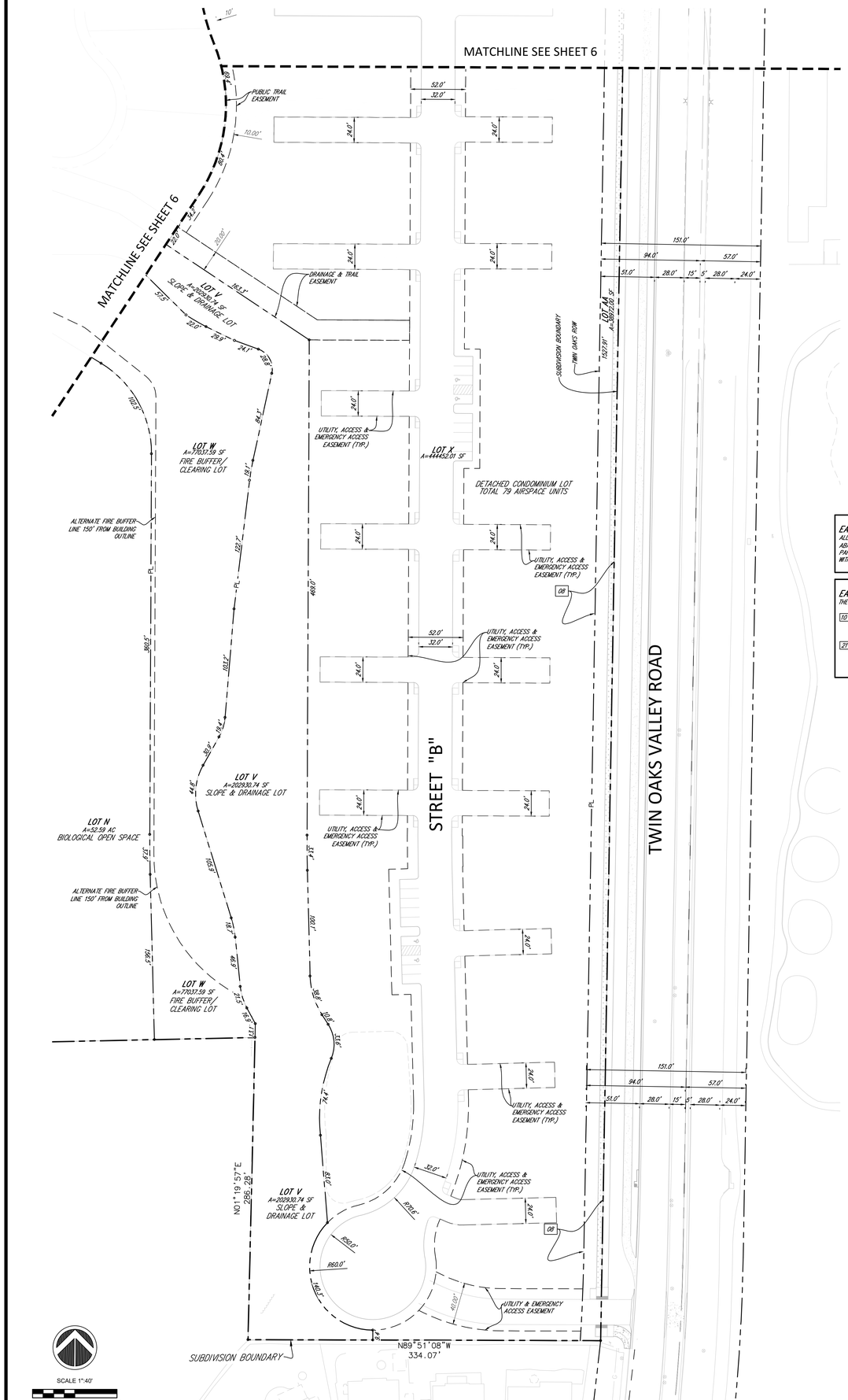

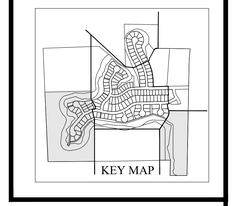

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE -PL-
- RIGHT OF WAY -RW-
- FLOW LINE
- PCC BROW DITCH
- PCC CURB
- PCC CURB & GUTTER
- BEGINNING & END OF COURSE

NOTE:
FOR LOT TYPICAL SETBACK SEE ("TYPICAL SINGLE FAMILY GRADING LAYOUT AND SETBACK") SHEET 7 OF 21

AREA NOTE:
LOTS 1-145 LOT AREAS SHOWN HERE ARE BOTH GROSS AND NET AREAS

NOTE:
BOXED NUMBERS ARE EASEMENT.
REFER TO SHEET 2 FOR EASEMENT DETAIL

EASEMENT QUITCLAIMED NOTE
ALL ON-SITE EASEMENTS OF RECORD SHOWN & NOT SHOWN HEREON SHALL BE HONORED, ABANDONED, QUITCLAIMED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

EASEMENTS TO REMAIN NOTE
THE FOLLOWING EASEMENTS WILL REMAIN:

10 AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1976 AS INSTRUMENT NO. 76-397772 OF OFFICIAL RECORDS. IN FAVOR OF MAX M. ARLIN AND OLIVE E. ARLIN, HUSBAND AND WIFE AND CLUB HOTEL, INC., A NEVADA CORPORATION.

21 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1972 AS INSTRUMENT NO. 339038 OF OFFICIAL RECORDS. IN FAVOR OF CLUB HOTEL INC., A NEVADA CORPORATION.

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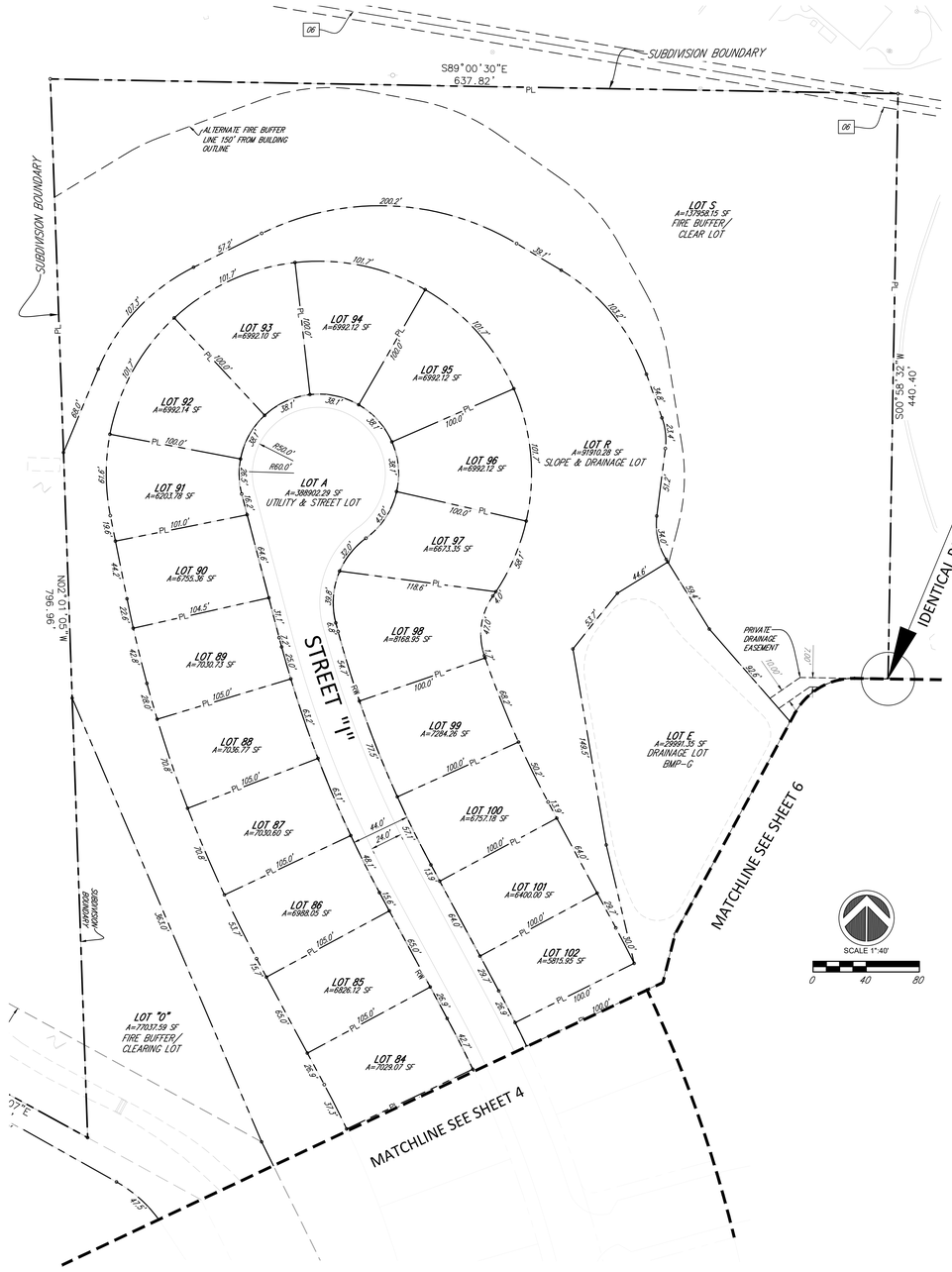
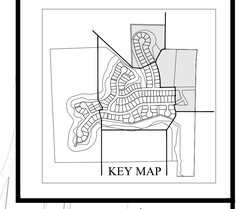
SHEET 5 OF 22 SHEETS
TENTATIVE MAP

Meritage Homes
LIFE. BUILT. BETTER.

OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

J:\21\21044 Engineering\TM\TM 01 Sheets — TM 21044 TM 07x11.dwt dwg 1/20/2026 10:39 AM CRISTAL FLOT SIZE





LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE -PL-
- RIGHT OF WAY -RW-
- FLOW LINE
- PCC BROW DITCH
- PCC CURB
- PCC CURB & GUTTER
- BEGINNING & END OF COURSE

NOTE:
FOR LOT TYPICAL SETBACK SEE ("TYPICAL SINGLE FAMILY GRADING LAYOUT AND SETBACK") SHEET 7 OF 21

AREA NOTE:
LOTS 1-143 LOT AREAS SHOWN HERE ARE BOTH GROSS AND NET AREAS

NOTE:
BOXED NUMBERS ARE EASEMENT
REFER TO SHEET 2 FOR EASEMENT DETAIL

EASEMENT QUITCLAIMED NOTE

ALL ON-SITE EASEMENTS OF RECORD SHOWN & NOT SHOWN HEREON SHALL BE HONORED, ABANDONED, QUITCLAIMED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

EASEMENTS TO REMAIN NOTE

THE FOLLOWING EASEMENTS WILL REMAIN:

10 AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1978, AS INSTRUMENT NO. 78-397722 OF OFFICIAL RECORDS, IN FAVOR OF MAX M. ARUN AND OLIVE E. ARUN, HUSBAND AND WIFE AND CLUB HOTEL, INC., A NEVADA CORPORATION.

21 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1972 AS INSTRUMENT NO. 339038 OF OFFICIAL RECORDS, IN FAVOR OF CLUB HOTEL INC., A NEVADA CORPORATION.

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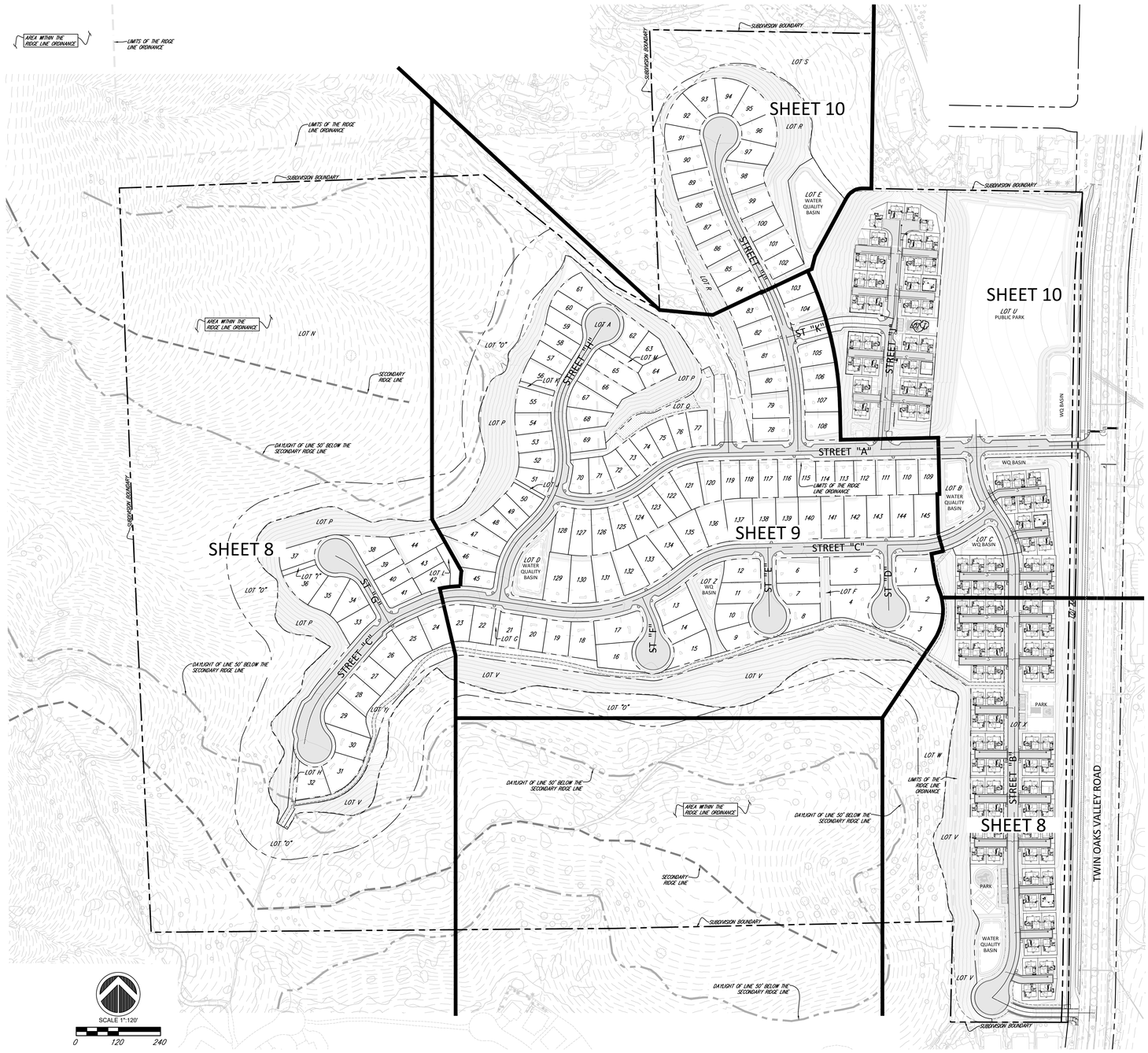
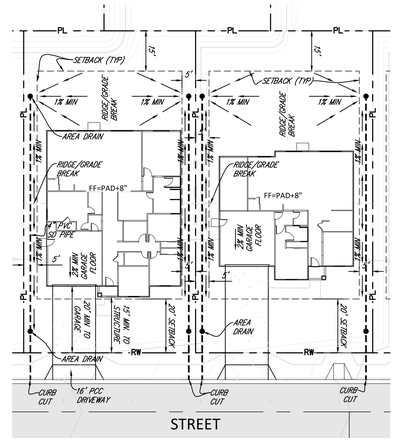
E:\CAD\CAD\Engineering\187\01\Sheets - tm\CIVIL\187_01_TENTATIVE MAP.dwg 1/22/2026 4:25 PM ORIGINAL PLOT SIZE:

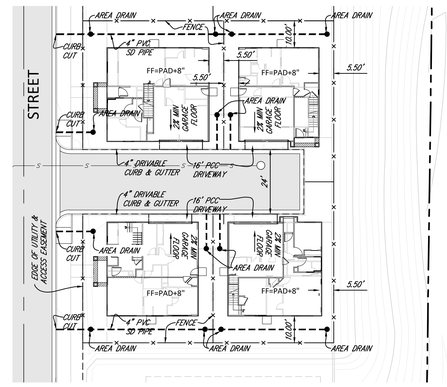


LEGEND

PROJECT BOUNDARY	
EXIST MAJOR CONTOUR	100
EXIST MINOR CONTOUR	
PROPOSE MAJOR CONTOUR	100
PROPOSE MINOR CONTOUR	
RETAINING WALL	
PCC CURB	
PCC CURB & GUTTER	



TYPICAL SINGLE FAMILY GRADING LAYOUT
NOT TO SCALE



TYPICAL DETACHED CONDOMINIUM GRADING LAYOUT
NOT TO SCALE

GRADING VOLUME

THE PRISMOIDAL VOLUME METHOD WAS USED TO CALCULATE THE VALUES SHOWN HEREON. VOLUMES INCLUDE REMEDIAL BULKING, SHRINKAGE, WQ BASINS, STORM DRAIN TRENCHES, BUILDING FOUNDATIONS AND STANDARD STREET SECTIONS.

ADJUSTED CUT VOLUME = 662,300 CY
ADJUSTED FILL VOLUME = 662,300 CY

MERITAGE - OAKCREST EARTHWORK VOLUME (01/15/2025)

ITEM	ITEM DESCRIPTION	AREA	SECTION	VOLUME (CY)
1	C3D CUT			553,820.30
2	STREET & SIDEWALK SECTIONS (CUT AREA ONLY, ALREADY INCLUDED IN ITEM 1)		0.00	0.00
3	ADDITIONAL CUT DUE TO WQ BASIN (CUT AREAS ONLY)	34,137.93	4.00	5,057.47
4	ADDITIONAL CUT DUE TO SD PIPE TRENCHES			8,018.07
5	TOTAL RAW CUT			566,895.84
6	C3D CUT BULKING (ASSUMING 15% OF CUT MATERIALS) (REMOVED 1.5' OF TOP SOIL)	481,127.476	0.15	72,169.12
7	BULKING FROM OVER-EX (15% OF OVER-EX)			6,820.51
8	BLDG FOUNDATION & UTILITITES SPOILS (100 CY/BLDG)	100.00	198.00	19,800.00
9	TOTAL AVAILABLE MATERIALS FOR ON-SITE FILL			665,685.47
10				
11	C3D FILL			589,605.45
12	STREET & SIDEWALK SECTIONS (CUT AREA ONLY, ALREADY INCLUDED IN ITEM 11)		0.00	0.00
13	15% SHRINKAGE (TOP 1.5 FT OF TOTAL GP FOOTPRINT)	171,536.73	0.15	25,730.51
14	SHRINKAGE DUE TO ALLUVIAL REMOVE & RECOMPACT			43,591.32
15	RAW FILL VOLUME			658,927.28
16	RAW EXPORT (CY)			6,758.19
17	COMMON EXCAVATION/EMBANKMENT		662,300.00	

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SHEET 7 OF 22 SHEETS
GP OVERALL & INDEX

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SAN MARCOS, CA

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CONSTRUCTION NOTES
SURFACE IMPROVEMENTS

- SI-01 AC PAVEMENT
- SI-02 6" PCC CURB & GUTTER
- SI-03 RETAINING WALL
- SI-04 TRAFFIC SIGN
- SI-05 STREET LIGHTS
- SI-06 ADA RAMP
- SI-07 GRIND & OVERLAY
- SI-08 DG TRAIL

UTILITY IMPROVEMENTS

- UI-01 SEWER MANHOLE
- UI-02 FIRE HYDRANT
- UI-03 8" WATER MAIN (PUBLIC)
- UI-04 8" WATER MAIN (PRIVATE)
- UI-05 8" SEWER MAIN (PUBLIC)
- UI-06 8" SEWER MAIN (PRIVATE)

CONSTRUCTION NOTES
STORM DRAIN / WATER QUALITY IMPROVEMENTS

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
- SD-03 STORM DRAIN BOX/CLEANOUT
- SD-04 STORM DRAIN PIPE
- SD-05 STORM DRAIN HEADWALL
- SD-06 RIPRAP
- SD-07 WATER QUALITY OUTLET CONTROL STRUCTURE
- SD-08 WATER QUALITY VEGETATED / ROCK SWALE
- SD-09 WATER QUALITY VEGETATED SWALE

KEY MAP

LEGEND

PROJECT BOUNDARY
PROPERTY LINE
RIGHT OF WAY
EXIST MAJOR CONTOUR
EXIST MINOR CONTOUR
PROPOSE MAJOR CONTOUR
PROPOSE MINOR CONTOUR
RETAINING WALL
EXIST WATER MAIN
EXIST SEWER MAIN
NEW WATER MAIN
NEW SEWER MAIN
FLOW LINE
PCC BROW DITCH
EXIST. FIRE LINE
FIRE HYDRANT
STREET/PARKING LIGHT
STORM DRAIN INLETS/CLEANOUTS
WATER SERVICE LATERAL
SEWER SERVICE LATERAL
FIRE SERVICE LATERAL
PCC CURB
PCC CURB & GUTTER
TEE LATERAL
BLOW OFF
AIR VENT
THRUST BLOCK
GREENSTREET TREE
2:1 MAX SLOPE

OVERHEAD UTILITY LINE NOTE:
ALL OVERHEAD UTILITY LINES UNDER 69 KVA WITHIN THE SUBDIVISION BOUNDARY OR ALONG THE PROJECT FRONTAGE ARE TO BE UNDERGROUNDED.

NOTES:
1. SEE SHEETS 3, 4, 6 FOR LOT INFORMATIONS (TM SHEETS).
2. SEE SHEET 11 FOR TWIN OAKS VALLEY ROAD IMPROVEMENTS.
3. SHEETS 14, 15, 16 FOR PROPOSED UTILITIES.
4. SEE SHEETS 18, 19, 20 FOR SITE DEVELOPMENT PLAN.
5. SEE SHEET 22 FOR WQMP EXHIBIT.

NOTES:
BOXED NUMBERS ARE EASEMENT
REFER TO SHEET 2 FOR EASEMENT DETAIL

SCALE 1"-40'
0 40 80

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SHEET 8 OF 22 SHEETS
GRADING PLAN

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OAKCREST
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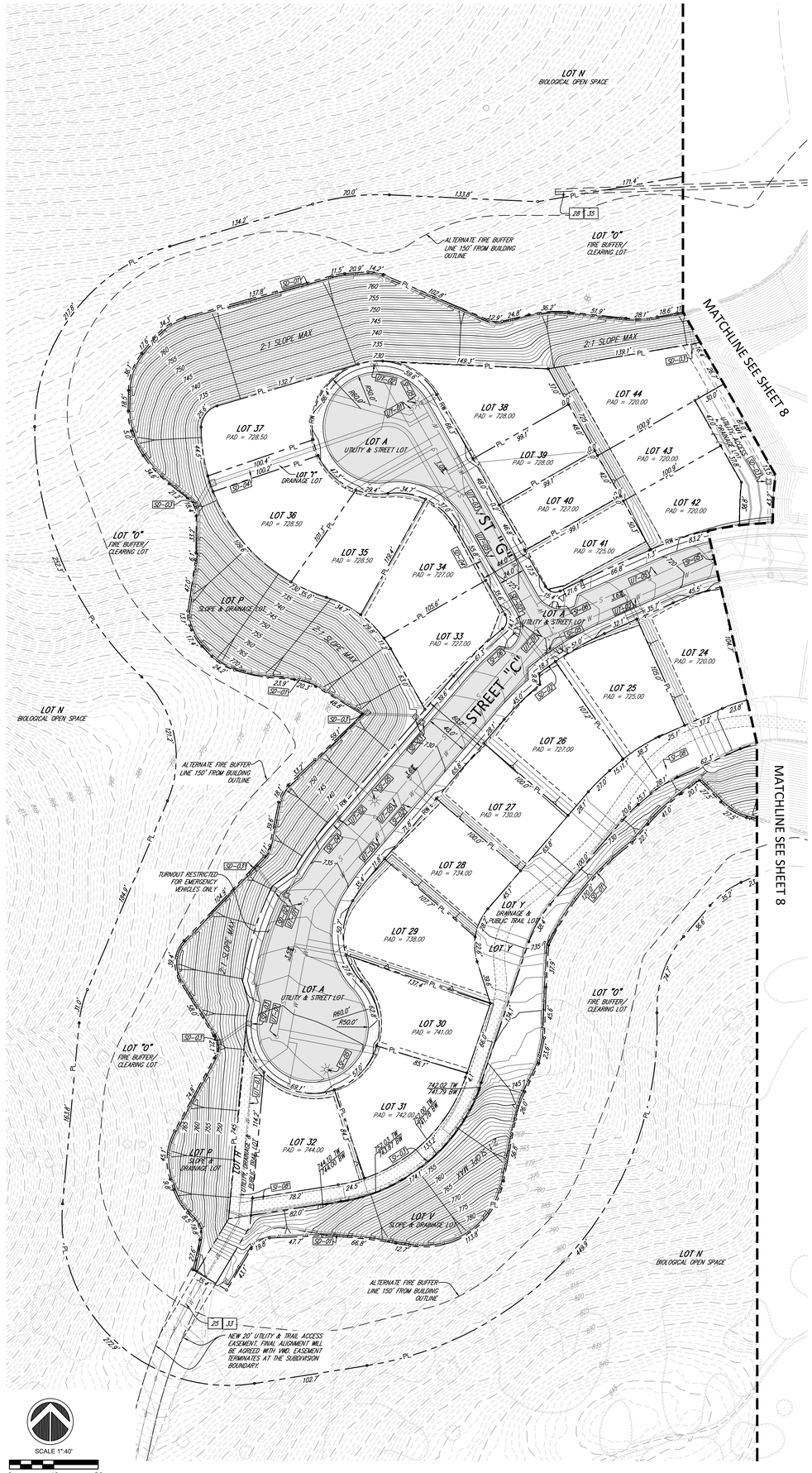

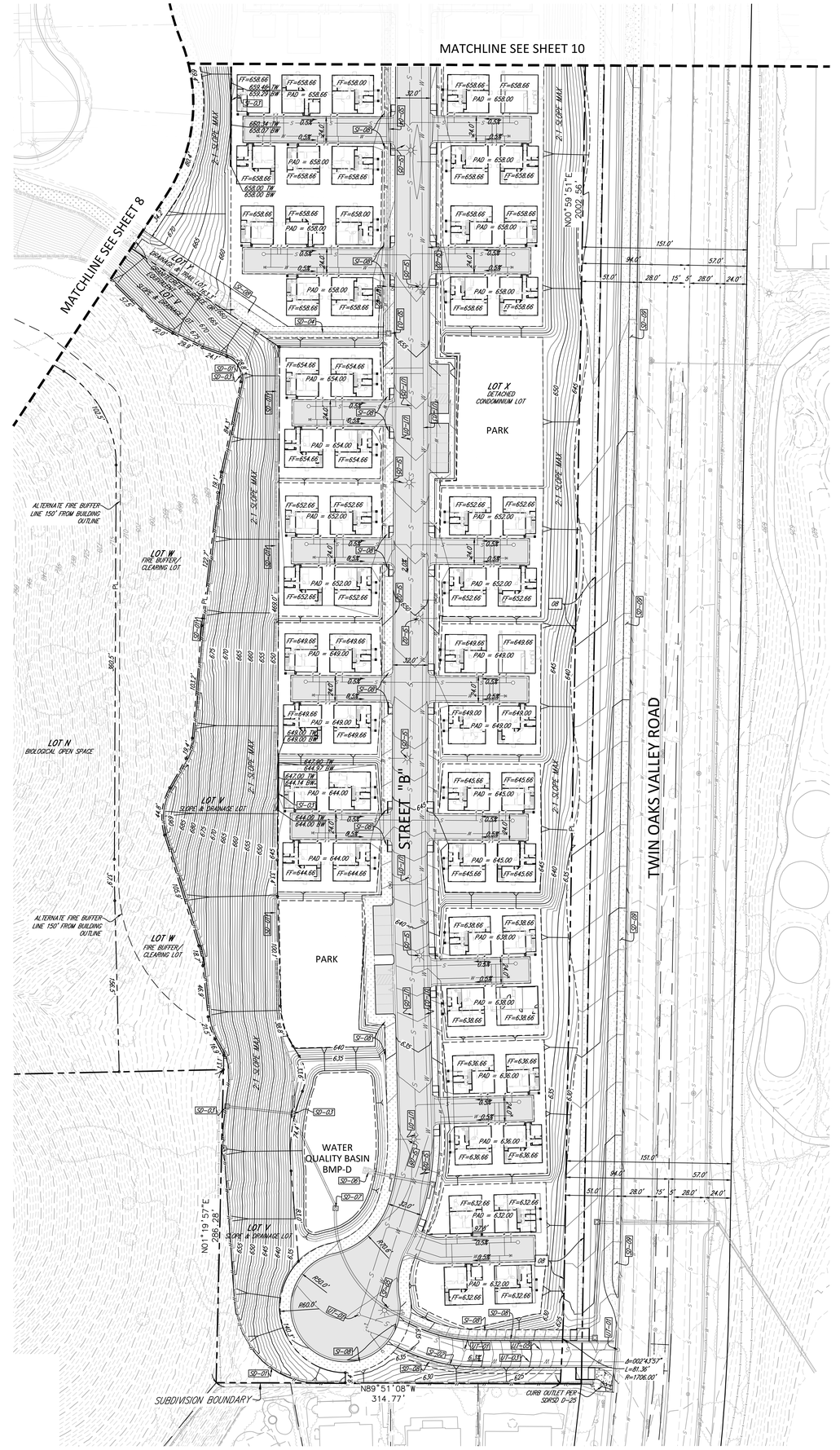

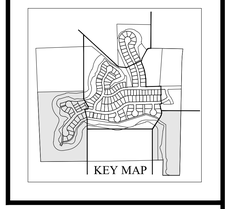

OVERHEAD UTILITY LINE NOTE:
ALL OVERHEAD UTILITY LINES UNDER 69 KVA WITHIN THE SUBDIVISION BOUNDARY OR ALONG THE PROJECT FRONTAGE ARE TO BE UNDERGROUNDED.

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE (-PL-)
- RIGHT OF WAY (-RW-)
- EXIST MAJOR CONTOUR (100)
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR (100)
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- EXIST WATER MAIN (W)
- EXIST SEWER MAIN (S)
- NEW WATER MAIN (W)
- NEW SEWER MAIN (S)
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE (F)
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL (W)
- SEWER SERVICE LATERAL (S)
- FIRE SERVICE LATERAL (F)
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK
- GREENSTREET TREE
- 2:1 MAX SLOPE

CONSTRUCTION NOTES

SURFACE IMPROVEMENTS

- SI-01 AC PAVEMENT
- SI-02 6" PCC CURB & GUTTER
- SI-03 RETAINING WALL
- SI-04 TRAFFIC SIGN
- SI-05 STREET LIGHTS
- SI-06 ADA RAMP
- SI-07 GRIND & OVERLAY
- SI-08 DG TRAIL

UTILITY IMPROVEMENTS

- UT-01 SEWER MANHOLE
- UT-02 FIRE HYDRANT
- UT-03 8" WATER MAIN (PUBLIC)
- UT-04 8" WATER MAIN (PRIVATE)
- UT-05 8" SEWER MAIN (PUBLIC)
- UT-06 8" SEWER MAIN (PRIVATE)

STORM DRAIN / WATER QUALITY IMPROVEMENTS

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
- SD-03 STORM DRAIN BOX/CLEANOUT
- SD-04 STORM DRAIN PIPE
- SD-05 STORM DRAIN HEADWALL
- SD-06 RIPRAP
- SD-07 WATER QUALITY OUTLET CONTROL STRUCTURE
- SD-08 WATER QUALITY VEGETATED / ROCK SWALE
- SD-09 WATER QUALITY VEGETATED SWALE

NOTES:
1. SEE SHEETS 3, 4, 6 FOR LOT INFORMATIONS (TM SHEETS).
2. SEE SHEET 11 FOR TWIN OAKS VALLEY ROAD IMPROVEMENTS.
3. SHEETS 14, 15, 16 FOR PROPOSED UTILITIES.
4. SEE SHEETS 18, 19, 20 FOR SITE DEVELOPMENT PLAN.
5. SEE SHEET 22 FOR WQMP EXHIBIT.

NOTES:
BOXED NUMBERS ARE EASEMENT
REFER TO SHEET 2 FOR EASEMENT DETAIL

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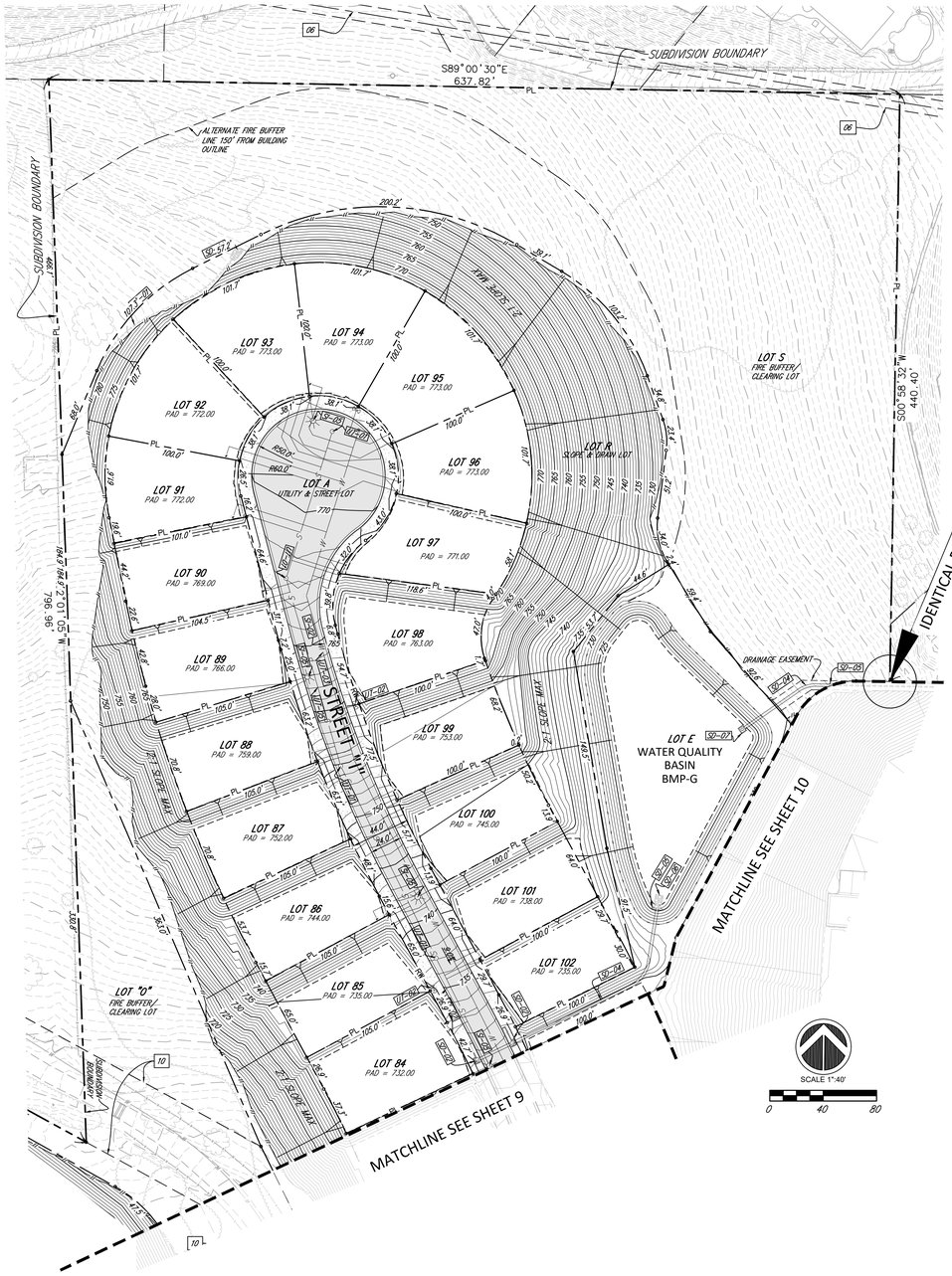
SHEET 9 OF 22 SHEETS
GRADING PLAN

Meritage Homes
LIFE. BUILT. BETTER.

OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

J:\2012\12014\Engineering\TM\TM GR Sheets - 10\12014 TM GR.dwg 12/20/2018 10:36 AM ORIGINAL PLOT SIZE:





LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE —PL—
- RIGHT OF WAY —RW—
- EXIST MAJOR CONTOUR —100—
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR 100
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- EXIST WATER MAIN W
- EXIST SEWER MAIN S
- NEW WATER MAIN W
- NEW SEWER MAIN S
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE F
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL W
- SEWER SERVICE LATERAL S
- FIRE SERVICE LATERAL F
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK
- GREENSTREET TREE
- 2:1 MAX SLOPE

CONSTRUCTION NOTES

SURFACE IMPROVEMENTS

- SD-01 AC PAVEMENT
- SD-02 6" PCC CURB & GUTTER
- SD-03 RETAINING WALL
- SD-04 TRAFFIC SIGN
- SD-05 STREET LIGHTS
- SD-06 ADA RAMP
- SD-07 GRIND & OVERLAY
- SD-08 DG TRAIL

UTILITY IMPROVEMENTS

- UT-01 SEWER MANHOLE
- UT-02 FIRE HYDRANT
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- UT-04 8" WATER MAIN (PRIVATE)
- UT-05 8" SEWER MAIN (PUBLIC)
- UT-06 8" SEWER MAIN (PRIVATE)

CONSTRUCTION NOTES

STORM DRAIN / WATER QUALITY IMPROVEMENTS

- SD-01 PCC BROW DITCH
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- SD-08 WATER QUALITY VEGETATED / ROCK SWALE
- SD-09 WATER QUALITY VEGETATED SWALE

NOTES:

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SHEET 10 OF 22 SHEETS
GRADING PLAN

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OAKCREST
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SAN MARCOS, CA

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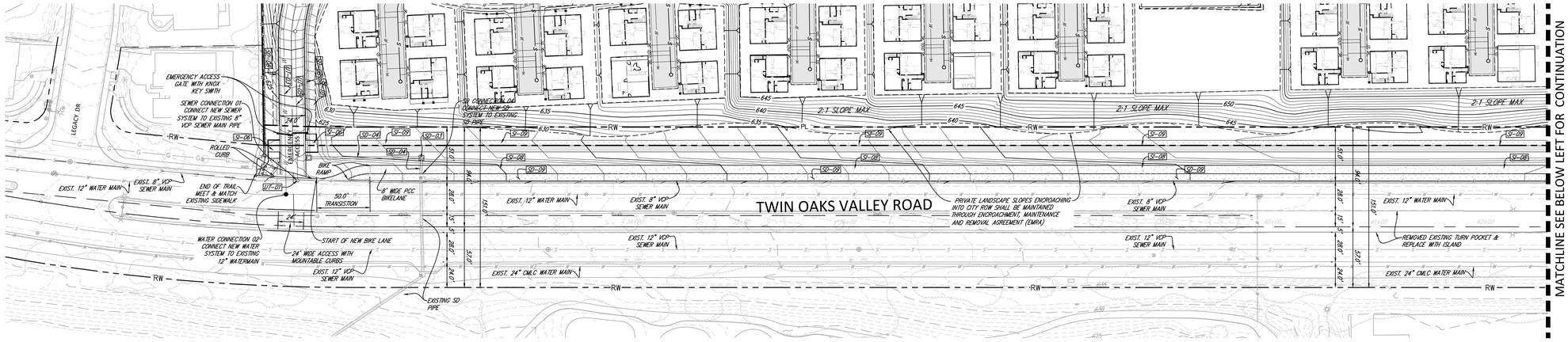
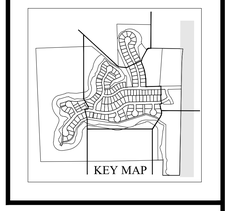
K:\24\24044\Engineering\TM\TM 6\11Sheets - TM 24044 TM 06.dwg 12/22/2025 10:38 AM GRADING PLOT DATE





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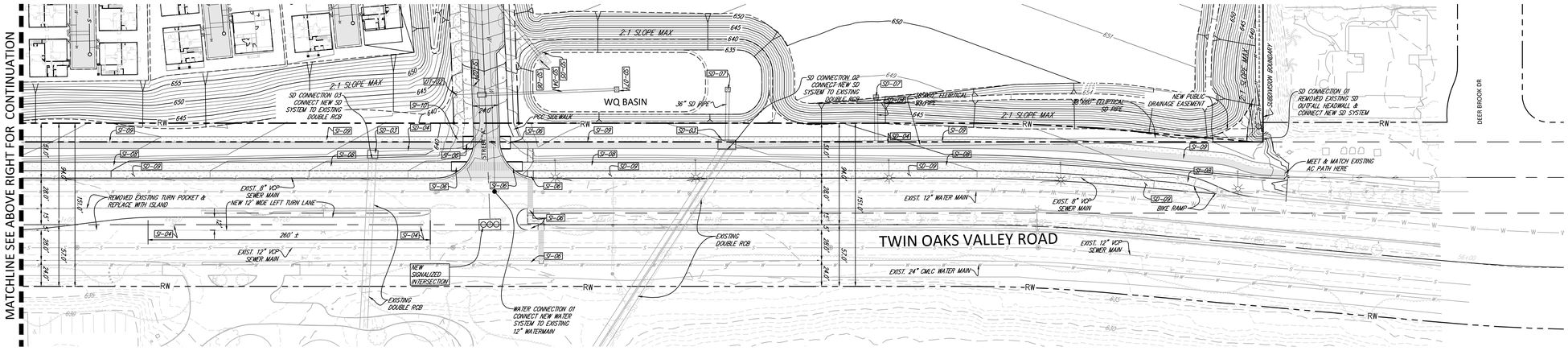

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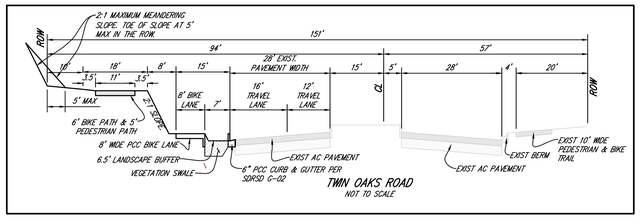

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- EXIST WATER MAIN
- EXIST SEWER MAIN
- NEW WATER MAIN
- NEW SEWER MAIN
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL
- SEWER SERVICE LATERAL
- FIRE SERVICE LATERAL
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK
- GREENSTREET TREE
- 2:1 MAX SLOPE

CONSTRUCTION NOTES

STORM DRAIN / WATER QUALITY IMPROVEMENTS

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
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- SD-04 STORM DRAIN PIPE
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- SD-06 RIPRAP
- SD-07 WATER QUALITY OUTLET CONTROL STRUCTURE
- SD-08 WATER QUALITY VEGETATED / ROCK SWALE
- SD-09 WATER QUALITY VEGETATED SWALE

SURFACE IMPROVEMENTS

- S-01 AC PAVEMENT
- S-02 6" PCC CURB & GUTTER
- S-03 RETAINING WALL
- S-04 TRAFFIC SIGN / MARKERS / LIGHT
- S-05 STREET LIGHTS
- S-06 ADA RAMP
- S-07 GRIND & OVERLAY
- S-08 8' PCC BIKE LANE
- S-09 11' WIDE TRAIL (6' BIKE / 5' PEDESTRIAN)
- S-10 10' PEDESTRIAN D.G. TRAIL

UTILITY IMPROVEMENTS

- U/T-01 SEWER MANHOLE
- U/T-02 FIRE HYDRANT
- U/T-03 8" WATER MAIN (PUBLIC)
- U/T-04 8" WATER MAIN (PRIVATE)
- U/T-05 8" SEWER MAIN (PUBLIC)
- U/T-06 8" SEWER MAIN (PRIVATE)

NOTES:

1. SEE SHEETS 3, 4, 6 FOR LOT INFORMATIONS (TM SHEETS).
2. SHEETS 14, 15, 16 FOR PROPOSED UTILITIES.
3. SEE SHEETS 18, 19, 20 FOR SITE DEVELOPMENT PLAN.
4. SEE SHEET 22 FOR WQMP EXHIBIT.

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SHEET 11 OF 22 SHEETS

TWIN OAKS VALLEY RD IMPROVEMENTS

Meritage Homes
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SAN MARCOS, CA

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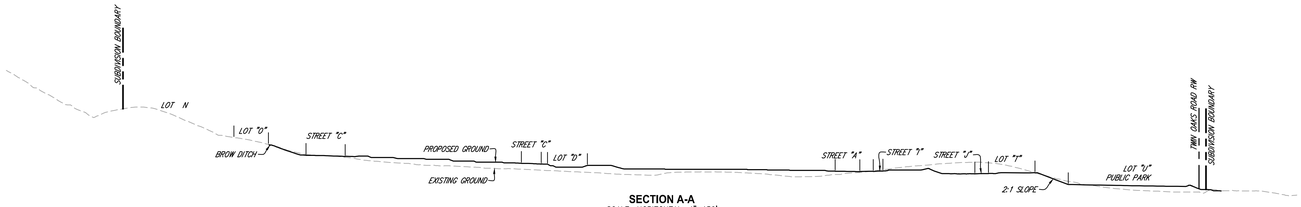
P:\24\24044\Engineering\TM\TM 01\Sheets — TM\24044 TM 01.dwg 1/22/2026 10:40 AM ORIGINAL (6.01" x 30.5")



SECTION A-A
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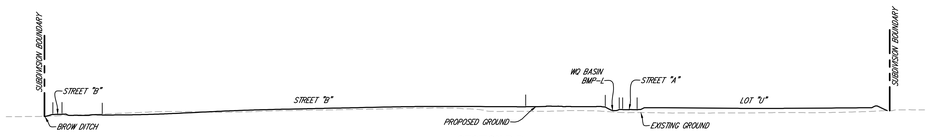
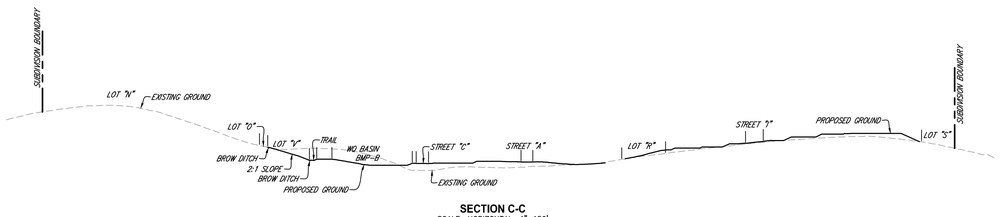
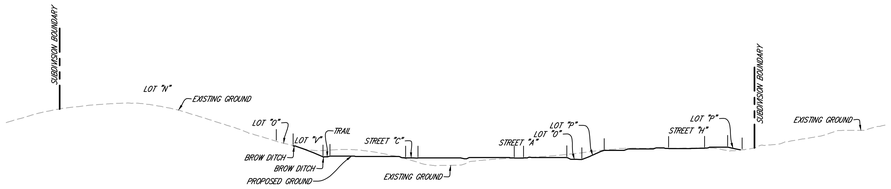
VERTICAL: 1"=150'



SECTION B-B
SCALE: HORIZONTAL: 1"=150'
VERTICAL: 1"=150'



SECTION C-C
SCALE: HORIZONTAL: 1"=150'
VERTICAL: 1"=150'



SECTION D-D
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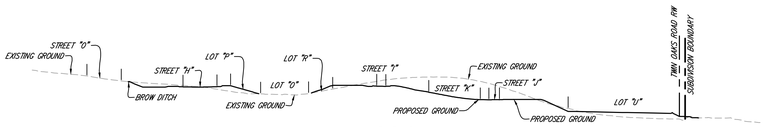
VERTICAL: 1"=150'



SECTION E-E
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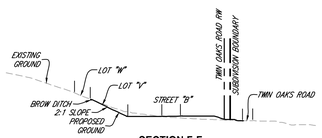
VERTICAL: 1"=150'



SECTION F-F
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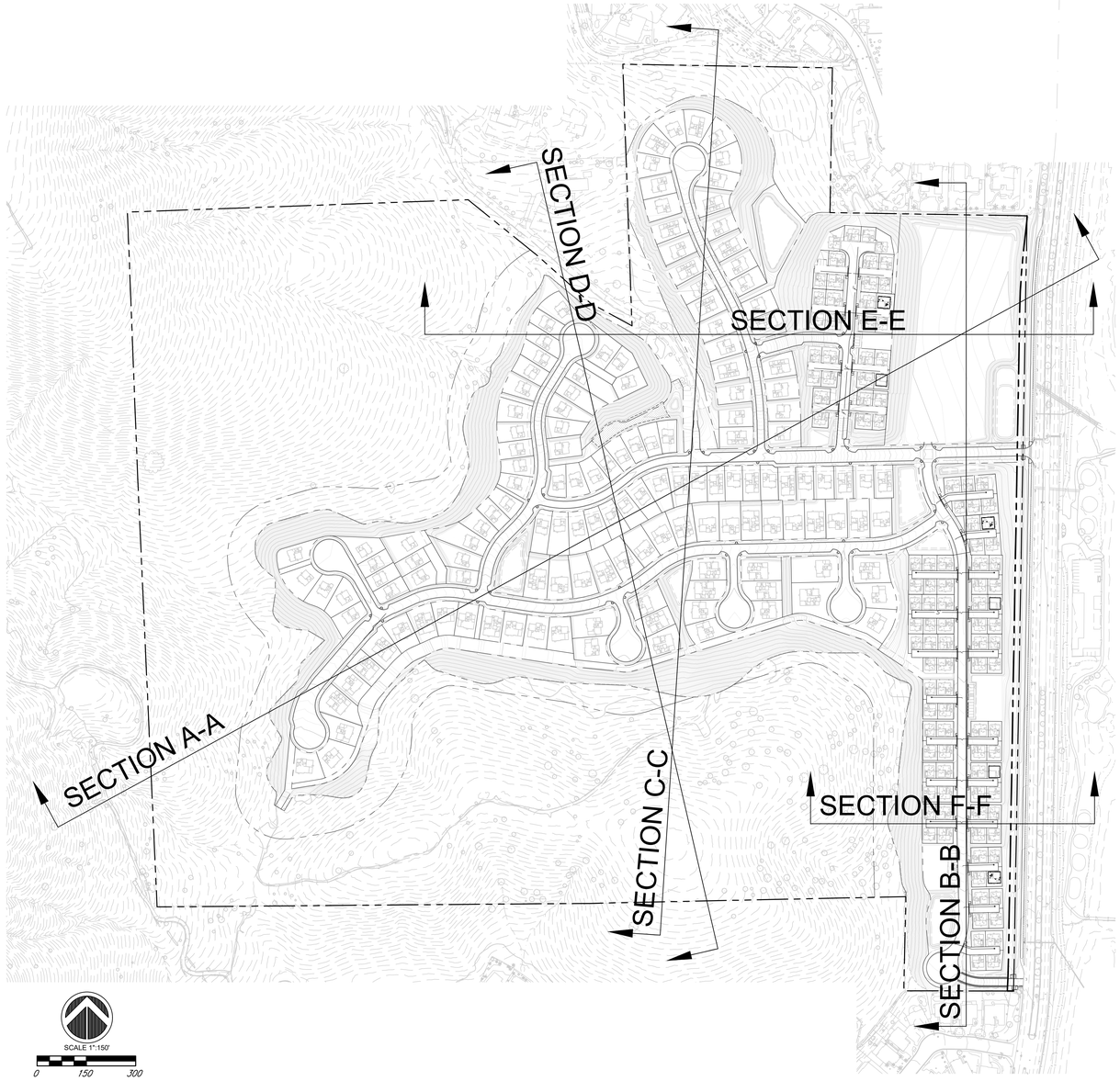
VERTICAL: 1"=150'



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SHEET 12 OF 22 SHEETS
SECTIONS & PROFILES

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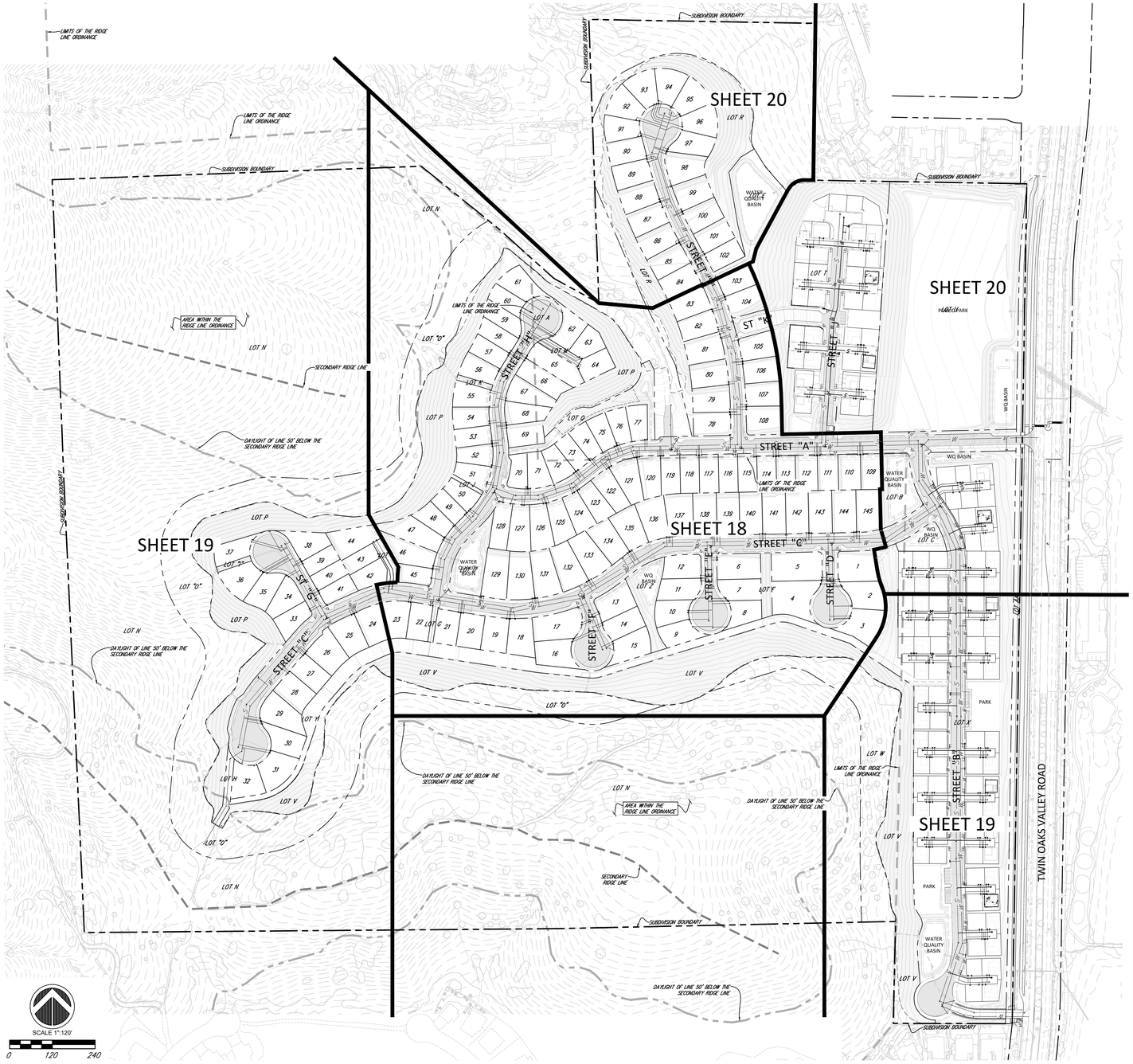
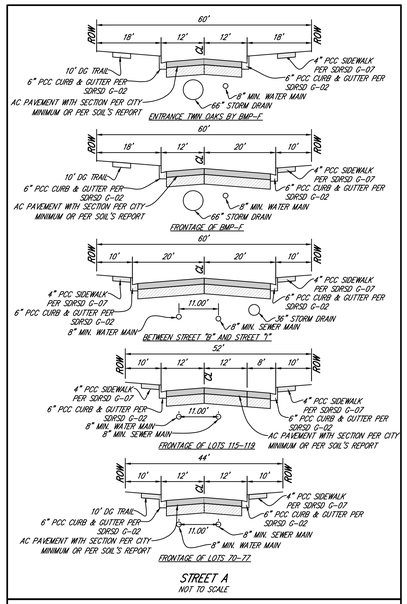
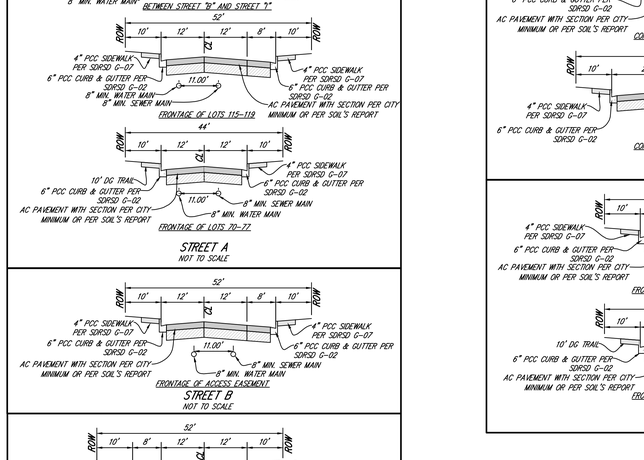
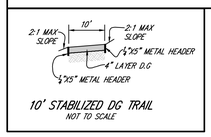


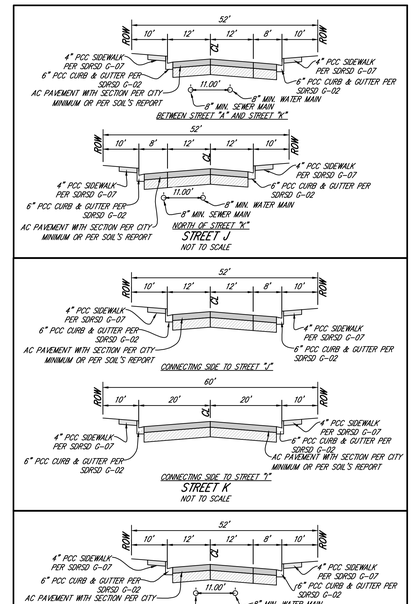
LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE -PL-
- RIGHT OF WAY -RW-
- EXIST MAJOR CONTOUR 100
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR 100
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- EXIST WATER MAIN
- EXIST SEWER MAIN S
- NEW WATER MAIN W
- NEW SEWER MAIN S
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL w
- SEWER SERVICE LATERAL s
- FIRE SERVICE LATERAL f
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK
- GREENSTREET TREE









WATER & SEWER MAIN NOTES:

1. NO CURVES ON SEWER MAIN AND WATER MAIN LINES.
2. MINIMUM SPACING BETWEEN SEWER MAIN AND WATER MAIN: 11'
3. MINIMUM SEWER AND WATER MAIN DIAMETER: 8"
4. MINIMUM SEWER MAIN COVER: 40"
5. MINIMUM WATER MAIN COVER: 42"
6. MINIMUM MANHOLE DIAMETER: 48"

OVERHEAD UTILITY LINE NOTE:

ALL OVERHEAD UTILITY LINES UNDER 69 KVA WITHIN THE SUBDIVISION BOUNDARY OR ALONG THE PROJECT FRONTAGE ARE TO BE UNDERGROUNDED.

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SHEET 13 OF 22 SHEETS
UTILITIES OVERALL SHEET

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OAKCREST
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SAN MARCOS, CA

NOT FOR CONSTRUCTION

P:\241240\Engineering\Plan\01\Sheets - Plan\2241 TM UTILITIES OVERALL.dwg 1/22/2026 10:42 AM ORIGINAL PLOT SIZE

CONSTRUCTION NOTES

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
- SD-03 STORM DRAIN BOX/CLEANOUT
- SD-04 STORM DRAIN PIPE
- SD-05 STORM DRAIN HEADWALL
- SD-06 RIPRAP
- SD-07 WATER QUALITY OUTLET CONTROL STRUCTURE
- SD-08 REVERSE CURB OUTLET

UTILITY IMPROVEMENTS

- UT-01 SEWER MANHOLE
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- UT-03 8" WATER MAIN (PUBLIC)
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LEGEND

PROJECT BOUNDARY
PROPERTY LINE
RIGHT OF WAY
EXIST MAJOR CONTOUR
EXIST MINOR CONTOUR
PROPOSE MAJOR CONTOUR
PROPOSE MINOR CONTOUR
RETAINING WALL
EXIST WATER MAIN
EXIST SEWER MAIN
NEW WATER MAIN
NEW SEWER MAIN
FLOW LINE
PCC BROW DITCH
EXIST. FIRE LINE
FIRE HYDRANT
STREET/PARKING LIGHT
STORM DRAIN INLETS/CLEANOUTS
WATER SERVICE LATERAL
SEWER SERVICE LATERAL
FIRE SERVICE LATERAL
PCC CURB
PCC CURB & GUTTER
TEE LATERAL
BLOW OFF
AIR VENT
THRUST BLOCK
GREENSTREET TREE

KEY MAP

NOTES:
1. SEE SHEETS 3, 4, 6 FOR LOT INFORMATIONS (TM SHEETS).
2. SEE SHEETS 7, 9, 8, 10 FOR GRADING INFORMATION & PAD ELEVATIONS.
3. SHEETS 17, 17, 18, 19 FOR SITE DEVELOPMENT PLAN.
4. SEE SHEET 22 FOR WQMP EXHIBIT.

MATCHLINE SEE SHEET 16
MATCHLINE SEE SHEET 15
STREET "H"
STREET "K"
STREET "A"
STREET "C"
ST "E"
ST "D"
ST "F"
LOT K
LOT J
LOT M
LOT D
LOT G
LOT A
LOT P
LOT Q
LOT Y
LOT V
LOT N
LOT O
LOT F
DRAINAGE LOT
SLOPE & DRAINAGE LOT
UTILITY & STREET LOT
DRAINAGE & ACCESS LOT
ALTERNATE FIRE BUFFER LINE 150' FROM BUILDING OUTLINE
10' DRAINAGE EASEMENT
15' DRAINAGE EASEMENT
UTILITY, ACCESS & DRAINAGE LOT
WATER CONNECTION 04 CONNECT NEW WATER SYSTEM TO EXISTING 8" ACP WATERMAIN
SCALE 1"=40'
0 40 80

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SHEET 14 OF 22 SHEETS
UTILITIES

Meritage Homes
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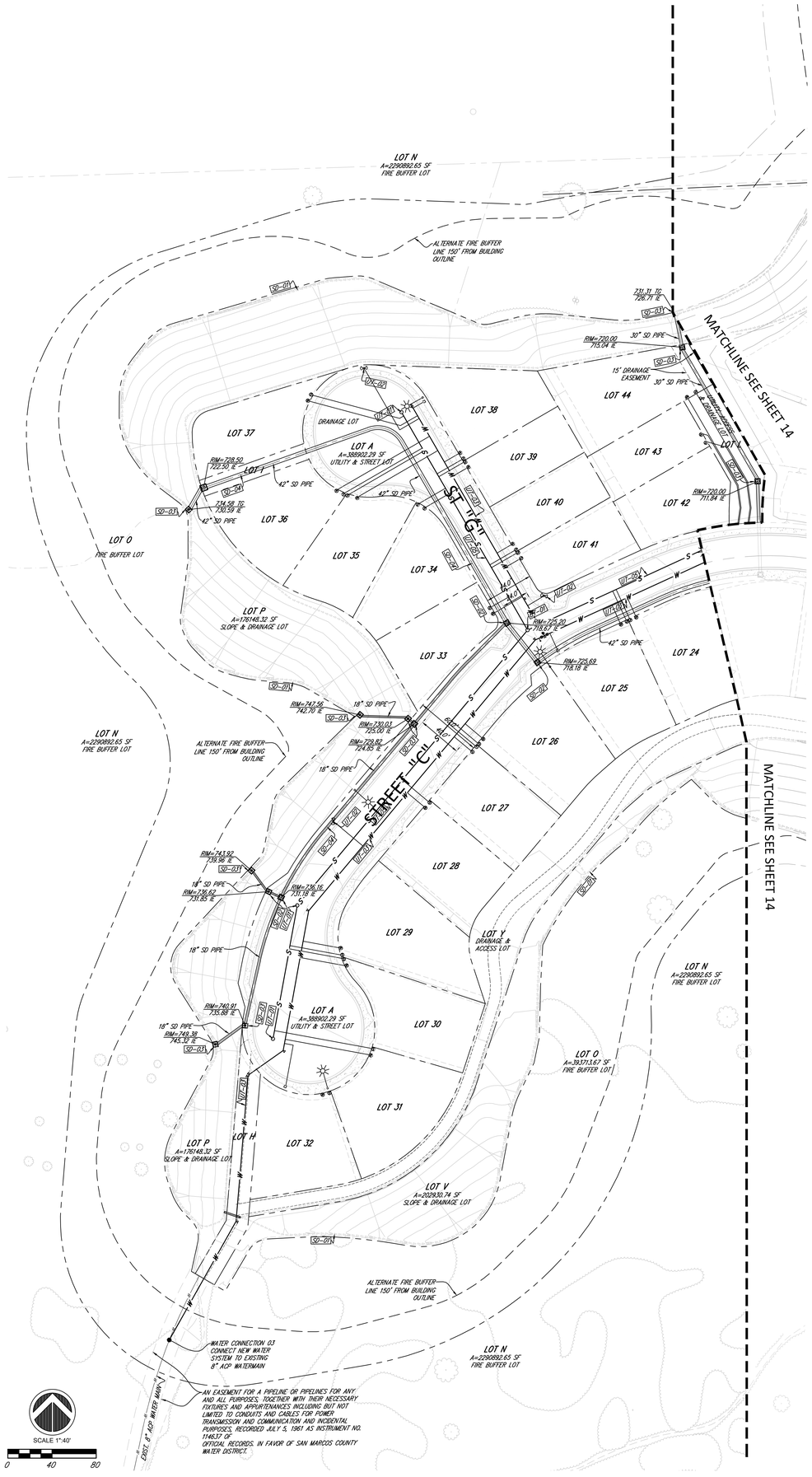
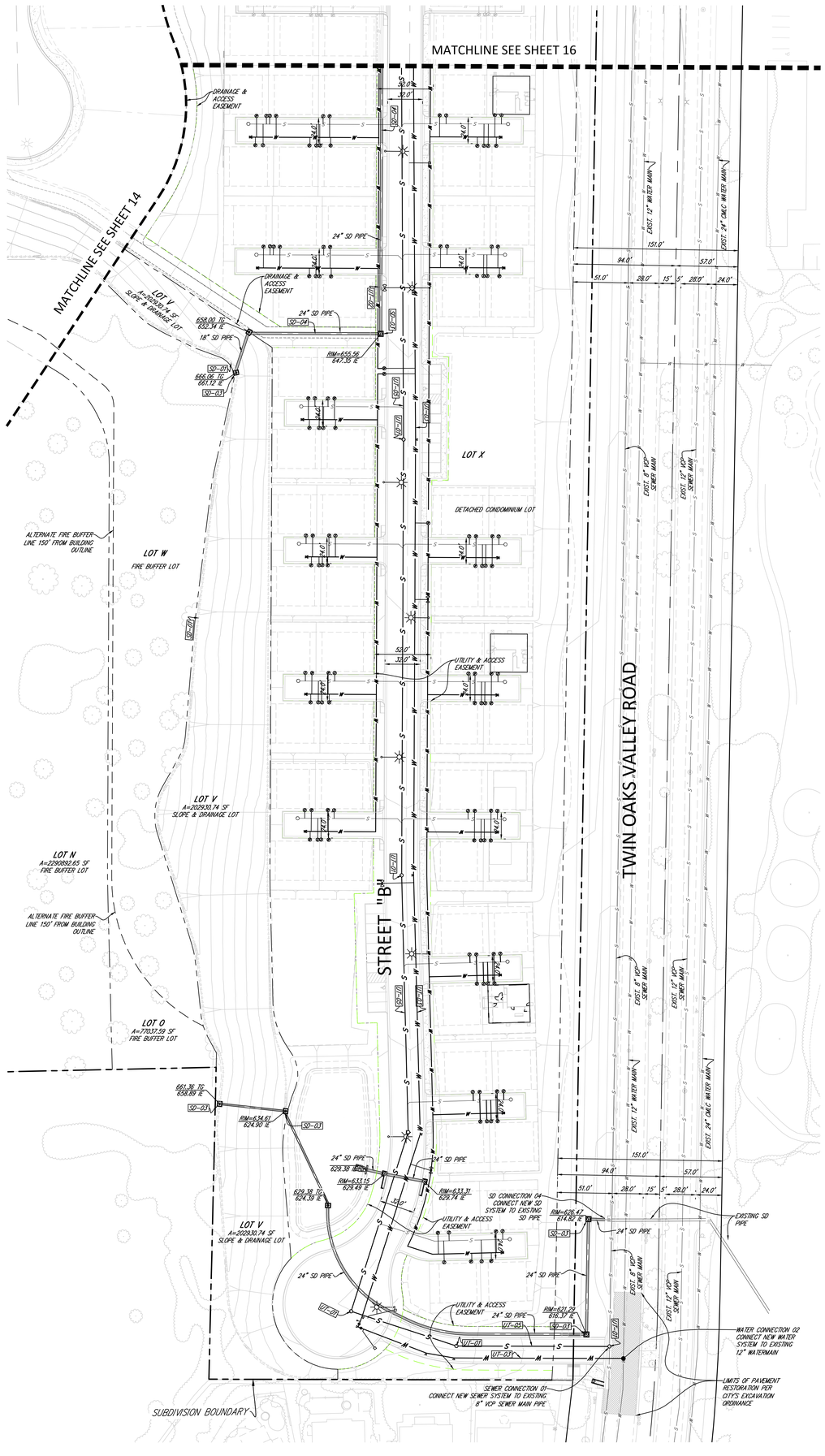
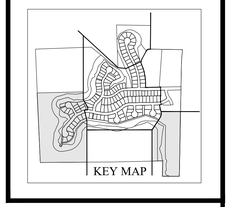
OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

E:\24\24041\Engineering\TM\TM 01\Sheets — TM\24041 TM 01(TOC).dwg 1/22/2026 10:43 AM BRANDAL PLOT SIZE







CONSTRUCTION NOTES

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
- SD-03 STORM DRAIN BOX/CLEANOUT
- SD-04 STORM DRAIN PIPE
- SD-05 STORM DRAIN HEADWALL
- SD-06 RIPRAP
- SD-07 WATER QUALITY OUTLET CONTROL STRUCTURE
- SD-08 REVERSE CURB OUTLET

UTILITY IMPROVEMENTS

- UT-01 SEWER MANHOLE
- UT-02 FIRE HYDRANT
- UT-03 8" WATER MAIN (PUBLIC)
- UT-04 8" WATER MAIN (PRIVATE)
- UT-05 8" SEWER MAIN (PUBLIC)
- UT-06 8" SEWER MAIN (PRIVATE)

NOTES:

1. SEE SHEETS 3, 4, 6 FOR LOT INFORMATIONS (TM SHEETS).
2. SEE SHEETS 7, 8, 8, 10 FOR GRADING INFORMATION & PAD ELEVATIONS.
3. SHEETS 17, 17, 18, 19 FOR SITE DEVELOPMENT PLAN.
4. SEE SHEET 22 FOR WQMP EXHIBIT.

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY
- EXIST MAJOR CONTOUR
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- EXIST WATER MAIN
- EXIST SEWER MAIN
- NEW WATER MAIN
- NEW SEWER MAIN
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL
- SEWER SERVICE LATERAL
- FIRE SERVICE LATERAL
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK
- GREENSTREET TREE

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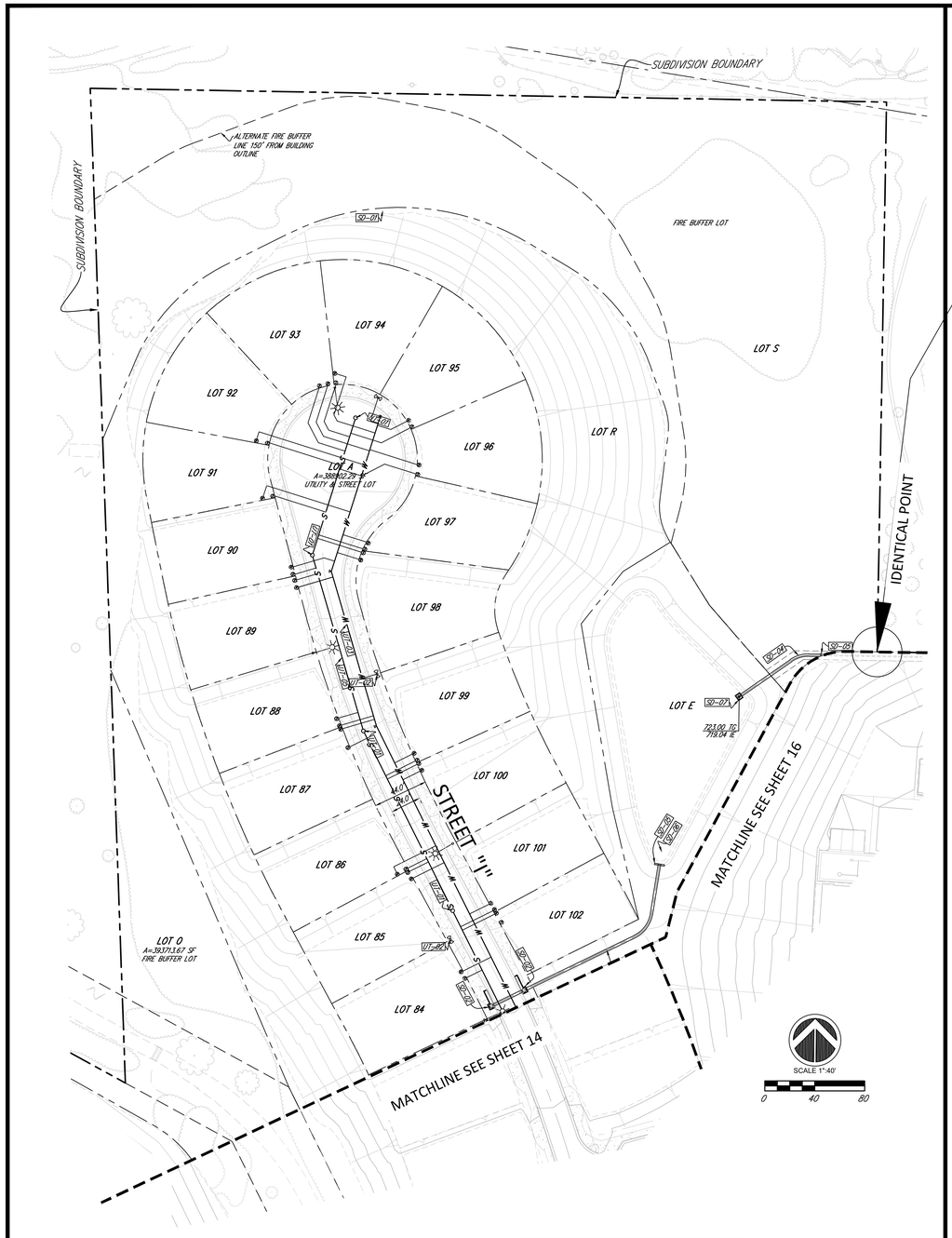
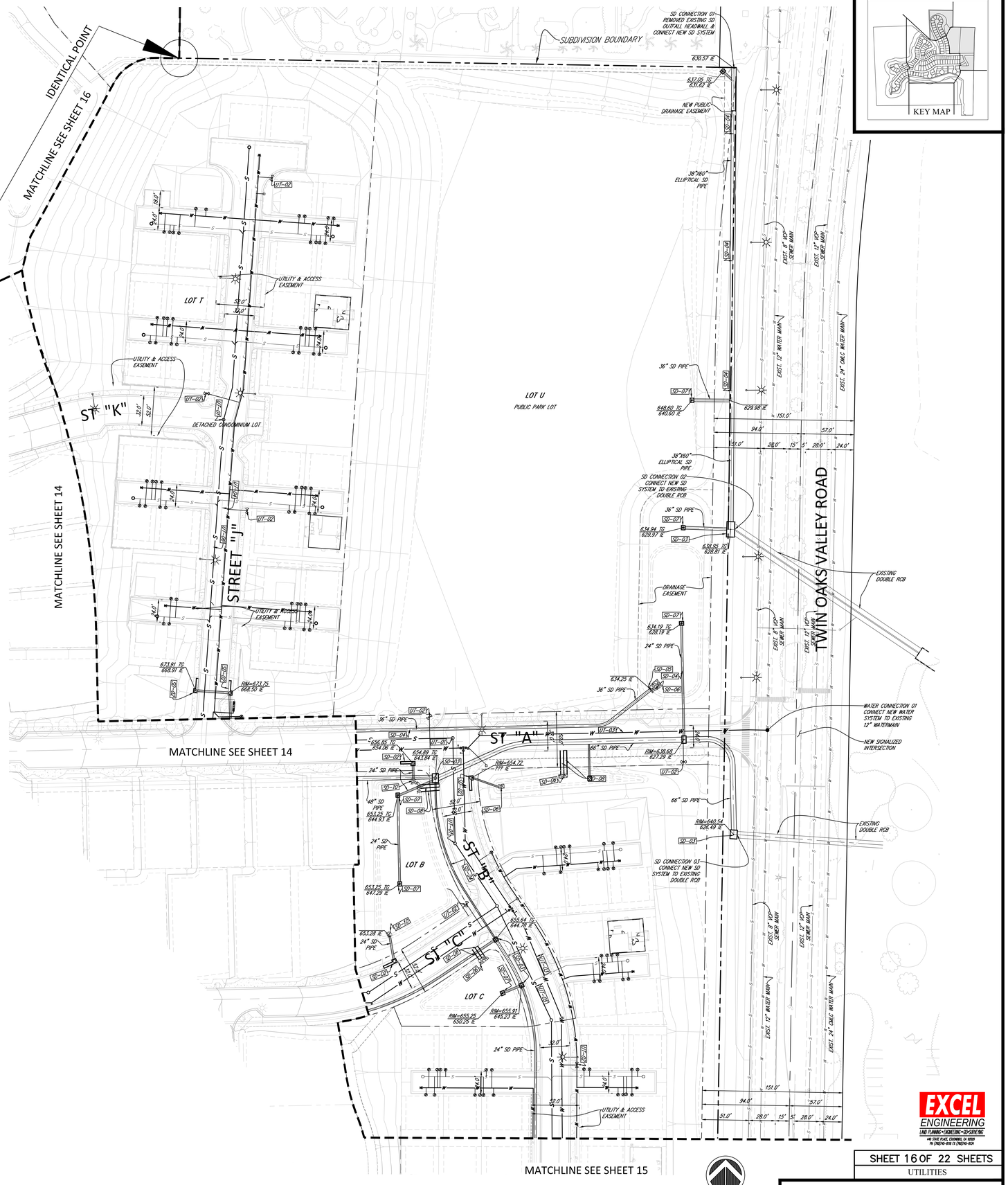
SHEET 15 OF 22 SHEETS
UTILITIES

Meritage Homes
LIFE. BUILT. BETTER.

OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

K:\24\24041\Engineering\GP\GP 1Sheets = TM\24041 TM 1(10-15-20).dwg 12/22/2020 10:14 AM GRAHAM, RUDY 30X42





CONSTRUCTION NOTES

- SD-01 PCC BROW DITCH
- SD-02 STORM DRAIN INLET
- SD-03 STORM DRAIN BOX/CLEANOUT
- SD-04 STORM DRAIN PIPE
- SD-05 STORM DRAIN HEADWALL
- SD-06 RIPRAP
- SD-07 WATER QUALITY OUTLET CONTROL STRUCTURE
- SD-08 REVERSE CURB OUTLET

UTILITY IMPROVEMENTS

- UT-01 SEWER MANHOLE
- UT-02 FIRE HYDRANT
- UT-03 8" WATER MAIN (PUBLIC)
- UT-04 8" WATER MAIN (PRIVATE)
- UT-05 8" SEWER MAIN (PUBLIC)
- UT-06 8" SEWER MAIN (PRIVATE)

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE — -PL-
- RIGHT OF WAY — -RW-
- EXIST MAJOR CONTOUR — 100
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR — 100
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- EXIST WATER MAIN — W
- EXIST SEWER MAIN — S
- NEW WATER MAIN — W
- NEW SEWER MAIN — S
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE — F
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL — W
- SEWER SERVICE LATERAL — S
- FIRE SERVICE LATERAL — F
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
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NOTES:

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SHEET 16 OF 22 SHEETS

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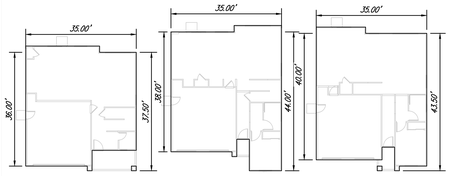
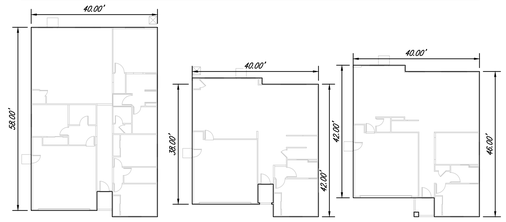
SAN MARCOS, CA

35' WIDE SINGLE FAMILY FLOOR PLANS



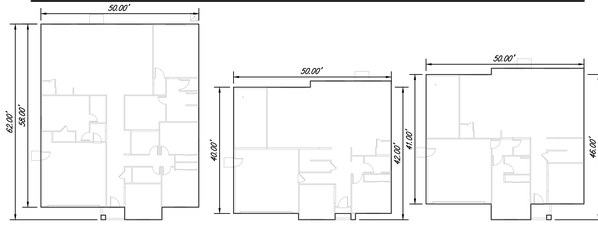
PLAN 3522 NOT TO SCALE | PLAN 3524 NOT TO SCALE | PLAN 3526 NOT TO SCALE

40' WIDE SINGLE FAMILY FLOOR PLANS



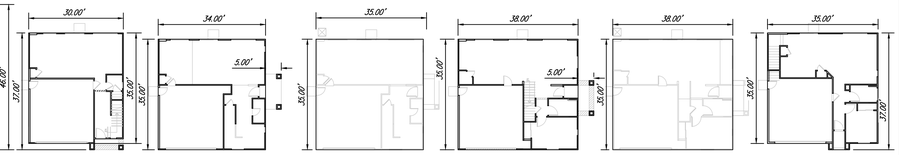
PLAN 4014 NOT TO SCALE | PLAN 4023 NOT TO SCALE | PLAN 4027 NOT TO SCALE

50' WIDE SINGLE FAMILY FLOOR PLANS



PLAN 5016 NOT TO SCALE | PLAN 5024 NOT TO SCALE | PLAN 5026 NOT TO SCALE

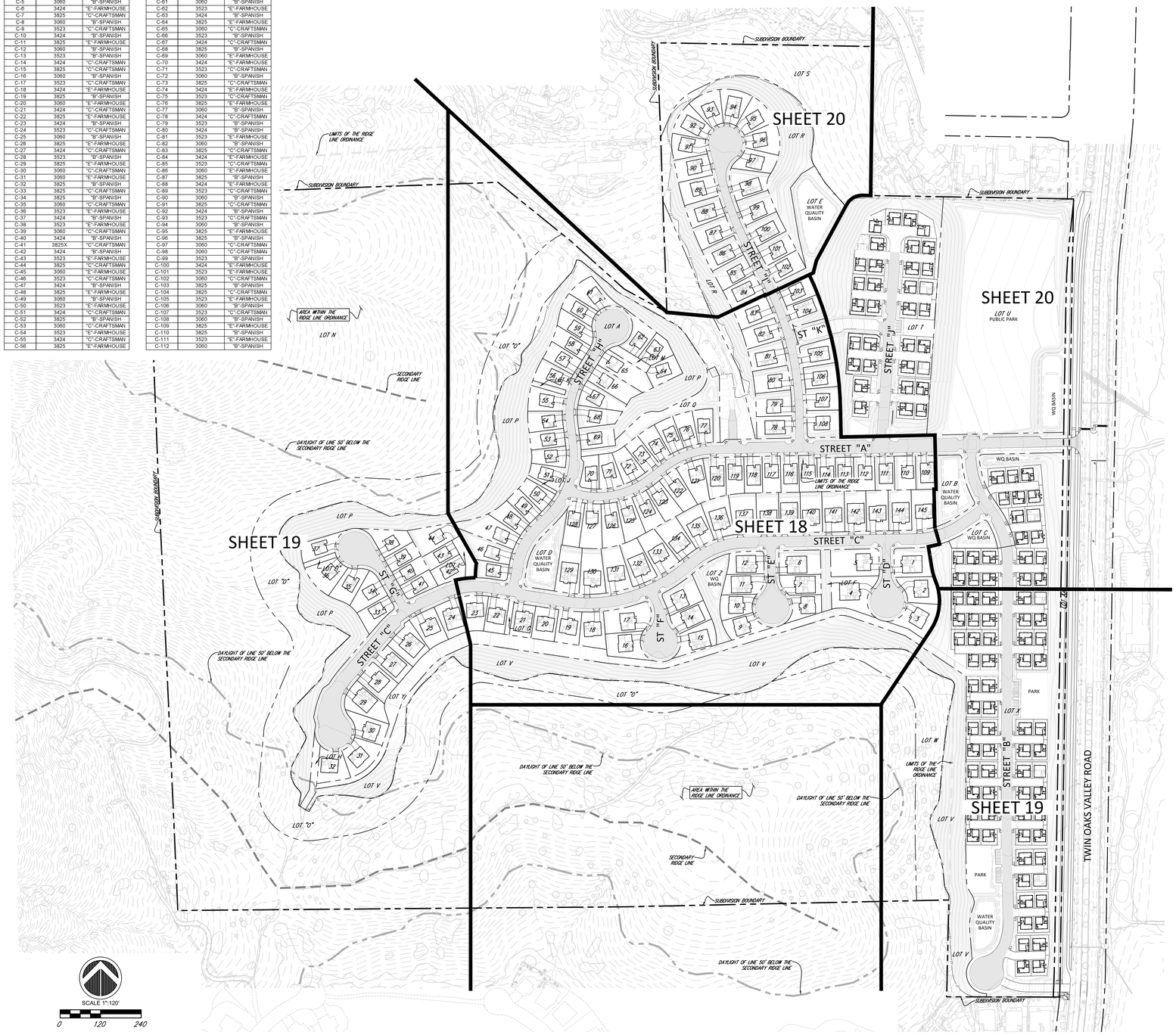
DETACHED CONDOMINIUM FLOOR PLANS



PLAN 3060 NOT TO SCALE | PLAN 3424 NOT TO SCALE | PLAN 3424X NOT TO SCALE | PLAN 3825 NOT TO SCALE | PLAN 3825X NOT TO SCALE | PLAN 3523 NOT TO SCALE

CONDOMINIUM INFORMATION TABLE		
BLDG ID	BLDG PLAN TYPE	BLDG STYLE
C-1	3424	"E"-FARMHOUSE
C-2	3424	"C"-CRAFTSMAN
C-3	3523	"B"-SPANISH
C-4	3060	"C"-CRAFTSMAN
C-5	3060	"B"-SPANISH
C-6	3424	"E"-FARMHOUSE
C-7	3825	"C"-CRAFTSMAN
C-8	3060	"B"-SPANISH
C-9	3523	"C"-CRAFTSMAN
C-10	3424	"B"-SPANISH
C-11	3825	"E"-FARMHOUSE
C-12	3060	"B"-SPANISH
C-13	3523	"B"-SPANISH
C-14	3424	"C"-CRAFTSMAN
C-15	3825	"C"-CRAFTSMAN
C-16	3060	"B"-SPANISH
C-17	3523	"C"-CRAFTSMAN
C-18	3424	"E"-FARMHOUSE
C-19	3825	"B"-SPANISH
C-20	3060	"E"-FARMHOUSE
C-21	3424	"C"-CRAFTSMAN
C-22	3825	"E"-FARMHOUSE
C-23	3424	"B"-SPANISH
C-24	3523	"C"-CRAFTSMAN
C-25	3060	"B"-SPANISH
C-26	3825	"E"-FARMHOUSE
C-27	3424	"C"-CRAFTSMAN
C-28	3523	"B"-SPANISH
C-29	3825	"E"-FARMHOUSE
C-30	3060	"C"-CRAFTSMAN
C-31	3060	"E"-FARMHOUSE
C-32	3825	"B"-SPANISH
C-33	3825	"C"-CRAFTSMAN
C-34	3825	"B"-SPANISH
C-35	3060	"C"-CRAFTSMAN
C-36	3523	"E"-FARMHOUSE
C-37	3424	"B"-SPANISH
C-38	3523	"E"-FARMHOUSE
C-39	3060	"C"-CRAFTSMAN
C-40	3424	"B"-SPANISH
C-41	3825X	"C"-CRAFTSMAN
C-42	3424	"B"-SPANISH
C-43	3523	"E"-FARMHOUSE
C-44	3825	"C"-CRAFTSMAN
C-45	3060	"E"-FARMHOUSE
C-46	3523	"C"-CRAFTSMAN
C-47	3424	"B"-SPANISH
C-48	3825	"E"-FARMHOUSE
C-49	3060	"B"-SPANISH
C-50	3523	"E"-FARMHOUSE
C-51	3424	"C"-CRAFTSMAN
C-52	3825	"B"-SPANISH
C-53	3060	"C"-CRAFTSMAN
C-54	3523	"E"-FARMHOUSE
C-55	3424	"C"-CRAFTSMAN
C-56	3825	"E"-FARMHOUSE

CONDOMINIUM INFORMATION TABLE		
BLDG ID	BLDG PLAN TYPE	BLDG STYLE
C-57	3060	"C"-CRAFTSMAN
C-58	3523	"E"-FARMHOUSE
C-59	3424	"B"-SPANISH
C-60	3825	"C"-CRAFTSMAN
C-61	3060	"B"-SPANISH
C-62	3523	"E"-FARMHOUSE
C-63	3424	"B"-SPANISH
C-64	3825	"E"-FARMHOUSE
C-65	3060	"C"-CRAFTSMAN
C-66	3523	"B"-SPANISH
C-67	3424	"C"-CRAFTSMAN
C-68	3825	"B"-SPANISH
C-69	3060	"E"-FARMHOUSE
C-70	3424	"E"-FARMHOUSE
C-71	3523	"C"-CRAFTSMAN
C-72	3060	"B"-SPANISH
C-73	3825	"C"-CRAFTSMAN
C-74	3424	"E"-FARMHOUSE
C-75	3523	"C"-CRAFTSMAN
C-76	3825	"E"-FARMHOUSE
C-77	3060	"B"-SPANISH
C-78	3424	"C"-CRAFTSMAN
C-79	3523	"B"-SPANISH
C-80	3424	"B"-SPANISH
C-81	3523	"E"-FARMHOUSE
C-82	3060	"B"-SPANISH
C-83	3825	"C"-CRAFTSMAN
C-84	3424	"E"-FARMHOUSE
C-85	3523	"C"-CRAFTSMAN
C-86	3060	"E"-FARMHOUSE
C-87	3825	"B"-SPANISH
C-88	3424	"E"-FARMHOUSE
C-89	3523	"C"-CRAFTSMAN
C-90	3060	"B"-SPANISH
C-91	3825	"C"-CRAFTSMAN
C-92	3424	"B"-SPANISH
C-93	3523	"C"-CRAFTSMAN
C-94	3060	"B"-SPANISH
C-95	3825	"E"-FARMHOUSE
C-96	3825	"B"-SPANISH
C-97	3060	"C"-CRAFTSMAN
C-98	3060	"C"-CRAFTSMAN
C-99	3523	"B"-SPANISH
C-100	3424	"E"-FARMHOUSE
C-101	3523	"E"-FARMHOUSE
C-102	3060	"C"-CRAFTSMAN
C-103	3825	"B"-SPANISH
C-104	3825	"C"-CRAFTSMAN
C-105	3523	"E"-FARMHOUSE
C-106	3060	"B"-SPANISH
C-107	3523	"C"-CRAFTSMAN
C-108	3060	"B"-SPANISH
C-109	3825	"E"-FARMHOUSE
C-110	3825	"B"-SPANISH
C-111	3523	"E"-FARMHOUSE
C-112	3060	"B"-SPANISH



LOT INFORMATION TABLE					
PARCEL ID	AREA(SF)	BLDG PLAN TYPE	BLDG ORIENTATION	BLDG STYLE	LOT DESCRIPTION
LOT 1	9,361.54	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 2	8,039.82	5024	-	"B"-SPANISH	RESIDENTIAL
LOT 3	9,256.91	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 4	12,185.01	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 5	11,459.98	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 6	8,863.09	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 7	6,881.93	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 8	6,165.34	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 9	6,560.06	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 10	6,337.60	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 11	6,838.10	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 12	6,979.40	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 13	8,017.93	5024	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 14	6,572.73	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 15	8,182.32	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 16	8,318.57	5024	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 17	10,083.10	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 18	7,632.77	5024	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 19	6,911.58	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 20	6,624.00	5024	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 21	6,247.44	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 22	6,464.14	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 23	6,948.36	5024	-	"B"-SPANISH	RESIDENTIAL
LOT 24	7,454.57	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 25	7,729.14	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 26	8,547.56	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 27	6,575.36	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 28	7,251.36	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 29	9,025.95	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 30	7,003.86	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 31	8,223.01	5024	-	"B"-SPANISH	RESIDENTIAL
LOT 32	7,619.05	5024	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 33	5,971.17	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 34	6,834.70	3522	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 35	6,964.25	3524	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 36	7,845.46	3522	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 37	6,092.54	3524	-	"B"-SPANISH	RESIDENTIAL
LOT 38	6,928.93	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 39	4,756.07	3524	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 40	4,656.99	3522	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 41	5,008.62	3524	-	"B"-SPANISH	RESIDENTIAL
LOT 42	5,790.95	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 43	4,743.01	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 44	8,711.10	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 45	4,834.37	3526	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 46	8,598.21	3524	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 47	9,644.44	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 48	5,705.85	3524	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 49	4,851.56	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 50	5,070.80	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 51	5,477.43	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 52	5,299.55	3522	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 53	5,330.00	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 54	5,890.03	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 55	6,430.88	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 56	6,206.79	3524	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 57	5,579.34	3522	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 58	5,438.13	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 59	5,717.46	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 60	4,981.95	3526	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 61	7,321.40	3524	-	"B"-SPANISH	RESIDENTIAL
LOT 62	6,573.00	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 63	5,532.10	3526	-	"B"-SPANISH	RESIDENTIAL
LOT 64	5,800.65	3524	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 65	8,907.79	3526	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 66	7,906.97	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 67	7,018.73	3524	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 68	6,449.00	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 69	6,585.26	3526	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 70	4,940.30	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 71	5,814.73	3524	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 72	5,754.77	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 73	4,900.00	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 74	5,136.35	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 75	5,188.49	3524	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 76	5,168.49	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 77	5,274.20	3526	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 78	6,884.96	4014	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 79	7,606.78	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 80	7,315.67	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 81	7,677.73	4014	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 82	6,647.23	4027	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 83	7,197.38	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 84	7,029.07	4014	-	"B"-SPANISH	RESIDENTIAL
LOT 85	6,826.12	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 86	6,988.05	4014	-	"B"-SPANISH	RESIDENTIAL

LOT INFORMATION TABLE					
PARCEL ID	AREA(SF)	BLDG PLAN TYPE	BLDG ORIENTATION	BLDG STYLE	LOT DESCRIPTION
LOT 87	7,030.61	4027	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 88	7,036.77	4014	-	"B"-SPANISH	RESIDENTIAL
LOT 89	7,030.73	4023	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 90	6,755.36	4027	-	"B"-SPANISH	RESIDENTIAL
LOT 91	6,203.78	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 92	6,992.14	4014	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 93	6,992.10	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 94	6,992.12	4014	-	"B"-SPANISH	RESIDENTIAL
LOT 95	6,992.12	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 96	6,992.12	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 97	6,673.35	4027	-	"B"-SPANISH	RESIDENTIAL
LOT 98	8,188.95	4014	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 99	7,284.27	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 100	6,757.19	4014	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 101	6,400.00	4027	-	"B"-SPANISH	RESIDENTIAL
LOT 102	5,815.95	4023	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 103	5,926.15	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 104	6,958.90	4014	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 105	6,895.49	4014	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 106	6,725.33	4027	-	"B"-SPANISH	RESIDENTIAL
LOT 107	6,661.29	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 108	8,006.22	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 109	5,900.00	4014	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 110	6,300.00	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 111	5,800.00	4014	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 112	6,200.00	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 113	5,399.29	4014	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 114	5,406.56	4014	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 115	5,729.09	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 116	5,832.00	4014	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 117	5,844.63	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 118	5,811.61	4014	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 119	5,936.73	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 120	6,930.16	4014	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 121	7,689.87	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 122	6,629.62	3526	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 123	6,173.57	3522	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 124	6,197.39	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 125	6,724.10	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 126	7,392.06	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 127	7,692.30	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 128	6,510.40	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 129	9,348.18	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 130	9,172.79	5026	-	"B"-SPANISH	RESIDENTIAL
LOT 131	9,013.77	5024	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 132	8,824.85	5016	-	"B"-SPANISH	RESIDENTIAL
LOT 133	8,639.14	5026	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 134	7,988.24	5024	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 135	8,143.16	5026	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 136	8,515.25	5016	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 137	8,948.64	5024	-	"B"-SPANISH	RESIDENTIAL
LOT 138	7,935.19	5026	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 139	7,675.52	5016	-	"B"-SPANISH	RESIDENTIAL
LOT 140	7,675.52	5026	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 141	7,915.38	5024	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 142	7,675.52	5016	-	"B"-SPANISH	RESIDENTIAL
LOT 143	7,915.38	5026	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 144	8,155.24	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 145	8,010.60	5024	-	"B"-SPANISH	RESIDENTIAL
LOT A	388,902.29	-	-		UTILITY & STREET LOT
LOT B	17,944.53	-	-		DRAINAGE LOT
LOT C	7,376.14	-	-		DRAINAGE LOT
LOT D	15,871.13	-	-		DRAINAGE LOT
LOT E	29,991.35	-	-		DRAINAGE LOT
LOT F	5,457.26	-	-		SLOPE & DRAINAGE LOT
LOT G	1,551.42	-	-		UTILITY, DRAINAGE & ACCESS LOT
LOT H	4,172.46	-	-		UTILITY, DRAINAGE & TRAIL LOT
LOT "I"	1,501.64	-	-		DRAINAGE LOT
LOT J	985.32	-	-		DRAINAGE LOT
LOT K	1,537.70	-	-		DRAINAGE LOT
LOT L	3,911.33	-	-		UTILITY, DRAINAGE & ACCESS LOT
LOT M	3,095.50	-	-		UTILITY, DRAINAGE & ACCESS LOT
LOT N	2,290,892.65	-	-		BIOLOGICAL OPEN SPACE
LOT P	176,148.32	-	-		SLOPE & DRAINAGE LOT
LOT "O"	393,713.67	-	-		FIRE BUFFER / CLEARING LOT
LOT Q	19,824.22	-	-		DRAINAGE LOT
LOT R	91,910.28	-	-		SLOPE & DRAINAGE LOT
LOT S	137,958.15	-	-		FIRE BUFFER / CLEARING LOT
LOT T	223,424.54	-	-		DETACHED CONDOMINIUM
LOT U	271,078.73	-	-		PUBLIC PARK
LOT V	202,930.74	-	-		SLOPE & DRAINAGE LOT
LOT W	77,037.59	-	-		FIRE BUFFER / CLEARING LOT
LOT X	444,452.01	-	-		DETACHED CONDOMINIUM
LOT Y	55,207.12	-	-		DRAINAGE & TRAIL LOT
LOT Z	14,203.20	-	-		SLOPE & DRAINAGE LOT
LOT AA	38,972.00	-	-		TWIN OAKS RIGHT OF WAY
TOTAL	5,927,179.36	-	-		

LEGEND

- PROJECT BOUNDARY
- EXIST MAJOR CONTOUR — 100 —
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR — 100 —
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- PCC CURB
- PCC CURB & GUTTER

BUILDING SUMMARY		
FLOOR PLAN	BLDG TYPE	NO OF UNITS
3522	DETACHED SINGLE FAMILY	17
3524	DETACHED SINGLE FAMILY	18
3526	DETACHED SINGLE FAMILY	18
4014	DETACHED SINGLE FAMILY	17
4023	DETACHED SINGLE FAMILY	13
4027	DETACHED SINGLE FAMILY	13
5016	DETACHED SINGLE FAMILY	19
5024	DETACHED SINGLE FAMILY	13
5026	DETACHED SINGLE FAMILY	17
	SUBTOTAL	145
3060	CONDOMINUM	26
3424	CONDOMINUM	26
3424X	CONDOMINUM	3
3523	CONDOMINUM	26
3825	CONDOMINUM	28
3825X	CONDOMINUM	3
	SUBTOTAL	112
TOTAL BUILDING UNITS		257

AREA SUMMARY			
ITEM	DESCRIPTION	AREA (SF)	AREA (AC)
1	PROJECT TOTAL ACREAGE	5,927,179.36	136.07
2	GRADING AREA	2,988,612.70	68.61
3	TWIN OAKS RIGHT OF WAY	38,972.00	0.89
4	FIRE BUFFER OUTSIDE OF GRADING FOOTPRINT	608,710.93	13.97
5	BIOLOGICAL OPEN SPACE	2,290,891.99	52.59
6	TOTAL CLEARING AREA (ITEM 2+4)	3,597,323.63	82.58
7	SMALLEST RESIDENTIAL LOT SIZE	4,656.99	0.11
8	LARGEST RESIDENTIAL LOT SIZE	12,185.01	0.28
9	AVERAGE RESIDENTIAL LOT SIZE	6,945.71	0.16

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SHEET 17 OF 22 SHEETS

SDP OVERALL & INDEX

Meritage Homes
LIFE. BUILT. BETTER.

OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

NOT FOR CONSTRUCTION

J:\21\21047 (Engineering)\ W IN 01\Sheets W\21047 W SDP 012921.dwg 1/22/2026 10:48 AM BRIGHAM, RYDT 022

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE -PL-
- RIGHT OF WAY -RW-
- EXIST MAJOR CONTOUR 100
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR 100
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- EXIST WATER MAIN W
- EXIST SEWER MAIN S
- NEW WATER MAIN W
- NEW SEWER MAIN S
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE F
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL w
- SEWER SERVICE LATERAL s
- FIRE SERVICE LATERAL f
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK
- GREENSTREET TREE
- 2:1 MAX SLOPE
- TRAIL
- CONDO UNIT NUMBER C-XX

KEY MAP

NOTES:

BUILDING ELEVATION REQUIRED ENHANCEMENT

NOTES:

1. SEE SHEETS 3, 4, 6 FOR LOT INFORMATIONS (TM SHEETS).
2. SHEETS 14, 15, 16 FOR PROPOSED UTILITIES.
3. SEE SHEETS 7, 9, 8, 10 FOR GRADING INFORMATION & PAD ELEVATIONS.
4. SEE SHEET 22 FOR WQMP EXHIBIT.

GRADING & SETBACK NOTE

SEE SHEET 7 FOR TYPICAL SINGLE FAMILY GRADING LAYOUT DETAILS.

EASEMENT NOTE

EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

MATCHLINE SEE SHEET 20

MATCHLINE SEE SHEET 19

STREET "A"

STREET "C"

ST "D"

ST "E"

ST "F"

ST "H"

ST "K"

STREET "I"

LOT A UTILITY & STREET LOT

LOT M UTILITY, ACCESS & DRAINAGE LOT

LOT D WATER QUALITY BASIN

LOT Z SLOPE & DRAINAGE LOT WQ BASIN

LOT P SLOPE & DRAINAGE LOT

LOT Q

LOT N BIOLOGICAL OPEN SPACE

LOT O FIRE BUFFER LOT

LOT V SLOPE & DRAINAGE LOT

LOT W FIRE BUFFER LOT

LOT Y DRAINAGE & ACCESS LOT

WATER QUALITY BASIN

WQ BA

ALTERNATE FIRE BUFFER LINE 150' FROM BUILDING OUTLINE

SEE EASEMENT ITEM 15 ON SHEET 2

SEE EASEMENT ITEM 31 & 39 ON SHEET 2

SCALE 1"=40'

0 40 80

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SHEET 18 OF 22 SHEETS
SITE DEVELOPMENT PLAN

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SAN MARCOS, CA

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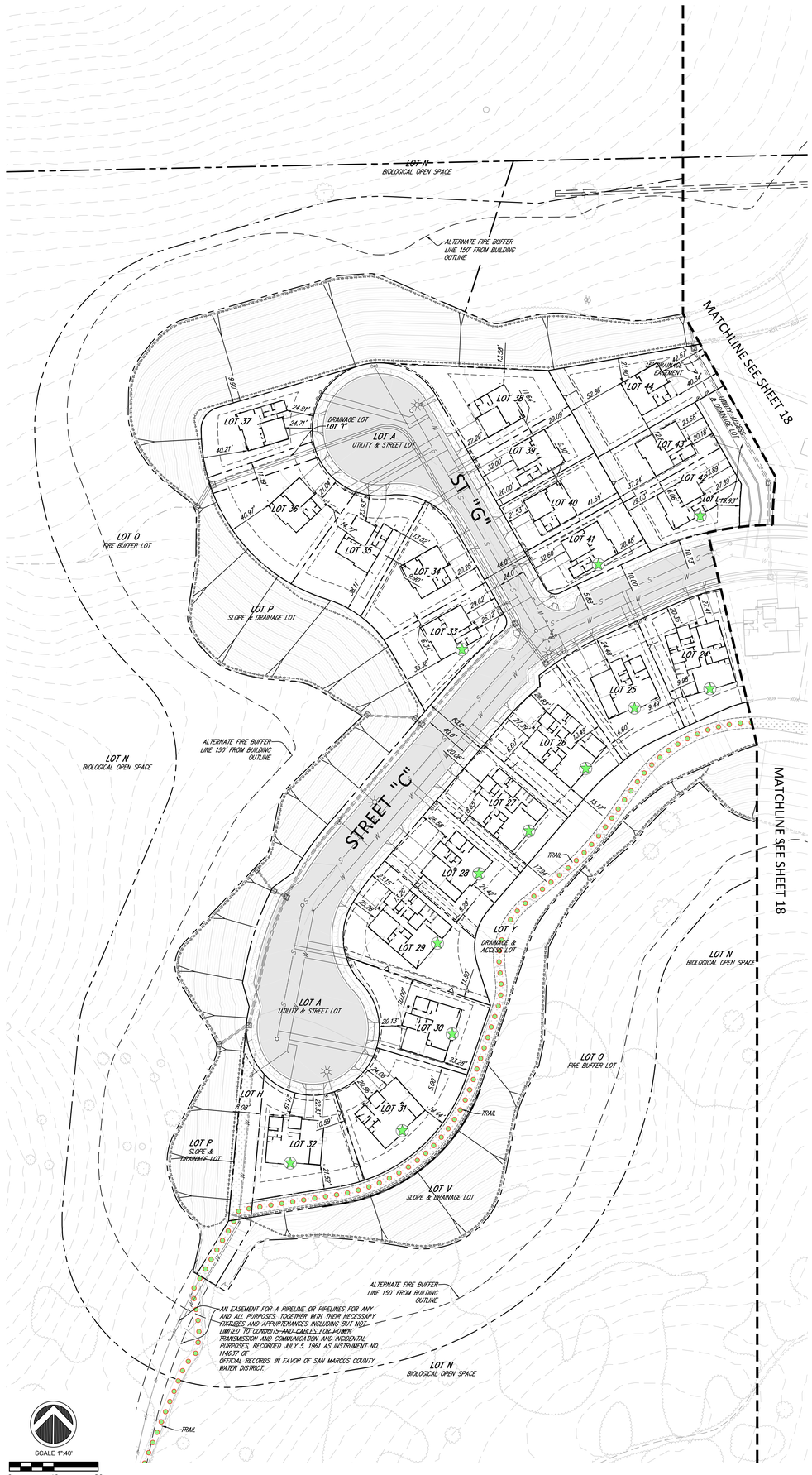
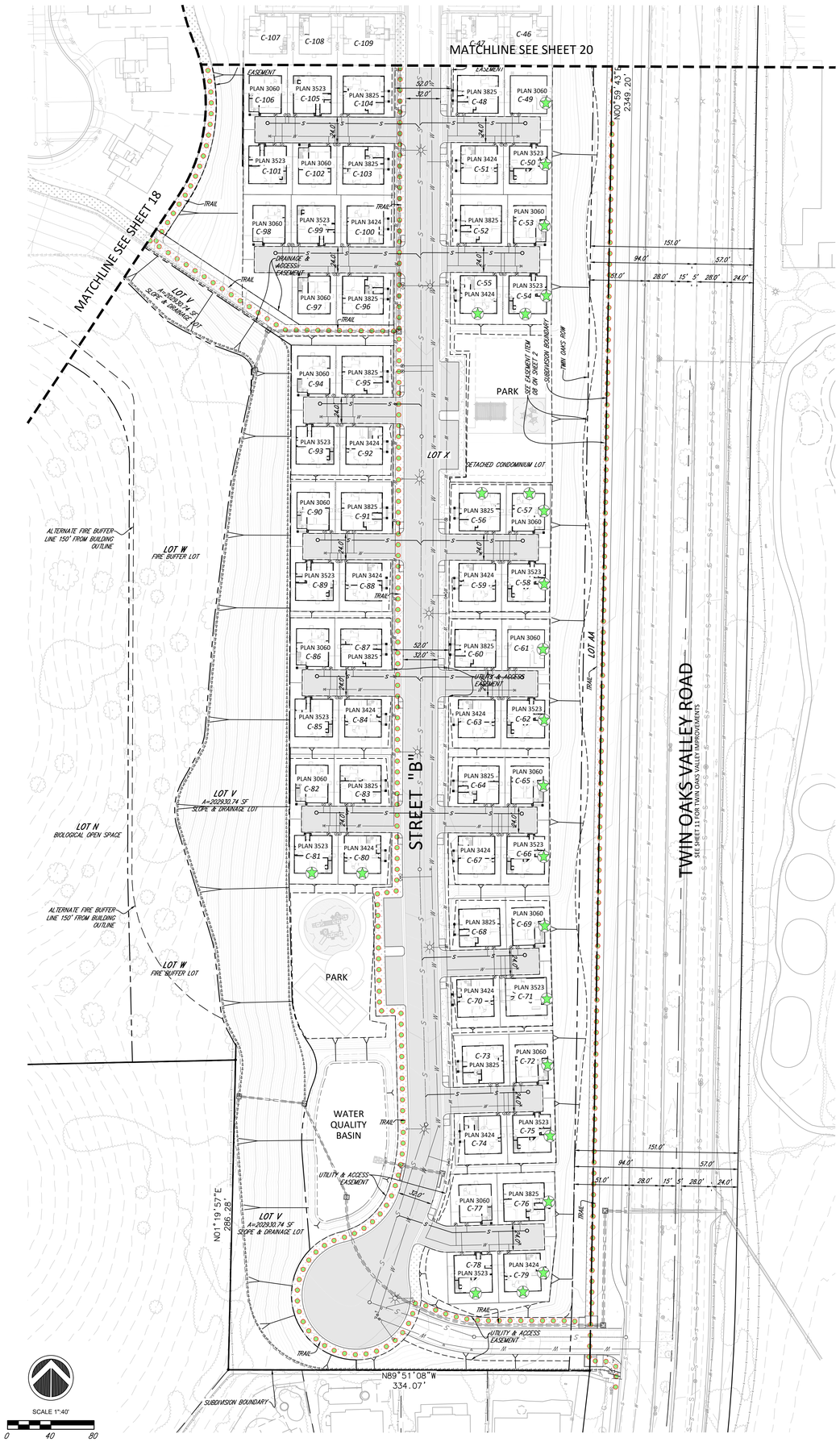
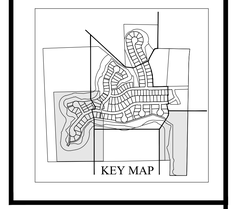
E:\247424\Engineering\TM\TM 01\Sheets - TM\23244 TM SDP.dwg 1/22/2026 10:48 AM ARIONUL PLOT SIZE







LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE -PL-
- RIGHT OF WAY -RW-
- EXIST MAJOR CONTOUR 100
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR 100
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- EXIST WATER MAIN W
- EXIST SEWER MAIN S
- NEW WATER MAIN W
- NEW SEWER MAIN S
- FLOW LINE
- PCC BROW DITCH
- EXIST. FIRE LINE F
- FIRE HYDRANT
- STREET/PARKING LIGHT
- STORM DRAIN INLETS/CLEANOUTS
- WATER SERVICE LATERAL W
- SEWER SERVICE LATERAL S
- FIRE SERVICE LATERAL F
- PCC CURB
- PCC CURB & GUTTER
- TEE LATERAL
- BLOW OFF
- AIR VENT
- THRUST BLOCK
- GREENSTREET TREE
- 2:1 MAX SLOPE
- TRAIL
- CONDO UNIT NUMBER C-XX

NOTES:

1. SEE SHEETS 3, 4, 6 FOR LOT INFORMATIONS (TM SHEETS).
2. SHEETS 14, 15, 16 FOR PROPOSED UTILITIES.
3. SEE SHEETS 7, 9, 8, 10 FOR GRADING INFORMATION & FMO ELEVATIONS.
4. SEE SHEET 22 FOR WOMP EXHIBIT.

GRADING & SETBACK NOTE:
SEE SHEET 7 FOR TYPICAL SINGLE FAMILY GRADING LAYOUT DETAILS.

NOTES:

BUILDING ELEVATION REQUIRED ENHANCEMENT

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SHEET 19 OF 22 SHEETS
SITE DEVELOPMENT PLAN

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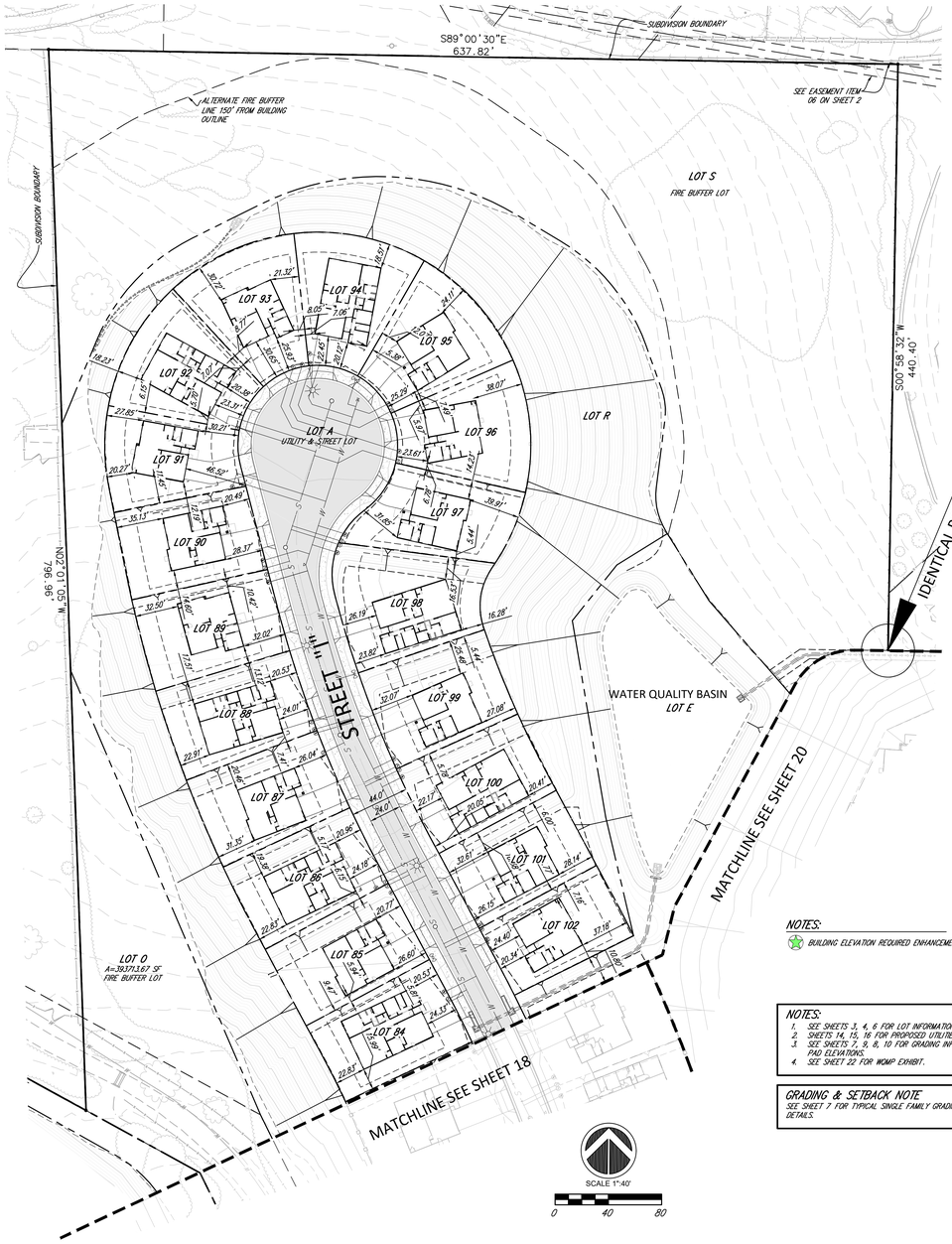
SAN MARCOS, CA

K:\24\24044 Engineering\ 1W\ 1W 01 Sheets — 1W\24044 1W SDP.dwg 1/22/2026 10:51 AM ORDONIA, RUDY SIDE



NOTES:

BUILDING ELEVATION REQUIRED ENHANCEMENT

NOTES:

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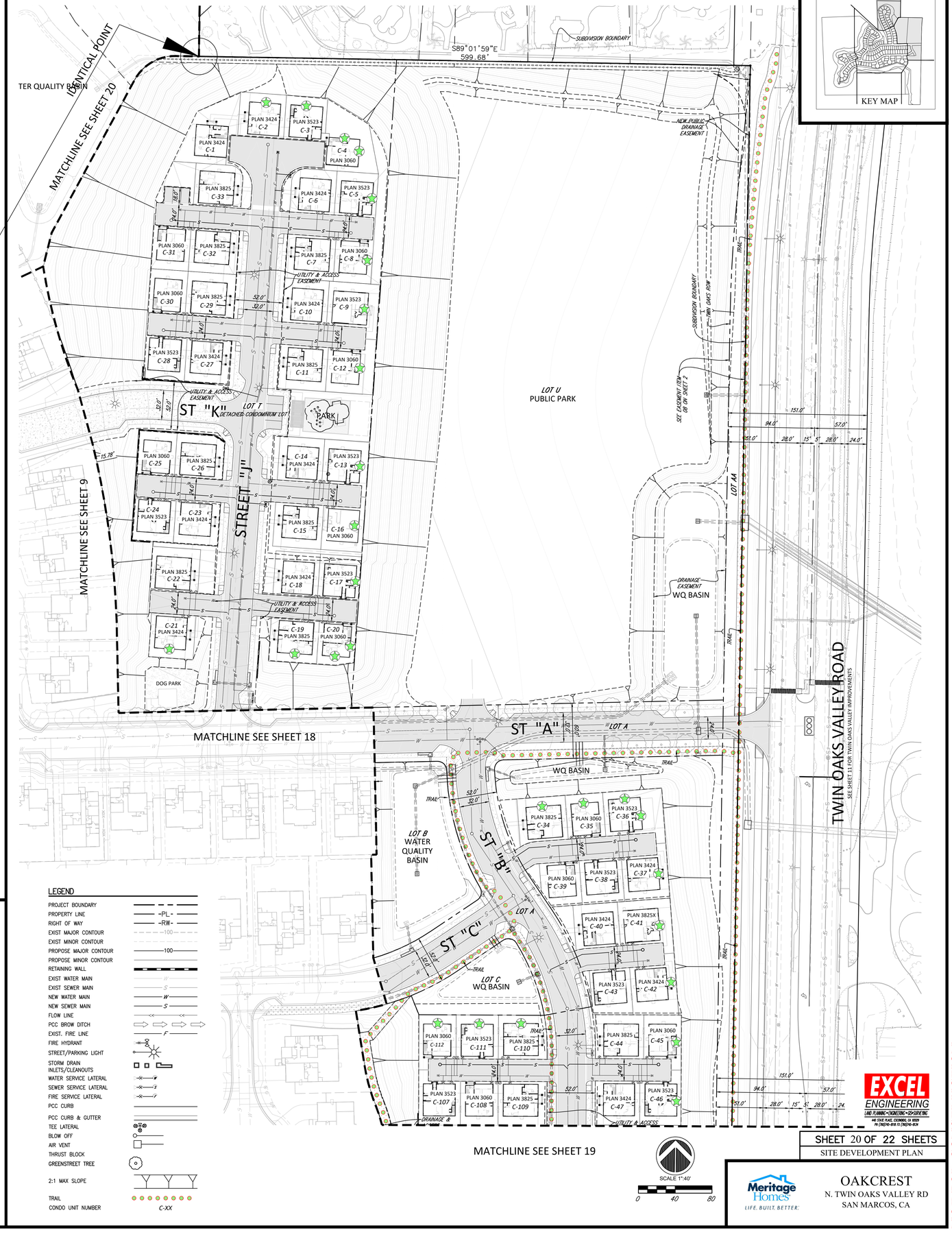
GRADING & SETBACK NOTE:

SEE SHEET 7 FOR TYPICAL SINGLE FAMILY GRADING LAYOUT DETAILS.

SCALE 1"=40'

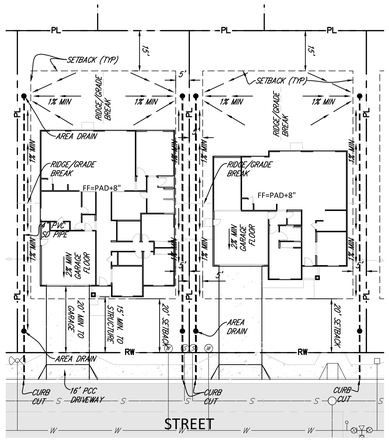
0 40 80



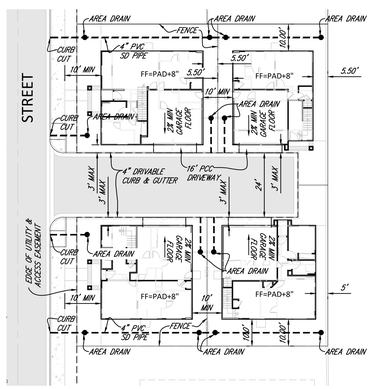
KEY MAP

LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	-PL-
RIGHT OF WAY	-RW-
EXIST MAJOR CONTOUR	100
EXIST MINOR CONTOUR	
PROPOSE MAJOR CONTOUR	100
PROPOSE MINOR CONTOUR	
RETAINING WALL	
EXIST WATER MAIN	
EXIST SEWER MAIN	-S-
NEW WATER MAIN	-W-
NEW SEWER MAIN	-S-
FLOW LINE	
PCC BROW DITCH	
EXIST. FIRE LINE	-F-
FIRE HYDRANT	
STREET/PARKING LIGHT	
STORM DRAIN INLETS/CLEANOUTS	
WATER SERVICE LATERAL	-W-
SEWER SERVICE LATERAL	-S-
FIRE SERVICE LATERAL	-F-
PCC CURB	
PCC CURB & GUTTER	
TEE LATERAL	
BLOW OFF	
AIR VENT	
THRUST BLOCK	
GREENSTREET TREE	
2:1 MAX SLOPE	
TRAIL	
CONDO UNIT NUMBER	C-XX



TYPICAL SINGLE FAMILY GRADING LAYOUT
NOT TO SCALE



TYPICAL DETACHED CONDOMINIUM GRADING LAYOUT
NOT TO SCALE

NOT FOR CONSTRUCTION

SHEET 20 OF 22 SHEETS
SITE DEVELOPMENT PLAN

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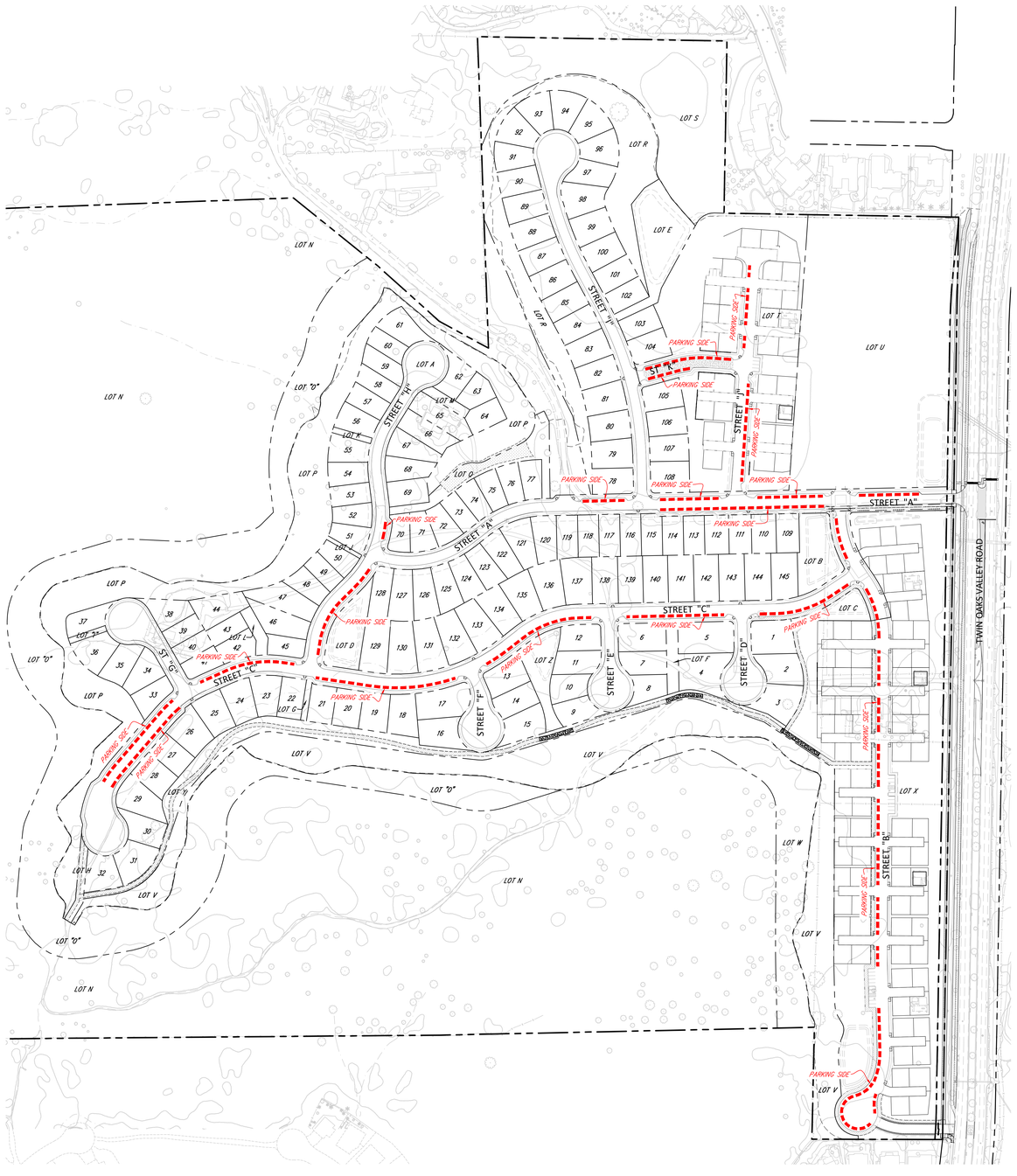
STREET PARKING EXHIBIT



SCALE 1":120'

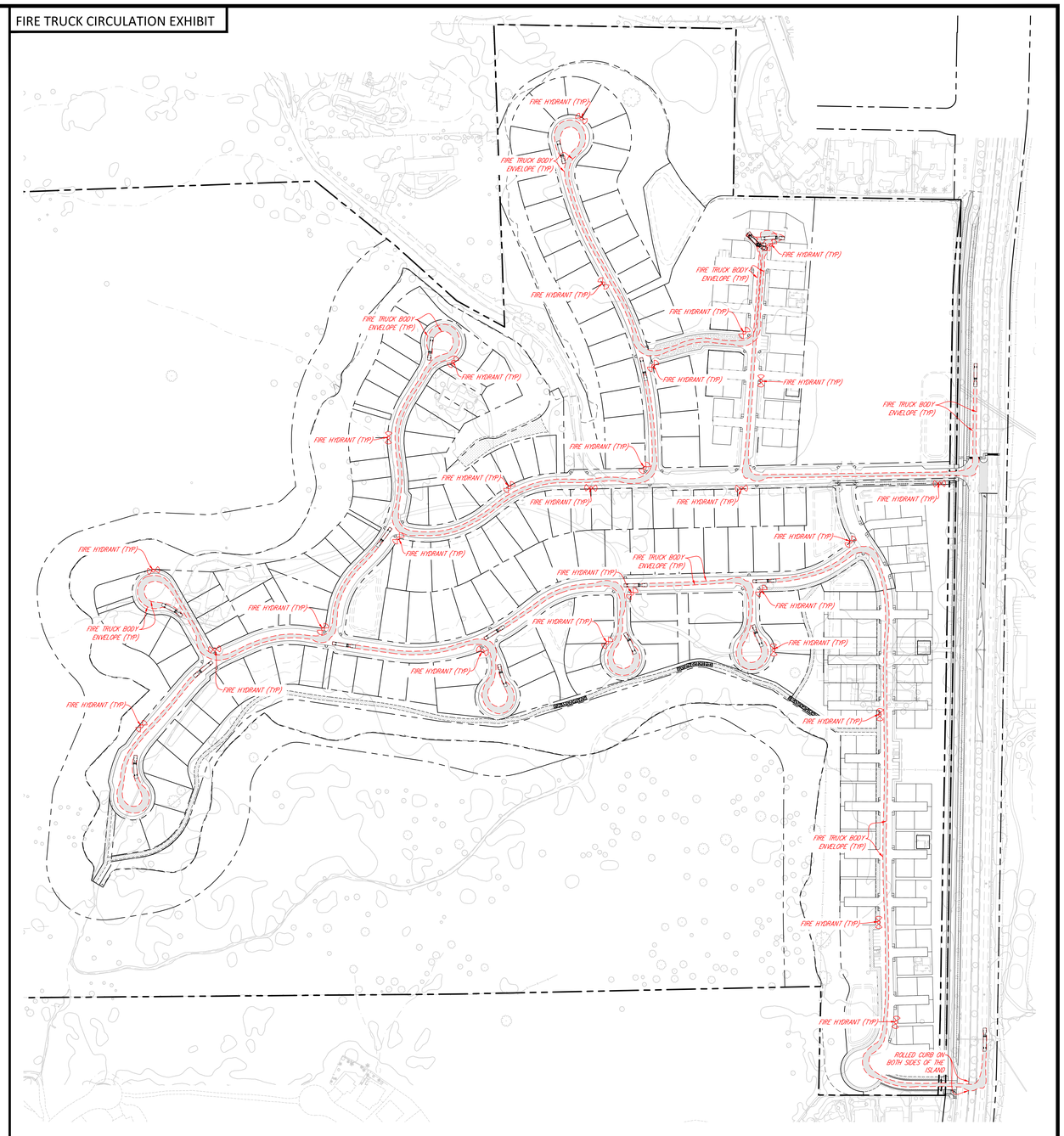
0 120 240

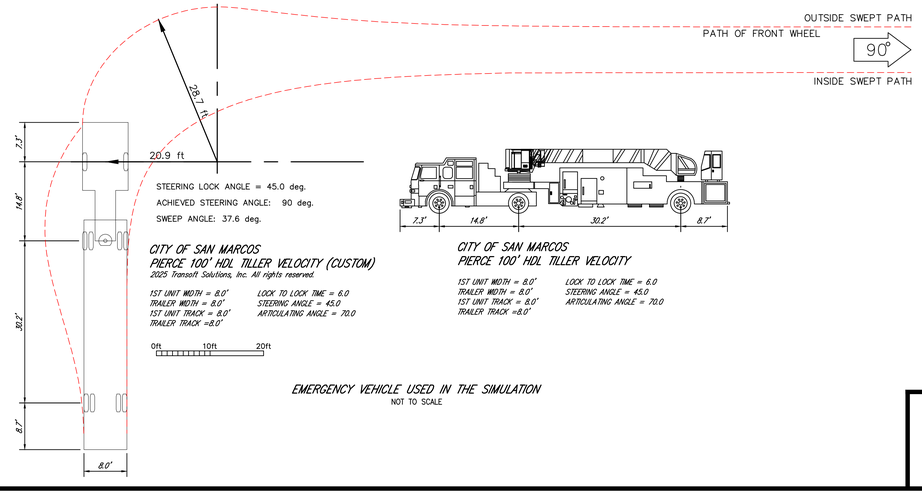
LEGEND

STREET PARKING SIDE

FIRE HYDRANT

FIRE TRUCK CIRCULATION EXHIBIT





EMERGENCY VEHICLE USED IN THE SIMULATION

NOT TO SCALE

SCALE 1":120'

0 120 240

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SHEET 21 OF 22 SHEETS

TITLE SHEET

Meritage Homes

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SAN MARCOS, CA

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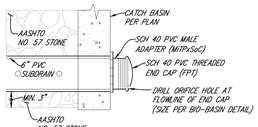
P:\EXCEL\24047\Engineering\Plot\01\Sheet1 - 36"x24" parking circulation.dwg 1/20/2026 10:54 AM ORDONIA, ALDY SOE



DETAIL
"NO DUMPING" AT CATCH BASINS

NOTE: ALL CATCH BASINS WITH GRATES SHALL BE STENCILED WITH CITY REQUIRED ITEM PER ABOVE DETAIL (DAS MANUFACTURING #220 OR EQUIVALENT).



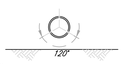
LOWER ORIFICE DETAIL
NOT TO SCALE

PERMANENT WATER QUALITY TREATMENT FACILITY

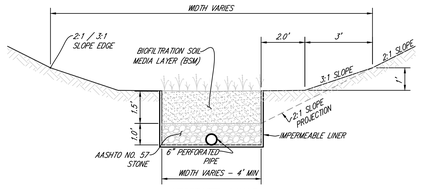
KEEPING OUR WATER WAYS CLEAN
MAINTAIN WITH CARE – NO MODIFICATIONS WITHOUT AGENCY APPROVAL

DETAIL
WATER QUALITY SIGN– PLACED AT EACH BIOFILTRATION BASIN

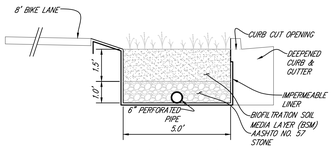
NOTE: ALL BIOFILTRATION AREAS WILL HAVE A SIGN POSTED TO BE VISIBLE AT ALL TIMES.



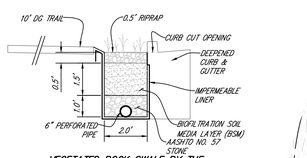
6" PVC PIPE PERFORATION LAYOUT DETAIL
NOT TO SCALE



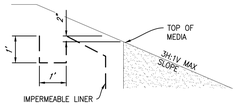
VEGETATED SWALE BEHIND LOTS 73 TO 77
NOT TO SCALE



VEGETATED SWALE ALONG TWIN OAKS VALLEY ROAD
NOT TO SCALE



VEGETATED ROCK SWALE BY THE EMERGENCY ACCESS
NOT TO SCALE



IMPERMEABLE LINER EDGE ANCHOR DETAIL
NOT TO SCALE

BIOFILTRATION BASIN DETAIL
NOT TO SCALE

STRUCTURAL BIO-BASIN SUMMARY TABLE

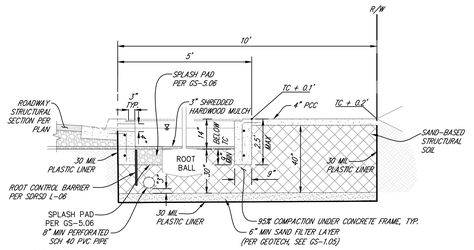
DMA NAME	DMA TYPE	BMP NAME	TYPE OF BMP	IMPERVIOUS	PERVIOUS	EFFECTIVE AREA (SQFT)	A1 (INCH) WATER QUALITY	A2 (INCH) TOP OF BASIN	A3 (INCH) CLEAN OUT	B (INCH) UPPER ORIFICE	C (INCH) MEDIA	D (INCH) GRAVEL	E (INCH) OFFSET	BOX RISER OVERFLOW STRUCUTRE SIZE (INCH)	ORIFICES DIAMETER	
				FT2	FT2										UPPER (INCH)	LOWER (INCH)
DMA-1	DRAINS TO BMP	BMP-A	BIOFILTRATION BF-2	140049.781	166671	7204.819	9	45	9	N/A	18	15	2.25	3X3	N/A	2.25
DMA-2	DRAINS TO BMP	BMP-B	BIOFILTRATION BF-2	83629.69	110373.283	4378.342	9	31	9	N/A	18	15	2.25	3X4	N/A	1.9375
DMA-3	DRAINS TO BMP	BMP-C	BIOFILTRATION BF-2	86786.327	89752	3716.807	9	12	9	N/A	18	15	2.25	3X5	N/A	1.5625
DMA-4	DRAINS TO BMP	BMP-D	BIOFILTRATION BF-2	152204.8023	113312.3947	8216.028	9	12	9	N/A	18	15	2.25	3X6	N/A	2.1875
DMA-5	DRAINS TO BMP	BMP-E	BIOFILTRATION BF-2	163049.7	167139.4	9464.736	9	43	9	N/A	18	15	2.25	3X7	N/A	3.8125
DMA-6	DRAINS TO BMP	BMP-F	BIOFILTRATION BF-2	163278	115108.859	8456.637	9	51	9	N/A	18	15	2.25	3X8	N/A	3
DMA-13.1				45712.36	149316.781											
				209990.36	264425.64											
DMA-7	DRAINS TO BMP	BMP-I	BIOFILTRATION BF-2	93684.682	148392.9	4000	9	12	9	N/A	18	12	2.25	3X9	N/A	1.75
DMA-10	DRAINS TO BMP	BMP-G	BIOFILTRATION BF-2	73902.81	126396.8	13086.921	9	84	9	N/A	18	12	2.25	3X12	N/A	1.5
DMA-11	DRAINS TO BMP	BMP-K	BIOFILTRATION BF-2	5873	3565.48	200	9	12	9	N/A	18	12	2.25	3X13	N/A	0.25
DMA-12	DRAINS TO BMP	BMP-L	BIOFILTRATION BF-2	49126.083	29335.82	2500	9	12	9	N/A	18	12	2.25	3X14	N/A	0.9375
DMA-14	DRAINS TO BMP	BMP-M	BIOFILTRATION BF-2	1782.61	496.533	200	9	12	9	N/A	18	12	2.25	3X15	N/A	0.25
DMA-15	DRAINS TO BMP	BMP-N	BIOFILTRATION BF-2	38298	64608	1800	9	12	9	N/A	18	12	2.25	3X16	N/A	0.75
DMA-16	DRAINS TO BMP	BMP-O	BIOFILTRATION BF-2	31610.86	46303.89	1275	9	12	9	N/A	18	12	2.25	3X17	N/A	0.6875
DMA-17 &18	DRAINS TO BMP	BMP-P	BIOFILTRATION BF-2	66339	12020	2345	9	12	9	N/A	18	12	2.25	3X18	N/A	0.875
		BMP-J	DETENTION BASIN FOR ADDITIONAL STORAGE	NA	NA	276	NA	72	NA	NA	NA	NA	NA	CONTROLLED BY 30 IN PIPE OPENING TO ALLOW PONDING		

*NOTE: THE PROPOSED PARK WILL HAVE AN AN AREA THAT WILL SHEET FLOW DIRECTLY TO BMP–F FOR TREATMENT. THE DMA–13 WILL HAVE A DISPERSION AREA. BOTH AREAS ARE STILL IN FLUX TO DETERMINE FINAL PLACES OF EVERYTHING. THE PARKING LOT WILL DRAIN TO THE BMP–F REMAINING TRAILS WILL HAVE A MIX OF DISPERSION AREAS WITH AREEA DRAINS AND THEN WHAT IS REMAINING WILL SHEET FLOW TO BMP–F. THE EXHIBIT SHOWS THE BMP CONSERVATIVELY HANDLES THE LOAD FROM A LARGE AREA.

WATER QUALITY BASIN INSTALLATION NOTES:

1. 3 INCHES OF WELL–AGED, SHREDDED HARDWOOD MULCH.
2. AN UNDERDRAIN CLEANOUT WITH A MINIMUM 6–INCH DIAMETER AND LOCKABLE CAP IS PLACED EVERY 250 TO 300FEET AS REQUIRED BASED ON UNDERDRAIN LENGTH.
3. VEGETATION USED SHOULD BE SUITABLE FOR THE CLIMATE PER LANDSCAPE PLANS. LANDSCAPING SHALL ALSO BE CONSISTENT WITH APPENDIX E.26 OF THE CITY'S BMP MANUAL.
4. FILTER COARSE IS A MINIMUM OF 6 INCHES PROVIDED IN TWO SEPARATE 3 INCH LAYERS. THE TOP LAYER SHALL BE MADE OF ASTM C33 CHOKER SAND AND THE BOTTOM LAYER BE OF ASTM NO. 8 AGGREGATE. MARKERS STAKES SHALL BE USED TO ENSURE UNIFORM LIFT THICKNESS.
5. AASHTO NO. 57 STONE OR CLASS 2 PERMEABLE PER CAL TRANS SPECIFICATION 68–1.025 IS RECOMMENDED FOR THE AGGREGATE STORAGE LAYER. WASHED, OPEN–GRADED CRUSHED ROCK MAY BE USED, HOWEVER, A 4 INCH MINIMUM WASHED PEA GRAVEL FILTER COURSE LAYER AT THE TOP OF THE CRUSHED ROCK IS REQUIRED.
6. IMPERMEABLE LINER SHALL BE INSTALLED IN ALL BIOFILTRATION BASINS AS REQUIRED BY THESE PLANS. IMPERMEABLE LINER SHALL BE 30 MIL THICK (PER COUNTY OF SAN DIEGO GREEN STREETS DESIGN STANDARD) DRAWING CC–3.00 AND COUNTY GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20–11.08B) CONFIGURED TO ENTIRELY ENCOMPASS THE SIDES OF THE WATER QUALITY BASIN.
7. IMPERMEABLE LINER BE CONSTRUCTED IN COMPLIANCE WITH THE COUNTY OF SAN DIEGO GREEN STREETS SUPPLEMENT TO CAL TRANS SPECIFICATIONS 20–11.08B.
8. BIOFILTRATION SOIL MEDIA LAYER (BSM) SHALL CONSIST OF 60% TO 80% BY VOLUME SAND, UP TO 20% BY VOLUME TOPSOIL, AND UP 20% BY VOLUME COMPOST (PER CITY OF SAN MARCOS BMP DESIGN MANUAL SECTION 7.1) PLACED IN 6" LIFTS AND COMPACTED WITH WATER PRIOR TO THE NEXT LIFT. INITIAL PERMEABILITY SHALL BE 8" PER HOUR (WITH ASSUMED STABILIZED PERMEABILITY OF 5" PER HOUR).
9. THE AGGREGATE STORAGE LAYER SHALL BE COMPACTED IN ACCORDANCE WITH SOILS ENGINEER'S RECOMMENDATIONS.
10. OVERFLOW STRUCTURE TO HAVE A MINIMUM OF 12 INCHES OF FREEBOARD.
11. ALL LINER INSTALLATIONS, FIELD WELDING OF SEAMS, AND OBSERVATION OF SOIL MIX PLACEMENT SHALL REQUIRE SPECIAL INSPECTION BY THE PROJECT GEOTECHNICAL ENGINEER OR OTHER QUALIFIED PERSON. A LETTER CERTIFYING PROPER INSTALLATION SHALL BE PROVIDED TO THE ENGINEER OF RECORD TO ACCEPTANCE OF THE FACILITIES.
12. SPECIAL INSPECTION SHALL BE REQUIRED FOR CONSTRUCTION OF ALL BIOFILTRATION BASINS. INSPECTION SHALL BE PERFORMED BY A QUALIFIED INDIVIDUAL (SUCH AS: ENGINEER OF RECORD, QSD). INSPECTION SHALL INCLUDE:
    - VERIFICATION OF OVERALL DIMENSIONS PRIOR TO PLACEMENT OF MATERIALS;
    - PLACEMENT OF THE LINER, IF REQUIRED, AND SEAMS OR PENETRATIONS
    - PLACEMENT OF THE GRAVEL, FILTER MATERIALS, AND FILTER MEDIA;
    - ALL INLET AND OUTLET STRUCTURES INCLUDING UNDERDRAINS, IF REQUIRED.
    - CONTRACTOR SHALL TAKE PICTURES AT EACH STAGE OF INSTALLATION AND SUBMITTED TO ENGINEER FOR VERIFICATION OF INSTALL.

    INSPECTOR SHALL BE GIVEN A MINIMUM OF 48 HOURS PRIOR TO INSPECTION. UPON COMPLETION THE INSPECTOR SHALL PROVIDE A CERTIFICATION TO THE ENGINEER OF WORK.
13. PROPOSED MATERIALS, SUCH AS AGGREGATE, FILTER MATERIAL, AND FILTER MEDIA SHALL BE SUBMITTED TO THE ENGINEER OF WORK FOR APPROVAL.

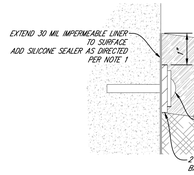


TREE WELL SECTION WIDTH SECTION

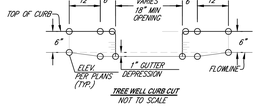
NOTES:

1. PONDING DEPTH PER DESIGN PLANS, 4" MAX.
2. WHERE APPLICABLE, REMOVE EXISTING CURB & GUTTER, CONSTRUCT CURB & GUTTER MONOLITHIC.
3. CURB & GUTTER TO BE CONSTRUCTED PER SDRSD G–02.
4. ELEVATIONS SHALL BE SHOWN ON PLANS WHERE INDICATED BY " " SYMBOL.
5. SEAL PLASTIC LINER TO ADJACENT IMPROVEMENTS AND EDGE RESTRAINTS PER GS–5.15.
6. CONCRETE SHALL BE 520–C–2500 UNLESS OTHERWISE SPECIFIED.
7. GUTTER TRANSITION LENGTH PER DESIGN PLANS; AN ADDITIONAL 2.5–FT CURB TRANSITION LENGTH IS RECOMMENDED FOR EVERY 1" OF ADDITIONAL GUTTER DEPRESSION.
8. PARALLEL STREET PARKING PROHIBITED FOR BMP'S WITH TREE WELL WITHOUT STRUCTURAL SOIL.
9. 3. IF NRCS HYDROLOGIC SOIL GROUP D IS ENCOUNTERED, OR IF THE DESIGN SUBSOIL INFILTRATION RATE IS LESS THAN 0.1 IN/HR, AN UNDERDRAIN PIPE SHALL BE EMBEDDED WITHIN THE STRUCTURAL SOIL & CONNECTED TO A NEARBY STORM DRAIN SYSTEM PER GS–5.12 & GS–5.13.
10. REFER TO GS–1.00 FOR ALL DETAILS NOT SHOWN HERE.

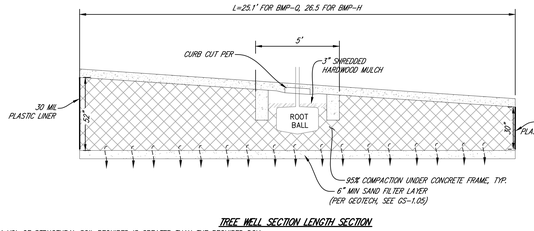
* NOTE: MINIMUM VOL OF STRUCTURAL SOIL REQUIRED IS GREATER THAN THE REQUIRED DCV. THE VOLUME PROVIDED MUST MEET THE CONSTRAINT OF THE MINIMUM SOIL FOR THIS PROJECT.
**TREES ARE TO BE USED FOR WATER QUALITY PURPOSES ONLY. NOT TO BE USED FOR HYDROMODIFICATION APPROVED SAND BASED STRUCTURAL SOIL MIX PER CITY APPROVAL LETTER TITLED. "ALTERNATIVE SOIL MIX DESIGN FOR PROPOSED TREATMENT TREE WELLS ON LAS POSAS ROAD" DATED APRIL 29, 2021
STRUCTURAL SAND BASE SOIL MIX SHALL BE SUPPLIED BY GAIL MATERIALS (951)687–6106



LINER ATTACHMENT TO ADJACENT CONCRETE DETAIL



TREE WELL CURB CUT
NOT TO SCALE



TREE WELL SECTION LENGTH SECTION

NOTES:

1. ON CLEAN CONCRETE SURFACE, ADHERE LINER TO CONCRETE WITH SILICONE SEALANT OR EQUIVALENT PER MANUFACTURER RECOMMENDATIONS TO TOP ½" OF LINER.
2. SECURE LINER TO CONCRETE WITH 2" ALUMINUM OR STAINLESS STEEL FLAT BAR AS DIRECTED PER PLAN.
3. AS AN ALTERNATIVE, HIT ANCHORS CAN BE SUBSTITUTED WITH STAINLESS STEEL ANCHORS AT 24" O.C. OR POWDER ACTUATED FASTENERS AT 12" O.C.
4. TRIM EXCESS LINER TO BE FLUSH WITH SURFACE ELEVATION.
5. CONTRACTOR MEANS AND METHODS SHOULD AVOID/MINIMIZE WRINKLES TO THE LINER.
6. PARALLEL STREET PARKING PROHIBITED WITH THIS BMP.

SITE DESIGN BMP SUMMARY TABLE		
DRAINAGE BASIN ID	DMA-8	DMA-9
IMP (SQFT)	9460	42837
PERV (SQFT)	9089	27600
BMP TYPE	TREE WELL	TREE WELL
BMP NAME(S)	BMP H	BMP Q
TREE CANOPY DIAMETER (FT)	20	20
NUMBER OF IDENTICAL TREES	4	32
TREE WELL SOIL DEPTH (INCHES)	30	30
AREA OF EACH BMP (SQFT)	251	251

SITE DESIGN BMP SUMMARY TABLE	
DRAINAGE BASIN ID	DMA-19
IMP (SQFT)	2302
PERV (SQFT)	3276
BMP TYPE	DISPERSION
BMP NAME(S)	BMP R
LENGTH OF SHEET (FT)	25
SLOPE	2:1
THICKNESS OF AMMENDED SOIL (IN)	11
HOW DISPERSED	SHEET FLOW

SITE DESIGN BMP SUMMARY TABLE	
DRAINAGE BASIN ID	DMA-13
IMP (SQFT)	33533
PERV (SQFT)	16500
BMP TYPE	DISPERSION
BMP NAME(S)	BMP S
LENGTH OF SHEET (FT)	25
SLOPE	1
THICKNESS OF AMMENDED SOIL (IN)	11
HOW DISPERSED	SHEET FLOW

BMP–J DETENTION BASIN
NOT TO SCALE

*NOTE: MINIMUM VOL OF STRUCTURAL SOIL REQUIRED IS GREATER THAN THE REQUIRED DCV. THE VOLUME PROVIDED MUST MEET THE CONSTRAINT OF THE MINIMUM SOIL FOR THIS PROJECT.
**TREES ARE TO BE USED FOR WATER QUALITY PURPOSES ONLY. NOT TO BE USED FOR HYDROMODIFICATION
APPROVED SAND BASED STRUCTURAL SOIL MIX PER CITY APPROVAL LETTER TITLED "ALTERNATIVE SOIL MIX DESIGN FOR PROPOSED TREATMENT TREE WELLS ON LAS POSAS ROAD" DATED APRIL 29, 2021
STRUCTURAL SAND BASE SOIL MIX SHALL BE SUPPLIED BY GAIL MATERIALS (951)687–6106.

* FOR CITY ASSIGNED BMP ID NUMBERS 5077–5138 SEE SHEETS 8–13

SCALE 1"=150'
0 150 300

TWIN OAKS ROAD
DMA EXHIBIT

HYDROLOGIC SOIL GROUP
THE ONSITE HYDROLOGICAL SOIL GROUP FOR THIS SITE IS TYPE D.

EXISTING SITE FEATURES:
- THE APPROXIMATE DEPTH TO GROUNDWATER IS GREATER THAN 20 FEET.
- THERE ARE NO NATURAL HYDROLOGIC FEATURES ON THE SITE.
- THE SITE PROPOSES TO CONNECT TO THE EXISTING PUBLIC STORM DRAIN SYSTEM LOCATED IN THE SOUTH EDGE OF THE SITE.
- BASED ON WATERSHED MAPPING OF POTENTIAL CRITICAL COARSE SEDIMENT YIELD AREAS (CCSYA), THERE ARE NO CCSYA LOCATED WITHIN THE PROJECT BOUNDARY OR TRIBUTARY TO THE RUNOFF BYPASSED AROUND THE SITE.

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760)745–8118 FX (760)745–8334

SHEET 22 OF 22 SHEETS
WQMP EXHIBIT

Meritage Homes
LIFE. BUILT. BETTER.

OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

NOT FOR CONSTRUCTION

I:\CIVIL\ACAD\Engineering\1811\01\Sheets - ExhDMA.dwg - 12/2/2020 7:19 AM - BRIANA - PLOT SIZE

OAKCREST

SAN MARCOS, CALIFORNIA

12.01.2025

Meritage Homes

MLC Holdings, Inc.

Kevin L. Crook Architect Inc #24078

PLANNING + ARCHITECTURE

OAKCREST

SAN MARCOS, CALIFORNIA

#24078
12.01.2025

P-1 Conceptual Site Plan
P-2 Lot Exhibit

35' WIDE

A-1 Plan 3522 - Floor Plan
A-2 Plan 3522 "B" - Spanish Elevations
A-3 Plan 3522 "B" - Spanish Enhanced Elevations
A-4 Plan 3522 "C" - Craftsman Elevations
A-5 Plan 3522 "C" - Craftsman Enhanced Elevations
A-6 Plan 3522 "E" - Farmhouse Elevations
A-7 Plan 3522 "E" - Farmhouse Enhanced Elevations
A-8 Plan 3522 - Roof Plans

A-9 Plan 3524 - Floor Plan
A-10 Plan 3524 "B" - Spanish Elevations
A-11 Plan 3524 "B" - Spanish Enhanced Elevations
A-12 Plan 3524 "C" - Craftsman Elevations
A-13 Plan 3524 "C" - Craftsman Enhanced Elevations
A-14 Plan 3524 "E" - Farmhouse Elevations
A-15 Plan 3524 "E" - Farmhouse Enhanced Elevations
A-16 Plan 3524 - Roof Plans

A-17 Plan 3526 - Floor Plan
A-18 Plan 3526 "B" - Spanish Elevations
A-19 Plan 3526 "B" - Spanish Enhanced Elevations
A-20 Plan 3526 "C" - Craftsman Elevations
A-21 Plan 3526 "C" - Craftsman Enhanced Elevations
A-22 Plan 3526 "E" - Farmhouse Elevations
A-23 Plan 3526 "E" - Farmhouse Enhanced Elevations
A-24 Plan 3526 - Roof Plans

40' WIDE

A-25 Plan 4014 - Floor Plan
A-26 Plan 4014 "B" - Spanish Elevations
A-27 Plan 4014 "B" - Spanish Enhanced Elevations
A-28 Plan 4014 "C" - Craftsman Enhanced Elevations
A-29 Plan 4014 "C" - Craftsman Elevations
A-30 Plan 4014 "E" - Farmhouse Elevations
A-31 Plan 4014 "E" - Farmhouse Enhanced Elevations
A-32 Plan 4014 - Roof Plans

A-33 Plan 4023 - Floor Plan
A-34 Plan 4023 "B" - Spanish Elevations
A-35 Plan 4023 "B" - Spanish Enhanced Elevations
A-36 Plan 4023 "C" - Craftsman Elevations
A-37 Plan 4023 "C" - Craftsman Enhanced Elevations
A-38 Plan 4023 "E" - Farmhouse Elevations
A-39 Plan 4023 "E" - Farmhouse Enhanced Elevations
A-40 Plan 4023 - Roof Plans

A-41 Plan 4027 - Floor Plan
A-42 Plan 4027 "B" - Spanish Elevations
A-43 Plan 4027 "B" - Spanish Enhanced Elevations
A-44 Plan 4027 "C" - Craftsman Elevations
A-45 Plan 4027 "C" - Craftsman Enhanced Elevations
A-46 Plan 4027 "E" - Farmhouse Elevations
A-47 Plan 4027 "E" - Farmhouse Enhanced Elevations
A-48 Plan 4027 - Roof Plans

50' WIDE

A-49 Plan 5016 - Floor Plan
A-50 Plan 5016 "B" - Spanish Elevations
A-51 Plan 5016 "B" - Spanish Enhanced Elevations
A-52 Plan 5016 "C" - Craftsman Elevations
A-53 Plan 5016 "C" - Craftsman Enhanced Elevations
A-54 Plan 5016 "E" - Farmhouse Elevations
A-55 Plan 5016 "E" - Farmhouse Enhanced Elevations
A-56 Plan 5016 - Roof Plans

A-57 Plan 5024 - Floor Plan
A-58 Plan 5024 "B" - Spanish Elevations
A-59 Plan 5024 "B" - Spanish Enhanced Elevations
A-60 Plan 5024 "C" - Craftsman Elevations
A-61 Plan 5024 "C" - Craftsman Enhanced Elevations
A-62 Plan 5024 "E" - Farmhouse Elevations
A-63 Plan 5024 "E" - Farmhouse Enhanced Elevations
A-64 Plan 5024 - Roof Plans

A-65 Plan 5026 - Floor Plan
A-66 Plan 5026 "B" - Spanish Elevations
A-67 Plan 5026 "B" - Spanish Enhanced Elevations
A-68 Plan 5026 "C" - Craftsman Elevations
A-69 Plan 5026 "C" - Craftsman Enhanced Elevations
A-70 Plan 5026 "E" - Farmhouse Elevations
A-71 Plan 5026 "E" - Farmhouse Enhanced Elevations
A-72 Plan 5026 - Roof Plans

OAKCREST
SAN MARCOS, CALIFORNIA

#24078
12.01.2025

CLUSTER

A-73 Street Scene
A-74 6 - Pack - Typical Plotting
A-75 4 - Pack - Typical Plotting

A-76 Plan 3060 - Floor Plan
A-77 Plan 3060 “B” - Spanish Elevations
A-78 Plan 3060 “B” - Spanish Enhanced Elevations
A-79 Plan 3060 “C” - Craftsman Elevations
A-80 Plan 3060 “C” - Craftsman Enhanced Elevations
A-81 Plan 3060 “E” - Farmhouse Elevations
A-82 Plan 3060 “E” - Farmhouse Enhanced Elevations
A-83 Plan 3060 - Roof Plans

A-84 Plan 3424 - Floor Plan
A-85 Plan 3424 “B” - Spanish Elevations
A-86 Plan 3424 “B” - Spanish Enhanced Elevations
A-87 Plan 3424 “C” - Craftsman Elevations
A-88 Plan 3424 “C” - Craftsman Enhanced Elevations
A-89 Plan 3424 “E” - Farmhouse Elevations
A-90 Plan 3424 “E” - Farmhouse Enhanced Elevations
A-91 Plan 3424 - Roof Plans

A-92 Plan 3424X - Floor Plan
A-93 Plan 3424X “B” - Spanish Elevations
A-94 Plan 3424X “B” - Spanish Enhanced Elevations
A-95 Plan 3424X “C” - Craftsman Elevations
A-96 Plan 3424X“C” - Craftsman Enhanced Elevations
A-97 Plan 3424X “E” - Farmhouse Elevations
A-98 Plan 3424X “E” - Farmhouse Enhanced Elevations
A-99 Plan 3424X - Roof Plans

A-100 Plan 3523 - Floor Plan
A-101 Plan 3523 “B” - Spanish Elevations
A-102 Plan 3523 “B” - Spanish Enhanced Elevations
A-103 Plan 3523 “C” - Craftsman Elevations
A-104 Plan 3523 “C” - Craftsman Enhanced Elevations
A-105 Plan 3523 “E” - Farmhouse Elevations
A-106 Plan 3523 “E” - Farmhouse Enhanced Elevations
A-107 Plan 3523 - Roof Plans

A-108 Plan 3825 - Floor Plan
A-109 Plan 3825 “B” - Spanish Elevations
A-110 Plan 3825 “B” - Spanish Enhanced Elevations
A-111 Plan 3825 “C” - Craftsman Elevations
A-112 Plan 3825 “C” - Craftsman Enhanced Elevations
A-113 Plan 3825 “E” - Farmhouse Elevations
A-114 Plan 3825 “E” - Farmhouse Enhanced Elevations
A-115 Plan 3825 - Roof Plans

A-116 Plan 3825X - Floor Plan
A-117 Plan 3825X “B” - Spanish Elevations
A-118 Plan 3825X “B” - Spanish Enhanced Elevations
A-119 Plan 3825X “C” - Craftsman Elevations
A-120 Plan 3825X “C” - Craftsman Enhanced Elevations
A-121 Plan 3825X “E” - Farmhouse Elevations
A-122 Plan 3825X “E” - Farmhouse Enhanced Elevations
A-123 Plan 3825X - Roof Plans

A-124 Written Color Schemes
A-125 Color Boards - “B” Spanish
A-126 Color Boards - “C” Craftsman
A-127 Color Boards - “E” Farmhouse

Note: For design intent only, not for construction.

Developer: Meritage Homes
5 Peters Canyon Road,
Irvine, CA 92606

Contact: Vanessa Scheidel
Business: (949) 299-3825
www.meritagehomes.com

Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com

Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614



Project Summary

Gross Area: 136.07 acres
Net Area: 66.14 acres

Total Homes: 257 Homes
- (53) 35' Wide Product (45 x 80 Pad)
  - (17) Plan 3522, 1,910 SF, 3 Bed, 2.5 Bath
  - (18) Plan 3524, 2,086 SF, 4 Bed, 3 Bath
  - (18) Plan 3526, 2,231 SF, 4 Bed, 3 Bath
- (43) 40' Wide Product (50 x 100 Pad)
  - (17) Plan 4014, 1,898 SF, 4 Bed, 2 Bath
  - (13) Plan 4023, 2,546 SF, 4 Bed, 3 Bath
  - (13) Plan 4027, 2,962 SF, 4 Bed, 3 Bath
- (49) 50' Wide Product (60 x 100 Pad)
  - (19) Plan 5016, 2,515 SF, 4 Bed, 3 Bath
  - (13) Plan 5024, 2,996 SF, 4 Bed, 3 Bath
  - (17) Plan 5026, 3,234 SF, 5 Bed, 3.5 Bath
- (112) Cluster Motor Courts
  - (30) Plan 3060, 1,465 SF, 3 Bed, 2.5 Bath
  - (25) Plan 3424, 1,808 SF, 3 Bed, 2.5 Bath
  - (28) Plan 3523, 1,946 SF, 4 Bed, 3 Bath
  - (29) Plan 3825, 2,117 SF, 4 Bed, 3 Bath

Net Density: 3.88 du/ac

Parking Spaces Required: 514
- 2 garage per unit = 257 x 2 = 514 spaces

Parking Spaces Provided: 592
- 2 garage per unit = 514
- Off-street Residential Guest = 24
- On-street Residential Guest = 54

Open Space Required: 37,200 SF
- 2 bed units @ 300 SF/unit = 6,000 SF
- 3 bed units @ 400 SF/unit = 31,200 SF
- Minimum dimension of 10 feet for common
- Additional open area may be required upon precise development plan review
- 50% of the area of decks and balconies can be counted toward open space, to a maximum of 25% of the total open space required.

Common Open Space Provided[5]: ± 278,534 SF
- 1,083 SF Per Unit

Notes:
1. 1010 N Twin Oaks Valley Rd, San Marcos, CA 92069
2. APN: 218-110-02, 218-110-03, 218-330-05, 218-330-08, 218-330-09, 218-330-13, 218-330-26, 218-330-27, 218-330-28
3. Existing General Plan: Rural Residential - Estate
4. Proposed General Plan: Specific Plan
5. Existing Zoning: Rural Residential (R-1-20 / A1)
6. Proposed Zoning: Specific Plan
7. CEQA: EIR (VMT)

Conceptual Site Plan

0 120 240
1" = 120'

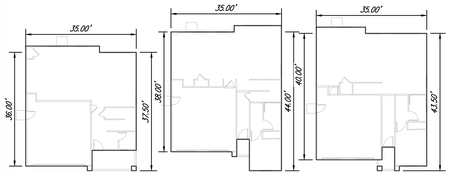
MeritageHomes | MLC Holdings, Inc.

Twin Oaks
San Marcos

July 2025

North

35' WIDE SINGLE FAMILY FLOOR PLANS

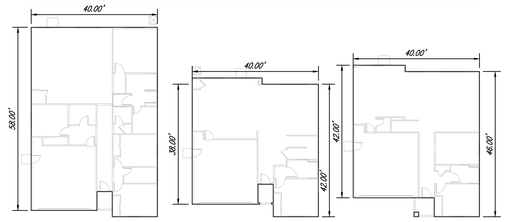


PLAN 3522
NOT TO SCALE

PLAN 3524
NOT TO SCALE

PLAN 3526
NOT TO SCALE

40' WIDE SINGLE FAMILY FLOOR PLANS

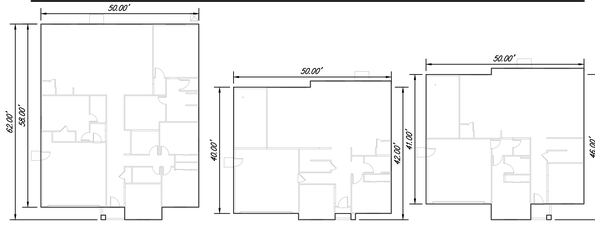


PLAN 4014
NOT TO SCALE

PLAN 4023
NOT TO SCALE

PLAN 4027
NOT TO SCALE

50' WIDE SINGLE FAMILY FLOOR PLANS

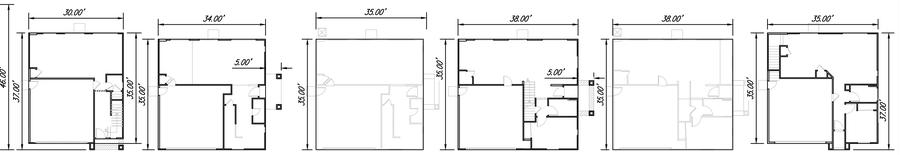


PLAN 5016
NOT TO SCALE

PLAN 5024
NOT TO SCALE

PLAN 5026
NOT TO SCALE

DETACHED CONDOMINIUM FLOOR PLANS



PLAN 3060
NOT TO SCALE

PLAN 3424
NOT TO SCALE

PLAN 3424X
NOT TO SCALE

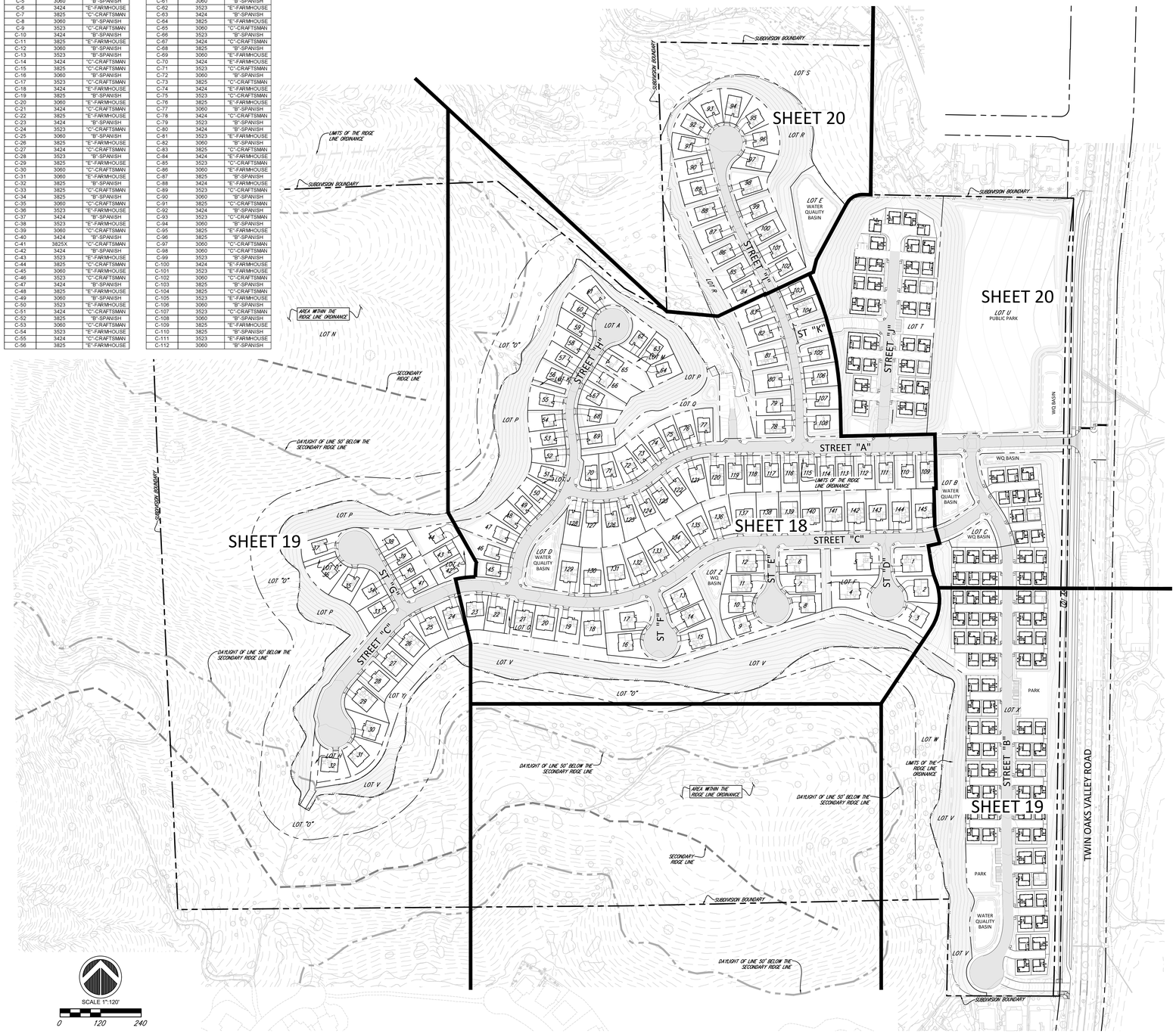
PLAN 3825
NOT TO SCALE

PLAN 3825X
NOT TO SCALE

PLAN 3523
NOT TO SCALE

CONDOMINIUM INFORMATION TABLE		
BLDG ID	BLDG PLAN TYPE	BLDG STYLE
C-1	3424	"E"-FARMHOUSE
C-2	3424	"C"-CRAFTSMAN
C-3	3523	"B"-SPANISH
C-4	3060	"C"-CRAFTSMAN
C-5	3060	"B"-SPANISH
C-6	3424	"E"-FARMHOUSE
C-7	3825	"C"-CRAFTSMAN
C-8	3060	"B"-SPANISH
C-9	3523	"C"-CRAFTSMAN
C-10	3424	"B"-SPANISH
C-11	3825	"E"-FARMHOUSE
C-12	3060	"B"-SPANISH
C-13	3523	"B"-SPANISH
C-14	3424	"C"-CRAFTSMAN
C-15	3825	"C"-CRAFTSMAN
C-16	3060	"B"-SPANISH
C-17	3523	"C"-CRAFTSMAN
C-18	3424	"E"-FARMHOUSE
C-19	3825	"B"-SPANISH
C-20	3060	"E"-FARMHOUSE
C-21	3424	"C"-CRAFTSMAN
C-22	3825	"E"-FARMHOUSE
C-23	3424	"B"-SPANISH
C-24	3523	"C"-CRAFTSMAN
C-25	3060	"B"-SPANISH
C-26	3825	"E"-FARMHOUSE
C-27	3424	"C"-CRAFTSMAN
C-28	3523	"B"-SPANISH
C-29	3825	"E"-FARMHOUSE
C-30	3060	"C"-CRAFTSMAN
C-31	3060	"E"-FARMHOUSE
C-32	3825	"B"-SPANISH
C-33	3825	"C"-CRAFTSMAN
C-34	3825	"B"-SPANISH
C-35	3060	"C"-CRAFTSMAN
C-36	3523	"E"-FARMHOUSE
C-37	3424	"B"-SPANISH
C-38	3523	"E"-FARMHOUSE
C-39	3060	"C"-CRAFTSMAN
C-40	3424	"B"-SPANISH
C-41	3825X	"C"-CRAFTSMAN
C-42	3424	"B"-SPANISH
C-43	3523	"E"-FARMHOUSE
C-44	3825	"C"-CRAFTSMAN
C-45	3060	"E"-FARMHOUSE
C-46	3523	"C"-CRAFTSMAN
C-47	3424	"B"-SPANISH
C-48	3825	"E"-FARMHOUSE
C-49	3060	"B"-SPANISH
C-50	3523	"E"-FARMHOUSE
C-51	3424	"C"-CRAFTSMAN
C-52	3825	"B"-SPANISH
C-53	3060	"C"-CRAFTSMAN
C-54	3523	"E"-FARMHOUSE
C-55	3424	"C"-CRAFTSMAN
C-56	3825	"E"-FARMHOUSE

CONDOMINIUM INFORMATION TABLE		
BLDG ID	BLDG PLAN TYPE	BLDG STYLE
C-57	3060	"C"-CRAFTSMAN
C-58	3523	"E"-FARMHOUSE
C-59	3424	"B"-SPANISH
C-60	3825	"C"-CRAFTSMAN
C-61	3060	"B"-SPANISH
C-62	3523	"E"-FARMHOUSE
C-63	3424	"B"-SPANISH
C-64	3825	"E"-FARMHOUSE
C-65	3060	"C"-CRAFTSMAN
C-66	3523	"B"-SPANISH
C-67	3424	"C"-CRAFTSMAN
C-68	3825	"B"-SPANISH
C-69	3060	"E"-FARMHOUSE
C-70	3424	"E"-FARMHOUSE
C-71	3523	"C"-CRAFTSMAN
C-72	3060	"B"-SPANISH
C-73	3825	"C"-CRAFTSMAN
C-74	3424	"E"-FARMHOUSE
C-75	3523	"C"-CRAFTSMAN
C-76	3825	"E"-FARMHOUSE
C-77	3060	"B"-SPANISH
C-78	3424	"C"-CRAFTSMAN
C-79	3523	"B"-SPANISH
C-80	3424	"B"-SPANISH
C-81	3523	"E"-FARMHOUSE
C-82	3060	"B"-SPANISH
C-83	3825	"C"-CRAFTSMAN
C-84	3424	"E"-FARMHOUSE
C-85	3523	"C"-CRAFTSMAN
C-86	3060	"E"-FARMHOUSE
C-87	3825	"B"-SPANISH
C-88	3424	"E"-FARMHOUSE
C-89	3523	"C"-CRAFTSMAN
C-90	3060	"B"-SPANISH
C-91	3825	"C"-CRAFTSMAN
C-92	3424	"B"-SPANISH
C-93	3523	"C"-CRAFTSMAN
C-94	3060	"B"-SPANISH
C-95	3825	"E"-FARMHOUSE
C-96	3825	"B"-SPANISH
C-97	3060	"C"-CRAFTSMAN
C-98	3060	"C"-CRAFTSMAN
C-99	3523	"B"-SPANISH
C-100	3424	"E"-FARMHOUSE
C-101	3523	"E"-FARMHOUSE
C-102	3060	"C"-CRAFTSMAN
C-103	3825	"B"-SPANISH
C-104	3825	"C"-CRAFTSMAN
C-105	3523	"E"-FARMHOUSE
C-106	3060	"B"-SPANISH
C-107	3523	"C"-CRAFTSMAN
C-108	3060	"B"-SPANISH
C-109	3825	"E"-FARMHOUSE
C-110	3825	"B"-SPANISH
C-111	3523	"E"-FARMHOUSE
C-112	3060	"B"-SPANISH



SCALE 1"=120'
0 120 240

LOT INFORMATION TABLE					
PARCEL ID	AREA(SF)	BLDG PLAN TYPE	BLDG ORIENTATION	BLDG STYLE	LOT DESCRIPTION
LOT 1	9,361.54	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 2	8,039.82	5024	-	"B"-SPANISH	RESIDENTIAL
LOT 3	9,256.91	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 4	12,185.01	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 5	11,459.98	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 6	8,863.09	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 7	6,881.93	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 8	6,165.34	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 9	6,560.06	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 10	6,337.60	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 11	6,838.10	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 12	6,979.40	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 13	8,017.93	5024	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 14	6,572.73	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 15	8,182.32	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 16	8,318.57	5024	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 17	10,083.10	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 18	7,632.77	5024	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 19	6,911.58	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 20	6,624.00	5024	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 21	6,247.44	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 22	6,464.14	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 23	6,948.36	5024	-	"B"-SPANISH	RESIDENTIAL
LOT 24	7,454.57	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 25	7,729.14	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 26	8,547.56	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 27	6,575.36	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 28	7,251.36	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 29	9,025.95	5016	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 30	7,003.86	5016	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 31	8,223.01	5024	-	"B"-SPANISH	RESIDENTIAL
LOT 32	7,619.05	5024	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 33	5,971.17	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 34	6,834.70	3522	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 35	6,964.25	3524	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 36	7,845.46	3522	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 37	6,092.54	3524	-	"B"-SPANISH	RESIDENTIAL
LOT 38	6,928.93	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 39	4,756.07	3524	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 40	4,656.99	3522	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 41	5,008.62	3524	-	"B"-SPANISH	RESIDENTIAL
LOT 42	5,790.95	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 43	4,743.01	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 44	8,711.10	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 45	4,834.37	3526	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 46	8,598.21	3524	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 47	9,644.44	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 48	5,705.85	3524	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 49	4,851.56	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 50	5,070.80	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 51	5,477.43	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 52	5,299.55	3522	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 53	5,330.00	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 54	5,890.03	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 55	6,430.88	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 56	6,206.79	3524	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 57	5,579.34	3522	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 58	5,438.13	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 59	5,717.46	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 60	4,981.95	3526	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 61	7,321.40	3524	-	"B"-SPANISH	RESIDENTIAL
LOT 62	6,573.00	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 63	5,532.10	3526	-	"B"-SPANISH	RESIDENTIAL
LOT 64	5,800.65	3524	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 65	8,907.79	3526	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 66	7,906.97	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 67	7,018.73	3524	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 68	6,449.00	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 69	6,585.26	3526	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 70	4,940.30	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 71	5,814.73	3524	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 72	5,754.77	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 73	4,900.00	3526	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 74	5,136.35	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 75	5,188.49	3524	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 76	5,188.49	3522	-	"B"-SPANISH	RESIDENTIAL
LOT 77	5,274.20	3526	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 78	6,884.96	4014	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 79	7,606.78	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 80	7,315.67	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 81	7,677.73	4014	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 82	6,647.23	4027	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 83	7,197.38	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 84	7,029.07	4014	-	"B"-SPANISH	RESIDENTIAL
LOT 85	6,826.12	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 86	6,988.05	4014	-	"B"-SPANISH	RESIDENTIAL

LOT INFORMATION TABLE					
PARCEL ID	AREA(SF)	BLDG PLAN TYPE	BLDG ORIENTATION	BLDG STYLE	LOT DESCRIPTION
LOT 87	7,030.61	4027	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 88	7,036.77	4014	-	"B"-SPANISH	RESIDENTIAL
LOT 89	7,030.73	4023	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 90	6,755.36	4027	-	"B"-SPANISH	RESIDENTIAL
LOT 91	6,203.78	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 92	6,992.14	4014	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 93	6,992.10	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 94	6,992.12	4014	-	"B"-SPANISH	RESIDENTIAL
LOT 95	6,992.12	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 96	6,992.12	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 97	6,673.35	4027	-	"B"-SPANISH	RESIDENTIAL
LOT 98	8,188.95	4014	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 99	7,284.27	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 100	6,757.19	4014	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 101	6,400.00	4027	-	"B"-SPANISH	RESIDENTIAL
LOT 102	5,815.95	4023	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 103	5,926.15	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 104	6,958.90	4014	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 105	6,895.49	4014	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 106	6,725.33	4027	-	"B"-SPANISH	RESIDENTIAL
LOT 107	6,661.29	4023	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 108	8,006.22	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 109	5,900.00	4014	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 110	6,300.00	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 111	5,800.00	4014	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 112	6,200.00	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 113	5,399.29	4014	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 114	5,406.56	4014	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 115	5,729.09	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 116	5,832.00	4014	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 117	5,844.63	4023	-	"B"-SPANISH	RESIDENTIAL
LOT 118	5,811.61	4014	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 119	5,936.73	4027	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 120	6,930.16	4014	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 121	7,689.87	3522	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 122	6,629.62	3526	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 123	6,173.57	3522	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 124	6,197.39	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 125	6,724.10	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 126	7,392.06	3524	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 127	7,692.30	3522	MIRRORED / REVERSE	"C"-CRAFTSMAN	RESIDENTIAL
LOT 128	6,510.40	3526	MIRRORED / REVERSE	"B"-SPANISH	RESIDENTIAL
LOT 129	9,348.18	5016	MIRRORED / REVERSE	"E"-FARMHOUSE	RESIDENTIAL
LOT 130	9,172.79	5026	-	"B"-SPANISH	RESIDENTIAL
LOT 131	9,013.77	5024	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 132	8,824.85	5016	-	"B"-SPANISH	RESIDENTIAL
LOT 133	8,639.14	5026	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 134	7,988.24	5024	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 135	8,143.16	5026	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 136	8,515.25	5016	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 137	8,948.64	5024	-	"B"-SPANISH	RESIDENTIAL
LOT 138	7,935.19	5026	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 139	7,675.52	5016	-	"B"-SPANISH	RESIDENTIAL
LOT 140	7,675.52	5026	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 141	7,915.38	5024	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 142	7,675.52	5016	-	"B"-SPANISH	RESIDENTIAL
LOT 143	7,915.38	5026	-	"C"-CRAFTSMAN	RESIDENTIAL
LOT 144	8,155.24	5016	-	"E"-FARMHOUSE	RESIDENTIAL
LOT 145	8,010.60	5024	-	"B"-SPANISH	RESIDENTIAL
LOT A	388,902.29	-	-		UTILITY & STREET LOT
LOT B	17,944.53	-	-		DRAINAGE LOT
LOT C	7,376.14	-	-		DRAINAGE LOT
LOT D	15,871.13	-	-		DRAINAGE LOT
LOT E	29,991.35	-	-		DRAINAGE LOT
LOT F	5,457.26	-	-		SLOPE & DRAINAGE LOT
LOT G	1,551.42	-	-		UTILITY, DRAINAGE & ACCESS LOT
LOT H	4,172.46	-	-		UTILITY, DRAINAGE & TRAIL LOT
LOT "I"	1,501.64	-	-		DRAINAGE LOT
LOT J	985.32	-	-		DRAINAGE LOT
LOT K	1,537.70	-	-		DRAINAGE LOT
LOT L	3,911.33	-	-		UTILITY, DRAINAGE & ACCESS LOT
LOT M	3,095.50	-	-		UTILITY, DRAINAGE & ACCESS LOT
LOT N	2,290,892.65	-	-		BIOLOGICAL OPEN SPACE
LOT P	176,148.32	-	-		SLOPE & DRAINAGE LOT
LOT "O"	393,713.67	-	-		FIRE BUFFER / CLEARING LOT
LOT Q	19,824.22	-	-		DRAINAGE LOT
LOT R	91,910.28	-	-		SLOPE & DRAINAGE LOT
LOT S	137,958.15	-	-		FIRE BUFFER / CLEARING LOT
LOT T	223,424.54	-	-		DETACHED CONDOMINIUM
LOT U	271,078.73	-	-		PUBLIC PARK
LOT V	202,930.74	-	-		SLOPE & DRAINAGE LOT
LOT W	77,037.59	-	-		FIRE BUFFER / CLEARING LOT
LOT X	444,452.01	-	-		DETACHED CONDOMINIUM
LOT Y	55,207.12	-	-		DRAINAGE & TRAIL LOT
LOT Z	14,203.20	-	-		SLOPE & DRAINAGE LOT
LOT AA	38,972.00	-	-		TWIN OAKS RIGHT OF WAY
TOTAL	5,927,179.36	-	-		

LEGEND

- PROJECT BOUNDARY
- EXIST MAJOR CONTOUR — 100 —
- EXIST MINOR CONTOUR
- PROPOSE MAJOR CONTOUR — 100 —
- PROPOSE MINOR CONTOUR
- RETAINING WALL
- PCC CURB
- PCC CURB & GUTTER

BUILDING SUMMARY		
FLOOR PLAN	BLDG TYPE	NO OF UNITS
3522	DETACHED SINGLE FAMILY	17
3524	DETACHED SINGLE FAMILY	18
3526	DETACHED SINGLE FAMILY	18
4014	DETACHED SINGLE FAMILY	17
4023	DETACHED SINGLE FAMILY	13
4027	DETACHED SINGLE FAMILY	13
5016	DETACHED SINGLE FAMILY	19
5024	DETACHED SINGLE FAMILY	13
5026	DETACHED SINGLE FAMILY	17
	SUBTOTAL	145
3060	CONDOMINUIM	26
3424	CONDOMINUIM	26
3424X	CONDOMINUIM	3
3523	CONDOMINUIM	26
3825	CONDOMINUIM	28
3825X	CONDOMINUIM	3
	SUBTOTAL	112
TOTAL BUILDING UNITS		257

AREA SUMMARY			
ITEM	DESCRIPTION	AREA (SF)	AREA (AC)
1	PROJECT TOTAL ACREAGE	5,927,179.36	136.07
2	GRADING AREA	2,988,612.70	68.61
3	TWIN OAKS RIGHT OF WAY	38,972.00	0.89
4	FIRE BUFFER OUTSIDE OF GRADING FOOTPRINT	608,710.93	13.97
5	BIOLOGICAL OPEN SPACE	2,290,891.99	52.59
6	TOTAL CLEARING AREA (ITEM 2+4)	3,597,323.63	82.58
7	SMALLEST RESIDENTIAL LOT SIZE	4,656.99	0.11
8	LARGEST RESIDENTIAL LOT SIZE	12,185.01	0.28
9	AVERAGE RESIDENTIAL LOT SIZE	6,945.71	0.16

EXCEL ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
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PH (760)745-8118 FX (760)745-8210

P-2

SHEET 17 OF 22 SHEETS
SDP OVERALL & INDEX

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OAKCREST
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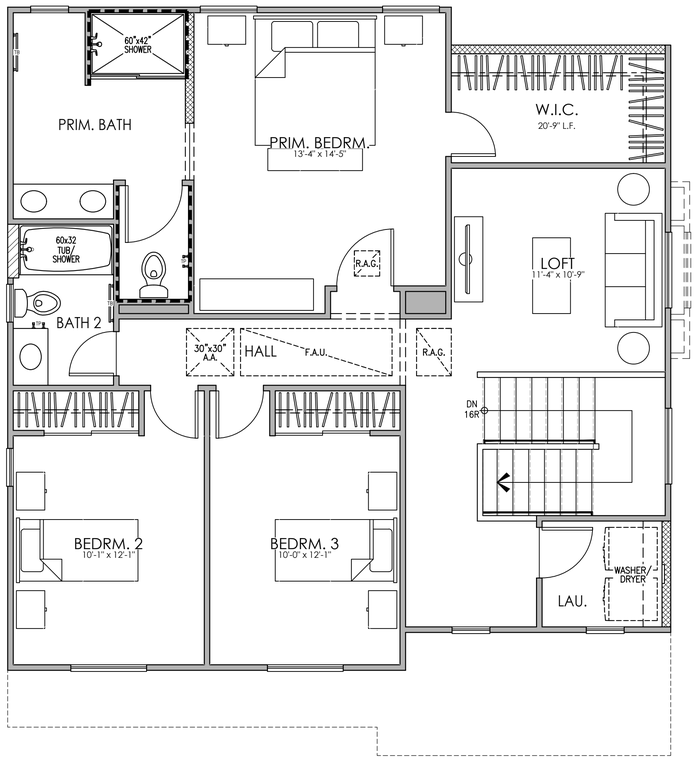
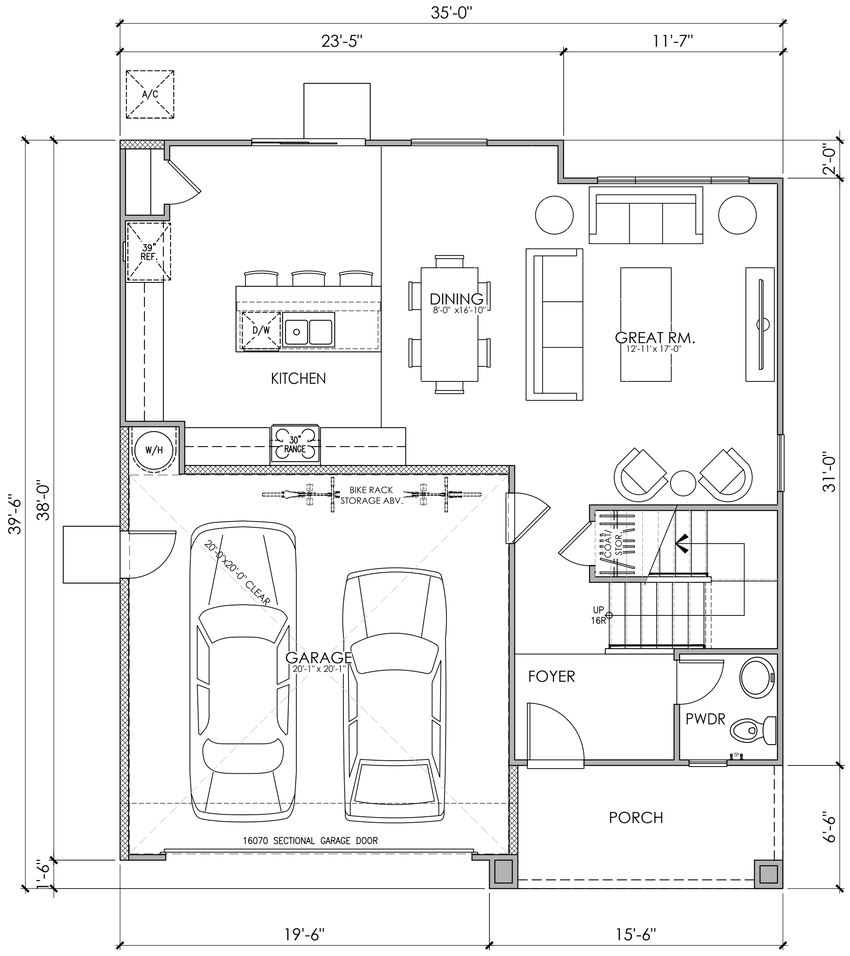
SAN MARCOS, CA

NOT FOR CONSTRUCTION

J:\21\21047 Engineering \ 19 \ W 01 Sheets - trm 1/20/14 19 SDP 8X11P4U.dwg 10/1/2023 10:32 AM DROWNE PLOT SIZE:



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3522
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	808 SQ. FT.
SECOND FLOOR AREA	1,102 SQ. FT.
TOTAL DWELLING	1,910 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	429 SQ. FT.
PORCH	91 SQ. FT.

0 2 4 8 12

PLAN 3522
4 BEDROOM, 3 BATH, LOFT

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-1

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



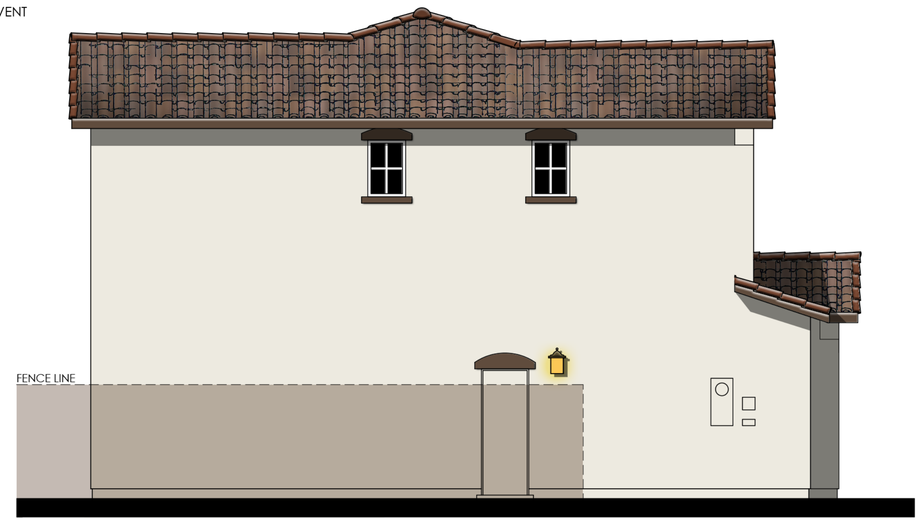
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 19

PLAN 3522 "B"
SPANISH ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-2

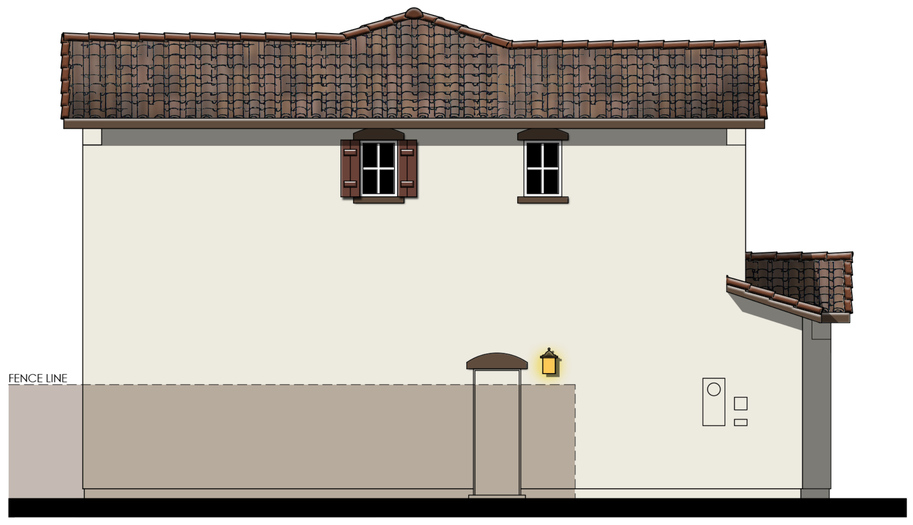
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



RIGHT



REAR



LEFT

COLOR SCHEME 19

PLAN 3522 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST

SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT

12.01.2025

A-3

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PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

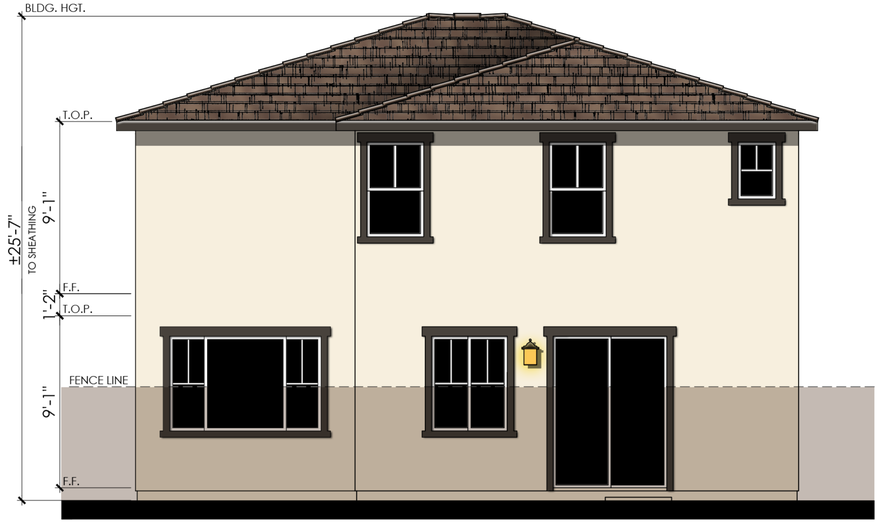
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



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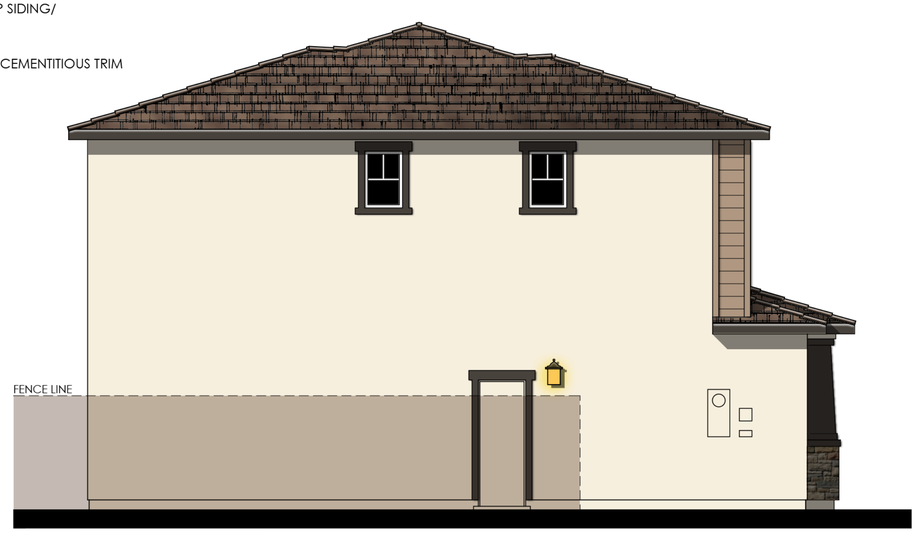

LEFT

COLOR SCHEME 22

PLAN 3522 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-4

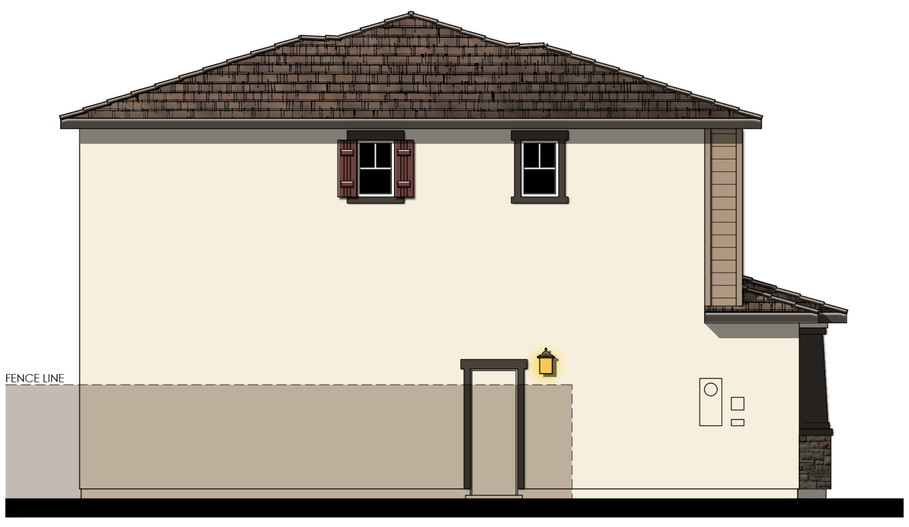
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



RIGHT



REAR



LEFT

COLOR SCHEME 22

PLAN 3522 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST

SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT

12.01.2025

A-5

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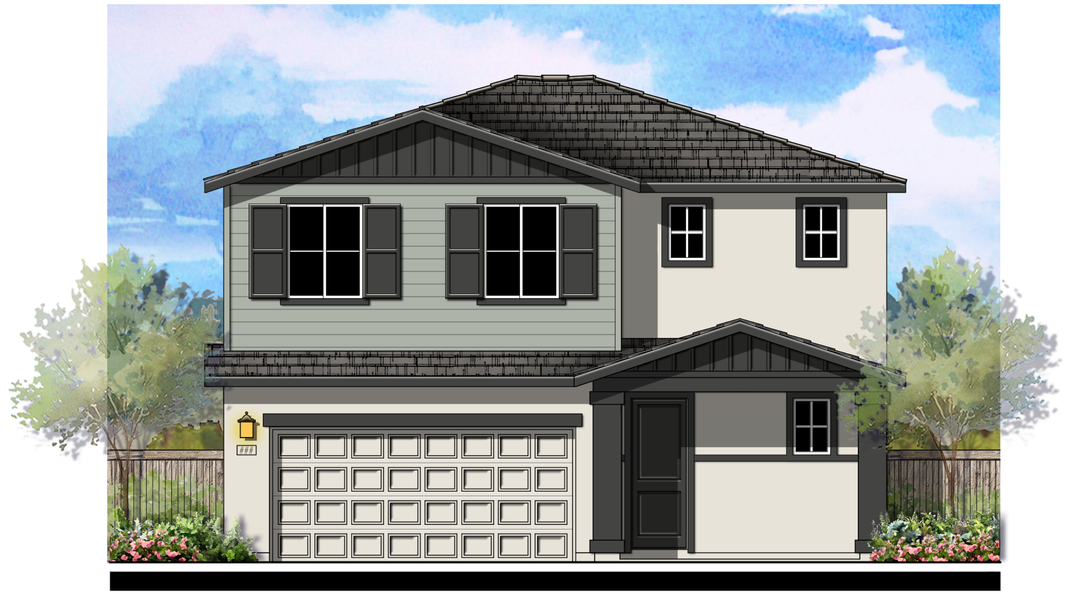
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

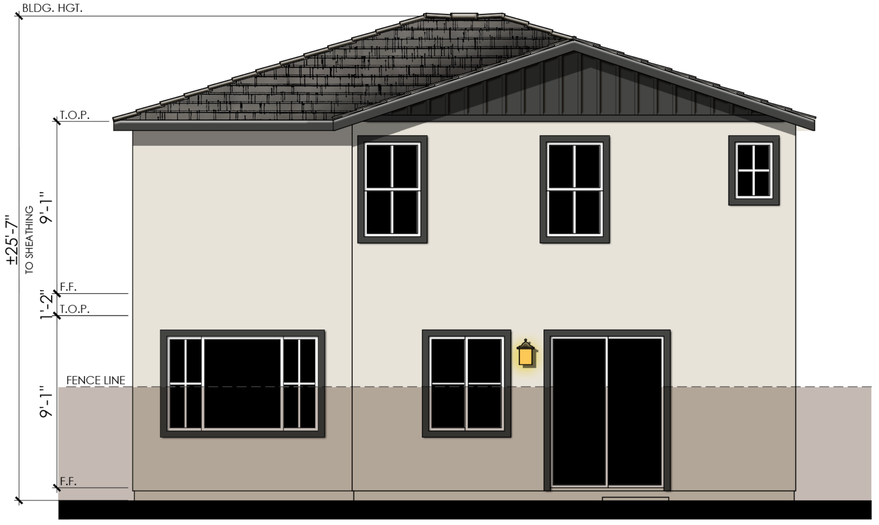
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING
	DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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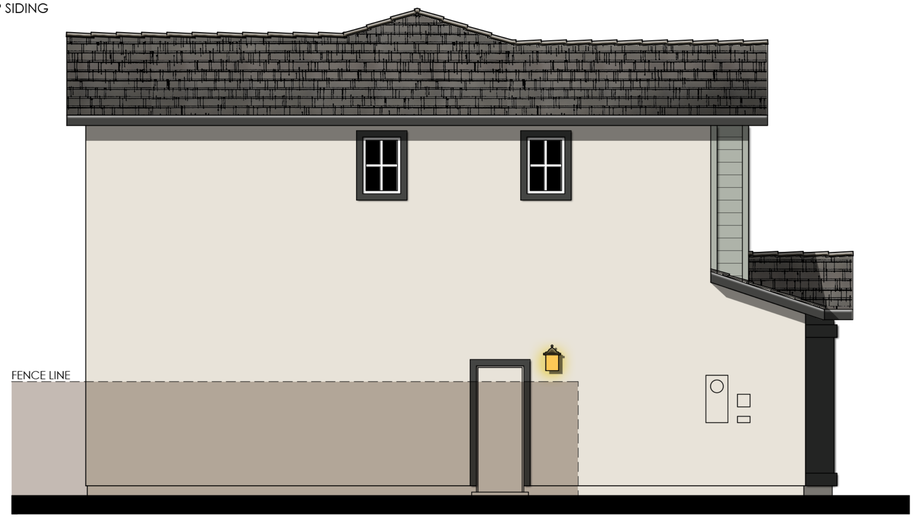


LEFT

COLOR SCHEME 28

PLAN 3522 "E"
FARMHOUSE ELEVATIONS

0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-6

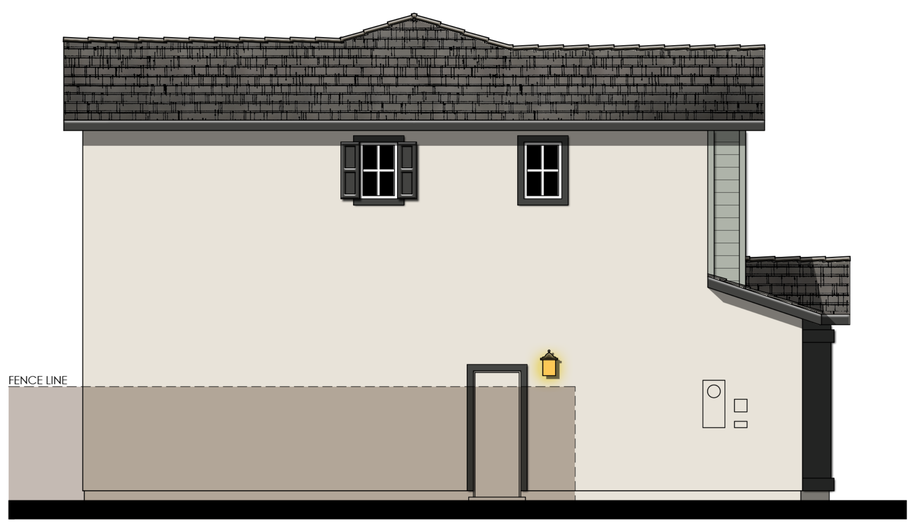
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



RIGHT



REAR



LEFT

COLOR SCHEME 28

PLAN 3522 "E"

FARMHOUSE ENHANCED ELEVATIONS

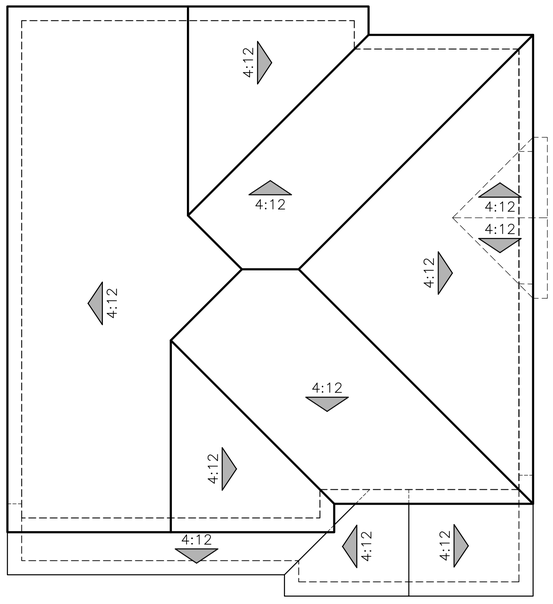
0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

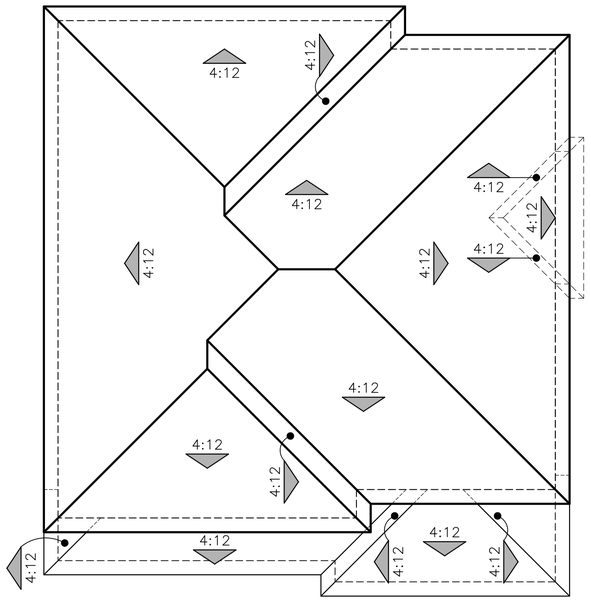
OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-7

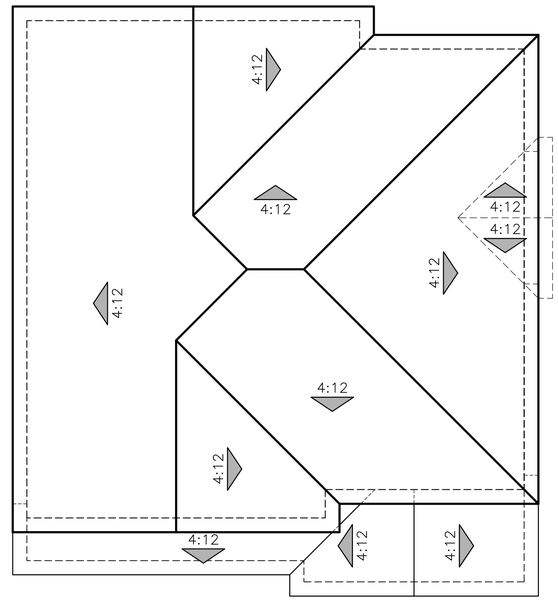
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 3522
ROOF PLANS

0 2 4 8 12

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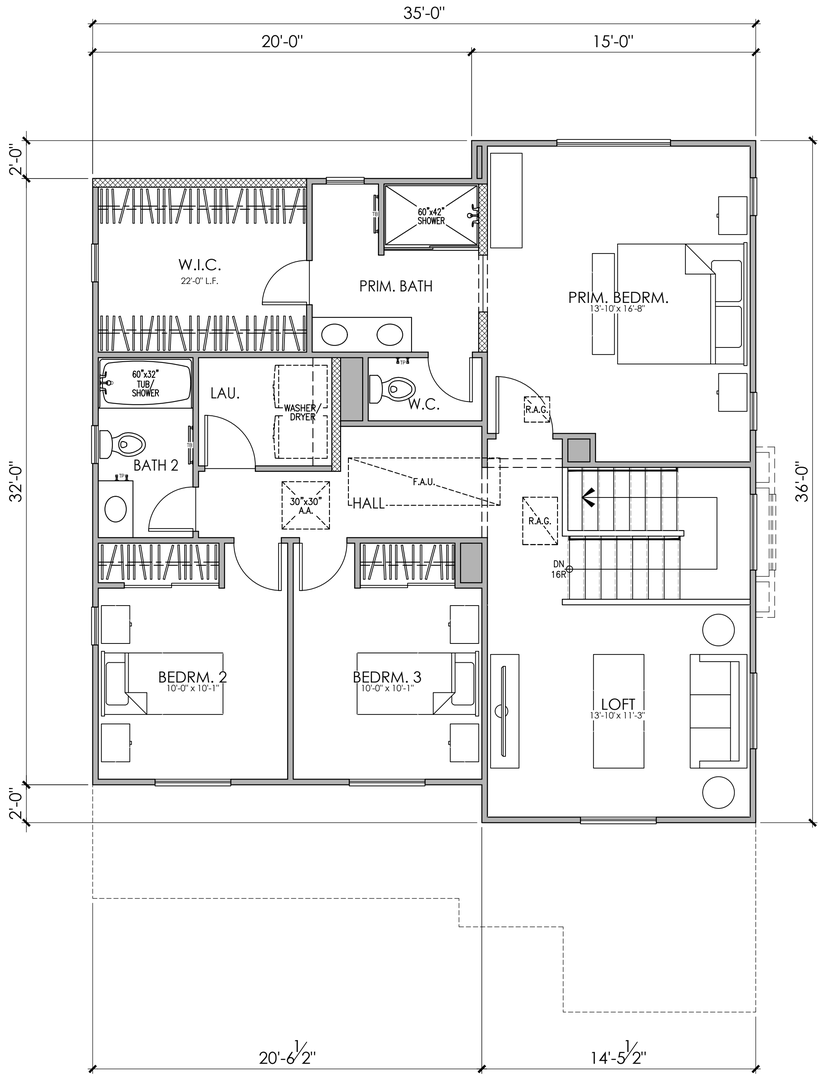
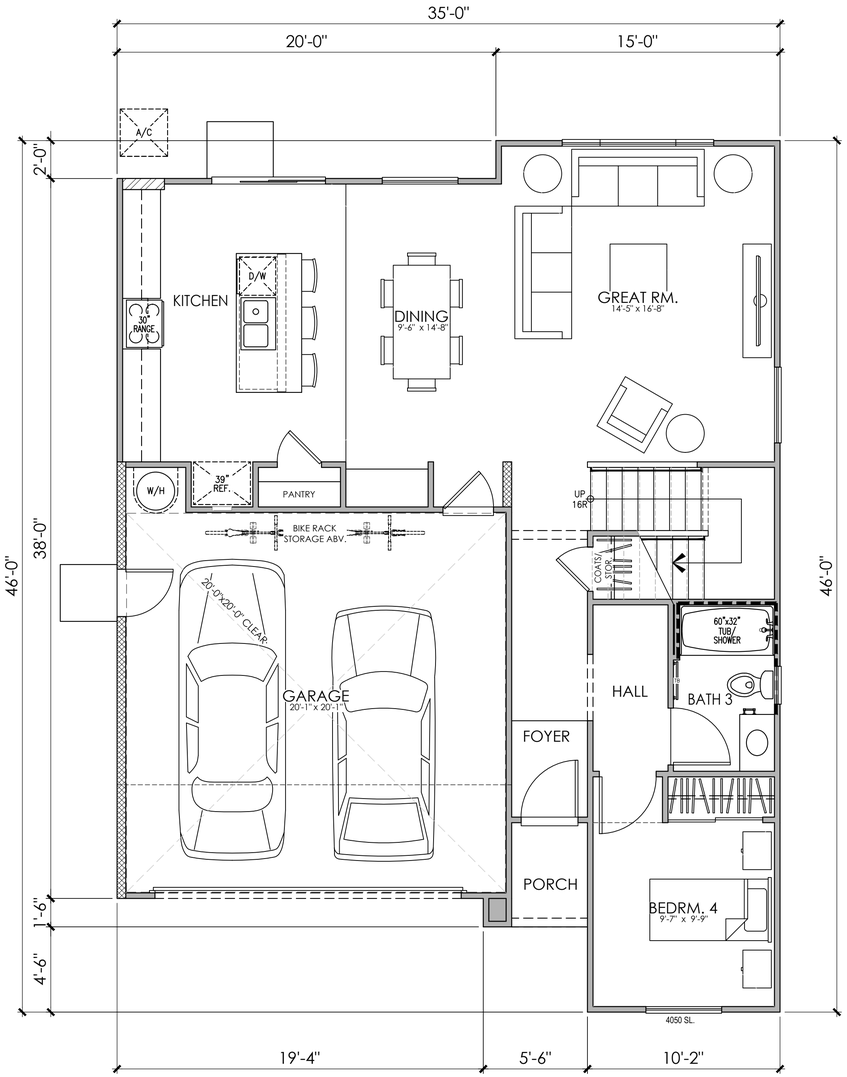
OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-8

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE





SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 3524
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	977 SQ. FT.
SECOND FLOOR AREA	1,109 SQ. FT.
TOTAL DWELLING	2,086 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	428 SQ. FT.
PORCH	22 SQ. FT.

0 2 4 8 12

PLAN 3524

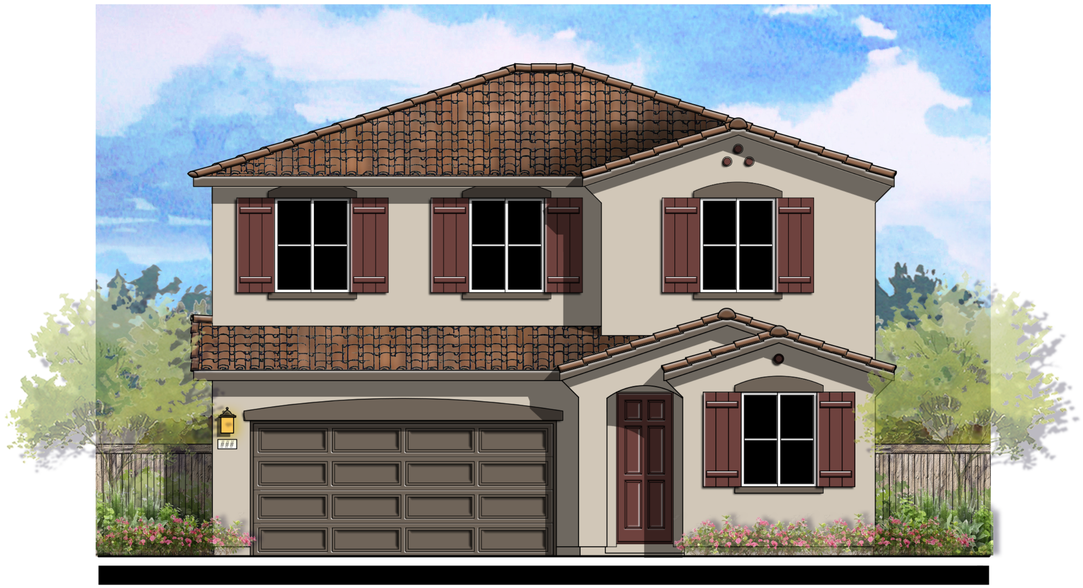
4 BEDROOM, 3 BATH, LOFT

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-9

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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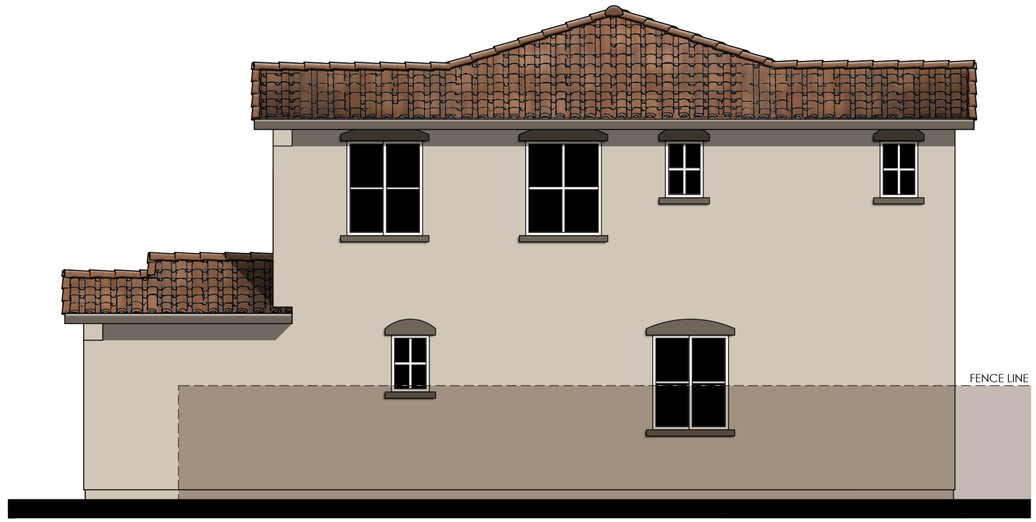
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



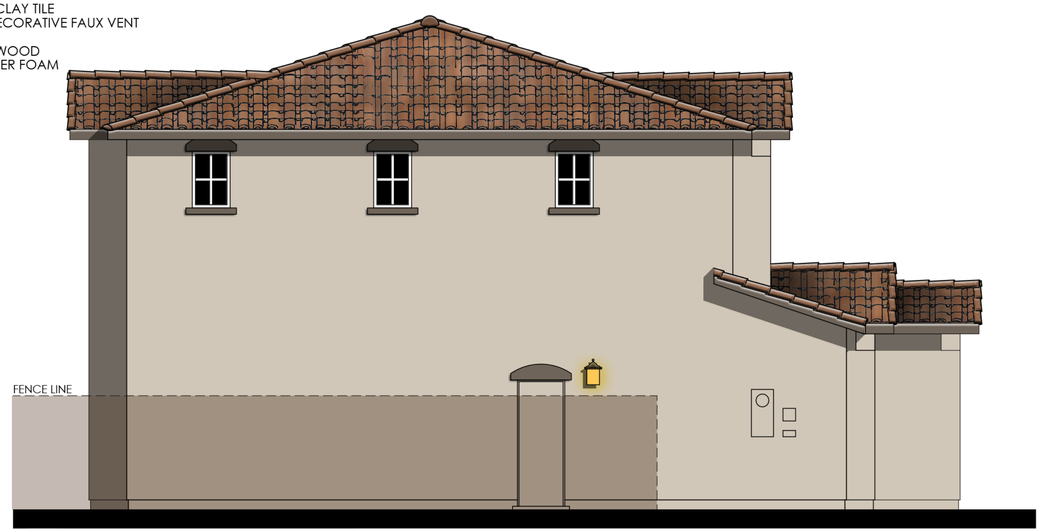
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20

PLAN 3524 "B"

SPANISH ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-10

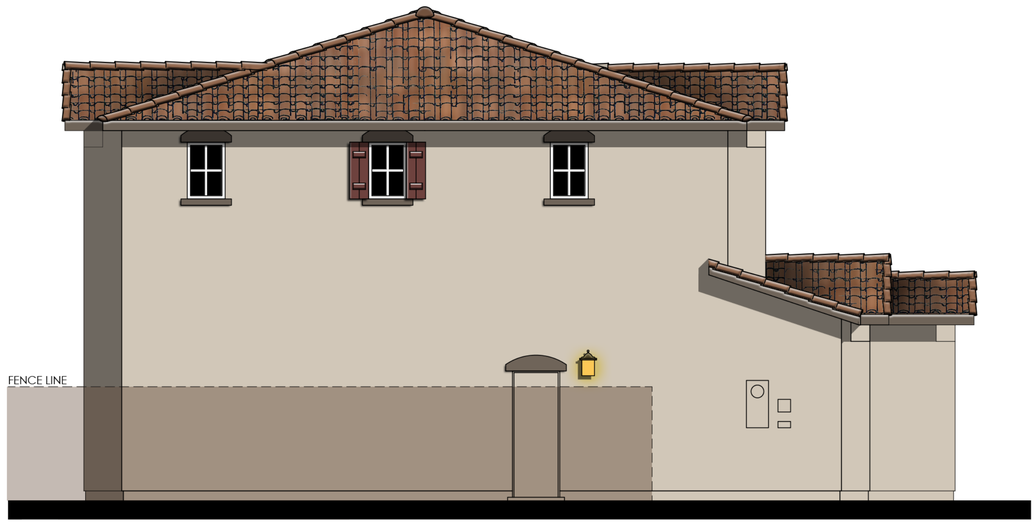
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



RIGHT



REAR



LEFT

COLOR SCHEME 20

PLAN 3524 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST

SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT

12.01.2025

A-11

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PLANNING + ARCHITECTURE



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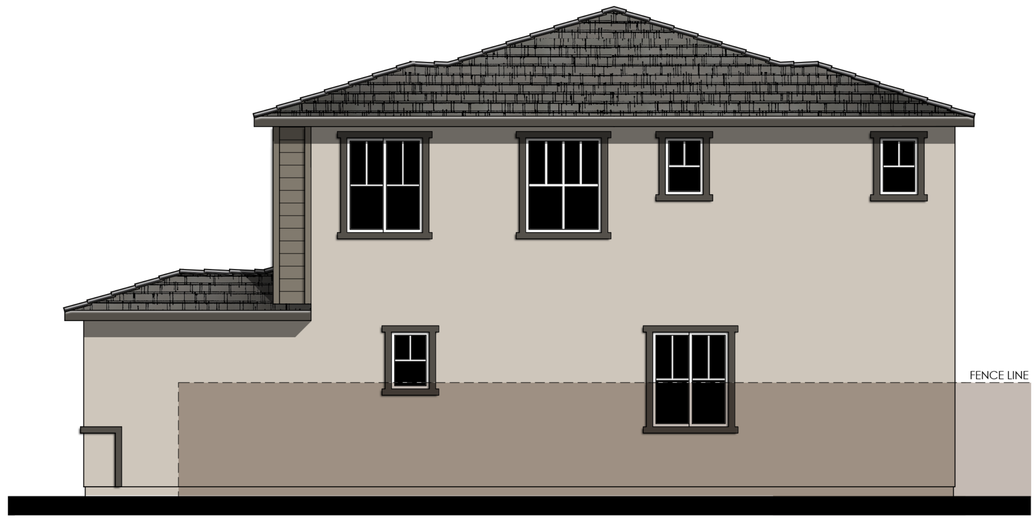
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



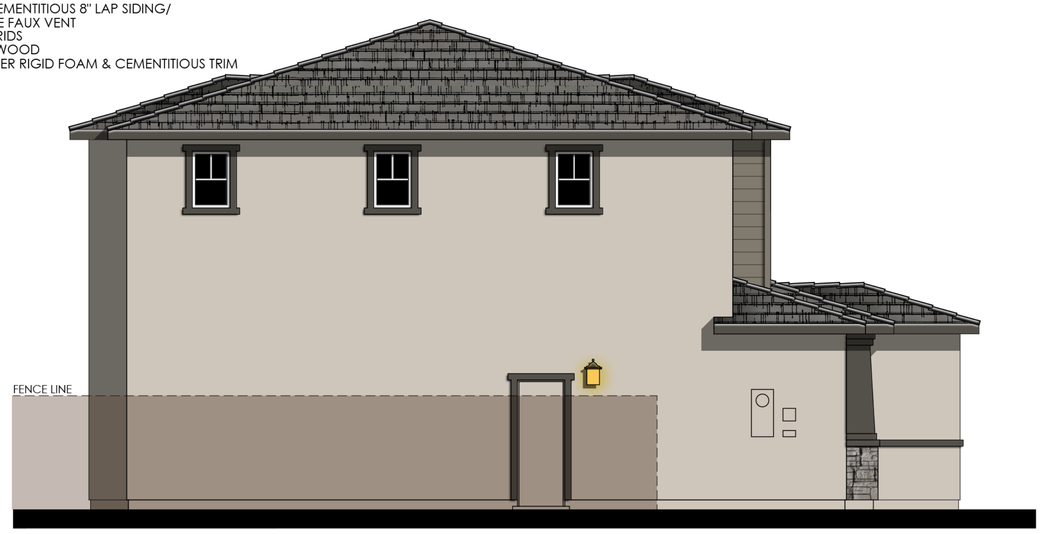
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 23

PLAN 3524 "C"

CRAFTSMAN ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST

SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT

12.01.2025

A-12

Kevin L. Crook Architect Inc #24078

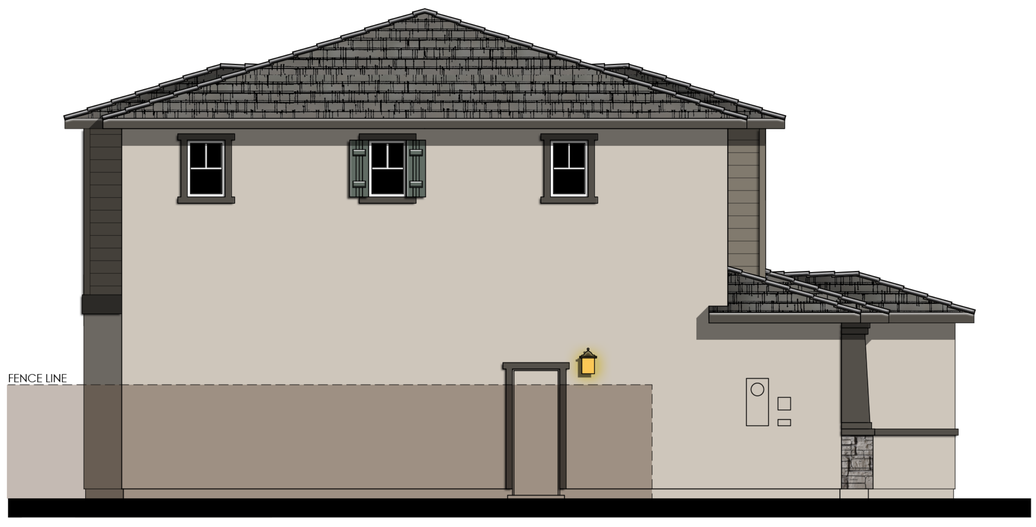
PLANNING + ARCHITECTURE



RIGHT



REAR



LEFT

COLOR SCHEME 23

PLAN 3524 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-13

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PLANNING + ARCHITECTURE



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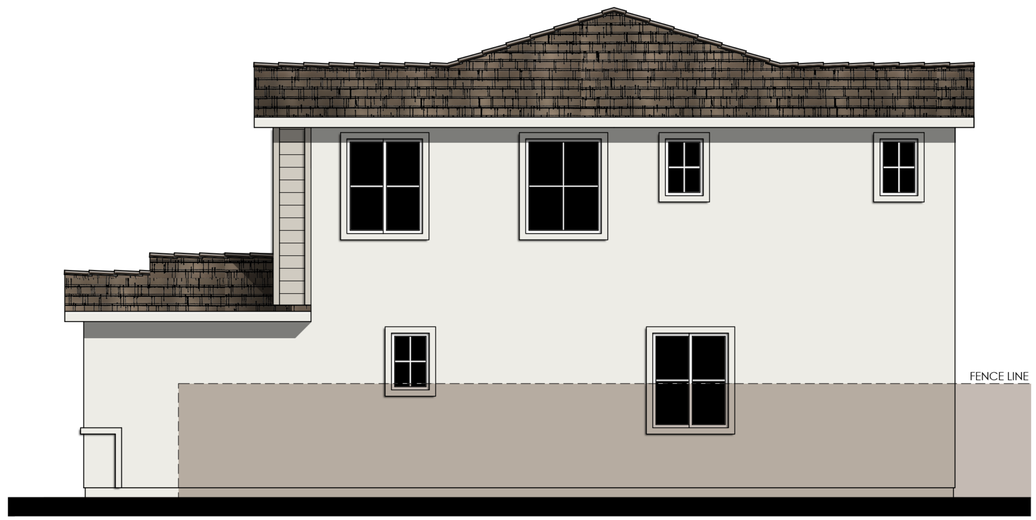
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



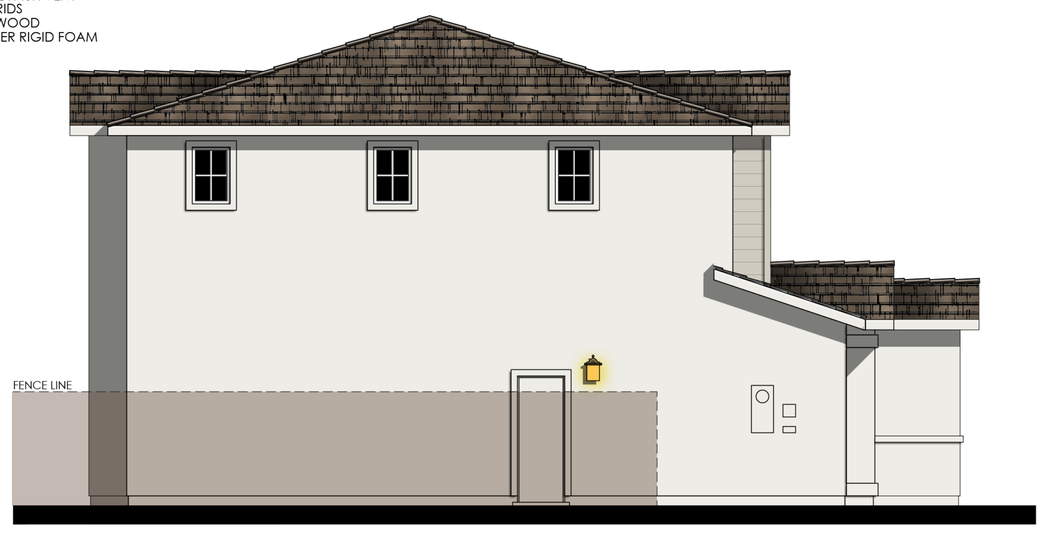
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 29

PLAN 3524 "E"

FARMHOUSE ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-14

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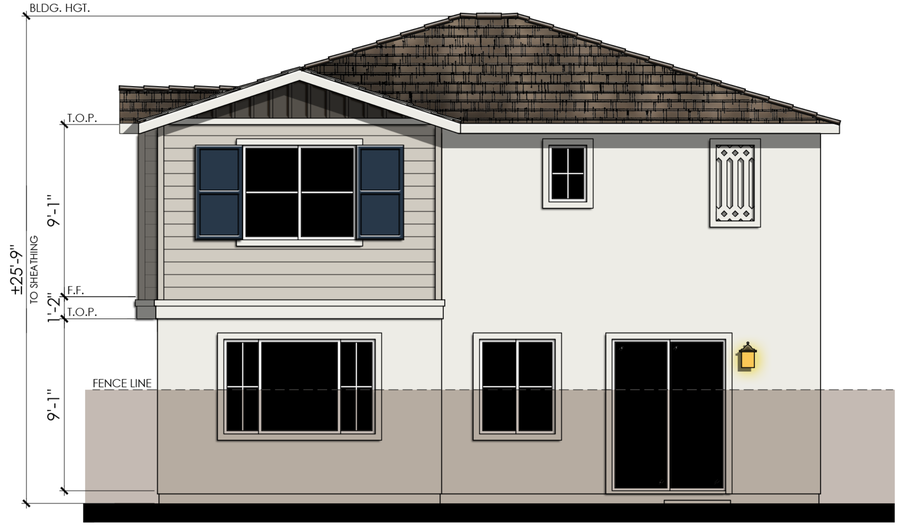
PLANNING + ARCHITECTURE



RIGHT



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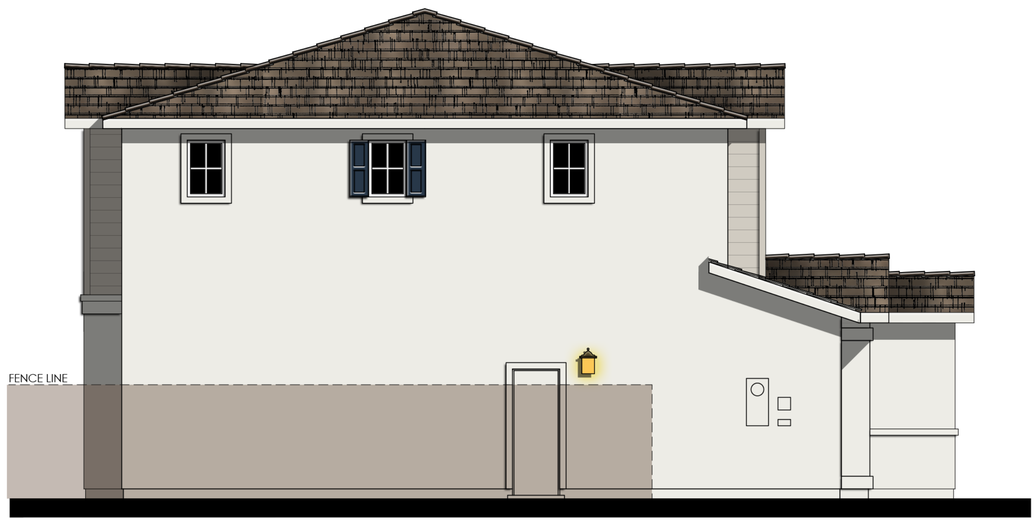


LEFT

COLOR SCHEME 29

PLAN 3524 "E"

FARMHOUSE ENHANCED ELEVATIONS

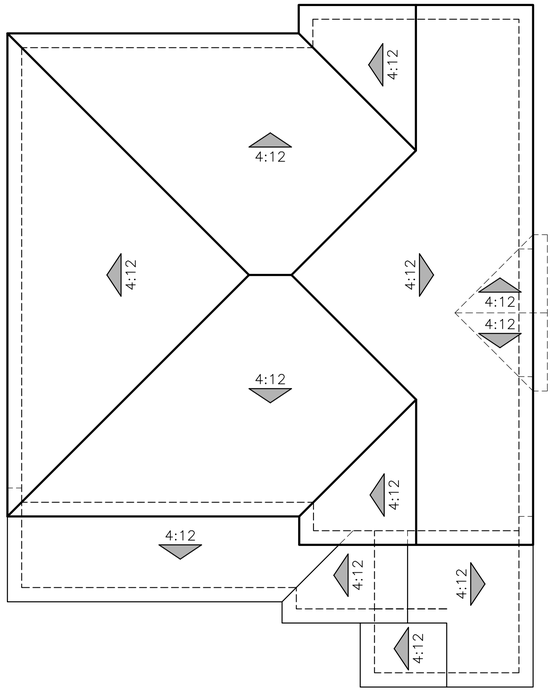
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

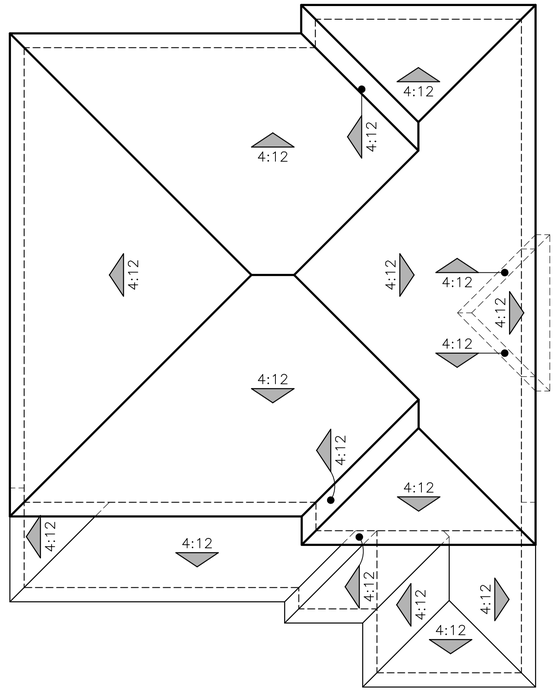
OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-15

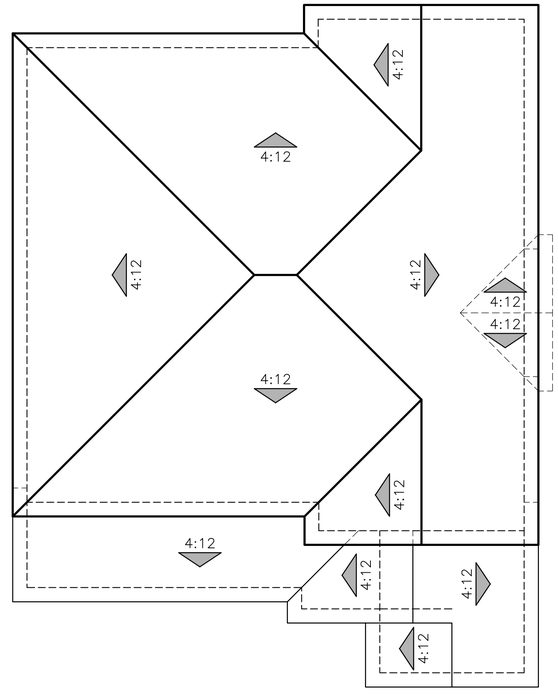
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 3524
ROOF PLANS

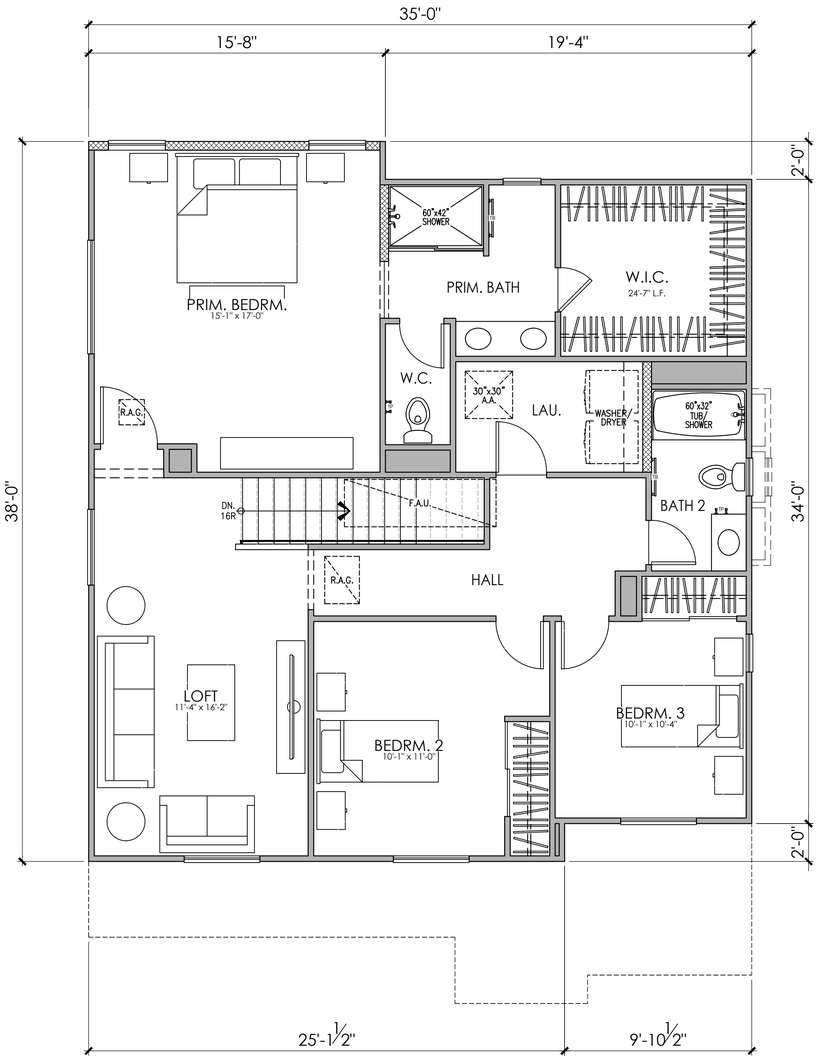
0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

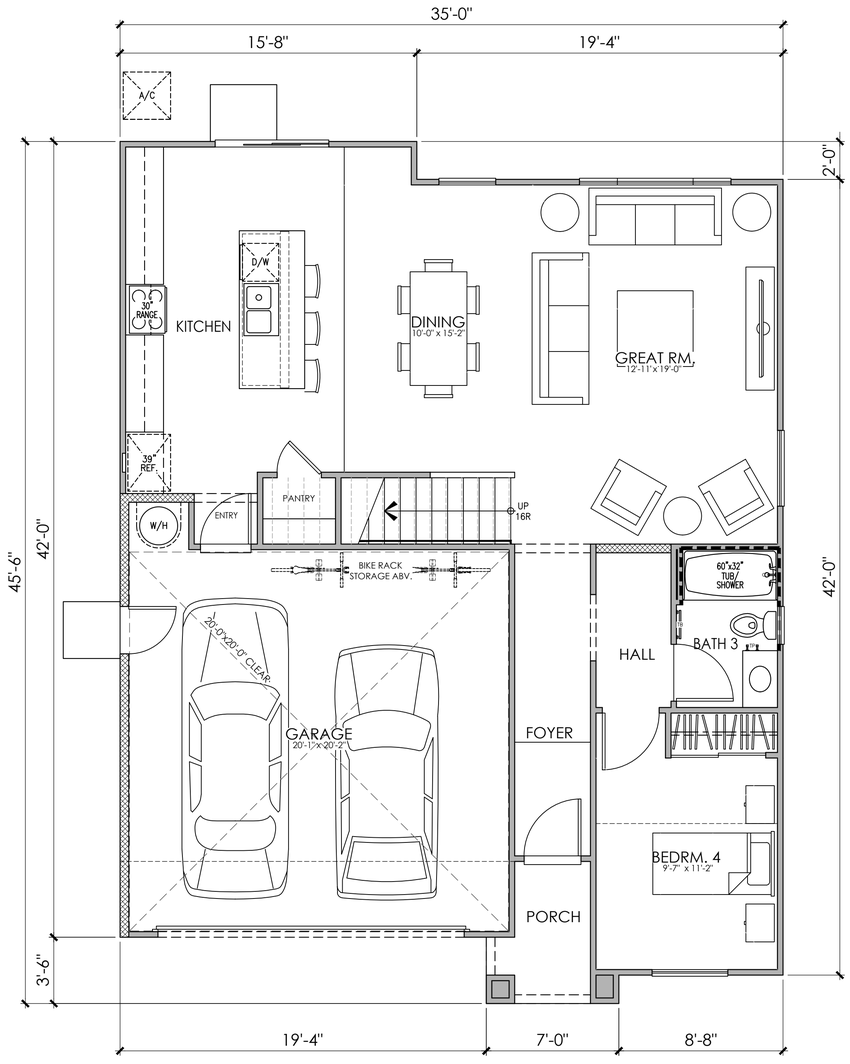
OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-16

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3526
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,005 SQ. FT.
SECOND FLOOR AREA	1,226 SQ. FT.
TOTAL DWELLING	2,231 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH	35 SQ. FT.

0 2 4 8 12

PLAN 3526

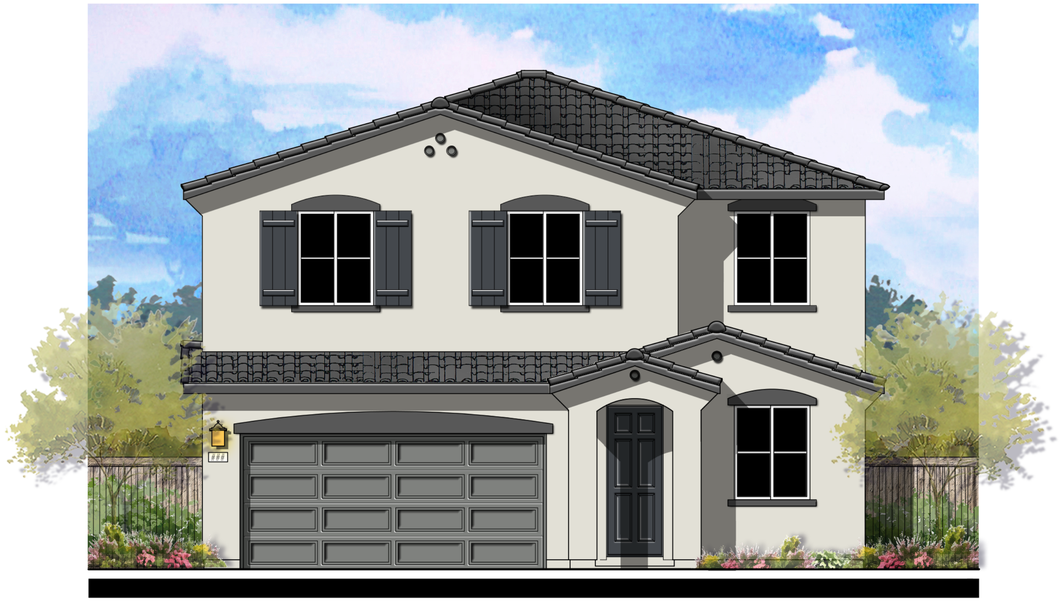
4 BEDROOM, 3 BATH, LOFT

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-17

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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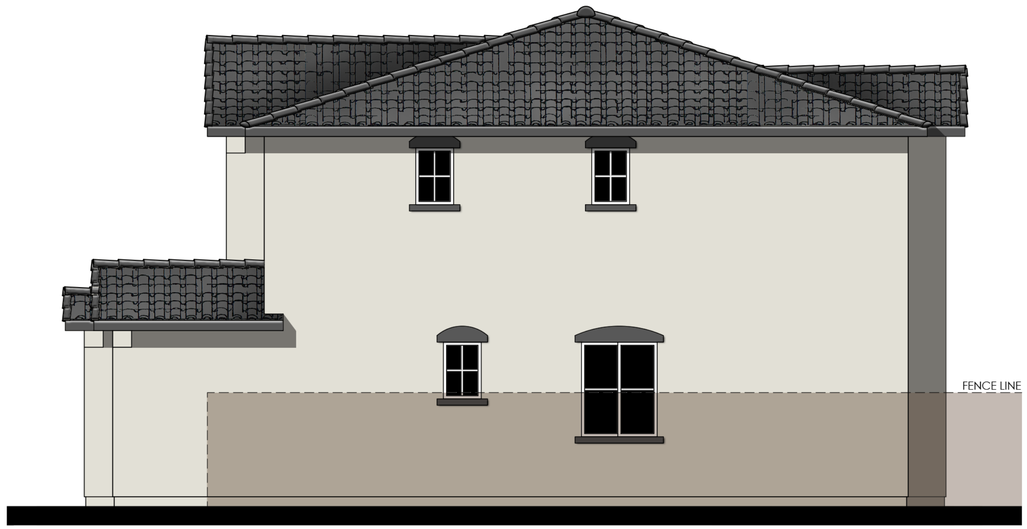
Refer to landscape drawings for wall, tree, and shrub locations

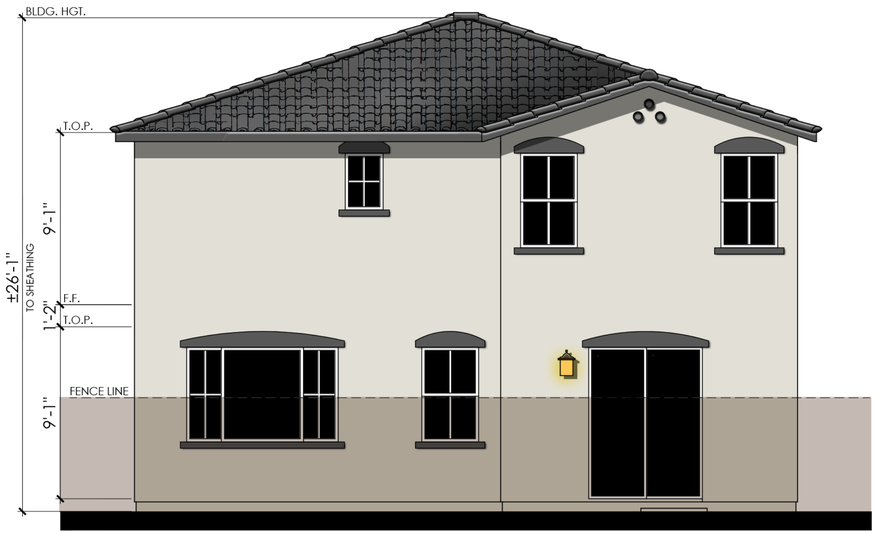
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



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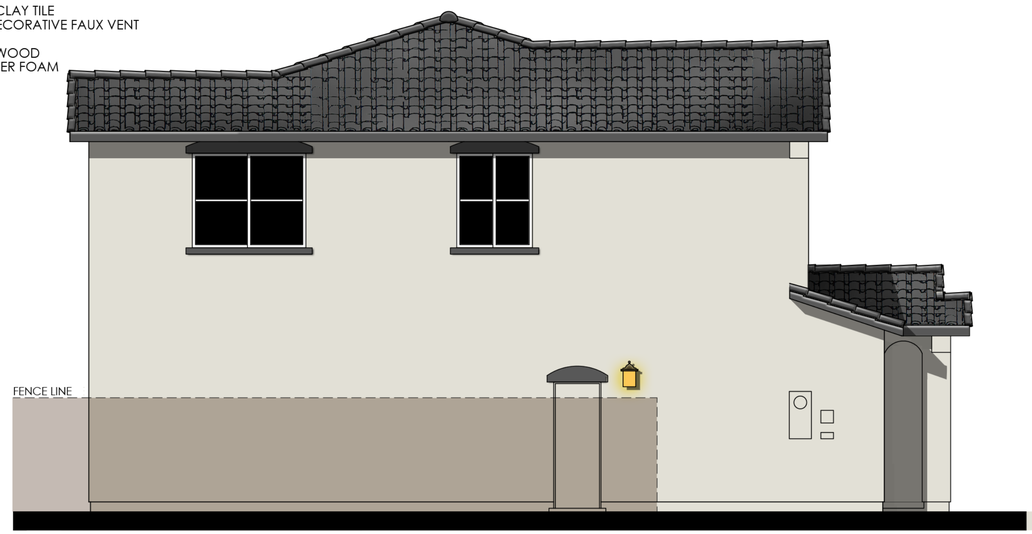


LEFT

COLOR SCHEME 31

PLAN 3526 "B"

SPANISH ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST

SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT

12.01.2025

A-18

Kevin L. Crook Architect Inc #24078

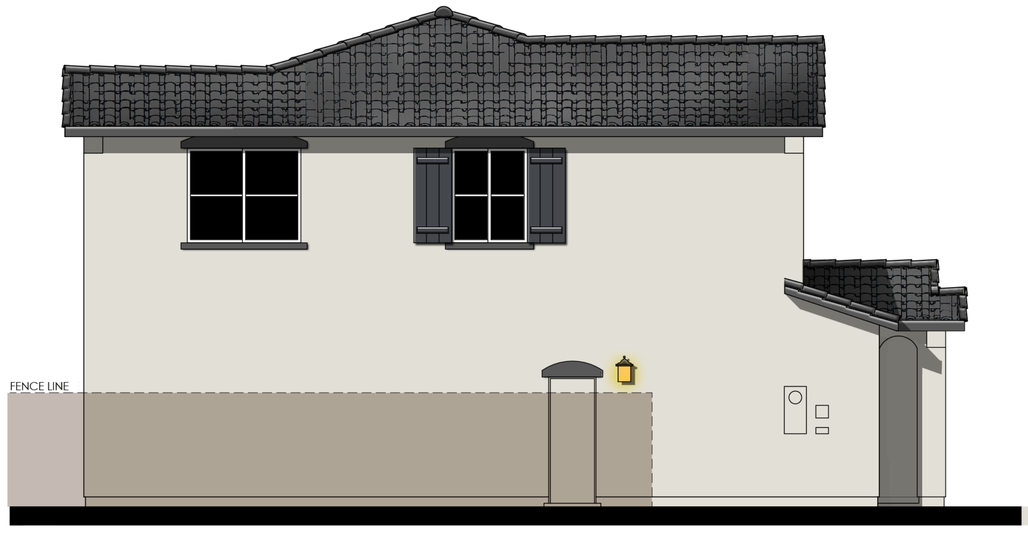
PLANNING + ARCHITECTURE



RIGHT



REAR



LEFT

COLOR SCHEME 31

PLAN 3526 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST

SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
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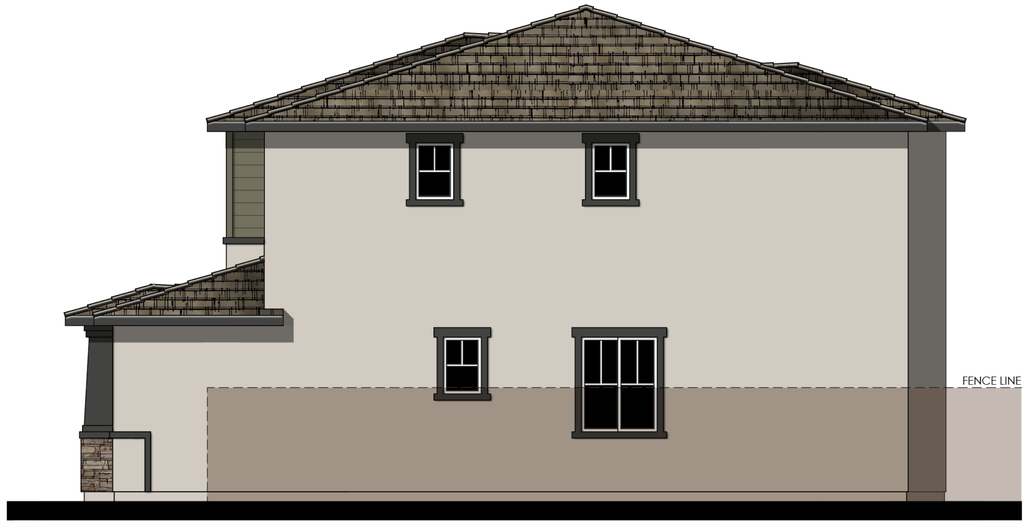
Refer to landscape drawings for wall, tree, and shrub locations

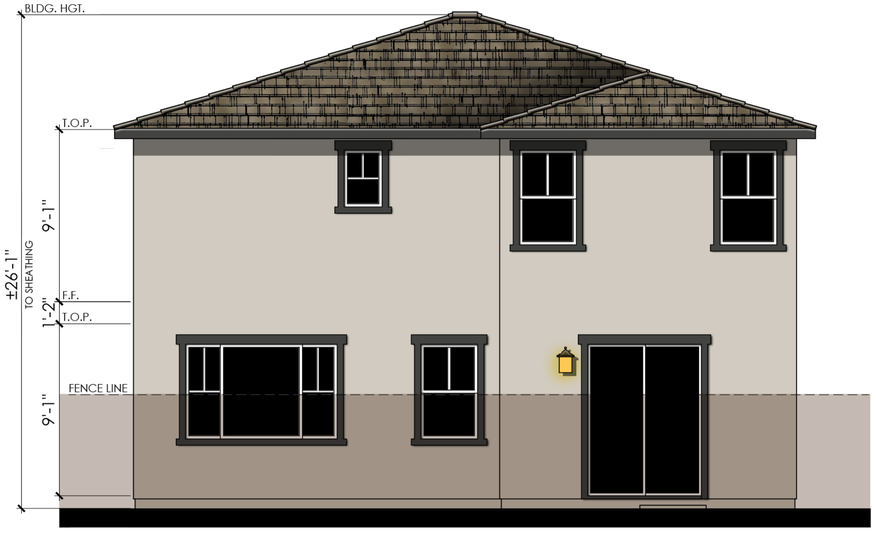
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



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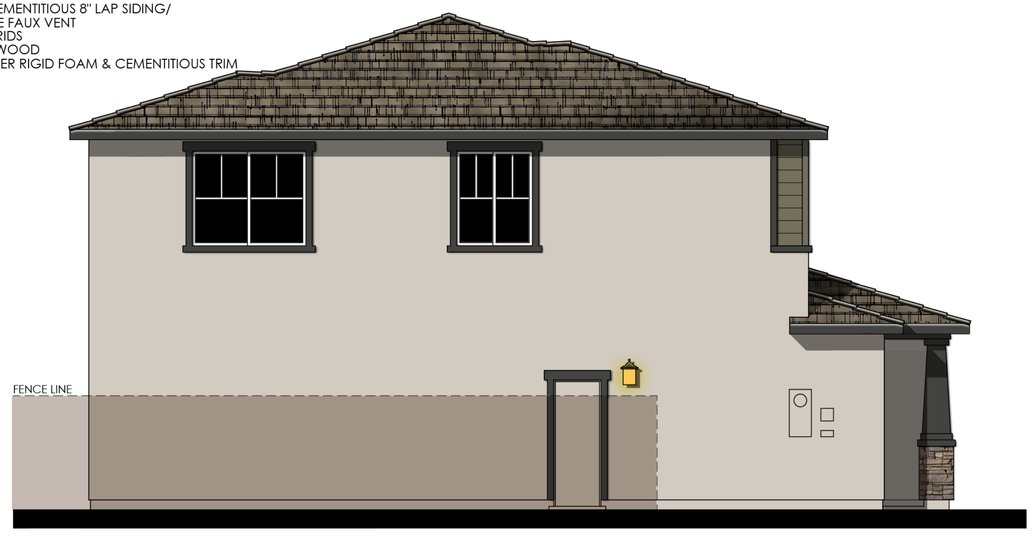

LEFT

COLOR SCHEME 24

PLAN 3526 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-20

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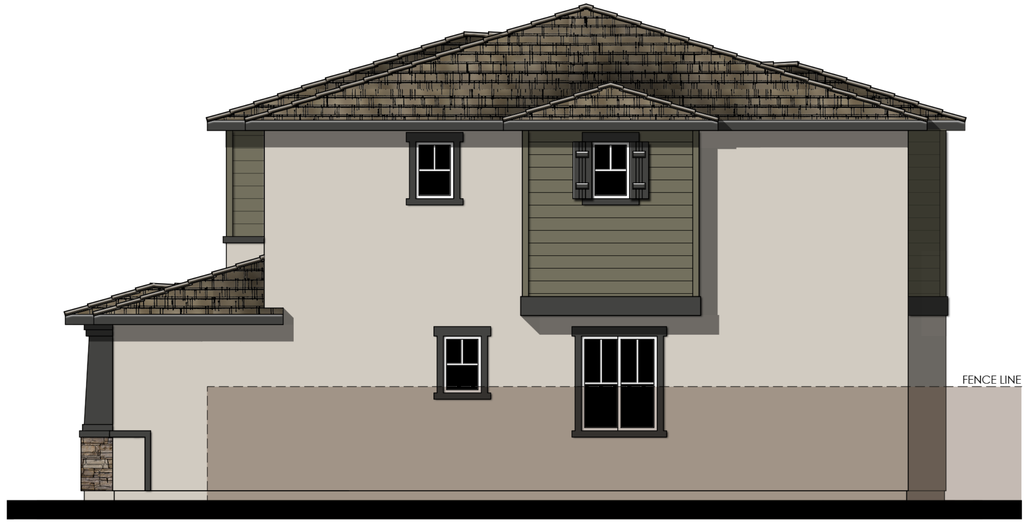

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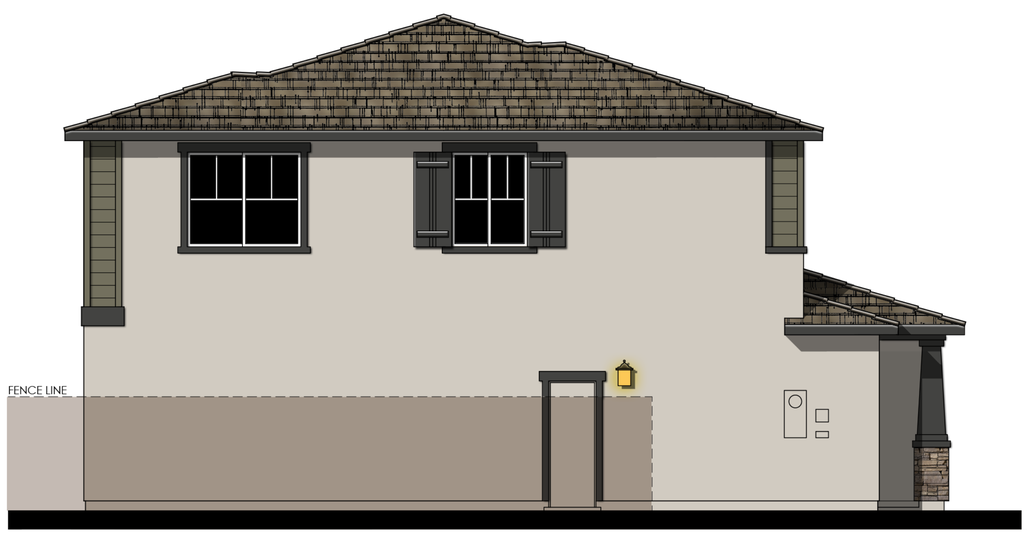

LEFT

COLOR SCHEME 24

PLAN 3526 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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SAN MARCOS, CALIFORNIA

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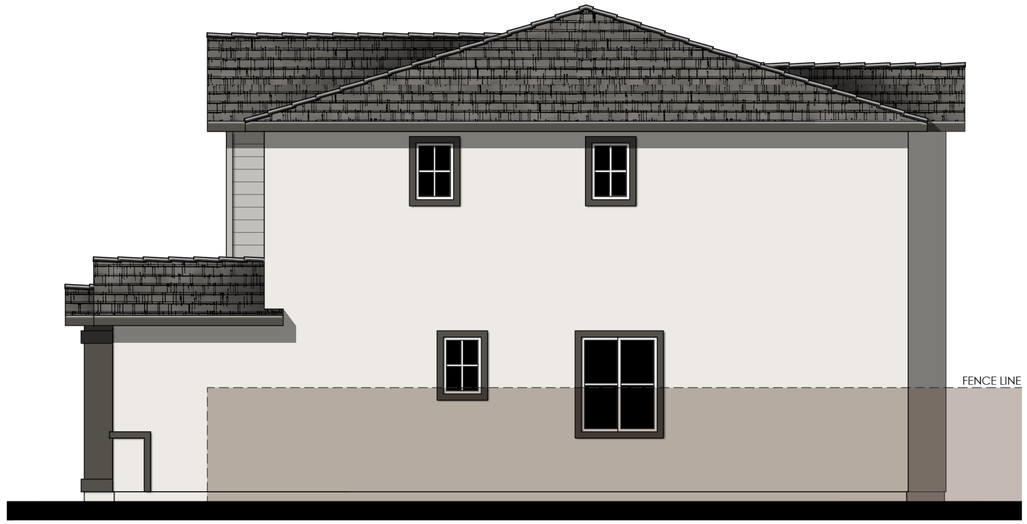
Refer to landscape drawings for wall, tree, and shrub locations

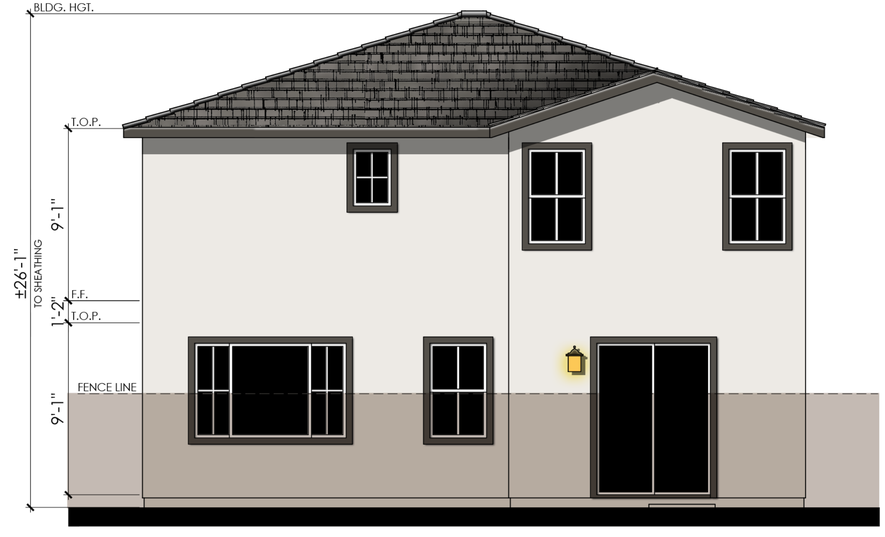
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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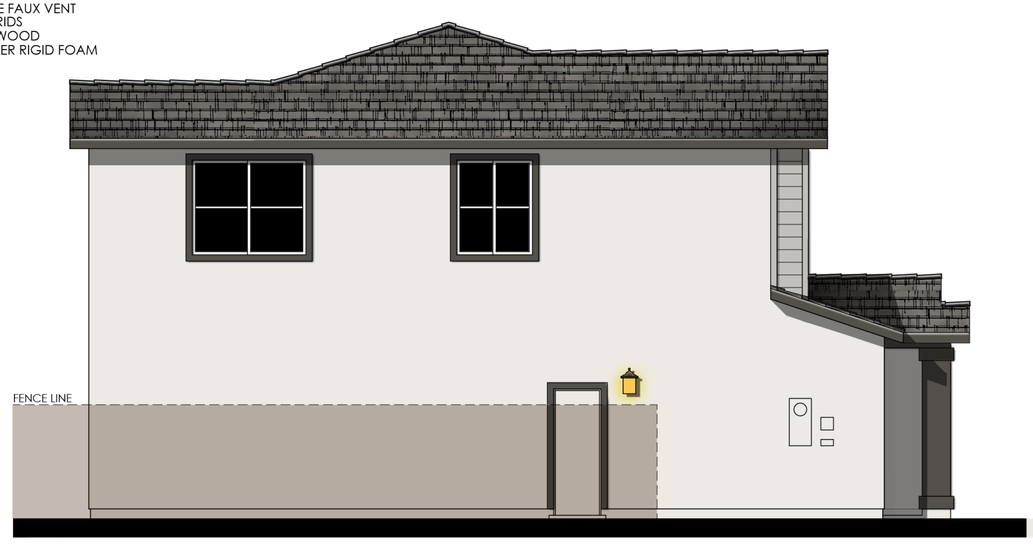

LEFT

COLOR SCHEME 30

PLAN 3526 "E"

FARMHOUSE ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-22

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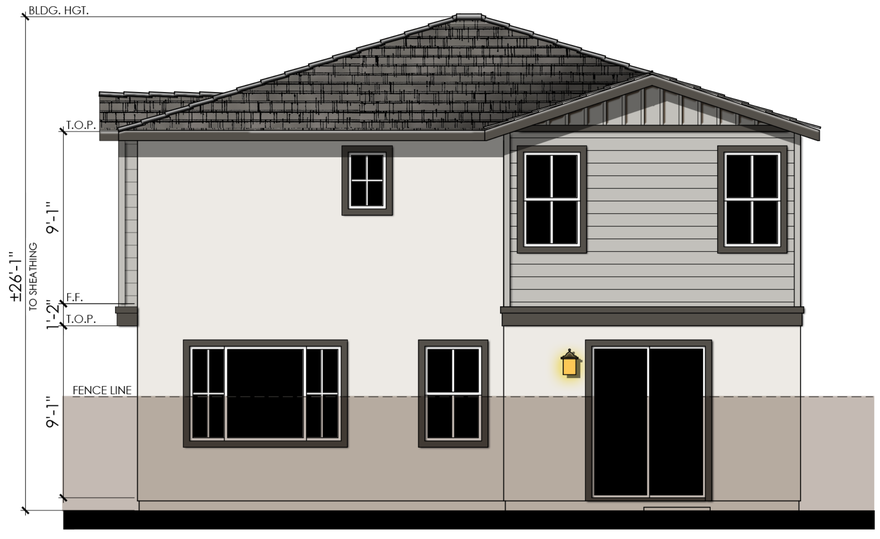
RIGHT



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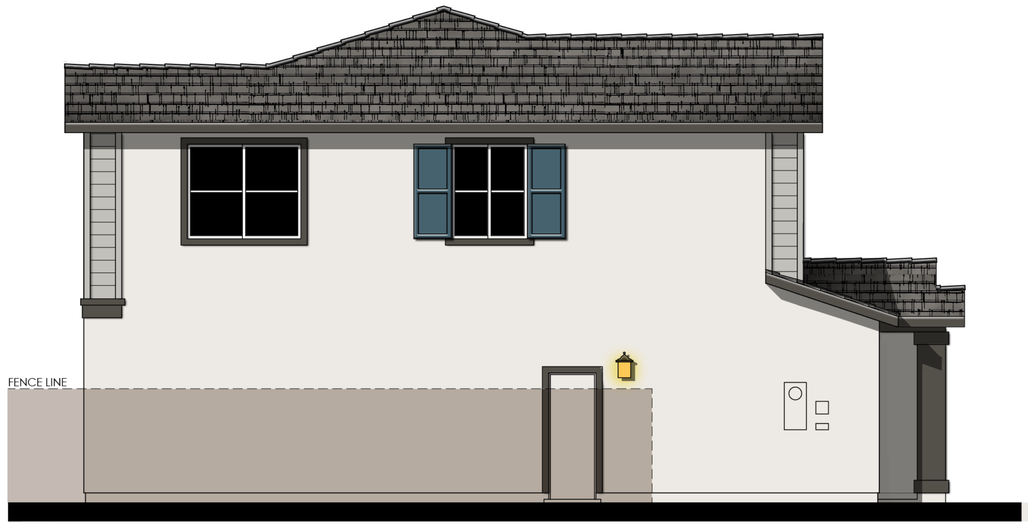

LEFT

COLOR SCHEME 30

PLAN 3526 "E"

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-23

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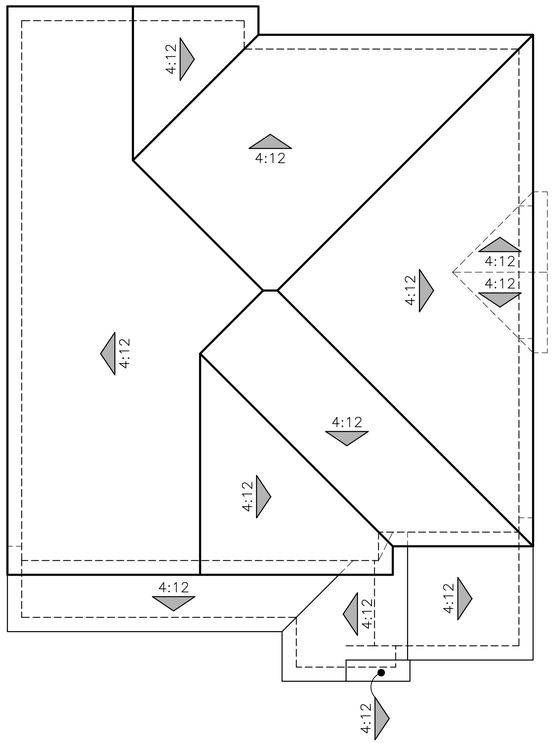
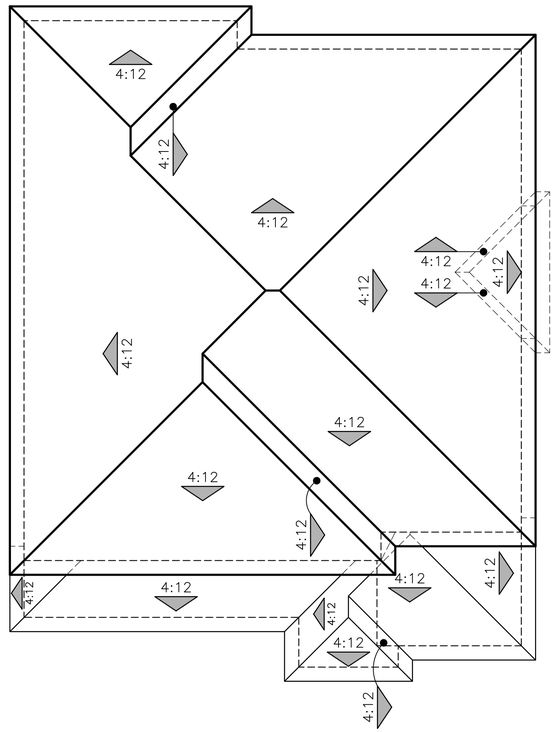
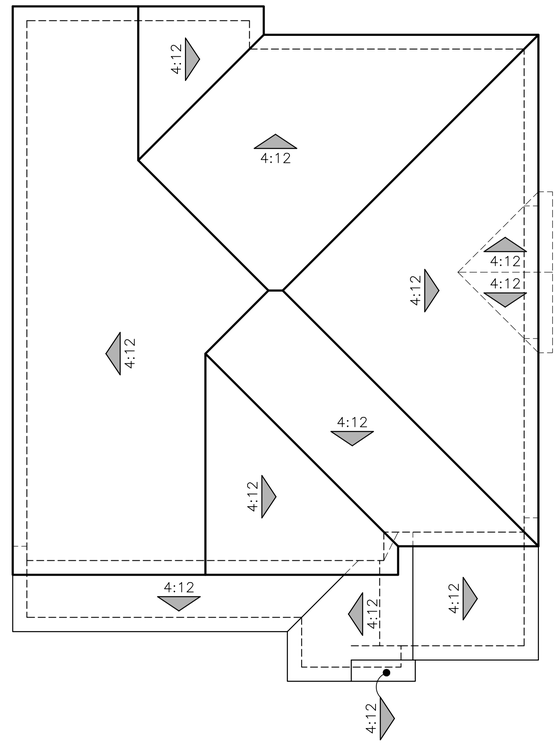
PLANNING + ARCHITECTURE



"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 3526
ROOF PLANS

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SAN MARCOS, CALIFORNIA

35' WIDE PRODUCT
12.01.2025
A-24

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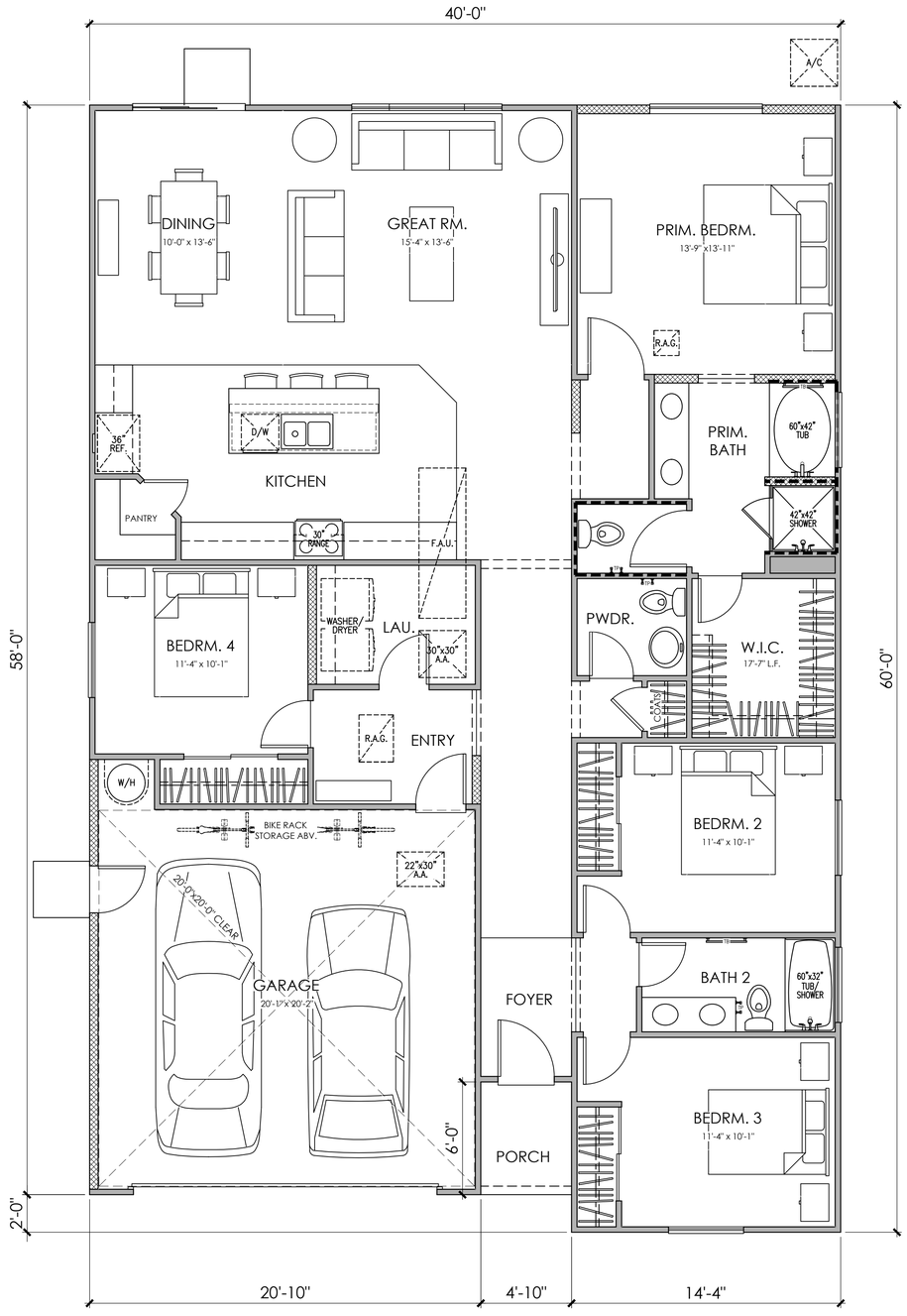

FLOOR PLAN

PLAN 4014

4 BEDROOM, 2.5 BATH

PLAN 4014
AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,898 SQ. FT.
TOTAL DWELLING	1,898 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	431 SQ. FT.
PORCH	20 SQ. FT.

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
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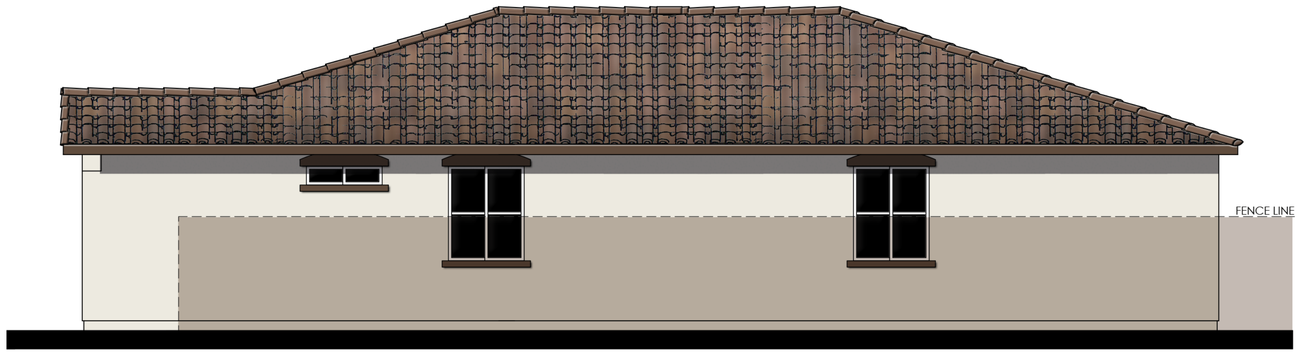
Refer to landscape drawings for wall, tree, and shrub locations

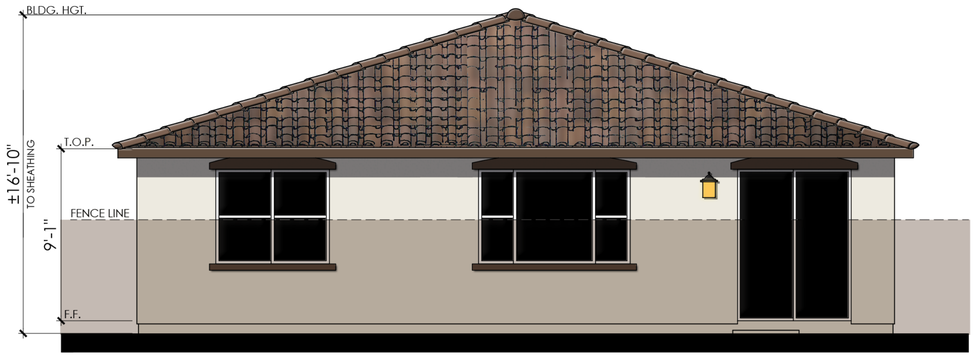
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



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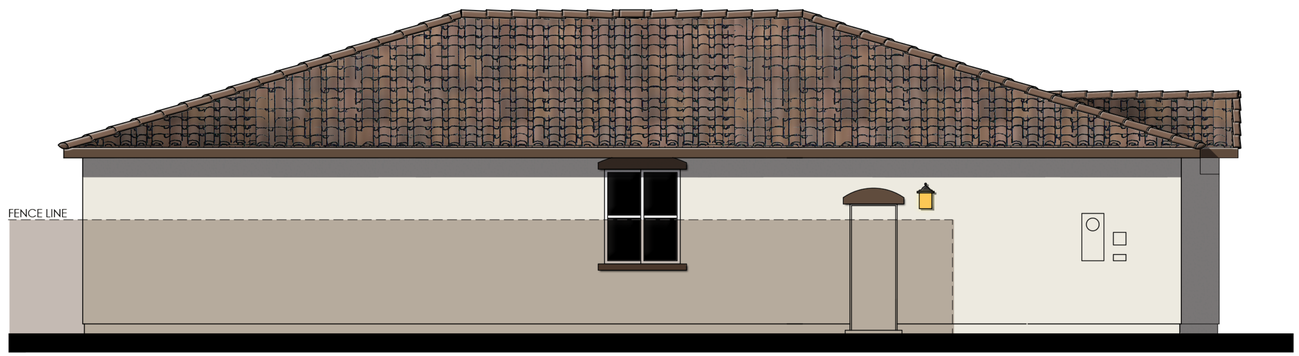

LEFT

COLOR SCHEME 19

PLAN 4014 "B"

SPANISH ELEVATIONS

0 2 4 8 12

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OAKCREST

SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT

12.01.2025

A-26

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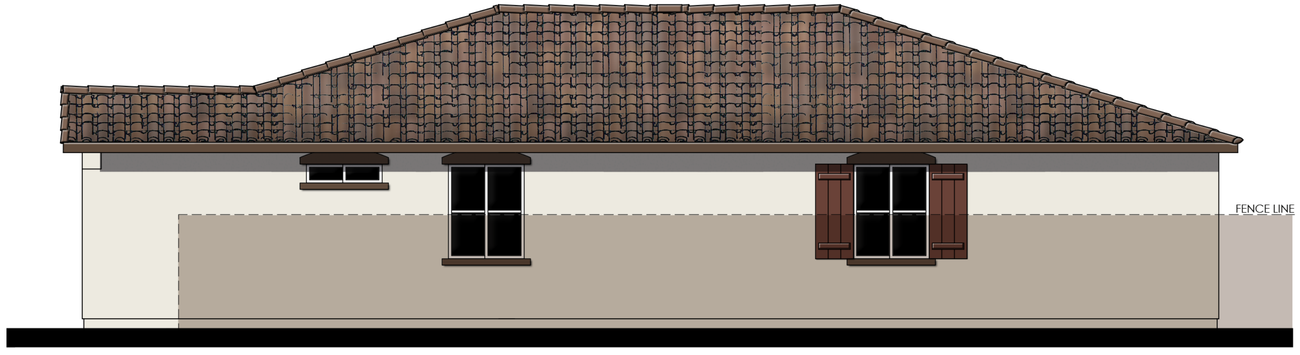

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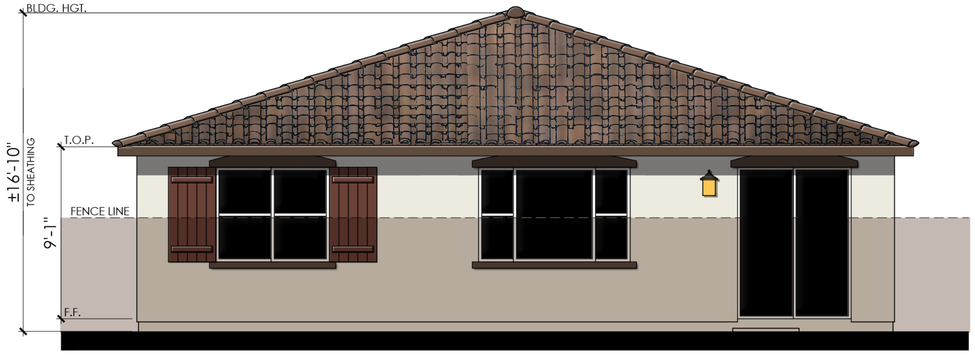

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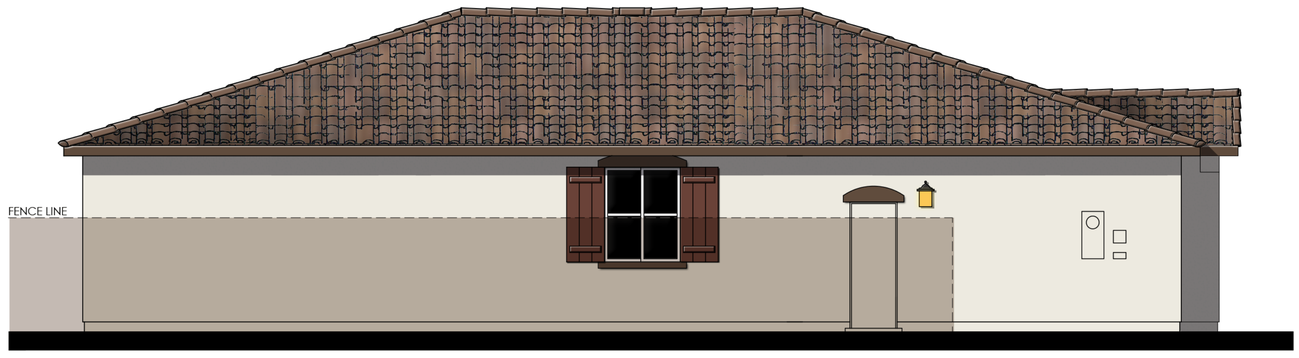

LEFT

COLOR SCHEME 19

PLAN 4014 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST

SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT

12.01.2025

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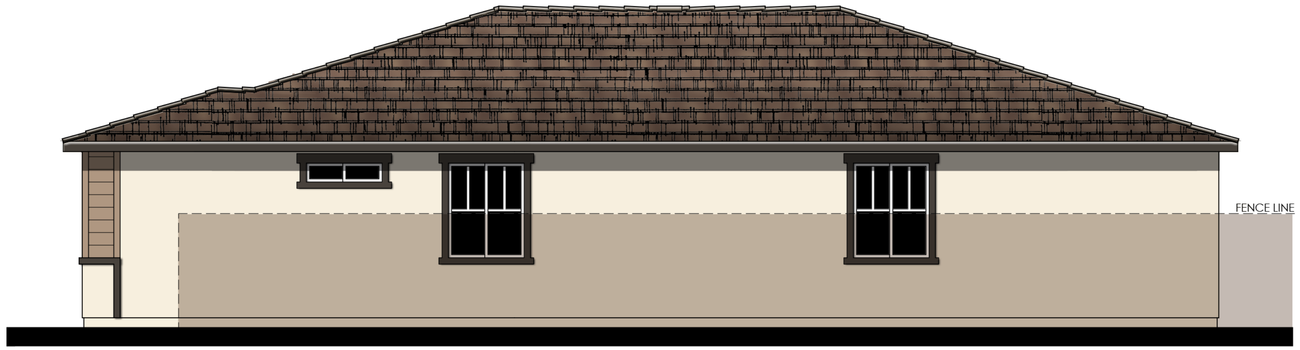
Refer to landscape drawings for wall, tree, and shrub locations

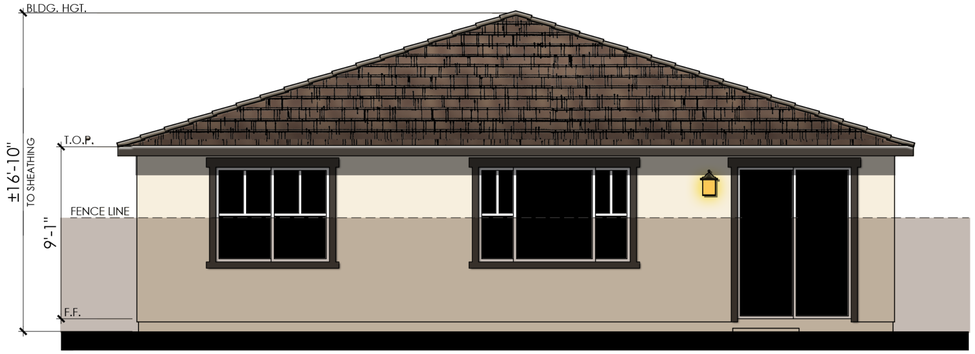
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



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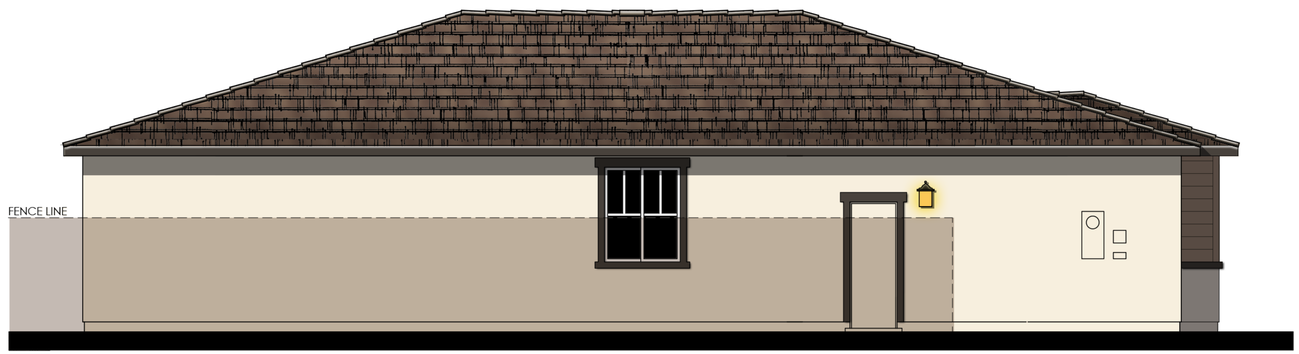

LEFT

COLOR SCHEME 22

PLAN 4014 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
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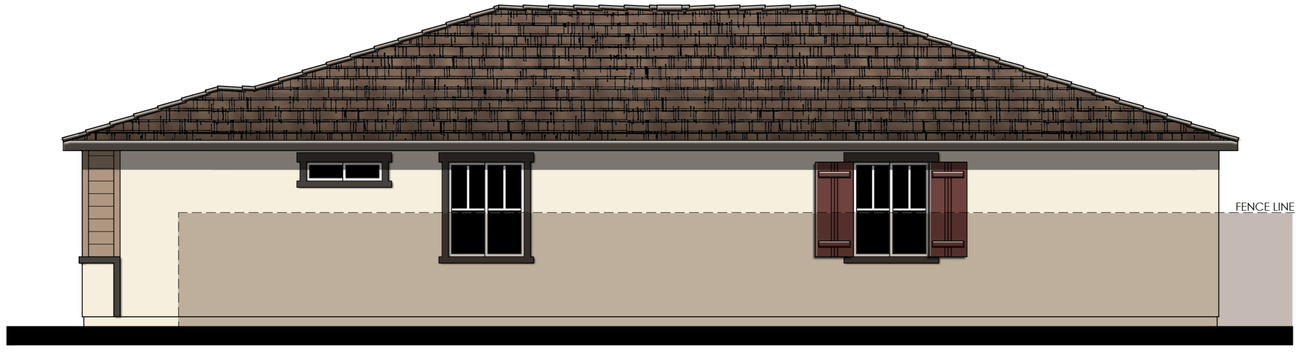

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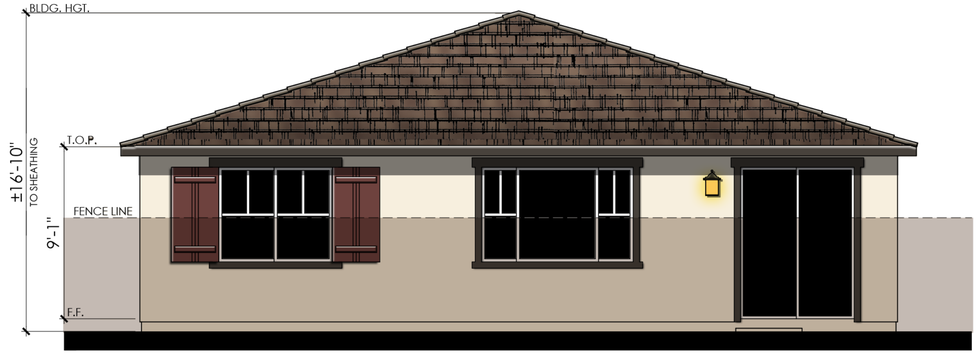

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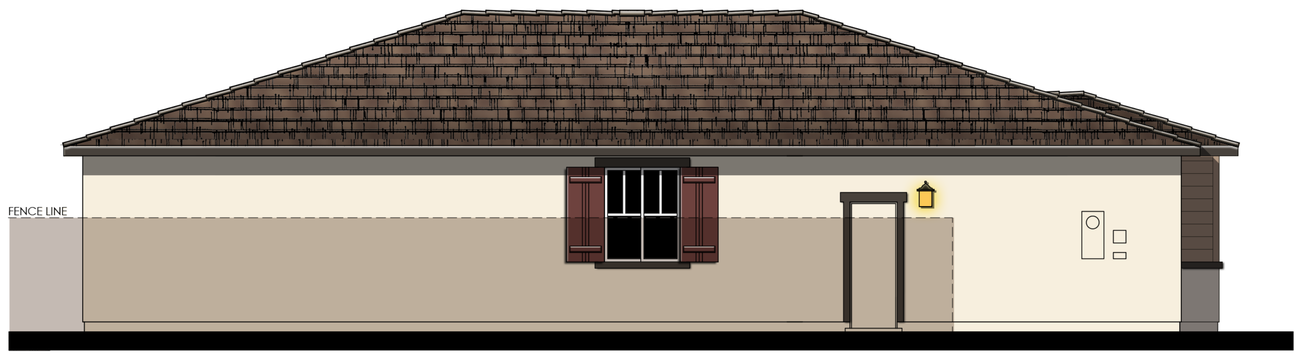

LEFT

COLOR SCHEME 22

PLAN 4014 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-29

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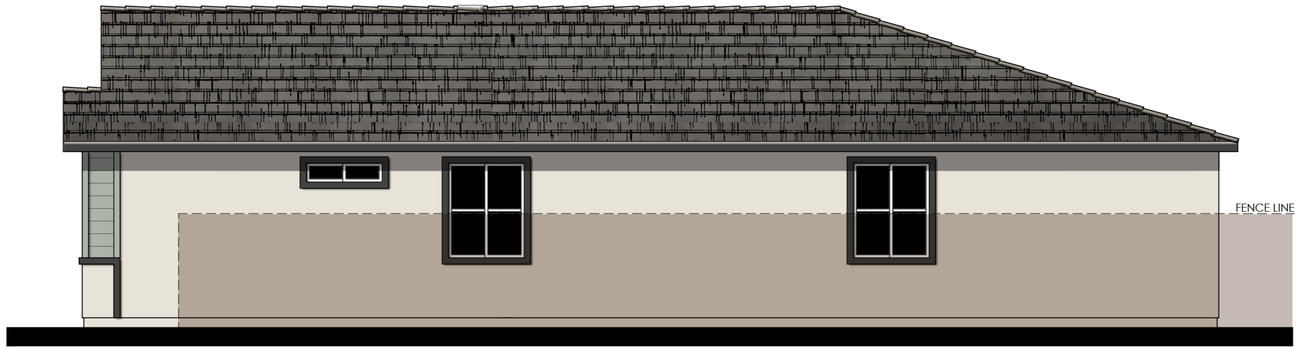
Refer to landscape drawings for wall, tree, and shrub locations

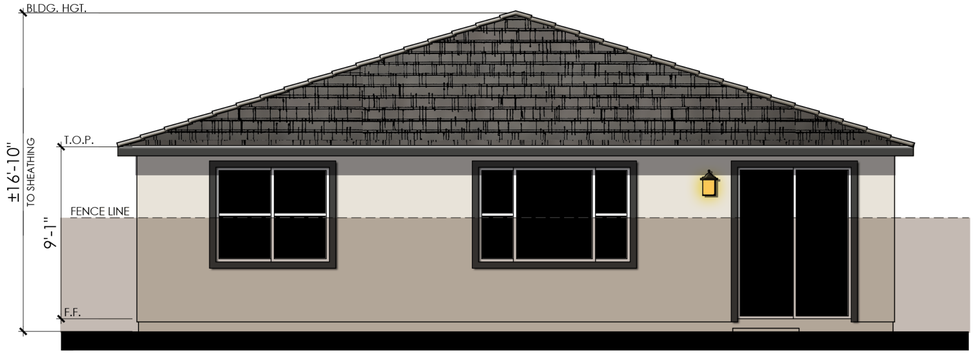
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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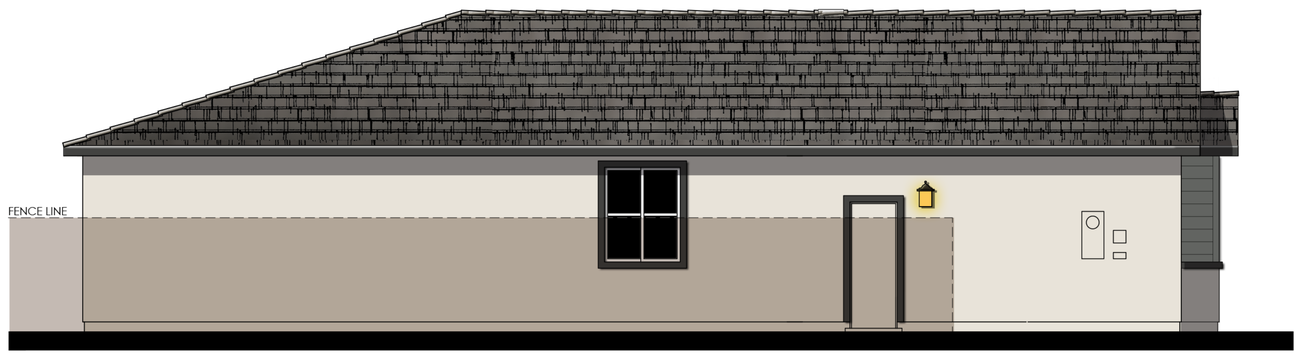

LEFT

COLOR SCHEME 28

PLAN 4014 "E"

FARMHOUSE ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-30

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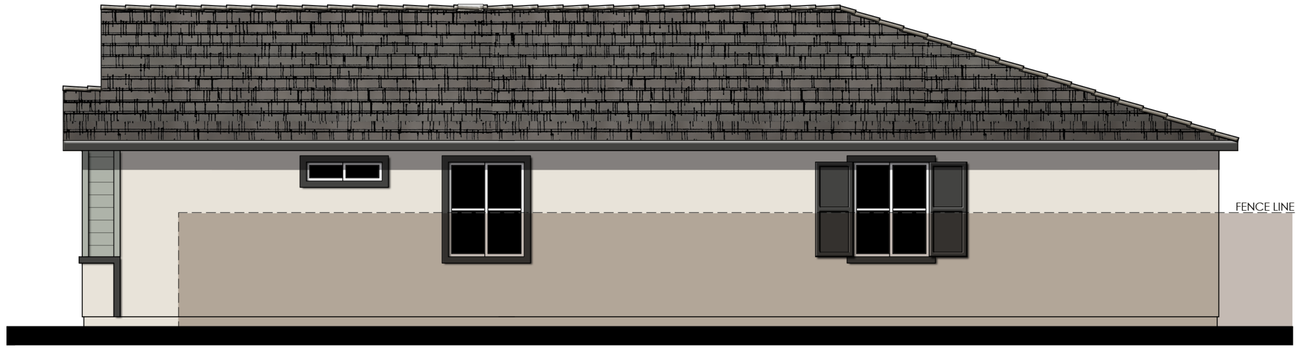
PLANNING + ARCHITECTURE



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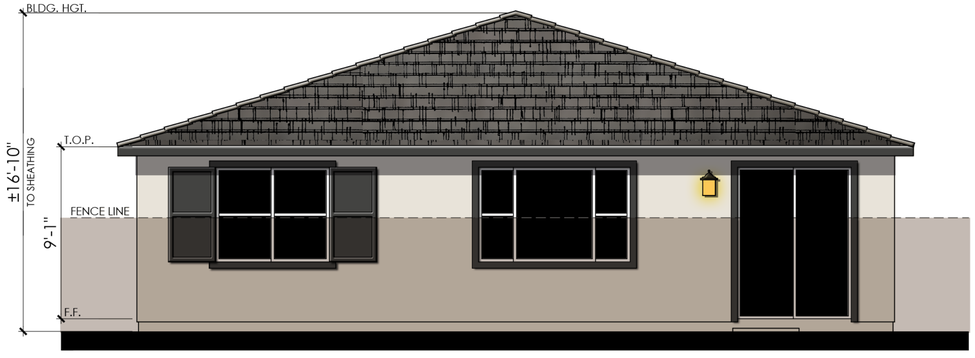

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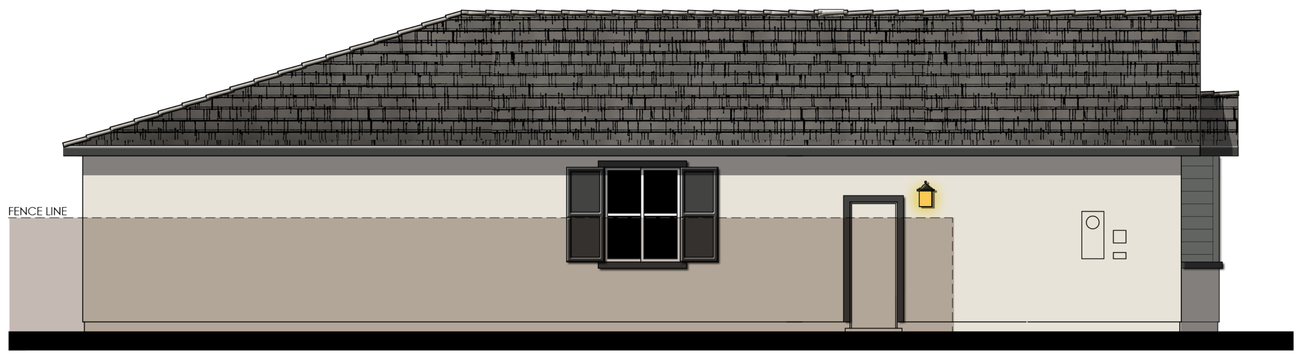


LEFT

COLOR SCHEME 28

PLAN 4014 "E"

FARMHOUSE ENHANCED ELEVATIONS

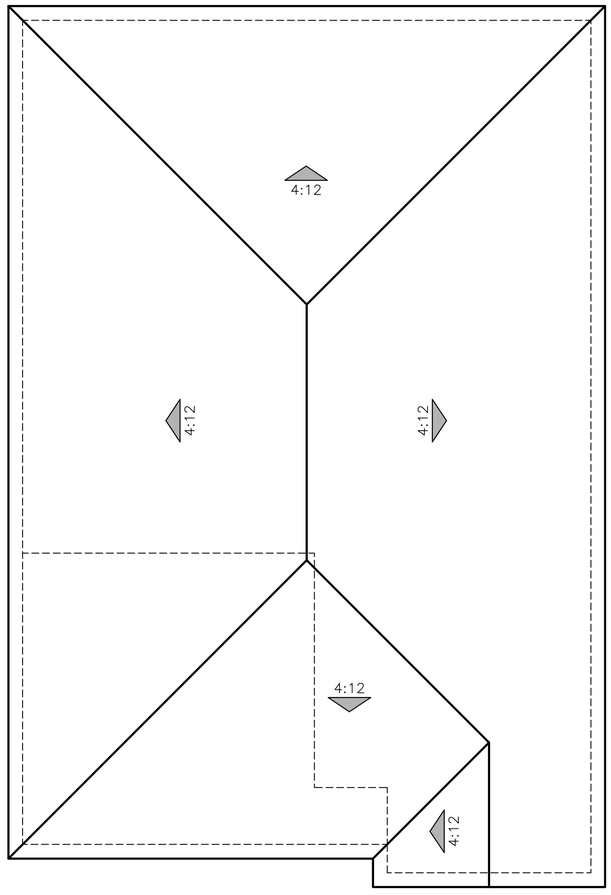
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

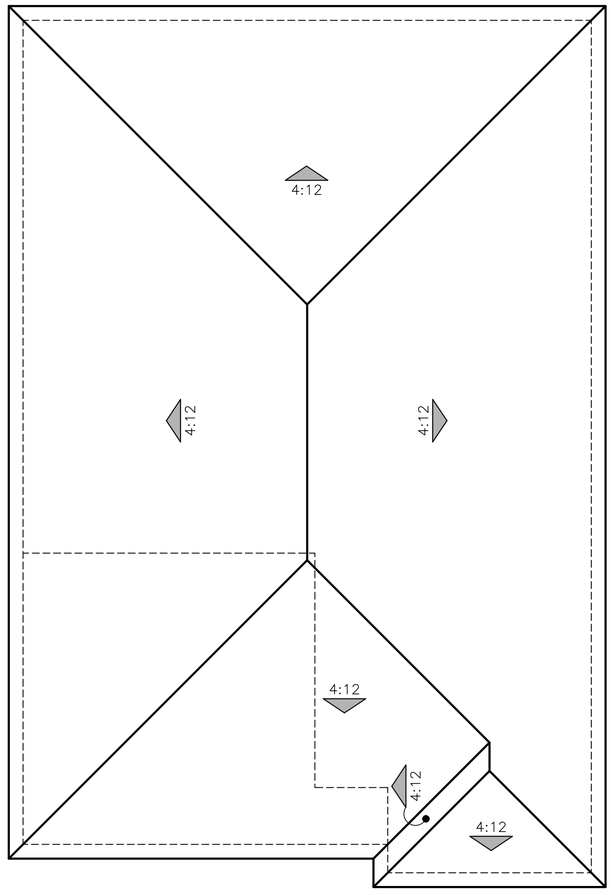
OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-31

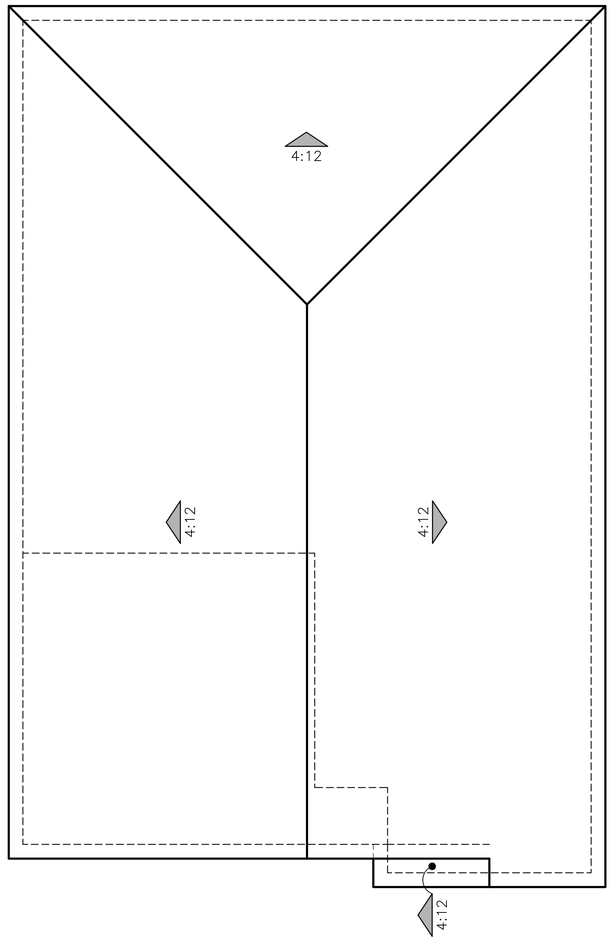
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 4014
ROOF PLANS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-32

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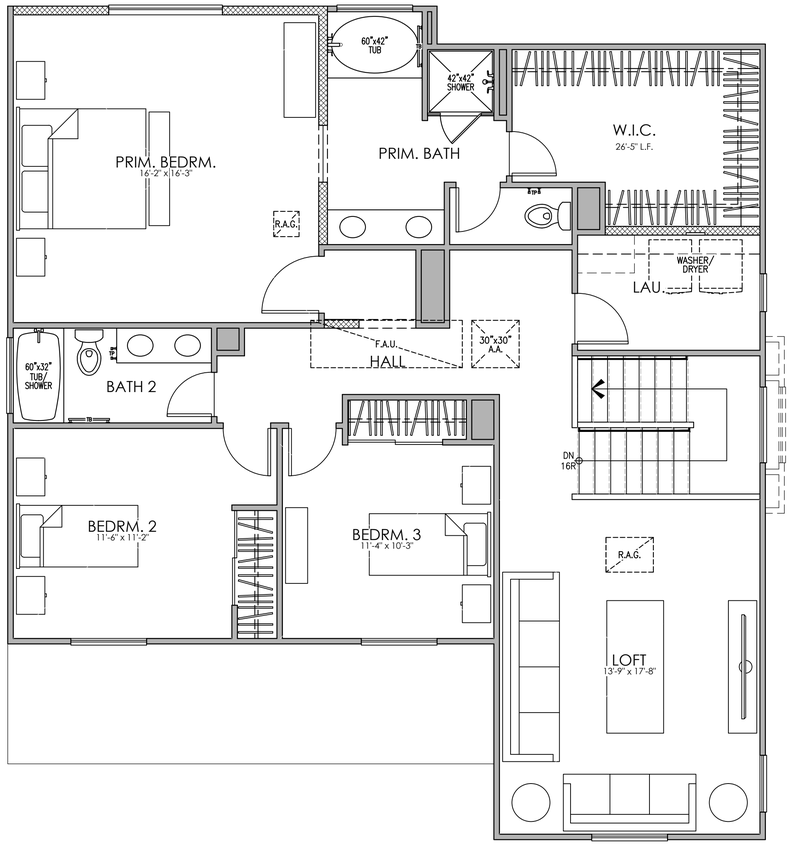

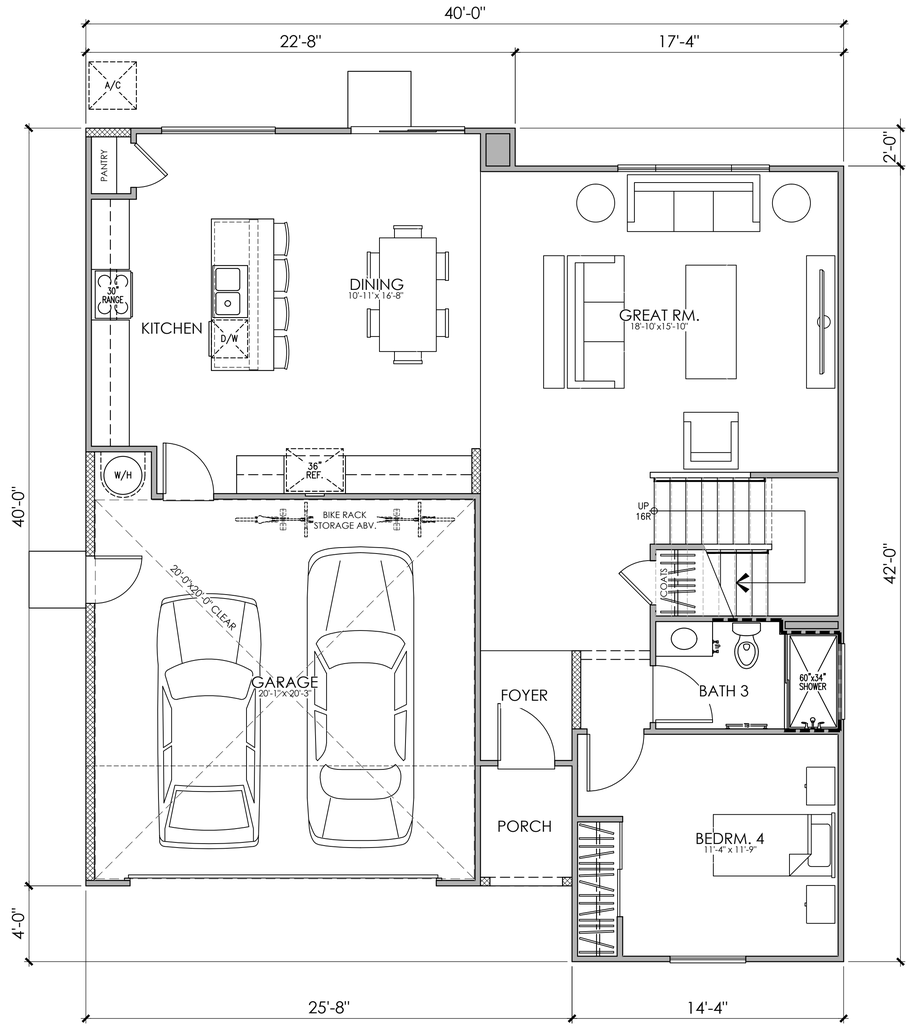

PLAN 4023
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,159 SQ. FT.
SECOND FLOOR AREA	1,387 SQ. FT.
TOTAL DWELLING	2,546 SQ. FT.

UNCONDITIONED SPACE

GARAGE	430 SQ. FT.
PORCH	31 SQ. FT.

SECOND FLOOR

FIRST FLOOR

PLAN 4023
4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
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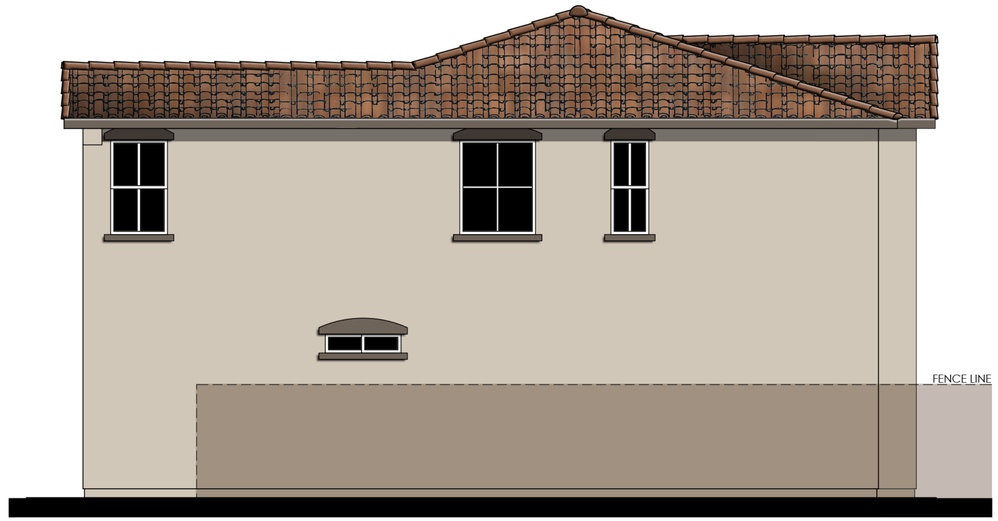
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



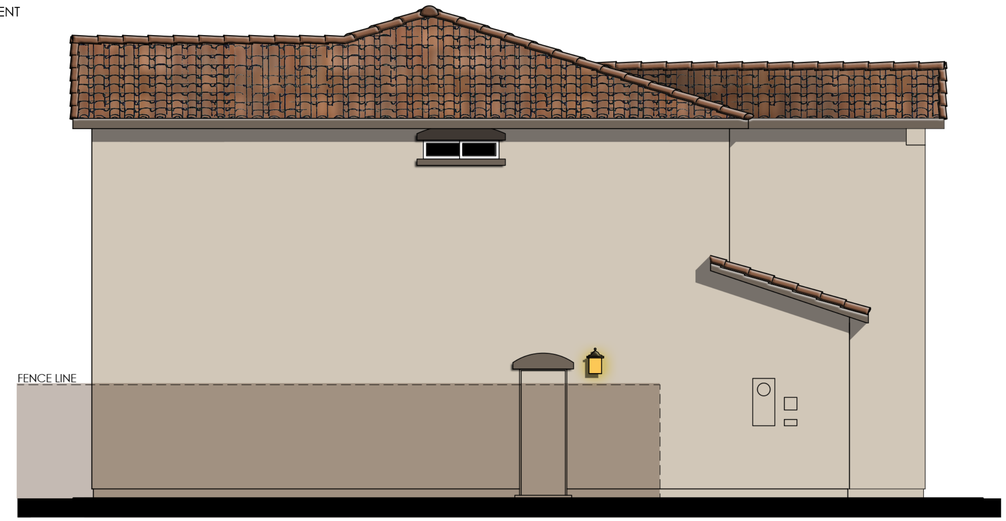
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20

PLAN 4023 "B"

SPANISH ELEVATIONS

0 2 4 8 12

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OAKCREST

SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT

12.01.2025

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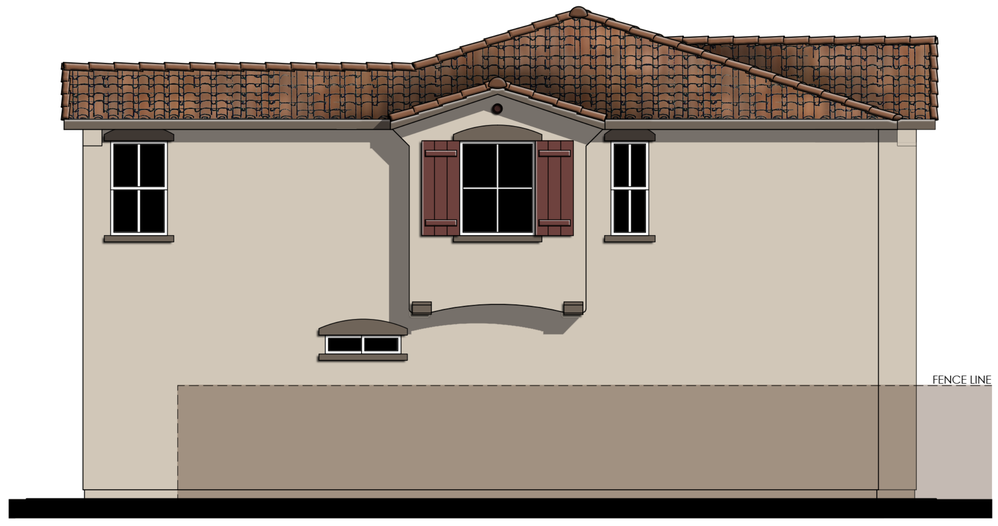
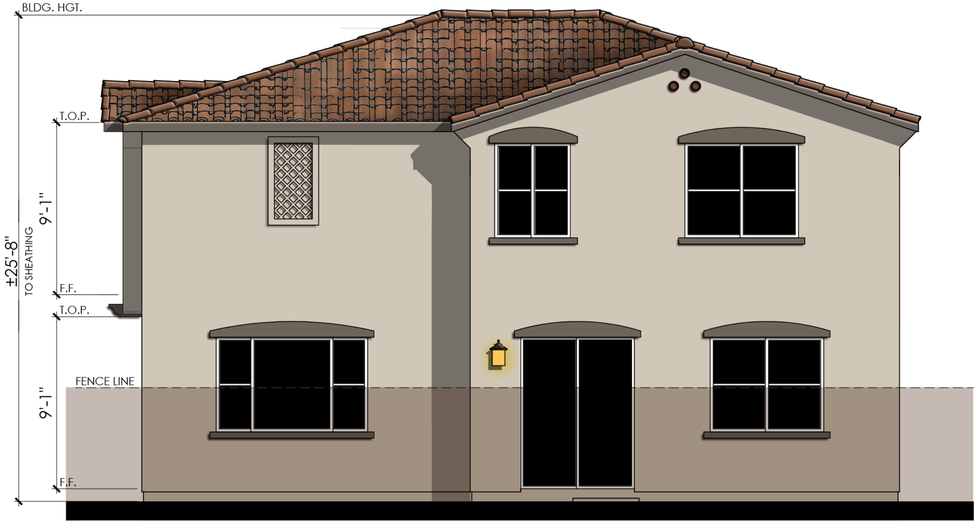


RIGHT



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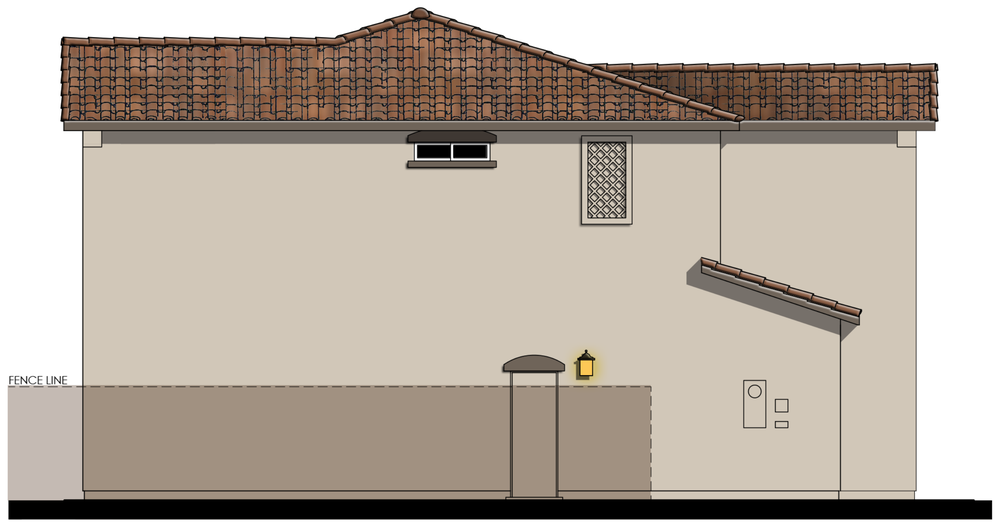

LEFT

COLOR SCHEME 20

PLAN 4023 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-35

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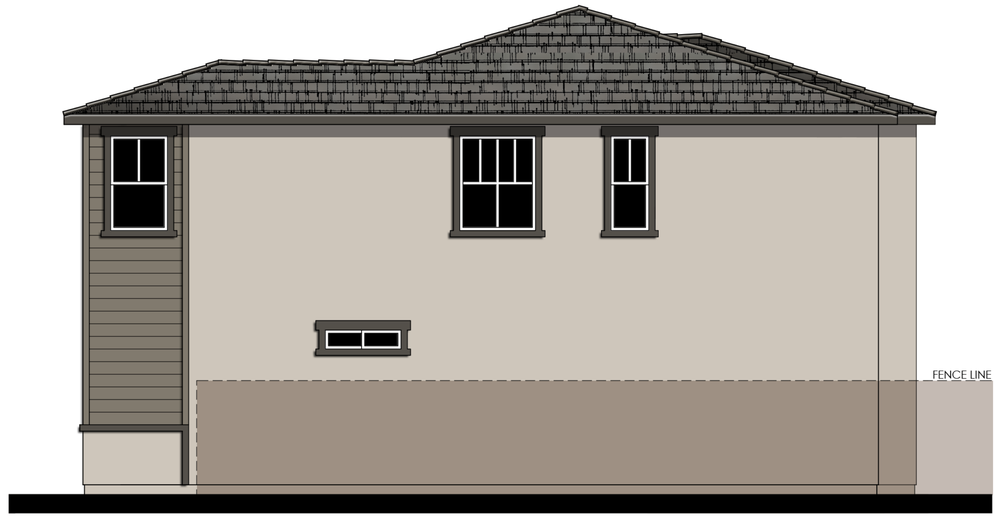
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



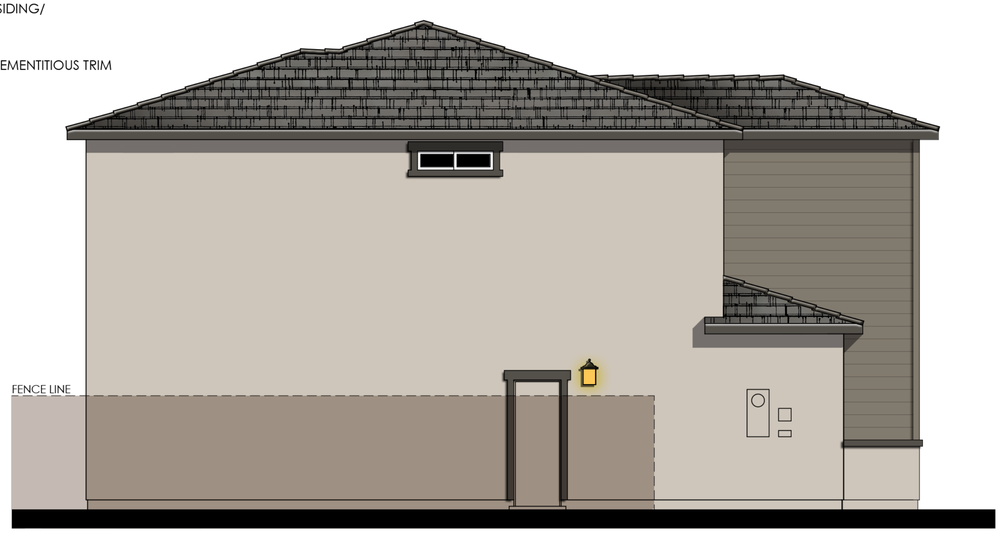
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 23

PLAN 4023 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-36

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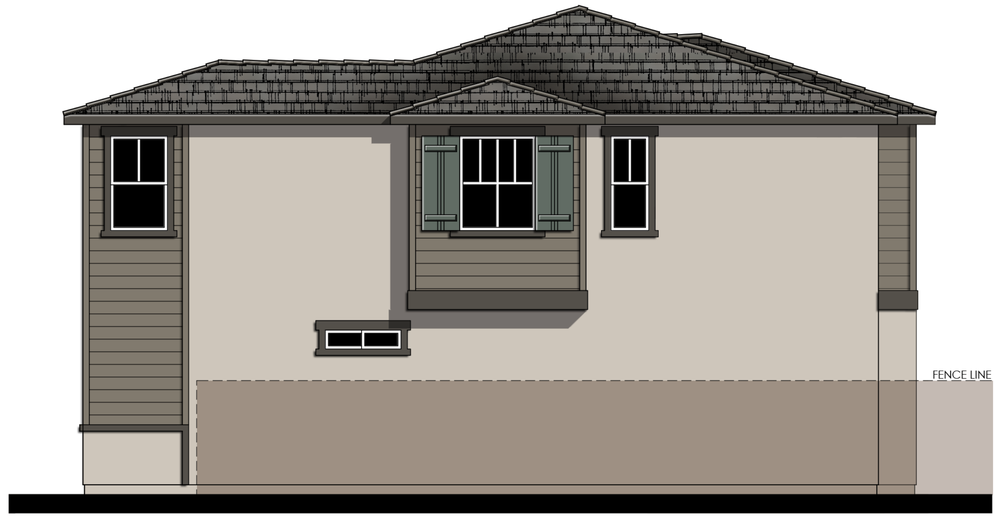

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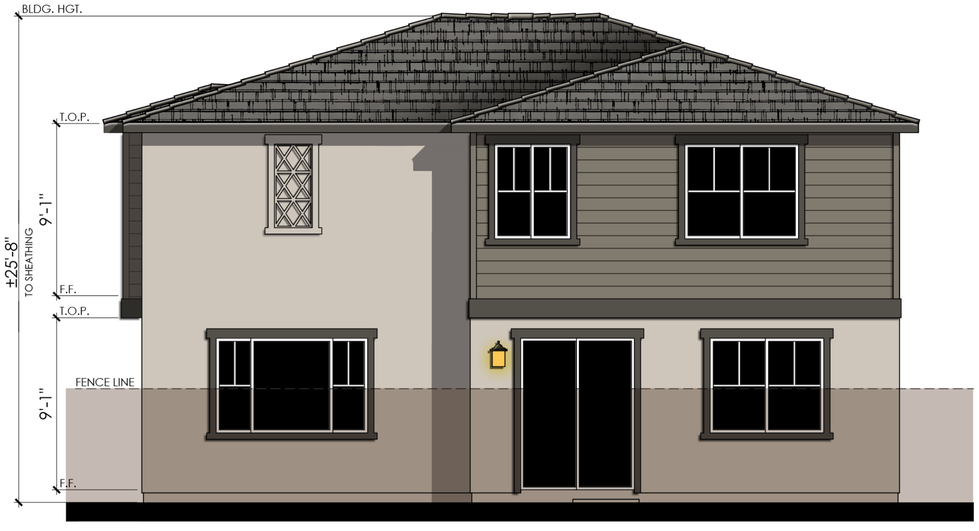

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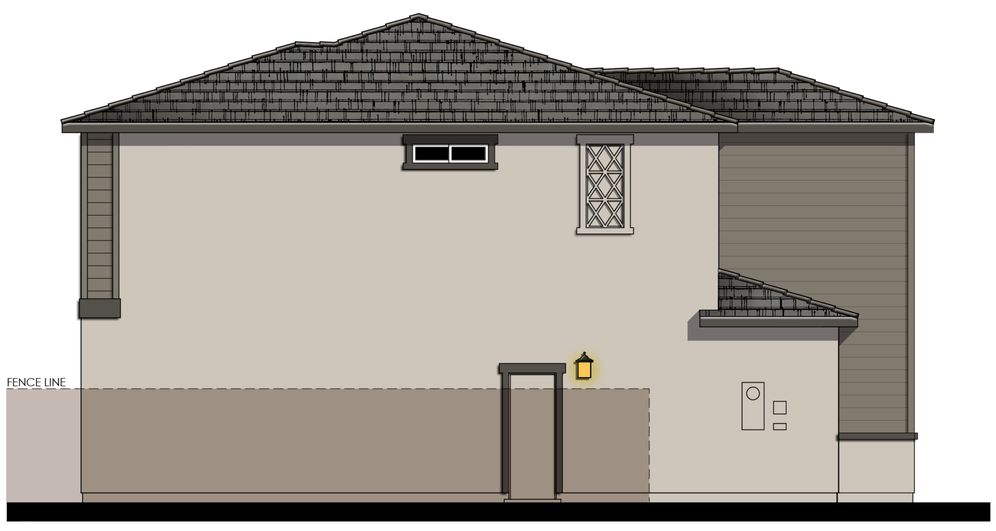

LEFT

COLOR SCHEME 23

PLAN 4023 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
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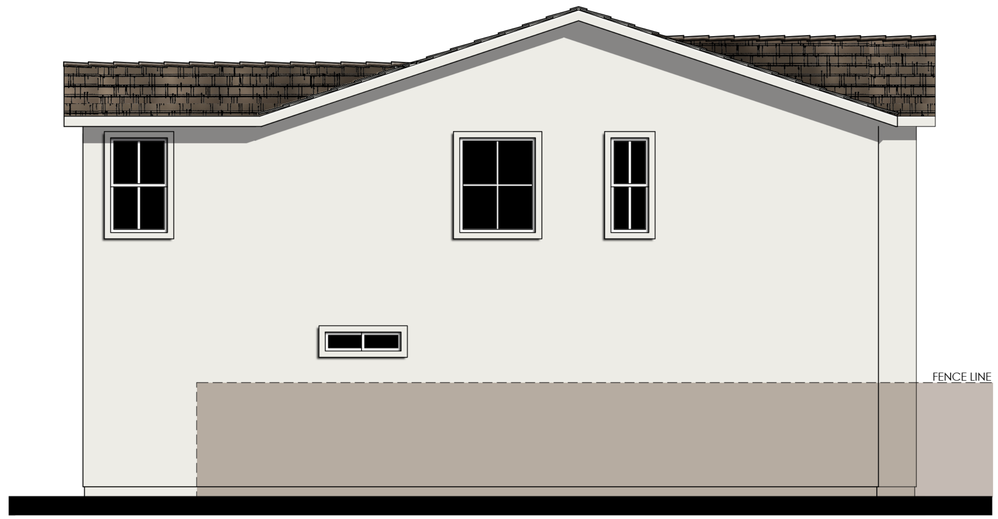
Refer to landscape drawings for wall, tree, and shrub locations

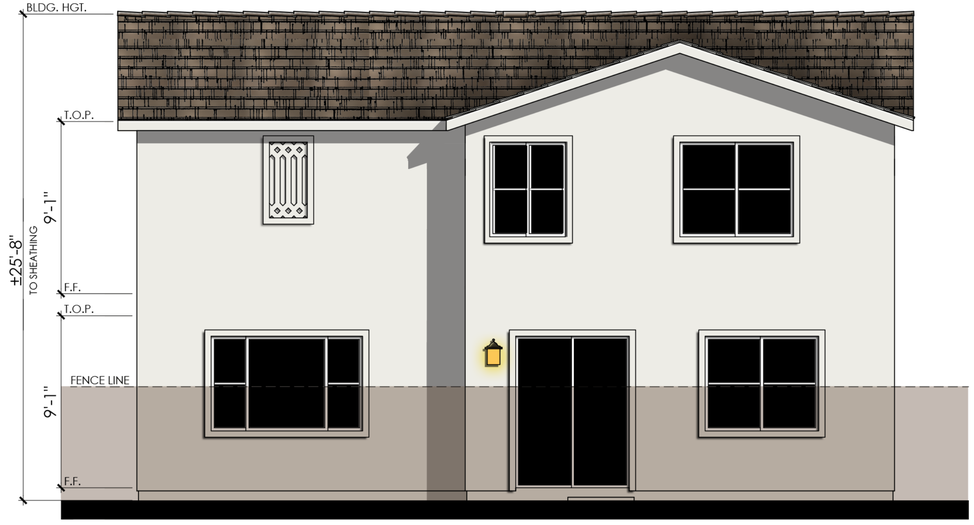
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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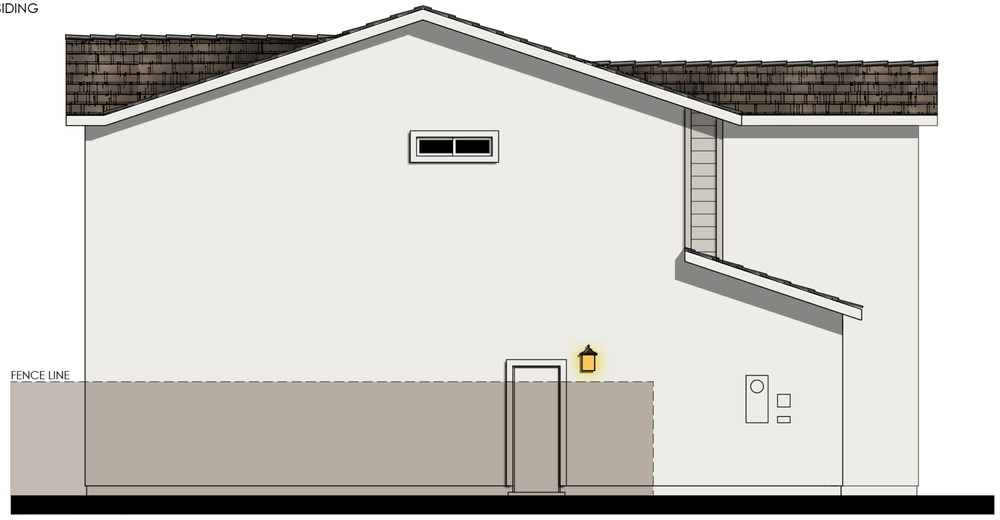

LEFT

COLOR SCHEME 29

PLAN 4023 "E"
FARMHOUSE ELEVATIONS

0 2 4 8 12

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SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
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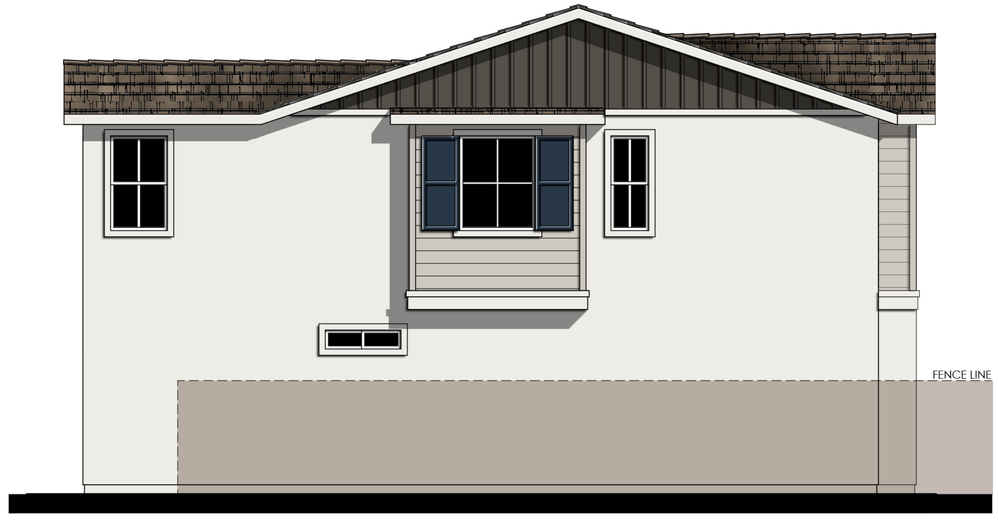

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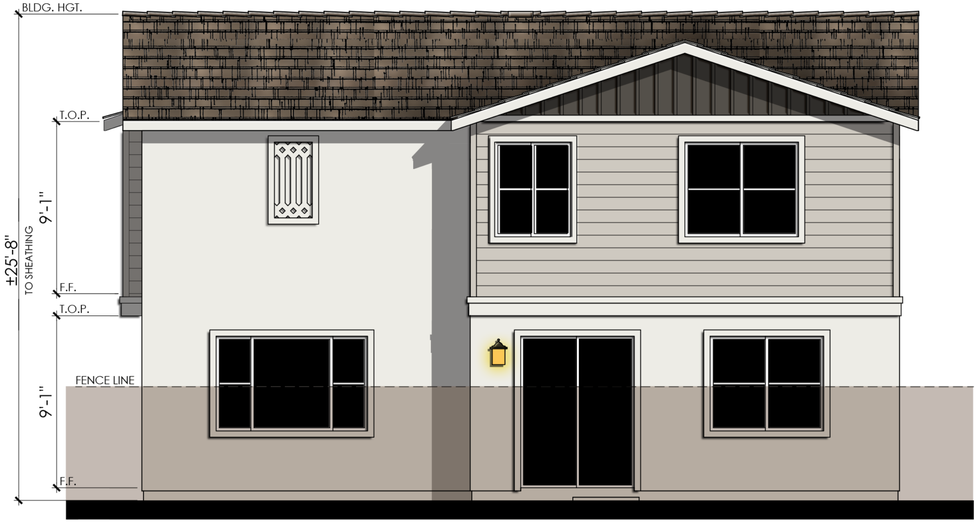

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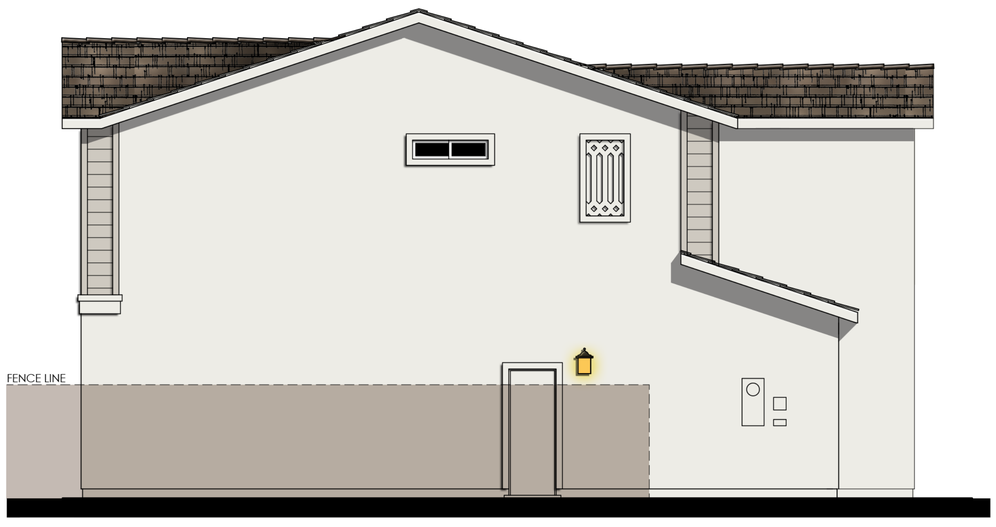

LEFT

COLOR SCHEME 29

PLAN 4023 "E"

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-39

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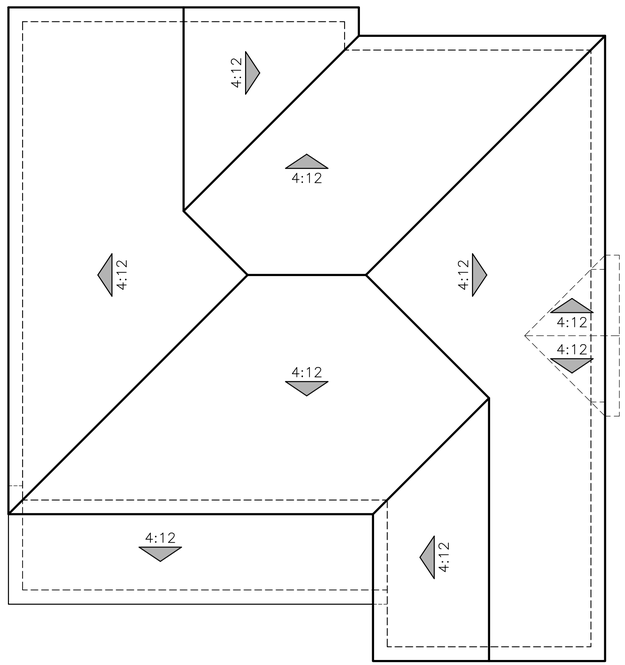
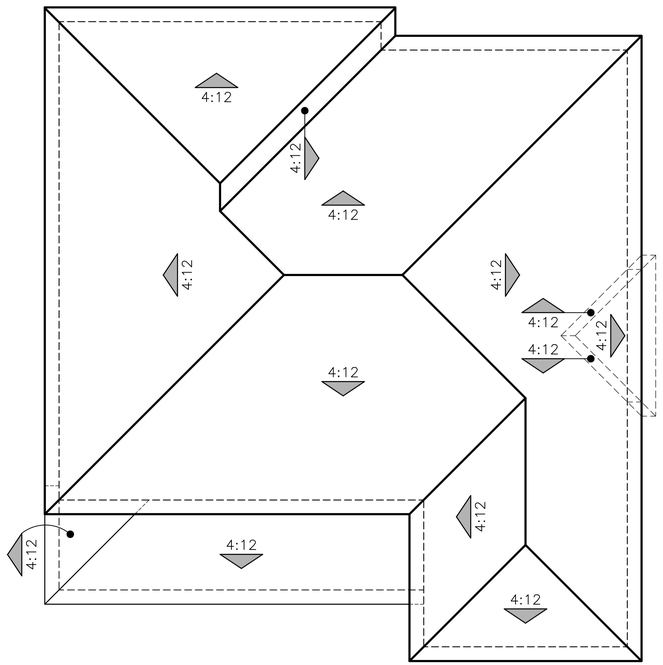
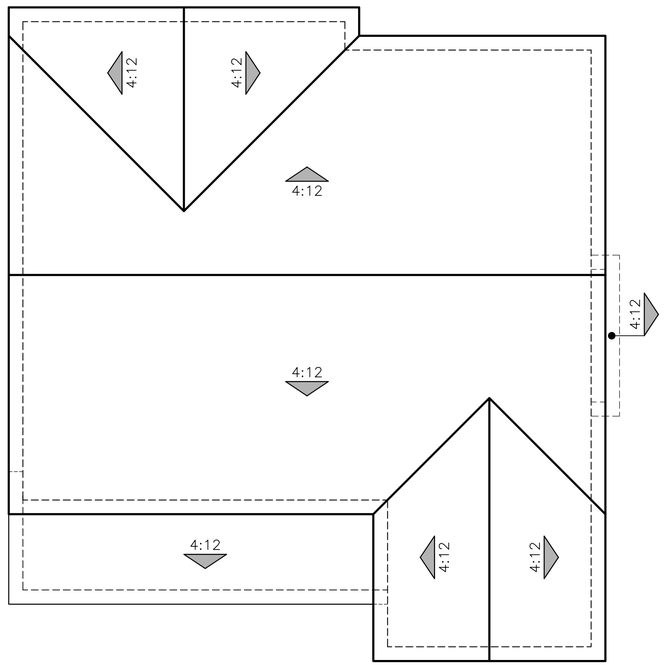


"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 4023
ROOF PLANS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-40

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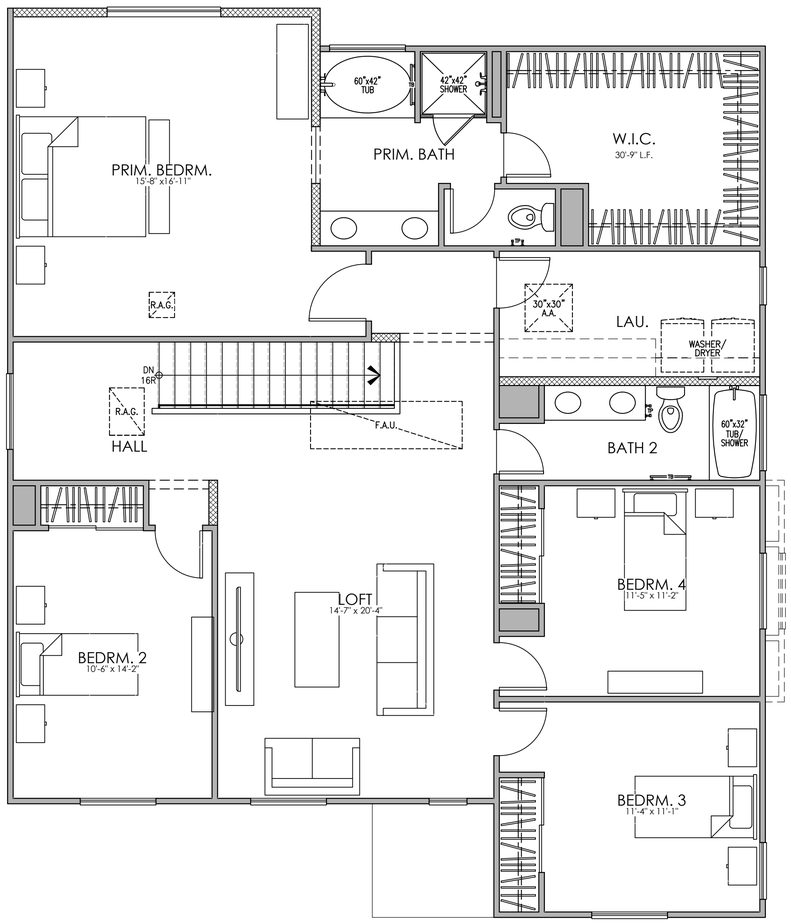
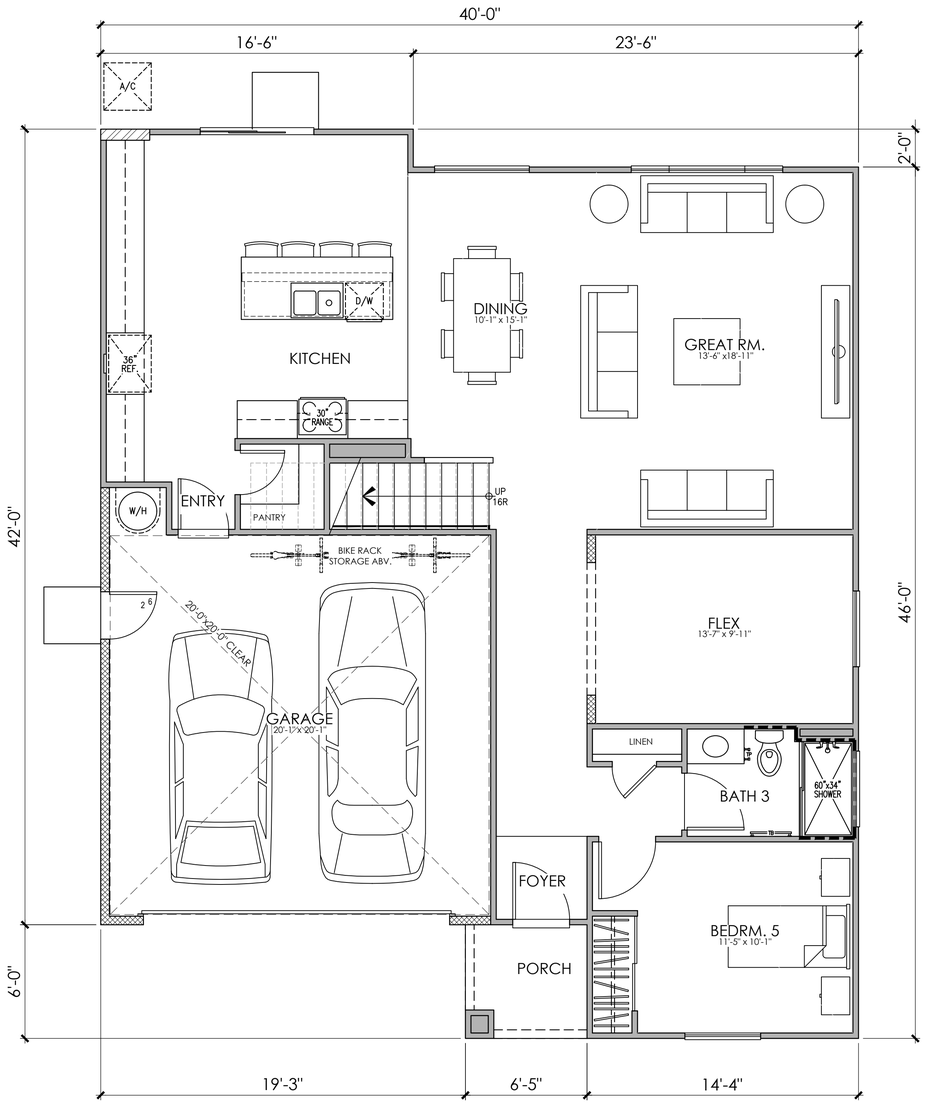


SECOND FLOOR



FIRST FLOOR

PLAN 4027
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,287 SQ. FT.
SECOND FLOOR AREA	1,675 SQ. FT.
TOTAL DWELLING	2,962 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	432 SQ. FT.
PORCH	39 SQ. FT.

PLAN 4027

4 BEDROOM, 3 BATH, FLEX, LOFT FLOOR PLAN

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
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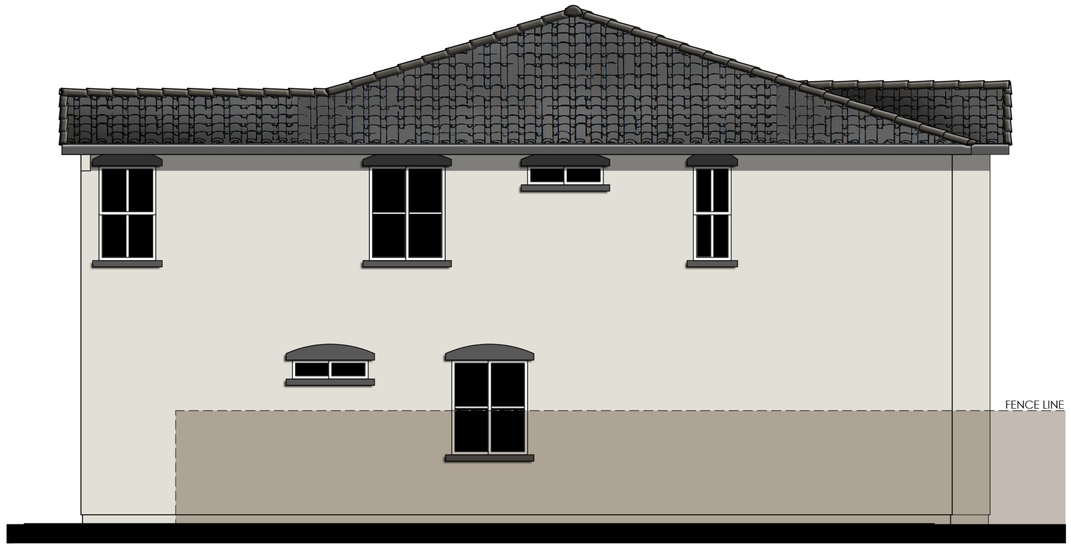
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



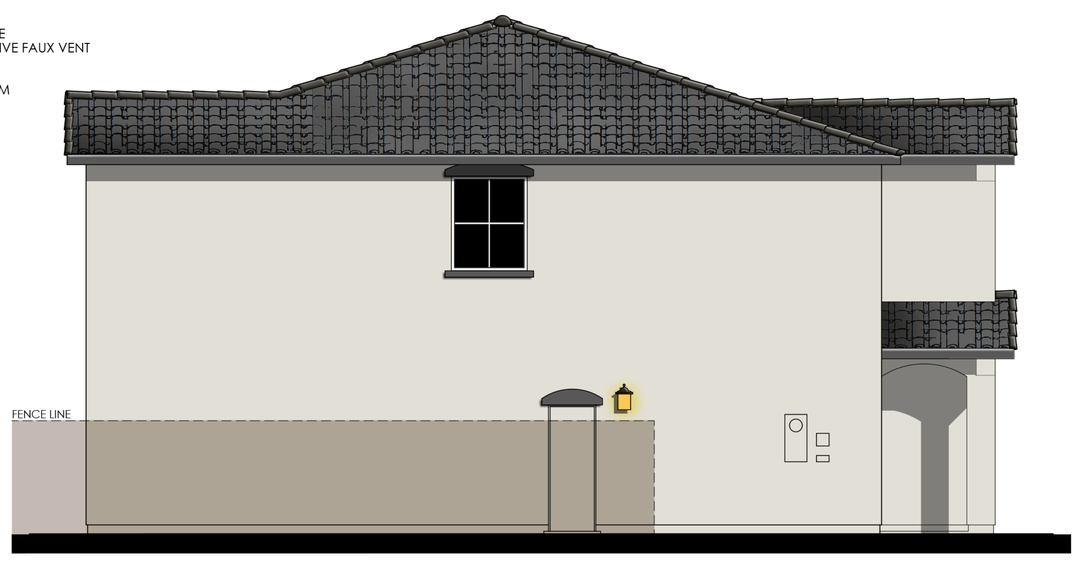
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 31

PLAN 4027 "B"

SPANISH ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
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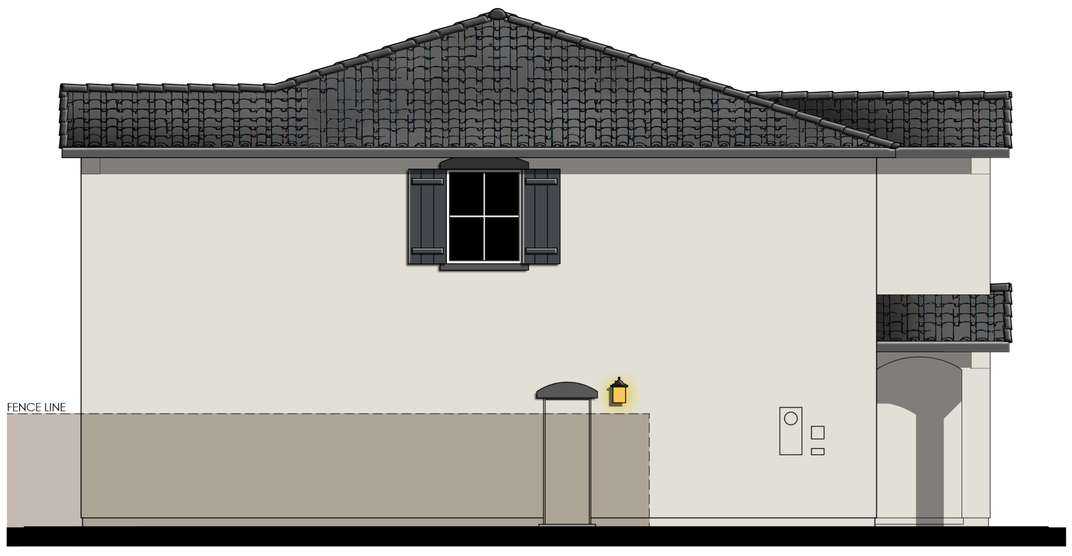
RIGHT



REAR



LEFT

COLOR SCHEME 31

PLAN 4027 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
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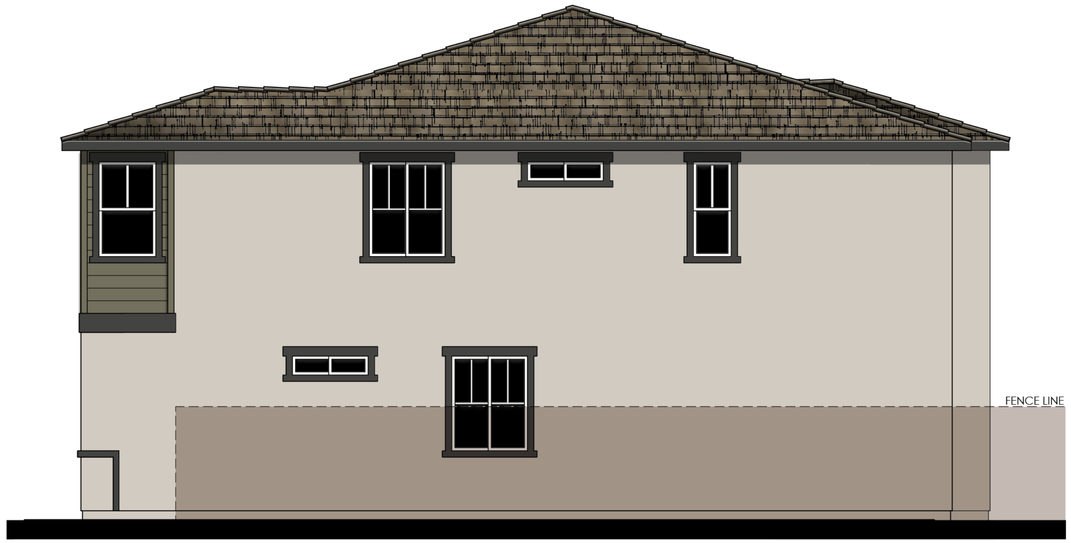
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



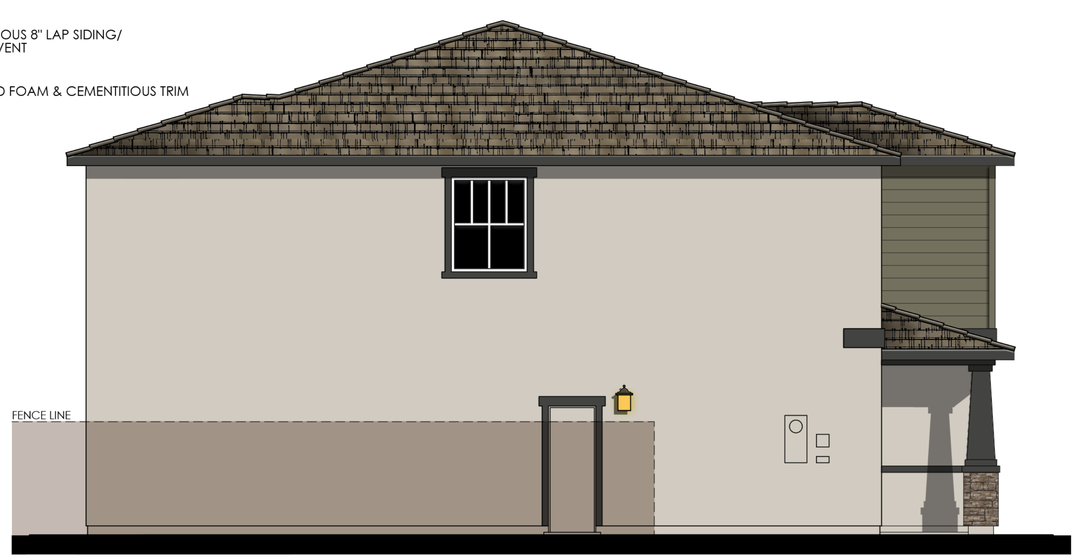
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 24

PLAN 4027 "C"

CRAFTSMAN ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-44

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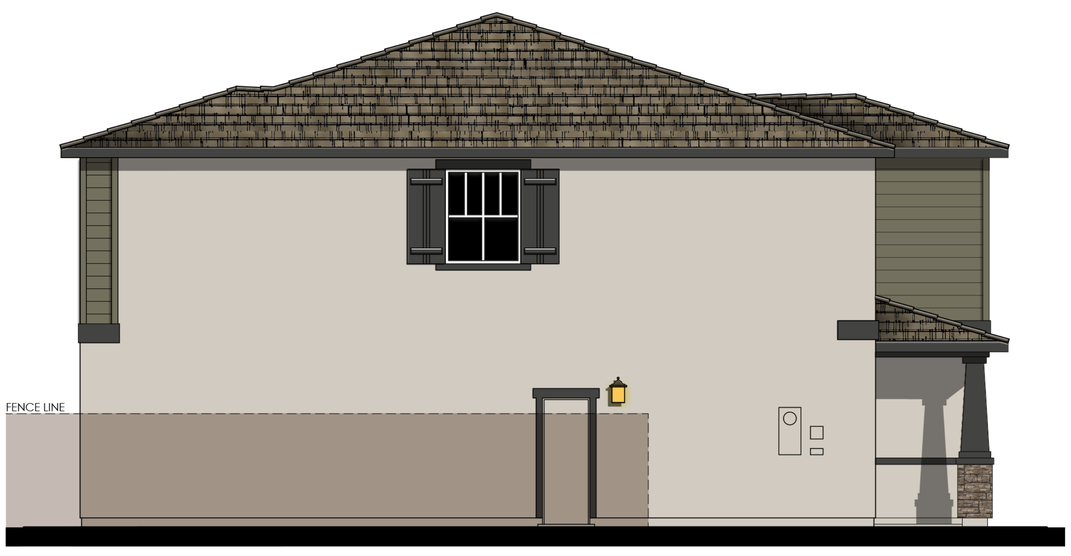
PLANNING + ARCHITECTURE



RIGHT



REAR



LEFT

COLOR SCHEME 24

PLAN 4027 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
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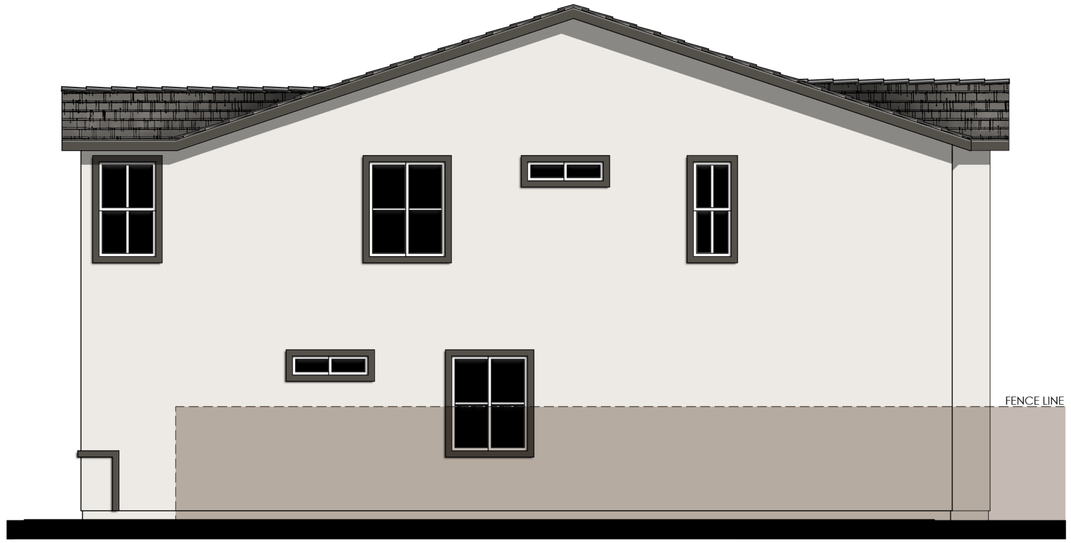
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



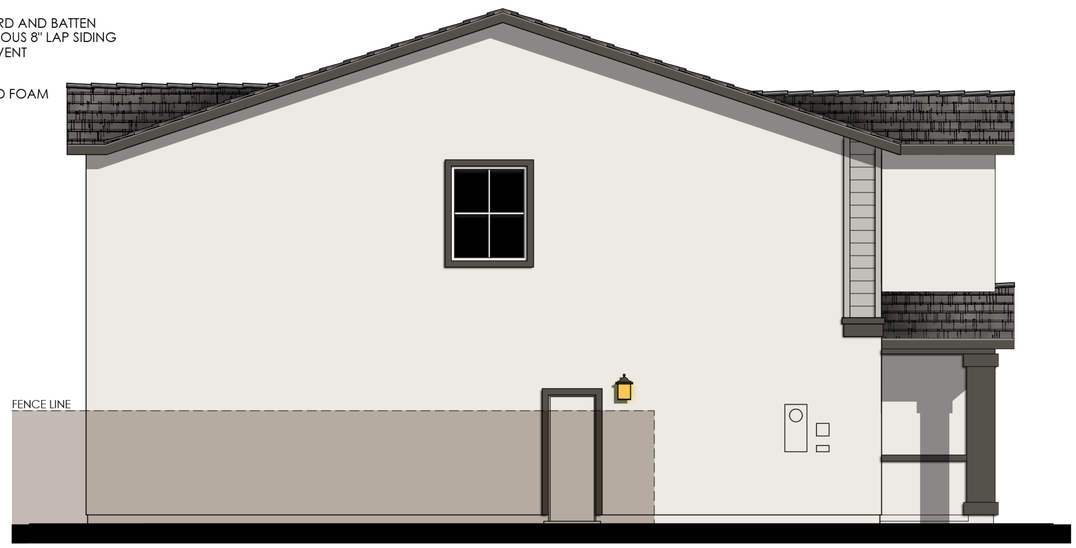
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING
	DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 30

PLAN 4027 "E"

FARMHOUSE ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-46

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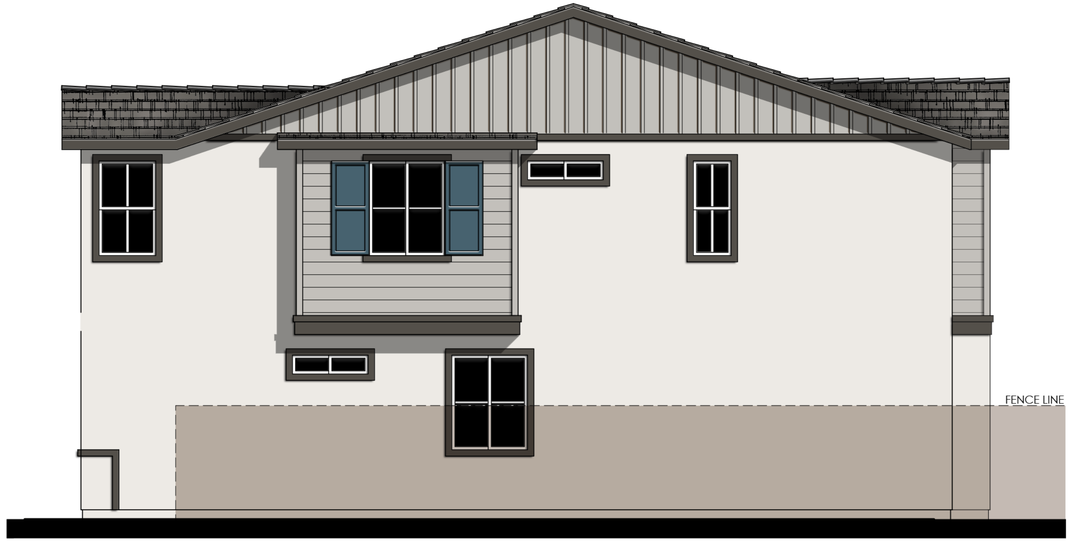
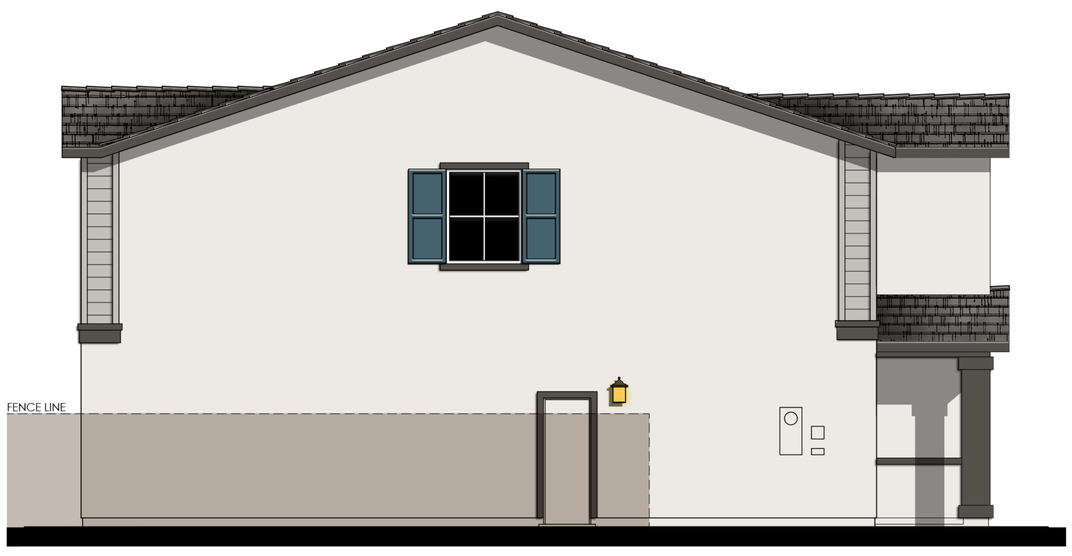
PLANNING + ARCHITECTURE



RIGHT



REAR



LEFT

COLOR SCHEME 30

PLAN 4027 "E"

FARMHOUSE ENHANCED ELEVATIONS

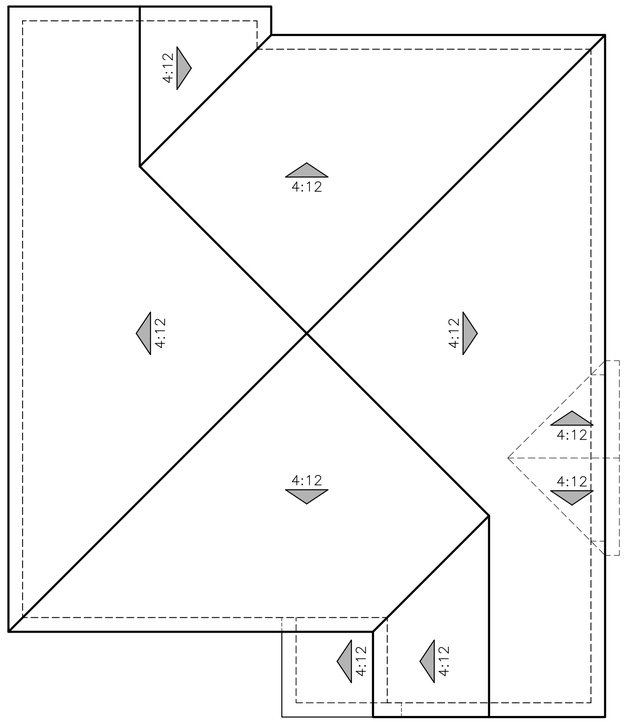
0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

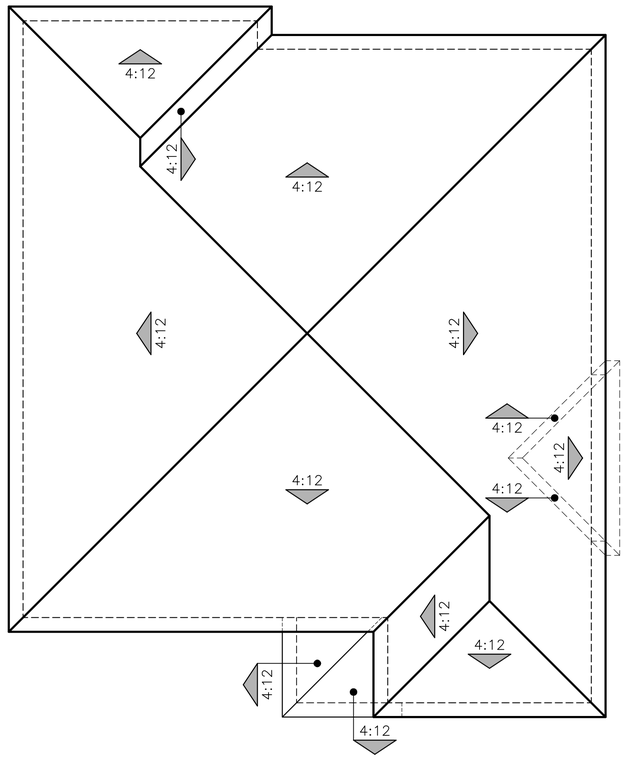
OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-47

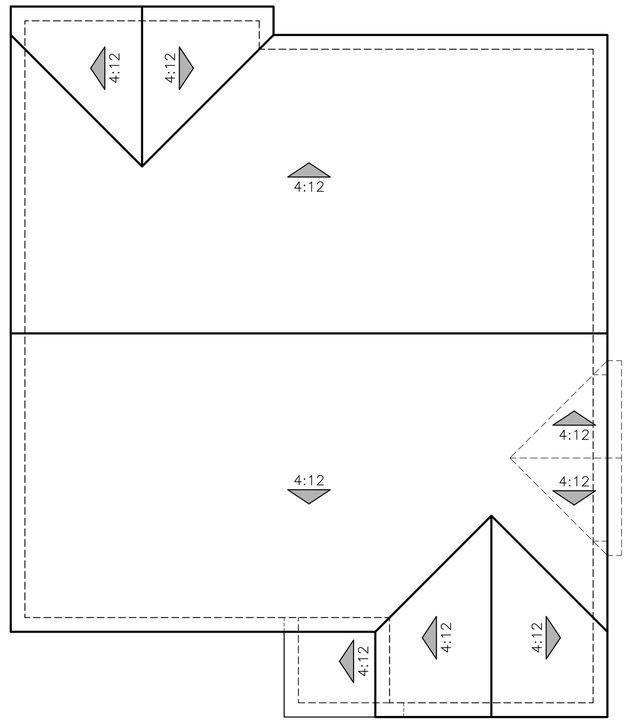
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 4027
ROOF PLANS

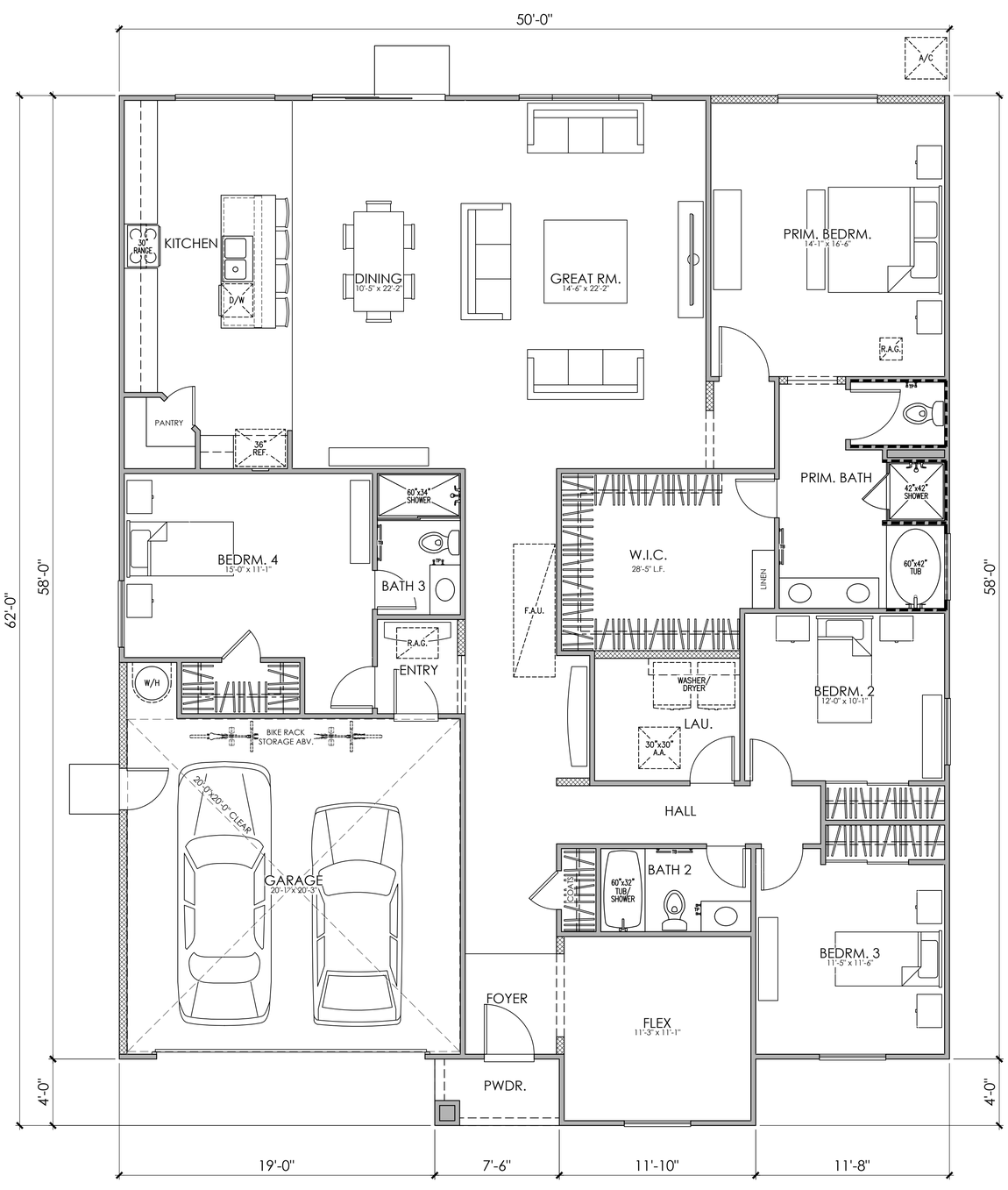
0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

40' WIDE PRODUCT
12.01.2025
A-48

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



PLAN 5016
4 BEDROOM, 3 BATH, FLEX
FLOOR PLAN

PLAN 5016
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,515 SQ. FT.
TOTAL DWELLING	2,515 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	433 SQ. FT.
PORCH	30 SQ. FT.

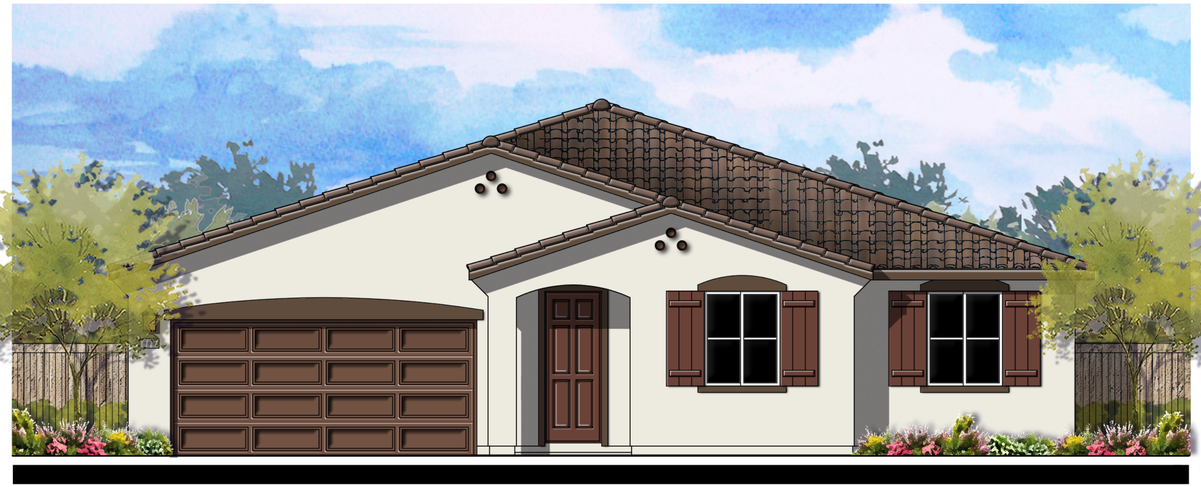
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-49

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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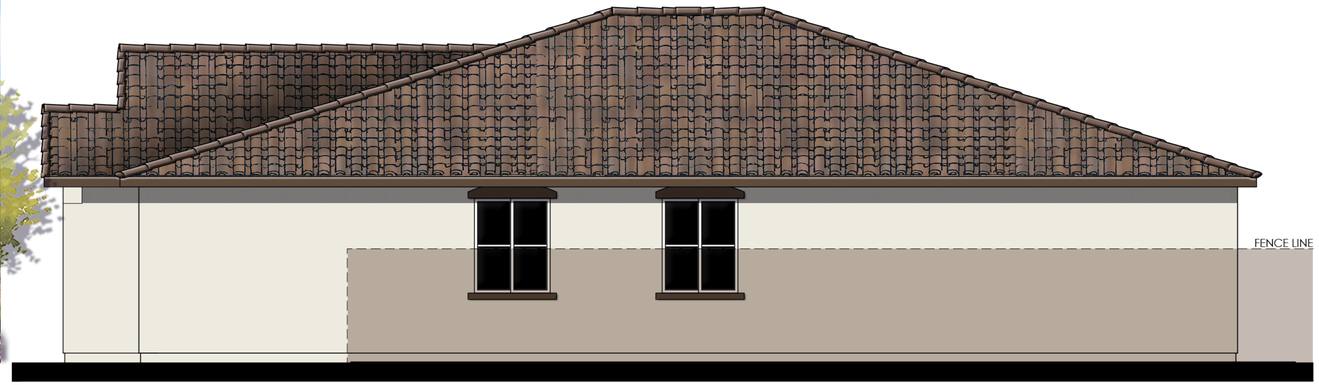
Refer to landscape drawings for wall, tree, and shrub locations

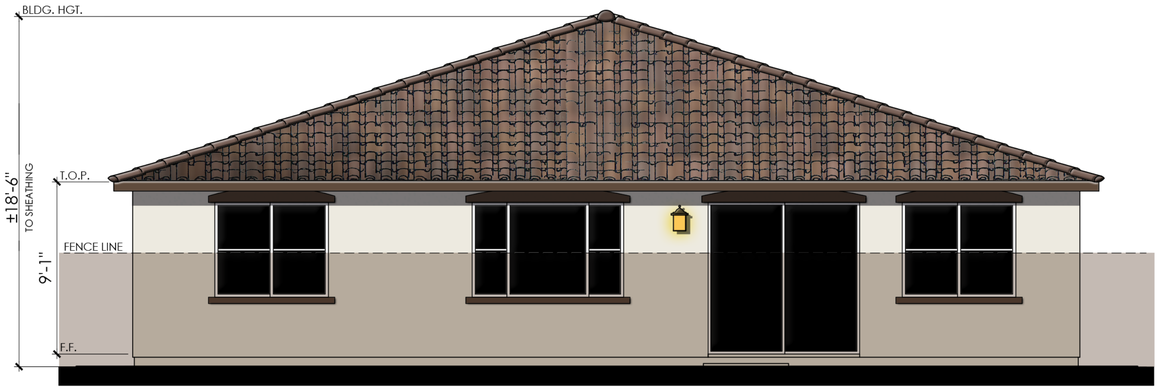
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



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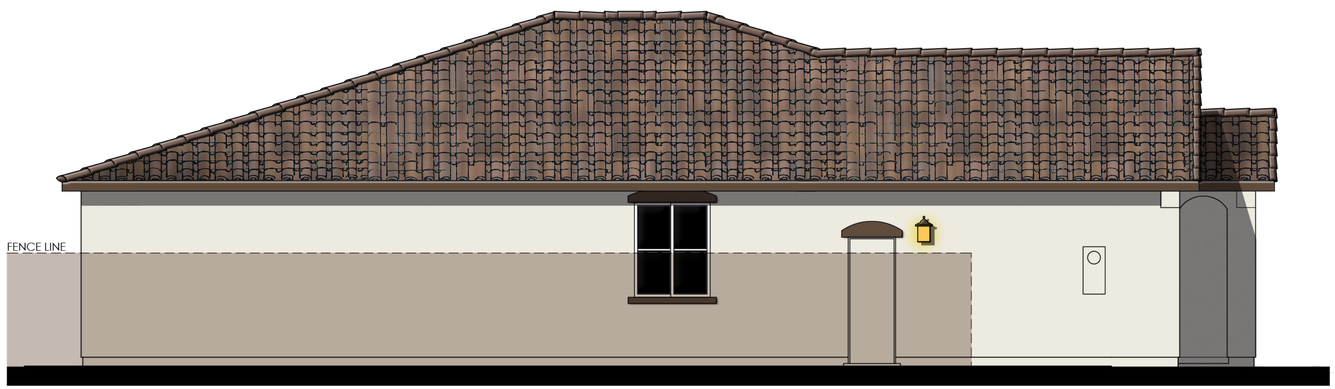


LEFT

COLOR SCHEME 19

PLAN 5016 "B"

SPANISH ELEVATIONS

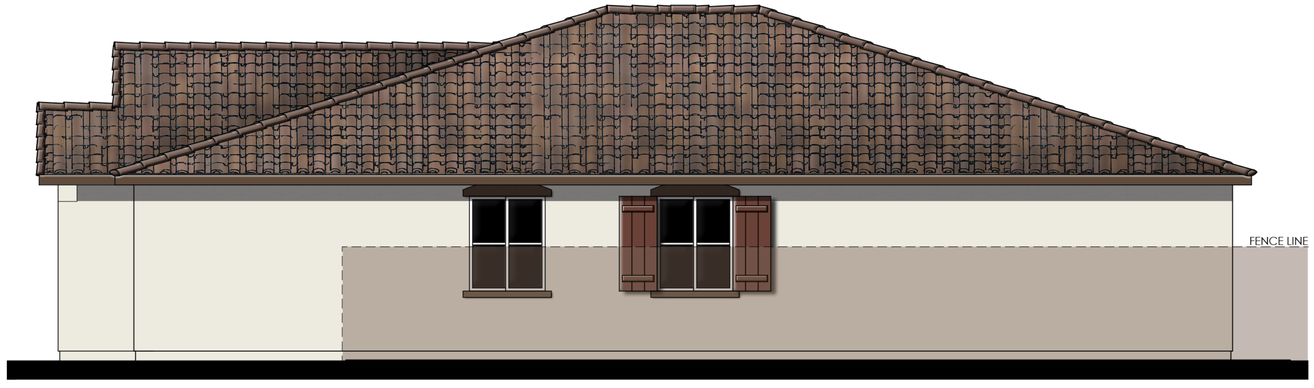
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-50

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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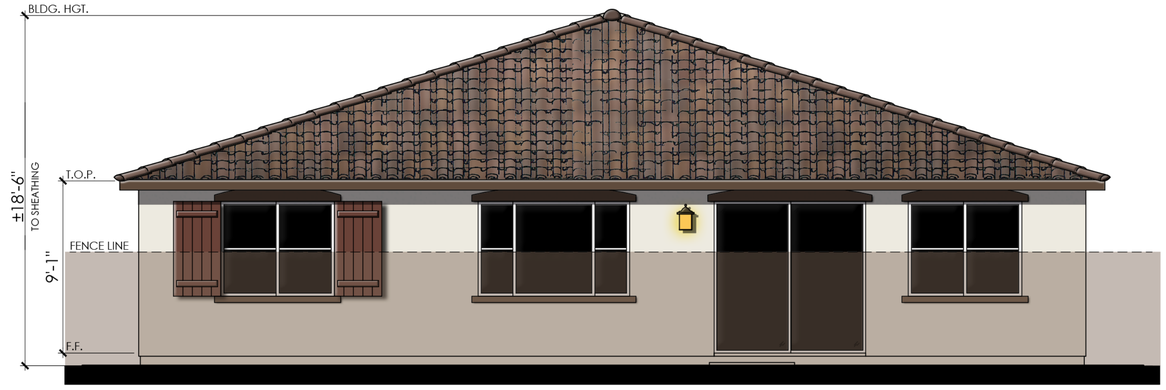

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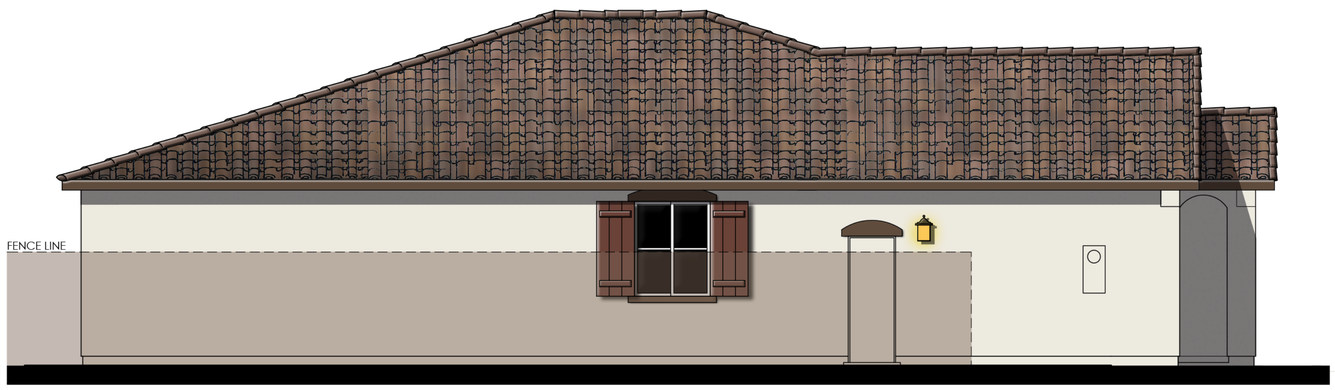


LEFT

COLOR SCHEME 19

PLAN 5016 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST

SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT

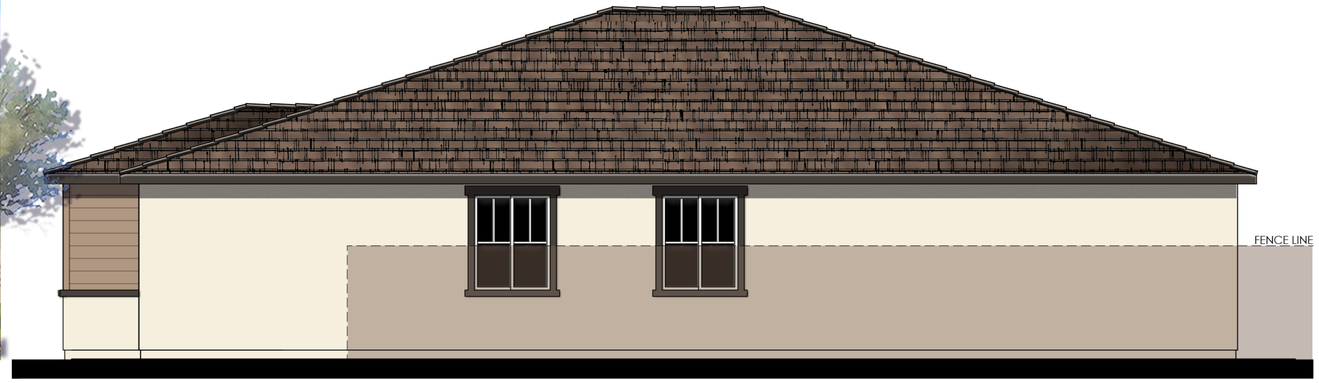
12.01.2025

A-51

Kevin L. Crook Architect Inc #24078

PLANNING + ARCHITECTURE





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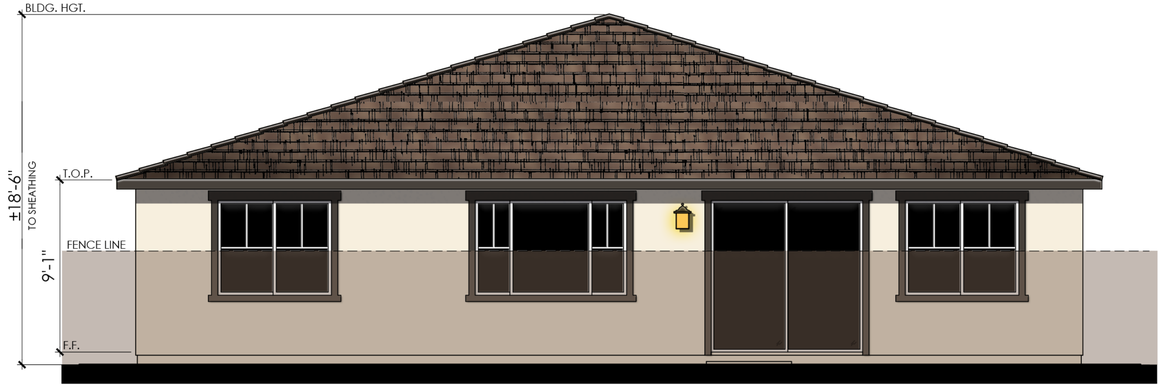
Refer to landscape drawings for wall, tree, and shrub locations

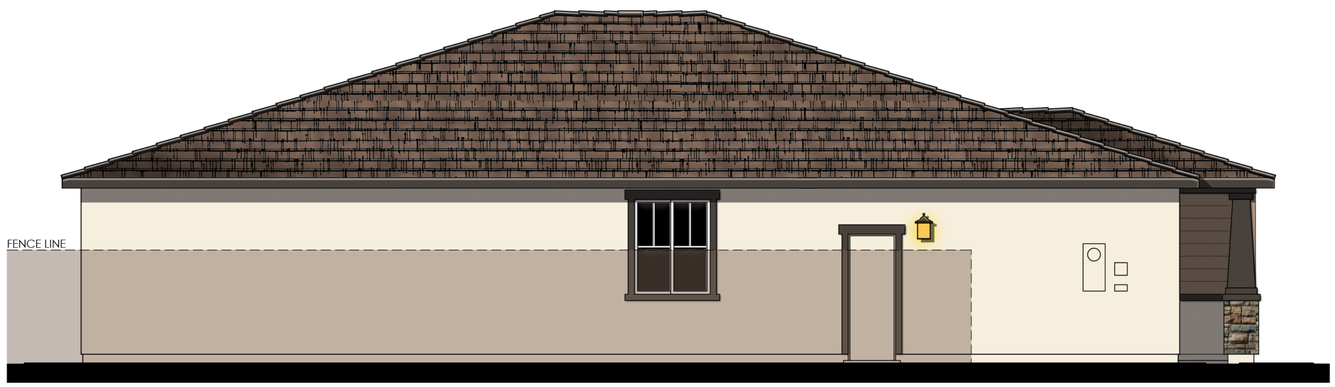
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM





REAR

LEFT

COLOR SCHEME 22

PLAN 5016 "C"

CRAFTSMAN ELEVATIONS

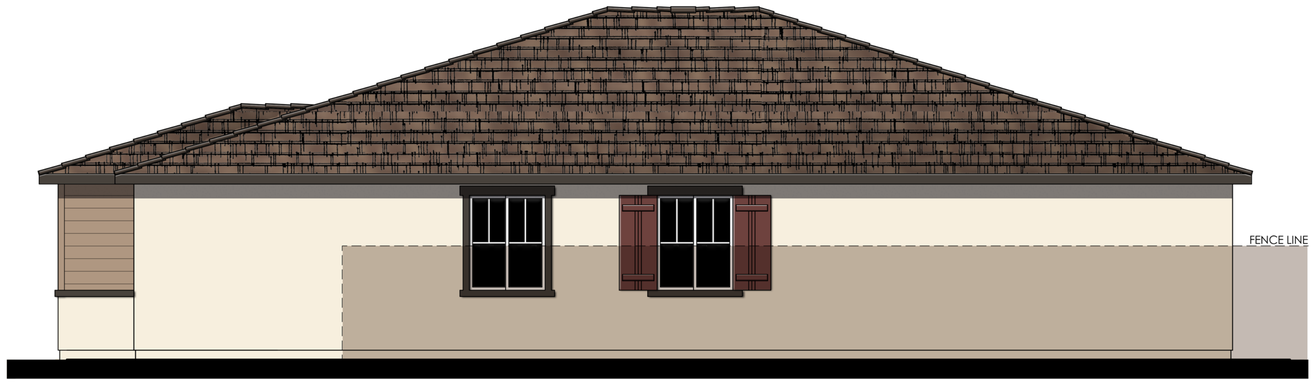
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-52

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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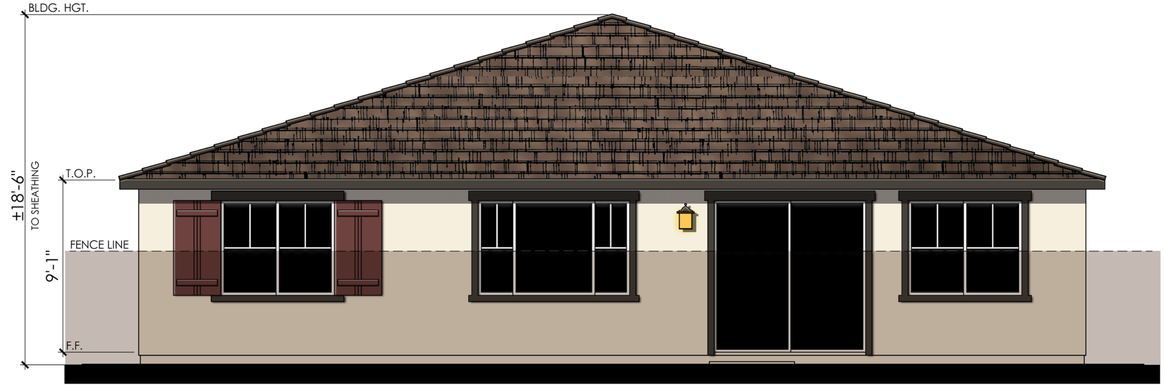

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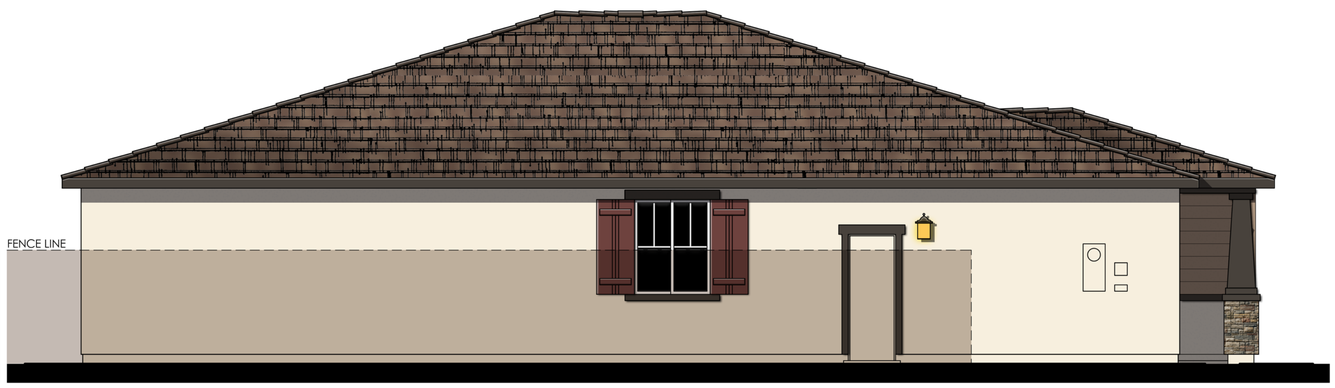


LEFT

COLOR SCHEME 22

PLAN 5016 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

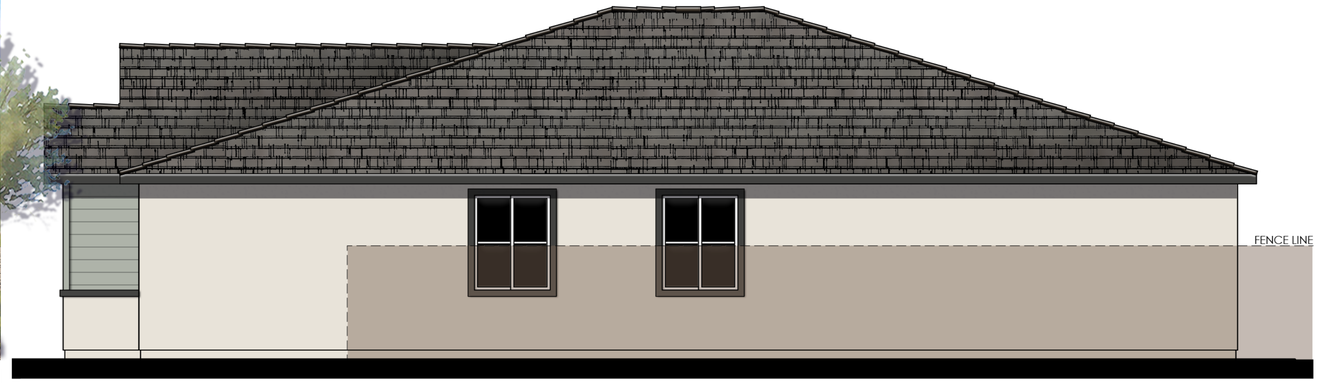
Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-53

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE





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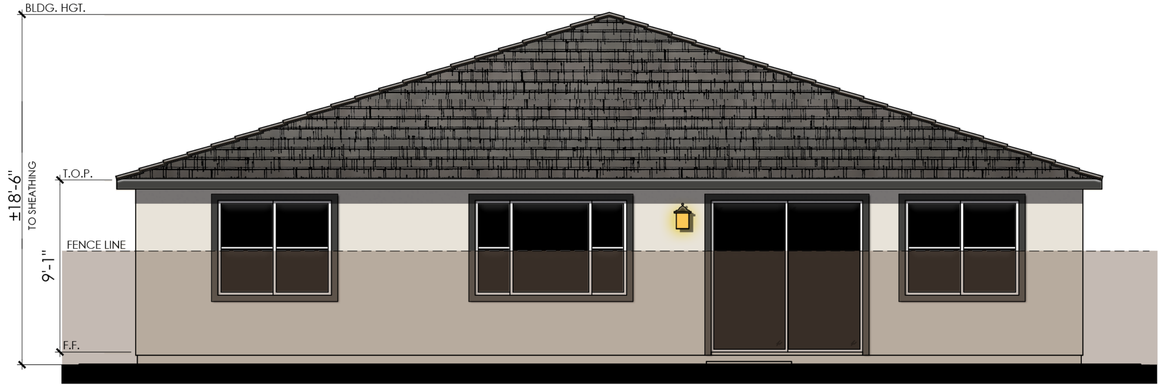
Refer to landscape drawings for wall, tree, and shrub locations

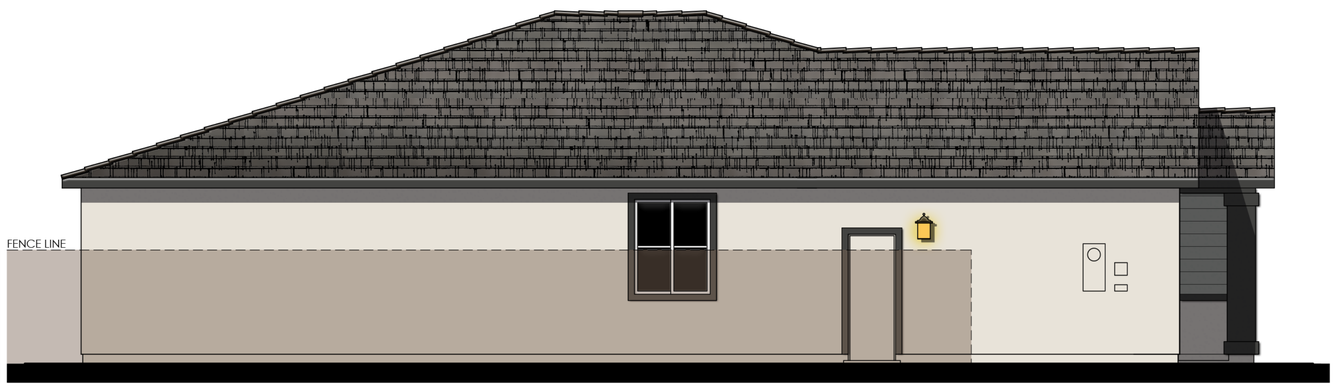
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM





REAR

LEFT

COLOR SCHEME 28

PLAN 5016 "E"

FARMHOUSE ELEVATIONS

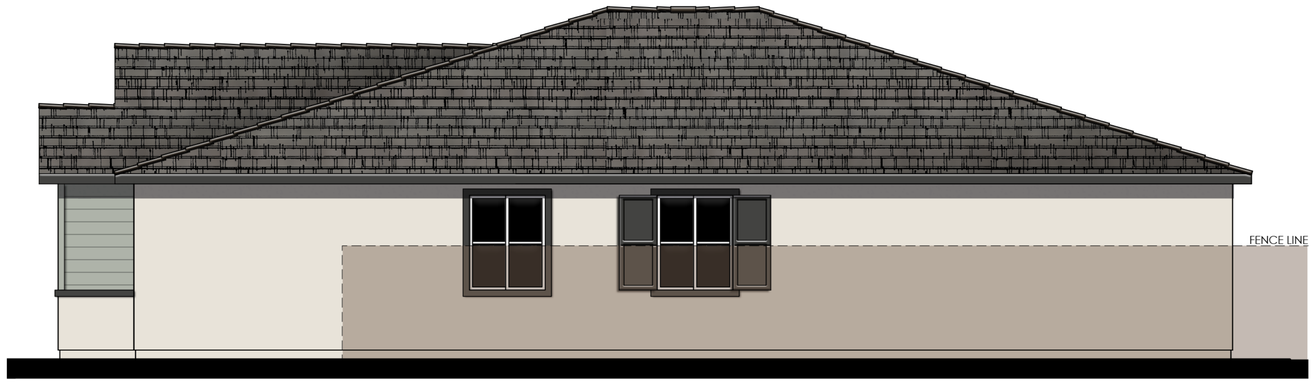
0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-54

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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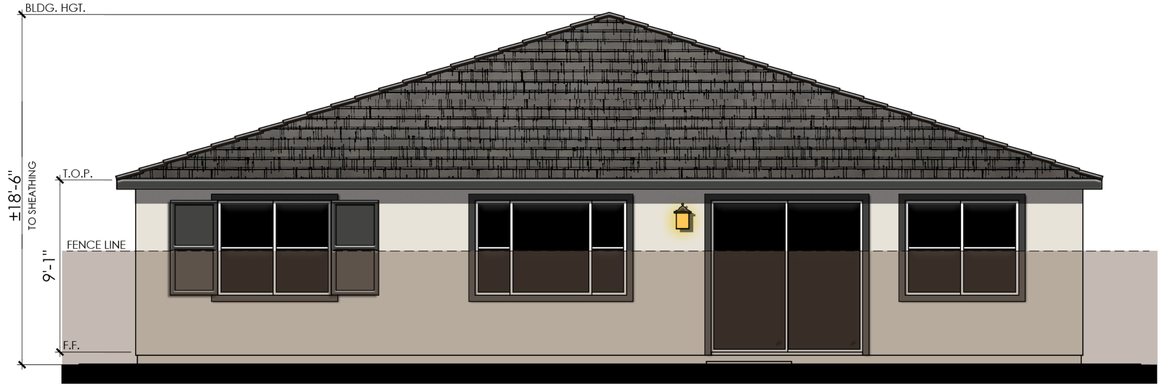
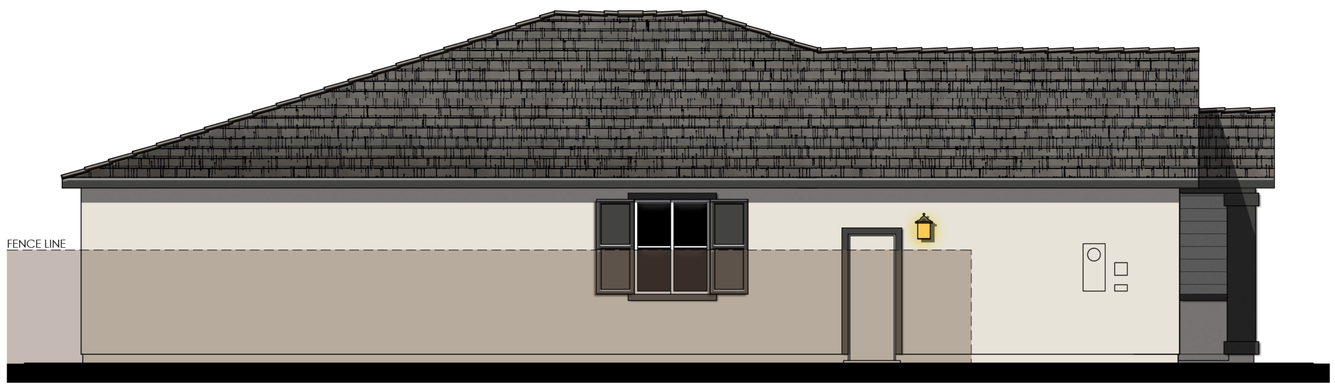


REAR



LEFT

COLOR SCHEME 28

PLAN 5016 "E"

FARMHOUSE ENHANCED ELEVATIONS

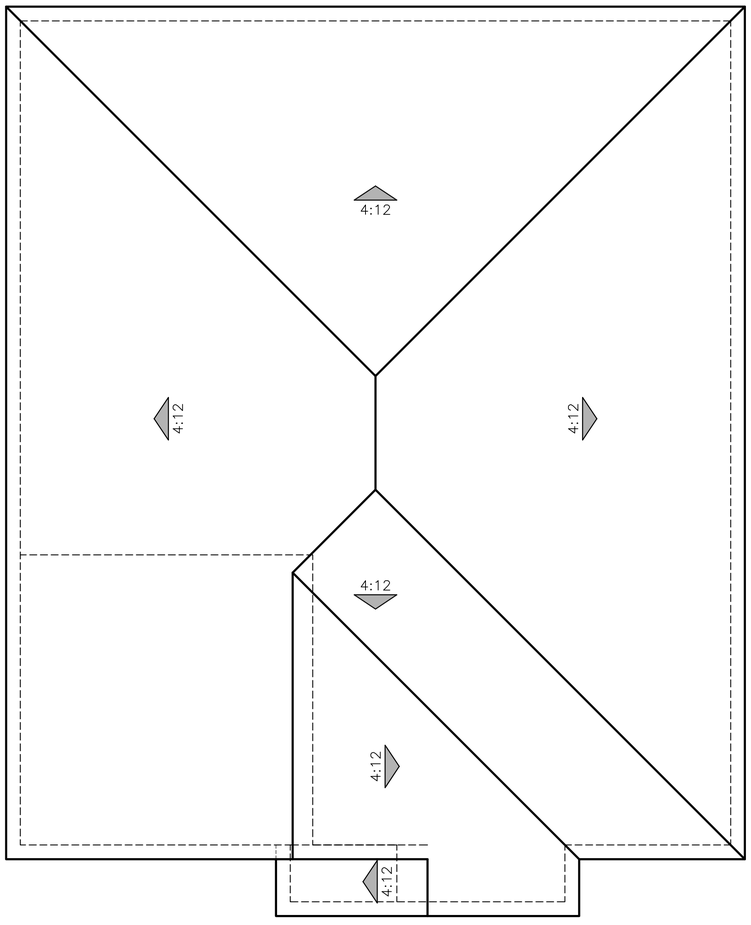
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

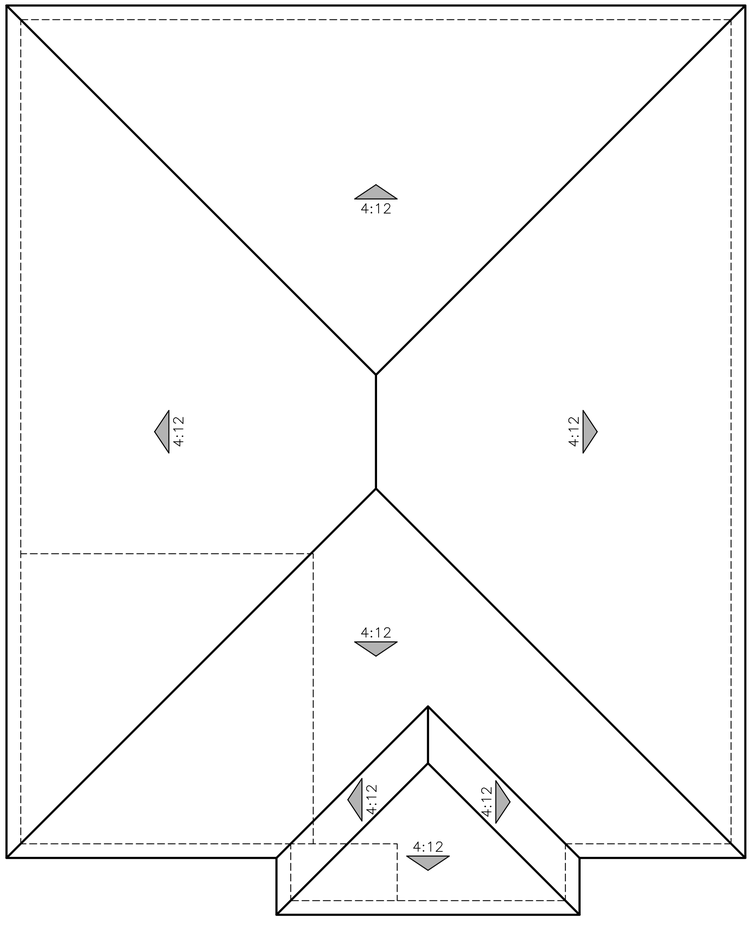
OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-55

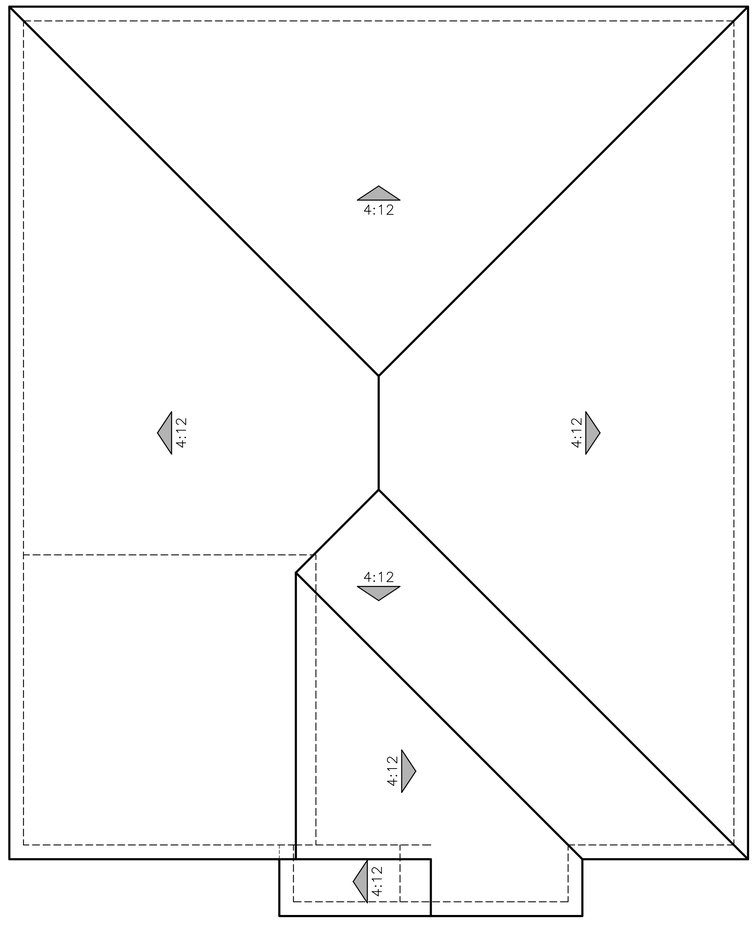
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 5016
ROOF PLANS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-56

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE

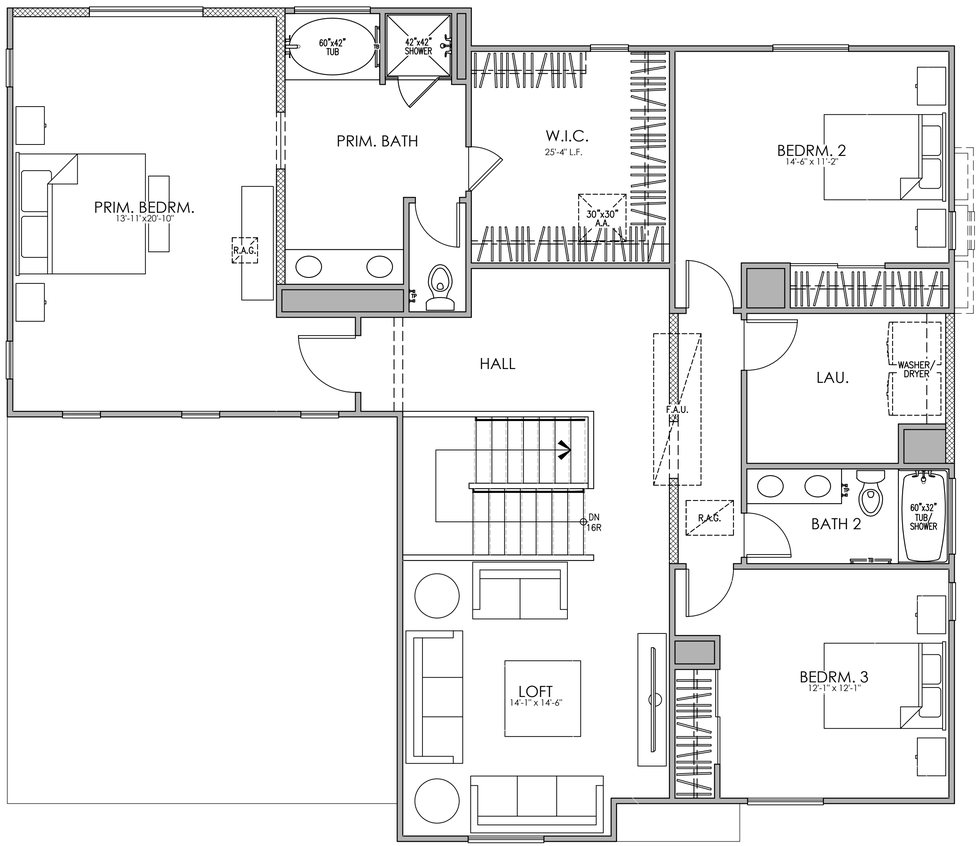
PLAN 5024
AREA TABULATION

CONDITIONED SPACE

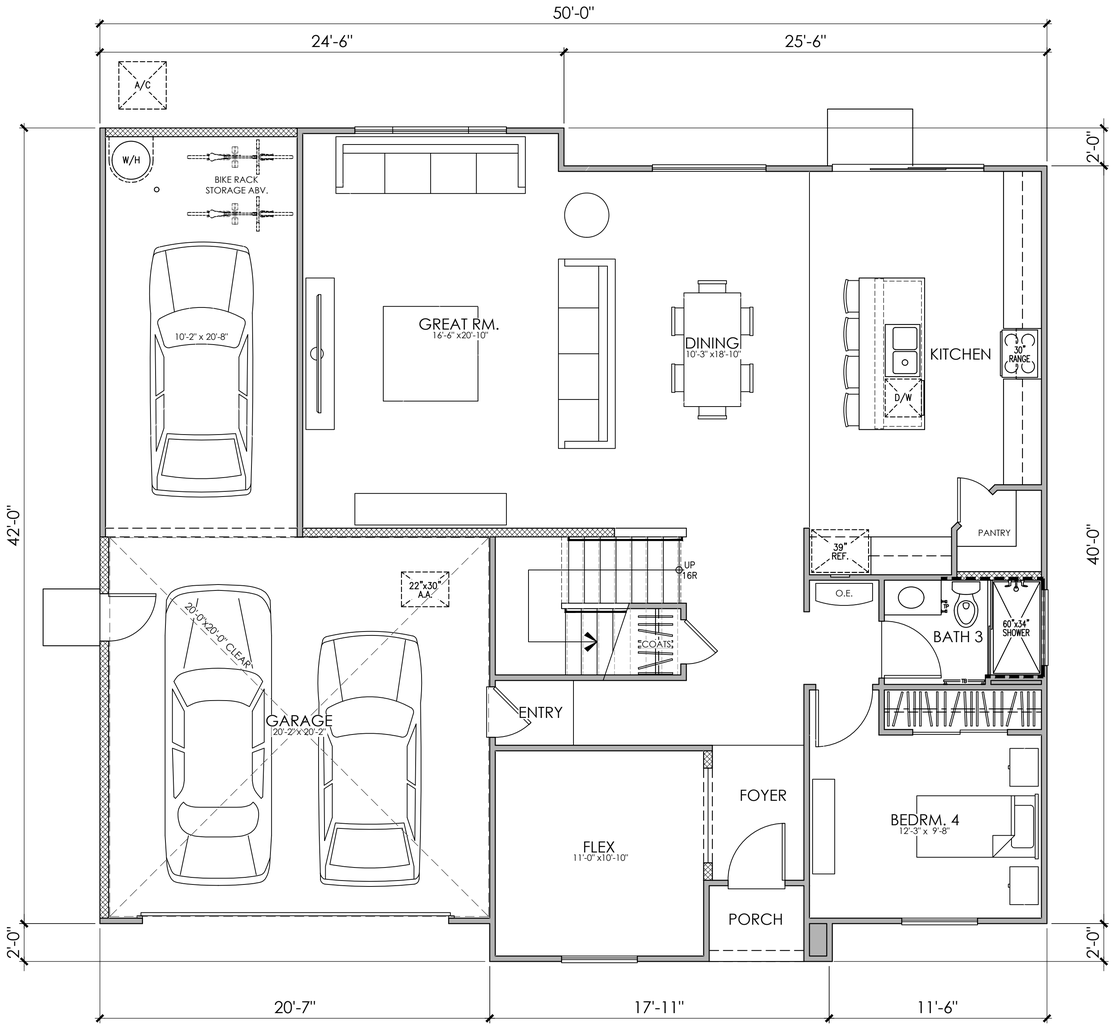
FIRST FLOOR AREA	1,417 SQ. FT.
SECOND FLOOR AREA	1,579 SQ. FT.
TOTAL DWELLING	2,996 SQ. FT.

UNCONDITIONED SPACE

GARAGE	645 SQ. FT.
PORCH	20 SQ. FT.



SECOND FLOOR



FIRST FLOOR

PLAN 5024
4 BEDROOM, 3 BATH, FLEX, LOFT
FLOOR PLAN

0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-57

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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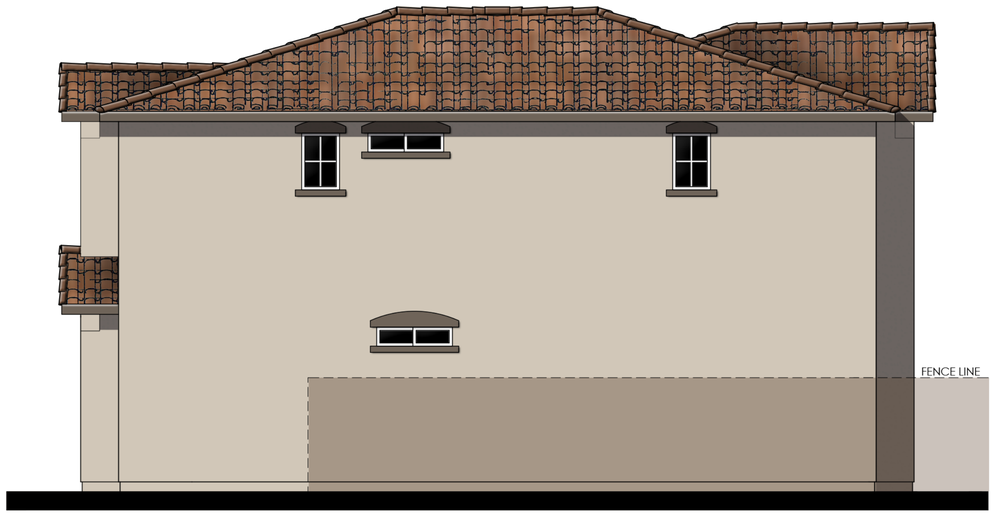
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



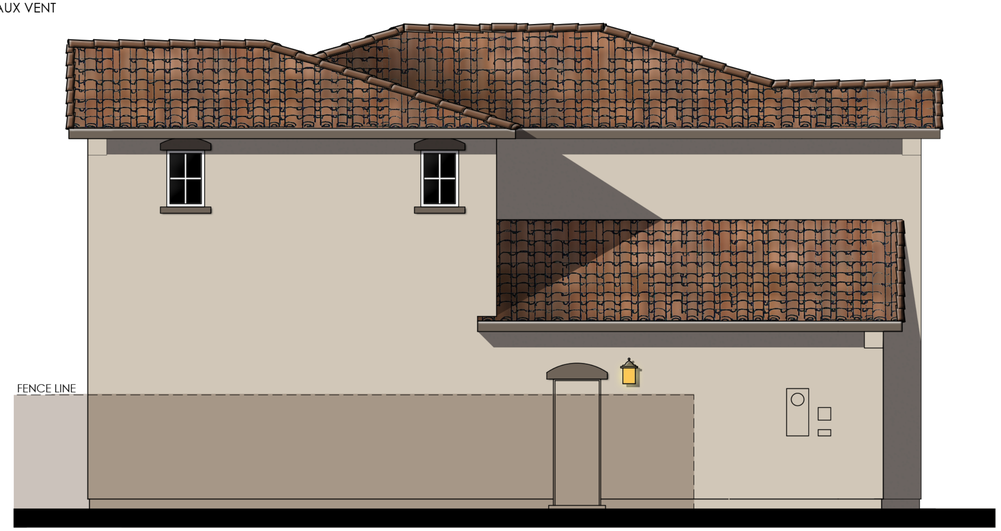
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 20

PLAN 5024 "B"

SPANISH ELEVATIONS

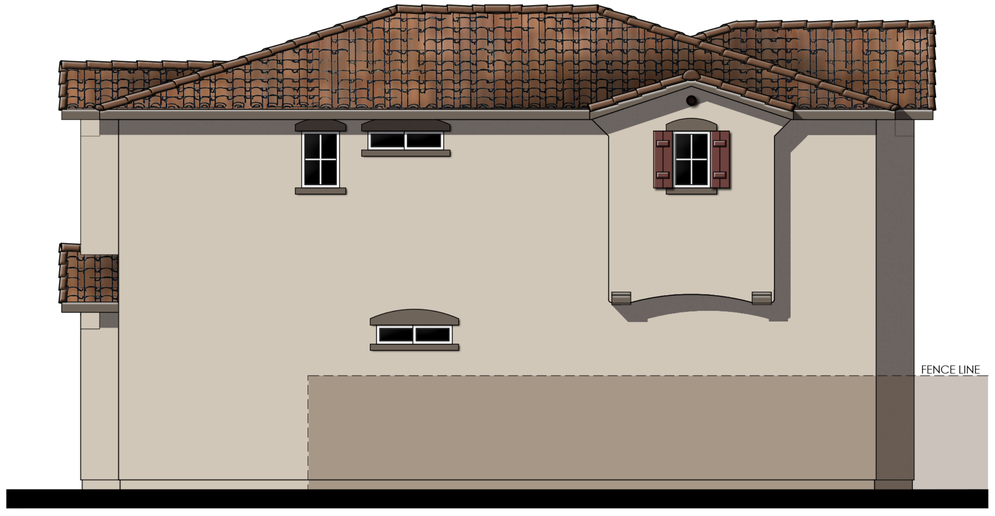
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-58

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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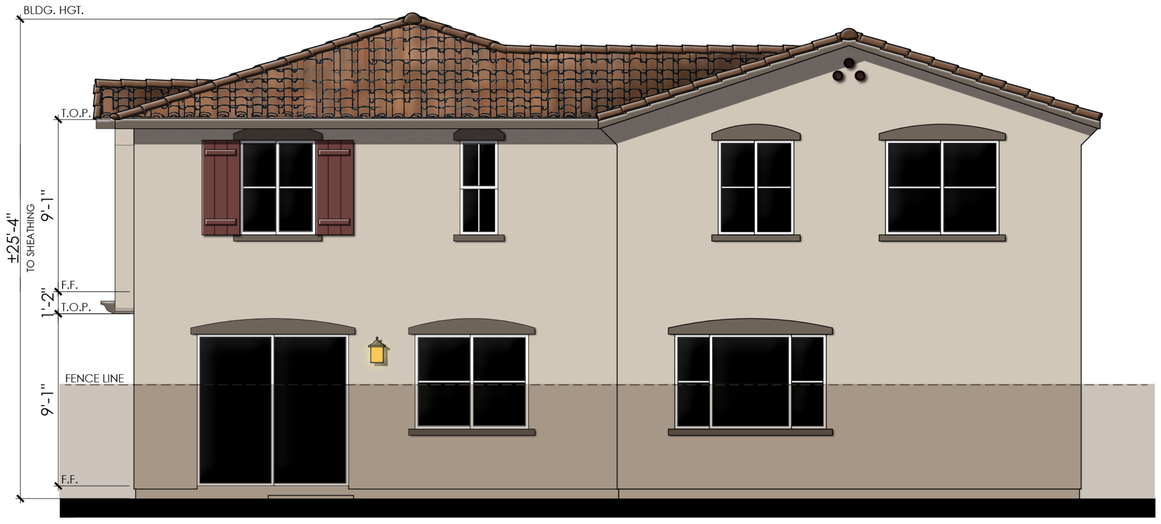

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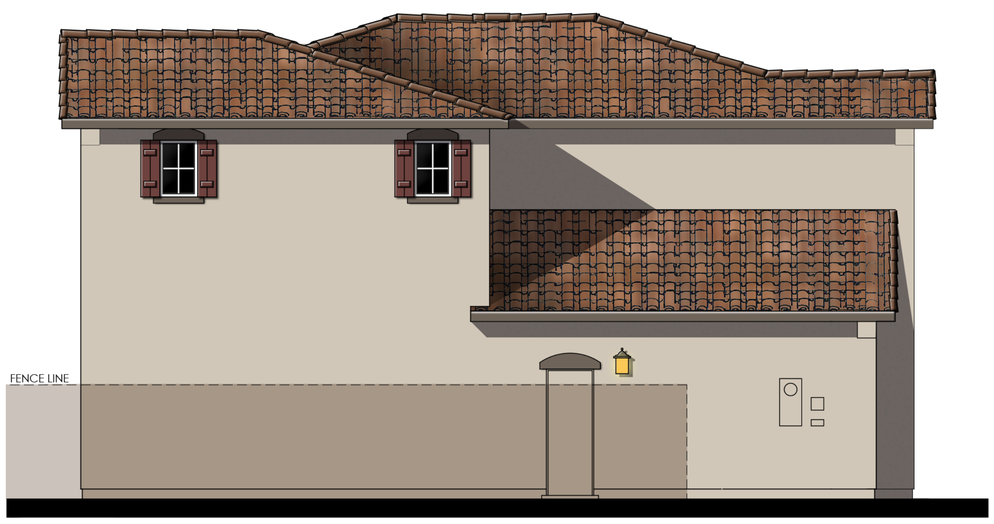

LEFT

COLOR SCHEME 20

PLAN 5024 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST

SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT

12.01.2025

A-59

Kevin L. Crook Architect Inc #24078

PLANNING + ARCHITECTURE



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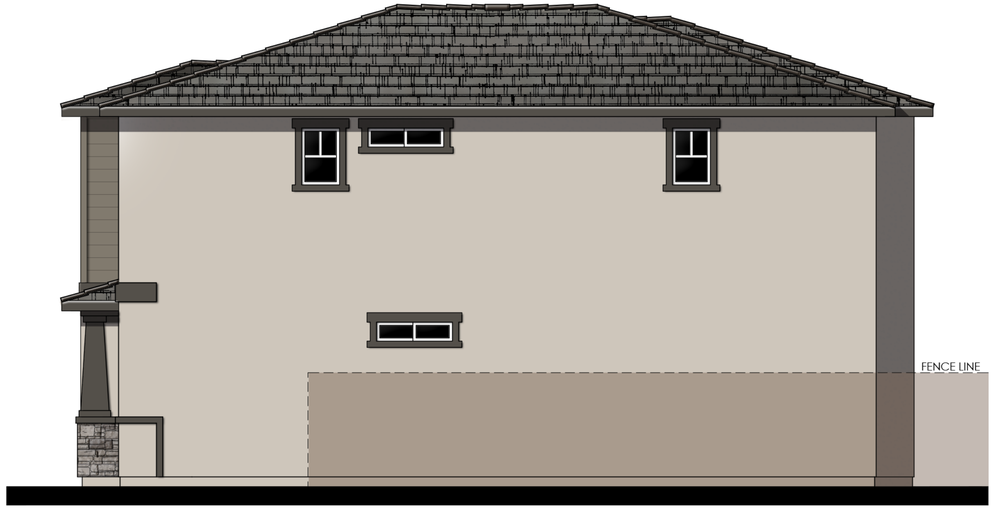
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



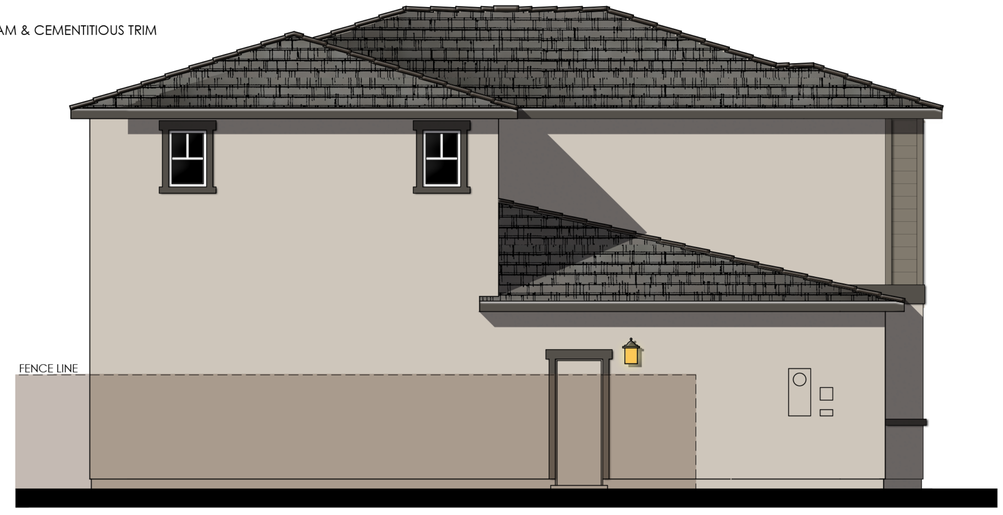
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 23

PLAN 5024 "C"

CRAFTSMAN ELEVATIONS

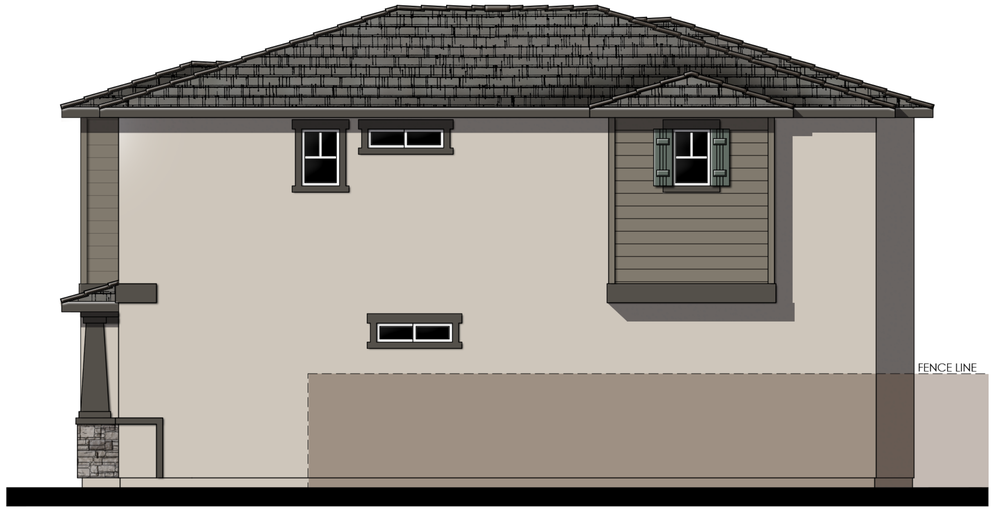
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-60

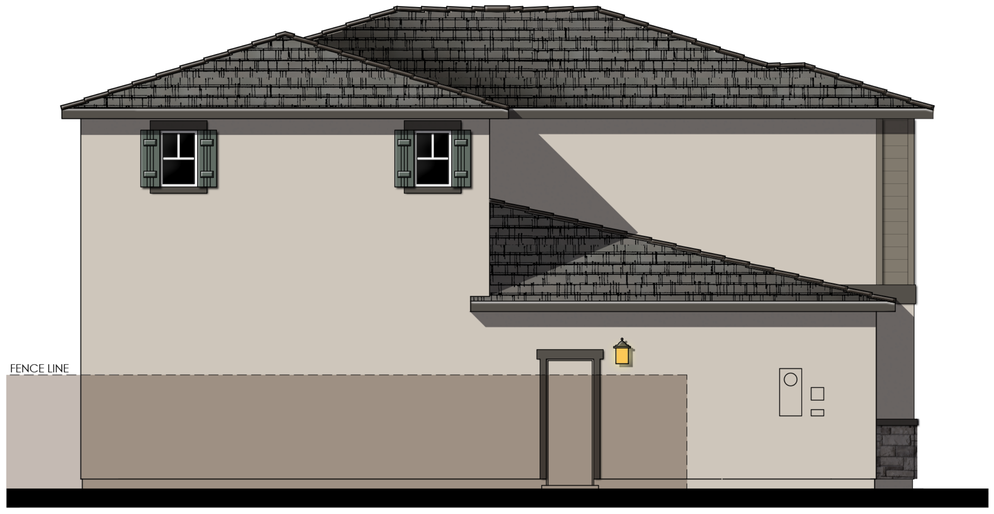
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



RIGHT



REAR



LEFT

COLOR SCHEME 23

PLAN 5024 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-61

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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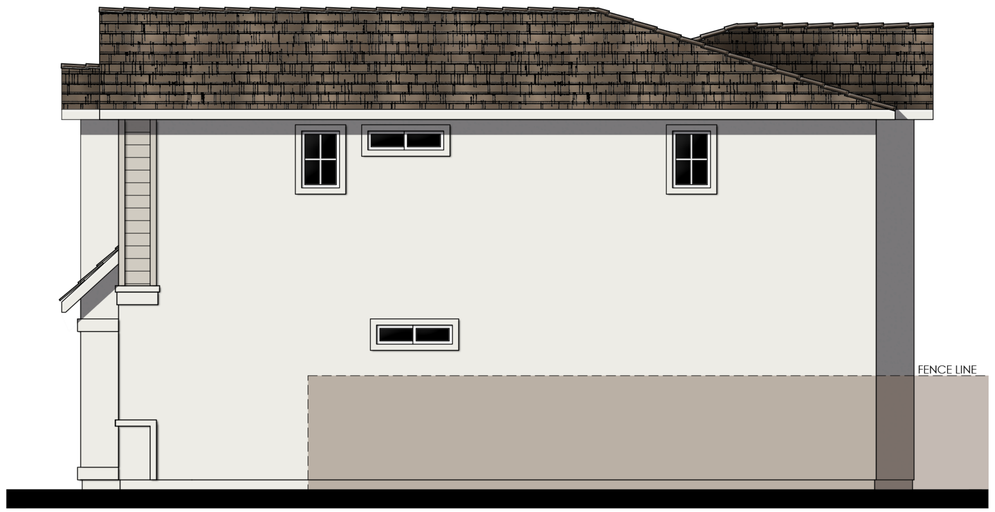
Refer to landscape drawings for wall, tree, and shrub locations

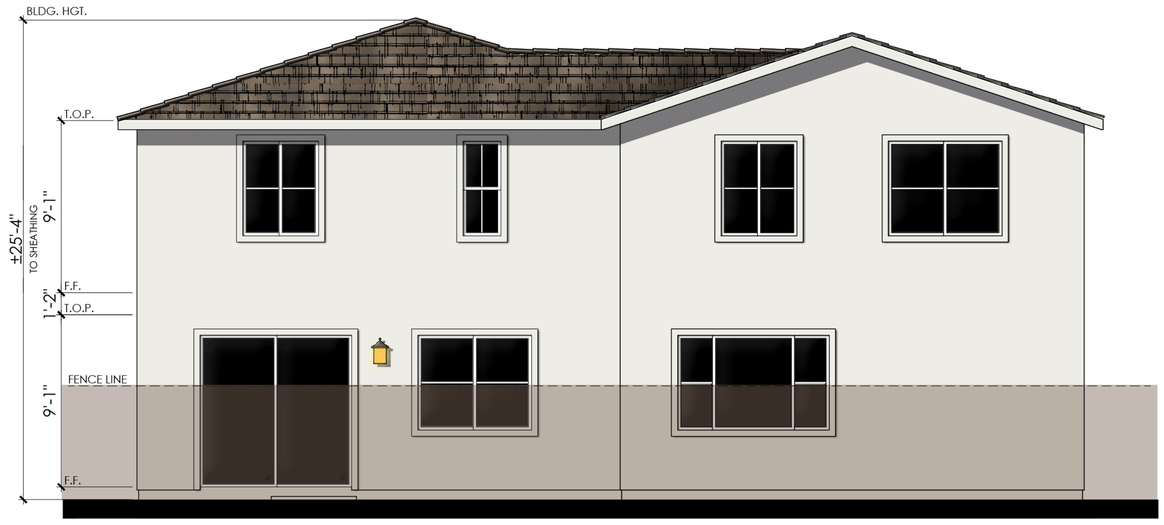
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING
	DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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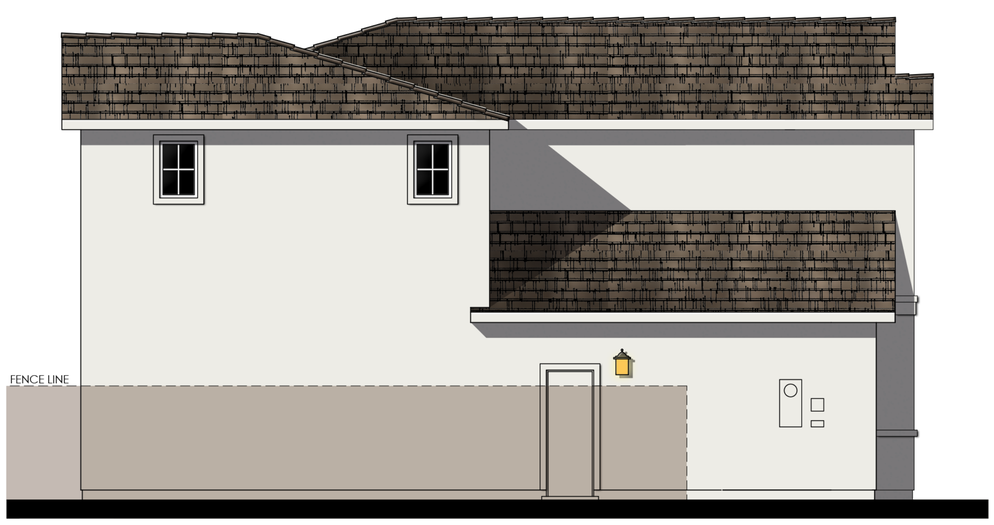


LEFT

COLOR SCHEME 29

PLAN 5024 "E"

FARMHOUSE ELEVATIONS

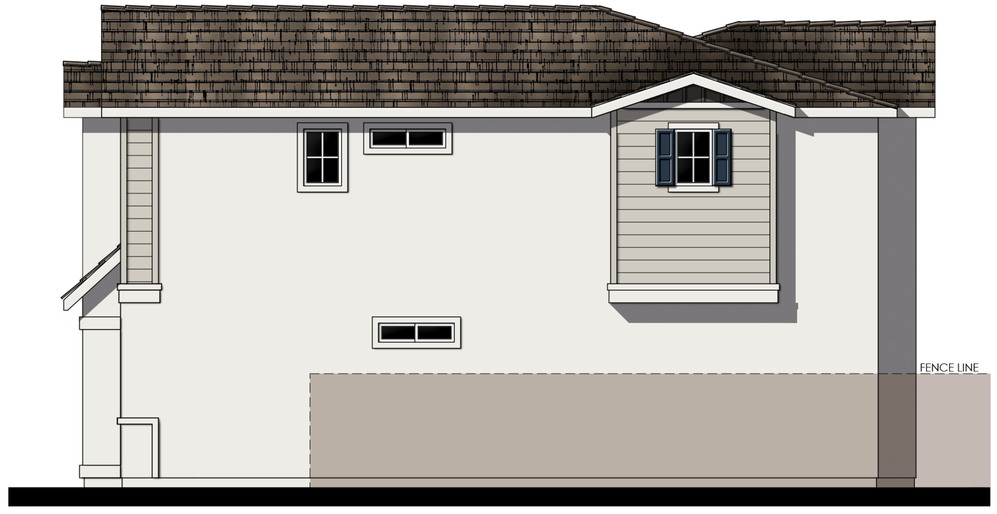
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-62

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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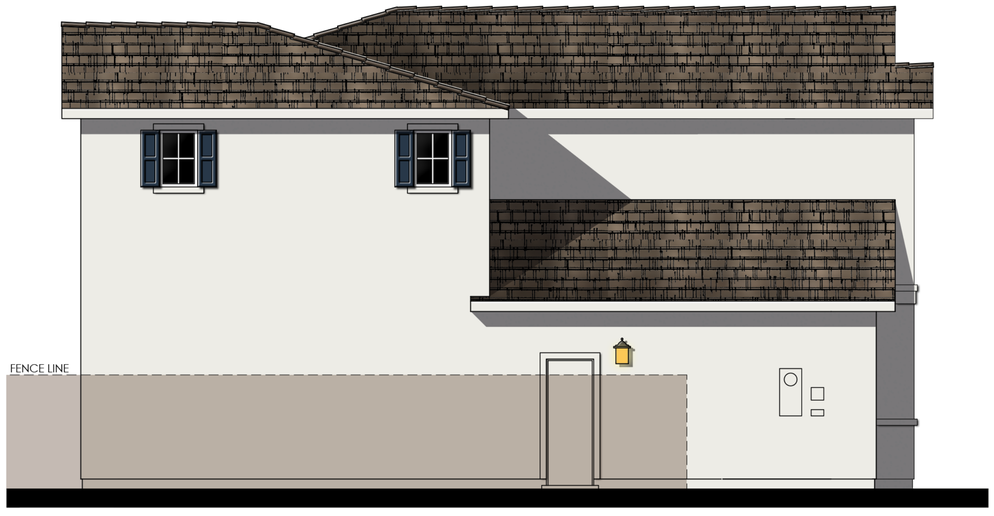


LEFT

COLOR SCHEME 29

PLAN 5024 "E"

FARMHOUSE ENHANCED ELEVATIONS

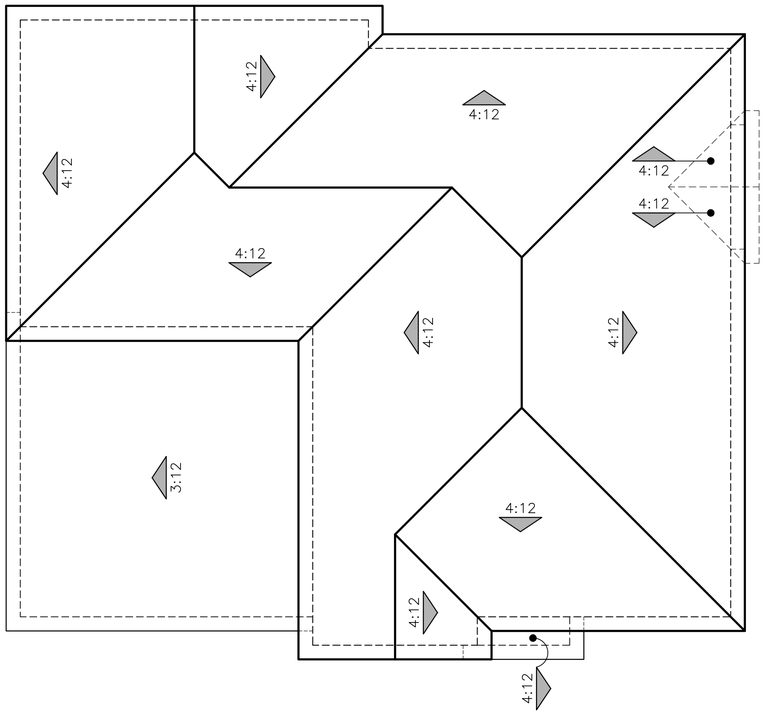
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

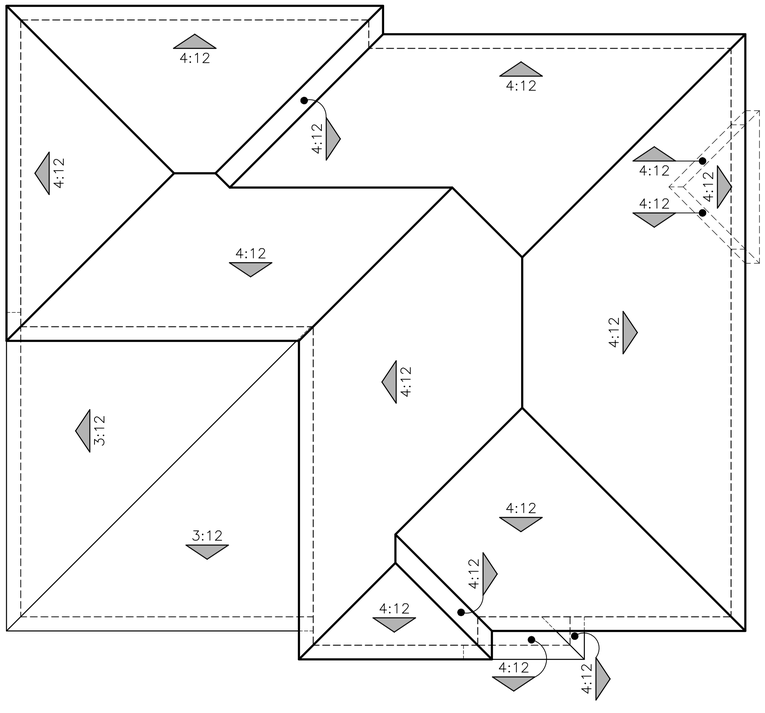
OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-63

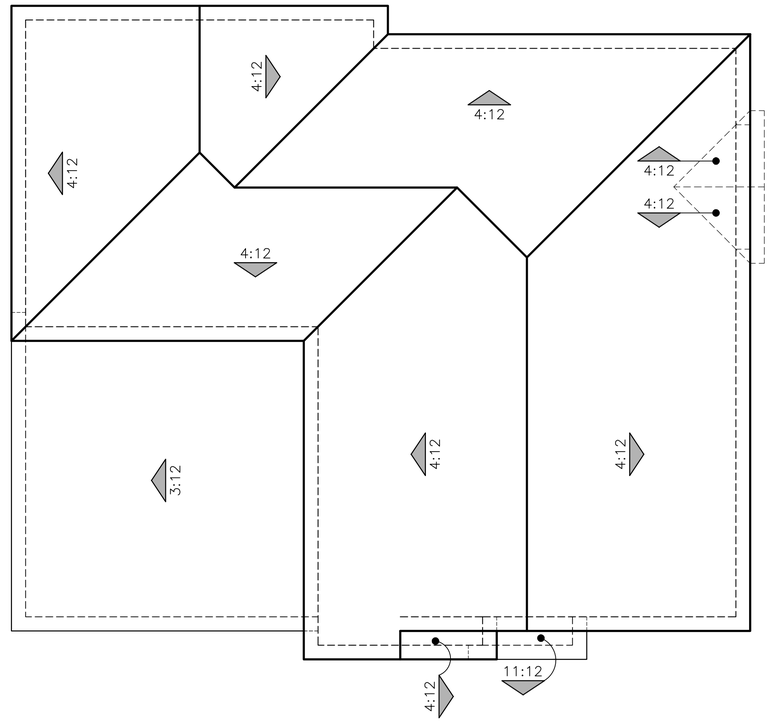
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 5024
ROOF PLANS

0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
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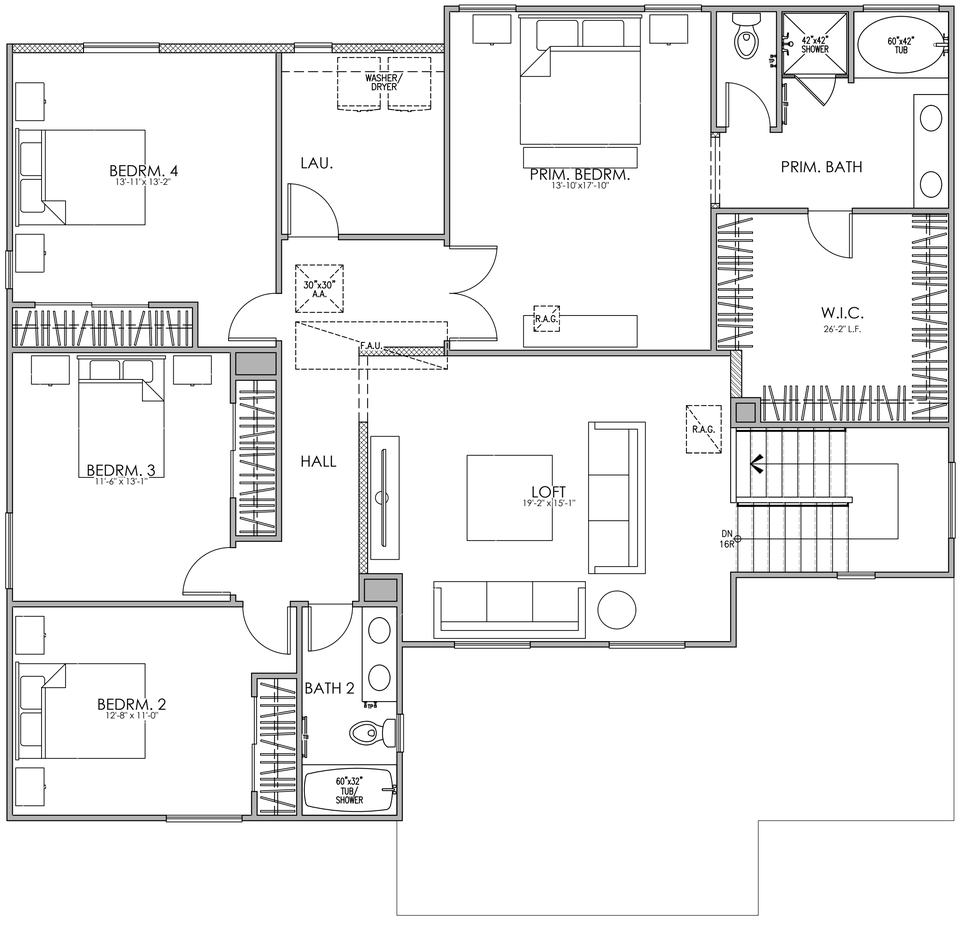
PLAN 5026
AREA TABULATION

CONDITIONED SPACE

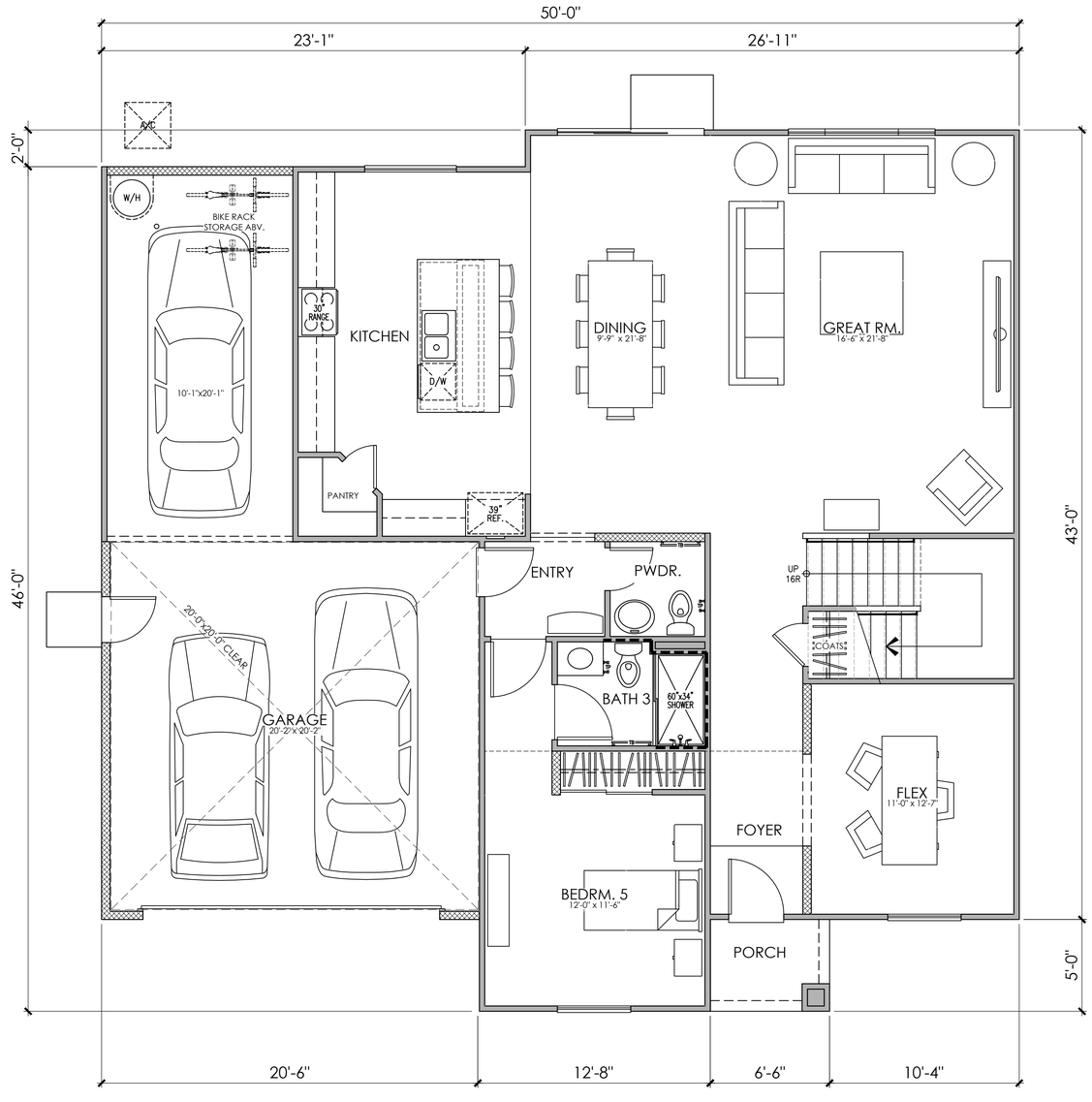
FIRST FLOOR AREA	1,530 SQ. FT.
SECOND FLOOR AREA	1,704 SQ. FT.
TOTAL DWELLING	3,234 SQ. FT.

UNCONDITIONED SPACE

GARAGE	636 SQ. FT.
PORCH	33 SQ. FT.



SECOND FLOOR



FIRST FLOOR

PLAN 5026

5 BEDROOM, 3.5 BATH, FLEX, LOFT

0 2 4 8 12

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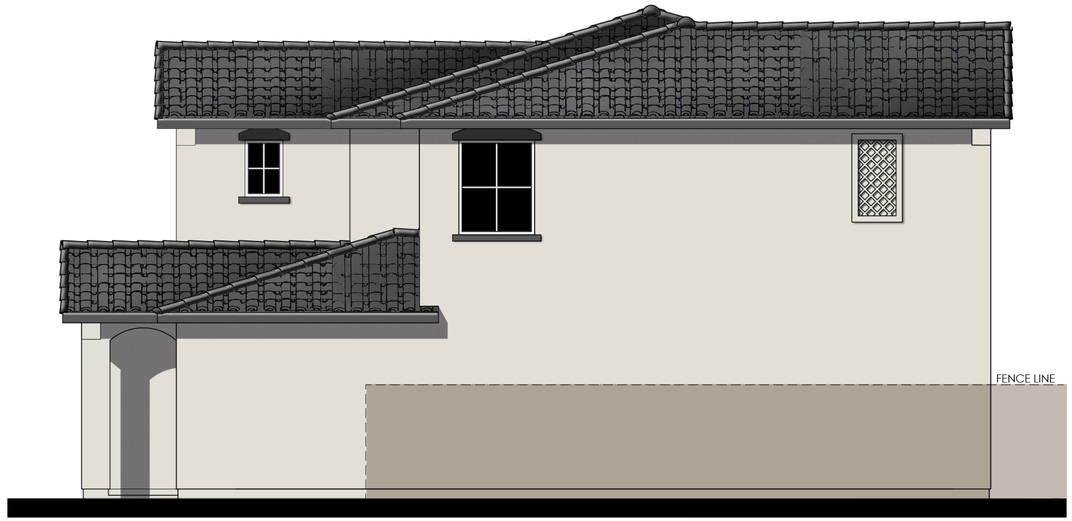
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



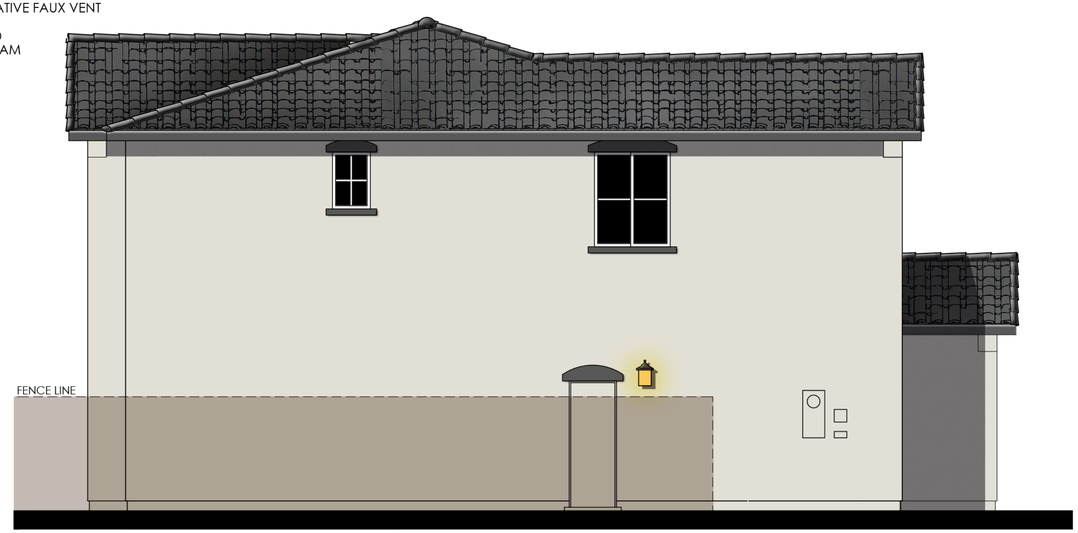
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



LEFT

COLOR SCHEME 31

PLAN 5026 "B"

SPANISH ELEVATIONS

0 2 4 8 12

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SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
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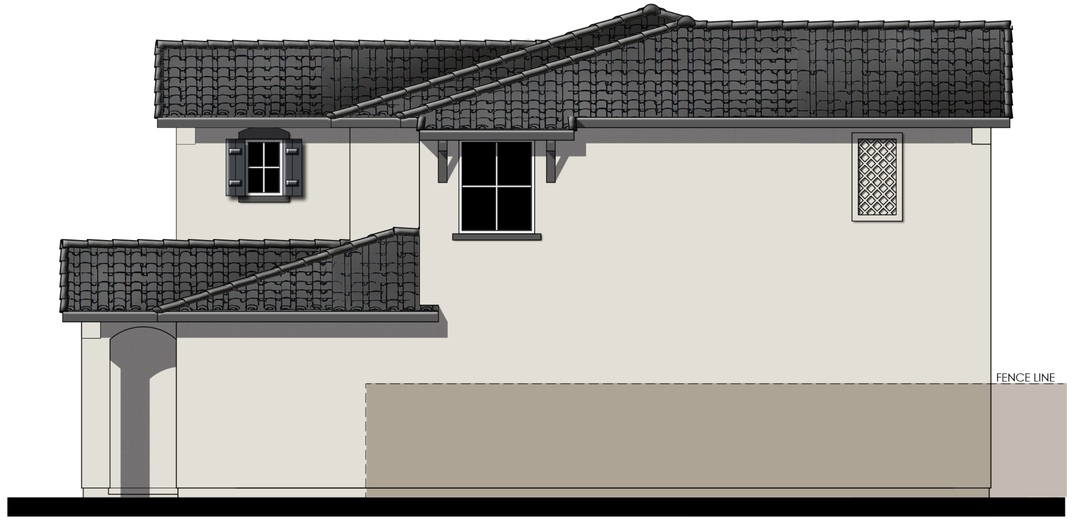
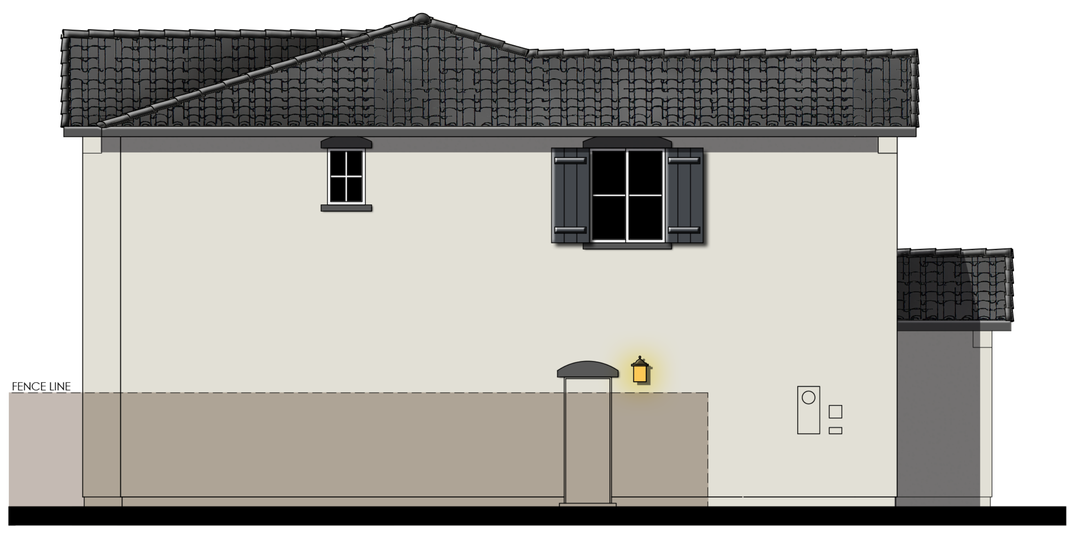


RIGHT



REAR



LEFT

COLOR SCHEME 31

PLAN 5026 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST

SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT

12.01.2025

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PLANNING + ARCHITECTURE



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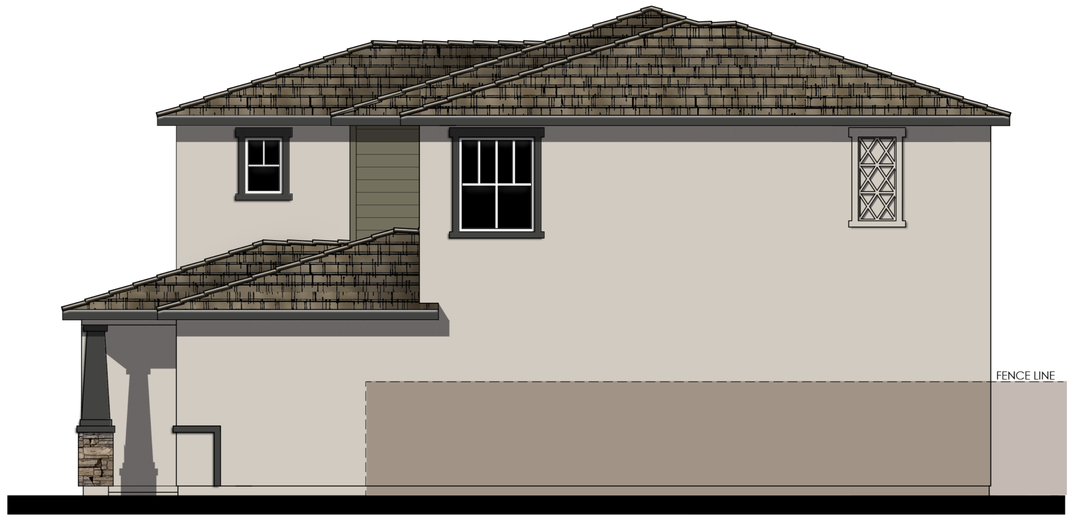
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



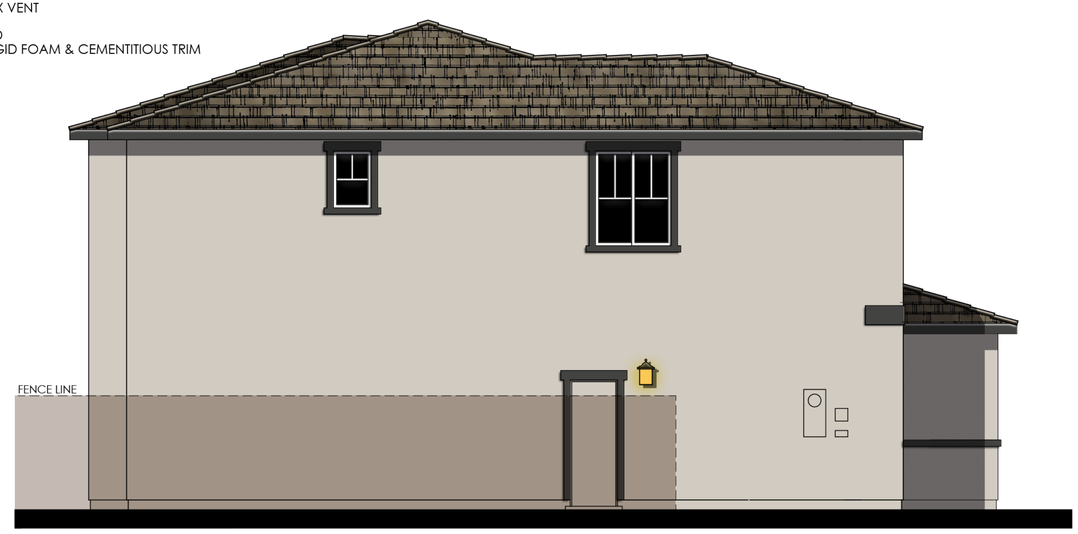
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING
	DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 24

PLAN 5026 "C"

CRAFTSMAN ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-68

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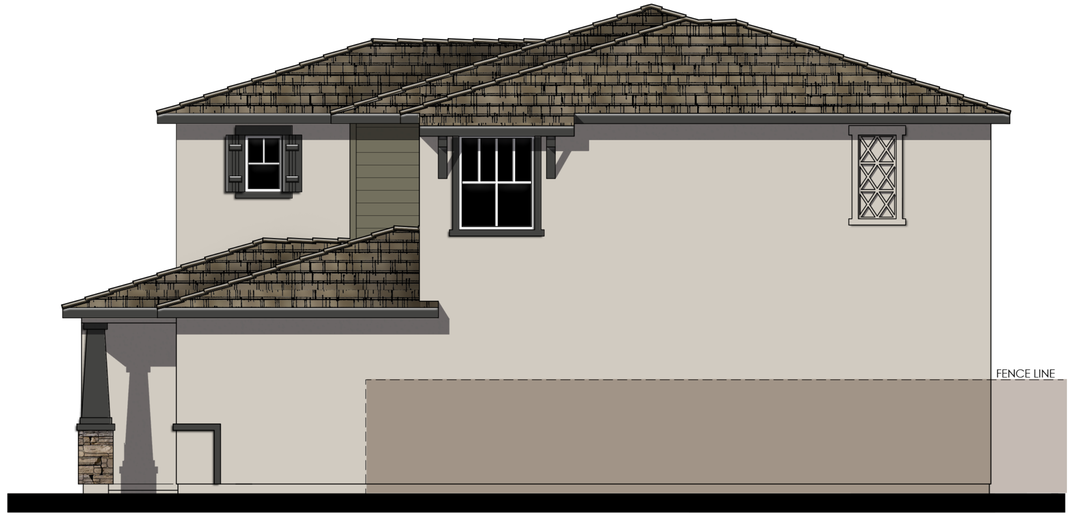
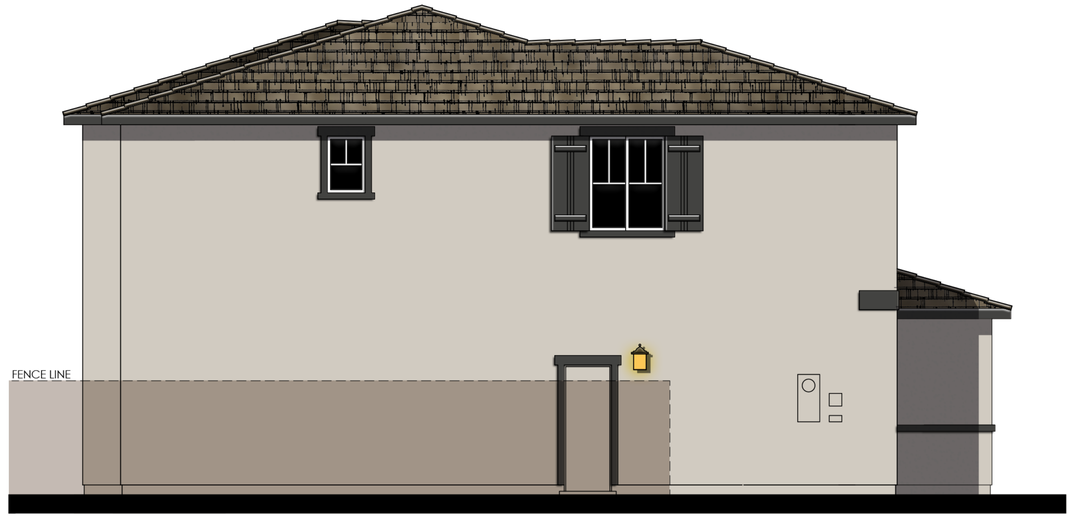


RIGHT



REAR



LEFT

COLOR SCHEME 24

PLAN 5026 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
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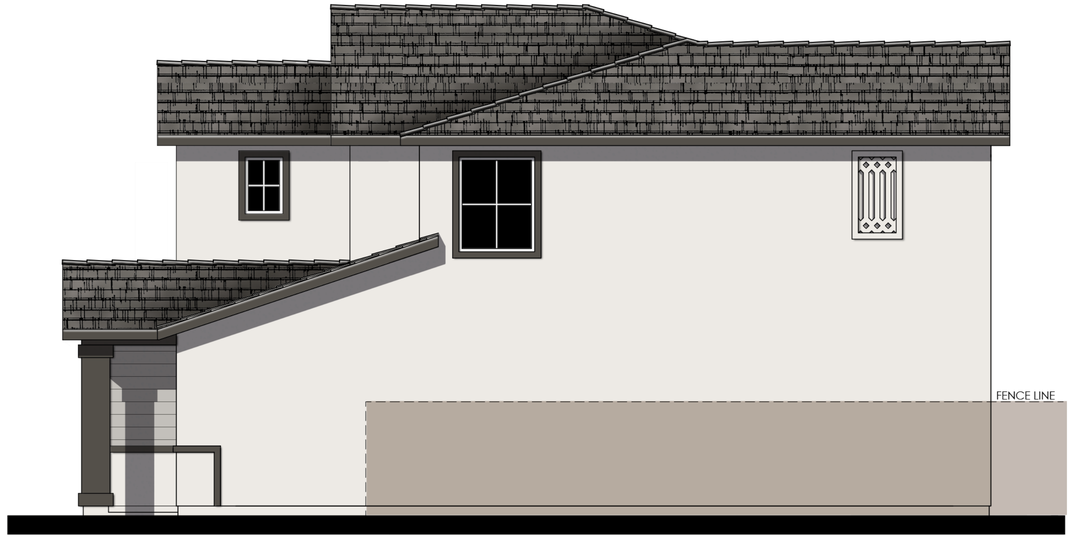
Refer to landscape drawings for wall, tree, and shrub locations

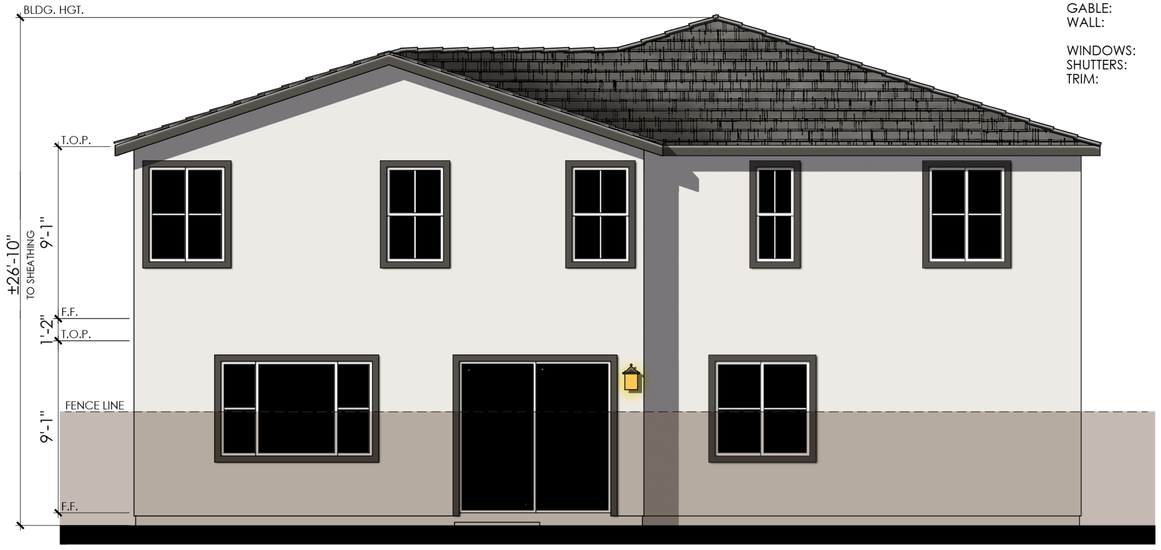
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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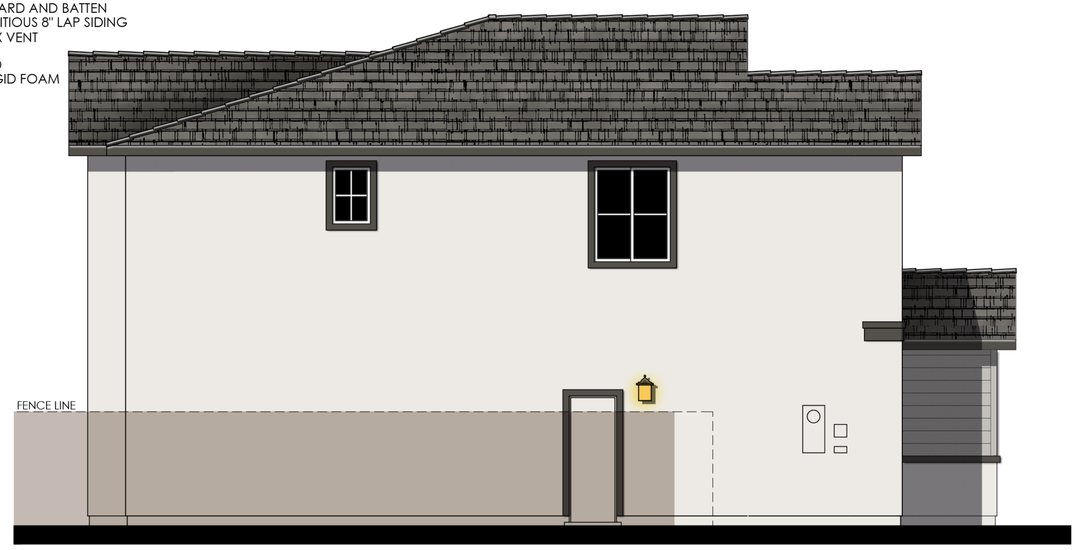

LEFT

COLOR SCHEME 30

PLAN 5026 "E"

FARMHOUSE ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-70

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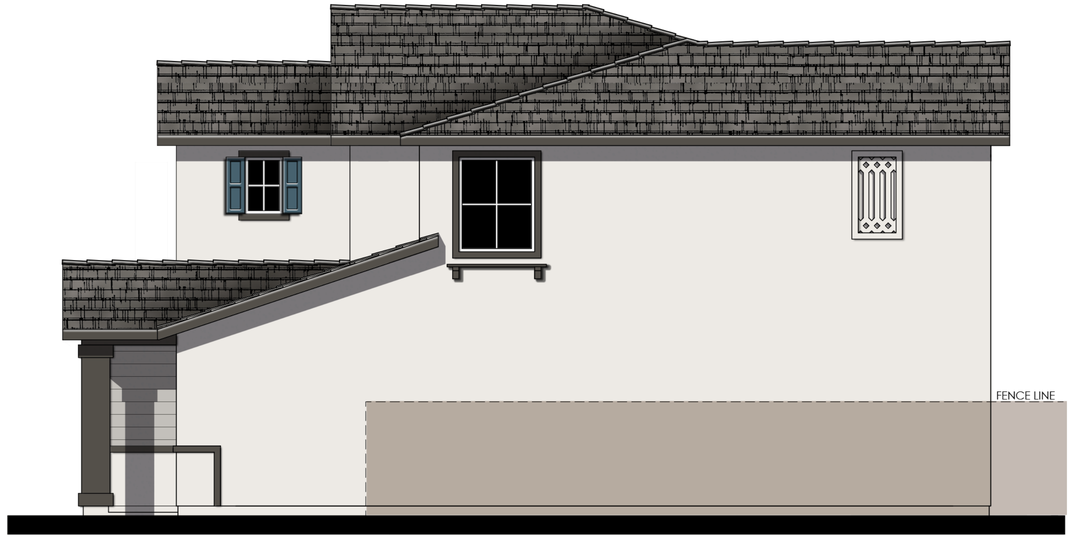
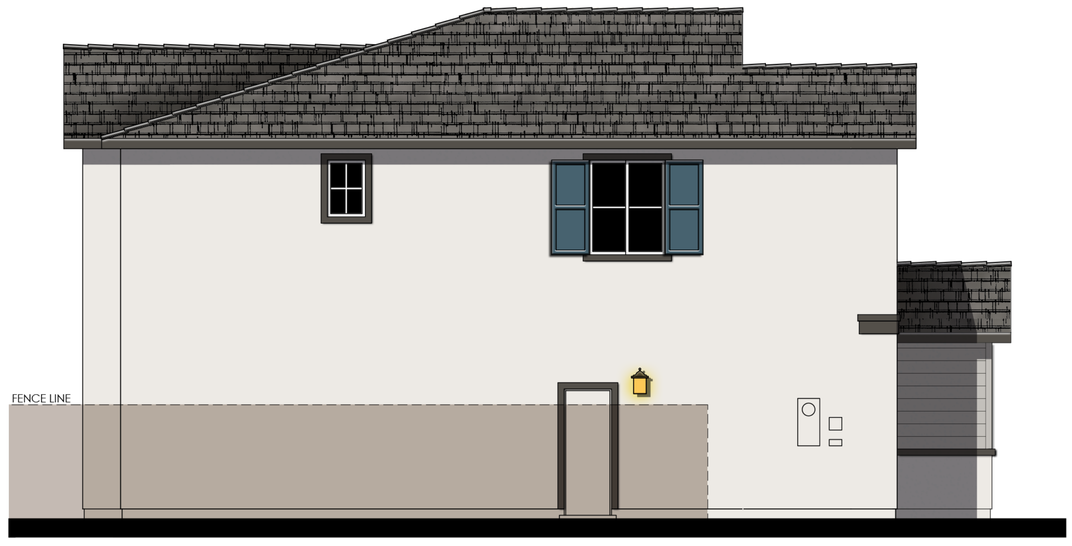


RIGHT



REAR



LEFT

COLOR SCHEME 30

PLAN 5026 "E"

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
A-71

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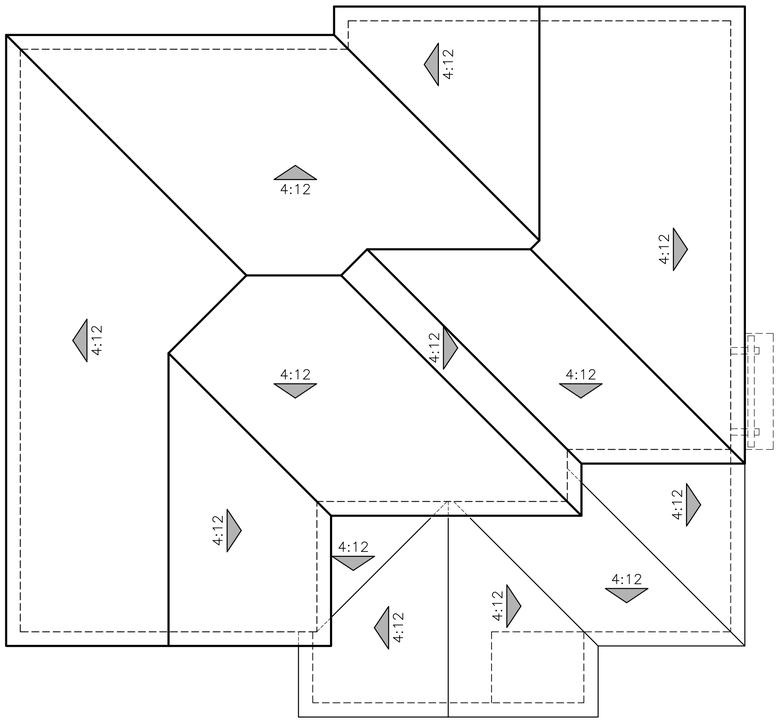
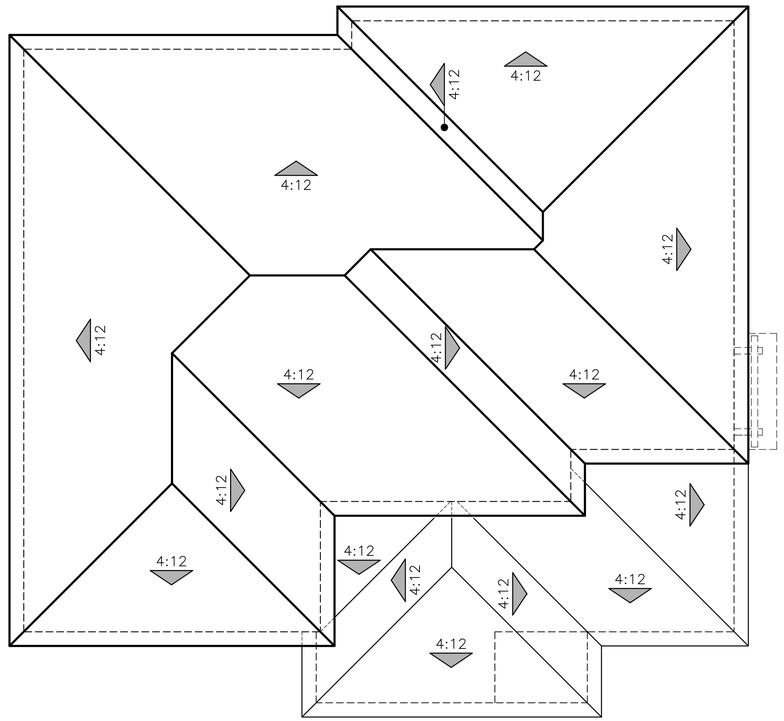
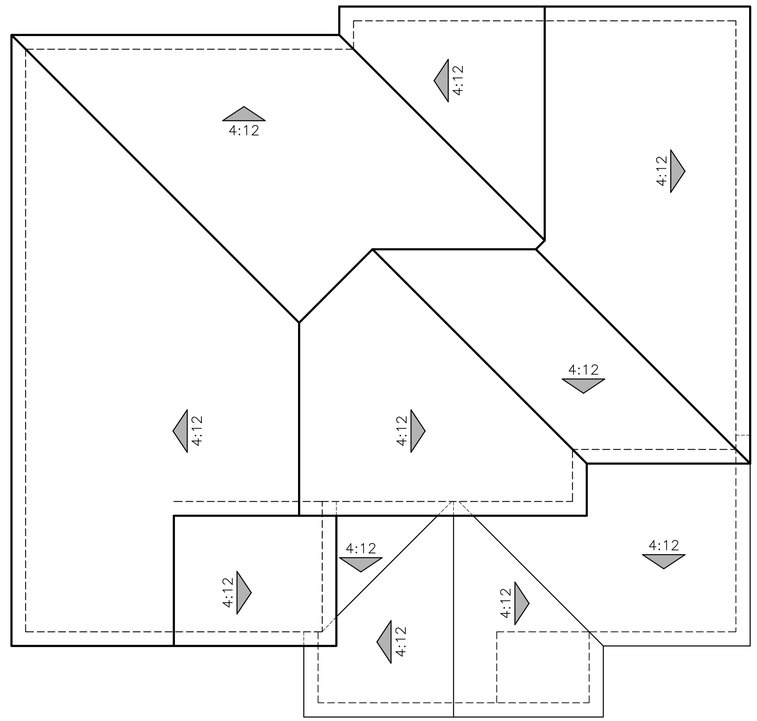


"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 5026
ROOF PLANS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

50' WIDE PRODUCT
12.01.2025
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C - CRAFTSMAN
PLAN 3523

B - SPANISH
PLAN 3060

E - FARMHOUSE
PLAN 3523

C - CRAFTSMAN
PLAN 3424X

B - SPANISH
PLAN 3523

E - FARMHOUSE
PLAN 3060

TWIN OAKS VALLEY ROAD
STREET SCENE

0 4 8 16 24

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-73

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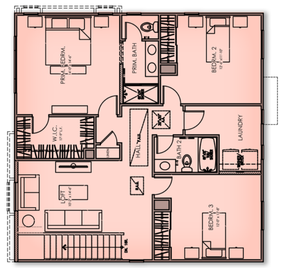
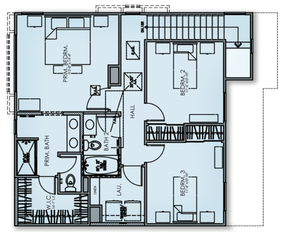
PLANNING + ARCHITECTURE

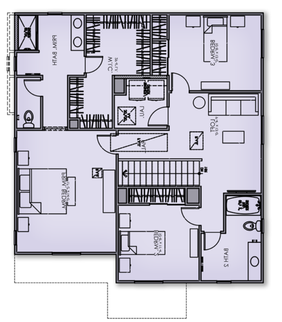


PLAN 3523
4 BEDROOM,
3 BATH, LOFT
1,946 SQ. FT.

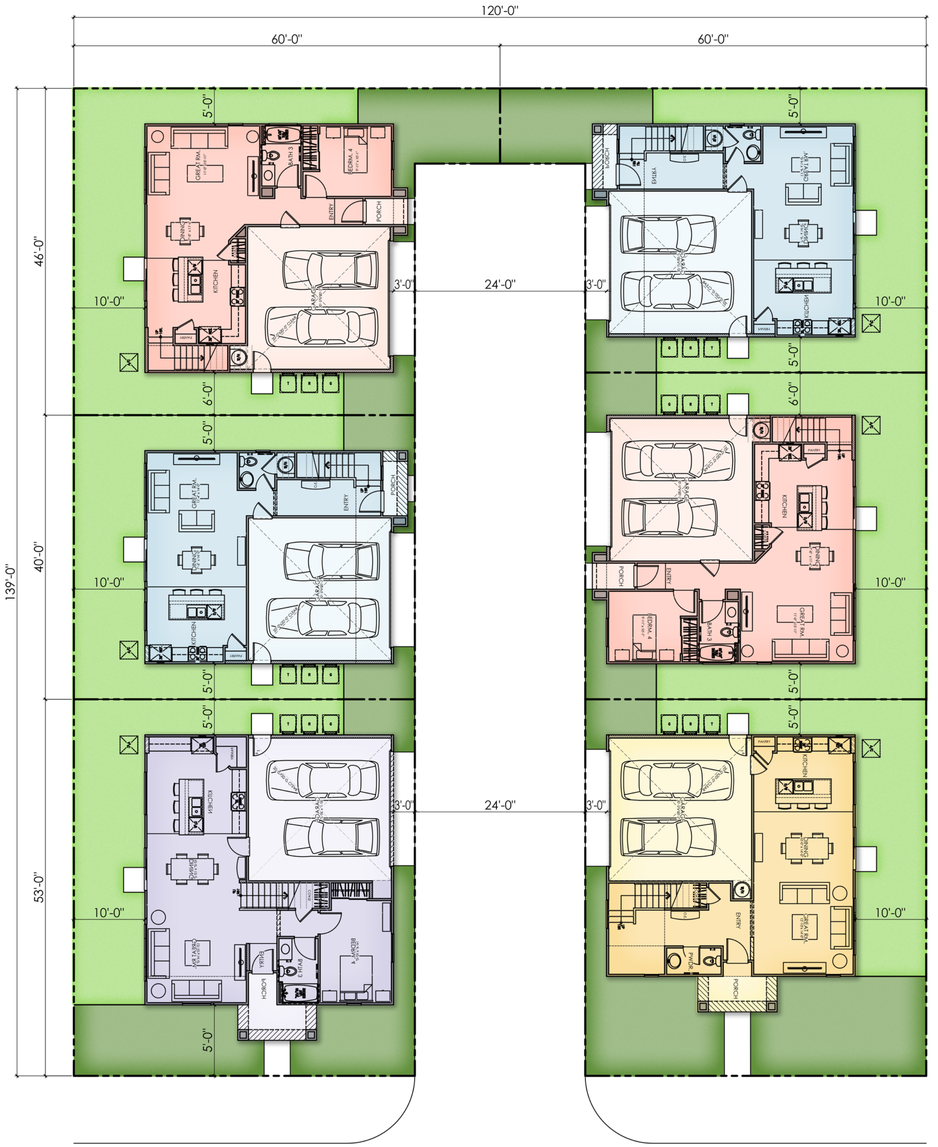
SECOND FLOOR PLAN



PLAN 3060
3 BEDROOM,
2.5 BATH
1,465 SQ. FT.

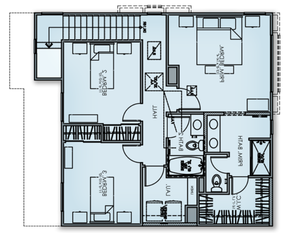


PLAN 3825
4 BEDROOM,
3 BATH, LOFT
2,117 SQ. FT.



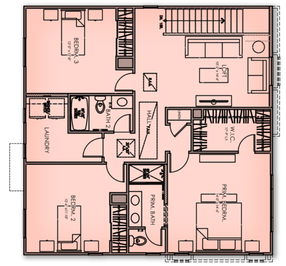
FIRST FLOOR PLAN

PLAN 3060
3 BEDROOM,
2.5 BATH
1,465 SQ. FT.

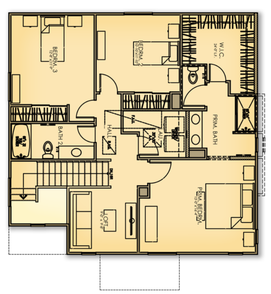


SECOND FLOOR PLAN

PLAN 3523
4 BEDROOM,
3 BATH, LOFT
1,946 SQ. FT.



PLAN 3424
3 BEDROOM,
2.5 BATH
1,808 SQ. FT.



SECOND FLOOR PLAN

6-PACK - TYPICAL PLOTTING

0 4 8 16 32

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-74

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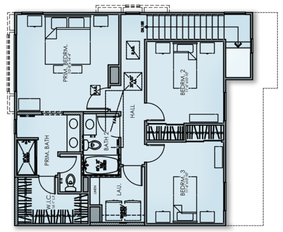
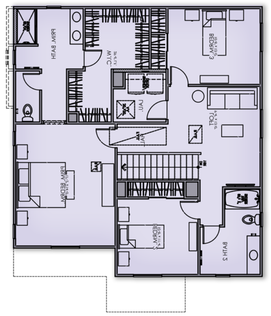


PLAN 3060
3 BEDROOM,
2.5 BATH
1,465 SQ. FT.

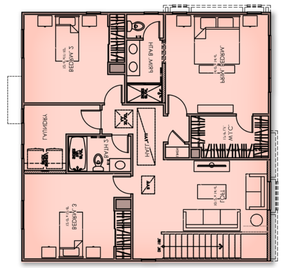
SECOND FLOOR PLAN



PLAN 3825
4 BEDROOM,
3 BATH, LOFT
2,117 SQ. FT.

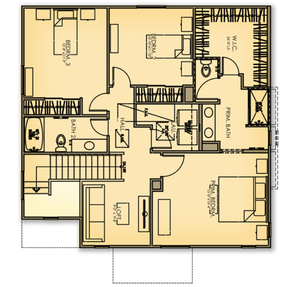


FIRST FLOOR PLAN



PLAN 3523
4 BEDROOM,
3 BATH, LOFT
1,946 SQ. FT.

SECOND FLOOR PLAN



PLAN 3424
3 BEDROOM,
2.5 BATH
1,808 SQ. FT.

4-PACK - TYPICAL PLOTTING

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-75

0 4 8 16 32

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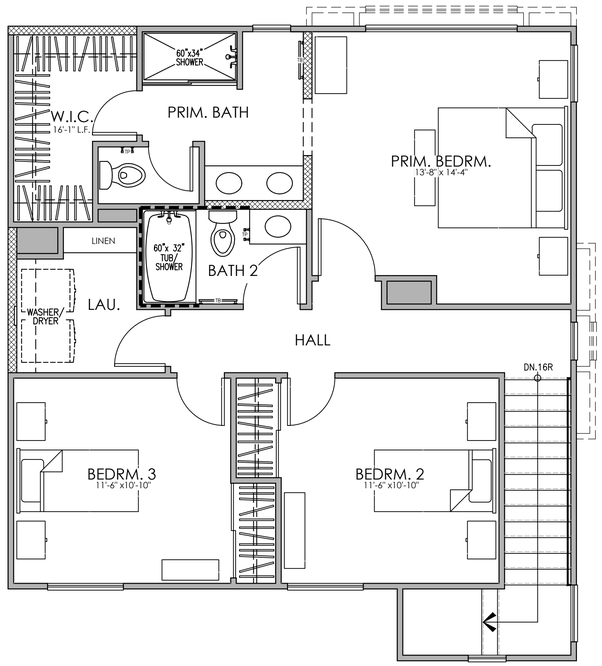
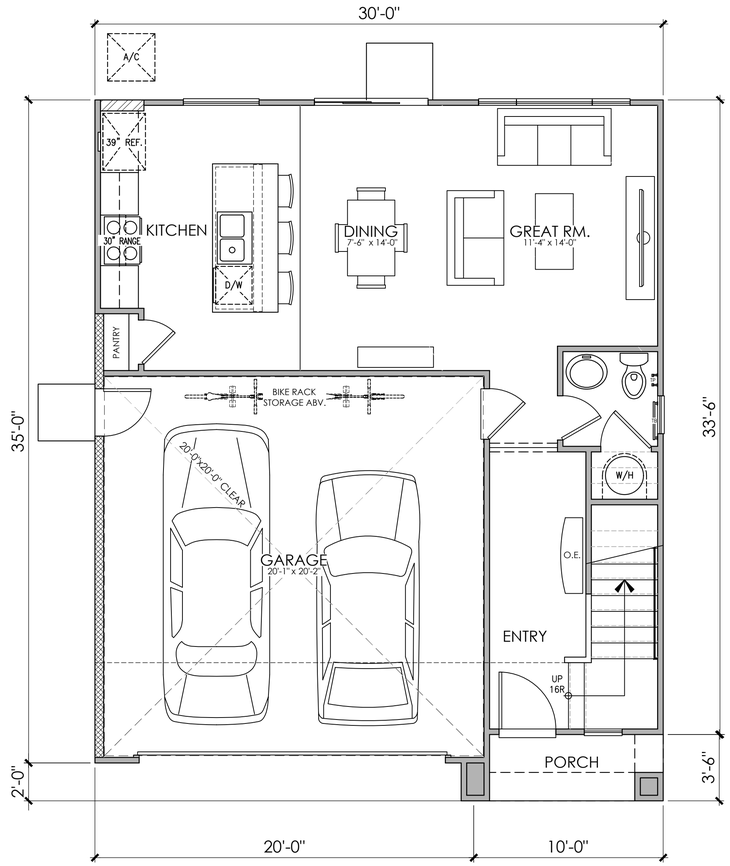
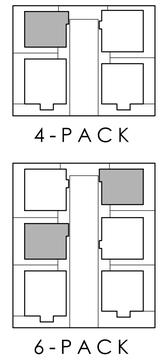
PLANNING + ARCHITECTURE



SECOND FLOOR PLAN



FIRST FLOOR PLAN



KEY MAP

PLAN 3060
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	616 SQ. FT.
SECOND FLOOR AREA	849 SQ. FT.
TOTAL DWELLING	1,465 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH "A", "B", "C", "D" & "E"	35 SQ. FT.

0 2 4 8 12

PLAN 3060
3 BEDROOM, 2.5 BATH

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
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A-76

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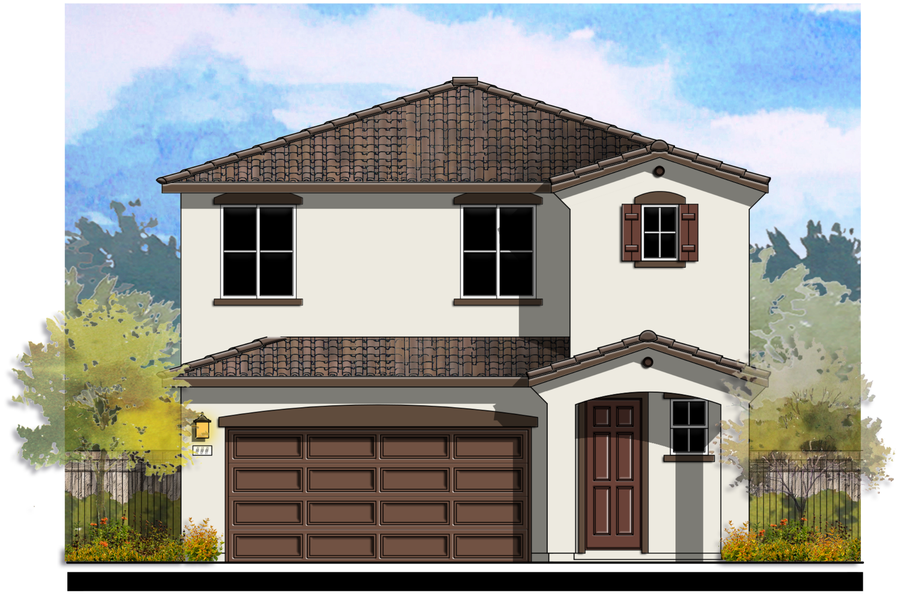

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



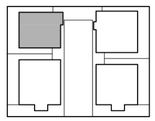
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



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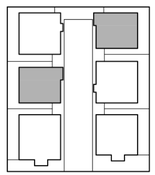
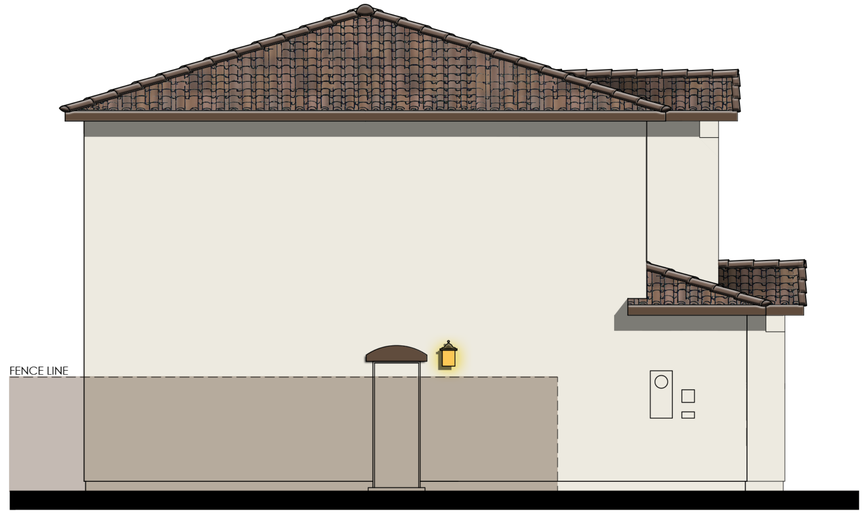


6-PACK

KEY MAP



LEFT

COLOR SCHEME 19

PLAN 3060 "B"

SPANISH ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-77

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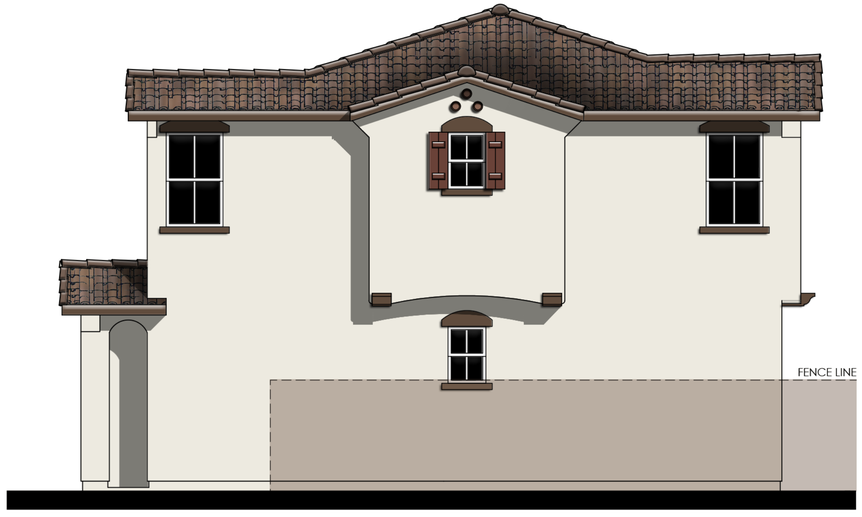
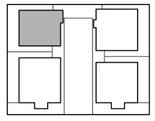


RIGHT



REAR



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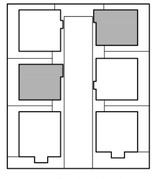

6-PACK

KEY MAP

COLOR SCHEME 19

PLAN 3060 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST

SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
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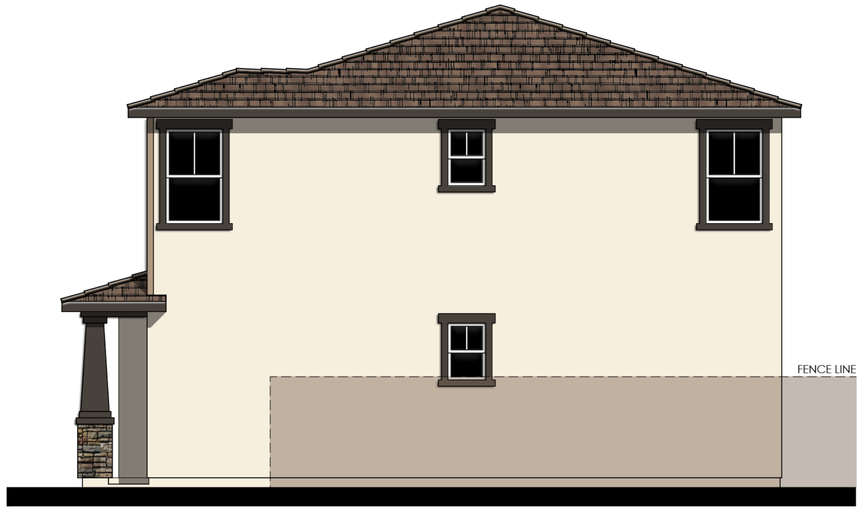
Refer to landscape drawings for wall, tree, and shrub locations

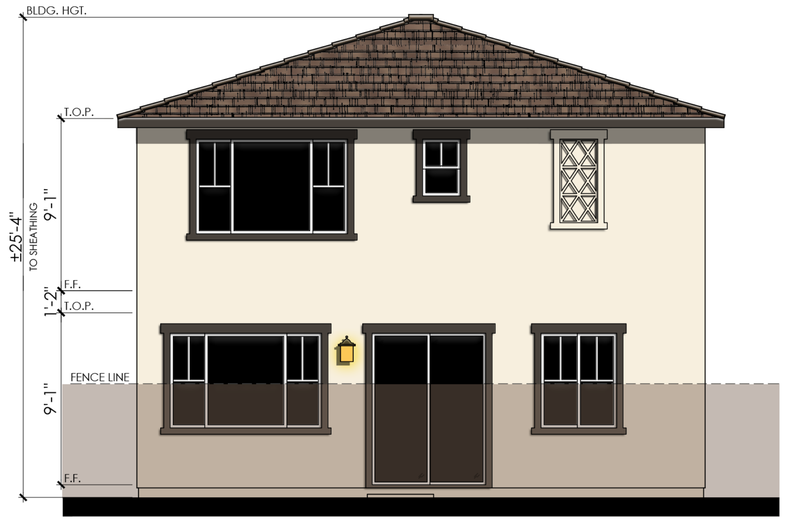
FRONT



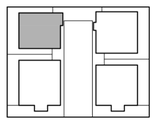
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



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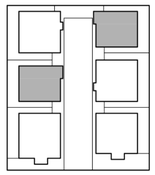
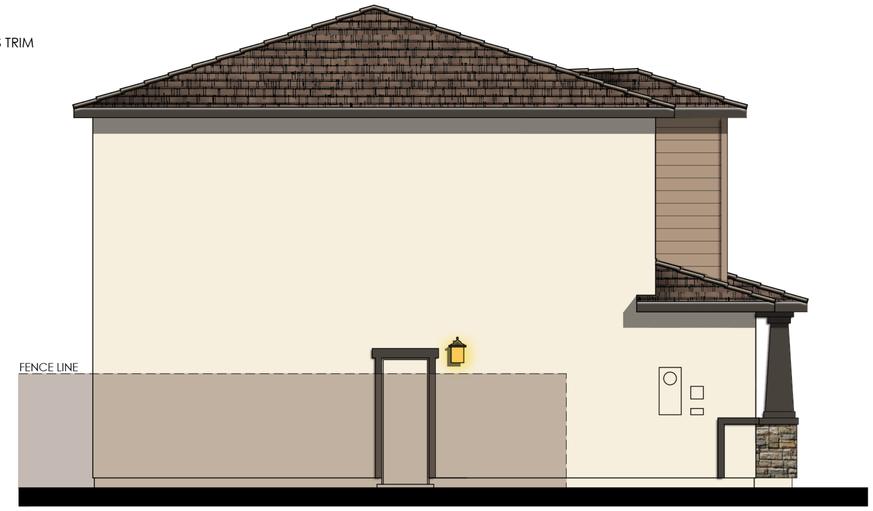


6-PACK

KEY MAP



LEFT

COLOR SCHEME 22

PLAN 3060 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
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A-79

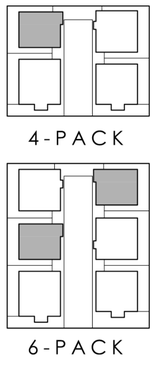
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



RIGHT



REAR



KEY MAP

COLOR SCHEME 22

PLAN 3060 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

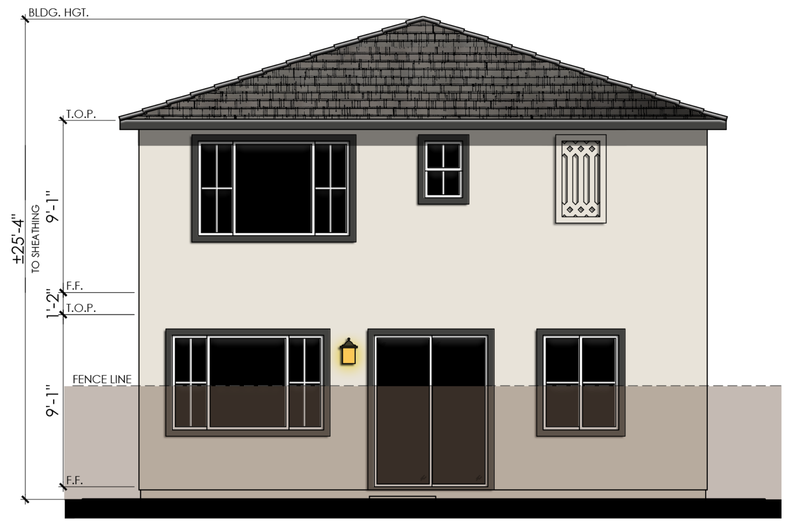
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

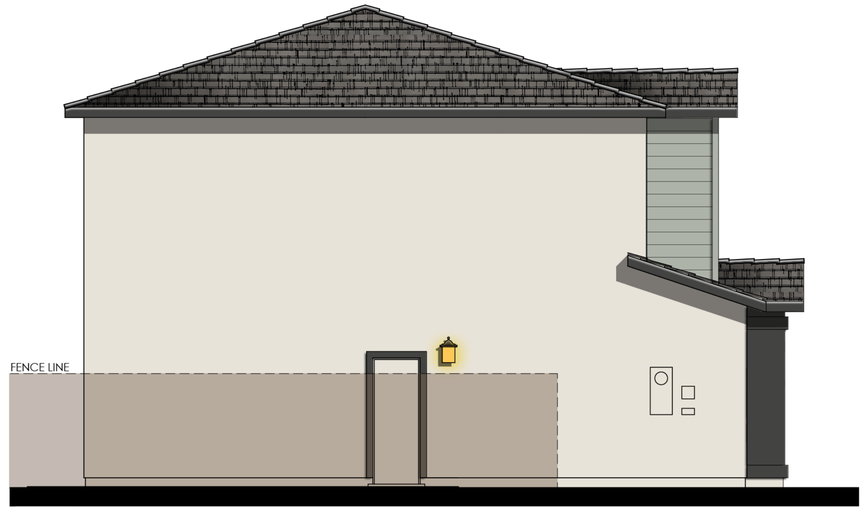


REAR

4-PACK

6-PACK

KEY MAP



LEFT

COLOR SCHEME 28

PLAN 3060 "E"
FARMHOUSE ELEVATIONS

0 2 4 8 12

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A-81

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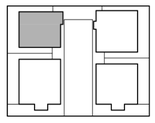
RIGHT



REAR



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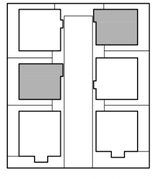

6-PACK

KEY MAP

COLOR SCHEME 28

PLAN 3060 "E"

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST

SAN MARCOS, CALIFORNIA

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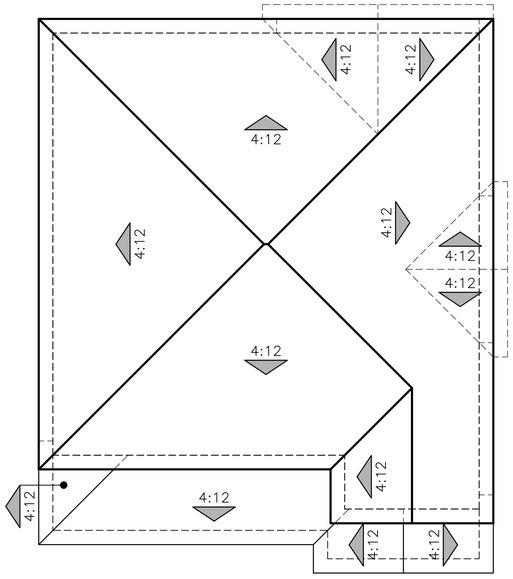
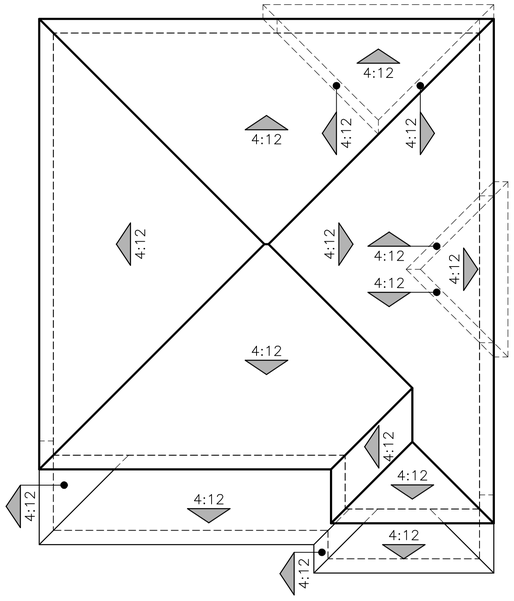
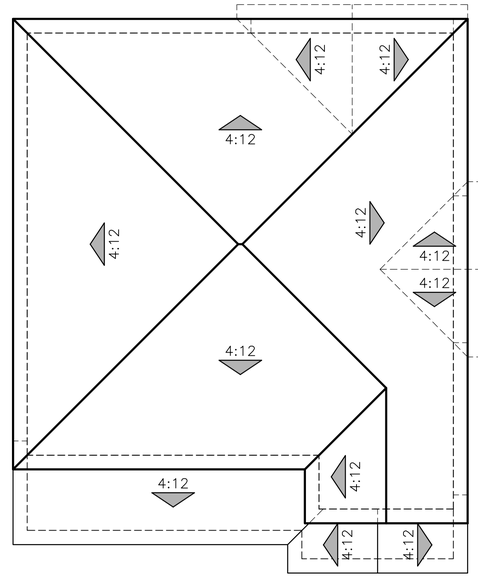


"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 3060
ROOF PLANS

0 2 4 8 12

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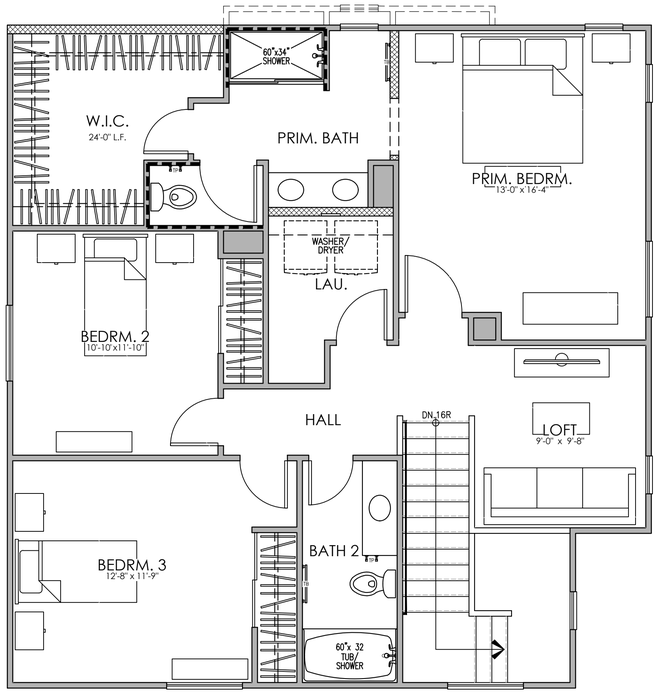
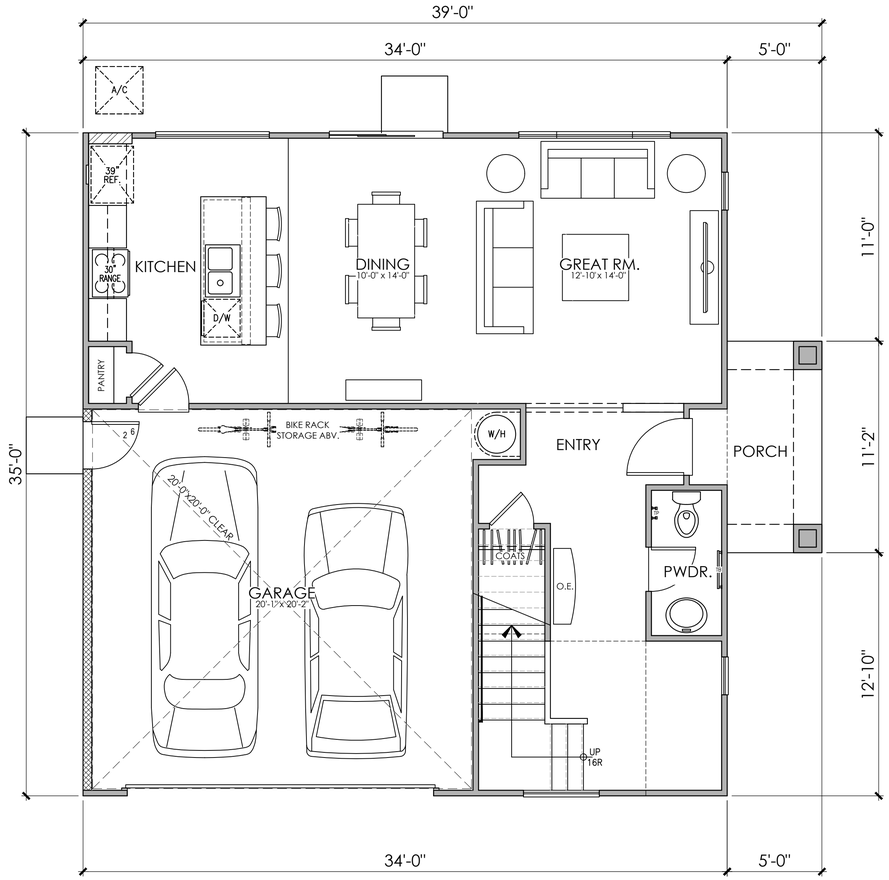
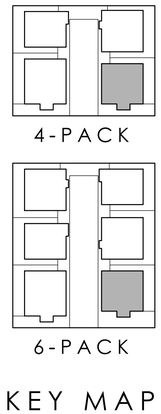


SECOND FLOOR PLAN



FIRST FLOOR PLAN



KEY MAP

PLAN 3424
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	755 SQ. FT.
SECOND FLOOR AREA	1,053 SQ. FT.
TOTAL DWELLING	1,808 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
	36 SQ. FT.

PLAN 3424

3 BEDROOM, 2.5 BATH

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



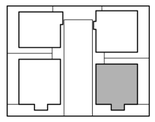
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



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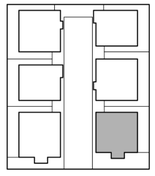

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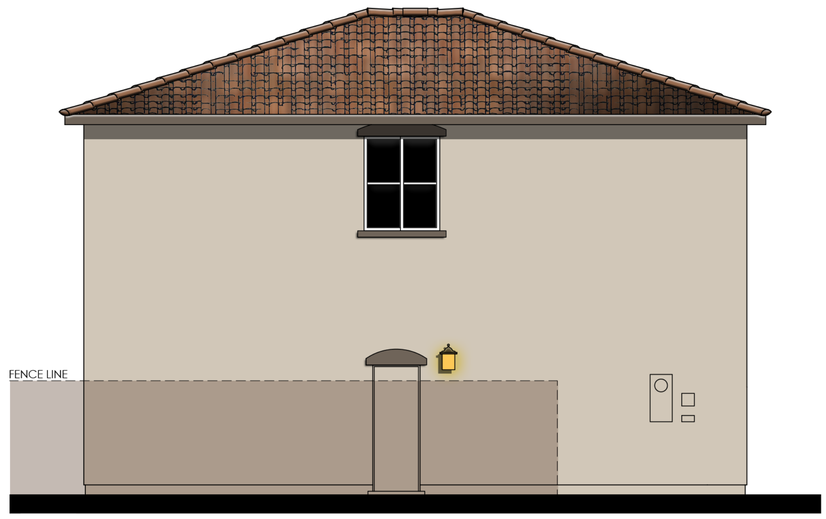
KEY MAP



LEFT

COLOR SCHEME 20

PLAN 3424 "B"
SPANISH ELEVATIONS

0 2 4 8 12

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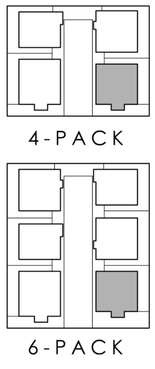
REAR



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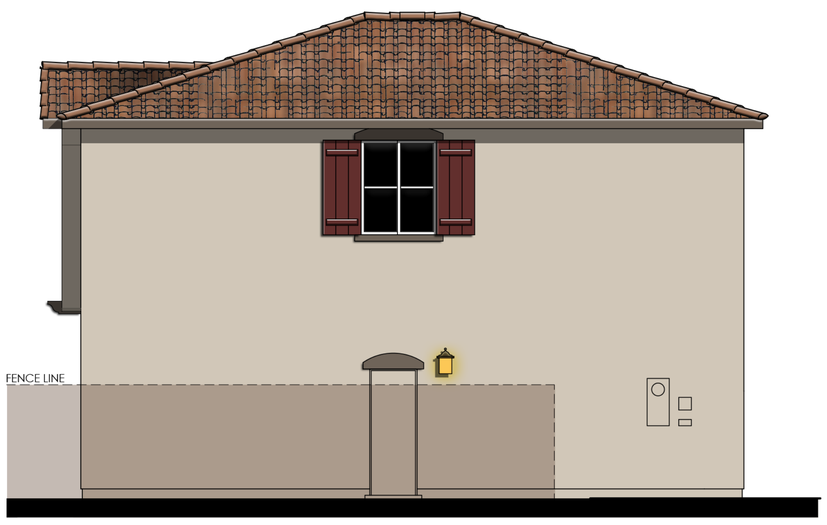

LEFT

COLOR SCHEME 20

PLAN 3424 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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CLUSTER
12.01.2025
A-86

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Refer to landscape drawings for wall, tree, and shrub locations

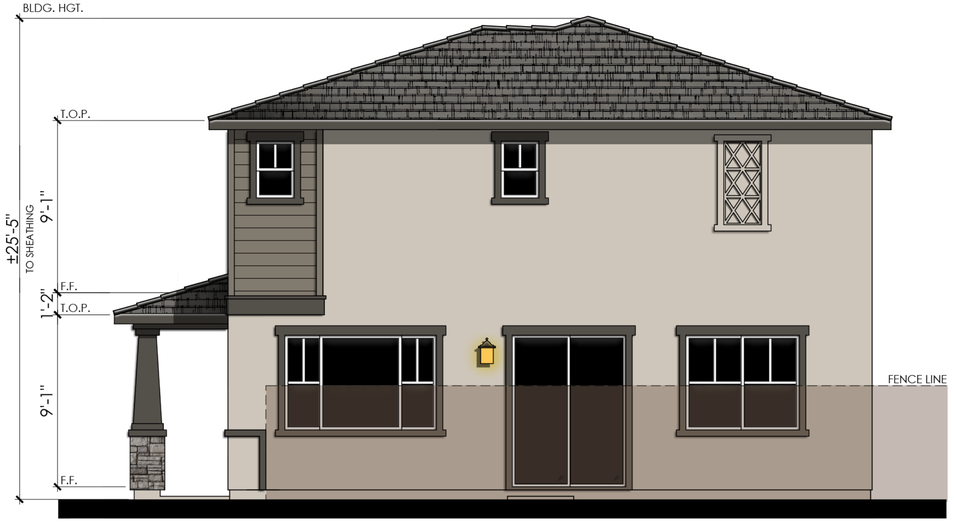
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



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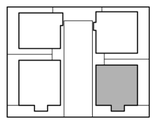
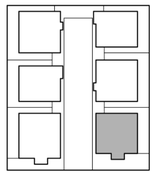


4-PACK



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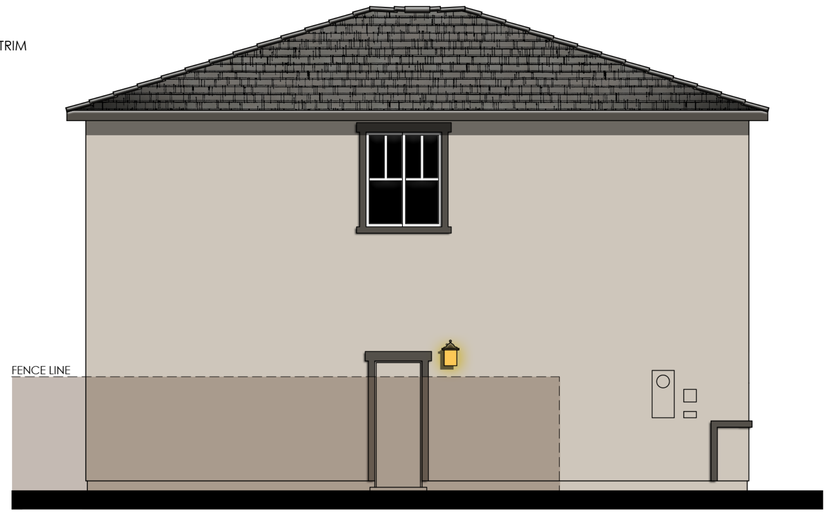
KEY MAP



LEFT

COLOR SCHEME 23

PLAN 3424 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-87

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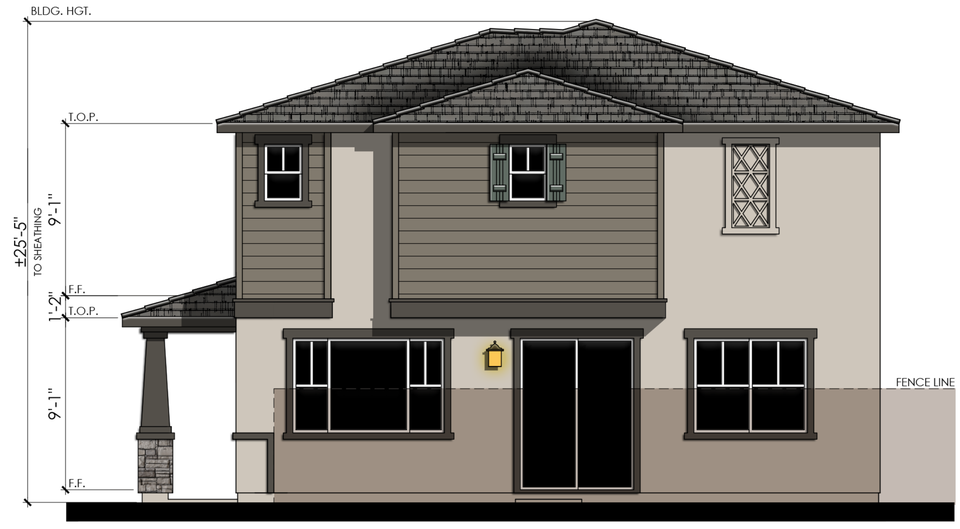

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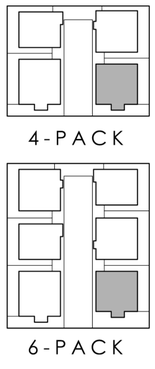
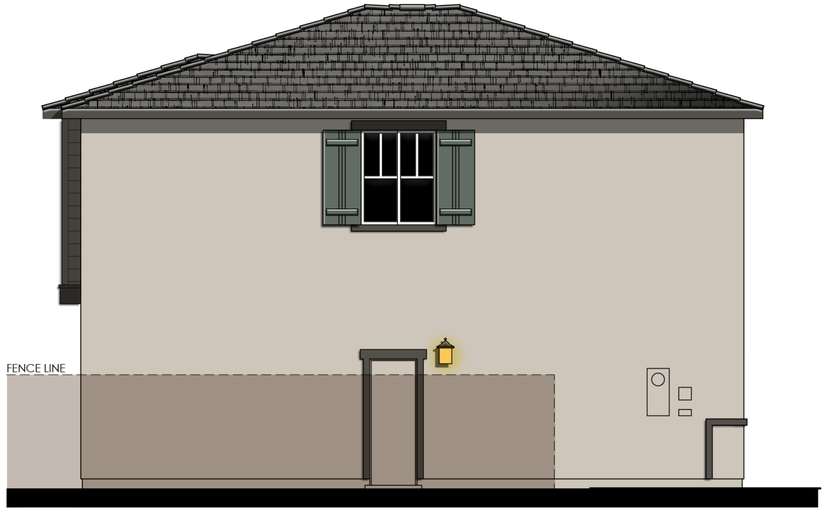


KEY MAP



LEFT

COLOR SCHEME 23

PLAN 3424 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-88

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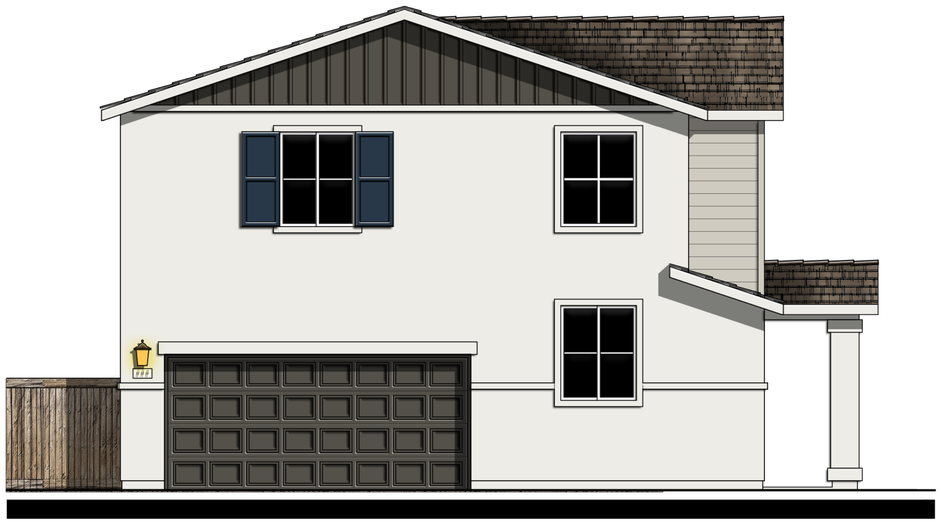

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



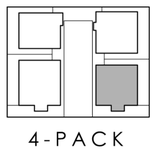
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

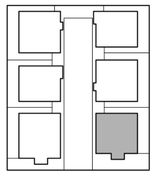
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

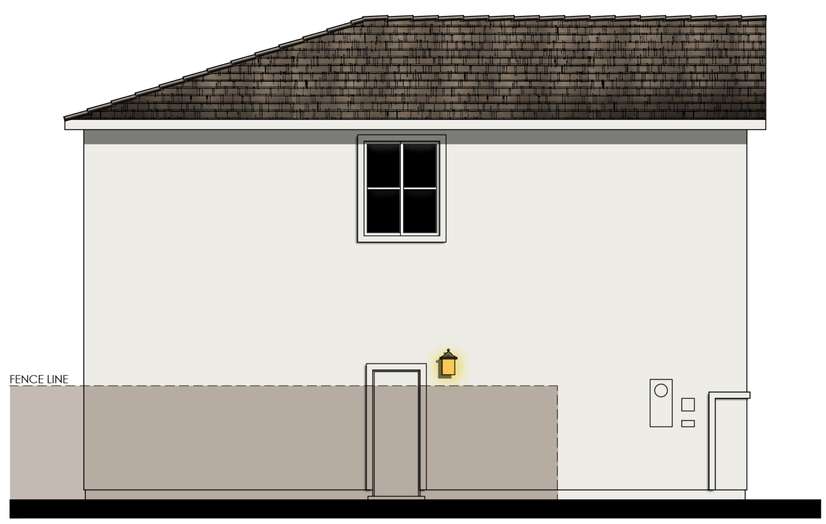


4-PACK



6-PACK

KEY MAP



LEFT

COLOR SCHEME 29

PLAN 3424 "E"
FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

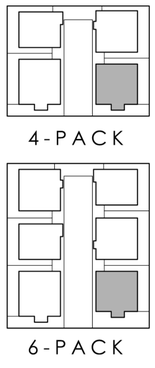
OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-89

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



REAR



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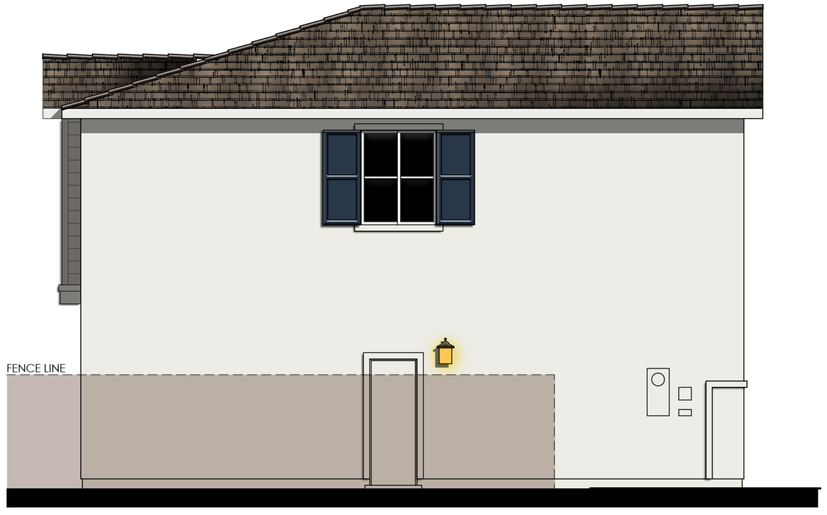


LEFT

COLOR SCHEME 29

PLAN 3424 "E"

FARMHOUSE ENHANCED ELEVATIONS

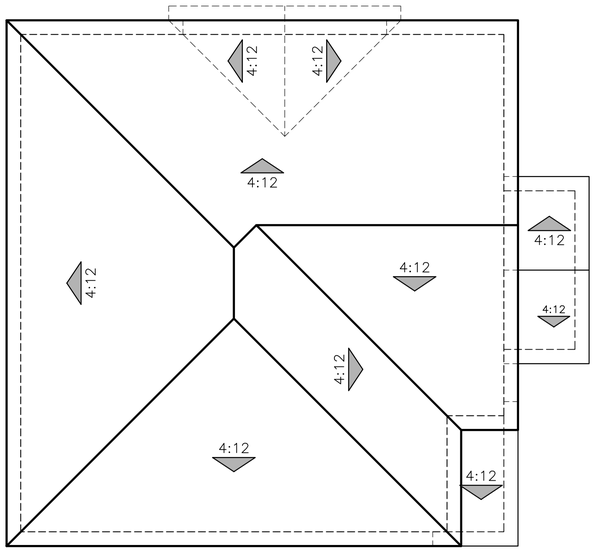
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

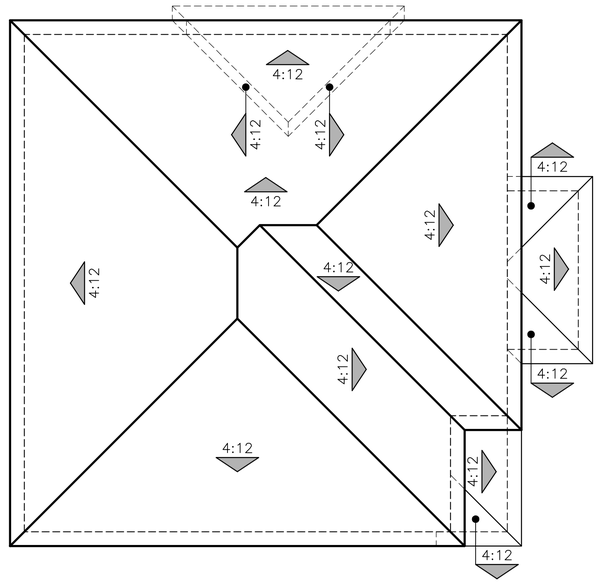
OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-90

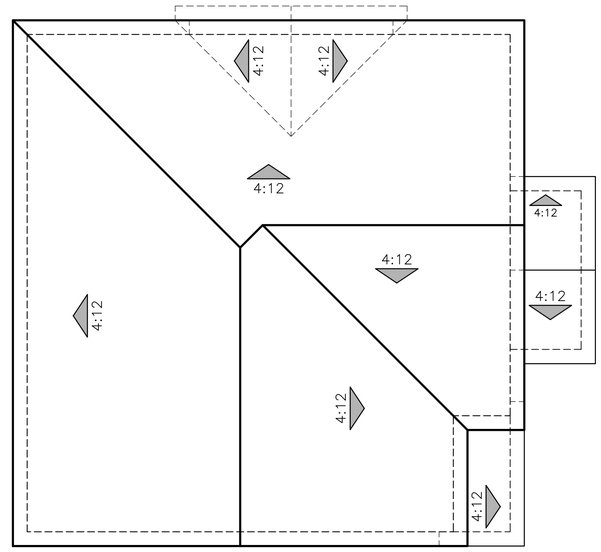
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 3424
ROOF PLANS

0 2 4 8 12

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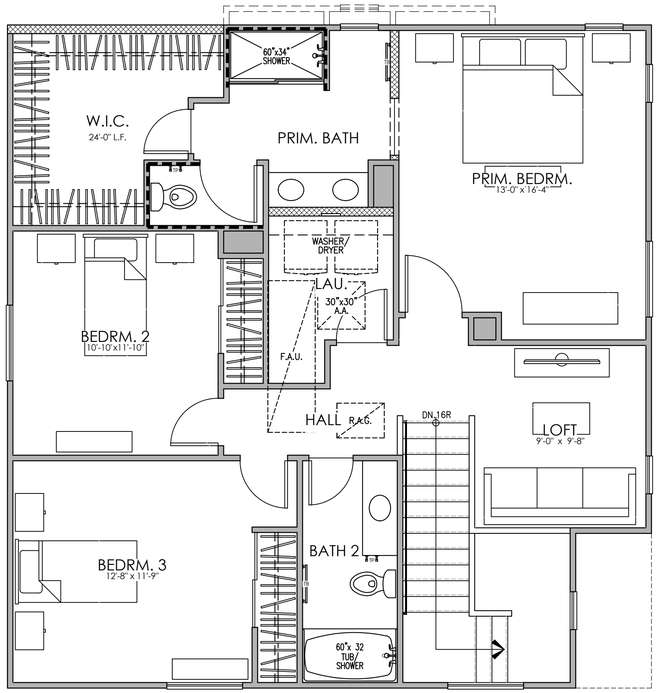
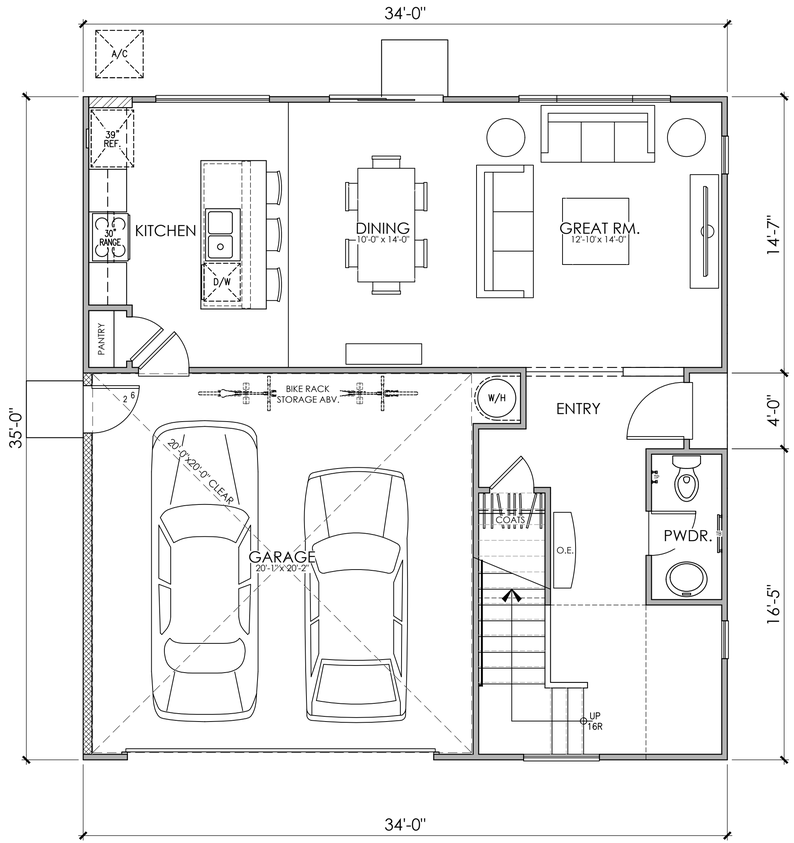
OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-91

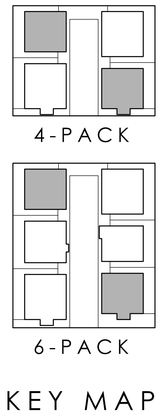
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



SECOND FLOOR PLAN



FIRST FLOOR PLAN



KEY MAP

PLAN 3424X
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	755 SQ. FT.
SECOND FLOOR AREA	1,053 SQ. FT.
TOTAL DWELLING	1,808 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
PORCH	8 SQ. FT.

PLAN 3424X
3 BEDROOM, 2.5 BATH

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-92

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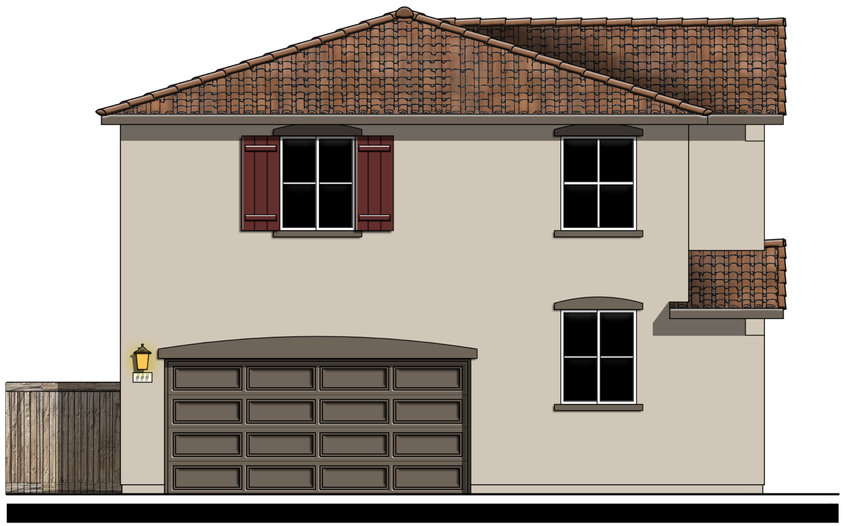
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

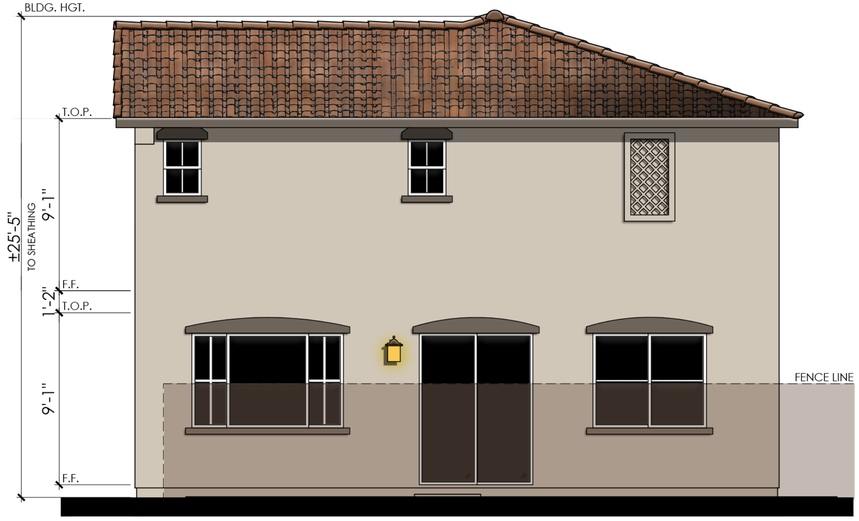
FRONT



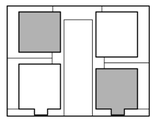
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

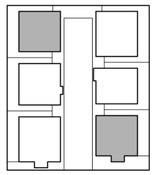
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR

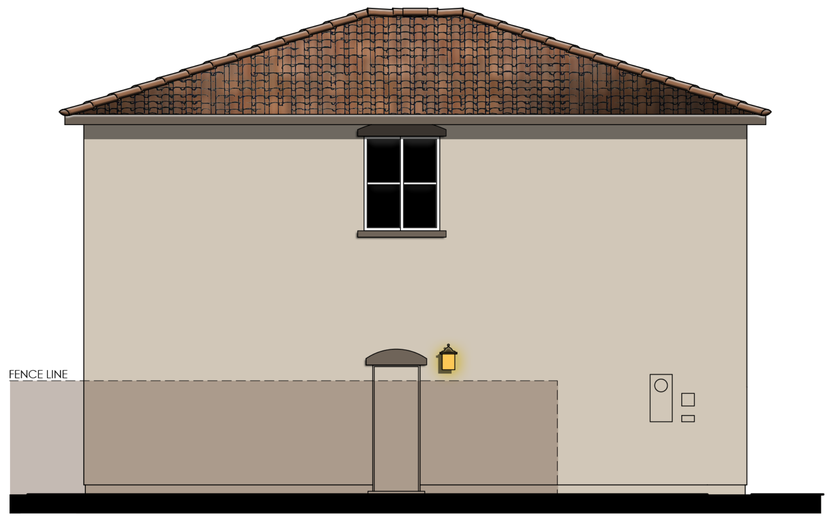


4-PACK



6-PACK

KEY MAP



LEFT

COLOR SCHEME 20

PLAN 3424X "B"

SPANISH ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

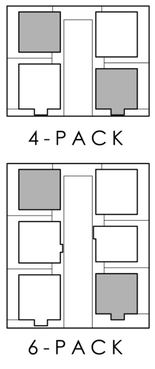
OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-93

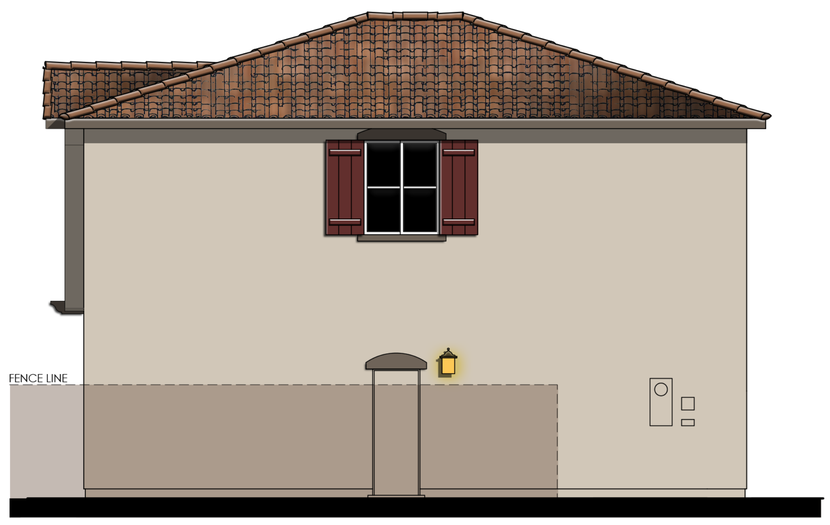
Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



REAR



KEY MAP



LEFT

COLOR SCHEME 20

PLAN 3424X "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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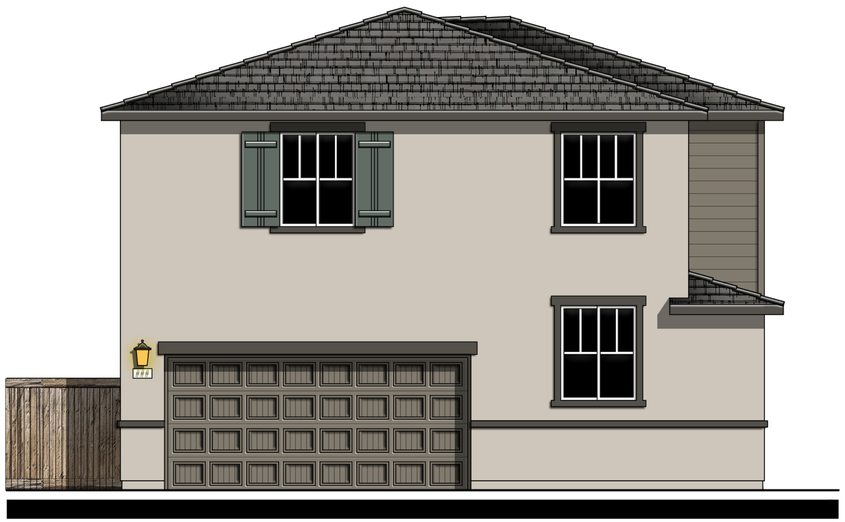
OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-94

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

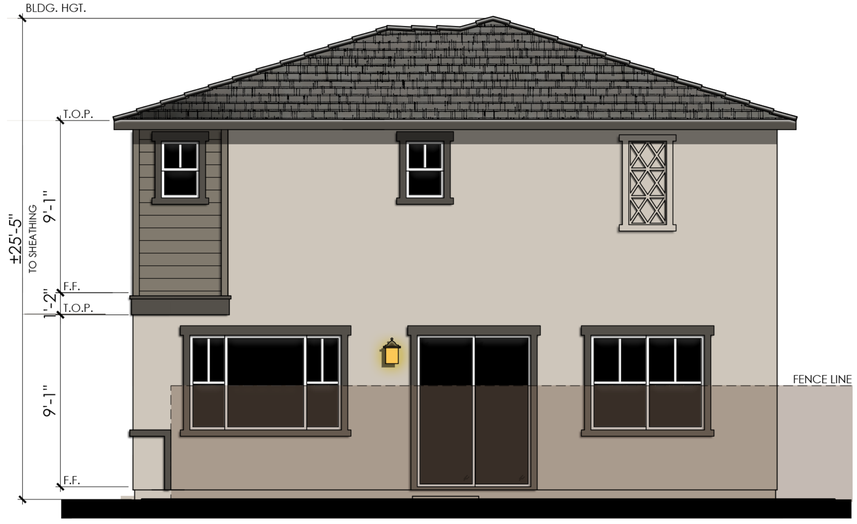
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



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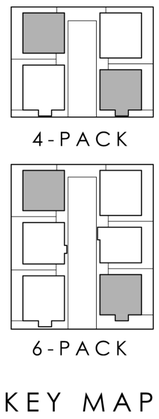

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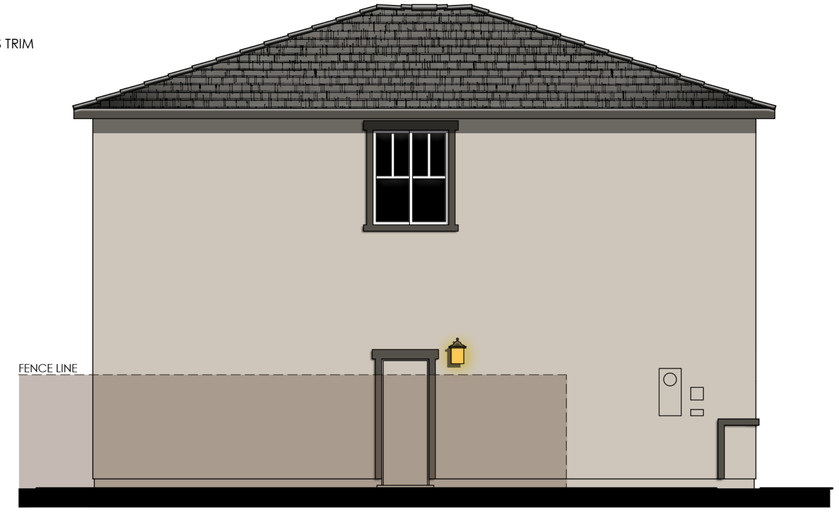

LEFT

COLOR SCHEME 23

PLAN 3424X "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-95

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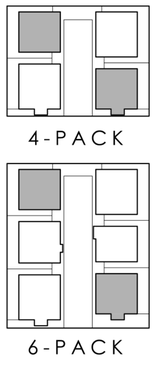
PLANNING + ARCHITECTURE



REAR



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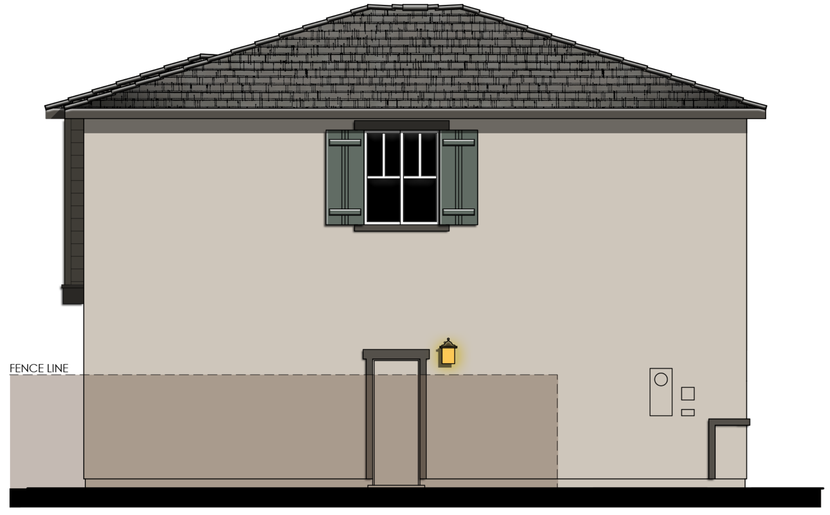

LEFT

COLOR SCHEME 23

PLAN 3424X "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
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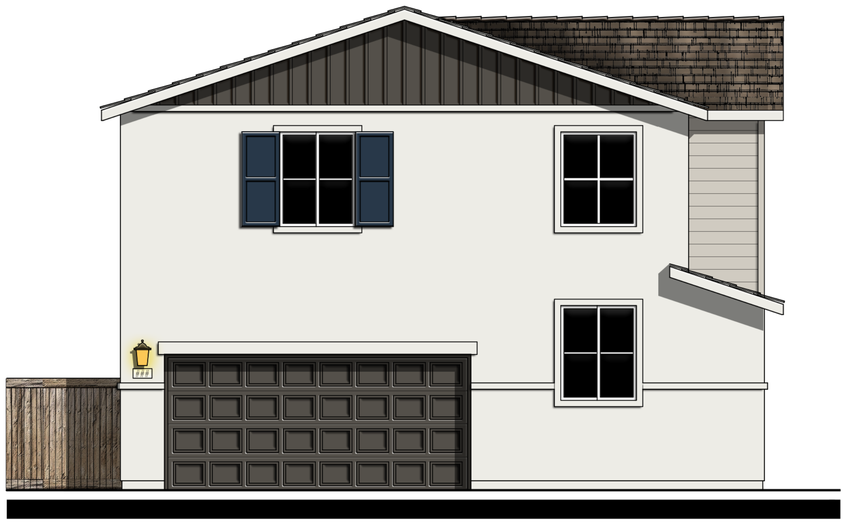
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

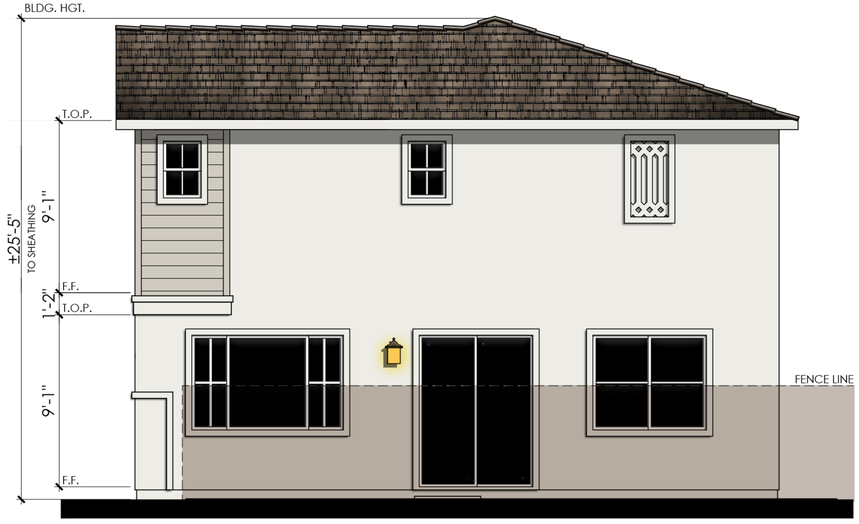
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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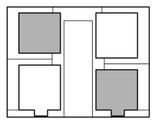
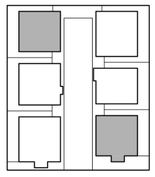
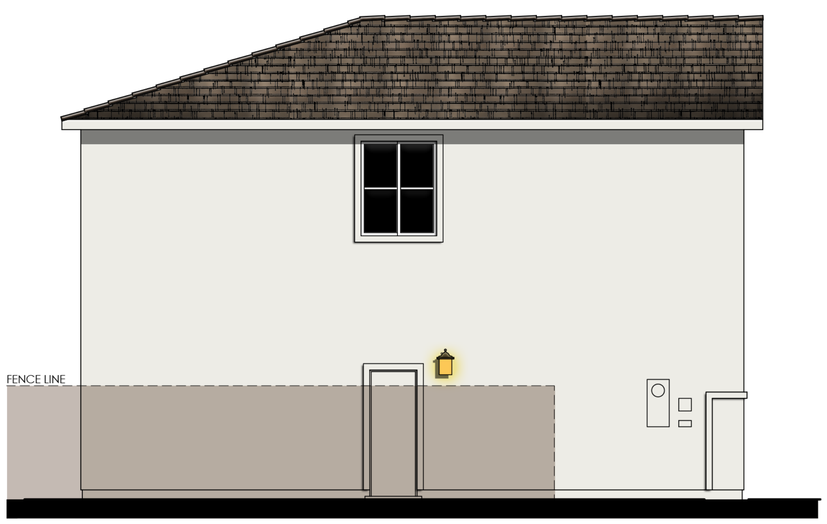


4-PACK



6-PACK

KEY MAP



LEFT

COLOR SCHEME 29

PLAN 3424X "E"
FARMHOUSE ELEVATIONS

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-97

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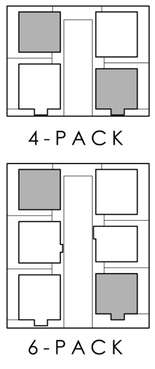
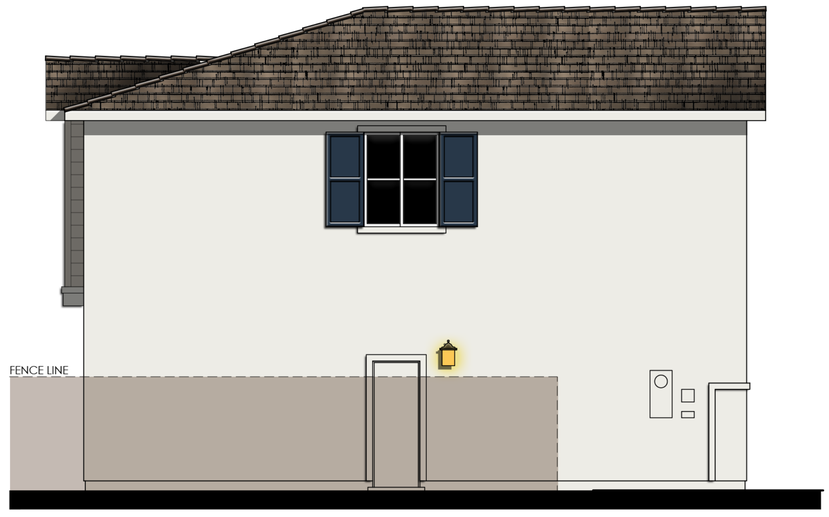
REAR



KEY MAP

COLOR SCHEME 29



LEFT

PLAN 3424X "E"

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
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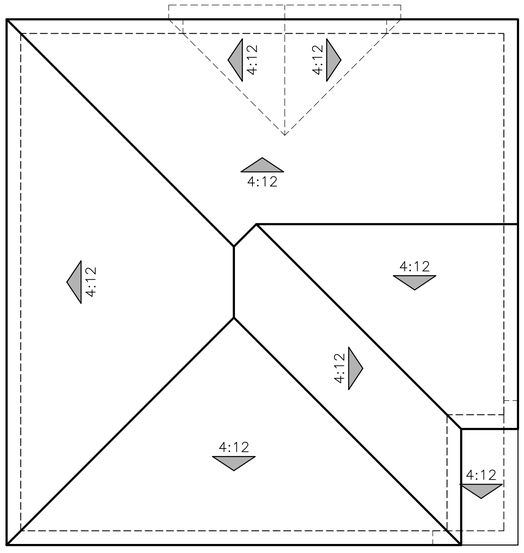
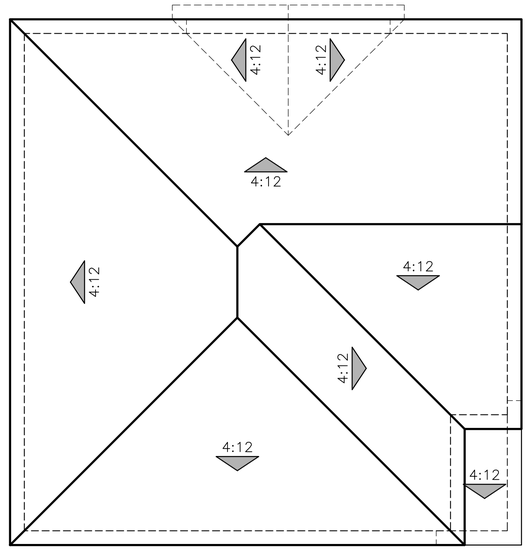
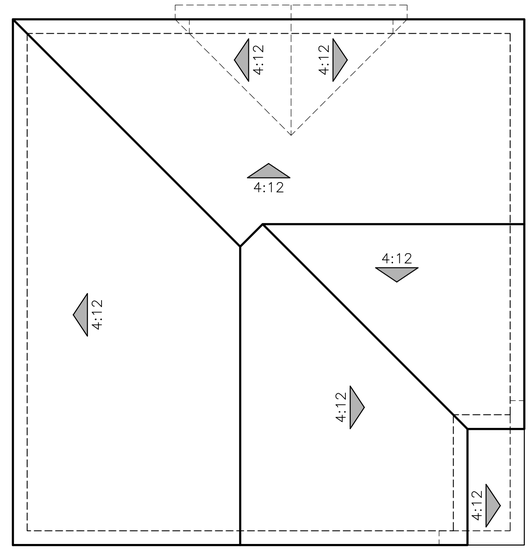


"BX" - SPANISH



"CX" - CRAFTSMAN



"EX" - FARMHOUSE

PLAN 3424X
ROOF PLANS

0 2 4 8 12

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SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-99

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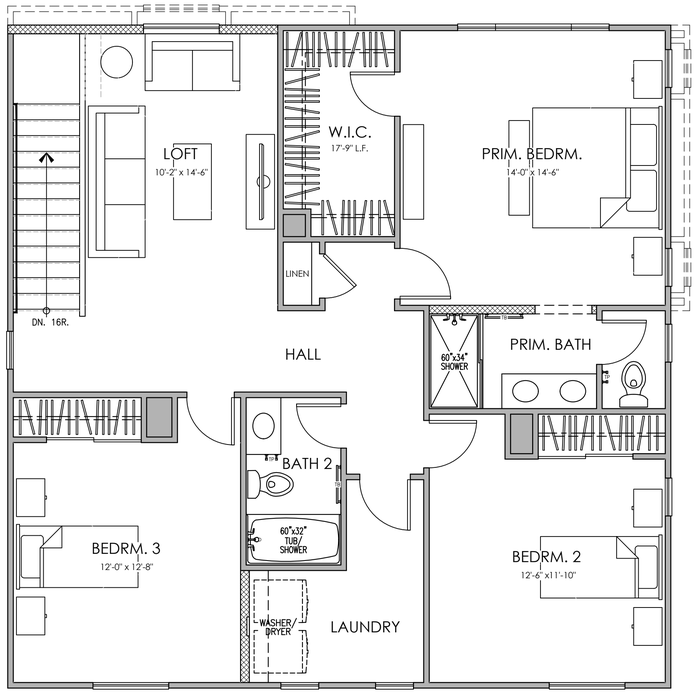
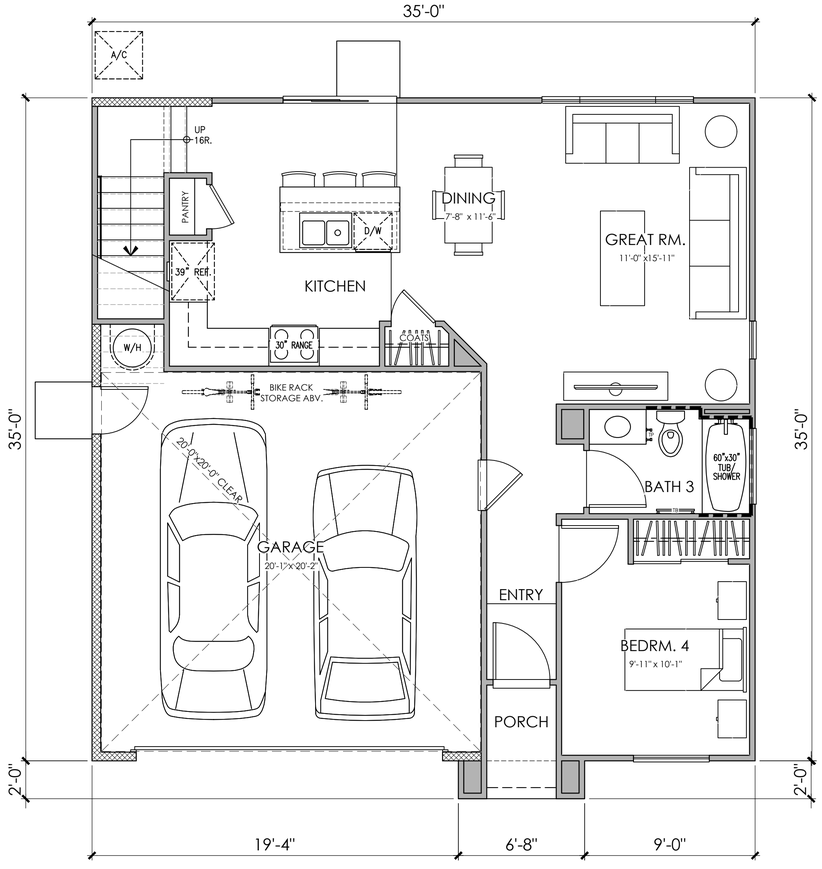
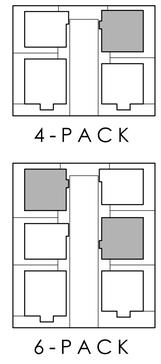
PLANNING + ARCHITECTURE



SECOND FLOOR PLAN



FIRST FLOOR PLAN



KEY MAP

PLAN 3523
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	778 SQ. FT.
SECOND FLOOR AREA	1,168 SQ. FT.
TOTAL DWELLING	1,946 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	433 SQ. FT.
PORCH	25 SQ. FT.

0 2 4 8 12

PLAN 3523
4 BEDROOM, 3 BATH, LOFT

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-100

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PLANNING + ARCHITECTURE



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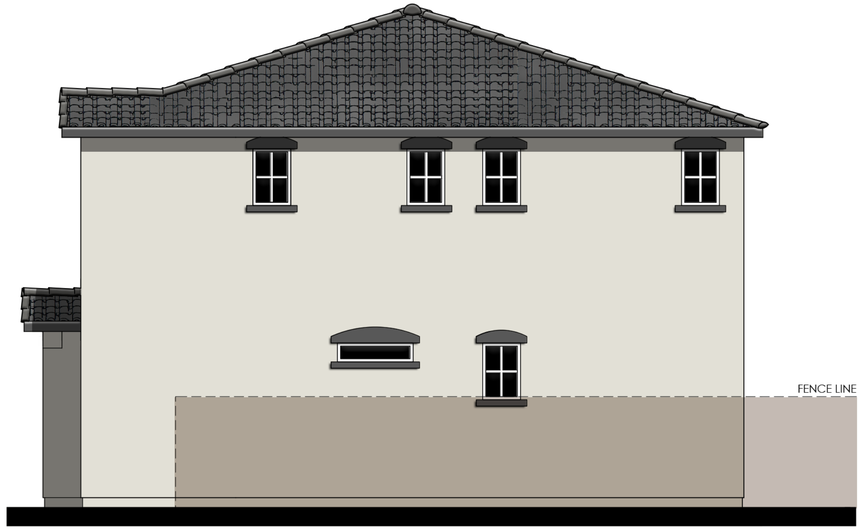
Refer to landscape drawings for wall, tree, and shrub locations

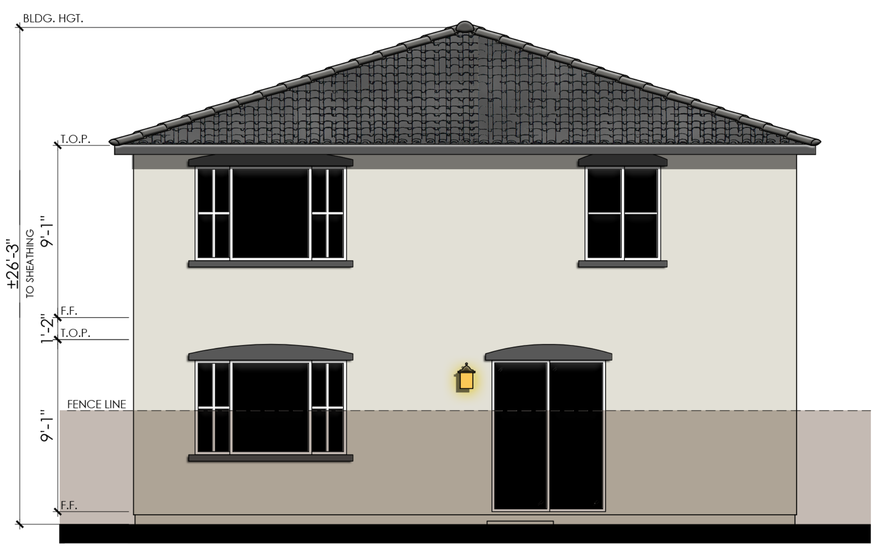
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

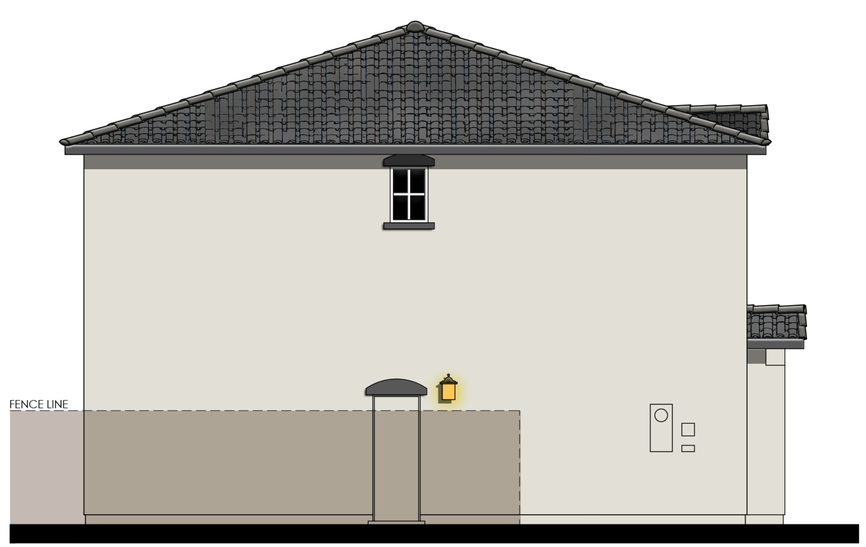


REAR

4-PACK

6-PACK

KEY MAP



LEFT

COLOR SCHEME 31

PLAN 3523 "B"
SPANISH ELEVATIONS

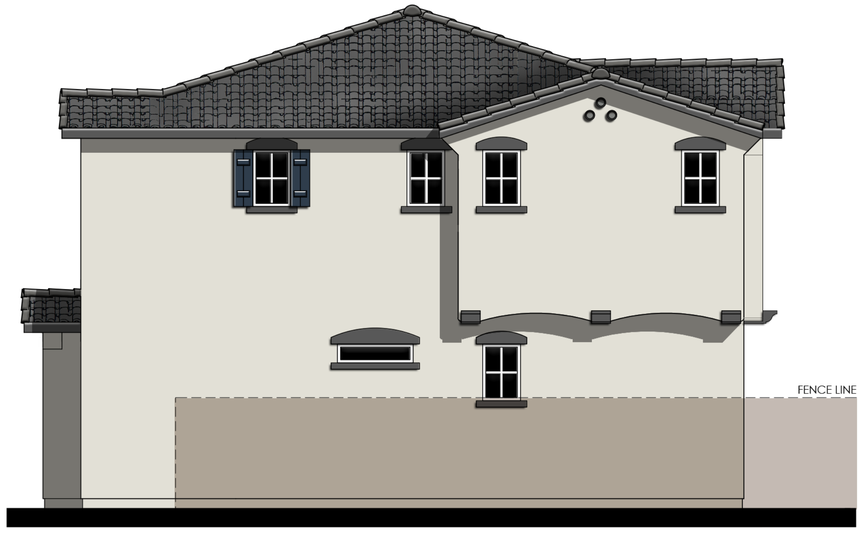
0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-101

Kevin L. Crook Architect Inc #24078
PLANNING + ARCHITECTURE



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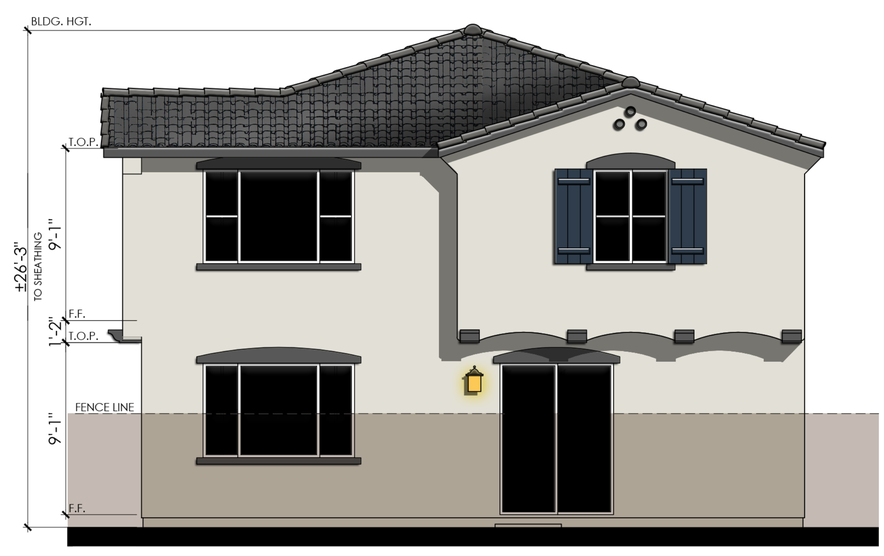

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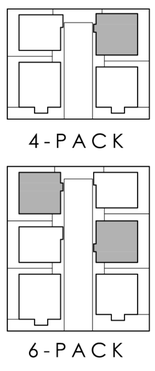
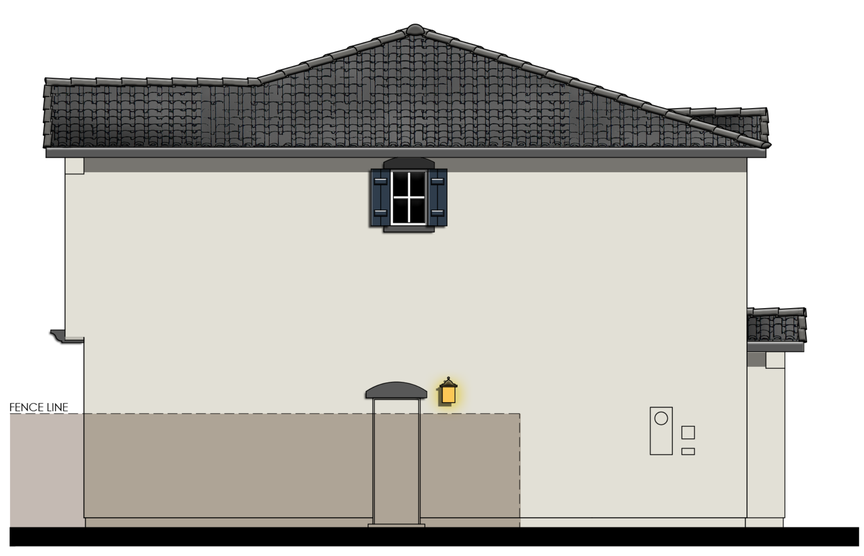


KEY MAP



LEFT

COLOR SCHEME 31

PLAN 3523 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

MeritageHomes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
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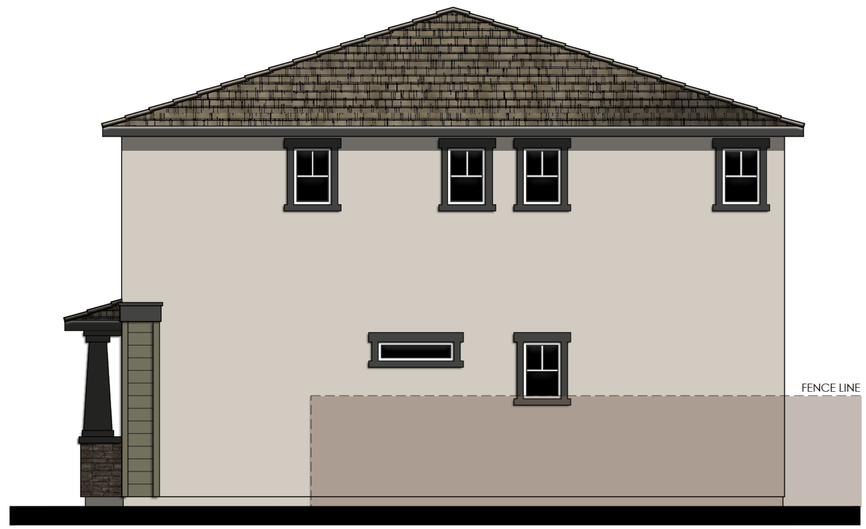
Refer to landscape drawings for wall, tree, and shrub locations

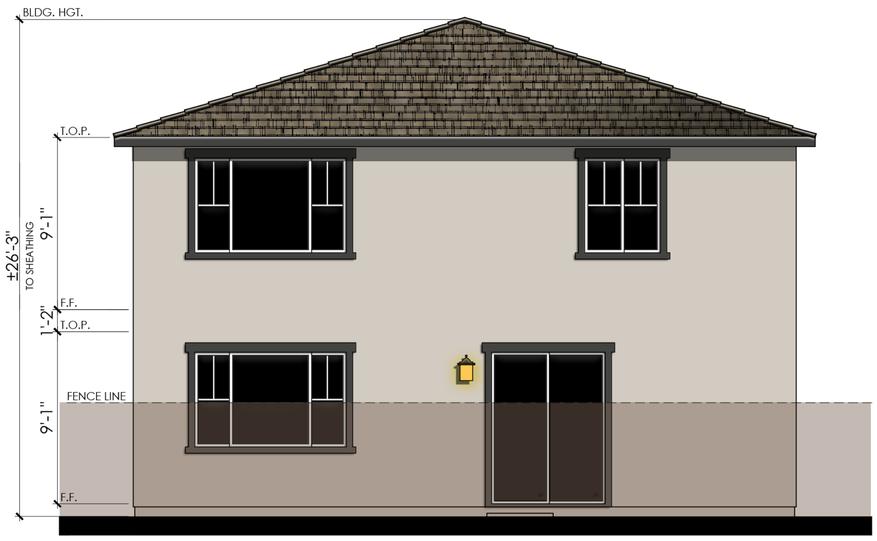
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



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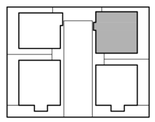
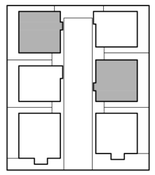
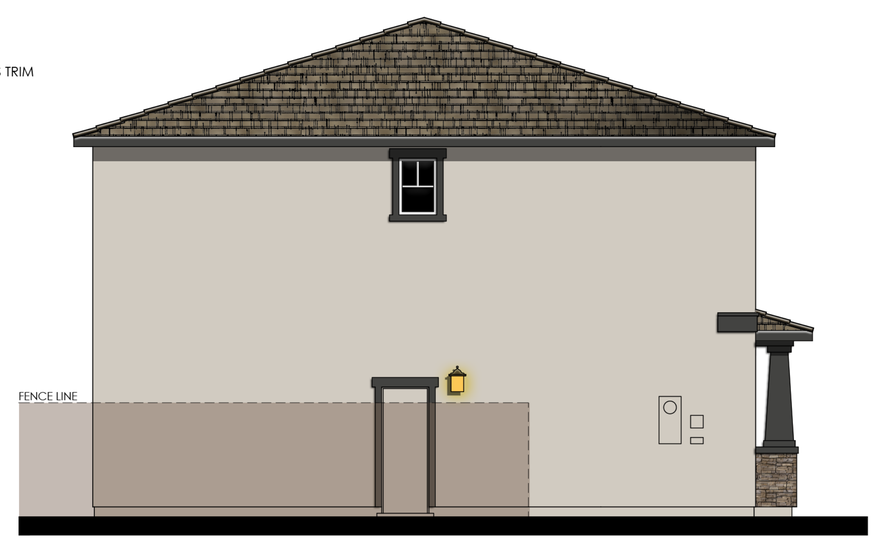


4-PACK



6-PACK

KEY MAP



LEFT

COLOR SCHEME 24

PLAN 3523 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-103

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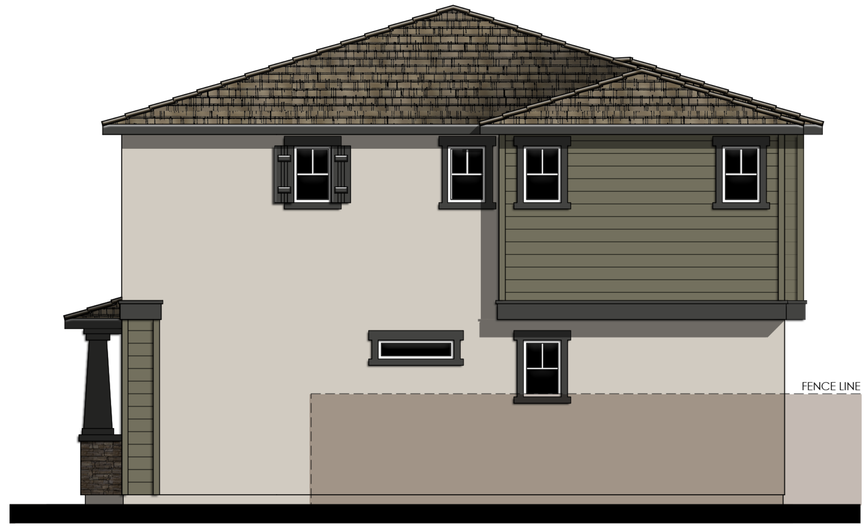
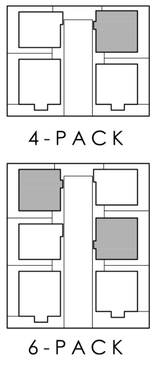
PLANNING + ARCHITECTURE



RIGHT



REAR



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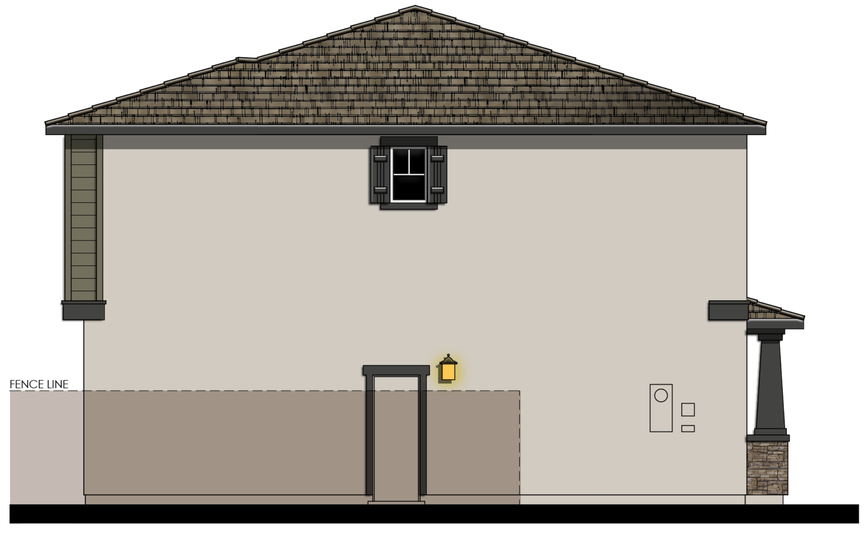

LEFT

COLOR SCHEME 24

PLAN 3523 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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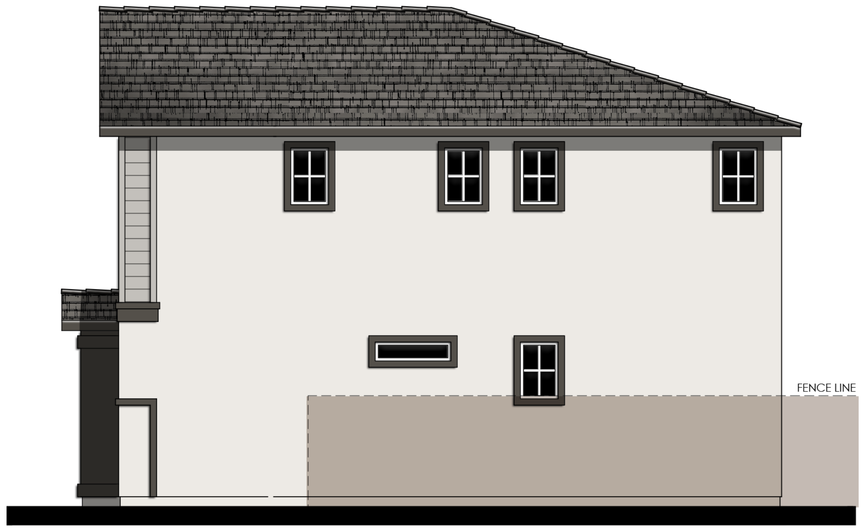
Refer to landscape drawings for wall, tree, and shrub locations

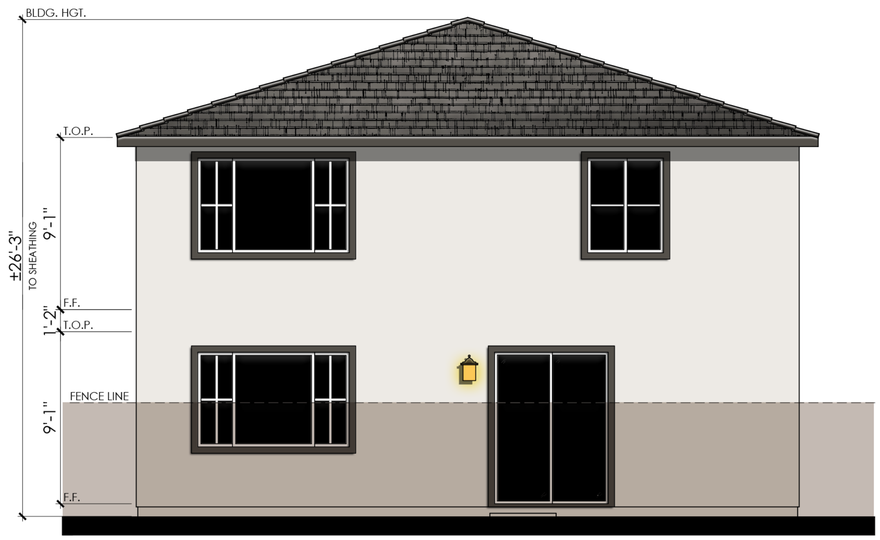
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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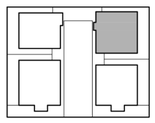
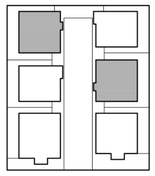
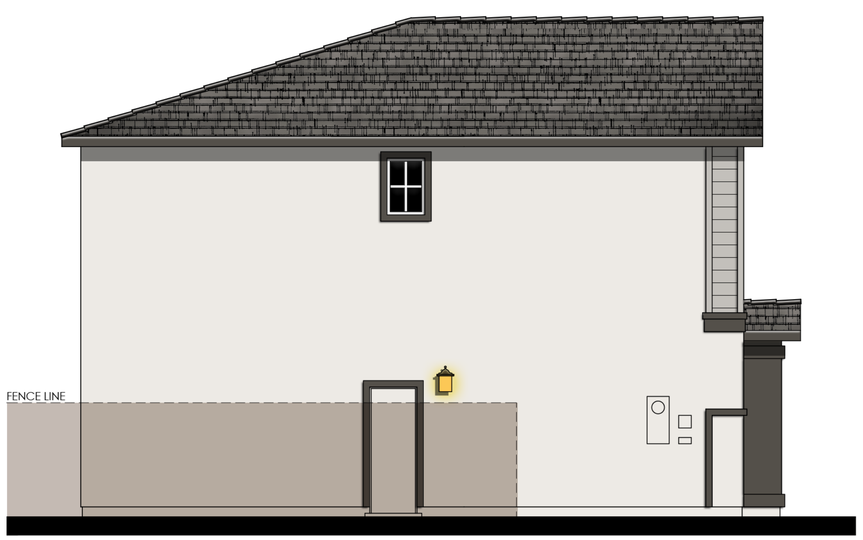


4-PACK



6-PACK

KEY MAP



LEFT

COLOR SCHEME 30

PLAN 3523 "E"
FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes | MLC Holdings, Inc.

OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-105

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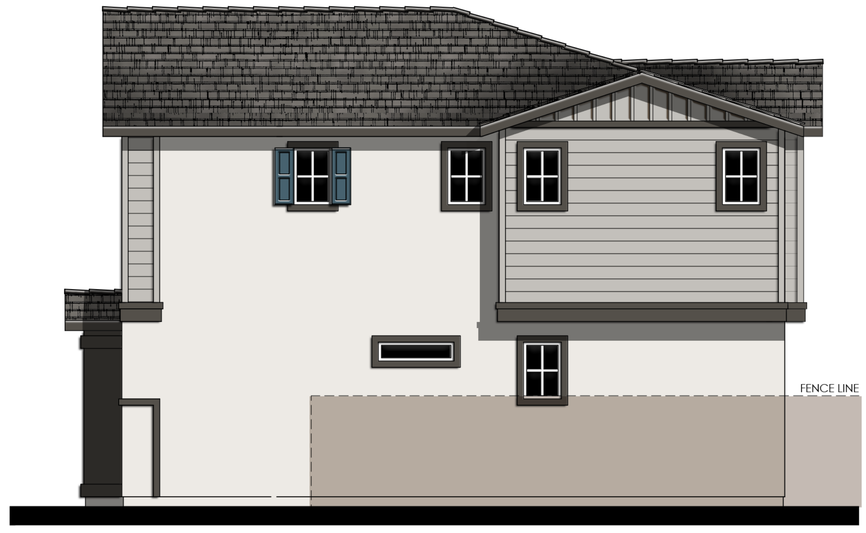
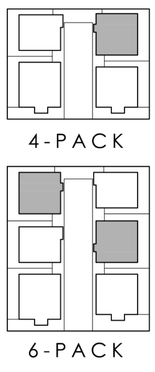
PLANNING + ARCHITECTURE



RIGHT



REAR



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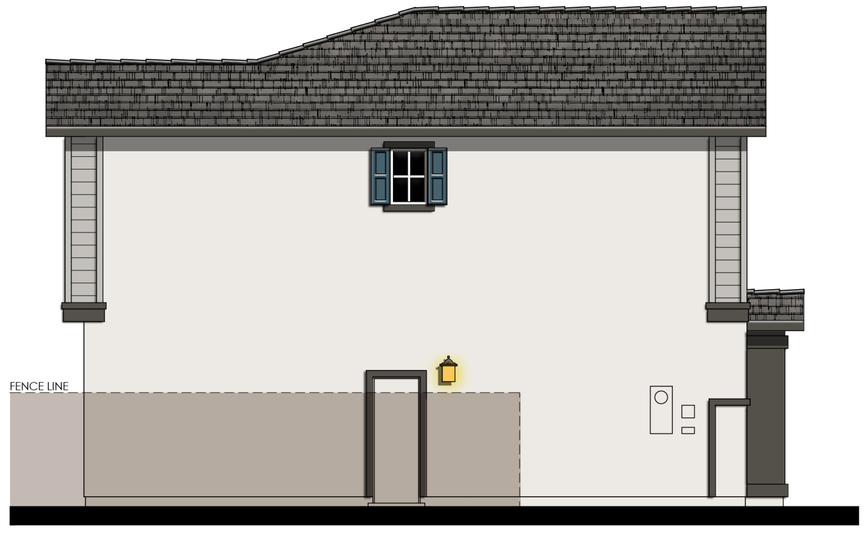

LEFT

COLOR SCHEME 30

PLAN 3523 "E"

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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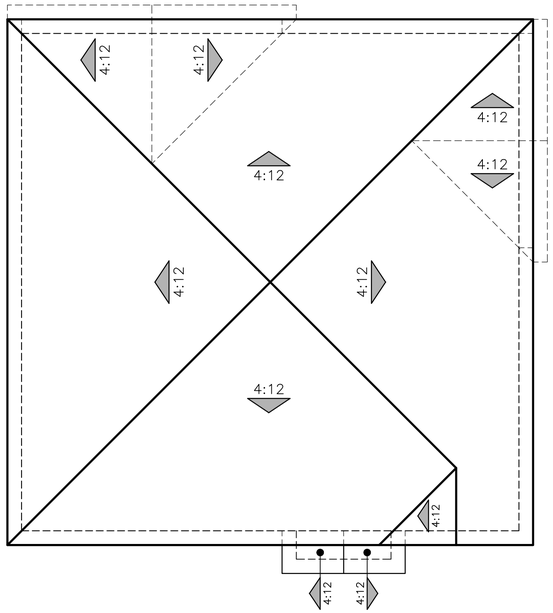
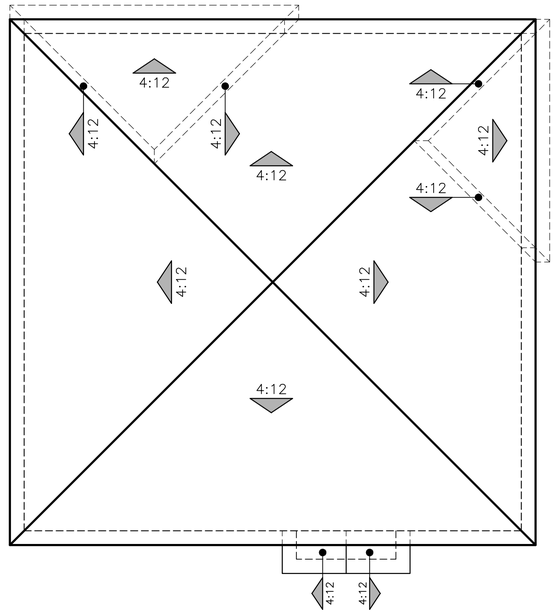
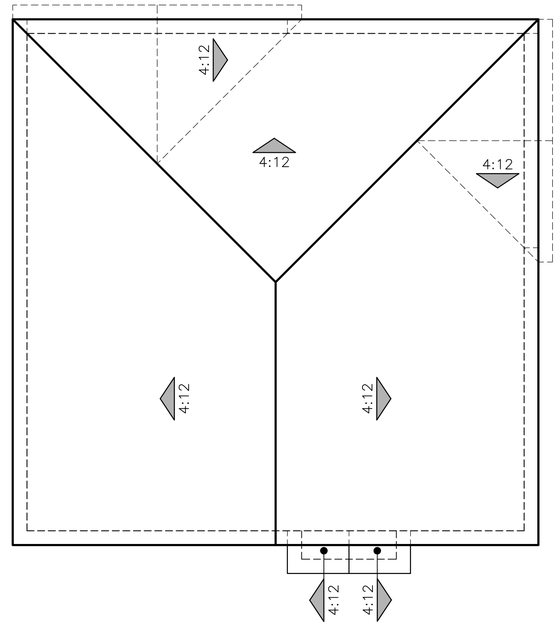


"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 3523
ROOF PLANS

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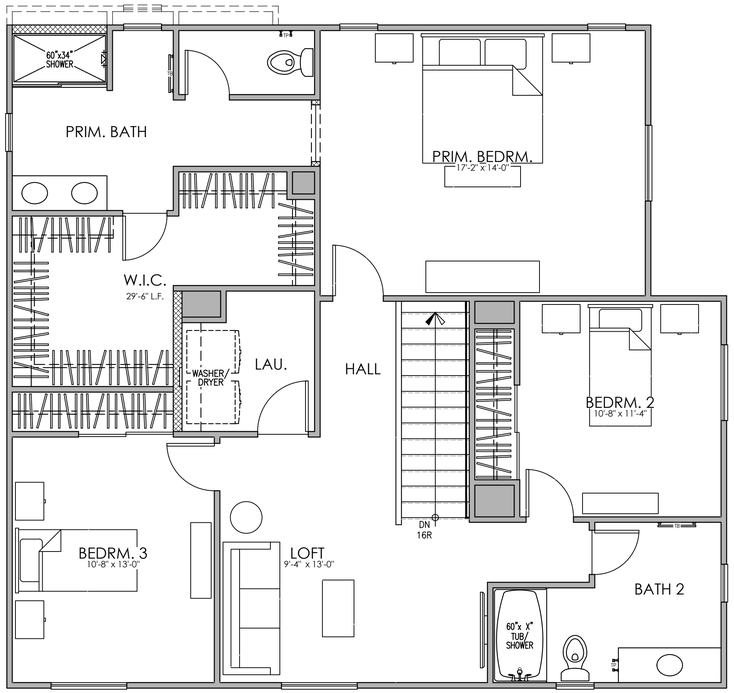
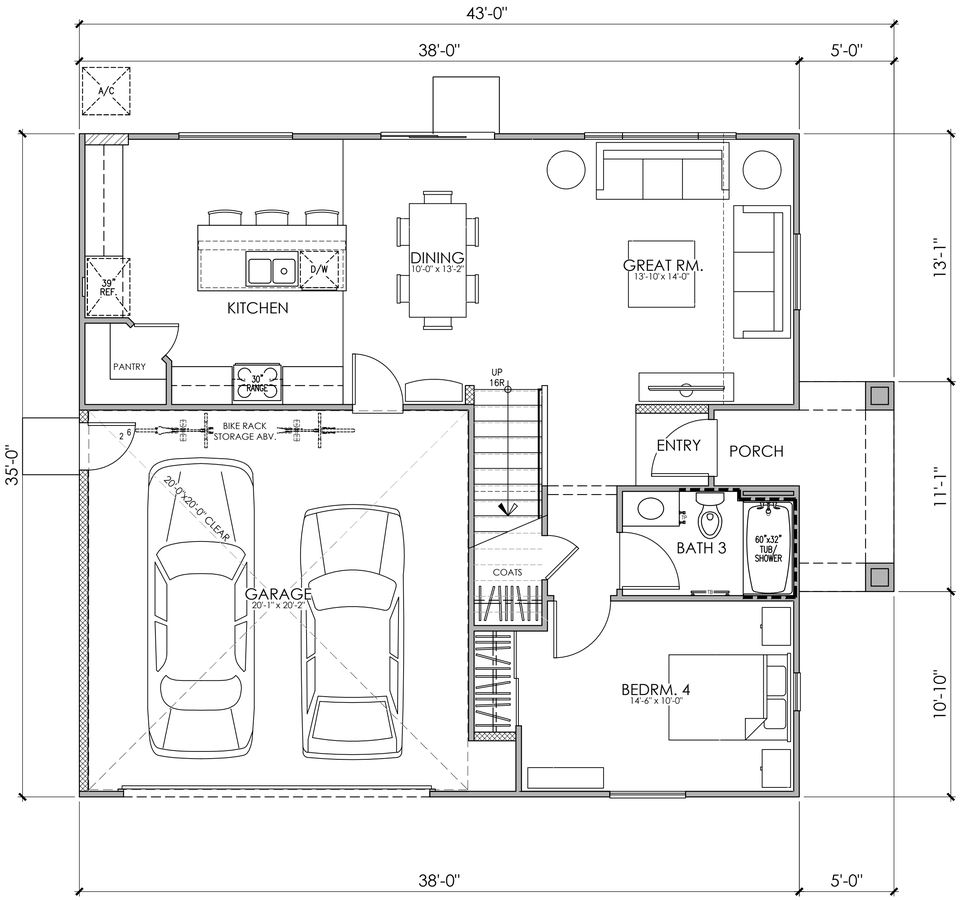
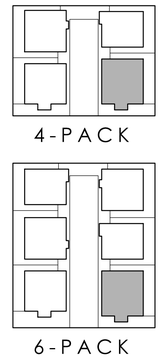


SECOND FLOOR PLAN



FIRST FLOOR PLAN



KEY MAP

PLAN 3825
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	885 SQ. FT.
SECOND FLOOR AREA	1,232 SQ. FT.
TOTAL DWELLING	2,117 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
PORCH	73 SQ. FT.

PLAN 3825

4 BEDROOM, 3 BATH, LOFT

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



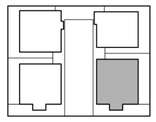
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR



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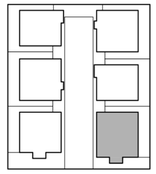
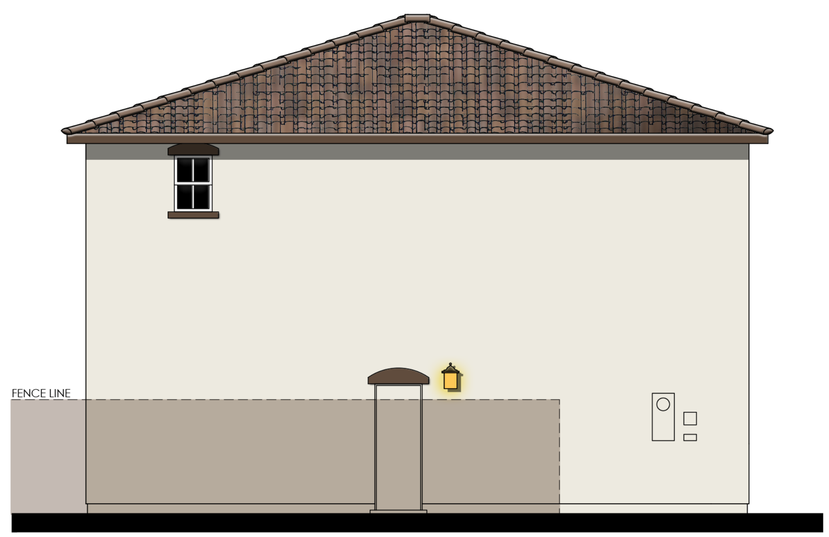


6-PACK

KEY MAP



LEFT

COLOR SCHEME 19

PLAN 3825 "B"

SPANISH ELEVATIONS

0 2 4 8 12

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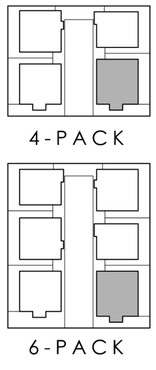
REAR



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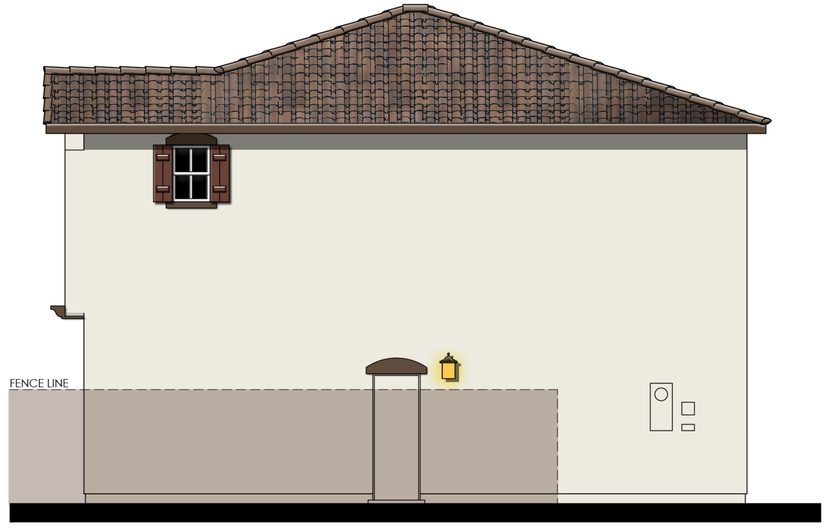

LEFT

COLOR SCHEME 19

PLAN 3825 "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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CLUSTER
12.01.2025
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Refer to landscape drawings for wall, tree, and shrub locations

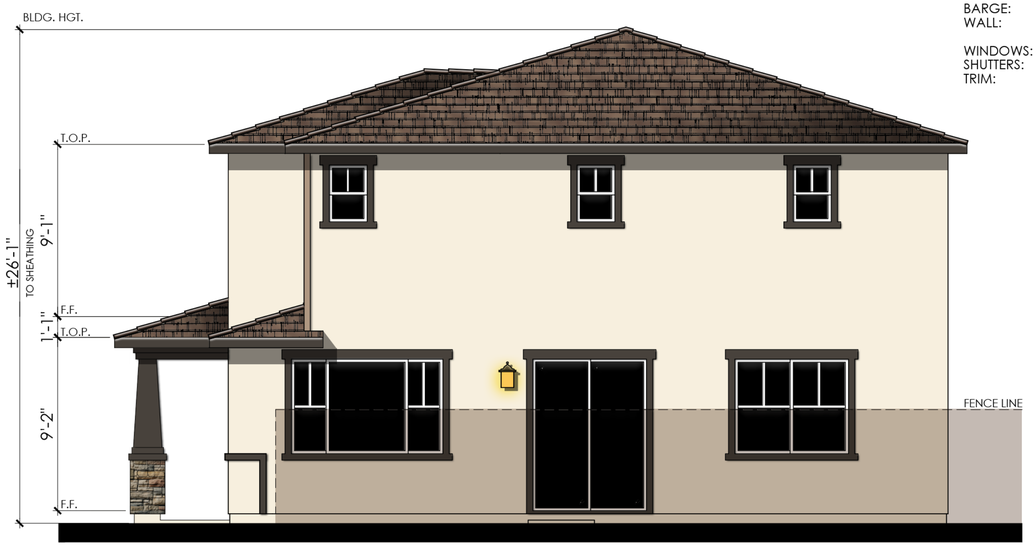
FRONT



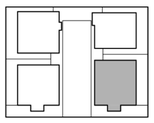
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



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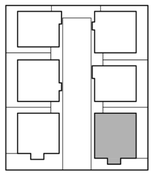
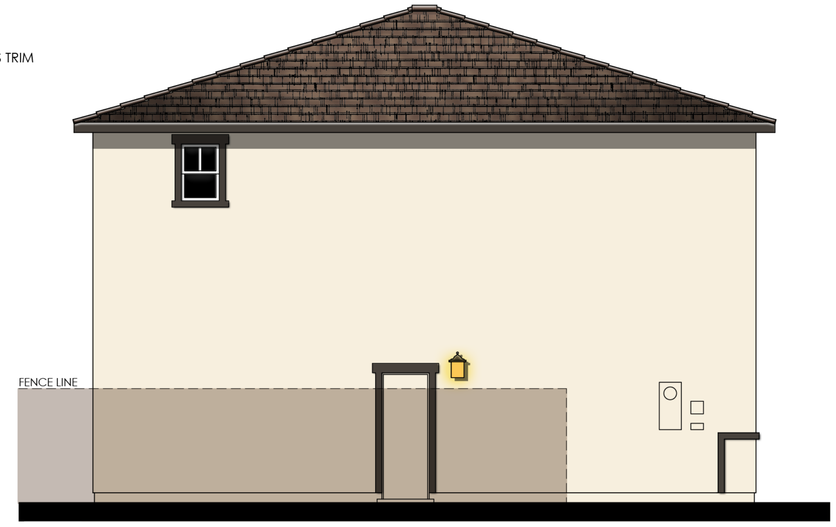


6-PACK

KEY MAP



LEFT

COLOR SCHEME 22

PLAN 3825 "C"
CRAFTSMAN ELEVATIONS

0 2 4 8 12

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CLUSTER
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A-111

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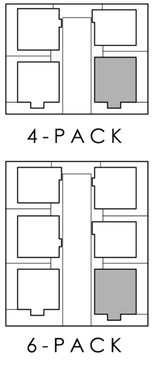
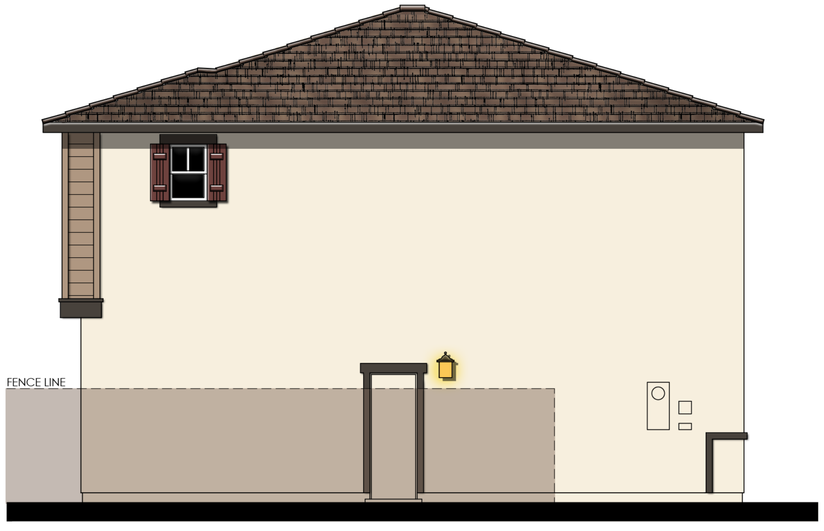
REAR



KEY MAP



LEFT

COLOR SCHEME 22

PLAN 3825 "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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OAKCREST
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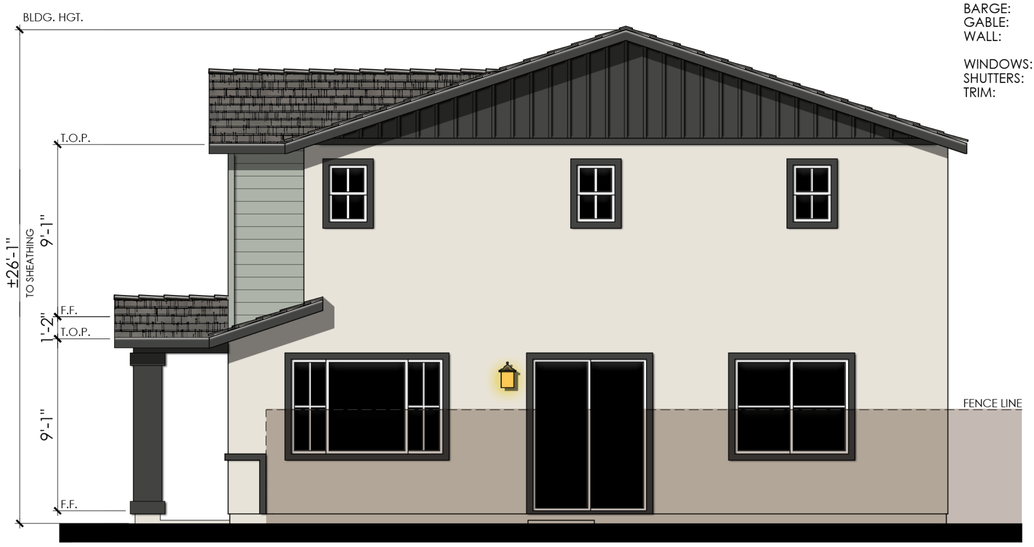
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



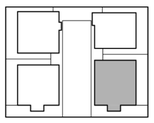
RIGHT



REAR

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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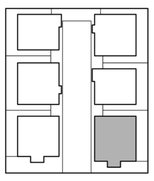
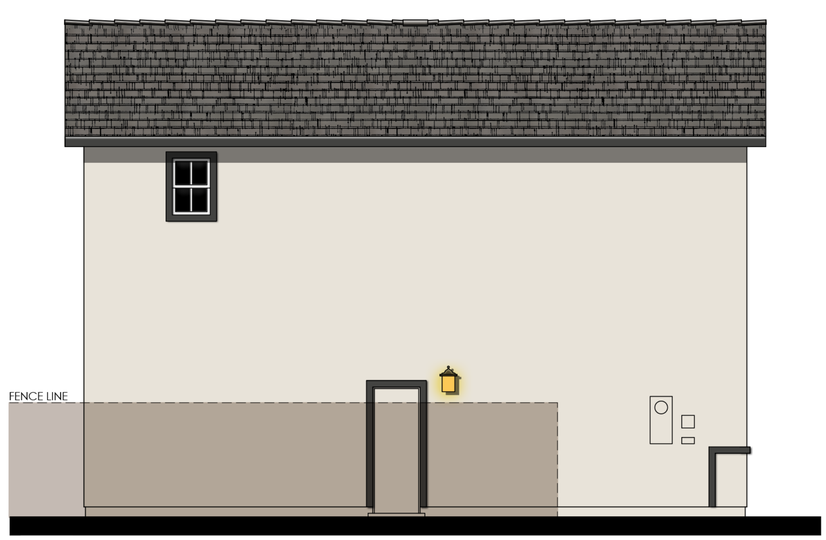


6-PACK

KEY MAP

COLOR SCHEME 28

PLAN 3825 "E"
FARMHOUSE ELEVATIONS



LEFT

0 2 4 8 12

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OAKCREST
SAN MARCOS, CALIFORNIA

CLUSTER
12.01.2025
A-113

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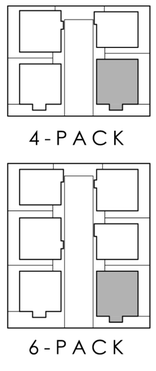
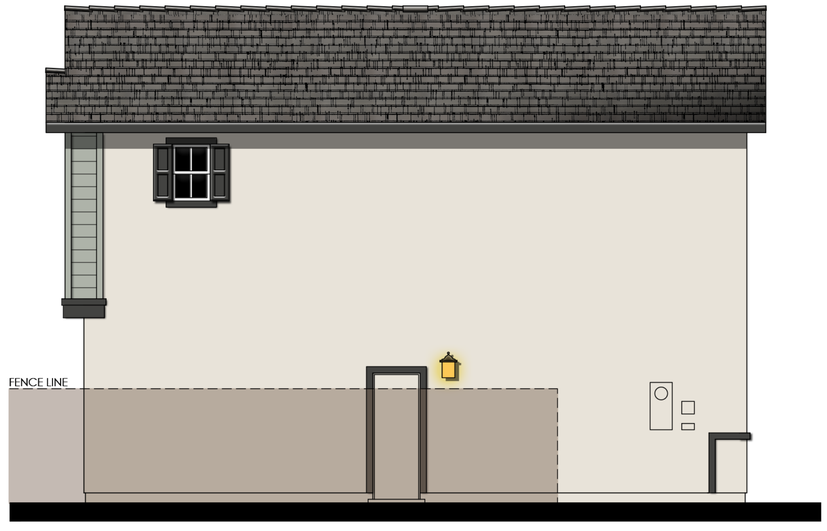
REAR



KEY MAP



LEFT

COLOR SCHEME 28

PLAN 3825 "E"

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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A-114

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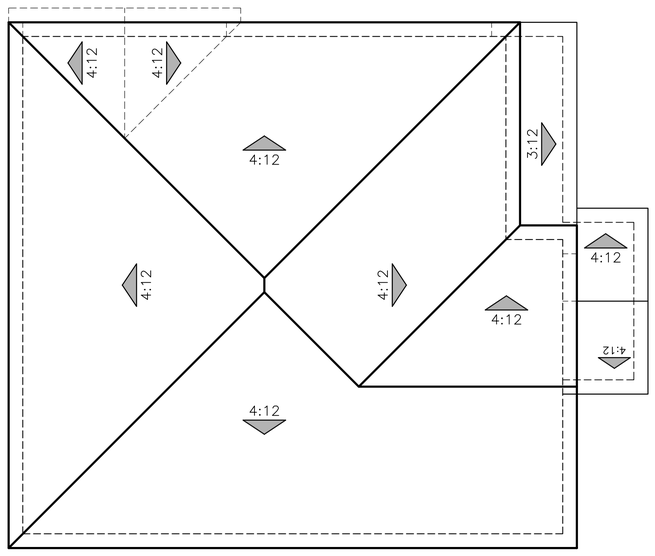
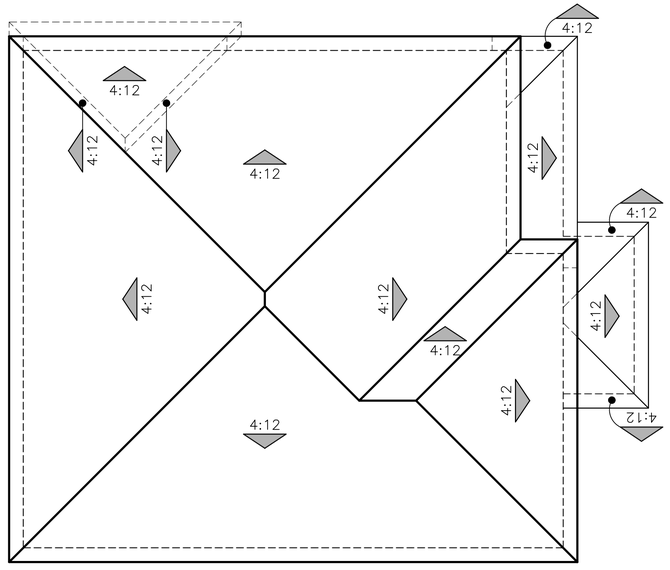
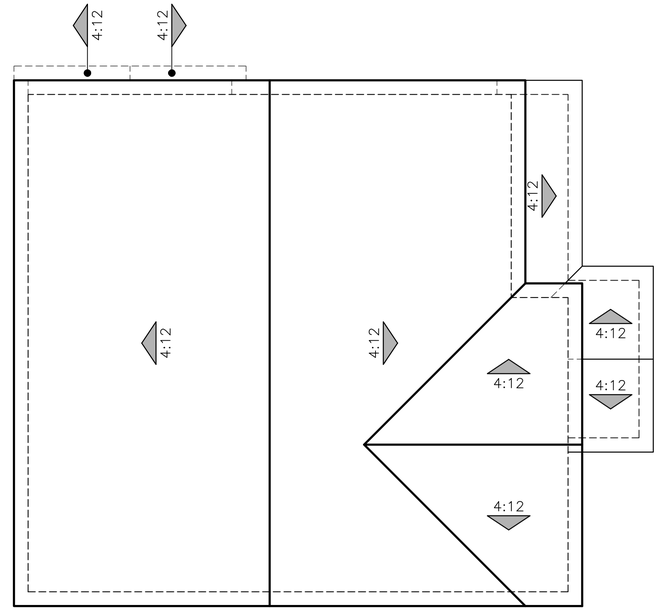


"B" - SPANISH



"C" - CRAFTSMAN



"E" - FARMHOUSE

PLAN 3825
ROOF PLANS

0 2 4 8 12

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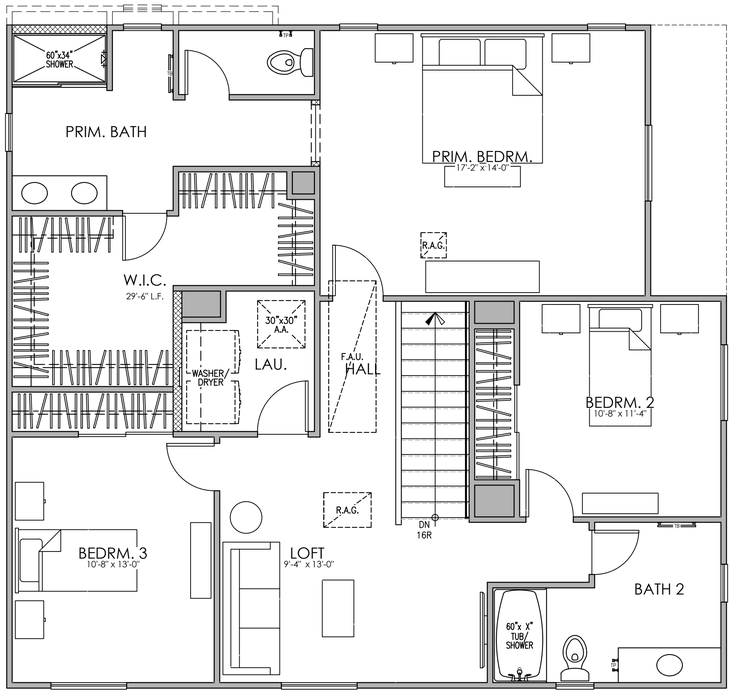
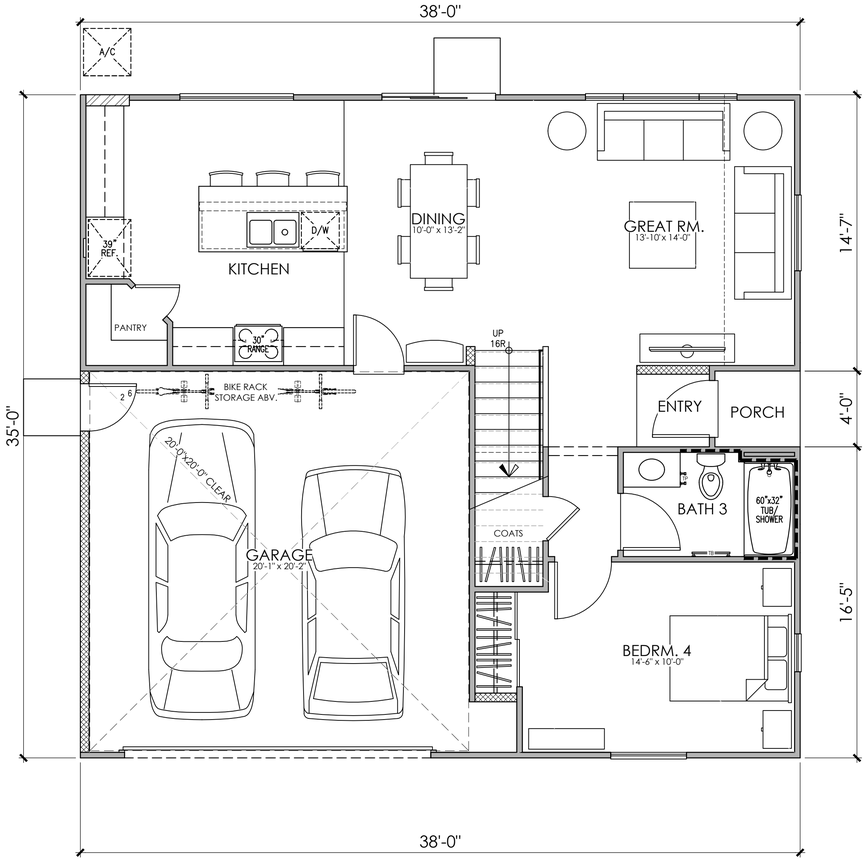
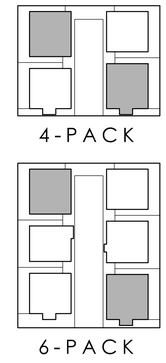


SECOND FLOOR PLAN



FIRST FLOOR PLAN



KEY MAP

PLAN 3825X
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	885 SQ. FT.
SECOND FLOOR AREA	1,232 SQ. FT.
TOTAL DWELLING	2,117 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
PORCH	18 SQ. FT.

0 2 4 8 12

PLAN 3825X
4 BEDROOM, 3 BATH, LOFT

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



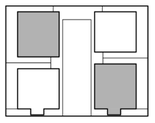
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

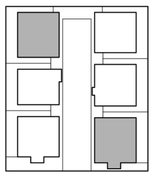
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO/ DECORATIVE FAUX VENT
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



REAR

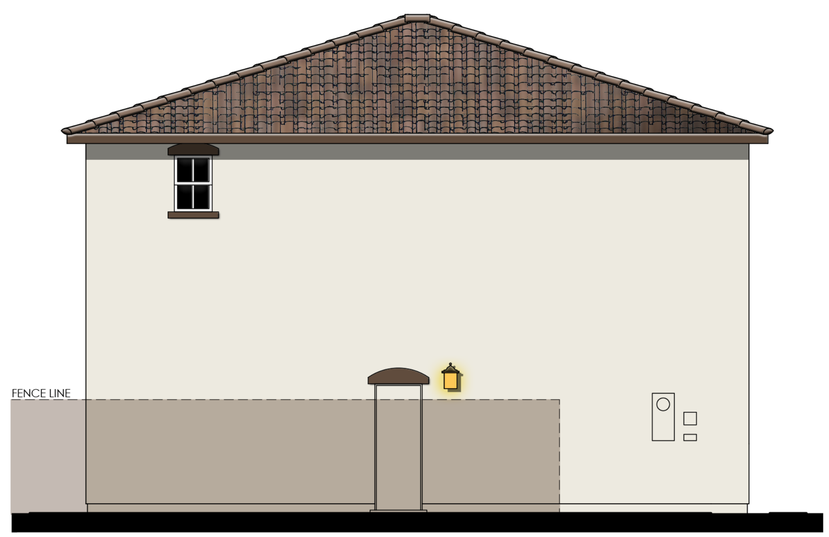


4-PACK



6-PACK

KEY MAP



LEFT

COLOR SCHEME 19

PLAN 3825X "B"

SPANISH ELEVATIONS

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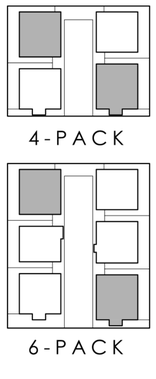
REAR



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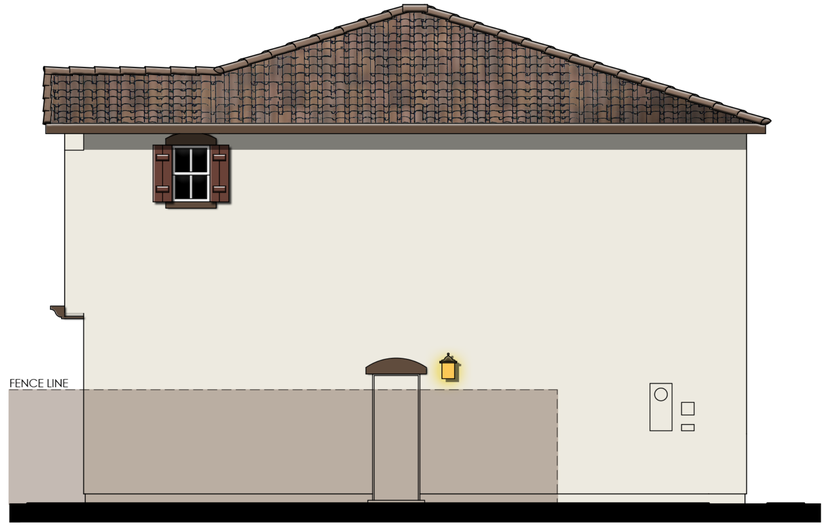

LEFT

COLOR SCHEME 19

PLAN 3825X "B"

SPANISH ENHANCED ELEVATIONS

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



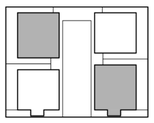
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

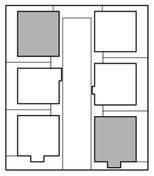
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR

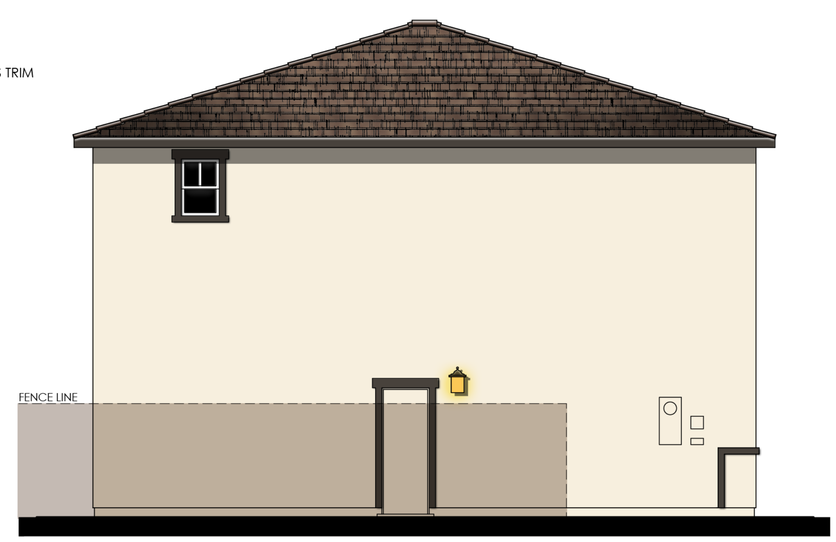


4-PACK



6-PACK

KEY MAP



LEFT

COLOR SCHEME 22

PLAN 3825X "C"

CRAFTSMAN ELEVATIONS

0 2 4 8 12

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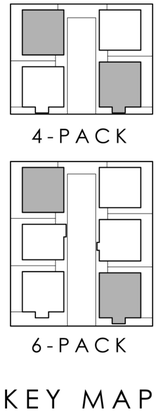
REAR



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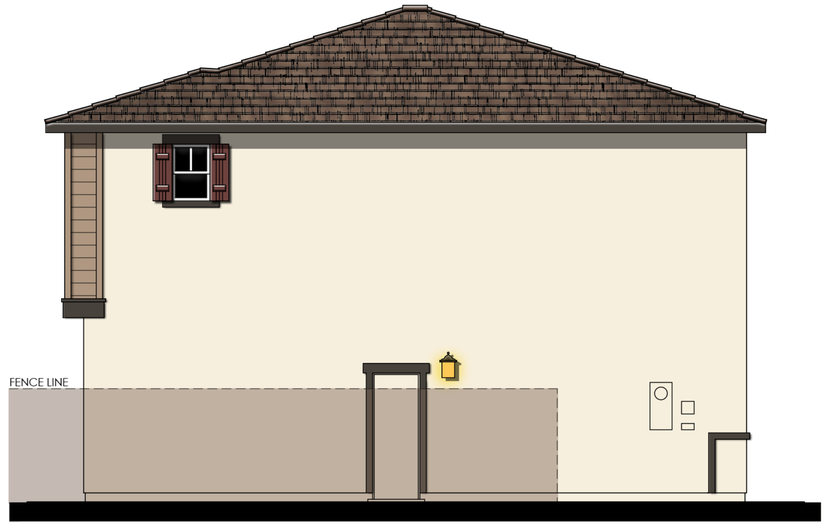

LEFT

COLOR SCHEME 22

PLAN 3825X "C"

CRAFTSMAN ENHANCED ELEVATIONS

0 2 4 8 12

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



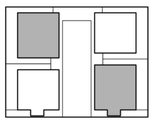
RIGHT



REAR

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO/ CEMENTITIOUS 8" LAP SIDING/ DECORATIVE FAUX VENT
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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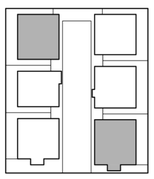
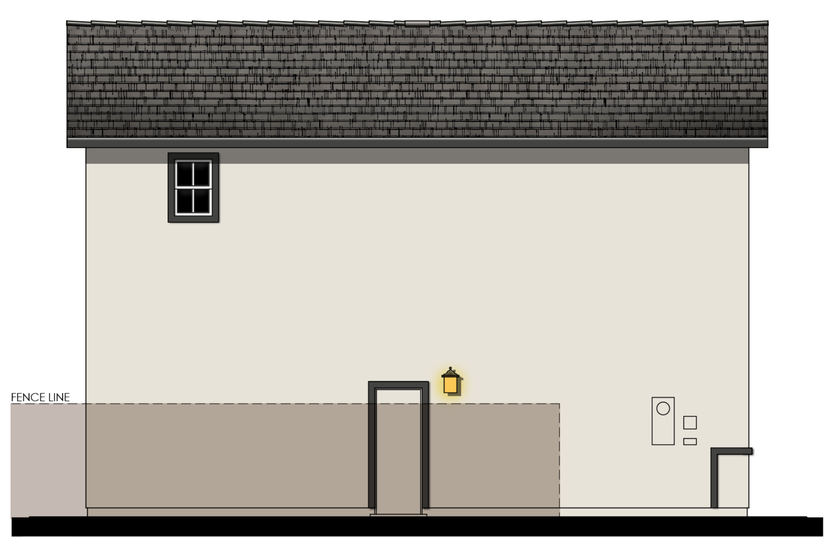


6-PACK

KEY MAP

COLOR SCHEME 28

PLAN 3825X "E"
FARMHOUSE ELEVATIONS



LEFT

0 2 4 8 12

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CLUSTER
12.01.2025
A-121

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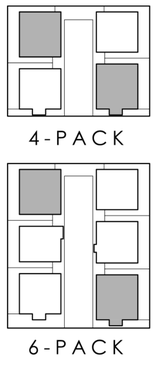
REAR



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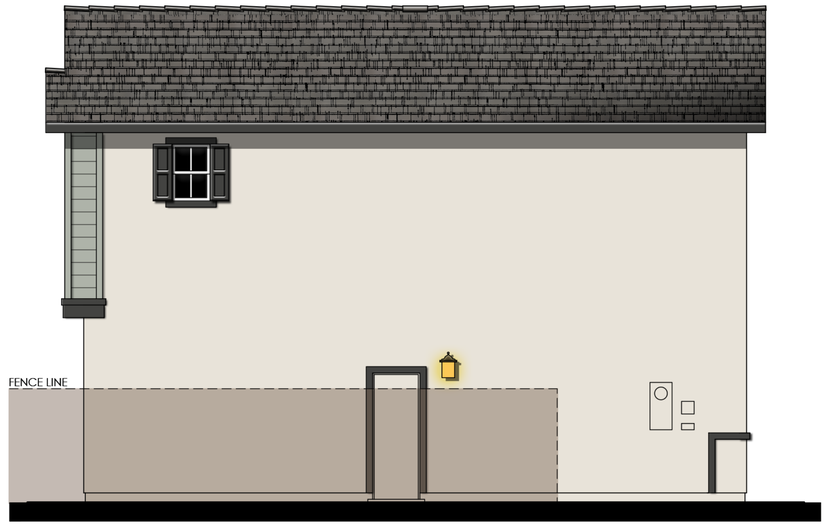

LEFT

COLOR SCHEME 28

PLAN 3825X "E"

FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

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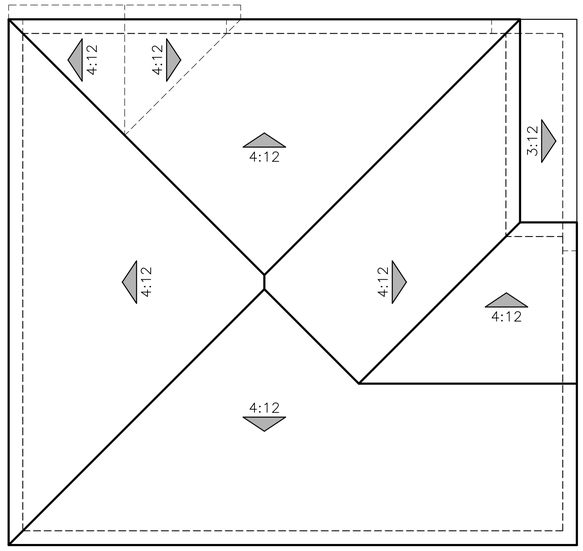
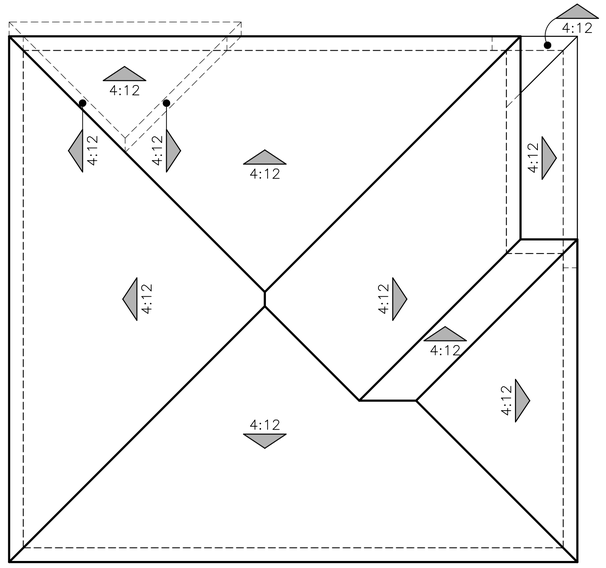
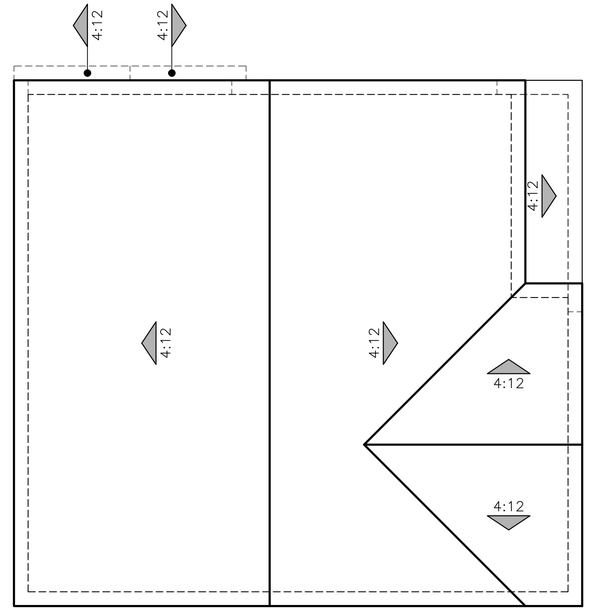


"BX" - SPANISH



"CX" - CRAFTSMAN



"EX" - FARMHOUSE

PLAN 3825X
ROOF PLANS

0 2 4 8 12

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SAN MARCOS, CALIFORNIA

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OAKCREST

SAN MARCOS, CA

PROJECT	24078
CREATED	9/18/24
Planning Rev.	10/3/24
Planning Rev.	12/2/24
Client Rev.	6/17/25

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
ROOF:	NEWPOINT
STONE:	CULTURED STONE
GUTTERS:	RGS

"B" ELEVATIONS SPANISH	SCHEME 19	SCHEME 20	SCHEME 31
STUCCO	1501	1505	1523
STUCCO PAINT MATCH***	SW7008 ALABASTER	SW7036 ACCESSIBLE BEIGE	SW7049 NUANCE
FASCIA / TRIM	SW9091 HALF-CAFF	SW7026 GRIFFIN	SW7674 PEPPERCORN
GARAGE DOOR	SW6068 BREVITY BROWN	SW7026 GRIFFIN	SW7067 CITYSCAPE
FRONT DOOR / SHUTTERS	SW2837 AURORA BROWN	SW2802 RKWD RED	SW6244 NAVAL
GABLE END DETAIL	SW6061 TANBARK	SW2802 RKWD RED	SW7067 CITYSCAPE
EAGLE ROOF: LOW PROF "S" MALIBU	2636 PIEDMONT BLEND	2636 PIEDMONT BLEND	2591 DARK GRAY RANGE
NEWPOINT ROOF: LOW PROF. "S" VILLA	1VICS3182 GARNET BLEND	1VICS6464 CA MISSION BLEND	1VICS5250 PLATINUM PEAK
GUTTERS	MUSKET BROWN	BUCKSKIN BROWN	TERRATONE

"C" ELEVATIONS CRAFTSMAN	SCHEME 22	SCHEME 23	SCHEME 24
STUCCO	1C010	1/2 A 119	1/4 432
STUCCO PAINT MATCH***	SW7105 PAPERWHITE	SW7043 WORDLY GRAY	SW7029 AGREEABLE GRAY
FASCIA / TRIM	SW7675 SEALSKIN	SW7048 URBANE BRONZE	SW7069 IRON ORE
LAP SIDING / CORNER BOARDS	SW7519 MEXICAN SAND	SW7046 ANONYMOUS	SW2851 SAGE GREEN LIGHT
GARAGE DOOR	SW7675 SEALSKIN	SW7046 ANONYMOUS	SW7029 AGREEABLE GRAY
FRONT DOOR / SHUTTERS	SW7594 CARRIAGE DOOR	SW9650 SUCCULENT	SW7069 IRON ORE
EAGLE ROOF: FLAT	5804 ROCKLIN BLEND	5699 CHARCOAL RANGE	4689 BROWN RANGE
NEWPOINT ROOF: FLAT	1FBCJ3184 RUSTIC BROWN BLD	1FRCJ1020 SHADOW BLACK	1FACS1132 CHARCOAL BRWN BLD
STONE:	LIMESTONE CHARDONNAY	COBBLEFIELD GRAY	COUNTRY LEDGESTONE HUDSON BAY
GUTTERS	BRONZE	BRONZE	MUSKET BROWN

"E" ELEVATIONS FARMHOUSE	SCHEME 28	SCHEME 29	SCHEME 30
STUCCO	1501	1572	1502
STUCCO PAINT MATCH***	SW7009 PEARLY WHITE	SW7005 PURE WHITE	SW7004 SNOWBOUND
FASCIA / TRIM	SW7069 IRON ORE	SW7005 PURE WHITE	SW7048 URBANE BRONZE
BOARD & BATTEN SIDING	SW7069 IRON ORE	SW7048 URBANE BRONZE	SW0055 LIGHT FRENCH GRAY
LAP SIDING	SW6206 OYSTER BAY	SW7029 AGREEABLE GRAY	SW0055 LIGHT FRENCH GRAY
GARAGE DOOR	SW7009 PEARLY WHITE	SW7048 URBANE BRONZE	SW7048 URBANE BRONZE
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW9178 IN THE NAVY	SW0048 BUNGLEHOUSE BLUE
EAGLE ROOF: FLAT	4595 DARK CHARCOAL	5689 BROWN RANGE	5699 CHARCOAL RANGE
NEWPOINT ROOF: FLAT	1FSC1430 CHARCOAL BLEND	1FBCF1132 CHARCOAL BRWN BLD	1FRCJ1020 SHADOW BLACK
GUTTERS	BRONZE	LINEN	BRONZE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

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WRITTEN COLOR SCHEMES

SPANISH
SCHEME #19



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SPANISH
SCHEME #20



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#24078
SEPT. 18, 2024

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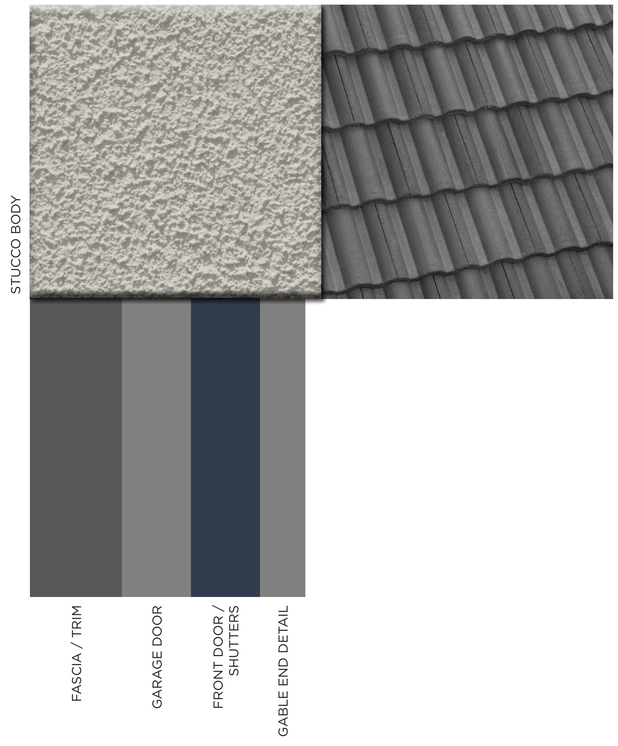
SPANISH
SCHEME #31



MeritageHomes

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SAN MARCOS, CA

#24078
SEPT. 18, 2024

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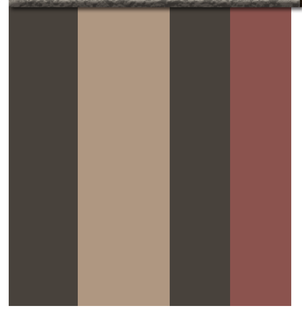
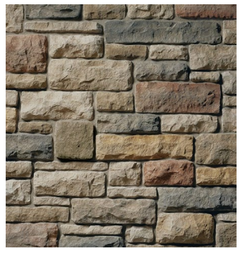
*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "B" SPANISH

CRAFTSMAN
SCHEME #22







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OAKCREST
SAN MARCOS, CA

#24078
OCT. 3, 2024

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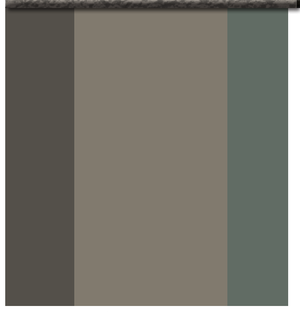
CRAFTSMAN
SCHEME #23







MeritageHomes

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SAN MARCOS, CA

#24078
OCT. 3, 2024

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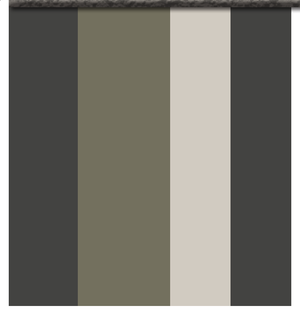
CRAFTSMAN
SCHEME #24







MeritageHomes

OAKCREST
SAN MARCOS, CA

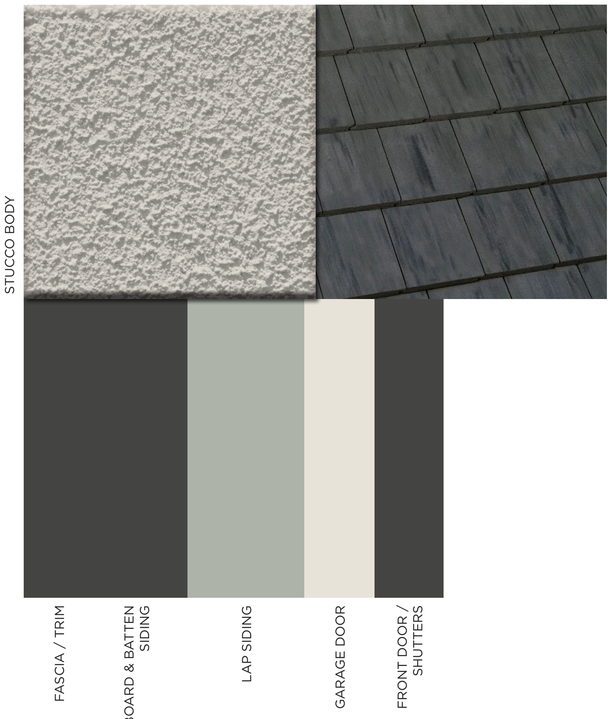
#24078
OCT. 3, 2024

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "C" CRAFTSMAN

FARMHOUSE
SCHEME #28



MeritageHomes

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FARMHOUSE
SCHEME #29



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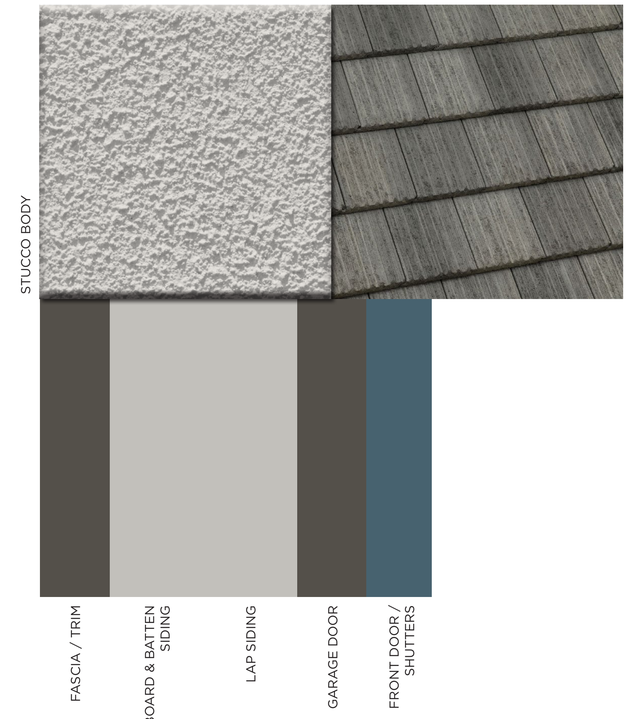
FARMHOUSE
SCHEME #30



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*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "E" FARMHOUSE