PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

https://www.edcgov.us/Government/Planning

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924 B Emerald Bay Rd
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax

TO:	Dimond Springs-El Dorado CAC	Agenda of:	March 19, 2026
FROM:	Evan Mattes, Senior Planner	Item No.:	
DATE:	March 6, 2026	Legistar No.:	
RE:	TM18-1538/PD19-0005/Z19-0005/Dorado Oaks		

The project applicant team agreed to bring the project to the DS-ED CAC prior to the release of the Final Environmental Impact Report (FEIR) and will be providing a presentation on the project. A Draft Environmental Impact Report (DEIR) was prepared and circulated for public comment and review in 2021. A Final Environmental Impact Report (FEIR) is being prepared for public review. This is an applicant-requested meeting. Planning staff will be available to answer questions on project processing.

The Dorado Oaks project is comprised of a Tentative Subdivision Map (TM18-1538), Rezone (Z19-0005) and Planned Development Permit (PD19-0005) for the creation of 157 single-unit residential parcels, 225 multi-unit residential parcels, four public roadway lots, seven private roadway lots, one park lot, one utility lot and six open space lots. Access to the project would be from Faith Lane via Pleasant Valley Road (State Route 49). The proposed project would require offsite improvements to the Fath Lane/Pleasant Valley Road intersection. The proposed subdivision and development plan utilizes flexible development standards reducing front yard and side yard setbacks to accommodate attached single-unit development.

Attachments:

Attachment A; Tentative Map
Attachment B; Rezone Map
Attachment C; Multi-unit Site Plan and Elevations

TENTATIVE MAP

DORADO OAKS

PTN LOT 1 PAGANI VILLA SUBDIVISION SD A-82; PTN SE 1/4 SECTION 25 T10N, R 10E MDM; PTN LOT 15, BLOCK 13 OF DIAMOND SPRINGS; PARCELS 1, 2 & 3 OF PM 49-54

COUNTY OF EL DORADO — SHEET 1 OF 1 — STATE OF CALIFORNIA

SEPTEMBER, 2024

OWNERS OF RECORD
STONEHENGE SPRINGS LLC
2700 S. AZUSA AVENUE
WEST COVINA, CA 91792

APPLICANT
STONEHENGE SPRINGS LLC
2700 S. AZUSA AVENUE
WEST COVINA, CA 91792

ENGINEER

cta Engineering & Surveying
Civil Engineering ■ Land Surveying ■ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaes.net

MAP SCALE
1" = 100'

CONTOUR INTERVAL
CONTOUR INTERVAL = 1' FOOT (5 FEET SHOWN)

SOURCE OF TOPOGRAPHY
AERIAL SURVEY

SECTION, TOWNSHIP and RANGE
SECTIONS 25 & 26, T.10N., R.10E.
SECTIONS 30 & 31, T.10N., R.10E. M.D.M.

ASSESSOR'S PARCEL NUMBERS
329-301-015, 329-301-020, 329-310-010,
329-310-011, 329-310-012, UN06955018 (APORTION)
(SEE BLA#1 NOTE, THIS SHEET)

PROPOSED ZONING
RL-10, R1, R1-DC, RM-PD-DC, RM-PD-DC-DH

PRESENT ZONING
RL-10, R1, R1-DC, RM-DC, RM-DC-DH, TC

TOTAL AREA
142.29 ACRES

TOTAL NO. of LOTS
157 SINGLE-UNIT RESIDENTIAL LOTS	31.43 AC.
220 MULTI-UNIT RESIDENTIAL LOTS	14.44 AC.
LOT 378 (SINGLE-UNIT RESIDENTIAL LOT TO BE) DONATED TO EL DORADO COMMUNITY FOUNDATION)	6.38 AC.
378 TOTAL LOTS	52.25 AC.
6 OPEN SPACE LOTS (LOT D, E, J, K, N, Q)	59.18 AC.
14 LANDSCAPE LOTS (LOT A, C, F, G, H, I, L, M, P, S, T, U, V, W)	5.20 AC.
LOT B (PARK)	3.03 AC.
LOT O (EID LIFT STATION)	0.22 AC.
4 PUBLIC ROADS LOTS: R1, R2, R3, R11	7.12 AC.
7 PRIVATE ROADS LOTS: R4, R5, R6, R7, R8, R9, R10	14.12 AC.
BOUNDARY LINE ADJUSTMENT (BLA 2 LOTS)	1.18 AC.
TOTAL AREA	142.29 AC.

MINIMUM LOT AREA
R1 & R1-DC=6,000 SF, GROSS /NET
RM-PD-DC LOTS 157-287=2,855 SF GROSS /NET
RM-PD-DC, & RM-PD-DC-DH LOTS 288-376=2,012 SF GROSS /1,750 SF NET

WATER SUPPLY and SEWAGE DISPOSAL
EL DORADO IRRIGATION DISTRICT

PROPOSED STRUCTURAL FIRE PROTECTION
DIAMOND SPRINGS FIRE PROTECTION DISTRICT

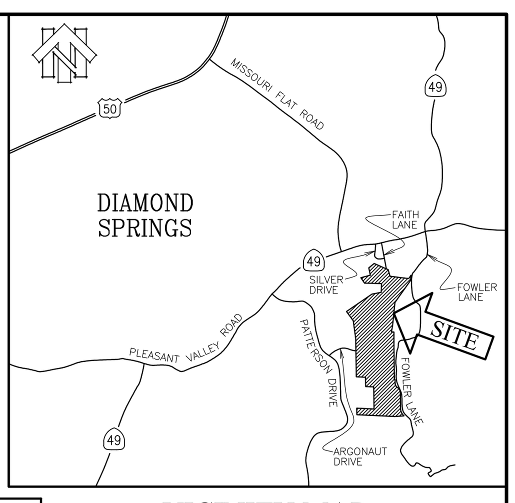
DATE OF PREPARATION
SEPTEMBER, 2024

PASSIVE SOLAR
ALL LOTS WILL HAVE SUFFICIENT SOLAR OPPORTUNITIES WITHIN THE LIMITATIONS AFFORDED BY THE NATURAL SETTING, TREE CANOPY CONDITIONS, SURROUNDING USES AND THE LIKE.

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "DORADO OAKS" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

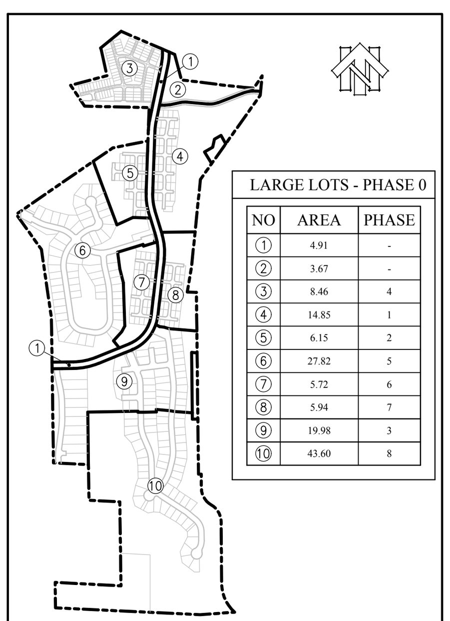
REGISTERED PROFESSIONAL ENGINEER BRIAN M. ALLEN 60764 Exp. 12-31-24 CIVIL STATE OF CALIFORNIA

BRIAN M. ALLEN P.E. 60764 — 9-6-24 DATE



VICINITY MAP
NOT TO SCALE

LEGEND:
- PROPOSED FIRE HYDRANT
- AQUATIC RESOURCES SEE REPORT PREPARED BY SYCAMORE ENVIRONMENTAL AND PRELIMINARY CORPS INPUT FOR ADDITIONAL INFORMATION
- PEDESTRIAN TRAIL
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING LOT LINE
- SUBDIVISION BOUNDARY
- DIRECTION OF SECTION, WHEN SHOWN
- (II) ROAD SECTION DESIGNATION
- (G) PROPOSED GATE



LARGE LOTS - PHASE 0

NO	AREA	PHASE
1	4.91	-
2	3.67	-
3	8.46	4
4	14.85	1
5	6.15	2
6	27.82	5
7	5.72	6
8	5.94	7
9	19.98	3
10	43.60	8

PHASING PLAN NOTICE
THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT SECTION 66456.1) THE TOTAL NUMBER OF OPEN SPACE, LANDSCAPE AND ROADWAY LOTS WILL BE SUBJECT TO THE NUMBER AND CONFIGURATION OF MULTIPLE FINAL MAPS.

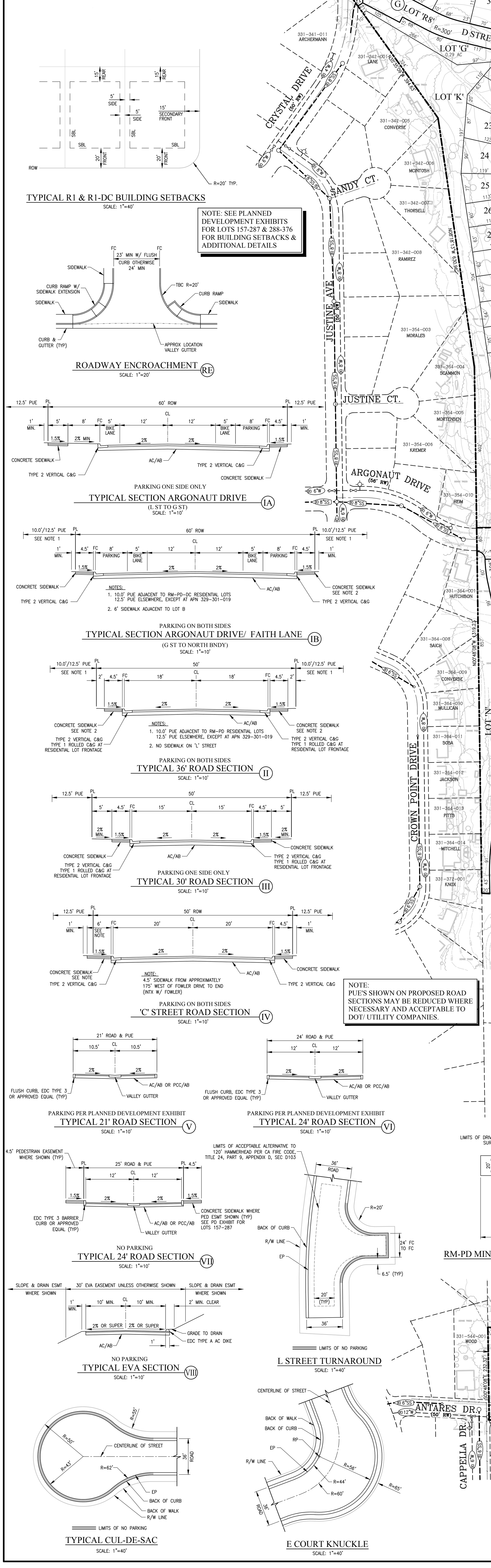
PHASING PLAN /LARGE LOT MAP
SCALE: 1" = 800'

BLA#1 NOTE:
BLA #1 HAS BEEN COMPLETED SEE P.M. BK 38, PG 147 AND REVISED APN'S 329-310-014 & 097-061-052

NOTE: SEE PLANNED DEVELOPMENT EXHIBITS FOR LOTS 157-287 & 288-376 FOR BUILDING SETBACKS & ADDITIONAL DETAILS

NOTE:
PUE'S SHOWN ON PROPOSED ROAD SECTIONS MAY BE REDUCED WHERE NECESSARY AND ACCEPTABLE TO DOT/ UTILITY COMPANIES.

NOTE: EASEMENTS FOR FUEL MODIFICATION ZONES AND ROADSIDE CLEARANCE ZONES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPROVED FINAL FIRE SAFE PLAN.



*GROSS AND NET LOT AREAS

Lot No.	Gross Area (S.F.)	Net Area (S.F.)	Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	8,078	8,078	192	2,992	2,992
2	10,064	10,064	193	3,069	3,069
3	8,032	8,032	194	3,104	3,104
4	7,811	7,811	195	3,104	3,104
5	11,879	11,879	196	3,190	3,190
6	8,729	8,729	197	3,190	3,190
7	9,058	9,058	198	3,053	3,053
8	8,036	8,036	199	3,104	3,104
9	7,707	7,707	200	3,069	3,069
10	9,787	9,787	201	2,992	2,992
11	12,501	12,501	202	2,906	2,906
12	11,712	11,712	203	2,855	2,855
13	7,921	7,921	204	3,230	3,230
14	7,633	7,633	205	3,229	3,229
15	7,612	7,612	206	2,906	2,906
16	9,211	9,211	207	2,906	2,906
17	10,707	10,707	208	2,992	2,992
18	8,984	8,984	209	3,069	3,069
19	8,035	8,035	210	3,104	3,104
20	9,723	9,723	211	3,104	3,104
21	11,074	11,074	212	3,190	3,190
22	10,125	10,125	213	3,262	3,262
23	9,536	9,536	214	3,190	3,190
24	9,251	9,251	215	3,190	3,190
25	7,724	7,724	216	3,190	3,190
26	6,780	6,780	217	2,992	2,992
27	7,062	7,062	218	2,888	2,888
28	7,006	7,006	219	2,888	2,888
29	7,345	7,345	220	3,614	3,614
30	7,232	7,232	221	3,147	3,147
31	7,345	7,345	222	3,104	3,104
32	7,345	7,345	223	2,906	2,906
33	9,124	9,124	224	3,230	3,230
34	12,646	12,646	225	3,428	3,428
35	10,779	10,779	226	3,053	3,053
36	7,419	7,419	227	3,104	3,104
37	7,858	7,858	228	3,069	3,069
38	6,031	6,031	229	2,992	2,992
39	6,001	6,001	230	2,906	2,906
40	6,001	6,001	231	2,856	2,856
41	6,125	6,125	232	3,230	3,230
42	7,705	7,705	233	2,992	2,992
43	10,147	10,147	234	2,888	2,888
44	11,217	11,217	235	2,888	2,888
45	16,264	16,264	236	2,992	2,992
46	11,003	11,003	237	3,230	3,230
47	7,873	7,873	238	2,906	2,906
48	6,991	6,991	239	2,906	2,906
49	6,569	6,569	240	2,992	2,992
50	6,265	6,265	241	3,069	3,069
51	8,936	8,936	242	3,104	3,104
52	7,418	7,418	243	3,104	3,104
53	6,726	6,726	244	3,190	3,190
54	7,346	7,346	245	3,938	3,938
55	7,253	7,253	246	3,592	3,592
56	6,794	6,794	247	3,783	3,783
57	6,615	6,615	248	3,427	3,427
58	6,615	6,615	249	3,104	3,104
59	7,205	7,205	250	3,104	3,104
60	9,539	9,539	251	3,281	3,281
61	9,152	9,152	252	3,069	3,069
62	7,026	7,026	253	3,311	3,311
63	7,921	7,921	254	3,124	3,124
64	8,511	8,511	255	3,450	3,450
65	6,947	6,947	256	3,254	3,254
66	8,814	8,814	257	3,031	3,031
67	9,083	9,083	258	2,990	2,990
68	6,249	6,249	259	2,992	2,992
69	6,000	6,000	260	2,992	2,992
70	6,000	6,000	261	2,906	2,906
71	6,000	6,000	262	2,906	2,906
72	6,000	6,000	263	3,515	3,515
73	6,000	6,000	264	3,780	3,780
74	6,283	6,283	265	3,104	3,104
75	6,756	6,756	266	3,104	3,104
76	6,000	6,000	267	3,069	3,069
77	6,000	6,000	268	3,069	3,069
78	6,000	6,000	269	3,104	3,104
79	6,000	6,000	270	3,104	3,104
80	8,158	8,158	271	3,780	3,780
81	7,000	7,000	272	3,745	3,745
82	7,000	7,000	273	2,906	2,906
83	7,269	7,269	274	2,906	2,906
84	6,990	6,990	275	2,992	2,992
85	6,833	6,833	276	3,038	3,038
86	6,192	6,192	277	3,273	3,273
87	6,861	6,861	278	3,121	3,121
88	7,482	7,482	279	3,662	3,662
89	8,225	8,225	280	3,428	3,428
90	6,432	6,432	281	3,411	3,411
91	6,000	6,000	282	3,410	3,410
92	6,000	6,000	283	3,599	3,599
93	6,657	6,657	284	3,399	3,399
94	8,833	8,833	285	2,992	2,992
95	8,662	8,662	286	2,992	2,992
96	8,682	8,682	287	3,736	3,736
97	11,060	11,060	288	2,415	2,100
98	8,631	8,631	289	2,012	1,750
99	6,774	6,774	290	2,012	1,750
100	6,662	6,662	291	2,415	2,100
101	6,147	6,147	292	2,460	2,100
102	6,324	6,324	293	2,050	1,750
103	7,936	7,936	294	2,050	1,750
104	8,917	8,917	295	2,050	1,750
105	7,901	7,901	296	2,050	1,750
106	9,758	9,758	297	5,246	3,328
107	8,215	8,215	298	4,279	2,769
108	10,576	10,576	299	2,012	1,750
109	6,048	6,048	300	2,012	1,750
110	6,000	6,000	301	2,012	1,750
111	6,869	6,869	302	2,415	2,100
112	7,418	7,418	303	2,415	2,100
113	8,132	8,132	304	2,012	1,750
114	9,234	9,234	305	2,012	1,750
115	8,253	8,253	306	2,012	1,750
116	8,871	8,871	307	4,186	2,714
117	7,614	7,614	308	4,192	2,714
118	6,000	6,000	309	2,012	1,750
119	9,538	9,538	310	2,012	1,750
120	6,100	6,100	311	2,012	1,750
121	7,539	7,539	312	2,415	2,100
122	10,066	10,066	313	2,415	2,100
123	13,194	13,194	314	2,012	1,750
124	13,769	13,769	315	2,012	1,750
125	9,279	9,279	316	2,012	1,750
126	6,821	6,821	317	2,415	2,099
127	7,156	7,156	318	2,460	2,100
128	7,084	7,084	319	2,050	1,750
129	7,237	7,237	320	2,050	1,750
130	7,274	7,274	321	2,460	2,100
131	7,310	7,310	322	2,460	2,100
132	7,518	7,518	323	2,050	1,750
133	7,191	7,191	324	2,050	1,750
134	6,077	6,077	325	2,050	1,750
135	6,969	6,969	326	2,050	1,750
136	7,226	7,226	327	2,050	1,750
137	6,366	6,366	328	2,665	2,275
138	8,488	8,488	329	2,665	2,275
139	7,684	7,684	330	2,050	1,750
140	7,041	7,041	331	2,050	1,750
141	6,953	6,953	332	2,050	1,750
142	7,289	7,289	333	4,572	2,780
143	7,681	7,681	334	2,460	2,100
144	8,073	8,073	335	2,050	1,750
145	9,185	9,185	336	2,050	1,750
146	8,263	8,263	337	2,050	1,750
147	10,243	10,243	338	2,665	2,275
148	25,801	25,801	339	2,583	2,205
149	19,950	19,950	340	2,050	1,750
150	18,092	18,092	341	4,251	2,531
151	17,004	17,004	342	2,460	2,100
152	17,178	17,178	343	2,050	1,750
153	17,670	17,670	344	2,050	1,750
154	18,819	18,819	345	2,050	1,750
155	18,936	18,936	346	2,460	2,100
156	19,079	19,079	347	4,186	2,654
157	3,491	3,491	348	2,012	1,750
158	3,307	3,307	349	2,012	1,750
159	3,163	3,163	350	2,415	2,100
160	2,992	2,992	351	2,610	2,250
161	2,992	2,992	352	2,175	1,875
162	2,888	2,888	353	2,175	1,875
163	2,888	2,888	354	4,524	2,854
164	3,229	3,229	355	5,028	3,175
165	3,428	3,428	356	2,352	2,052
166	3,104	3,104	357	2,204	1,904
167	3,104	3,104	358	2,610	2,250
168	3,069	3,069	359	2,460	2,100
169	3,069	3,069	360	2,050	1,750
170	3,104	3,104	361	2,050	1,750
171	3,053	3,053	362	2,050	1,750
172	3,427	3,427	363	2,050	1,750
173	3,230	3,230	364	2,460	2,099
174	2,855	2,855	365	2,608	2,208
175	2,906	2,906	366	2,050	1,750
176	2,992	2,992	367	2,050	1,750
177	2,992	2,992	368	2,050	1,750
178	2,906	2,906	369	2,050	1,750
179	2,906	2,906	370	2,050	1,750
180	3,229	3,229	371	2,460	2,100
181	3,428	3,428	372	2,460	2,100
182	3,104	3,104	373	2,050	1,750
183	3,104	3,104	374	2,050	1,750
184	3,069	3,069	375	2,050	1,750
185	3,558	3,558	376	2,460	2,100
186	2,992	2,992	377	23,434	23,434
187	2,992	2,992	378	277,703	232,445
188	3,454	3,454			
189	3,221	3,221			
190	2,888	2,888			
191	2,888	2,888			

* NOTE: NET AREA OF LOTS EXCLUDES NON-BUILDABLE AREAS SUCH AS ROAD RIGHTS-OF-WAY, BODIES OF WATER, AND AREAS OF 30 PERCENT OR GREATER SLOPE WITH HEIGHTS ≥ 50'

PLANNING COMMISSION: ______________________

APPROVAL/DENIAL DATE: ______________________

BOARD OF SUPERVISORS: ______________________

APPROVAL/DENIAL DATE: ______________________

REZONE EXHIBIT

DORADO OAKS

COUNTY OF EL DORADO | SEPTEMBER, 2024 | STATE OF CALIFORNIA

LEGEND:

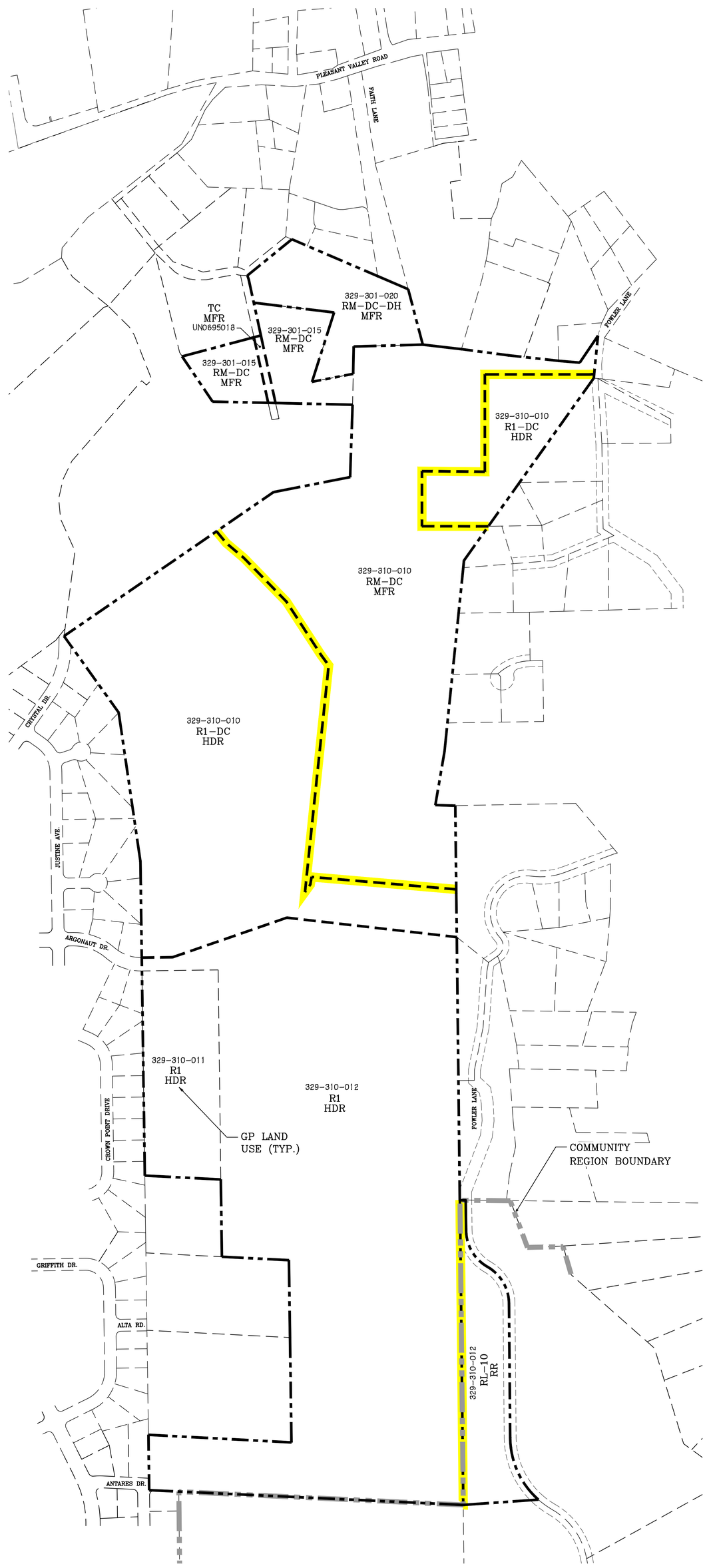
- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- ZONING BOUNDARY
- GENERAL PLAN LAND USE BOUNDARY
- COMMUNITY REGION BOUNDARY

SCALE: 1"=200'

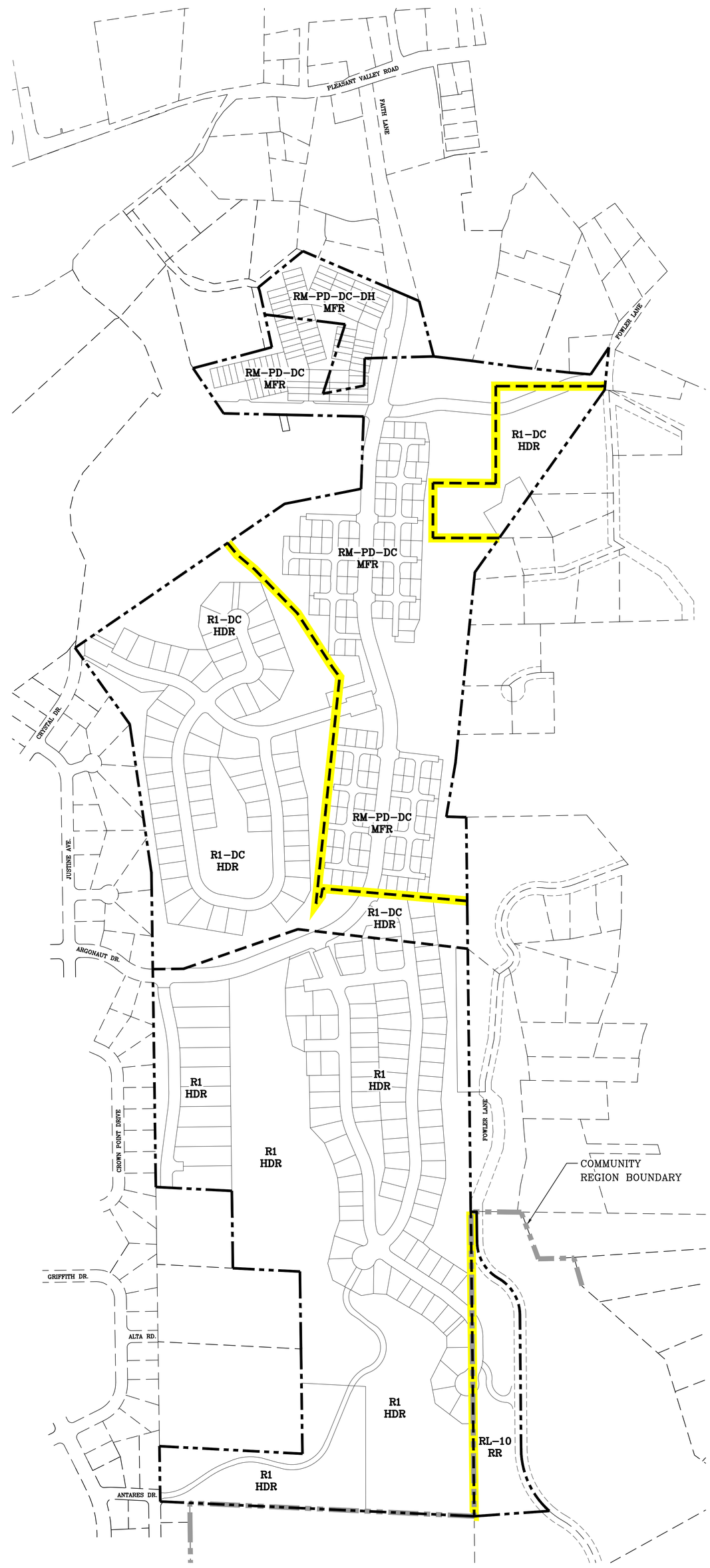
PROPOSED ZONE DISTRICTS	
R1	SINGLE-UNIT RESIDENTIAL
R1-DC	SINGLE-UNIT RESIDENTIAL-DESIGN REVIEW-COMMUNITY
RM-PD-DC	MULTI-UNIT RESIDENTIAL-PLANNED DEVELOPMENT-DESIGN REVIEW-COMMUNITY
RM-PD-DC-DH	MULTI-UNIT RESIDENTIAL-PLANNED DEVELOPMENT-DESIGN REVIEW-COMMUNITY & HISTORIC
RL-10	RURAL LANDS 10 AC MINIMUM

EXISTING ZONE	
RM-DC	36.96 Ac.
RM-DC-DH	4.73 Ac.
R1-DC	36.62 Ac.
R1	58.83 Ac.
RL-10	4.95 Ac.
TC	0.20 Ac.
TOTAL	142.29 Ac.

PROPOSED ZONE	
RM-PD-DC	37.16 Ac.
RM-PD-DC-DH	4.73 Ac.
R1-DC	36.62 Ac.
R1	58.83 Ac.
RL-10	4.95 Ac.
TOTAL	142.29 Ac.



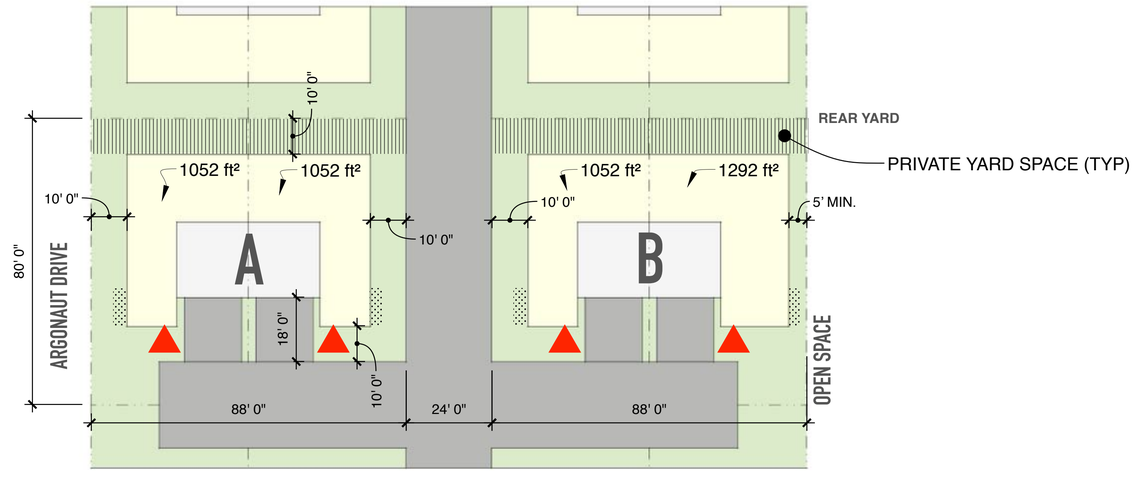
EXISTING ZONING & GENERAL PLAN LAND USE



PROPOSED ZONING

cta Engineering & Surveying
Civil Engineering ▪ Land Surveying ▪ Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 ▪ F (916) 638-2479 ▪ www.ctaes.net

/Users/eamichardson/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/STONEHENGE SPRINGS LLC/21006 DORADO OAKS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/21006 FINAL SD SITE PLAN 24x36L



BUILDING ENVELOPE I GARAGE FRONT LOAD OPTION

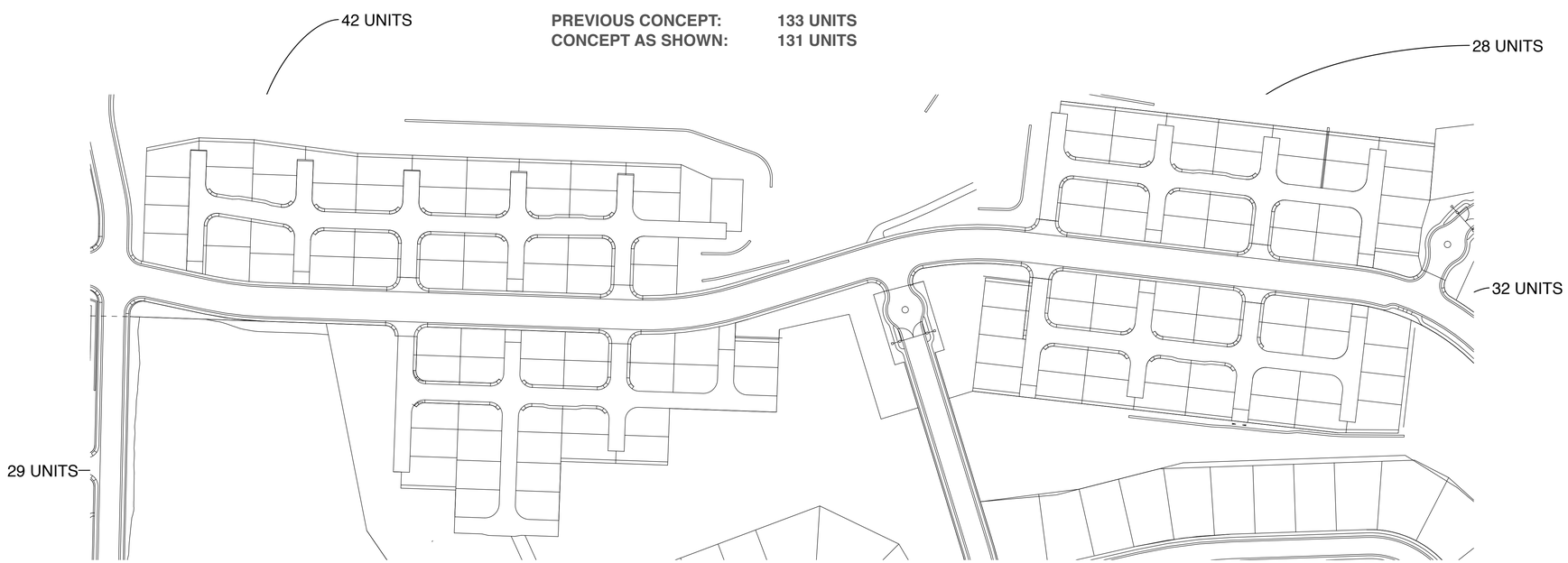
SCALE: 1" = 20"

STORIES	BLDG ENV	ENTRY PORCH	COVERED PATIO	STAIR	ARCH RELIEF	APPROX MAX SF
A						
ONE	1052	50	120			882
TWO	2504	50	120	90	75	2169
B						
ONE	1292	50	120			1122
TWO	2984	50	120	90	75	2649

GARAGE FRONT / ENTRY FRONT OPTION

FRONT: 10' TO LIVING / 18' TO GARAGE
SIDE: 10' STREET FRONT / 5'
REAR: 10'

PREVIOUS CONCEPT: 133 UNITS
CONCEPT AS SHOWN: 131 UNITS



SCHEMATIC SITE PLAN | BUILDING ENVELOPES | ATTACHED HOMES

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DORADO OAKS

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NORTH

0 50 100 200
SCALE: 1" = 100'

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JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A1.1

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SCHEMATIC SITE PLAN | TOWNHOMES

NORTH

0 20 40 80
SCALE: 1" = 40'

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DATE: 07.02.2024

A1.2

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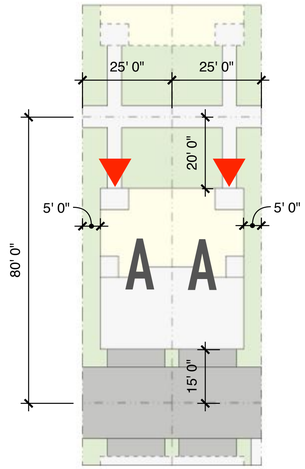
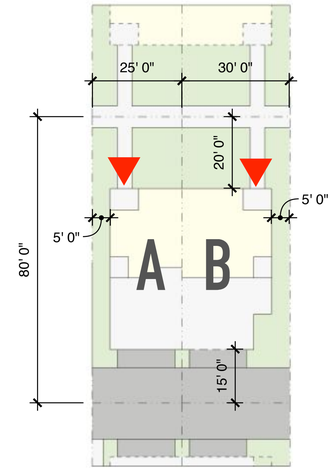


BUILDING ENVELOPE I A-A

SCALE: 1" = 20"

SETBACKS

FRONT: 15'
SIDE: 5' TO PL / 0'
REAR: 20'

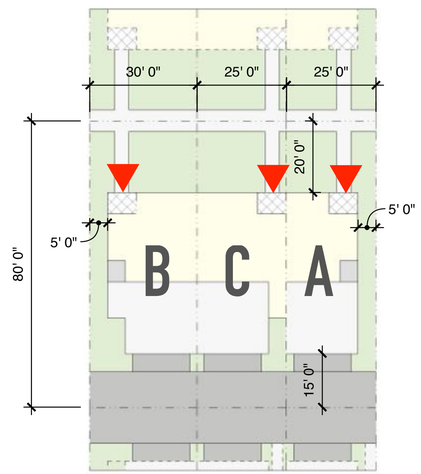


BUILDING ENVELOPE I A-B

SCALE: 1" = 20"

SETBACKS

FRONT: 15'
SIDE: 5' TO PL / 0'
REAR: 20'



BUILDING ENVELOPE I B-C-A

SCALE: 1" = 20"

SETBACKS

FRONT: 15'
SIDE: 5' TO PL / 0'
REAR: 20'

STORIES	BLDG ENV	ENTRY PORCH	COVERED PATIO	STAIR	ARCH RELIEF	APPROX MAX SF
A						
ONE	500	30	48			422
TWO	1400	30	48	90	75	1157
B						
ONE	625	30	48			547
TWO	1650	30	48	90	75	1407
C						
ONE	700	30	48			622
TWO	1800	25	48	90	75	1562

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SCHEMATIC BUILDING ENVELOPES | TOWNHOMES

0 10 20 40

SCALE: 1" = 20'

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A1.3

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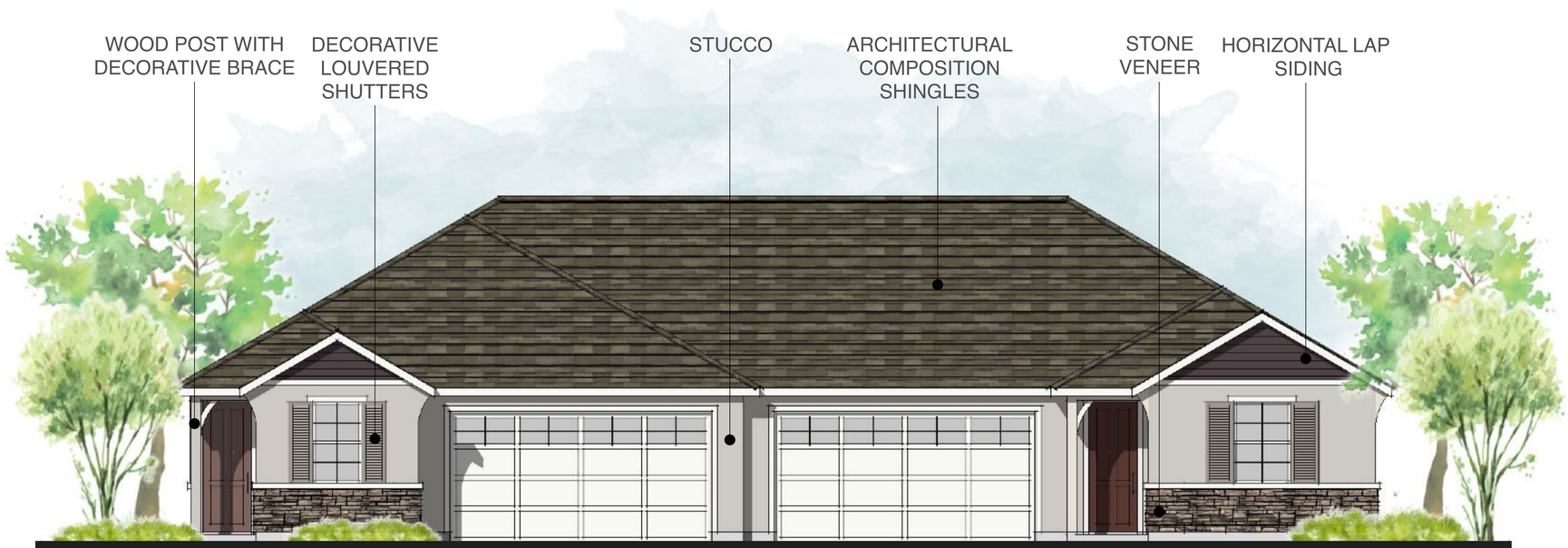

FRONT ELEVATION

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SCHEMATIC ELEVATIONS | ATTACHED HOMES | COTTAGE

0 2 4 8

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

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JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.1

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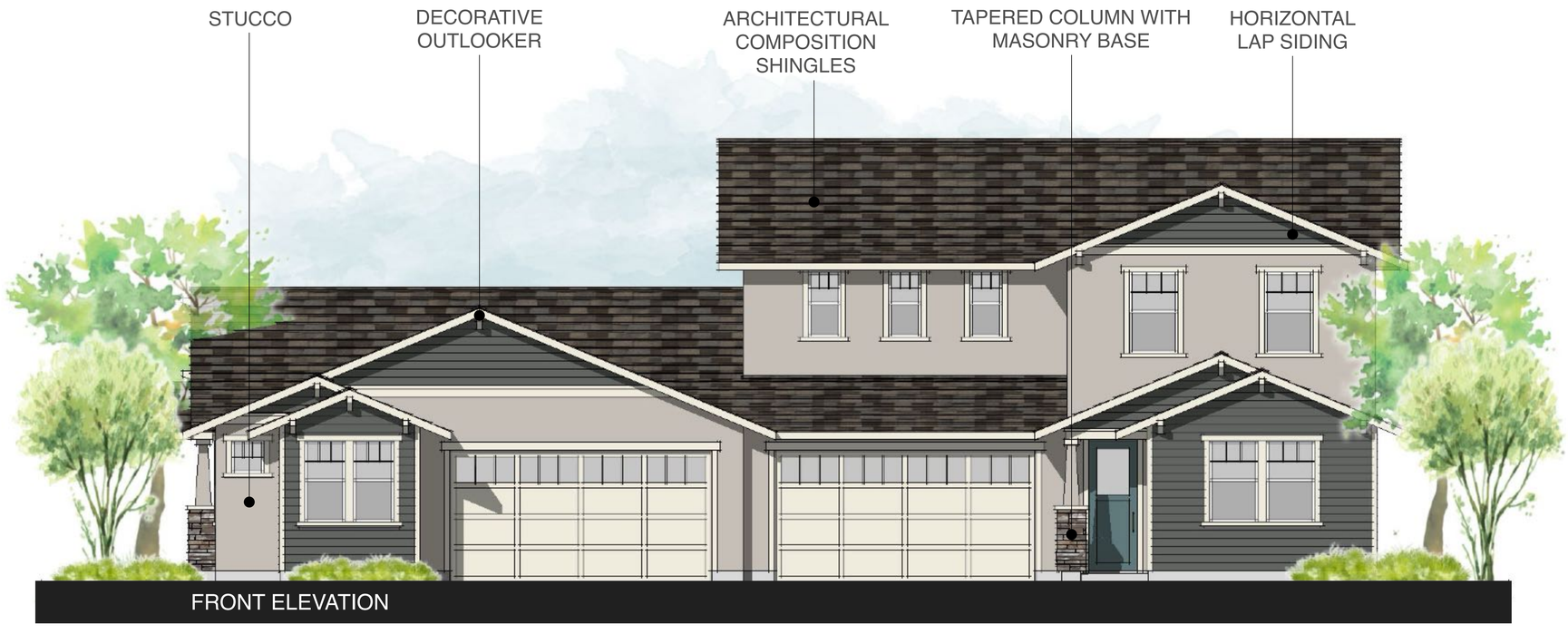

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SCHEMATIC ELEVATIONS | ATTACHED HOMES | CRAFTSMAN

0 2 4 8

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

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A2.2

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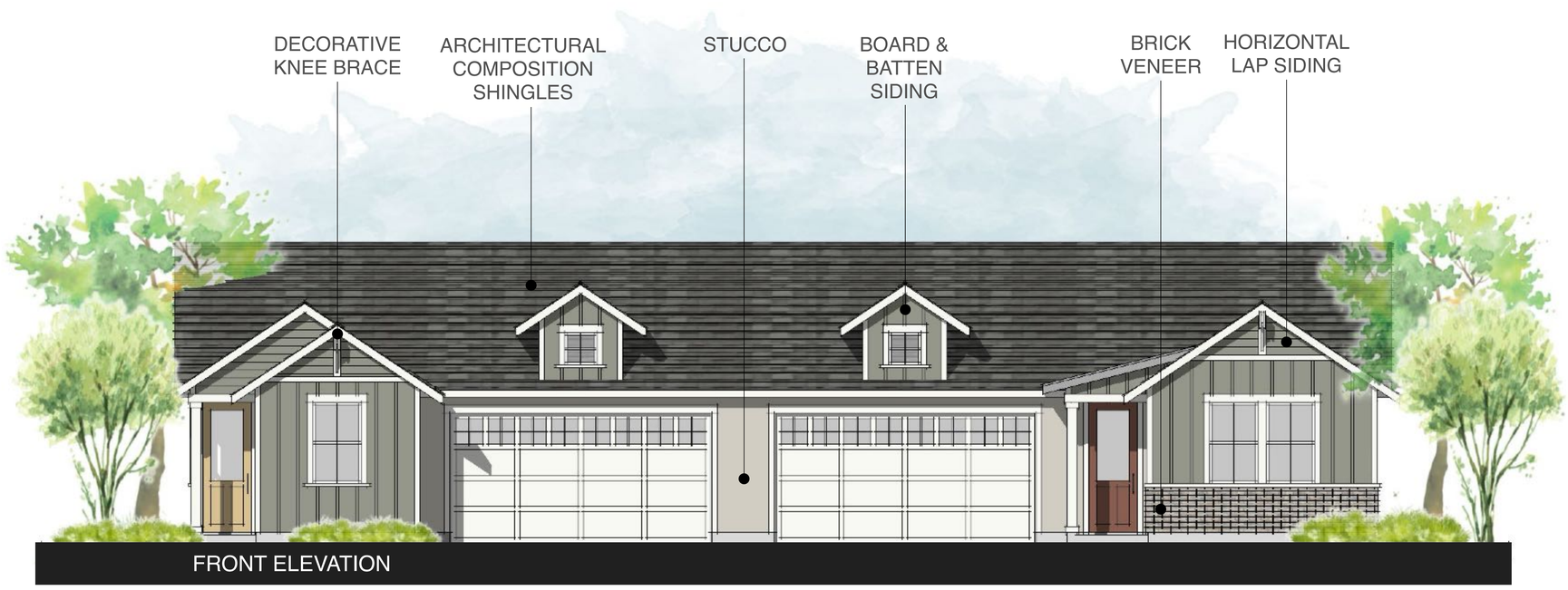

FRONT ELEVATION

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SCHEMATIC ELEVATIONS | ATTACHED HOMES | FARMHOUSE

0 2 4 8

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

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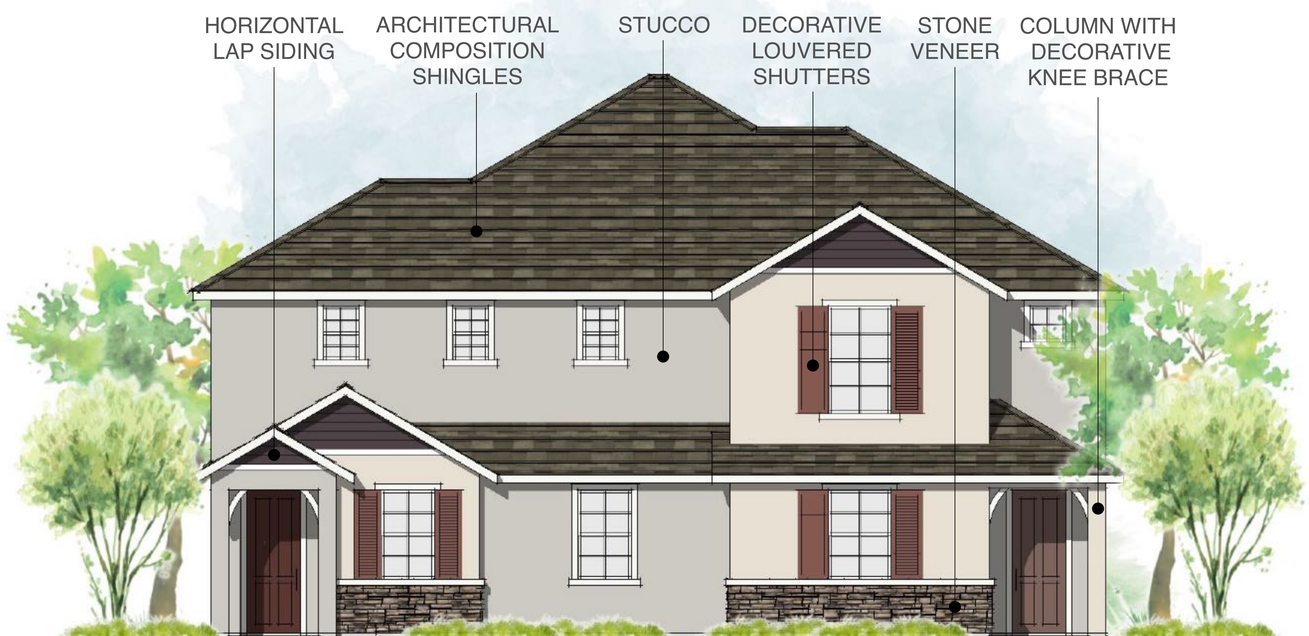

FRONT ELEVATION

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SCHEMATIC ELEVATIONS | TOWNHOMES | COTTAGE

0 2 4 8

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

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FRONT ELEVATION

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SCHEMATIC ELEVATIONS | TOWNHOMES | CRAFTSMAN

0 2 4 8

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

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DATE: 07.02.2024

A2.5

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STONEHENGE
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ATTACHED HOMES STREETSCENE RENDERING

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A2.6

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TOWNHOMES PASEO RENDERING

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JD+A JOB NUMBER: 21006
DATE: 07.02.2024

A2.7