

COLLEGE PARK

ROCKLIN, CA

PRELIMINARY DESIGN REVIEW

JANUARY 21, 2019



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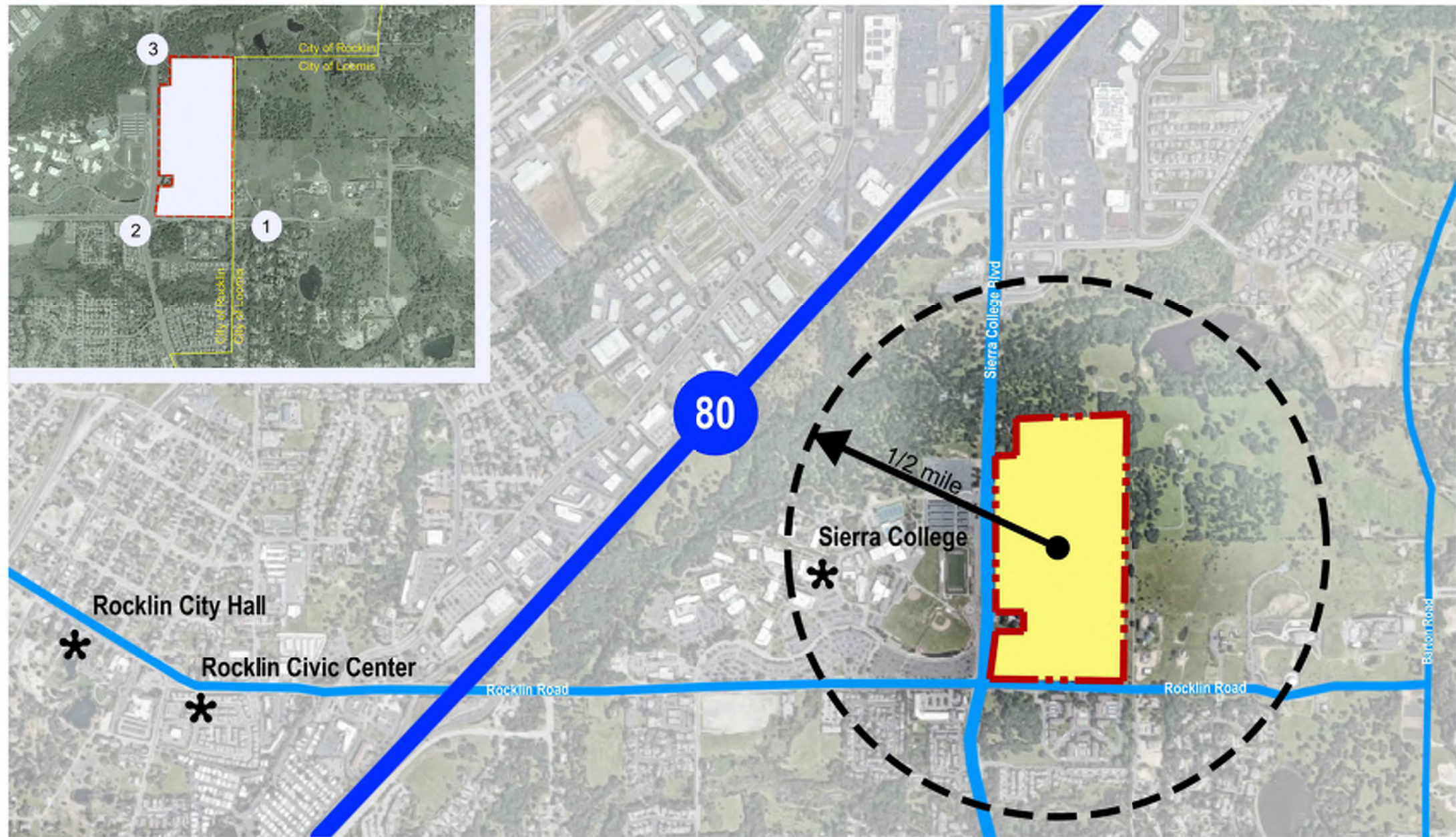
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LANDSCAPE

L#.#	PRELIMINARY LANDSCAPE PLAN - CONDOMINIUM
L#.#	PRELIMINARY LANDSCAPE PLAN - TOWNHOUSE
L#.#	PRELIMINARY LANDSCAPE DETAILS
L#.#	PRELIMINARY NEIGHBORHOOD PARK CONCEPT
L#.#	PRELIMINARY LANDSCAPE PLAN - SIERRA COLLEGE BOULEVARD
L#.#	PRELIMINARY LANDSCAPE PLAN - RECREATION CENTER
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L#.#	PRELIMINARY LANDSCAPE PLAN - SITE A STREET TREE MASTER PLAN
L#.#	PRELIMINARY LANDSCAPE DETAILS





VICINITY MAP



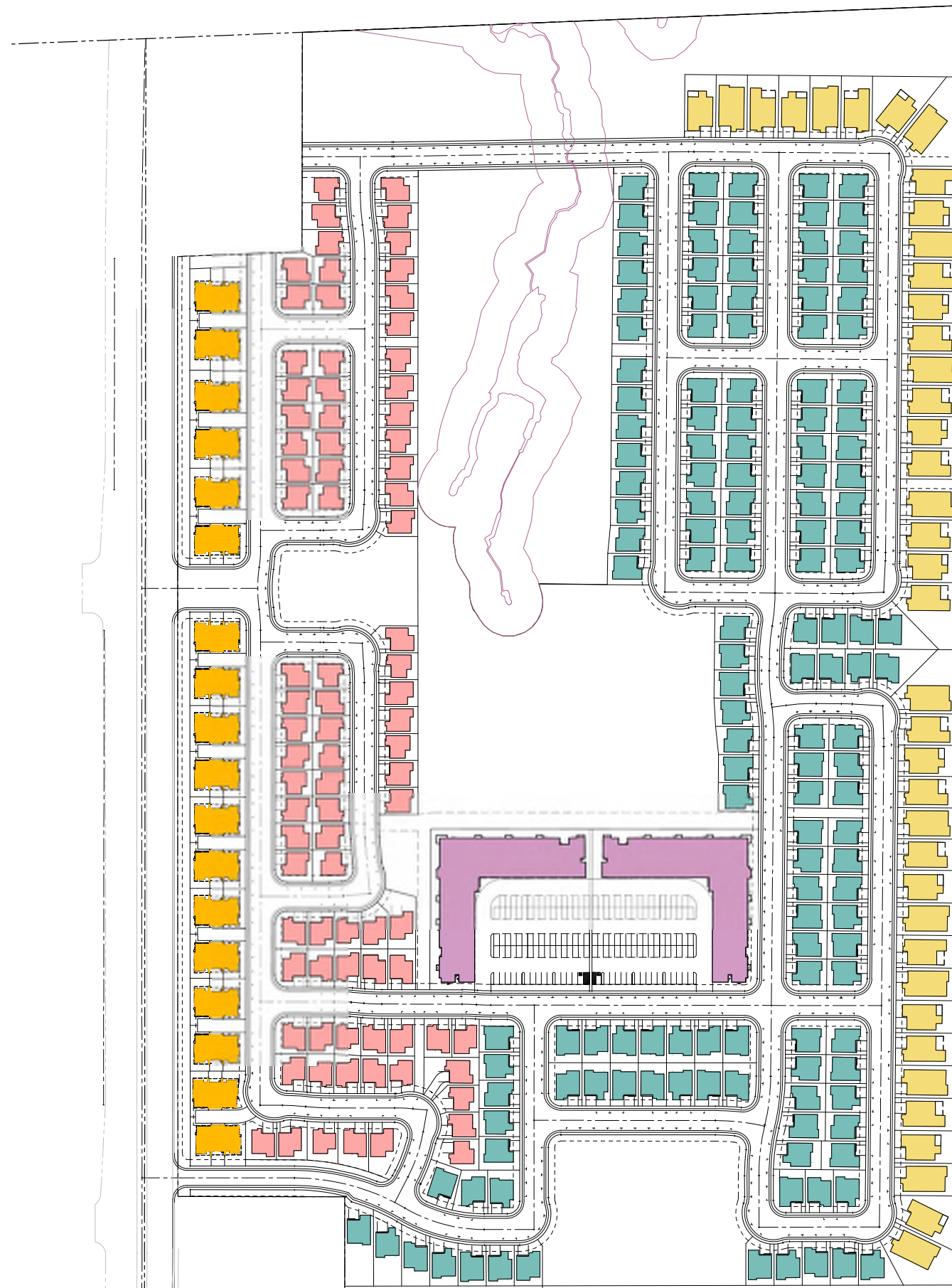
③ VIEW FROM SIERRA COLLEGE BLVD



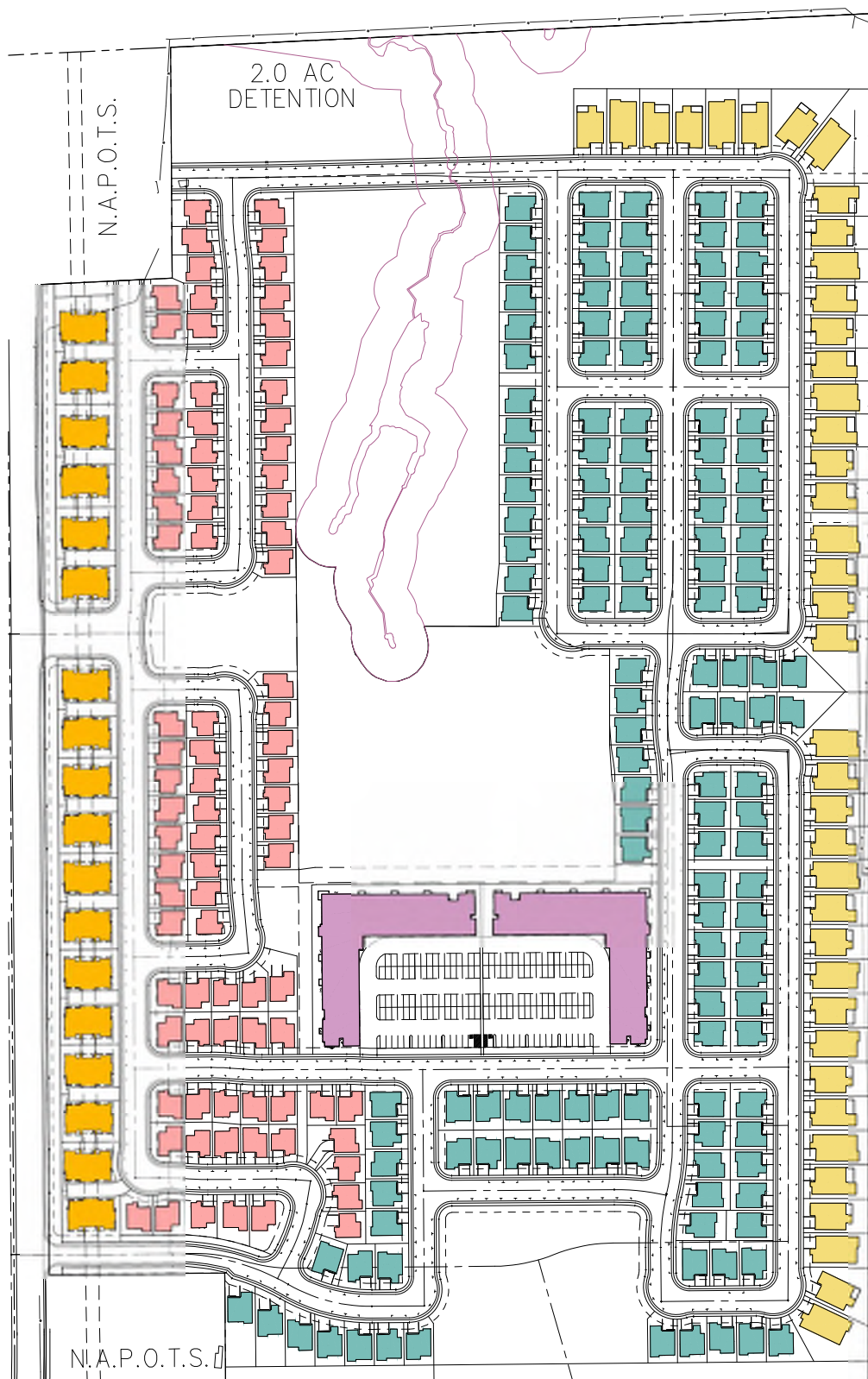
② VIEW FROM CORNER AT SIERRA COLLEGE BLVD & ROCKLIN RD



① VIEW FROM ROCKLIN ROAD



Typology	
■	50x100 SFD
■	45x65 SFD
■	43x60 SFD
■	22x70 SFA
■	Multi-Family



NOTES:
1. REFER TO CIVIL SHEETS FOR ALL PROPERTY LINES, EASEMENTS, SITE DIMENSIONS, ACCESSIBLE UNIT LOCATIONS, ETC.
2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPE DESIGN, DIMENSIONS AND DETAILED INFORMATION.

PROJECT SUMMARY:

GENERAL SITE INFORMATION

ASSESSOR PARCEL # : 045-150-052-000, 045-150-048-000 & 045-150-023-000
SITE AREA (ACRES): 71.4 AC
EXISTING GENERAL PLAN LAND USE DESIGNATION: MIXED USE (MU)
PROPOSED GENERAL PLAN LAND USE DESIGNATION: MIXED USE (MU), MEDIUM DENSITY RESIDENTIAL (MDR), MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR), RECREATION/ CONSERVATION (RC)
EXISTING ZONING DESIGNATION: COMMUNITY COLLEGE (PD-CC)
PROPOSED ZONING DESIGNATION: PLANNED DEVELOPMENT - MIXED USE (PD-MU), MEDIUM DENSITY RESIDENTIAL (PD-MDR), MEDIUM-HIGH DENSITY RESIDENTIAL (PD-MHDR), HIGH DENSITY RESIDENTIAL (PD-HDR), PARK (PD-P), OPEN SPACE (PD-OS)

DETAILED UNIT SUMMARY

CONDOMINIUMS

Condo Unit	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
P1-A	1bed/1bath		7 du	7%	692 sf	4,844 sf
P1-B	1bed/1bath		8 du	8%	716 sf	5,728 sf
P2-A	2bed/2bath		32 du	32%	1,150 sf	36,800 sf
P2-B	2bed/2.5bath		20 du	20%	1,352 sf	27,040 sf
P2-C	2bed/Den/2.5bath		24 du	24%	1,430 sf	34,320 sf
P3-A	3bed/2bath		8 du	8%	1,559 sf	12,472 sf
Sub-total			99 du	100%		121,204 sf
Average unit size					1224 sf	

SFA 3-PLEX

SFA 3-Plex Unit	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	4-bed/3.5 bath	side x side	18 du	33%	2,100 sf	37,800 sf
Plan 2	4-bed/3.5 bath	side x side	18 du	33%	2,230 sf	40,140 sf
Plan 3	4-bed/3.5 bath	side x side	18 du	33%	2,448 sf	44,064 sf
Sub-Total			54 du	100%		122,004 sf
Average unit size					2259 sf	

SFD

SFD 50X100 Lot	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	4bed/3bath/Opt. Den	side x side	48 du	48%	2,150 sf	103,200 sf
Plan 2	3bed/3bath/bonus	side x side	47 du	47%	2,907 sf	136,629 sf
Plan 3	4bed/3bath/bonus	side x side	51 du	52%	3,328 sf	169,728 sf
Sub-total			146 du	147%		409,557 sf
Average unit size					2,805 sf	

SFD 45X65 Lot	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	3bed/3bath/bonus	side x side	49 du	49%	2,058 sf	100,842 sf
Plan 2	3bed/3bath/bonus	side x side	49 du	49%	2,248 sf	110,152 sf
Plan 3	4bed/3bath/bonus	side x side	49 du	49%	2,445 sf	119,805 sf
Sub-total			147 du	148%		330,799 sf
Average unit size					2,250 sf	

SFD 43X60 Lot	Description	Garage	Approx # of Units	%	Approx SF	Overall SF
Plan 1	3bed/2.5bath	side x side	28 du	28%	1,707 sf	47,796 sf
Plan 2	3bed/2.5bath/loft	side x side	28 du	28%	1,963 sf	54,964 sf
Plan 3	4bed/3bath/loft	side x side	28 du	28%	2,079 sf	58,212 sf
Sub-total			84 du	85%		160,972 sf
Average unit size					1,916 sf	

OVERALL UNIT SUMMARY

Project Summary		
Typology	# of DU	%
50x100 SFD	40	9%
45x65 SFD	146	34%
43x60 SFD	86	20%
22x70 SFA	54	13%
Multi-Family	99	23%
Total Units	425	100%

PARKING SUMMARY

CONDOMINIUMS

Parking Provided (Condominiums)	
Open Garage	53 spaces
Carports	138 spaces
On-site guest Parking	31 spaces
Total On-site Parking	222 spaces
On-Street	30 spaces
Total Parking Provided:	252 spaces
Overall Parking Ratio	2.5 spaces/du

SFA 3-PLEX

Parking Provided (SFA 3-Plex)	
Side by side	108 spaces
On-Street	45 spaces
Total Parking Provided:	153 spaces
Overall Parking Ratio	2.8 spaces/du

SFD

Parking Provided (SFD)	
Side by side	544 spaces
Driveway	544 spaces
On-Street	375 spaces
Total Parking Provided:	1463 spaces
Overall Parking Ratio	5.4 spaces/du

R3 - SFA 3-PLEX:

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:
2016 CALIFORNIA BUILDING CODE (CBC), TITLE 24, PART 2
2016 CALIFORNIA RESIDENTIAL CODE (CRC), TITLE 24, PART 2.5
2016 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24, PART 3
2016 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24, PART 4
2016 CALIFORNIA PLUMBING CODE (CPC), TITLE 24, PART 5
2016 CALIFORNIA ENERGY CODE (CEnc), TITLE 24, PART 6
2016 CALIFORNIA FIRE CODE (CFC) TITLE 24, PART 9
2016 CALIFORNIA GREEN BUILDING CODE (CAL GREEN), TITLE 24, PART 11
CITY OF ROCKLIN MUNICIPAL ORDINANCE
PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS
NFPA 13D, - AUTOMATIC SPRINKLER SYSTEMS (AMENDED BY CSFM)
NFPA 24, - PRIVATE FIRE SERVICE MAINS
NFPA 72, - NATIONAL FIRE ALARM CODE (AMENDED BY CSFM)
REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

TYPE V-B CONSTRUCTION

OCCUPANCY GROUP: (CRC R302.2)	R-3 ATTACHED FEE-SIMPLE TOWNHOUSES U PRIVATE GARAGES
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	NFPA 13D OR CRC SECTION R313.3 NFPA 13D PER R309.6 FOR ATTACHED GARAGES
FIRE ALARM SYSTEM:	NFPA 72 (DEFERRED SUBMITTAL)
ALLOWABLE HEIGHT: (CBC TABLE 504.3 & SEC. 504.2)	3 STORIES, AND <40 FEET
ACTUAL HEIGHT:	<40 FEET (SEE ELEVATIONS)
ALLOWABLE STORIES: (CBC TABLE 504.3 & SEC. 504.4)	3 STORIES
ALLOWABLE FLOOR AREA:	R-3 UNLIMITED PER CBC TABLE 506.2 U PRIVATE GARAGES <1,000 S.F. PER CBC 406.3.1 THE AREA IS THE SUM OF AREAS ON EACH LEVEL MEASURED AT FLOOR LEVEL TO THE EXTERIOR SIDE OF STUD OF THE OUTSIDE WALL, EXCLUSIVE OF VENT SHAFTS AND COURTS, AND PERMITTED PROJECTIONS CALCULATED IN ACCORDANCE WITH 2016 CRC CHAPTER 2 (LIVING SPACE AND OCCUPIED SPACE) AND IRC 2015 CODE COMMENTARY. THE ALLOWABLE AREA IS UNLIMITED FOR R-3 CLASSIFIED TOWNHOUSES PER CBC TABLE 506.2. EACH PRIVATE GARAGE CLASSIFIED AS GROUP U SHALL NOT EXCEED 1,000 SQUARE FEET PER CBC 406.3.1. ONLY ONE EXIT IS REQUIRED FOR R-3 CLASSIFIED TOWNHOUSES NOT MORE THAN THREE STORES PER 2013 CRC. THE THIRD FLOOR STAIRWAY IS WITHIN THE 50 FOOT MAXIMUM TRAVEL DISTANCE IN ACCORDANCE WITH CRC SECTION R311.4. THE AREAS INDICATED HEREIN ARE FOR THE PURPOSE OF BUILDING DEPARTMENT SUBMITTAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION ESTIMATES, ENERGY CALCULATIONS, SALES AND MARKETING LITERATURE, OR ANY OTHER PURPOSES. AREA CALCULATIONS FOR THESE PLANS WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE AREA OF THE TOWNHOUSE AS BUILT. ANY AREA CALCULATIONS PROVIDED OTHER THAN THOSE MANDATED BY 2016 CRC SHALL BE NOTED AS TO THEIR METHOD OF CALCULATION AND PURPOSE FOR INCLUSION. DWELLING SEPARATIONS: (CRC R302.2) GARAGE SEPARATIONS: (CRC TABLE R302.6) FIRE RESISTIVE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (PER CRC R302.1(2)) MAXIMUM AREA OF EXTERIOR WALL OPENINGS: FIRE RESISTIVE RATING REQUIREMENTS FOR PROJECTIONS BASED ON FIRE SEPARATION DISTANCE: (PER CRC TABLE R302.1(2)) PER CRC R302.2 EACH TOWNHOUSE SHALL BE CONSIDERED A SEPARATE BUILDING AND SHALL BE SEPARATED BY FIRE-RESISTANCE-RATED WALL ASSEMBLIES MEETING THE REQUIREMENTS OF SEC. R302.1 FOR EXTERIOR WALLS. (2013 CRC R302.2 WITH EXCEPTION) FROM THE RESIDENCE & ATTIC - NOT LESS THAN 5/8-INCH GYPSUM BOARD OR EQUIVALENT FROM ALL HABITABLE ROOMS ABOVE THE GARAGE OR CARPORTS - NOT LESS THAN 5/8-INCH TYPE-X GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE. STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION - NOT LESS THAN 5/8-INCH GYPSUM BOARD OR EQUIVALENT. GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT - NOT LESS THAN 5/8-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THE AREA. WALLS WITH A FIRE SEPARATION DISTANCE > 3' FOR TYPE VB CONSTRUCTION AND R-3 OCCUPANCY SHALL BE ZERO HOUR RATED (0) (NON-RATED) WALLS WITH A FIRE SEPARATION DISTANCE < 3' FOR TYPE VB CONSTRUCTION AND R-3 OCCUPANCY SHALL BE ONE-HOUR RATED (1) (1-HOUR) REFER TO SITE PLAN, SHEET A1.0.0 FOR SEPARATION DISTANCES. FIRE SEPARATION DISTANCE > 3' SHALL BE UNLIMITED (UNPROTECTED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED REFER TO SITE PLAN, SHEET A1.0.0 FOR FIRE SEPARATION DISTANCES. FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO HOUR RATED (0) (NON-RATED) FIRE SEPARATION DISTANCE 2' < 3' SHALL BE 1-HOUR ON THE UNDERSIDE REFER TO SITE PLAN, SHEET A1.0.0 FOR FIRE SEPARATION DISTANCES.

ACCESSIBILITY

APPLICATION: (PER CRC R320.1)	MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS.
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R2 - CONDOMINIUMS:

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:
2016 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
2016 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
2016 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
2016 CALIFORNIA ENERGY CODE PART 6, TITLE 24
2016 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
2016 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11
CITY OF ROCKLIN MUNICIPAL ORDINANCE
PARTIAL LIST OF APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS APPLICABLE TO ALL BUILDING TYPES:
NFPA 13, - AUTOMATIC SPRINKLER SYSTEMS (AMENDED BY CSFM)
NFPA 24, - PRIVATE FIRE SERVICE MAINS
NFPA 72, - NATIONAL FIRE ALARM CODE (AMENDED BY CSFM)
REFER TO CBC CHAPTER 35 FOR ADDITIONAL STANDARDS NOT PROVIDED ON THIS LIST.

TYPE V-A CONSTRUCTION

OCCUPANCY GROUP: (CRC R302.2)	R-2 RESIDENTIAL B SMALL ASSEMBLY (<710 SQ. FT.) S-2 OPEN GARAGE U UTILITY
CONSTRUCTION TYPE:	V-A
FIRE SPRINKLERS:	NFPA 13 PER CFC SECTION 903.1.1/CBC TABLES 504.3 & 506.2 PER CFC SECTION D106. EXCEPTION: PROJECTS HAVING UP TO 200 DWELLING UNITS MAY HAVE A SINGLE FIRE APPARATUS ACCESS ROAD WHEN ALL BUILDINGS, INCLUDING NON-RESIDENTIAL OCCUPANCIES, ARE EQUIPPED THROUGHOUT WITH APPROVED AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH SECTION 903.1.1 OR 903.1.2
ALLOWABLE HEIGHT:	<70 FEET
ACTUAL HEIGHT:	<70 FEET (SEE ELEVATIONS)
ALLOWABLE STORIES: (CBC TABLE 504.3 & SEC. 504.4)	4 STORIES (WITHOUT AREA INCREASE)
ALLOWABLE AREA:	SEE SHEET A 1.2.1 FOR "ALLOWABLE AREA"
ALLOWABLE FLOOR AREA:	1-HOUR RATED CONSTRUCTION IS REQUIRED FOR PRIMARY STRUCTURAL FRAME, EXTERIOR WALLS AND INTERIOR BEARING WALLS, FLOOR ASSEMBLIES AND ASSOCIATED SECONDARY MEMBERS, AND ROOF CONSTRUCTION.
FIRE RESISTIVE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (TABLE 602)	BEARING WALLS, AND PRIMARY STRUCTURAL ELEMENTS SHALL BE PROTECTED COMPLYING WITH CBC SECTION 704.
MAXIMUM AREA OF EXTERIOR WALL OPENINGS:	REFER TO SITE PLAN, FOR ACTUAL DIMENSIONS BETWEEN BUILDINGS UNPROTECTED, SPRINKLERED - PER C.B.C. TABLE 705.8 SEE SITE PLAN FOR FIRE SEPARATION DISTANCE AND ACTUAL AREA OF OPENINGS IN EXTERIOR WALLS.
DWELLING UNIT SEPARATION:	1-HOUR FIRE PARTITION AND / OR 1-HOUR HORIZONTAL ASSEMBLY PER CBC SECTION 420

ACCESSIBILITY

APPLICATION: (PER CRC R320.1)	ALL COVERED MULTIFAMILY DWELLING UNITS SHALL BE ADAPTABLE AND ACCESSIBLE INTO AND THROUGHOUT THE DWELLING UNIT PER PROVISIONS DESCRIBED IN CHAPTER 11A - DIVISION IV. IN BUILDINGS WITH ONE OR MORE ELEVATOR, ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH DIVISION IV. ALL BUILDINGS ARE REQUIRED TO HAVE AN ACCESSIBLE ENTRANCE PER CBC 1106A.
CBC 11A - DIVISION IV:	ALL DWELLING UNITS REQUIRED TO BE ADAPTABLE AND ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING SECTIONS: 1130A ACCESSIBLE ROUTE 1131A CHANGES IN LEVEL IN ACCESSIBLE ROUTE 1132A DOORS 1133A KITCHENS 1134A BATHING AND TOILET FACILITIES 1135A LAUNDRY ROOMS 1136A ELECTRICAL RECEPTACLE, SWITCH, AND CONTROL HEIGHTS



ALLOWABLE AREA
R2 CONDOMINIUMS

ALLOWABLE AREA PER STORY CALCULATION FOR MIXED-OCCUPANCY MULTI-STORY BUILDING (CBC SEC 506.2.4)

A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET (70m²) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

WEIGHTED FRONTAGE WIDTH CALCULATION (CBC SEC 506.3.2):
W = (L1 x W1 + L2 x W2 + L3 x W3...) / F
W = (WIDTH: WEIGHTED AVERAGE) = CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET)
L_n = LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
W_n = WIDTH (≥ 20') OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL.
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20' OR MORE

FRONTAGE INCREASE CALCULATION (CBC SEC 506.3.3):
I_f = [F/P - 0.25] W/30
I_f = AREA FACTOR INCREASE DUE TO FRONTAGE.
F = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING MINIMUM DISTANCE OF 20'
P = PERIMETER OF ENTIRE BUILDING (FEET)
W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FEET) IN ACCORDANCE WITH SEC 506.3.2

ALLOWABLE AREA PER STORY CALCULATION (CBC SEC 506.2.4):
A₀ = [A_f + (NS x I_f)]
A₀ = ALLOWABLE BUILDING AREA PER STORY (SQUARE FEET)
A_f = TABULAR BUILDING AREA PER STORY PER TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR PER TABLE 506.2
I_f = AREA INCREASE FACTOR DUE TO FRONTAGE PER 506.3

BUILDING AREA: PER CBC SECTION 506.2.4 (EQUATION 5-3)

BUILDING A

LEVEL	R-2 (IN SQ. FT.) CONDITIONED	R-2 (IN SQ. FT.) UNCONDITIONED	R-2 (IN SQ. FT.) COMMON SPACE	TOTAL R-2	B (IN SQ. FT.) AMENITY	S-2 (IN SQ. FT.) OPEN GARAGE	U (IN SQ. FT.) UTILITY	FLOOR TOTAL (NET)	FLOOR TOTAL (GROSS)
1	9,067	506	4,219	13,891	687	6,511	1,415	22,504	23,545
2	17,063	1,194	3,294	21,551			329	21,880	22,773
3	17,063	1,194	3,294	21,551			329	21,880	22,773
4	17,063	1,194	3,294	21,551			329	21,880	22,773
TOTAL BY OCC	60,256	4,188	14,101	78,544	687	6,511	2,402	88,144	91,894

BUILDING B

LEVEL	R-2 (IN SQ. FT.) CONDITIONED	R-2 (IN SQ. FT.) UNCONDITIONED	R-2 (IN SQ. FT.) COMMON SPACE	TOTAL R-2	S-2 (IN SQ. FT.) OPEN GARAGE	U (IN SQ. FT.) UTILITY	FLOOR TOTAL (NET)	FLOOR TOTAL (GROSS)
1	9,759	684	4,219	14,662	6,511	1,415	22,588	23,545
2	17,063	1,194	3,294	21,551		329	21,880	22,773
3	17,063	1,194	3,294	21,551		329	21,880	22,773
4	17,063	1,194	3,294	21,551		329	21,880	22,773
TOTAL BY OCC	60,948	4,266	14,101	79,315	6,511	2,402	88,228	91,894

BUILDING A

R-2 MIXED-OCCUPANCY ALLOWABLE AREA (Eq 5-3)
A₀ = {A_f + (NS x I_f)}
A₀ = 36,000 + [12,000 x 0.60]
A₀ = 43,250

B OCCUPANCY ALLOWABLE AREA (Eq 5-3)
A₀ = {A_f + (NS x I_f)}
A₀ = 54,000 + [18,000 x 0.60]
A₀ = 64,875

S-2 OCCUPANCY ALLOWABLE AREA (Eq 5-3)
A₀ = {A_f + (NS x I_f)}
A₀ = 63,000 + [21,000 x 0.60]
A₀ = 75,687

U OCCUPANCY ALLOWABLE AREA (Eq 5-3)
A₀ = {A_f + (NS x I_f)}
A₀ = 27,000 + [9,000 x 0.60]
A₀ = 32,437

BUILDING B

R-2 MIXED-OCCUPANCY ALLOWABLE AREA (Eq 5-3)
A₀ = {A_f + (NS x I_f)}
A₀ = 36,000 + [12,000 x 0.60]
A₀ = 43,250

S-2 OCCUPANCY ALLOWABLE AREA (Eq 5-3)
A₀ = {A_f + (NS x I_f)}
A₀ = 63,000 + [21,000 x 0.60]
A₀ = 75,687

U OCCUPANCY ALLOWABLE AREA (Eq 5-3)
A₀ = {A_f + (NS x I_f)}
A₀ = 27,000 + [9,000 x 0.60]
A₀ = 32,437

WEIGHTED FRONTAGE WIDTH CALCULATION

W = (L1 x W1 + L2 x W2 + L3 x W3...) / F
W = (230 x 30 + 231 x 30 + 177 x 30 + 187 x 30 + 55 x 30) / 883
W = 32

FRONTAGE INCREASE CALCULATION

I_f = [F/P - 0.25] W/30
I_f = (863 / 1012 - 0.25) * 30 / 30
I_f = 0.60

LEVEL 1:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+ U ACTUAL U ALLOWABLE (Eq. 5-3)	+ S-2 ACTUAL S-2 ALLOWABLE (Eq. 5-3)	+ B ACTUAL B ALLOWABLE (Eq. 5-3)	<1
LEVEL 2:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+ U ACTUAL U ALLOWABLE (Eq. 5-3)			<1
LEVEL 3:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+ U ACTUAL U ALLOWABLE (Eq. 5-3)			<1
LEVEL 4:	R-2 ACTUAL R-2 ALLOWABLE (Eq. 5-3)	+ U ACTUAL U ALLOWABLE (Eq. 5-3)			<1
TOTAL SUM OF RATIOS:					<2





FRONT PERSPECTIVE

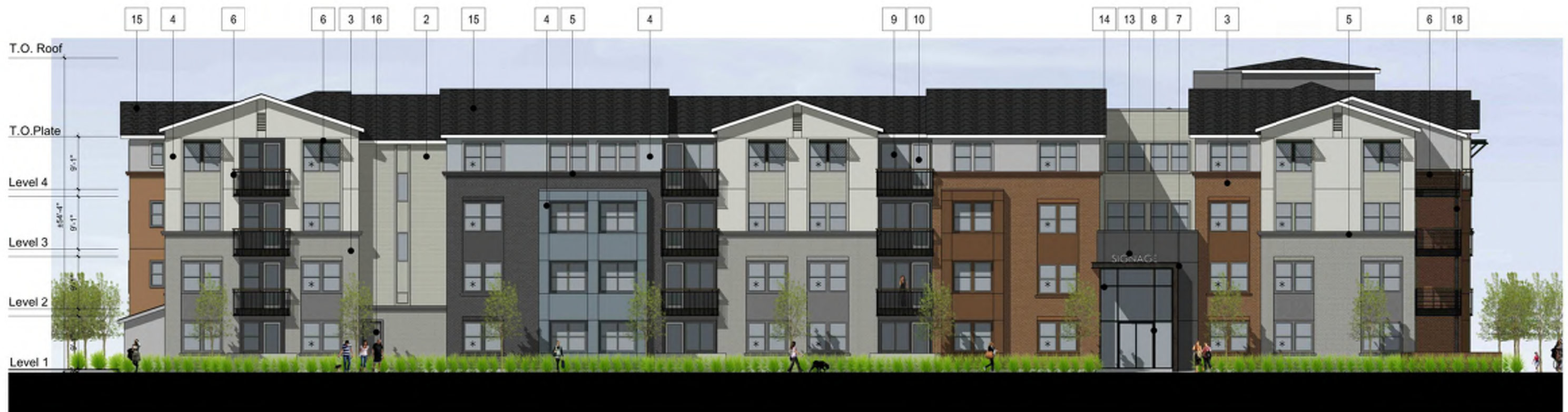
MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
12. Unit Address
13. Signage
14. Storefront Windows
15. Composition Shingle Roof
16. Exit Door
17. Structural Column
18. Metal Column
19. Solar Carports

✱ Egress window for emergency escape

Notes:

Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



FRONT ELEVATION



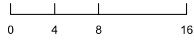
SIDE PERSPECTIVE

- MATERIAL LEGEND:
- 1. Wood Look Siding
 - 2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
 - 3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
 - 4. Stucco
 - 5. High Density Foam Trim
 - 6. Metal Railing/ Awning
 - 7. Canopy
 - 8. Entry Door
 - 9. Vinyl Window
 - 10. Vinyl Door
 - 11. Metal Garage Door
 - 12. Unit Address
 - 13. Signage
 - 14. Storefront Windows
 - 15. Composition Shingle Roof
 - 16. Exit Door
 - 17. Structural Column
 - 18. Metal Column
 - 19. Solar Carports
- ✱ Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



RIGHT ELEVATION

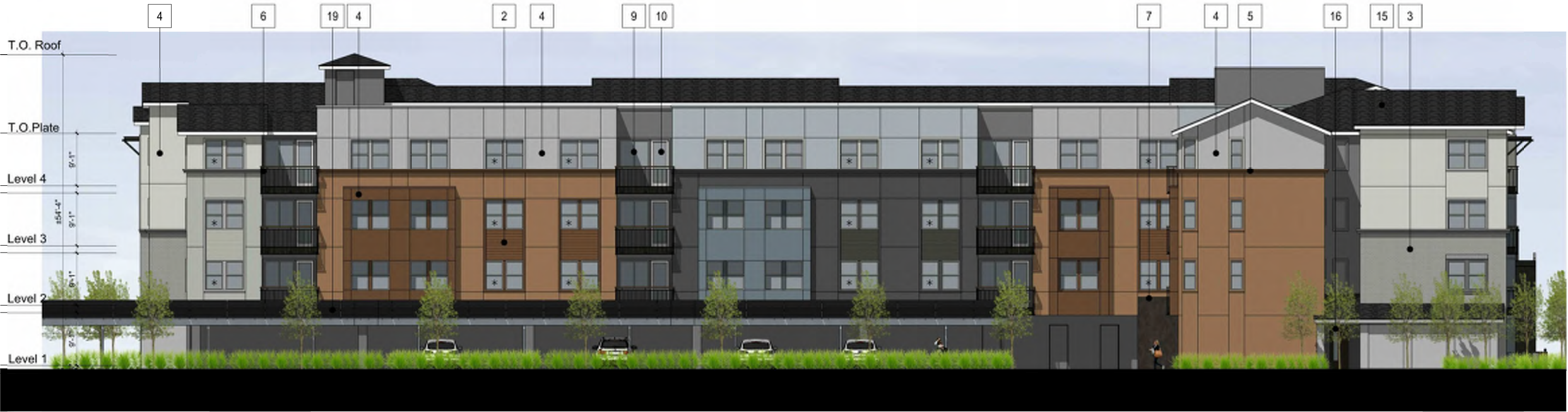




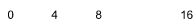
REAR PERSPECTIVE

- MATERIAL LEGEND:
- 1. Wood Look Siding
 - 2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
 - 3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
 - 4. Stucco
 - 5. High Density Foam Trim
 - 6. Metal Railing/ Awning
 - 7. Canopy
 - 8. Entry Door
 - 9. Vinyl Window
 - 10. Vinyl Door
 - 11. Metal Garage Door
 - 12. Unit Address
 - 13. Signage
 - 14. Storefront Windows
 - 15. Composition Shingle Roof
 - 16. Exit Door
 - 17. Structural Column
 - 18. Metal Column
 - 19. Solar Carports
- ✱ Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



LEFT ELEVATION





REAR PERSPECTIVE

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
12. Unit Address
13. Signage
14. Storefront Windows
15. Composition Shingle Roof
16. Exit Door
17. Structural Column
18. Metal Column
19. Solar Carports

✱ Egress window for emergency escape

Notes:

Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



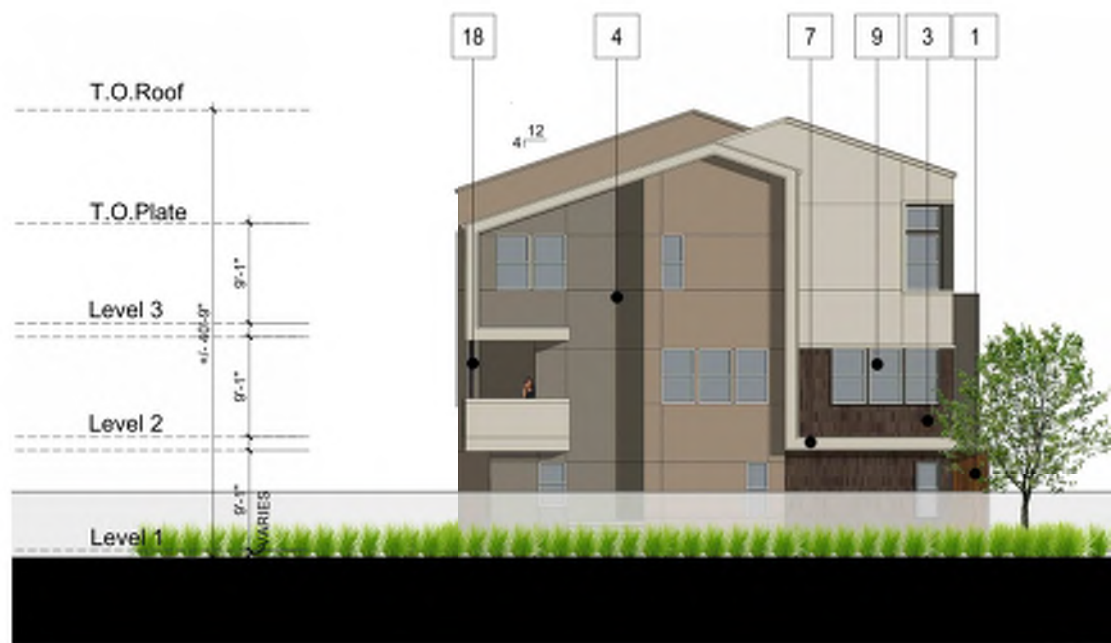
REAR ELEVATION



REAR / LEFT PERSPECTIVE



FRONT / LEFT PERSPECTIVE



LEFT



FRONT

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
12. Unit Address
13. Signage
14. Storefront Windows
15. Composition Shingle Roof
16. Exit Door
17. Structural Column
18. Metal Column
19. Solar Carports

✕ Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



OVERALL VIEW



FRONT / RIGHT PERSPECTIVE

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
12. Unit Address
13. Signage
14. Storefront Windows
15. Composition Shingle Roof
16. Exit Door
17. Structural Column
18. Metal Column
19. Solar Carports



Egress window for emergency escape

Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



RIGHT



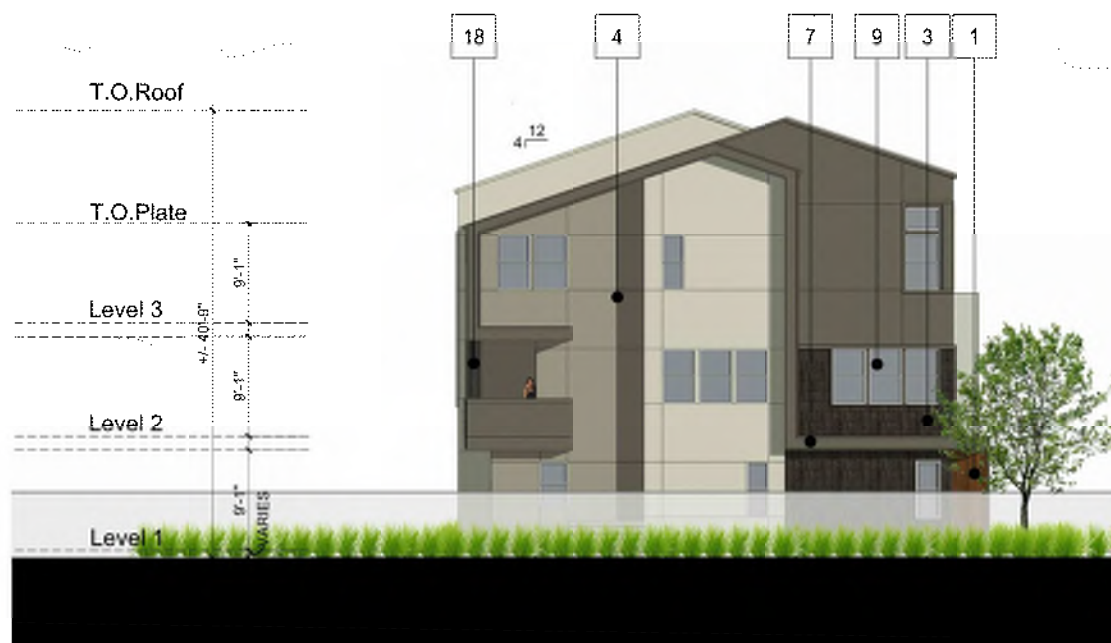
REAR



REAR / LEFT PERSPECTIVE



FRONT / LEFT PERSPECTIVE



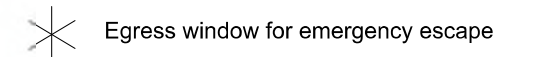
LEFT



FRONT

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
12. Unit Address
13. Signage
14. Storefront Windows
15. Composition Shingle Roof
16. Exit Door
17. Structural Column
18. Metal Column
19. Solar Carports



Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



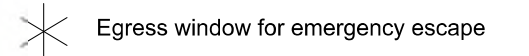
OVERALL VIEW



FRONT / RIGHT PERSPECTIVE

MATERIAL LEGEND:

1. Wood Look Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
4. Stucco
5. High Density Foam Trim
6. Metal Railing/ Awning
7. Canopy
8. Entry Door
9. Vinyl Window
10. Vinyl Door
11. Metal Garage Door
12. Unit Address
13. Signage
14. Storefront Windows
15. Composition Shingle Roof
16. Exit Door
17. Structural Column
18. Metal Column
19. Solar Carports



Notes:
Refer to Landscape Sheets for Landscape design, dimensions, and detailed information



RIGHT



REAR



ELEVATION '1A'



ELEVATION '1B'



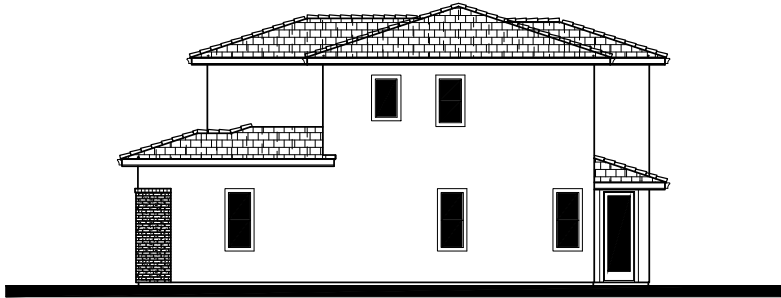
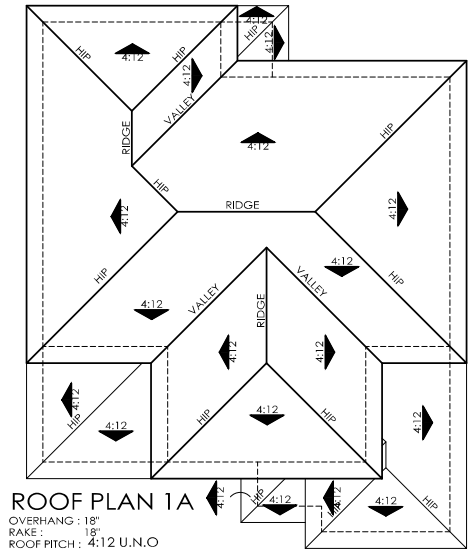
ELEVATION '1C'

1A

Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer

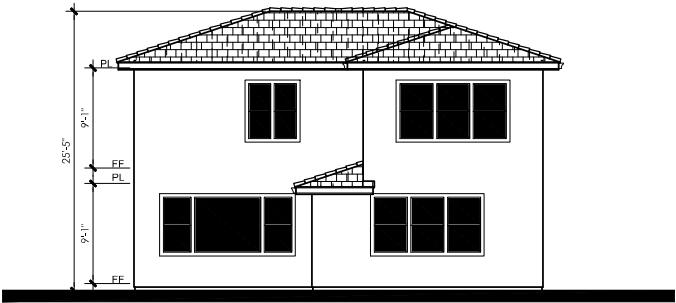


FRONT ELEVATION - 1A



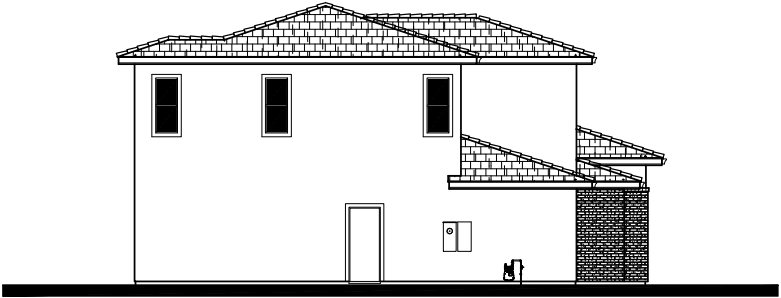
RIGHT ELEVATION

Scale: 1/8" = 1'-0"



REAR ELEVATION

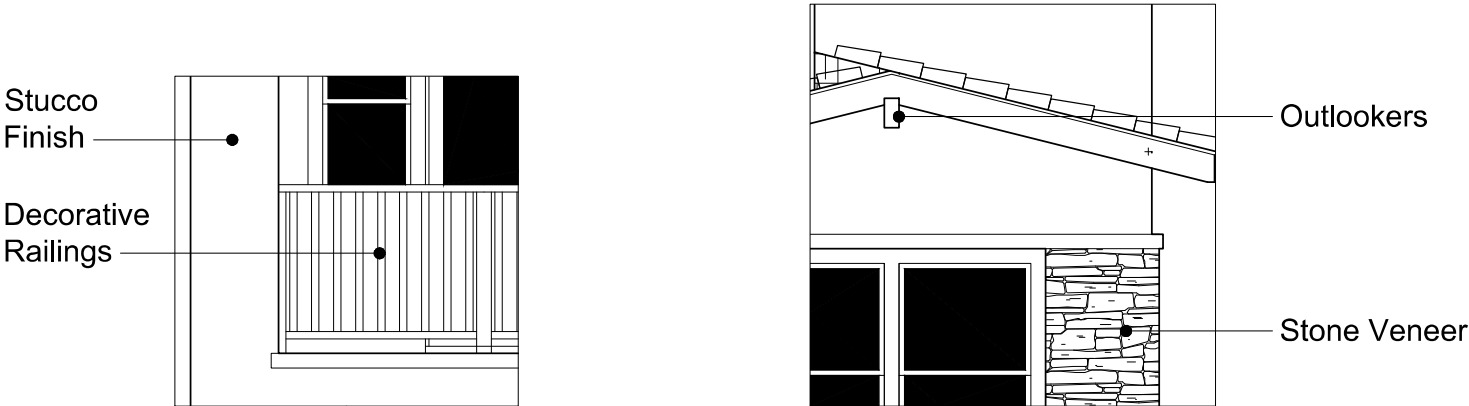
Scale: 1/8" = 1'-0"



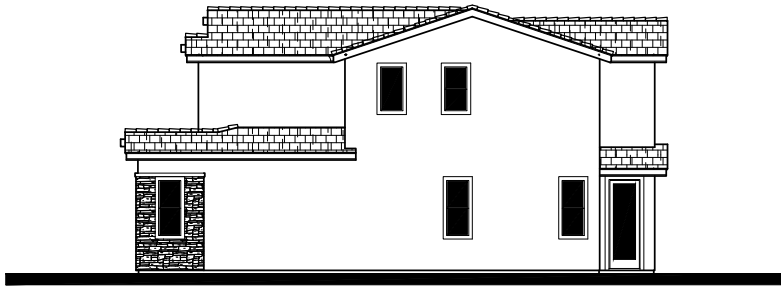
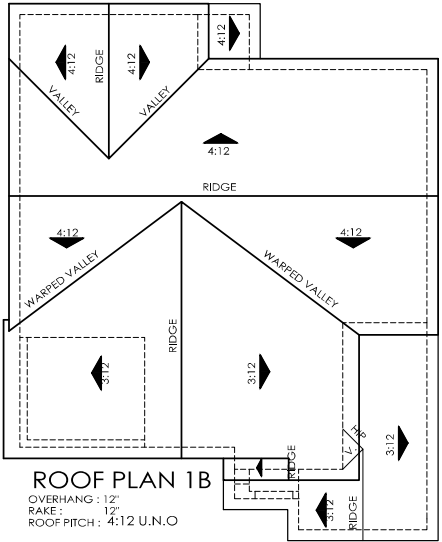
LEFT ELEVATION

Scale: 1/8" = 1'-0"

1B
 Material Legend:
 Flat concrete Tile Roofing
 Stucco Finish
 Stone Veneer
 Decorative Railing
 Outlookers



FRONT ELEVATION - 1B



RIGHT ELEVATION

Scale: 1/8" = 1'-0"

0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"

0 4 8 16



LEFT ELEVATION

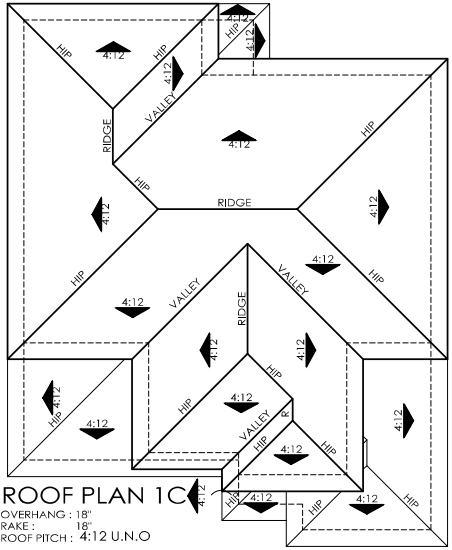
Scale: 1/8" = 1'-0"

0 4 8 16

1C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer



FRONT ELEVATION - 1C



ROOF PLAN 1C
OVERHANG : 18"
RAKE : 18"
ROOF PITCH : 4:12 U.N.O



RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



ELEVATION '2A'

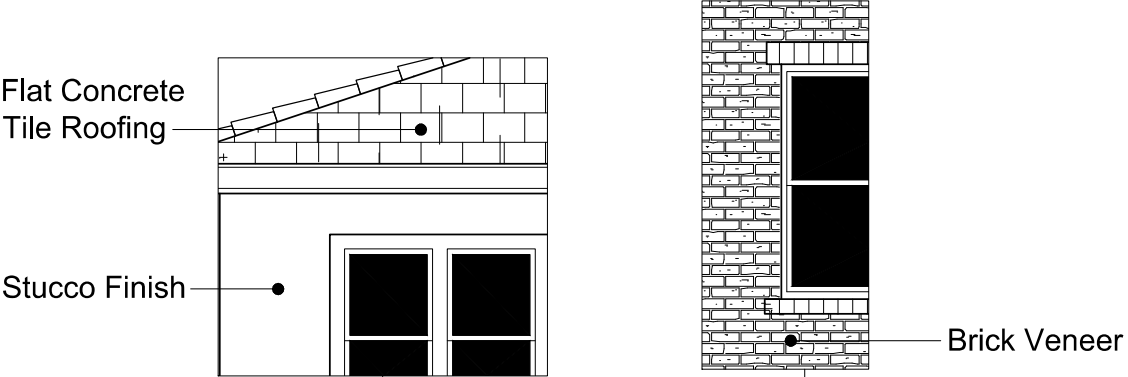


ELEVATION '2B'

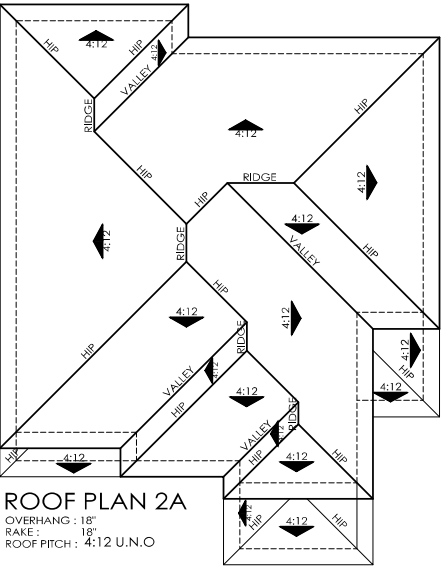


ELEVATION '2C'

2A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer



FRONT ELEVATION - 2A



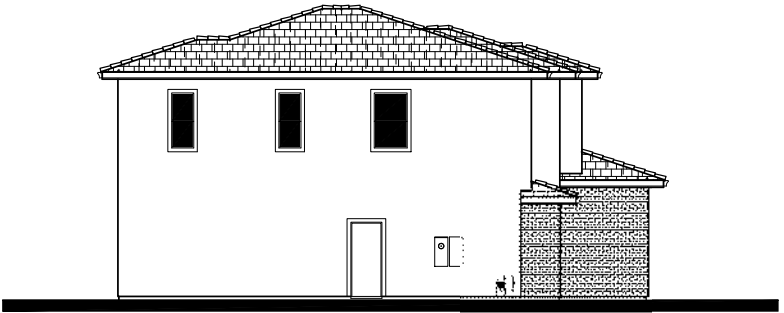
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

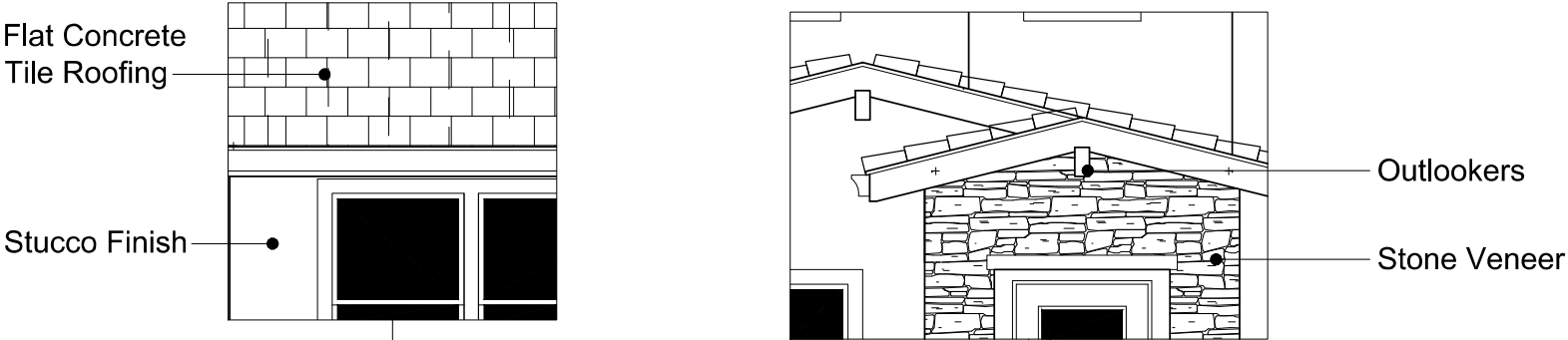
Scale: 1/8" = 1'-0"
0 4 8 16



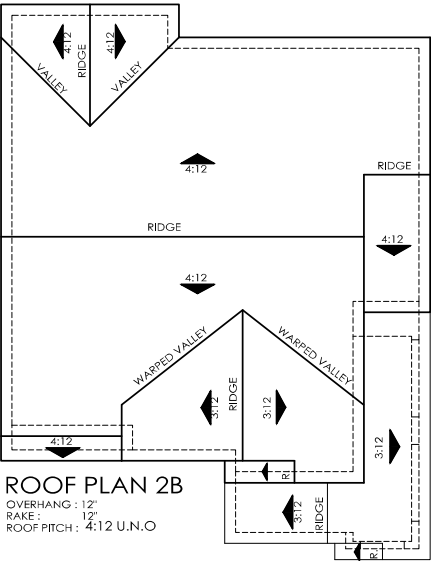
LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

2B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer
Outlookers



FRONT ELEVATION - 2B



RIGHT ELEVATION

Scale: 1/8" = 1'-0"



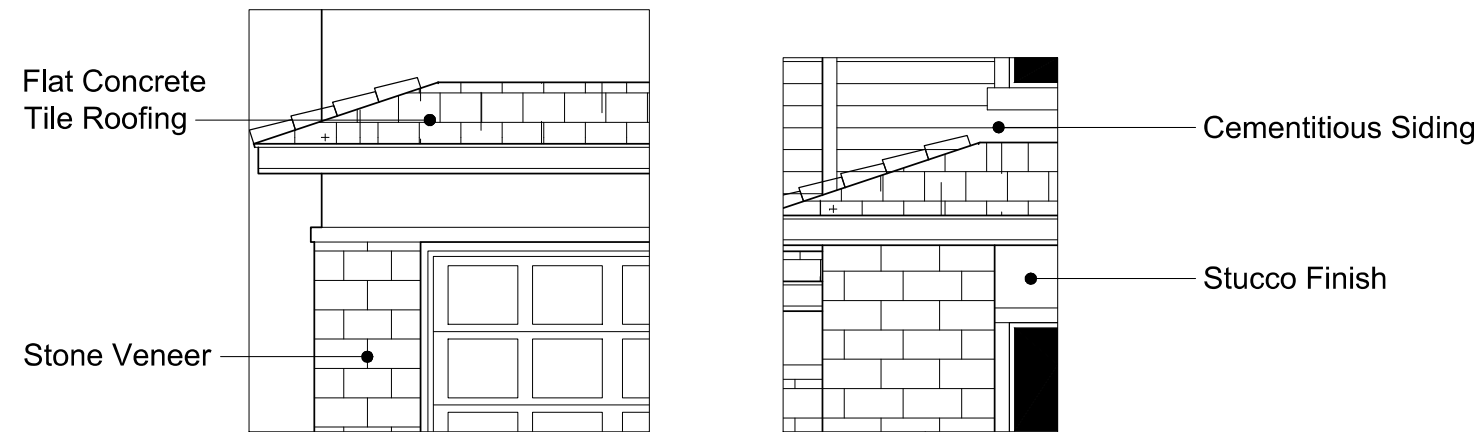
REAR ELEVATION

Scale: 1/8" = 1'-0"



LEFT ELEVATION

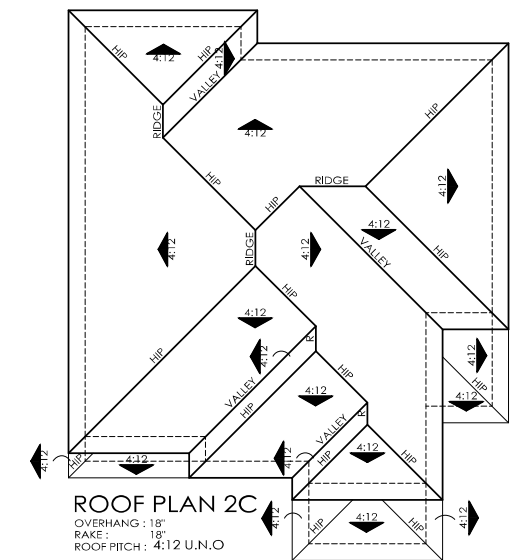
Scale: 1/8" = 1'-0"



2C
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Siding
Stone Veneer



FRONT ELEVATION - 2C



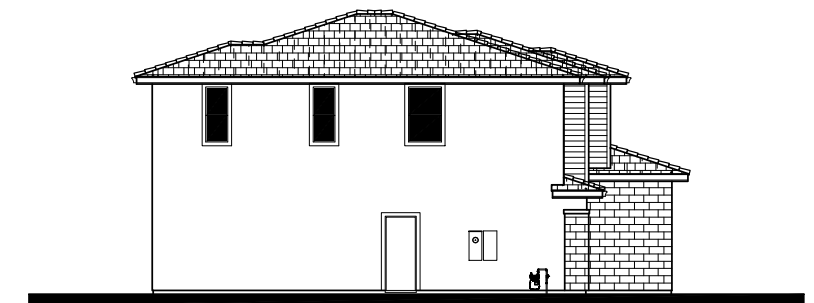
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



ELEVATION '3A'

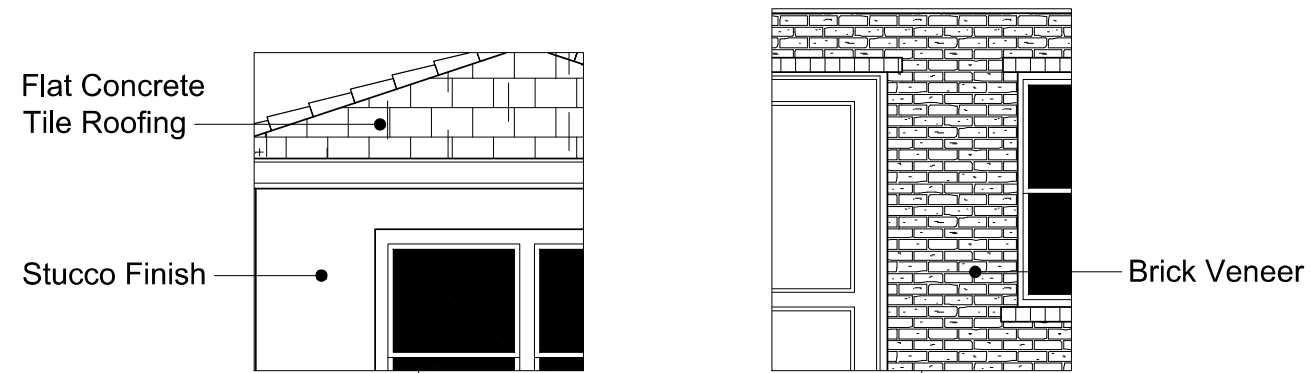


ELEVATION '3B'

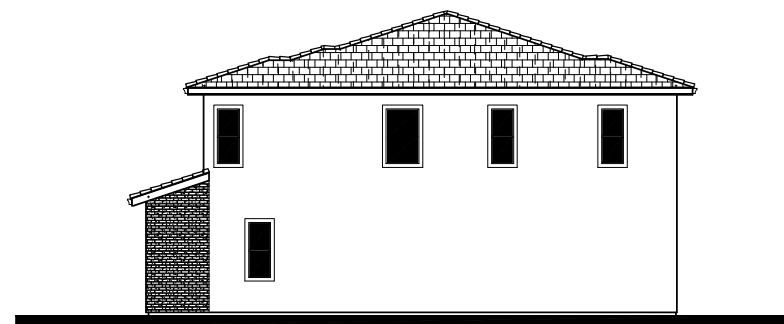
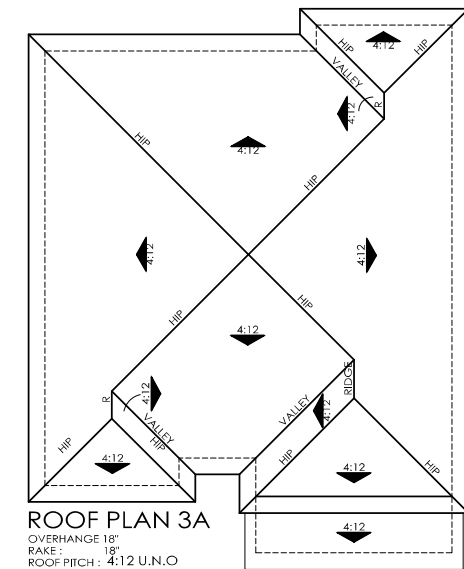


ELEVATION '3C'

3A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Brick Veneer



FRONT ELEVATION - 3A



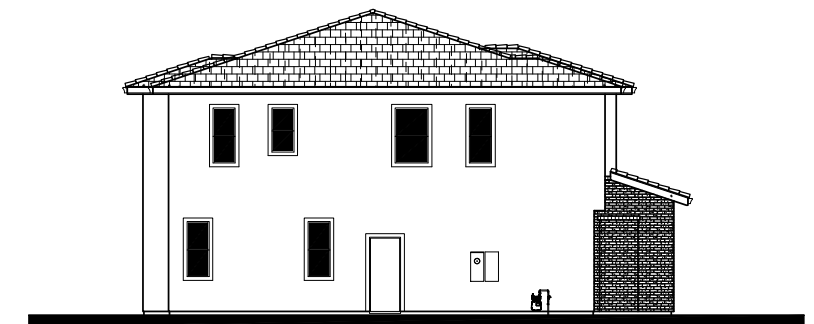
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

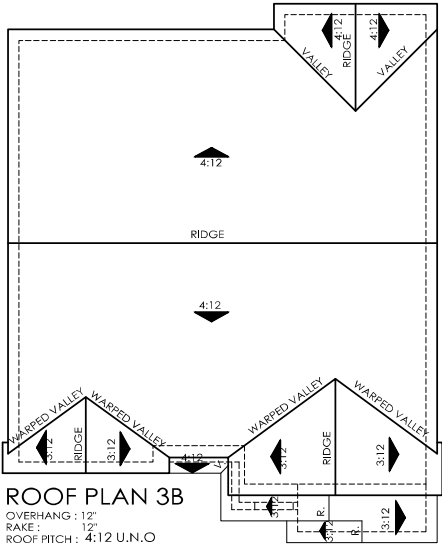
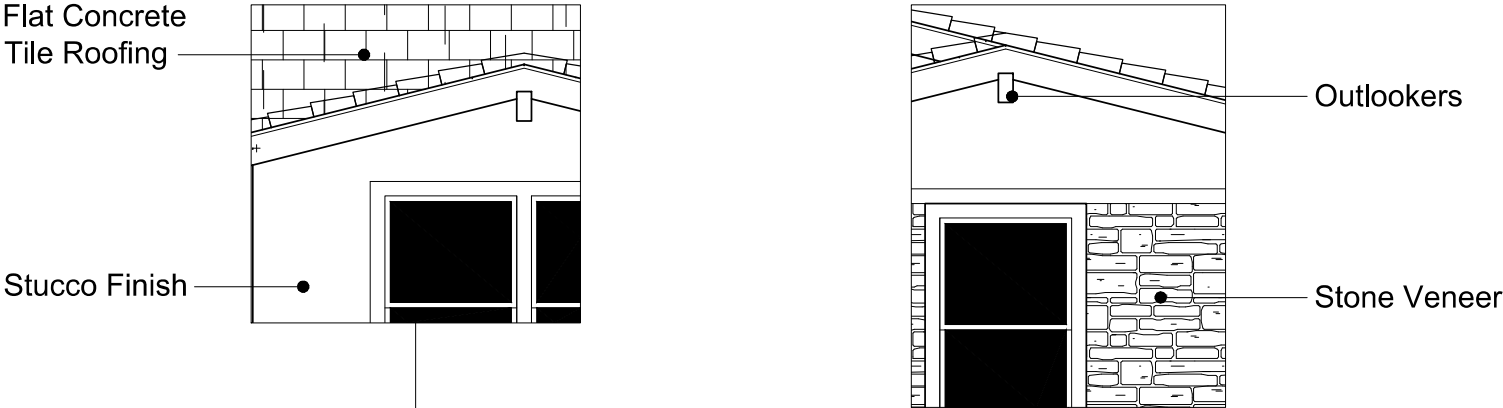
Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

3B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer
Outlookers



Scale: 1/8" = 1'-0"



Scale: 1/8" = 1'-0"



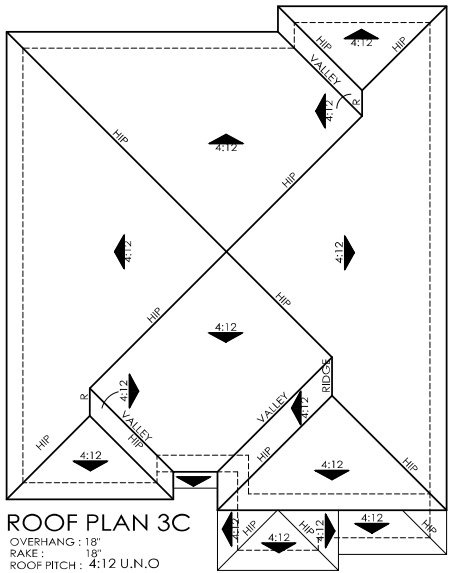
Scale: 1/8" = 1'-0"

3C

- Material Legend:
- Flat concrete Tile Roofing
 - Stucco Finish
 - Cementitious Siding
 - Stone Veneer



FRONT ELEVATION - 3C



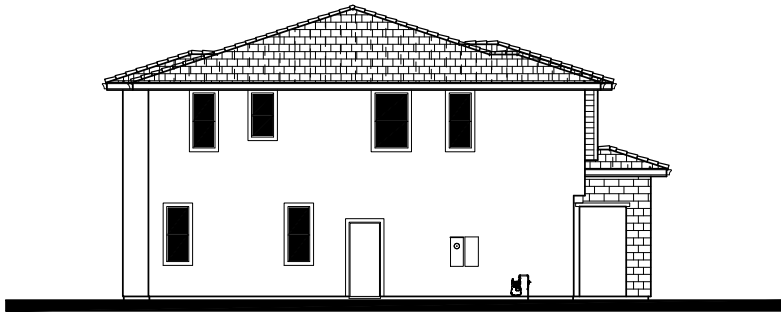
RIGHT ELEVATION

Scale: 1/8" = 1'-0"



REAR ELEVATION

Scale: 1/8" = 1'-0"



LEFT ELEVATION

Scale: 1/8" = 1'-0"

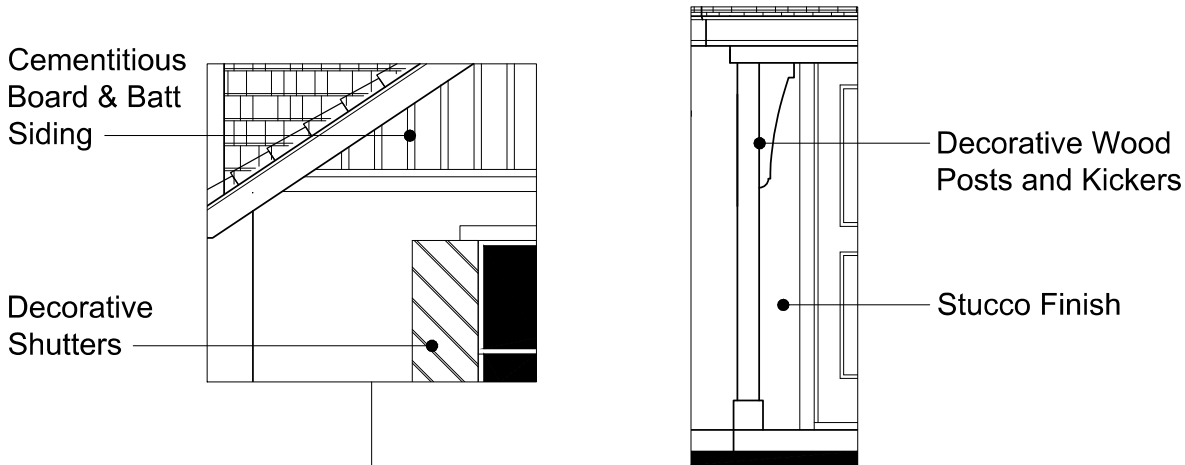


Front Elevation - 1A

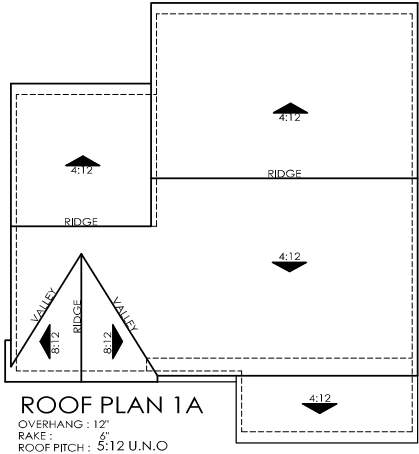


Front Elevation - 1B

1A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Board & Batt Siding
Decorative Shutters
Decorative Wood Posts and Kickers



FRONT ELEVATION - 1A

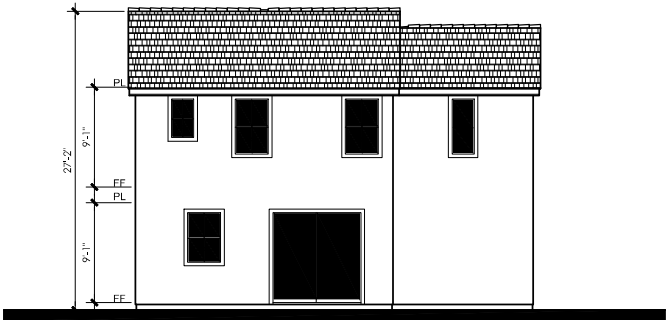


ROOF PLAN 1A
OVERHANG : 12"
RAKE : 5'
ROOF PITCH : 5:12 U.N.O



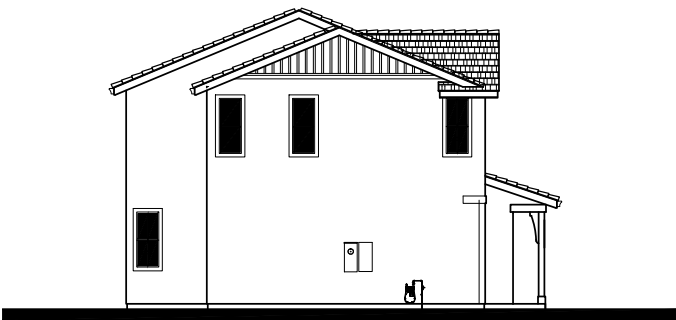
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

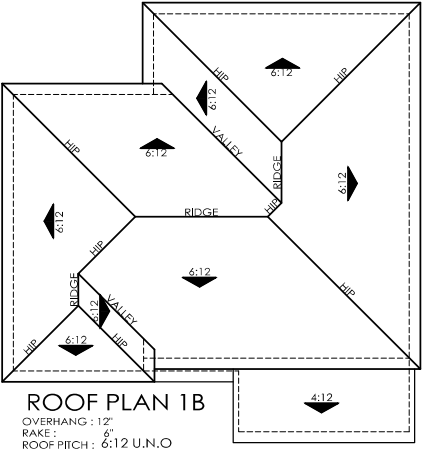
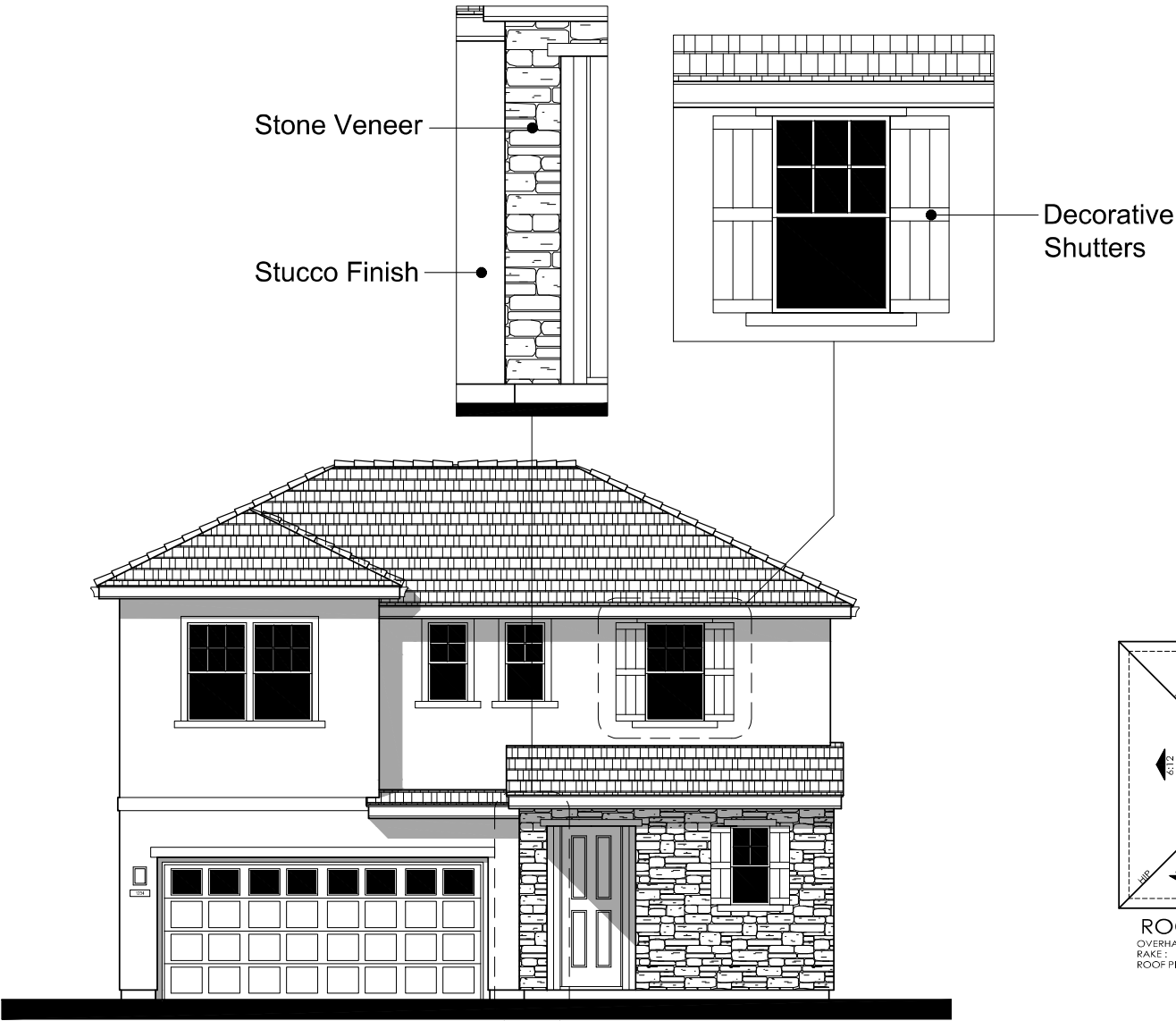
Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

1B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer
Decorative Shutters



FRONT ELEVATION - 1B



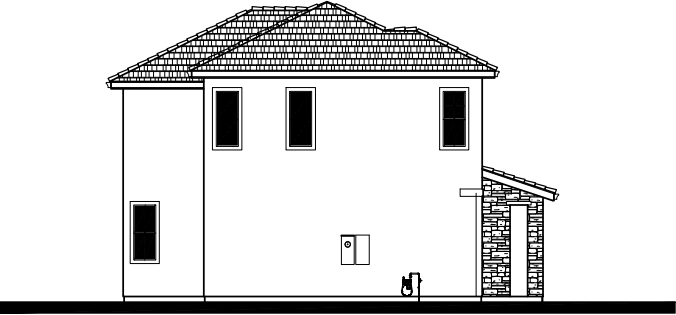
RIGHT ELEVATION

Scale: 1/8" = 1'-0"



REAR ELEVATION

Scale: 1/8" = 1'-0"



LEFT ELEVATION

Scale: 1/8" = 1'-0"



PRELIMINARY DESIGN REVIEW
JANUARY 21, 2019

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

EXTERIOR ELEVATIONS - SFD - 43X60
PLAN 1 - STYLE B

A2.4.2

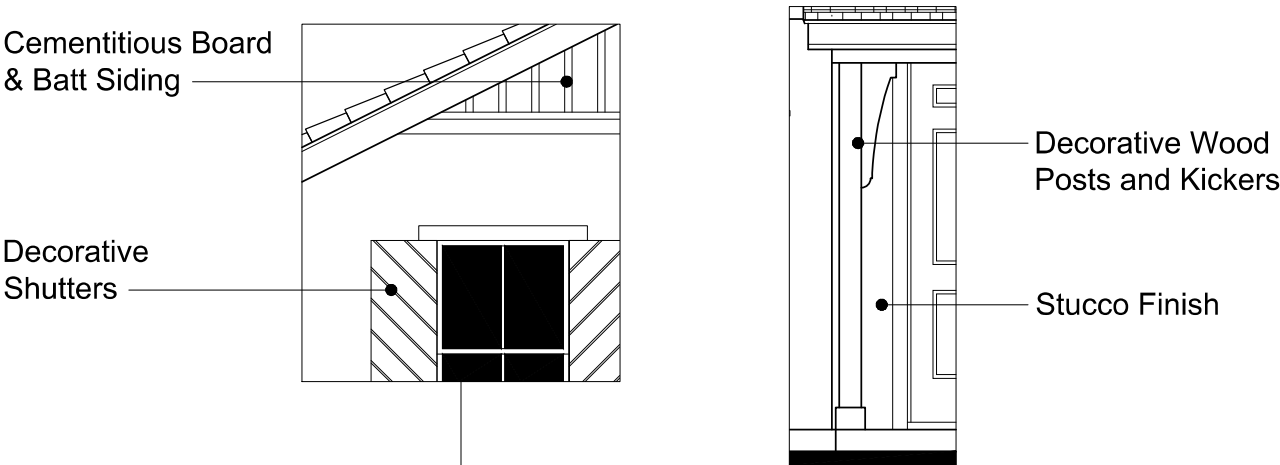


Front Elevation - 2A

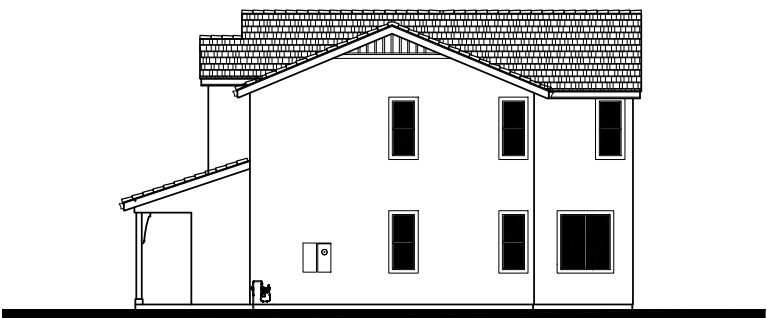
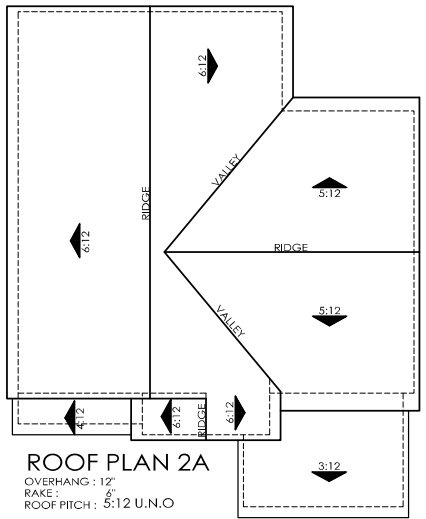


Front Elevation - 2B

2A
 Material Legend:
 Flat concrete Tile Roofing
 Stucco Finish
 Cementitious Board & Batt Siding
 Decorative Shutters
 Decorative Wood Posts and Kickers



FRONT ELEVATION - 2A



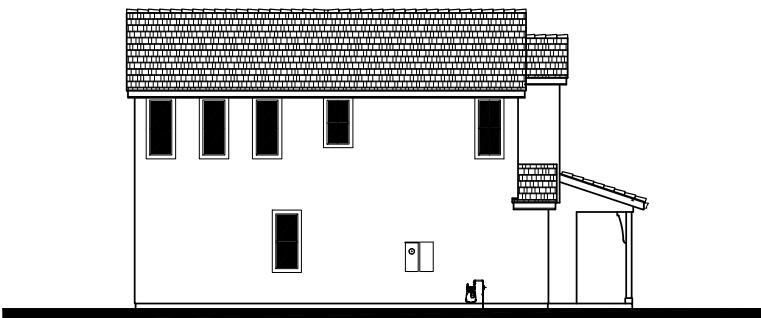
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
 0 4 8 16



PRELIMINARY DESIGN REVIEW
 JANUARY 21, 2019

Scale: 1/4" = 1'-0"
 0 2 4 8

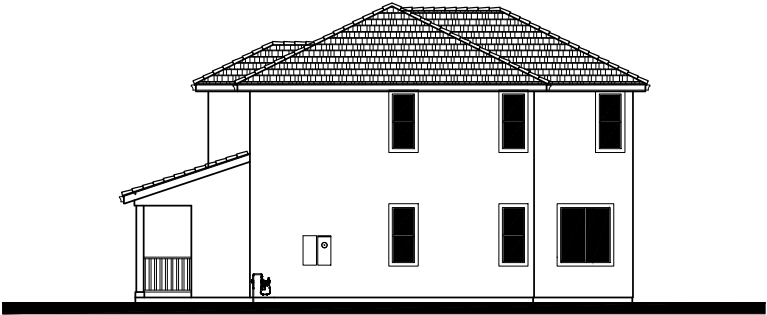
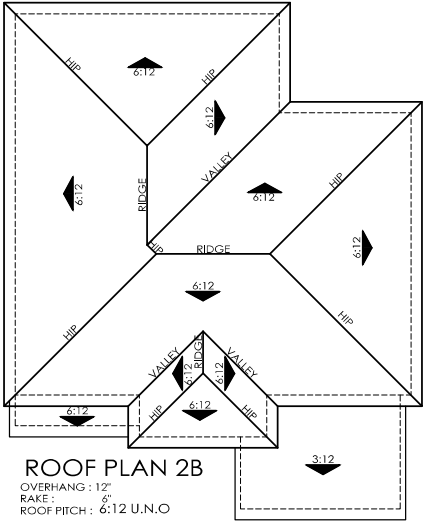
EXTERIOR ELEVATIONS - SFD - 43X60
 PLAN 2 - STYLE A

A2.4.4

2B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer
Decorative Shutters
Wood Posts



FRONT ELEVATION - 2B



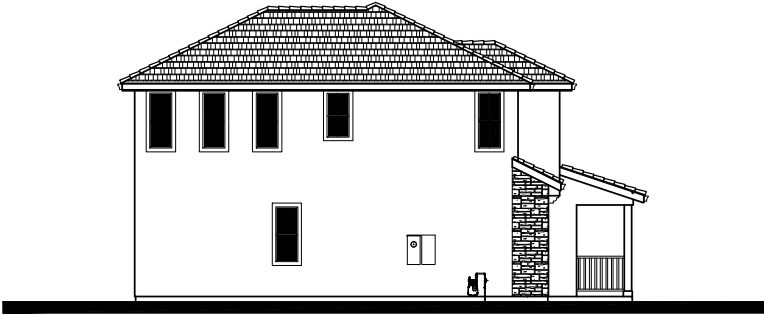
RIGHT ELEVATION

Scale: 1/8" = 1'-0"



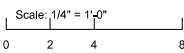
REAR ELEVATION

Scale: 1/8" = 1'-0"



LEFT ELEVATION

Scale: 1/8" = 1'-0"



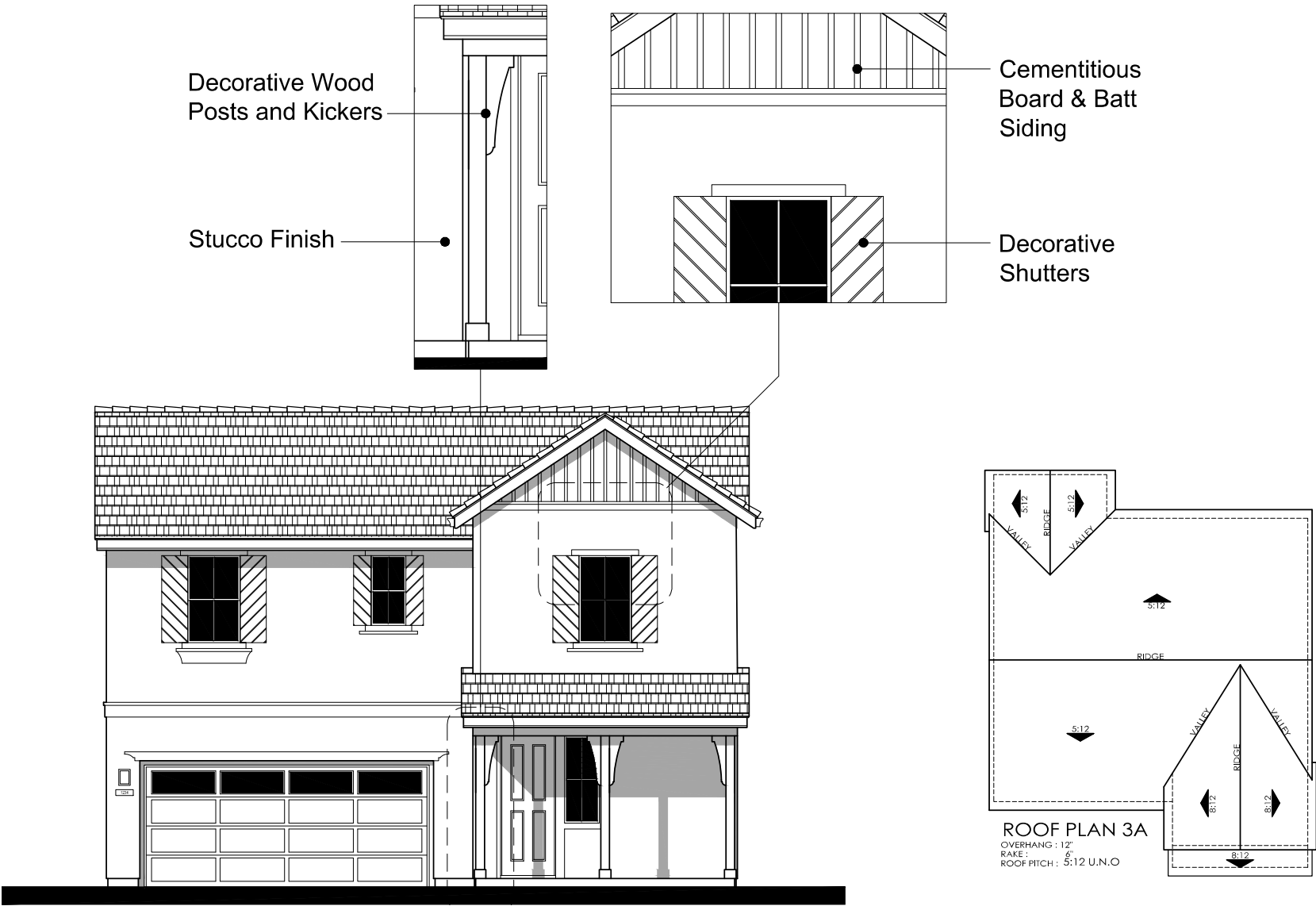


Front Elevation - 3A



Front Elevation - 3B

3A
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Cementitious Board & Batt Siding
Decorative Shutters
Decorative Wood Posts and Kickers



FRONT ELEVATION - 3A



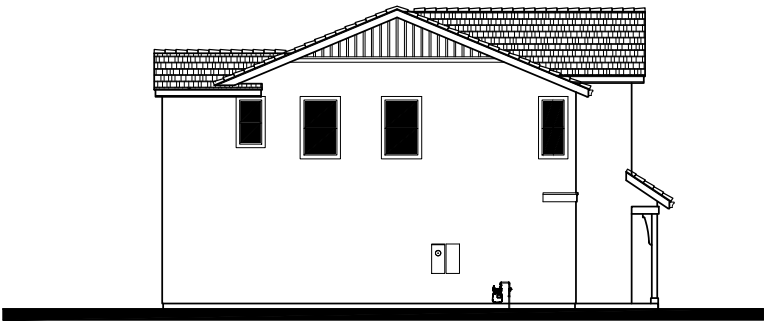
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

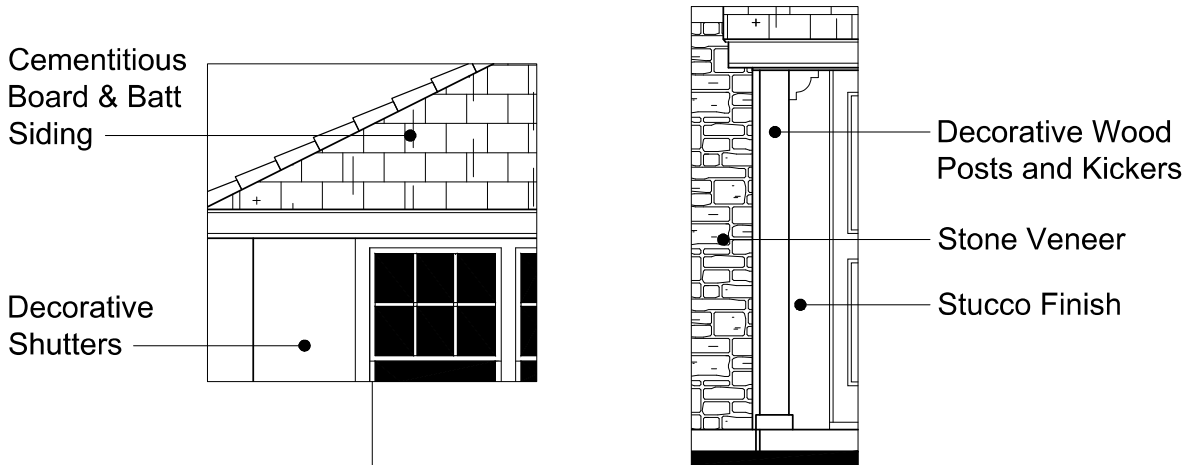
Scale: 1/8" = 1'-0"
0 4 8 16



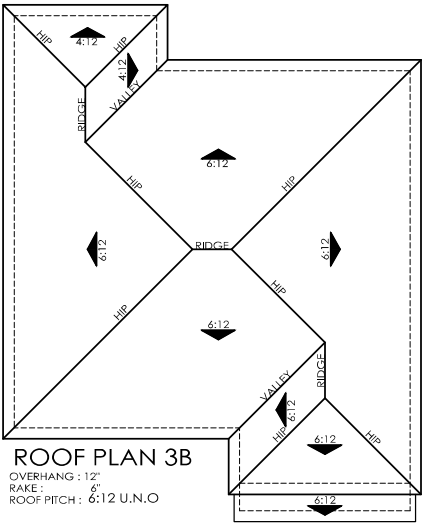
LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

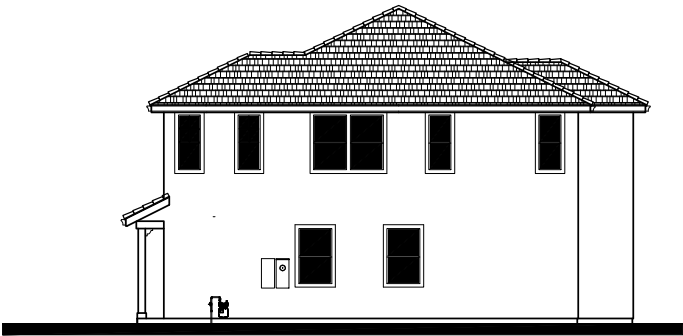
3B
Material Legend:
Flat concrete Tile Roofing
Stucco Finish
Stone Veneer
Decorative Shutters
Wood Posts



FRONT ELEVATION - 3B

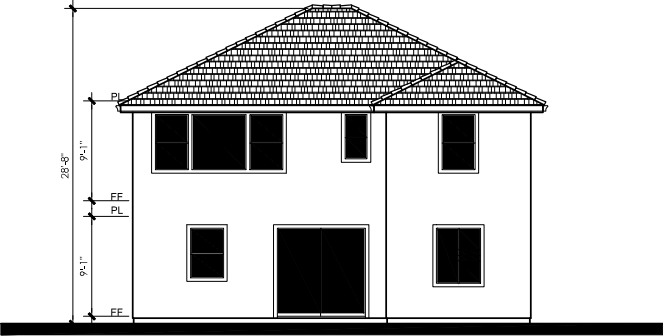


1194 SQ. FT.



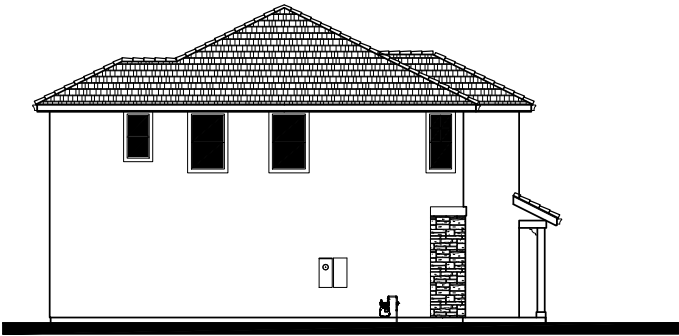
RIGHT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



REAR ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16



LEFT ELEVATION

Scale: 1/8" = 1'-0"
0 4 8 16

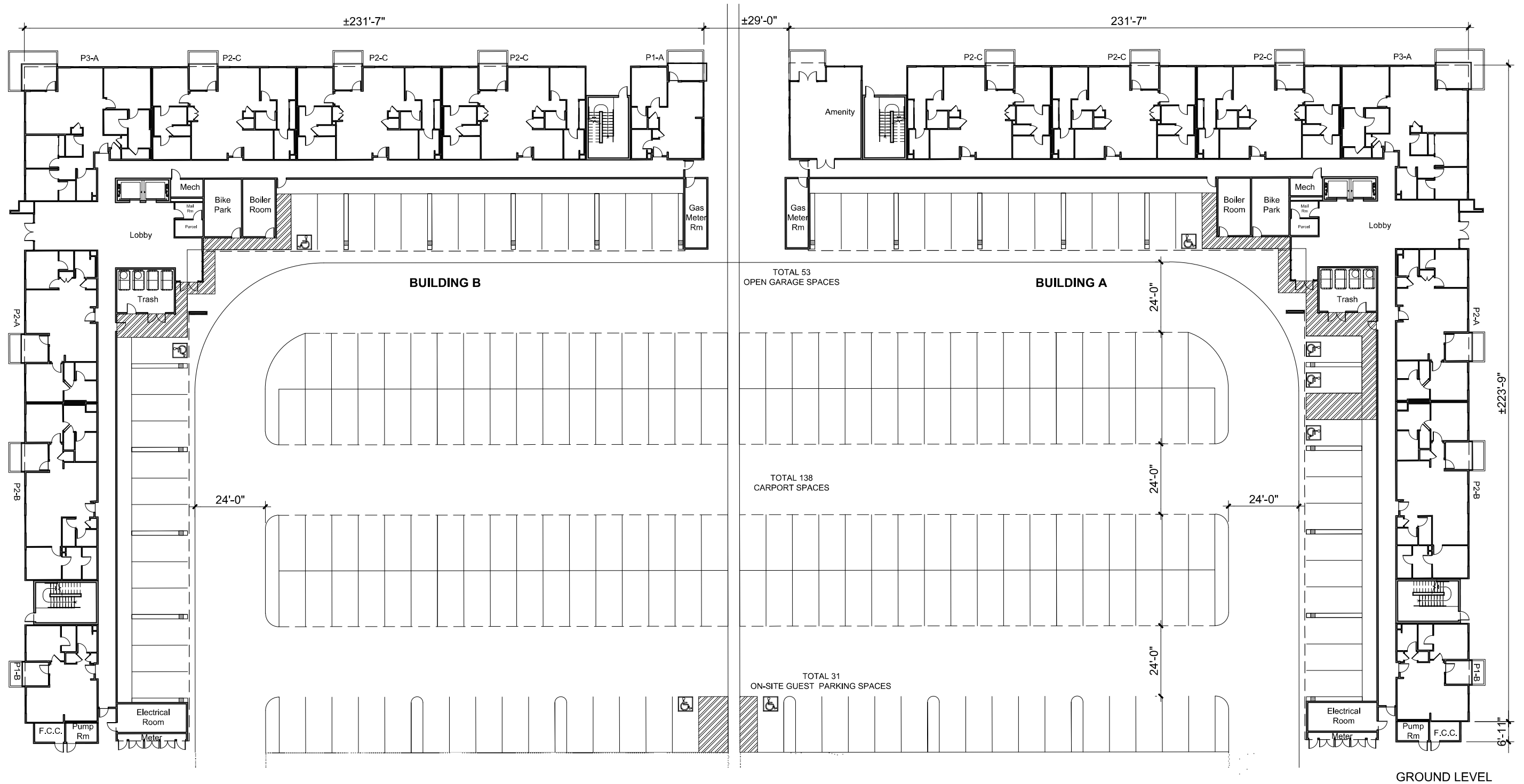


PRELIMINARY DESIGN REVIEW
JANUARY 21, 2019

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - SFD - 43X60
PLAN 3 - STYLE B

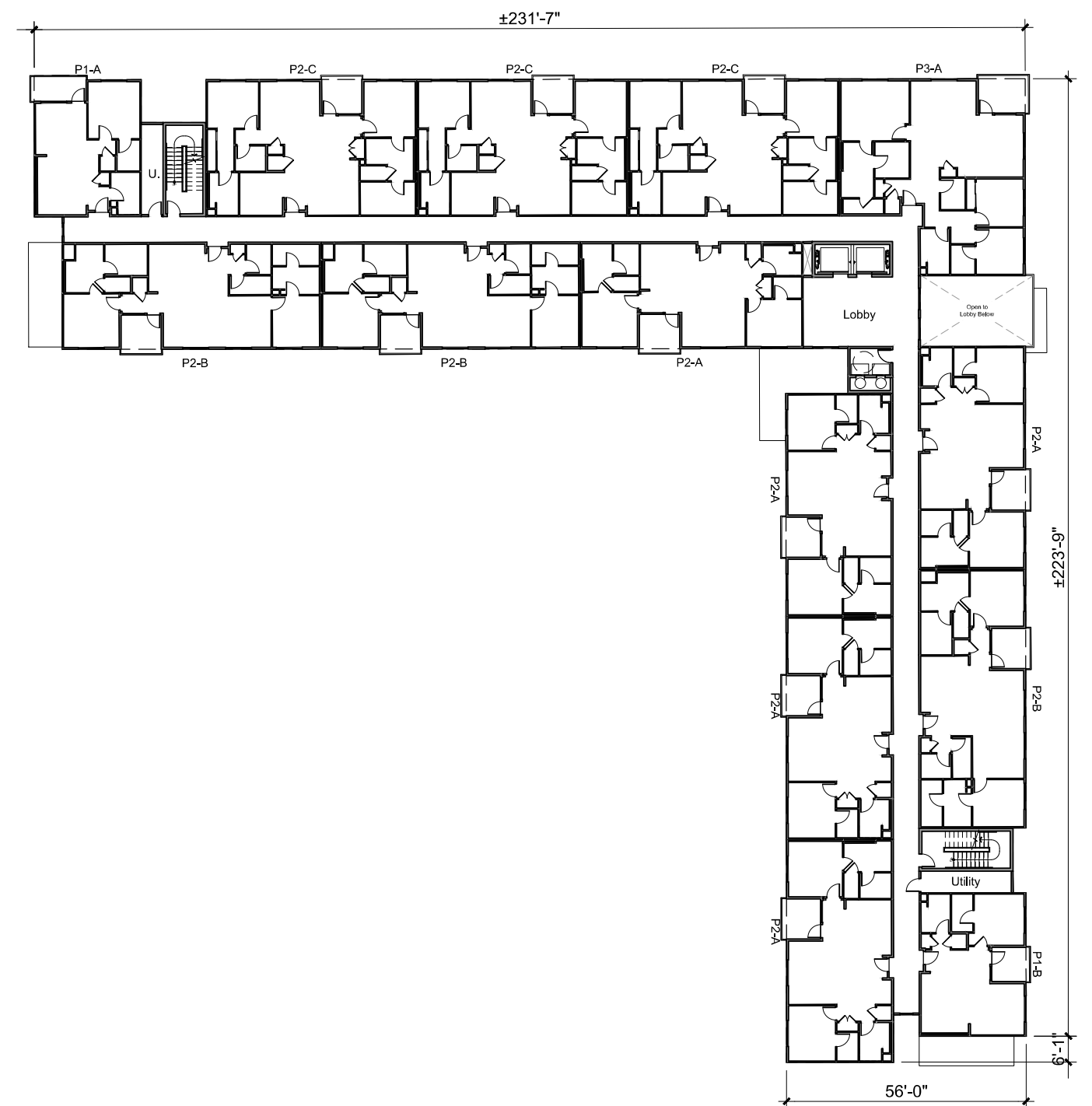
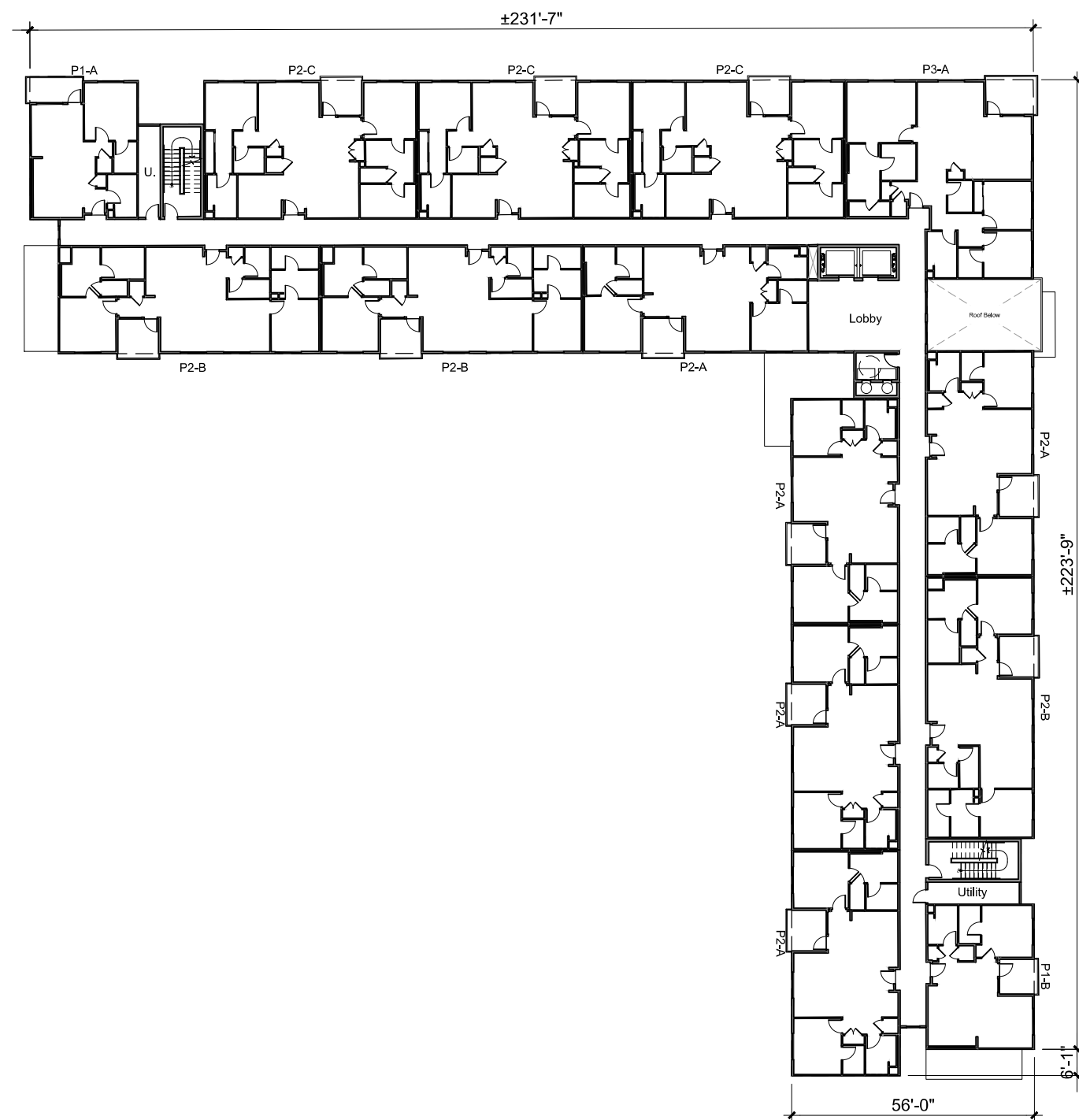
A2.4.8

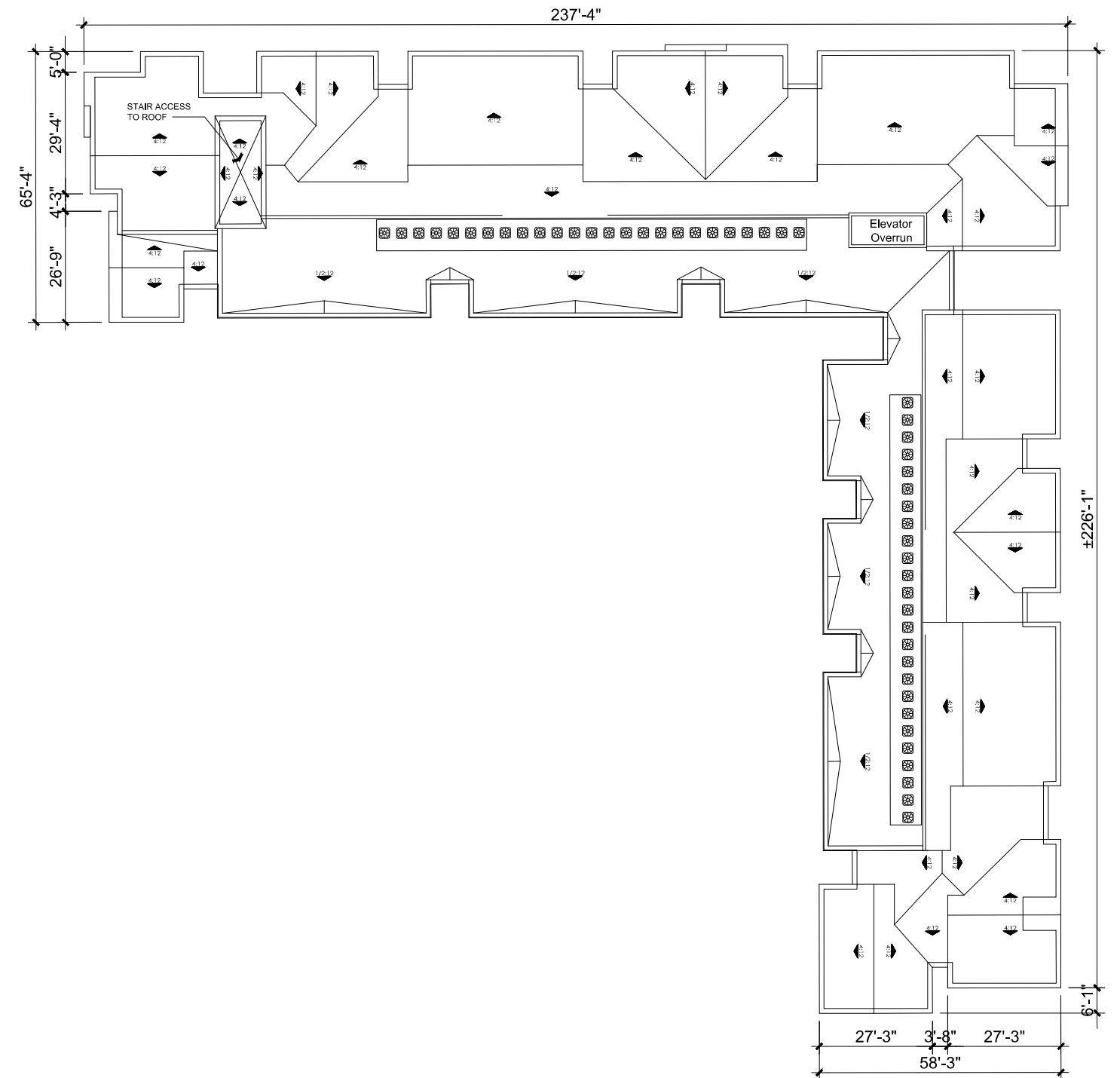


Unit Summary	Building A	Building B	Total DU	%	Approx NSF
P1-A 1bed/1bath	3	4	7	15%	± 700 SF
P1-B 1bed/1bath	4	4	8		± 750 SF
P2-A 2bed/2bath	16	16	32		± 1,150 SF
P2-B 2bed/2.5bath	10	10	20	77%	± 1,350 SF
P2-C 2bed/Den/2.5bath	12	12	24		± 1,450 SF
P3-A 3bed/2bath	4	4	8	8%	± 1,600 SF
# of units/building	49	50	99	100%	
# of buildings	2				
Multi-Family Site Total Acres	3.21				
Density	30.8				
Approx. NSF (Per Building)	90,931 SQ. FT.				

Parking Provided	
Open garage	53 spaces
Carports	138 spaces
On-site guest parking	31 spaces
Total On-site Parking	222 spaces
On-Street	30 spaces
Total Parking Provided:	252 spaces
Overall Parking Ratio	2.55 spaces/du
Resident Accessible Parking	6
Resident Van Parking	2
Guest Accessible Parking	2

Parking Required (Condos)	Ratio	# of Units	Spaces Required
P1 (A, B) 1bed/1bath	1.5	15	23
P2 (A, B, C) 2bed/2bath	2	76	152
P3 (A) 3bed/2.5bath	2	8	16
Guest 2bed units or more	0.45	84	38
Guest 1bed/studio	0.25	15	4
Total Parking Required			233
Parking Ratio			2.35
Resident Accessible Parking	6		
Van Parking	1		
Guest Accessible Parking	2		

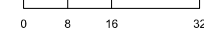




ROOF PLAN

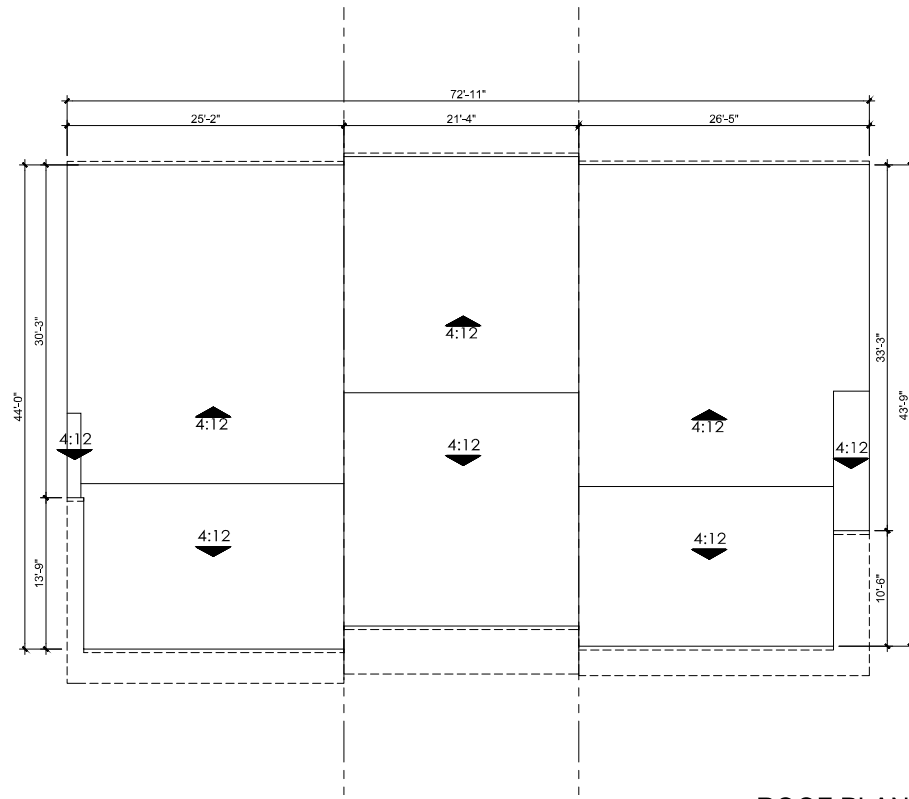


PRELIMINARY DESIGN REVIEW

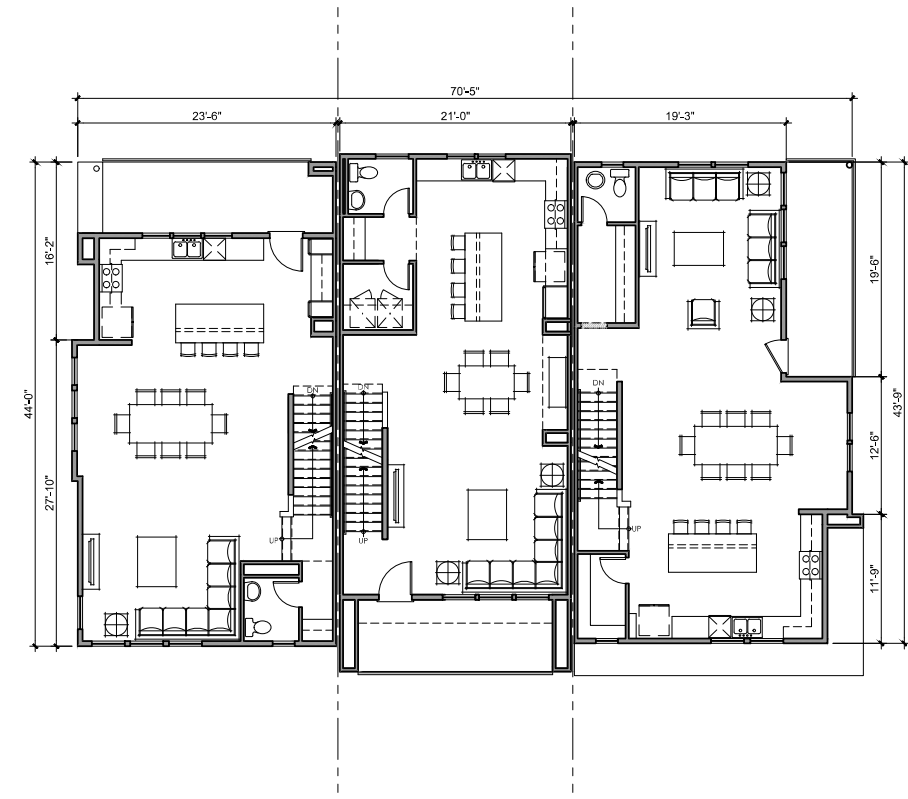


BUILDING PLANS
CONDOMINIUM

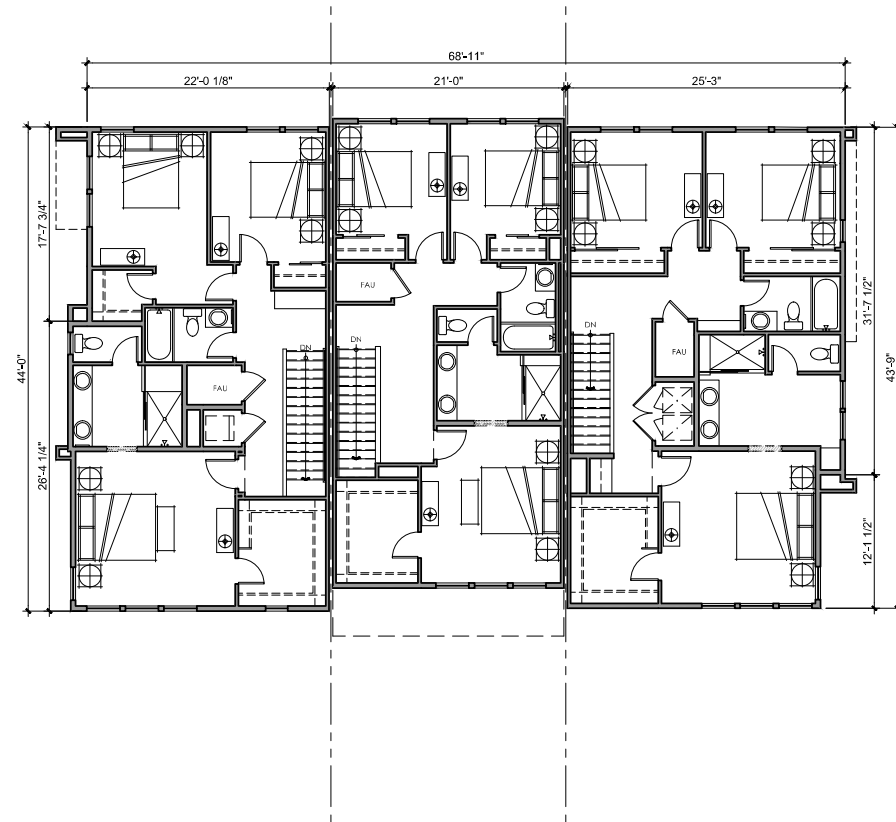
A3.0.2



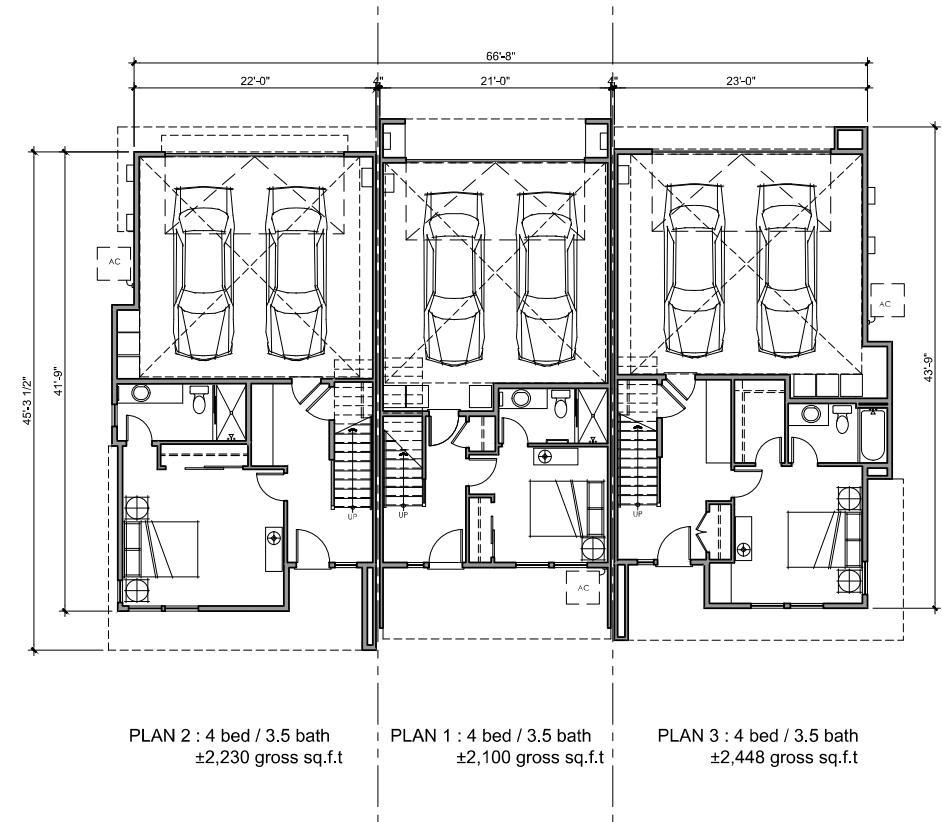
ROOF PLAN



LEVEL 2



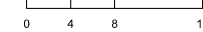
LEVEL 3



LEVEL 1

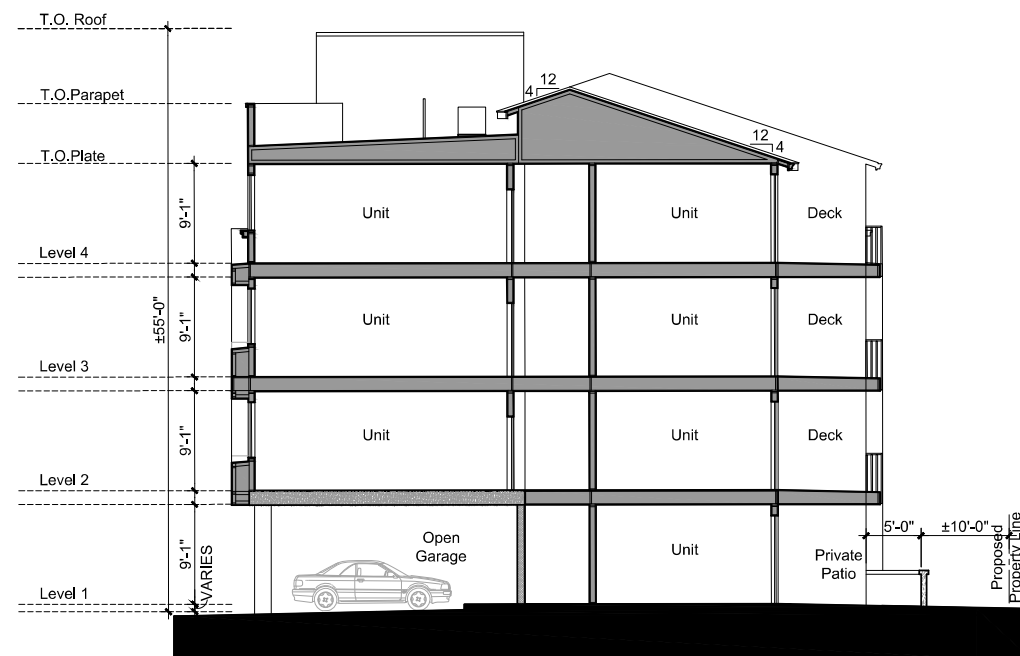


PRELIMINARY DESIGN REVIEW
JANUARY 21, 2019

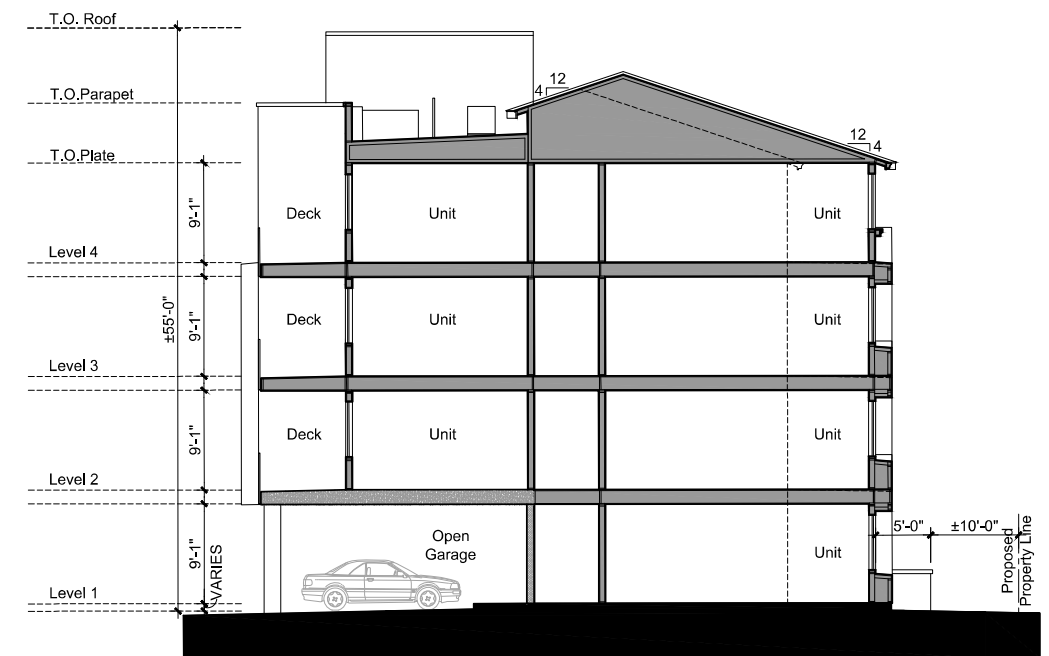


BUILDING PLANS
SFA 3-PLEX

A3.1.0



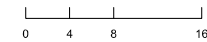
SECTION 2



SECTION 1



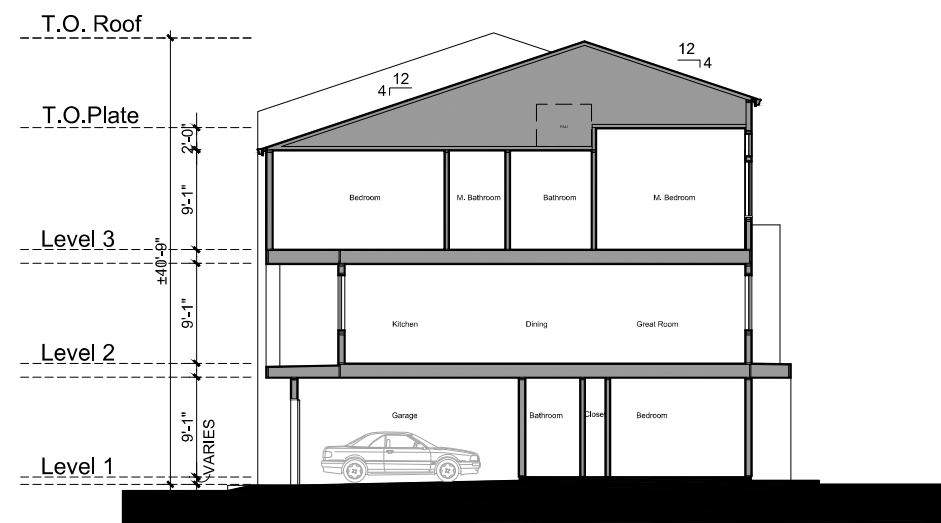
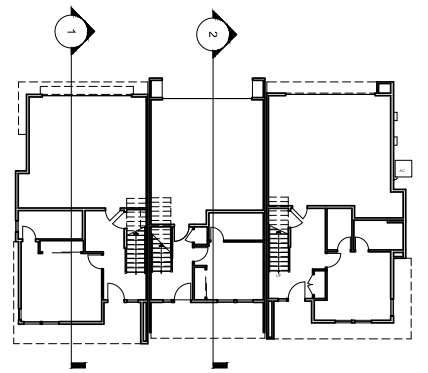
PRELIMINARY DESIGN REVIEW



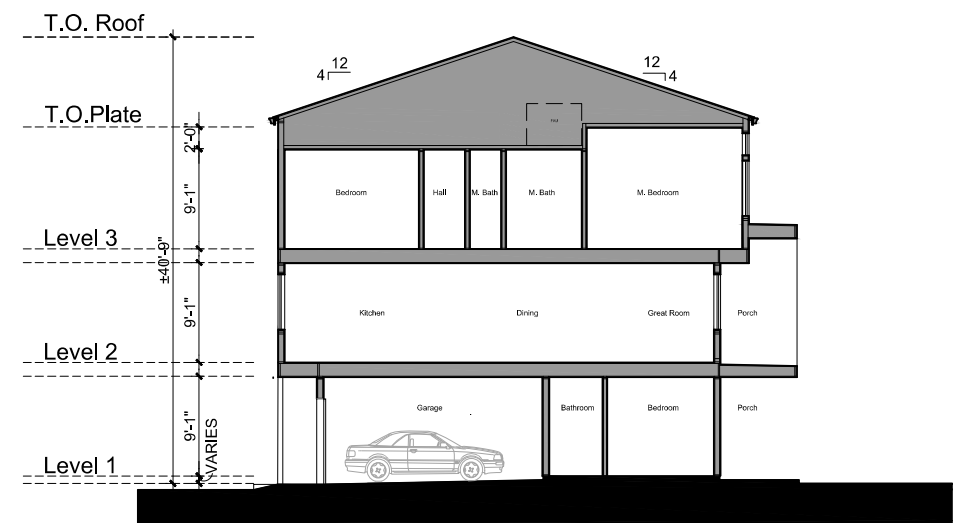
BUILDING SECTIONS

CONDOMINIUM

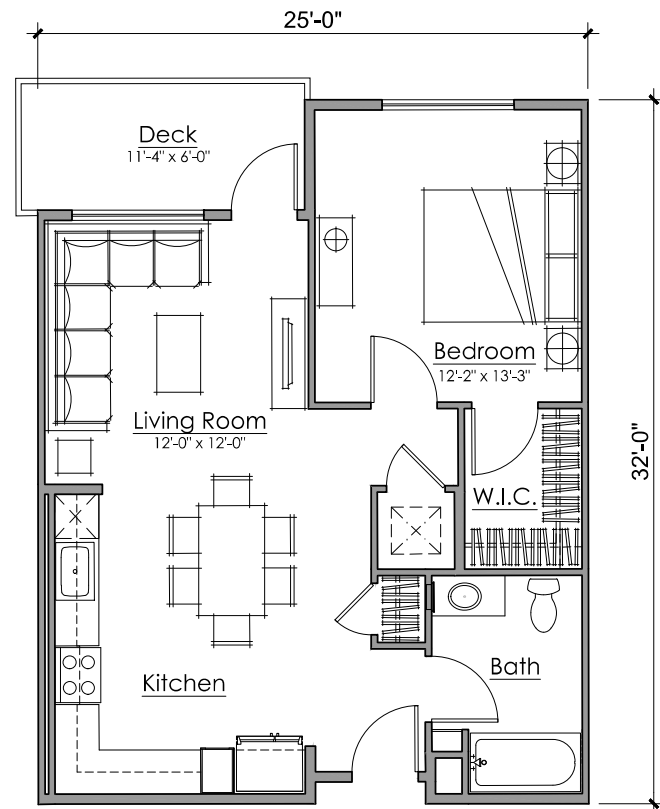
A4.0.0



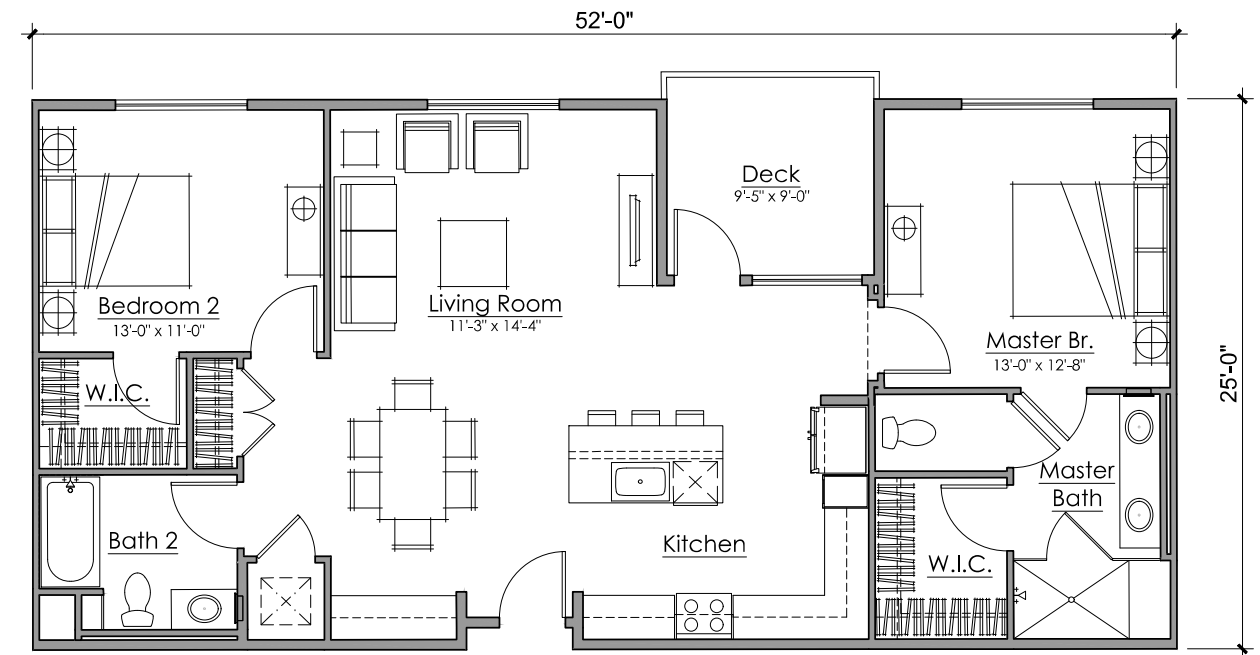
SECTION 2



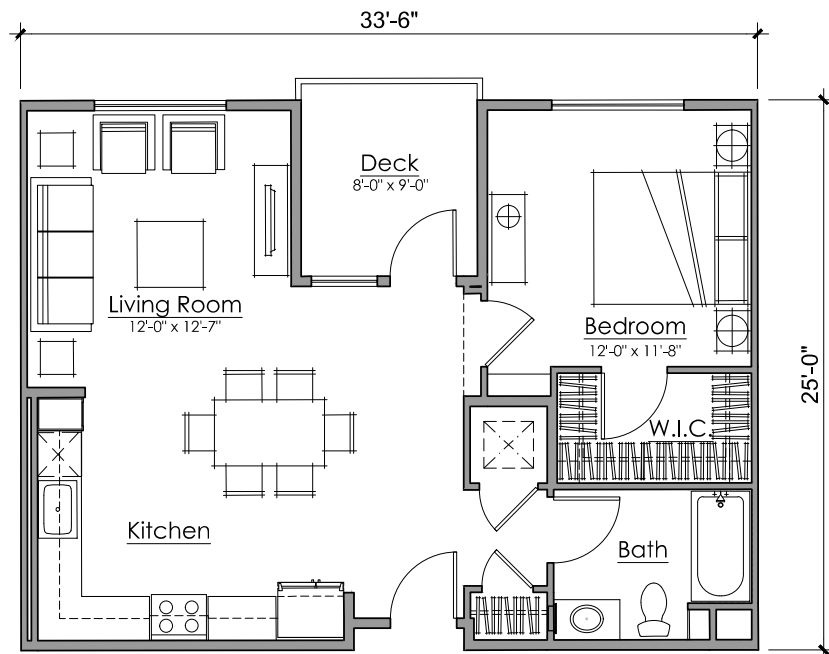
SECTION 1



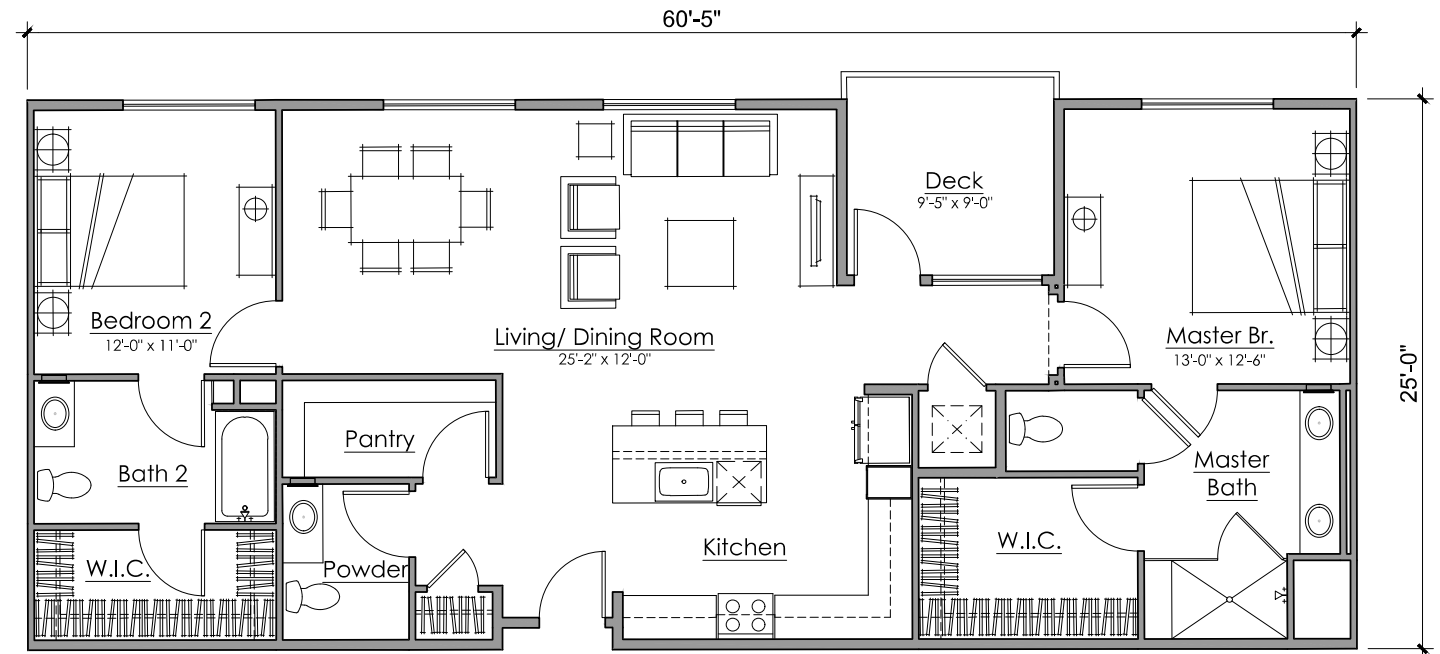
P1-A
AREA: ±700 SQ. FT.



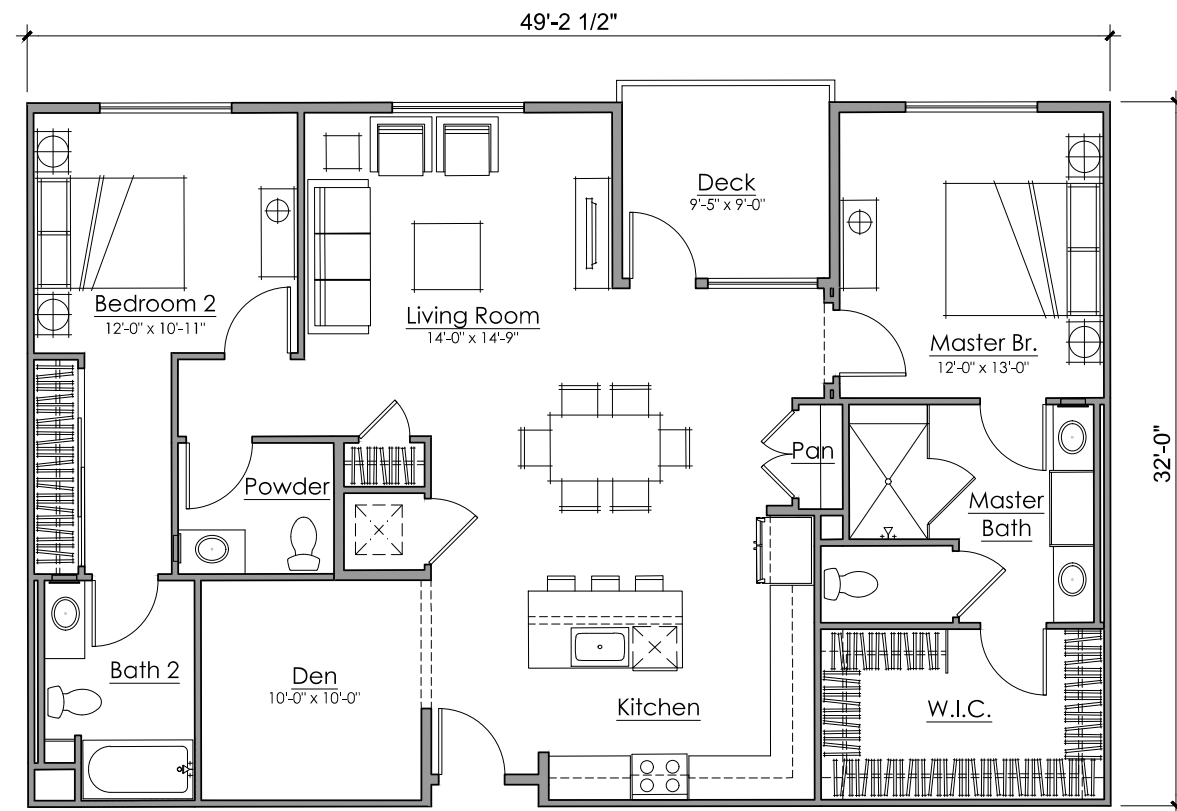
P2-A
AREA: ±1,150 SQ. FT.



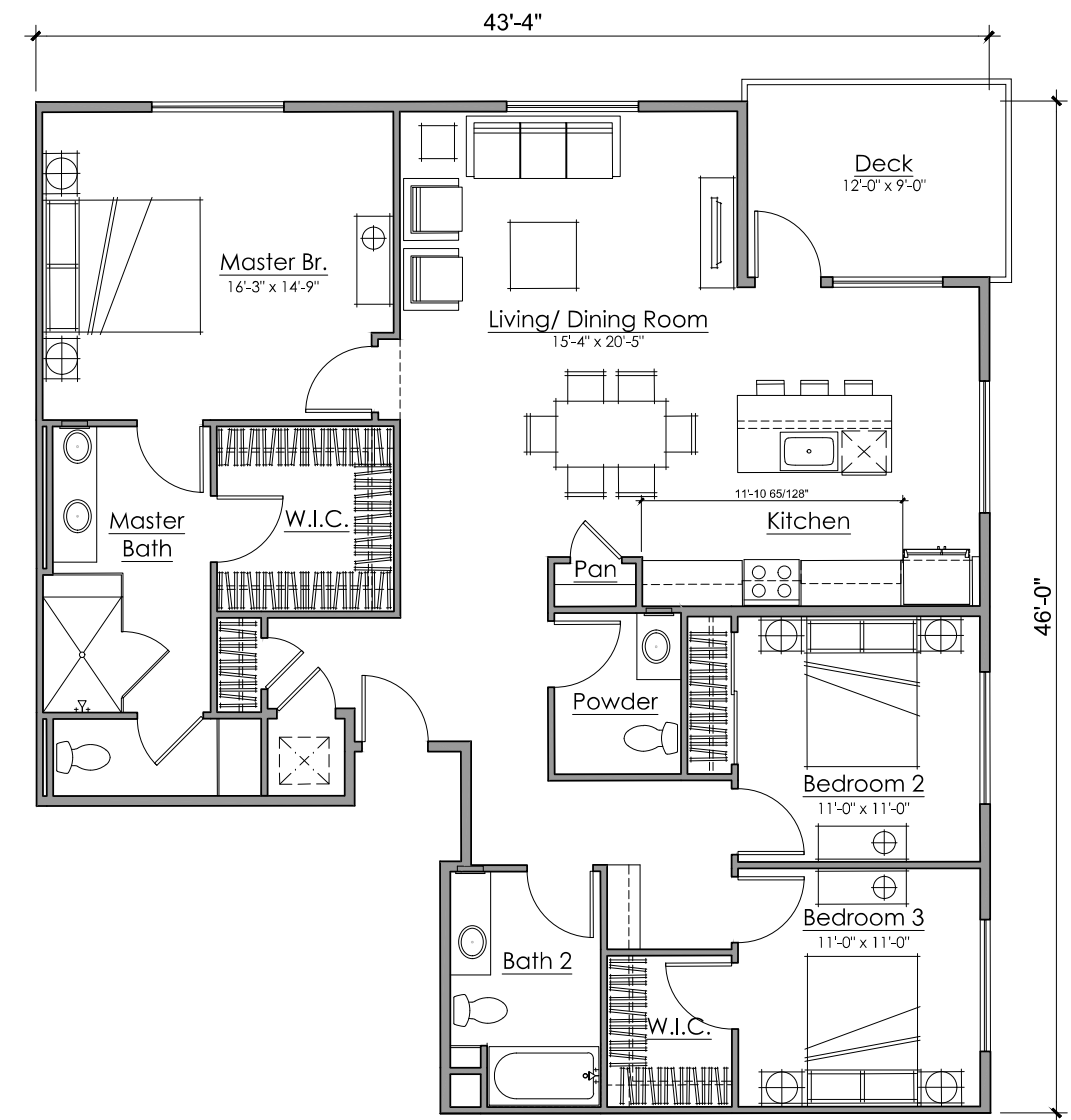
P1-B
AREA: ±750 SQ. FT.



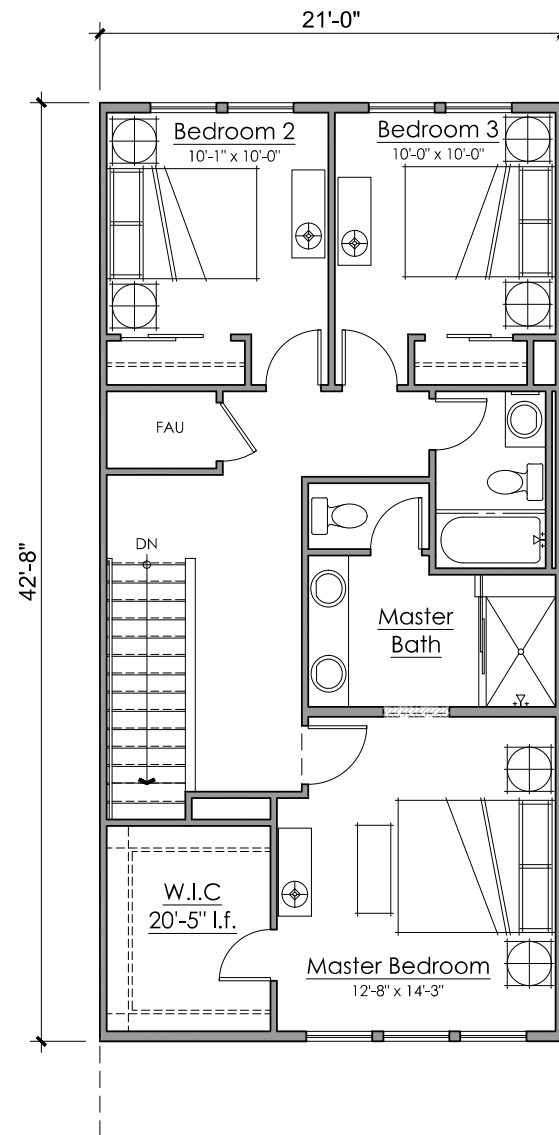
P2-B
AREA: ±1,350 SQ. FT.



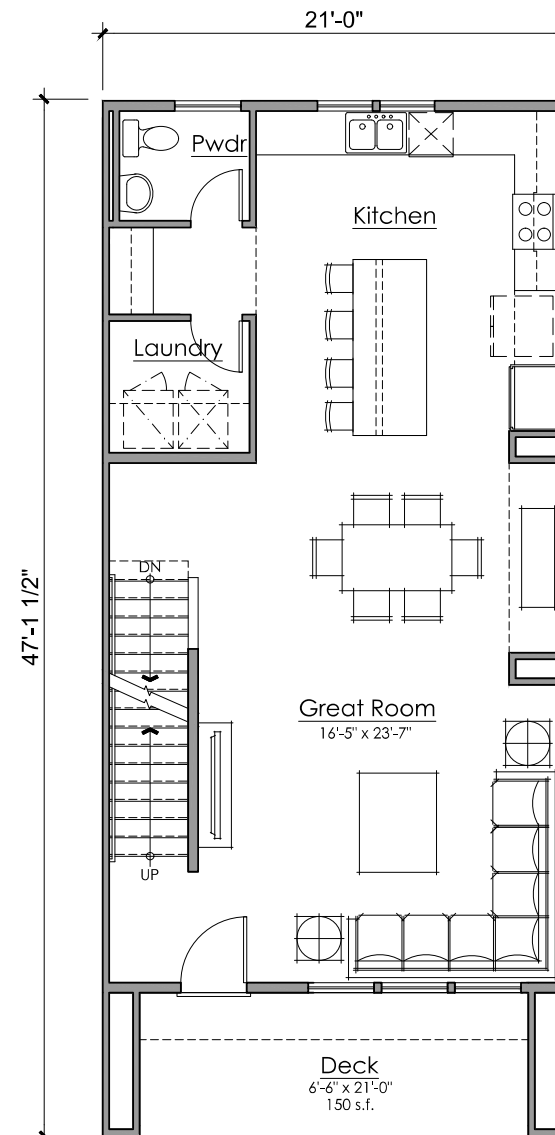
P2-C
AREA: ±1,450 SQ. FT.



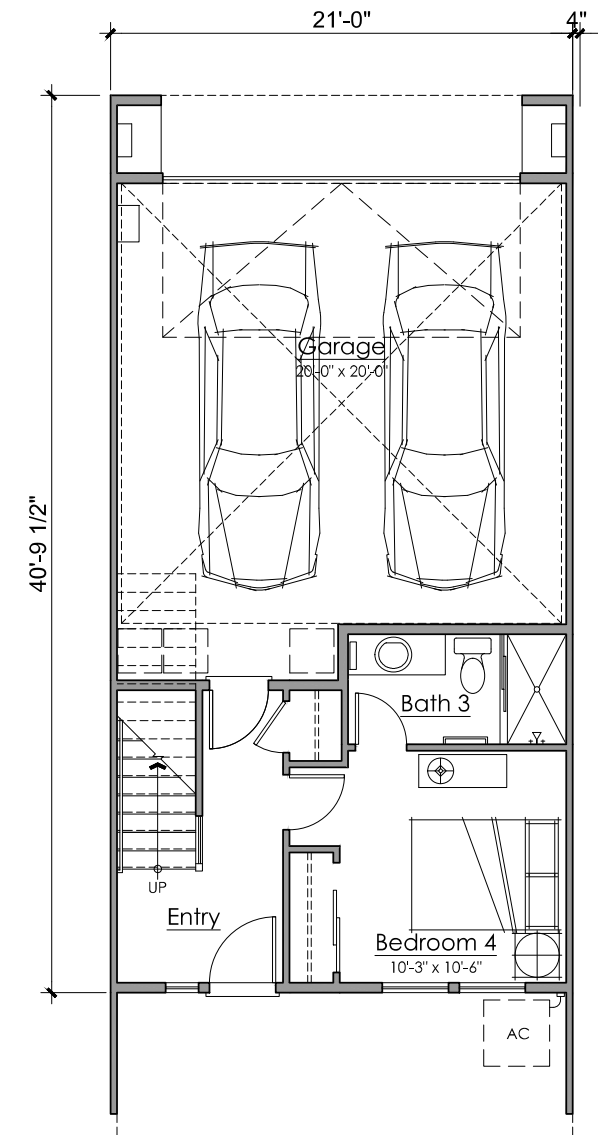
P3-A
AREA: ±1,580 SQ. FT.



LEVEL 3

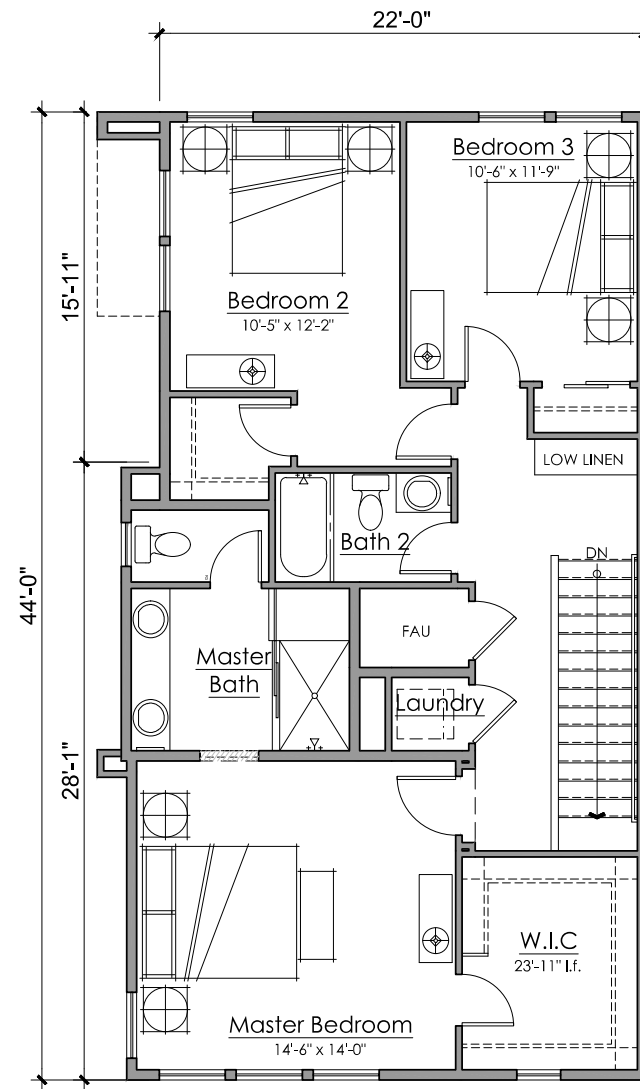


LEVEL 2

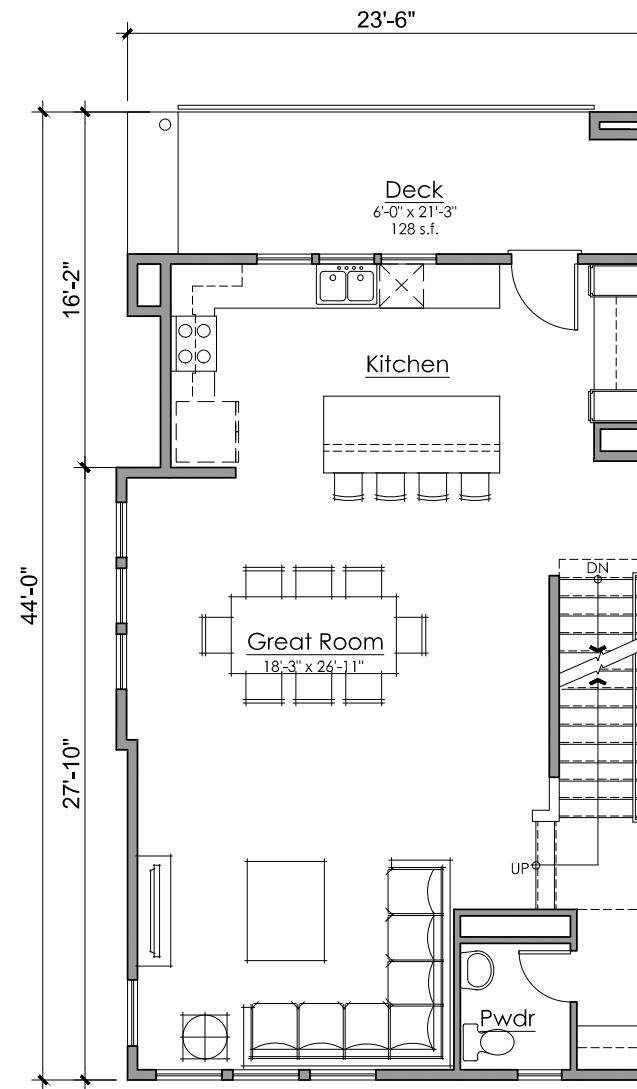


LEVEL 1

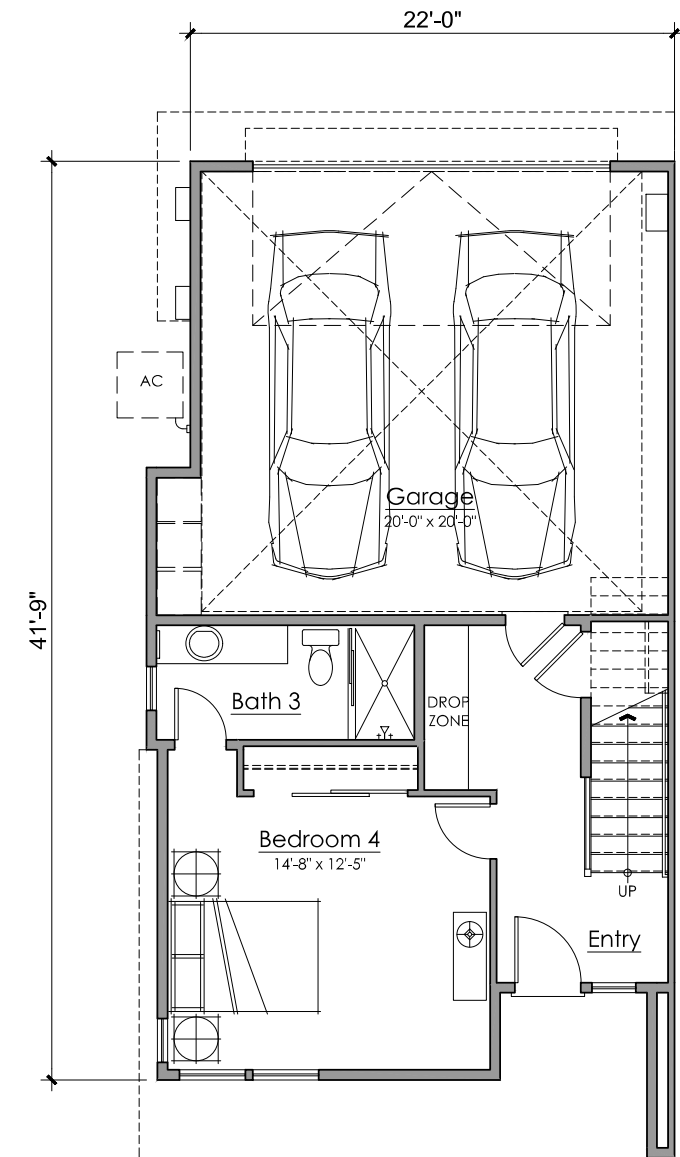
PLAN 1 : 4 bed / 3.5 bath
±2,083 gross sq.f.t



LEVEL 3

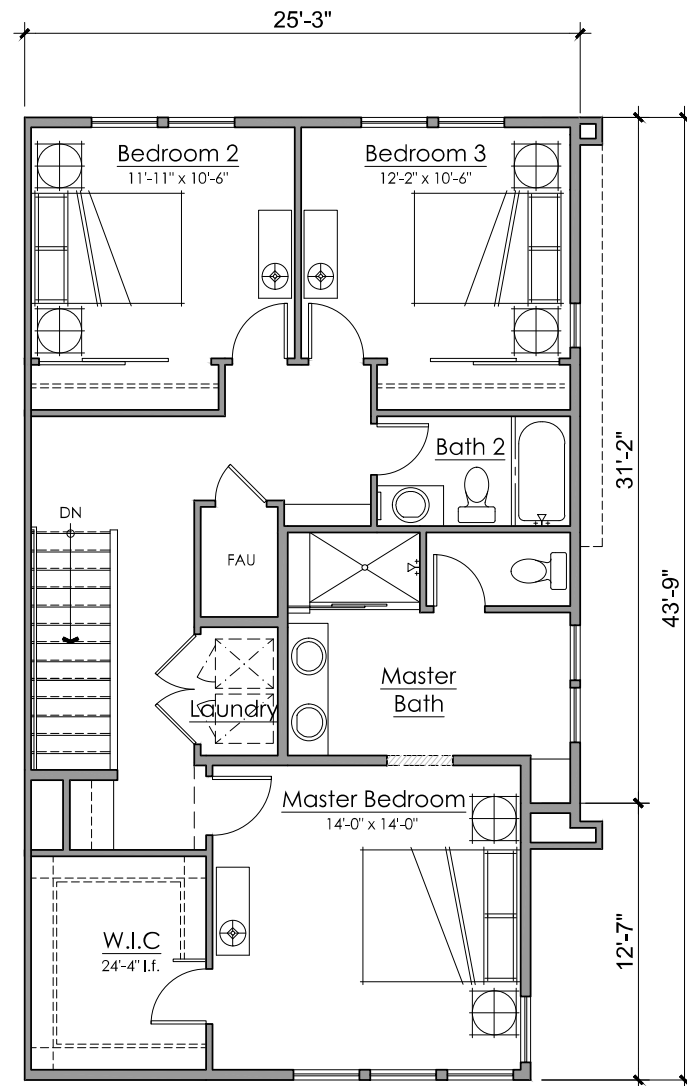


LEVEL 2

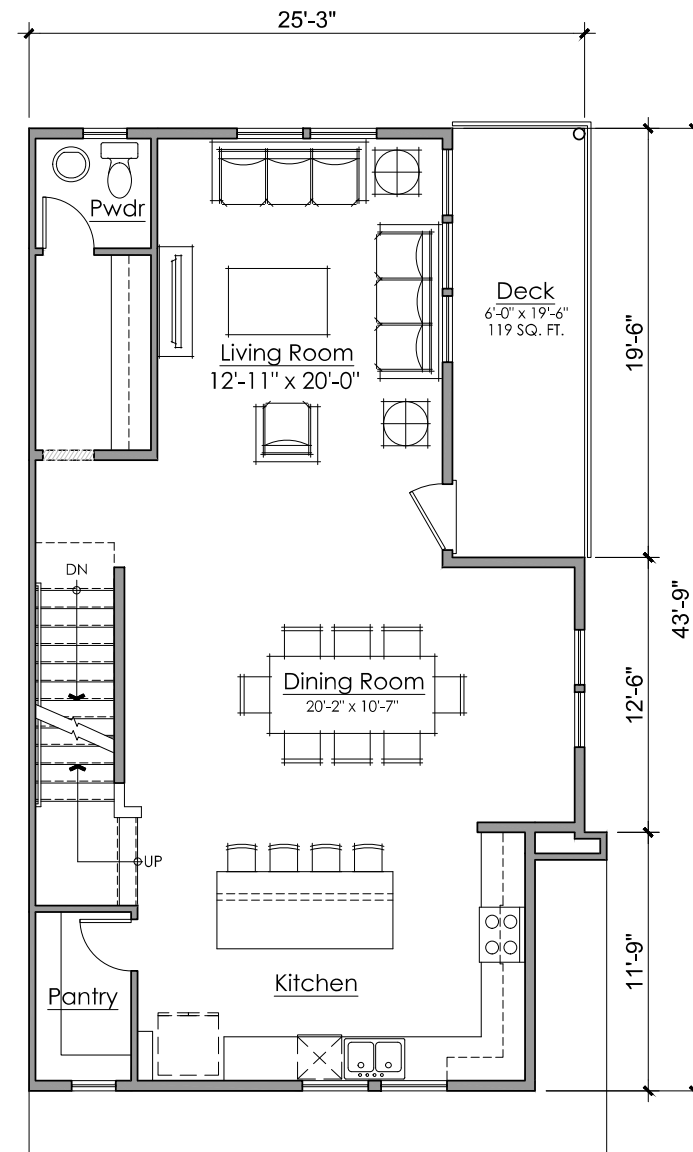


LEVEL 1

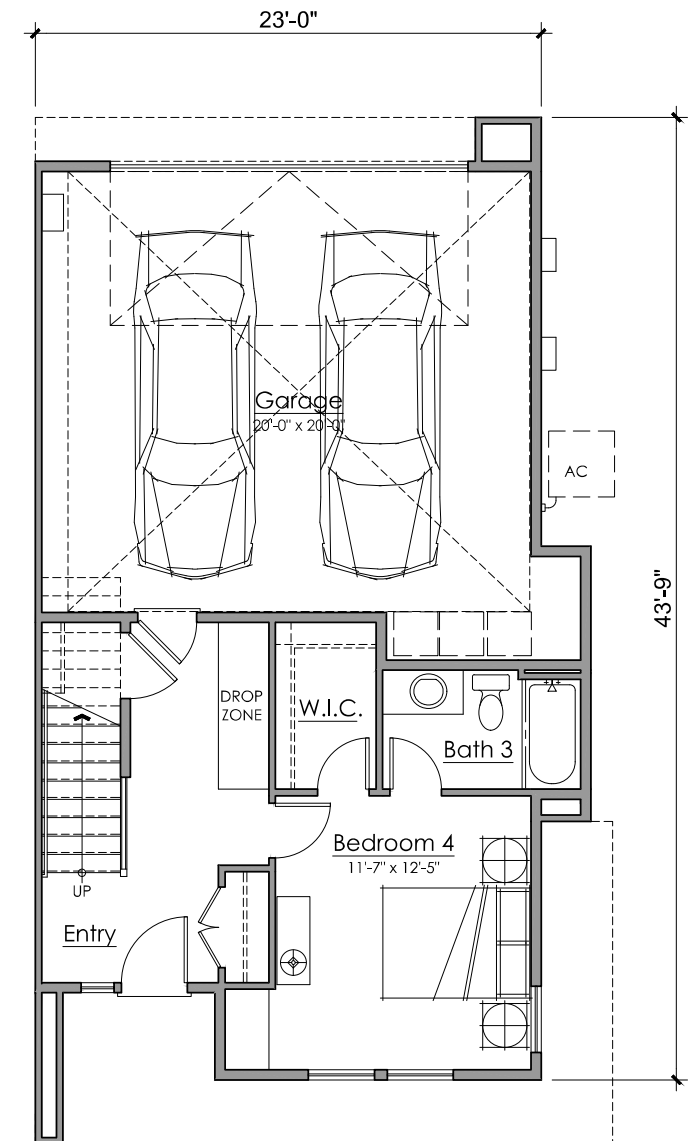
PLAN 2 : 4 bed / 3.5 bath
±2,338 gross sq.f.t



LEVEL 3

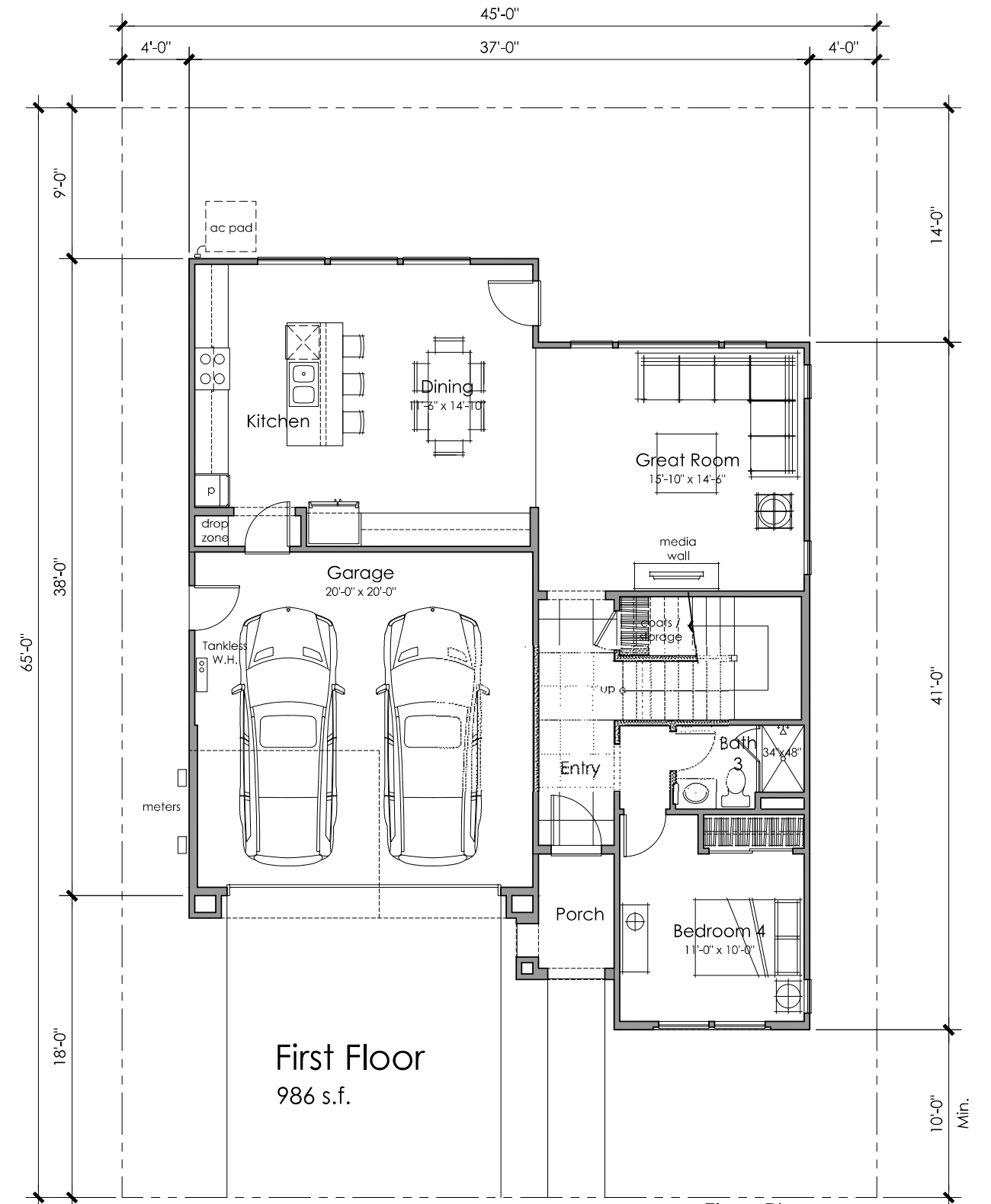
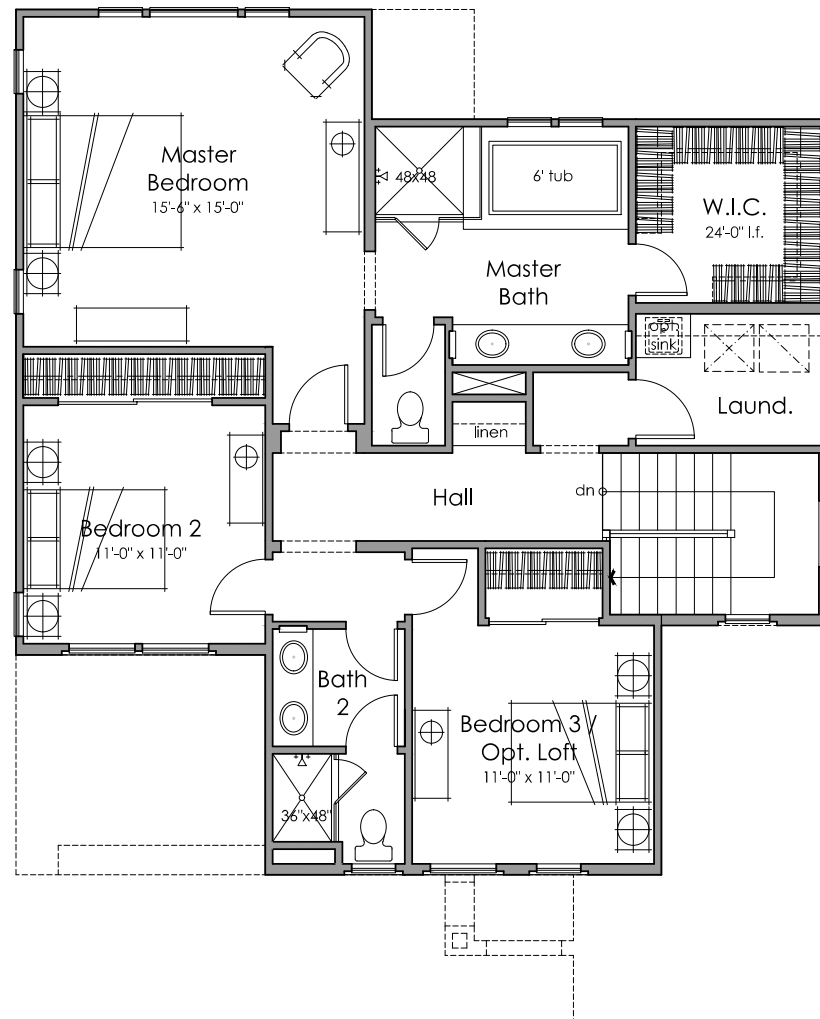


LEVEL 2

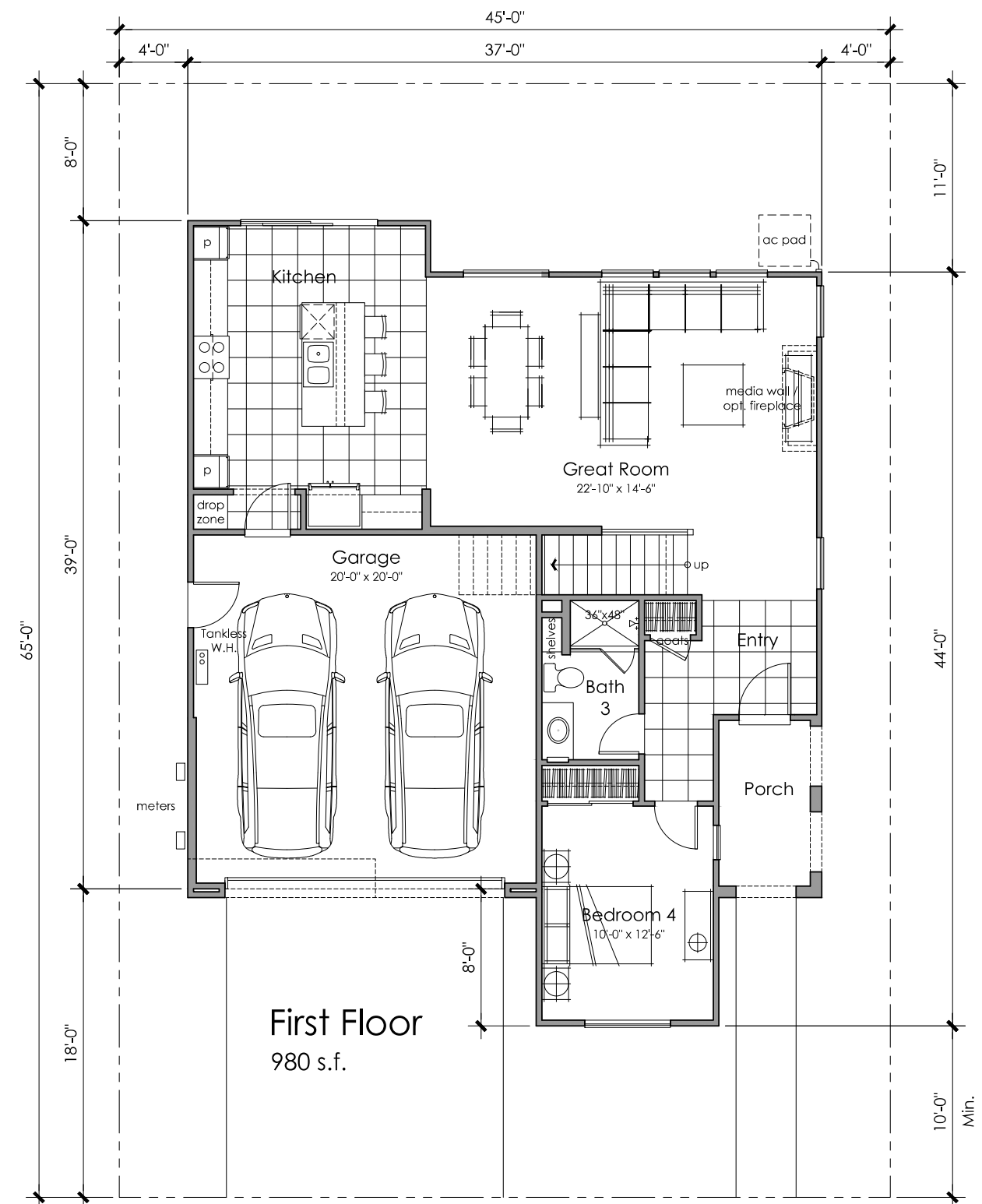
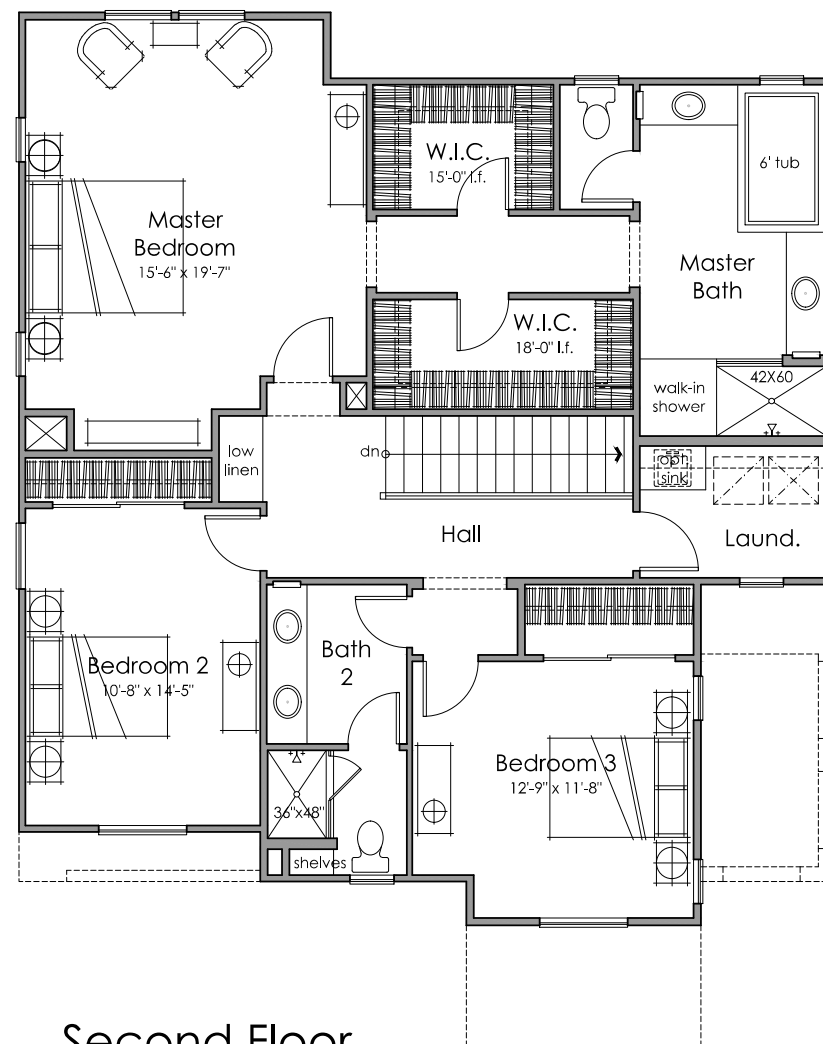


LEVEL 1

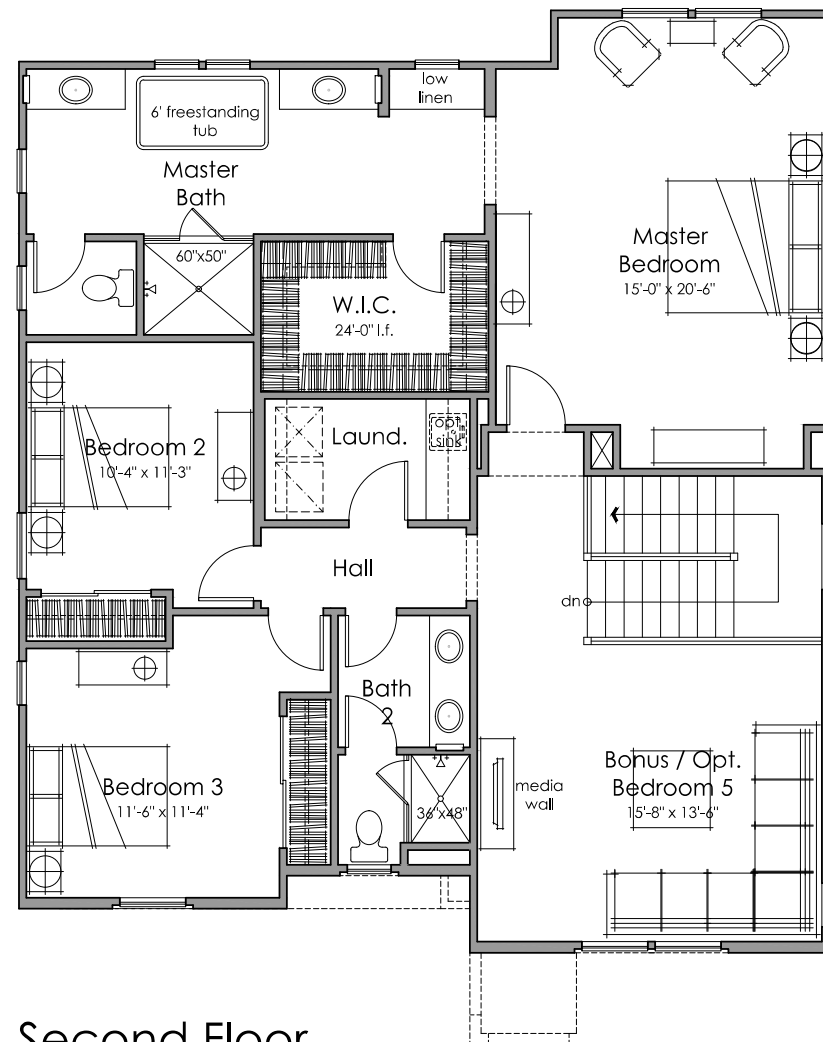
PLAN 3 : 4 bed / 3.5 bath
±2,509 gross sq.f.t



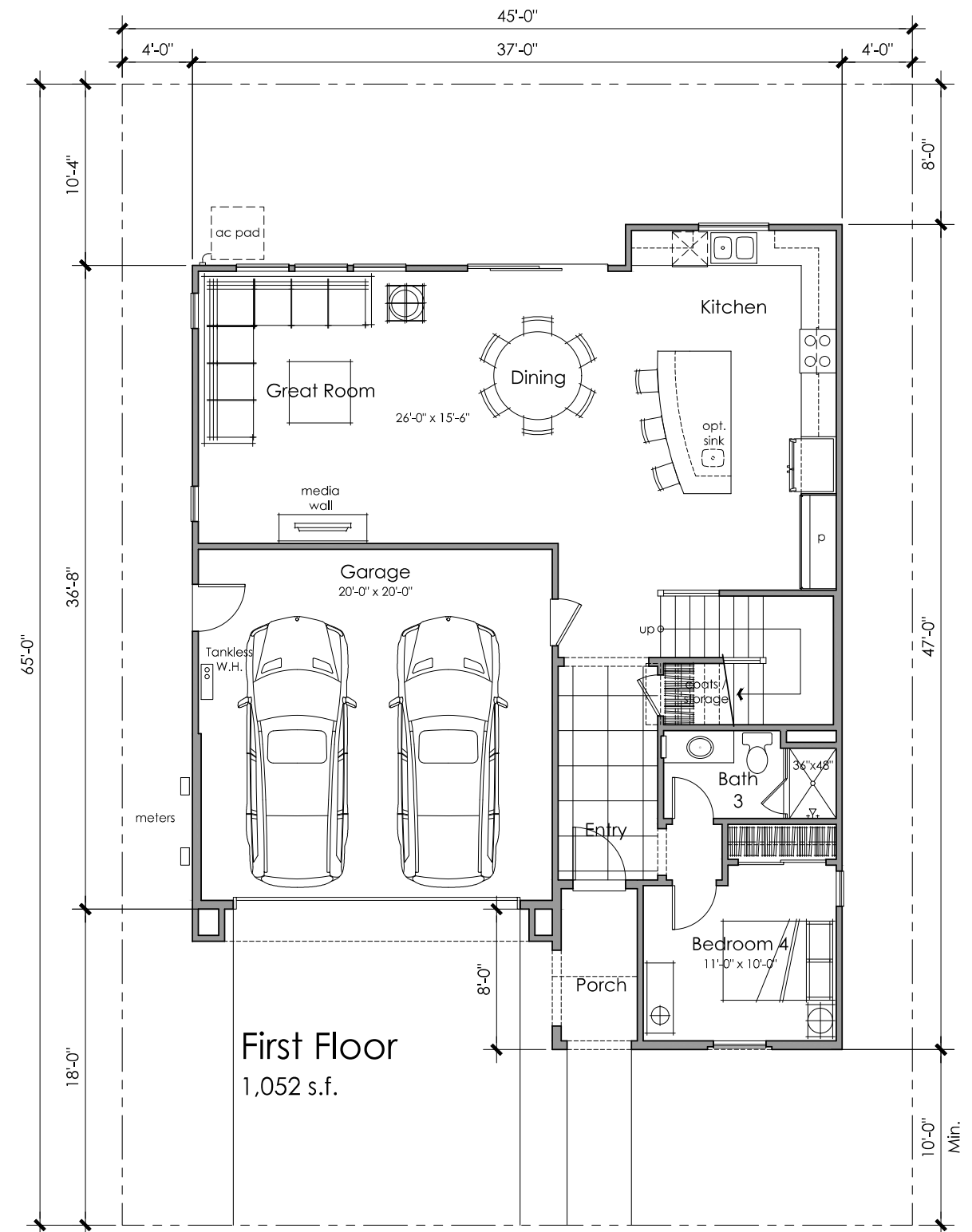
Floor Plan
4 Bedrooms
Opt. Loft
3 Baths
2,058 s.f.



Floor Plan
4 Bedrooms
3 Baths
2,248 s.f.

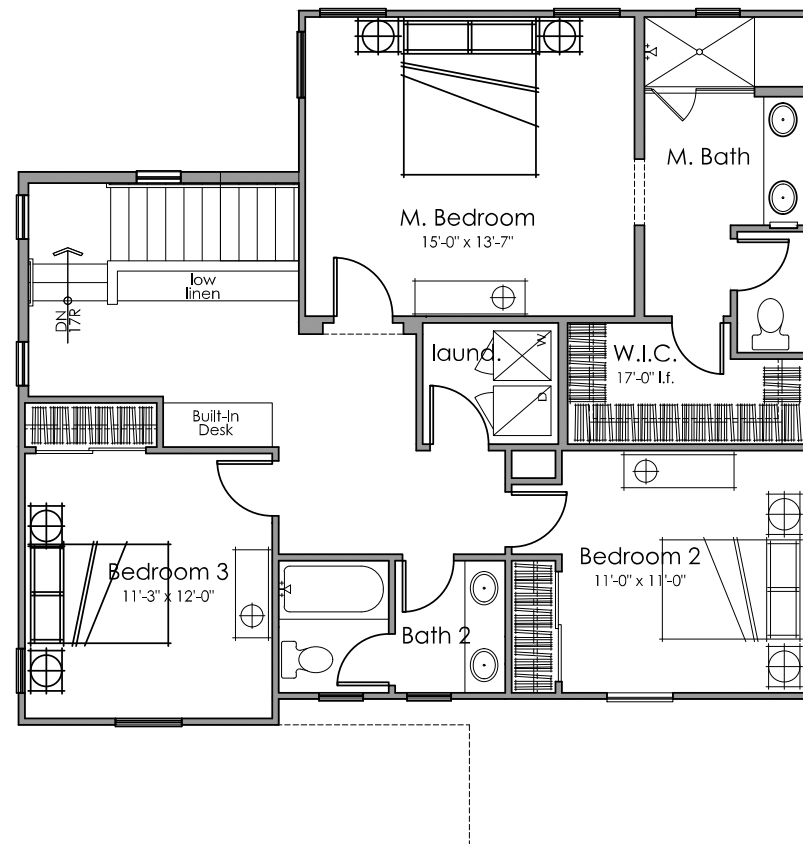


Second Floor
1,393 s.f.

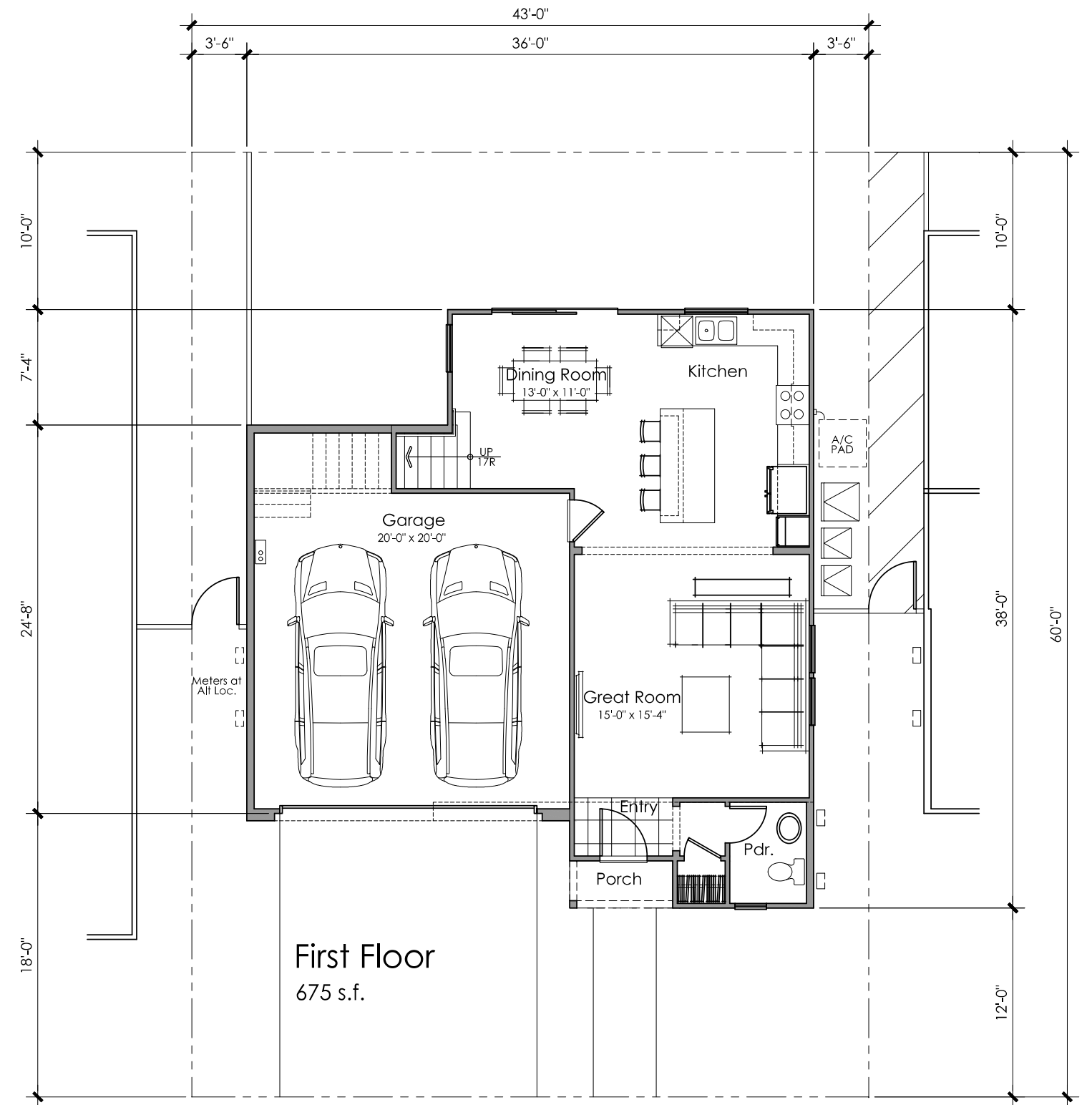


First Floor
1,052 s.f.

Floor Plan
4 Bedrooms + Bonus
Opt. Bedroom 5
3 Baths
2,445 s.f.

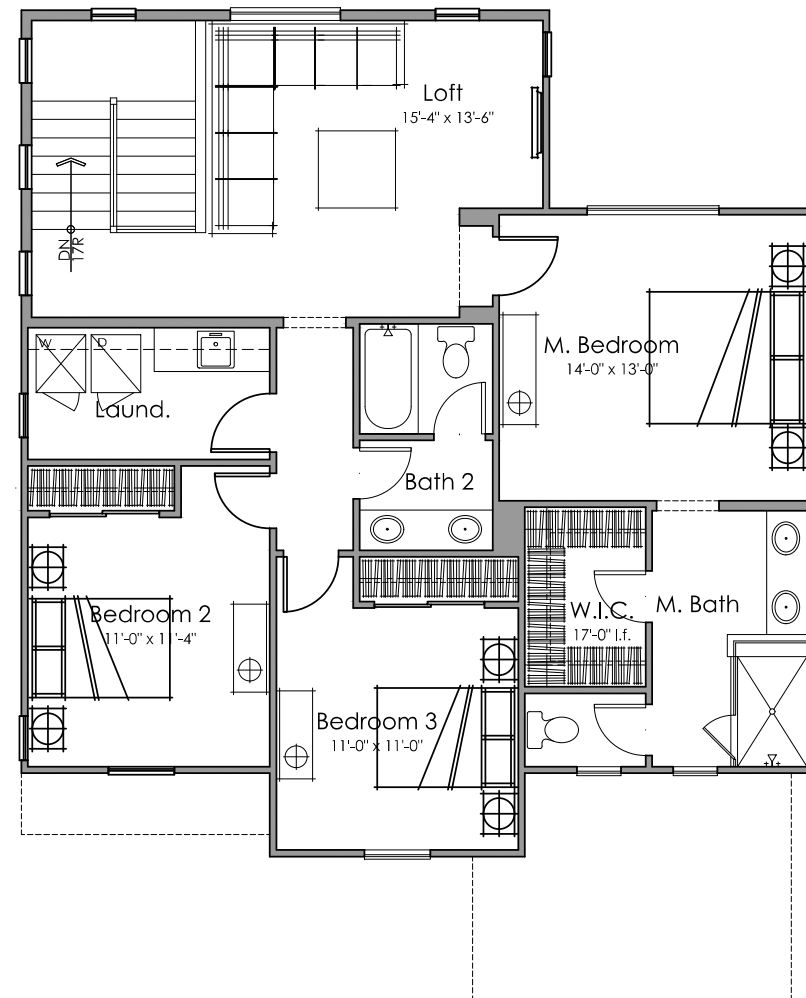


Second Floor
1,032 s.f.

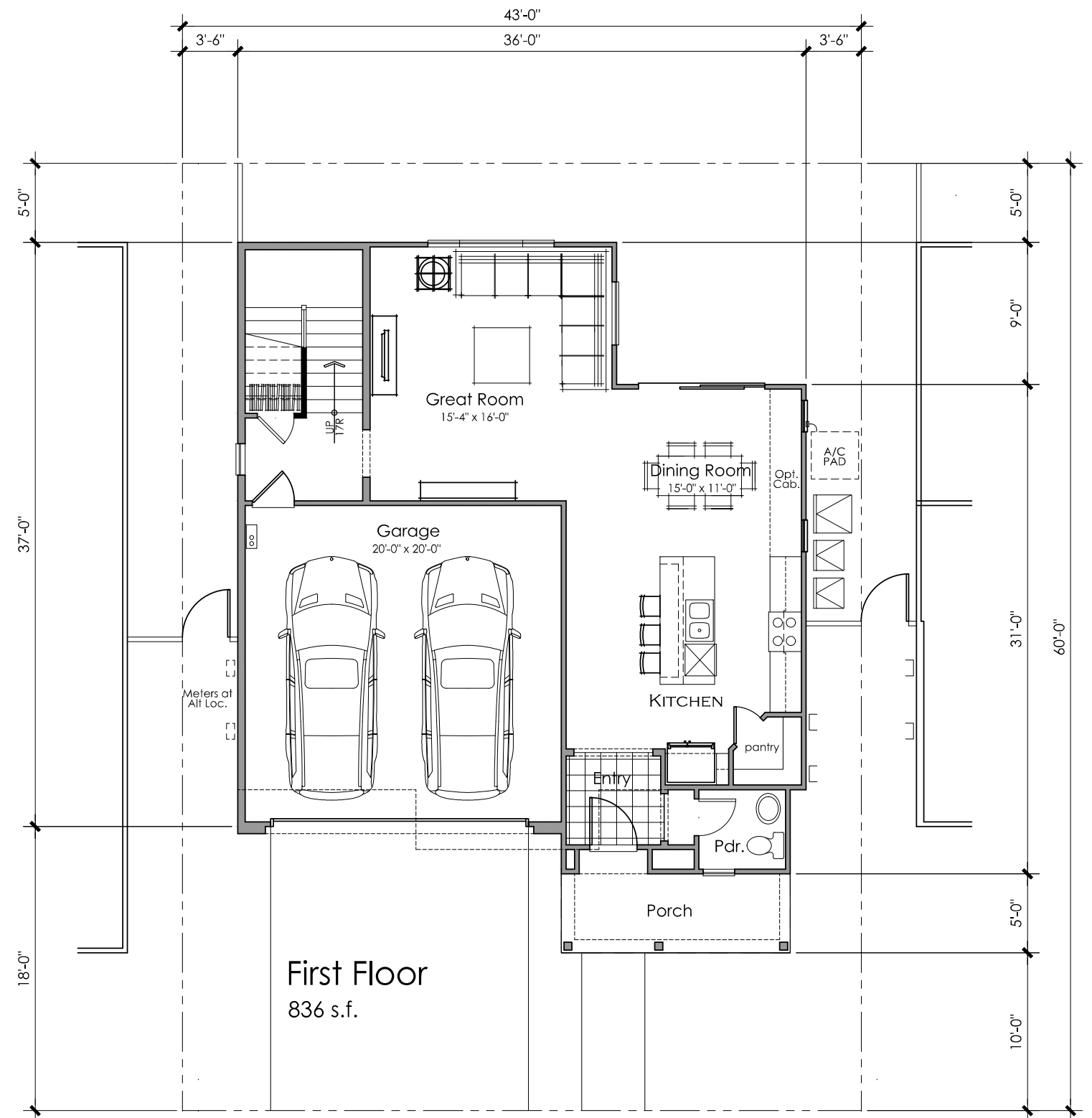


First Floor
675 s.f.

Floor Plan
3 Bedrooms
2.5 Baths
1,707 s.f.

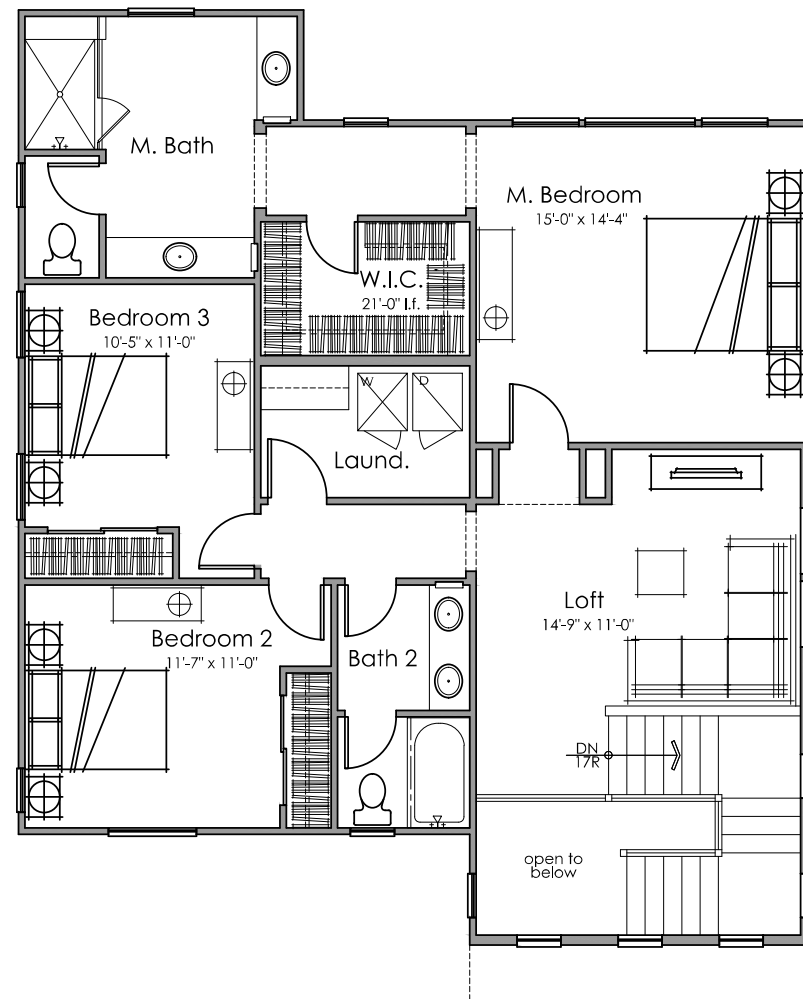


Second Floor
1,127 s.f.

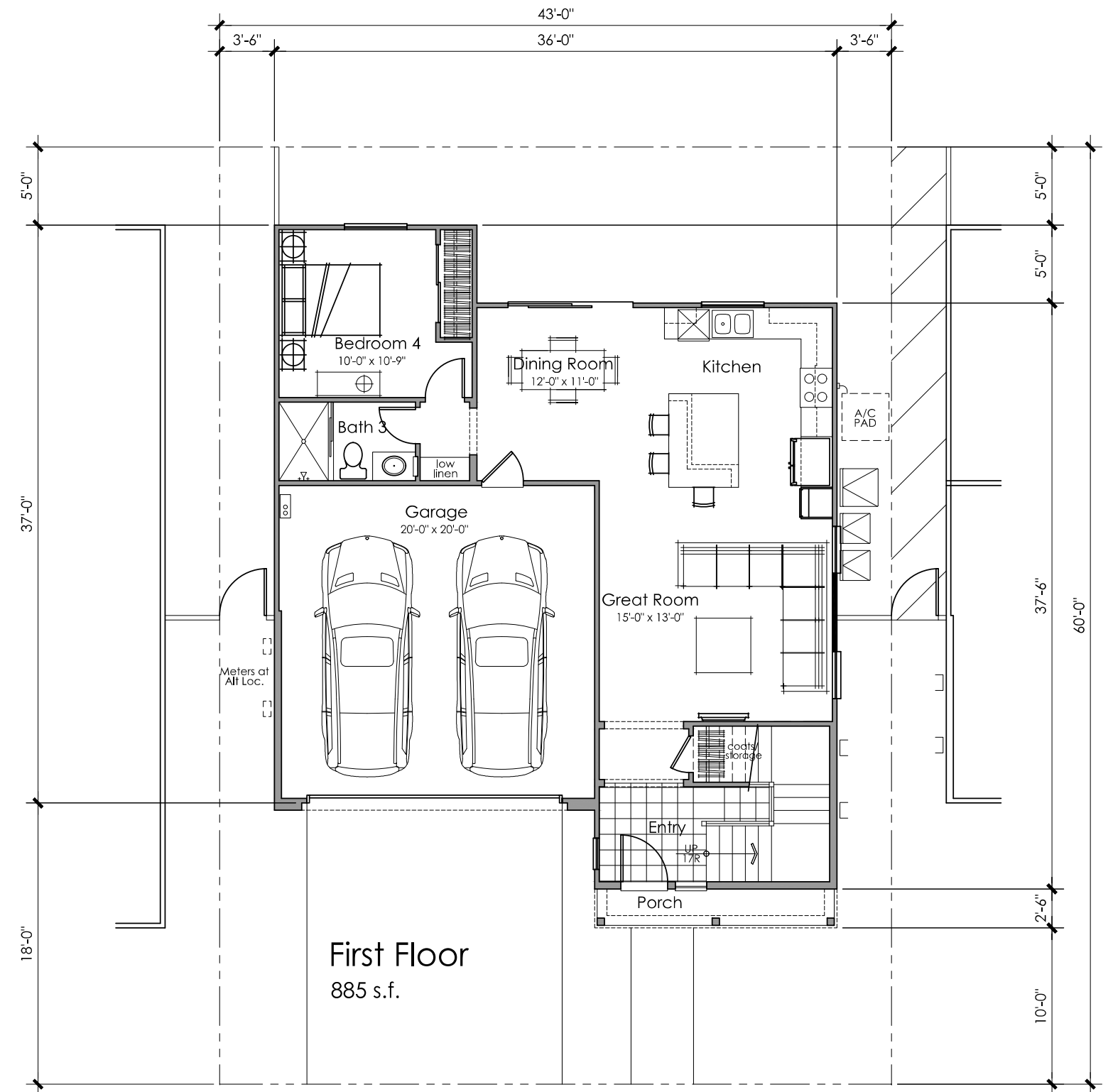


First Floor
836 s.f.

Floor Plan
3 Bedrooms
2.5 Baths
1,963 s.f.



Second Floor
1,194 s.f.



First Floor
885 s.f.

Floor Plan
4 Bedrooms
3 Baths
2,079 s.f.



FRONT ELEVATION - LEFT CORNER

- Composition Shingle Roof
- Metal Awning
- Stucco
- Fiber Cement Lap Siding
- Fiber Cement Trim
- Metal Railing
- Thin Brick Veneer
- High Density Foam Trim
- Vinyl Window
- Thin Brick Veneer



FRONT ENTRY

- High Density Foam Trim
- High Density Foam Trim
- Fiber Cement Lap Siding
- Stucco
- Signage
- Storefront Windows
- Metal Canopy
- Stucco
- Thin Brick Veneer
- Main Entry



FRONT ELEVATION - RIGHT CORNER

- Composition Shingle Roof
- Stucco
- Metal Awning
- High Density Foam Trim
- Metal Railing
- Fiber Cement Lap Siding
- Vinyl Window
- High Density Foam Trim
- Thin Brick Veneer
- Metal Railing
- Brick Veneer
- High Density Foam Trim



- Composition Shingle Roof
- Stucco
- High Density Foam Trim
- High Density Foam Trim
- Recessed Window
- Metal Railing
- Stucco
- High Density Foam Trim

REAR ELEVATION - LEFT



- Stucco
- High Density Foam Trim
- High Density Foam Trim
- Fiber Cement Lap Siding
- Recessed Window
- Fiber Cement Lap Siding
- High Density Foam Trim
- Stucco
- Stucco
- Canopy/ Metal Frame
- Rear Entry
- Storefront Windows

REAR ENTRY



- Composition Shingle Roof
- Stucco
- High Density Foam Trim
- Metal Railing
- High Density Foam Trim
- Fiber Cement Lap Siding
- Stucco
- Composition Shingle Roof
- Structural Column

FRONT ELEVATION - RIGHT



PLAN 2 - FRONT VIEW



PLAN 1 - FRONT VIEW



PLAN 3 - FRONT VIEW



PLAN 2 - REAR VIEW



PLAN 1 - REAR VIEW



PLAN 3 - REAR VIEW



PLAN 2 - FRONT VIEW



PLAN 1 - FRONT VIEW



PLAN 3 - FRONT VIEW



PLAN 2 - REAR VIEW

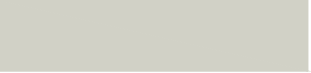


PLAN 1 - REAR VIEW



PLAN 3 - REAR VIEW

STUCCO BODY 1		TRIM 1	
STUCCO BODY 2		TRIM 2	
STUCCO BODY 3		TRIM 3	
STUCCO BODY 4		ACCENT 1	
STUCCO BODY 5		ACCENT 2	
STUCCO BODY 6		ACCENT 3	
FIBER CEMENT SIDING 1		THIN BRICK VENEER 1	
FIBER CEMENT SIDING 1		THIN BRICK VENEER 2	
FIBER CEMENT SIDING 1		THIN BRICK VENEER 3	
SIDE ENTRY DOOR		ROOF/ COMPOSITION SHINGLE	
AWNING / RAILING			
GUARDRAIL CAP			

	COLOR SCHEME 1	COLOR SCHEME 2
STUCCO BODY 1		
STUCCO BODY 2		
ACCENT 1		
ACCENT 2		
WOOD LOOK SIDING		
THIN BRICK VENEER		
ENTRY DOOR 1		
RAILING		
GUARDRAIL CAP		
GARAGE		
ROOF/ COMPOSITION SHINGLE		

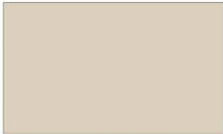
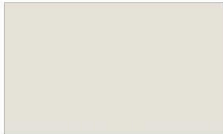
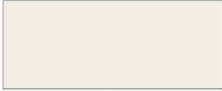
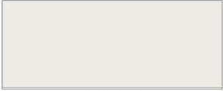
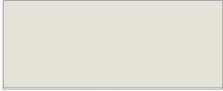
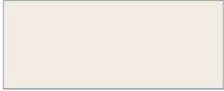
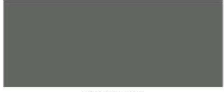
MANUFACTURERS

Kelly Moore Paint
Eagle Roofing
Boral Stone
HC Muddox Thin Brick

	SCHEME 1A	SCHEME 2A	SCHEME 3A		SCHEME 1B	SCHEME 2B	SCHEME 3B		SCHEME 1C	SCHEME 2C	SCHEME 3C
STUCCO BODY	 KM 4643-3 STICKS AND STONES	 KM 4598 MEXICAN SAND DOLLAR	 KM 4642 BRDS NEST	STUCCO BODY	 HLS 4301-1 SNOW GLOBE	 KM 5766-1 WHISPER RIDGE	 KM 4718-2 WAGON WHEEL	STUCCO BODY	 KM 4640 OSTRICH EGG	 KM 5773-1 RAW SUGAR	 KMW 8-1 MARSHMALLOW
FASCIA / EAVE / GARAGE DOORS / GABLE SIDING / SIDING TRIM BOARDS / ALL TRIMS	 KM 4790-1 ONION SKIN	 KM 4779-1 WILLOWSIDE	 KMA 4546 APPALOOSA SPOTS	STUCCO BODY ACCENT	 KM 4720-3 OPEN RANGE	 HLS 4217-3 LIMBERT HEATHER	 KMW 12-1 HIDDEN DAIRY	SIDING / GARAGE DOORS	 KM 4707-3 HIDDEN COTTAGE	 KM 5719 CORKBOARD	 HL 4264-2 MELMAC SILVER
ENTRY DOORS / SHUTTERS	 KM 4839-3 CASTAWAY COVE	 KM 4525 AYRSHIRE	 KMA 69-5 ROASTED KONA	ENTRY DOORS / SHUTTERS	 KM 5250-1 MORNING WHEAT	 KM 4918-5 SPLIT ROCK	 HLS 4299-3 TRUMPET TEAL	FASCIA / EAVES / TRIM / CORNER BOARDS	 KM 4568 TEA CHEST	 KM 4588 NEVER CRY WOLF	 KM 4896 STONE EARTH
								ENTRY DOORS / SHUTTERS	 HLS 4225 BUCKINGHAM PALACE	 HLS 4284-5 SEVILLE SCARLET	 KM 4755-3 CAMO GREEN
BRICK VENEER	 TOBACCO ROAD QUEEN	 ALAMO QUEEN	 MT. RUSHMORE QUEEN	STONE VENEER	 WINTERHAVEN PRO-FIT ALPINE LEDGESTONE	 BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE	 PHEASANT PRO-FIT ALPINE LEDGESTONE	STONE VENEER STANDARD JOINTS	 CAST FIT PARCHMENT	 CAST FIT PARCHMENT	 CAST FIT PARCHMENT
ROOF MATERIAL - FLAT SLATE PROFILE	 5699 CHARCOAL RANGE	 297 SLATE RANGE	 206 BL VALLEJO RANGE	ROOF MATERIAL - FLAT SLATE PROFILE	 390 PEWTER BRONZE BLEND	 SCP 8802 NANTUCKET BLEND	 5687 BROWN GRAY RANGE	ROOF MATERIAL - FLAT SLATE PROFILE	 202 BL CONCORD RANGE	 4606 VALLEJO RANGE	 5699 CHARCOAL RANGE

COLOR SCHEMES 1- 4 - ELEVATIONS 1A, 2A, 3A

COLOR SCHEMES 5- 8 - ELEVATIONS 1B, 2B, 3B

	SCHEME 01	SCHEME 02	SCHEME 03	SCHEME 04		SCHEME 05	SCHEME 06	SCHEME 07	SCHEME 08
STUCCO BODY	 SW 7064 PASSIVE	 SW 155 RICE GRAIN	 SW 7628 WINDFRESH WHITE	 SW 7636 ORIGAMI WHITE	STUCCO BODY	 SW 6197 ALOOF GRAY	 SW 1C15 SKYLINE STEEL	 SW 7633 TAUPE TONE	 SW 7065 ARGOS
FASCIA / EAVE / TRIM / POSTS	 SW 7566 WESTHIGHLAND WHITE	 SW 6165 CONNECTED GRAY	 SW 7645 THUNDER GRAY	 SW 7515 HOMESTEAD BROWN	FASCIA / EAVES	 SW 7005 PURE WHITE	 SW 7636 ORIGAMI WHITE	 SW 7054 SUITABLE BROWN	 SW 7068 GRIZZLE GRAY
GABLE SIDING / INSETS / GARAGE DOORS	 SW 7566 WESTHIGHLAND WHITE	 SW 6170 TECHNO WHITE	 SW 9170 ACIER	 SW 7045 INTELLECTUAL GRAY	TRIM	 SW 7005 PURE WHITE	 SW 7636 ORIGAMI WHITE	 SW 7030 IBIS WHITE	 SW 6154 NACRE
ENTRY DOORS / SHUTTERS	 SW 6990 CAVIAR	 SW 6C96 JUTE BROWN	 SW 9132 ROJO MARRON	 SW 6221 MOODY BLUE	GARAGE DOORS	 SW 6164 SVELTE SAGE	 SW 9168 ELEPHANT EAR	 SW 7053 ADAPTIVE SHADE	 SW 7068 GRIZZLE GRAY
ROOF MATERIAL - FLAT SLATE PROFILE	 1FACS 1130 CHARCOAL	 1FACS 0024 DESERT SAGE	 1FACS 1430 CHARCOAL BLEND	 1FACS 1132 CHARCOAL BROWN BLEND	ENTRY DOORS / SHUTTERS	 SW 6116 TATAMI TAN	 SW 7615 SEA SERPENT	 SW 6034 ARRESTING AUBURN	 SW 7697 SAFARI
					STONE VENEER TIGHTFIT DRYSTACK	 CUT COARSE MADRONA	 LEDGECUT 33 SAGE	 LEDGECUT 33 BIRCH	 LEDGECUT 33 SEASHELL
					ROOF MATERIAL - FLAT SLATE PROFILE	 1FACS 1130 CHARCOAL	 1FACS 0024 DESERT SAGE	 1FACS 1132 CHARCOAL BROWN BLEND	 1FACS 1430 CHARCOAL BLEND