

CITY OF TRACY
DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D21-0025

A determination of the Development Services Department approving a Development Review permit for the architectural design of Tracy Hills Phase 1B Village 9A (Parklin – 69 lots) and Village 9B (Sunhaven – 64 lots), located in the vicinity of Tracy Hills Drive, Application Number D21-0025. The applicant is Lennar Homes and the property owner is AG ESSENTIAL HOUSING CA 4, LP.

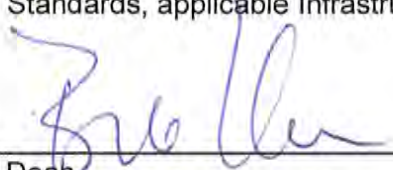
Staff has reviewed the application and determined that the following City regulations apply:

1. Development Review (TMC Chapter 10.08, Article 30)
2. Tracy Hills Specific Plan
3. City of Tracy Design Goals and Standards

An Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016 for the Tracy Hills Specific Plan. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15168(c)(2), no further environmental assessment is required.

THE DEVELOPMENT SERVICES DEPARTMENT, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D21-0025, SUBJECT TO CONDITIONS CONTAINED IN EXHIBIT 1 AND BASED ON THE FOLLOWING FINDINGS:

1. The proposal increases the quality of the project site and enhances the property in a manner that therefore improves the property in relation to the surrounding area and the citizens of Tracy because the architecture is consistent with the Tracy Hills Specific Plan and the City of Tracy Design Goals and Standards, and has incorporated significant variation between floor plans and elevations, used architectural features on all four sides of each house, and provided ample mix and frequency of each house type throughout the Tracy Hills Phase 1B subdivision.
2. The proposal conforms to Chapter 10.08, Zoning Regulations, of the Tracy Municipal Code, the Tracy Hills Specific Plan, the City of Tracy General Plan, the Citywide Design Goals and Standards, applicable Infrastructure Master Plans, and other City regulations.



Bill Dean
Interim Development Services Director

12-7-21

Date of Action

**City of Tracy
Development Review Permit
Conditions of Approval**

Tracy Hills Phase 1B Village 9A (Parklin – 69 lots) and
Village 9B (Sunhaven – 64 lots)
Located in the vicinity of Tracy Hills Drive
Application Number D21-0025
November 22, 2021

These Conditions of Approval shall apply to the Development Review permit for the architectural design of Tracy Hills Phase 1B Village 9A (Parklin – 69 lots) and Village 9B (Sunhaven – 64 lots), located in the vicinity of Tracy Hills Drive, Application Number D21-0025 (hereinafter “Project”), proposed by Lennar Homes (hereinafter “Applicant”).

A. Definitions.

The following definitions shall apply to these Conditions of Approval:

1. “Applicant” means any person, or other legal entity, defined as a “Developer”.
2. “Developer” means any person, or other legal entity, who applies to the City to divide or cause to be divided real property within the Project boundaries, or who applies to the City to develop or improve any portion of the real property within the Project boundaries. The term “Developer” shall include all successors in interest.
3. “City Engineer” means the City Engineer of the City of Tracy, or any other duly licensed engineer designated by the City Manager, the Development Services Director, or the City Engineer, to perform the duties set forth herein.
4. “Development Services Director” means the Development Services Director of the City of Tracy, or any other person designated by the City Manager or the Development Services Director, to perform the duties set forth herein.
5. “City Regulations” means all written laws, rules, and policies established by the City, including those set forth in the City of Tracy General Plan, the Tracy Hills Specific Plan, the Tracy Municipal Code, ordinances, resolutions, policies, procedures, and the City’s Design Documents (including the Standard Plans, Standard Specifications, Design Standards, and relevant Public Facility Master Plans).
6. “Conditions of Approval” means these conditions of approval applicable to the Development Review permit for the architectural design of Tracy Hills Phase 1B Village 9A (Parklin – 69 lots) and Village 9B (Sunhaven – 64 lots), located in the vicinity of Tracy Hills Drive, Application Number D21-0025.
7. “Property” means the subject property of the Development Review permit for the architectural design of Tracy Hills Phase 1B Village 9A (Parklin – 69 lots) and Village 9B (Sunhaven – 64 lots), located in the vicinity of Tracy Hills Drive, Application Number D21-0025.

B. Planning Division Conditions of Approval

1. The Developer shall comply with all laws (federal, state, and local) related to the development of real property within the Project boundaries, including, but not limited to: the Planning and Zoning Law (Government Code sections 65000, et seq.), the Subdivision Map Act (Government Code sections 66410, et seq.), the California Environmental Quality Act (Public Resources Code sections 21000, et seq., "CEQA"), and the Guidelines for the California Environmental Quality Act (California Administrative Code, title 14, sections 15000, et seq., "CEQA Guidelines").
2. Unless specifically modified by these Conditions of Approval, the Developer shall comply with all City Regulations.
3. Pursuant to Government Code Section 66020, including Section 66020 (d)(1), the City HEREBY NOTIFIES the Developer that the 90-day approval period (in which the Developer may protest the imposition of any fees, dedications, reservations, or other exactions that are within the purview of the Mitigation Fee Act [Government Code section 66000 et seq.] ("Exactions") and imposed on this Project by these Conditions of Approval) shall commence on the date of the conditional approval of this Project. If the Developer fails to file a protest of the Exactions within this 90-day period, complying with all of the requirements of Government Code Section 66020, the Developer will be legally barred from later challenging any of the Exactions. The terms of this paragraph shall not affect any other deadlines or statutes of limitations set forth in the Mitigation Fee Act or other applicable law, or constitute a waiver of any affirmative defenses available to the City.
4. Except as modified by these conditions of approval, the project shall be developed in substantial compliance with the architectural packet and development plan received by the Development Services Department on August 27, 2021 for Village 9A (Parklin) and the architectural packet received on August 25, 2021 and the development plan received on August 27, 2021 for Village 9B (Sunhaven), to the satisfaction of the Development Services Director. Any modifications to the development plan, shall comply with the Tracy Hills Specific Plan and the following requirements, to the satisfaction of the Development Services Director:
 - a. Maximum of three houses with the same architectural style (e.g. Early California, Country European, Craftsman, etc.) may be located next to each other.
 - b. No cases of the same floor plan used on three consecutive lots.
 - c. No cases of the same floor plan with the same elevation used on two consecutive lots or directly across the street from each other.
 - d. The frequency of each house design must be comparable to the approved development plan.



Parklin

Tracy, Ca

A-1	STREET SCENE/TYPICAL PLOTTING
A-2	PLAN 1 (2173) - FRONT ELEVATIONS
A-3	PLAN 1 (2173) - FLOOR PLAN
A-4	PLAN 1 (2173) - FLOOR PLAN - ADENDA
A-5	PLAN 1 (2173) - EARLY CALIFORNIA "A" ELEVATIONS
A-6	PLAN 1 (2173) - COUNTRY EUROPEAN "B" ELEVATIONS
A-7	PLAN 1 (2173) - CRAFTSMAN BUNGALOW "D" ELEVATIONS
A-8	PLAN 1 (2173) - MEDITERRANEAN REVIVAL "E" ELEVATIONS
A-9	PLAN 1 (2173) - ROOF PLANS
A-10	PLAN 2 (2278) - FRONT ELEVATIONS
A-11	PLAN 2 (2278) - FLOOR PLAN
A-12	PLAN 2 (2278) - FLOOR PLAN - ADENDA
A-13	PLAN 2 (2278) - FLOOR PLAN - ADENDA
A-14	PLAN 2 (2278) - EARLY CALIFORNIA "A" ELEVATIONS
A-15	PLAN 2 (2278) - COUNTRY EUROPEAN "B" ELEVATIONS
A-16	PLAN 2 (2278) - CRAFTSMAN BUNGALOW "D" ELEVATIONS
A-17	PLAN 2 (2278) - MEDITERRANEAN REVIVAL "E" ELEVATIONS
A-18	PLAN 2 (2278) - ROOF PLANS

A-19	PLAN 3 (2476) - FRONT ELEVATIONS
A-20	PLAN 3 (2476) - FLOOR PLAN
A-21	PLAN 3 (2476) - FLOOR PLAN - ADENDA
A-22	PLAN 3 (2476) - FLOOR PLAN - ADENDA
A-23	PLAN 3 (2476) - EARLY CALIFORNIA "A" ELEVATIONS
A-24	PLAN3 (2476) - COUNTRY EUROPEAN "B" ELEVATIONS
A-25	PLAN 3 (2476) - CRAFTSMAN BUNGALOW "D" ELEVATIONS
A-26	PLAN 3 (2476) - MEDITERRANEAN REVIVAL "E" ELEVATIONS
A-27	PLAN3 (2476) - ROOF PLANS

A-28	PLAN 4 (2688) - FRONT ELEVATIONS
A-29	PLAN 4 (2688) - FLOOR PLAN
A-30	PLAN 4 (2688) - FLOOR PLAN - ADENDA
A-31	PLAN 4 (2688) - FLOOR PLAN - ADENDA
A-32	PLAN 4 (2688) - EARLY CALIFORNIA "A" ELEVATIONS
A-33	PLAN 4 (2688) - COUNTRY EUROPEAN "B" ELEVATIONS
A-34	PLAN 4 (2688) - CRAFTSMAN BUNGALOW "D" ELEVATIONS
A-35	PLAN 4 (2688) - MEDITERRANEAN REVIVAL "E" ELEVATIONS
A-36	PLAN 4 (2688) - ROOF PLANS

A-37	COLOR BOARD - "A" EARLY CALIFORNIA
A-38	COLOR BOARD - "A" EARLY CALIFORNIA
A-39	COLOR BOARD - "A" EARLY CALIFORNIA
A-40	COLOR BOARD - "B" COUNTRY EUROPEAN
A-41	COLOR BOARD - "B" COUNTRY EUROPEAN
A-42	COLOR BOARD - "B" COUNTRY EUROPEAN
A-43	COLOR BOARD - "D" CRAFTSMAN BUNGALOW
A-44	COLOR BOARD - "D" CRAFTSMAN BUNGALOW
A-45	COLOR BOARD - "D" CRAFTSMAN BUNGALOW
A-46	COLOR BOARD - "E" MEDITERRANEAN REVIVAL
A-47	COLOR BOARD - "E" MEDITERRANEAN REVIVAL
A-48	COLOR BOARD - "E" MEDITERRANEAN REVIVAL



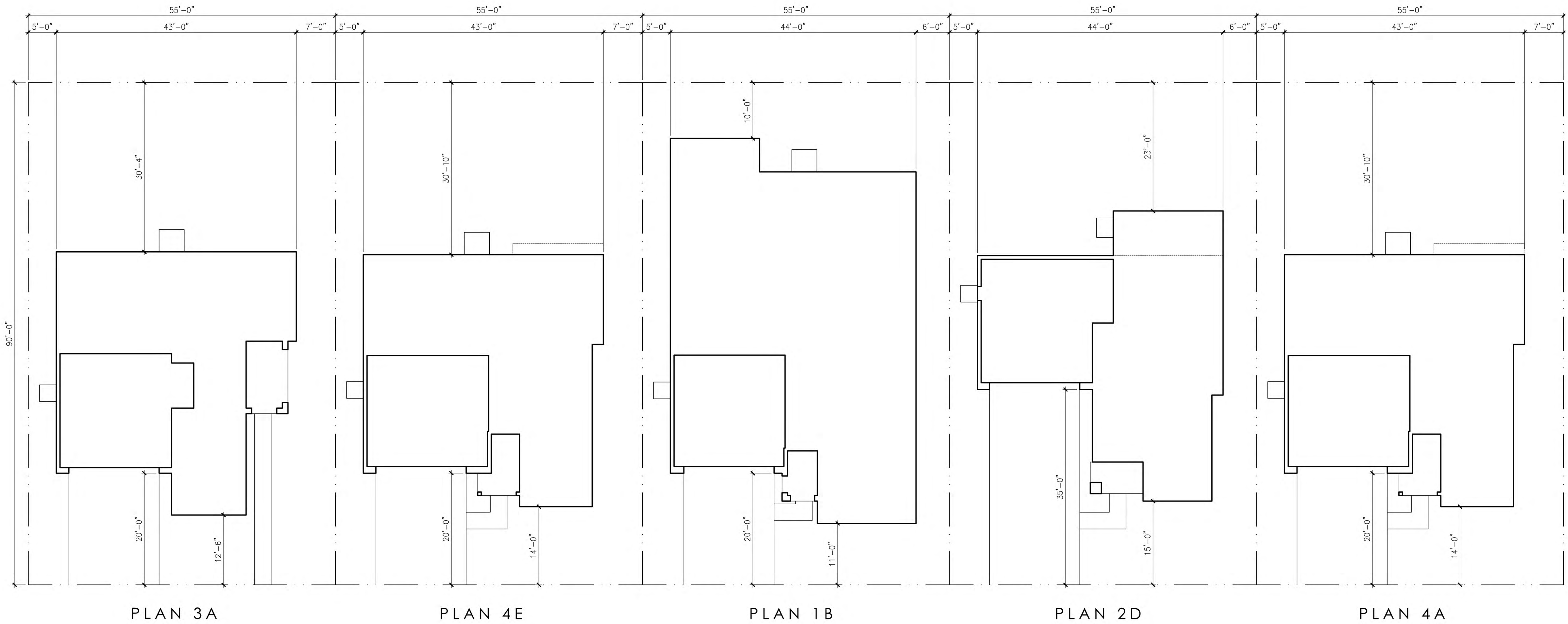
DEVELOPER:
LENNAR
2603 CAMINO RAMON, SUITE 525
SAN RAMON, CA 94583

CONTACT: BRENT REED
BUSINESS: (925) 327-8307
WWW.LENNAR.COM



ARCHITECT:
KEVIN L. CROOK ARCHITECT, INC.
1360 REYNOLDS AVE., SUITE 110
IRVINE, CA 92614

CONTACT: BARRY PATTISON
BUSINESS: (949) 660-1587
WWW.KLCARCH.COM



STREET SCENE / TYPICAL PLOTTING



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

EARLY CALIFORNIA "A"



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

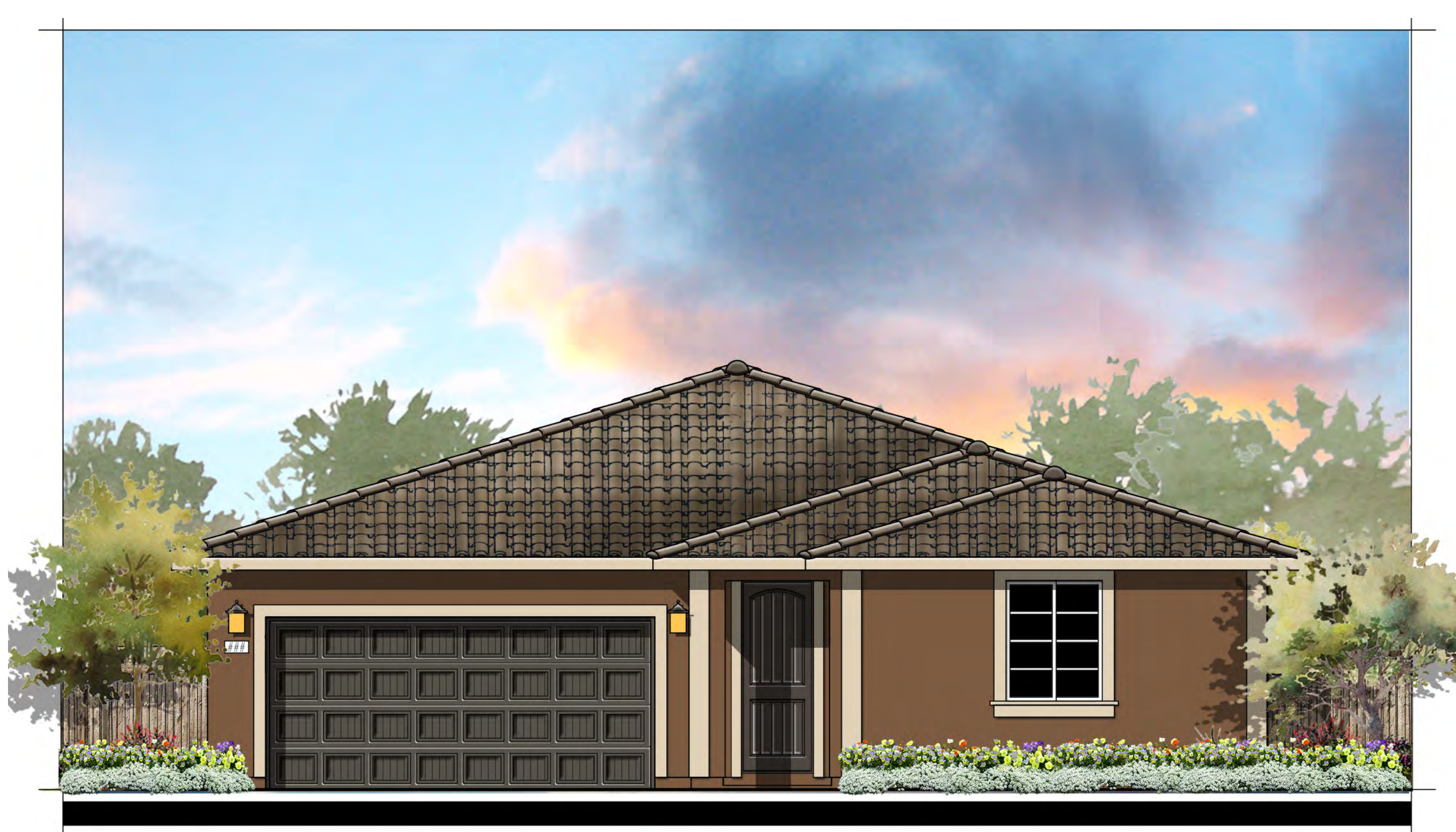
COUNTRY EUROPEAN "B"



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

CRAFTSMAN BUNGALOW "D"

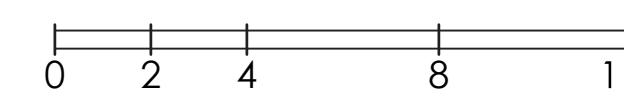


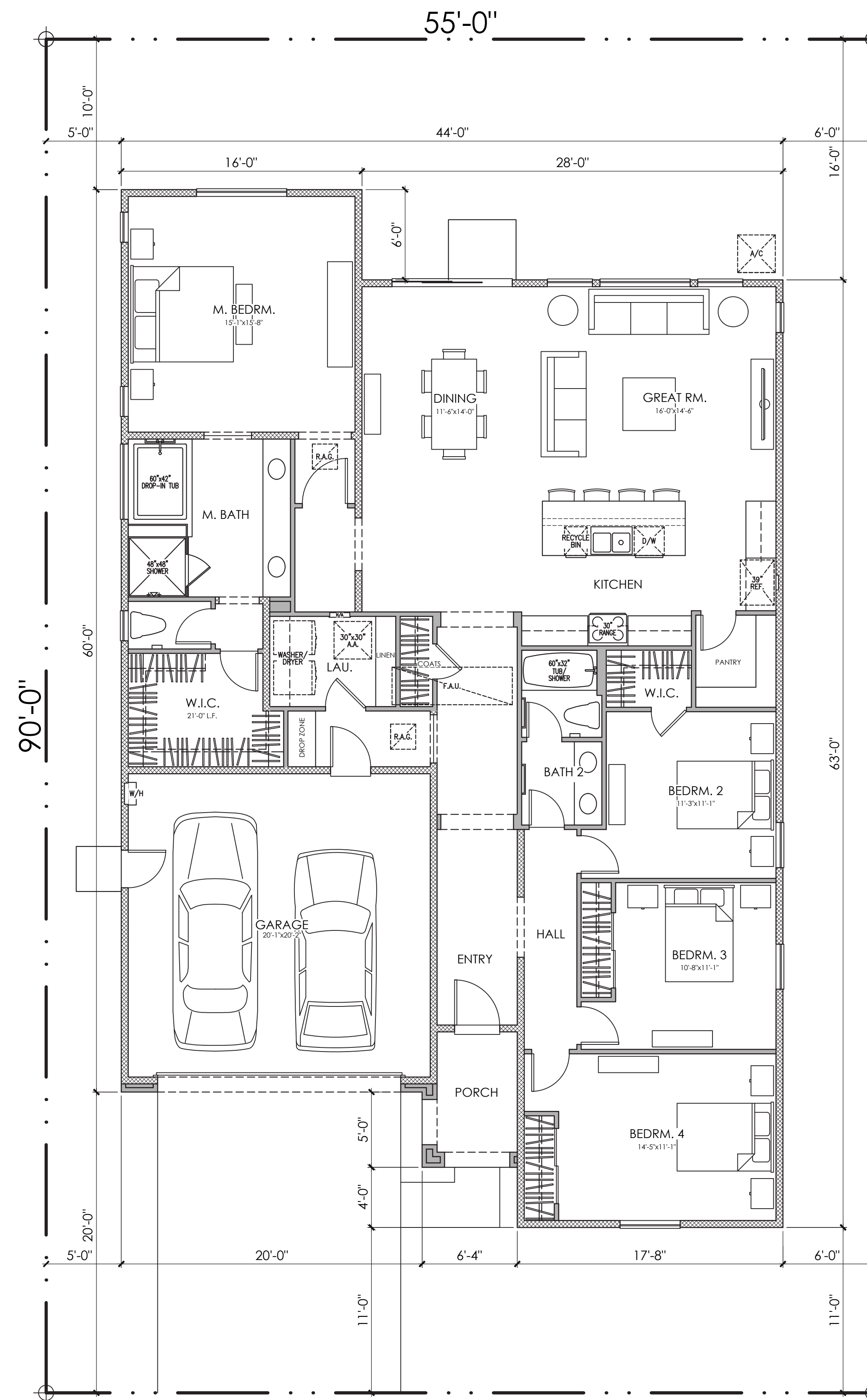
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Refer to landscape drawings for wall, tree, and shrub locations

MEDITERRANEAN REVIVAL "E"

PLAN 1 - 2,173 S.F.
FRONT ELEVATIONS

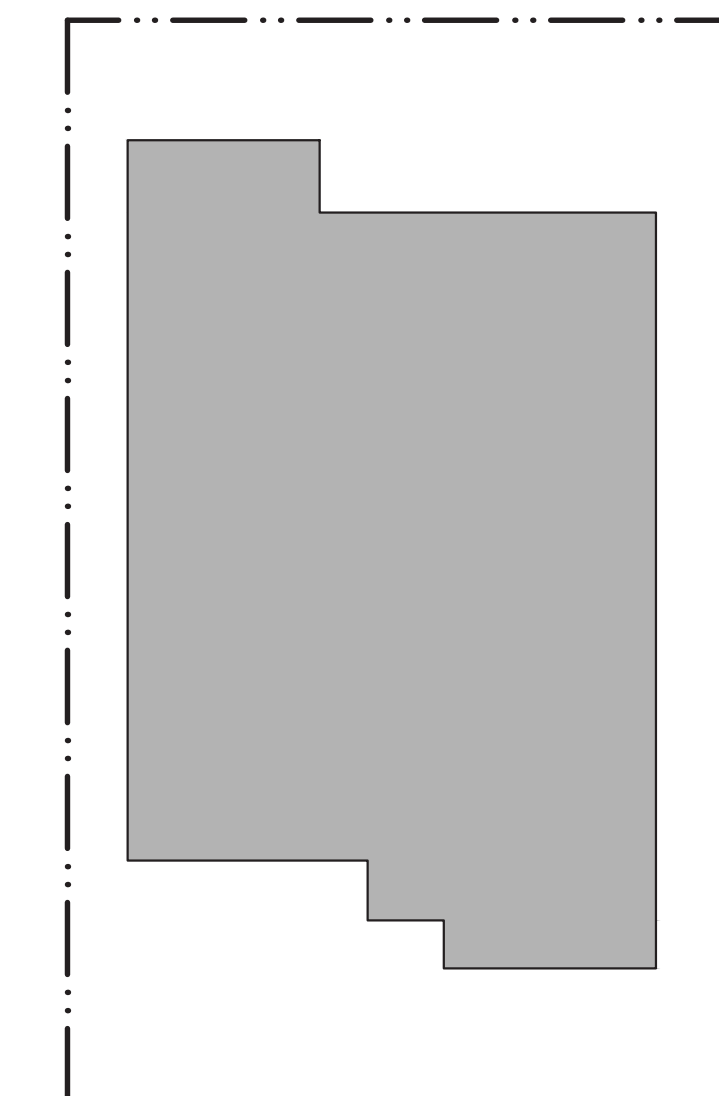




FLOOR PLAN

PLAN 1 - 2173 "A"
4 BEDROOM, 2 BATH

LOT COVERAGE:
55% FOR SINGLE STORY ALLOWED
2,663 / 4,950 = 54% PROVIDED



TARGET S.F.: 2,100 S.F. MIN.

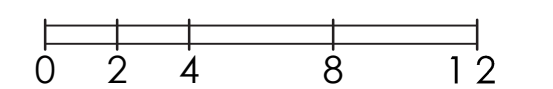
AREA TABULATION

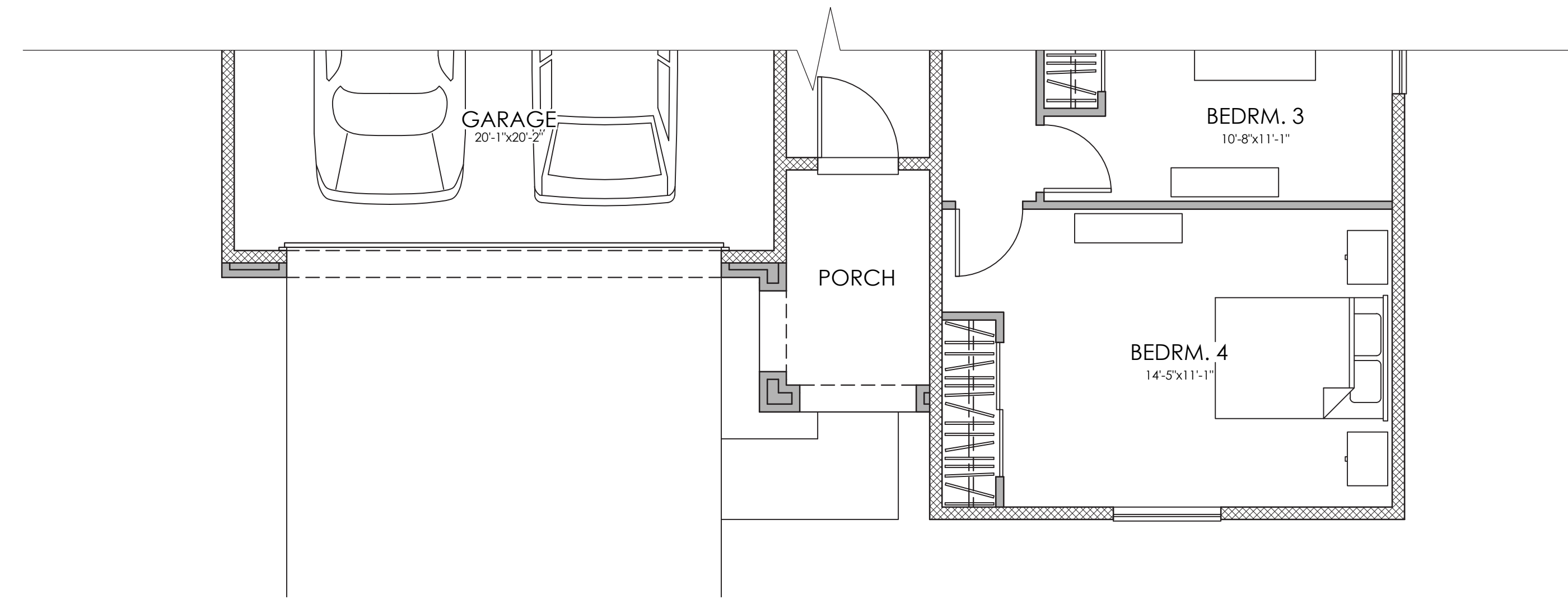
CONDITIONED SPACE

FLOOR AREA	2,173 SQ. FT.
TOTAL DWELLING	2,173 SQ. FT.

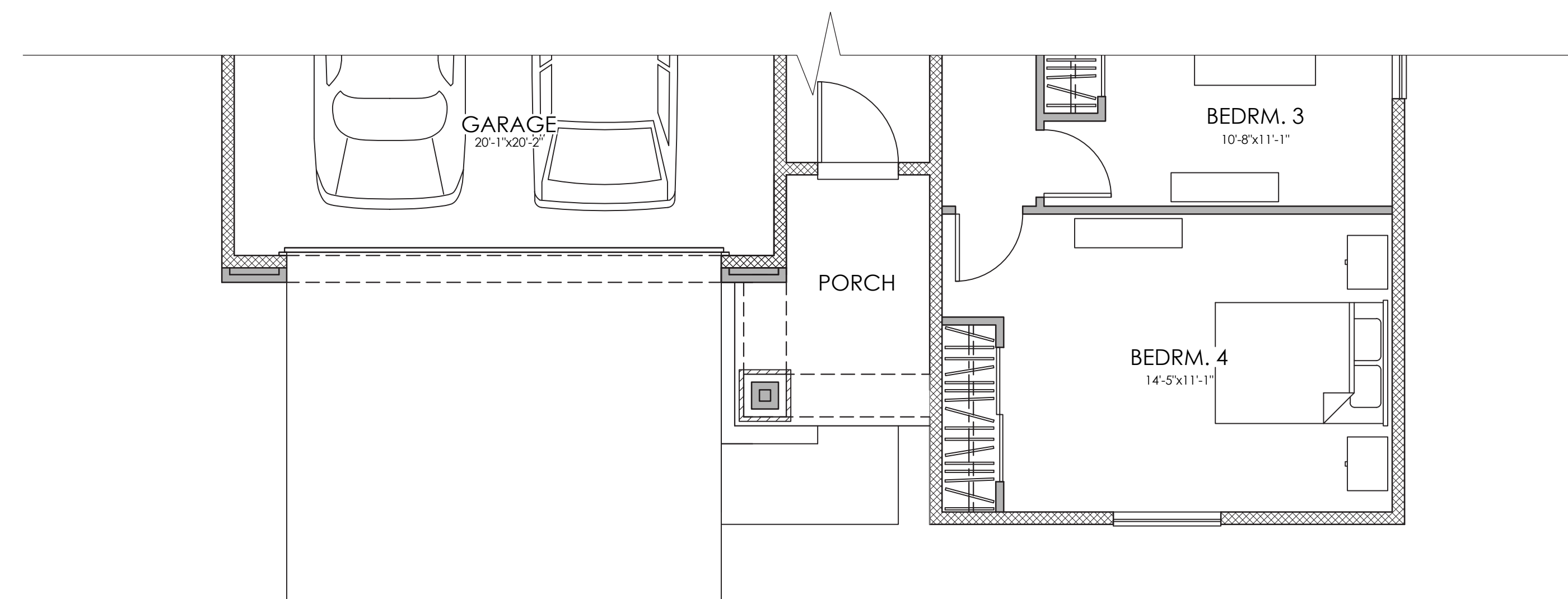
UNCONDITIONED SPACE

GARAGE "A"	425 SQ. FT.
PORCH "B"	54 SQ. FT.
PORCH "D"	54 SQ. FT.
PORCH "E"	54 SQ. FT.

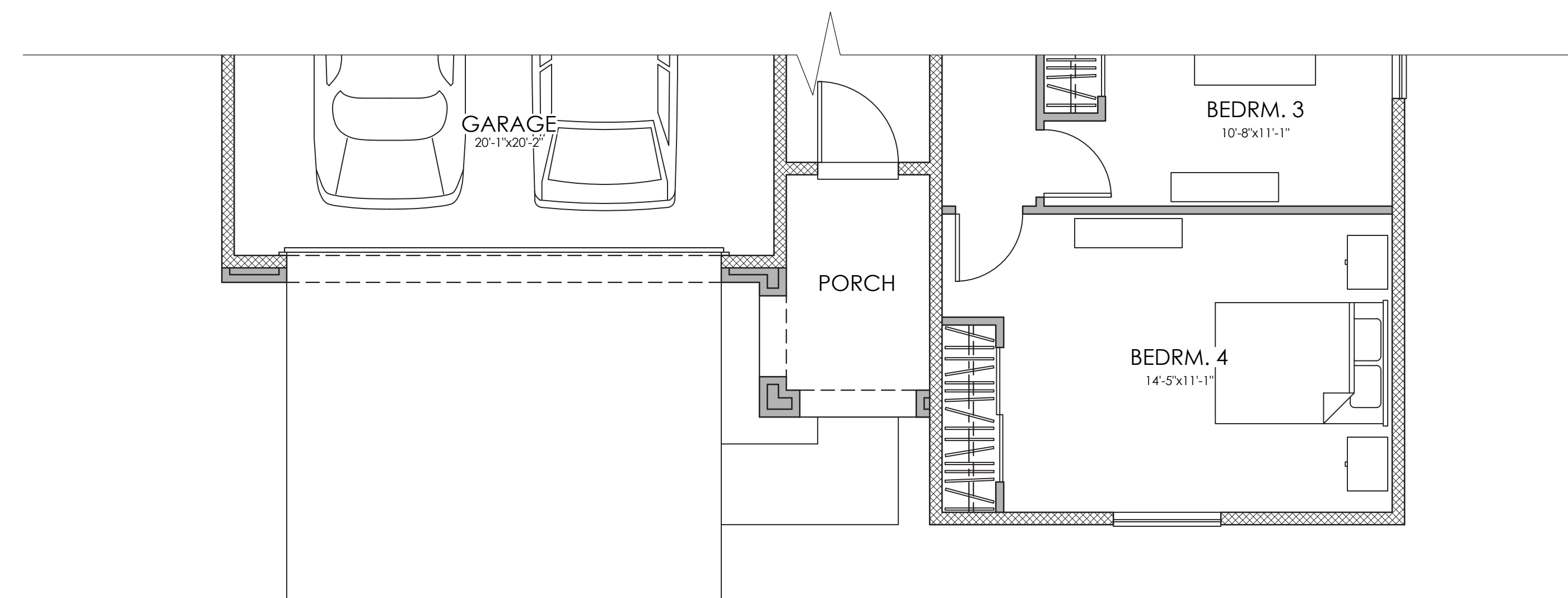




ELEVATION 'E'

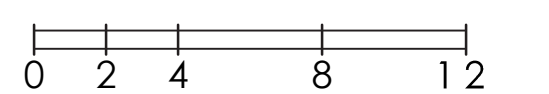


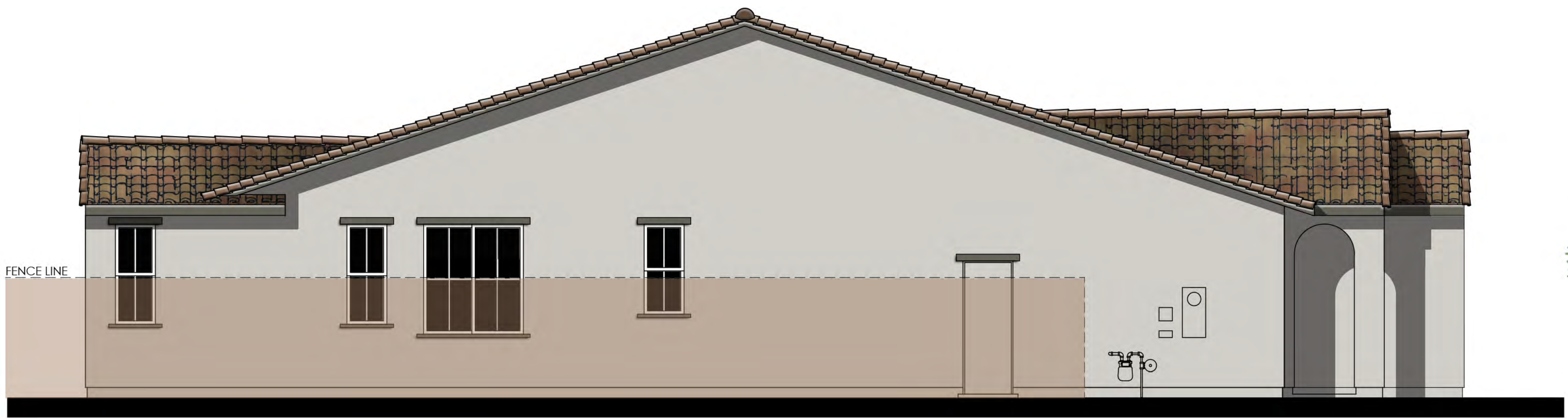
ELEVATION 'D'



ELEVATION 'B'

PLAN 1 - 2,173 S.F. ADENDA
4 BEDROOM, 2.5 BATH





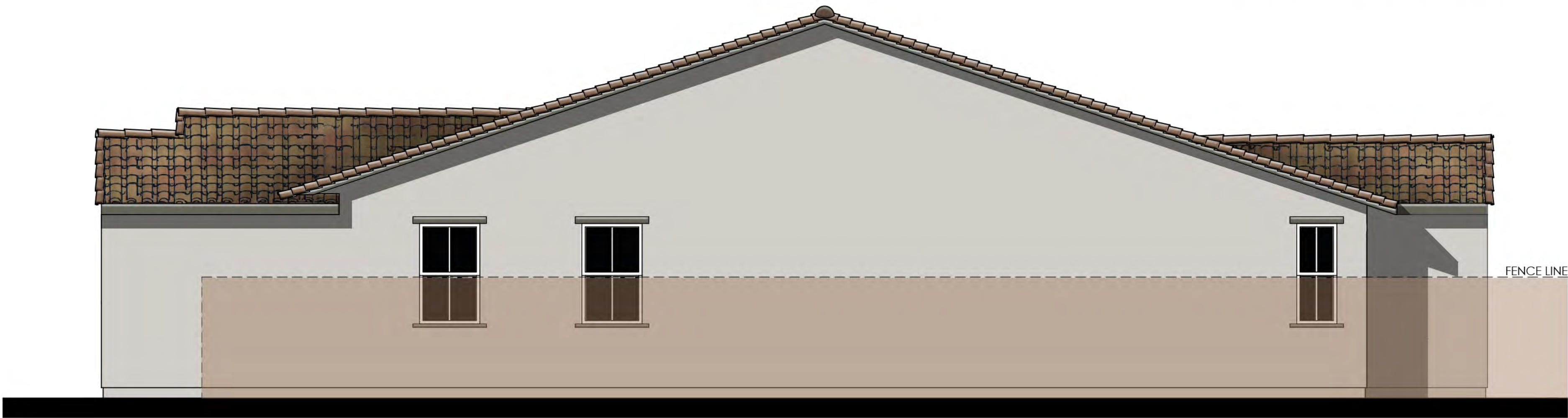
LEFT



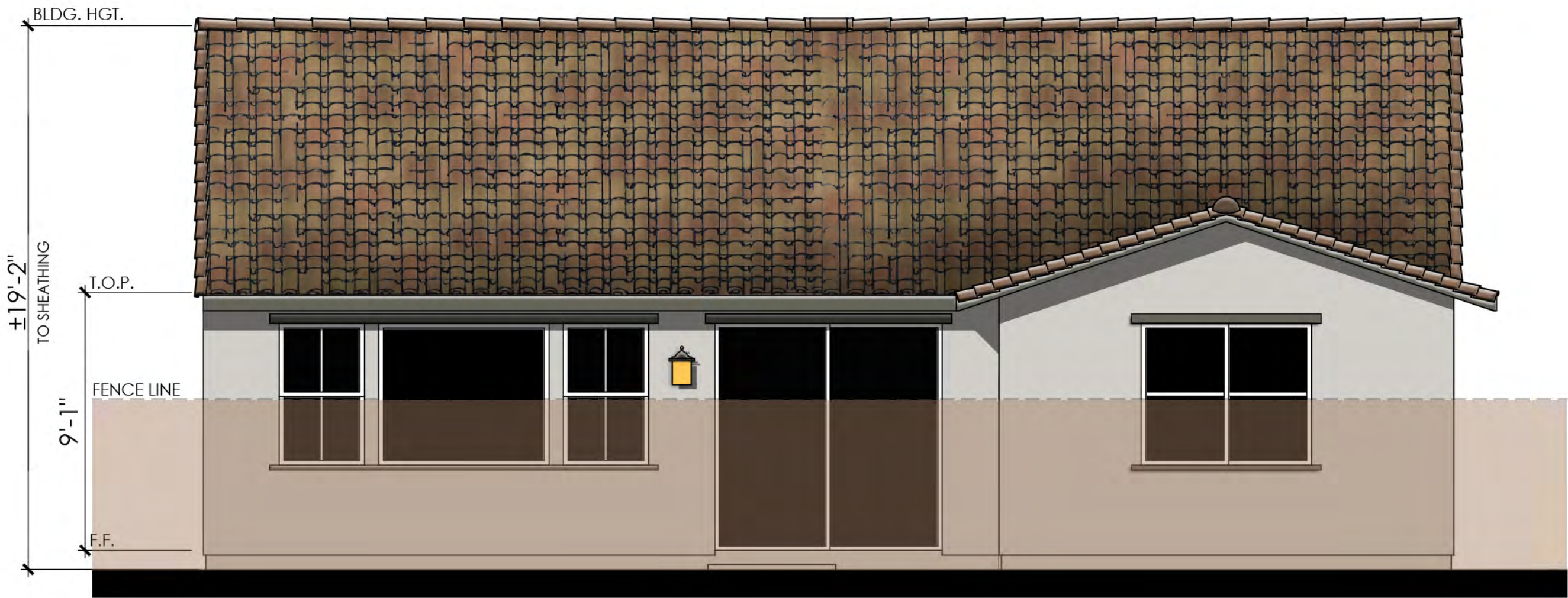
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FRONT

- MATERIALS LEGEND**
(WHERE OCCURS)
- ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: DECORATIVE FAUX CLAY PIPES
 - WALL: STUCCO
 - WINDOWS: VINYL WITH DIVIDED LITES
 - TRIM: STUCCO OVER RIGID FOAM
 - FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - SHUTTERS: DECORATIVE FOAM



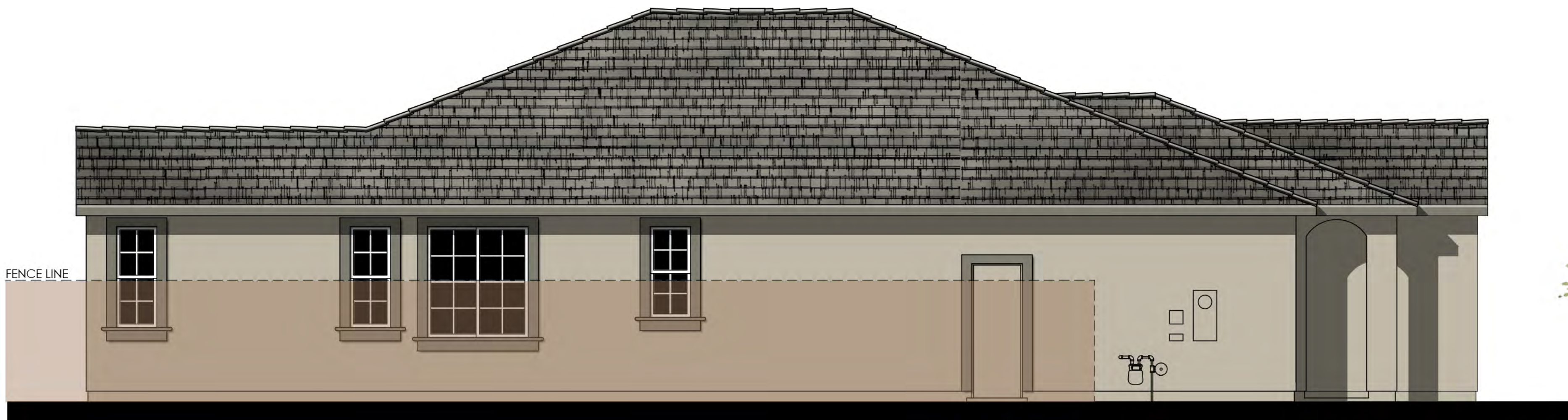
RIGHT



REAR

COLOR SCHEME 1
PLAN 1 "A"
EARLY CALIFORNIA ELEVATION





LEFT



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

FRONT

MATERIALS LEGEND
(WHERE OCCURS)

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



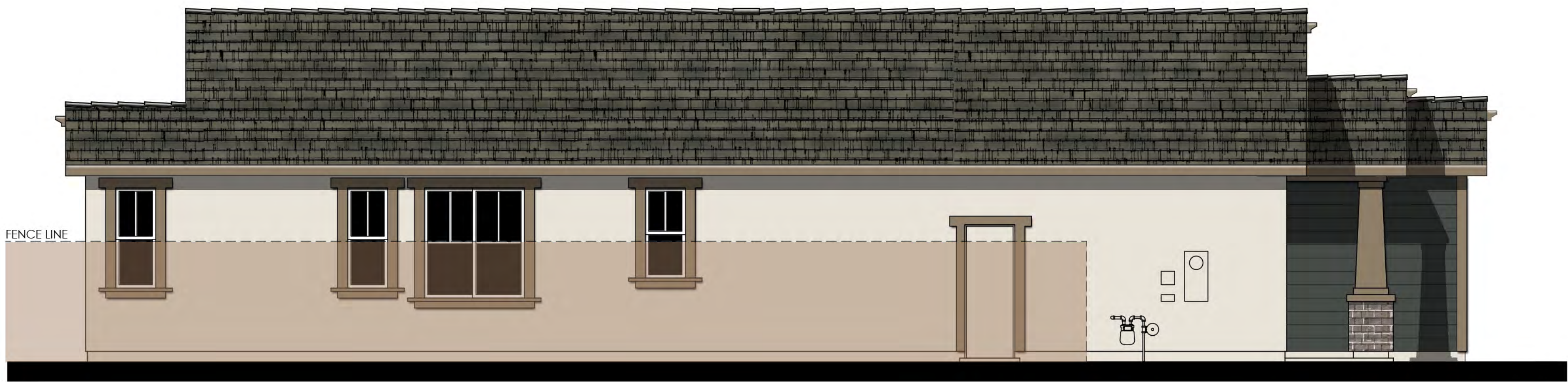
RIGHT



REAR

COLOR SCHEME 7
PLAN 1 "B"
COUNTRY EUROPEAN ELEVATION





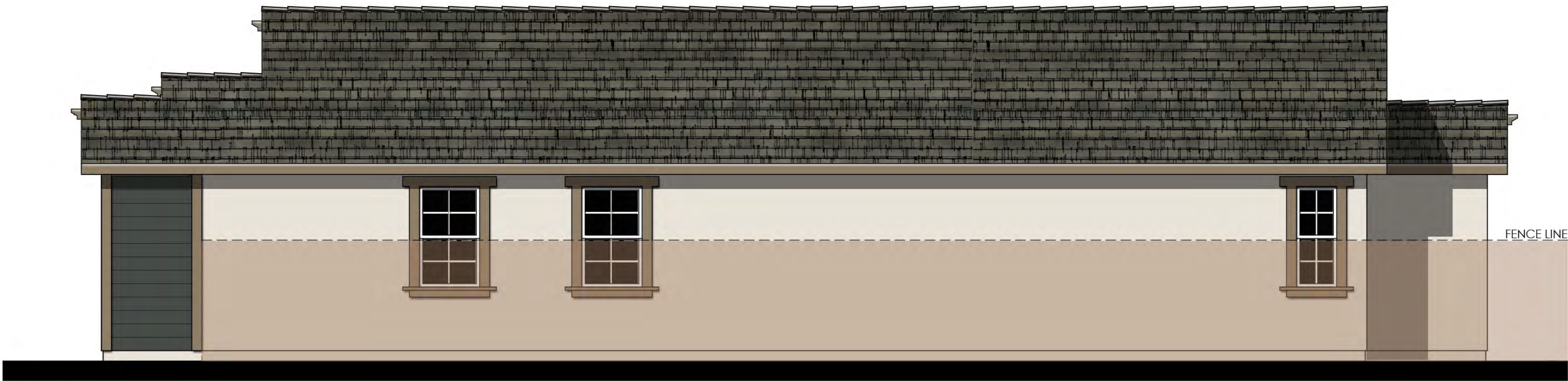
LEFT



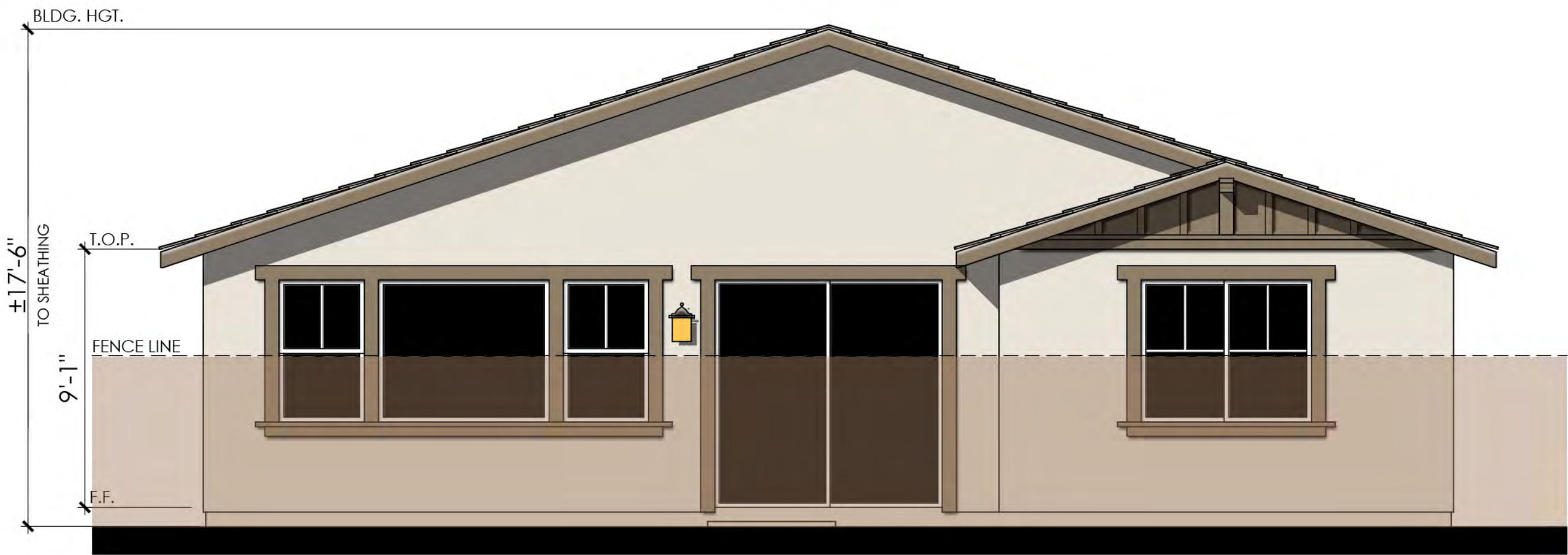
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FRONT

- MATERIALS LEGEND**
(WHERE OCCURS)
- ROOF: COMPOSITION SHINGLES
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS FIBER BOARD & BATTEN
 - WALL: STUCCO
 - CEMENTITIOUS FIBER LAP SIDING
 - WINDOWS: VINYL WITH DIVIDED LITES
 - TRIM: STUCCO OVER RIGID FOAM / CEMENTITIOUS FIBER
 - FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - SHUTTERS: DECORATIVE FOAM



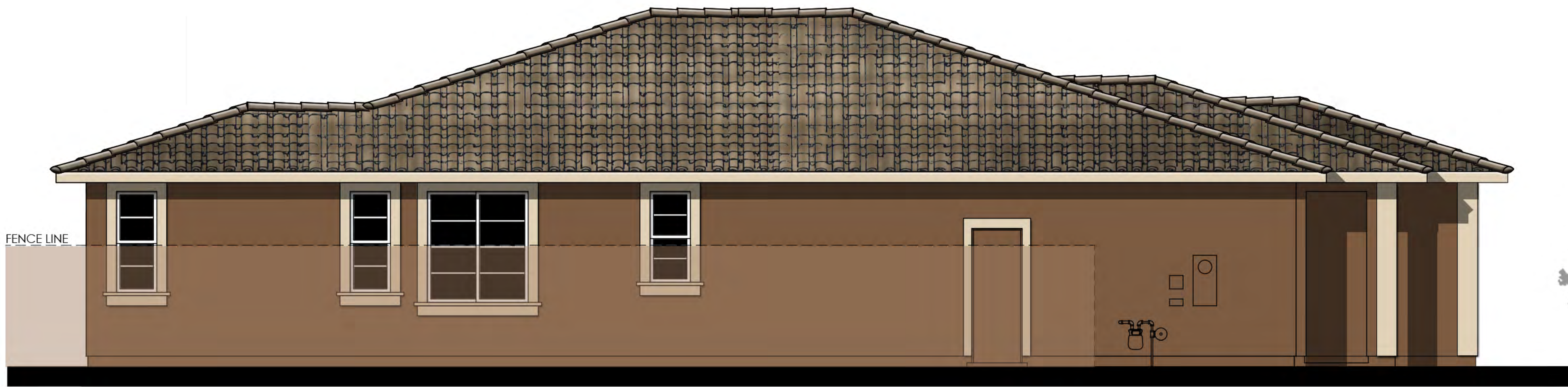
RIGHT



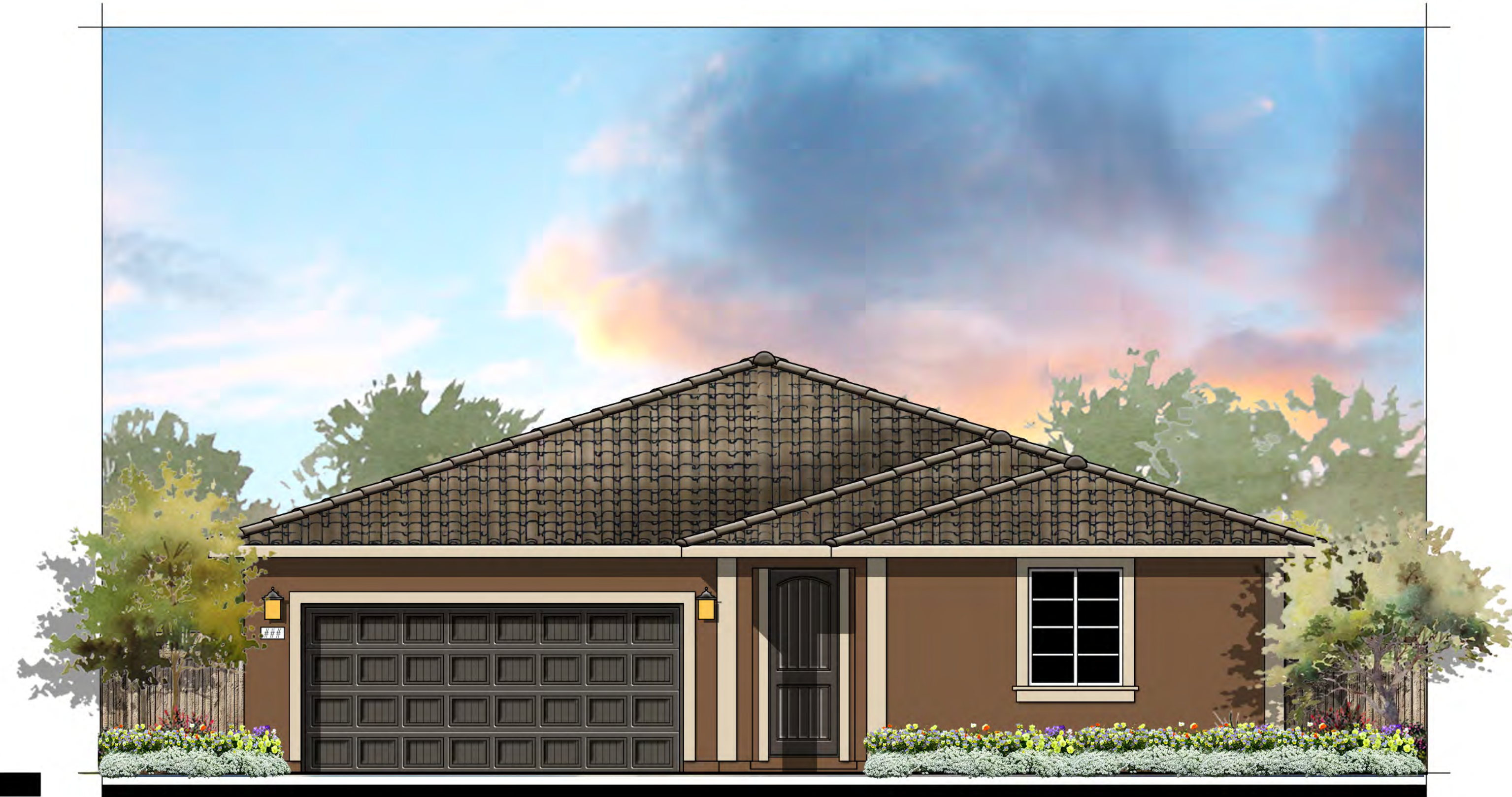
REAR

COLOR SCHEME 10
PLAN 1 "D"
CRAFTSMAN BUNGALOW ELEVATION





LEFT



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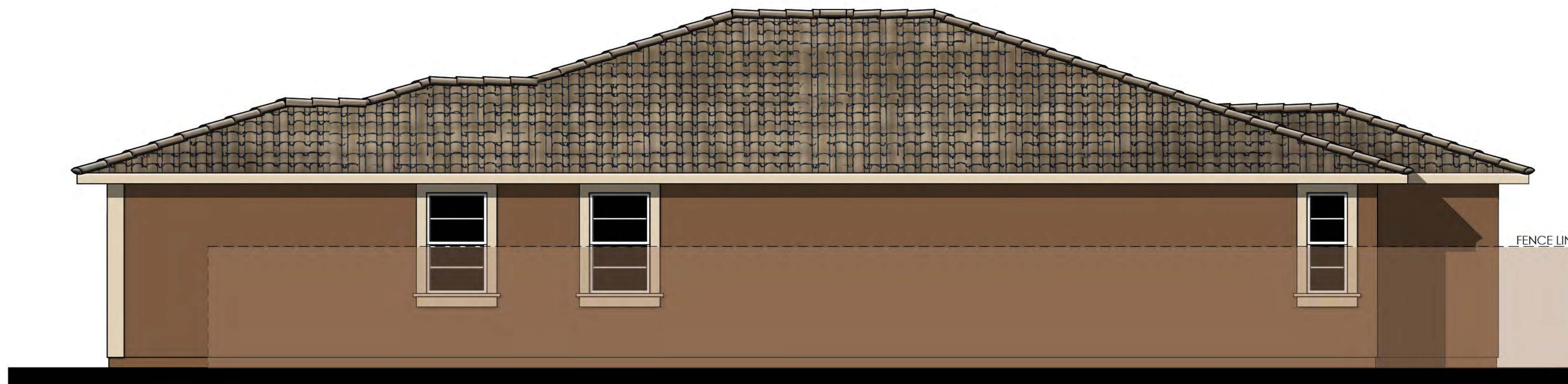
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

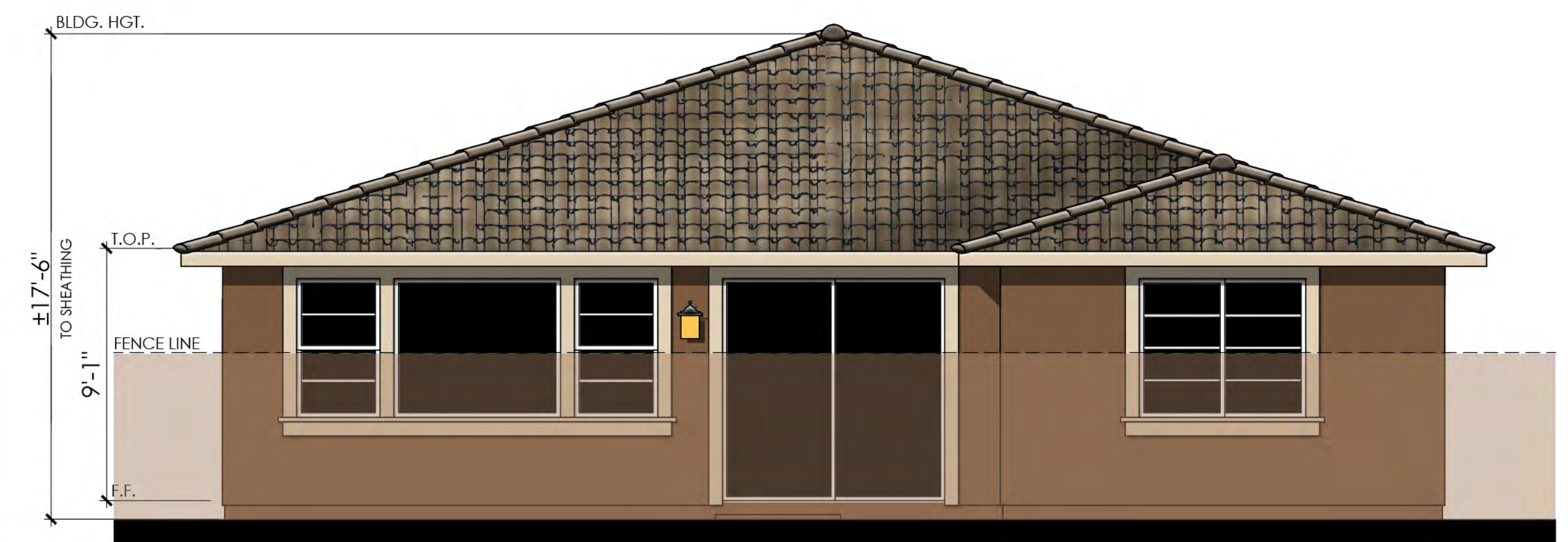
MATERIALS LEGEND

(WHERE OCCURS)

ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM

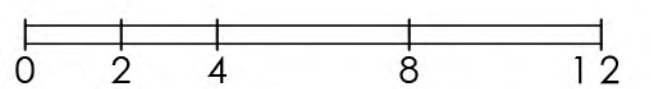


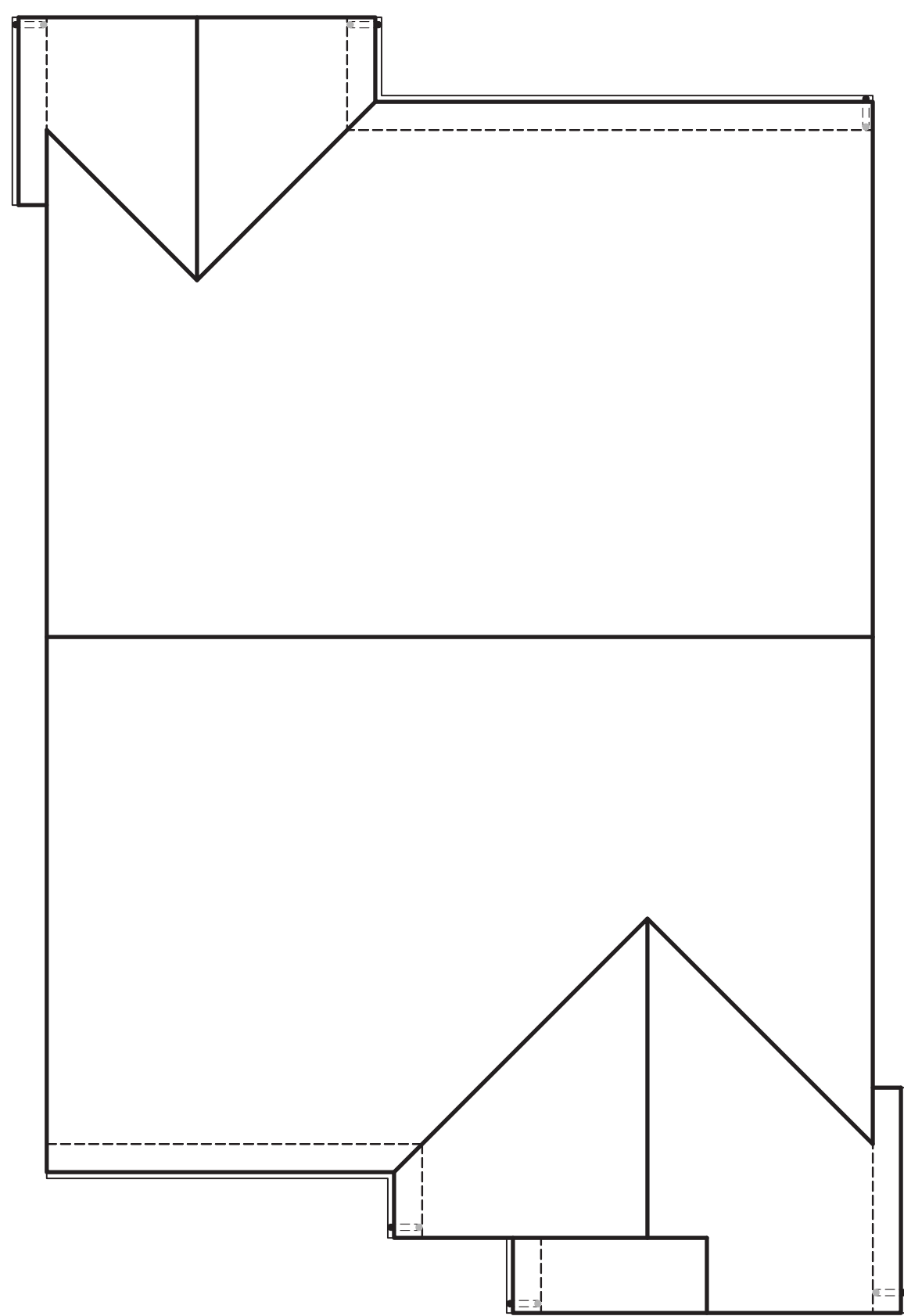
RIGHT



REAR

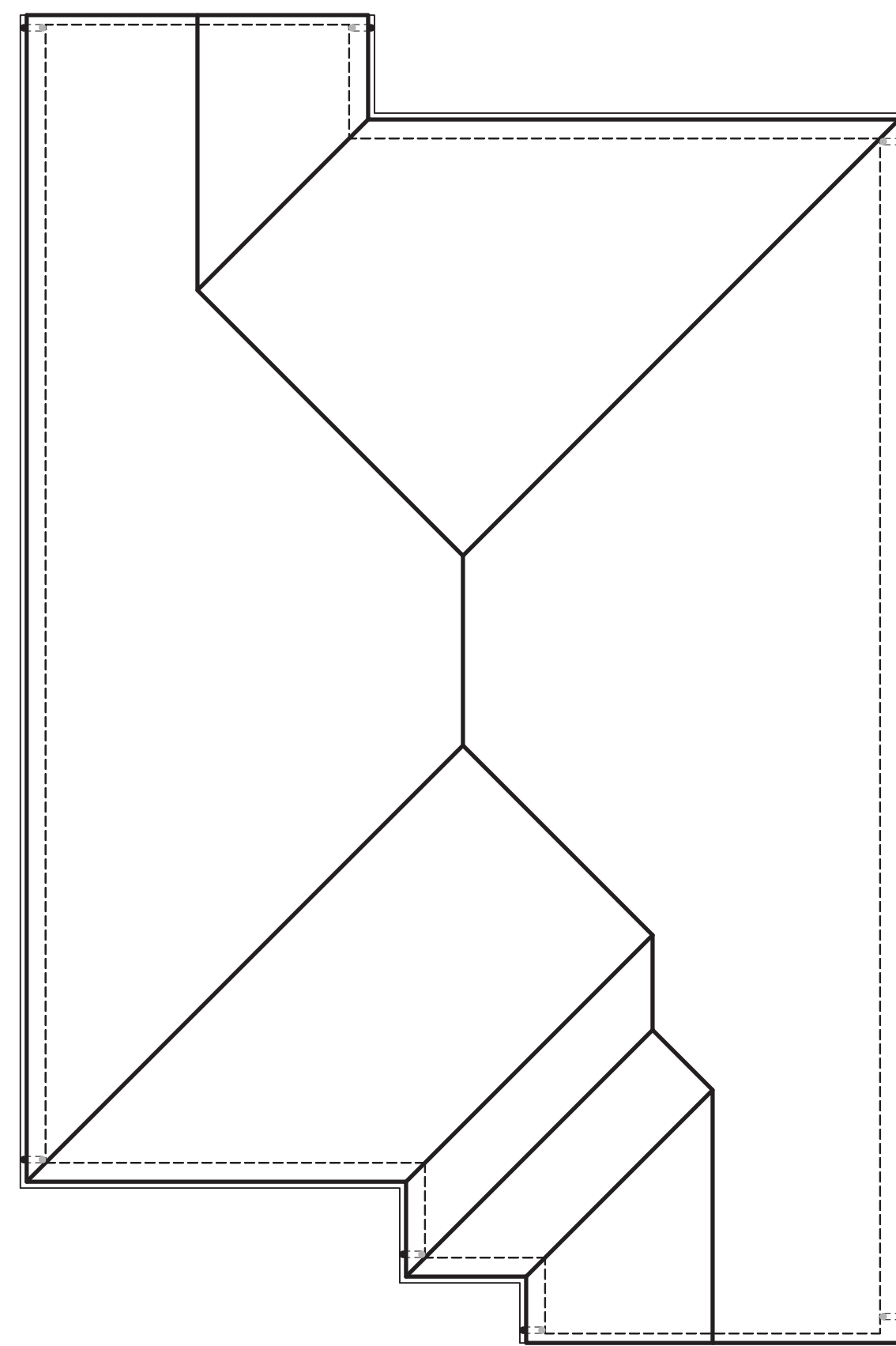
COLOR SCHEME 4
PLAN 1 "E"
MEDITERRANEAN REVIVAL ELEVATION





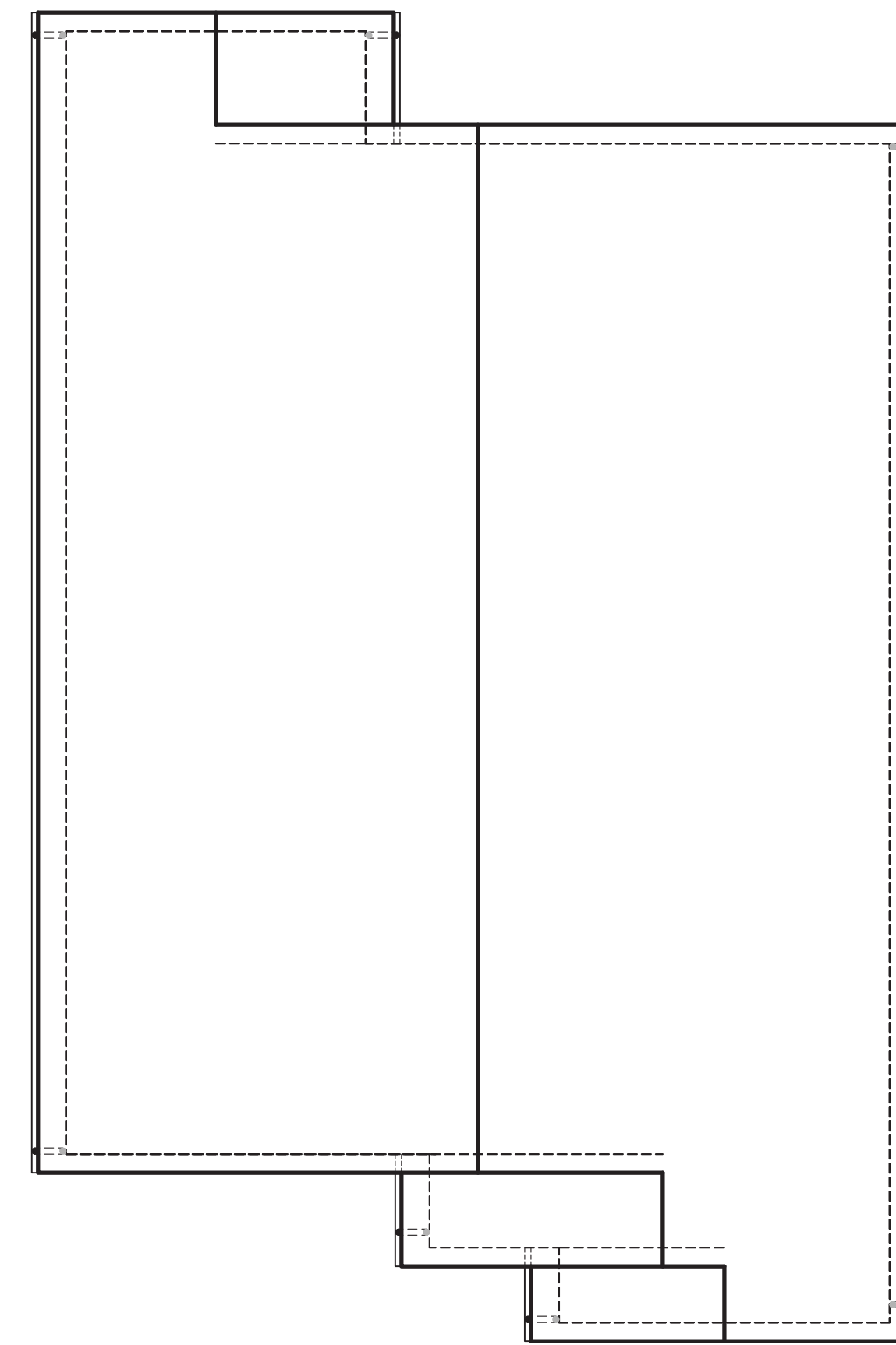
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EARLY CALIFORNIA "A"



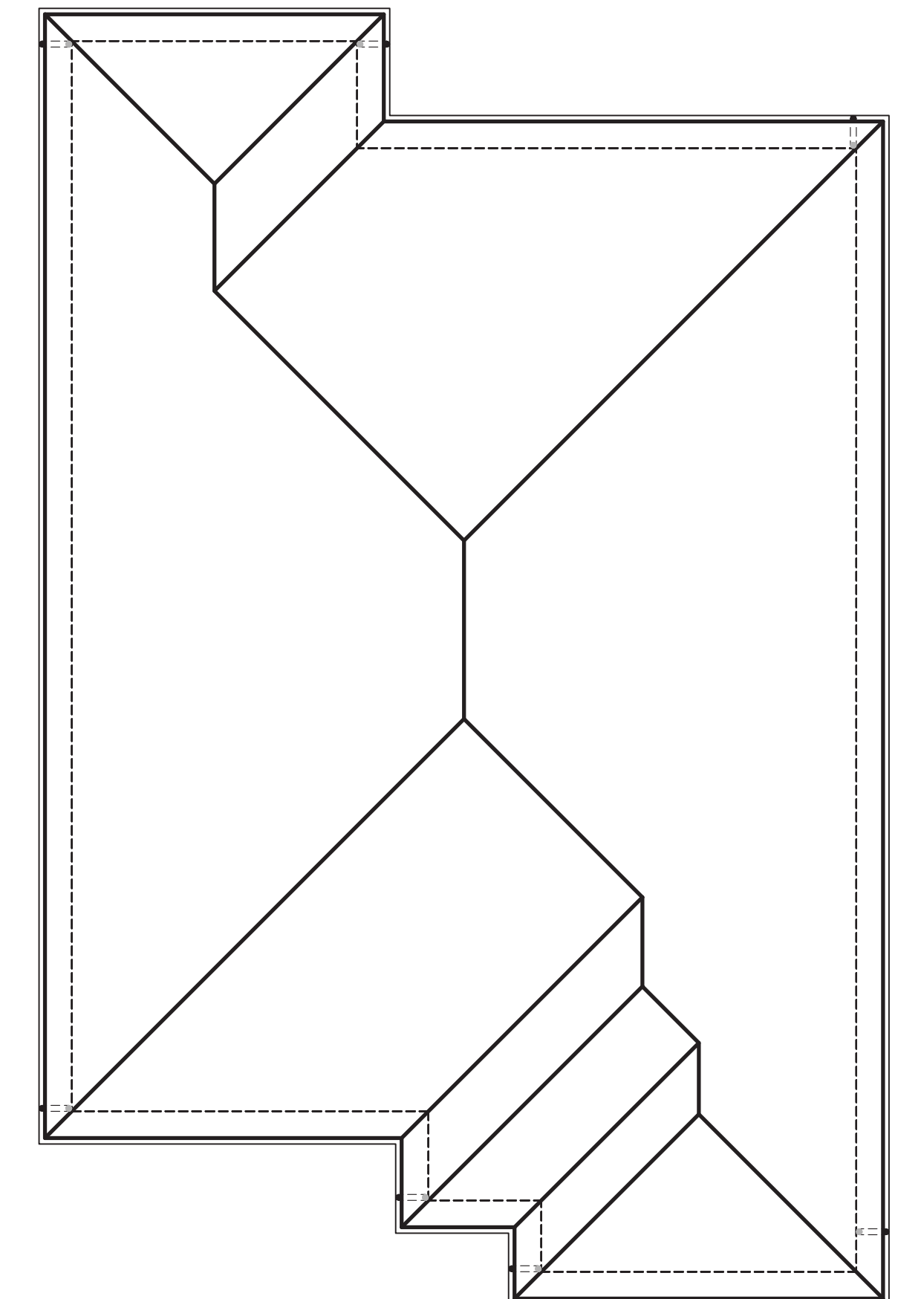
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COUNTRY EUROPEAN "B"



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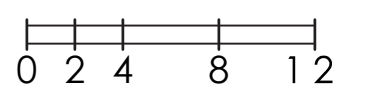
CRAFTSMAN BUNGALOW "D"

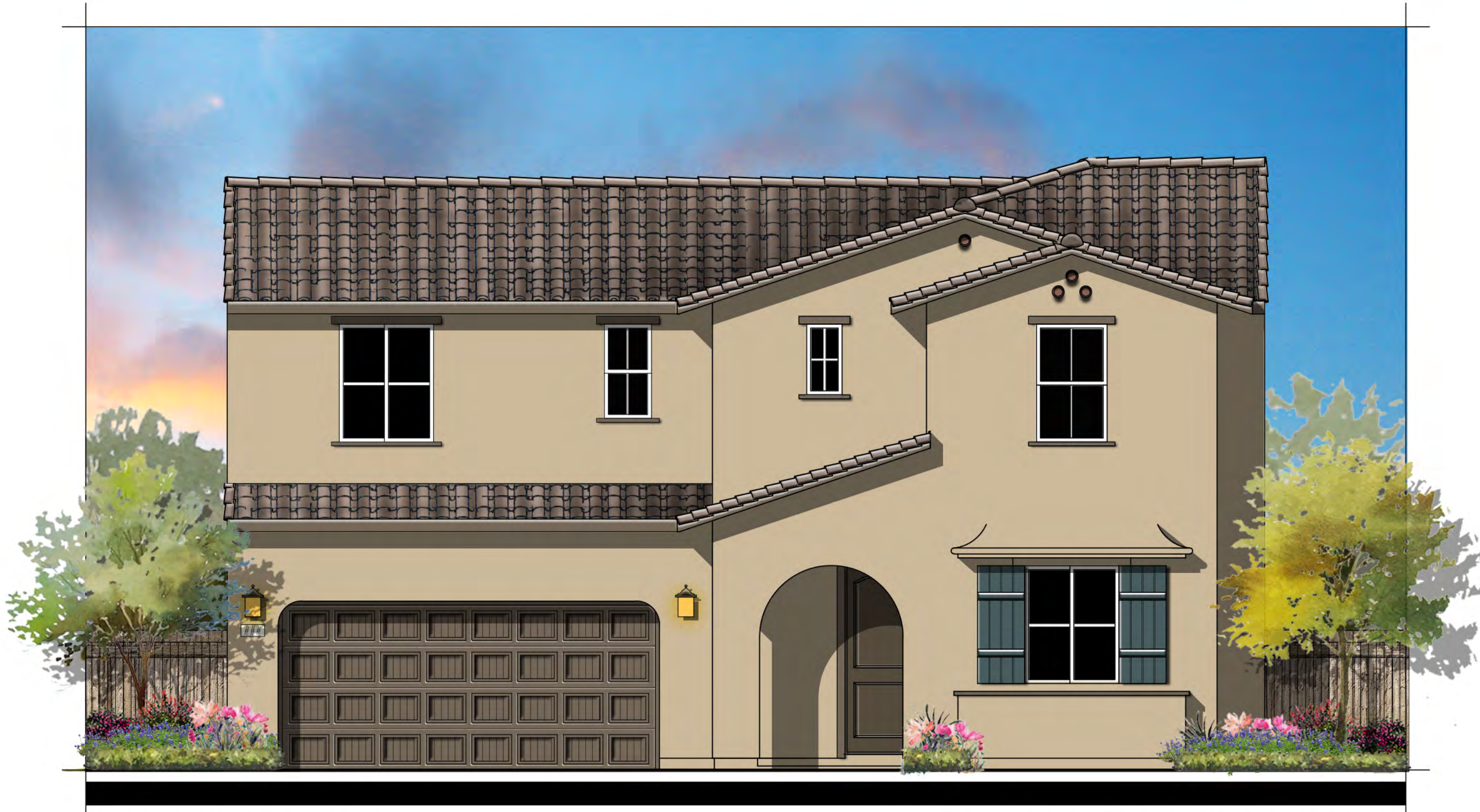


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MEDITERRANEAN REVIVAL "E"

PLAN 1 - 2,173 S.F.
ROOF PLANS





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

EARLY CALIFORNIA "A"



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

COUNTRY EUROPEAN "B"



© 2021 Kevin L. Crook Architect, Inc.

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

CRAFTSMAN BUNGALOW "D"



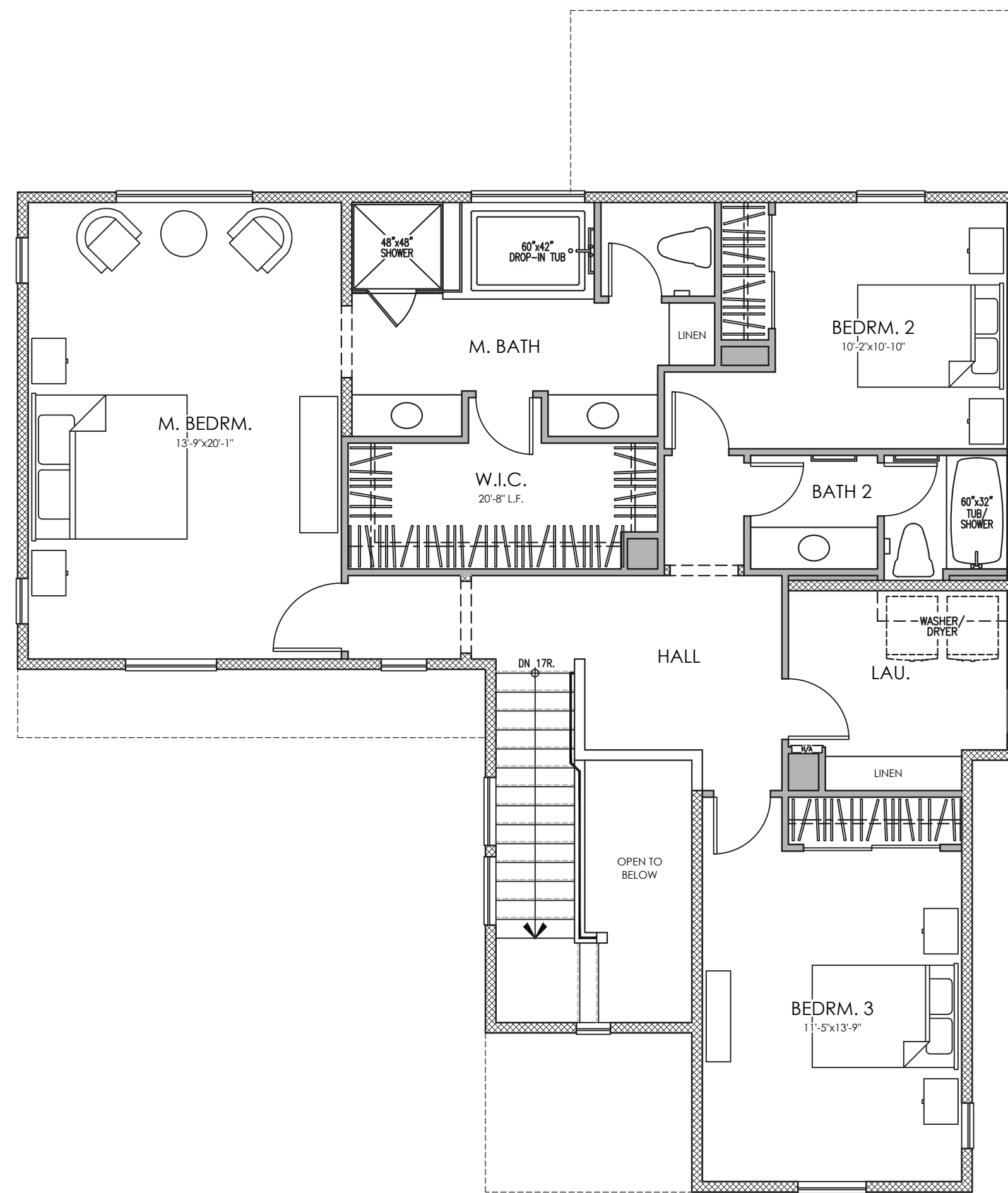
© 2021 Kevin L. Crook Architect, Inc.

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

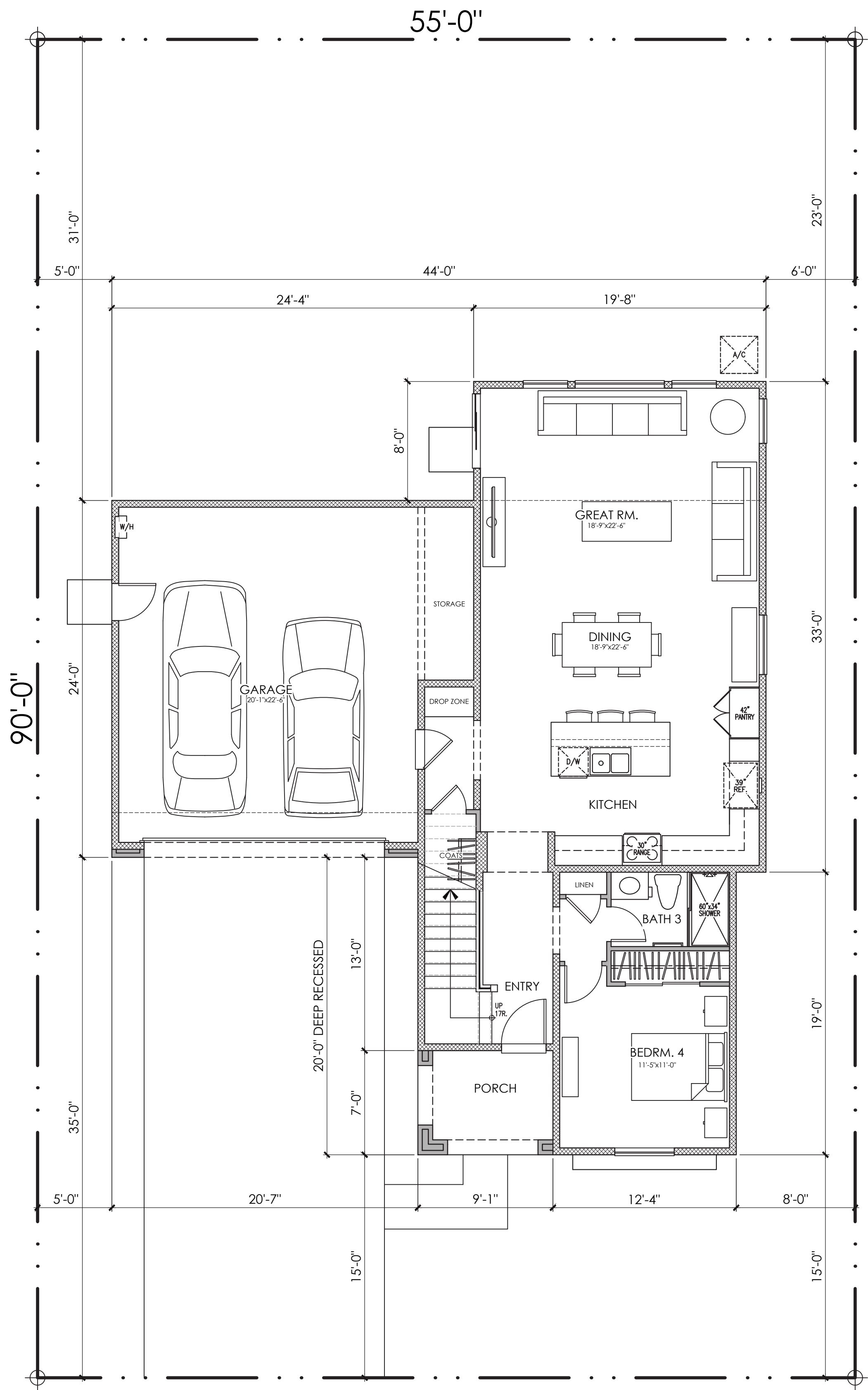
MEDITERRANEAN REVIVAL "E"

PLAN 2 - 2,278 S.F.
FRONT ELEVATIONS

0 2 4 8 12



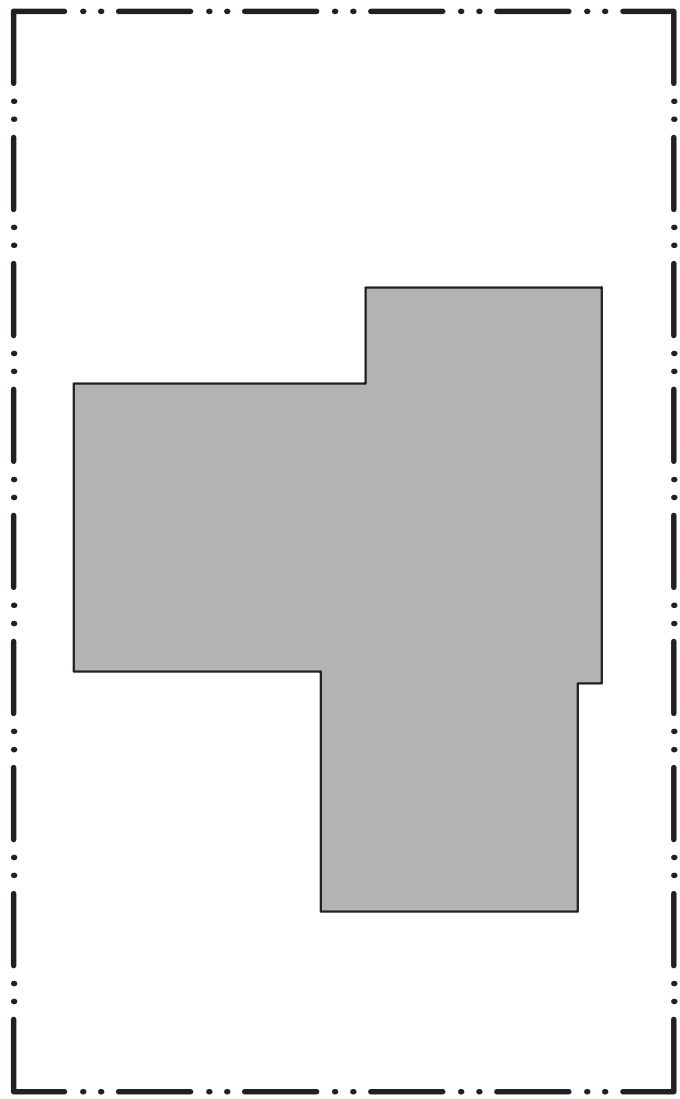
SECOND FLOOR PLAN



FIRST FLOOR PLAN

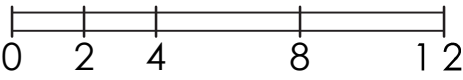
PLAN 2 - 2278 "A"
4 BEDROOM, 3 BATH

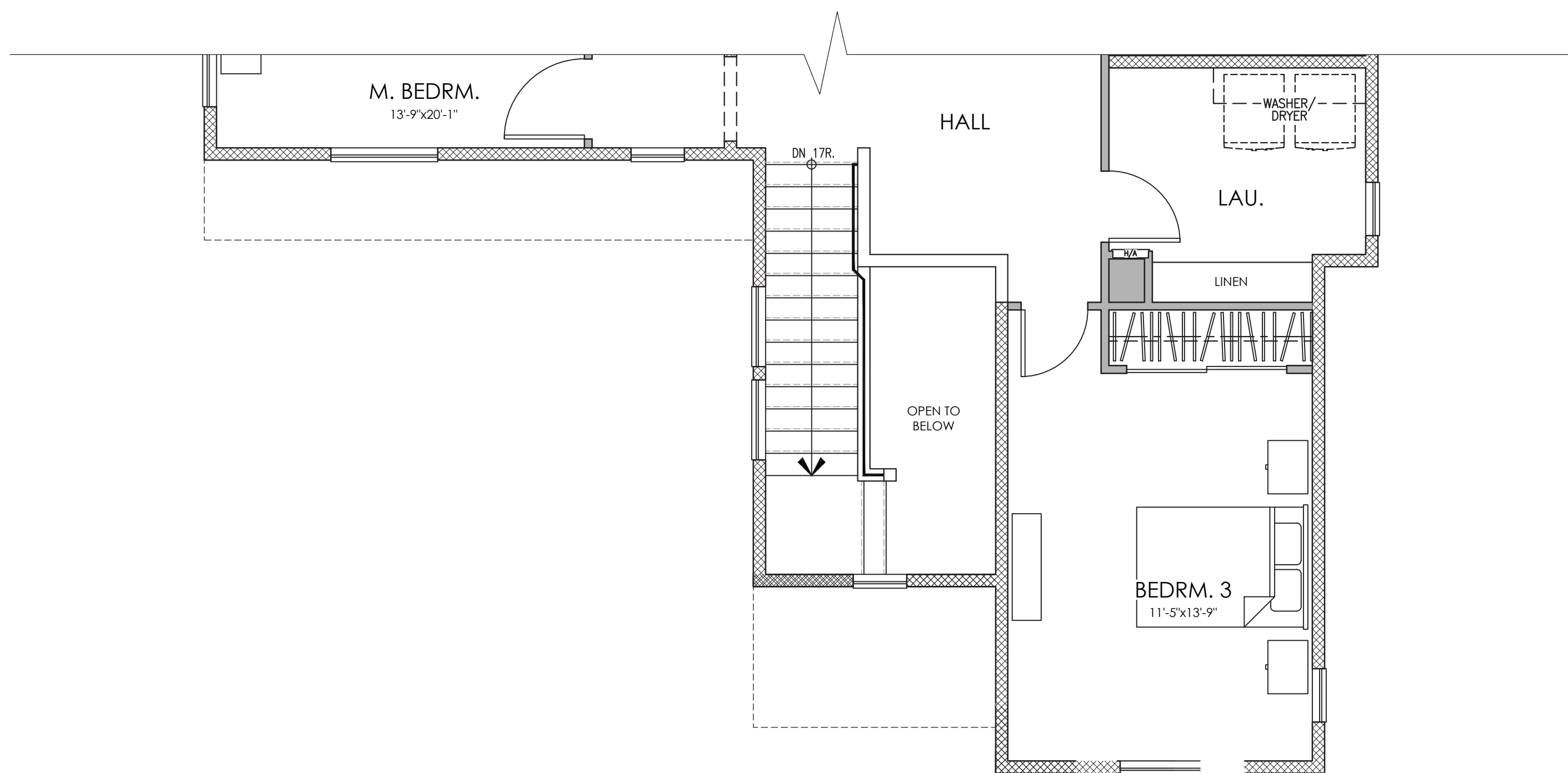
LOT COVERAGE:
45% FOR TWO STORY ALLOWED
1,647 / 4,950 = 33% PROVIDED



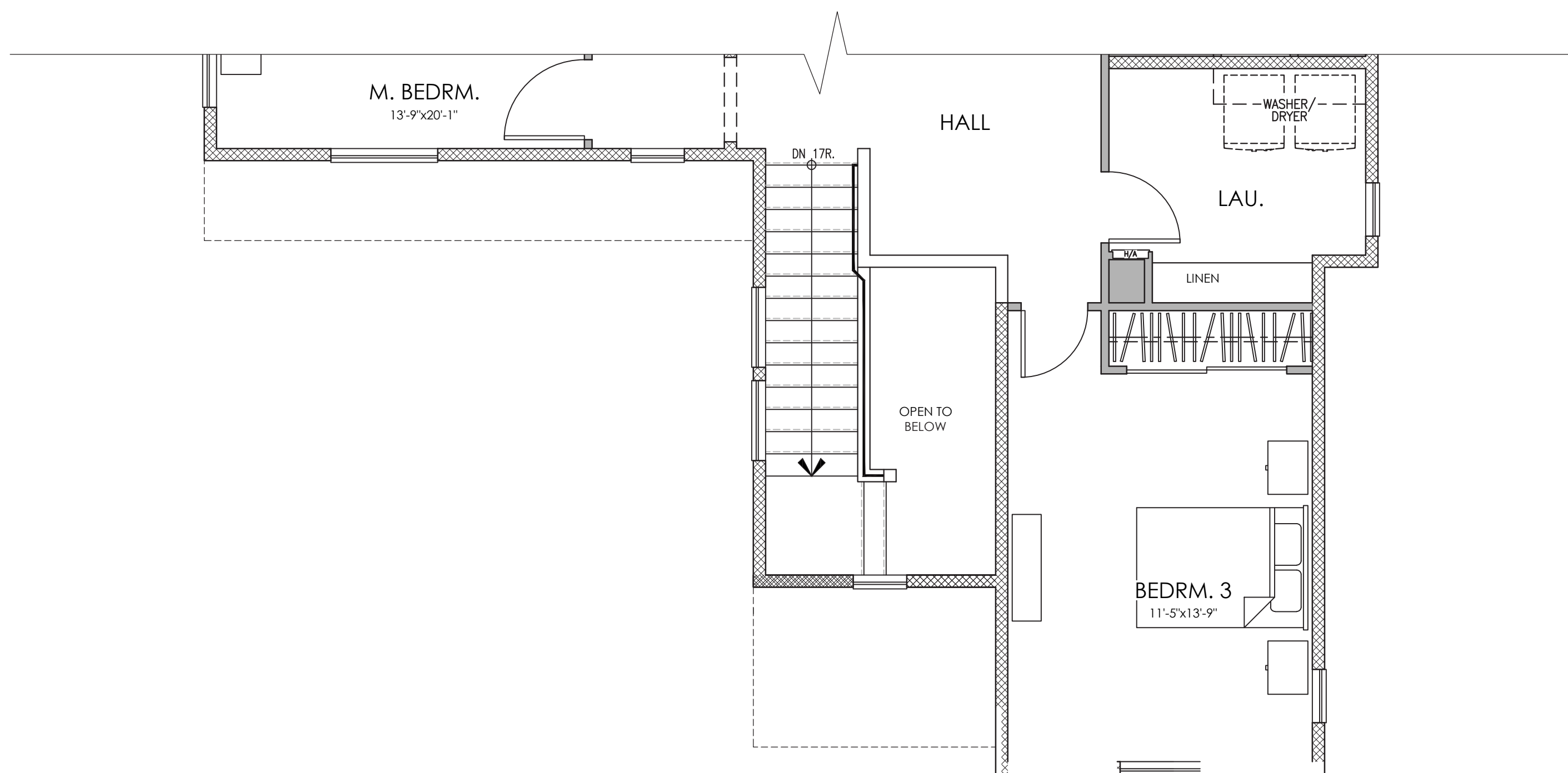
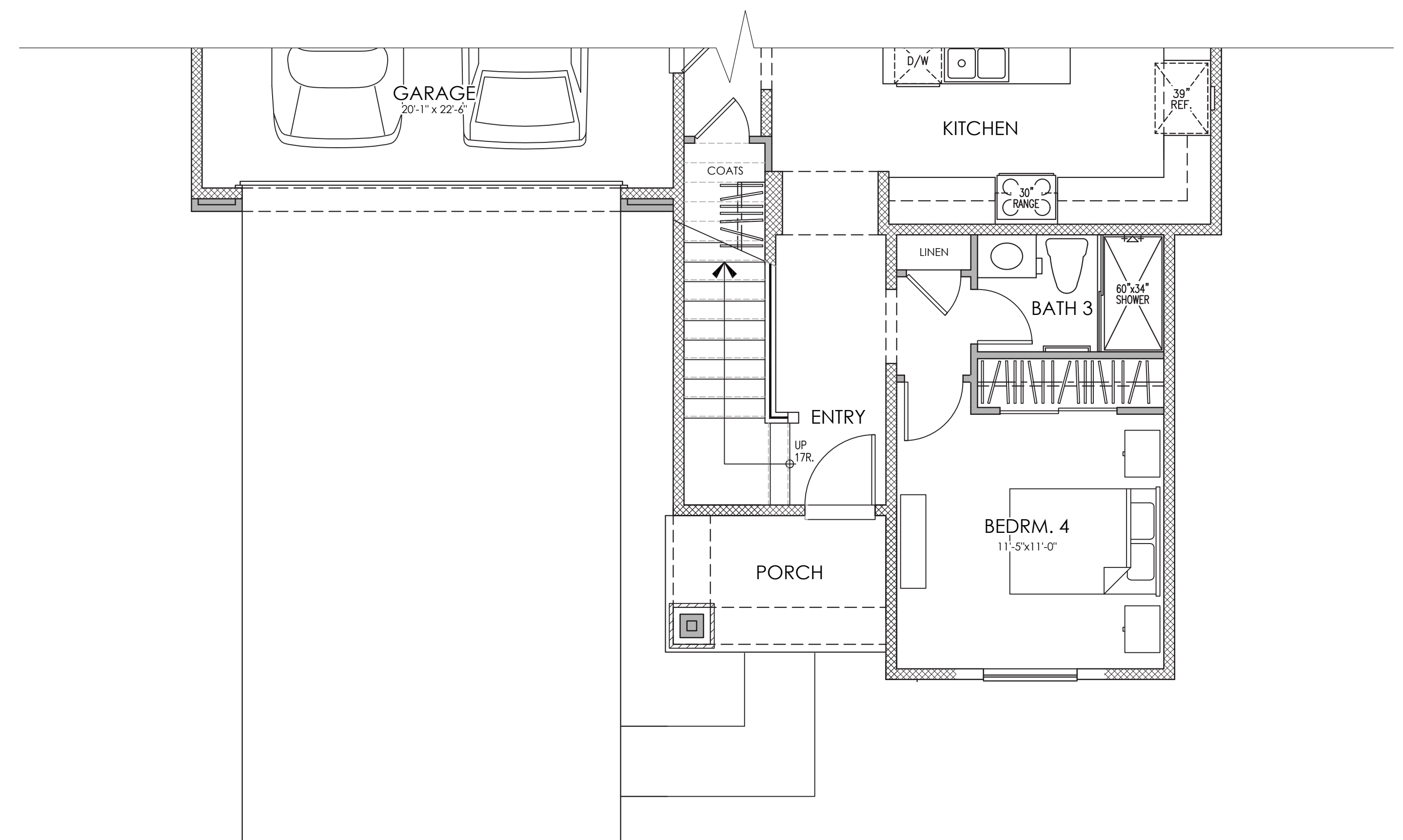
TARGET S.F.: 2,250 S.F.

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,041 SQ. FT.
SECOND FLOOR AREA	1,237 SQ. FT.
TOTAL DWELLING	2,278 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	519 SQ. FT.
PORCH "A"	64 SQ. FT.
PORCH "B"	55 SQ. FT.
PORCH "D"	50 SQ. FT.
PORCH "E"	50 SQ. FT.

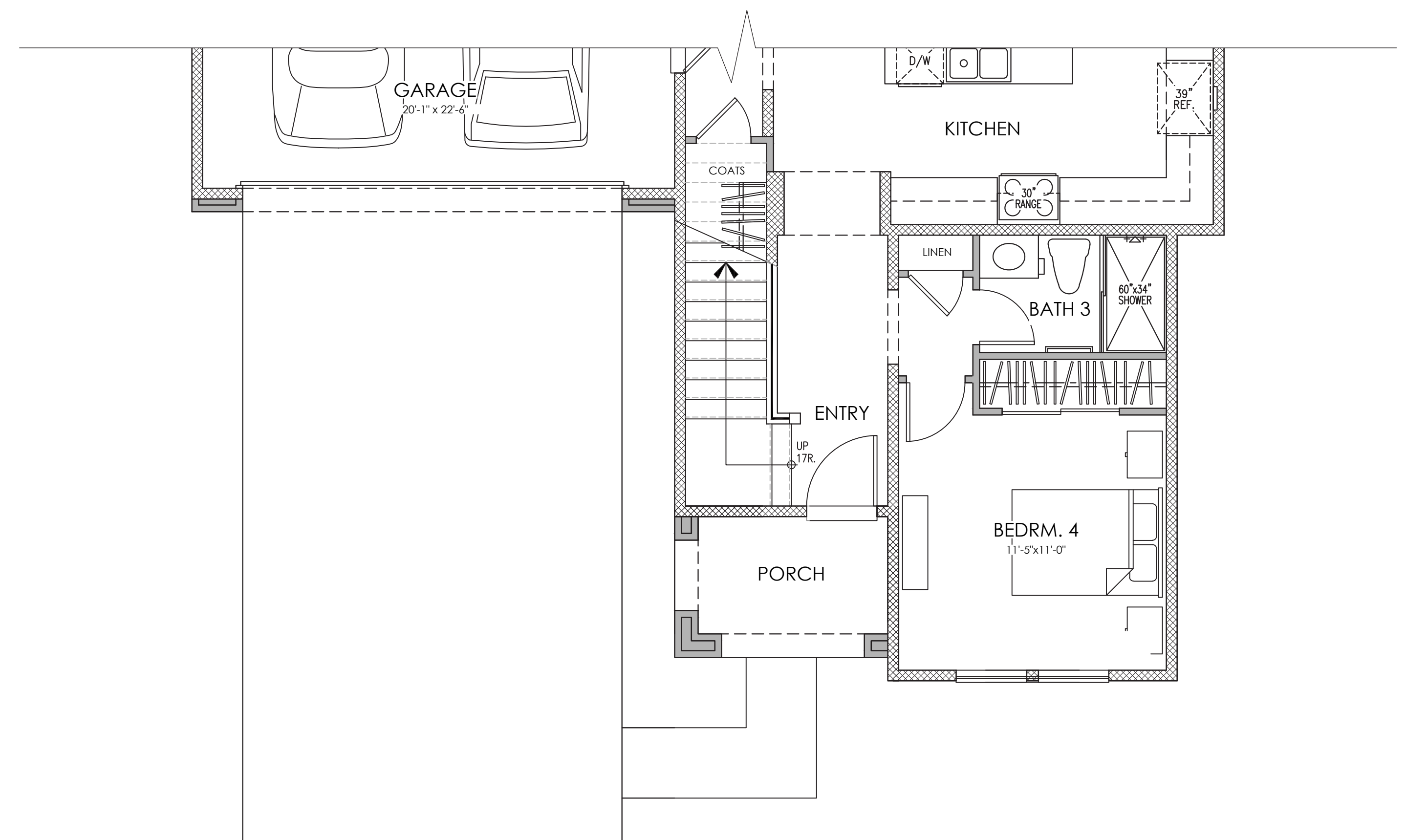




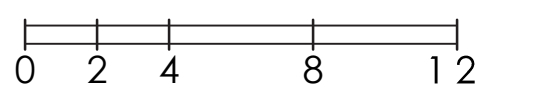
ELEVATION 'D'

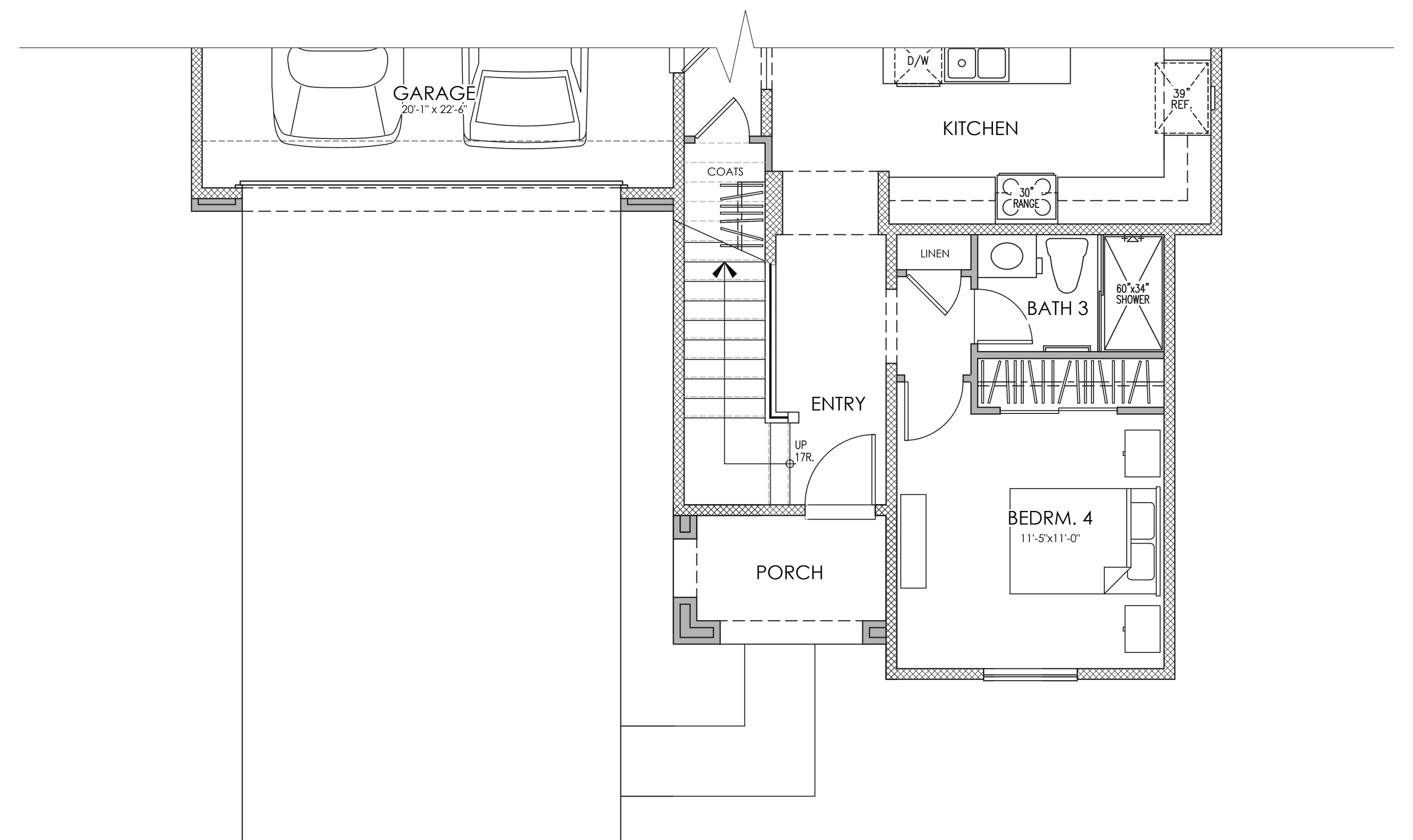
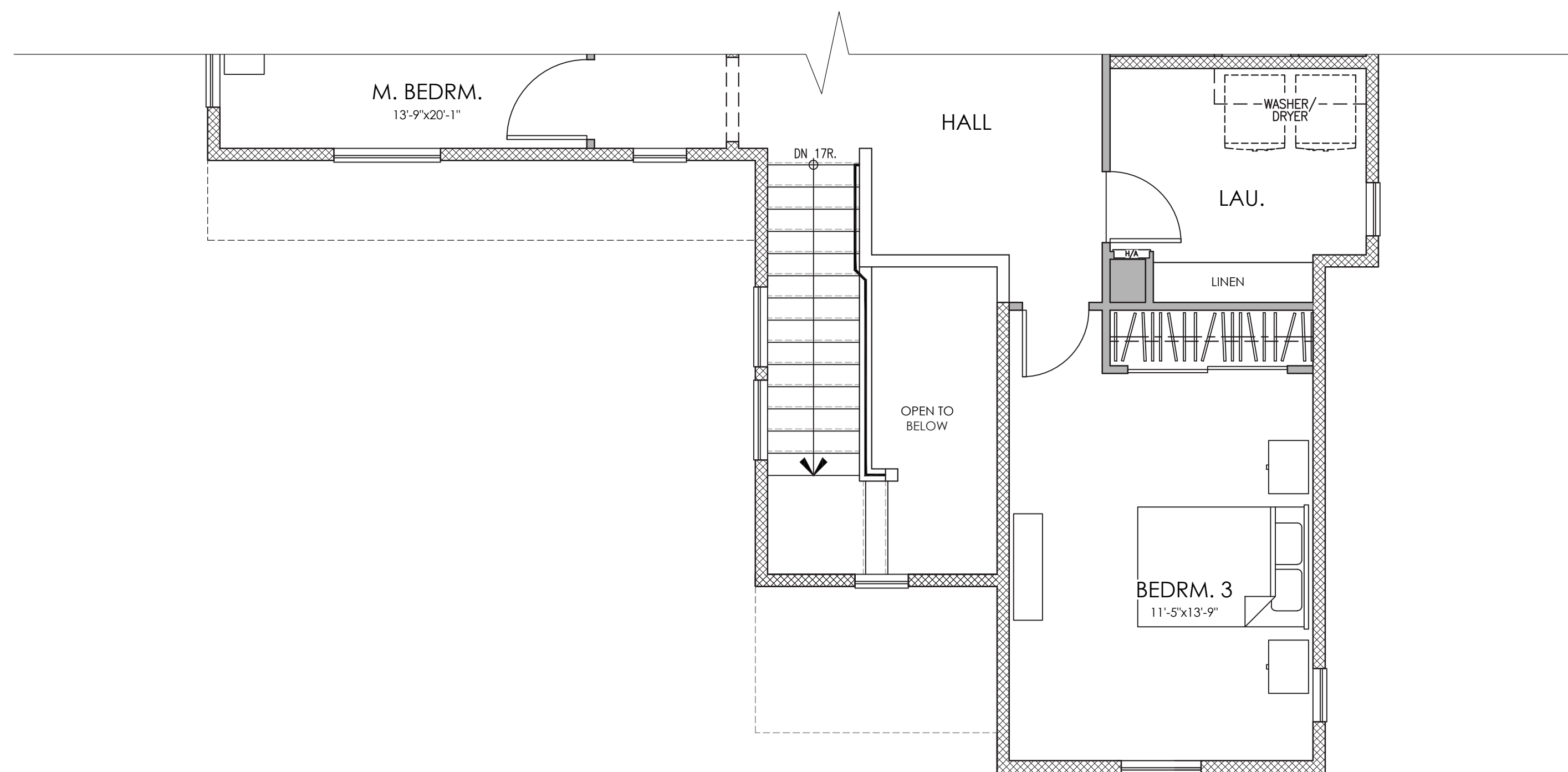


ELEVATION 'B'



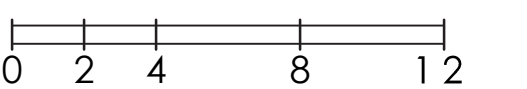
PLAN 2 - 2,278 S.F. ADENDA
4 BEDROOM, 3 BATH

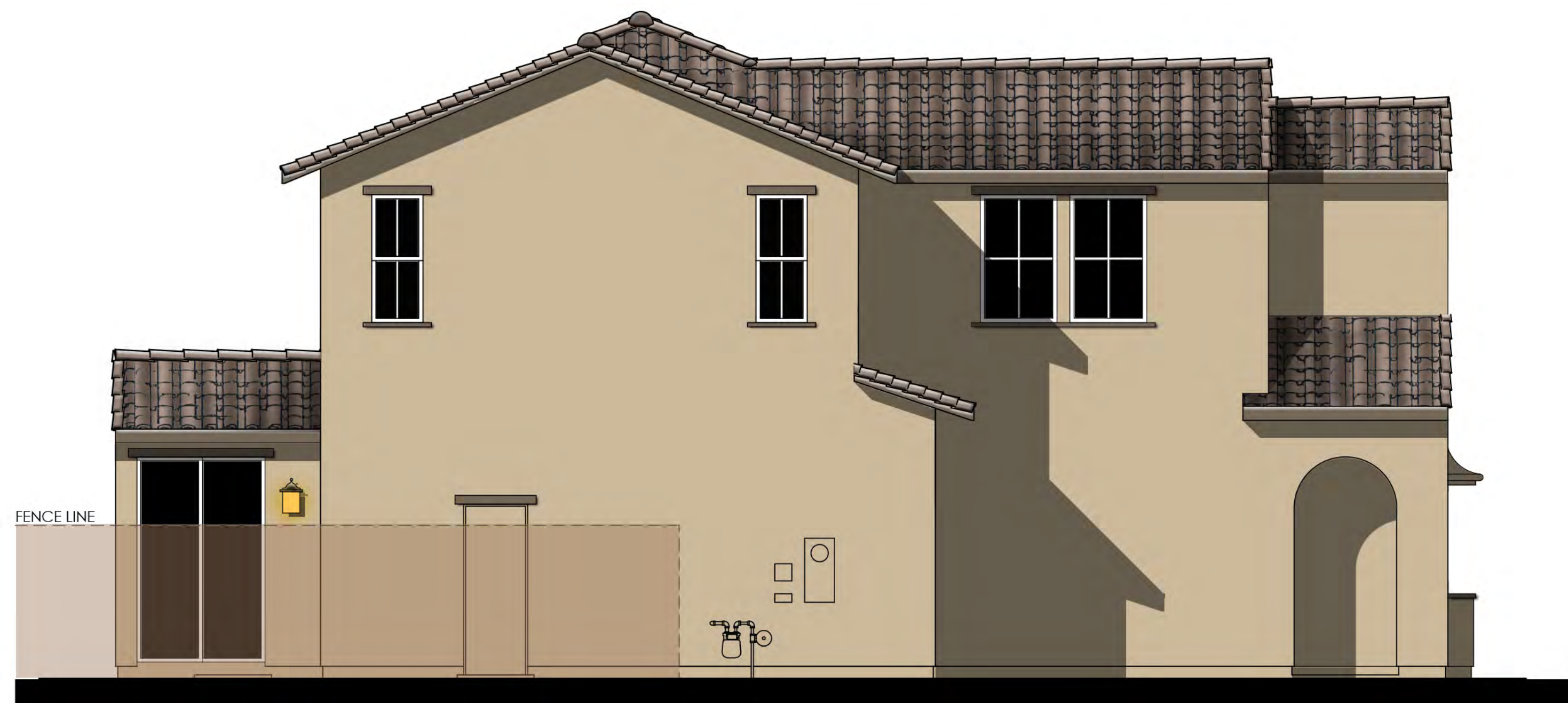




ELEVATION 'E'

PLAN 2 - 2,278 S.F. ADENDA
4 BEDROOM, 3 BATH





LEFT

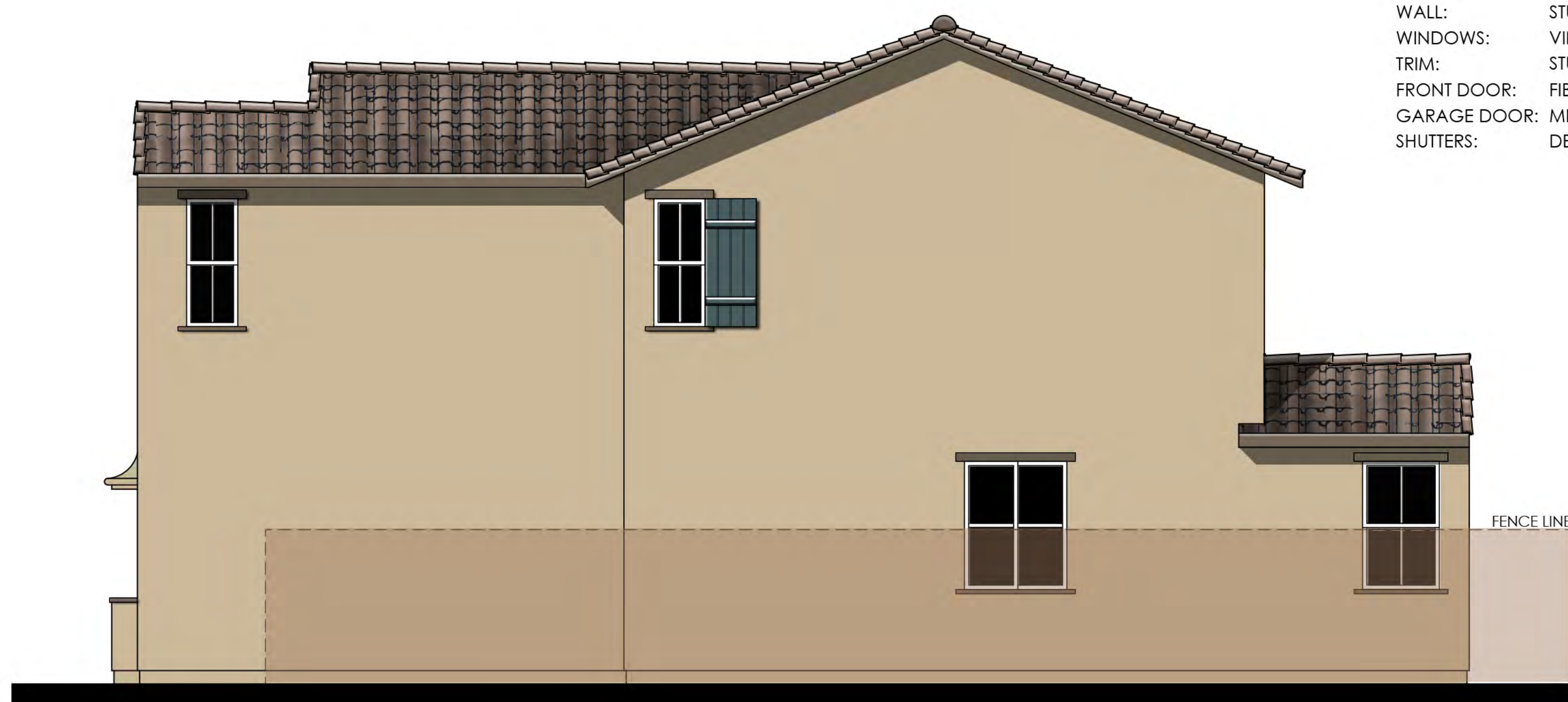


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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

- MATERIALS LEGEND**
(WHERE OCCURS)
- ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: DECORATIVE FAUX CLAY PIPES
 - WALL: STUCCO
 - WINDOWS: VINYL WITH DIVIDED LITES
 - TRIM: STUCCO OVER RIGID FOAM
 - FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - SHUTTERS: DECORATIVE FOAM

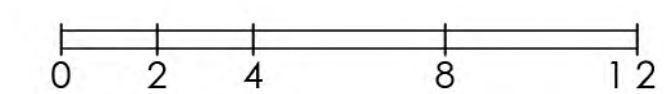


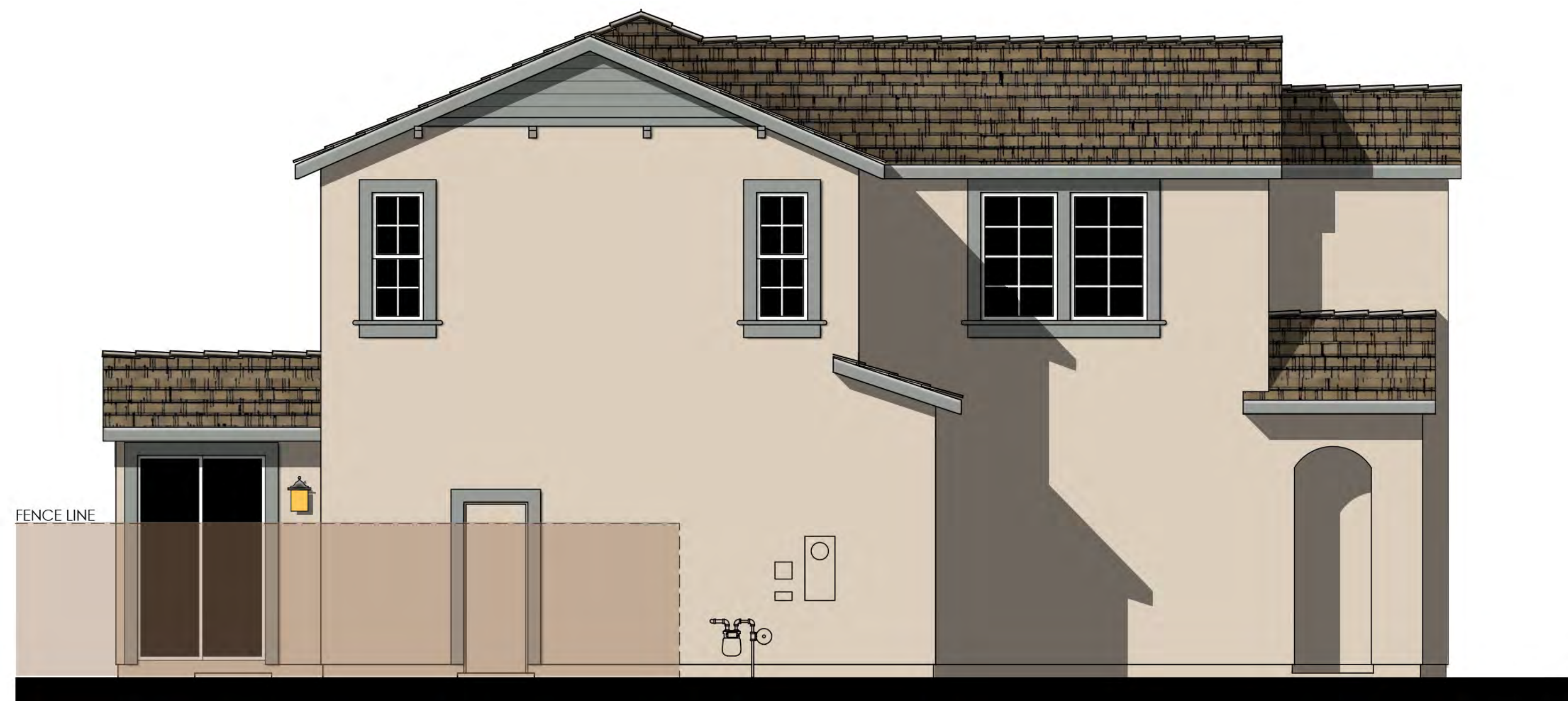
RIGHT



REAR

COLOR SCHEME 2
PLAN 2 "A"
EARLY CALIFORNIA ELEVATION





LEFT



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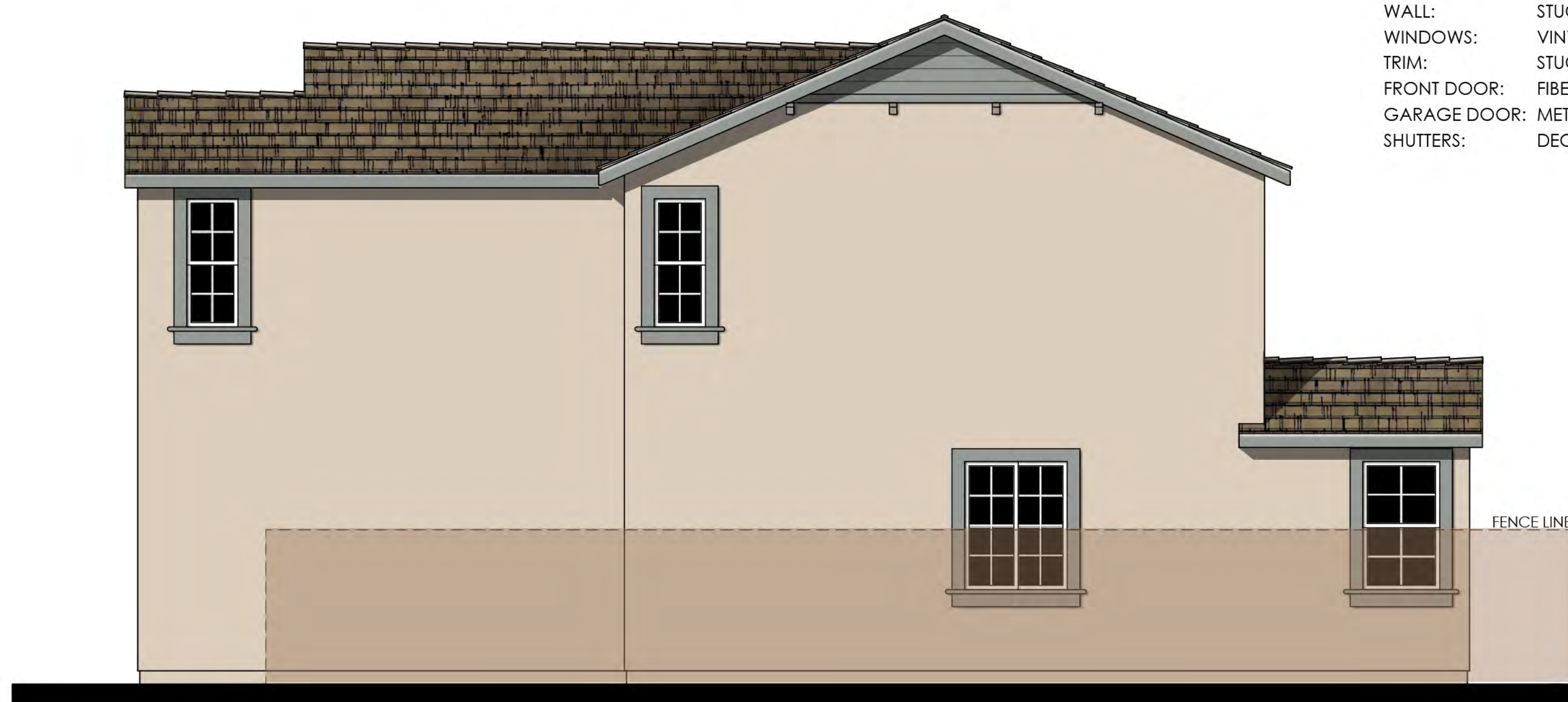
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

MATERIALS LEGEND

(WHERE OCCURS)

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



RIGHT



REAR

COLOR SCHEME 8
PLAN 2 "B"
COUNTRY EUROPEAN ELEVATION

0 2 4 8 12



LEFT



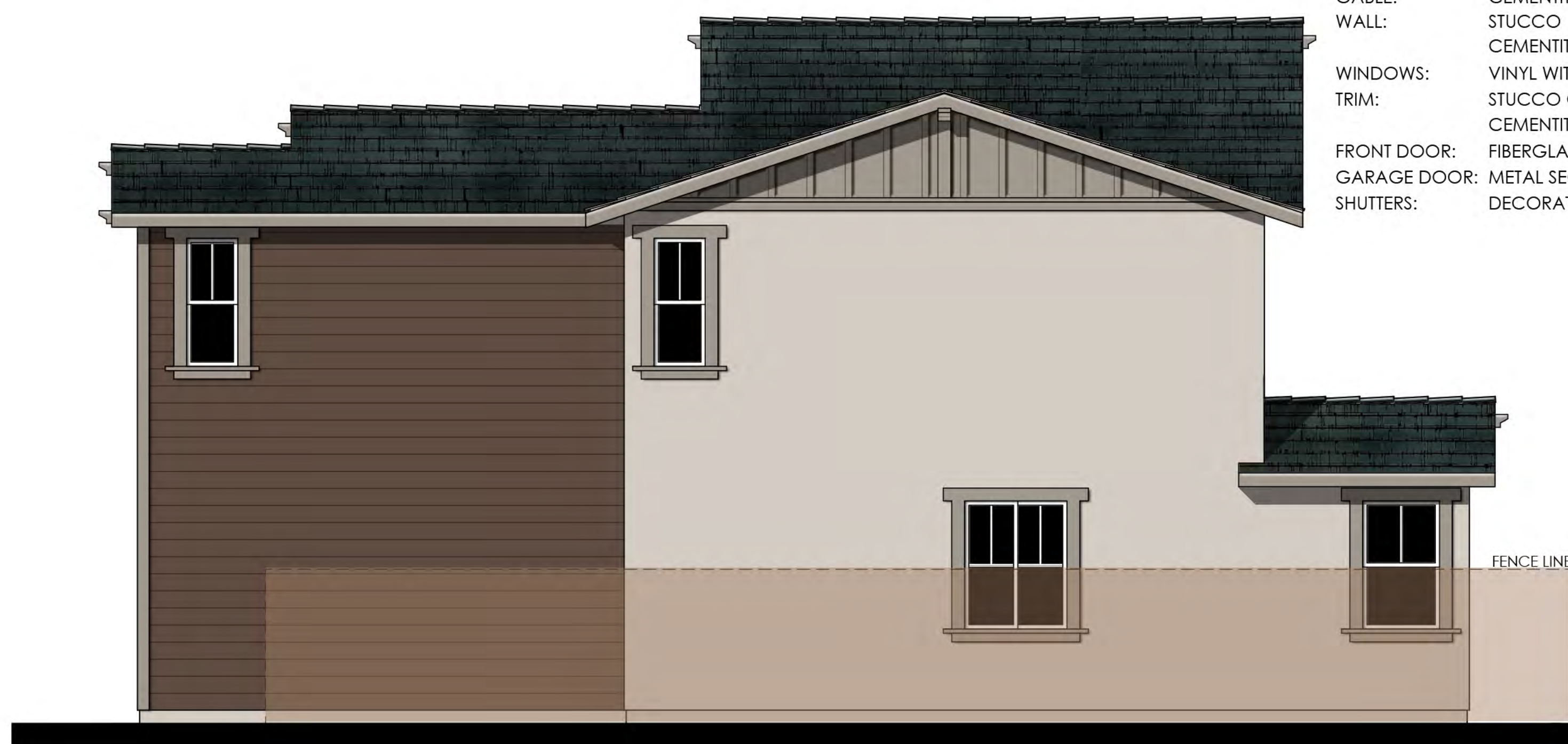
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Refer to landscape drawings for wall, tree, and shrub locations

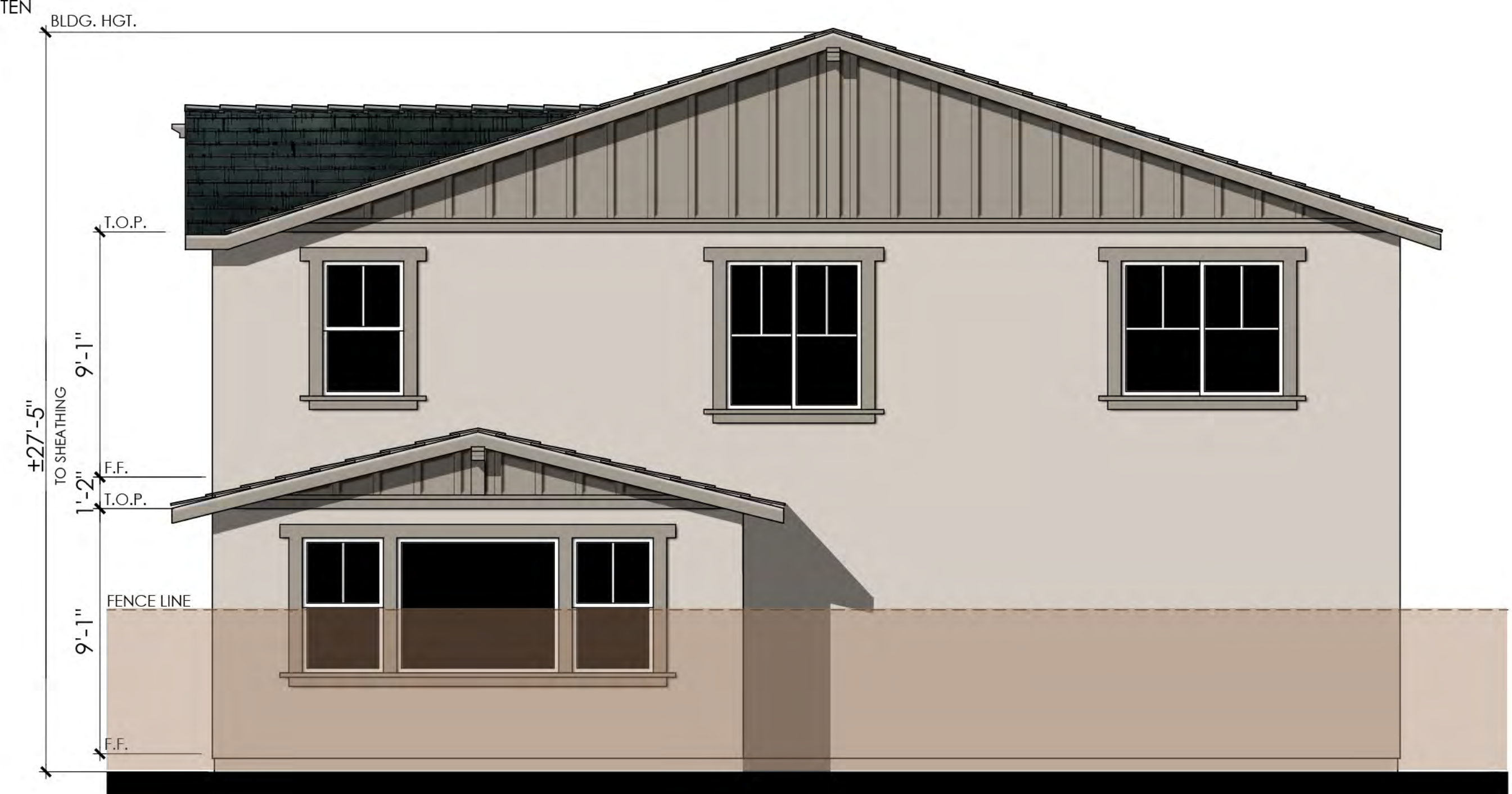
FRONT

MATERIALS LEGEND
(WHERE OCCURS)

ROOF:	COMPOSITION SHINGLES
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER BOARD & BATTEN
WALL:	STUCCO
	CEMENTITIOUS FIBER LAP SIDING
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM /
	CEMENTITIOUS FIBER
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



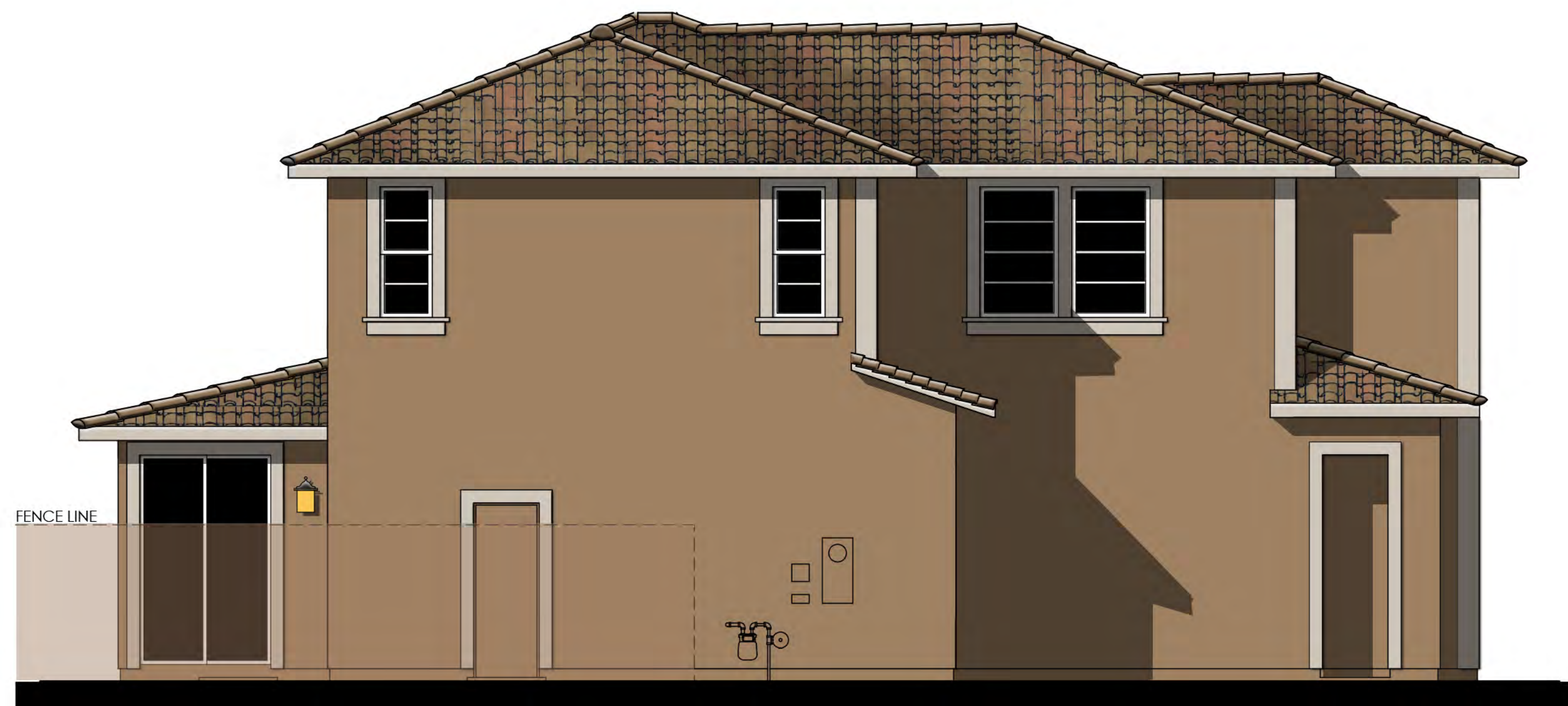
RIGHT



REAR

COLOR SCHEME 11
PLAN 2 "D"
CRAFTSMAN BUNGALOW ELEVATION





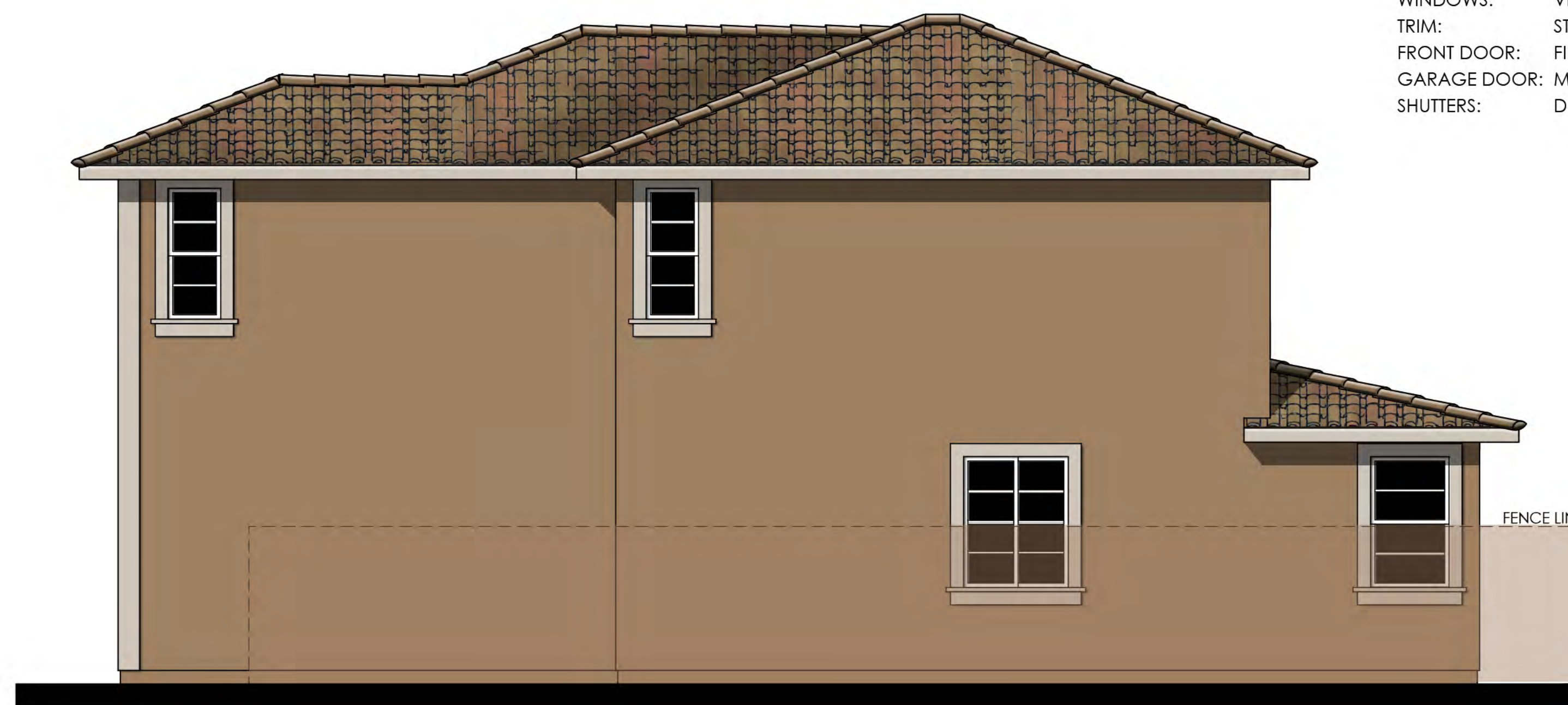
LEFT



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

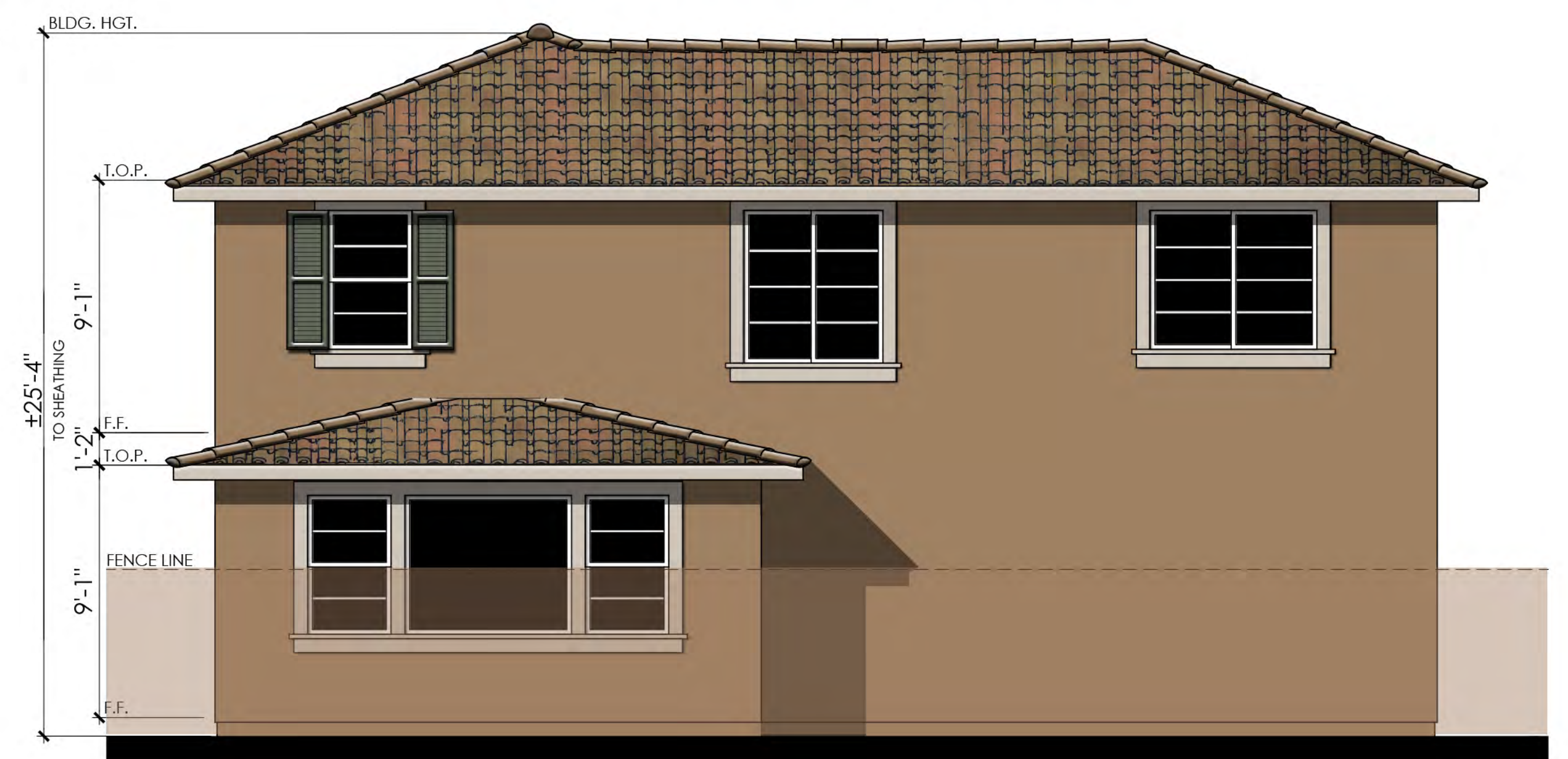
FRONT



RIGHT

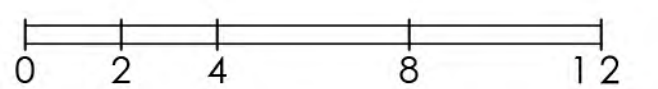
MATERIALS LEGEND
(WHERE OCCURS)

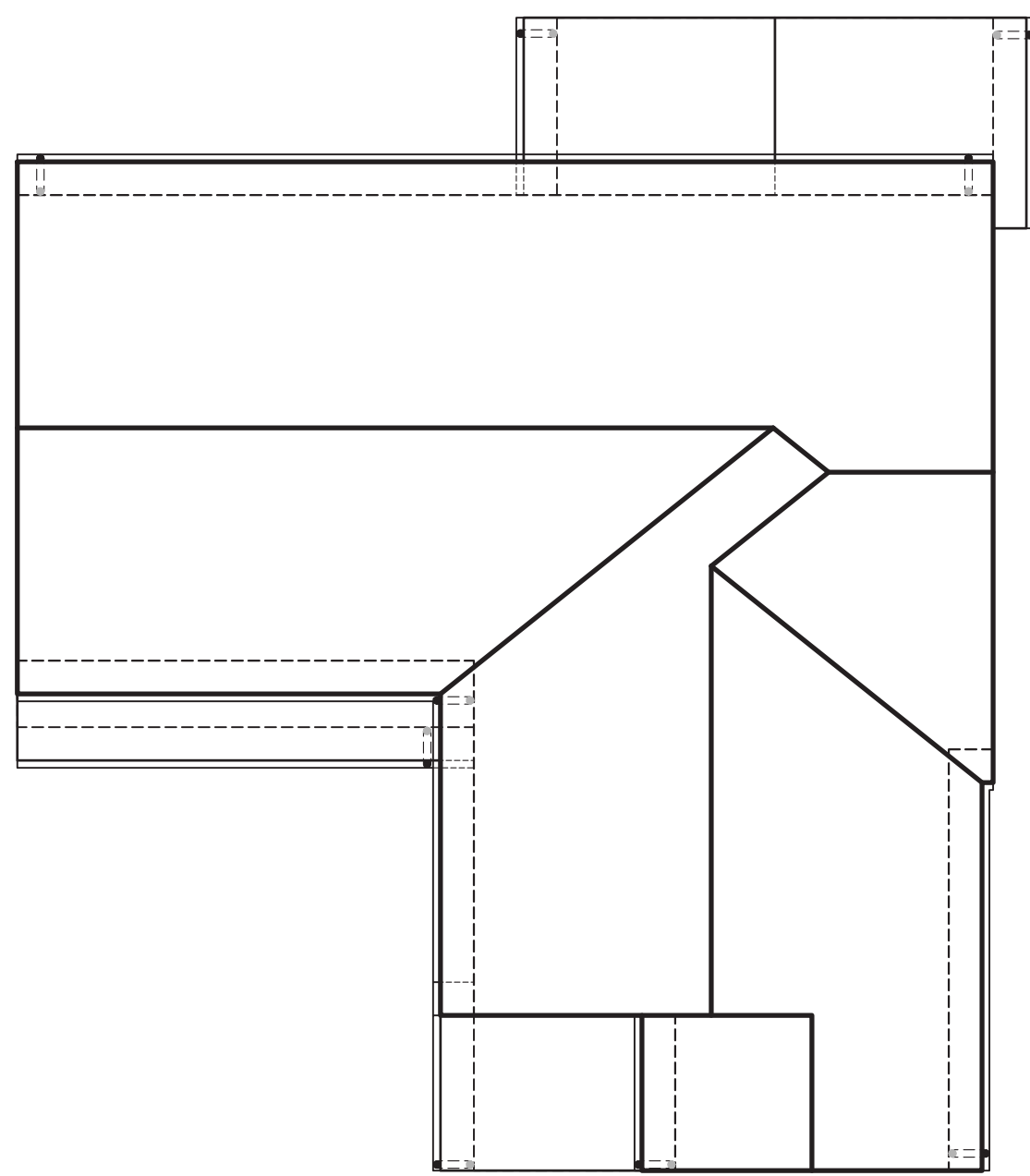
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



REAR

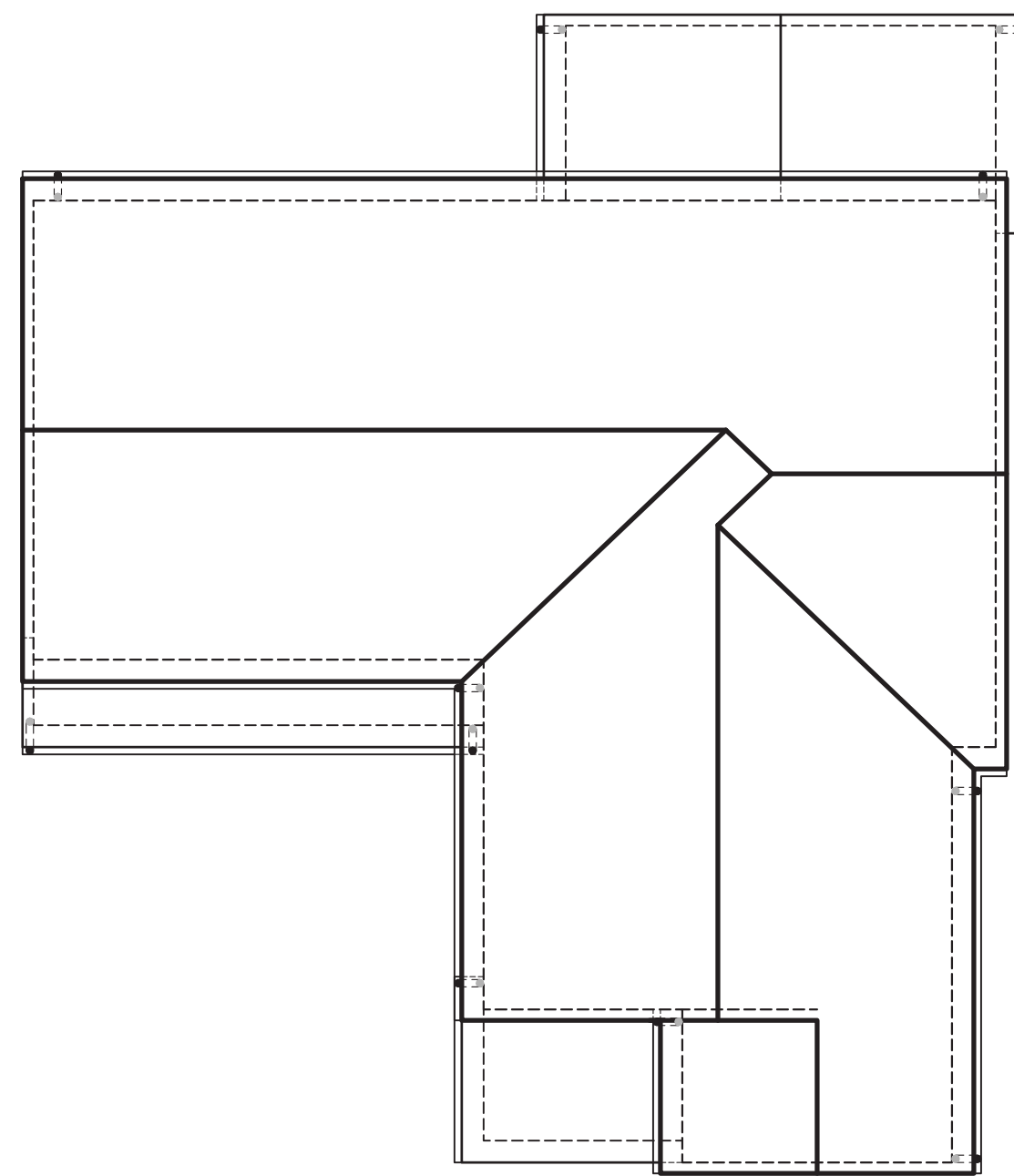
COLOR SCHEME 5
PLAN 2 "E"
MEDITERRANEAN REVIVAL ELEVATION





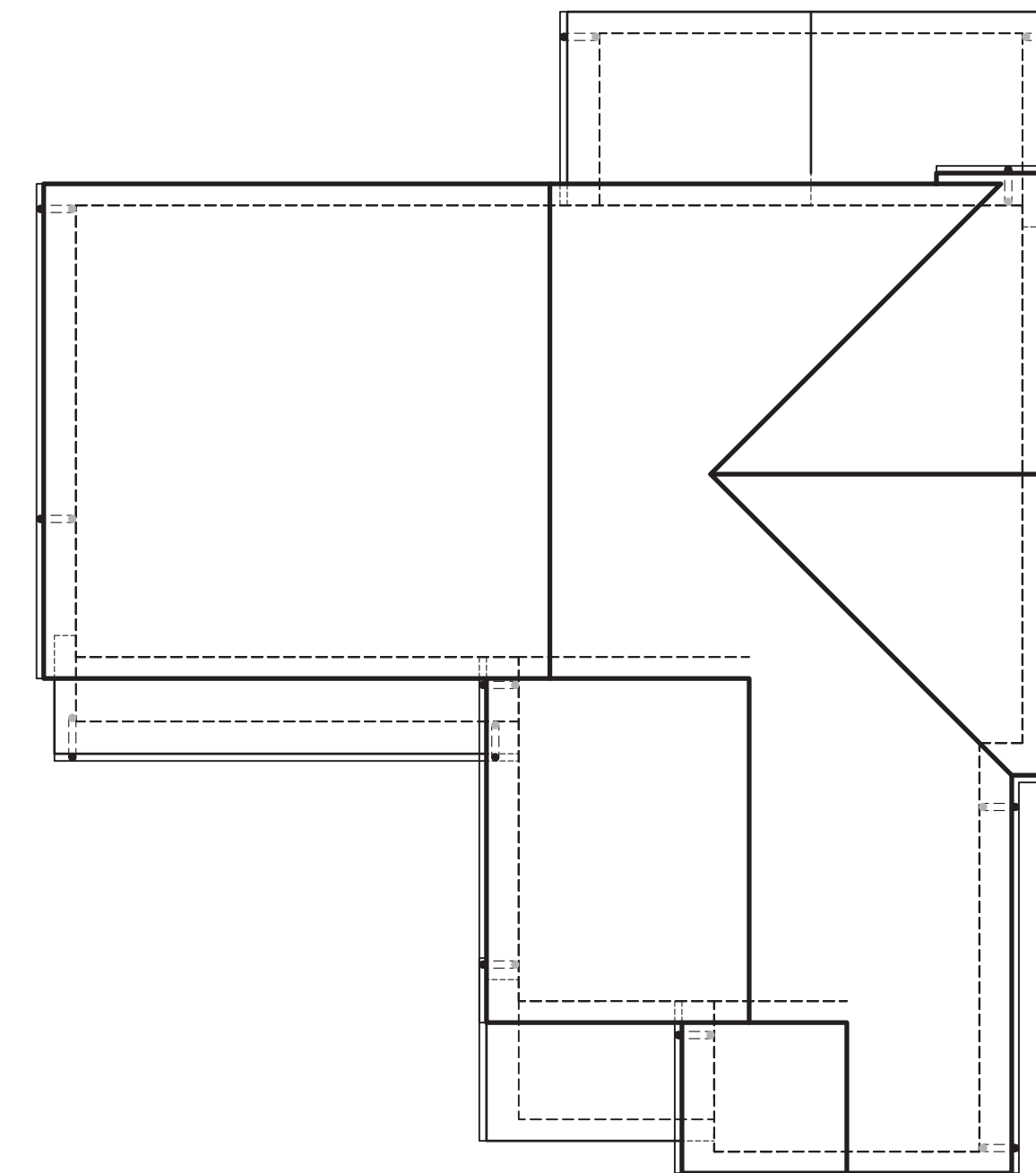
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EARLY CALIFORNIA "A"



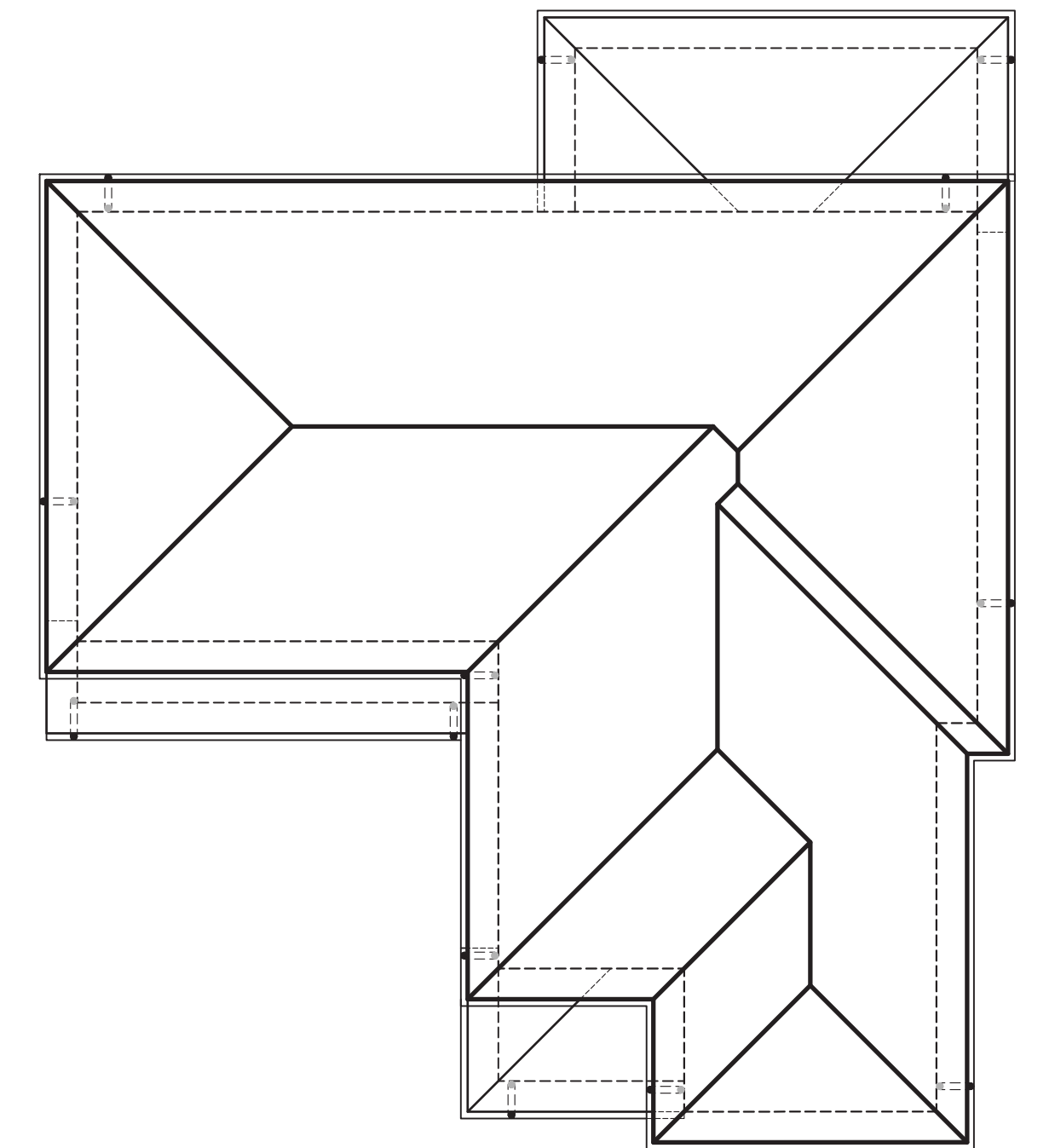
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COUNTRY EUROPEAN "B"



© 2021 Kevin L. Crook Architect, Inc.

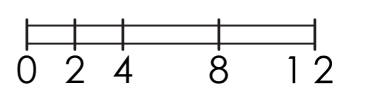
CRAFTSMAN BUNGALOW "D"



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MEDITERRANEAN REVIVAL "E"

PLAN 2 - 2,278 S.F.
ROOF PLANS





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

EARLY CALIFORNIA "A"



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

COUNTRY EUROPEAN "B"



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

CRAFTSMAN BUNGALOW "D"



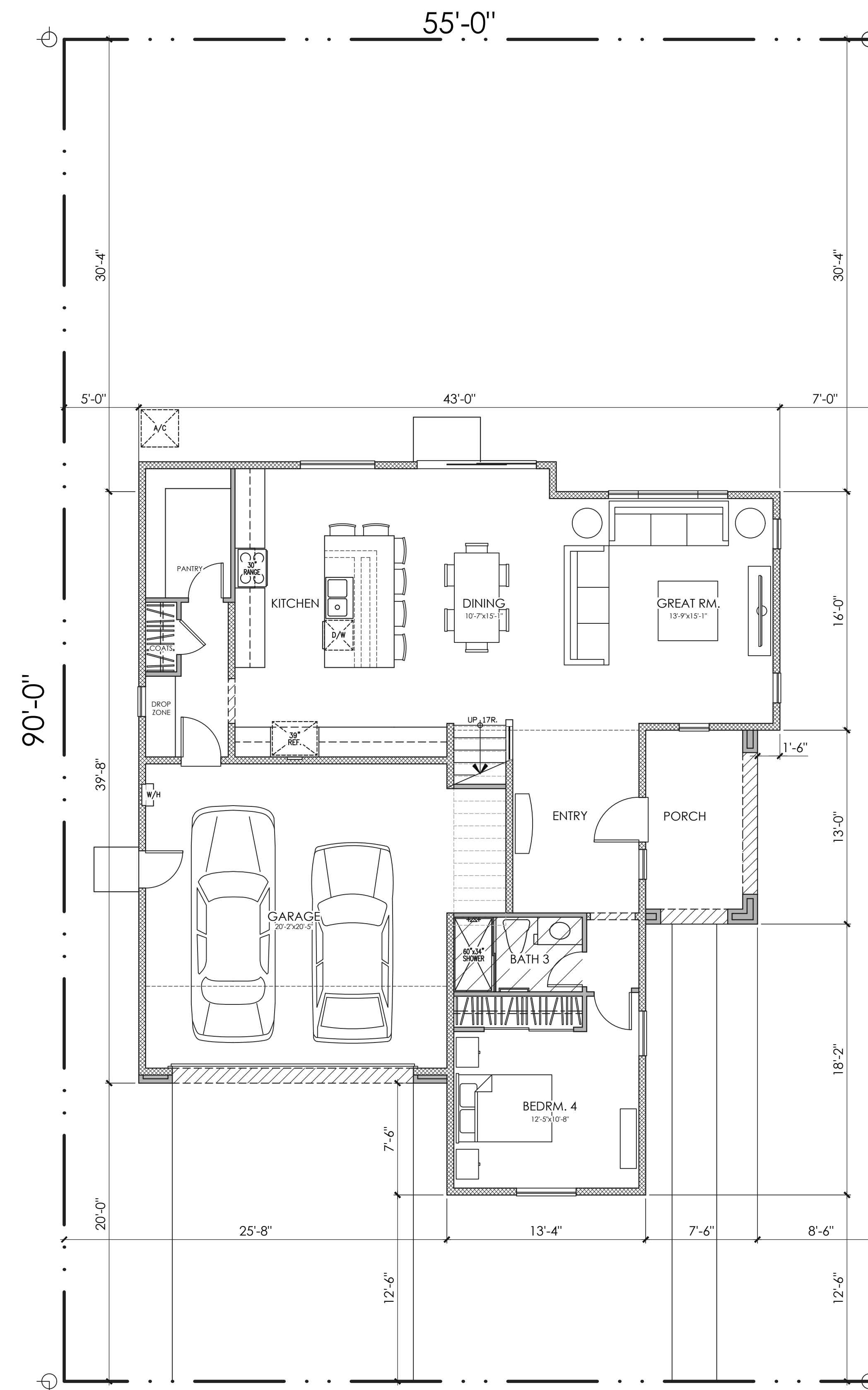
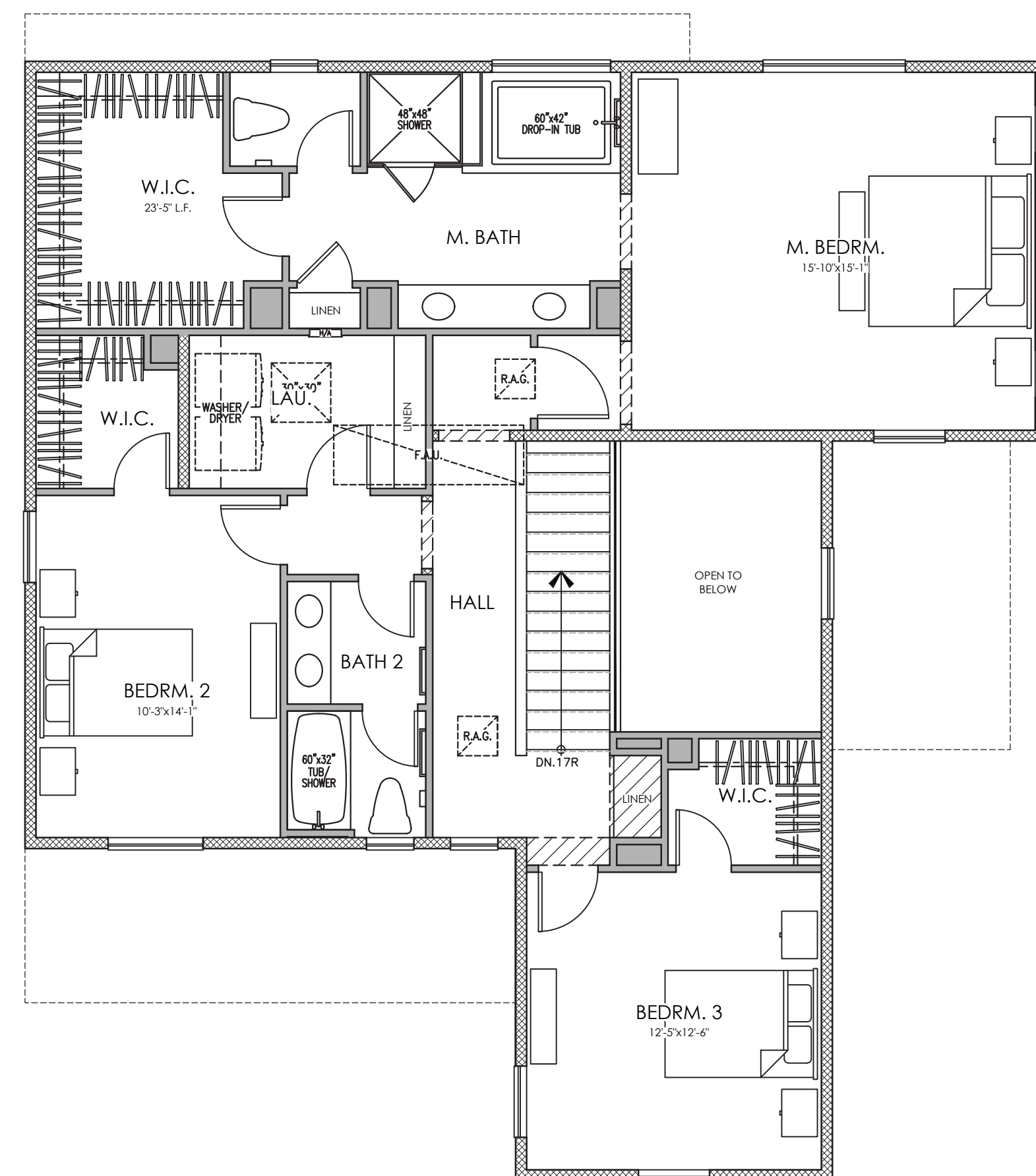
© 2021 Kevin L. Crook Architect, Inc.

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

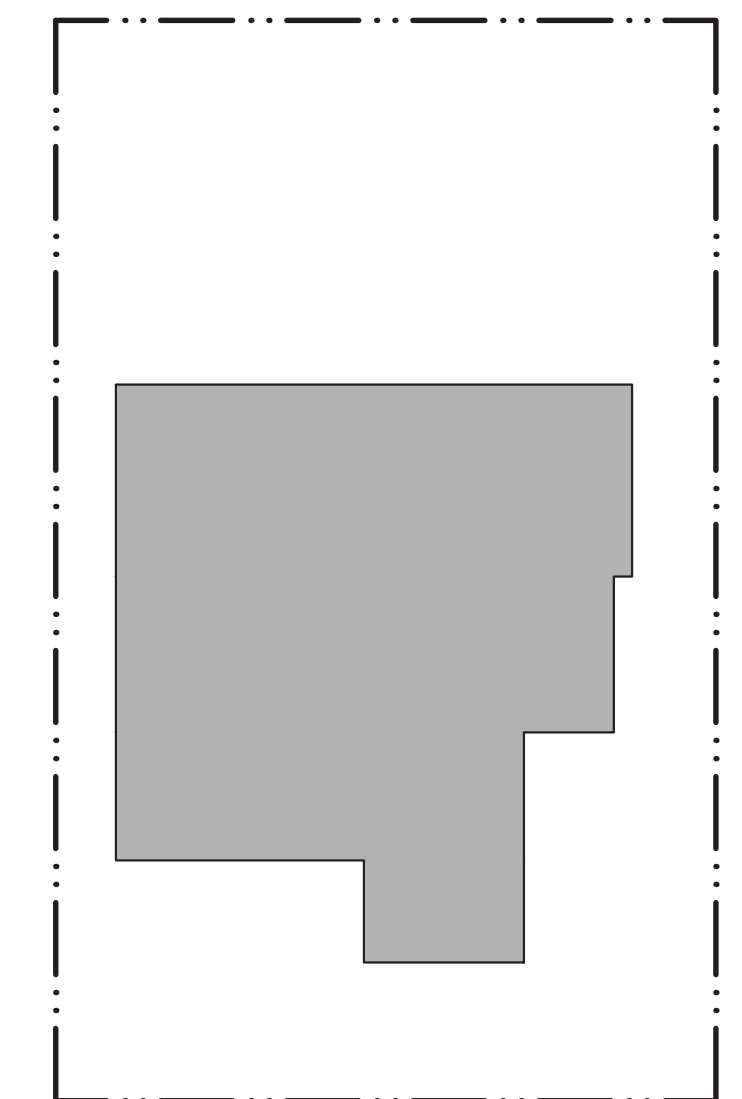
MEDITERRANEAN REVIVAL "E"

PLAN 3 - 2,476 S.F.
FRONT ELEVATIONS

0 2 4 8 12



LOT COVERAGE:
45% FOR TWO STORY ALLOWED
 $1,704 / 4,950 = 34\%$ PROVIDED



TARGET S.F.: 2,400 S.F.

AREA TABULATION

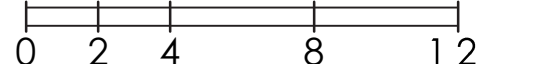
CONDITIONED SPACE

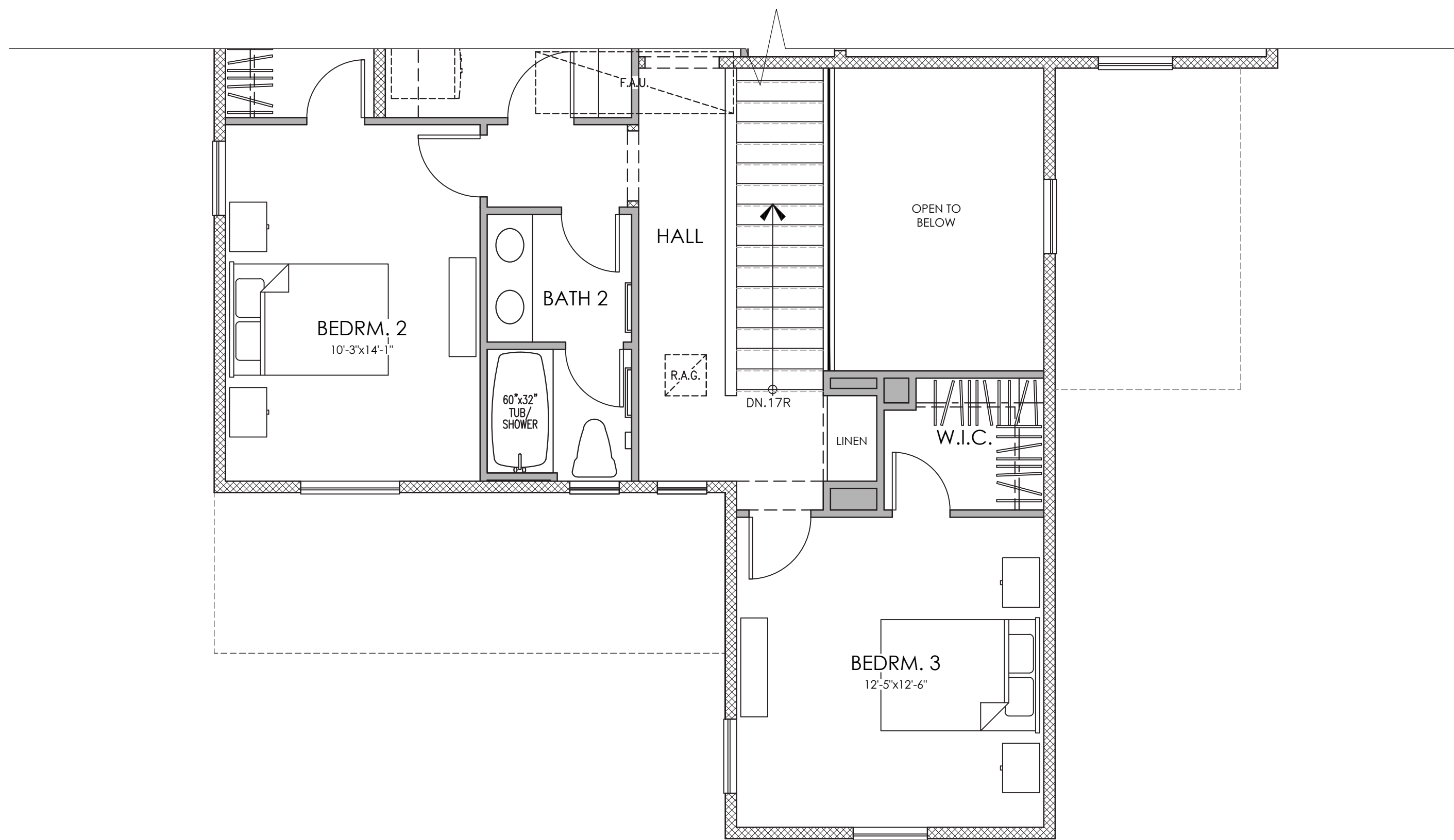
FIRST FLOOR AREA	1,173 SQ. FT.
SECOND FLOOR AREA	1,303 SQ. FT.
TOTAL DWELLING	2,476 SQ. FT.

UNCONDITIONED SPACE

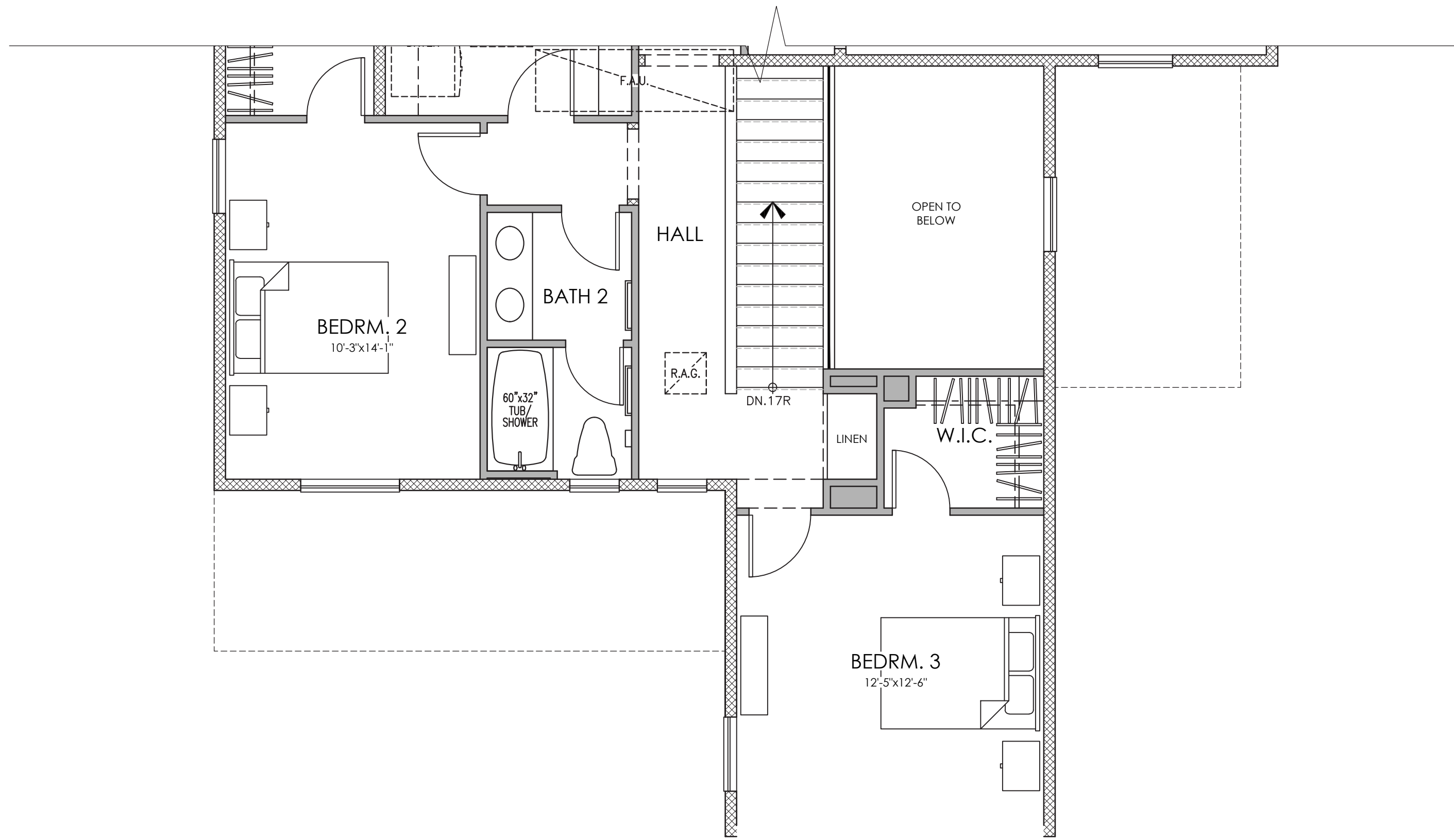
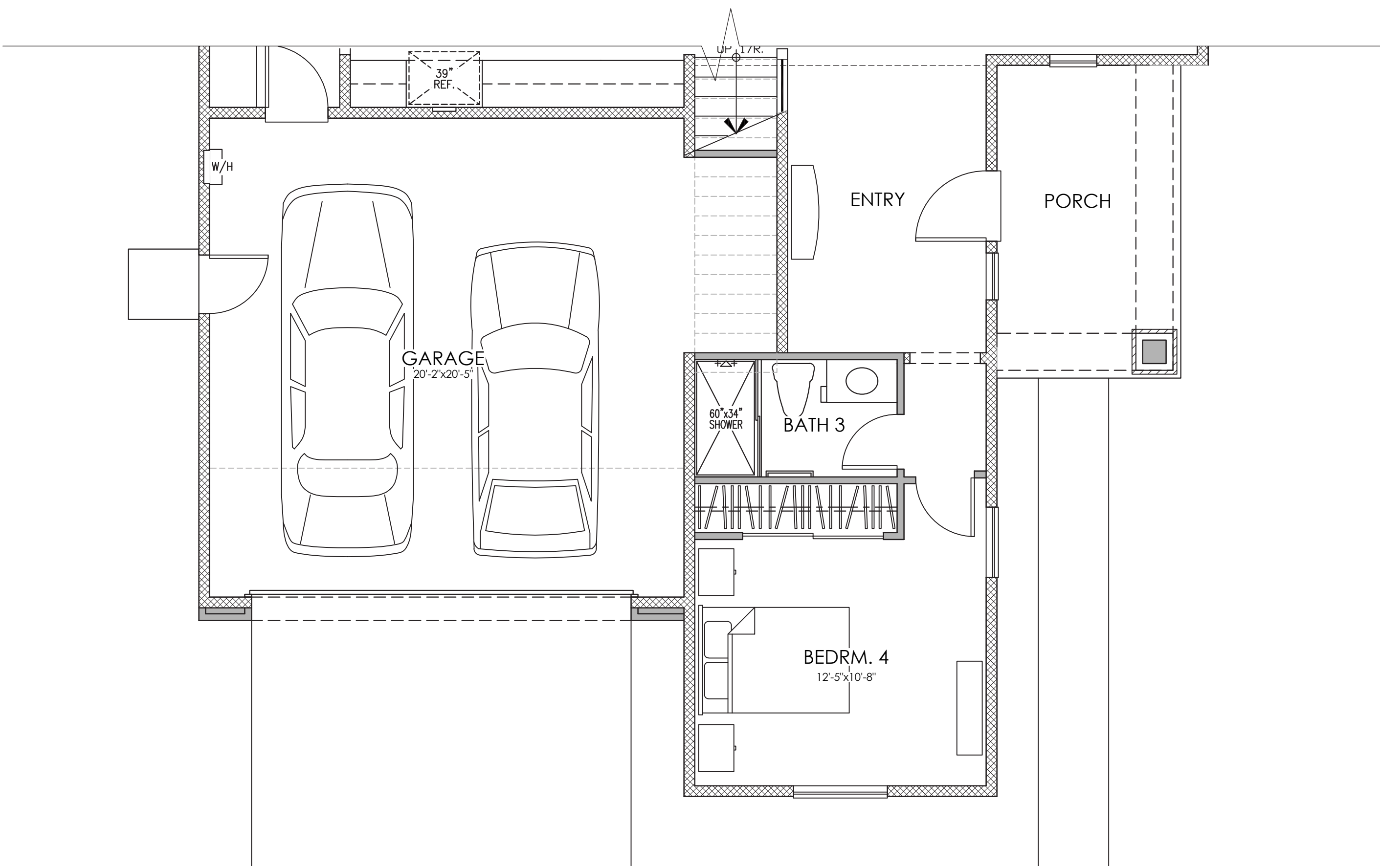
GARAGE	460 SQ. FT.
PORCH "A", "E"	98 SQ. FT.
PORCH "B", "D"	98 SQ. FT.

TOTAL CONDITIONED + UNCONDITIONED SPACE = 3,034 SQ FT

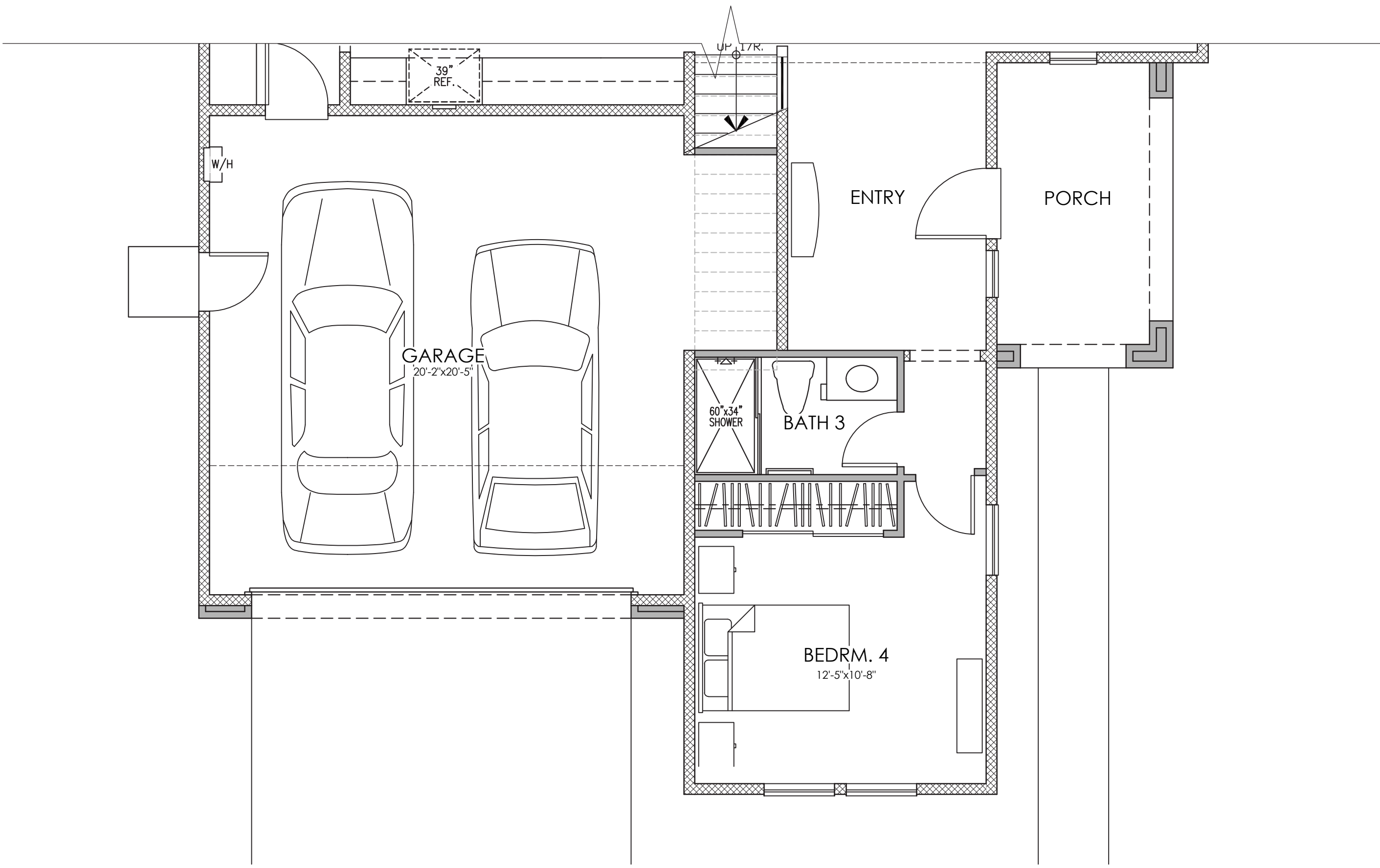




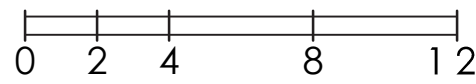
ELEVATION 'D'

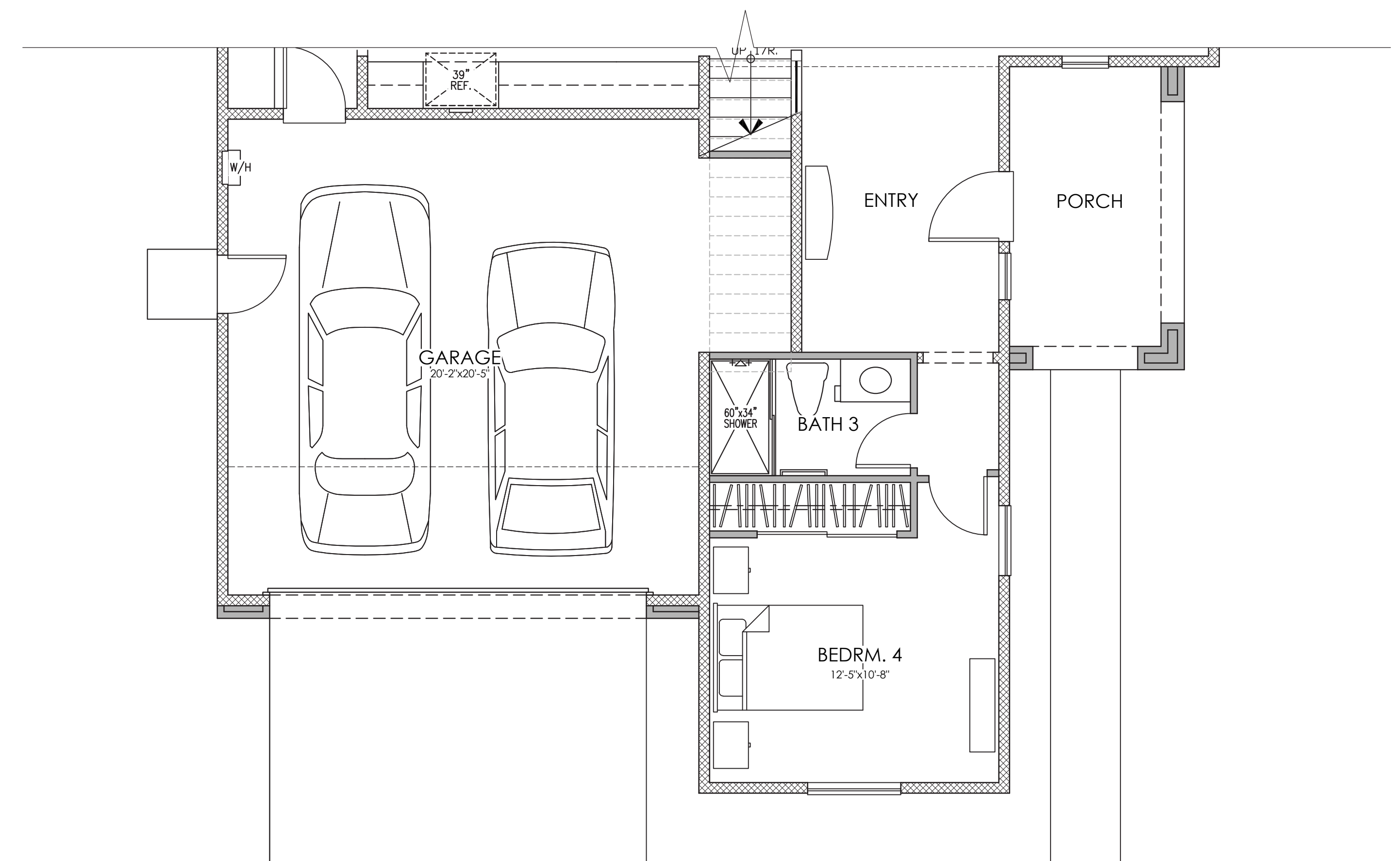
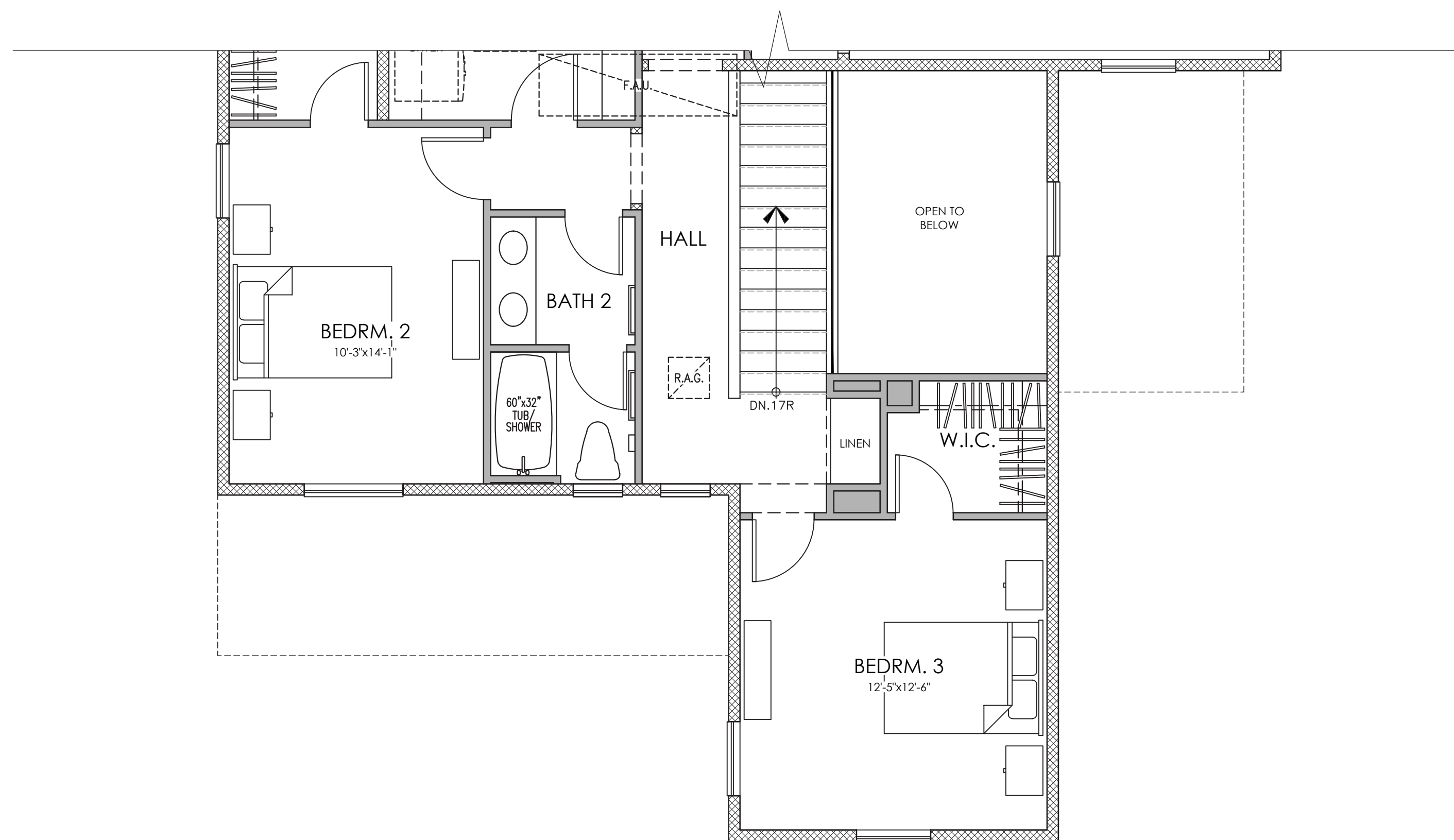


ELEVATION 'B'



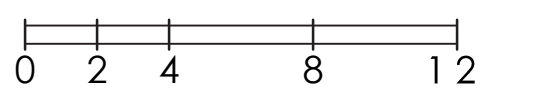
PLAN 3 - 2,476 S.F. ADENDA
4 BEDROOM, 3 BATH

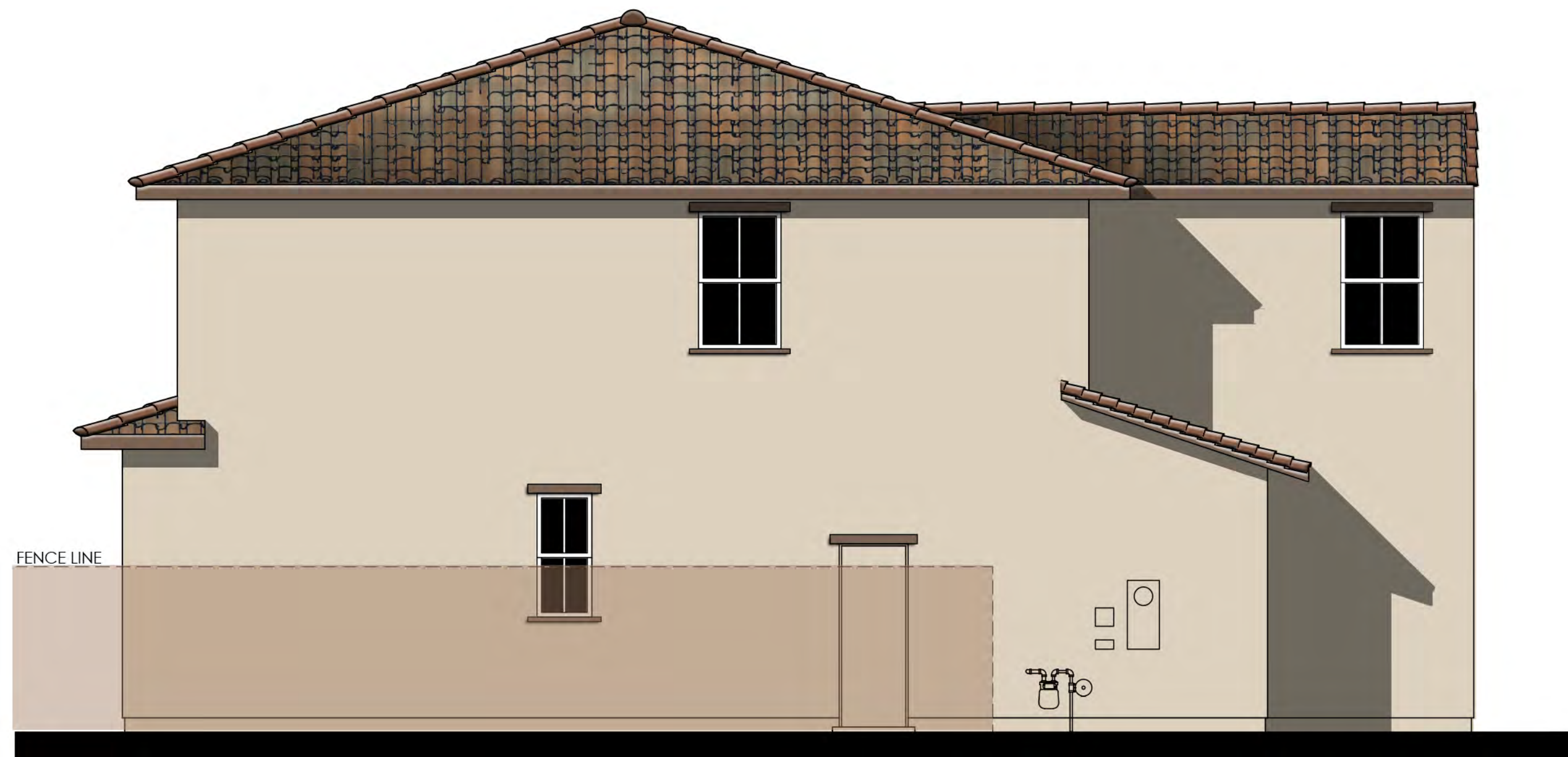




ELEVATION 'E'

PLAN 3 - 2,476 S.F. ADENDA
4 BEDROOM, 3 BATH





LEFT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	DECORATIVE FAUX CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



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

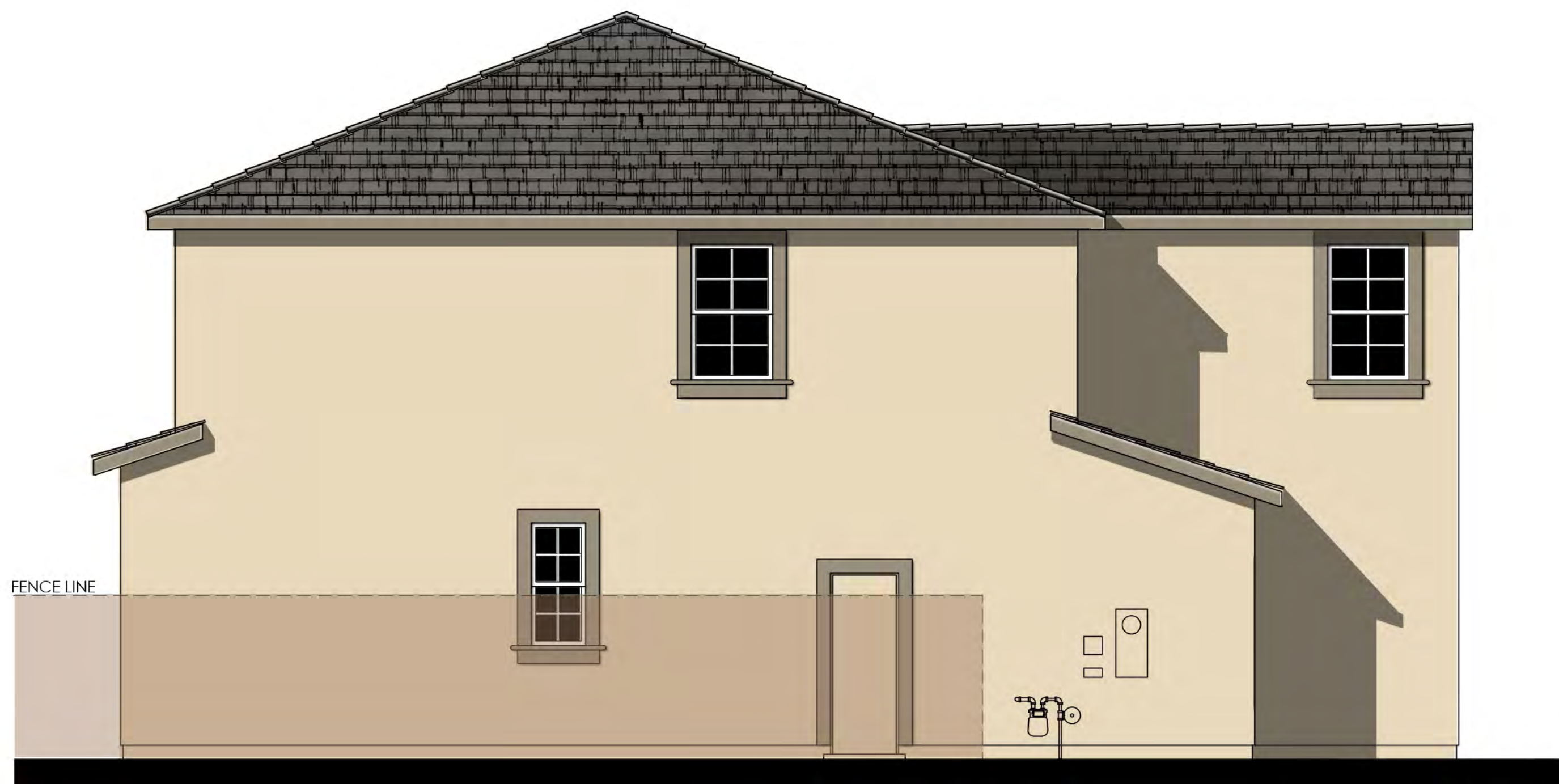
FRONT



REAR

COLOR SCHEME 3
PLAN 3 "A"
EARLY CALIFORNIA ELEVATION





LEFT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



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

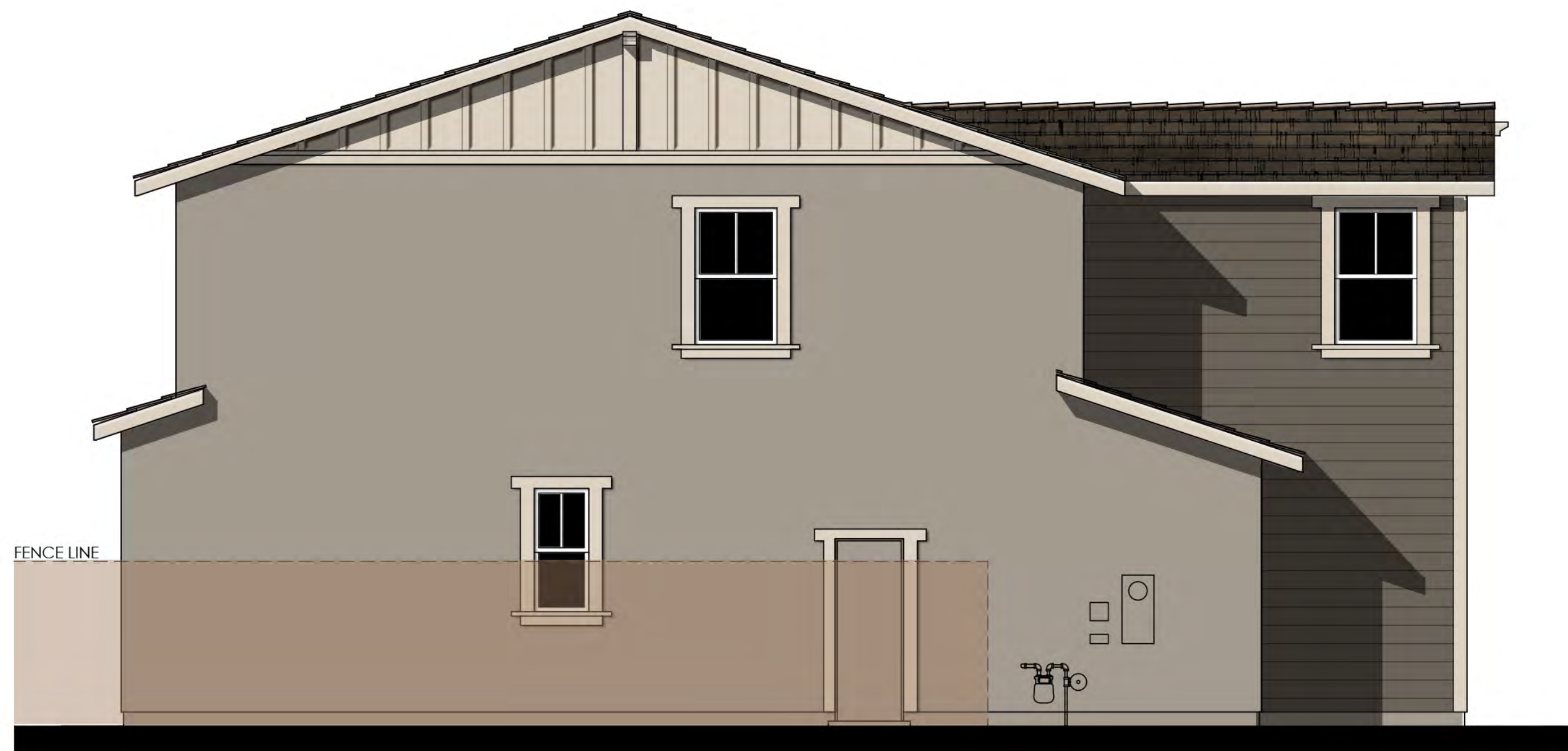
FRONT



REAR

COLOR SCHEME 9
PLAN 3 "B"
COUNTRY EUROPEAN ELEVATION





LEFT



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

FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)

ROOF:	COMPOSITION SHINGLES
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER BOARD & BATTEN
WALL:	STUCCO
	CEMENTITIOUS FIBER LAP SIDING
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM /
	CEMENTITIOUS FIBER
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



REAR

COLOR SCHEME 12 PLAN 3 "D" CRAFTSMAN BUNGALOW ELEVATION





LEFT



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

FRONT



RIGHT

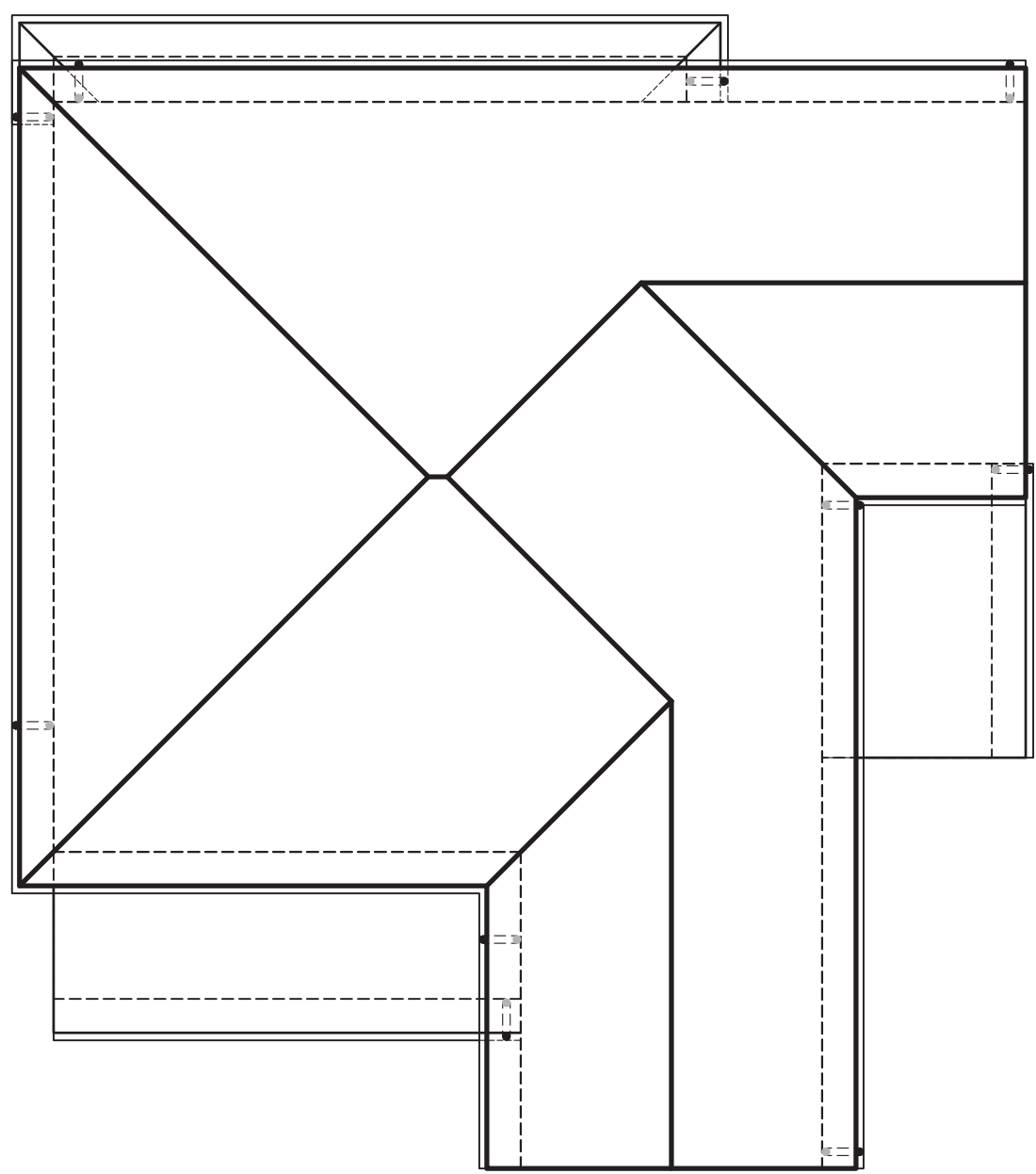
- MATERIALS LEGEND**
(WHERE OCCURS)
- ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO
 - WINDOWS: VINYL WITH DIVIDED LITES
 - TRIM: STUCCO OVER RIGID FOAM
 - FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - SHUTTERS: DECORATIVE FOAM



REAR

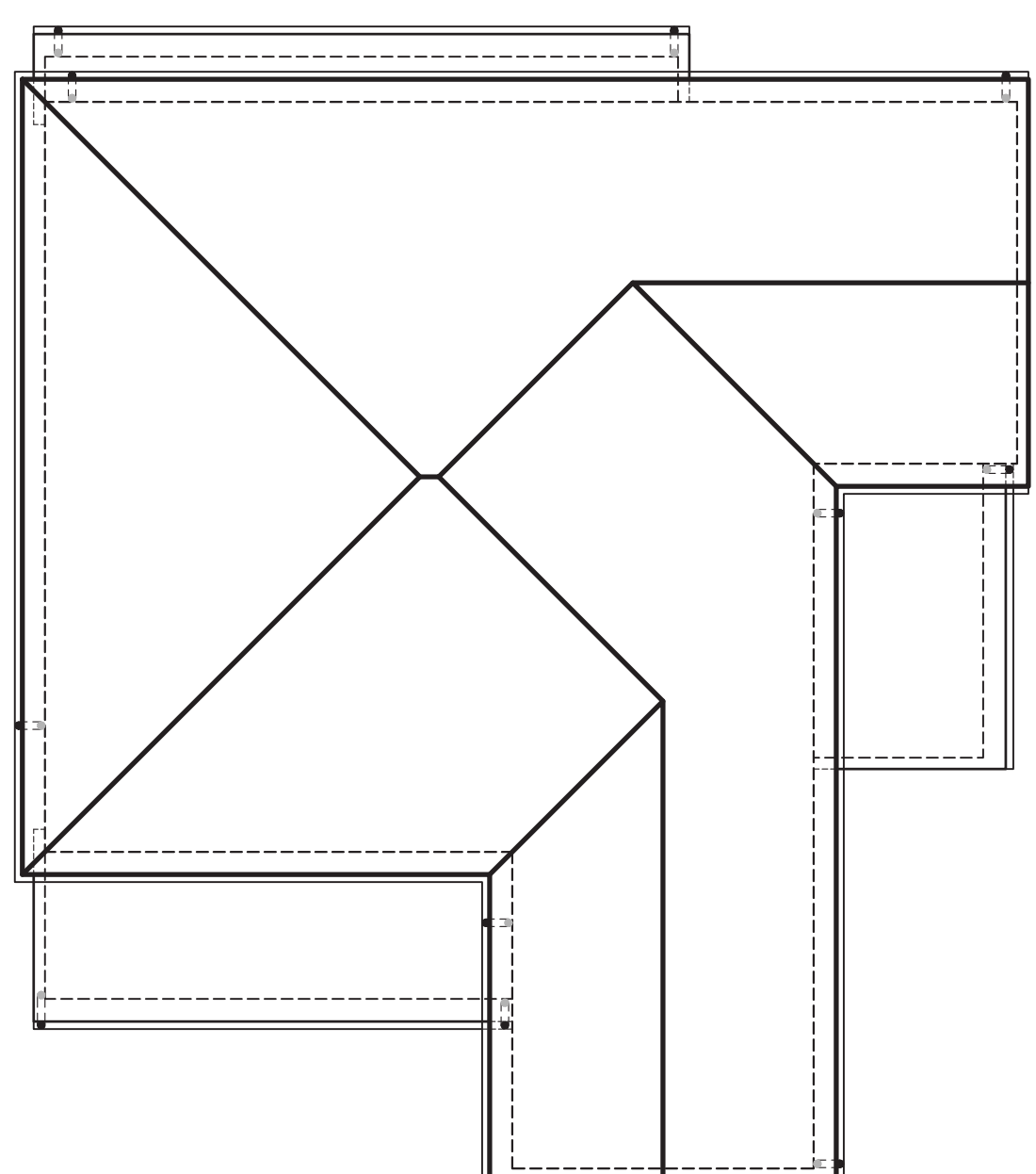
COLOR SCHEME 6
PLAN 3 "E"
MEDITERRANEAN REVIVAL ELEVATION





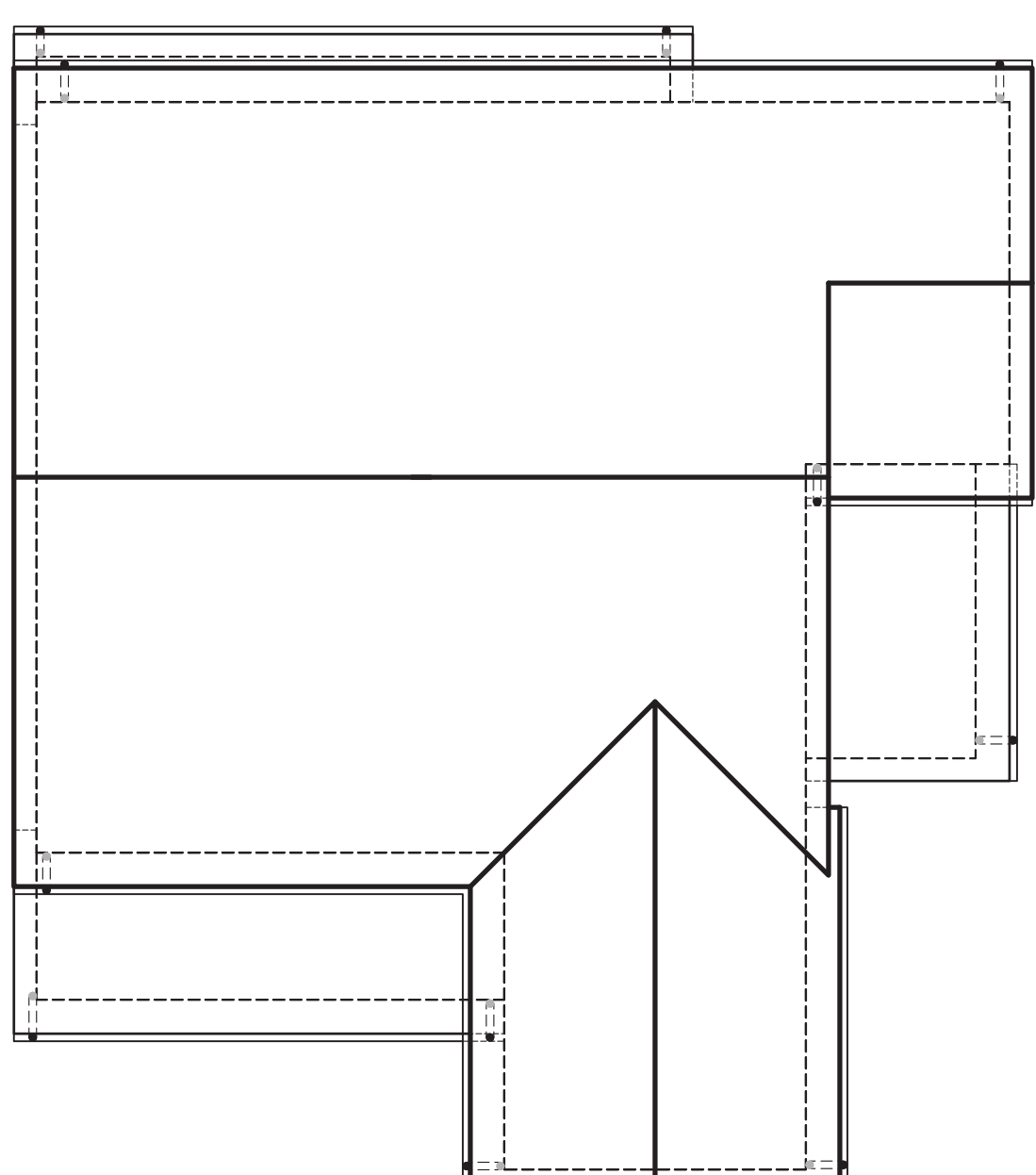
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EARLY CALIFORNIA "A"



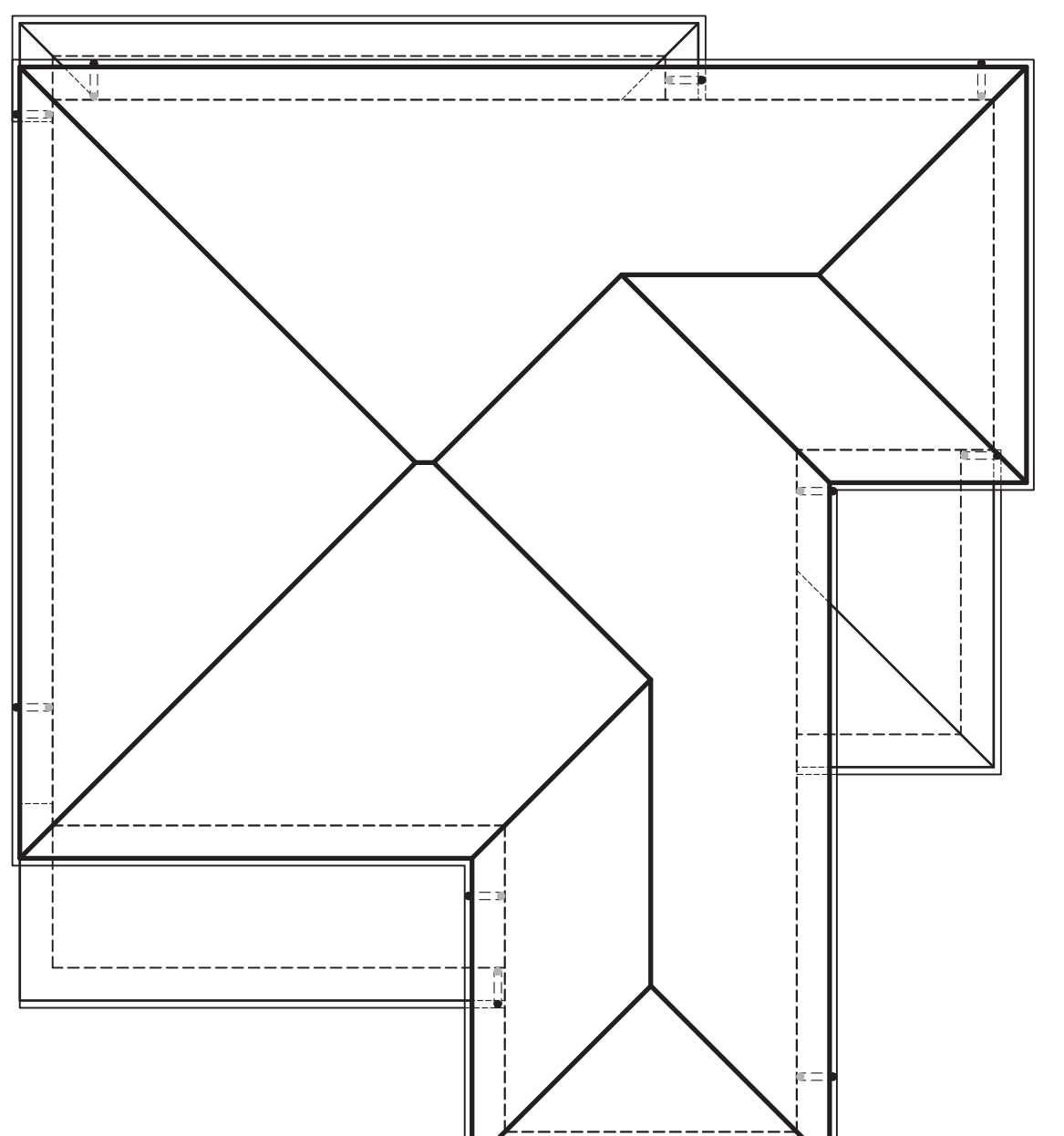
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COUNTRY EUROPEAN "B"



© 2021 Kevin L. Crook Architect, Inc.

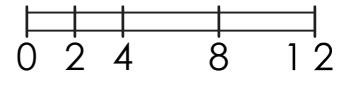
CRAFTSMAN BUNGALOW "D"



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MEDITERRANEAN REVIVAL "E"

PLAN 3 - 2,476 S.F.
ROOF PLANS





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

EARLY CALIFORNIA "A"



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

COUNTRY EUROPEAN "B"



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

CRAFTSMAN BUNGALOW "D"

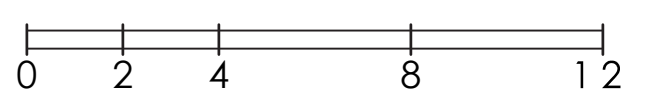


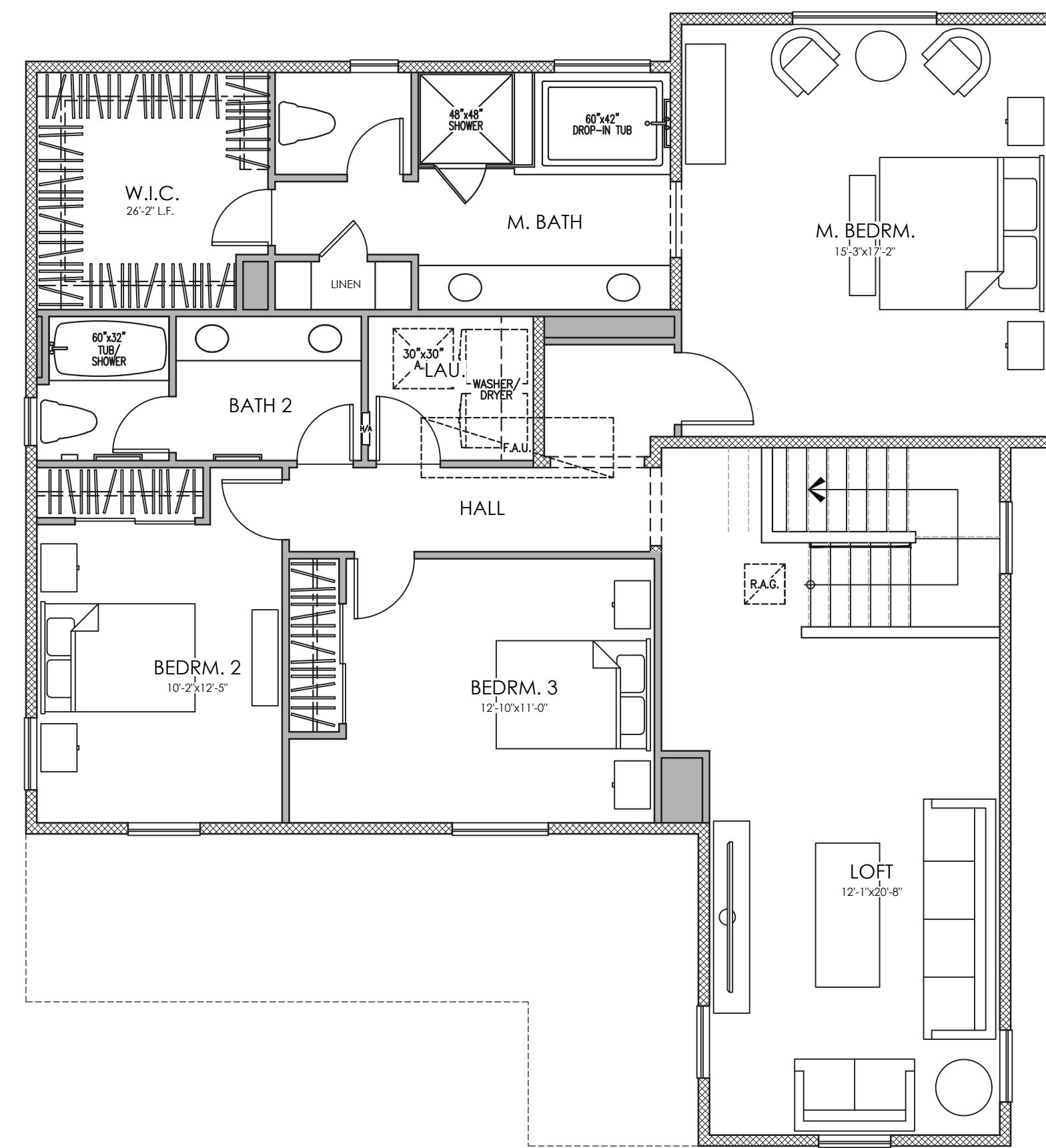
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Refer to landscape drawings for wall, tree, and shrub locations

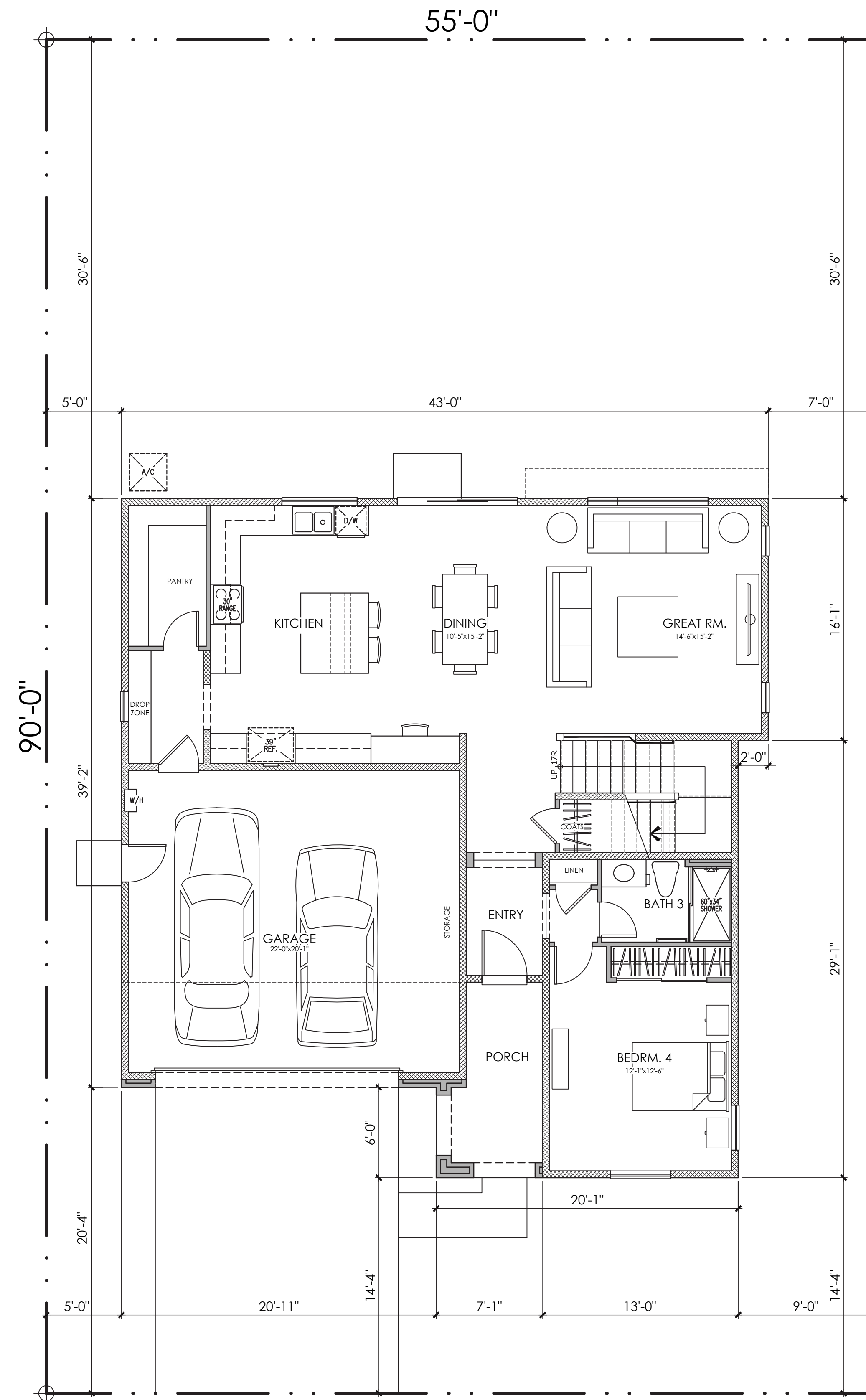
MEDITERRANEAN REVIVAL "E"

PLAN 4 - 2,688 S.F.
FRONT ELEVATIONS



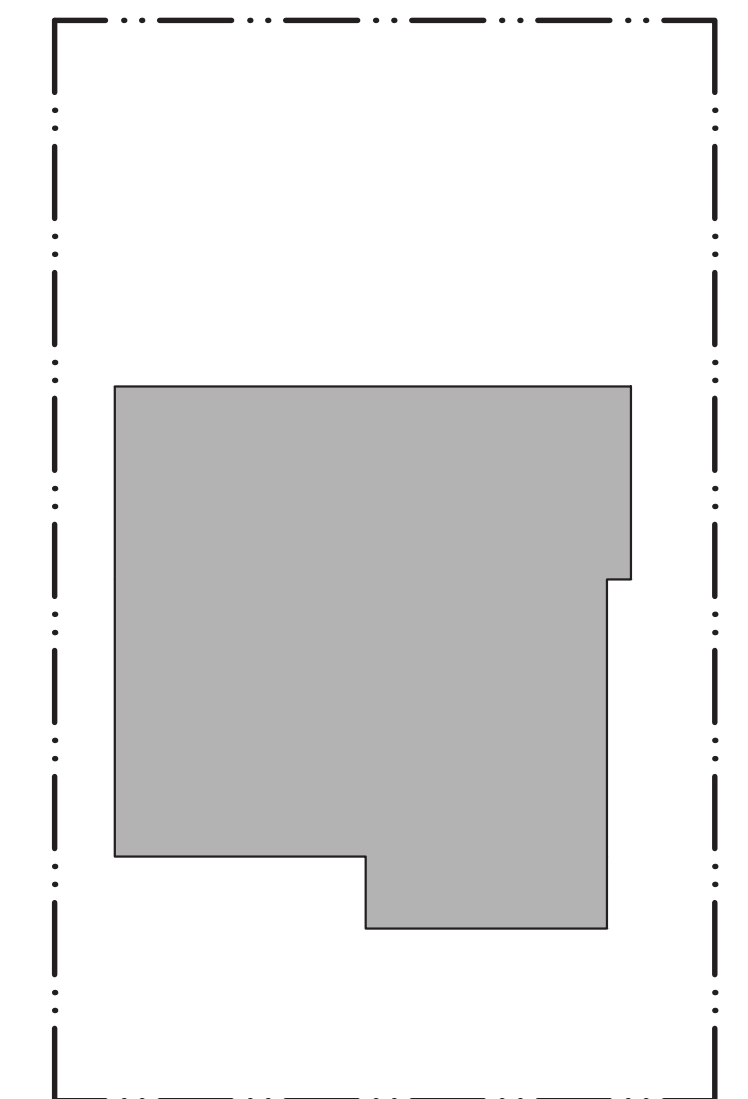


SECOND FLOOR PLAN



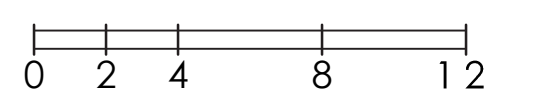
FIRST FLOOR PLAN

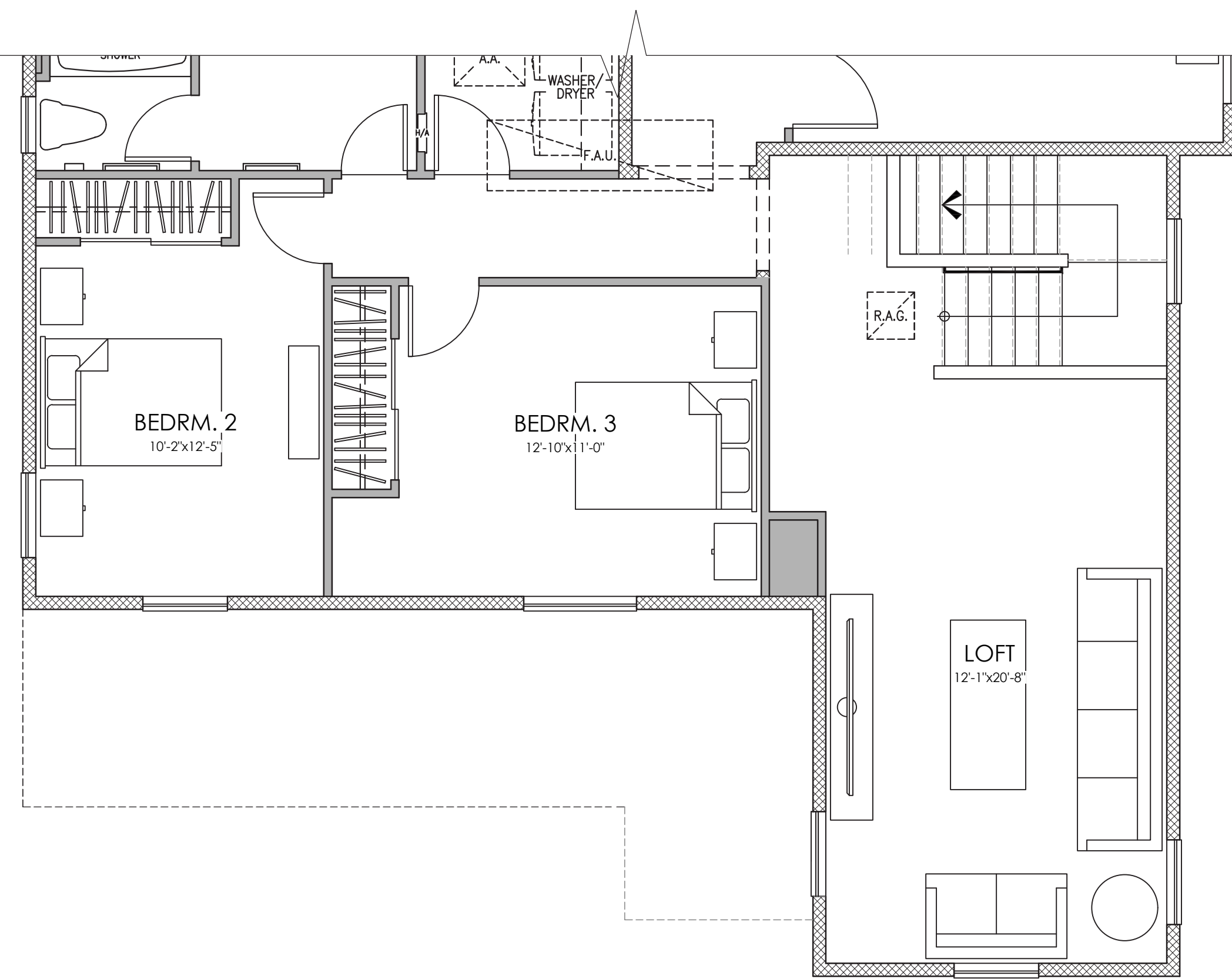
LOT COVERAGE:
45% FOR TWO STORY ALLOWED
1,759 / 4,950 = 35.5% PROVIDED



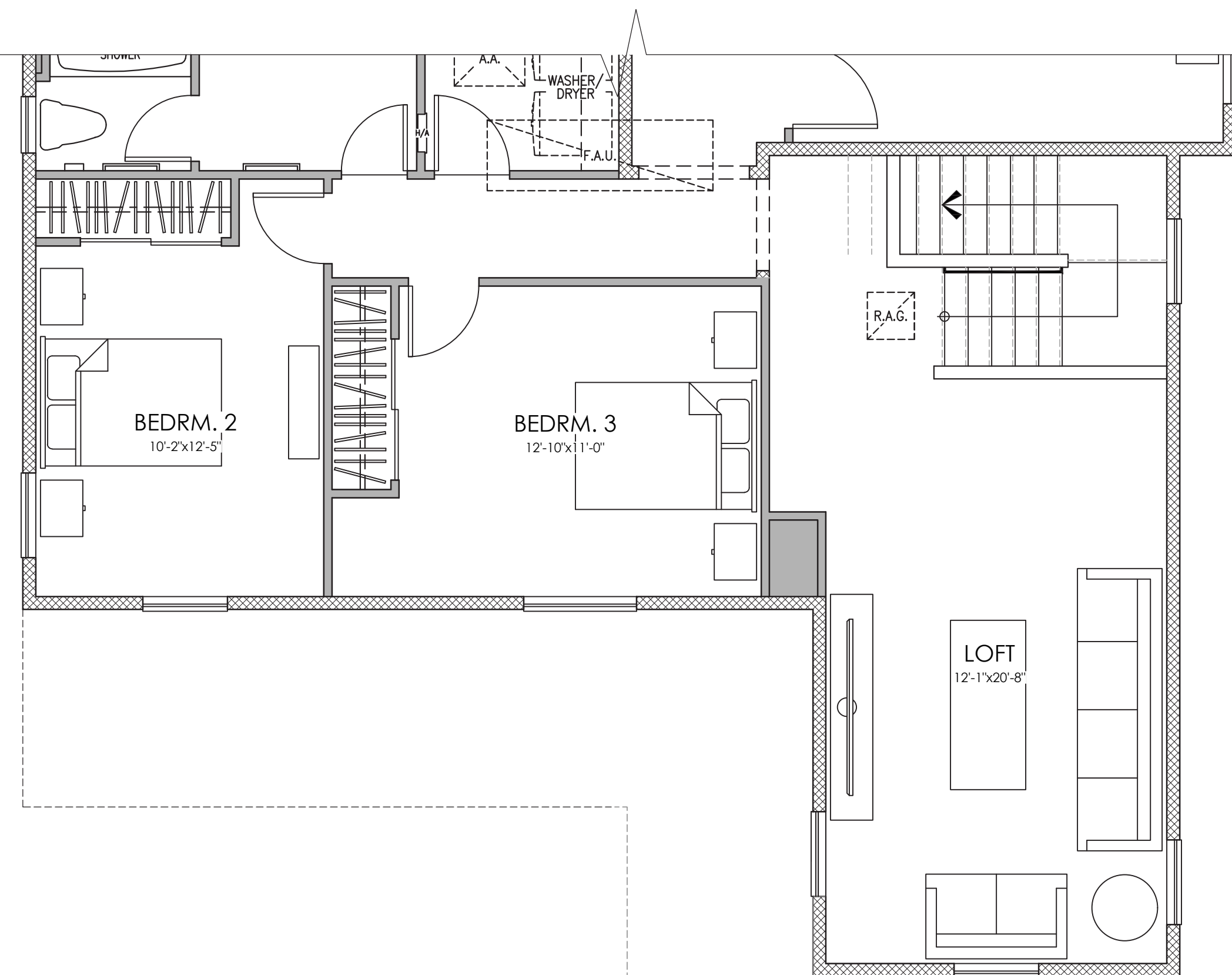
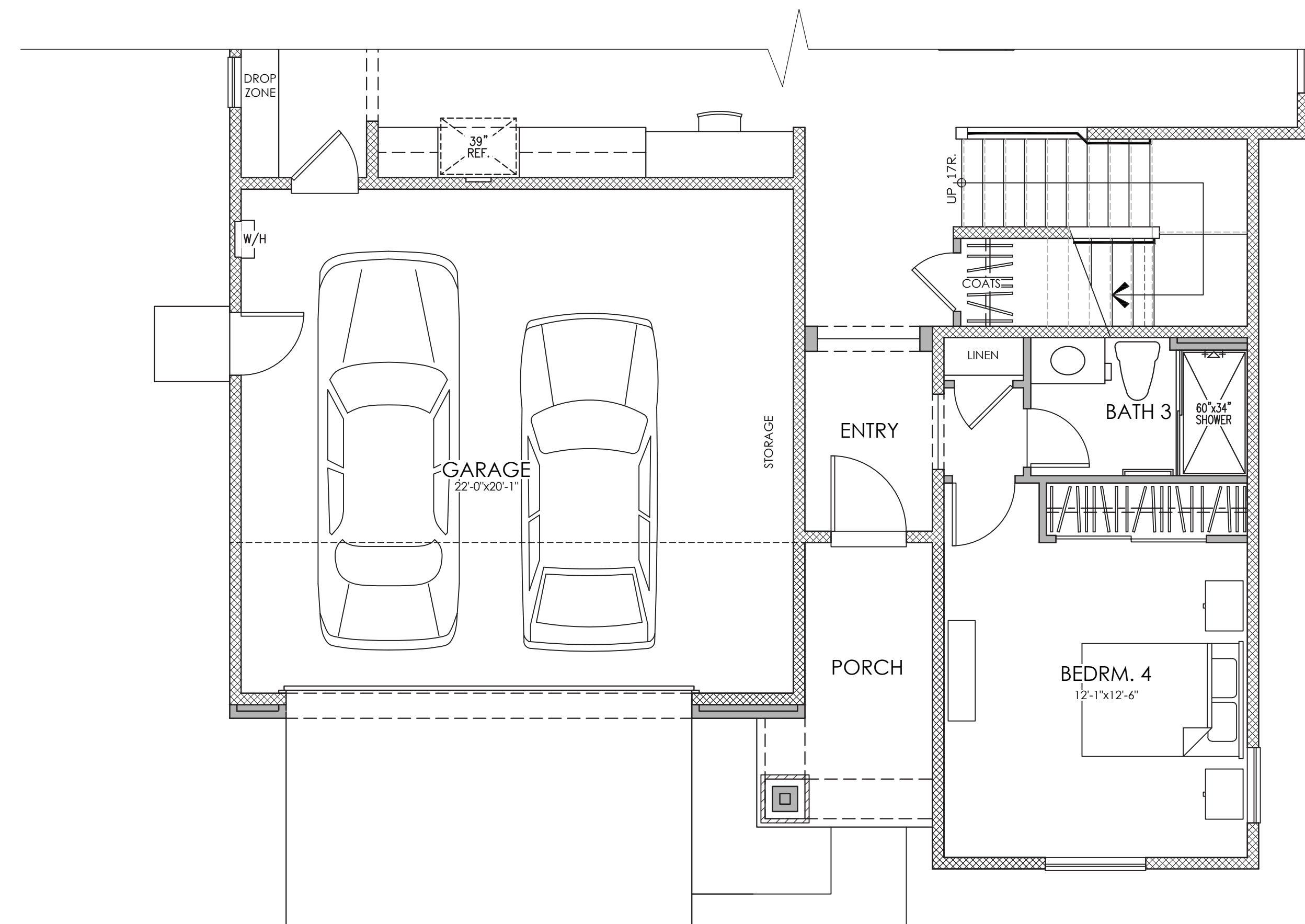
TARGET S.F.: 2,600 S.F. (2,700 MAX.)

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,204 SQ. FT.
SECOND FLOOR AREA	1,484 SQ. FT.
TOTAL DWELLING	2,688 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	464 SQ. FT.
PORCH "A"	79 SQ. FT.
PORCH "B"	76 SQ. FT.
PORCH "D"	63 SQ. FT.
PORCH "E"	57 SQ. FT.

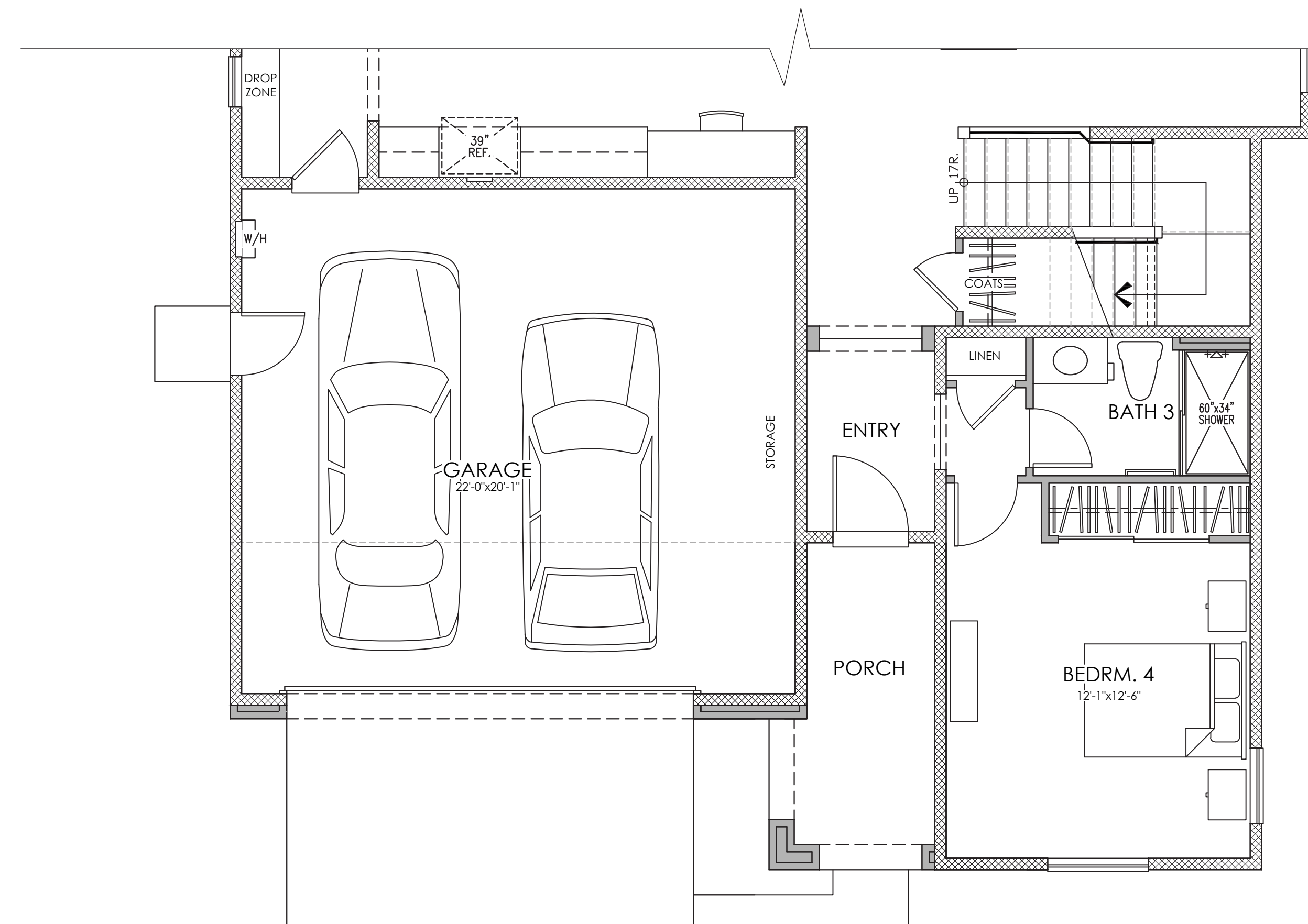




ELEVATION 'D'

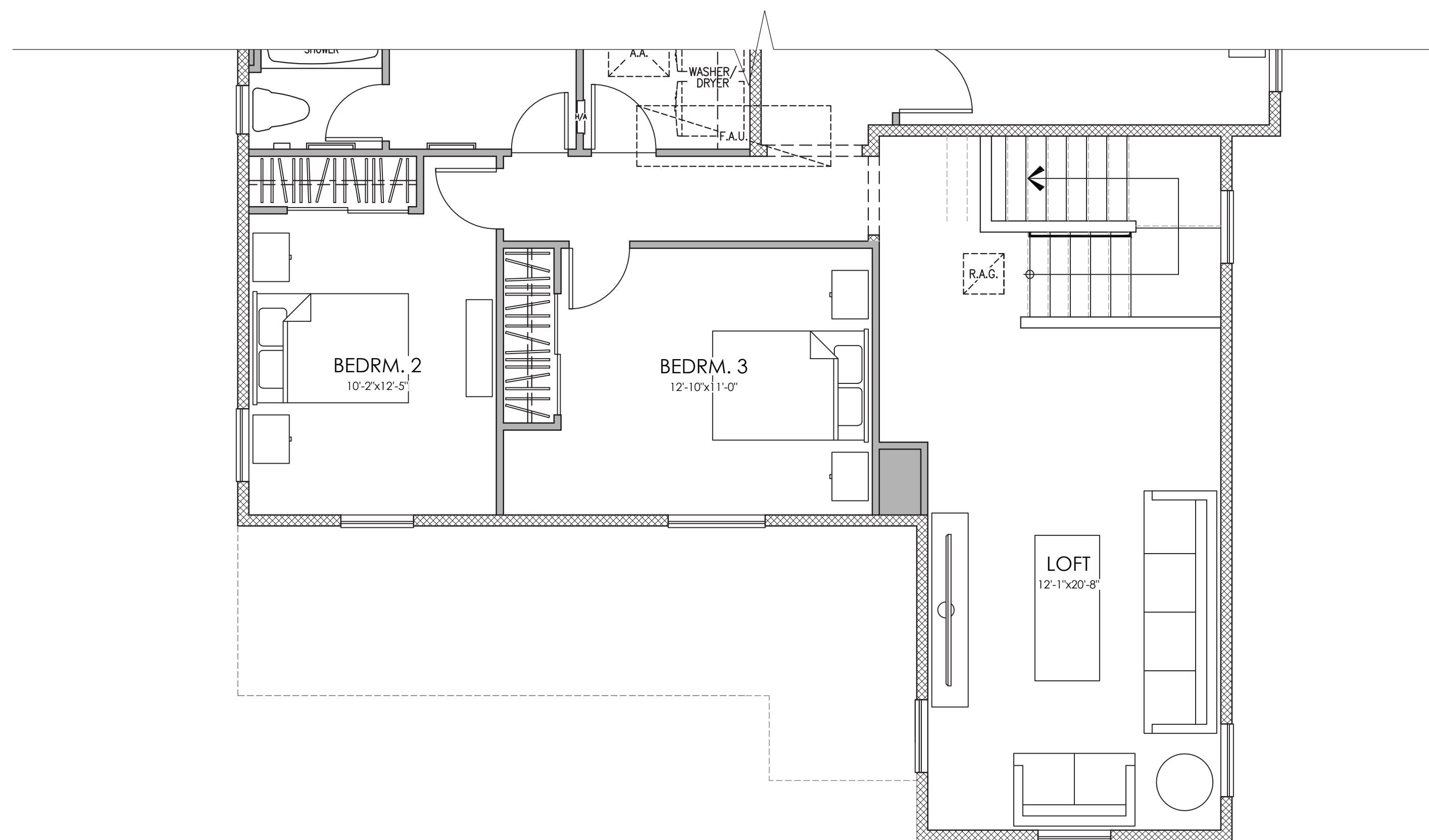


ELEVATION 'B'

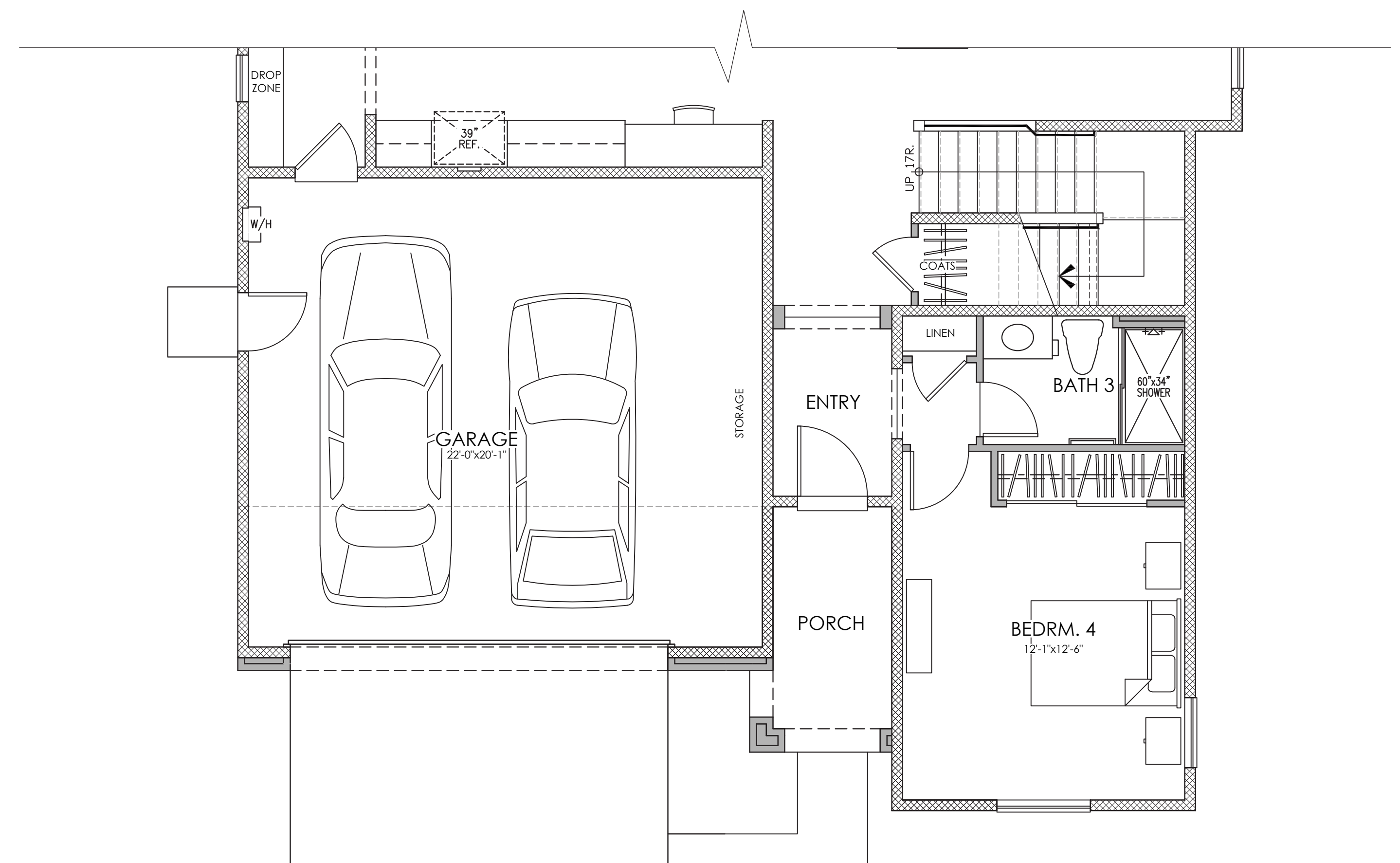


PLAN 4 - 2,688 S.F. ADENDA
4 BEDROOM, 3 BATH

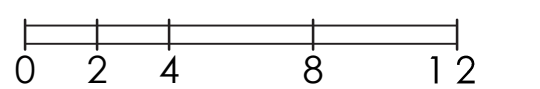
0 2 4 8 12



ELEVATION 'E'



PLAN 4 - 2,688 S.F. ADENDA
4 BEDROOM, 3 BATH





LEFT



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

FRONT

MATERIALS LEGEND

(WHERE OCCURS)	
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	DECORATIVE FAUX CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



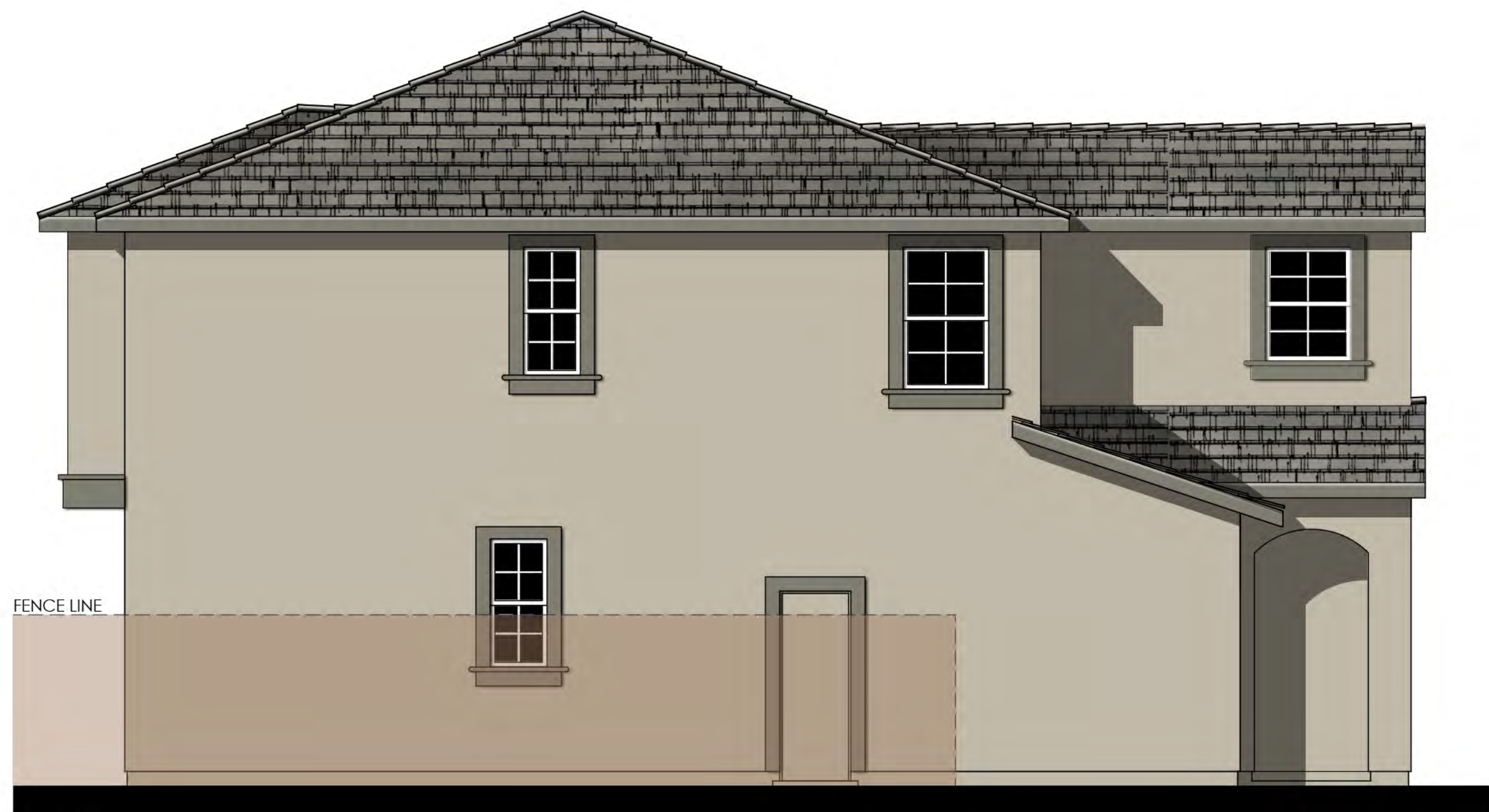
RIGHT



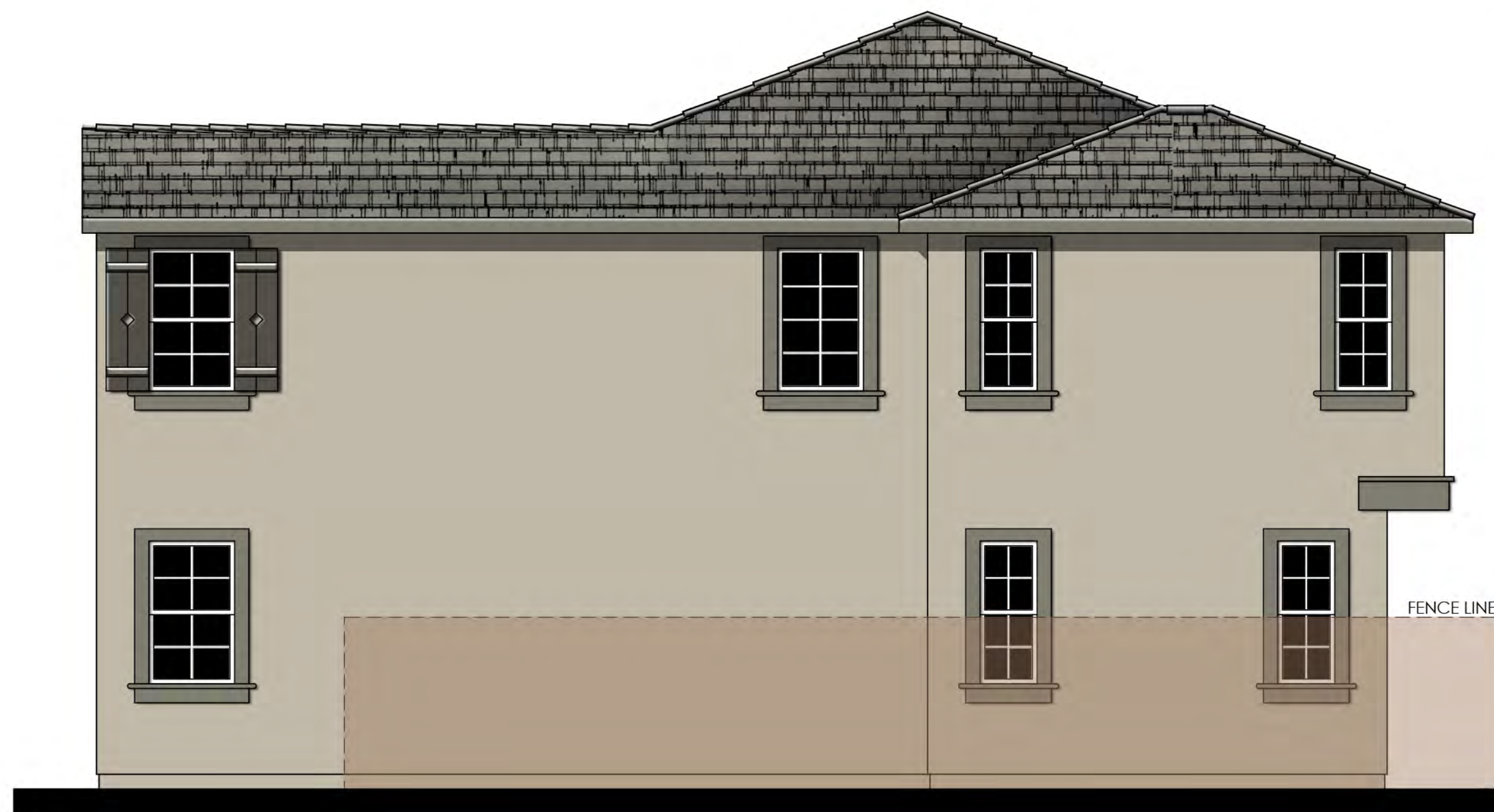
REAR

COLOR SCHEME 1 PLAN 4 "A" EARLY CALIFORNIA ELEVATION





LEFT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER LAP SIDING
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM

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

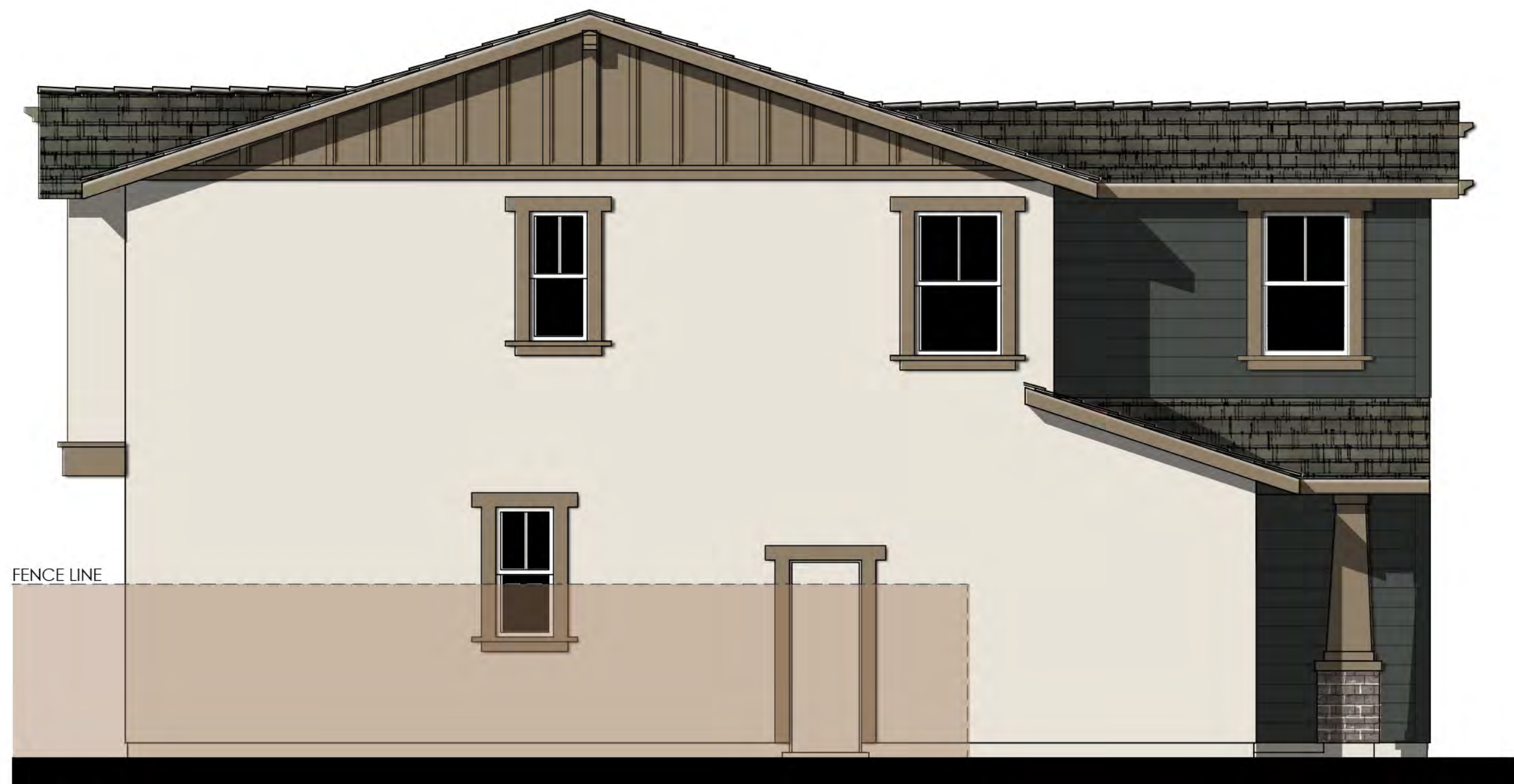
FRONT



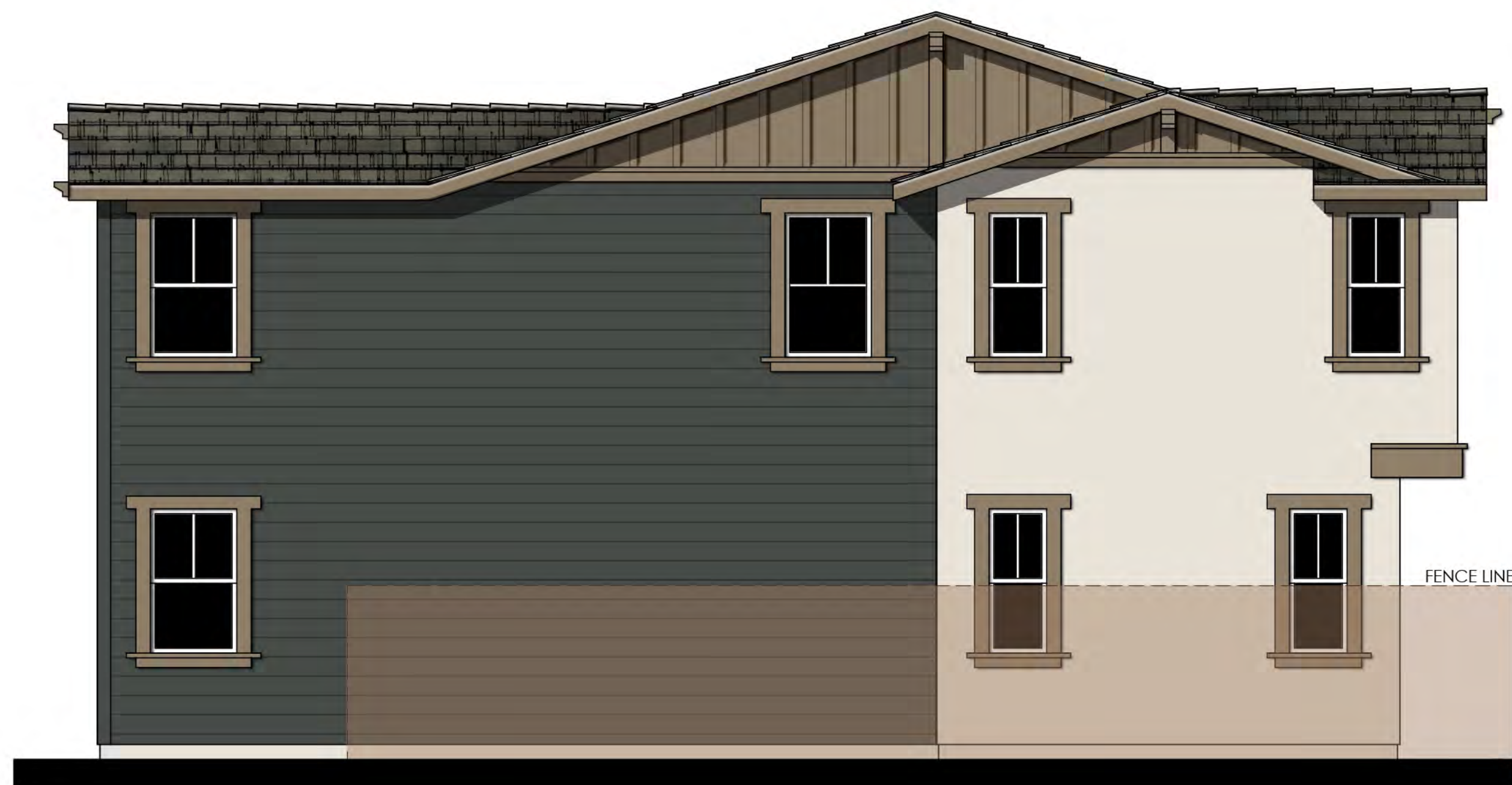
REAR

COLOR SCHEME 7
PLAN 4 "B"
COUNTRY EUROPEAN ELEVATION





LEFT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)	
ROOF:	COMPOSITION SHINGLES
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER BOARD & BATTEN
WALL:	STUCCO
	CEMENTITIOUS FIBER LAP SIDING
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS FIBER
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



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

FRONT



REAR

COLOR SCHEME 10 PLAN 4 "D" CRAFTSMAN BUNGALOW ELEVATION

0 2 4 8 12



LEFT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



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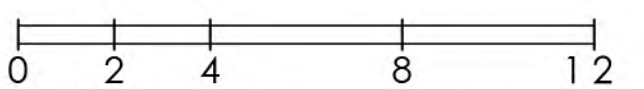
Refer to landscape drawings for wall, tree, and shrub locations

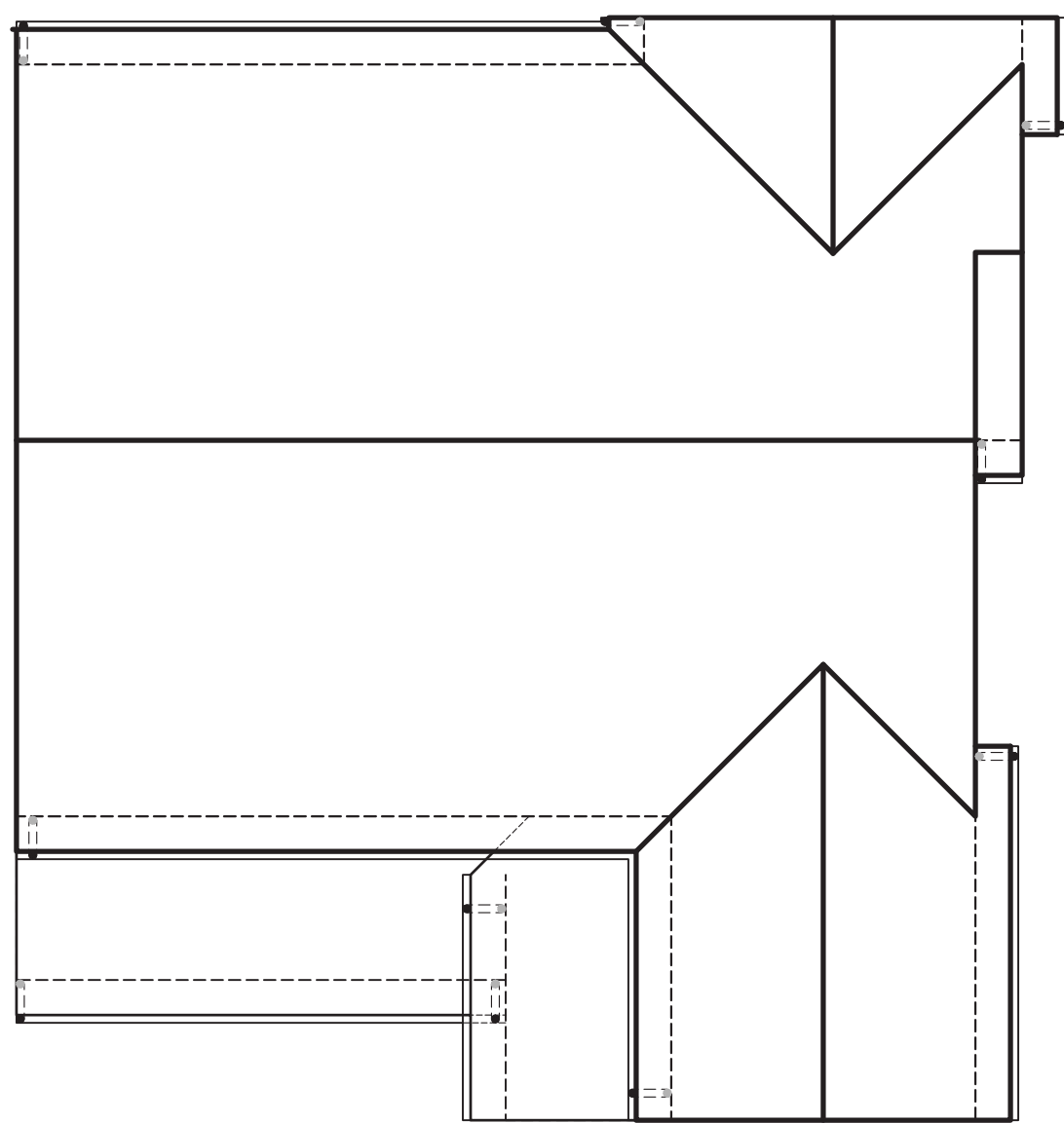
FRONT



REAR

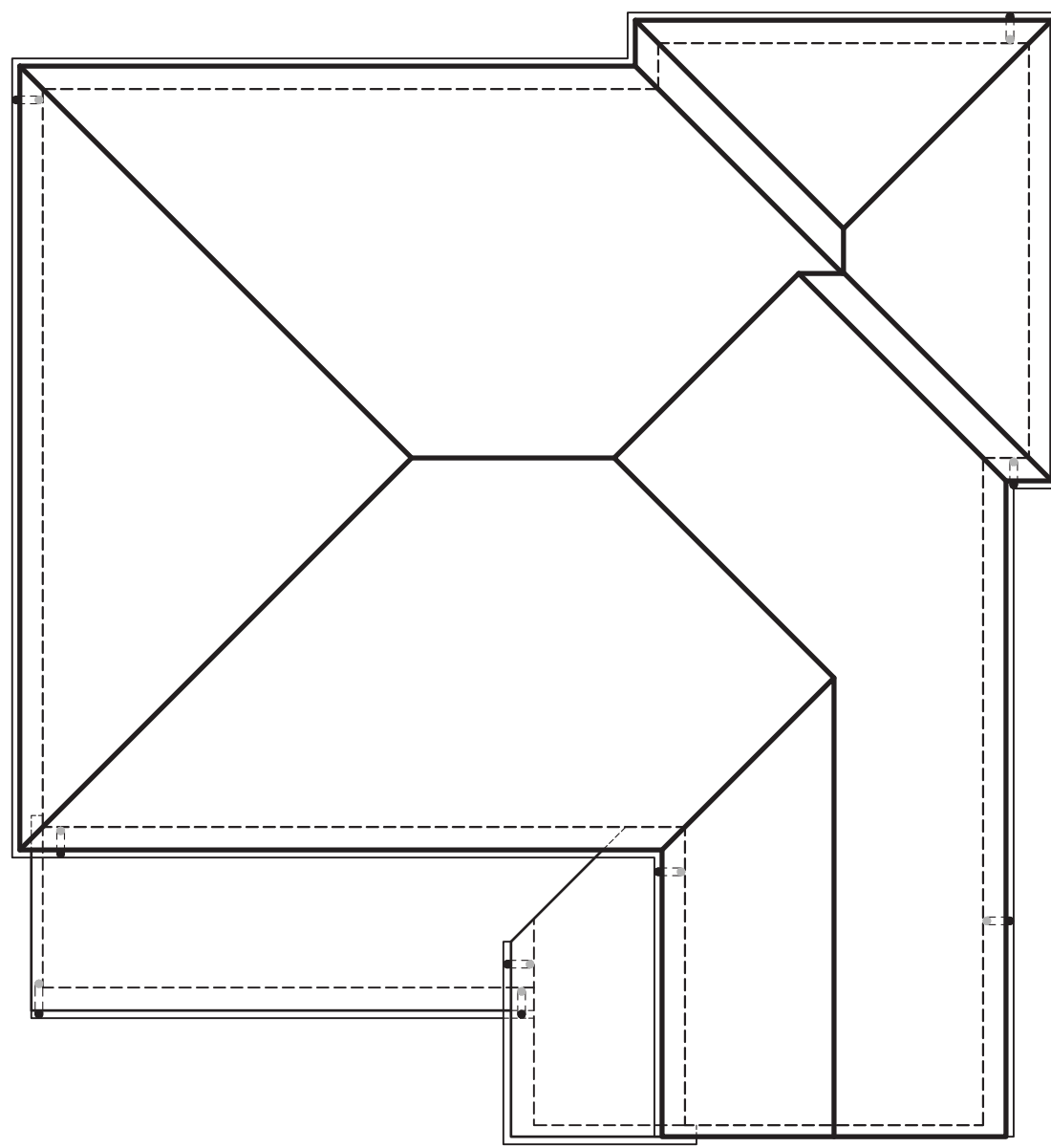
COLOR SCHEME 4
PLAN 4 "E"
MEDITERRANEAN REVIVAL ELEVATION





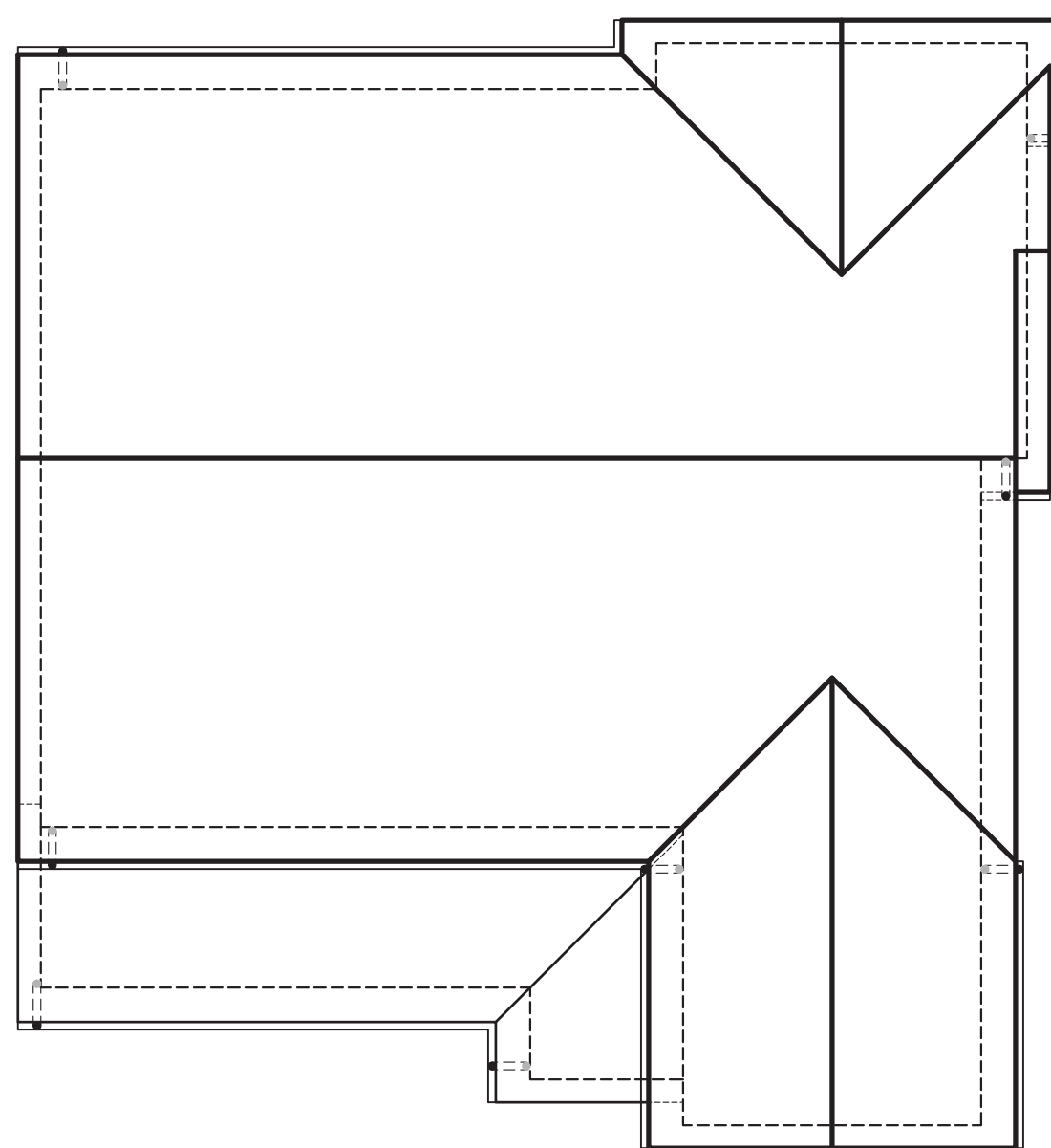
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EARLY CALIFORNIA "A"



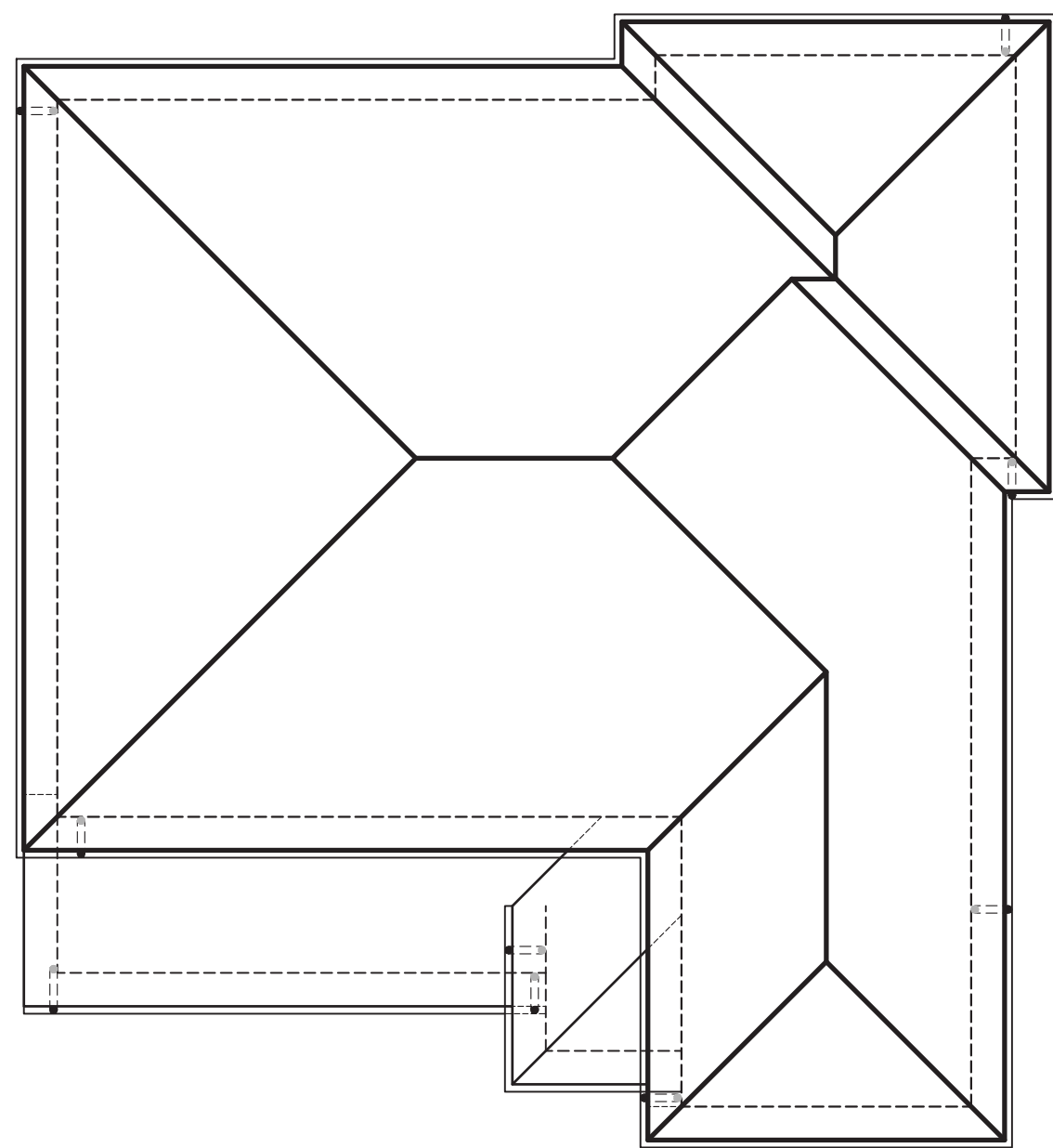
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COUNTRY EUROPEAN "B"



© 2021 Kevin L. Crook Architect, Inc.

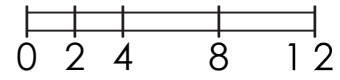
CRAFTSMAN BUNGALOW "D"



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MEDITERRANEAN REVIVAL "E"

PLAN 4 - 2,688 S.F.
ROOF PLANS



Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

COLOR SCHEME 1

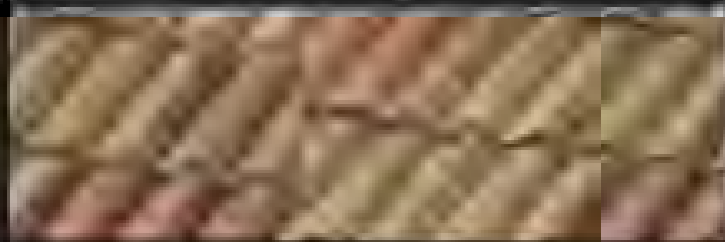
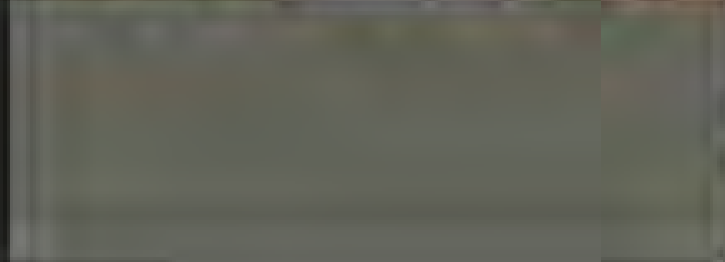
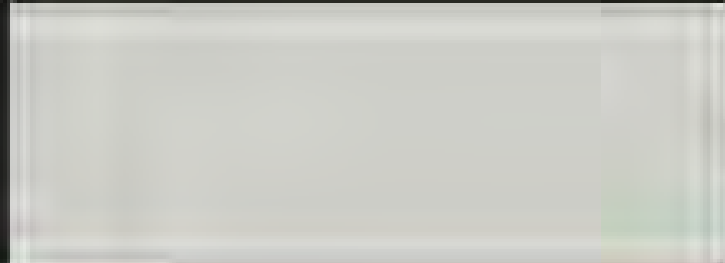
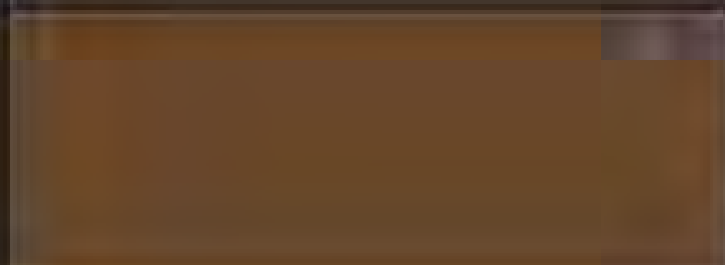
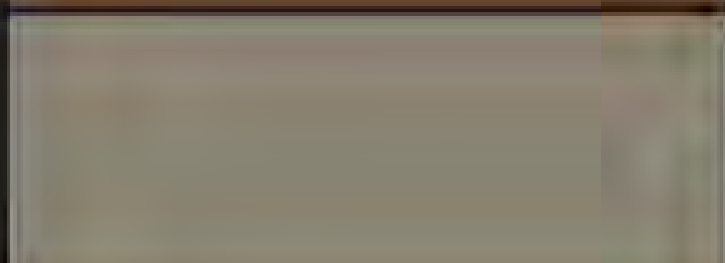
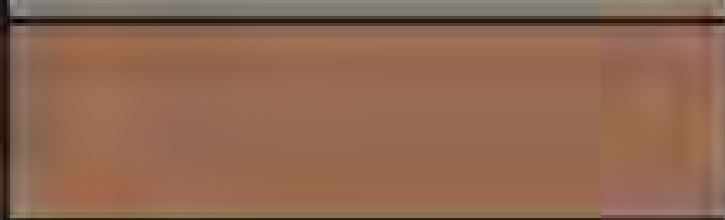
"A" ELEVATIONS - EARLY CALIFORNIA

PARKLIN

TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	IVICS 4960 GULFSTREAM (AREF .22 CRRC #0013-0942)
	<u>TRIM COLOR</u>	FASCIA GARAGE DOOR TRIM	6202 CAST IRON
	<u>BODY COLOR</u>	STUCCO	7648 BIG CHILL
	<u>ACCENT COLOR #1</u>	SHUTTERS	6097 STURDY BROWN
	<u>ACCENT COLOR #2</u>	FRONT DOOR SECONDARY DOORS	6165 CONNECTED GRAY
	<u>PREFAB PIPES</u>	--	7705 WHEAT PENNY
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

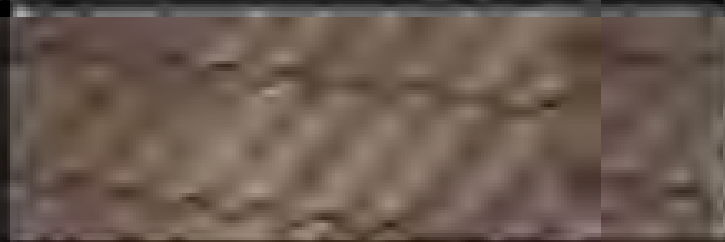
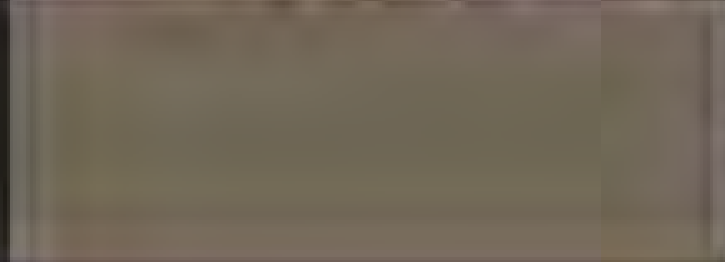
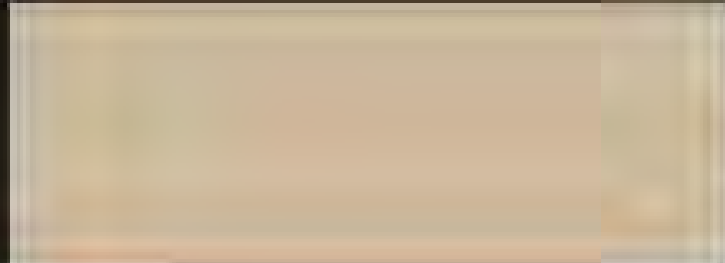
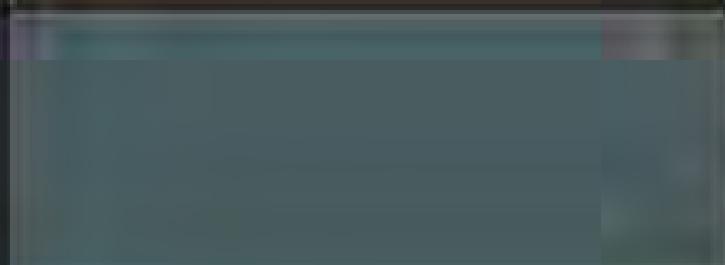
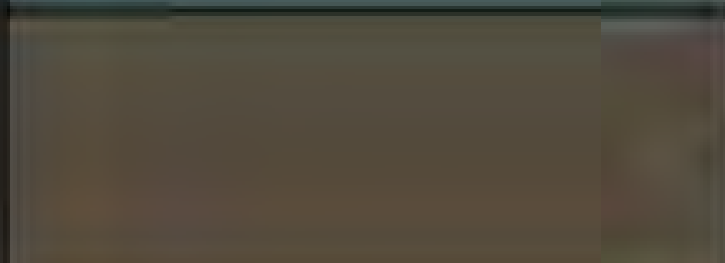
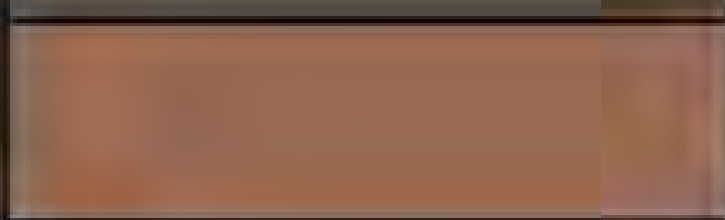
COLOR SCHEME 2

"A" ELEVATIONS - EARLY CALIFORNIA

PARKLIN
TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	IVICS 3233 BROWN BLEND (AREF .20 CRRC #0003-0942)
	<u>TRIM COLOR</u>	FASCIA GARAGE DOOR TRIM	7033 BRAINSTORM BRONZE
	<u>BODY COLOR</u>	STUCCO	0011 CREWEL TAN
	<u>ACCENT COLOR #1</u>	SHUTTERS	6223 STILL WATER
	<u>ACCENT COLOR #2</u>	FRONT DOOR SECONDARY DOORS	7055 ENDURING BRONZE
	<u>PREFAB PIPES</u>	--	7705 WHEAT PENNY
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

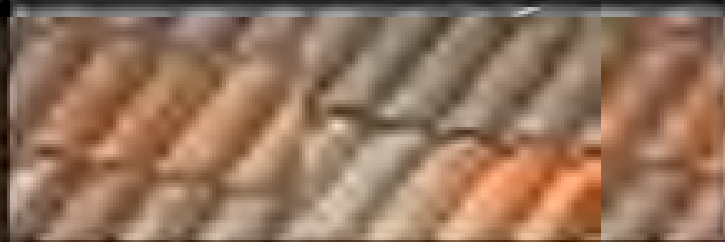
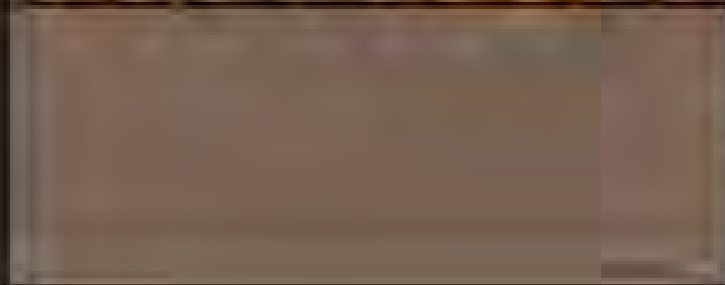
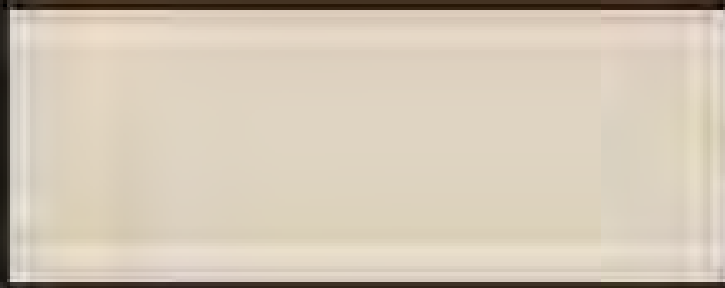
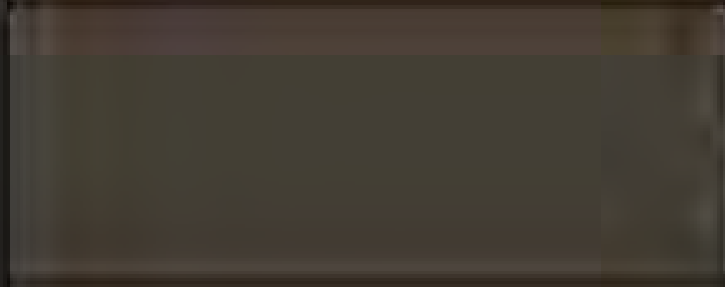
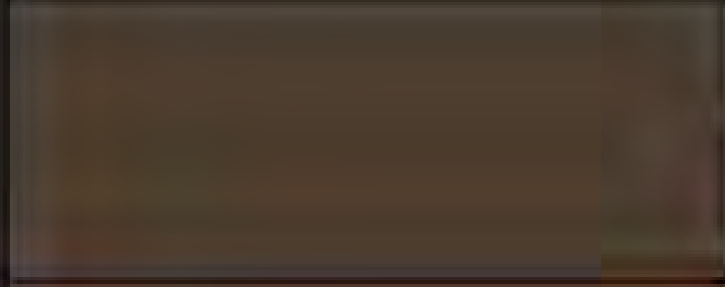
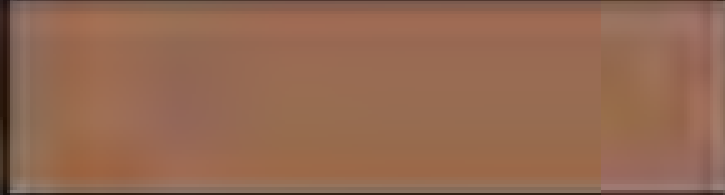
COLOR SCHEME 3

"A" ELEVATIONS - EARLY CALIFORNIA

PARKLIN
TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	IVICS 6330 SALERNO CLAY (AREF .20 CRRC #0012-0942)
	<u>TRIM COLOR</u>	FASCIA GARAGE DOOR TRIM	6082 COBBLE BROWN
	<u>BODY COLOR</u>	STUCCO	7531 CANVAS TAN
	<u>ACCENT COLOR #1</u>	SHUTTERS	6174 ANDIRON
	<u>ACCENT COLOR #2</u>	FRONT DOOR SECONDARY DOORS	9183 DARK CLOVE
	<u>PREFAB PIPES</u>	--	7705 WHEAT PENNY
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

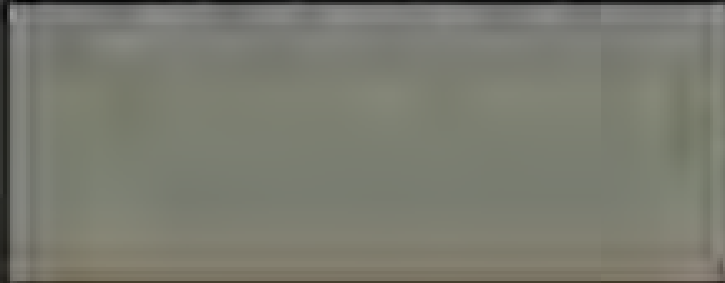
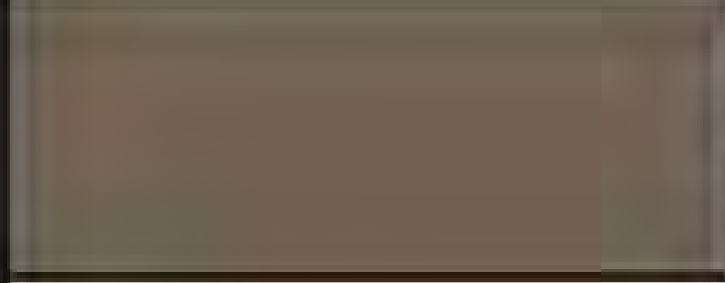
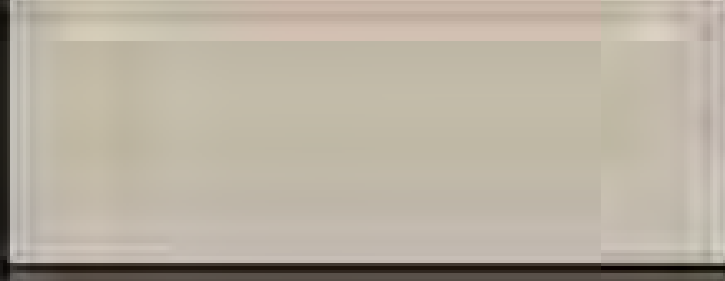
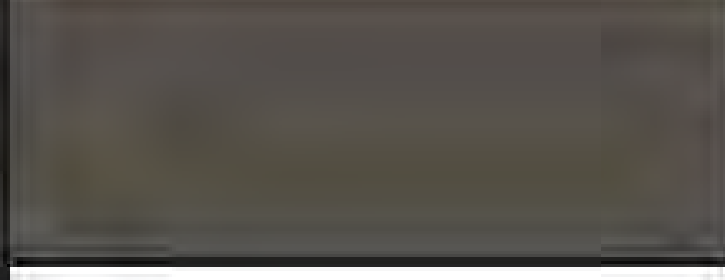
COLOR SCHEME 7

1”B” ELEVATIONS - COUNTRY EUROPEAN

PARKLIN
TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Slate Tile	--	IFACS 5037 NATUREL MARBLE (AREF .25 CRRC #0048-0942)
	<u>TRIM COLOR #1</u>	FASCIA CORBELS GABLE SIDING TRIM	6200 LINK GRAY
	<u>TRIM COLOR #2</u>	GARAGE DOOR SECONDARY DOORS	7040 SMOKEHOUSE
	<u>BODY COLOR</u>	STUCCO	7638 JOGGING PATH
	<u>ACCENT COLOR</u>	FRONT DOOR SHUTTERS	7048 URBANE BRONZE
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

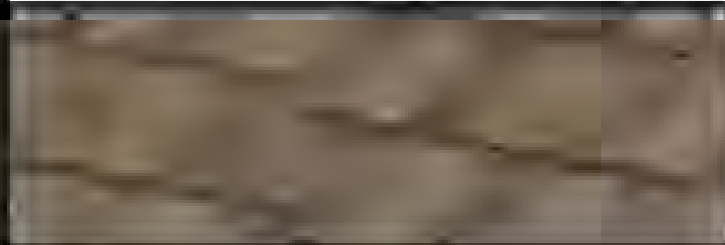
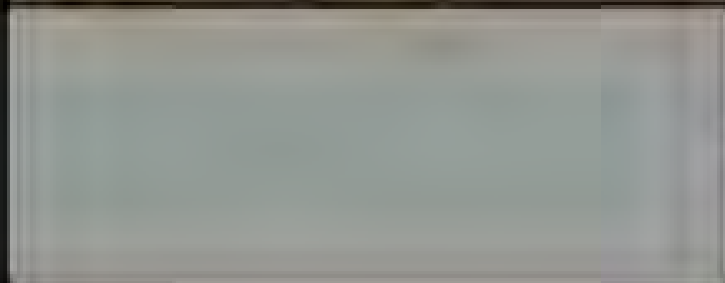
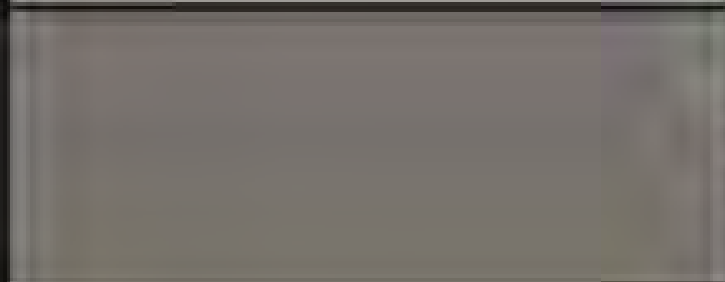
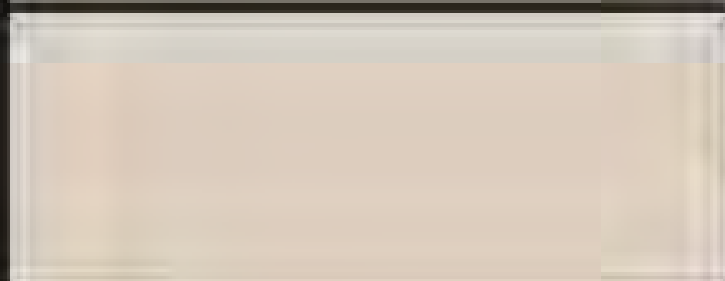
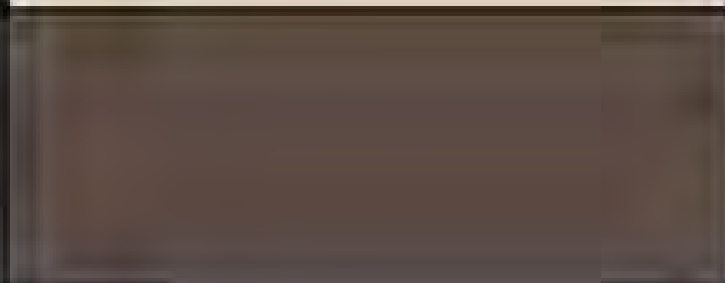
*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.

COLOR SCHEME 8

1”B” ELEVATIONS - COUNTRY EUROPEAN

PARKLIN
TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	ROOF Concrete Slate Tile	--	1FACS 0024 DESERT SAGE (AREF . 26 CRRC #0022-0942)
	TRIM COLOR #1	FASCIA CORBELS GABLE SIDING TRIM	7660 EARL GREY
	TRIM COLOR #2	GARAGE DOOR SECONDARY DOORS	7019 GAUNTLET GRAY
	BODY COLOR	STUCCO	7517 CHINA DOLL
	ACCENT COLOR	FRONT DOOR SHUTTERS	7510 CHATEAU BROWN
	WINDOW MULLIONS	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009.00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LLY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

COLOR SCHEME 9

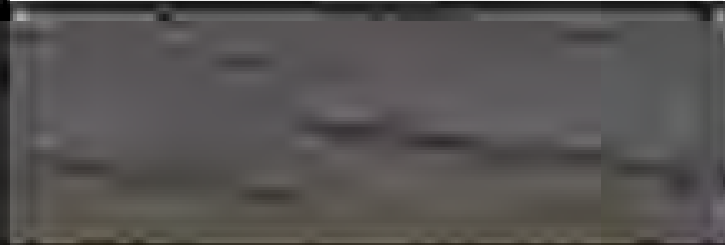
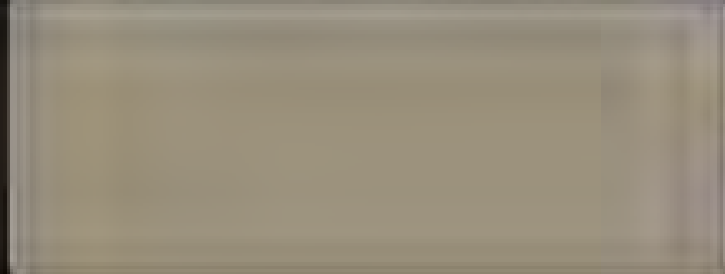
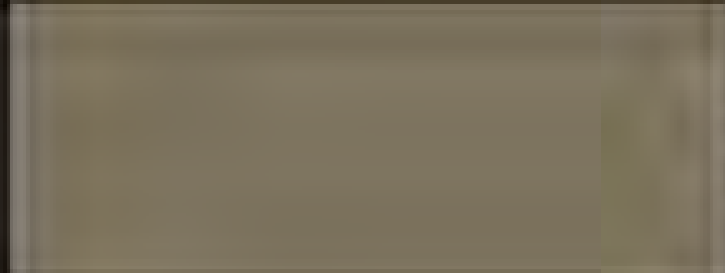
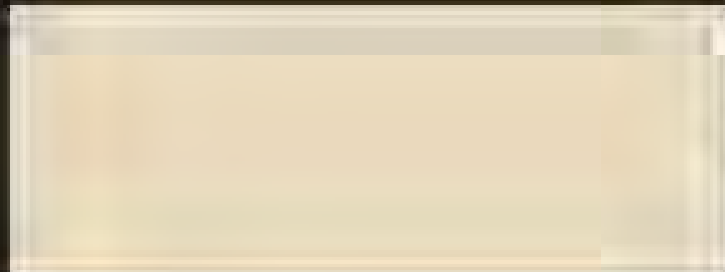
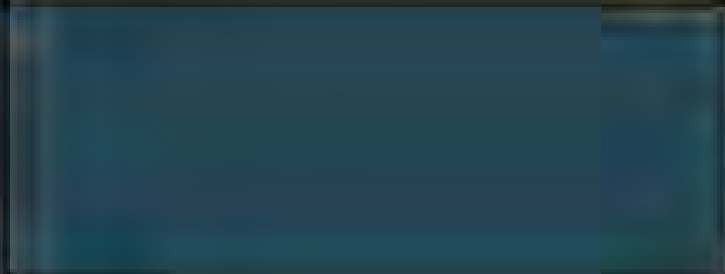
1”B” ELEVATIONS - COUNTRY EUROPEAN

PARKLIN

TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Slate Tile	--	IFACS 1430 CHARCOAL BLEND (AREF .17 CRRC #0072-0942)
	<u>TRIM COLOR #1</u>	FASCIA CORBELS GABLE SIDING TRIM	7744 ZEUS
	<u>TRIM COLOR #2</u>	GARAGE DOOR SECONDARY DOORS	7740 MESSENGER BAG
	<u>BODY COLOR</u>	STUCCO	2833 ROYCROFT VELLUM
	<u>ACCENT COLOR</u>	FRONT DOOR SHUTTERS	6230 RAINSTORM
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

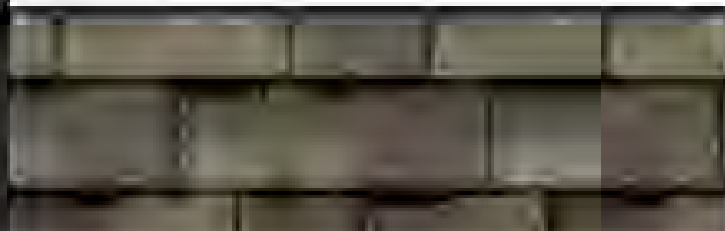
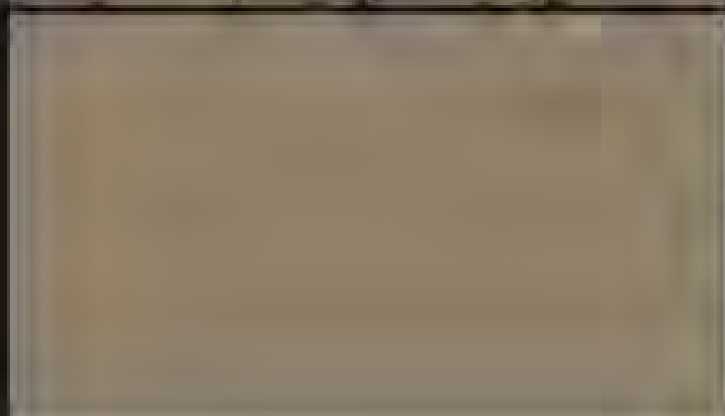
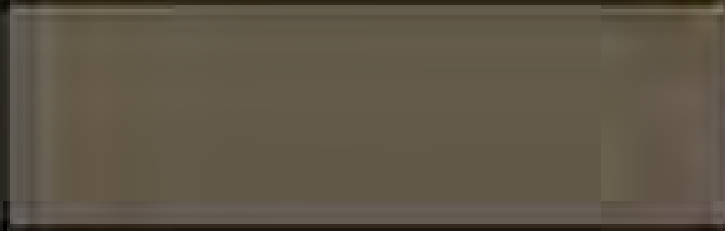
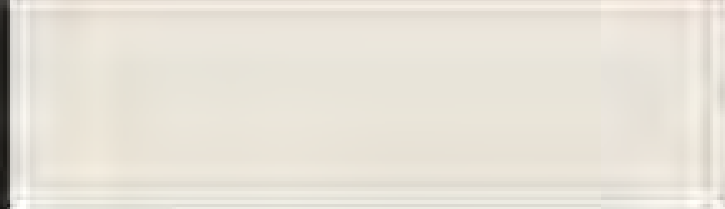
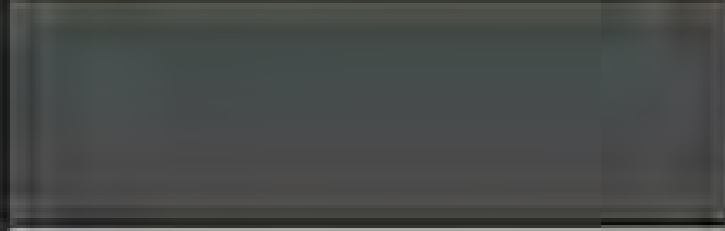
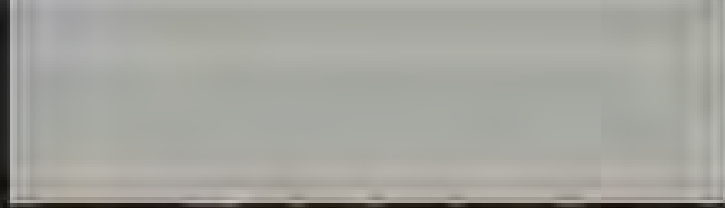
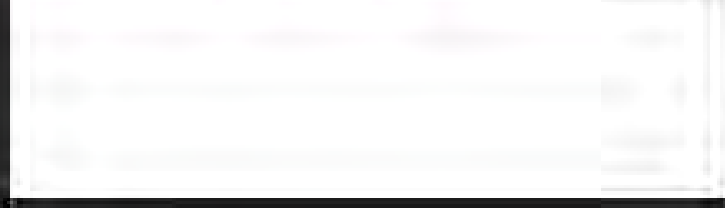
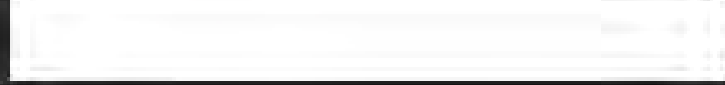
COLOR SCHEME 10

“D” ELEVATIONS - CRAFTSMAN BUNGALOW

PARKLIN
TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Composition Shingle	--	SAGEWOOD - TIMBERLINE HDZ (AREF .19 CRRC #0676-0132A)
	<u>TRIM COLOR #1</u>	COLUMNS CORNER BOARDS FASCIA GABLE SIDING OUTLOOKERS TRIM SECONDARY DOORS	6151 QUIVER TAN
	<u>TRIM COLOR #2</u>	GARAGE DOOR	7054 SUITABLE BROWN
	<u>BODY COLOR #1</u>	STUCCO	7009 PEARLY WHITE
	<u>BODY COLOR #2</u>	LAP SIDING	7062 ROCK BOTTOM
	<u>ACCENT COLOR</u>	FRONT DOOR	7066 GRAY MATTERS
	<u>THIN BRICK</u>	--	CAPERS ISLAND
	<u>MORTAR @ BRICK</u>	--	GRAY
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LLY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

COLOR SCHEME 11

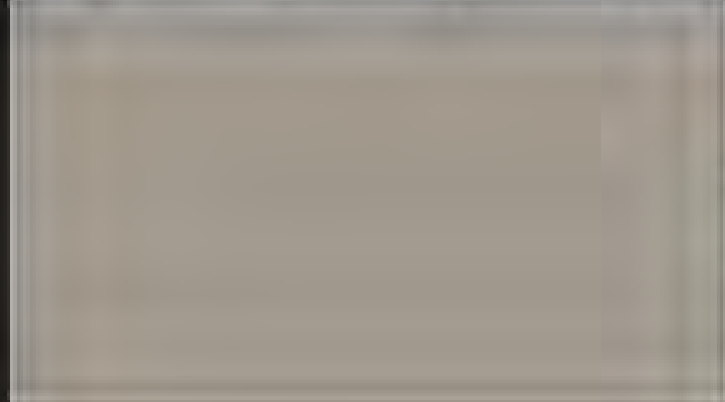
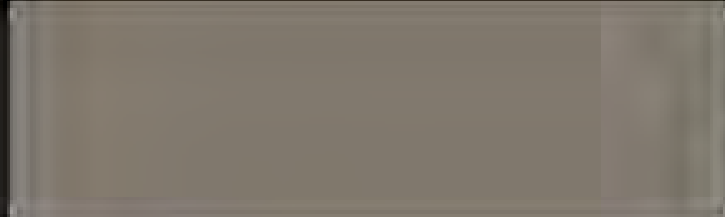
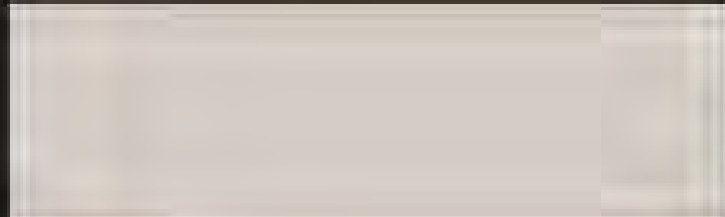
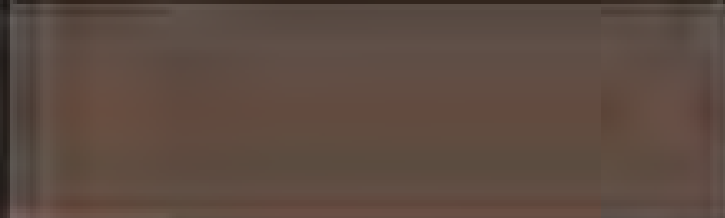
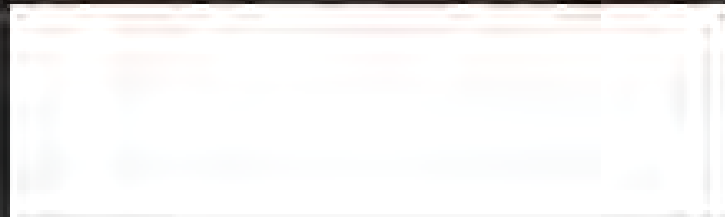
"D" ELEVATIONS - CRAFTSMAN BUNGALOW

PARKLIN

TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Composition Shingle	--	CHARCOAL - TIMBERLINE HDZ (AREF .17 CRRC #0676-0136)
	<u>TRIM COLOR #1</u>	COLUMNS CORNER BOARDS FASCIA GABLE SIDING OUTLOOKERS TRIM SECONDARY DOORS	7642 PAVESTONE
	<u>TRIM COLOR #2</u>	GARAGE DOOR	7046 ANONYMOUS
	<u>BODY COLOR #1</u>	STUCCO	7634 PEDIMENT
	<u>BODY COLOR #2</u>	LAP SIDING	2808 ROOKWOOD DARK BROWN
	<u>ACCENT COLOR</u>	FRONT DOOR	7612 MOUNTAIN STREAM
	<u>THIN BRICK</u>	--	MARSHE POINTE
	<u>MORTAR @ BRICK</u>	--	GRAY
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

COLOR SCHEME 12

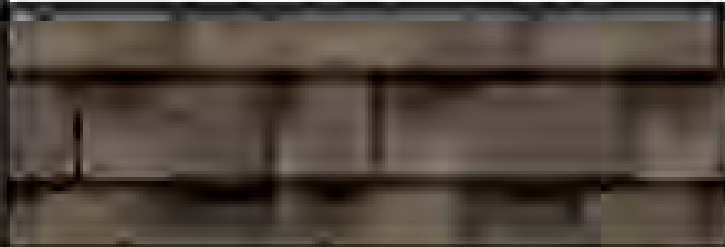
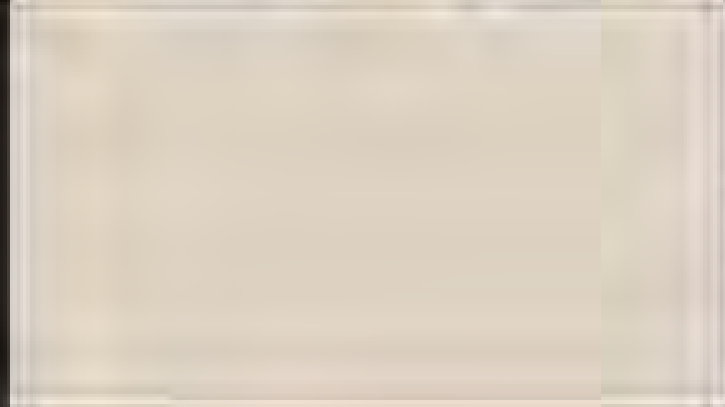
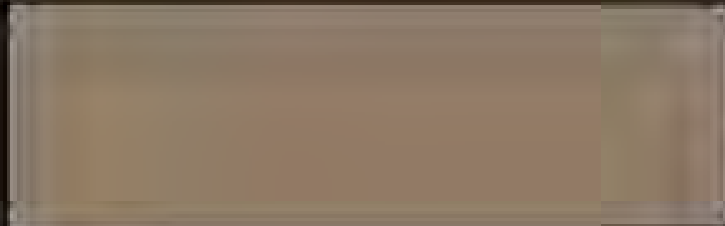
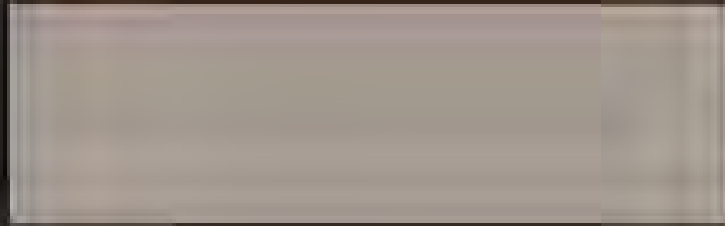
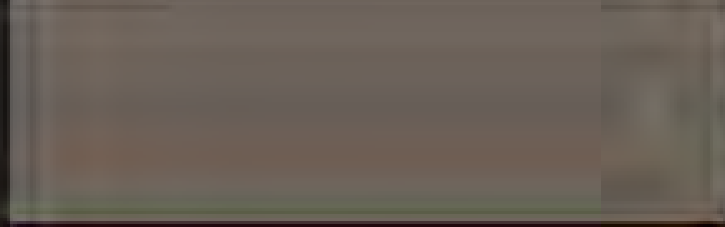
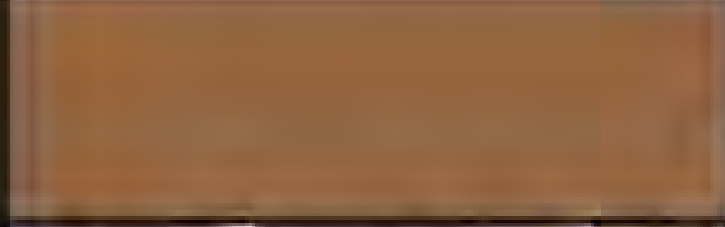
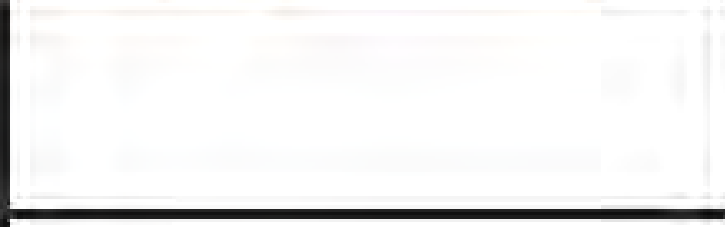
"D" ELEVATIONS - CRAFTSMAN BUNGALOW

PARKLIN

TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Composition Shingle	--	AGED CHESTNUT - TIMBERLINE HDZ (AREF .19 CRRC #0676-0130A)
	<u>TRIM COLOR #1</u>	COLUMNS CORNER BOARDS FASCIA GABLE SIDING OUTLOOKERS TRIM SECONDARY DOORS	7567 NATURAL TAN
	<u>TRIM COLOR #2</u>	GARAGE DOOR	7550 RESORT TAN
	<u>BODY COLOR #1</u>	STUCCO	0023 PEWTER TANKARD
	<u>BODY COLOR #2</u>	LAP SIDING	7047 PORPOISE
	<u>ACCENT COLOR</u>	FRONT DOOR	0045 ANTIQUARIAN BROWN
	<u>THIN BRICK</u>	--	TOBACCO ROAD
	<u>MORTAR @ BRICK</u>	--	GRAY
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

COLOR SCHEME 4

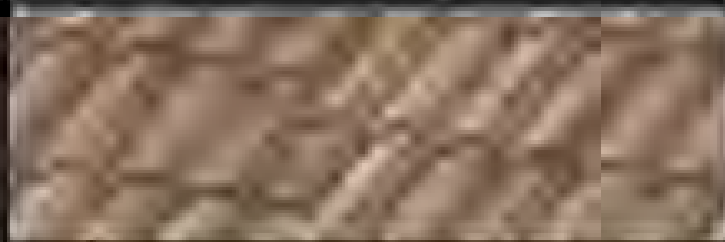
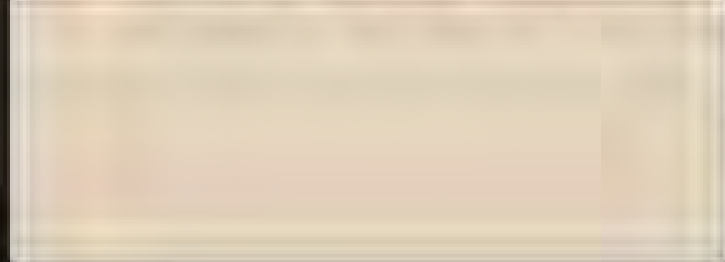
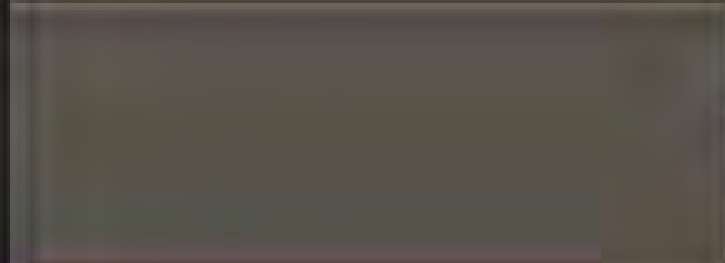
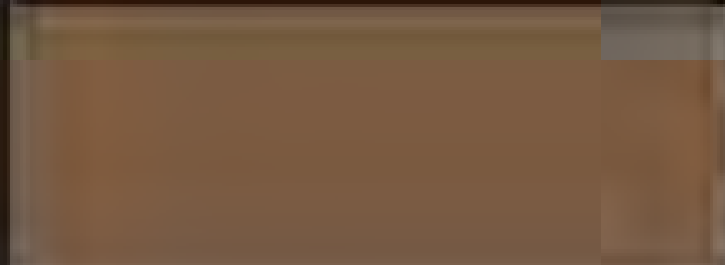
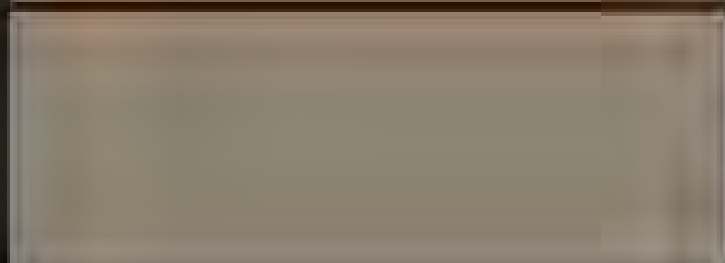
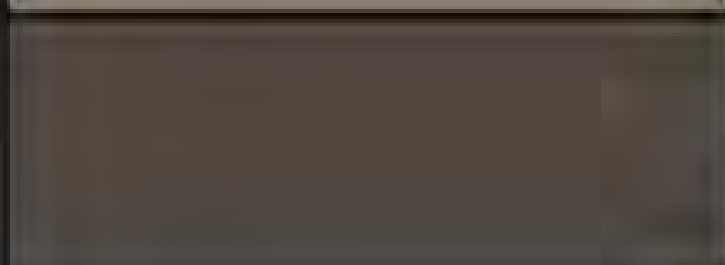
1" ELEVATIONS - MEDITERRANEAN REVIVAL

PARKLIN

TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	IVICS 0024 DESERT SAGE (AREF .26 CRRC #0022-0942)
	<u>TRIM COLOR #1</u>	FASCIA TRIM FAUX QUOIN	7575 CHOPSTICKS
	<u>TRIM COLOR #2</u>	GARAGE DOOR	7645 THUNDER GRAY
	<u>BODY COLOR</u>	STUCCO	7523 BURNISHED BRANDY
	<u>ACCENT COLOR #1</u>	SHUTTERS	6172 HARDWARE
	<u>ACCENT COLOR #2</u>	FRONT DOOR	7020 BLACK FOX
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

COLOR SCHEME 5

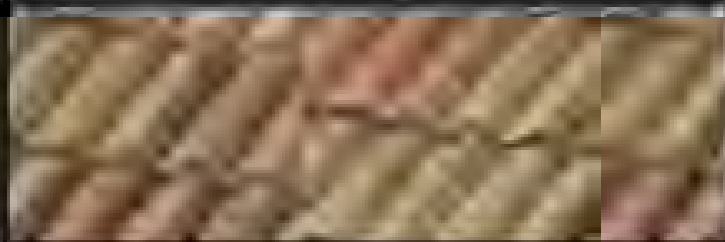
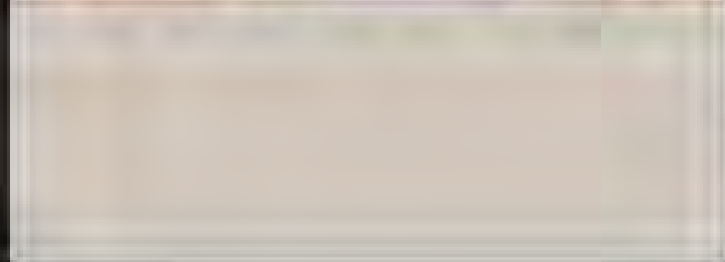
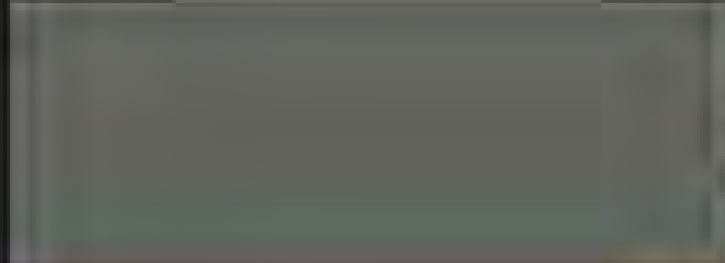
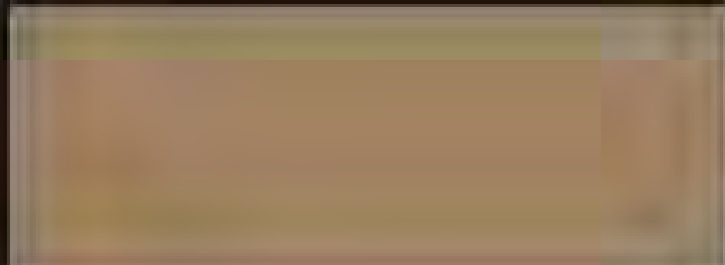
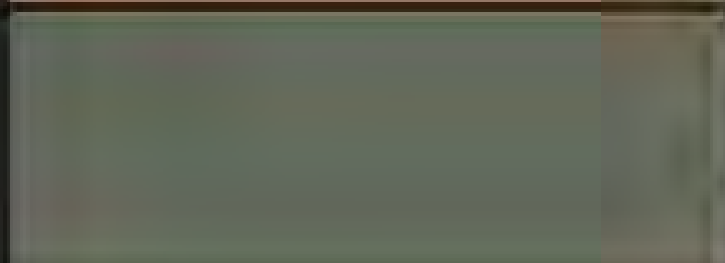
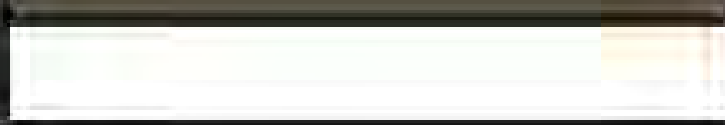
1" ELEVATIONS - MEDITERRANEAN REVIVAL

PARKLIN

TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	IVICS 4960 GULFSTREAM (AREF .22 CRRC #0013-0942)
	<u>TRIM COLOR #1</u>	FASCIA TRIM FAUX QUOIN	7043 WORLDLY GRAY
	<u>TRIM COLOR #2</u>	GARAGE DOOR	7061 NIGHT OWL
	<u>BODY COLOR</u>	STUCCO	6109 HOPSACK
	<u>ACCENT COLOR #1</u>	SHUTTERS	6187 ROSEMARY
	<u>ACCENT COLOR #2</u>	FRONT DOOR	7034 STATUS BRONZE
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY

Composition Roof: GAF
Concrete Roof: Boral
Brick: Boral
Mortar: Orco
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

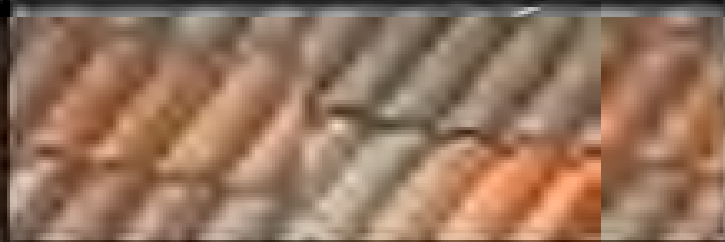
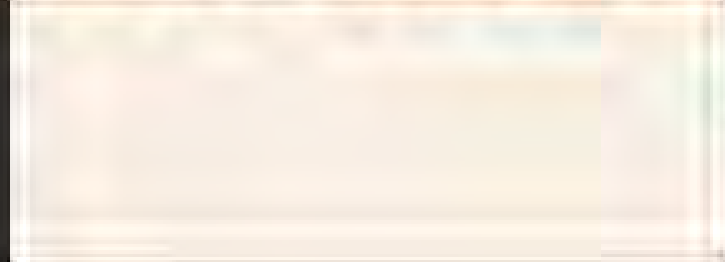
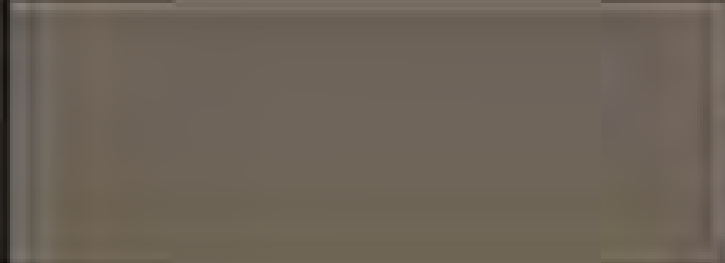
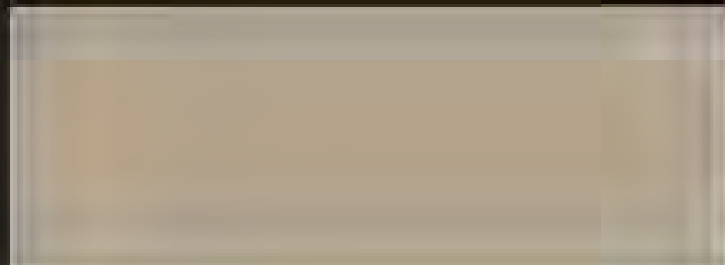
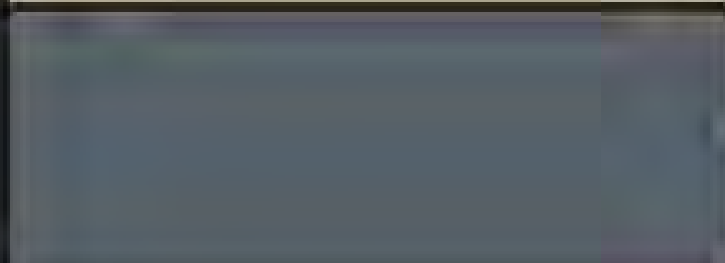
COLOR SCHEME 6

"E" ELEVATIONS - MEDITERRANEAN REVIVAL

PARKLIN
TRACY HILLS, CA

LENNAR

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

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	IVICS 6330 SALERNO CLAY (AREF .20 CRRC #0012-0942)
	<u>TRIM COLOR #1</u>	FASCIA TRIM FAUX QUOIN	7104 COTTON WHITE
	<u>TRIM COLOR #2</u>	GARAGE DOOR	7026 GRIFFIN
	<u>BODY COLOR</u>	STUCCO	7546 PRAIRIE GRASS
	<u>ACCENT COLOR #1</u>	SHUTTERS	6251 OUTERSPACE
	<u>ACCENT COLOR #2</u>	FRONT DOOR	2843 ROYCROFT BRASS
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #1: 07/21/21

PROJECT # 2021009 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS BY LILY



Front Elevation 3C - Western Farmhouse

Front Elevation 2B - Country European

Front Elevation 1A - Early California

Front Elevation 4F - Colonial

SUNHAVEN, TRACY HILLS, CA.



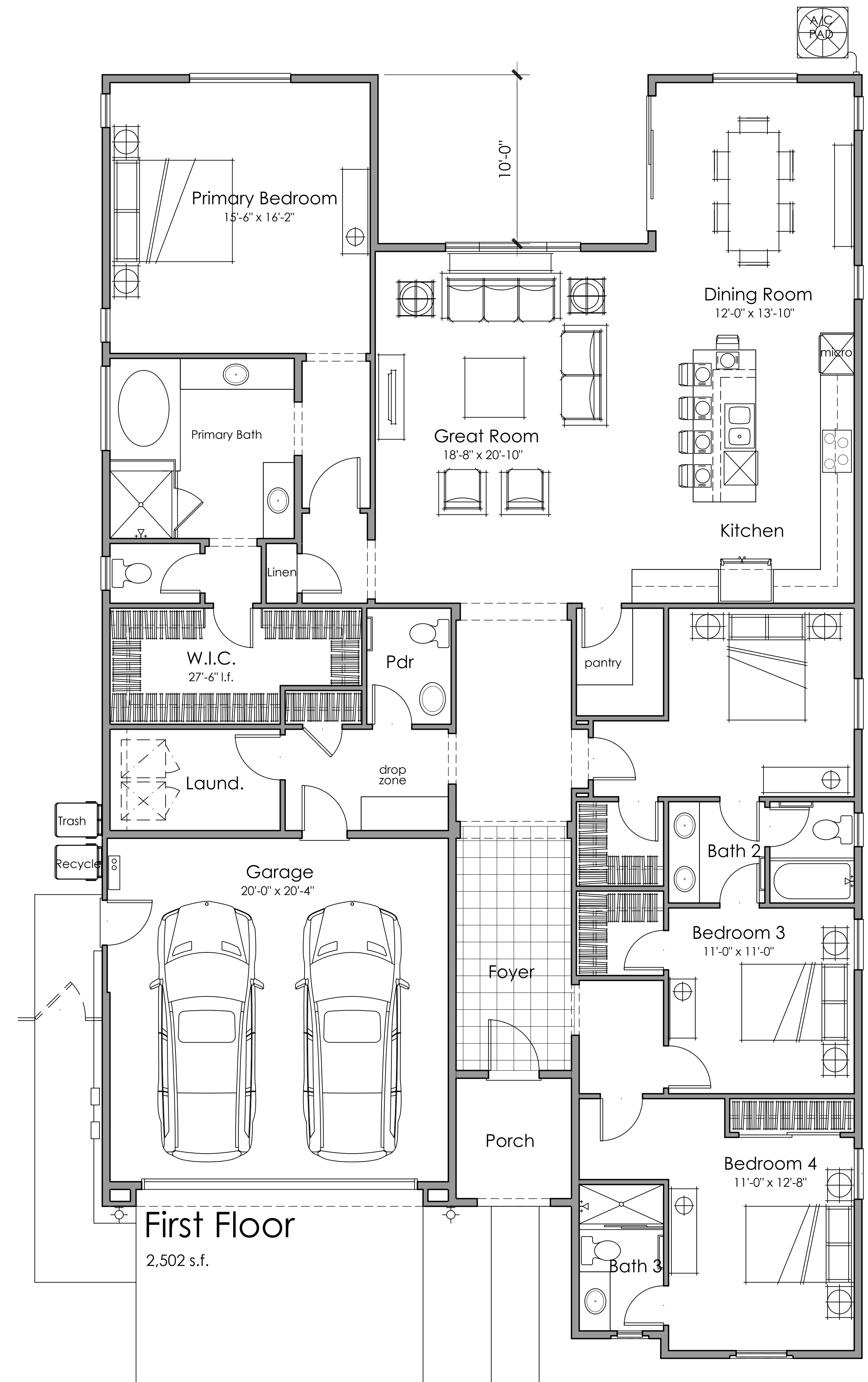
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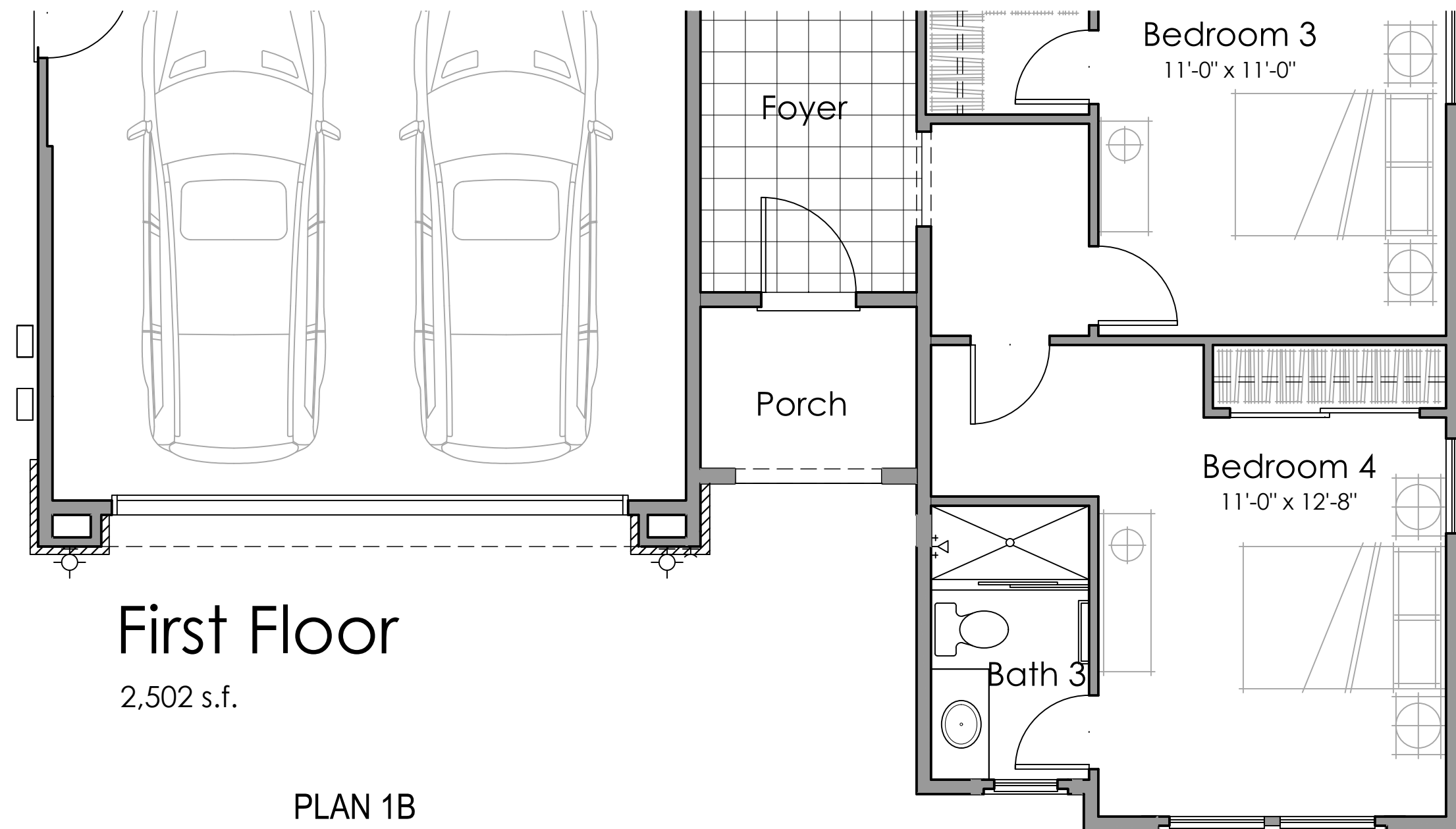
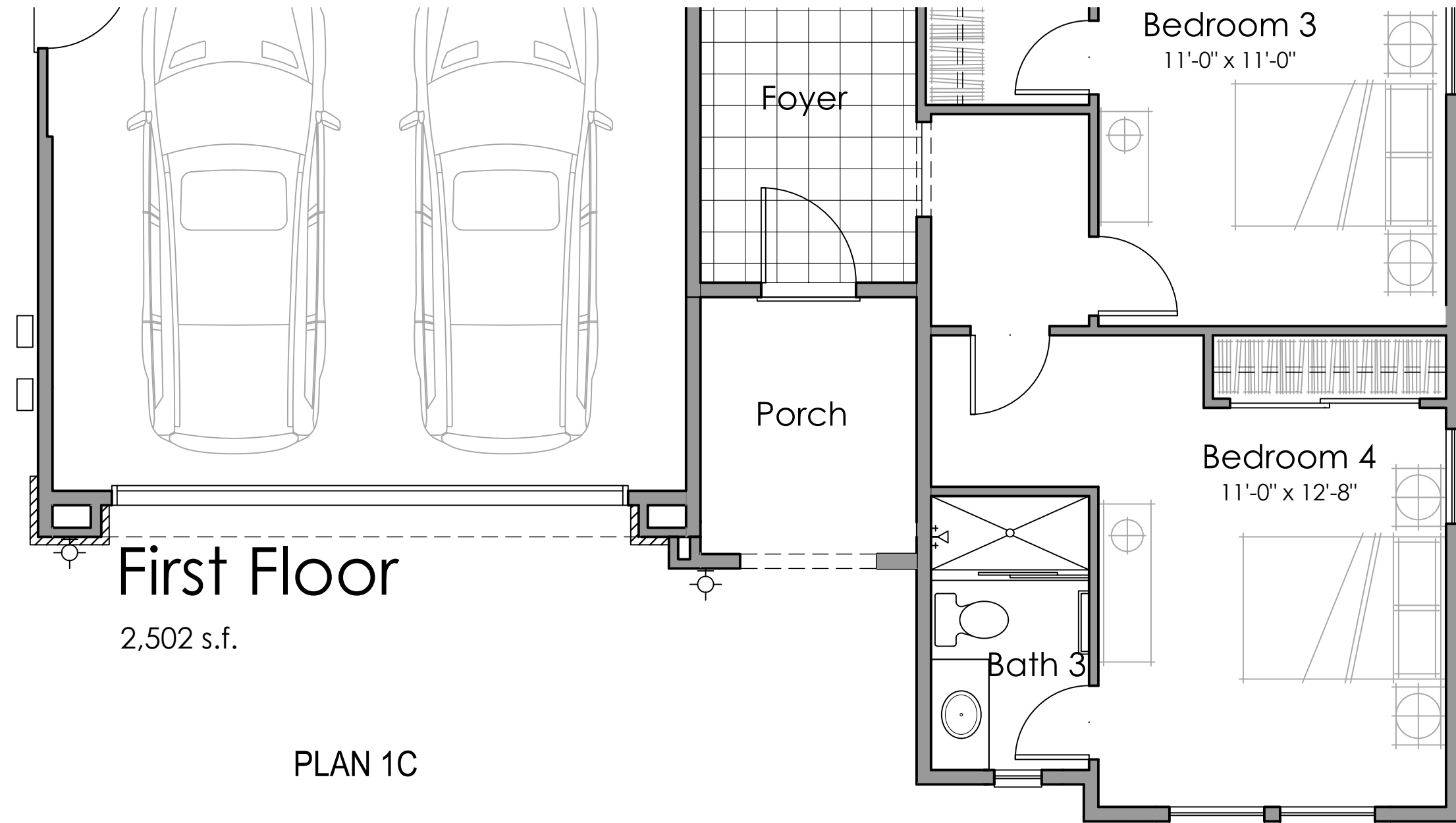


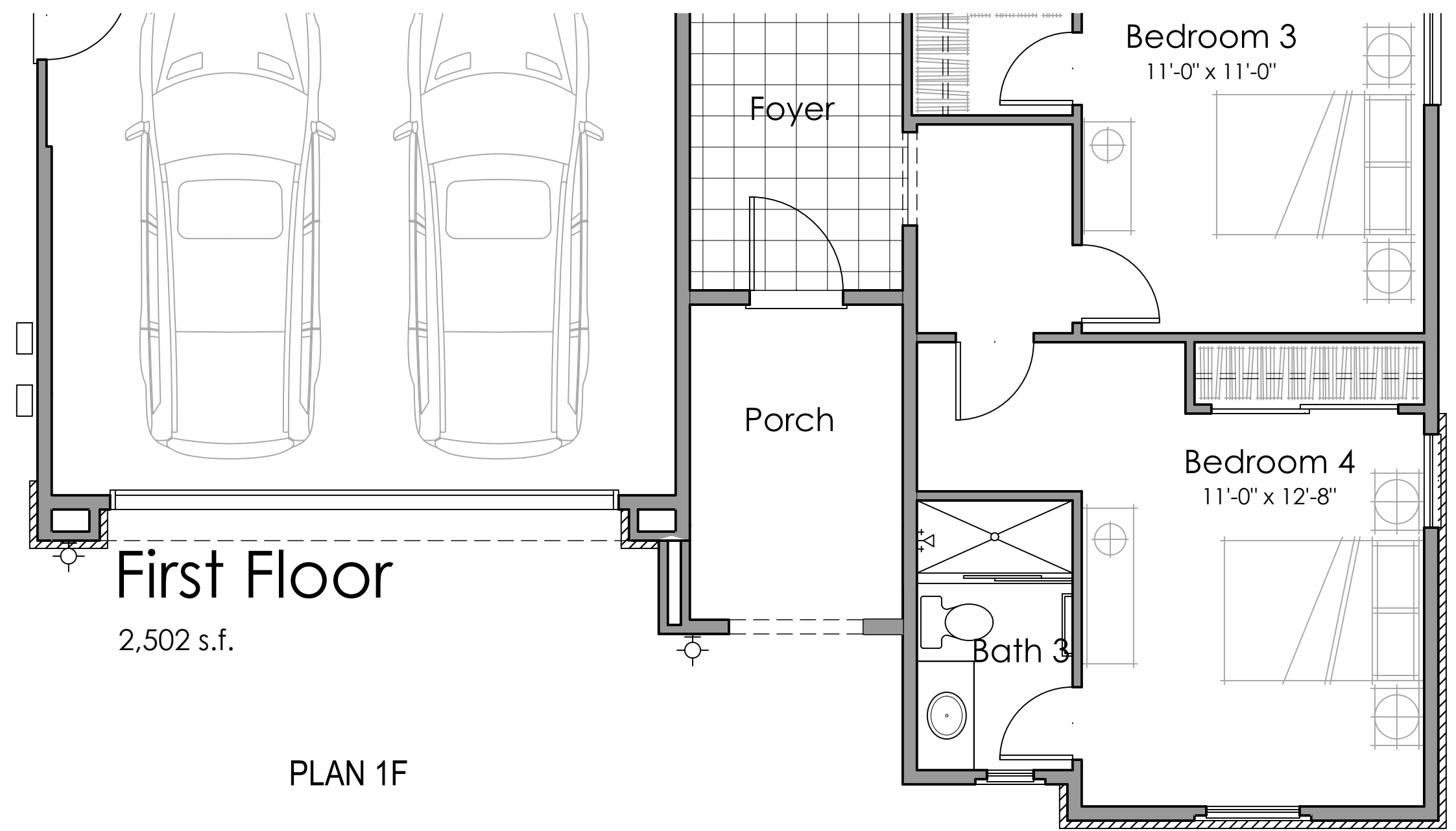
SUNHAVEN
TRACY, CA # 2021-0604

SCHEMATIC DESIGN
AUGUST 25, 2021

TITLE SHEET





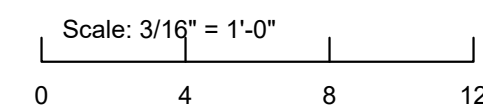


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SUNHAVEN
TRACY, CA # 2021-0604

SCHEMATIC DESIGN
AUGUST 23, 2021



PLAN 1F ADDENDA

A1.03



Front Elevation 1A - Early California



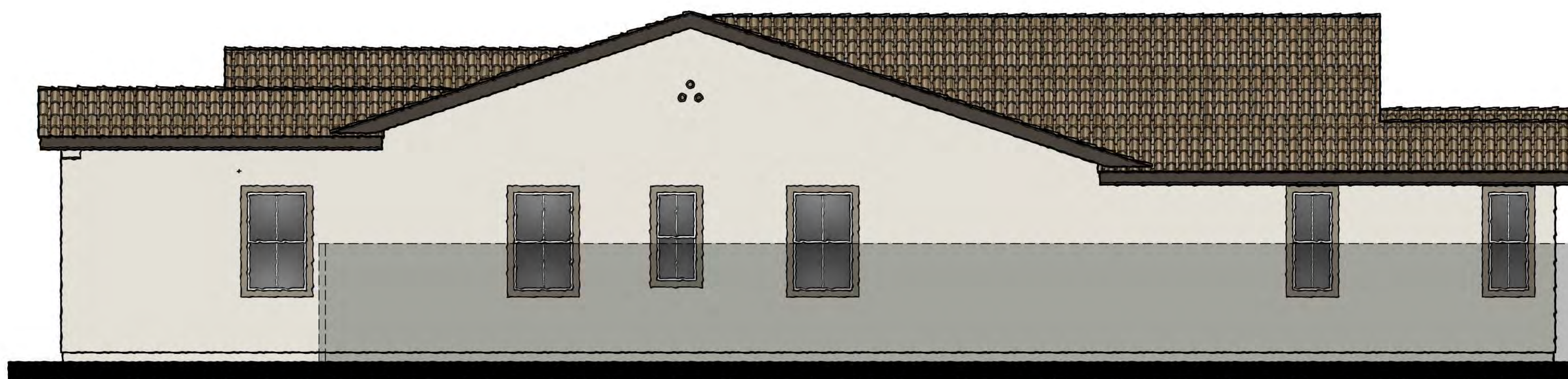
Front Elevation 1B - Country European



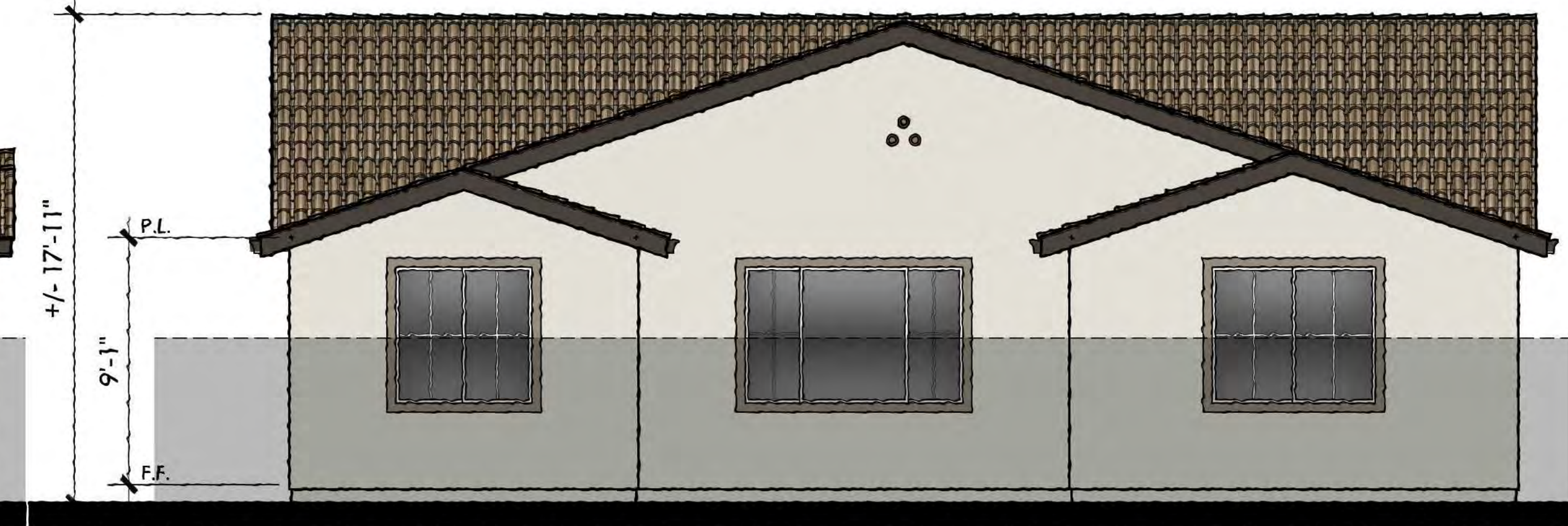
Front Elevation 1C - Western Farmhouse



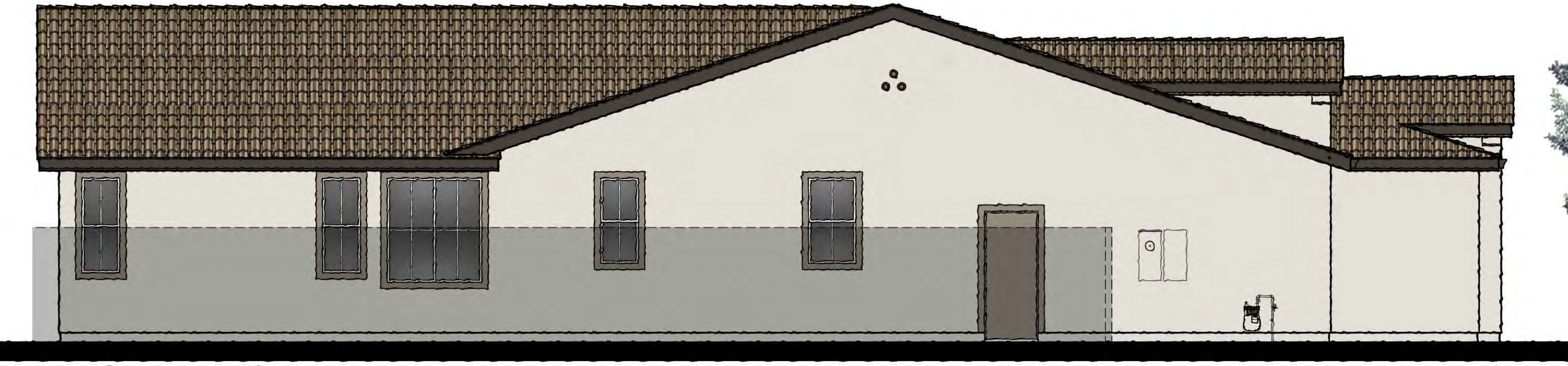
Front Elevation 1F - Colonial



Right Elevation



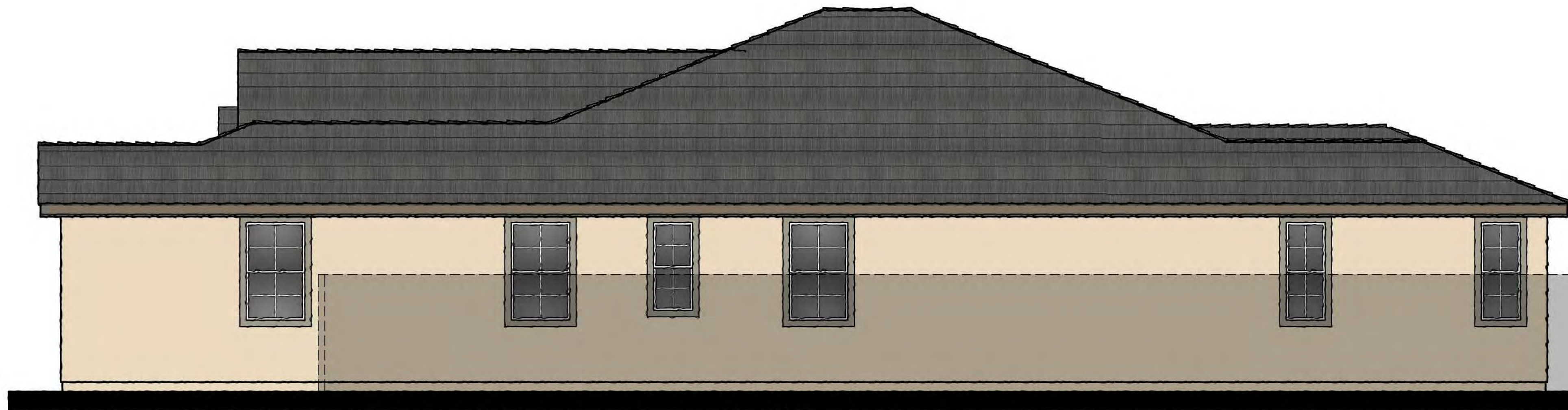
Rear Elevation



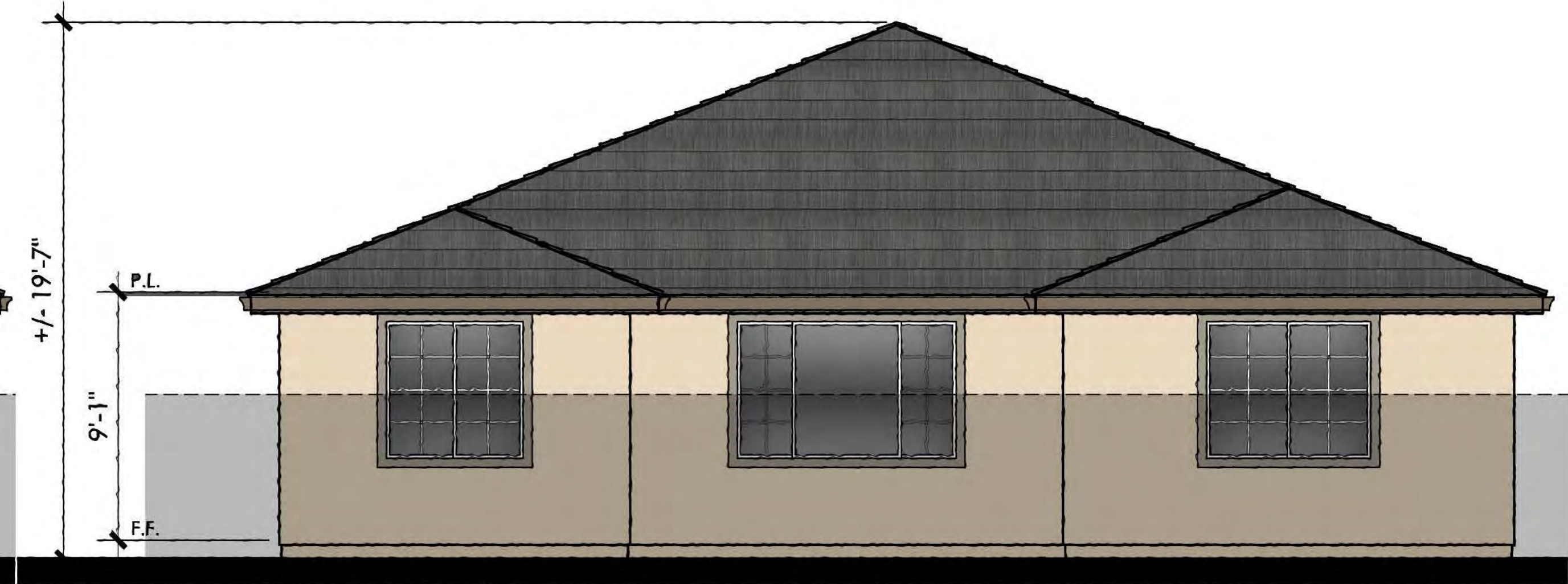
Left Elevation



Front Elevation 1A - Early California



Right Elevation



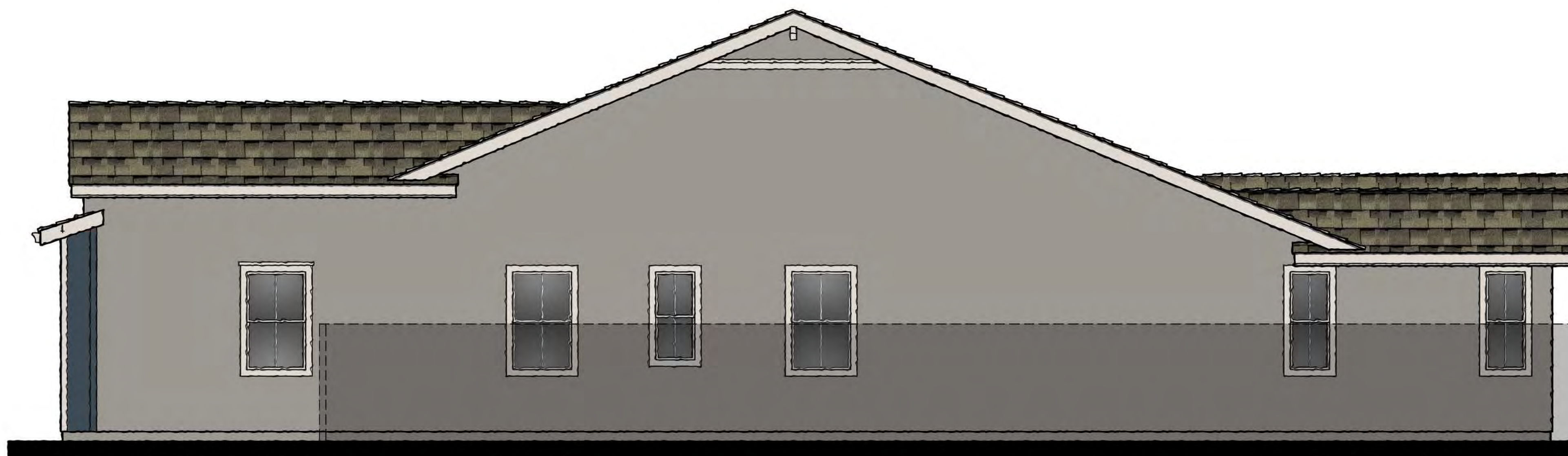
Rear Elevation



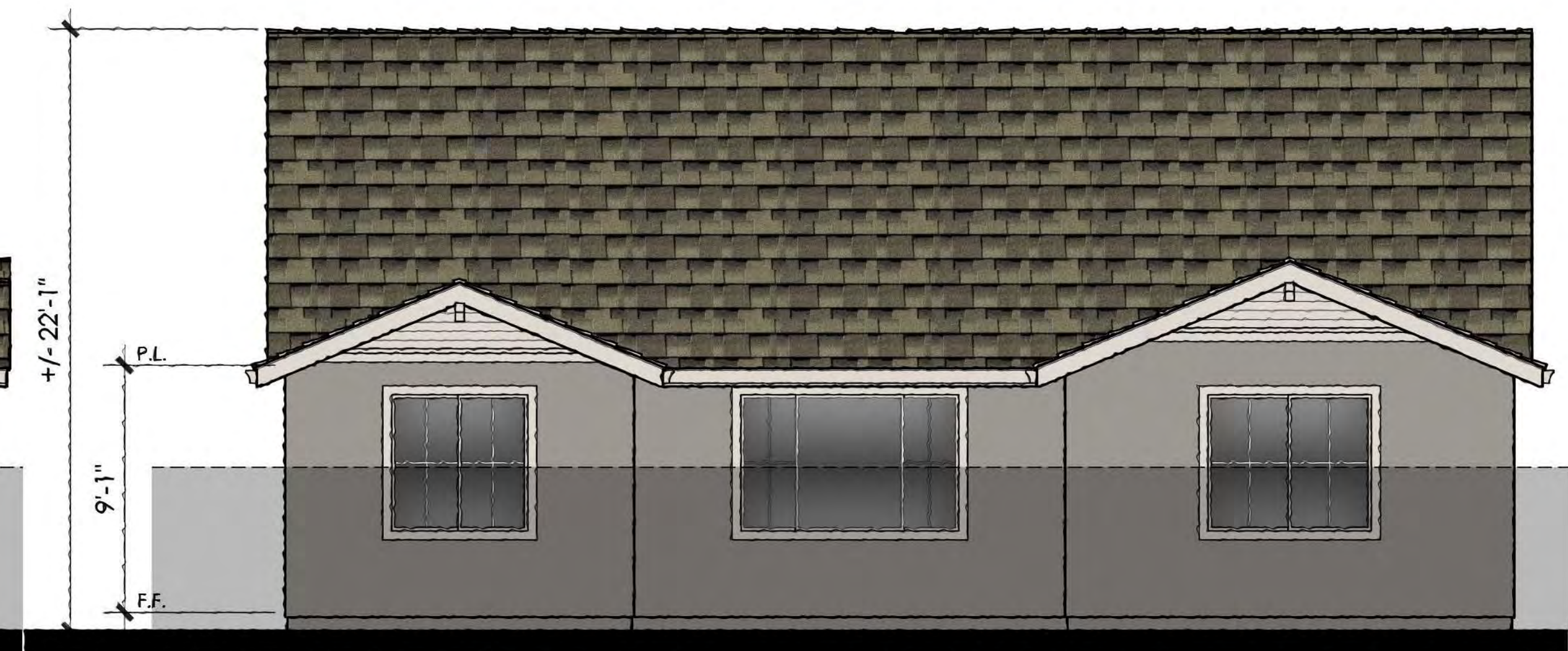
Left Elevation



Front Elevation 1B - Country European



Right Elevation



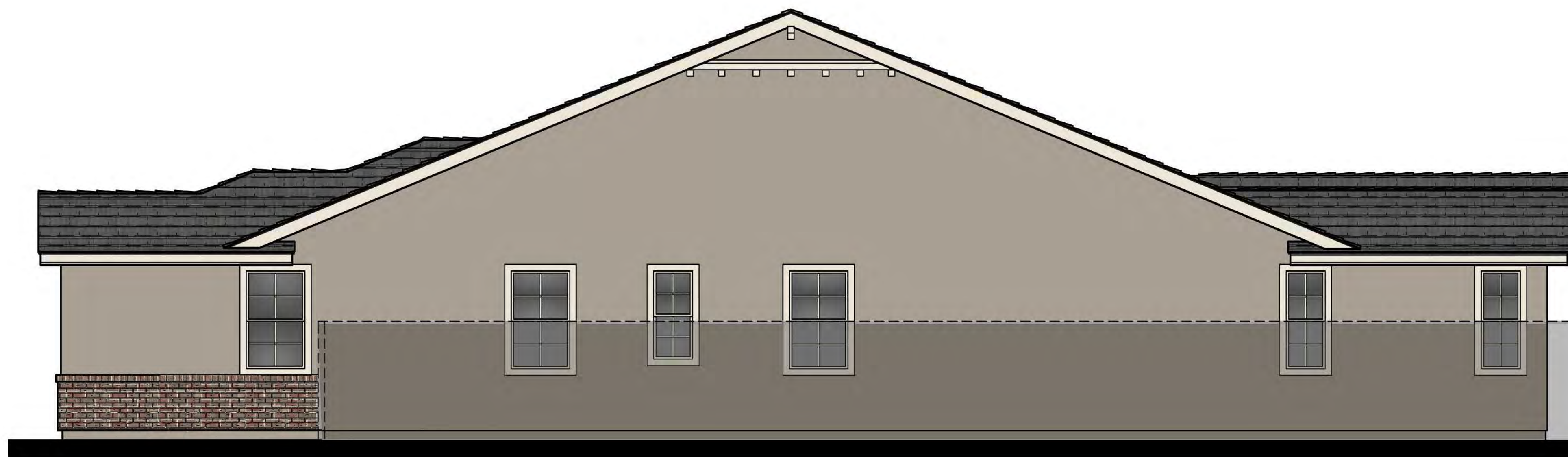
Rear Elevation



Left Elevation



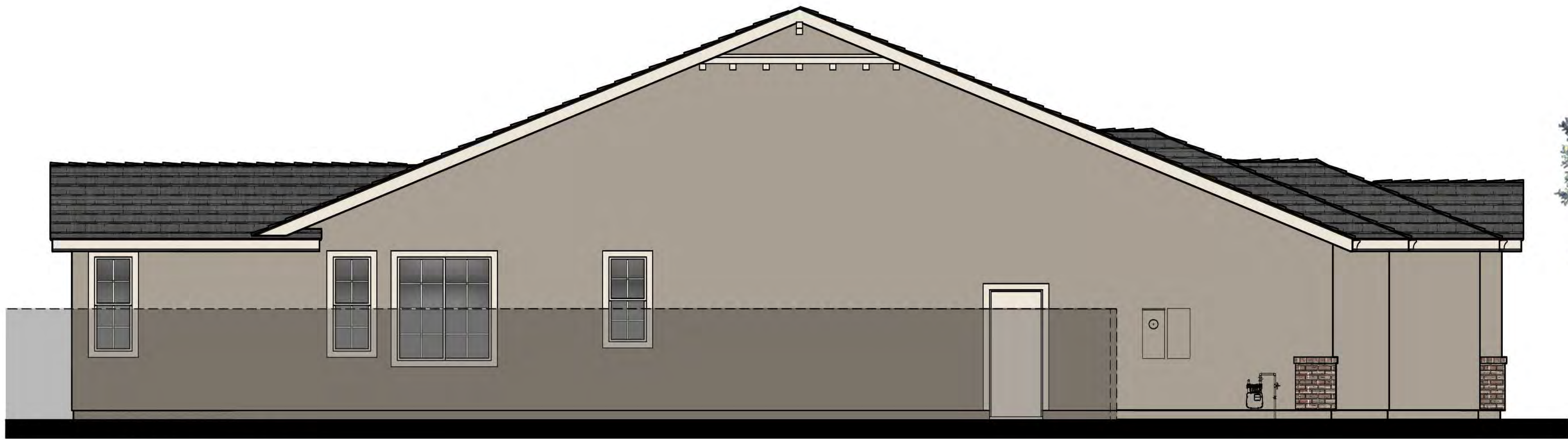
Front Elevation 1C - Western Farmhouse



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 1F - Colonial



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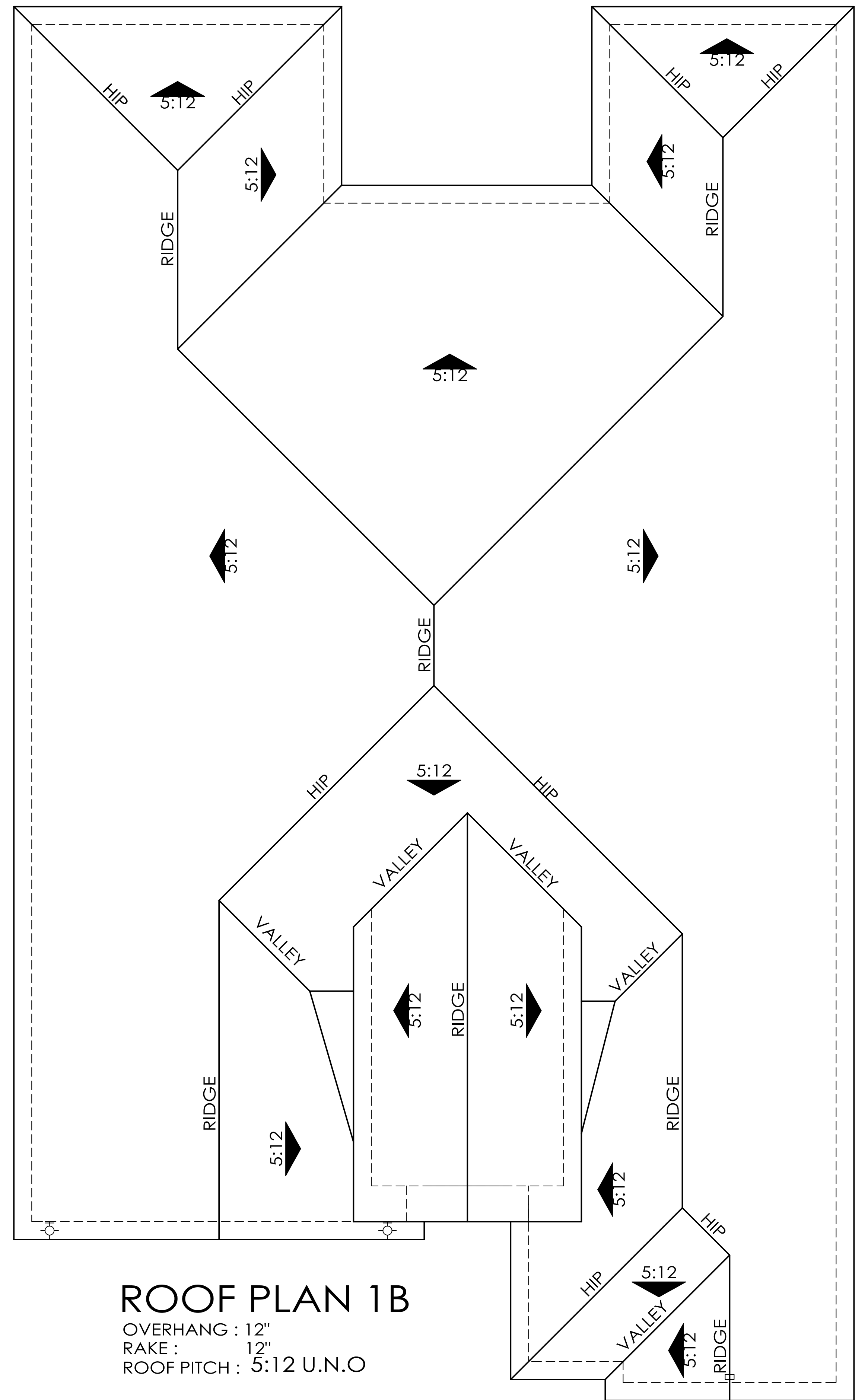
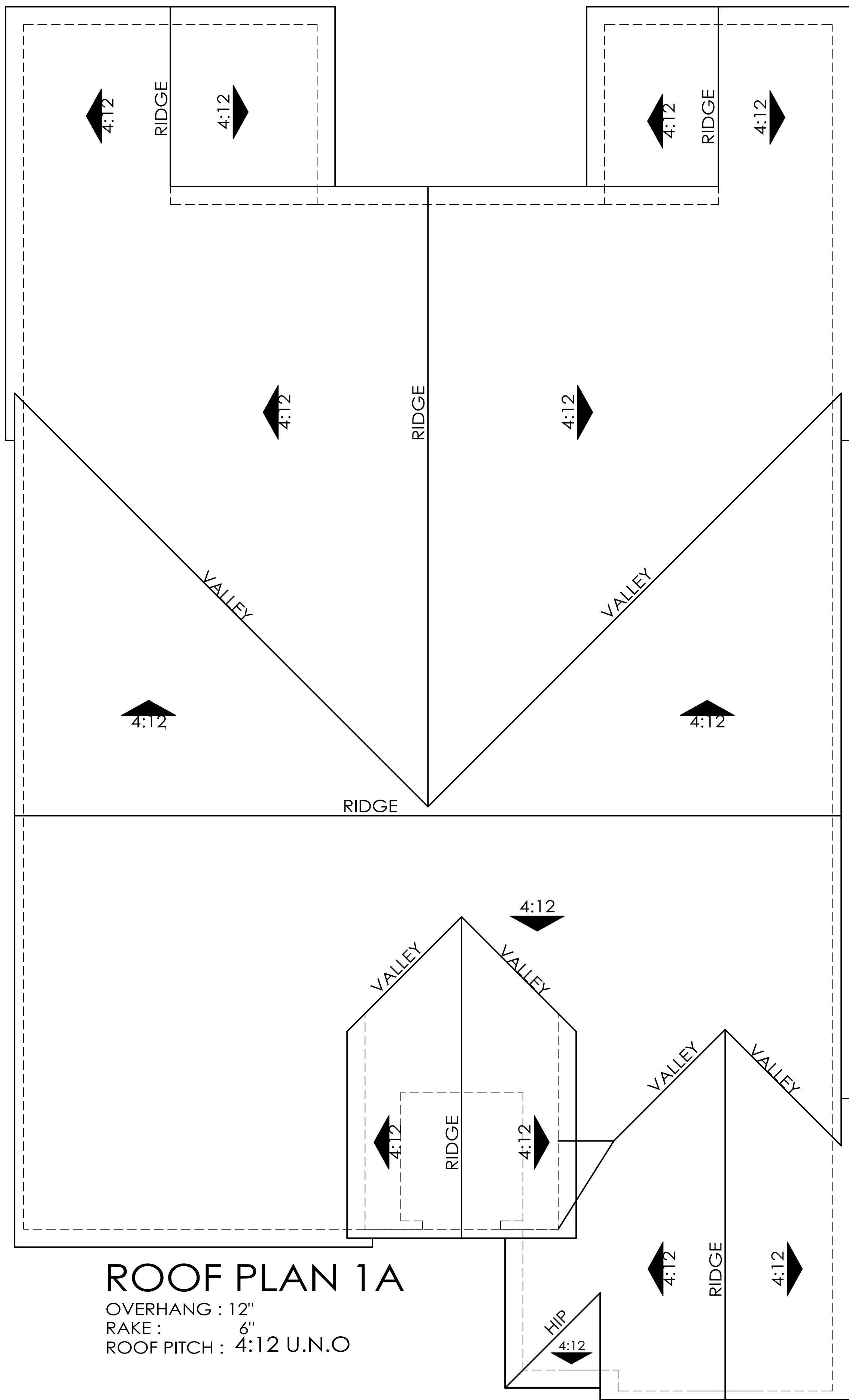


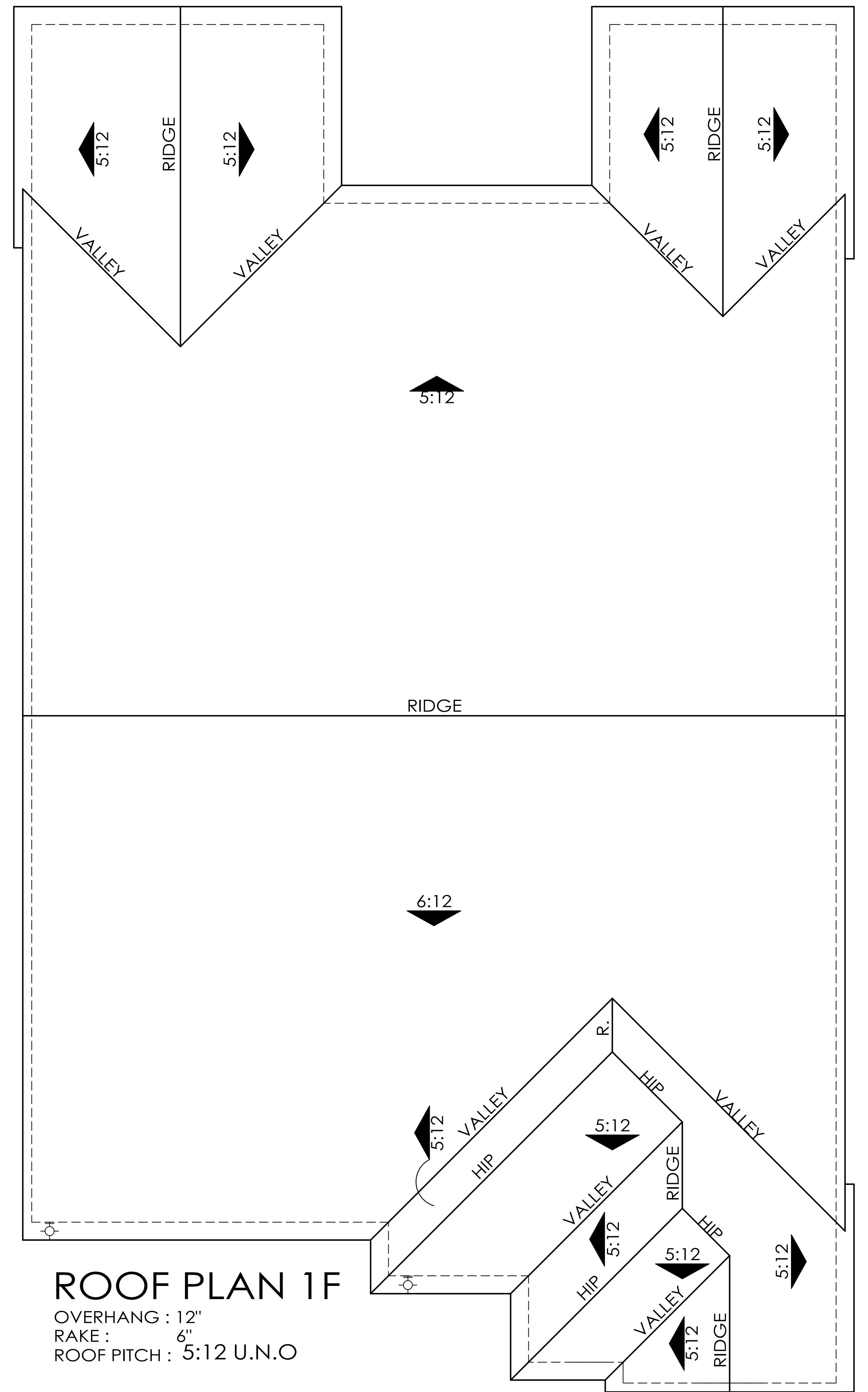
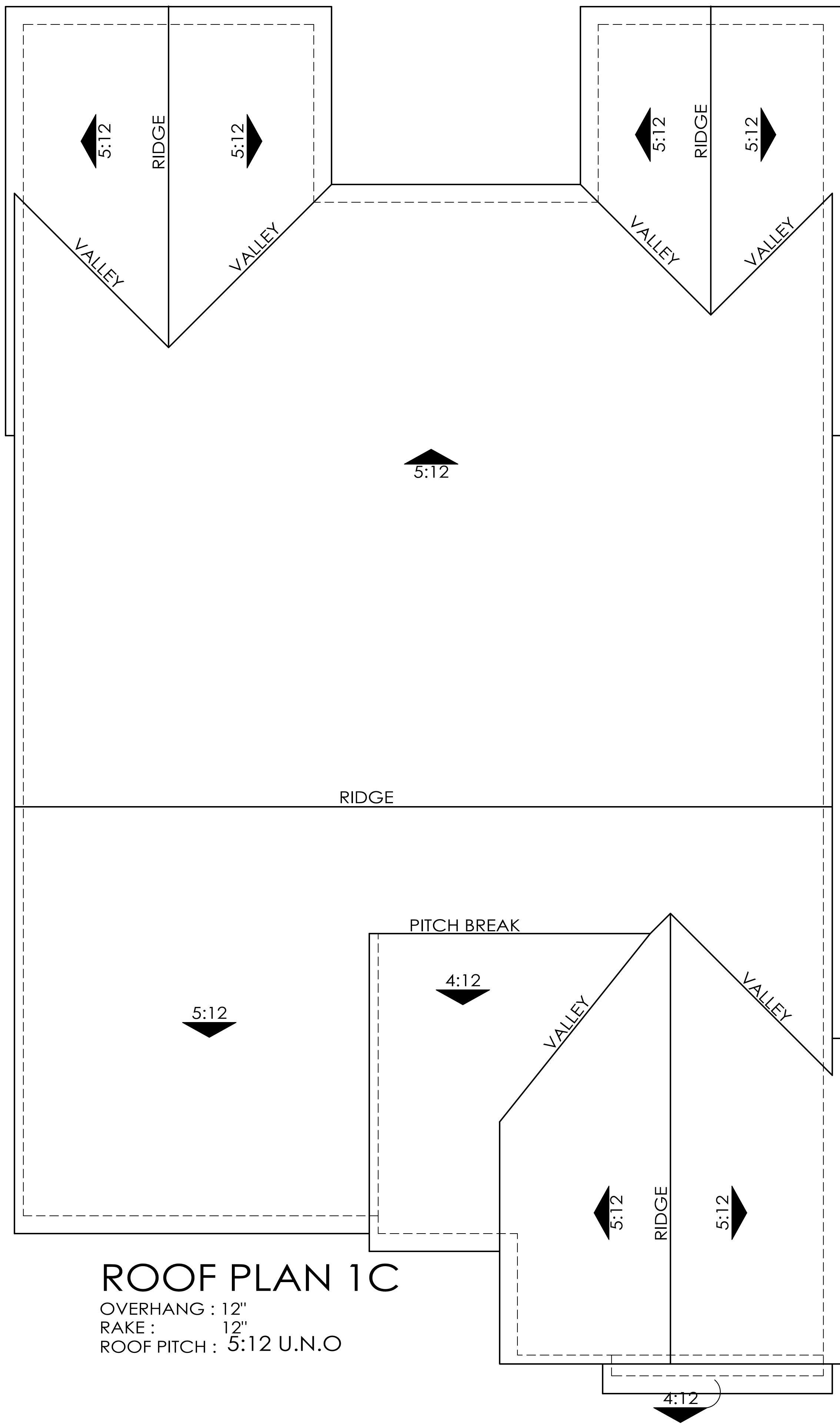
SUNHAVEN
TRACY, CA # 2021-0604

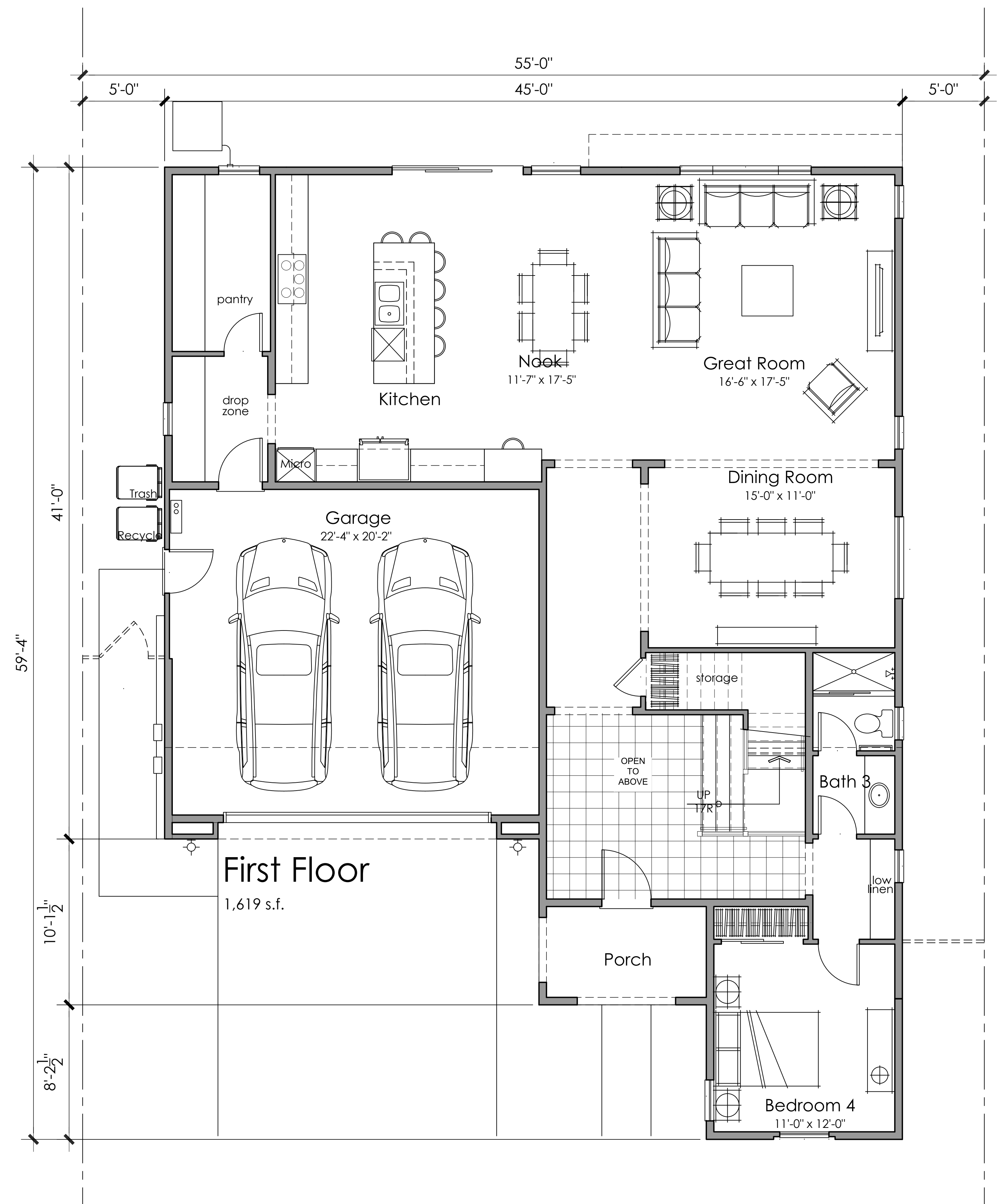
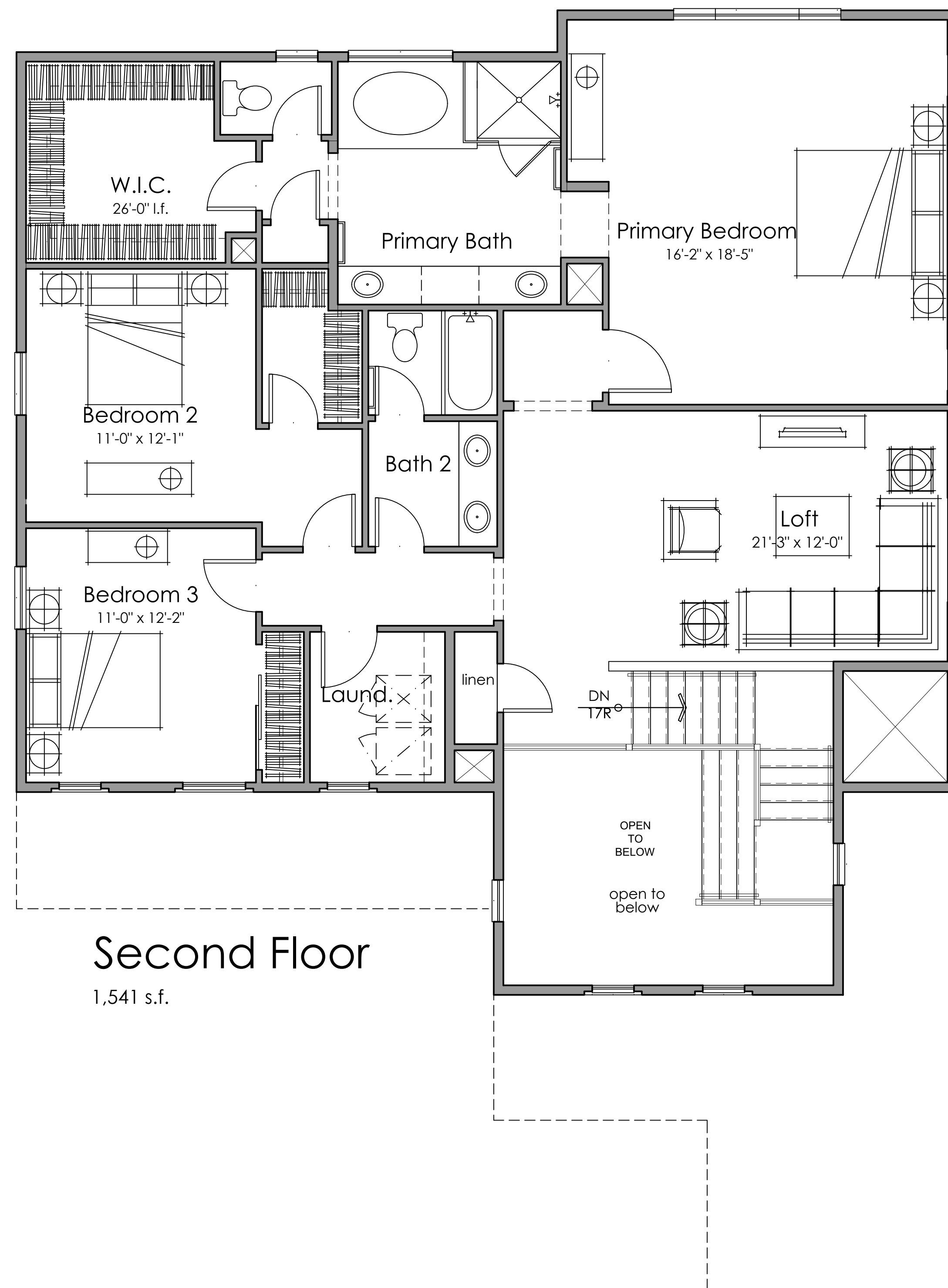
SCHEMATIC DESIGN
AUGUST 25, 2021

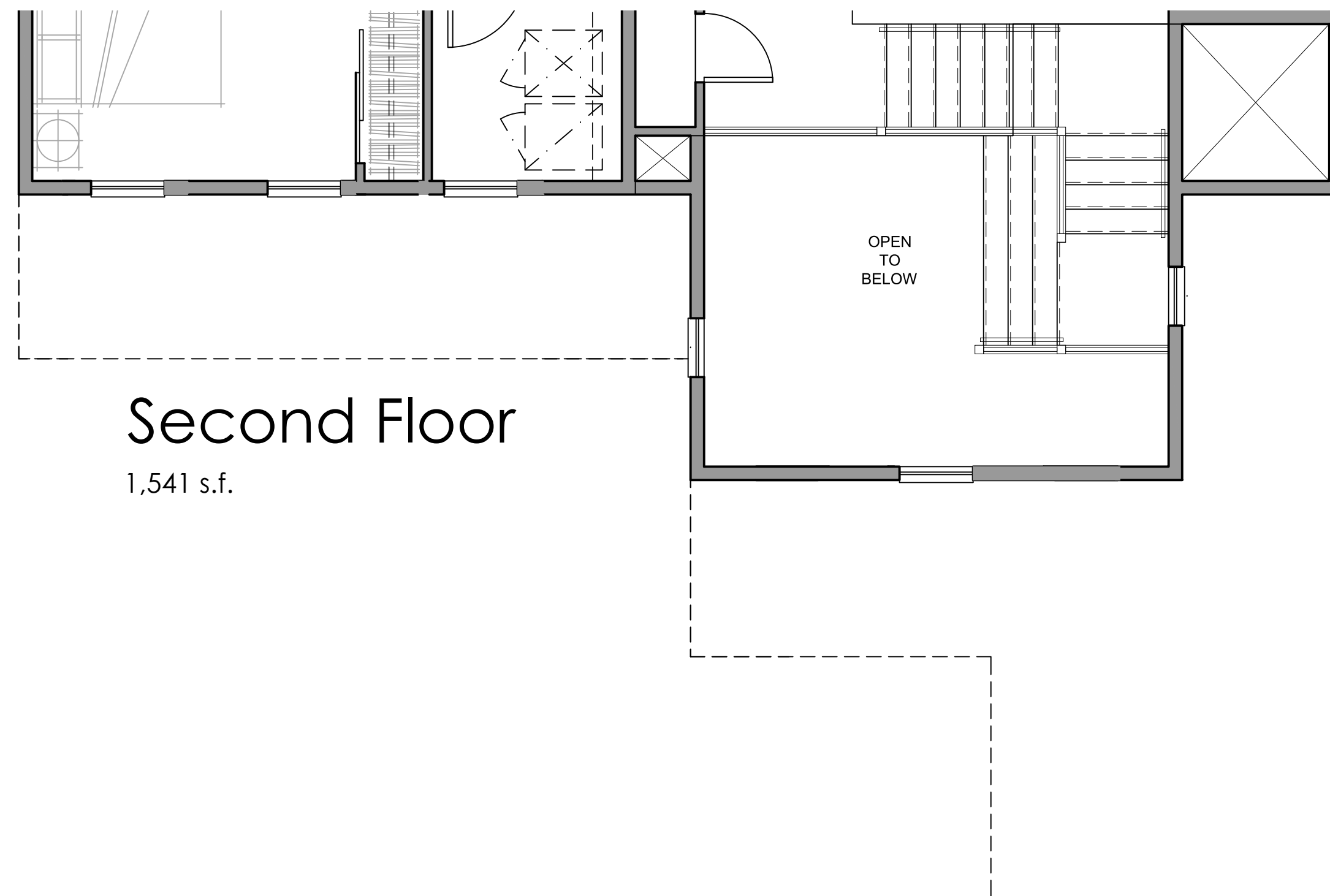
EXTERIOR ELEVATIONS 1F

A1.5

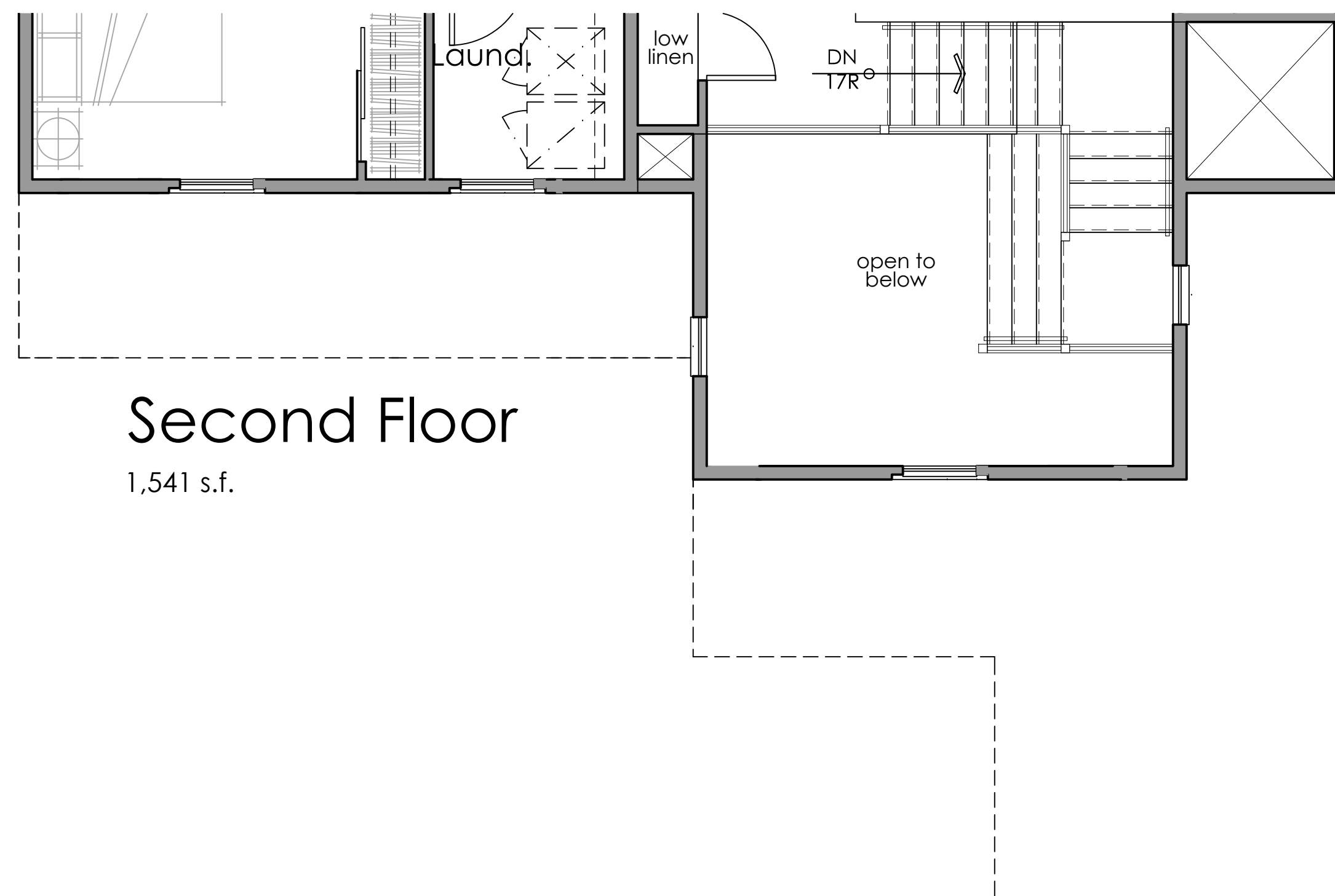
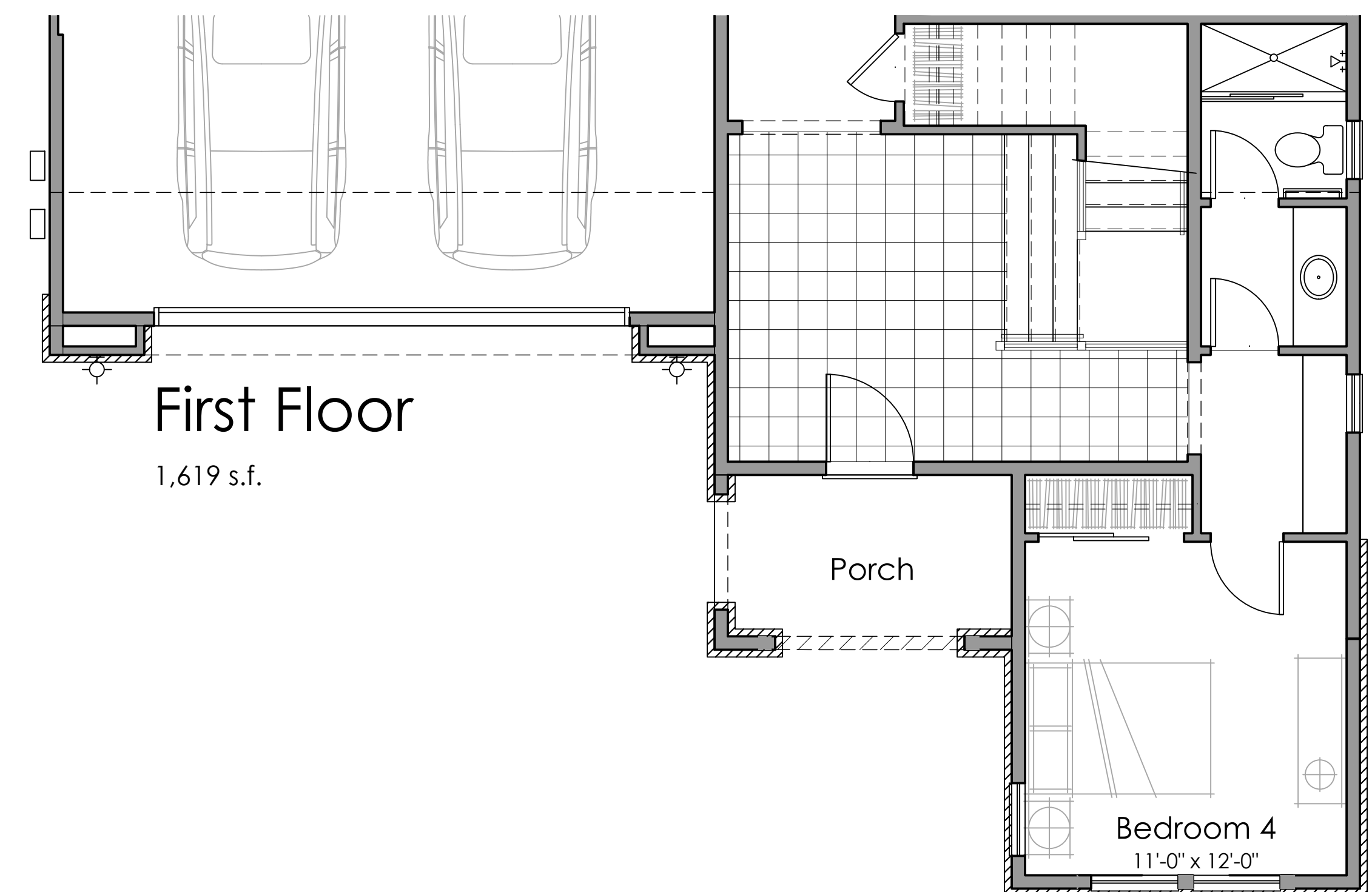




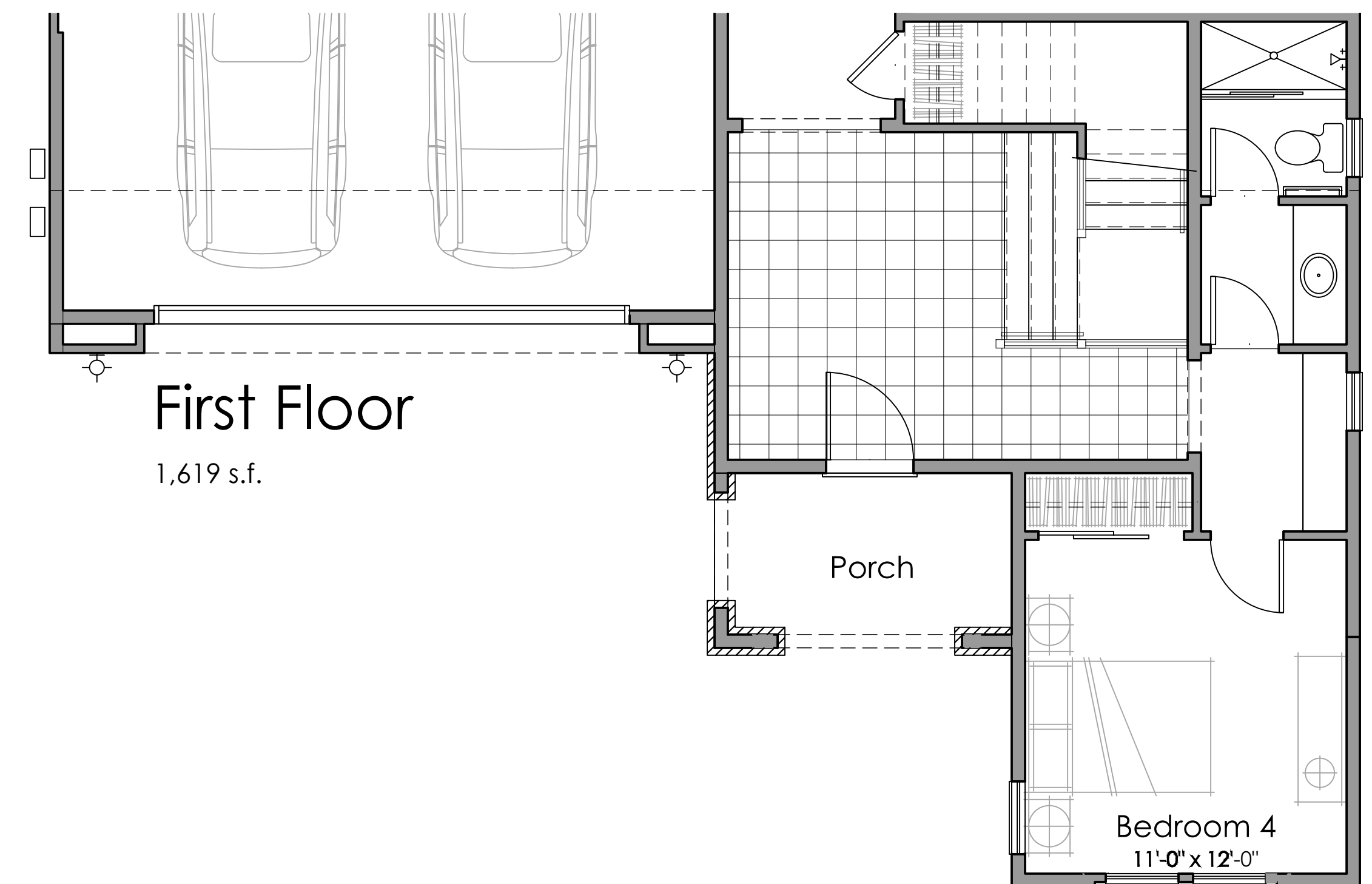


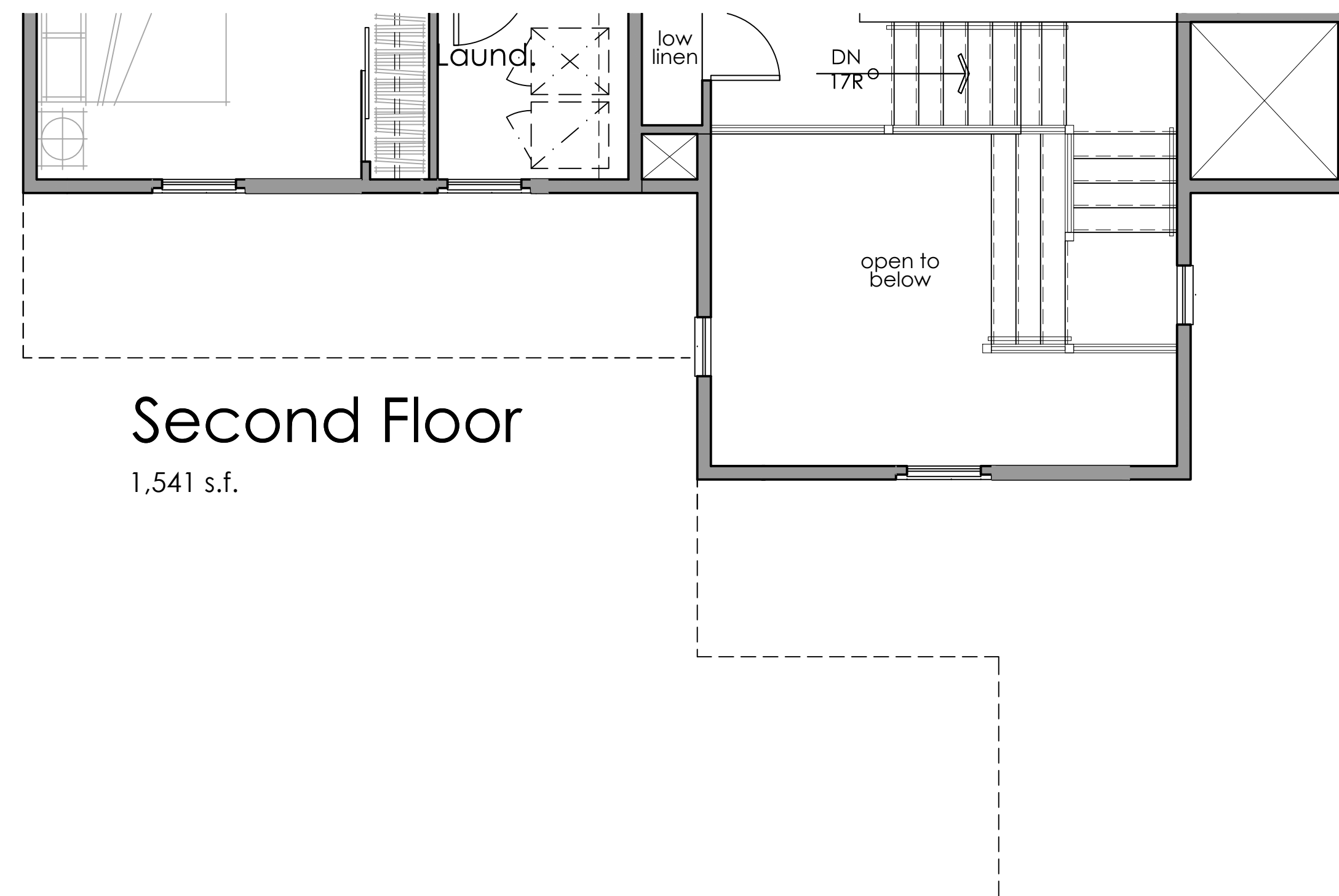


PLAN 2C

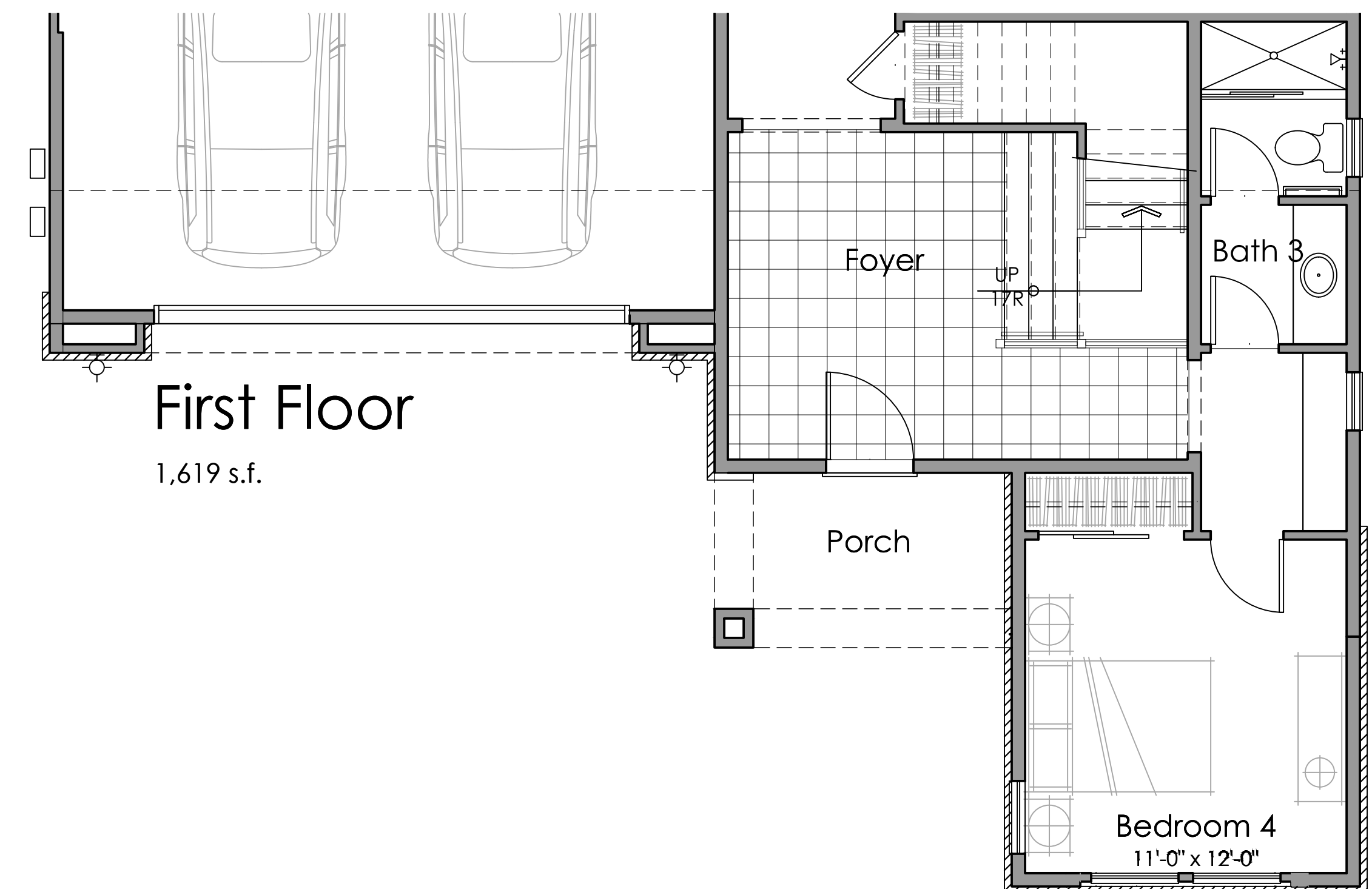


PLAN 2B





PLAN 2F

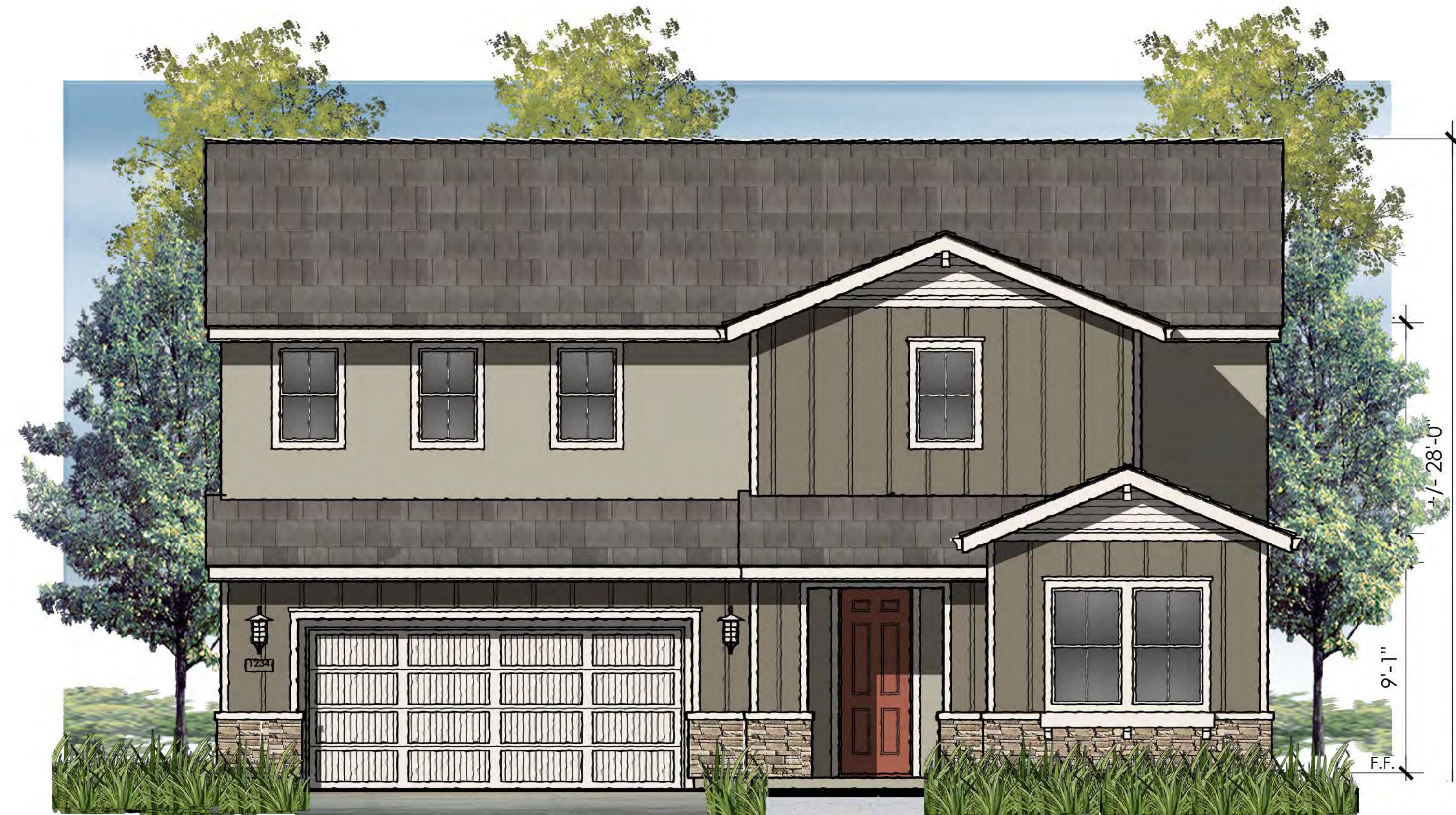




Front Elevation 2A - Early California



Front Elevation 2B - Country European



Front Elevation 2C - Western Farmhouse



Front Elevation 2F - Colonial



Right Elevation



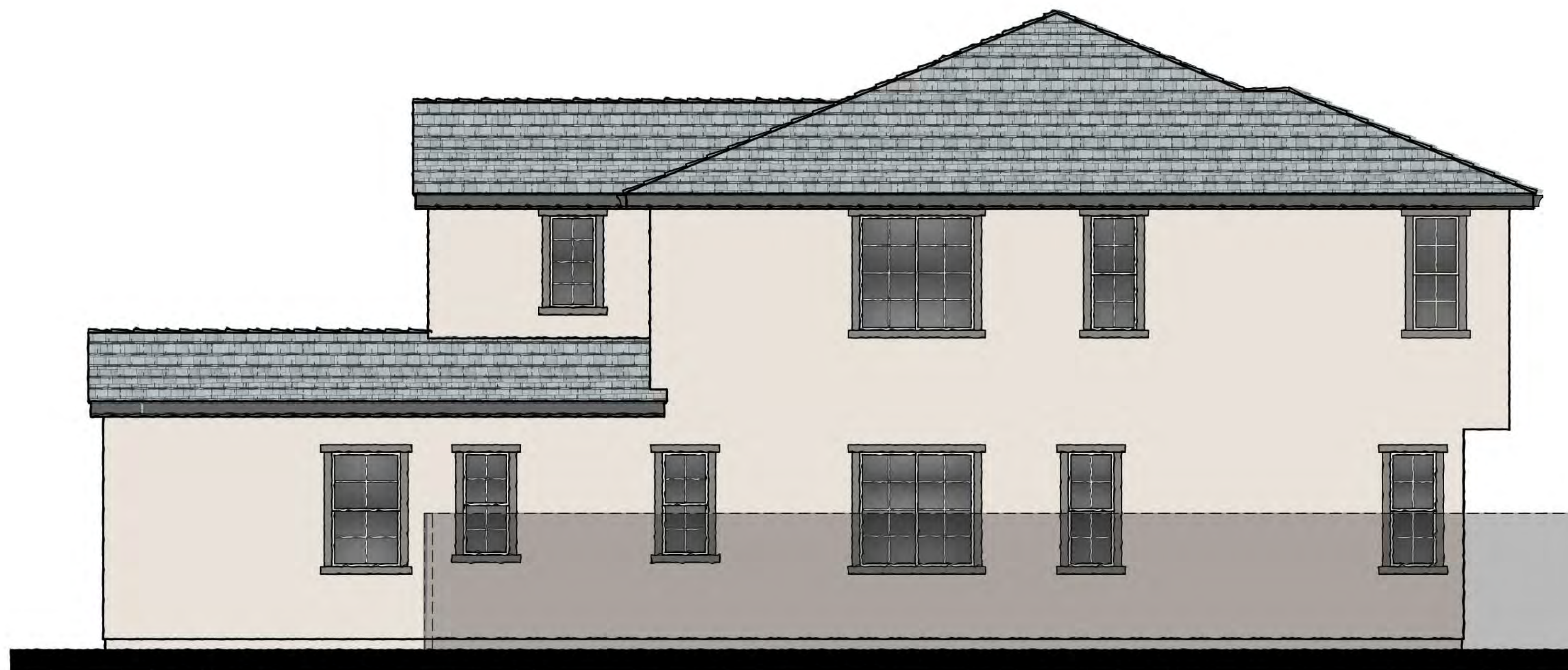
Rear Elevation



Left Elevation



Front Elevation 2A - Early California



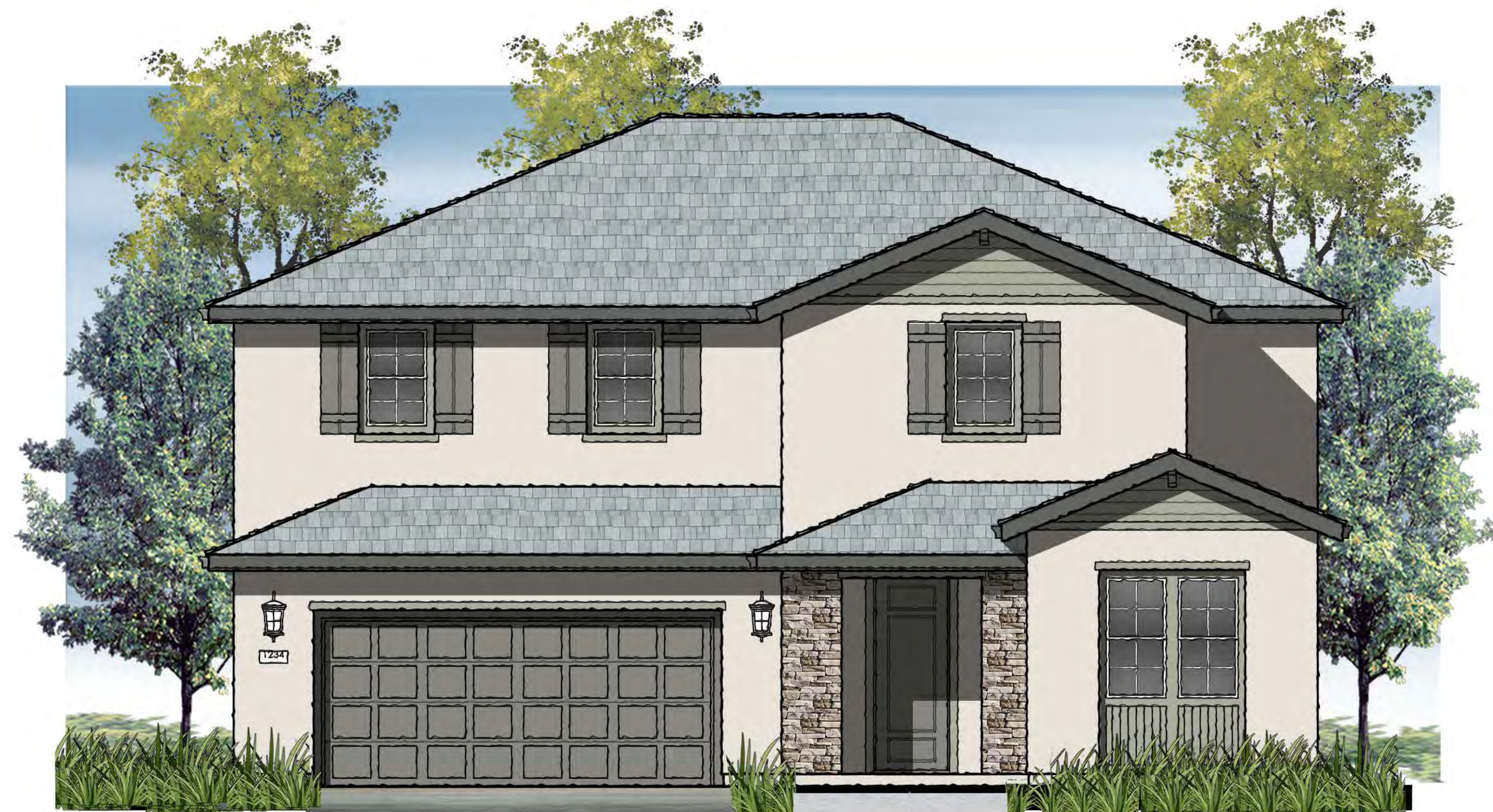
Right Elevation



Rear Elevation



Left Elevation



Front Elevation 2B - Country European



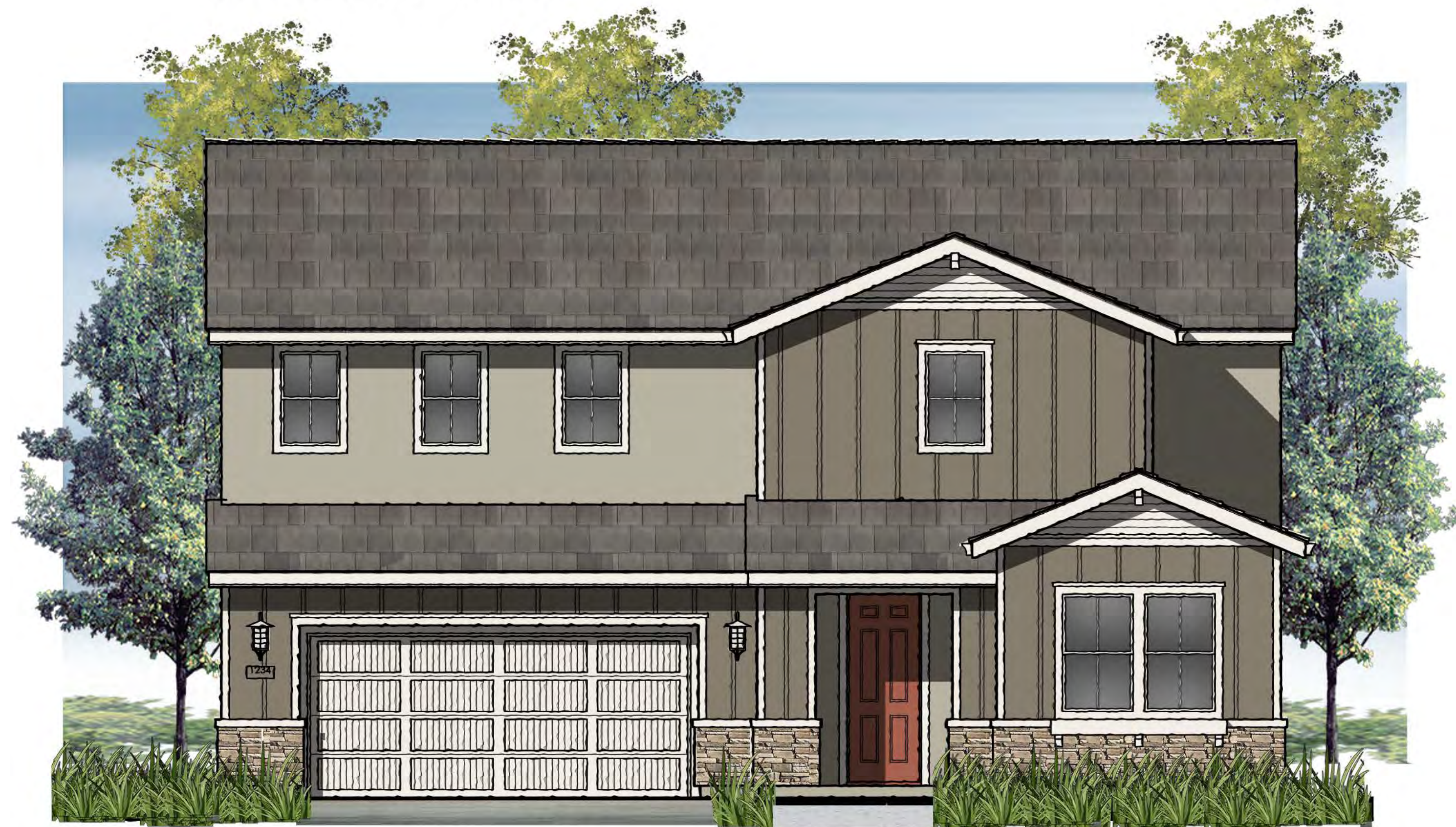
Right Elevation



Rear Elevation



Left Elevation



Front Elevation 2C - Western Farmhouse



Right Elevation



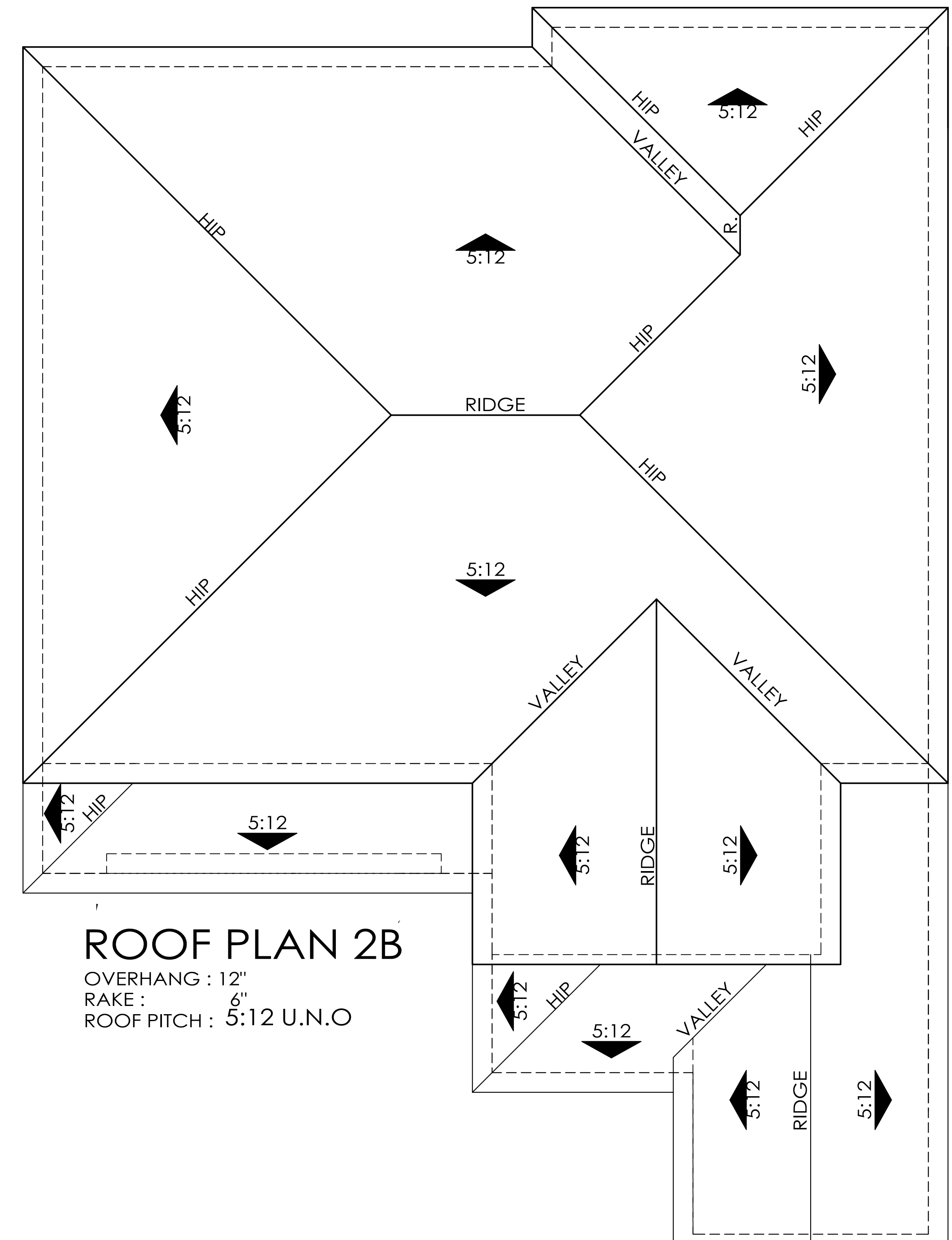
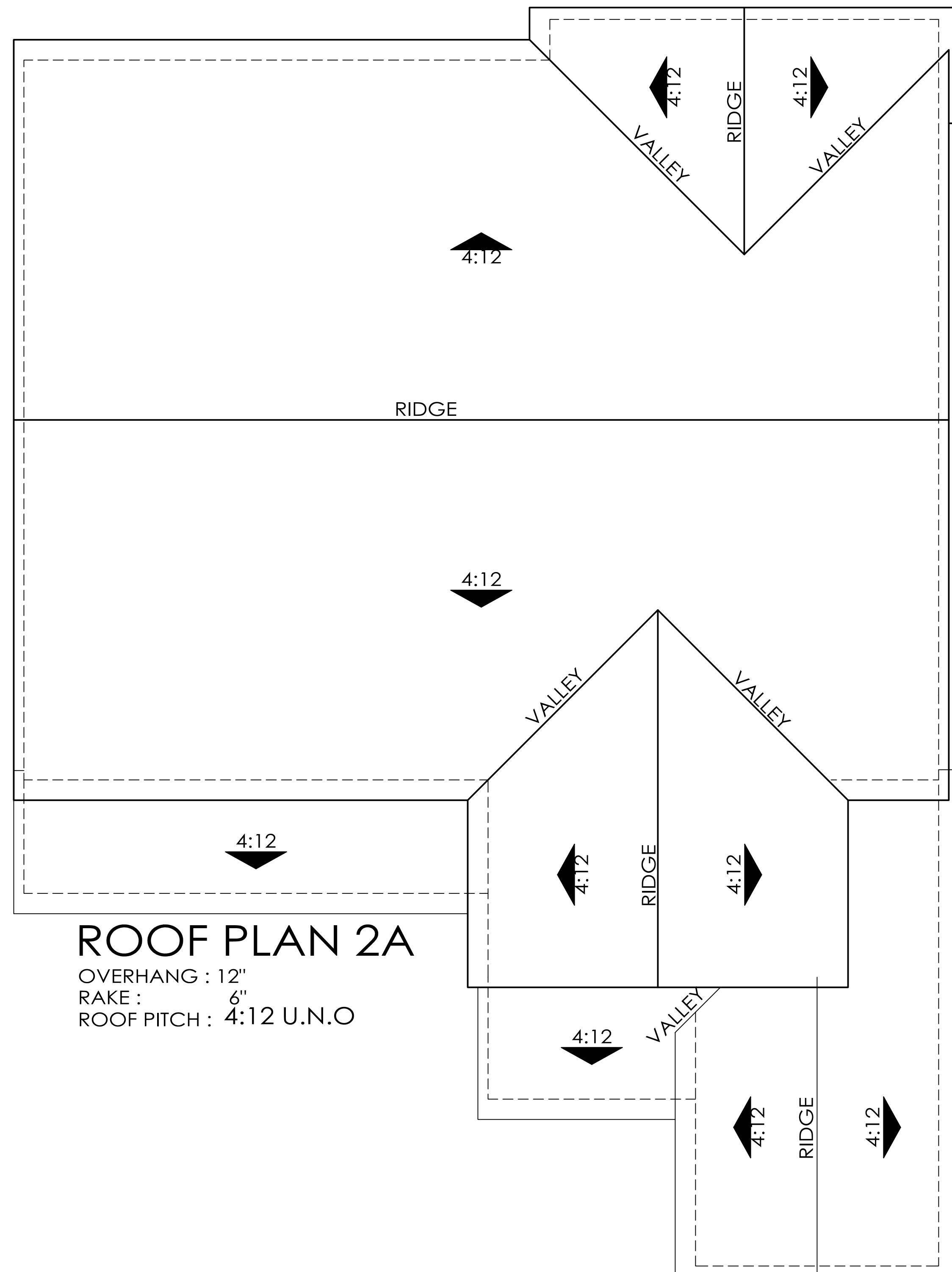
Rear Elevation

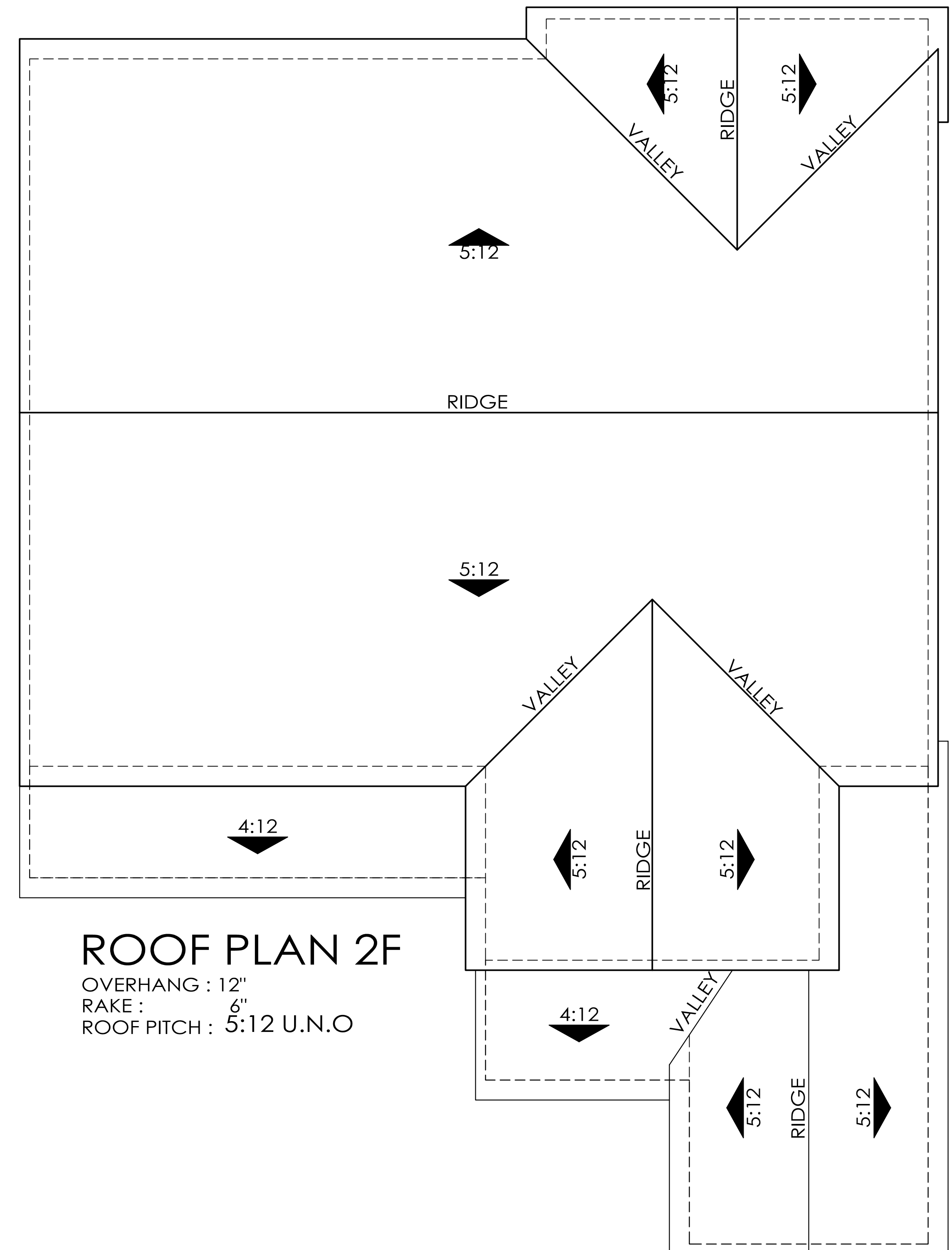
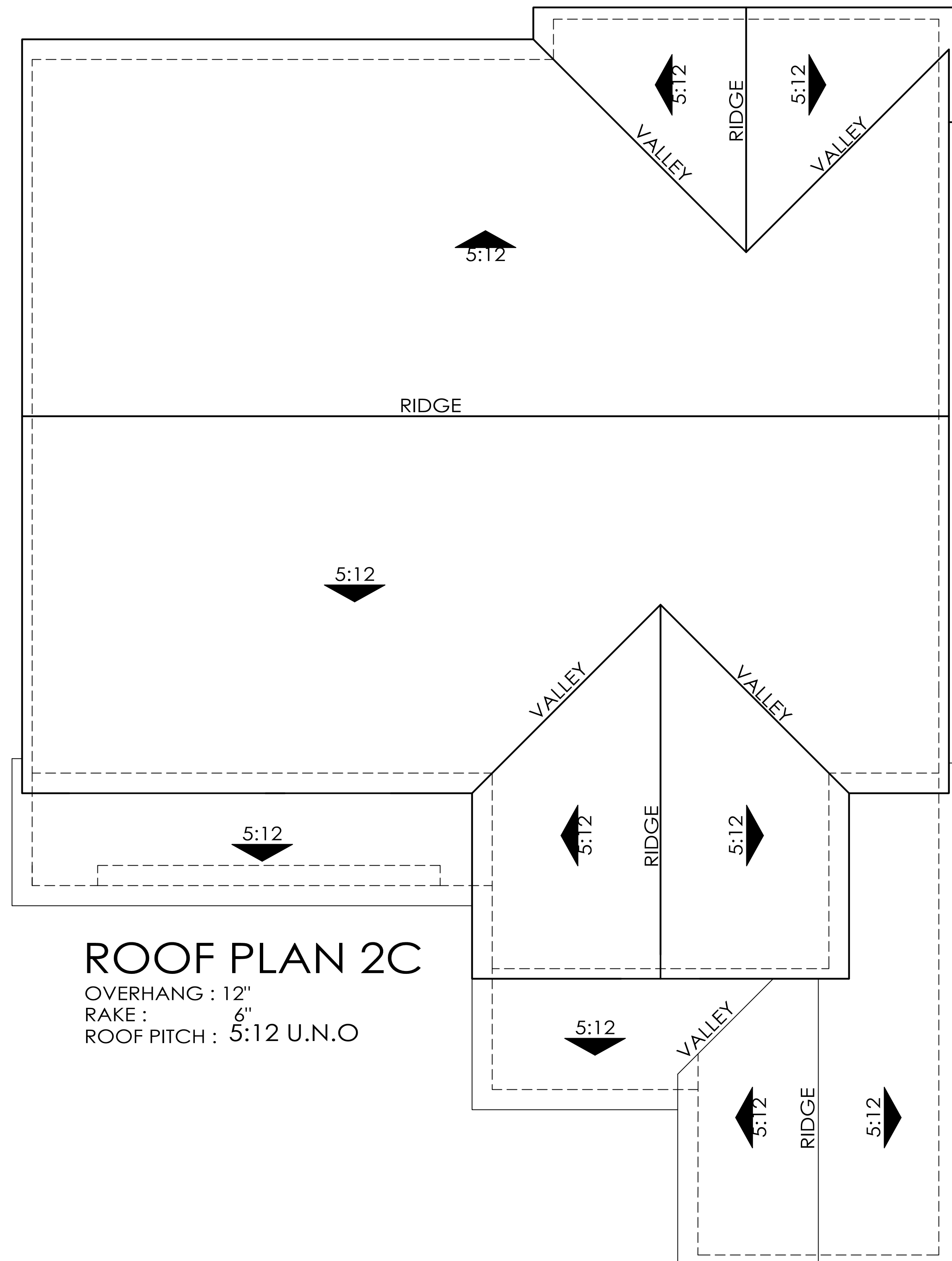


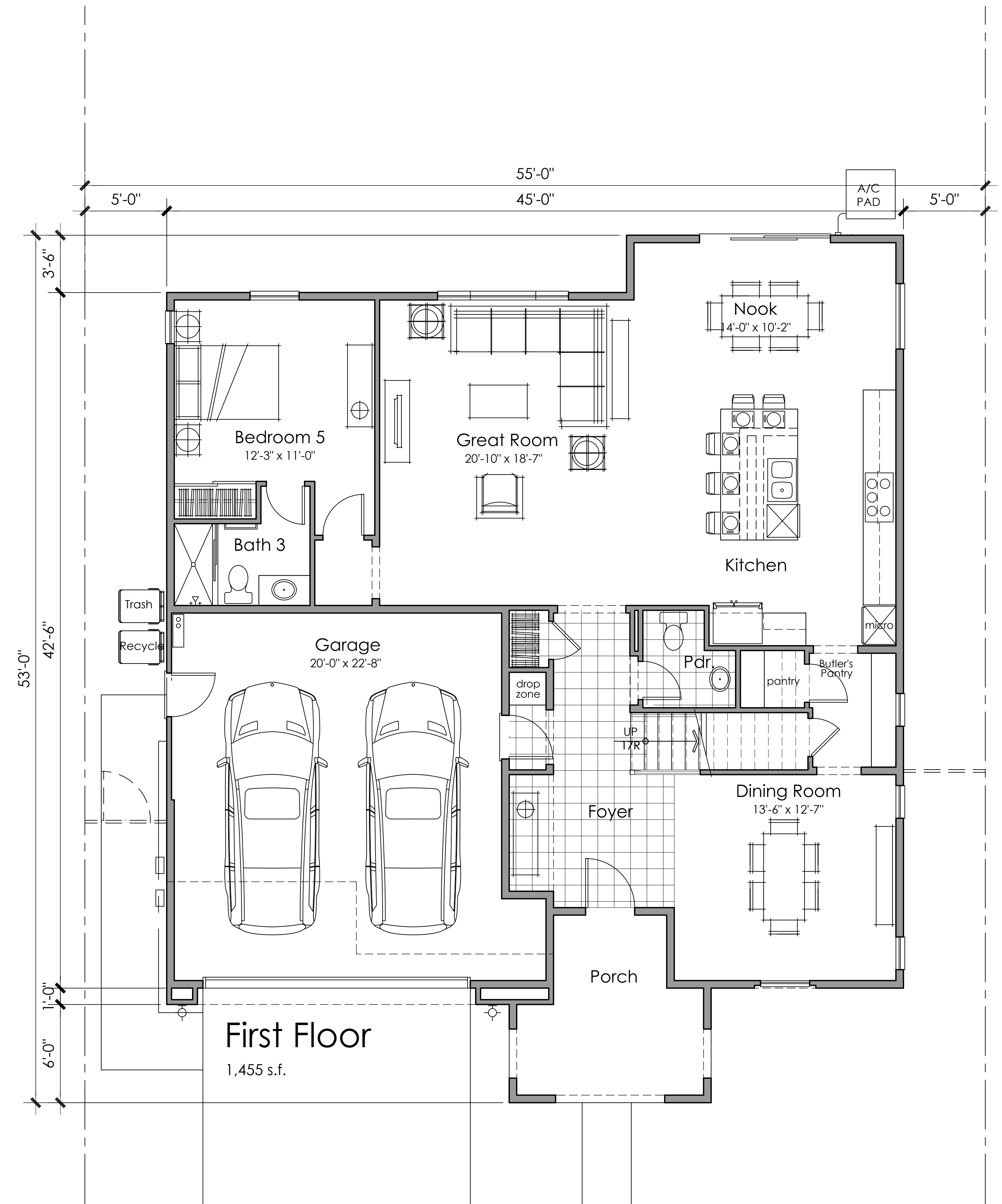
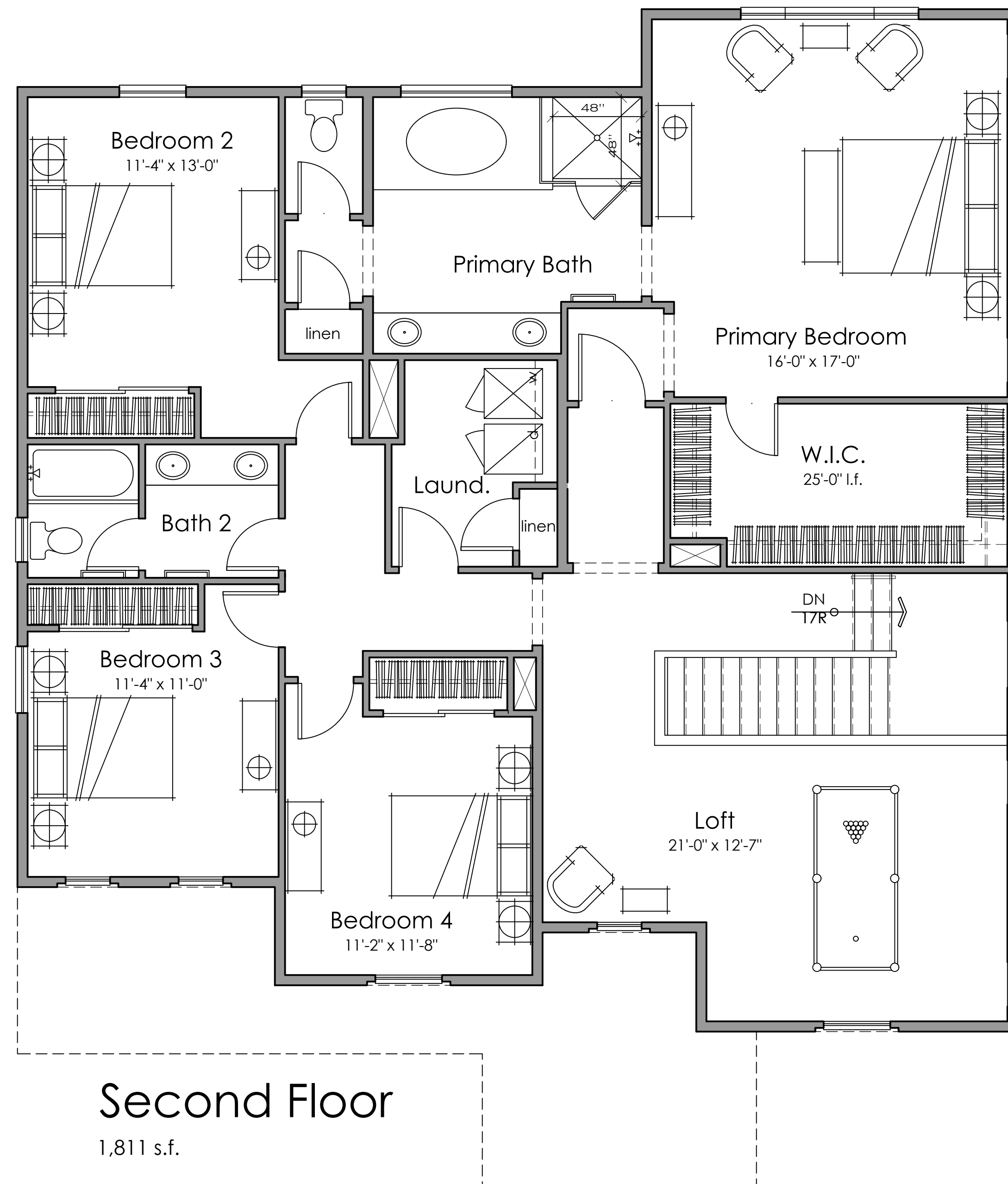
Left Elevation

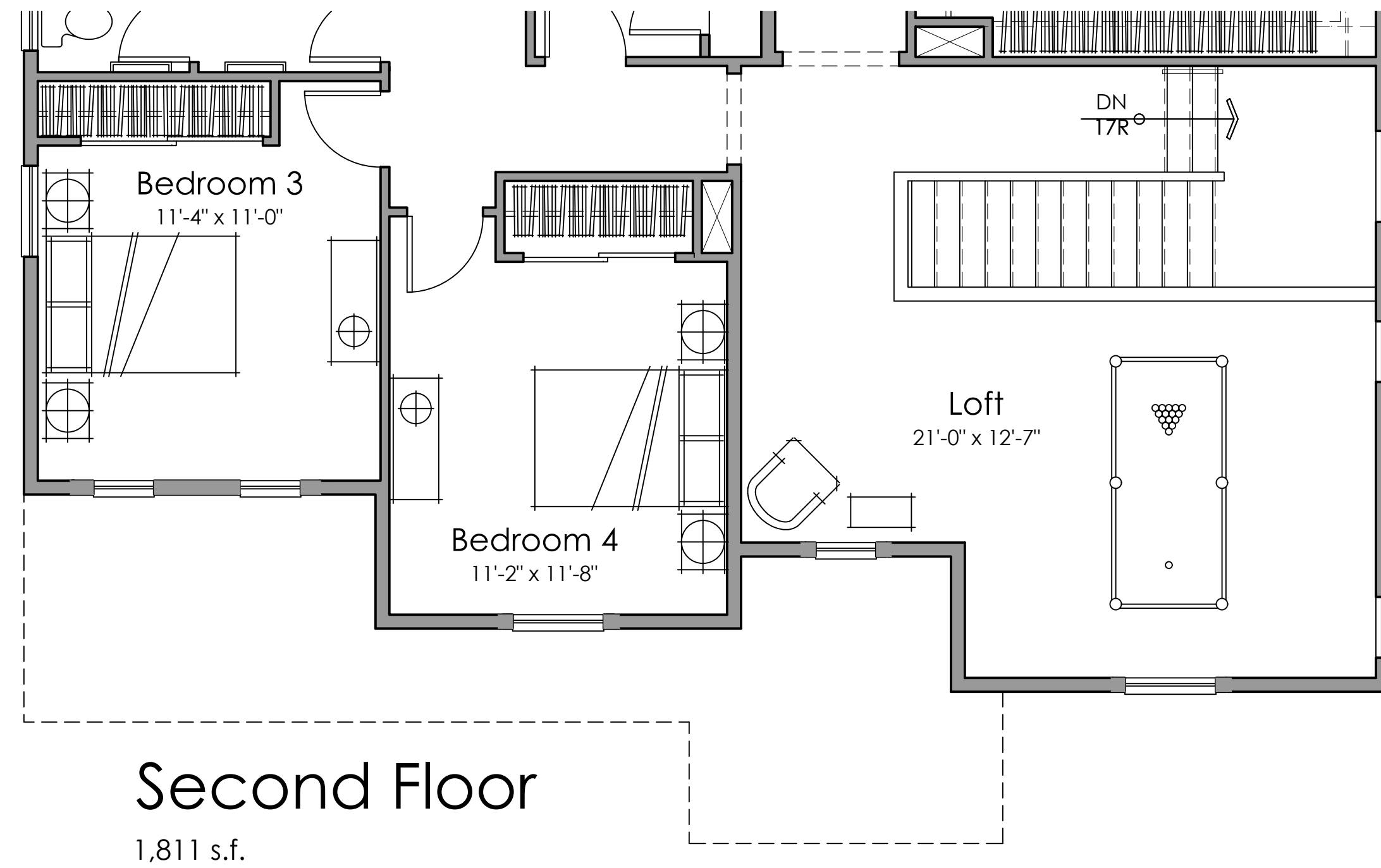


Front Elevation 2F - Colonial

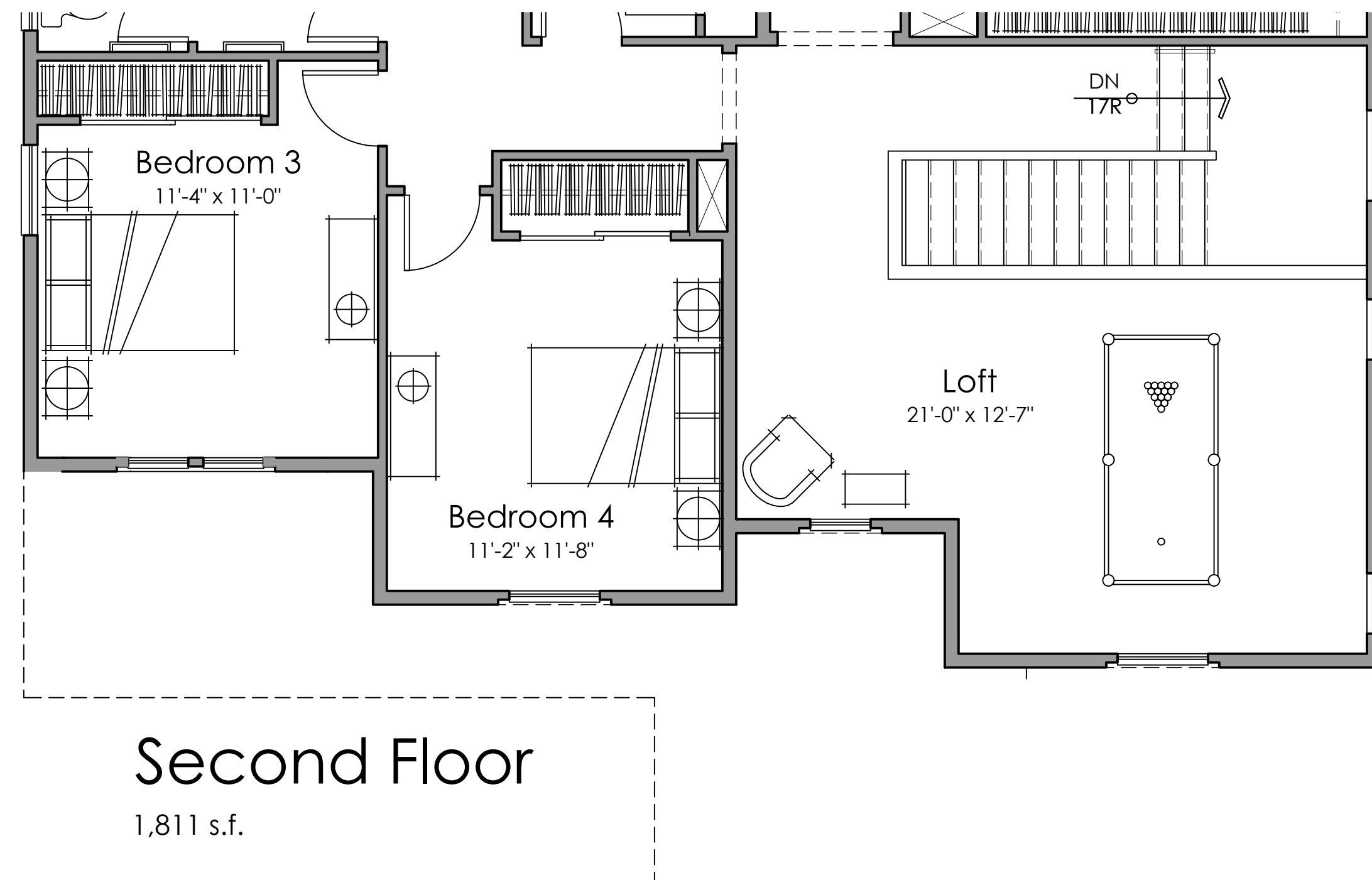
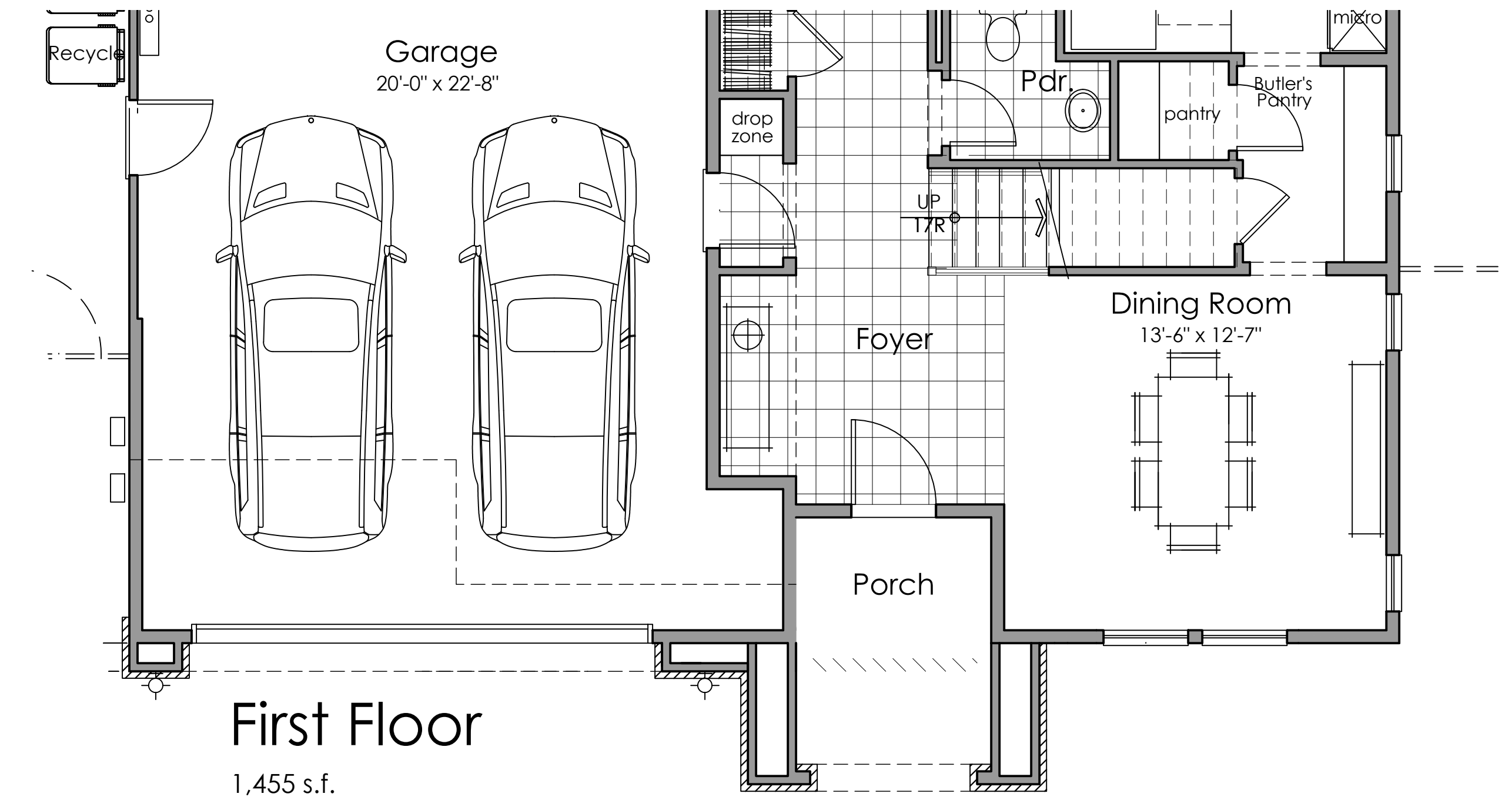




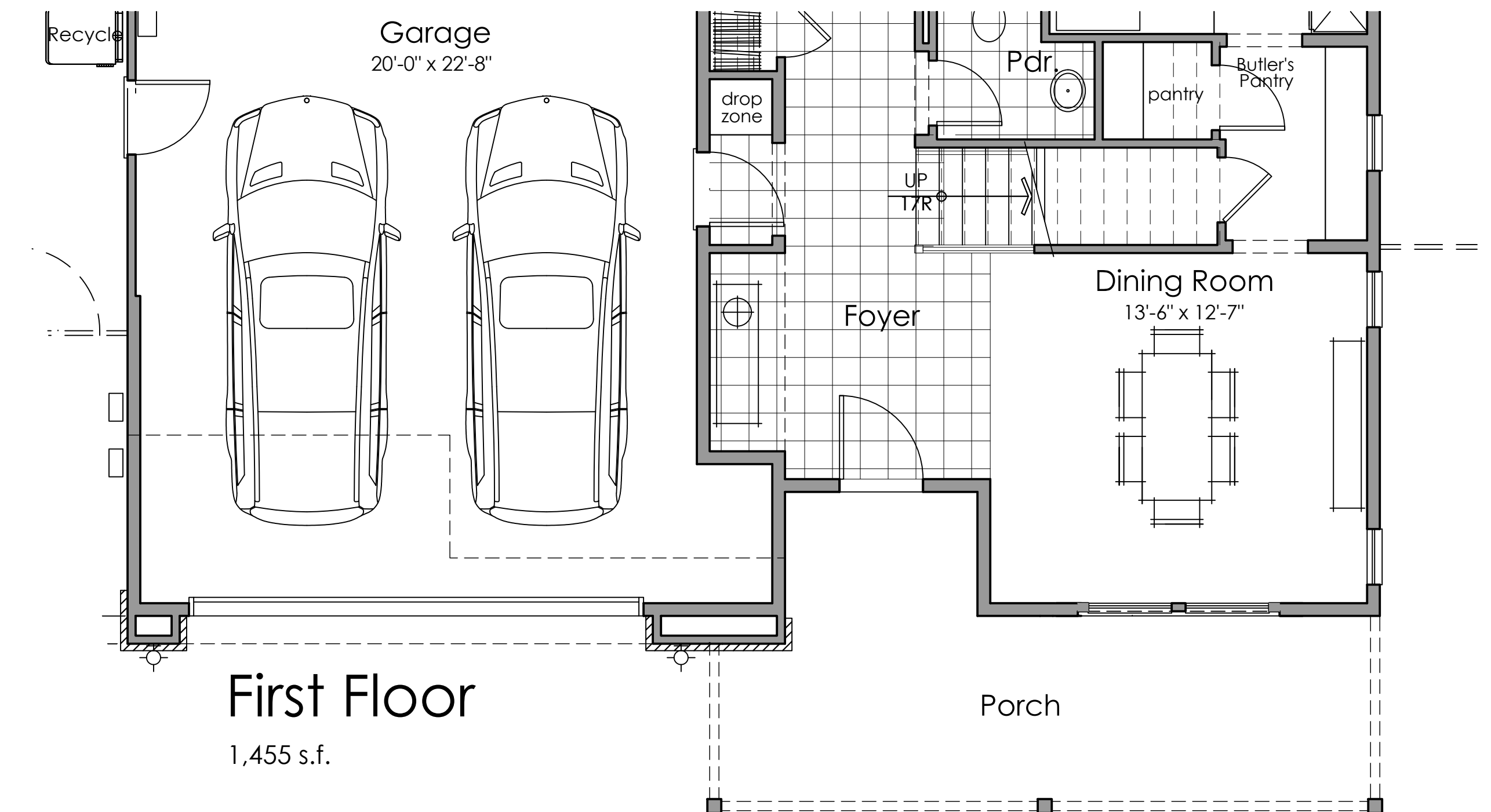


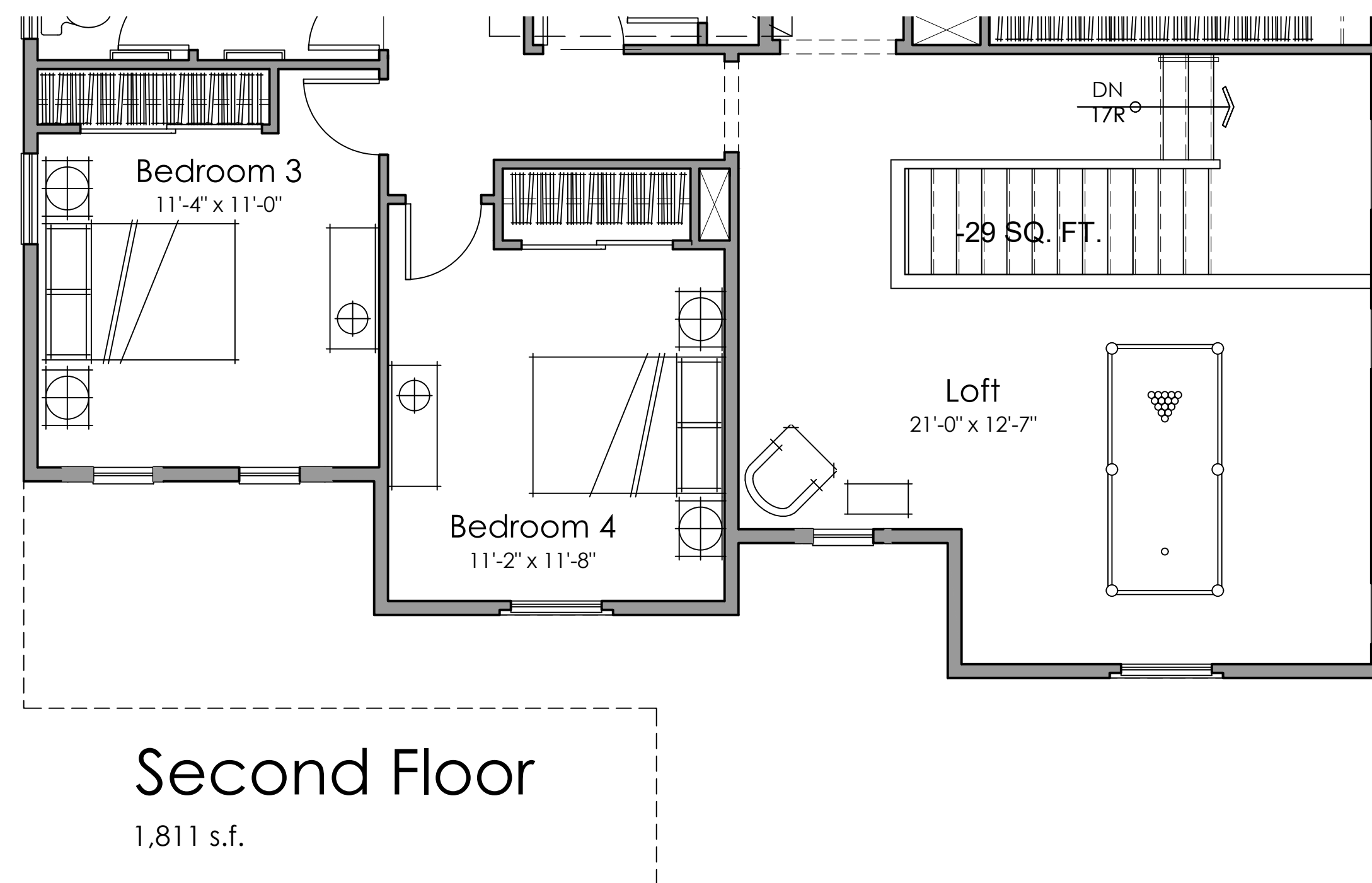


PLAN 3C

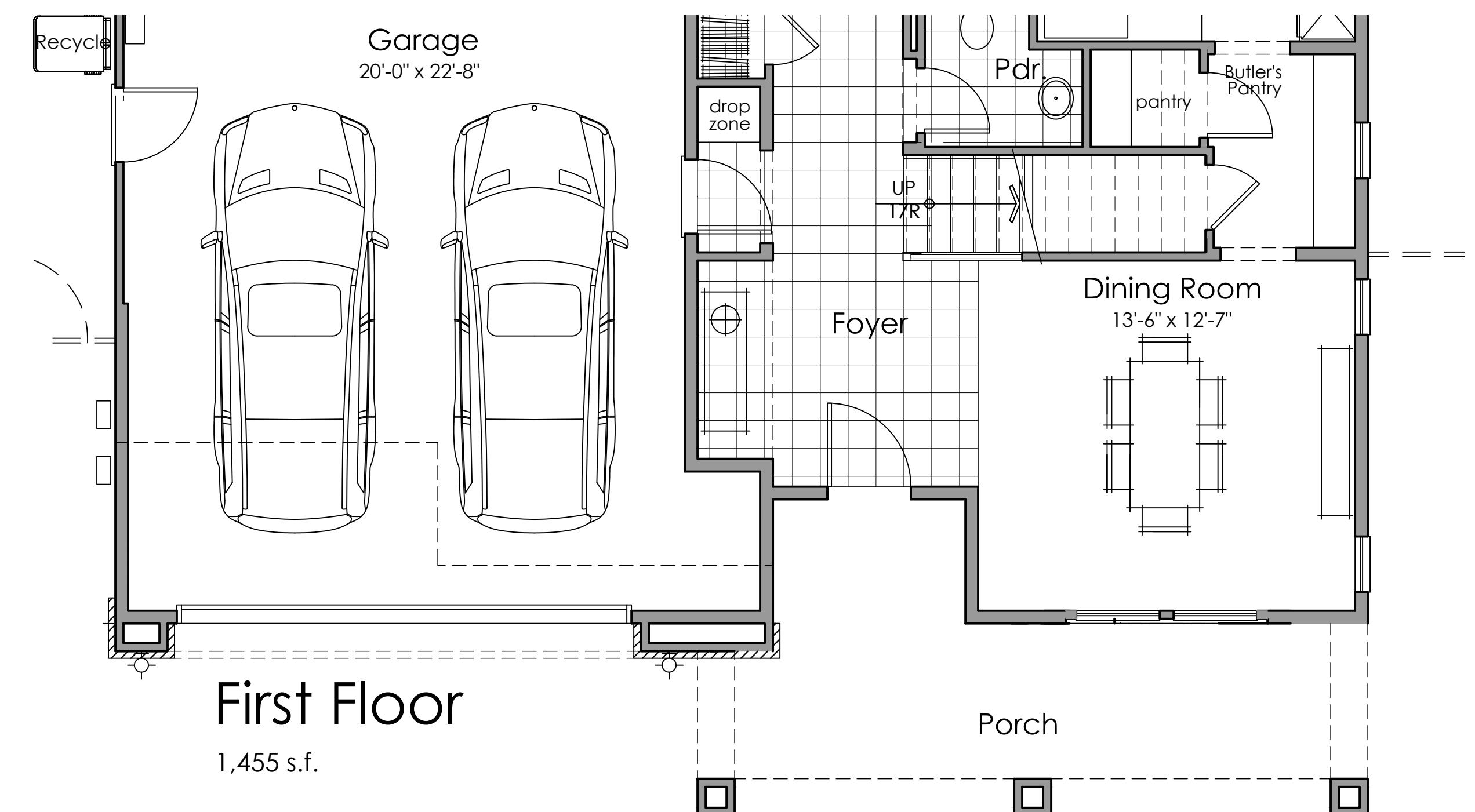


PLAN 3B





PLAN 3F





Front Elevation 3A - Early California



Front Elevation 3B - Country European



Front Elevation 3C - Western Farmhouse



Front Elevation 3F - Colonial



Right Elevation



Rear Elevation



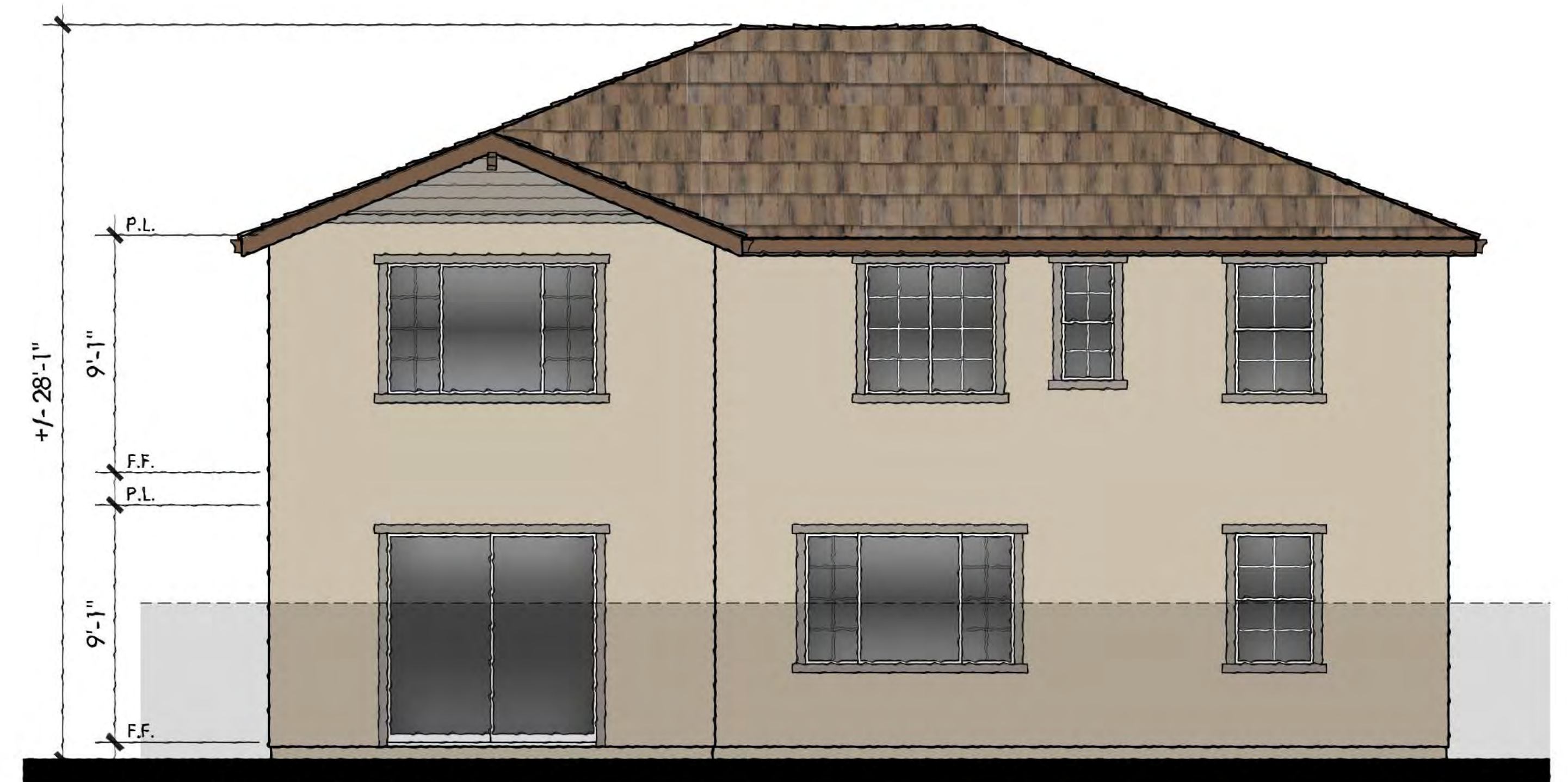
Left Elevation



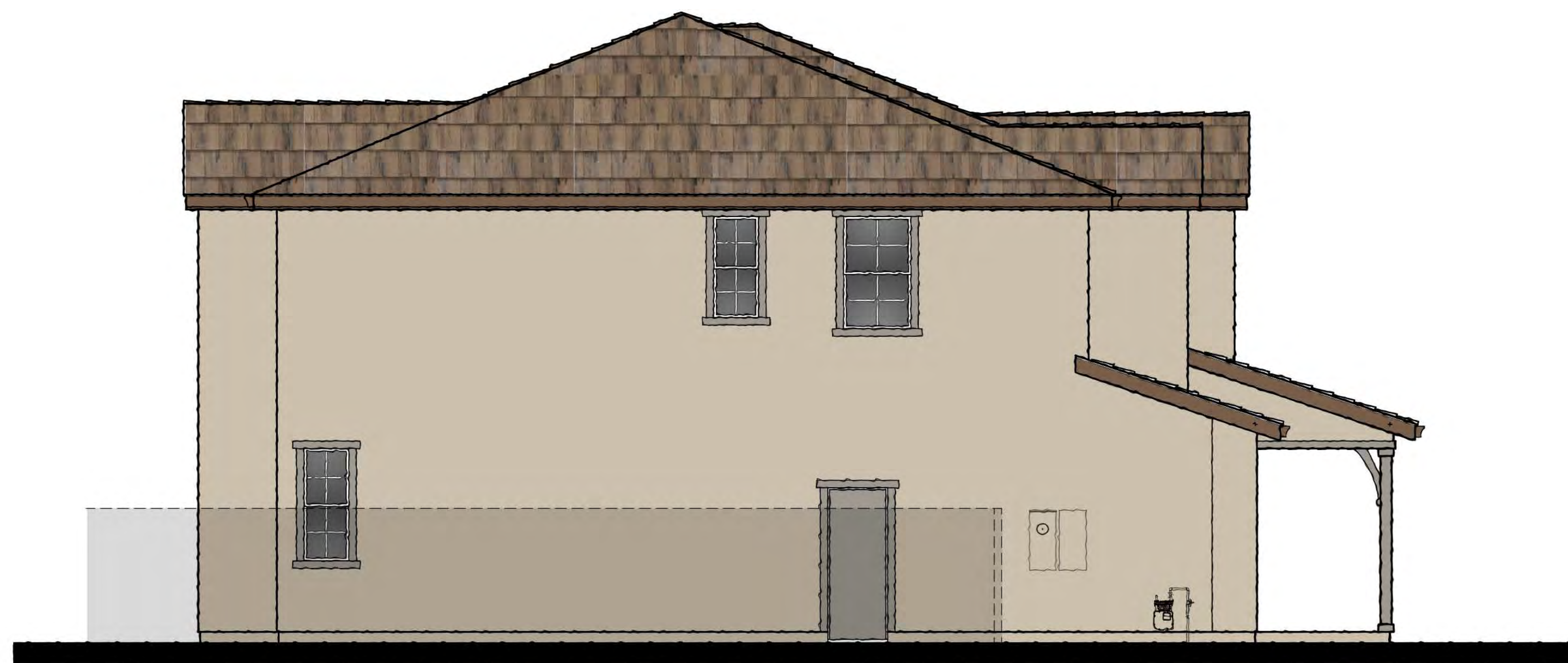
Front Elevation 3A - Early California



Right Elevation



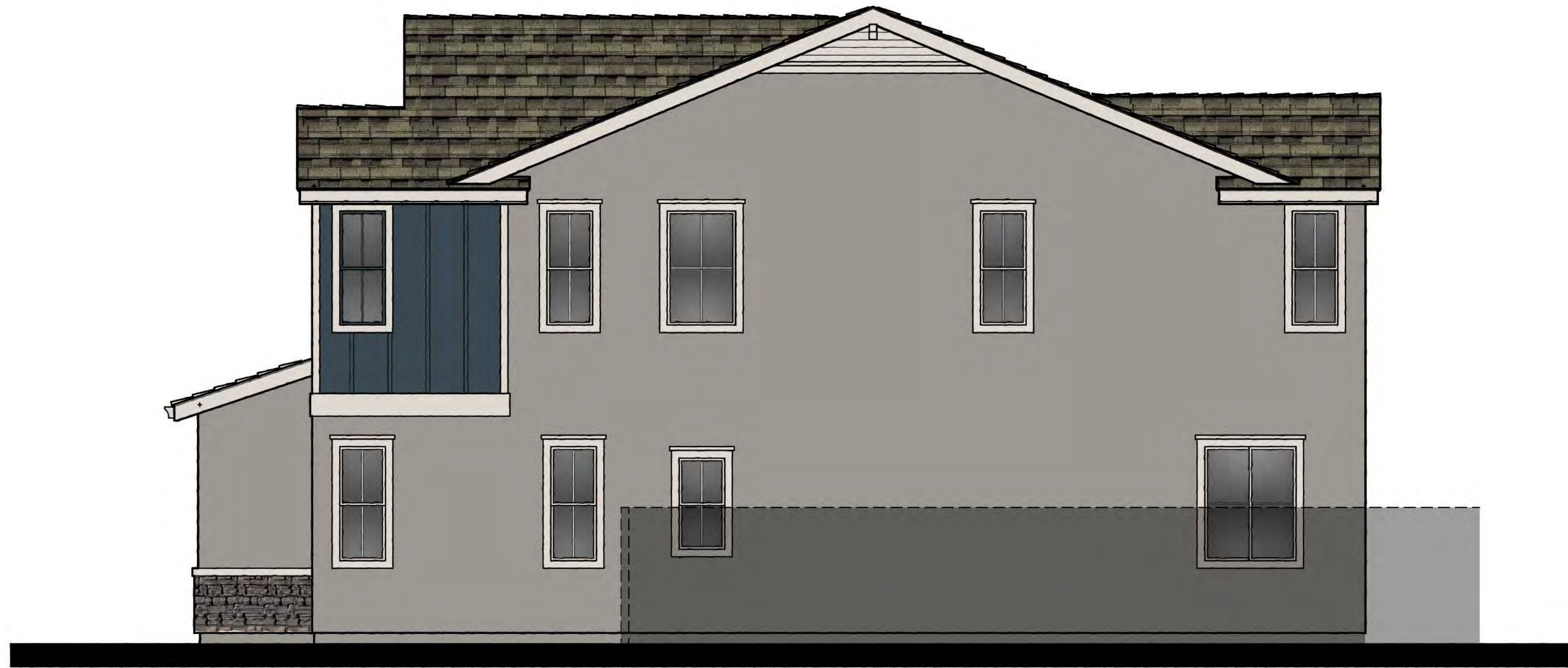
Rear Elevation



Left Elevation



Front Elevation 3B - Country European



Right Elevation



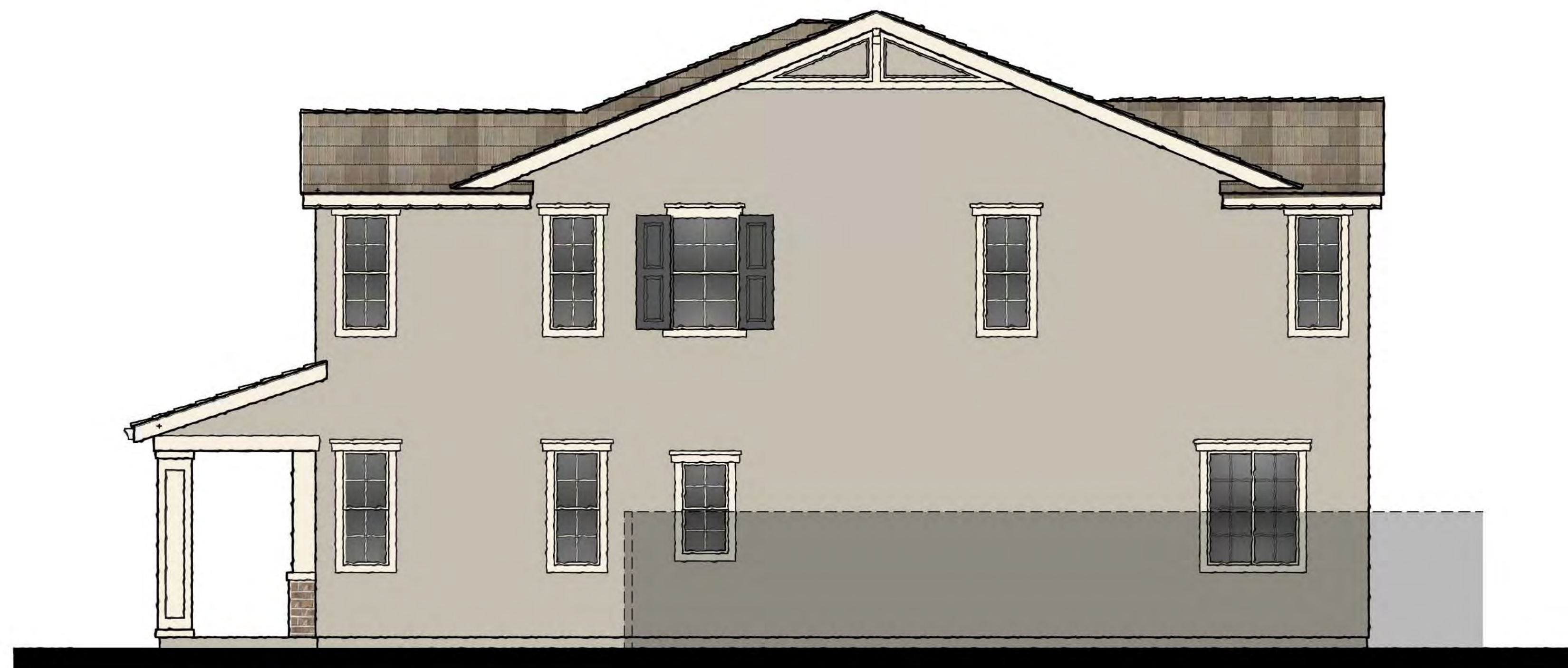
Rear Elevation



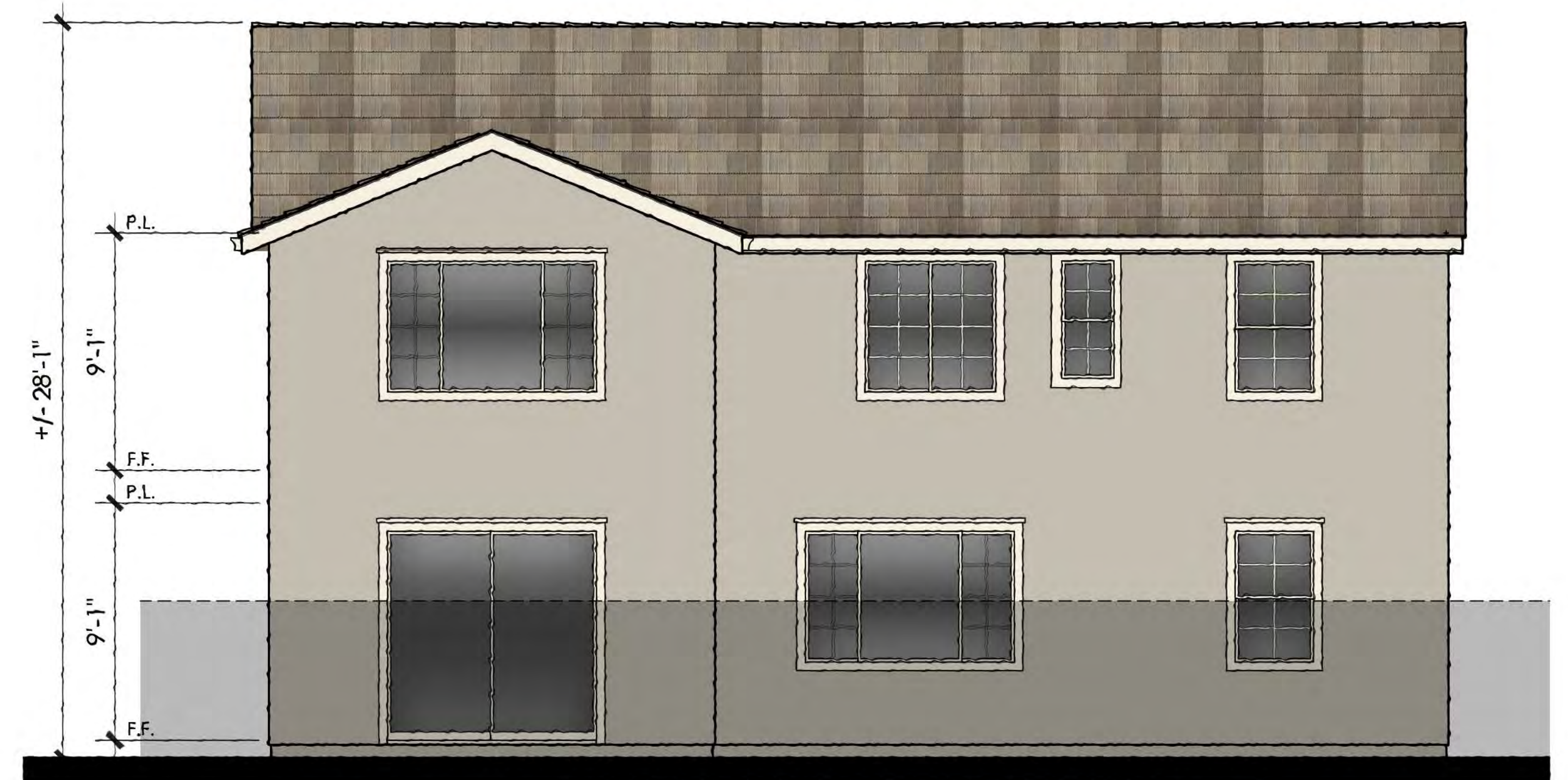
Left Elevation



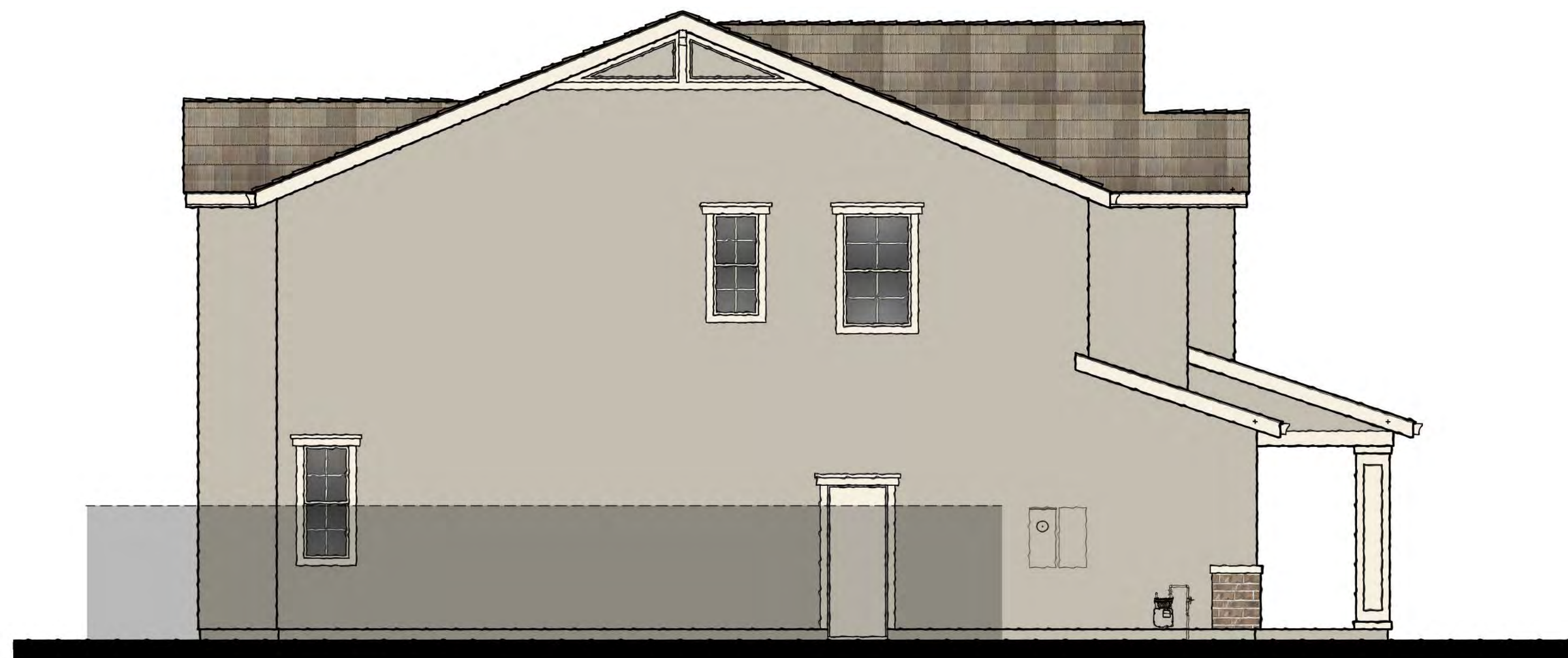
Front Elevation 3C - Western Farmhouse



Right Elevation



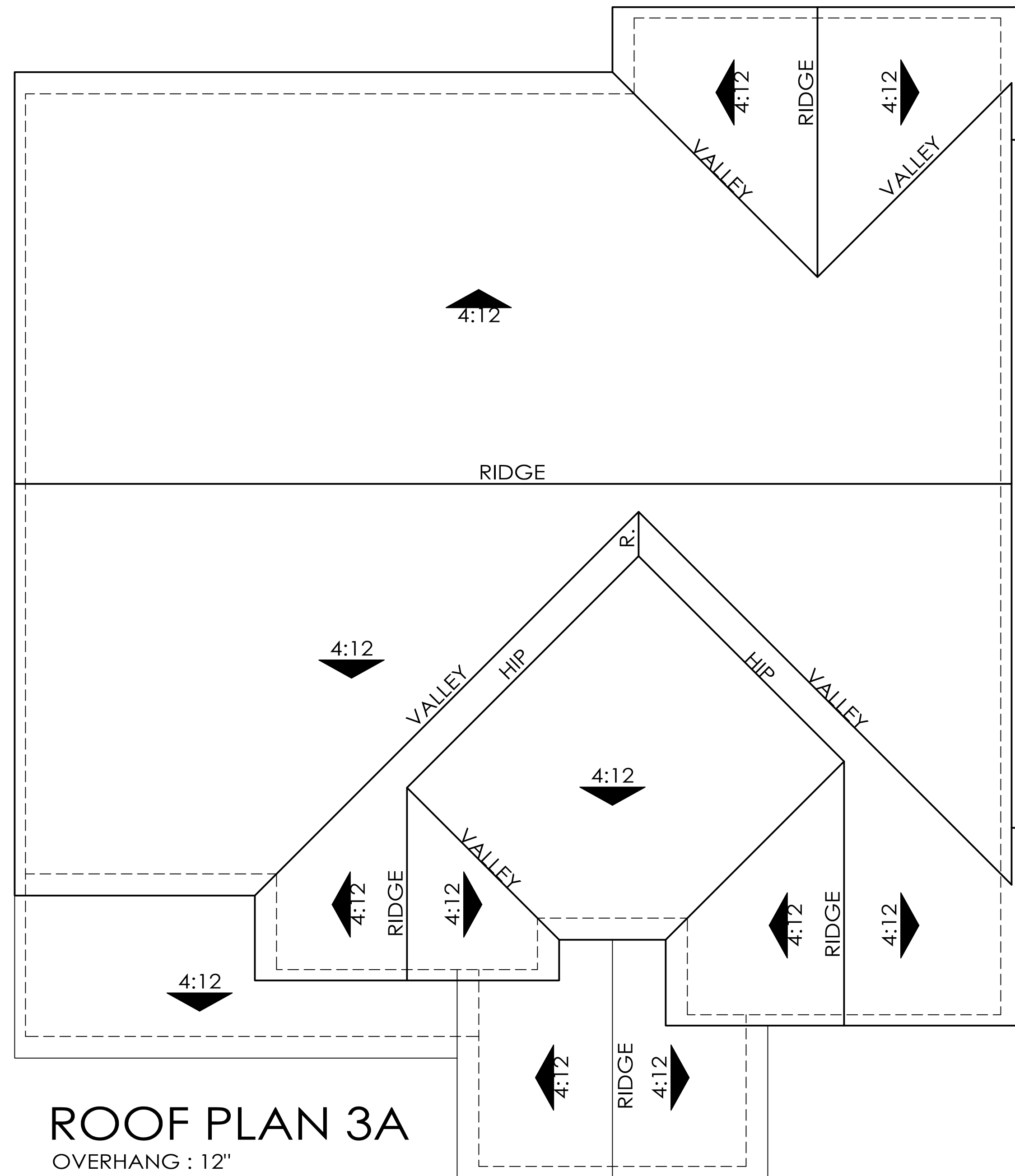
Rear Elevation



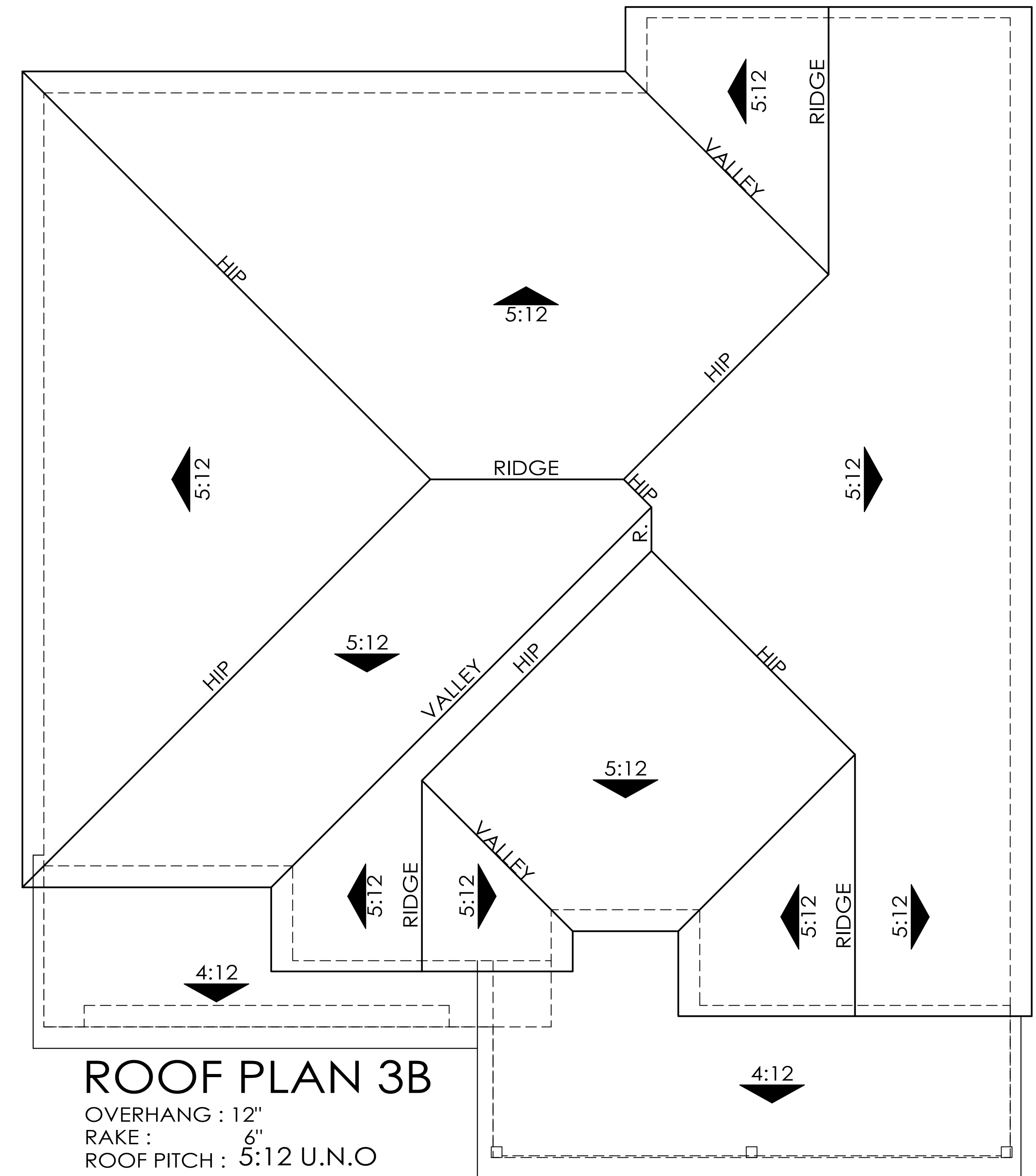
Left Elevation



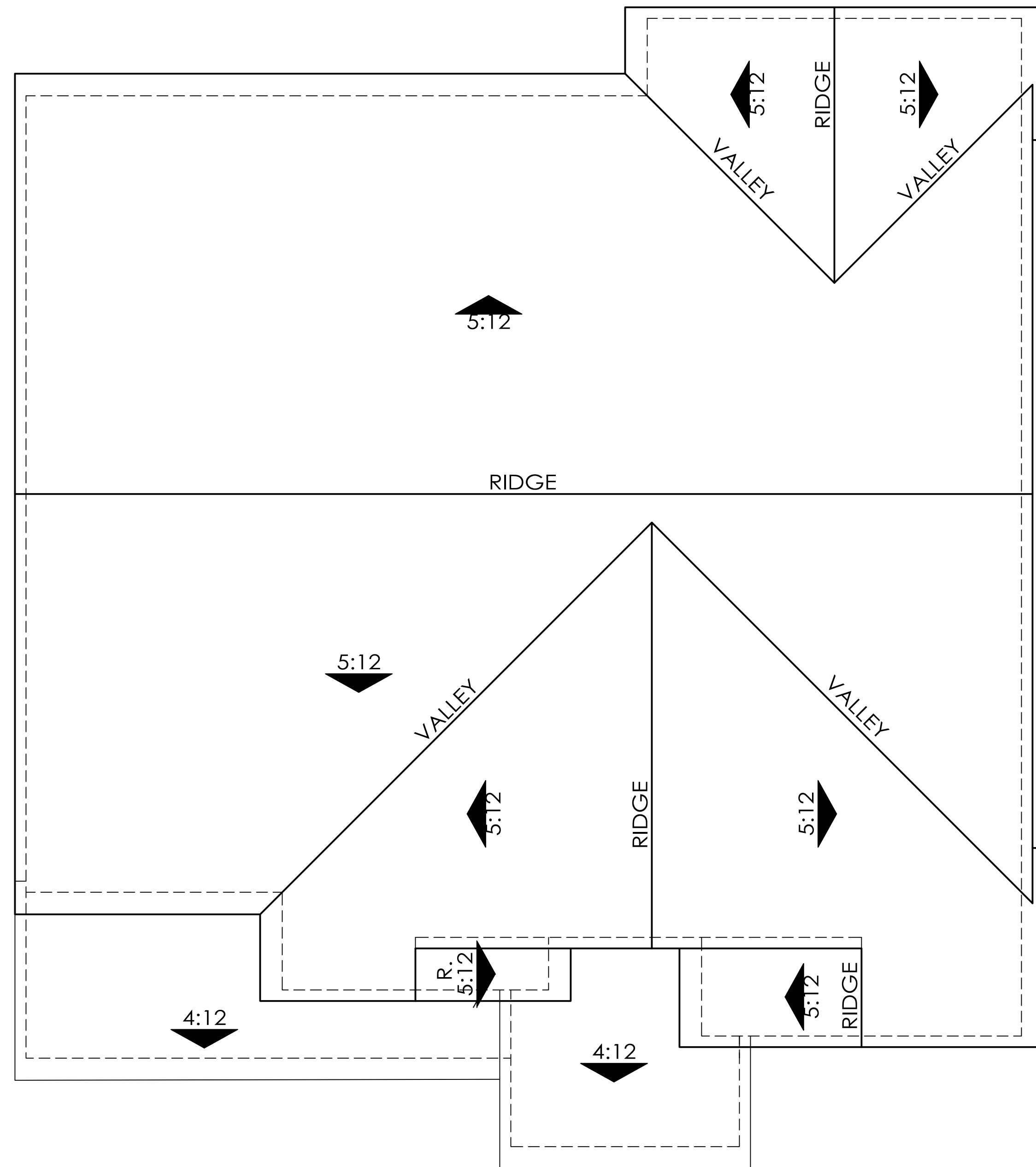
Front Elevation 3F - Colonial



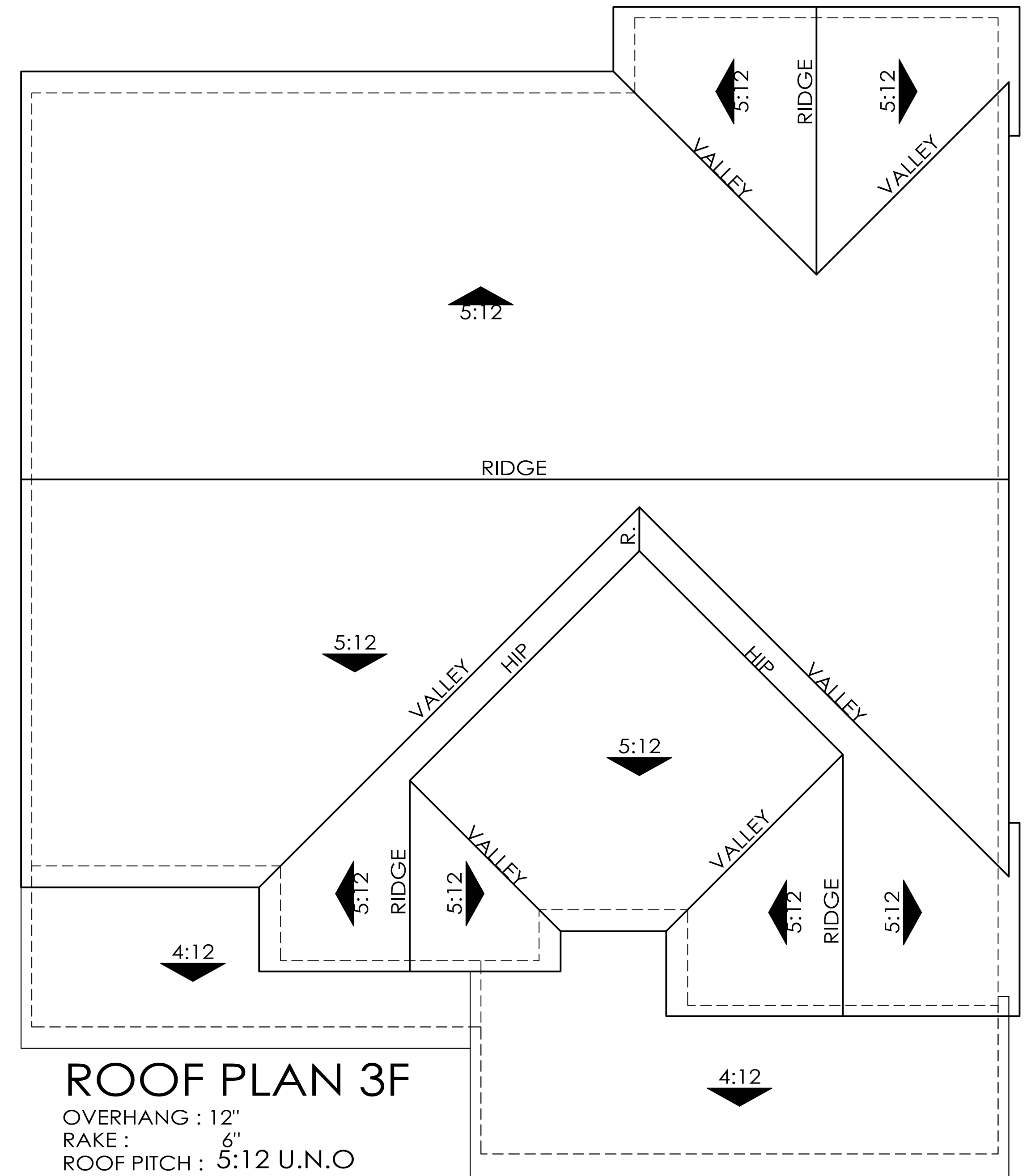
ROOF PLAN 3A
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O



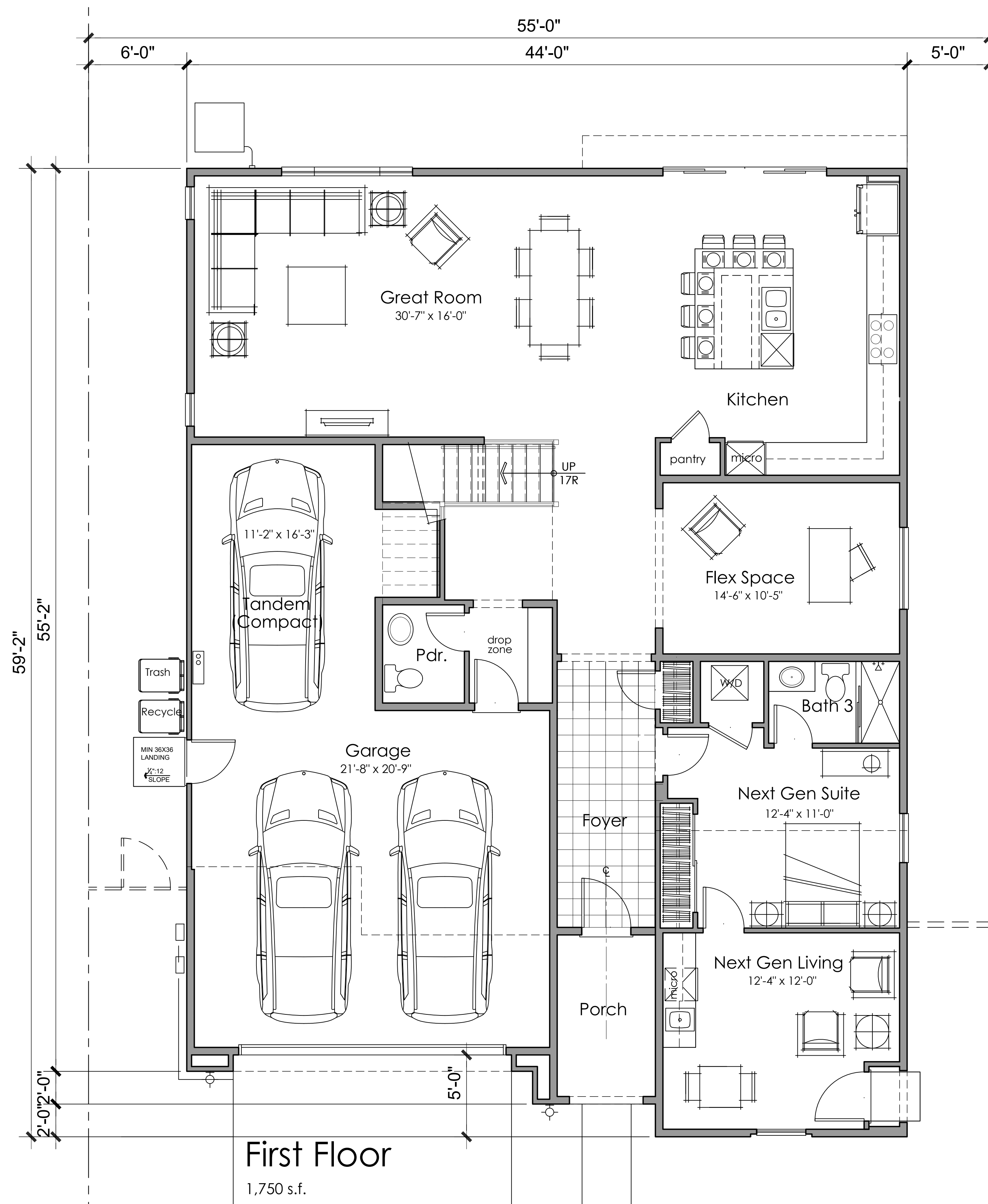
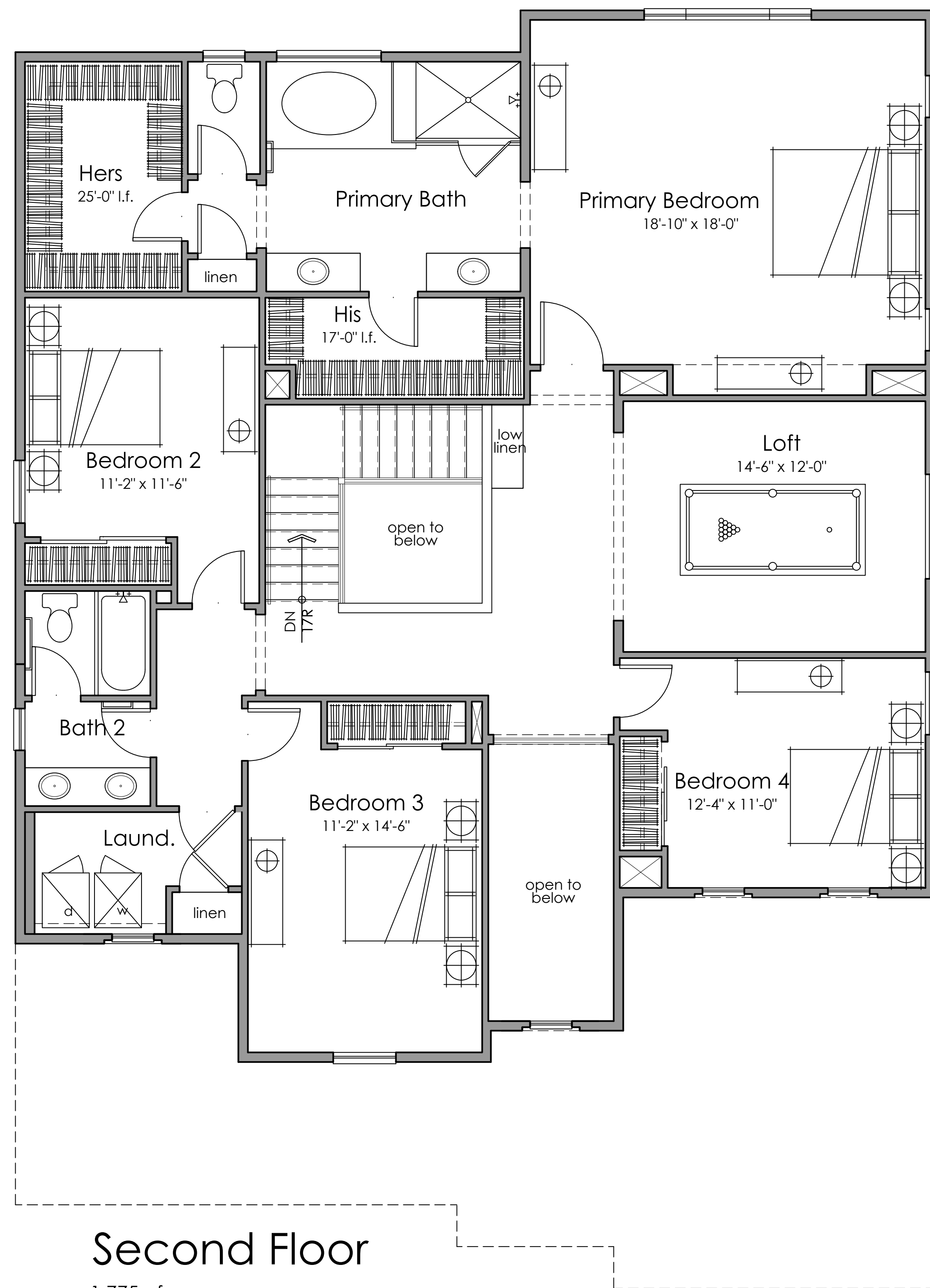
ROOF PLAN 3B
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O

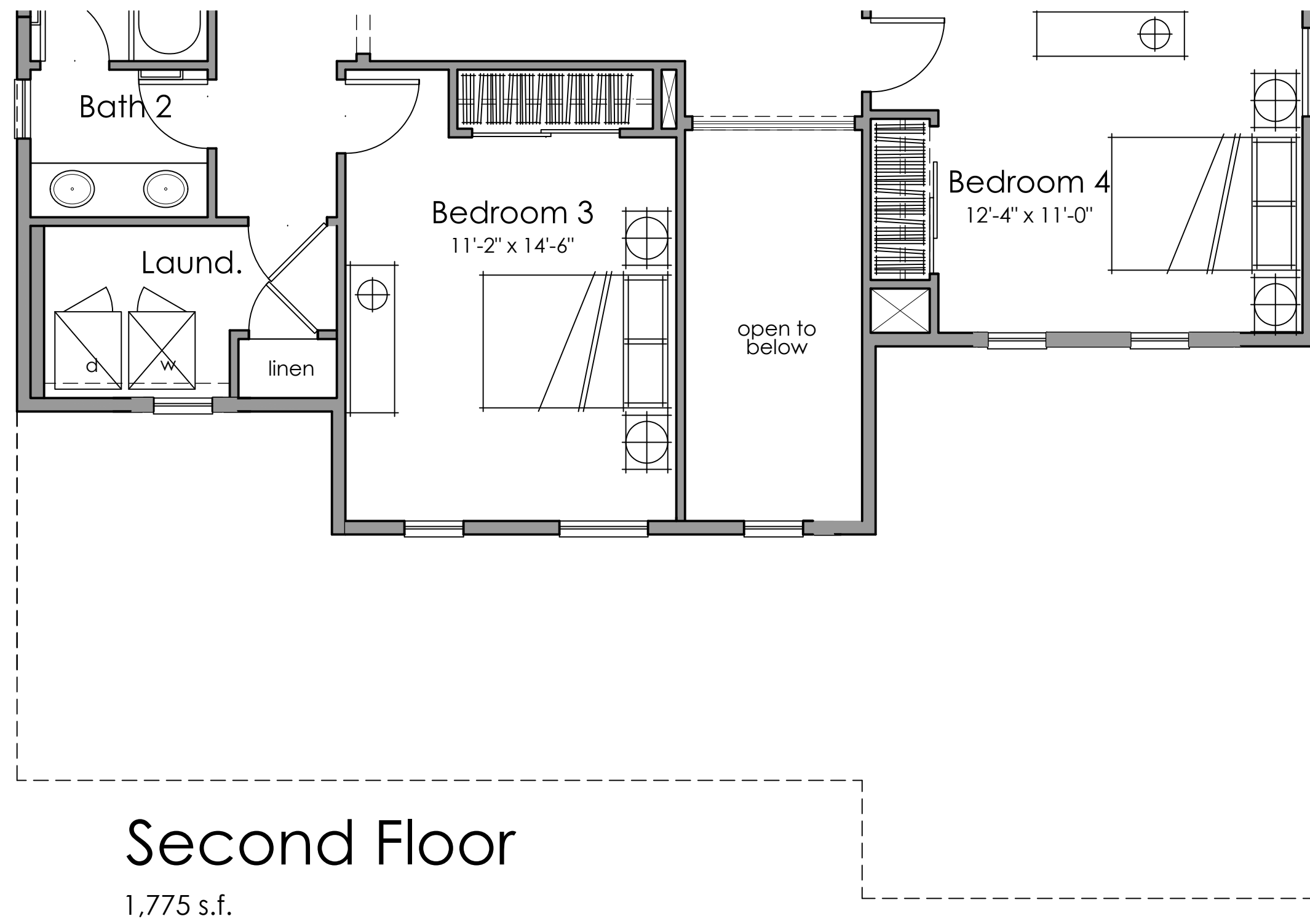


ROOF PLAN 3C
OVERHANG : 12"

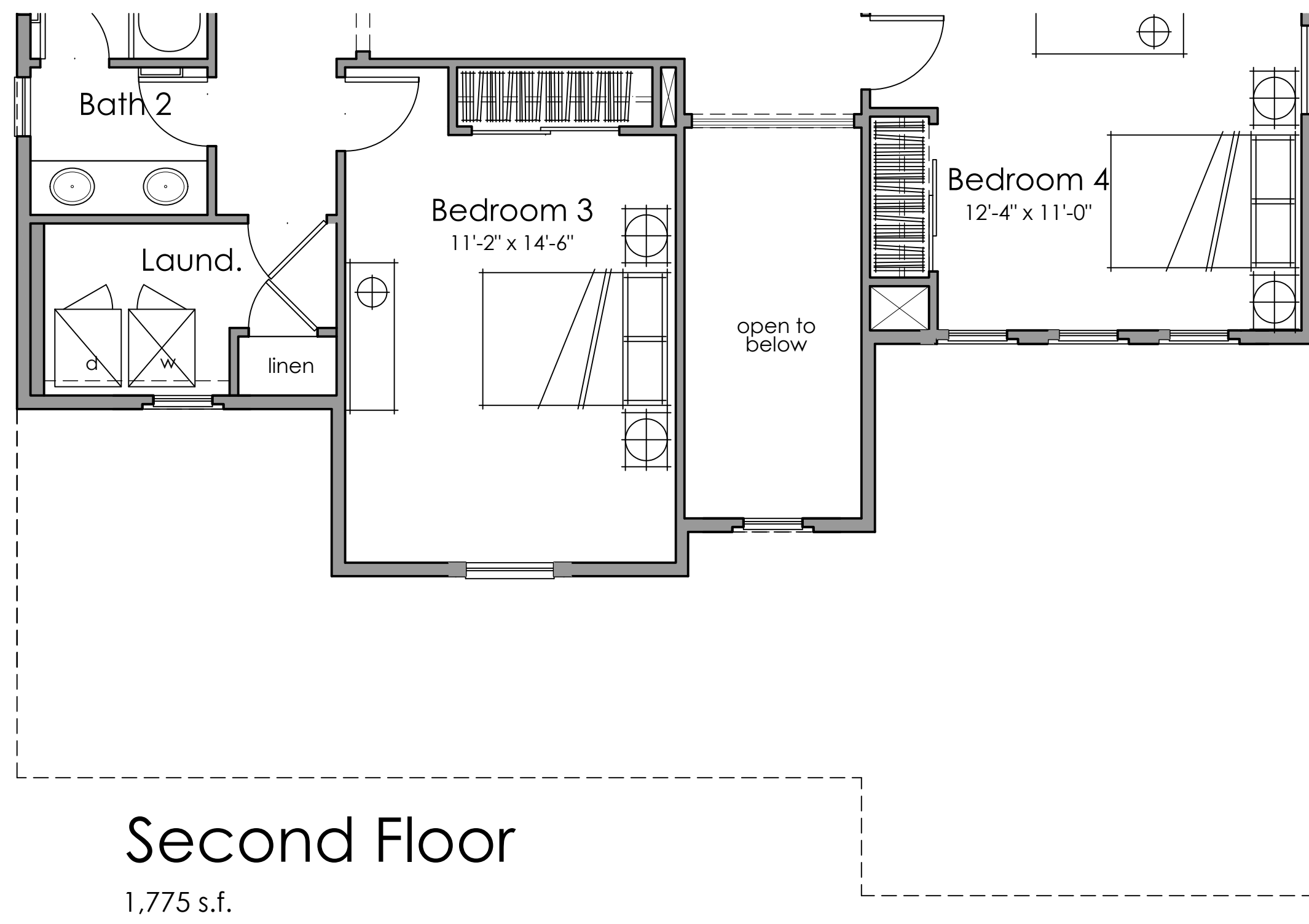
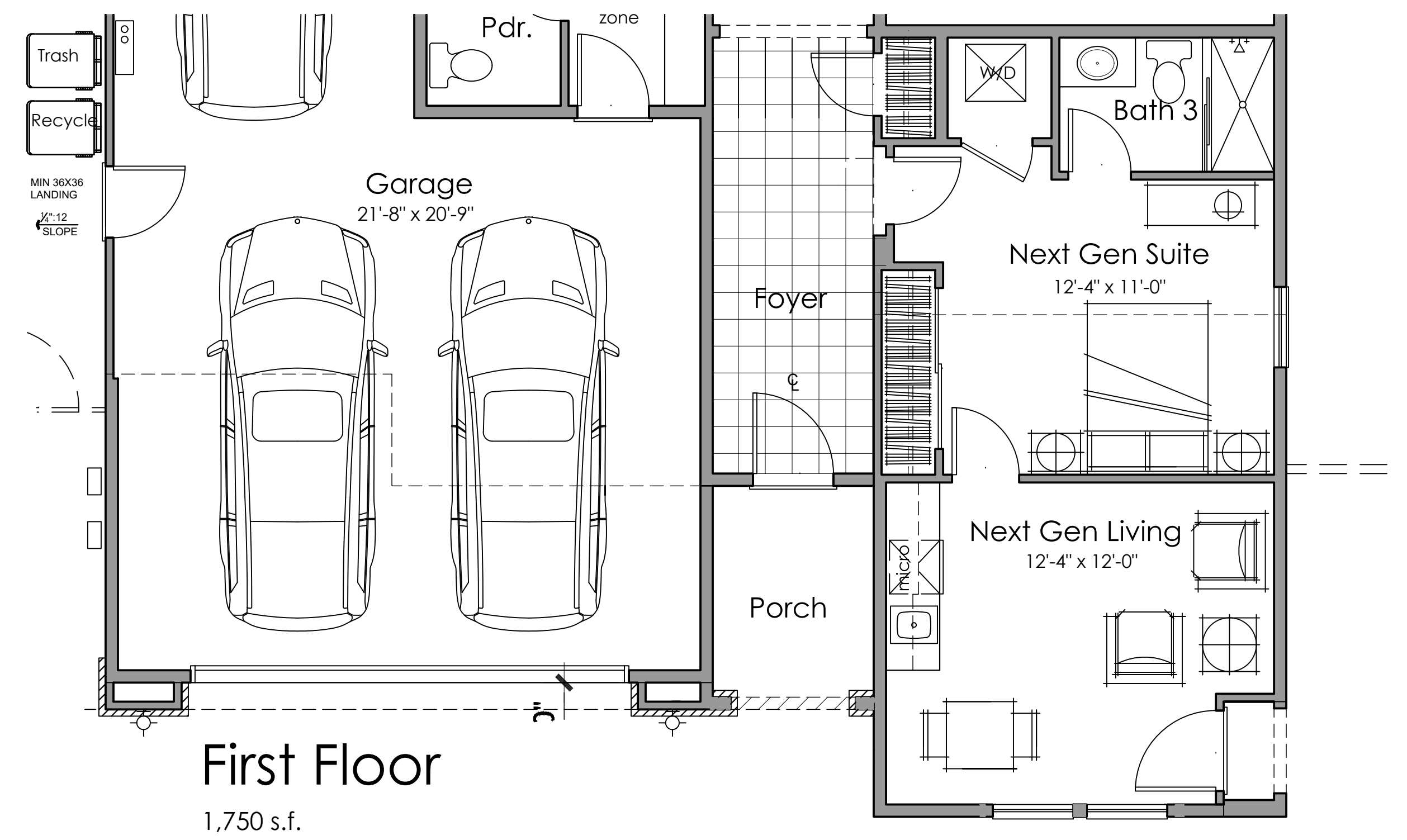


ROOF PLAN 3F
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O

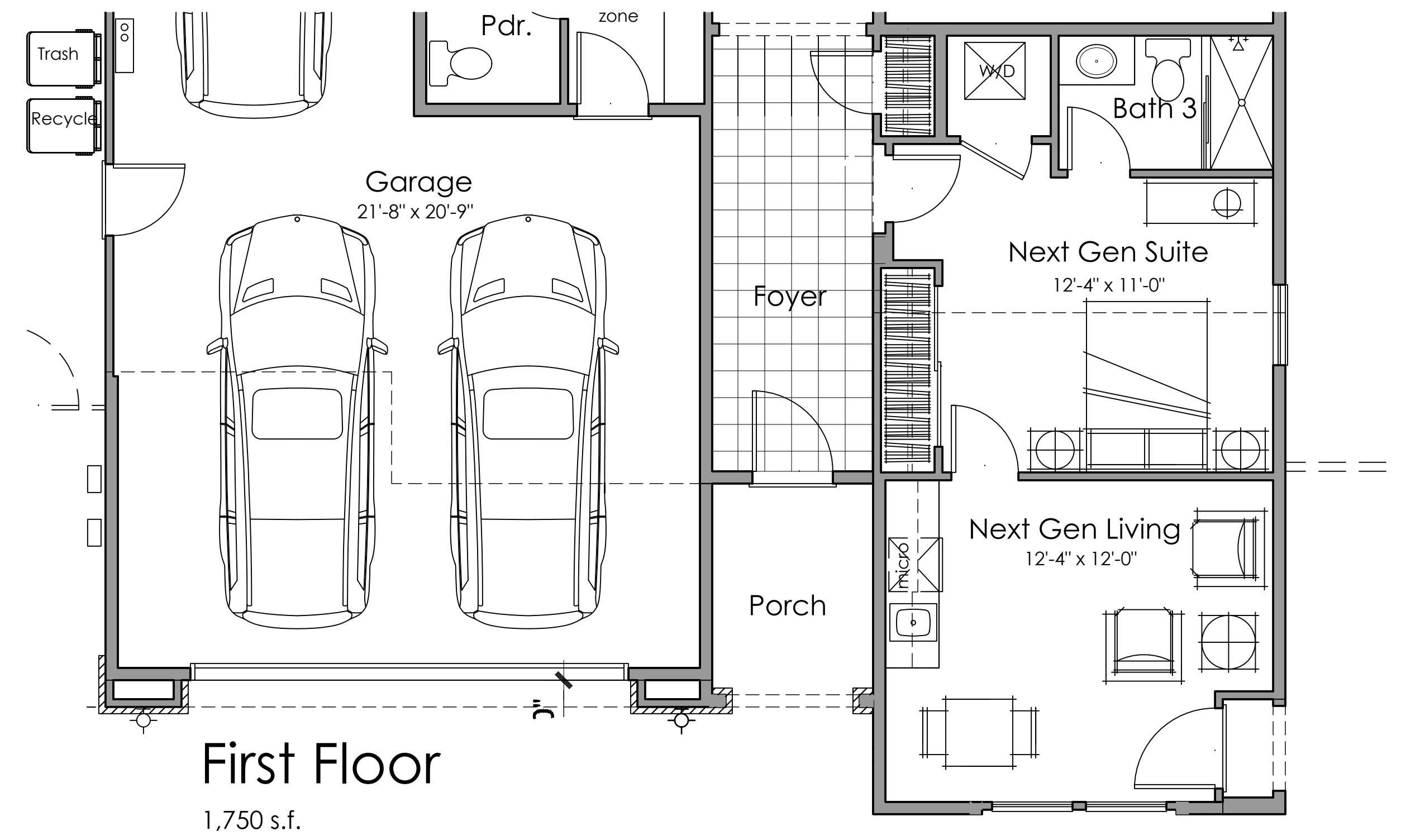


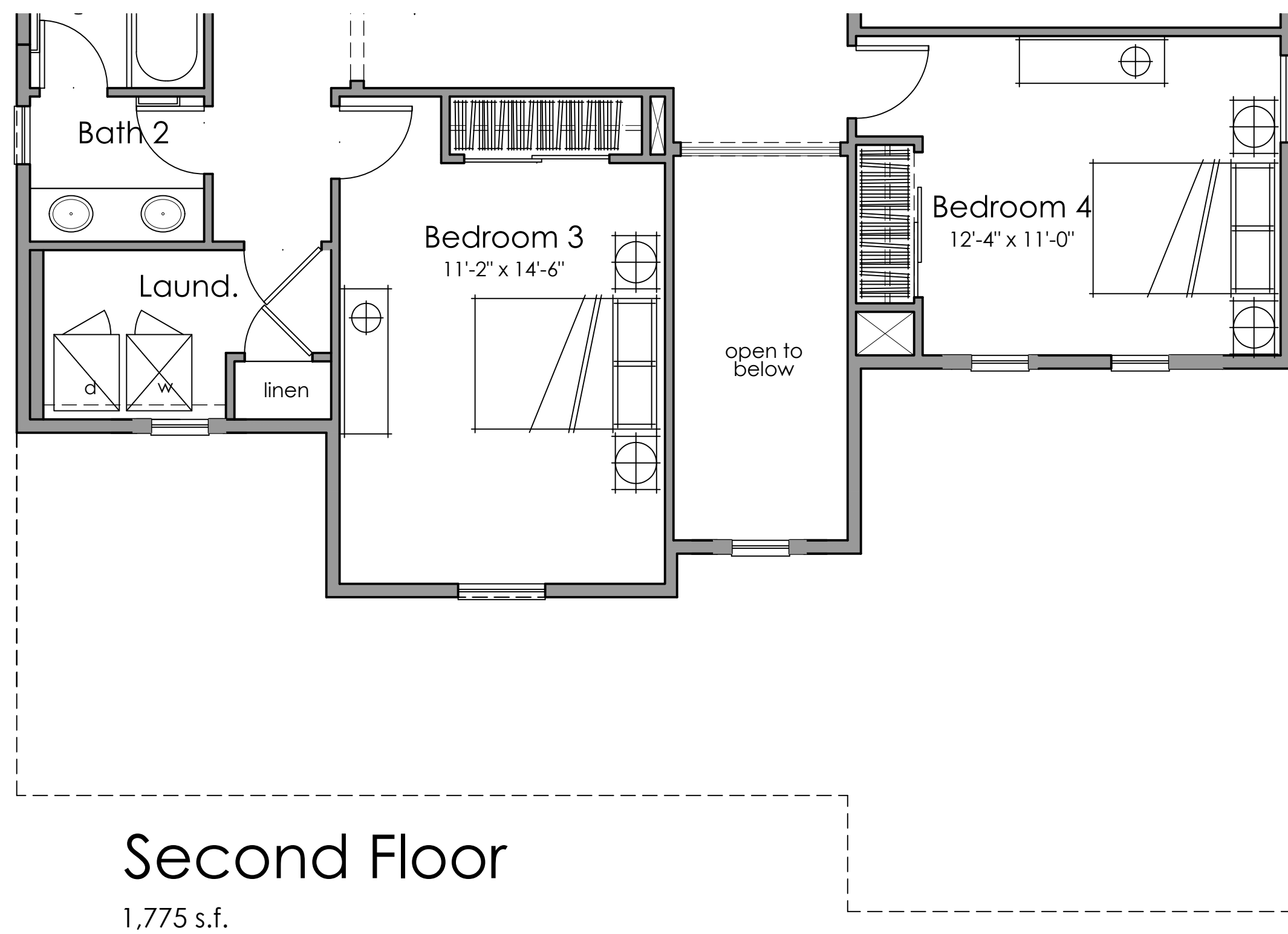


PLAN 4C

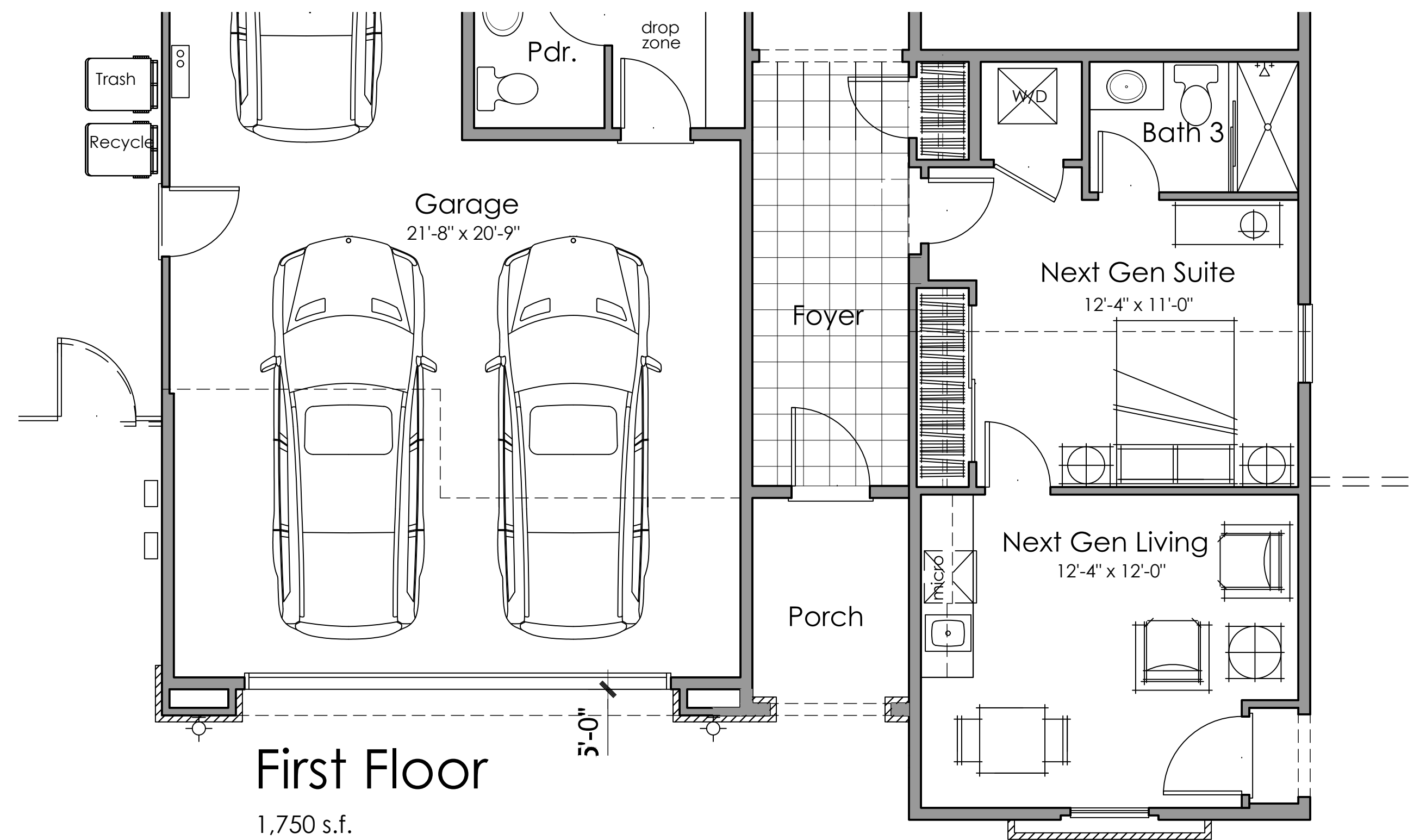


PLAN 4B





PLAN 4F





Front Elevation 4A - Early California



Front Elevation 4B - Country European



Front Elevation 4C - Western Farmhouse



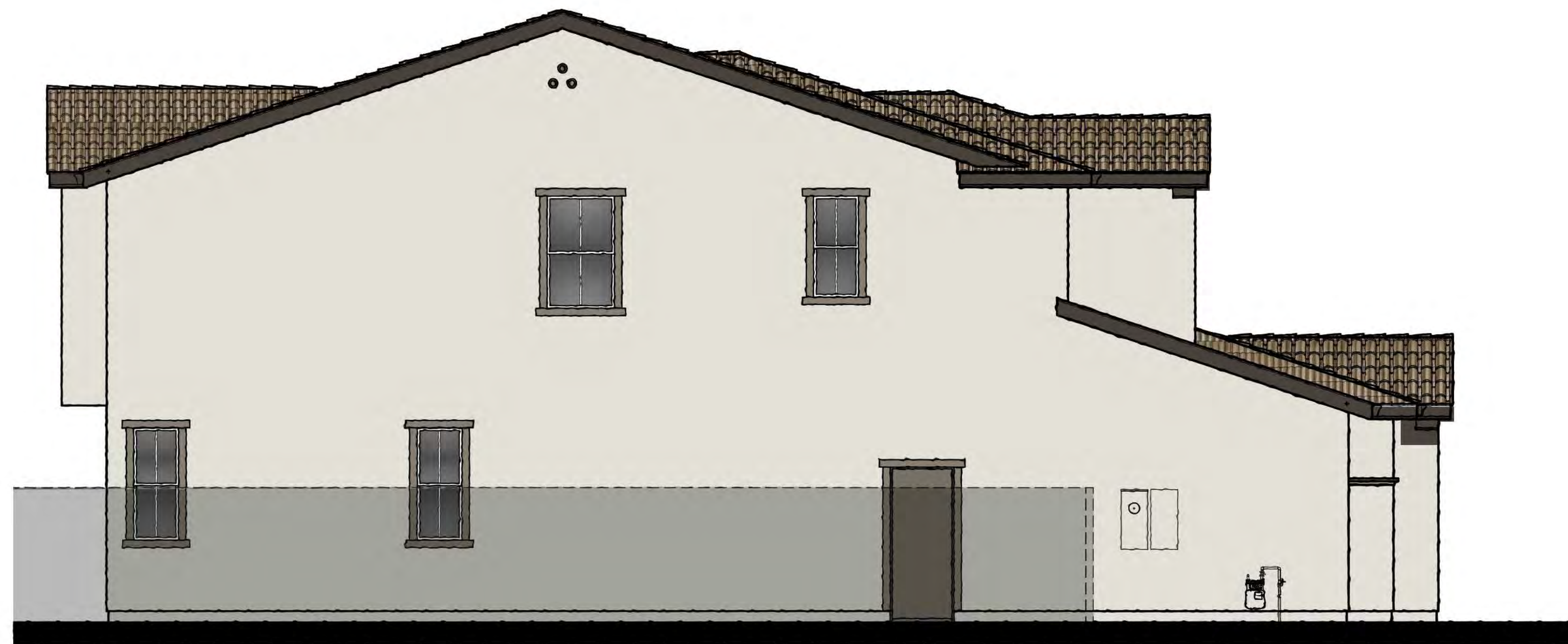
Front Elevation 4F - Colonial



Right Elevation



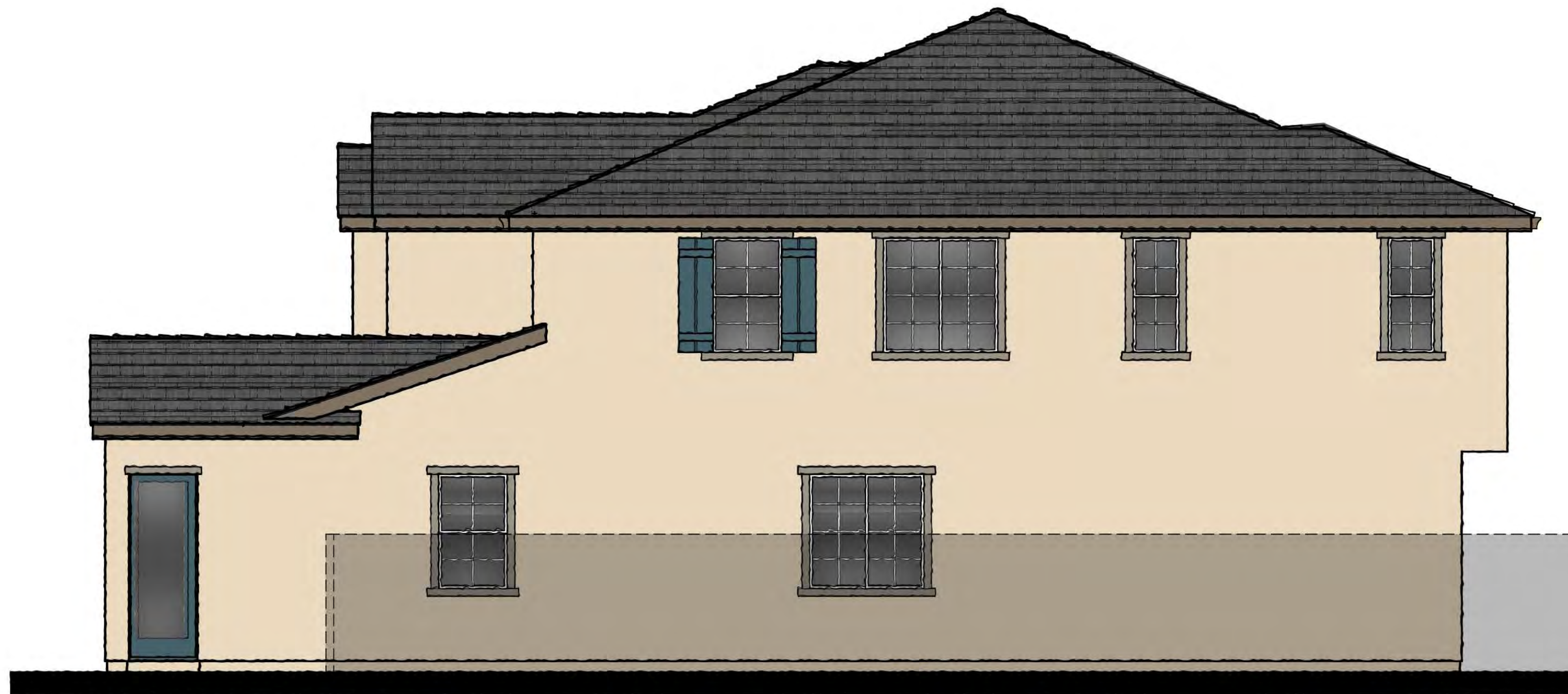
Rear Elevation



Left Elevation



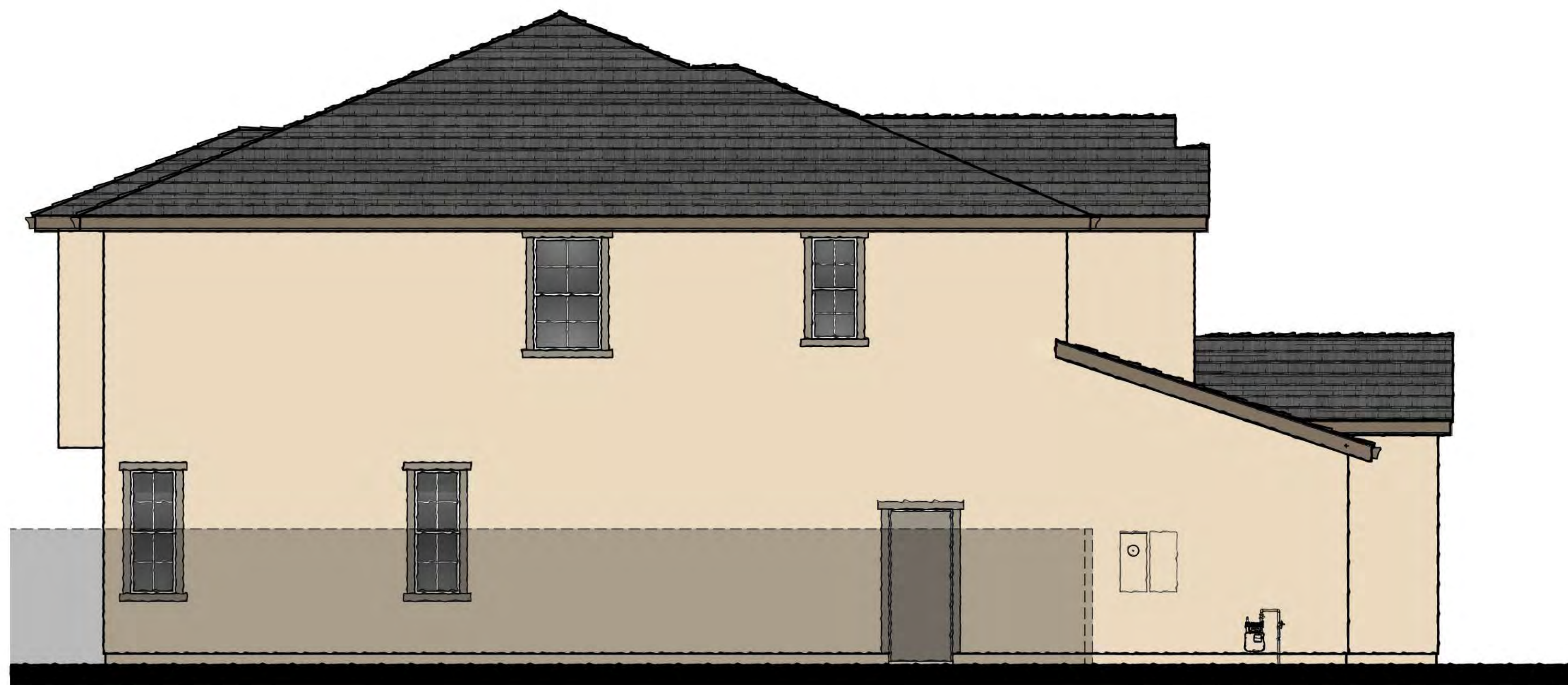
Front Elevation 4A - Early California



Right Elevation



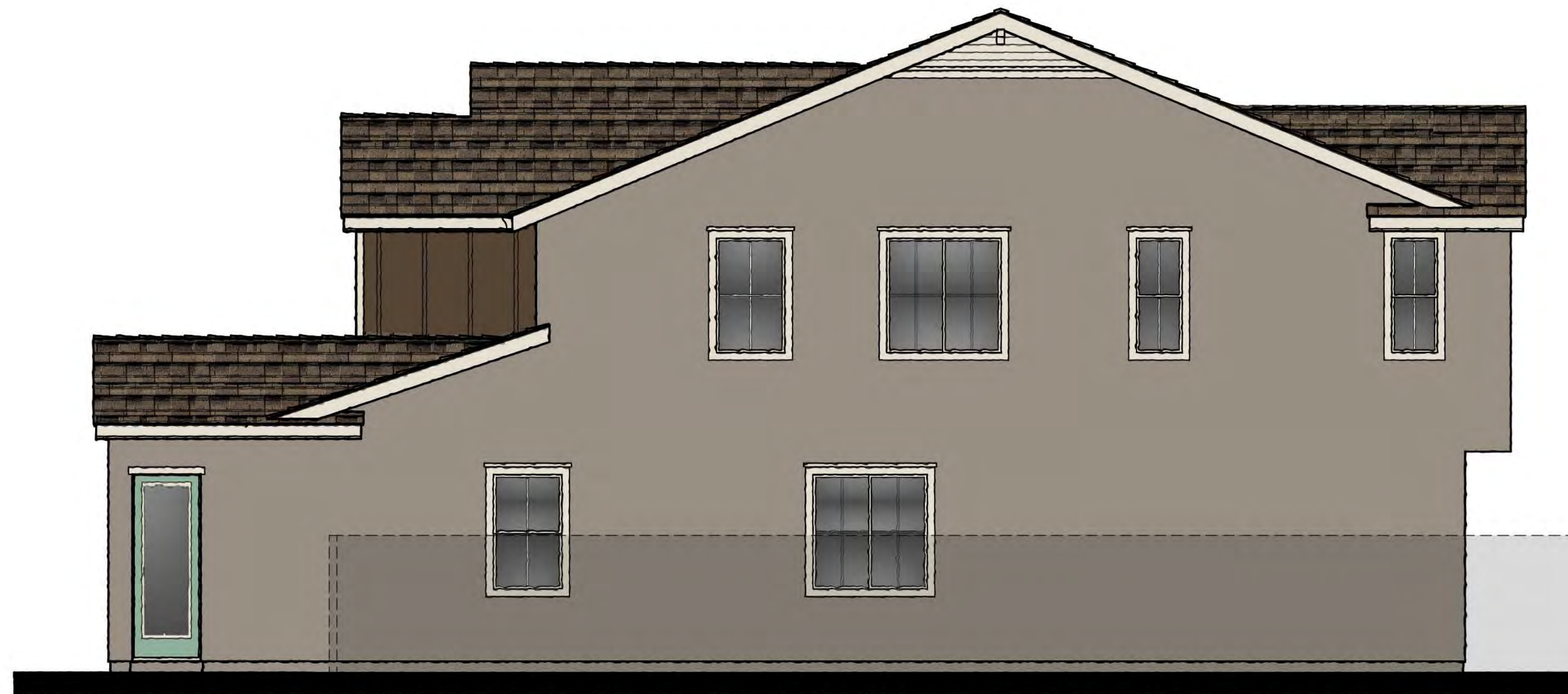
Rear Elevation



Left Elevation



Front Elevation 4B - Country European



Right Elevation



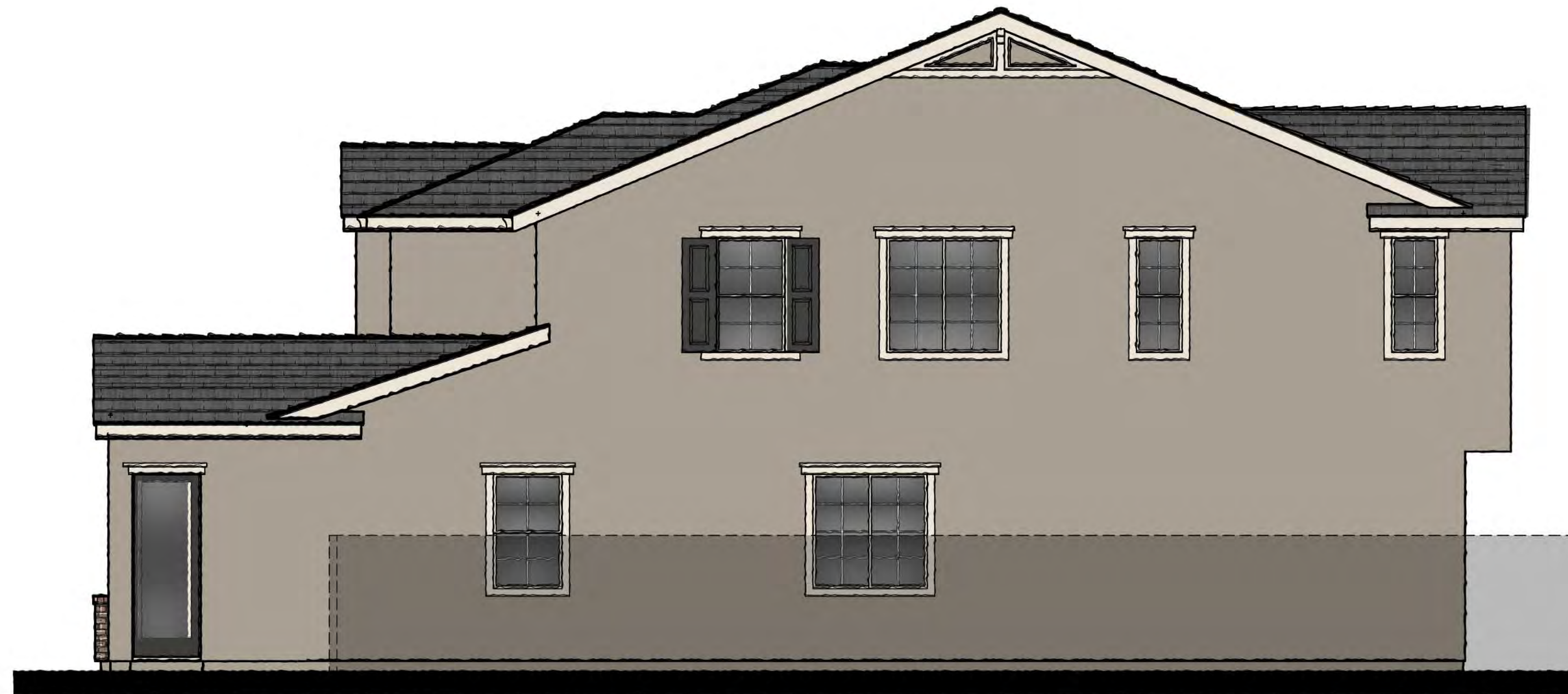
Rear Elevation



Left Elevation



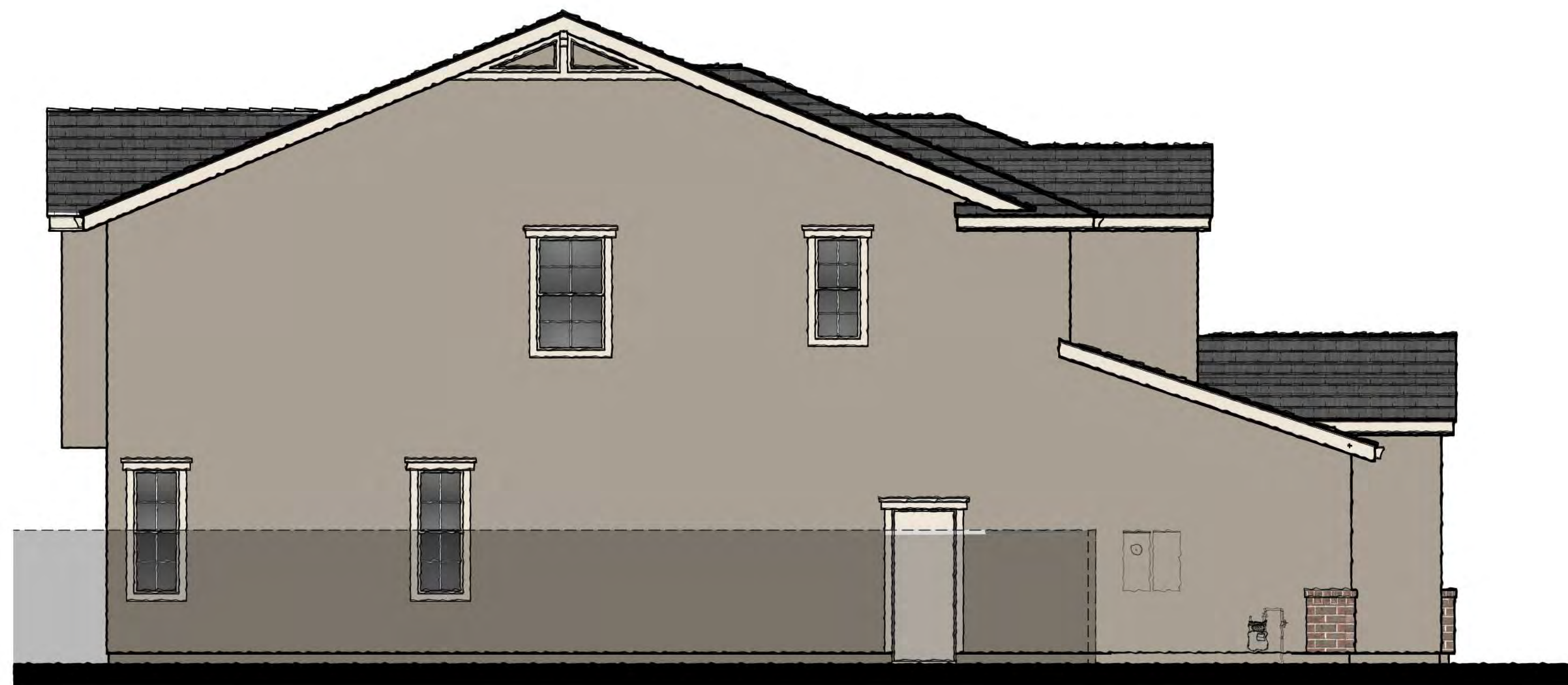
Front Elevation 4C - Western Farmhouse



Right Elevation



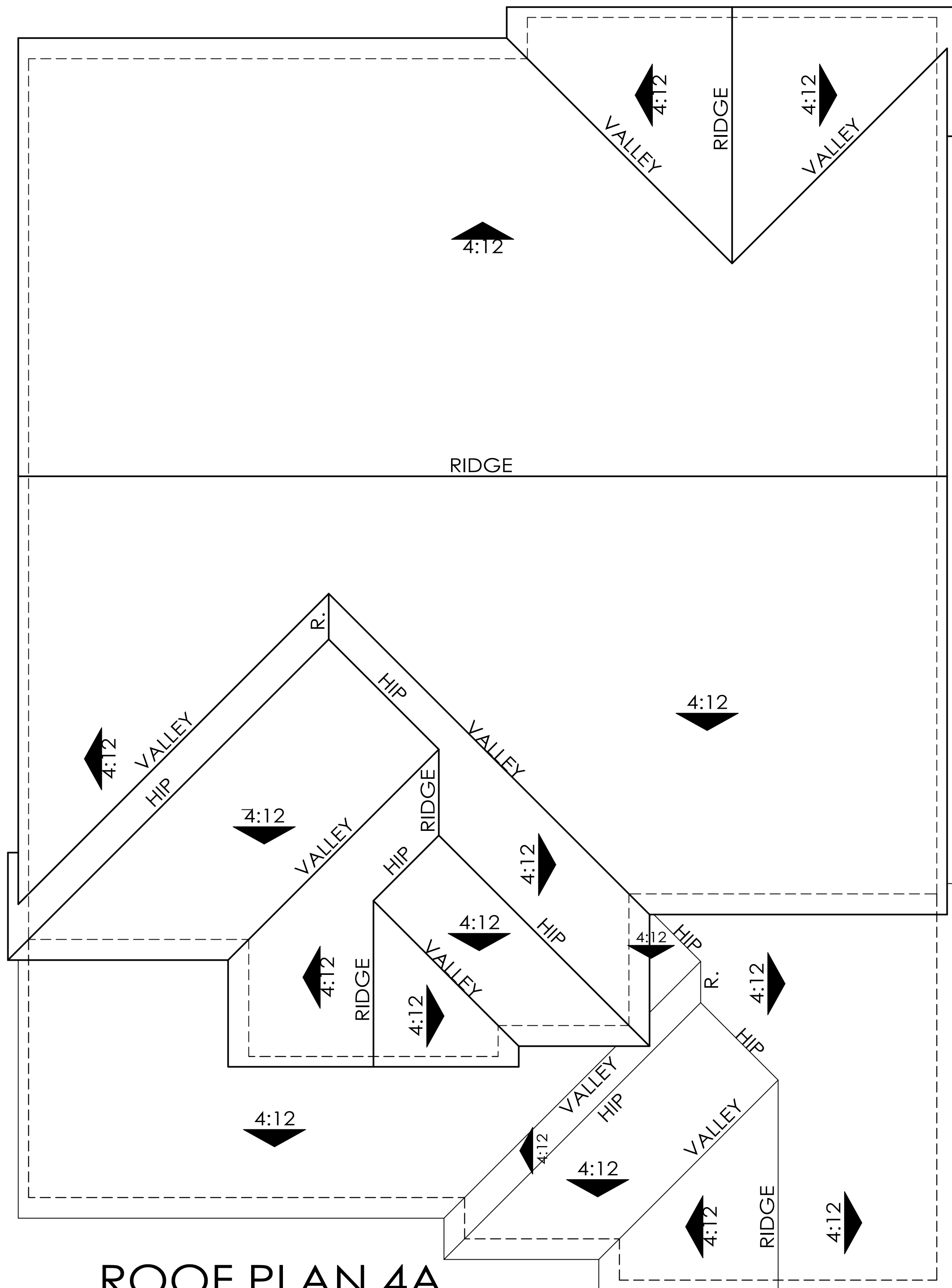
Rear Elevation



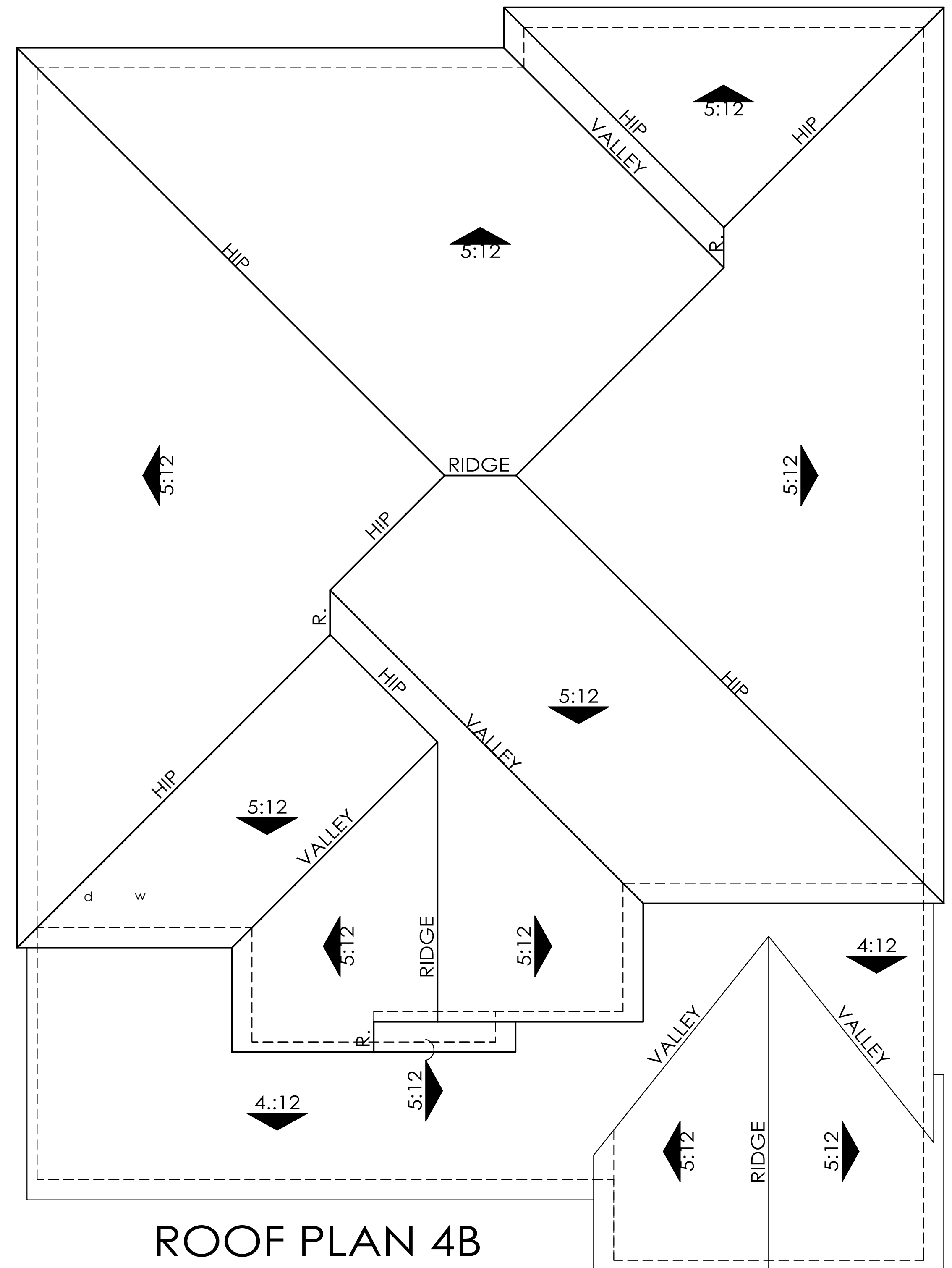
Left Elevation



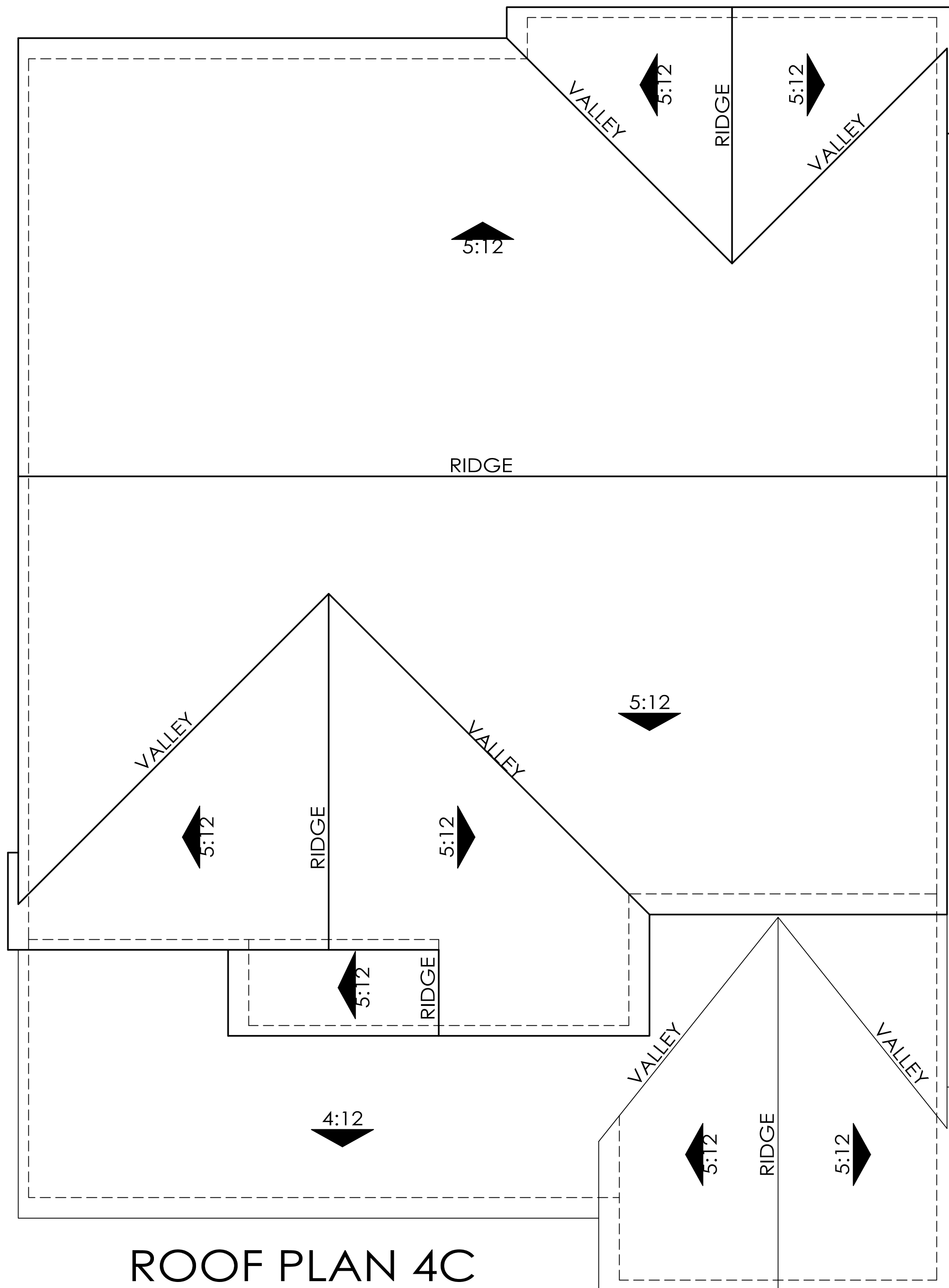
Front Elevation 4F - Colonial



ROOF PLAN 4A
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O

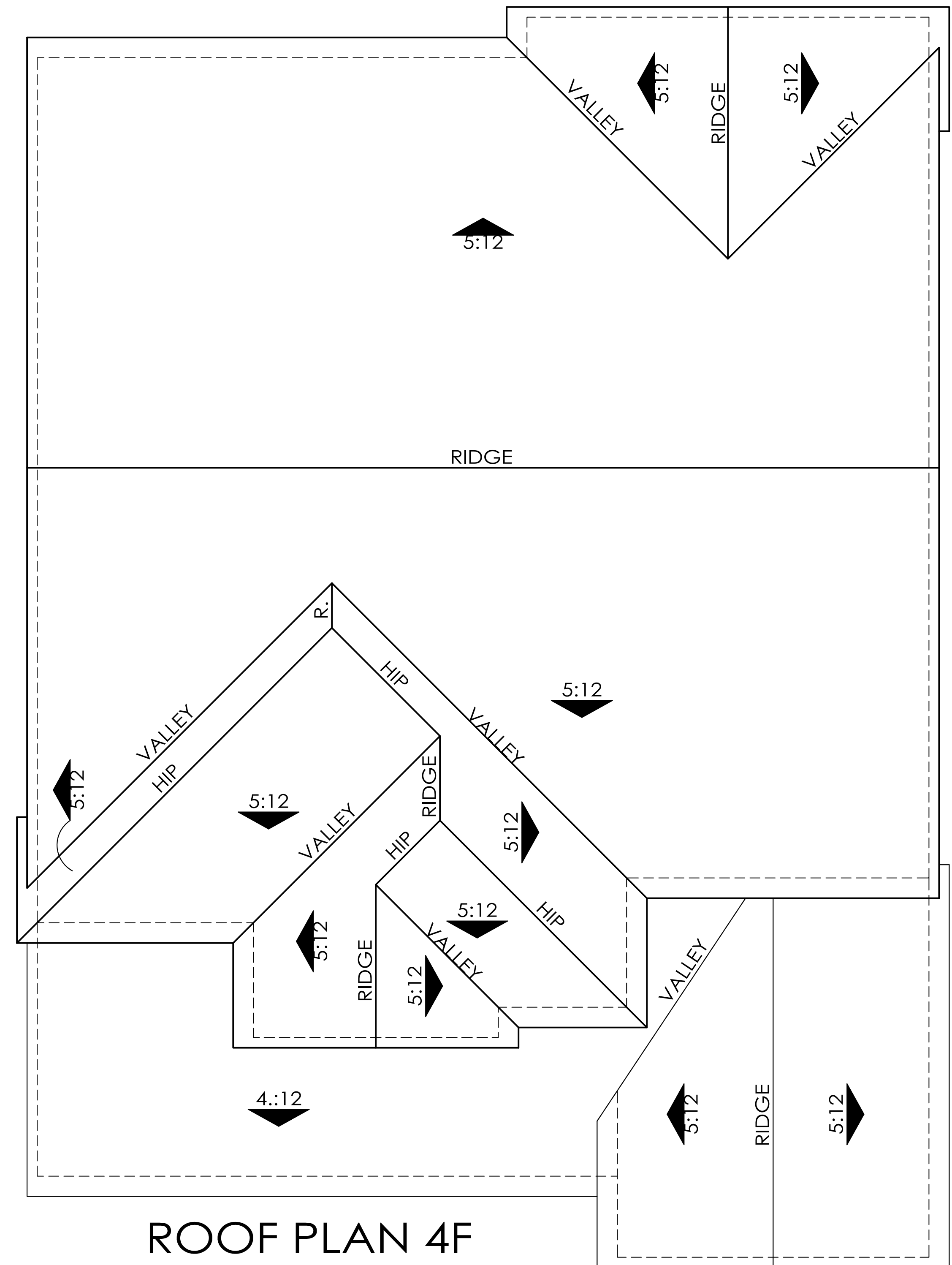


ROOF PLAN 4B
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O



ROOF PLAN 4C

OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O



ROOF PLAN 4F

OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 5:12 U.N.O