

DEVELOPMENT SERVICES PUBLIC HEARING

The City of Tracy Development Services Director will hold a Public Hearing on Tuesday, February 8, 2022, at 2:00 p.m. or as soon thereafter as possible, via teleconference to consider:

D21-0027: Applicant is Lennar Homes and Property Owner is AG ESSENTIAL HOUSING CA 1, L.P.

– Public hearing to consider a Development Review Permit application for the architectural design of 150 single-family dwellings in Tracy Hills Phase 1B, Village 10C, known as Greenwood, and 149 single-family dwellings in Tracy Hills Phase 1B, Village 11A, known as Fairgrove, located in the vicinity of Tracy Hills Drive. The Tracy Hills Phase 1B project, including Villages 10C and 11A, is consistent with the Tracy Hills Specific Plan, for which an Environmental Impact Report (EIR) was certified by the City Council on April 5, 2016. In accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15168(c)(2), no further environmental assessment is required. *The Project Planner is Scott Claar, Senior Planner, (209) 831-6429, Scott.Claar@cityoftracy.org.*

All interested persons are invited to participate by calling the teleconference line at **(209) 425-4338** Conference ID: **696 855 268#** to submit statements orally during the meeting; or in writing before the meeting by sending written statements to publiccomment@cityoftracy.org.

Should you decide to challenge the decision of the DS Director, you may be limited to those issues that were raised for consideration at the hearing.

WILLIAM DEAN
Interim Development Services Director

February 8, 2022

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR THE ARCHITECTURAL DESIGN OF 150 SINGLE-FAMILY DWELLINGS IN TRACY HILLS PHASE 1B VILLAGE 10C, KNOWN AS GREENWOOD, AND 149 SINGLE-FAMILY DWELLINGS IN TRACY HILLS PHASE 1B VILLAGE 11A, KNOWN AS FAIRGROVE, LOCATED IN THE VICINITY OF TRACY HILLS DRIVE. THE APPLICANT IS LENNAR HOMES AND THE PROPERTY OWNER IS AG ESSENTIAL HOUSING CA 1, LP. APPLICATION NUMBER D21-0027

Project Description

This agenda item involves the proposed architectural design of 150 single-family dwellings in Tracy Hills Phase 1B Village 10C, known as Greenwood, and 149 single-family dwellings in Tracy Hills Phase 1B Village 11A, known as Fairgrove, located in the vicinity of Tracy Hills Drive, west of the future Lammers Road extension (Attachment A – Architectural Packet for Village 10C and Village 11A). The applicant is Lennar Homes.

The proposed architecture for Greenwood includes four floor plans with five elevation types for each plan type. Fairgrove also includes four floor plans with five elevations for each plan type. All plan types in both villages are two-story design. There is not a requirement for single-story homes in a medium density subdivision. Village 10C and 11A are zoned Medium Density Residential (MDR-TH) in the Tracy Hills Specific Plan. The architectural styles include Early California, Country European, Western Farmhouse, Craftsman, and Mediterranean Revival.

The proposed architecture is consistent with the Tracy Hills Specific Plan and has incorporated significant variation between floor plans and elevations, used a mix of building materials and 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 (Attachment B – Development Plan for Village 10C / Attachment C – Development Plan for Village 11A).

Environmental Document

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.

RECOMMENDATION

Staff recommends that the Development Services Director approve the Development Review Permit for the architectural design of 150 single-family dwellings in Tracy Hills Phase 1B Village 10C, known as Greenwood, and 149 single-family dwellings in Tracy

Hills Phase 1B Village 11A, known as Fairgrove, located in the vicinity of Tracy Hills Drive, Application Number D21-0027, based on the findings contained in the Director's Determination dated January 25, 2022 (Attachment D).

Prepared by: Scott Claar, Senior Planner

Approved by: Bill Dean, Interim Development Services Director

ATTACHMENTS

- A: Architectural Packet for Village 10C (Greenwood) and Village 11A (Fairgrove)
- B: Development Plan – Village 10C (Greenwood)
- C: Development Plan – Village 11A (Fairgrove)
- D: Development Services Director Determination
Exhibit 1 – Conditions of Approval



TRACY HILLS

TRACY, CALIFORNIA

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A.o.o

COVER

A.o

TITLE SHEEET

A1.o

EXTERIOR PLAN 1

A1.o1

EXTERIOR PLAN 1

A1.1

FLOOR PLAN 1

A1.1.1

PLAN 1 ADDENDA B & C

A1.1.2

PLAN 1 ADDENDA D & E

A1.2

EXTERIOR ELEVATIONS 1A

A1.3

EXTERIOR ELEVATIONS 1B

A1.4

EXTERIOR ELEVATIONS 1C

A1.5

EXTERIOR ELEVATIONS 1D

A1.6

EXTERIOR ELEVATIONS 1E

A1.7

PLAN 1 ROOF PLANS

A1.8

PLAN 1 ROOF PLANS

A2.o

EXTERIOR PLAN 2

A2.o.1

EXTERIOR PLAN 2

A2.1

FLOOR PLAN 2

A2.1.1

PLAN 2 ADDENDA B & C

A2.1.2

PLAN 2 ADDENDA D & E

A2.2

EXTERIOR ELEVATIONS 2A

A2.3

EXTERIOR ELEVATIONS 2B

A2.4

EXTERIOR ELEVATIONS 2C

A2.5

EXTERIOR ELEVATIONS 2D

A2.6

EXTERIOR ELEVATIONS 2E

A2.7

PLAN 2 ROOF PLANS

A2.8

PLAN 2 ROOF PLANS

A3.o

EXTERIOR PLAN 3

A3.o.1

EXTERIOR PLAN 3

A3.1

FLOOR PLAN 3

A3.1.1

PLAN 3 ADDENDA B & C

A3.1.2

PLAN 3 ADDENDA D & E

A3.2

EXTERIOR ELEVATIONS 3A

A3.3

EXTERIOR ELEVATIONS 3B

A3.4

EXTERIOR ELEVATIONS 3C

A3.5

EXTERIOR ELEVATIONS 3D

A3.6

EXTERIOR ELEVATIONS 3E

A3.7

PLAN 3 ROOF PLANS

A3.8

PLAN 3 ROOF PLANS

A4.o.

EXTERIOR PLAN 4

A4.o.1

EXTERIOR PLAN 4

A4.1

FLOOR PLAN 4

A4.1.1

PLAN 4 ADDENDA B & C

A4.1.2

PLAN 4 ADDENDA D & E

A4.2

EXTERIOR ELEVATIONS 4A

A4.3

EXTERIOR ELEVATIONS 4B

A4.4

EXTERIOR ELEVATIONS 4C

A4.5

EXTERIOR ELEVATIONS 4D

A4.6

EXTERIOR ELEVATIONS 4E

A4.7

PLAN 4 ROOF PLANS

A4.8

PLAN 4 ROOF PLANS



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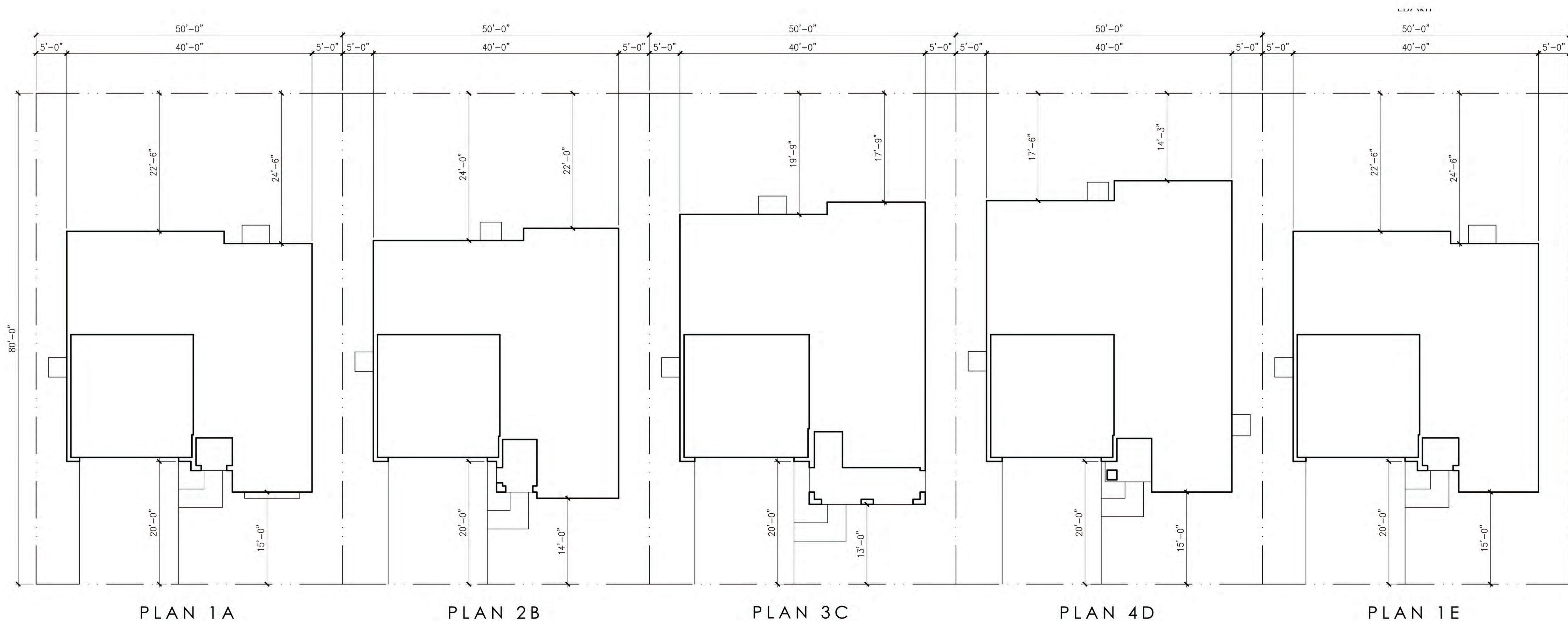
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GREENWOOD

TRACY, CALIFORNIA



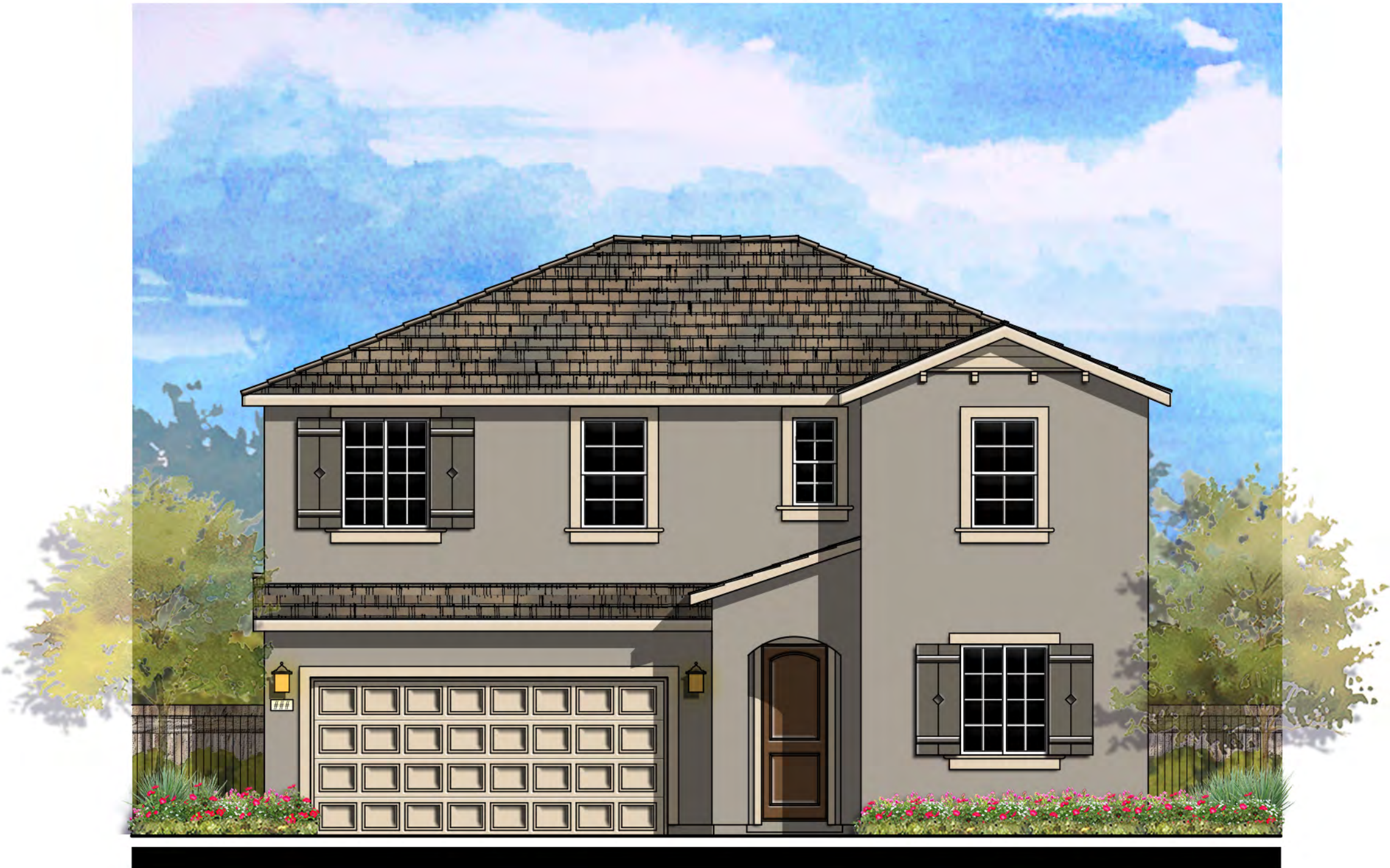


STREET SCENE / TYPICAL PLOTTING



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EARLY CALIFORNIA "A"



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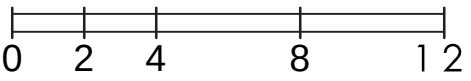
COUNTRY EUROPEAN "B"



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WESTERN FARMHOUSE "C"

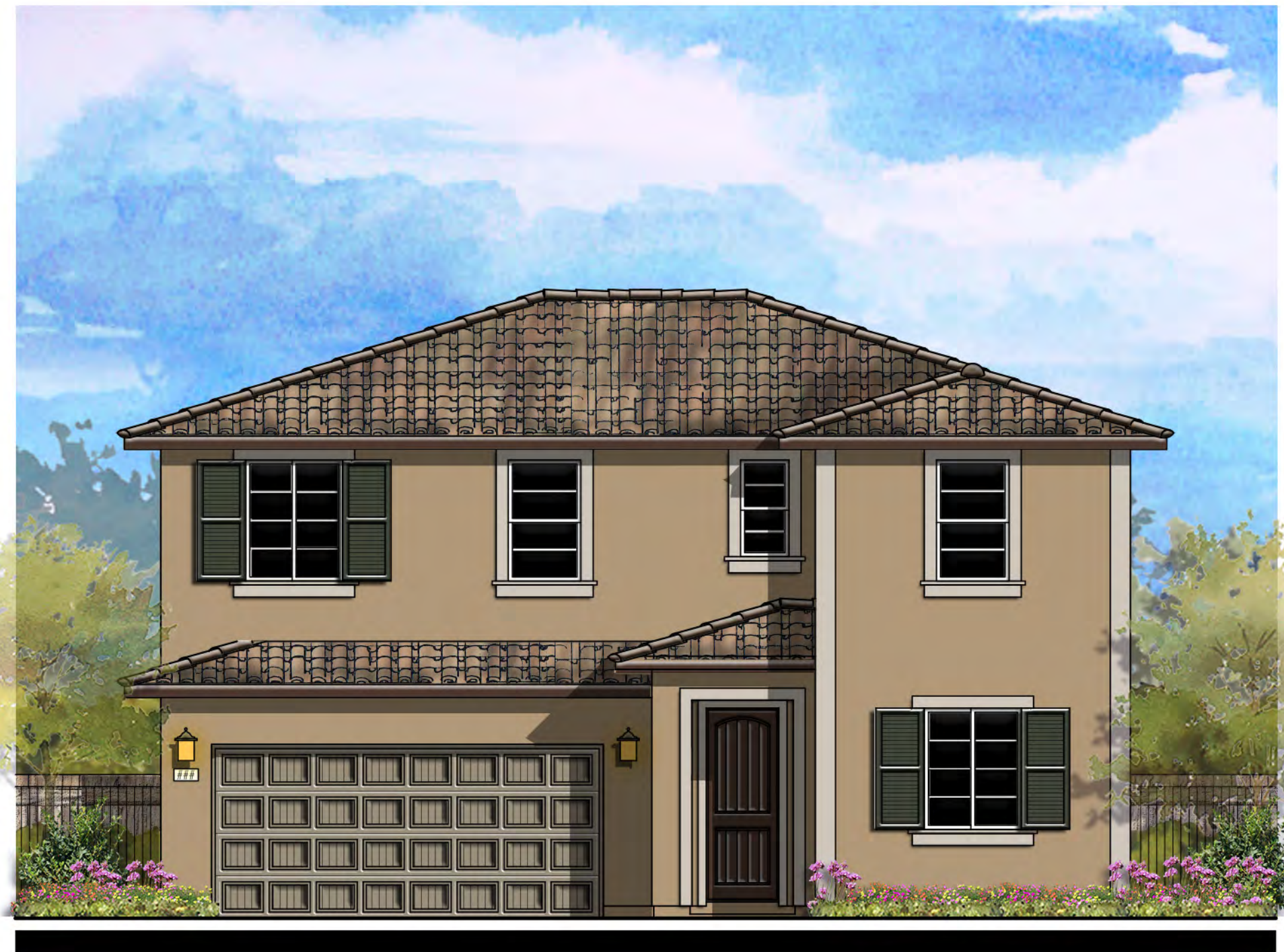
PLAN 1 (2452)
FRONT ELEVATIONS





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CRAFTSMAN BUNGALOW "D"

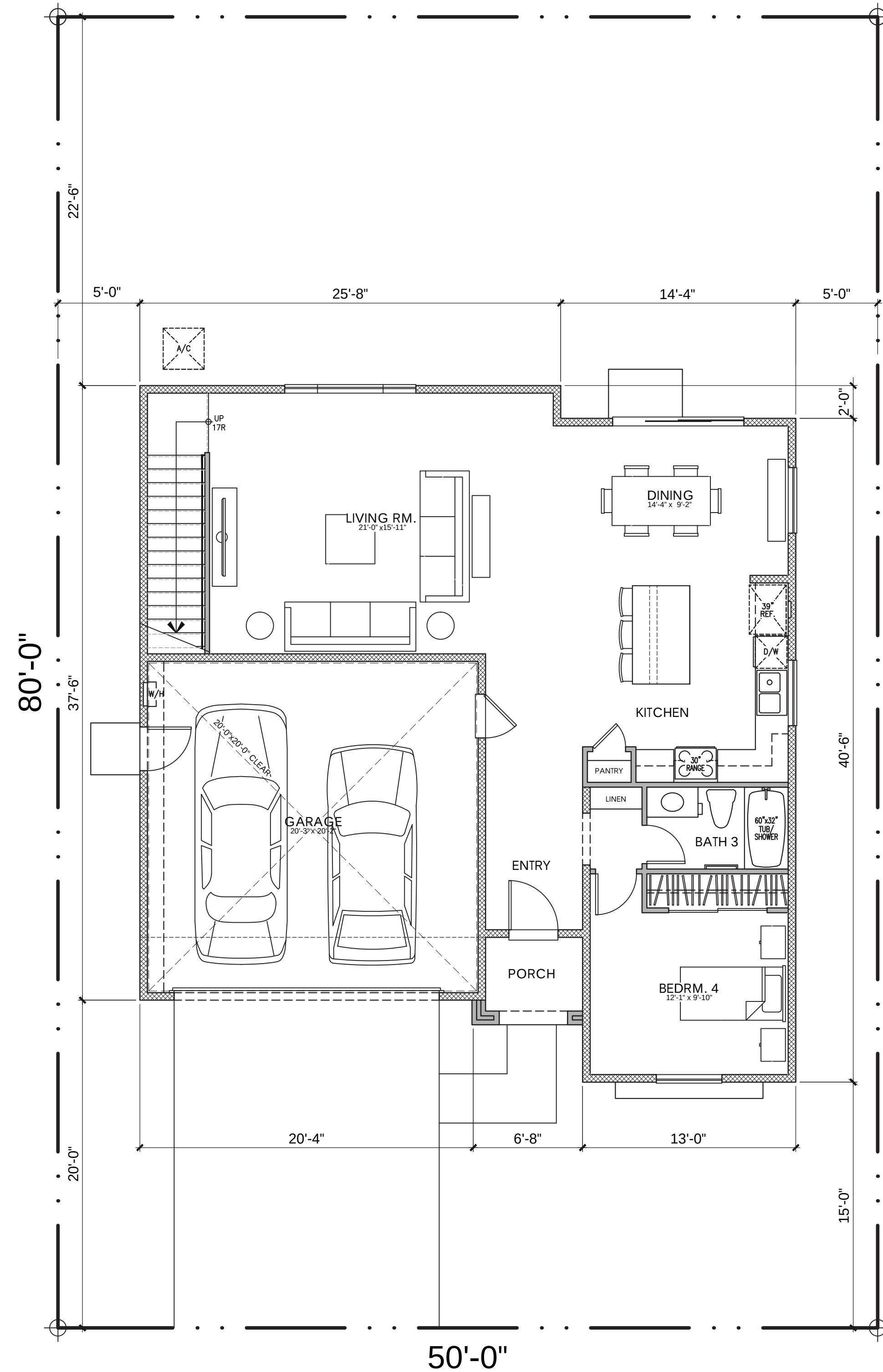
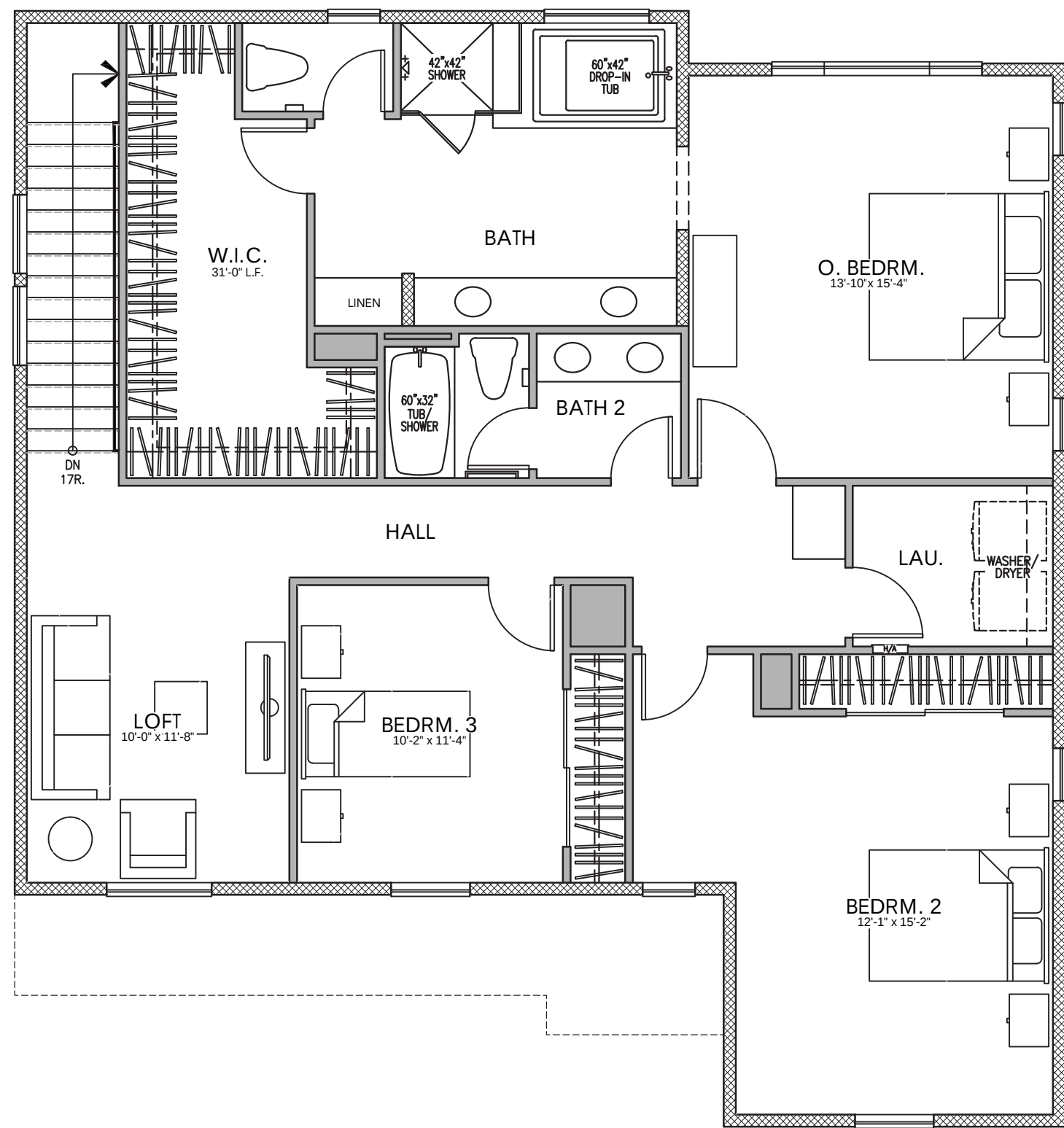


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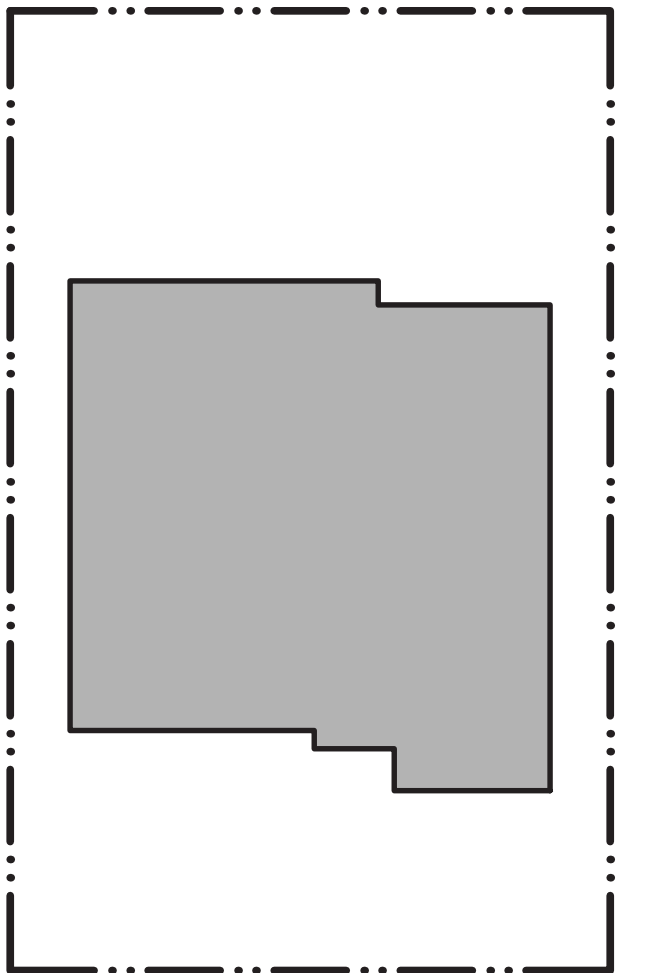
MEDITERRANEAN REVIVAL "E"

PLAN 1 (2452)
FRONT ELEVATIONS

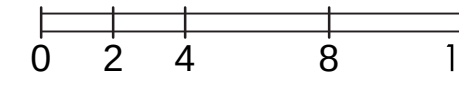
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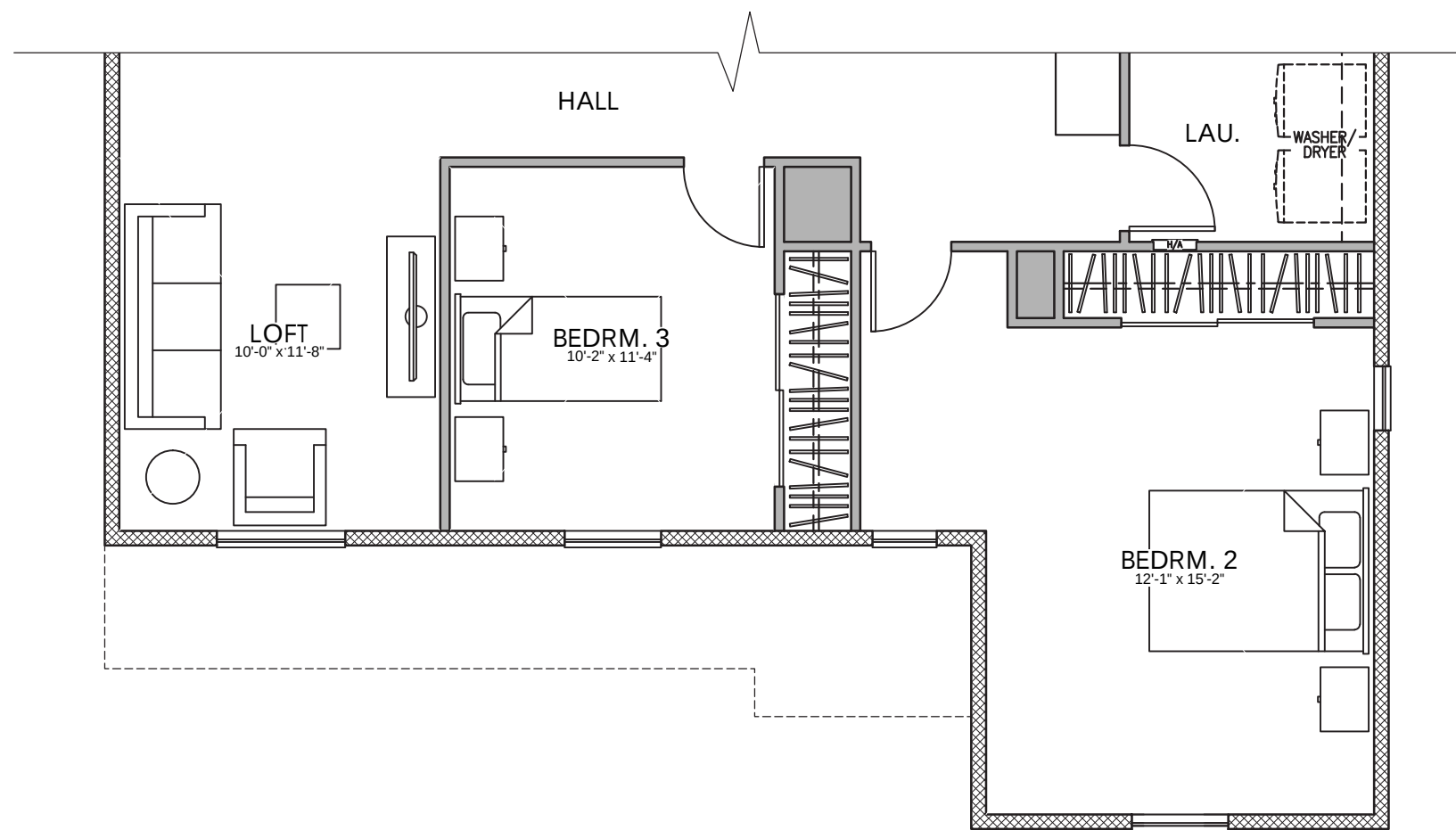


LOT COVERAGE:
70% FOR TWO STORY ALLOWED PER MDR ZONING
1,546 / 4,000 = 38.6% PROVIDED

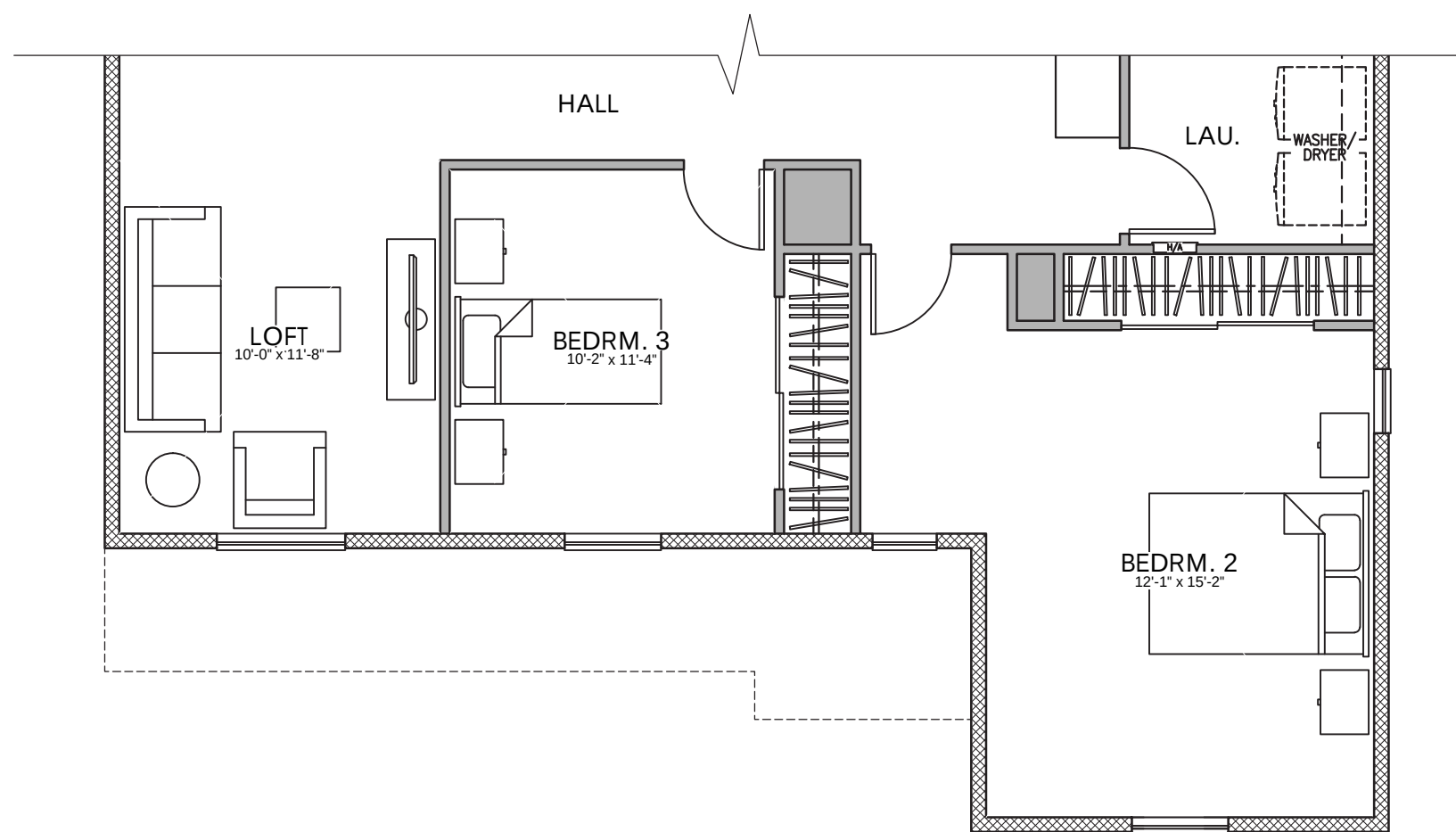
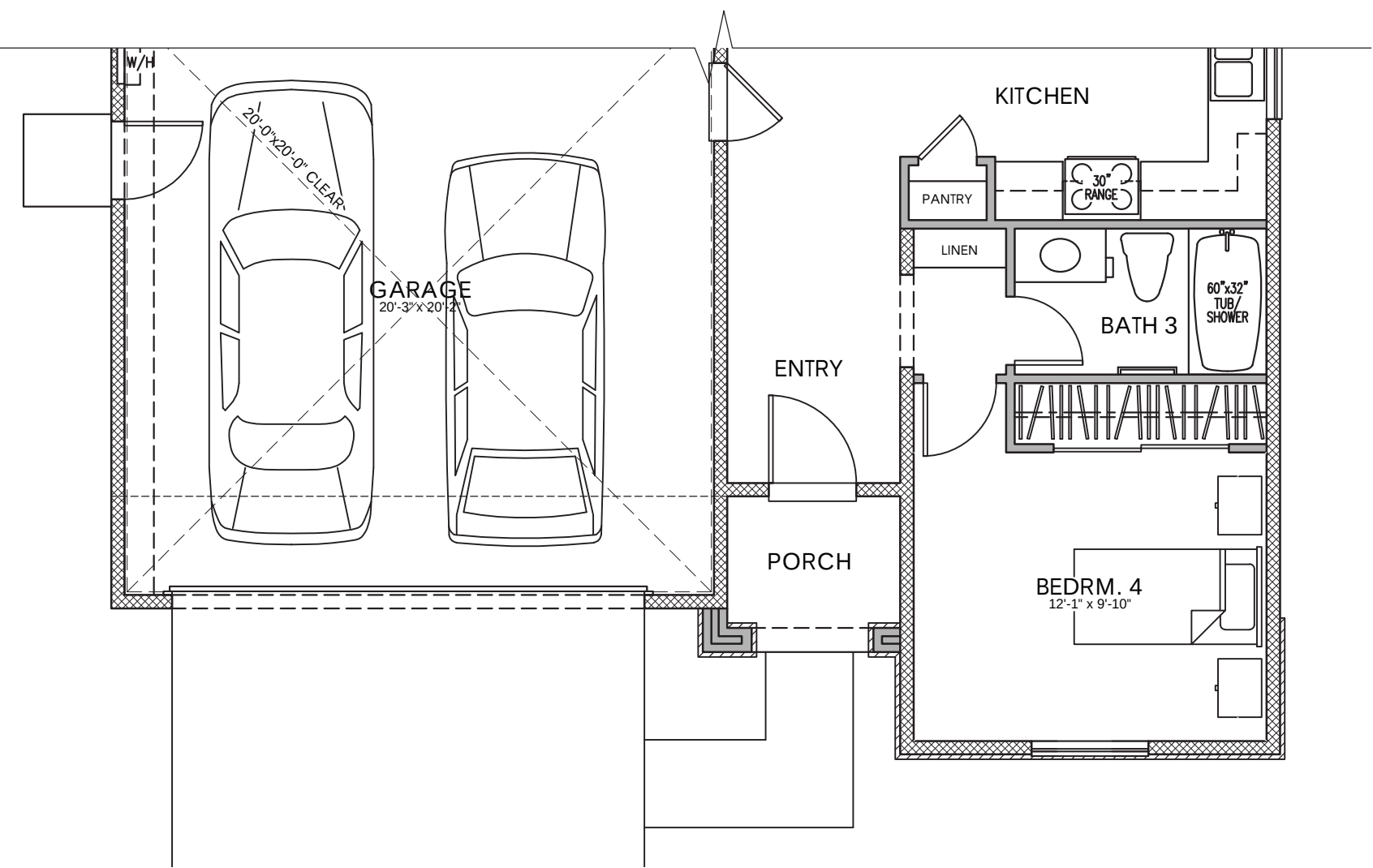


AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,086 SQ. FT.
SECOND FLOOR AREA	1,366 SQ. FT.
TOTAL DWELLING	2,452 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	428 SQ. FT.
PORCH "A"	33 SQ. FT.
PORCH "B"	33 SQ. FT.
PORCH "C"	33 SQ. FT.
PORCH "D"	45 SQ. FT.
PORCH "E"	33 SQ. FT.

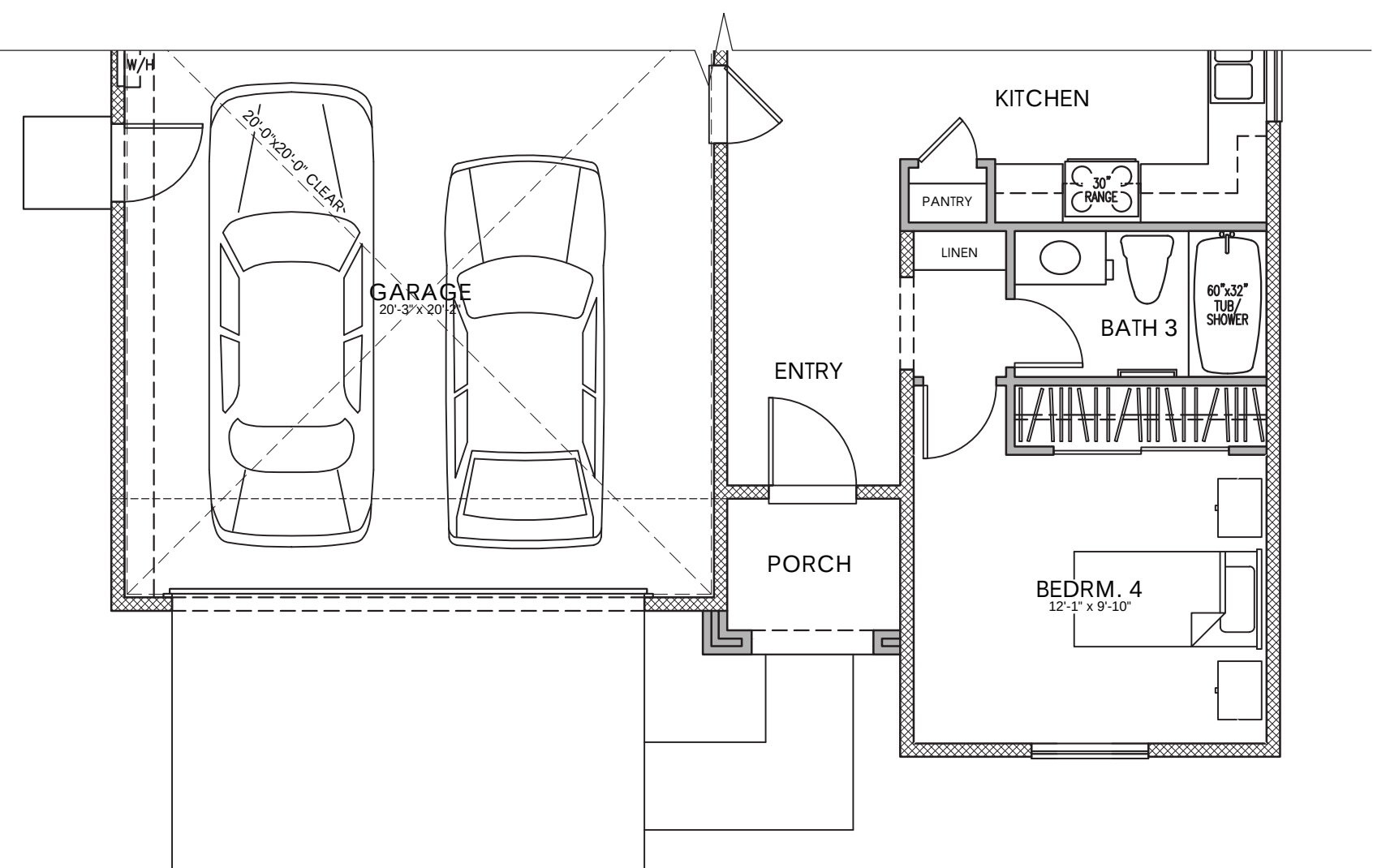




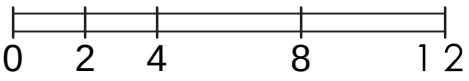
ELEVATION 'C'

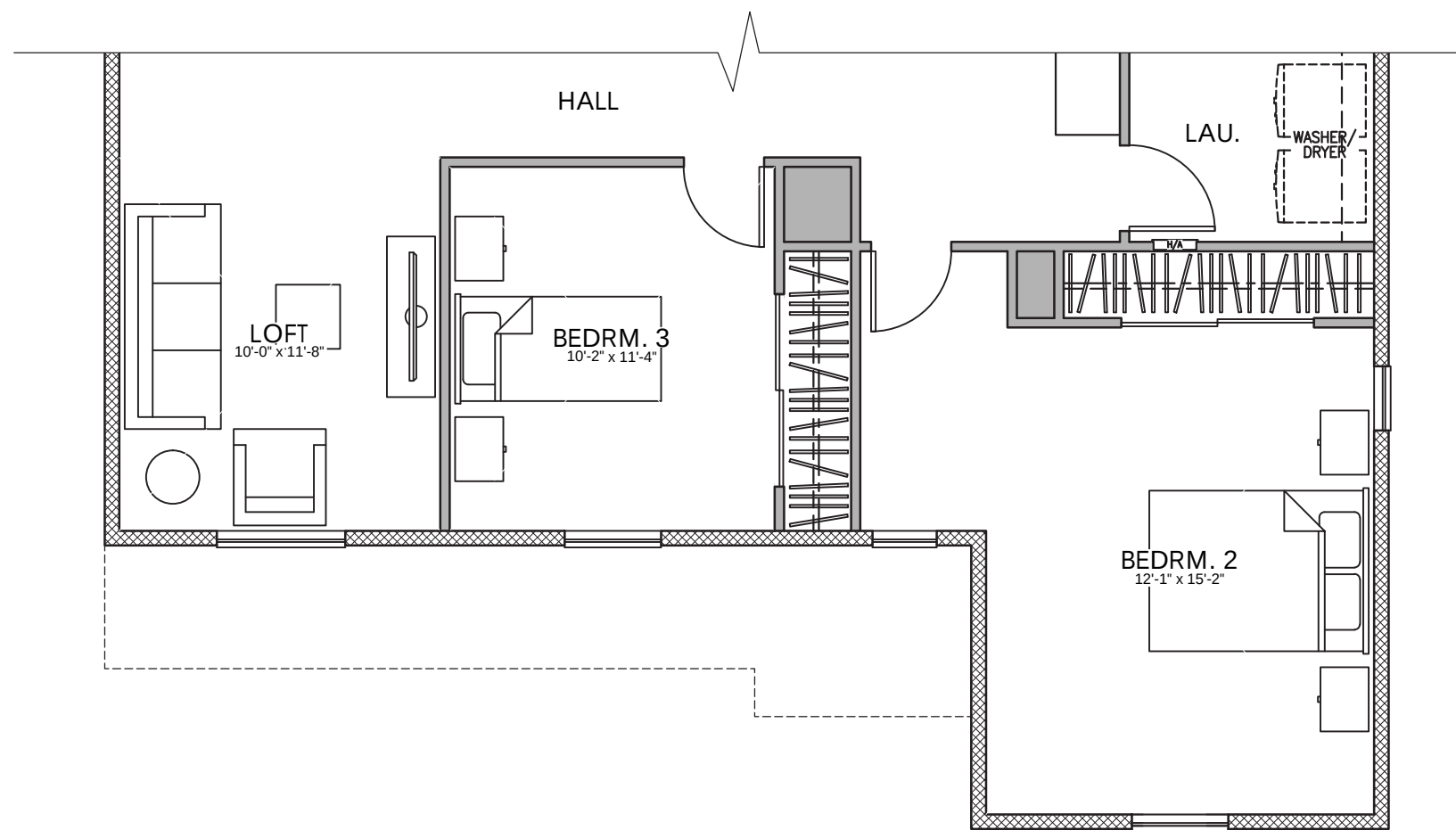


ELEVATION 'B'

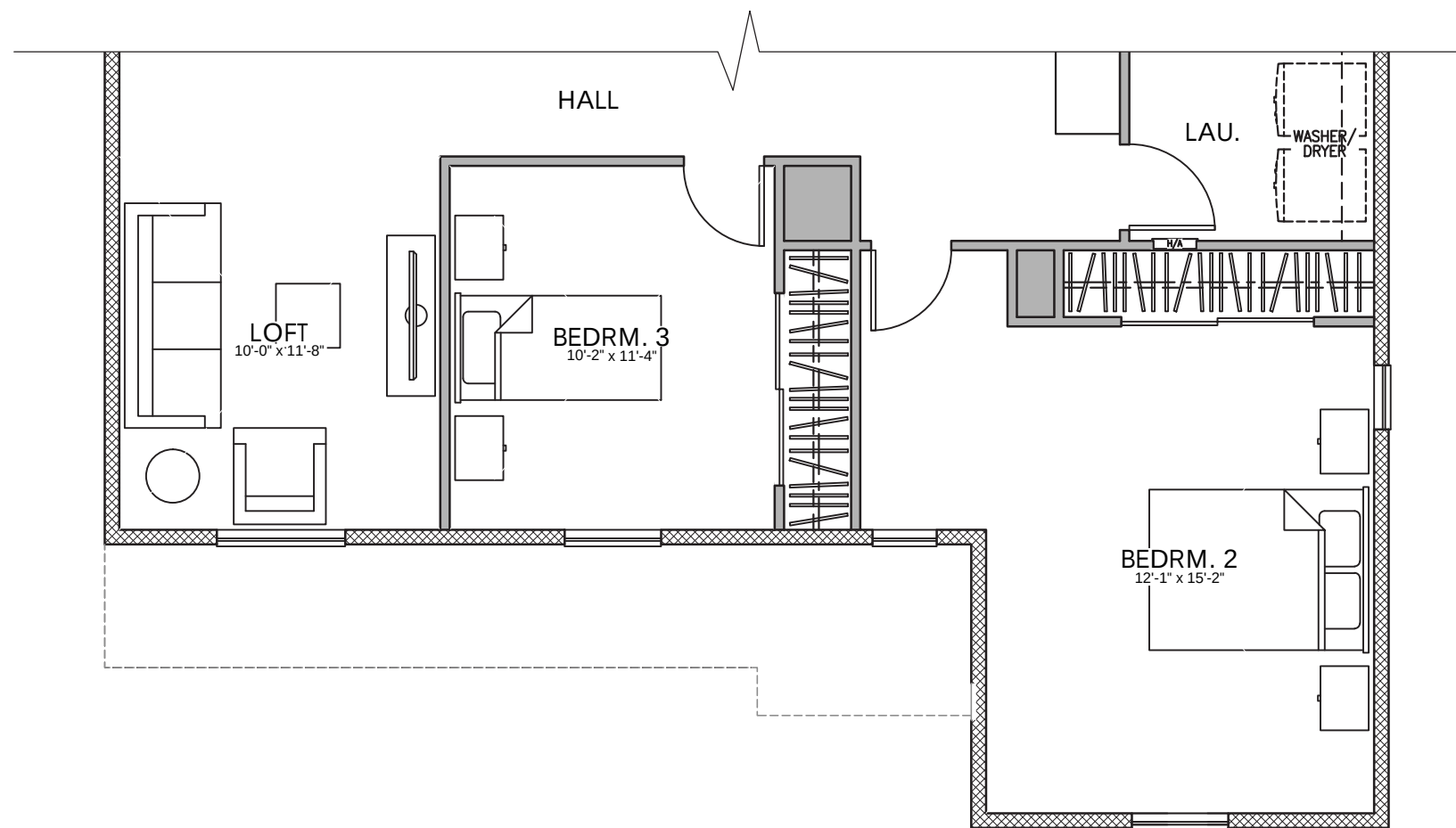
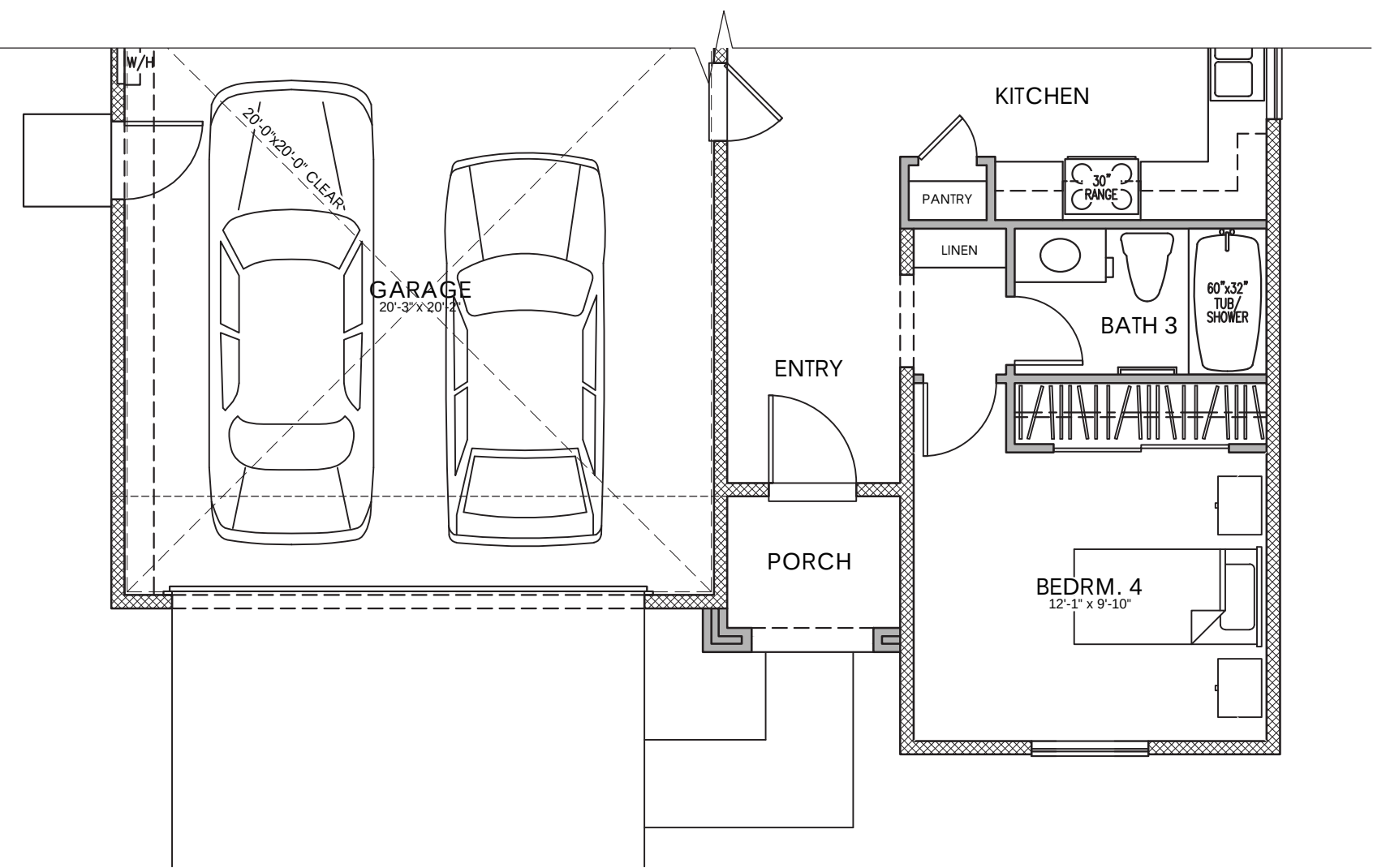


PLAN 1 - 2452 S.F. ADDENDA
4 BEDROOM, 3 BATH, LOFT

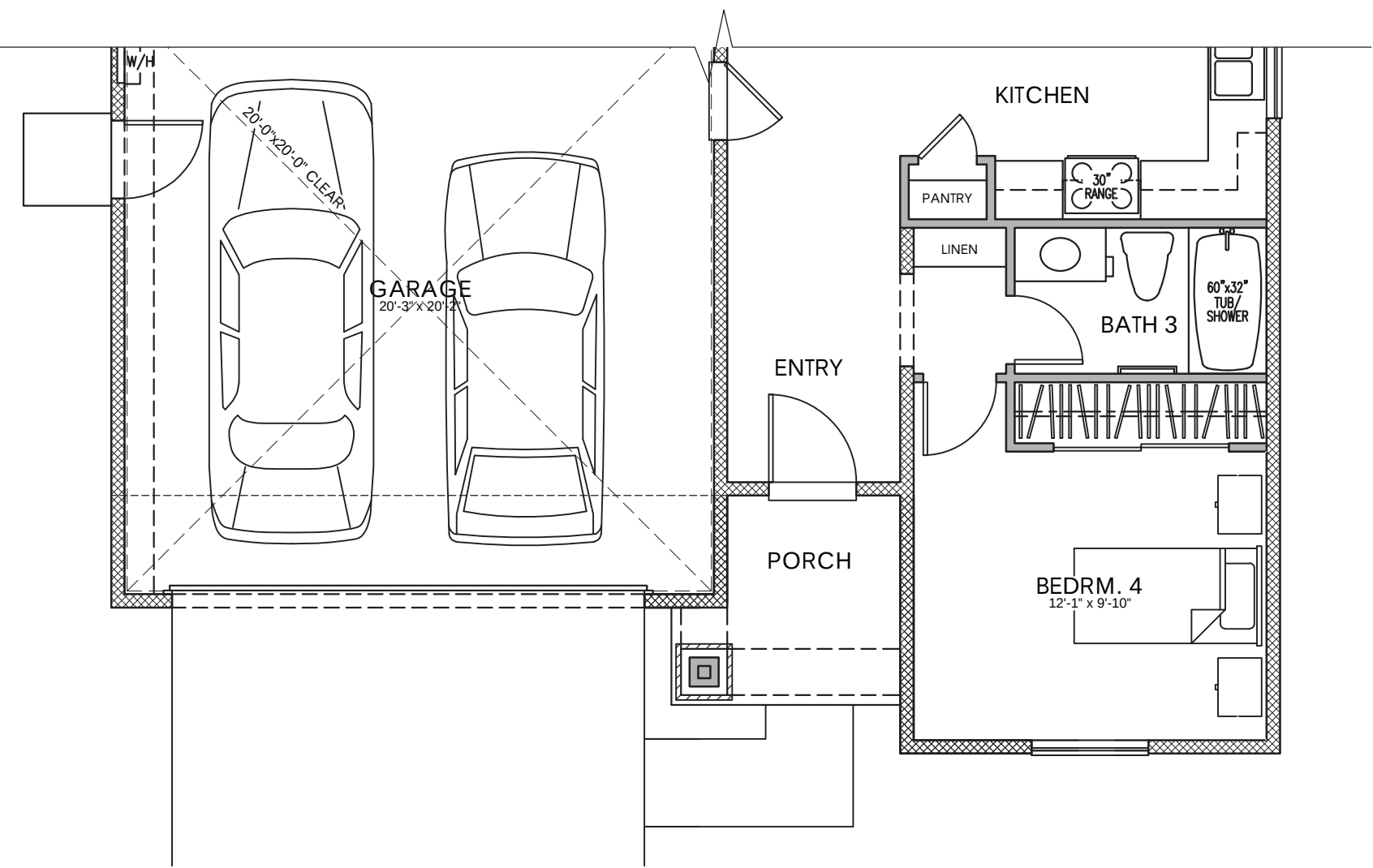




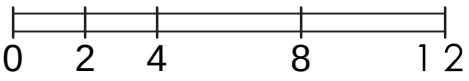
ELEVATION 'E'



ELEVATION 'D'



PLAN 1 - 2452 S.F. ADDENDA
4 BEDROOM, 3 BATH, LOFT

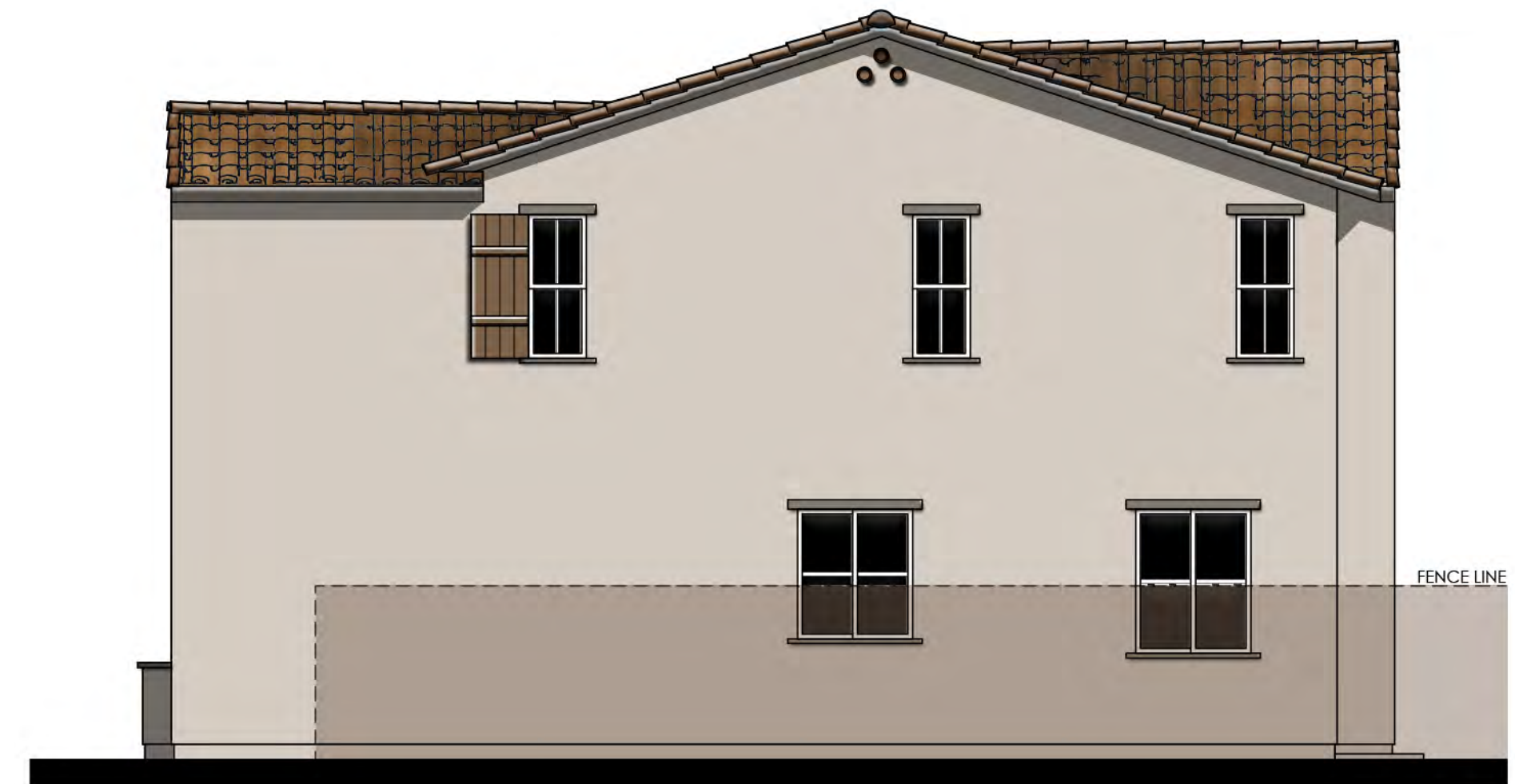




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

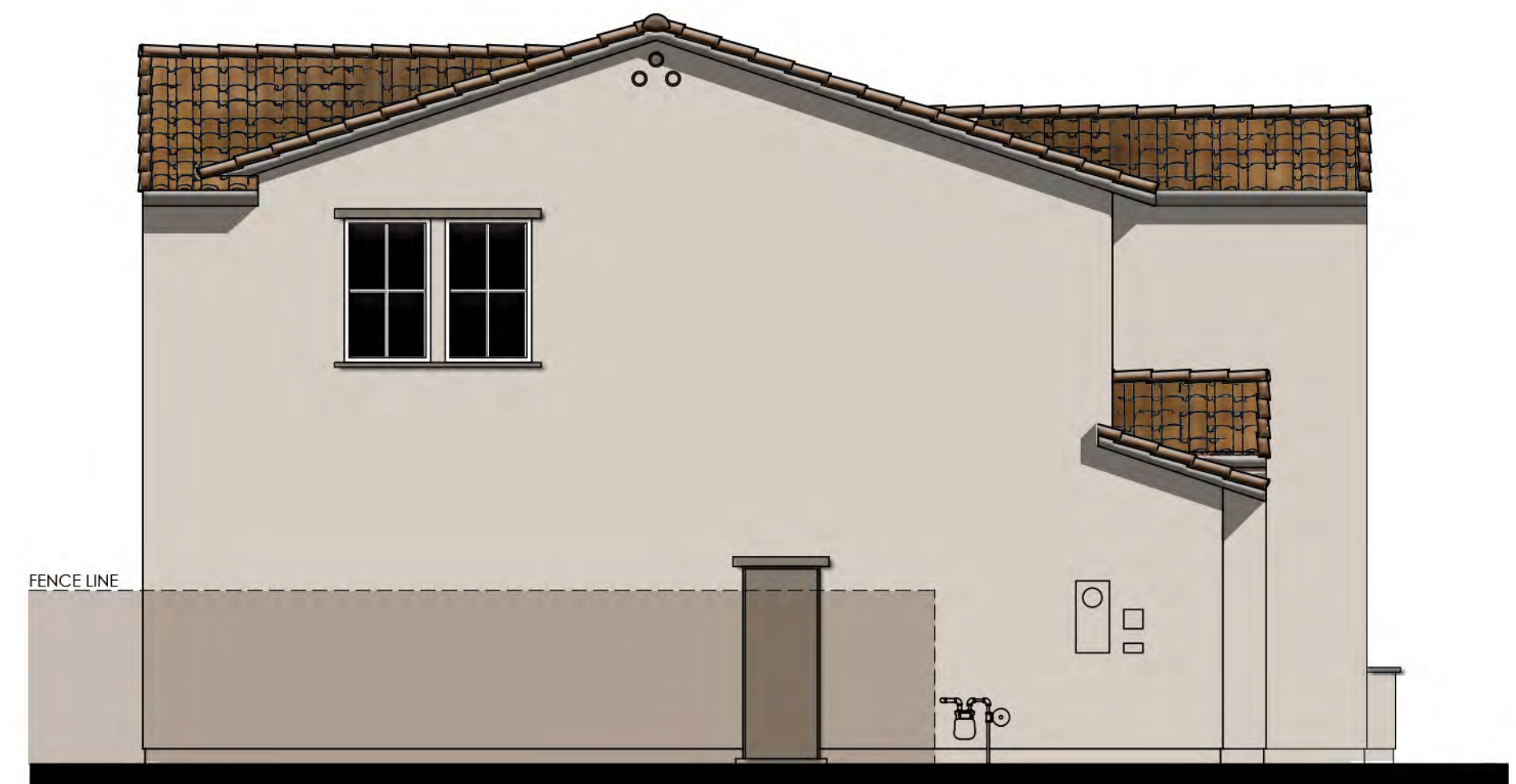
MATERIALS LEGEND

(WHERE OCCURS)

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



LEFT

COLOR SCHEME 1
PLAN 1A (PLAN 2452A)
EARLY CALIFORNIA ELEVATION

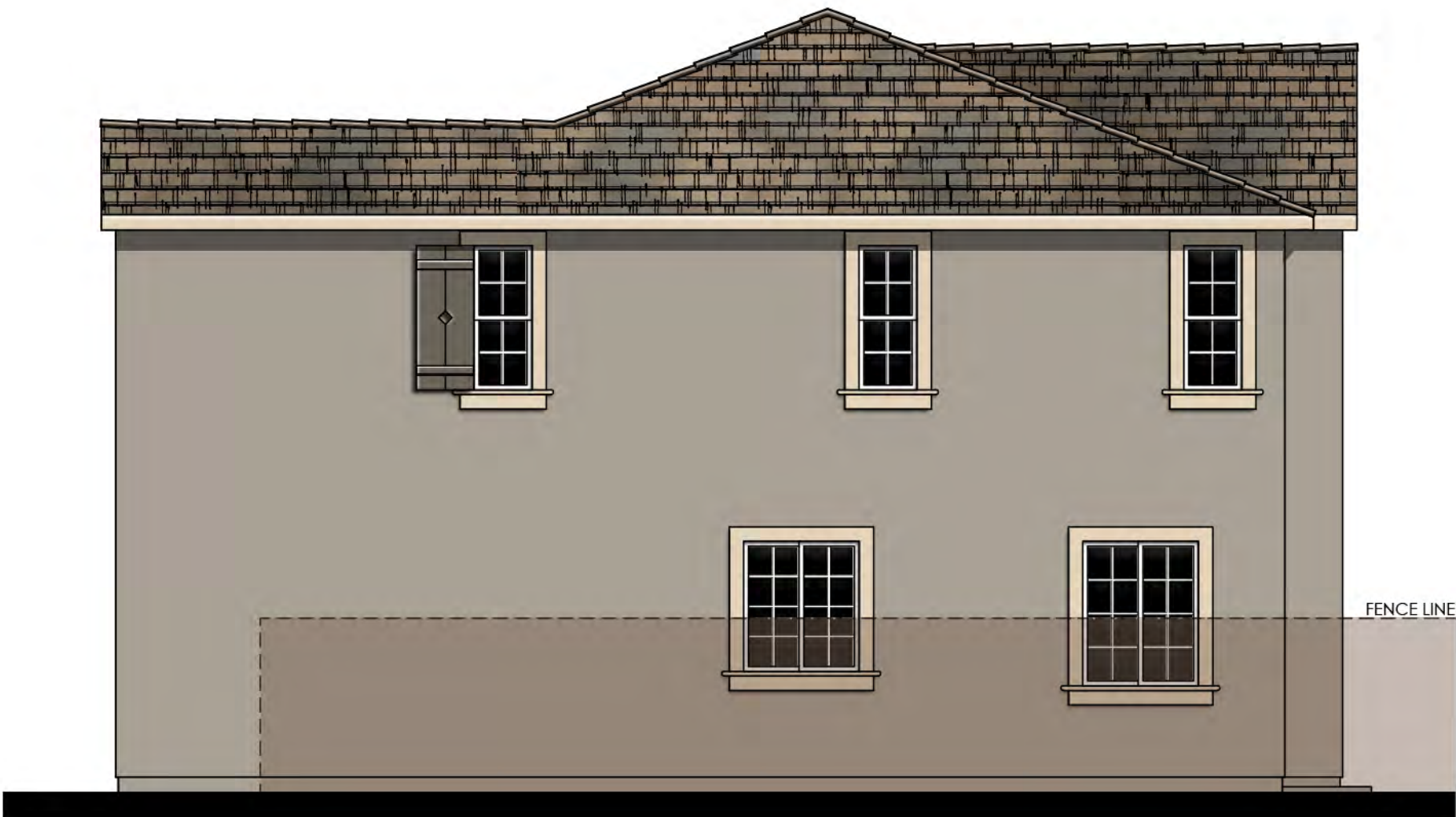




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

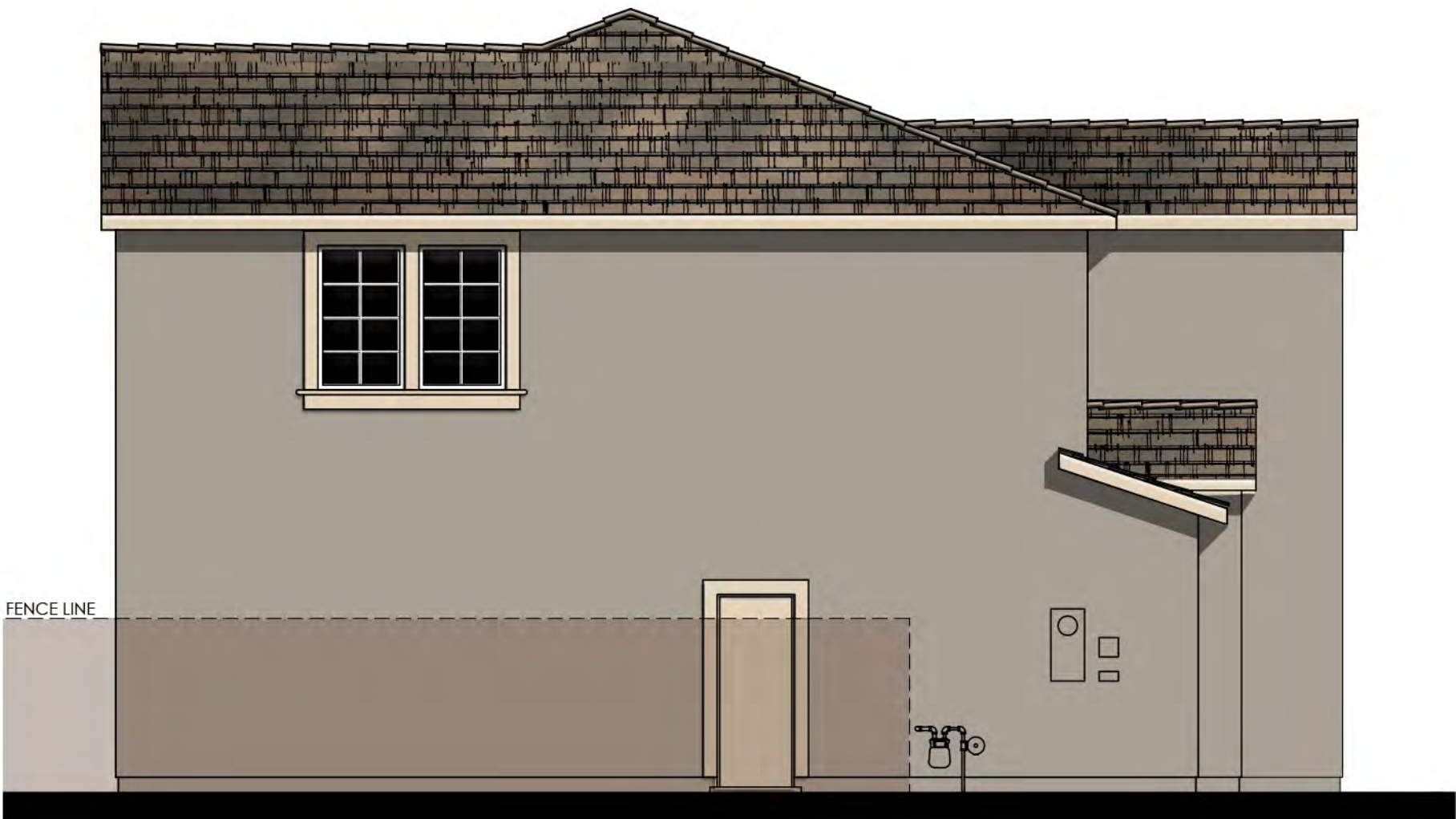


RIGHT

- 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 |



REAR



LEFT

COLOR SCHEME 4
PLAN 1B (PLAN 2452B)
COUNTRY EUROPEAN ELEVATION





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

FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER LAP SIDING DECORATIVE CORBEL
WALL:	STUCCO / BOARD AND BATTEN
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS FIBER
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 7
PLAN 1C (PLAN 2452C)
WESTERN FARMHOUSE ELEVATION





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FRONT

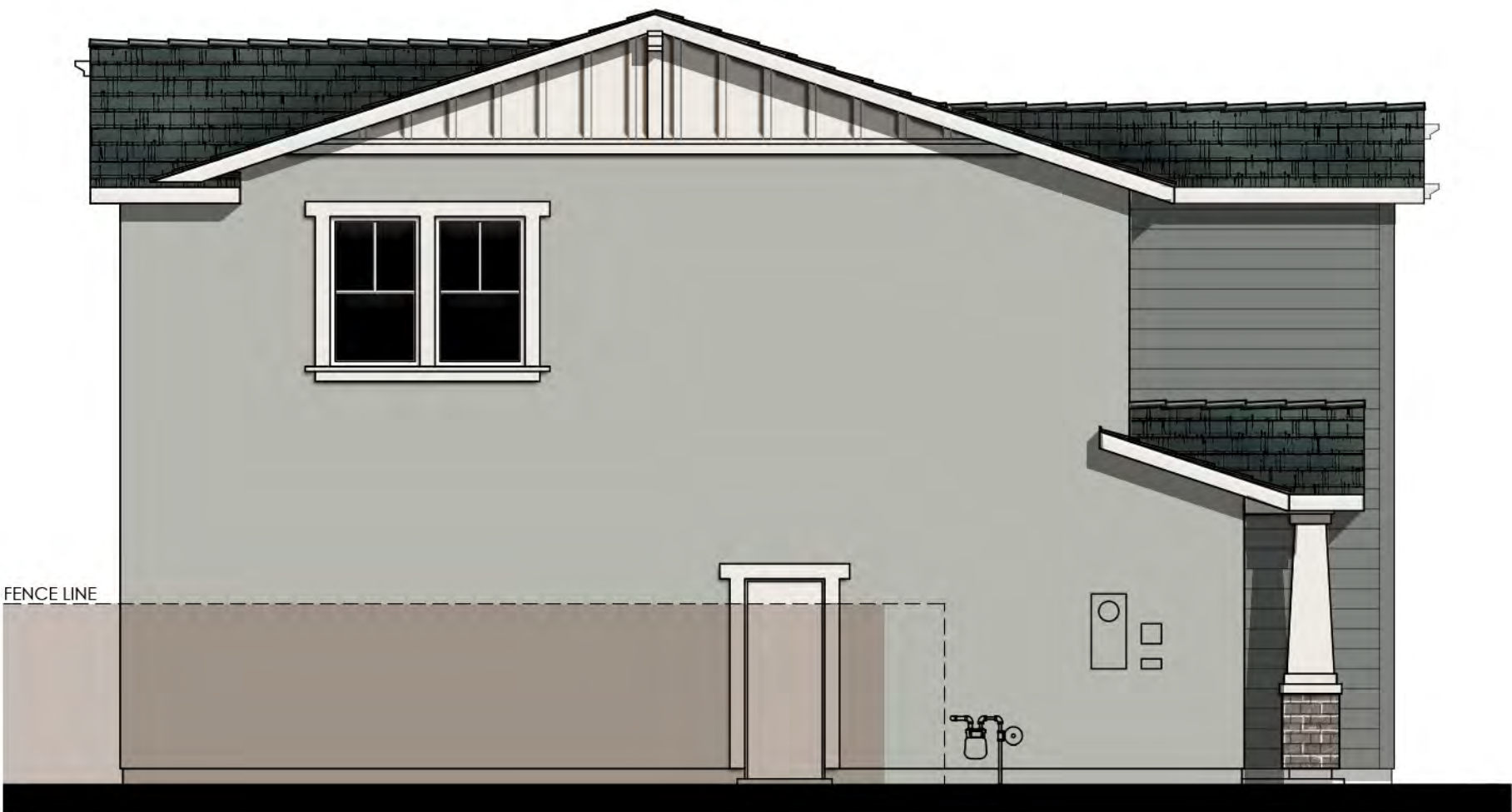


RIGHT



REAR

- 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 |



LEFT

COLOR SCHEME 10
PLAN 1D (PLAN 2452D)
CRAFTSMAN BUNGALOW ELEVATION





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

FRONT



RIGHT

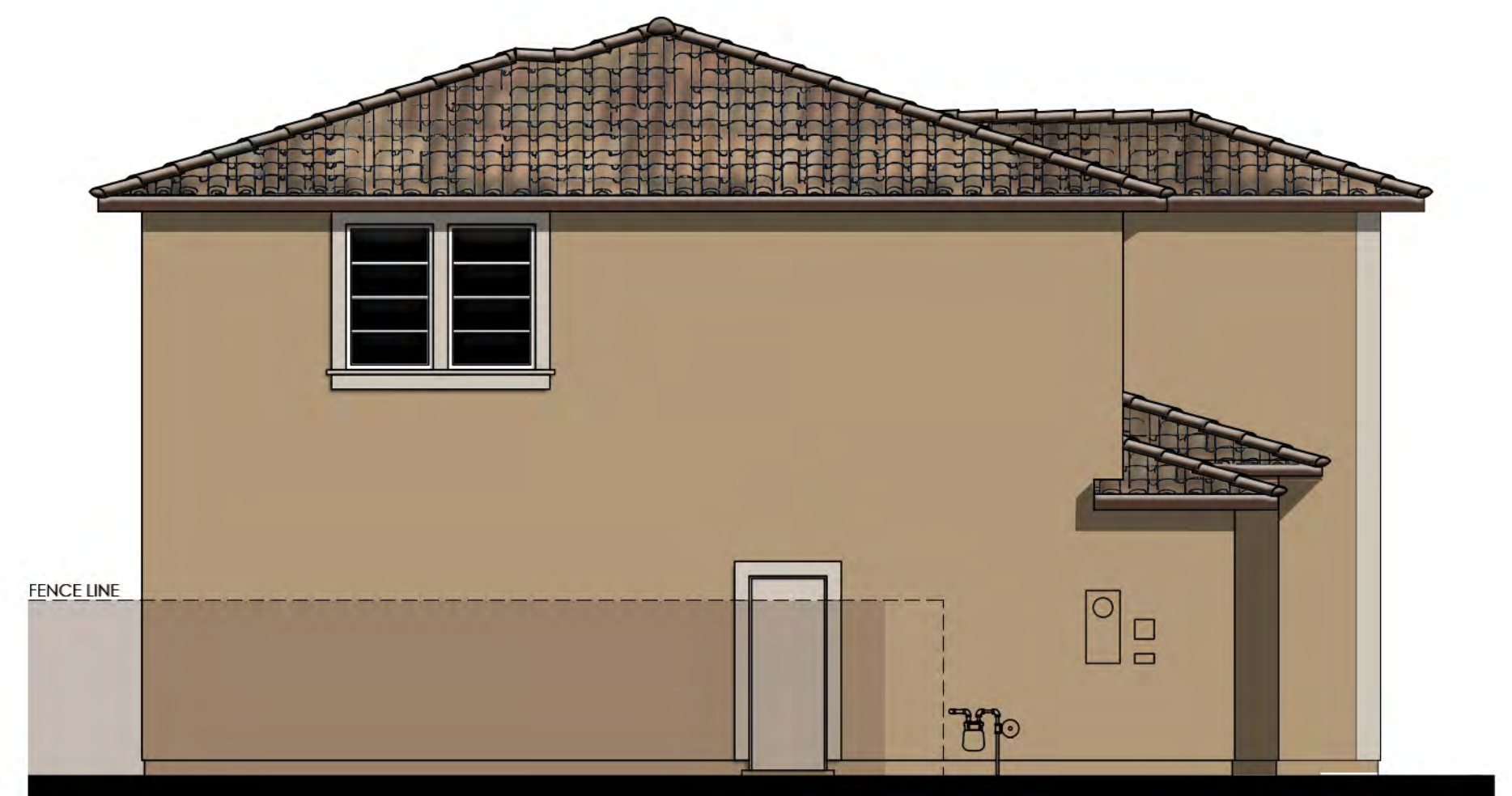
MATERIALS LEGEND

(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



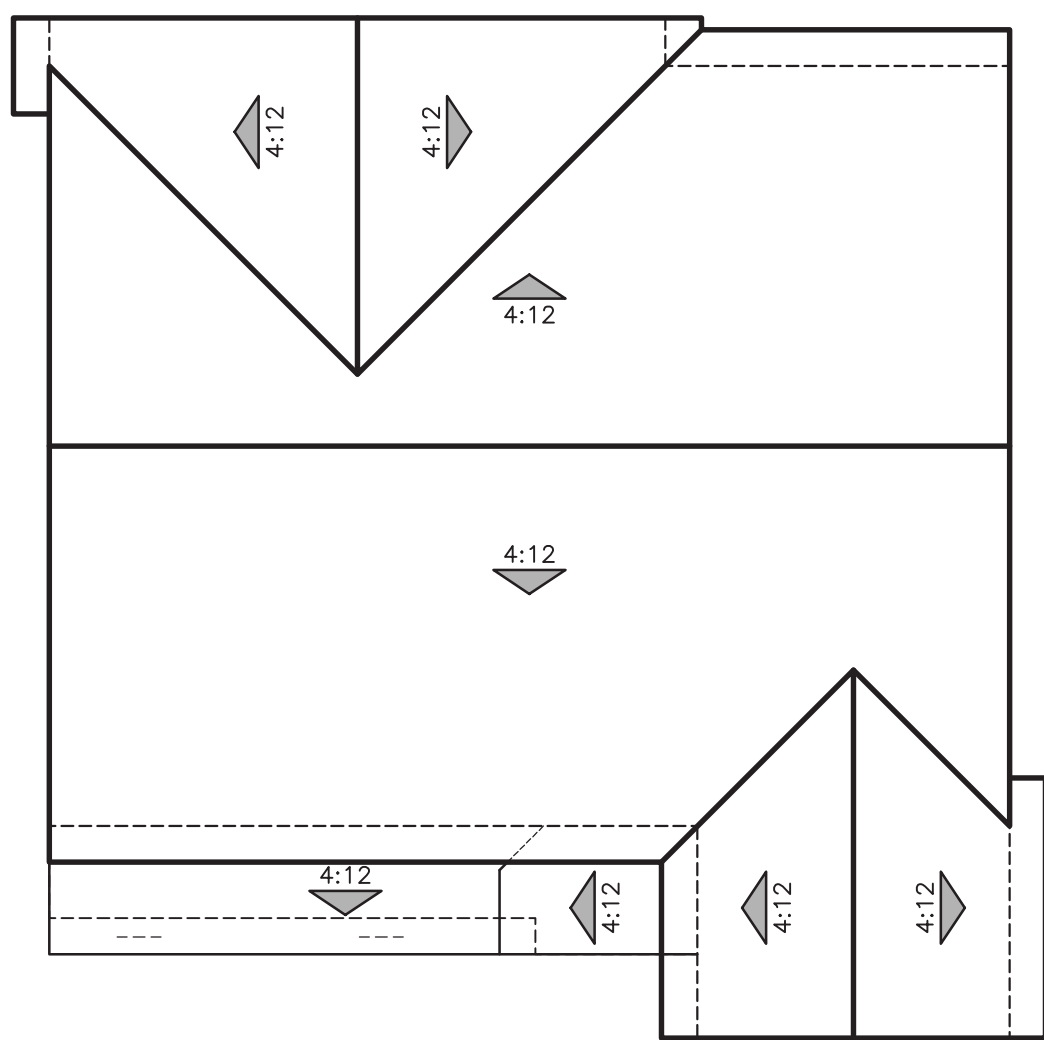
REAR



LEFT

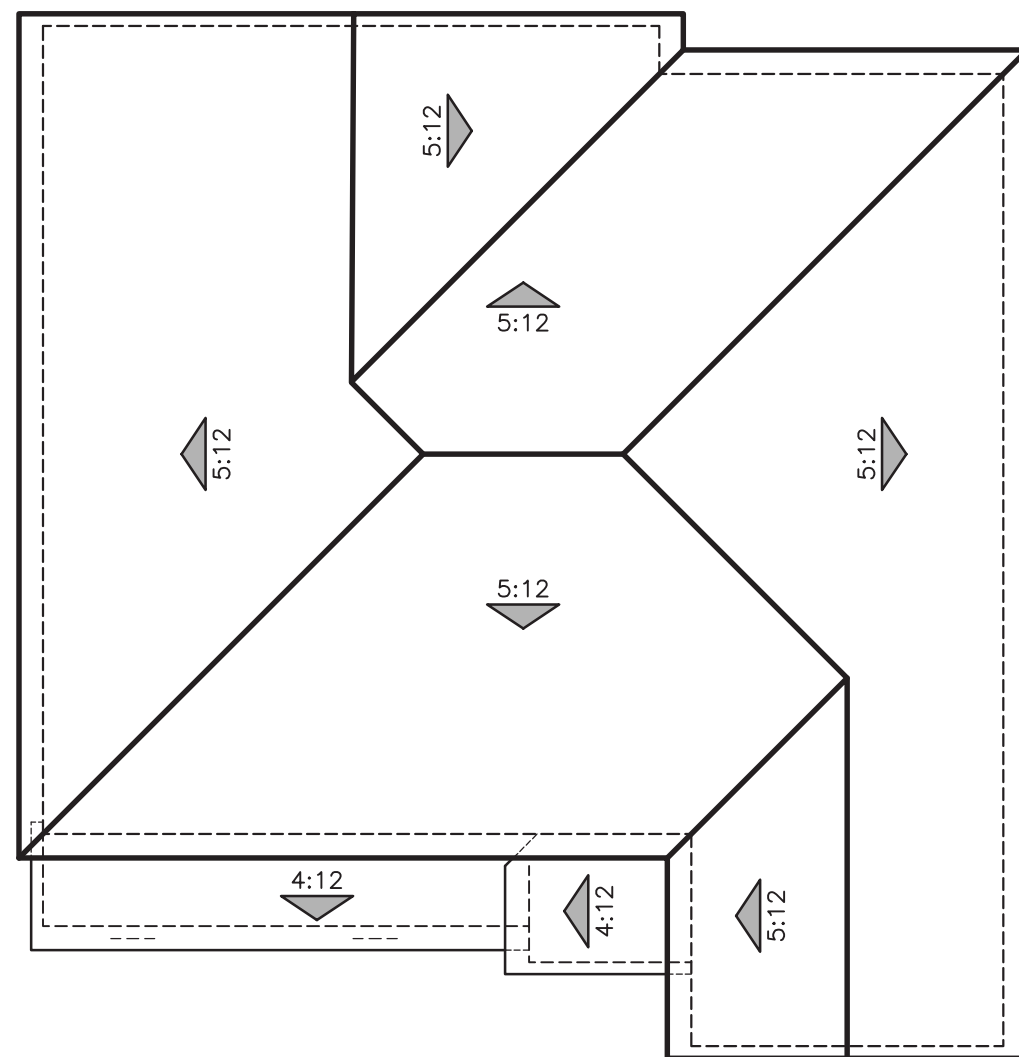
COLOR SCHEME 13
PLAN 1E (PLAN 2452E)
MEDITERRANEAN REVIVAL ELEVATION





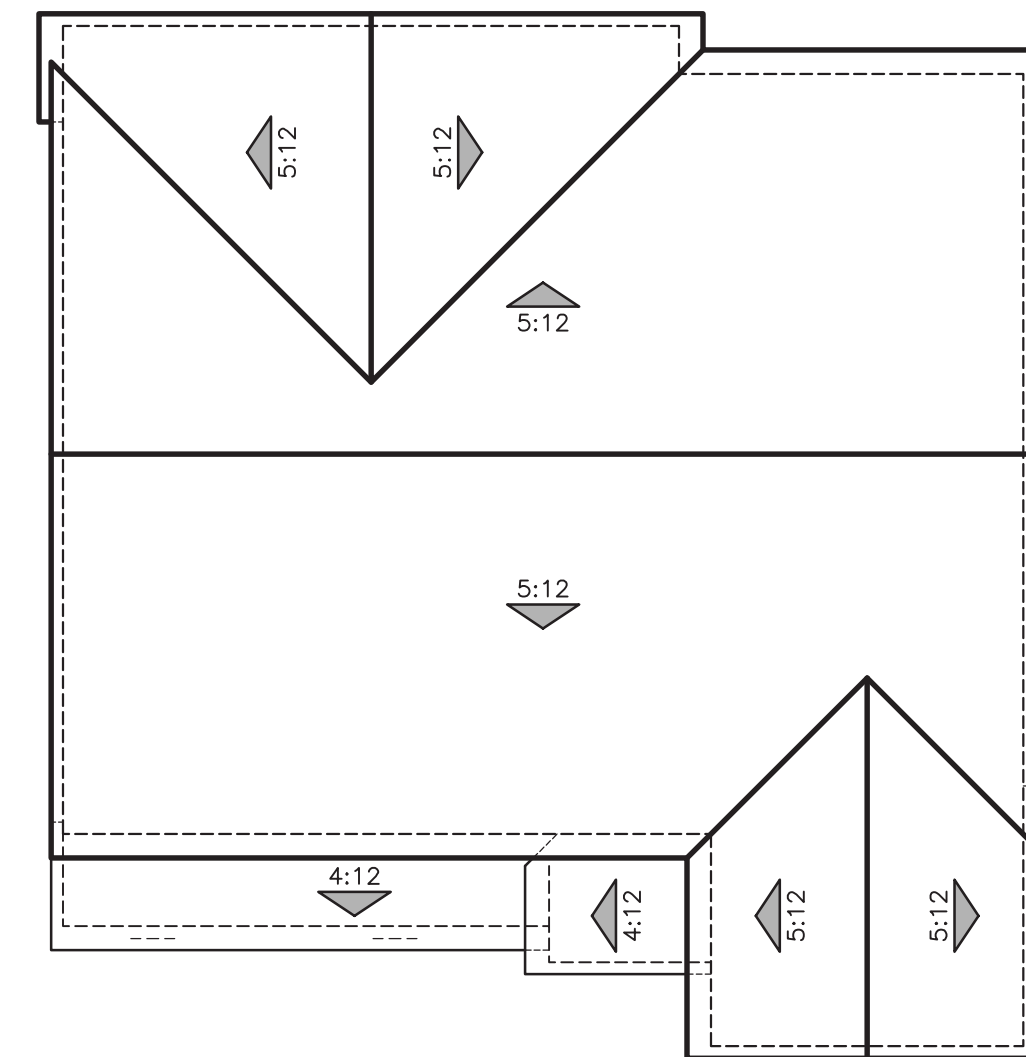
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EARLY CALIFORNIA "A"



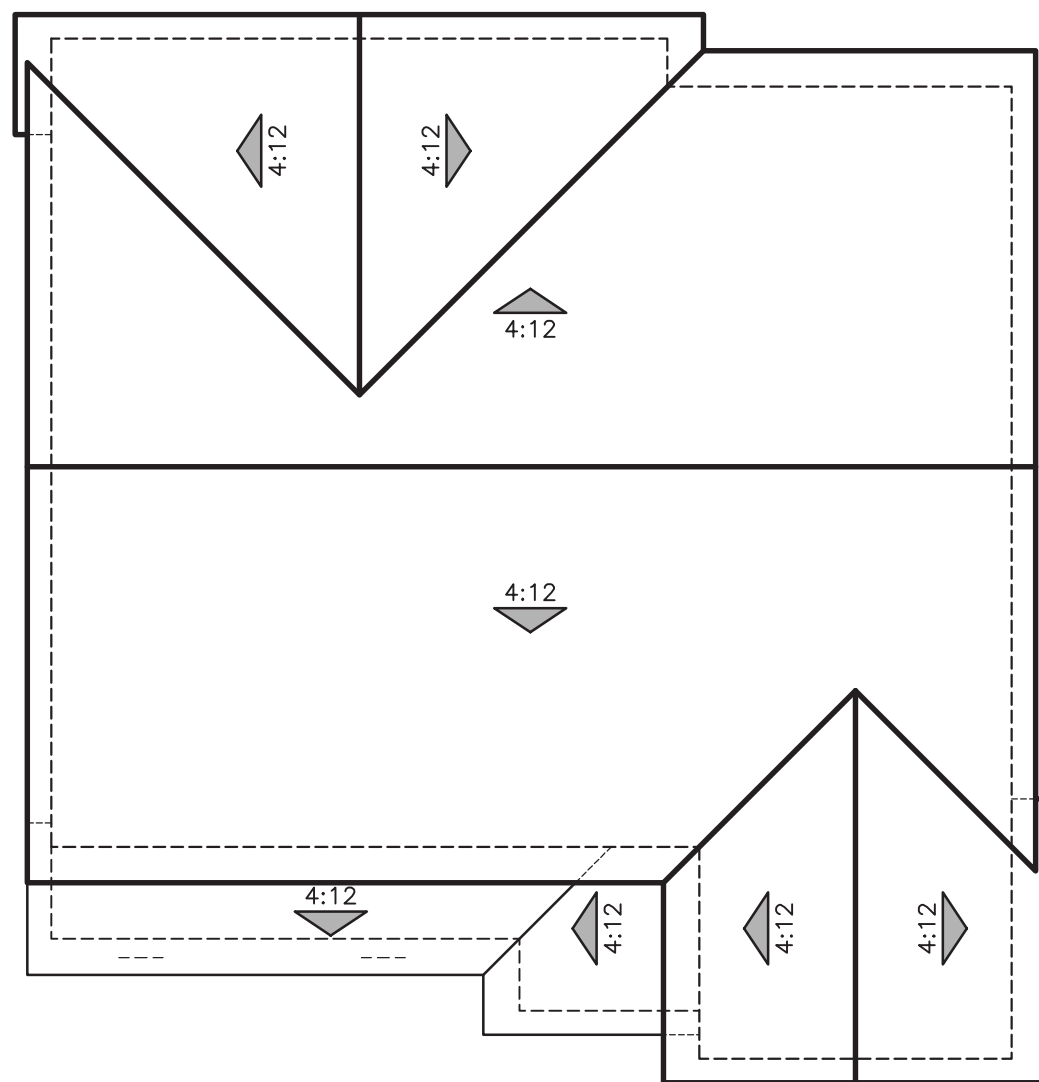
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COUNTRY EUROPEAN "B"



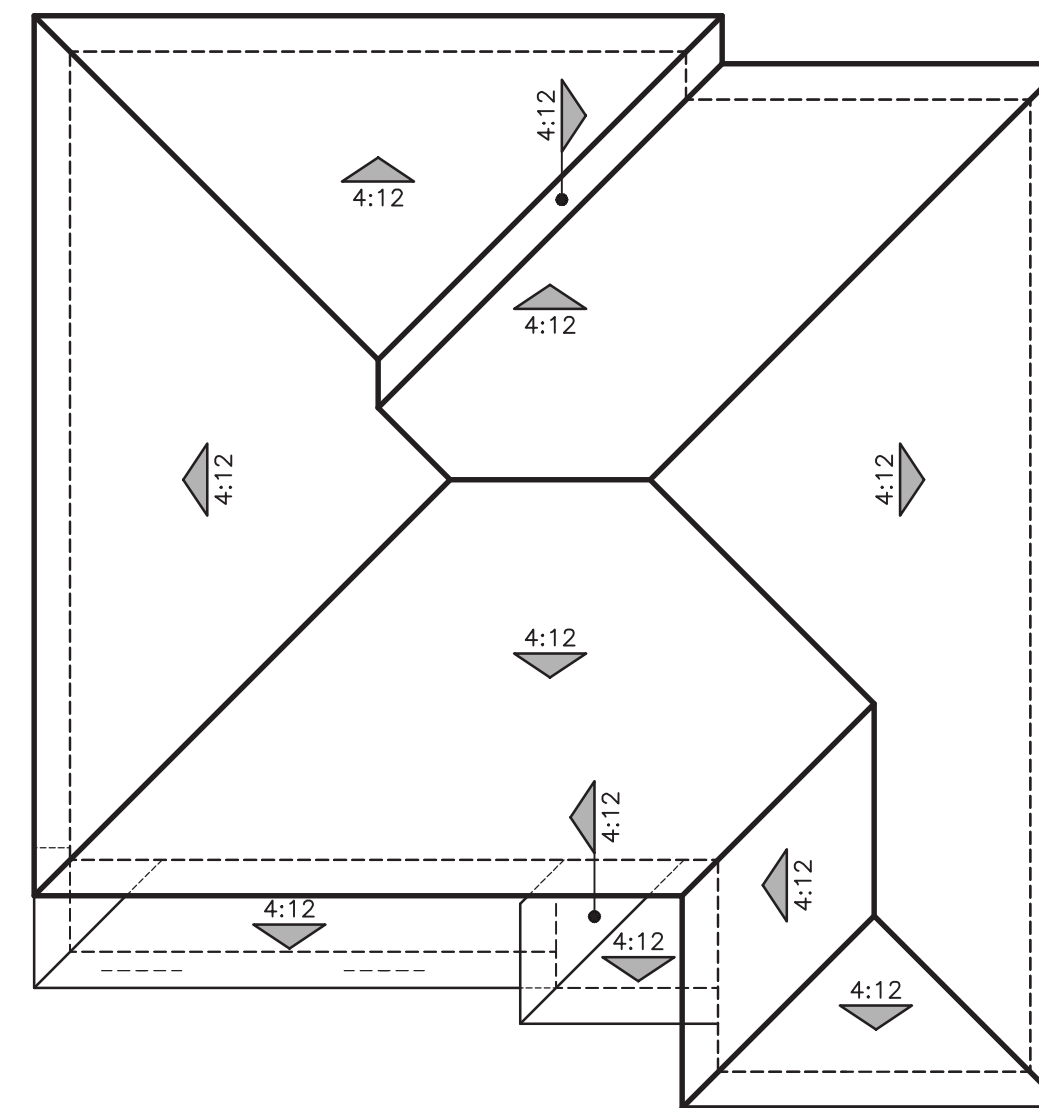
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WESTERN FARMHOUSE "C"



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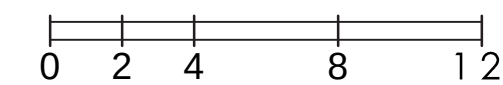
CRAFTSMAN BUNGALOW "D"



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MEDITERRANEAN REVIVAL "E"

PLAN 1 - 2,452 S.F.
ROOF PLANS





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EARLY CALIFORNIA "A"



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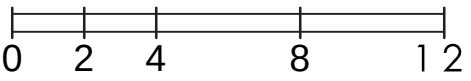
COUNTRY EUROPEAN "B"



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WESTERN FARMHOUSE "C"

PLAN 2 (2580)
FRONT ELEVATIONS





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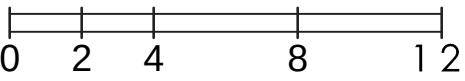
CRAFTSMAN BUNGALOW "D"

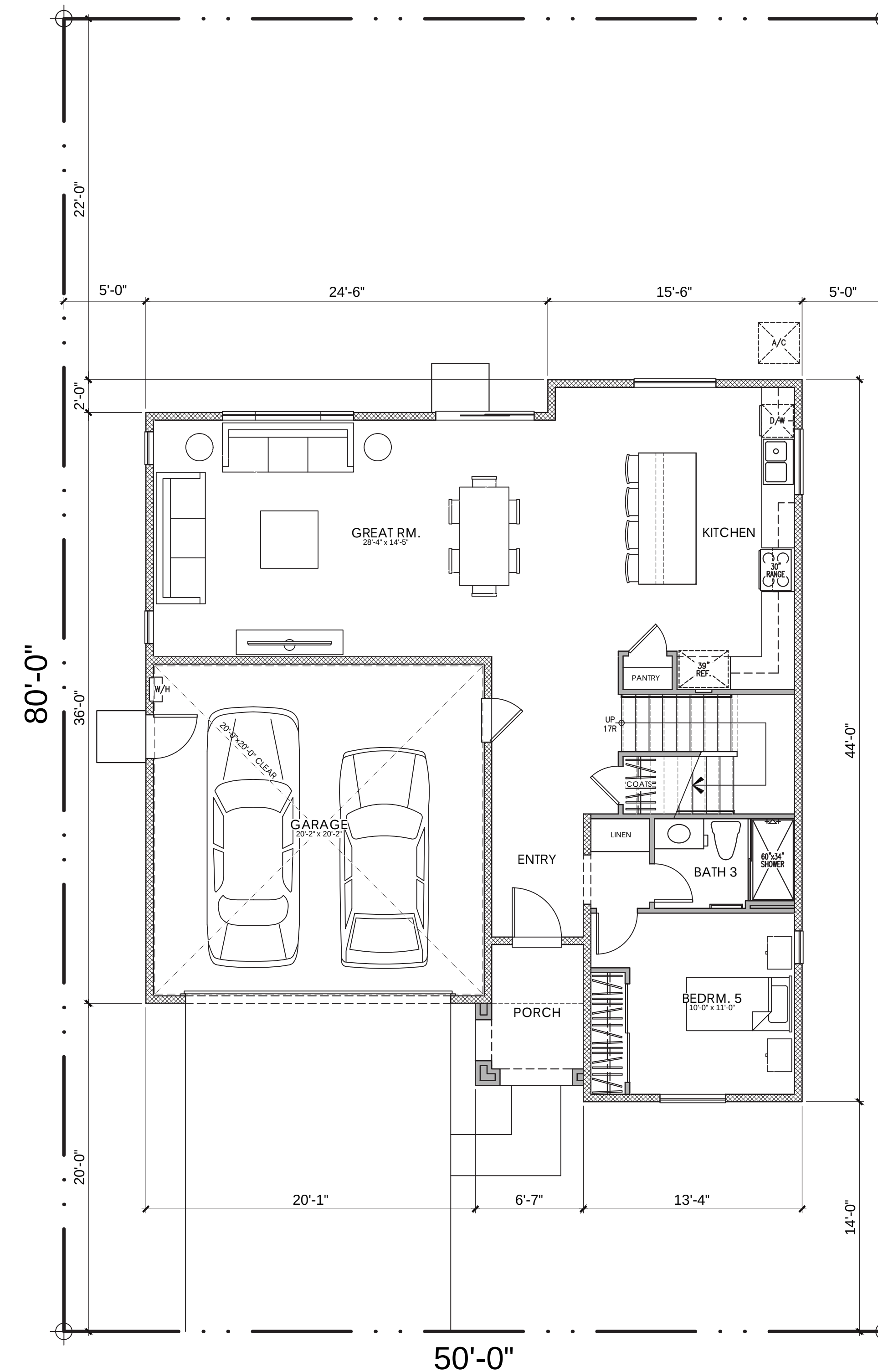
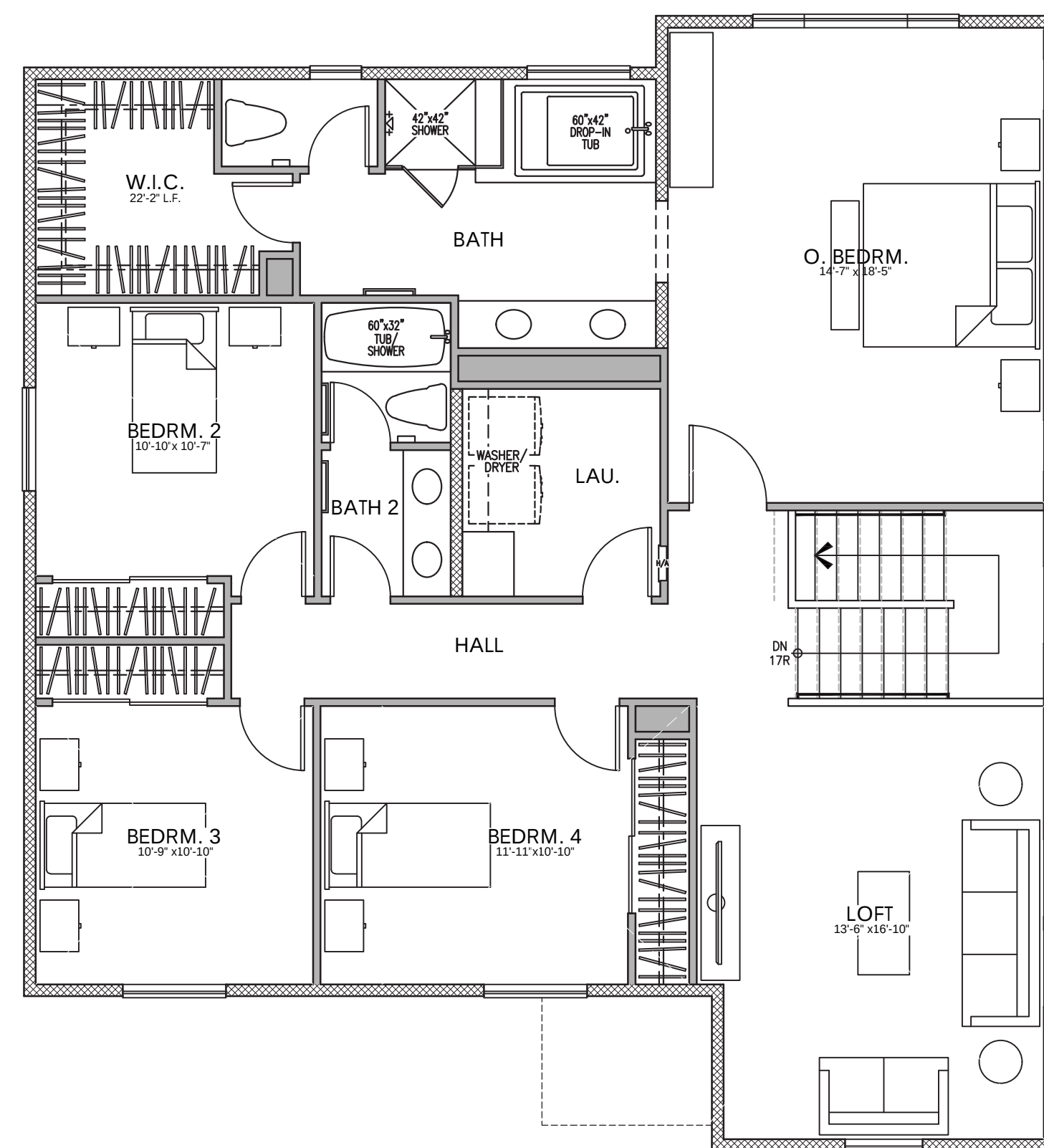


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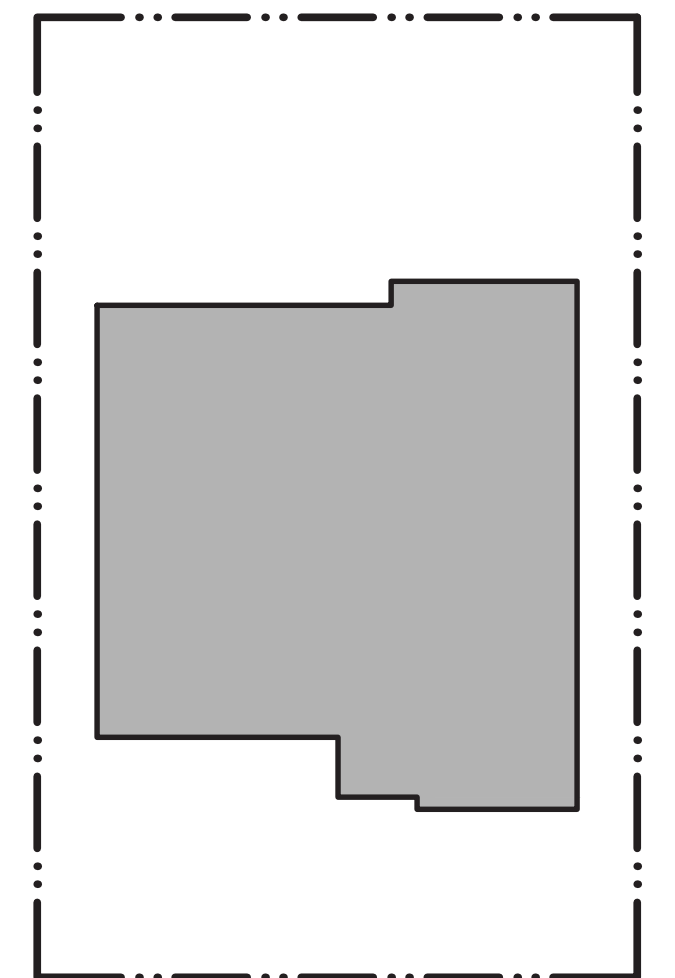
MEDITERRANEAN REVIVAL "E"

PLAN 2 (2580)
FRONT ELEVATIONS

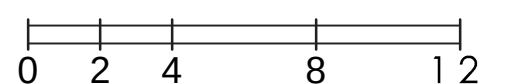


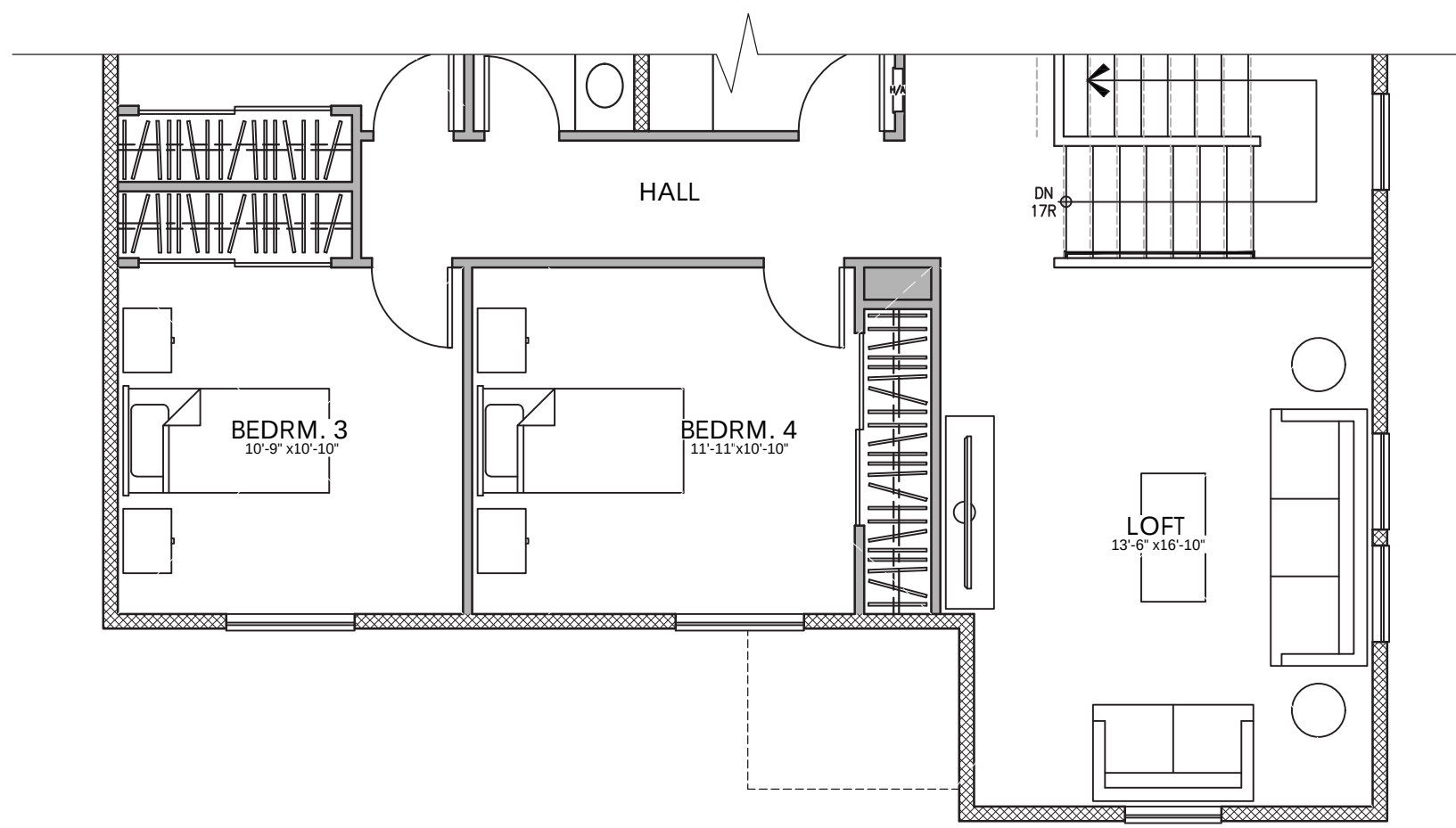


LOT COVERAGE:
45% FOR TWO STORY ALLOWED
1,584 / 4,000 = 39.6% PROVIDED

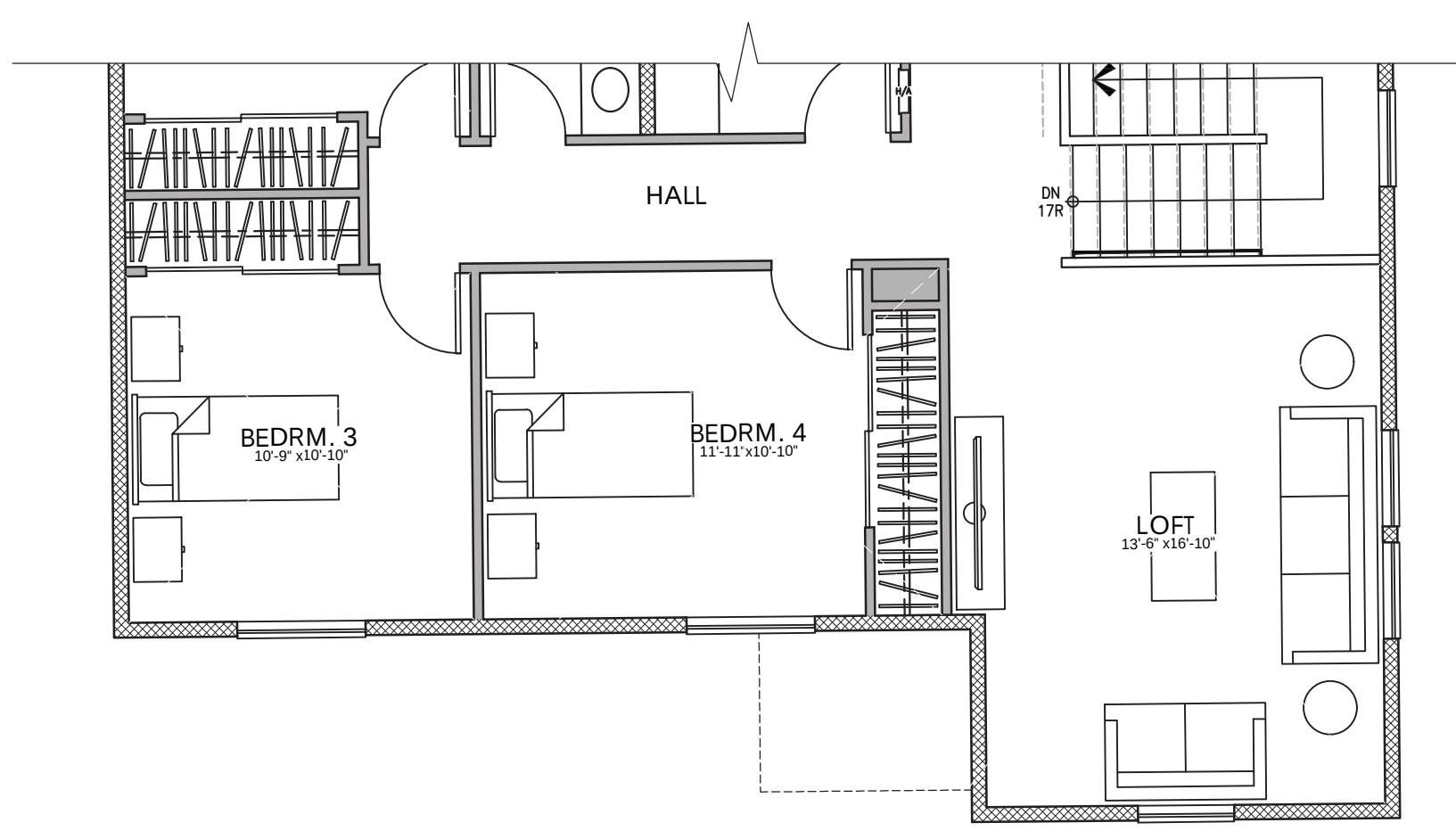
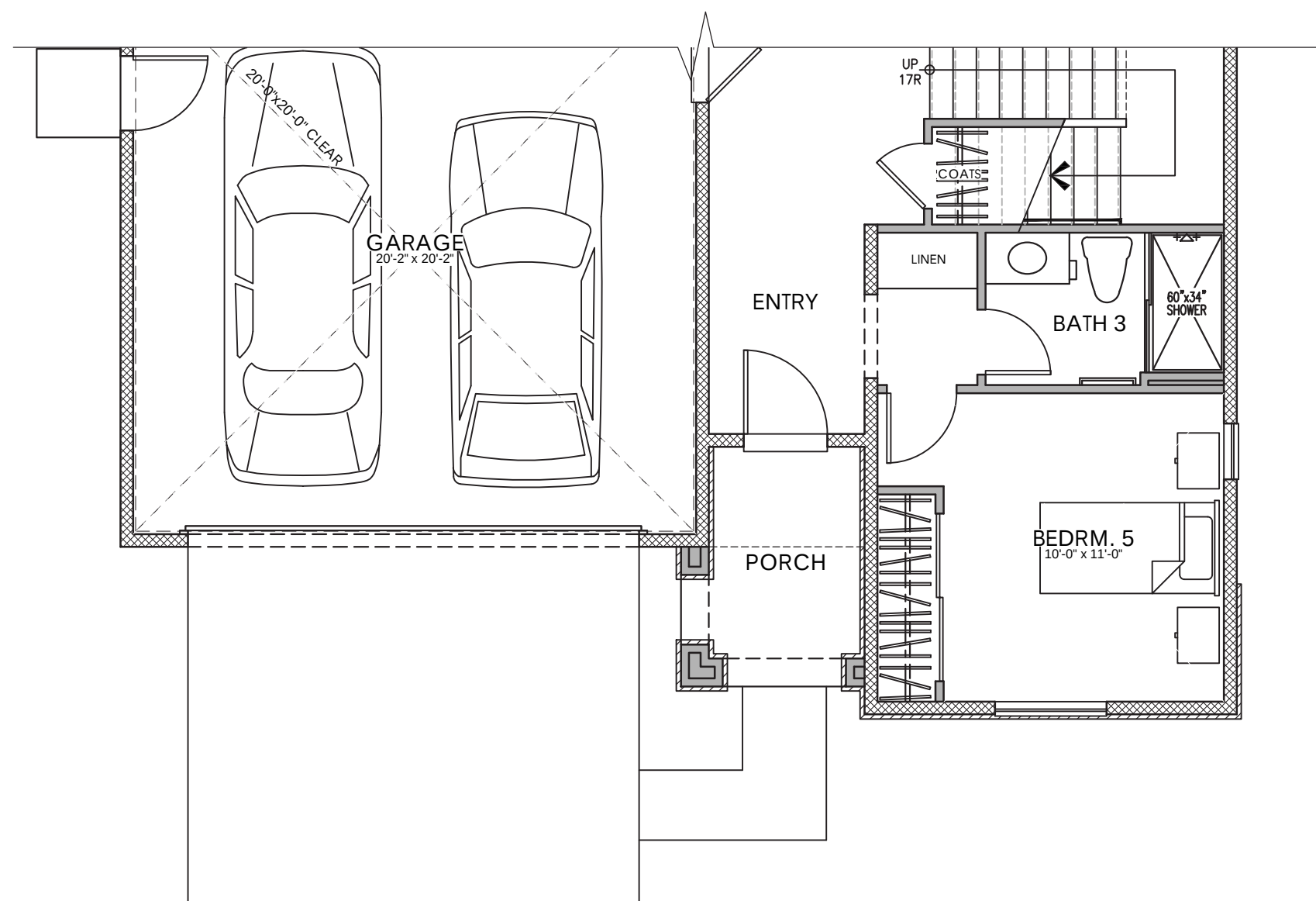


AREA TABULATION		
CONDITIONED SPACE		
FIRST FLOOR AREA	1,103	SQ. FT.
SECOND FLOOR AREA	1,477	SQ. FT.
TOTAL DWELLING	2,580	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	428	SQ. FT.
PORCH "A"	53	SQ. FT.
PORCH "B"	53	SQ. FT.
PORCH "C"	53	SQ. FT.
PORCH "D"	56	SQ. FT.
PORCH "E"	53	SQ. FT.

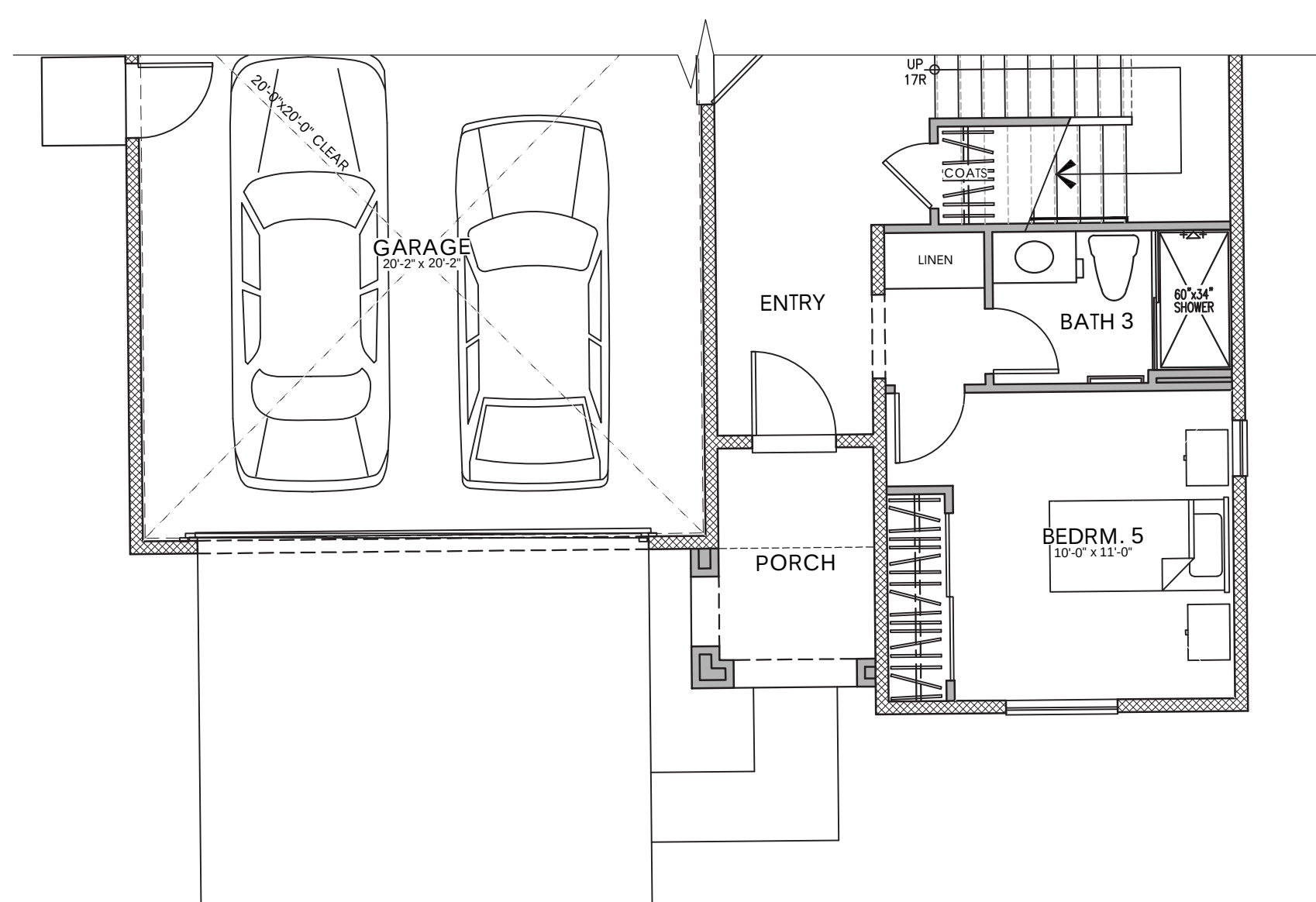




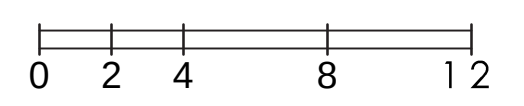
ELEVATION 'C'

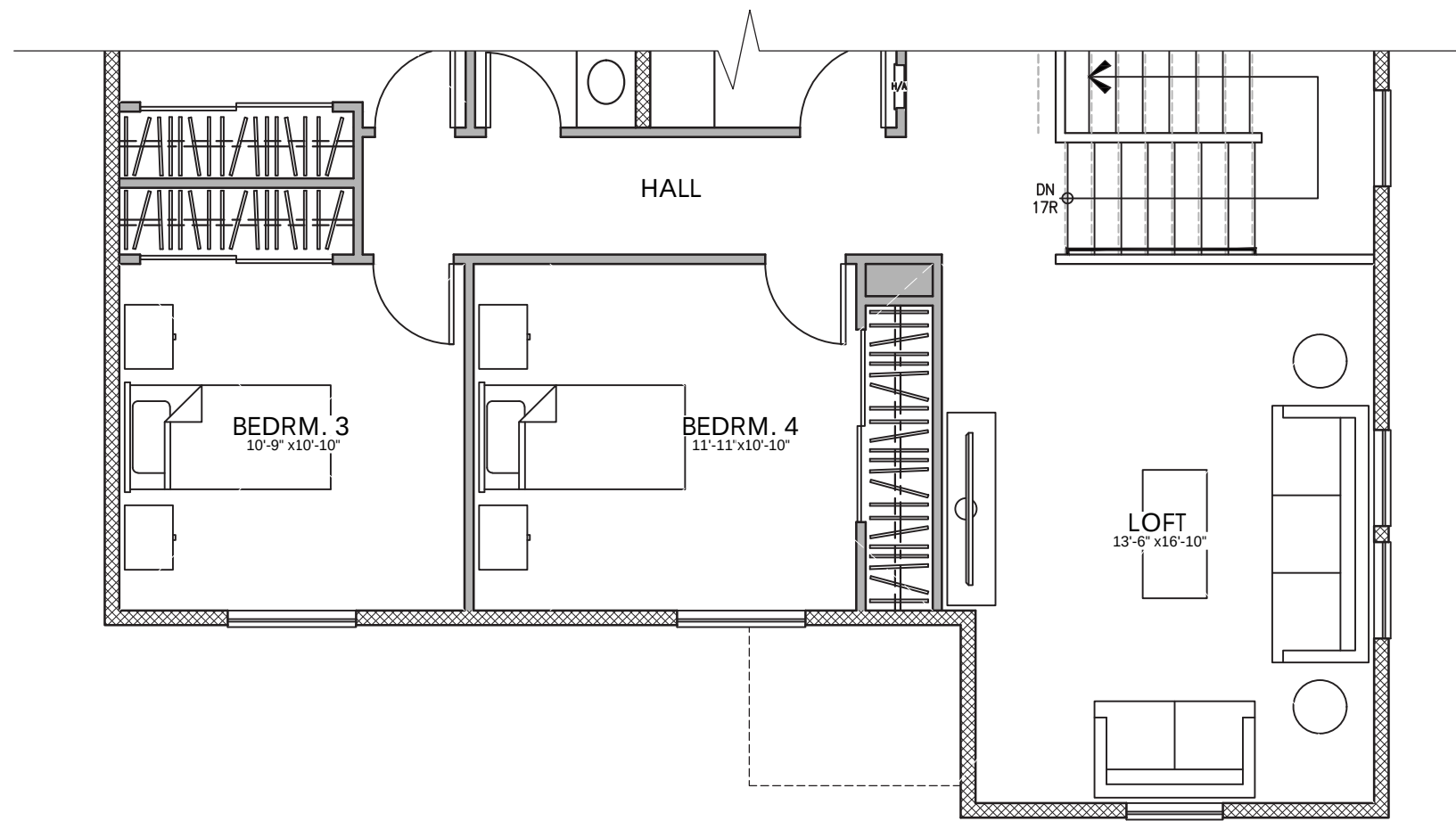


ELEVATION 'B'

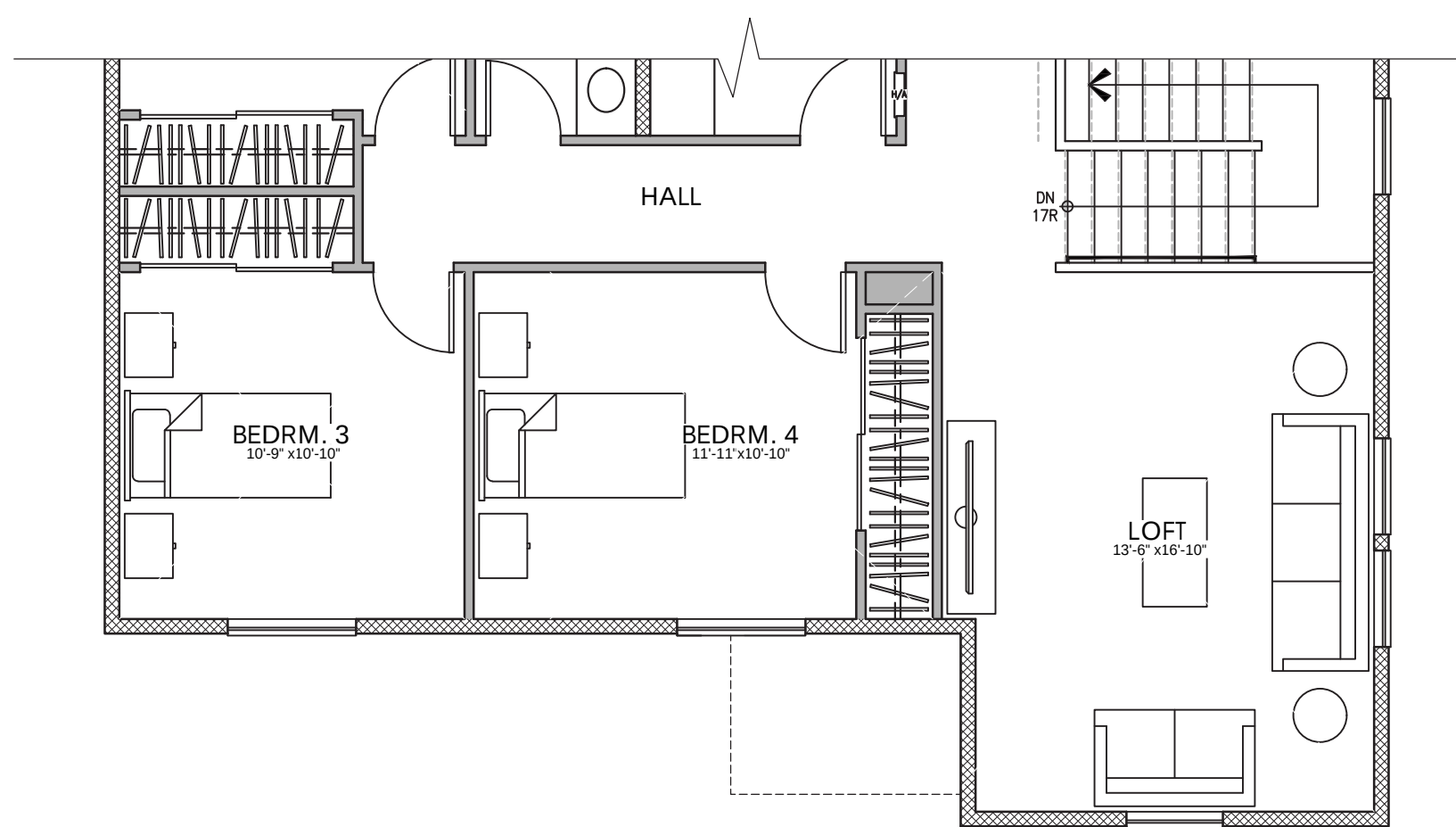
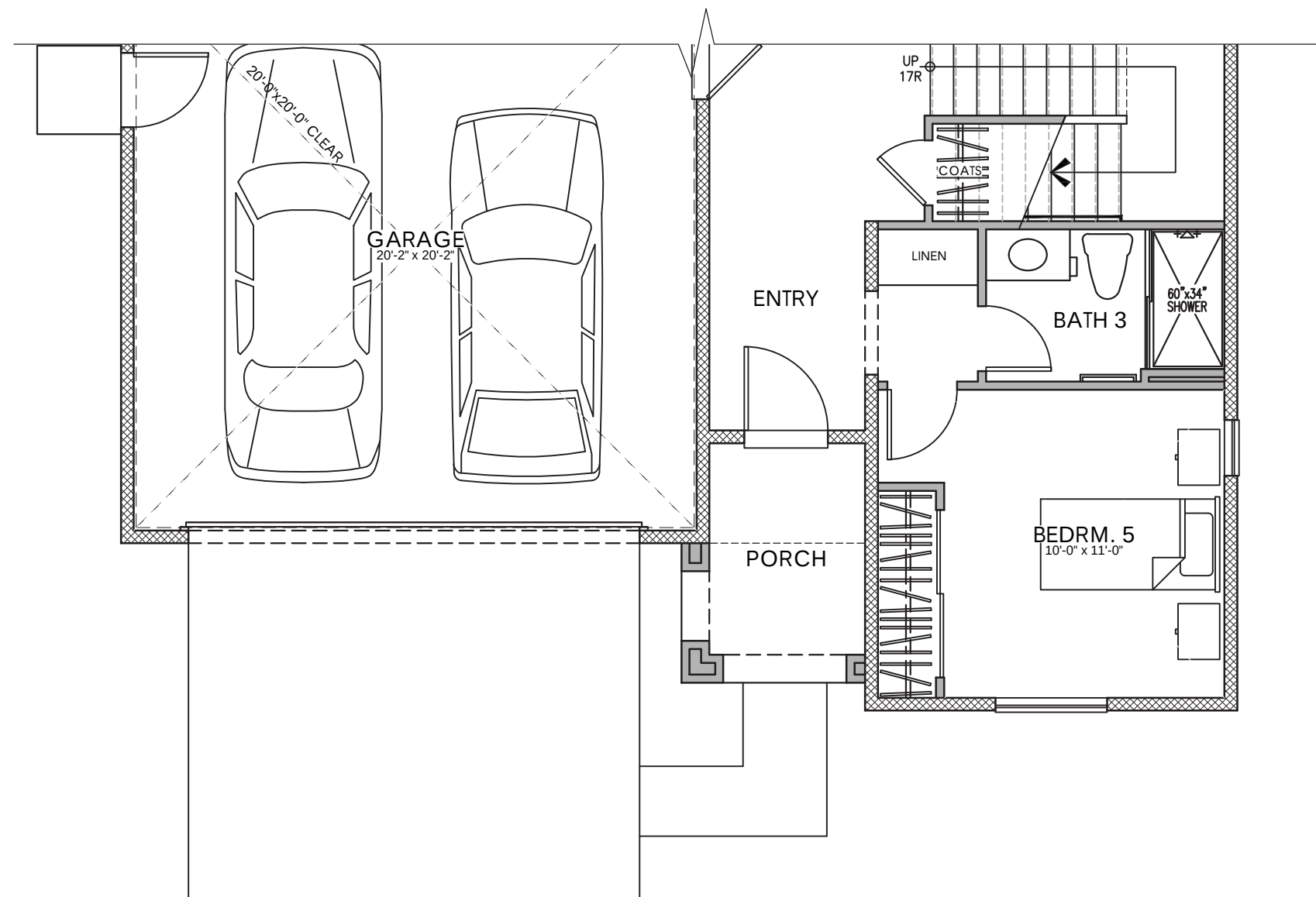


PLAN 2 - 2580 S.F. ADDENDA
5 BEDROOM, 3 BATH, LOFT

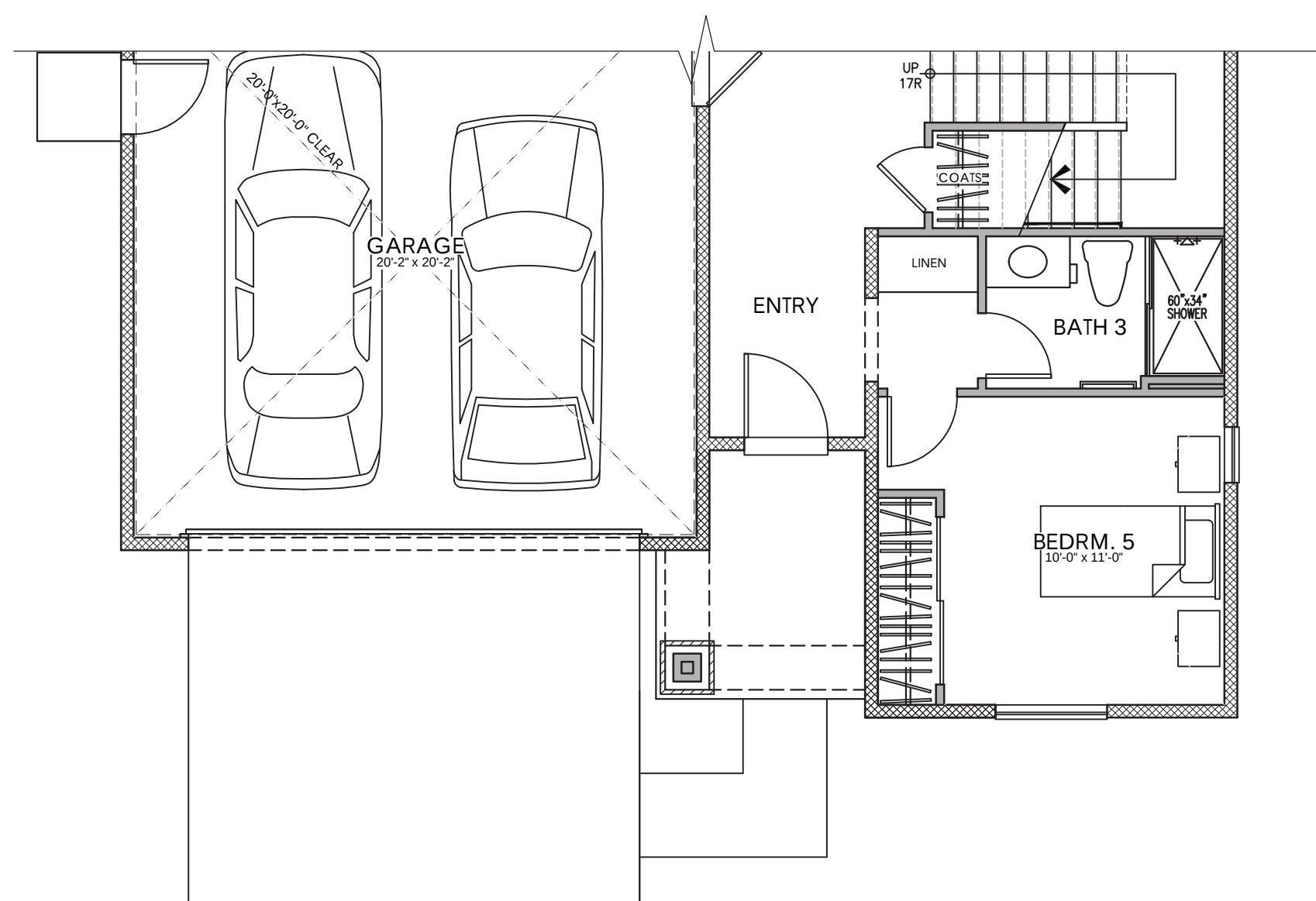




ELEVATION 'E'



ELEVATION 'D'



PLAN 2 - 2580 S.F. ADDENDA
5 BEDROOM, 3 BATH, LOFT

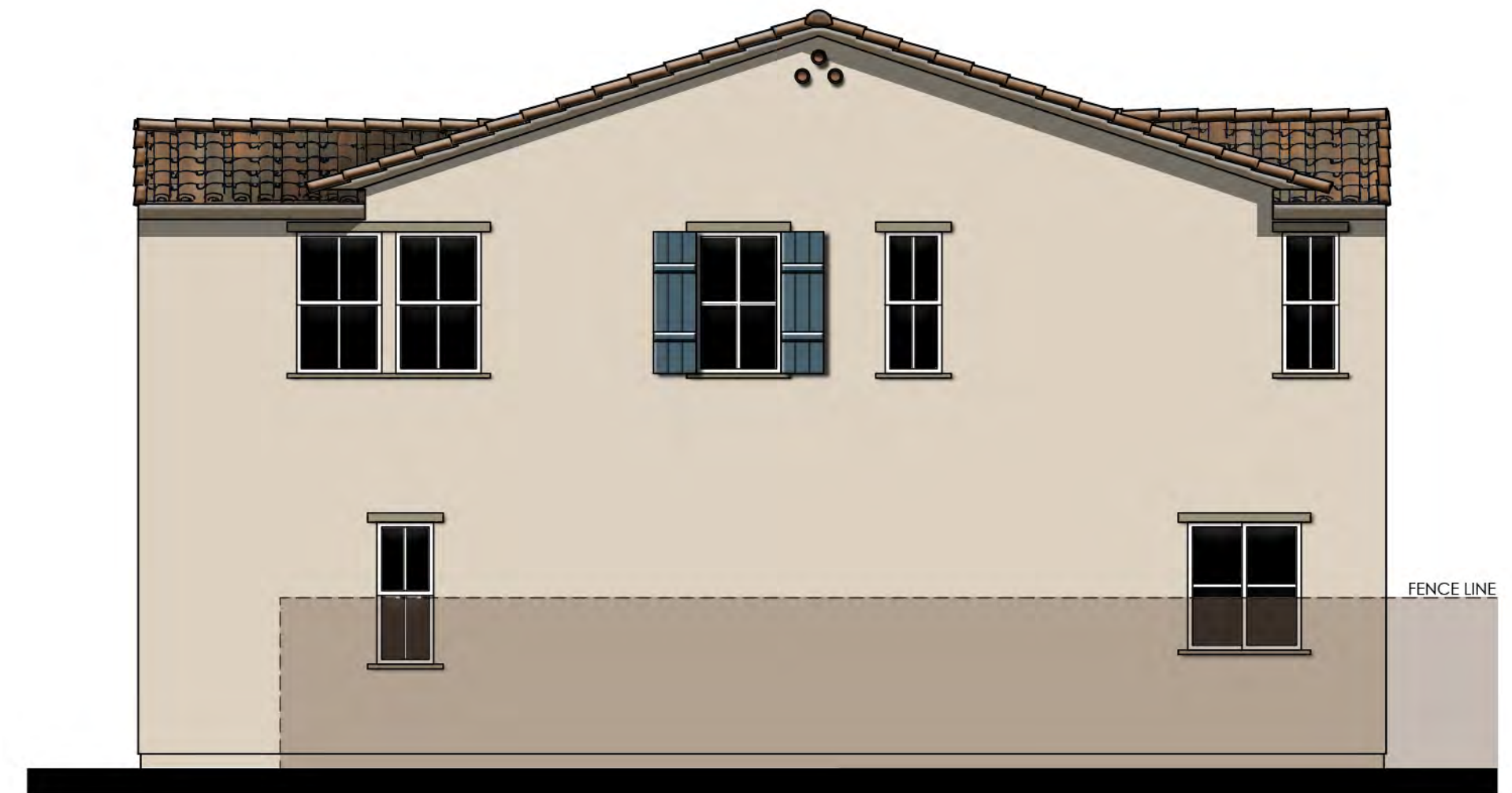
0 2 4 8 12



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

FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)

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



LEFT

COLOR SCHEME 2
PLAN 2A (PLAN 2580A)
EARLY CALIFORNIA ELEVATION





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

FRONT



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

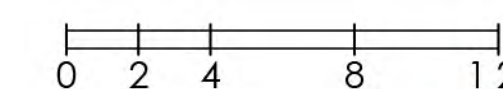


REAR



LEFT

COLOR SCHEME 5
PLAN 2B (PLAN 2580B)
COUNTRY EUROPEAN ELEVATION

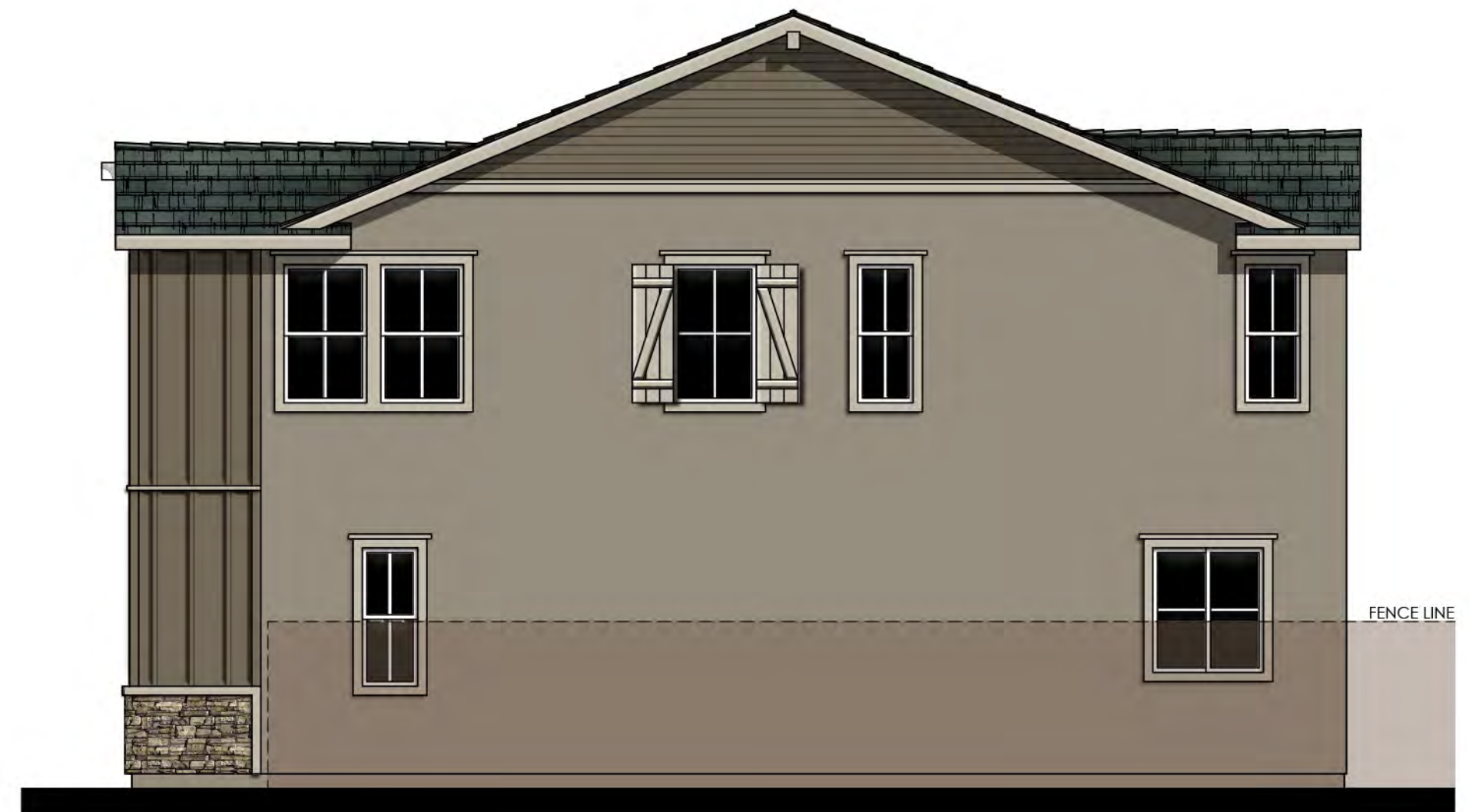




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

(WHERE OCCURS)

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER LAP SIDING DECORATIVE CORBEL
WALL:	STUCCO / BOARD AND BATTEN
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS FIBER
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
WAINSCOT:	STONE VENEER



LEFT

COLOR SCHEME 8
PLAN 2C (PLAN 2580C)
WESTERN FARMHOUSE ELEVATION

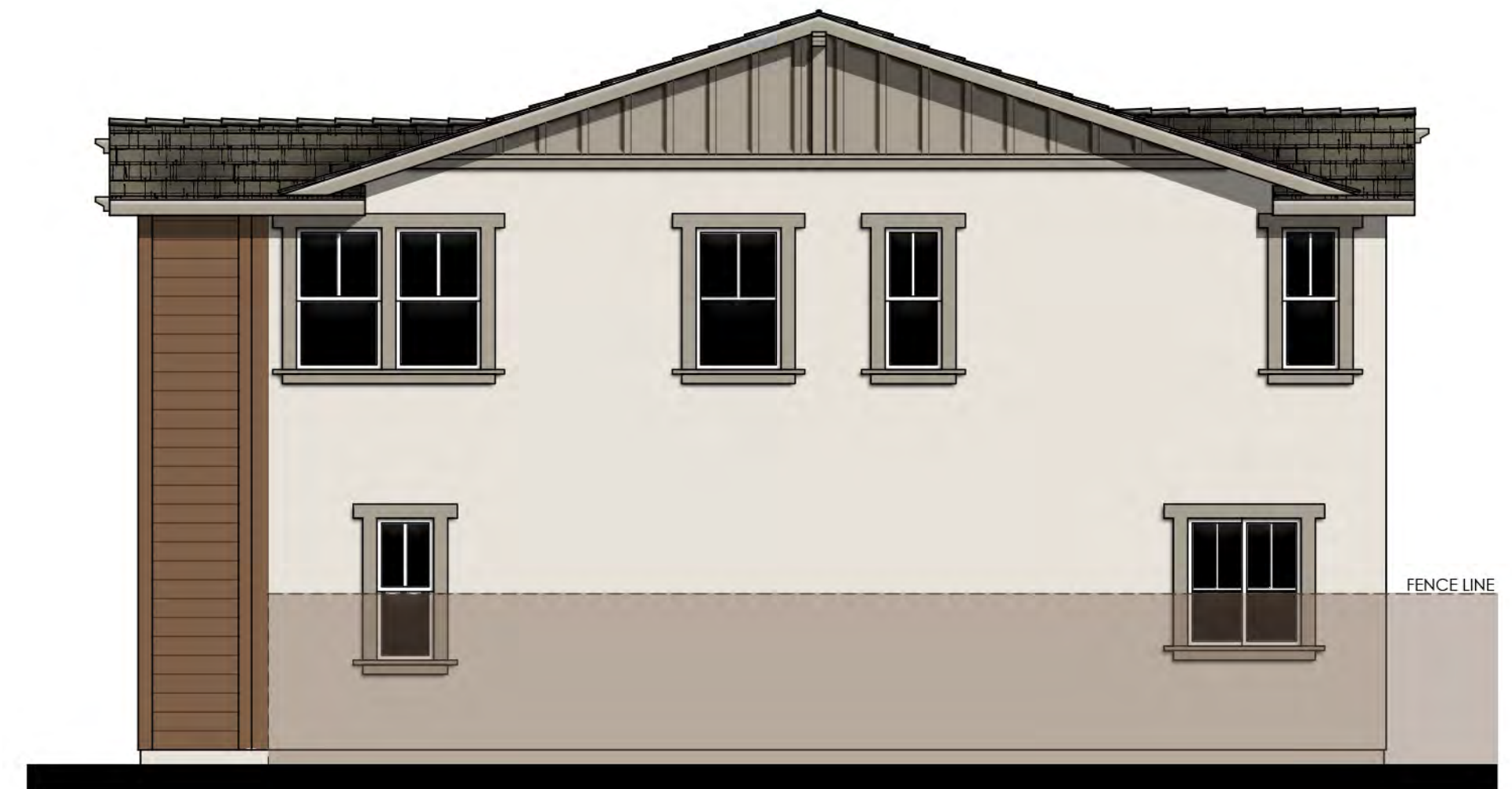




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

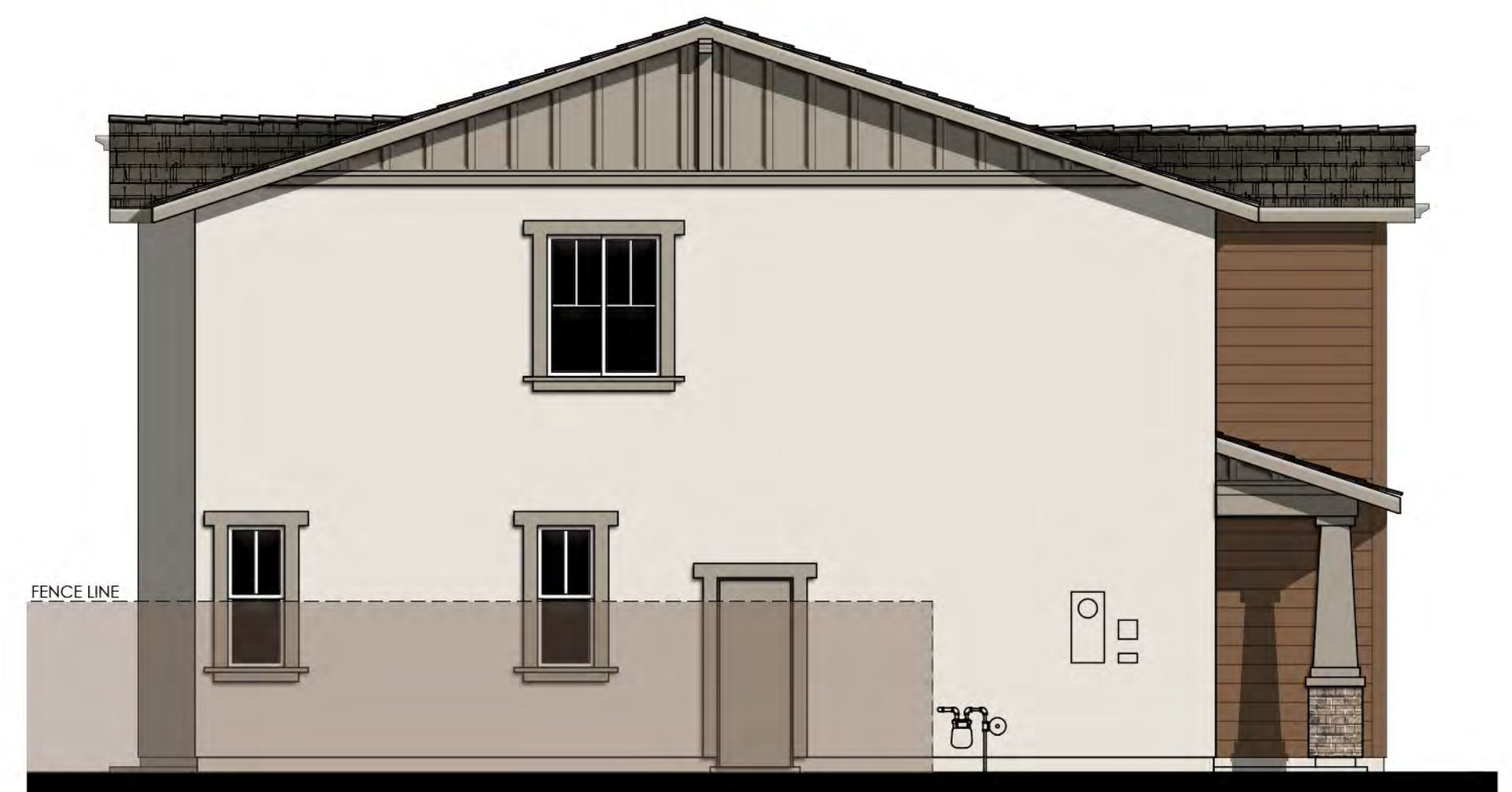
MATERIALS LEGEND

(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



REAR



LEFT

COLOR SCHEME 11
PLAN 2D (PLAN 2580D)
CRAFTSMAN BUNGALOW ELEVATION





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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 |



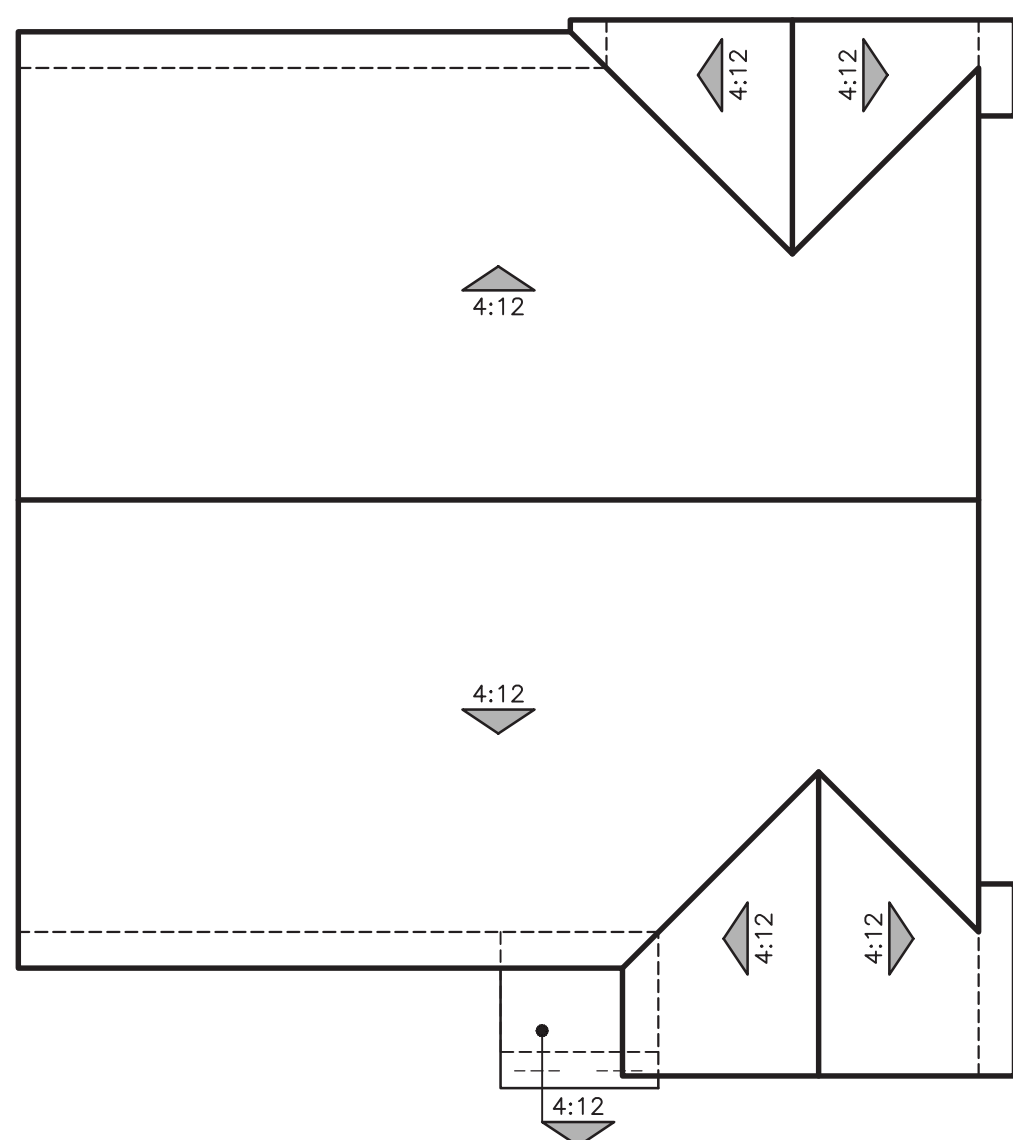
REAR



LEFT

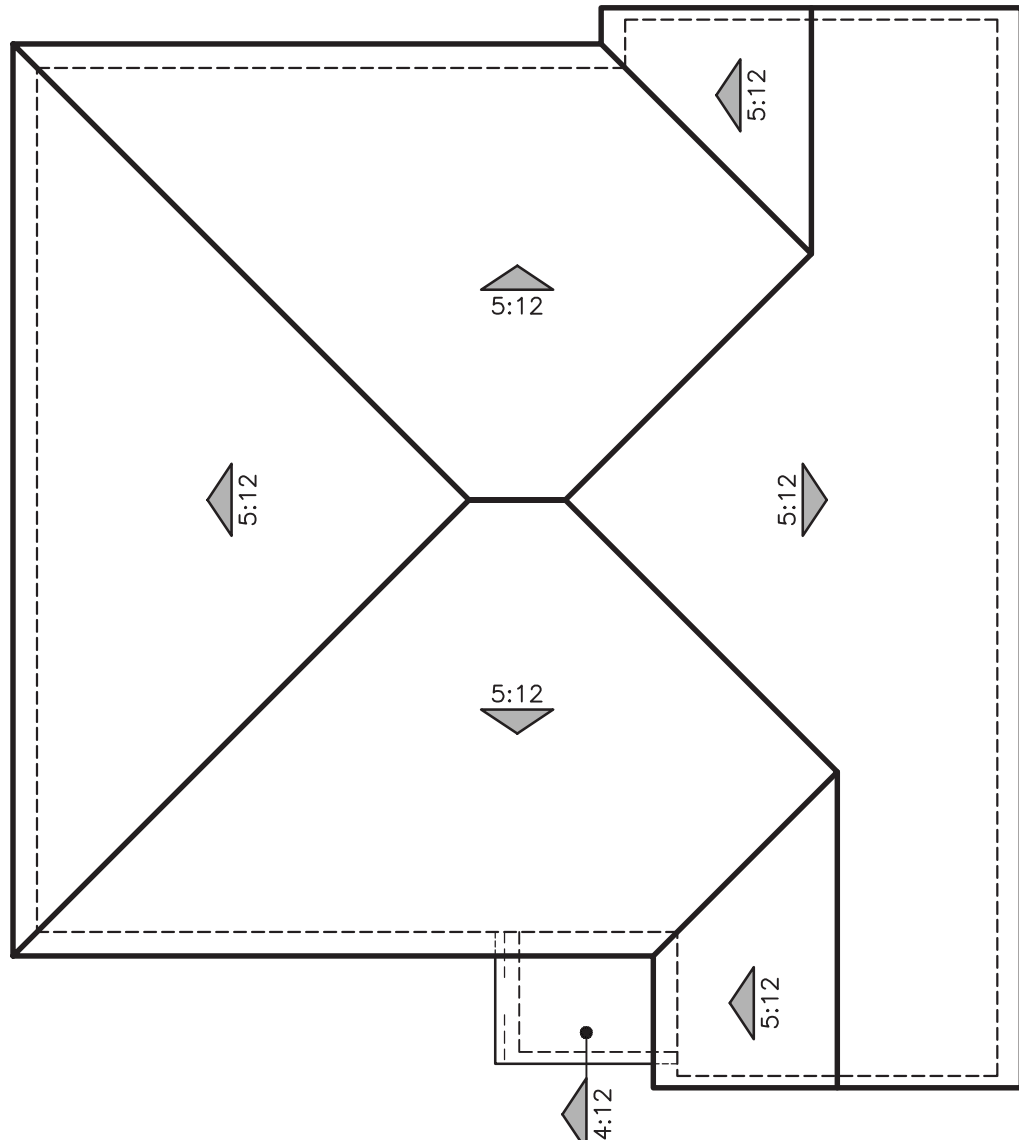
COLOR SCHEME 14
PLAN 2E (PLAN 2580E)
MEDITERRANEAN REVIVAL ELEVATION





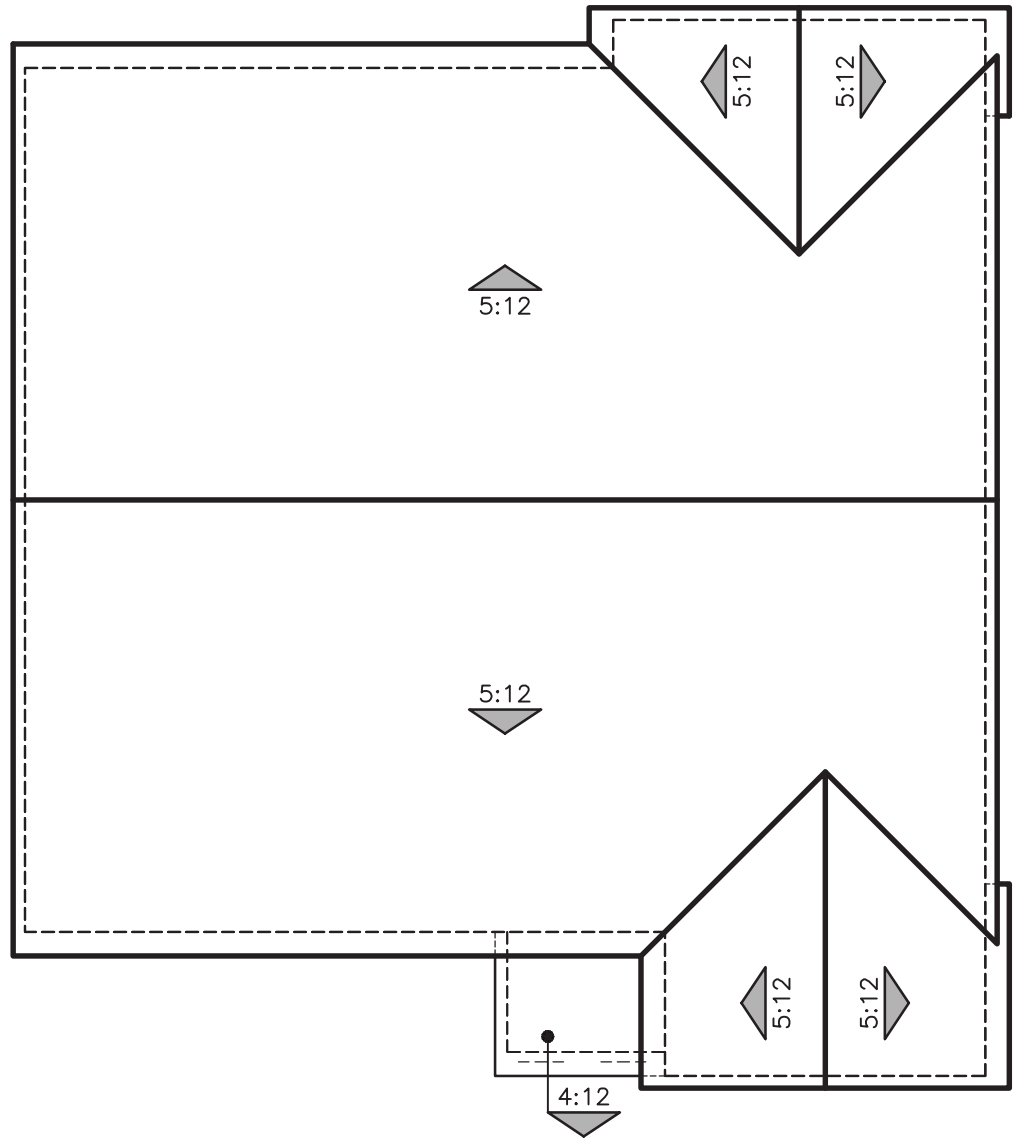
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EARLY CALIFORNIA "A"



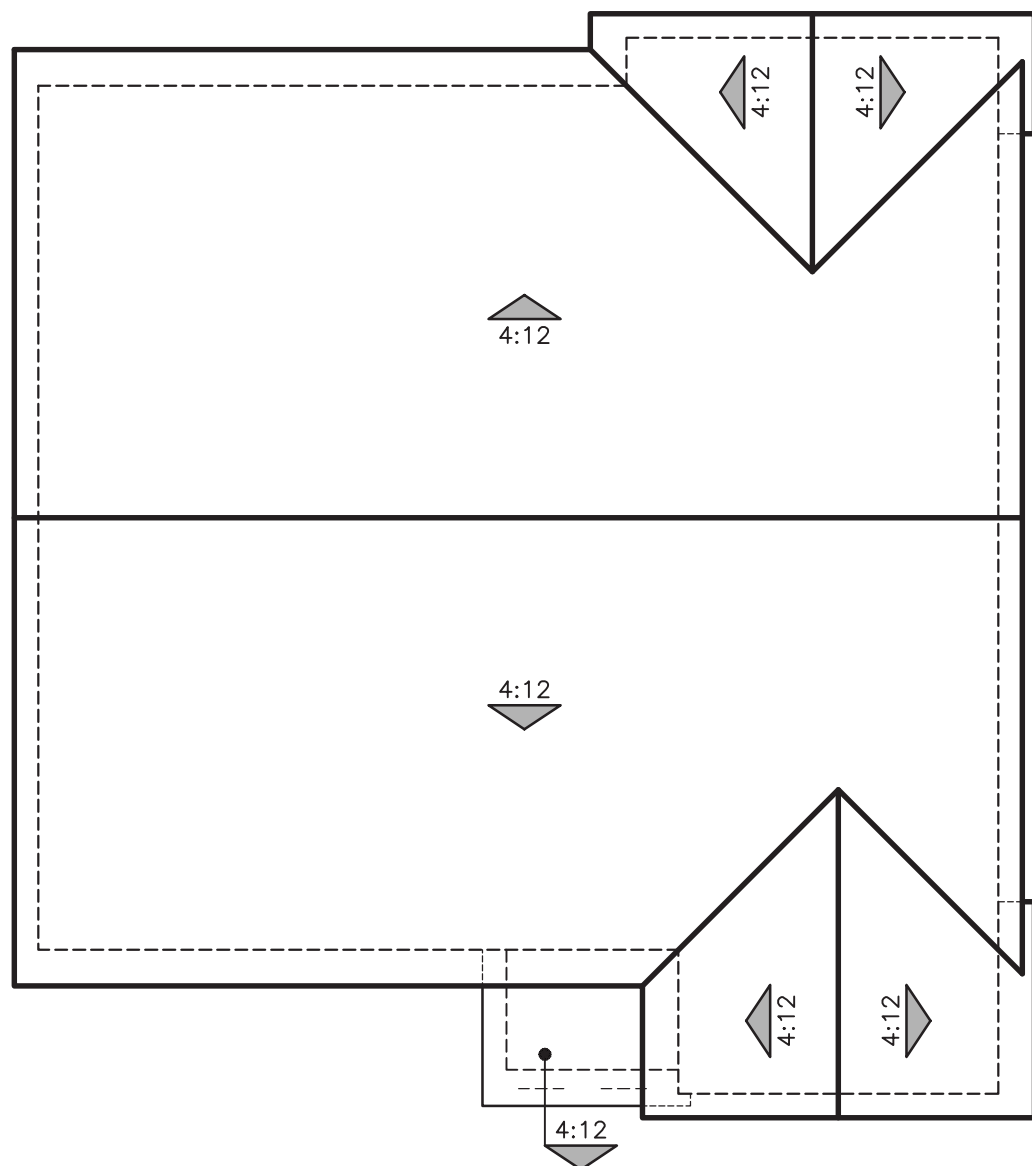
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COUNTRY EUROPEAN "B"



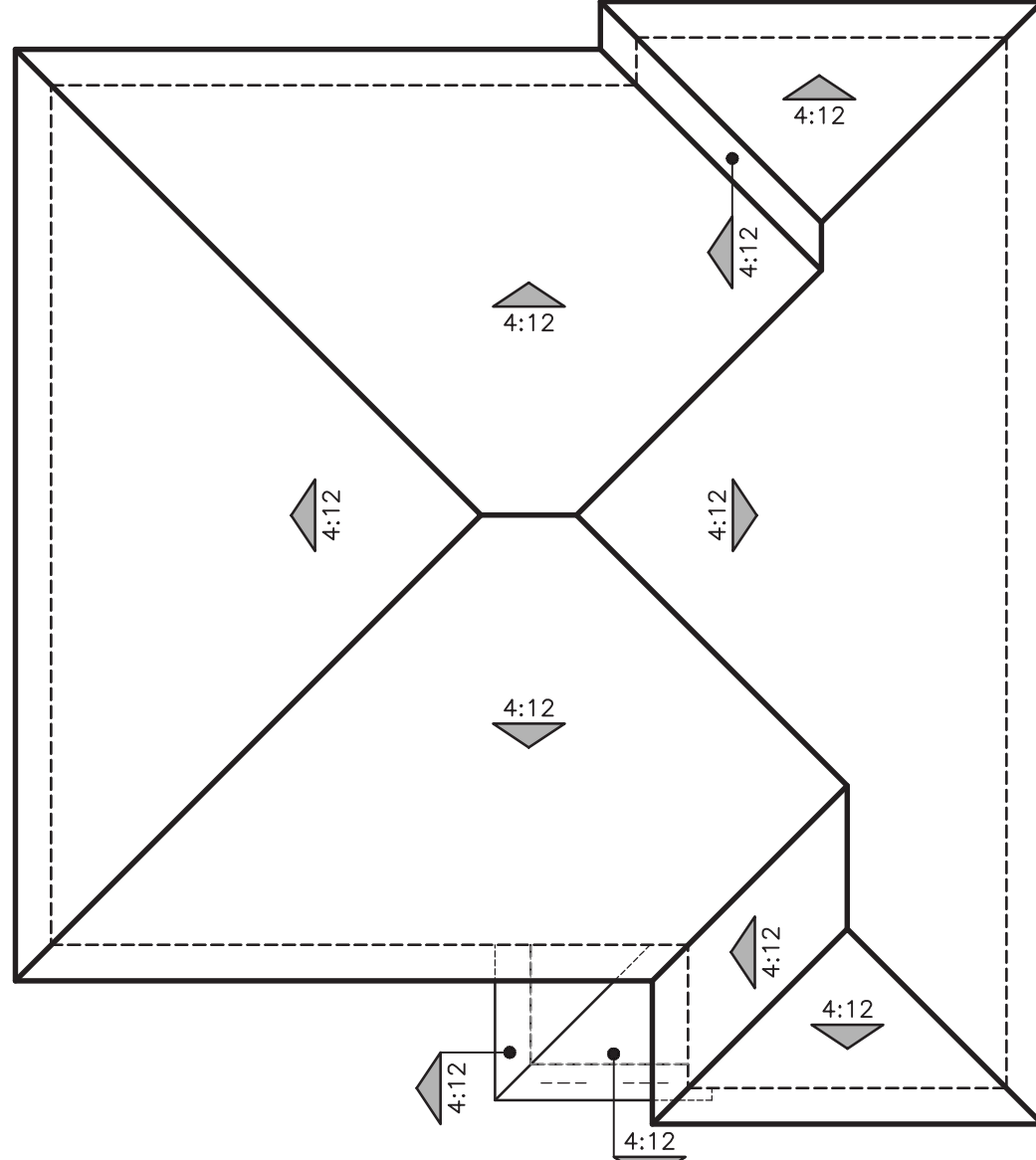
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WESTERN FARMHOUSE "C"



© 2021 Kevin L. Crook Architect, Inc.

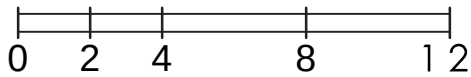
CRAFTSMAN BUNGALOW "D"



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MEDITERRANEAN REVIVAL "E"

PLAN 2 - 2,580 S.F. ROOF PLANS





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EARLY CALIFORNIA "A"



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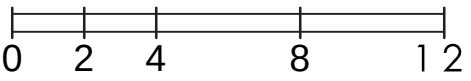
COUNTRY EUROPEAN "B"



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WESTERN FARMHOUSE "C"

PLAN 3 (2700)
FRONT ELEVATIONS





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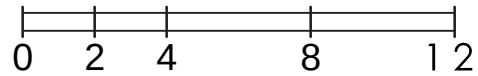
CRAFTSMAN BUNGALOW "D"

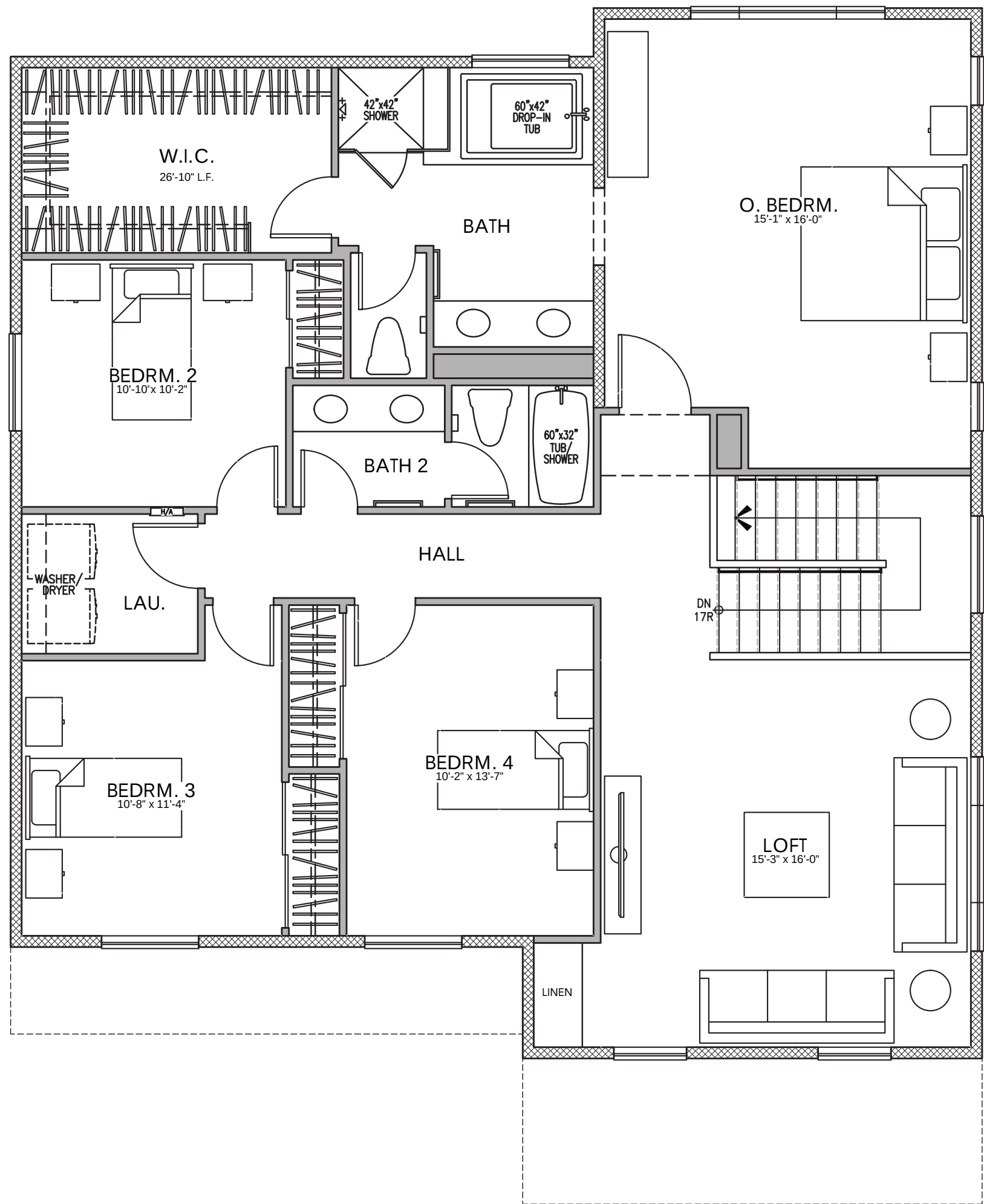


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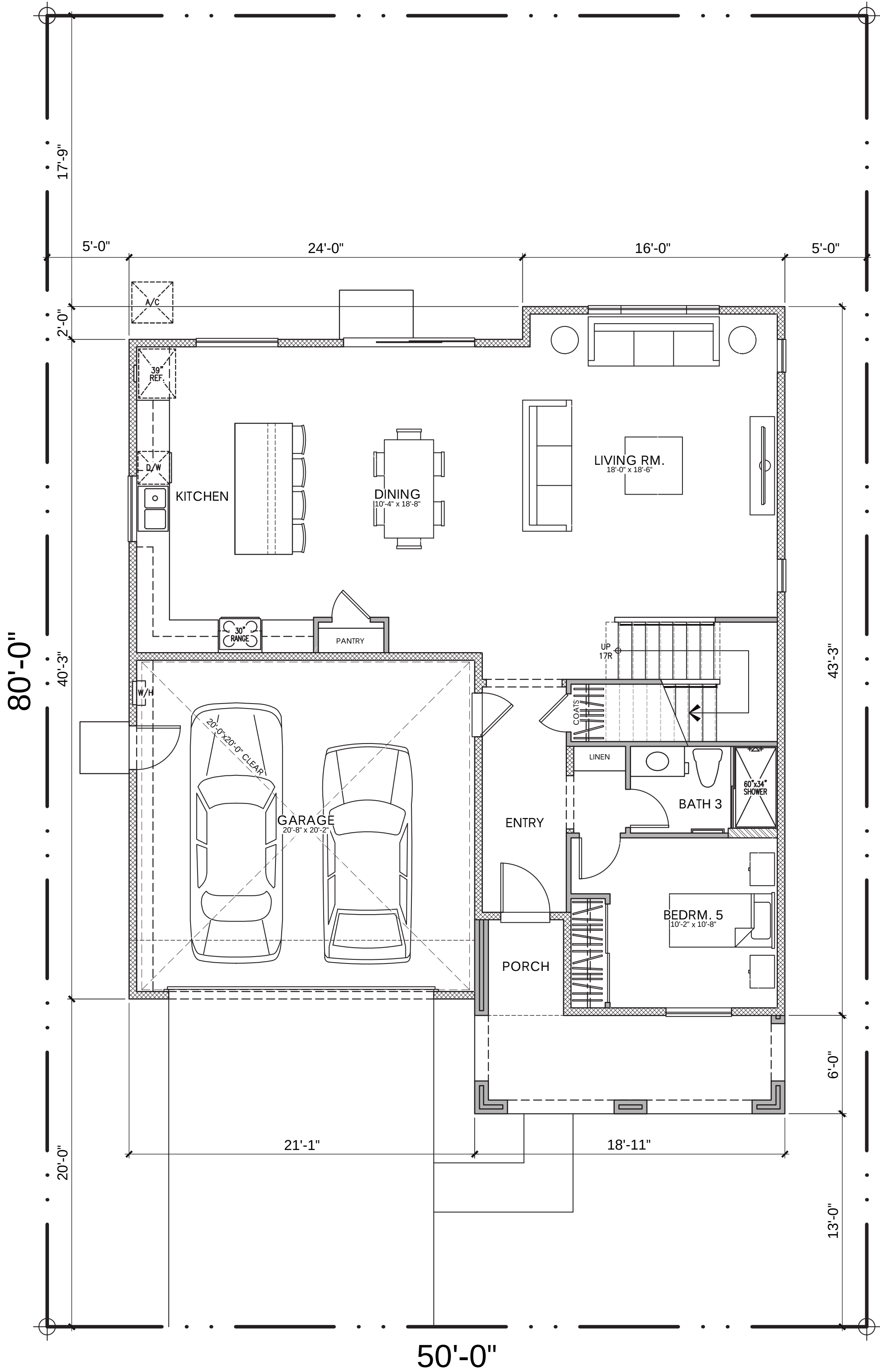
MEDITERRANEAN REVIVAL "E"

PLAN 3 (2700)
FRONT ELEVATIONS



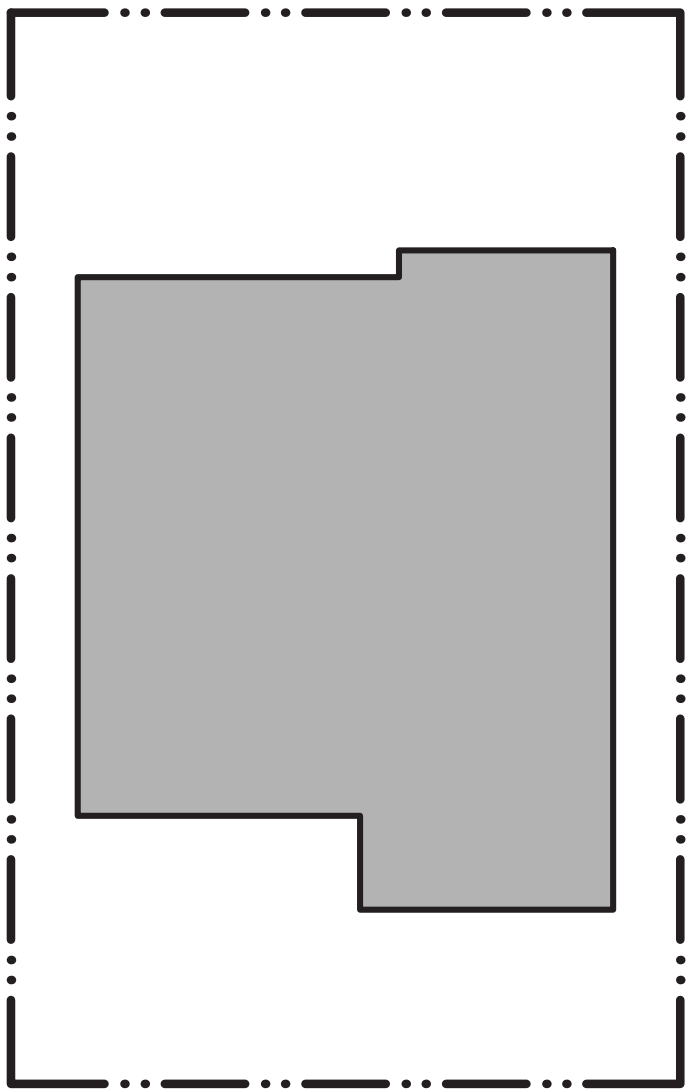


SECOND FLOOR PLAN



FIRST FLOOR PLAN

LOT COVERAGE:
70% FOR TWO STORY ALLOWED PER MDR ZONING
1,774 / 4,000 = 44% PROVIDED



AREA TABULATION

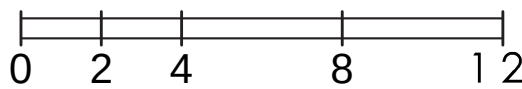
CONDITIONED SPACE

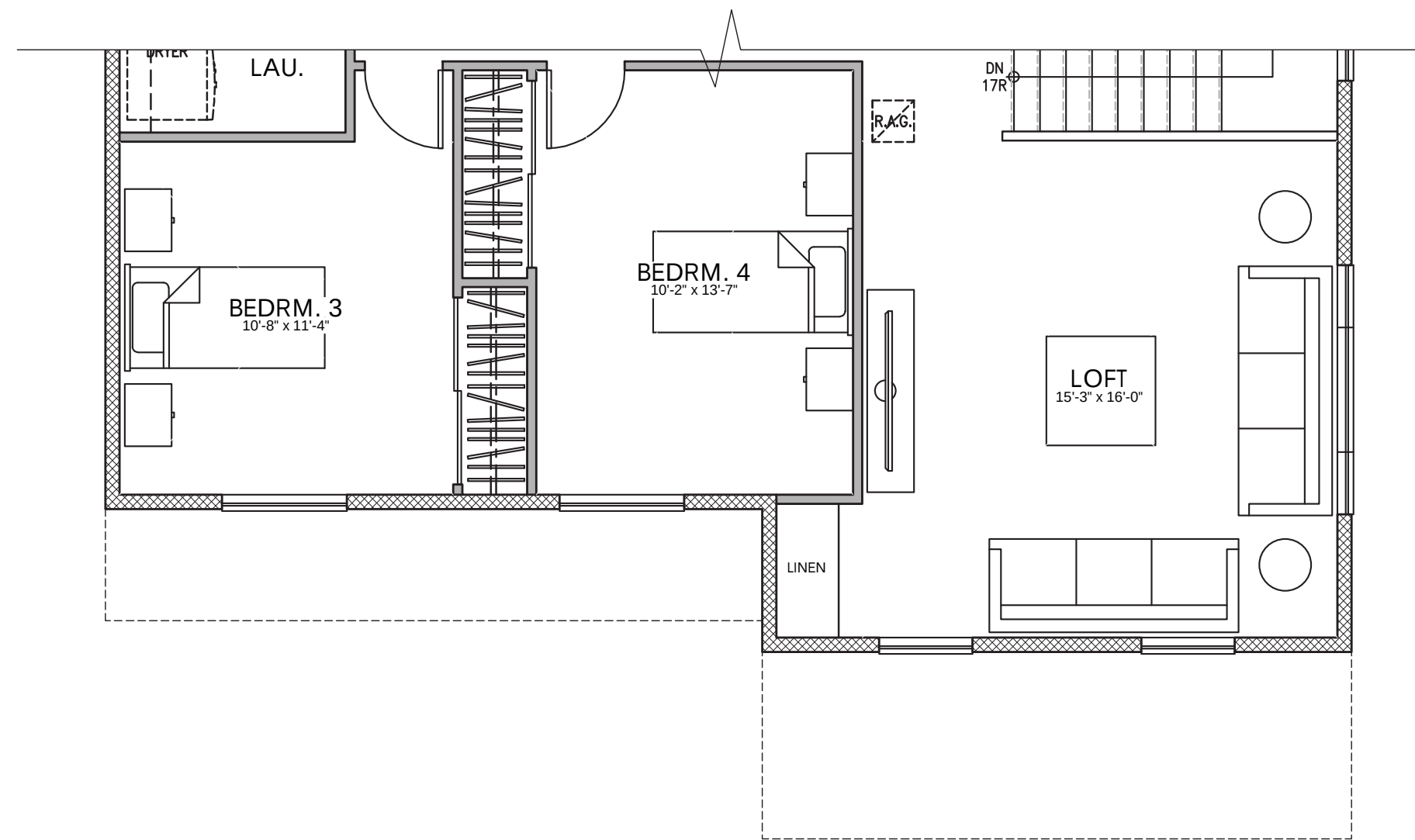
FIRST FLOOR AREA	1,194 SQ. FT.
SECOND FLOOR AREA	1,506 SQ. FT.
TOTAL DWELLING	2,700 SQ. FT.

UNCONDITIONED SPACE

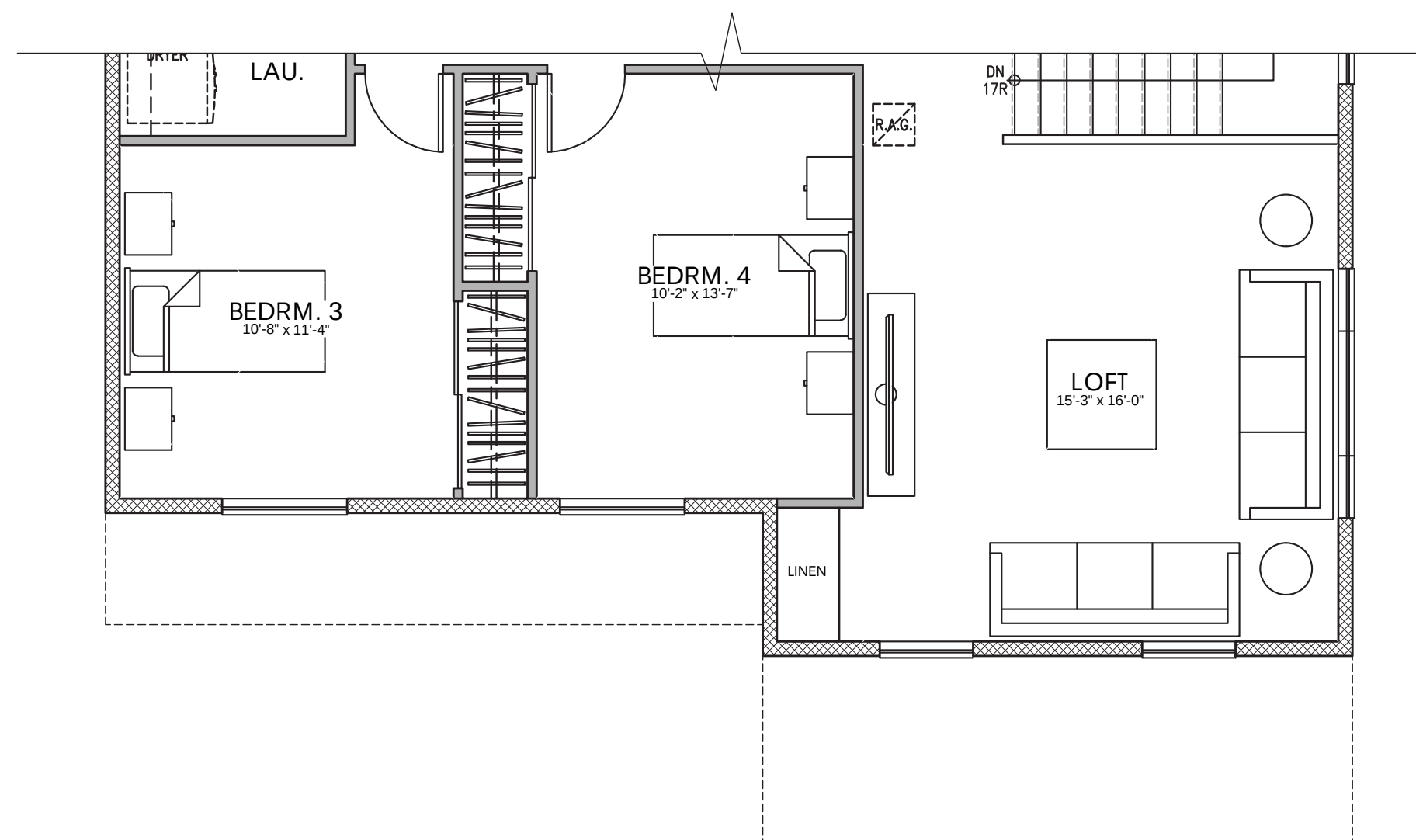
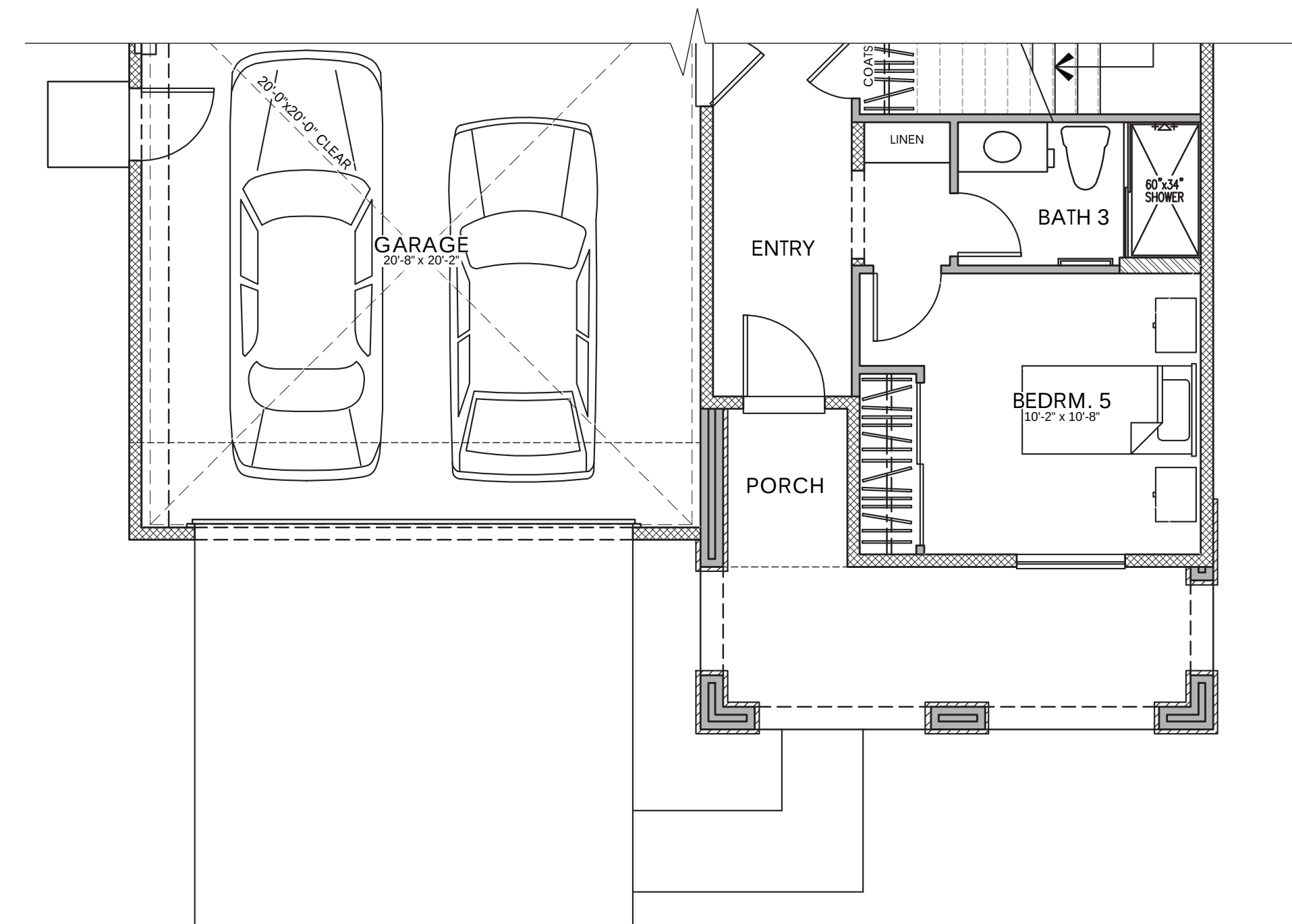
GARAGE	440 SQ. FT.
PORCH "A"	141 SQ. FT.
PORCH "B"	141 SQ. FT.
PORCH "C"	141 SQ. FT.
PORCH "D"	146 SQ. FT.
PORCH "E"	141 SQ. FT.

PLAN 3A - (PLAN 2700A)
5 BEDROOM, 3 BATH, LOFT

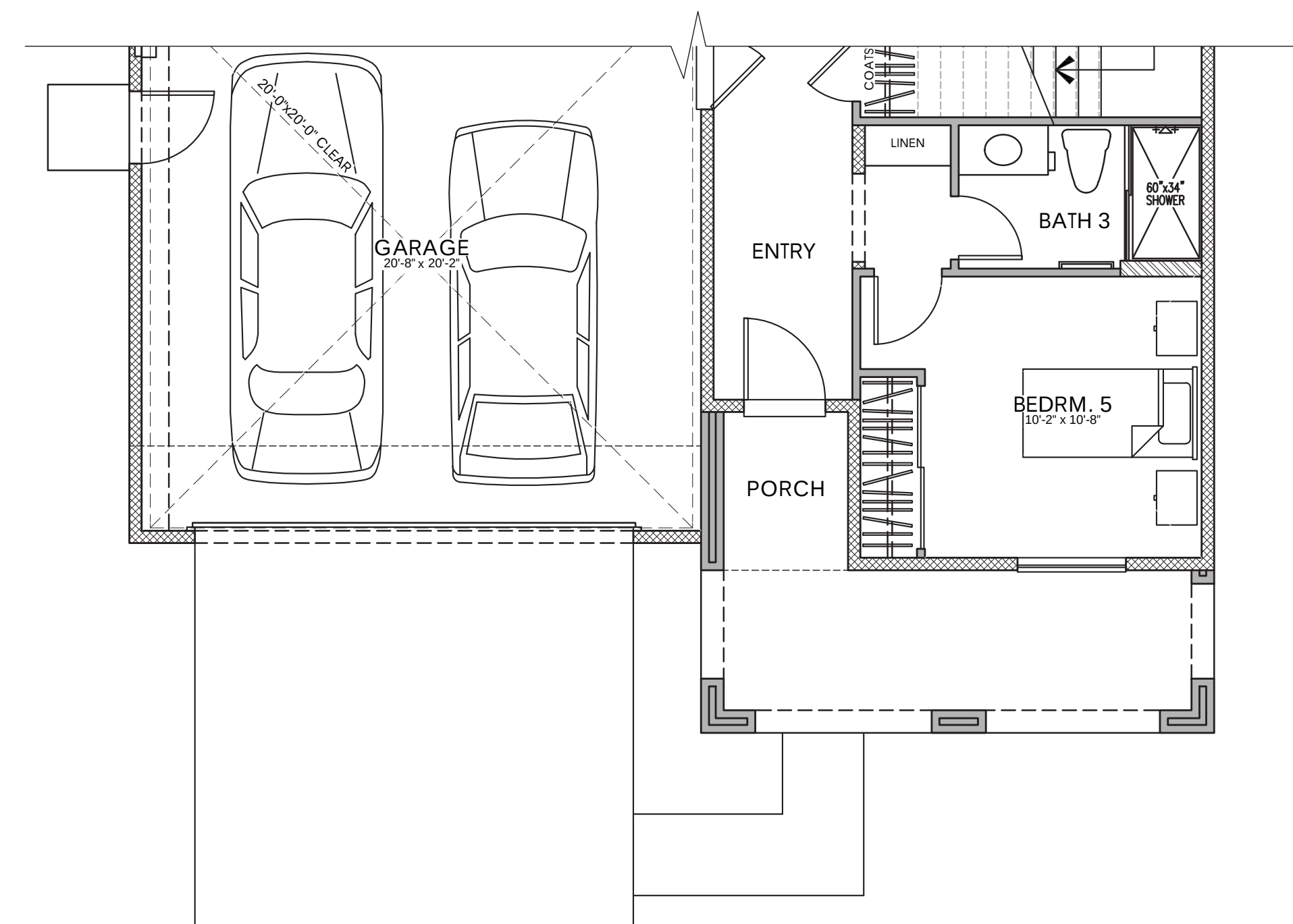


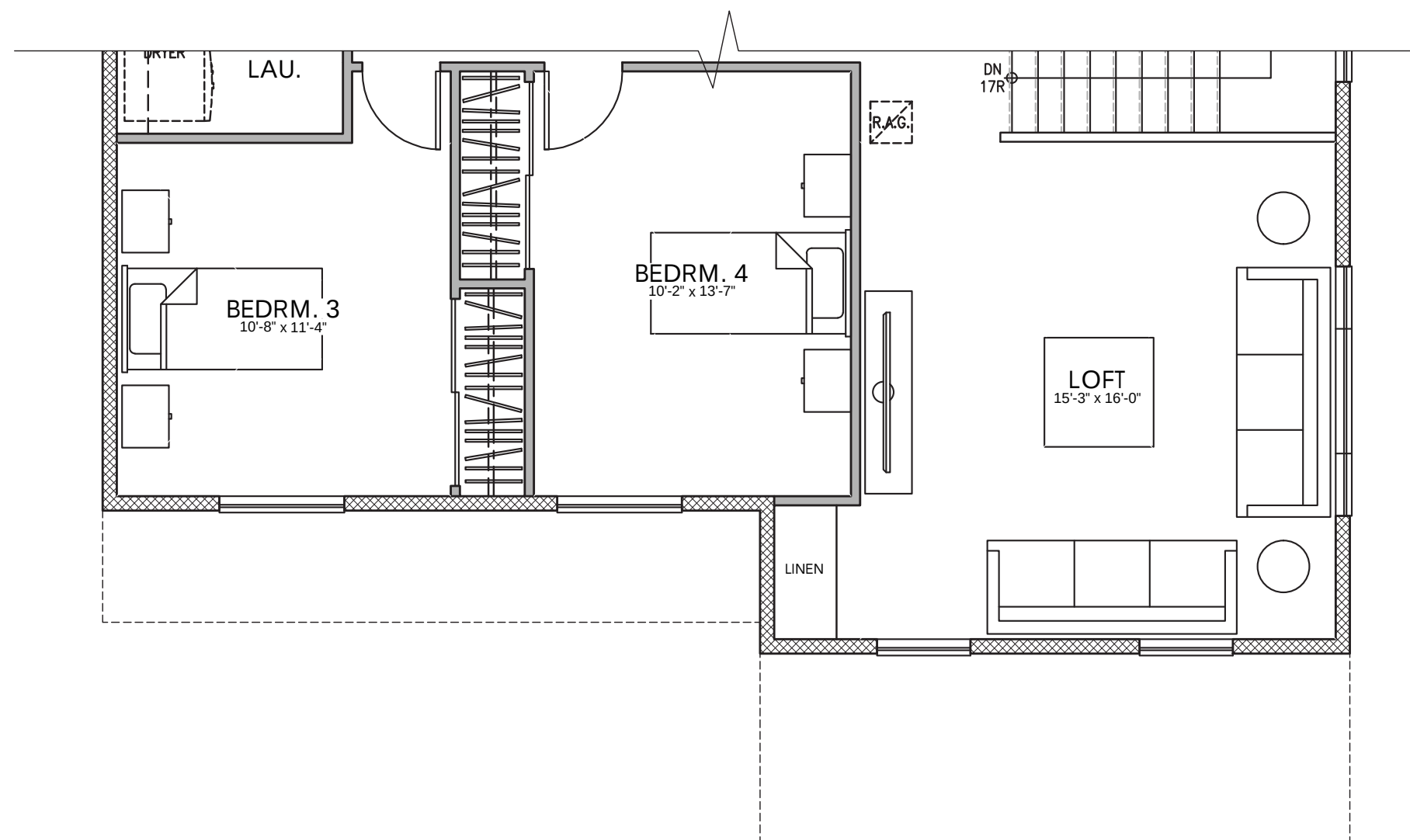


ELEVATION 'C'

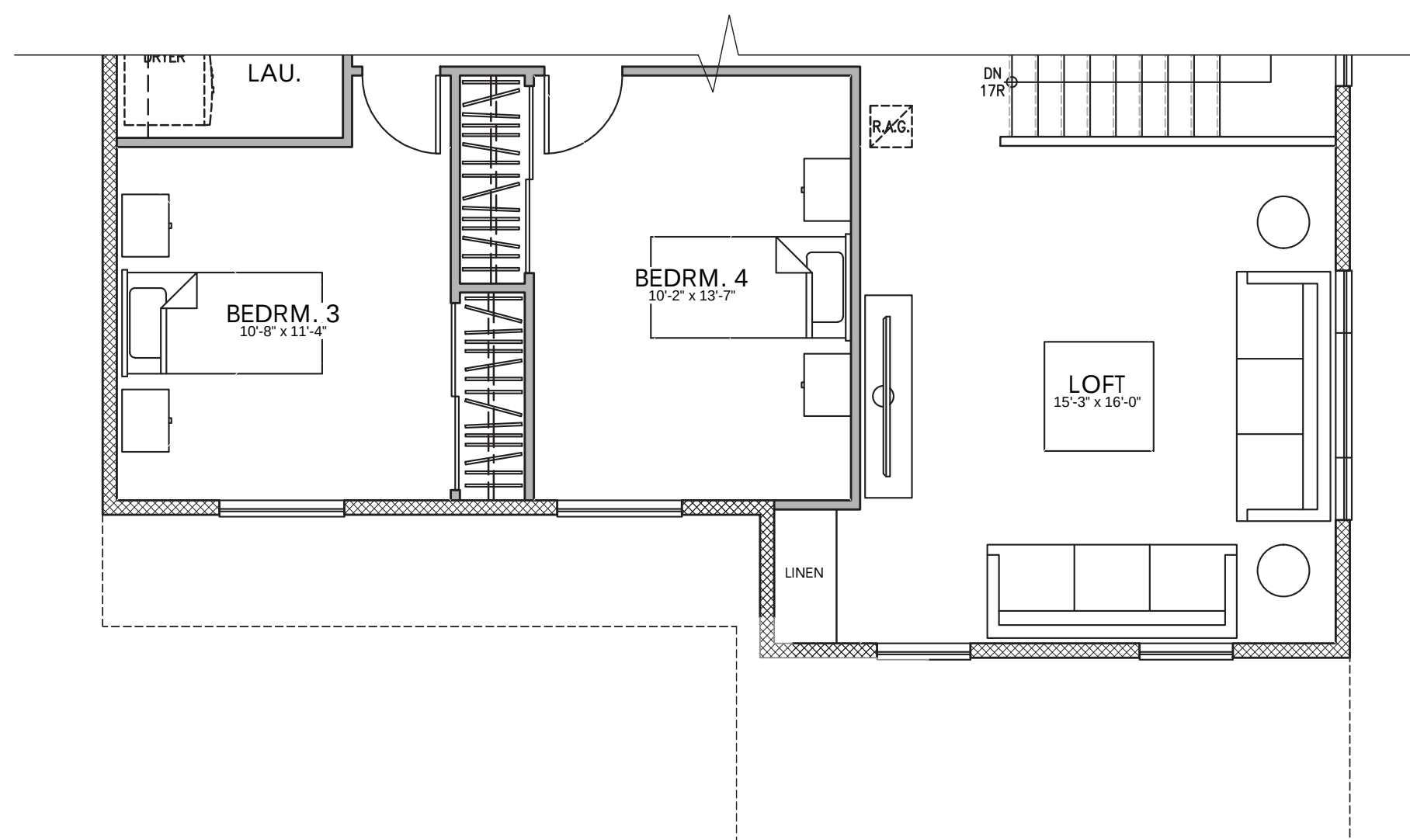
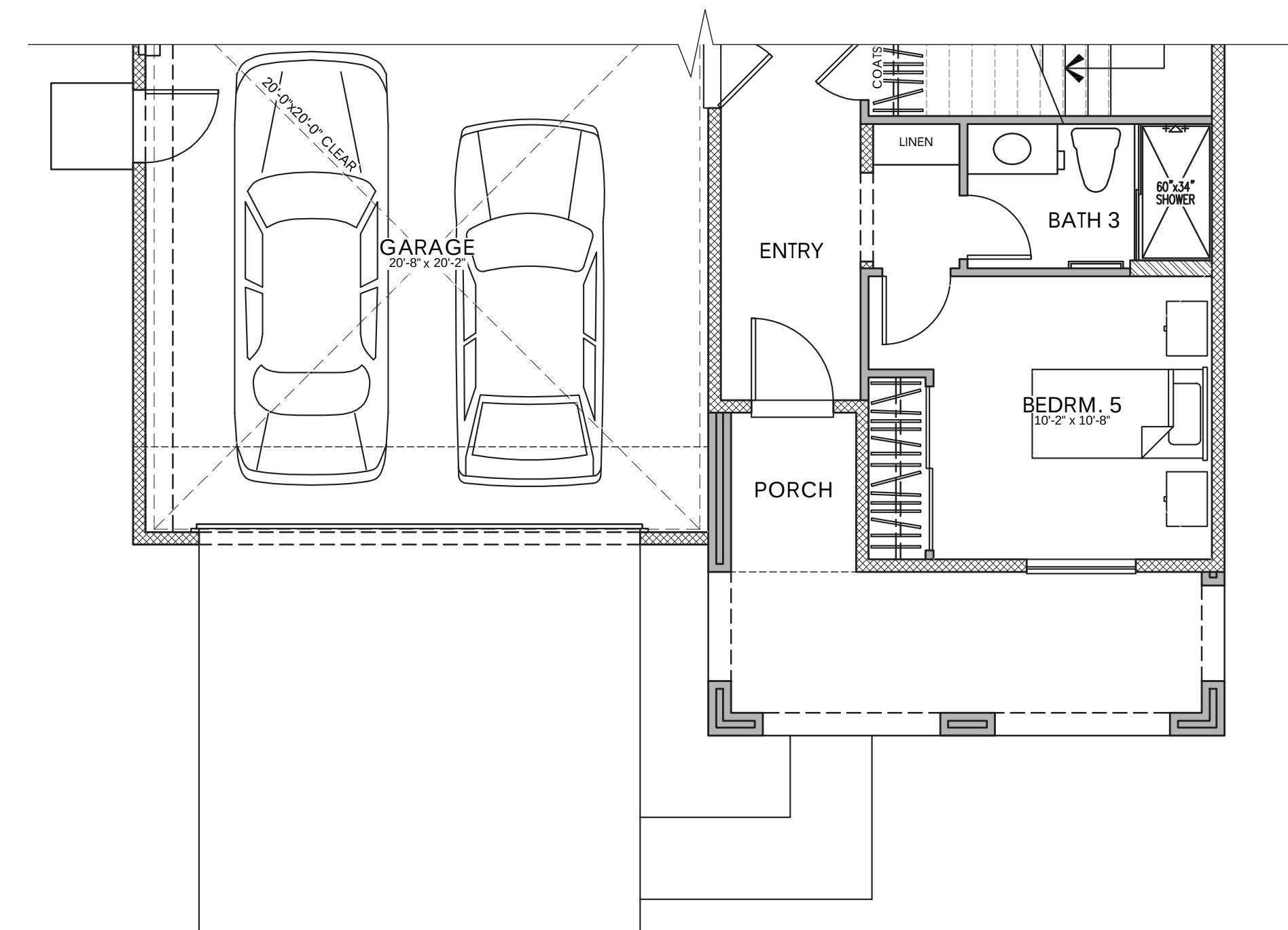


ELEVATION 'B'

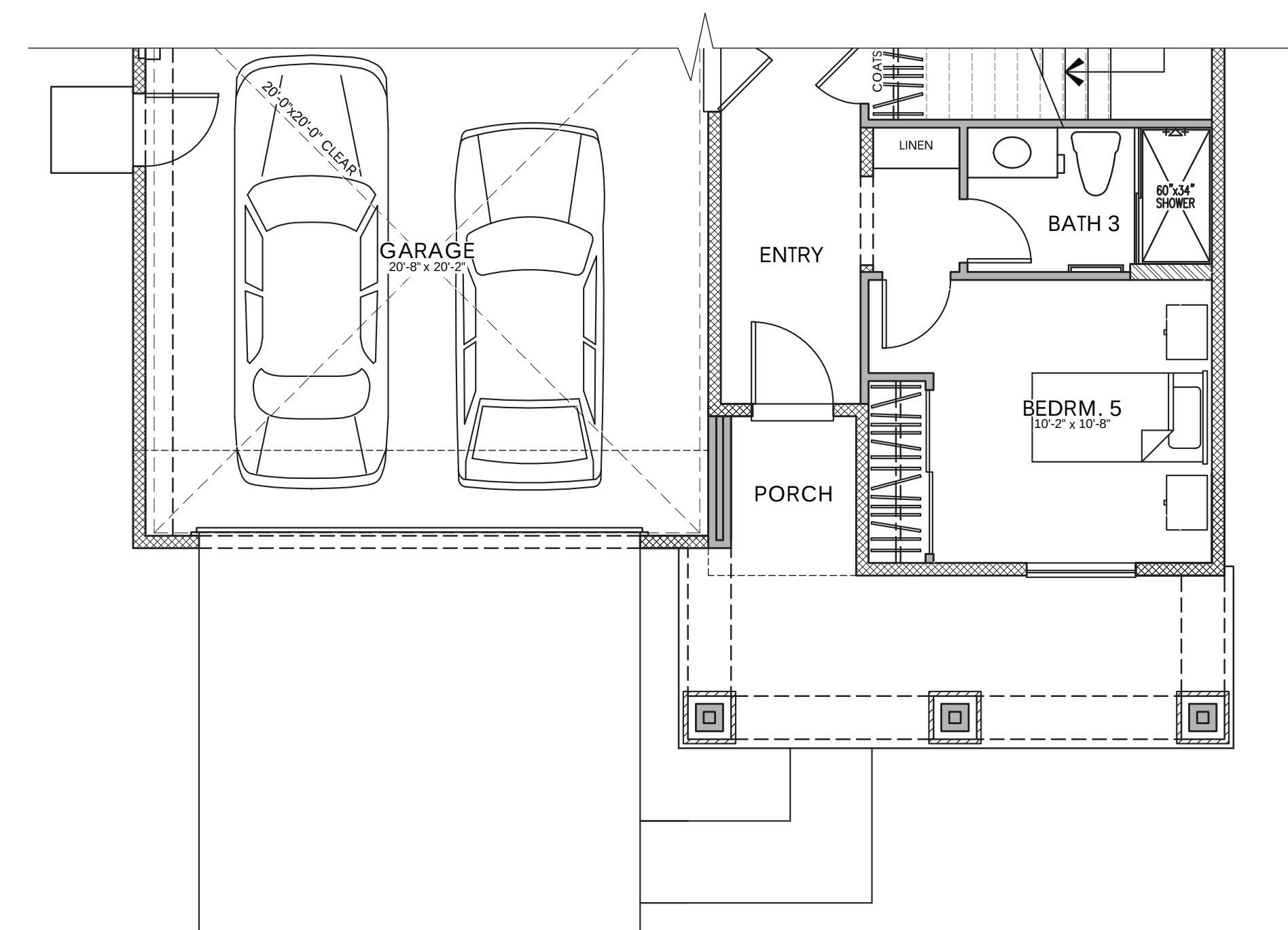




ELEVATION 'E'



ELEVATION 'D'





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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

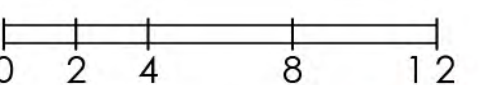


REAR



LEFT

COLOR SCHEME 3
PLAN 3A (PLAN 2700A)
EARLY CALIFORNIA ELEVATION





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FRONT



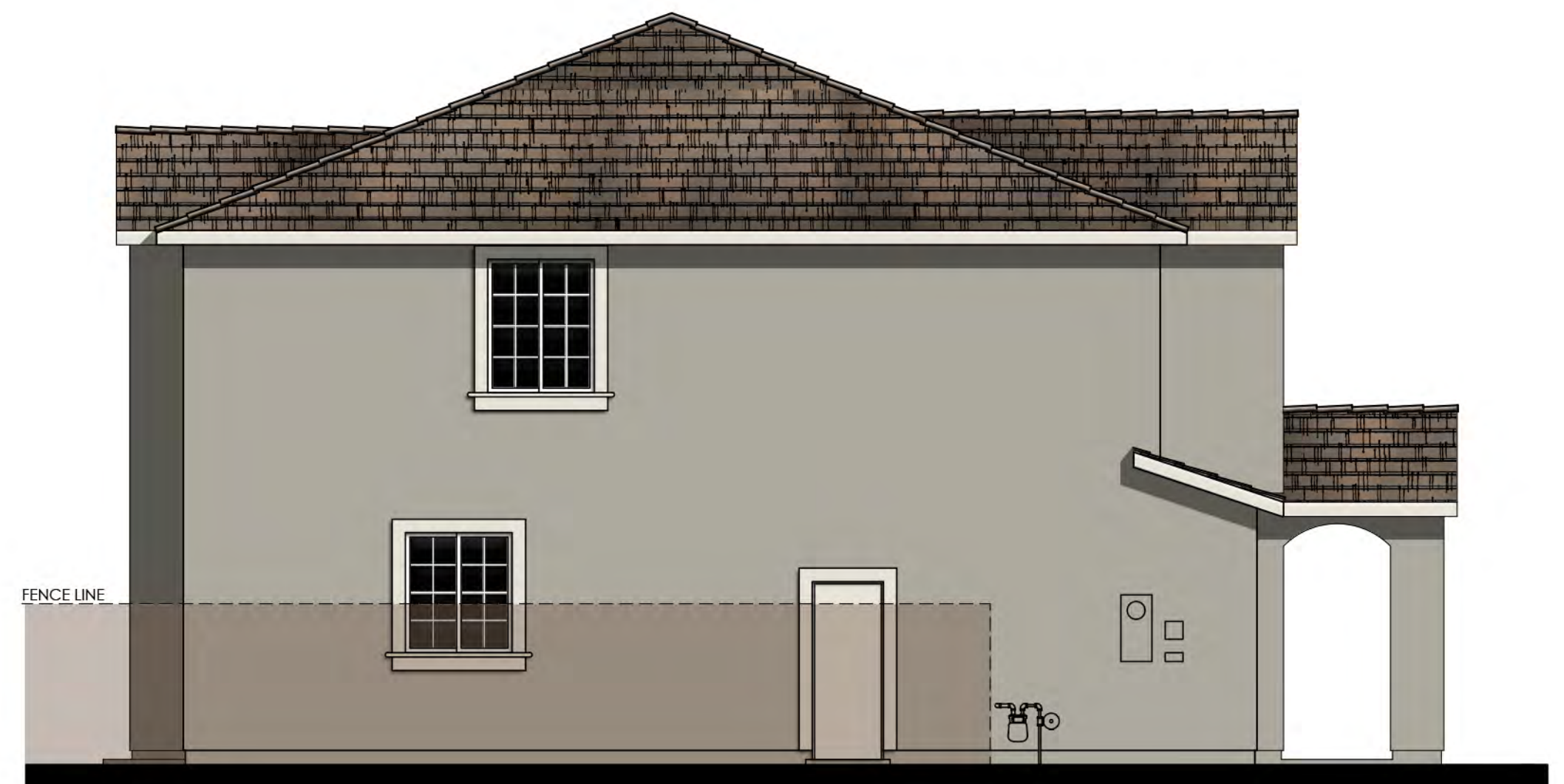
RIGHT



REAR

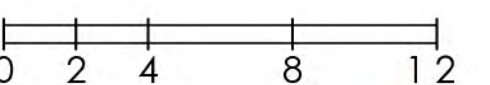
MATERIALS LEGEND
(WHERE OCCURS)

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



LEFT

COLOR SCHEME 6
PLAN 3B (PLAN 2700B)
COUNTRY EUROPEAN ELEVATION





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FRONT



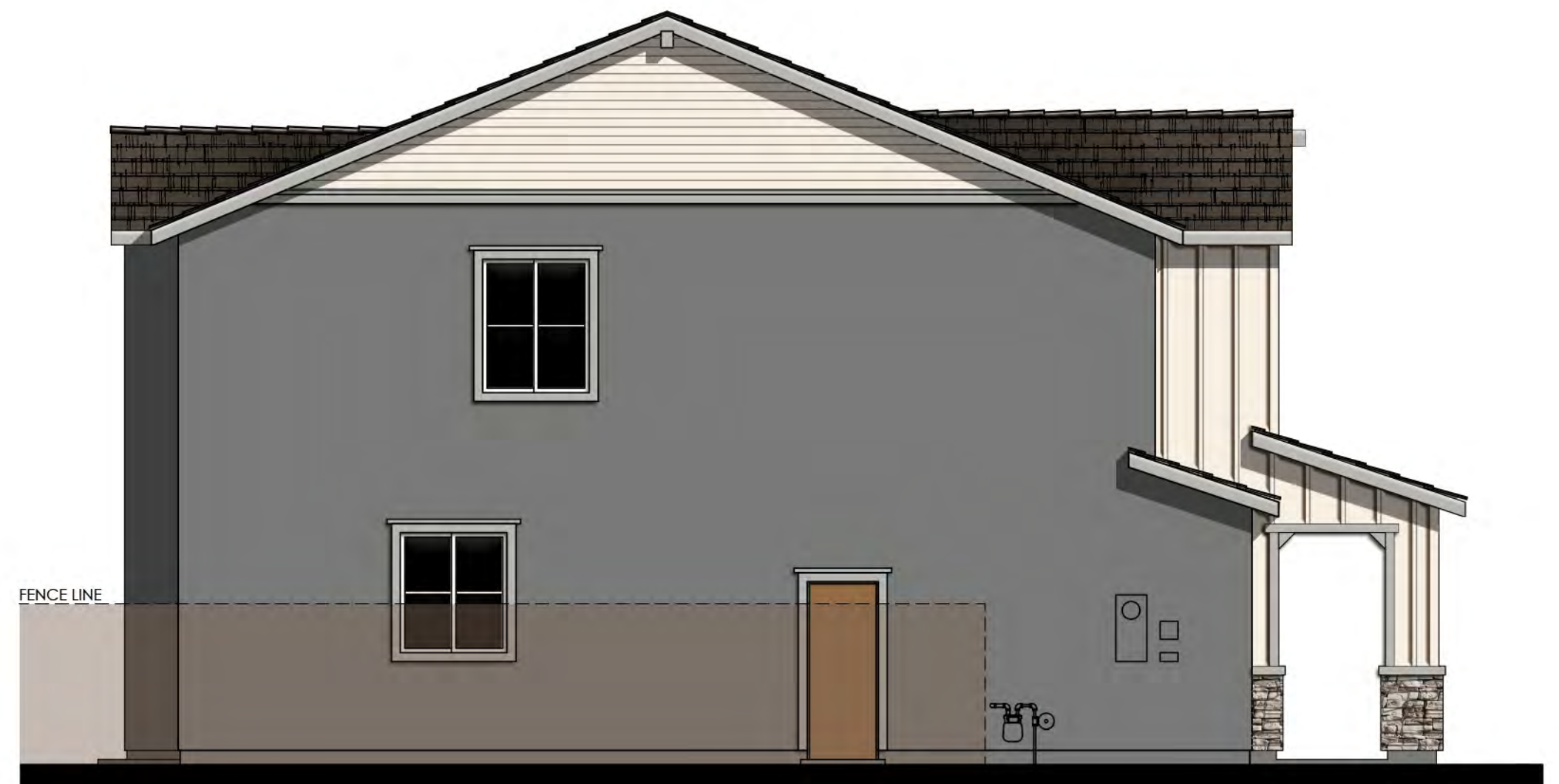
RIGHT



REAR

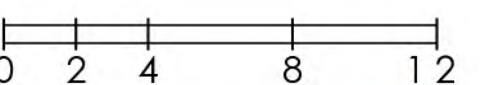
MATERIALS LEGEND
(WHERE OCCURS)

- | | |
|--------------|--|
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | 2x6 WOOD |
| BARGE: | 2x6 WOOD |
| GABLE: | CEMENTITIOUS FIBER LAP SIDING
DECORATIVE CORBEL |
| WALL: | STUCCO / BOARD AND BATTEN |
| WINDOWS: | VINYL WITH DIVIDED LITES |
| TRIM: | STUCCO OVER RIGID FOAM /
CEMENTITIOUS FIBER |
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| WAINSCOT: | STONE VENEER |



LEFT

COLOR SCHEME 9
PLAN 3C (PLAN 2700C)
WESTERN FARMHOUSE ELEVATION





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FRONT

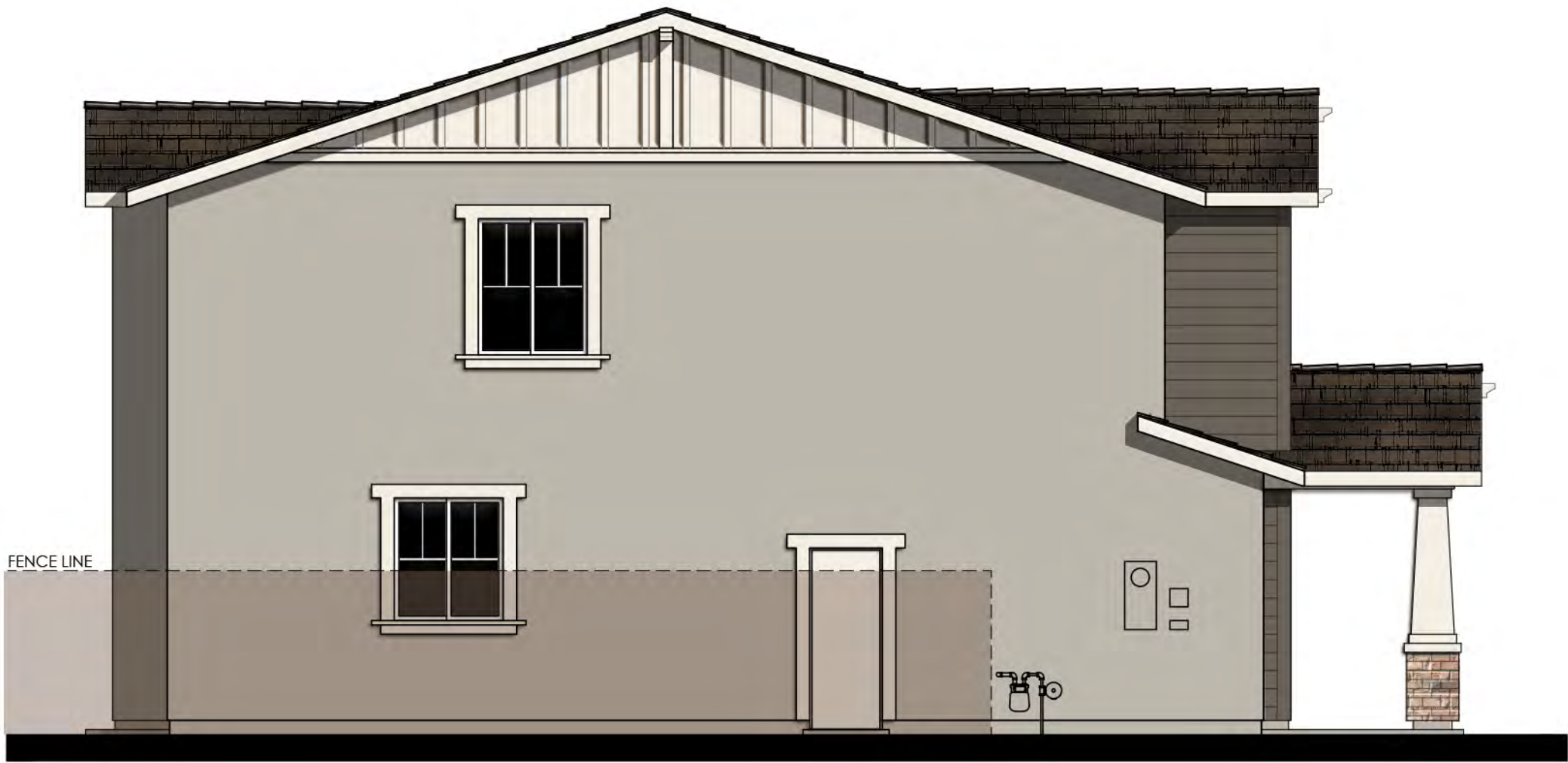


RIGHT



REAR

- 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



LEFT

COLOR SCHEME 12
PLAN 3D (PLAN 2700D)
CRAFTSMAN BUNGALOW ELEVATION





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FRONT

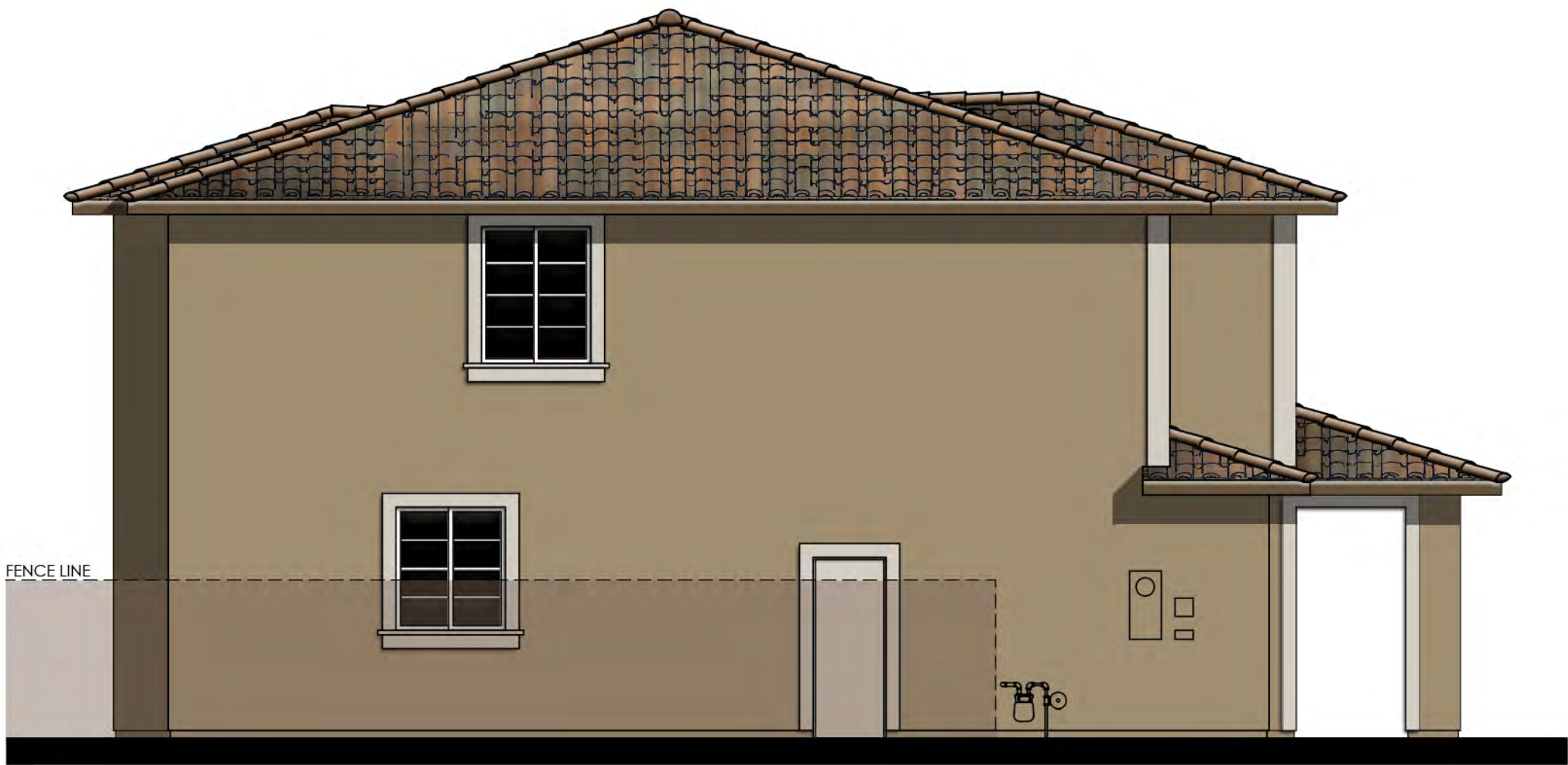


RIGHT

- 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

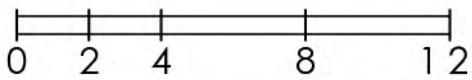


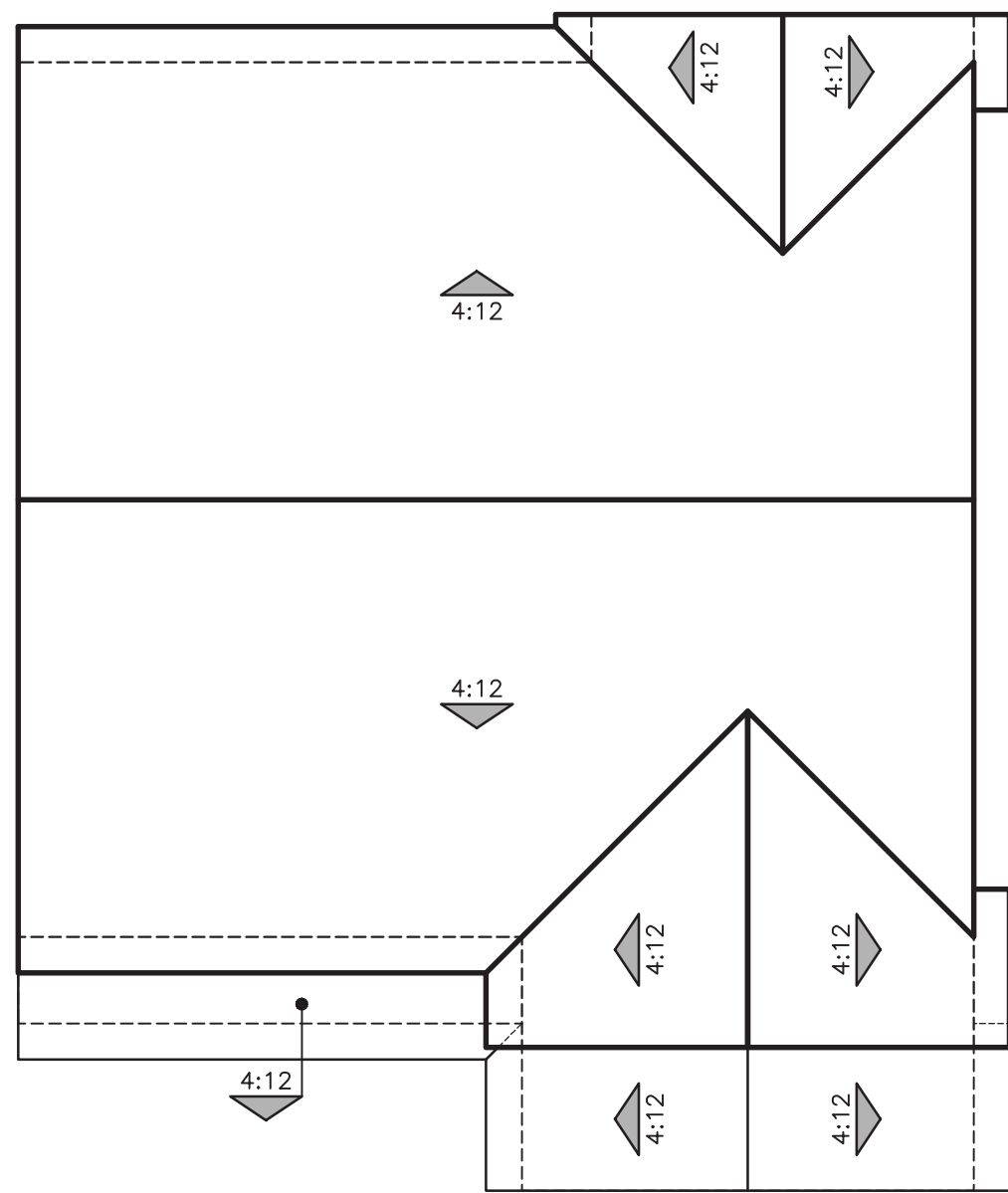
REAR



LEFT

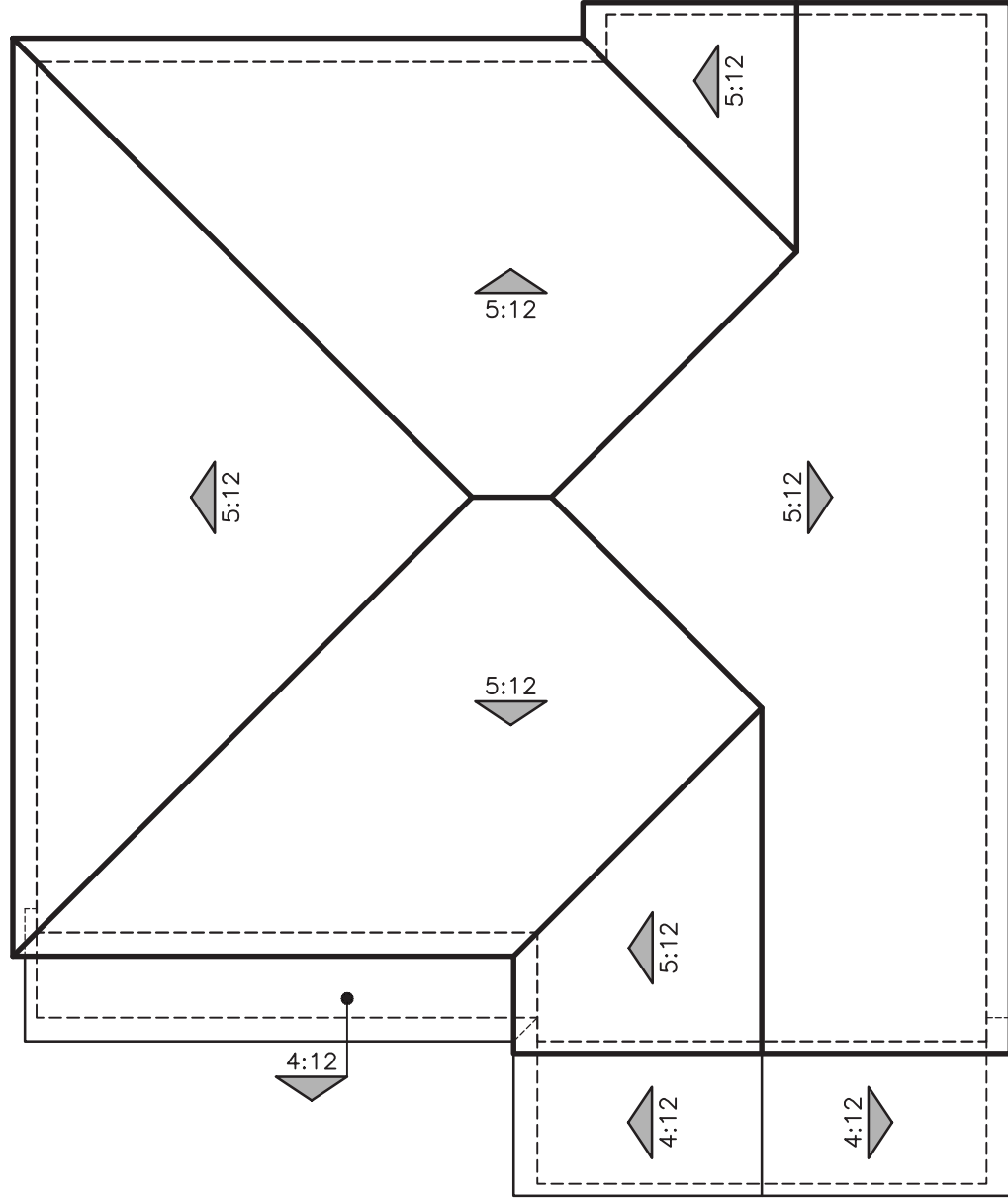
COLOR SCHEME 15
PLAN 3E (PLAN 2700E)
MEDITERRANEAN REVIVAL ELEVATION





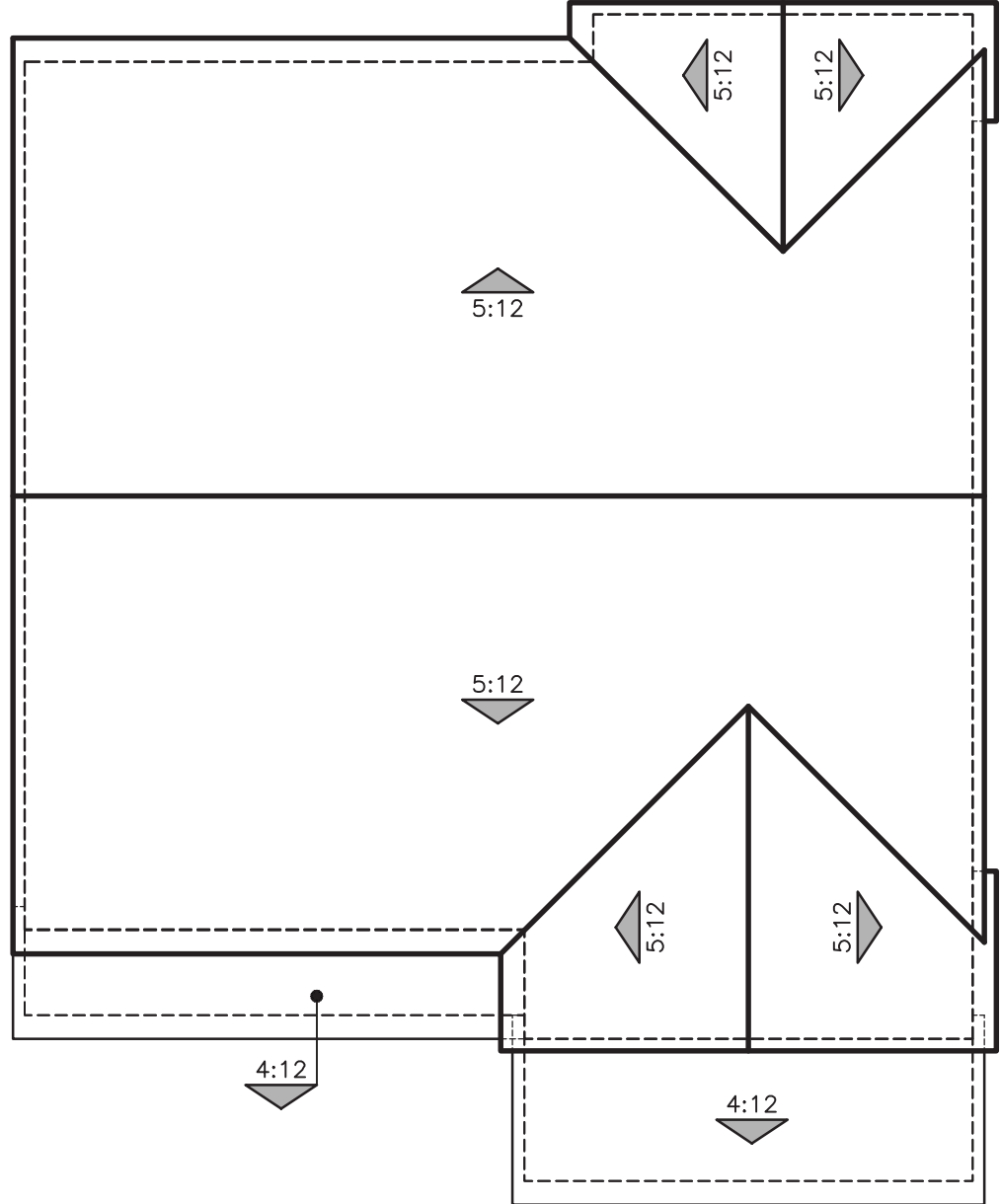
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EARLY CALIFORNIA "A"



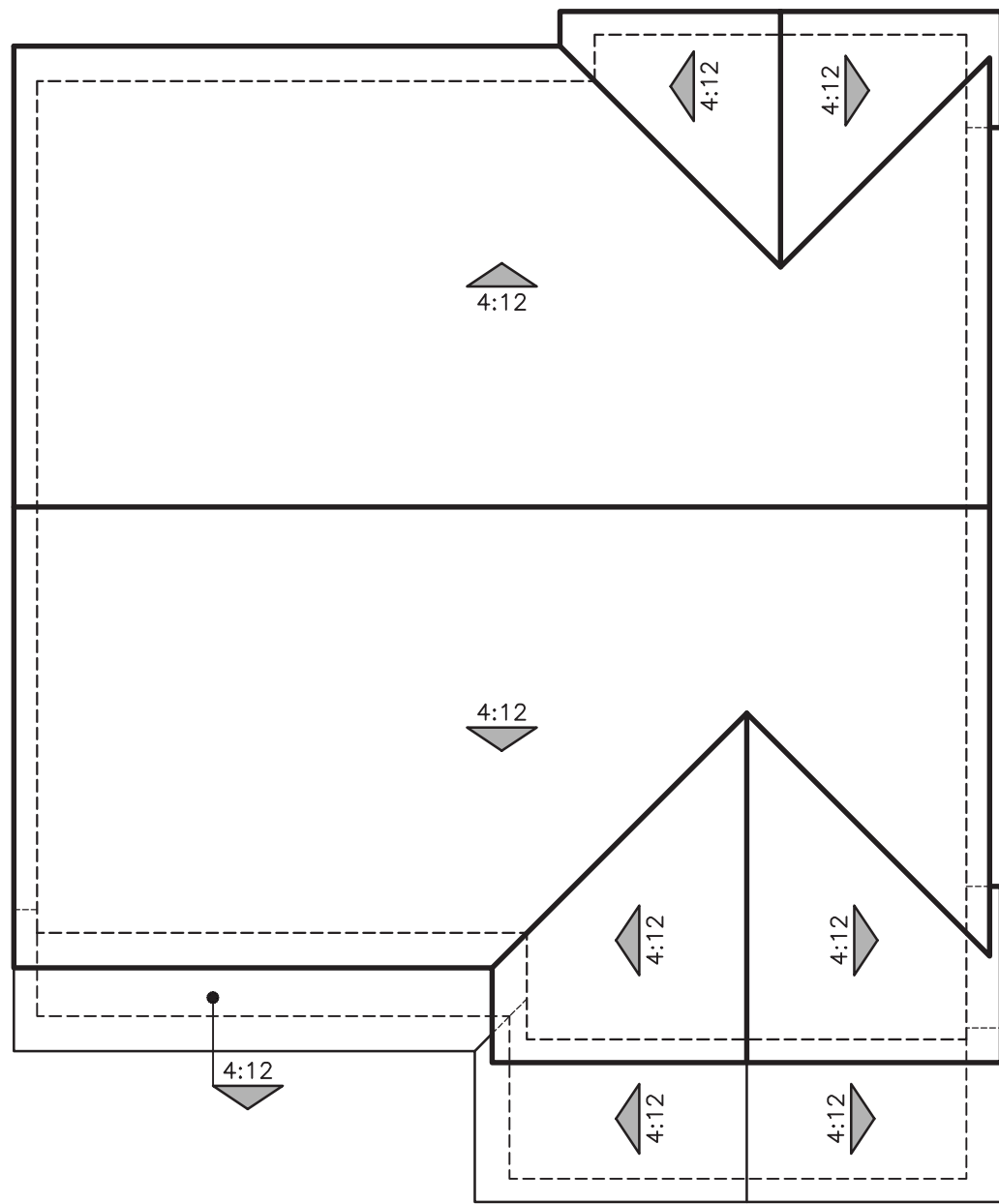
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COUNTRY EUROPEAN "B"



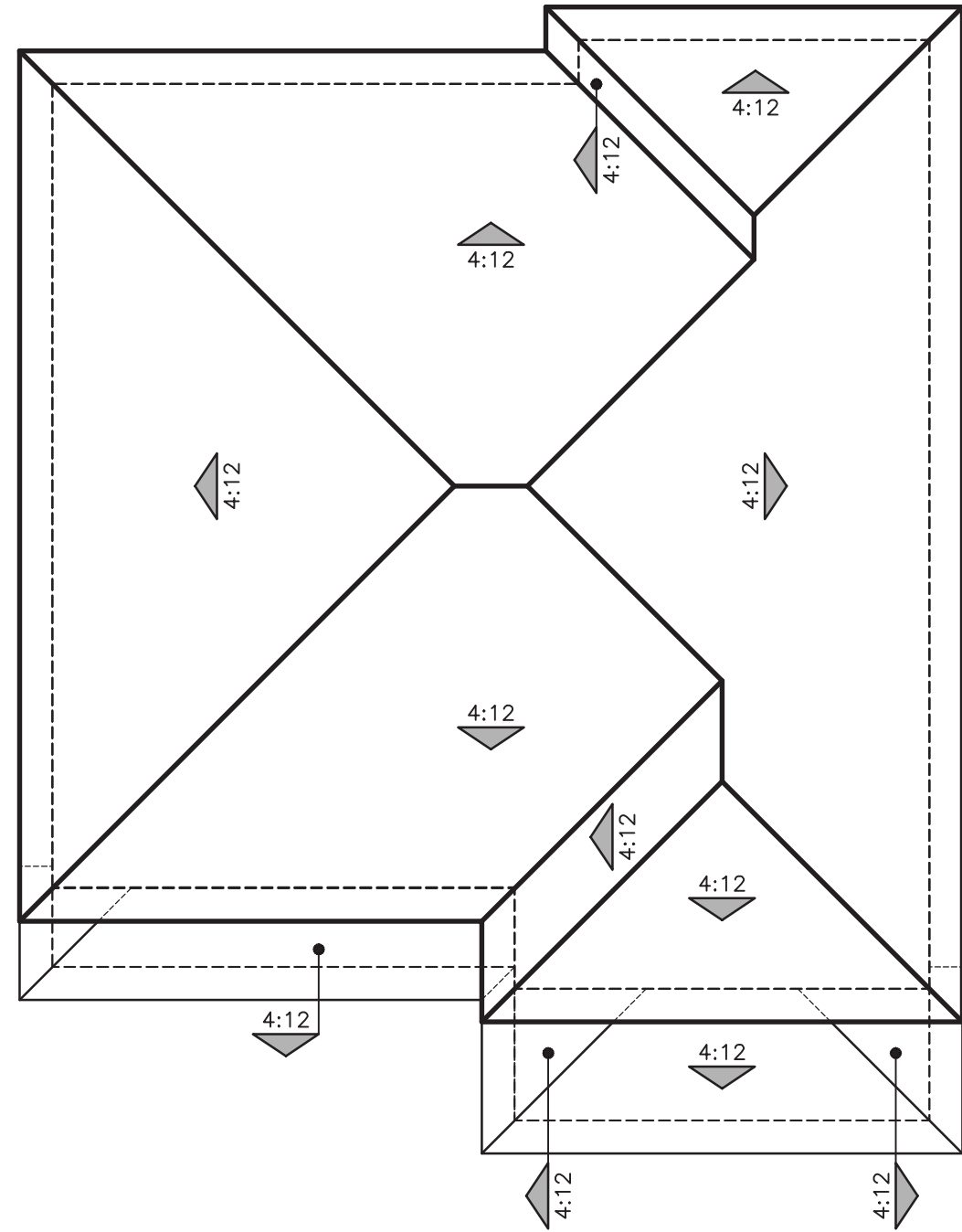
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WESTERN FARMHOUSE "C"



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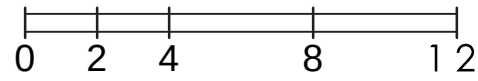
CRAFTSMAN BUNGALOW "D"



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MEDITERRANEAN REVIVAL "E"

PLAN 3 - 2,700 S.F. ROOF PLANS

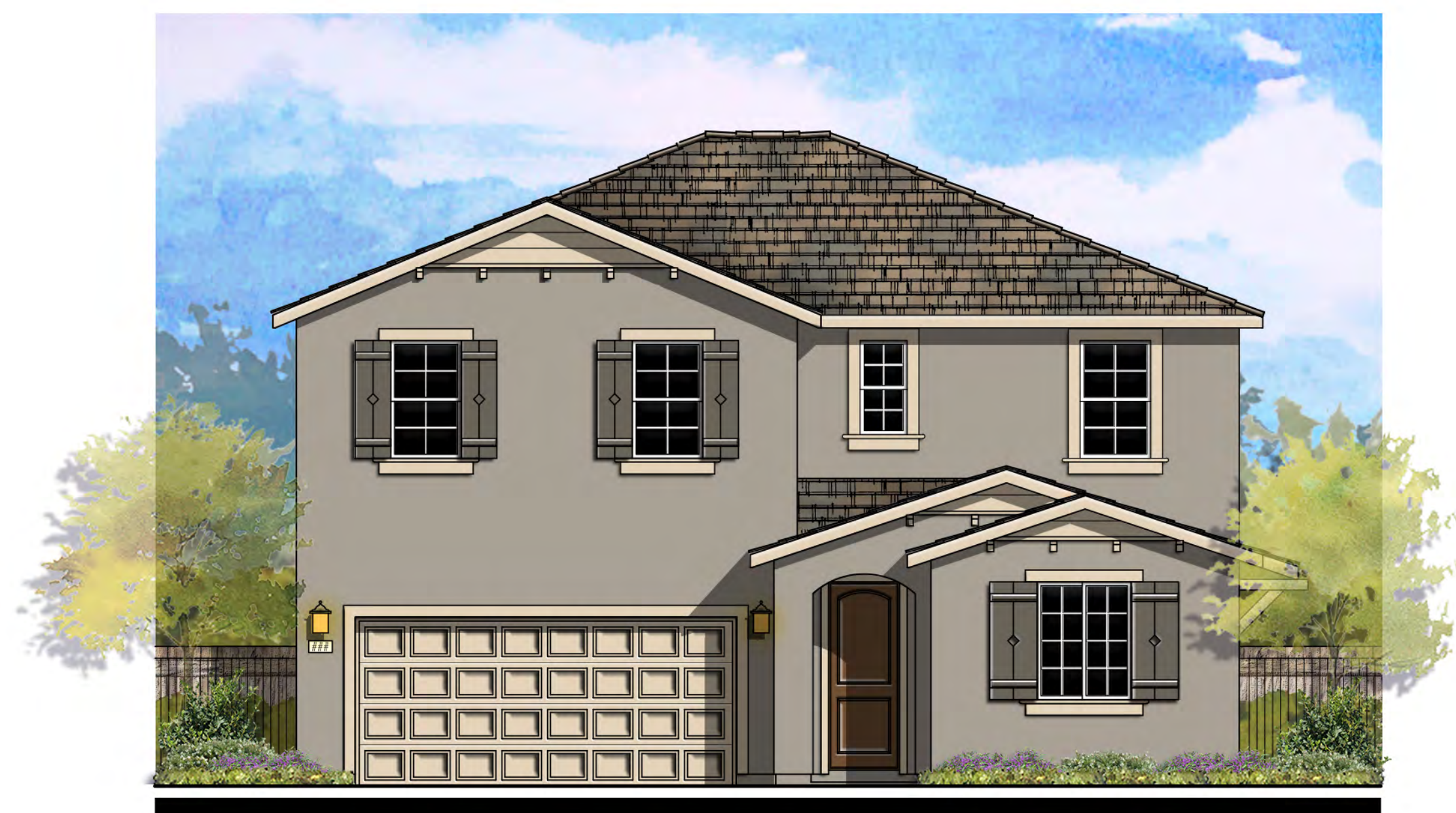




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Refer to landscape drawings for wall, tree, and shrub locations

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

WESTERN FARMHOUSE "C"

PLAN 4 (2869)
FRONT ELEVATIONS

0 2 4 8 12



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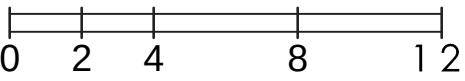
CRAFTSMAN BUNGALOW "D"

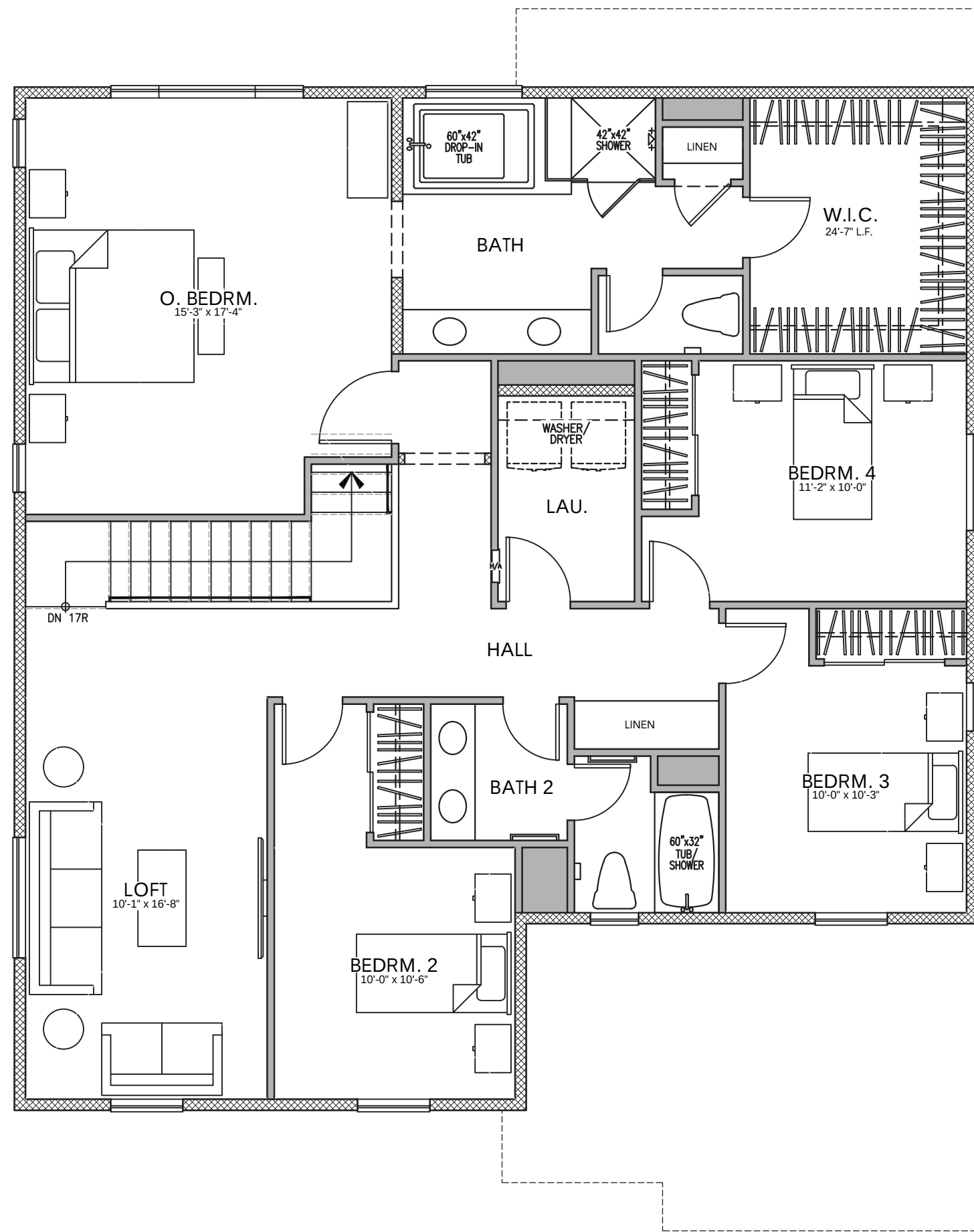


© 2021 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

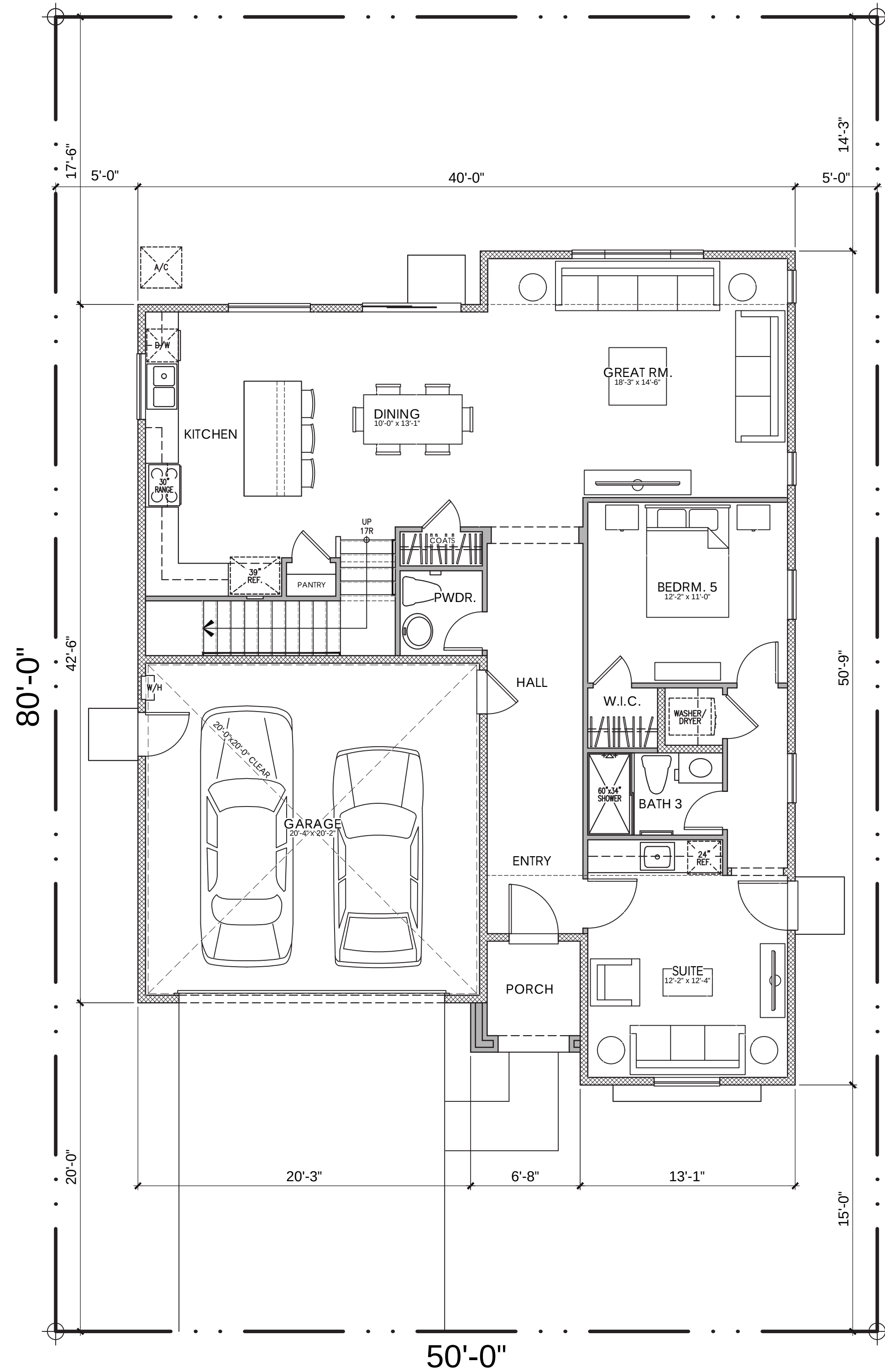
MEDITERRANEAN REVIVAL "E"

PLAN 4 (2869)
FRONT ELEVATIONS





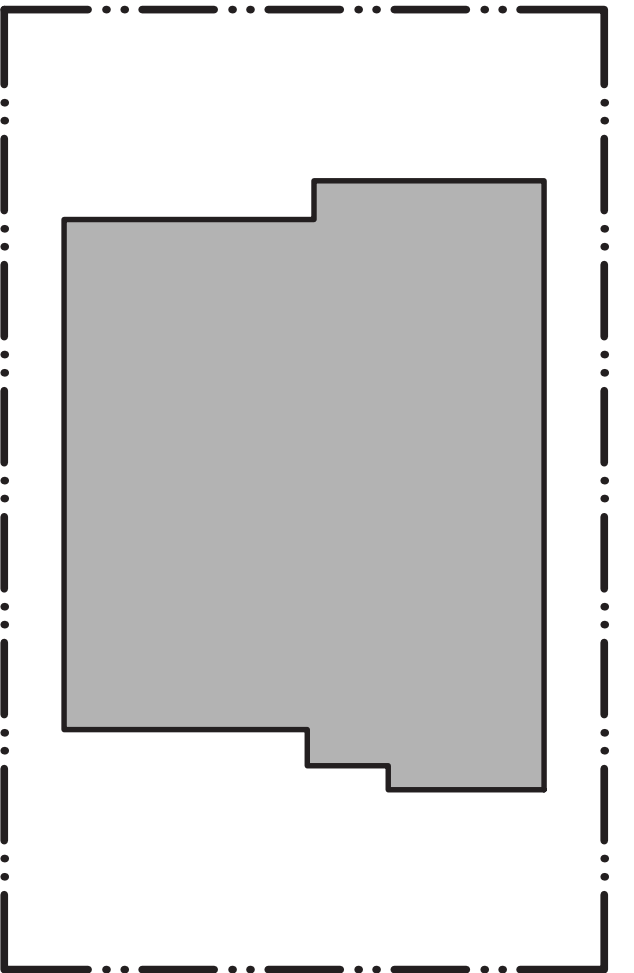
SECOND FLOOR PLAN



FIRST FLOOR PLAN

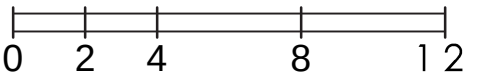
PLAN 4A - (PLAN 2869A)
4 BEDROOM, 2.5 BATH, NEXT GEN SUITE, LOFT

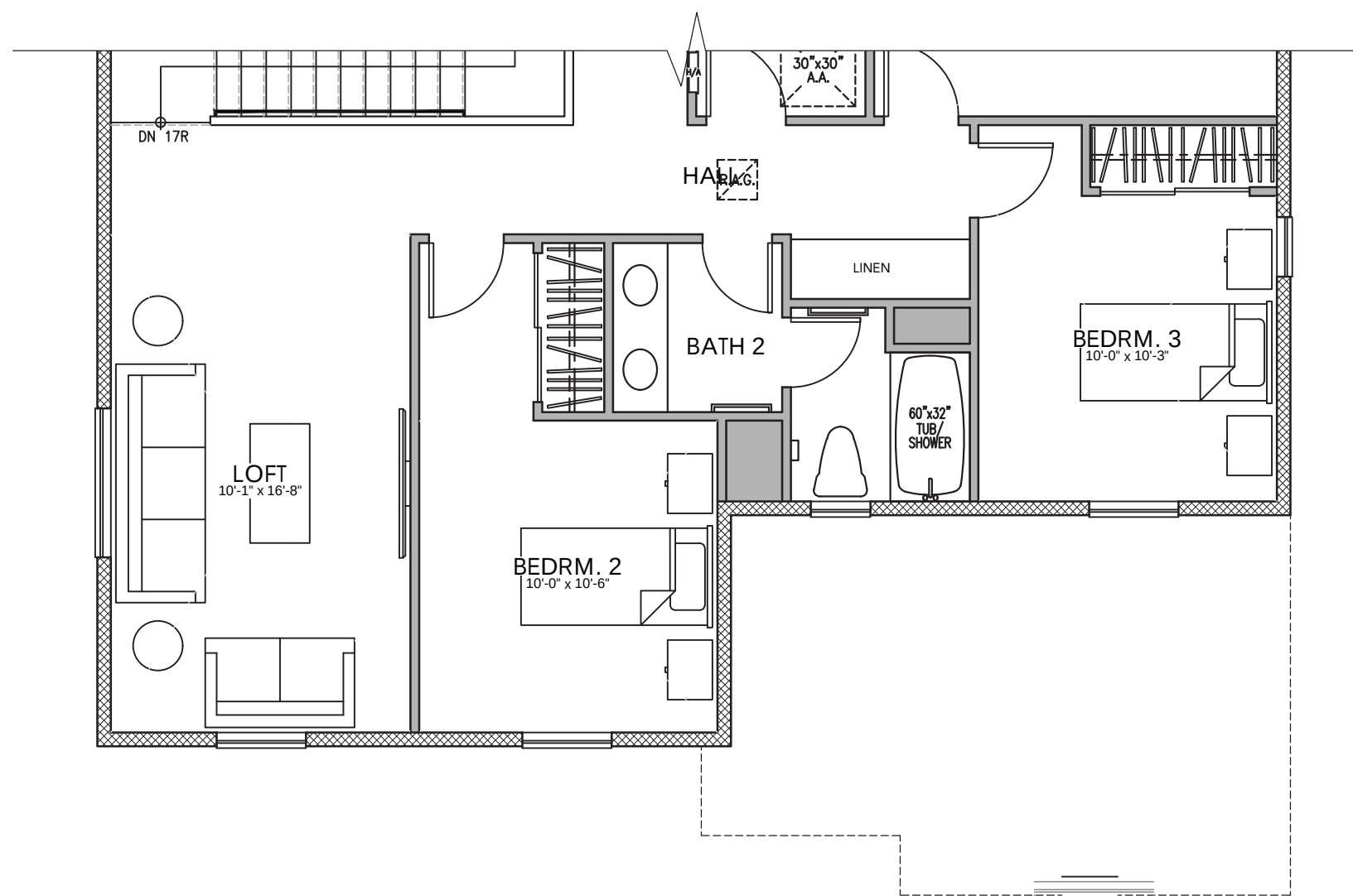
LOT COVERAGE:
70% FOR TWO STORY ALLOWED PER MDR ZONING
1,848 / 4,000 = 46% PROVIDED



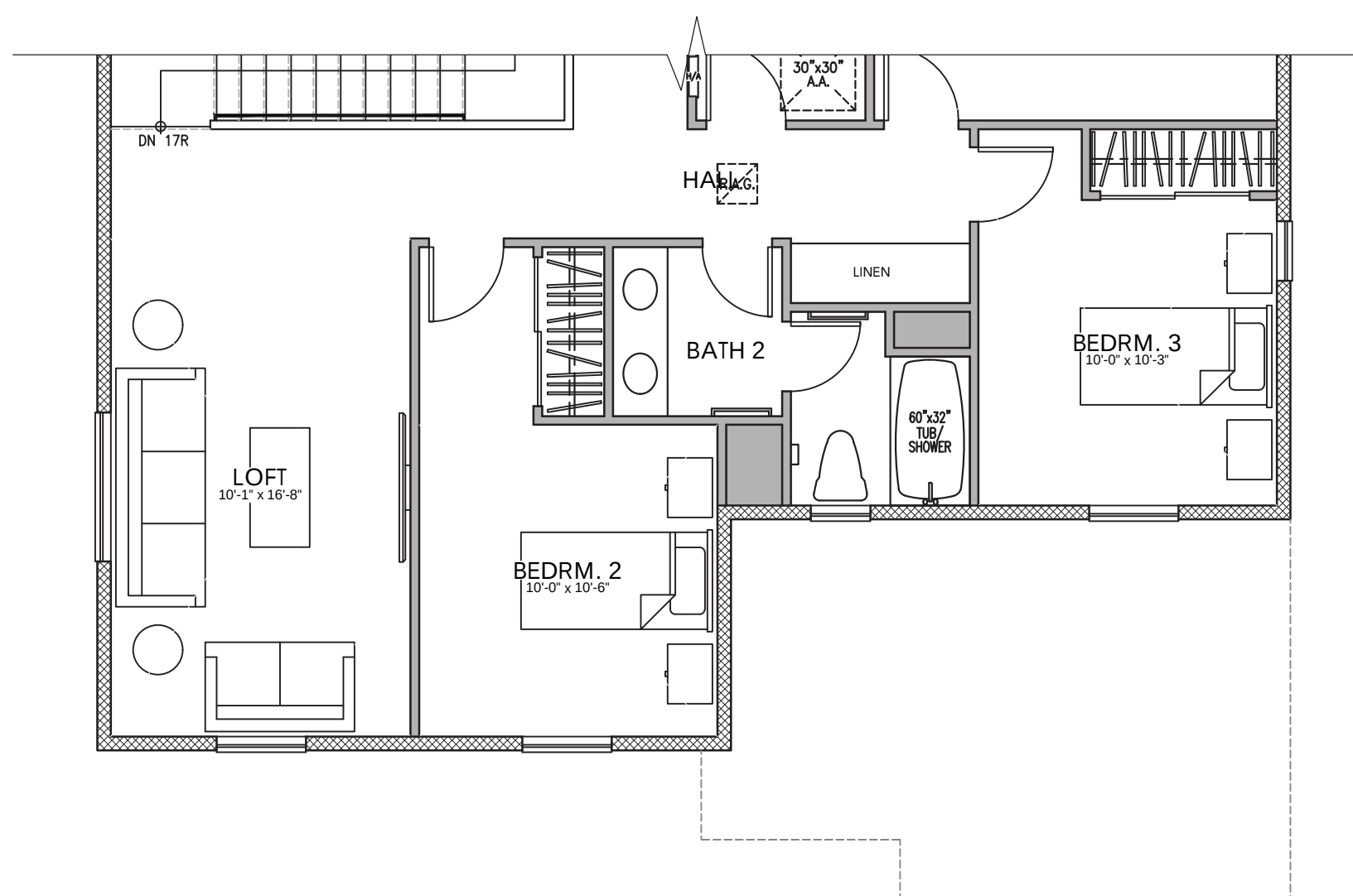
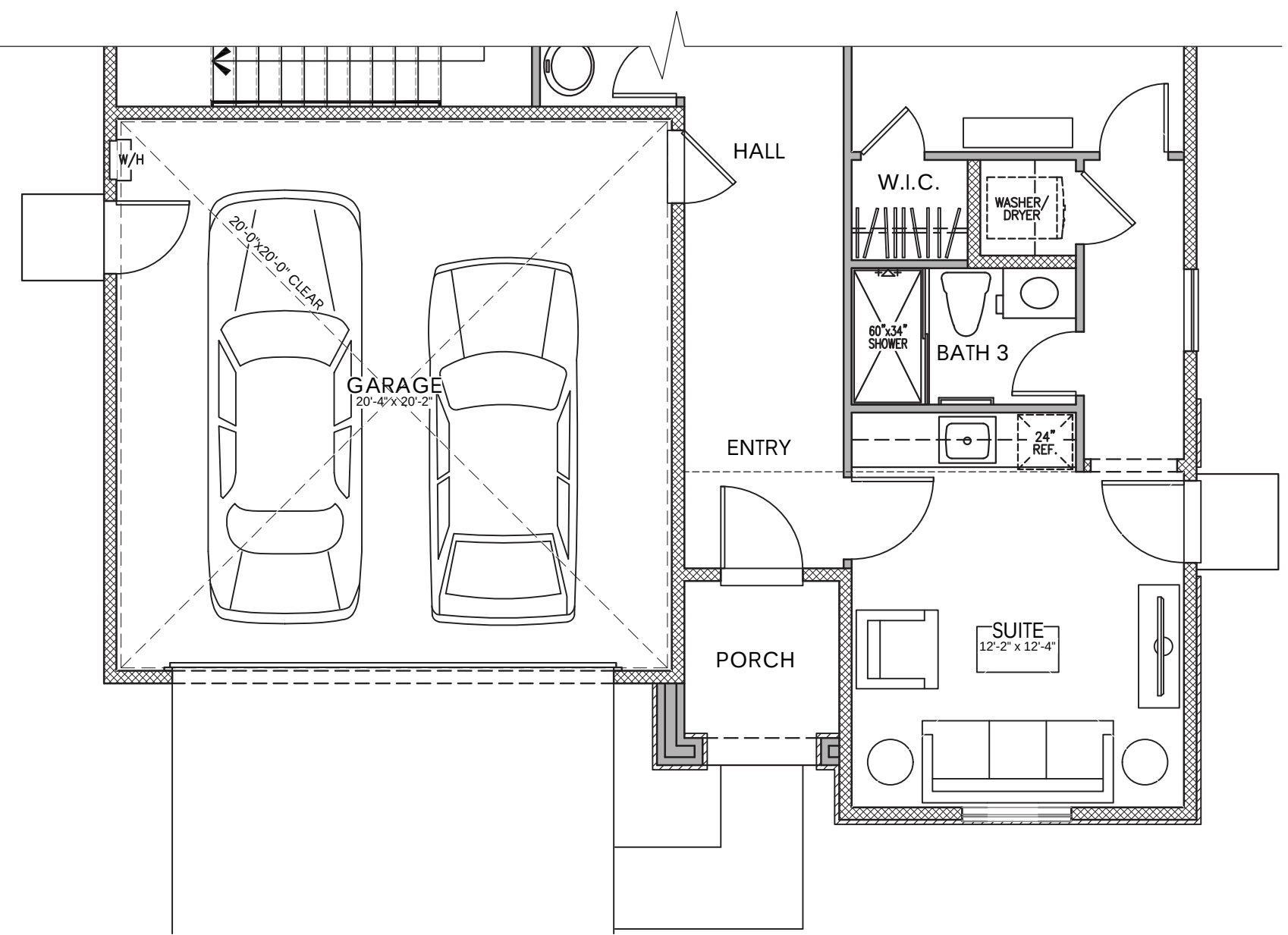
AREA TABULATION				
	MAIN RESIDENCE		NEXT GEN.	TOTAL
FIRST FLOOR AREA	923	+	452	= 1,375 SQ. FT.
SECOND FLOOR AREA	1,494	+	0	= 1,494 SQ. FT.
TOTAL DWELLING	2,417	+	452	= 2,869 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	431 SQ. FT.
PORCH "A"	41 SQ. FT.
PORCH "B"	41 SQ. FT.
PORCH "C"	41 SQ. FT.
PORCH "D"	41 SQ. FT.
PORCH "E"	41 SQ. FT.

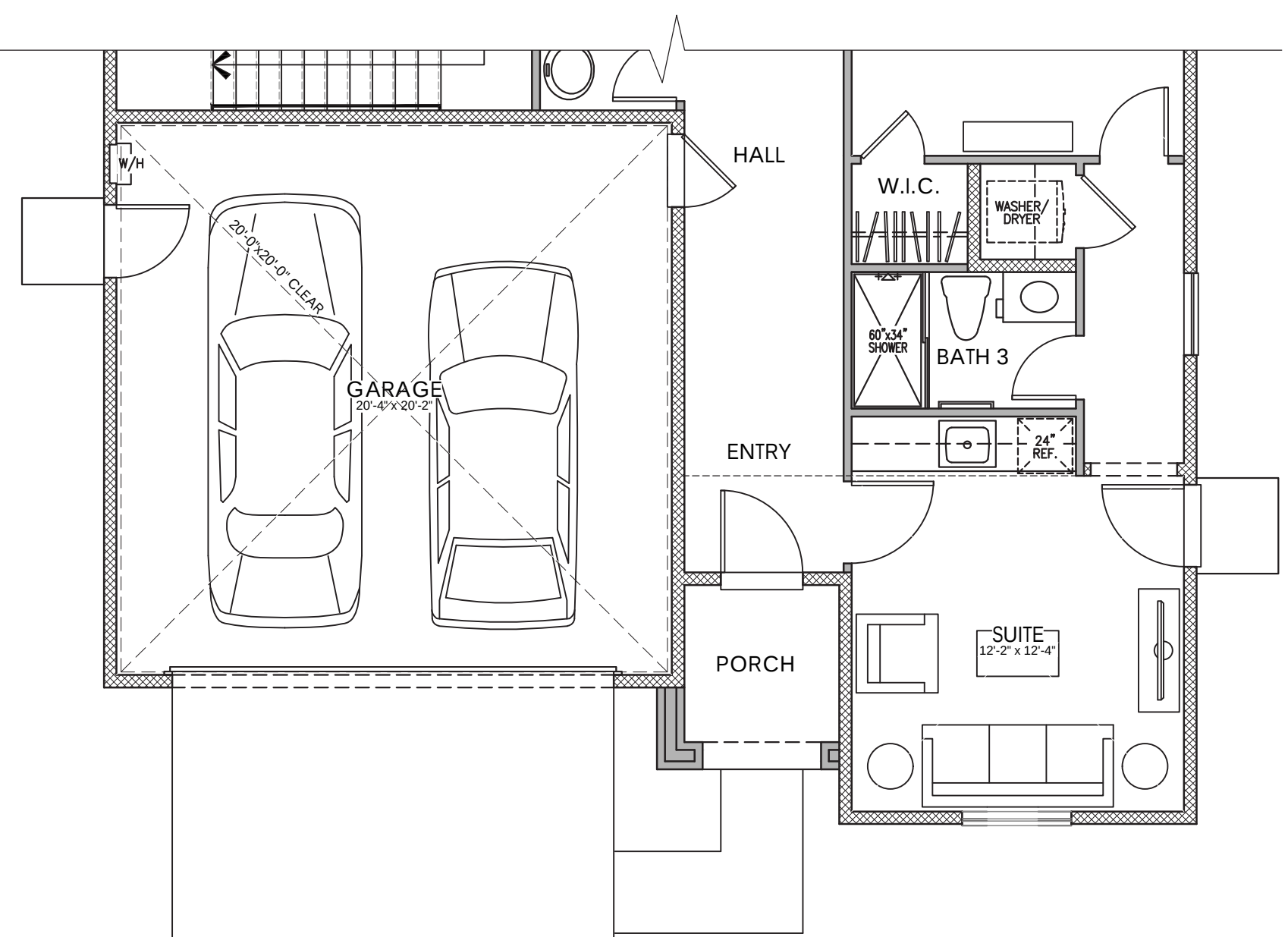




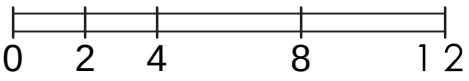
ELEVATION 'C'

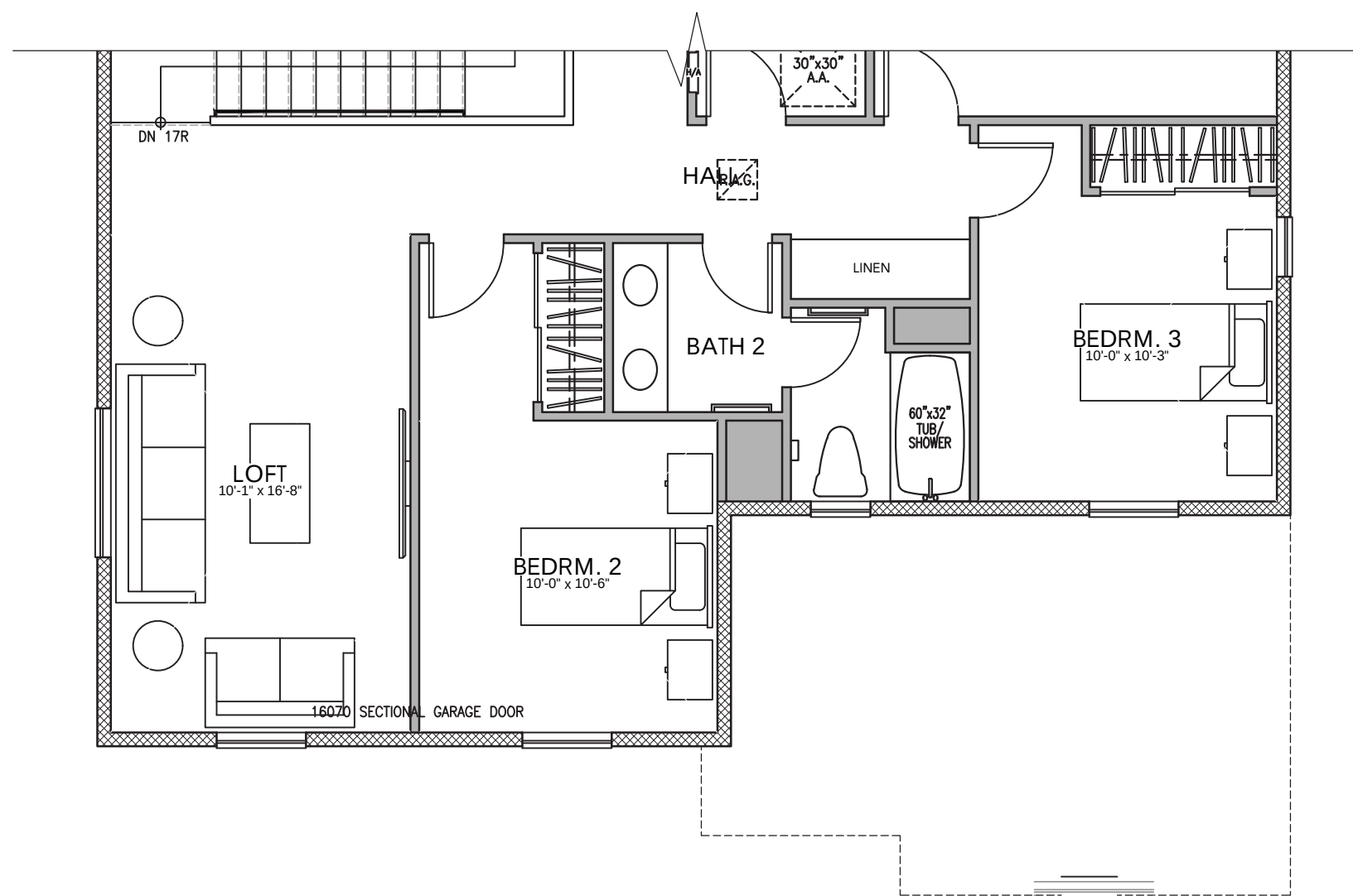


ELEVATION 'B'

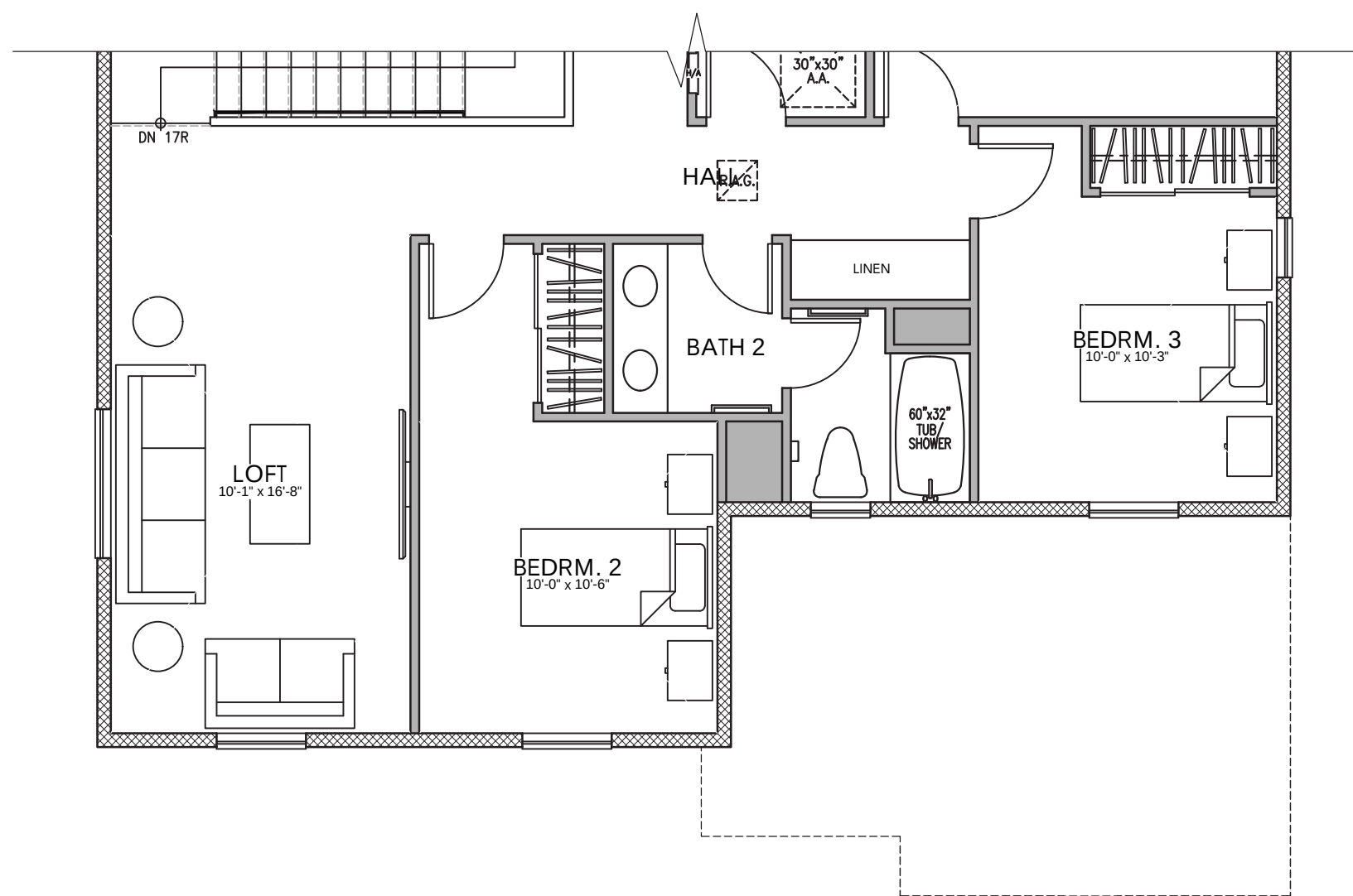
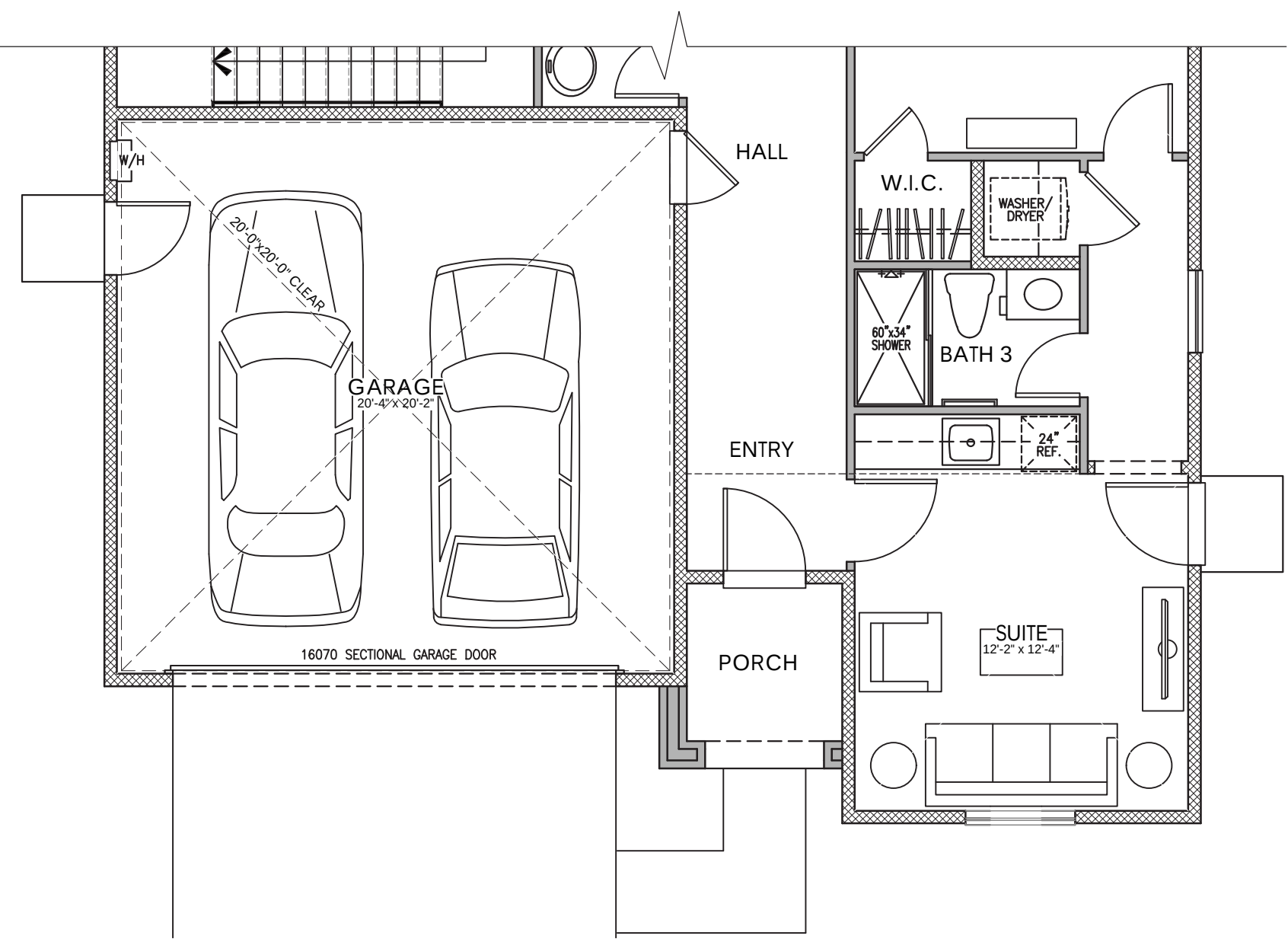


PLAN 4 - 2869 S.F. ADDENDA
4 BEDROOM, 2.5 BATH, NEXT GEN SUITE, LOFT

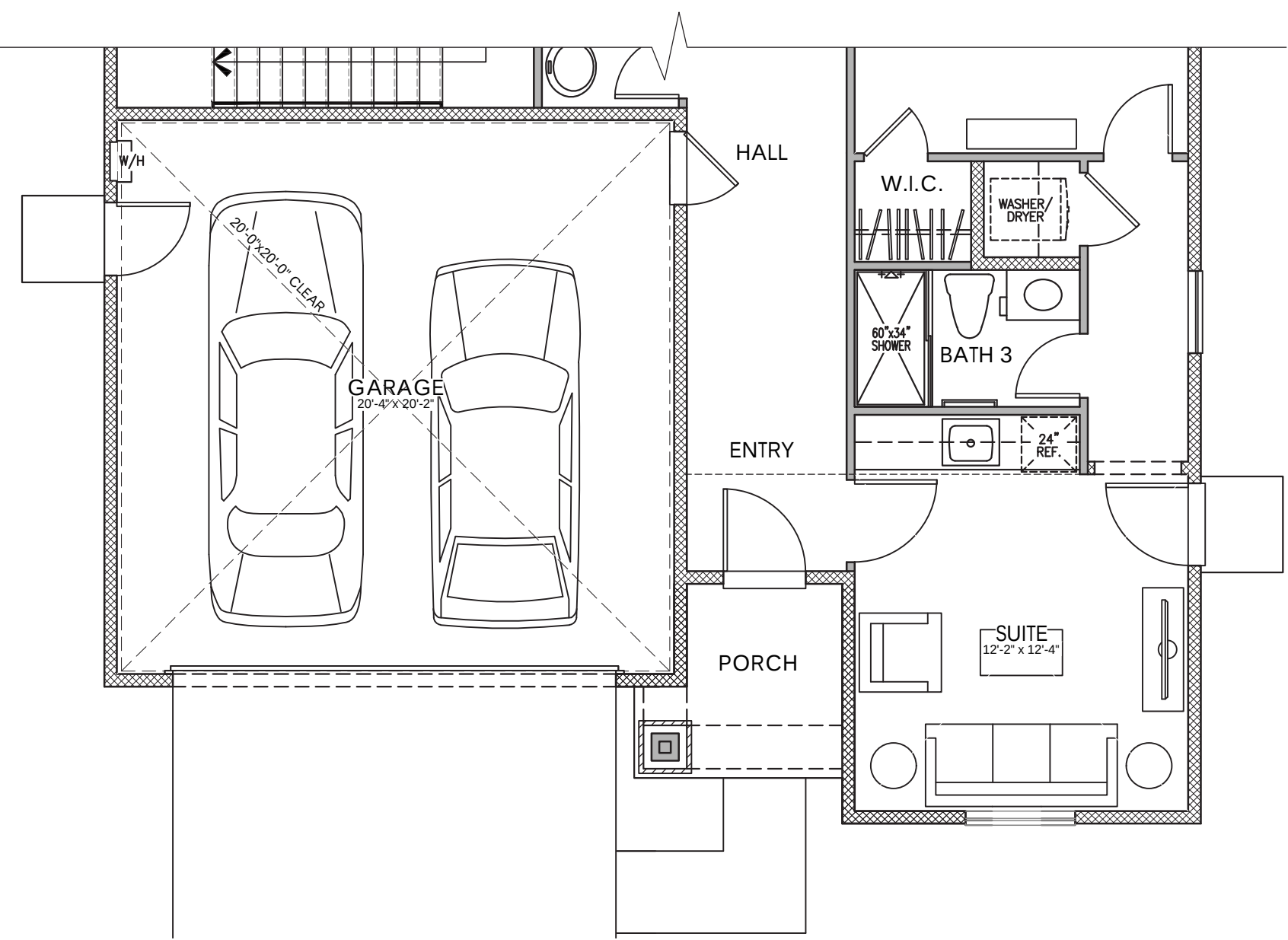




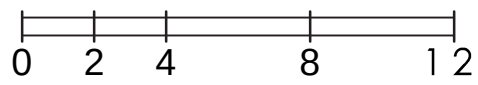
ELEVATION 'E'



ELEVATION 'D'



PLAN 4 - 2869 S.F. ADDENDA
4 BEDROOM, 2.5 BATH, NEXT GEN SUITE, LOFT





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

FRONT



RIGHT

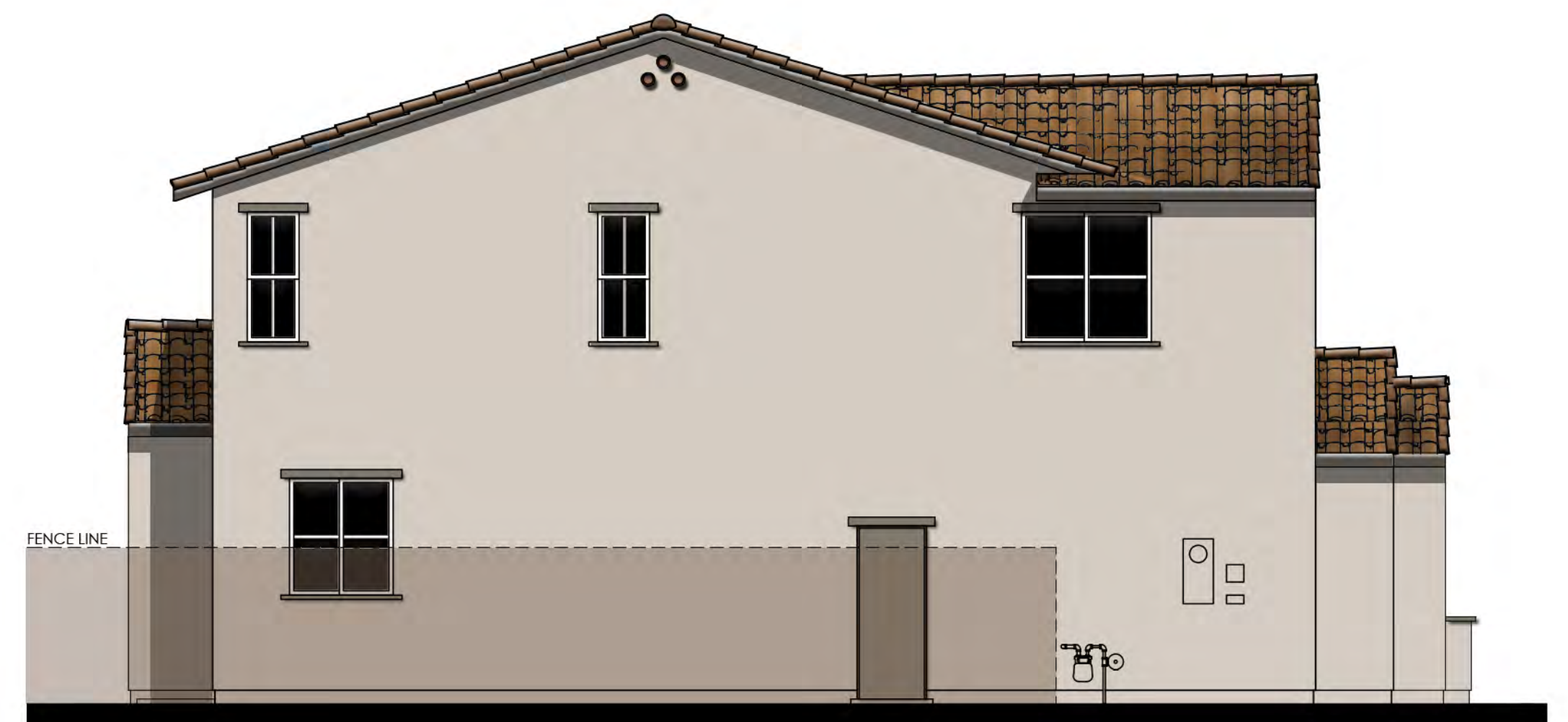
MATERIALS LEGEND

(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

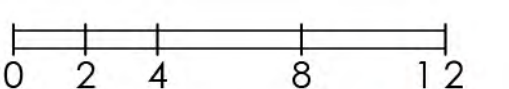


REAR



LEFT

COLOR SCHEME 1
PLAN 4A (PLAN 2869A)
EARLY CALIFORNIA ELEVATION





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

FRONT



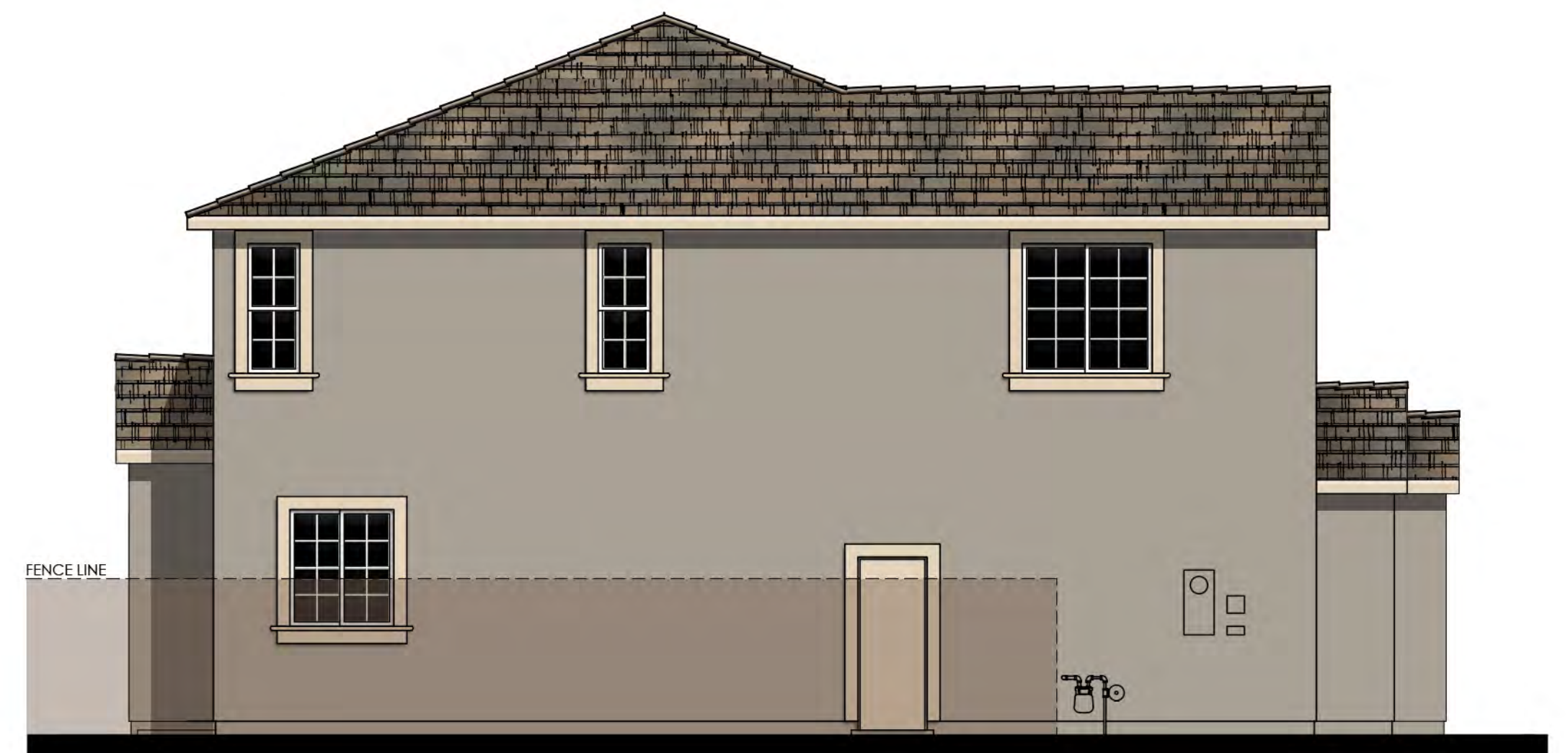
RIGHT

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

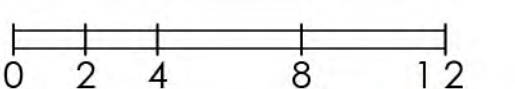


REAR



LEFT

COLOR SCHEME 4
PLAN 4B (PLAN 2869B)
COUNTRY EUROPEAN ELEVATION





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

FRONT



RIGHT

MATERIALS LEGEND

(WHERE OCCURS)

ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS FIBER LAP SIDING DECORATIVE CORBEL
WALL:	STUCCO / BOARD AND BATTEN
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS FIBER
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
WAINSCOT:	STONE VENEER



REAR



LEFT

COLOR SCHEME 7
PLAN 4C (PLAN 2869C)
WESTERN FARMHOUSE ELEVATION





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

FRONT



RIGHT

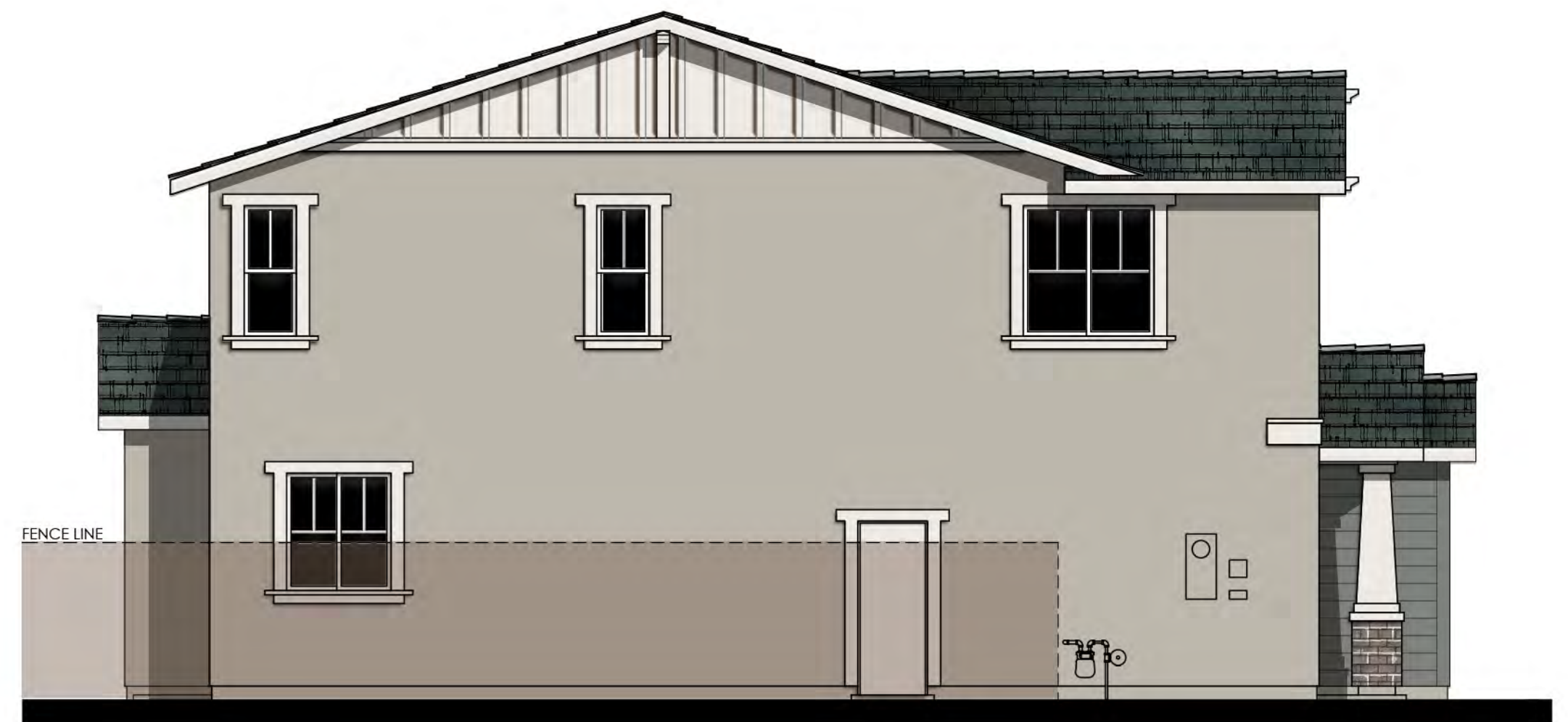
MATERIALS LEGEND

(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 |

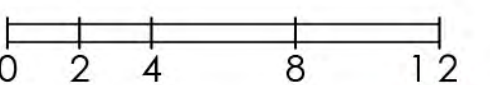


REAR



LEFT

COLOR SCHEME 10
PLAN 4D (PLAN 2869D)
CRAFTSMAN BUNGALOW ELEVATION





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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 |



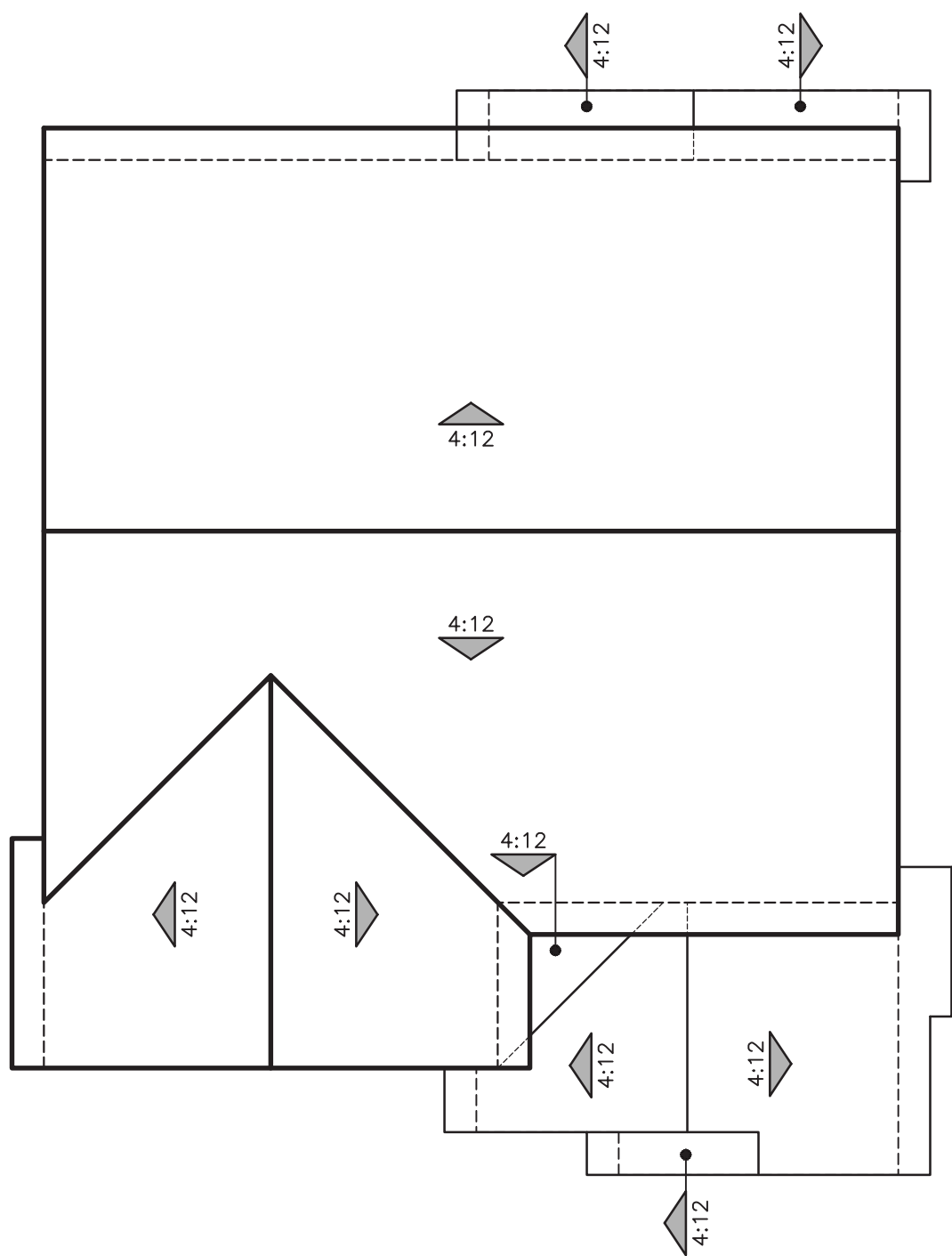
REAR



LEFT

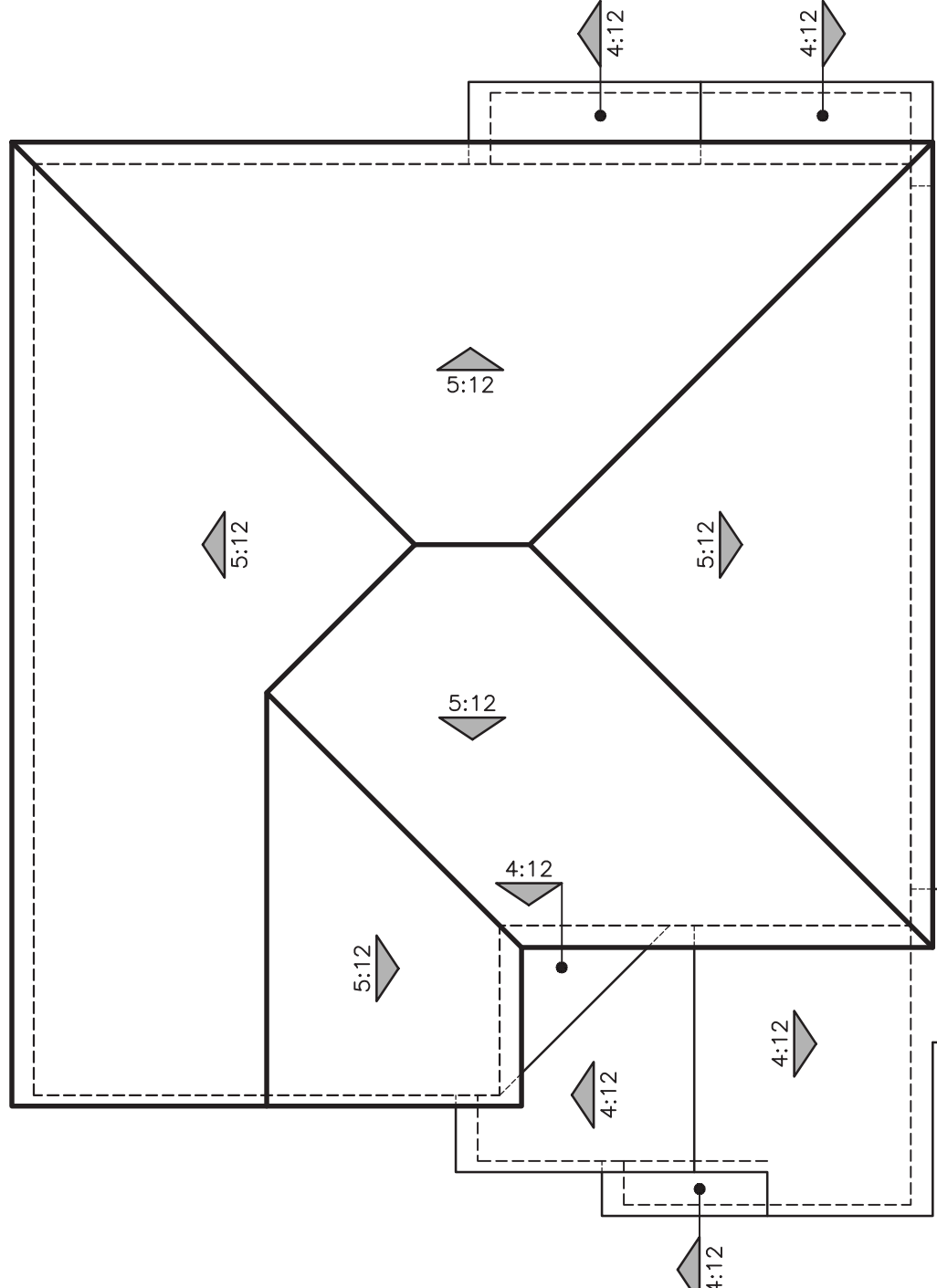
COLOR SCHEME 13
PLAN 4E (PLAN 2869E)
MEDITERRANEAN REVIVAL ELEVATION





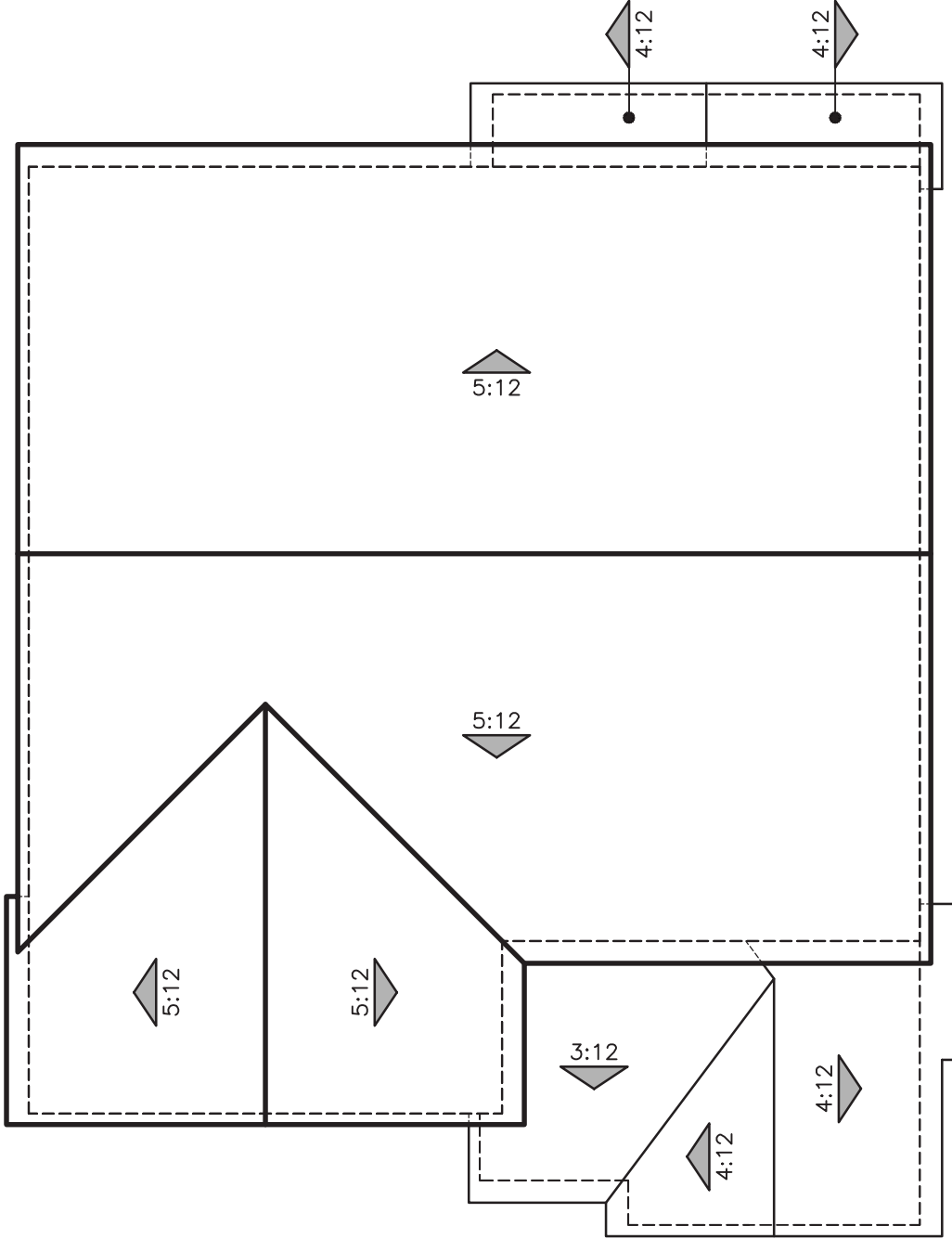
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EARLY CALIFORNIA "A"



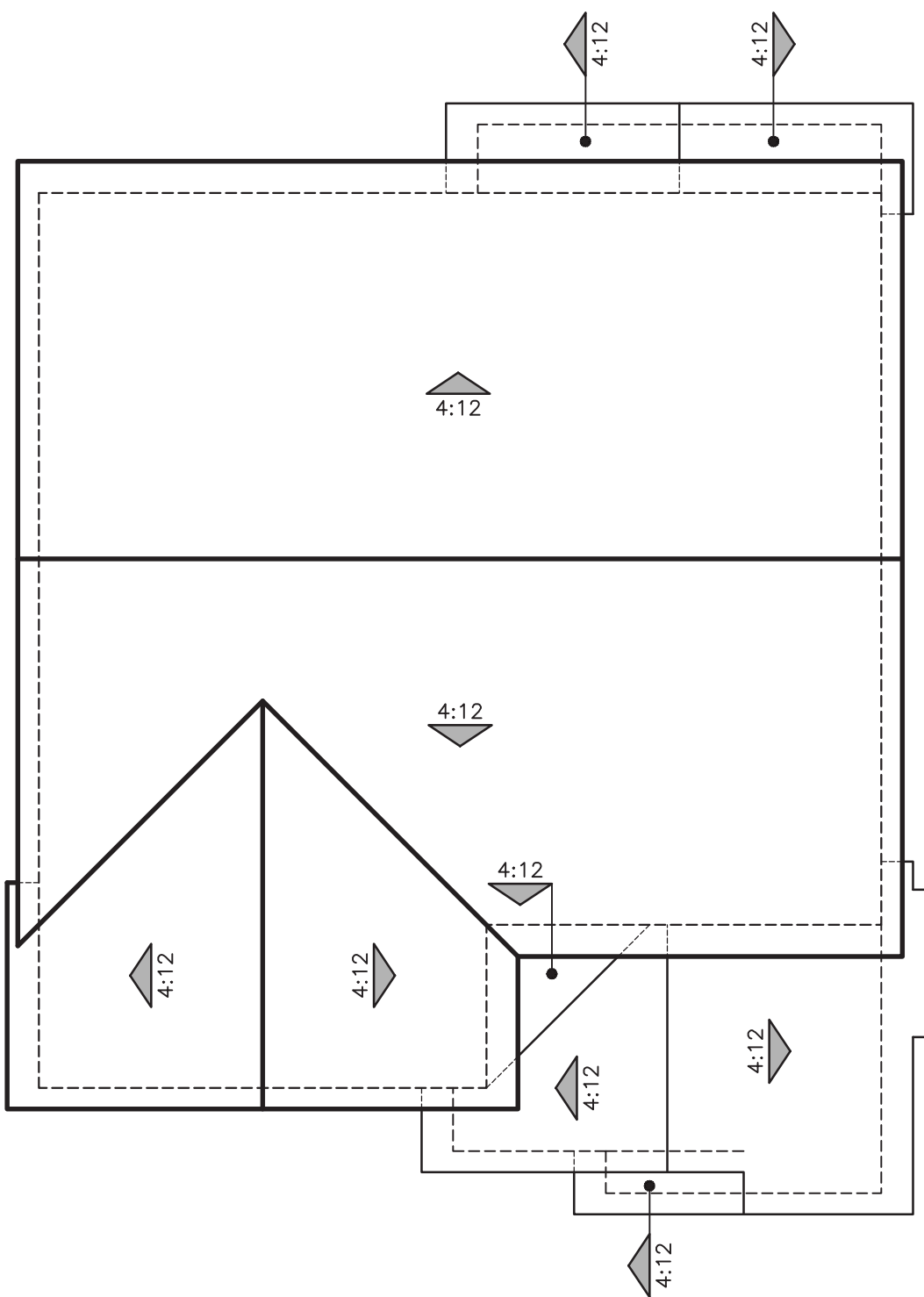
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COUNTRY EUROPEAN "B"



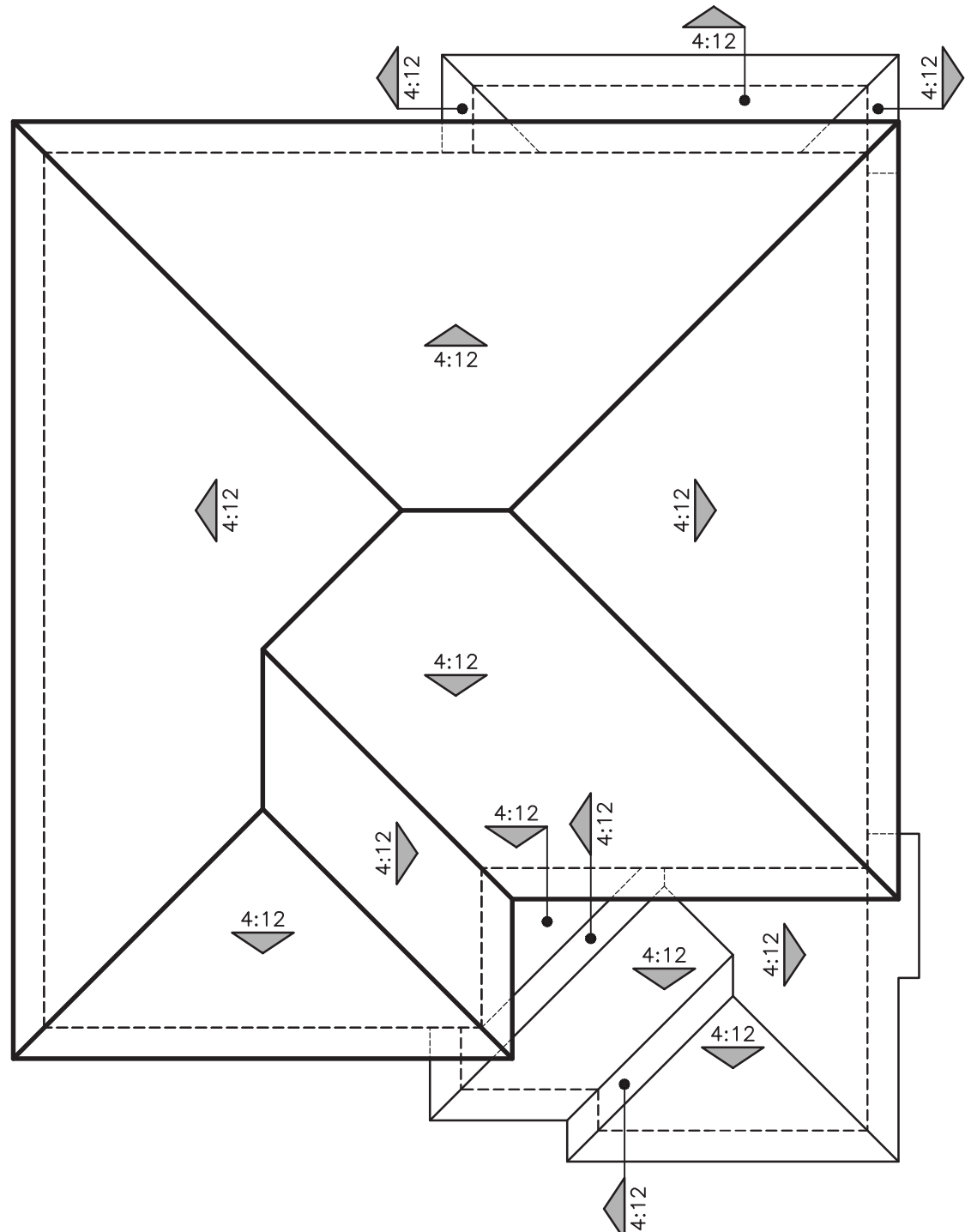
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WESTERN FARMHOUSE "C"



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CRAFTSMAN BUNGALOW "D"



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MEDITERRANEAN REVIVAL "E"

PLAN 4 - 2,869 S.F.
ROOF PLANS

0 2 4 8 12

Composition Roof: GAF
Concrete Roof: Boral
1Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

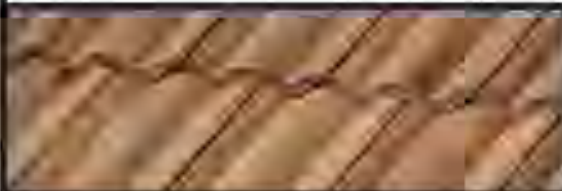
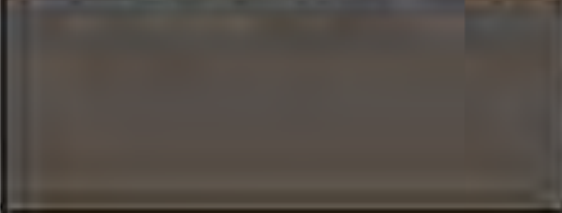
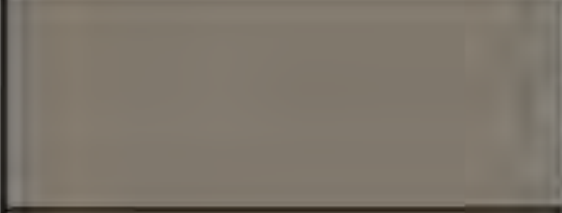
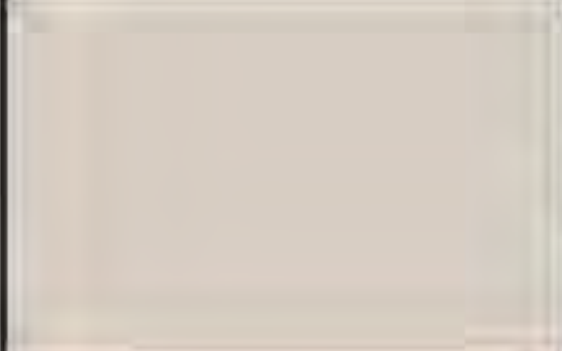
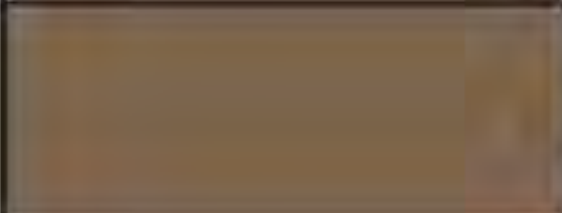
COLOR SCHEME 1

“A” ELEVATIONS - EARLY CALIFORNIA

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	1VICS 6129 MARBLED TERRA COTTA (AREF .20 CRRC #0020- 0942)
	<u>TRIM COLOR #1</u>	BRACES FASCIA 1FRONT DOOR	7048 URBANE BRONZE
	<u>TRIM COLOR #2</u>	1GARAGE DOOR TRIM SECONDARY DOORS	7046 ANONYMOUS
	<u>BODY COLOR</u>	STUCCO	6071 POPULAR GRAY
	<u>ACCENT COLOR</u>	SHUTTERS	6103 TEA CHEST
	<u>PREFAB PIPES</u>	--	7705 WHEAT PENNY
	<u>WINDOW MULLIONS</u>	--	WHITE

Composition Roof: GAF
Concrete Roof: Boral
Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

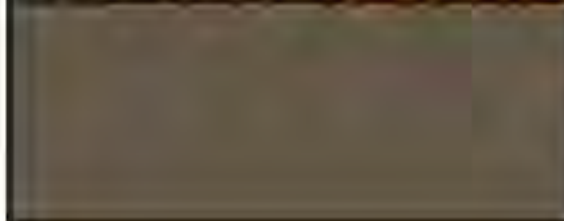
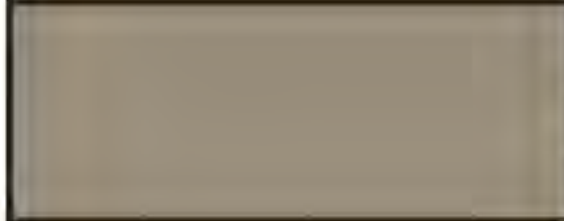
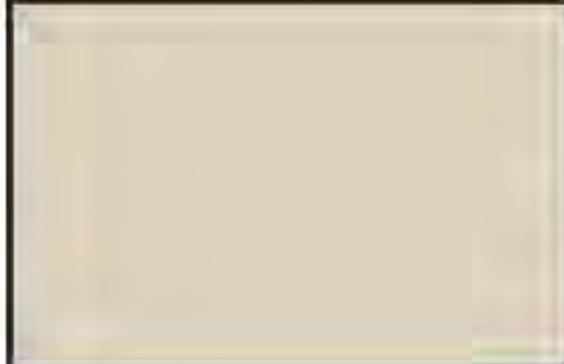
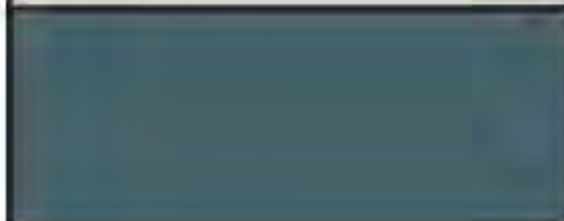
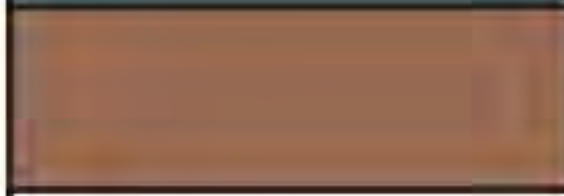
COLOR SCHEME 2

“A” ELEVATIONS - EARLY CALIFORNIA

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	1VICS 6330 SALERNO CLAY (AREF .20 CRRC #0012- 0942)
	<u>TRIM COLOR #1</u>	BRACES FASCIA	7054 SUITABLE BROWN
	<u>TRIM COLOR #2</u>	¹ GARAGE DOOR TRIM SECONDARY DOORS	¹ 2845 BUNGLEHOUSE GRAY
	<u>BODY COLOR</u>	STUCCO	7531 CANVAS TAN
	<u>ACCENT COLOR</u>	FRONT DOOR SHUTTERS	6229 TEMPE STAR
	<u>PREFAB PIPES</u>	--	7705 WHEAT PENNY
	<u>WINDOW MULLIONS</u>	--	WHITE

Composition Roof: GAF
Concrete Roof: Boral
Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

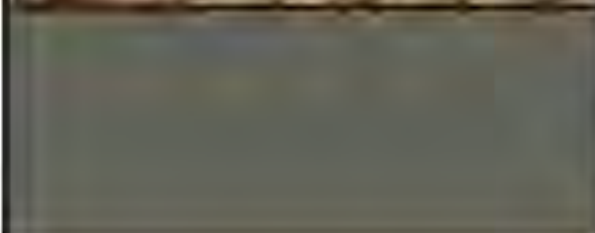
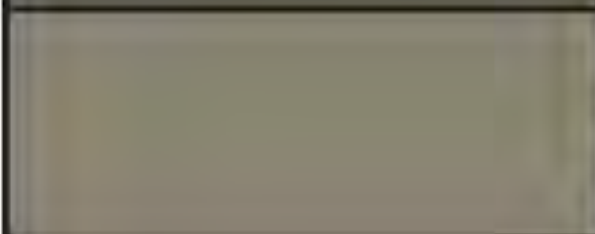
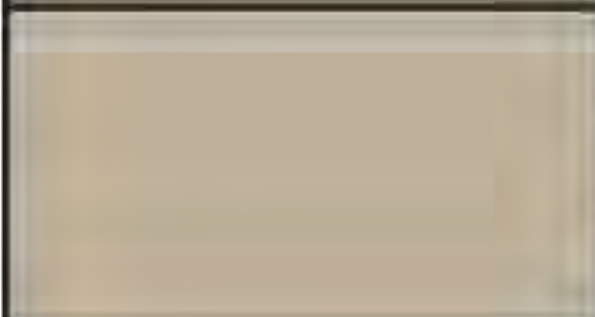
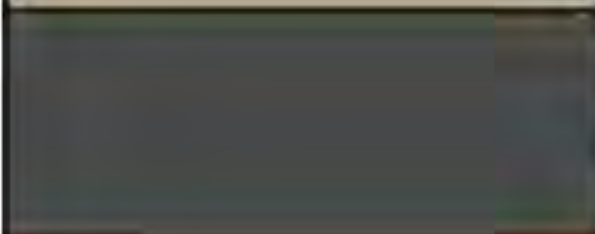
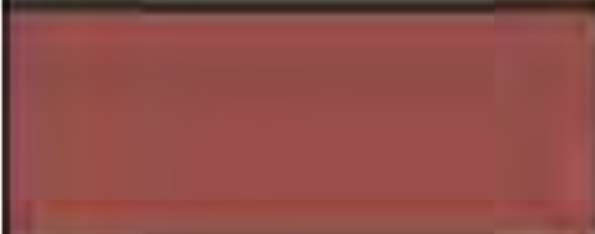
COLOR SCHEME 3

“A” ELEVATIONS - EARLY CALIFORNIA

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	1VICS 4960 GULFSTREAM (AREF .22 CRRC #0013- 0942)
	<u>TRIM COLOR #1</u>	BRACES FASCIA GARAGE DOOR	6202 CAST IRON
	<u>TRIM COLOR #2</u>	TRIM SECONDARY DOORS	6165 CONNECTED GRAY
	<u>BODY COLOR</u>	STUCCO	7543 AVENUE TAN
	<u>ACCENT COLOR #1</u>	SHUTTERS	7062 ROCK BOTTOM
	<u>ACCENT COLOR #2</u>	FRONT DOOR	0033 REMBRANDT RUBY
	<u>PREFAB PIPES</u>	--	7705 WHEAT PENNY
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #4: 08/23/21 PROJECT # 2021010 .00 FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE. © COLORS by Lily

Composition Roof: GAF
Concrete Roof: Boral
1Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

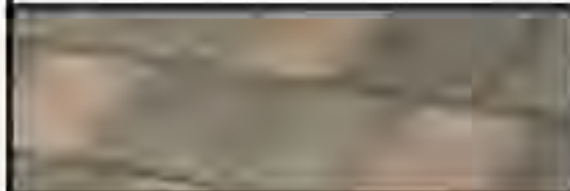
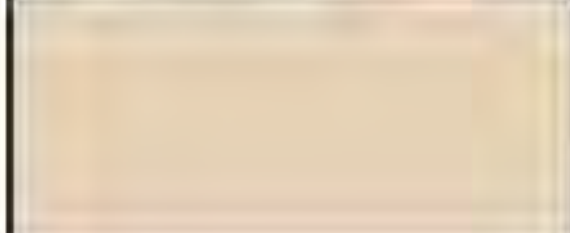
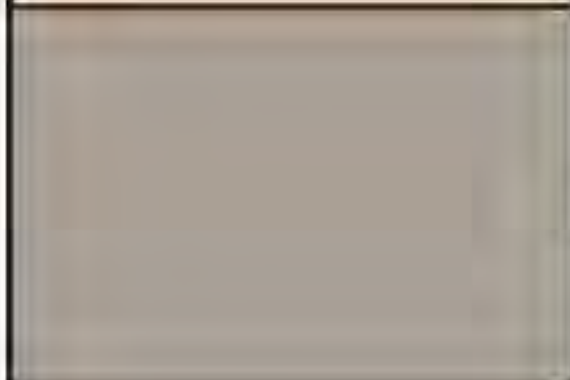
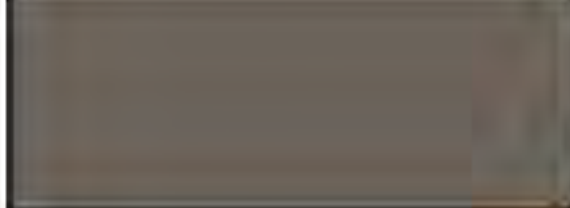
COLOR SCHEME 4

“B” ELEVATIONS - COUNTRY EUROPEAN

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Slate Tile	--	1FECY 0300 BRONZE PEARL BLEND (AREF .25 CRRC #0187-0942)
	<u>1TRIM COLOR</u>	BRACES FASCIA CORBELS GABLE SIDING GARAGE DOOR TRIM SECONDARY DOORS	7537 IRISH CREAM
	<u>BODY COLOR</u>	STUCCO	7640 FAWN BRINDLE
	<u>ACCENT COLOR #1</u>	SHUTTERS	7047 PORPOISE
	<u>1ACCENT COLOR #2</u>	FRONT DOOR	9099 SADDLE UP
	<u>WINDOW MULLIONS</u>	--	WHITE

Composition Roof: GAF
Concrete Roof: Boral
Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

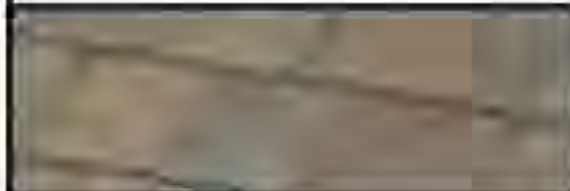
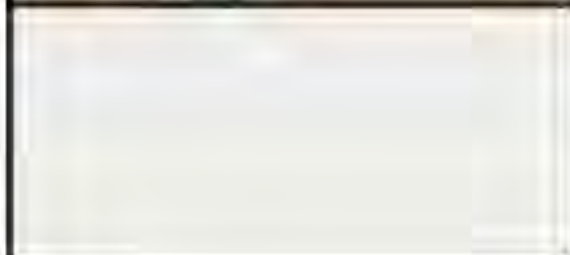
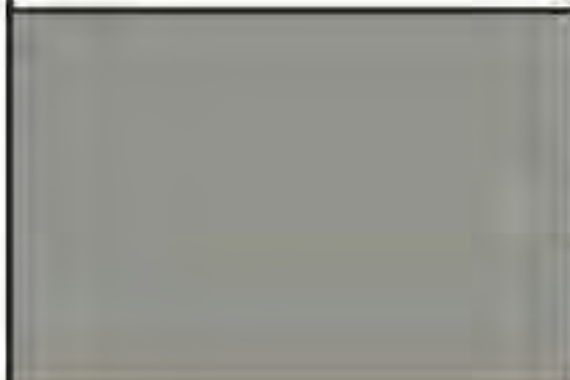
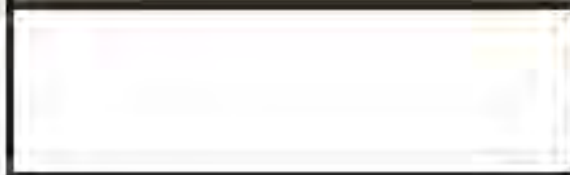
COLOR SCHEME 5

“B” ELEVATIONS - COUNTRY EUROPEAN

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Slate Tile	--	1FECY 4072 SAHARA QUARTZ BLEND (AREF .23 CRRC #0190 -0942)
	<u>TRIM COLOR</u>	BRACES FASCIA CORBELS GABLE SIDING GARAGE DOOR TRIM SECONDARY DOORS	7006 EXTRA WHITE
	<u>BODY COLOR</u>	STUCCO	9164 ILLUSIVE GREEN
	<u>ACCENT COLOR #1</u>	SHUTTERS	0049 SILVER GRAY
	<u>ACCENT COLOR #2</u>	FRONT DOOR	7053 ADAPTIVE SHADE
	<u>WINDOW MULLIONS</u>	--	WHITE

Composition Roof: GAF
Concrete Roof: Boral
Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

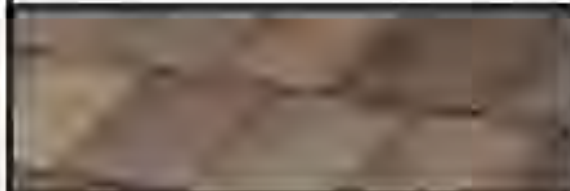
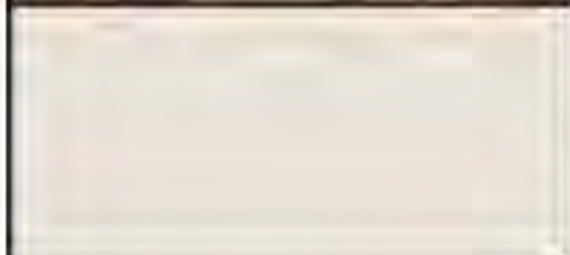
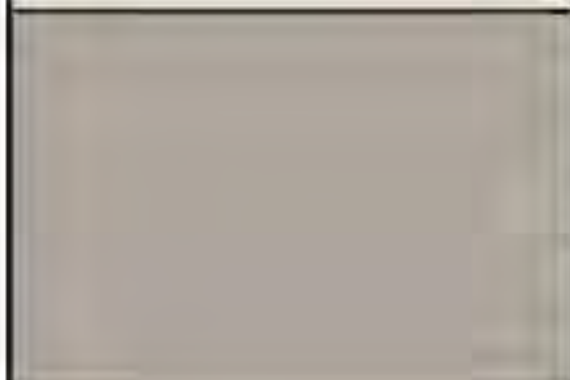
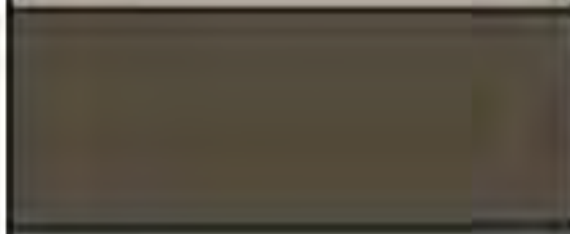
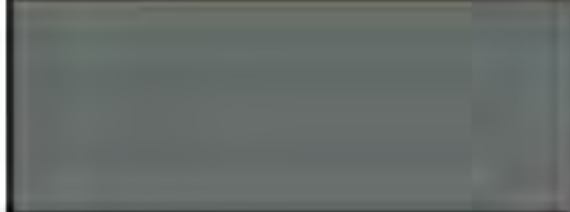
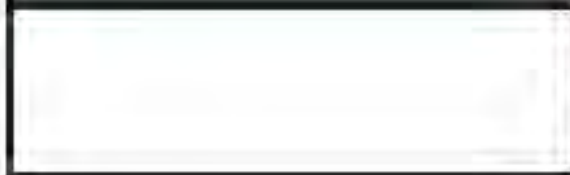
COLOR SCHEME 6

“B” ELEVATIONS - COUNTRY EUROPEAN

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Slate Tile	--	1FECY 3181 SMOKEY TOPAZ BLEND (AREF .23 CRRC #0191 -0942)
	<u>TRIM COLOR</u>	BRACES FASCIA CORBELS GABLE SIDING GARAGE DOOR TRIM SECONDARY DOORS	7009 PEARLY WHITE
	<u>BODY COLOR</u>	STUCCO	7017 DORIAN GRAY
	<u>ACCENT COLOR #1</u>	SHUTTERS	7055 ENDURING BRONZE
	<u>ACCENT COLOR #2</u>	FRONT DOOR	7622 HOMBURG GRAY
	<u>WINDOW MULLIONS</u>	--	WHITE

Composition Roof: GAF
Concrete Roof: Boral
Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

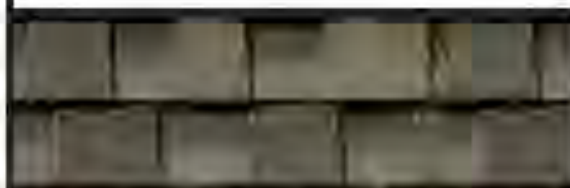
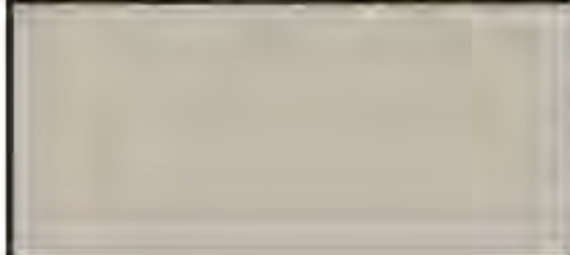
COLOR SCHEME 7

“C” ELEVATIONS - WESTERN FARMHOUSE

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Composition Shingle	--	WEATHERED WOOD TIMBERLINE HDZ
	<u>TRIM COLOR</u>	BRACES CORBELS FASCIA GARAGE DOOR SHUTTERS TRIM	6170 TECHNO GRAY
	<u>BODY COLOR #1</u>	BOARD & BATTEN SIDING CORNER BOARDS GABLE SIDING	6200 LINK GRAY
	<u>BODY COLOR #2</u>	STUCCO	7757 HIGH REFLECTIVE WHITE
	<u>ACCENT COLOR</u>	FRONT DOOR SECONDARY DOORS	9017 SUNNY VERANDA
	<u>STONE</u> (dry stack joints)	--	BOARDWALK CLIFFSTONE
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #4: 08/23/21 PROJECT # 2021010 .00 FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE. © COLORS by Lily

Composition Roof: GAF
Concrete Roof: Boral
Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

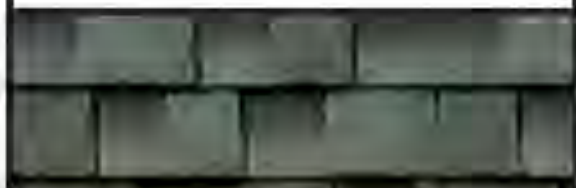
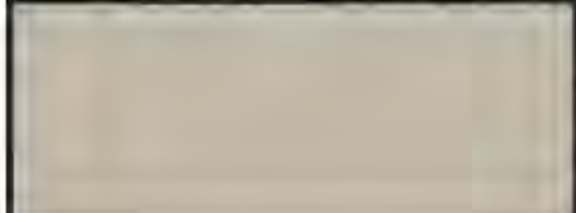
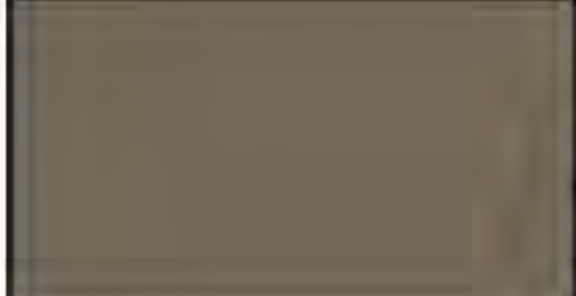
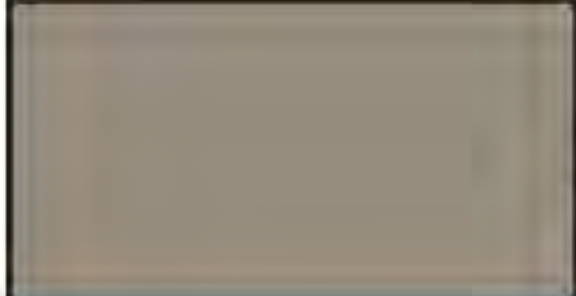
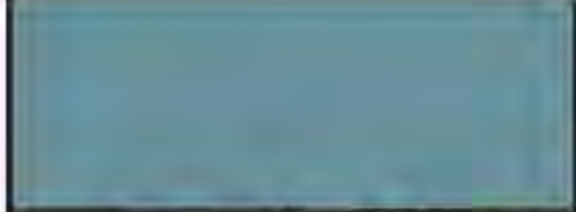
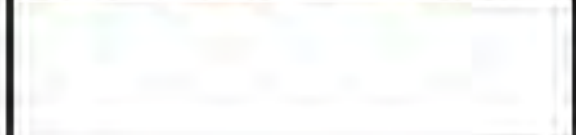
COLOR SCHEME 8

“C” ELEVATIONS - WESTERN FARMHOUSE

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Composition Shingle	--	SLATE TIMBERLINE HDZ
	<u>TRIM COLOR</u>	BRACES CORBELS FASCIA SHUTTERS TRIM	7638 JOGGING PATH
	<u>BODY COLOR #1</u>	BOARD & BATTEN SIDING CORNER BOARDS GABLE SIDING	7033 BRAINSTORM BRONZE
	<u>BODY COLOR #2</u>	STUCCO GARAGE DOOR	9172 STUDIO CLAY
	<u>ACCENT COLOR</u>	FRONT DOOR SECONDARY DOORS	7612 MOUNTAIN STREAM
	<u>STONE</u> (dry stack joints)	--	MONTECITO CLIFFSTONE
	<u>WINDOW MULLIONS</u>	--	WHITE

Composition Roof: GAF
Concrete Roof: Boral
Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

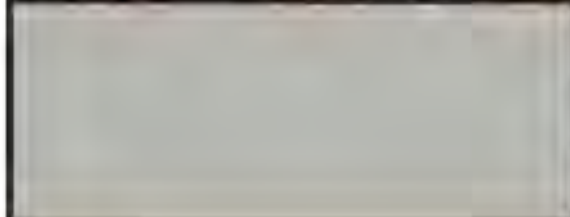
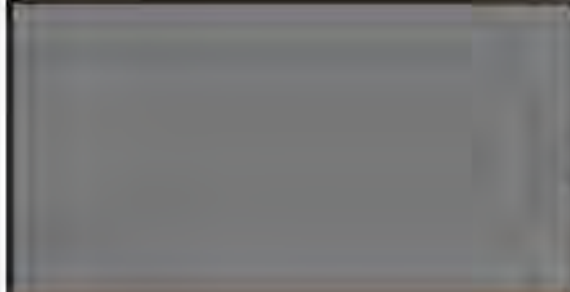
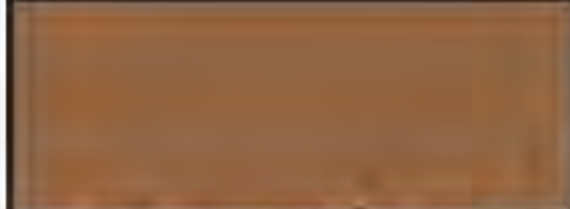
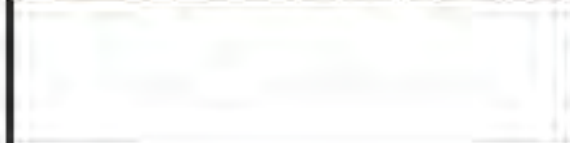
COLOR SCHEME 9

“C” ELEVATIONS - WESTERN FARMHOUSE

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Composition Shingle	--	BARKWOOD TIMBERLINE HDZ
	<u>TRIM COLOR</u>	BRACES CORBELS FASCIA SHUTTERS TRIM	7658 GRAY CLOUDS
	<u>BODY COLOR #1</u>	BOARD & BATTEN SIDING CORNER BOARDS GABLE SIDING	7104 COTTON WHITE
	<u>BODY COLOR #2</u>	STUCCO GARAGE DOOR	2849 WESTCHESTER GRAY
	<u>ACCENT COLOR</u>	FRONT DOOR SECONDARY DOORS	0045 ANTIQUARIAN BROWN
	<u>STONE</u> (dry stack joints)	--	WHITEBARK CLIFFSTONE
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #4: 08/23/21 PROJECT # 2021010 .00 FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE. © COLORS by Lily

Composition Roof: GAF
Concrete Roof: Boral
¹Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

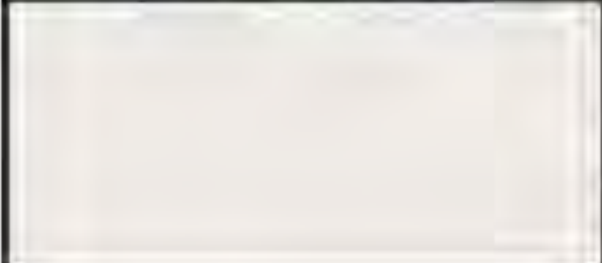
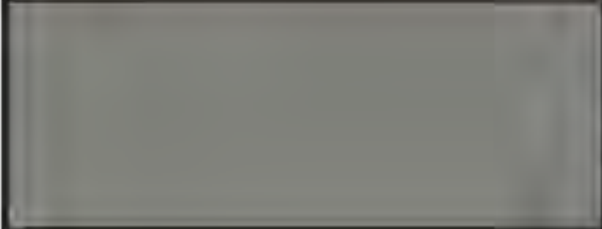
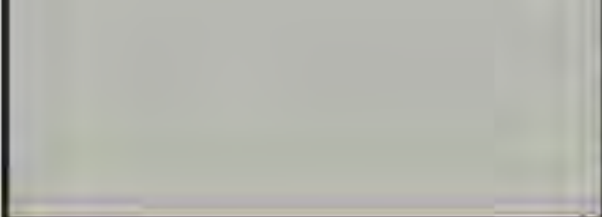
² **COLOR SCHEME 10**

“D” ELEVATIONS - CRAFTSMAN BUNGALOW

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Composition Shingle	--	SLATE TIMBERLINE HDZ
	<u>TRIM COLOR</u>	BRACES FASCIA GABLE SIDING OUTLOOKERS TRIM SECONDARY DOORS	7004 SNOWBOUND
	<u>BODY COLOR #1</u>	CORNER BOARDS ³ GARAGE DOOR LAP SIDING	7067 CITYSCAPE
	<u>BODY COLOR #2</u>	STUCCO	2850 CHELSEA GRAY
	<u>ACCENT COLOR</u>	FRONT DOOR	6920 CENTER STAGE
	<u>THIN BRICK</u>	--	CAPER ISLAND
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #4: 08/23/21

PROJECT # 2021010 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS by Lily

Composition Roof: GAF
Concrete Roof: Boral
¹Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

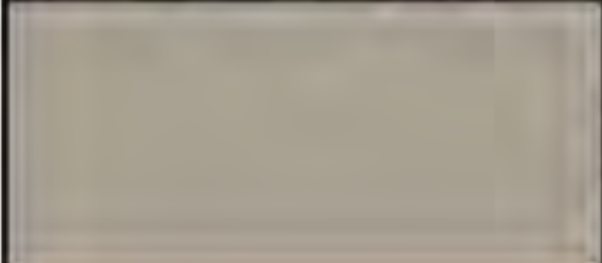
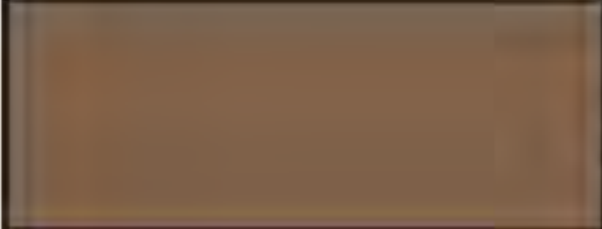
² **COLOR SCHEME 11**

“D” ELEVATIONS - CRAFTSMAN BUNGALOW

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Composition Shingle	--	WEATHERED WOOD TIMBERLINE HDZ
	<u>TRIM COLOR</u>	BRACES FASCIA GABLE SIDING OUTLOOKERS TRIM SECONDARY DOORS	7045 INTELLECTUAL GRAY
	<u>BODY COLOR #1</u>	CORNER BOARDS ³ GARAGE DOOR LAP SIDING	2806 ROOKWOOD BROWN
	<u>BODY COLOR #2</u>	STUCCO	7003 TOQUE WHITE
	<u>ACCENT COLOR</u>	FRONT DOOR	6769 MAXI TEAL
	<u>THIN BRICK</u>	--	COASTAL BLUFF
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #4: 08/23/21

PROJECT # 2021010 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS by Lily

Composition Roof: GAF
Concrete Roof: Boral
1Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

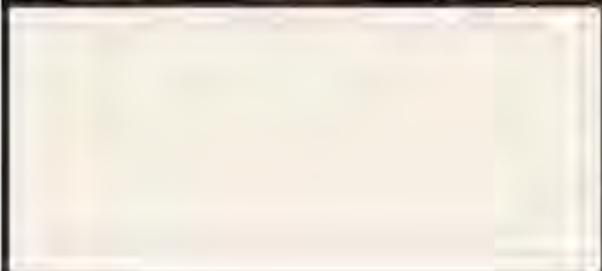
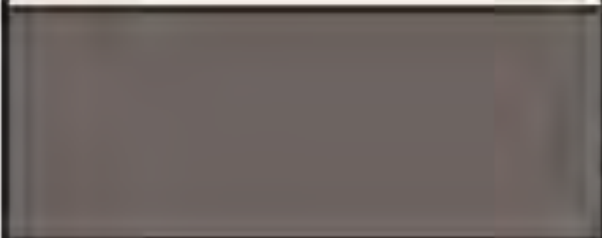
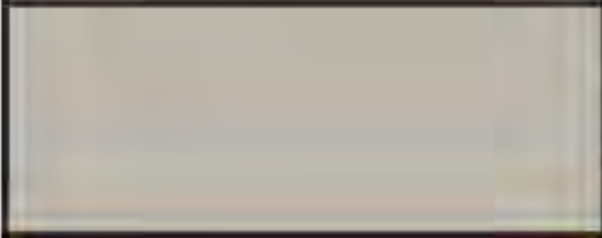
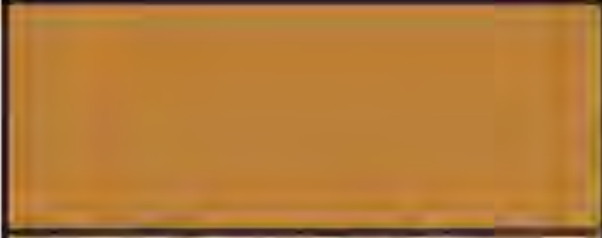
2 **COLOR SCHEME 12**

“D” ELEVATIONS - CRAFTSMAN BUNGALOW

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Composition Shingle	--	BARKWOOD TIMBERLINE HDZ
	<u>TRIM COLOR</u>	BRACES FASCIA GABLE SIDING OUTLOOKERS TRIM SECONDARY DOORS	7102 WHITE FLOUR
	<u>BODY COLOR #1</u>	CORNER BOARDS 3GARAGE DOOR LAP SIDING	6005 FOLKSTONE
	<u>BODY COLOR #2</u>	STUCCO	7016 MINDFUL GRAY
	<u>ACCENT COLOR</u>	FRONT DOOR	6384 CUT THE MUSTARD
	<u>THIN BRICK</u>	--	ALAMO
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #4: 08/23/21

PROJECT # 2021010 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS by Lily

Composition Roof: GAF
Concrete Roof: Boral
1Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

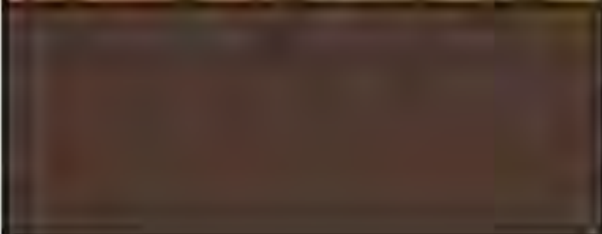
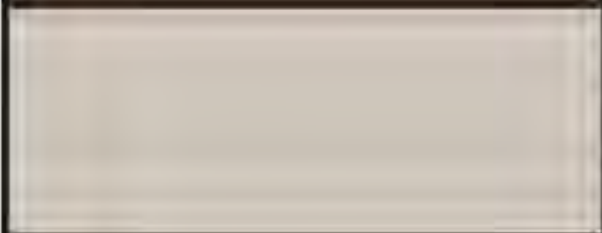
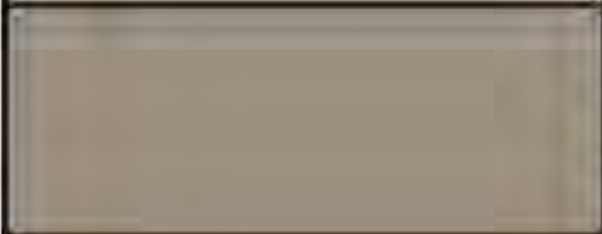
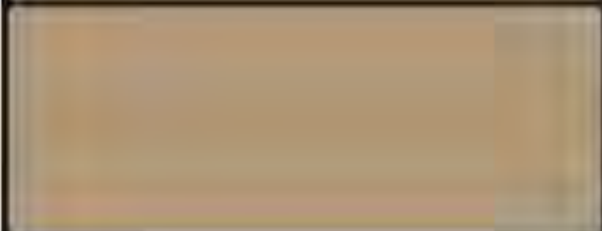
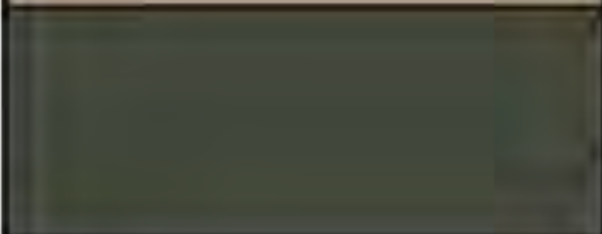
2 **COLOR SCHEME 13**

“E” ELEVATIONS - MEDITERRANEAN REVIVAL

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	1VICS 4960 GULFSTREAM (AREF .22 CRRC #0013- 0942)
	<u>TRIM COLOR #1</u>	FASCIA FRONT DOOR	6076 TURKISH COFFEE
	<u>TRIM COLOR #2</u>	FAUX QUION TRIM SECONDARY DOORS	7043 WORLDLY GRAY
	<u>TRIM COLOR #3</u>	GARAGE DOOR	7744 ZEUS
	<u>BODY COLOR</u>	STUCCO	7540 ARTISAN TAN
	<u>ACCENT COLOR</u>	SHUTTERS	7749 LAUREL WOODS
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #4: 08/23/21

PROJECT # 2021010 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS by Lily

Composition Roof: GAF
Concrete Roof: Boral
1Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

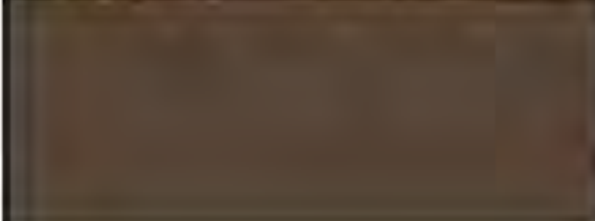
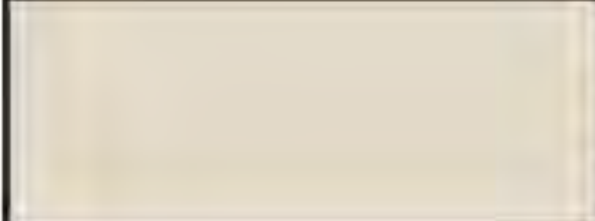
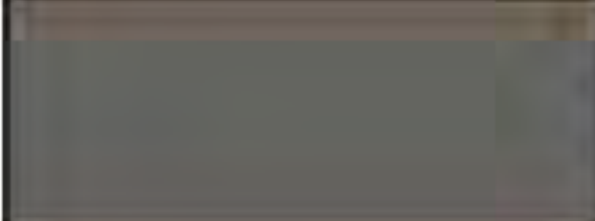
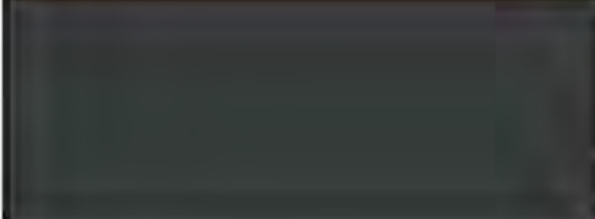
2 **COLOR SCHEME 14**

“E” ELEVATIONS - MEDITERRANEAN REVIVAL

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	1VICS 0024 DESERT SAGE (AREF .26 CRRC #0022-0942)
	<u>TRIM COLOR #1</u>	FASCIA FRONT DOOR	7041 VAN DYKE BROWN
	<u>TRIM COLOR #2</u>	FAUX QUION TRIM SECONDARY DOORS	7568 NEUTRAL GROUND
	<u>TRIM COLOR #3</u>	GARAGE DOOR	⁴ 7068 GRIZZLE GRAY
	<u>BODY COLOR</u>	STUCCO	⁴ 7550 RESORT TAN
	<u>ACCENT COLOR</u>	SHUTTERS	6994 GREENBLACK
	<u>WINDOW MULLIONS</u>	--	WHITE

Composition Roof: GAF
Concrete Roof: Boral
1Brick: Meridian by Boral
Stone: Eldorado by Boral
Paint: Sherwin Williams
Window Mullions: Milgard (or equal)

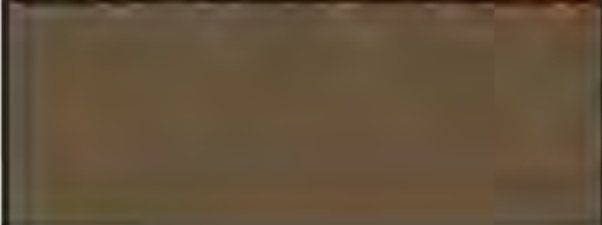
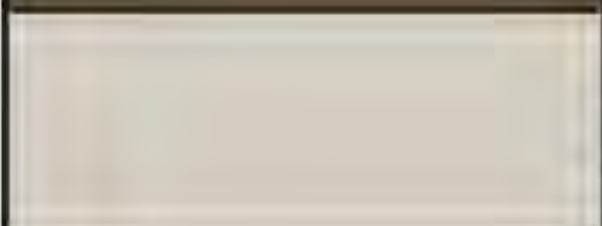
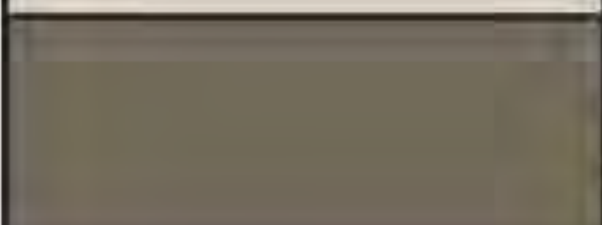
2 **COLOR SCHEME 15**

“E” ELEVATIONS - MEDITERRANEAN REVIVAL

GREENWOOD

TRACY HILLS, CA

LENNAR

		APPLICATION	COLOR
	<u>ROOF</u> Concrete Low Profile Tile	--	1VICS 6330 SALERNO CLAY (AREF .20 CRRC #0012- 0942)
	<u>TRIM COLOR #1</u>	FASCIA FRONT DOOR	6153 PROTEGE BRONZE
	<u>TRIM COLOR #2</u>	FAUX QUION TRIM SECONDARY DOORS	9165 GOSSAMER VEIL
	<u>TRIM COLOR #3</u>	GARAGE DOOR	6173 COCOON
	<u>BODY COLOR</u>	STUCCO	9123 BARRO VERDE
	<u>ACCENT COLOR</u>	SHUTTERS	6020 MAROONED
	<u>WINDOW MULLIONS</u>	--	WHITE

REVISION #4: 08/23/21

PROJECT # 2021010 .00

FOR EXACT COLORS PLEASE REFER TO MANUFACTURE SAMPLE.

© COLORS by Lity



FAIRGROVE

TRACY, CALIFORNIA





FAIRGROVE, TRACY HILLS, CA.



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FAIRGROVE SFD - 47X70
TRACY, CA # 2021-0090

SCHEMATIC DESIGN
DECEMBER 6, 2021

TITLE SHEET



Front Elevation 1A - Early California



Front Elevation 1B - Country European



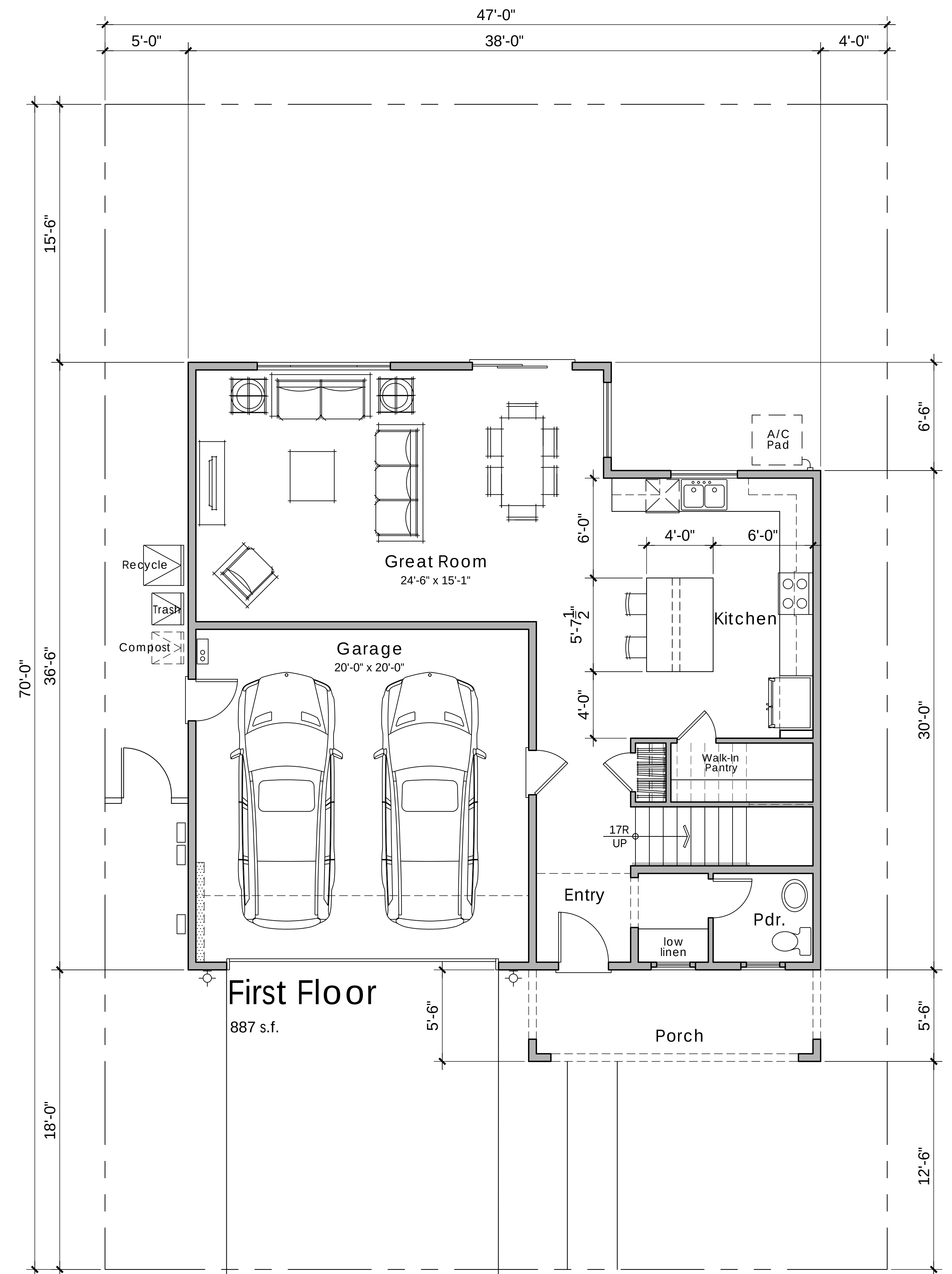
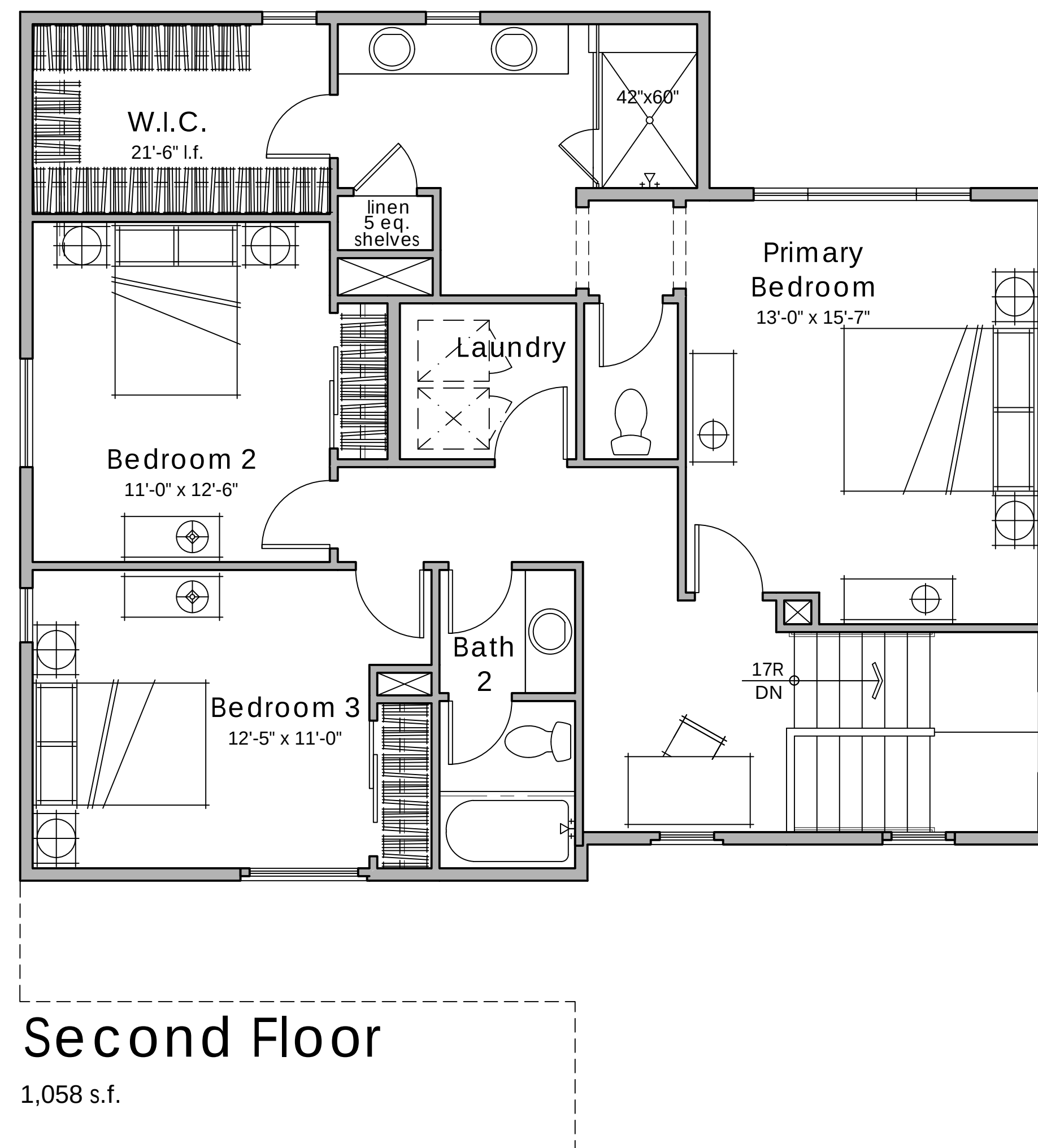
Front Elevation 1C - Western Farmhouse

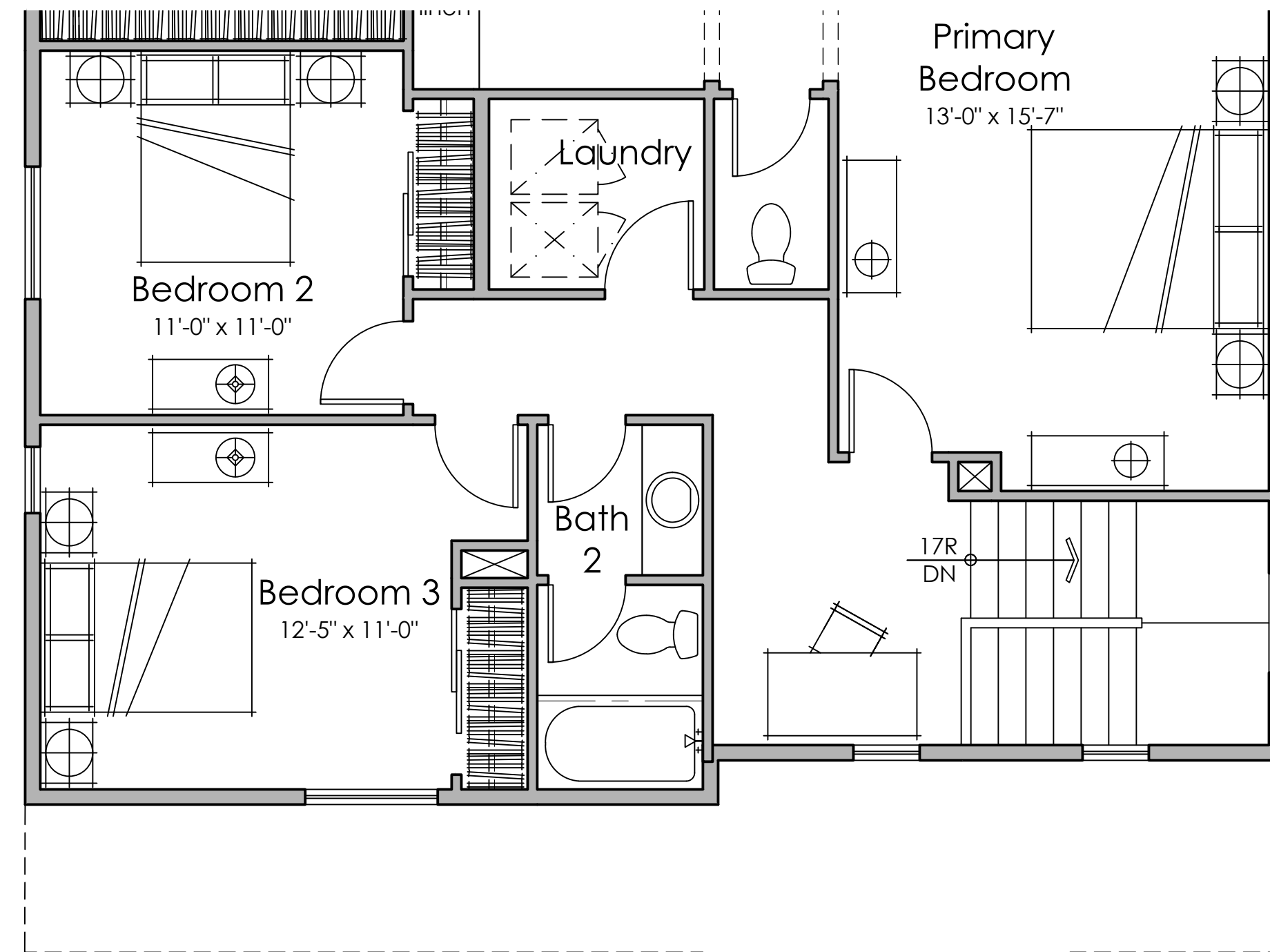


Front Elevation 1D - Craftsman Bungalow



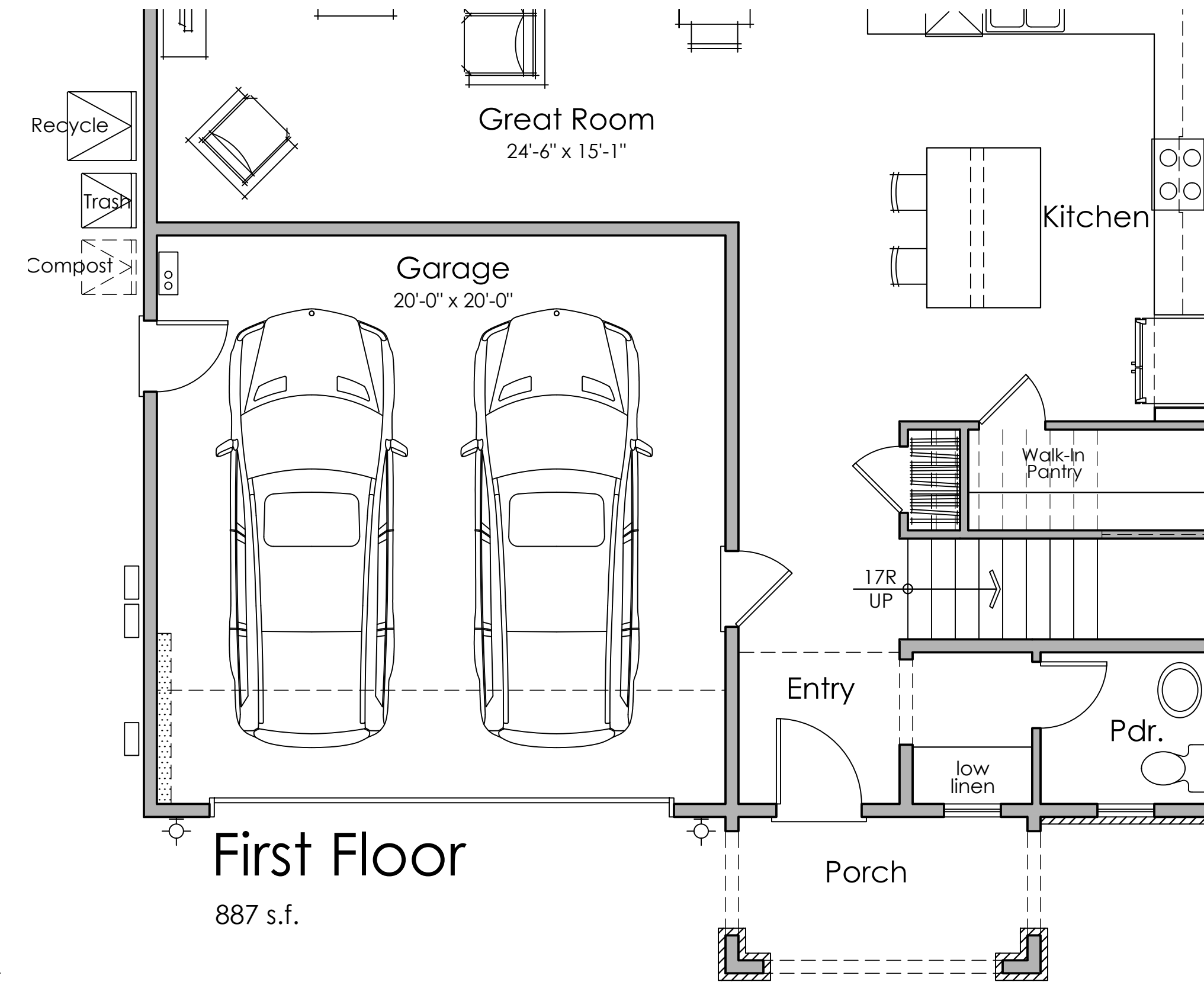
Front Elevation 1E - Mediterranean Revival





Second Floor

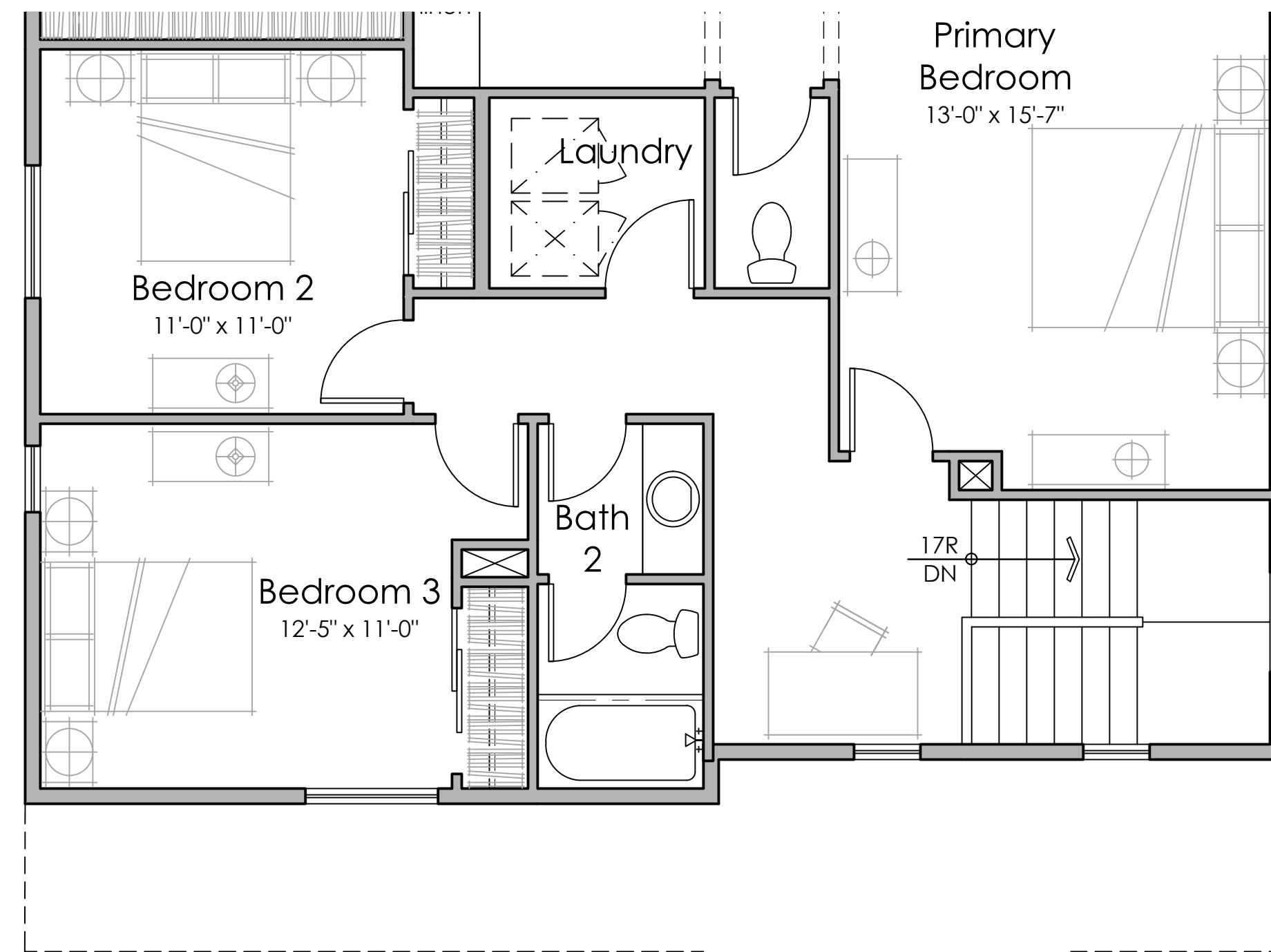
1,058 s.f.



First Floor

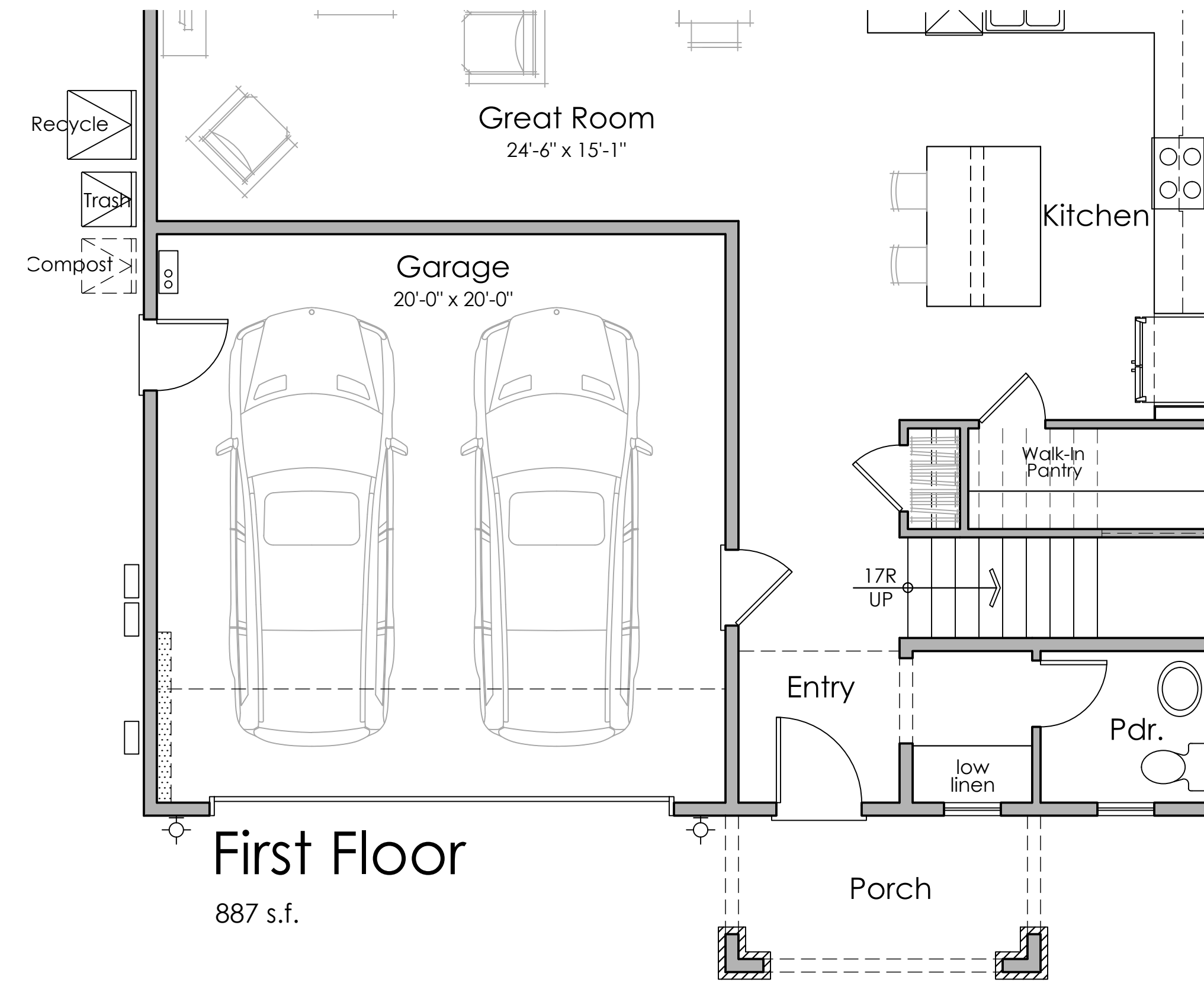
887 s.f.

PLAN 1C



Second Floor

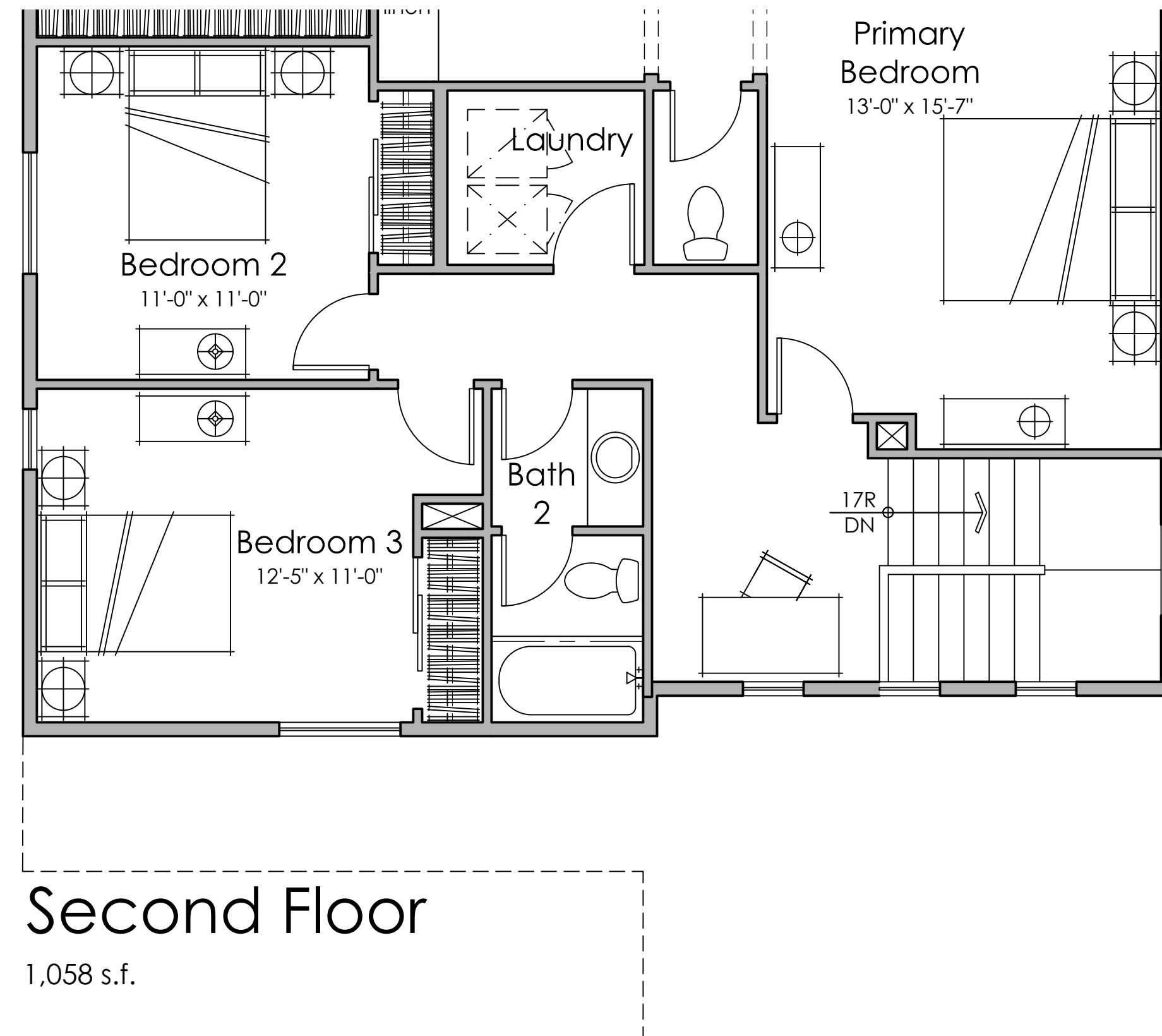
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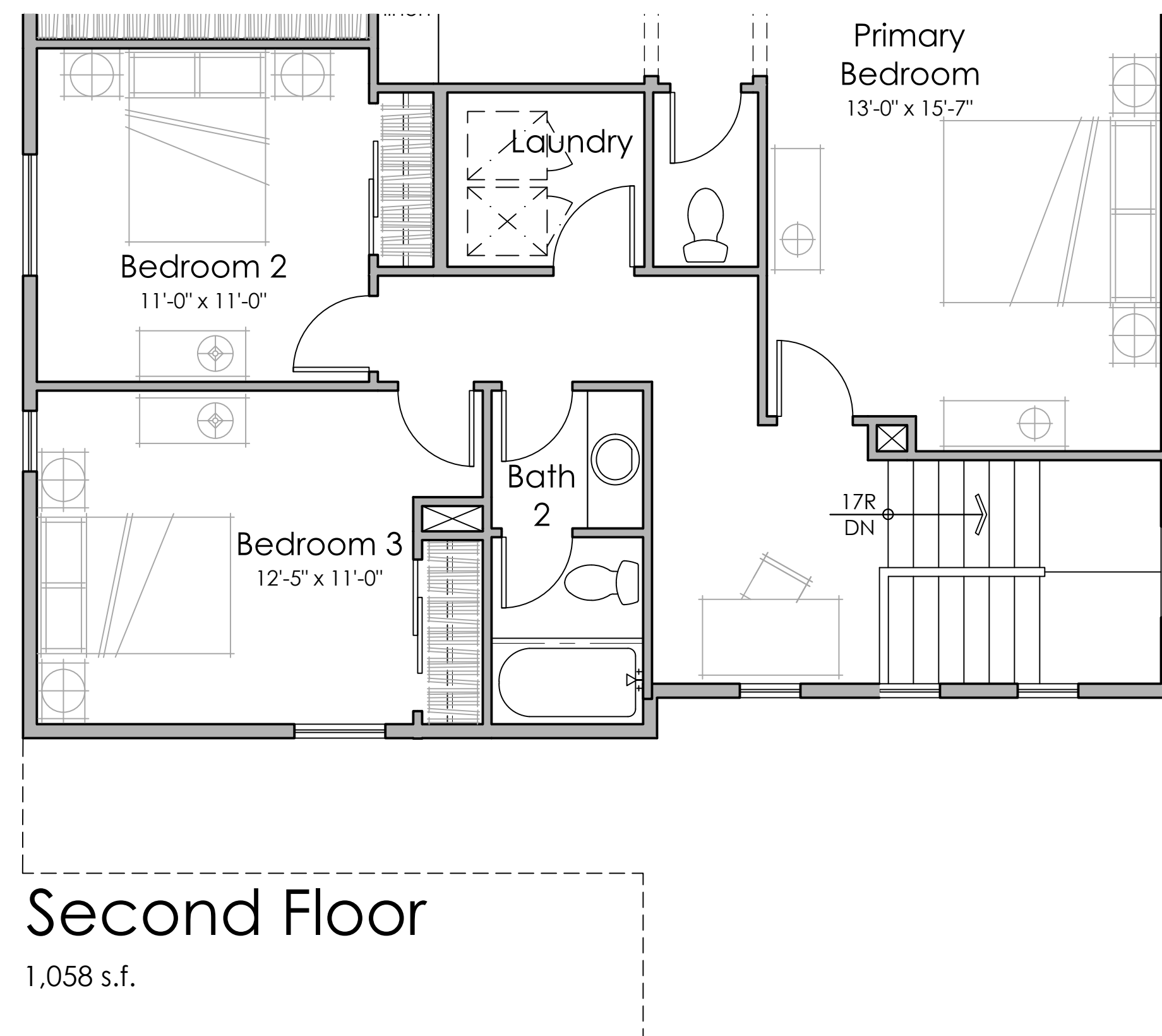
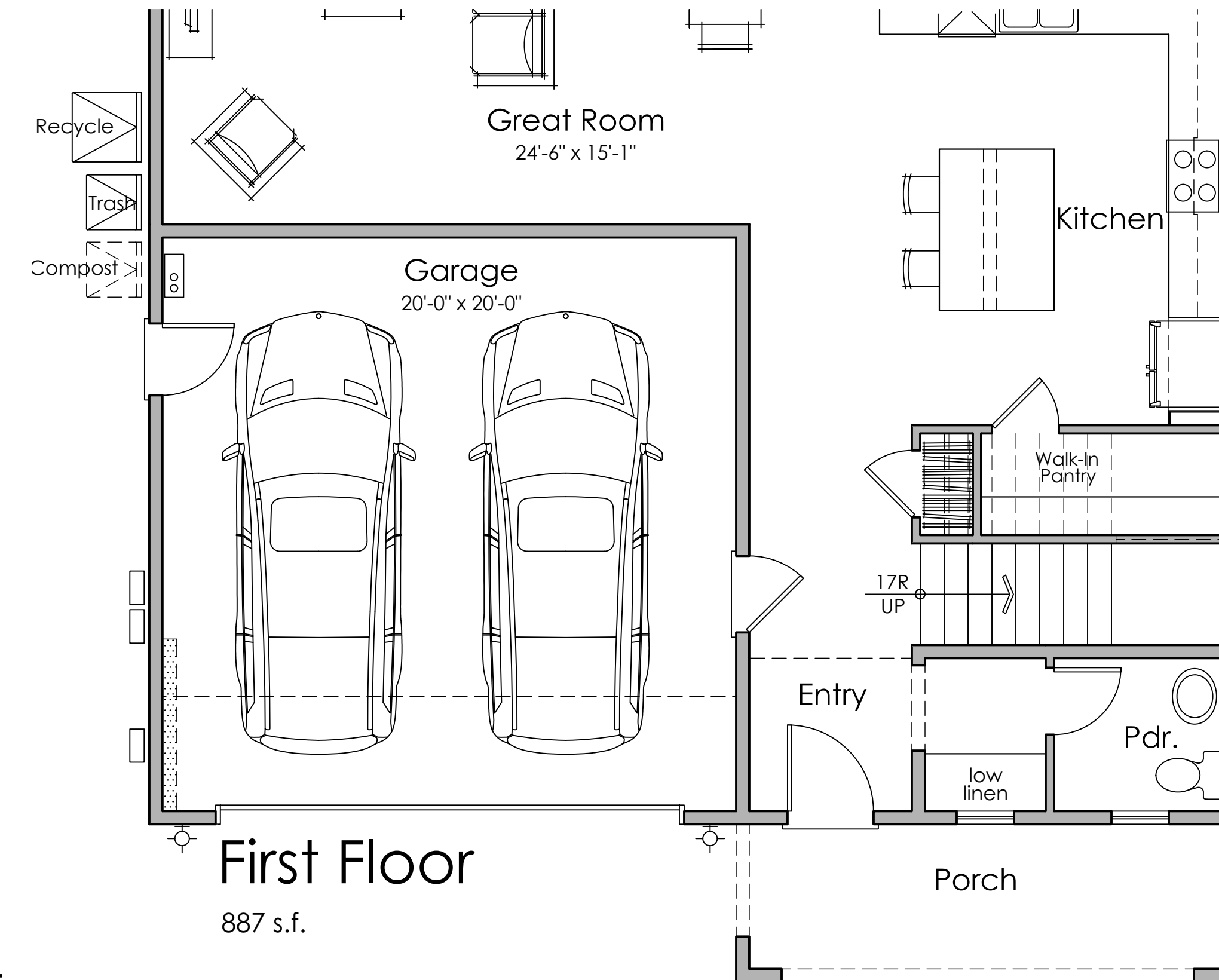
First Floor

887 s.f.

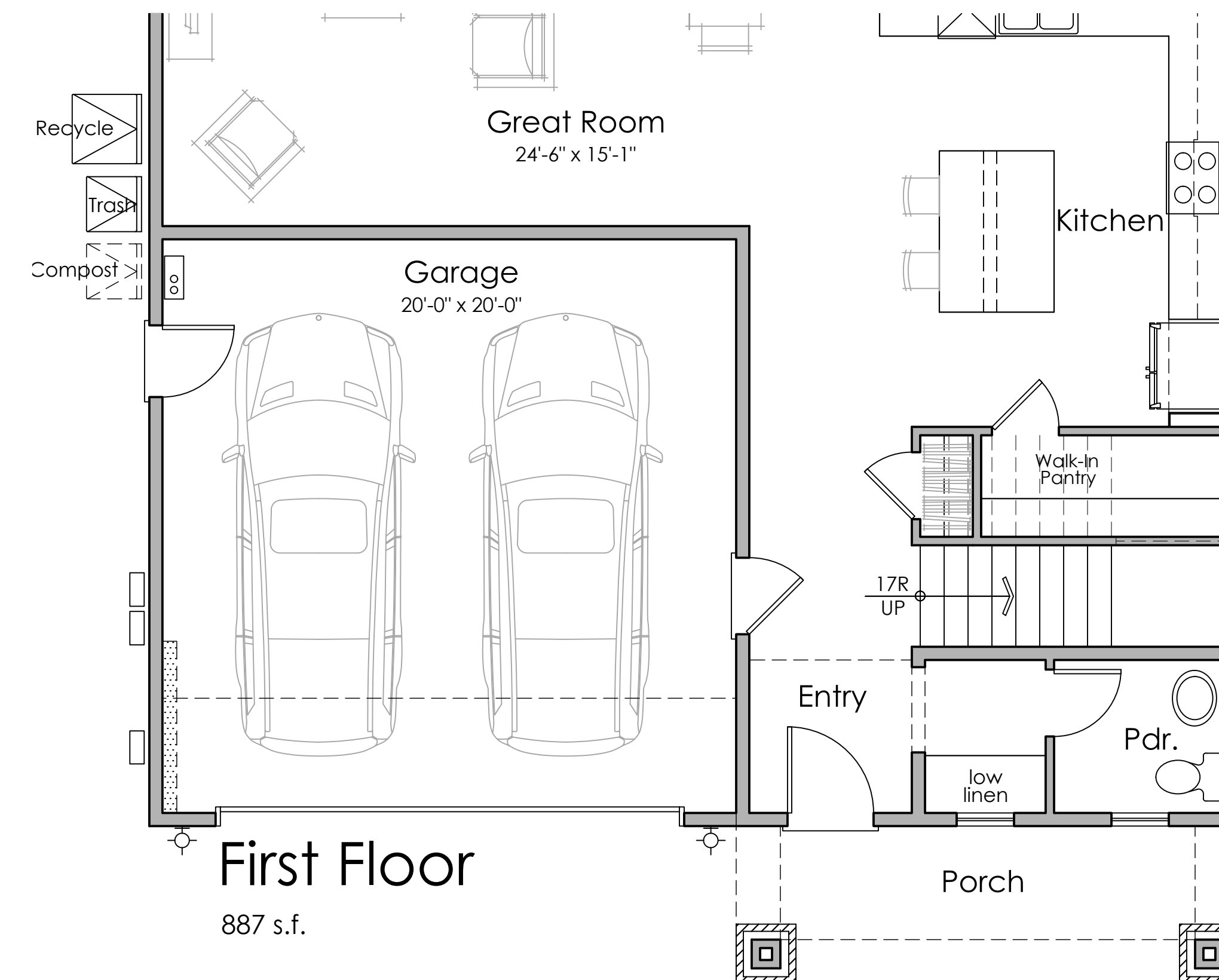
PLAN 1B



PLAN 1E

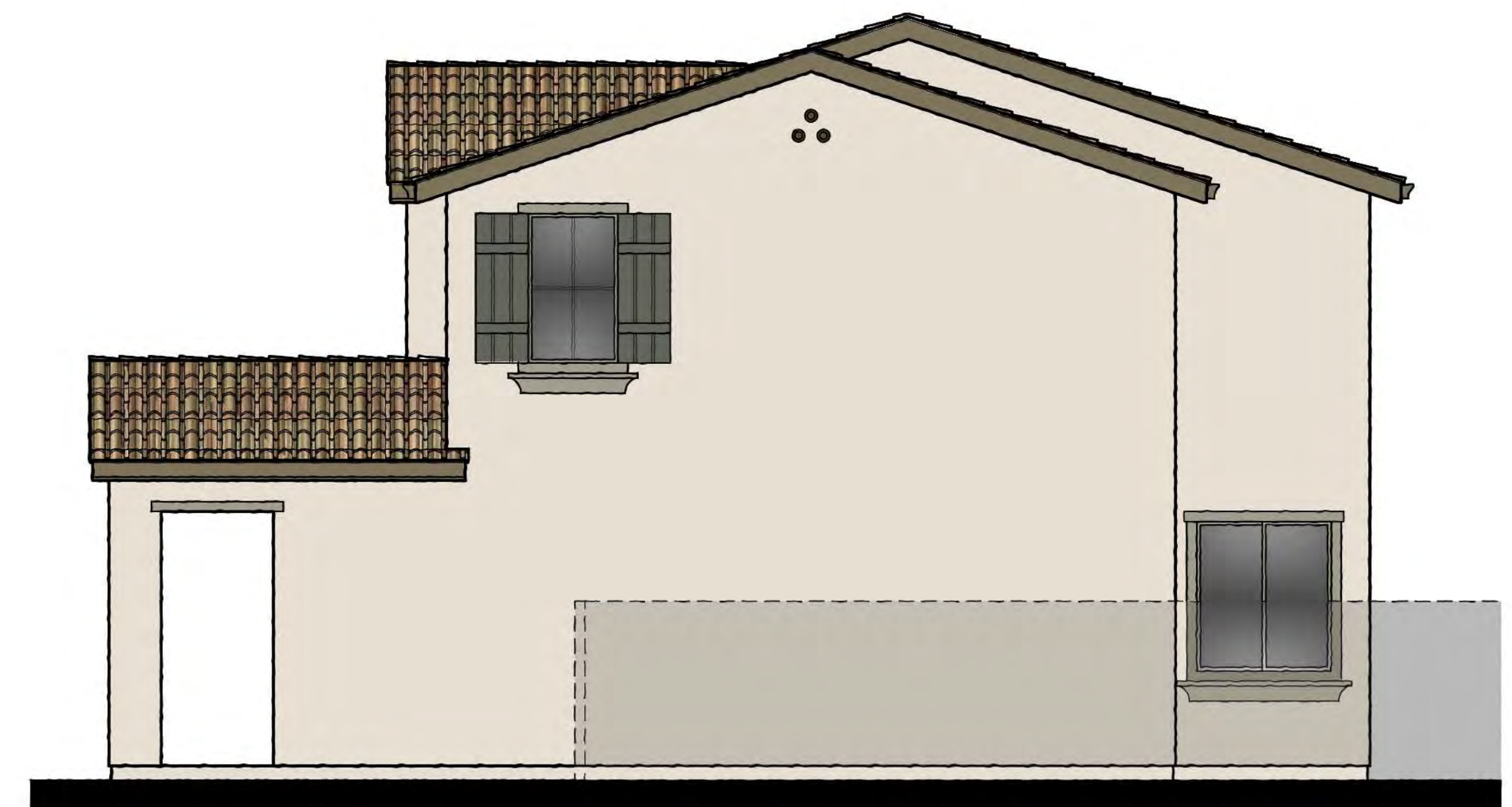


PLAN 1D





Rear Elevation



Right Elevation



Left Elevation



Front Elevation 1A - Early California



Rear Elevation



Right Elevation



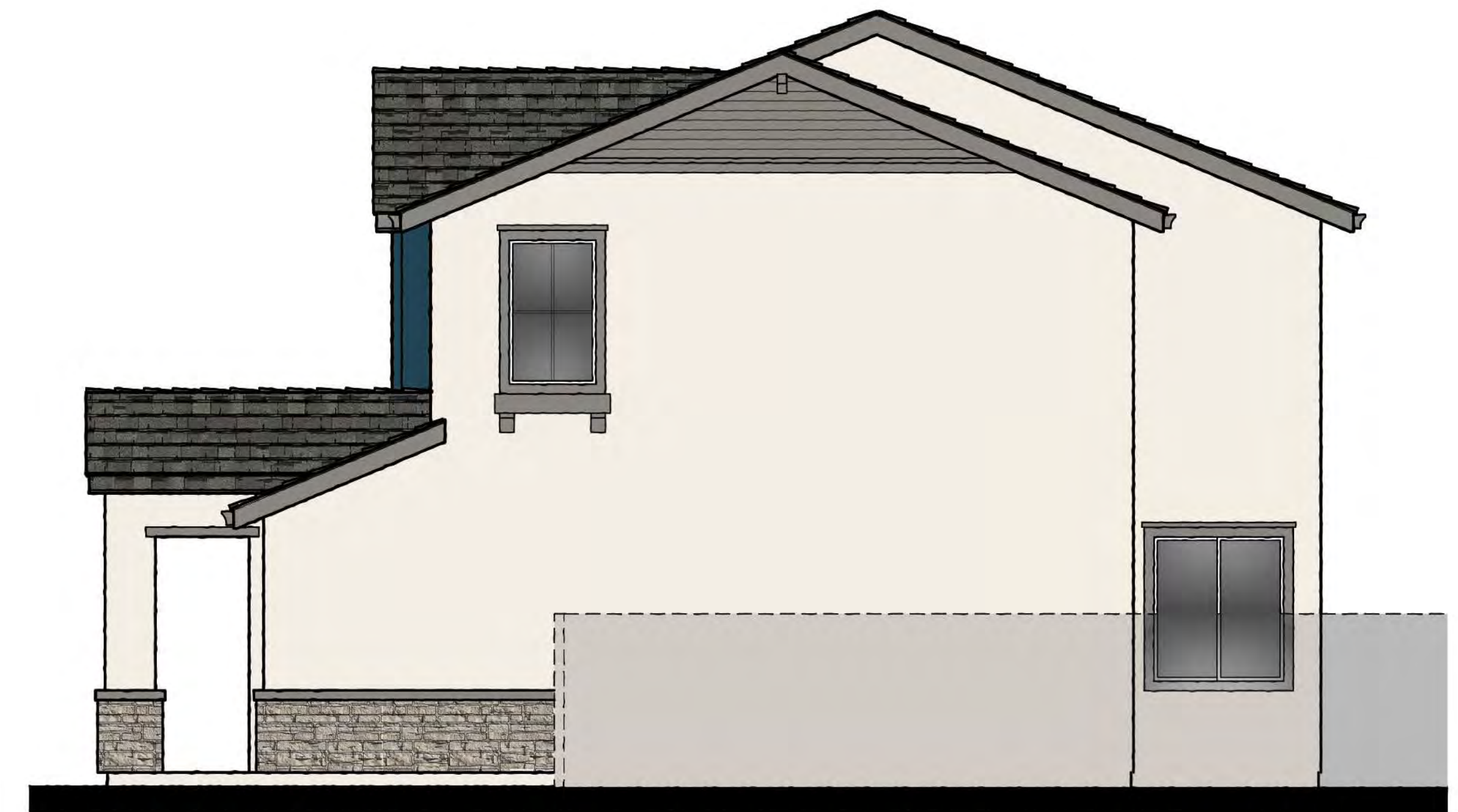
Left Elevation



Front Elevation 1B - Country European



Rear Elevation



Right Elevation



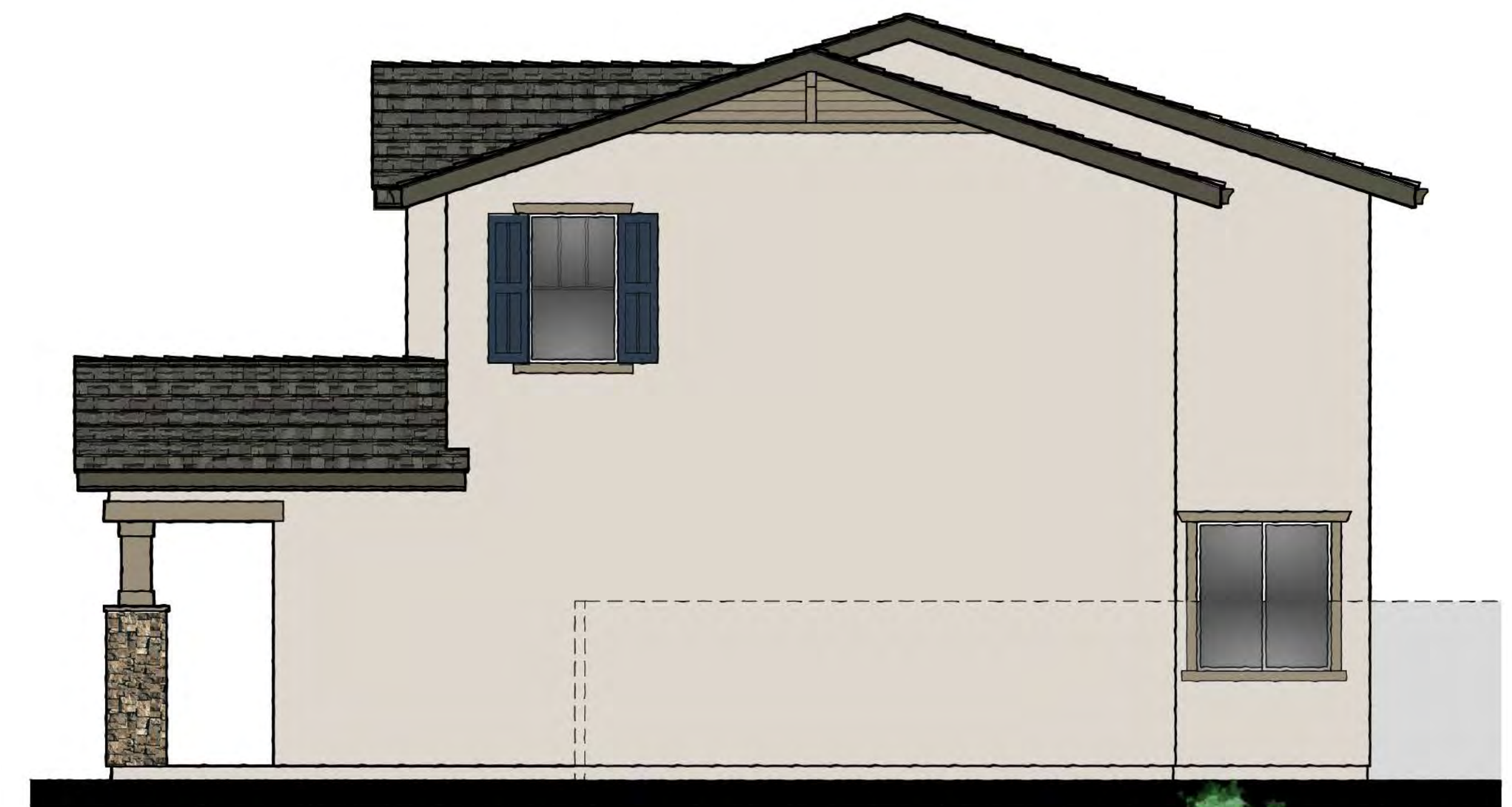
Left Elevation



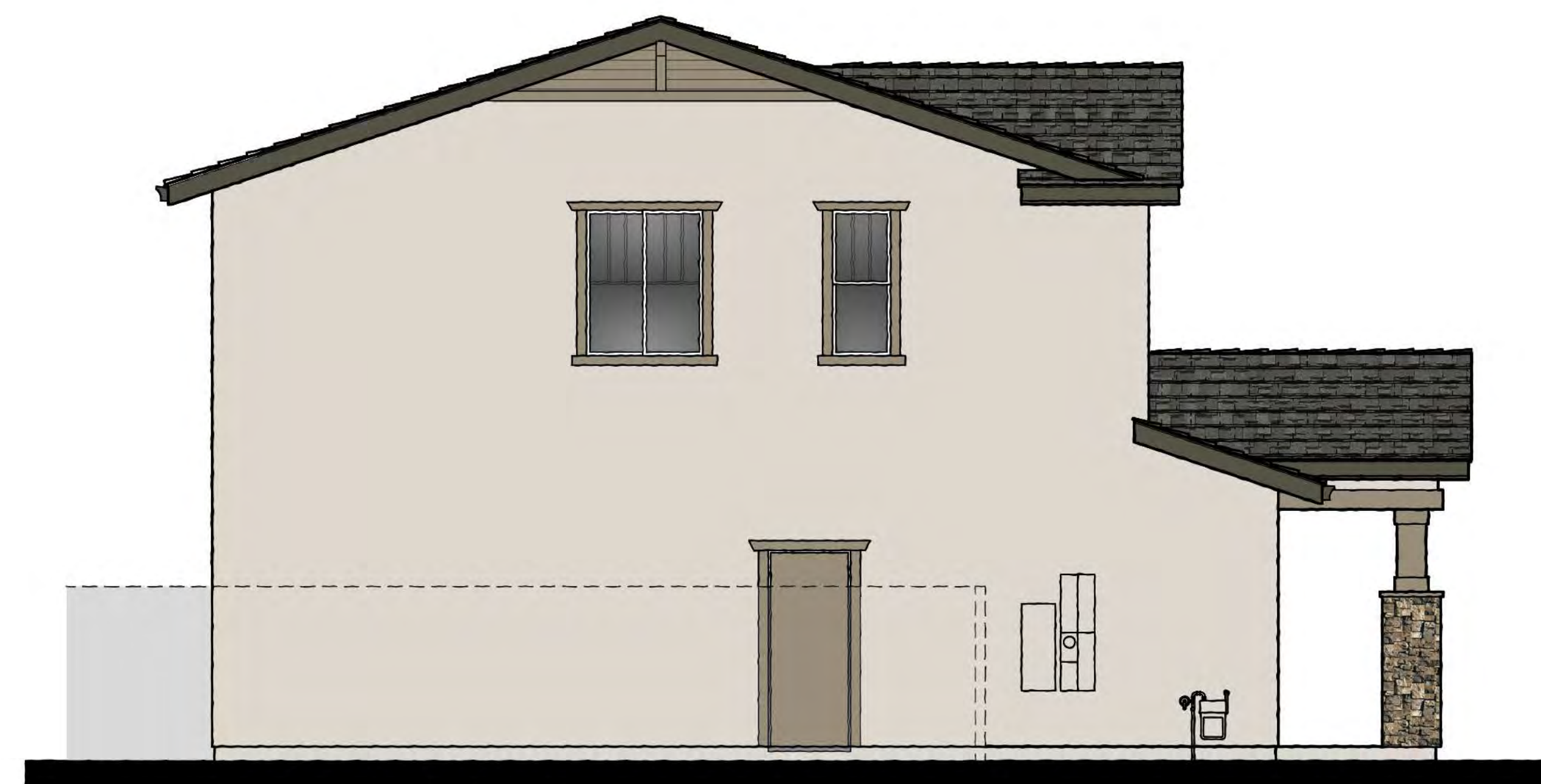
Front Elevation 1C - Western Farmhouse



Rear Elevation



Right Elevation



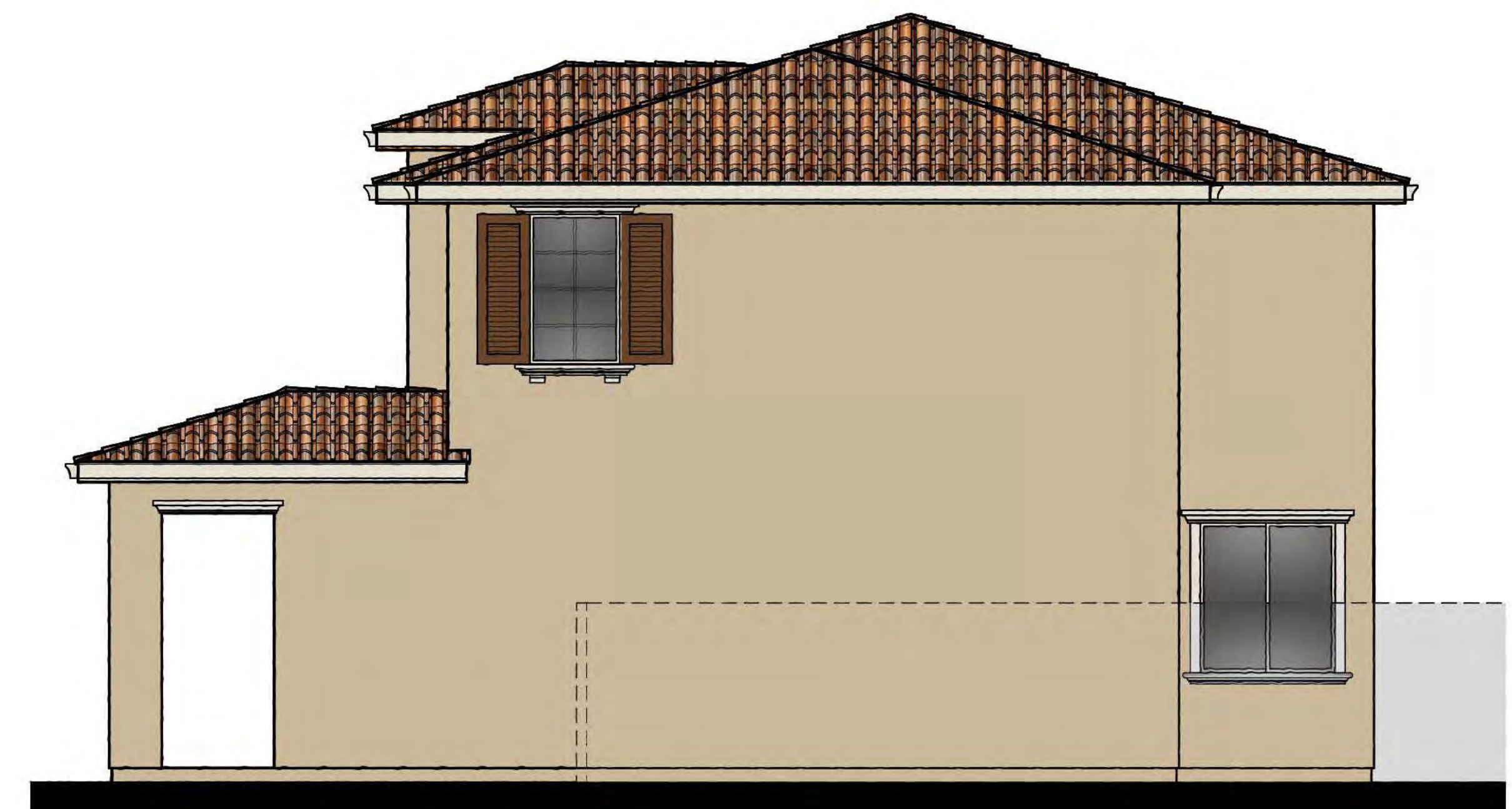
Left Elevation



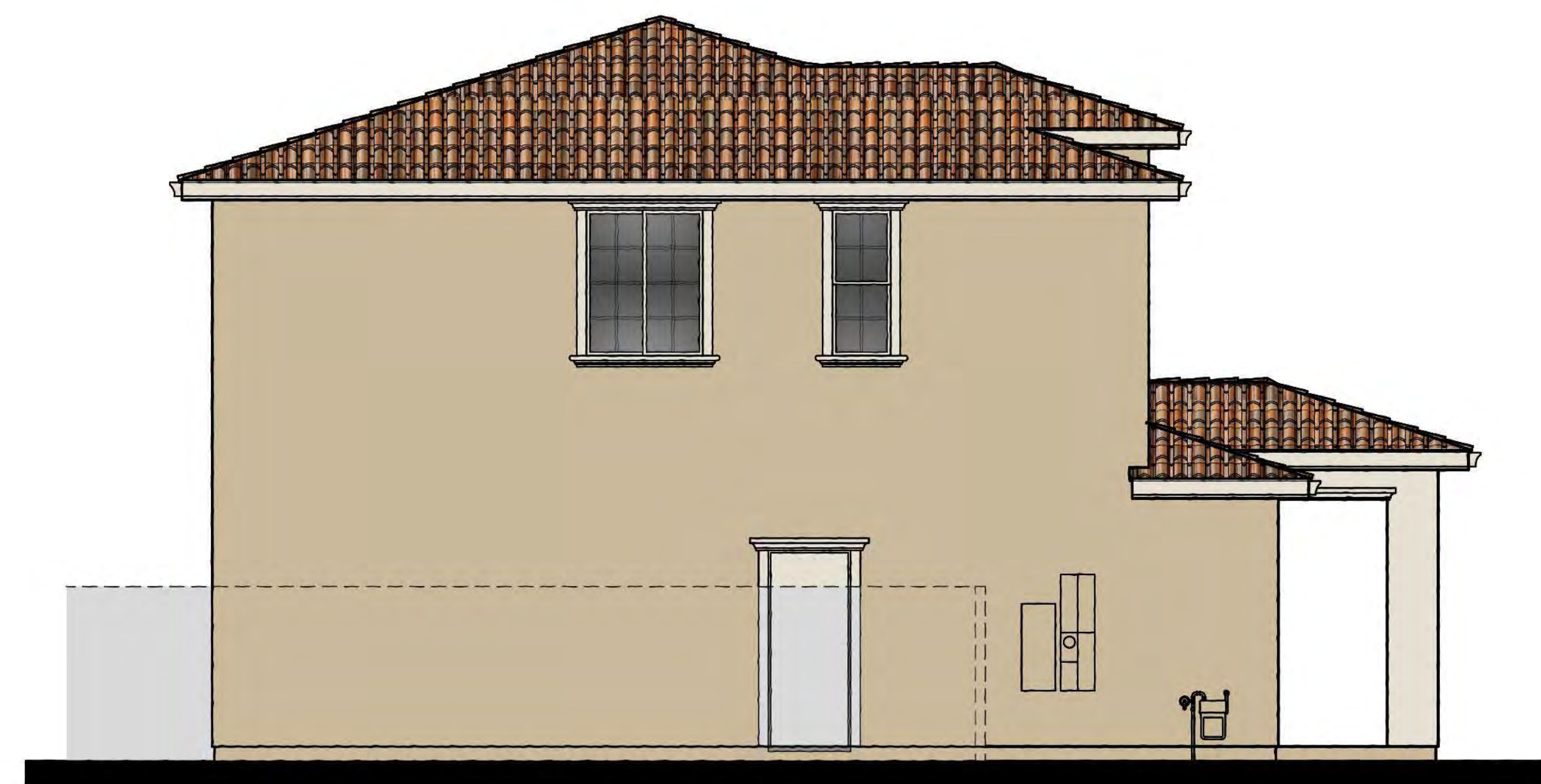
Front Elevation 1D - Craftsman Bungalow



Rear Elevation



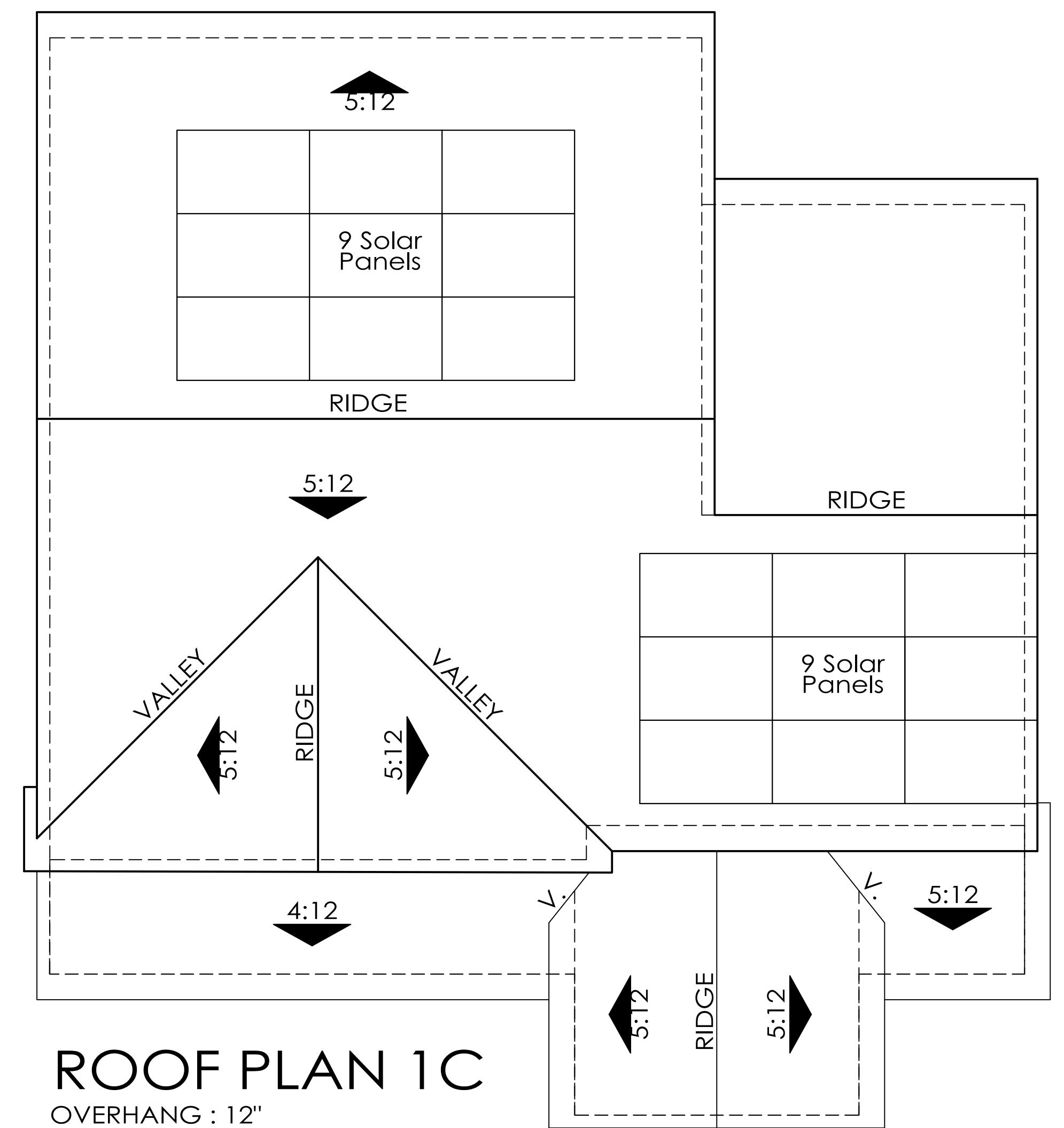
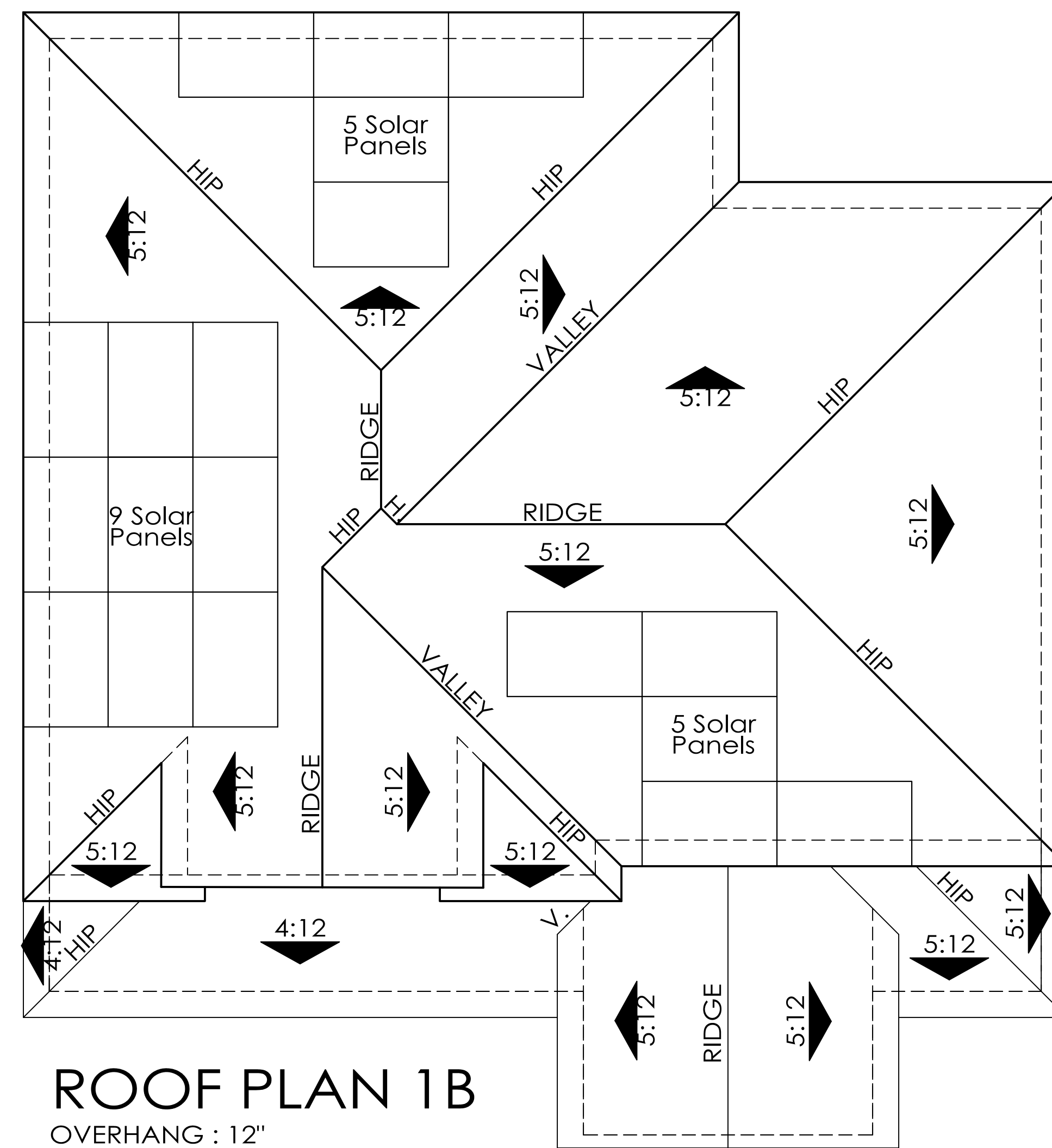
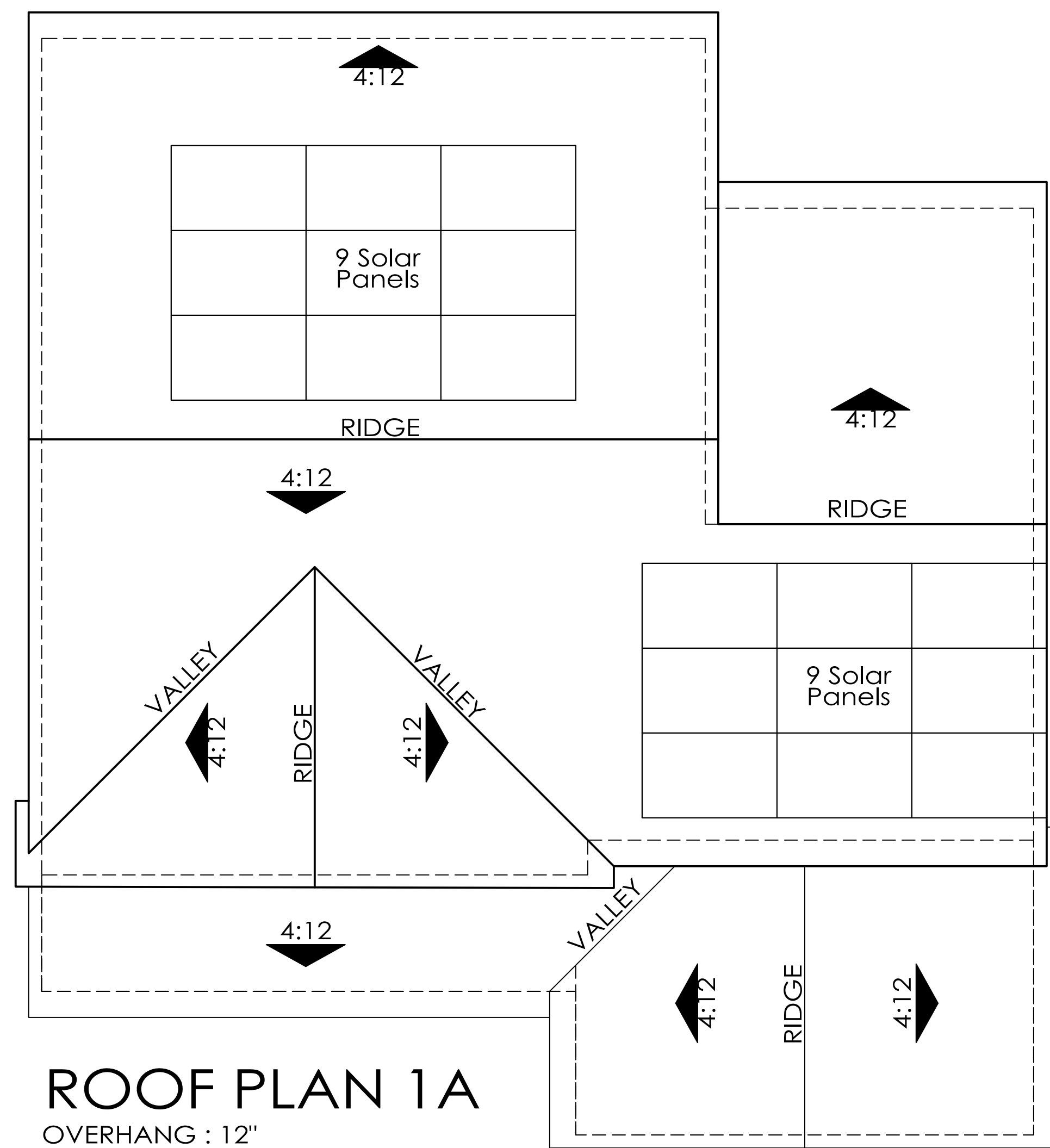
Right Elevation

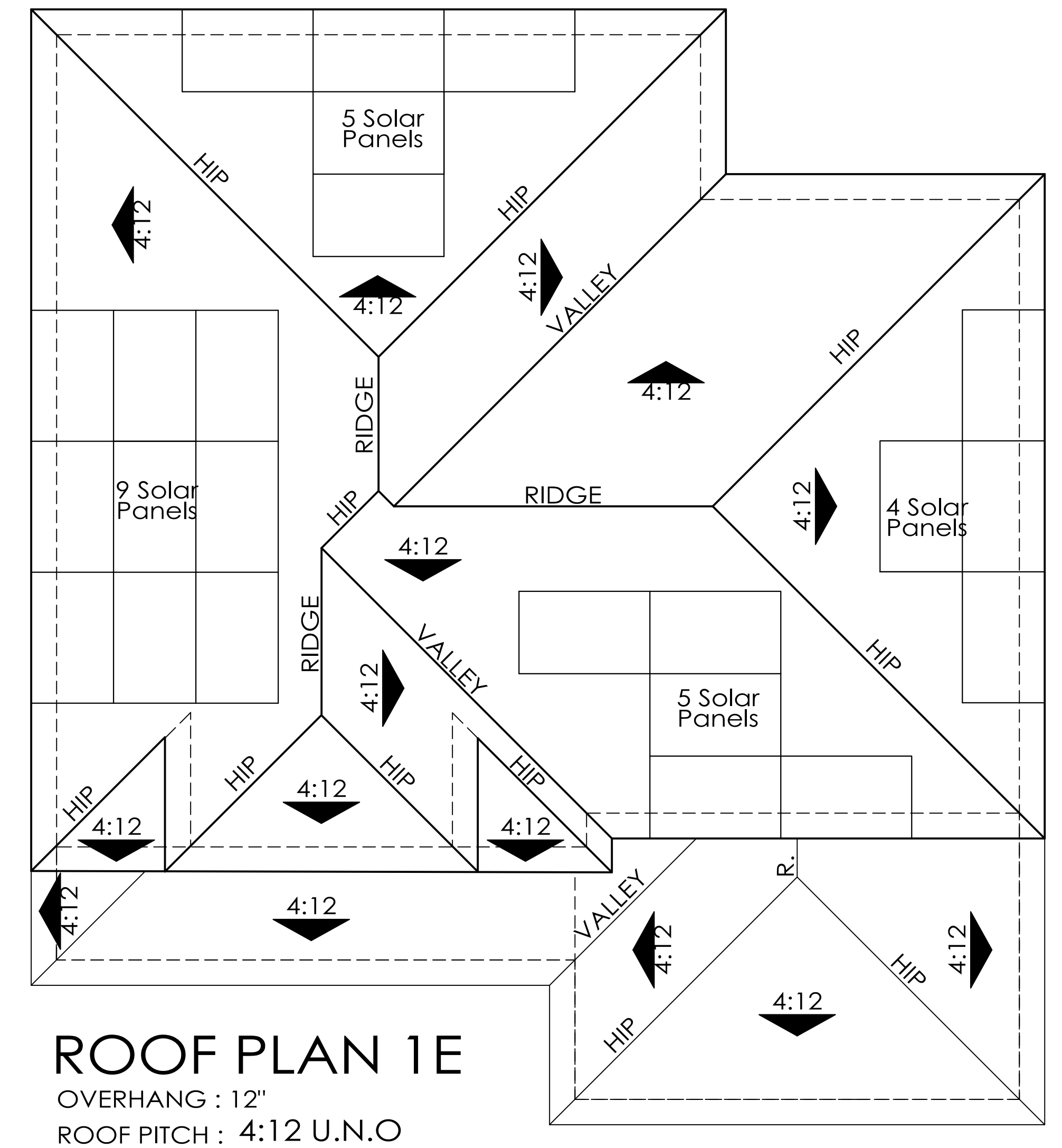
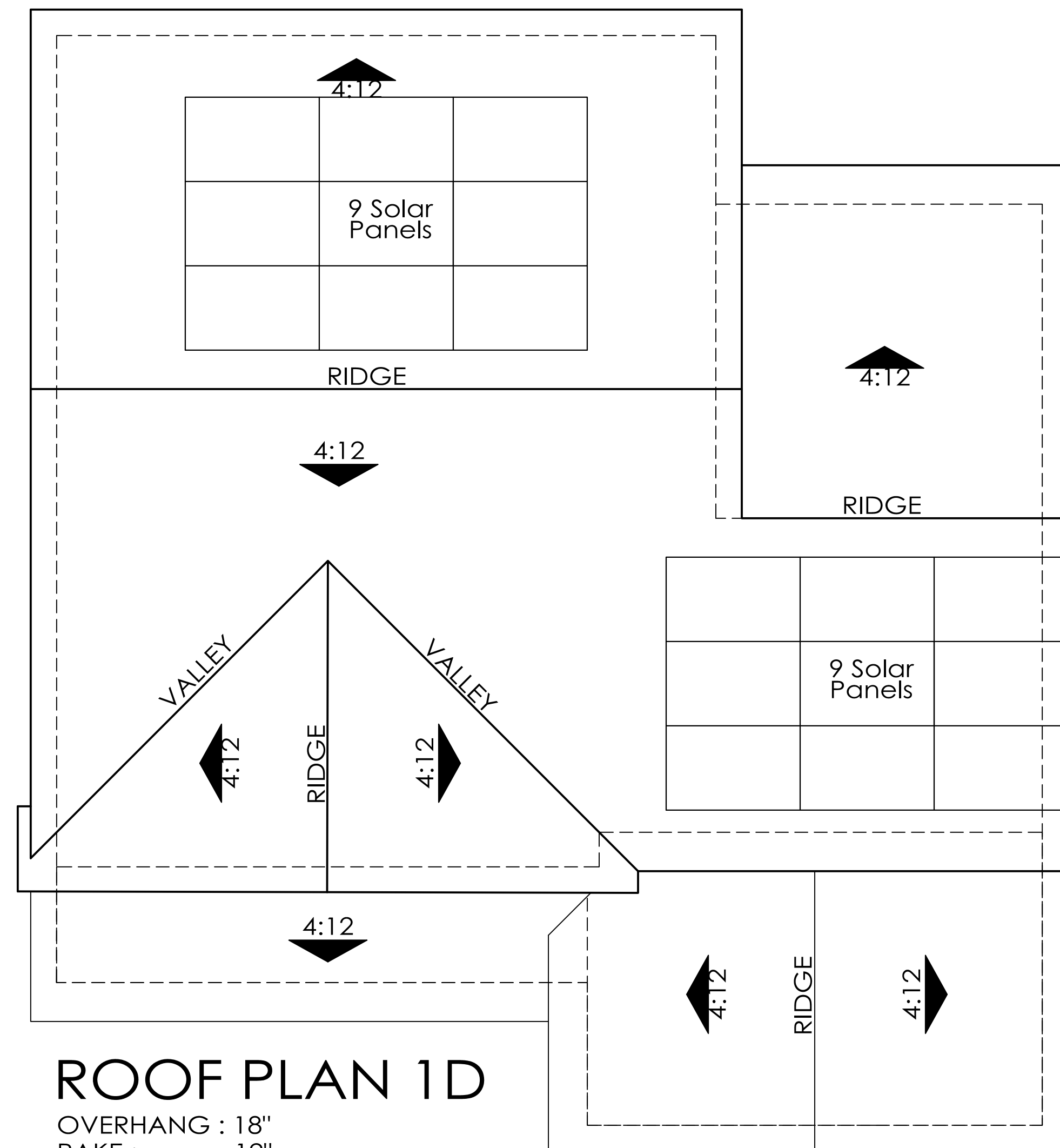


Left Elevation



Front Elevation 1E - Mediterranean Revival







Front Elevation 2A - Early California



Front Elevation 2B - Country European



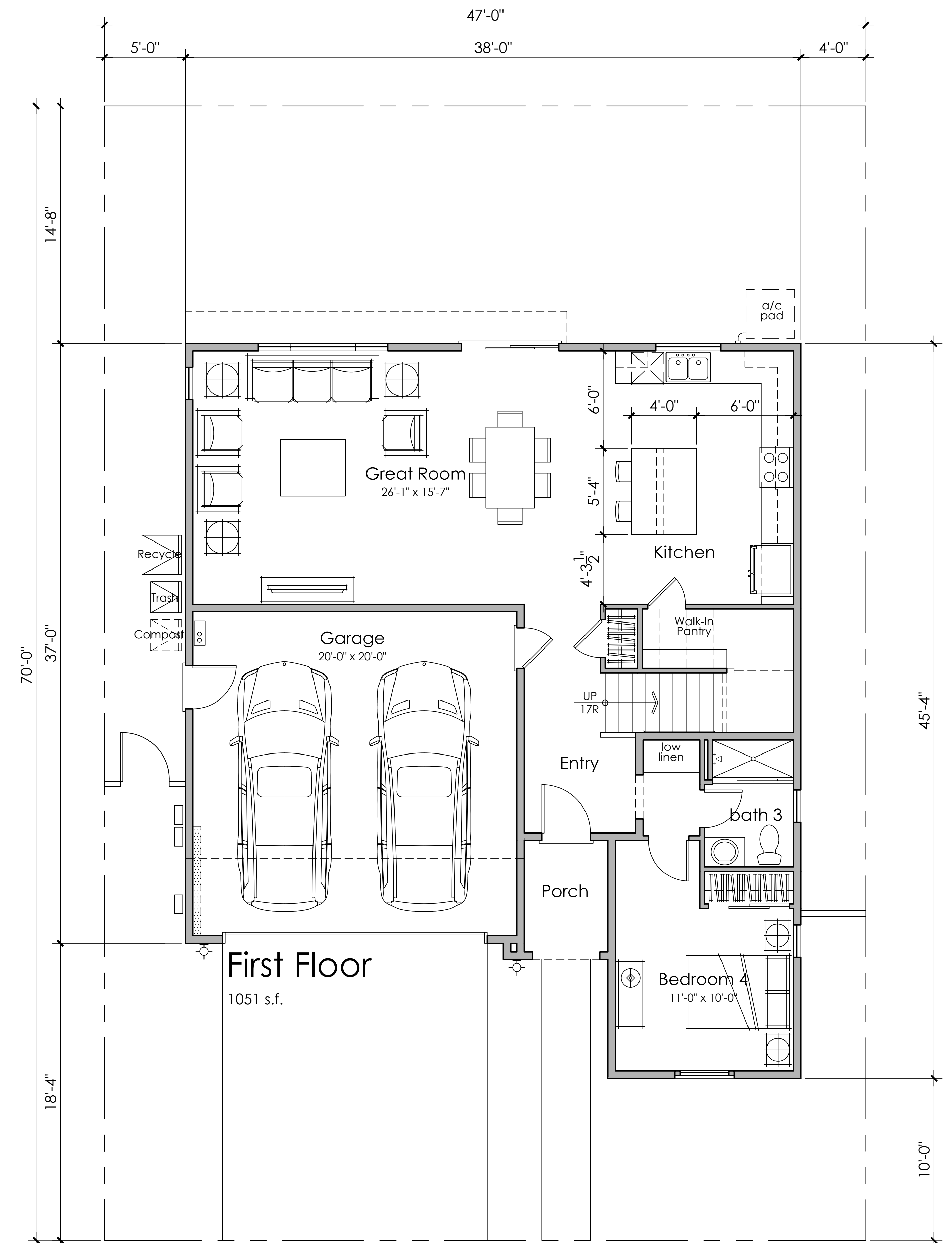
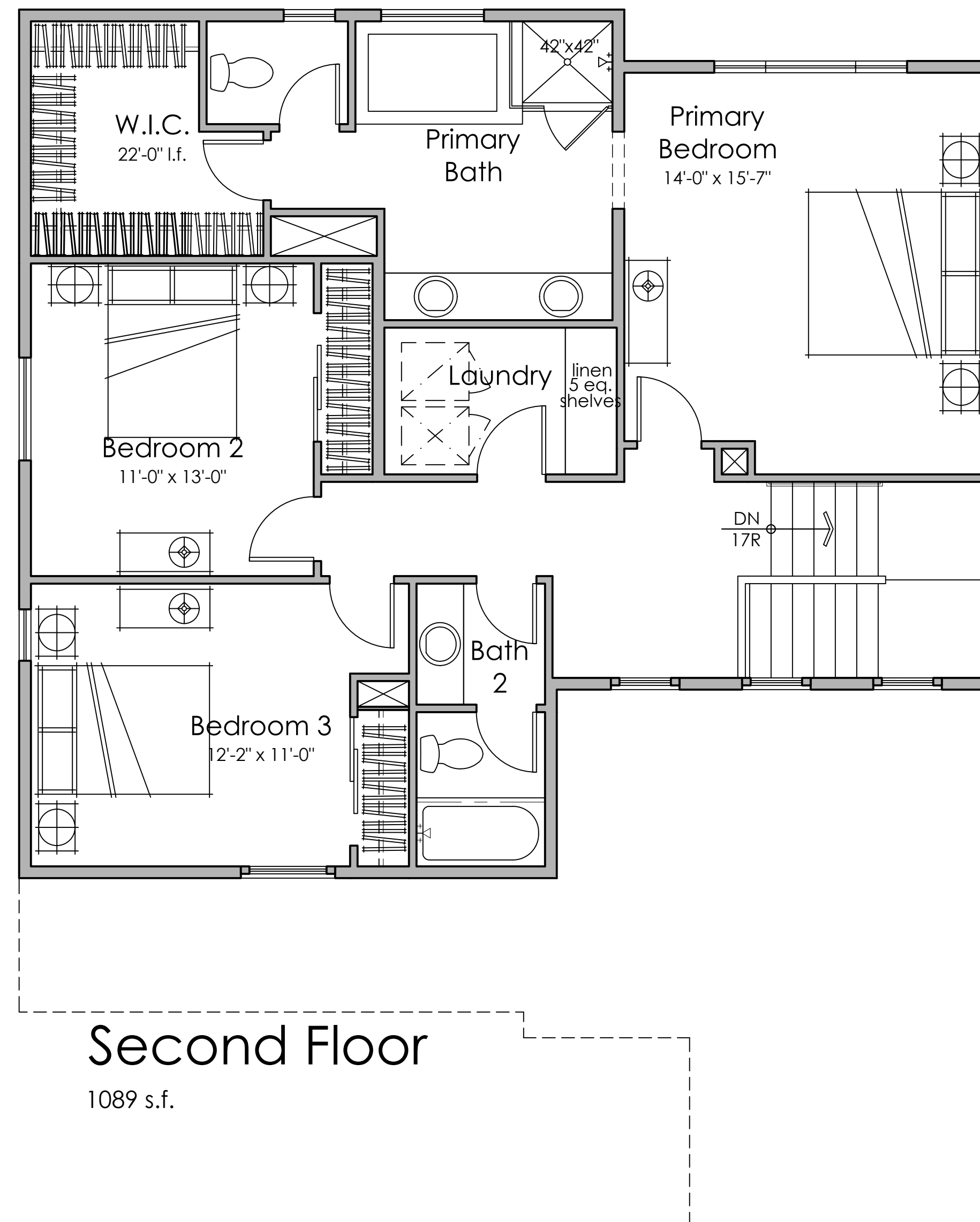
Front Elevation 2C - Western Farmhouse

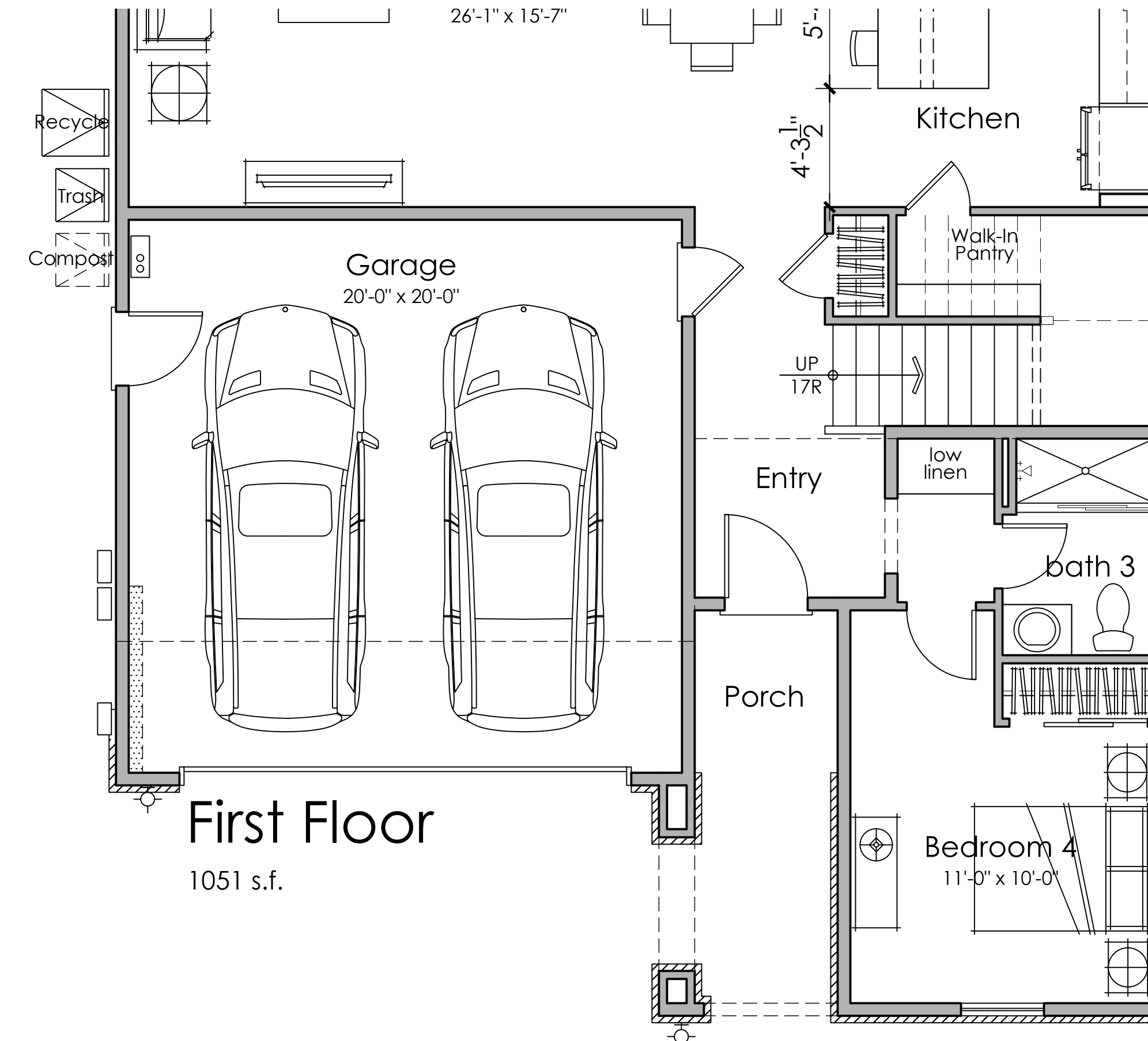
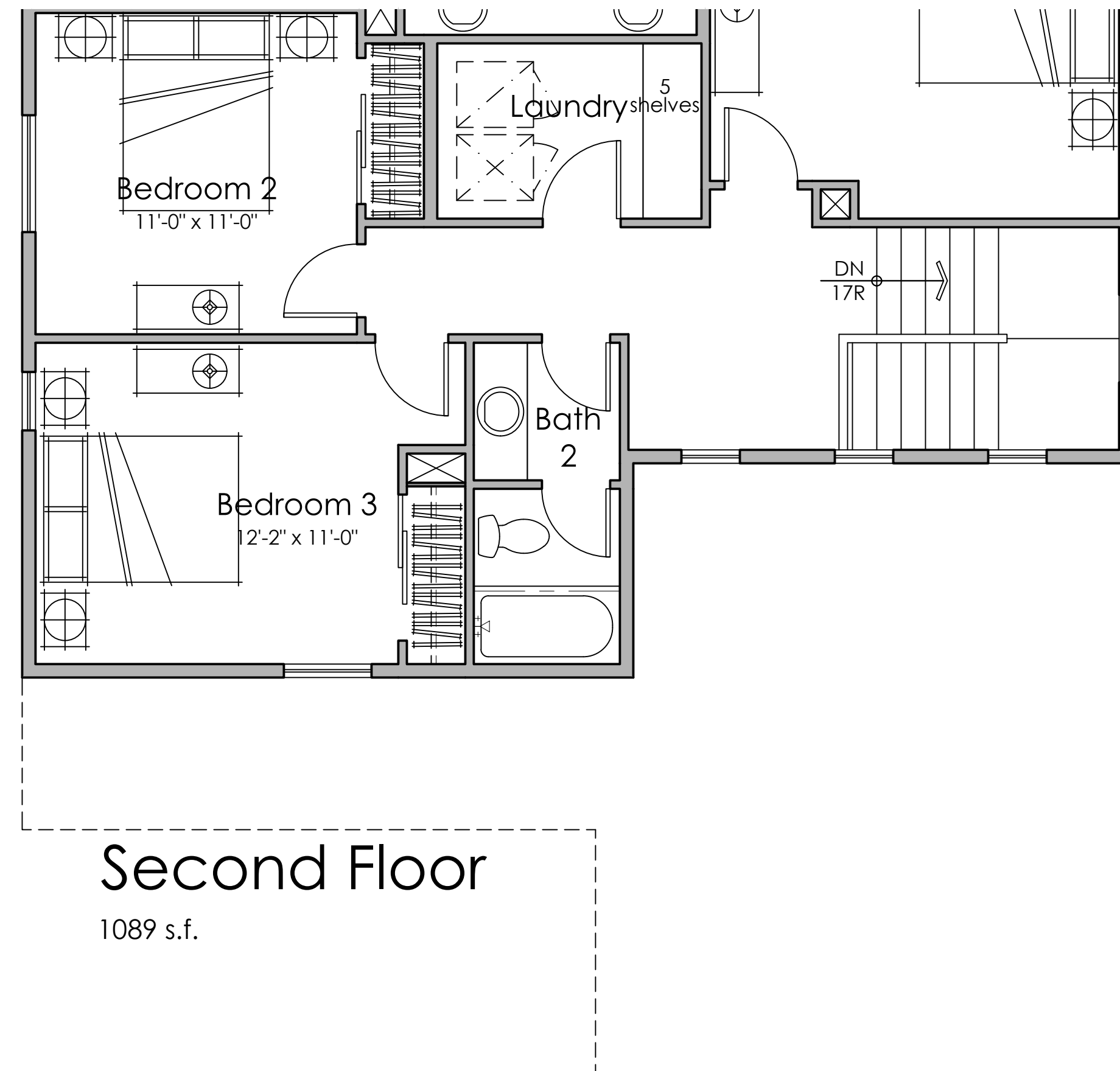


Front Elevation 2D - Craftsman Bungalow

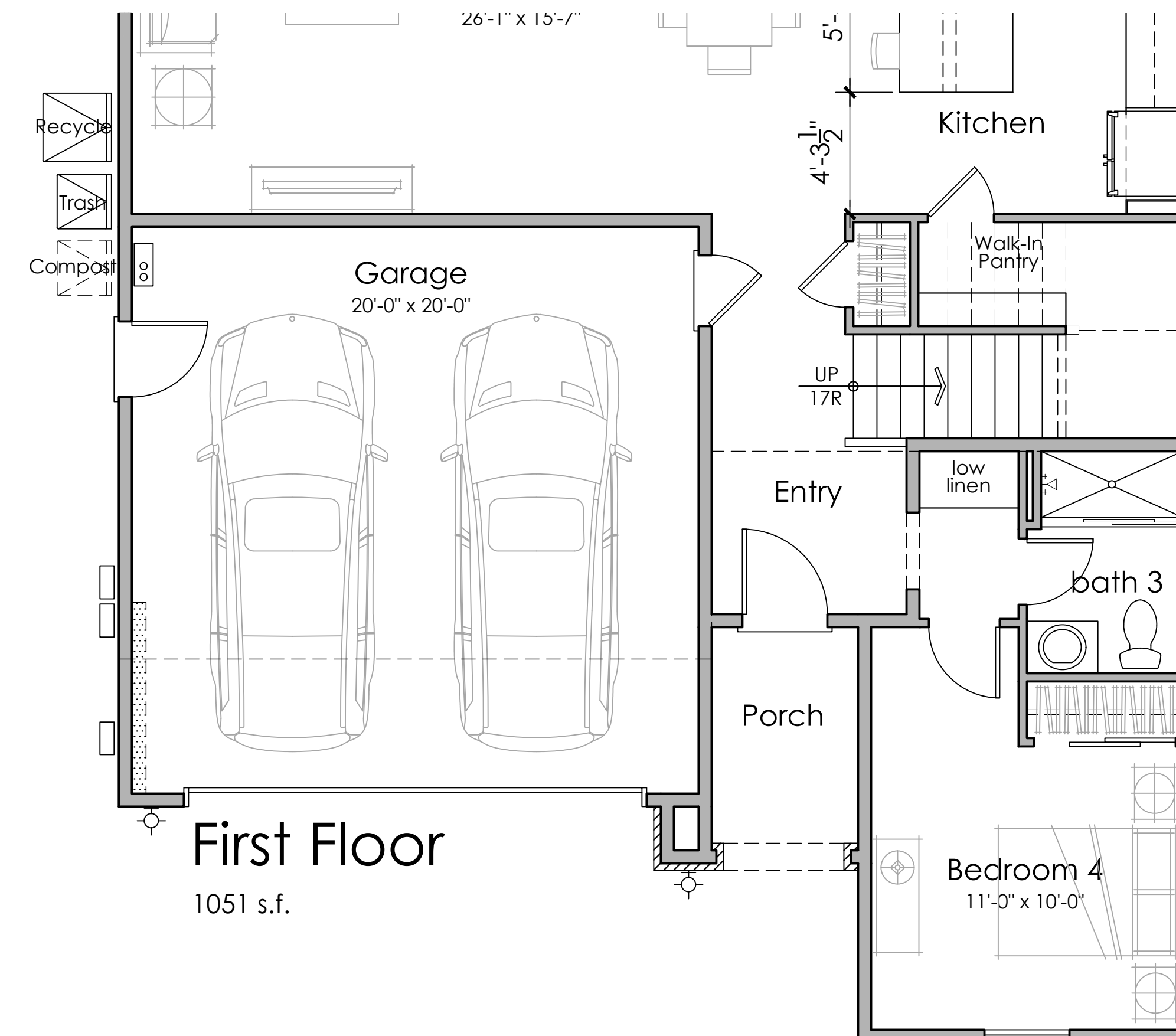
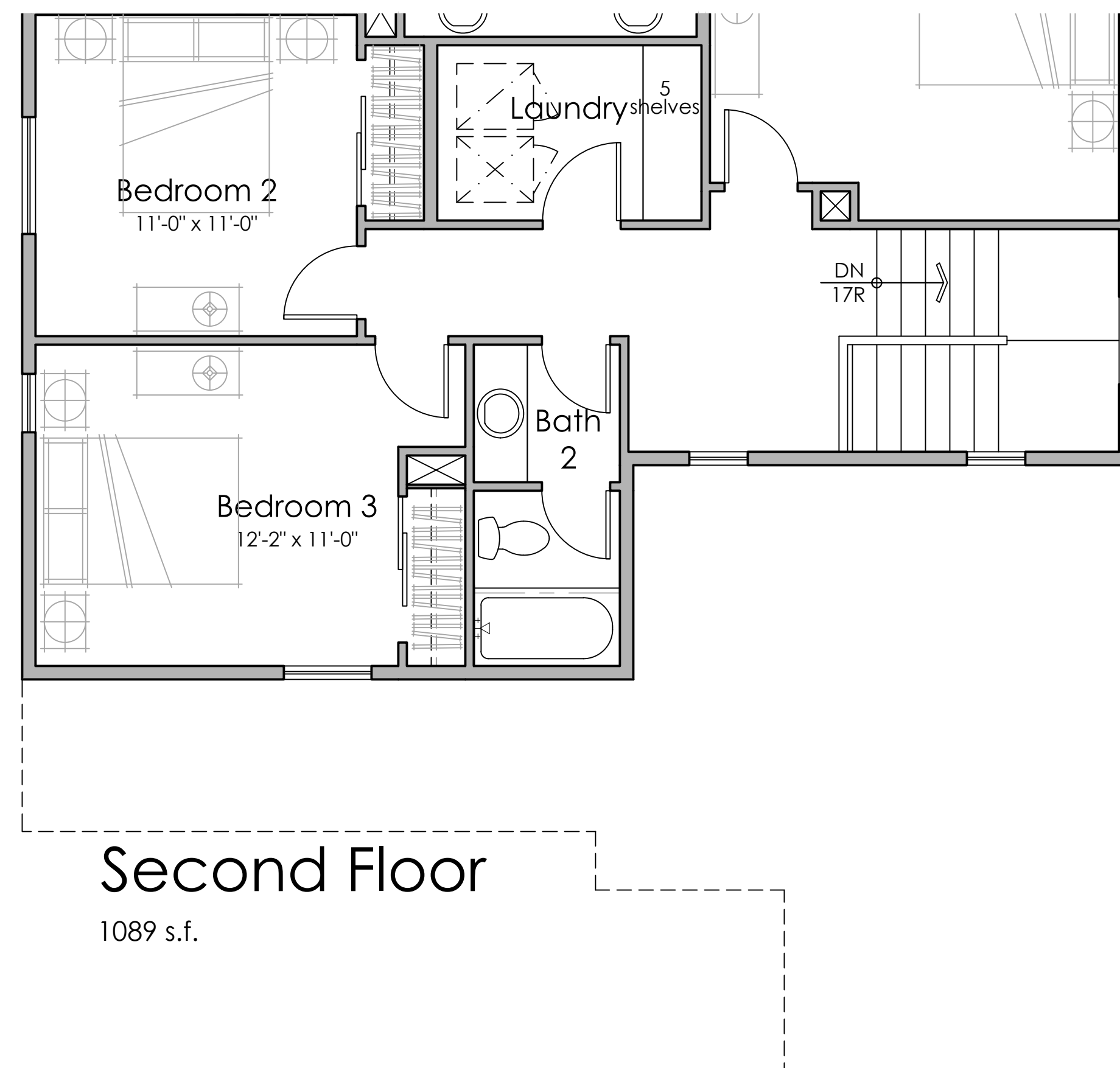


Front Elevation 2E - Mediterranean Revival

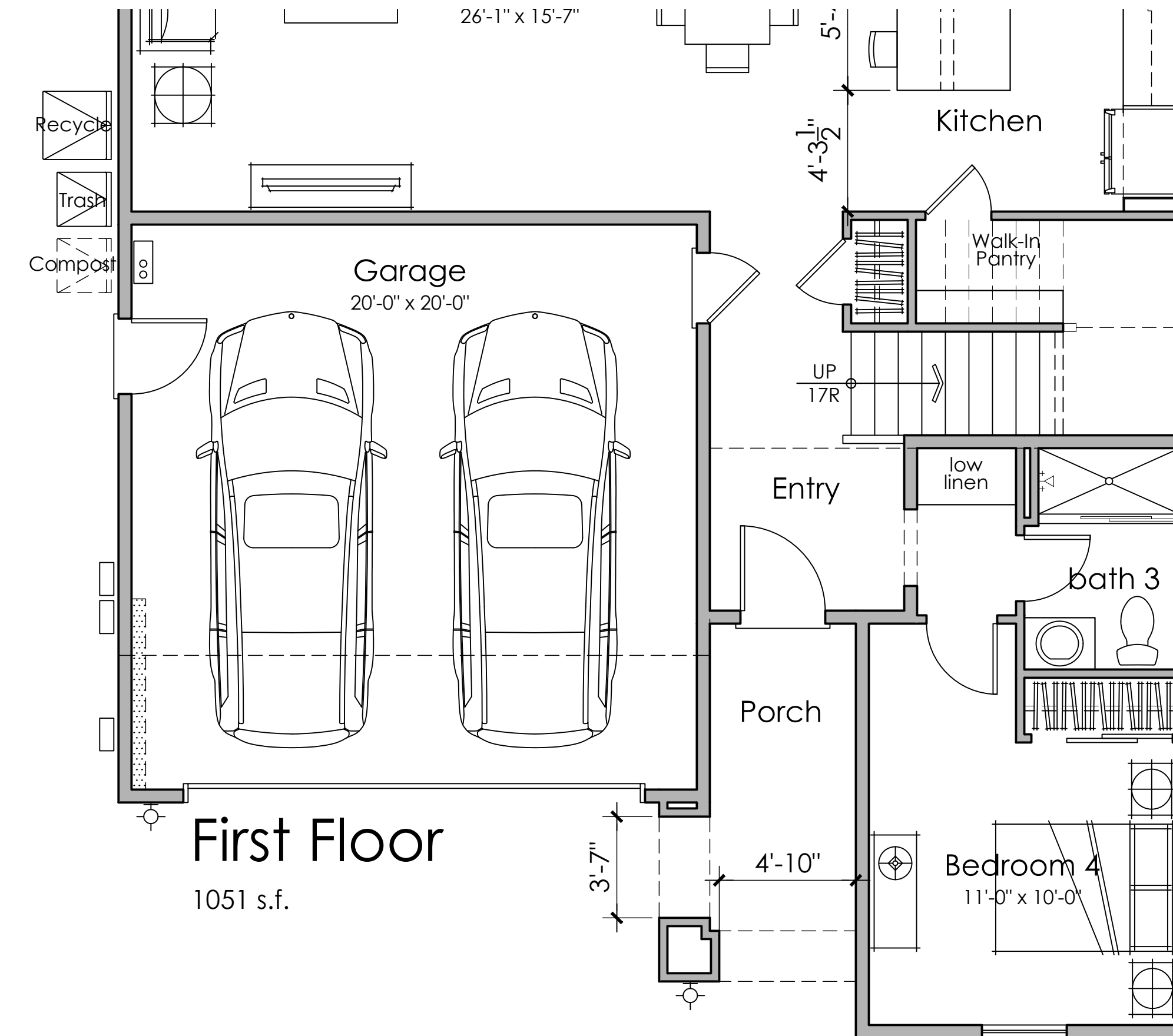
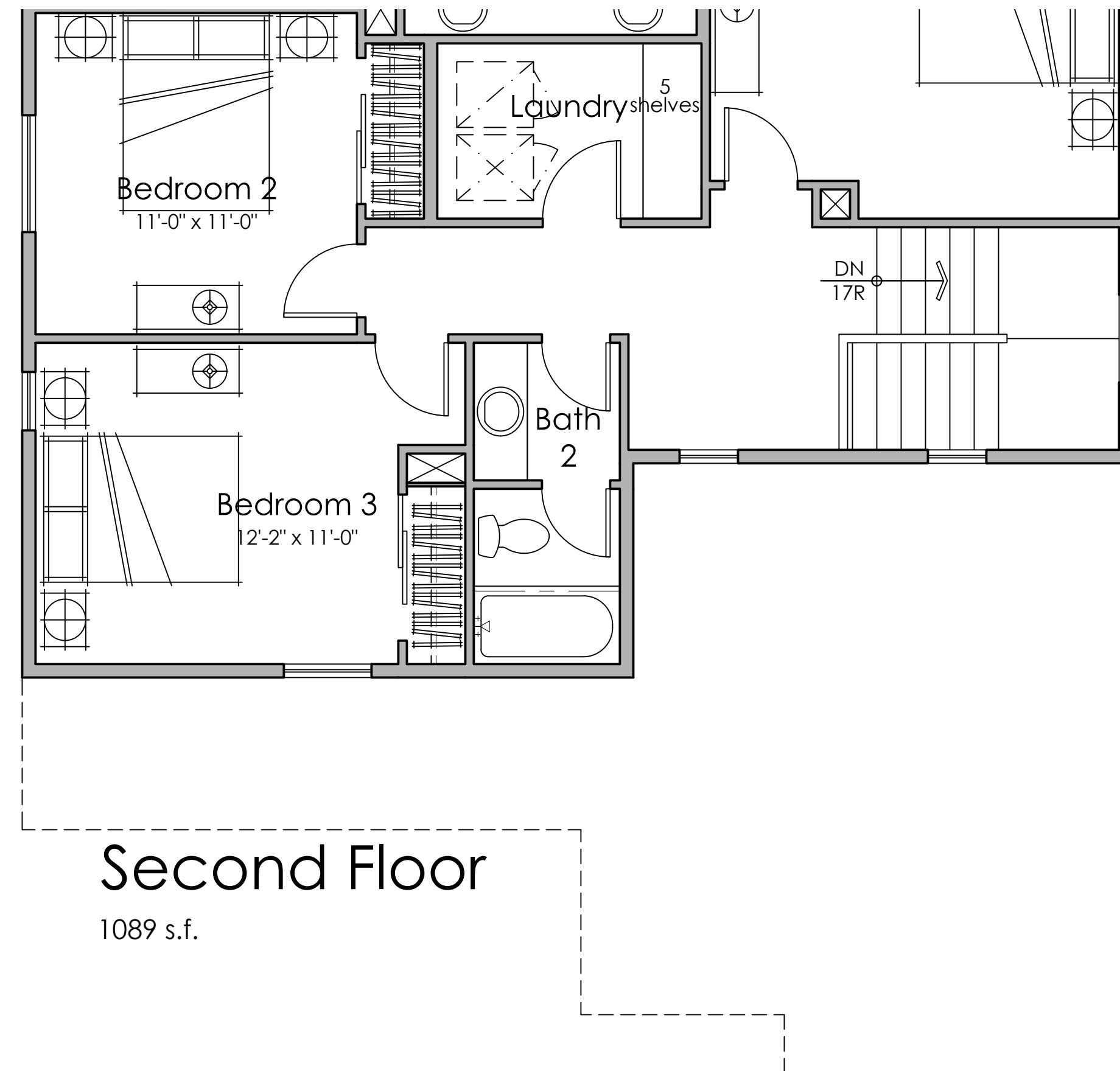




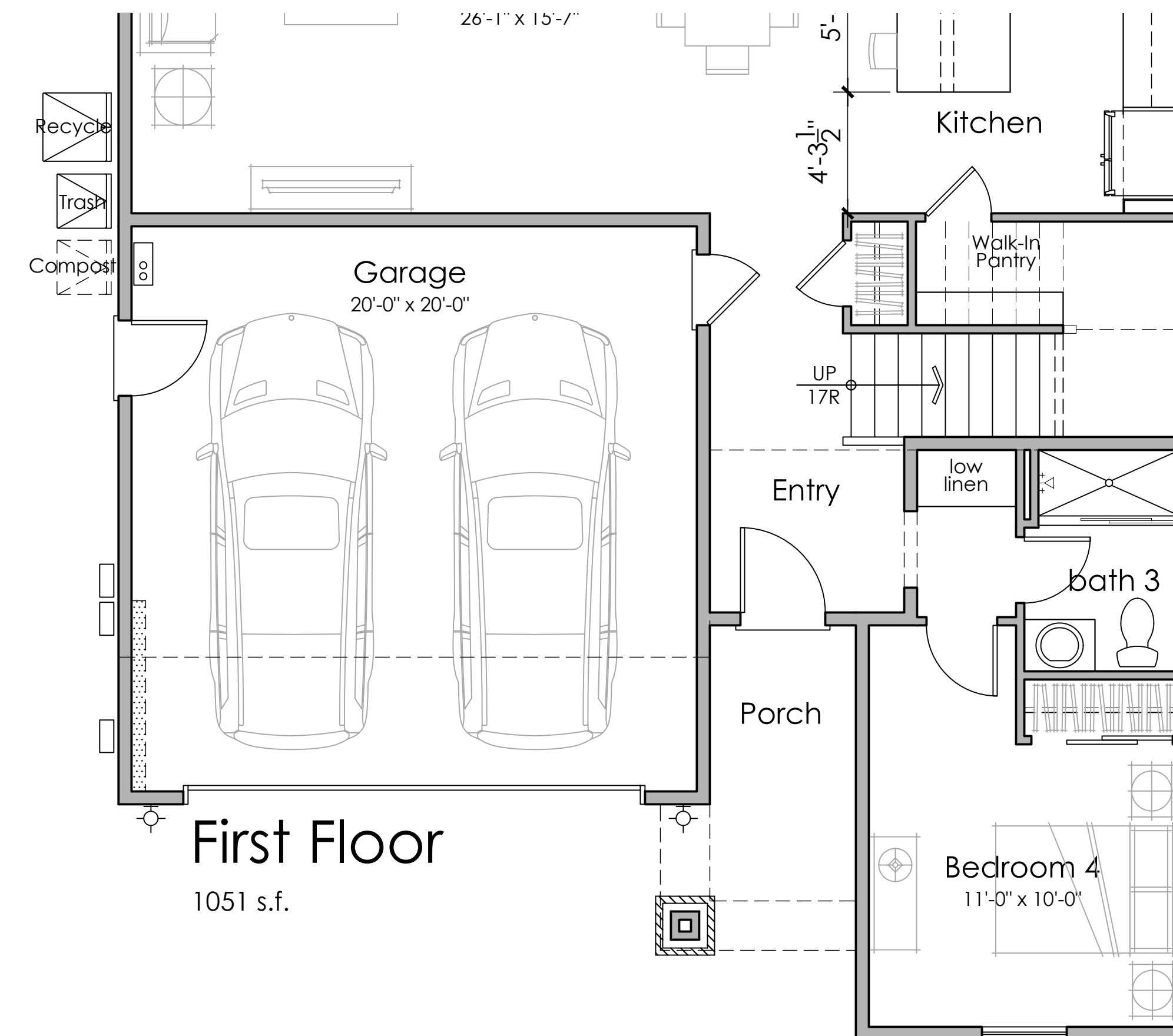
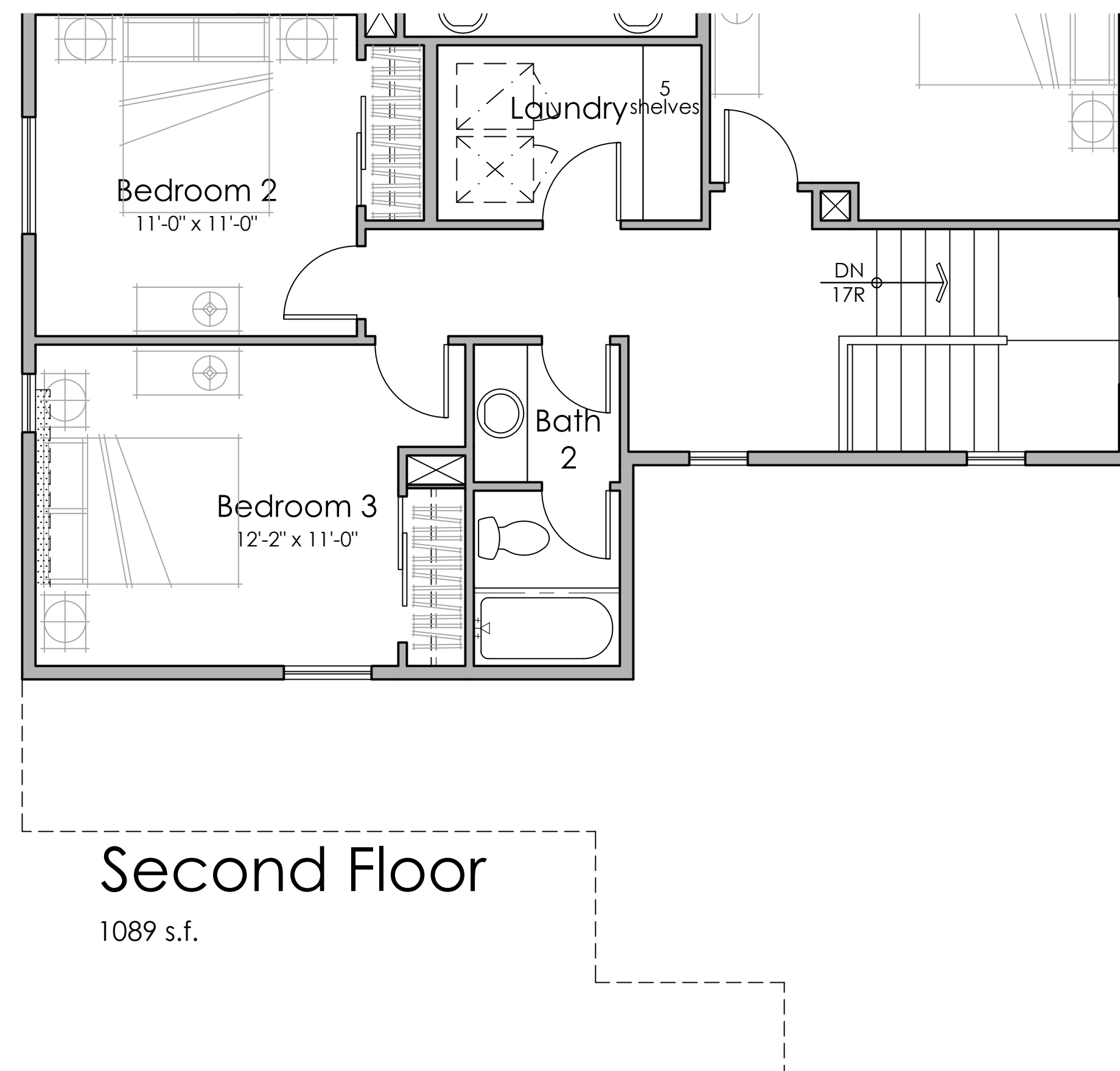
PLAN 2C



PLAN 2B



PLAN 2E



PLAN 2D



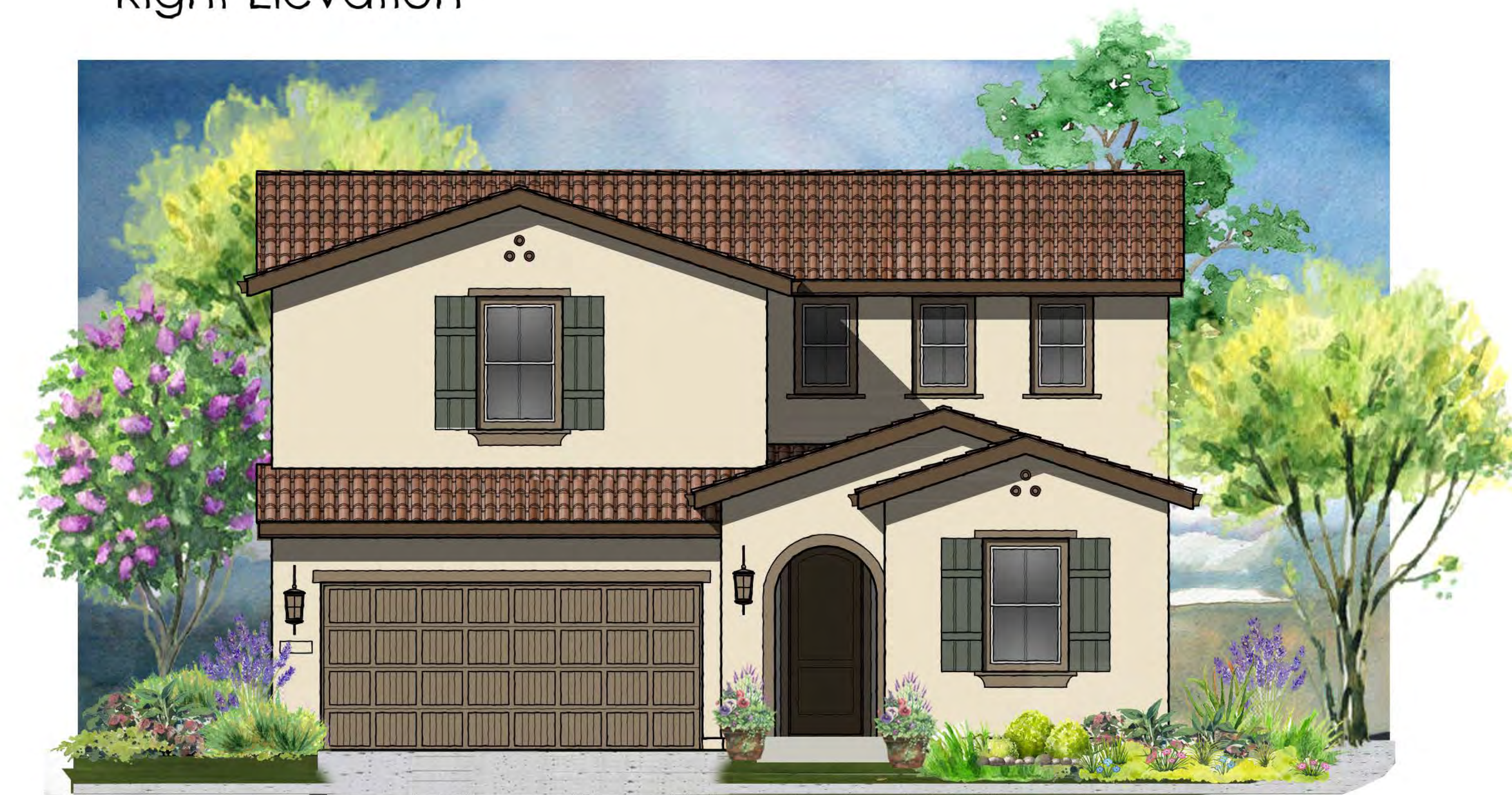
Rear Elevation



Right Elevation



Left Elevation



Front Elevation 2A - Early California



Rear Elevation



Right Elevation



Left Elevation



Front Elevation 2B - Country European



Rear Elevation



Right Elevation



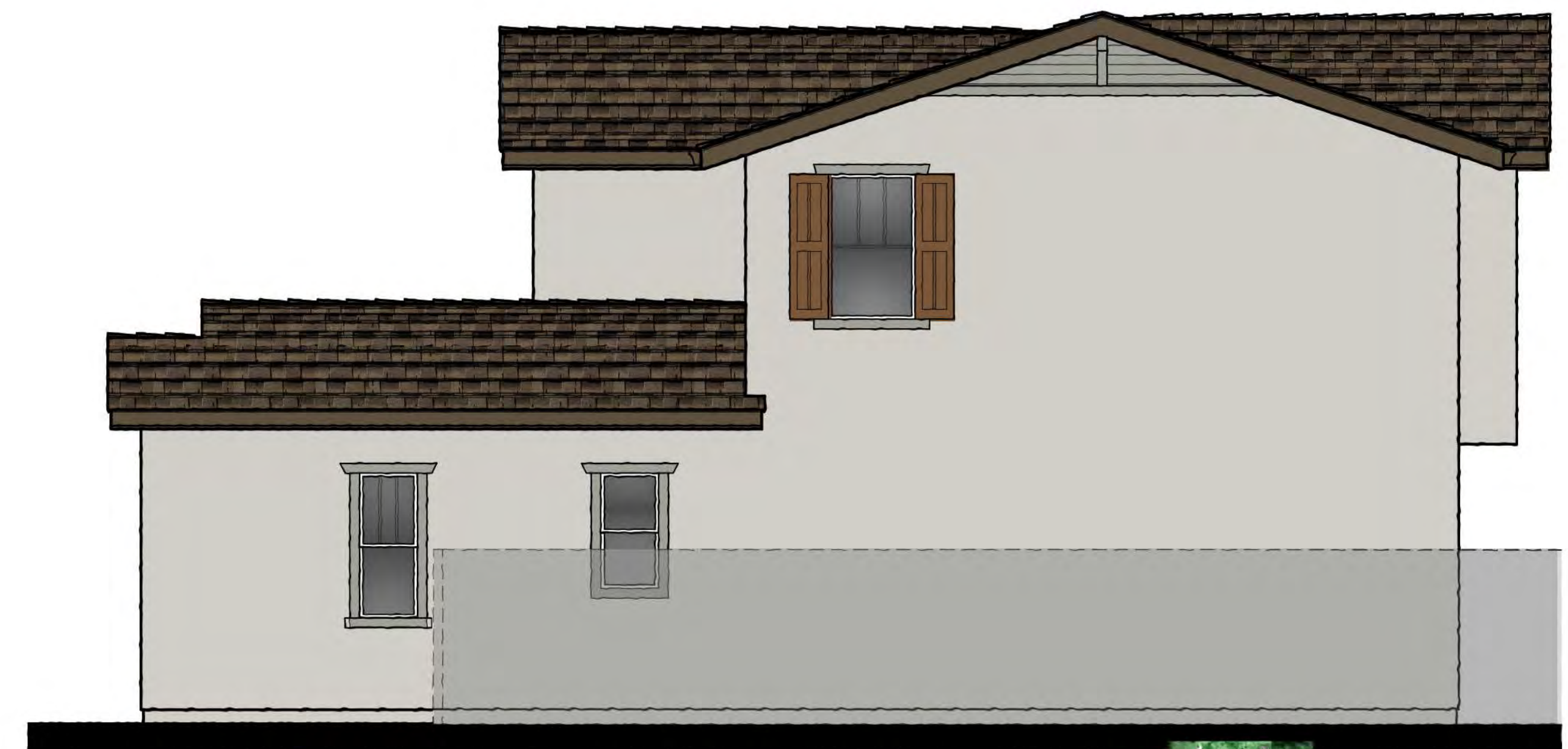
Left Elevation



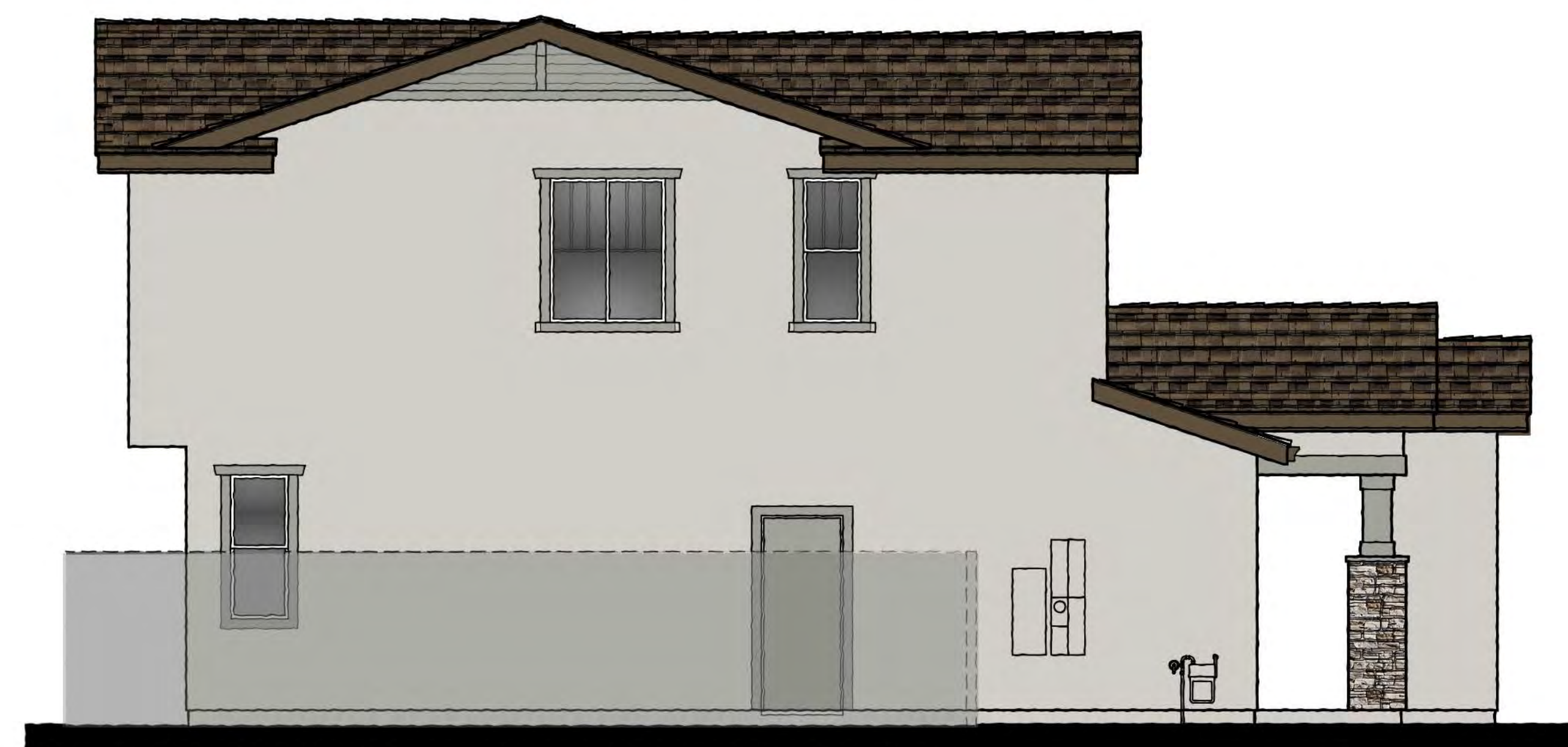
Front Elevation 2C - Western Farmhouse



Rear Elevation



Right Elevation



Left Elevation



Front Elevation 2D - Craftsman Bungalow



Rear Elevation



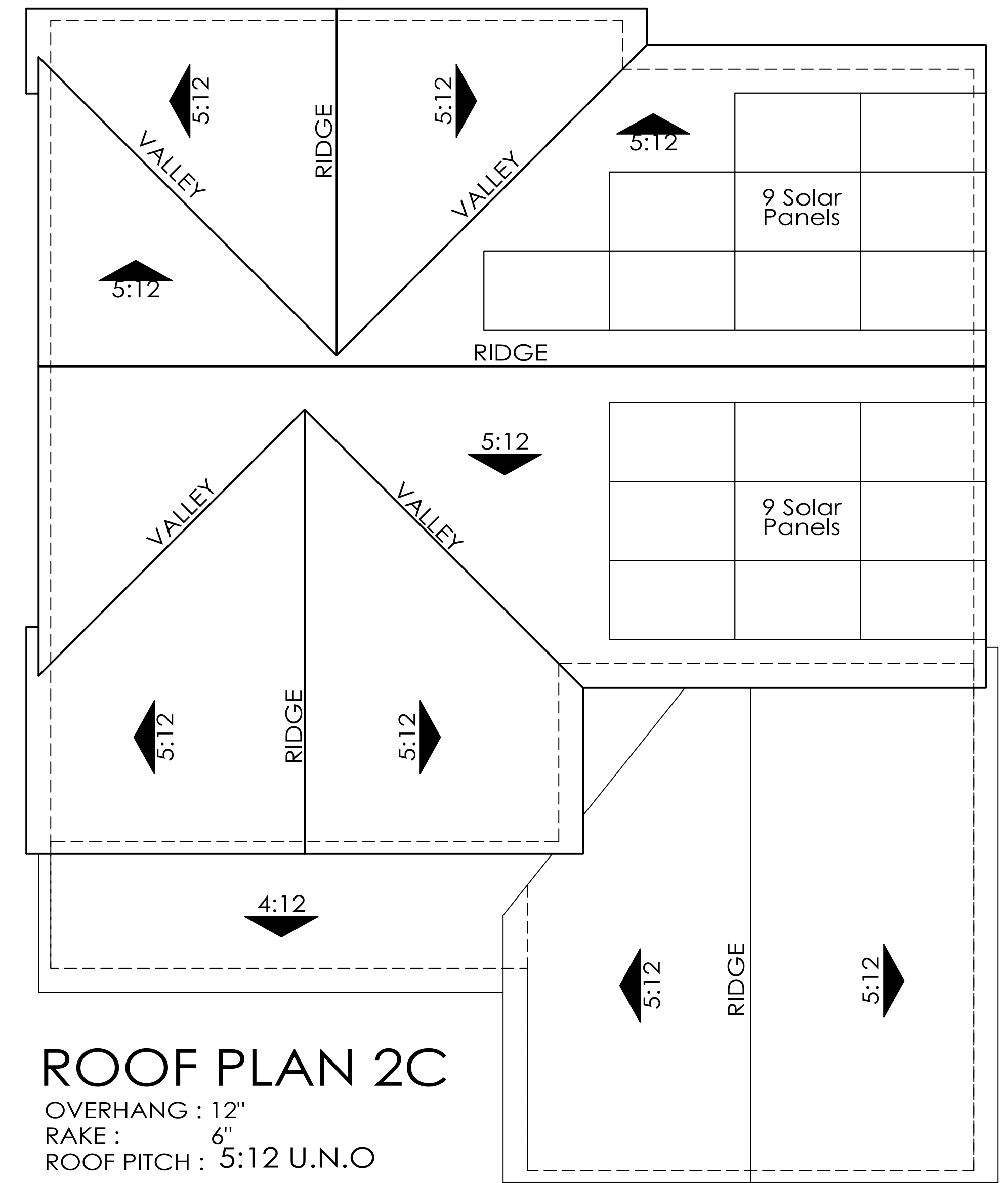
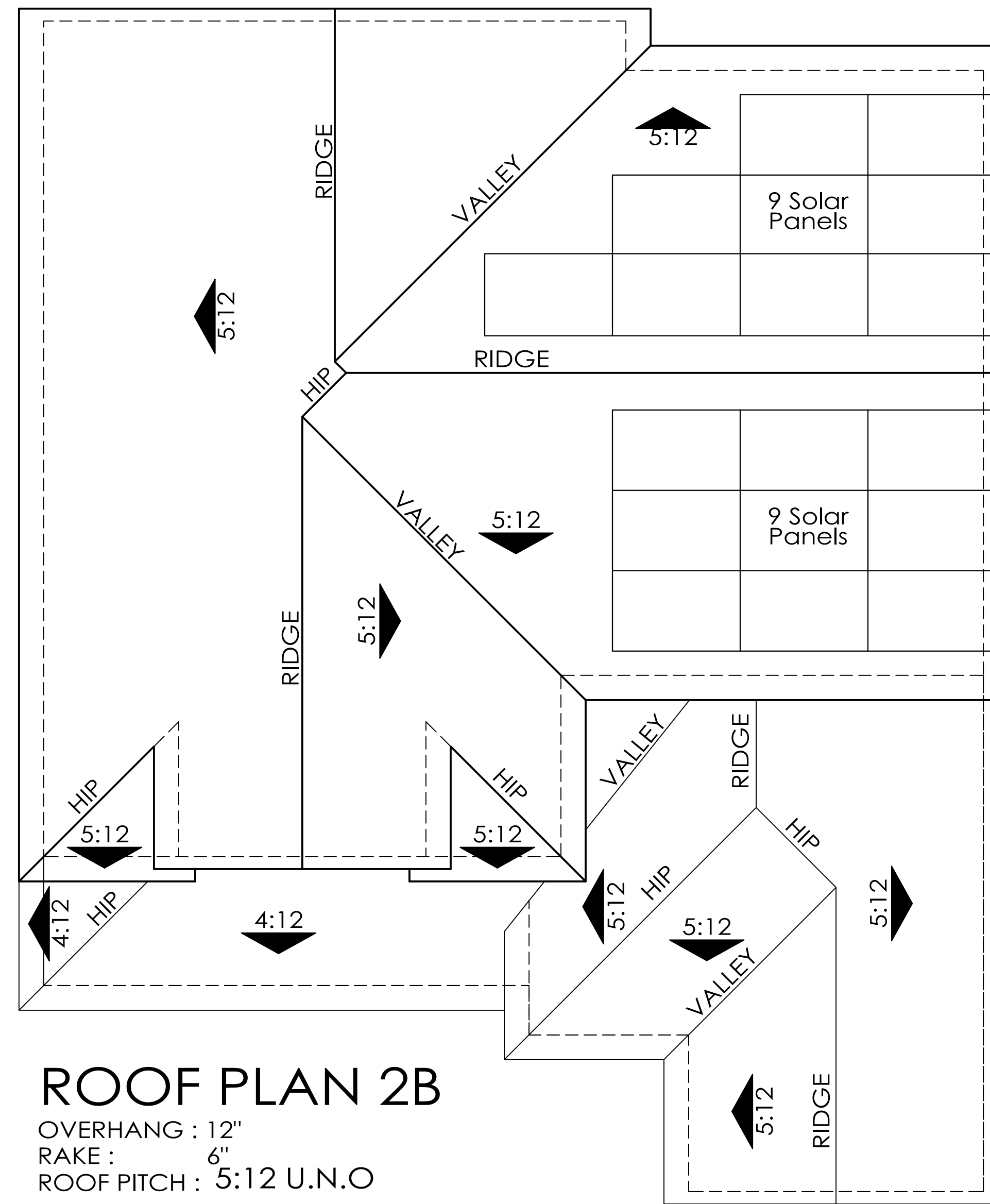
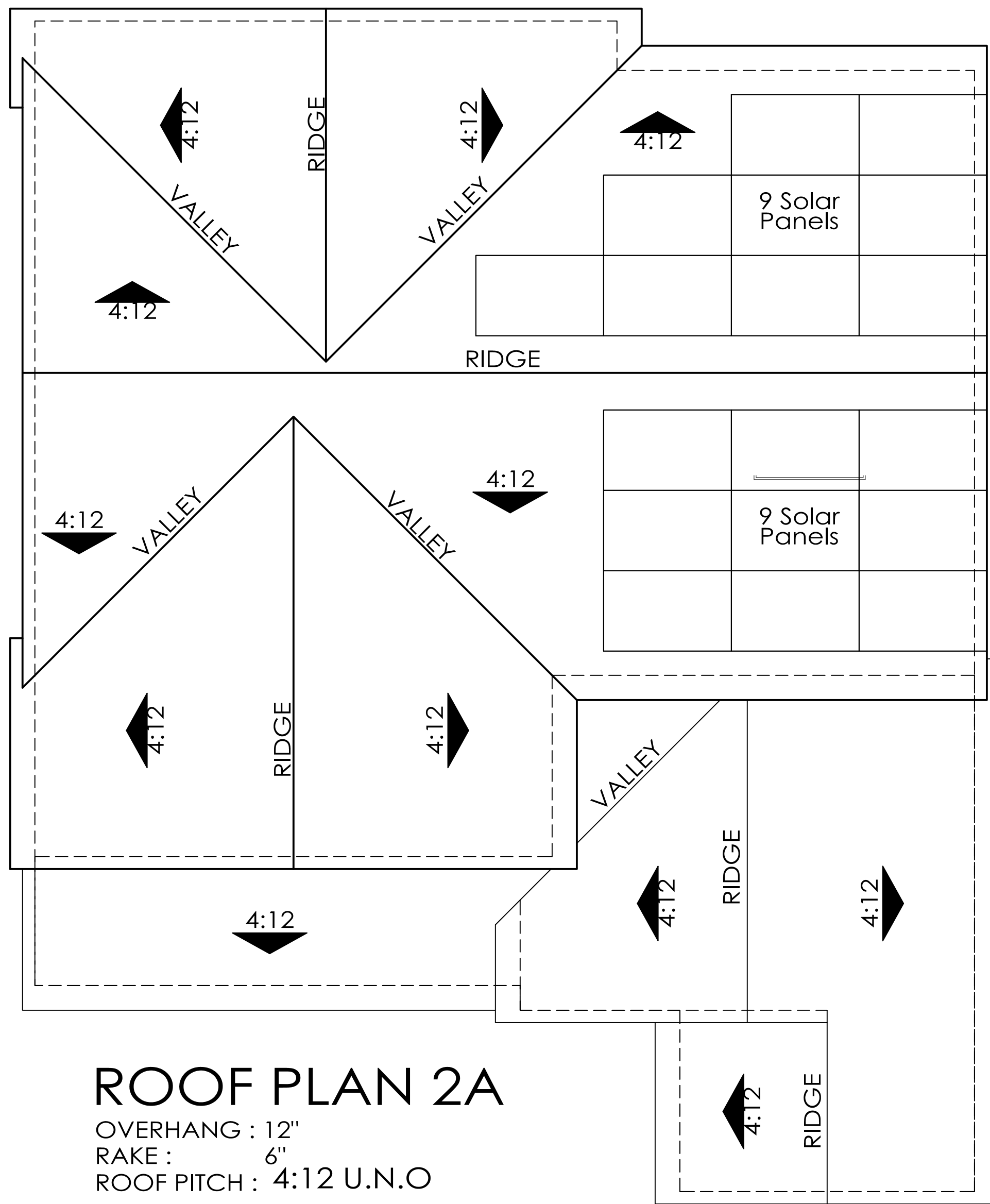
Right Elevation

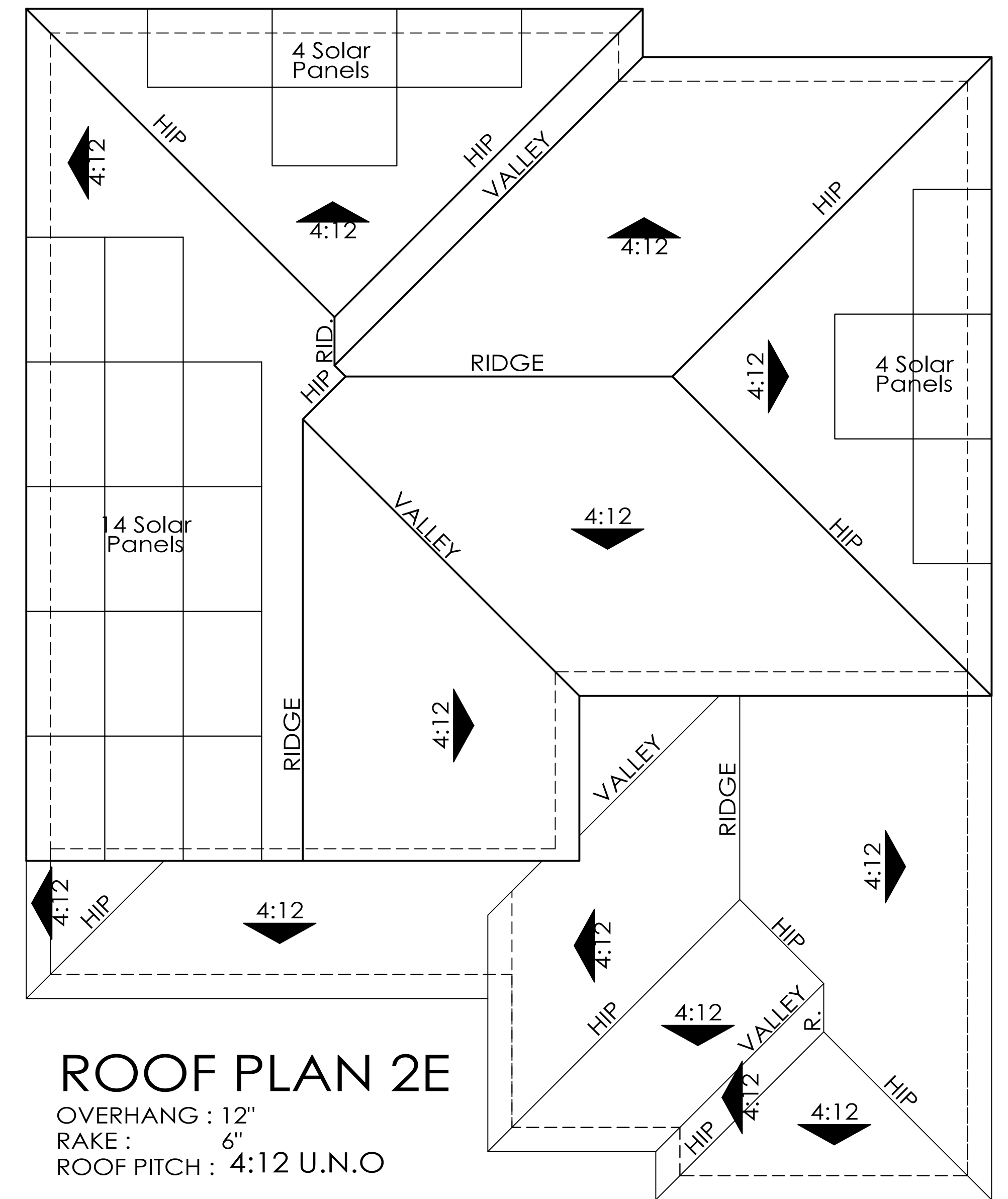
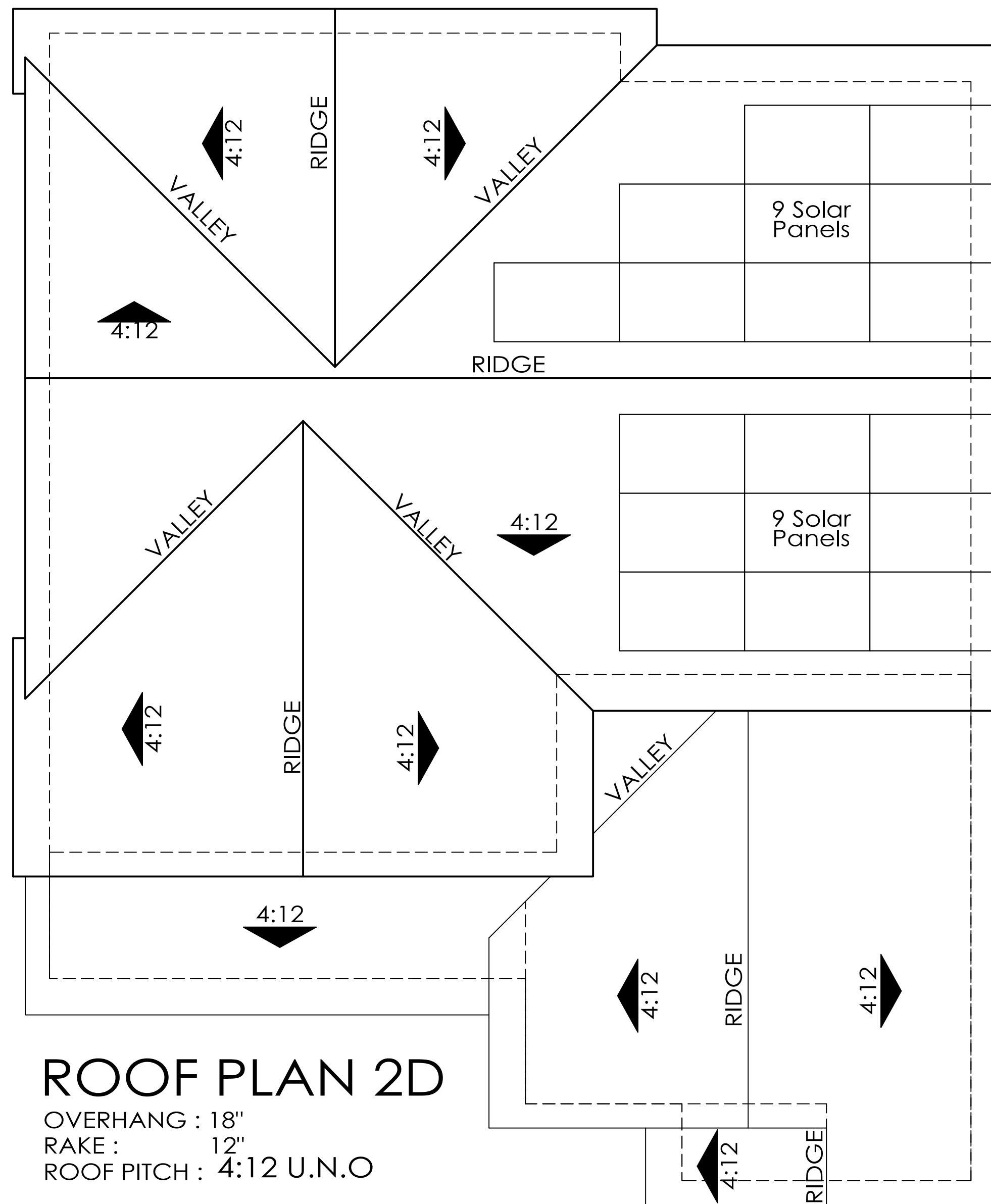


Left Elevation



Front Elevation 2E - Mediterranean Revival







Front Elevation 3A - Early California



Front Elevation 3B - Country European



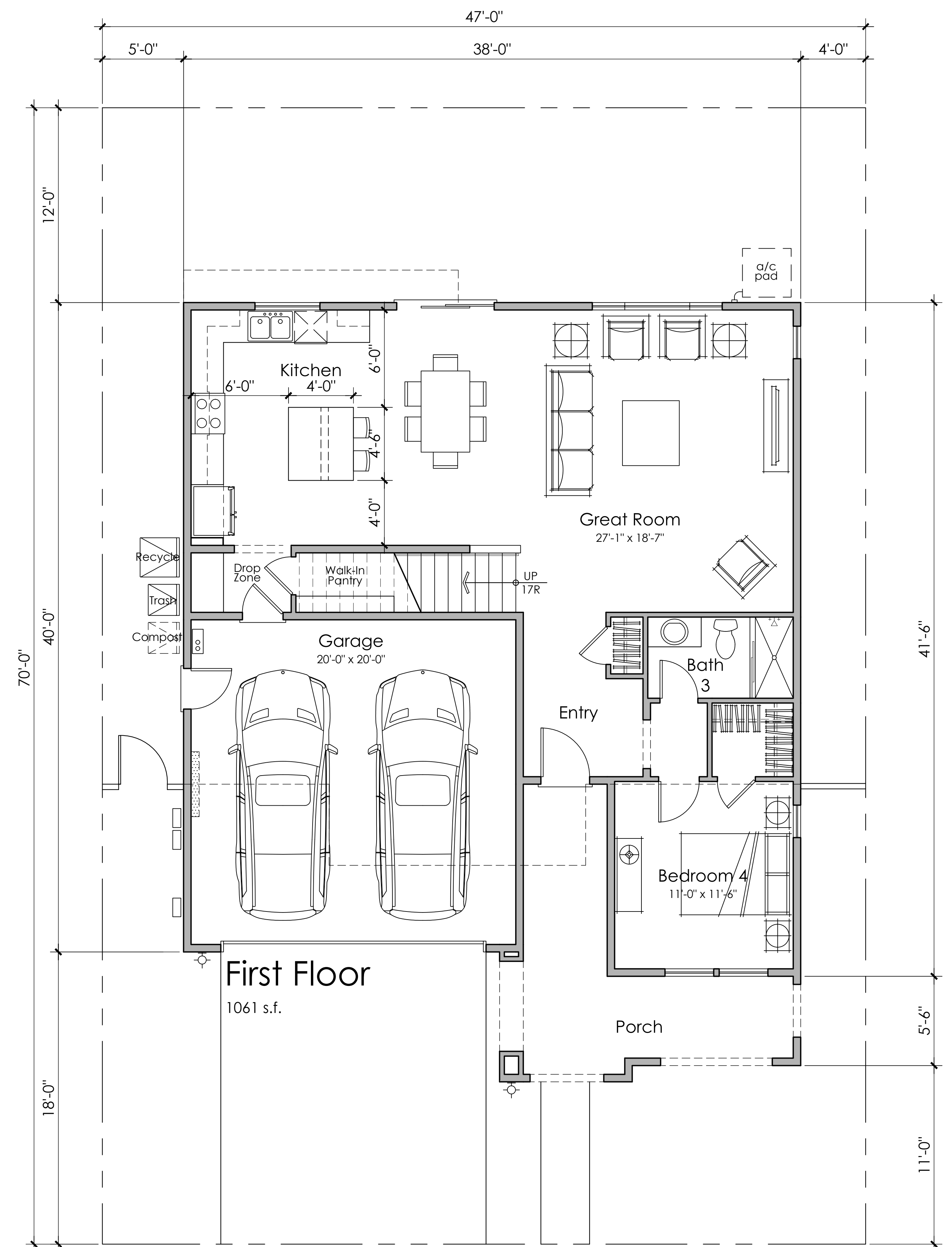
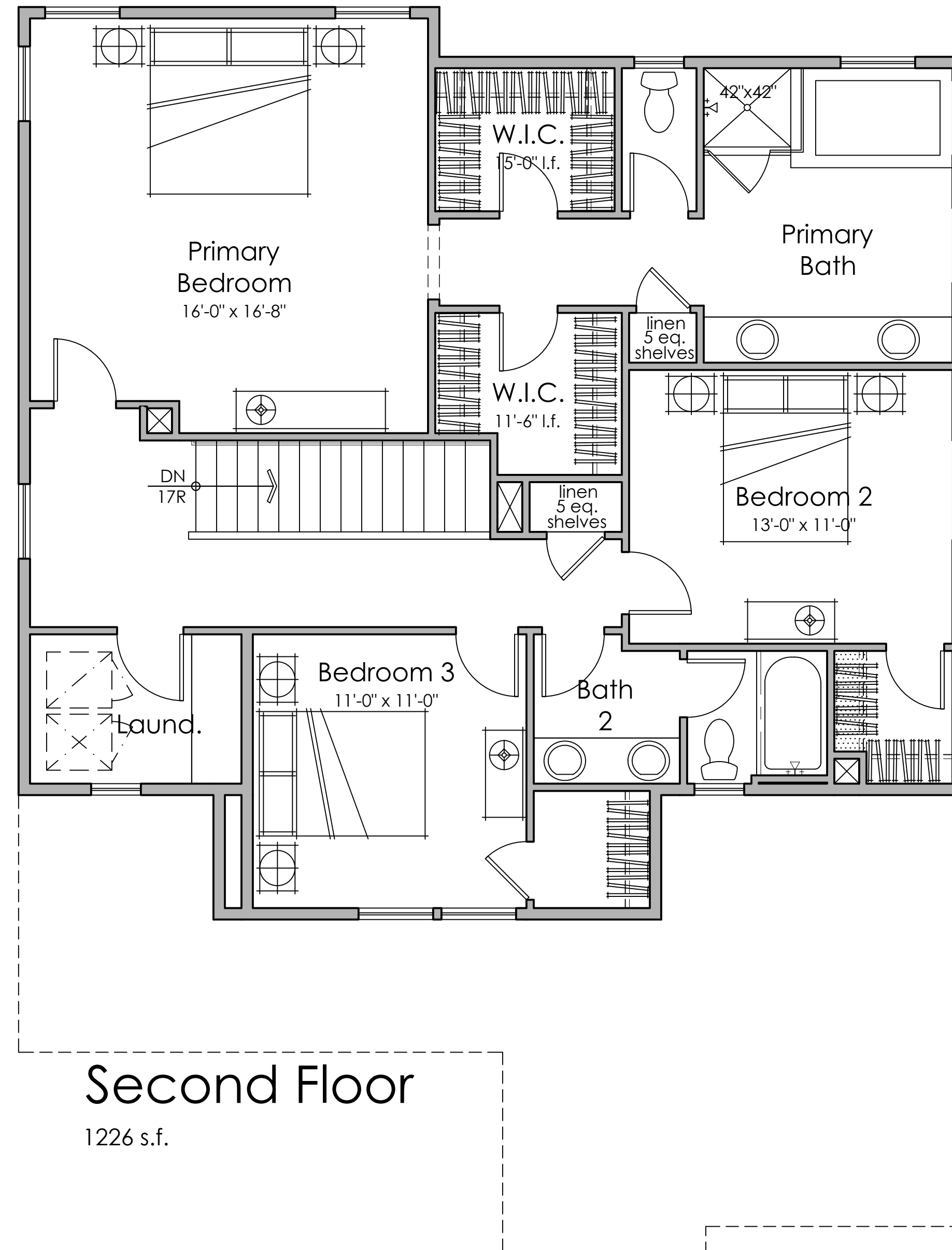
Front Elevation 3C - Western Farmhouse

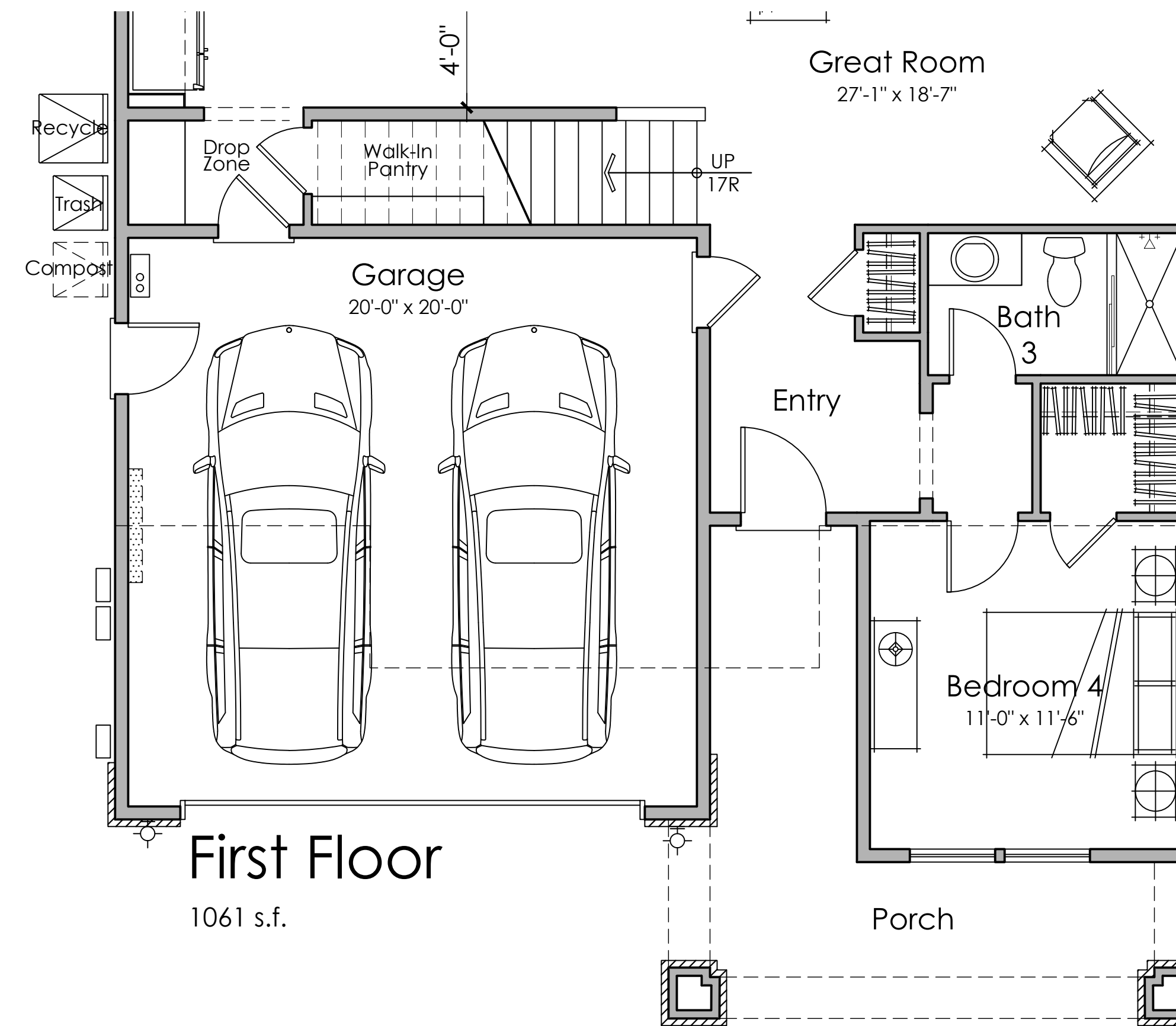
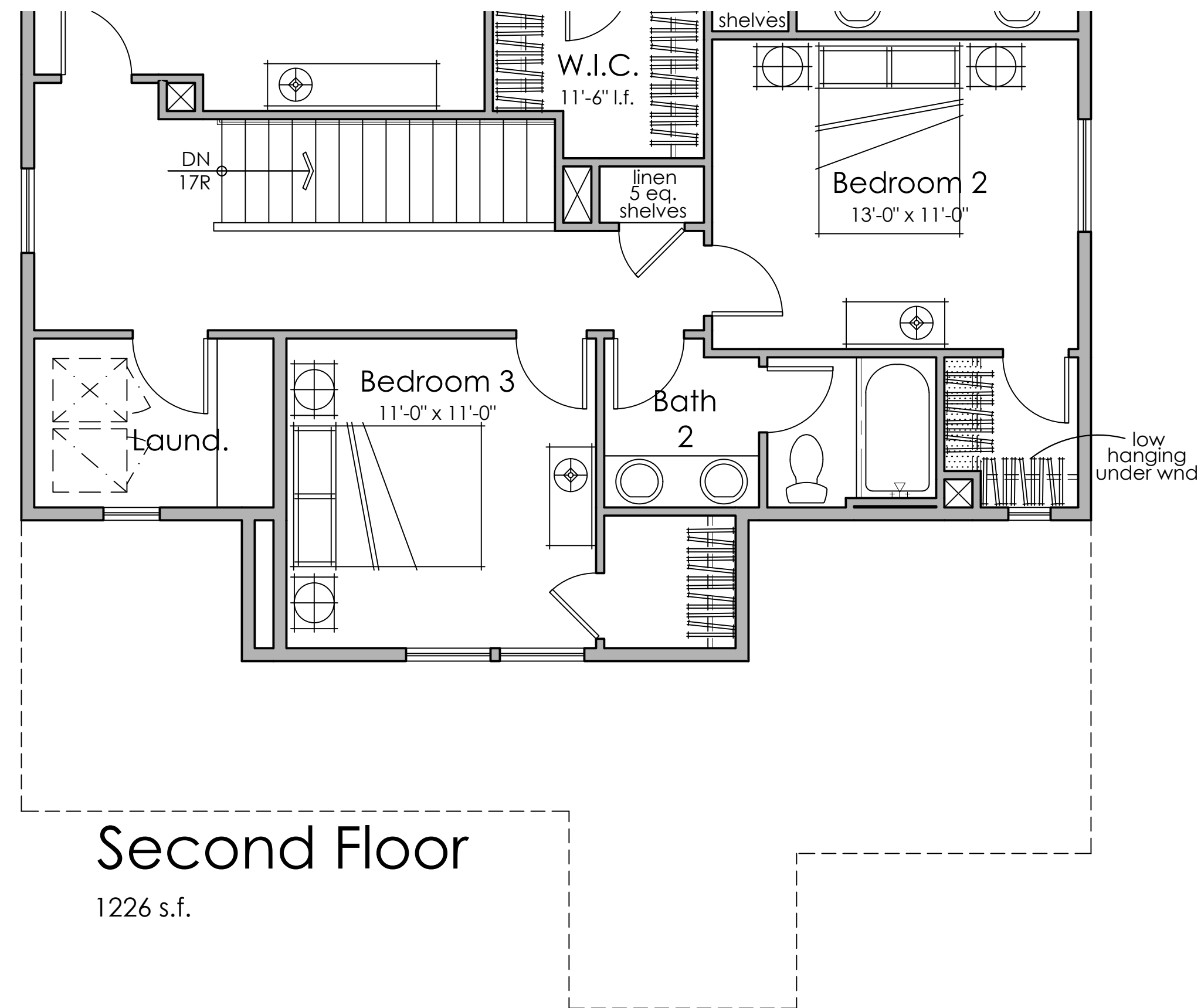


Front Elevation 3D - Craftsman Bungalow

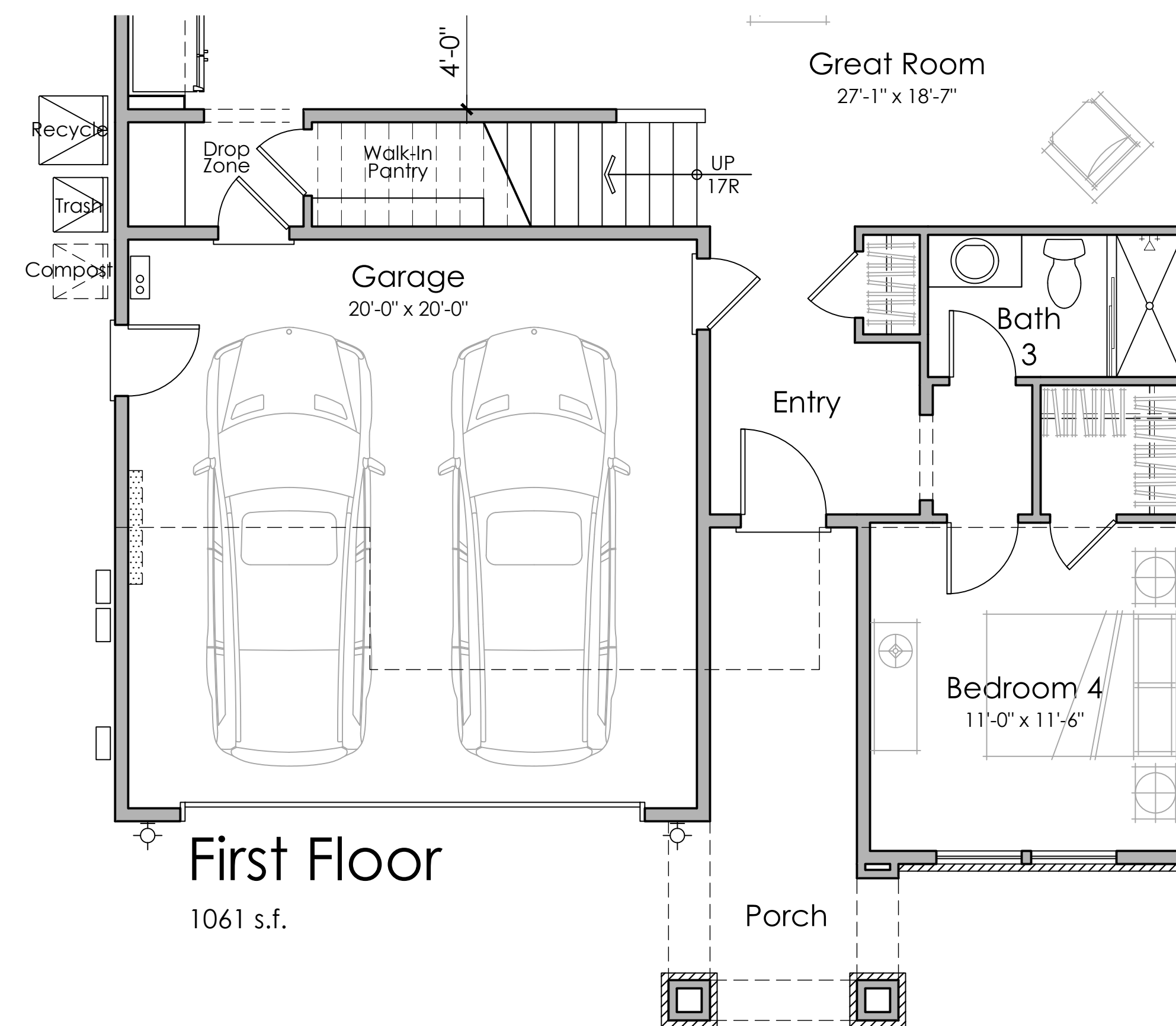
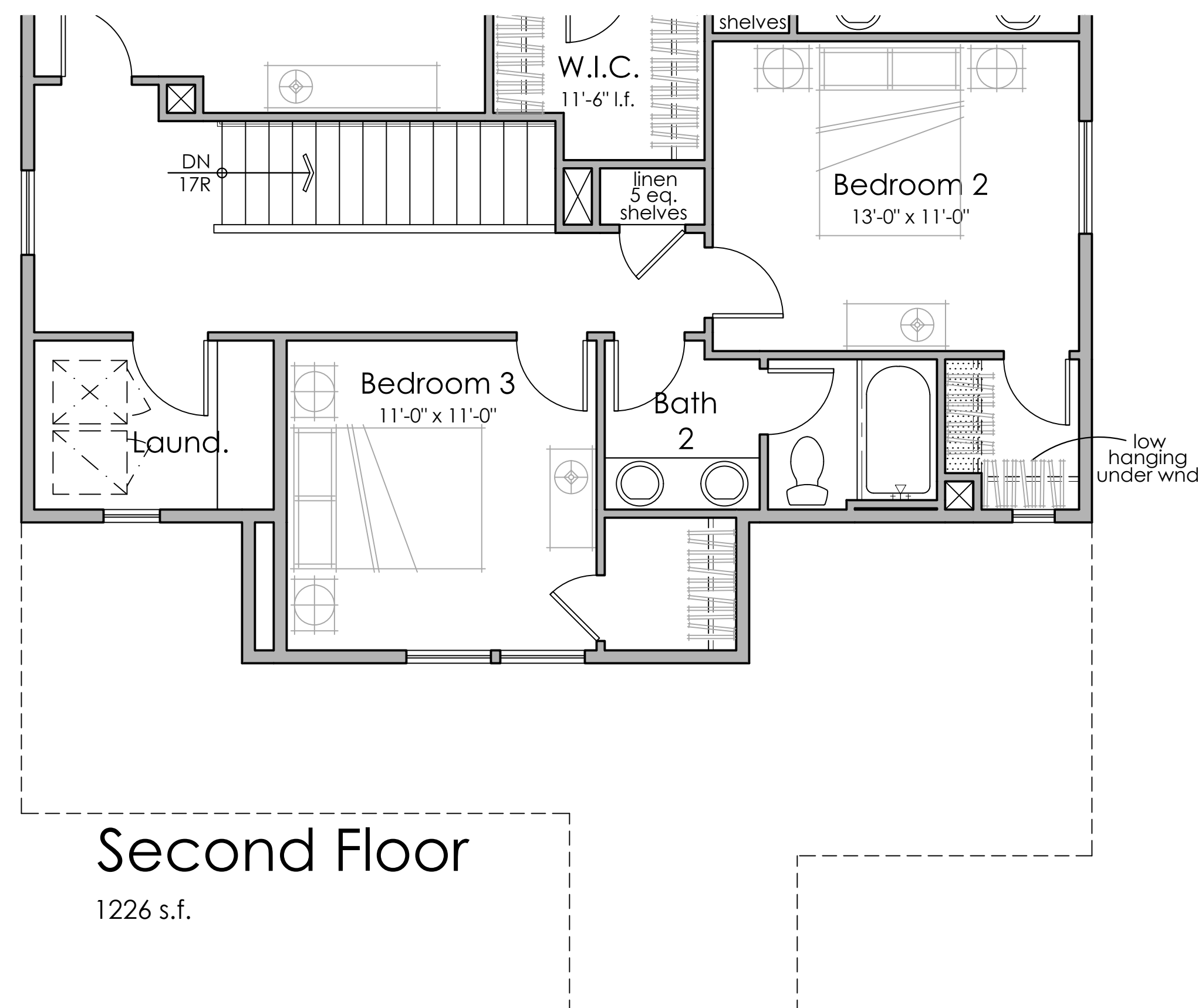


Front Elevation 3E - Mediterranean Revival

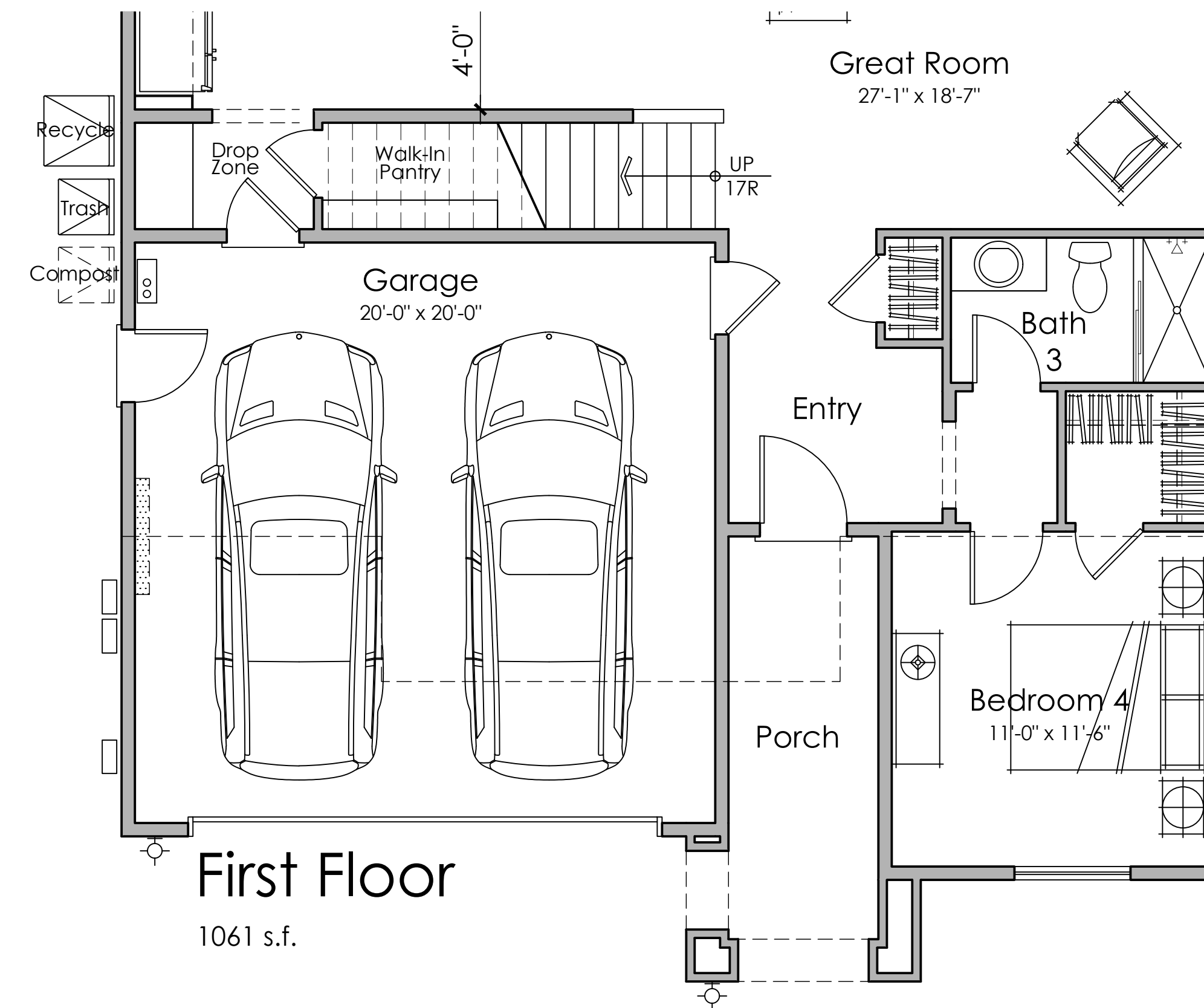
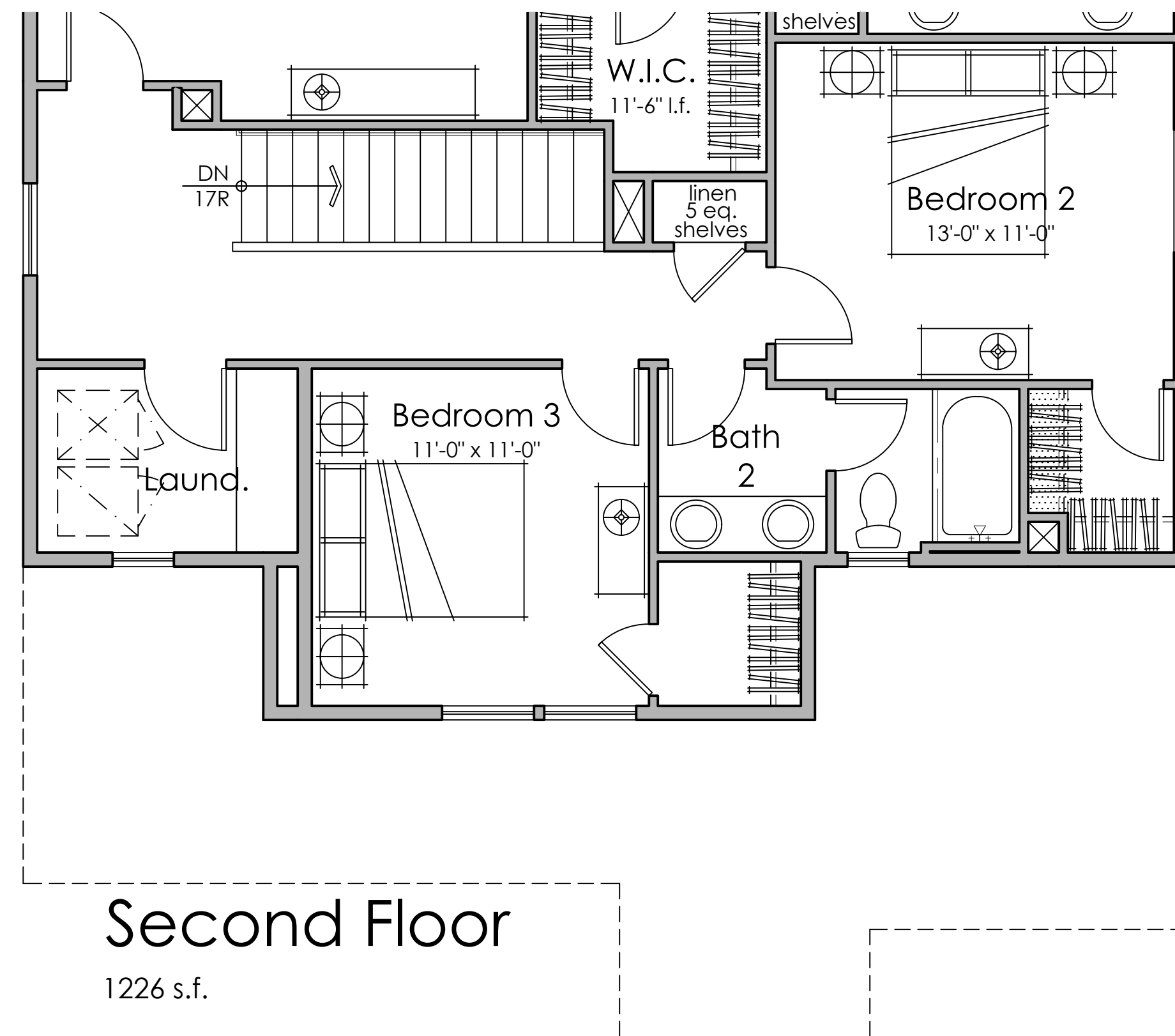




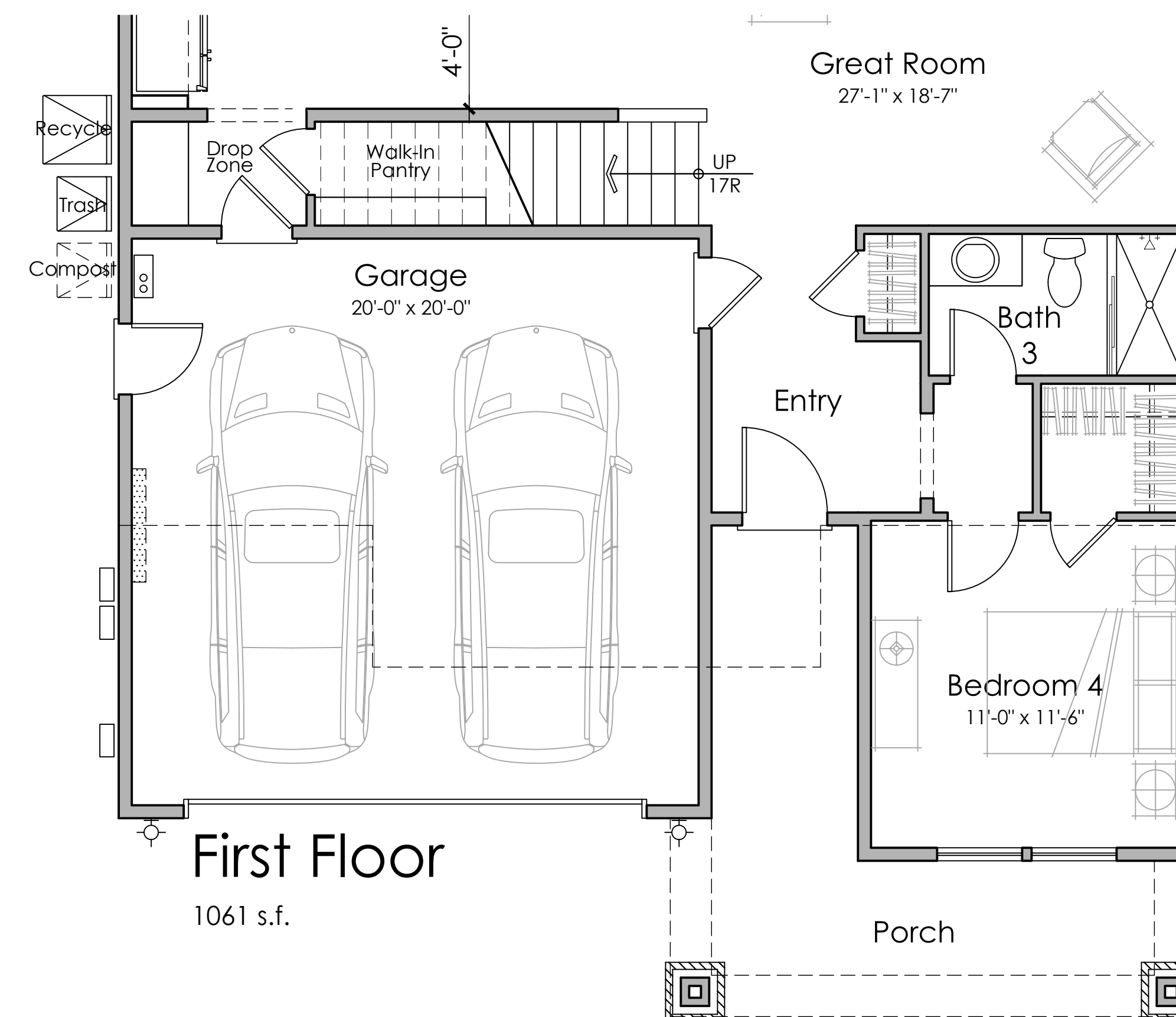
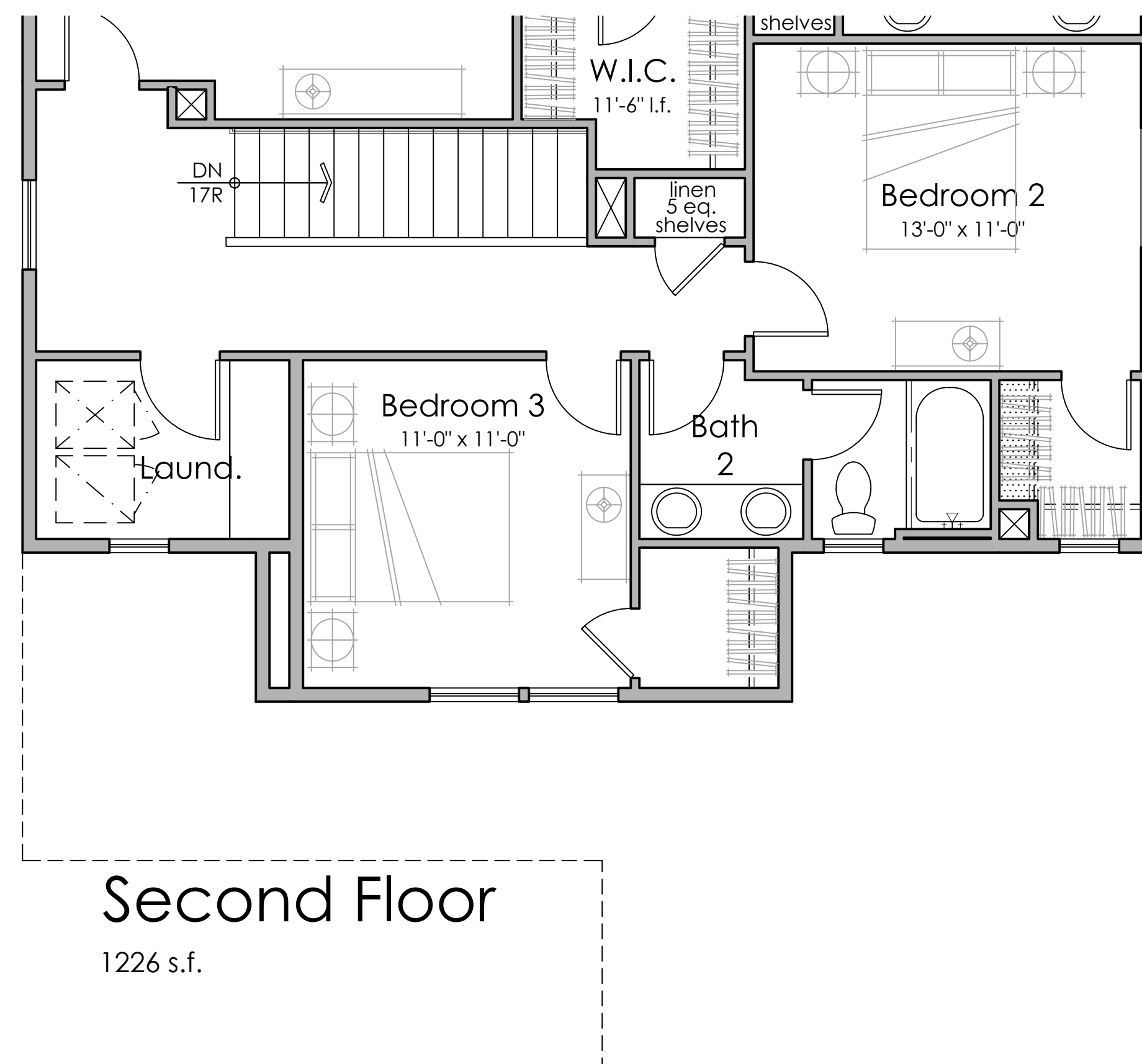
PLAN 3C



PLAN 3B



PLAN 3E



PLAN 3D



Rear Elevation



Right Elevation



Left Elevation



Front Elevation 3A - Early California



Rear Elevation



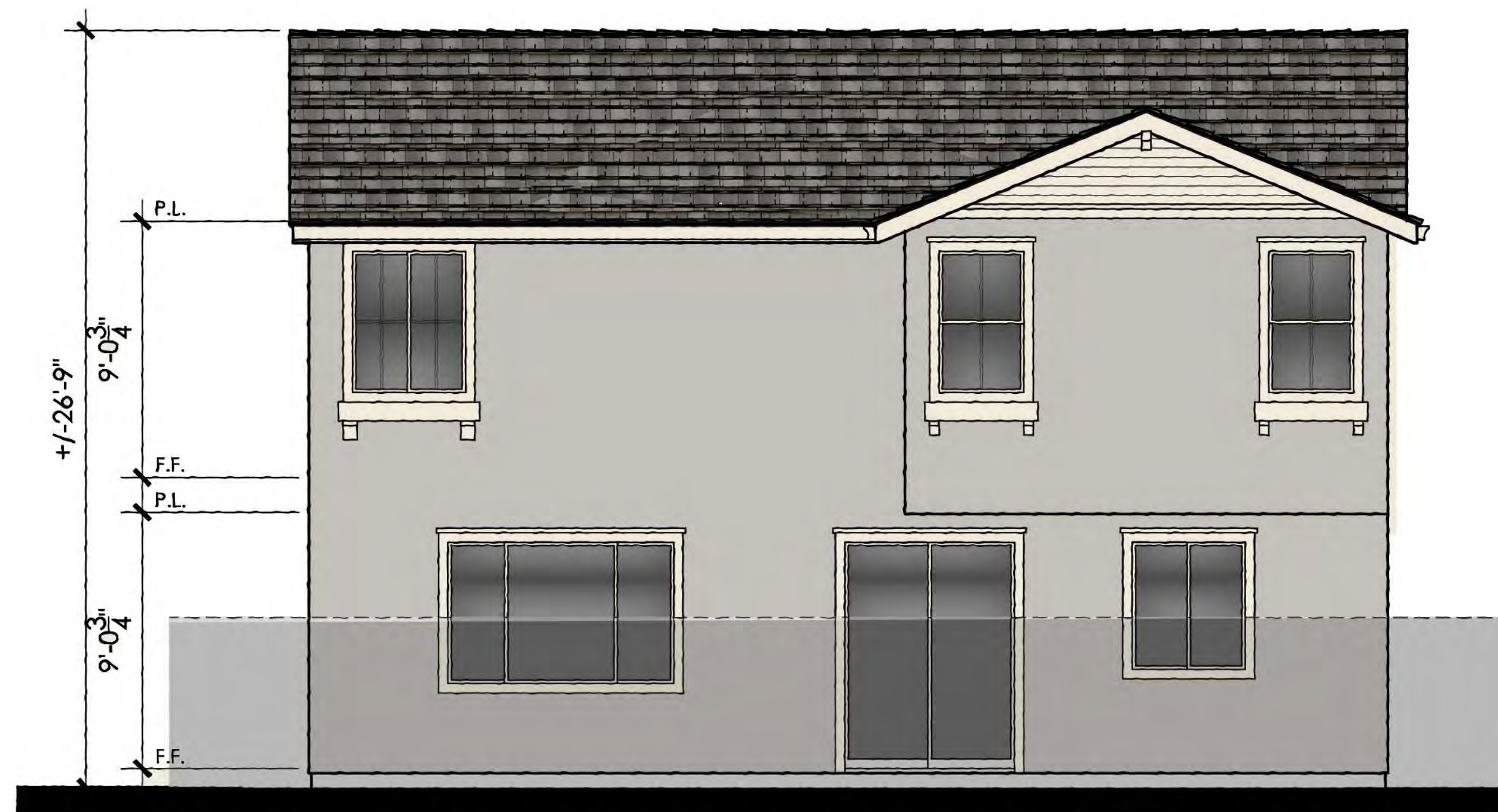
Right Elevation



Left Elevation



Front Elevation 3B - Country European



Rear Elevation



Right Elevation



Left Elevation



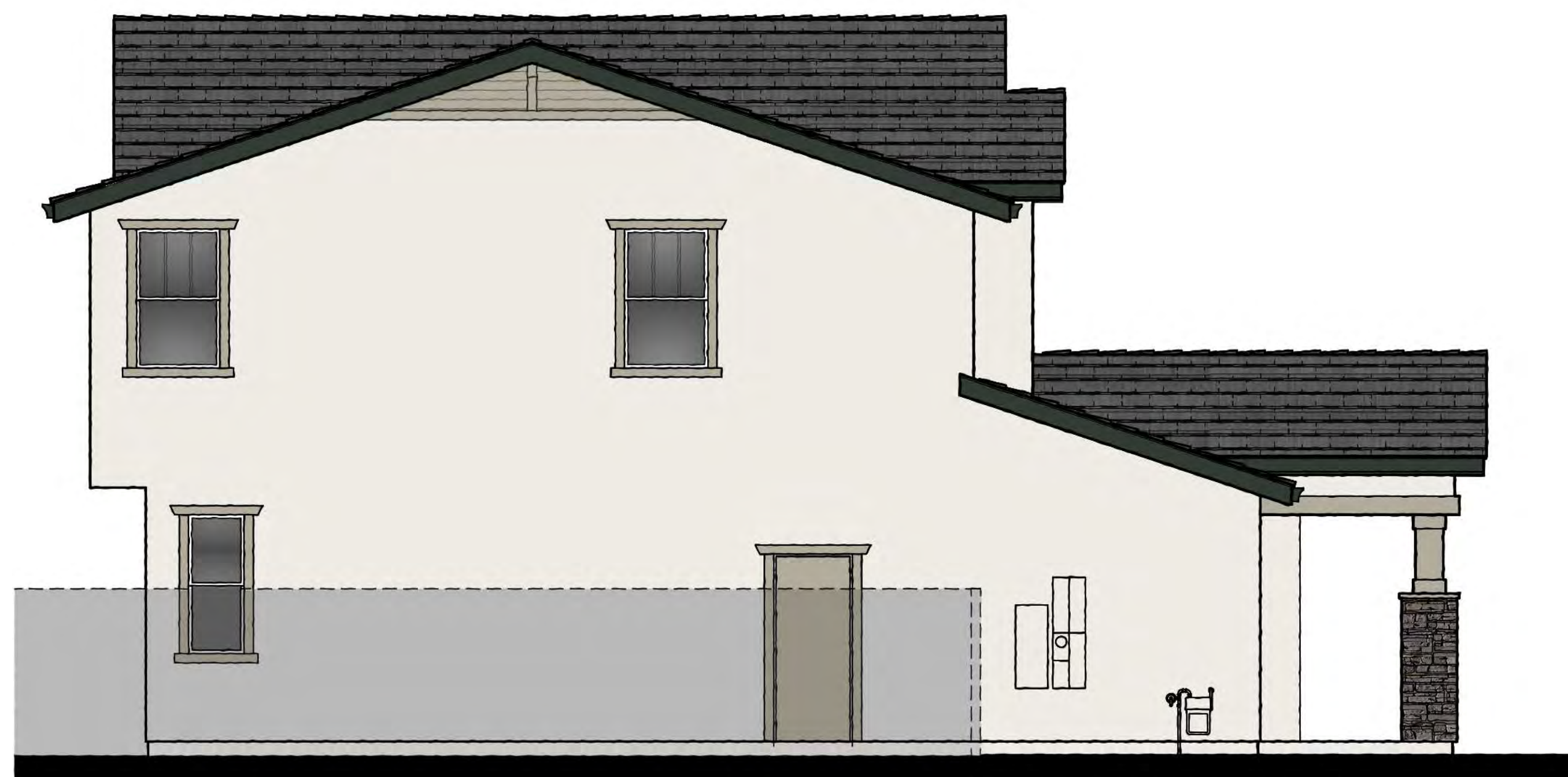
Front Elevation 3C - Western Farmhouse



Rear Elevation



Right Elevation



Left Elevation



Front Elevation 3D - Craftsman Bungalow



Rear Elevation



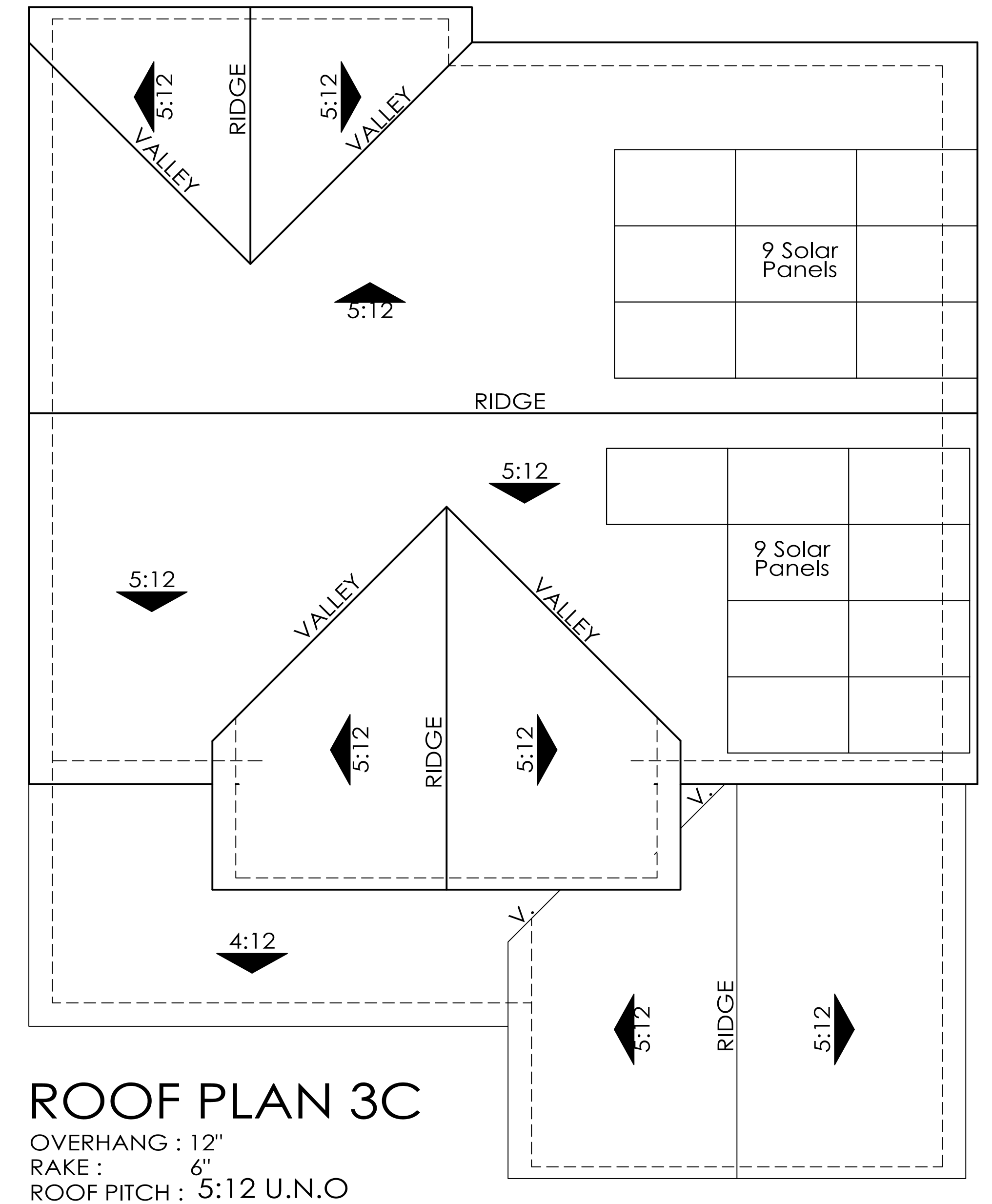
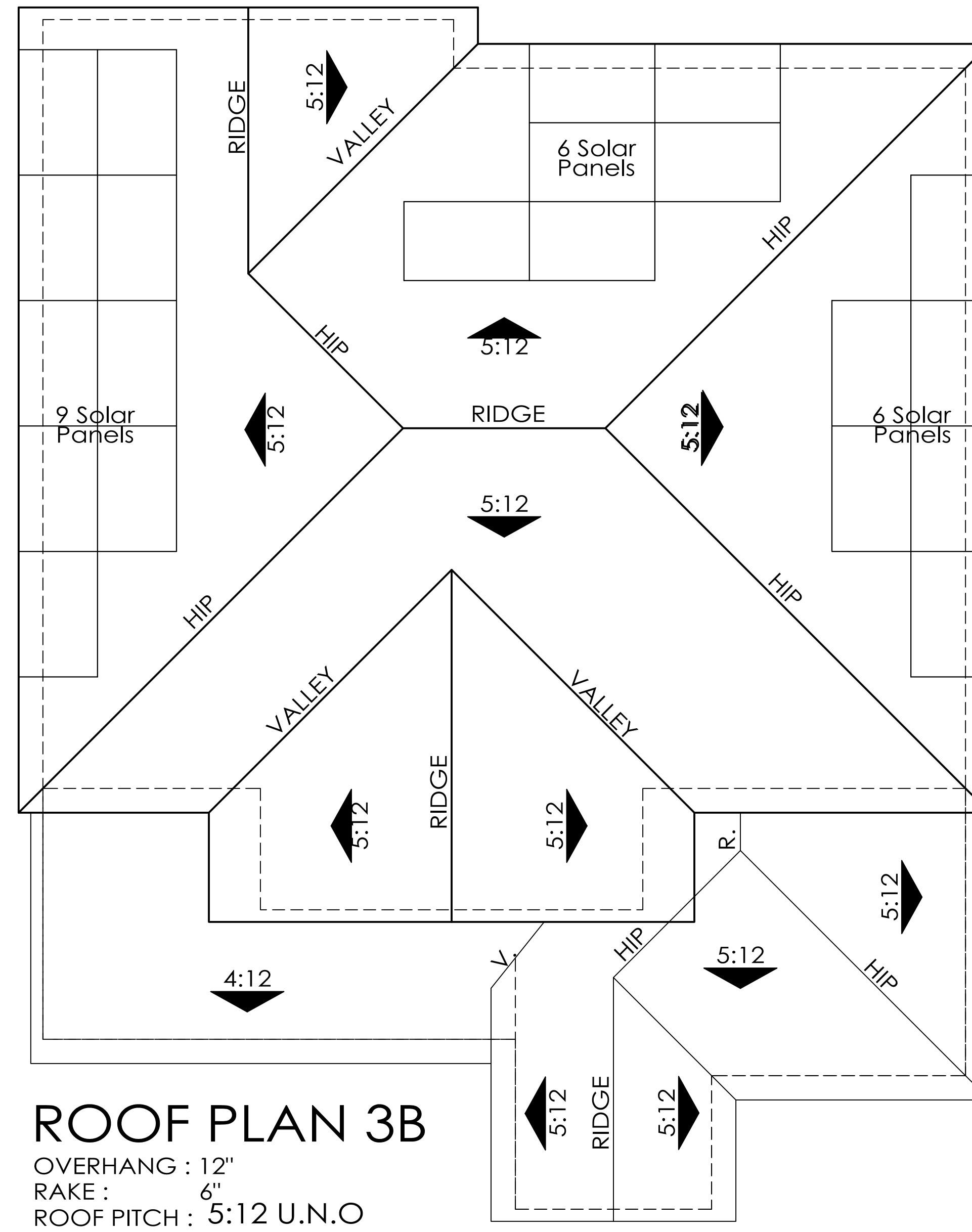
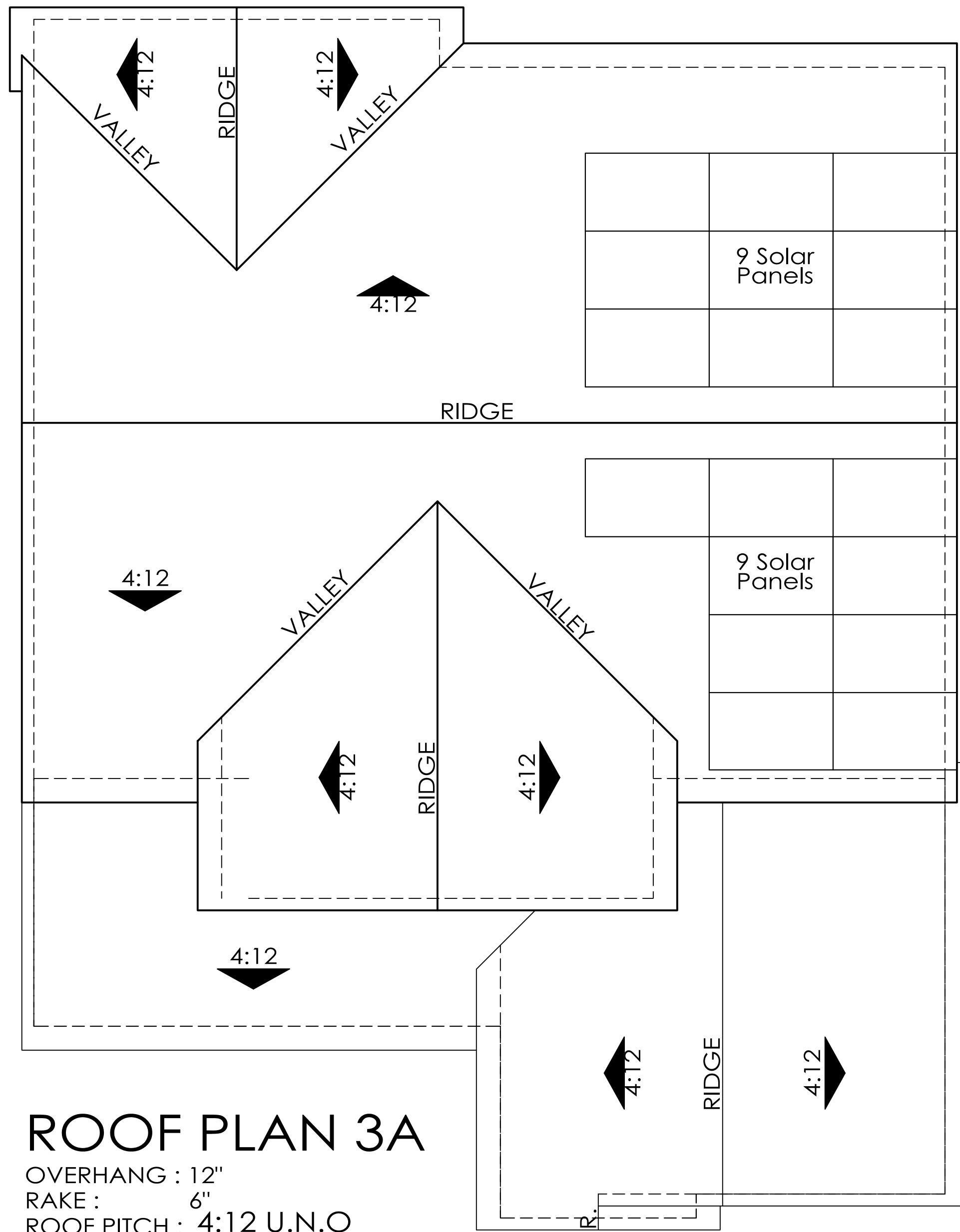
Right Elevation

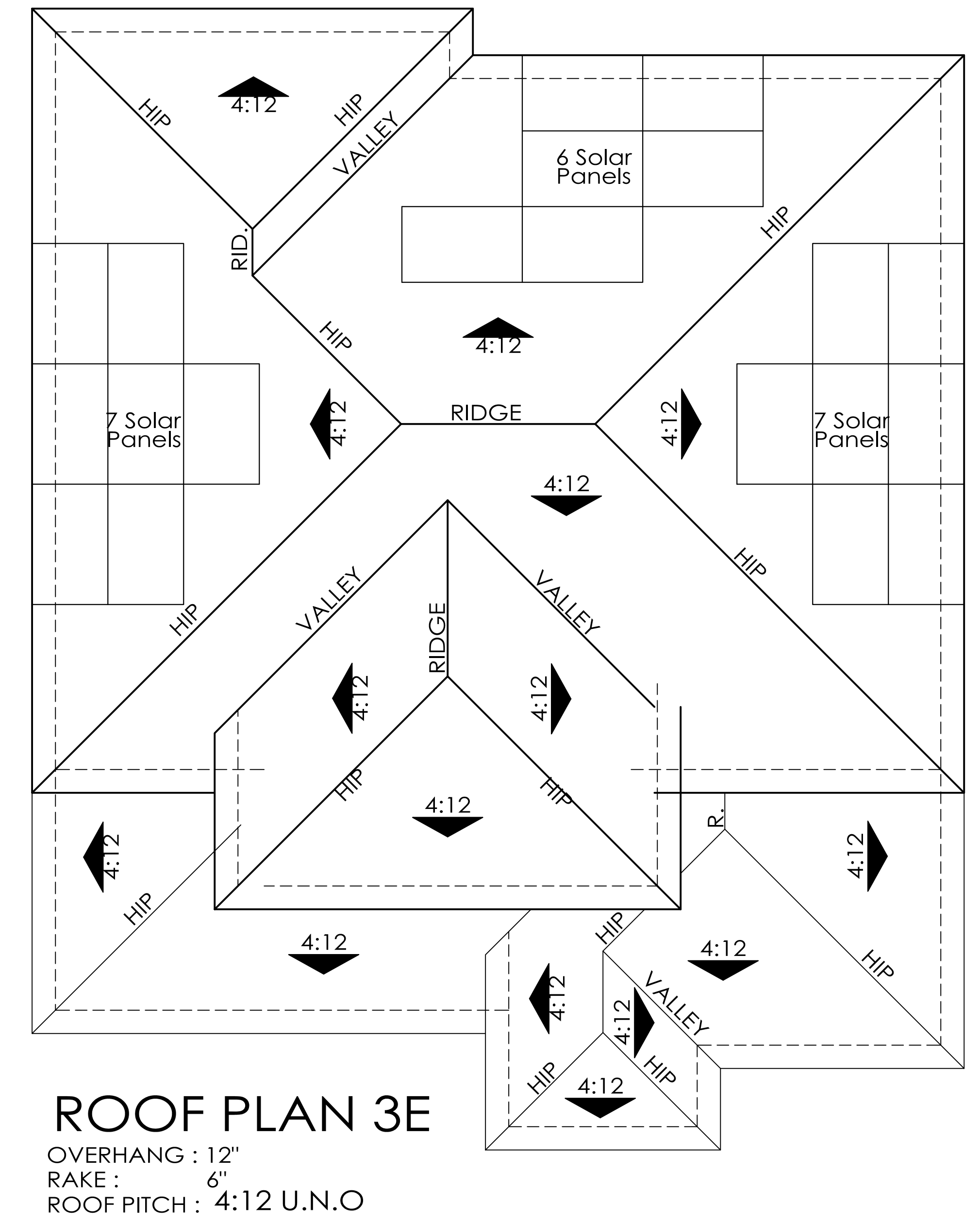
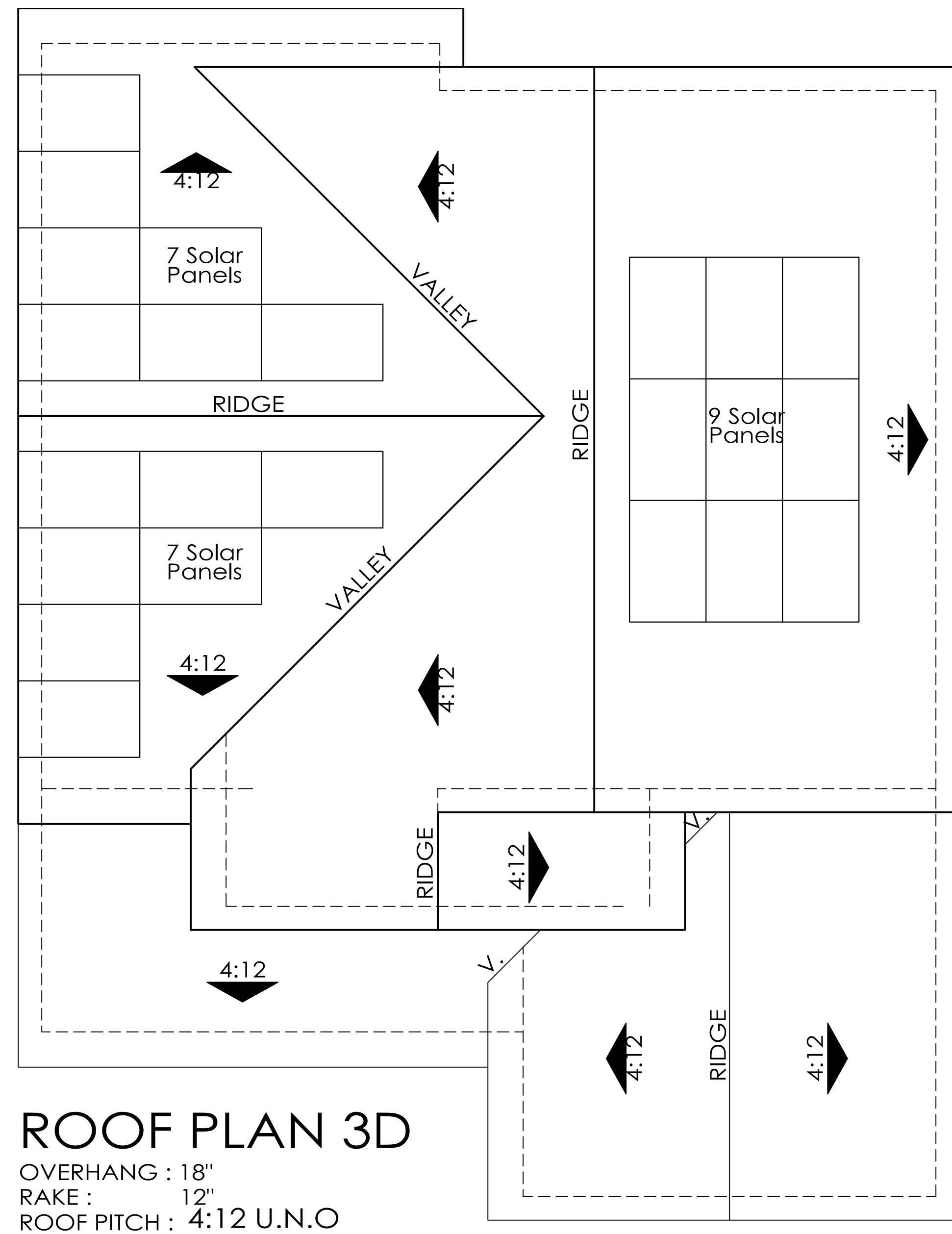


Left Elevation



Front Elevation 3E - Mediterranean Revival







Front Elevation 4A - Early California



Front Elevation 4B - Country European



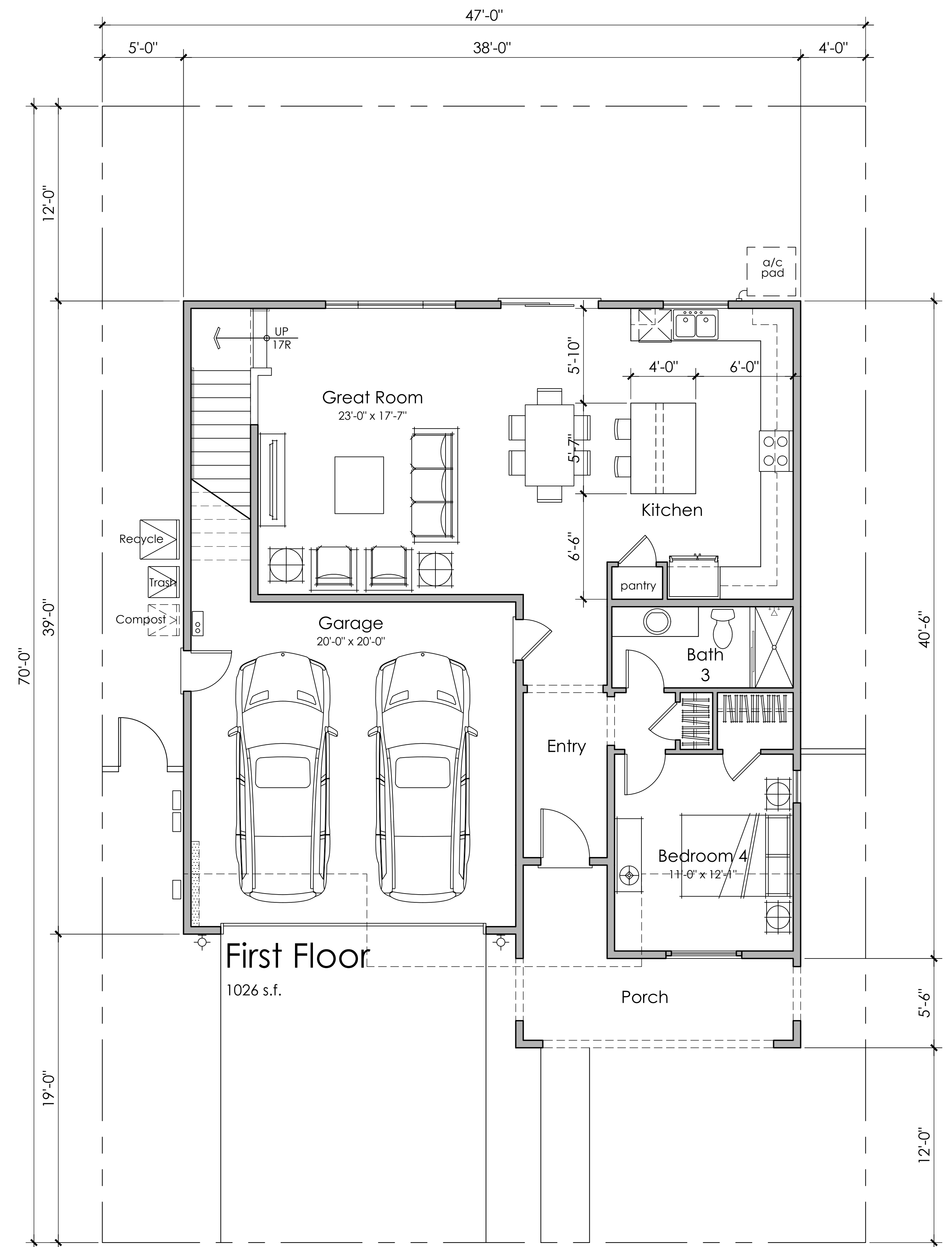
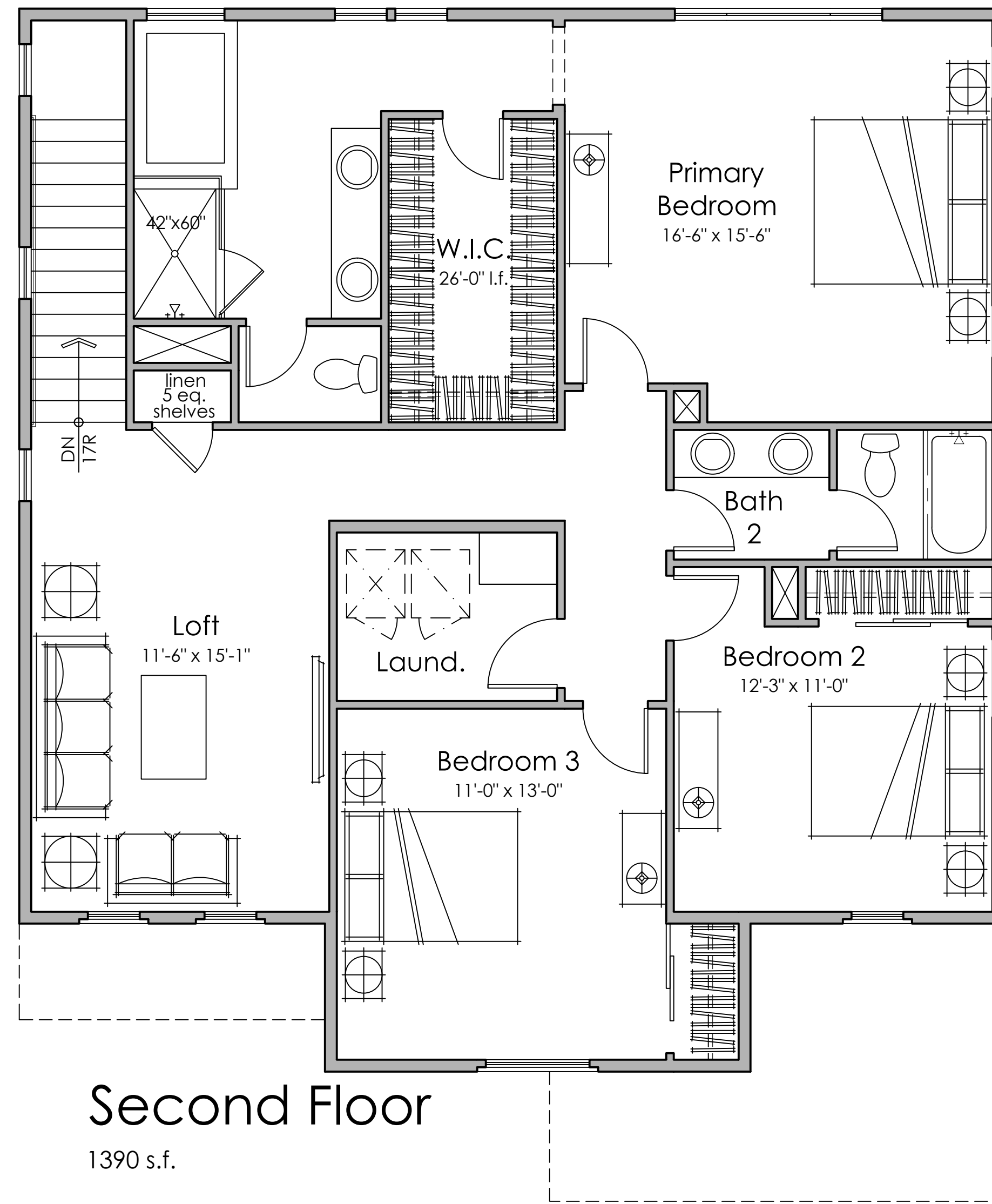
Front Elevation 4C - Western Farmhouse

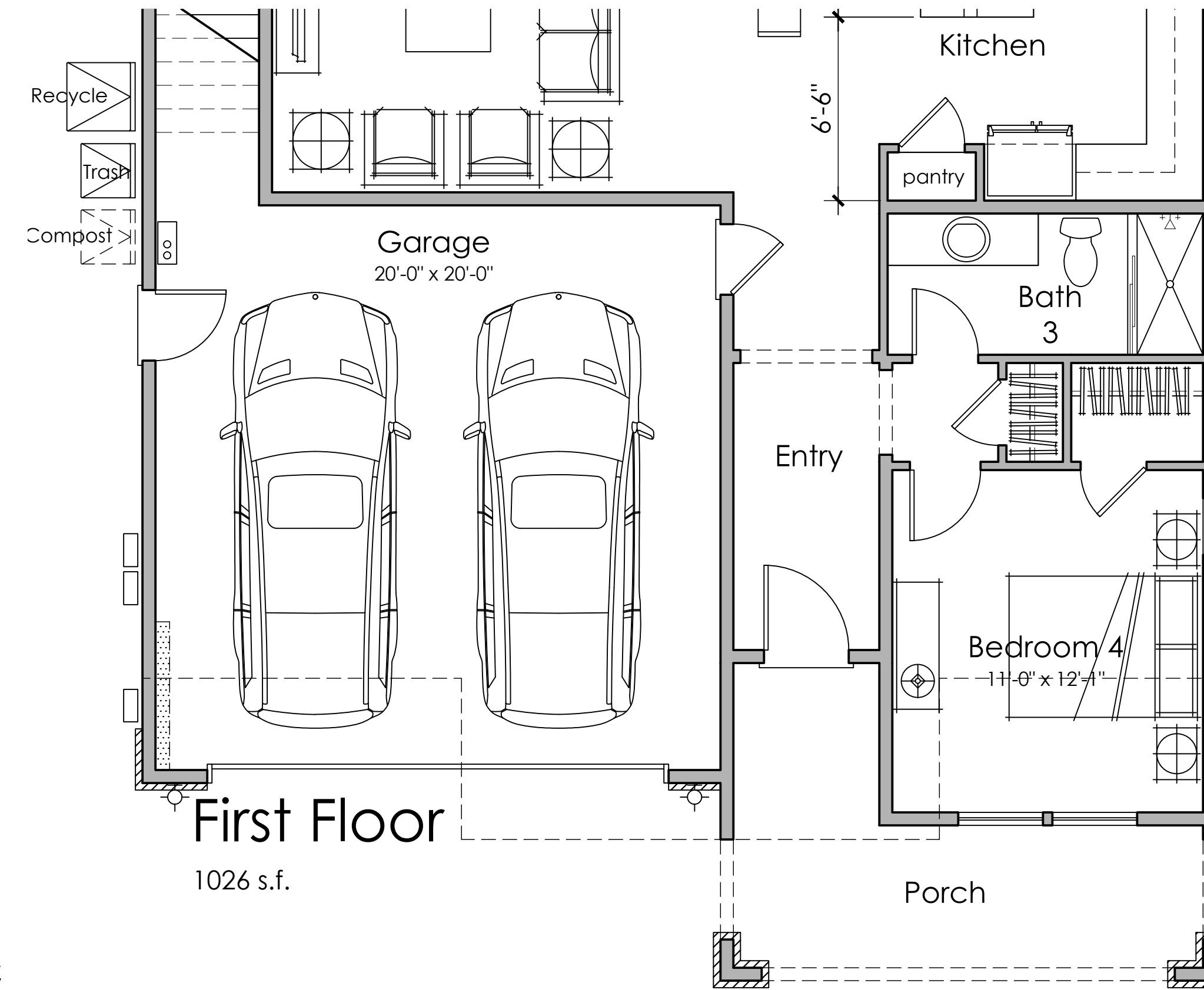
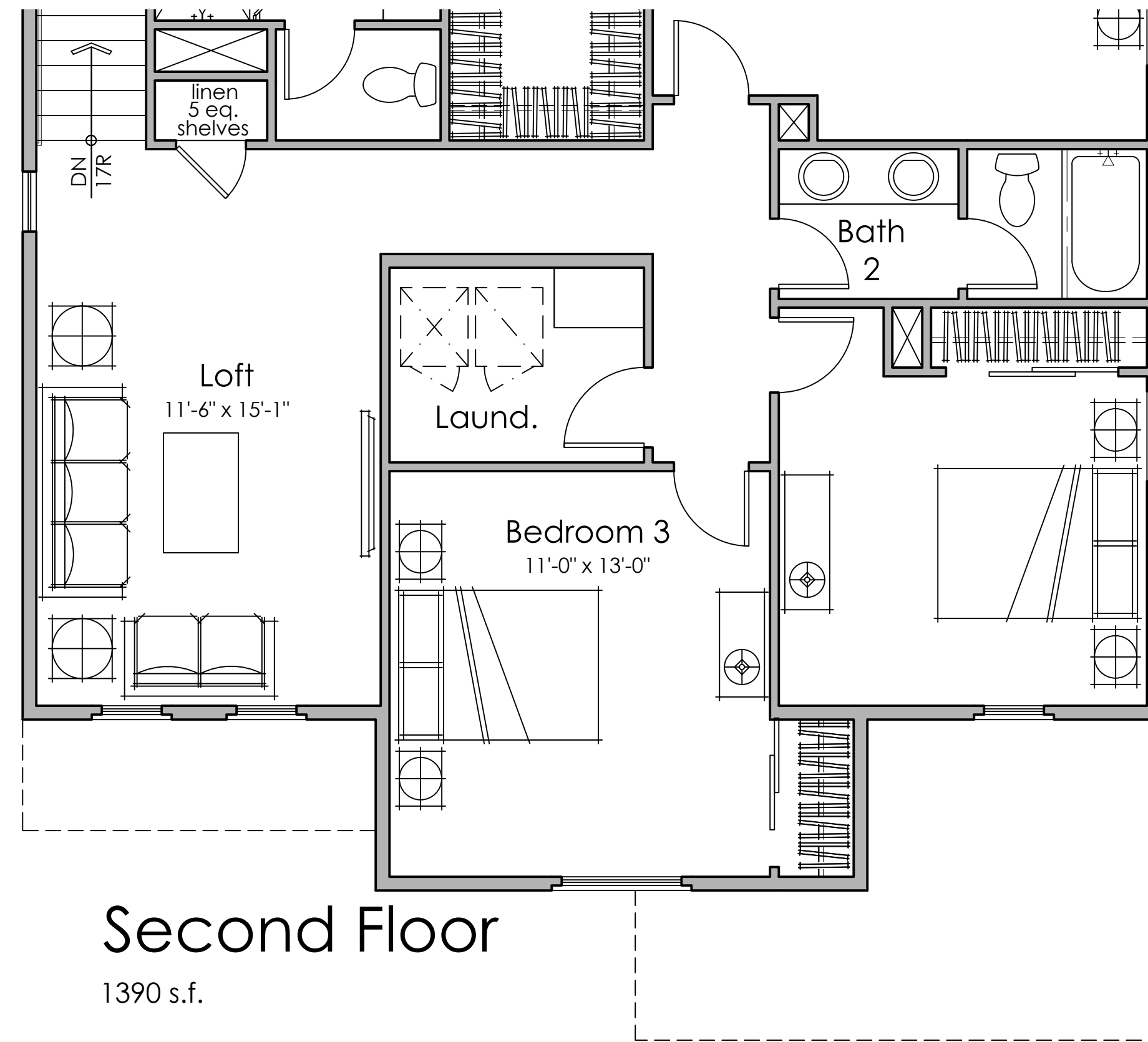


Front Elevation 4D - Craftsman Bungalow

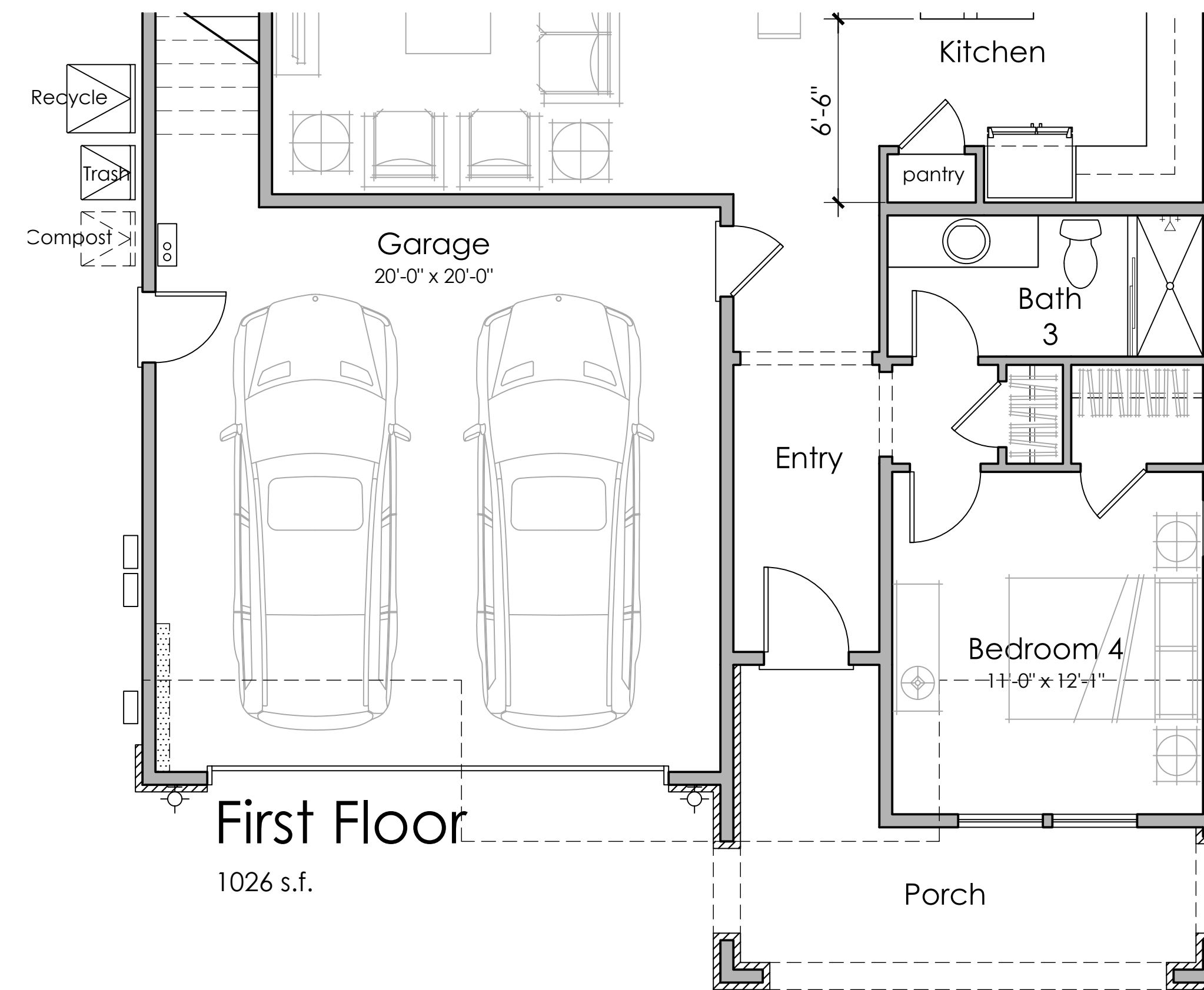
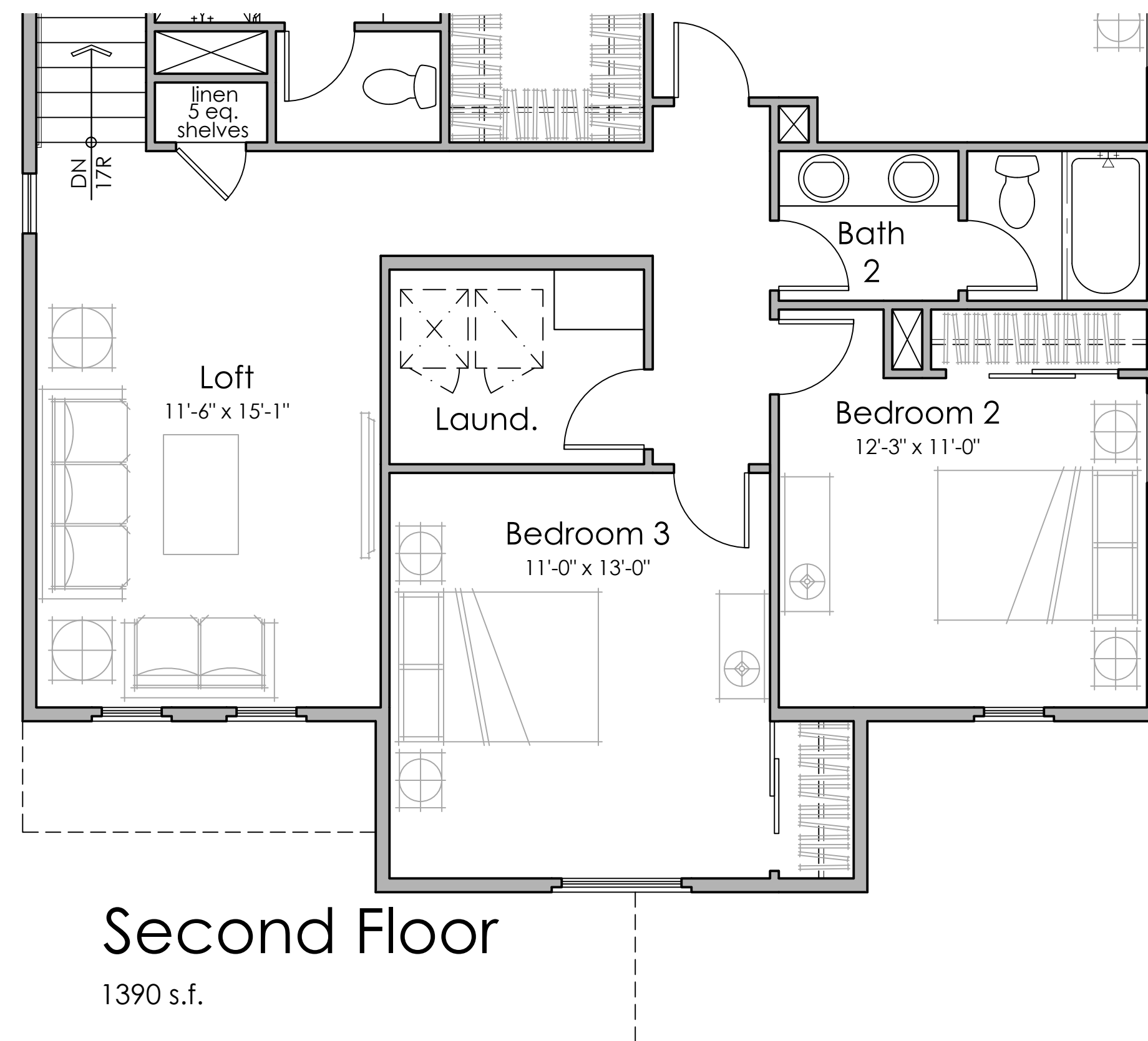


Front Elevation 4E - Mediterranean Revival

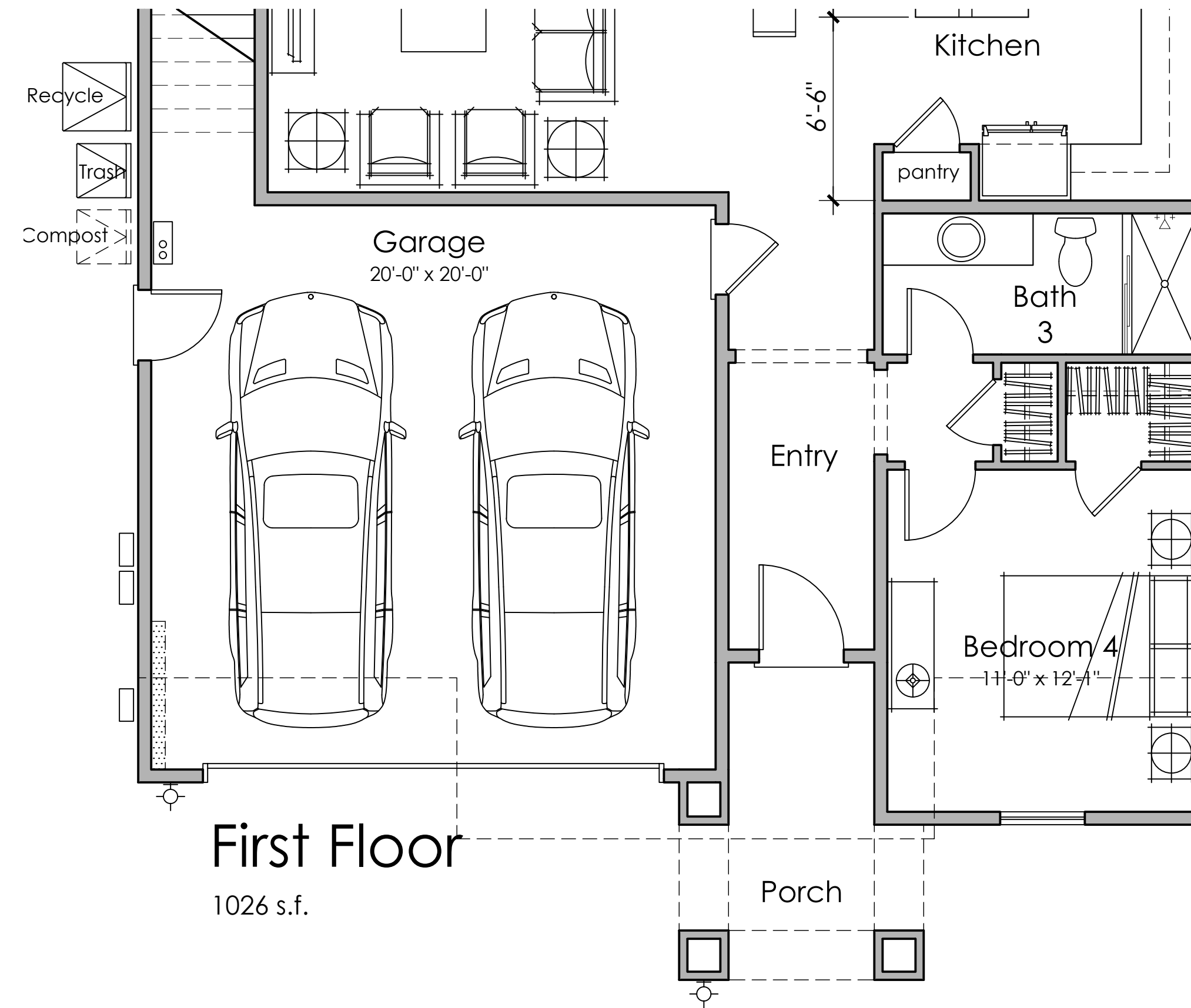
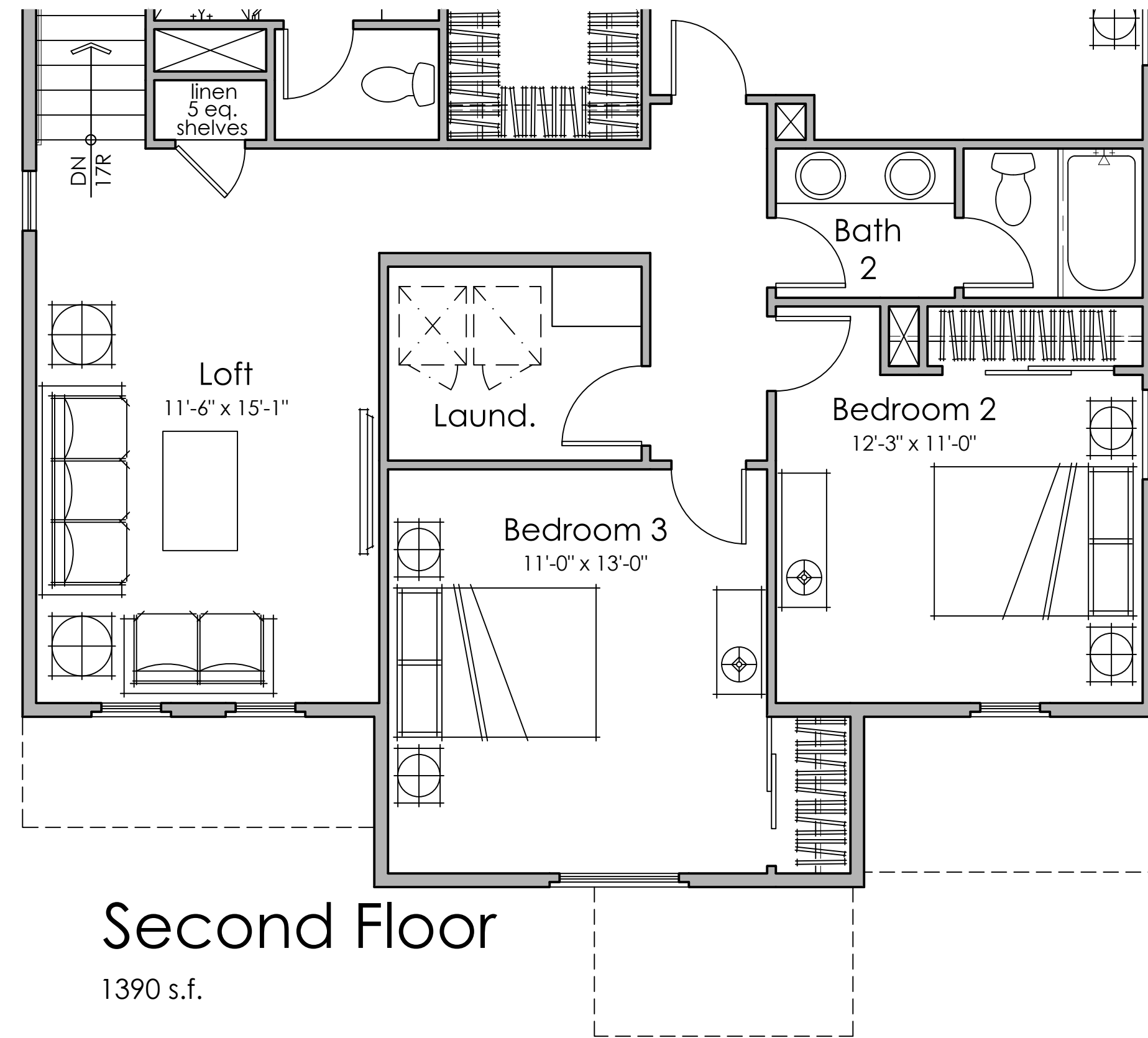




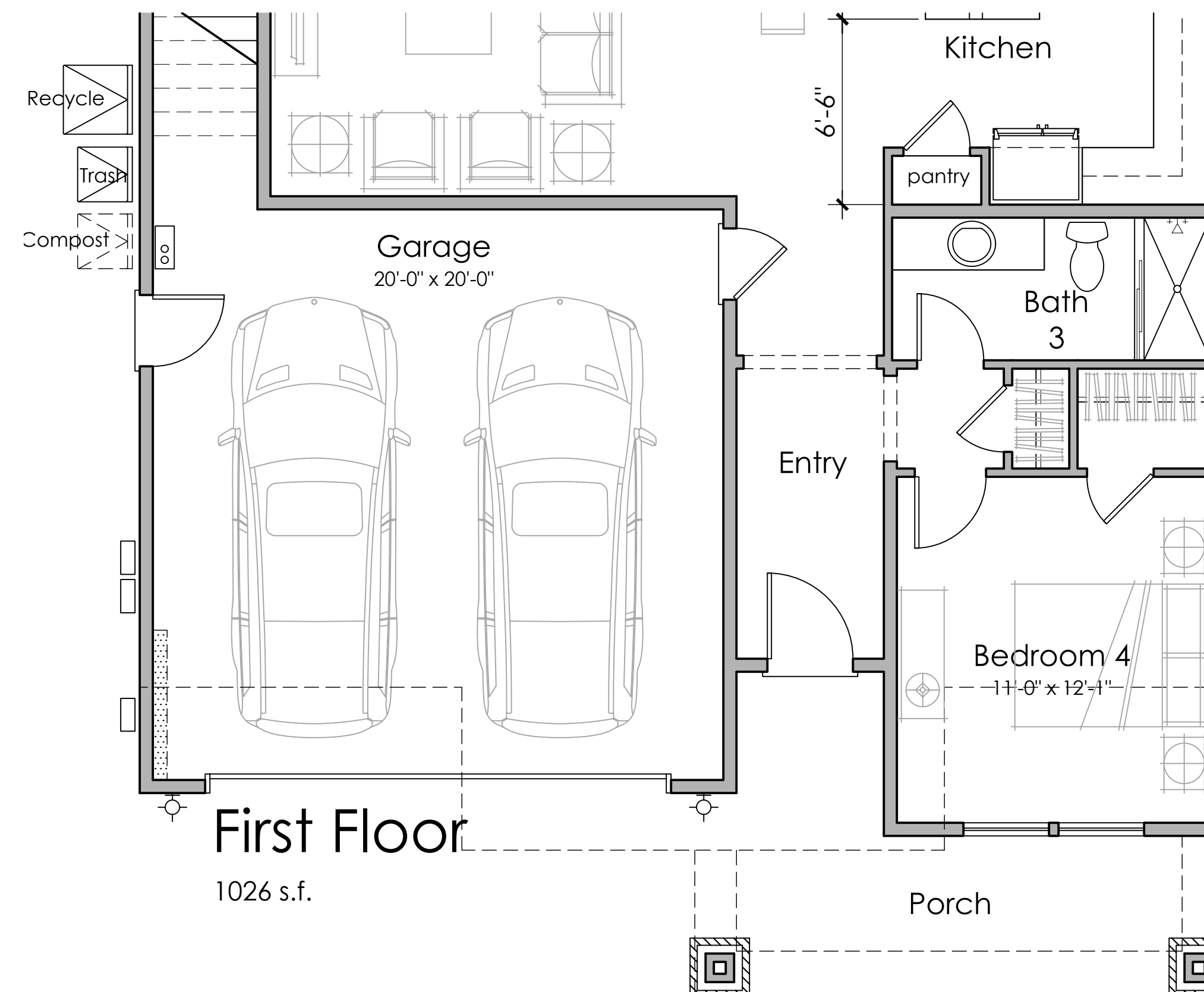
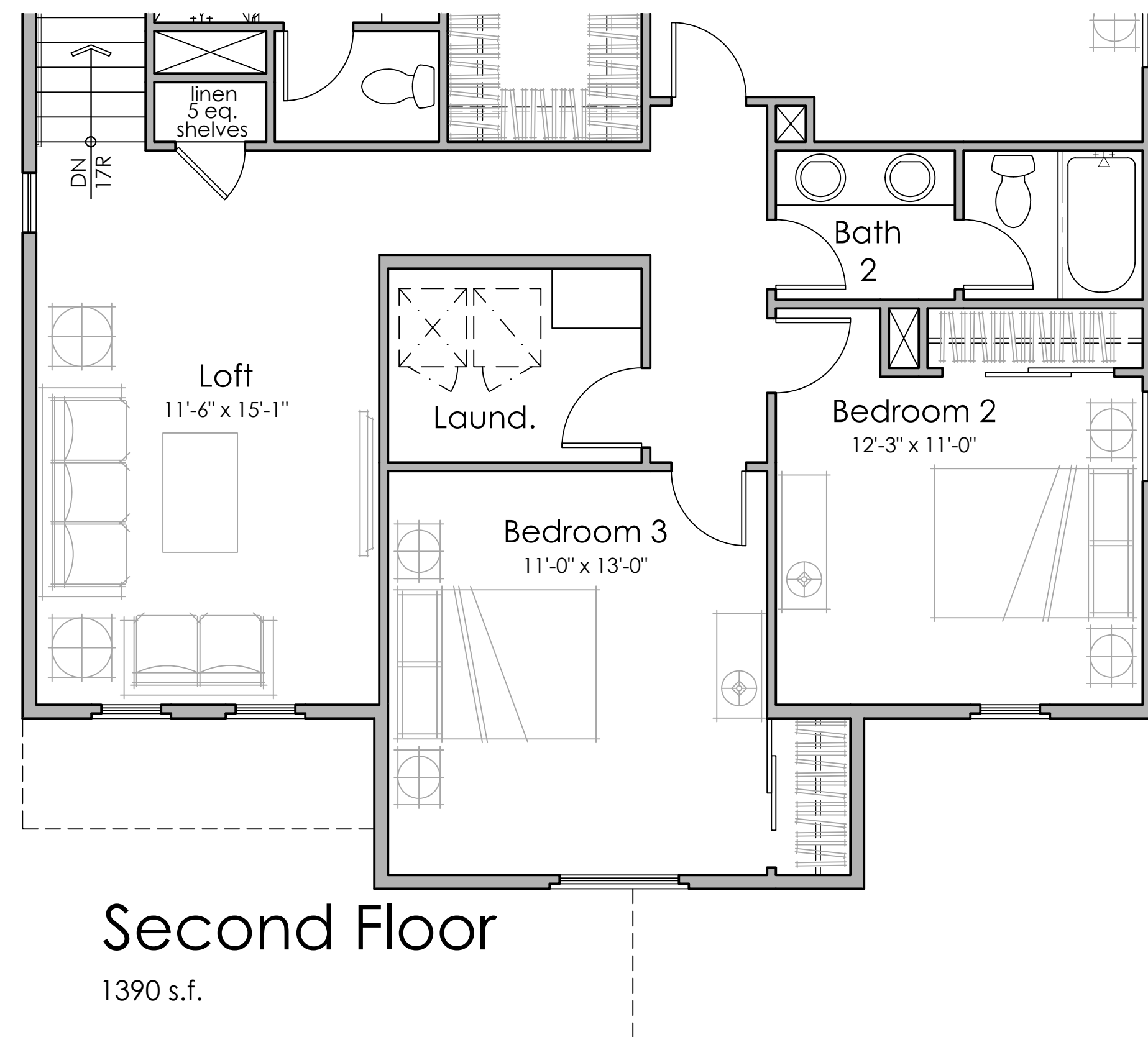
PLAN 4C



PLAN 4B



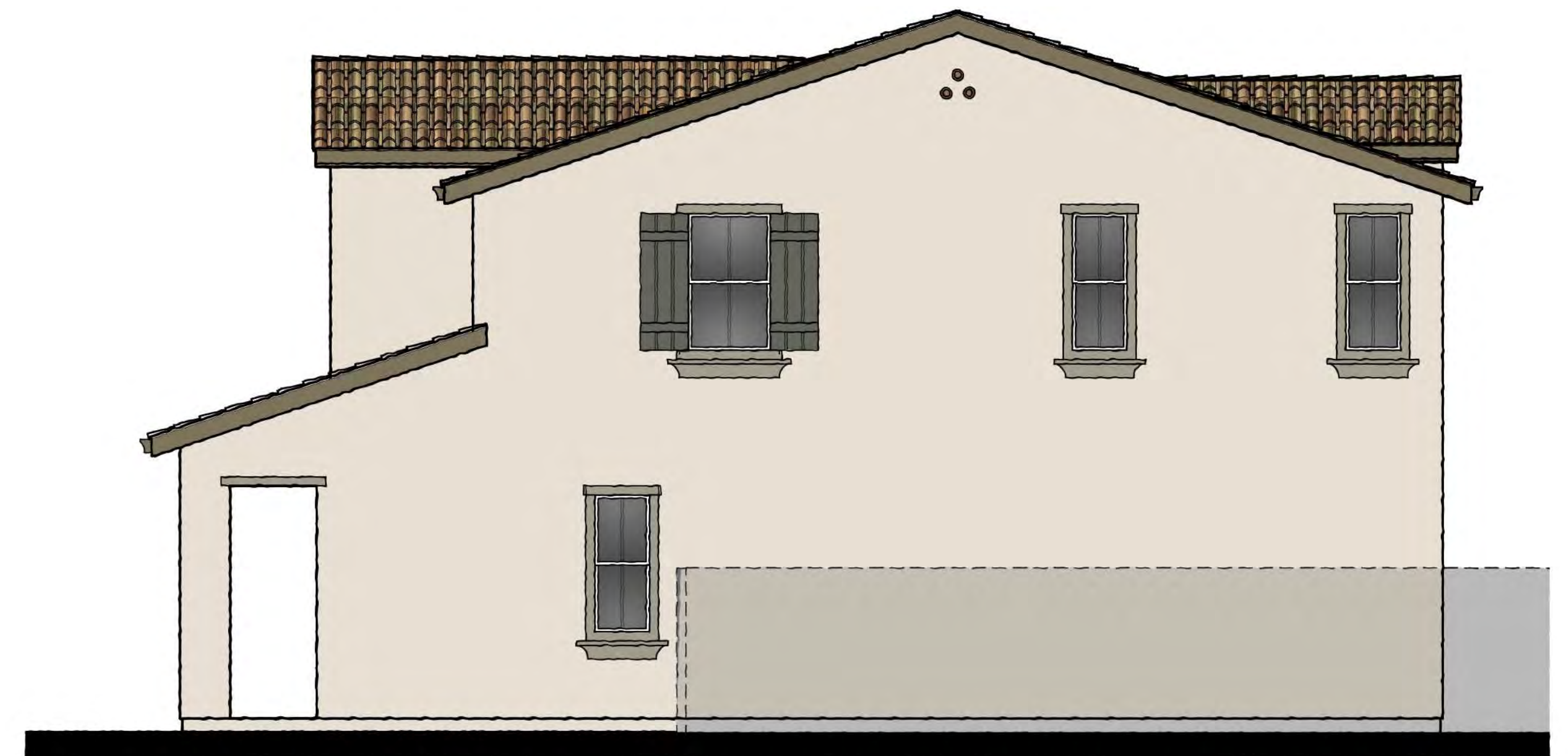
PLAN 4E



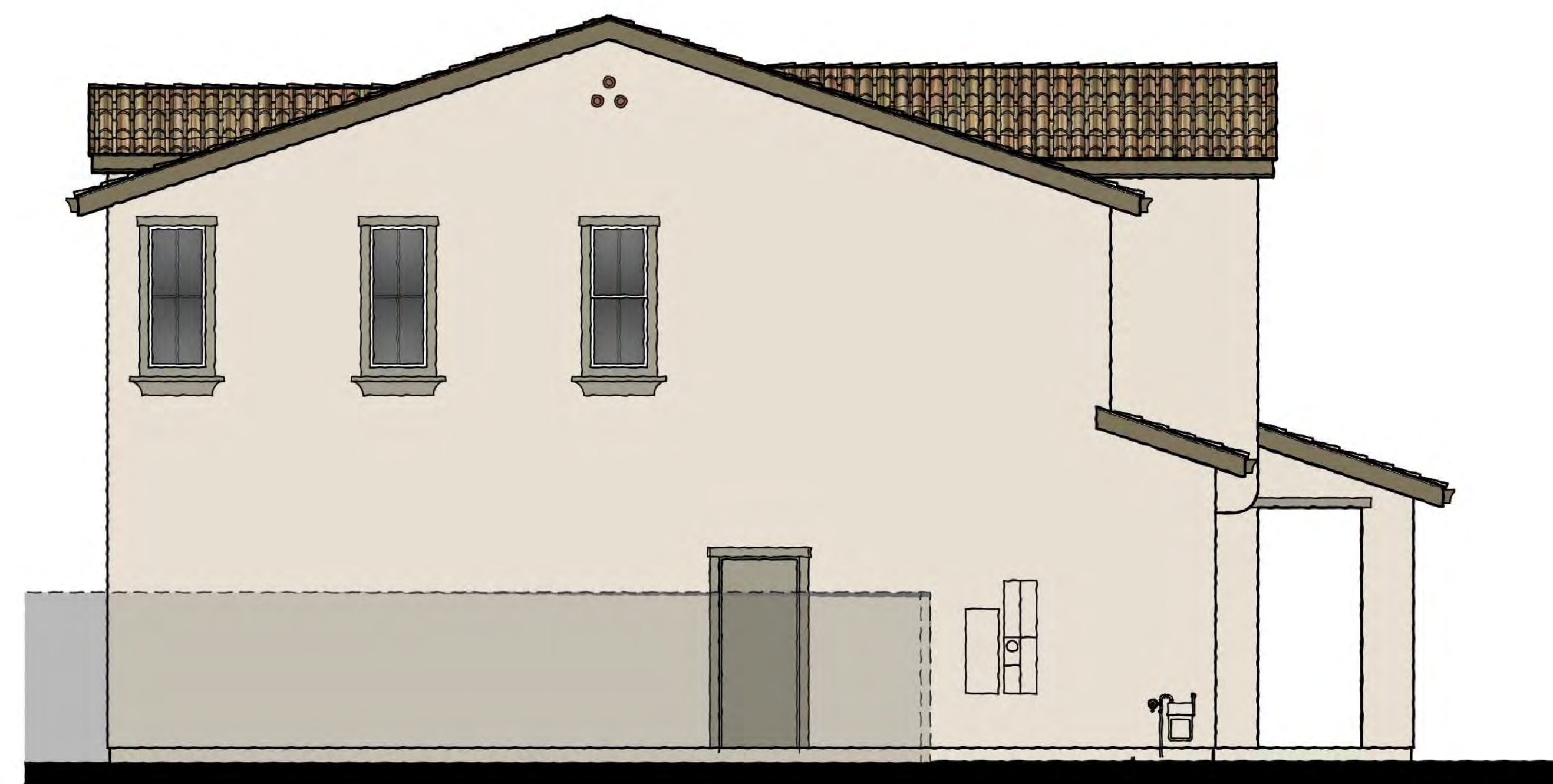
PLAN 4D



Rear Elevation



Right Elevation



Left Elevation



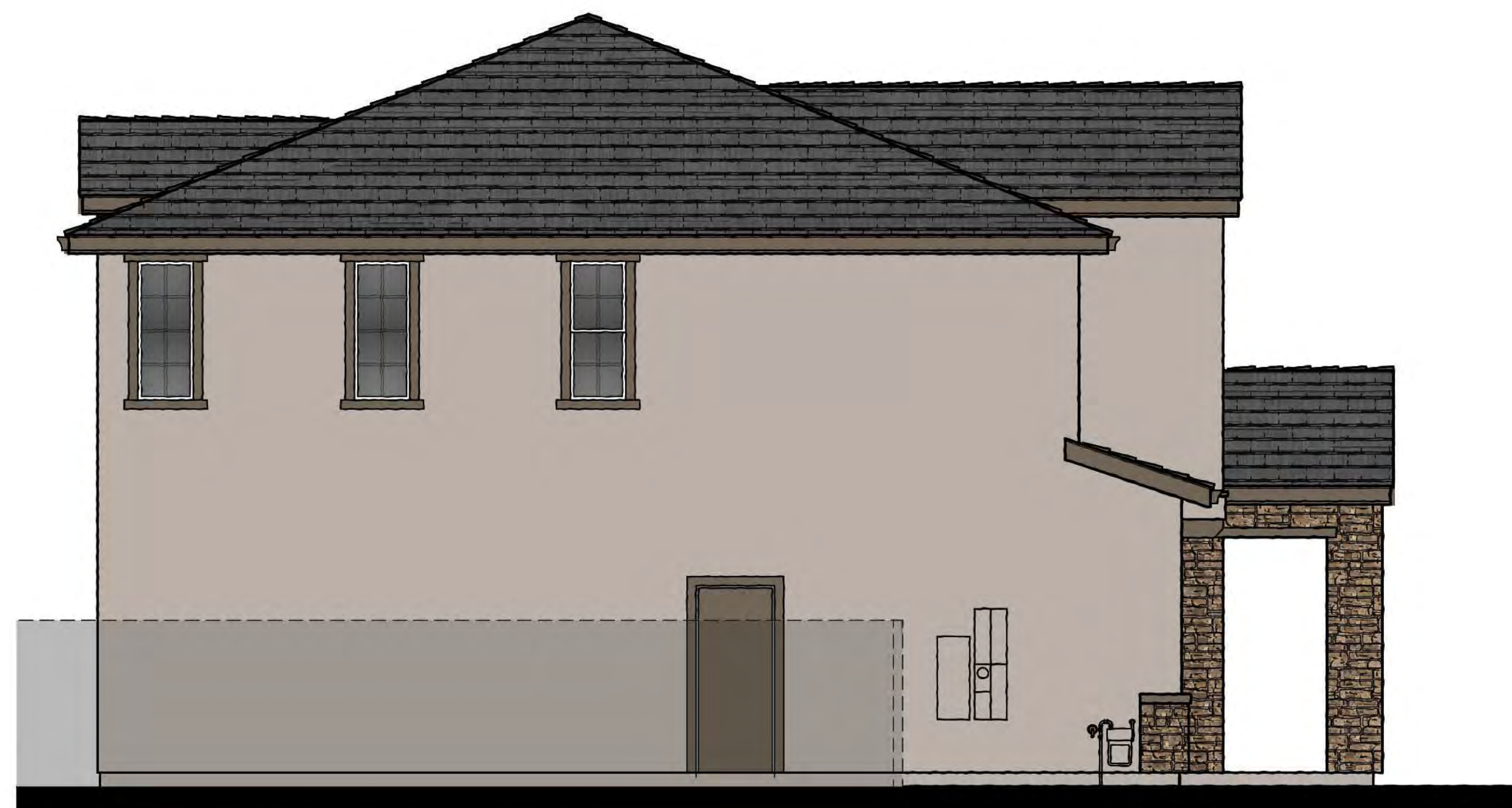
Front Elevation 4A - Early California



Rear Elevation



Right Elevation



Left Elevation



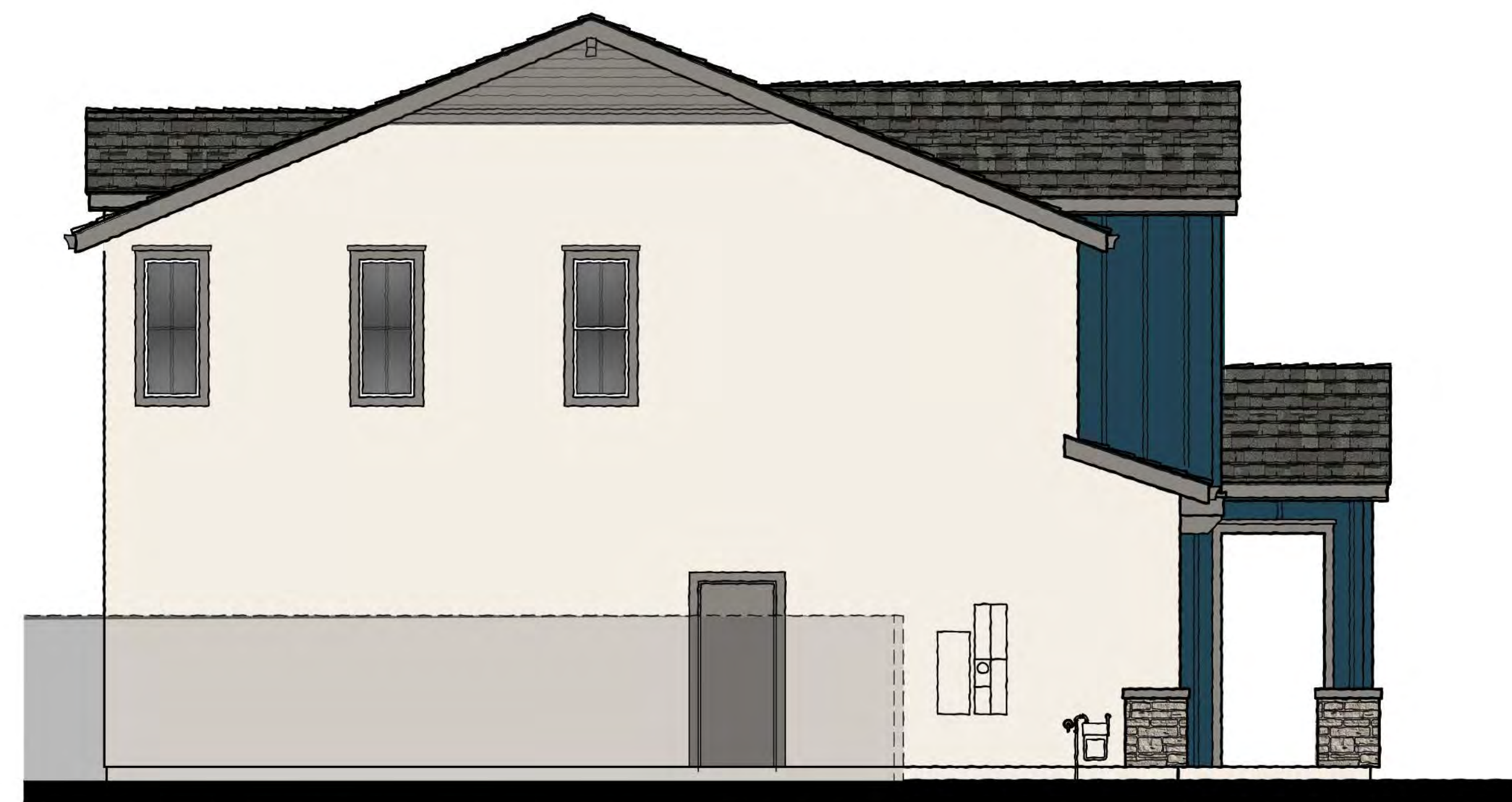
Front Elevation 4B - Country European



Rear Elevation



Right Elevation



Left Elevation



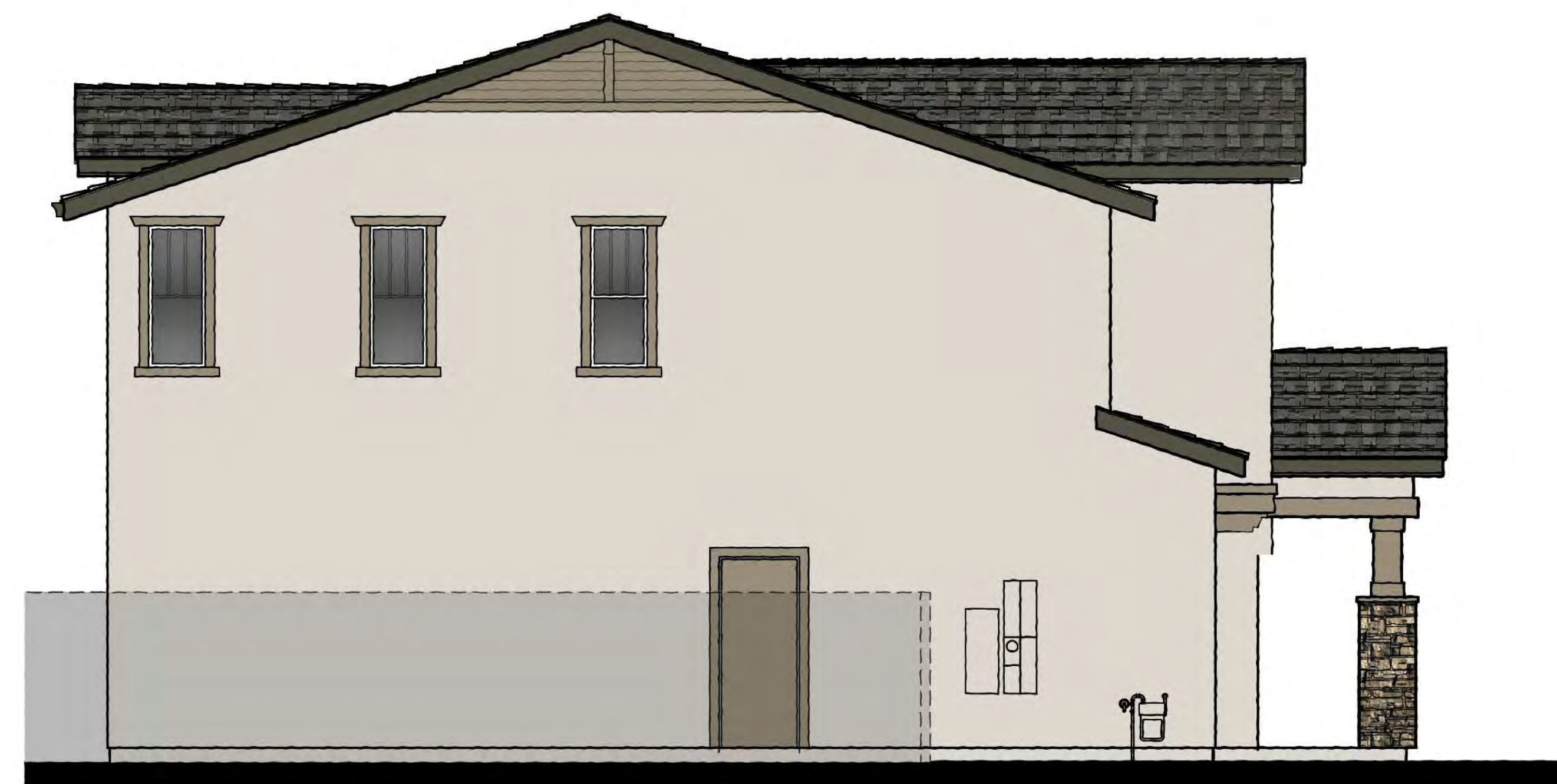
Front Elevation 4C - Western Farmhouse



Rear Elevation



Right Elevation



Left Elevation



Front Elevation 4D - Craftsman Bungalow



Rear Elevation



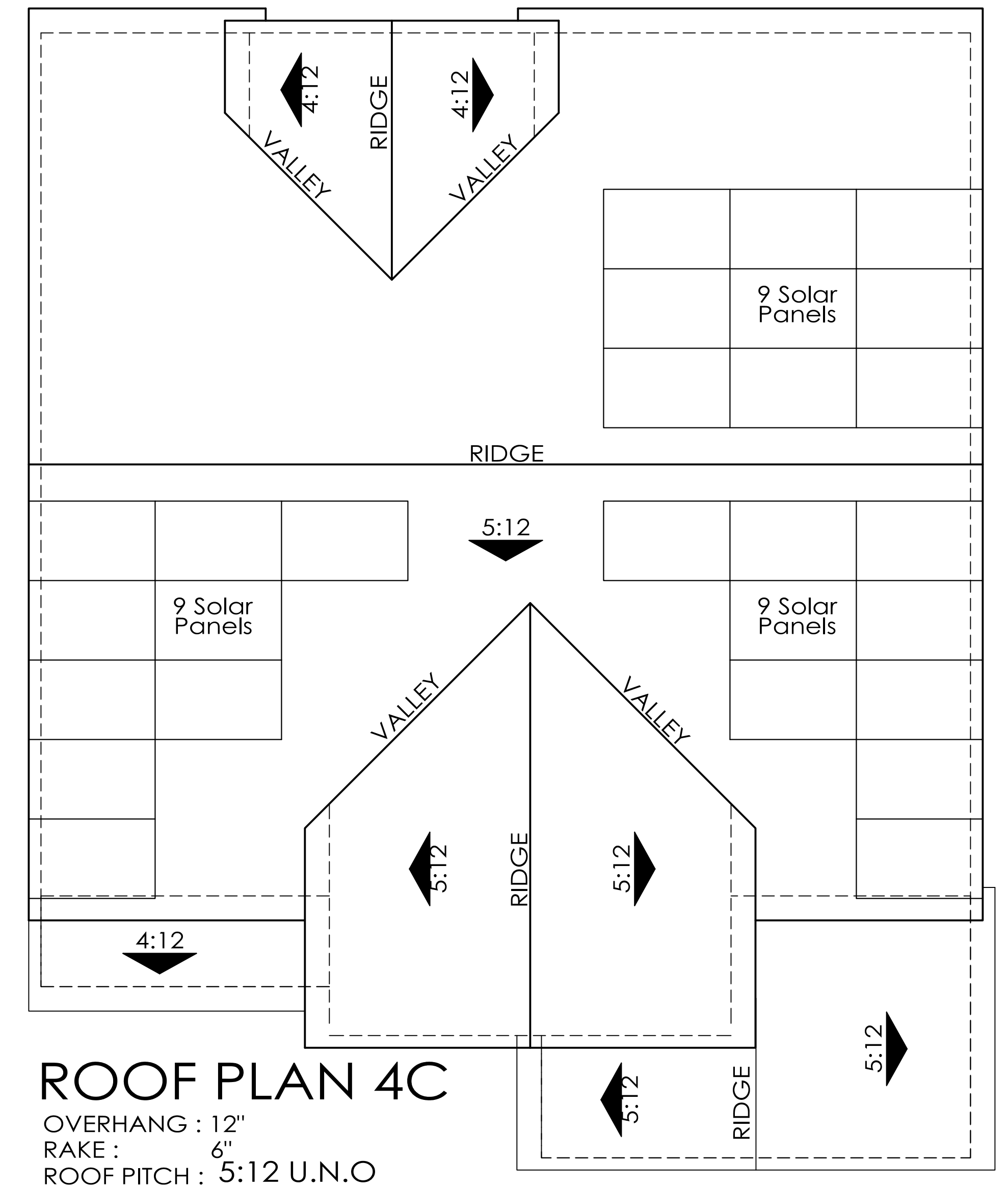
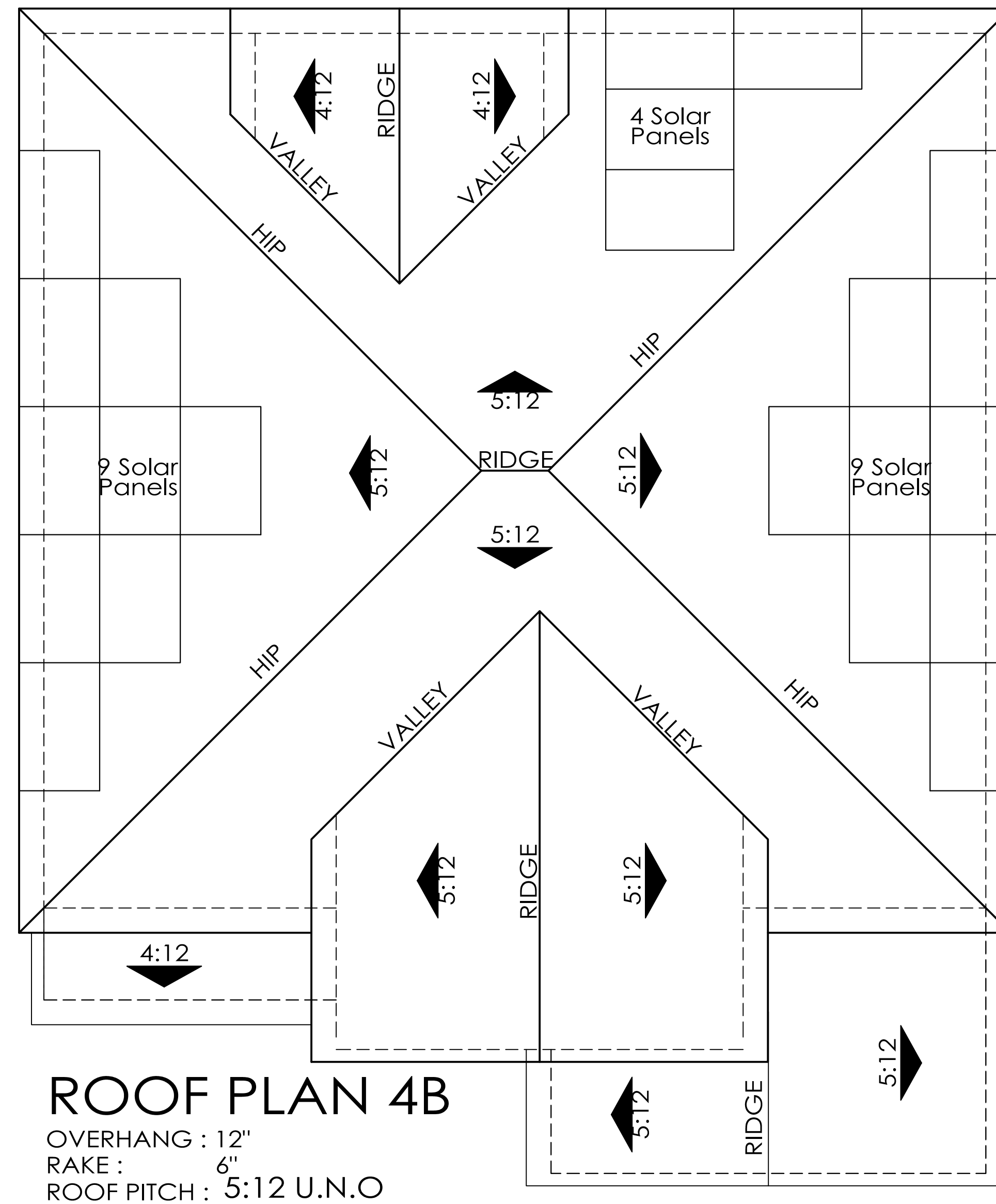
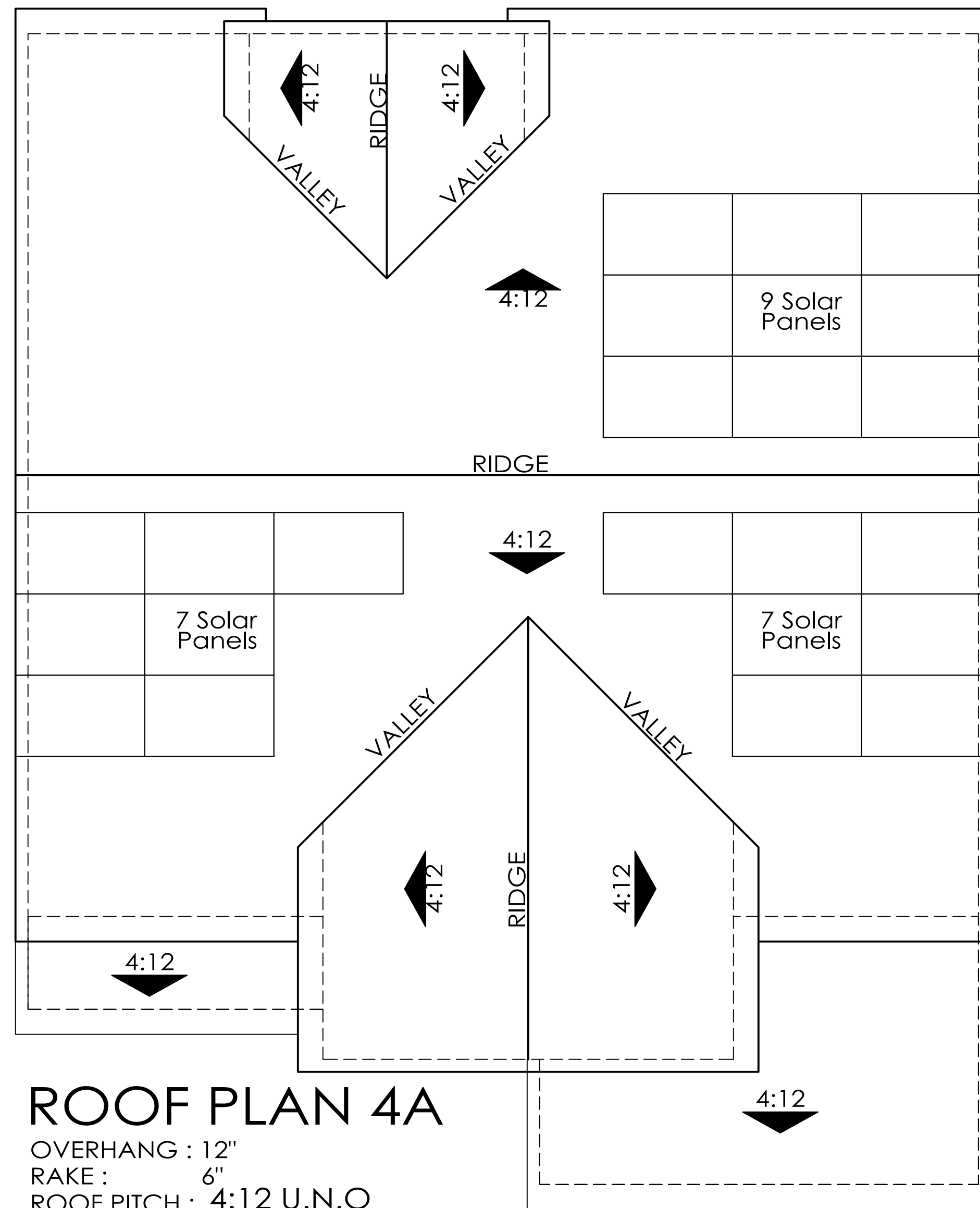
Right Elevation

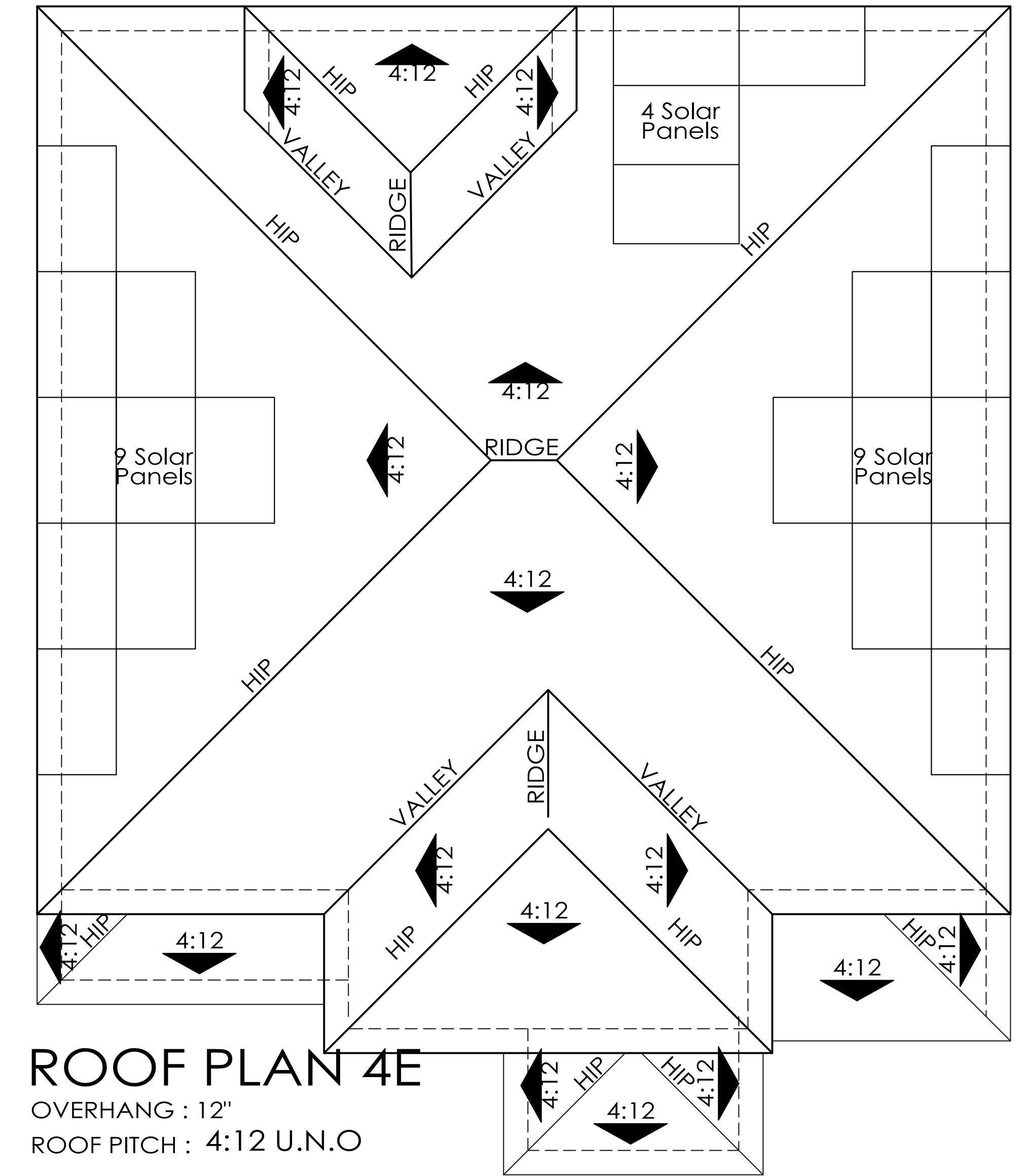
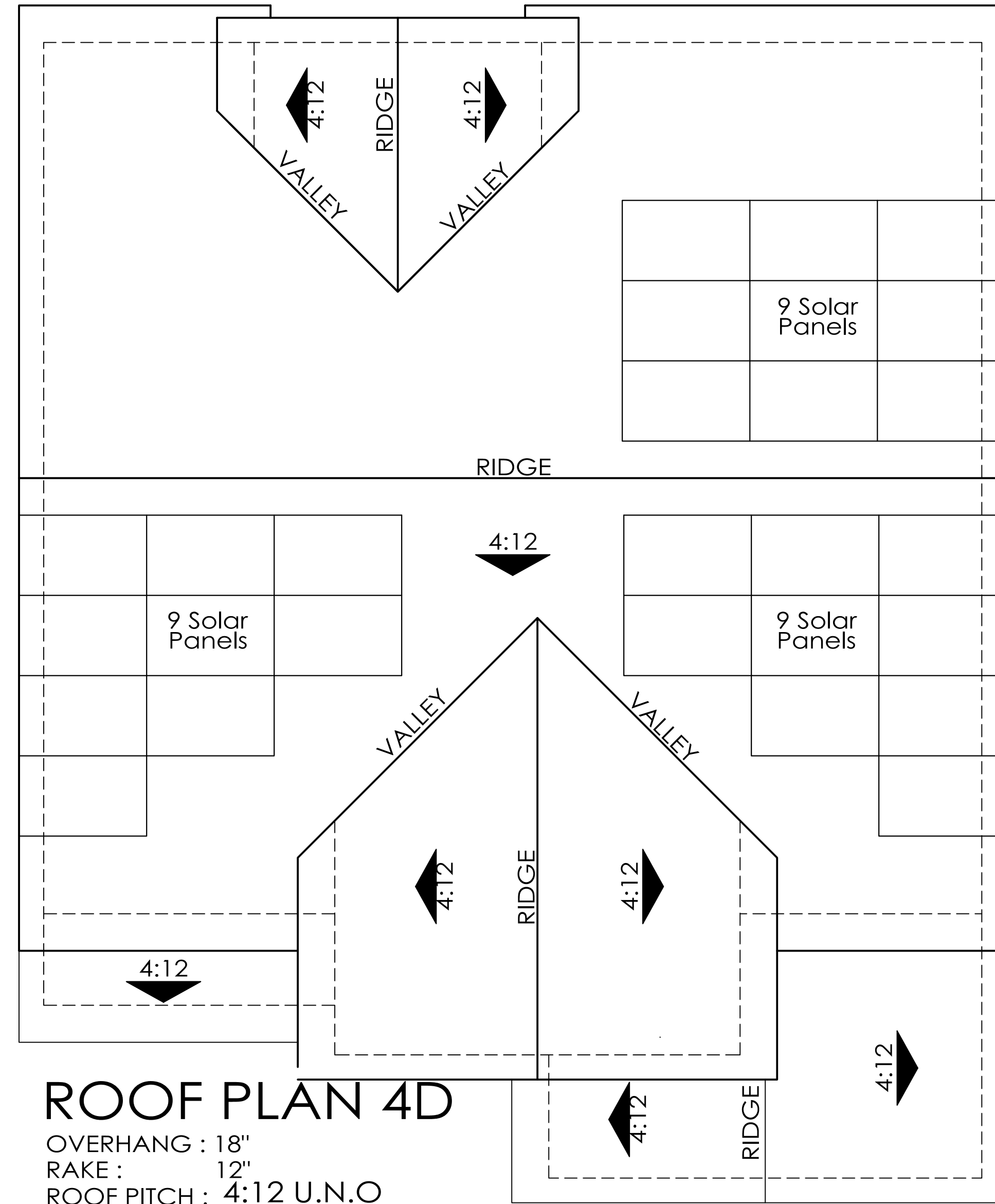


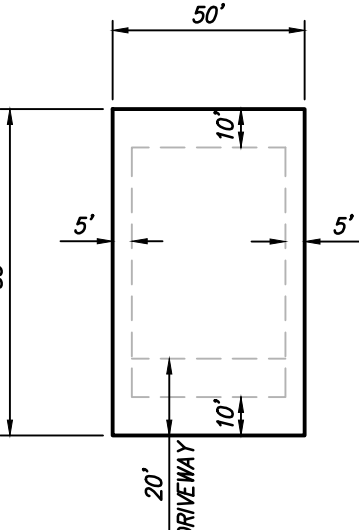
Left Elevation



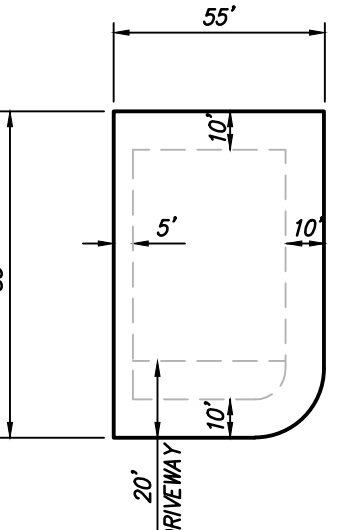
Front Elevation 4E - Mediterranean Revival







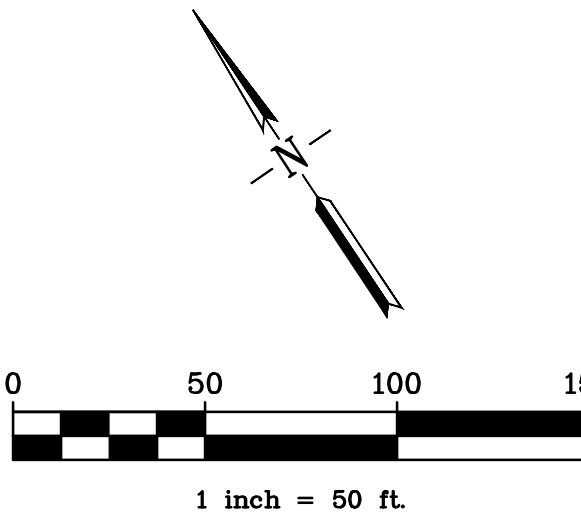
TYPICAL MINIMUM INTERIOR LOT SETBACKS



TYPICAL MINIMUM CORNER LOT SETBACKS

LEGEND

- REQUIRED SIGHT CLEARANCE
- VILLAGE 10 MODEL HOMES



RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

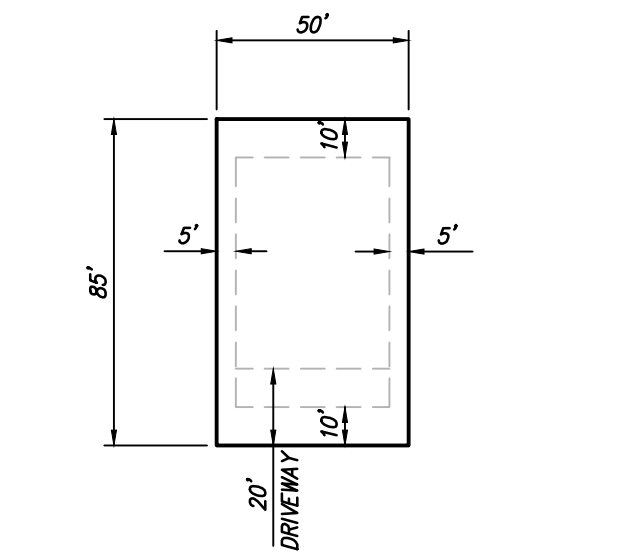


TRACY HILLS - VILLAGE 10 - TRACT 4085
GREENWOOD - DEVELOPMENT PLAN

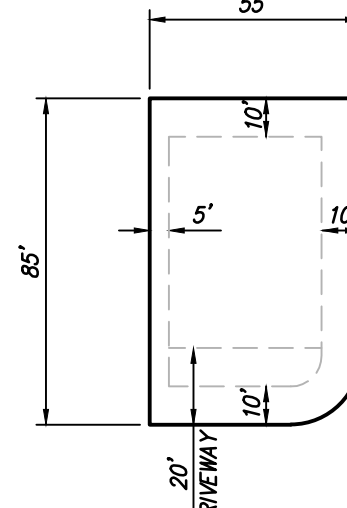
CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA



SEE SHEET 1



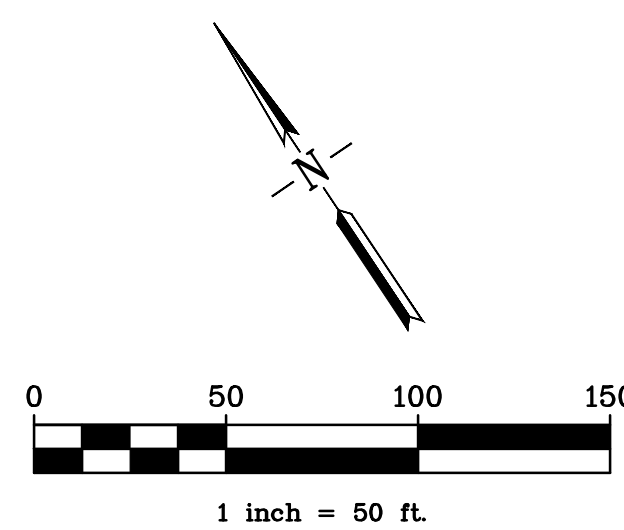
TYPICAL MINIMUM INTERIOR LOT SETBACKS



TYPICAL MINIMUM CORNER LOT SETBACKS

LEGEND

--- REQUIRED SIGHT CLEARANCE



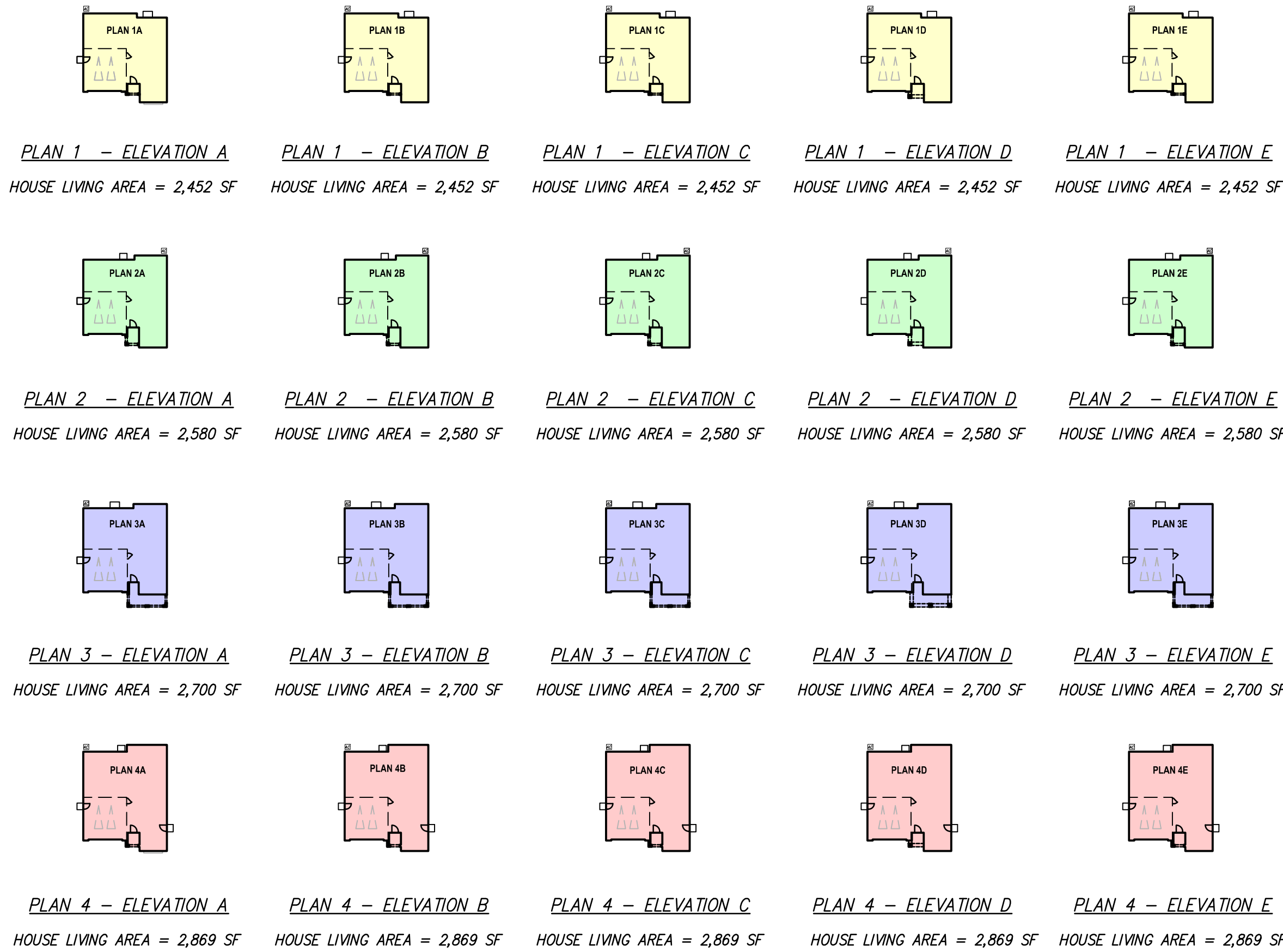
TRACY HILLS - VILLAGE 10 - TRACT 4085 GREENWOOD - DEVELOPMENT PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA



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C:\J082018\185011\DEVELOPMENT PLAN\VILLAGE 10 - GREENWOOD.DWG 10--GREENWOOD.dwg 12/8/2021 11:35:36 AM ROW MCGILVER



PLAN TYPES
SCALE: 1" = 50'

* NOTE: LOT COVERAGE CALCULATIONS ARE CONSERVATIVELY BASED ON THE LARGEST BUILDING FOOTPRINT FOR EACH BUILDING PLAN.

BUILDING FOOTPRINT	AREA *
PLAN 1	1,546 SF
PLAN 2	1,584 SF
PLAN 3	1,774 SF
PLAN 4	1,848 SF

UNIT MIX SUMMARY TABLE					
Plan	BEDROOM	BATH	LIVING AREA (SF)	COUNT	AVERAGE
1A	4	3	2,452	8	5%
1B	4	3	2,452	7	5%
1C	4	3	2,452	8	5%
1D	4	3	2,452	7	5%
1E	4	3	2,452	8	5%
2A	5	3	2,580	7	5%
2B	5	3	2,580	8	5%
2C	5	3	2,580	7	5%
2D	5	3	2,580	7	5%
2E	5	3	2,580	8	5%
3A	5	3	2,700	8	5%
3B	5	3	2,700	7	5%
3C	5	3	2,700	8	5%
3D	5	3	2,700	8	5%
3E	5	3	2,700	7	5%
4A	5	3	2,869	8	5%
4B	5	3	2,869	7	5%
4C	4	3	2,869	7	5%
4D	4	3	2,869	8	5%
4E	4	3	2,869	7	5%
TOTAL				150	100%

LOT NO.	LOT AREA (SF)	PLAN TYPE	* FOOTPRINT (SF)	LOT COVERAGE
1	4,950	4B	1,848	37%
2	4,950	1A-R	1,546	31%
3	4,950	3E	1,774	36%
4	4,950	2E-R	1,584	32%
5	4,950	4D	1,848	37%
6	5,066	1B-R	1,546	31%
7	5,326	3C	1,774	33%
8	5,224	2C-R	1,584	30%
9	5,148	3D	1,774	34%
10	5,108	4B-R	1,848	36%
11	5,104	2A	1,584	31%
12	5,136	1E-R	1,546	30%
13	5,621	3A	1,774	32%
14	4,650	2E-R	1,584	34%
15	5,130	4A-R	1,848	36%
16	5,040	1D-R	1,546	31%
17	4,950	2B-R	1,584	32%
18	5,202	4C-R	1,848	36%
19	5,454	1A-R	1,546	28%
20	6,448	3E-R	1,774	28%
21	6,533	1B-R	1,546	24%
22	6,050	3D	1,774	29%
23	5,500	2A	1,584	29%
24	5,500	4E	1,848	34%
25	5,500	3C	1,774	32%
26	5,500	1E	1,546	28%
27	5,500	4A	1,848	34%
28	6,314	2E	1,584	25%
29	7,412	4C-R	1,848	25%
30	6,000	3B-R	1,774	30%
31	6,000	2D-R	1,584	26%
32	6,000	1A-R	1,546	26%
33	6,000	4E-R	1,848	31%
34	6,000	1C-R	1,546	26%
35	8,069	2B	1,584	20%
36	5,314	2A	1,584	30%
37	4,500	4C-R	1,848	41%
38	4,500	3A	1,774	39%
39	4,500	1D-R	1,546	34%
40	4,500	3B	1,774	39%
41	4,500	4D-R	1,848	41%
42	4,500	1C	1,546	34%
43	4,536	2B	1,584	35%
44	4,455	3C-R	1,774	40%
45	12,667	4E	1,848	15%
46	8,658	1D-R	1,546	18%
47	5,352	3E	1,774	33%
48	5,575	1E	1,546	28%
49	5,500	2C	1,584	29%
50	5,500	4D	1,848	34%
51	5,500	1B	1,546	28%
52	5,500	2D	1,584	29%
53	6,380	3C	1,774	28%
54	7,756	4C-R	1,848	24%
55	9,881	3C	1,774	18%
56	6,660	4D-R	1,848	28%
57	6,660	1A-R	1,546	23%
58	6,660	2B-R	1,584	24%
59	6,657	3A-R	1,774	27%
60	6,527	1C-R	1,546	24%
61	6,480	4A-R	1,848	29%
62	6,696	2E-R	1,584	24%
63	6,448	1C	1,546	24%
64	5,454	4E	1,848	34%
65	5,202	2C	1,584	30%
66	4,950	3E	1,774	36%
67	5,040	2A	1,584	31%
68	5,130	1B	1,546	30%
69	4,950	3B	1,774	36%
70	6,199	4D-R	1,848	30%
71	4,950	1E-R	1,546	31%
72	4,950	3A	1,774	36%
73	4,950	4C-R	1,848	37%
74	4,950	2A	1,584	32%
75	4,950	1D-R	1,546	31%

NOTE: LOT COVERAGE CALCULATIONS ARE CONSERVATIVELY BASED ON THE LARGEST BUILDING FOOTPRINT FOR EACH BUILDING PLAN.

LOT NO.	LOT AREA (SF)	PLAN TYPE	* FOOTPRINT (SF)	LOT COVERAGE
76	4,950	2D	1,584	32%
77	4,950	4A-R	1,848	37%
78	5,529	3C	1,774	32%
79	5,527	2C-R	1,584	29%
80	5,872	1B	1,546	26%
81	5,040	3D-R	1,774	35%
82	5,220	2E-R	1,584	30%
83	5,580	1D-R	1,546	28%
84	5,580	4A-R	1,848	33%
85	5,580	1E-R	1,546	28%
86	5,580	2D-R	1,584	28%
87	5,944	3E-R	1,774	30%
88	5,944	2C	1,584	27%
89	5,580	1A	1,546	28%
90	5,580	4C	1,848	33%
91	5,580	3E	1,774	32%
92	5,580	2B	1,584	28%
93	5,220	1C	1,546	30%
94	5,040	4D	1,848	37%
95	6,450	3D-R	1,774	28%
96	6,893	1D-R	1,546	22%
97	7,273	4E-R	1,848	25%
98	5,563	2D-R	1,584	28%
99	5,040	3B-R	1,774	35%
100	5,040	1B-R	1,546	31%
101	5,040	2E-R	1,584	31%
102	4,950	4B-R	1,848	37%
103	5,314	3A-R	1,774	33%
104	5,314	4B-R	1,848	35%
105	4,500	1B	1,546	34%
106	4,500	3E-R	1,774	39%
107	4,500	2B	1,584	35%
108	4,500	4D-R	1,848	41%
109	4,500	3C	1,774	39%
110	4,500	2C-R	1,584	35%
111	4,500	1E	1,546	34%
112	4,500	4A-R	1,848	41%
113	4,500	1D	1,546	34%
114	4,500	3B-R	1,774	39%
115	4,535	4C	1,848	41%
116	5,154	3A	1,774	34%
117	10,547	2E-R	1,584	15%
118	9,396	4B-R	1,848	20%
119	5,271	1C-R	1,546	29%
120	5,174	2A-R	1,584	31%
121	5,099	4E-R	1,848	36%
122	6,320	1E-R	1,546	24%
123	7,189	2D-R	1,584	22%
124	7,042	3A-R	1,774	25%
125	6,510	4A	1,848	28%
126	6,192	1C-R	1,546	25%
127	6,346	2E	1,584	25%
128	6,345	3B-R	1,774	28%
129	5,989	1A	1,546	26%
130	6,015	3D-R	1,774	29%
131	6,274	4E	1,848	29%
132	5,738	1B-R	1,546	27%
133	9,477	2C	1,584	17%
134	9,400	1E-R	1,546	16%
135	5,373	4C	1,848	34%
136	5,500	3D	1,774	32%
137	6,617	1A-R	1,546	23%
138	5,658	2D-R	1,584	28%
139	6,506	3C	1,774	27%
140	5,060	4B-R	1,848	37%
141	5,058	3B-R	1,774	35%
142	6,196	3E	1,774	29%
143	6,334	2B-R	1,584	25%
144	6,447	4B	1,848	29%
145	8,249	3A	1,774	22%
146	8,204	4D	1,848	23%
147	5,108	2B	1,584	31%
148	5,096	3D	1,774	35%
149	5,005	1C	1,546	31%
150	5,374	2A	1,584	29%

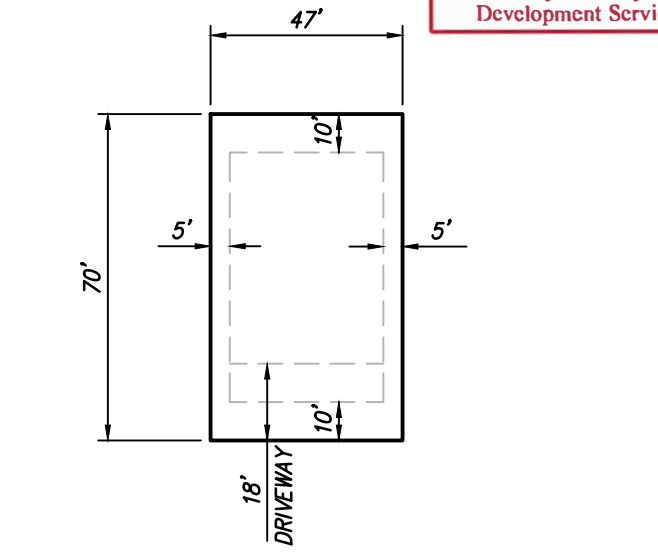
TRACY HILLS - VILLAGE 10 - TRACT 4085
GREENWOOD - DEVELOPMENT PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

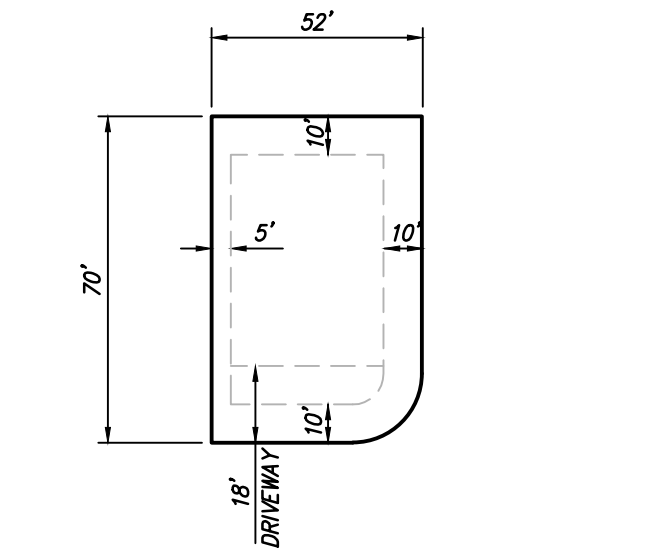
© 2020 RJA 185011 DEVELOPMENT PLAN VILLAGE 11 - FAIRGROVE DEV PLAN - VILLAGE 11 - FAIRGROVE DEV PLAN - VILLAGE 11 - FAIRGROVE DEV PLAN 1/1/2022 9:25:27 AM KCM MCGILVER



Attachment C
RECEIVED
January 13, 2022
City of Tracy
Development Services



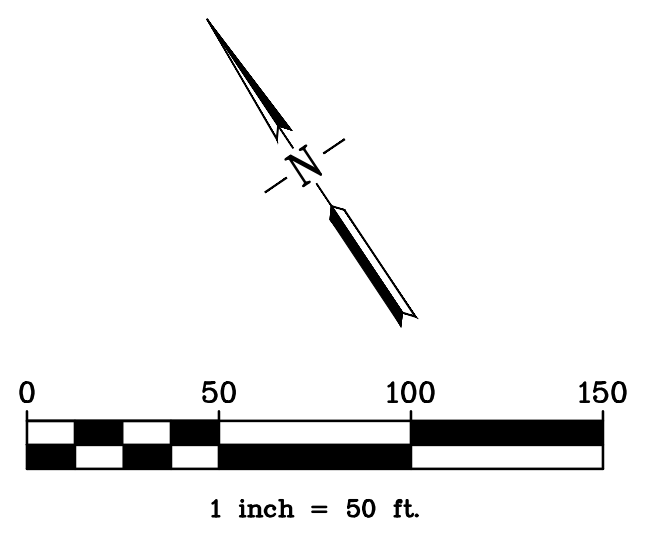
**TYPICAL MINIMUM
INTERIOR LOT SETBACKS**



**TYPICAL MINIMUM
CORNER LOT SETBACKS**

LEGEND

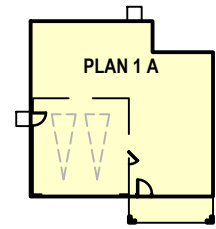
- REQUIRED SIGHT CLEARANCE
- VILLAGE 11 MODEL HOMES



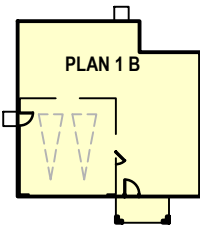
TRACY HILLS - VILLAGE 11 - TRACT 4086 FAIRGROVE - DEVELOPMENT PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA

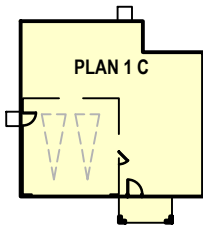
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2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909



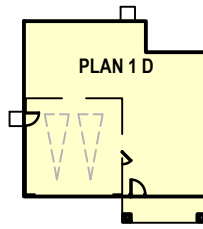
PLAN 1 – ELEVATION A
HOUSE LIVING AREA = 1,945 SF



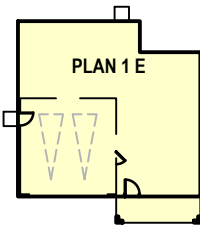
PLAN 1 – ELEVATION B
HOUSE LIVING AREA = 1,945 SF



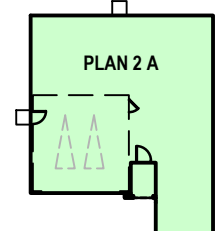
PLAN 1 – ELEVATION C
HOUSE LIVING AREA = 1,945 SF



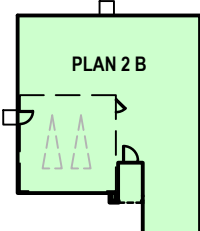
PLAN 1 – ELEVATION D
HOUSE LIVING AREA = 1,945 SF



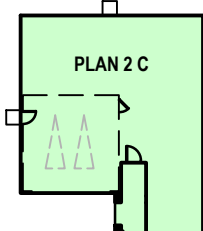
PLAN 1 – ELEVATION E
HOUSE LIVING AREA = 1,945 SF



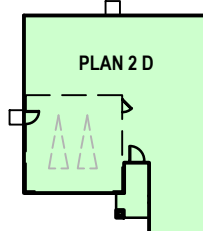
PLAN 2 – ELEVATION A
HOUSE LIVING AREA = 2,140 SF



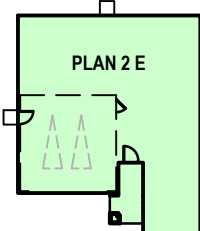
PLAN 2 – ELEVATION B
HOUSE LIVING AREA = 2,140 SF



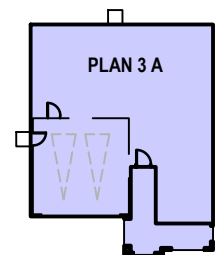
PLAN 2 – ELEVATION C
HOUSE LIVING AREA = 2,140 SF



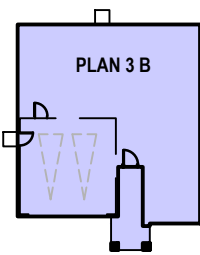
PLAN 2 – ELEVATION D
HOUSE LIVING AREA = 2,140 SF



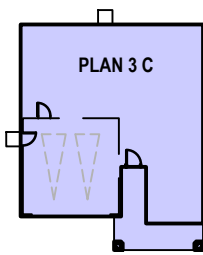
PLAN 2 – ELEVATION E
HOUSE LIVING AREA = 2,140 SF



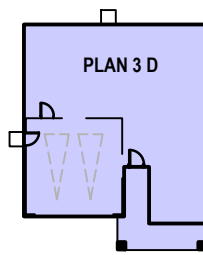
PLAN 3 – ELEVATION A
HOUSE LIVING AREA = 2,287 SF



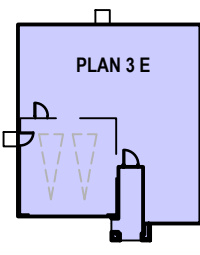
PLAN 3 – ELEVATION B
HOUSE LIVING AREA = 2,287 SF



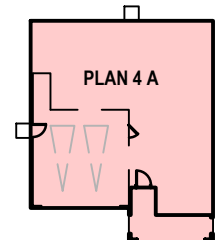
PLAN 3 – ELEVATION C
HOUSE LIVING AREA = 2,287 SF



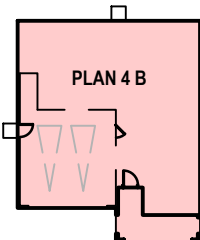
PLAN 3 – ELEVATION D
HOUSE LIVING AREA = 2,287 SF



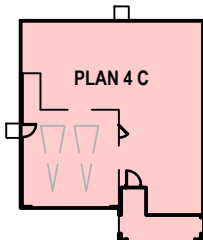
PLAN 3 – ELEVATION E
HOUSE LIVING AREA = 2,287 SF



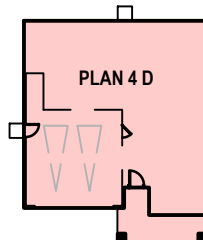
PLAN 4 – ELEVATION A
HOUSE LIVING AREA = 2,416 SF



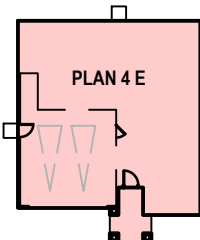
PLAN 4 – ELEVATION B
HOUSE LIVING AREA = 2,416 SF



PLAN 4 – ELEVATION C
HOUSE LIVING AREA = 2,416 SF



PLAN 4 – ELEVATION D
HOUSE LIVING AREA = 2,416 SF



PLAN 4 – ELEVATION E
HOUSE LIVING AREA = 2,416 SF

PLAN TYPES

SCALE: 1" = 40'

* NOTE: LOT COVERAGE CALCULATIONS ARE CONSERVATIVELY BASED ON THE LARGEST BUILDING FOOTPRINT FOR EACH BUILDING PLAN.

BUILDING FOOTPRINT	AREA *
PLAN 1	1,402 SF
PLAN 2	1,561 SF
PLAN 3	1,658 SF
PLAN 4	1,612 SF

UNIT MIX SUMMARY TABLE					
Plan	BEDROOM	BATH	LIVING AREA (SF)	COUNT	AVERAGE
1A	3	2.5	1,945	7	4.7%
1B	3	2.5	1,945	8	5.4%
1C	3	2.5	1,945	8	5.4%
1D	3	2.5	1,945	7	4.7%
1E	3	2.5	1,945	7	4.7%
2A	4	3	2,140	8	5.4%
2B	4	3	2,140	8	5.4%
2C	4	3	2,140	7	4.7%
2D	4	3	2,140	7	4.7%
2E	4	3	2,140	7	4.7%
3A	4	3	2,287	7	4.7%
3B	4	3	2,287	7	4.7%
3C	4	3	2,287	7	4.7%
3D	4	3	2,287	9	6.0%
3E	4	3	2,287	8	5.4%
4A	4	3	2,416	7	4.7%
4B	4	3	2,416	7	4.7%
4C	4	3	2,416	8	5.4%
4D	4	3	2,416	8	5.4%
4E	4	3	2,416	7	4.7%
TOTAL				149	100.0%

LOT NO.	LOT AREA (SF)	PLAN TYPE	* FOOTPRINT (SF)	LOT COVERAGE
1	4,795	3A	1,658	35%
2	4,890	4E-R	1,612	33%
3	5,013	2D	1,561	31%
4	5,489	1A-R	1,402	26%
5	6,455	3D	1,658	26%
6	9,812	4A	1,612	16%
7	8,078	1E	1,402	17%
8	6,440	2A	1,561	24%
9	6,472	3E	1,658	26%
10	6,143	4D	1,612	26%
11	6,028	1C	1,402	23%
12	5,930	2E	1,561	26%
13	7,789	3C	1,658	21%
14	4,602	2E-R	1,561	34%
15	4,606	1D-R	1,402	30%
16	4,606	3B	1,658	36%
17	4,606	4D-R	1,612	35%
18	4,606	2B	1,561	34%
19	4,606	1B-R	1,402	30%
20	4,606	3D	1,658	36%
21	4,710	3A-R	1,658	35%
22	3,955	1C	1,402	35%
23	3,955	4C-R	1,612	41%
24	3,955	2A	1,561	39%
25	3,955	3E-R	1,658	42%
26	3,955	1B	1,402	35%
27	4,707	4A	1,612	34%
28	4,651	3A-R	1,658	36%
29	3,640	2C	1,561	43%
30	3,640	4B-R	1,612	44%
31	3,640	3C	1,658	46%
32	3,640	1B-R	1,402	39%
33	4,814	2A	1,561	32%
34	8,901	4C-R	1,612	18%
35	5,762	3E	1,658	29%
36	5,409	2D-R	1,561	29%
37	5,057	1D	1,402	28%
38	4,704	3B-R	1,658	35%
39	6,005	1A	1,402	23%
40	4,514	4B-R	1,612	36%
41	3,380	2E	1,561	46%
42	3,397	4D-R	1,612	47%
43	3,396	3E	1,658	49%
44	3,378	2C-R	1,561	46%
45	5,235	1E	1,402	27%
46	4,525	4E	1,612	36%
47	4,390	3D-R	1,658	38%
48	5,067	1E-R	1,402	28%
49	7,710	2A	1,561	20%
50	6,709	3B-R	1,658	25%
51	6,931	1C-R	1,402	20%
52	7,093	4C-R	1,612	23%
53	7,254	3E-R	1,658	23%
54	7,625	2B-R	1,561	20%
55	4,646	2C	1,561	34%
56	3,761	4E	1,612	43%
57	3,625	2D	1,561	43%
58	3,488	1B	1,402	40%
59	3,359	4C	1,612	48%
60	3,311	3B	1,658	50%
61	3,311	2E	1,561	47%
62	3,311	1A	1,402	42%
63	3,311	3C-R	1,658	50%
64	3,311	4D	1,612	49%
65	3,311	2B-R	1,561	47%
66	3,311	3D-R	1,658	50%
67	3,311	1E-R	1,402	42%
68	3,311	4A	1,612	49%
69	3,311	2C-R	1,561	47%
70	3,311	1A	1,402	42%
71	3,311	3E	1,658	50%
72	3,311	4C	1,612	49%
73	3,594	2A-R	1,561	43%
74	3,549	3C	1,658	47%
75	3,543	4B	1,612	45%

* NOTE: LOT COVERAGE CALCULATIONS ARE CONSERVATIVELY BASED ON THE LARGEST BUILDING FOOTPRINT FOR EACH BUILDING PLAN.

LOT NO.	LOT AREA (SF)	PLAN TYPE	* FOOTPRINT (SF)	LOT COVERAGE
76	3,552	1C-R	1,402	39%
77	3,362	3B-R	1,658	49%
78	3,290	4E	1,612	49%
79	4,352	2D-R	1,561	36%
80	4,424	3A-R	1,658	37%
81	5,323	2B-R	1,561	29%
82	3,990	1C	1,402	35%
83	3,904	4E	1,612	41%
84	4,189	1D-R	1,402	33%
85	3,525	2E	1,561	44%
86	3,525	3C	1,658	47%
87	3,600	4A	1,612	45%
88	5,564	1B	1,402	25%
89	3,681	3D	1,658	45%
90	4,148	1A	1,402	34%
91	4,140	2C-R	1,561	38%
92	4,866	4D-R	1,612	33%
93	9,432	1E-R	1,402	15%
94	3,630	4C	1,612	44%
95	3,410	3E-R	1,658	49%
96	3,881	2A	1,561	40%
97	4,275	4B-R	1,612	38%
98	4,275	1A-R	1,402	33%
99	4,275	2D-R	1,561	37%
100	5,339	3D-R	1,658	31%
101	5,118	4B	1,612	31%
102	4,136	2C	1,561	38%
103	4,136	3B	1,658	40%
104	4,136	1C	1,402	34%
105	4,136	2B	1,561	38%
106	4,036	1D	1,402	35%
107	3,588	3C	1,658	46%
108	11,146	4E-R	1,612	14%
109	3,548	3D	1,658	47%
110	3,530	4C-R	1,612	46%
111	3,854	2D	1,561	41%
112	3,833	1C-R	1,402	37%
113	3,812	2A	1,561	41%
114	3,795	4D-R	1,612	42%
115	4,128	1B	1,402	34%
116	4,227	3A-R	1,658	39%
117	7,106	2C-R	1,561	22%
118	10,100	3B-R	1,658	16%
119	5,358	4D	1,612	30%
120	4,313	1E-R	1,402	33%
121	4,408	4A-R	1,612	37%
122	4,444	2E-R	1,561	35%
123	4,580	1A-R	1,402	31%
124	5,269	3A-R	1,658	31%
125	4,617	1E-R	1,402	30%
126	5,070	2B	1,561	31%
127	4,389	1D	1,402	32%
128	4,389	4C	1,612	37%
129	4,389	3D	1,658	38%
130	4,389	2A	1,561	36%
131	4,301	4B-R	1,612	37%
132	3,906	2E	1,561	40%
133	3,990	1A-R	1,402	35%
134	3,990	3A-R	1,658	42%
135	3,990	2B-R	1,561	39%
136	3,990	4A-R	1,612	40%
137	4,139	1C-R	1,402	34%
138	4,815	2D	1,561	32%
139	4,120	3C	1,658	40%
140	4,120	4D	1,612	39%
141	4,120	1B	1,402	34%
142	4,120	4A	1,612	39%
143	4,301	1D-R	1,402	33%
144	3,906	4B	1,612	41%
145	3,745	3E-R	1,658	44%
146	3,745	2D-R	1,561	42%
147	3,745	4E-R	1,612	43%
148	3,745	3A-R	1,658	44%
149	3,962	1D-R	1,402	35%

TRACY HILLS - VILLAGE 11 - TRACT 4086

FAIRGROVE - DEVELOPMENT PLAN

CITY OF TRACY, SAN JOAQUIN COUNTY, CALIFORNIA



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CITY OF TRACY
DETERMINATION OF
THE DEVELOPMENT SERVICES DEPARTMENT

Application Number D21-0027

A determination of the Development Services Department approving a Development Review permit for the architectural design of Tracy Hills Phase 1B Village 10C (Greenwood – 150 single-family dwellings) and Village 11A (Fairgrove – 149 single-family dwellings), located in the vicinity of Tracy Hills Drive, Application Number D21-0027. The applicant is Lennar Homes and the property owner is AG ESSENTIAL HOUSING CA 1, 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 D21-0027, 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

Date of Action

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

Tracy Hills Phase 1B Village 10C (Greenwood – 150 single-family dwellings) and
Village 11A (Fairgrove – 149 single-family dwellings)
Located in the vicinity of Tracy Hills Drive
Application Number D21-0027
February 8, 2022

These Conditions of Approval shall apply to the Development Review permit for the architectural design of Tracy Hills Phase 1B Village 10C (Greenwood – 150 single-family dwellings) and Village 11A (Fairgrove – 149 single-family dwellings), located in the vicinity of Tracy Hills Drive, Application Number D21-0027 (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 10C (Greenwood – 150 single-family dwellings) and Village 11A (Fairgrove – 149 single-family dwellings), located in the vicinity of Tracy Hills Drive, Application Number D21-0027.
7. “Property” means the subject property of the Development Review permit for the architectural design of Tracy Hills Phase 1B Village 10C (Greenwood – 150 single-

family dwellings) and Village 11A (Fairgrove – 149 single-family dwellings), located in the vicinity of Tracy Hills Drive, Application Number D21-0027.

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 December 8, 2021 for Village 10C (Greenwood), the architectural packet received on December 8, 2021 for Village 11A (Fairgrove), and the development plan received on January 13, 2022 for Village 11A (Fairgrove), 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.