July 12, 2022

DIRECTOR PUBLIC HEARING
AGENDA ITEM 1

REQUEST

PUBLIC HEARING TO CONSIDER A DEVELOPMENT REVIEW PERMIT FOR THE ARCHITECTURAL DESIGN OF 726 SINGLE-FAMILY DWELLINGS IN TRACY HILLS PHASE 2A, VILLAGES 1 THRU 10, LOCATED SOUTH OF I-580, WEST OF CORRAL HOLLOW ROAD. THE APPLICANT AND PROPERTY OWNER IS LENNAR HOMES. APPLICATION NUMBER D22-0026

Project Description

This agenda item involves the proposed architectural design of 726 single-family dwellings in Tracy Hills Phase 2A, Villages 1 thru 10, located south of I-580, west of Corral Hollow Road. The applicant is Lennar Homes.

The proposed architecture for Villages 1 and 4 (known as Boulder) includes four floor plans with four elevation types for each plan type (Attachment A – Architectural Packet for Villages 1 and 4). Plan 1 is a single-story and Plans 2, 3, and 4 are two-story. The architectural styles include Early California, Country European, Craftsman, and Mediterranean Revival.

The proposed architecture for Villages 2 and 3 (known as Cairnway) includes four floor plans with four elevation types for each plan type (Attachment B – Architectural Packet for Villages 2 and 3). Plan 1 is a single-story and Plans 2, 3, and 4 are two-story. The architectural styles include Early California, Country European, Craftsman, and Mediterranean Revival.

The proposed architecture for Villages 5 and 6 (known as Crestwick) includes four floor plans with four elevation types for each plan type (Attachment C – Architectural Packet for Villages 5 and 6). Plan 1 is a single-story and Plans 2, 3, and 4 are two-story. The architectural styles include Early California, Mediterranean Revival, Craftsman, and Colonial.

The proposed architecture for Village 7 (known as Rangewood) includes four floor plans with four elevation types for each plan type (Attachment D – Architectural Packet for Village 7). Plan 1 is a single-story and Plans 2, 3, and 4 are two-story. The architectural styles include Early California, Country European, Western Farmhouse, and Colonial.

The proposed architecture for Village 8 (known as Ridgerton) includes four floor plans with four elevation types for each plan type (Attachment E – Architectural Packet for Village 8). Plan 1 is a single-story and Plans 2, 3, and 4 are two-story. The architectural styles include Early California, Country European, Craftsman, and Mediterranean Revival.

The proposed architecture for Village 9 (known as Rockingham) includes four floor plans with four elevation types for each plan type (Attachment F – Architectural Packet

for Village 9). Plan 1 is a single-story and Plans 2, 3, and 4 are two-story. The architectural styles include Early California, Country European, Craftsman, and Mediterranean Revival.

The proposed architecture for Village 10 (known as Slateshire) includes four floor plans with four elevation types for each plan type (Attachment G – Architectural Packet for Village 10). Plan 1 is a single-story and Plans 2, 3, and 4 are two-story. The architectural styles include Early California, Country European, 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 will provide ample mix and frequency of each house type throughout the Tracy Hills Phase 2A subdivision.

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 726 single-family dwellings in Tracy Hills Phase 2A, Villages 1 thru 10, located south of I-580, west of Corral Hollow Road, Application Number D22-0026, based on the findings contained in the Director's Determination dated July 12, 2022 (Attachment H – Director's Determination).

Prepared by Scott Claar, Senior Planner

Reviewed by Bill Dean, Assistant Development Services Director

Approved by Kris Balaji, Development Services Director

ATTACHMENTS

A: Architectural Packet for Villages 1 and 4 (Boulder)
B: Architectural Packet for Villages 2 and 3 (Cairnway)
C: Architectural Packet for Villages 5 and 6 (Crestwick)
D: Architectural Packet for Village 7 (Rangewood)
E: Architectural Packet for Village 8 (Ridgerton)
F: Architectural Packet for Village 9 (Rockingham)
G: Architectural Packet for Village 10 (Slateshire)
H: Development Services Director Determination
Exhibit 1 – Conditions of Approval

RECEIVED
June 22, 2022
City of Tracy
Development Services

TRACY HILLS 2A

TRACY, CALIFORNIA
JUNE 15, 2022

PRODUCT	NAME	VILLAGE	ARCHITECT
55x90	BOULDER	VILLAGE 1 & 4	KLCA
50x100	CAIRNWAY	VILLAGE 2 & 3	KLCA
55x100	CRESTWICK	VILLAGE 5 & 6	OAG
55x100	RANGEWOOD	VILLAGE 7	KTGY
60x90	RIDGERTON	VILLAGE 8	KLCA
60x100	ROCKINGHAM	VILLAGE 9	KTGY
65x100	SLATESHIRE	VILLAGE 10	KLCA

SHEET INDEX

TRACY HILLS II: A – VILLAGE 1 & 4 BOULDER
STREET SCENE / TYPICAL PLOTTING
PLAN 1 (2164) FRONT ELEVATIONS
PLAN 1A (2164) FLOOR PLAN
PLAN 1B, 1D, 1E (2164) FLOOR PLANS
PLAN 1A (2164) EARLY CALIFORNIA ELEVATIONS
PLAN 1B (2164) COUNTRY EUROPEAN ELEVATIONS
PLAN 1D (2164) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 1E (2164) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 1 (2164) ROOF PLANS

PLAN 2 (2566) FRONT ELEVATIONS
PLAN 2A (2566) FLOOR PLANS
PLAN 2B, 2D, 2E (2566) FLOOR PLANS
PLAN 2A (2566) EARLY CALIFORNIA ELEVATIONS
PLAN 2B (2566) COUNTRY EUROPEAN ELEVATIONS
PLAN 2D (2566) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 2E (2566) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 2 (2566) ROOF PLANS

PLAN 3 (2644) FRONT ELEVATIONS
PLAN 3A (2644) FLOOR PLANS
PLAN 3B, 3D, 3E (2644) FLOOR PLANS
PLAN 3A (2644) EARLY CALIFORNIA ELEVATIONS
PLAN 3B (2644) COUNTRY EUROPEAN ELEVATIONS
PLAN 3D (2644) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 3E (2644) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 3 (2644) ROOF PLANS

PLAN 4 (2795) FRONT ELEVATIONS
PLAN 4A (2795) FLOOR PLANS
PLAN 4B, 4D, 4E (2795) FLOOR PLANS
PLAN 4A (2795) EARLY CALIFORNIA ELEVATIONS
PLAN 4B (2795) COUNTRY EUROPEAN ELEVATIONS
PLAN 4D (2795) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 4E (2795) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 4 (2795) ROOF PLANS

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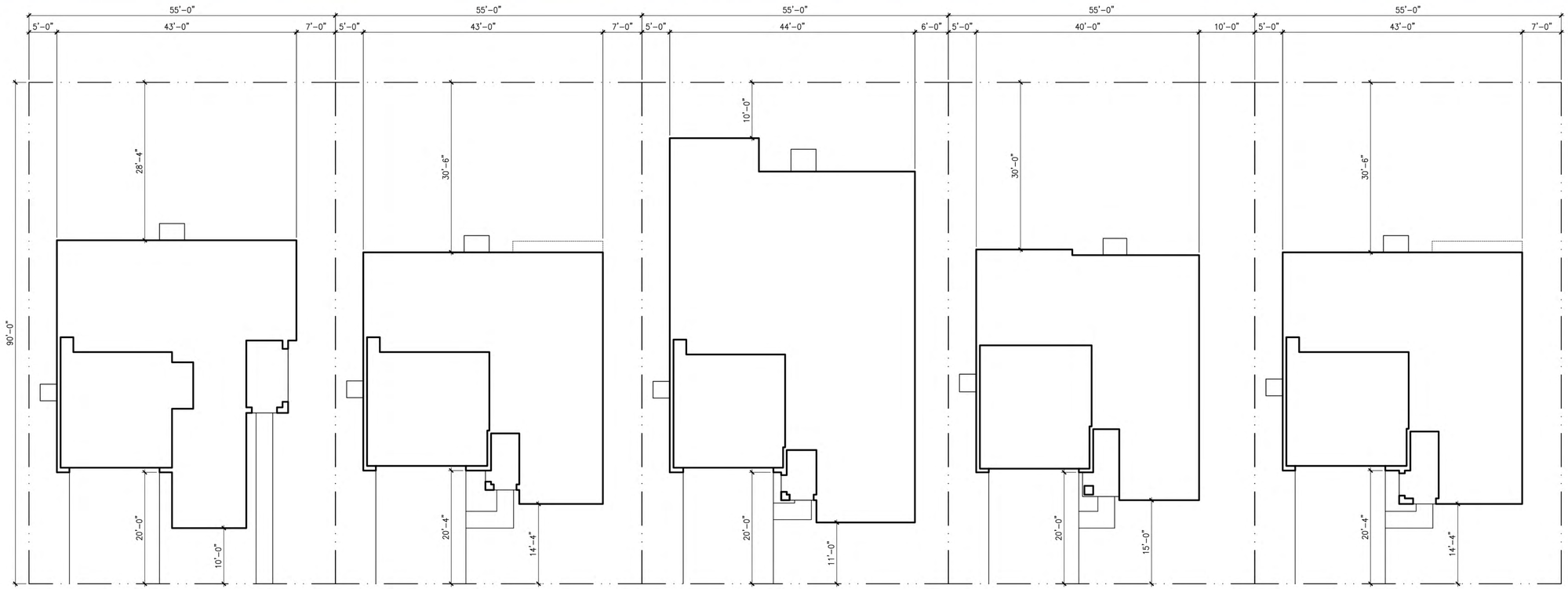
OAG ARCHITECTS
938 Tyler Street, #101
Benicia, California 94510
(707) 361-5209
www.oagarchitects.com

Kevin L. Crook Architect Inc
klcarch.com
PLANNING + ARCHITECTURE
1360 Reynolds Avenue, #110
Irvine, CA 92614
(949) 660-1587
www.klarch.com

ktgy
1814 Franklin Street, #400
Oakland, CA 94612
(510) 272-02910
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COVER PAGE





PLAN 3A | PLAN 4E | PLAN 1B | PLAN 2D | PLAN 4A

STREET SCENE / TYPICAL PLOTTING

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TRACY, CALIFORNIA
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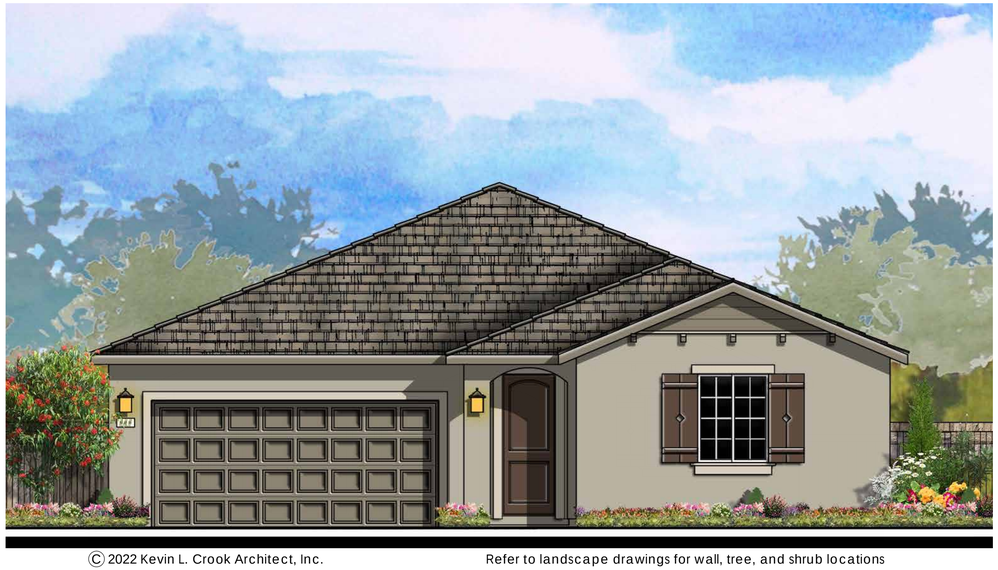
A- VILLAGE 1 & 4
BOULDER

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Drawn By: Name



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A - EARLY CALIFORNIA



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COUNTRY EUROPEAN



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D - CRAFTSMAN BUNGALOW



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E - MEDITERRANEAN REVIVAL

PLAN 1
FRONT ELEVATIONS

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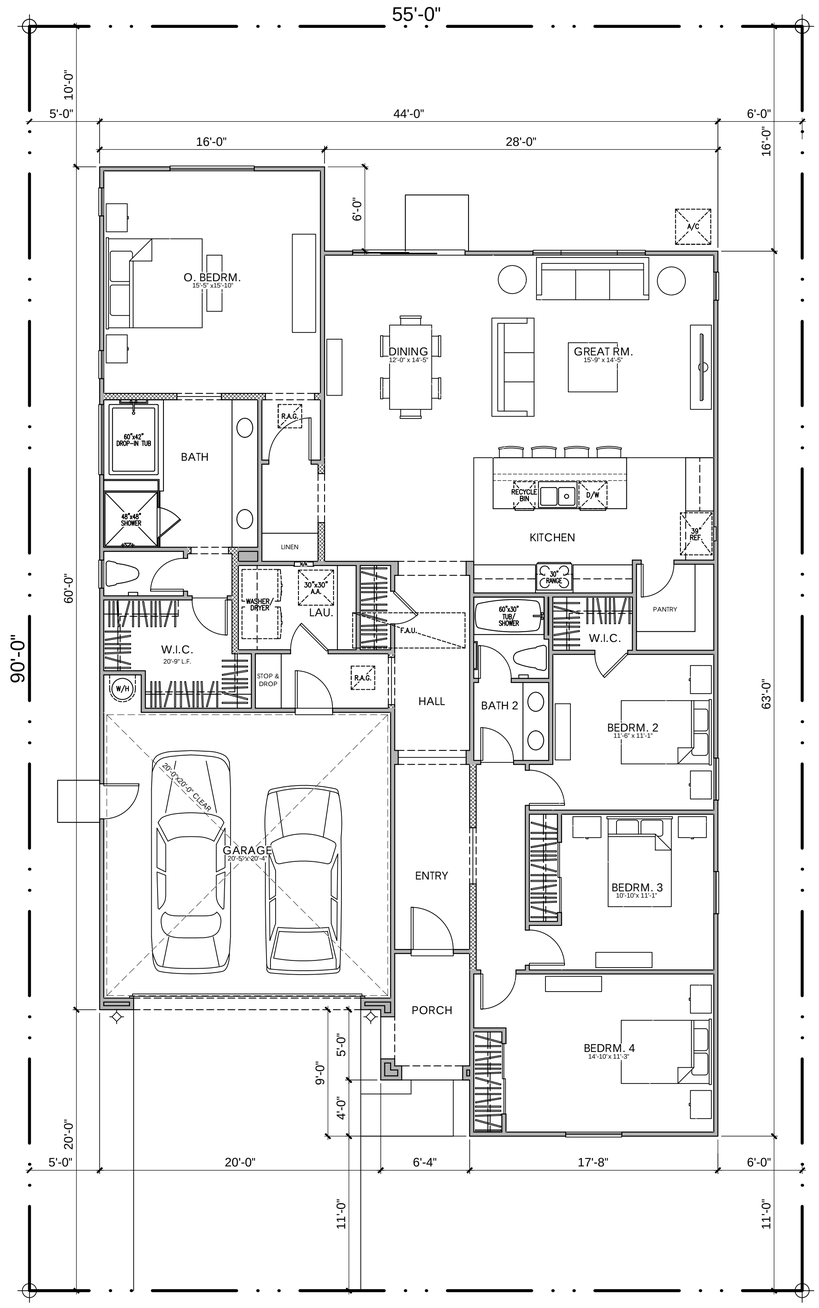
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A- VILLAGE 1 & 4
BOULDER

0 2 4 8 12

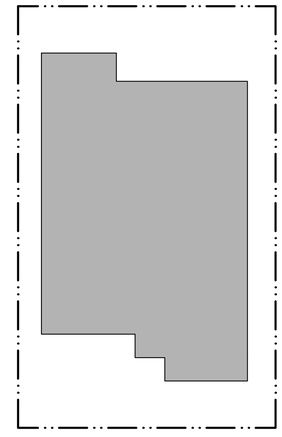
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PLAN 1A
4 BEDROOM, 2 BATH
FLOOR PLAN

LOT COVERAGE:
55% FOR SINGLE STORY ALLOWED
2,680 / 4,950 = 54% PROVIDED



AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	2,164 SQ. FT.
TOTAL DWELLING	2,164 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	434 SQ. FT.
PORCH "A", "B", "E"	54 SQ. FT.
PORCH "D"	57 SQ. FT.

TOTAL CONDITIONED + UNCONDITIONED SPACE = 2,652 ±

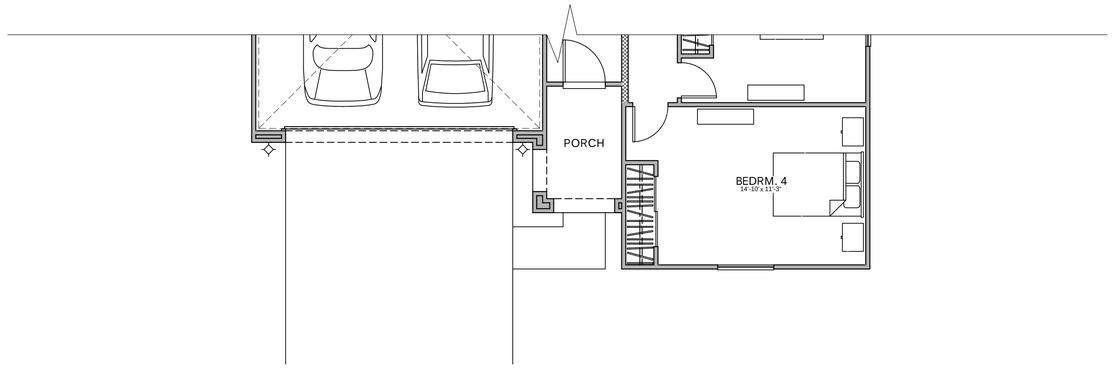
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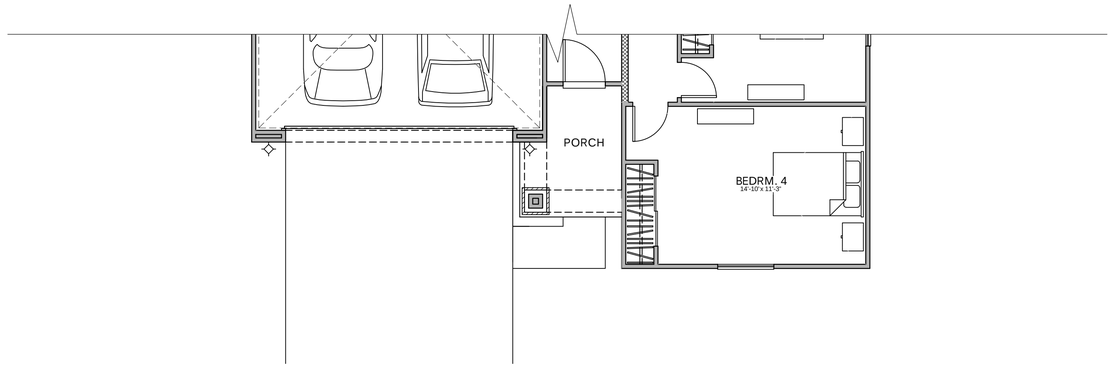
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BOULDER

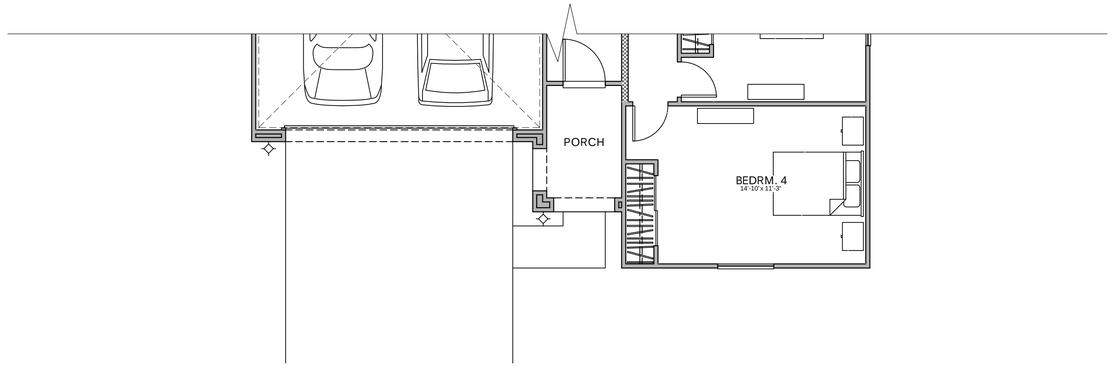
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PLAN 1E



PLAN 1D



PLAN 1B

PLAN 1
4 BEDROOM, 2 BATH
FLOOR PLAN

0 2 4 8 12

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BOULDER

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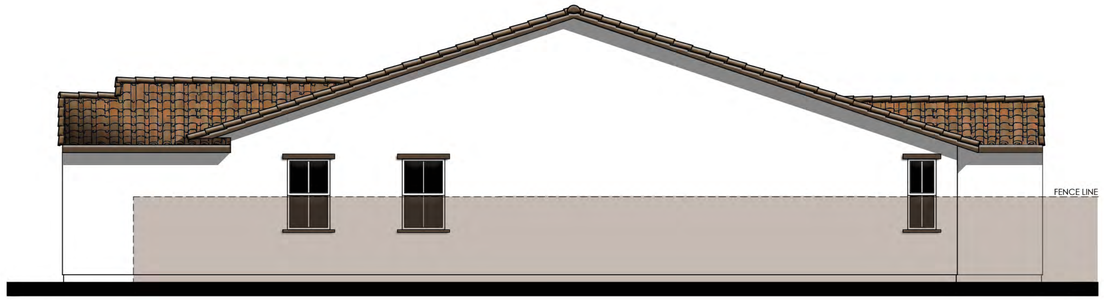
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Refer to landscape drawings for wall, tree, and shrub locations

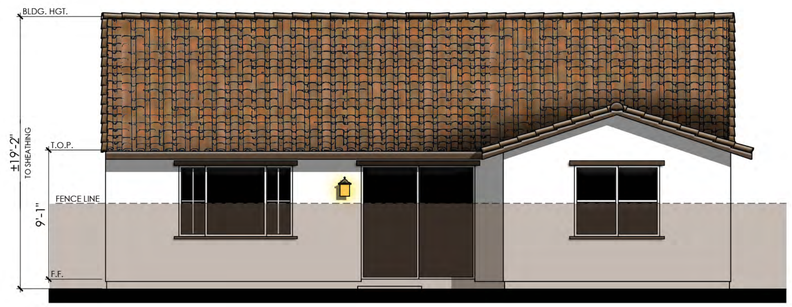
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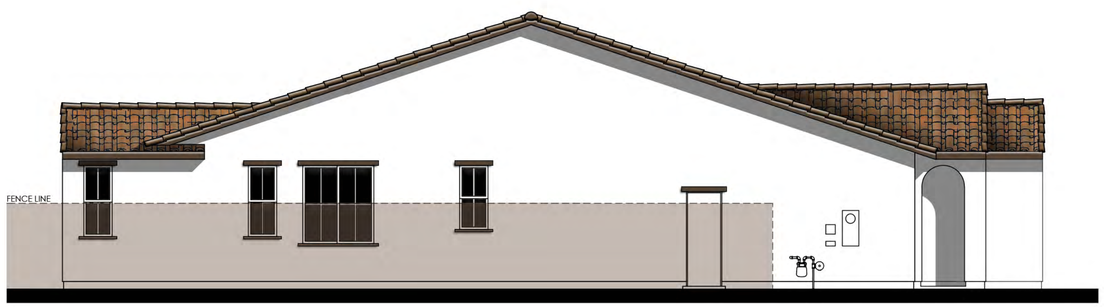
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 1

PLAN 1A
EARLY CALIFORNIA ELEVATIONS

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0 2 4 8 12

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A- VILLAGE 1 & 4
BOULDER

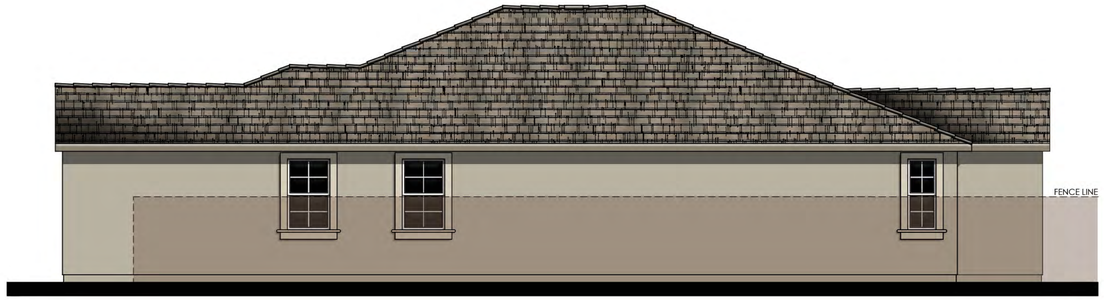
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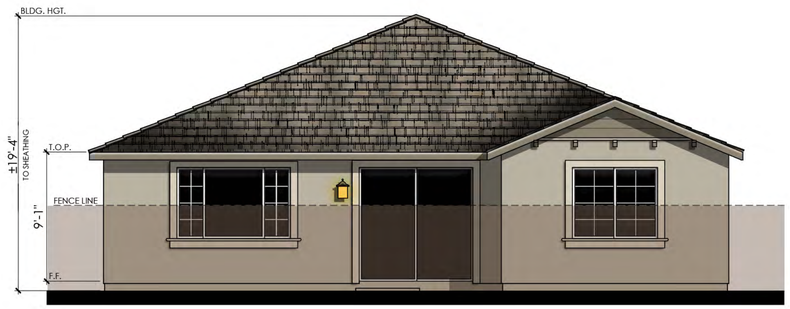
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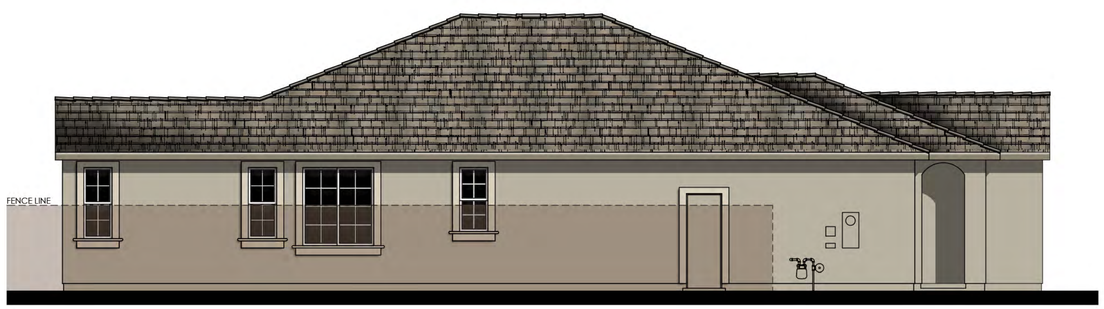
RIGHT

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
COUNTRY EUROPEAN ELEVATIONS

0 2 4 8 12

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03/22/22

A- VILLAGE 1 & 4
BOULDER

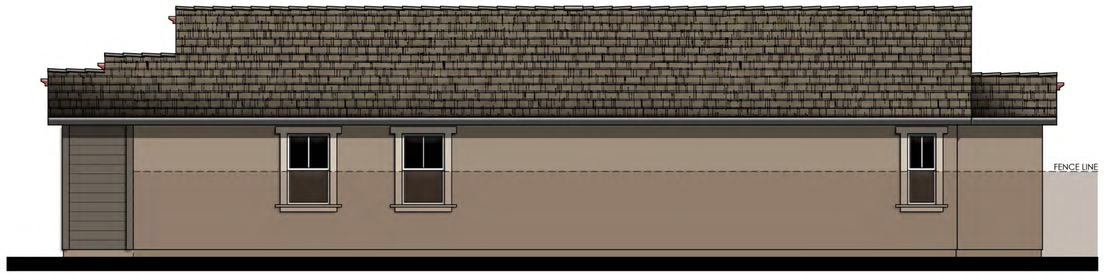
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Refer to landscape drawings for wall, tree, and shrub locations

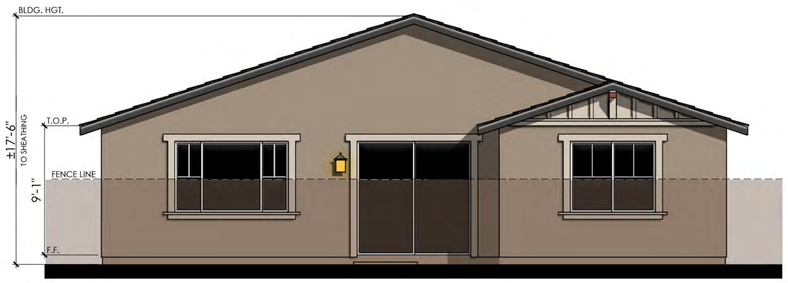
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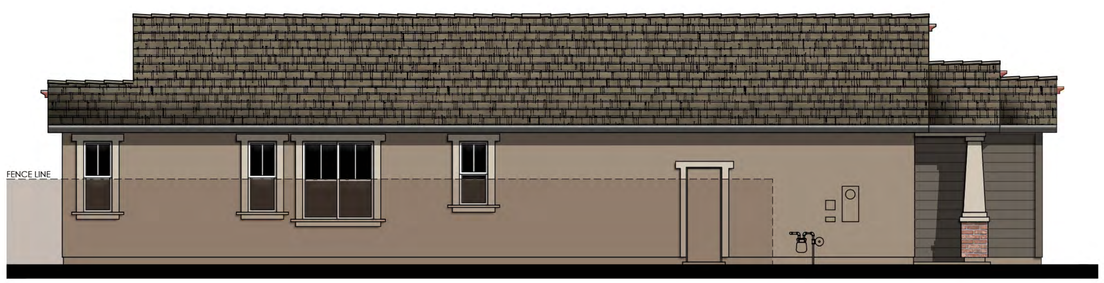
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 7

PLAN 1D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

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TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

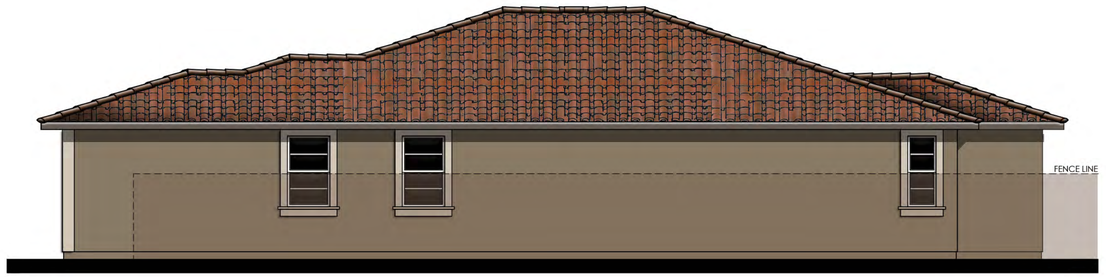
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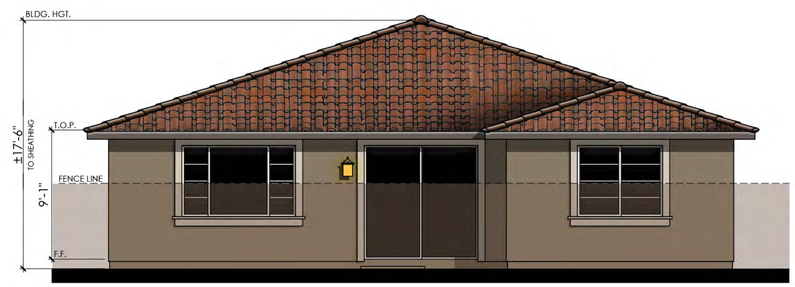
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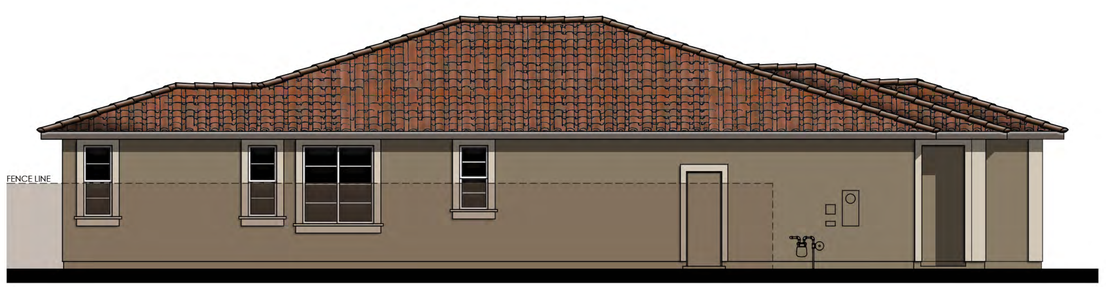
RIGHT

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 10

PLAN 1E
MEDITERRANEAN REVIVAL ELEVATIONS

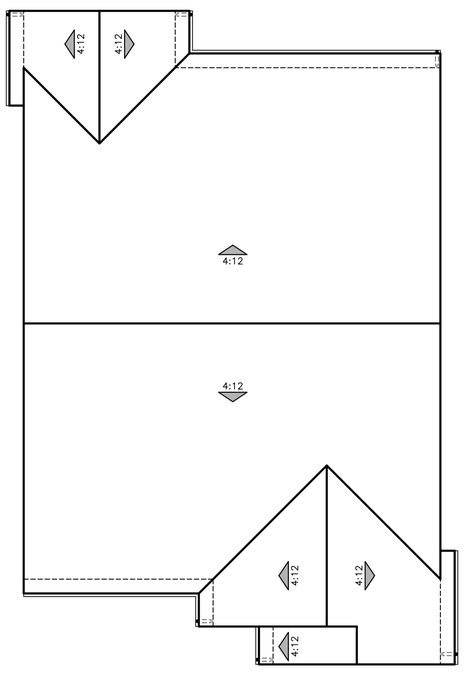
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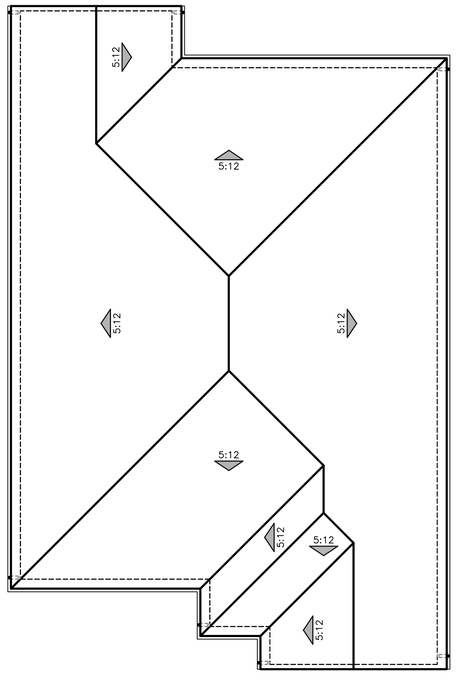
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A- VILLAGE 1 & 4
BOULDER

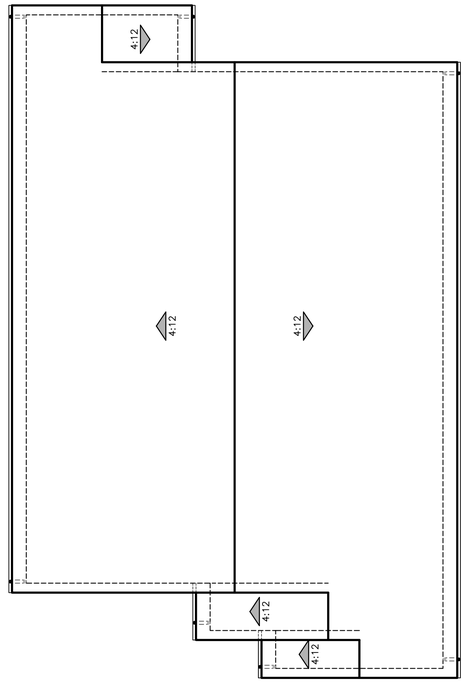
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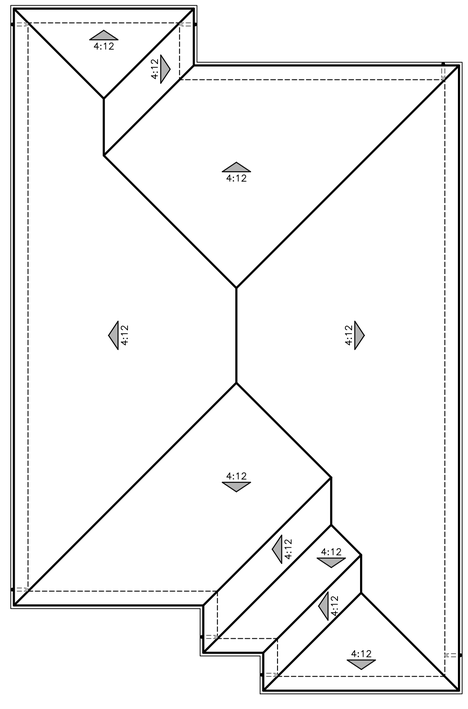
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 1
ROOF PLANS

0 2 4 8 12

LENNAR

TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

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A - EARLY CALIFORNIA



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

D - CRAFTSMAN BUNGALOW



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

E - MEDITERRANEAN REVIVAL

PLAN 2
FRONT ELEVATIONS

LENNAR

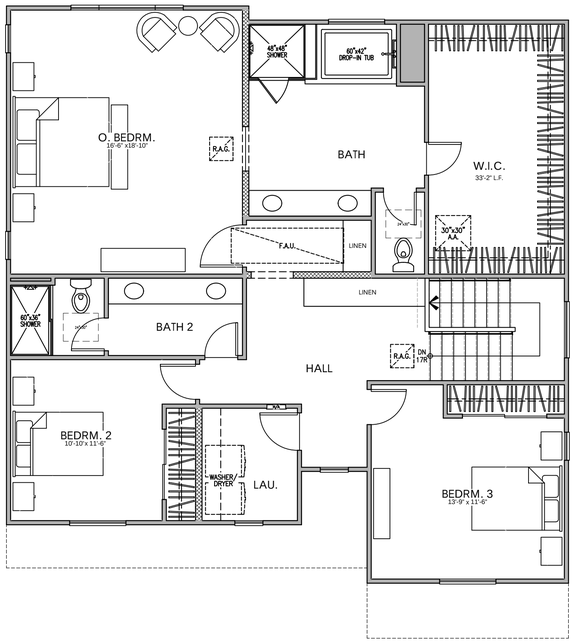
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A- VILLAGE 1 & 4
BOULDER

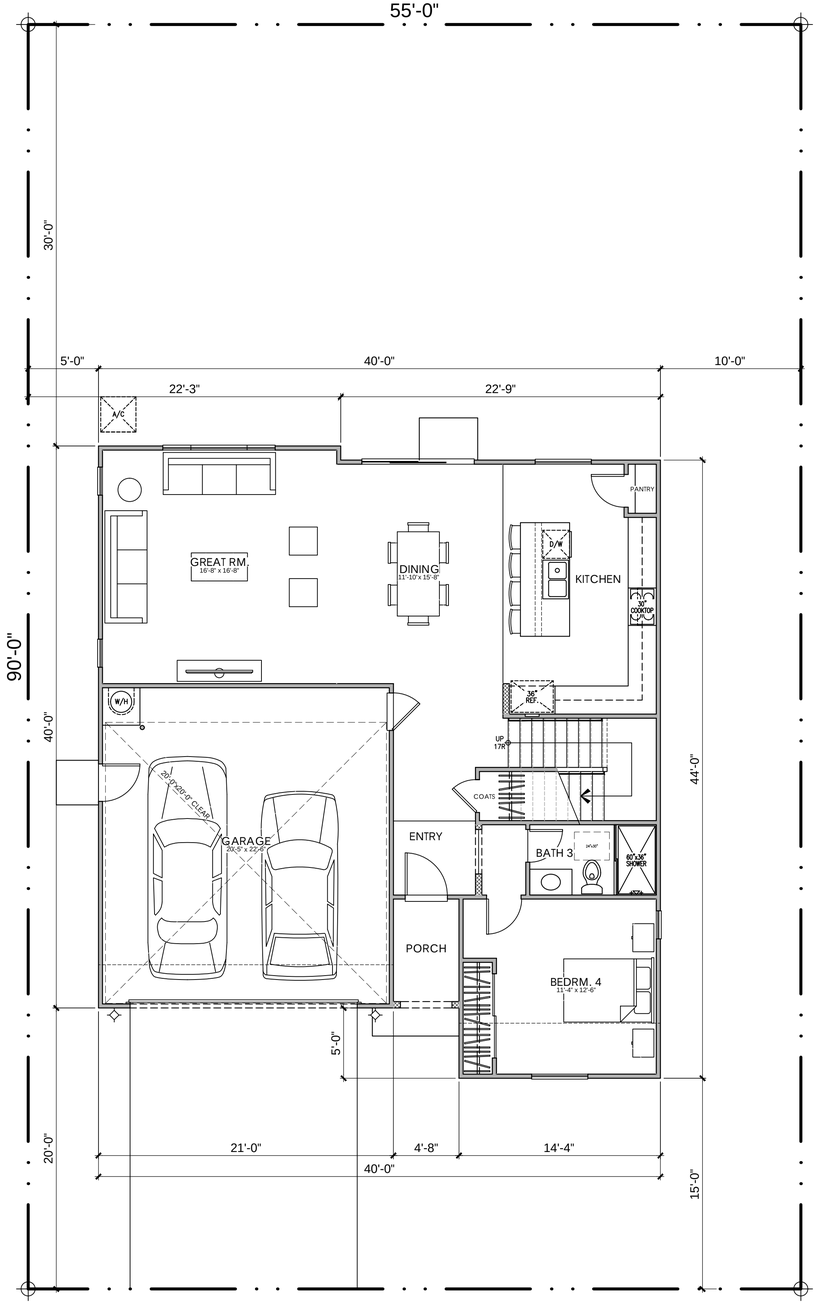
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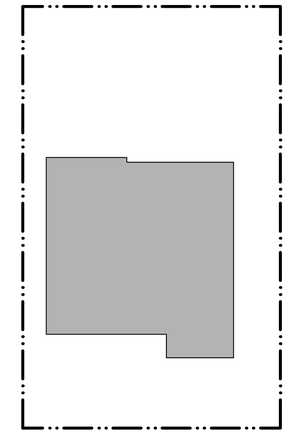


SECOND FLOOR



FIRST FLOOR

LOT COVERAGE:
45% FOR TWO STORY ALLOWED
1,559 / 4,950 = 32% PROVIDED



PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,142 SQ. FT.
SECOND FLOOR AREA	1,424 SQ. FT.
TOTAL DWELLING	2,566 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	474 SQ. FT.
PORCH "A", "B"	33 SQ. FT.
PORCH "D", "E"	61 SQ. FT.

PLAN 2A
4 BEDROOM, 3 BATH
FLOOR PLAN

0 2 4 8 12

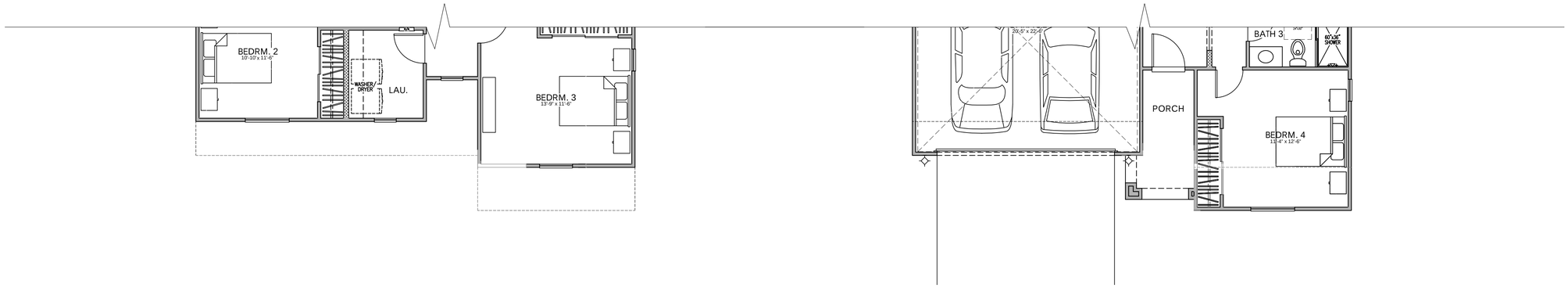
LENNAR

TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

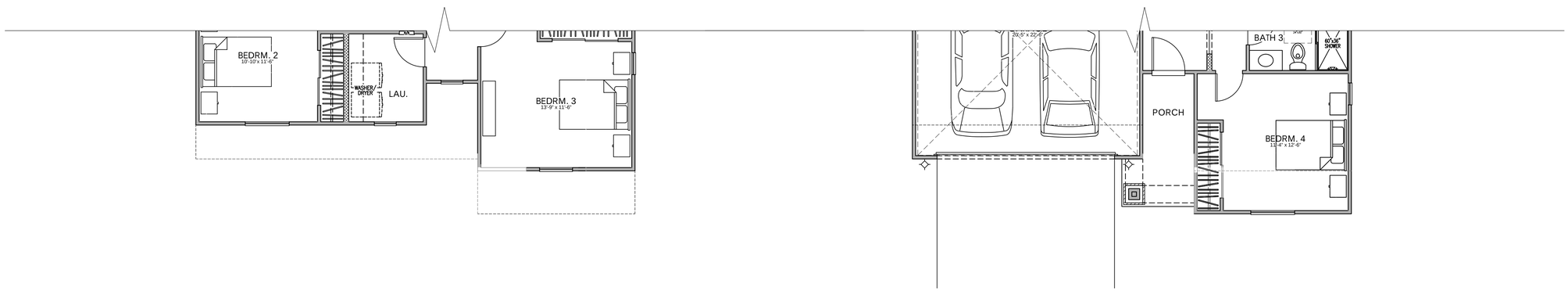
A- VILLAGE 1 & 4
BOULDER

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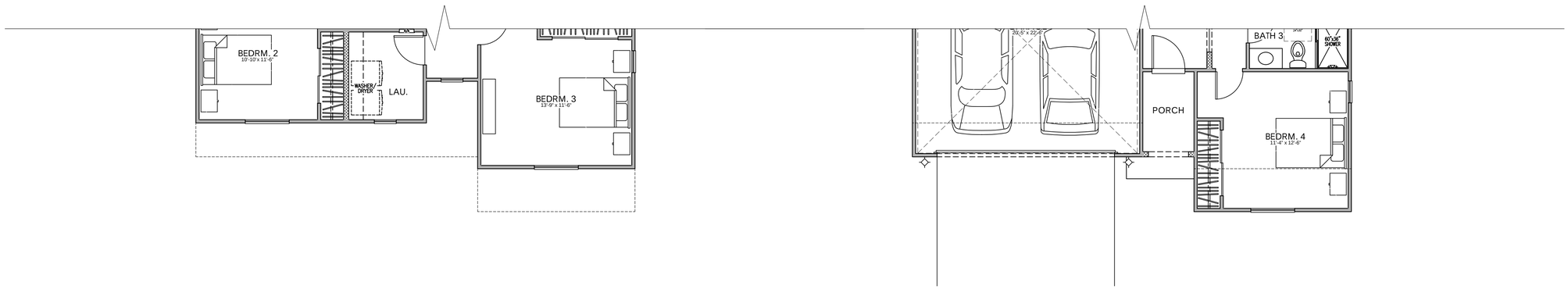
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PLAN 2E



PLAN 2D



PLAN 2B

SECOND FLOOR

FIRST FLOOR

PLAN 2
4 BEDROOM, 3 BATH
FLOOR PLAN

0 2 4 8 12

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TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
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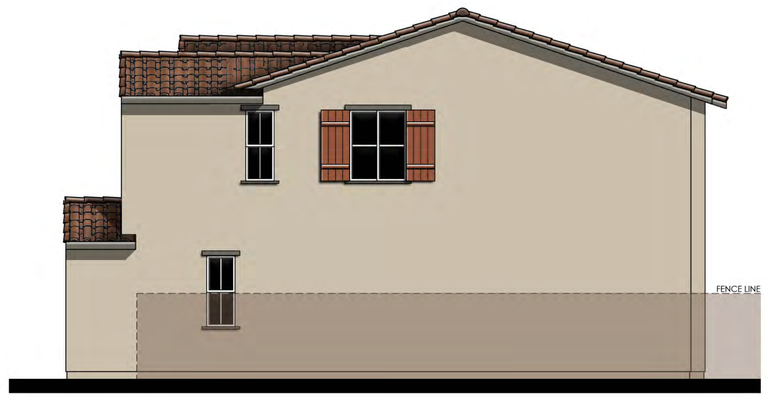
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 2

PLAN 2A
EARLY CALIFORNIA ELEVATIONS

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

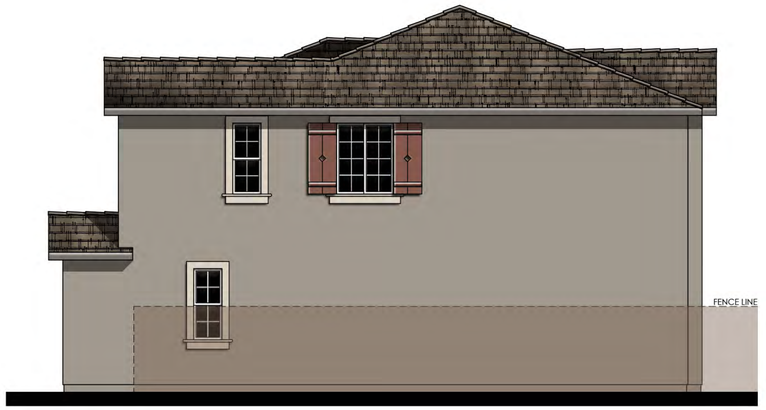
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Refer to landscape drawings for wall, tree, and shrub locations

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
COUNTRY EUROPEAN ELEVATIONS

TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

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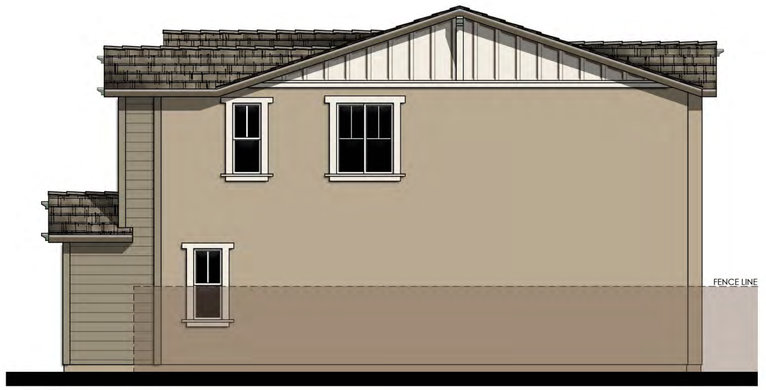
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



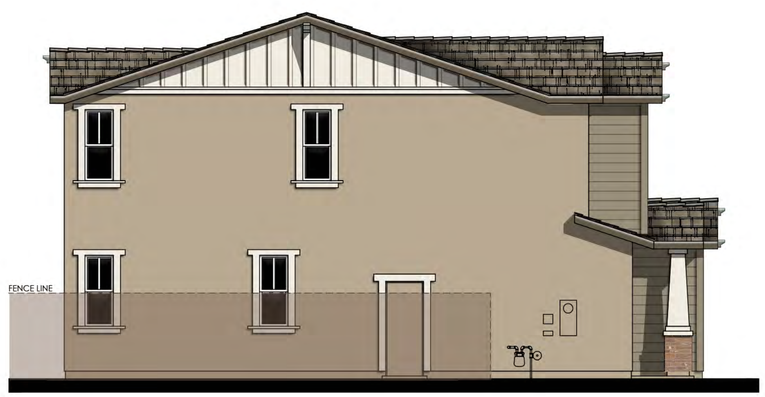
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 8

PLAN 2D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

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FRONT



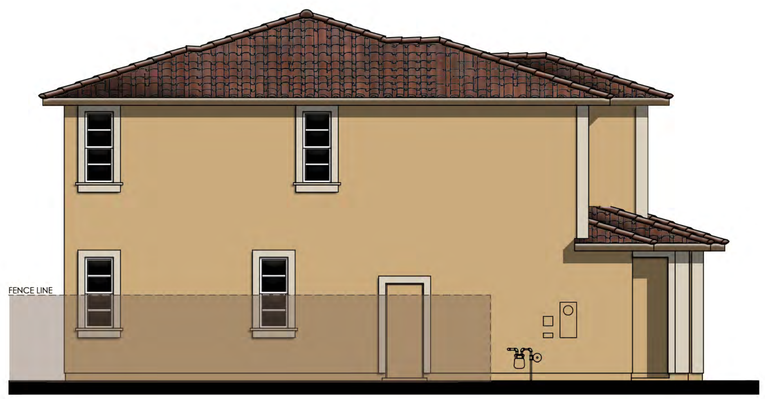
RIGHT

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 11

PLAN 2E

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

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TRACY HILLS II

TRACY, CALIFORNIA

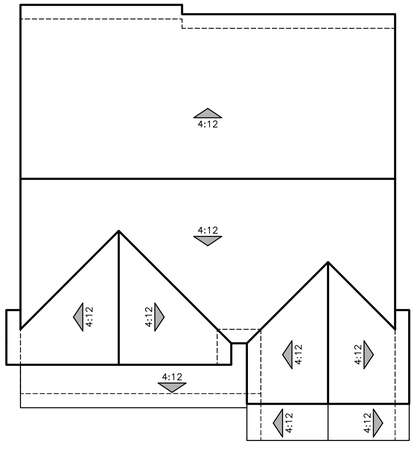
03/22/22

A- VILLAGE 1 & 4
BOULDER

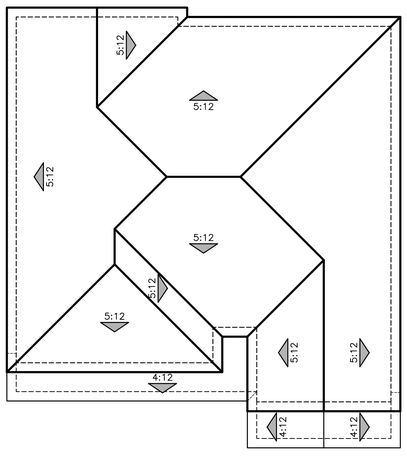
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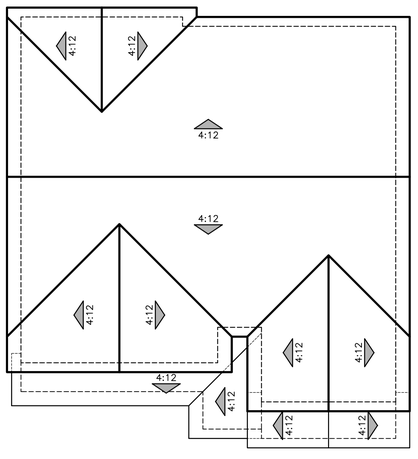
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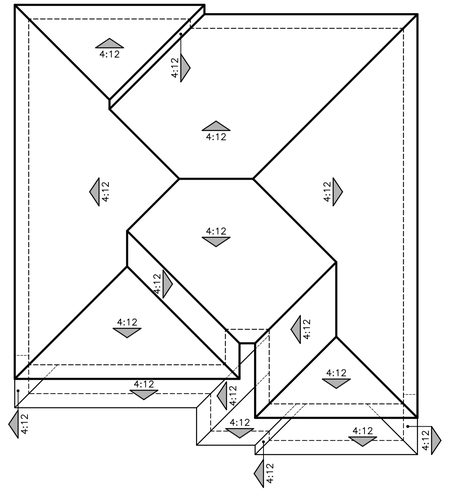
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 2
ROOF PLANS

0 2 4 8 12

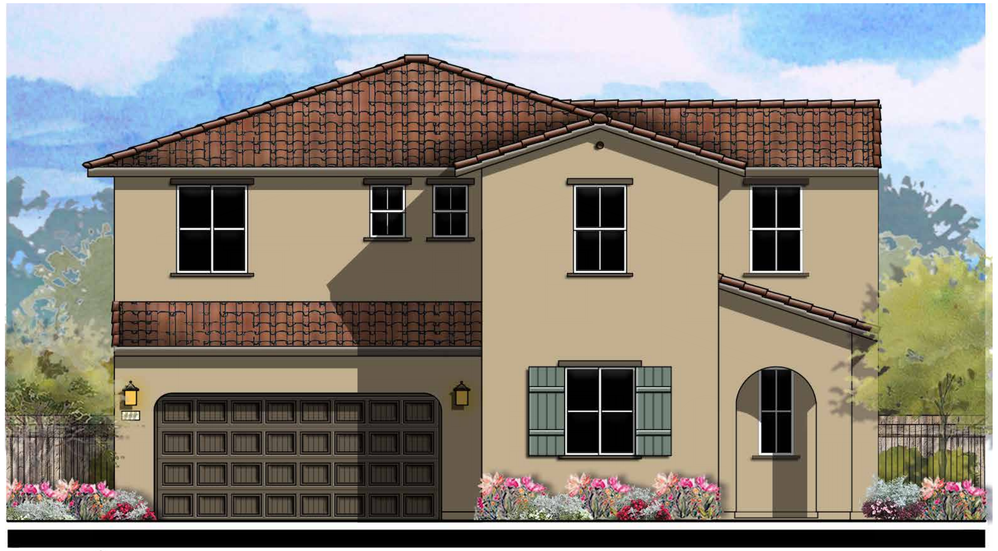
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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

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A - EARLY CALIFORNIA



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

D - CRAFTSMAN BUNGALOW



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E - MEDITERRANEAN REVIVAL

PLAN 3
FRONT ELEVATIONS

0 2 4 8 12

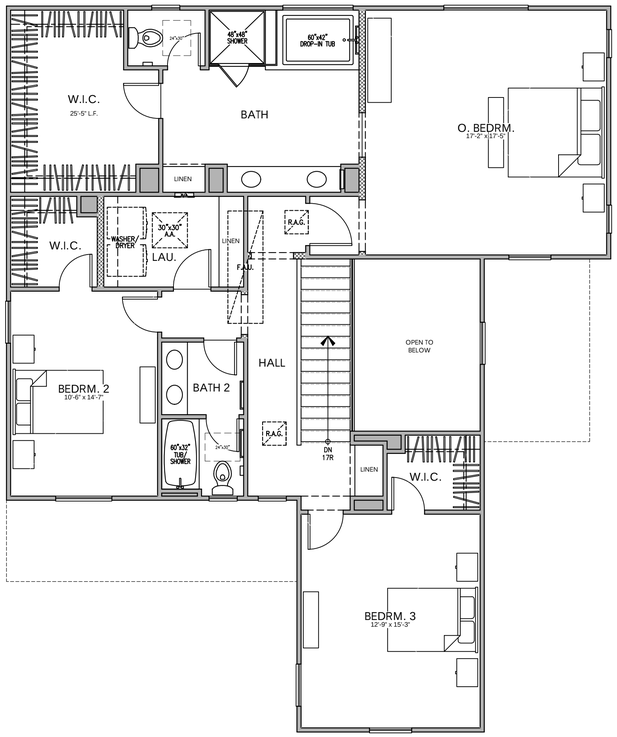
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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

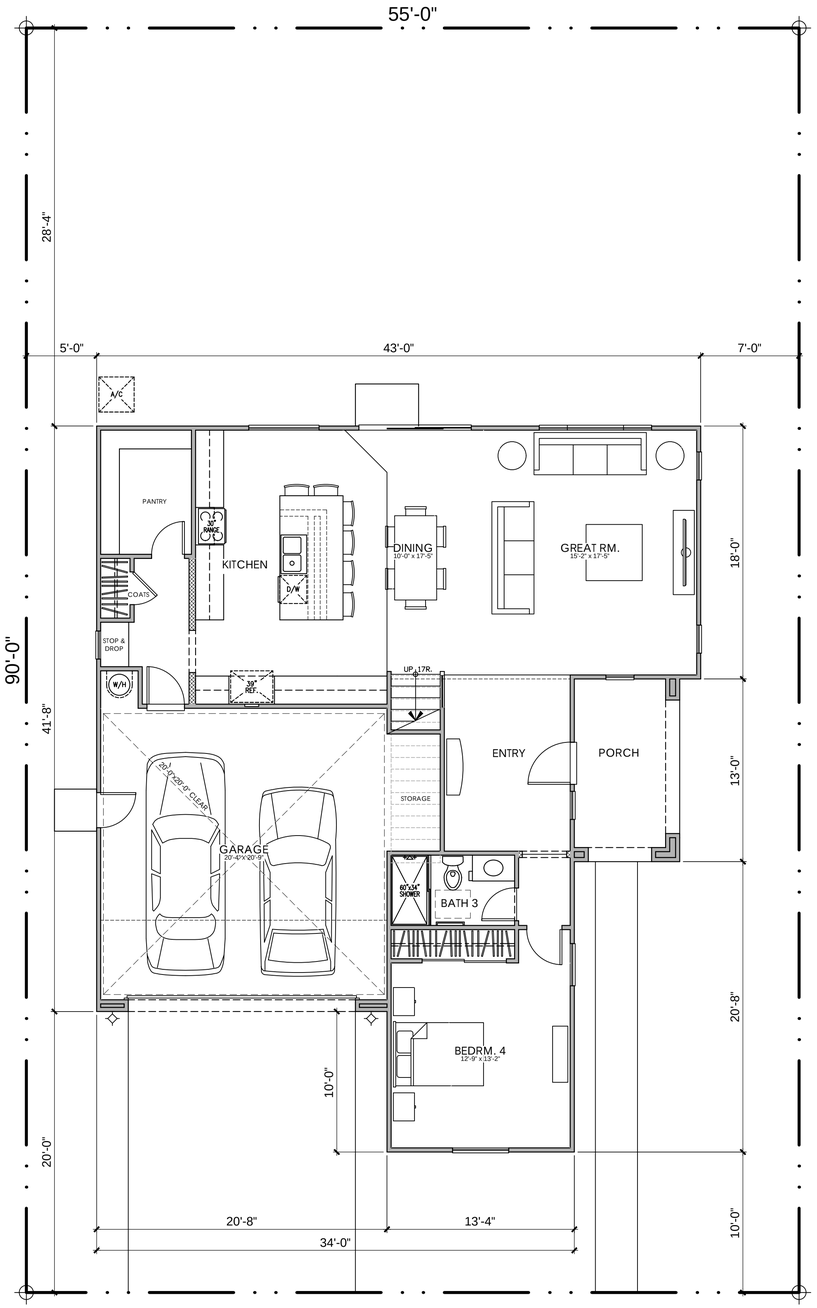
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BOULDER

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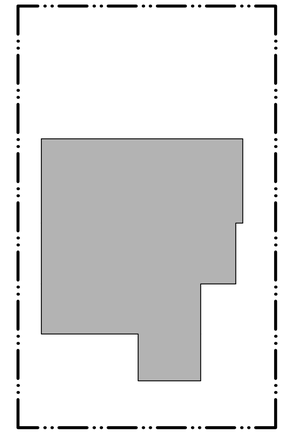


SECOND FLOOR



FIRST FLOOR

LOT COVERAGE:
45% FOR TWO STORY ALLOWED
1,810 / 4,950 = 37% PROVIDED



PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,229 SQ. FT.
SECOND FLOOR AREA	1,415 SQ. FT.
TOTAL DWELLING	2,644 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	474 SQ. FT.
PORCH "A", "B", "D", "E"	98 SQ. FT.

PLAN 3A
4 BEDROOM, 3 BATH
FLOOR PLAN

0 2 4 8 12

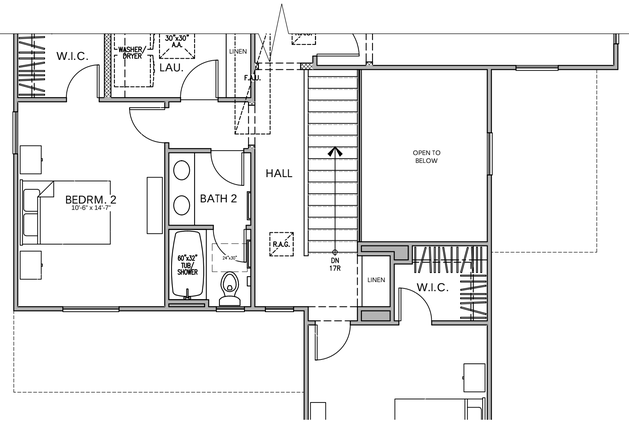
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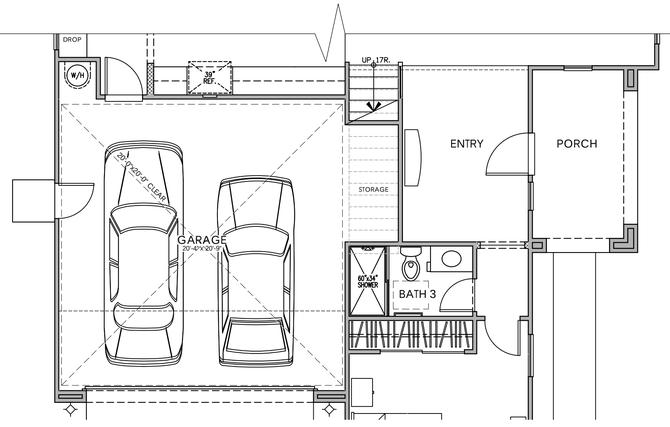
TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

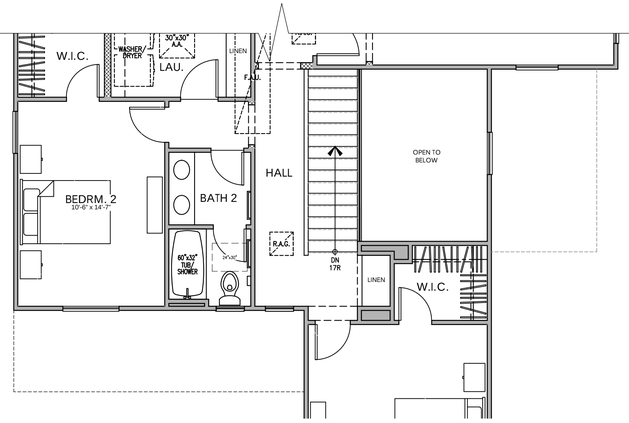
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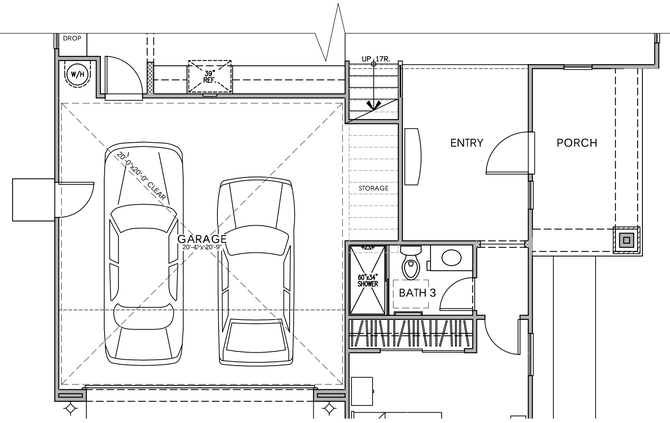
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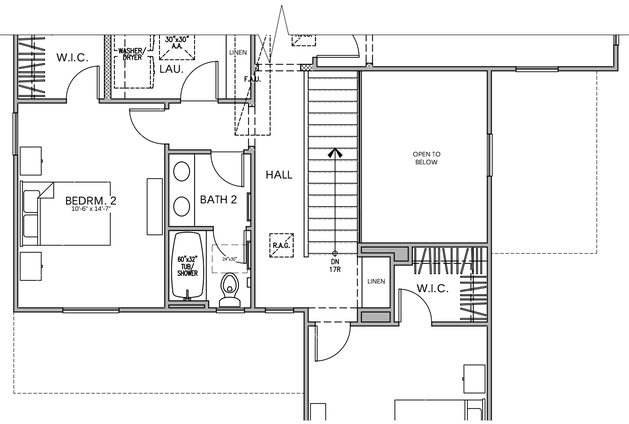


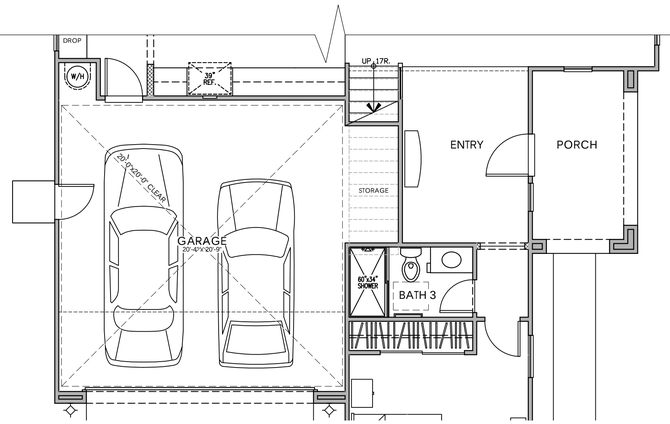
PLAN 3E





PLAN 3D





PLAN 3B

SECOND FLOOR

FIRST FLOOR

PLAN 3
4 BEDROOM, 3 BATH
FLOOR PLAN

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

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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
GABLE:	DECORATIVE FAUX CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A
EARLY CALIFORNIA ELEVATIONS

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

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FRONT



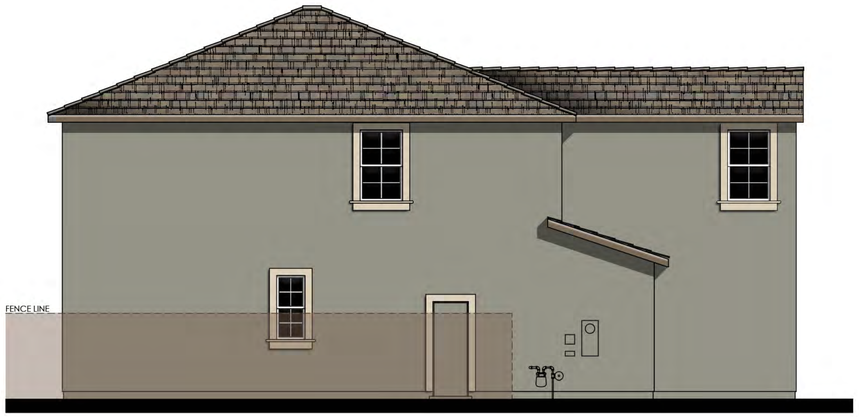
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MATERIALS LEGEND
(WHERE OCCURS)

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 6

PLAN 3B
COUNTRY EUROPEAN ELEVATIONS

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
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FRONT



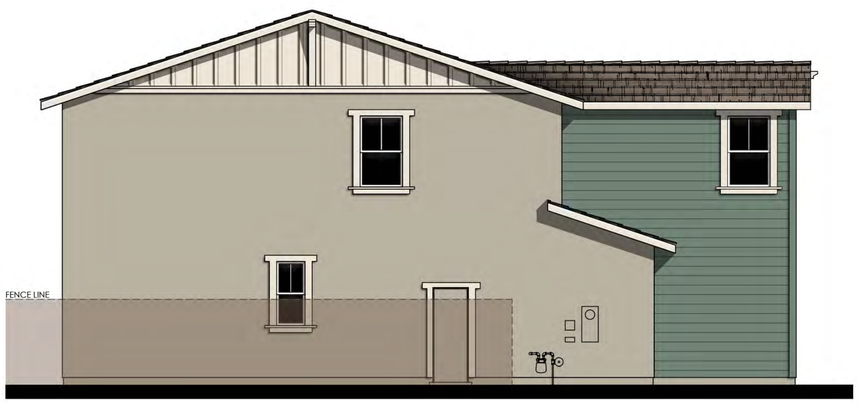
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 9

PLAN 3D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
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FRONT



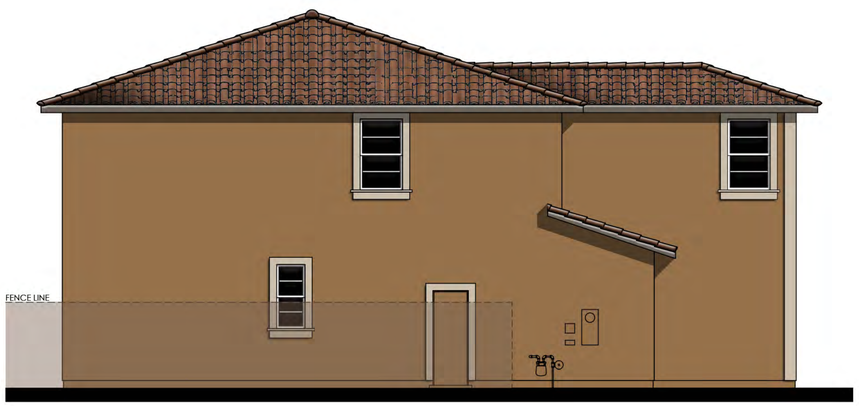
RIGHT

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 12

PLAN 3E

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II

TRACY, CALIFORNIA

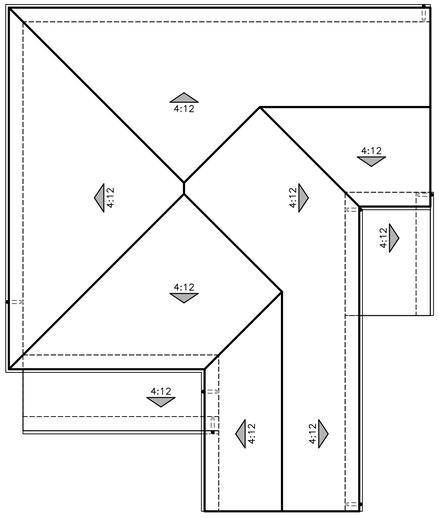
03/22/22

A- VILLAGE 1 & 4
BOULDER

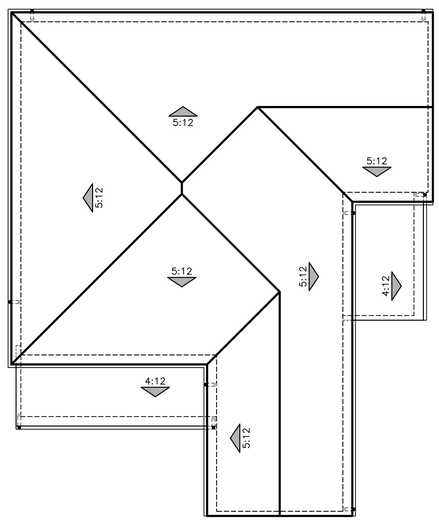
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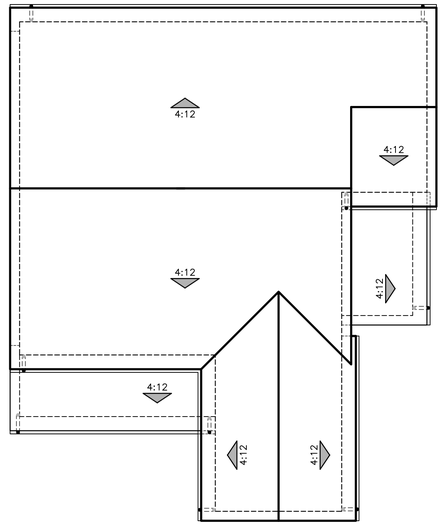
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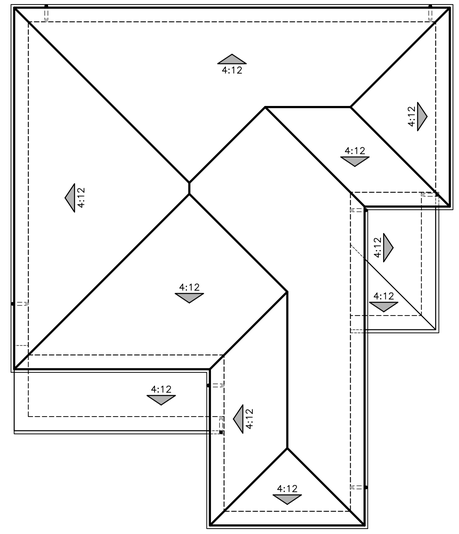
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 3
ROOF PLANS

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
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Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

D - CRAFTSMAN BUNGALOW



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

E - MEDITERRANEAN REVIVAL

PLAN 4
FRONT ELEVATIONS

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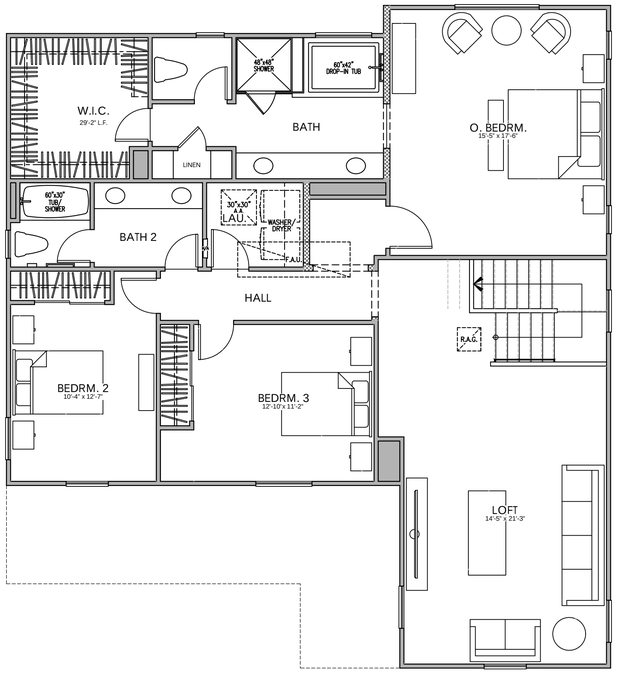
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TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

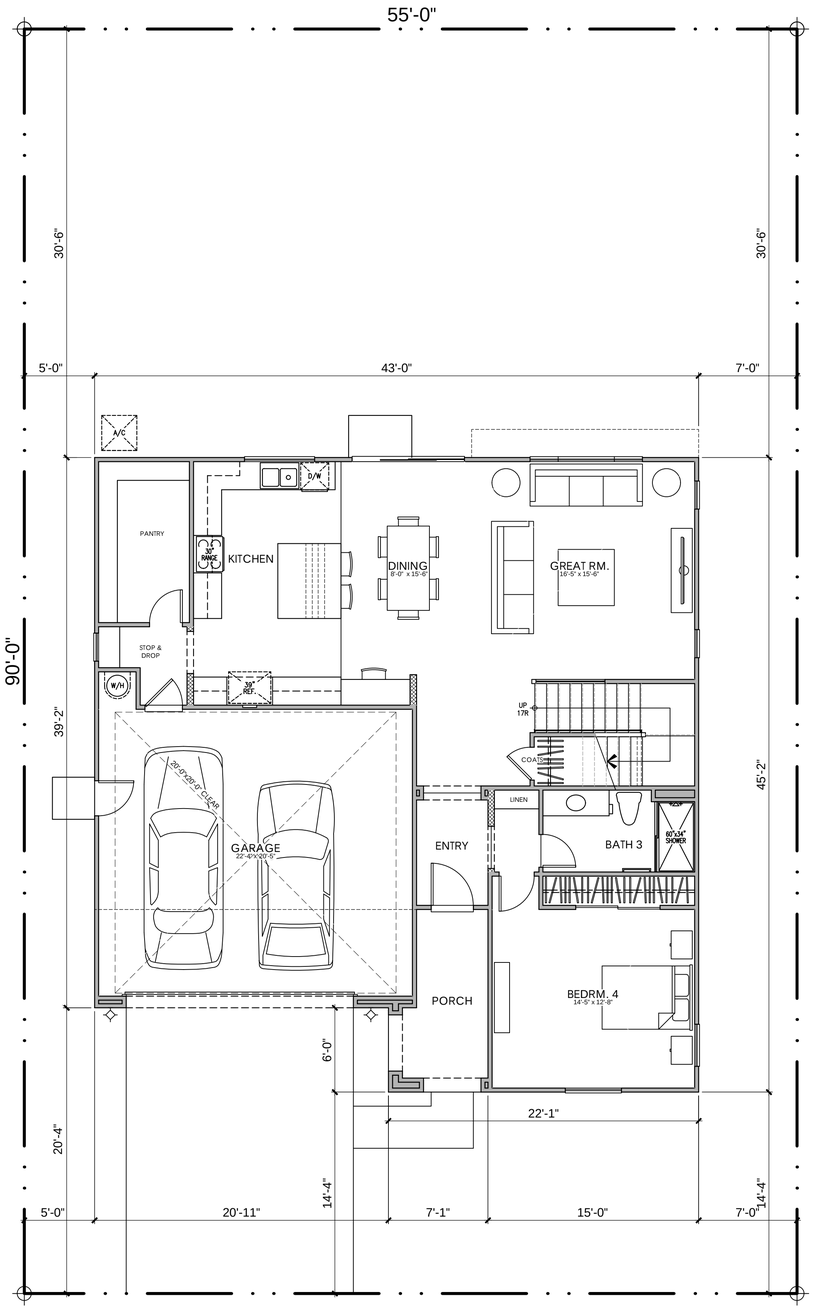
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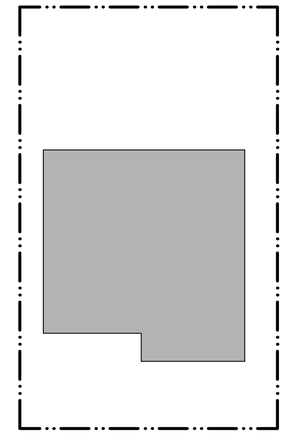
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SECOND FLOOR



FIRST FLOOR



LOT COVERAGE:
45% FOR TWO STORY ALLOWED
1,817 / 4,950 = 37% PROVIDED

PLAN 4
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,250 SQ. FT.
SECOND FLOOR AREA	1,545 SQ. FT.
TOTAL DWELLING	2,795 SQ. FT.

UNCONDITIONED SPACE

GARAGE	476 SQ. FT.
PORCH "A"	79 SQ. FT.
PORCH "B"	76 SQ. FT.
PORCH "D"	63 SQ. FT.
PORCH "E"	57 SQ. FT.

PLAN 4A
4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

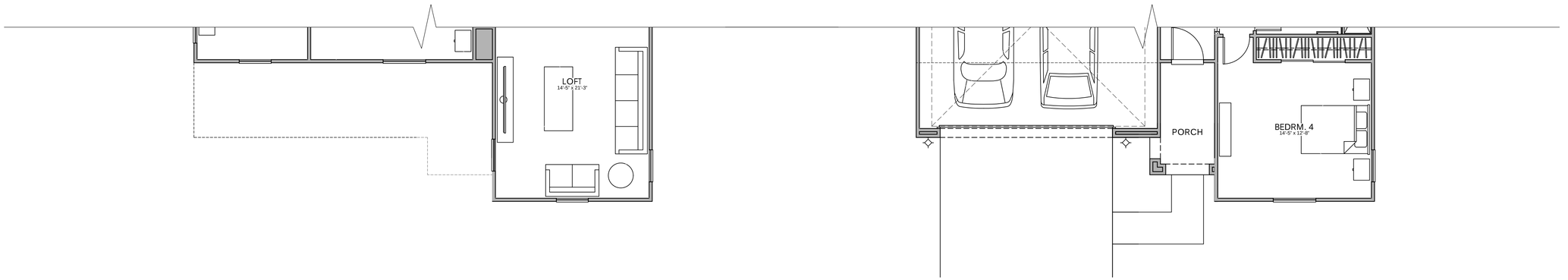
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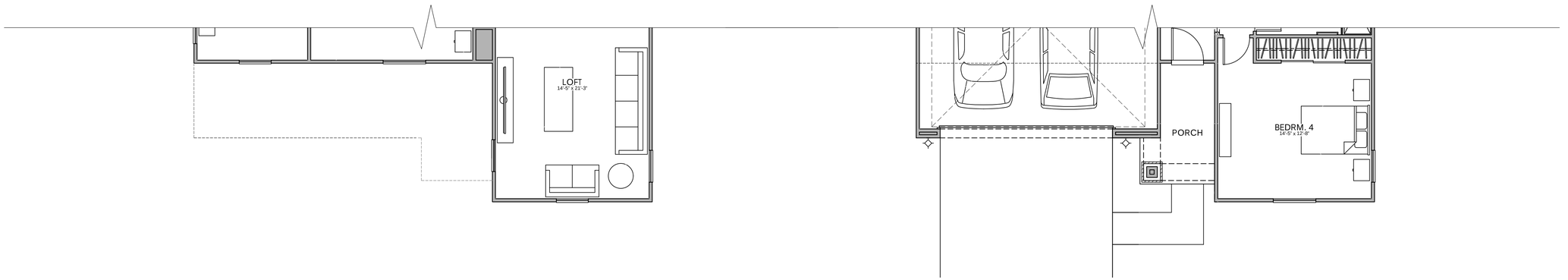
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03/22/22

A- VILLAGE 1 & 4
BOULDER

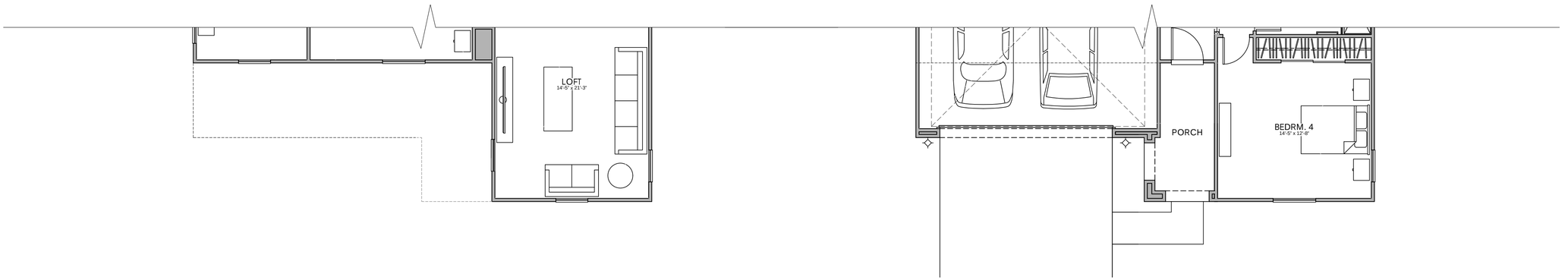
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PLAN 4E



PLAN 4D



PLAN 4B

SECOND FLOOR

FIRST FLOOR

PLAN 4
4 BEDROOM, 3 BATH, LOFT
FIRST FLOOR PLANS

0 2 4 8 12

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TRACY, CALIFORNIA
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BOULDER

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FRONT



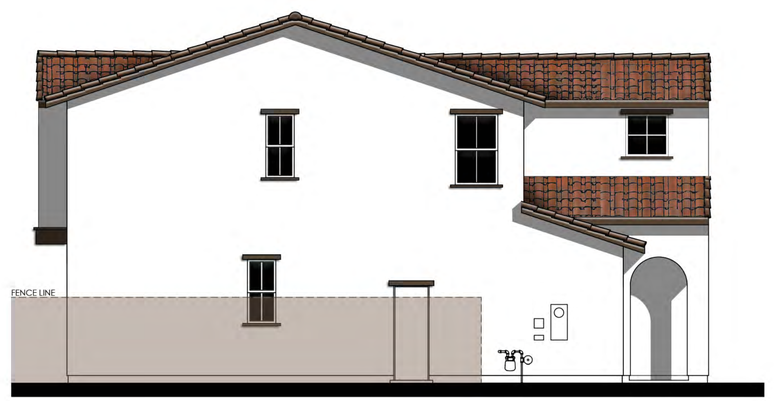
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 1

PLAN 4A
EARLY CALIFORNIA ELEVATIONS

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TRACY, CALIFORNIA
03/22/22

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A- VILLAGE 1 & 4
BOULDER

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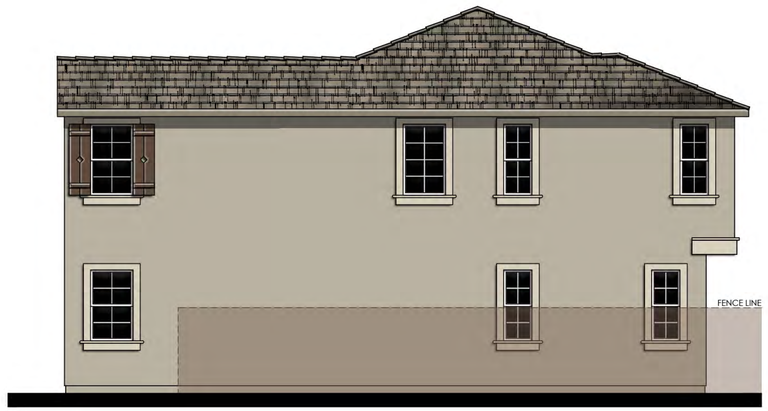
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



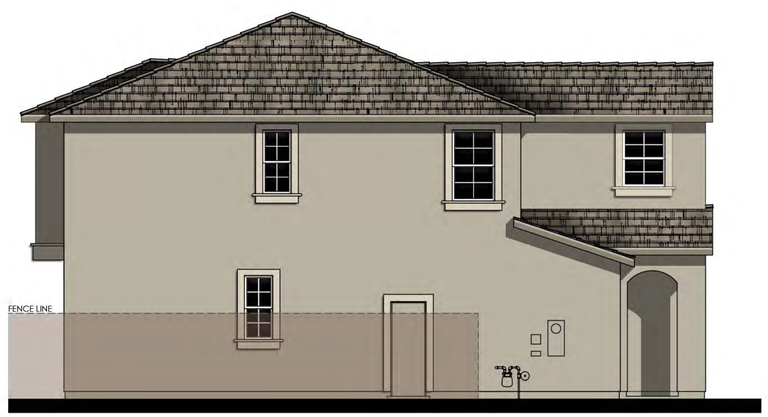
RIGHT

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
COUNTRY EUROPEAN ELEVATIONS

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TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

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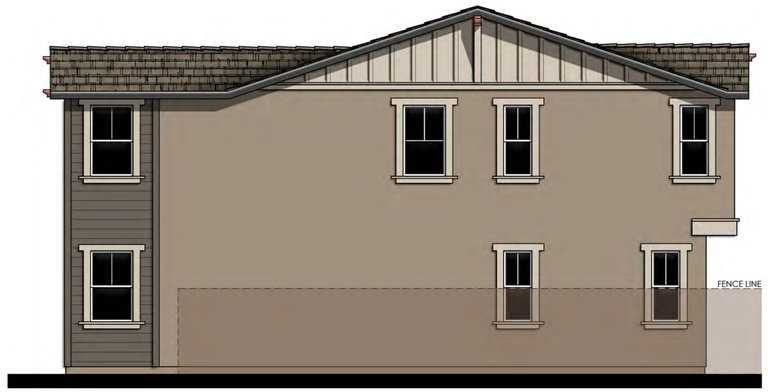
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



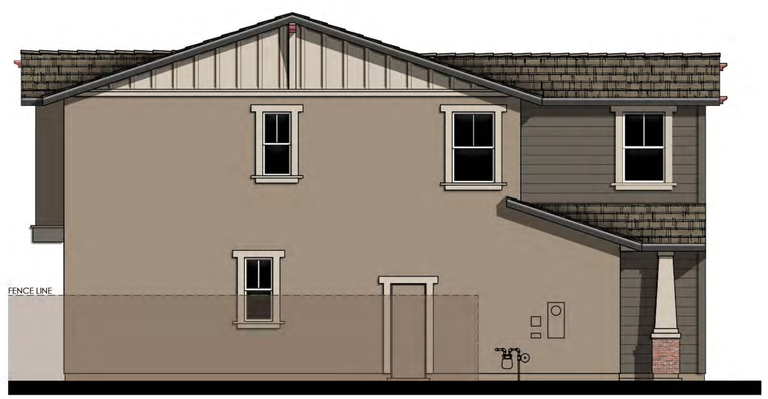
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 7

PLAN 4D
CRAFTSMAN BUNGALOW ELEVATIONS

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

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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 10

PLAN 4E
MEDITERRANEAN REVIVAL ELEVATIONS

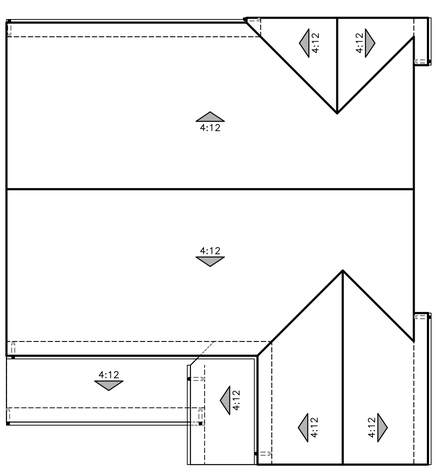
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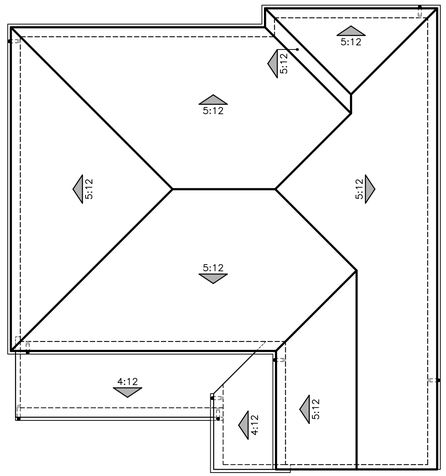
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TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

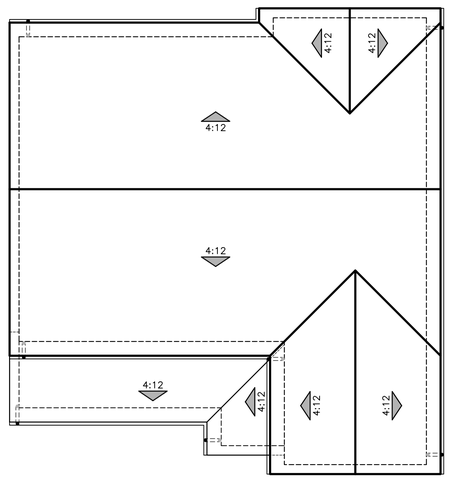
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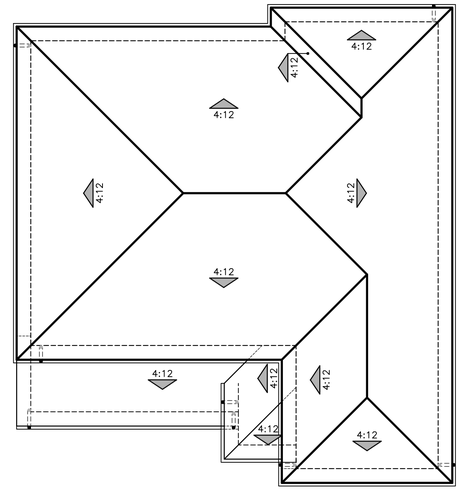
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 4
ROOF PLANS

0 2 4 8 12

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TRACY, CALIFORNIA
03/22/22

A- VILLAGE 1 & 4
BOULDER

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City of Tracy
Development Services

TRACY HILLS 2A

TRACY, CALIFORNIA

JUNE 15, 2022

PRODUCT	NAME	VILLAGE	ARCHITECT
55x90	BOULDER	VILLAGE 1 & 4	KLCA
50x100	CAIRNWAY	VILLAGE 2 & 3	KLCA
55x100	CRESTWICK	VILLAGE 5 & 6	OAG
55x100	RANGEWOOD	VILLAGE 7	KTGY
60x90	RIDGERTON	VILLAGE 8	KLCA
60x100	ROCKINGHAM	VILLAGE 9	KTGY
65x100	SLATESHIRE	VILLAGE 10	KLCA

SHEET INDEX

TRACY HILLS II: B – VILLAGE 2 & 3 CAIRNWAY
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PLAN 1A (2275) FLOOR PLAN
PLAN 1B, 1D, 1E (2275) FLOOR PLANS
PLAN 1A (2275) EARLY CALIFORNIA ELEVATIONS
PLAN 1B (2275) COUNTRY EUROPEAN ELEVATIONS
PLAN 1D (2275) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 1E (2275) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 1 (2275) ROOF PLANS

PLAN 2 (2639) FRONT ELEVATIONS
PLAN 2A (2639) FLOOR PLANS
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PLAN 2B (2639) COUNTRY EUROPEAN ELEVATIONS
PLAN 2D (2639) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 2E (2639) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 2 (2639) ROOF PLANS

PLAN 3 (2763) FRONT ELEVATIONS
PLAN 3A (2763) FLOOR PLANS
PLAN 3B, 3D, 3E (2763) FLOOR PLANS
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PLAN 3B (2763) COUNTRY EUROPEAN ELEVATIONS
PLAN 3D (2763) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 3E (2763) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 3 (2763) ROOF PLANS

PLAN 4 (3196) FRONT ELEVATIONS
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PLAN 4B, 4D, 4E (3196) FLOOR PLANS
PLAN 4A (3196) EARLY CALIFORNIA ELEVATIONS
PLAN 4B (3196) COUNTRY EUROPEAN ELEVATIONS
PLAN 4D (3196) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 4E (3196) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 4E (3196) ROOF PLANS

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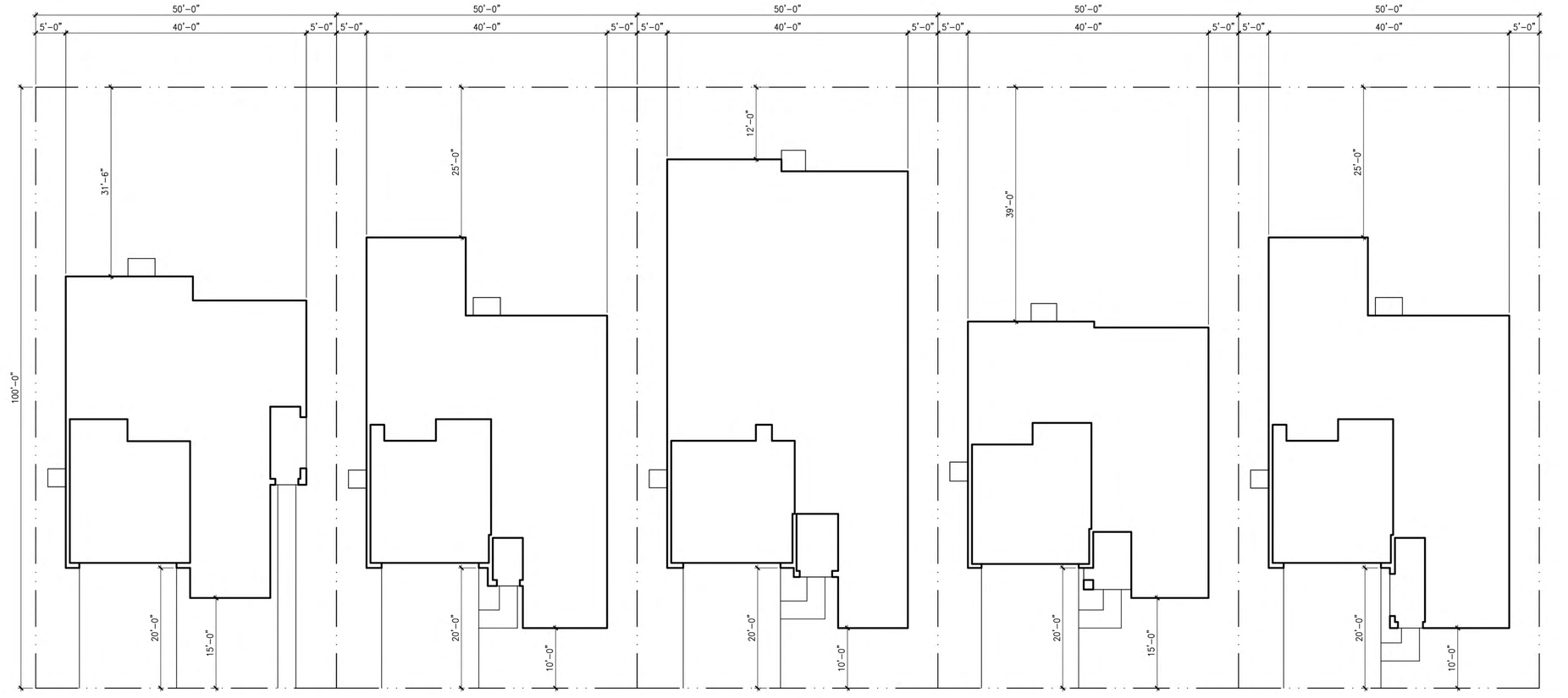
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PLANNING + ARCHITECTURE
klcarch.com
1360 Reynolds Avenue, #110
Irvine, CA 92614
(949) 660-1587
www.klarch.com

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PLAN 3A PLAN 4E PLAN 1B PLAN 2D PLAN 4A

STREET SCENE / TYPICAL PLOTTING

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TRACY HILLS II

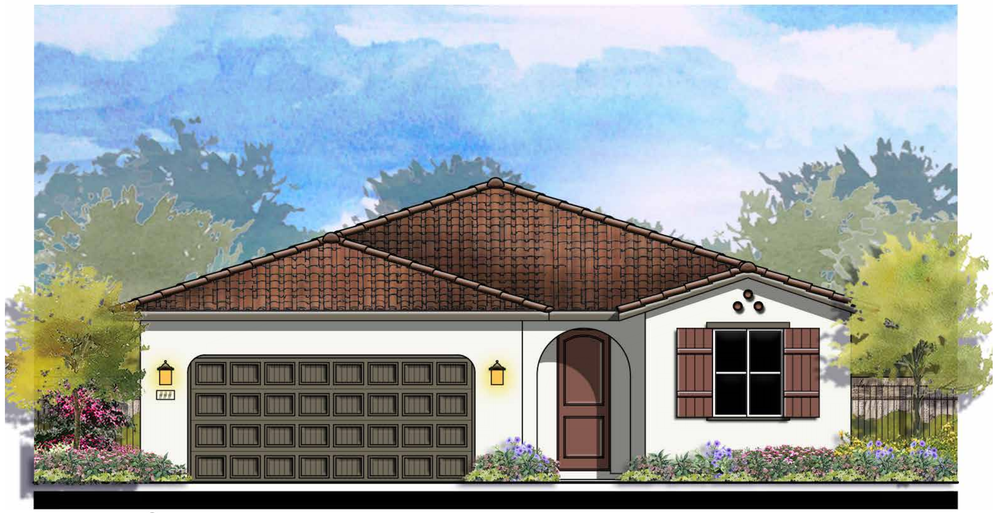
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B- VILLAGE 2 & 3
CAIRNWAY

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A - EARLY CALIFORNIA



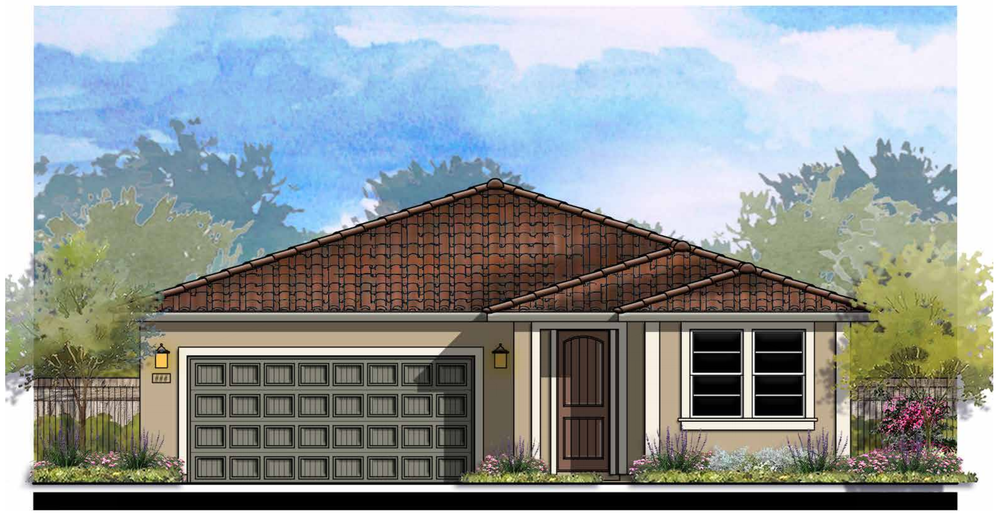
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B - COUNTRY EUROPEAN



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D - CRAFTSMAN BUNGALOW



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E - MEDITERRANEAN REVIVAL

PLAN 1
FRONT ELEVATIONS

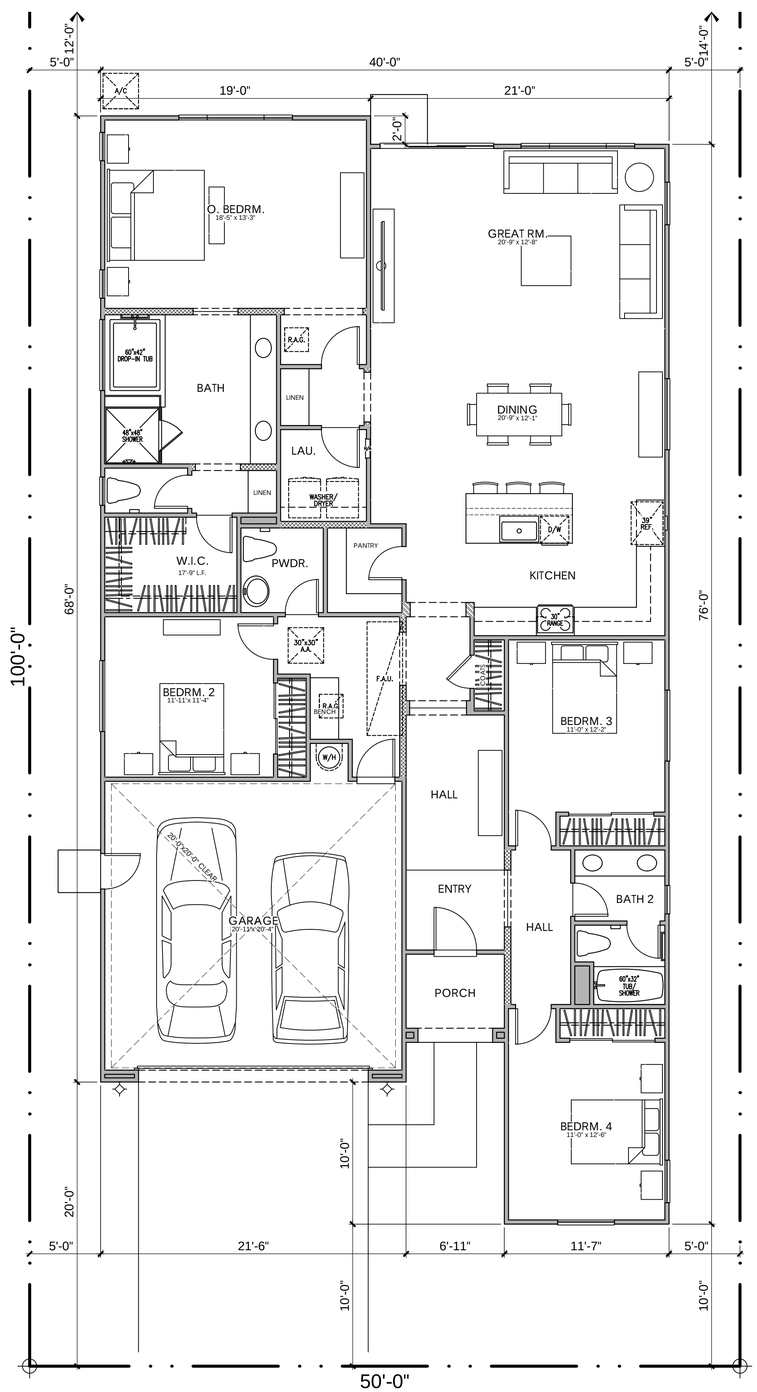
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TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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PLAN 1A
4 BEDROOM, 2.5 BATH
FLOOR PLAN

LOT COVERAGE:
55% FOR SINGLE STORY ALLOWED
2,775 / 5,000 = 55% PROVIDED

AREA TABULATION

CONDITIONED SPACE

FLOOR AREA	2,275 SQ. FT.
TOTAL DWELLING	2,275 SQ. FT.

UNCONDITIONED SPACE

GARAGE	445 SQ. FT.
PORCH "A"	43 SQ. FT.
PORCH "B" & "E"	73 SQ. FT.
PORCH "D"	84 SQ. FT.

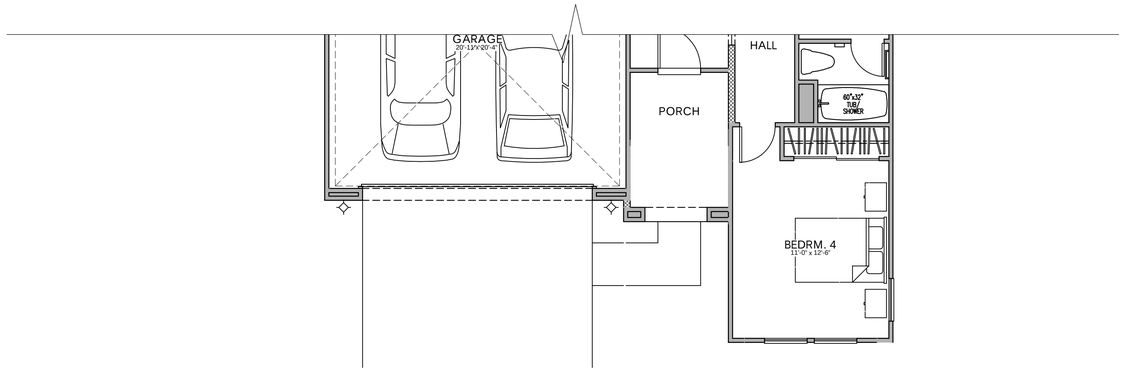
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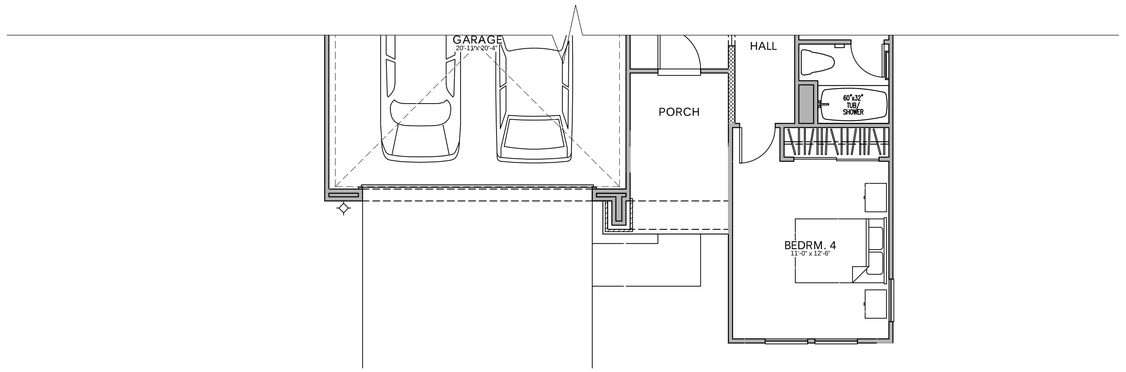
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03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

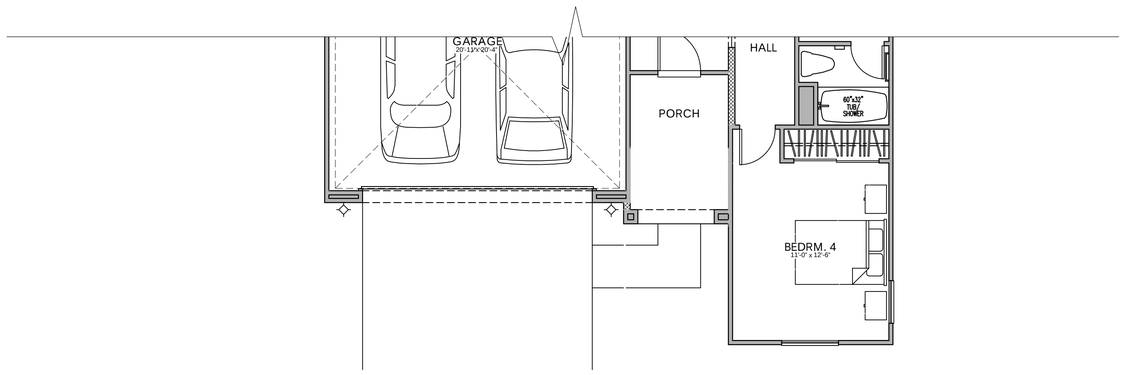
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PLAN 1E



PLAN 1D



PLAN 1B

PLAN 1
4 BEDROOM, 2.5 BATH
FLOOR PLAN

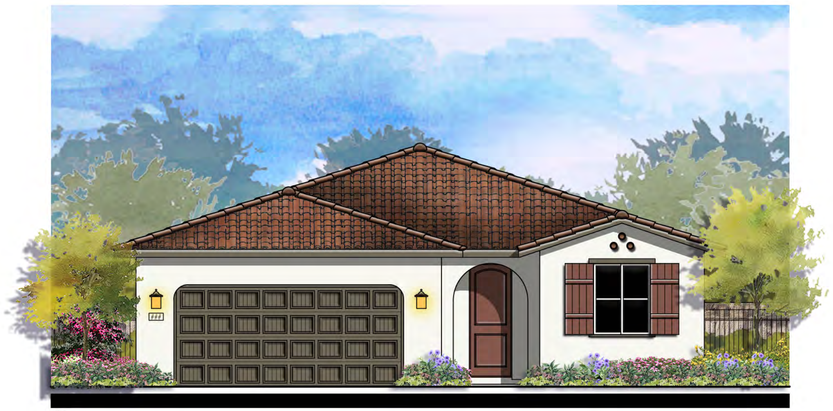
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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

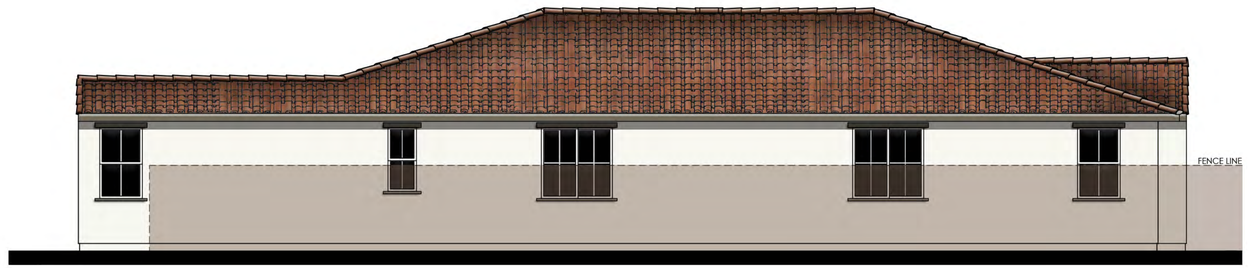
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Refer to landscape drawings for wall, tree, and shrub locations

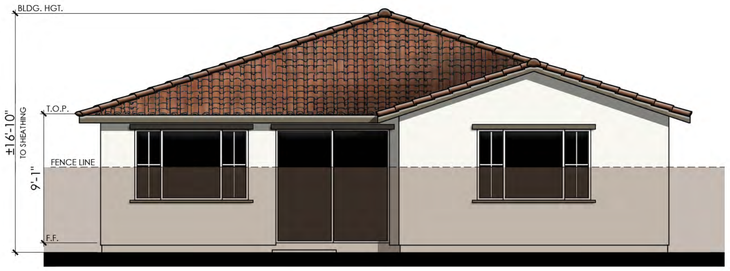
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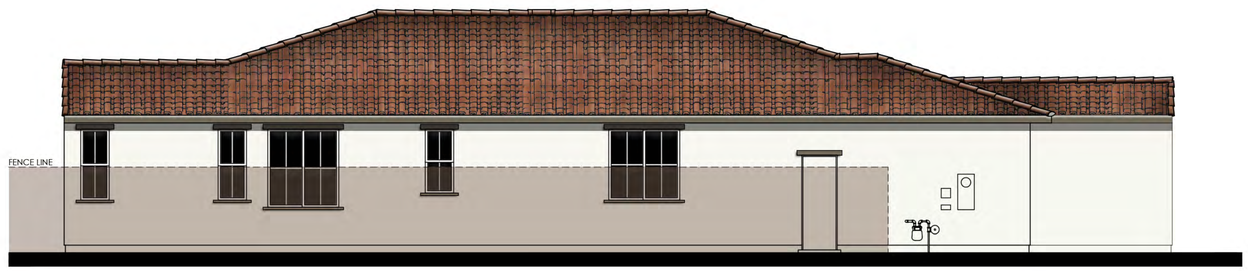
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 1

PLAN 1A
EARLY CALIFORNIA ELEVATIONS

0 2 4 8 12

LENNAR®

TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

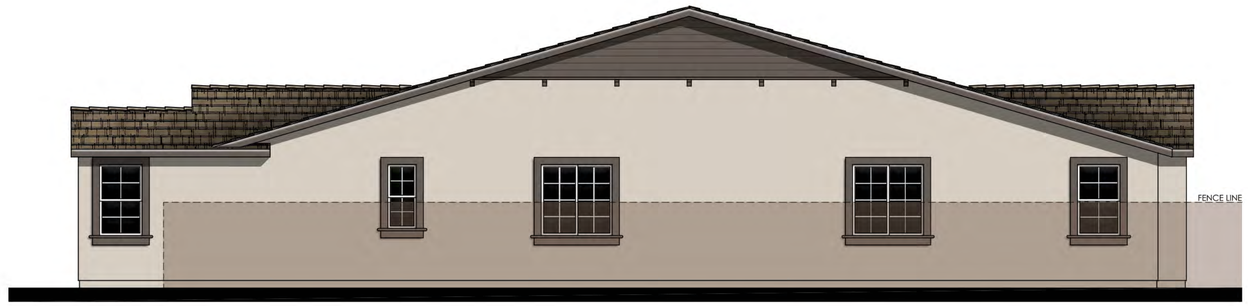
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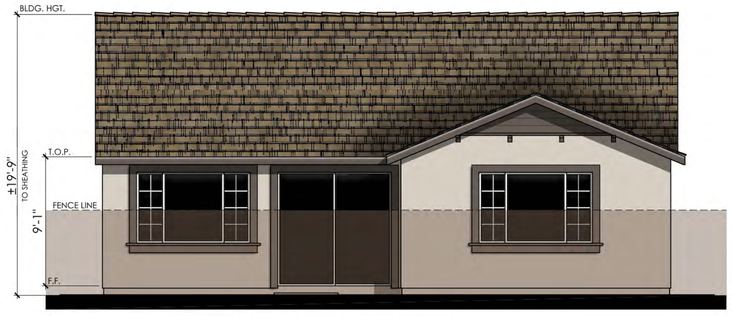
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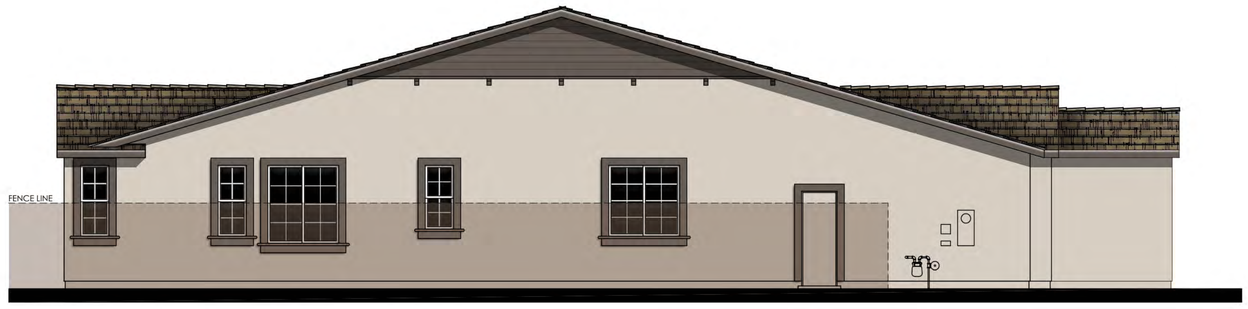
RIGHT

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
COUNTRY EUROPEAN ELEVATIONS

0 2 4 8 12

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03/22/22

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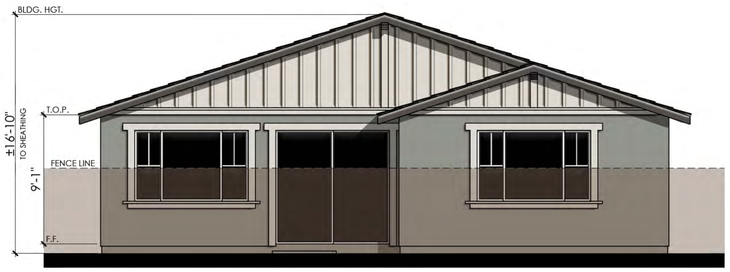
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 7

PLAN 1D
CRAFTSMAN BUNGALOW ELEVATIONS

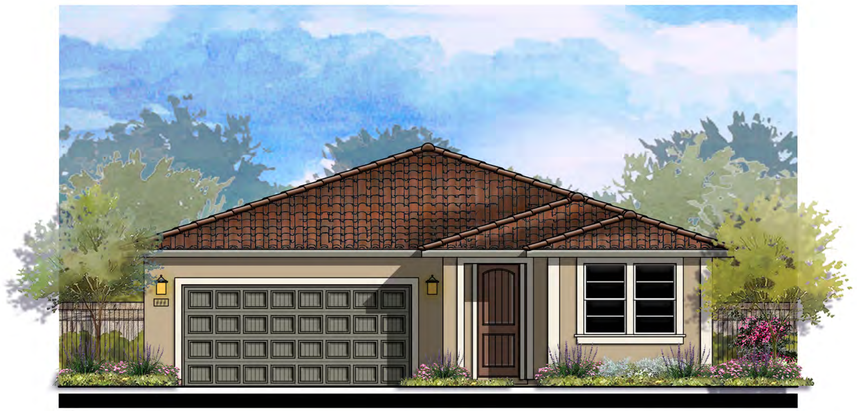
0 2 4 8 12

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TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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

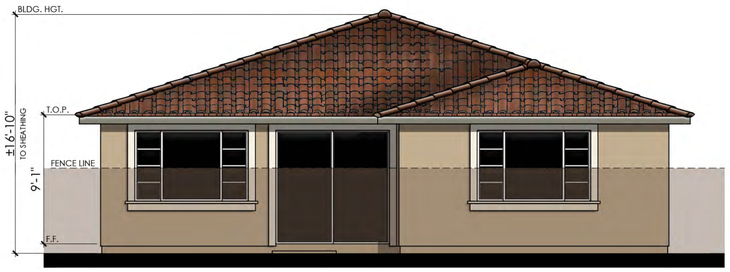
FRONT



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 10

PLAN 1E

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

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TRACY HILLS II

TRACY, CALIFORNIA

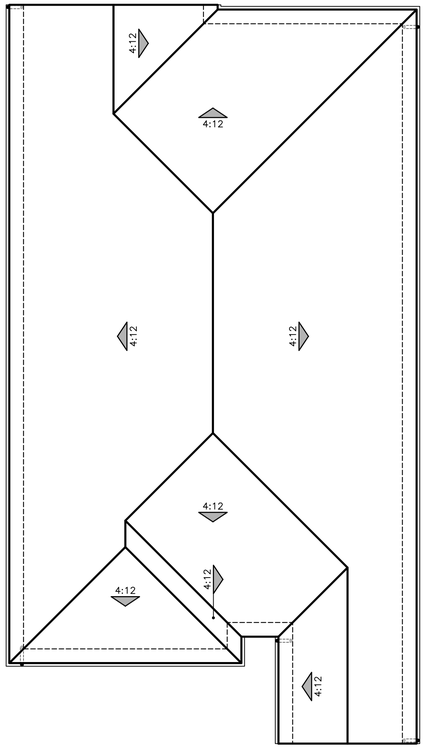
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

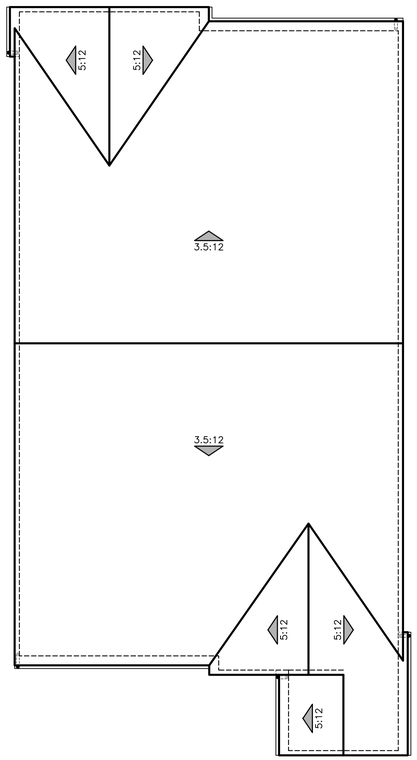
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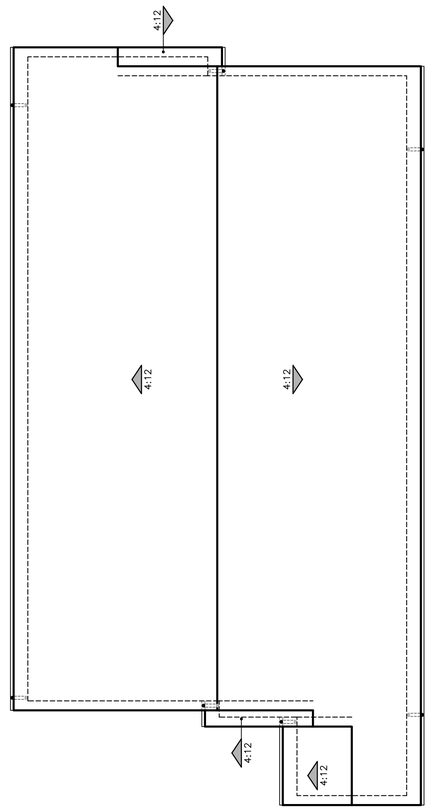
Plot Dated: May 17, 2022
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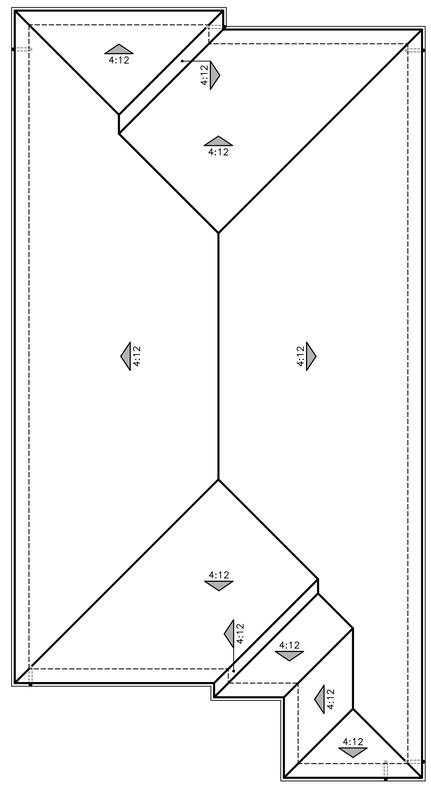
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 1
ROOF PLANS

0 2 4 8 12

LENNAR

TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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A - EARLY CALIFORNIA



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

D - CRAFTSMAN BUNGALOW



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E - MEDITERRANEAN REVIVAL

PLAN 2
FRONT ELEVATIONS

0 2 4 8 12

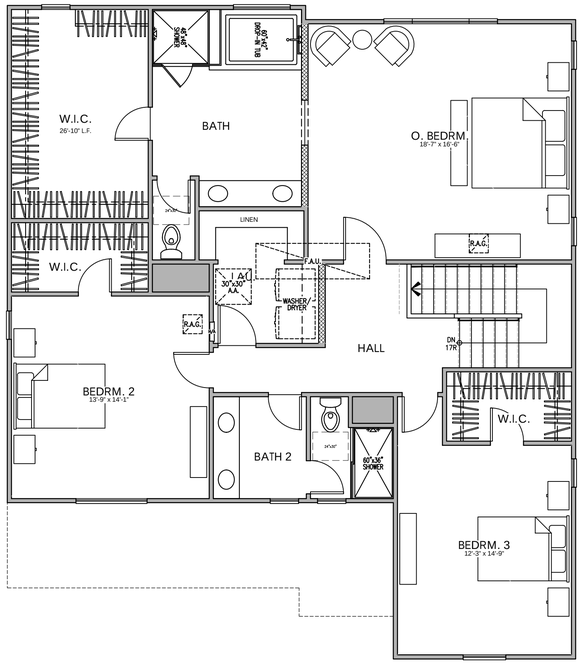
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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

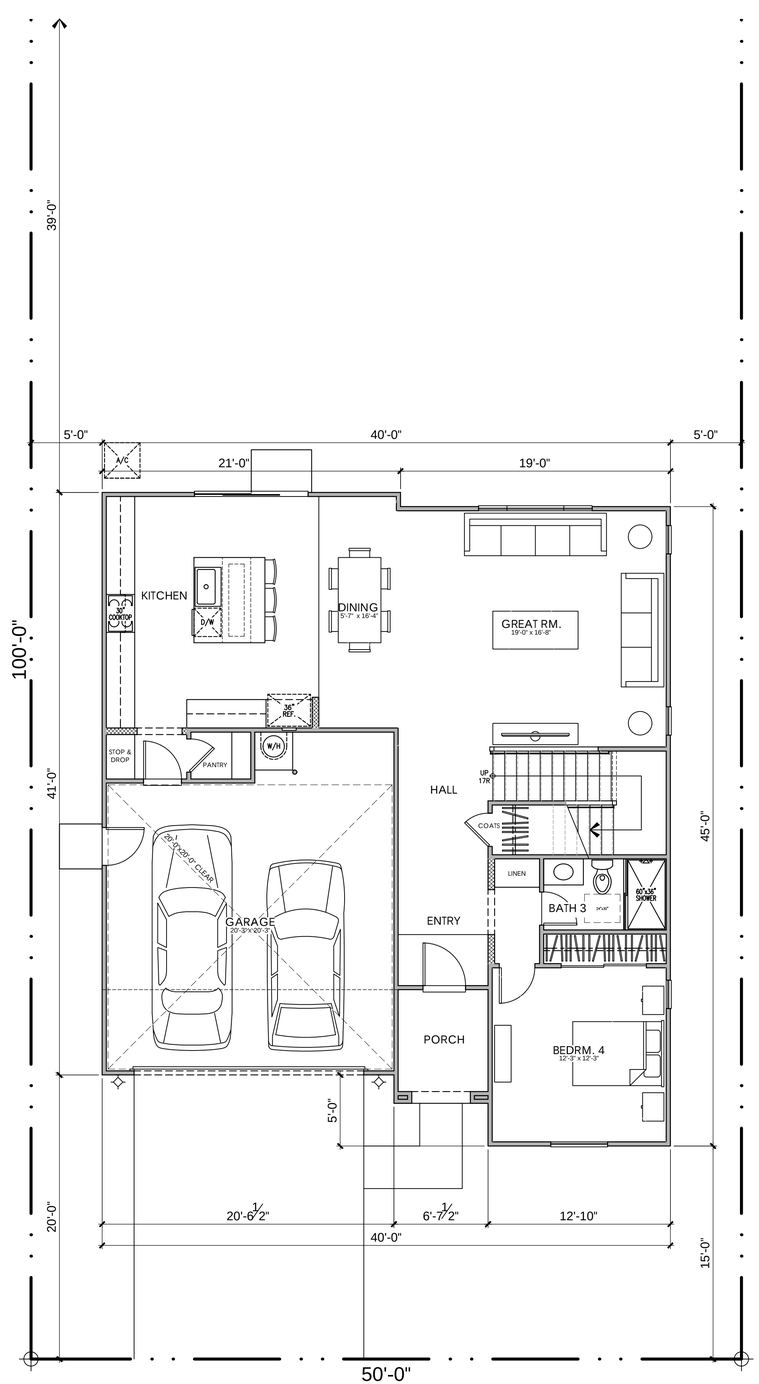
B- VILLAGE 2 & 3
CAIRNWAY

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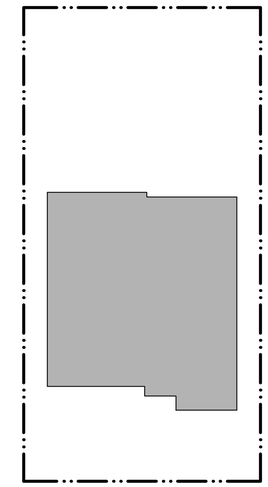


SECOND FLOOR



FIRST FLOOR

LOT COVERAGE:
45% FOR TWO STORY ALLOWED
1,698 / 5,000 = 34% PROVIDED



PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,190 SQ. FT.
SECOND FLOOR AREA	1,449 SQ. FT.
TOTAL DWELLING	2,639 SQ. FT.

UNCONDITIONED SPACE	
GARAGE	457 SQ. FT.
PORCH "A", "B", "E"	51 SQ. FT.
PORCH "D"	66 SQ. FT.

PLAN 2A
5 BEDROOM, 3 BATH, DEN, 2 CAR GARAGE
FLOOR PLAN

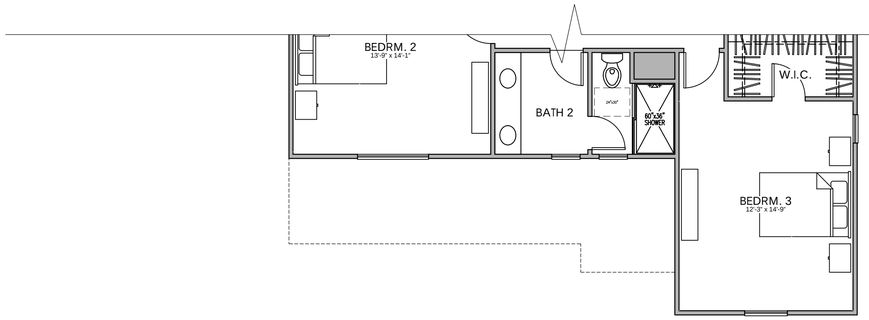
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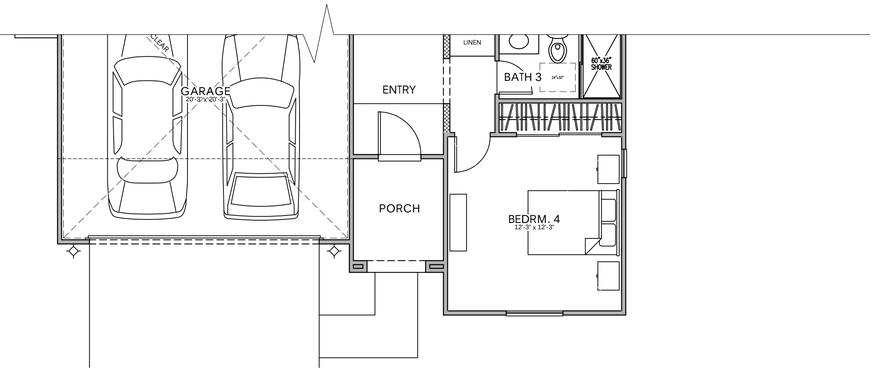
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03/22/22

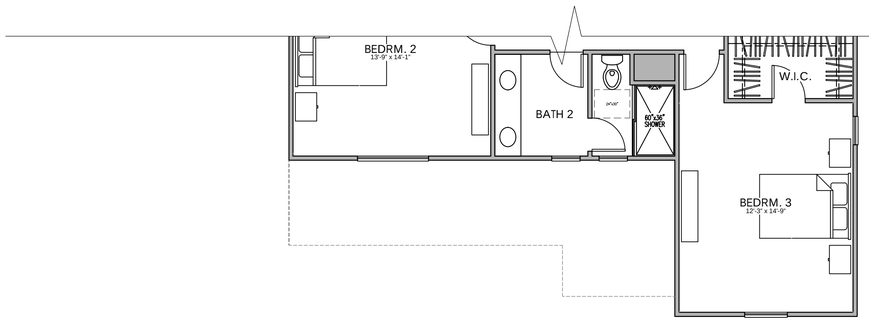
B- VILLAGE 2 & 3
CAIRNWAY

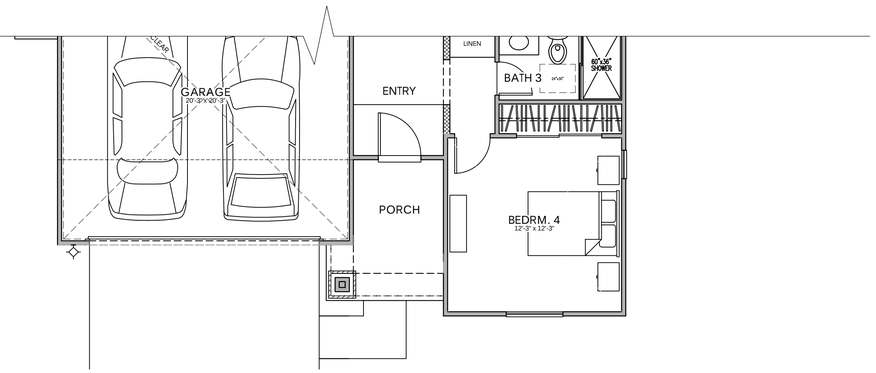
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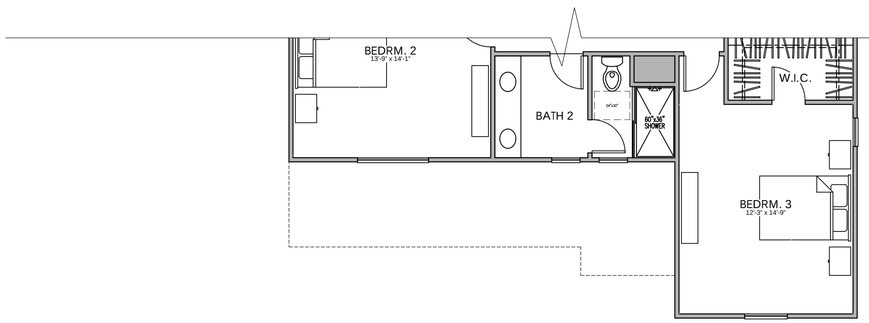


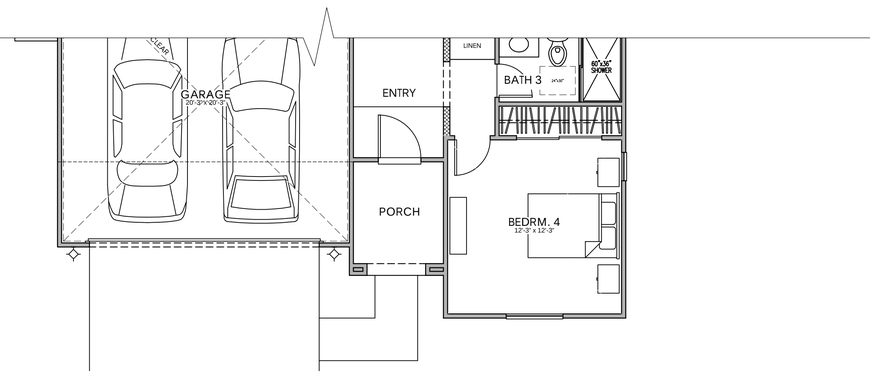
PLAN 2E





PLAN 2D





PLAN 2B

SECOND FLOOR

FIRST FLOOR

PLAN 2

5 BEDROOM, 3 BATH, DEN, 2 CAR GARAGE FLOOR PLAN

0 2 4 8 12

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TRACY HILLS II

TRACY, CALIFORNIA

03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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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
GABLE:	DECORATIVE FAUX CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A
EARLY CALIFORNIA ELEVATIONS

LENNAR

TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

0 2 4 8 12

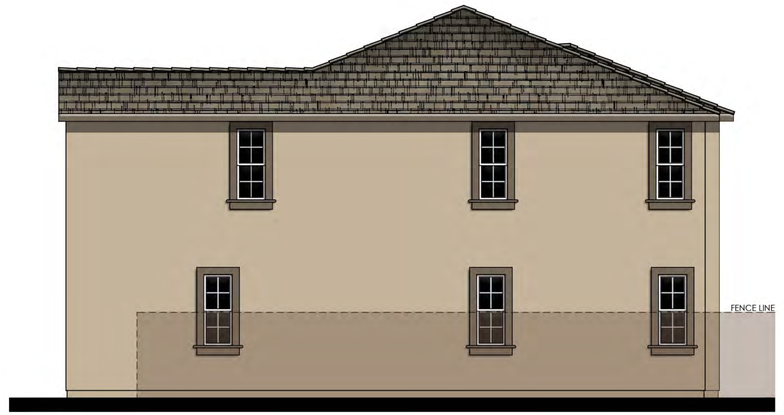
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FRONT



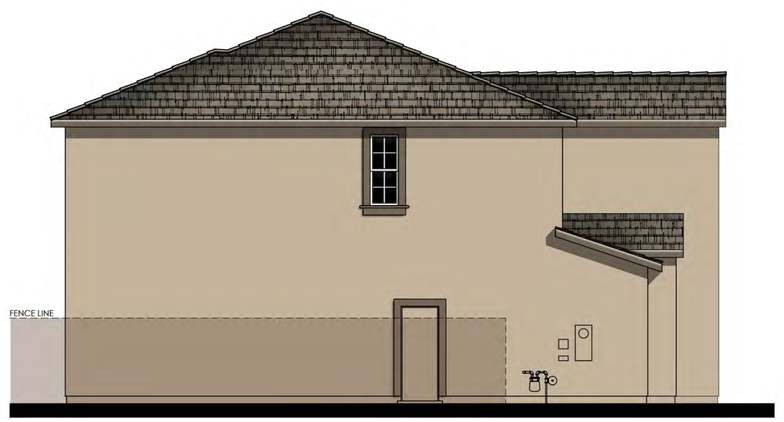
RIGHT

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
COUNTRY EUROPEAN ELEVATIONS

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

0 2 4 8 12

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FRONT



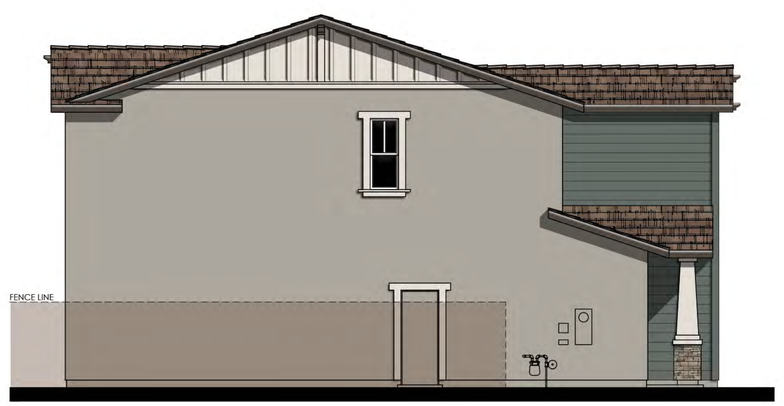
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 8

PLAN 2D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

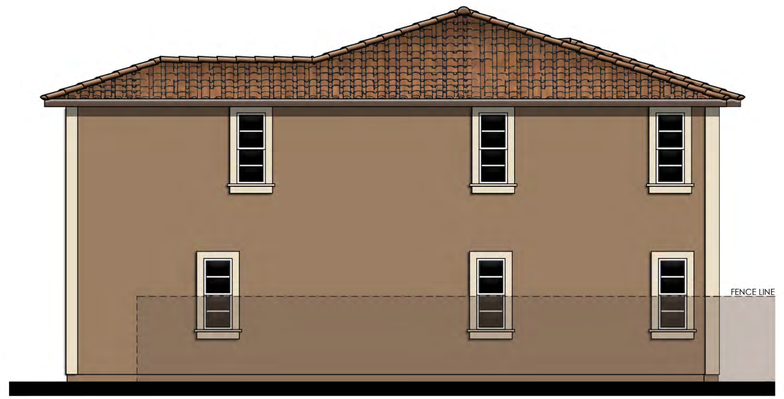
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FRONT



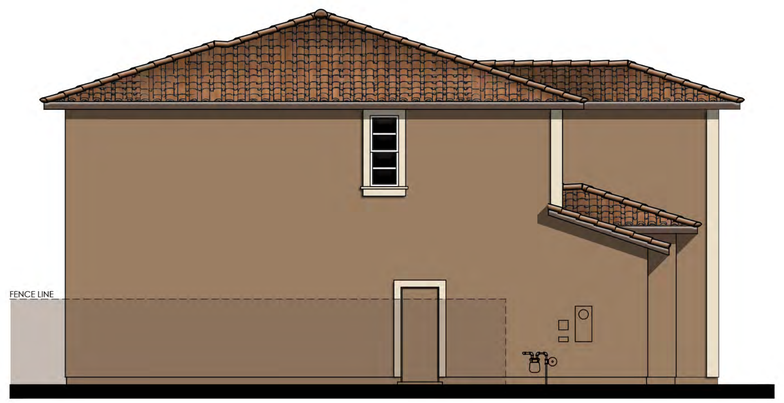
RIGHT

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 11

PLAN 2E

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II

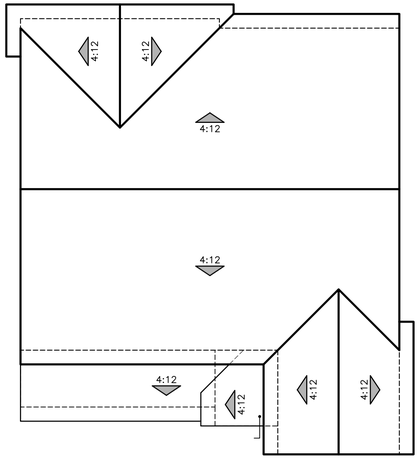
TRACY, CALIFORNIA

03/22/22

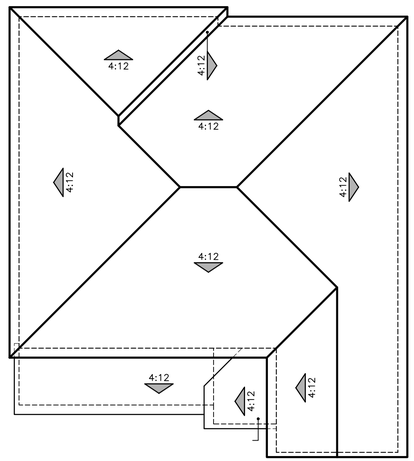
B- VILLAGE 2 & 3
CAIRNWAY

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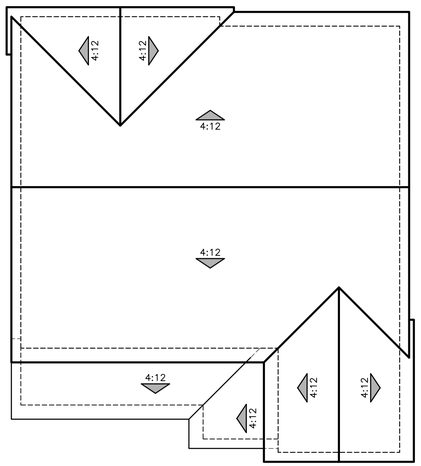
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Drawn By: Name



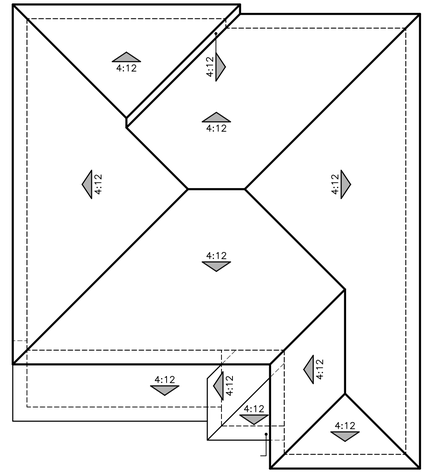
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 2
ROOF PLANS

0 2 4 8 12

LENNAR

TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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Architect
Inc
PLANNING + ARCHITECTURE
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Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - EARLY CALIFORNIA



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

D - CRAFTSMAN BUNGALOW



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

E - MEDITERRANEAN REVIVAL

PLAN 3
FRONT ELEVATIONS

0 2 4 8 12

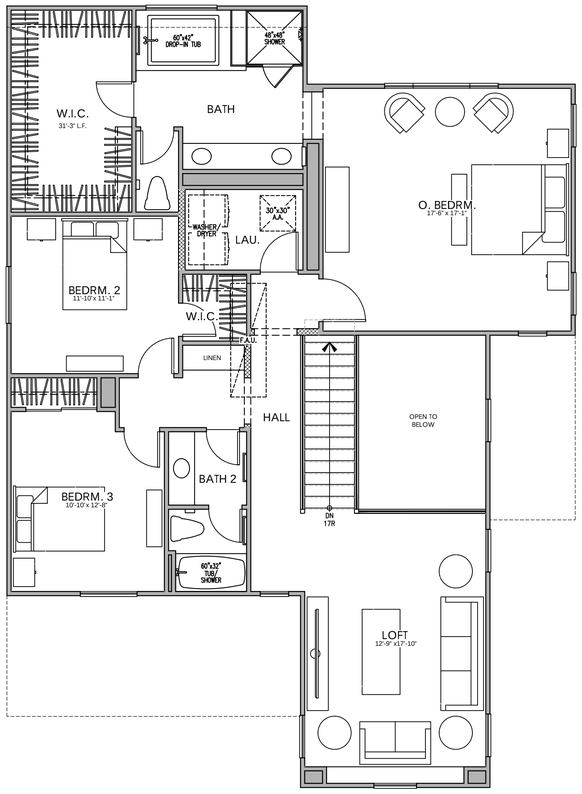
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TRACY, CALIFORNIA
03/22/22

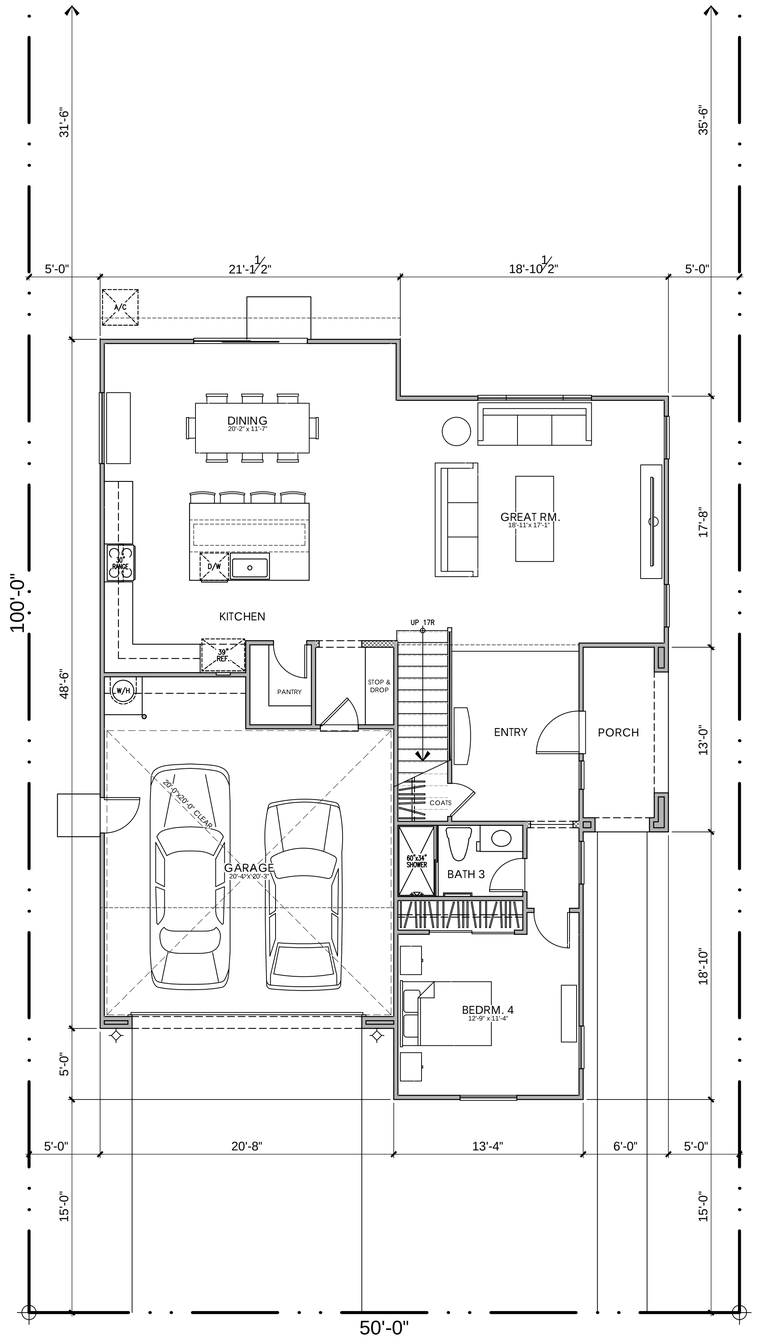
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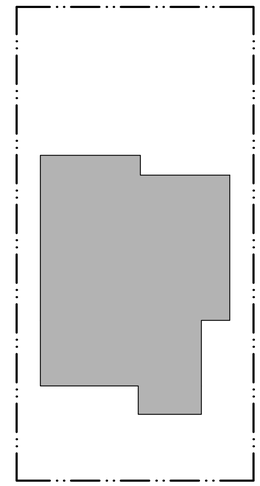


SECOND FLOOR



FIRST FLOOR

LOT COVERAGE:
45% FOR TWO STORY ALLOWED
1,865 / 5,000 = 37% PROVIDED



AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,297 SQ. FT.
SECOND FLOOR AREA	1,466 SQ. FT.
TOTAL DWELLING	2,763 SQ. FT.

UNCONDITIONED SPACE

GARAGE	473 SQ. FT.
PORCH "A", "B", "C", & "E"	78 SQ. FT.
PORCH "D"	70 SQ. FT.

0 2 4 8 12

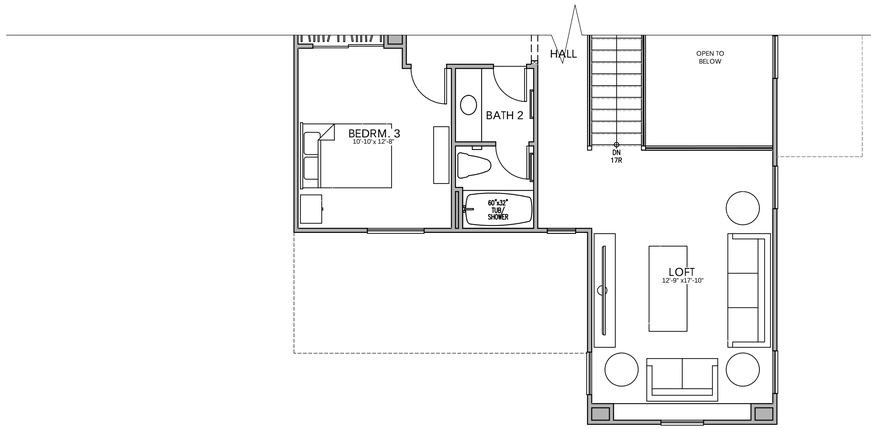
PLAN 3A
4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

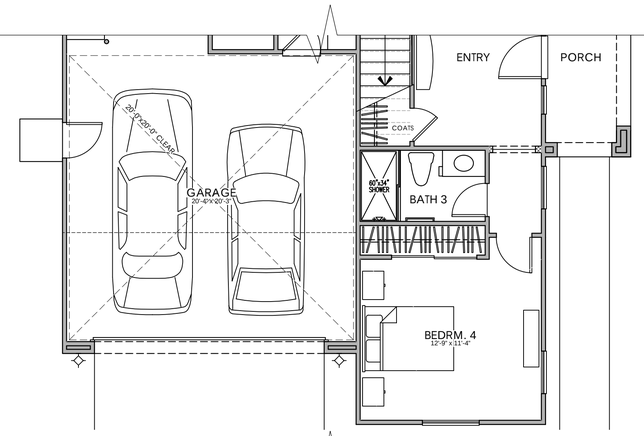
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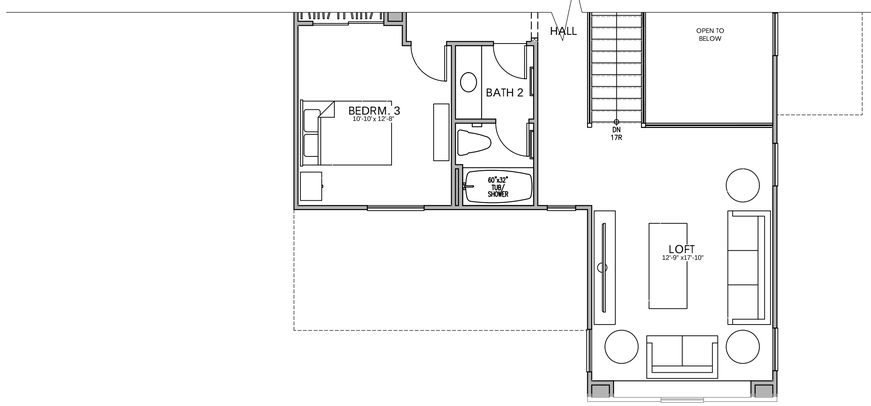
B- VILLAGE 2 & 3
CAIRNWAY

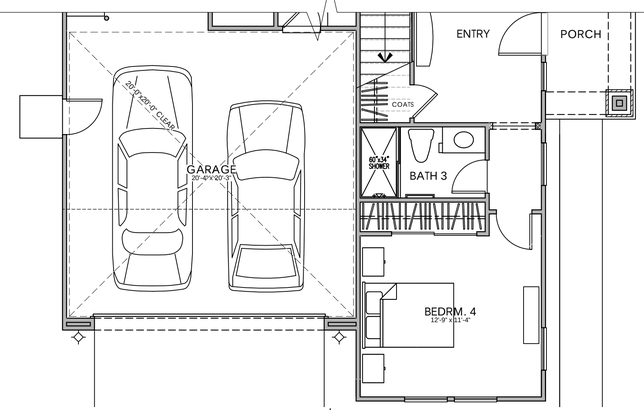
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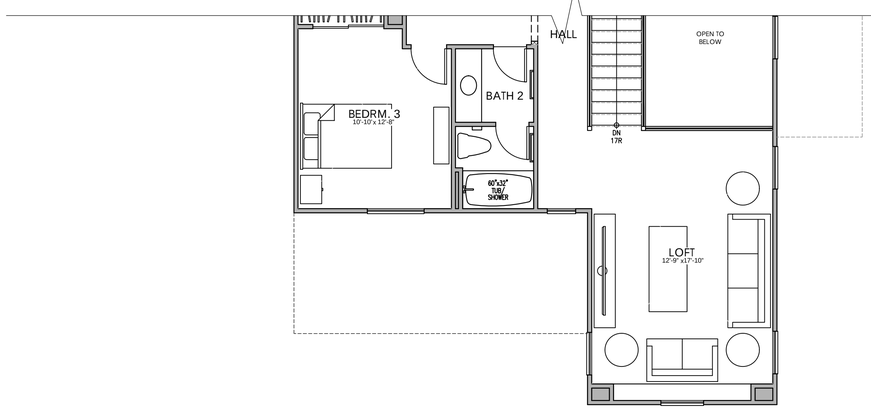


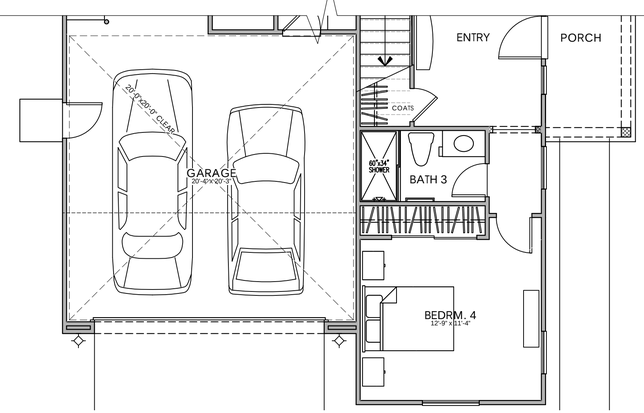
PLAN 3E





PLAN 3D





PLAN 3B

SECOND FLOOR

FIRST FLOOR

PLAN 3
4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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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
GABLE:	DECORATIVE FAUX CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A
EARLY CALIFORNIA ELEVATIONS

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

0 2 4 8 12

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FRONT



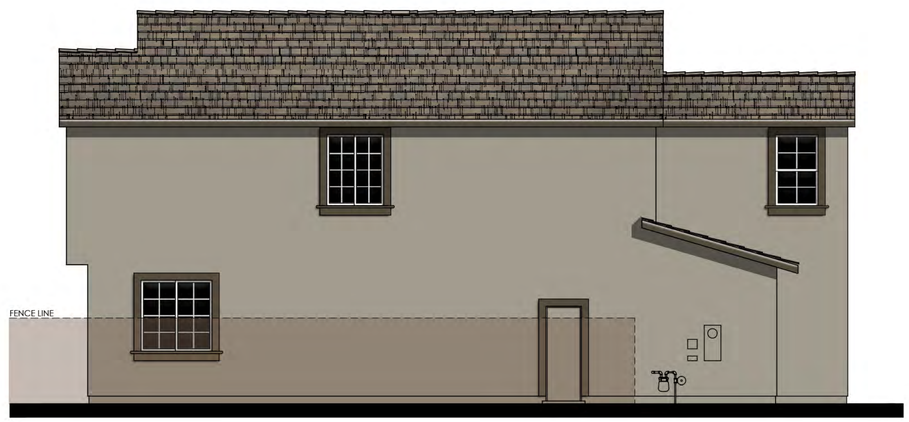
RIGHT

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 6

PLAN 3B

COUNTRY EUROPEAN ELEVATIONS

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

0 2 4 8 12

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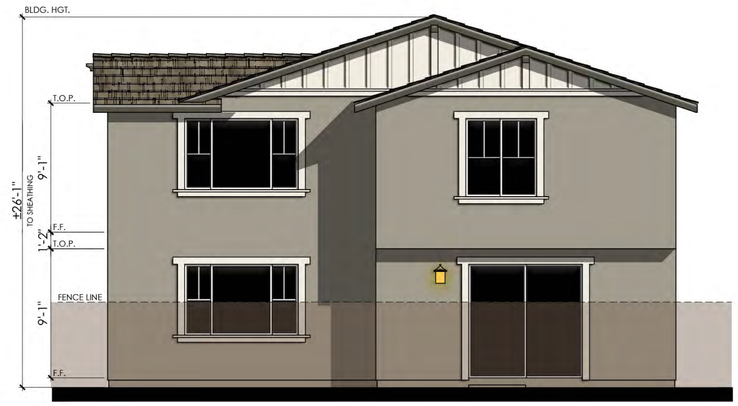
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 9

PLAN 3D
CRAFTSMAN BUNGALOW ELEVATIONS

TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

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B- VILLAGE 2 & 3
CAIRNWAY

0 2 4 8 12

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

FRONT



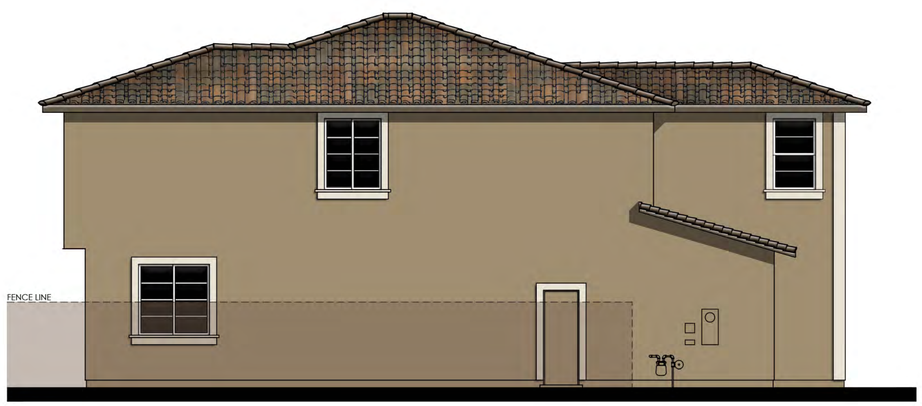
RIGHT

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 12

PLAN 3E

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

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TRACY HILLS II

TRACY, CALIFORNIA

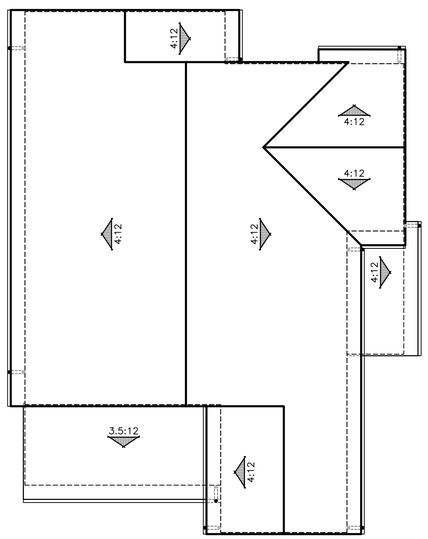
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

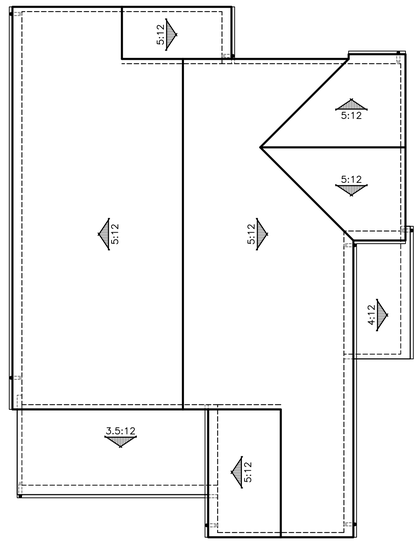
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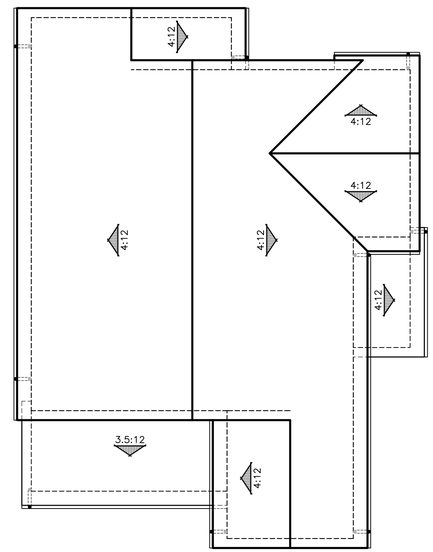
Plot Dated: May 16, 2022
Drawn By: Name



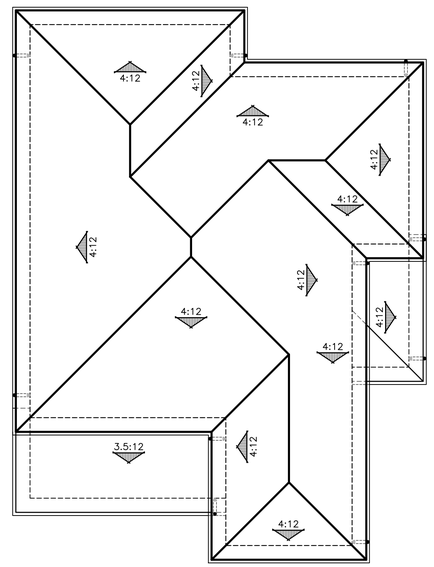
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 3
ROOF PLANS

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

0 2 4 8 12

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A - EARLY CALIFORNIA



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

D - CRAFTSMAN BUNGALOW



Ⓒ 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

E - MEDITERRANEAN REVIVAL

PLAN 4
FRONT ELEVATIONS

0 2 4 8 12

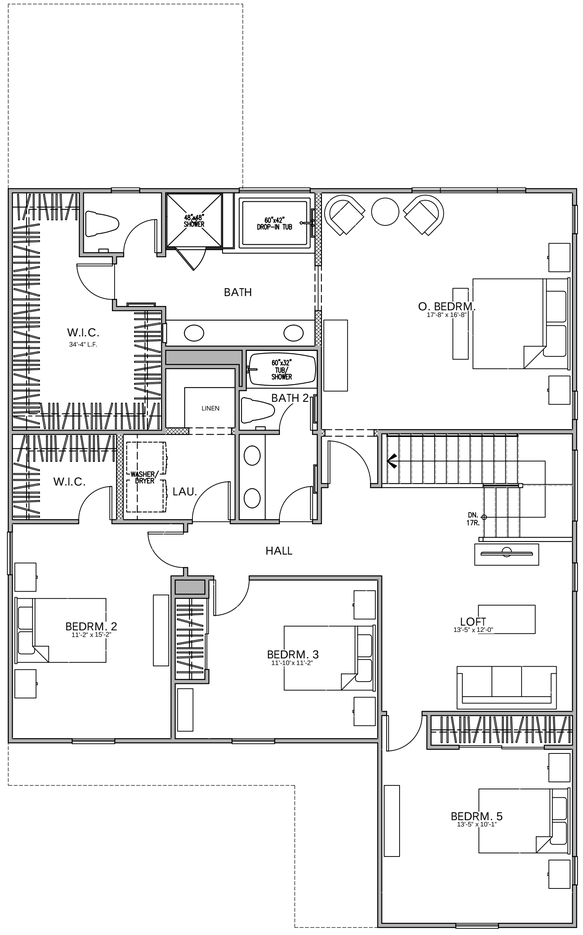
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TRACY, CALIFORNIA
03/22/22

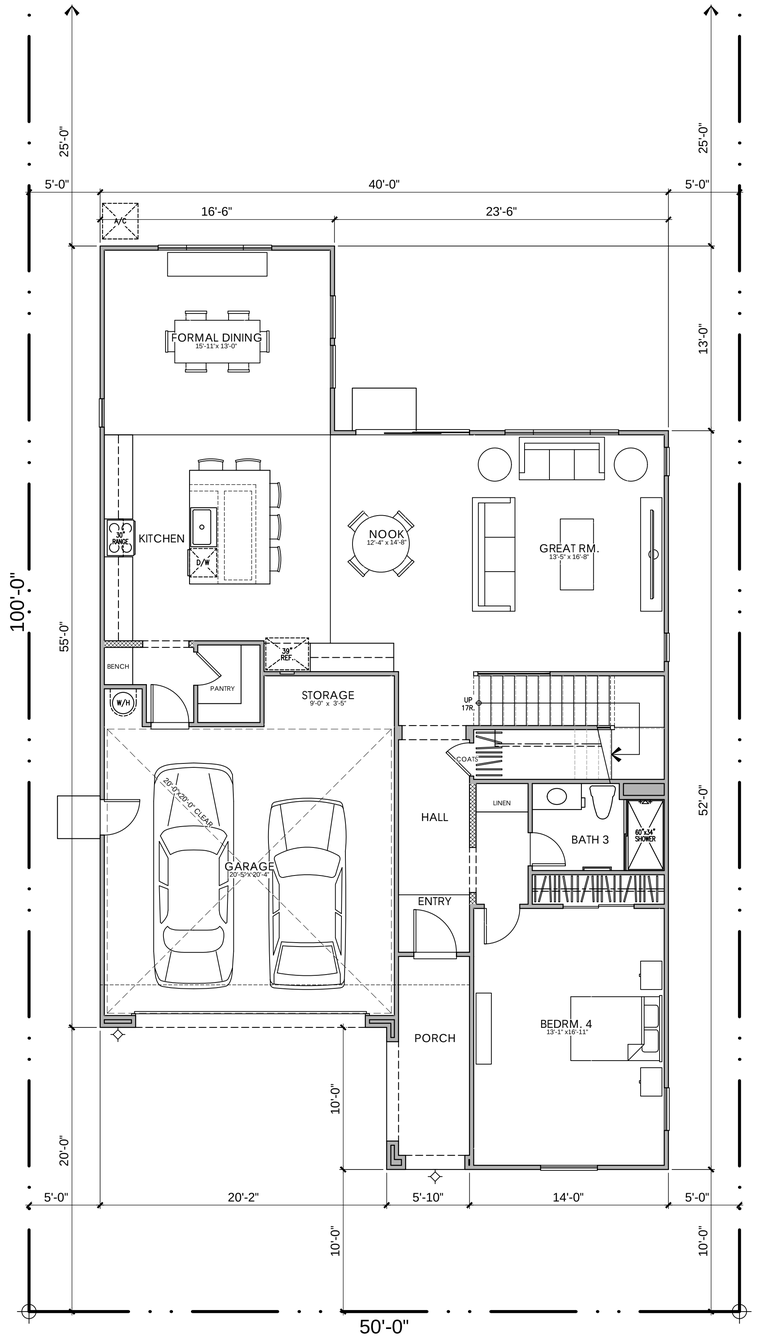
B- VILLAGE 2 & 3
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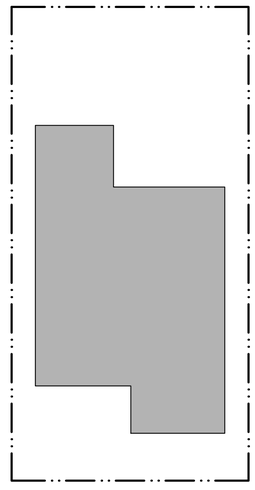


SECOND FLOOR



FIRST FLOOR

LOT COVERAGE:
45% FOR TWO STORY ALLOWED
2,093 / 5,000 = 42% PROVIDED



AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,529 SQ. FT.
SECOND FLOOR AREA	1,667 SQ. FT.
TOTAL DWELLING	3,196 SQ. FT.

UNCONDITIONED SPACE

GARAGE	469 SQ. FT.
PORCH "A"	84 SQ. FT.

PLAN 4A
5 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

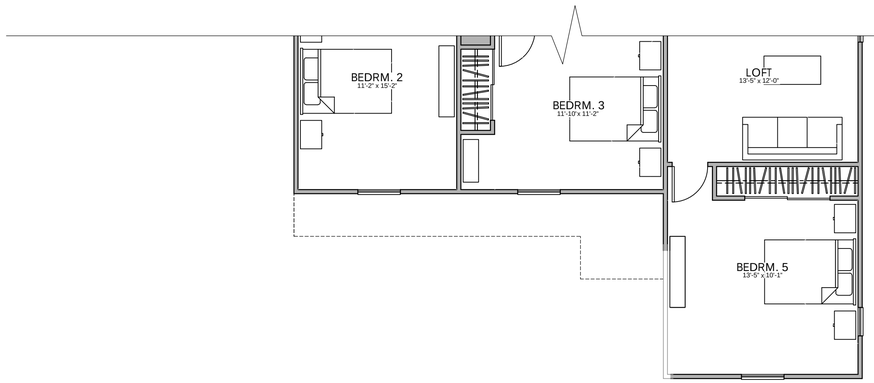
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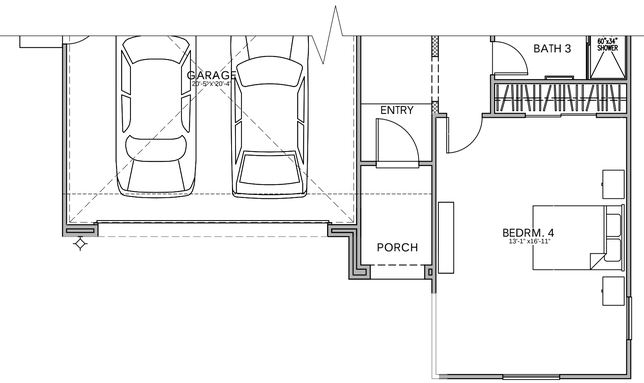
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TRACY, CALIFORNIA
03/22/22

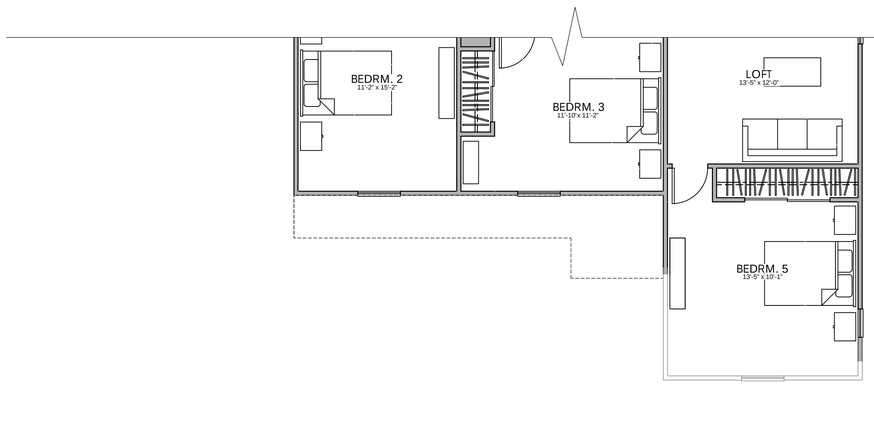
B- VILLAGE 2 & 3
CAIRNWAY

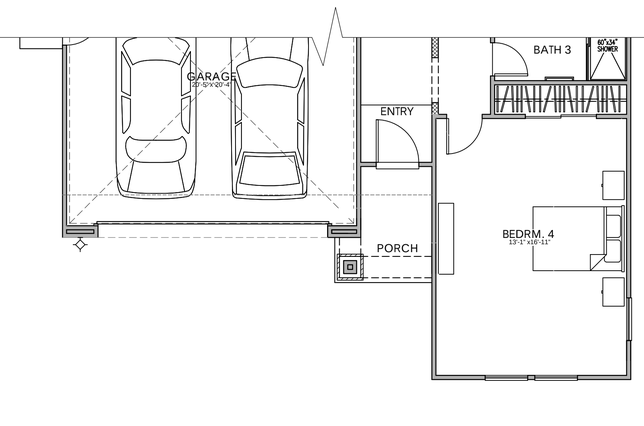
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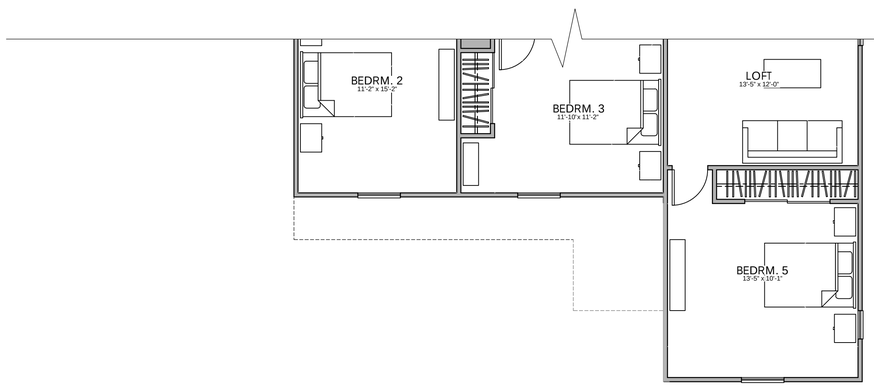


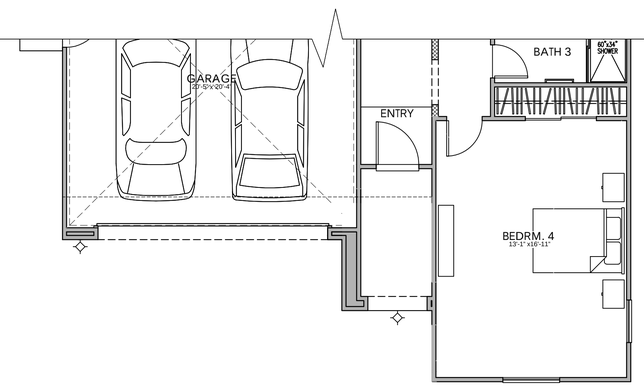
PLAN 4E





PLAN 4D





PLAN 4B

SECOND FLOOR

FIRST FLOOR

PLAN 4
5 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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FRONT



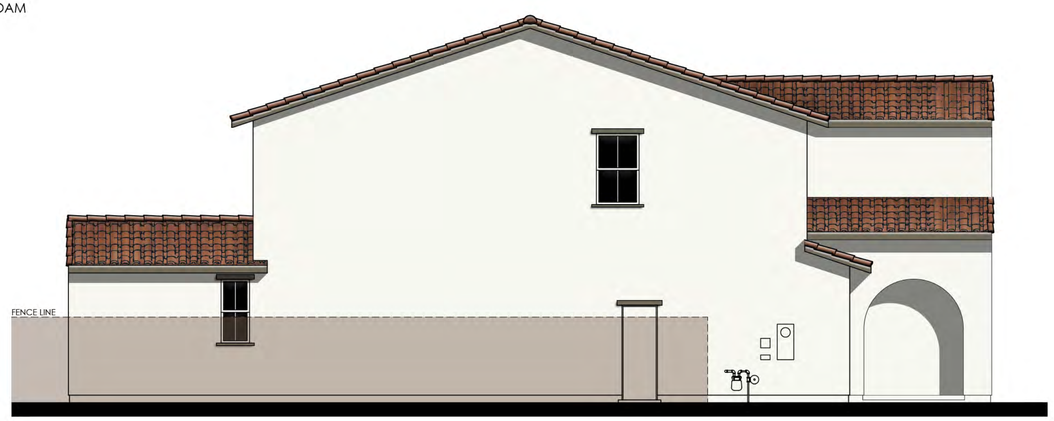
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 1

PLAN 4A
EARLY CALIFORNIA ELEVATIONS

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
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0 2 4 8 12

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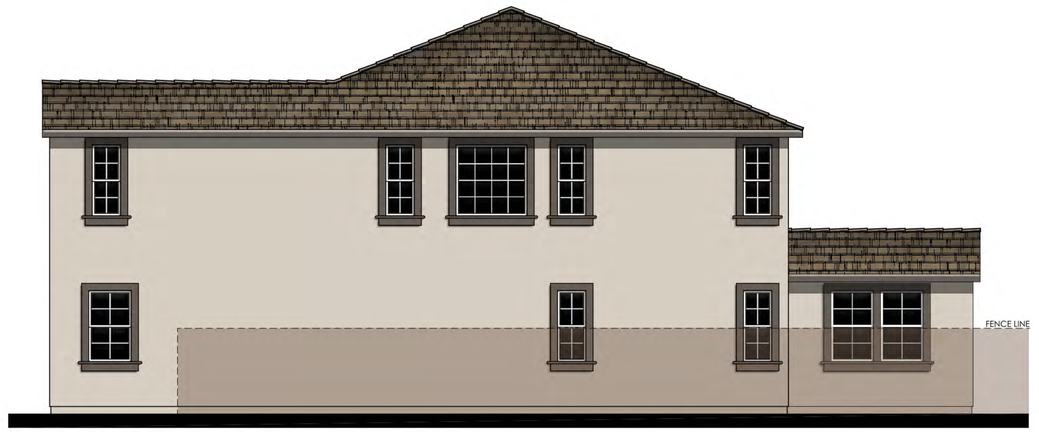
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FRONT



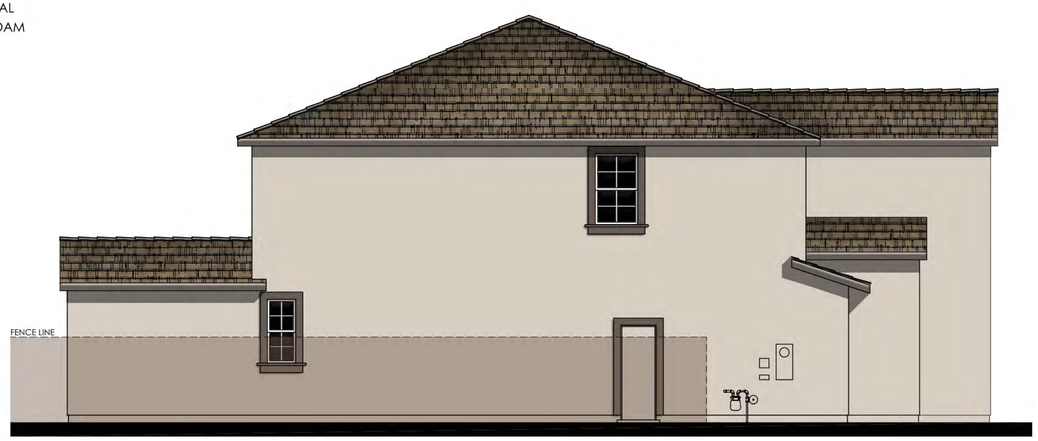
RIGHT

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

COUNTRY EUROPEAN ELEVATIONS

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TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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

FRONT



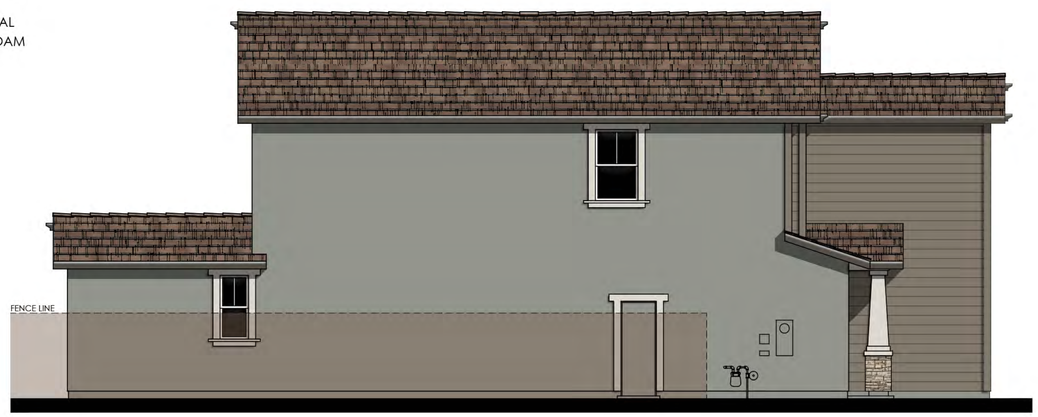
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 7

PLAN 4D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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PLANNING + ARCHITECTURE
V 3.0
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Plot Dated: May 17, 2022
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



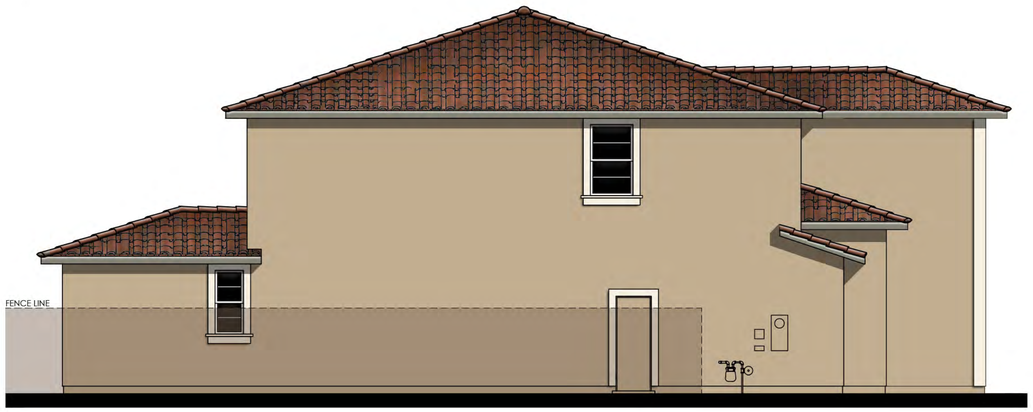
RIGHT

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 10

PLAN 4E

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

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TRACY HILLS II

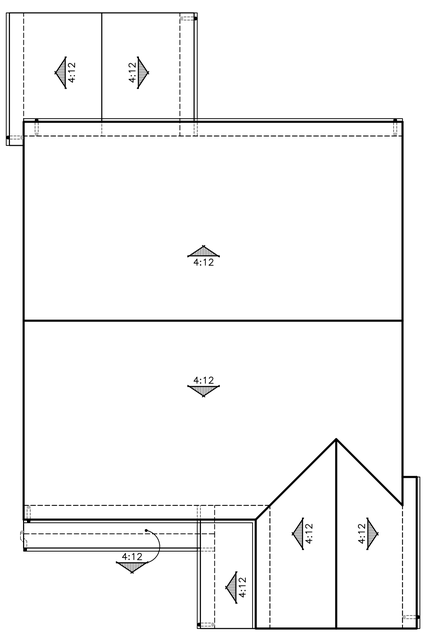
TRACY, CALIFORNIA

03/22/22

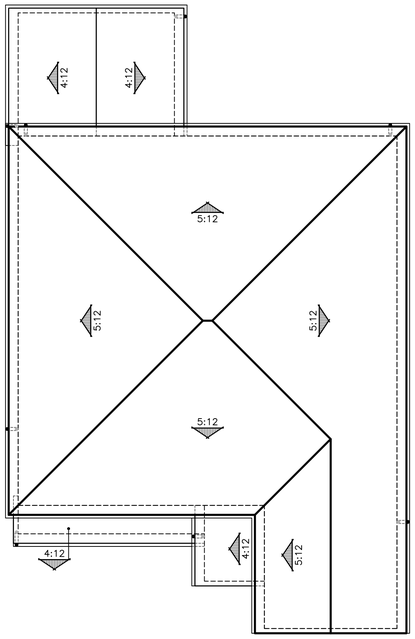
B- VILLAGE 2 & 3
CAIRNWAY

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JOB #: 22001

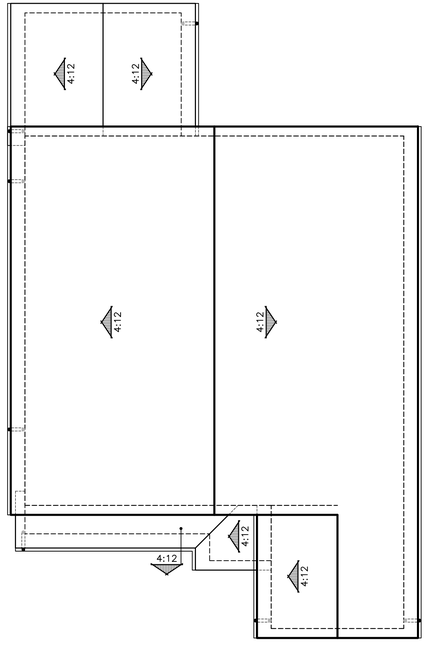
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Drawn By: Name



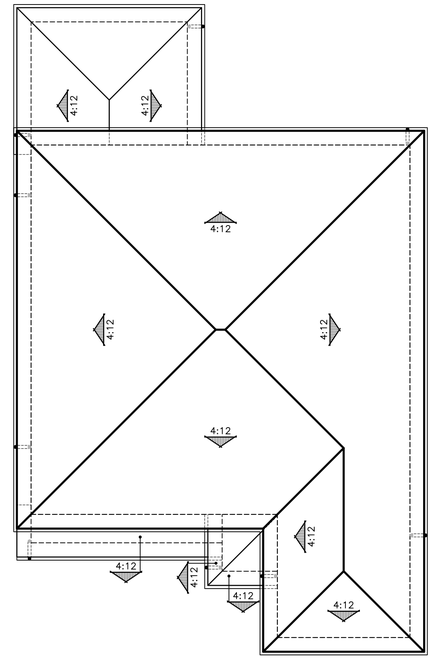
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 4
ROOF PLANS

0 2 4 8 12

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TRACY HILLS II
TRACY, CALIFORNIA
03/22/22

B- VILLAGE 2 & 3
CAIRNWAY

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RECEIVED
June 22, 2022
City of Tracy
Development Services

TRACY HILLS 2A

TRACY, CALIFORNIA

JUNE 15, 2022

PRODUCT	NAME	VILLAGE	ARCHITECT
55x90	BOULDER	VILLAGE 1 & 4	KLCA
50x100	CAIRNWAY	VILLAGE 2 & 3	KLCA
55x100	CRESTWICK	VILLAGE 5 & 6	OAG
55x100	RANGEWOOD	VILLAGE 7	KTGY
60x90	RIDGERTON	VILLAGE 8	KLCA
60x100	ROCKINGHAM	VILLAGE 9	KTGY
65x100	SLATESHIRE	VILLAGE 10	KLCA

SHEET INDEX

TRACY HILLS II: A - VILLAGE 5 & 6 CRESTWICK
T-1 COVER / STREET SCENE
T-2 TYPICAL PLOTTING
PLAN 1
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A-2 FLOOR PLAN
A-3 EXTERIOR ELEVATIONS 1A
A-4 EXTERIOR ELEVATIONS 1B
A-5 EXTERIOR ELEVATIONS 1D
A-6 EXTERIOR ELEVATIONS 1F
A-7 ROOF PLANS
PLAN 2
A-8 FRONT ELEVATIONS
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A-17 EXTERIOR ELEVATIONS 3A
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A-19 EXTERIOR ELEVATIONS 3D
A-20 EXTERIOR ELEVATIONS 3F
A-21 ROOF PLANS
PLAN 4
A-22 FRONT ELEVATIONS
A-23 FLOOR PLANS
A-24 EXTERIOR ELEVATIONS 4A
A-25 EXTERIOR ELEVATIONS 4B
A-26 EXTERIOR ELEVATIONS 4D
A-27 EXTERIOR ELEVATIONS 4F
A-28 ROOF PLANS

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klcarch.com
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(949) 660-1587
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COVER PAGE

CRESTWICK

TRACY HILLS, PHASE 2A (55 x100 SFD)

VILLAGES 5 & 6

TRACY, CALIFORNIA



PLAN 2F
COLONIAL

PLAN 1D
CRAFTSMAN BUNGALOW

PLAN 3A
EARLY CALIFORNIA

PLAN 4B
MEDITERRANEAN REVIVAL

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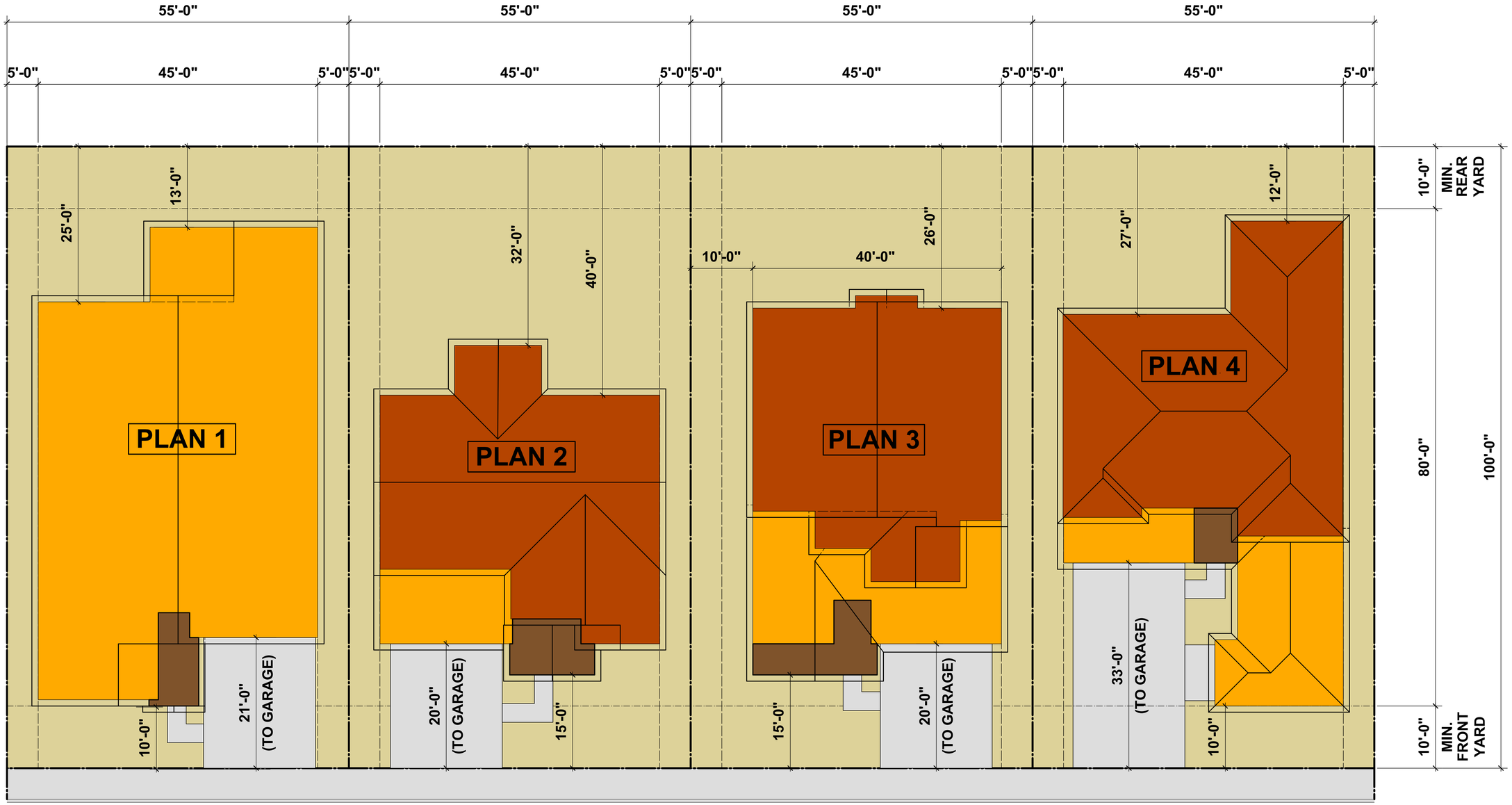
STREETSCAPE

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OAG ARCHITECTS

SHEET T-1

2201 5-27-22
REV. 6-13-22



AREA SUMMARY - PLAN 1					
	LOT COVERAGE				LIVABLE AREA
1st Floor	2500				2500
2nd Floor	-				-
Garage	427				-
Covered Entry	A	B	D	F	-
	56	44	46	93	-
TOTAL S.F.	2983	2971	2973	3020	2500
3020 S.F. / 5500 S.F. LOT AREA = 54% LOT COV.					

AREA SUMMARY - PLAN 2					
	LOT COVERAGE				LIVABLE AREA
1st Floor	1435				1435
2nd Floor	1442				1442
Garage	432				-
Covered Entry	A	B	D	F	-
	112	112	110	112	-
TOTAL	1979	1979	1977	1979	2877
1979 S.F. / 5500 S.F. LOT AREA = 36% LOT COV.					

AREA SUMMARY - PLAN 3					
	LOT COVERAGE				LIVABLE AREA
1st Floor	1504				1504
2nd Floor	1468				1468
Garage	614				-
Covered Entry	A	B	D	F	-
	142	97	142	97	-
TOTAL	2260	2215	2260	2215	2972
2260 S.F. / 5500 S.F. LOT AREA = 41% LOT COV.					

AREA SUMMARY - PLAN 4					
	SQUARE FOOTAGE				LIVABLE AREA
1st Floor (Main Res.)	1230				1230
1st Floor (NextGen)	498				498
2nd Floor	1612				1612
Garage	609 (494, 215)				
Covered Entry	A	B	D	F	
	62	62	62	62	
TOTALS	2510	2510	2510	2510	3340
2510 S.F. / 5500 S.F. LOT AREA = 45% LOT COV.					

SETBACK VARIATIONS

THIS ARTICULATION PLAN DEPICTS THE MEDIAN LOT SIZE. SETBACKS WILL VARY ACCORDING TO ACTUAL LOT WIDTH AND DEPTH. SEE DEVELOPMENT PLAN FOR SPECIFIC BUILDING LOCATION AT ALL LOTS

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TYPICAL PLOTTING PLAN
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

COLOR KEY

- TWO STORY ELEMENT
- SINGLE STORY ELEMENT
- COVERED PORCH (SINGLE STORY ELEMENT)
- PAVED DRIVEWAY

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OAG ARCHITECTS

SHEET T-2

2201 5-27-22



FRONT ELEVATION "A" *Scheme 1*
(EARLY CALIFORNIA)



FRONT ELEVATION "B" *Scheme 5*
(MEDITERRANEAN REVIVAL)



FRONT ELEVATION "D" *Scheme 9*
(CRAFTSMAN BUNGALOW)



FRONT ELEVATION "F" *Scheme 11*
(COLONIAL)

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PLAN 1

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

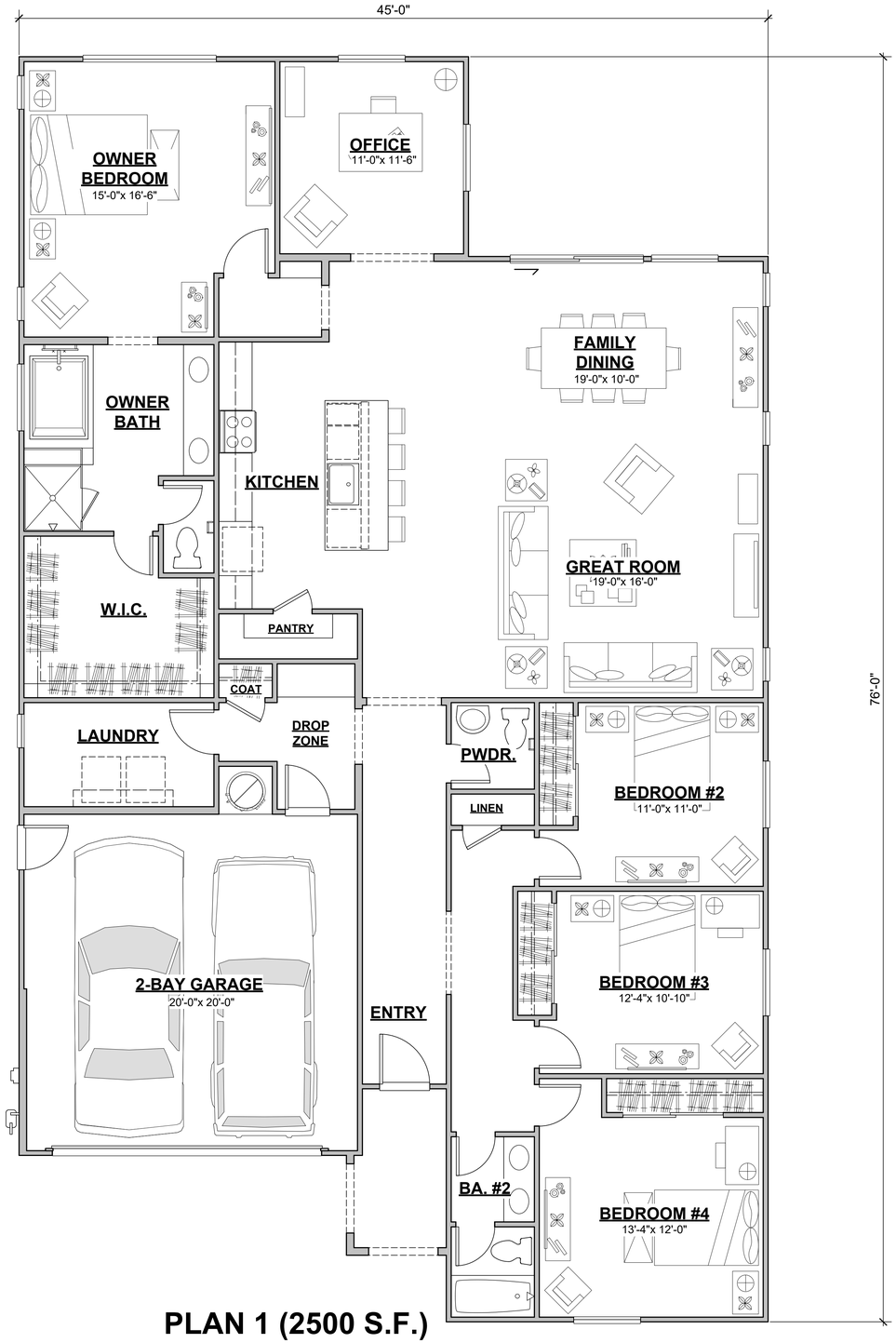
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SHEET A-1



PLAN 1 (2500 S.F.)

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

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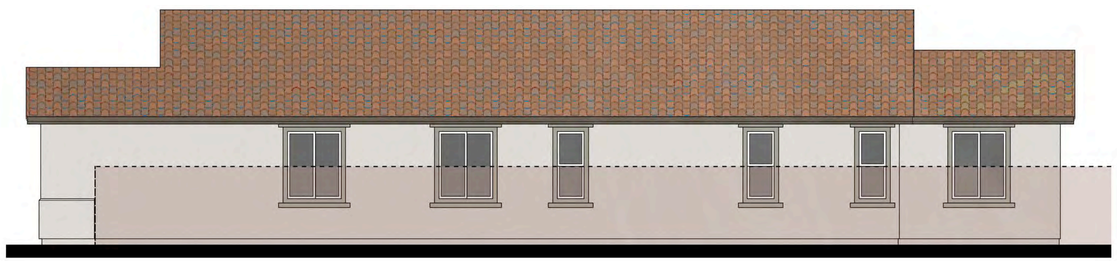
OAG ARCHITECTS

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SHEET A-2



REAR "A"



RIGHT SIDE "A"

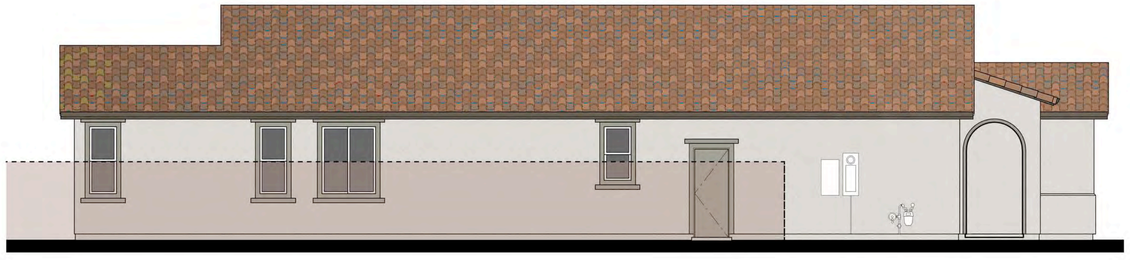
"EARLY CALIFORNIA" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY GABLE ROOFS
- CONCRETE TILE - "BARCELONA" PROFILE
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- SHAPED CORBELS AT PORCH SOFFIT

FEATURES
- SQUARE PIPE TILE VENTS AT GABLES
- FAUX WOOD OUTLOOKERS AT RAKE (EMBOSSED FOAM)
- THEME SPECIFIC FOAM SHUTTERS
- BUILT-UP FOAM WAINSCOT AT ACCENT LOCATIONS



LEFT SIDE "A"



FRONT ELEVATION "A"
(EARLY CALIFORNIA)

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PLAN 1

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

Tracy, California

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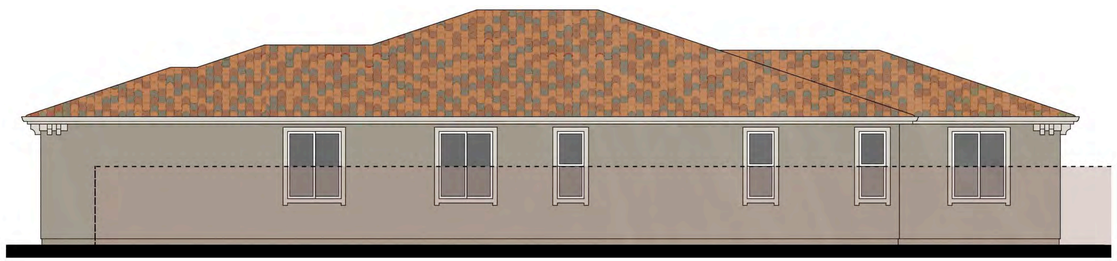
OAG ARCHITECTS

2201 5-27-22

SHEET A-3



REAR "B"



RIGHT SIDE "B"

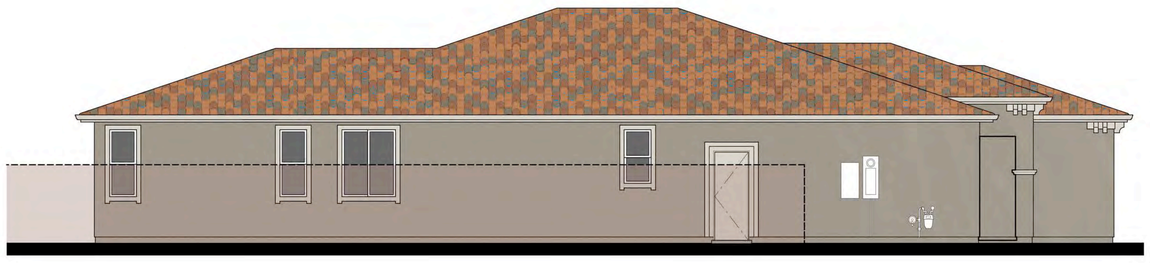
"MEDITERRANEAN REVIVAL" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY HIP ROOFS
- CONCRETE TILE - "VILLA" PROFILE
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- ARCHED PORCH SOFFIT
- ACCENT FOAM BAND TRIM (WHERE OCCURS)

FEATURES
- FOAM FRIEZE W/ CORBELS AT ACCENT LOCATIONS
- THEME SPECIFIC FOAM SHUTTERS
- BUILT-UP FOAM WINDOW LEDGES W/ CORBELS AT ACCENT LOCATIONS



LEFT SIDE "B"



FRONT ELEVATION "B"
(MEDITERRANEAN REVIVAL)

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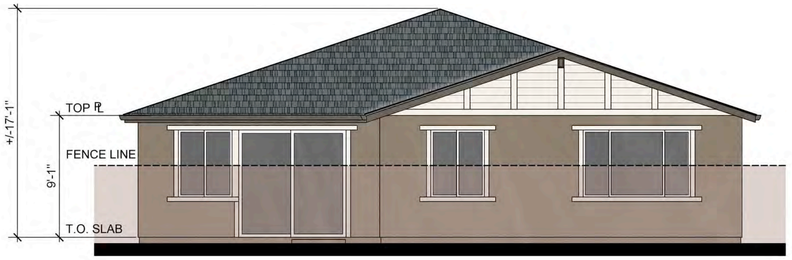
PLAN 1
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

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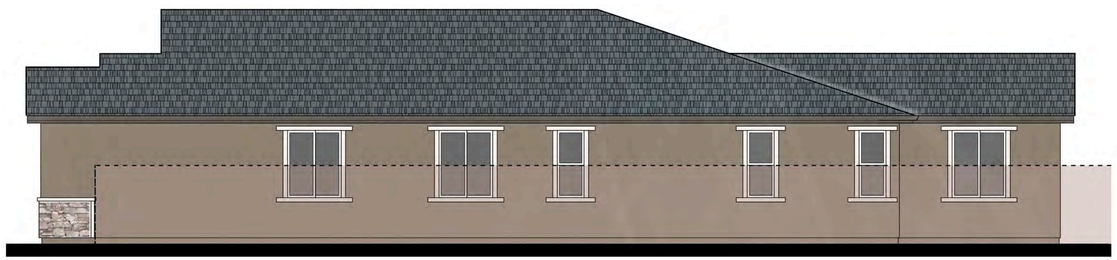
OAG ARCHITECTS

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SHEET A-4



REAR "D"



RIGHT SIDE "D"

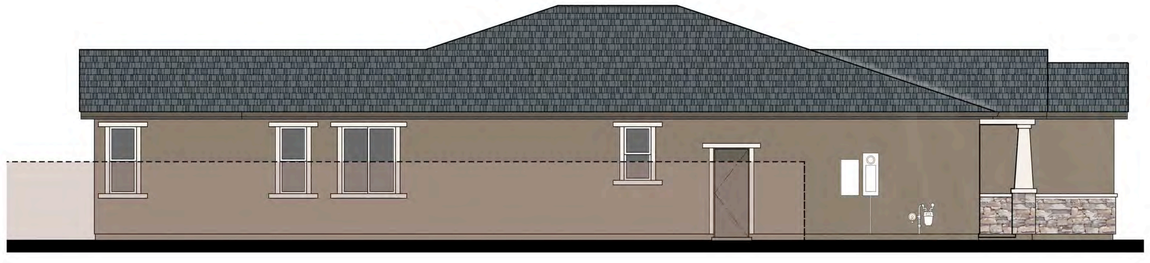
"CRAFTSMAN BUNGALOW" MATERIALS & FEATURES

ROOF
- HIP AND GABLE ROOFS
- COMPOSITION SHINGLE ROOFING
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- COMPOSITE WOOD LAP SIDING AT ACCENT LOCATIONS
- WOOD TRIM (WHERE SIDING OCCURS)
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- BATTERED STUCCO COLUMNS (WHERE OCCURS)

FEATURES
- MANUFACTURED STONE WAINSCOT AT ACCENT LOCATIONS
- FAUX WOOD OUTLOOKERS AT RIDGE (EMBOSSED FOAM)
- PAIRED WINDOWS AT ACCENT LOCATIONS



LEFT SIDE "D"



FRONT ELEVATION "D"
(CRAFTSMAN BUNGALOW)

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PLAN 1
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

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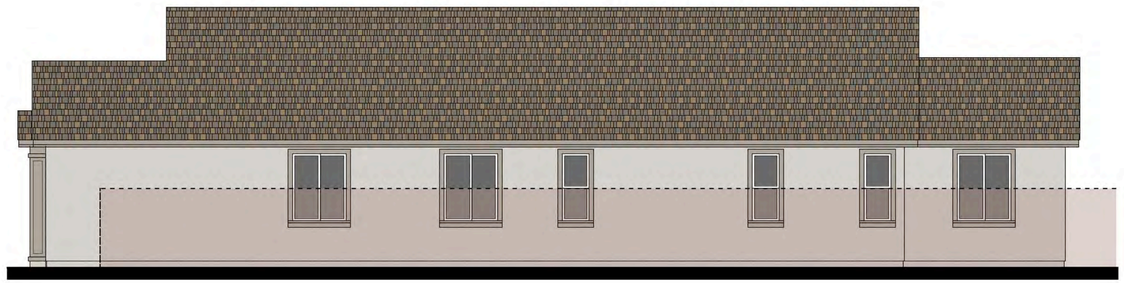
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SHEET A-5



REAR "F"



RIGHT SIDE "F"

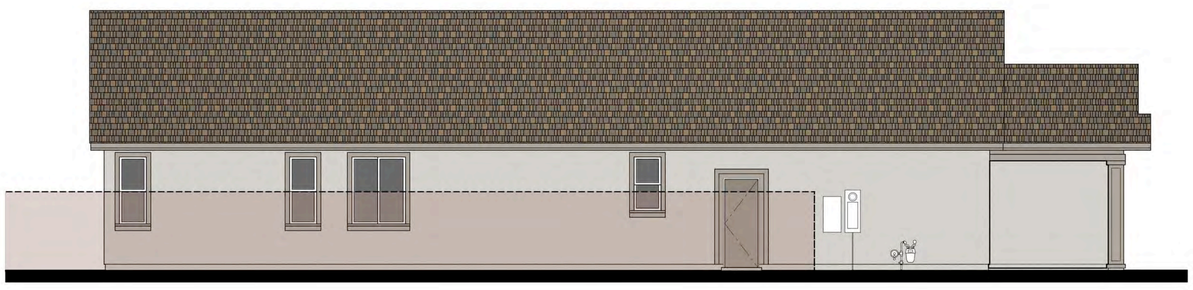
"COLONIAL" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY GABLE ROOFS
- COMPOSITION SHINGLE ROOFING
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- COMPOSITE WOOD LAP SIDING AT ACCENT LOCATIONS
- WOOD TRIM (WHERE SIDING OCCURS)
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- BUILT-UP STUCCO COLUMNS (WHERE OCCURS)

FEATURES
- PLANT-ON ROUND FOAM VENTS W/ INTEGRAL KEYSTONES AT GABLES
- BAND TRIM W/ DENTIL BLOCKS AT SIDING TRANSITION
- THEME SPECIFIC FOAM SHUTTERS



LEFT SIDE "F"



FRONT ELEVATION "F"
(COLONIAL)

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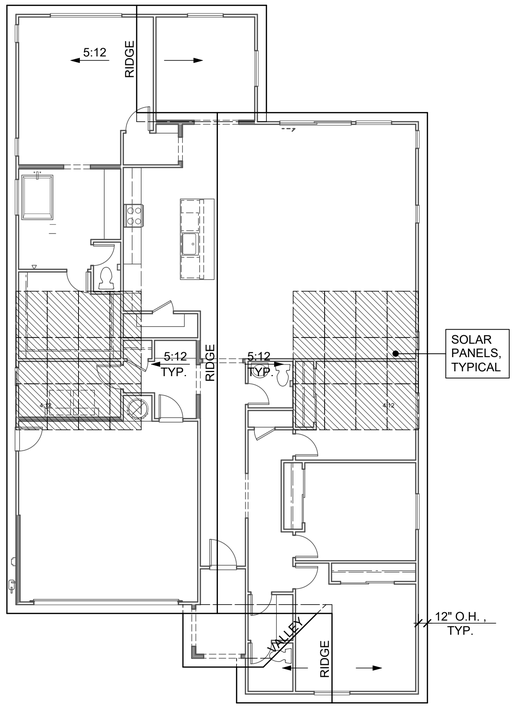
PLAN 1
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

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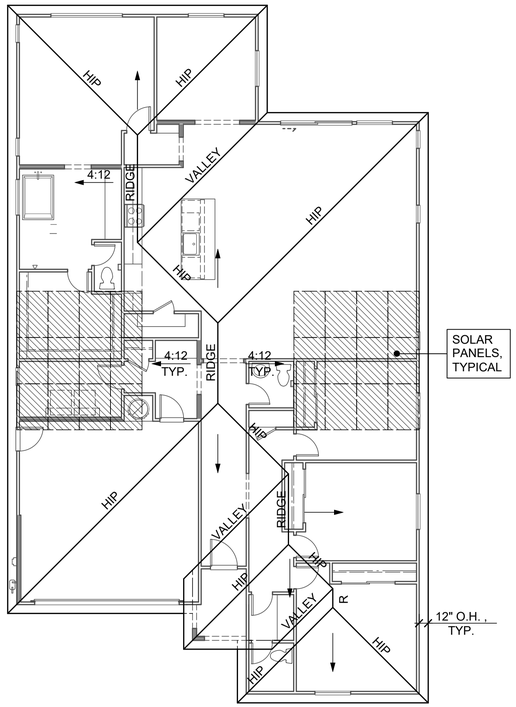
OAG ARCHITECTS

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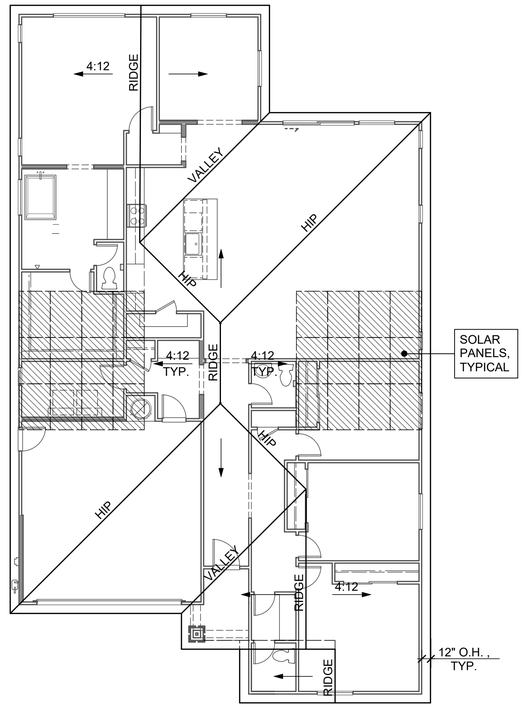
SHEET A-6



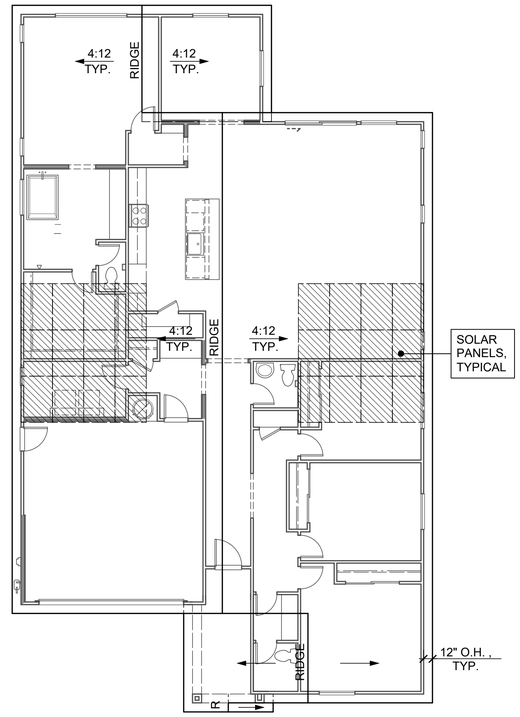
ROOF PLAN - ELEVATION "A"
(EARLY CALIFORNIA)



ROOF PLAN - ELEVATION "B"
(MEDITERRANEAN REVIVAL)



ROOF PLAN - ELEVATION "D"
(CRAFTSMAN BUNGALOW)



ROOF PLAN - ELEVATION "F"
(COLONIAL)

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PLAN 1
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

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OAG ARCHITECTS

2201 5-27-22 SHEET A-7



FRONT ELEVATION "A" *Scheme 3*
(EARLY CALIFORNIA)



FRONT ELEVATION "B" *Scheme 6*
(MEDITERRANEAN REVIVAL)



FRONT ELEVATION "D" *Scheme 9*
(CRAFTSMAN BUNGALOW)



FRONT ELEVATION "F" *Scheme 12*
(COLONIAL)

PLAN 2

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

Tracy, California

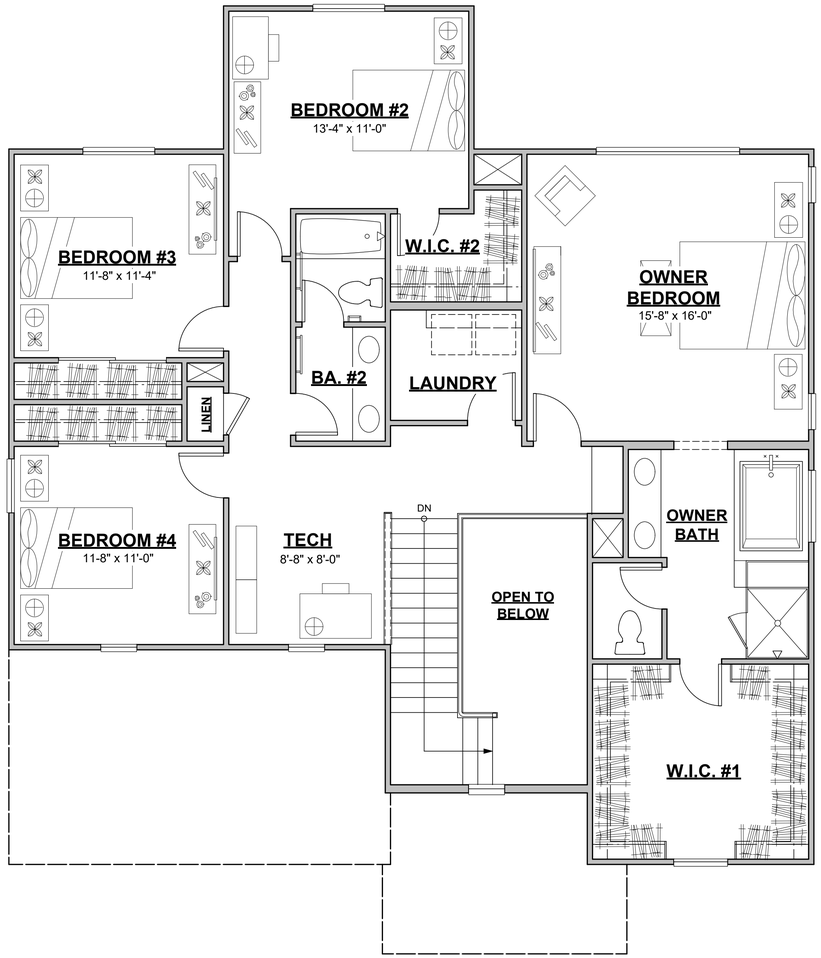
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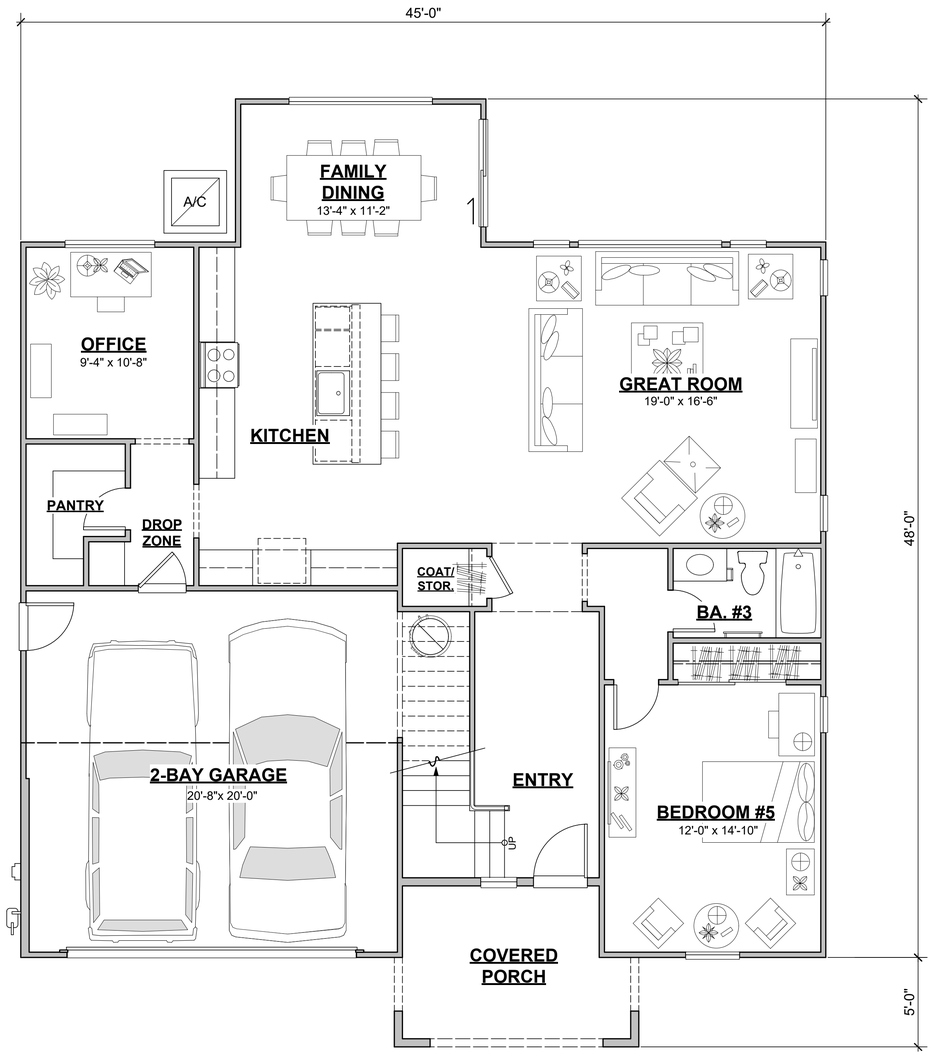
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SHEET A-8



SECOND FLOOR PLAN (1442 S.F.)



FIRST FLOOR PLAN (1435 S.F.; 2877 TOTAL S.F.)

PLAN 2 (2877 S.F.)

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

Tracy, California

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SHEET A-9



REAR "A"



RIGHT SIDE "A"

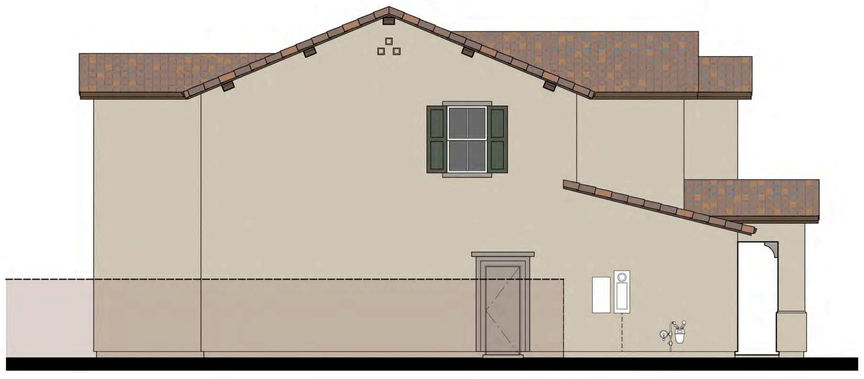
"EARLY CALIFORNIA" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY GABLE ROOFS
- CONCRETE TILE - "BARCELONA" PROFILE
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- SHAPED CORBELS AT PORCH SOFFIT

FEATURES
- SQUARE PIPE TILE VENTS AT GABLES
- FAUX WOOD OUTLOOKERS AT RAKE (EMBOSSED FOAM)
- THEME SPECIFIC FOAM SHUTTERS
- BUILT-UP FOAM WAINSCOT AT ACCENT LOCATIONS



LEFT SIDE "A"



FRONT ELEVATION "A"
(EARLY CALIFORNIA)

LENNAR®

PLAN 2
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

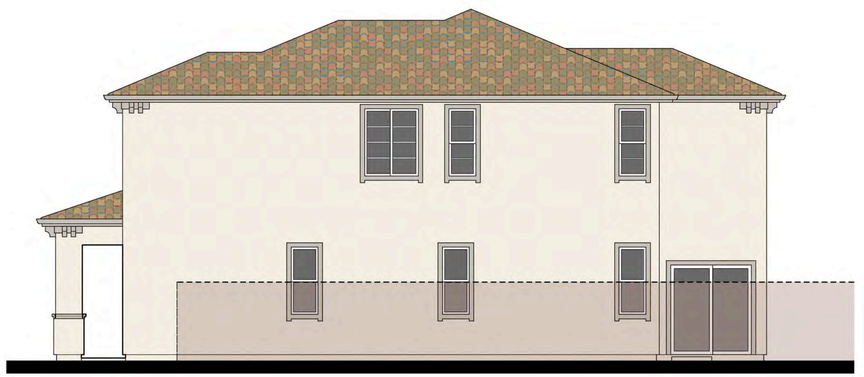
OAG ARCHITECTS

2201 5-27-22

SHEET A-10



REAR "B"



RIGHT SIDE "B"

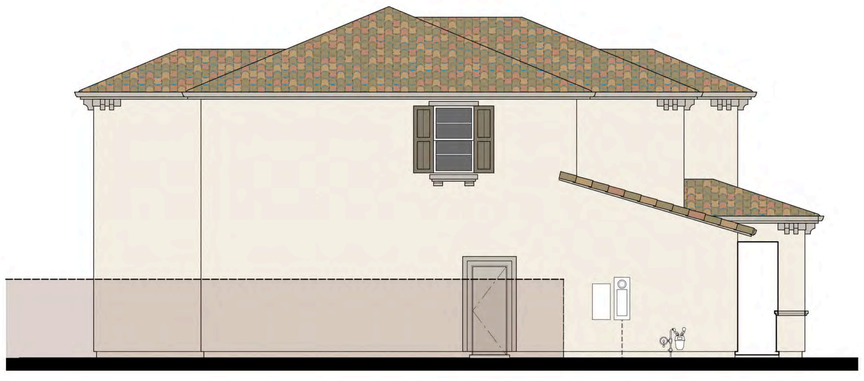
"MEDITERRANEAN REVIVAL" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY HIP ROOFS
- CONCRETE TILE - "VILLA" PROFILE
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- ARCHED PORCH SOFFIT
- ACCENT FOAM BAND TRIM (WHERE OCCURS)

FEATURES
- FOAM FRIEZE W/ CORBELS AT ACCENT LOCATIONS
- THEME SPECIFIC FOAM SHUTTERS
- BUILT-UP FOAM WINDOW LEDGES W/ CORBELS AT ACCENT LOCATIONS



LEFT SIDE "B"



FRONT ELEVATION "B"
(MEDITERRANEAN REVIVAL)

LENNAR®

PLAN 2
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

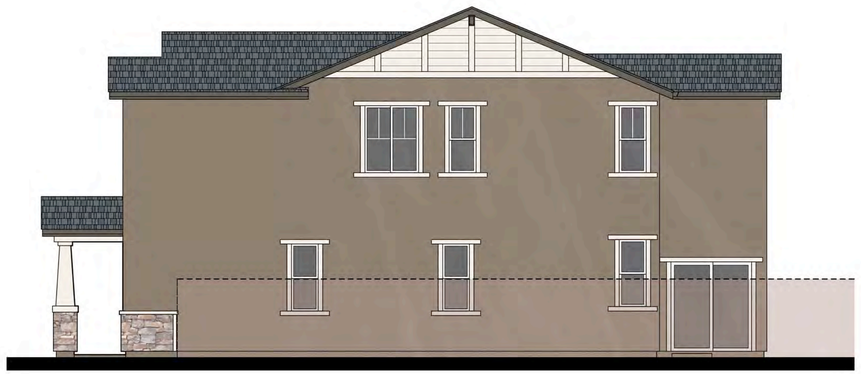
OAG ARCHITECTS

2201 5-27-22

SHEET A-11



REAR "D"



RIGHT SIDE "D"

"CRAFTSMAN BUNGALOW" MATERIALS & FEATURES

ROOF
- HIP AND GABLE ROOFS
- COMPOSITION SHINGLE ROOFING
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- COMPOSITE WOOD LAP SIDING AT ACCENT LOCATIONS
- WOOD TRIM (WHERE SIDING OCCURS)
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- BATTERED STUCCO COLUMNS (WHERE OCCURS)

FEATURES
- MANUFACTURED STONE WAINSCOT AT ACCENT LOCATIONS
- FAUX WOOD OUTLOOKERS AT RIDGE (EMBOSSED FOAM)
- PAIRED WINDOWS AT ACCENT LOCATIONS



LEFT SIDE "D"



FRONT ELEVATION "D"
(CRAFTSMAN BUNGALOW)

LENNAR®

PLAN 2
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

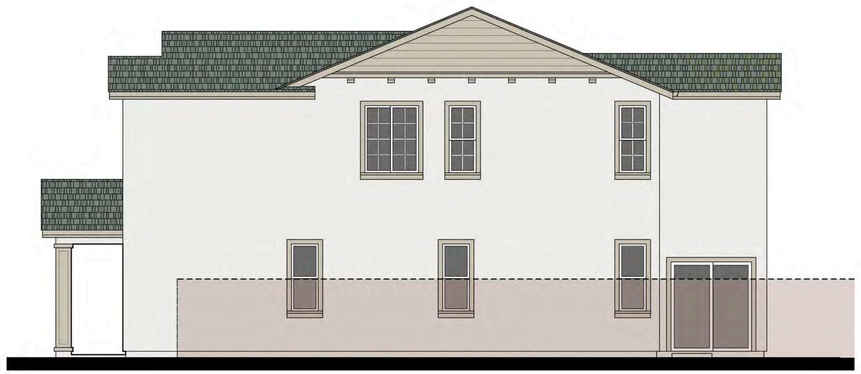
OAG ARCHITECTS

2201 5-27-22
REV. 6-13-22

SHEET A-12



REAR "F"



RIGHT SIDE "F"

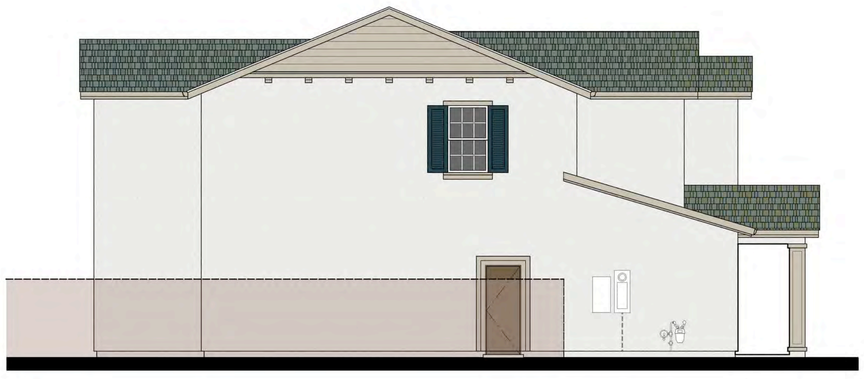
"COLONIAL" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY GABLE ROOFS
- COMPOSITION SHINGLE ROOFING
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- COMPOSITE WOOD LAP SIDING AT ACCENT LOCATIONS
- WOOD TRIM (WHERE SIDING OCCURS)
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- BUILT-UP STUCCO COLUMNS (WHERE OCCURS)

FEATURES
- PLANT-ON ROUND FOAM VENTS W/ INTEGRAL KEYSTONES AT GABLES
- BAND TRIM W/ DENTIL BLOCKS AT SIDING TRANSITION
- THEME SPECIFIC FOAM SHUTTERS



LEFT SIDE "F"



FRONT ELEVATION "F"
(COLONIAL)

LENNAR®

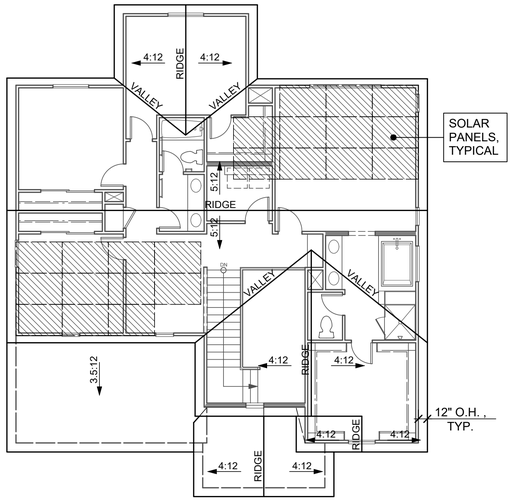
PLAN 2
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

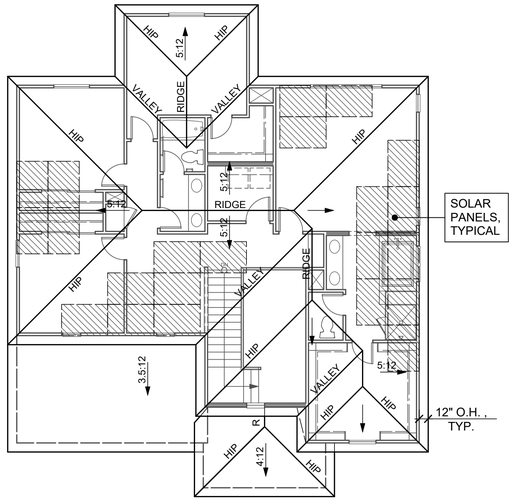
OAG ARCHITECTS

2201 5-27-22

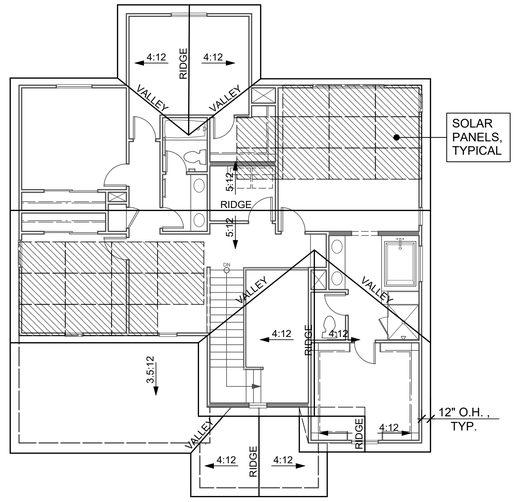
SHEET A-13



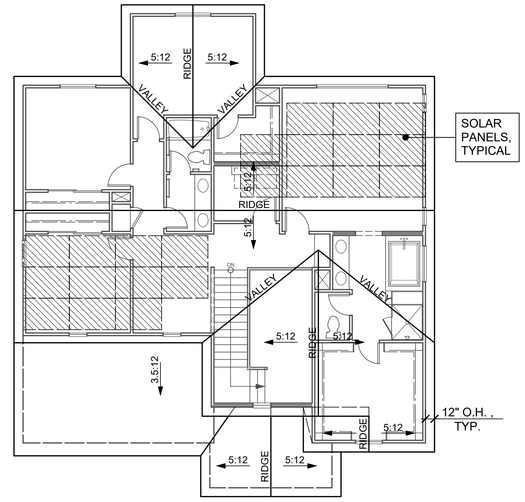
ROOF PLAN - ELEVATION "A"
(EARLY CALIFORNIA)



ROOF PLAN - ELEVATION "B"
(MEDITERRANEAN REVIVAL)



ROOF PLAN - ELEVATION "D"
(CRAFTSMAN BUNGALOW)



ROOF PLAN - ELEVATION "F"
(COLONIAL)

LENNAR®

PLAN 2

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2201 5-27-22 SHEET A-14



FRONT ELEVATION "A" *Scheme 2*
(EARLY CALIFORNIA)



FRONT ELEVATION "B" *Scheme 5*
(MEDITERRANEAN REVIVAL)



FRONT ELEVATION "D" *Scheme 8*
(CRAFTSMAN BUNGALOW)



FRONT ELEVATION "F" *Scheme 11*
(COLONIAL)

LENNAR®

PLAN 3

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

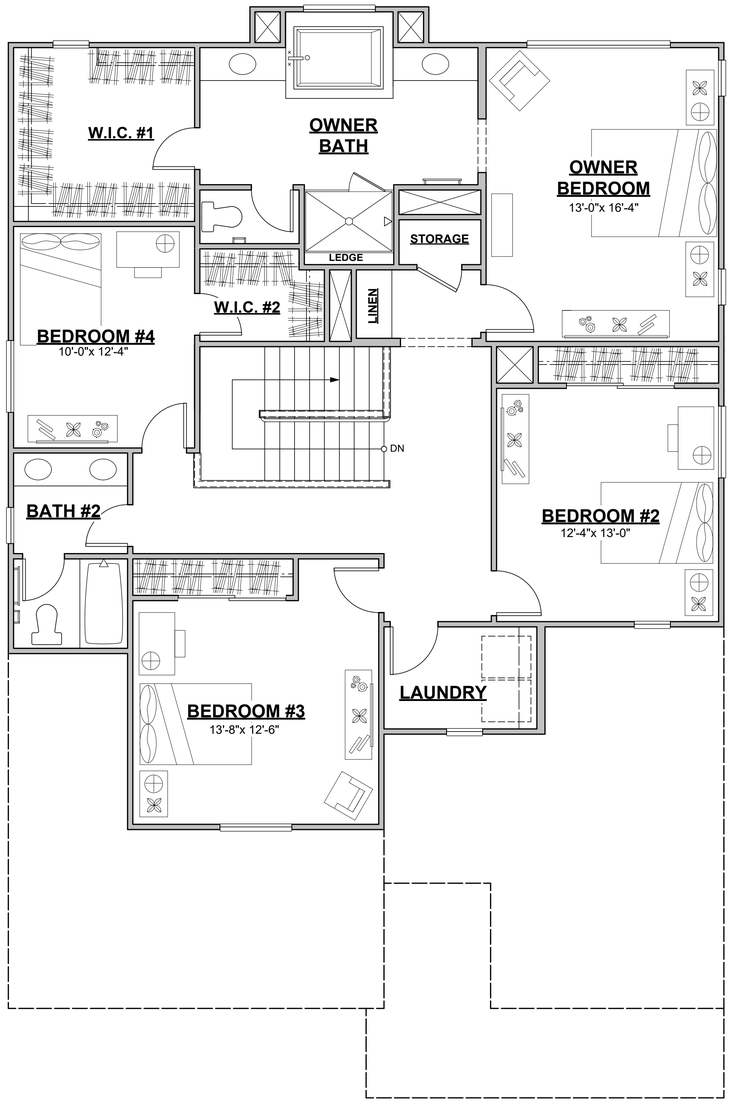
Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

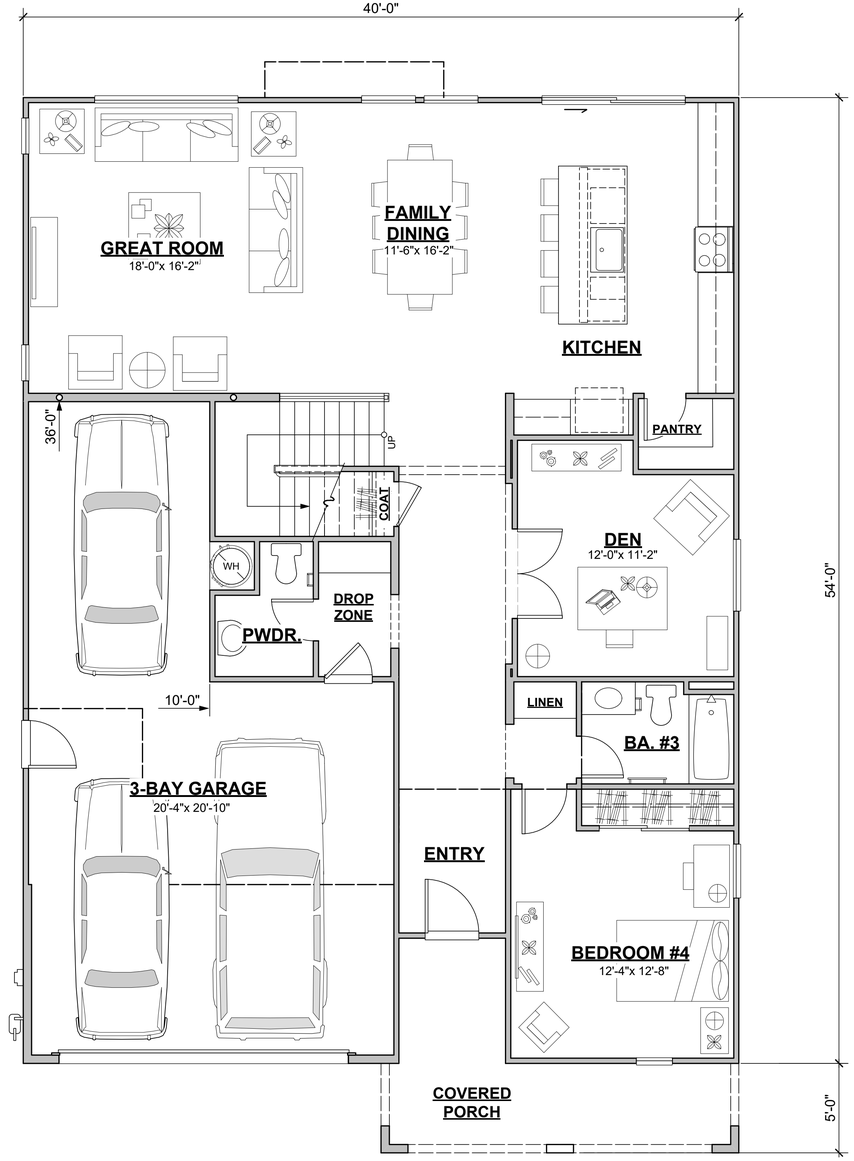
OAG ARCHITECTS

2201 5-27-22
REV. 6-13-22

SHEET A-15



SECOND FLOOR PLAN (1468 S.F.)



FIRST FLOOR PLAN 1504 S.F.; 2972 TOTAL S.F.)

PLAN 3 (2972 S.F.)

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

Tracy, California

LENNAR®

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2201 5-27-22

SHEET A-16



REAR "A"



RIGHT SIDE "A"

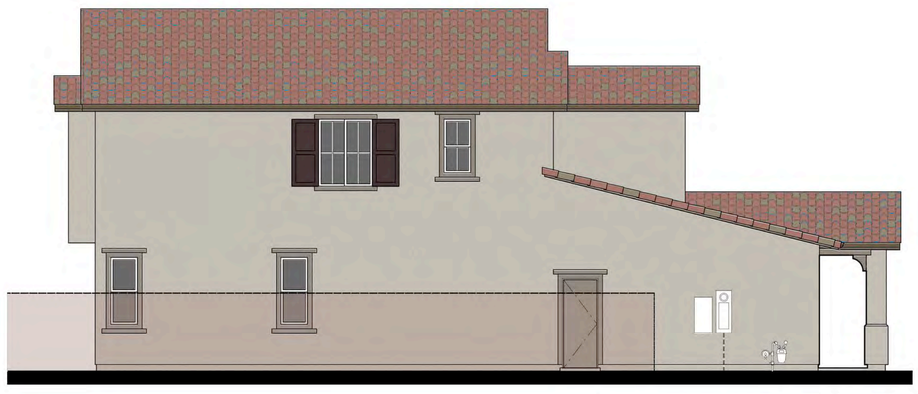
"EARLY CALIFORNIA" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY GABLE ROOFS
- CONCRETE TILE - "BARCELONA" PROFILE
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- SHAPED CORBELS AT PORCH SOFFIT

FEATURES
- SQUARE PIPE TILE VENTS AT GABLES
- FAUX WOOD OUTLOOKERS AT RAKE (EMBOSSED FOAM)
- THEME SPECIFIC FOAM SHUTTERS
- BUILT-UP FOAM WAINSCOT AT ACCENT LOCATIONS



LEFT SIDE "A"



FRONT ELEVATION "A"
(EARLY CALIFORNIA)

LENNAR®

PLAN 3
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2201 5-27-22 SHEET A-17



REAR "B"



RIGHT SIDE "B"

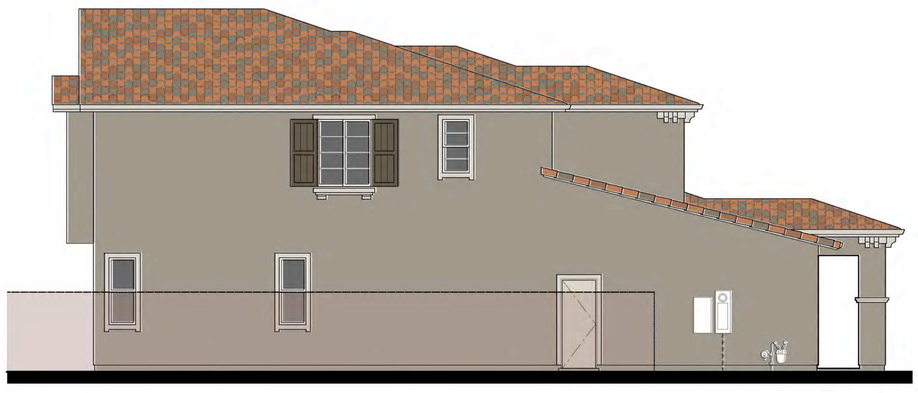
"MEDITERRANEAN REVIVAL" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY HIP ROOFS
- CONCRETE TILE - "VILLA" PROFILE
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- ARCHED PORCH SOFFIT
- ACCENT FOAM BAND TRIM (WHERE OCCURS)

FEATURES
- FOAM FRIEZE W/ CORBELS AT ACCENT LOCATIONS
- THEME SPECIFIC FOAM SHUTTERS
- BUILT-UP FOAM WINDOW LEDGES W/ CORBELS AT ACCENT LOCATIONS



LEFT SIDE "B"



FRONT ELEVATION "B"
(MEDITERRANEAN REVIVAL)

LENNAR®

PLAN 3
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2201 5-27-22

SHEET A-18



REAR "D"



RIGHT SIDE "D"

"CRAFTSMAN BUNGALOW" MATERIALS & FEATURES

ROOF
- HIP AND GABLE ROOFS
- COMPOSITION SHINGLE ROOFING
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

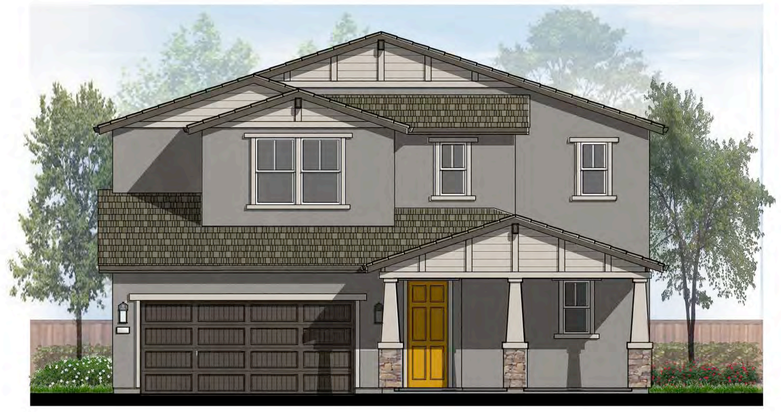
EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- COMPOSITE WOOD LAP SIDING AT ACCENT LOCATIONS
- WOOD TRIM (WHERE SIDING OCCURS)
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- BATTERED STUCCO COLUMNS (WHERE OCCURS)

FEATURES
- MANUFACTURED STONE WAINSCOT AT ACCENT LOCATIONS
- FAUX WOOD OUTLOOKERS AT RIDGE (EMBOSSED FOAM)
- PAIRED WINDOWS AT ACCENT LOCATIONS



LEFT SIDE "D"



FRONT ELEVATION "D"
(CRAFTSMAN BUNGALOW)

LENNAR®

PLAN 3
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

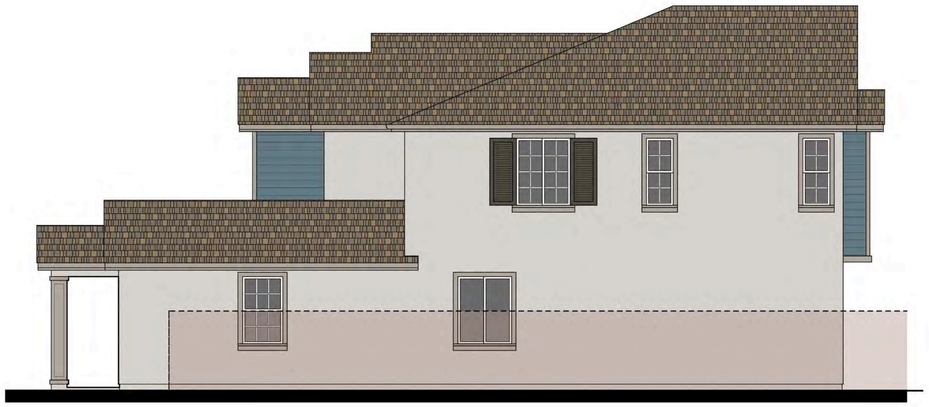
OAG ARCHITECTS

2201 5-27-22
REV. 6-13-22

SHEET A-19



REAR "F"



RIGHT SIDE "F"

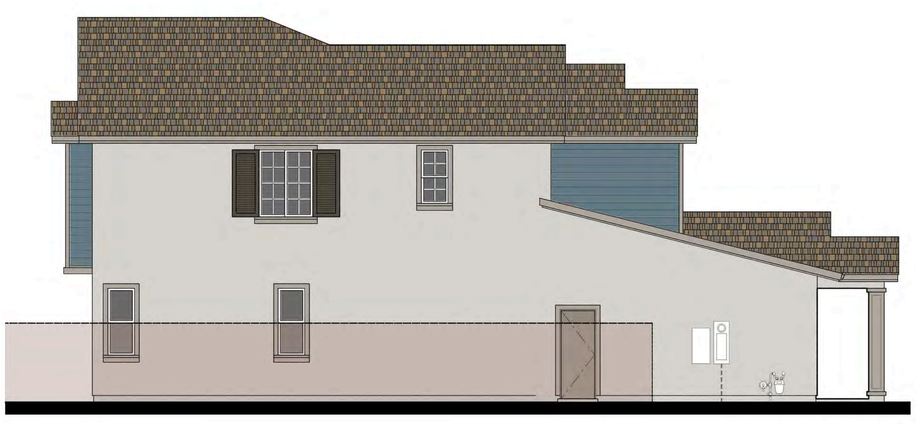
"COLONIAL" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY GABLE ROOFS
- COMPOSITION SHINGLE ROOFING
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

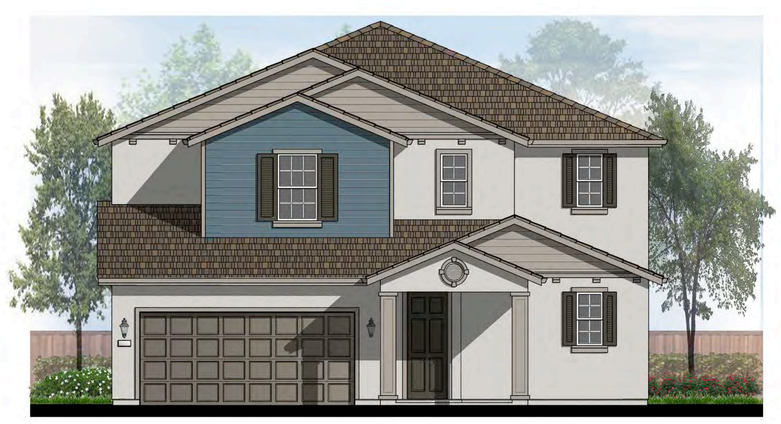
EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- COMPOSITE WOOD LAP SIDING AT ACCENT LOCATIONS
- WOOD TRIM (WHERE SIDING OCCURS)
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- BUILT-UP STUCCO COLUMNS (WHERE OCCURS)

FEATURES
- PLANT-ON ROUND FOAM VENTS W/ INTEGRAL KEYSTONES AT GABLES
- BAND TRIM W/ DENTIL BLOCKS AT SIDING TRANSITION
- THEME SPECIFIC FOAM SHUTTERS



LEFT SIDE "F"



FRONT ELEVATION "F"
(COLONIAL)

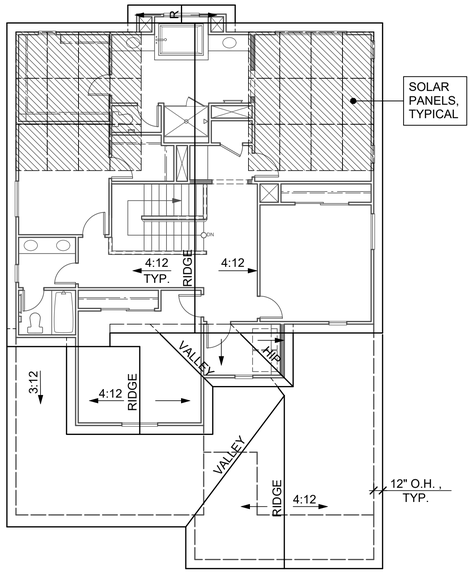
LENNAR®

PLAN 3
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

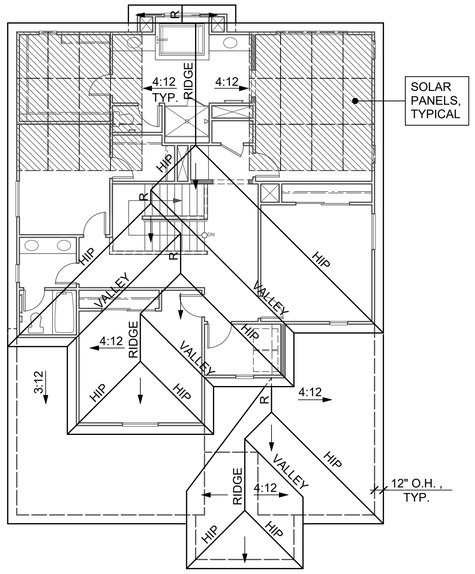
938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

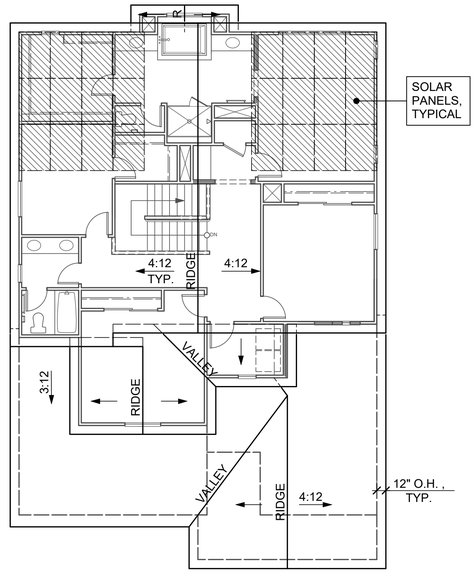
2201 5-27-22 SHEET A-20



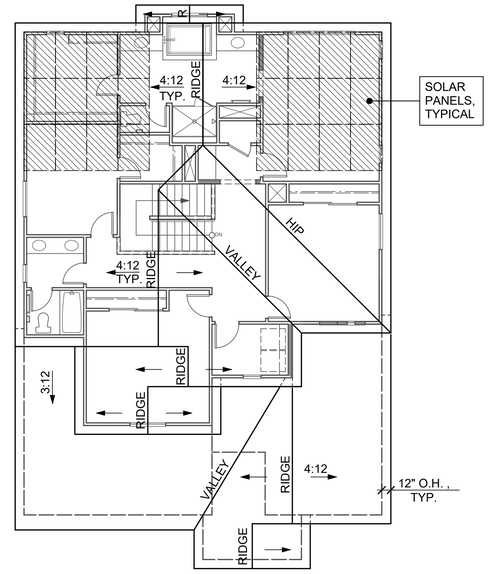
ROOF PLAN - ELEVATION "A"
(EARLY CALIFORNIA)



ROOF PLAN - ELEVATION "B"
(MEDITERRANEAN REVIVAL)



ROOF PLAN - ELEVATION "D"
(CRAFTSMAN BUNGALOW)



ROOF PLAN - ELEVATION "F"
(COLONIAL)

LENNAR®

PLAN 3

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2201 5-27-22 SHEET A-21



FRONT ELEVATION "A" *Scheme 1*
(EARLY CALIFORNIA)



FRONT ELEVATION "B" *Scheme 4*
(MEDITERRANEAN REVIVAL)



FRONT ELEVATION "D" *Scheme 7*
(CRAFTSMAN BUNGALOW)



FRONT ELEVATION "F" *Scheme 10*
(COLONIAL)

PLAN 4

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

Tracy, California

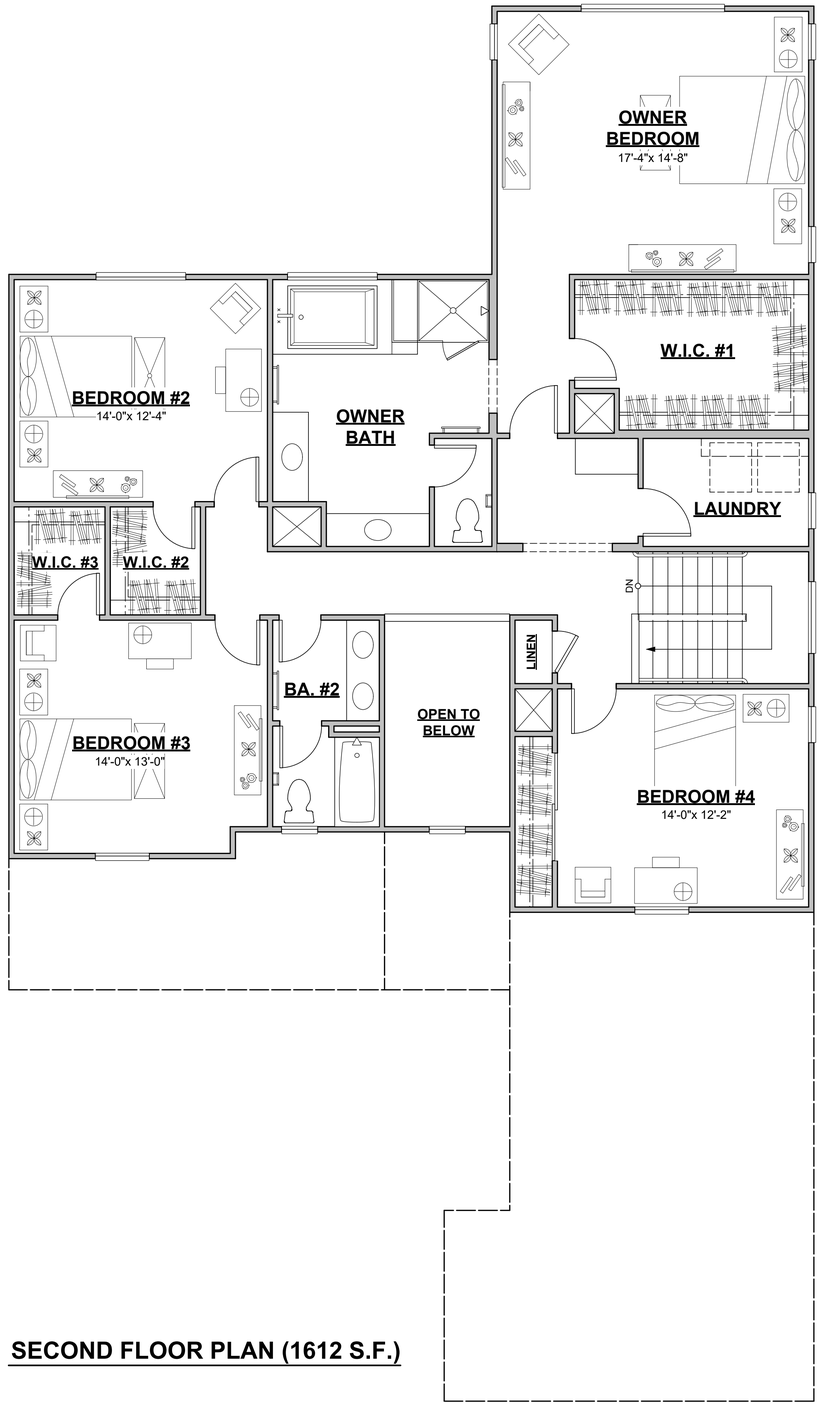
LENNAR®

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

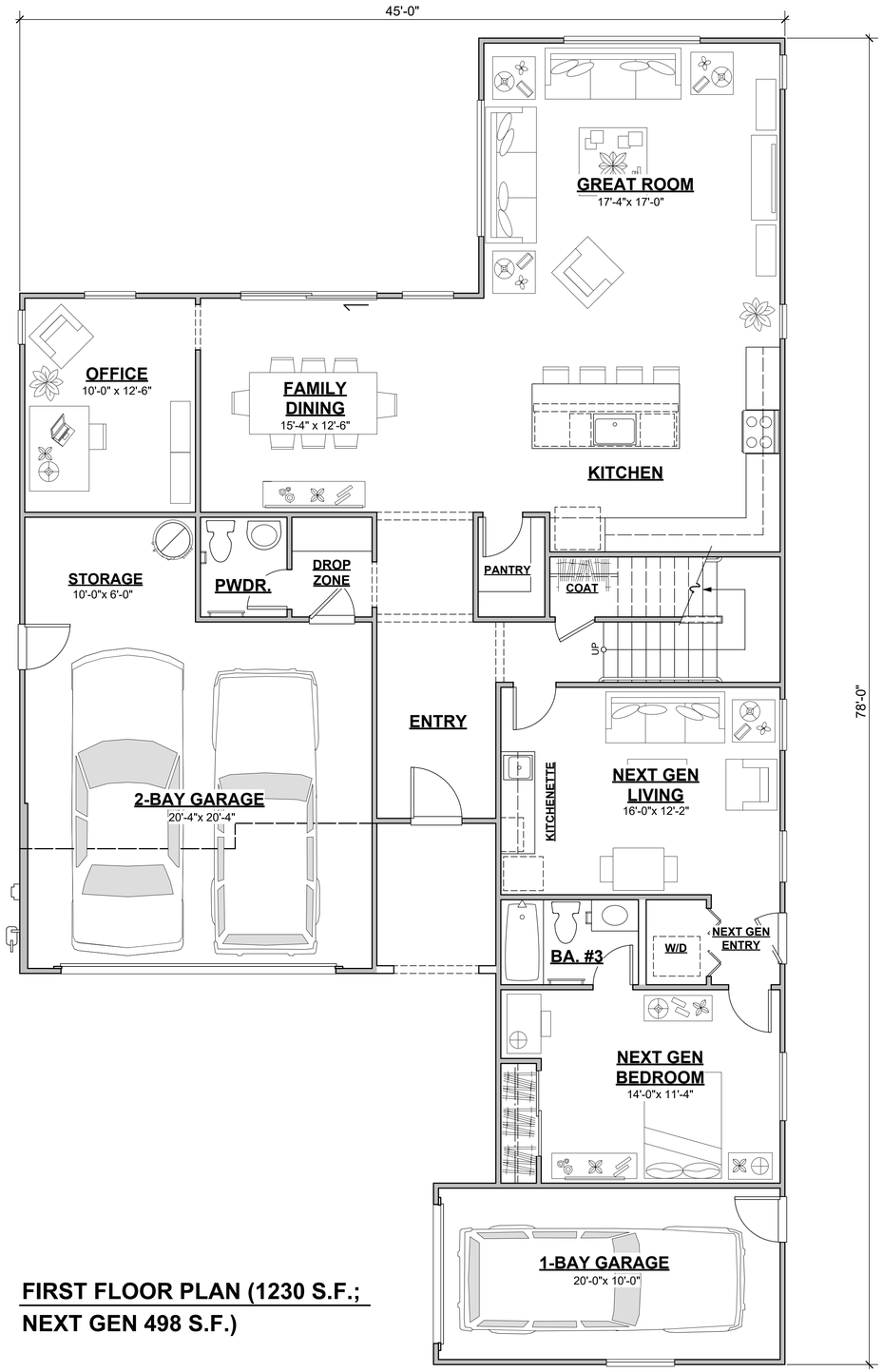
OAG ARCHITECTS

2201 05-27-22
REV. 6-13-22

SHEET A-22



SECOND FLOOR PLAN (1612 S.F.)



FIRST FLOOR PLAN (1230 S.F.;
NEXT GEN 498 S.F.)

PLAN 4 (3340 S.F.)

CRESTWICK - Villages 5 & 6

Tracy Hills, Phase 2A (55 x 100 SFD)

Tracy, California

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Benicia, CA 94510
Phone: (707) 746-6586

OAG ARCHITECTS

2201 5-27-22

SHEET A-23



REAR "A"



RIGHT SIDE "A"

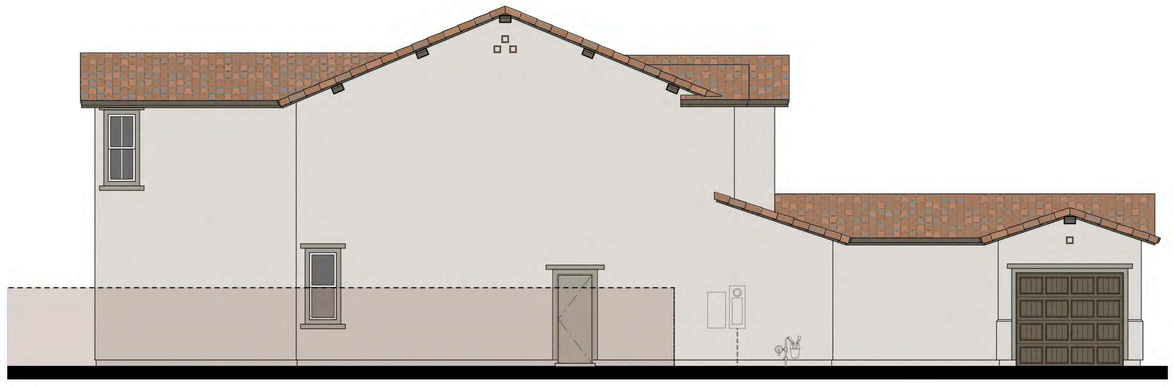
"EARLY CALIFORNIA" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY GABLE ROOFS
- CONCRETE TILE - "BARCELONA" PROFILE
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- SHAPED CORBELS AT PORCH SOFFIT

FEATURES
- SQUARE PIPE TILE VENTS AT GABLES
- FAUX WOOD OUTLOOKERS AT RAKE (EMBOSSED FOAM)
- THEME SPECIFIC FOAM SHUTTERS
- BUILT-UP FOAM WAINSCOT AT ACCENT LOCATIONS



LEFT SIDE "A"



FRONT ELEVATION "A"
(EARLY CALIFORNIA)

LENNAR®

PLAN 4
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

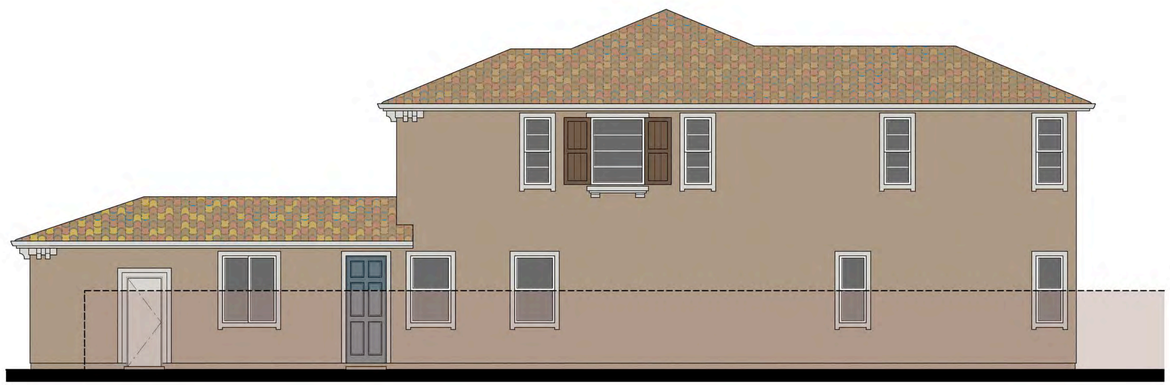
OAG ARCHITECTS

2201 5-27-22

SHEET A-24



REAR "B"



RIGHT SIDE "B"

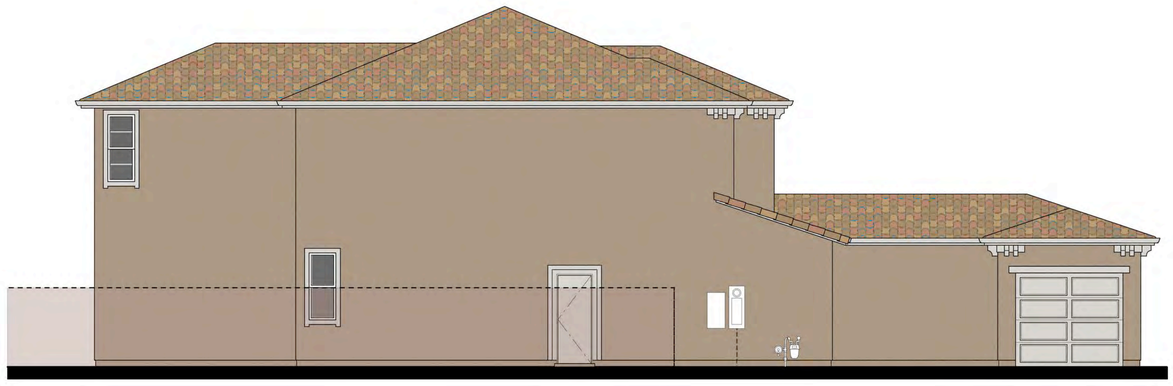
"MEDITERRANEAN REVIVAL" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY HIP ROOFS
- CONCRETE TILE - "VILLA" PROFILE
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- ARCHED PORCH SOFFIT
- ACCENT FOAM BAND TRIM (WHERE OCCURS)

FEATURES
- FOAM FRIEZE W/ CORBELS AT ACCENT LOCATIONS
- THEME SPECIFIC FOAM SHUTTERS
- BUILT-UP FOAM WINDOW LEDGES W/ CORBELS AT ACCENT LOCATIONS



LEFT SIDE "B"



FRONT ELEVATION "B"
(MEDITERRANEAN REVIVAL)

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PLAN 4
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

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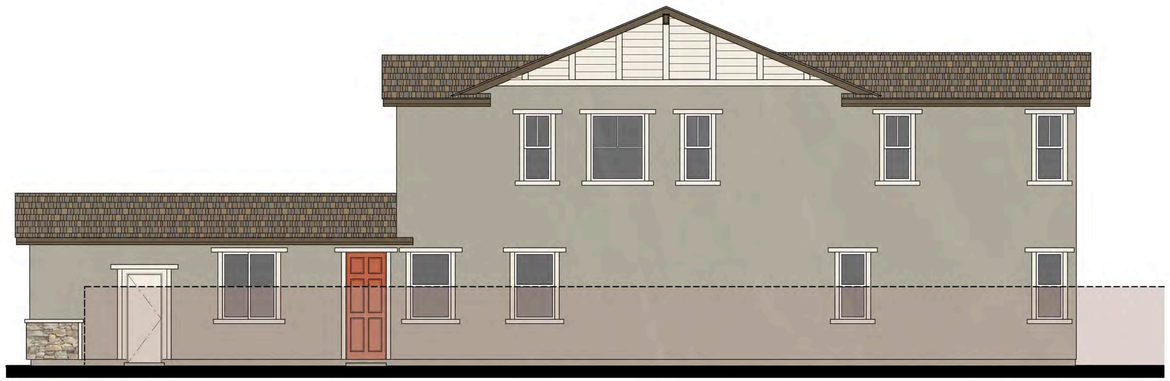
OAG ARCHITECTS

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SHEET A-25



REAR "D"



RIGHT SIDE "D"

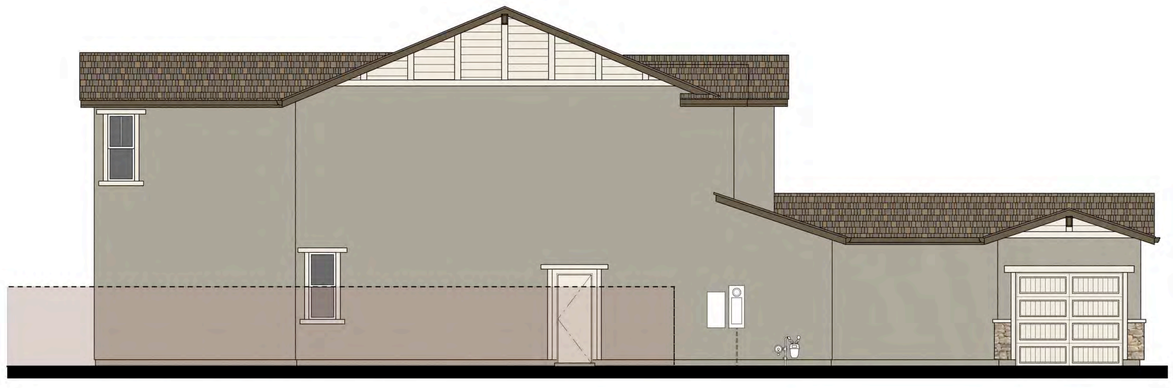
"CRAFTSMAN BUNGALOW" MATERIALS & FEATURES

ROOF
- HIP AND GABLE ROOFS
- COMPOSITION SHINGLE ROOFING
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- COMPOSITE WOOD LAP SIDING AT ACCENT LOCATIONS
- WOOD TRIM (WHERE SIDING OCCURS)
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- BATTERED STUCCO COLUMNS (WHERE OCCURS)

FEATURES
- MANUFACTURED STONE WAINSCOT AT ACCENT LOCATIONS
- FAUX WOOD OUTLOOKERS AT RIDGE (EMBOSSED FOAM)
- PAIRED WINDOWS AT ACCENT LOCATIONS



LEFT SIDE "D"



FRONT ELEVATION "D"
(CRAFSTMAN BUNGALOW)

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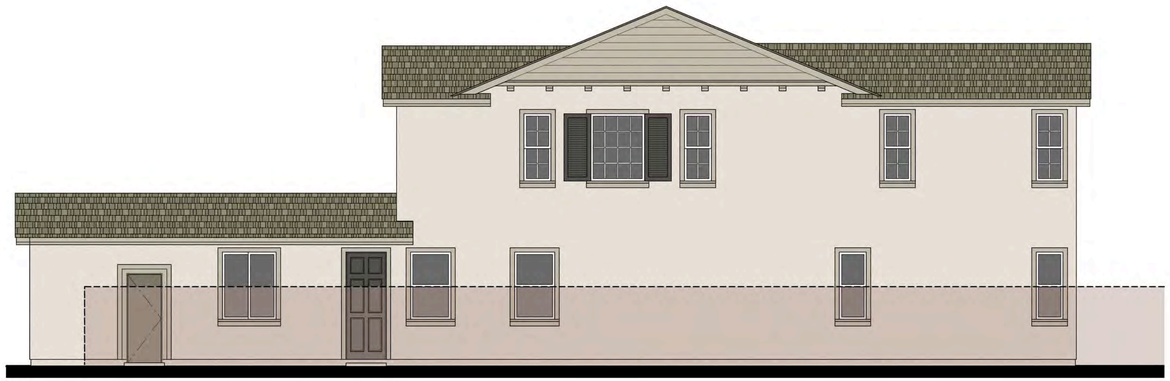
OAG ARCHITECTS

2201 5-27-22
REV. 6-13-22

SHEET A-26



REAR "F"



RIGHT SIDE "F"

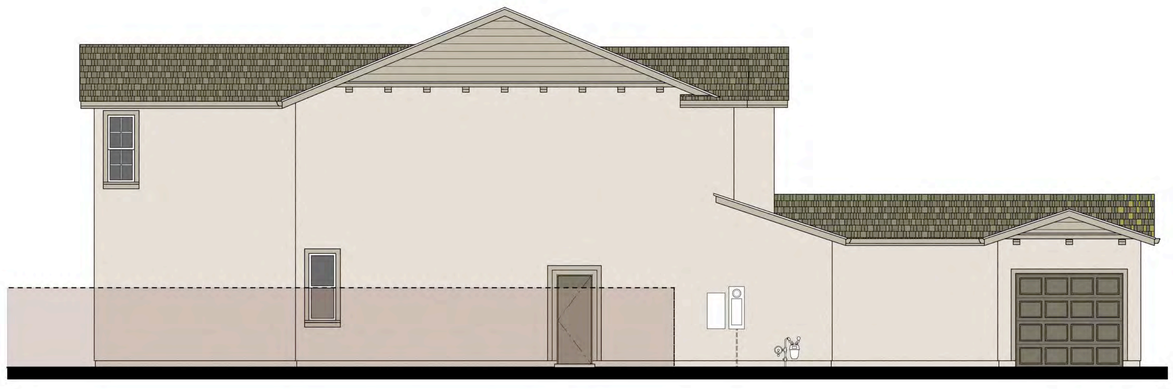
"COLONIAL" MATERIALS & FEATURES

ROOF
- PREDOMINANTLY GABLE ROOFS
- COMPOSITION SHINGLE ROOFING
- 12 INCH OVERHANG AT RAKE & EAVE
- OGEE GUTTERS

EXTERIOR MATERIALS
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- COMPOSITE WOOD LAP SIDING AT ACCENT LOCATIONS
- WOOD TRIM (WHERE SIDING OCCURS)
- VINYL FRAME WINDOWS W/ GRIDS
- THEME SPECIFIC METAL GARAGE DOOR

FRONT ENTRY
- ACCENT PAINTED ENTRY DOORS
- BUILT-UP STUCCO COLUMNS (WHERE OCCURS)

FEATURES
- PLANT-ON ROUND FOAM VENTS W/ INTEGRAL KEYSTONES AT GABLES
- BAND TRIM W/ DENTIL BLOCKS AT SIDING TRANSITION
- THEME SPECIFIC FOAM SHUTTERS



LEFT SIDE "F"



FRONT ELEVATION "F"
(COLONIAL)

LENNAR®

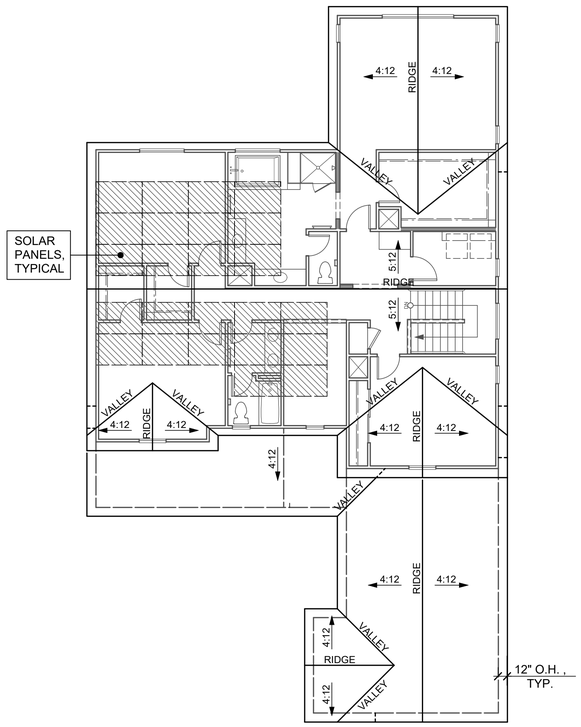
PLAN 4
CRESTWICK - Villages 5 & 6
Tracy Hills, Phase 2A (55 x 100 SFD)
Tracy, California

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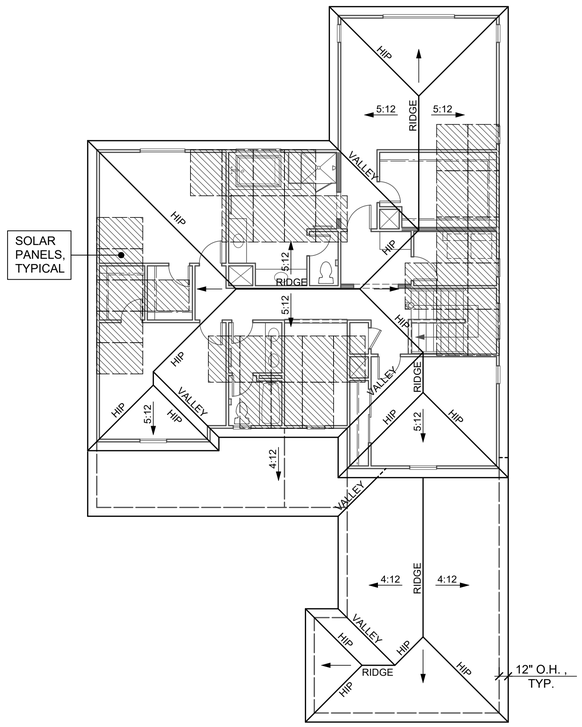
OAG ARCHITECTS

2201 5-27-22

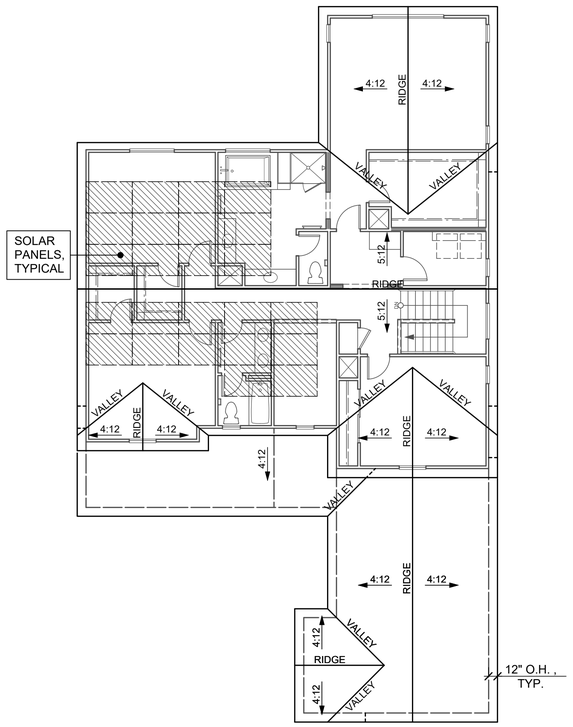
SHEET A-27



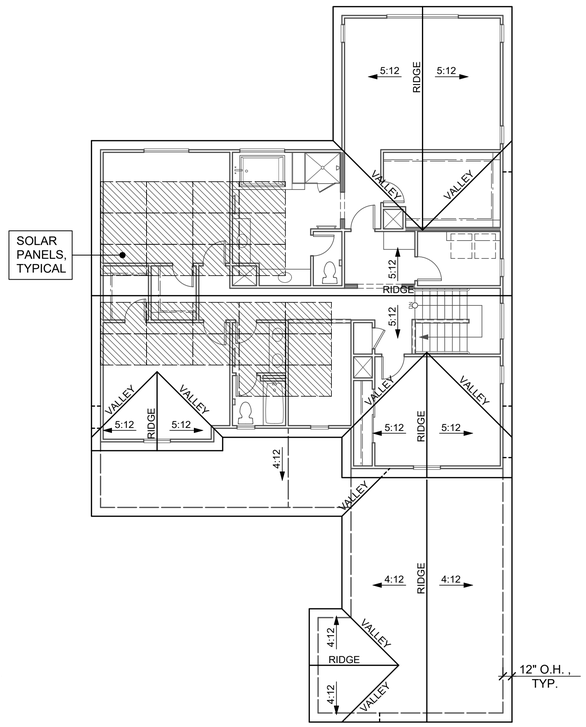
ROOF PLAN - ELEVATION "A"
(EARLY CALIFORNIA)



ROOF PLAN - ELEVATION "B"
(MEDITERRANEAN REVIVAL)



ROOF PLAN - ELEVATION "D"
(CRAFTSMAN BUNGALOW)



ROOF PLAN - ELEVATION "F"
(COLONIAL)

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PLAN 4

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RECEIVED
June 22, 2022
City of Tracy
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TRACY HILLS 2A

TRACY, CALIFORNIA

JUNE 15, 2022

PRODUCT	NAME	VILLAGE	ARCHITECT
55x90	BOULDER	VILLAGE 1 & 4	KLCA
50x100	CAIRNWAY	VILLAGE 2 & 3	KLCA
55x100	CRESTWICK	VILLAGE 5 & 6	OAG
55x100	RANGEWOOD	VILLAGE 7	KTGY
60x90	RIDGERTON	VILLAGE 8	KLCA
60x100	ROCKINGHAM	VILLAGE 9	KTGY
65x100	SLATESHIRE	VILLAGE 10	KLCA

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TRACY HILLS II: A - VILLAGE 7 RANGEWOOD
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A1.01 PLAN 1 FLOOR PLAN
A1.02 PLAN 1 ADDENDA
A1.03 PLAN 1 ADDENDA
A1.04 PLAN 1A EXTERIOR ELEVATIONS
A1.05 PLAN 1B EXTERIOR ELEVATIONS
A1.06 PLAN 1C EXTERIOR ELEVATIONS
A1.07 PLAN 1F EXTERIOR ELEVATIONS
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A4.08 ROOF PLANS
A4.09 ROOF PLANS

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COVER PAGE



Front Elevation 3C - Western Farmhouse

Front Elevation 2B - Country European

Front Elevation 1A - Early California

Front Elevation 4F - Colonial

RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7

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A4.08 ROOF PLANS
A4.09 ROOF PLANS

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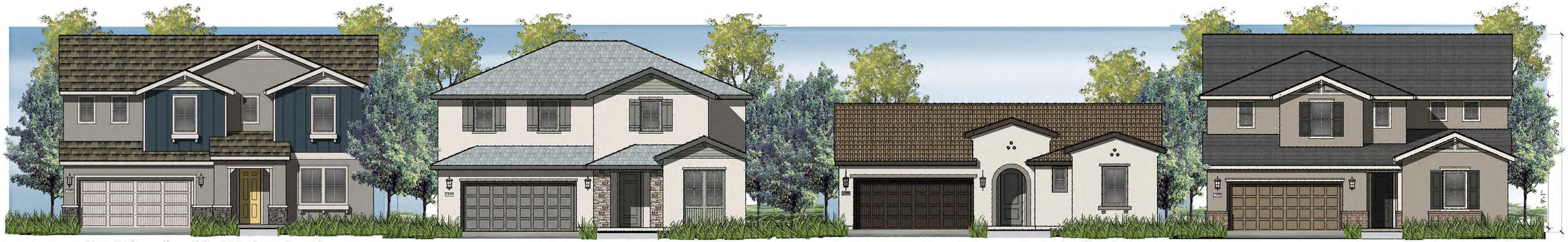
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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

INDEX SHEET

A0.00

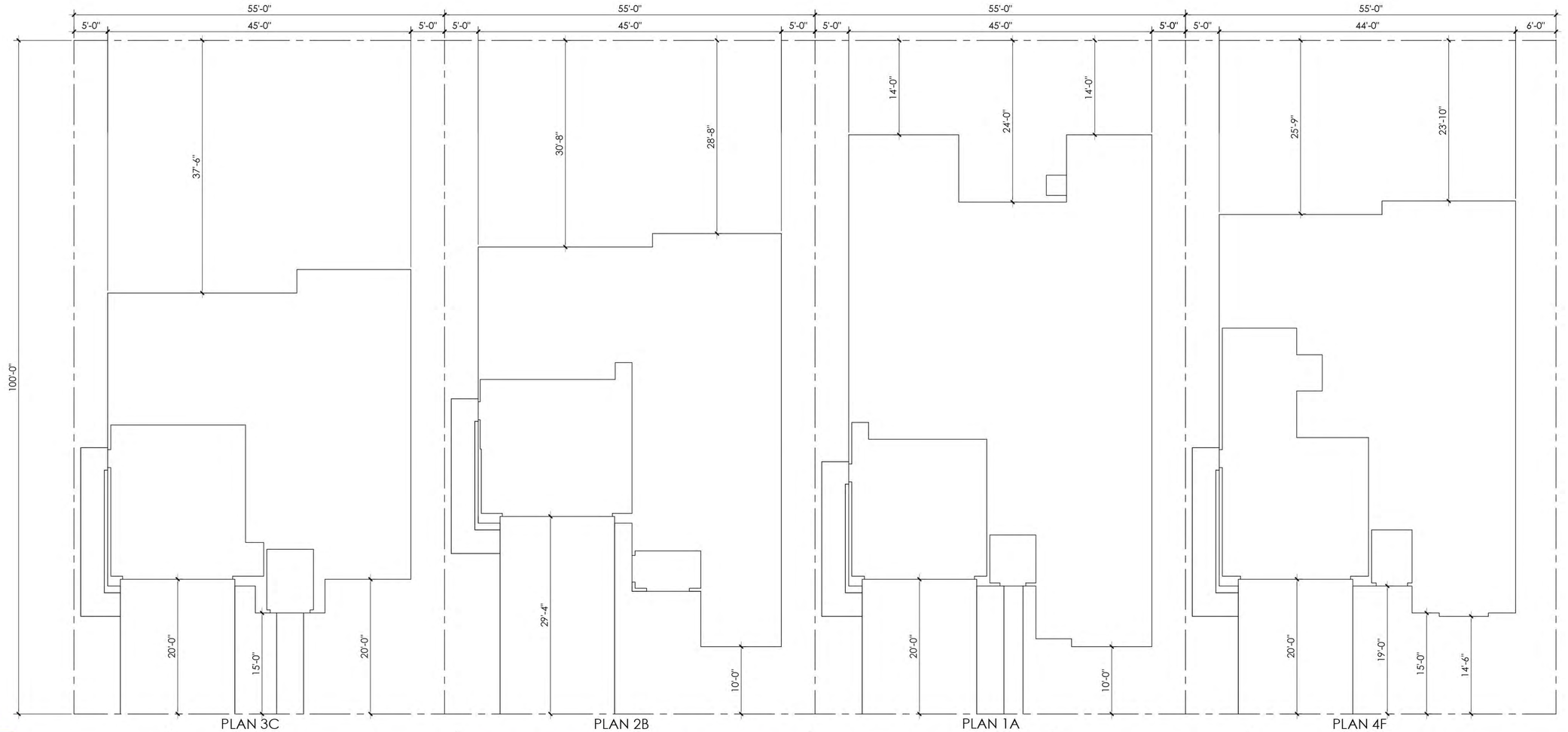


Front Elevation 3C - Western Farmhouse

Front Elevation 2B - Country European

Front Elevation 1A - Early California

Front Elevation 4F - Colonial



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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7

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SCHEMATIC DESIGN
TRACY HILLS, CA

0 4 8 16

TYPICAL PLOTTING PLAN

A0.01



Front Elevation 1A - Early California



Front Elevation 1B - Country European



Front Elevation 1C - Western Farmhouse



Front Elevation 1F - Colonial

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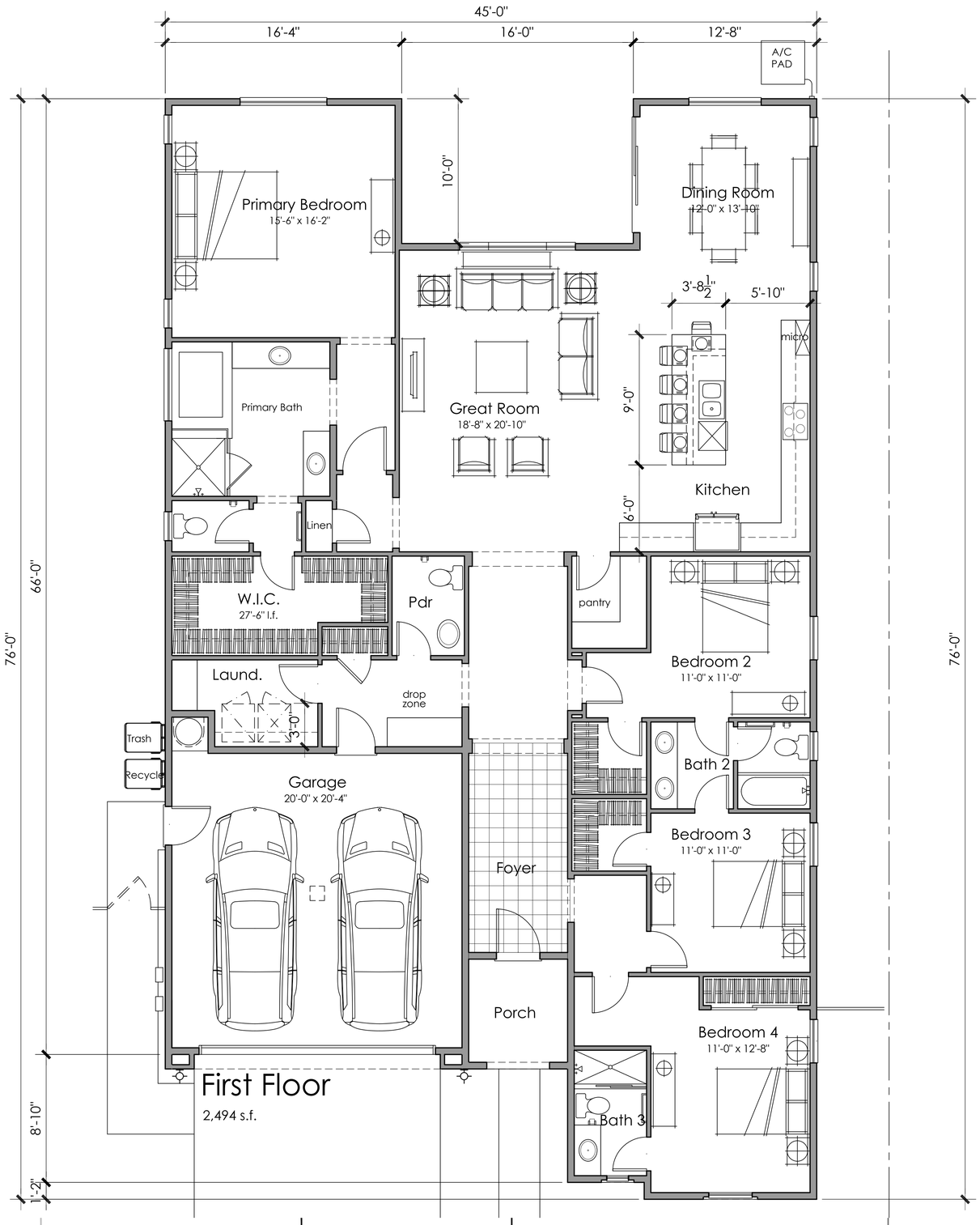
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 1 COLORED FRONT ELEVATIONS

A1.00



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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
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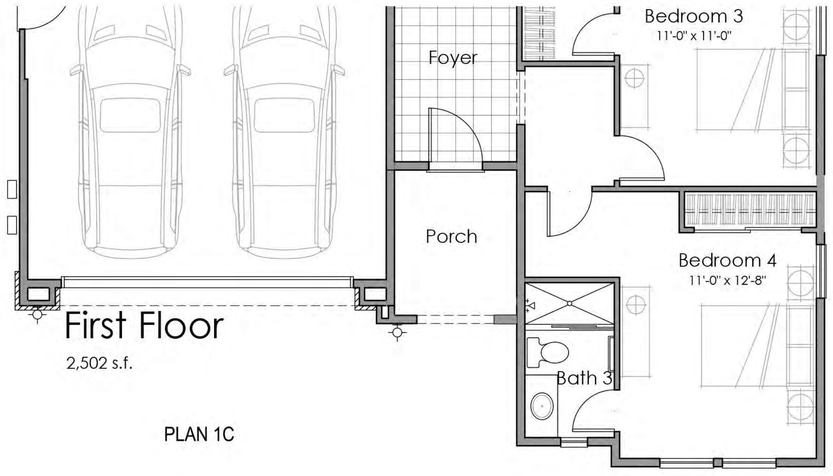
SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

4 BEDROOMS
2.5 BATHS
2,494 S.F.

FLOOR PLAN 1

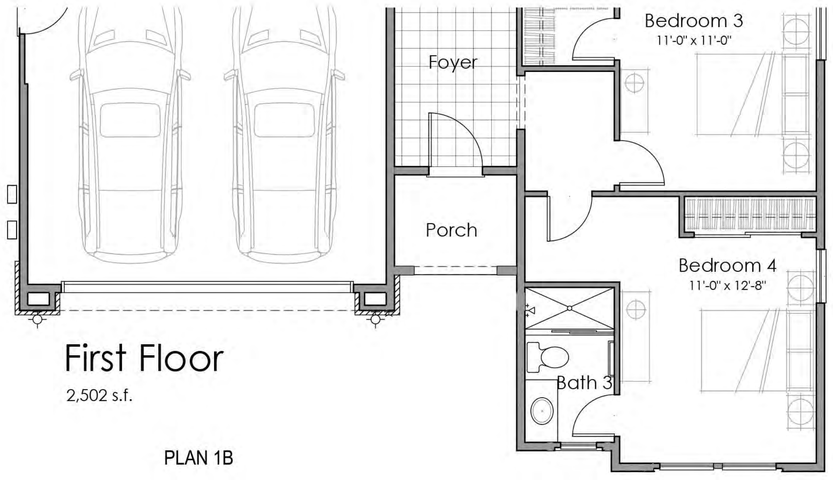
A1.01



First Floor

2,502 s.f.

PLAN 1C



First Floor

2,502 s.f.

PLAN 1B

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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7

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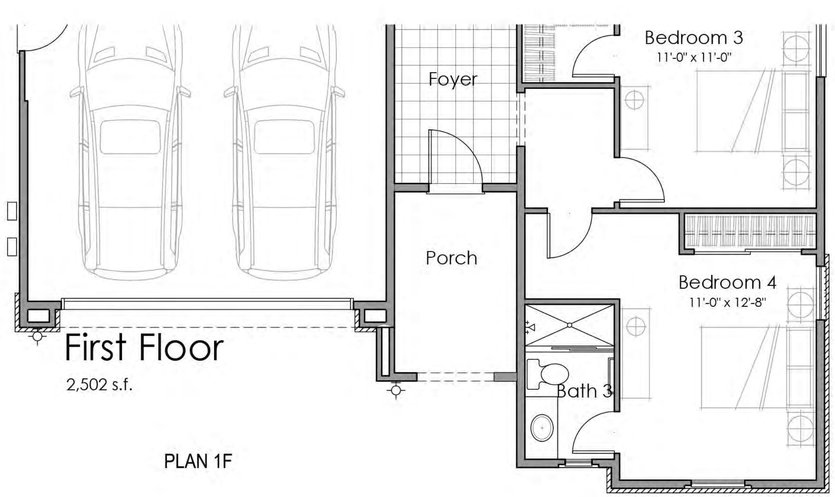
TRACY HILLS, CA

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

0 2 4 8

PLAN 1B & C ADDENDA

A1.02



PLAN 1F

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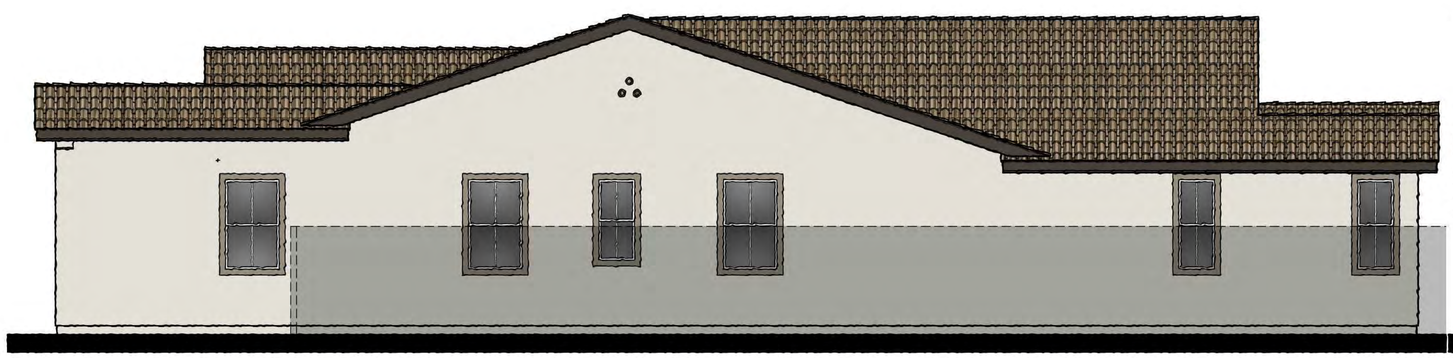
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

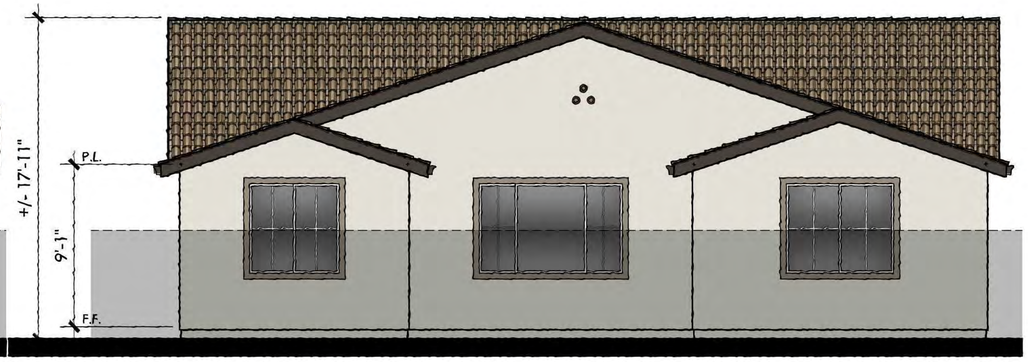
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PLAN 1F ADDENDA

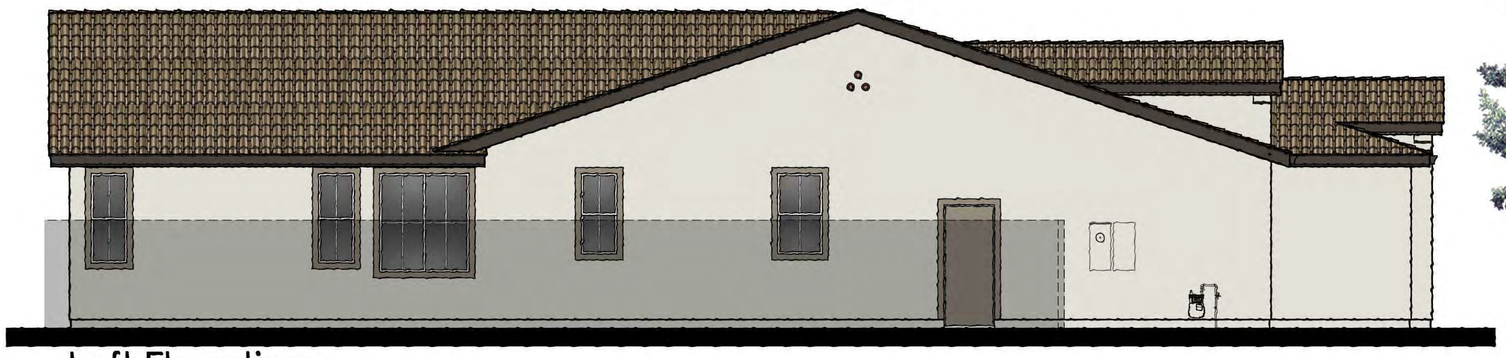
A1.03



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 1A - Early California

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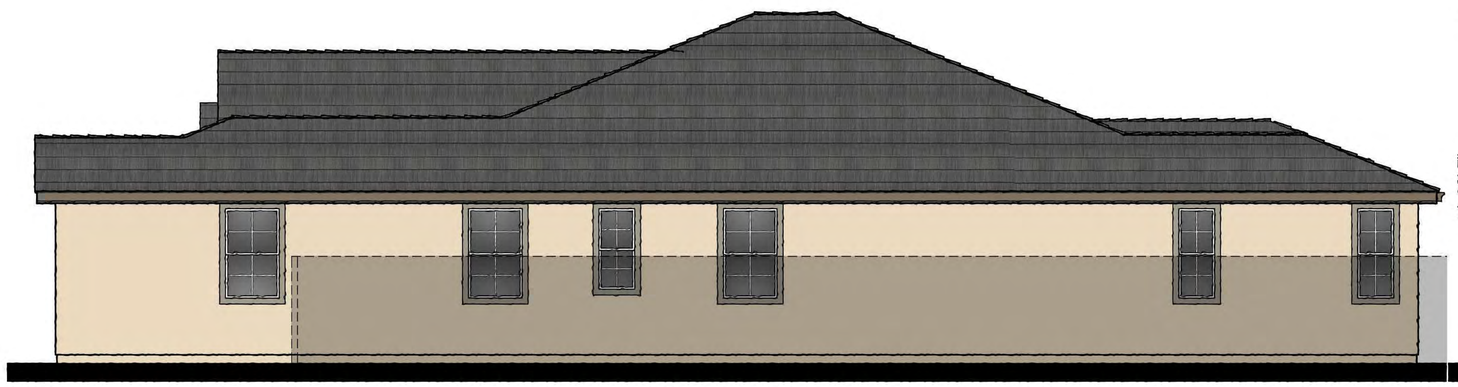
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

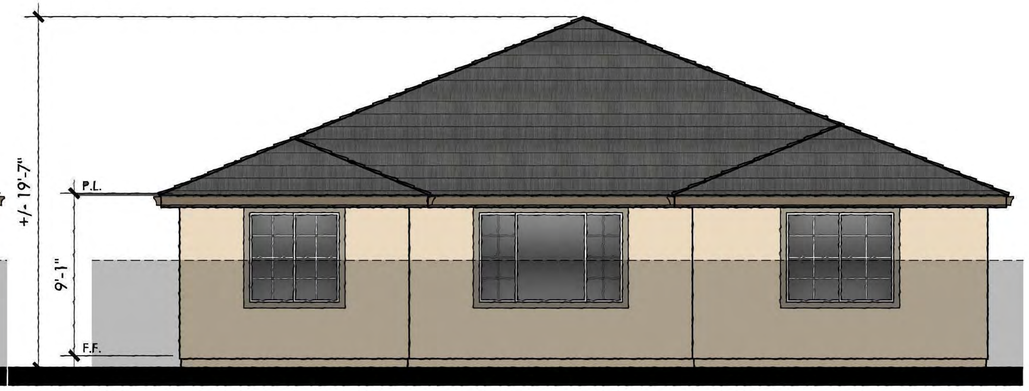
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PLAN 1A EXTERIOR ELEVATIONS

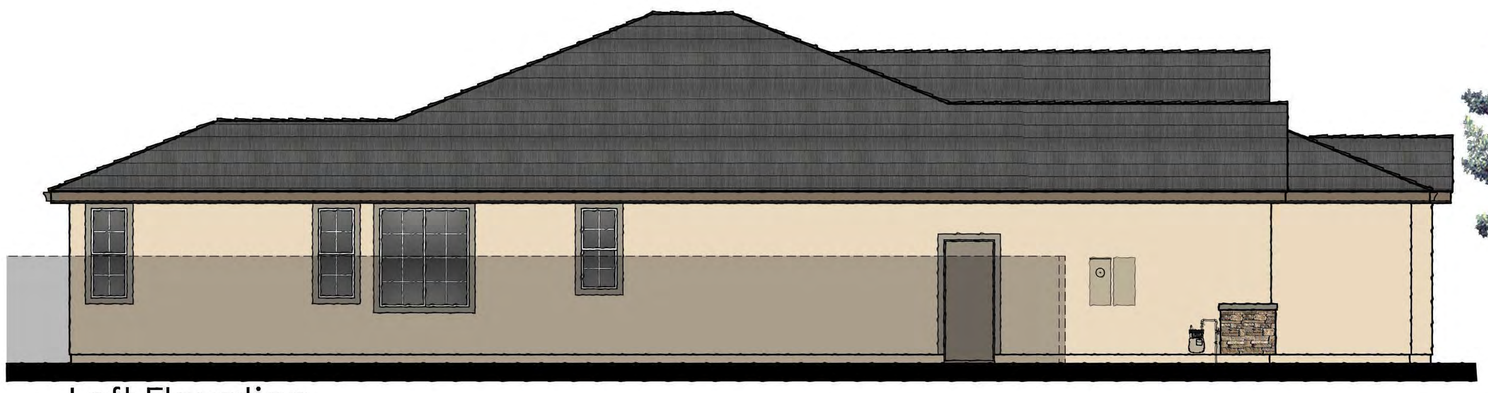
A1.04



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 1B - Country European

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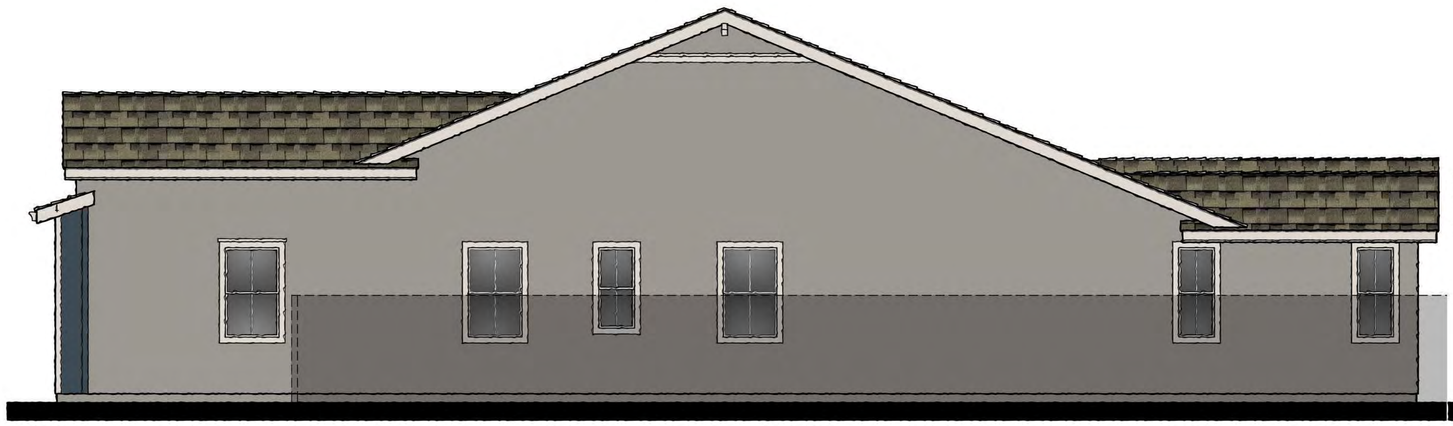
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 1B EXTERIOR ELEVATIONS

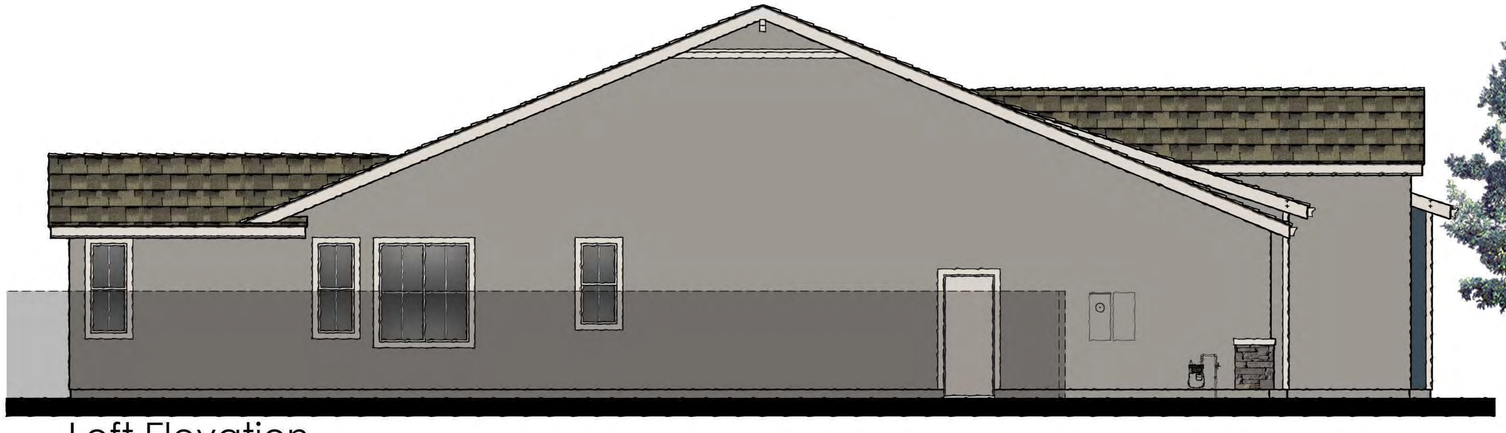
A1.05



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 1C - Western Farmhouse

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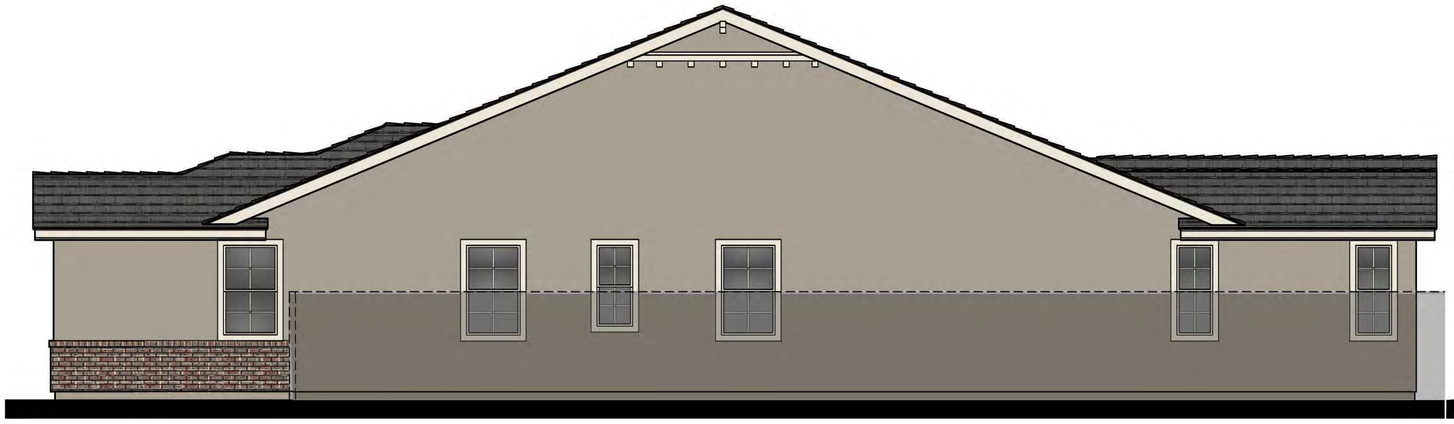
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 1C EXTERIOR ELEVATIONS

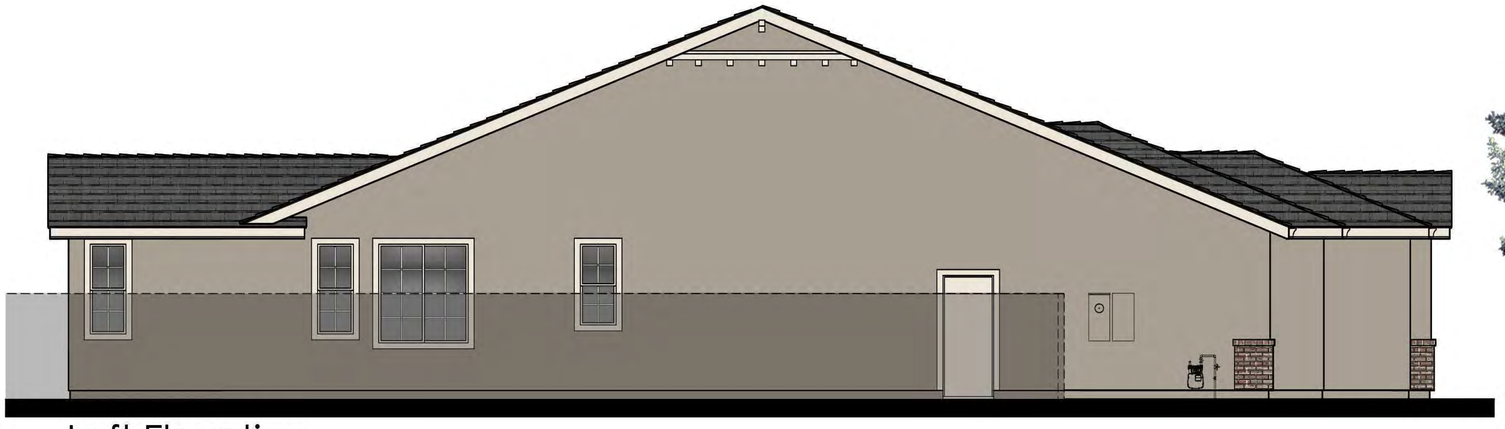
A1.06



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 1F - Colonial

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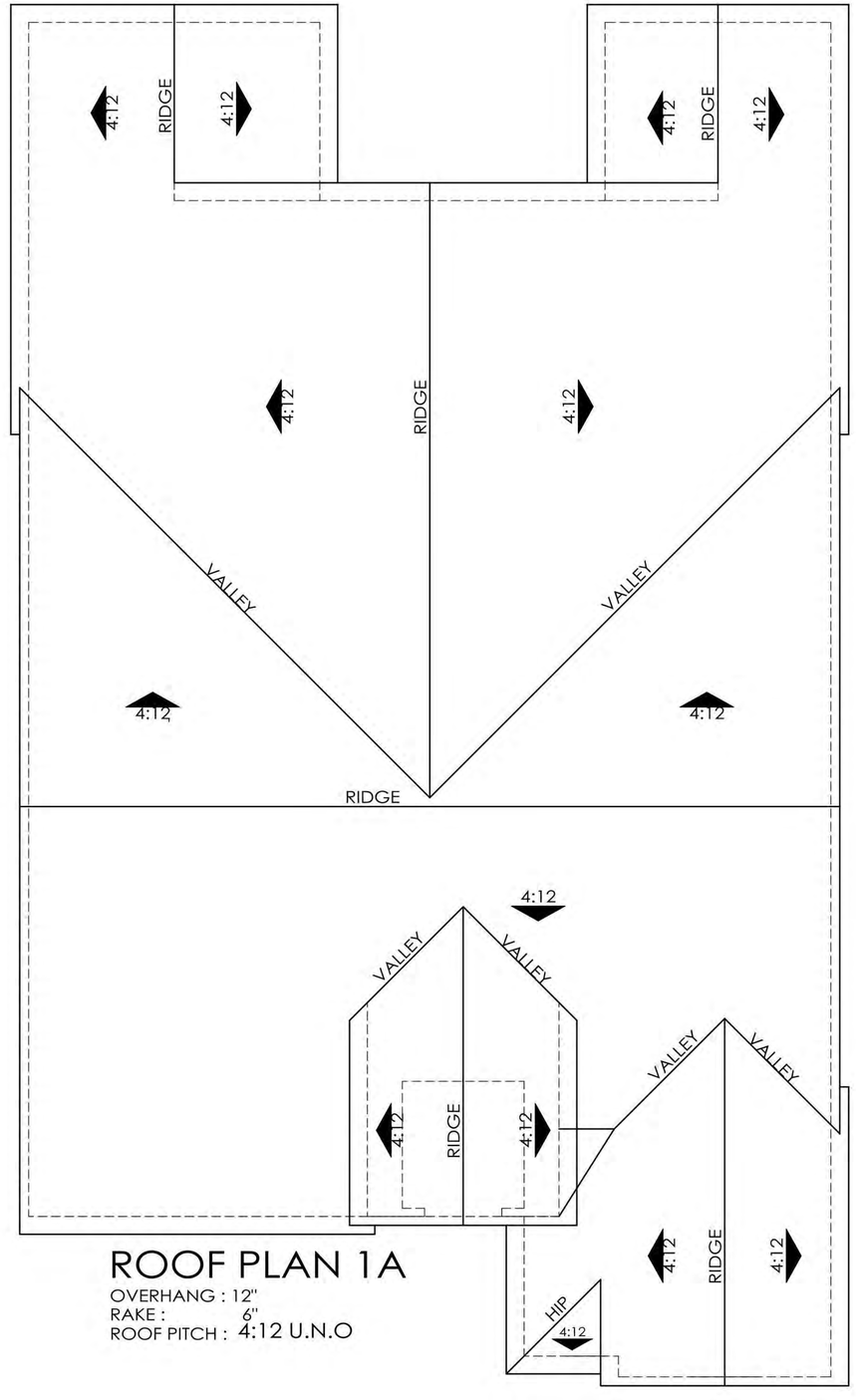
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

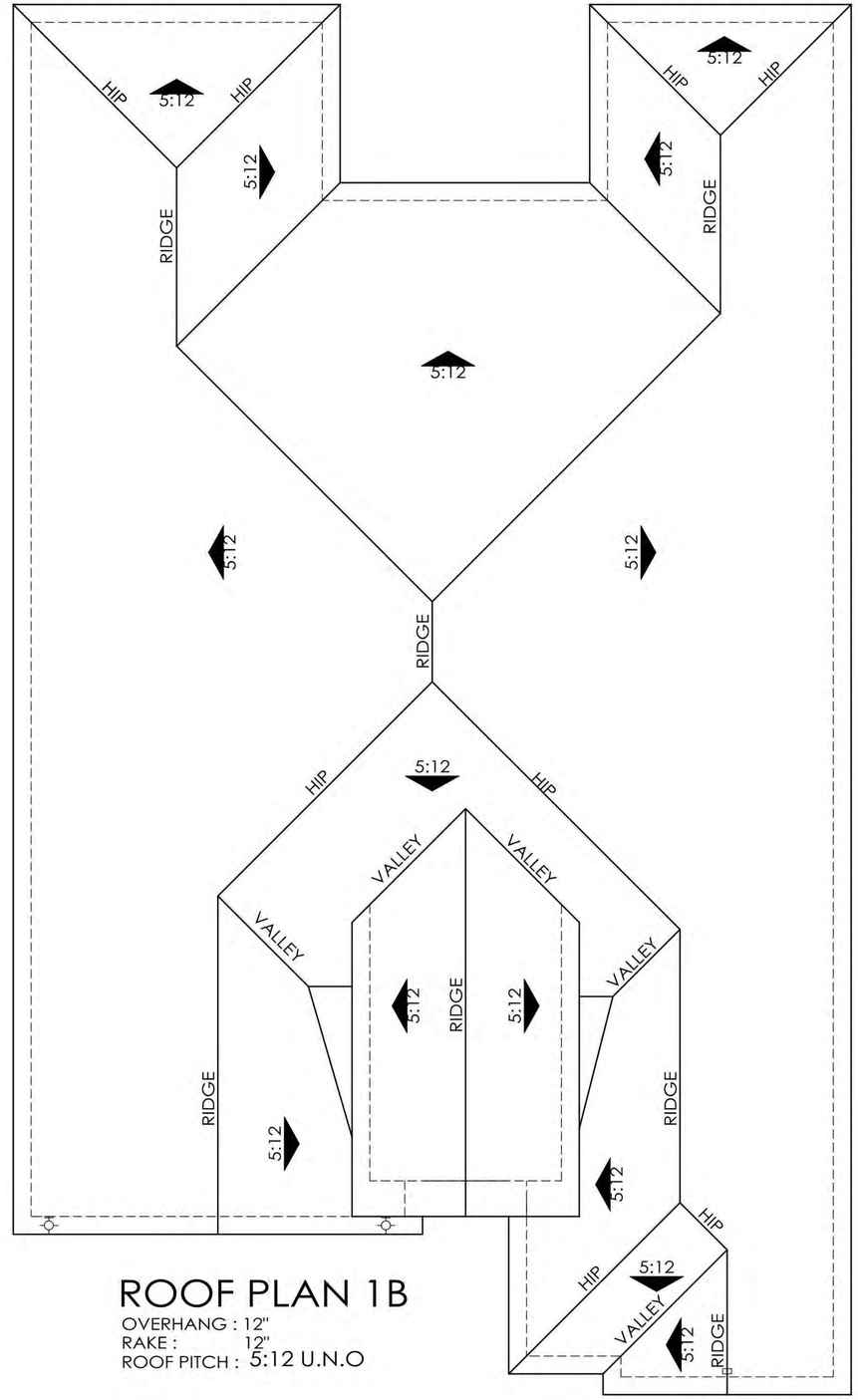
PLAN 1F EXTERIOR ELEVATIONS

A1.07



ROOF PLAN 1A

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



ROOF PLAN 1B

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

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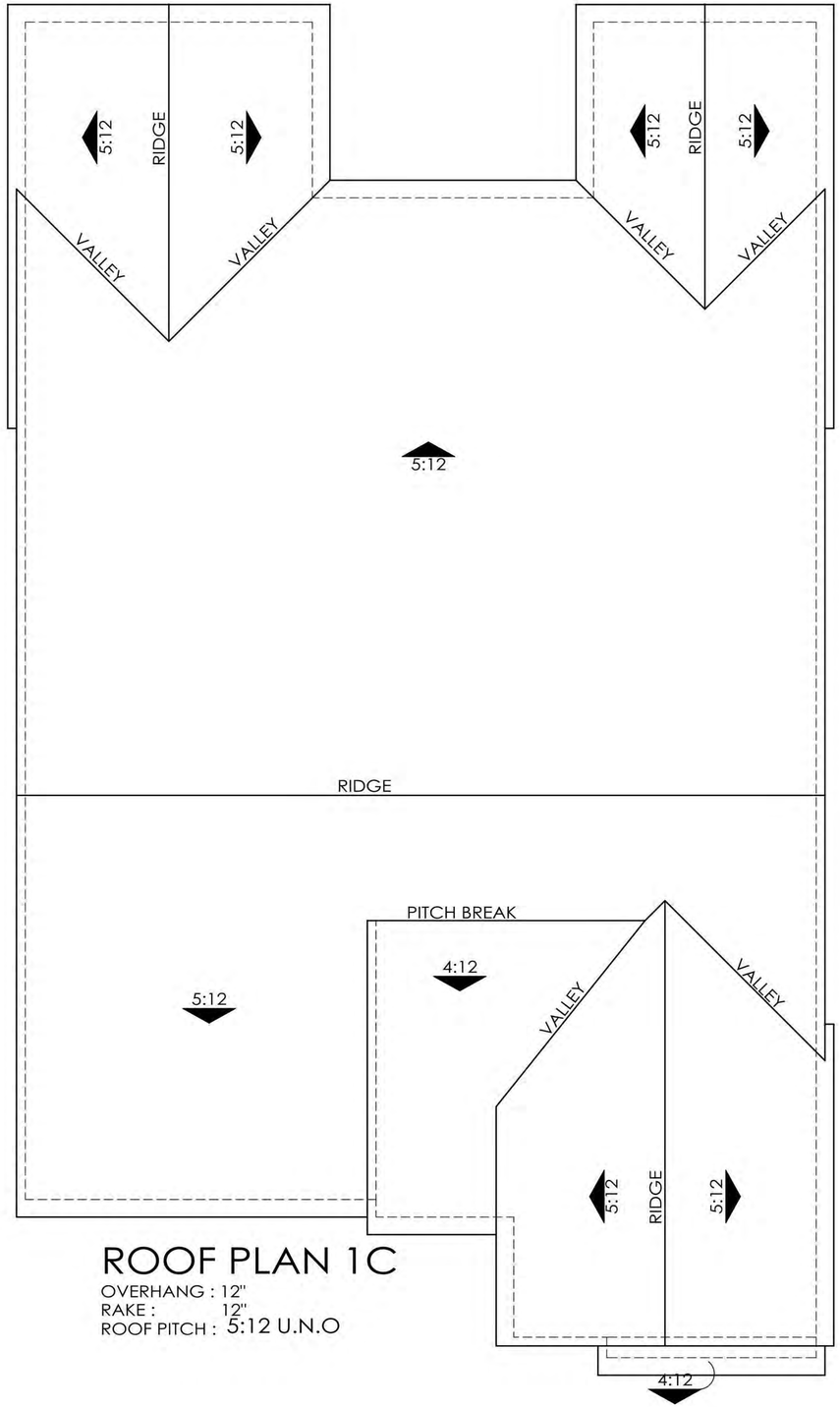
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

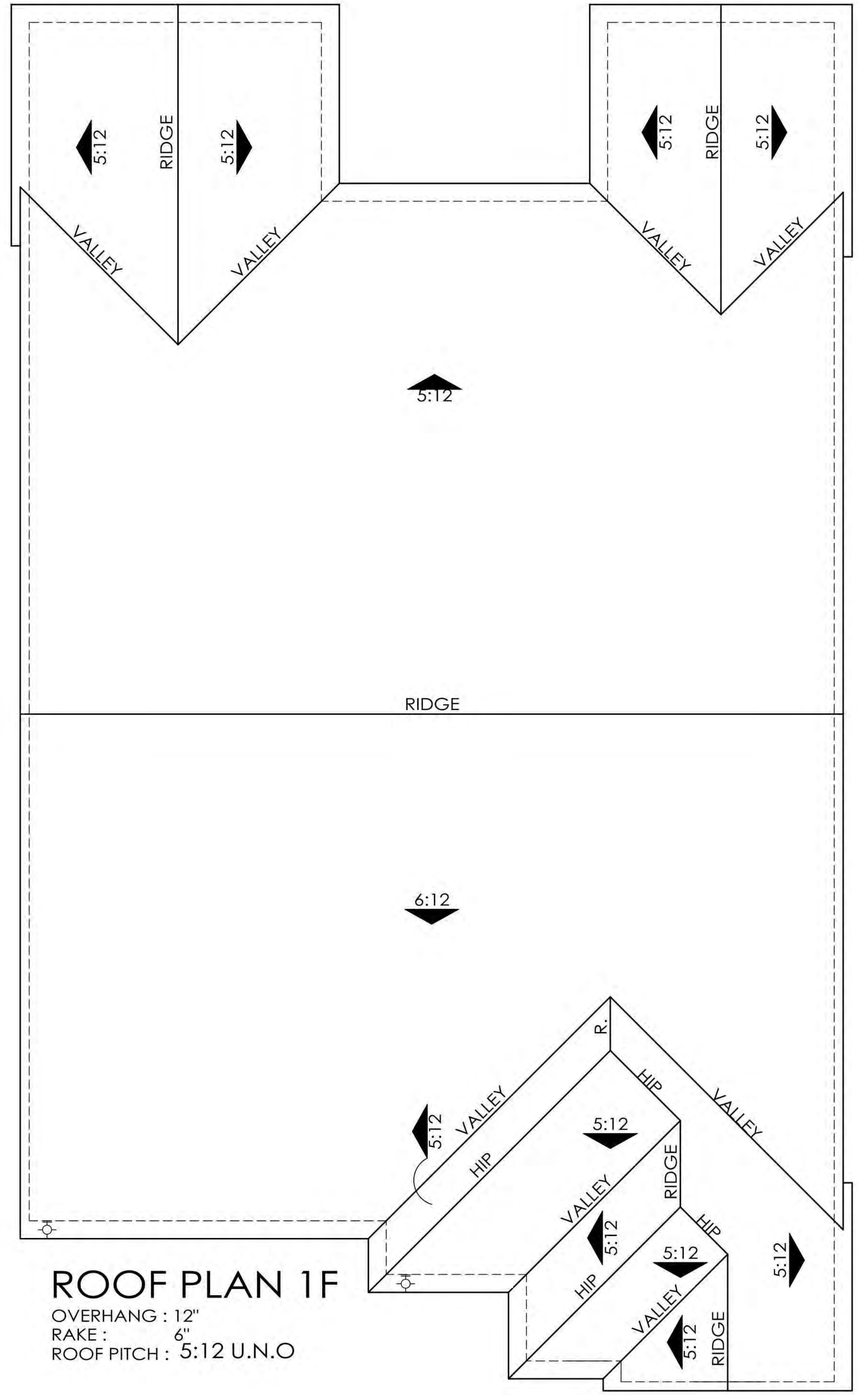
PLAN 1 ROOF PLANS

A1.08



ROOF PLAN 1C

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



ROOF PLAN 1F

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

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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 1 ROOF PLANS

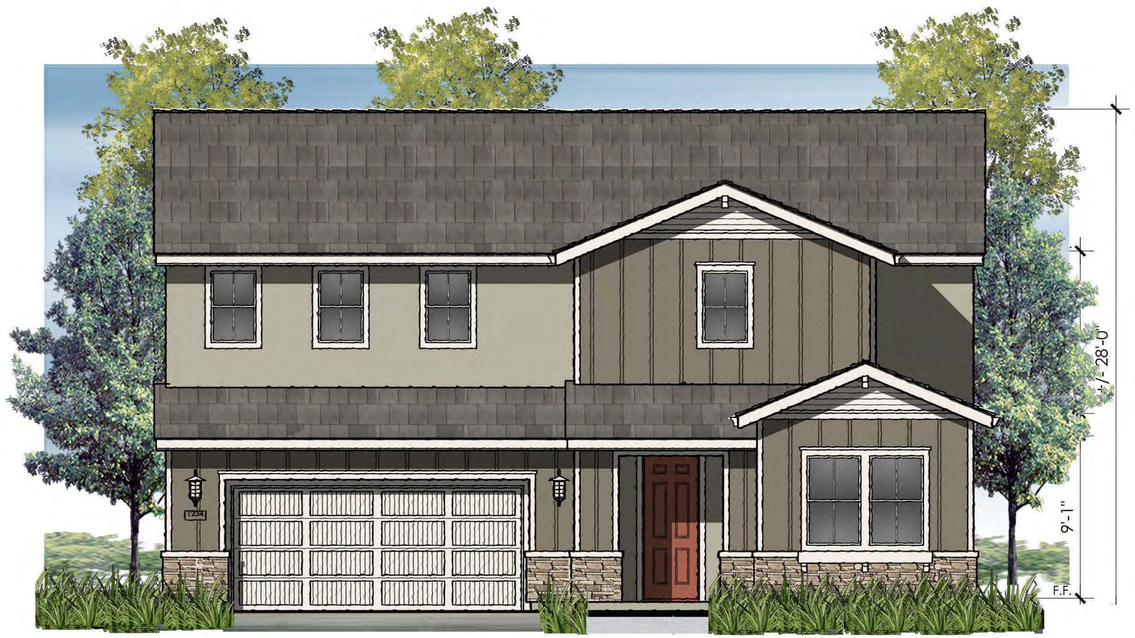
A1.09



Front Elevation 2A - Early California



Front Elevation 2B - Country European



Front Elevation 2C - Western Farmhouse



Front Elevation 2F - Colonial

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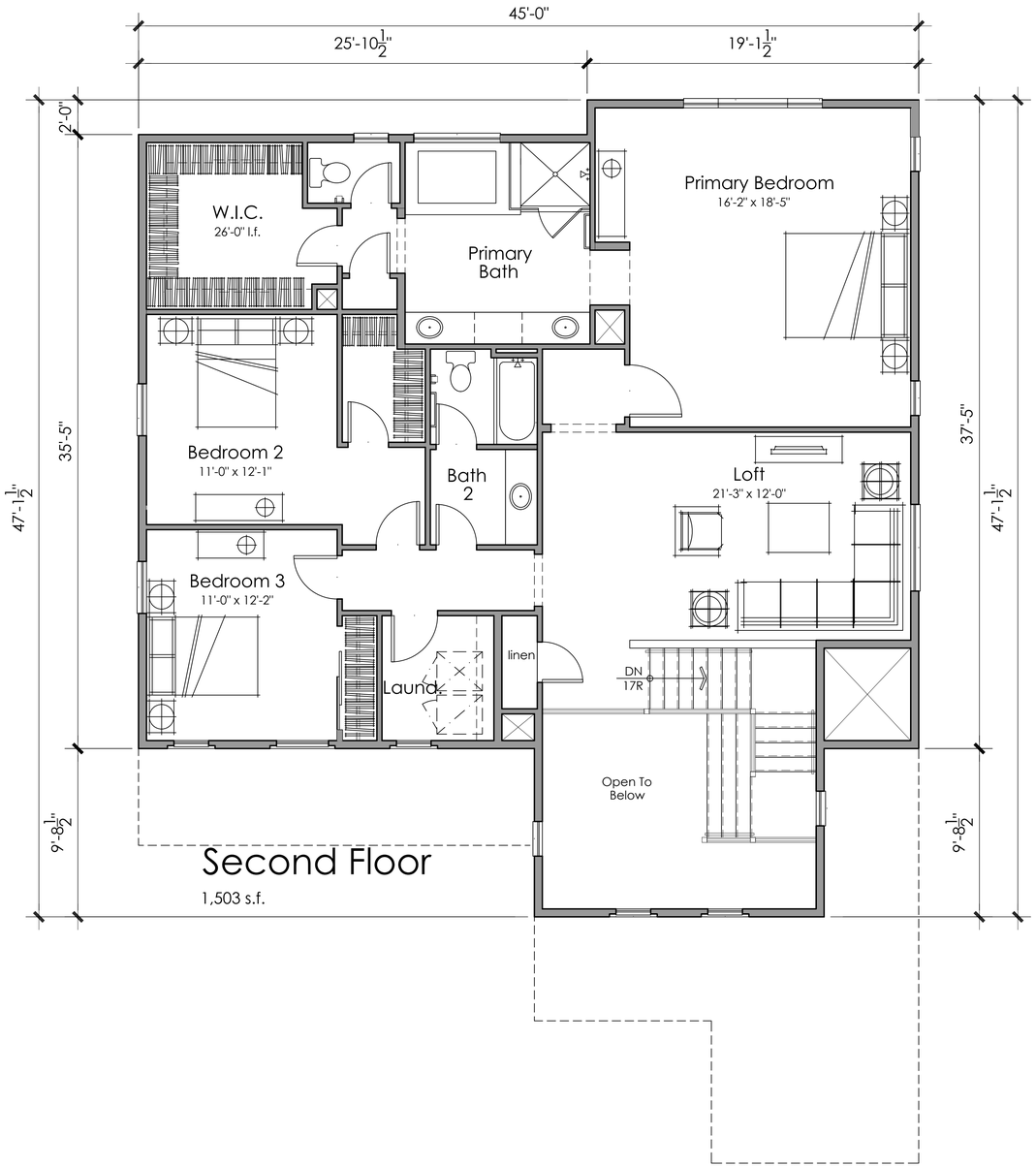
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

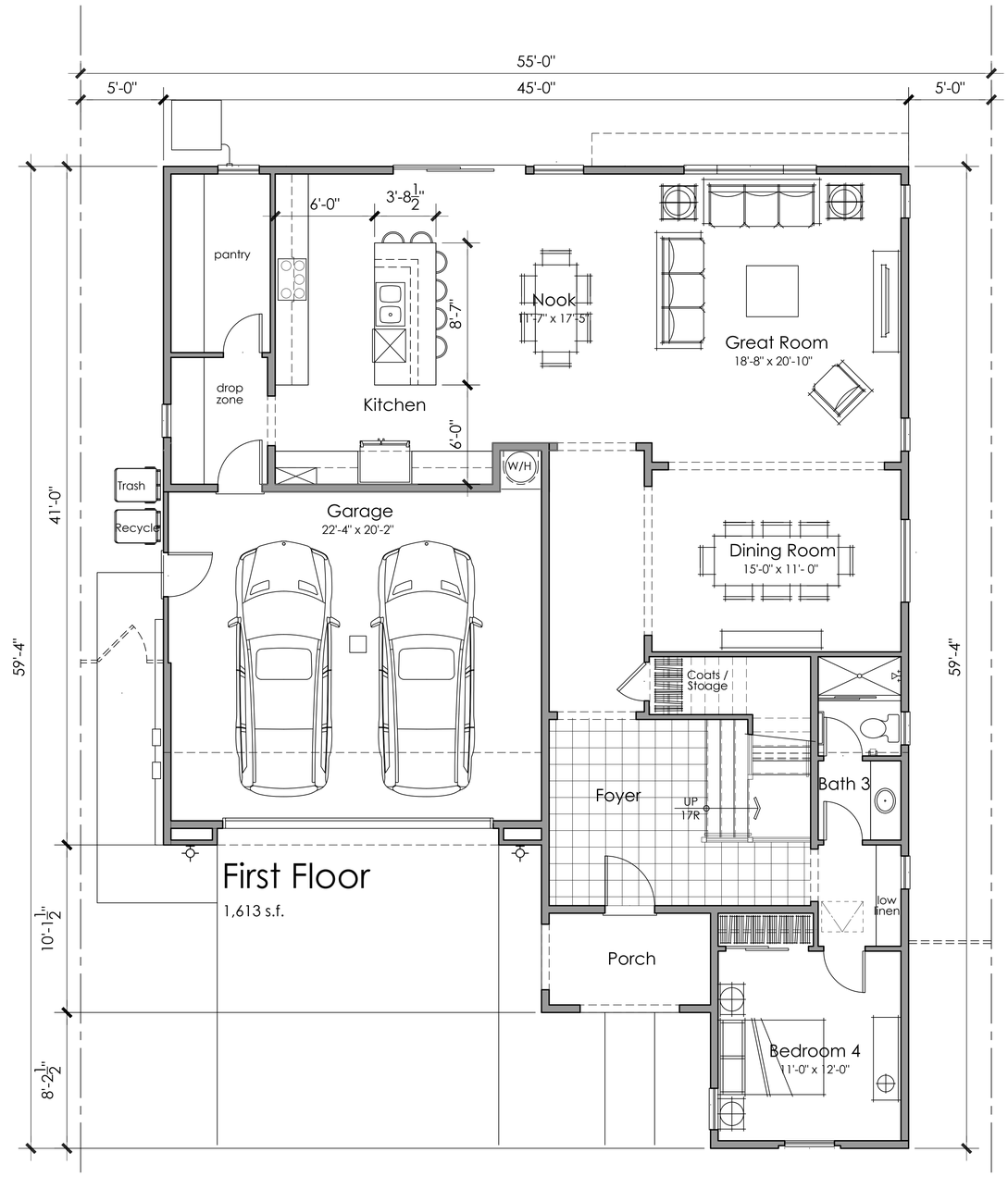
PLAN 2 COLORED FRONT ELEVATIONS

A2.00



Second Floor

1,503 s.f.



First Floor

1,613 s.f.

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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

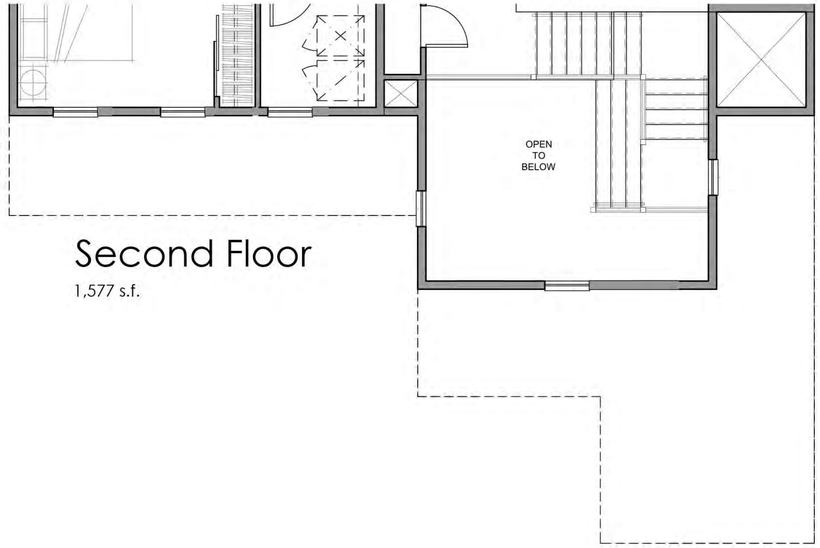
SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

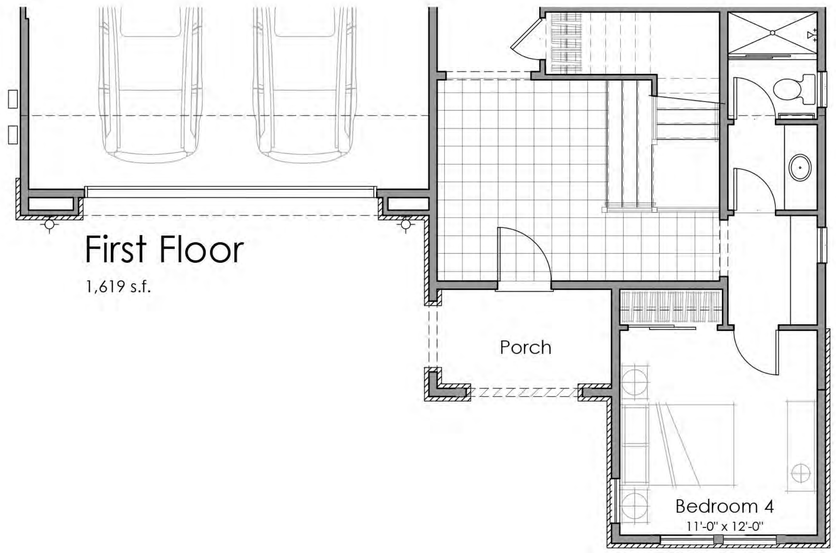
4 BEDROOMS + LOFT
3 BATHS
3,116 S.F.

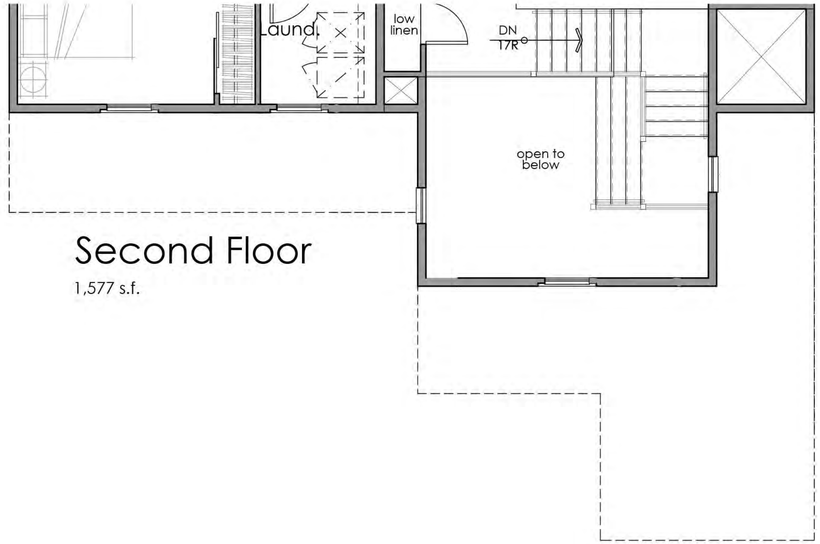
FLOOR PLAN 2

A2.01

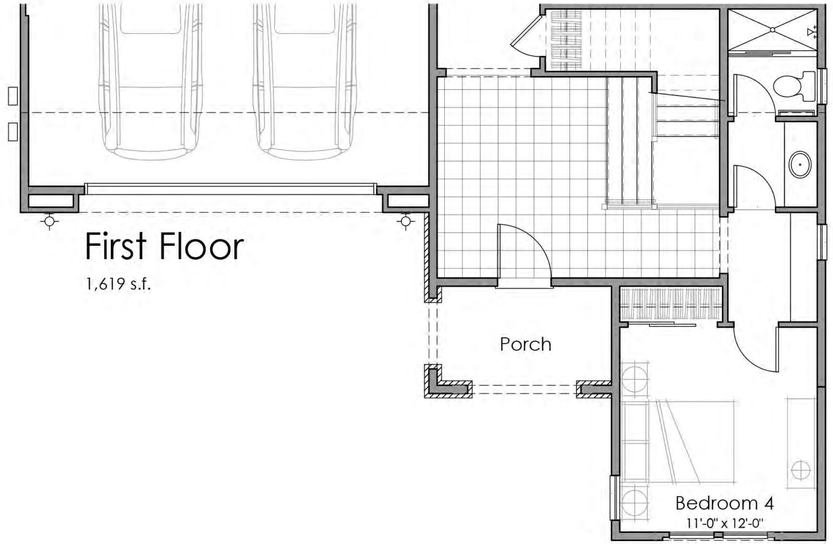


PLAN 2C





PLAN 2B



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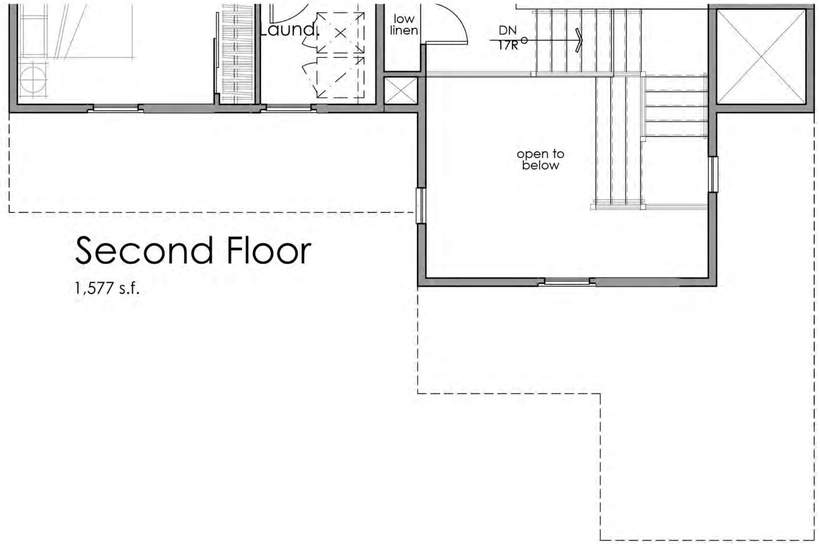
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

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

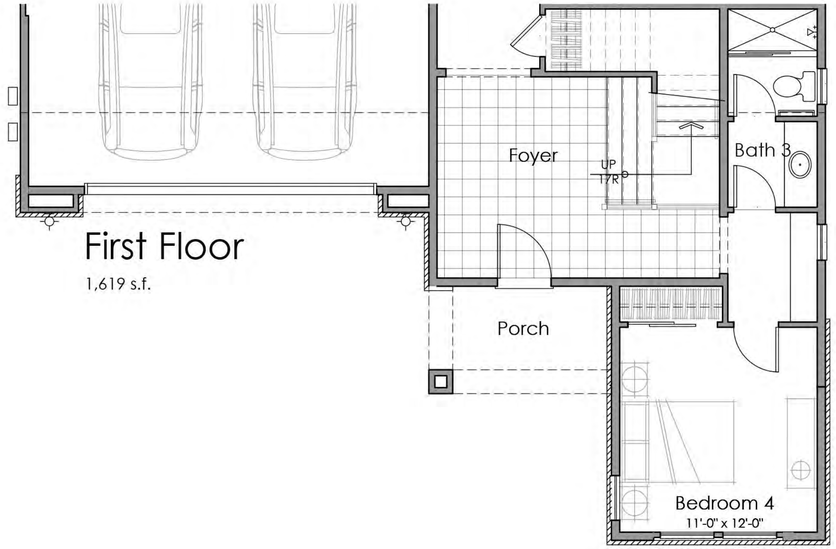
PLAN 2 B & C ADDENDA

A2.02



Second Floor

1,577 s.f.



First Floor

1,619 s.f.

PLAN 2F



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 2A - Early California

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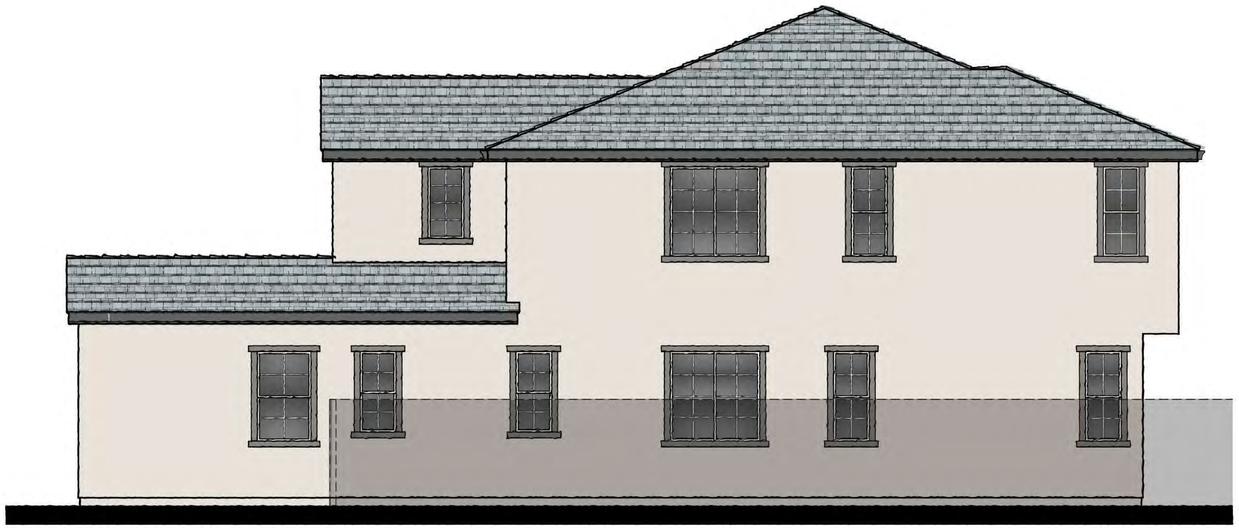
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 2A EXTERIOR ELEVATIONS

A2.04



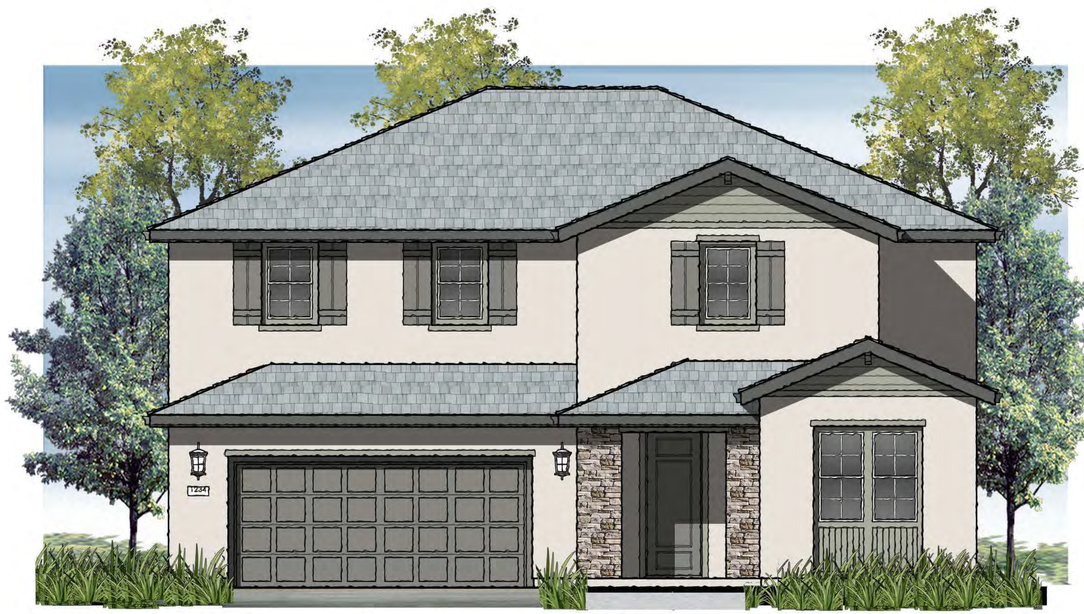
Right Elevation



Rear Elevation



Left Elevation



Front Elevation 2B - Country European



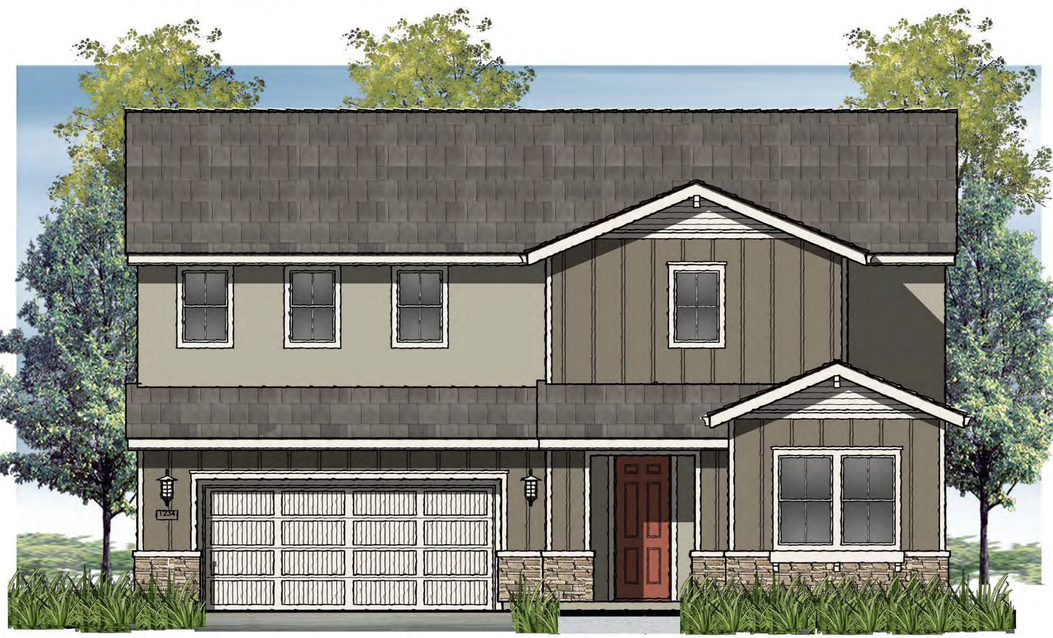
Right Elevation



Rear Elevation



Left Elevation



Front Elevation 2C - Western Farmhouse

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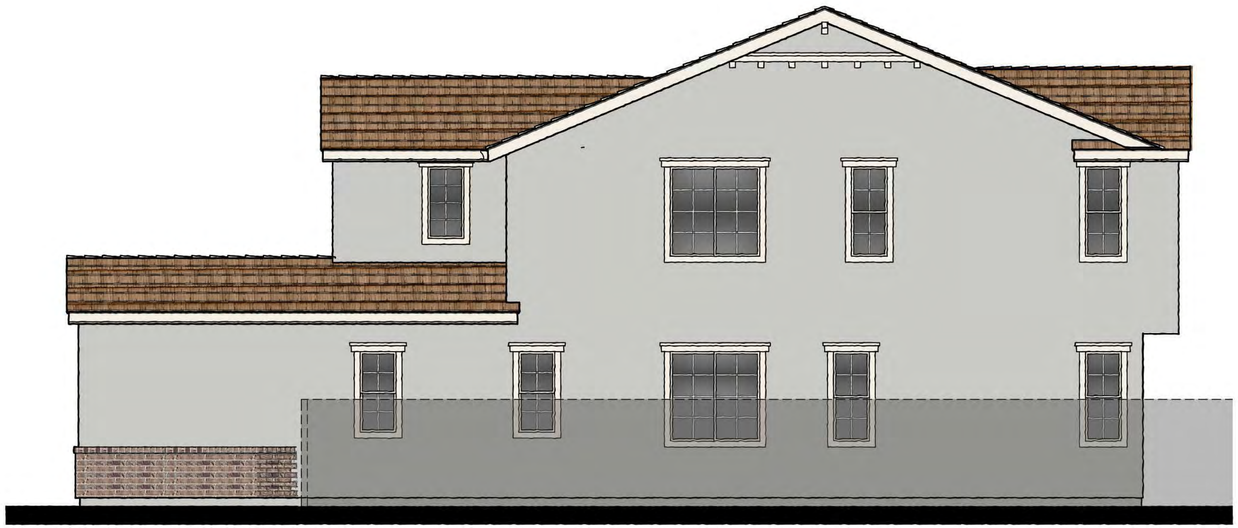
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 2C EXTERIOR ELEVATIONS

A2.06



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 2F - Colonial

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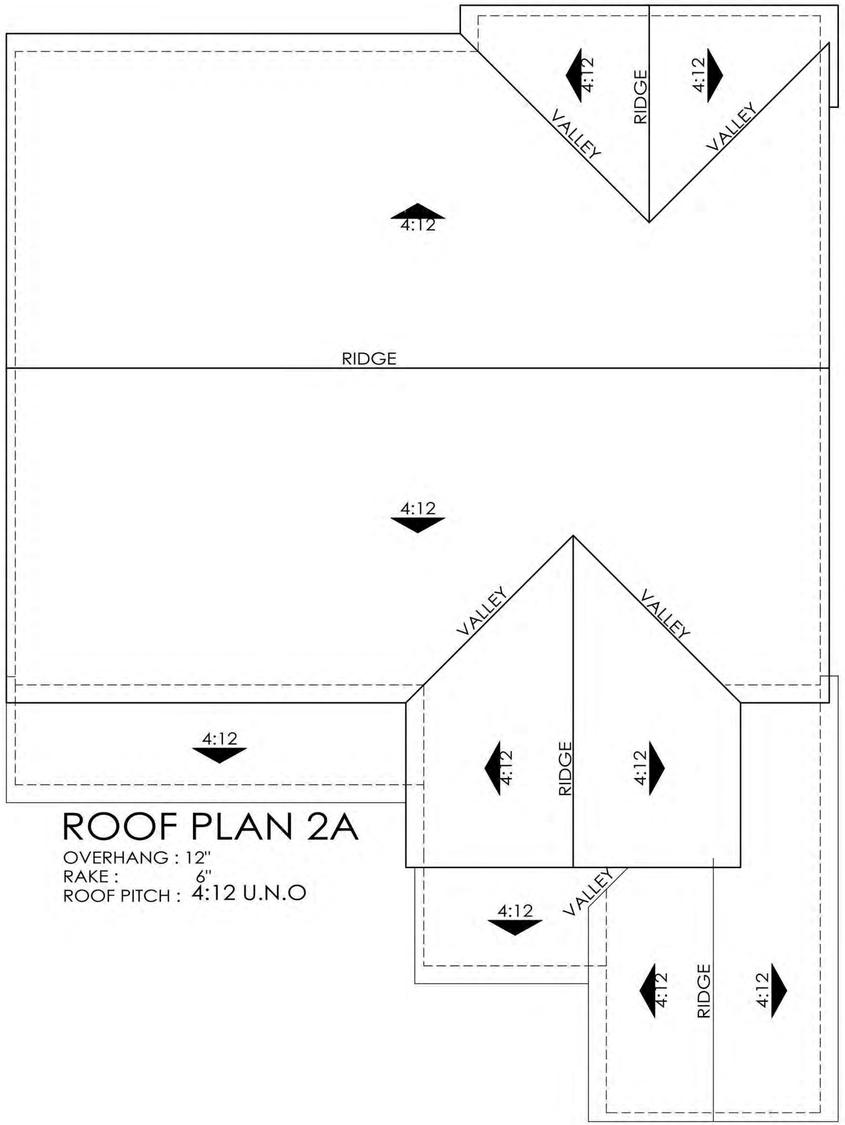
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

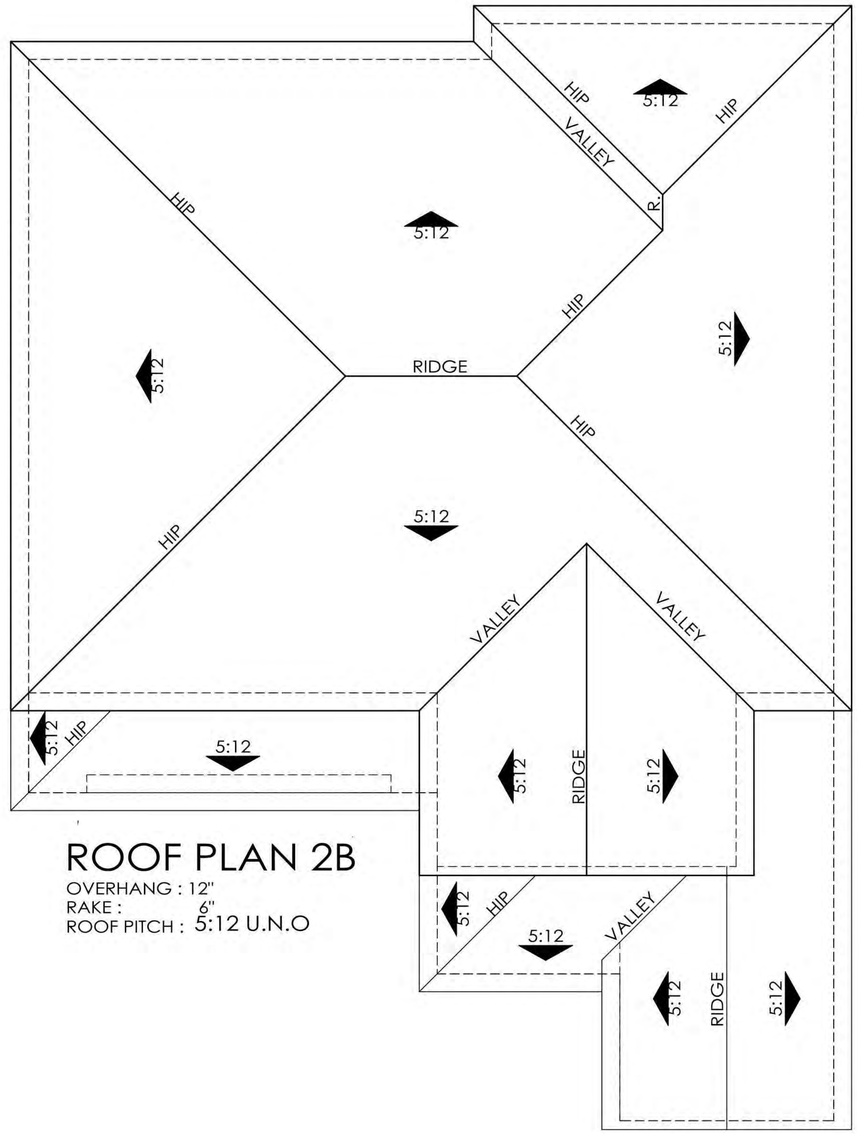
PLAN 2F EXTERIOR ELEVATIONS

A2.07



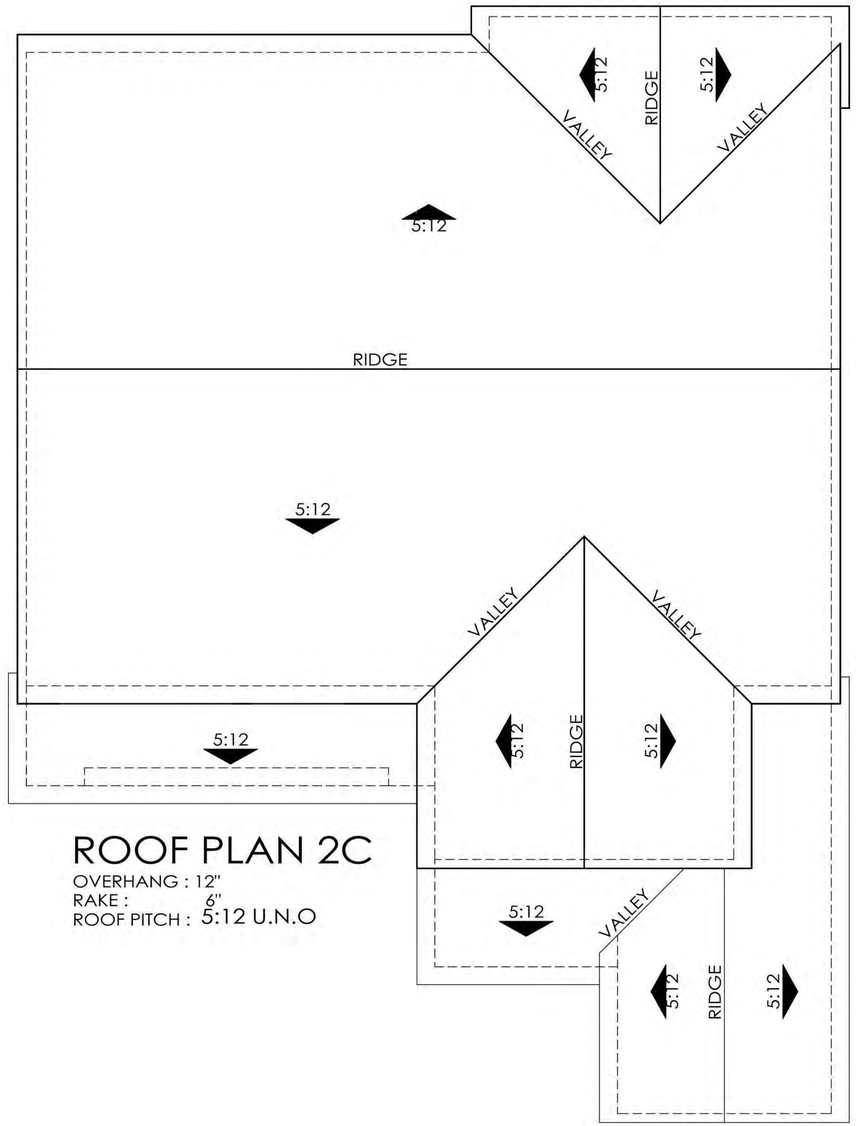
ROOF PLAN 2A

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



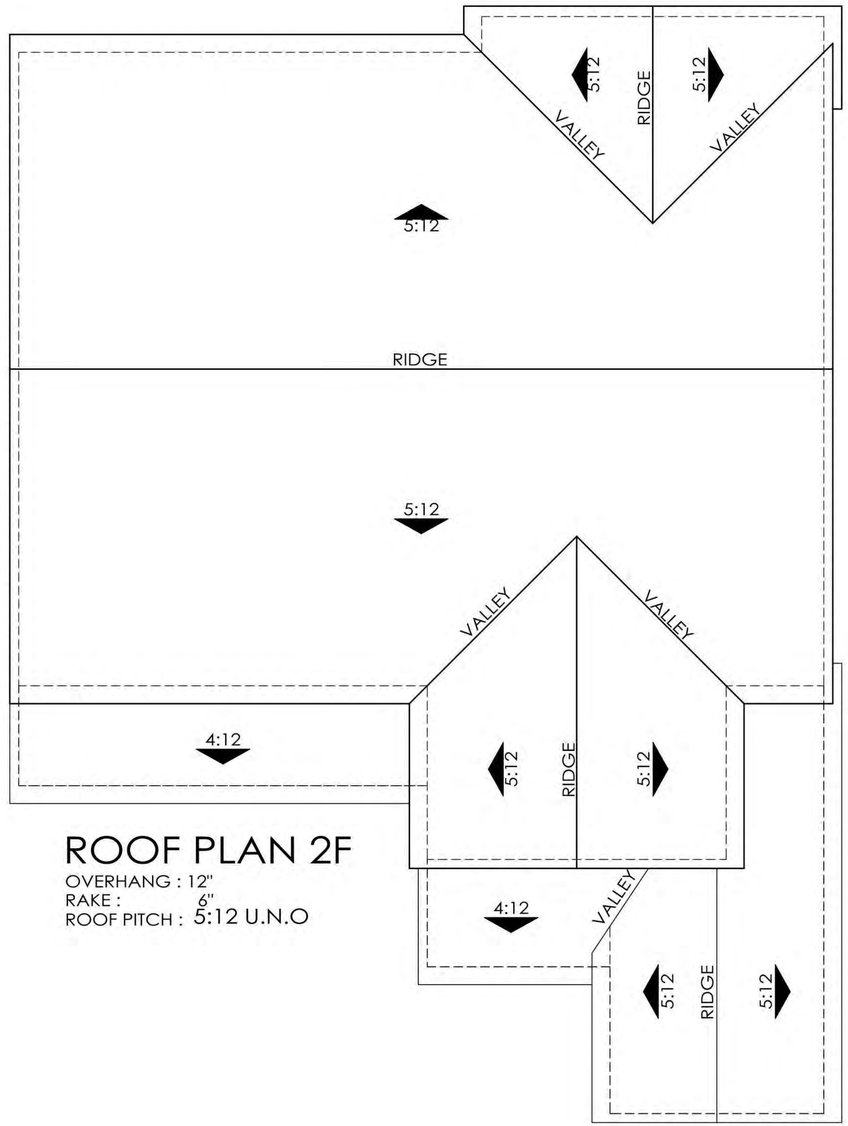
ROOF PLAN 2B

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



ROOF PLAN 2C

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



ROOF PLAN 2F

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

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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 2 ROOF PLANS

A2.09



Front Elevation 3A - Early California



Front Elevation 3B - Country European



Front Elevation 3C - Western Farmhouse



Front Elevation 3F - Colonial

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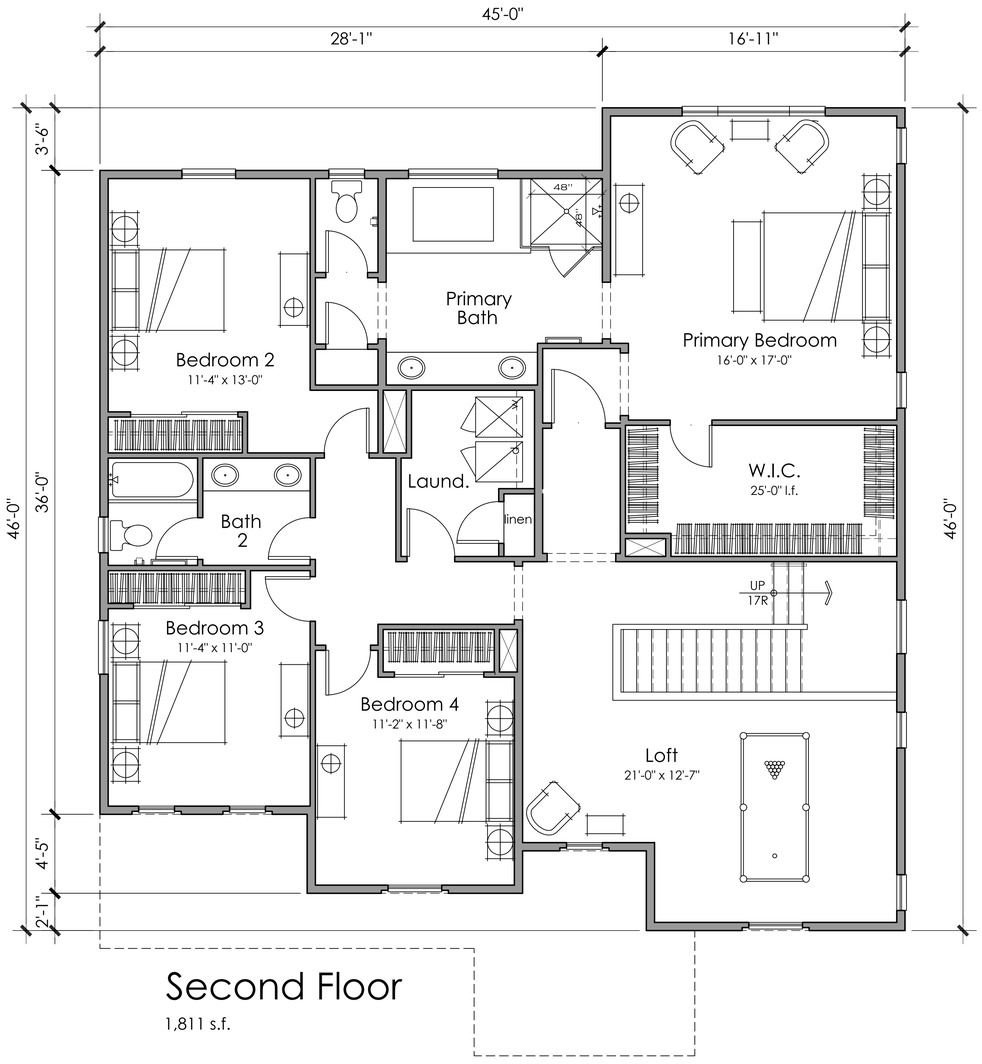
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

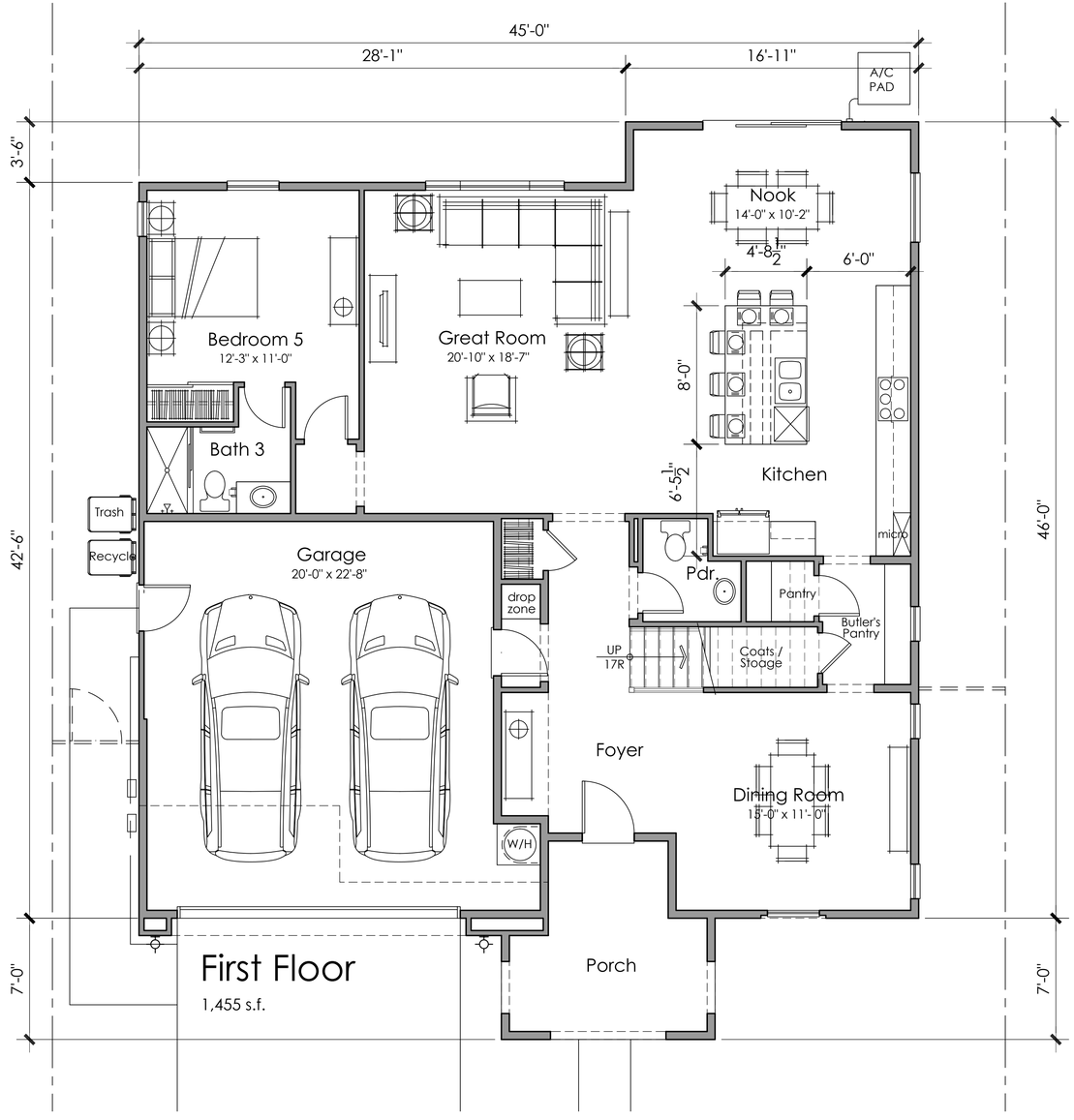
PLAN 3 COLORED FRONT ELEVATIONS

A3.00



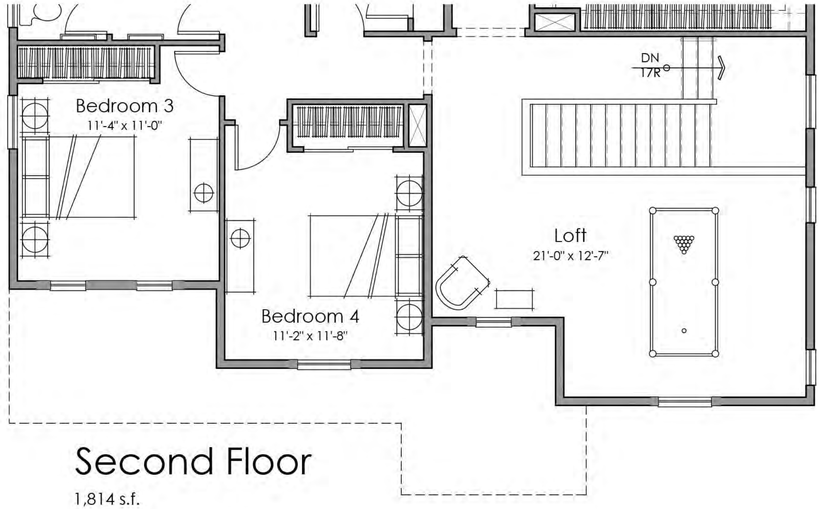
Second Floor

1,811 s.f.



First Floor

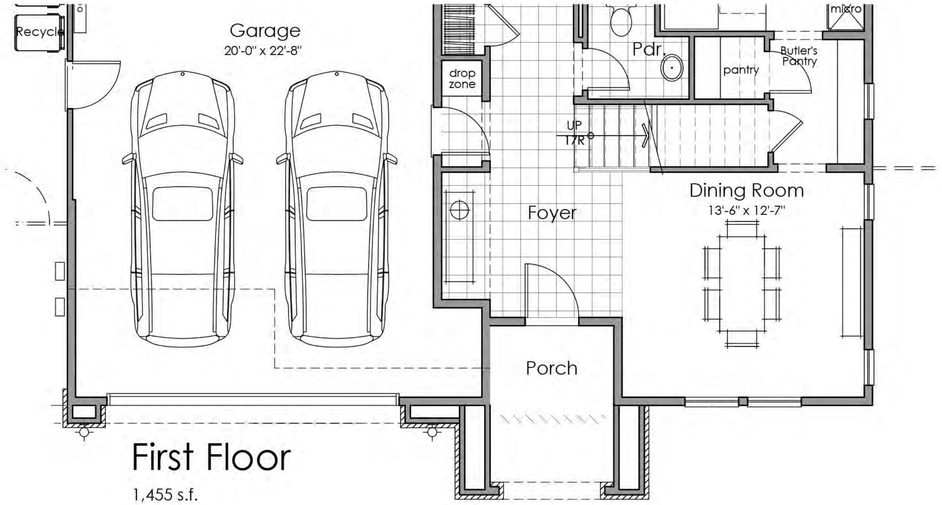
1,455 s.f.



Second Floor

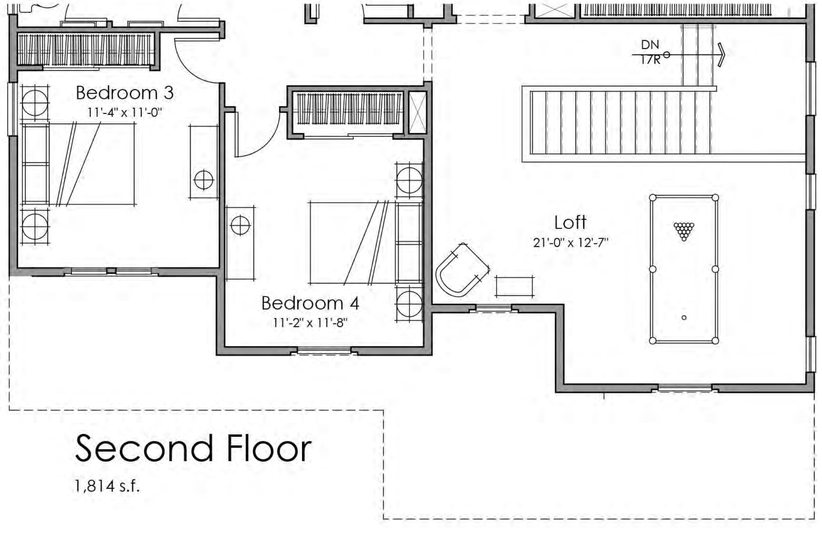
1,814 s.f.

PLAN 3C



First Floor

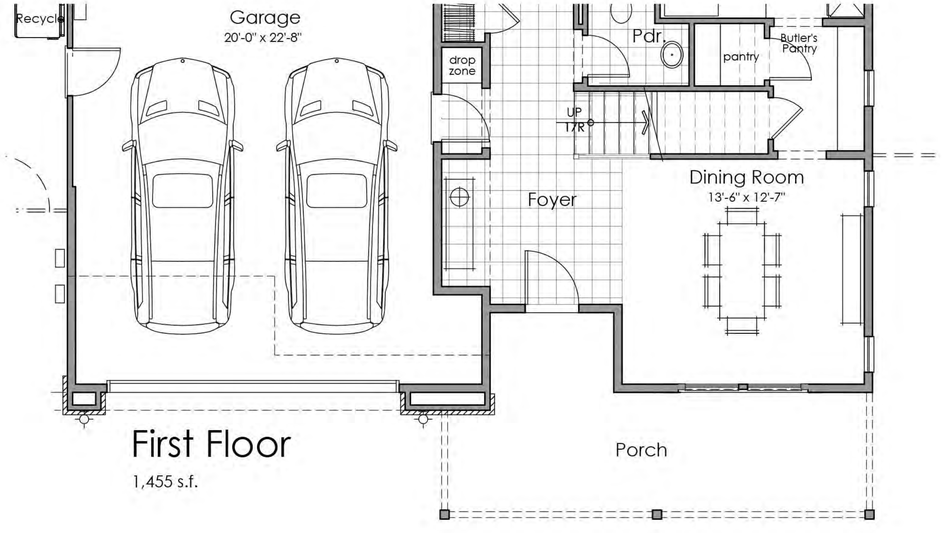
1,455 s.f.



Second Floor

1,814 s.f.

PLAN 3B



First Floor

1,455 s.f.

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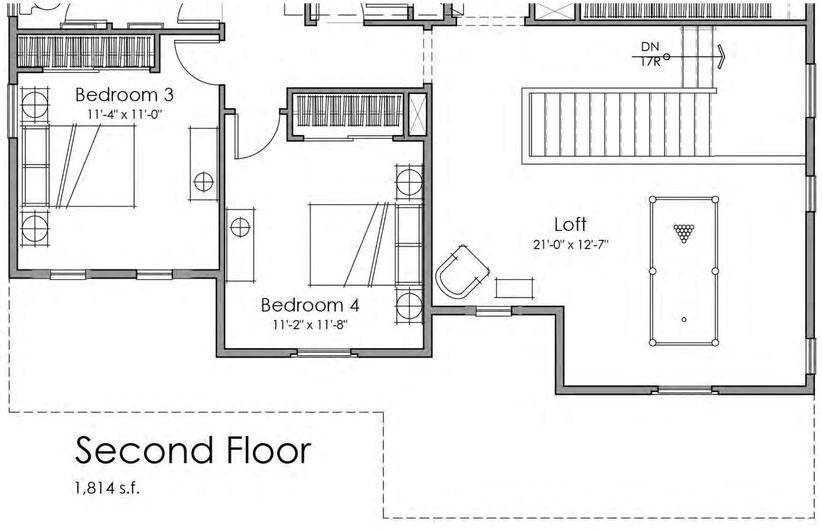
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

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

PLAN 3 B & C ADDENDA

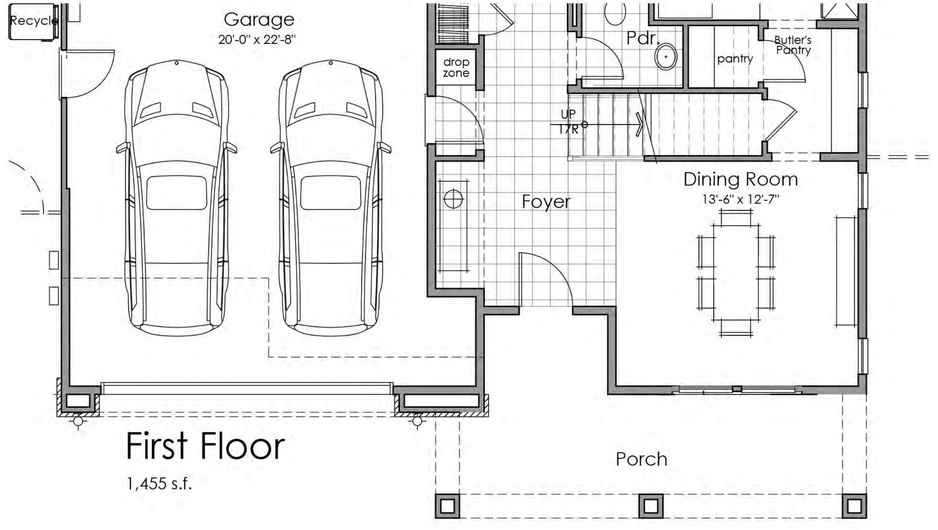
A3.02



Second Floor

1,814 s.f.

PLAN 3F



First Floor

1,455 s.f.

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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7

JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN

TRACY HILLS, CA

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

0 2 4 8

PLAN 3F ADDENDA

A3.03



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 3A - Early California

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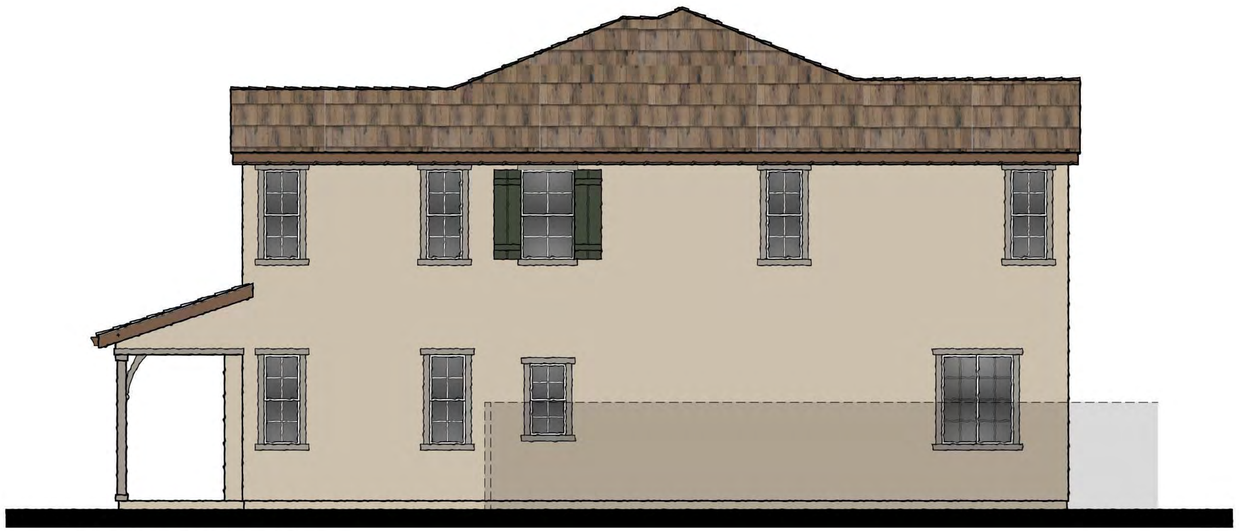
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

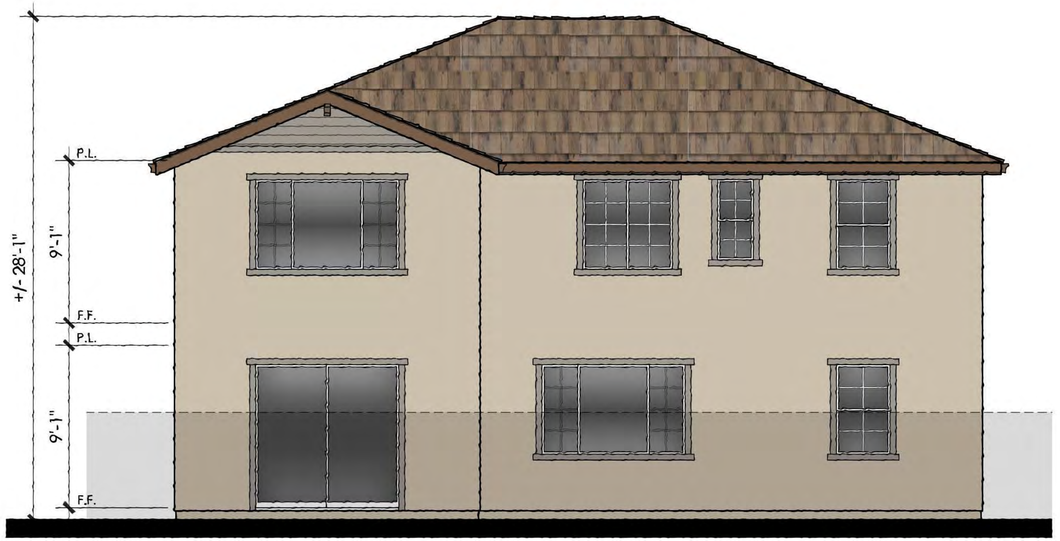
0 2 4 8

PLAN 3A EXTERIOR ELEVATIONS

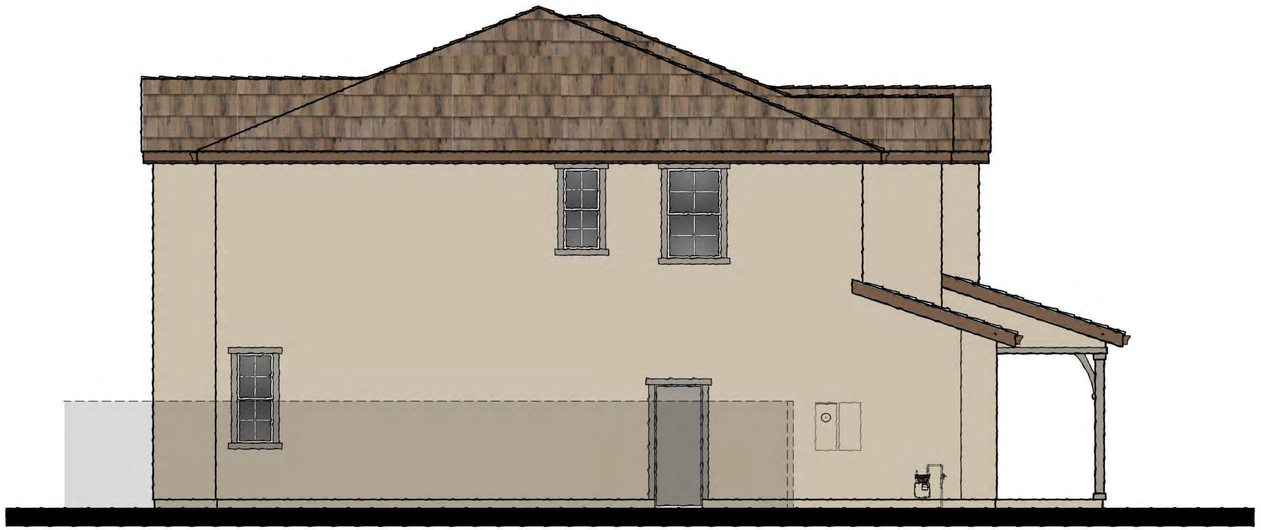
A3.04



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 3B - Country European

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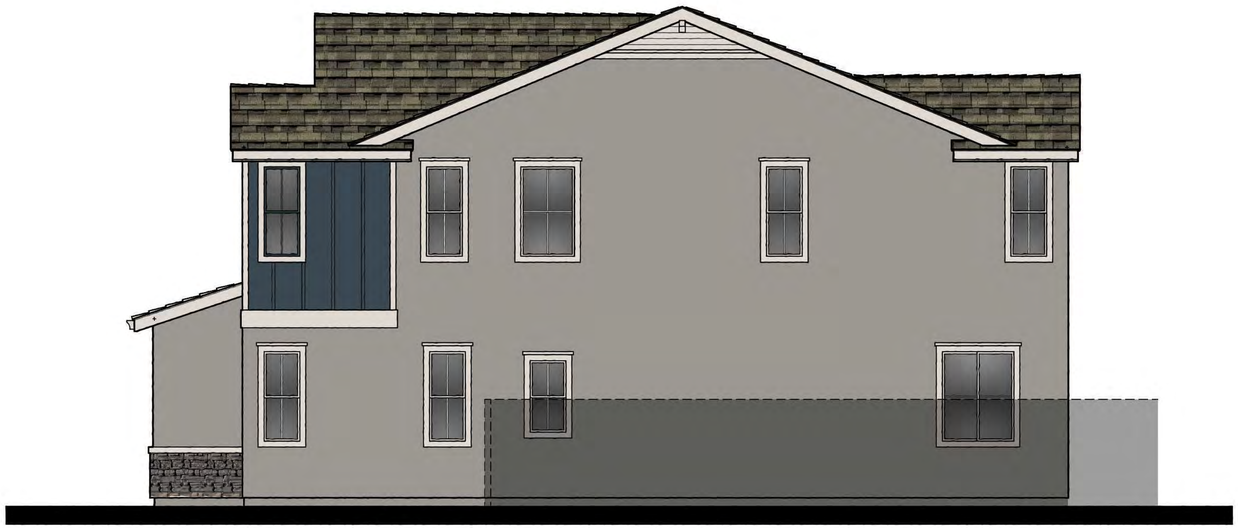
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 3B EXTERIOR ELEVATIONS

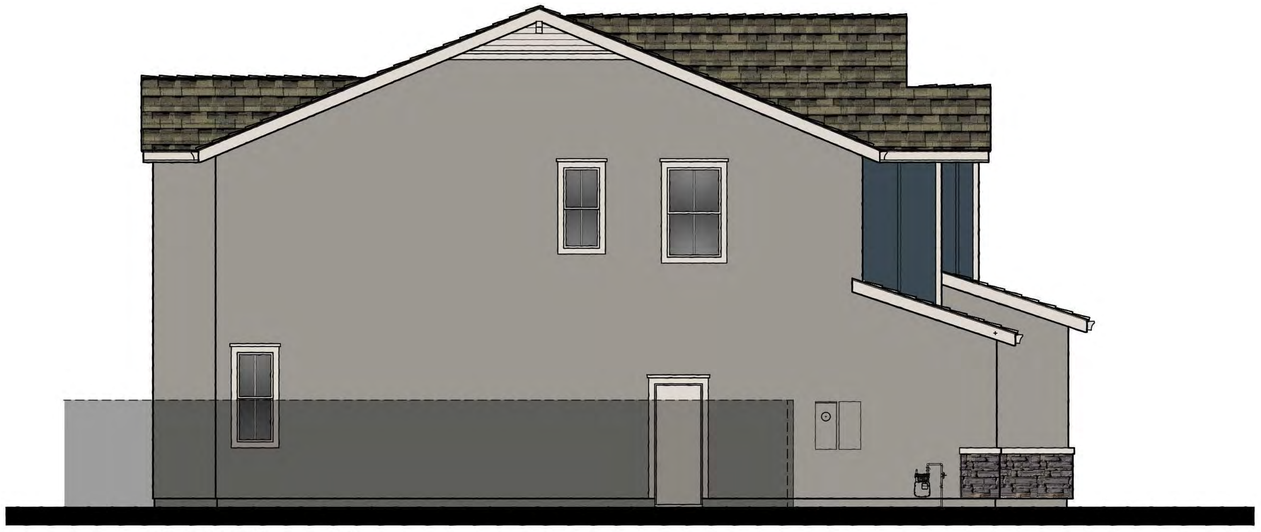
A3.05



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 3C - Western Farmhouse

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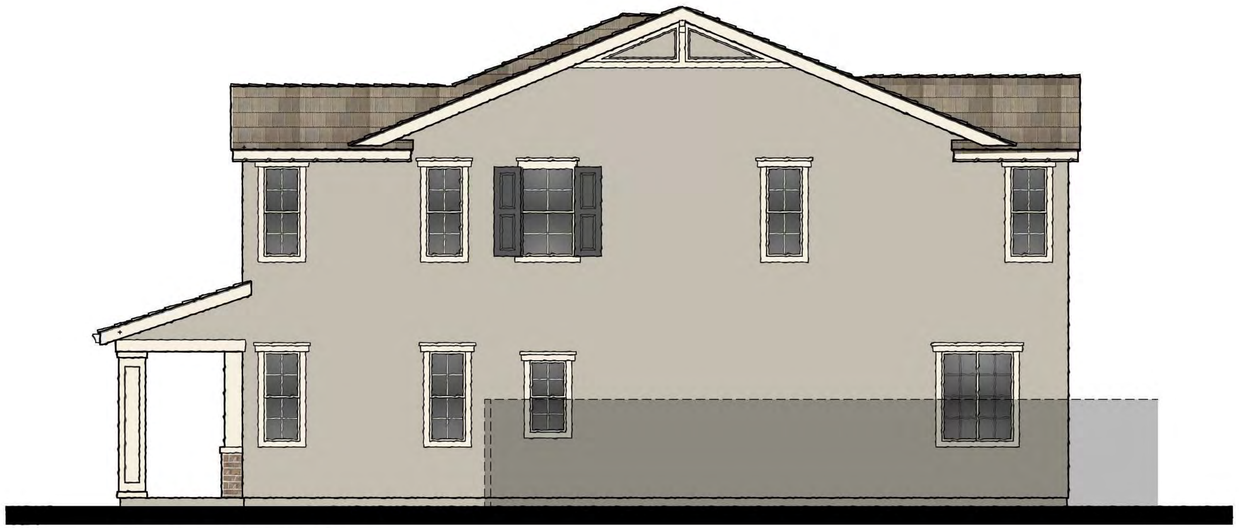
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

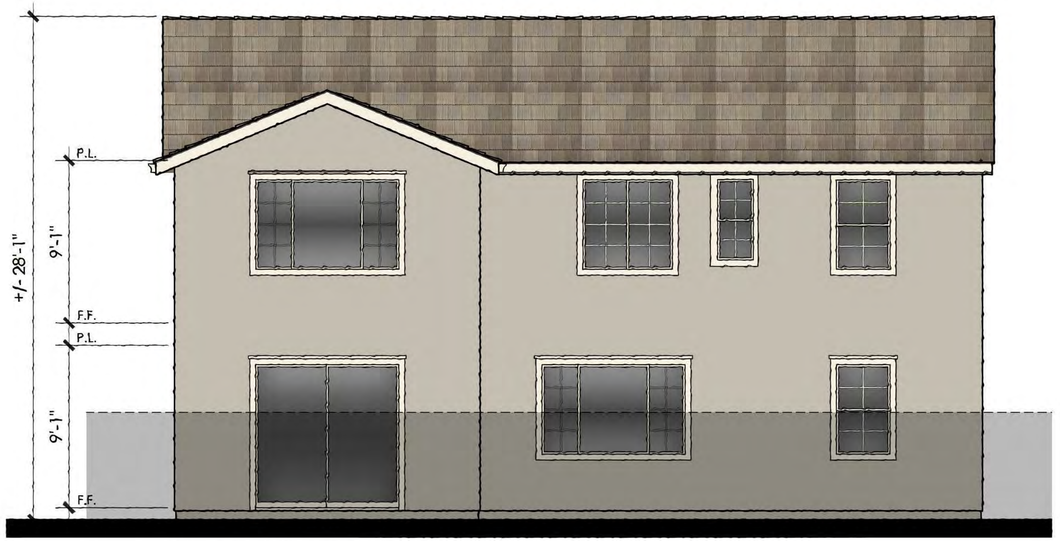
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PLAN 3C EXTERIOR ELEVATIONS

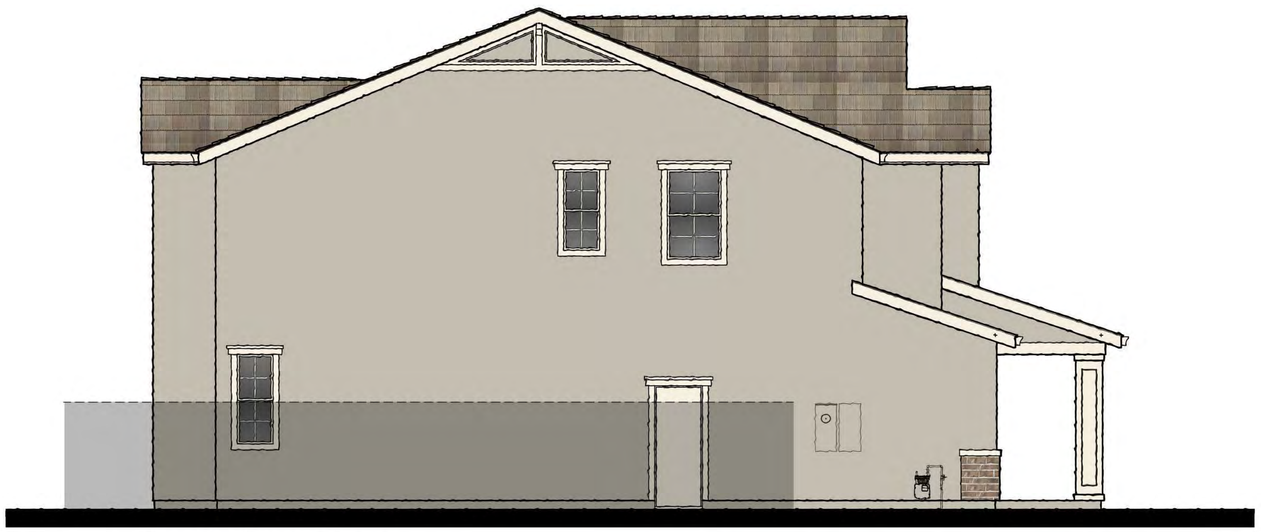
A3.06



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 3F - Colonial

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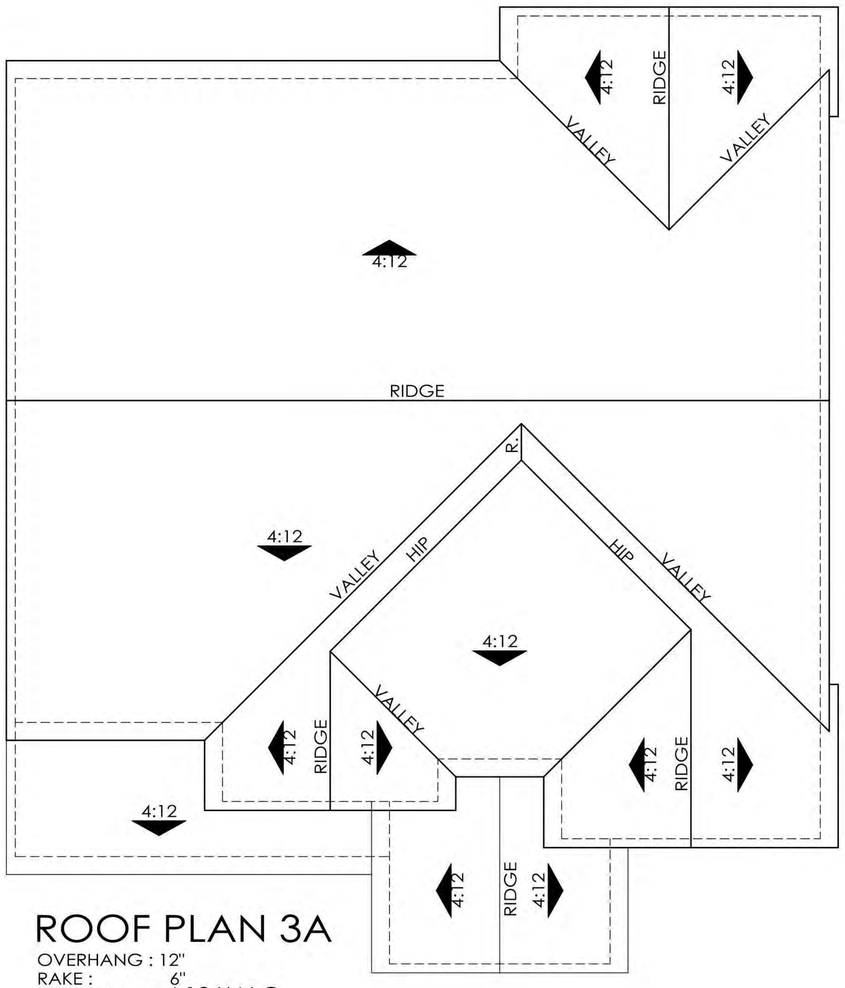
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

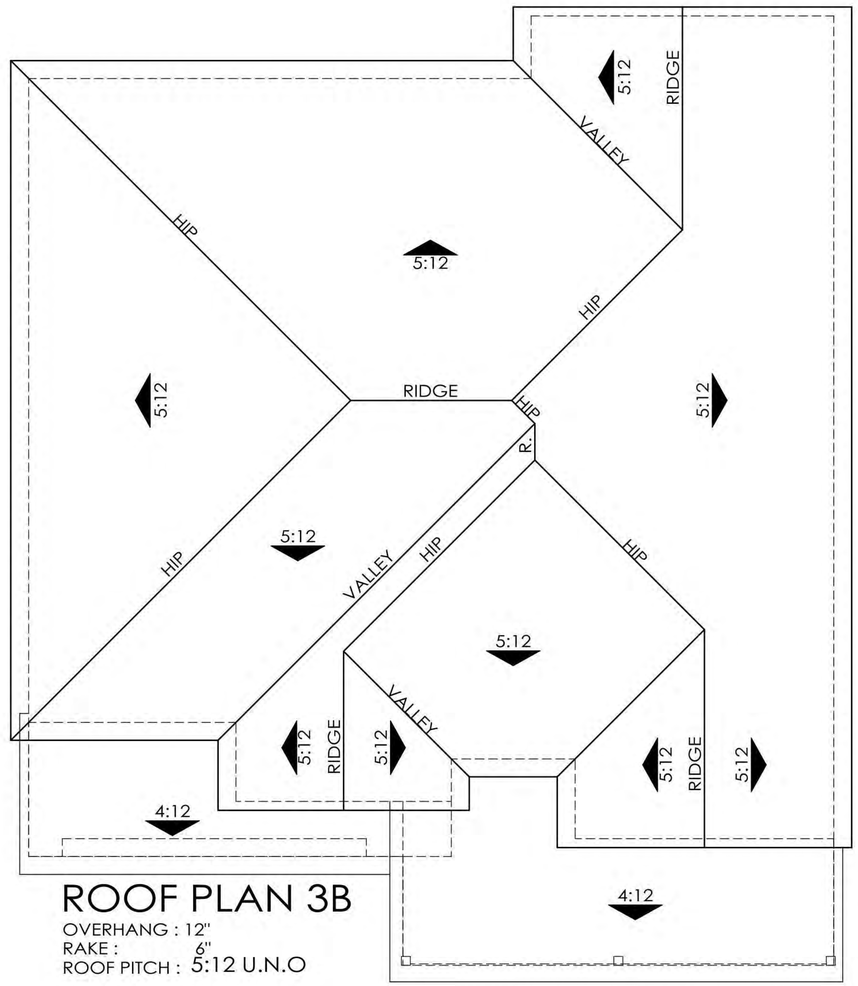
PLAN 3F EXTERIOR ELEVATIONS

A3.07



ROOF PLAN 3A

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



ROOF PLAN 3B

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

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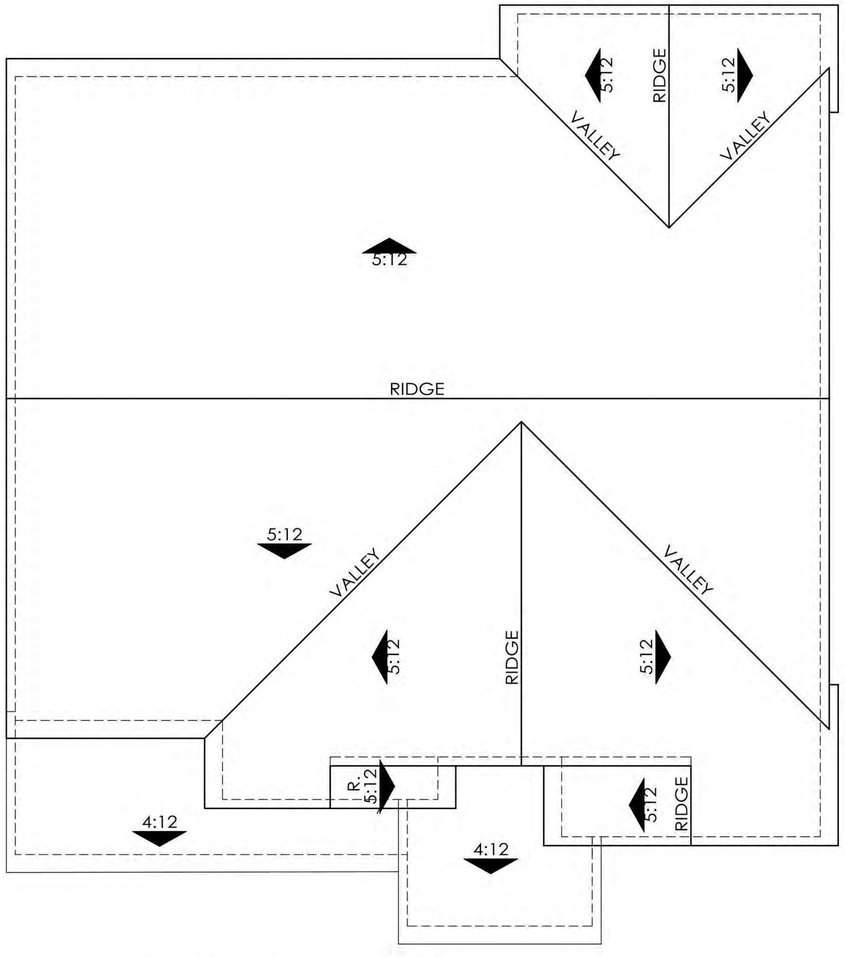
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

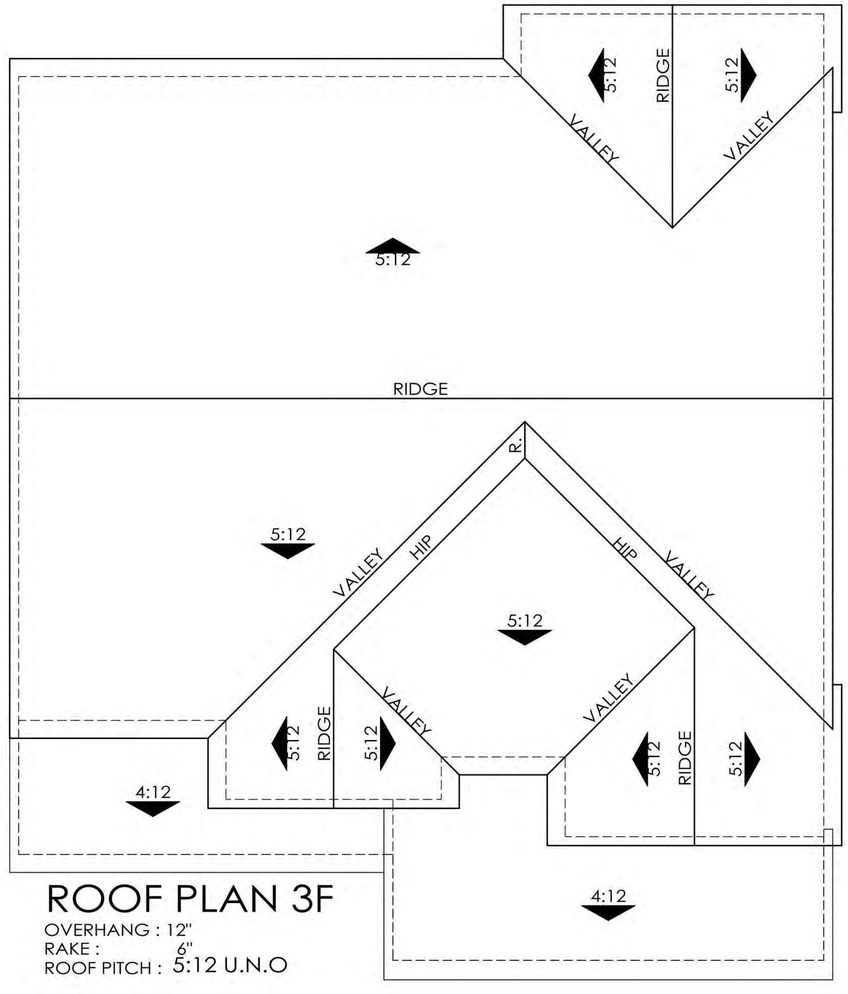
PLAN 3 ROOF PLANS

A3.08



ROOF PLAN 3C

OVERHANG : 12"



ROOF PLAN 3F

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



Front Elevation 4A - Early California



Front Elevation 4B - Country European



Front Elevation 4C - Western Farmhouse



Front Elevation 4F - Colonial

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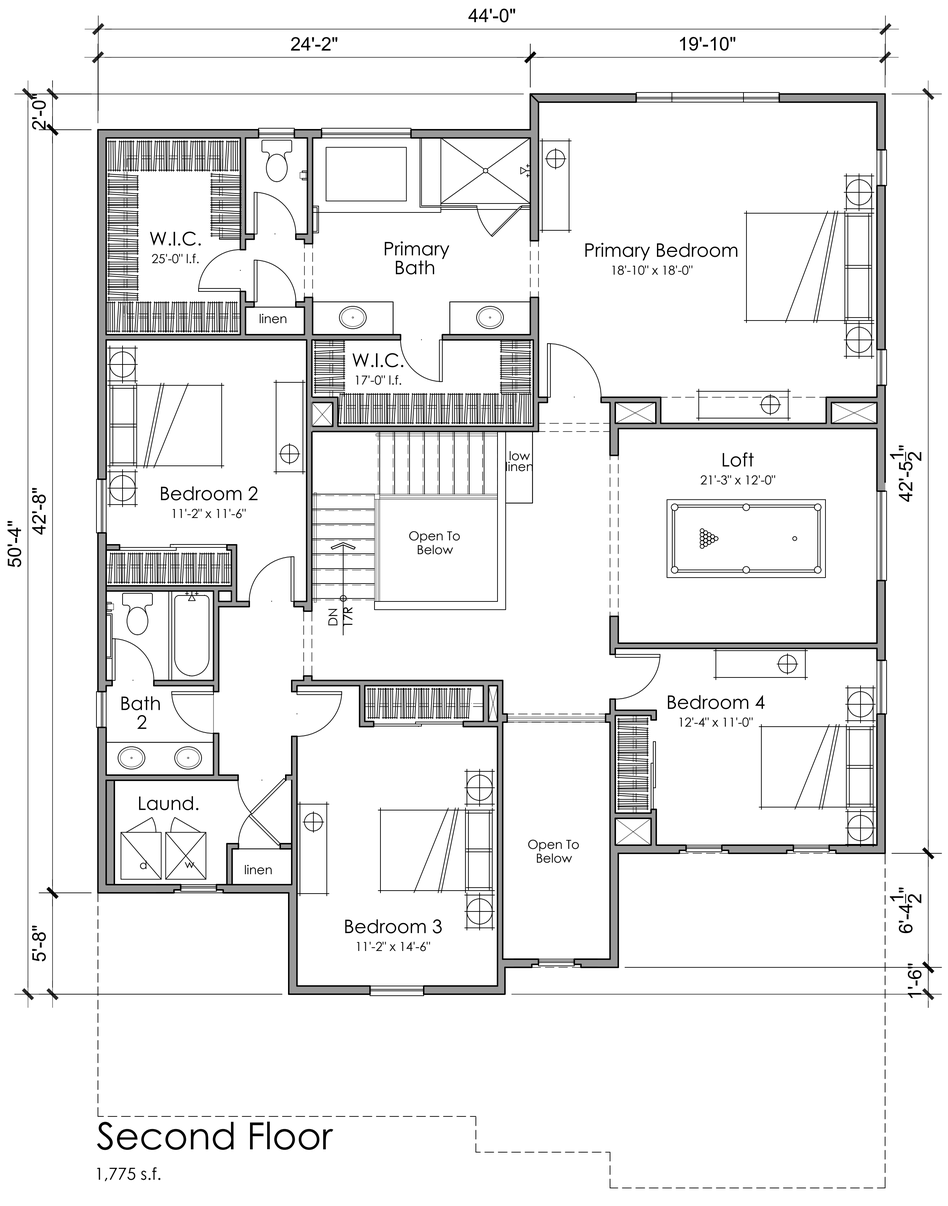
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

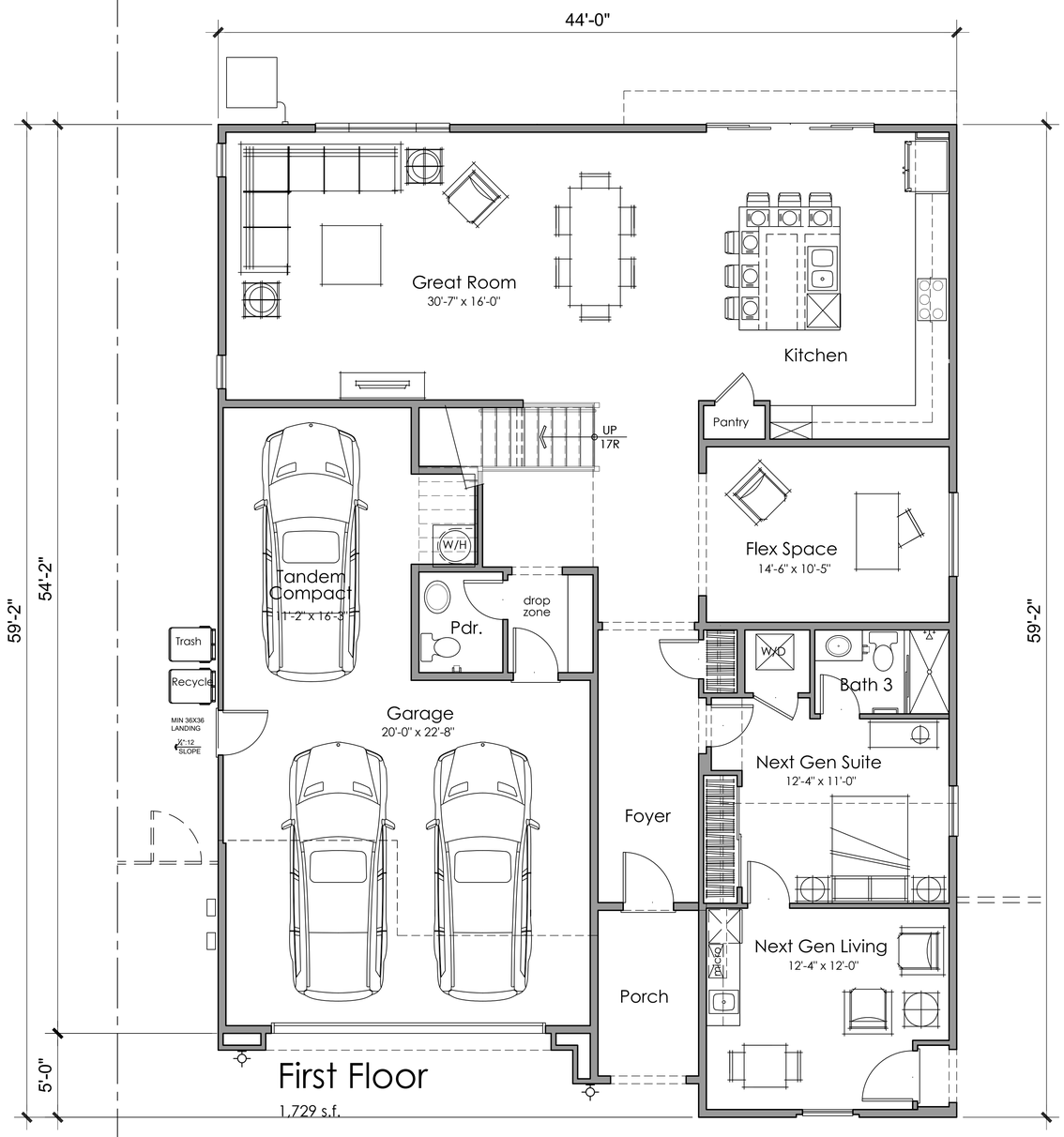
PLAN 4 COLORED FRONT ELEVATIONS

A4.00



Second Floor

1,775 s.f.



First Floor

1,729 s.f.

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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7

JUNE 3, 2022 #2022-0415

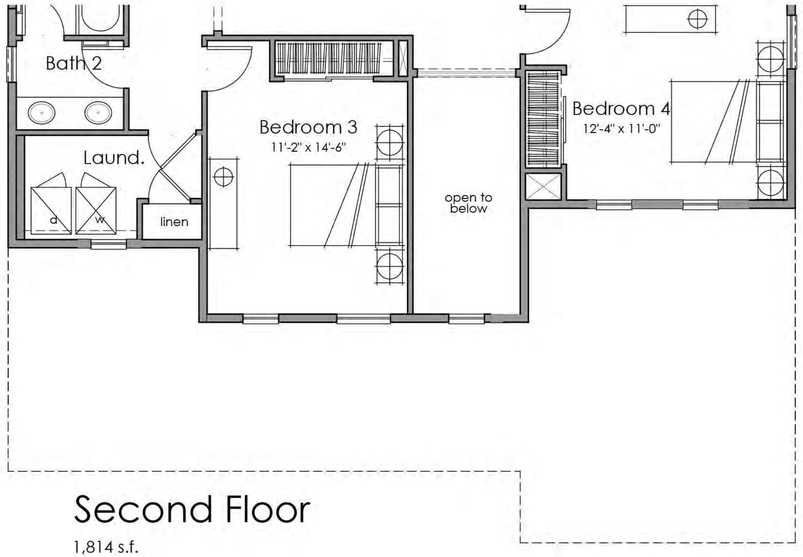
SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

5 BEDROOMS + LOFT
3.5 BATHS
3,504 S.F.

FLOOR PLAN 4

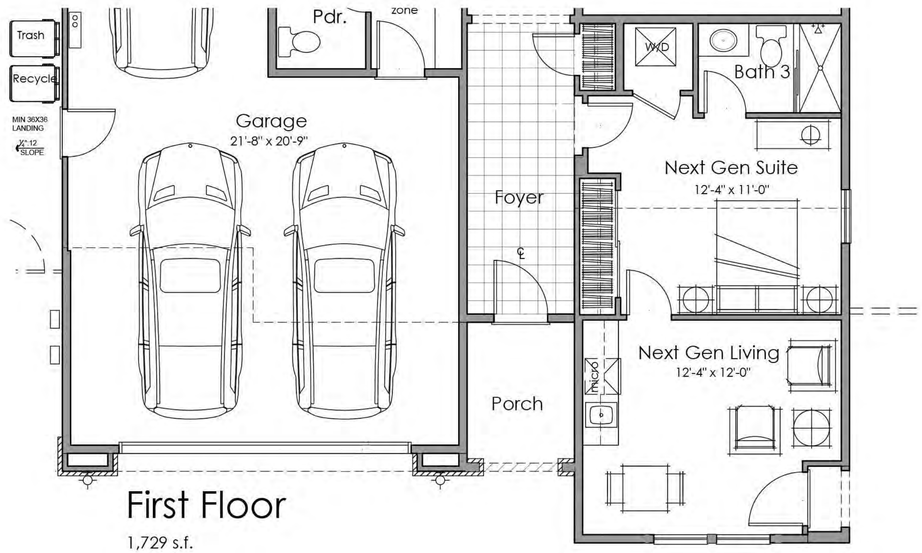
A4.01



Second Floor

1,814 s.f.

PLAN 4C



First Floor

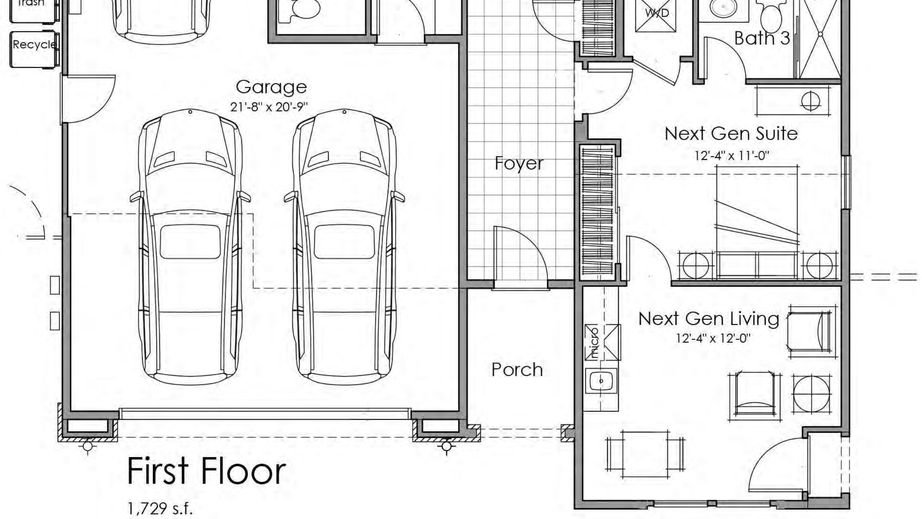
1,729 s.f.



Second Floor

1,814 s.f.

PLAN 4B



First Floor

1,729 s.f.

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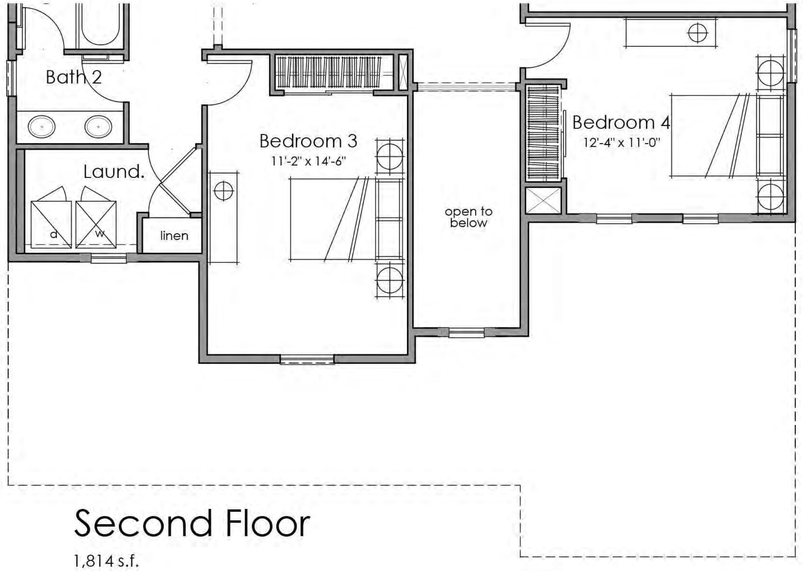
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

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

PLAN 4 B & C ADDENDA

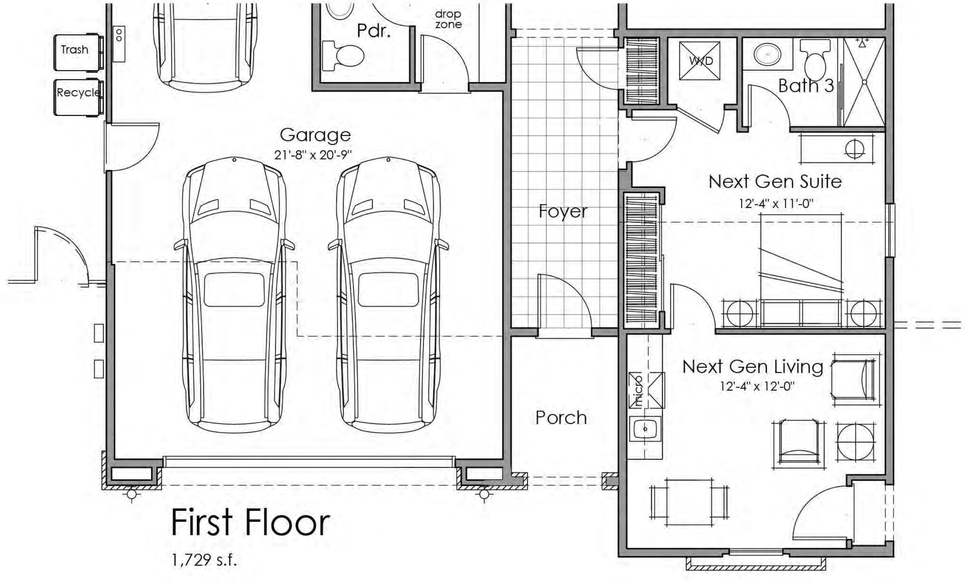
A4.02



Second Floor

1,814 s.f.

PLAN 4F



First Floor

1,729 s.f.

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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7

JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN

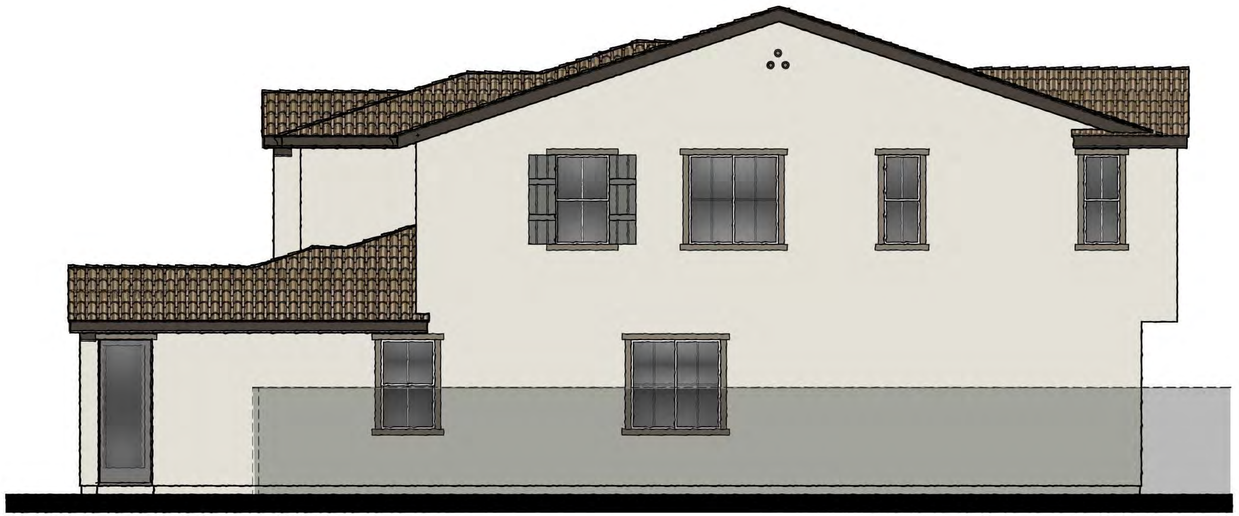
TRACY HILLS, CA

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

0 2 4 8

PLAN 4F ADDENDA

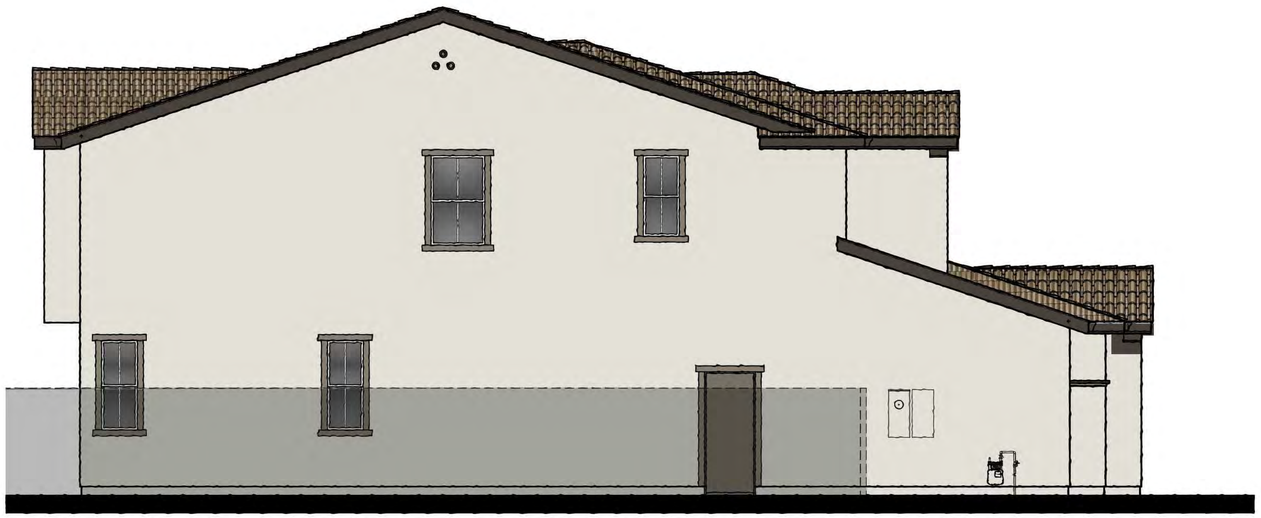
A4.03



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 4A - Early California

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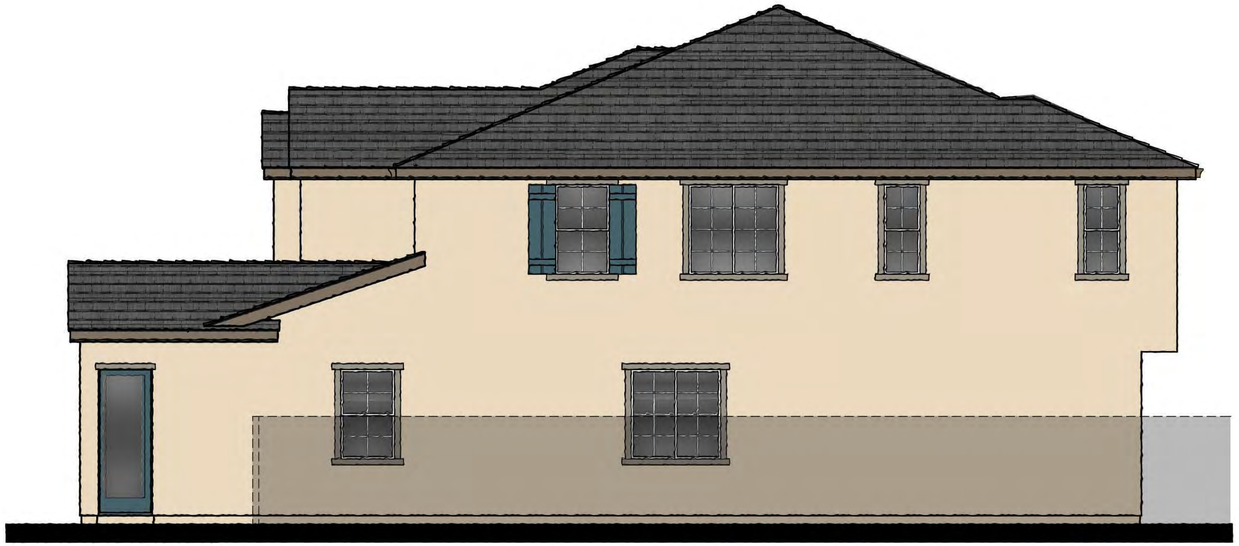
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 4A EXTERIOR ELEVATIONS

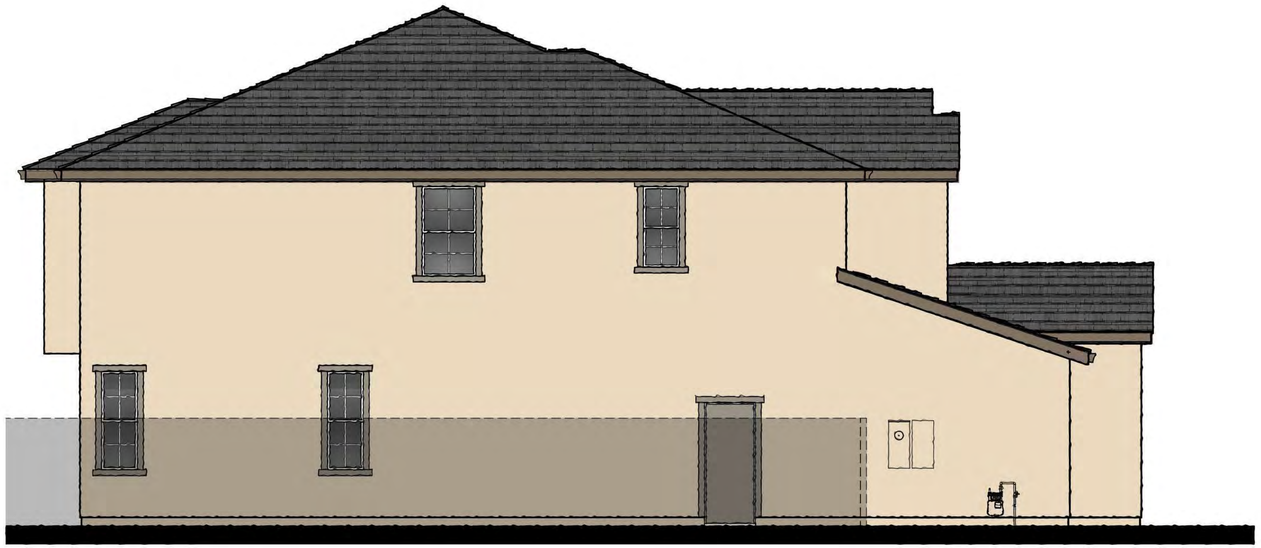
A4.04



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 4B - Country European

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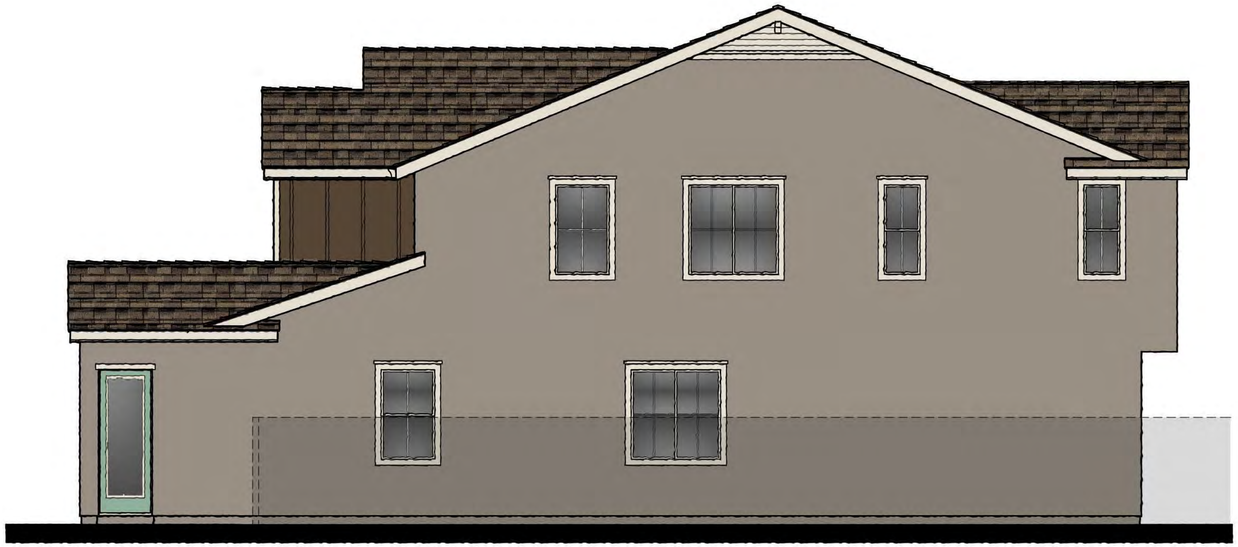
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 4B EXTERIOR ELEVATIONS

A4.05



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 4C - Western Farmhouse

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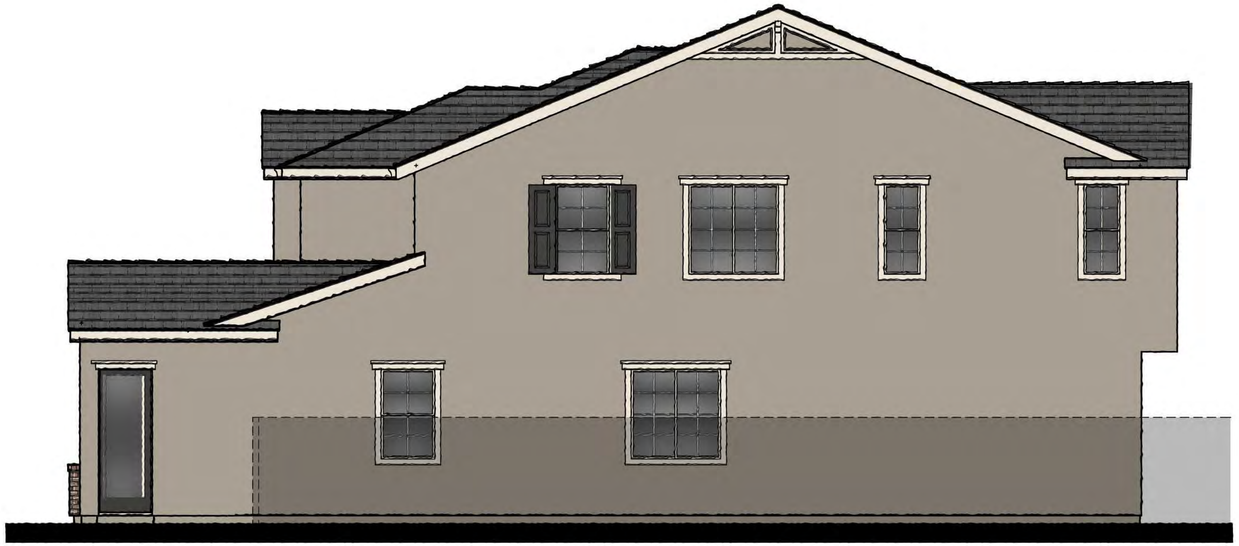
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 4C EXTERIOR ELEVATIONS

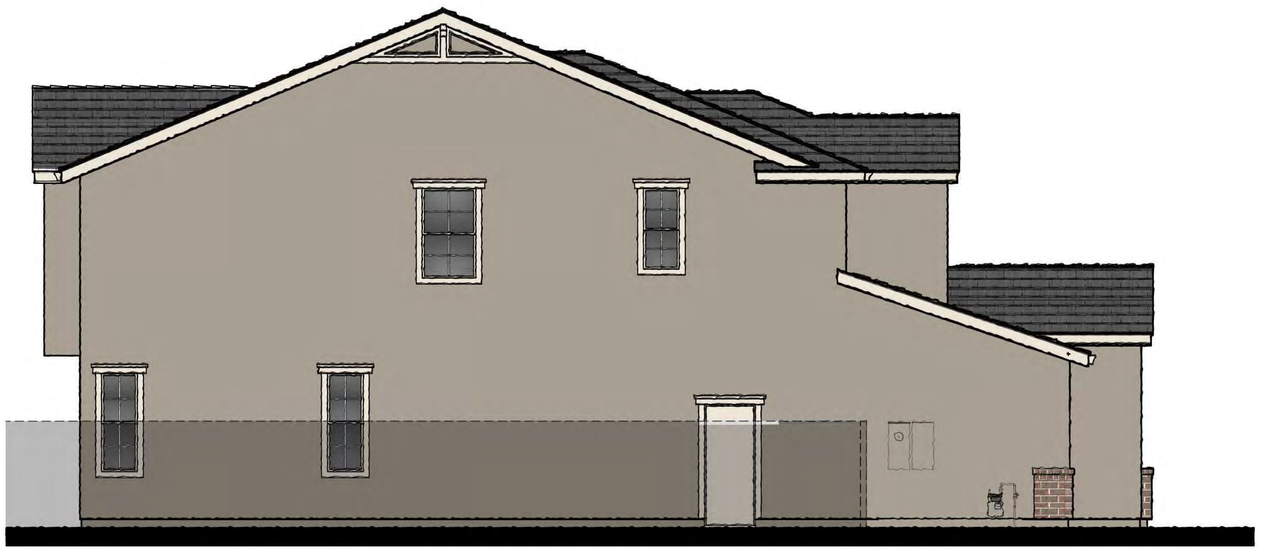
A4.06



Right Elevation



Rear Elevation



Left Elevation



Front Elevation 4F - Colonial

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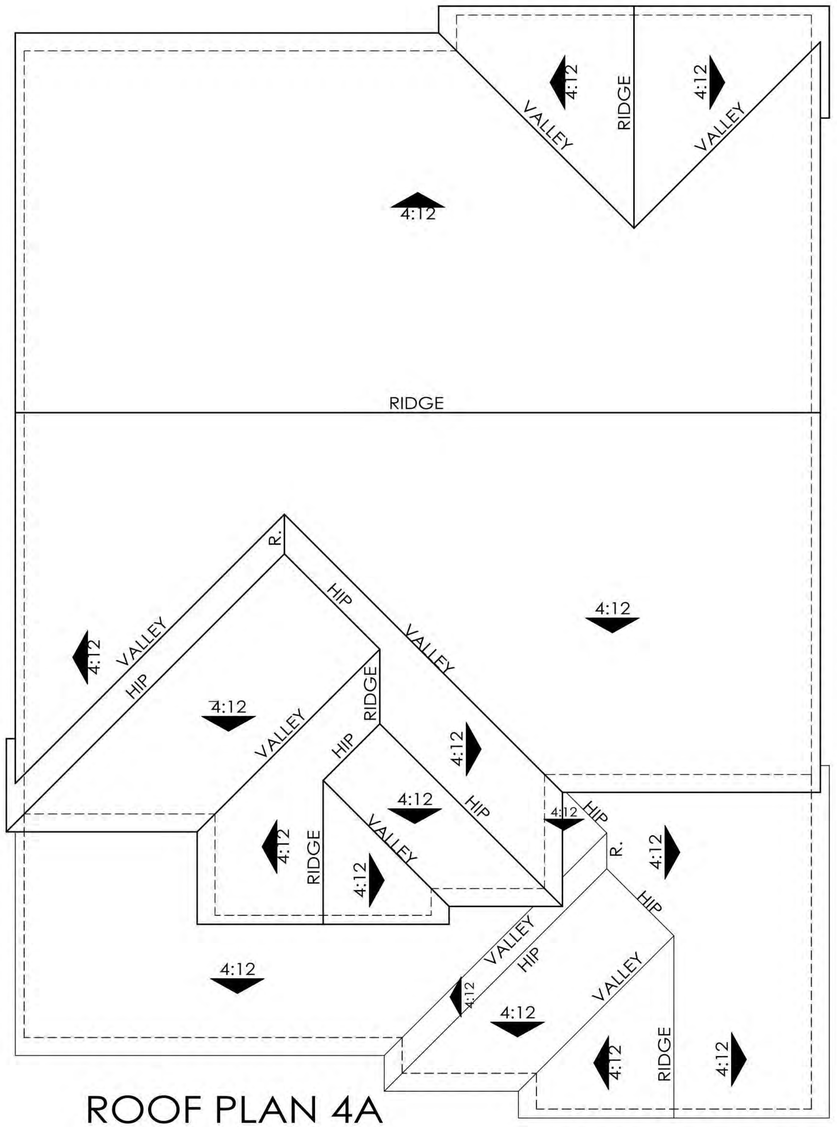
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

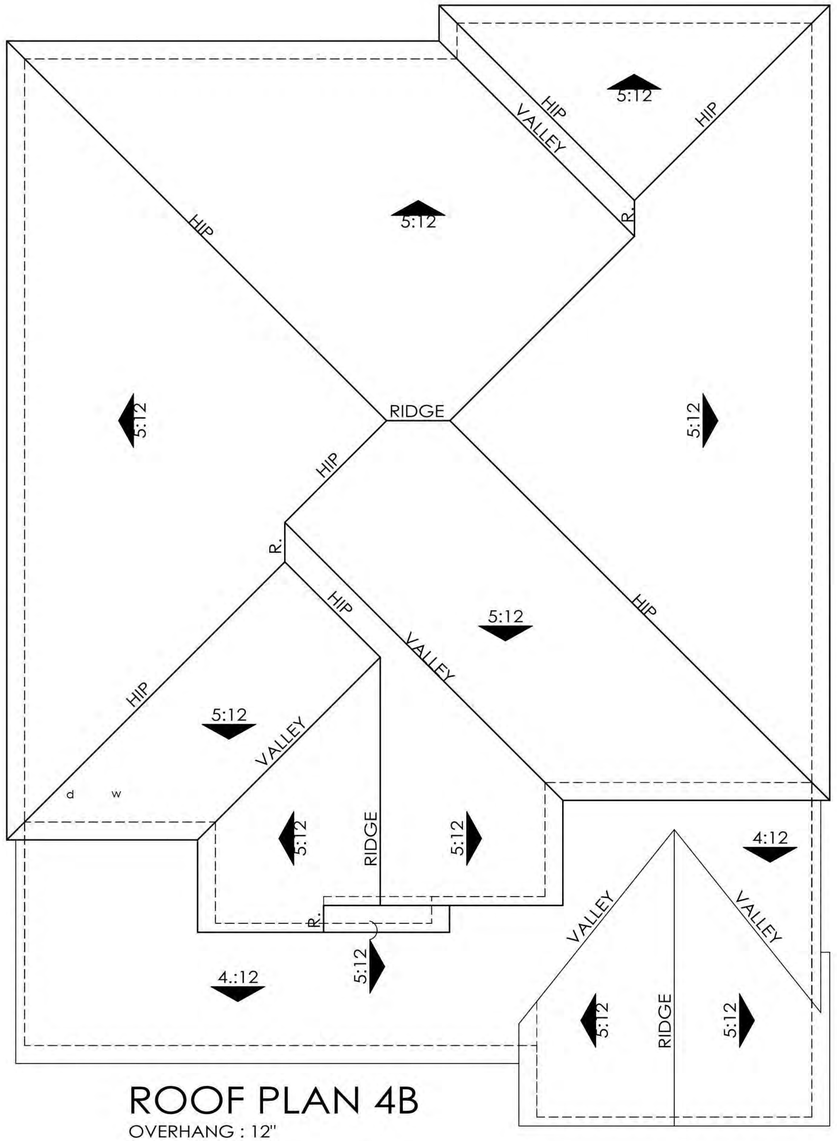
PLAN 4F EXTERIOR ELEVATIONS

A4.07



ROOF PLAN 4A

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



ROOF PLAN 4B

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

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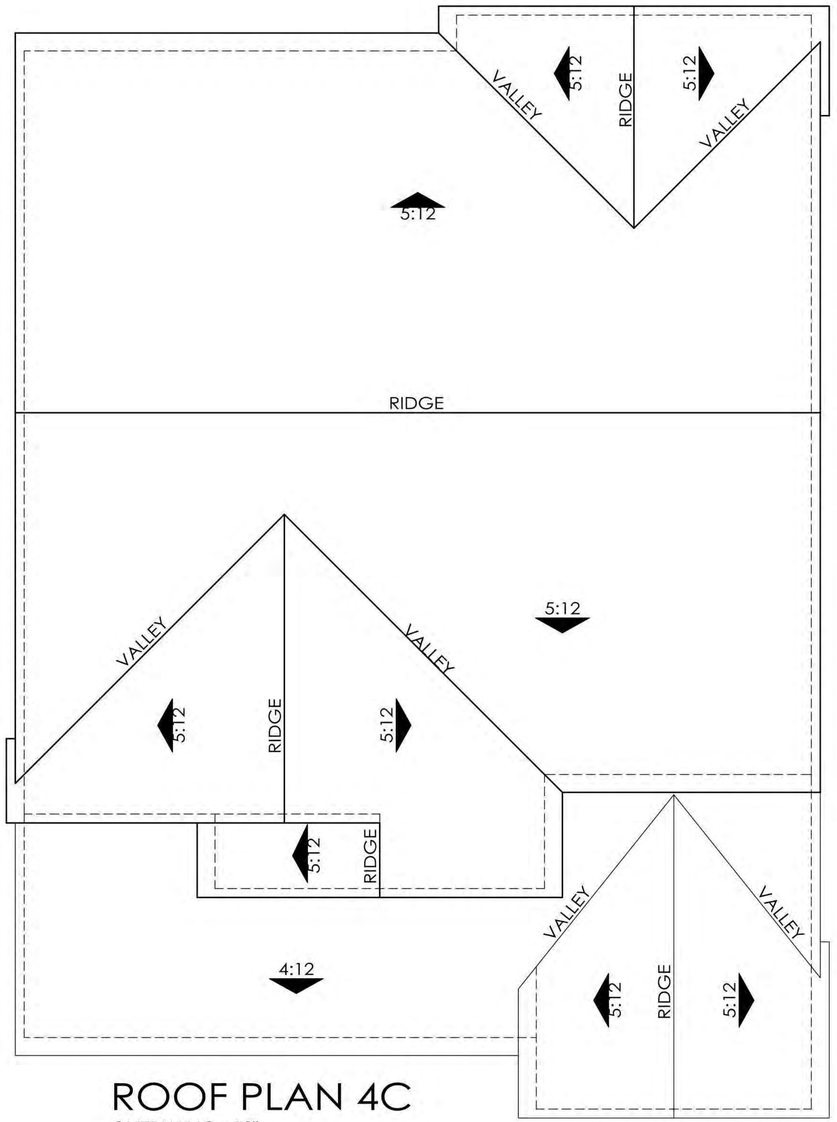
RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
JUNE 3, 2022 #2022-0415

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

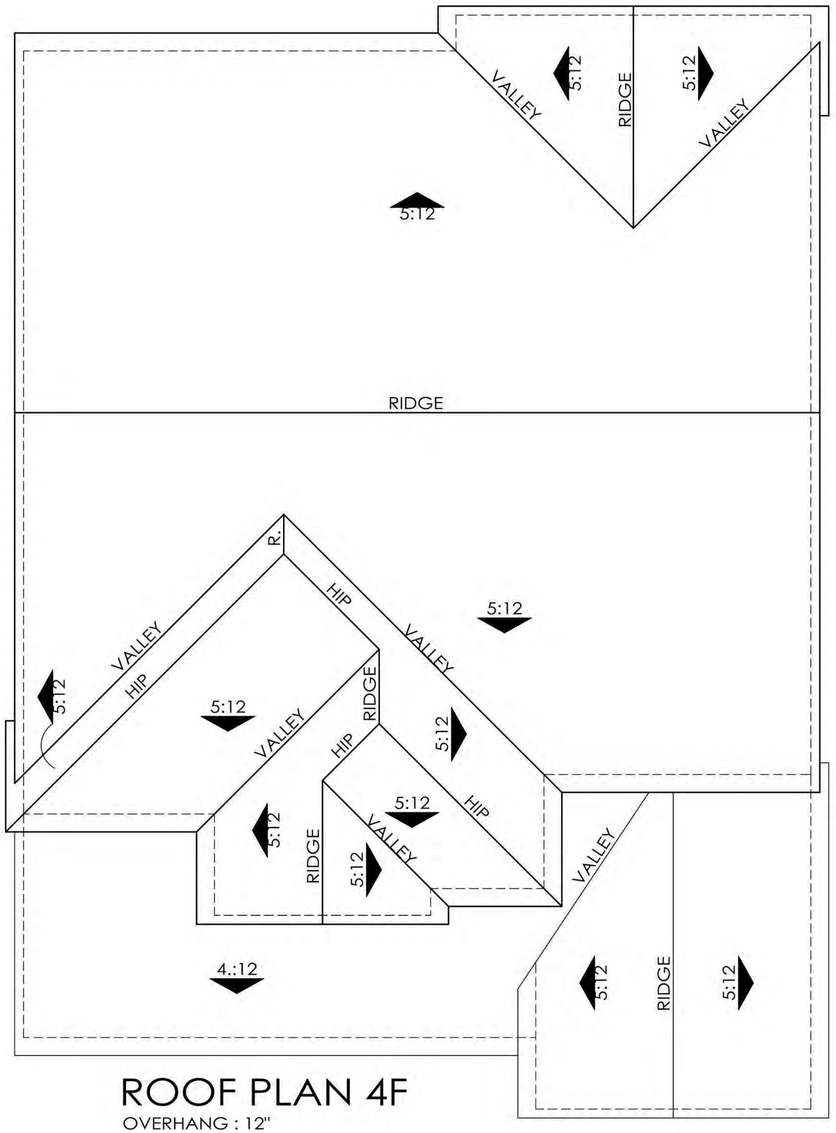
PLAN 4 ROOF PLAN

A4.08



ROOF PLAN 4C

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



ROOF PLAN 4F

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

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RANGEWOOD AT TRACY HILLS 2A, VILLAGE 7
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TRACY HILLS, CA

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PLAN 4 ROOF PLANS

A4.09

RECEIVED
June 22, 2022
City of Tracy
Development Services

TRACY HILLS 2A

TRACY, CALIFORNIA

JUNE 15, 2022

PRODUCT	NAME	VILLAGE	ARCHITECT
55x90	BOULDER	VILLAGE 1 & 4	KLCA
50x100	CAIRNWAY	VILLAGE 2 & 3	KLCA
55x100	CRESTWICK	VILLAGE 5 & 6	OAG
55x100	RANGEWOOD	VILLAGE 7	KTGY
60x90	RIDGERTON	VILLAGE 8	KLCA
60x100	ROCKINGHAM	VILLAGE 9	KTGY
65x100	SLATESHIRE	VILLAGE 10	KLCA

SHEET INDEX

TRACY HILLS II: C – VILLAGE 8 RIDGERTON
STREET SCENE / TYPICAL PLOTTING
PLAN 1 (2363) FRONT ELEVATIONS
PLAN 1A (2363) FLOOR PLAN
PLAN 1B, 1D, 1E (2363) FLOOR PLANS
PLAN 1A (2363) EARLY CALIFORNIA ELEVATIONS
PLAN 1B (2363) COUNTRY EUROPEAN ELEVATIONS
PLAN 1D (2363) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 1E (2363) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 1 (2363) ROOF PLANS

PLAN 2 (3051) FRONT ELEVATIONS
PLAN 2A (3051) FLOOR PLANS
PLAN 2B, 2D, 2E (3051) FLOOR PLANS
PLAN 2A (3051) EARLY CALIFORNIA ELEVATIONS
PLAN 2B (3051) COUNTRY EUROPEAN ELEVATIONS
PLAN 2D (3051) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 2E (3051) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 2 (3051) ROOF PLANS

PLAN 3 (3275) FRONT ELEVATIONS
PLAN 3A (3275) FLOOR PLANS
PLAN 3B, 3D, 3E (3275) FLOOR PLANS
PLAN 3A (3275) EARLY CALIFORNIA ELEVATIONS
PLAN 3B (3275) COUNTRY EUROPEAN ELEVATIONS
PLAN 3D (3275) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 3E (3275) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 3 (3275) ROOF PLANS

PLAN 4 (3551) FRONT ELEVATIONS
PLAN 4A (3551) FLOOR PLANS
PLAN 4B, 4D, 4E (3551) FLOOR PLANS
PLAN 4A (3551) EARLY CALIFORNIA ELEVATIONS
PLAN 4B (3551) COUNTRY EUROPEAN ELEVATIONS
PLAN 4D (3551) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 4E (3551) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 4 (3551) ROOF PLANS

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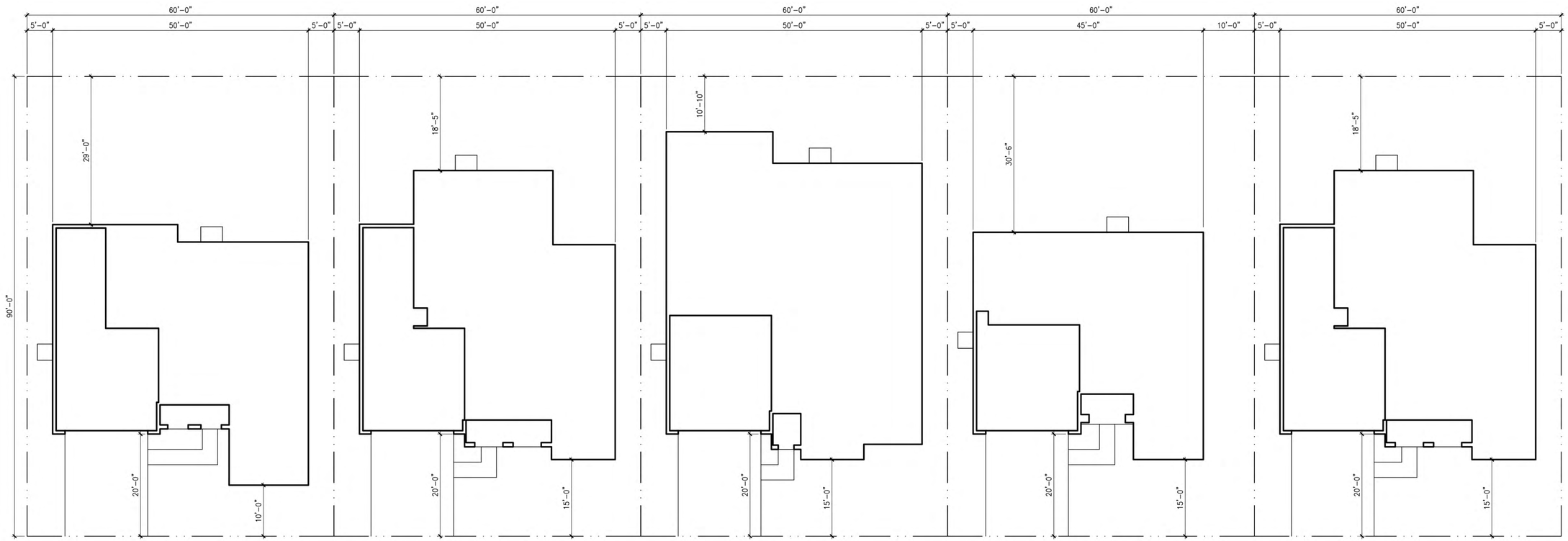
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Benicia, California 94510
(707) 361-5209
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PLANNING + ARCHITECTURE
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1360 Reynolds Avenue, #110
Irvine, CA 92614
(949) 660-1587
www.klarch.com

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1814 Franklin Street, #400
Oakland, CA 94612
(510) 272-02910
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COVER PAGE





PLAN 3A PLAN 4E PLAN 1B PLAN 2D PLAN 4A

STREET SCENE / TYPICAL PLOTTING

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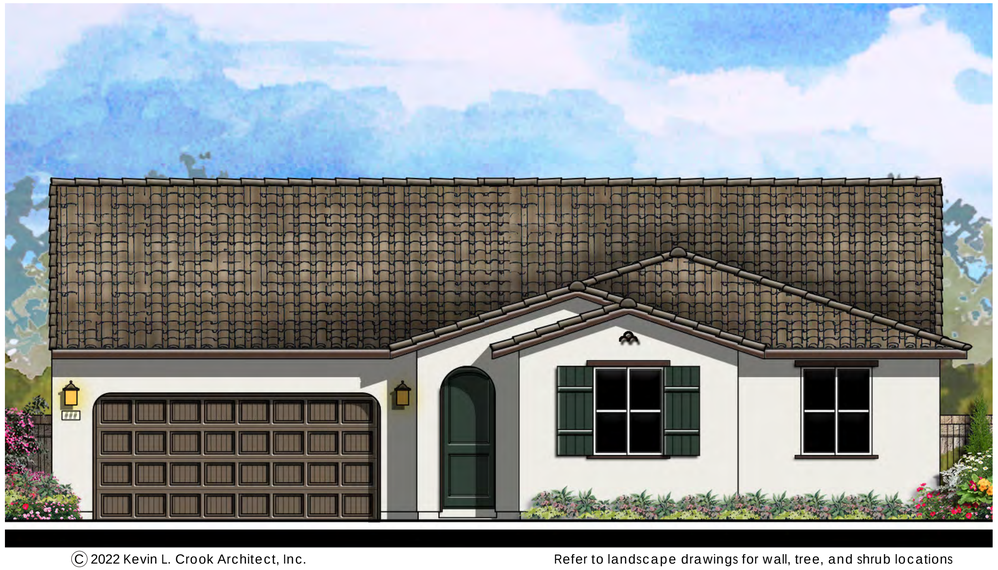
TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

C- VILLAGE 8
RIDGERTON

Kevin L. Crook
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Plot Dated: Jun 13, 2022
Drawn By: Name



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

A - EARLY CALIFORNIA



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

D - CRAFTSMAN BUNGALOW



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

E - MEDITERRANEAN REVIVAL

PLAN 1
FRONT ELEVATIONS

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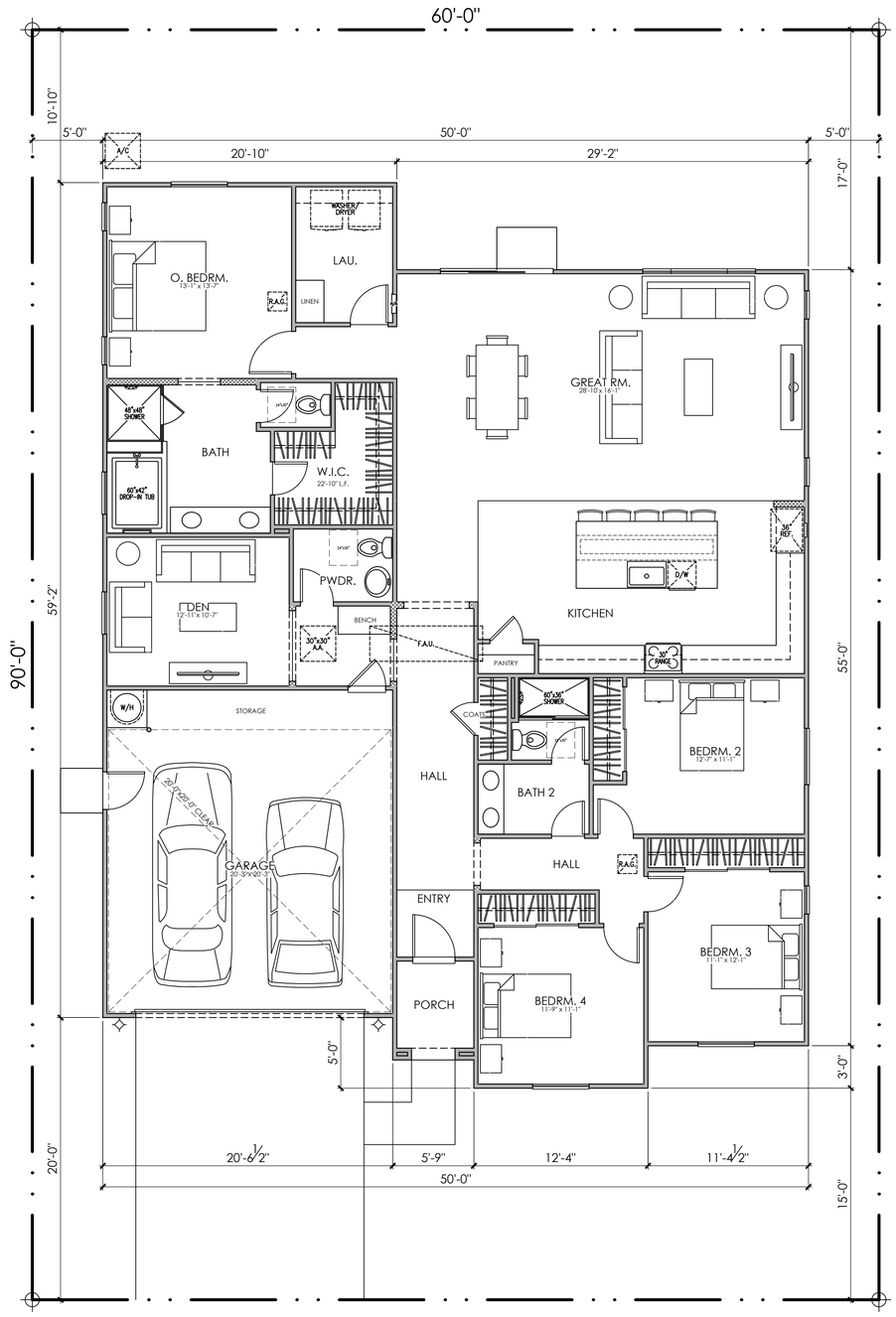
TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

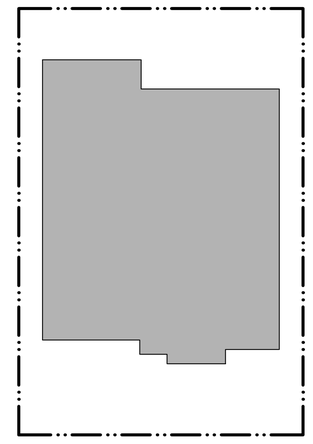
0 2 4 8 12

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JOB #: 22001
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LOT COVERAGE:
55% FOR SINGLE STORY ALLOWED
2,880 / 5,400 = 53% PROVIDED



PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,363 SQ. FT.
TOTAL DWELLING	2,363 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	478 SQ. FT.
PORCH "A", "B", "E"	39 SQ. FT.
PORCH "D"	48 SQ. FT.

PLAN 1A
4 BEDROOM, 2 BATH, DEN, 2 CAR GARAGE
FLOOR PLAN

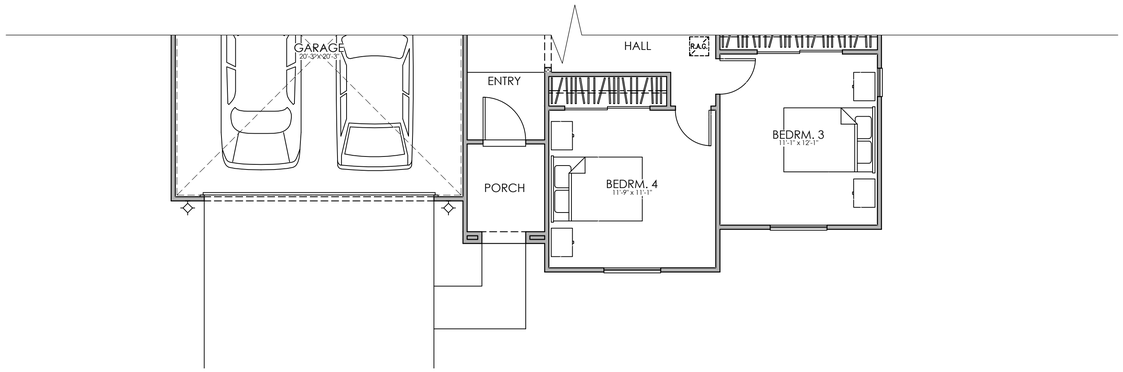
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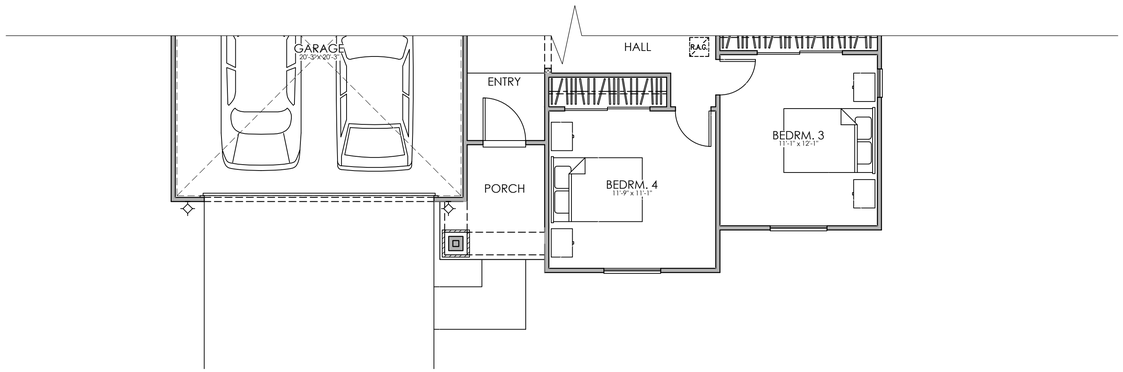
TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

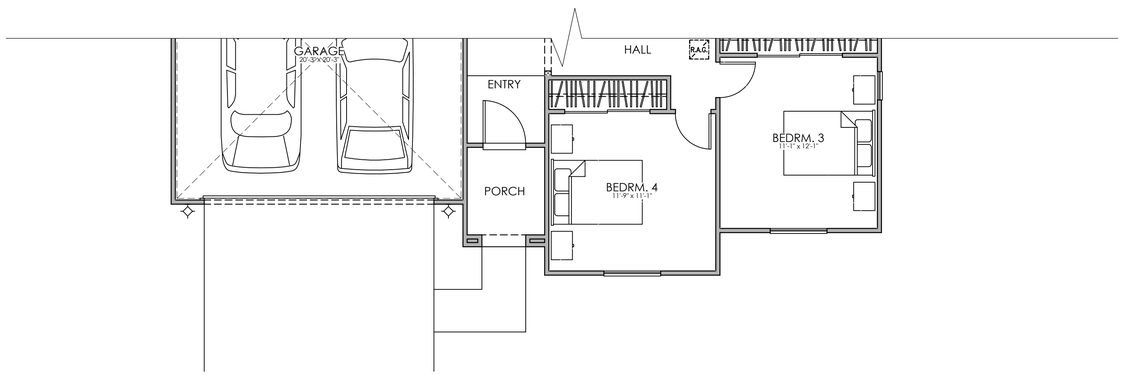
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PLAN 1E



PLAN 1D



PLAN 1B

PLAN 1
4 BEDROOM, 2 BATH, DEN, 2 CAR GARAGE
FLOOR PLAN

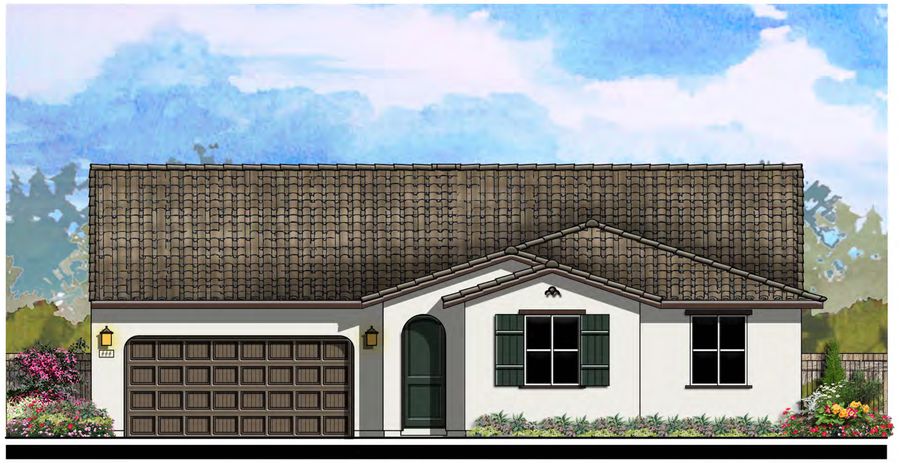
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TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

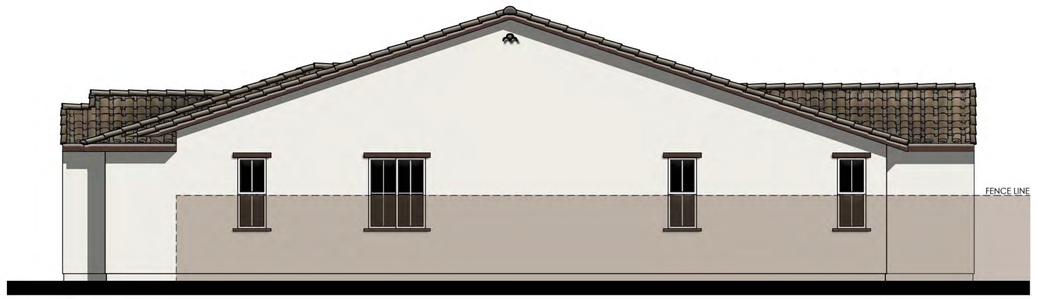
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Refer to landscape drawings for wall, tree, and shrub locations

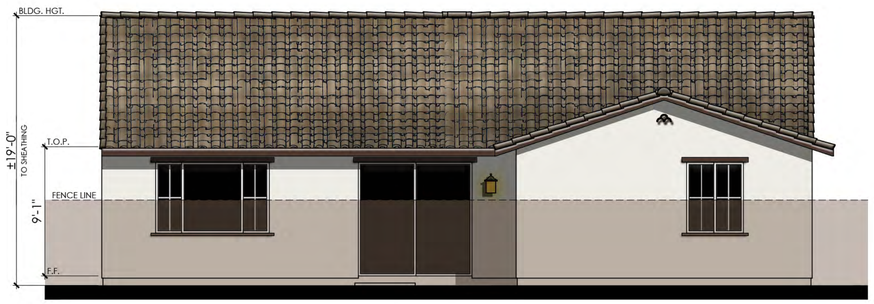
FRONT



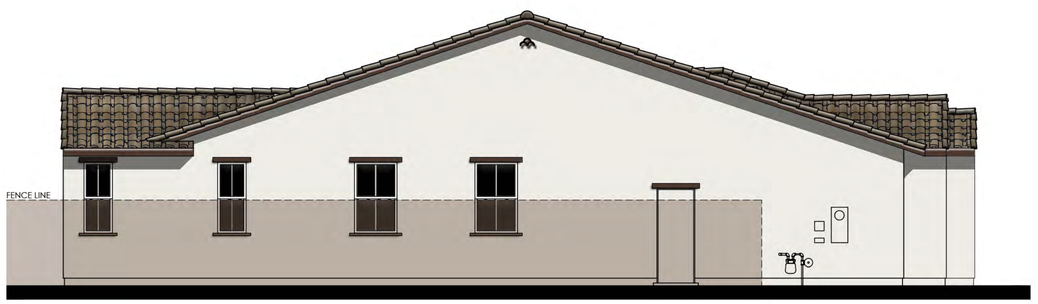
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 1

PLAN 1A
EARLY CALIFORNIA ELEVATIONS

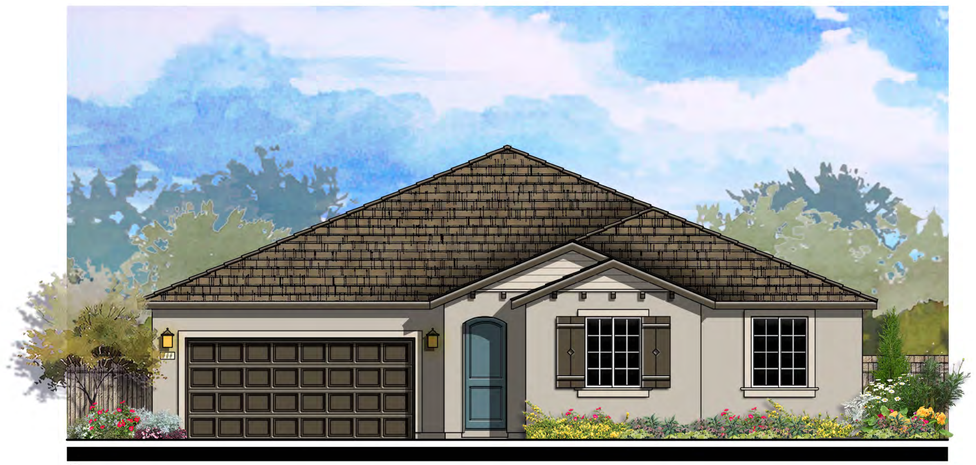
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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

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Drawn By: Name



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

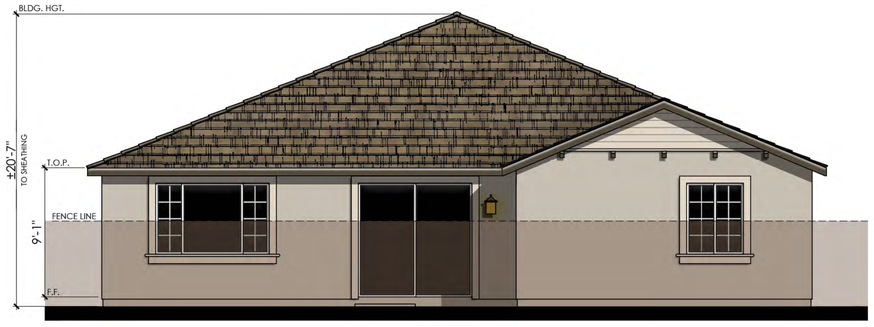
FRONT



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
COUNTRY EUROPEAN ELEVATIONS

0 2 4 8 12

LENNAR®

TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

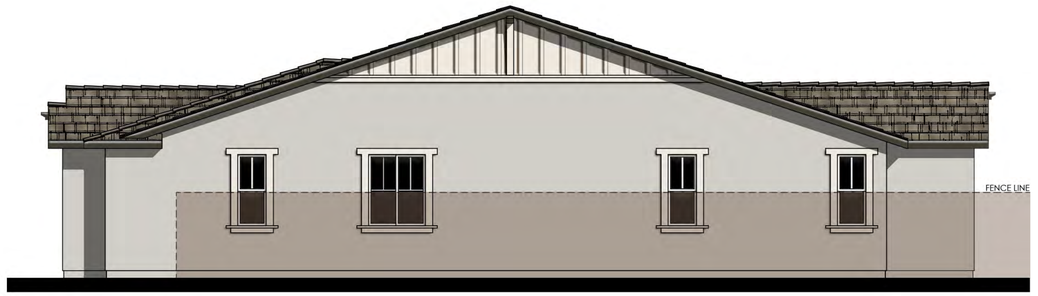
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



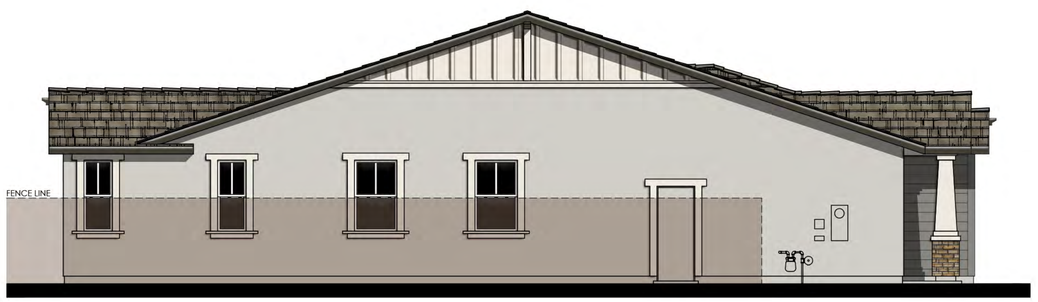
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MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 7

PLAN 1D

CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

C- VILLAGE 8
RIDGERTON

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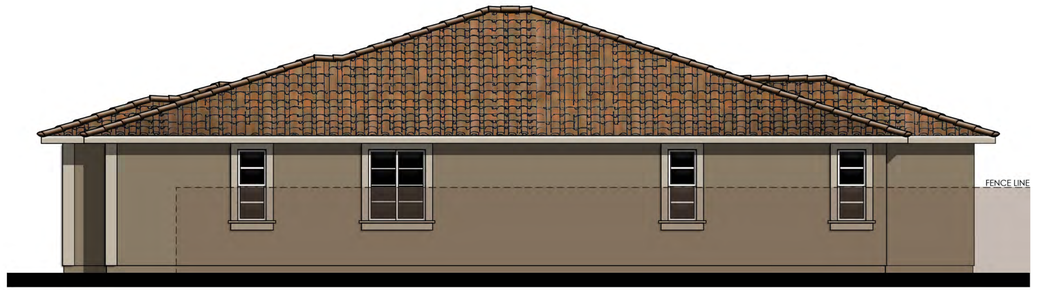
Plot Dated: May 16, 2022
Drawn By: Name



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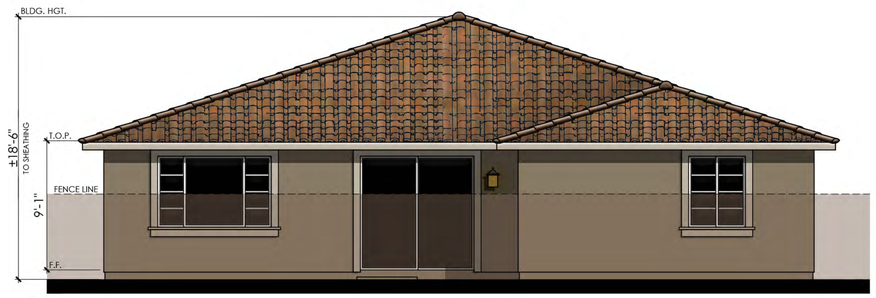
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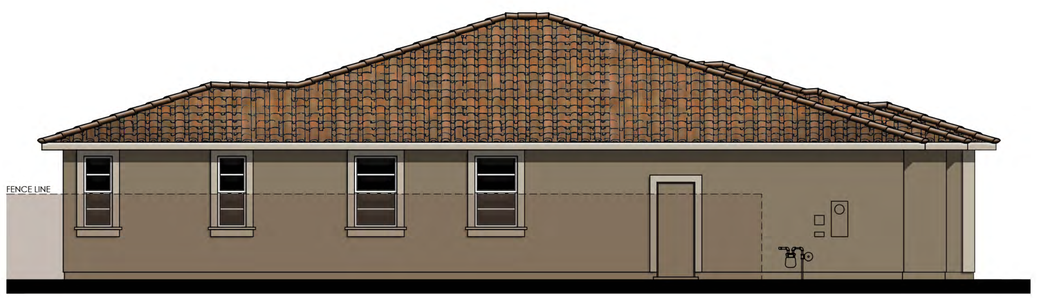
RIGHT

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 10

PLAN 1E
MEDITERRANEAN REVIVAL ELEVATIONS

TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

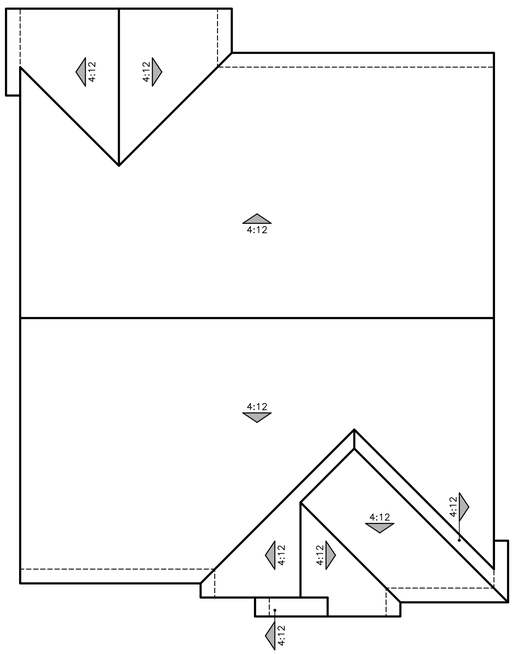
LENNAR

C- VILLAGE 8
RIDGERTON

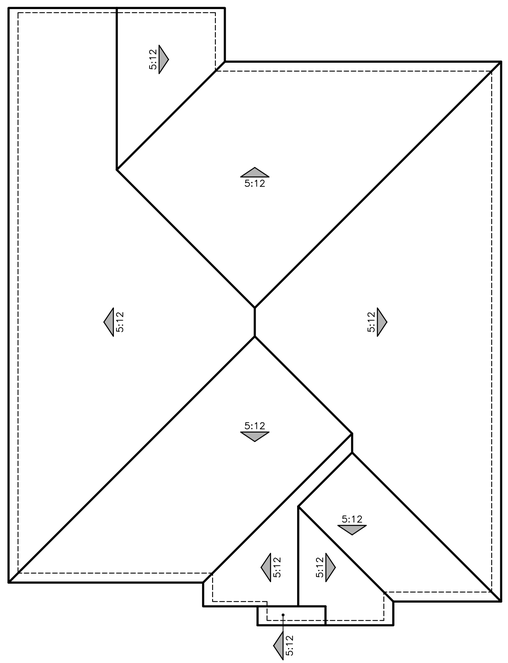
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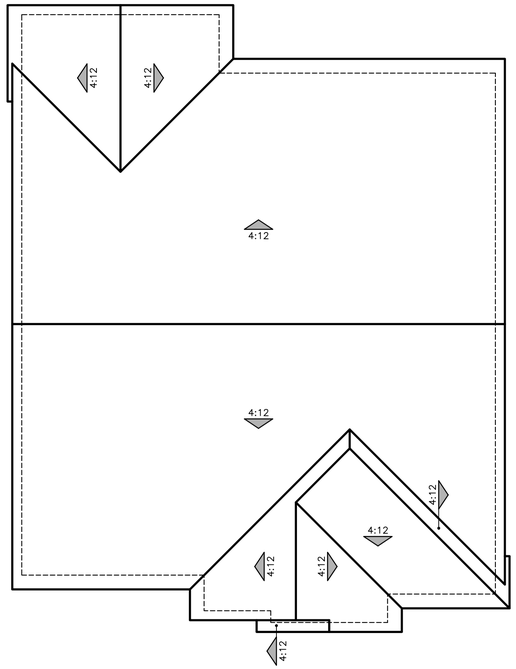
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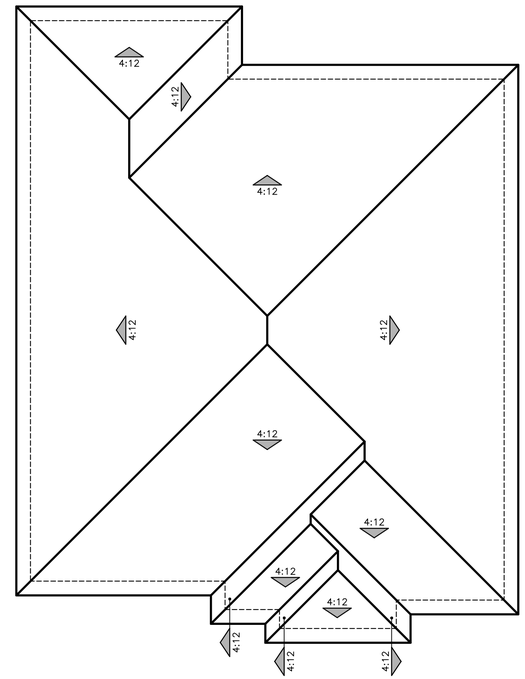
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 1
ROOF PLANS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

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A - EARLY CALIFORNIA



© 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locatior

B - COUNTRY EUROPEAN



© 2022 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

D - CRAFTSMAN BUNGALOW



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E - MEDITERRANEAN REVIVAL

PLAN 2
FRONT ELEVATIONS

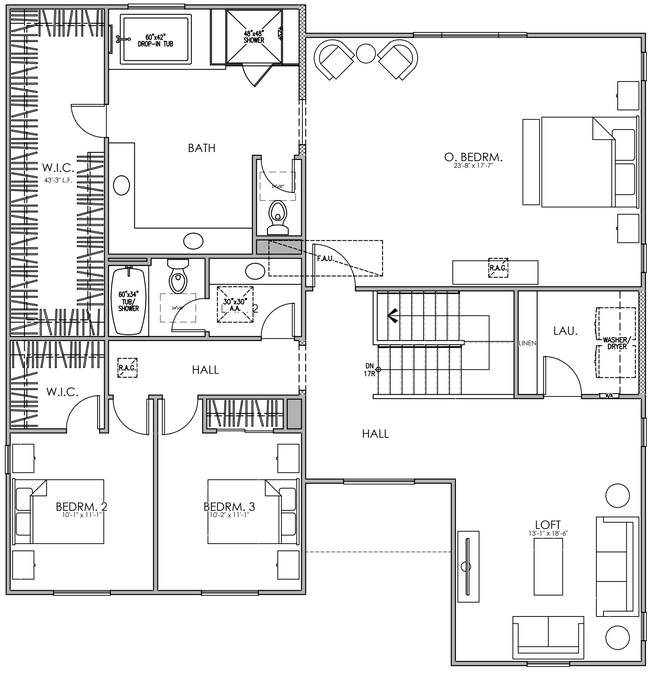
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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

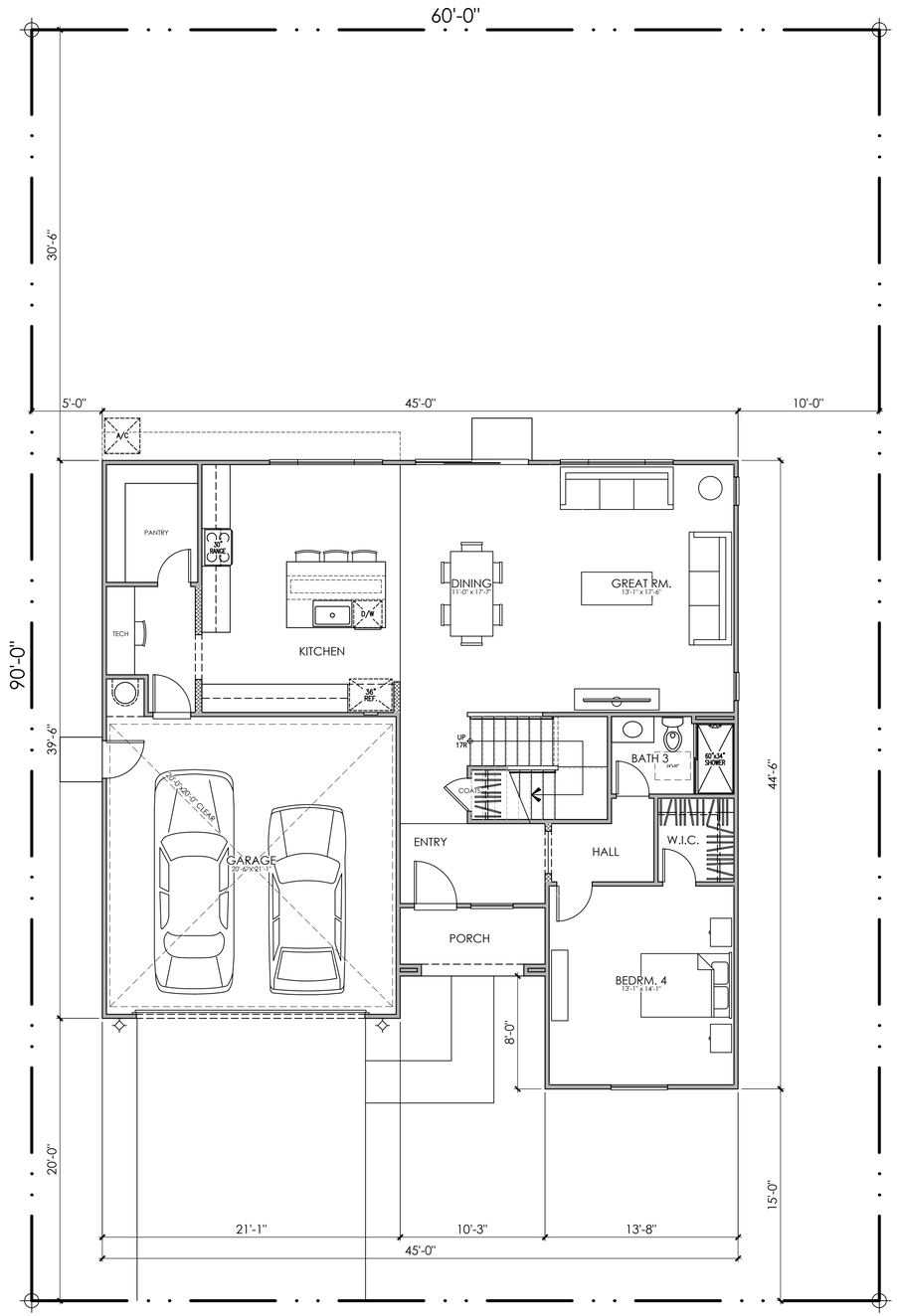
C- VILLAGE 8
RIDGERTON

0 2 4 8 12

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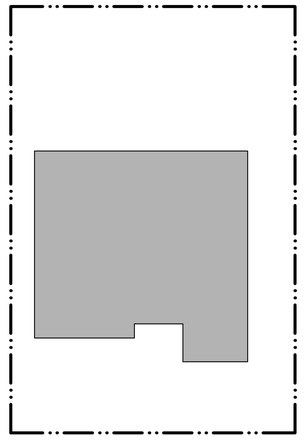


SECOND FLOOR



FIRST FLOOR

LOT COVERAGE:
45% FOR TWO STORY ALLOWED
1,815 / 5,400 = 34% PROVIDED



PLAN 2
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,313 SQ. FT.
SECOND FLOOR AREA	1,738 SQ. FT.
TOTAL DWELLING	3,051 SQ. FT.

UNCONDITIONED SPACE

GARAGE	452 SQ. FT.
PORCH "A", "B", "E"	50 SQ. FT.
PORCH "D"	58 SQ. FT.

PLAN 2A
4 BEDROOM, 3 BATH, LOFT, 2 CAR GARAGE
FLOOR PLAN

0 2 4 8 12

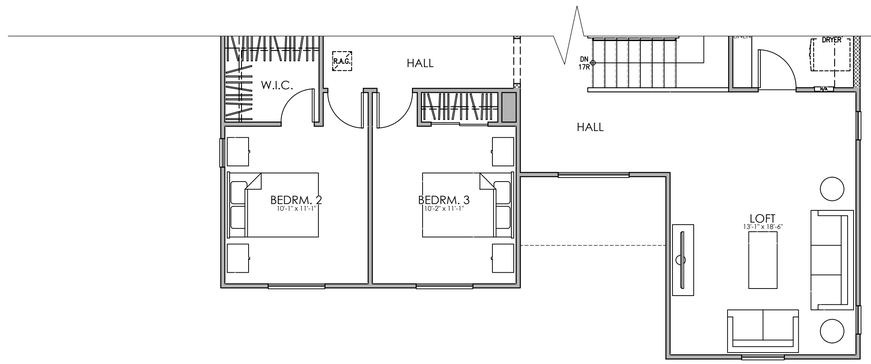
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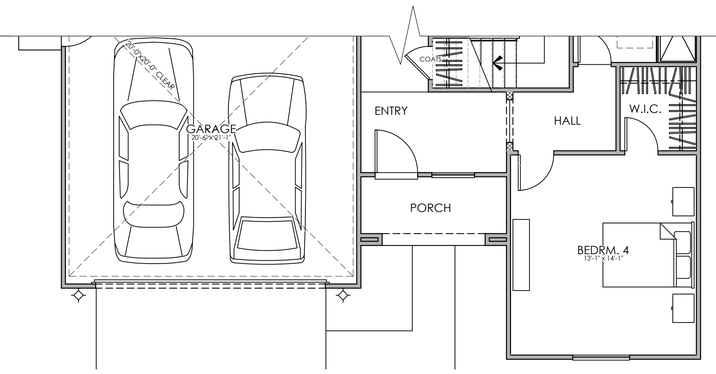
TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

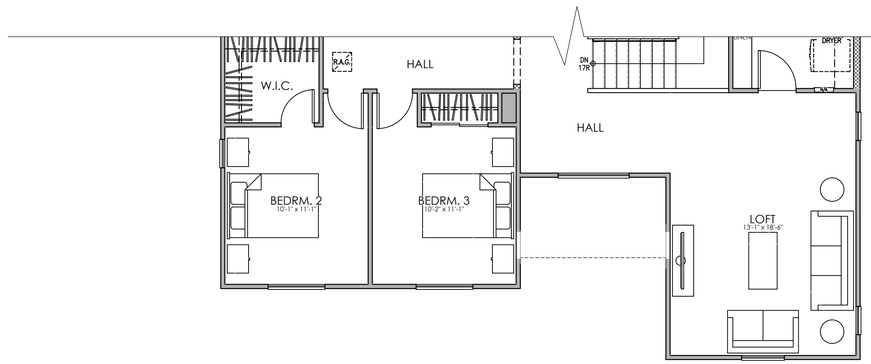
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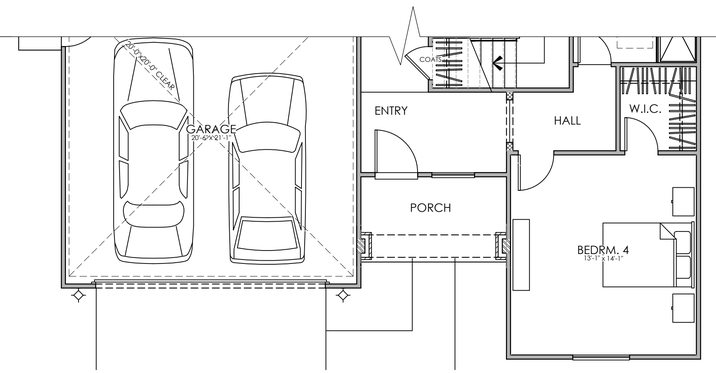
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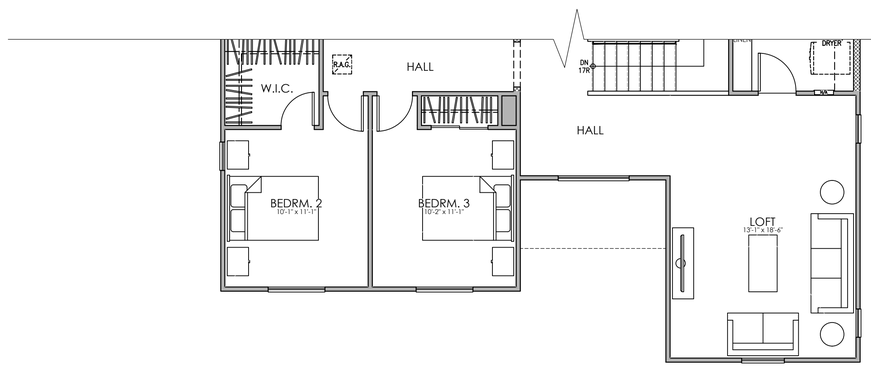


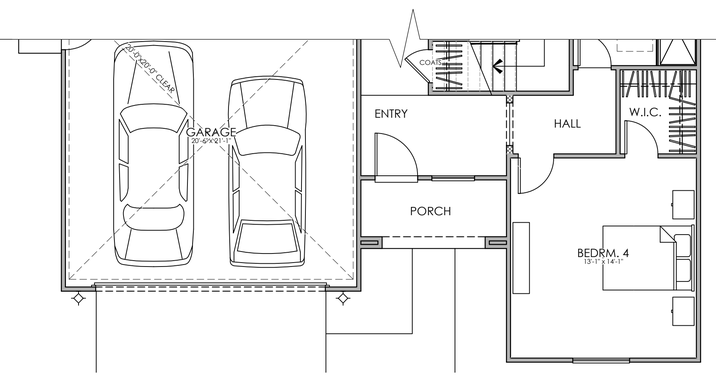
PLAN 2E





PLAN 2D





PLAN 2B

SECOND FLOOR

FIRST FLOOR

PLAN 2

4 BEDROOM, 3 BATH, LOFT, 2 CAR GARAGE FLOOR PLAN

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

C- VILLAGE 8
RIDGERTON

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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
GABLE:	DECORATIVE FAUX CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2A
EARLY CALIFORNIA ELEVATIONS

LENNAR

TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

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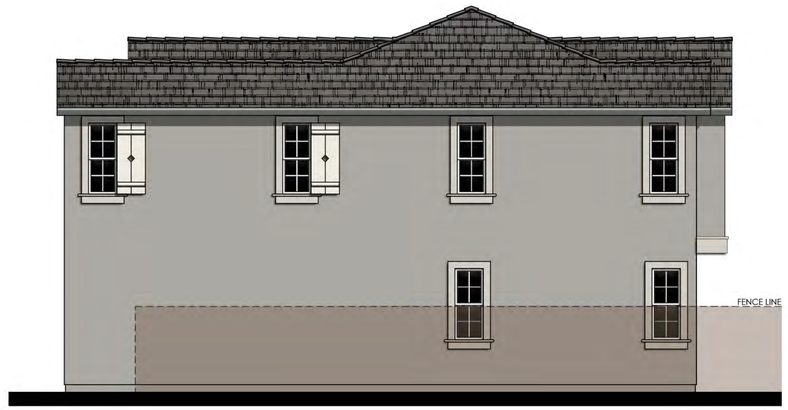
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FRONT



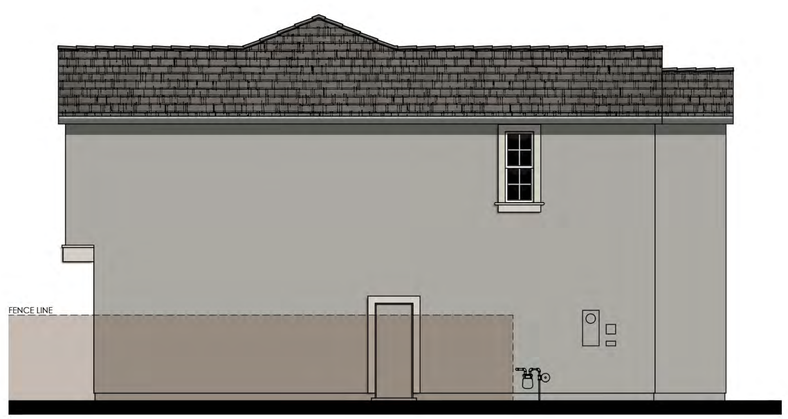
RIGHT

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

COUNTRY EUROPEAN ELEVATIONS

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

C- VILLAGE 8
RIDGERTON

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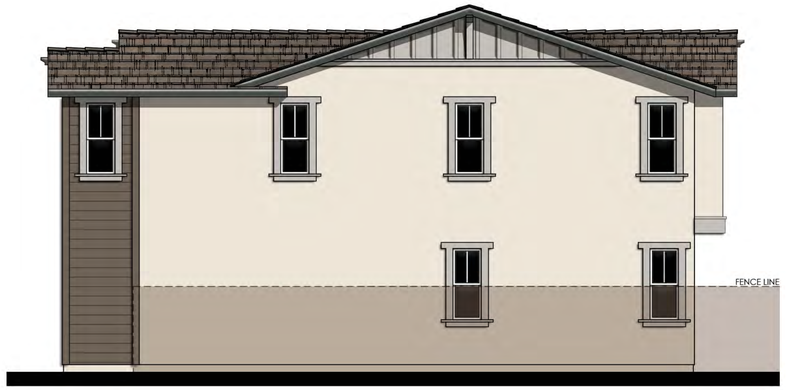
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



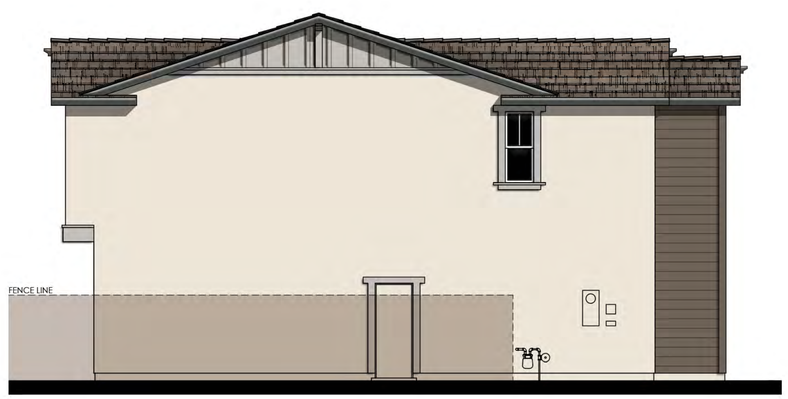
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MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 8

PLAN 2D

CRAFTSMAN BUNGALOW ELEVATIONS

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

C- VILLAGE 8
RIDGERTON

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 11

PLAN 2E

MEDITERRANEAN REVIVAL ELEVATIONS

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

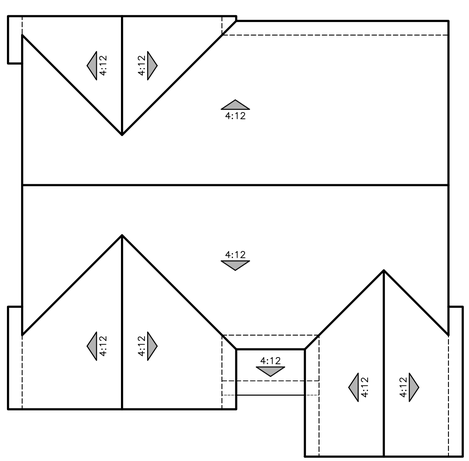
C- VILLAGE 8
RIDGERTON

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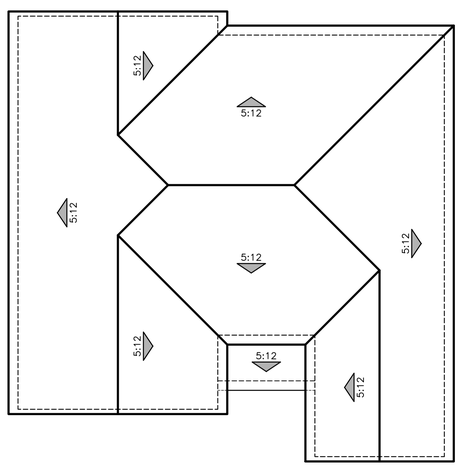
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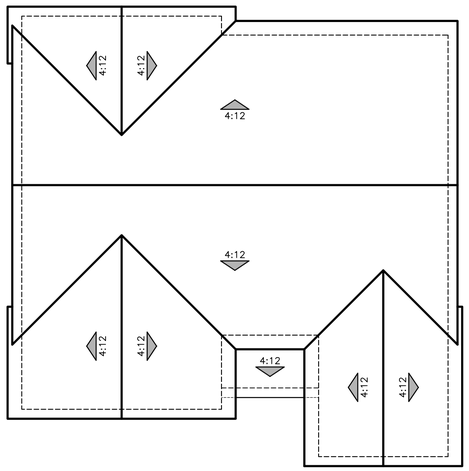
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Drawn By: Name



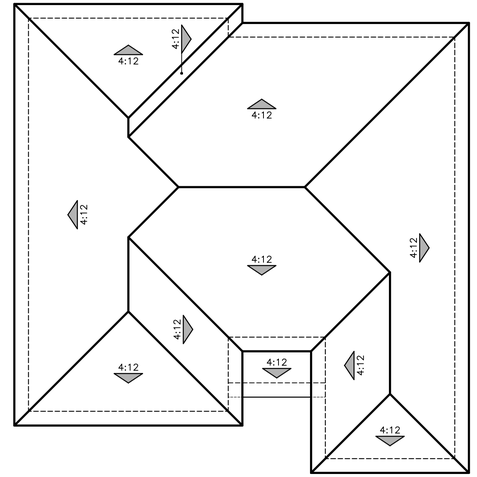
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 2
ROOF PLANS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
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A - EARLY CALIFORNIA



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

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

D - CRAFTSMAN BUNGALOW



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

E - MEDITERRANEAN REVIVAL

PLAN 3
FRONT ELEVATIONS

LENNAR

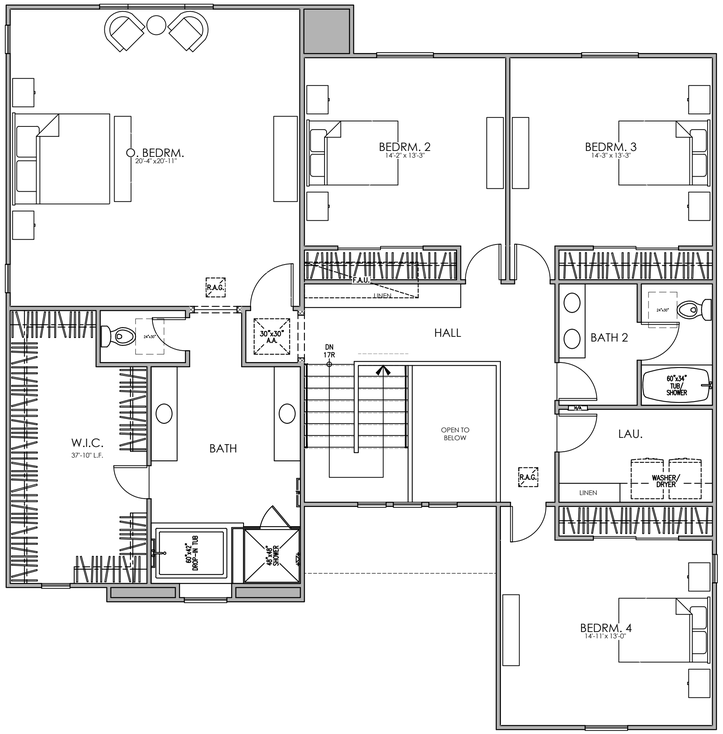
TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

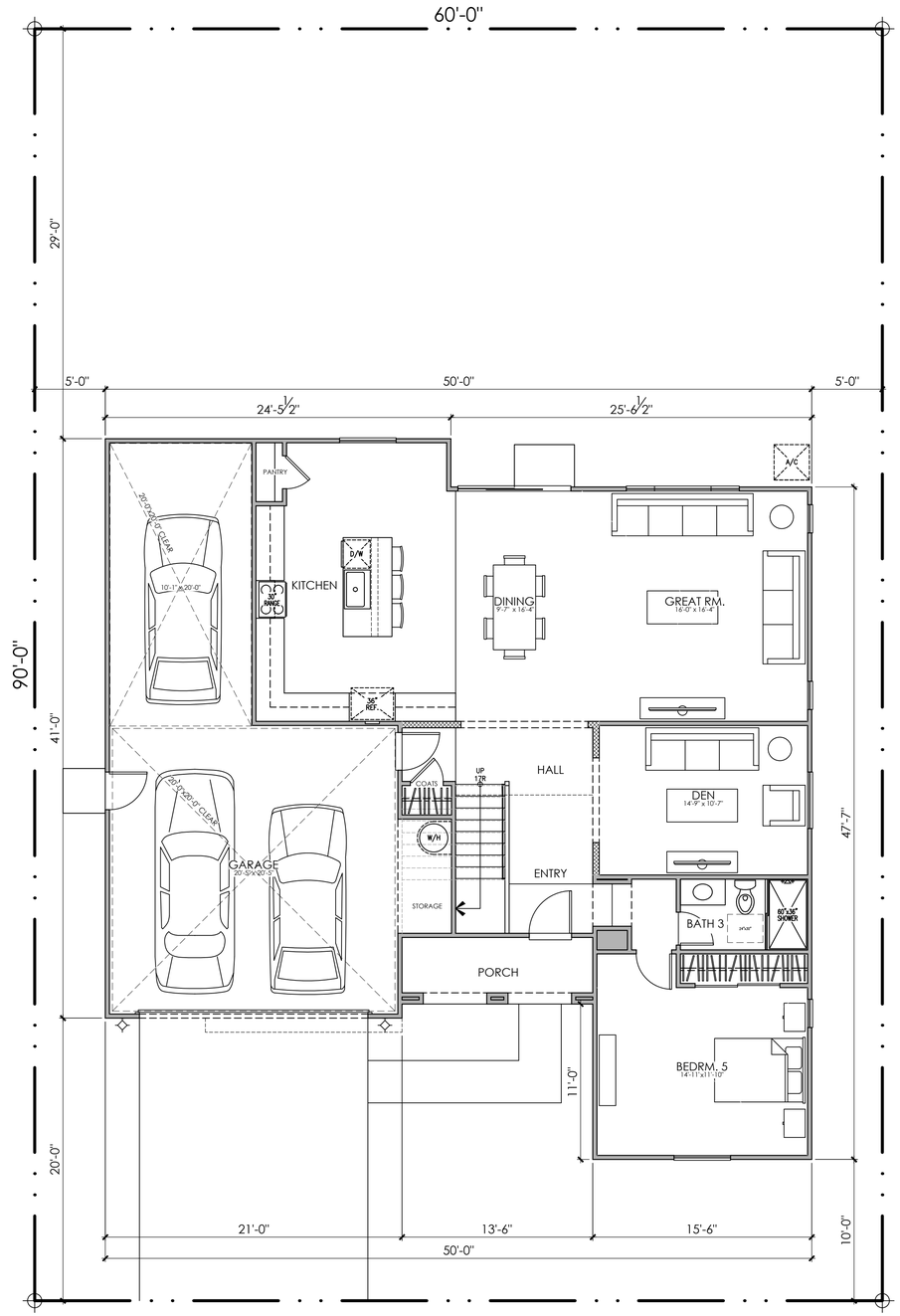
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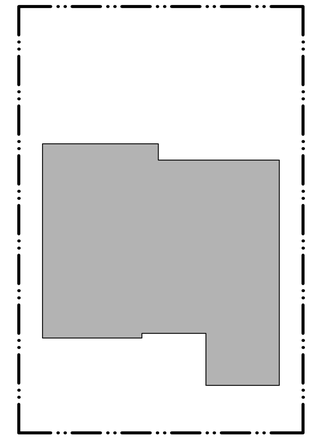


SECOND FLOOR



FIRST FLOOR

LOT COVERAGE:
45% FOR TWO STORY ALLOWED
2,104 / 5,400 = 39% PROVIDED



PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,368 SQ. FT.
SECOND FLOOR AREA	1,907 SQ. FT.
TOTAL DWELLING	3,275 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	673 SQ. FT.
PORCH "A", "B", "D", "E"	64 SQ. FT.

PLAN 3A

5 BEDROOM, 3 BATH, DEN, 3 CAR GARAGE FLOOR PLAN

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

C- VILLAGE 8
RIDGERTON

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PLAN 3

4 BEDROOM, 3 BATH, LOFT, 2 CAR GARAGE FLOOR PLAN

0 2 4 8 12

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TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

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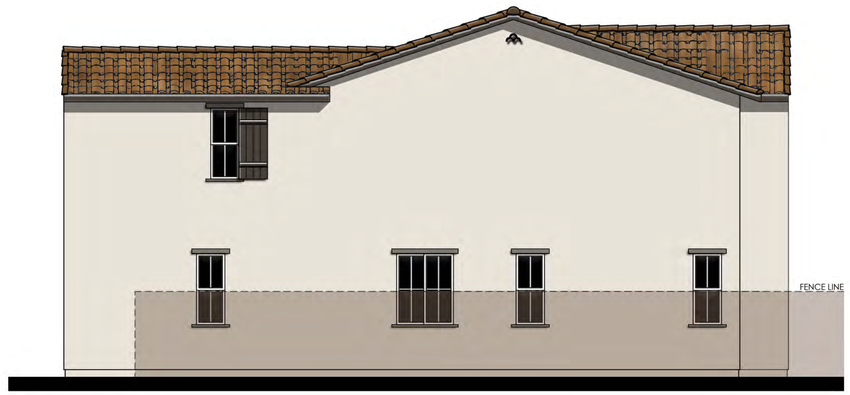
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



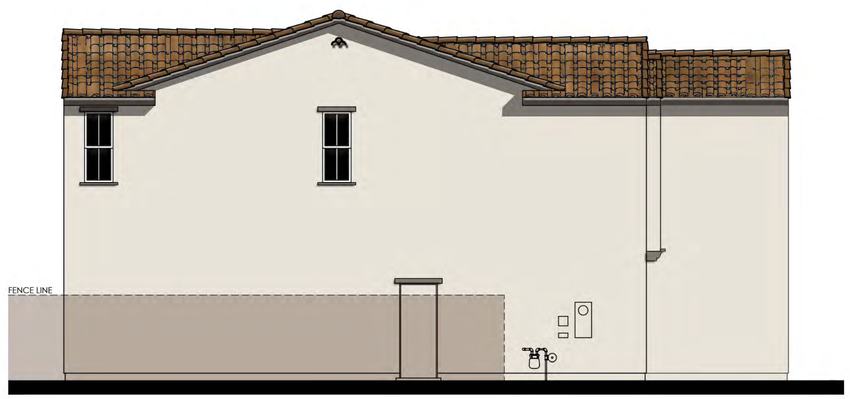
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 3

PLAN 3A

EARLY CALIFORNIA ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

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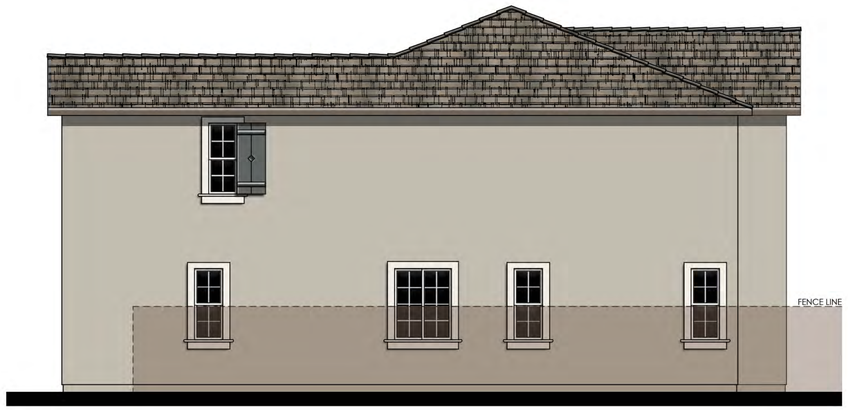
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FRONT



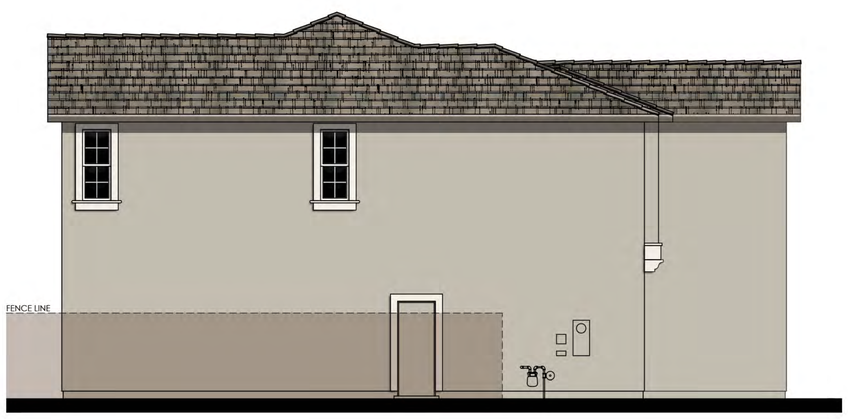
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MATERIALS LEGEND
(WHERE OCCURS)

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 6

PLAN 3B

COUNTRY EUROPEAN ELEVATIONS

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

C- VILLAGE 8
RIDGERTON

0 2 4 8 12

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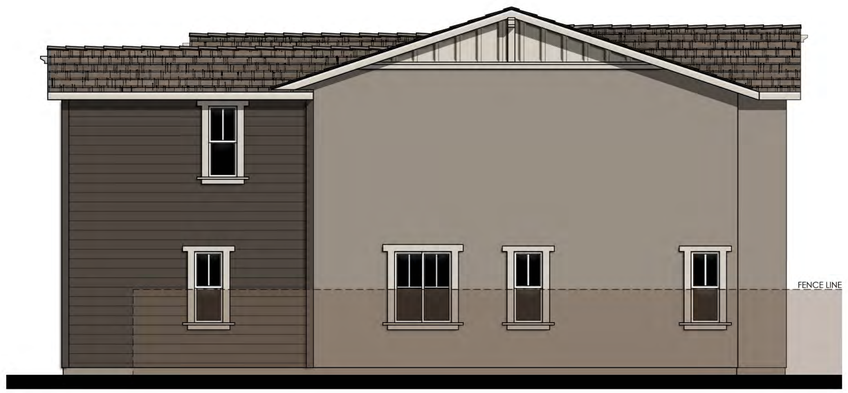
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Drawn By: Name



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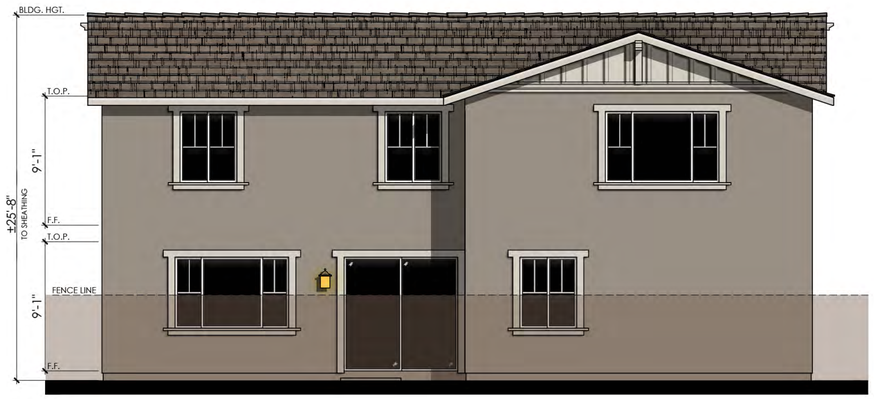
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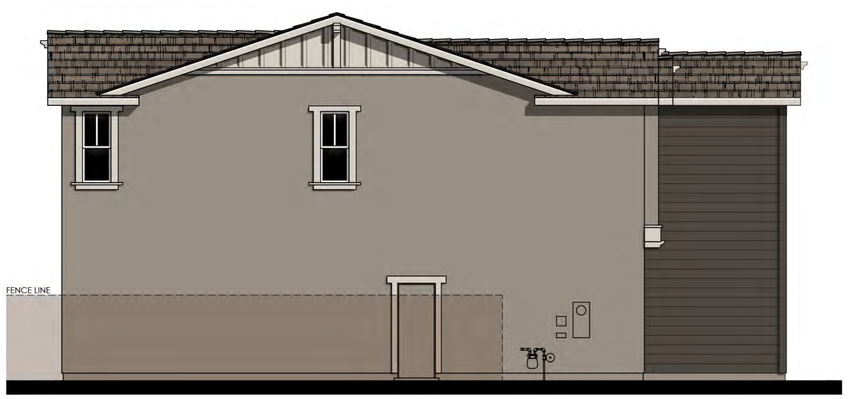
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 9

PLAN 3D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

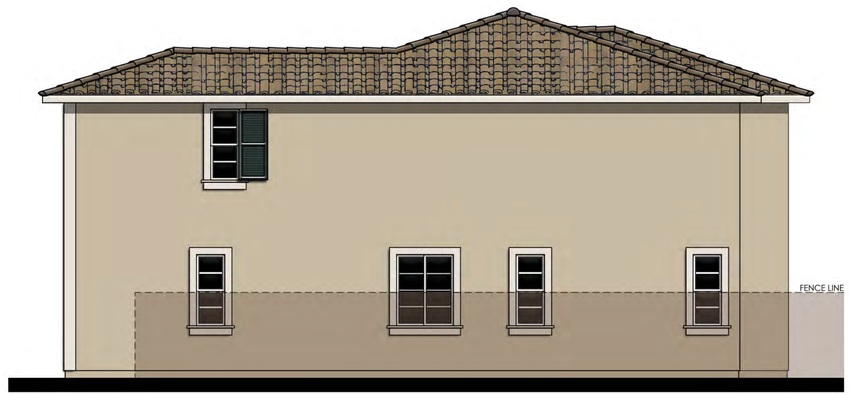
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



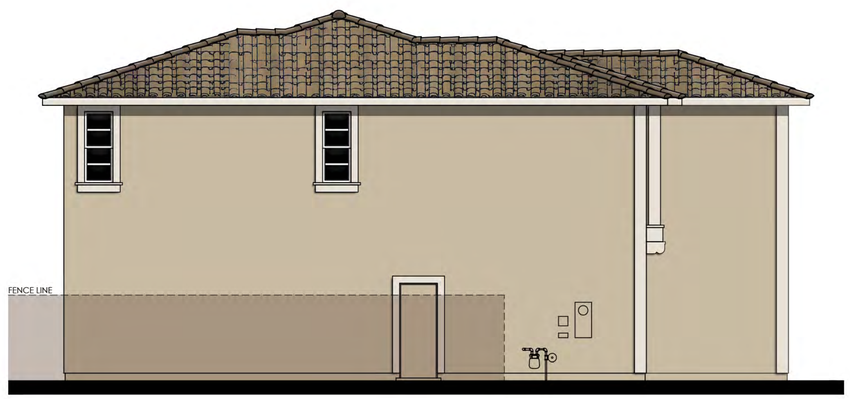
RIGHT

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 12

PLAN 3E

MEDITERRANEAN REVIVAL ELEVATIONS

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

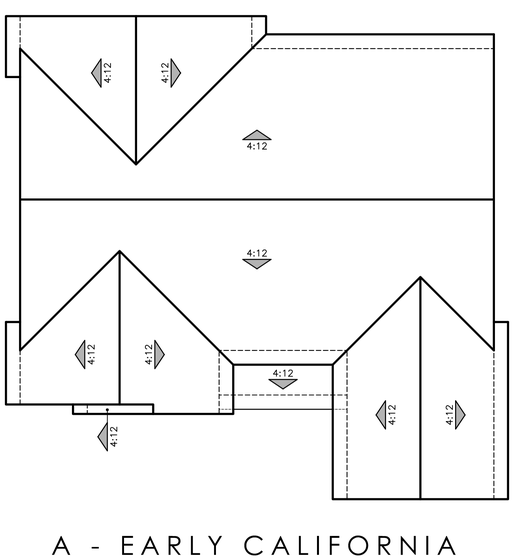
LENNAR

C- VILLAGE 8
RIDGERTON

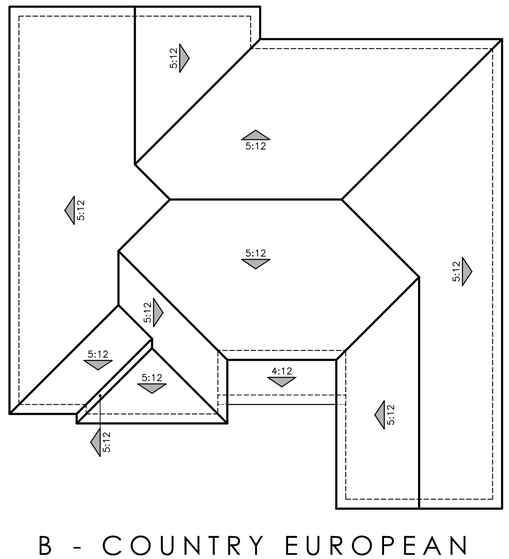
0 2 4 8 12

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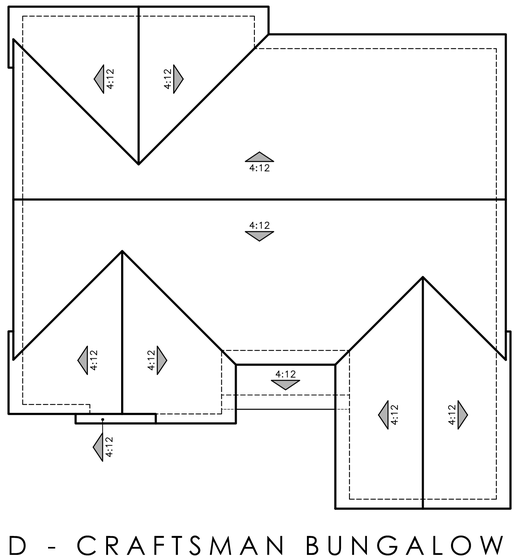
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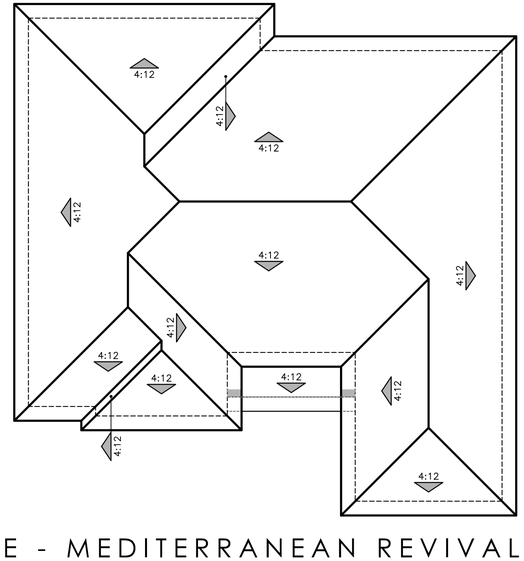
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 3
ROOF PLANS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

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

A - EARLY CALIFORNIA



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

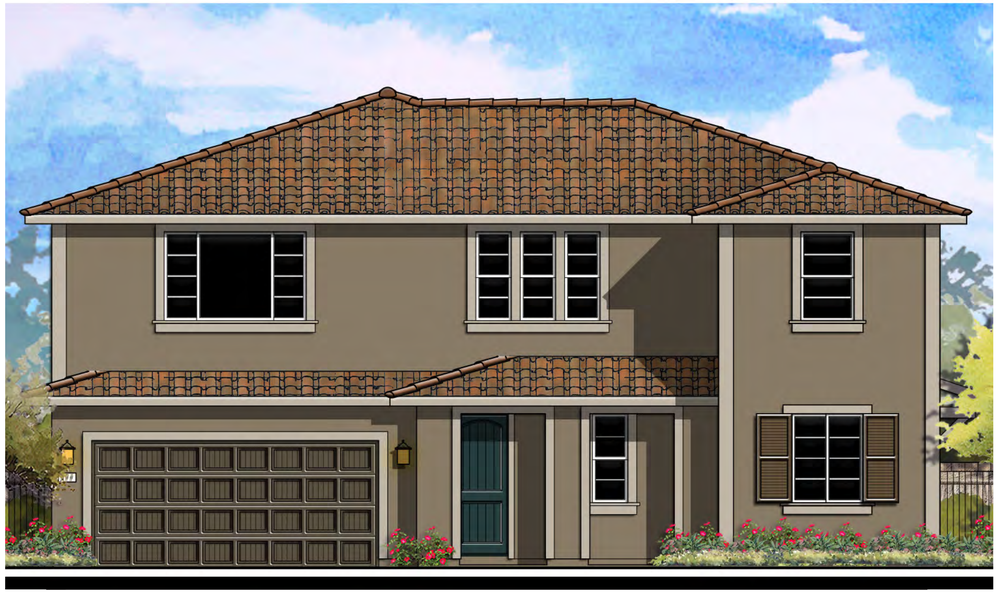
B - COUNTRY EUROPEAN



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

D - CRAFTSMAN BUNGALOW



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

E - MEDITERRANEAN REVIVAL

PLAN 4
FRONT ELEVATIONS

0 2 4 8 12

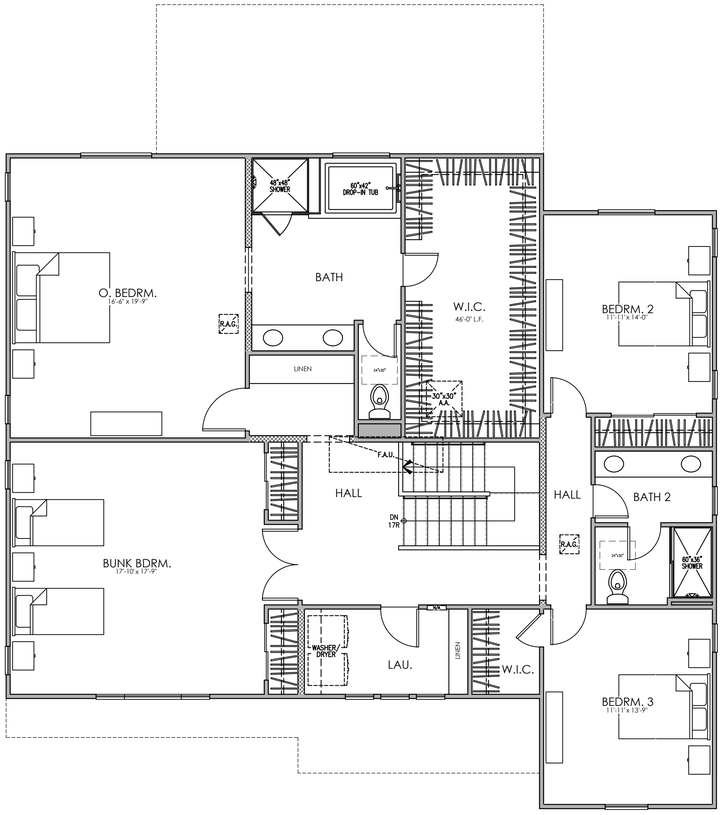
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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

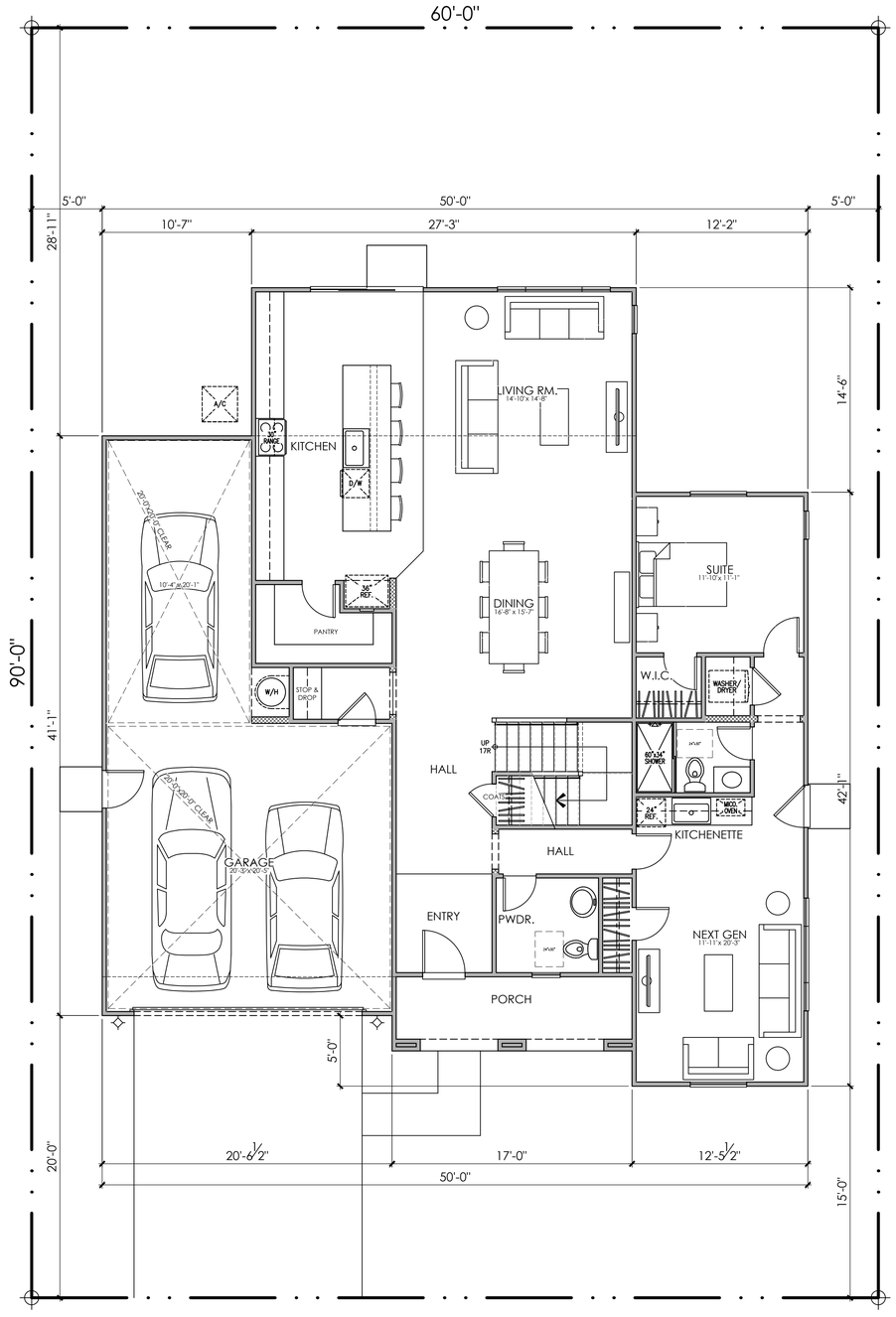
C- VILLAGE 8
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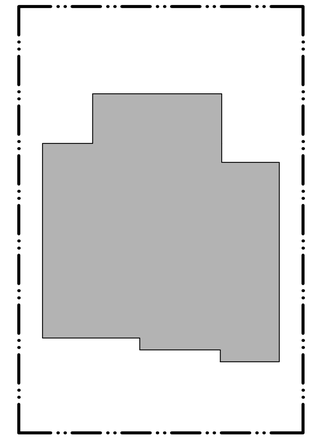


SECOND FLOOR



FIRST FLOOR

LOT COVERAGE:
45% FOR TWO STORY ALLOWED
2,396 / 5,400 = 44% PROVIDED



PLAN 4
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,656 SQ. FT.
FIRST FLOOR AREA	1,895 SQ. FT.
TOTAL DWELLING	3,551 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	652 SQ. FT.
PORCH "A", "B", "E"	88 SQ. FT.
PORCH "D"	102 SQ. FT.

PLAN 4A
5 BEDROOM, 3.5 BATH, 3 CAR GARAGE
FLOOR PLAN

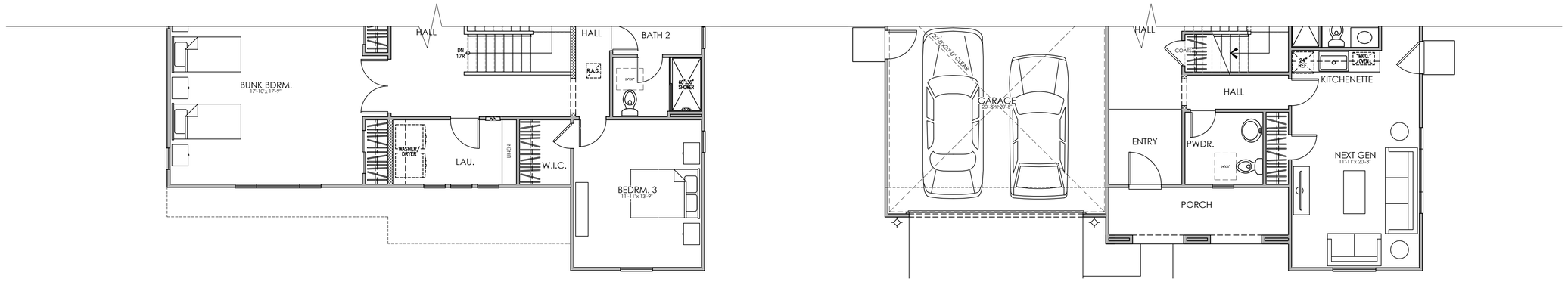
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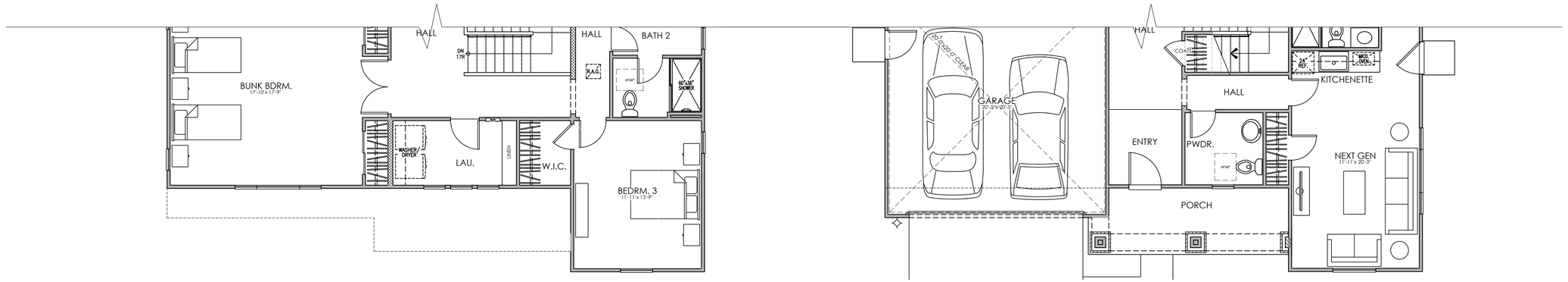
TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

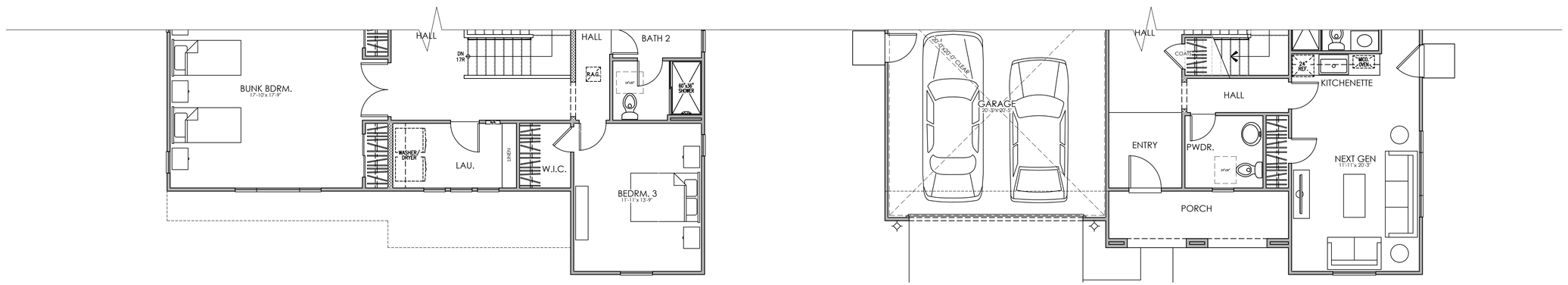
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PLAN 4E



PLAN 4D



PLAN 4B

SECOND FLOOR

FIRST FLOOR

PLAN 4

4 BEDROOM, 3 BATH, LOFT, 2 CAR GARAGE FLOOR PLAN

0 2 4 8 12

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TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/27/22

C- VILLAGE 8
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FRONT



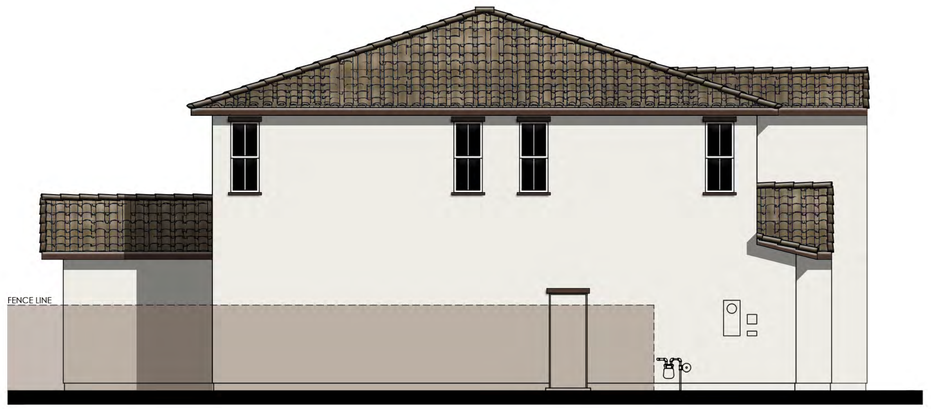
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 1

PLAN 4A
EARLY CALIFORNIA ELEVATIONS

0 2 4 8 12

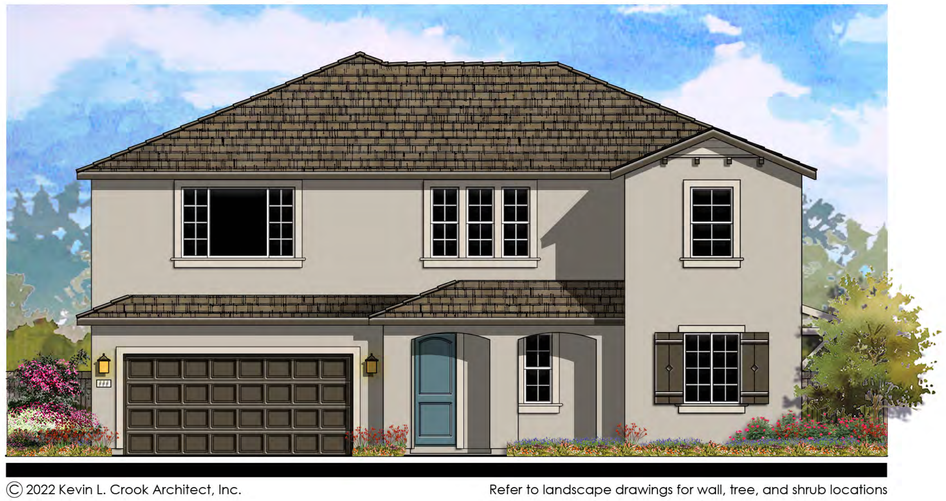
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TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
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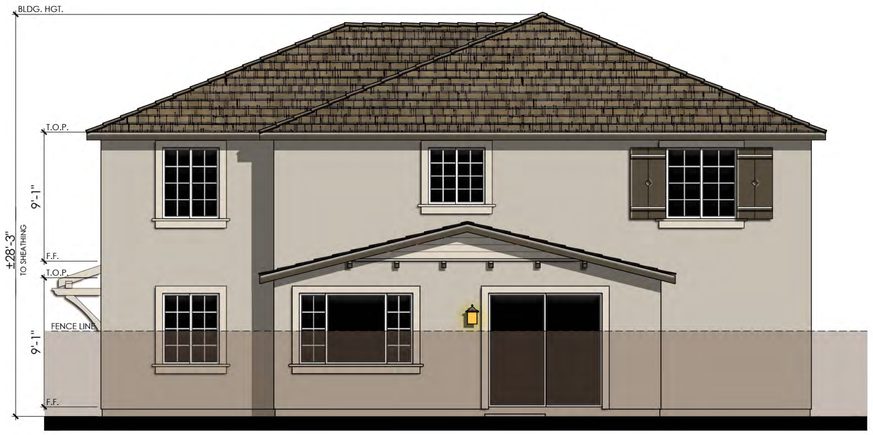
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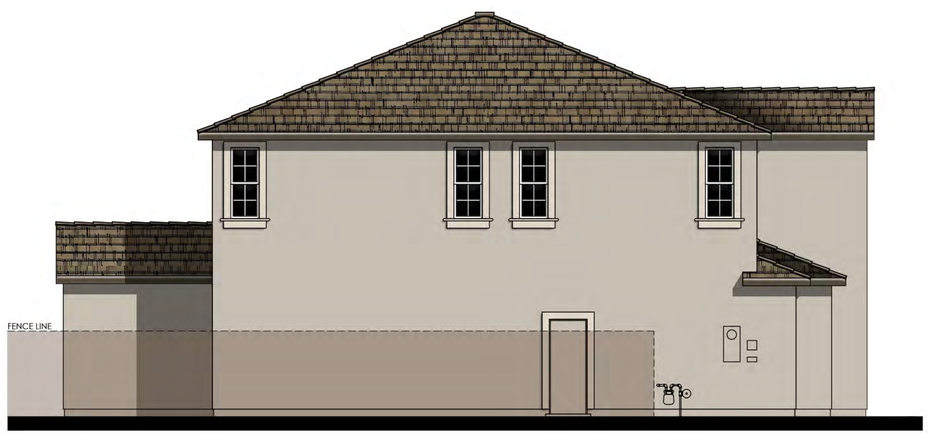
RIGHT

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
COUNTRY EUROPEAN ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

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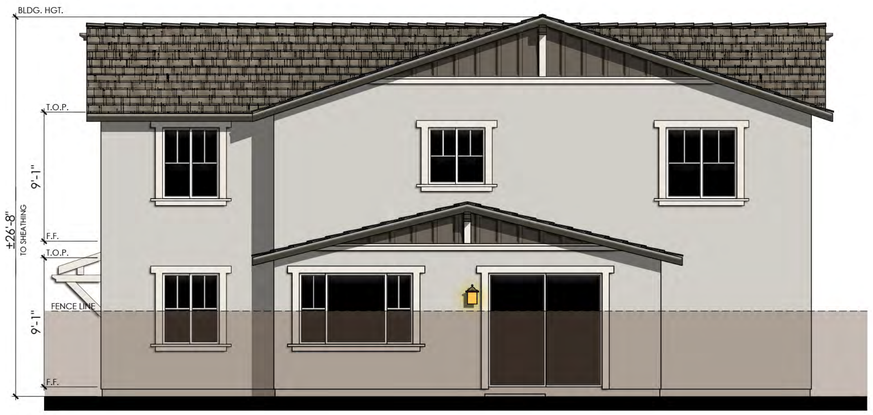
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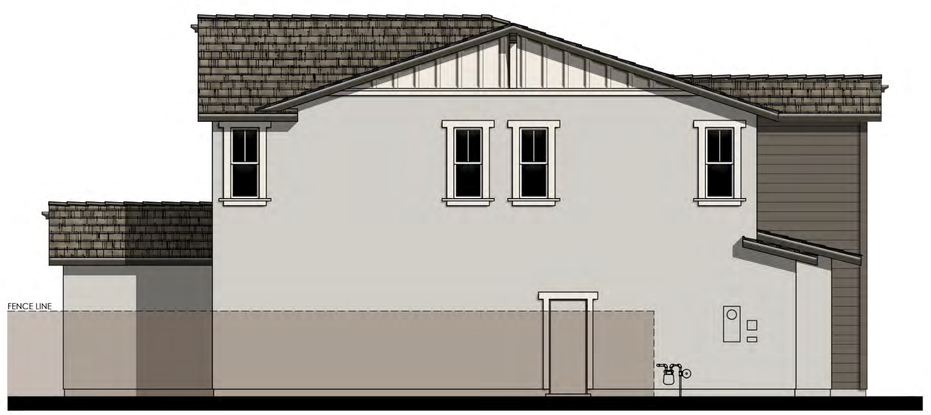
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 7

PLAN 4D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
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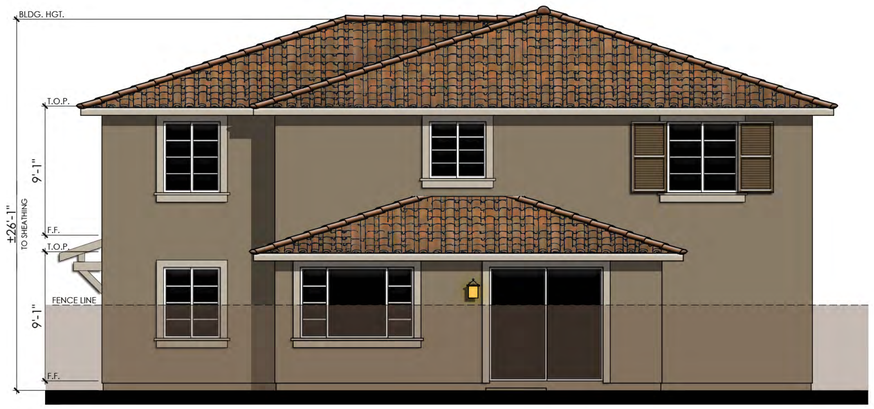
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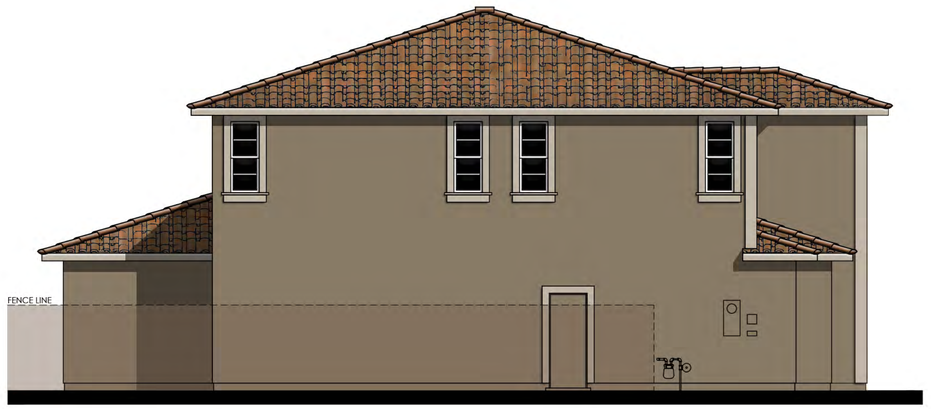
RIGHT

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 4E
MEDITERRANEAN REVIVAL ELEVATIONS

TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA

04/27/22

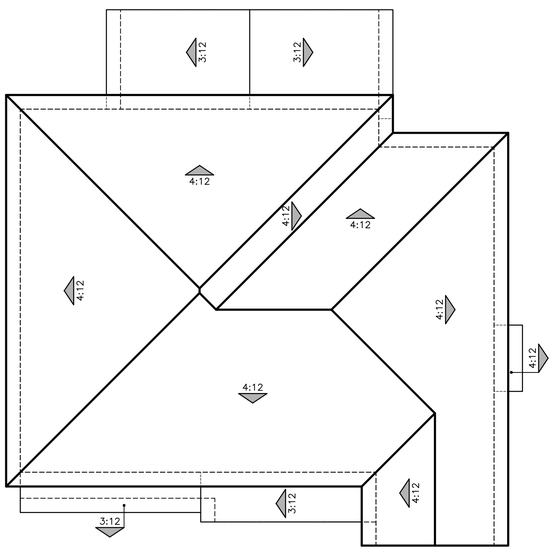
C- VILLAGE 8
RIDGERTON

LENNAR

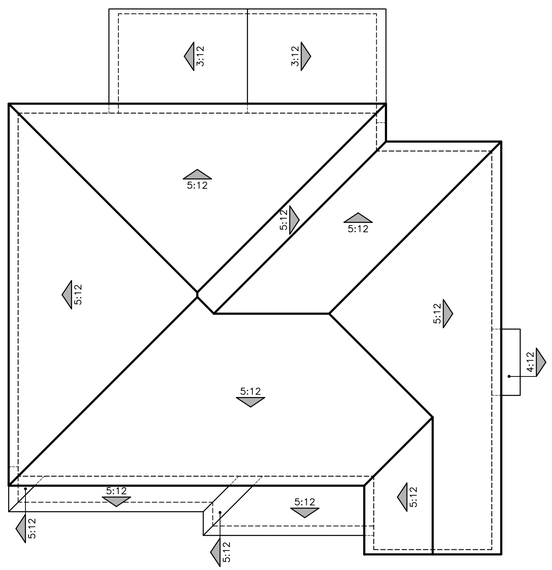
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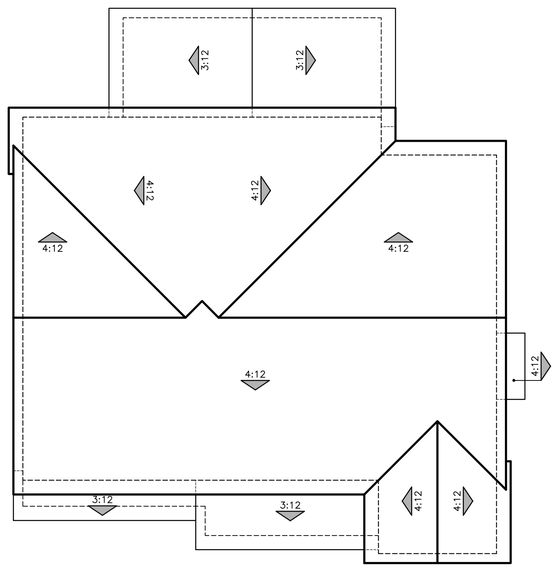
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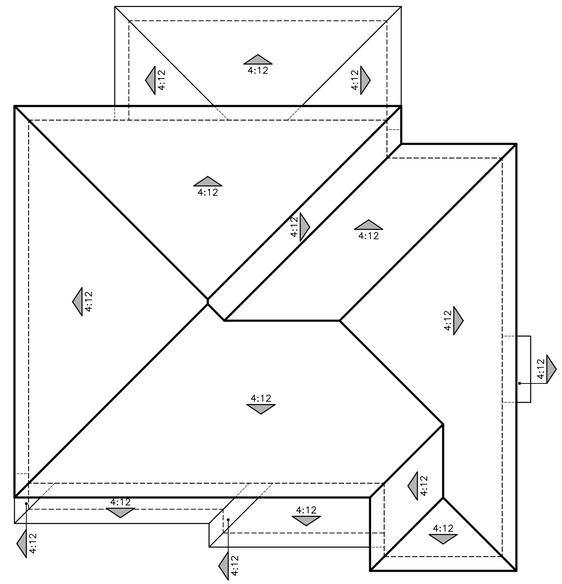
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 4
ROOF PLANS

0 2 4 8 12

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TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA
04/27/22

C- VILLAGE 8
RIDGERTON

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City of Tracy
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TRACY HILLS 2A

TRACY, CALIFORNIA

JUNE 15, 2022

PRODUCT	NAME	VILLAGE	ARCHITECT
55x90	BOULDER	VILLAGE 1 & 4	KLCA
50x100	CAIRNWAY	VILLAGE 2 & 3	KLCA
55x100	CRESTWICK	VILLAGE 5 & 6	OAG
55x100	RANGEWOOD	VILLAGE 7	KTGY
60x90	RIDGERTON	VILLAGE 8	KLCA
60x100	ROCKINGHAM	VILLAGE 9	KTGY
65x100	SLATESHIRE	VILLAGE 10	KLCA

SHEET INDEX

TRACY HILLS II: A - VILLAGE 9 ROCKINGHAM
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A1.00 PLAN 1 COLORED FRONT ELEVATIONS
A1.01 PLAN 1 COLORED FRONT ELEVATIONS
A1.02 PLAN 1 FLOOR PLAN
A1.03 PLAN 1 ADDENDA
A1.04 PLAN 1 ADDENDA
A1.05 PLAN 1A EXTERIOR ELEVATIONS
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COVER PAGE



ELEVATION '1A' - EARLY CALIFORNIA
Scheme 1

ELEVATION '2B' - COUNTRY EUROPEAN
Scheme 5

ELEVATION '3D' - CRAFTSMAN BUNGALOW
Scheme 9

ELEVATION '4E' - MEDITERRANEAN REVIVAL
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ROCKINGHAM AT TRACY HILLS 2A, VILLAGE 9

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A4.09 ROOF PLANS
A4.10 ROOF PLANS

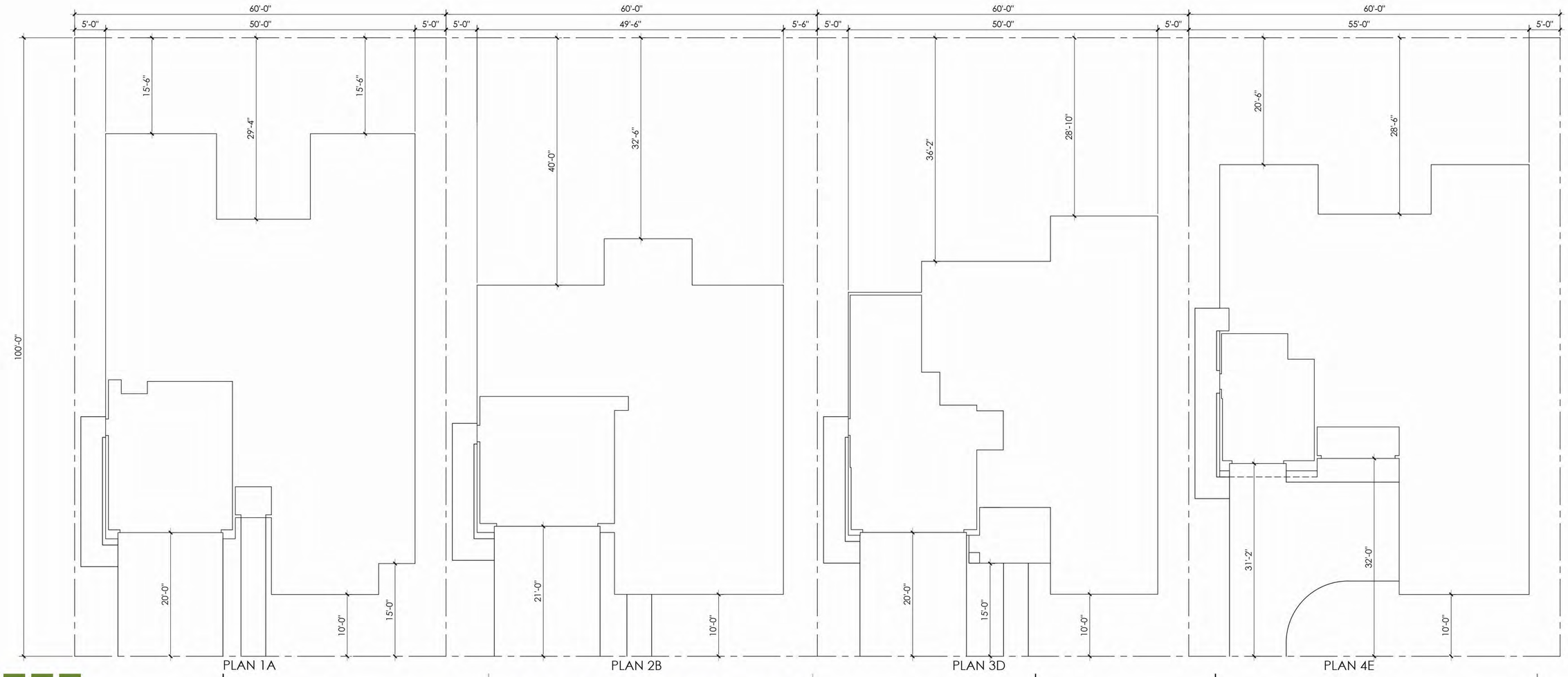


ELEVATION '1A' - EARLY CALIFORNIA
Scheme 1

ELEVATION '2B' - COUNTRY EUROPEAN
Scheme 5

ELEVATION '3D' - CRAFTSMAN BUNGALOW
Scheme 9

ELEVATION '4E' - MEDITERRANEAN REVIVAL
Scheme 10



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VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 4 8 16

TYPICAL PLOTTING PLAN

A0.01



ELEVATION '1A' - EARLY CALIFORNIA

Scheme 1

Early California
Material Legend:

- Concrete Low Profile 'S' Tile - Boral
- Stucco Finish
- Decorative Gable End Detail
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters



ELEVATION '1B' - COUNTRY EUROPEAN

Scheme 4

Country European
Material Legend:

- Flat Concrete Tile Roofing - Boral
- Stucco Finish
- Stone Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters
- Cementitious Siding/ Shingles

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TRACY HILLS, CA

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PLAN 1 FRONT ELEVATIONS

A1.00



ELEVATION '1D' - CRAFTSMAN BUNGALOW

Scheme 7

Craftsman Bungalow
Material Legend:

- Composition Roofing
- Stucco Finish
- Cementitious Siding/ Shingles
- Brick Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters

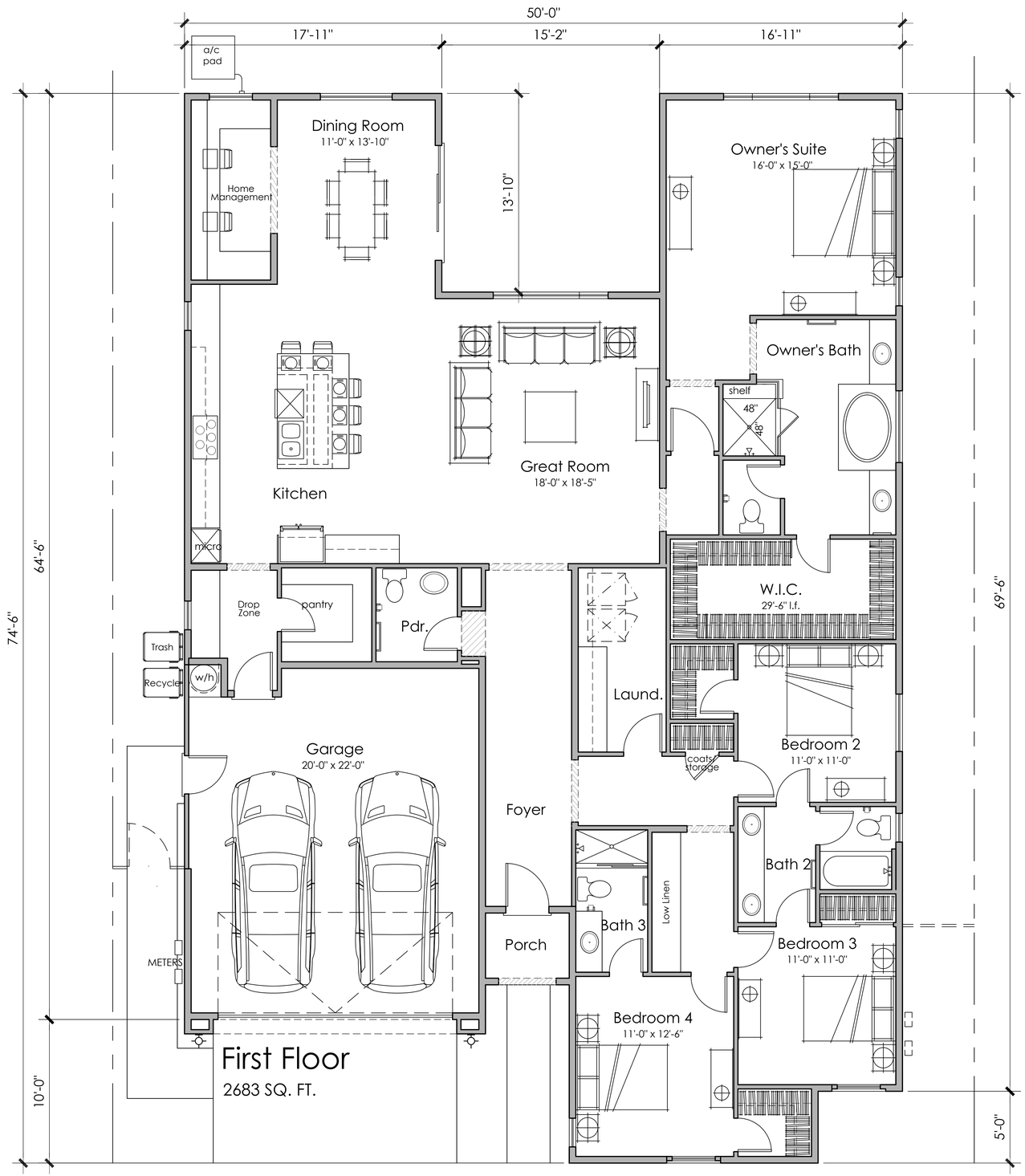


ELEVATION 1E - MEDITERRANEAN REVIVAL

Scheme 10

Mediterranean Revival
Material Legend:

- Concrete Low Profile 'S' Tile - Boral
- Stucco Finish
- Shutters
- Enhanced Sills
- 1x Stucco Finish Trim



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JUNE 3, 2022 #2022-0416

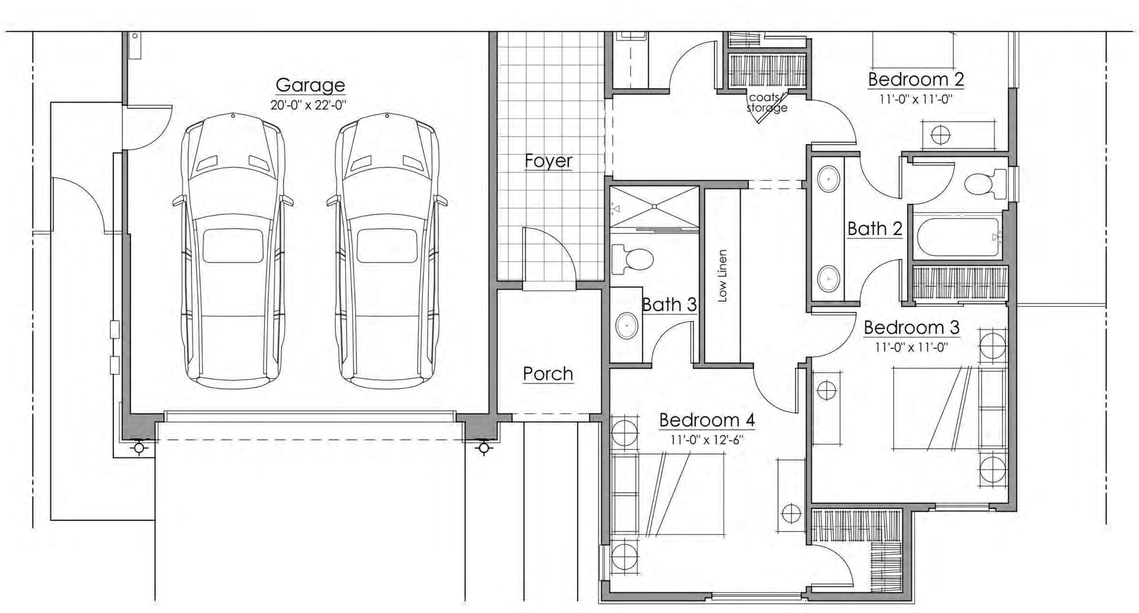
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TRACY HILLS, CA

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4 BEDROOMS
3.5 BATHS
2,683 S.F.

FLOOR PLAN 1

A1.02



PLAN 1B - FLOOR PLAN

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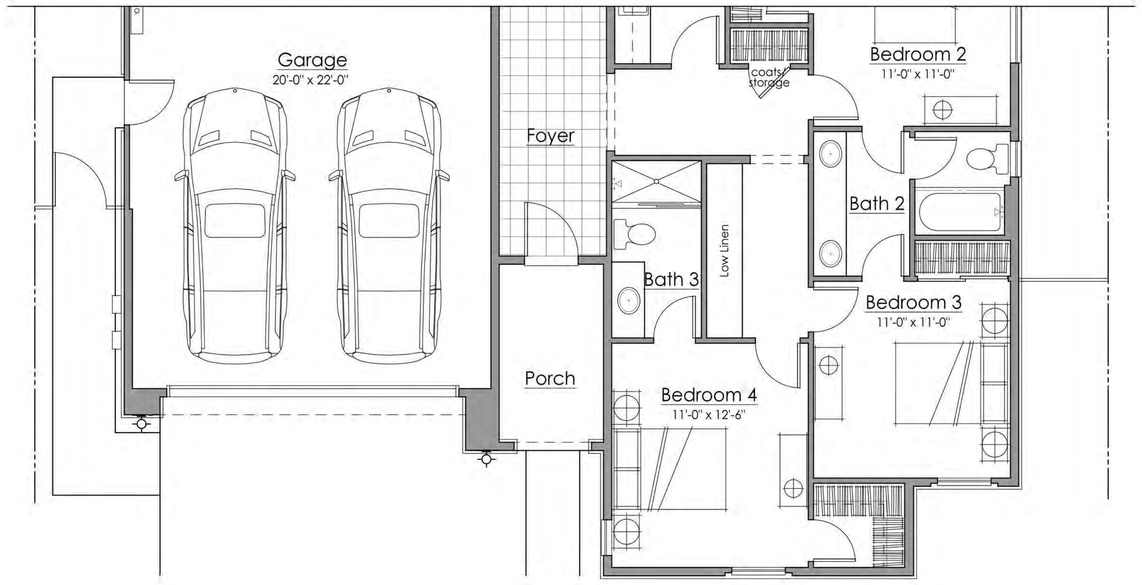
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VILLAGE 9
JUNE 3, 2022 #2022-0416

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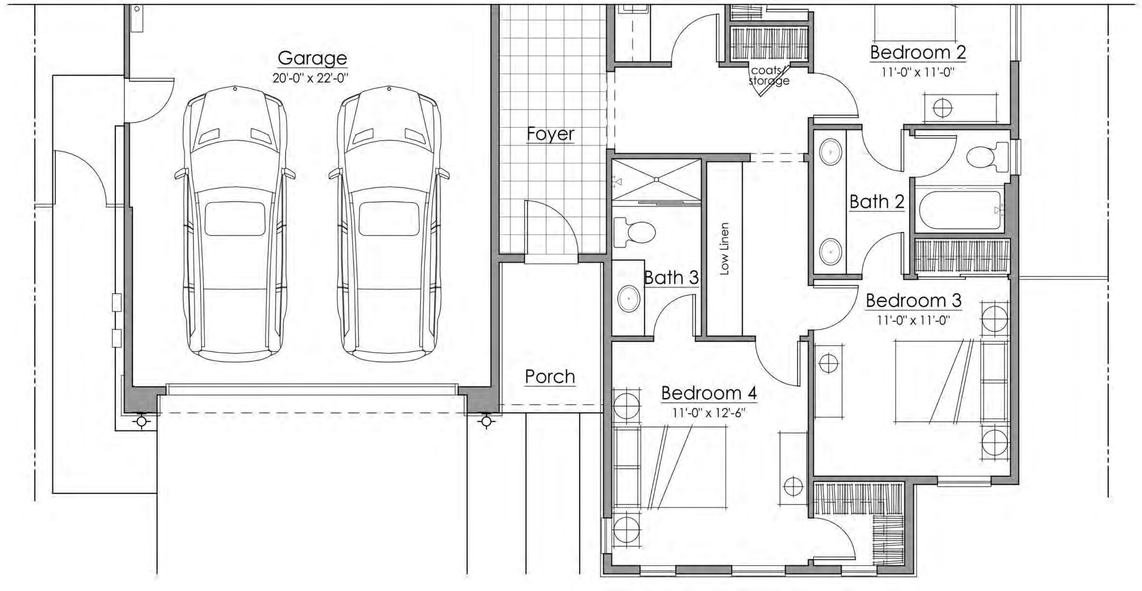
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PLAN 1 - ADDENDA

A1.03



PLAN 1E - FLOOR PLAN



PLAN 1D - FLOOR PLAN

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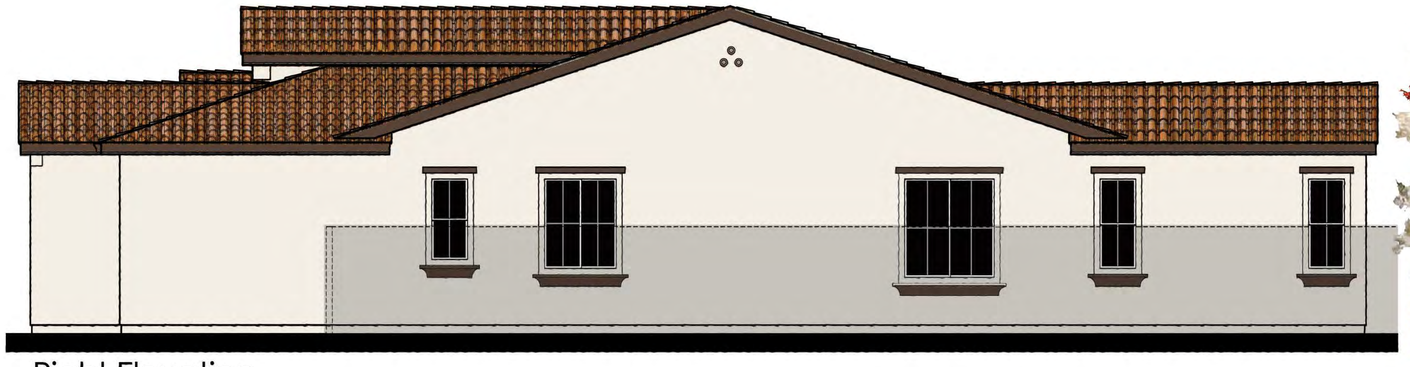
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VILLAGE 9
JUNE 3, 2022 #2022-0416

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TRACY HILLS, CA

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PLAN 1 - ADDENDA

A1.04

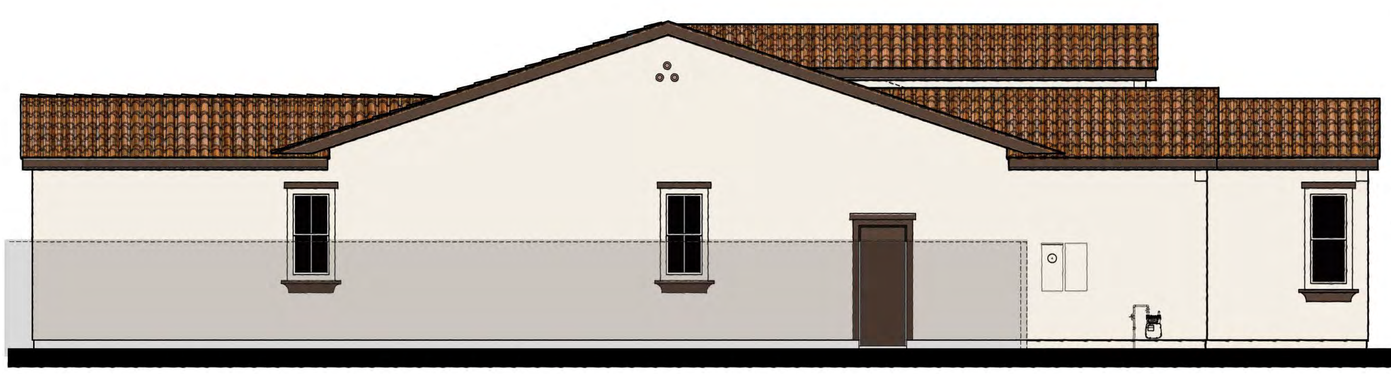


Right Elevation

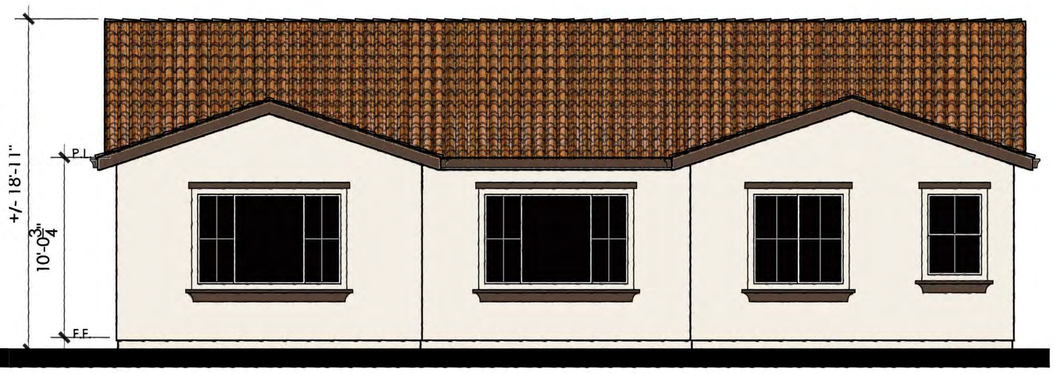


ELEVATION '1A' - EARLY CALIFORNIA

Scheme 1



Left Elevation



Rear Elevation

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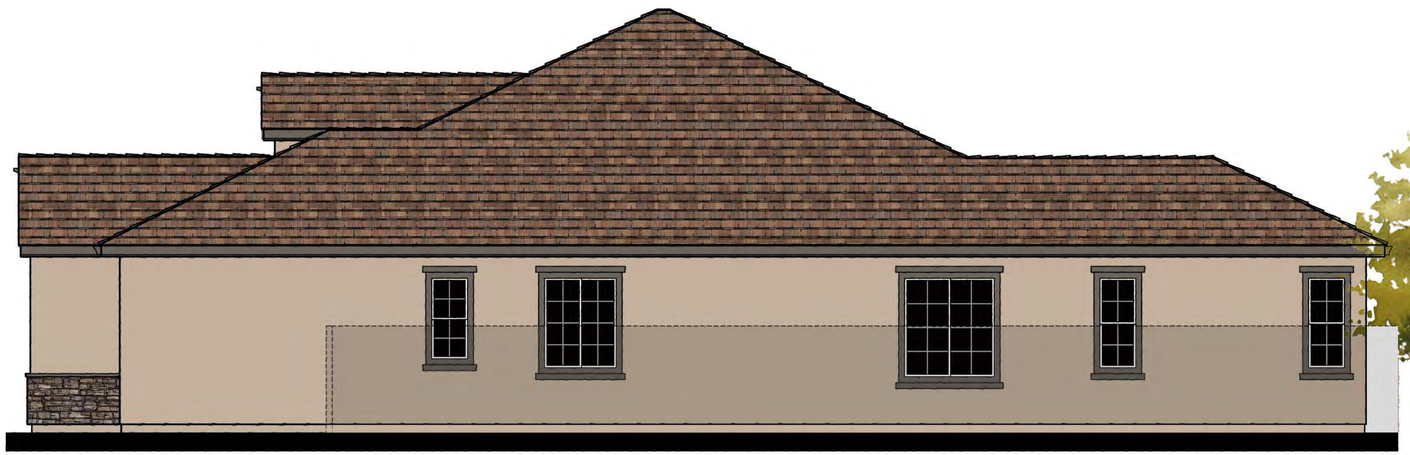
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 1A - ELEVATIONS
EARLY CALIFORNIA

A1.05

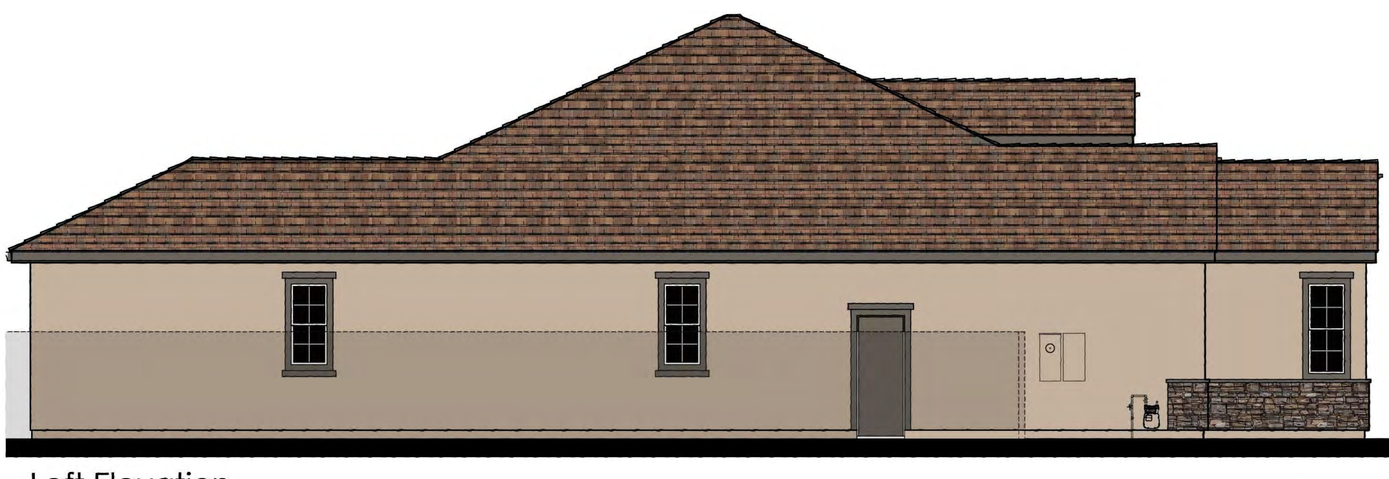


Right Elevation

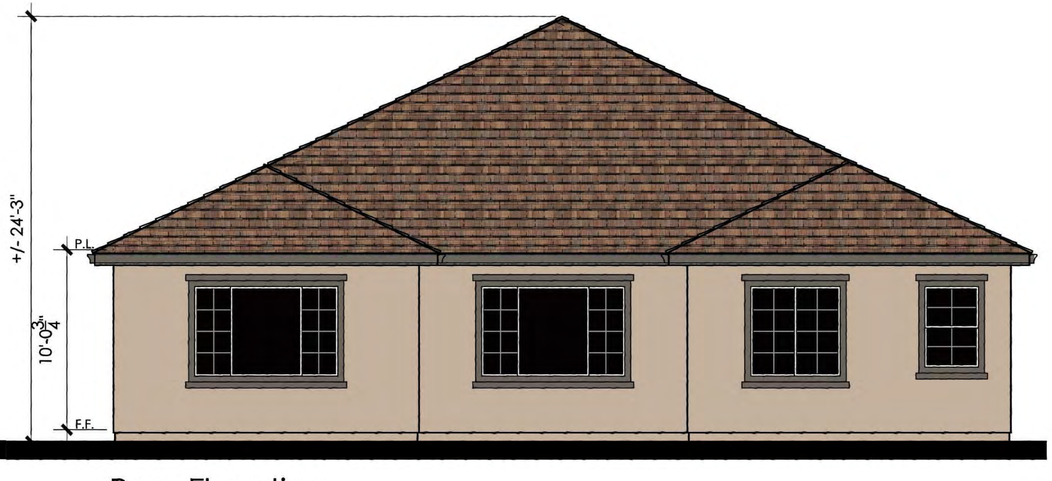


ELEVATION '1B' - COUNTRY EUROPEAN

Scheme 4



Left Elevation



Rear Elevation

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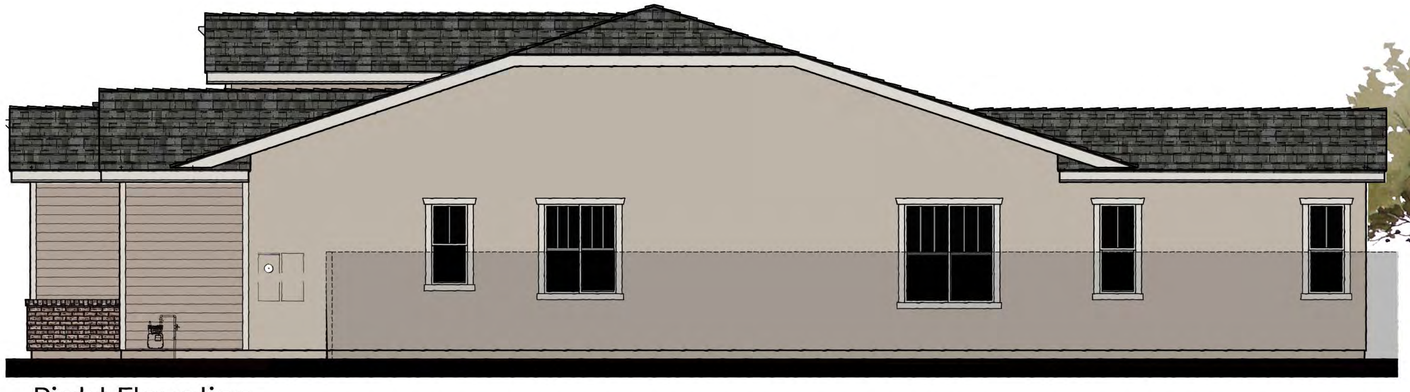
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SCHEMATIC DESIGN
TRACY HILLS, CA

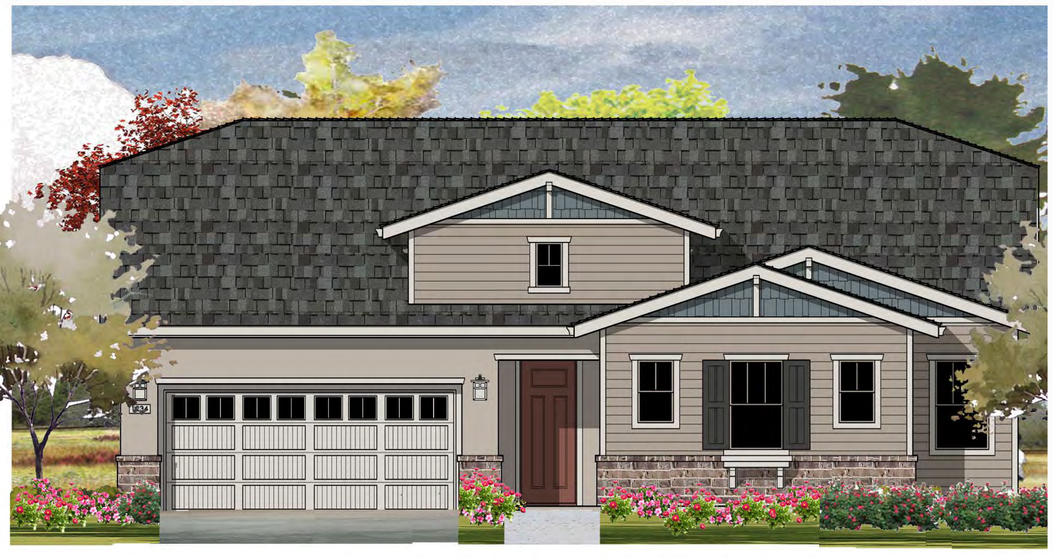
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PLAN 1B - ELEVATIONS
COUNTRY EUROPEAN

A1.06

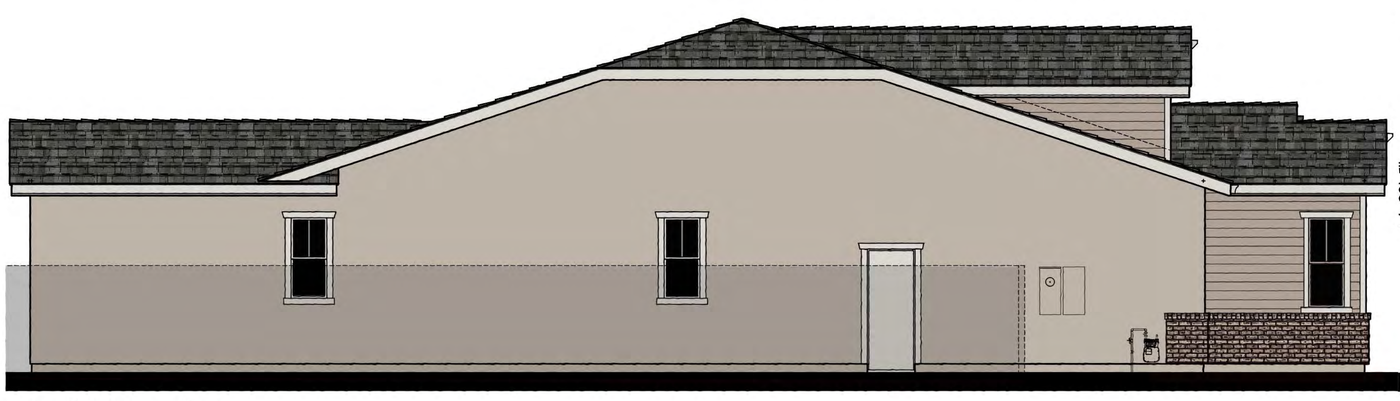


Right Elevation

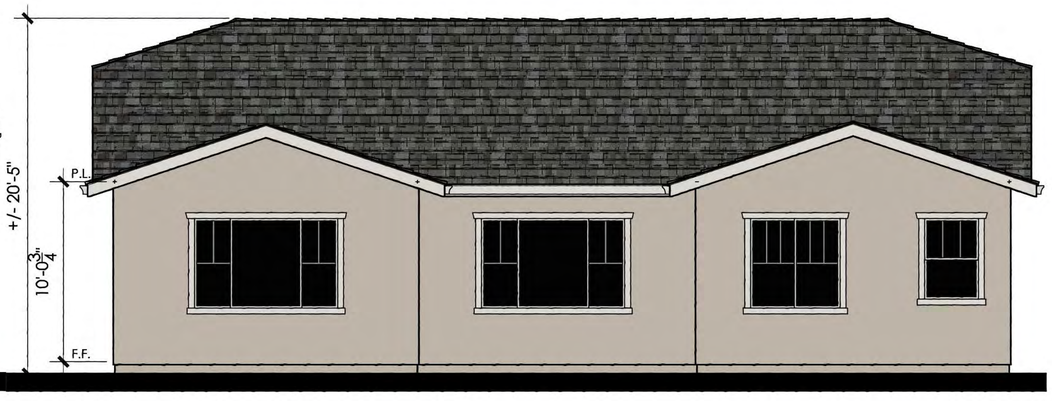


ELEVATION 1**D** - CRAFTSMAN BUNGALOW

Scheme 7



Left Elevation



Rear Elevation

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TRACY HILLS, CA

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PLAN 1D - ELEVATIONS
CRAFTSMAN BUNGALOW

A1.07



Right Elevation

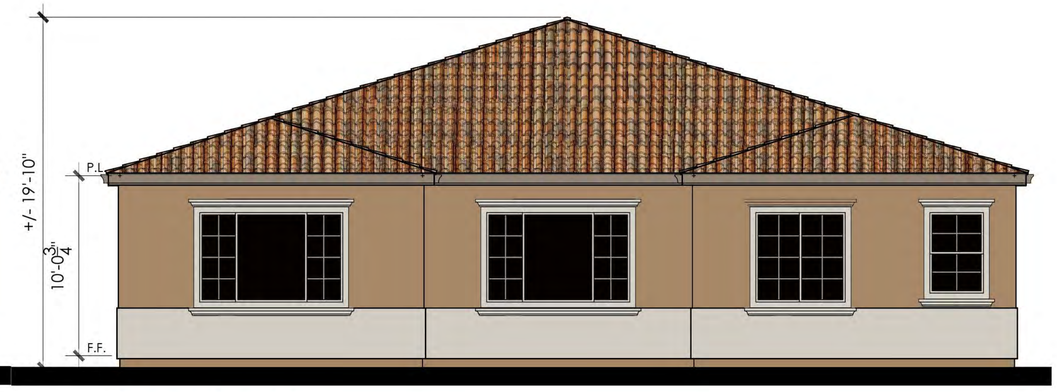


ELEVATION 1E - MEDITERRANEAN REVIVAL

Scheme 10



Left Elevation



Rear Elevation

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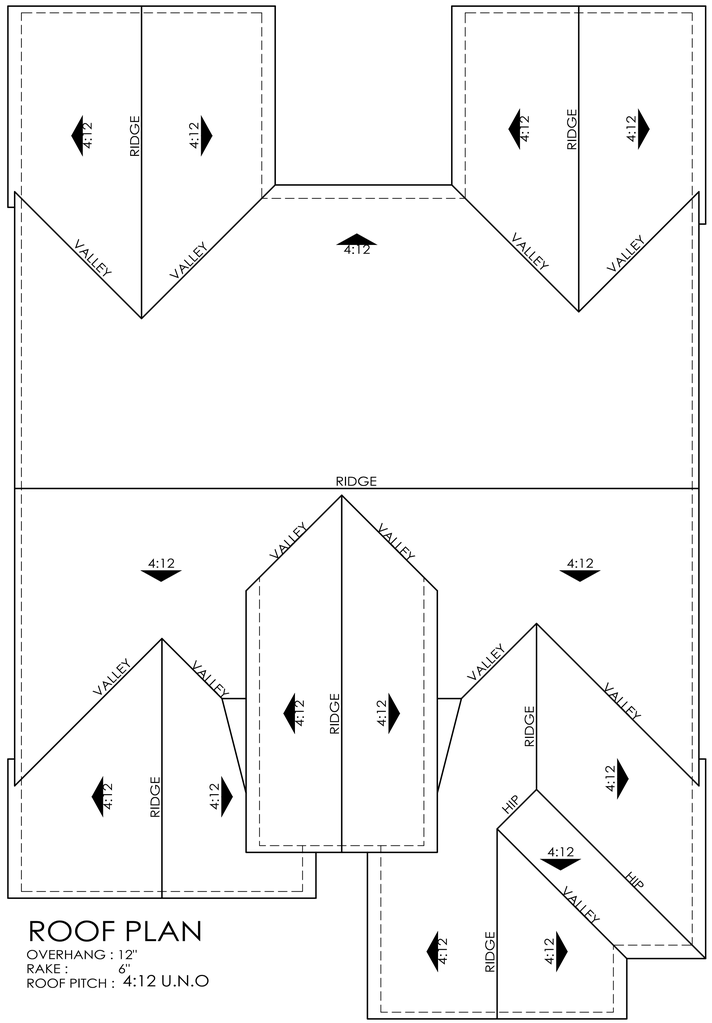
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VILLAGE 9
JUNE 3, 2022 #2022-0416

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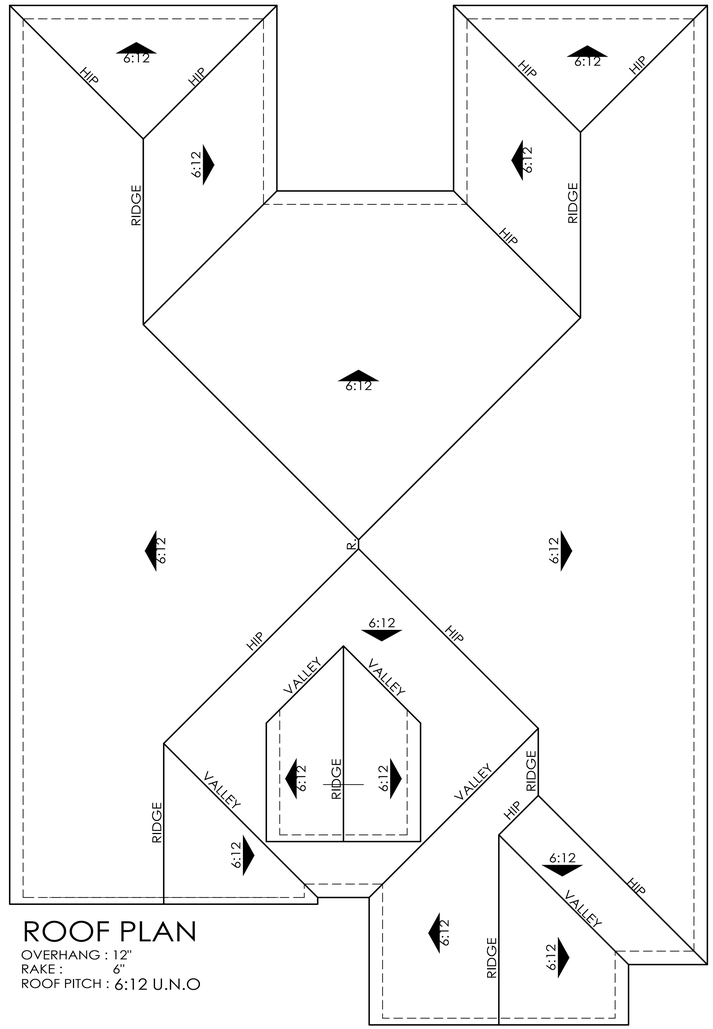
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PLAN 1E - ELEVATIONS
MEDITERRANEAN REVIVAL

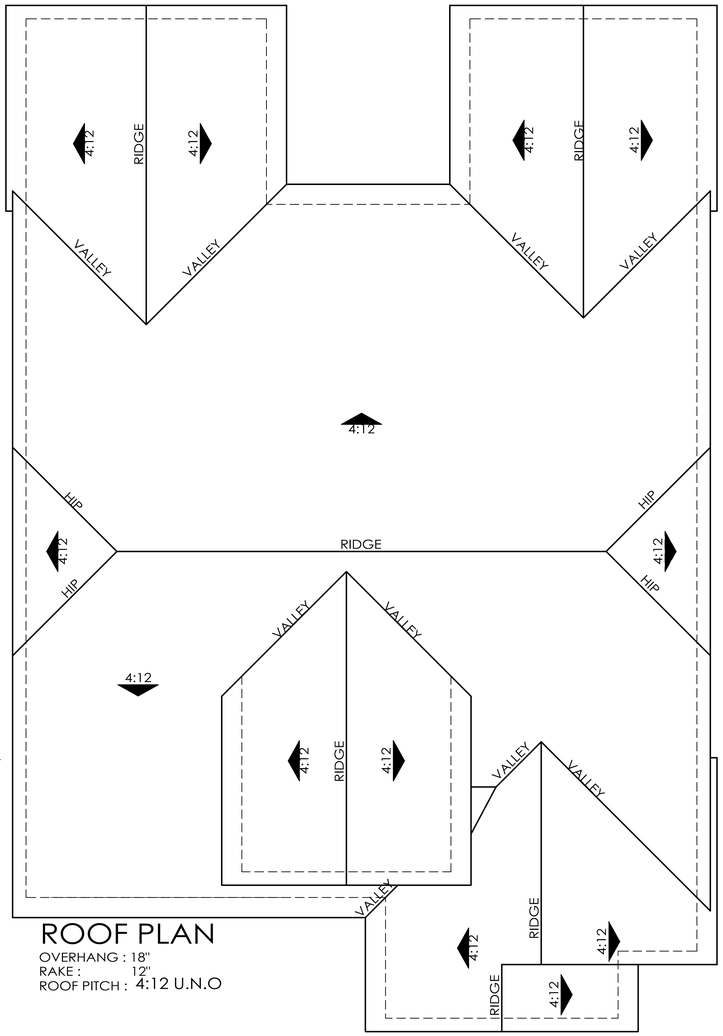
A1.08



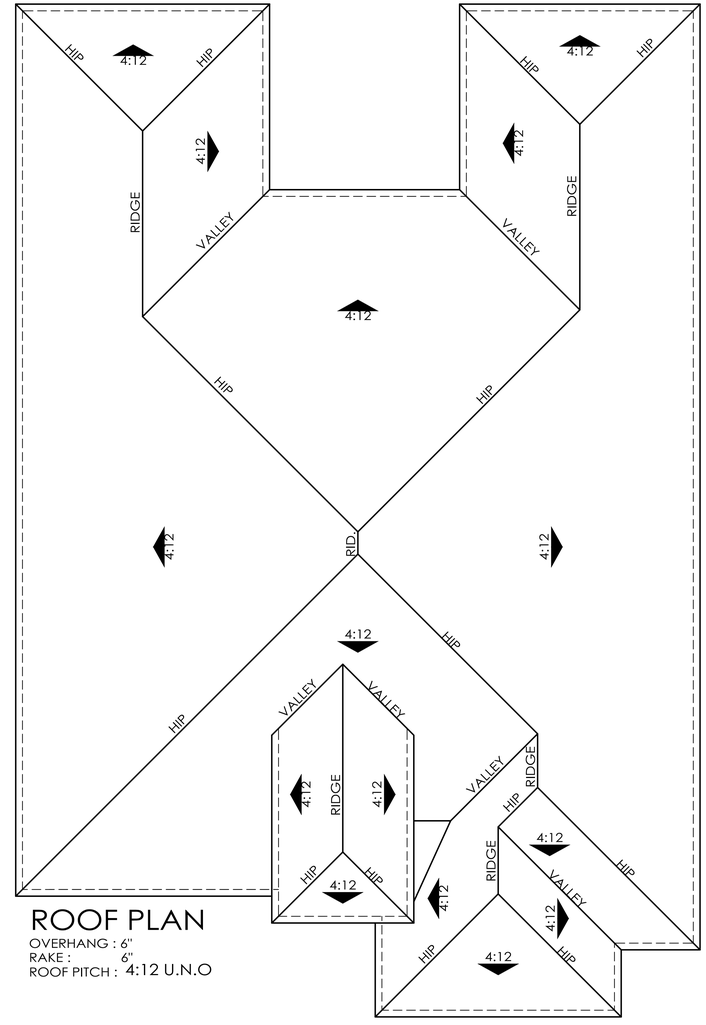
PLAN 1A



PLAN 1B



PLAN 1D



ROOF PLAN

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

PLAN 1E

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ROCKINGHAM AT TRACY HILLS 2A, VILLAGE 9
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SCHEMATIC DESIGN
TRACY HILLS, CA

0 4 8 12

PLAN 1 - ROOF PLANS

A1.10



ELEVATION '2A' - EARLY CALIFORNIA

Scheme 2

Early California
Material Legend:

- Concrete Low Profile 'S' Tile - Boral
- Stucco Finish
- Decorative Gable End Detail
- Enhanced Sills
- 1x Stucco Finish Trim



ELEVATION '2B' - COUNTRY EUROPEAN

Scheme 5

Country European
Material Legend:

- Flat Concrete Tile Roofing - Boral
- Stucco Finish
- Stone Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters
- Cementitious Siding/ Shingles

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ROCKINGHAM AT TRACY HILLS 2A, VILLAGE 9
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SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 2 FRONT ELEVATIONS

A2.00



ELEVATION '2D' - CRAFTSMAN BUNGALOW

Scheme 8
Craftsman Bungalow
Material Legend:

- Composition Roofing
- Stucco Finish
- Cementitious Siding/ Shingles
- Brick Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters



ELEVATION '2E' - MEDITERRANEAN REVIVAL

Scheme 11
Mediterranean Revival
Material Legend:

- Concrete Low Profile 'S' Tile - Boral
- Stucco Finish
- Shutters
- Enhanced Sills
- 1x Stucco Finish Trim

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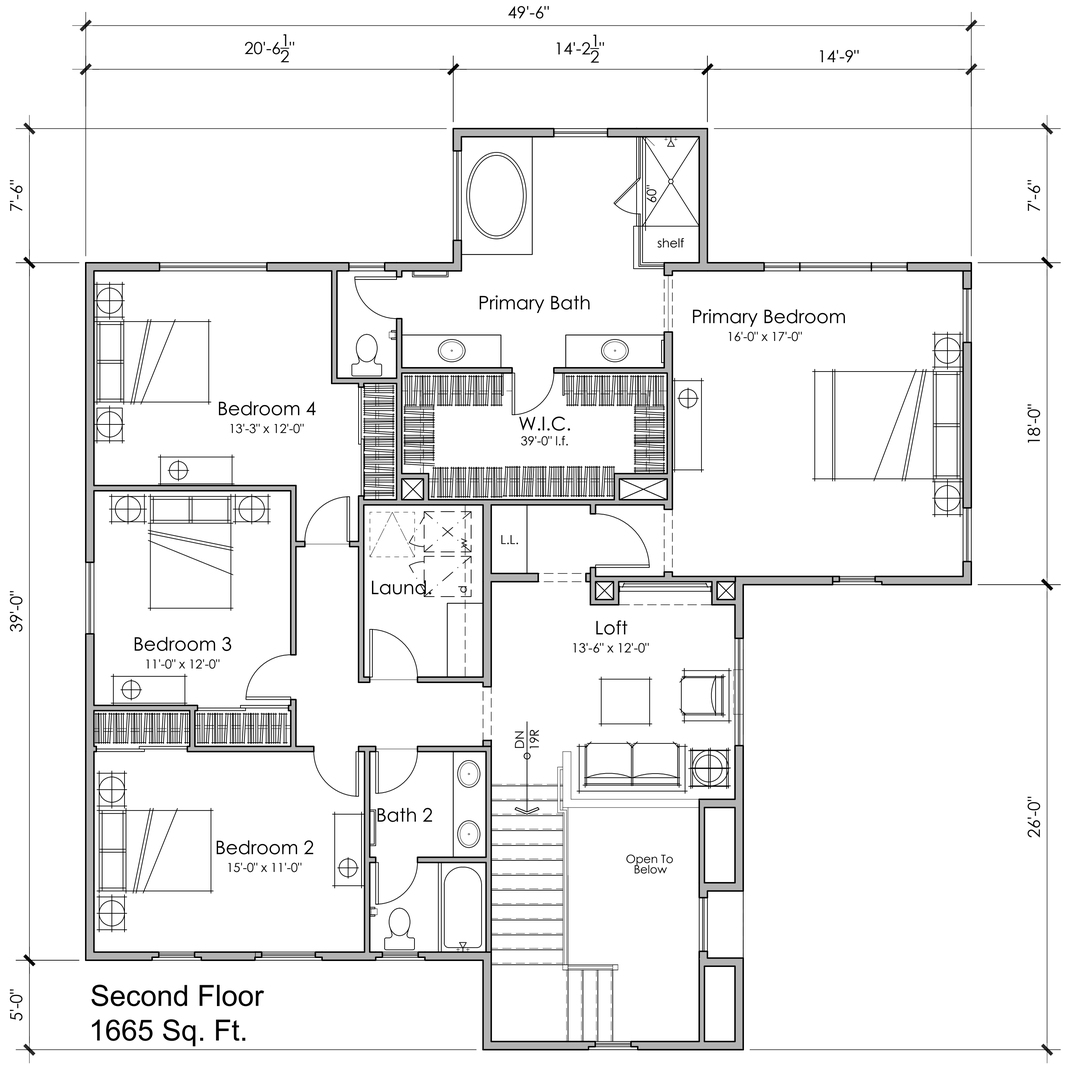
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VILLAGE 9
JUNE 3, 2022 #2022-0416

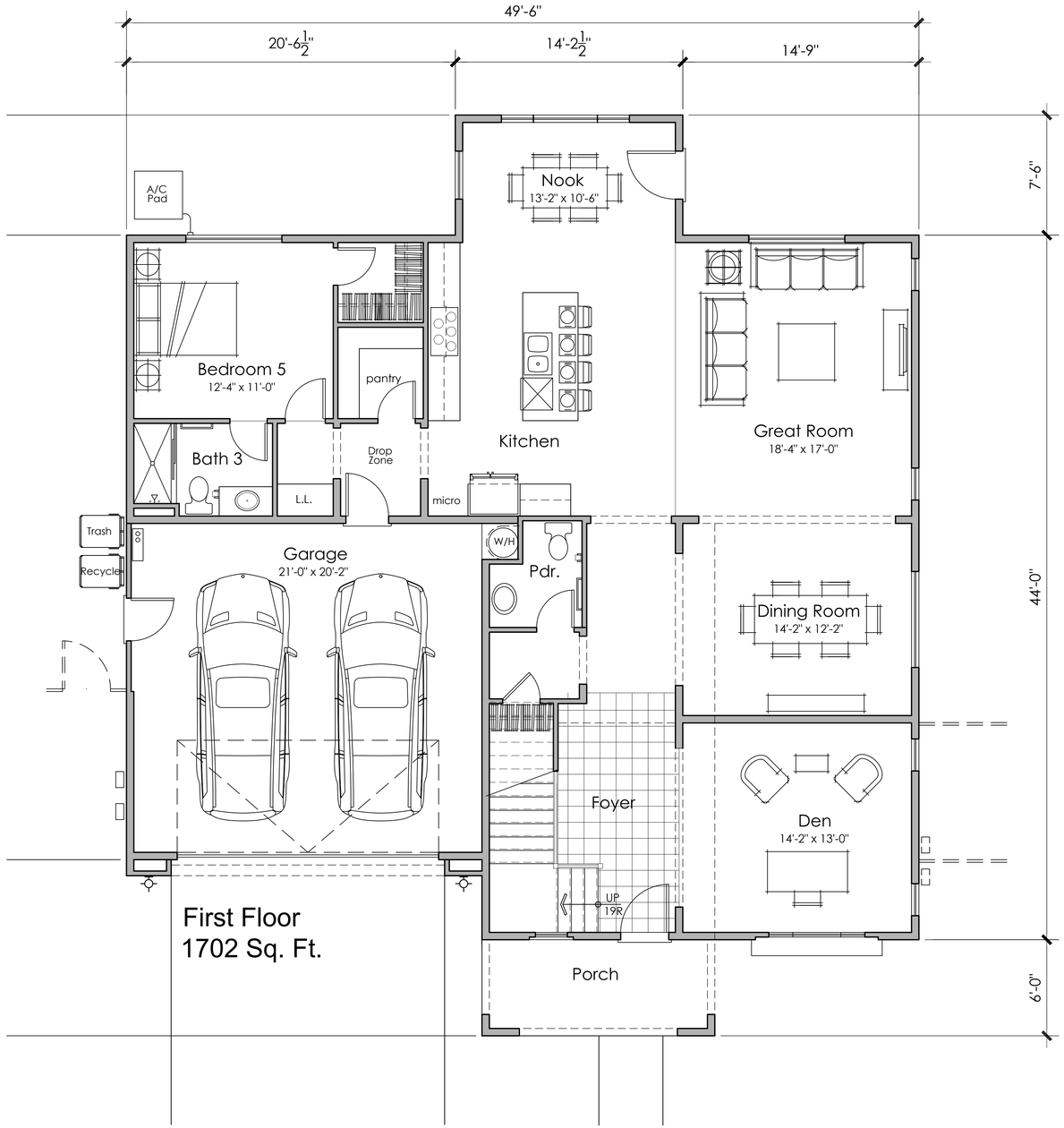
SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 2 FRONT ELEVATIONS

A2.01





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LENNAR

ROCKINGHAM AT TRACY HILLS 2A, VILLAGE 9
JUNE 3, 2022 #2022-0416

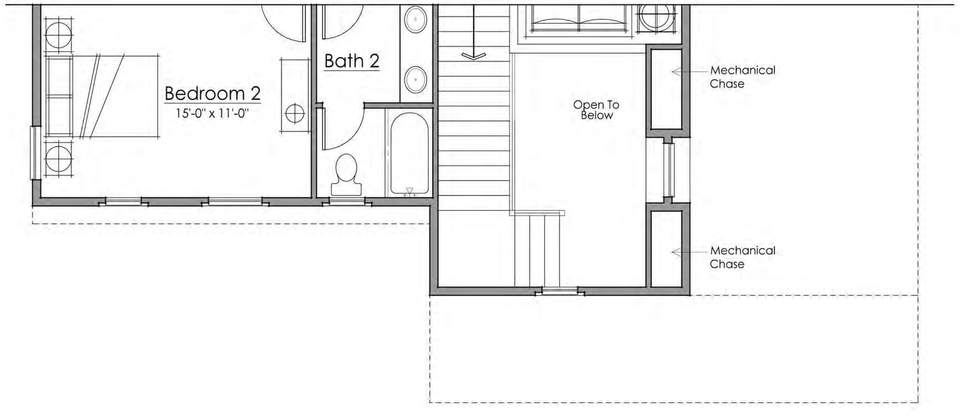
SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

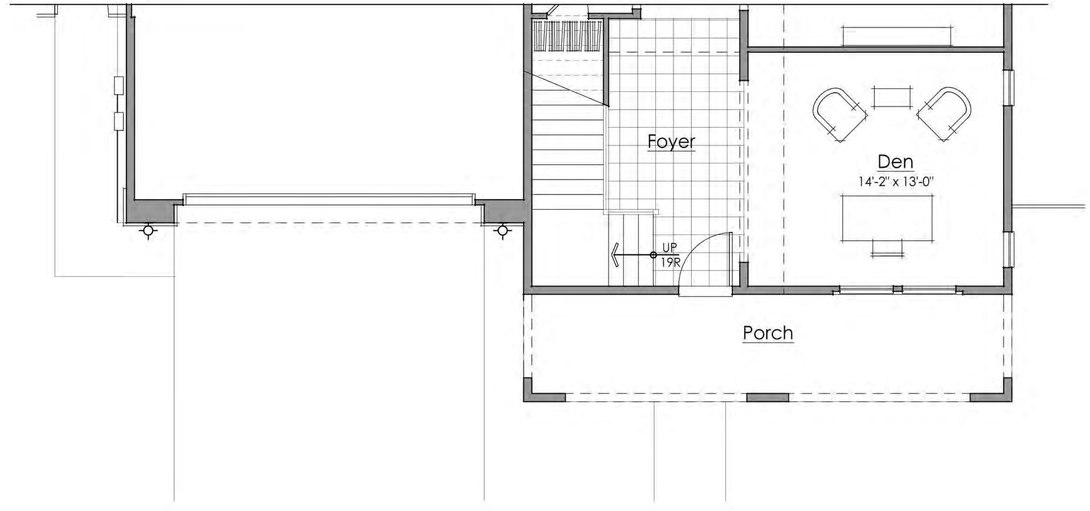
5 BEDROOMS + LOFT
3.5 BATHS
3,367 S.F.

FLOOR PLAN 2

A2.02



PLAN 2B - SECOND FLOOR PLAN



PLAN 2B - FIRST FLOOR PLAN

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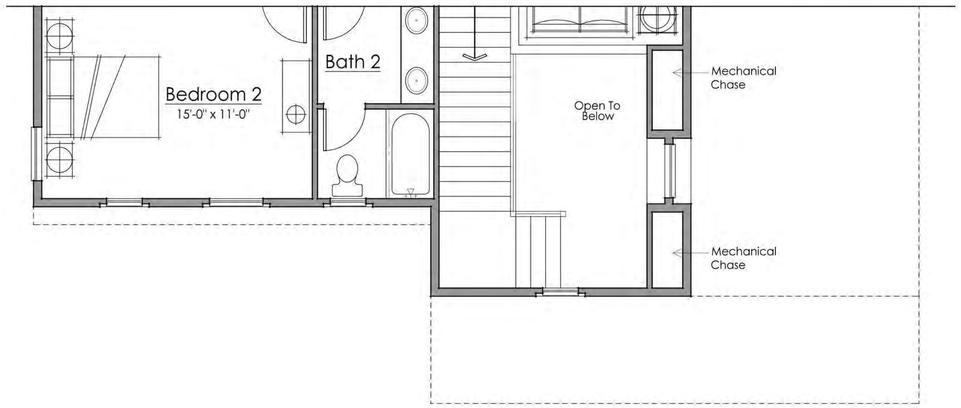
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

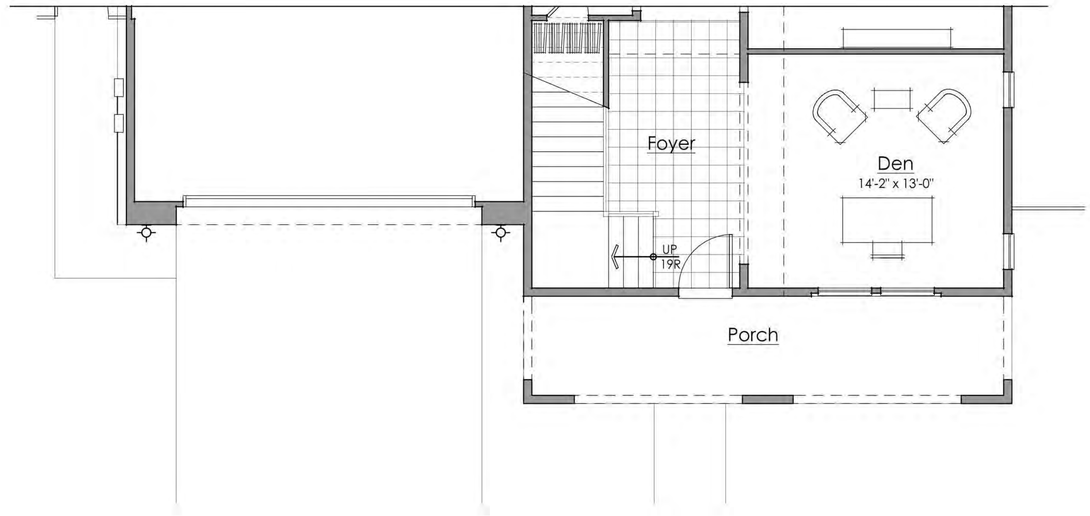
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FLOOR PLAN 2 ADDENDA

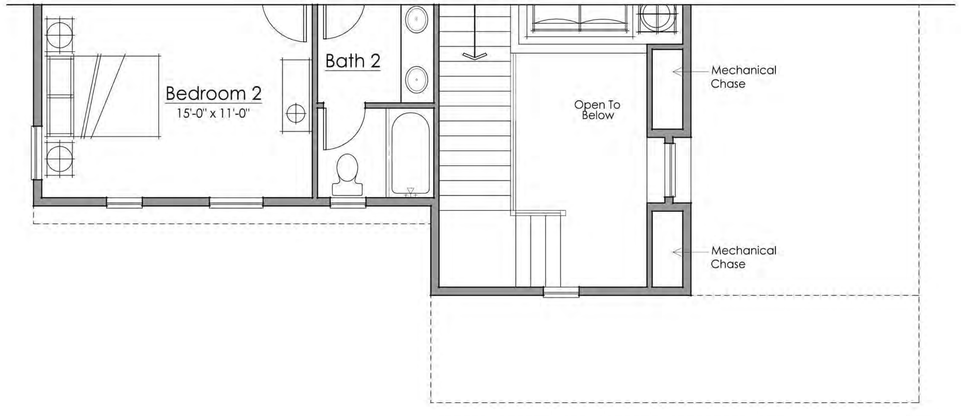
A2.03



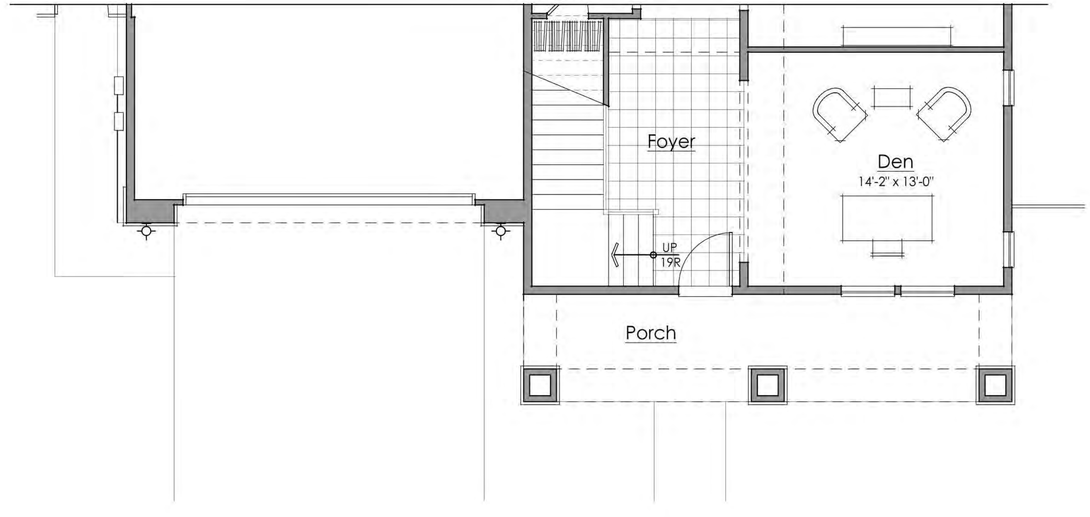
PLAN 2E - SECOND FLOOR PLAN



PLAN 2E - FIRST FLOOR PLAN



PLAN 2D - SECOND FLOOR PLAN



PLAN 2D - FIRST FLOOR PLAN

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ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

FLOOR PLAN 2 ADDENDA

A2.04

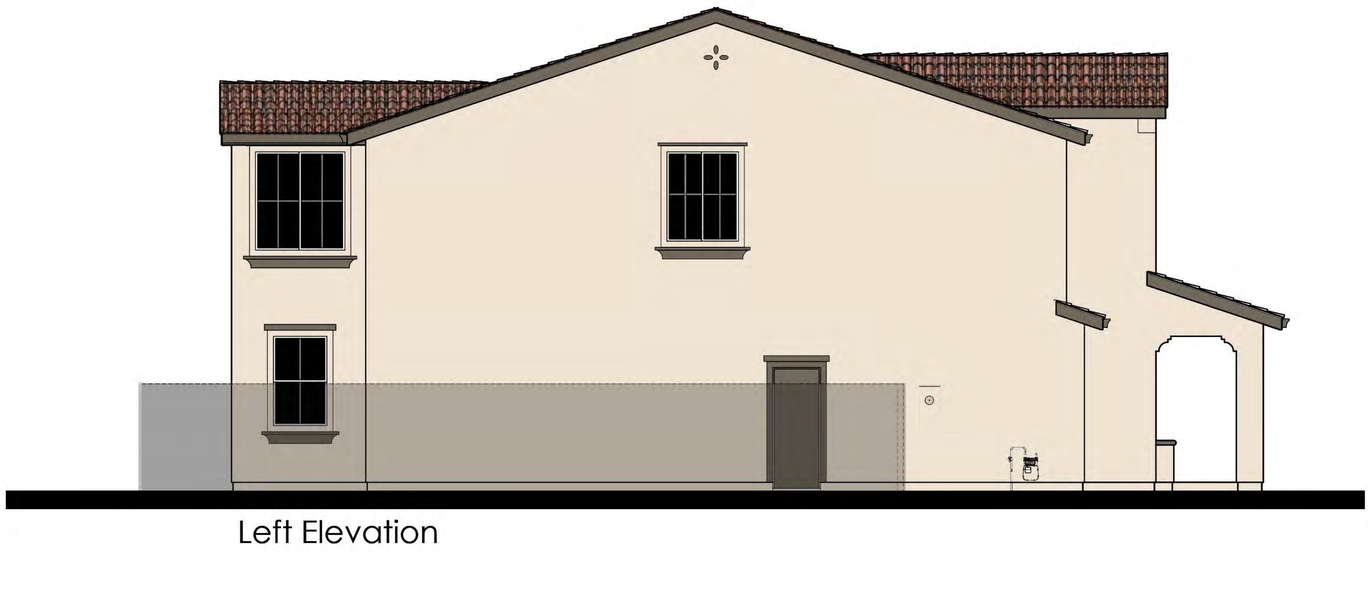


Right Elevation



ELEVATION '2A' - EARLY CALIFORNIA

Scheme 2



Left Elevation



Rear Elevation

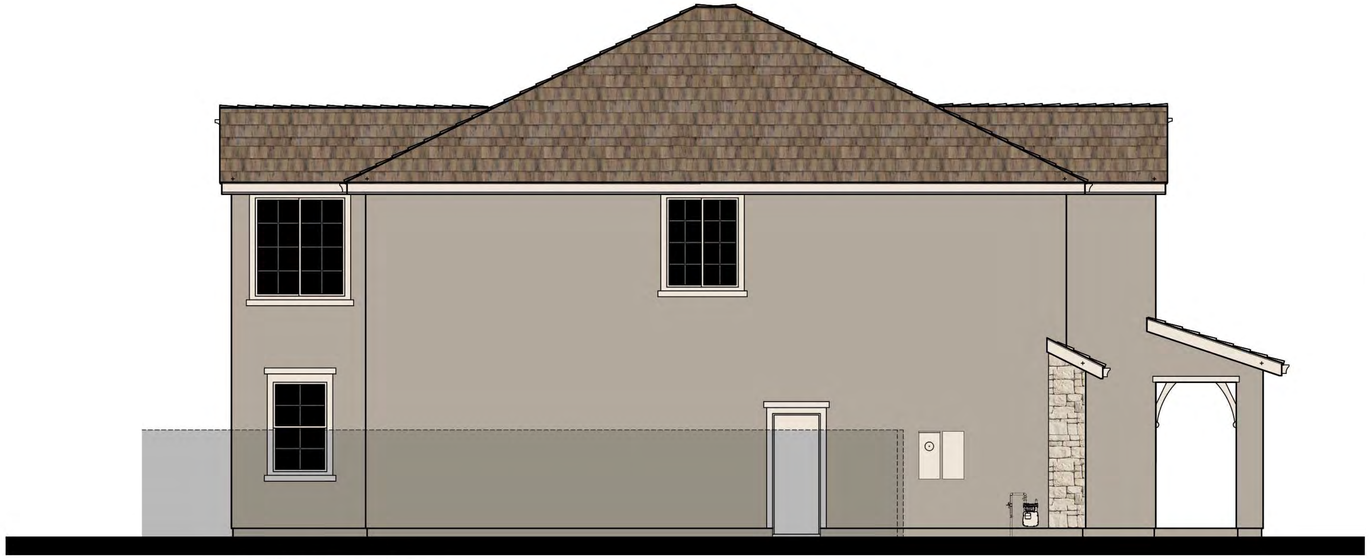


Right Elevation



ELEVATION '2B' - COUNTRY EUROPEAN

Scheme 5



Left Elevation



Rear Elevation

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ROCKINGHAM AT TRACY HILLS 2A, VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 2B - ELEVATIONS
COUNTRY EUROPEAN

A2.06



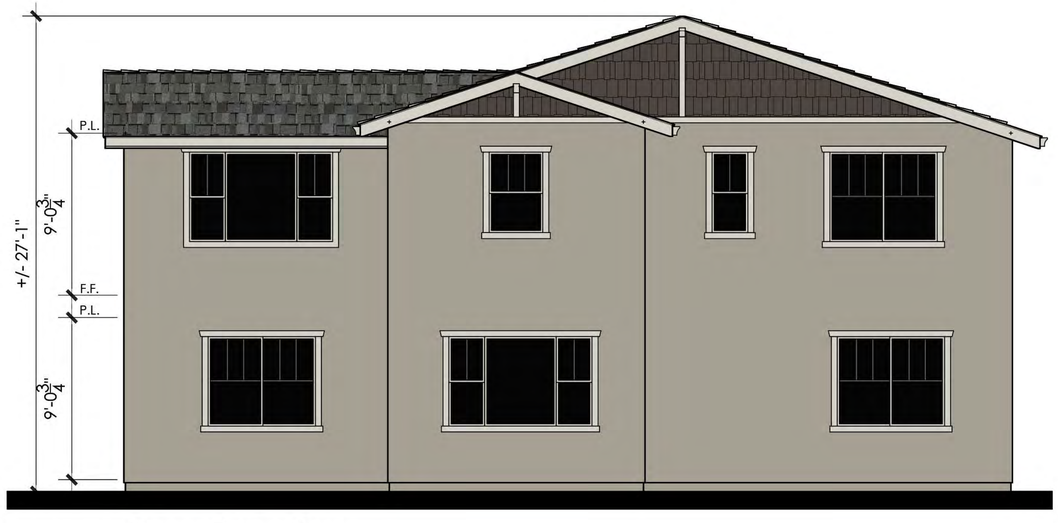
Right Elevation



ELEVATION '2D' - CRAFTSMAN BUNGALOW



Left Elevation



Rear Elevation

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ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 2D - ELEVATIONS
CRAFTSMAN BUNGALOW

A2.07

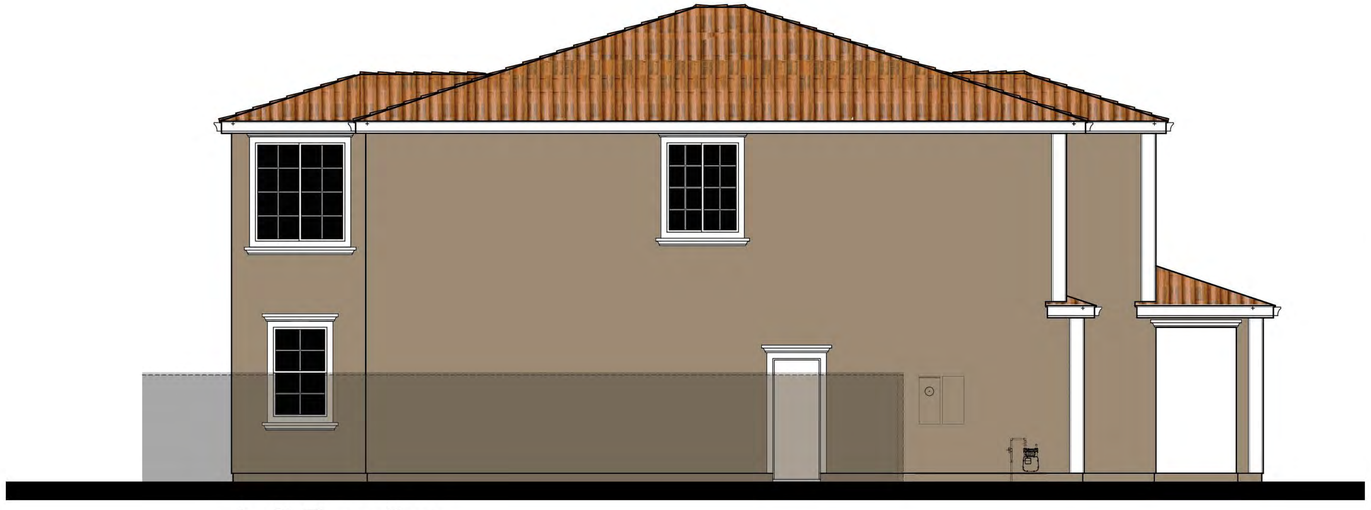


Right Elevation

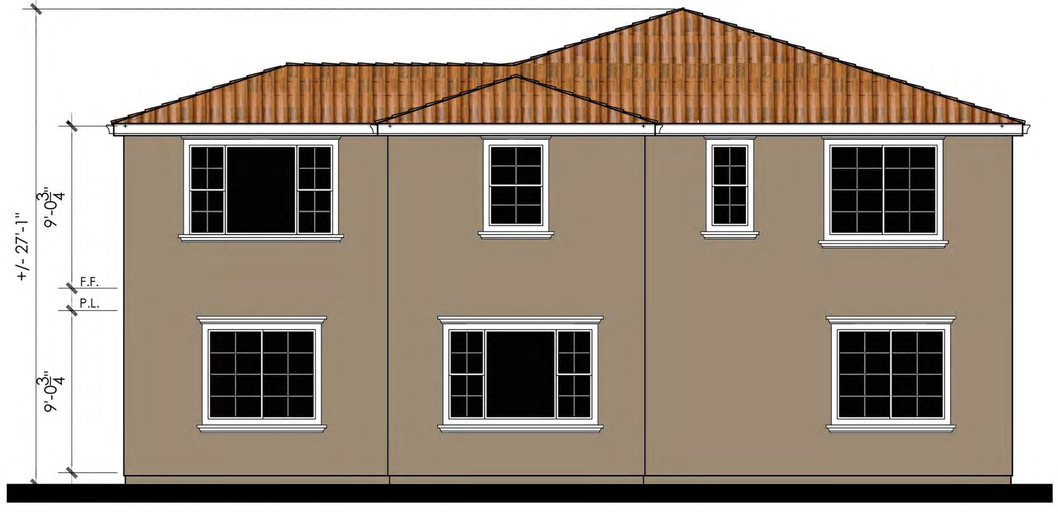


ELEVATION '2E' - MEDITERRANEAN REVIVAL

Scheme 11



Left Elevation



Rear Elevation

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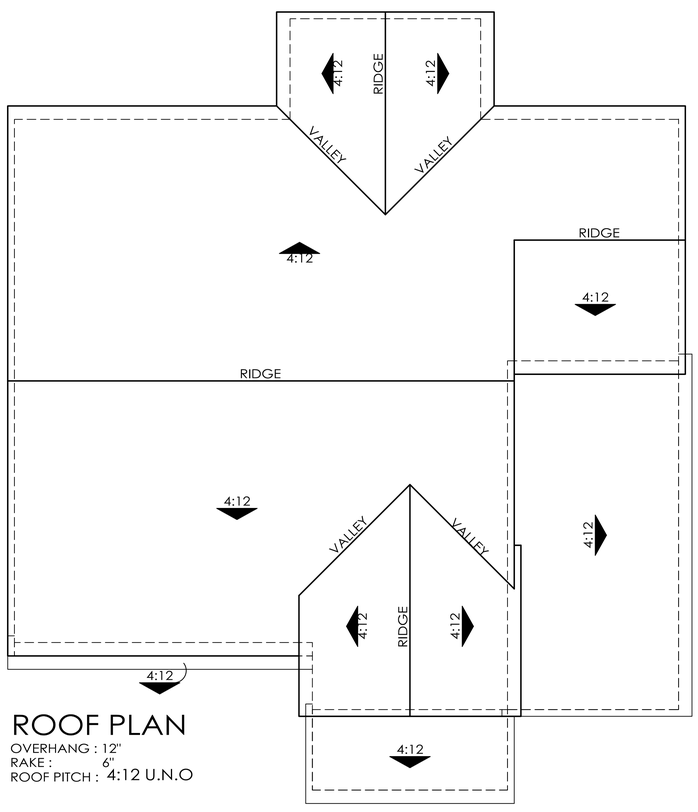
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

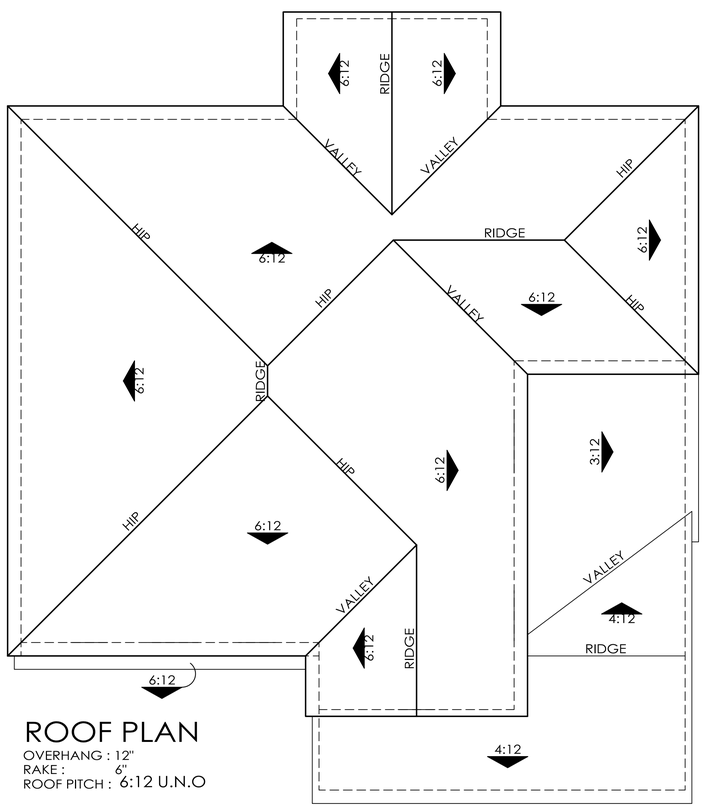
PLAN 2E - ELEVATIONS
MEDITERRANEAN REVIVAL

A2.08



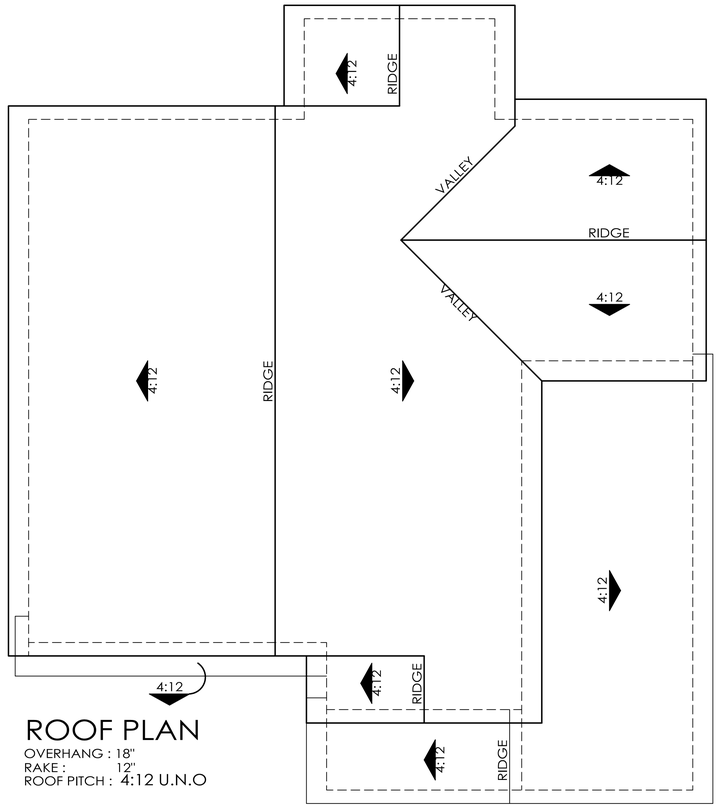
ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O

PLAN 2A



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

PLAN 2B



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

PLAN 2D

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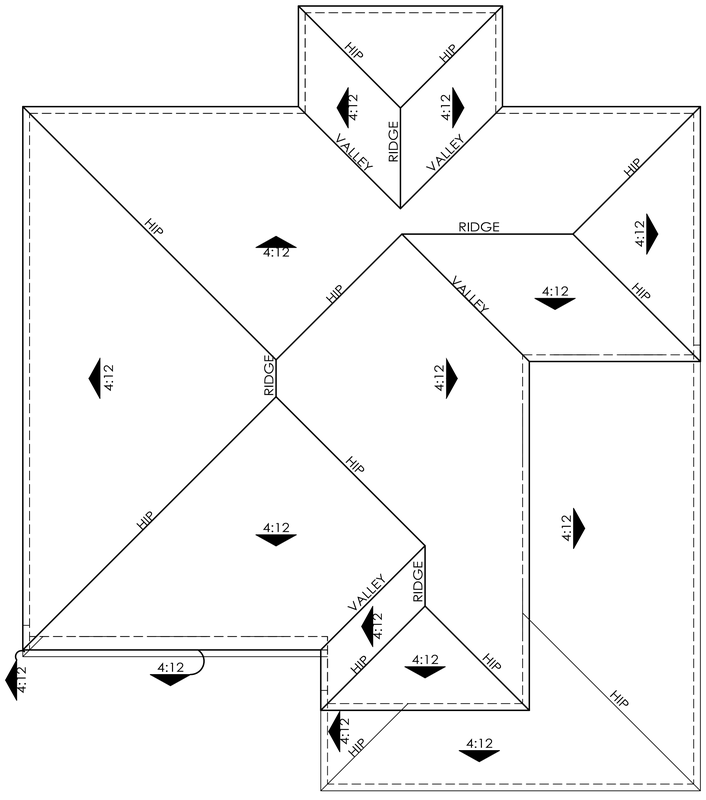
ROCKINGHAM AT TRACY HILLS 2A, VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 4 8 12

PLAN 2 - ROOF PLANS

A2.09


HIP
HIP
4:12
4:12
VALLEY
RIDGE
VALLEY
HIP
HIP
RIDGE
4:12
4:12
HIP
4:12
VALLEY
4:12
HIP
RIDGE
4:12
HIP
HIP
4:12
4:12
VALLEY
RIDGE
4:12
4:12
HIP
HIP
4:12
HIP
4:12

PLAN 2E



ELEVATION '3A' - EARLY CALIFORNIA

Scheme 3

Early California
Material Legend:

- Concrete Low Profile 'S' Tile - Boral
- Stucco Finish
- Decorative Gable End Detail
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters



ELEVATION '3B' - COUNTRY EUROPEAN

Scheme 6

Country European
Material Legend:

- Flat Concrete Tile Roofing - Boral
- Stucco Finish
- Stone Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters
- Cementitious Siding/ Shingles
- Decorative Wood Posts
- Decorative Vent



ELEVATION '3D' - CRAFTSMAN BUNGALOW

Scheme 9

Craftsman Bungalow
Material Legend:

- Composition Roofing
- Stucco Finish
- Cementitious Siding/ Shingles
- Brick Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters

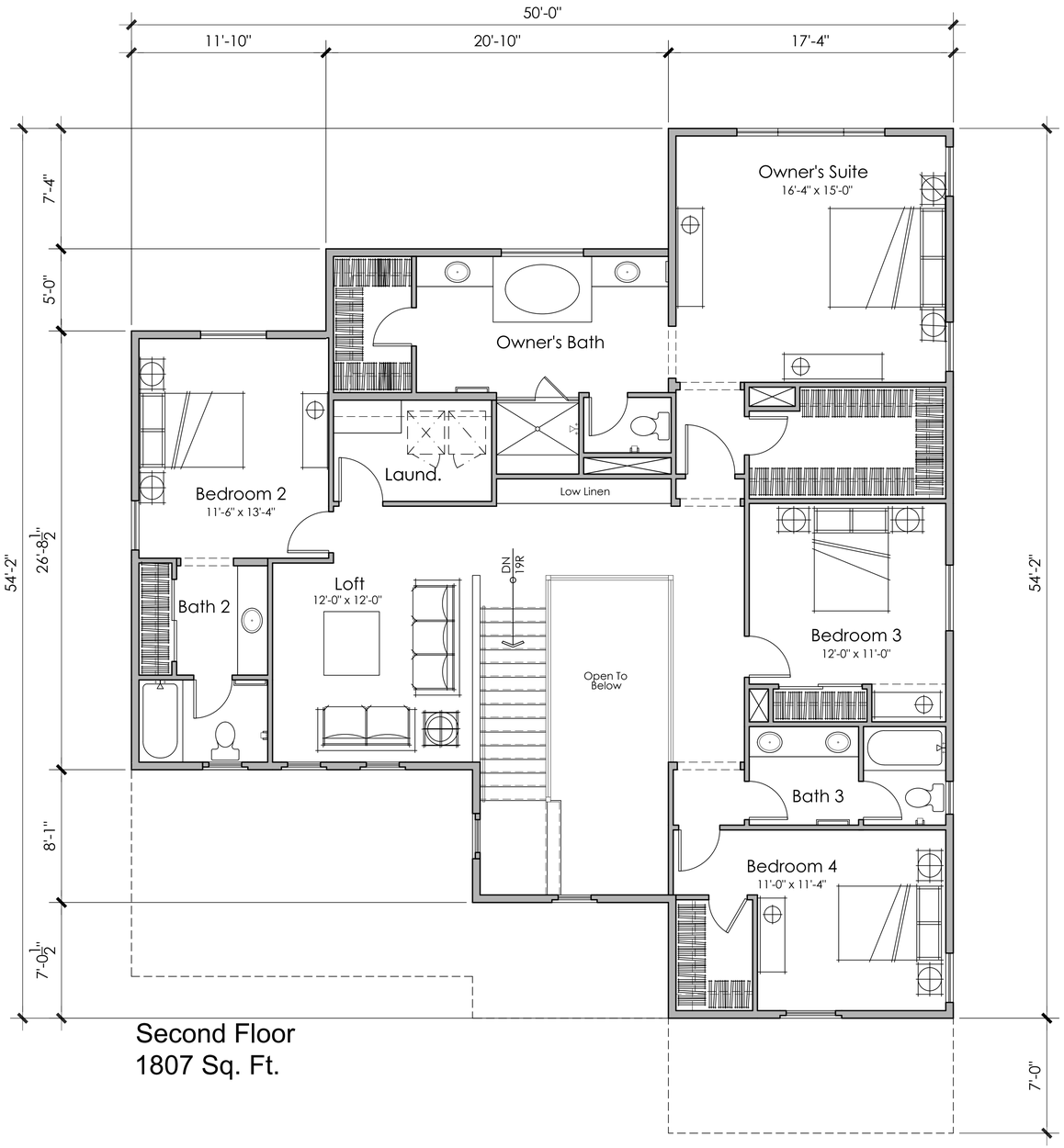


ELEVATION '3E' - MEDITERRANEAN REVIVAL

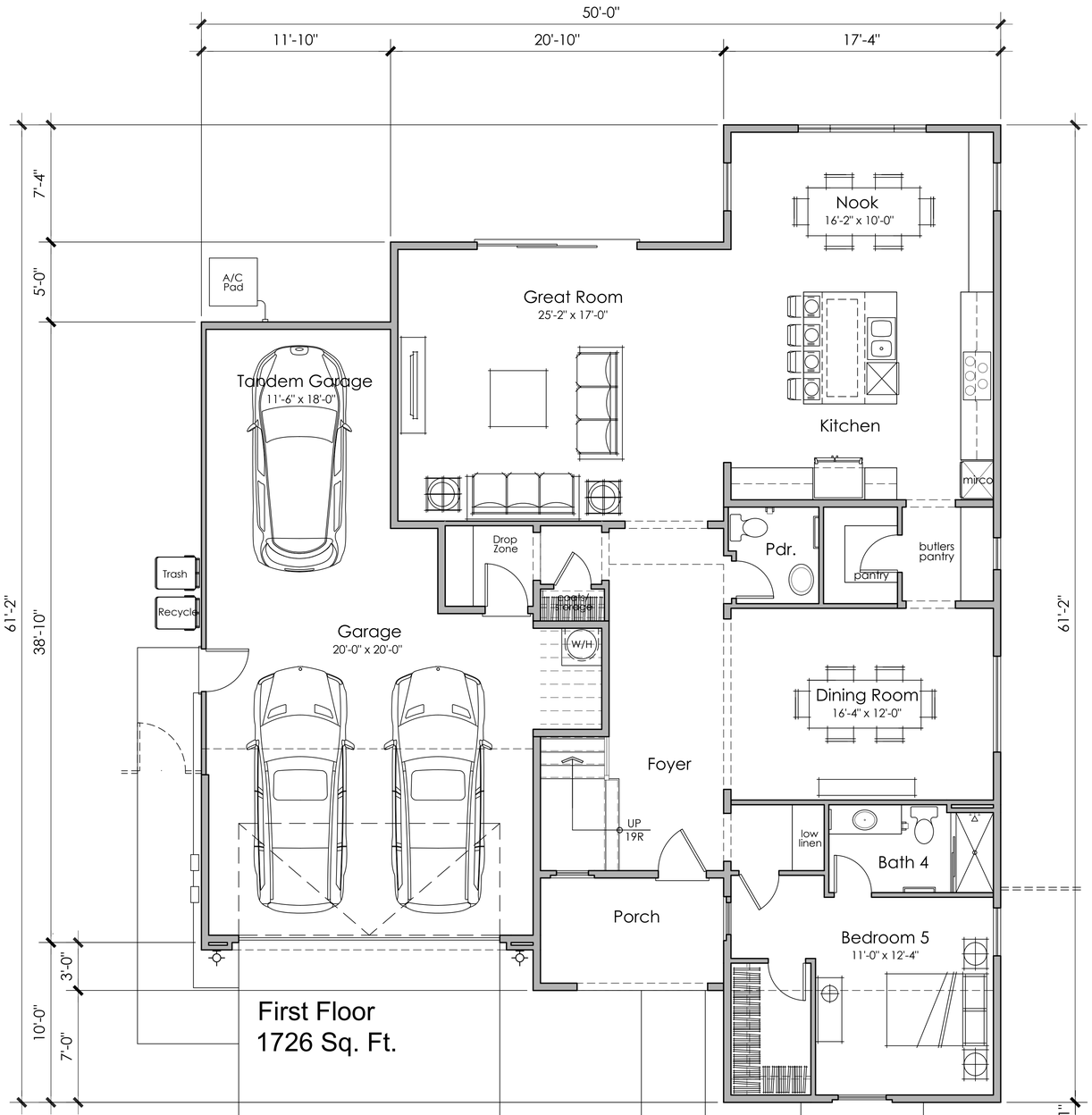
Scheme 12

Mediterranean Revival
Material Legend:

- Concrete Low Profile 'S' Tile - Boral
- Stucco Finish
- Shutters
- Enhanced Sills
- 1x Stucco Finish Trim



Second Floor
1807 Sq. Ft.



First Floor
1726 Sq. Ft.

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ROCKINGHAM AT TRACY HILLS 2A, VILLAGE 9
JUNE 3, 2022 #2022-0416

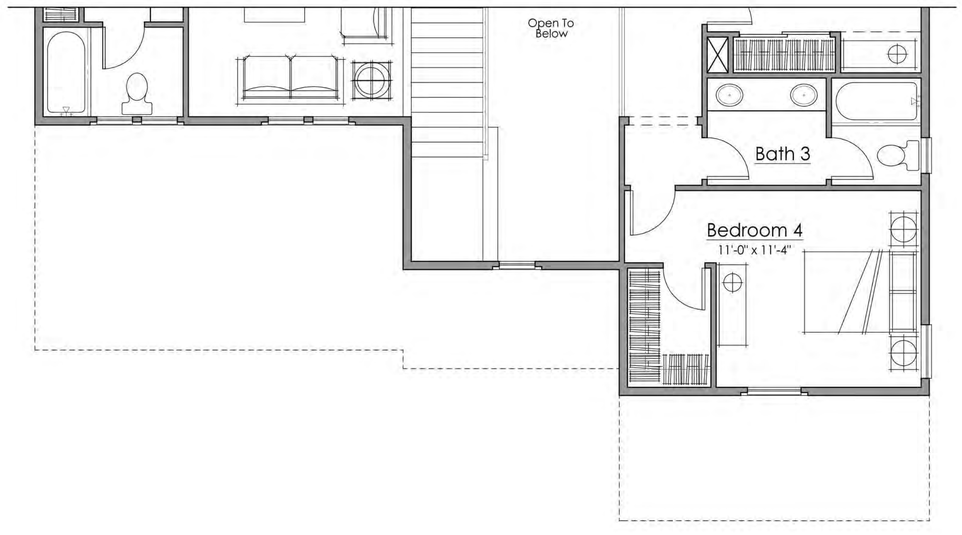
SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

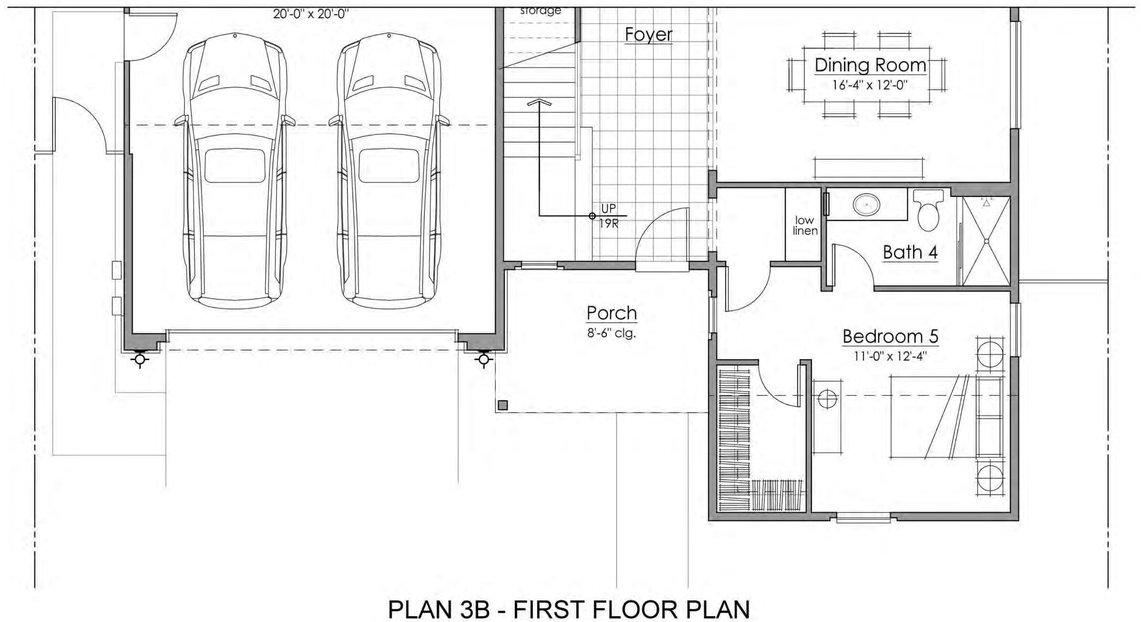
5 BEDROOMS + LOFT
4.5 BATHS
3,533 S.F.

FLOOR PLAN 3

A3.02



PLAN 3B - SECOND FLOOR PLAN



PLAN 3B - FIRST FLOOR PLAN

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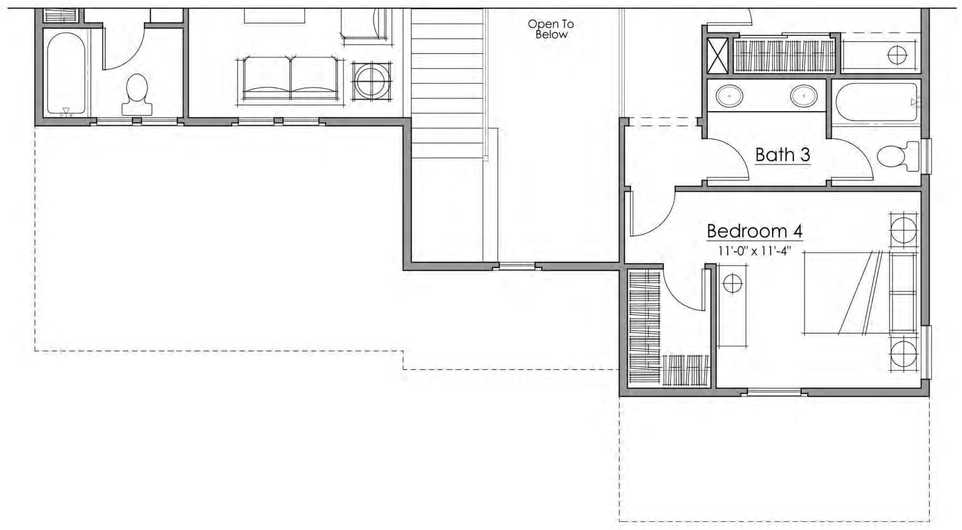
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

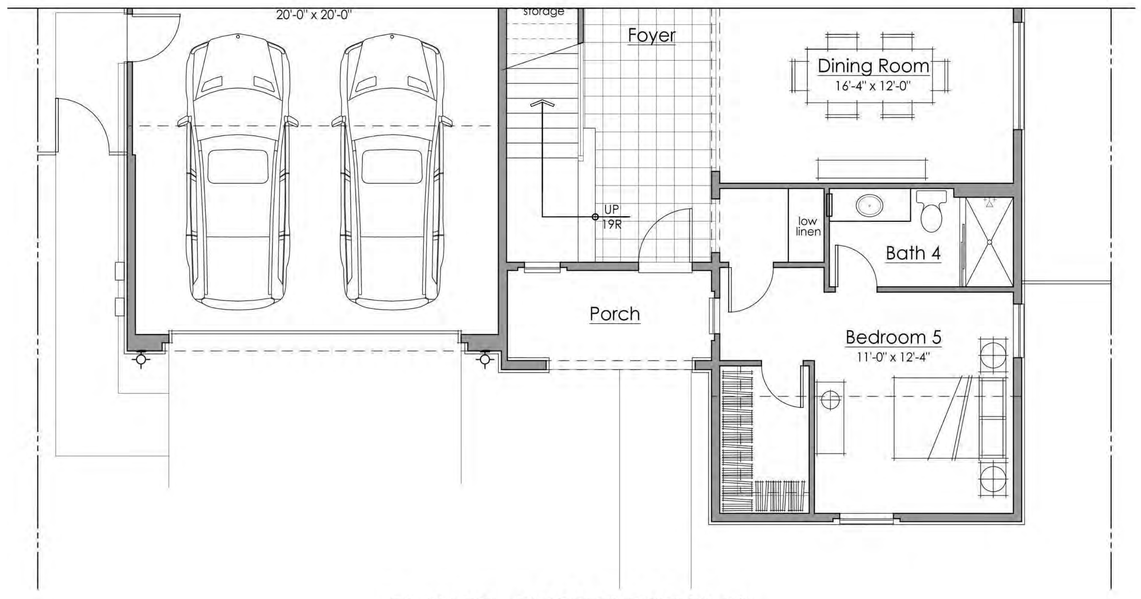
0 2 4 8

FLOOR PLAN 3 ADDENDA

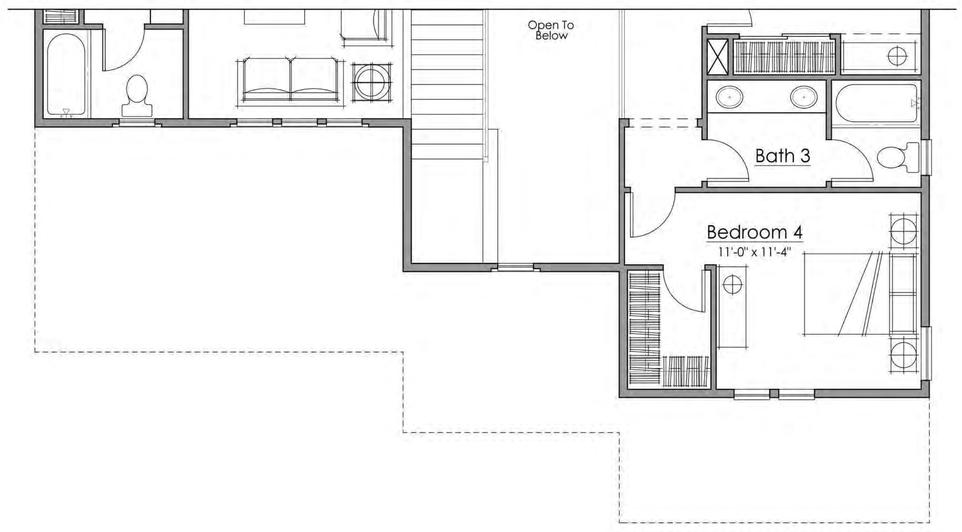
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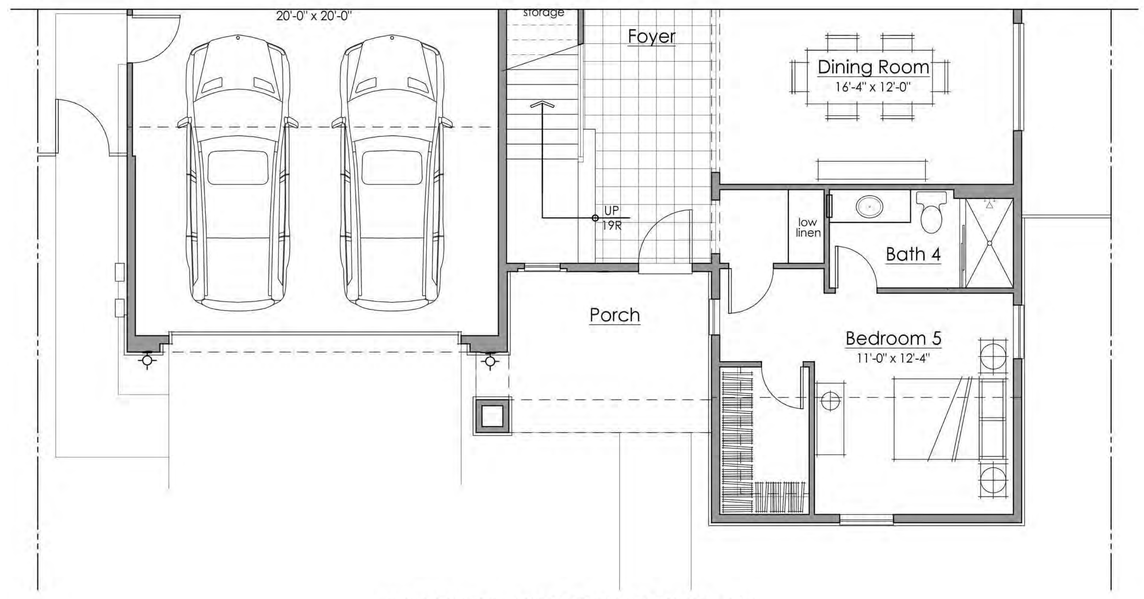
PLAN 3E - SECOND FLOOR PLAN



PLAN 3E - FIRST FLOOR PLAN



PLAN 3D - SECOND FLOOR PLAN



PLAN 3D - FIRST FLOOR PLAN

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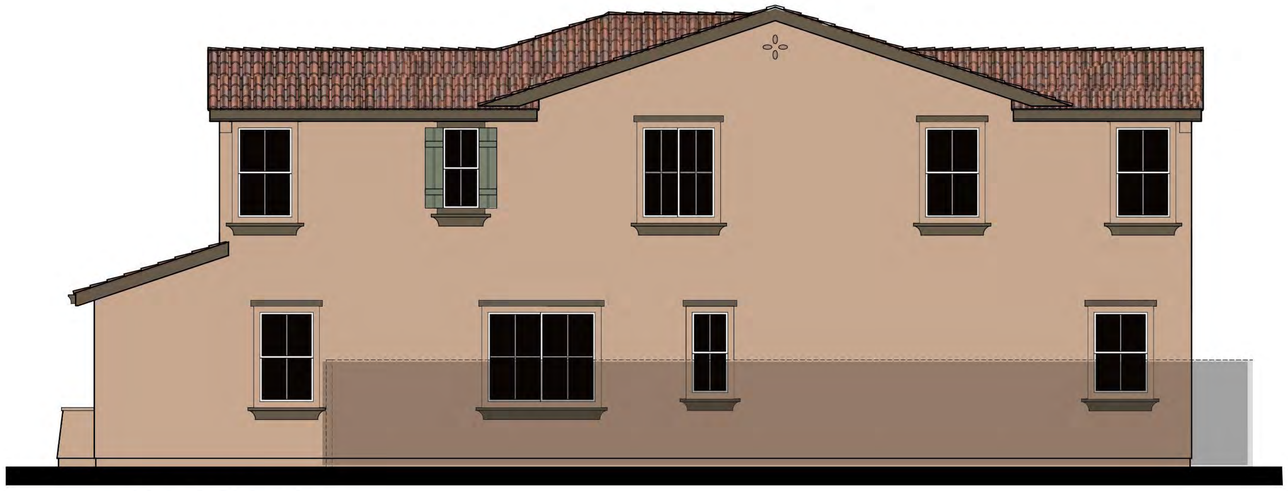
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416
REVISED 6/16/2022

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

FLOOR PLAN 3 ADDENDA

A3.04

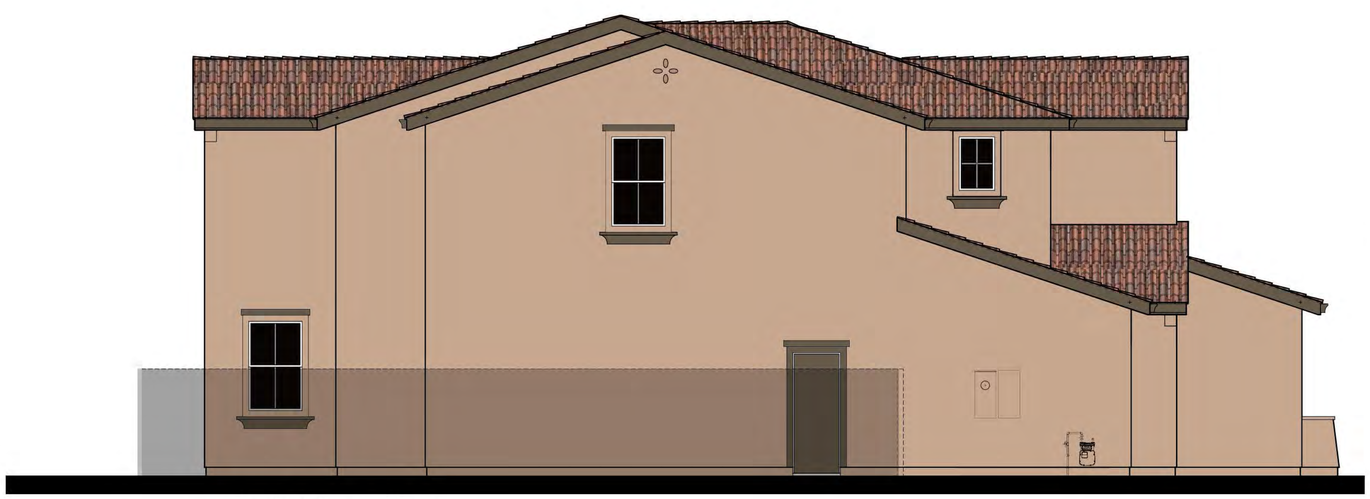


Right Elevation



ELEVATION '3A' - EARLY CALIFORNIA

Scheme 3



Left Elevation



Rear Elevation

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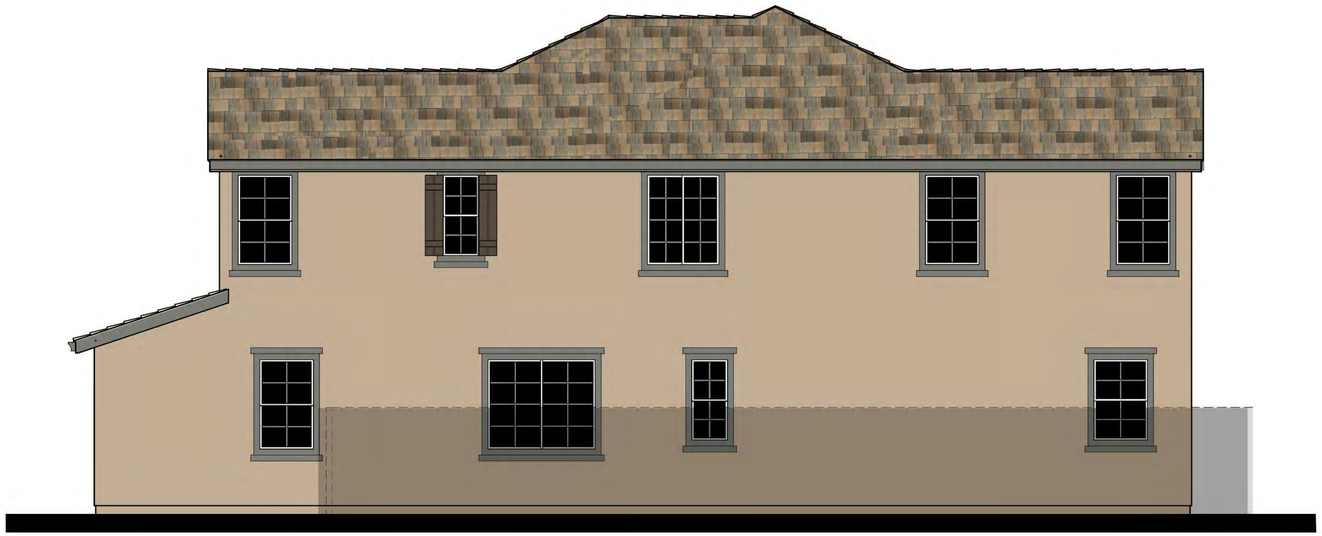
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 3A - ELEVATIONS
EARLY CALIFORNIA

A3.05

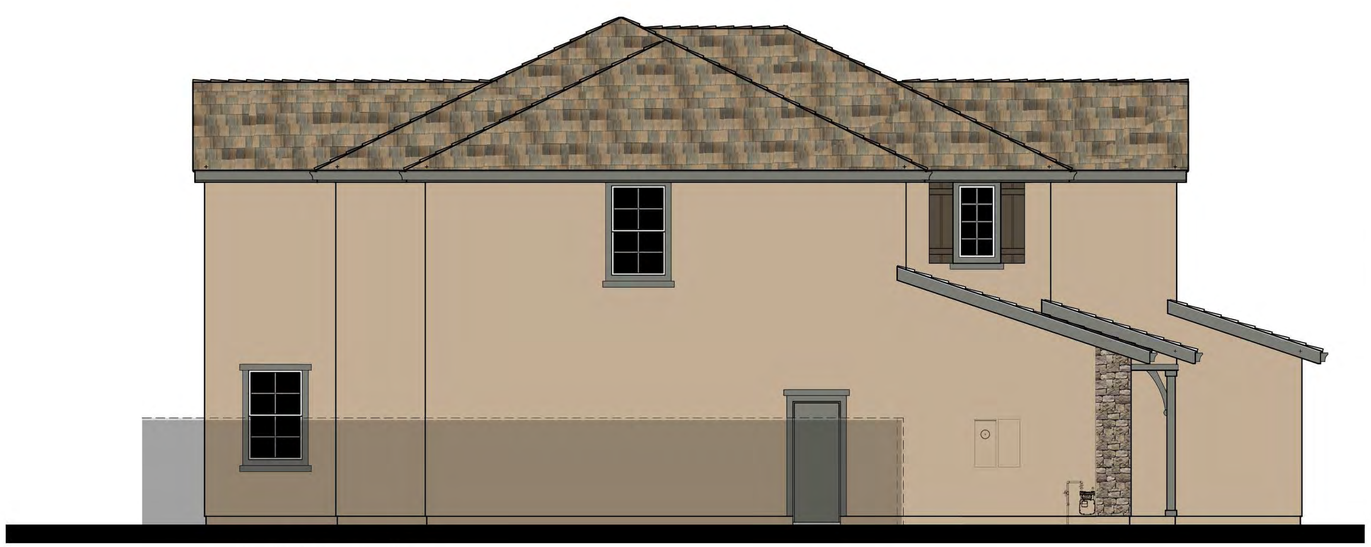


Right Elevation



ELEVATION '3B' - COUNTRY EUROPEAN

Scheme 6



Left Elevation



Rear Elevation

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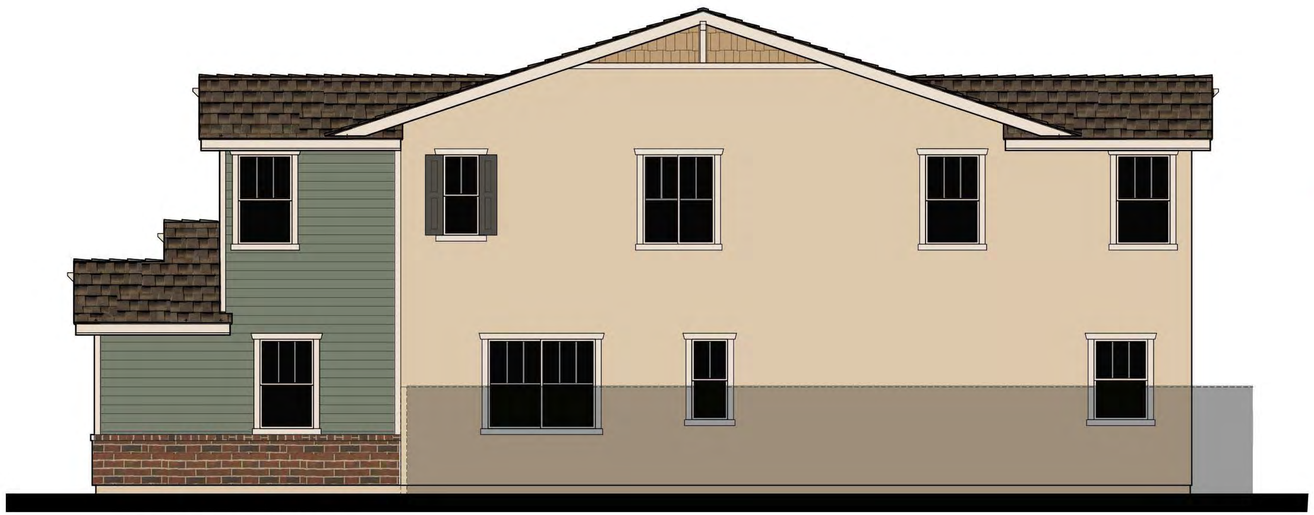
ROCKINGHAM AT TRACY HILLS 2A, VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 3B - ELEVATIONS
COUNTRY EUROPEAN

A3.06

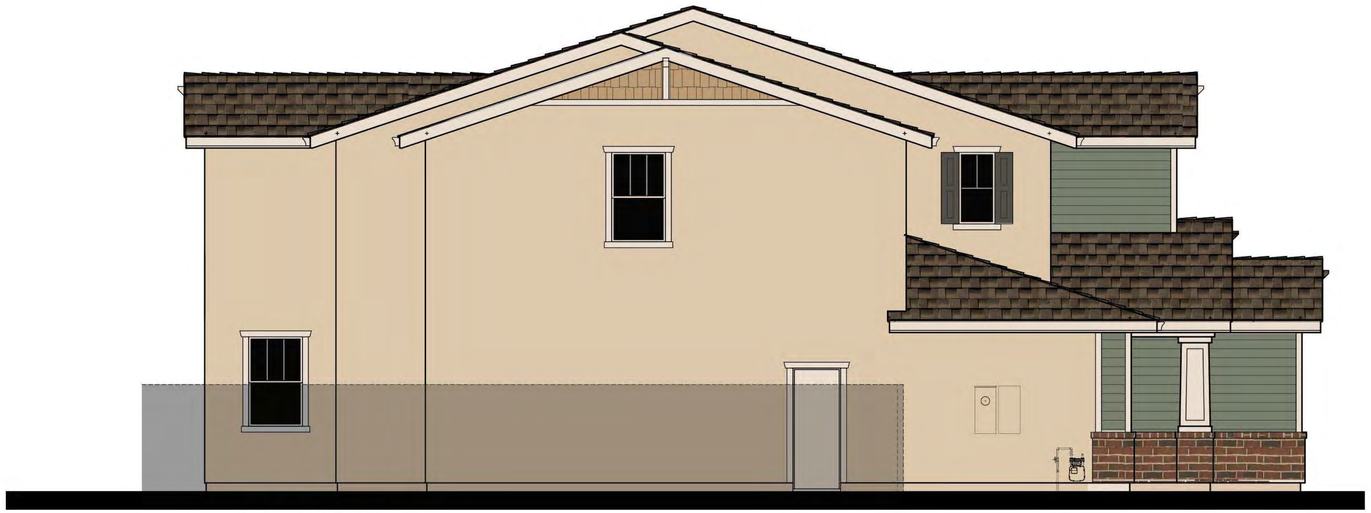


Right Elevation



ELEVATION '3D' - CRAFTSMAN BUNGALOW

Scheme 9



Left Elevation



Rear Elevation

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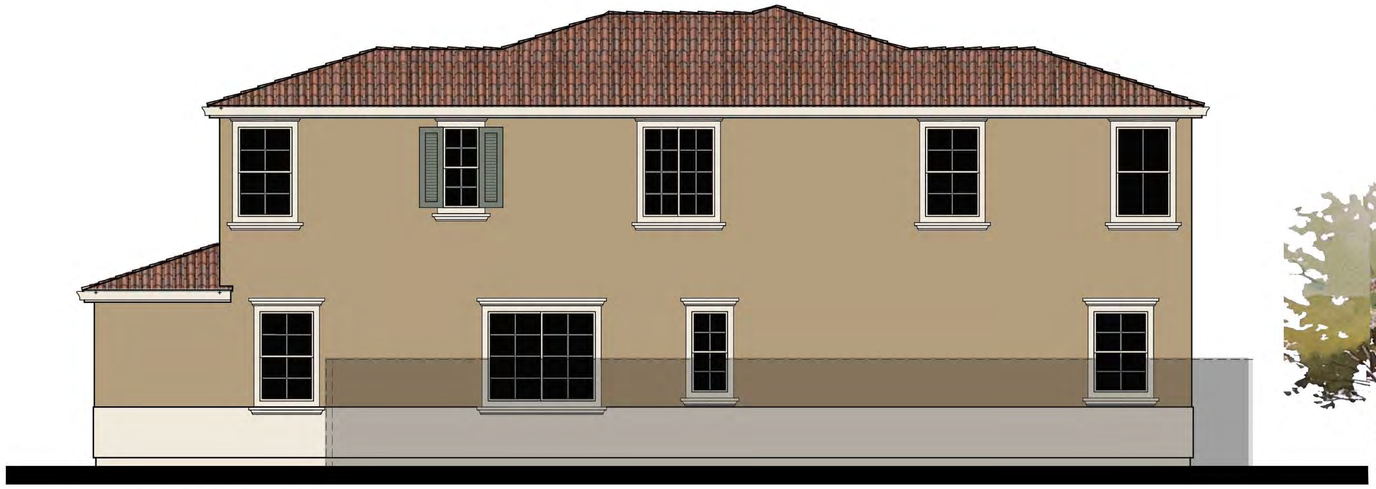
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416
REVISED 6/16/2022

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 3D - ELEVATIONS
CRAFTSMAN BUNGALOW

A3.07



Right Elevation



ELEVATION '3E' - MEDITERRANEAN REVIVAL

Scheme 12



Left Elevation



Rear Elevation

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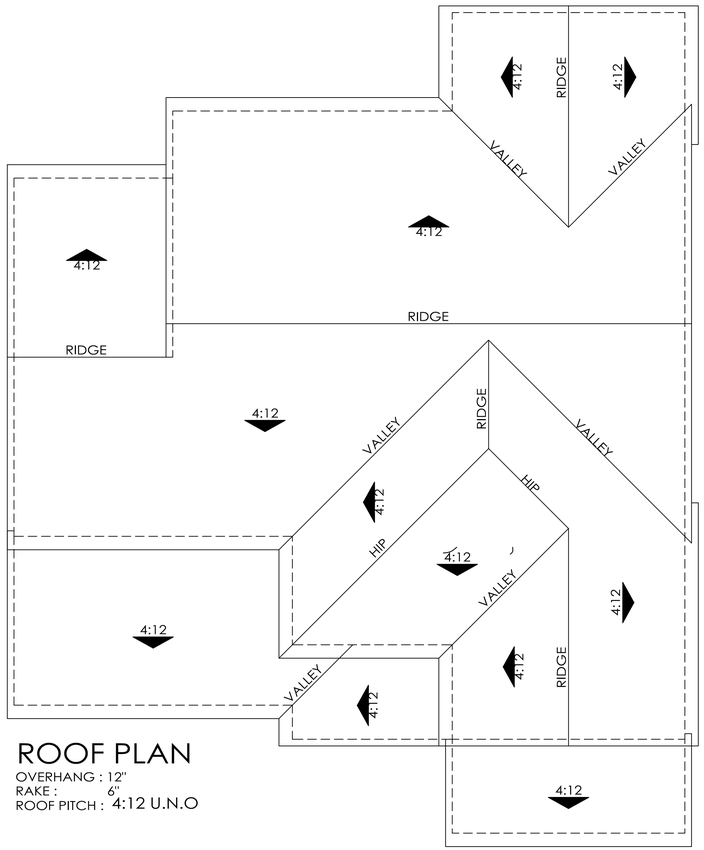
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

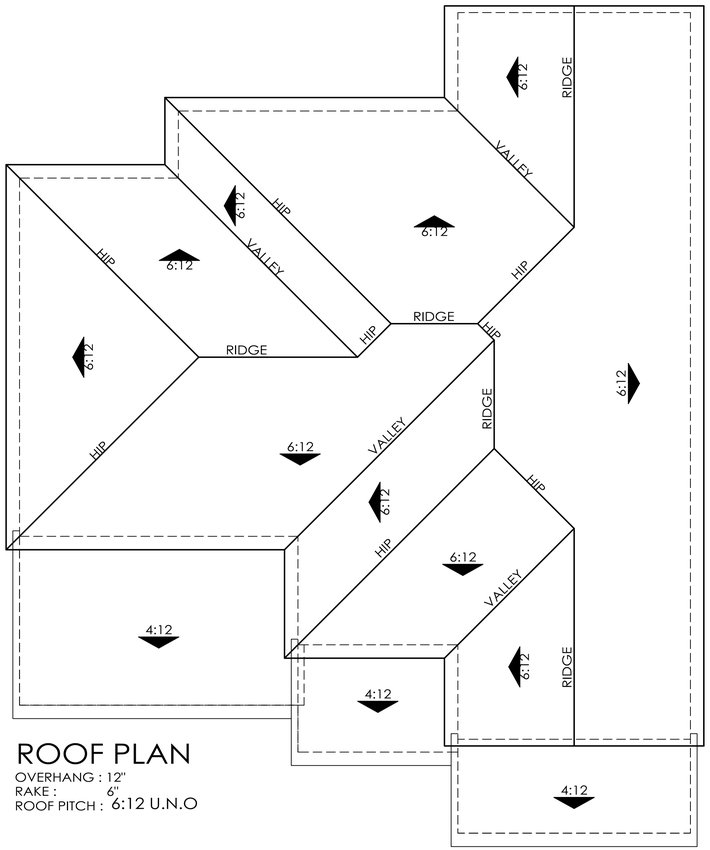
PLAN 3E - ELEVATIONS
MEDITERRANEAN REVIVAL

A3.08



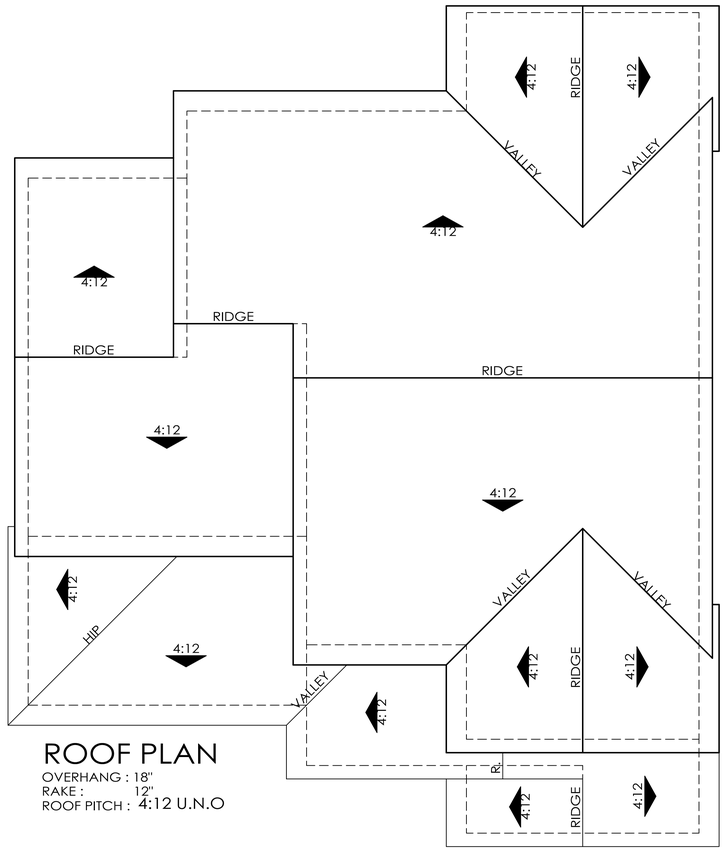
ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O

PLAN 3A



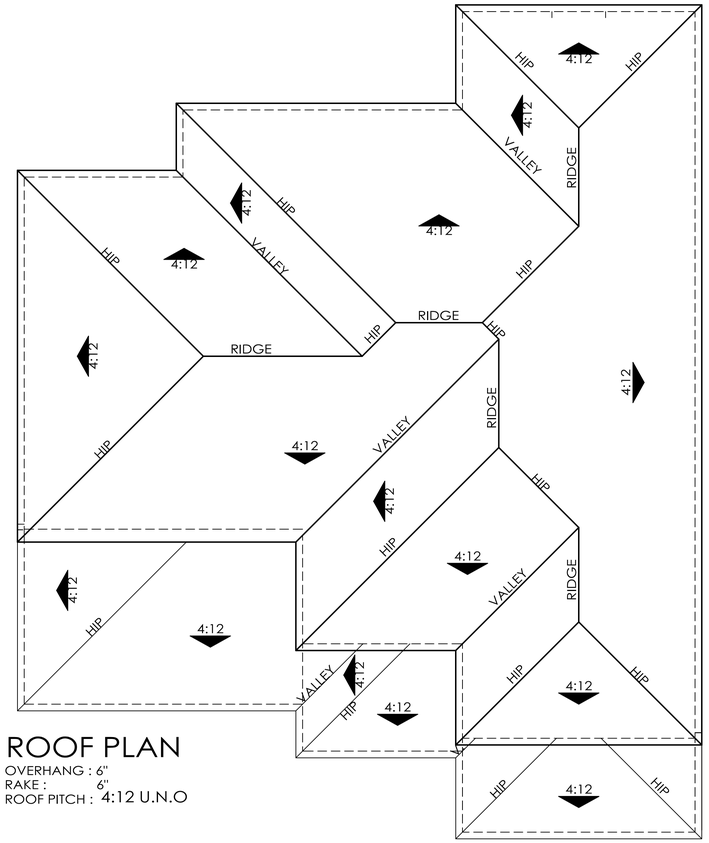
ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

PLAN 3B



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

PLAN 3D



ROOF PLAN

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

PLAN 3E



ELEVATION '4A' - EARLY CALIFORNIA

Scheme 1

Early California
Material Legend:

- Concrete Low Profile 'S' Tile - Boral
- Stucco Finish
- Decorative Gable End Detail
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters



ELEVATION '4B' - COUNTRY EUROPEAN

Scheme 4

Country European
Material Legend:

- Flat Concrete Tile Roofing - Boral
- Stucco Finish
- Stone Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters
- Cementitious Siding/ Shingles

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ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 4 FRONT ELEVATIONS

A4.00



ELEVATION '4D' - CRAFTSMAN BUNGALOW

Scheme 7

Craftsman Bungalow
Material Legend:

- Composition Roofing
- Stucco Finish
- Cementitious Siding/ Shingles
- Brick Veneer
- Enhanced Sills
- 1x Stucco Finish Trim
- Shutters



ELEVATION '4E' - MEDITERRANEAN REVIVAL

Scheme 10

Mediterranean Revival
Material Legend:

- Concrete Low Profile 'S' Tile - Boral
- Stucco Finish
- Shutters
- Enhanced Sills
- 1x Stucco Finish Trim

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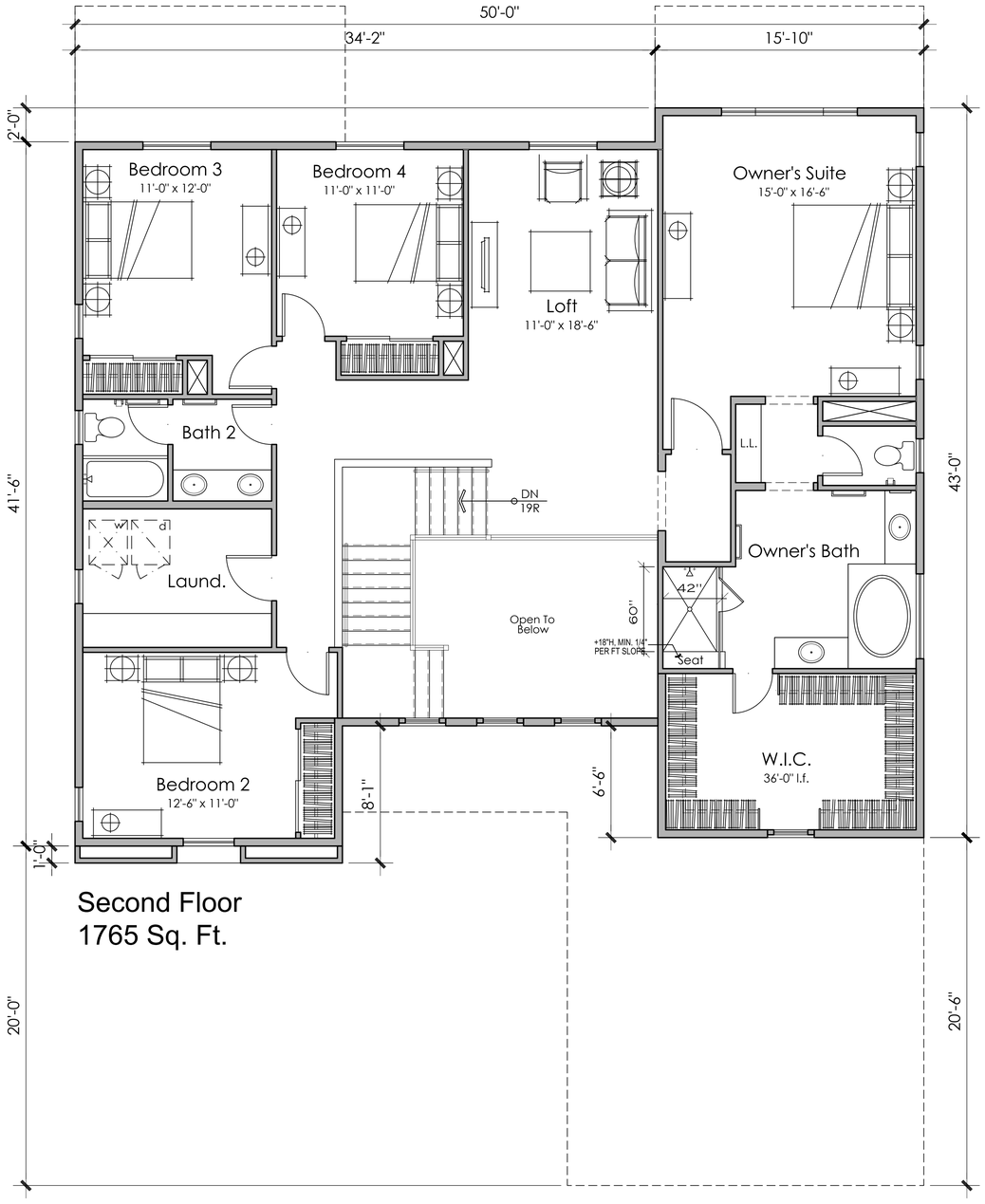
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

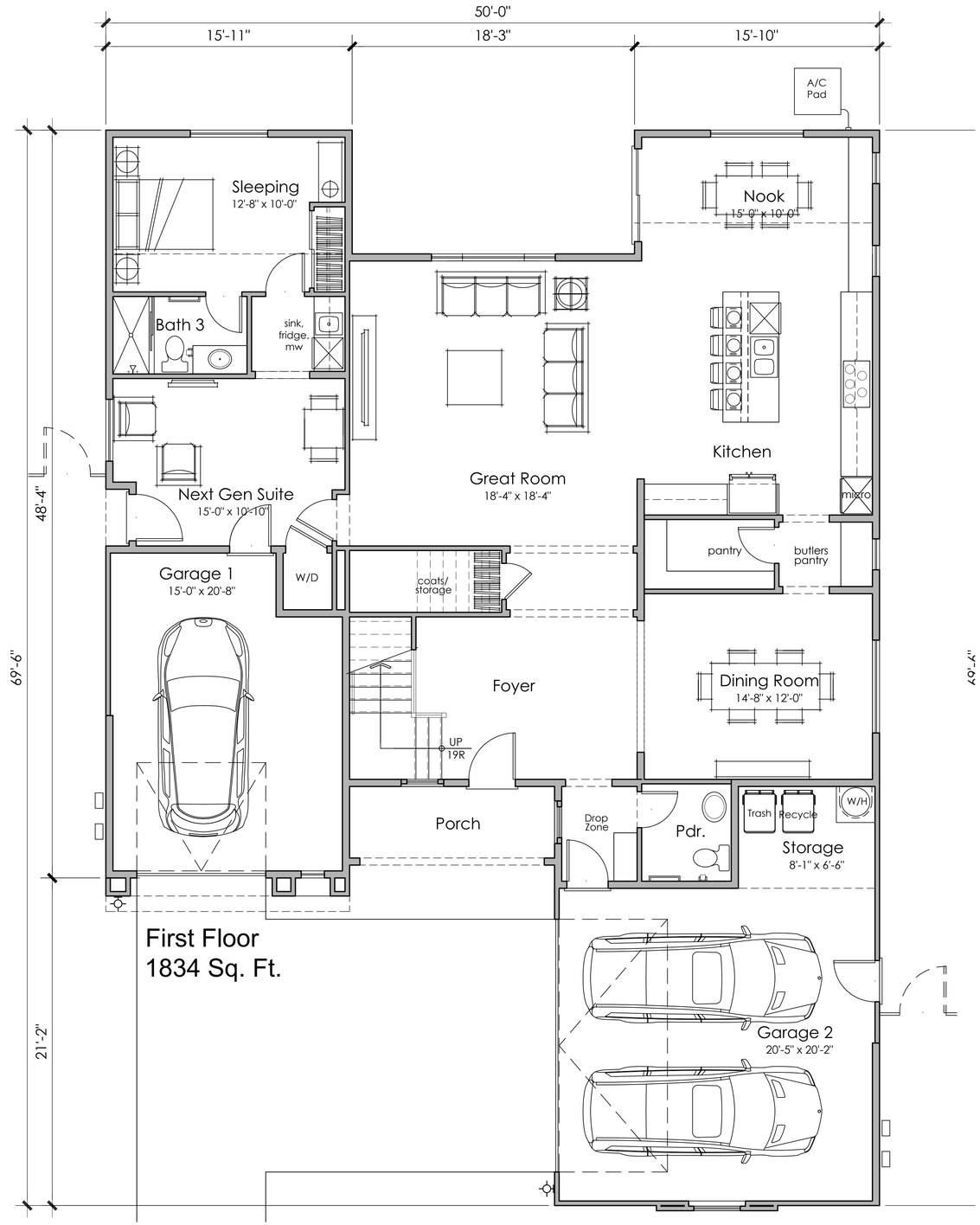
0 2 4 8

PLAN 4 FRONT ELEVATIONS

A4.01



Second Floor
1765 Sq. Ft.



First Floor
1834 Sq. Ft.

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ROCKINGHAM AT TRACY HILLS 2A, VILLAGE 9
JUNE 3, 2022 #2022-0416

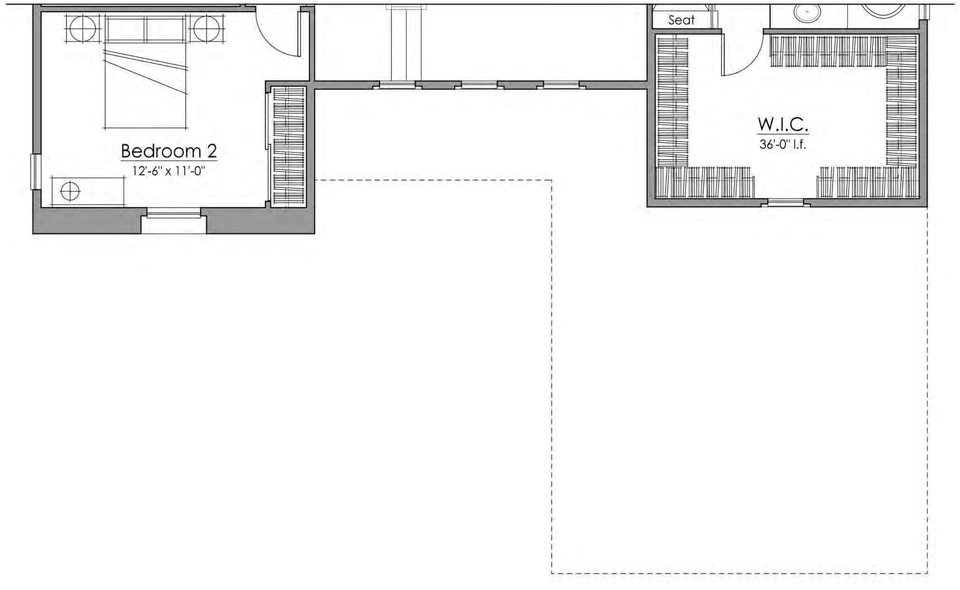
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TRACY HILLS, CA

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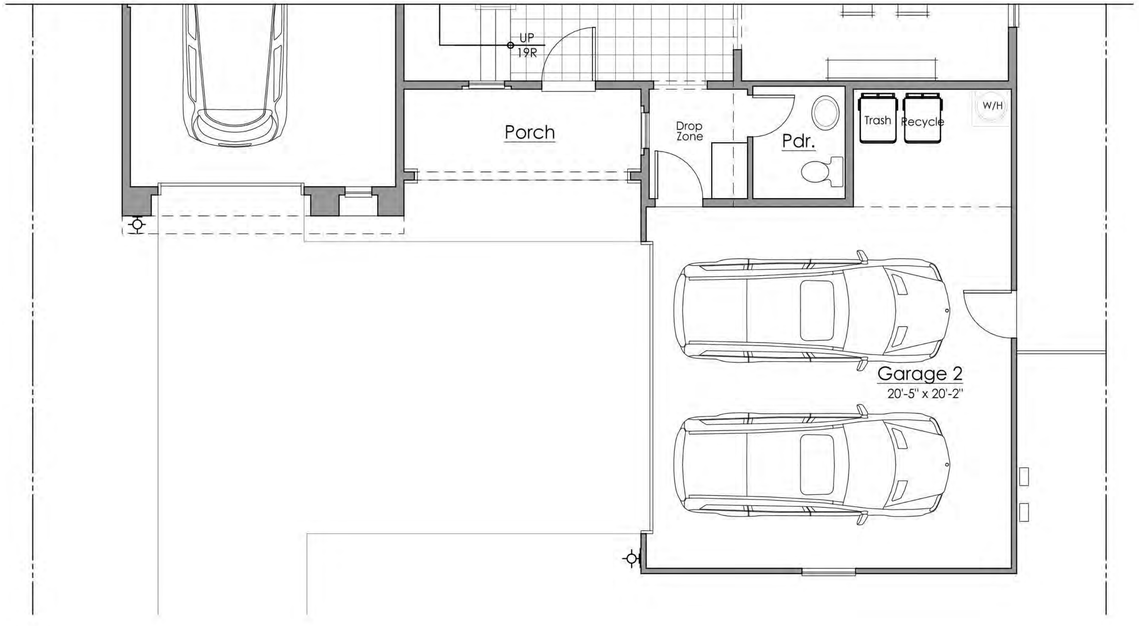
4 BEDROOMS + LOFT
NEXT GEN-SUITE
3.5 BATHS
3,599 S.F.

FLOOR PLAN 4

A4.02



PLAN 4B - SECOND FLOOR PLAN



PLAN 4B - FIRST FLOOR PLAN

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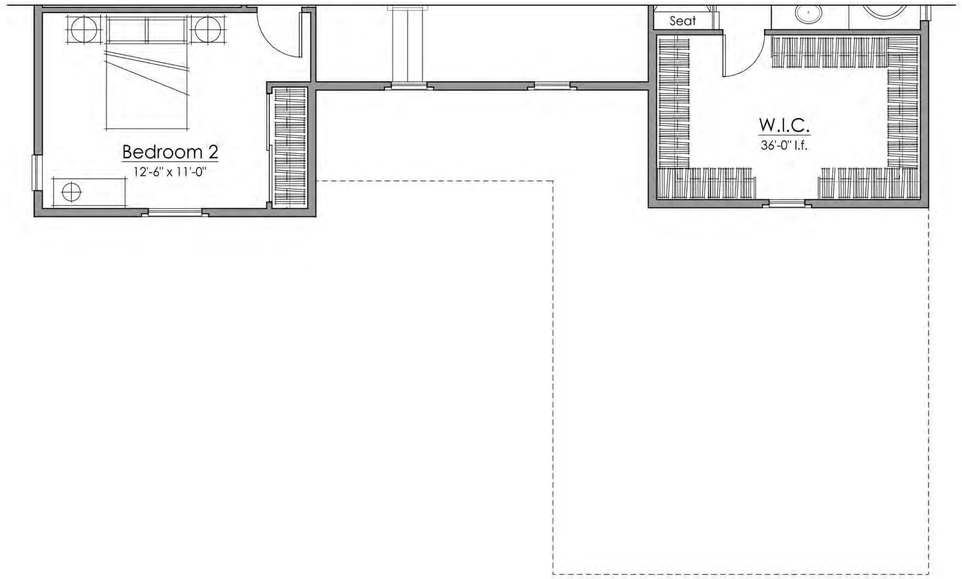
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

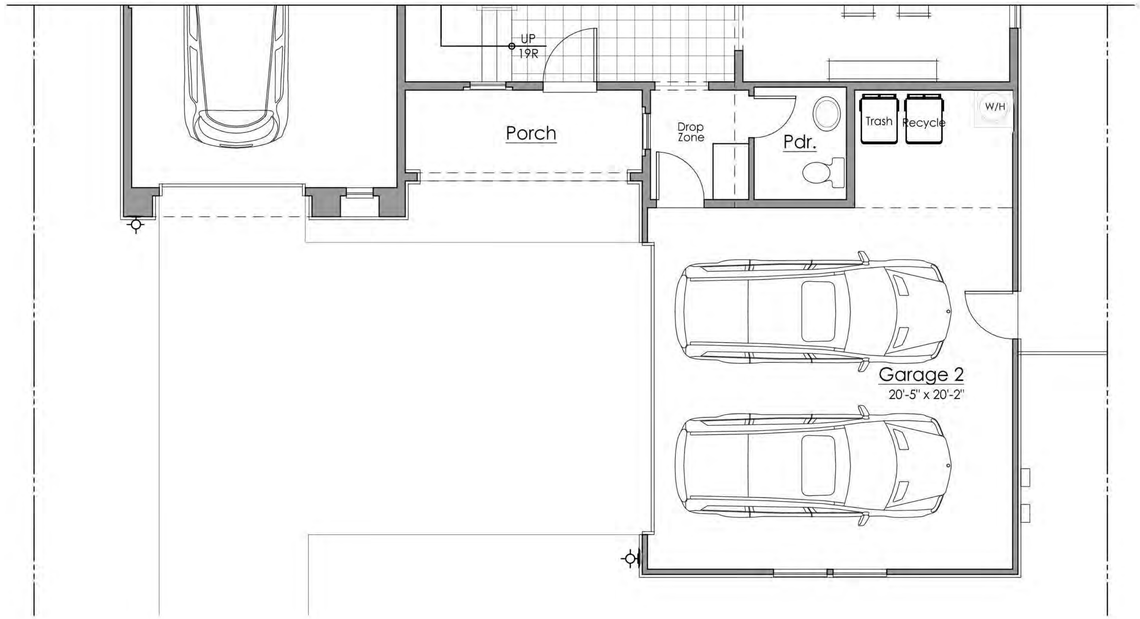
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FLOOR PLAN 4 ADDENDA

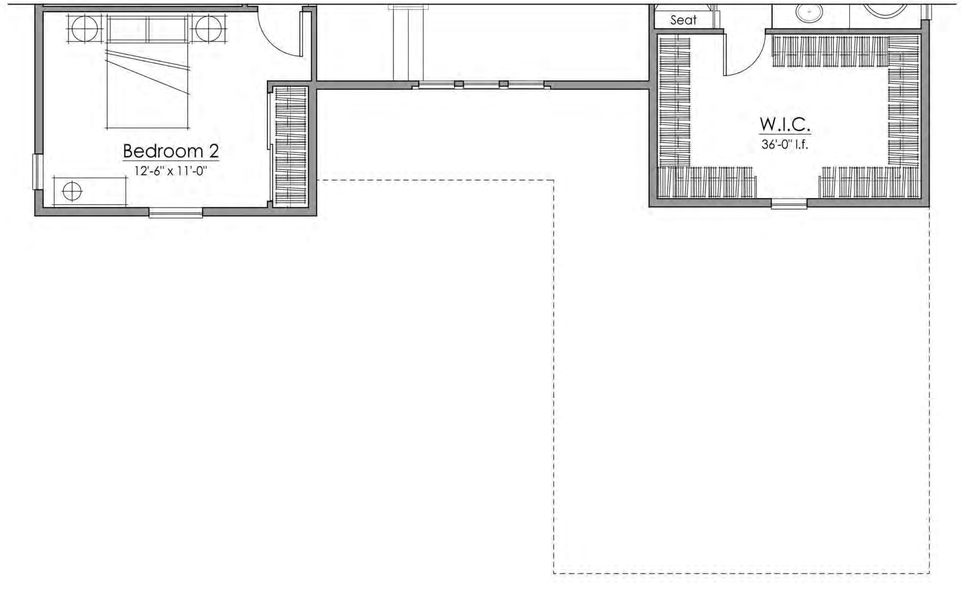
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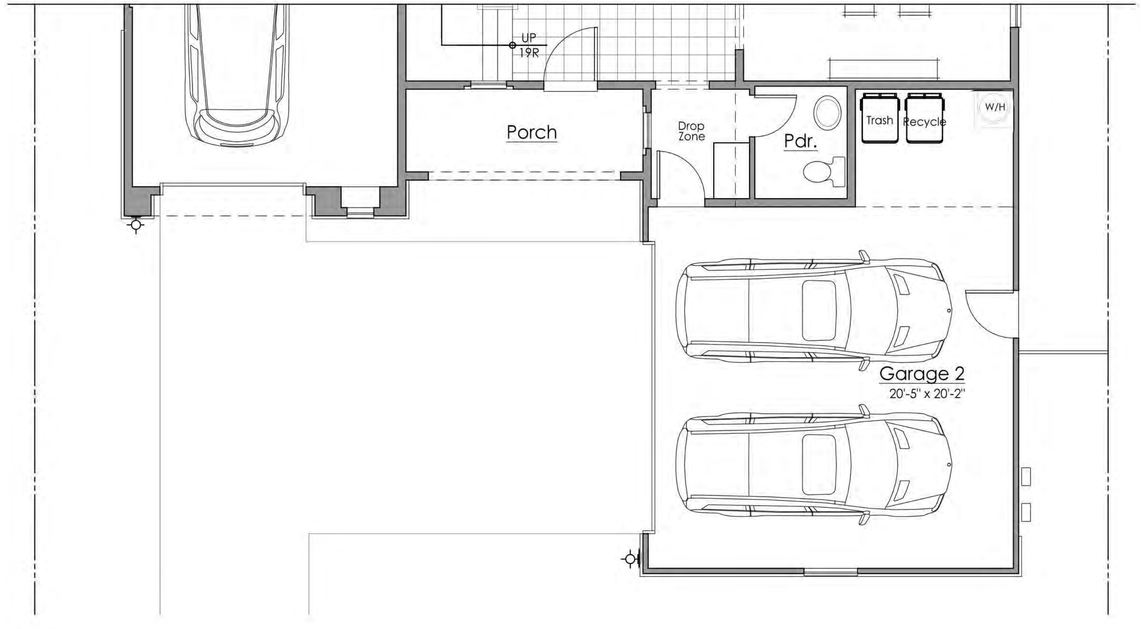
PLAN 4E - SECOND FLOOR PLAN



PLAN 4E - FIRST FLOOR PLAN



PLAN 4D - SECOND FLOOR PLAN



PLAN 4D - FIRST FLOOR PLAN

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ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

FLOOR PLAN 4 ADDENDA

A4.04



Right Elevation



ELEVATION '4A' - EARLY CALIFORNIA

Scheme 1



Left Elevation



Rear Elevation

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ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 4A - ELEVATIONS
EARLY CALIFORNIA

A4.05



Right Elevation



ELEVATION '4B' - COUNTRY EUROPEAN



Left Elevation



Rear Elevation

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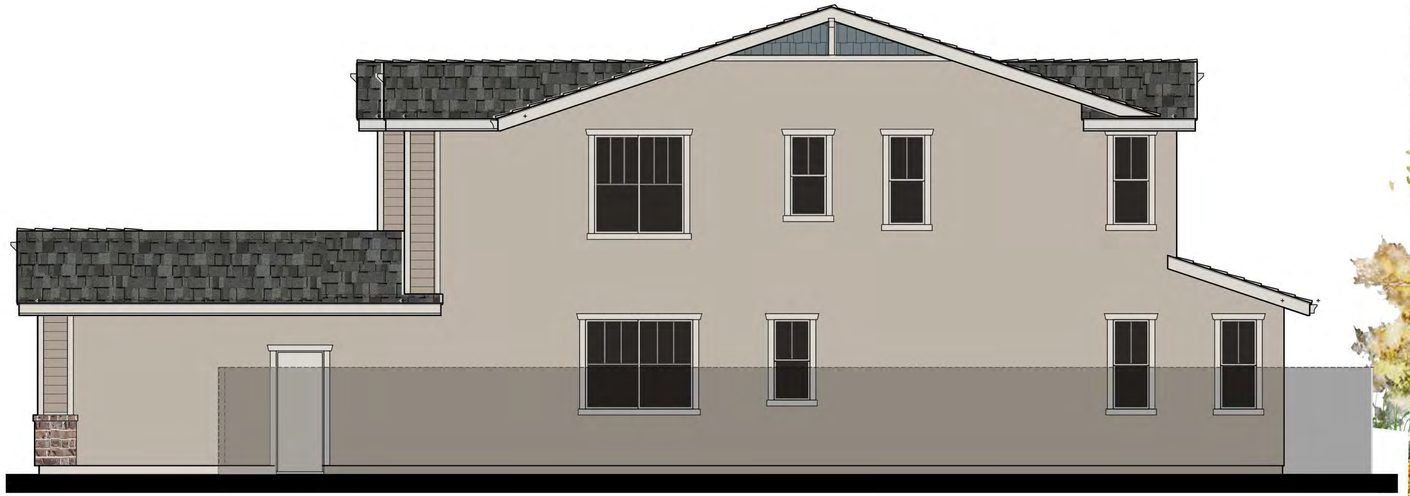
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 4B - ELEVATIONS
COUNTRY EUROPEAN

A4.06



Right Elevation



ELEVATION '4D' - CRAFTSMAN BUNGALOW

Scheme 7



Left Elevation



Rear Elevation

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VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

0 2 4 8

PLAN 4D - ELEVATIONS
CRAFTSMAN BUNGALOW

A4.07



Right Elevation

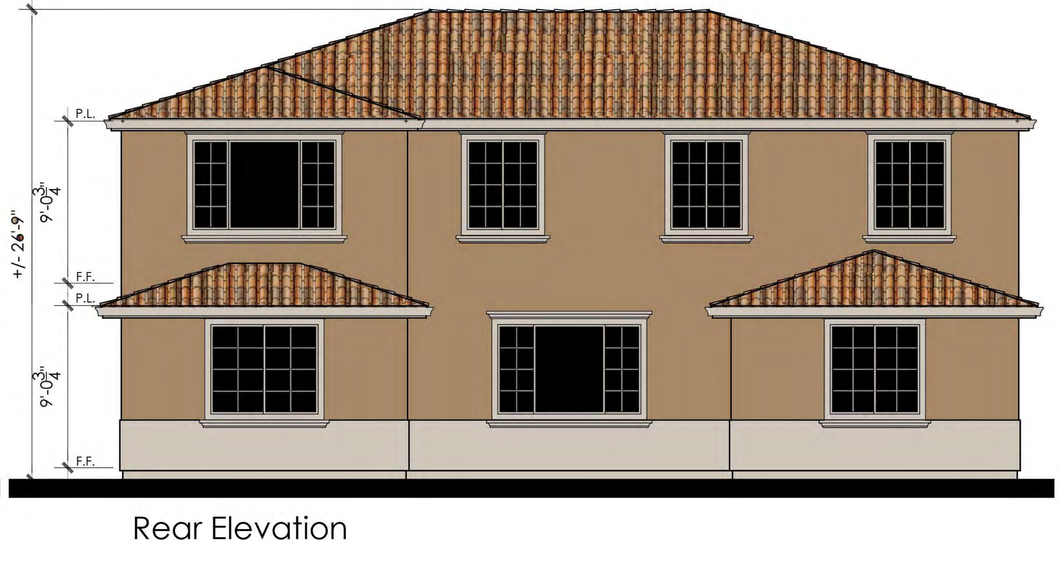


ELEVATION '4E' - MEDITERRANEAN REVIVAL

Scheme 10



Left Elevation



Rear Elevation

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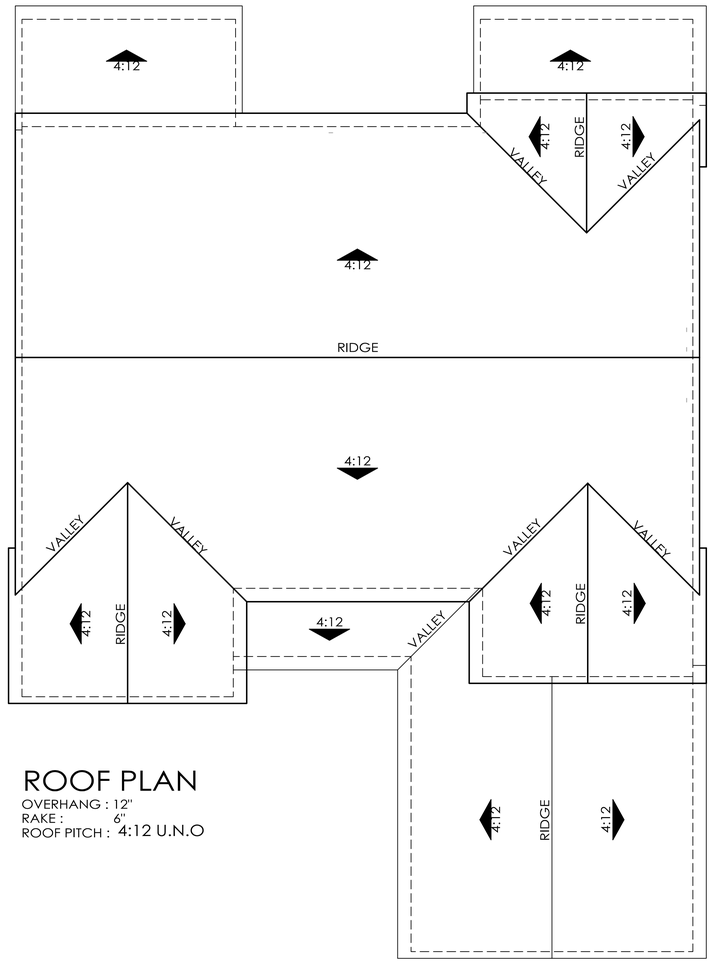
ROCKINGHAM AT TRACY HILLS 2A
VILLAGE 9
JUNE 3, 2022 #2022-0416

SCHEMATIC DESIGN
TRACY HILLS, CA

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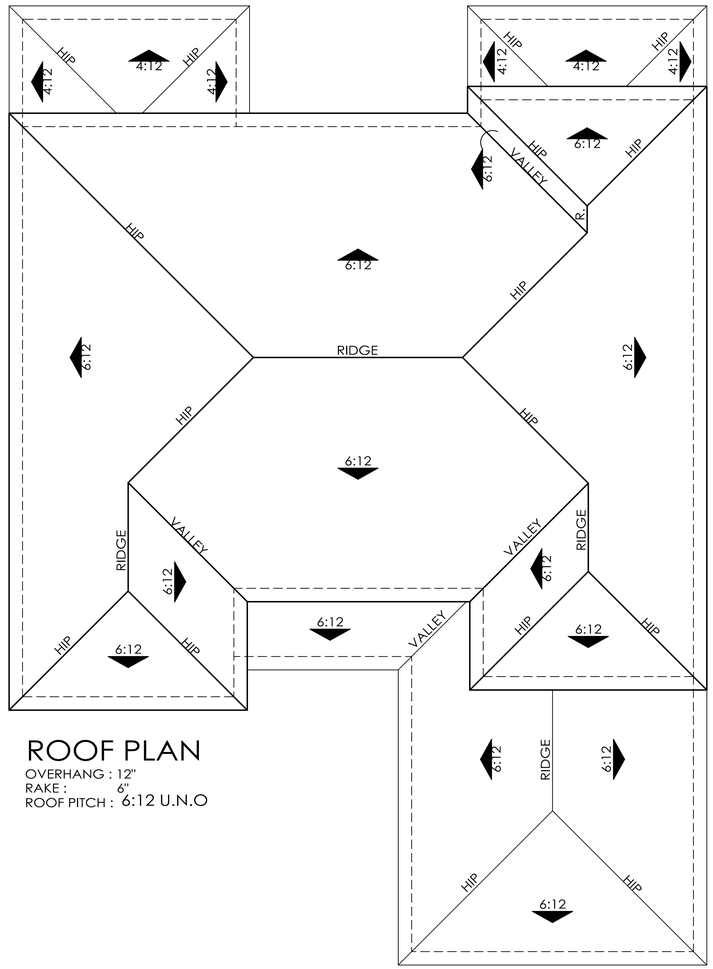
PLAN 4E - ELEVATIONS
MEDITERRANEAN REVIVAL

A4.08



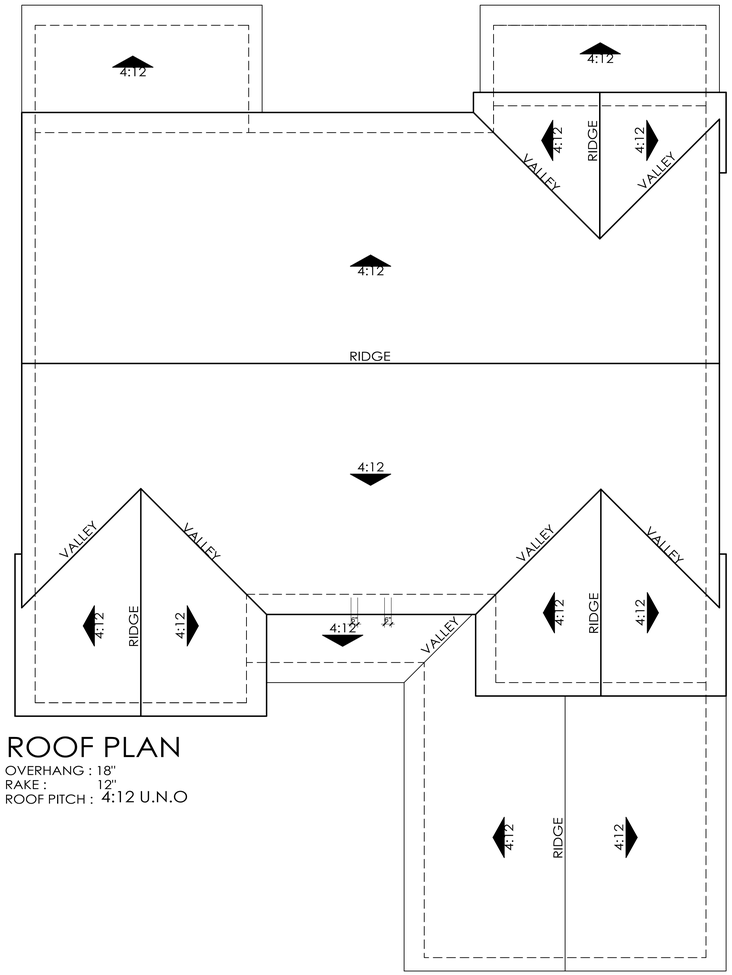
ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O

PLAN 4A



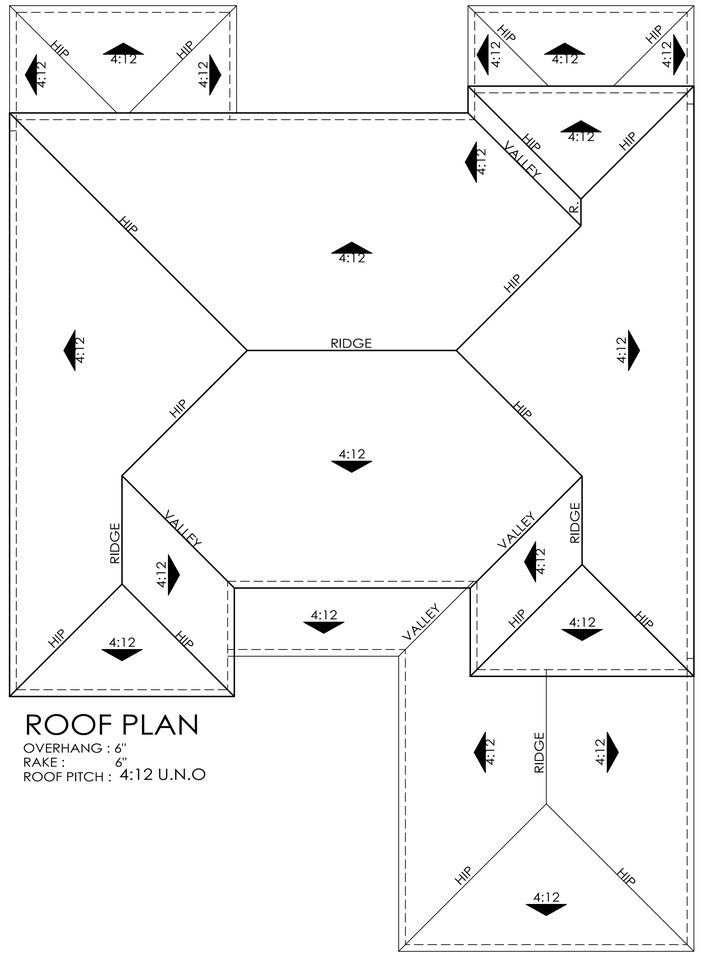
ROOF PLAN
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 6:12 U.N.O

PLAN 4B



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

PLAN 4D



ROOF PLAN

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

PLAN 4E

RECEIVED
June 22, 2022
City of Tracy
Development Services

TRACY HILLS 2A

TRACY, CALIFORNIA

JUNE 15, 2022

PRODUCT	NAME	VILLAGE	ARCHITECT
55x90	BOULDER	VILLAGE 1 & 4	KLCA
50x100	CAIRNWAY	VILLAGE 2 & 3	KLCA
55x100	CRESTWICK	VILLAGE 5 & 6	OAG
55x100	RANGEWOOD	VILLAGE 7	KTGY
60x90	RIDGERTON	VILLAGE 8	KLCA
60x100	ROCKINGHAM	VILLAGE 9	KTGY
65x100	SLATESHIRE	VILLAGE 10	KLCA

SHEET INDEX

TRACY HILLS II: D – VILLAGE 10 SLATESHIRE
STREET SCENE / TYPICAL PLOTTING
PLAN 1 (2908) FRONT ELEVATIONS
PLAN 1A (2908) FLOOR PLAN
PLAN 1B, 1D, 1E (2908) FLOOR PLANS
PLAN 1A (2908) EARLY CALIFORNIA ELEVATIONS
PLAN 1B (2908) COUNTRY EUROPEAN ELEVATIONS
PLAN 1D (2908) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 1E (2908) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 1 (2908) ROOF PLANS

PLAN 2 (3766) FRONT ELEVATIONS
PLAN 2A (3766) FLOOR PLANS
PLAN 2B, 2D, 2E (3766) FLOOR PLANS
PLAN 2A (3766) EARLY CALIFORNIA ELEVATIONS
PLAN 2B (3766) COUNTRY EUROPEAN ELEVATIONS
PLAN 2D (3766) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 2E (3766) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 2 (3766) ROOF PLANS

PLAN 3 (3912) FRONT ELEVATIONS
PLAN 3A (3912) FLOOR PLANS
PLAN 3B, 3D, 3E (3912) FLOOR PLANS
PLAN 3A (3912) EARLY CALIFORNIA ELEVATIONS
PLAN 3B (3912) COUNTRY EUROPEAN ELEVATIONS
PLAN 3D (3912) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 3E (3912) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 3 (3912) ROOF PLANS

PLAN 4 (4095) FRONT ELEVATIONS
PLAN 4A (4095) FLOOR PLANS
PLAN 4B, 4D, 4E (4095) FLOOR PLANS
PLAN 4A (4095) EARLY CALIFORNIA ELEVATIONS
PLAN 4B (4095) COUNTRY EUROPEAN ELEVATIONS
PLAN 4D (4095) CRAFTSMAN BUNGALOW ELEVATIONS
PLAN 4E (4095) MEDITERRANEAN REVIVAL ELEVATIONS
PLAN 4 (4095) ROOF PLANS

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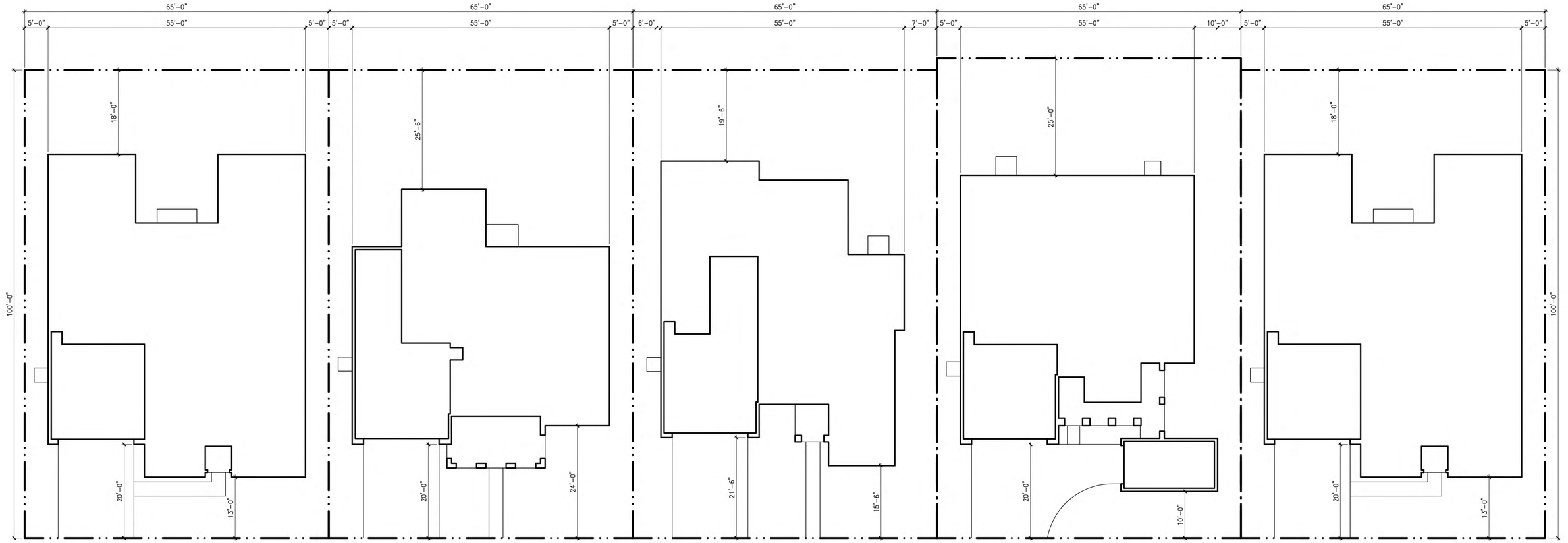
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938 Tyler Street, #101
Benicia, California 94510
(707) 361-5209
www.oagarchitects.com

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PLANNING + ARCHITECTURE
klcarch.com
1360 Reynolds Avenue, #110
Irvine, CA 92614
(949) 660-1587
www.klarch.com

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Oakland, CA 94612
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COVER PAGE





PLAN 1A | PLAN 2B | PLAN 3E | PLAN 4D | PLAN 1E

STREET SCENE / TYPICAL PLOTTING

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TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/25/22

D- VILLAGE 10
SLATESHIRE

Kevin L. Crook Architect Inc
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PLANNING + ARCHITECTURE

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Drawn By: Name



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

A - EARLY CALIFORNIA



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

D - CRAFTSMAN BUNGALOW



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

E - MEDITERRANEAN REVIVAL

PLAN 1
FRONT ELEVATIONS

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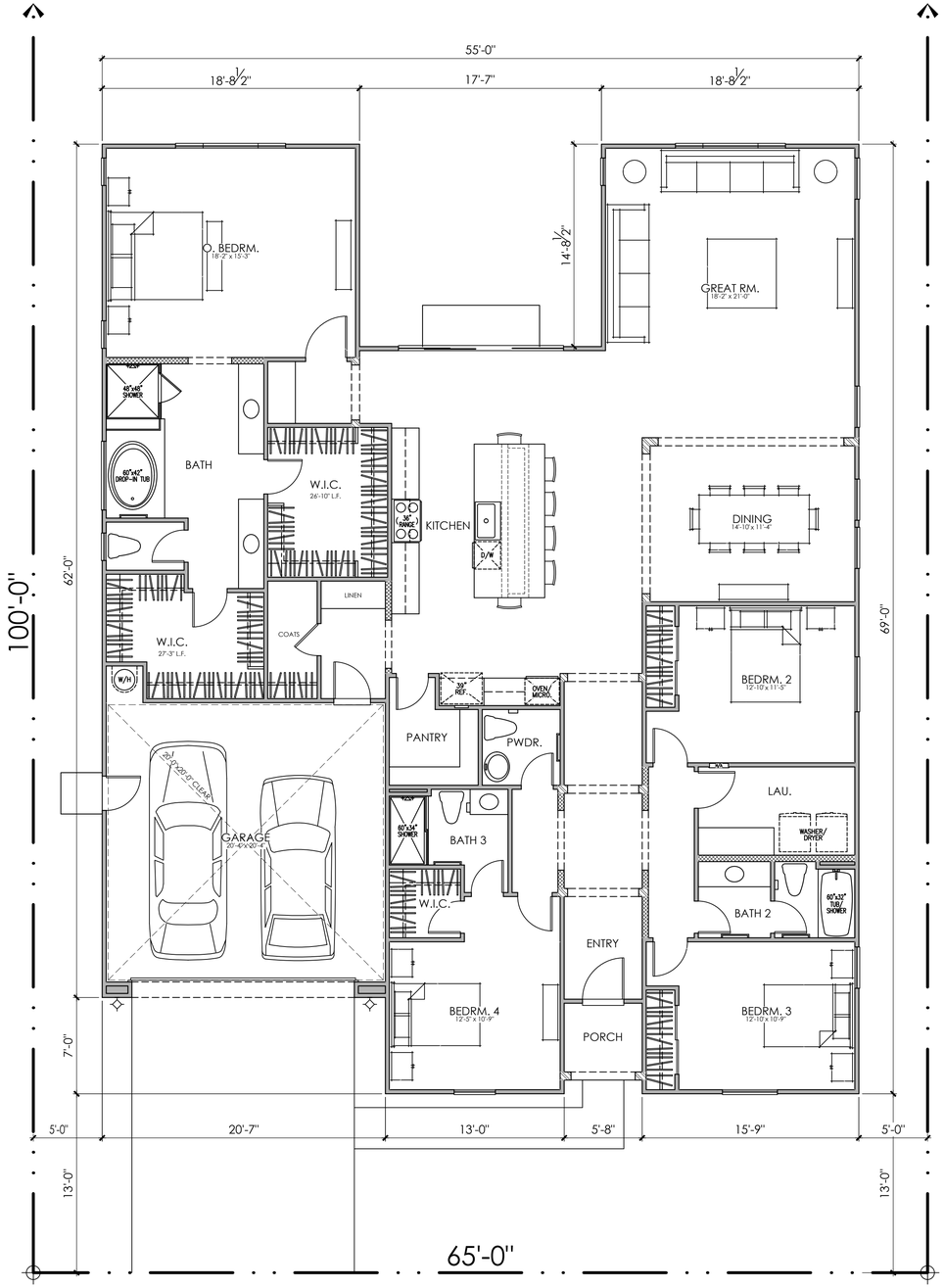
TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

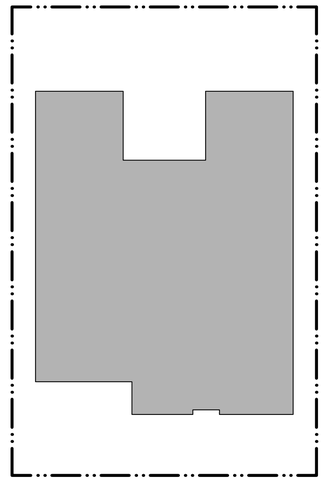
0 2 4 8 12

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LOT COVERAGE:
55% FOR SINGLE STORY ALLOWED
3,387 / 6,500 = 52% PROVIDED



AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	2,908 SQ. FT.
TOTAL DWELLING	2,908 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	429 SQ. FT.
PORCH "A"	32 SQ. FT.
PORCH "B"	32 SQ. FT.
PORCH "D"	32 SQ. FT.
PORCH "E"	32 SQ. FT.

PLAN 1A
4 BEDROOM, 3.5 BATH
FLOOR PLAN

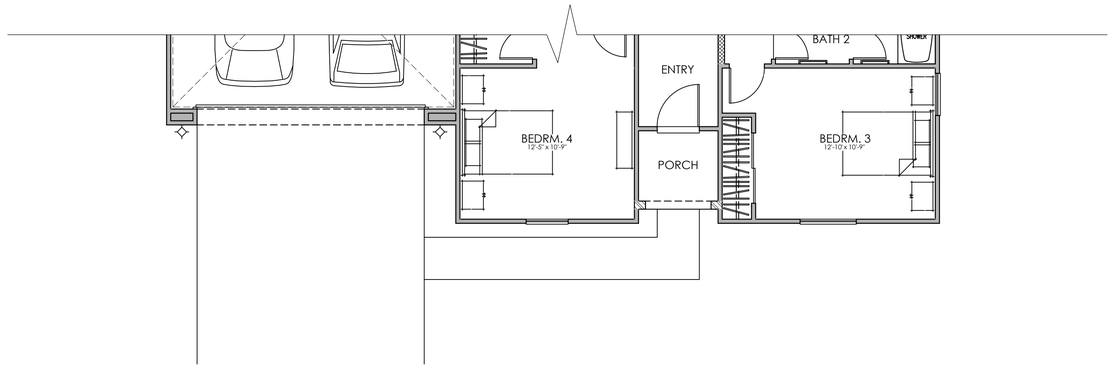
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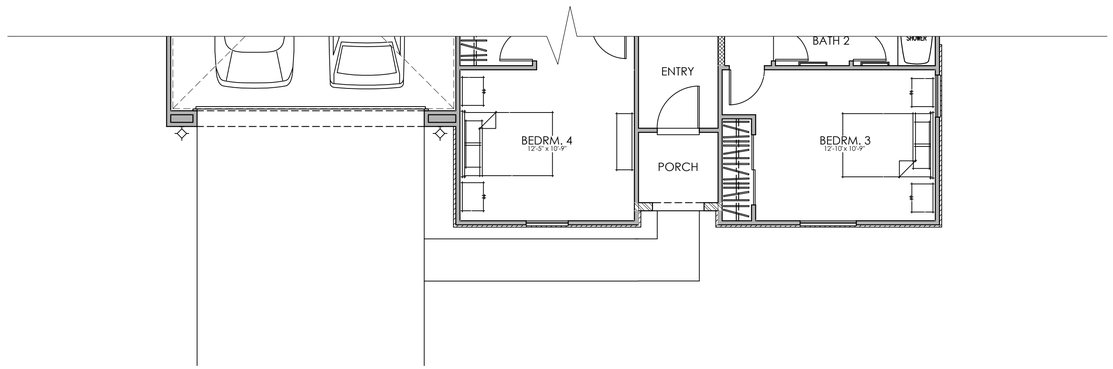
TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

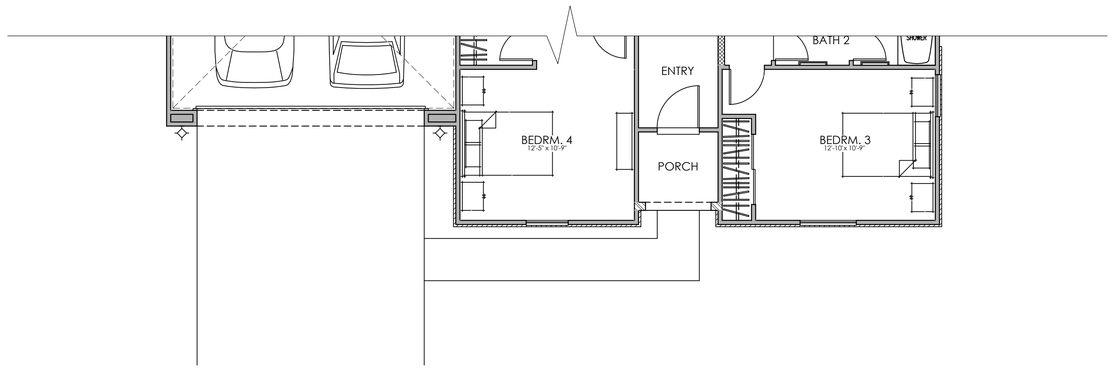
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PLAN 1E



PLAN 1D



PLAN 1B

PLAN 1
4 BEDROOM, 3.5 BATH
FLOOR PLAN

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

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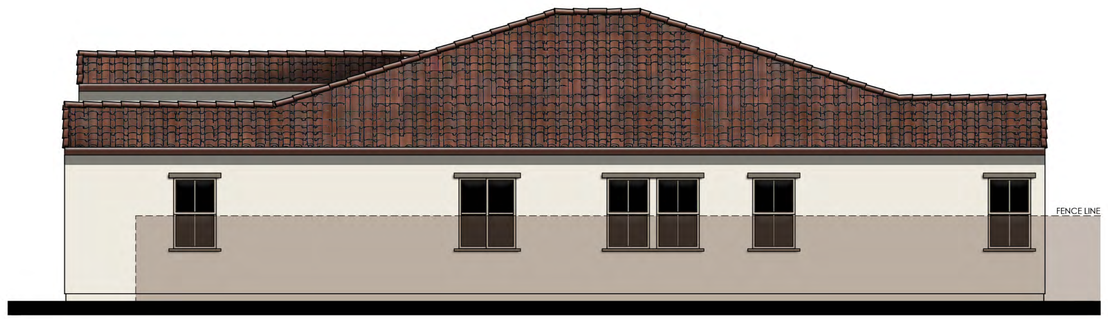
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Refer to landscape drawings for wall, tree, and shrub locations

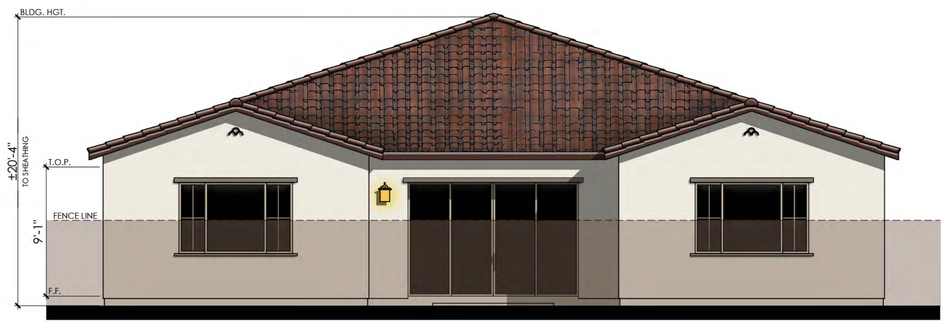
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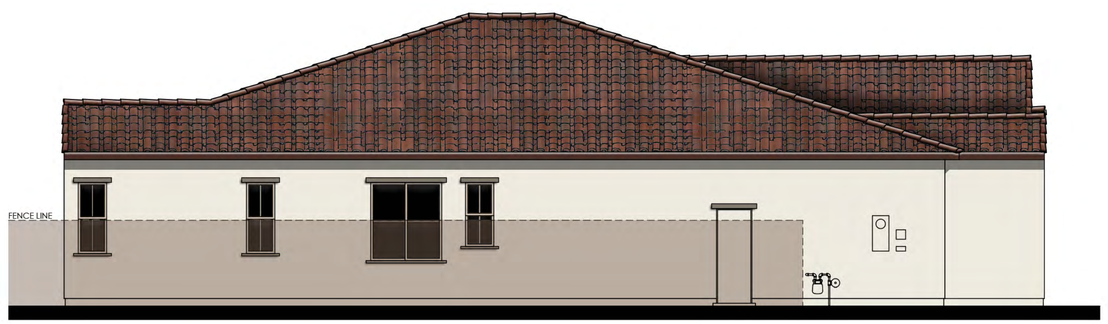
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 1

PLAN 1A

EARLY CALIFORNIA ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/25/22

D- VILLAGE 10
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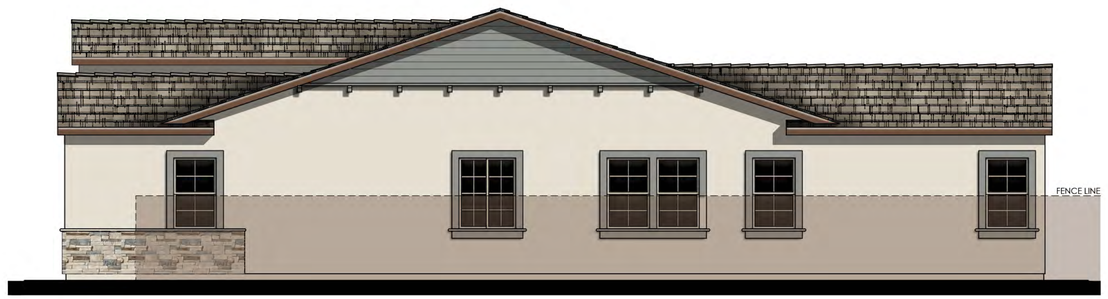
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



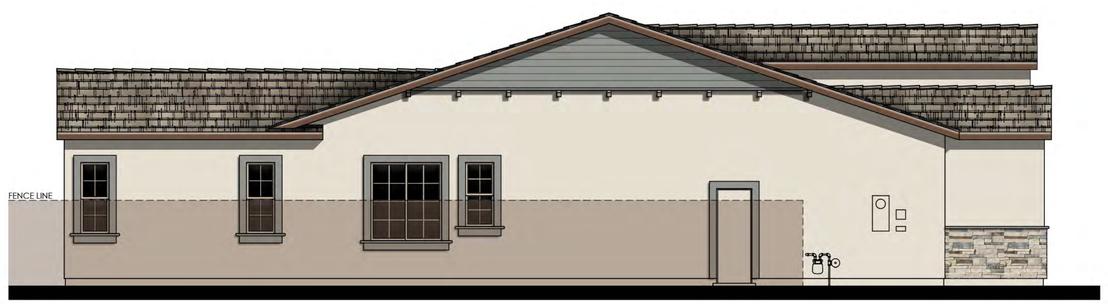
RIGHT

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
COUNTRY EUROPEAN ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

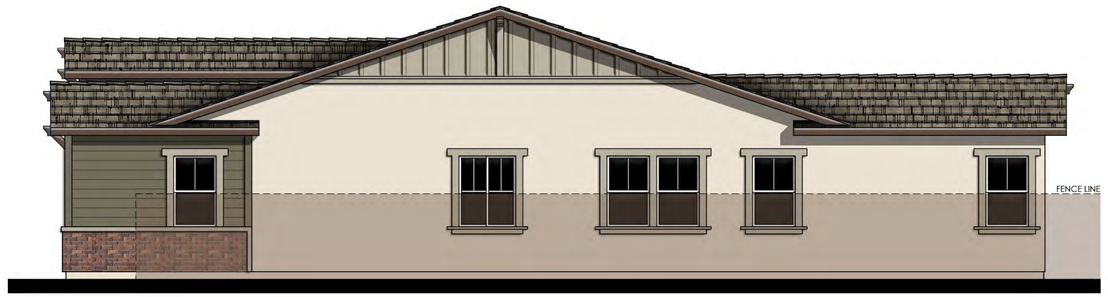
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



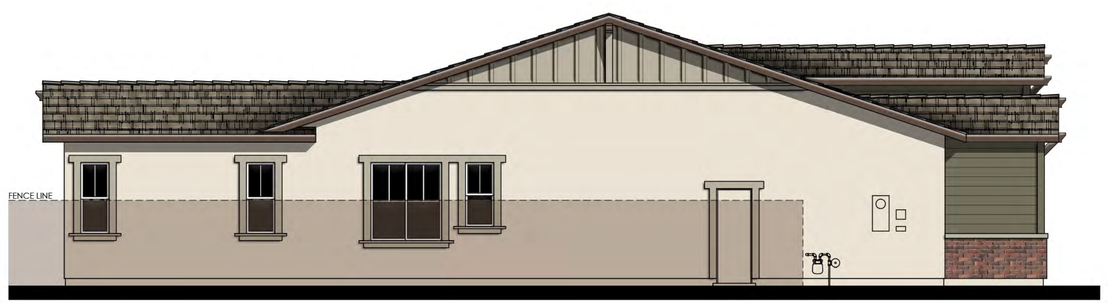
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 7

PLAN 1D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

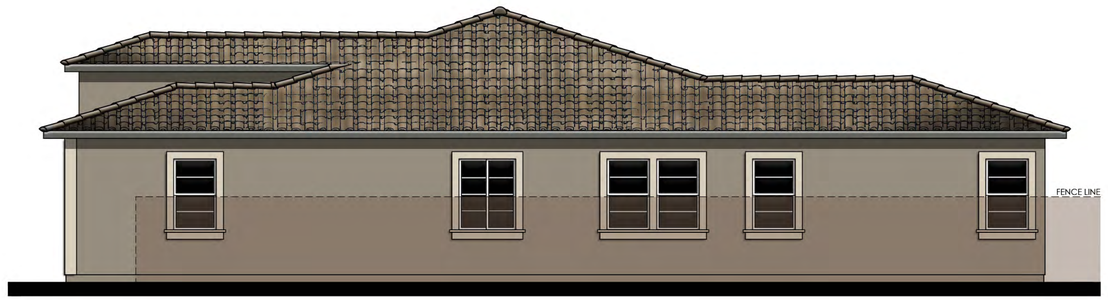
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Refer to landscape drawings for wall, tree, and shrub locations

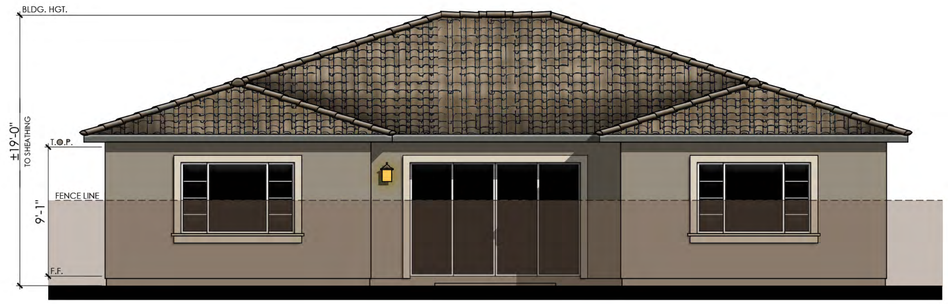
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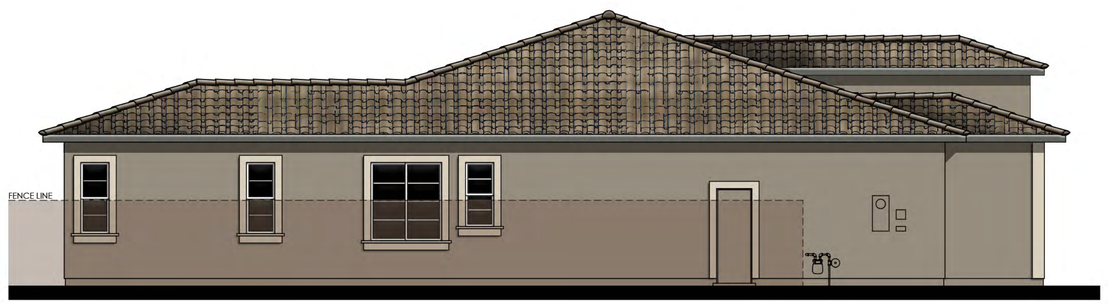
RIGHT

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 10

PLAN 1E

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

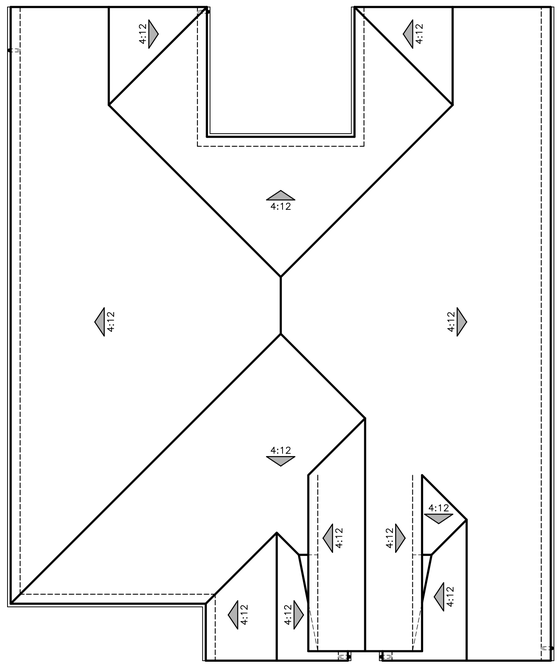
04/25/22

D- VILLAGE 10
SLATESHIRE

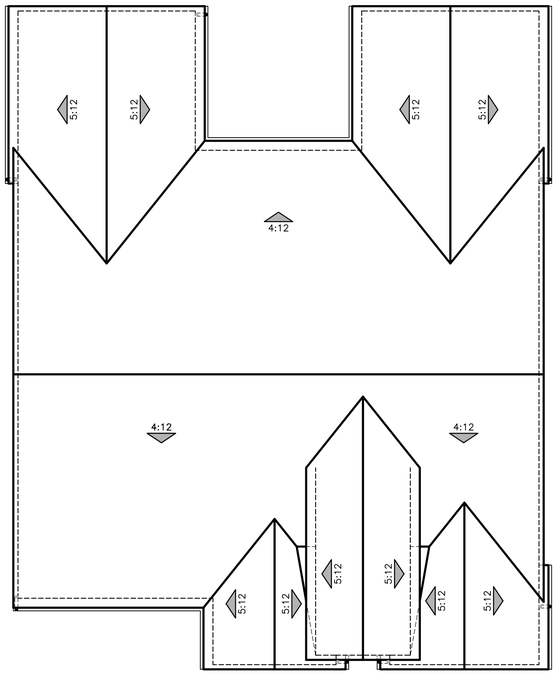
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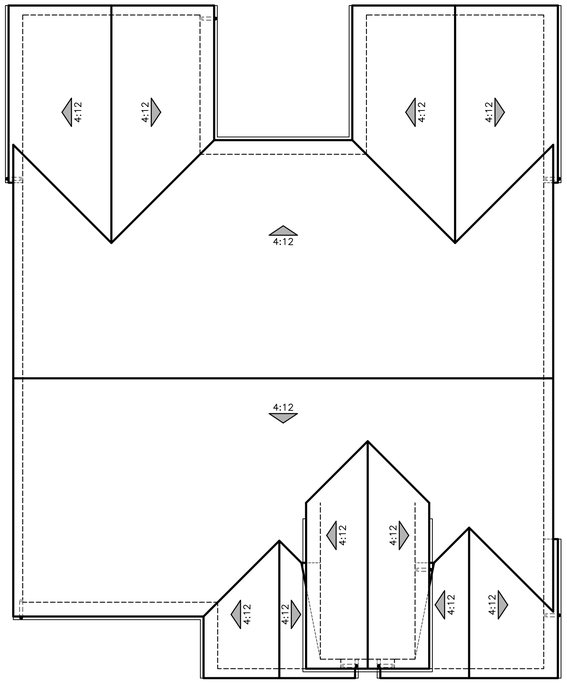
Plot Dated: May 19, 2022
Drawn By: Name



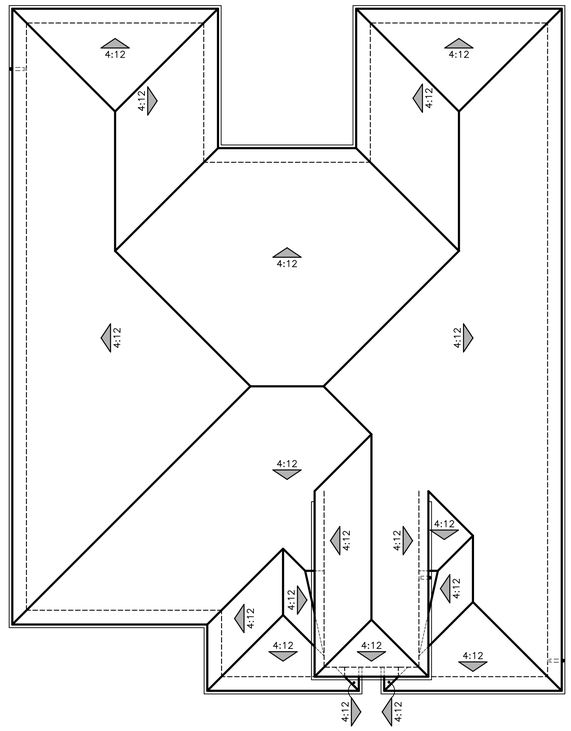
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 1
ROOF PLANS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
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A - EARLY CALIFORNIA



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

B - COUNTRY EUROPEAN



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

D - CRAFTSMAN BUNGALOW



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

E - MEDITERRANEAN REVIVAL

PLAN 2
FRONT ELEVATIONS

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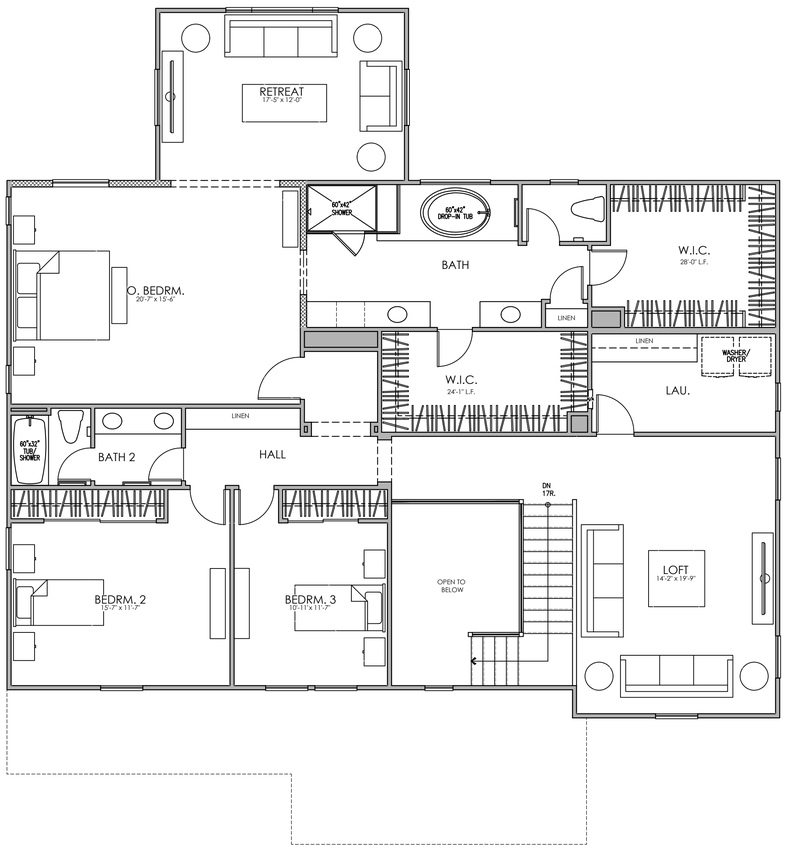
TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

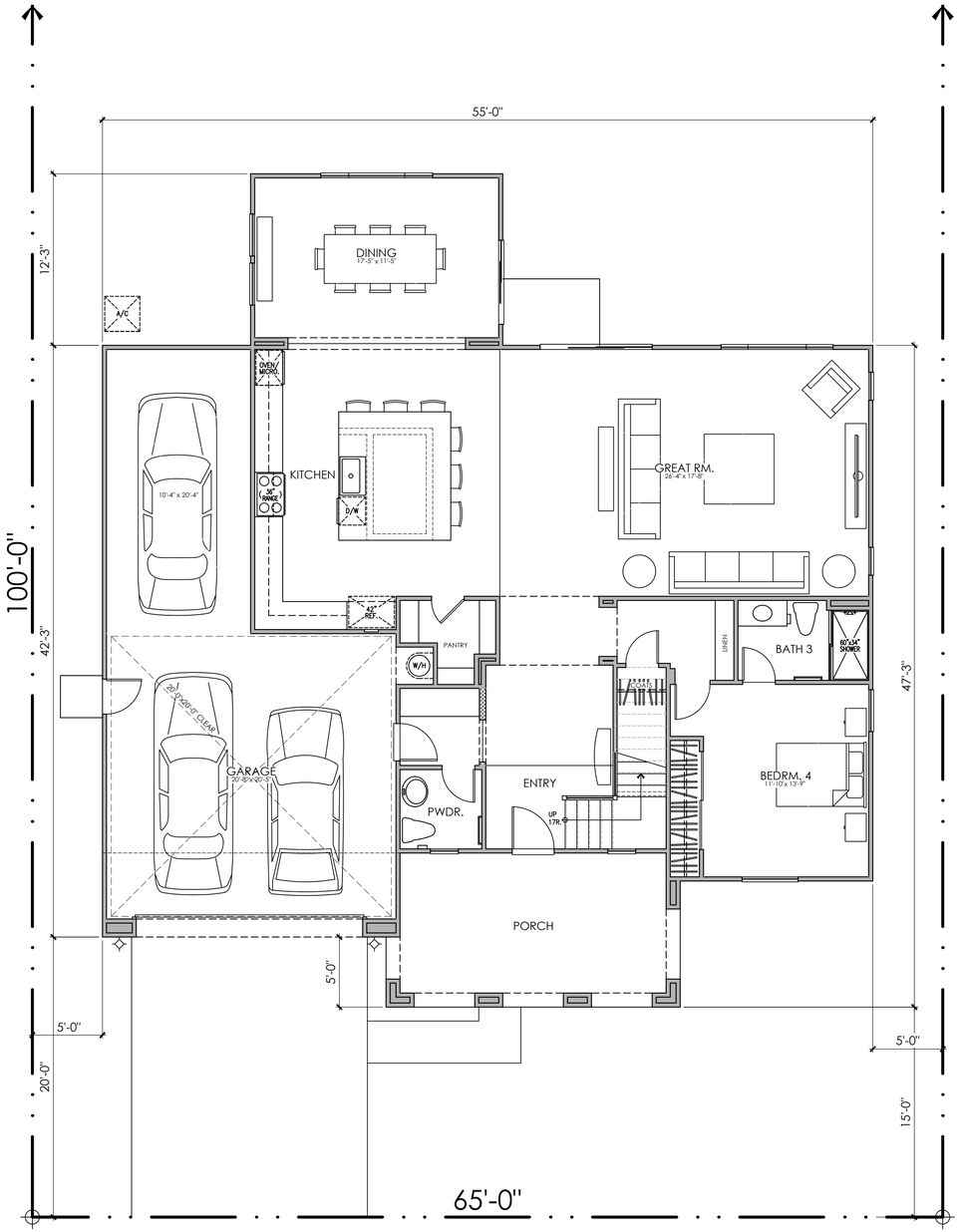
D- VILLAGE 10
SLATESHIRE

0 2 4 8 12

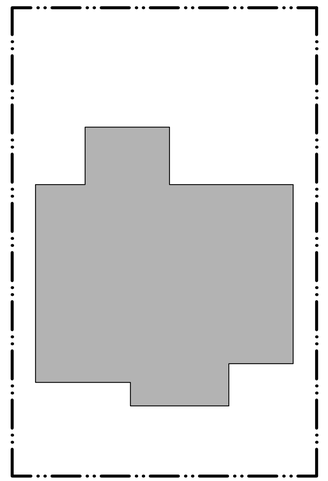
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LOT COVERAGE:
45% FOR TWO STORY ALLOWED
2,594/6,500 = 40% PROVIDED



AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,693 SQ. FT.
SECOND FLOOR AREA	2,073 SQ. FT.
TOTAL DWELLING	3,766 SQ. FT.

UNCONDITIONED SPACE

GARAGE	657 SQ. FT.
PORCH A, B, & C	223 SQ. FT.
PORCH D	231 SQ. FT.
PORCH E	218 SQ. FT.

SECOND FLOOR

FIRST FLOOR

PLAN 2A

4 BEDROOM, 3.5 BATH, FORMAL DINING, LOFT, RETREAT, 3-CAR GARAGE
FLOOR PLAN

0 2 4 8 12

LENNAR

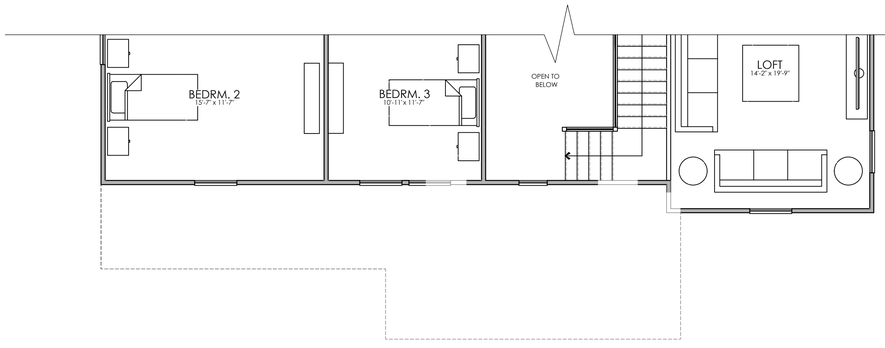
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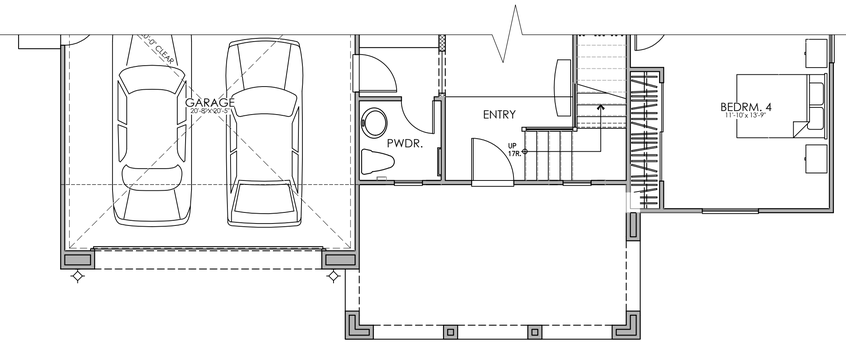
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

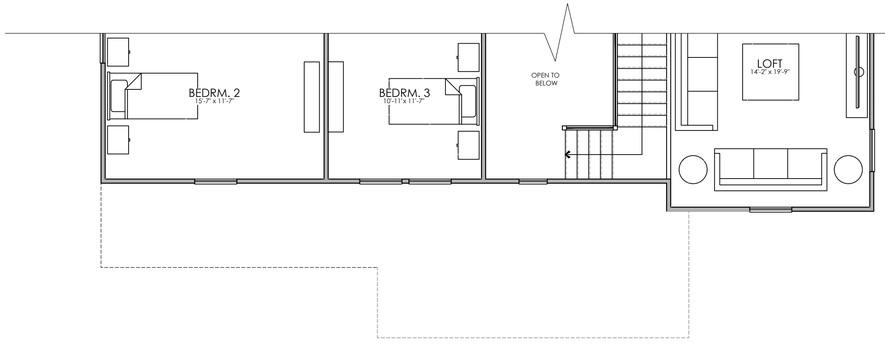
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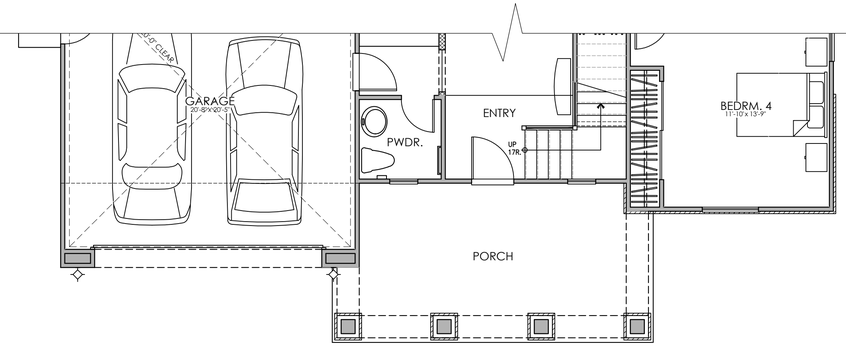
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Drawn By: Name



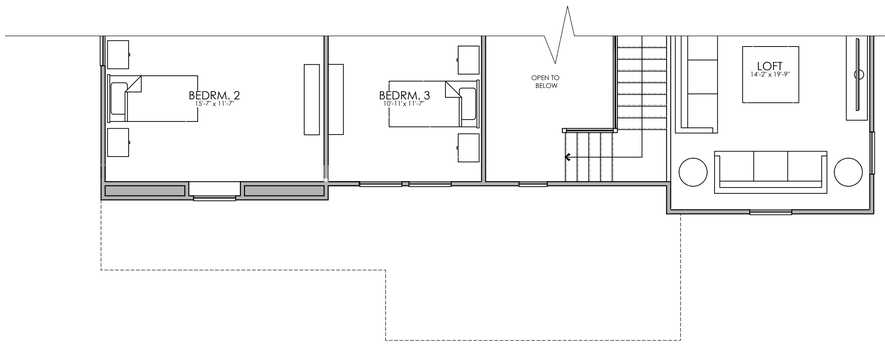


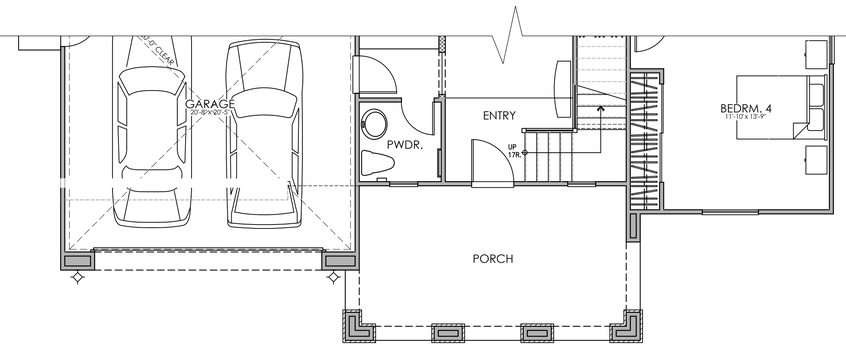
PLAN 2E





PLAN 2D





PLAN 2B

SECOND FLOOR

FIRST FLOOR

PLAN 2

4 BEDROOM, 3.5 BATH, FORMAL DINING, LOFT, RETREAT, 3-CAR GARAGE

FLOOR PLAN

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/25/22

D- VILLAGE 10
SLATESHIRE

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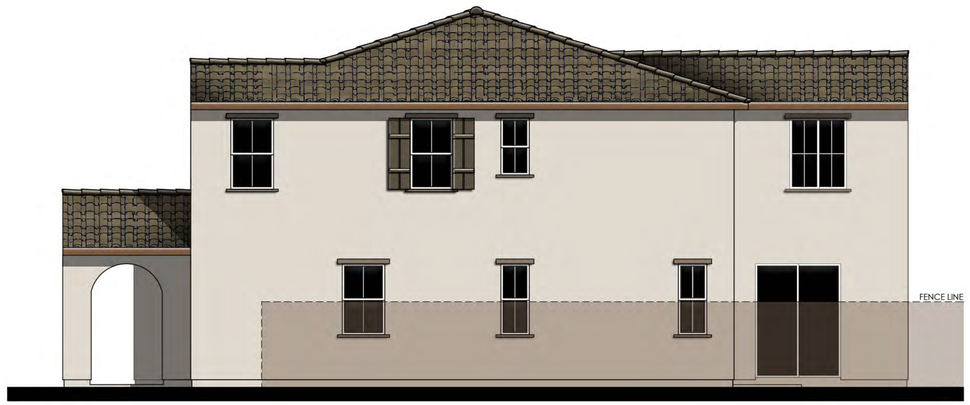
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



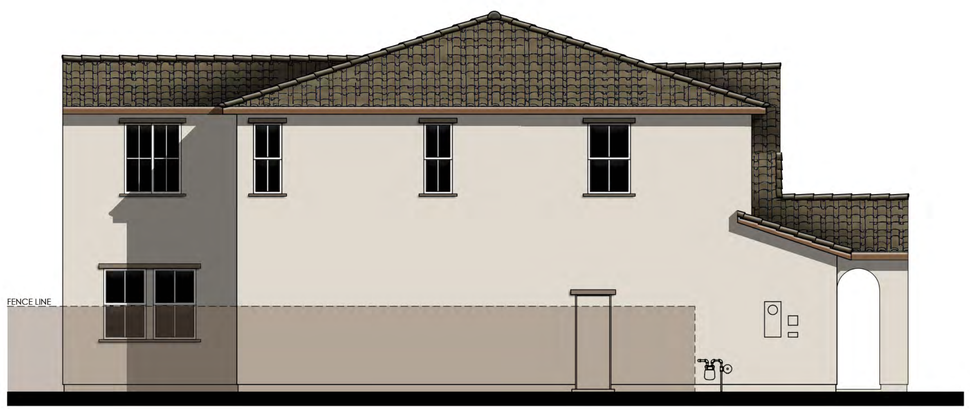
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 2

PLAN 2A
EARLY CALIFORNIA ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

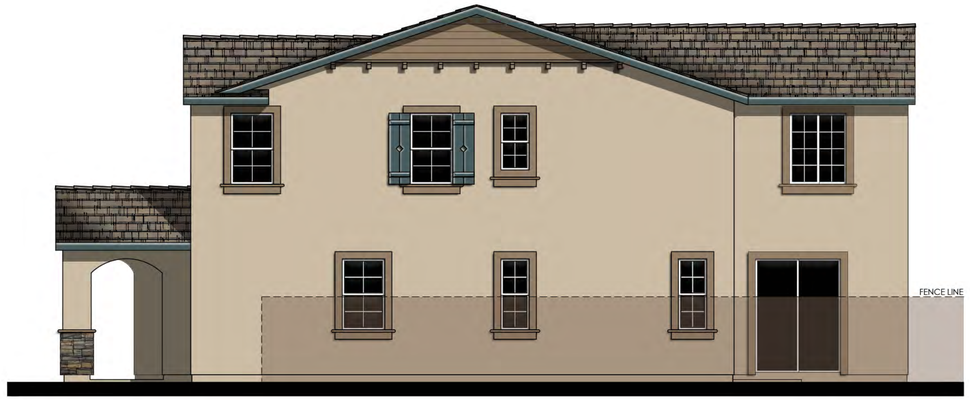
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



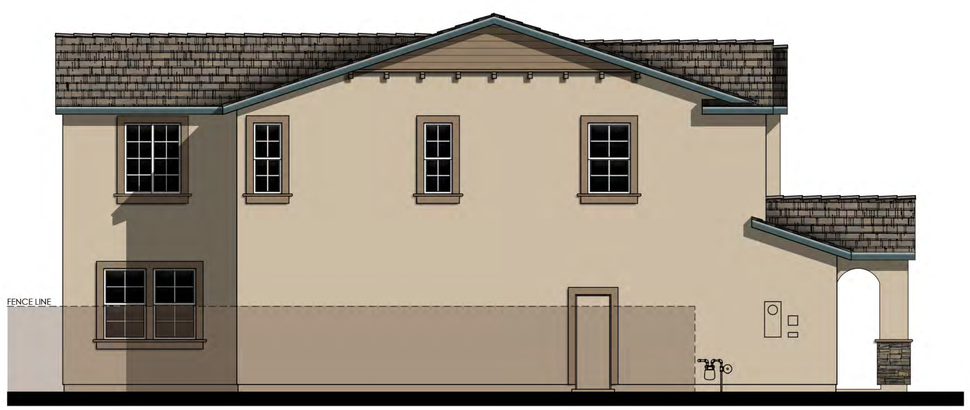
RIGHT

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
COUNTRY EUROPEAN ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

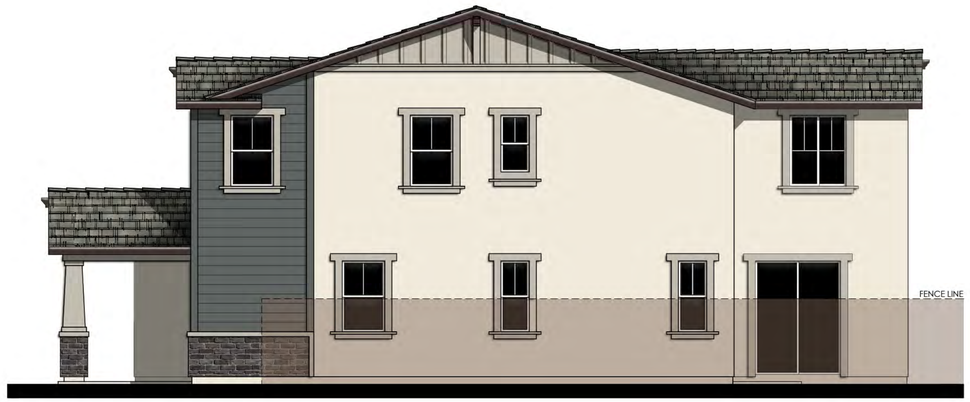
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



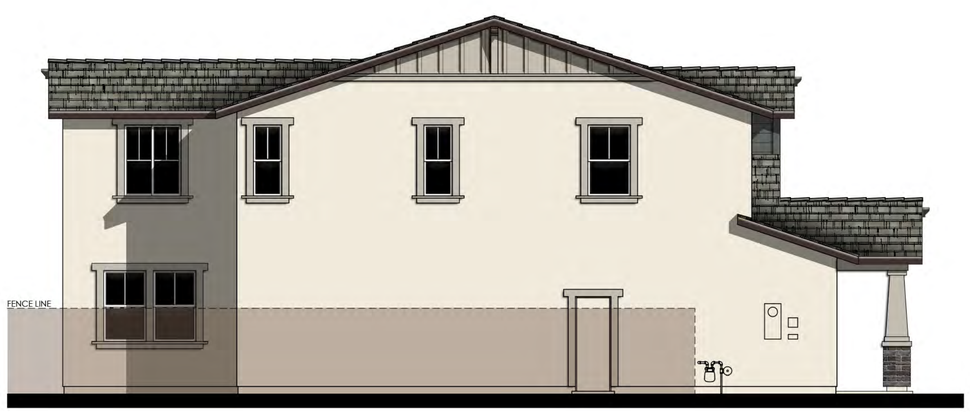
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 8

PLAN 2D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

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FRONT



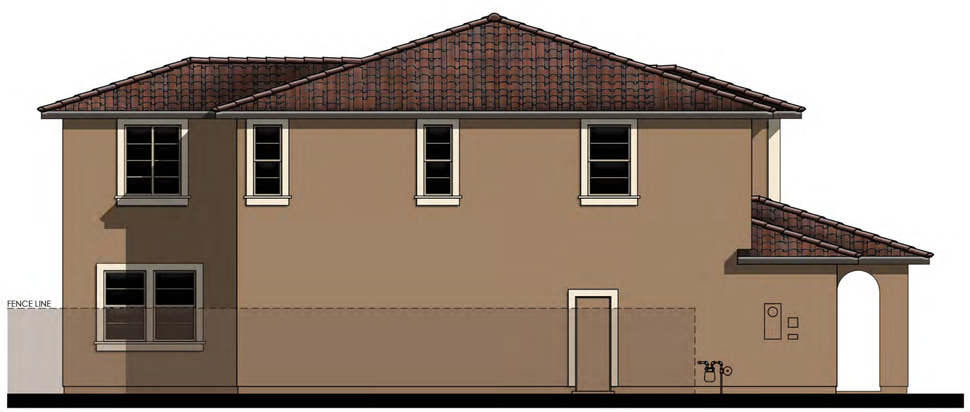
RIGHT

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 11

PLAN 2E

MEDITERRANEAN REVIVAL ELEVATIONS

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/25/22

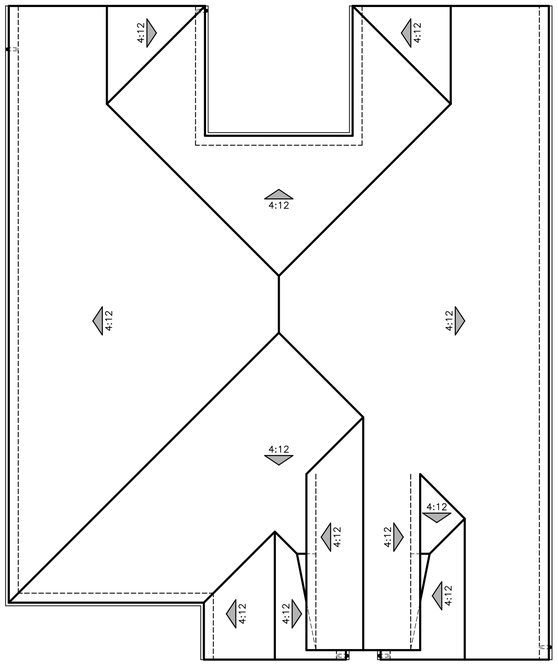
D- VILLAGE 10
SLATESHIRE

0 2 4 8 12

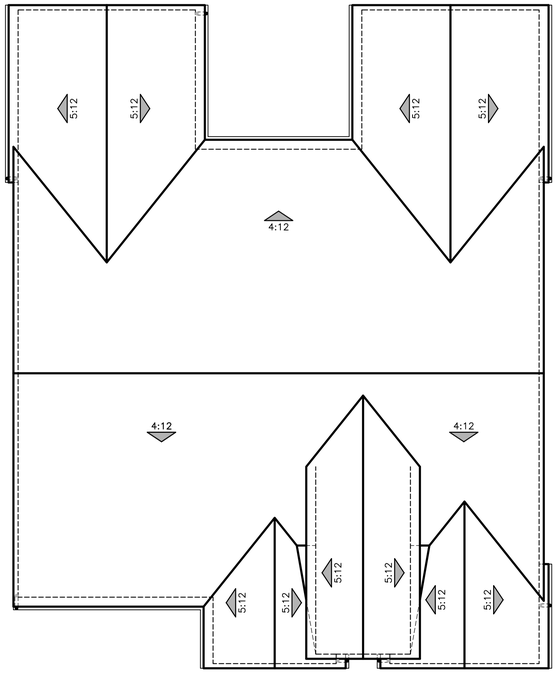
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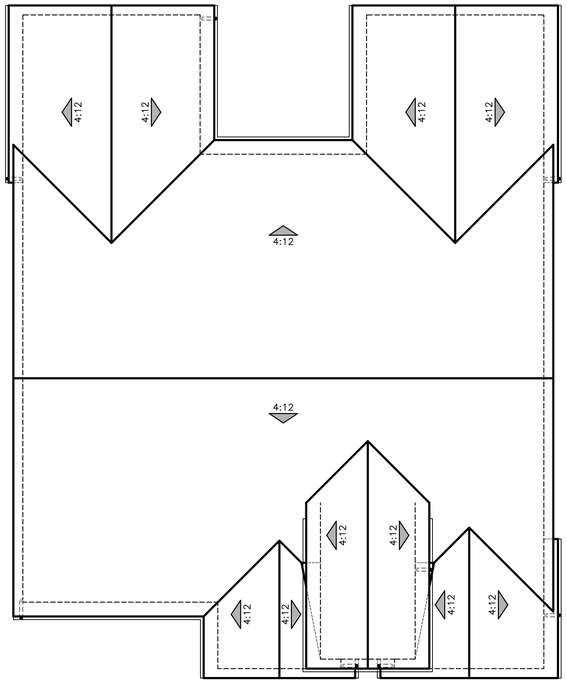
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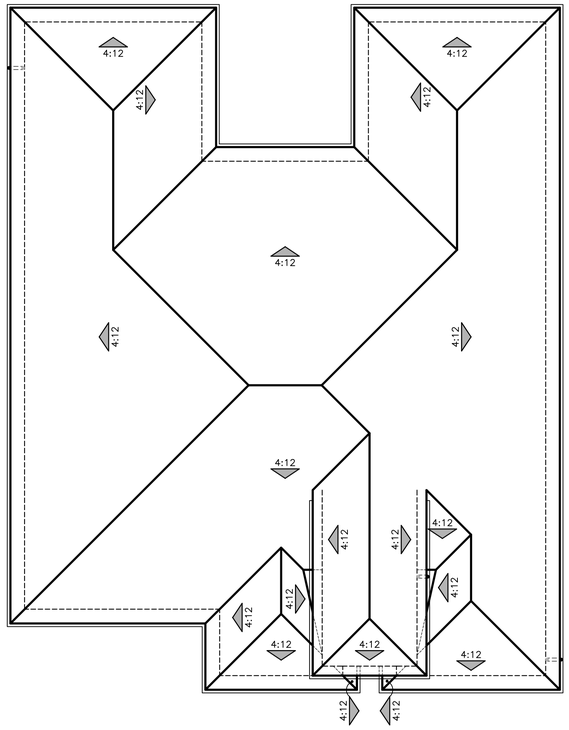
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 2
ROOF PLANS

0 2 4 8 12

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TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

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A - EARLY CALIFORNIA



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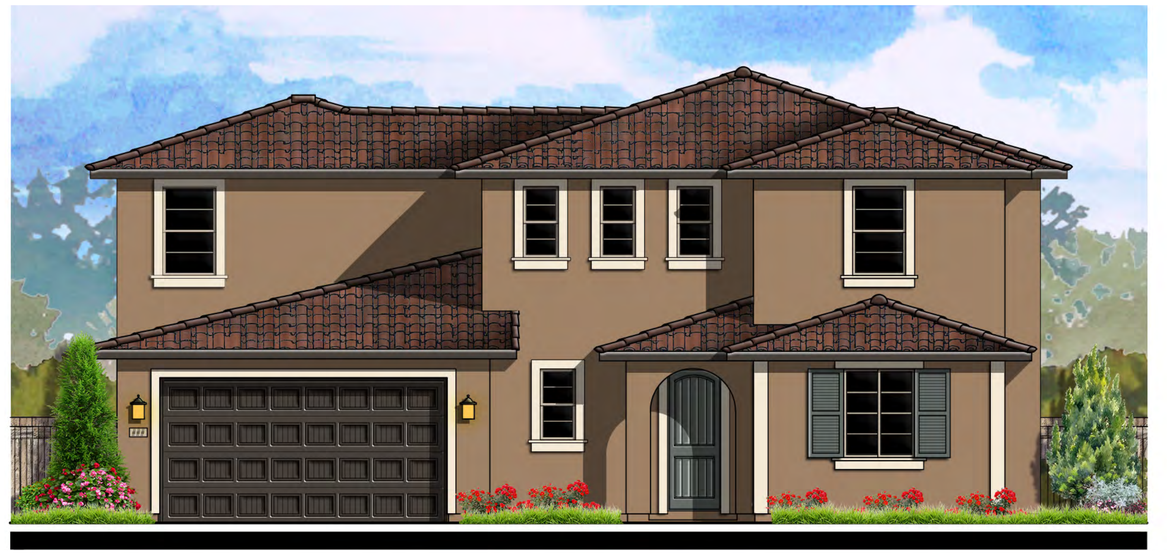
B - COUNTRY EUROPEAN



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

D - CRAFTSMAN BUNGALOW



Ⓒ 2022 Kevin L. Crook Architect, Inc.

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

E - MEDITERRANEAN REVIVAL

PLAN 3
FRONT ELEVATIONS

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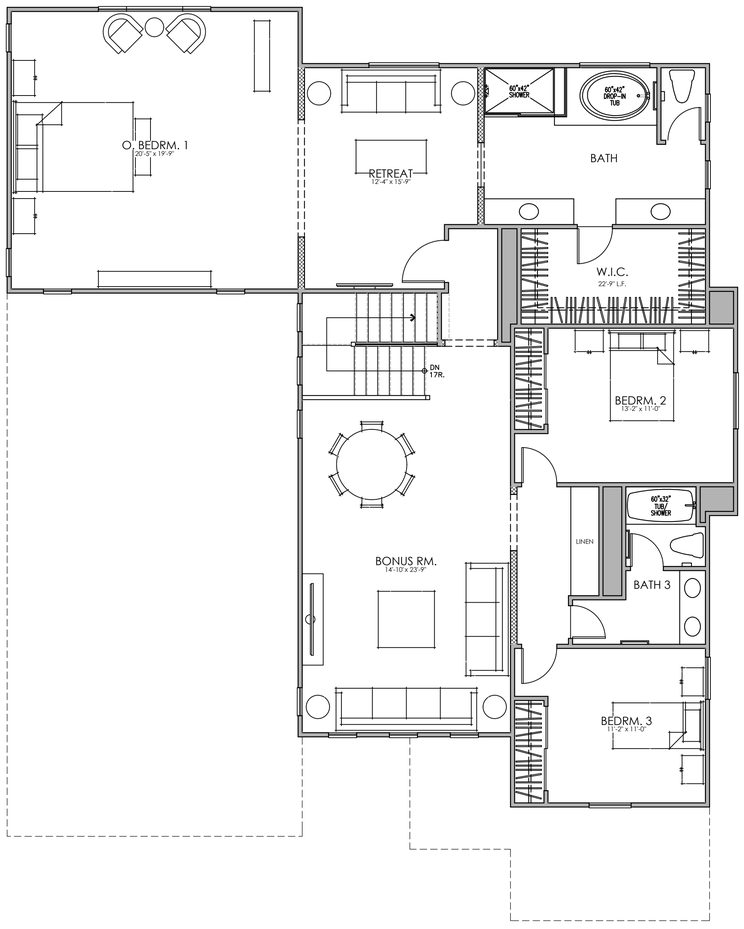
TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

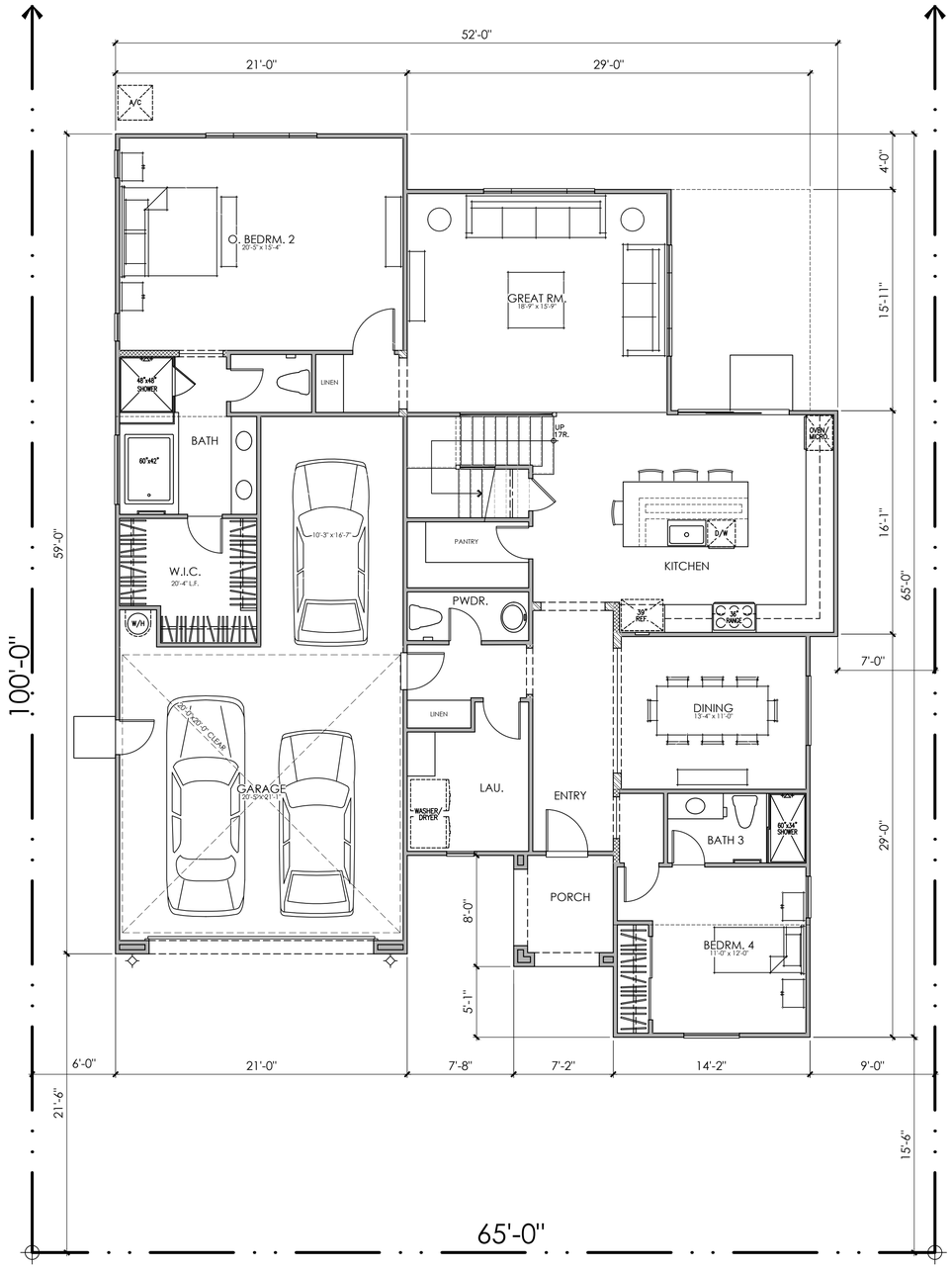
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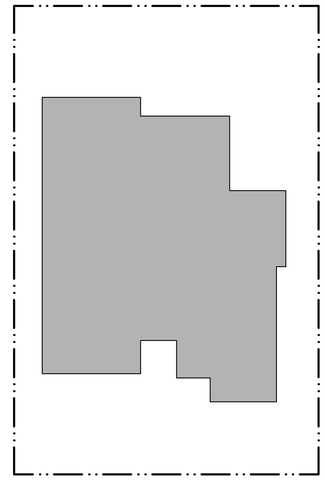


SECOND FLOOR



FIRST FLOOR

LOT COVERAGE:
45% FOR TWO STORY ALLOWED
2,745 / 6,500 = 42% PROVIDED



AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	2,052 SQ. FT.
SECOND FLOOR AREA	1,860 SQ. FT.
TOTAL DWELLING	3,912 SQ. FT.

UNCONDITIONED SPACE

GARAGE	621 SQ. FT.
PORCH A, B, C, & D	57 SQ. FT.
PORCH E	36 SQ. FT.

PLAN 3A

5 BEDROOM, 4.5 BATH, BONUS, 3-CAR GARAGE FLOOR PLAN

0 2 4 8 12

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TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

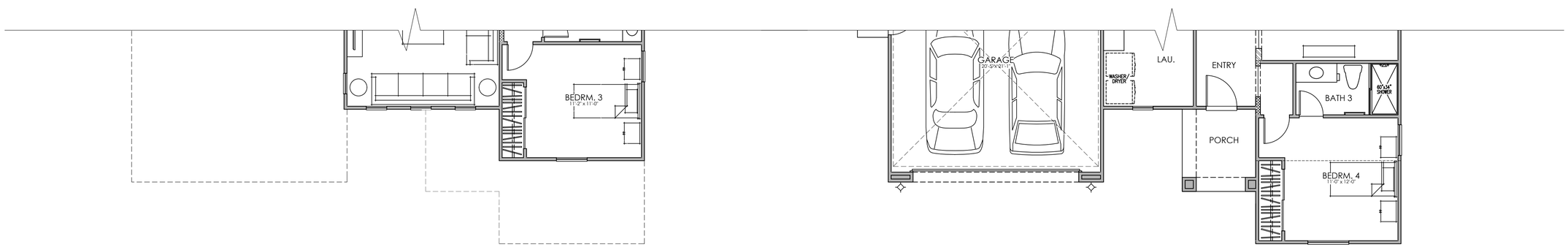
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D- VILLAGE 10
SLATESHIRE

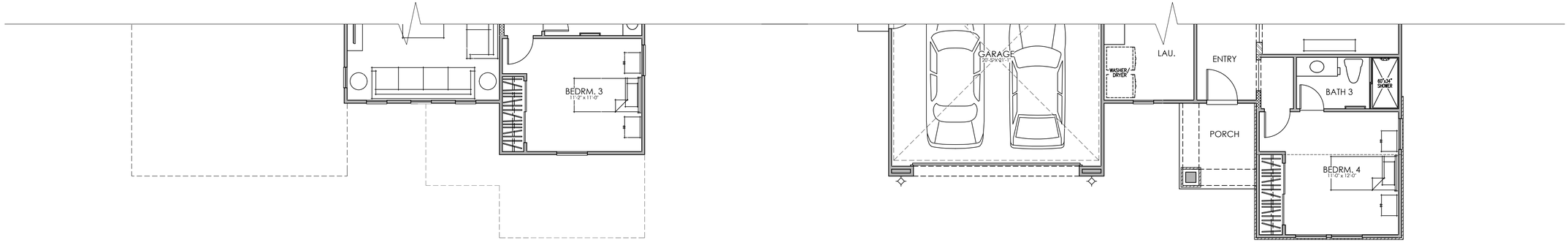
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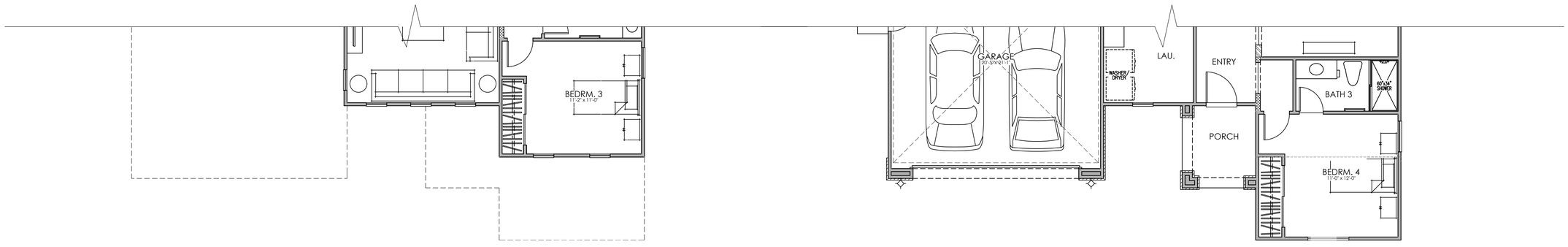
Plot Dated: Jun 13, 2022
Drawn By: Name



PLAN 3E



PLAN 3D



PLAN 3B

SECOND FLOOR

FIRST FLOOR

PLAN 3

5 BEDROOM, 4.5 BATH, BONUS, 3-CAR GARAGE FLOOR PLAN

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/25/22

D- VILLAGE 10
SLATESHIRE

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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
GABLE:	DECORATIVE FAUX CLAY PIPES
WALL:	STUCCO
WINDOWS:	VINYL WITH DIVIDED LITES
TRIM:	STUCCO OVER RIGID FOAM
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
SHUTTERS:	DECORATIVE FOAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3A
EARLY CALIFORNIA ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

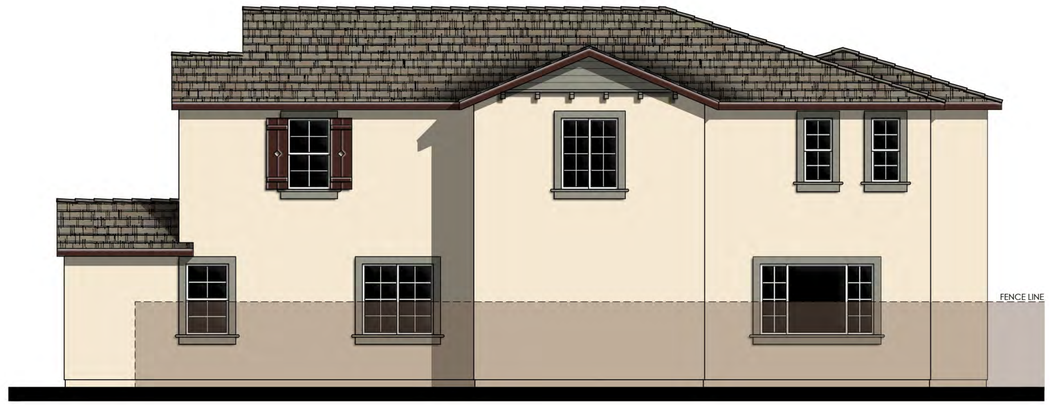
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Refer to landscape drawings for wall, tree, and shrub locations

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 6

PLAN 3B
COUNTRY EUROPEAN ELEVATIONS

0 2 4 8 12

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TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
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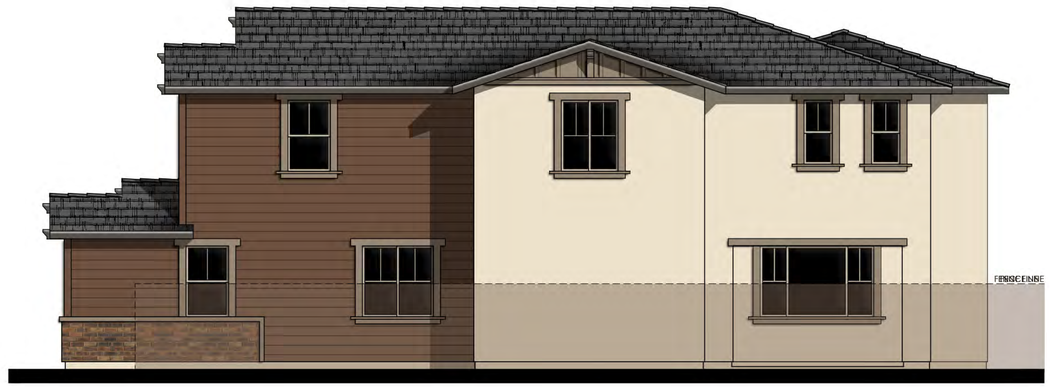
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



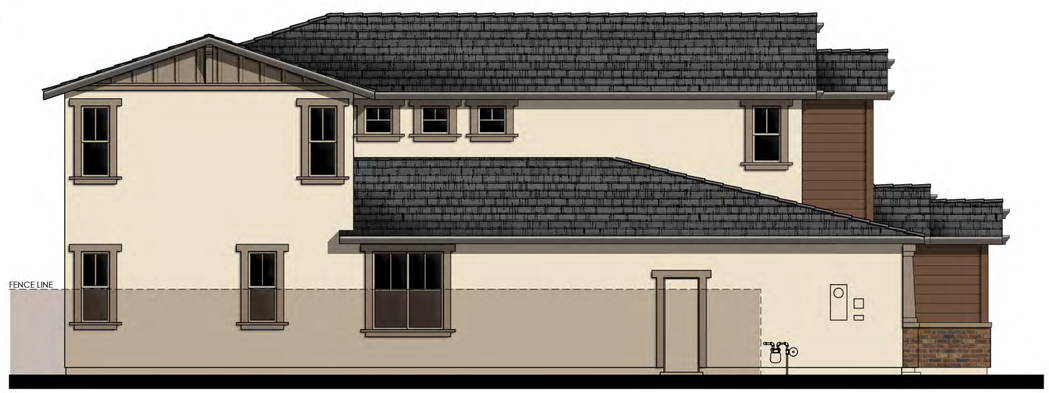
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 9

PLAN 3D

CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/25/22

D- VILLAGE 10
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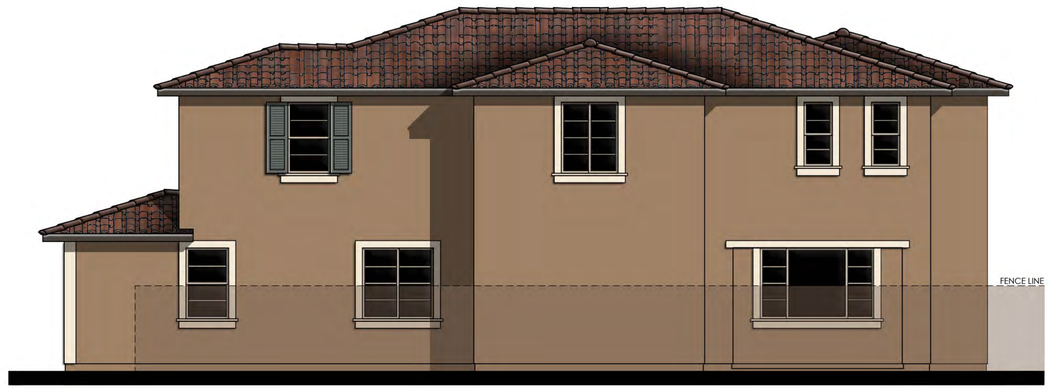
Plot Dated: May 18, 2022
Drawn By: Name



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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 12

PLAN 3E

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

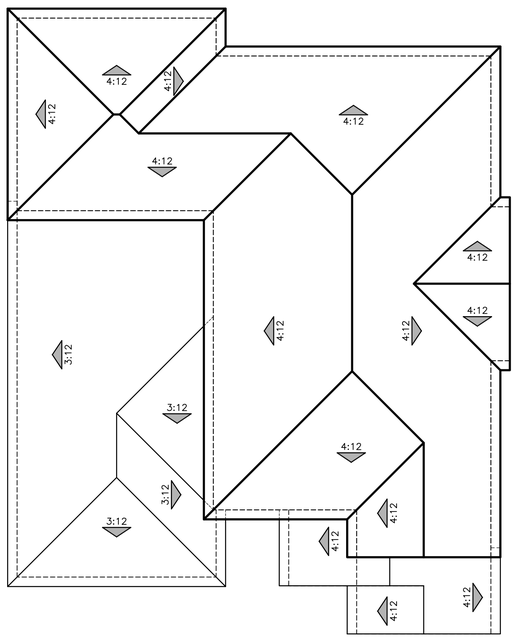
04/25/22

D- VILLAGE 10
SLATESHIRE

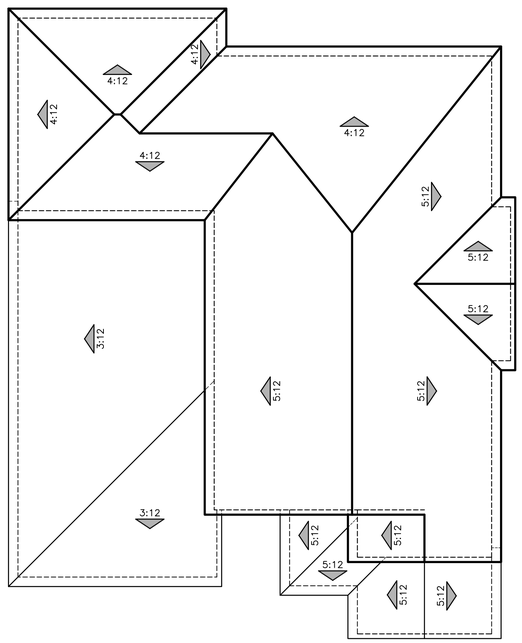
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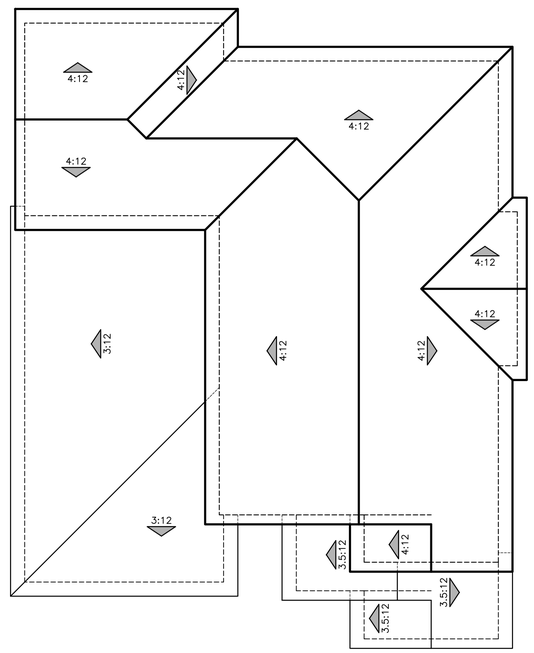
Plot Dated: May 18, 2022
Drawn By: Name



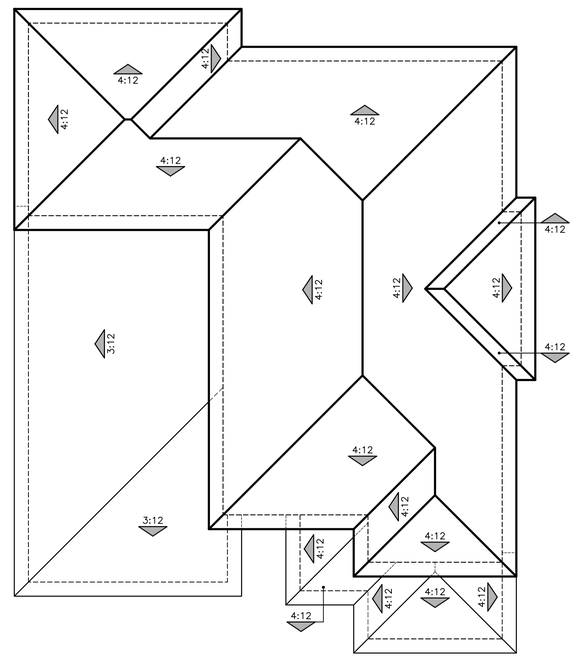
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 3
ROOF PLANS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

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

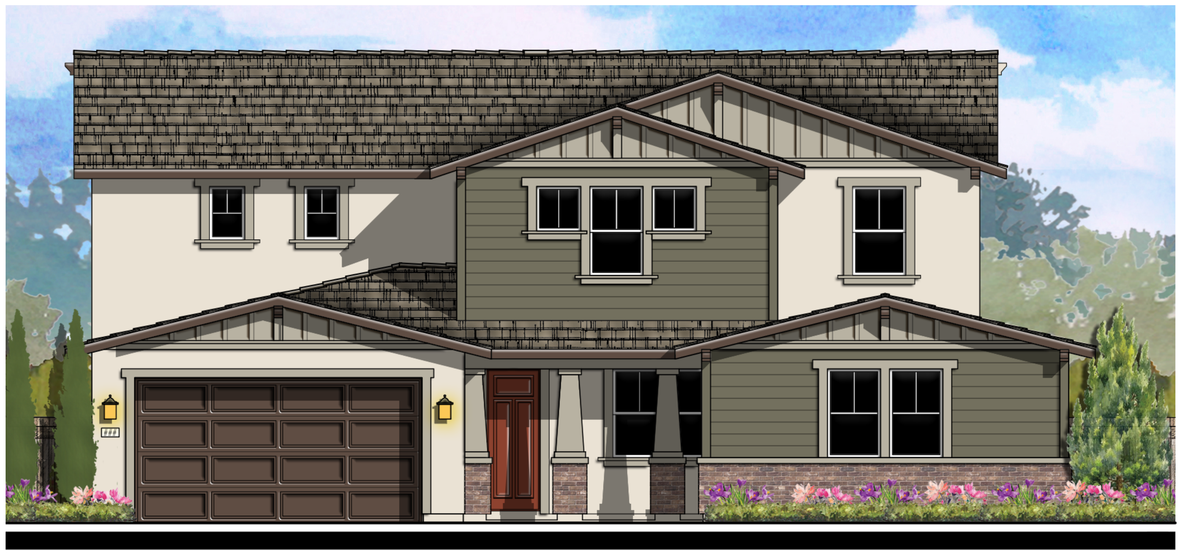
A - EARLY CALIFORNIA



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

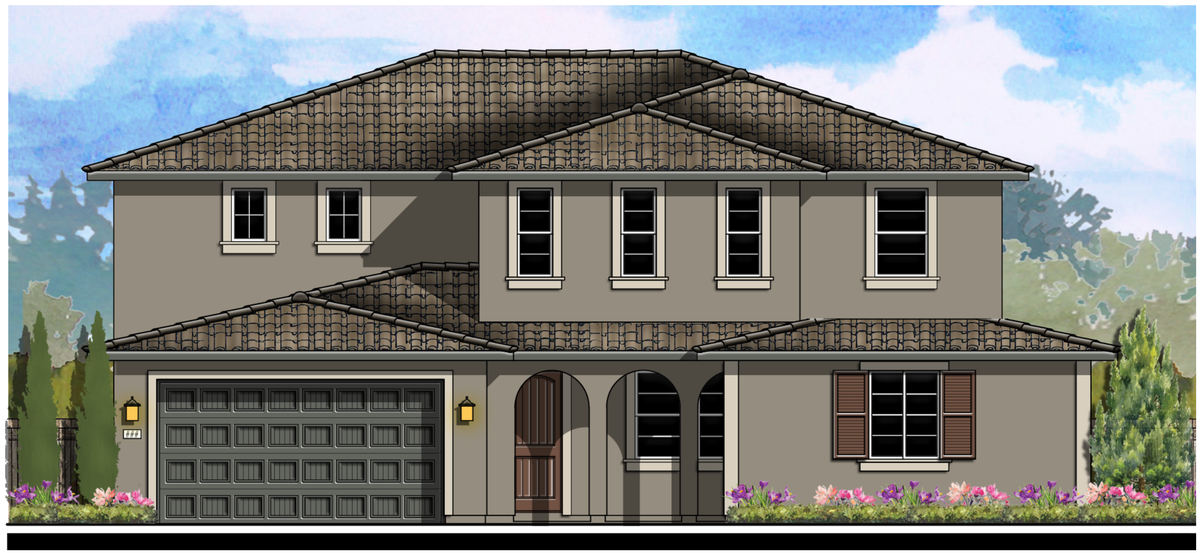
B - COUNTRY EUROPEAN



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

D - CRAFTSMAN BUNGALOW



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

E - MEDITERRANEAN REVIVAL

PLAN 4 (4095)

FRONT ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

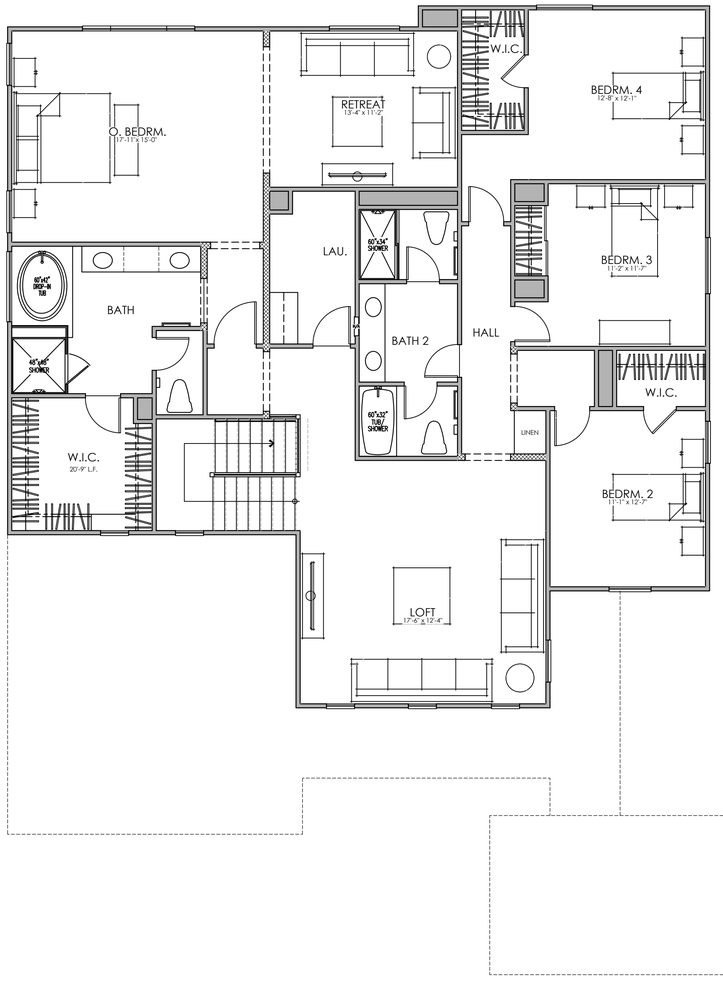
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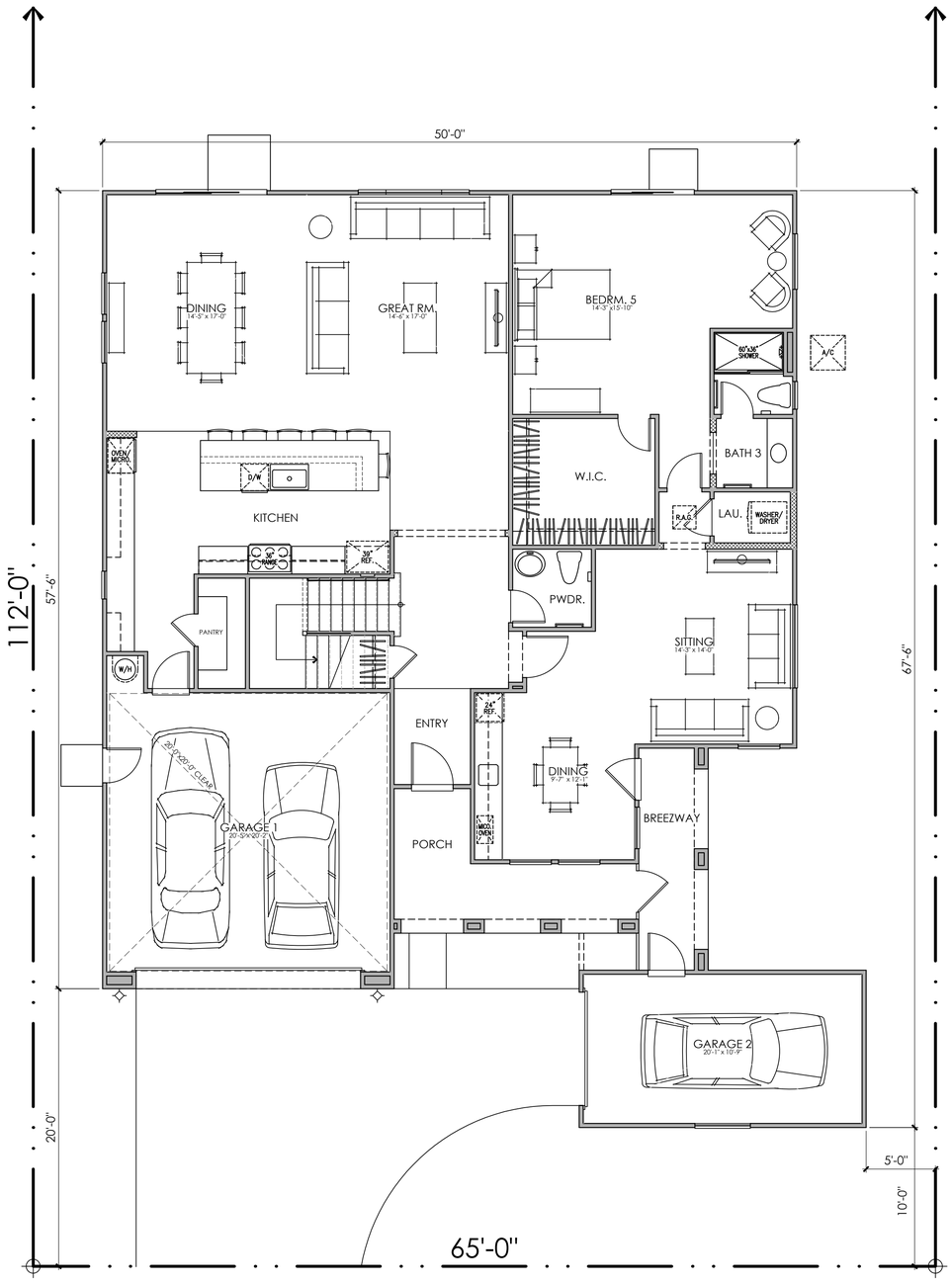
D- VILLAGE 10
SLATESHIRE

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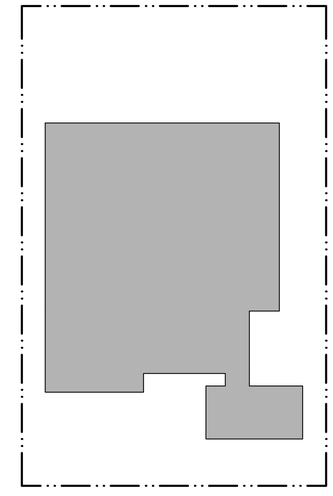
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Drawn By: Name





SECOND FLOOR

FIRST FLOOR



LOT COVERAGE:
45% FOR TWO STORY ALLOWED
2,922/ 6,500 = 45% PROVIDED
MIN. LOT SIZE REQ'D: 65'X112'

AREA TABULATION

	MAIN RESIDENCE		NEXT GEN		TOTAL
FIRST FLOOR AREA	1,105	+	964	=	2,069 SQ. FT.
SECOND FLOOR AREA	2,026	+	0	=	2,024 SQ. FT.
TOTAL DWELLING	3,131	+	964	=	4,095 SQ. FT.

UNCONDITIONED SPACE

GARAGE 1	432 SQ. FT.
GARAGE 2	234 SQ. FT.
PORCH "A", "B", "C", "D", & "E"	116 SQ. FT.
BREEZWAY	82 SQ. FT.

PLAN 4A

5 BEDROOM, 3.5 BATH, N/G, LOFT, RETREAT, 3-CAR GARAGE
FLOOR PLAN

0 2 4 8 12

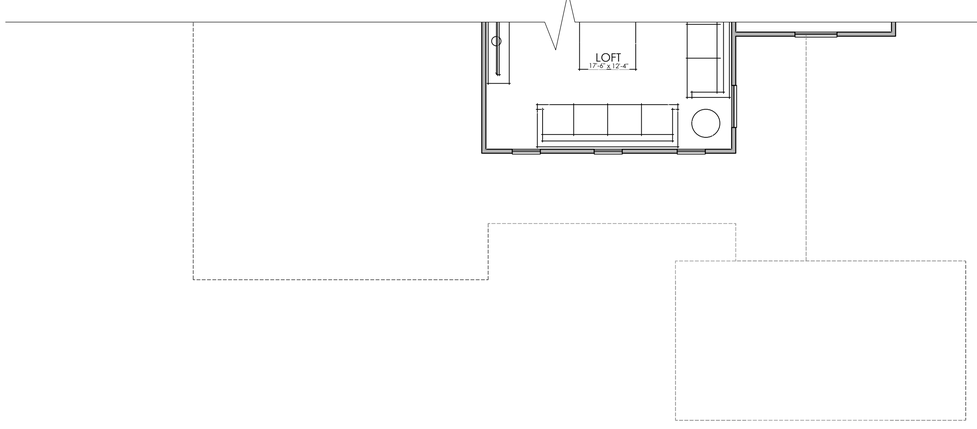
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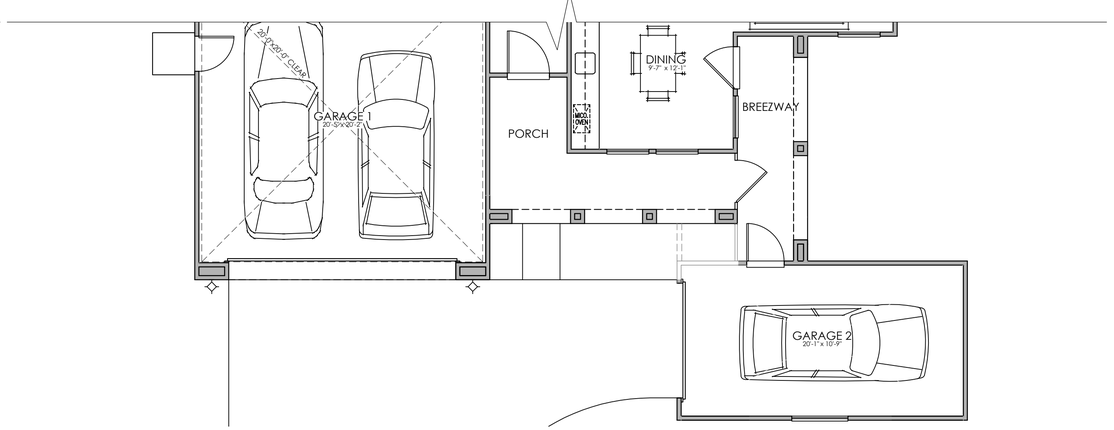
TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA
04/25/22

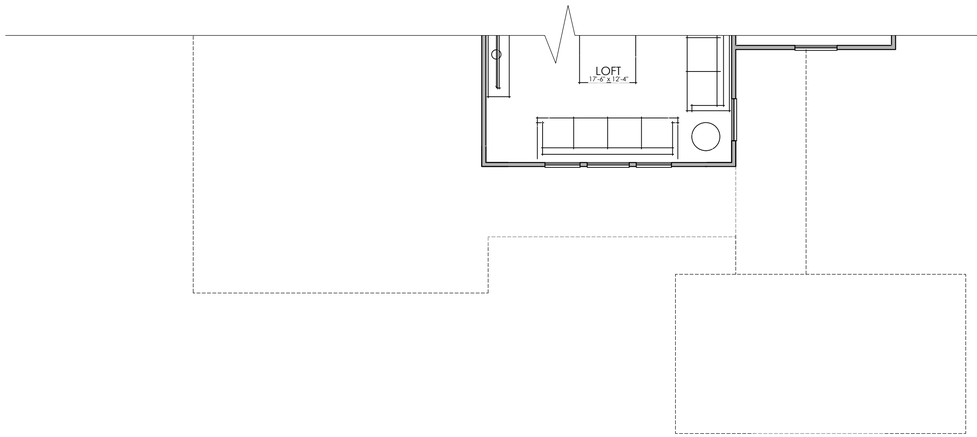
D- VILLAGE 10
SLATESHIRE

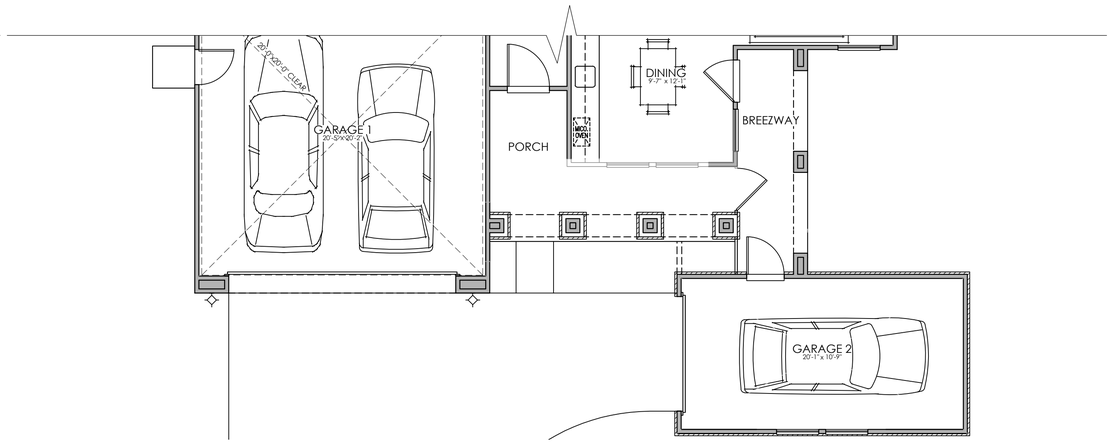
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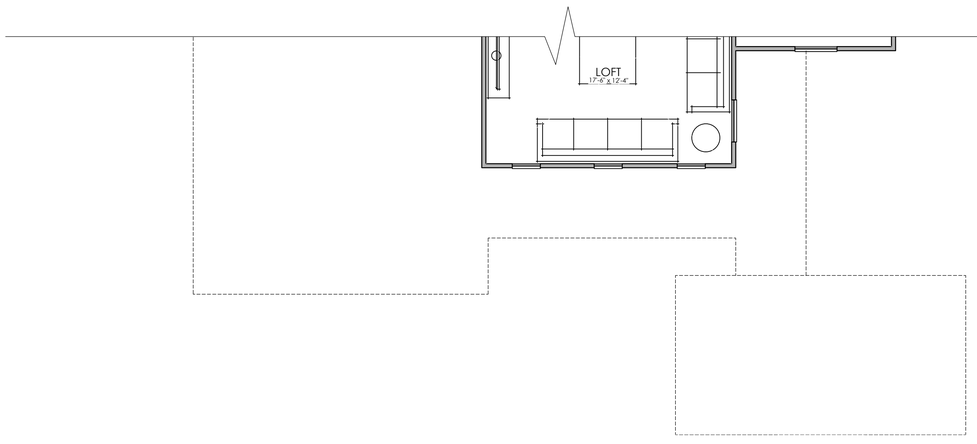


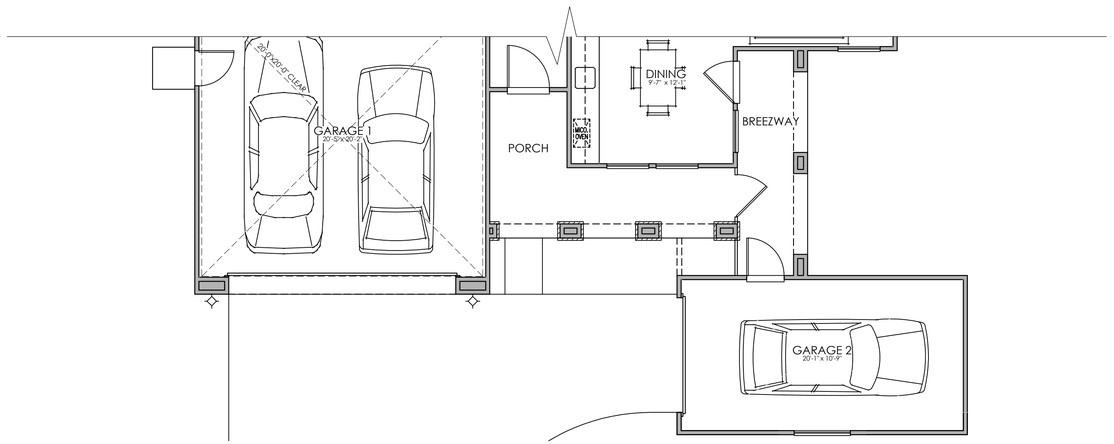
PLAN 4E





PLAN 4D





PLAN 4B

SECOND FLOOR

FIRST FLOOR

PLAN 4

5 BEDROOM, 3.5 BATH, N/G, LOFT, RETREAT, 3-CAR GARAGE FLOOR PLAN

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/25/22

D- VILLAGE 10
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FRONT



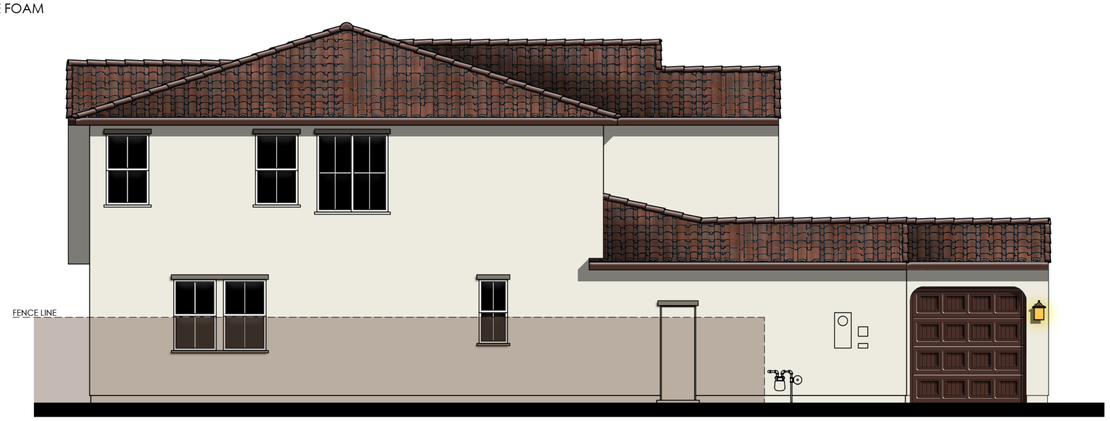
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MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 1

PLAN 4A

EARLY CALIFORNIA ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

04/25/22

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FRONT



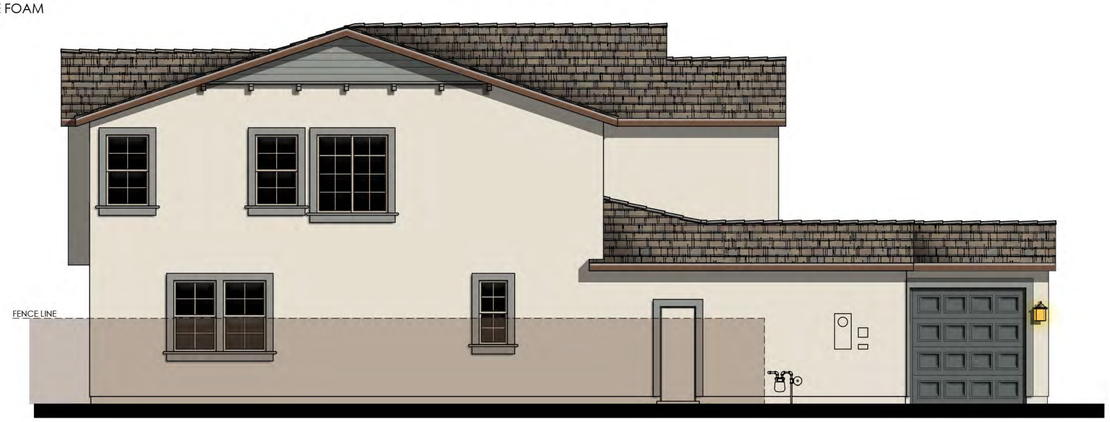
RIGHT

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
COUNTRY EUROPEAN ELEVATIONS

0 2 4 8 12

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TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
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FRONT



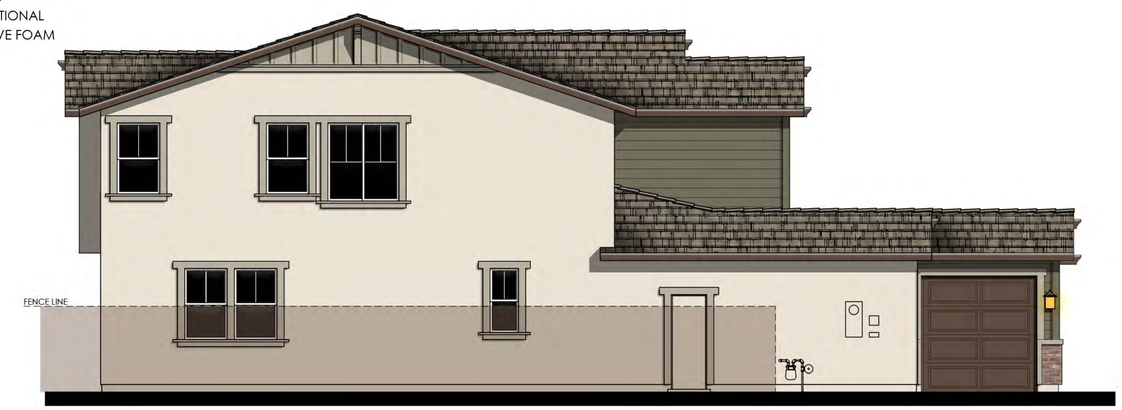
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MATERIALS LEGEND
(WHERE OCCURS)

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



REAR



LEFT

COLOR SCHEME 7

PLAN 4D
CRAFTSMAN BUNGALOW ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
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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 10

PLAN 4E

MEDITERRANEAN REVIVAL ELEVATIONS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A

TRACY, CALIFORNIA

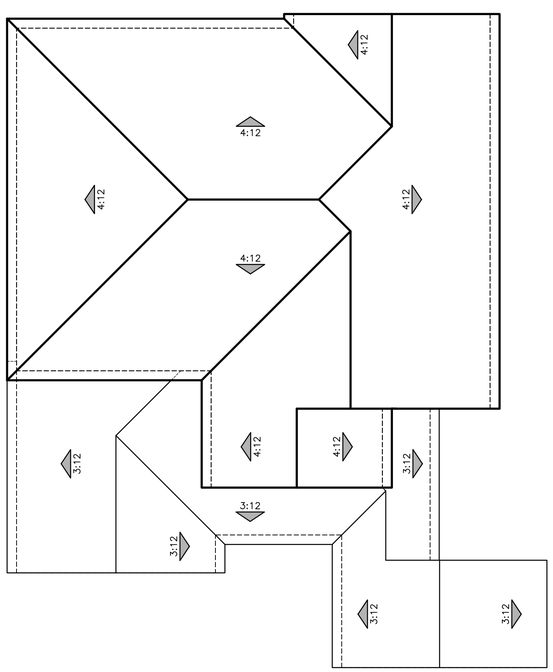
04/25/22

D- VILLAGE 10
SLATESHIRE

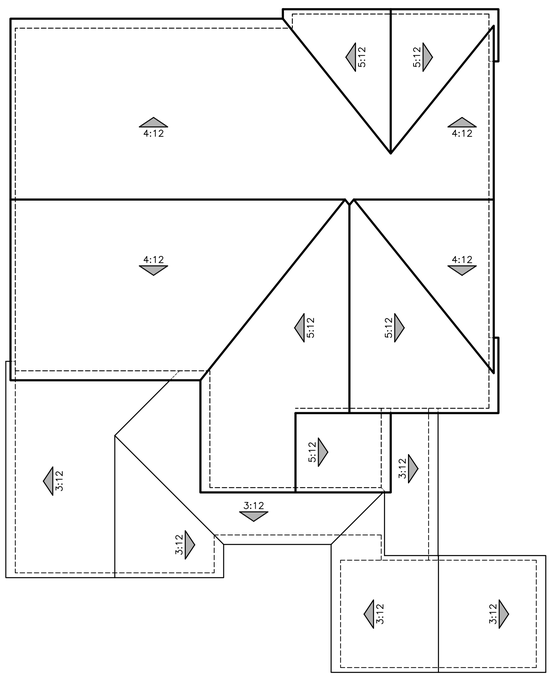
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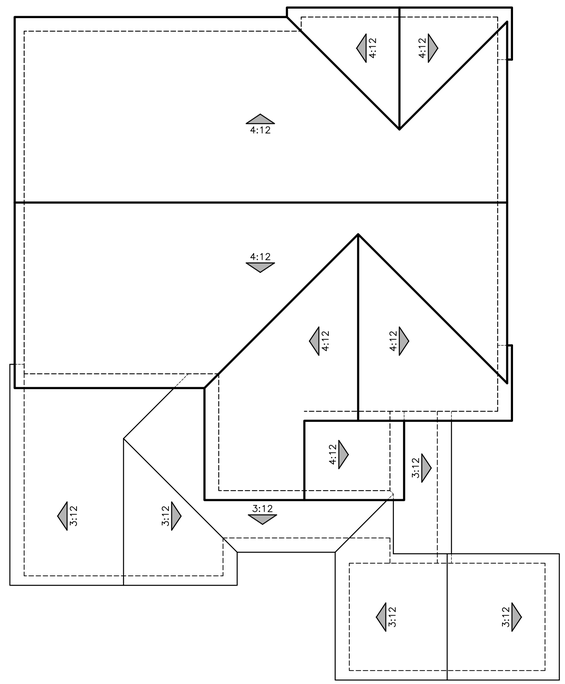
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Drawn By: Name



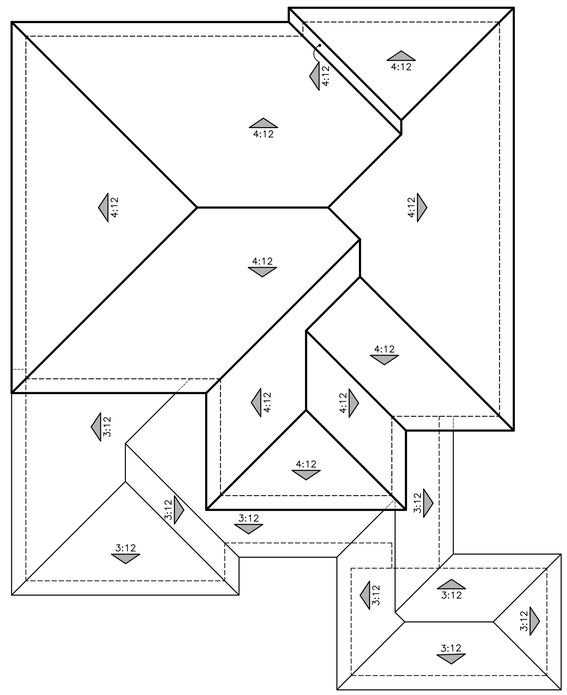
A - EARLY CALIFORNIA



B - COUNTRY EUROPEAN



D - CRAFTSMAN BUNGALOW



E - MEDITERRANEAN REVIVAL

PLAN 4
ROOF PLANS

0 2 4 8 12

LENNAR

TRACY HILLS II - AREA 2A
TRACY, CALIFORNIA
04/25/22

D- VILLAGE 10
SLATESHIRE

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CITY OF TRACY

DETERMINATION OF
THE DEVELOPMENT SERVICES DIRECTOR

Application Number D22-0026

A determination of the Development Services Director approving a Development Review permit for the architectural design of 726 single-family dwellings in Tracy Hills Phase 2A, Villages 1 thru 10, located south of I-580, west of Corral Hollow Road, Application Number D22-0026. The applicant and property owner is Lennar Homes.

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 DIRECTOR, AFTER CONSIDERING ALL OF THE EVIDENCE PRESENTED, HEREBY APPROVES DEVELOPMENT REVIEW PERMIT APPLICATION NUMBER D22-0026, 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 will provide ample mix and frequency of each house type throughout the Tracy Hills Phase 2A 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.

_____ _____

Kris Balaji Date of Action
Development Services Director

City of Tracy
Development Review Permit
Conditions of Approval

Tracy Hills Phase 2A Villages 1 thru 10 (726 single-family dwellings)
Located south of I-580, west of Corral Hollow Road
Application Number D22-0026
July 12, 2022

These Conditions of Approval shall apply to the Development Review Permit for the architectural design of 726 single-family dwellings in Tracy Hills Phase 2A, Villages 1 thru 10, located south of I-580, west of Corral Hollow Road, Application Number D22-0026 (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 726 single-family dwellings in Tracy Hills Phase 2A, Villages 1 thru 10, located south of I-580, west of Corral Hollow Road, Application Number D22-0026.

7. "Property" means the subject property of the Development Review permit for the architectural design of 726 single-family dwellings in Tracy Hills Phase 2A, Villages 1 thru 10, located south of I-580, west of Corral Hollow Road, Application Number D22-0026.

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. The project shall be developed in substantial compliance with the architectural packets received by the Development Services Department on June 22, 2022, to the satisfaction of the Development Services Director.

5. Prior to issuance of any building permits for Tracy Hills Phase 2A, Villages 1 thru 10, a development plan shall be submitted that complies 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, 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.