



AGENDA

October 22, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

311 Vernon Street
Roseville, California
www.roseville.ca.us

Commissioners may teleconference pursuant to Executive Order N-29-20.

Members of the public may view the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. Meetings are also video streamed live and are available on the City's website and YouTube channel.

Members of the public may offer public comment by the following means:
Dial in Phone Number: 916-774-5353, Email: publiccomment@roseville.ca.us

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of October 8, 2020

6. REQUESTS/PRESENTATIONS

6.1. SVSP PCL WB-22 & 23 – Radiance at Solaire DRRS, 4701 Solaire Dr., File # PL20-0175

REQUEST

The applicant requests approval of a Design Review for Residential Subdivision to establish unit designs for 103 single-family homes in the Radiance at Solaire subdivision (SVSP Parcels WB-22 and 23).

Applicant: Karina Guerrieri, Tri Pointe Homes, Inc.

Owner: WP Development Company, LLC.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to 26 (twenty-six) conditions of approval.

6.2. SVSP PCL FD-20A – Illumination at Solaire DRRS, 1701 Westbrook Bl., File # PL20-0176

REQUEST

The applicant requests approval of a Design Review for Residential Subdivision to modify development standards and establish unit designs for 110 single-family homes in the Illumination at Solaire subdivision (SVSP Parcel FD-20A).

Applicant: Karina Guerrieri, Tri Pointe Homes, Inc.

Owner: Solaire Community Builders, LLC.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of October 8, 2020
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 10/22/2020
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of October 8, 2020



DRAFT MINUTES
October 8, 2020

PLANNING COMMISSION MEETING
6:30 p.m.
311 Vernon Street
Roseville, California
www.roseville.ca.us

Commissioners teleconferenced pursuant to Executive Order N-29-20.

Members of the public viewed the meeting on Comcast channel 14, Consolidated Communications channel 73 and AT&T U-verse. The meeting was video streamed live and was available on the City's website and YouTube channel.

Members of the public were able to offer public comment by phone or email.

1. CALL TO ORDER

Chair Brashears called the meeting to order at 6:30 p.m.

2. ROLL CALL

Present: Caporusso, Krafka, Librea, Martin, Prior, Brashears

Absent: Jensen

3. PLEDGE OF ALLEGIANCE

Commissioner Caporusso led the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Brashears opened the Public Comment period. Hearing none, Chair Brashears closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Commissioner Martin, seconded by Commissioner Librea, to approve the Consent Calendar.

The Motion Passed.

Roll call vote:

Ayes: Martin, Krafka, Prior, Librea, Caporusso, Brashears

Noes: None

5.1. Minutes of September 10, 2020

5.2. NCRSP PCL 35 – Cinemark Signs, 1191 Galleria Bl, #200, File # PL20-0100

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 181 – Norcal Linen Supply, 425 Clinton Av, File # PL20-0156

Associate Planner, Kinnie Shallow, presented the staff report.

Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Commissioner Discussion:

- With the limited number of required parking spaces, will there be an ability to add parking, if needed, in the future?
- Will chemical smells be emitted into the neighborhood?
- According to the proposed conditions of approval, the project is adhering to if not exceeding the City's noise ordinance.

Applicant, Rob Gibson, NorCal Linens, stated he had received a copy of the staff report and was in agreement with staff's recommendation. He also responded to Commissioner's questions.

Commissioner Discussion:

- How has business been the past seven (7) months?
- Will the storage containers at the existing site be needed at the proposed site?

Chair Brashears opened the public comment period. Hearing none, Chair Brashears closed the public comment.

Motion by Commissioner Caporusso, seconded by Commissioner Martin, to:

- A. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to five (5) conditions of approval.

The Motion passed.

Roll call vote:

Ayes: Prior, Caporusso, Krafka, Librea, Martin, Brashears

Noes: None

6.2. NIPA PCL 50 – Roseville 80 MPP, 7601 Foothills Bl, File # PL19-0363

Associate Planner, Charity Gold, presented the staff report.

Chair Brashears opened the public hearing and invited comments from the applicant and/or audience.

Commissioner Discussion:

- Some building have already been constructed. Explain why a Major Project Permit (MPP) is necessary for all the buildings.
- Was Panattoni aware that a MPP would be required?

Representative, Steve Beauchamp, Panattoni, stated he had received a copy of the staff report and was in agreement with staff's recommendation. He also responded to Commissioner's questions.

Chair Brashears opened the public comment period. Hearing none, Chair Brashears closed the public comment.

Motion by Commissioner Caporusso, seconded by Commissioner Martin, to:

- A. Adopt the Roseville 80 MPP Mitigated Negative Declaration,
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 subject to eighty-one (81) conditions of approval,
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to eighty-one (81) conditions of approval.

The motion passed.

Roll call vote:

Ayes: Caporusso, Prior, Librea, Martin, Krafka, Brashears

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- The Johnson Ranch Storage Conditional Use Permit, Tree Permit and Lot Line Adjustment has been appealed and will be heard at the November 4, 2020 City Council meeting.
- The Belvedere Hotel project has been appealed and will be heard at the November 18, 2020 City Council meeting.
- Beginning October 21, 2020, the public will be able to participate in person at City Council meetings. However, City Commission and Board meetings will continue to be held virtually at least through the end of the year.
- Staff will be bringing an informational item regarding Housing Element update to the Commission before the end of the year.

8. ADJOURNMENT

Motion by Commissioner Librea, seconded by Commissioner Martin, to adjourn the meeting. The Motion Passed unanimously at 7:18 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: SVSP PCL WB-22 & 23 – Radiance at Solaire DRRS, 4701 Solaire Dr., File # PL20-0175
Contact: Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 10/22/2020
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Tentative Subdivision Map

Attachment 2 Development Standards

Exhibit A Unit Elevations

Exhibit B Enhanced Elevations

Exhibit C Plan Colors

ITEM 6.1: **Design Review For Residential Subdivision – 4701 Solaire Dr. – SVSP PCL WB-22 & 23 – Radiance at Solaire DRRS – PL20-0175**

REQUEST

The applicant requests approval of a Design Review for Residential Subdivision to establish unit designs for 103 single-family homes in the Radiance at Solaire subdivision (SVSP Parcels WB-22 and 23).

Applicant- Karina Guerrieri, Tri Pointe Homes, Inc.
Owner – WP Development Company, LLC.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to 26 (twenty-six) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

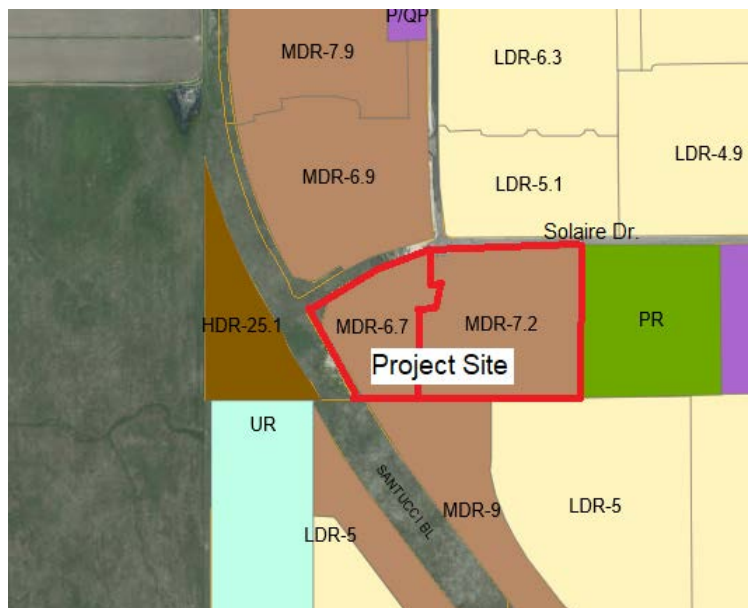
BACKGROUND

The project site is located on parcels WB-22 and WB-23 within the Westbrook area of the Sierra Vista Specific Plan (SVSP), to the east of Santucci Boulevard and to the south of Solaire Dr. (Figure 1). The parcels have a land use designation of Medium Density Residential and a zoning designation of Small Lot Residential with modified SVSP Development Standards (RS/DS).

In June 2012, the Westbrook project (File #2011-PL-043) amended much of the 400-acre Urban Reserve portion of the SVSP to a mixed land use plan with residential, commercial, and open space/park areas. The land uses within the Westbrook area were further amended by the Westbrook Phase 2 and 3 project (File #PL13-0318), which reconfigured and re-designated land uses within the Westbrook portion of the SVSP.

On January 24, 2019, the Planning Commission approved a Tentative Subdivision Map (File #PL18-0266) to create small-lot tentative subdivision maps for Parcels WB-20, 21, 22 and 23 within the Westbrook portion of the SVSP. The subject parcels (WB-22 and 23) were approved with a total of 103 lots zoned Small Lot Residential with modified development standards (RS/DS) to allow for smaller lot sizes and reduced rear yard space. A copy of the approved Tentative Subdivision Map for parcels WB-22 and WB-23 is included as

Figure 1: Project Location



Attachment 1. A condition of approval was added to the Tentative Subdivision Map stating that the approval of a Design Review Permit for a Residential Subdivision (DRRS) would be required prior to any home construction on the lots to evaluate the proposed architecture. A DRRS entitlement was approved by the Planning Commission for parcels WB-20 and WB-21 (the other portion of File #PL18-0266, north of Solaire Dr.) on November 14, 2019.

The applicant requests approval of a DRRS to allow the construction of 103 single-family homes on parcels WB-22 and WB-23. No modifications to the approved development standards are proposed.

SITE INFORMATION

Location: 4701 Solaire Dr.

Total Size: 14.7 acres

Topography and Setting: The project site has been rough graded into a relatively flat condition in preparation for development of the subdivision. Surrounding land uses include future medium and low density residential to the north and south, a future park to the east, and future high density residential to the west of Santucci Bl.

EVALUATION

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to evaluate the compatibility of the proposed design with the surrounding community, as well as consistency with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060 (i), the required findings for a Design Review Permit for a Residential Subdivision are as follows:

- 1. The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with applicable design guidelines.***

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the Sierra Vista Specific Plan (SVSP). Development standards for the proposed subdivision were approved concurrent with the Tentative Subdivision Map application (File #PL18-0266). The applicable development standards for this project are included as Attachment 2. No modifications to the development standards are proposed as a part of the project. The applicant submitted conceptual elevations showing architectural treatment and floor plans (Exhibits A and B).

Plan Types: The project includes three plan types, all of which are two-story, ranging in size from 2,206 square feet to 2,578 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. The floor plans offer four bedrooms, with Plan 2 offering a loft and Plan 3 offering a loft/5th bedroom option. Each plan includes a small, covered entry and have an option for a covered patio in the rear yard. All plans include a two-car garage and at least an 18-foot-long driveway to provide adequate space for vehicles to park within the driveway. All homes meet the minimum Zoning Ordinance parking requirement of two spaces per single-family dwelling.

Table 1: Plan Type Features and Dimensions

Plan Type	Square Footage	Bedrooms
Plan 1	2,206 square feet	4 bedrooms
Plan 2	2,410 square feet	4 bedrooms/loft
Plan 3	2,578 square feet	4 bedrooms, loft/5 th bedroom

Streetscape: Each of the floor plans will be offered in one of three architectural styles, including Spanish, Italian, and Cottage. Four color palates are available for each architectural style. Building projections and varying roof forms are used to provide visual interest in the streetscape. An example of the unit mix is shown in Figure 2. Consistent with the CDG, architectural treatment will be applied to all elevations of the buildings, including exterior shutters, decorative trim details on the windows, and enhanced siding. Further enhancements to the elevations are provided on street-facing side and rear elevations, consistent with the Enhanced Elevations shown in Exhibit B and DRRS Condition #5.

Figure 2: Example Unit Mix



Colors and Materials: Each of the architectural styles have four color schemes primarily consisting of generally natural or neutral tones. Stucco wainscoting and a stacked stone veneer are applied creatively to the elevations to add texture and interest to the façade. The unit designs include a range of decorative embellishments (i.e. shutters, decorative foam trims, and gables) and exterior finishes (i.e. stucco, simulated wood finish, and stone), creating a diverse streetscape that provides visual interest. The proposed colors and materials are included as Exhibit C.

Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and shade and accent trees for the front yard. The selected landscape will provide a mix of colors and textures which will complement the streetscape and is consistent with the SVSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELO).

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on October 9, 2020, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Staff has reviewed the development plans for Parcels WB-22 and WB-23 and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products located in the vicinity of the project. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160-15170). The project is consistent with the adopted specific plan. A Final EIR was certified for the SVSP on May 10, 2010 (SCH #2008032115). City staff determined that the adopted infrastructures and financing plans are sufficient to support the project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION –4701 SOLAIRE DR.– SVSP PCL WB-22 & 23 – RADIANCE AT SOLAIRE DRRS – PL20-0175** subject to 26 (twenty-six) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #
PL20-0175

1. The development standards, unit designs, and landscape plans for SVSP WB-22 & 23 – Radiance at Solaire are approved as described in Exhibits A-C, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on **October 22, 2022**. Prior to the expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration date beyond **October 22, 2023**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for the SVSP and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

5. Lots with street-facing rear and side elevations shall be constructed with enhanced architectural details, consistent with Exhibit B. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. Building permit plans shall comply with all applicable code requirements (California Residential Code based on the International Residential Code, California Building Code – CBC – based on the International Building Code, California Green Building Standards Code – CGBSC; California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the Americans with Disabilities Act – ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal of building permits (contact the Building Division for applicable Code editions). (Building)
9. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
10. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
11. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
14. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

15. All electric metering shall be directly outside accessible. (Electric)
16. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

17. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
18. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades, and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
19. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
20. All alley-loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
21. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
22. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
23. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
24. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
25. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)
26. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any

residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department.

Attachments

1. Approved Tentative Subdivision Map, File #PL18-0266
2. Development Standards for WB-22, WB-23

Exhibits

- A. Unit Elevations
- B. Enhanced Elevations
- C. Plan Colors

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

Exhibit E-1: RS/DS Development Standards

	Single Family with Attached Sidewalk⁴	Single Family with Separated Sidewalk^{2,4}
Lot Size (minimum)		
Area, Interior Lot	3,000 sq. ft.	2,800 sq. ft. ²
Area, Corner Lot	3,300 sq. ft.	3,000 sq. ft. ²
Width, Interior	45 ft.	45 ft.
Width, Corner	52.5 ft.	47.5 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ³	14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/roll up garage door.	9 ft. to single-story living space or side wall of garage; 18 ft. min. driveway depth w/roll up garage door.
Sides ^{3,5}	5 ft. interior; 12.5 ft. street side on corner	5 ft. interior; 7.5 ft. street side on corner
Rear	10 ft. to 1 st story wall 15 ft. to 2 nd story wall	10 ft. to 1 st story wall 15 ft. to 2 nd story wall
Coverage (maximum)		
Site Coverage	None & no min. usable open space required	None & no min. usable open space required
Height (maximum)		
Height	35 ft.	35 ft.
Other Provisions		
Front Yard Stagger	None required, but optional per unit design	None required, but optional per unit design
2nd story wall separation	10 ft.	10 ft.
Two-story unit mix	No limit	No limit
Stagger for 3 rd car garages	2 ft. between 3rd car bay and two-car garage	2 ft. between 3rd car bay and two-car garage

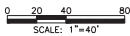
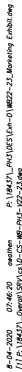
¹ Items in *italics* represent modifications to City Zoning Ordinance standards.

² Sidewalk separated from back of curb by 5-foot planter strip.

³ Front setback (and side setback where adjacent to street) measured from back of walk.
If no sidewalk is present, setbacks measured from back of curb. Minimum separation
between two-story elements shall be 10 ft.

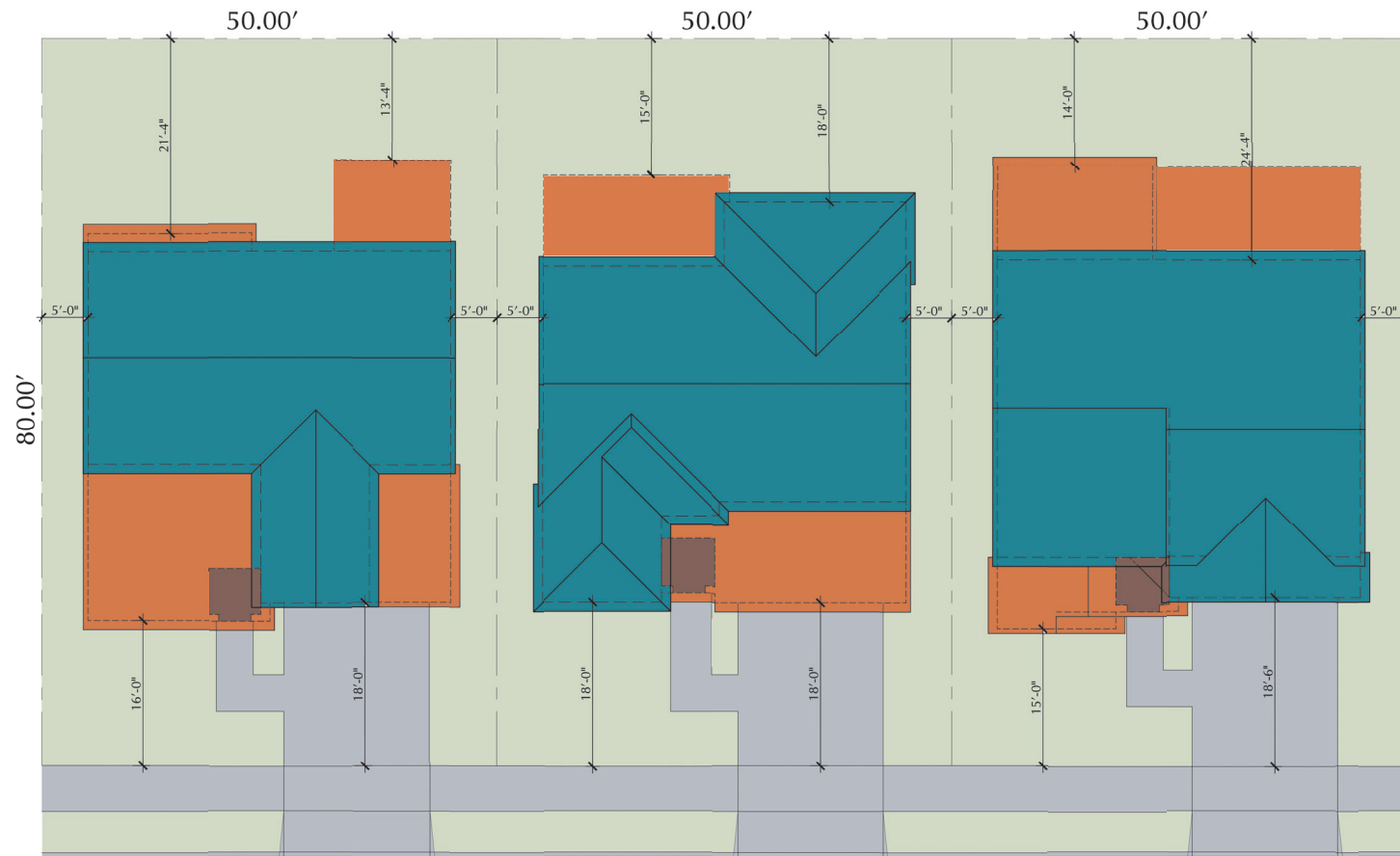
⁴ A DRRS permit (required for neighborhoods greater than 7 du/ac) will be used to ensure
compliance with the standards above.

⁵ Fence side yard setback is 5' from back of walk where facing a street with an attached
sidewalk. Fence side yard setback is 2.5' from back of walk where facing a street with a
detached sidewalk.



California
August 3, 2020
18437.TRI.2223

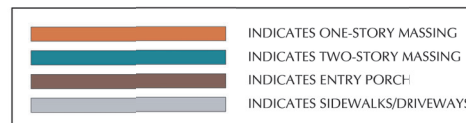
PRELIMINARY - Subject to Revision



PLAN 1 - SPANISH

PLAN 2 - ITALIAN

PLAN 3 - COTTAGE

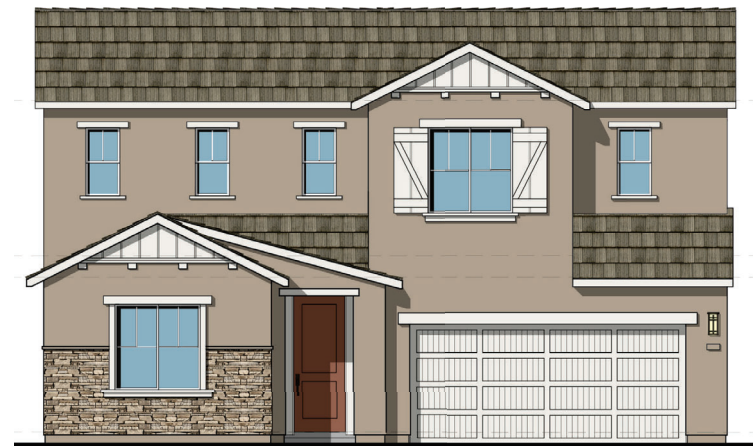




PLAN 1A - SPANISH
COLOR SCHEME 1

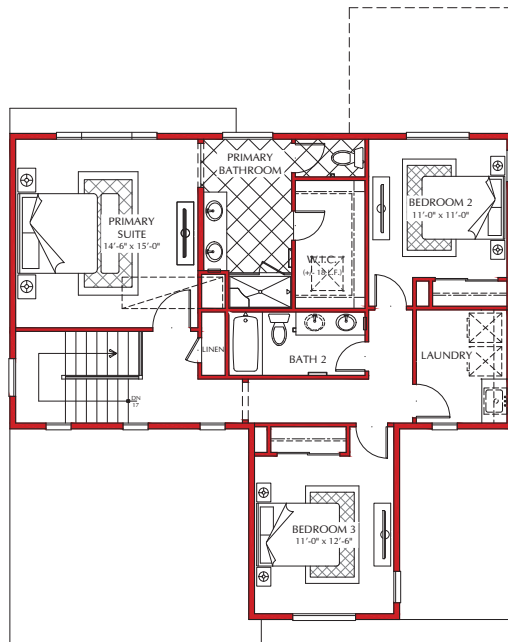


PLAN 1B - ITALIAN
COLOR SCHEME 6



PLAN 1C - COTTAGE
COLOR SCHEME 12

Colors seen on screen and/or printed material may not represent actual colors & textures accurately.
Refer to actual materials for color & texture accuracy.



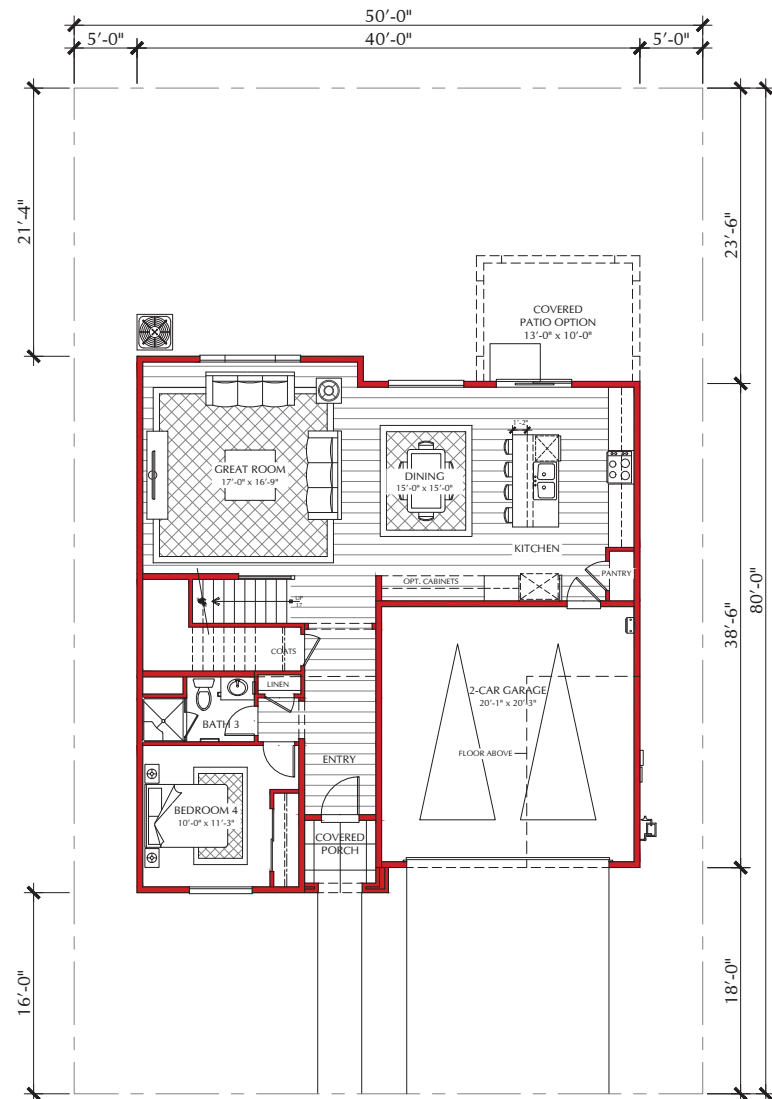
PLAN 1

4 BEDROOMS / 3 BATHS
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,160 S.F.
SECOND FLOOR	1,046 S.F.
TOTAL	2,206 S.F.

COVERED PORCH	35 S.F.
GARAGE (2 CAR)	428 S.F.
COVERED PATIO OPT.	130 S.F.



SECOND FLOOR

FIRST FLOOR



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

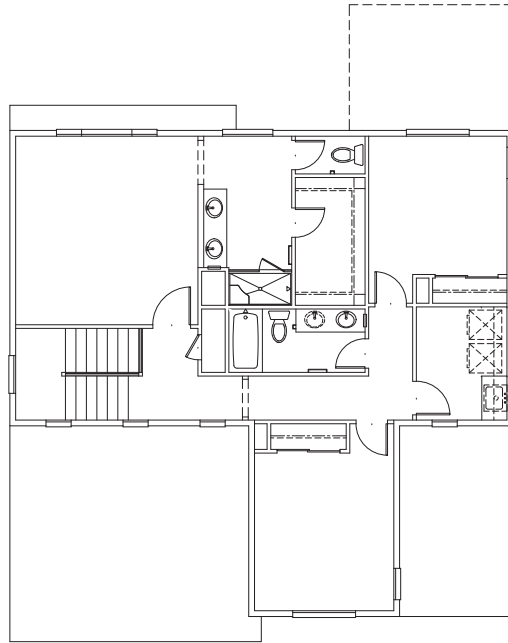


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

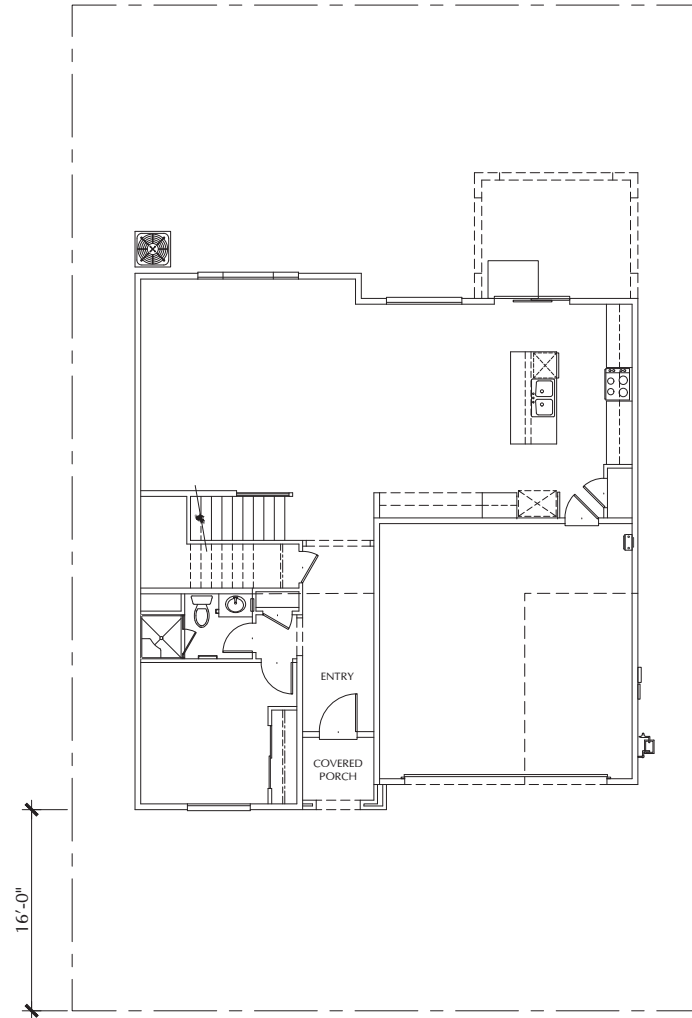
RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 1 FLOOR PLAN



SECOND FLOOR



FIRST FLOOR

PLAN 1

4 BEDROOMS / 3 BATHS
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,160 S.F.
SECOND FLOOR	1,046 S.F.
TOTAL	2,206 S.F.

COVERED PORCH	35 S.F.
GARAGE (2 CAR)	428 S.F.
COVERED PATIO OPT.	130 S.F.



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

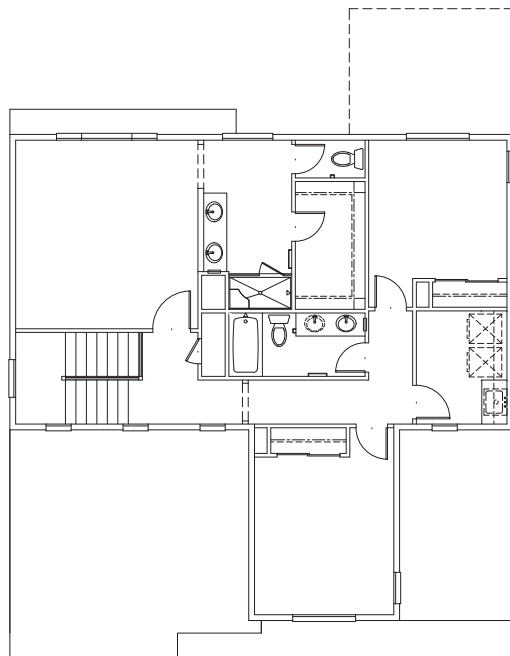


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

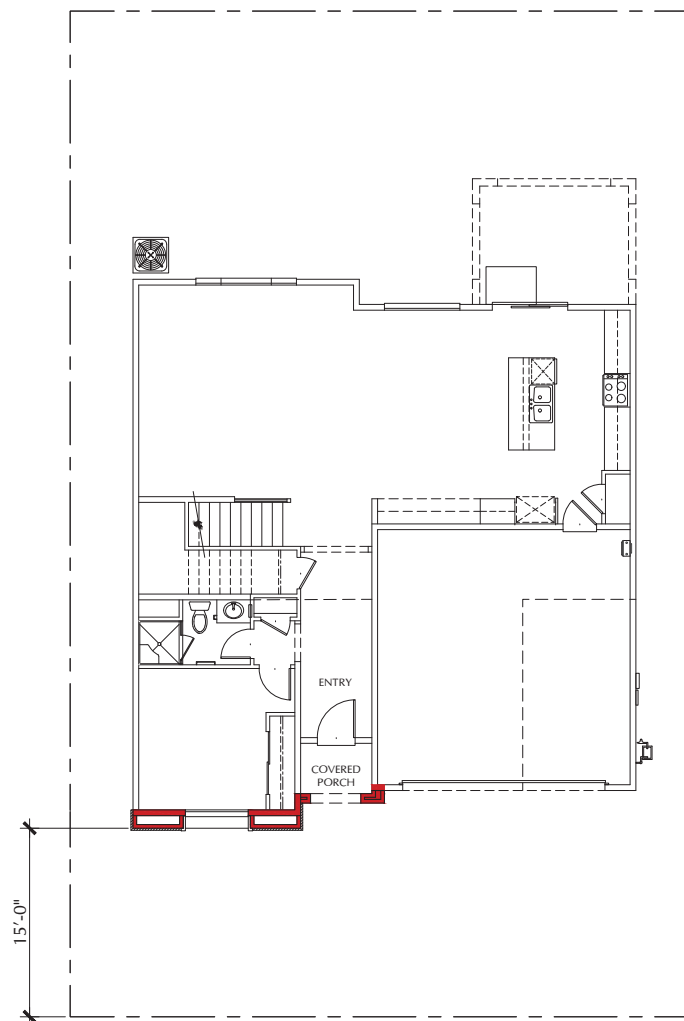
RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 1
FLOOR PLAN
ADDENDUM 'B'



SECOND FLOOR



FIRST FLOOR

PLAN 1

4 BEDROOMS / 3 BATHS
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,160 S.F.
SECOND FLOOR	1,046 S.F.
TOTAL	2,206 S.F.

COVERED PORCH	35 S.F.
GARAGE (2 CAR)	428 S.F.
COVERED PATIO OPT.	130 S.F.



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

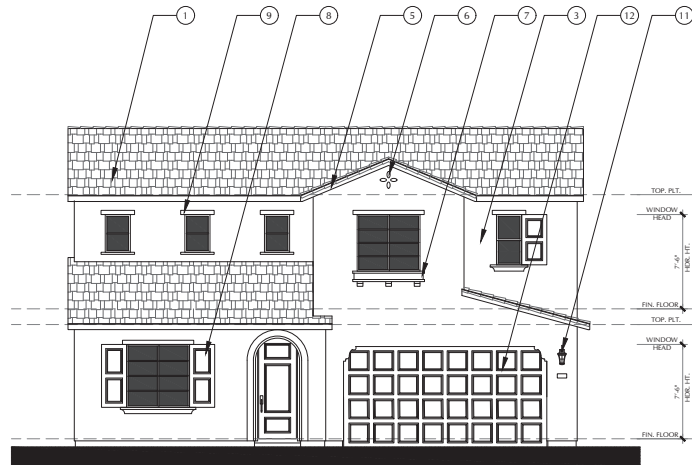


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 1
FLOOR PLAN
ADDENDUM 'C'

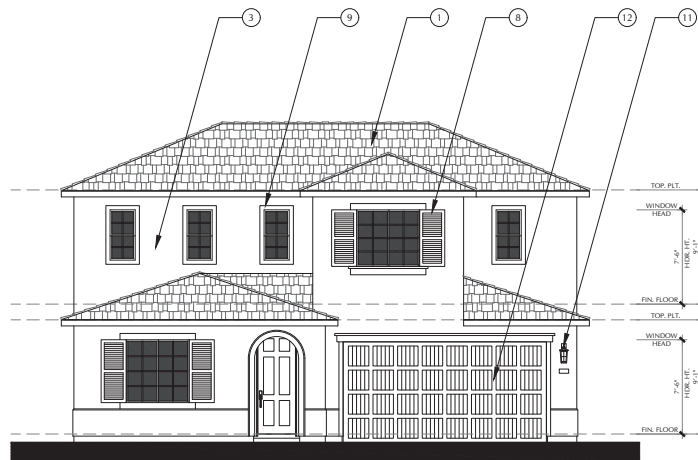


FRONT ELEVATION
SPANISH

1-A
SCALE: 1/8"=1'-0"

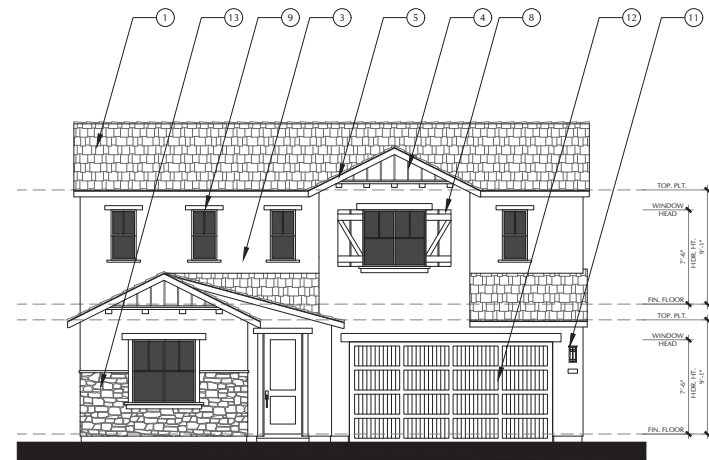
MATERIAL CALLOUTS

- 1 - CONCRETE FLAT TILE ROOF
- 2 - NOT USED
- 3 - STUCCO
- 4 - BOARD AND BATTEN
- 5 - WOOD FASCIA/BARGE
- 6 - DECORATIVE FOAM GABLE END DETAIL
- 7 - FOAM POTSHIELD
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - EXTERIOR LIGHT
- 12 - ROLL UP GARAGE DOOR
- 13 - STONE VENEER



FRONT ELEVATION
ITALIAN

1-B
SCALE: 1/8"=1'-0"



FRONT ELEVATION
COTTAGE

1-C
SCALE: 1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com



SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

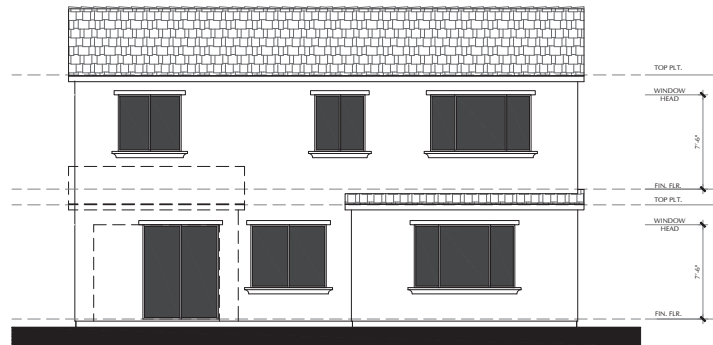
JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 1 FRONT ELEVATIONS



FRONT ELEVATION
SPANISH

1-A
SCALE: 1/8"=1'-0"



REAR
SPANISH

1-A
SCALE: 1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

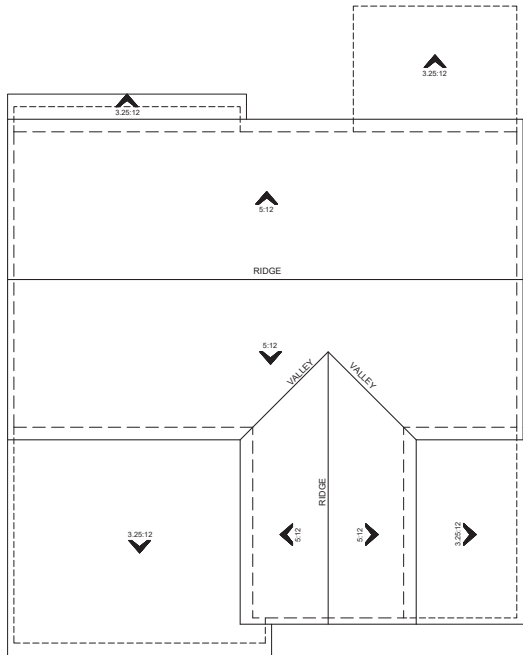


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 1 FRONT & REAR (A) ELEVATIONS

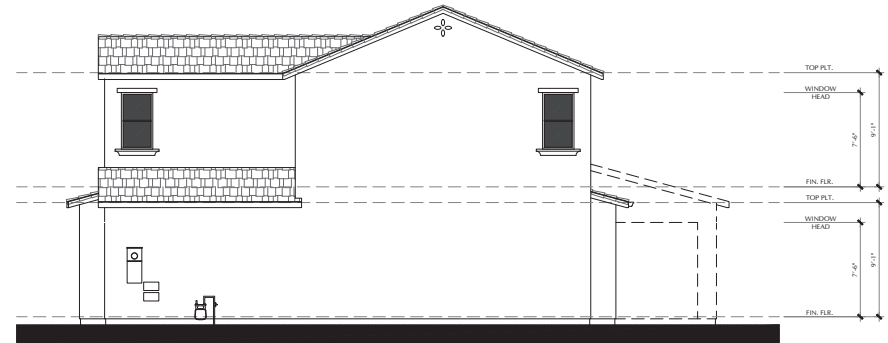


ROOF PLAN

SPANISH COLONIAL

1-A

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

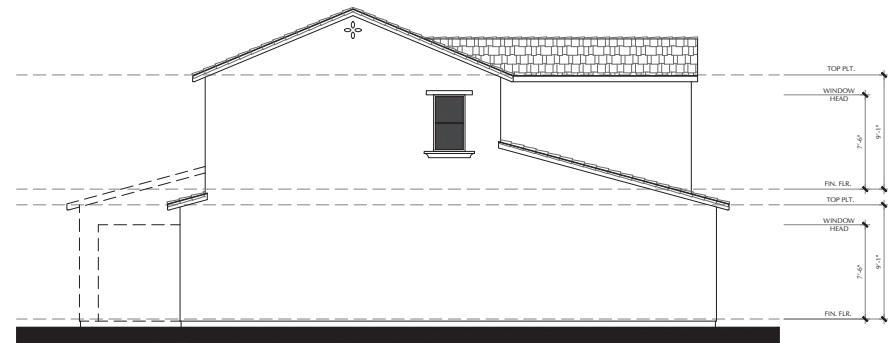


RIGHT

SPANISH

1-A

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



LEFT

SPANISH

1-A

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



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com



SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE

ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

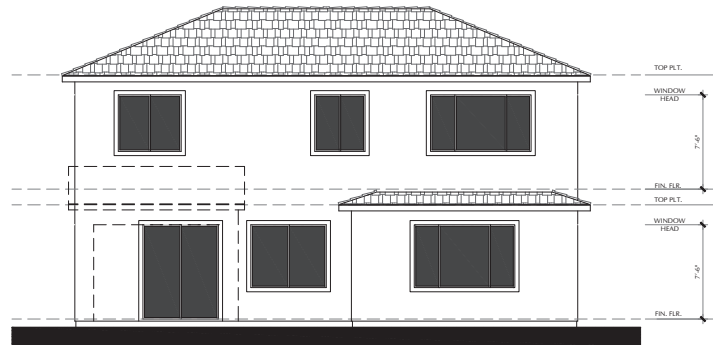
PLAN 1

LEFT & RIGHT (A) ELEVATIONS



FRONT ELEVATION
ITALIAN

1-B
SCALE: 1/8"=1'-0"



REAR
ITALIAN

1-B
SCALE: 1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

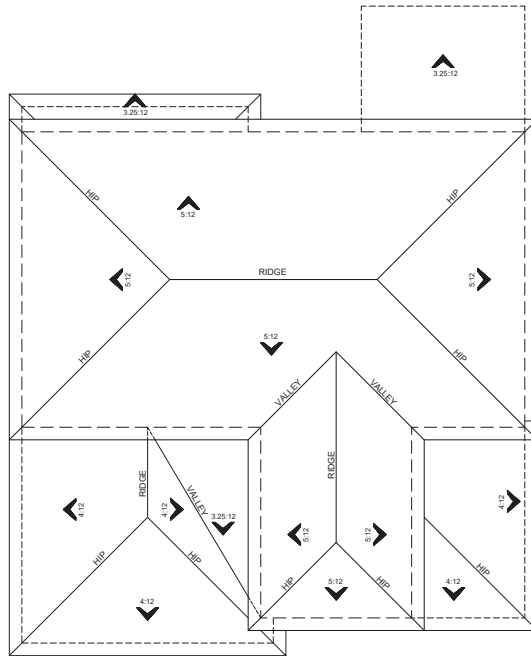


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 1 FRONT & REAR (B) ELEVATIONS

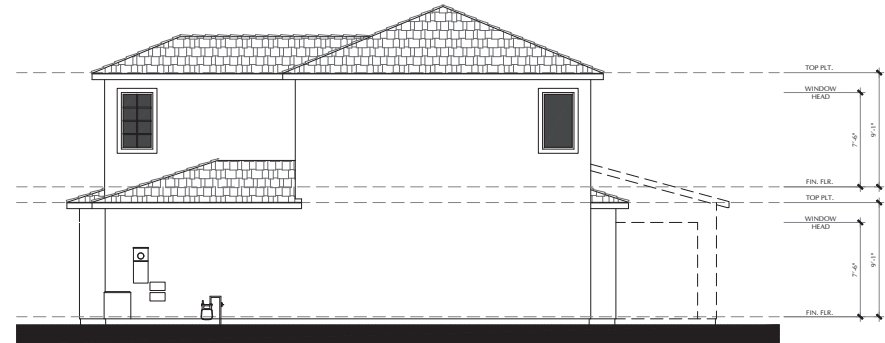


ROOF PLAN

1-B

ITALIAN

Scale 1/8"=1'-0"

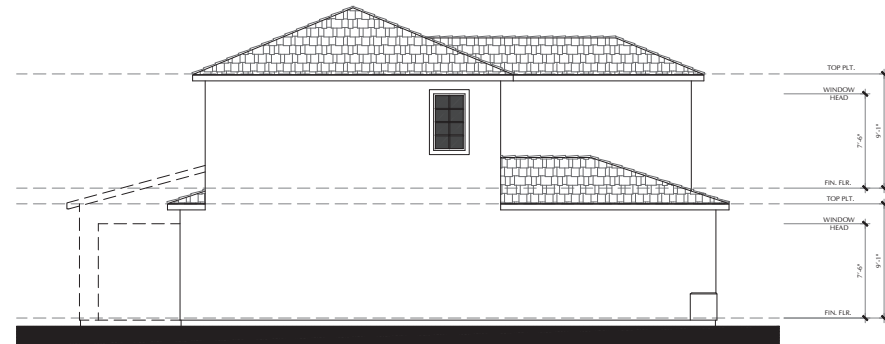


RIGHT

1-B

ITALIAN

Scale 1/8"=1'-0"



LEFT

1-B

ITALIAN

Scale 1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com



SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

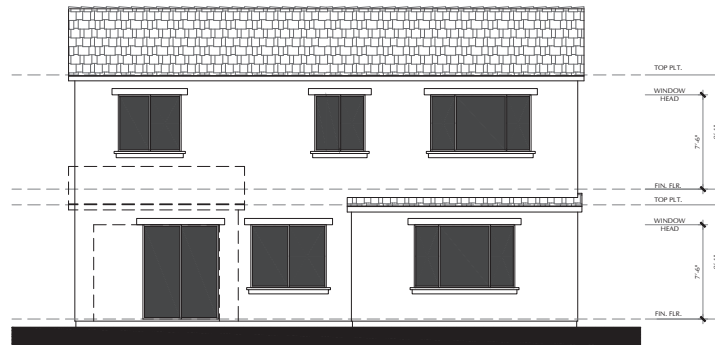
JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 1
LEFT & RIGHT (B)
ELEVATIONS



FRONT ELEVATION
COTTAGE

1-C
SCALE: 1/8"=1'-0"



REAR
COTTAGE

1-C
SCALE: 1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

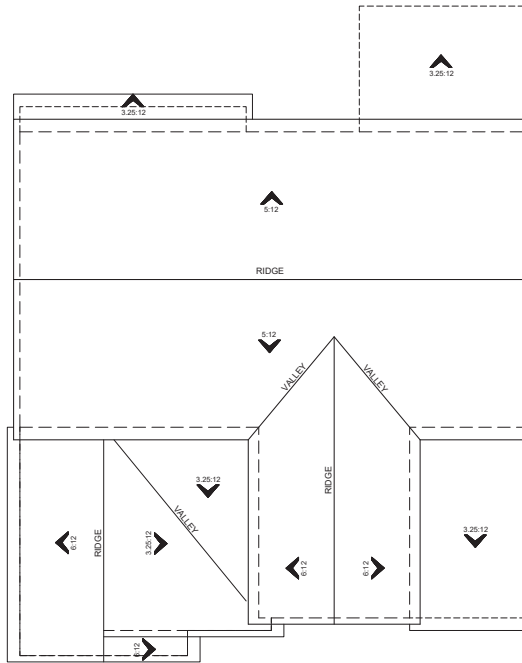


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 1
FRONT & REAR (C)
ELEVATIONS

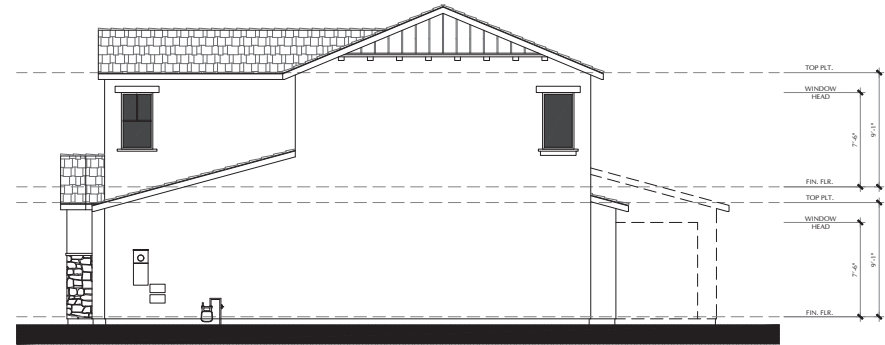


ROOF PLAN

COTTAGE

1-C

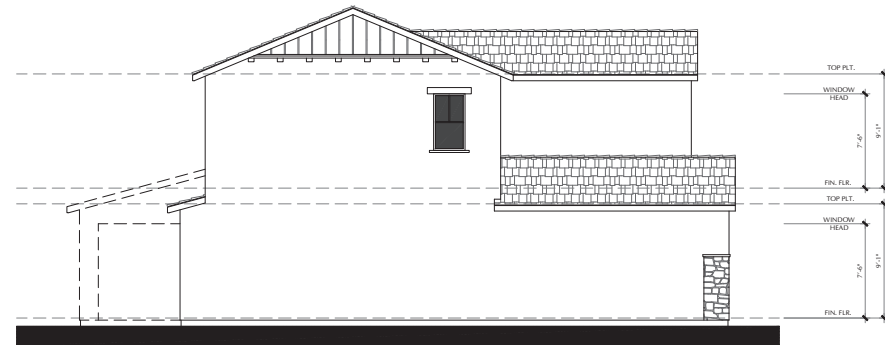
Scale: 1/8" = 1'-0"



RIGHT
COTTAGE

1-C

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



LEFT
COTTAGE

1-C

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



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com



SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 1 LEFT & RIGHT (C) ELEVATIONS



PLAN 2A - SPANISH
COLOR SCHEME 2

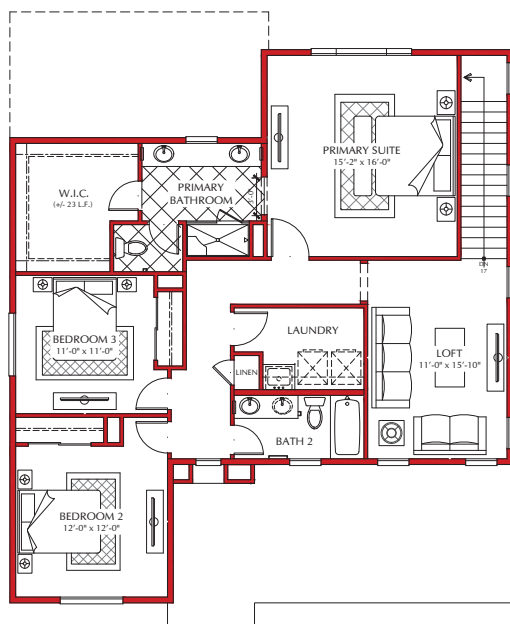


PLAN 2B - ITALIAN
COLOR SCHEME 5

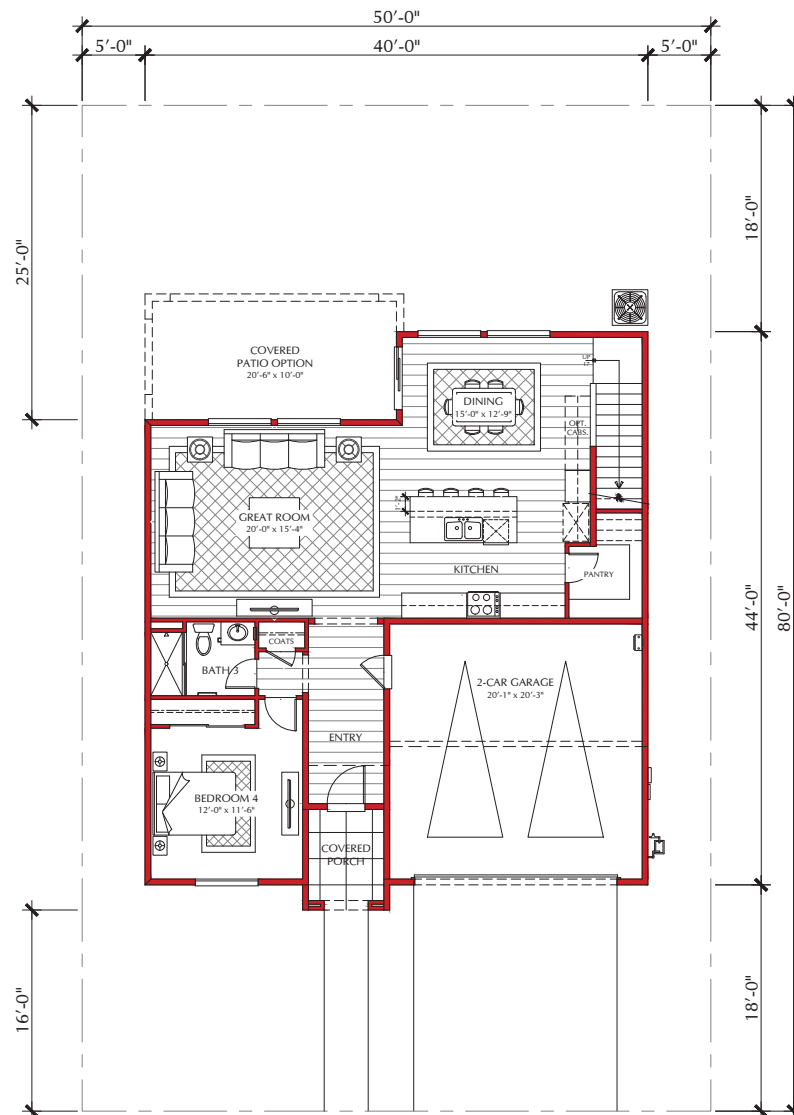


PLAN 2C - COTTAGE
COLOR SCHEME 9

Colors seen on screen and/or printed material may not represent actual colors & textures accurately.
Refer to actual materials for color & texture accuracy.



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS / LOFT
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,155 S.F.
SECOND FLOOR	1,255 S.F.
TOTAL	2,410 S.F.

COVERED PORCH	50 S.F.
GARAGE (2 CAR)	429 S.F.
COVERED PATIO OPT.	196 S.F.



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

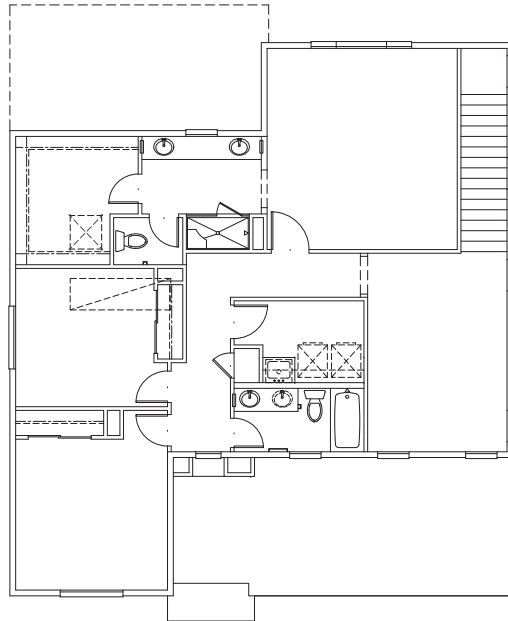


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

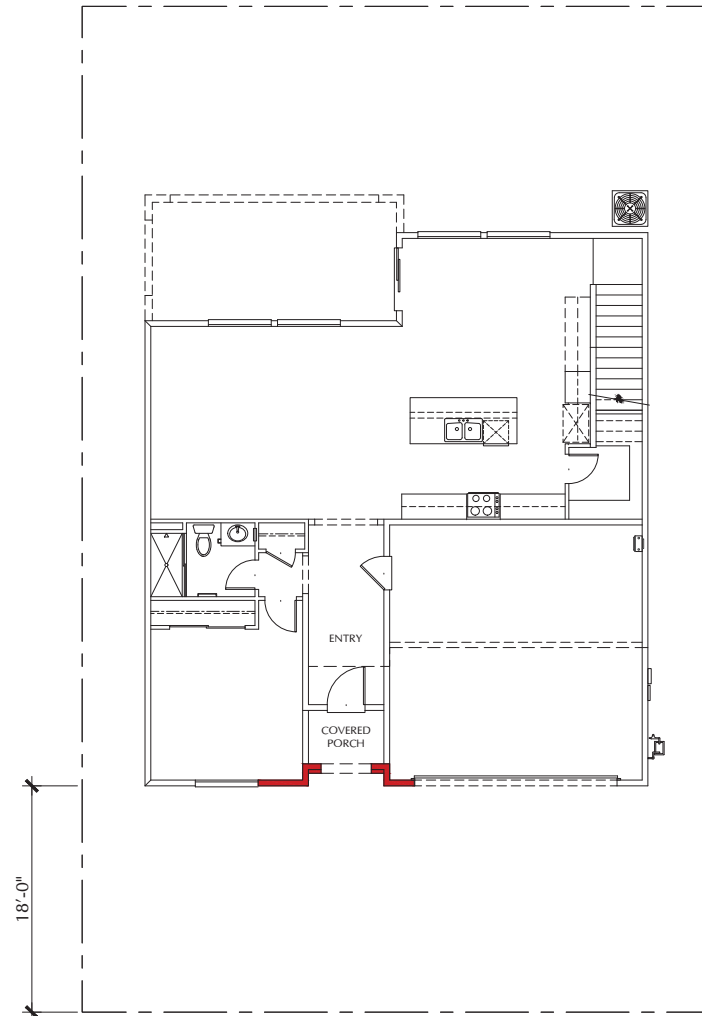
RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2
FLOOR PLAN



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS / LOFT
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,155 S.F.
SECOND FLOOR	1,255 S.F.
TOTAL	2,410 S.F.

COVERED PORCH	50 S.F.
GARAGE (2 CAR)	429 S.F.
COVERED PATIO OPT.	196 S.F.



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

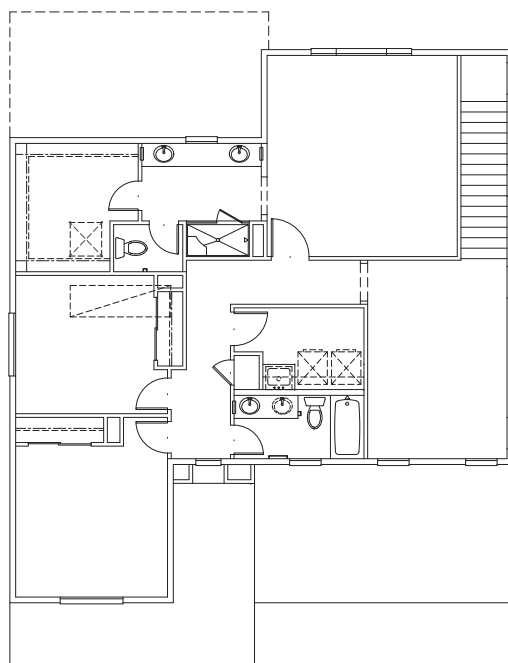


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

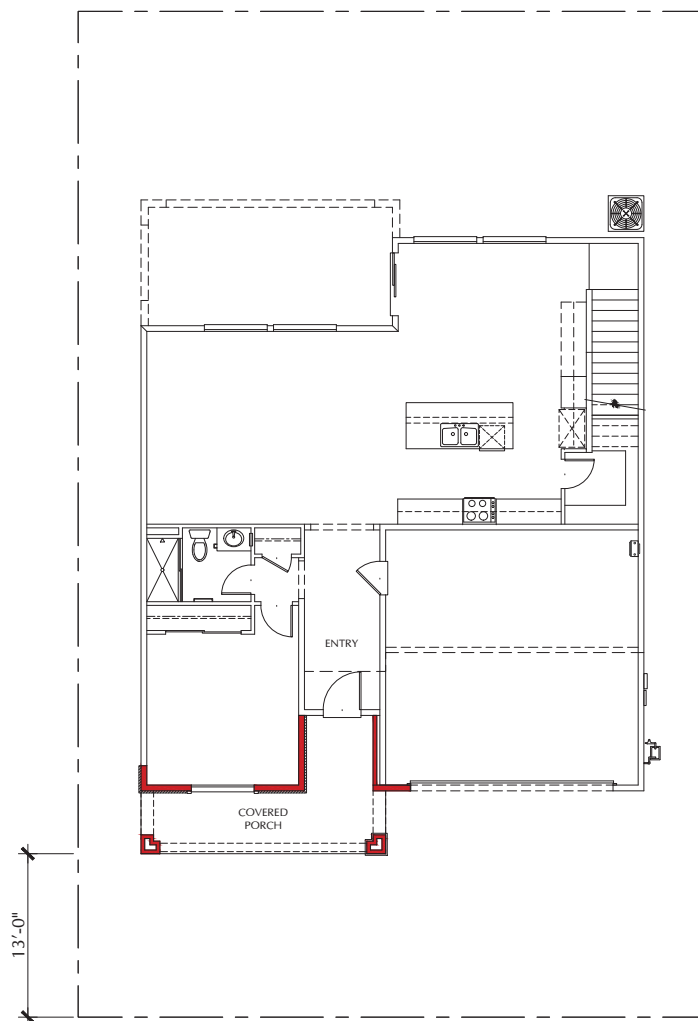
RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2
FLOOR PLAN
ADDENDUM 'B'



SECOND FLOOR



FIRST FLOOR

PLAN 2

4 BEDROOMS / 3 BATHS / LOFT
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,155 S.F.
SECOND FLOOR	1,255 S.F.
TOTAL	2,410 S.F.

COVERED PORCH	50 S.F.
GARAGE (2 CAR)	429 S.F.
COVERED PATIO OPT.	196 S.F.



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

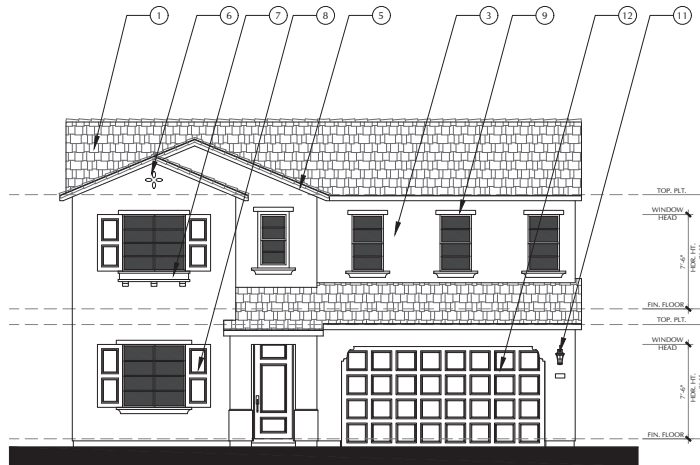


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2
FLOOR PLAN
ADDENDUM 'C'

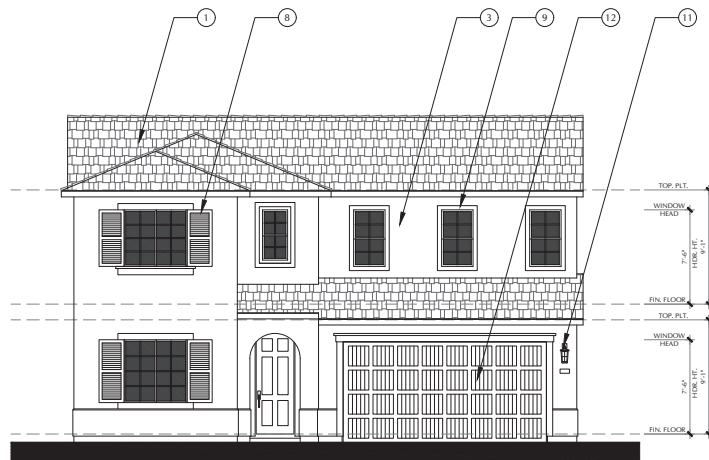


FRONT ELEVATION
SPANISH

2-A
SCALE: 1/8"=1'-0"

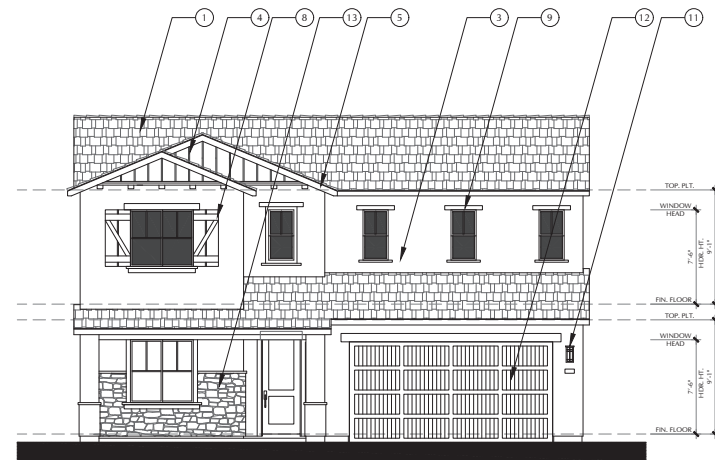
MATERIAL CALLOUTS

- 1 - CONCRETE FLAT TILE ROOF
- 2 - NOT USED
- 3 - STUCCO
- 4 - BOARD AND BATTEN
- 5 - WOOD FASCIA/BARGE
- 6 - DECORATIVE FOAM GABLE END DETAIL
- 7 - FOAM POTSHIELD
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - EXTERIOR LIGHT
- 12 - ROLL UP GARAGE DOOR
- 13 - STONE VENEER



FRONT ELEVATION
ITALIAN

2-B
SCALE: 1/8"=1'-0"



FRONT ELEVATION
COTTAGE

2-C
SCALE: 1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com



SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2 FRONT ELEVATIONS



FRONT ELEVATION
SPANISH

2-A
1/8"=1'-0"



REAR
SPANISH

2-A
1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

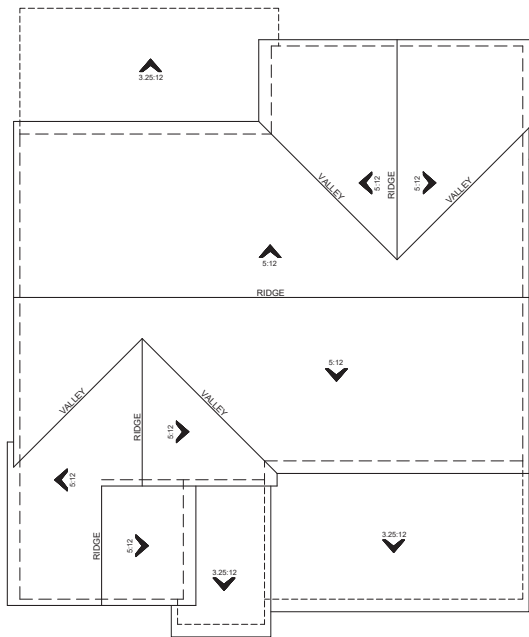


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2 FRONT & REAR (A) ELEVATIONS



ROOF PLAN

SPANISH COLONIAL

2-A

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

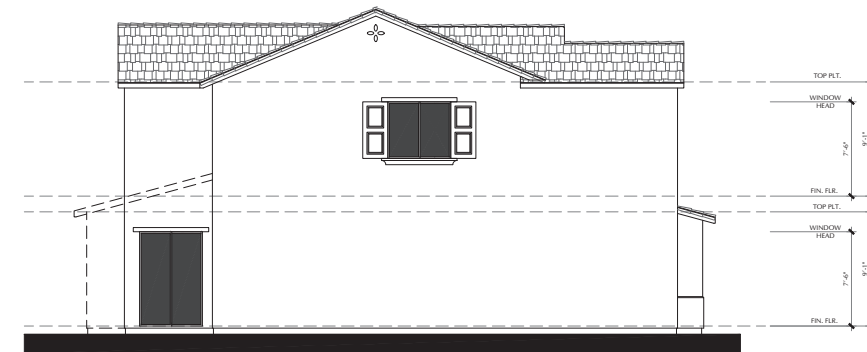


RIGHT

SPANISH

2-A

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



LEFT

SPANISH

2-A

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



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com



SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2
LEFT & RIGHT (A)
ELEVATIONS



FRONT ELEVATION
ITALIAN

2-B
1/8"=1'-0"



REAR
ITALIAN

2-B
1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

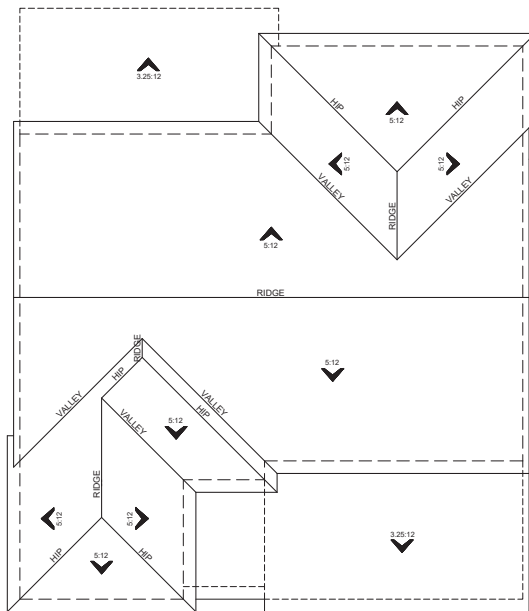


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2 FRONT & REAR (B) ELEVATIONS



ROOF PLAN

2-B

ITALIAN

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

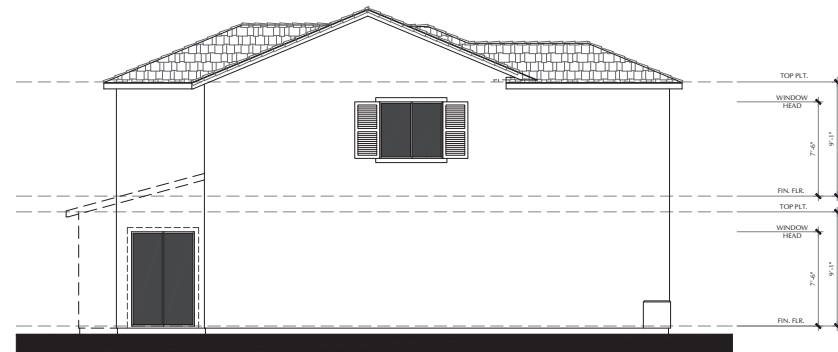


RIGHT

2-B

ITALIAN

SCALE: 3/8" = 1'-0"



LEFT

2-B

ITALIAN

SCALE: 3/8" = 1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com



SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2 LEFT & RIGHT (B) ELEVATIONS



FRONT ELEVATION
COTTAGE

2-C
1/8"=1'-0"



REAR
COTTAGE

2-C
1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

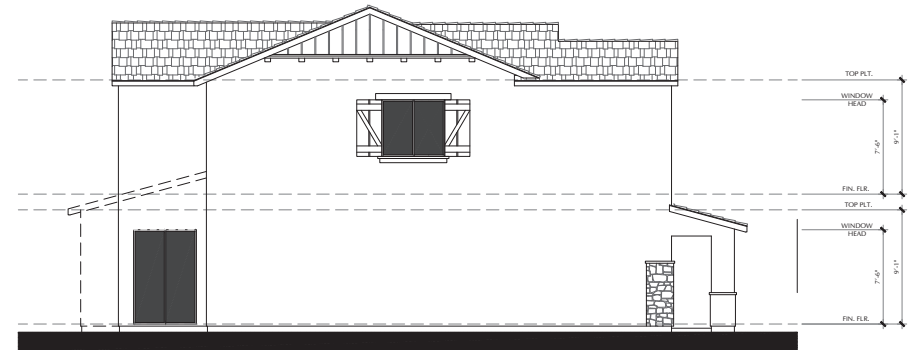
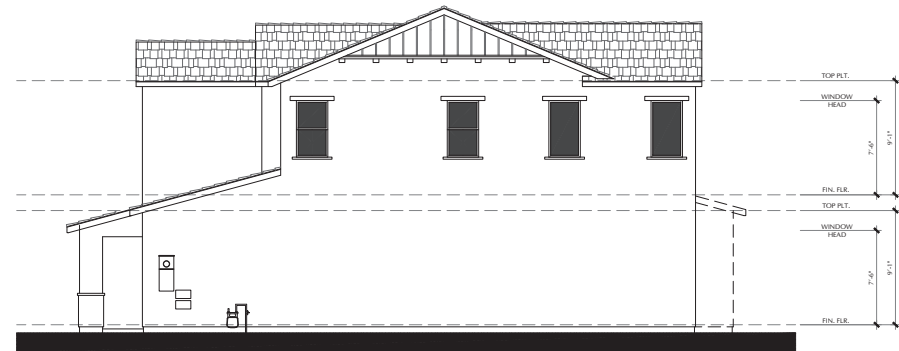
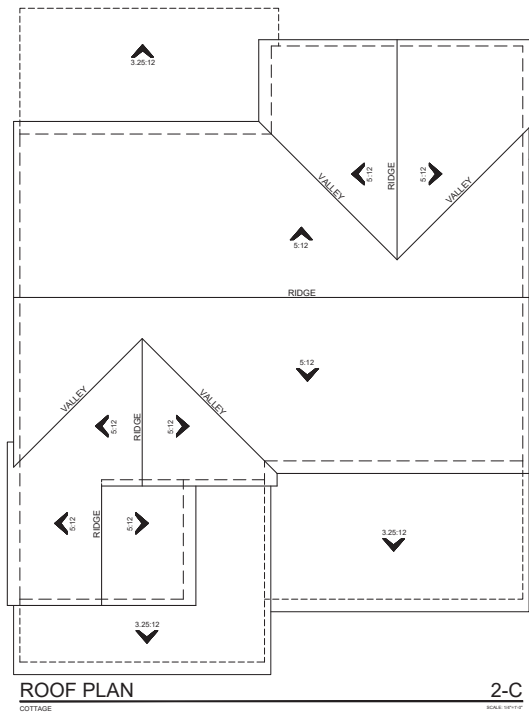


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2
FRONT & REAR (C)
ELEVATIONS



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com



SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 2 LEFT & RIGHT (C) ELEVATIONS



PLAN 3A - SPANISH
COLOR SCHEME 4

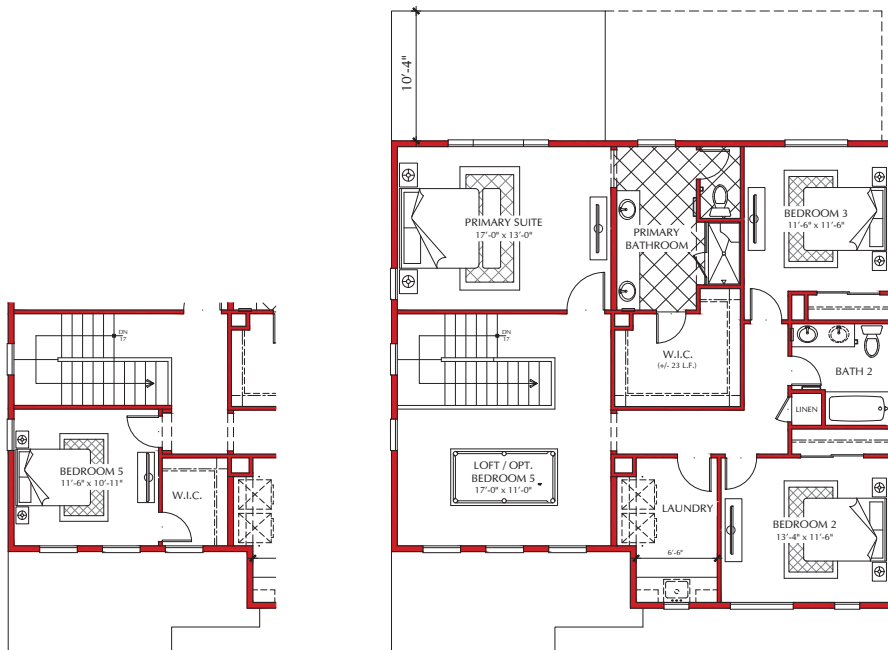


PLAN 3B - ITALIAN
COLOR SCHEME 7



PLAN 3C - COTTAGE
COLOR SCHEME 10

Colors seen on screen and/or printed material may not represent actual colors & textures accurately.
Refer to actual materials for color & texture accuracy.



BEDROOM 5
(IN LIEU OF LOFT)

PLAN 3

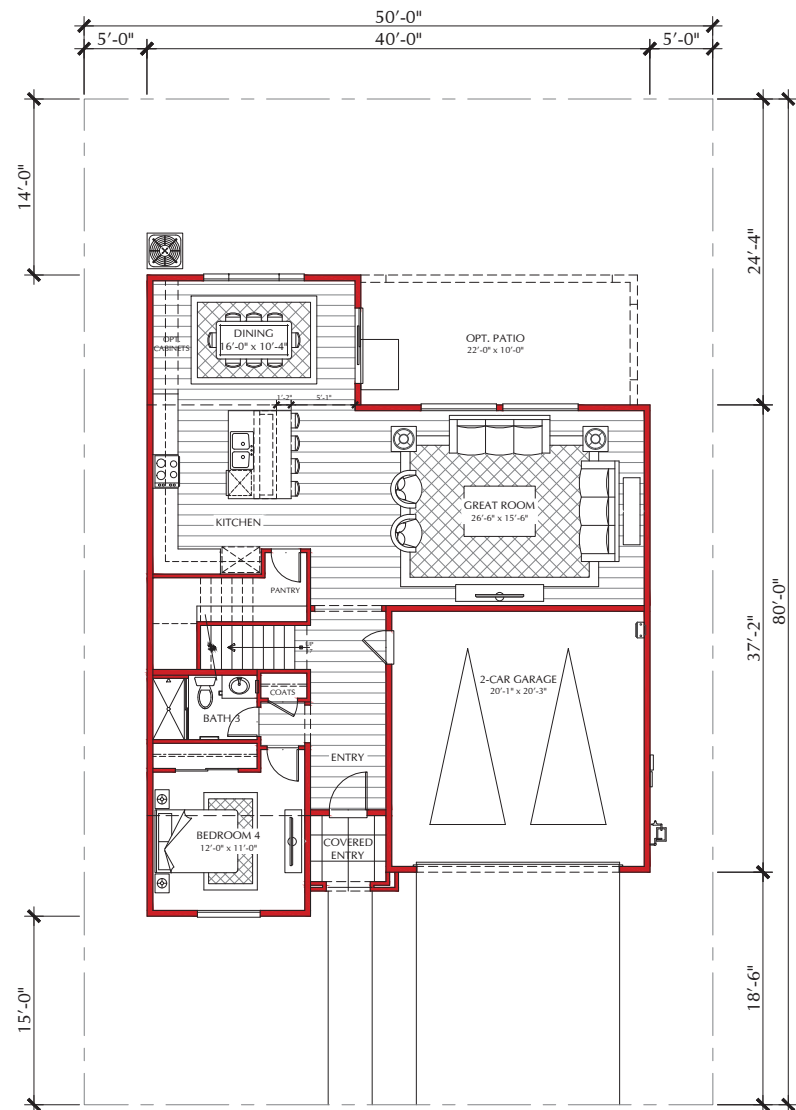
4 BEDROOMS / 3 BATHS / LOFT / BEDRM 5 OPTION
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,253 S.F.
SECOND FLOOR	1,325 S.F.
TOTAL	2,578 S.F.

COVERED ENTRY	38 S.F.
GARAGE (2 CAR)	428 S.F.
COVERED PATIO OPT.	220 S.F.

SECOND FLOOR



FIRST FLOOR



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

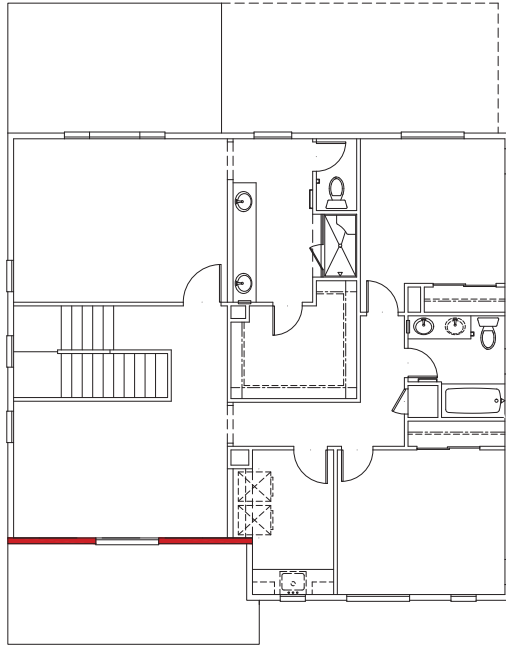


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

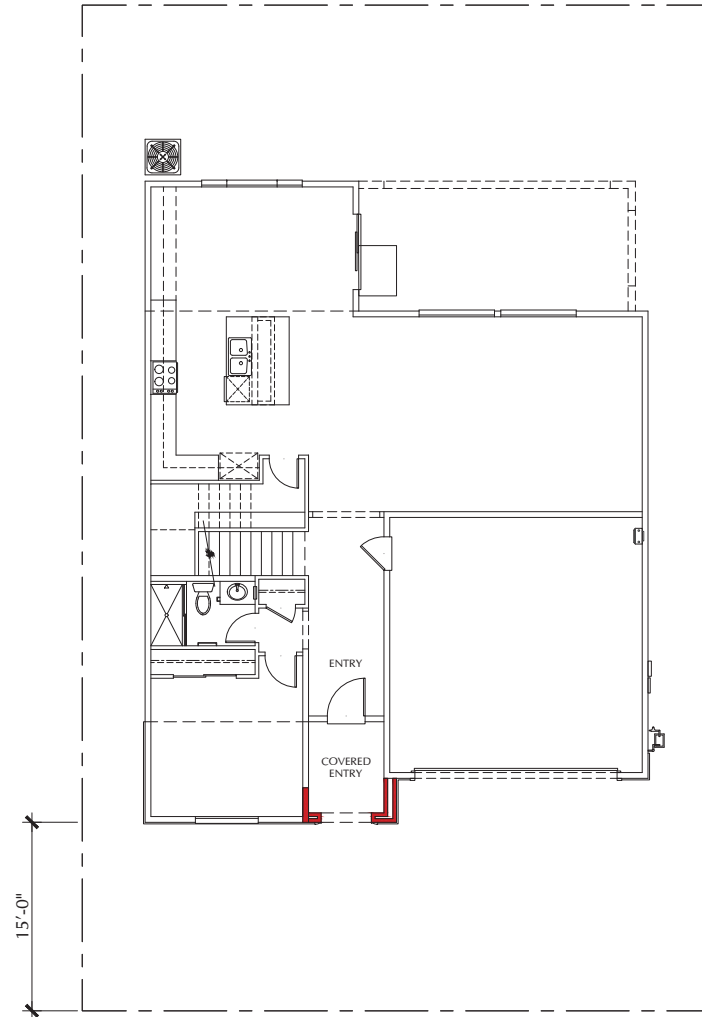
RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 3 FLOOR PLAN



SECOND FLOOR



FIRST FLOOR

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT / BEDRM 5 OPTION
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,253 S.F.
SECOND FLOOR	1,325 S.F.
TOTAL	2,578 S.F.

COVERED ENTRY	38 S.F.
GARAGE (2 CAR)	428 S.F.
COVERED PATIO OPT.	220 S.F.



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

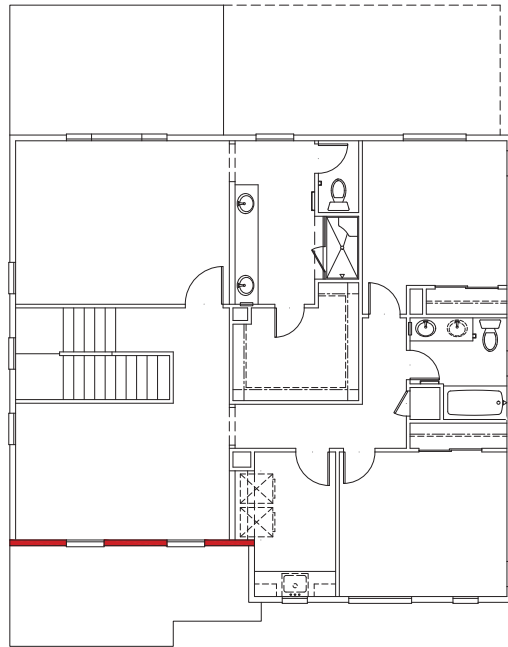


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

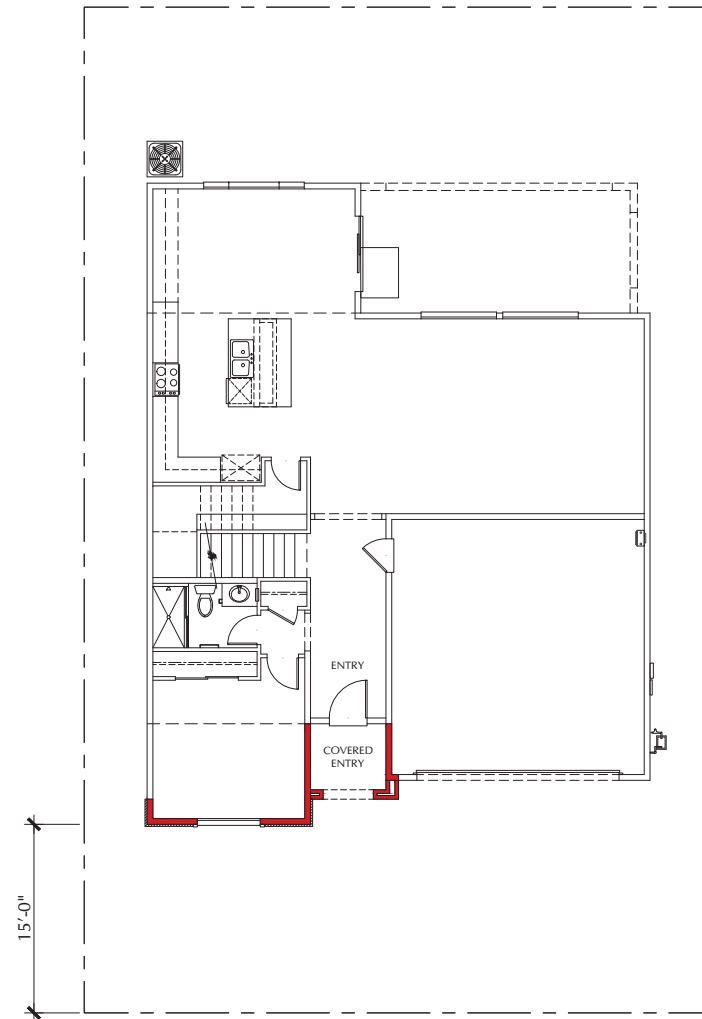
RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 3
FLOOR PLAN
ADDENDUM 'B'



SECOND FLOOR



FIRST FLOOR

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT / BEDRM 5 OPTION
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,253 S.F.
SECOND FLOOR	1,325 S.F.
TOTAL	2,578 S.F.

COVERED ENTRY	38 S.F.
GARAGE (2 CAR)	428 S.F.
COVERED PATIO OPT.	220 S.F.



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

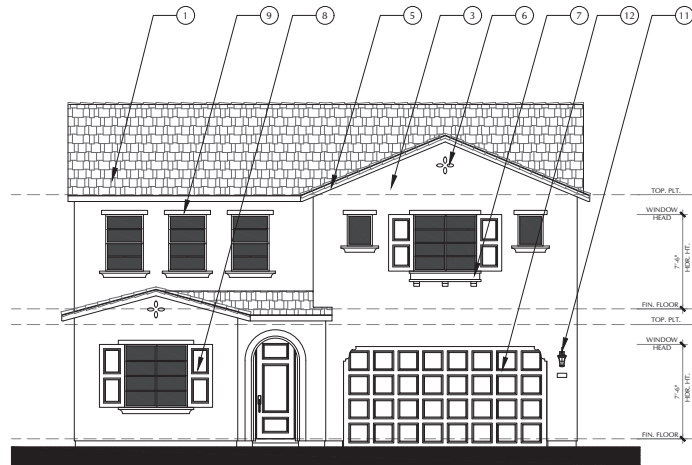


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 3
FLOOR PLAN
ADDENDUM 'C'

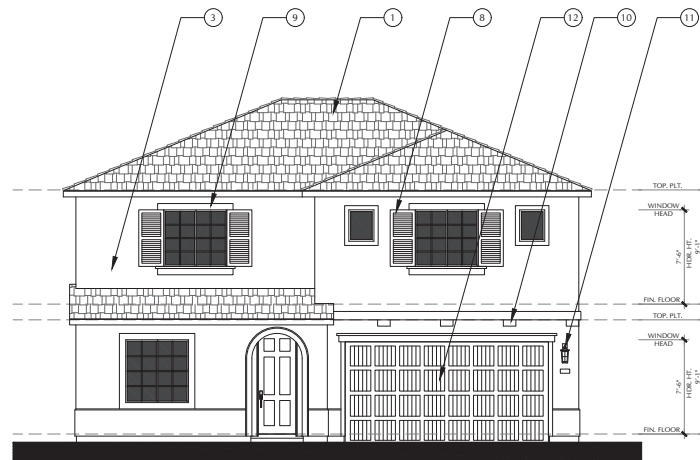


FRONT ELEVATION
SPANISH

3-A
HOUSE NUMBER

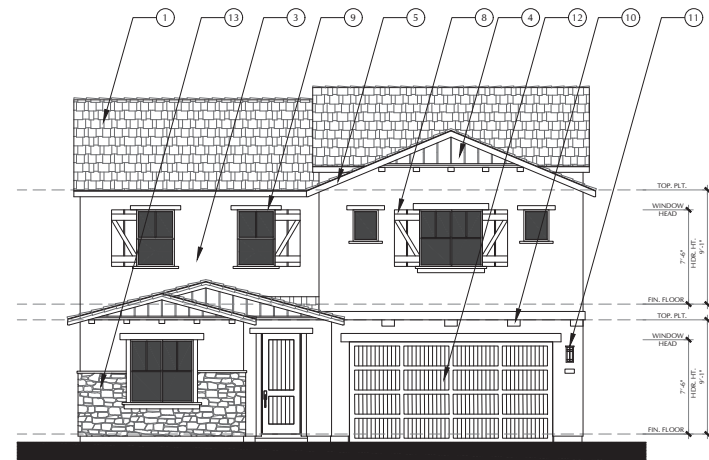
MATERIAL CALLOUTS

- 1 - CONCRETE FLAT TILE ROOF
- 2 - NOT USED
- 3 - STUCCO
- 4 - BOARD AND BATTEN
- 5 - WOOD FASCIA/BARGE
- 6 - DECORATIVE FOAM GABLE END DETAIL
- 7 - FOAM POTSHelf
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - EXTERIOR LIGHT
- 12 - ROLL UP GARAGE DOOR
- 13 - STONE VENEER



FRONT ELEVATION
ITALIAN

3-B
HOUSE NUMBER



FRONT ELEVATION
COTTAGE

3-C
HOUSE NUMBER



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com



SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

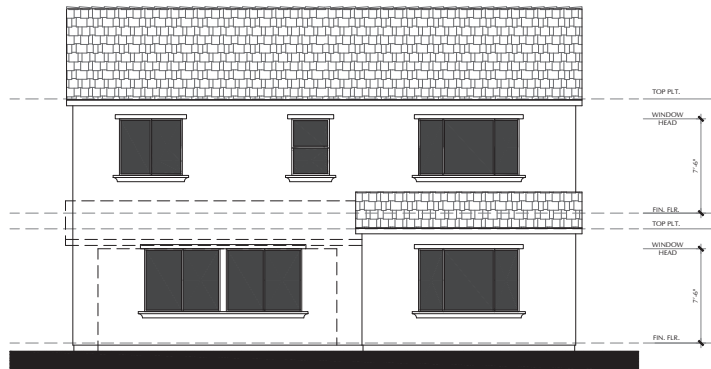
JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 3 FRONT ELEVATIONS



FRONT ELEVATION
SPANISH

3-A
1/8"=1'-0"



REAR
SPANISH

3-A
1/8"=1'-0"



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

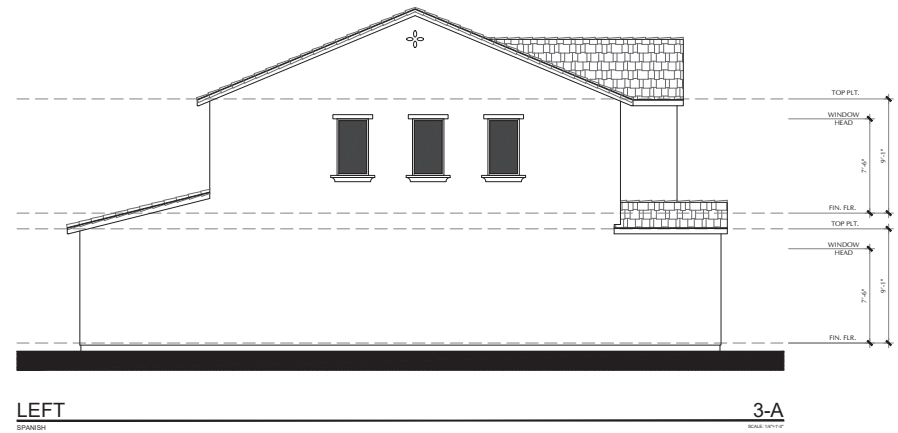
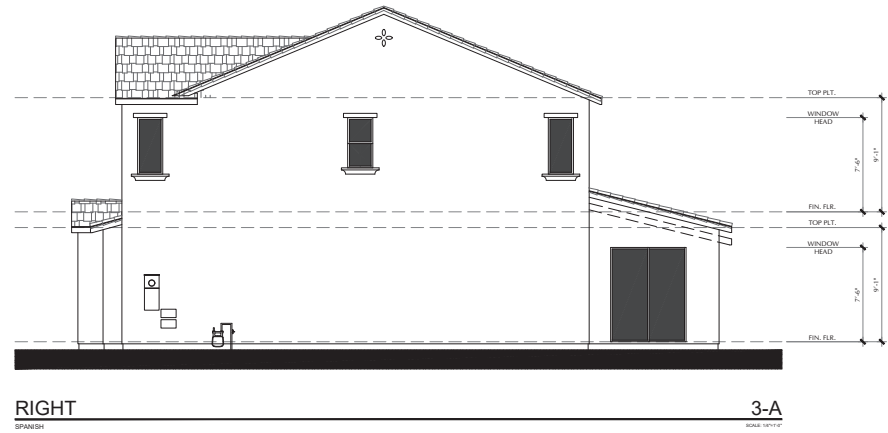
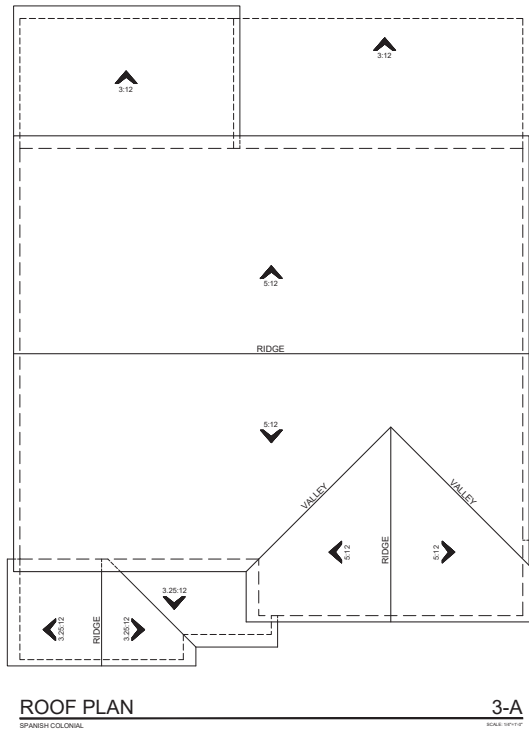


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

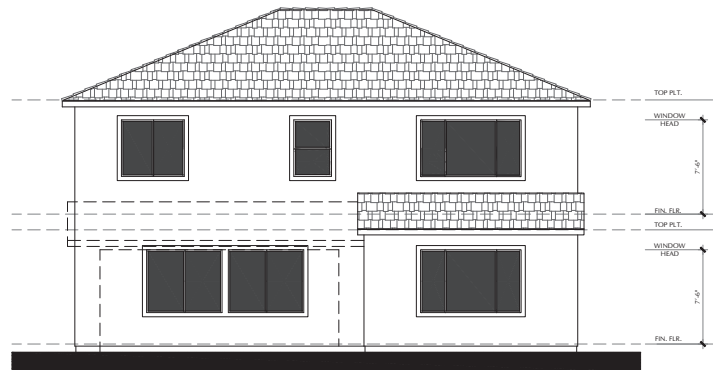
PLAN 3 FRONT & REAR (A) ELEVATIONS





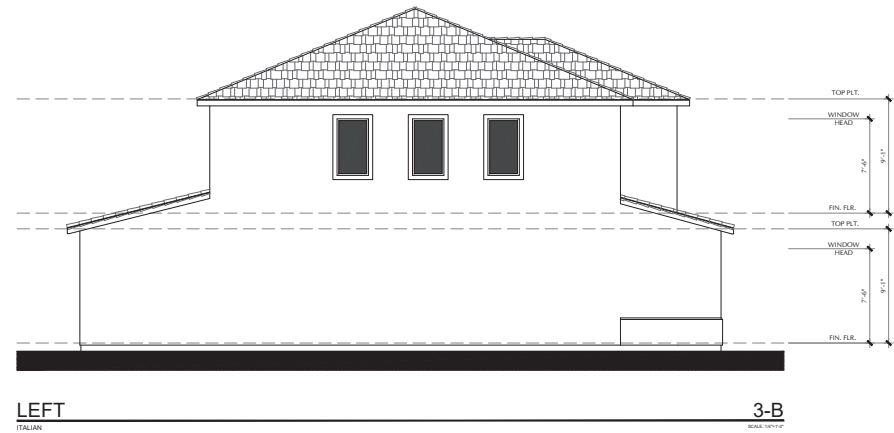
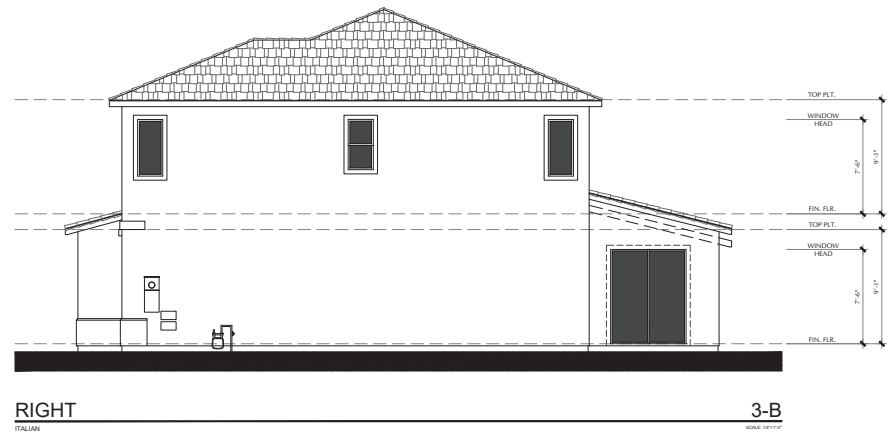
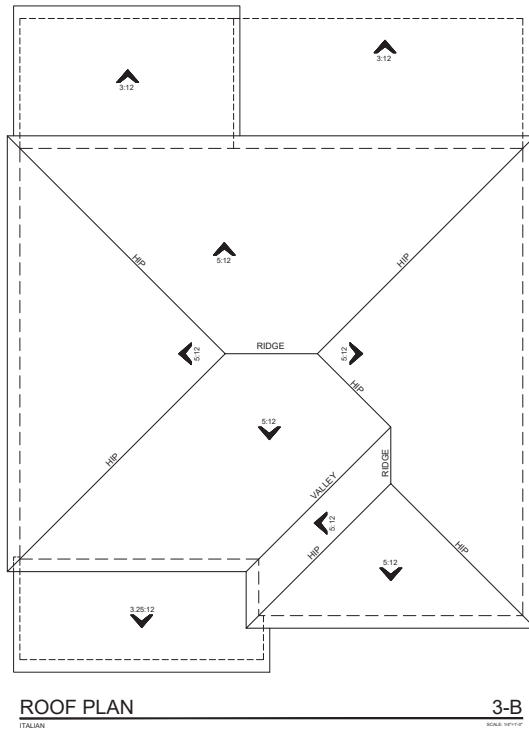
FRONT ELEVATION
ITALIAN

3-B
10/20/19/10/19/19



REAR
ITALIAN

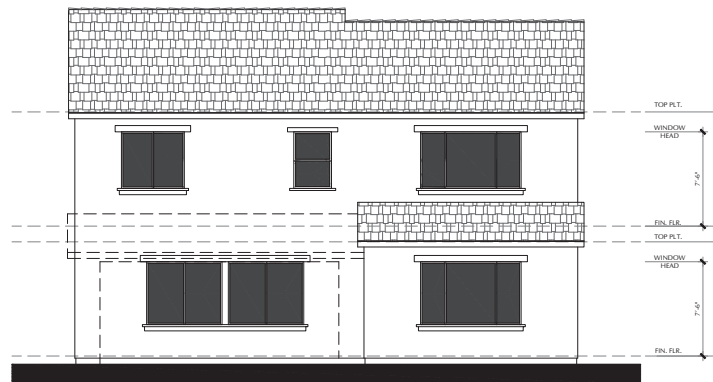
3-B
10/20/19/10/19/19





FRONT ELEVATION
COTTAGE

3-C
10/24/19-10/27/19



REAR
COTTAGE

3-C
10/24/19-10/27/19



2990 Lava Ridge Court, Suite 190
Roseville, California 95661
Tel: 916.883.0126
www.TRIPointeHomes.com

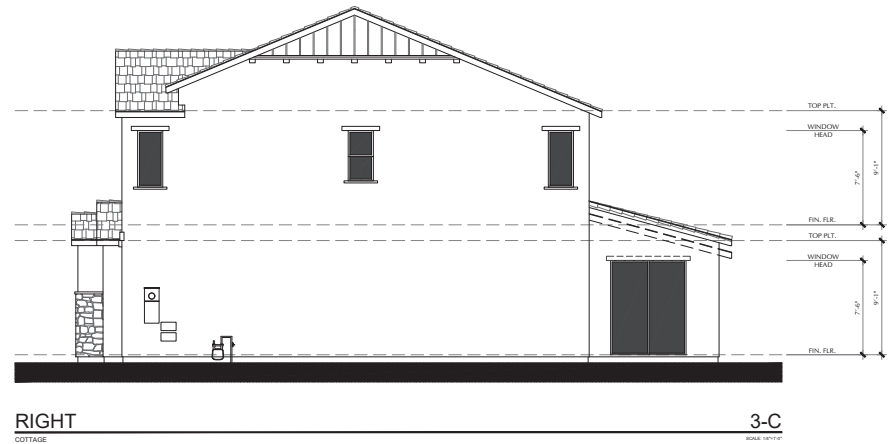
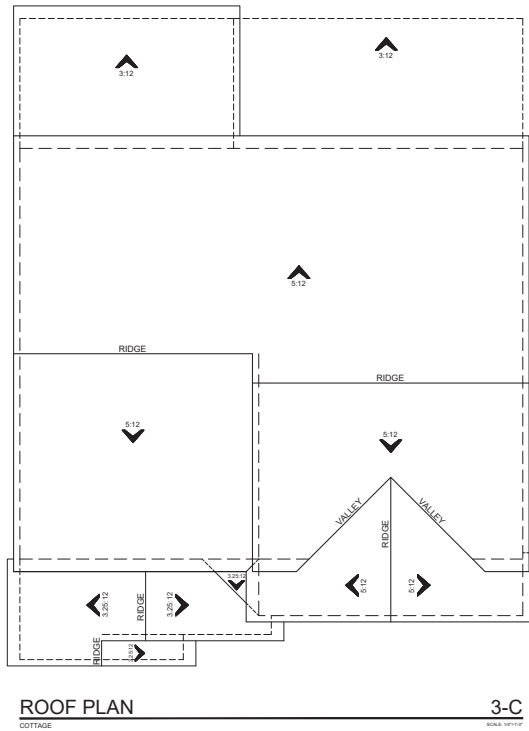


SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKAtelier.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

JOB #: 106-19123
DATE: JULY 27th, 2020

PLAN 3
FRONT & REAR (C)
ELEVATIONS



PLAN 1A

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

PLAN 1A

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

PLAN 1A

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

PLAN 1A

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

TRI H O M E S
2990 Lava Ridge Court, Suite 190
Roseville, CA 95661
Tel: 916.883.0126
www.tripointehomes.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL RAMIFICATIONS FOR DAMAGES OCCURRED.

© 2019 SDK ATEUFR INC.

[illegible]

Professional Engineer Seal for Ernest Bernard Gorri, State of California, License C13407, Renewal 08-31-21.

PLAN 1A
EXT. ELEVATIONS

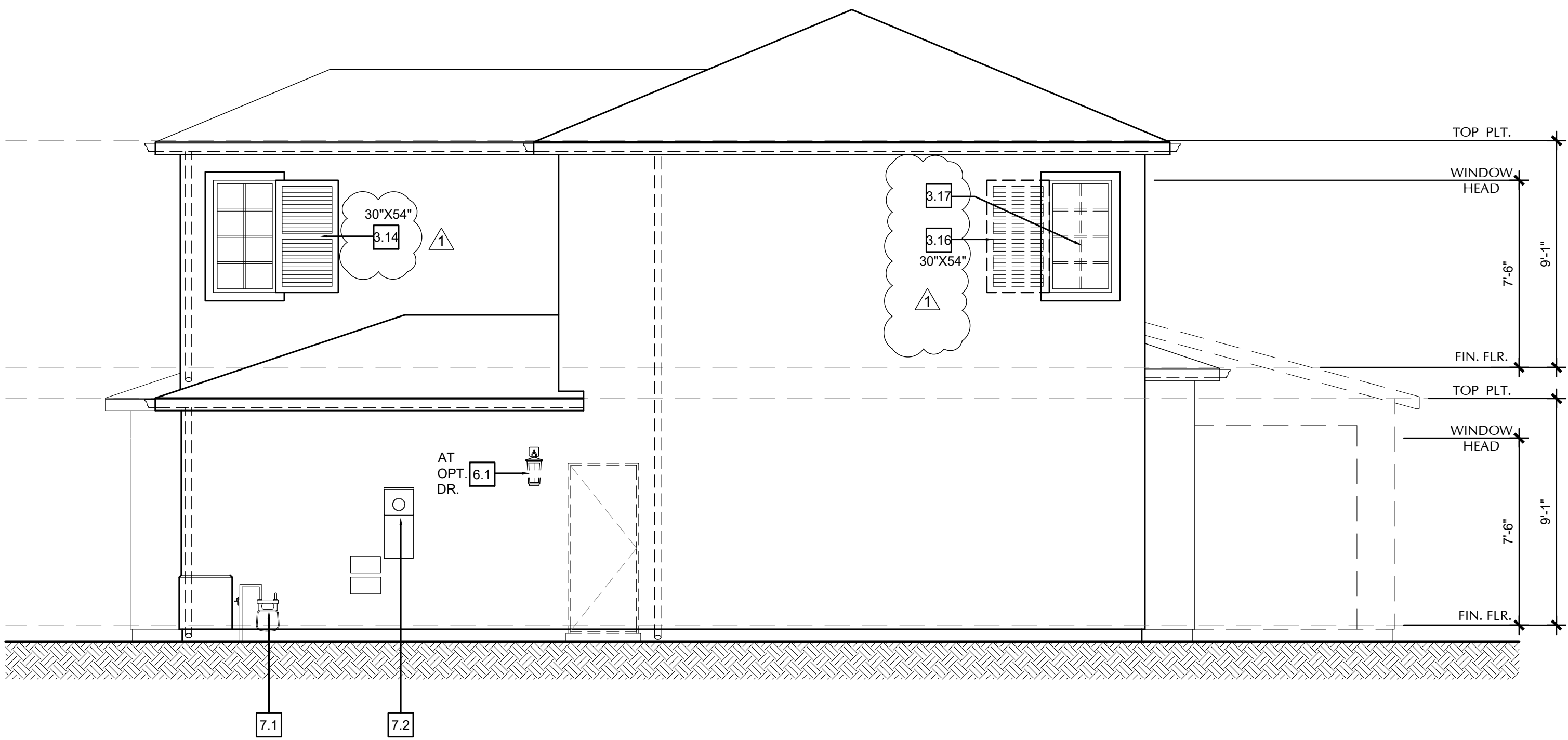
A113

PLOT DATE: 9-17-2020

DELTA 1 PLANNING REVISIONS ^{NS}

ITALIAN

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



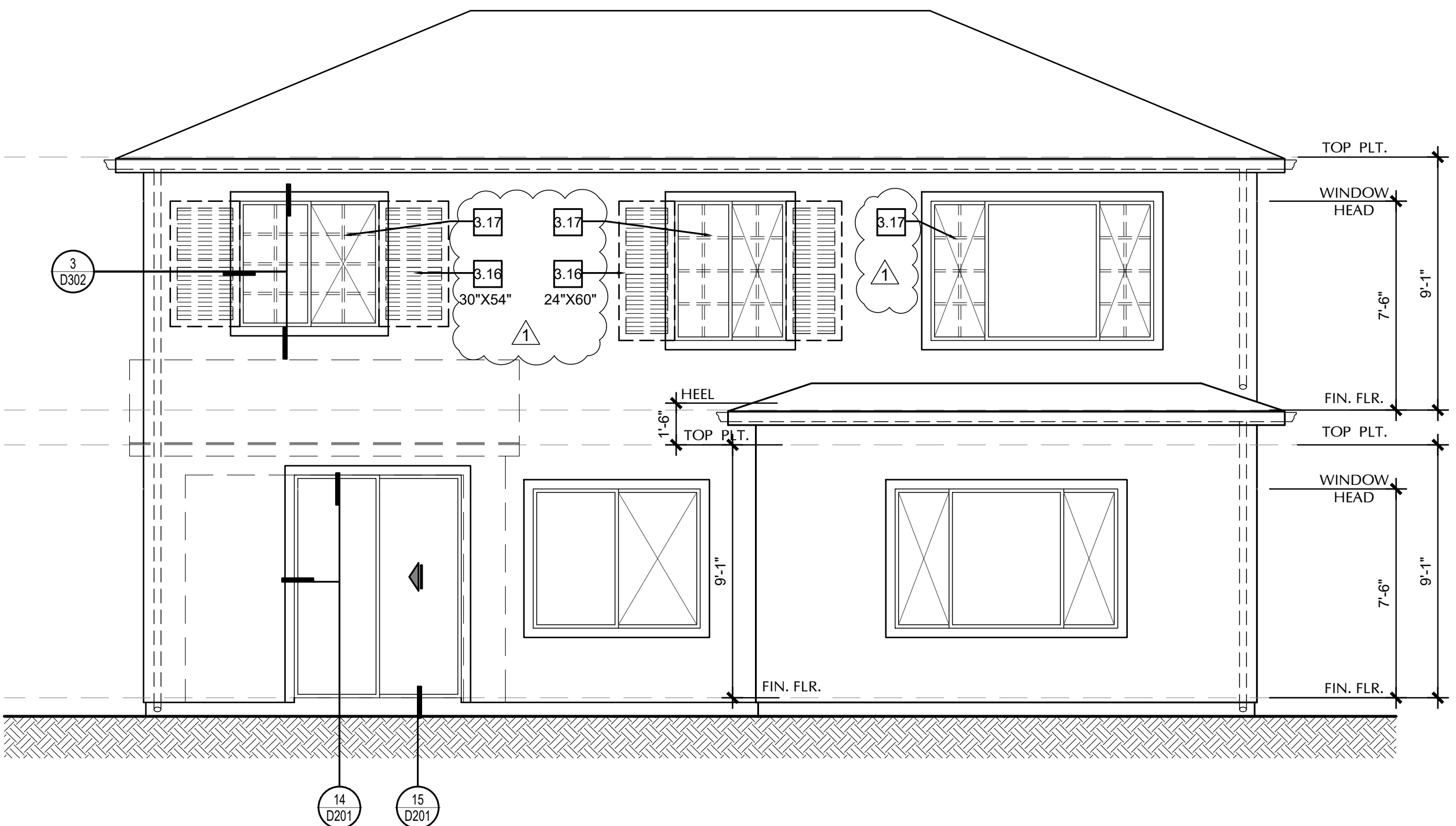
ITALIAN

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



ITALIAN

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



ITALIAN

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

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

1.1 ADHERED STONE VENEER
1.2 ADHERED STONE CAP VENEER

2. WOOD
- 2.1 2X6 WOOD BARGE BOARD.
- 2.2 NOT USED
- 2.3 4X6 WOOD CORBEL WITH 4X KICKER BELOW. REFER TO DETAIL
- 2.4 6X WOOD CORBELS WITH SHAPED ENDS. REFER TO DETAIL.

3.1 ROOFING MATERIAL.

3.2 TRIM: STUCCO OF HIGH DENSITY FOAM DIAMOND W/AL ESSE 1914" IN LIEU OF CONTROL JOINTS. MEDIUM LAMINA FINISH. REFER TO COLOR AND MATERIALS FOR ADDITIONAL INFO.

3.3 STUCCO SMOOTH / CEILING

3.4 STUCCO SILL / STUCCO MIN. 3" PER FT. U.N.O.

3.5 STUCCO EXPANDED / CONTROL JOINT

3.6 STUCCO RECESS

3.7 STUCCO WAINSCOT: STUCCO OVER 1" THICK, HIGH DENSITY FOAM TRIM.

3.8 TRIM: STUCCO OF HIGH DENSITY FOAM TRIM WITH SAND FINISH.

3.9 TRIM: REFER TO DETAIL.

3.10 TRIM: STUCCO OF HIGH DENSITY FOAM TRIM (SHA X SHELF) WITH SAND FINISH. STUCCO OF HIGH DENSITY FOAM GORGEA BELOW. REFER TO DETAIL.

3.11 STUCCO OF SHAPED FOAM CORBELS FULL DEPTH OF RECESS.

3.12 W/ MEDIUM LAMINA FINISH.

3.13 TRIM: STUCCO OF HIGH DENSITY FOAM 12"X6" CORBEL W/ MEDIUM LAMINA FINISH.

3.14 CENTRIFUGAL BATTENS (11 1/2"X6" CORBEL W/ 3/4"X14" ENCH) EVENLY SPACED 16" O.C. OVER SMOOTH HARD PANEL (312" THICK BY JAMES HARDEN). BATTENS 1/2"X6" OR EQ. CONCEAL ALL PANEL VERTICAL JOINTS BEHIND BATTENS.

3.15 TRIM: SMOOTH CENTRIFUGAL TRIM BY JAMES HARDEN SIDING.

3.16 SHUTTERS: STUCCO OF HIGH DENSITY FOAM SHUTTER W/AL WOOD FINISH. REFER TO ELEVATIONS FOR SIZES - VERY SIZES BASED ON PRELIMINARY MEASUREMENTS.

3.17 CABLE END STUCCO RECESS. TRUSS DESIGNER TO PROVIDE TO "BOX-OUT IN TRUSS TO ACCOMMODATE. REFER TO DETAIL.

3.18 TRIM: STUCCO OF HIGH DENSITY FOAM TRIM WITH SAND FINISH.

3.19 TRIM: WOOD BREAK-UPS OCCUR AT ENHANCED ELEVATIONS ONLY.

4. METALS (ALL METALS TO BE CORROSION RESISTANT)
 - 4.1 WEEP SCREEN
 - 4.2 FLASHING AT INTERSECTION
 - 4.3 GALVANIZED FASCIA GUTTER
 - 4.4 GALVANIZED DOWNSPOUT

5.1 ENTRY DOOR (AS SELECTED BY BUILDER)
5.2 SECTIONAL ROLL-UP GARAGE DOOR (AS SELECTED BY BUILDER)

6.1 LIGHT FIXTURE, 84" AFF (U.N.O.) - VERIFY
6.2 LIGHTED ADDRESS SIGN, +60" AFF (U.N.O.)
SWITCHED BY PHOTOCELL

7.1 GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

7.2 ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO MATCH ADJACENT WALL COLOR.



TRI HOMES

SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKatelier.com

www.tripointehomes.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA

LEGAL DISCLAIMER

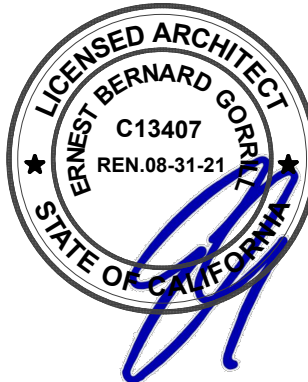
SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL RAMIFICATIONS FOR DAMAGES OCCURRED.

© 2019 SDK ATELIER INC

[illegible]

DRAWN BY
JOB NUMBER

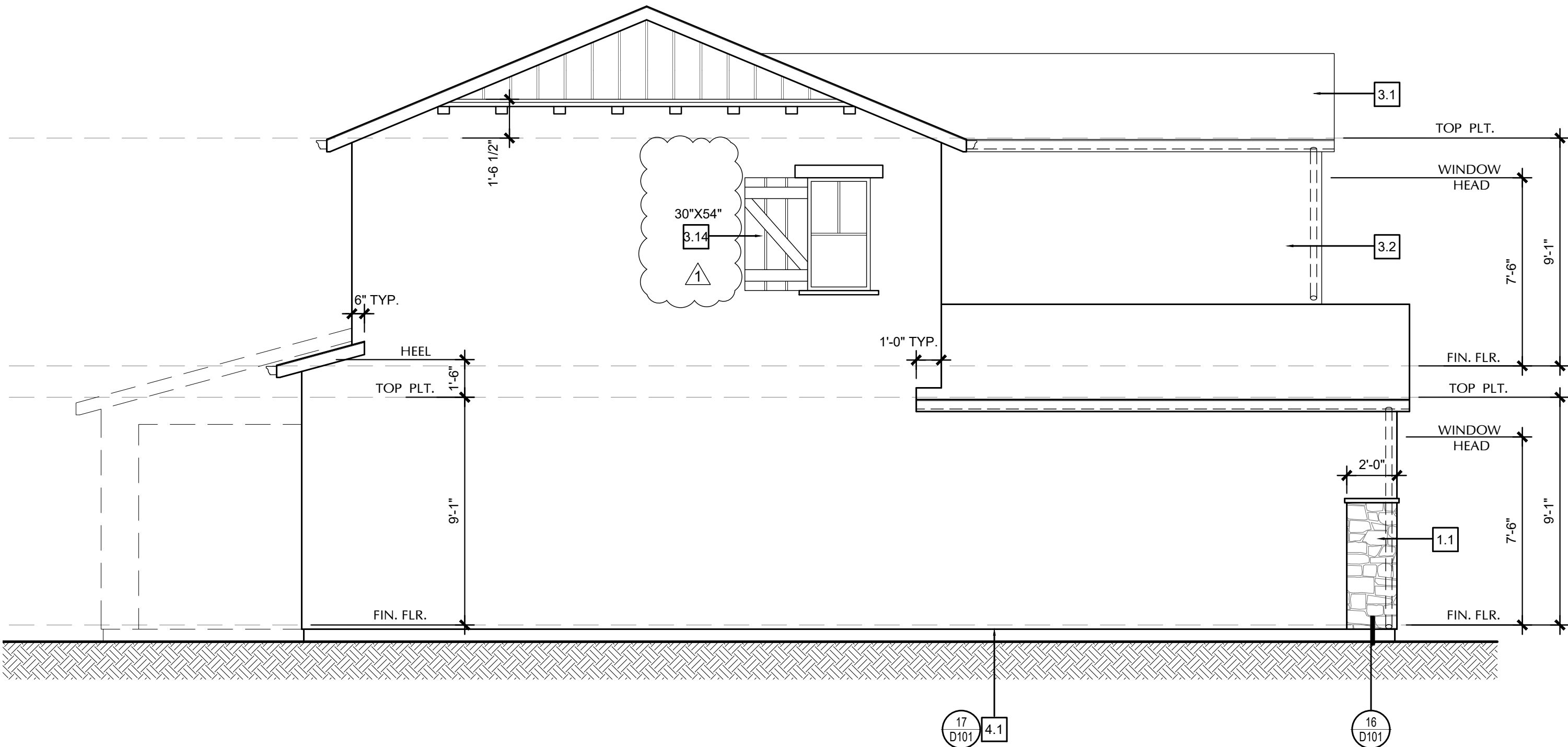
SDK ATELIER
106-19123



PLAN 1B
EXT. ELEVATIONS

A123

PLOT DATE: 9-17-2020



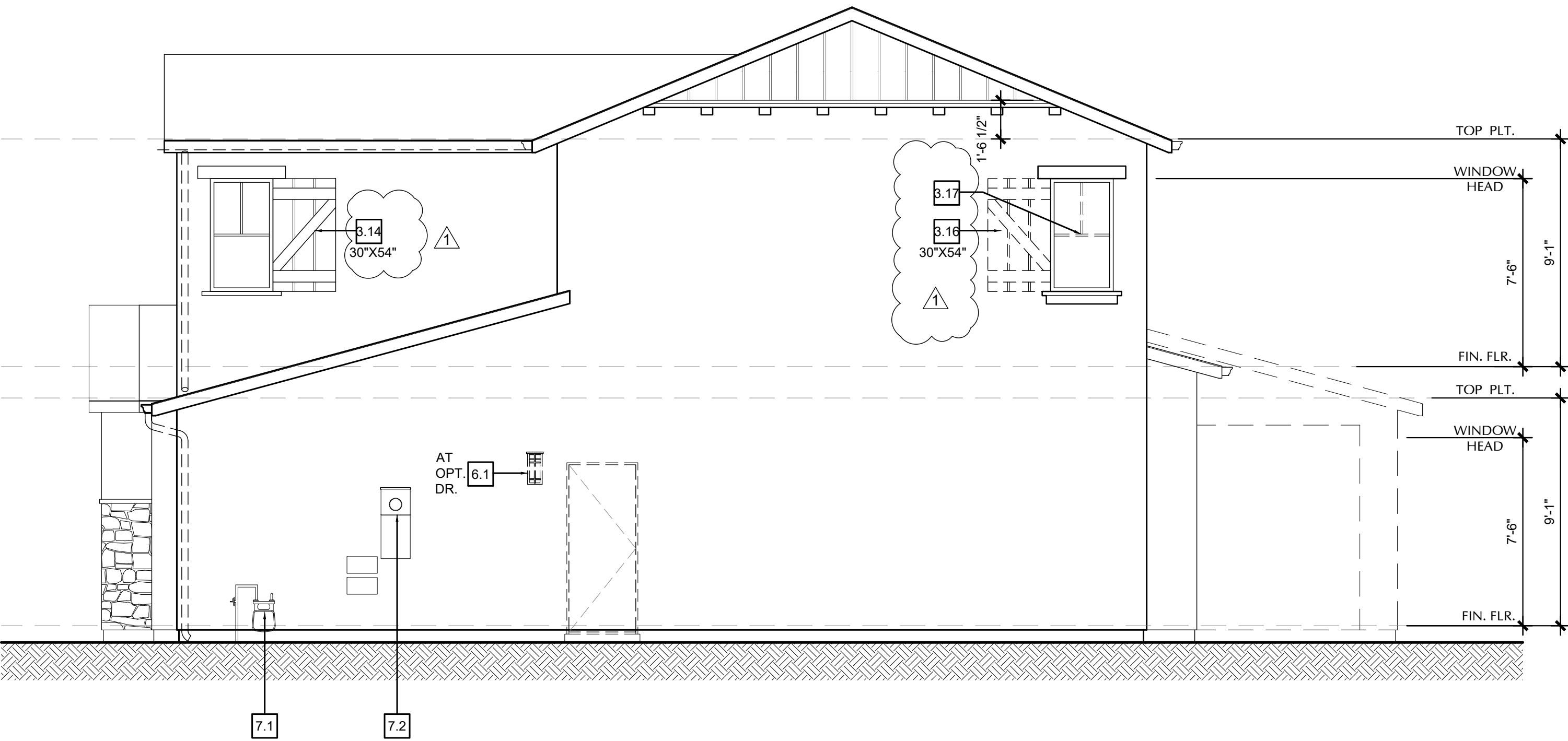
LEFT ELEVATION
COTTAGE

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



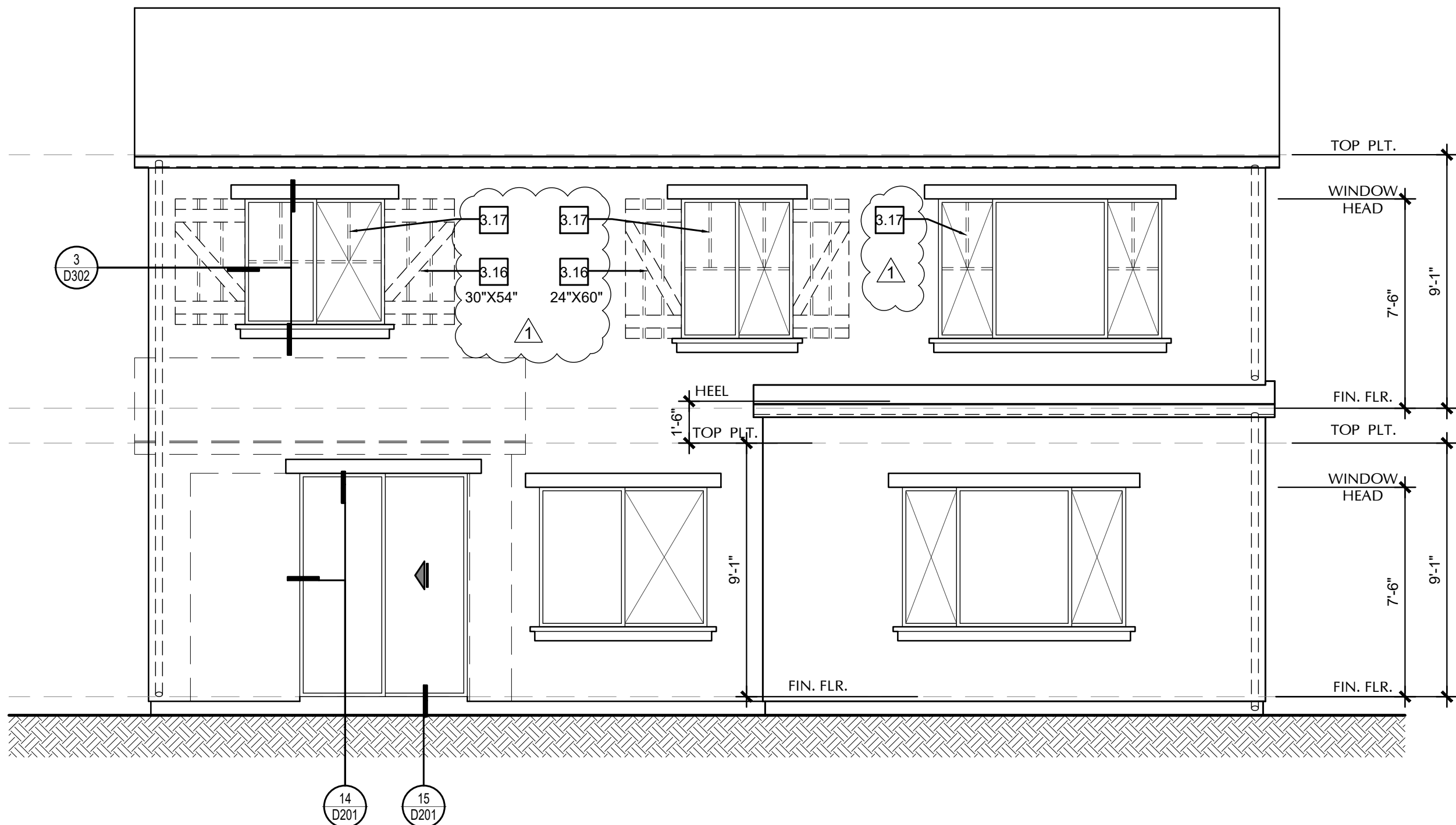
FRONT ELEVATION
COTTAGE

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



RIGHT ELEVATION
COTTAGE

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



REAR ELEVATION
COTTAGE

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

ELEVATION NOTES

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.

KEYNOTES:
1. MASONRY

1.1 ADHERED STONE VENEER
1.2 ADHERED STONE CAP VENEER

2. WOOD

2.1 2X6 WOOD BARGE BOARD.
2.2 NOT USED
2.3 4X6 WOOD CORBEL WITH 4X KICKER BELOW. REFER TO DETAIL.
2.4 6X WOOD CORBELS WITH SHAPED ENDS. REFER TO DETAIL.

3. EXTERIOR FINISHES

3.1 ROOFING MATERIAL
3.2 1-COAT STUCCO SYSTEM BY "OMEGA DIAMOND WALL ESR-1194" IN LIEU OF CONTROL JOINTS. MEDIUM LACE FINISH (REFER TO COLOR AND MATERIALS FOR ADDITIONAL INFO.)
3.3 STUCCO SOFFIT / CEILING
3.4 STUCCO SILL, SLOPE MIN. 3" PER FT. U.N.O.
3.5 STUCCO EXPANSION / CONTROL JOINT
3.6 STUCCO RECESS
3.7 STUCCO WAINSCOT: STUCCO OVER 1" THICK, HIGH DENSITY FOAM TRIM.
3.8 TRIM: STUCCO O/ HIGH DENSITY FOAM TRIM WITH SAND FINISH. REFER TO DETAIL.
3.9 TRIM: STUCCO O/ HIGH DENSITY FOAM TRIM (FAUX SHELF) WITH SAND FINISH AND SHAPED FOAM CORBELS BELOW. REFER TO DETAIL.
3.10 STUCCO O/ SHAPED FOAM CORBELS FULL DEPTH OF RECESS W/ MEDIUM LACE FINISH.
3.11 STUCCO O/ HIGH DENSITY FOAM 12"x6" CORBEL W/ MEDIUM LACE FINISH.
3.12 CEMENTITIOUS VERTICAL BATTENS (1 1/2" WIDE x 3/4" THICK) EVENLY SPACED 16" O.C. OVER SMOOTH HARDIE PANEL (.312" THICK) BY "JAMES HARDIE SIDING PRODUCTS" OR EQ. CONCEAL ALL PANEL VERTICAL JOINTS BEHIND BATTENS
3.13 TRIM: SMOOTH CEMENTITIOUS TRIM BY "JAMES HARDIE SIDING PRODUCTS". REFER TO DETAIL.
3.14 SHUTTERS: STUCCO O/ HIGH DENSITY FOAM SHUTTER W/ FAUX WOOD FINISH. REFER TO ELEVATIONS FOR SIZES - VERIFY SIZES BASED ON FINISH OPENINGS. REFER TO SHEET D502.
3.15 GABLE END STUCCO RECESS. TRUSS DESIGNER TO PROVIDE TO "BOX-OUT" IN TRUSS TO ACCOMMODATE. REFER TO DETAIL.
3.16 SHUTTERS OCCUR AT ENHANCED ELEVATIONS ONLY.
3.17 WINDOW BREAK-UPS OCCUR AT ENHANCED ELEVATIONS ONLY.

4. METALS (ALL METALS TO BE CORROSION RESISTANT)

4.1 WEEP SCREED
4.2 FLASHING AT INTERSECTION
4.3 GALVANIZED FASCIA GUTTER
4.4 GALVANIZED DOWNSPOUT

5. DOORS

5.1 ENTRY DOOR (AS SELECTED BY BUILDER)
5.2 SECTIONAL ROLL-UP GARAGE DOOR (AS SELECTED BY BUILDER)

6. ELECTRICAL

6.1 LIGHT FIXTURE, 84" AFF (U.N.O.) - VERIFY
6.2 LIGHTED ADDRESS SIGN, 46" AFF (U.N.O.) SWITCHED BY PHOTOCELL

MISCELLANEOUS

7.1 GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
7.2 ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

ATELIER

SDK

TRI Pointe HOMES

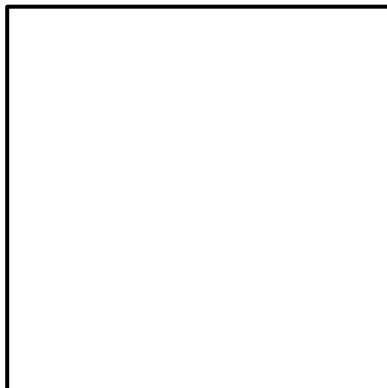
SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKatelier.com

2990 Lava Ridge Court, Suite 190
Roseville, CA 95661

Tel: 916.683.0126

www.tripointehomes.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA



APPROVAL STAMP

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL REMEDY FOR DAMAGES OCCURRED.

© 2019 SDK ATELIER INC.

DELTA REVISIONS

09-16-2020 - PLANNING REVISIONS

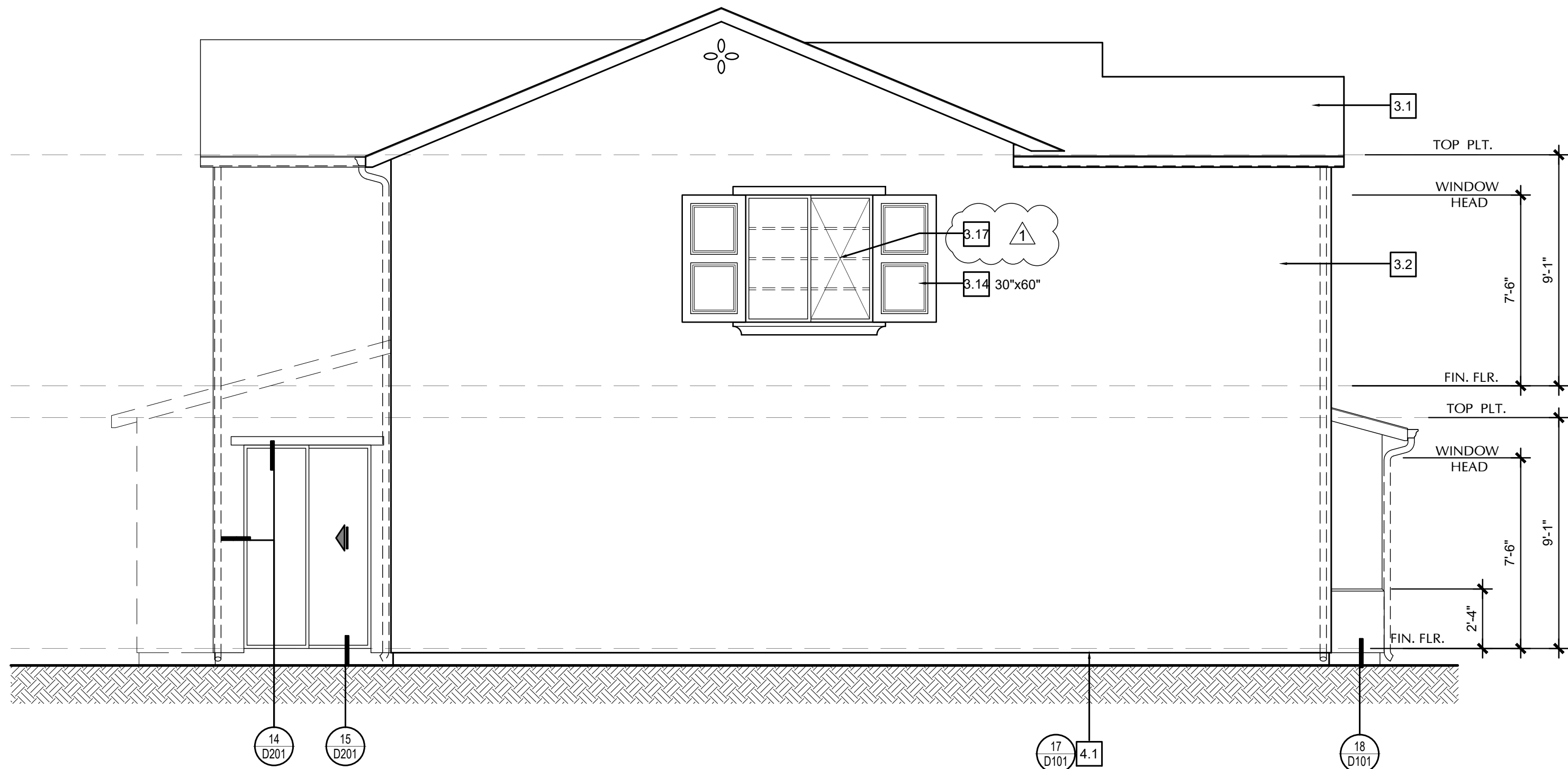


PLAN 1C
EXT. ELEVATIONS

A133

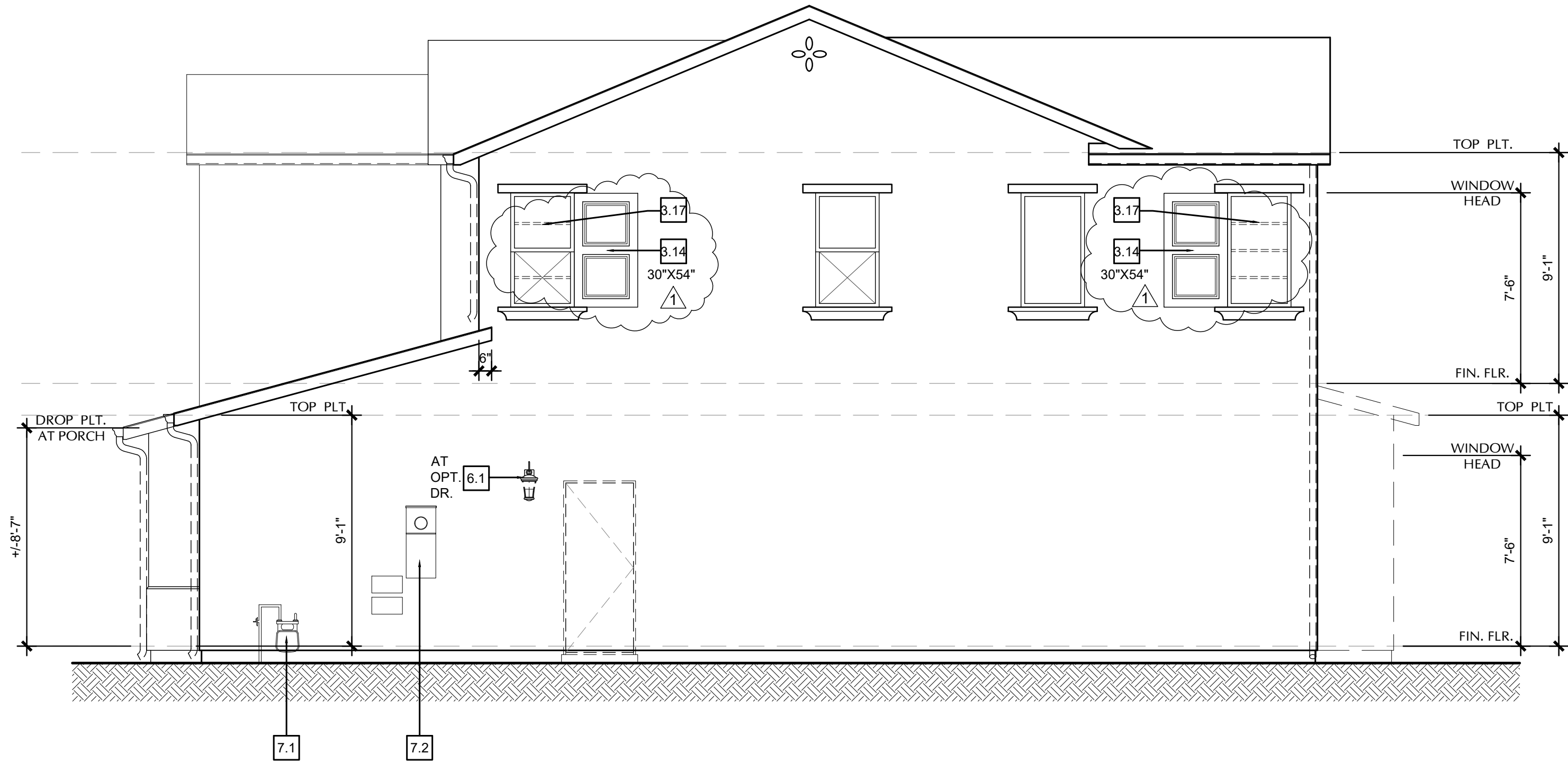
PLOT DATE: 9-17-2020

DELTA 1 PLANNING REVISIONS



LEFT ELEVATION
SPANISH

PLAN 2A
SCALE: 1/4" = 1'-0"



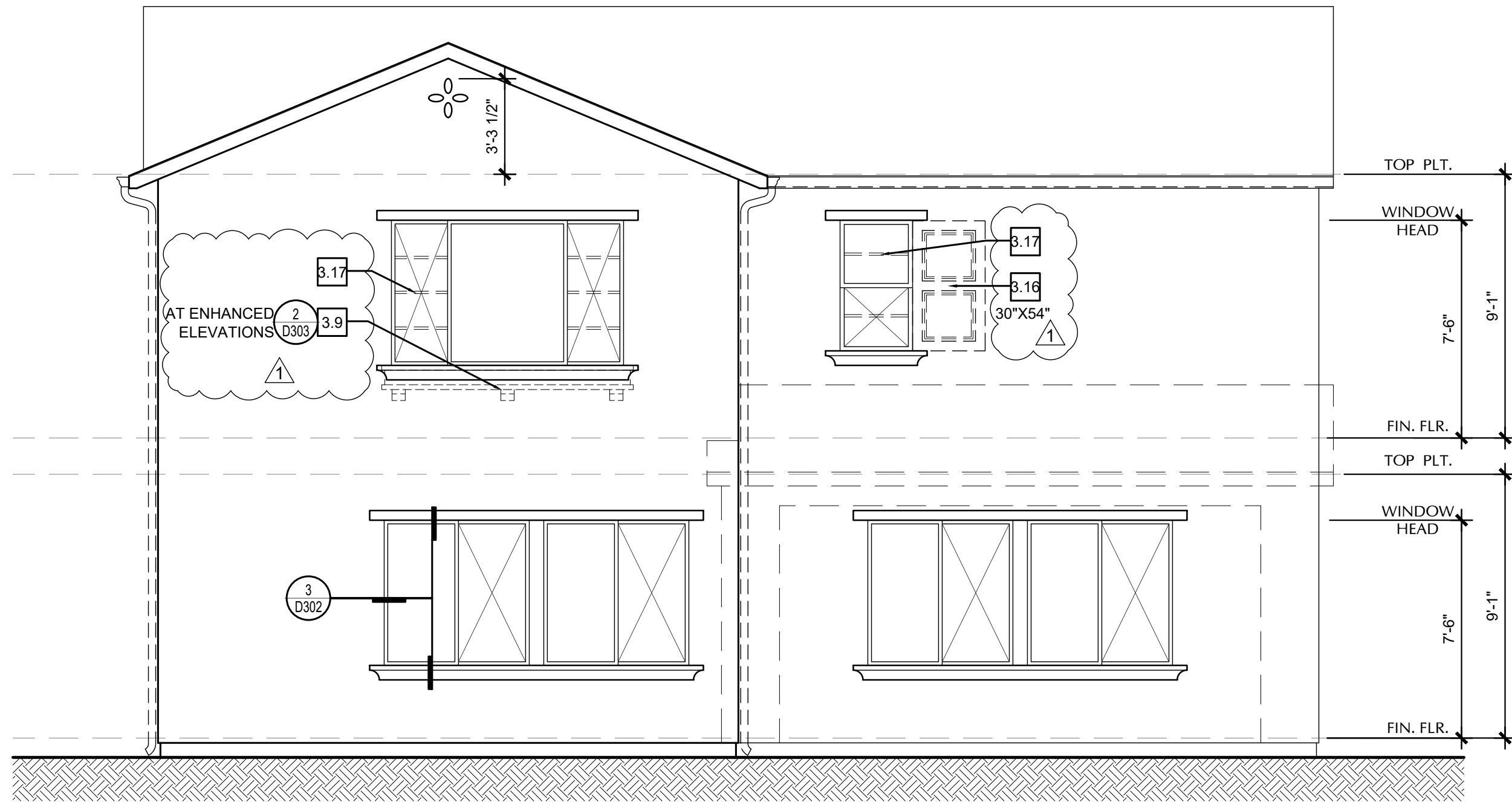
RIGHT ELEVATION
SPANISH

PLAN 2A
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SPANISH

PLAN 2A
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SPANISH

PLAN 2A
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.

KEYNOTES:
1. MASONRY

1.1 ADHERED STONE VENEER
1.2 ADHERED STONE CAP VENEER

2. WOOD

2.1 2X6 WOOD BARGE BOARD.
2.2 NOT USED
2.3 4X6 WOOD CORBEL WITH 4X KICKER BELOW. REFER TO DETAIL.
2.4 6X WOOD CORBELS WITH SHAPED ENDS. REFER TO DETAIL.

3. EXTERIOR FINISHES

3.1 ROOFING MATERIAL
3.2 1-COAT STUCCO SYSTEM BY "OMEGA DIAMOND WALL ESR-1194" IN LIEU OF CONTROL JOINTS. MEDIUM LACE FINISH (REFER TO COLOR AND MATERIALS FOR ADDITIONAL INFO.)
3.3 STUCCO SOFFIT / CEILING
3.4 STUCCO SILL, SLOPE MIN. 3" PER FT. U.N.O.
3.5 STUCCO EXPANSION / CONTROL JOINT
3.6 STUCCO RECESS
3.7 STUCCO WAINSCOAT: STUCCO OVER 1" THICK, HIGH DENSITY FOAM TRIM.
3.8 TRIM: STUCCO O/ HIGH DENSITY FOAM TRIM WITH SAND FINISH. REFER TO DETAIL.
3.9 TRIM: STUCCO O/ HIGH DENSITY FOAM TRIM (FAUX SHELF) WITH SAND FINISH AND SHAPED FOAM CORBELS BELOW. REFER TO DETAIL.
3.10 STUCCO O/ SHAPED FOAM CORBELS FULL DEPTH OF RECESS W/ MEDIUM LACE FINISH.
3.11 STUCCO O/ HIGH DENSITY FOAM 12"x6" CORBEL W/ MEDIUM LACE FINISH.
3.12 CEMENTITIOUS VERTICAL BATTENS (1 1/2" WIDE x 3/4" THICK) EVENLY SPACED 16" O.C. OVER SMOOTH HARDIE PANEL (.312" THICK) BY "JAMES HARDIE SIDING PRODUCTS" OR EQ. CONCEAL ALL PANEL VERTICAL JOINTS BEHIND BATTENS
3.13 TRIM: SMOOTH CEMENTITIOUS TRIM BY "JAMES HARDIE SIDING PRODUCTS". REFER TO DETAIL.
3.14 SHUTTERS: STUCCO O/ HIGH DENSITY FOAM SHUTTER W/ FAUX WOOD FINISH. REFER TO ELEVATIONS FOR SIZES - VERIFY SIZES BASED ON FINISH OPENINGS. REFER TO SHEET D502.
3.15 GABLE END STUCCO RECESS. TRUSS DESIGNER TO PROVIDE TO "BOX OUT" IN TRUSS TO ACCOMMODATE. REFER TO DETAIL.
3.16 SHUTTERS OCCUR AT ENHANCED ELEVATIONS ONLY.
3.17 WINDOW BREAK-UPS OCCUR AT ENHANCED ELEVATIONS ONLY.

4. METALS (ALL METALS TO BE CORROSION RESISTANT)

4.1 WEEP SCREED
4.2 FLASHING AT INTERSECTION
4.3 GALVANIZED FASCIA GUTTER
4.4 GALVANIZED DOWNSPOUT

5. DOORS

5.1 ENTRY DOOR (AS SELECTED BY BUILDER)
5.2 SECTIONAL ROLL-UP GARAGE DOOR (AS SELECTED BY BUILDER)

6. ELECTRICAL

6.1 LIGHT FIXTURE, 84" AFF (U.N.O.) - VERIFY
6.2 LIGHTED ADDRESS SIGN, +60" AFF (U.N.O.) SWITCHED BY PHOTOCELL

MISCELLANEOUS

7.1 GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
7.2 ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

ATELIER

SDK

TRI Pointe HOMES

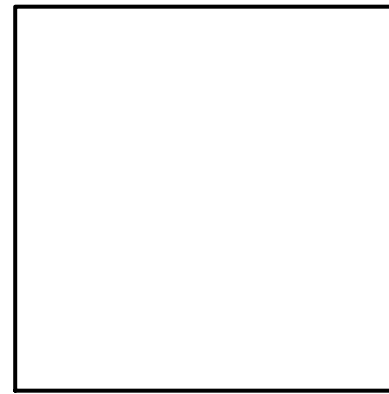
SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.563.9167
www.SDKatelier.com

2990 Lava Ridge Court, Suite 190
Roseville, CA 95661

Tel: 916.683.0126

www.tripointehomes.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA



APPROVAL STAMP

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL REMEDY FOR DAMAGES OCCURRED.

© 2019 SDK ATELIER INC.

REVISIONS	DATE	DESCRIPTION
1	09-16-2020	PLANNING REVISIONS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

DRAWN BY: SDK ATELIER
JOB NUMBER: 106-19123



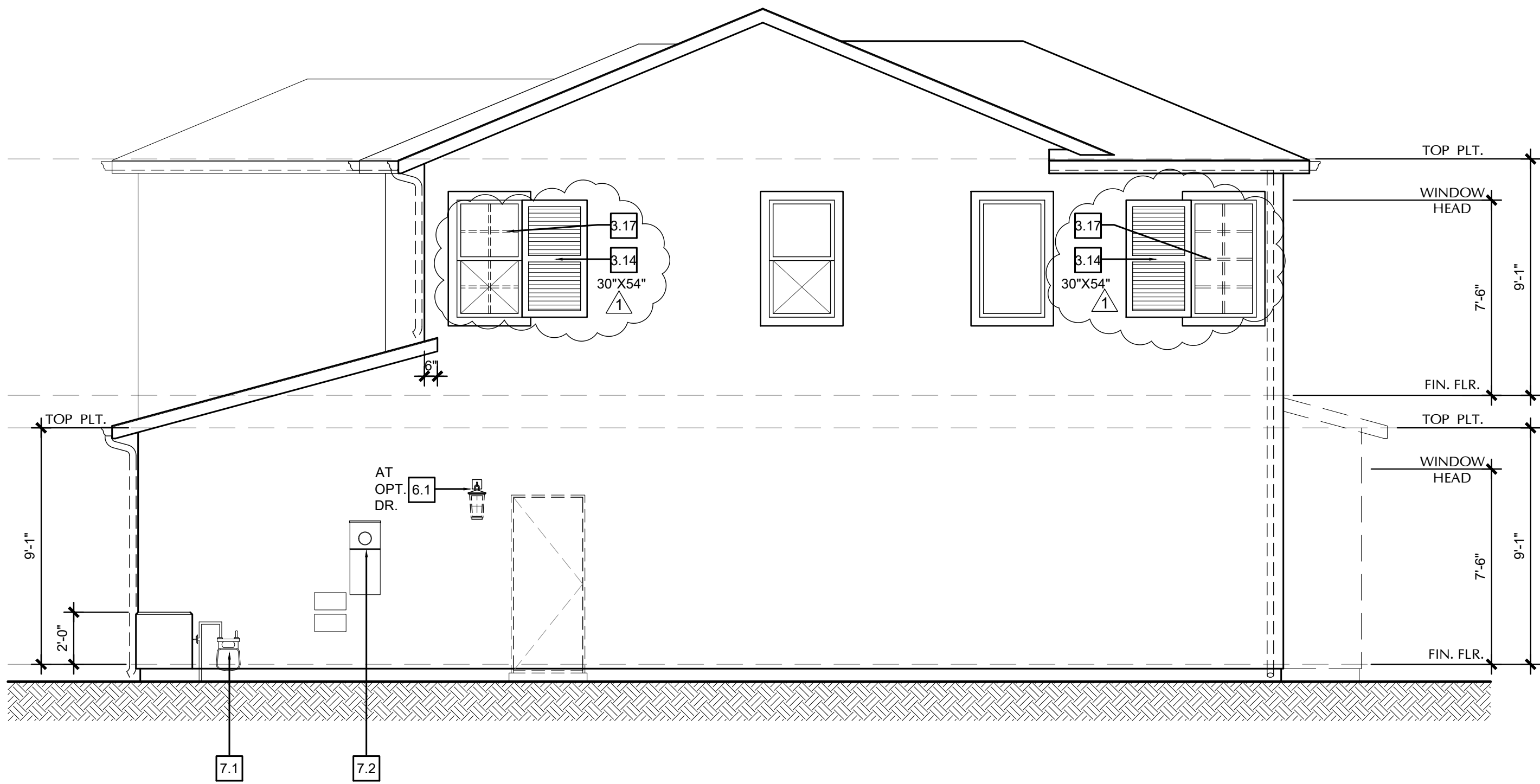
PLAN 2A
EXT. ELEVATIONS

A213
PLOT DATE: 9-17-2020

DELTA 1 PLANNING REVISIONS

ITALIAN

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



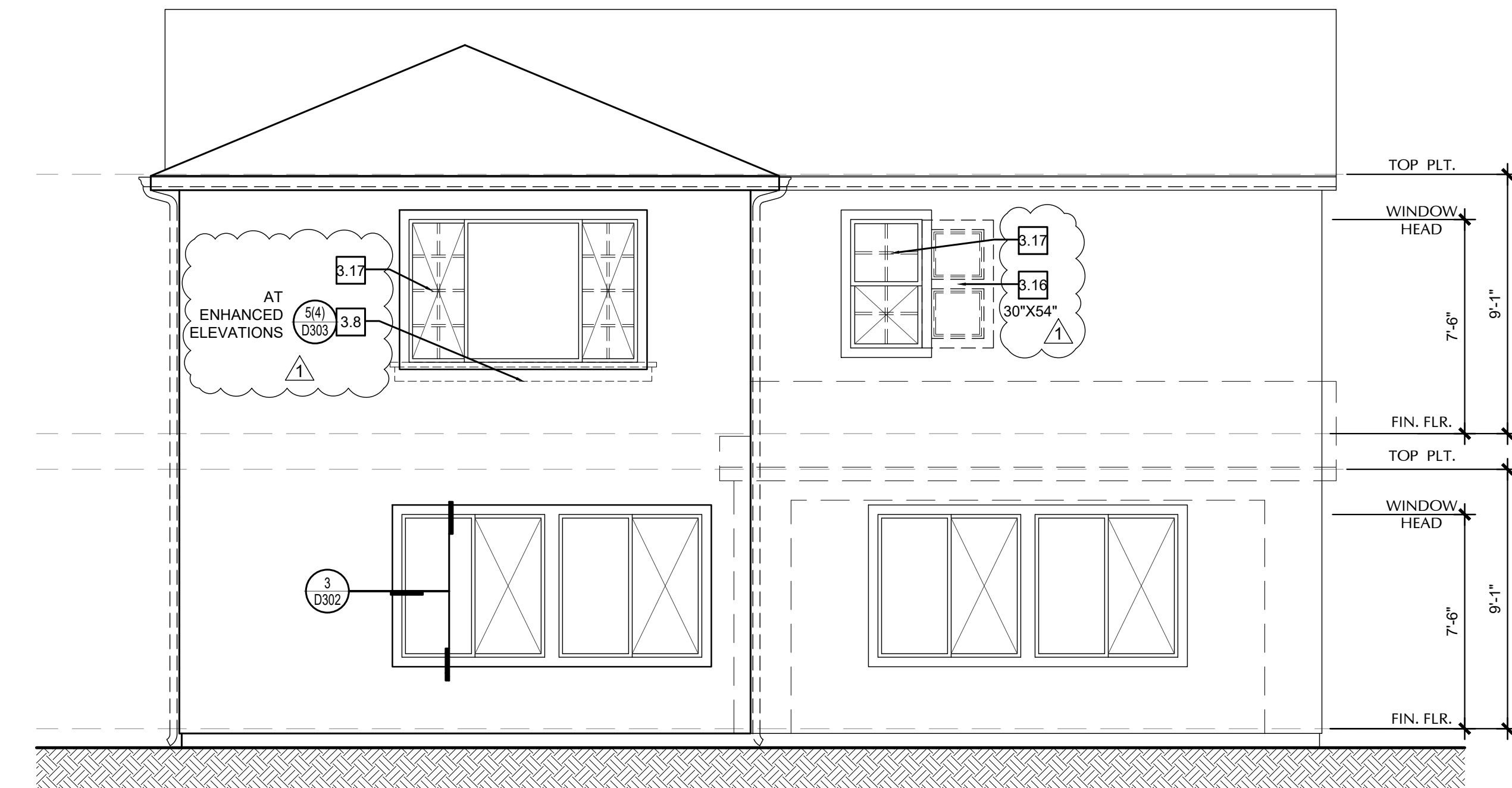
ITALIAN

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



ITALIAN

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



ITALIAN

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

7.1 GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

7.2 ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

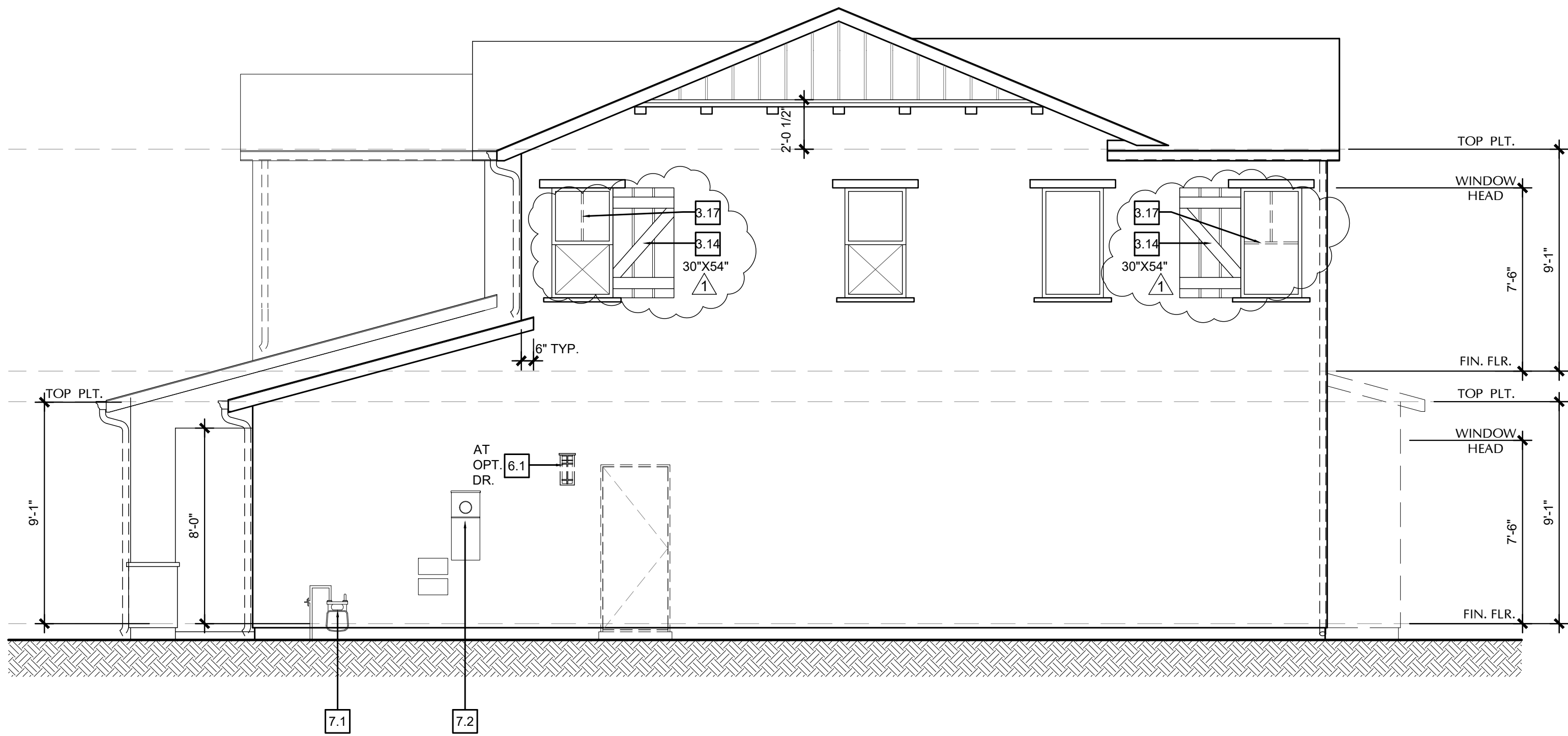
www.tripintehomes.com

PLOT DATE: 9-17-2020

DELTA 1 PLANNING REVISIONS

PLAN 2C

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



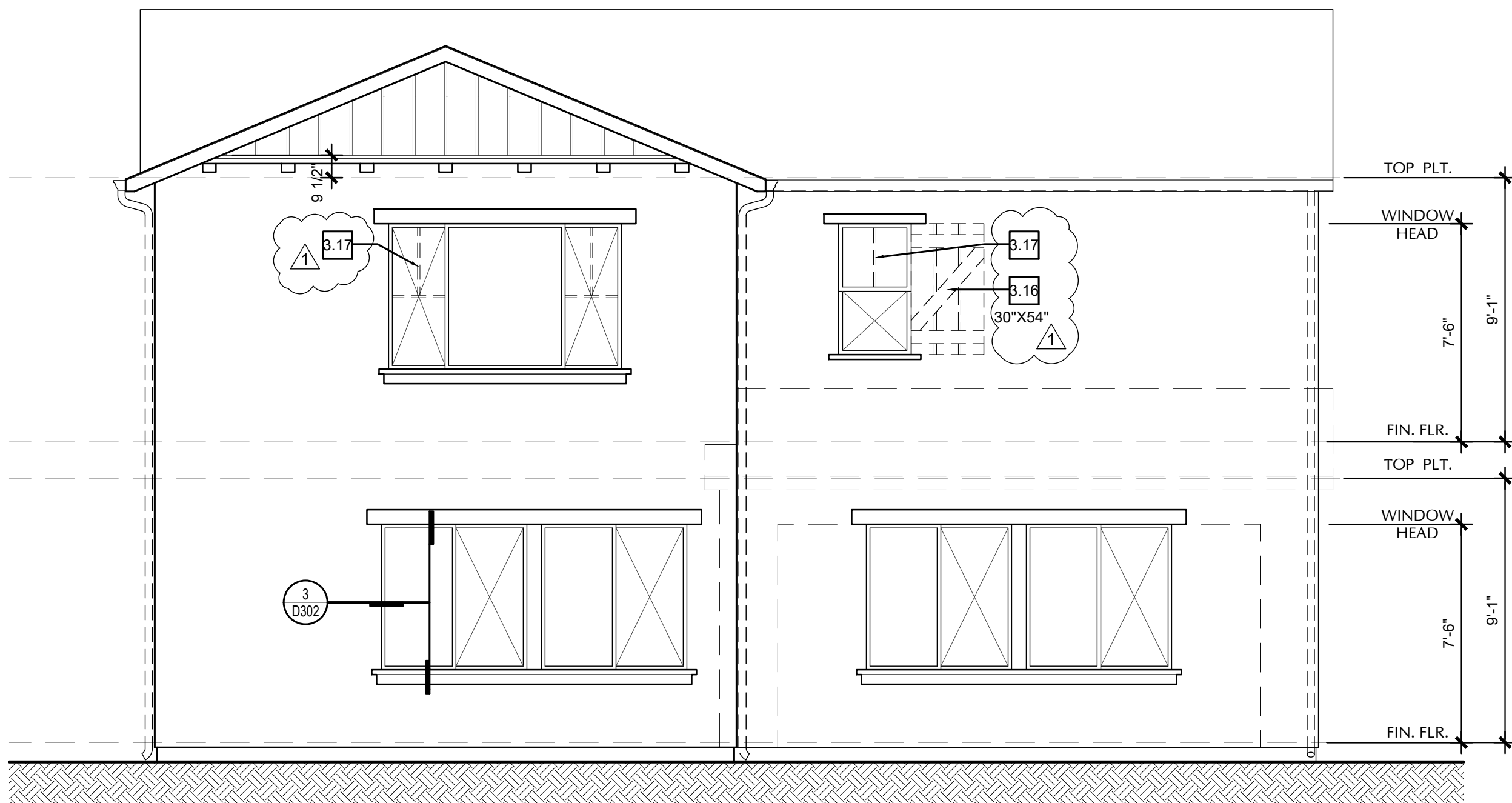
PLAN 2C

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



PLAN 2C

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



PLAN 2C

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

ELEVATION NOTES

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.

KEYNOTES:
1. MASOM

- 1.1 ADHERED STONE VENEER
1.2 ADHERED STONE CAP VENEER
2. WOOD
- 2.1 2X6 WOOD BARGE BOARD.
2.2 NOT USED
2.3 4X6 WOOD CORBEL WITH 4X KICKER BELOW. REFER TO DETAIL
2.4 6X WOOD CORBELS WITH SHAPED ENDS. REFER TO DETAIL.

3. EXTERIOR FINISHES

- 3.2 ROOFING MATERIAL
- 3.3 L-CLUT STUCCO SYSTEM BY "OMEGA DIAMOND WALL ESR-1194" IN LIEU OF CONCRETE. MEDIUM LACE FINISH (REFER TO COLOR AND MATERIALS) FOR CEILINGING
- 3.4 STUCCO SMOOTH / CHILING
- 3.5 STUCCO SILL, SLOPE MIN. 1 PER FT. U.N.O.
- 3.6 STUCCO EXPANSION / CONTROL JOINT
- 3.7 STUCCO RECESS
- 3.8 STUCCO WAINSCOT / STUCCO OVER 1" THICK, HIGH DENSITY FOAM TRIM
- 3.9 TRIM: STUCCO / HIGH DENSITY FOAM TRIM WITH SAND FINISH. REFER TO DETAIL
- 3.10 TRIM: STUCCO / HIGH DENSITY FOAM TRIM (FAUX SHELF) WITH SAND FINISH AND SHAPED FOAM CORBELS BELOW
- 3.11 STUCCO CORBELS, PERPENDICULAR, 12" DEPTH OF RECESS. W/MEDIUM LACE FINISH
- 3.12 STUCCO / HIGH DENSITY FOAM 1276" CORBEL W/ MEDIUM LACE FINISH. STUCCO CORBELS, PERPENDICULAR, BATTENS (1" WIDE - 5/8" THICK) EVENLY SPACED 16" O.C. OVER SMOOTH THATCH PANEL (312" THICK) BY "JAMES HARDIE SIDING PRODUCTS" OR EQ. CONCEAL ALL PANEL VERTICAL JOINTS WITH BATTER
- 3.13 TRIM: SMOOTH CEMENTITIOUS TRIM BY "JAMES HARDIE SIDING PRODUCTS" REFER TO DETAIL
- 3.14 SHUTTER: STUCCO / HIGH DENSITY FOAM SHUTTER W/ MEDIUM LACE FINISH. REFER TO ELEVATIONS FOR SIZES - VARIOUS SIZES BASED ON WINDOW FINISHES. REFER TO ELEVATIONS FOR SIZES
- 3.15 CABLE END STUCCO RECESS - TRUSS DESIGNER TO PROVIDE TO "BOX-OUT" IN TRUSS TO ACCOMMODATE. REFER TO DETAIL
- 3.16 SHUTTER: SHUTTER AT ELEVATIONS 6'0" TO 6'6" O.C.
- 3.17 WINDOW BREAK-UPS OCCUR AT ENHANCED ELEVATIONS 10"

4. METALS (ALL METALS TO BE CORROSION RESISTANT)

- 4.1 WEEP SCREED
- 4.2 FLASHING AT INTERSECTION
- 4.3 GALVANIZED FASCIA GUTTER
- 4.4 GALVANIZED DOWNSPOUT

5. DOORS:

- 5.1 ENTRY DOOR (AS SELECTED BY BUILDER)
5.2 SECTIONAL ROLL-UP GARAGE DOOR (AS SELECTED BY BUILDER)

6. ELECTRICAL

- 6.1 LIGHT FIXTURE, 84" AFF (U.N.O.) - VERIFY
6.2 LIGHTED ADDRESS SIGN, +60" AFF (U.N.O.)
SWITCHED BY PHOTOCELL

MISCELLANEOUS

- 7.1 GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
- 7.2 ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

ATELIER

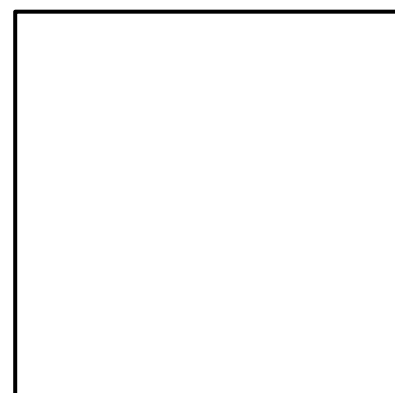


TRI HOMES

SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.585.9167
www.SDKatelier.com

Tel: 916.883.0126
www.tripintohomes.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA



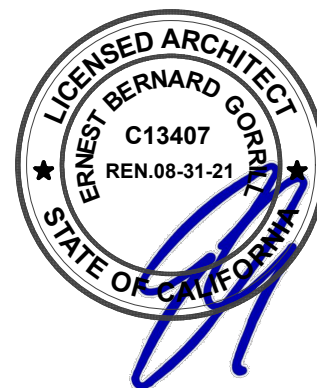
LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL RAMIFICATIONS FOR DAMAGES OCCURRED.

© 2019 SDK ATELIER INC

[illegible]

DRAWN BY	SDK ATELIER
JOB NUMBER	106-19123

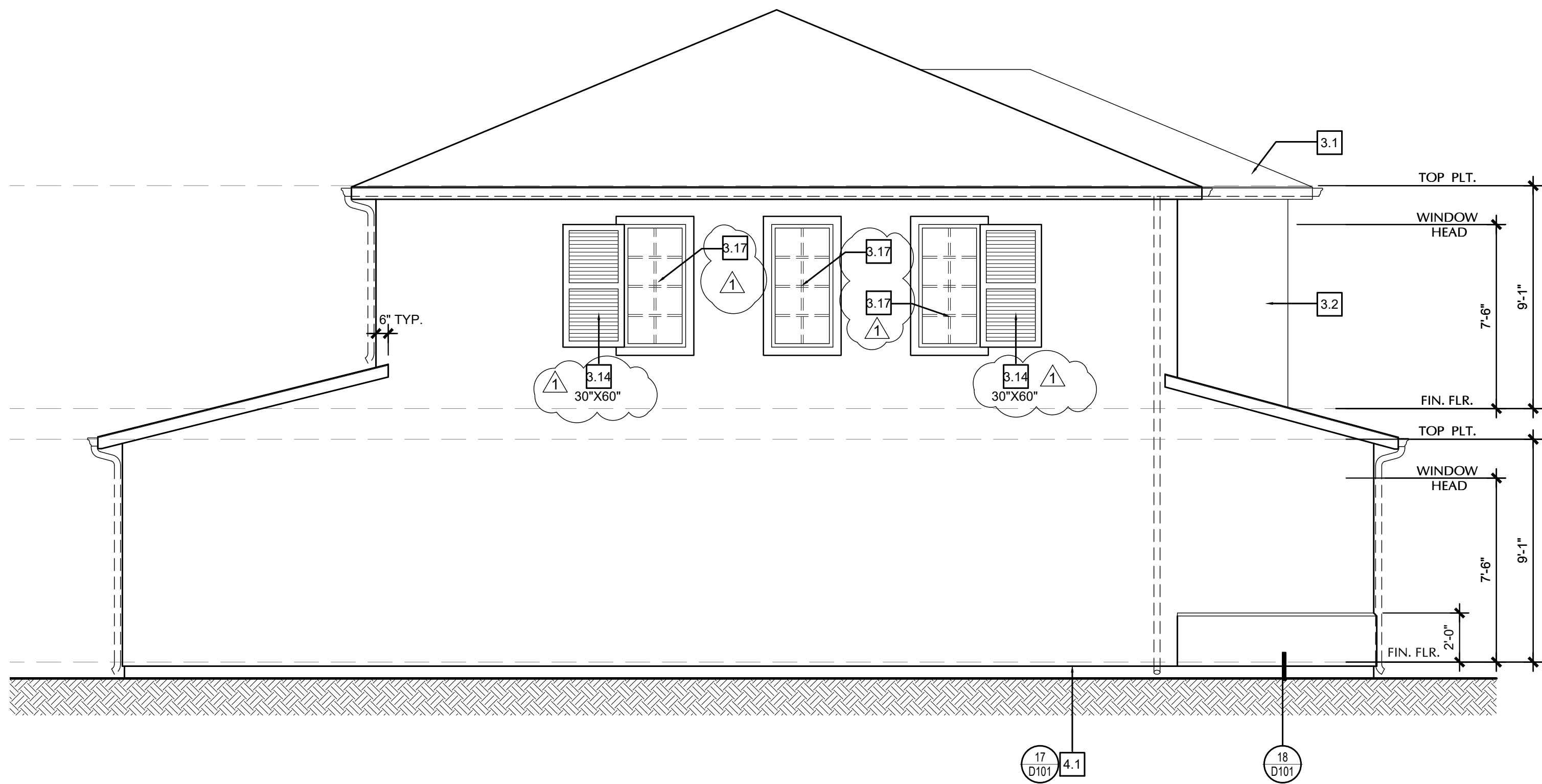


PLAN 2C
EXT. ELEVATIONS

A233

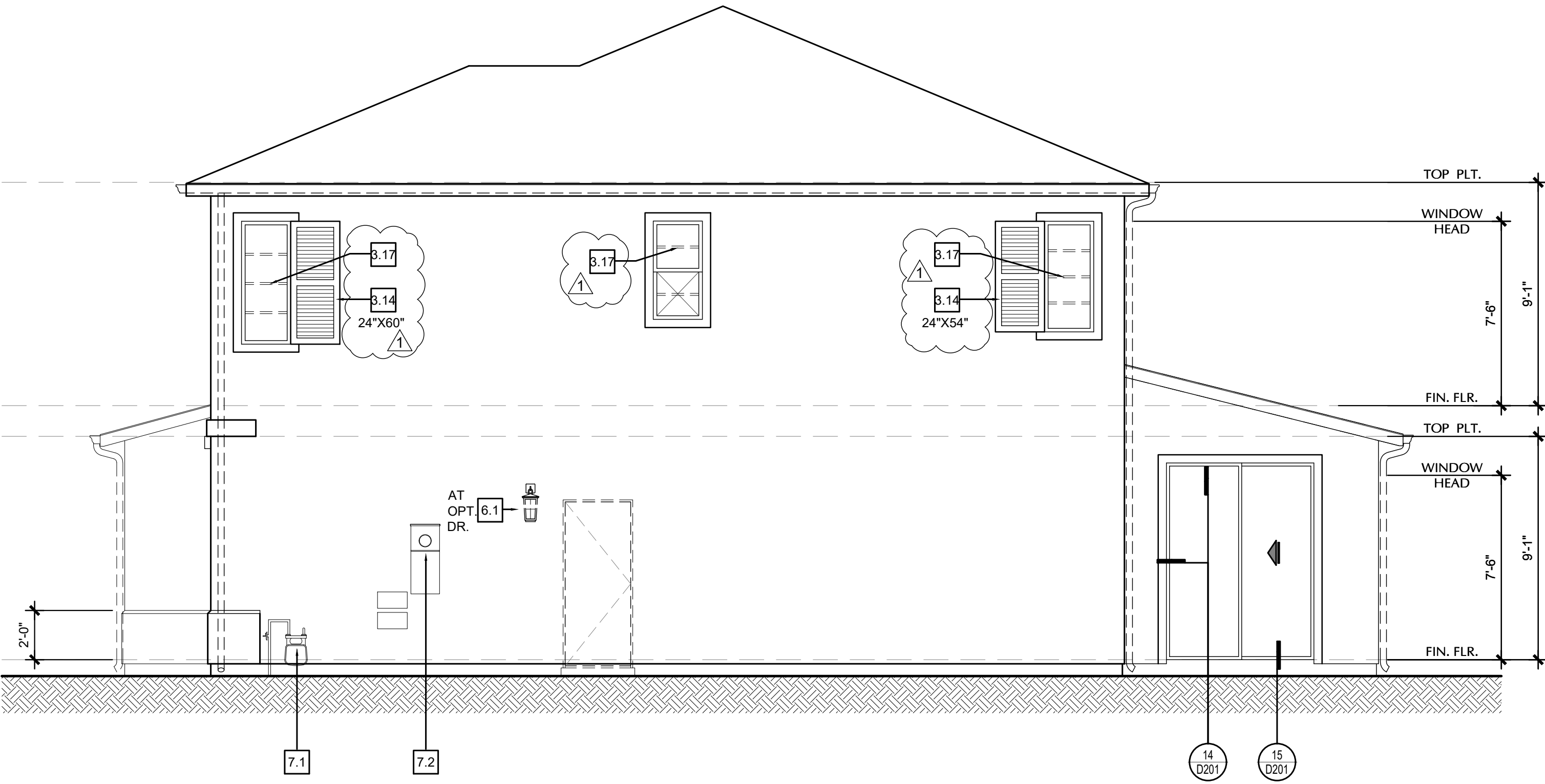
PLOT DATE: 9-17-2020

DELTA 1 PLANNING REVISIONS



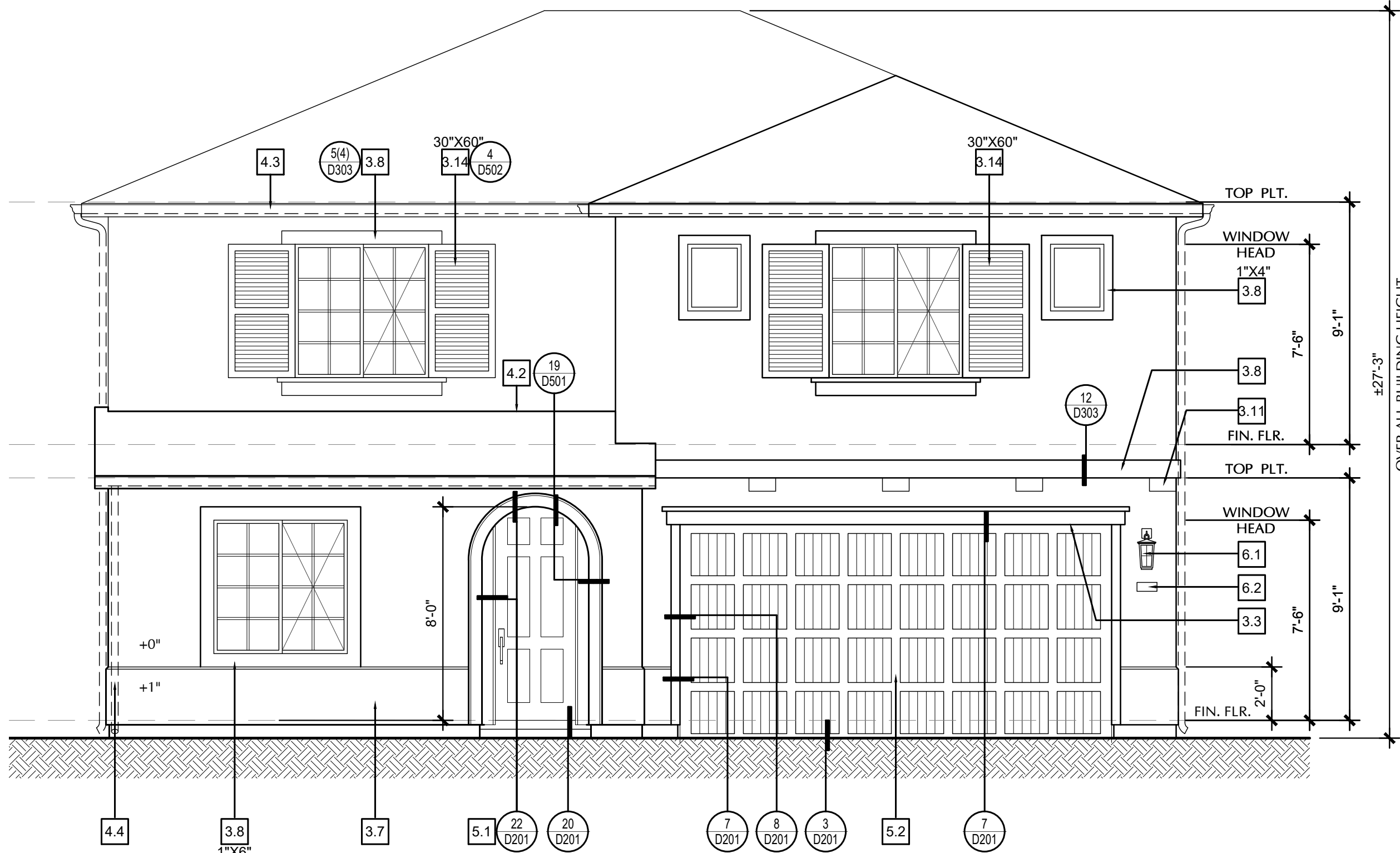
LEFT ELEVATION
ITALIAN

PLAN 3B
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
ITALIAN

PLAN 3B
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
ITALIAN

PLAN 3B
SCALE: 1/4" = 1'-0"



REAR ELEVATION
ITALIAN

PLAN 3B
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.
- KEYNOTES:
- MASONRY
 - WOOD
 - EXTERIOR FINISHES
 - ROOFING MATERIAL
 - STUCCO SOFFIT / CEILING
 - STUCCO SILL, SLOPE MIN. 1/4" PER FT. U.N.O.
 - STUCCO EXPANSION / CONTROL JOINT
 - STUCCO RECESS
 - STUCCO WAINSCOT: STUCCO OVER 1" THICK, HIGH DENSITY FOAM TRIM.
 - TRIM: STUCCO OF HIGH DENSITY FOAM TRIM WITH SAND FINISH. REFER TO DETAIL.
 - TRIM: STUCCO OF HIGH DENSITY FOAM TRIM (FAUX SHELF) WITH SAND FINISH AND SHAPED FOAM CORBELS BELOW. REFER TO DETAIL.
 - STUCCO OF SHAPED FOAM CORBELS FULL DEPTH OF RECESS W/ MEDIUM LACE FINISH.
 - STUCCO OF HIGH DENSITY FOAM 12"x6" CORBEL W/ MEDIUM LACE FINISH.
 - CEMENTITIOUS VERTICAL BATTENS (1 1/2" WIDE x 3/4" THICK) EVENLY SPACED 16" O.C. OVER SMOOTH HARDIE PANEL (3/2" THICK) BY JAMES HARDIE SIDING PRODUCTS OR EQ. CONCEAL ALL PANEL VERTICAL JOINTS BEHIND BATTENS.
 - TRIM: SMOOTH CEMENTITIOUS TRIM BY JAMES HARDIE SIDING PRODUCTS. REFER TO DETAIL.
 - SHUTTERS: STUCCO OF HIGH DENSITY FOAM SHUTTER W/ FAUX WOOD FINISH. REFER TO ELEVATIONS FOR SIZES - VERIFY SIZES BASED ON FINISH OPENINGS. REFER TO SHEET D502.
 - CABLE END STUCCO RECESS. TRUSS DESIGNER TO PROVIDE TO "BOX OUT" IN TRUSS TO ACCOMMODATE. REFER TO DETAIL.
 - SHUTTERS OCCUR AT ENHANCED ELEVATIONS ONLY.
 - WINDOW BREAK-UPS OCCUR AT ENHANCED ELEVATIONS ONLY.
 - METALS (ALL METALS TO BE CORROSION RESISTANT)
 - WEEP SCREED
 - FLASHING AT INTERSECTION
 - GALVANIZED FASCIA GUTTER
 - GALVANIZED DOWNSPOUT
 - DOORS
 - ENTRY DOOR (AS SELECTED BY BUILDER)
 - SECTIONAL ROLL-UP GARAGE DOOR (AS SELECTED BY BUILDER)
 - ELECTRICAL
 - LIGHT FIXTURE, 84" AFF (U.N.O.) - VERIFY
 - LIGHTED ADDRESS SIGN, 46" AFF (U.N.O.) SWITCHED BY PHOTOCELL
 - MISCELLANEOUS
 - GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
 - ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

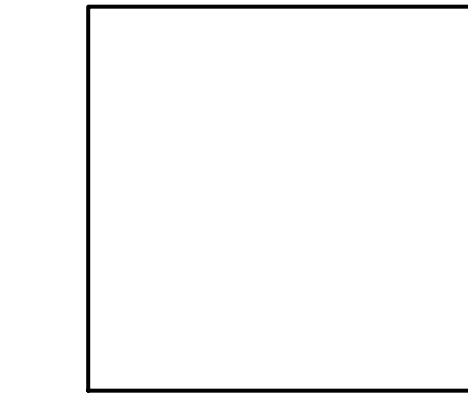
ATELIER

SDK

TRI Pointe HOMES

SDK Atelier Inc. | Architecture + Planning
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.563.9167
www.SDKatelier.com

RADIANCE AT SOLAIRE
ROSEVILLE, CALIFORNIA



APPROVAL STAMP

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL REMEDIES FOR DAMAGES OCCURRED.

© 2019 SDK ATELIER INC.

REVISIONS	DATE	DESCRIPTION
1	09-16-2020	PLANNING REVISIONS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DRAWN BY: SDK ATELIER
JOB NUMBER: 106-19123



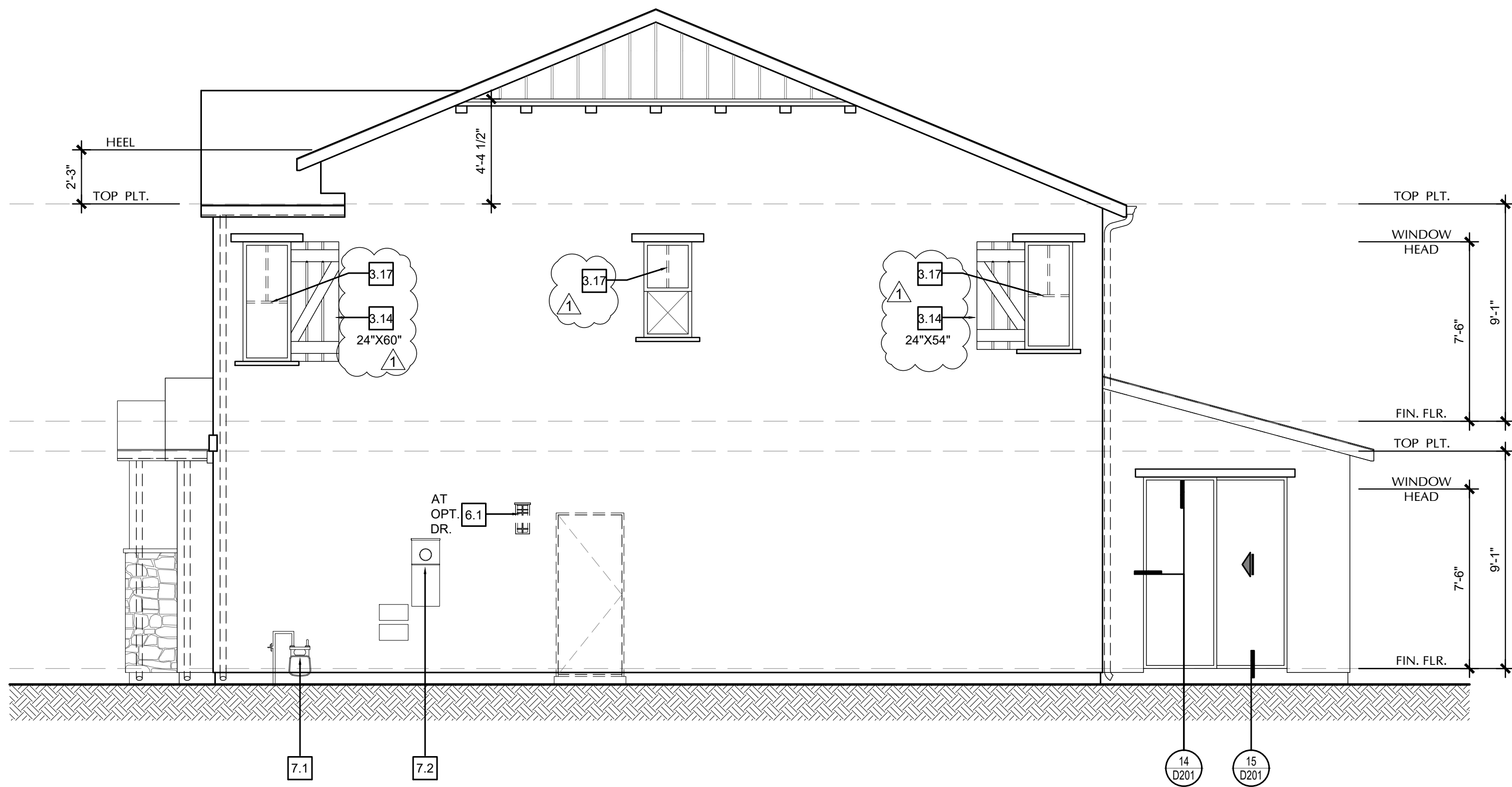
PLAN 3B
EXT. ELEVATIONS

A323
PLOT DATE: 9-17-2020

DELTA 1 PLANNING REVISIONS

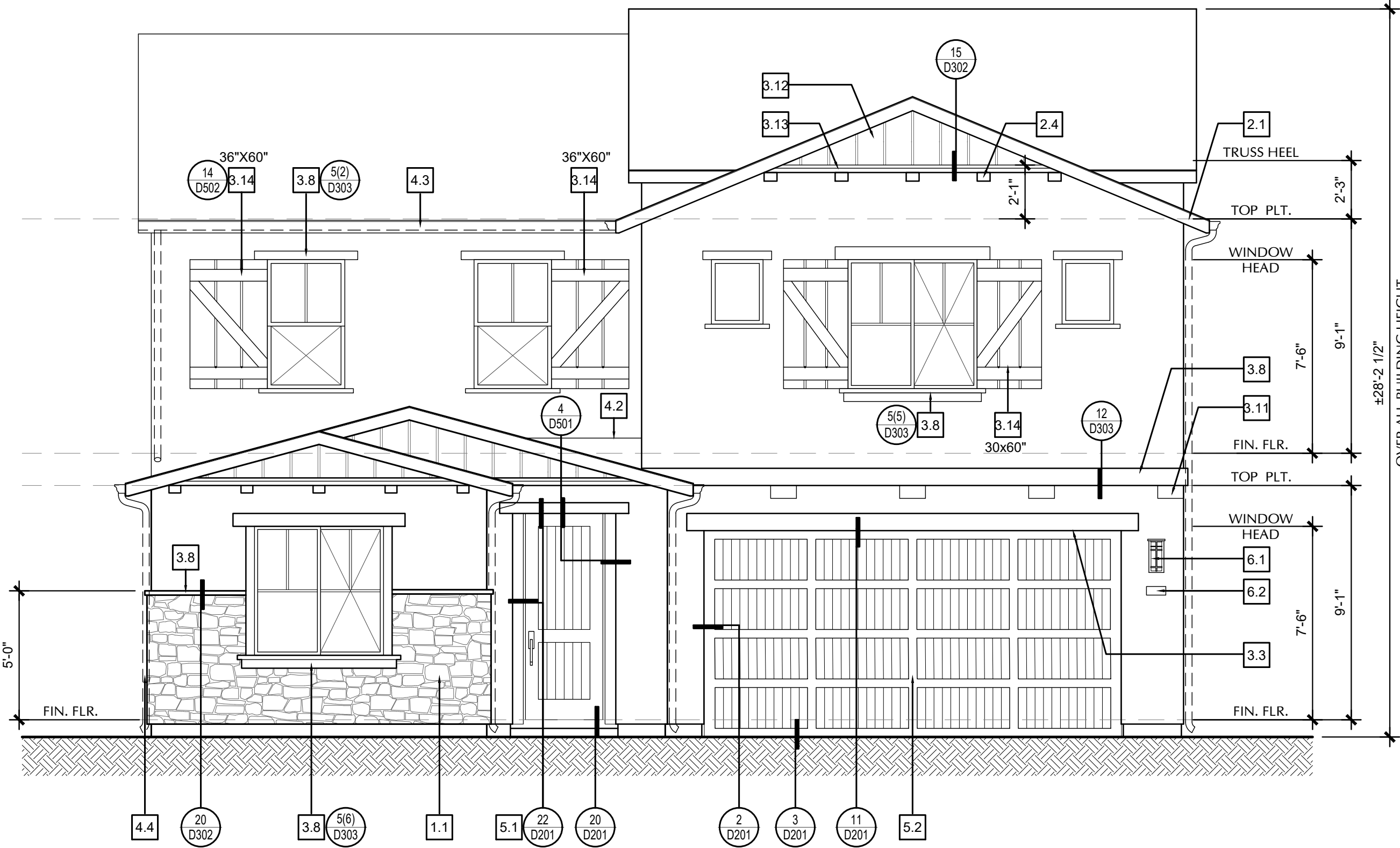
PLAN 3C

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



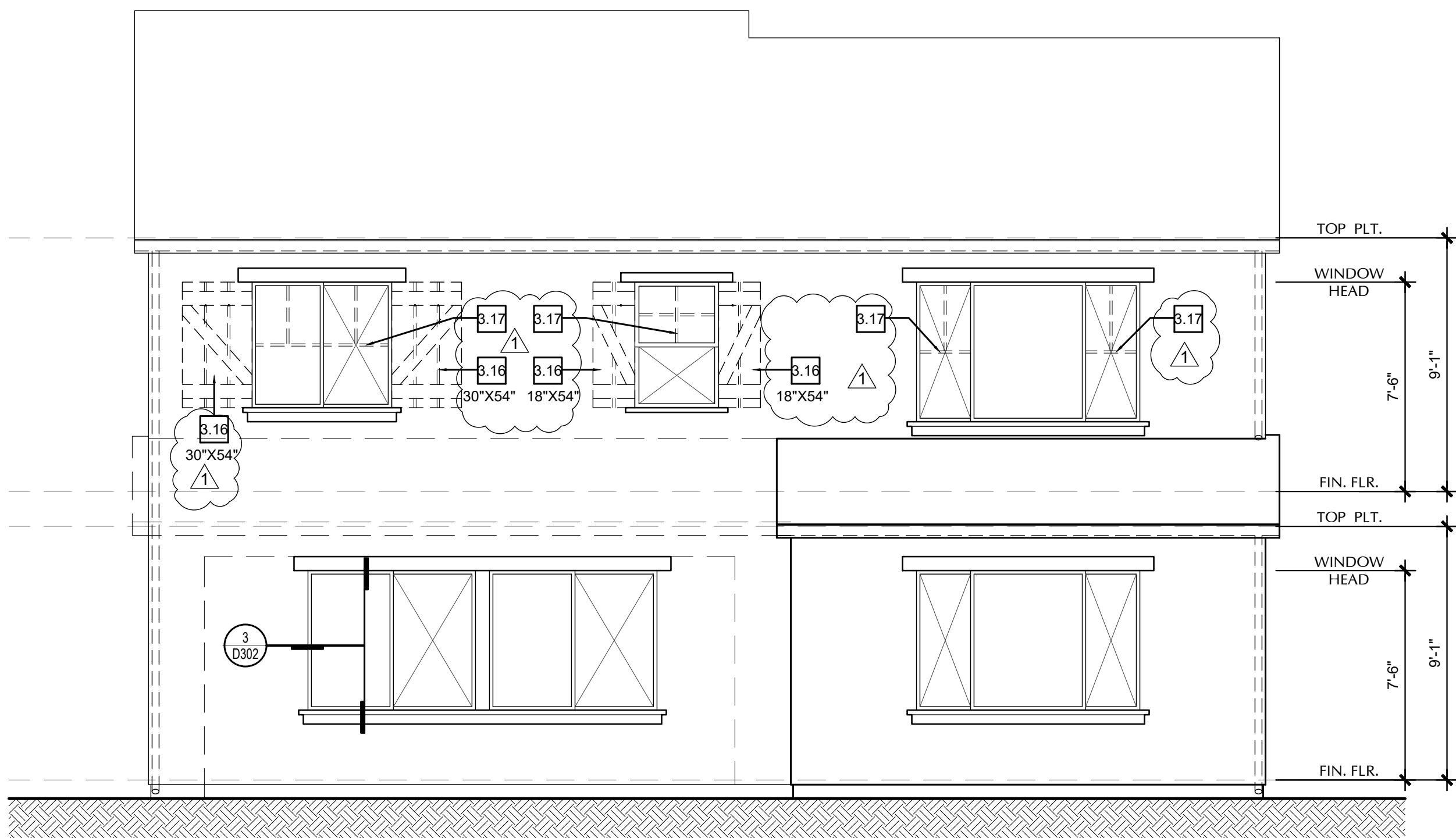
PLAN 3C

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



PLAN 3C

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



PLAN 3C

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

7.1 GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

7.2 ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

www.tripintehomes.com

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL RAMIFICATIONS FOR DAMAGES OCCURRED.

PLOT DATE: 9-17-2020



RADIANCE at SOLAIRE

ROSEVILLE, CA

PRELIMINARY | 03.16.2020

Exterior Color/Material Design & Specifications

REVISED: 07.24.2020



AT DESIGN CONSULTING, INC
2211 Michelson Drive Suite 450 Irvine, CA 92612
P: 949.724.1619 WWW.ATDESIGNCONSULTING.COM



All samples are approximate. All photo images only represent the general characteristics and colors of the materials, but may not satisfactorily represent the actual color/material or availability at the time of construction.

In our continuing efforts to improve our communities, these specifications are subject to change without notice. Some colors on this form may be shown with upgrades.



RADIANCE
at SOLAIRE
ROSEVILLE, CA

PRELIMINARY Exterior Color/Material Design & Specifications





Exterior Color + Material Specifications

These color / material specifications and creative design concepts are the intellectual property of AT Design Consulting, a California Corporation.

This creative work is privileged, confidential, and exempt from disclosure under applicable law. The use of these materials is restricted.

These materials are intended for the use within this specific project only during the course of development and may not be used for any other reason without the expressed written authorization of AT Design Consulting, Inc.

AT Design Consulting, Inc. is responsible for aesthetic choices. All colors and materials listed are for color purposes only. Manufacturer for all products will be designated and appointed by Client.

All unauthorized use, dissemination, distribution, or reproduction of these materials is strictly prohibited. Any unauthorized use, dissemination, distribution or reproductions will be prosecuted to the full extent of the law.

© AT Design Consulting, Inc.

REVISIONS	5
MISCELLANEOUS ITEMS FOR PAINTING	6
EXTERIOR COLOR + MATERIAL SPECIFICATIONS	7
Elevation A, Spanish	7
Scheme 1	7
Scheme 2	9
Scheme 3	11
Scheme 4	13
Elevation B, Italian	15
Scheme 5	15
Scheme 6	17
Scheme 7	19
Scheme 8	21
Elevation C, Cottage	23
Scheme 9	23
Scheme 10	25
Scheme 11	27
Scheme 12	29

07.15.2020

Per Client's request, the following changes have been made:

- Roof Tiles reselected as "Flat Concrete Tile" for Color Schemes 1-8.
- Roof Tiles reselected as "Asphalt Shingle" for Color Schemes 9-12.

07.24.2020

Per Client's request, the following changes have been made:

- Roof Tiles reverted back to original "Flat Concrete Tile" for Color Schemes 9-12.

PAINT MANUFACTURER	All paint to be Sherwin Williams, unless otherwise stated differently.
PAINT APPLICATION	Typical, all paint colors should finish in inside corners. Fascia boards, overhangs, eaves, headers, etc. should be painted their specifically designated colors with the color being applied on all sides of each item, <u>including the undersides.</u>
NON-DECORATIVE ITEMS	All non-decorative items such as meter doors, non-decorative vents, etc. to be painted the same color as the adjacent field color.
ROOFTOP METALS	All rooftop metals to be painted to match the darkest color from the roof tile blend from the Color Scheme specified for that particular lot.

SCHEME 1: Elevation A, Spanish

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7551, Greek Villa
	Accent Body (Stucco)	Sherwin Williams	7036, Accessible Beige
	Trim (Wood Trim, Fascia Boards, Window Headers, Pot Shelf, Garage Man-Door, etc.)	Sherwin Williams	7034, Status Bronze
	Garage Door	Sherwin Williams	7034, Status Bronze
	Front Door	Sherwin Williams	7740, Messenger bag
	Shutters	Sherwin Williams	7034, Status Bronze
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat Tile)	Eagle Roofing	Bel Air - 4520, Weathered Terracotta Flashed

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 2: Elevation A, Spanish

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7569, Stucco
	Accent Body (Stucco)	Sherwin Williams	6150, Universal Khaki
	Trim (Wood Trim, Fascia Boards, Window Headers, Pot Shelf, Garage Man-Door, etc.)	Sherwin Williams	7047, Porpoise
	Garage Door	Sherwin Williams	7047, Porpoise
	Front Door	Sherwin Williams	2814, Rookwood Antique Gold
	Shutters	Sherwin Williams	7047, Porpoise
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat Tile)	Eagle Roofing	Bel Air - 4645, Sunrise Blend

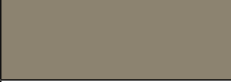
Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 3: Elevation A, Spanish

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	9180, Aged White
	Accent Body (Stucco)	Sherwin Williams	2822, Downing Sand
	Trim (Wood Trim, Fascia Boards, Window Headers, Pot Shelf, Garage Man-Door, etc.)	Sherwin Williams	7053, Adaptive Shade
	Garage Door	Sherwin Williams	7053, Adaptive Shade
	Front Door	Sherwin Williams	7061, Night Owl
	Shutters	Sherwin Williams	7061, Night Owl
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat Tile)	Eagle Roofing	Bel Air - 4646, Sunset Blend

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 4: Elevation A, Spanish

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7527, Nantucket Dune
	Accent Body (Stucco)	Sherwin Williams	7637, Oyster White
	Trim (Wood Trim, Fascia Boards, Window Headers, Pot Shelf, Garage Man-Door, etc.)	Sherwin Williams	6152, Superior Bronze
	Garage Door	Sherwin Williams	6152, Superior Bronze
	Front Door	Sherwin Williams	9100, Umber Rust
	Shutters	Sherwin Williams	6152, Superior Bronze
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat Tile)	Eagle Roofing	Bel Air - 48709, Davenport Blend

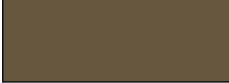
Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 5: Elevation B, Italian

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	0050, Classic Light Buff
	Accent Body (Stucco)	Sherwin Williams	7542, Naturel
	Trim (Wood Trim, Window Trim, Fascia Boards, Corbels, etc.)	Sherwin Williams	7053, Adaptive Shade
	Garage Door	Sherwin Williams	7053, Adaptive Shade
	Front Door	Sherwin Williams	7622, Homburg Gray
	Shutters	Sherwin Williams	7053, Adaptive Shade
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat Tile)	Eagle Roofing	Bel Air - 4645, Sunrise Blend

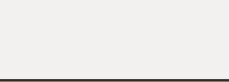
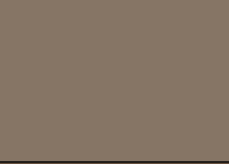
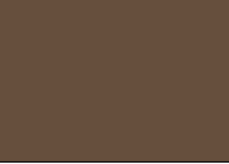
Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 6: Elevation B, Italian

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	6157, Favorite Tan
	Accent Body (Stucco)	Sherwin Williams	7565, Oyster Bar
	Trim (Wood Trim, Window Trim, Fascia Boards, Corbels, etc.)	Sherwin Williams	7054, Suitable Brown
	Garage Door	Sherwin Williams	7054, Suitable Brown
	Front Door	Sherwin Williams	7060. Attitude Gray
	Shutters	Sherwin Williams	7054, Suitable Brown
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat Tile)	Eagle Roofing	Bel Air - 4636, Piedmont Blend

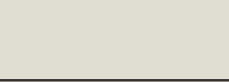
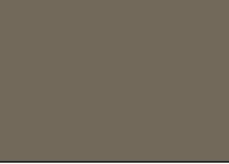
Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 7: Elevation B, Italian

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	6101, Sands of Time
	Accent Body (Stucco)	Sherwin Williams	7516, Kestrel White
	Trim (Wood Trim, Window Trim, Fascia Boards, Corbels, etc.)	Sherwin Williams	7033, Brainstorm Bronze
	Garage Door	Sherwin Williams	7033, Brainstorm Bronze
	Front Door	Sherwin Williams	7041, Van Dyke Brown
	Shutters	Sherwin Williams	7041, Van Dyke Brown
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat Tile)	Eagle Roofing	Bel Air - SMB 8816, San Gabriel Blend

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 8: Elevation B, Italian

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7539, Cork Wedge
	Accent Body (Stucco)	Sherwin Williams	7568, Neutral Ground
	Trim (Wood Trim, Window Trim, Fascia Boards, Corbels, etc.)	Sherwin Williams	7053, Adaptive Shade
	Garage Door	Sherwin Williams	7053, Adaptive Shade
	Front Door	Sherwin Williams	7055, Enduring Bronze
	Shutters	Sherwin Williams	7055, Enduring Bronze
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat Tile)	Eagle Roofing	Bel Air - 4817, La Salle Blend

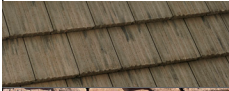
Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 9: Elevation C, Cottage

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7541, Grecian Ivory
	Trim (Wood Trim, Fascia Boards, Board & Batten, Window Trim, Corbels, Outlookers, Garage Man-Door, etc.)	Sherwin Williams	7060, Attitude Gray
	Garage Door	Sherwin Williams	7060, Attitude Gray
	Front Door	Sherwin Williams	6152, Superior Bronze
	Shutters	Sherwin Williams	7060, Attitude Gray
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa - 5582, Fawn Gray Flashed
	Stone	Eldorado Stone	Cliffstone - Manzanita
MASONRY	Stone Mortar	ORCO Blended Products (OBP)	Emerald Bay
	Stone Lay-Up	 Stone Lay-Up: Set stone in a horizontal orientation. Stone Joints: Grout width should be random not uniform width, approximately 3/4" - 2" to accommodate stone shape and size. Grout depth should be nearly flush with face of stone with minor obscuring of stone's edge detail. Joints should be brushed & sponged to bring out the sand in the mortar. Stone Face: Stone face must remain clean. See sample image to left for "lay-up" only.	

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 10: Elevation C, Cottage

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7631, City Loft
	Trim (Wood Trim, Fascia Boards, Board & Batten, Window Trim, Corbels, Outlookers, Garage Man-Door, etc.)	Sherwin Williams	7019, Gauntlet Gray
	Garage Door	Sherwin Williams	7019, Gauntlet Gray
	Front Door	Sherwin Williams	6053, Reddened Earth
	Shutters	Sherwin Williams	7019, Gauntlet Gray
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa - 5502, Arcadia Canyon Brown
	Stone	Eldorado Stone	Cliffstone - Barley
MASONRY	Stone Mortar	ORCO Blended Products (OBP)	Chloe
	Stone Lay-Up 	Stone Lay-Up: Set stone in a horizontal orientation. Stone Joints: Grout width should be random not uniform width, approximately 3/4" - 2" to accommodate stone shape and size. Grout depth should be nearly flush with face of stone with minor obscuring of stone's edge detail. Joints should be brushed & sponged to bring out the sand in the mortar. Stone Face: Stone face must remain clean. See sample image to left for "lay-up" only.	

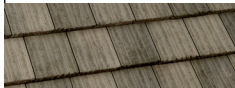
Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 11: Elevation C, Cottage

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7546, Prairie Grass
	Trim (Wood Trim, Fascia Boards, Board & Batten, Window Trim, Corbels, Outlookers, Garage Man-Door, etc.)	Sherwin Williams	9180, Aged White
	Garage Door	Sherwin Williams	9180, Aged White
	Front Door	Sherwin Williams	0045, Antiquarian Brown
	Shutters	Sherwin Williams	7054, Suitable Brown
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa - 5690, Pewter Bronze Blend
	Stone	Eldorado Stone	RoughCut - Loire Valley
	Stone Mortar	ORCO Blended Products (OBP)	Pearl
MASONRY	Stone Lay-Up	 Stone Lay-Up: Set stone in a horizontal orientation. Stone Joints: Grout width should be random not uniform width, approximately 3/4" - 2" to accommodate stone shape and size. Grout depth should be nearly flush with face of stone with minor obscuring of stone's edge detail. Joints should be brushed & sponged to bring out the sand in the mortar. Stone Face: Stone face must remain clean. See sample image to left for "lay-up" only.	

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

SCHEME 12: Elevation C, Cottage

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7633, Taupe Tone
	Trim (Wood Trim, Fascia Boards, Board & Batten, Window Trim, Corbels, Outlookers, Garage Man-Door, etc.)	Sherwin Williams	7101, Futon
	Garage Door	Sherwin Williams	7101, Futon
	Front Door	Sherwin Williams	6061, Tanbark
	Shutters	Sherwin Williams	7101, Futon
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa - 5687, Brown Gray Range
	Stone	Eldorado Stone	Cliffstone - Boardwalk
MASONRY	Stone Mortar	ORCO Blended Products (OBP)	Chloe
	Stone Lay-Up	 Stone Lay-Up: Set stone in a horizontal orientation. Stone Joints: Grout width should be random not uniform width, approximately 3/4" - 2" to accommodate stone shape and size. Grout depth should be nearly flush with face of stone with minor obscuring of stone's edge detail. Joints should be brushed & sponged to bring out the sand in the mortar. Stone Face: Stone face must remain clean. See sample image to left for "lay-up" only.	

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.



PLANNING COMMISSION COMMUNICATION

Title: SVSP PCL FD-20A – Illumination at Solaire DRRS, 1701 Westbrook Bl., File # PL20-0176
Contact: Shelby Vockel, svockel@roseville.ca.us, 916-746-1347

Meeting Date: 10/22/2020
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Tentative Subdivision Map

Exhibit A Unit Elevations

Exhibit B Plan Colors

Exhibit C Development Standards Table

ITEM 6.2: Design Review For Residential Subdivision – 1701 Westbrook BL. – SVSP PCL FD-20A – Illumination at Solaire DRRS – PL20-0176

REQUEST

The applicant requests approval of a Design Review for Residential Subdivision to modify development standards and establish unit designs for 110 single-family homes in the Illumination at Solaire subdivision (SVSP Parcel FD-20A)

Applicant – Karina Guerrieri, Tri Pointe Homes, Inc.
Owner – Solaire Community Builders, LLC.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review for Residential Subdivision subject to twenty-six (26) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located on parcel FD-20A within the Sierra Vista Specific Plan (SVSP), on the west side of Westbrook Bl., approximately 600 feet south of the intersection of Solaire Dr. and Westbrook Bl. The parcel has a land use designation of Medium Density Residential and a zoning designation of Small Lot Residential with modified Development Standards (RS/DS).

The SVSP was adopted in 2010 and amended in 2012 to include the Westbrook land use amendments. Subject large lot parcel FD-20A was created as part of the SVSP Federico project (File #PL17-0024), which included a General Plan Amendment, Development Agreement Amendment, Specific Plan Amendment, Rezone, and Tentative Subdivision Map. The tentative map for the Federico portion of the SVSP (including parcels FD-3, FD-4, FD-20 A and B, as well as FD-22 A and B) was approved by Planning Commission on November 9, 2017, with the remaining entitlements approved by City Council on December 20, 2017. A copy of the approved Tentative Subdivision Map, which shows the 110 single-family parcels for FD-20A, is included as Attachment 1 of this report. A condition of approval was added to the Tentative Subdivision Map stating that approval of a Design Review Permit for a Residential Subdivision (DRRS) would be required prior to any home construction on the lots for FD-20A to evaluate the proposed architecture.

The current project request is for a DRRS to evaluate the unit designs for 110 single-family homes on parcel FD-20A. The request includes modified development standards to reduce the side yard setback from five (5) to four (4) feet and to reduce the minimum usable outdoor space to 697 square feet. The modified development standards table is Exhibit C of this report.

SITE INFORMATION

Location: 1701 Westbrook Bl.

Total Size: 14.93 acres

Topography and Setting: The project site has been graded in preparation of site development. Surrounding land uses include a low density residential subdivision (currently under construction) to the north, future low density residential to the east of Westbrook Dr., a small future park to the west, and future medium density residential to the west and south.

Figure 1: Project Location



EVALUATION

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060(I), the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

- 1. The residential design, including the height, bulk, size, and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with applicable design guidelines.***

This project is subject to the development standards of the City’s Zoning Ordinance, the City’s Community Design Guidelines (CDG), and the Sierra Vista Specific Plan (SVSP). The project is proposing modified development standards that would apply to the homes in the FD-20A subdivision. These standards are included in Exhibit D, and include a reduced side yard setback from five (5) feet to four (4) feet, and a reduced minimum usable open space area of 697 square feet in the rear yard. Additionally, the applicant submitted conceptual elevations showing architectural treatment and floor plans for the proposed units (Exhibits A and B).

Plan Types: The project includes three plan types, all of which are two-story, ranging in size from 1,788 square feet to 2,215 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. Plan 1 has a ground-floor living area with all bedrooms upstairs, and both Plans 2 and 3 offer one ground floor bedroom. The plans all include a small front porch or covered entry way, and have the option for a covered patio in the rear yard. All plans include a two-car garage and at least an 18-foot-long driveway to provide adequate space for vehicles to park within the driveway.

Table 1: Plan Type Features and Dimensions

Plan	Square Footage	Bedrooms
Plan 1	1,788 square feet	3 bedrooms
Plan 2	2,058 square feet	4 bedrooms
Plan 3	2,215 square feet	4 bedrooms + loft

Streetscape: Each of the three floor plans will be offered in one of three styles -- “Transitional Ranch”, “Farmhouse”, and “Cottage”. Building projections and varying roof forms are used to provide visual interest in the streetscape. Consistent with the Community Design Guidelines, architectural treatment will be applied to all elevations of the buildings, including exterior shutters, decorative trim details on the windows, and enhanced siding. Window and garage door treatments will be styled to match the architectural character of the house.

Figure 2: Sample Elevations



Color and Materials: Each of the architectural styles have four color schemes consisting natural and neutral tones. The color book, Exhibit B, includes some color palates with pastel front doors in shades of green, pink, and blue to accent the homes. The unit designs include a range of decorative embellishments (i.e. shutters, corbels, and gables) and exterior finishes such as stucco and board and batten siding, creating a diverse streetscape that provides visual interest. The proposed colors and materials are included as Exhibit B.

Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and shade and accent trees for the front yard. The selected landscape will provide a mix and colors and textures which will complement the streetscape and is consistent with the SVSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELO).

Development Standards: The project request includes modified development standards to deviate from the RS/DS standards outlined in the SVSP and the Zoning Ordinance. These include a reduction in the side yard setback from five (5) feet to four (4) feet, which will allow two additional feet of width for the proposed homes. Additionally, the applicant is requesting a reduction of the minimum usable open space requirement of 700 square feet to 697 square feet, due to some shorter length (75 foot) lots where Plan 3 units (the largest plan) would be applied. The setback reduction is consistent with other DRRS approvals in the SVSP area, and the massing and varying wall planes of the building design reduce the visual impact of the reduced setback. The requested reduction in usable open space in rear yards is approximately 3 square feet, and the majority of lots within the subdivision will exceed the minimum standard.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Design Committee hearing was published on October 9, 2020, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

Staff has reviewed the development plans for Parcel FD-20A and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products located in the vicinity of the project. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

The exemption applies unless one of the conditions requiring a Subsequent, Supplemental, or Addendum environmental document exist (pursuant to CEQA Guidelines Section 15160-15170). The project is consistent with the adopted specific plan. A Final Environmental Impact Report was certified for the SVSP on May 10, 2010 (SCH #2008032115). The Tentative Subdivision Map for the currently proposed project was evaluated with an Addendum to the SVSP EIR, which evaluated minor technical changes and additions necessary to describe the project. City staff determined that the adopted infrastructure and financing plans are sufficient to support the project, making any additional studies unnecessary, and that no material alterations have occurred on the site or in the vicinity which would require additional discussions or analysis. Furthermore, the current proposed action is a Design Review of the proposed home plans. Mitigation adopted as part of the prior environmental documents has been reviewed to determine if any measures apply to this Design Review; there is no applicable mitigation.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **Design Review for Residential Subdivision –1701 Westbrook Bl.– SVSP PCL FD-20 A – Illumination at Solaire DRRS– PL20-0176** subject to twenty-six (26) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW FOR RESIDENTIAL SUBDIVISION FILE #

PL20-0176

1. The development standards, unit designs, and landscape plans for SVSP FD-20A – Illumination at Solaire are approved as described in Exhibits A-C, except as modified by these conditions of approval. (Planning)
2. This permit shall expire on **October 22, 2022**. Prior to the expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration date beyond **October 22, 2023**. Effectuation of this DRRS shall occur with the first residential Building Permit. (Planning)
3. The landscape plan shall comply with the Landscape Guidelines for the SVSP and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Sierra Vista Specific Plan Environmental Impact Report and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. Lots with street-facing rear and side elevations shall be constructed with enhanced architectural details, consistent with Exhibit A. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

6. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
7. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
8. Building permit plans shall comply with all applicable code requirements (California Residential Code based on the International Residential Code, California Building Code – CBC – based on the International Building Code, California Green Building Standards Code – CGBC; California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the Americans with Disabilities Act – ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal of building permits (contact the Building Division for applicable Code editions). (Building)

9. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
10. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
11. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
12. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
13. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
14. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

15. All electric metering shall be directly outside accessible. (Electric)
16. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

17. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
18. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades, and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
19. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
20. All alley-loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
21. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
22. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

23. Fences and walls shall be consistent with the locations and treatments specified in the Sierra Vista Specific Plan Design Guidelines. (Planning)
24. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
25. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)
26. All residential units must install a Seasonal Energy Efficiency Rating ("SEER") of 2 points above the minimum, as defined by the State of California in the current Title 24 of the Code of California regulations, up to a total maximum of 16 points including the 2 point premium, an Energy Efficiency Ratio ("EER") of 12 or greater, and a thermal expansion valve "TXV"). The SEER rating of 2 points above the minimum, as defined by the current Title 24, up to a maximum of 16 points, and an EER rating of 12 or greater along with a TXV will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. If Title 24 of the Code of California Regulations in effect at the time of request for building permits requires higher SEER or EER ratings, residential units in the Plan Area shall comply with such State requirements. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of a building permit for any residential unit. Any variances must be approved by the Electric Department's Retail Energy Services Department.

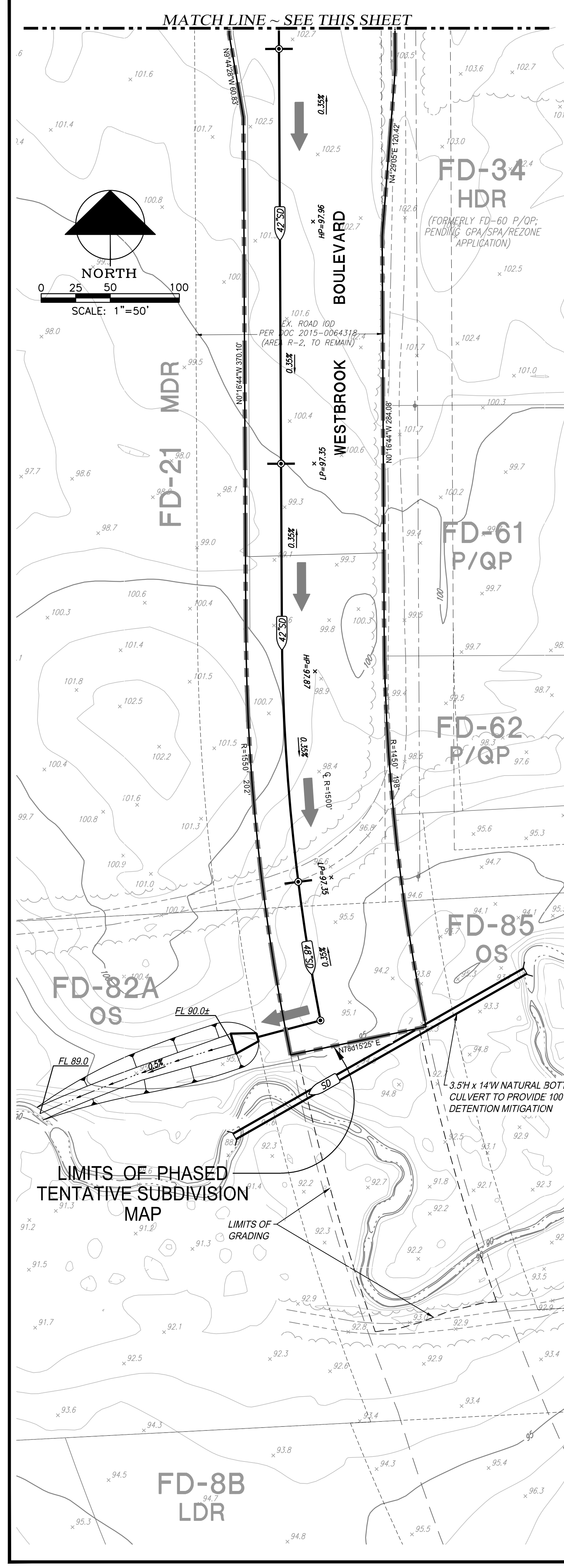
Attachments

1. Tentative Subdivision Map

Exhibits

- A. Unit Elevations
- B. Plan Colors
- C. Development Standards Table

<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
--



CONCEPTUAL GRADING, DRAINAGE & UTILITIES
PHASED TENTATIVE SUBDIVISION MAP
FEDERICO - PHASE 1
A portion of the Sierra Vista Specific Plan Area

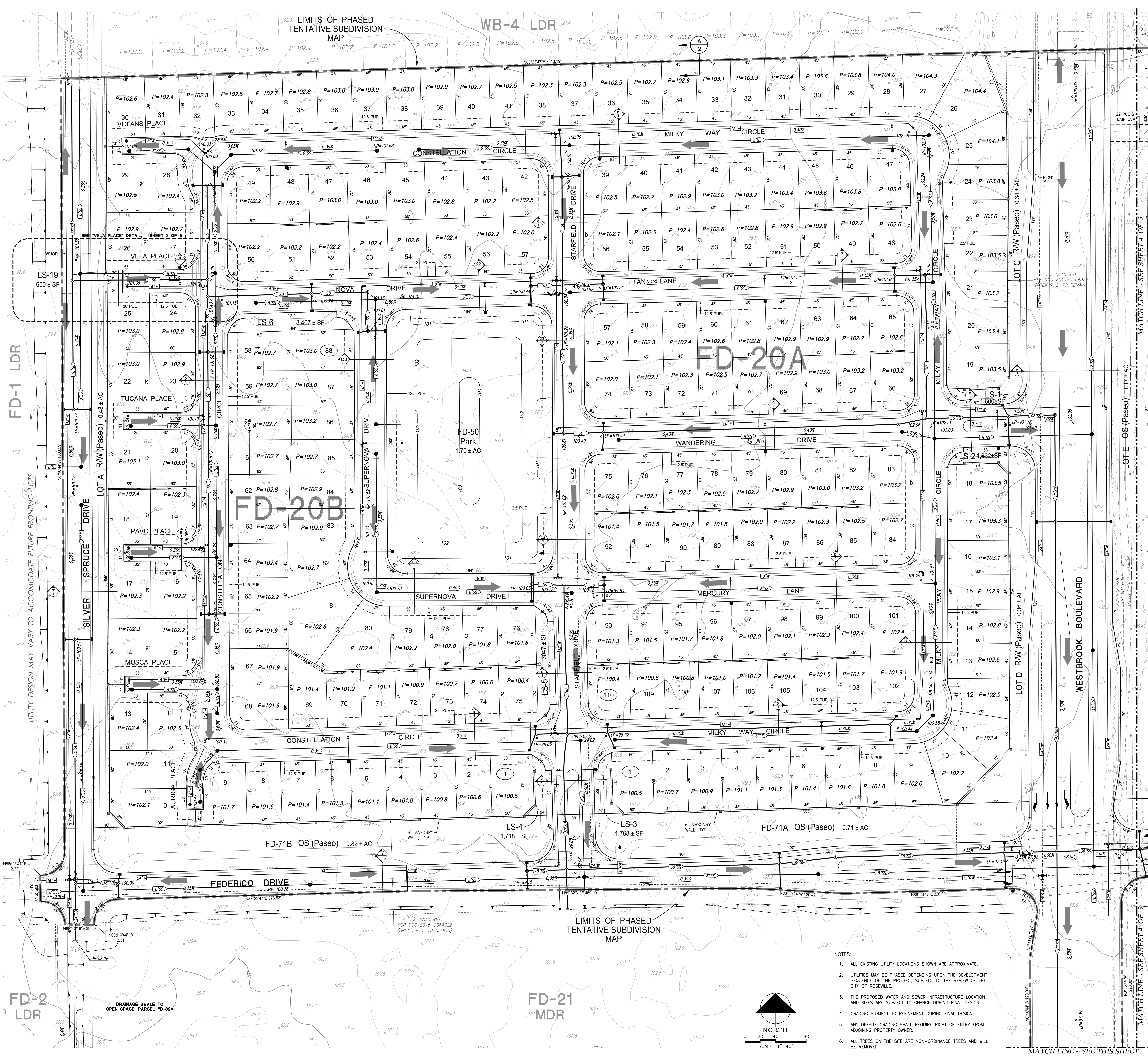
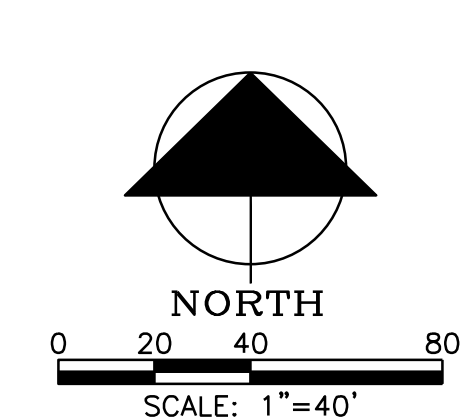
Scale: As Noted Roseville, California October 17, 2017

Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
10000 Highway 99, Suite 100, Roseville, CA 95747-1100
Sheet 3 of 5

PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	

NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
- THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
- GRADING SUBJECT TO REFINEMENT DURING FINAL DESIGN.
- ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.
- ALL TREES ON THE SITE ARE NON-ORDNANCE TREES AND WILL BE REMOVED.



MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

ELEVATIONS

THREE ELEVATION THEMES HAVE BEEN SELECTED FOR THIS COMMUNITY: TRANSITIONAL RANCH, FARMHOUSE AND COTTAGE. THE STYLES, ALTHOUGH DIFFERENT, ARE HARMONIOUS IN THAT THEY SHARE A COMMON AGRICULTURAL HERITAGE REINTERPRETED TO CREATE A LASTING CONTRIBUTION TO THE COMMUNITY. THIS IS ACHIEVED THROUGH APPROPRIATE USES OF EXTERIOR MATERIAL, ARTICULATION OF ENTRY DETAILS (ARCHES, POSTS, AND PORCHES) ALONG WITH VARYING ROOF PITCHES SPECIFIC TO EACH STYLE.

TRANSITIONAL RANCH

THE TRANSITIONAL RANCH USES A LOW ROOF PITCH AND HAS GABLE END ACCENTS, SHUTTERS, AND POTSHelves AT SELECT LOCATIONS.

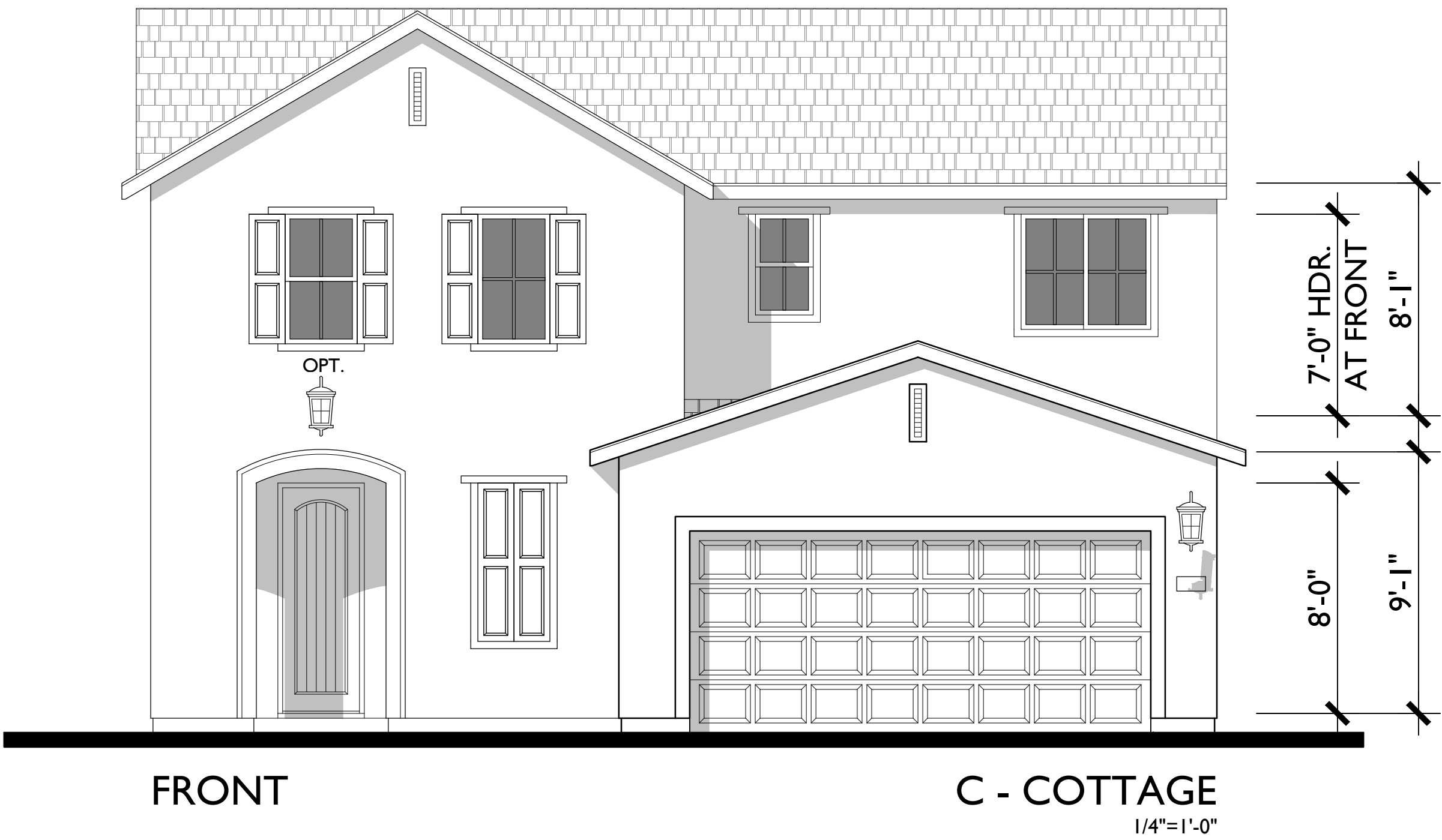
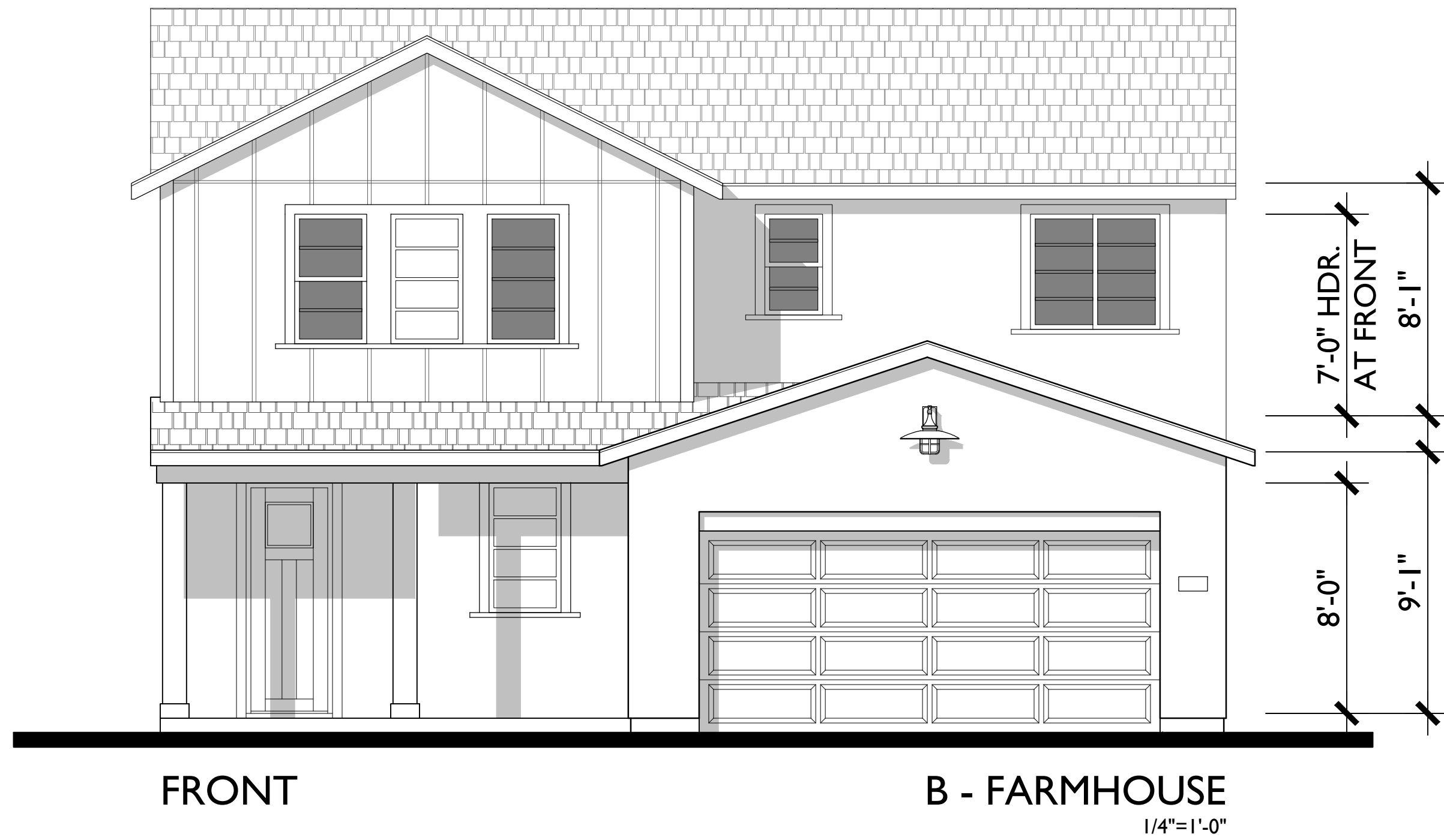
FARMHOUSE

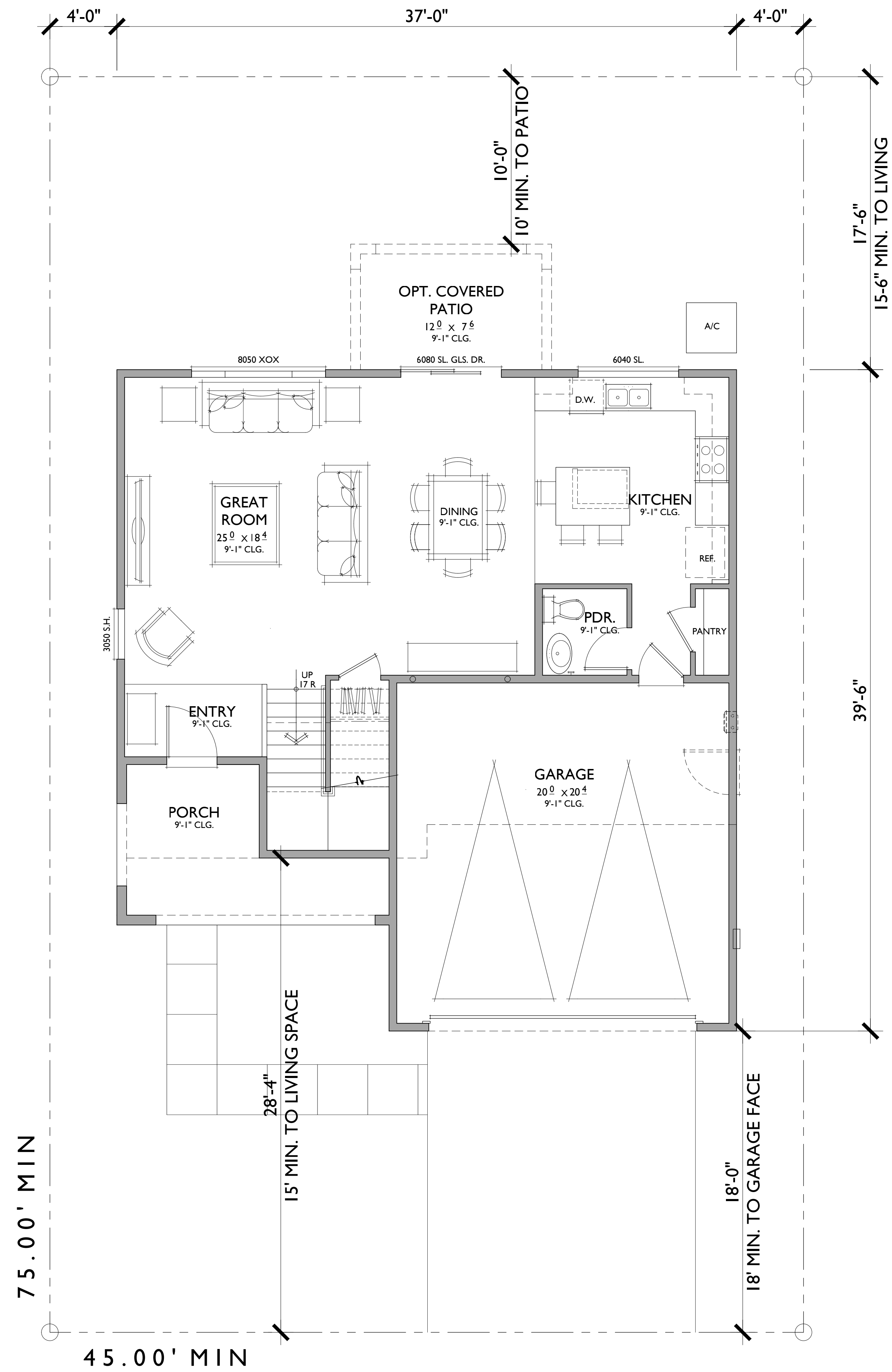
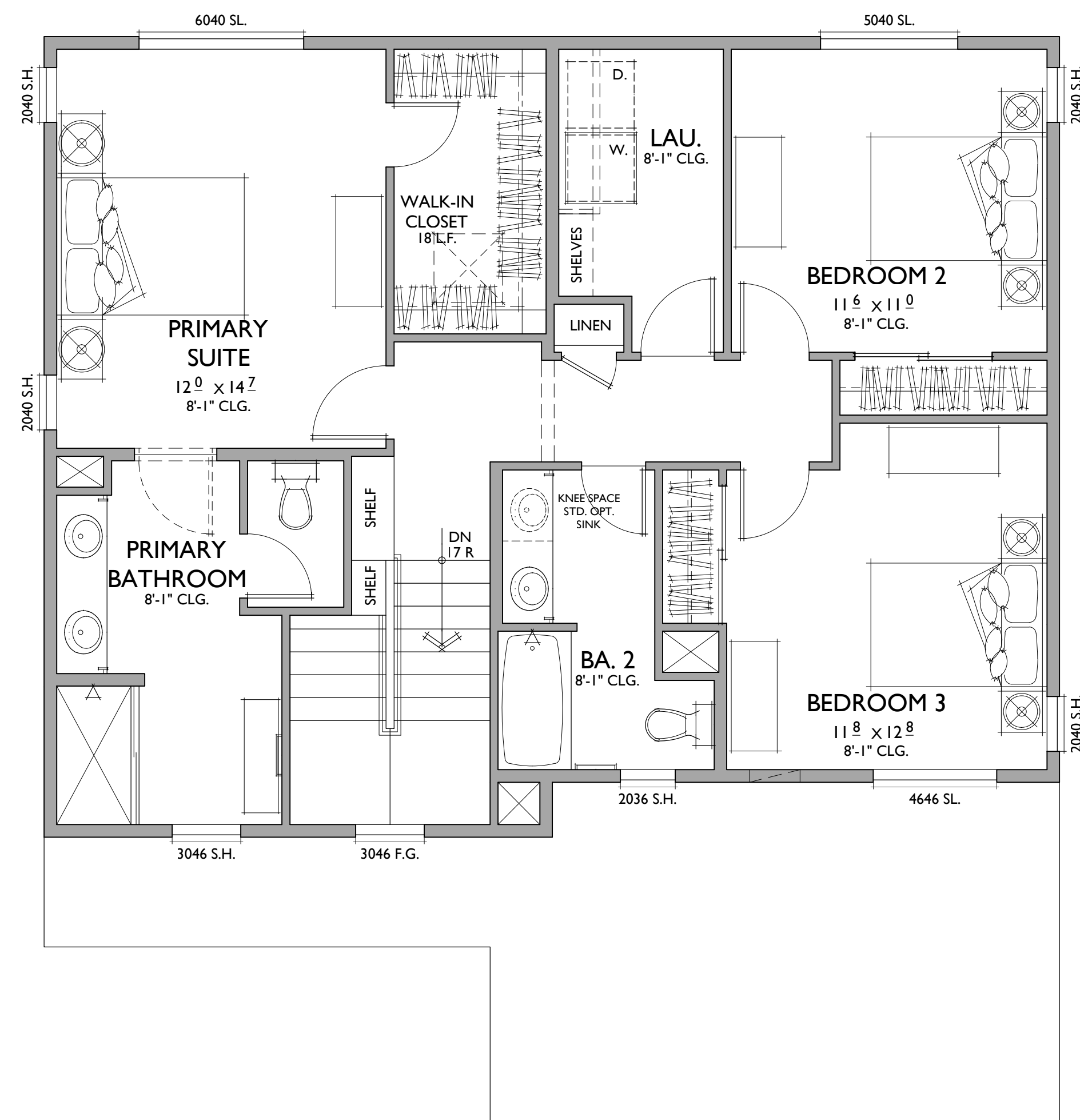
THE FARMHOUSE IS A CLASSIC STYLE USING STEEP ROOF PITCHES ALONG WITH BOARD AND BATTEN ACCENTS AND APPROPRIATELY THEMED LIGHTING.

COTTAGE

THE COTTAGE ALSO HAS STEEP ACCENT ROOFS AND HANDSOME SHUTTERS TO ACCENT THE WINDOWS AND IN THE CASE OF PLANS 1 AND 3 HAVE A GRACEFUL SOFT ARCH TO HIGHLIGHT THE ENTRY.

THEME SPECIFIC COACH LIGHTS, FRONT DOORS AND GARAGE DOORS ADD THE FINISHING TOUCHES TO THIS PLAN SERIES.

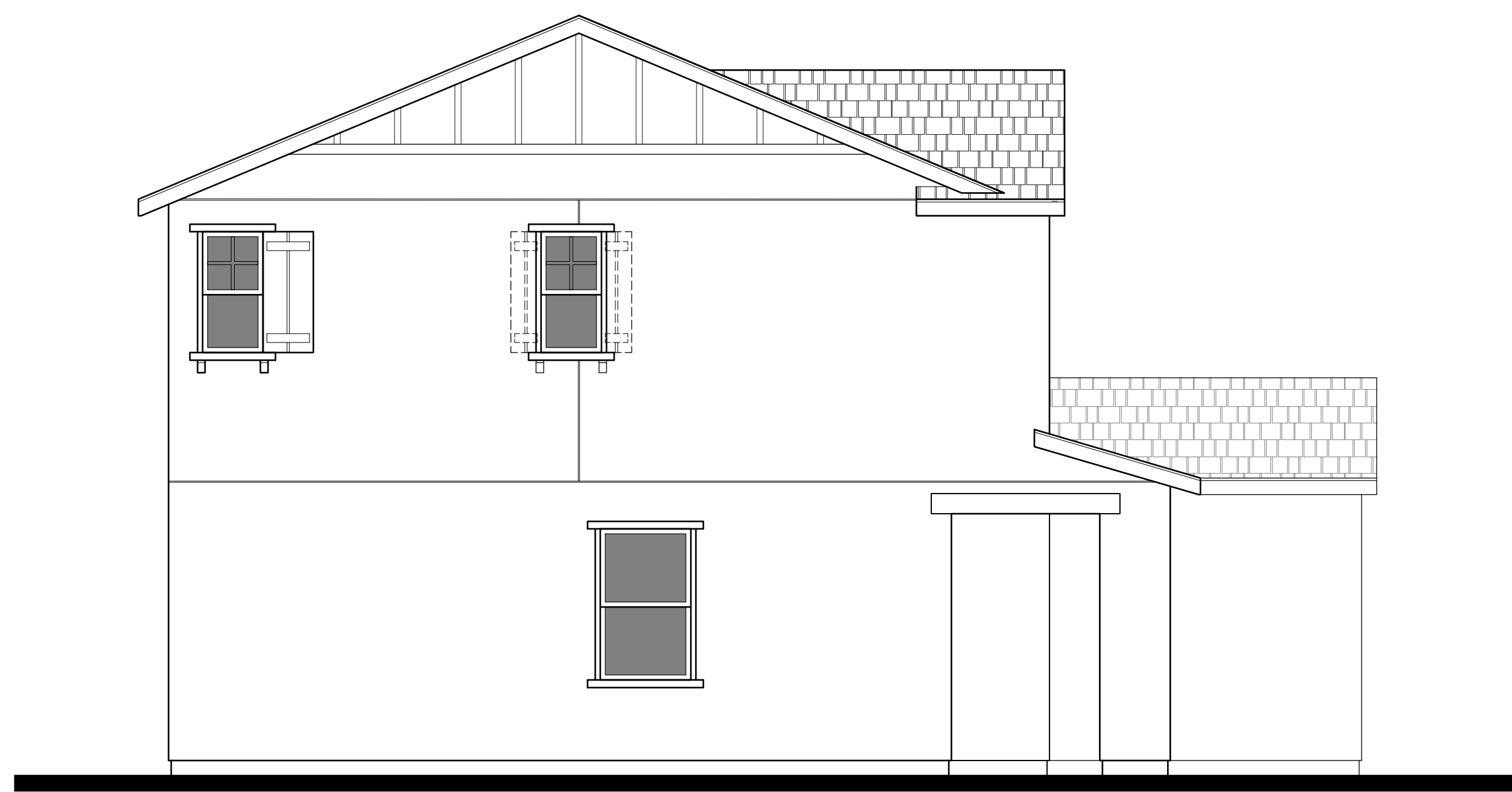




PLAN 1A
1,788 SQ. FT.
 TARGET: 1,750 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	819 SQ. FT.
2ND FLOOR	969 SQ. FT.
TOTAL LIVING	1,788 SQ. FT.
2 - CAR GARAGE	427 SQ. FT.
PORCH	112 SQ. FT.
OPT. COVERED PATIO	90 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



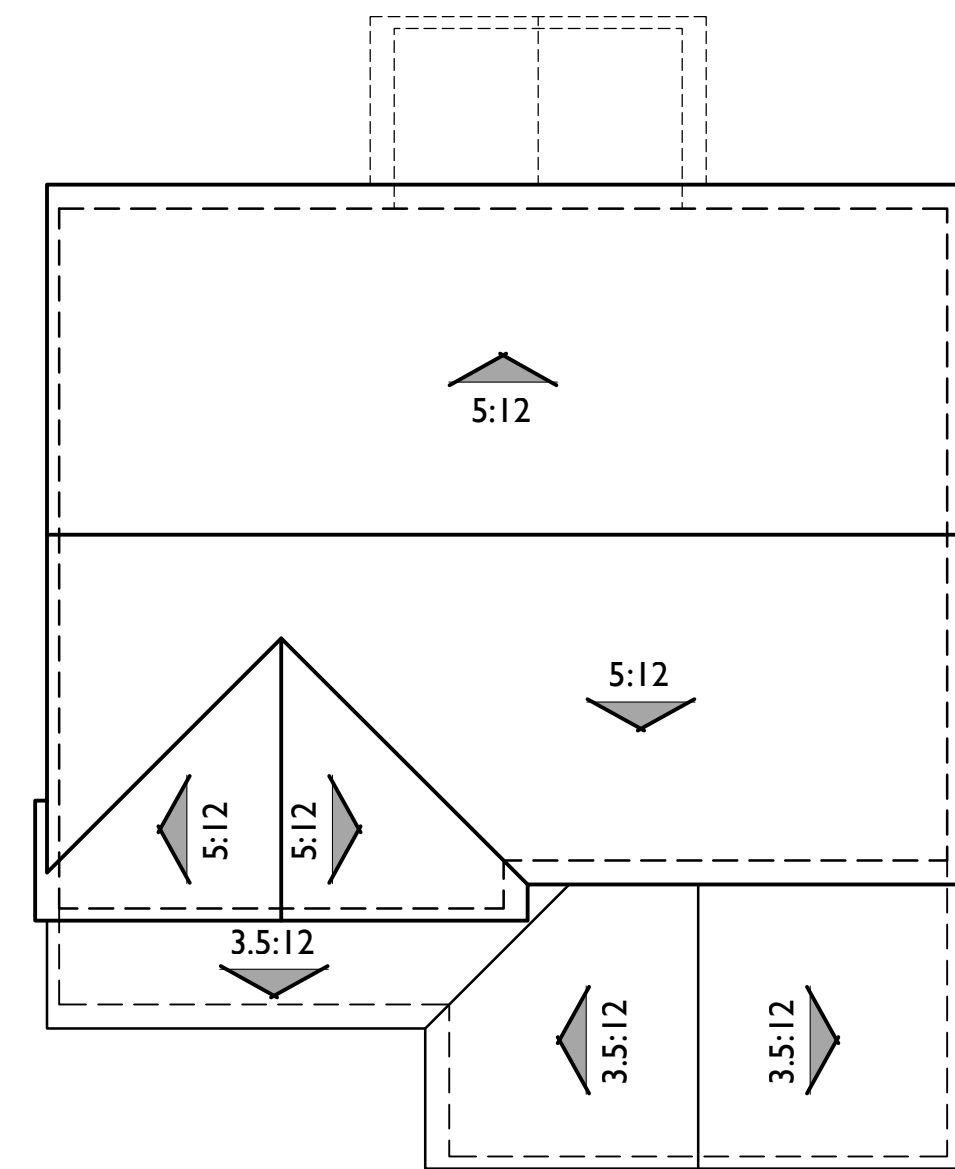
LEFT



FRONT

A - TRANSITIONAL RANCH

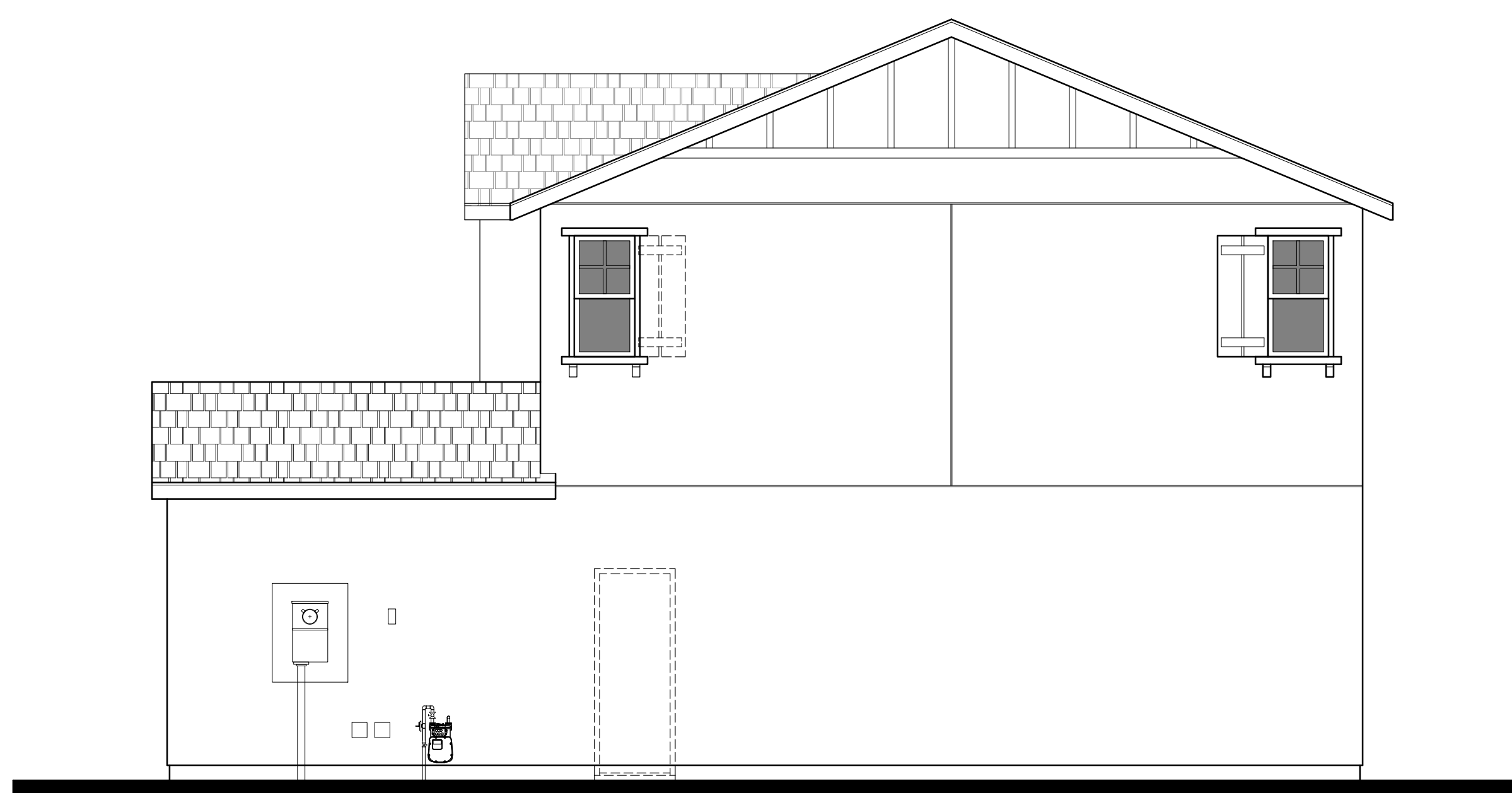
1/4"=1'-0"



ROOF PLAN

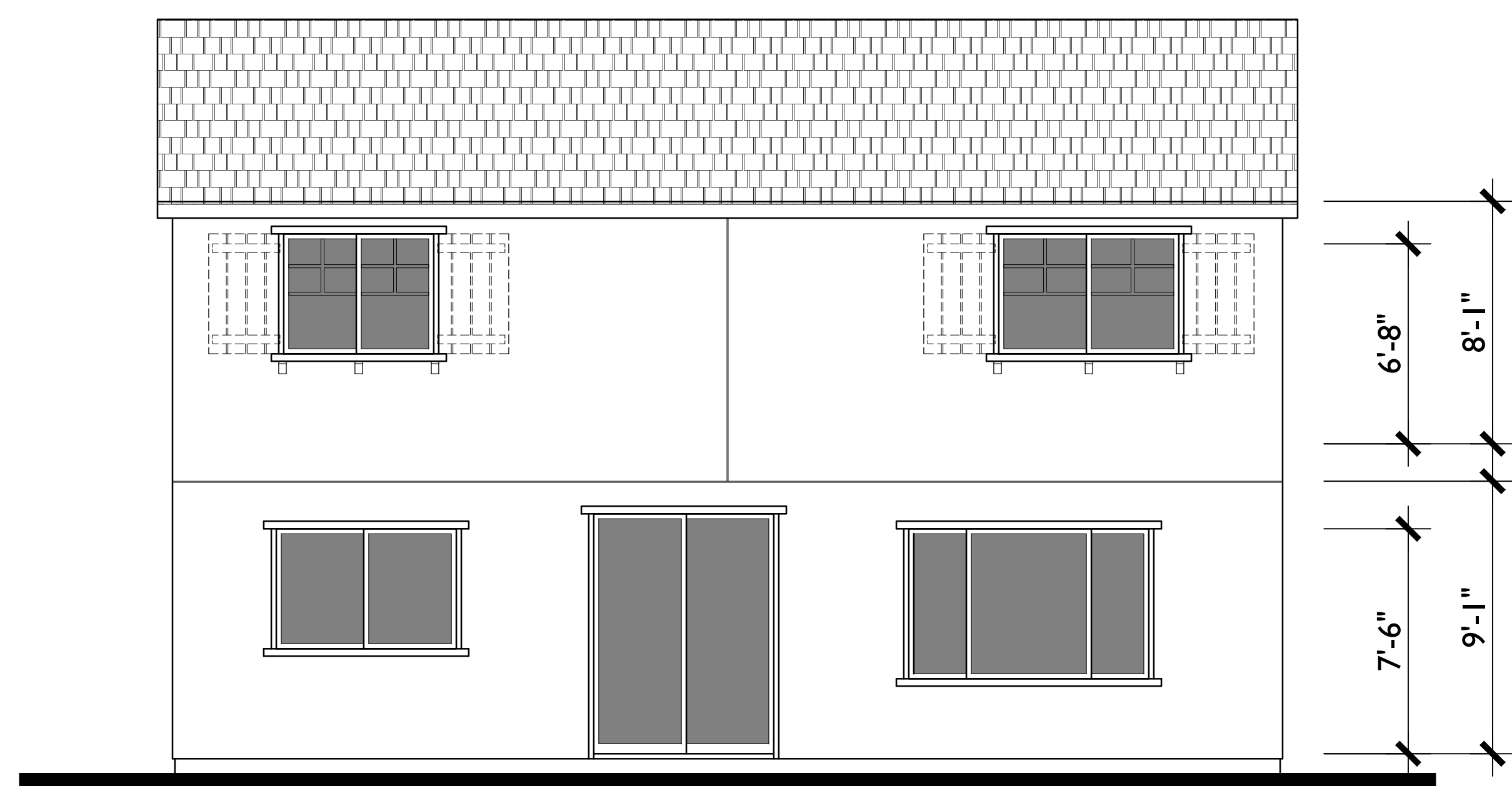
A

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

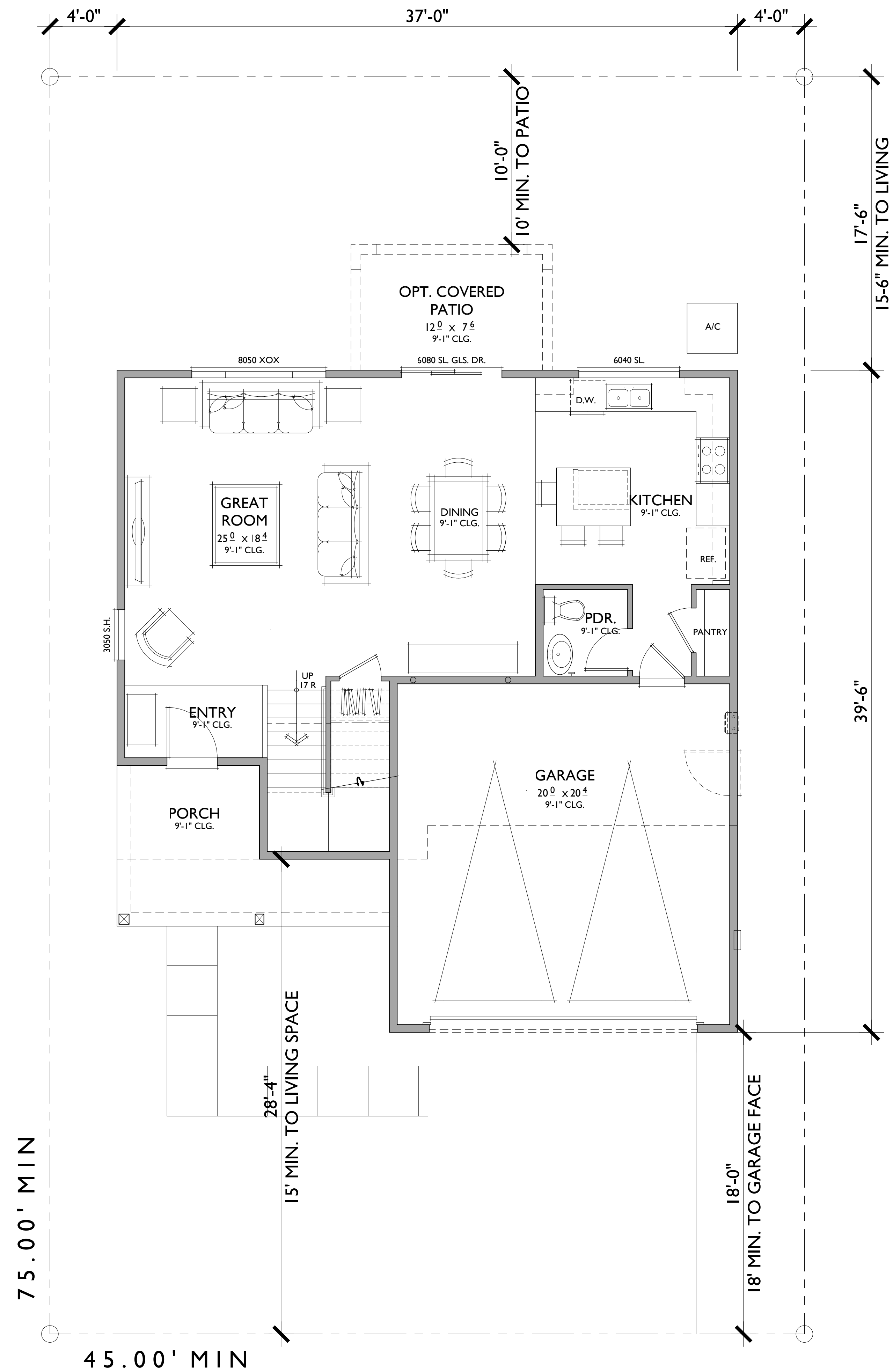
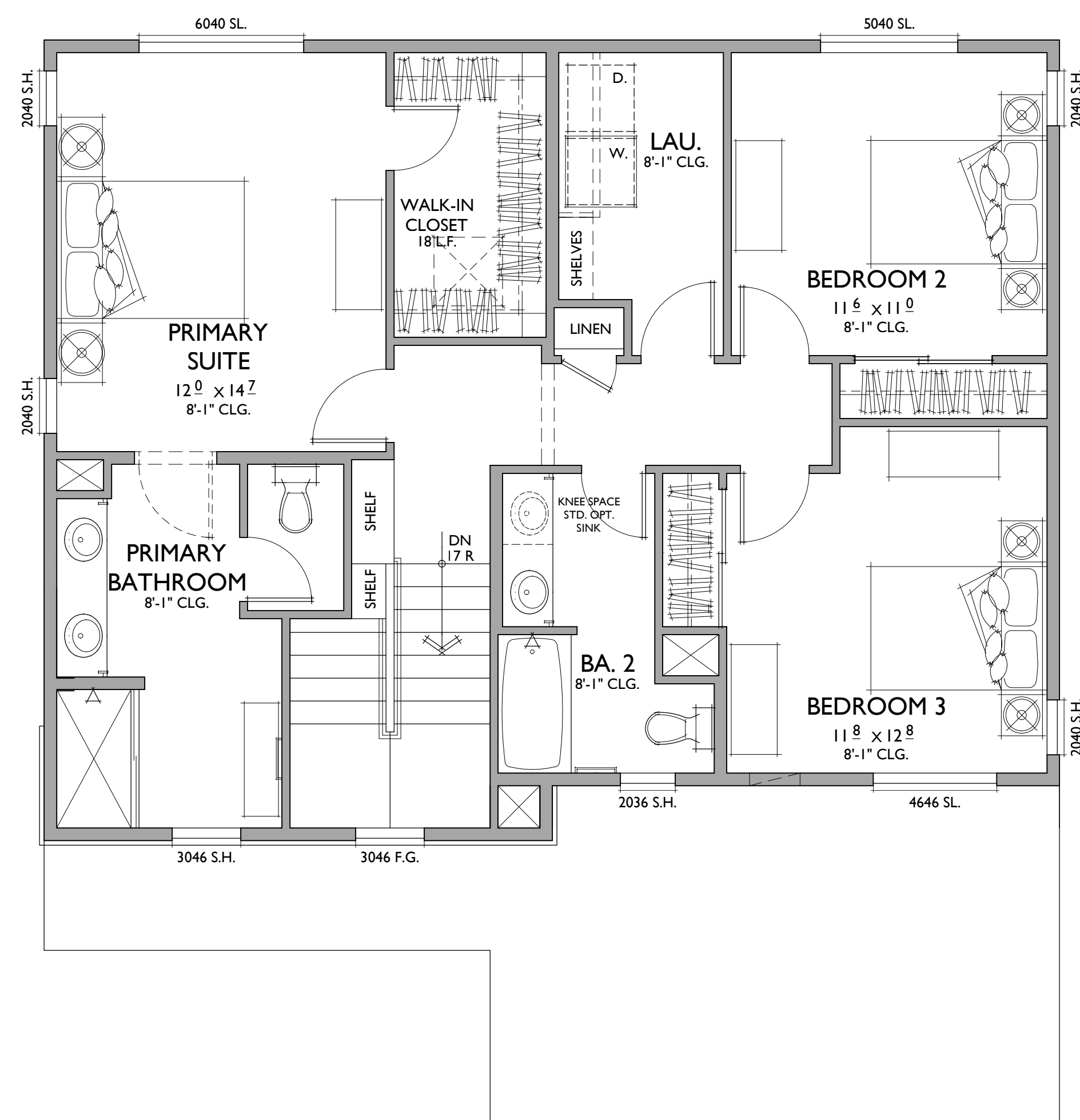


RIGHT

DASHED ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC WALKWAYS, DRIVES AND PARKS. PLEASE VERIFY PER CIVIL PLOT PLAN.



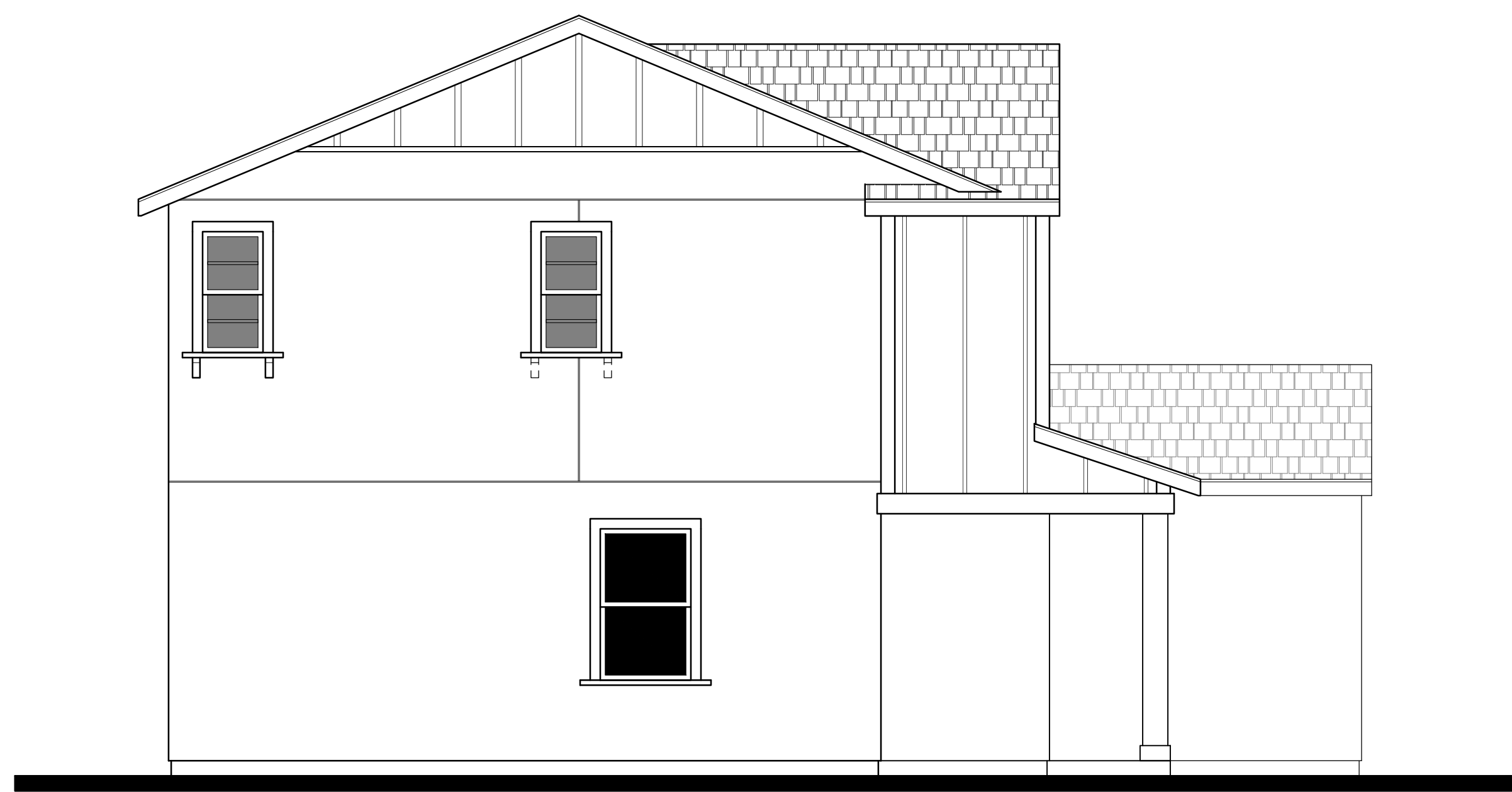
REAR



PLAN 1B
1,786 SQ. FT.
 TARGET: 1,750 SQ. FT.
 3 BEDROOMS / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	818 SQ. FT.
2ND FLOOR	969 SQ. FT.
TOTAL LIVING	1,786 SQ. FT.
2 - CAR GARAGE	428 SQ. FT.
PORCH	112 SQ. FT.
OPT. COVERED PATIO	90 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



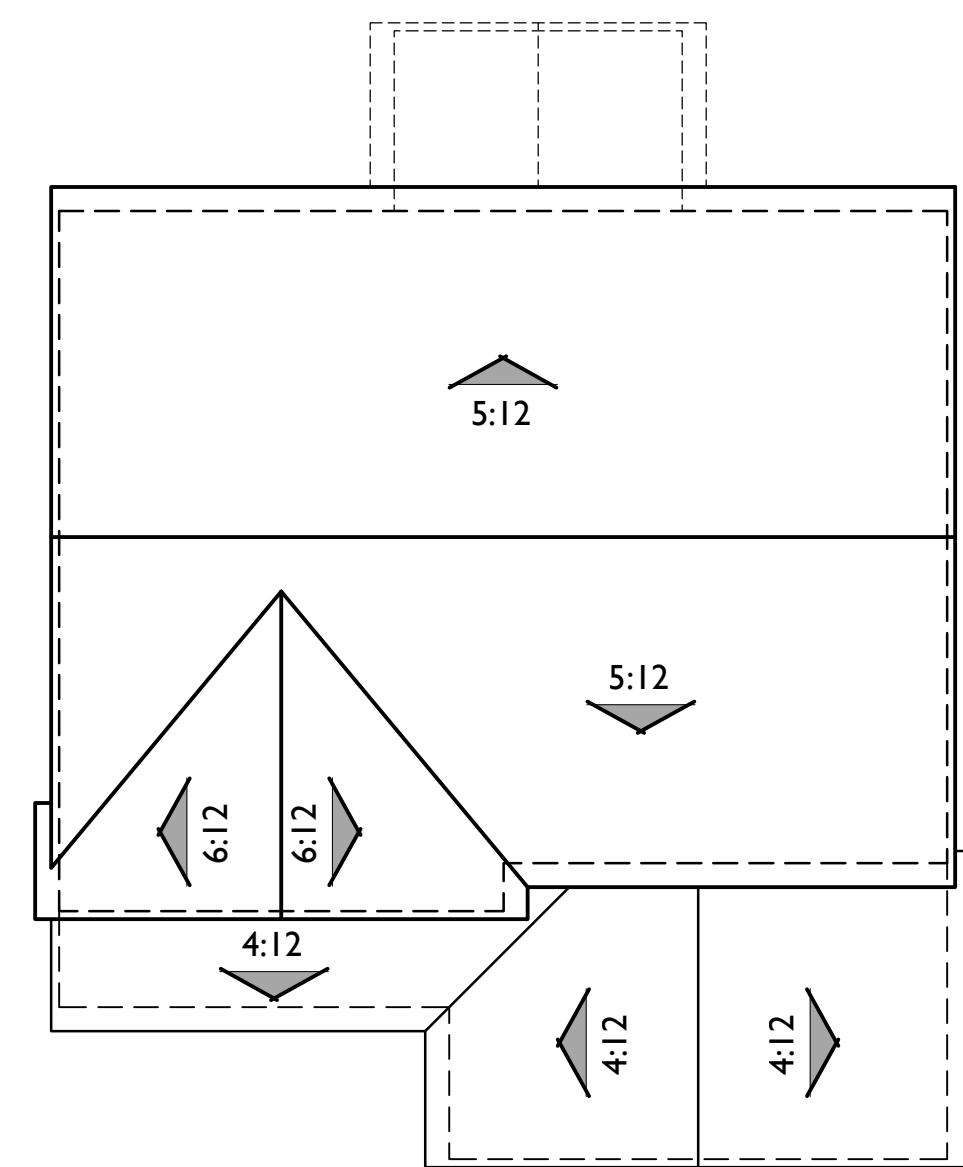
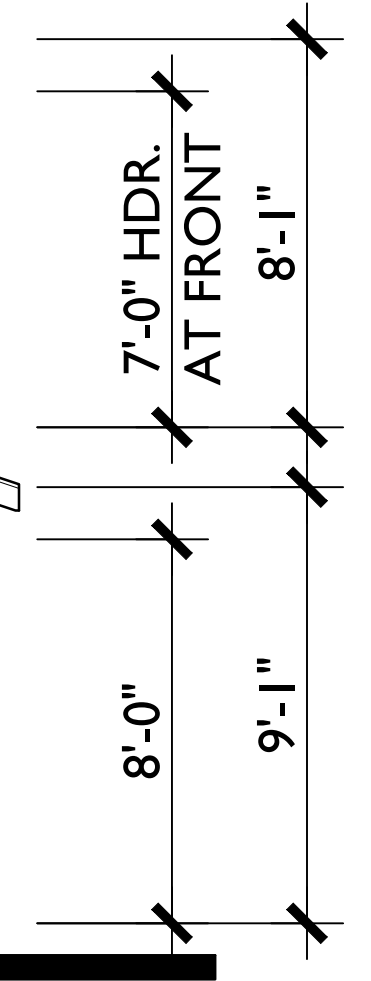
LEFT



FRONT

B - FARMHOUSE

1/4"=1'-0"

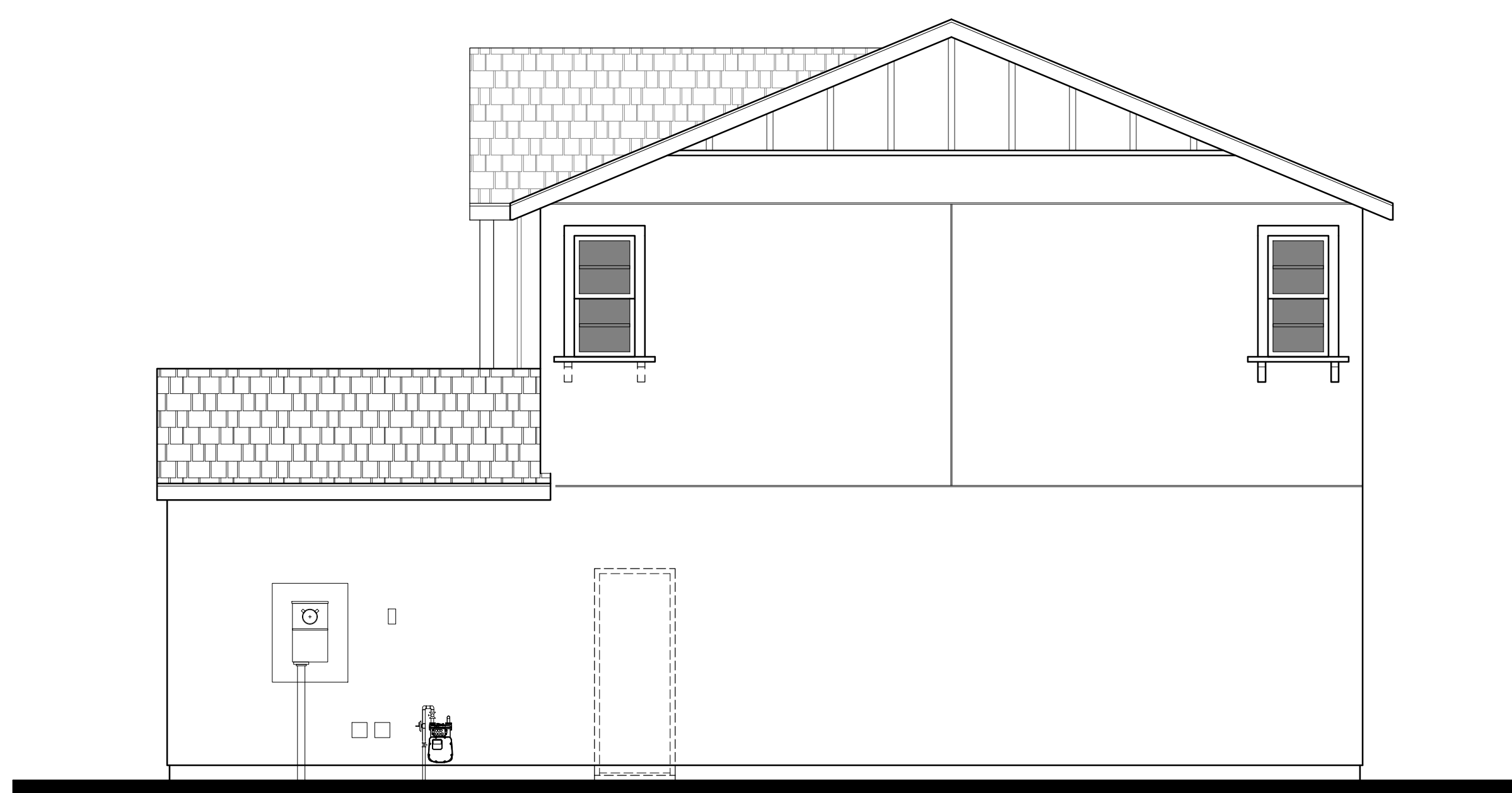


ROOF PLAN

B

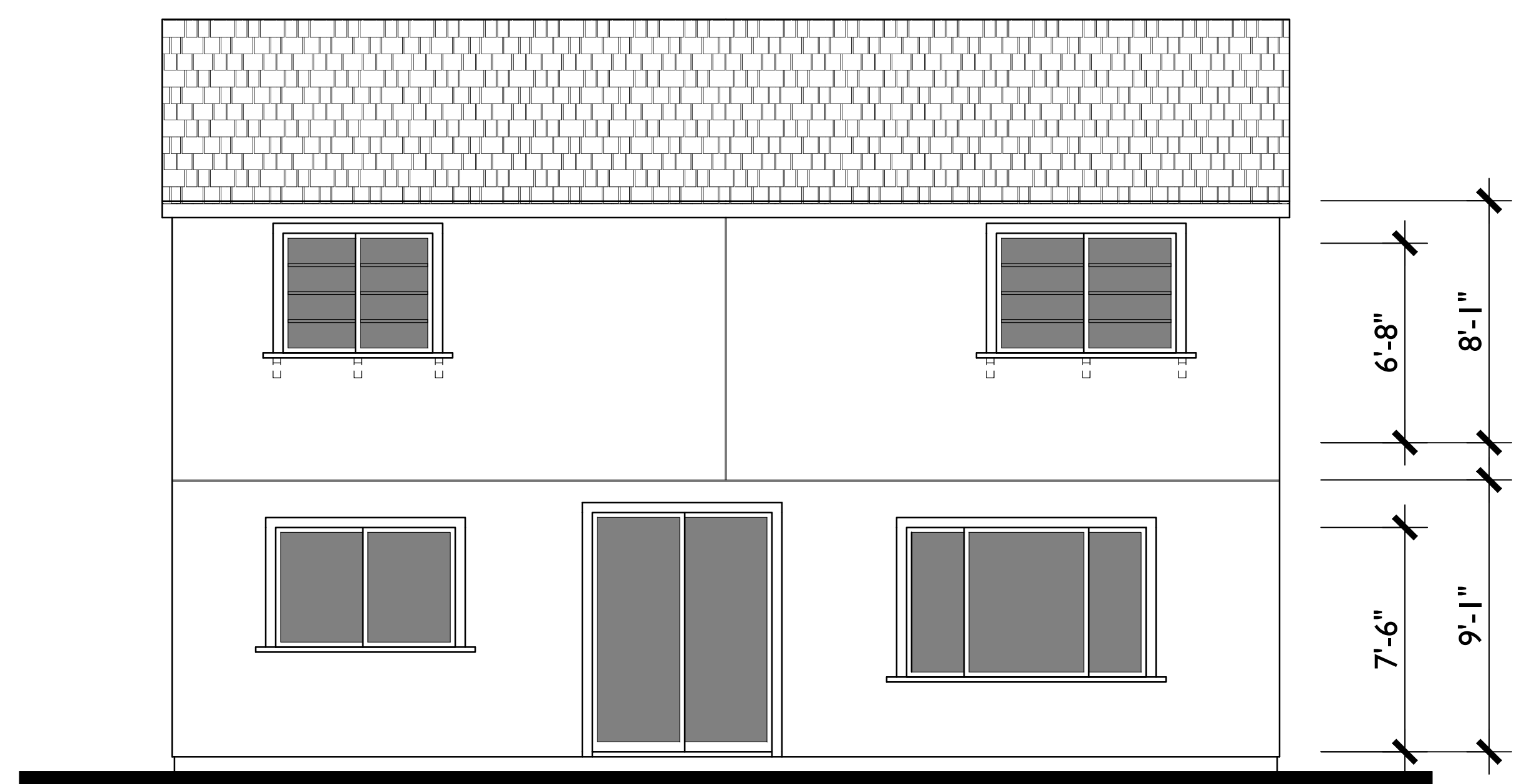
PITCH: 5:12 U.N.O.
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

1/8"=1'-0"

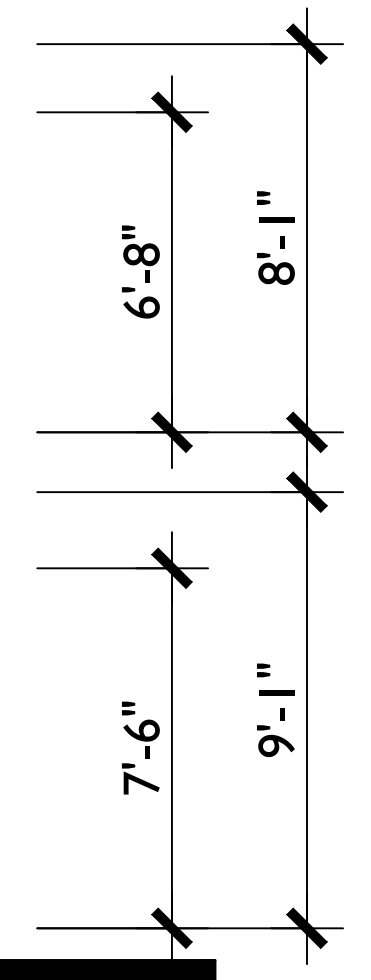


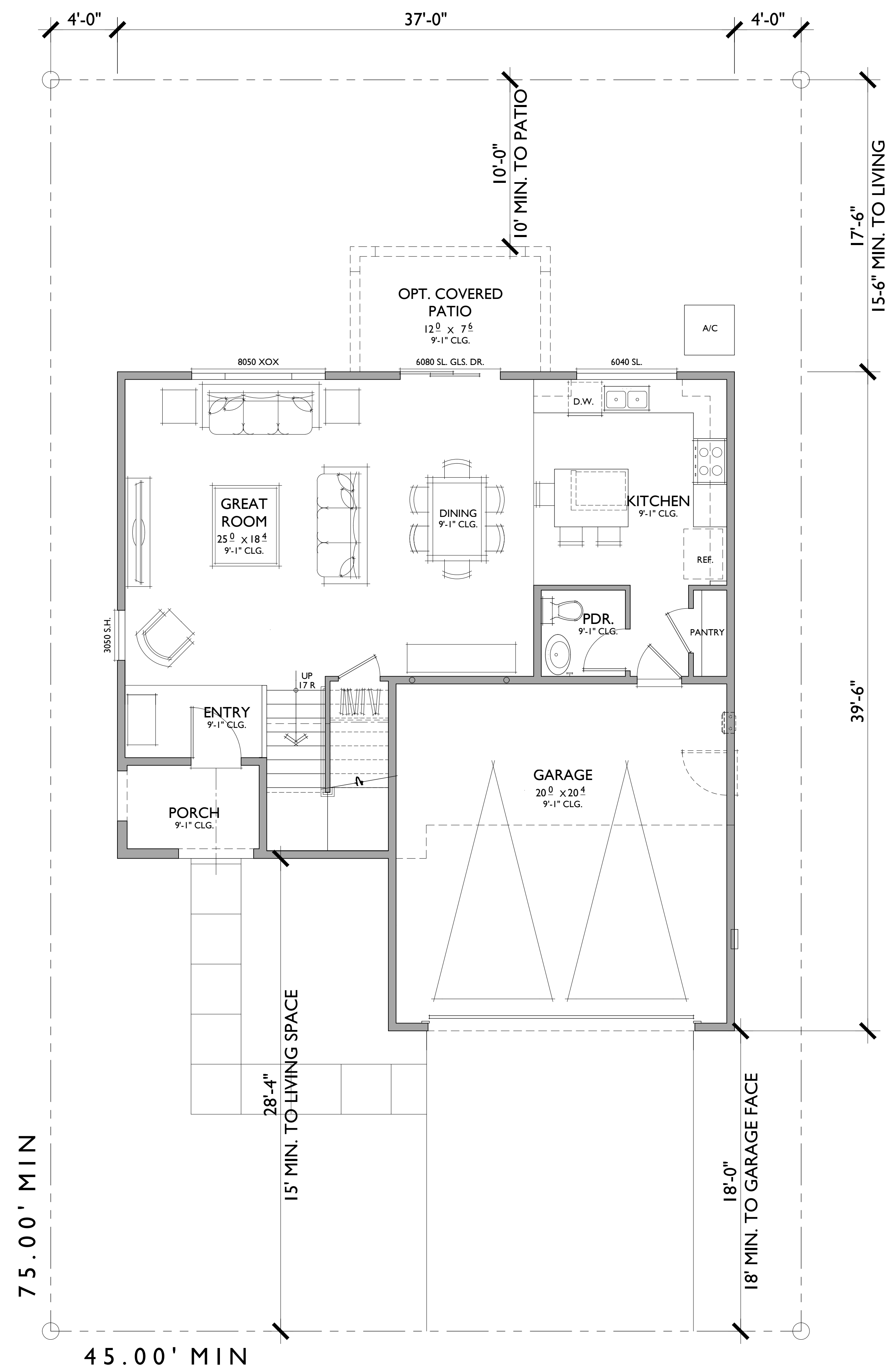
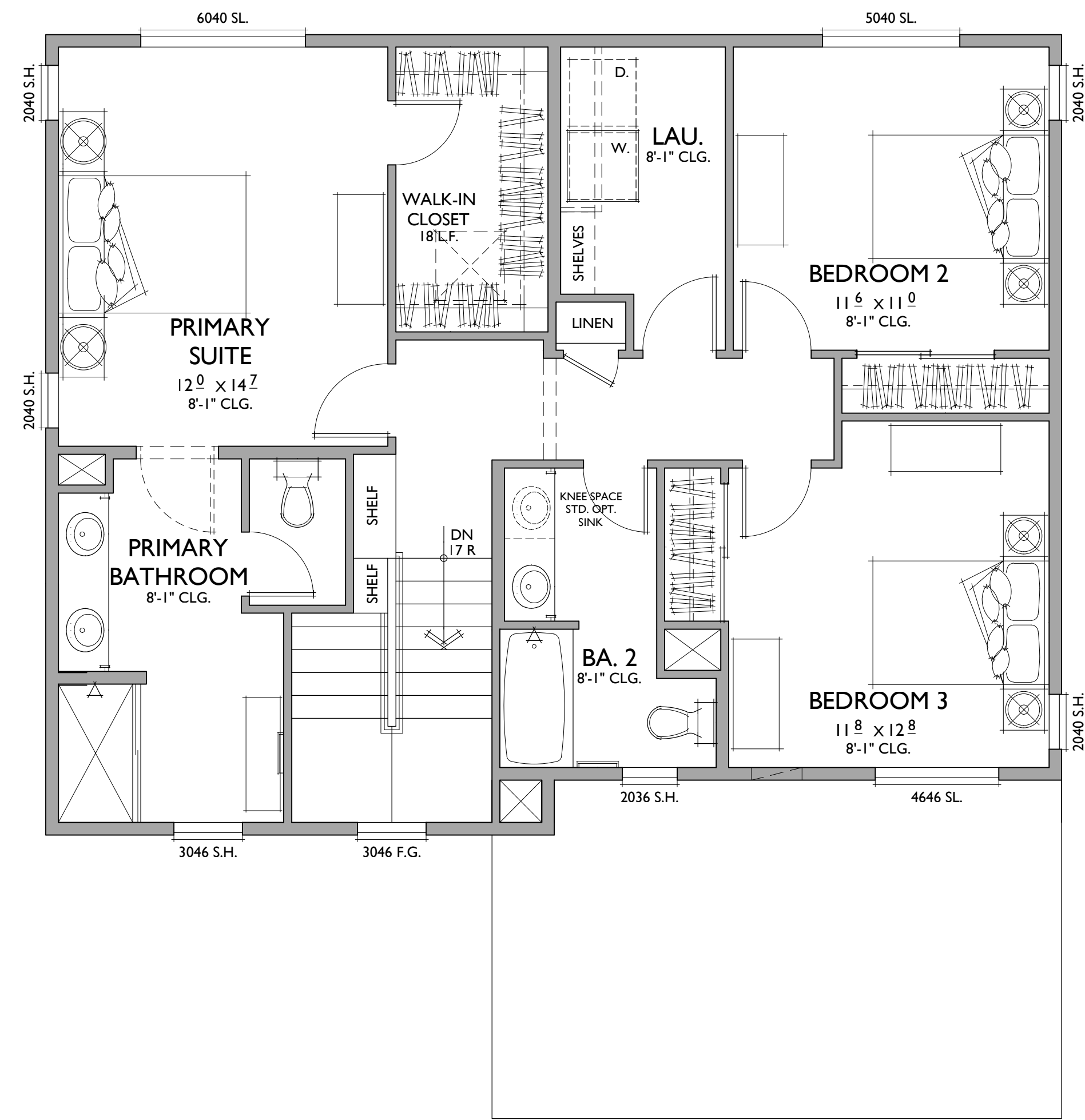
RIGHT

DASHED ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC WALKWAYS, DRIVES AND PARKS. PLEASE VERIFY PER CIVIL PLOT PLAN.



REAR

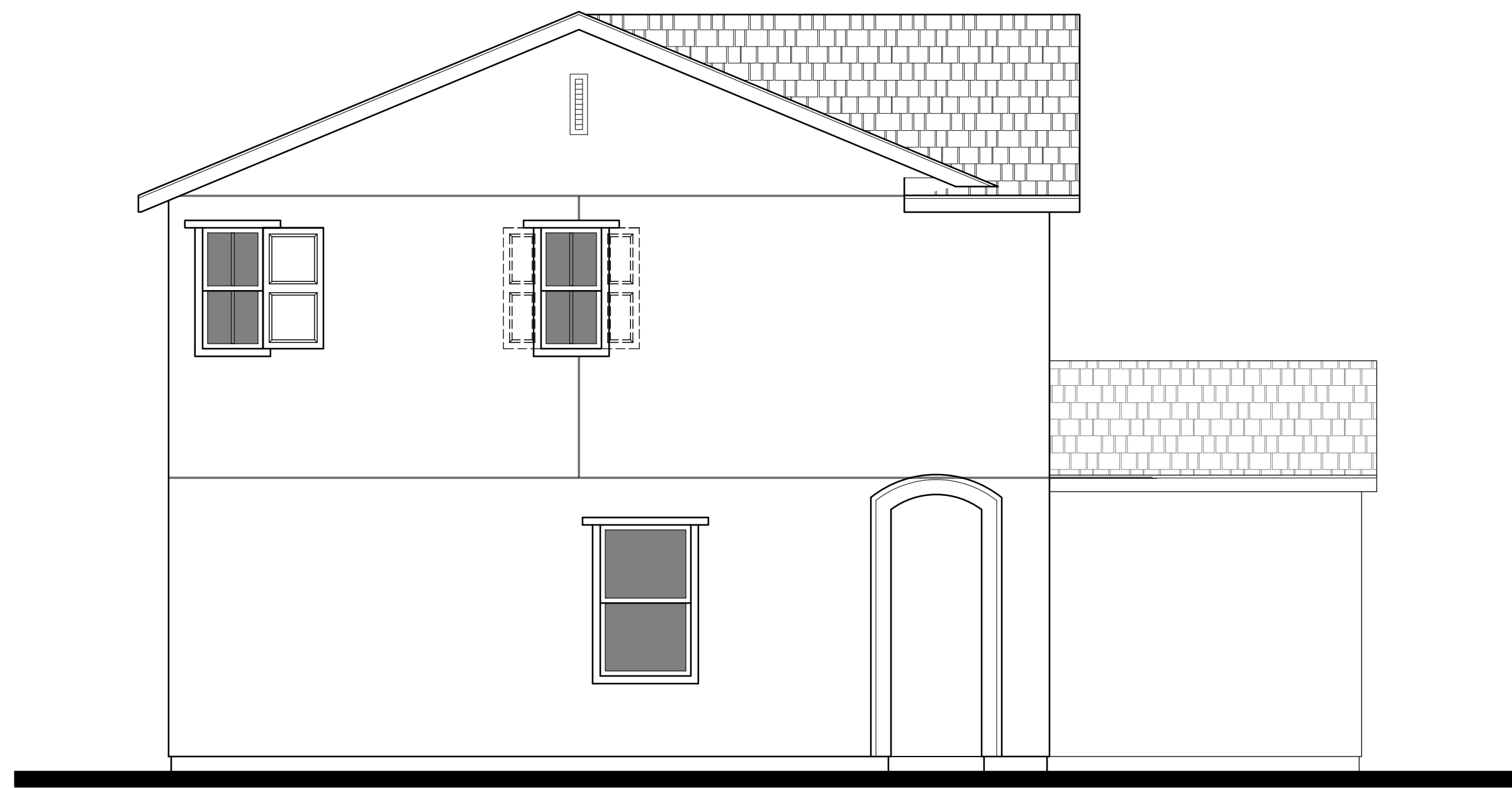




PLAN IC
1,786 SQ. FT.
TARGET: 1,750 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	818 SQ. FT.
2ND FLOOR	969 SQ. FT.
TOTAL LIVING	1,786 SQ. FT.
2 - CAR GARAGE	428 SQ. FT.
PORCH	47 SQ. FT.
OPT. COVERED PATIO	90 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



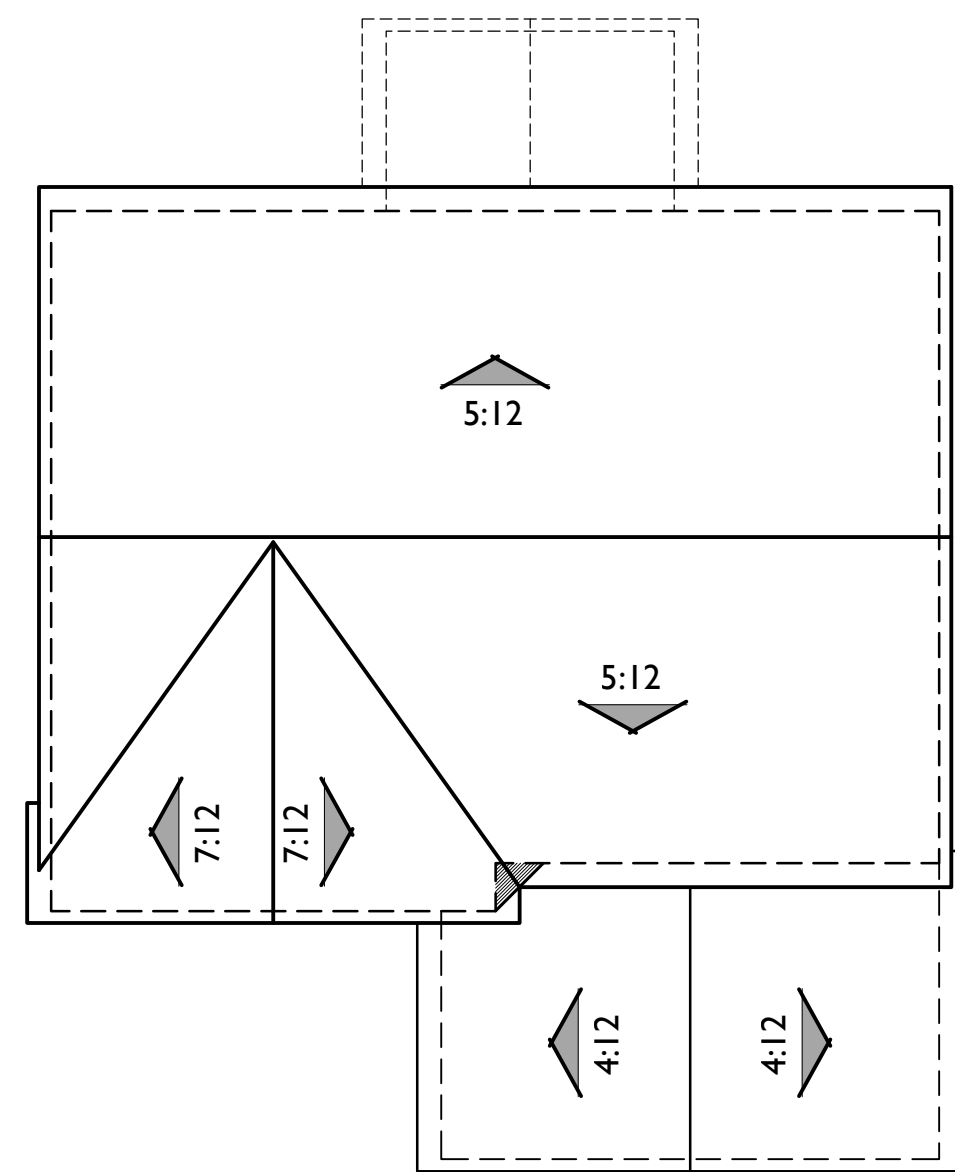
LEFT



FRONT

C - COTTAGE

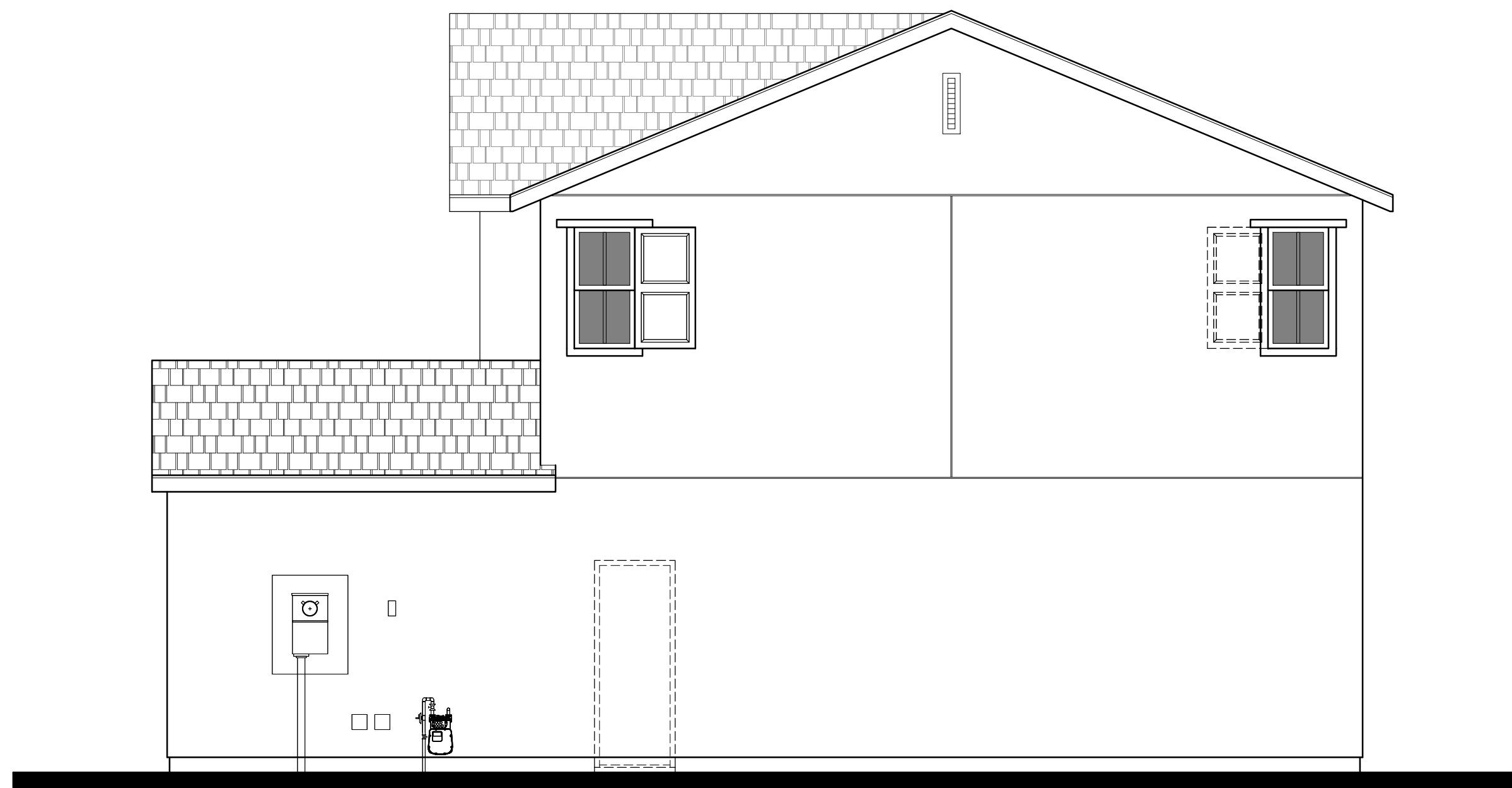
1/4"=1'-0"



ROOF PLAN

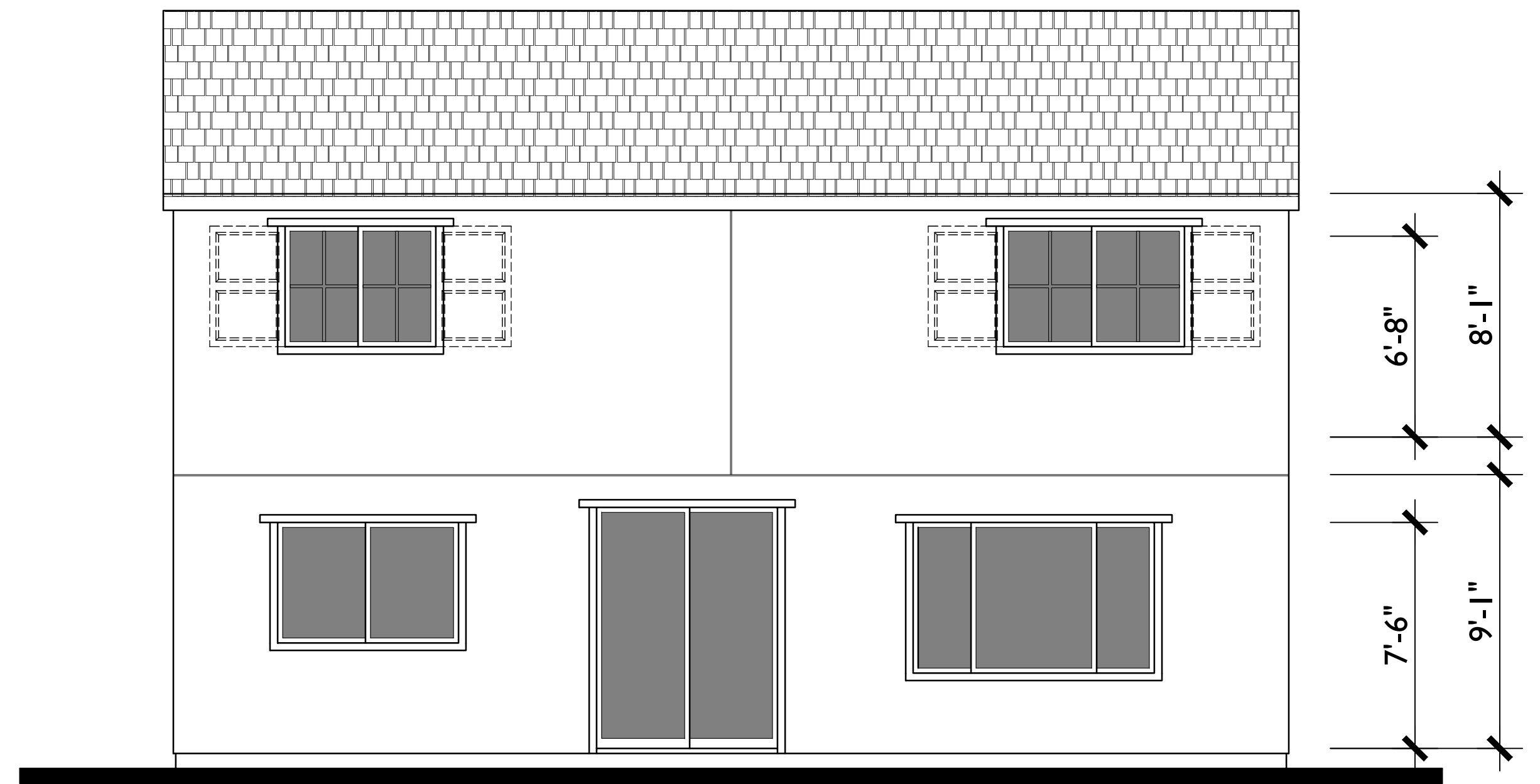
C

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



RIGHT

DASHED ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC WALKWAYS, DRIVES AND PARKS. PLEASE VERIFY PER CIVIL PLOT PLAN.



REAR

ELEVATIONS

THREE ELEVATION THEMES HAVE BEEN SELECTED FOR THIS COMMUNITY: TRANSITIONAL RANCH, FARMHOUSE AND COTTAGE. THE STYLES, ALTHOUGH DIFFERENT, ARE HARMONIOUS IN THAT THEY SHARE A COMMON AGRICULTURAL HERITAGE REINTERPRETED TO CREATE A LASTING CONTRIBUTION TO THE COMMUNITY. THIS IS ACHIEVED THROUGH APPROPRIATE USES OF EXTERIOR MATERIAL, ARTICULATION OF ENTRY DETAILS (ARCHES, POSTS, AND PORCHES) ALONG WITH VARYING ROOF PITCHES SPECIFIC TO EACH STYLE.

TRANSITIONAL RANCH

THE TRANSITIONAL RANCH USES A LOW ROOF PITCH AND HAS GABLE END ACCENTS, SHUTTERS, AND POTSELVES AT SELECT LOCATIONS.

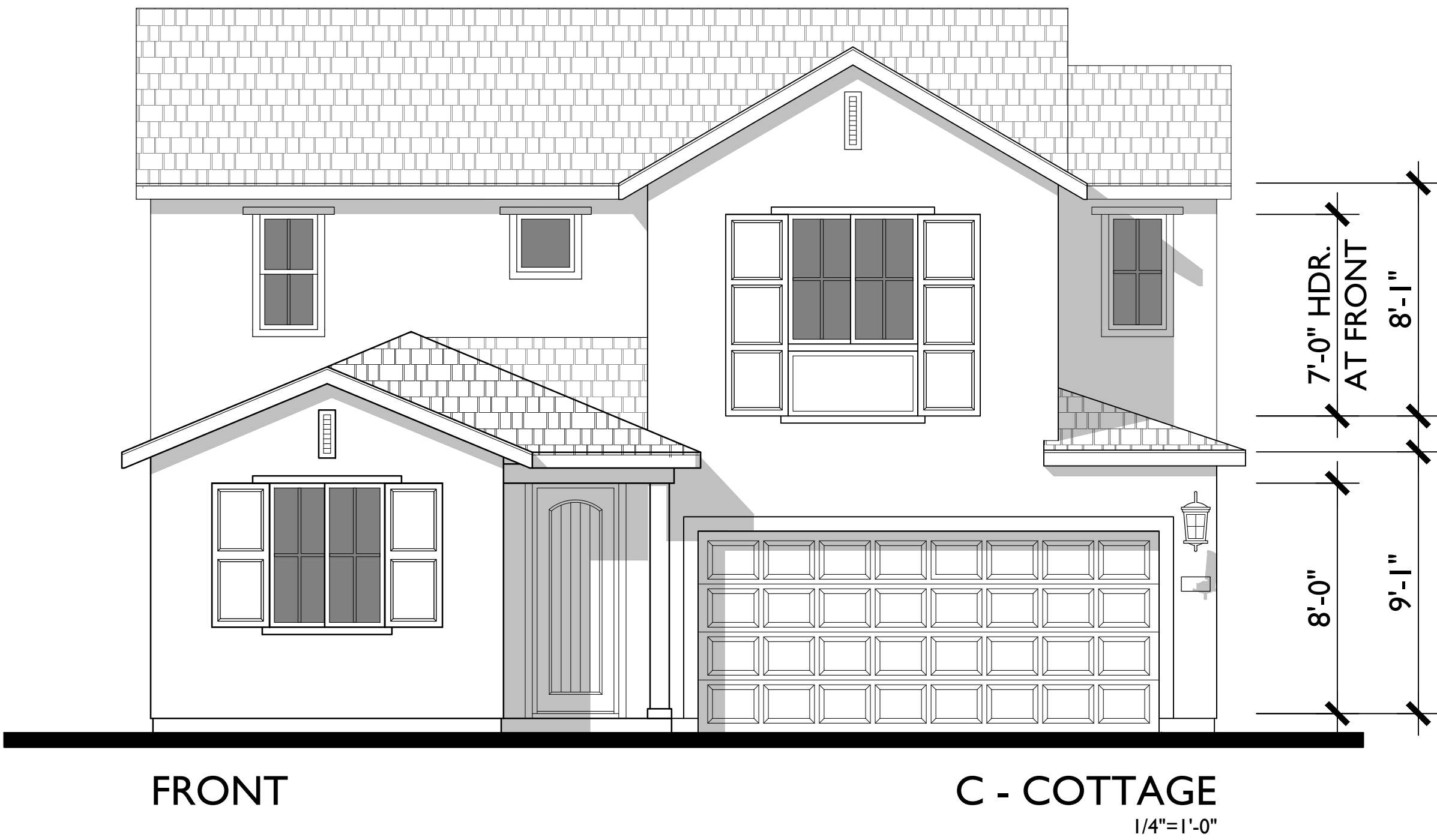
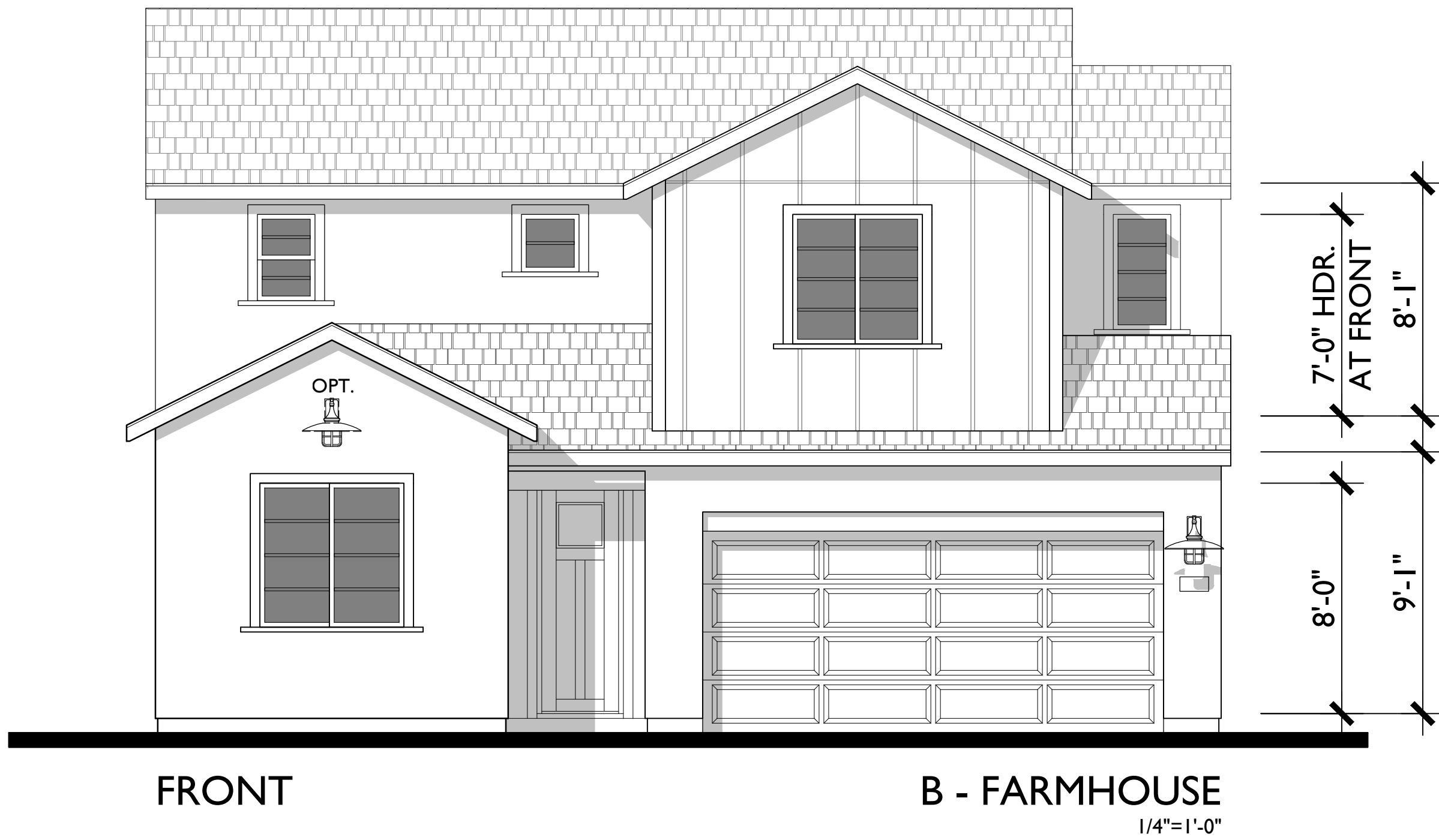
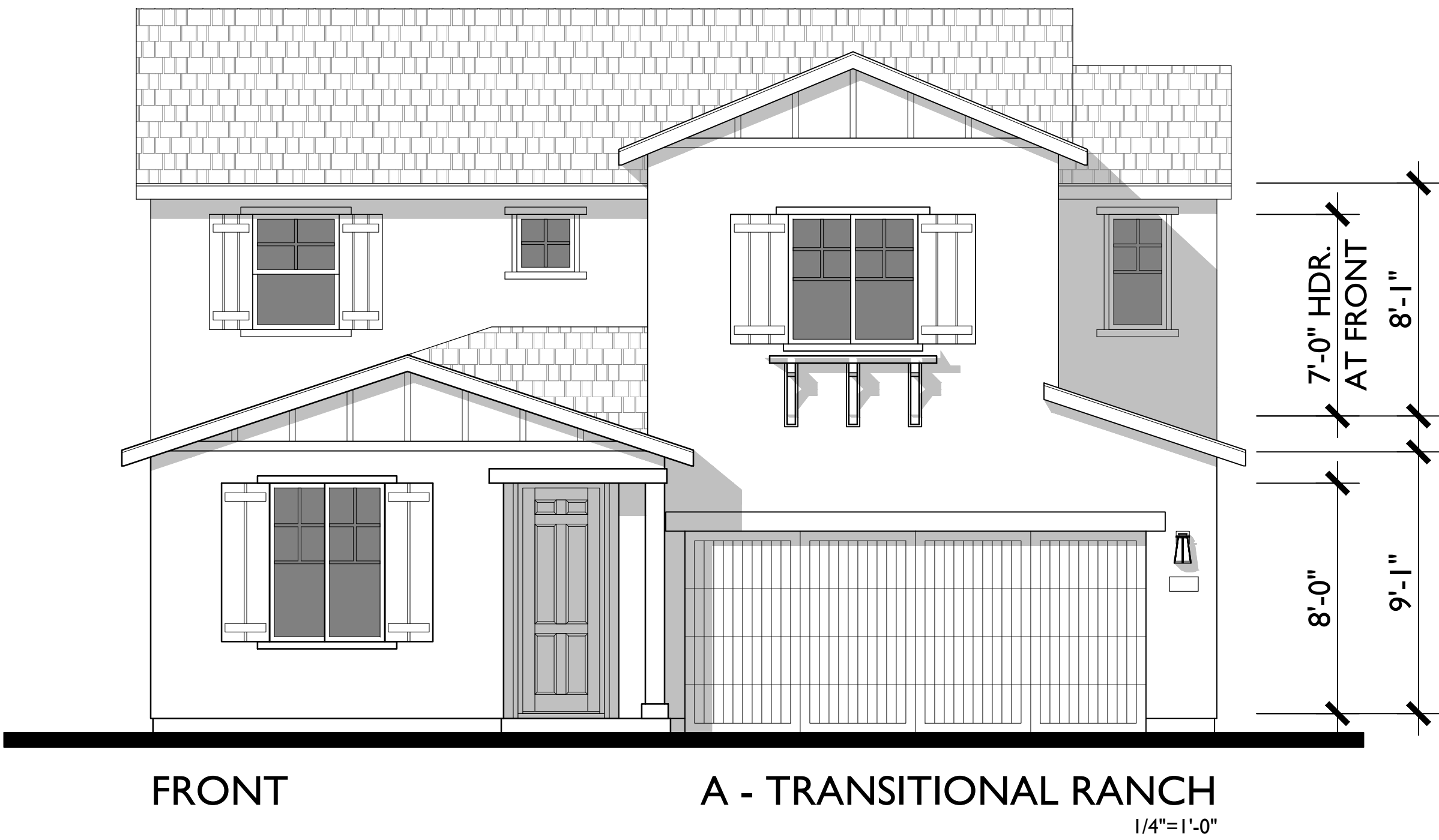
FARMHOUSE

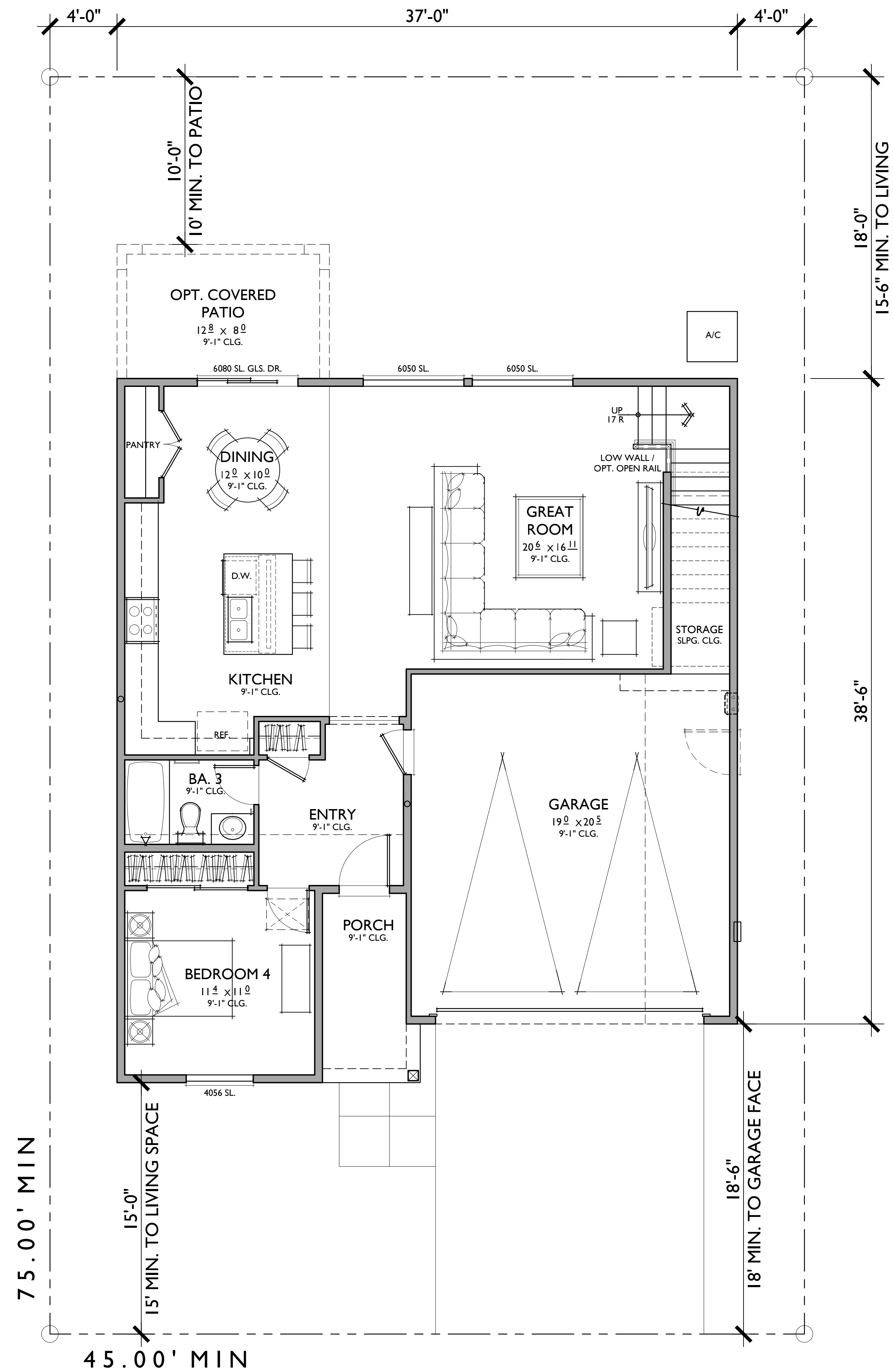
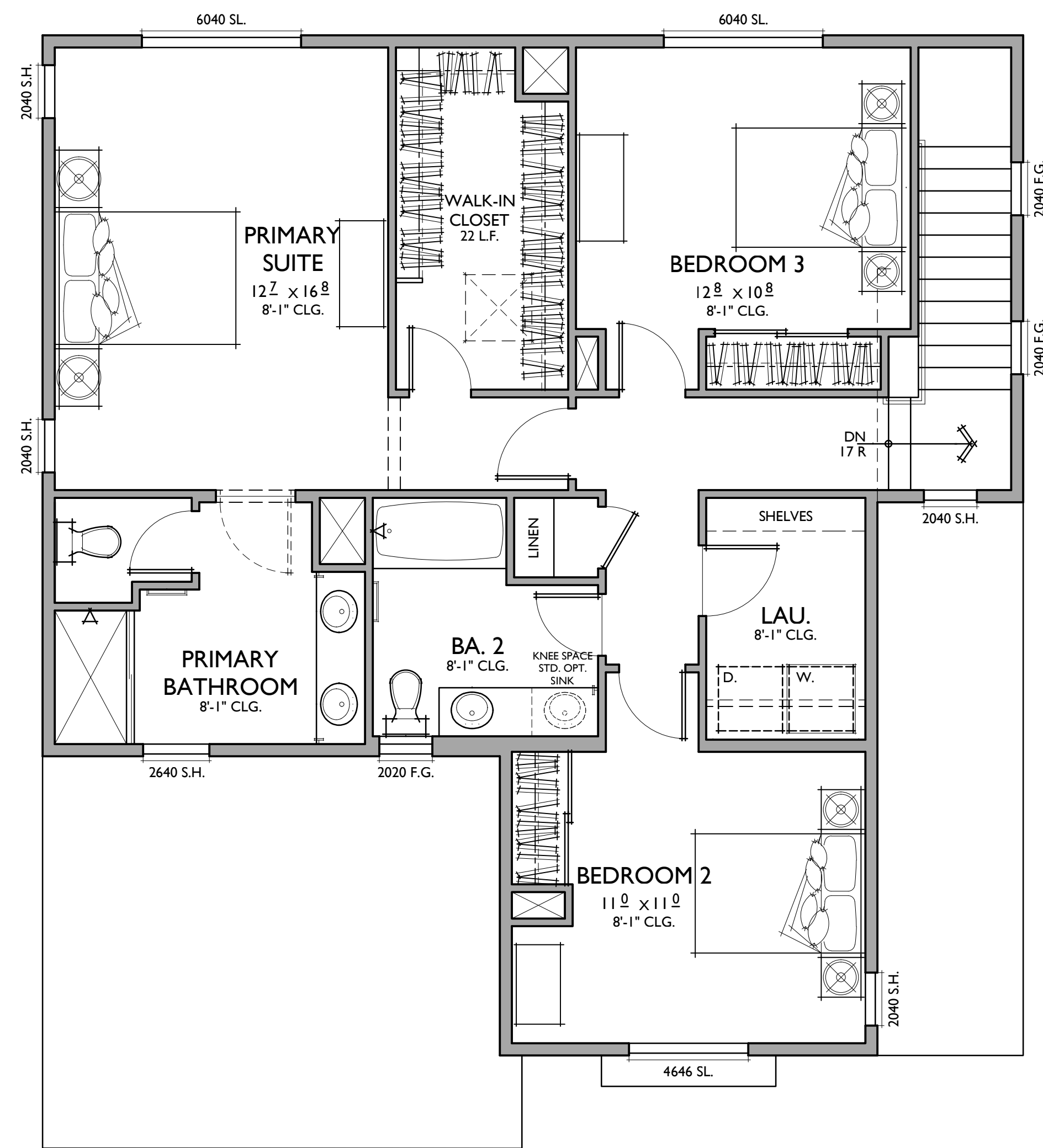
THE FARMHOUSE IS A CLASSIC STYLE USING STEEP ROOF PITCHES ALONG WITH BOARD AND BATTEN ACCENTS AND APPROPRIATELY THEMED LIGHTING.

COTTAGE

THE COTTAGE ALSO HAS STEEP ACCENT ROOFS AND HANDSOME SHUTTERS TO ACCENT THE WINDOWS AND IN THE CASE OF PLANS 1 AND 3 HAVE A GRACEFUL SOFT ARCH TO HIGHLIGHT THE ENTRY.

THEME SPECIFIC COACH LIGHTS, FRONT DOORS AND GARAGE DOORS ADD THE FINISHING TOUCHES TO THIS PLAN SERIES.

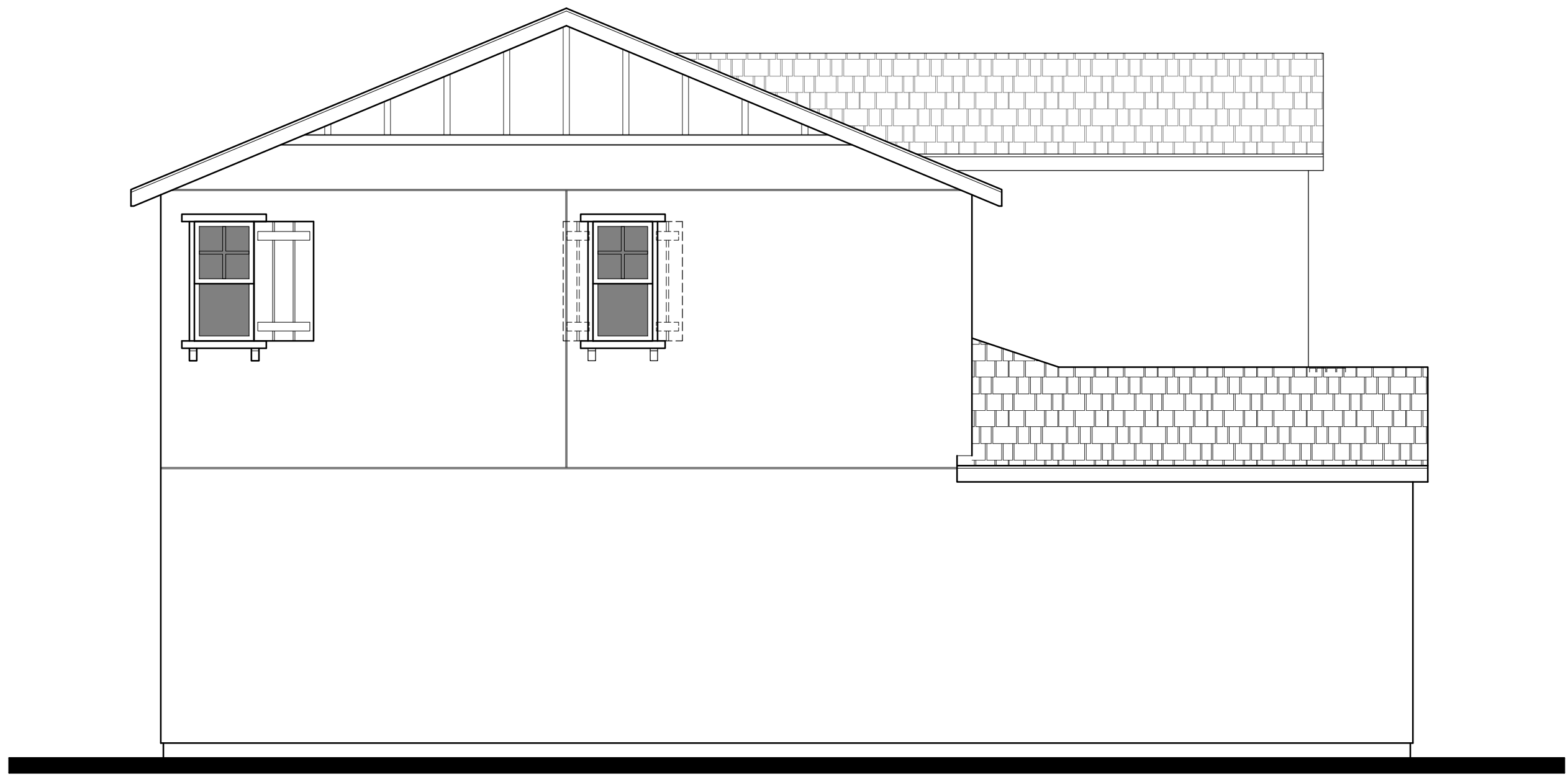




PLAN 2A
2,058 SQ. FT.
TARGET: 1,950 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1020 SQ. FT.
2ND FLOOR	1038 SQ. FT.
TOTAL LIVING	2,058 SQ. FT.
2 - CAR GARAGE	451 SQ. FT.
PORCH	59 SQ. FT.
OPT. COVERED PATIO	101 SQ. FT.

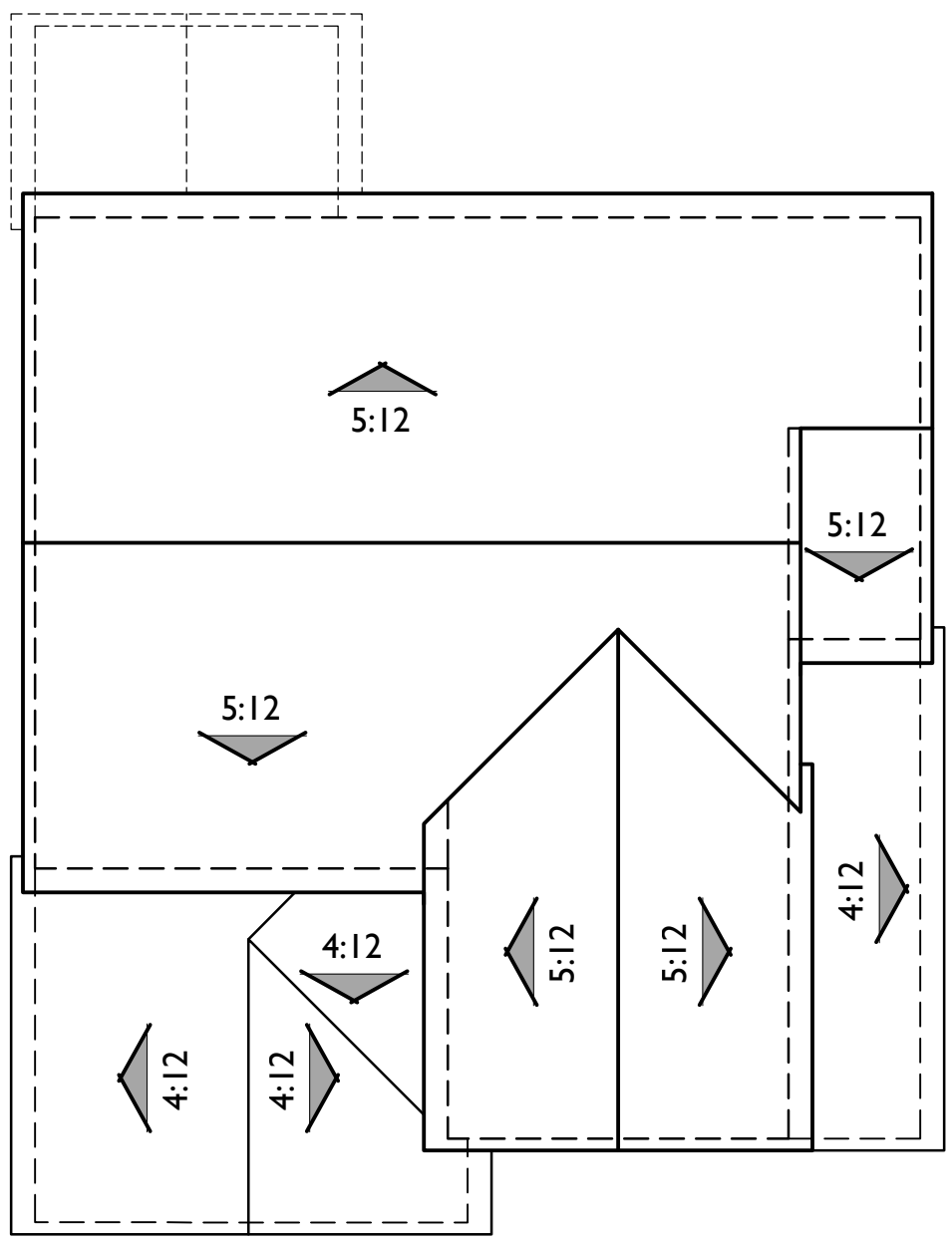
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



LEFT



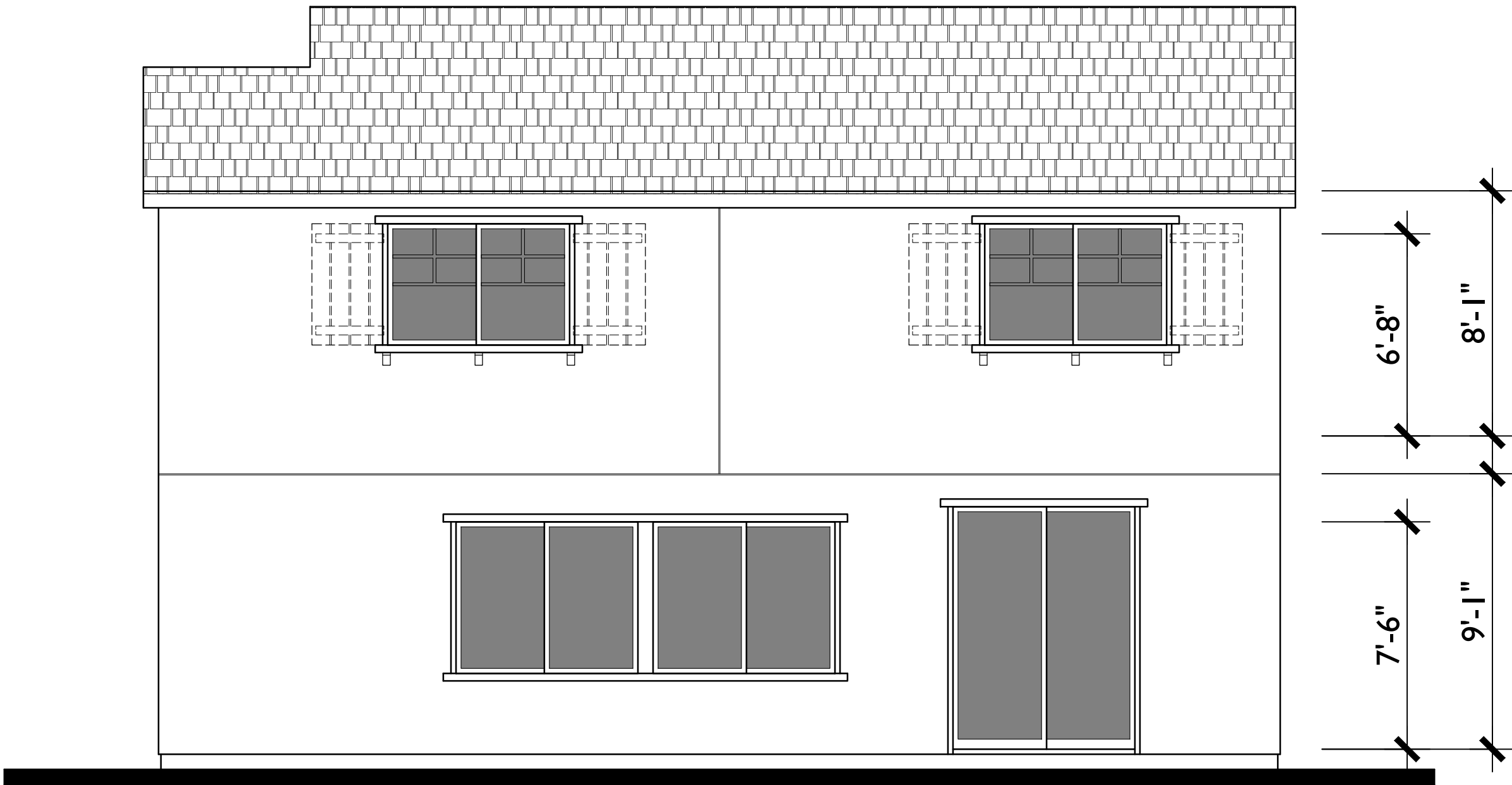
FRONT A - TRANSITIONAL RANCH
1/4"=1'-0"



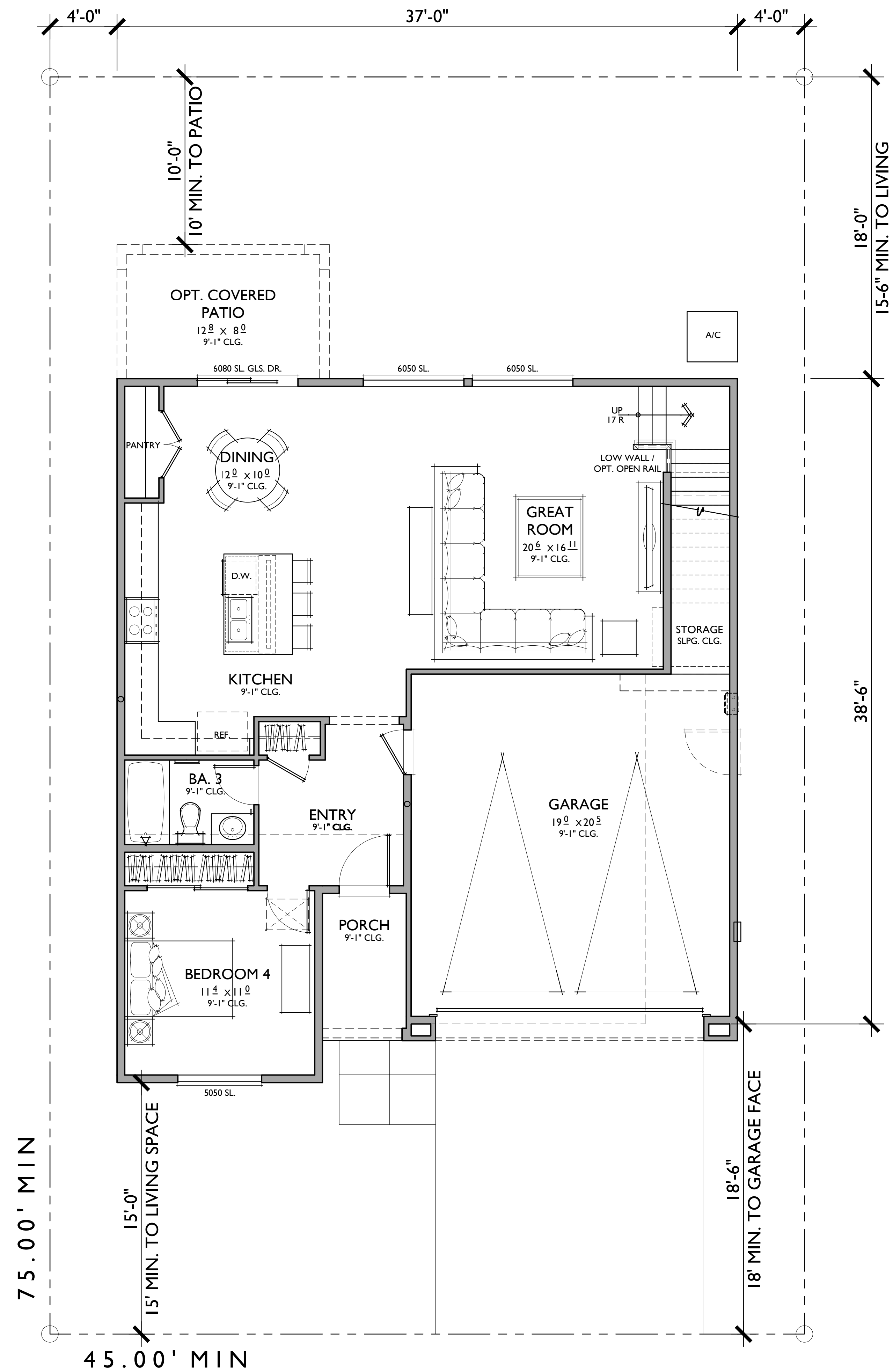
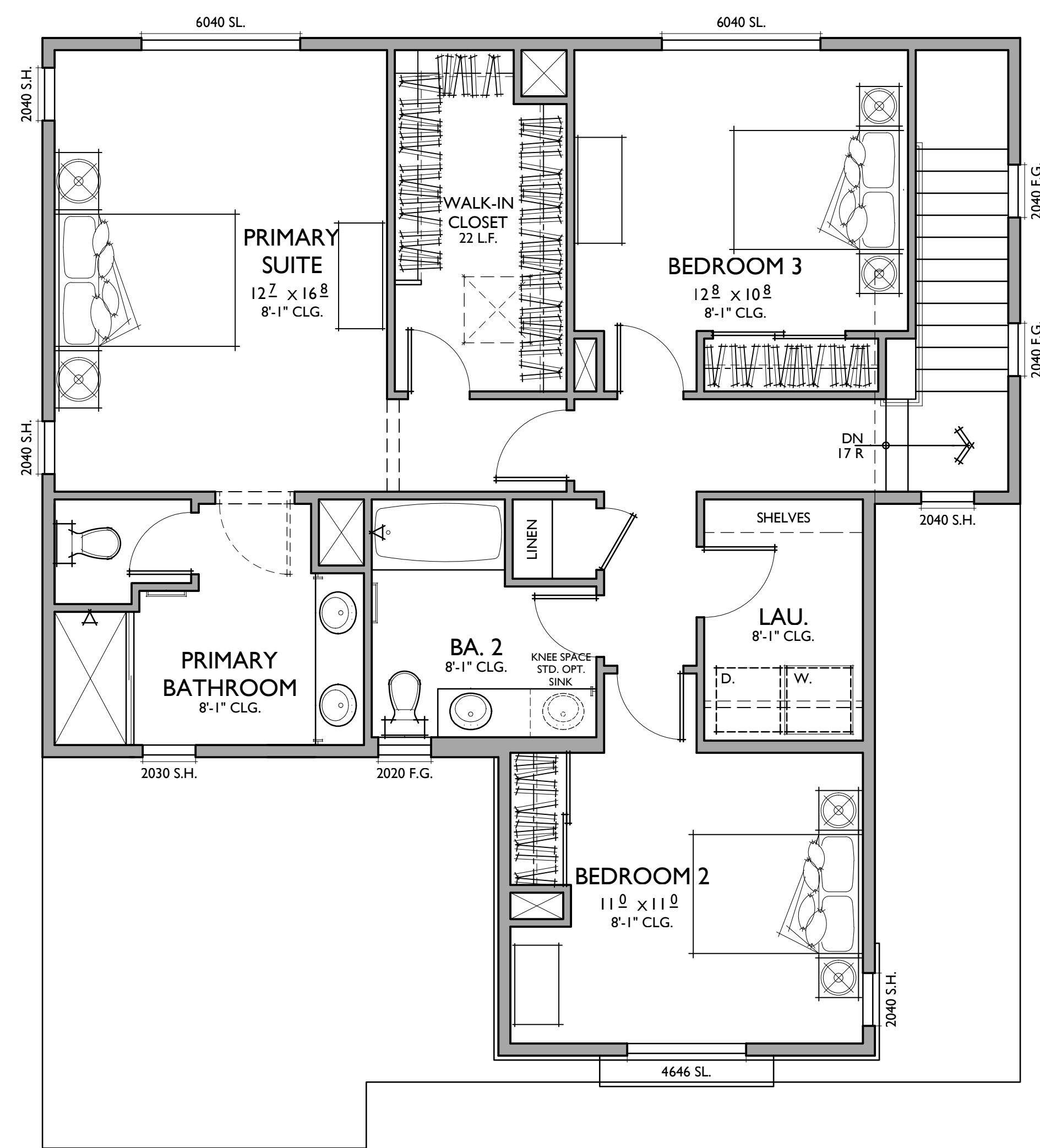
ROOF PLAN A
PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE
1/8"=1'-0"



RIGHT
DASHED ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC WALKWAYS, DRIVES AND PARKS. PLEASE VERIFY PER CIVIL PLOT PLAN.



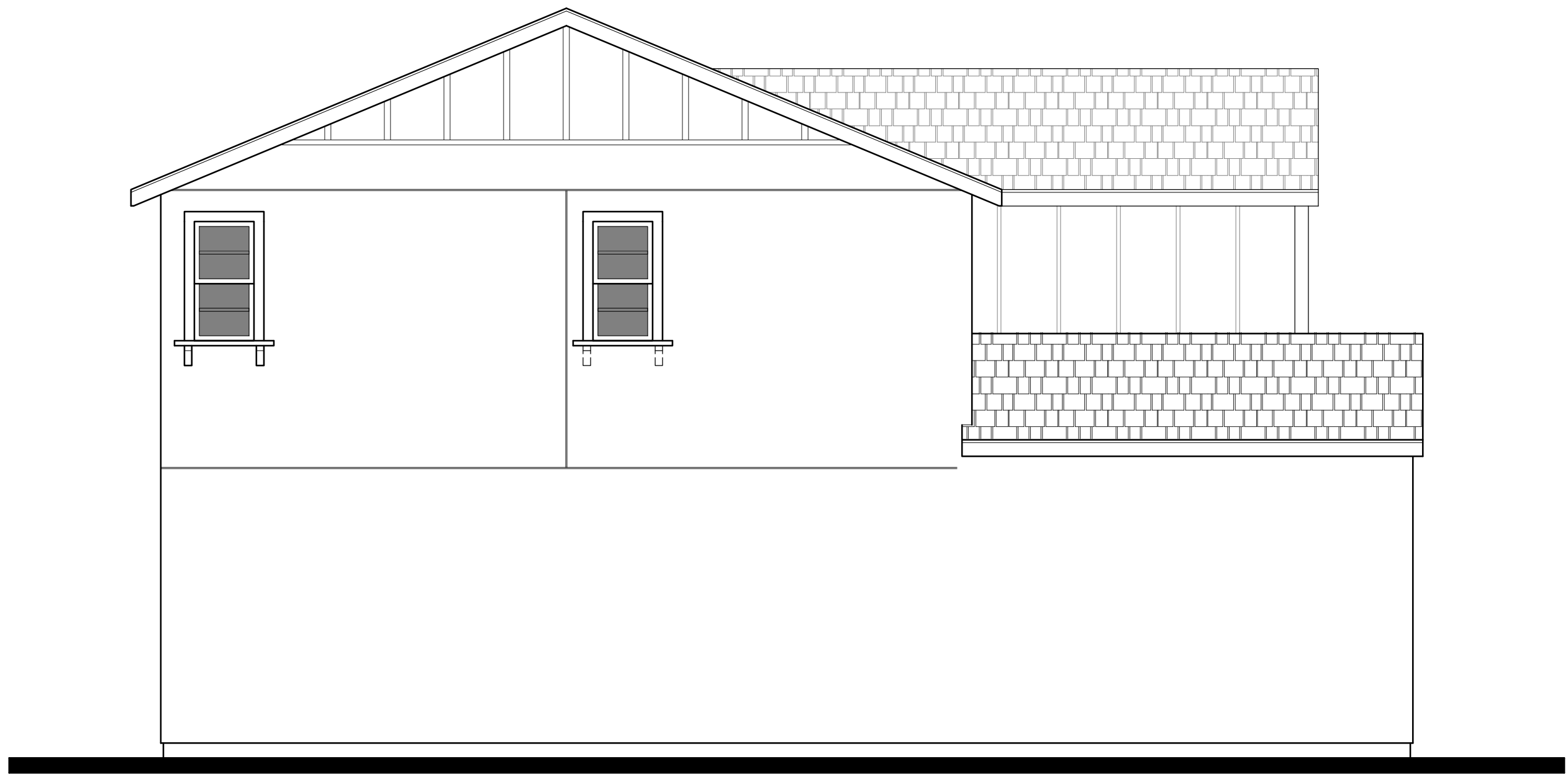
REAR



PLAN 2B
2,058 SQ. FT.
 TARGET: 1,950 SQ. FT.
 4 BEDROOMS / 3 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1020 SQ. FT.
2ND FLOOR	1038 SQ. FT.
TOTAL LIVING	2,058 SQ. FT.
2 - CAR GARAGE	462 SQ. FT.
PORCH	44 SQ. FT.
OPT. COVERED PATIO	101 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

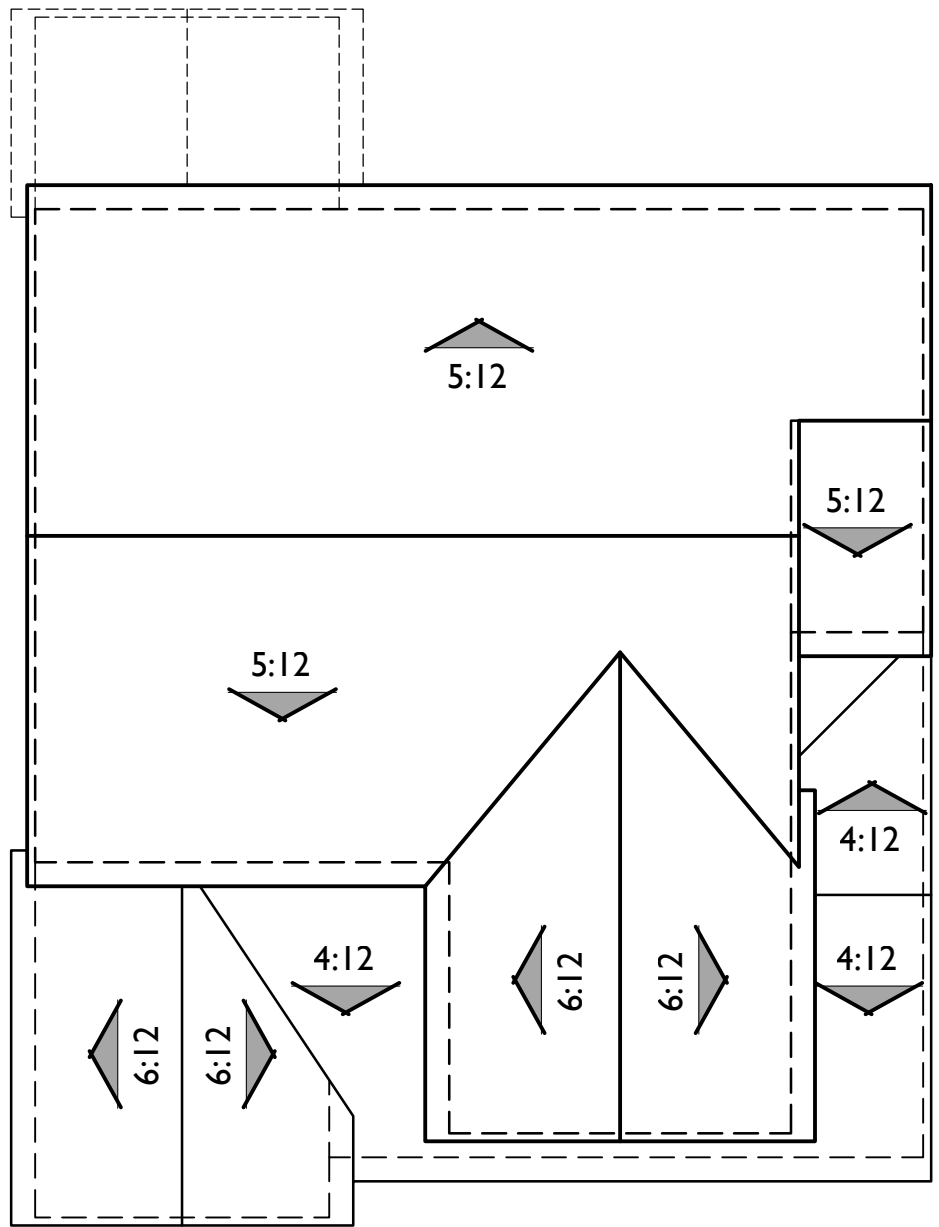


LEFT

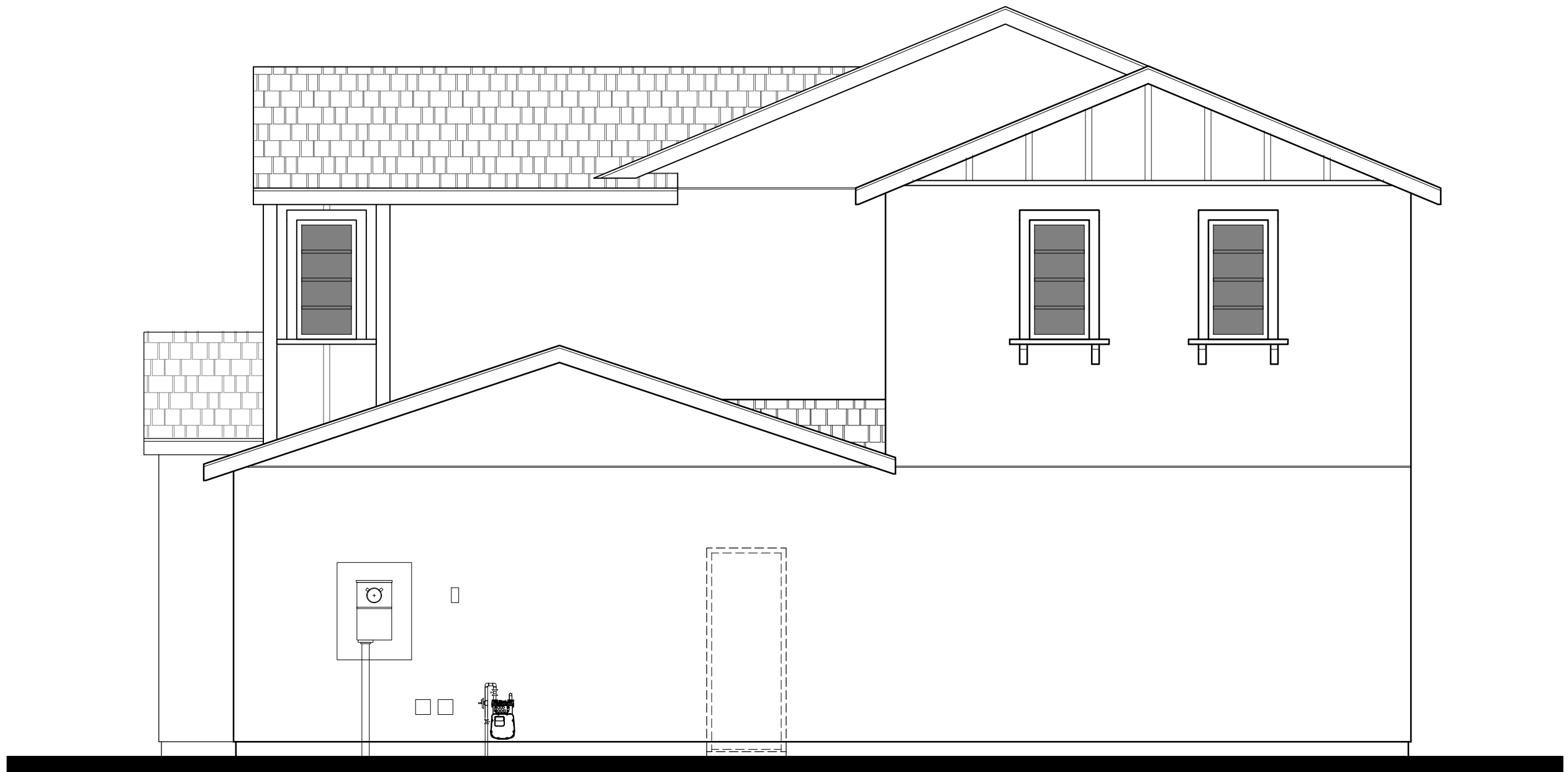


FRONT

B - FARMHOUSE
1/4"=1'-0"

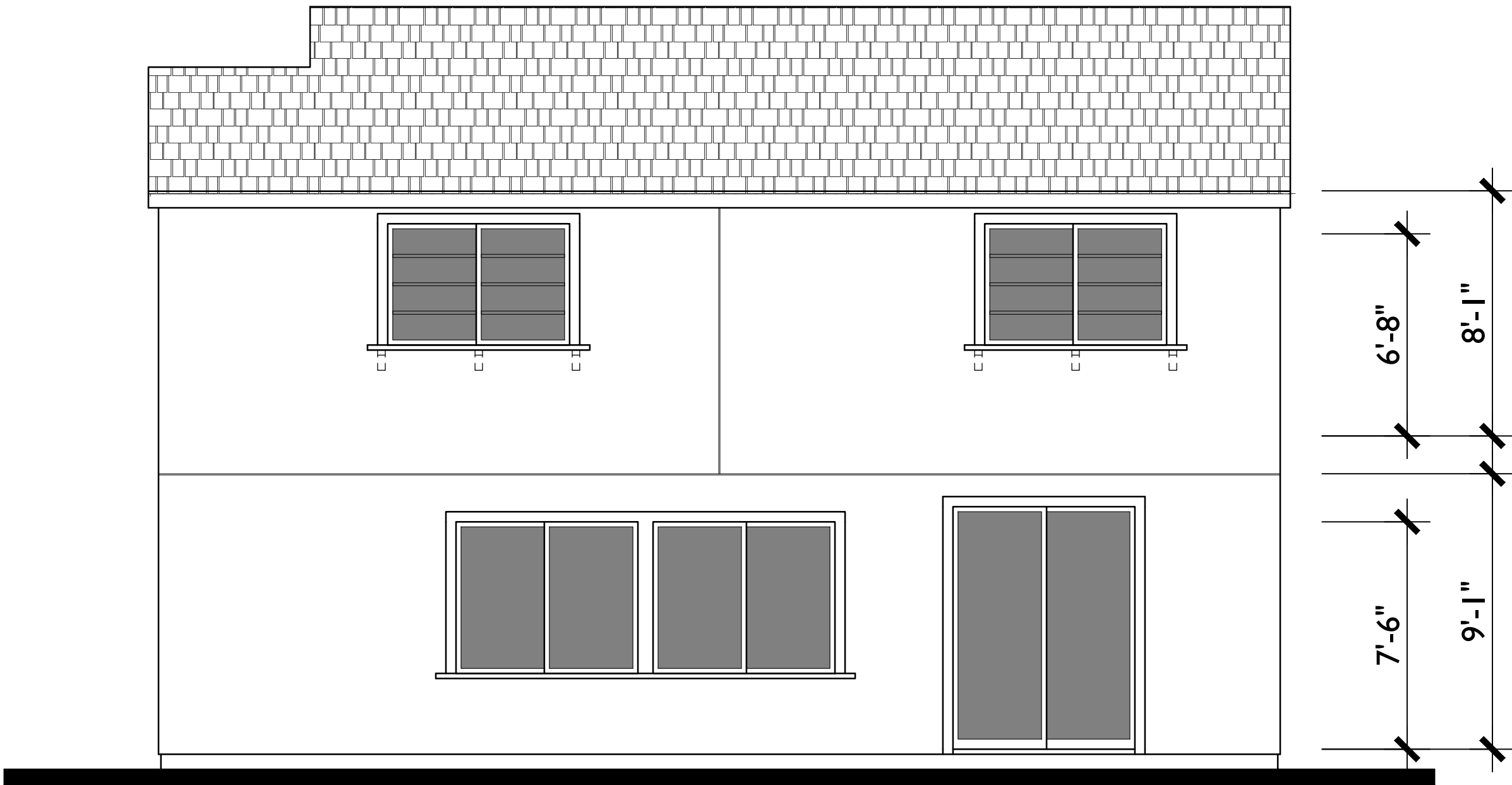


ROOF PLAN B
PITCH: 5:12 U.N.O.
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

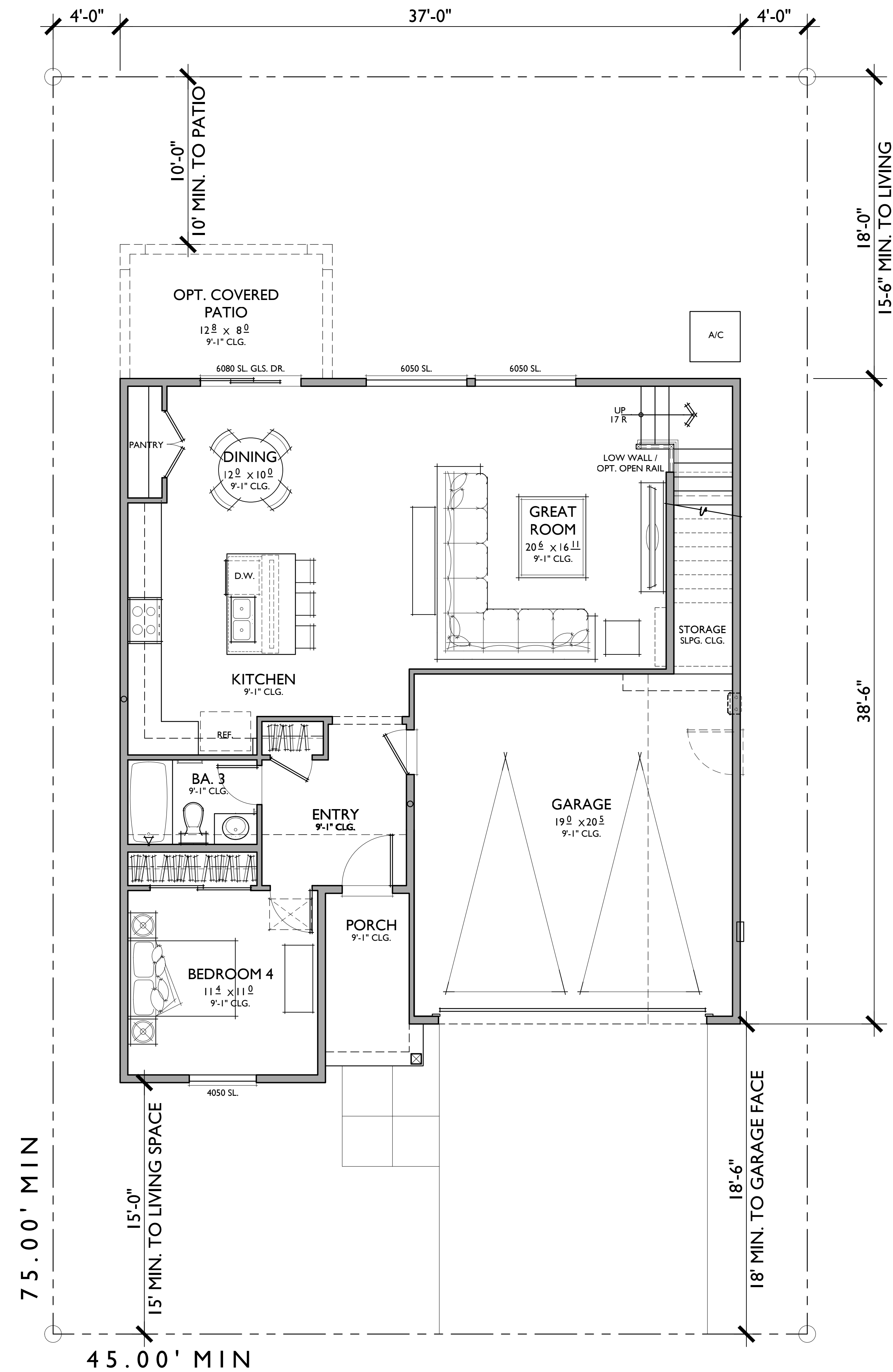
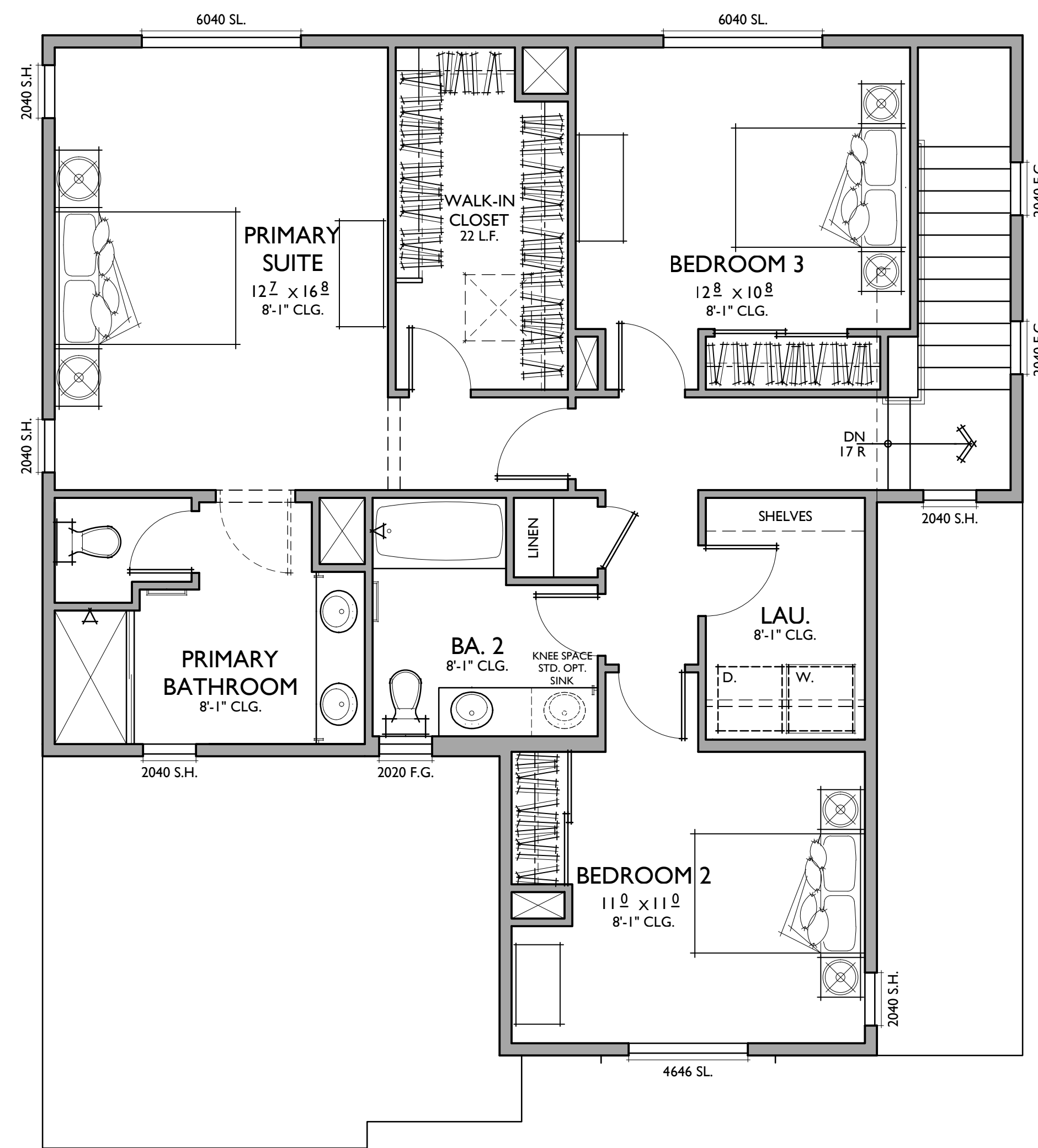


RIGHT

DASHED ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC WALKWAYS, DRIVES AND PARKS. PLEASE VERIFY PER CIVIL PLOT PLAN.



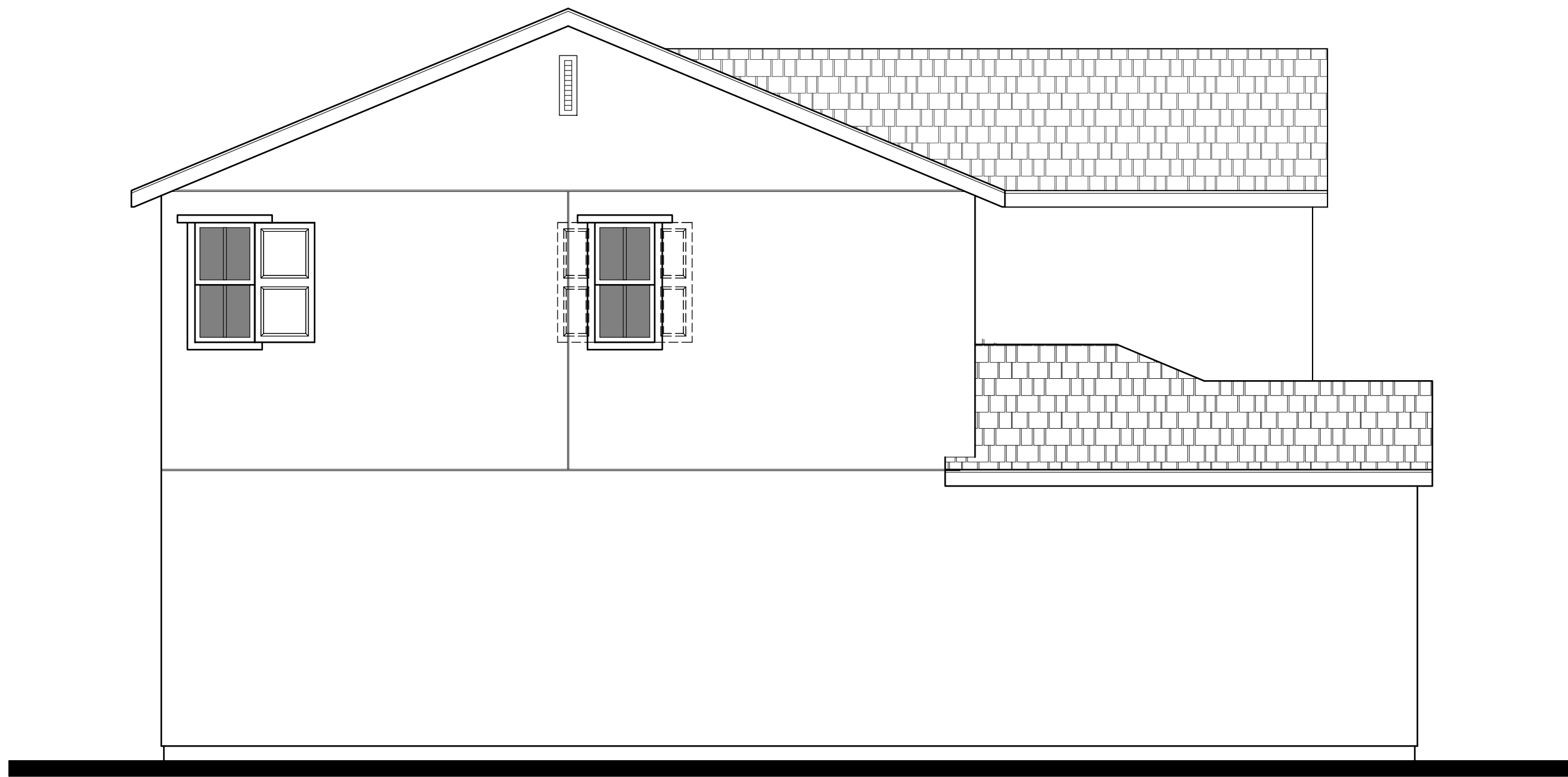
REAR



PLAN 2C
2,058 SQ. FT.
 TARGET: 1,950 SQ. FT.
 4 BEDROOMS / 3 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1020 SQ. FT.
2ND FLOOR	1038 SQ. FT.
TOTAL LIVING	2,058 SQ. FT.
2 - CAR GARAGE	462 SQ. FT.
PORCH	54 SQ. FT.
OPT. COVERED PATIO	101 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

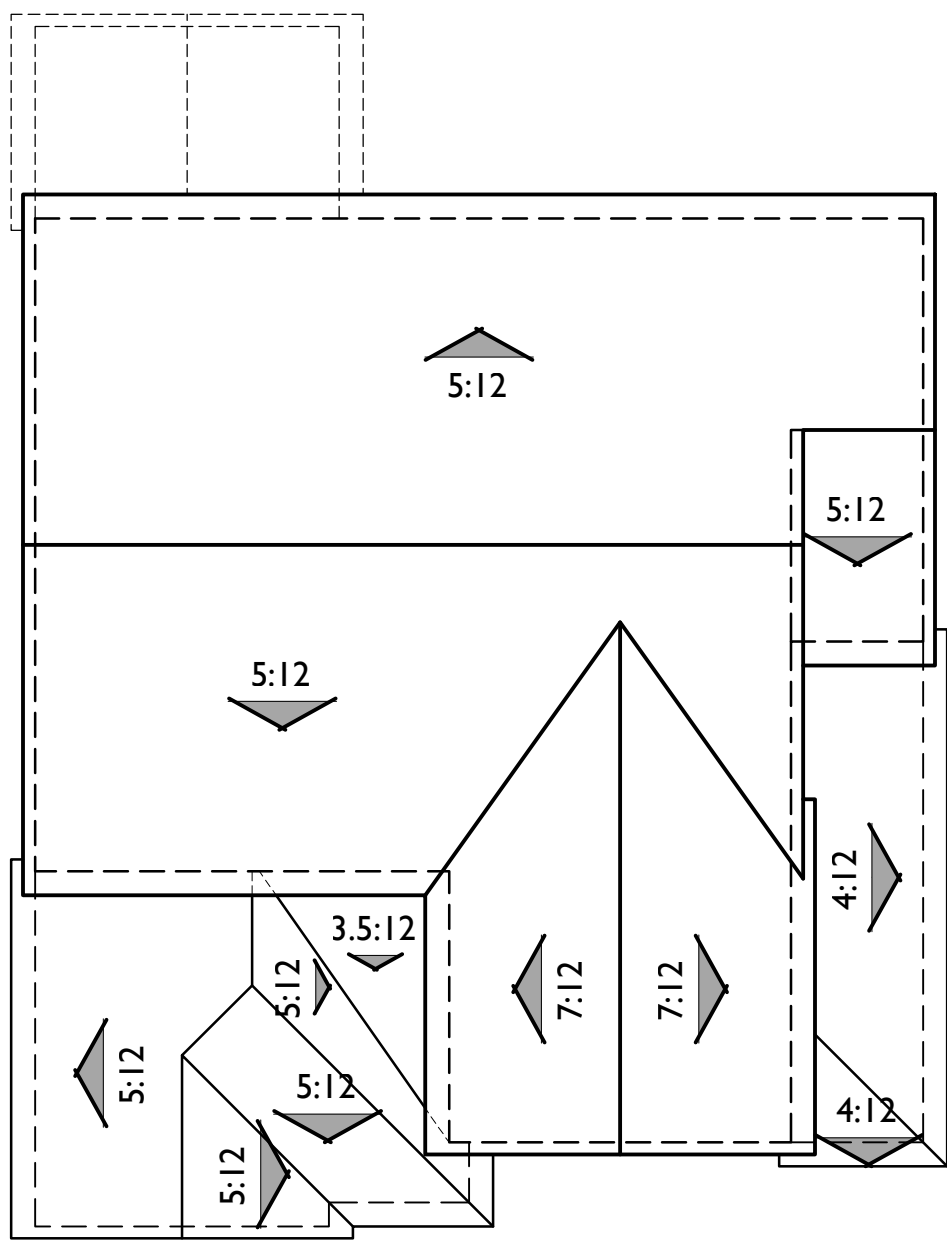


LEFT

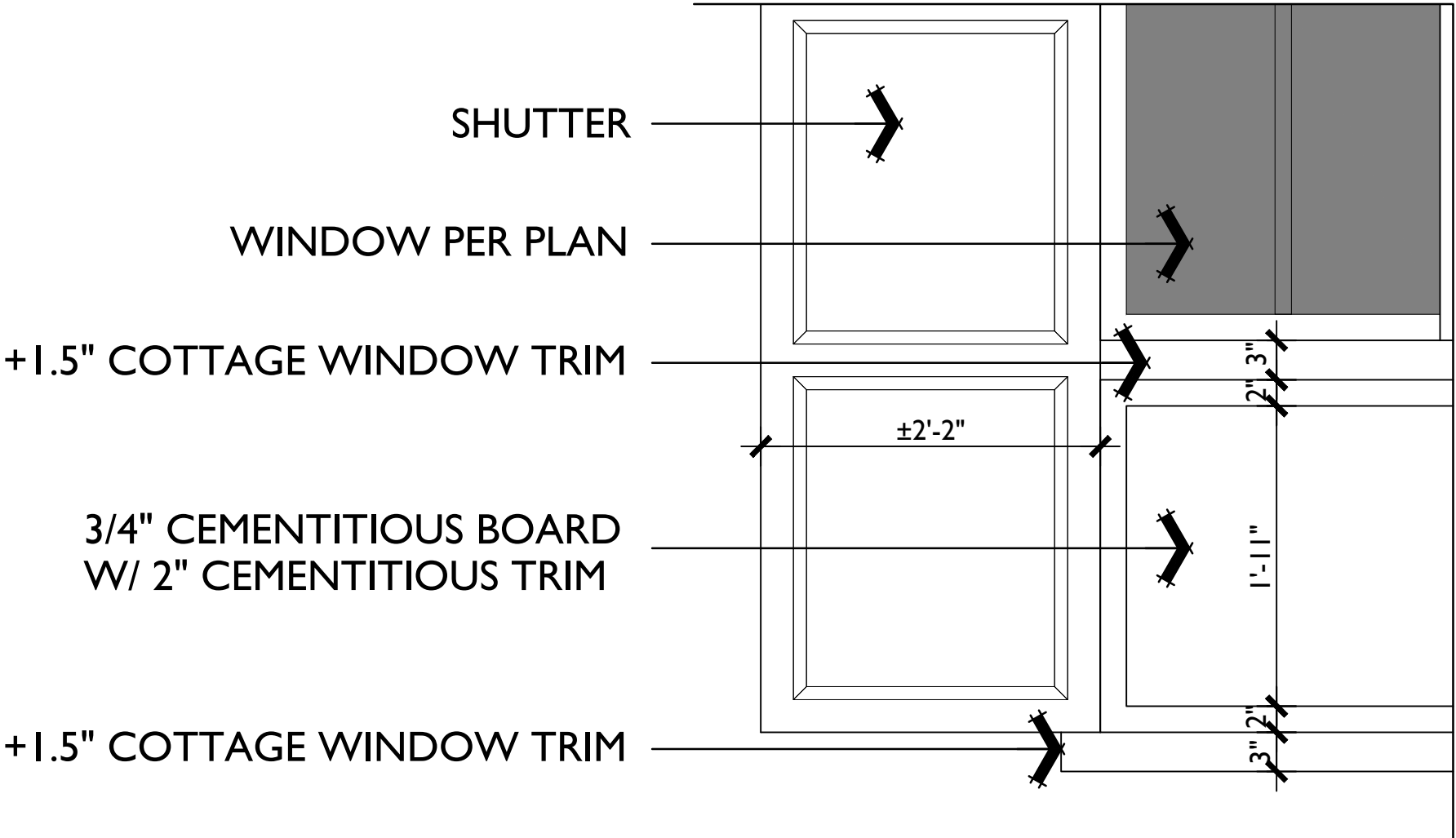


FRONT

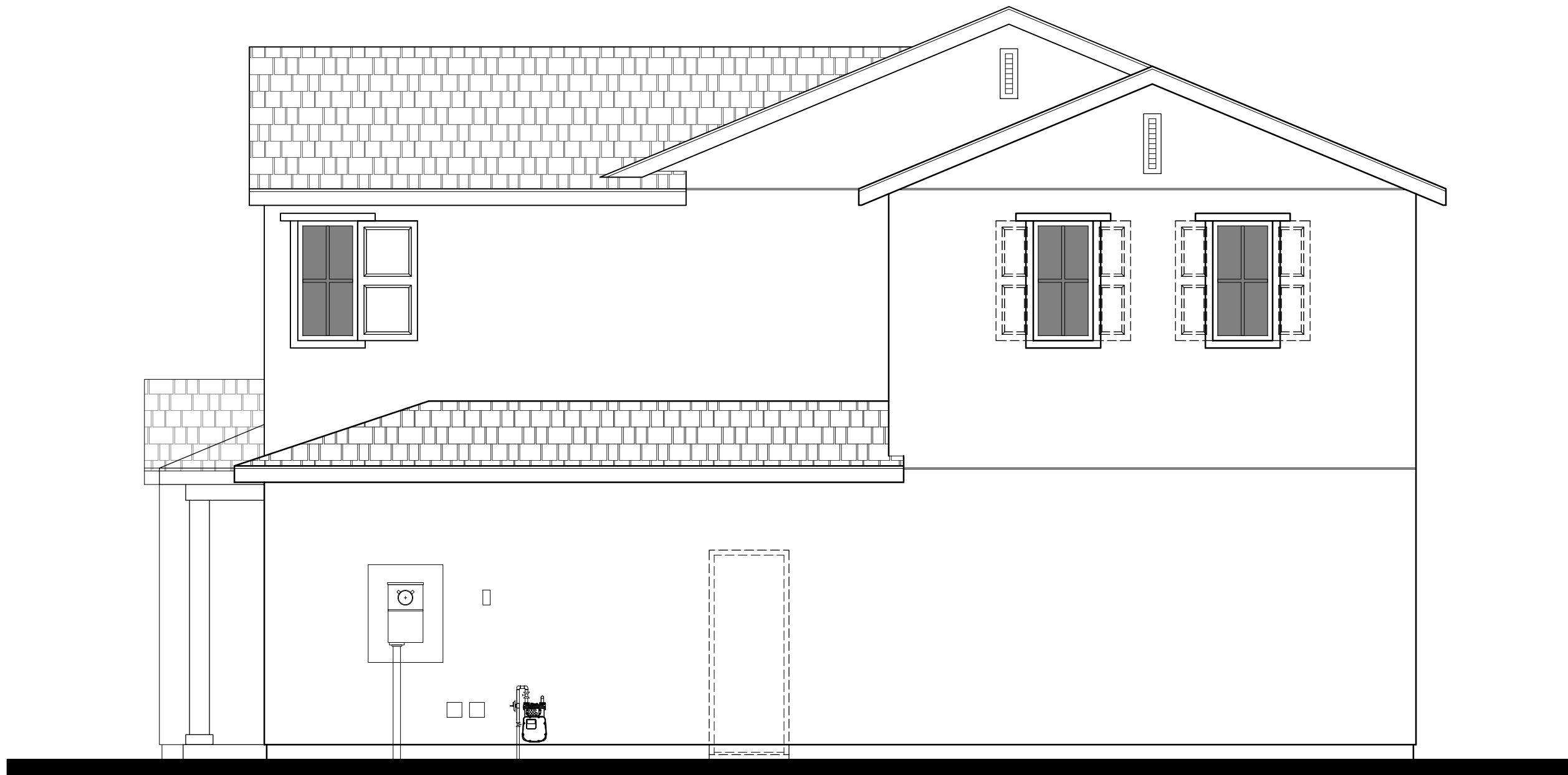
C - COTTAGE
1/4"=1'-0"



ROOF PLAN C
PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

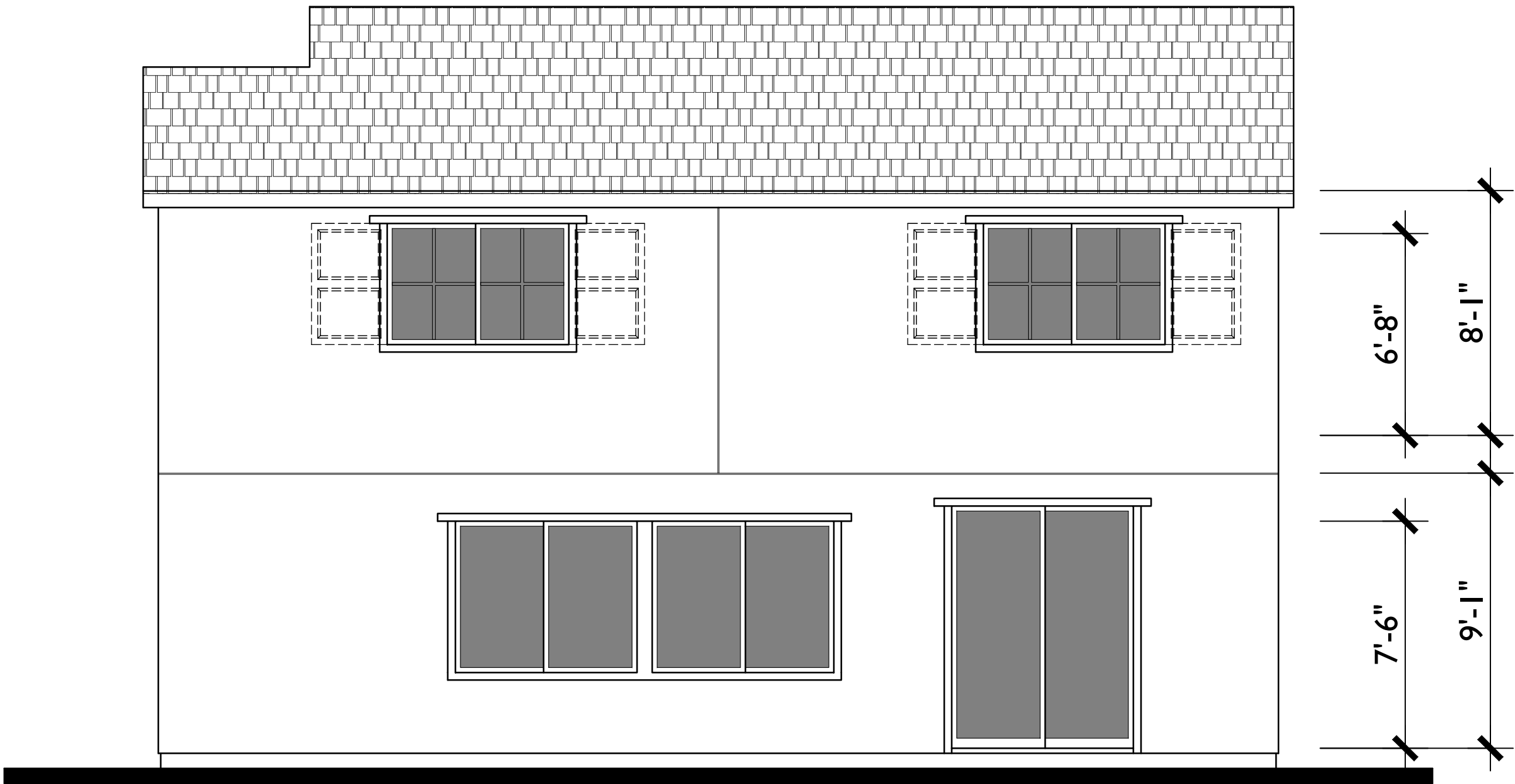


FEATURE WINDOW DETAIL
PLAN 2 COTTAGE ELEVATION



RIGHT

DASHED ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC WALKWAYS, DRIVES AND PARKS. PLEASE VERIFY PER CIVIL PLOT PLAN.



REAR

ELEVATIONS

THREE ELEVATION THEMES HAVE BEEN SELECTED FOR THIS COMMUNITY: TRANSITIONAL RANCH, FARMHOUSE AND COTTAGE. THE STYLES, ALTHOUGH DIFFERENT, ARE HARMONIOUS IN THAT THEY SHARE A COMMON AGRICULTURAL HERITAGE REINTERPRETED TO CREATE A LASTING CONTRIBUTION TO THE COMMUNITY. THIS IS ACHIEVED THROUGH APPROPRIATE USES OF EXTERIOR MATERIAL, ARTICULATION OF ENTRY DETAILS (ARCHES, POSTS, AND PORCHES) ALONG WITH VARYING ROOF PITCHES SPECIFIC TO EACH STYLE.

TRANSITIONAL RANCH

THE TRANSITIONAL RANCH USES A LOW ROOF PITCH AND HAS GABLE END ACCENTS, SHUTTERS, AND POTSHELVES AT SELECT LOCATIONS.

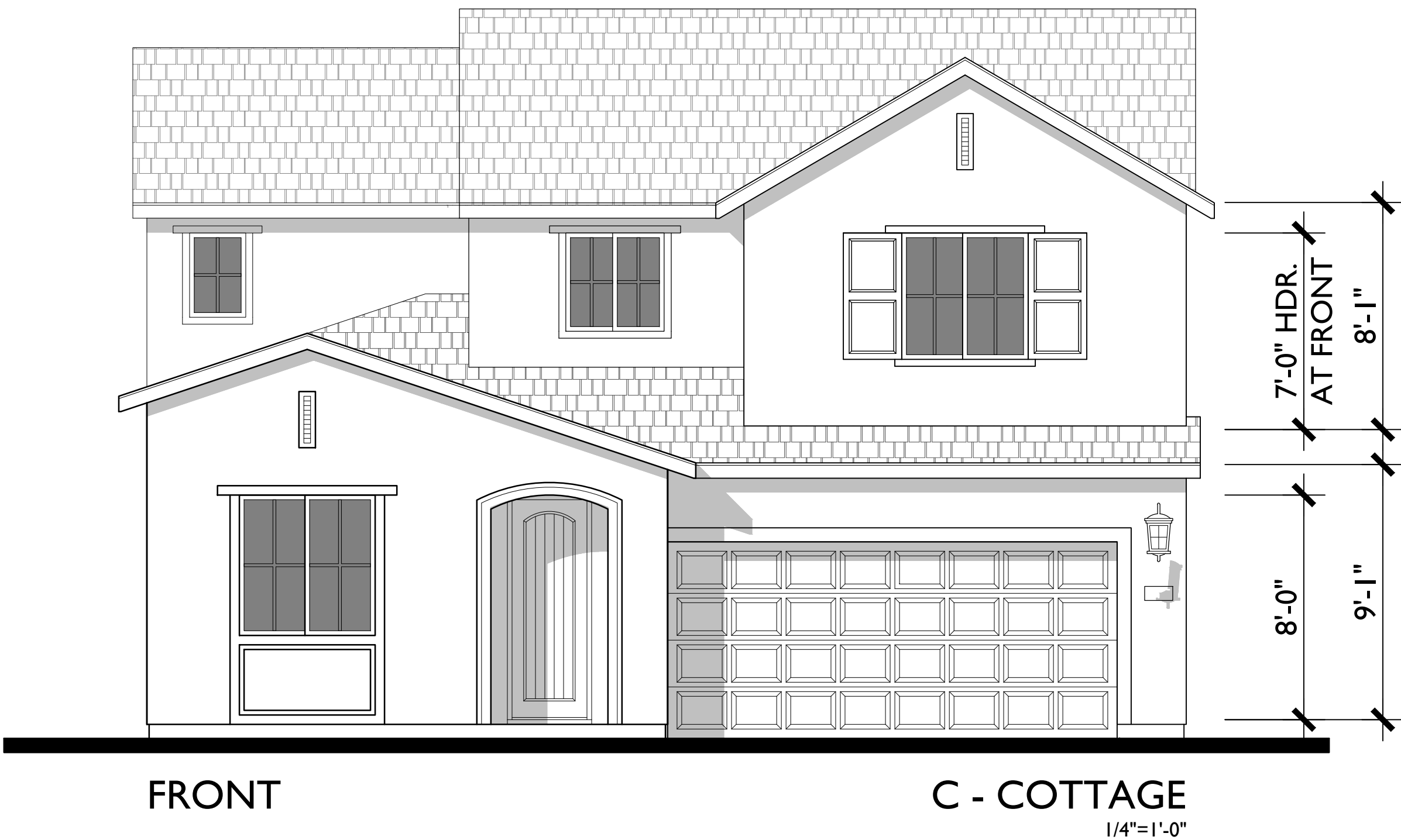
FARMHOUSE

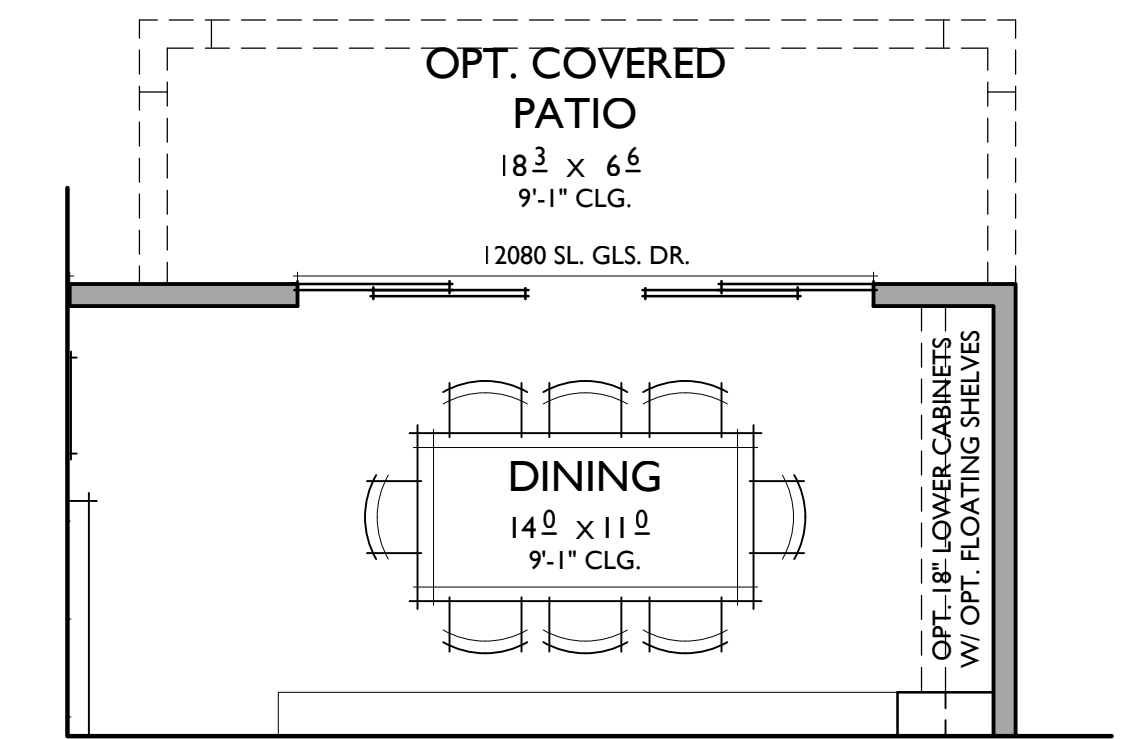
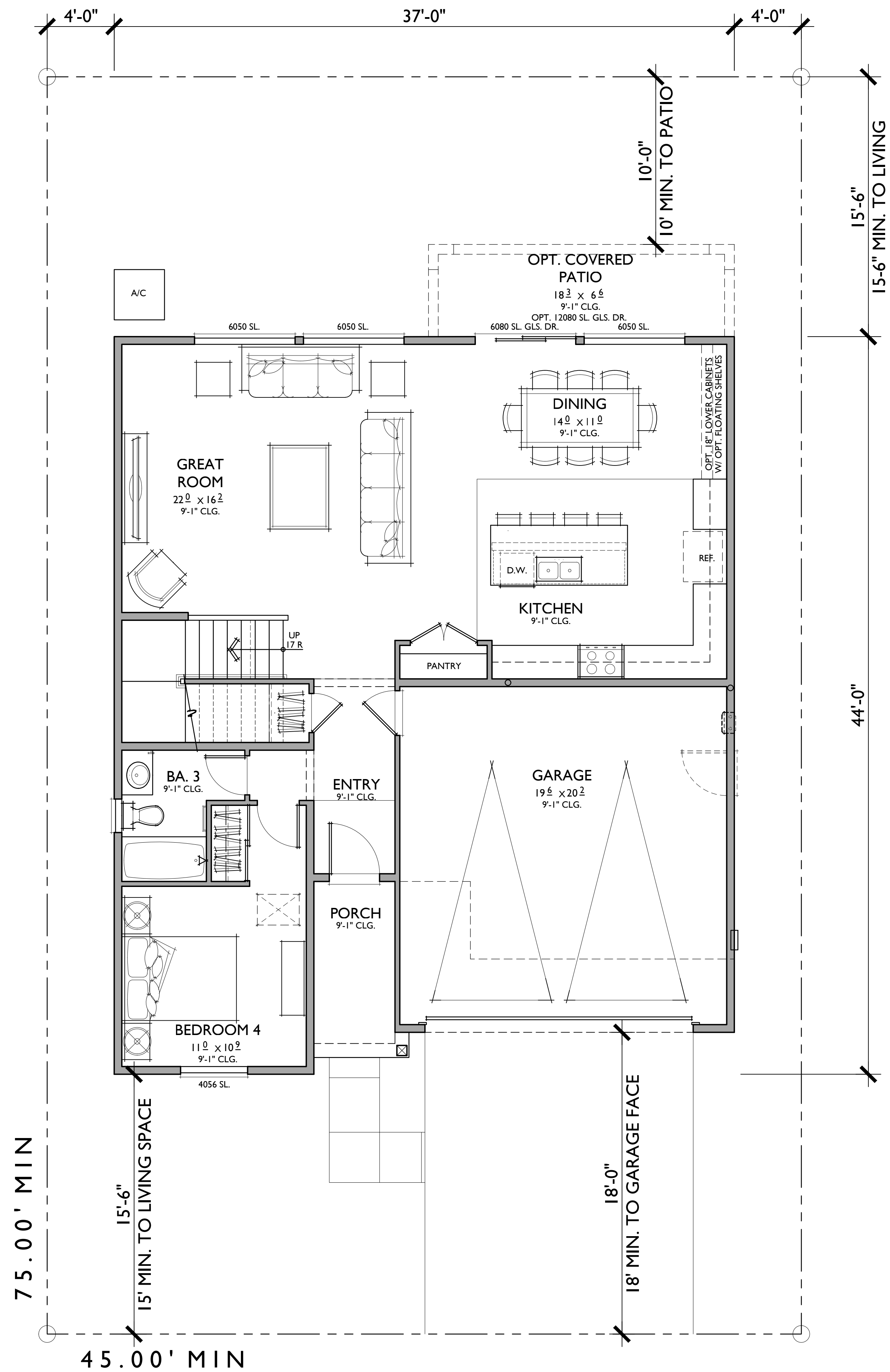
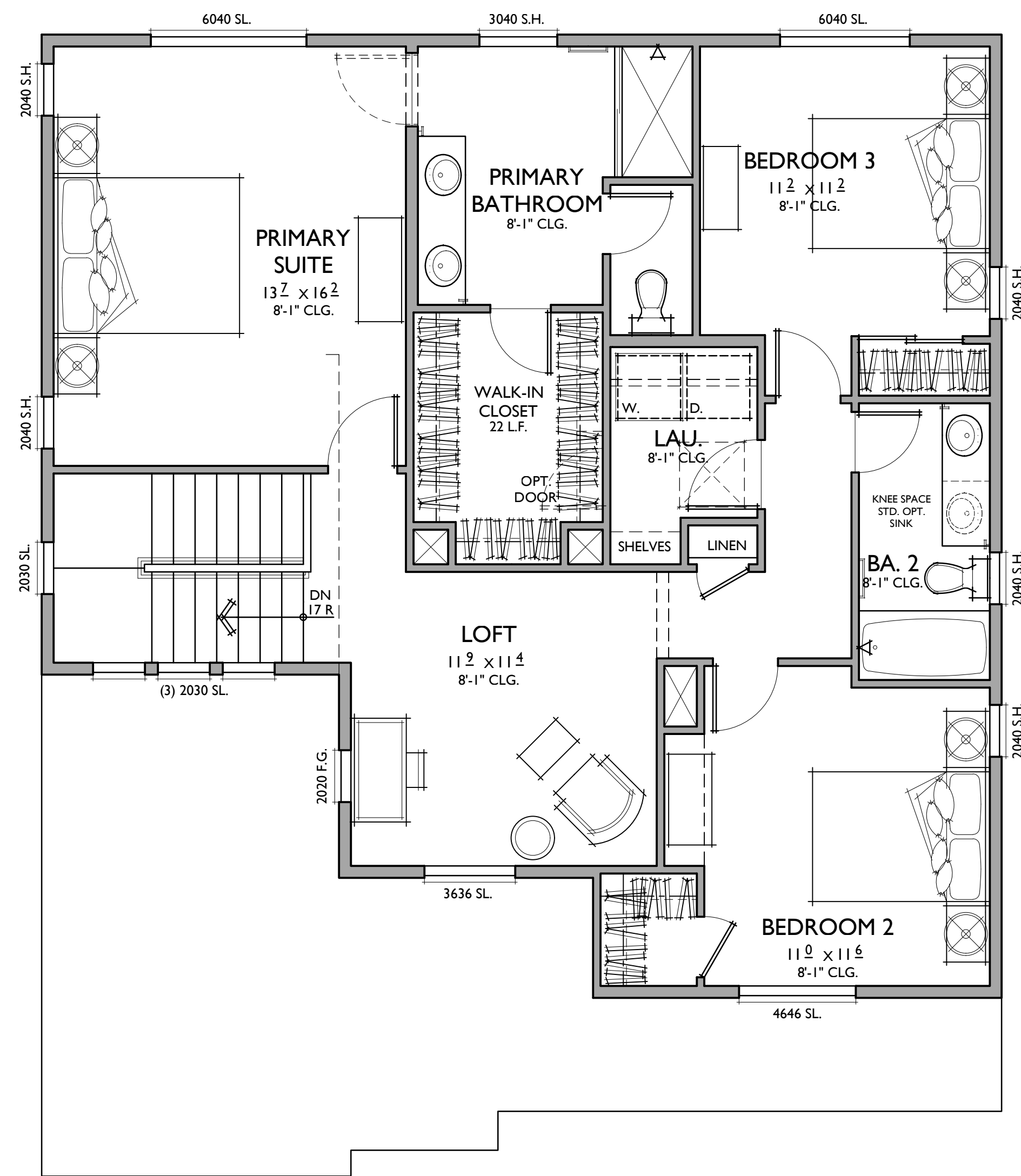
THE FARMHOUSE IS A CLASSIC STYLE USING STEEP ROOF PITCHES ALONG WITH BOARD AND BATTEN ACCENTS AND APPROPRIATELY THEMED LIGHTING.

COTTAGE

THE COTTAGE ALSO HAS STEEP ACCENT ROOFS AND HANDSOME SHUTTERS TO ACCENT THE WINDOWS AND IN THE CASE OF PLANS 1 AND 3 HAVE A GRACEFUL SOFT ARCH TO HIGHLIGHT THE ENTRY.

THEME SPECIFIC COACH LIGHTS, FRONT DOORS AND GARAGE DOORS ADD THE FINISHING TOUCHES TO THIS PLAN SERIES.

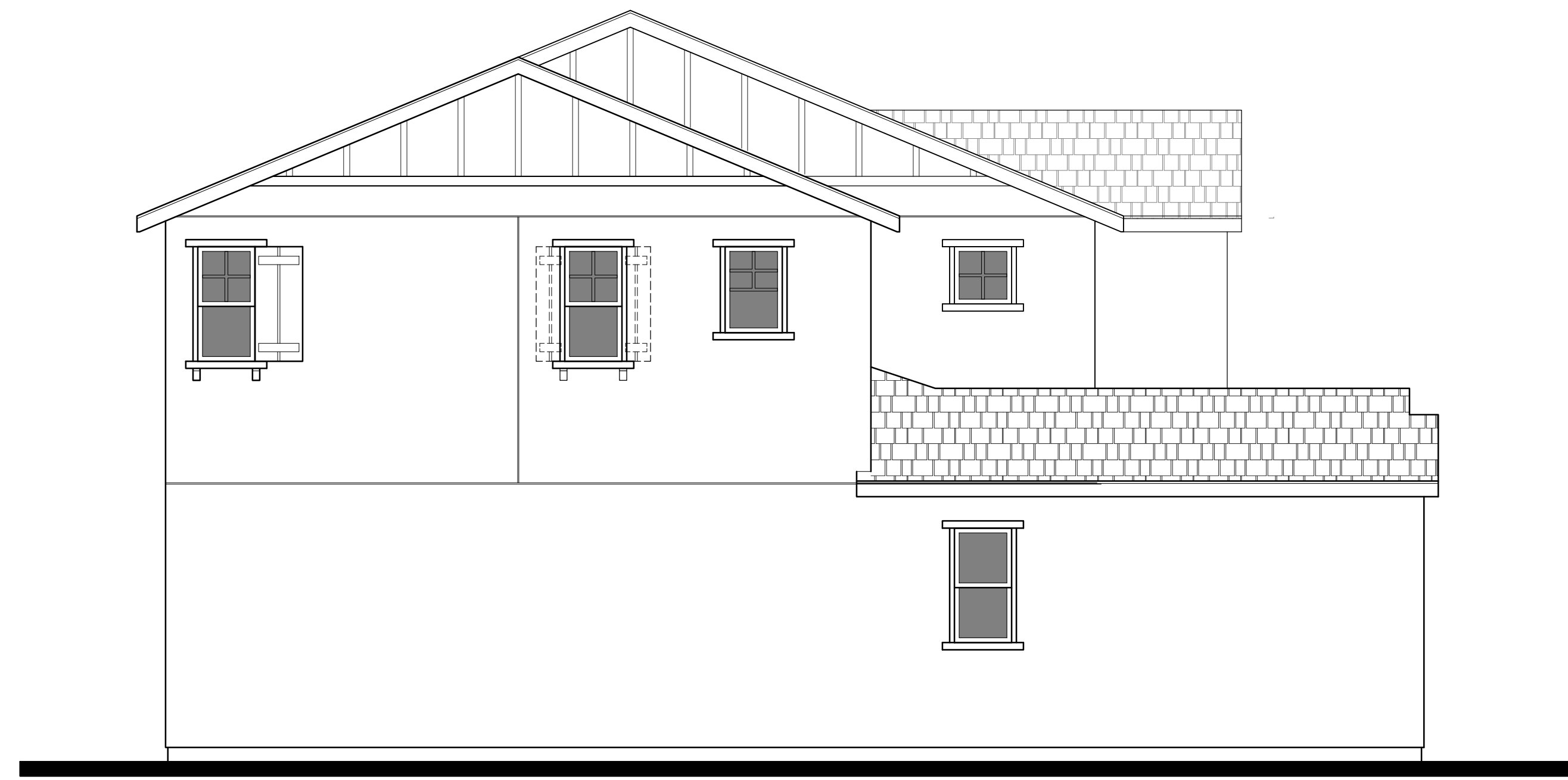




PLAN 3A
2,215 SQ. FT.
 TARGET: 2,210 SQ. FT.
 4 BEDROOMS / 3 BATHS + LOFT
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1108 SQ. FT.
2ND FLOOR	1107 SQ. FT.
TOTAL LIVING	2,215 SQ. FT.
2 - CAR GARAGE	414 SQ. FT.
PORCH	52 SQ. FT.
OPT. COVERED PATIO	101 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

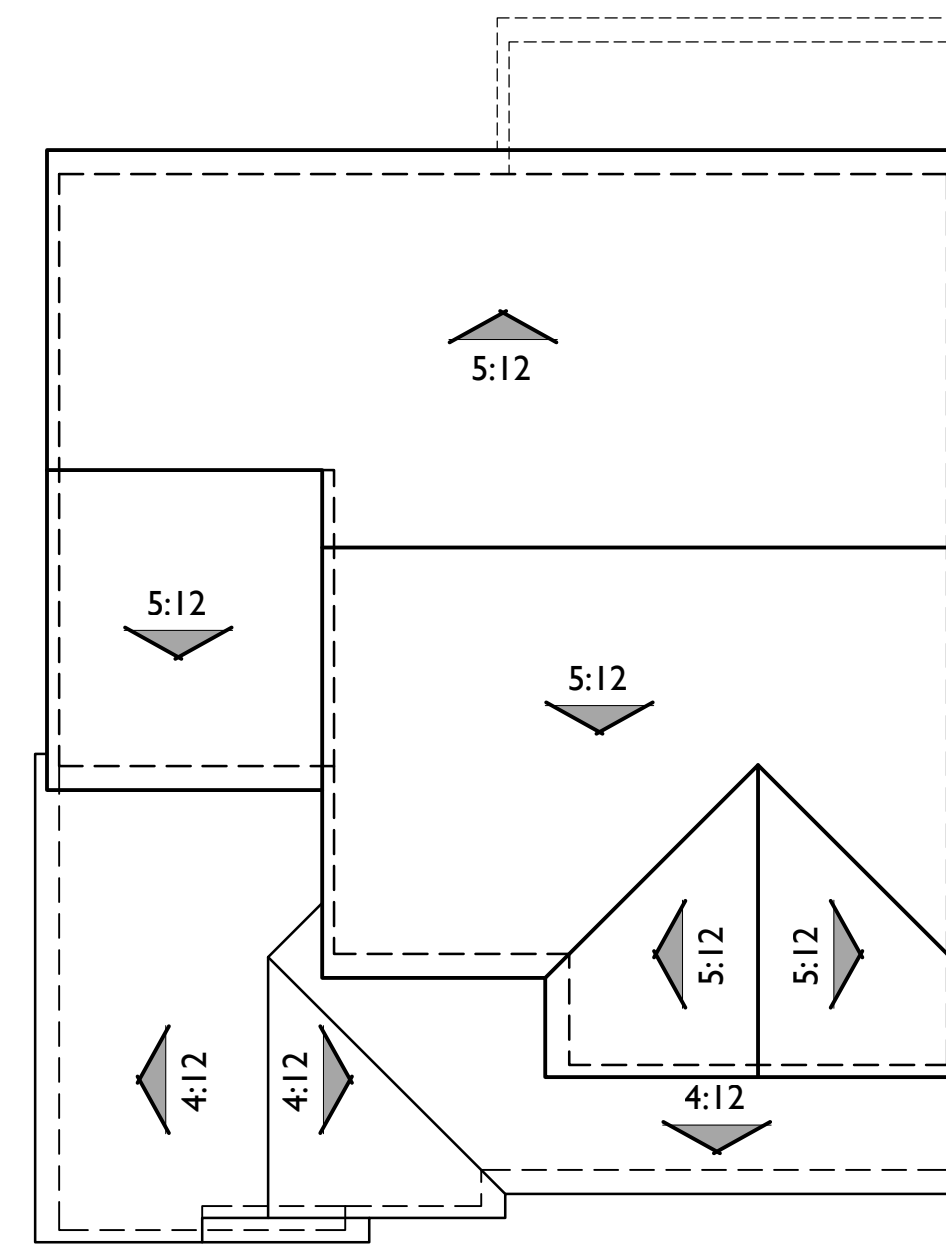


LEFT



FRONT

A - TRANSITIONAL RANCH
1/4"=1'-0"



ROOF PLAN
PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITION SHINGLE
A
1/8"=1'-0"

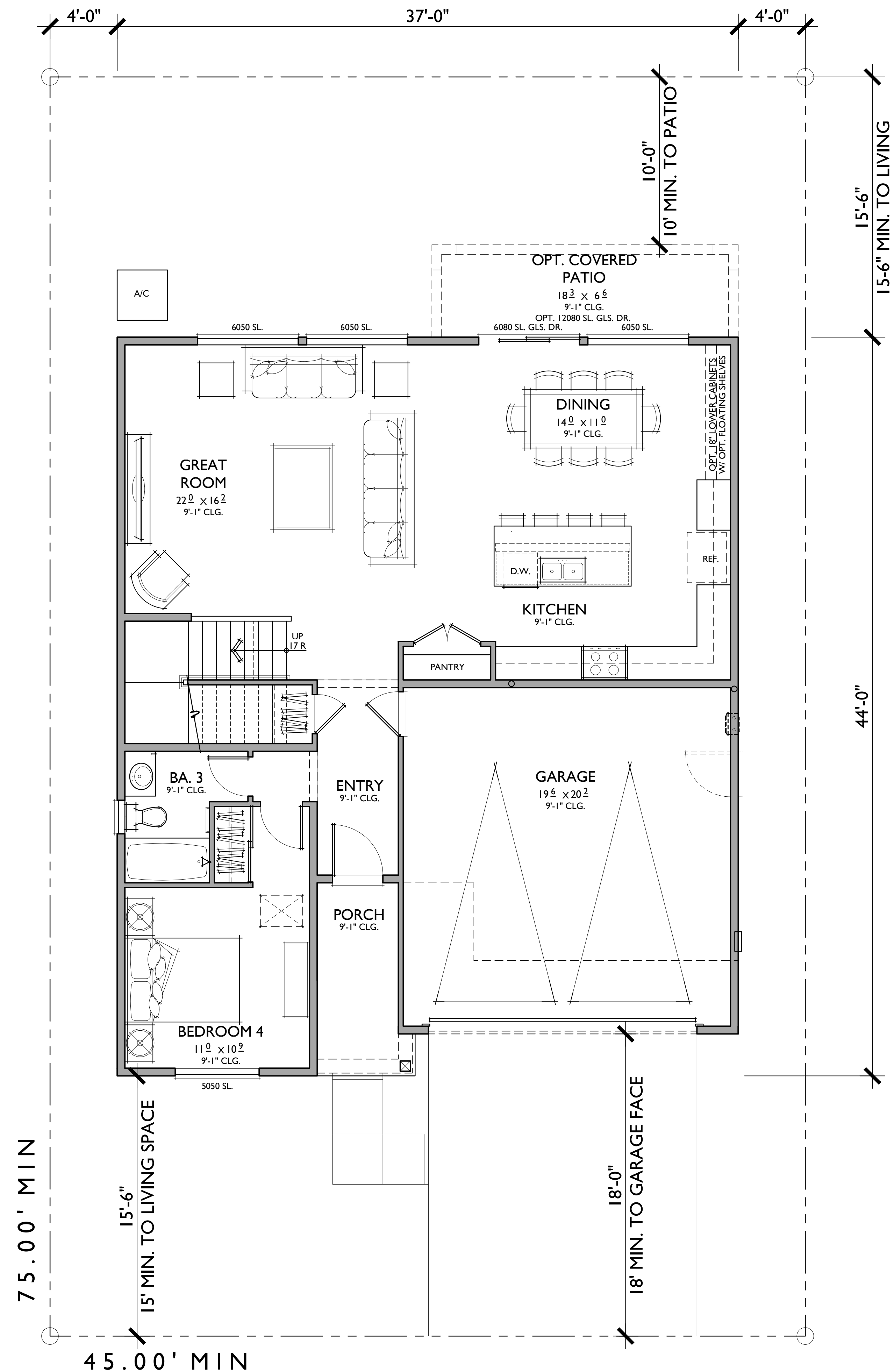
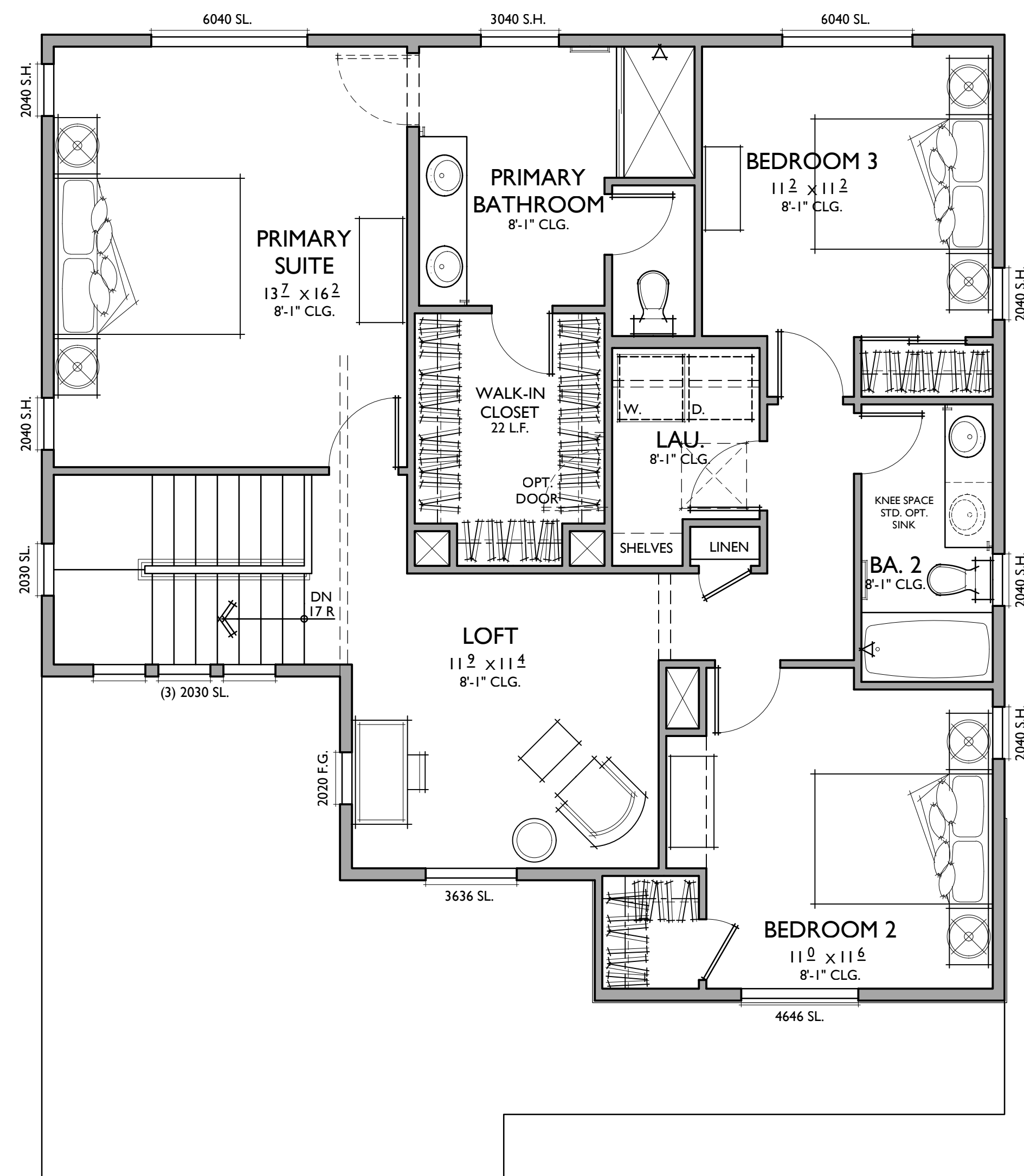


RIGHT

DASHED ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC WALKWAYS, DRIVES AND PARKS. PLEASE VERIFY PER CIVIL PLOT PLAN.



REAR

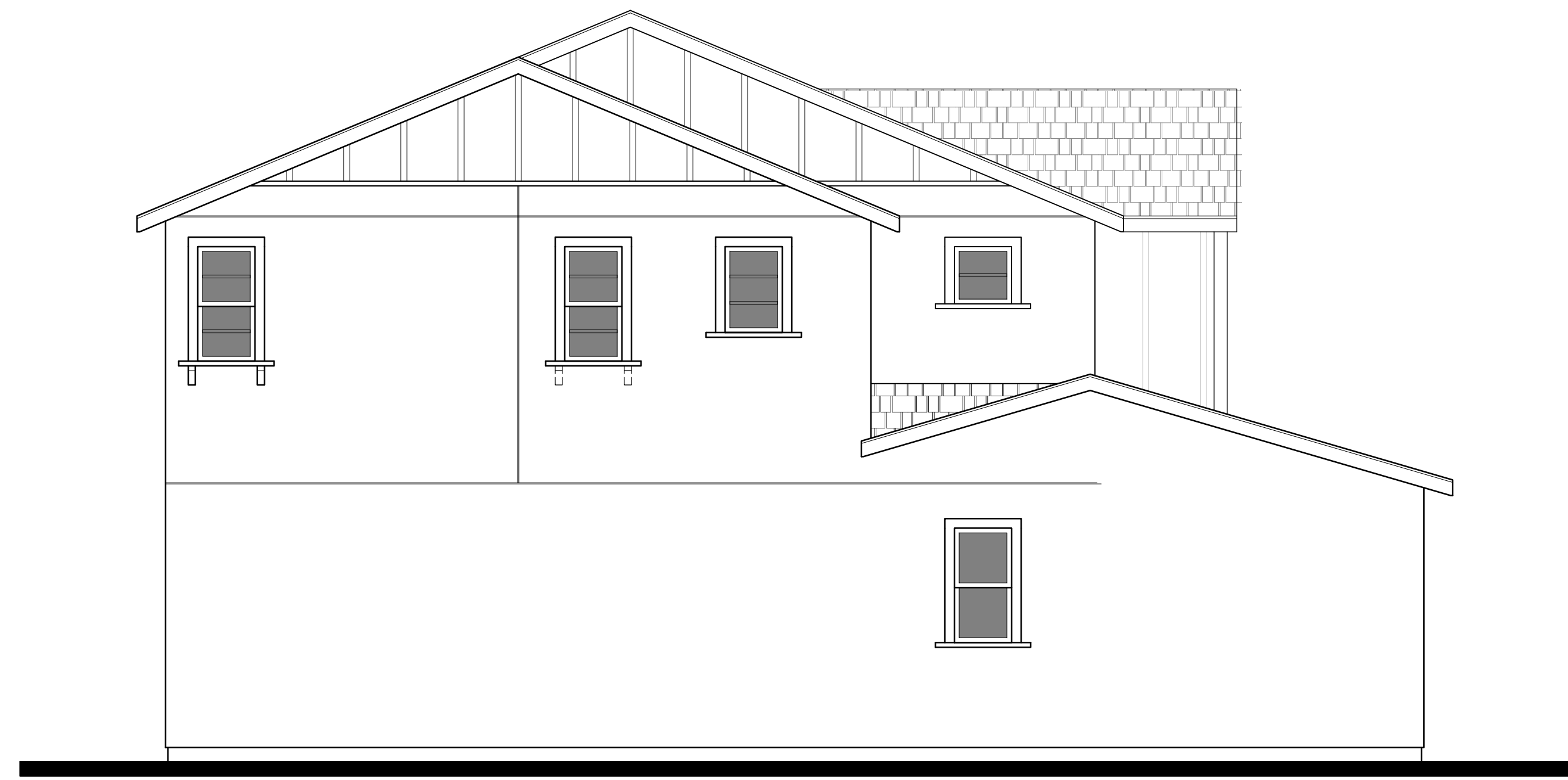


PLAN 3B 2,215 SQ. FT.

TARGET: 2,210 SQ. FT.
4 BEDROOMS / 3 BATHS + LOFT
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1108 SQ. FT.
2ND FLOOR	1107 SQ. FT.
TOTAL LIVING	2,215 SQ. FT.
2 - CAR GARAGE	414 SQ. FT.
PORCH	57 SQ. FT.
OPT. COVERED PATIO	101 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

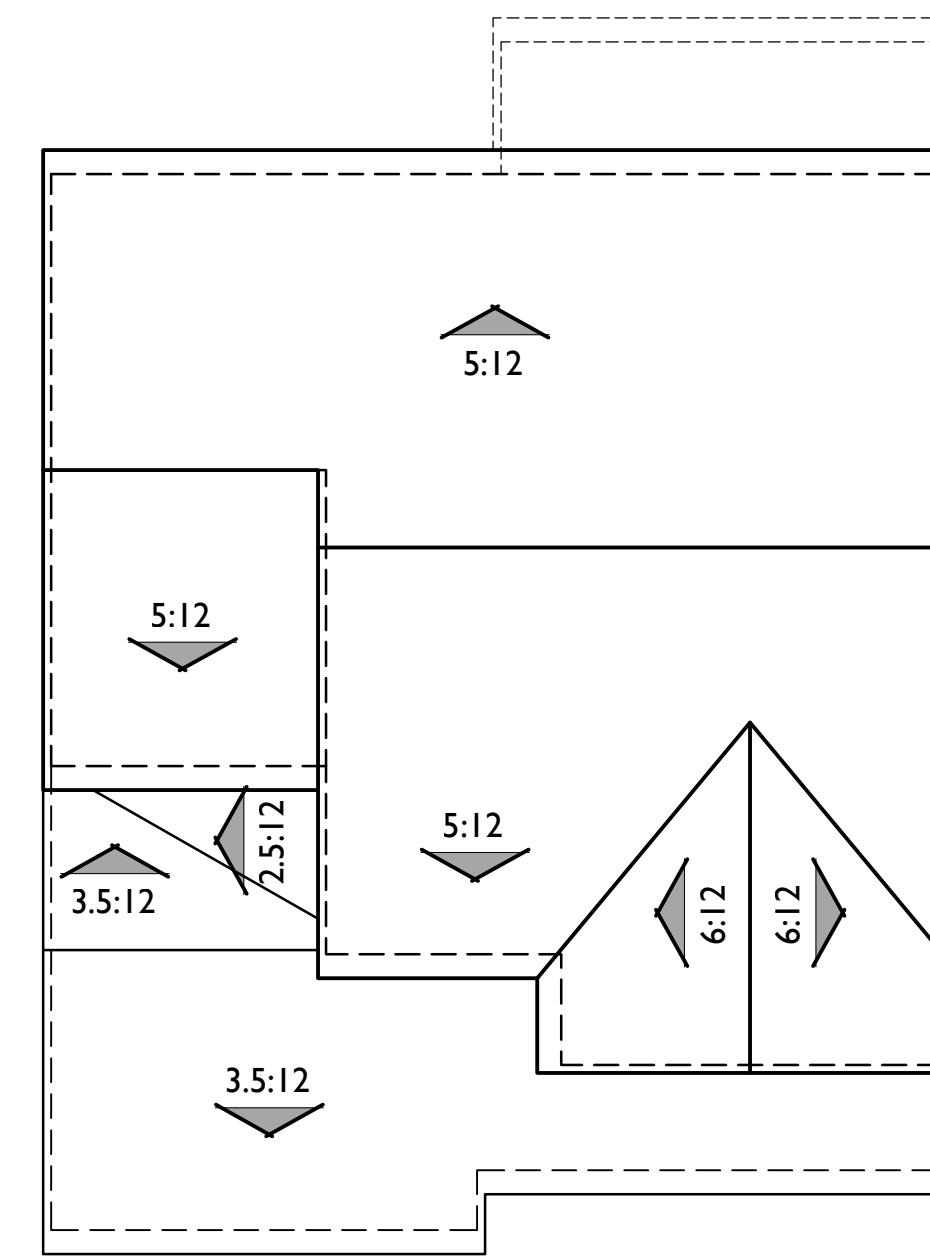


LEFT



FRONT

B - FARMHOUSE
1/4"=1'-0"

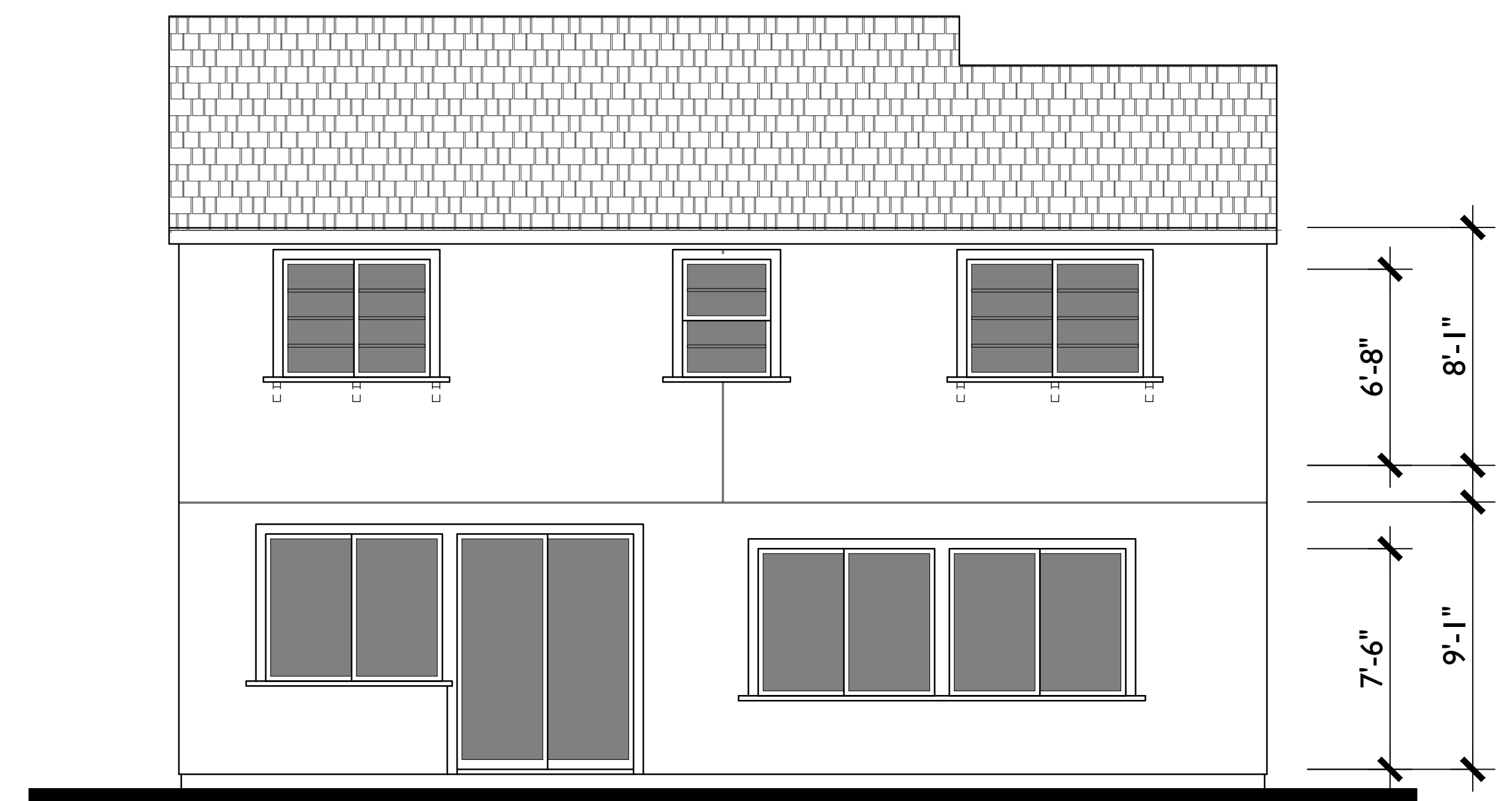


ROOF PLAN B
PITCH: 5:12 U.N.O.
RAKE: 4"
EAVE: 12"
ROOF MATERIAL: COMPOSITION SHINGLE

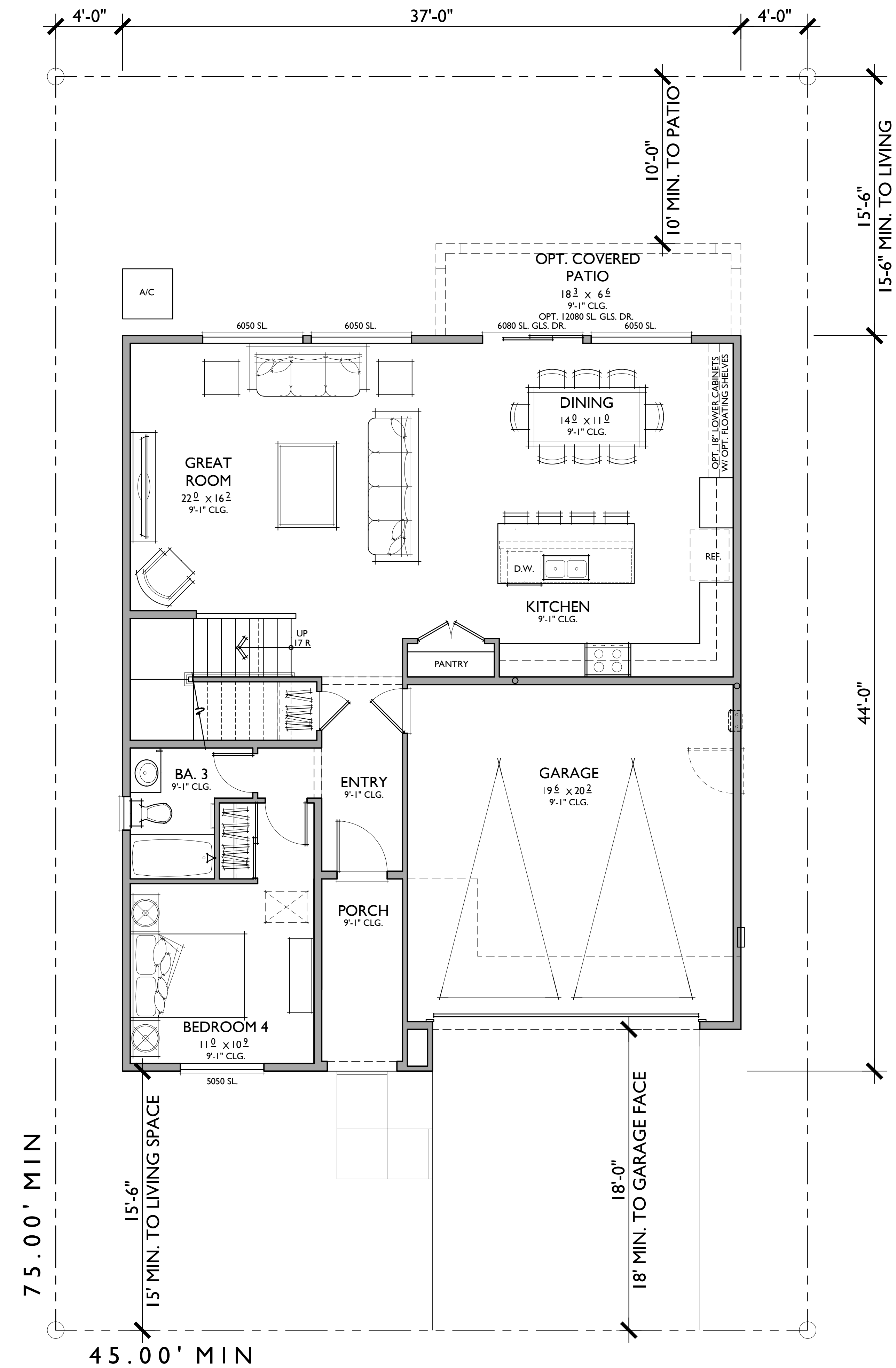


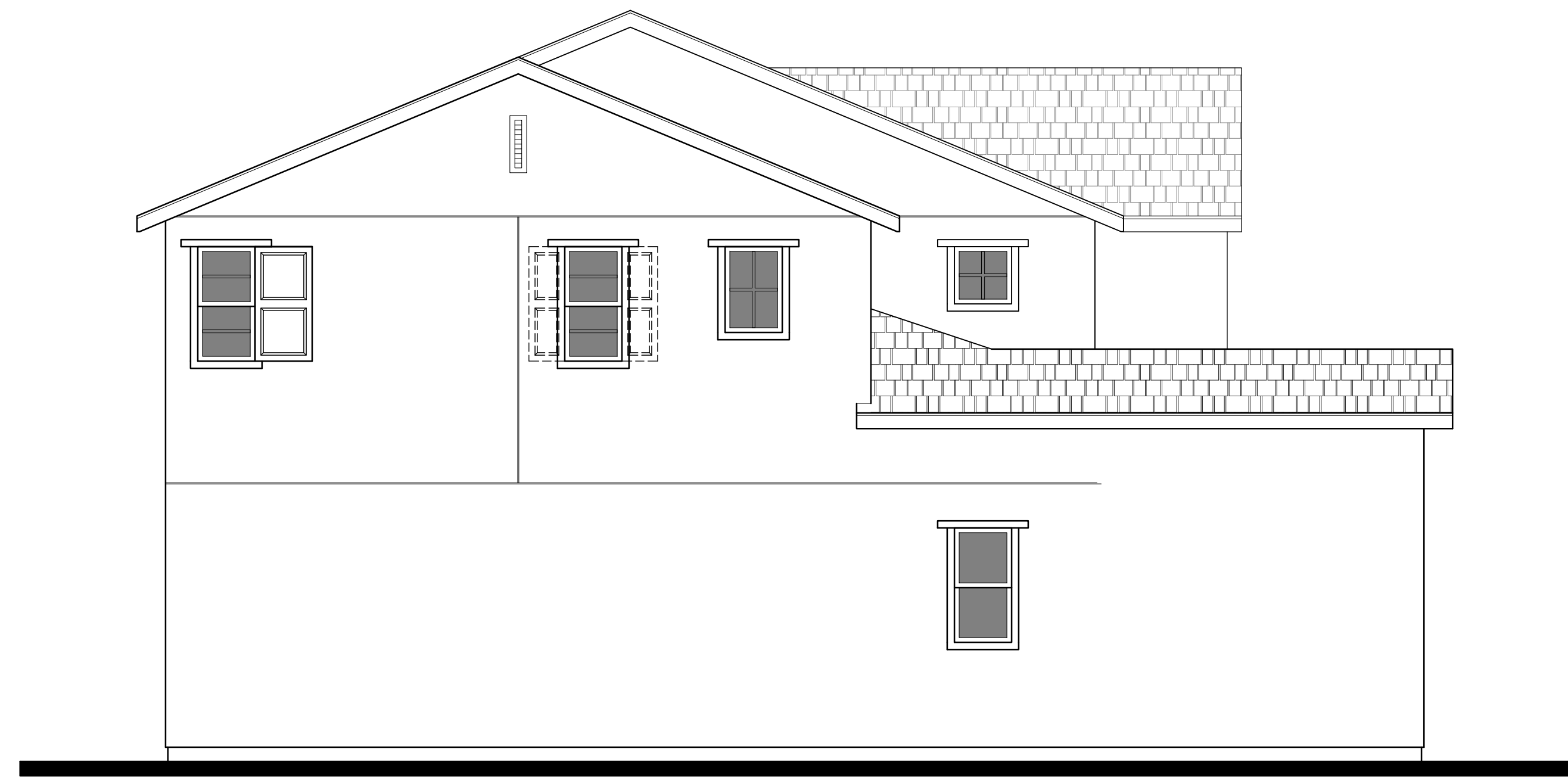
RIGHT

DASHED ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC WALKWAYS, DRIVES AND PARKS. PLEASE VERIFY PER CIVIL PLOT PLAN.



REAR





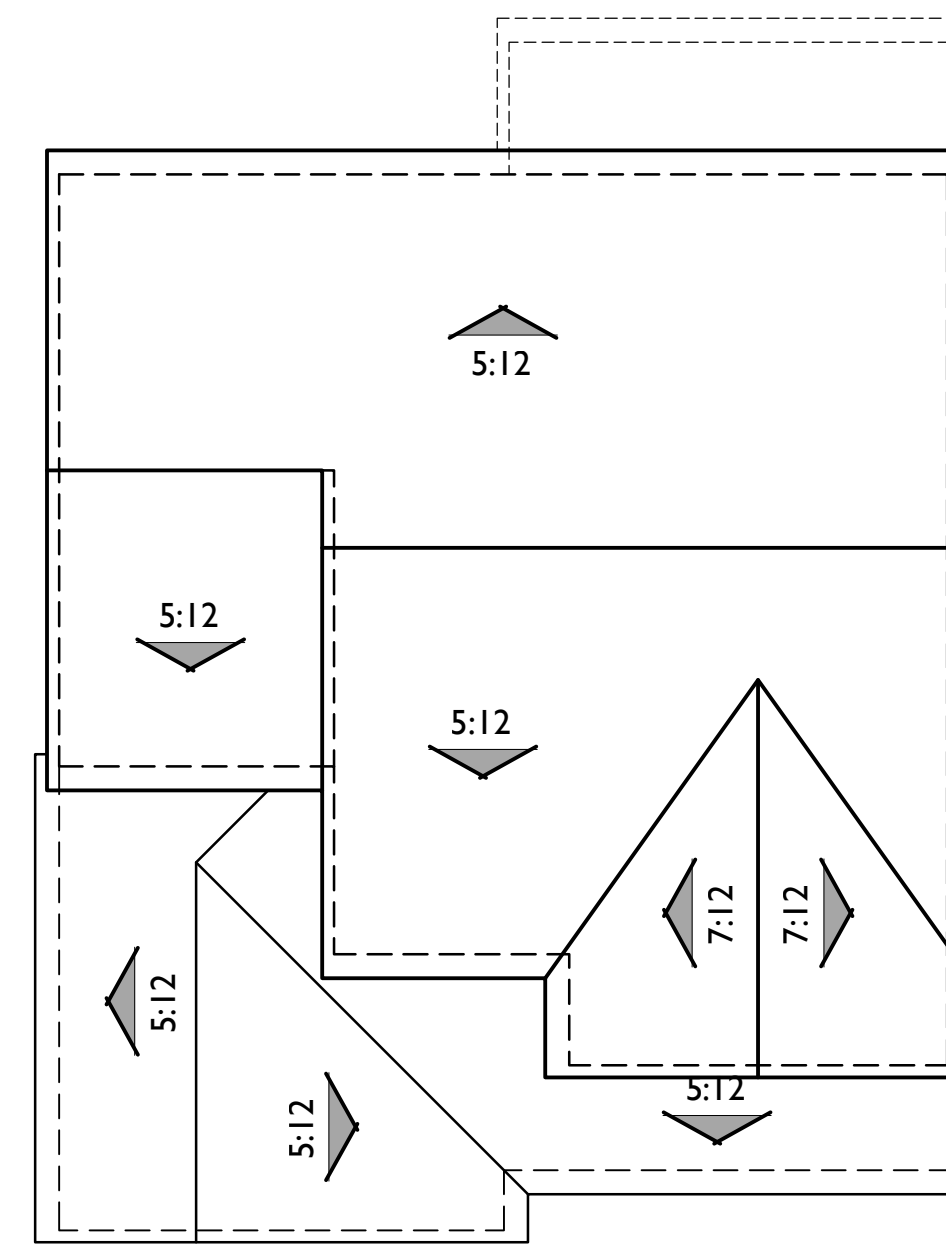
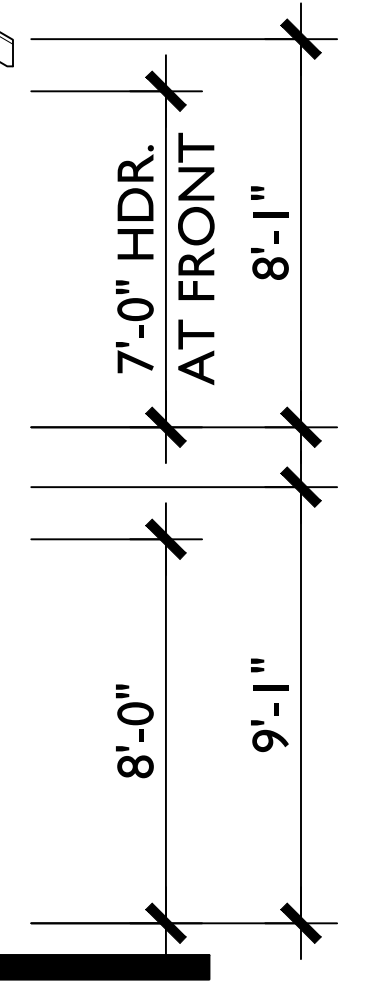
LEFT



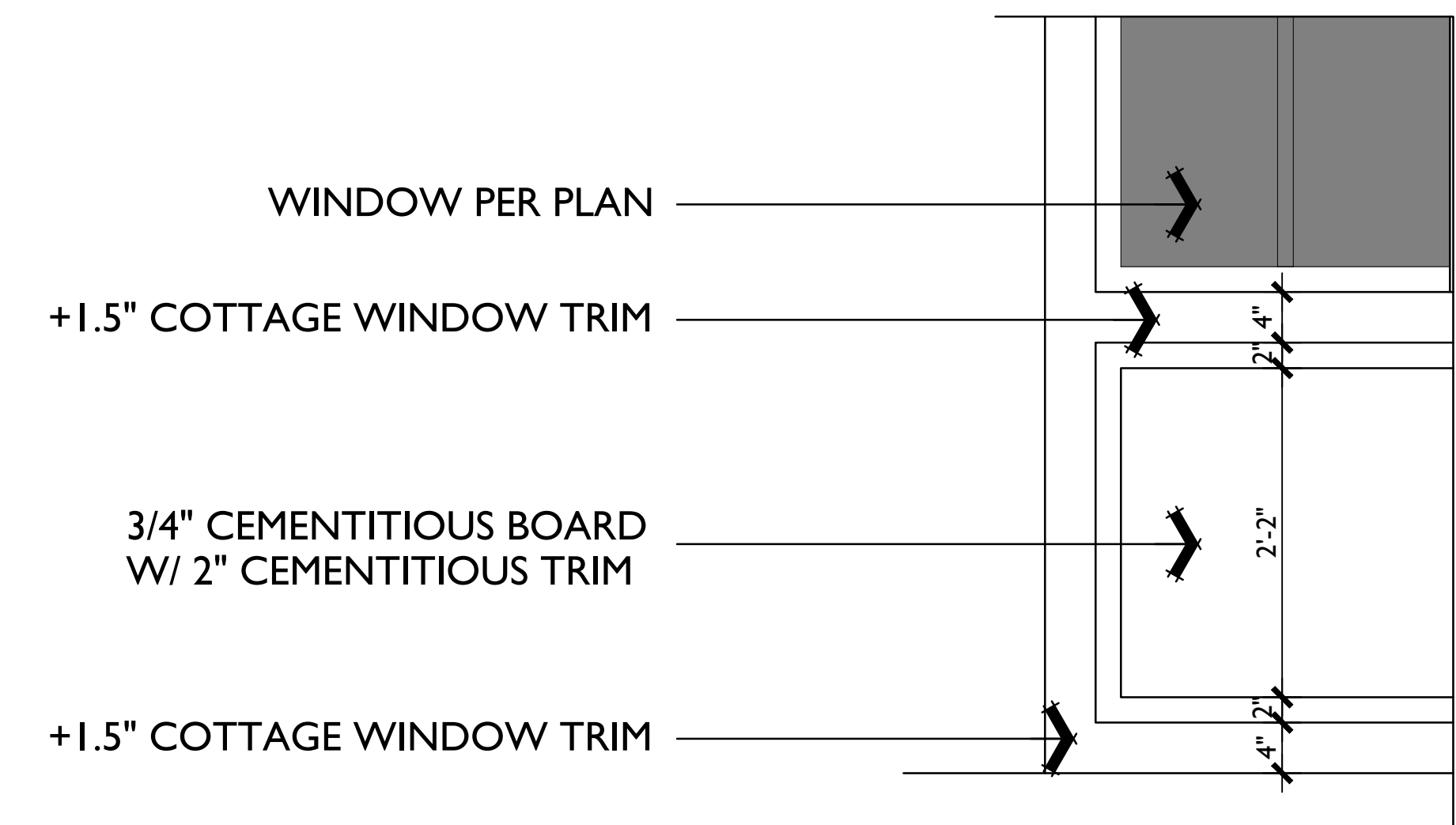
FRONT

C - COTTAGE

1/4"=1'-0"



ROOF PLAN C
PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: COMPOSITION SHINGLE



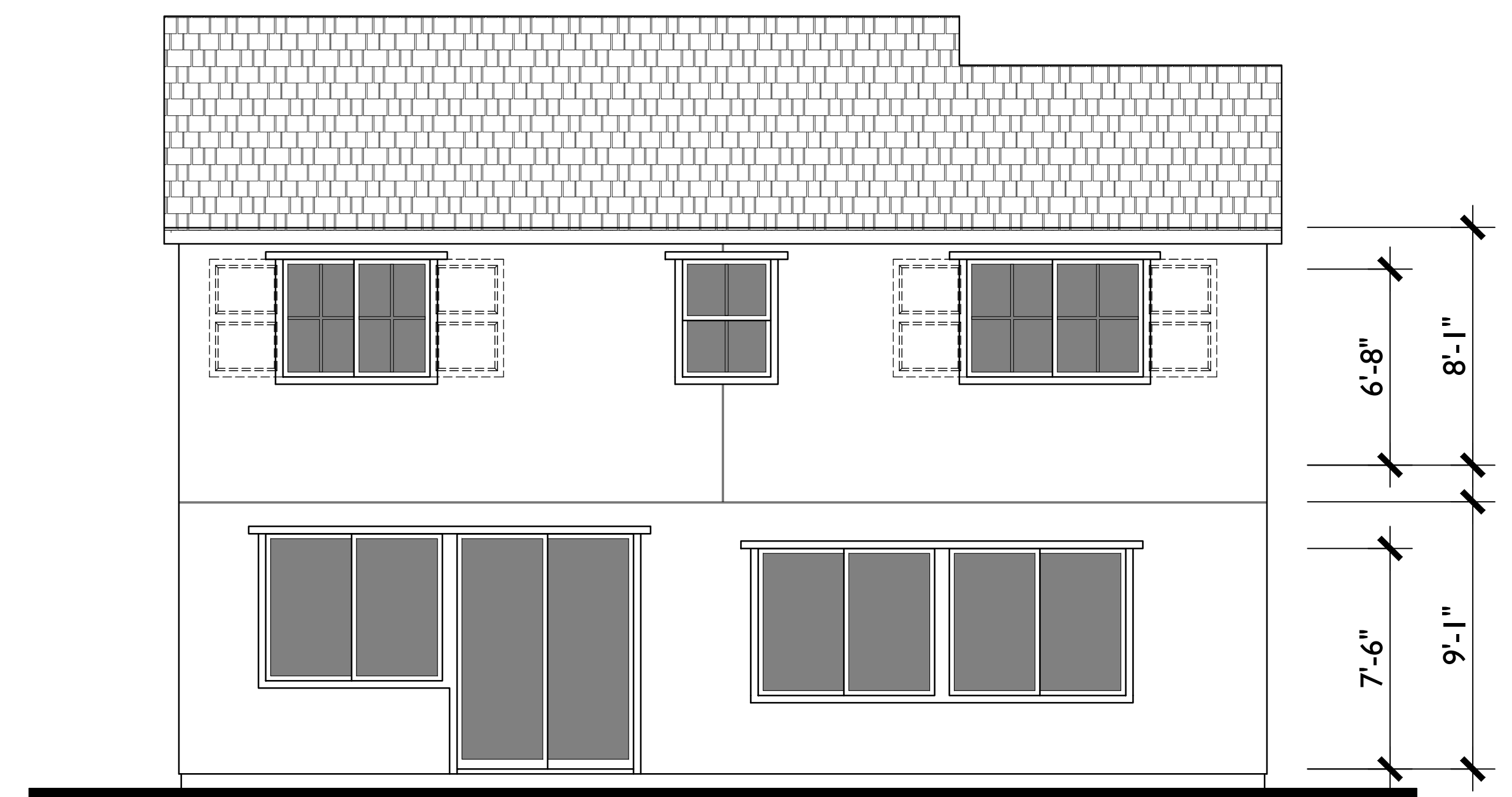
FEATURE WINDOW DETAIL

PLAN 3 COTTAGE ELEVATION

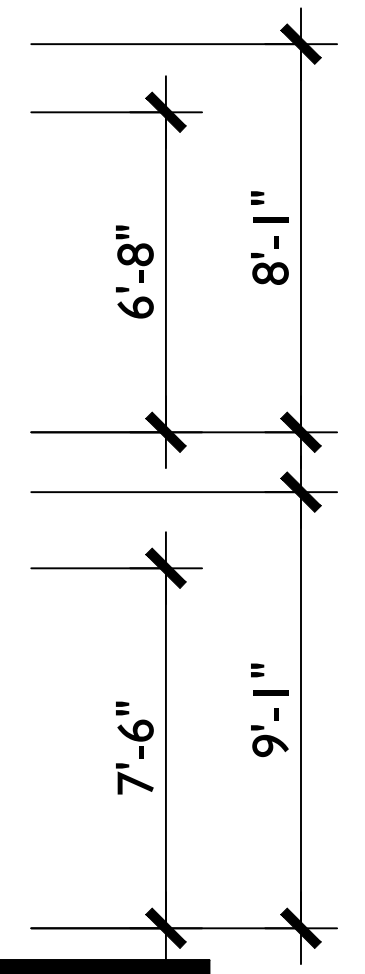


RIGHT

DASHED ENHANCEMENTS AT LOTS VISIBLE TO PUBLIC WALKWAYS, DRIVES AND PARKS. PLEASE VERIFY PER CIVIL PLOT PLAN.



REAR



ILLUMINATION

at SOLAIRE

ROSEVILLE, CA



PRELIMINARY | 07.16.2020

Exterior Color/Material Design & Specifications

REVISED: 07.28.2020



AT DESIGN CONSULTING, INC
2211 Michelson Drive Suite 450 Irvine, CA 92612
P: 949.724.1619 WWW.ATDESIGNCONSULTING.COM



All samples are approximate. All photo images only represent the general characteristics and colors of the materials, but may not satisfactorily represent the actual color/material or availability at the time of construction.

In our continuing efforts to improve our communities, these specifications are subject to change without notice. Some colors on this form may be shown with upgrades.

ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications





Exterior Color + Material Specifications

These color / material specifications and creative design concepts are the intellectual property of AT Design Consulting, a California Corporation.

This creative work is privileged, confidential, and exempt from disclosure under applicable law. The use of these materials is restricted.

These materials are intended for the use within this specific project only during the course of development and may not be used for any other reason without the expressed written authorization of AT Design Consulting, Inc.

AT Design Consulting, Inc. is responsible for aesthetic choices. All colors and materials listed are for color purposes only. Manufacturer for all products will be designated and appointed by Client.

All unauthorized use, dissemination, distribution, or reproduction of these materials is strictly prohibited. Any unauthorized use, dissemination, distribution or reproductions will be prosecuted to the full extent of the law.

© AT Design Consulting, Inc.

ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



REVISIONS	5
FRONT DOOR COLOR INSPIRATIONS	6
MISCELLANEOUS ITEMS FOR PAINTING	7
EXTERIOR COLOR + MATERIAL SPECIFICATIONS	8
Elevation A, Transitional Ranch	8
Scheme 1	8
Scheme 2	9
Scheme 3	10
Scheme 4	11
Elevation B, Farmhouse	12
Scheme 5	12
Scheme 6	13
Scheme 7	14
Scheme 8	15
Elevation C, Cottage	16
Scheme 9	16
Scheme 10	17
Scheme 11	18
Scheme 12	19

- 07.24.2020** Per Client's request, Roof Tiles were reselected from Concrete Tile for all schemes.
- 07.28.2020** Scheme 7 color application and specifications have been changed.



ILLUMINATION at SOLAIRE

ROSEVILLE, CA

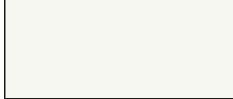
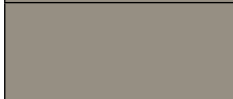
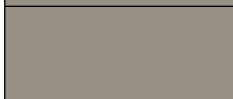
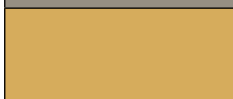
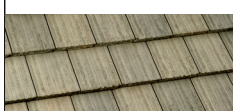
Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

FRONT DOOR COLOR INSPIRATION



PAINT MANUFACTURER	All paint to be Sherwin Williams, unless otherwise stated differently.
PAINT APPLICATION	Typical, all paint colors should finish in inside corners. Fascia boards, overhangs, eaves, headers, etc. should be painted their specifically designated colors with the color being applied on all sides of each item, <u>including the undersides.</u>
NON-DECORATIVE ITEMS	All non-decorative items such as meter doors, non-decorative vents, etc. to be painted the same color as the adjacent field color.
ROOFTOP METALS	All rooftop metals to be painted to match the darkest color from the roof shingle blend from the Color Scheme specified for that particular lot.

SCHEME 1: Elevation A, Transitional Ranch

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	7103, Whitetail
	Body 2	Sherwin Williams	9171, Felted Wool
	Trim (Fascia Boards, Window Trim, Garage Door, Garage Man-Door, etc.)	Sherwin Williams	9171, Felted Wool
	Pot Shelf	Sherwin Williams	9171, Felted Wool
	Shutters	Sherwin Williams	9171, Felted Wool
	Front Door	Sherwin Williams	6130, Mannered Gold
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa: 5690, Pewter Bronze Blend

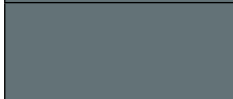
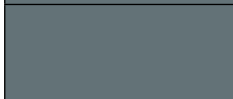
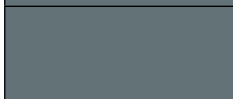
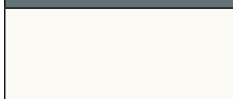
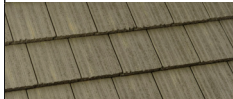
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 2: Elevation A, Transitional Ranch

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	2844, Roycroft Mist Gray
	Body 2	Sherwin Williams	7622, Homburg Gray
	Trim (Fascia Boards, Window Trim, Garage Door, Garage Man-Door, etc.)	Sherwin Williams	7622, Homburg Gray
	Pot Shelf	Sherwin Williams	7622, Homburg Gray
	Shutters	Sherwin Williams	7622, Homburg Gray
	Front Door	Sherwin Williams	7566, Westhighland White
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa: 5582, Fawn Gray Flashed

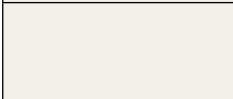
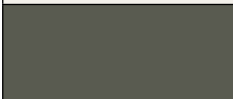
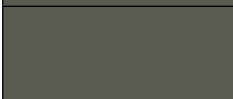
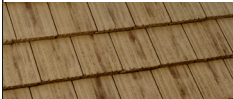
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 3: Elevation A, Transitional Ranch

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	2822, Downing Sand
	Body 2	Sherwin Williams	7042, Shoji White
	Trim (Fascia Boards, Window Trim, Garage Door, Garage Man-Door, etc.)	Sherwin Williams	7042, Shoji White
	Pot Shelf	Sherwin Williams	7645, Thunder Gray
	Shutters	Sherwin Williams	7645, Thunder Gray
	Front Door	Sherwin Williams	7702, Spiced Cider
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa: 5504, New Cedar

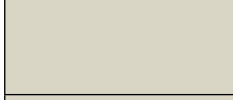
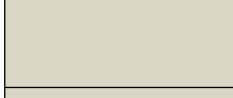
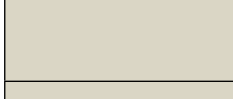
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 4: Elevation A, Transitional Ranch

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	0038, Library Pewter
	Body 2	Sherwin Williams	7542, Naturel
	Trim (Fascia Boards, Window Trim, Garage Door, Garage Man-Door, etc.)	Sherwin Williams	7542, Naturel
	Pot Shelf	Sherwin Williams	7542, Naturel
	Shutters	Sherwin Williams	7542, Naturel
	Front Door	Sherwin Williams	7741, Willow Tree
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa: 5582, Fawn Gray Flashed

ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 5: Elevation B, Farmhouse

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	0050, Classic Light Buff
	Body 2	Sherwin Williams	0050, Classic Light Buff
	Trim 1 (Fascia Boards)	Sherwin Williams	7543, Avenue Tan
	Trim 2 (Window Trim, Door Trim, Garage Header, Garage Man-Door)	Sherwin Williams	7543, Avenue Tan
	Garage Door	Sherwin Williams	7543, Avenue Tan
	Front Door	Sherwin Williams	7622, Homburg Gray
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat)	Eagle Roofing	Bel Air: 4690, Pewter Bronze Blend



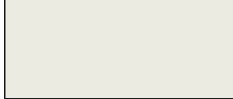
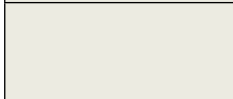
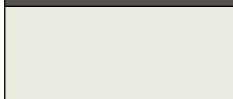
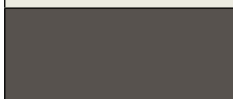
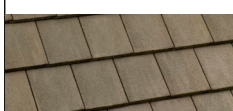
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 6: Elevation B, Farmhouse

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	7541, Grecian Ivory
	Body 2	Sherwin Williams	7541, Grecian Ivory
	Trim 1 (Fascia Boards)	Sherwin Williams	7541, Grecian Ivory
	Trim 2 (Window Trim, Door Trim, Garage Header, Garage Man-Door)	Sherwin Williams	7048, Urbane Bronze
	Garage Door	Sherwin Williams	7541, Grecian Ivory
	Front Door	Sherwin Williams	7048, Urbane Bronze
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat)	Eagle Roofing	Bel Air: 4588, Garnet Brown Range

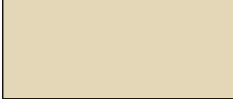
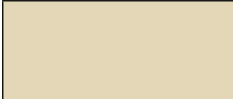
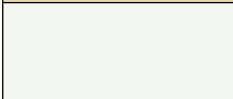
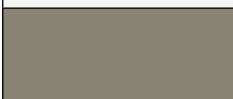
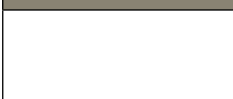
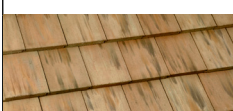
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 7: Elevation B, Farmhouse

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	6156, Ramie
	Body 2	Sherwin Williams	6156, Ramie
	Trim 1 (Fascia Boards)	Sherwin Williams	7008, Alabaster White
	Trim 2 (Window Trim, Door Trim, Garage Header, Garage Man-Door)	Sherwin Williams	7008, Alabaster White
	Garage Door	Sherwin Williams	7008, Alabaster White
	Front Door	Sherwin Williams	6165, Connected Gray
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat)	Eagle Roofing	Bel Air: 4621, Tehachapi Blend

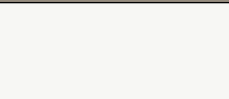
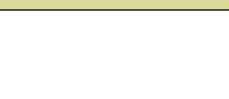
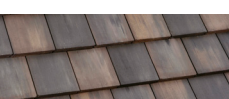
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 8: Elevation B, Farmhouse

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	9172, Studio Clay
	Body 2	Sherwin Williams	9172, Studio Clay
	Trim 1 (Fascia Boards)	Sherwin Williams	7551, Greek Villa
	Trim 2 (Window Trim, Door Trim, Garage Header, Garage Man-Door)	Sherwin Williams	7551, Greek Villa
	Garage Door	Sherwin Williams	7551, Greek Villa
	Front Door	Sherwin Williams	9027, Pale Moss
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat)	Eagle Roofing	Bel Air: 4602, Concord Blend

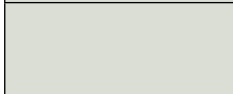
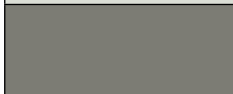
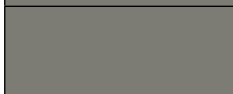
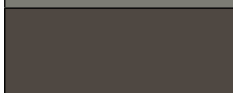
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 9: Elevation C, Cottage

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	7009, Pearly White
	Body 2	Sherwin Williams	7638, Jogging Path
	Trim (Fascia Boards, Window Trim, Garage Man-Door, Faux Vents, etc.)	Sherwin Williams	7638, Jogging Path
	Garage Door	Sherwin Williams	7060, Attitude Gray
	Shutters	Sherwin Williams	7060, Attitude Gray
	Front Door	Sherwin Williams	7020, Black Fox
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat)	Eagle Roofing	Bel Air: 4511, Flintridge Gray

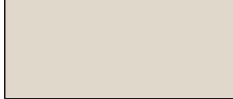
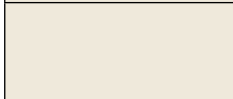
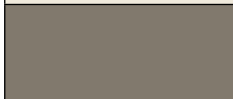
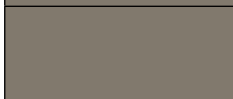
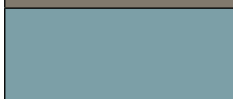
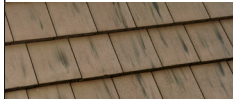
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 10: Elevation C, Cottage

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	7547, Sandbar
	Body 2	Sherwin Williams	7567, Natural Tan
	Trim (Fascia Boards, Window Trim, Garage Man-Door, Faux Vents, etc.)	Sherwin Williams	7567, Natural Tan
	Garage Door	Sherwin Williams	7046, Anonymous
	Shutters	Sherwin Williams	7046, Anonymous
	Front Door	Sherwin Williams	6214, Underseas
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat)	Eagle Roofing	Bel Air: 4502, Arcadia Canyon Brown

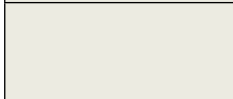
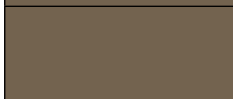
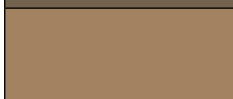
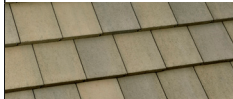
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 11: Elevation C, Cottage

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	6171, Chatroom
	Body 2	Sherwin Williams	7541, Grecian Ivory
	Trim (Fascia Boards, Window Trim, Garage Man-Door, Faux Vents, etc.)	Sherwin Williams	7541, Grecian Ivory
	Garage Door	Sherwin Williams	6152, Superior Bronze
	Shutters	Sherwin Williams	6152, Superior Bronze
	Front Door	Sherwin Williams	9114, Fallen Leaves
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat)	Eagle Roofing	Bel Air: 4690, Pewter Bronze Blend

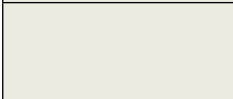
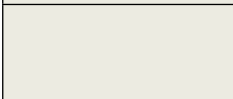
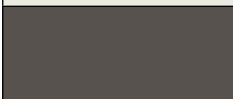
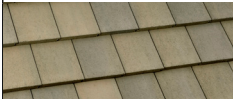
ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



SCHEME 12: Elevation C, Cottage

	Item	Manufacturer	Color # & Name
	Body 1	Sherwin Williams	7639, Ethereal Mood
	Body 2	Sherwin Williams	7541, Grecian Ivory
	Trim (Fascia Boards, Window Trim, Garage Man-Door, Faux Vents, etc.)	Sherwin Williams	7541, Grecian Ivory
	Garage Door	Sherwin Williams	7541, Grecian Ivory
	Shutters	Sherwin Williams	7048, Urbane Bronze
	Front Door	Sherwin Williams	0034, Roycroft Rose
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Flat)	Eagle Roofing	Bel Air: 4690, Pewter Bronze Blend

ILLUMINATION
at SOLAIRE
ROSEVILLE, CA

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

PRELIMINARY Exterior Color/Material Design & Specifications



Federico Village 20A Development Standards

Proposed RS/DS Development Standards (attached sidewalk)		Proposed RS/DS Development Standards (detached sidewalk)
Lot Size (minimum)		
Area, Interior Lot	4,500 sq. ft.	4,500 sq. ft.
Area, Corner Lot	5,500 sq. ft.	5,500 sq. ft.
Width, Interior	45 ft.	45 ft.
Width, Corner	55 ft.	55 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ²	15 ft. to living space or side wall of garage; 12.5 ft. to porch 18 ft. min. driveway depth	15 ft. to living space or side wall of garage; 12.5 ft. to porch 18 ft. min. driveway depth
Sides ² Interior Lots: Corner Lots:	4 ft. 4 ft. interior side 12.5 ft. street side on first floor 15 ft. street side on second floor	4 ft. 4 ft. interior side 12.5 ft. street side on first floor 15 ft. street side on second floor
Rear	10 ft. minimum with minimum usable open space of 697 s.f. Optional outdoor patio permitted within usable space	10 ft. minimum with minimum usable open space of 697 s.f. Optional outdoor patio permitted within usable space
Coverage (maximum)		
Site Coverage	None	None
Height (maximum)		
Height	35 ft.	35 ft.
Supplemental Design Standards		
1. Front Yard Stagger	None required, but optional per unit design	
2. Stagger for 3 rd Car Garages	2 ft. between 3 rd car bay and two-car garage	
3. Two-story unit mix	No limit	
4. Separation Between Second Story Elements	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings	A minimum of 8 feet shall be provided between second story elements of adjacent two-story dwellings
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style. Panelized windows or other architectural treatment shall be used on all garage doors.	