



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

March 21, 2019
6:30 PM

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

I. BUSINESS ITEMS

1. SUBJECT: Design Review for Woodside Homes; The Pines at Spring Lake, Cal West Subdivision Phases Three and Four, Portion of Phase Two

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review and approve the proposed conceptual residential designs for 81 lots as part of the Woodside Homes; The Pines at Spring Lake project subject to the conditions of approval.

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the

Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: March 21, 2019
ITEM #: I.1.
SUBJECT: Design Review for Woodside Homes; The Pines at Spring Lake, Cal West Subdivision Phases Three and Four, Portion of Phase Two

Recommendation for Action: Staff recommends that the Planning Commission review and approve the proposed conceptual residential designs for 81 lots as part of the *Woodside Homes; The Pines at Spring Lake* project subject to the conditions of approval.

Staff Contact:

Erika Bumgardner, Senior Planner (530) 661-5886, erika.bumgardner@cityofwoodland.org

Background:

On January 28, 2019, Woodside Homes filed an application for Site Plan and Design Review for an 81-lot residential project (*The Pines at Spring Lake*) on approximately 14 acres of the Cal West Subdivision (Phases 3 and 4, and 3 lots in Phase 2). The subdivision is zoned R-8.

Earlier, in 2016, the Planning Commission approved a Design Review application submitted by Lennar Homes for Phases 1-4 (225 lots) of the Cal West Subdivision. Lennar has since sold Phases 3 and 4, and 3 lots in Phase 2 to Woodside Homes. Woodside Homes studied the previously entitled Lennar Homes Design Review package and has proposed designs that meet or exceed the design quality of the prior approval while maintaining the Spring Lake Specific Plan Design Standards.

Discussion:

The project design review was performed using the Spring Lake Specific Plan (SLSP) (adopted December 18, 2001 and subsequently amended) and the Spring Lake Specific Plan Design Standards (SLSPDS) as approved May 20, 2003.

Compliance With SLSP Design Standards

To achieve architectural diversity within residential neighborhoods, the Spring Lake Design Standards requires four (4) distinct floor plans and sixteen (16) elevations (4 per plan) for a subdivision of 76-120 units. The Pines at Spring Lake meets this standard providing 4 floor plans with 4 elevations each. A detailed pre-plot exhibit is provided in the attached schematic design packet. Staff finds that the resulting unit and elevation mix meets the intent of the Spring Lake Specific Plan for architectural diversity.

A desired intent of the Spring Lake Specific Plan is to create variety and interest along a street. Toward this end, the applicant has worked to develop architectural styles that provide for significant differentiation between plans. The plan submittal includes four different architectural styles as follows:

The Monterey – Roofs are predominantly gables with a low profile S shaped concrete roof tile. Rectangular clay pipe gable end details at fronts and enhanced elevations are used in lieu of a more typical round. Historically wooden trellis, corbel, or railing elements are translated into metal awnings

over recessed feature windows. Brick veneer detailing at heads and sills add to the material richness of a Monterey style elevation in a contemporary manor. Plans 1&2 will have a front courtyard; the Monterey style fence is shown as tubular steel picket to compliment these elevations.

The Americana – Roofs are a 6:12 pitch at front facing gables and sheds on a gabled main span roof with flat concrete roof tile. Massing is traditional with one and two-story roof elements and paired windows. In line with Americana, the elevation material palette uses a combination of horizontal siding, stucco, and masonry veneer with a rectangular proportion. Detached wood columns with base and cap trim, some with stone bases, differentiate these facades. Rich and varied color schemes pop in the intentionally restrained, clean elevation.

The Coastal Cottage – Roofs are predominantly 6:12 pitched front facing gables with a tighter rake to eave proportion and flat concrete roof tiles. Massing and window treatment is more vertical than the Americana with enhanced window sills and panel elements. Windows are further accented by overhead, metal, hurricane shutter style awnings at feature windows and enhanced elevations. Elevation material palette uses a combination of horizontal siding, stucco, and masonry veneer with a more linear proportion. Colors schemes have playful accents but are cooler than the other three styles which further a fresh, coastal feel.

The West Coast Contemporary – Roofs are a lower 5:12 hip on hip design with flat concrete roof tiles. These roofs contribute to a grounded massing approach highlighted with vertically oriented feature windows. Elevation features are further highlighted with recessed material transitions and color application. Verticality also emphasized by raised heels at select first floor roof elements. Windows kept intentionally without grids and masonry stone veneer styles are the most rectilinear and crisp for differentiation and contemporary theme. Color schemes work with massing design to provide an earthy feel with accent pops of color.

Woodside Homes has proposed four different home designs for a variety of massing opportunities in line with the Spring Lake Design Standards: a single-story plan, a “pop-top” plan, and two, two-story plans in this neighborhood. The pop-top plan is an attractive plan option that has living space on the second floor but reads as single story from the street. This plan also provides an opportunity to provide decorative dormer elements to an elevation. Enhanced side elevation options have been provided to address the 13 lots with side or corner exposure.

Forty-five percent (45%), or 37 of the proposed homes have a usable front porch and 45% have large usable courtyards. Plan 4D (7 lots) does not have either element and is designed with a smaller, more vertical porch. Woodside Homes felt this design helped provide variety along the street and was more true to the style than forcing a wide front porch on this elevation. The Planning Commission is asked to approve a design exception to allow for this proposal as the standards typically require either a usable (6'x8') front porch or courtyard. Alternatively, the Planning Commission may ask for the incorporation of a courtyard element.

The Planning Commission is also asked to approve overall lot coverage exceptions on two lots (167 and 195). The floor plans on these lots exceed the maximum 50% lot coverage requirement by 1.6 and 1.7 percent respectively.

Staff’s review of the conceptual residential elevations and plans, finds the residential designs, as conditioned, substantially comply with the Spring Lake Specific Plan and the Spring Lake Design Standards. The proposed residential designs incorporate a variety of elevation styles, varied roof lines, and a mix of siding and accent

materials.

Energy Efficiency

To address energy and sustainability issues the applicant is providing the following:

- Water conserving landscaping for all front yards;
- All homes meet or exceed Title 24 Energy Efficiency standards;
- All homes come standard with solar roof panels;
- All homes are constructed to facilitate electric vehicle plug-in;
- All homes have tankless water heaters;
- All homes are provided with a Home Automation package, which among other things includes a WiFi “smart” thermostat, which enables for remote temperate control to manage energy use.

The applicant shall comply with the following Conditions of Approval specific to the Design Review application, but shall also be subject to applicable conditions provided in the originally approved Development Agreement for the Cal West Map #5075.

RECOMMENDED CONDITIONS OF APPROVAL

COA #1: *Woodside Homes; The Pines Subdivision at Spring Lake* shall comply with Spring Lake Specific Plan and Spring Lake Design Standards for any changes proposed after the initial design review approval of March 21, 2019. Proposed changes shall be submitted to staff for review. Minor design or material changes and/or setback modifications consistent with the intent of the Spring Lake Specific Plan and Design Standards can be approved by staff and major changes will be reviewed by the Planning Commission.

COA #2: Prior to issuing any building permit, a final site and design review of final plans shall be conducted by staff. This final review may require further site and design changes to ensure compliance with the Spring Lake Specific Plan and Spring Lake Design Standards.

COA #3: Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency with and including site plan, landscaping, and improvement plans, prior to submittal for review.

COA #4: Pedestrian Walkway. All residential units shall include a separated, enhanced pedestrian pathway from back of walk to the courtyard, porch, or front door.

COA #5: Stucco Finish and Trim Detail. Application shall continue to work with Planning Division staff to finalize the stucco finish and trim detail. For all elevations, trim detailing shall be a smooth stucco finish, or shall incorporate a wood grain texture, to offset from the main body of the home, or as otherwise approved by the Community Development Director. Decorative Window shutters shall be finished with a wood grain texture on all sides. Final finishes/textures shall be approved by the Community Development Department prior to building permit issuance.

COA #6: Front Porch Columns. “Gap” area located between grade and front porch column veneer shall be painted to match colors of column veneer, if/when gap is greater than six inches, or as otherwise approved by the Community Development Director. Alternatively, landscaping shall be located in such a manner as to adequately “screen” gap area.

COA #7: Compliance with the following standards is required prior to issuance of a building permit:

- Public facilities shall be oriented and screened from public view to the greatest extent feasible.

COA #8: Corner Lot Accent Treatment. Homes located on corner lots, and/or side and rear elevations that are visible to public view shall have enhanced treatment provided on sides in addition to the home front. Color, material and/or accent treatment shall be carried back to the fenceline.

COA #9: Lot Coverage. The project shall comply with lot coverage requirements as specified in the City's Zoning Ordinance. Lot coverage shall be clearly specified for each lot on the final lot layout and site plan prior to issuance of building permits. The applicant shall provide disclosure to property owners of the maximum lot coverage allowed on the lot they have purchased. At no time shall the housing footprint (including optional loggia) exceed the maximum lot coverage requirement of 50 percent, with the exceptions of Lots 167 and 195 which are approved to exceed the maximum lot coverage by 1.6 and 1.7 percent respectively.

COA #10: Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:

- Locations, size, and quantity of all plant materials.
- A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
- Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
- Planting and installation details and notes including soil amendments.
- Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as backflow controller and water meter devices identified.

COA #11: Driveway Score Pattern. At least three driveway scoring patterns shall be provided.

COA #12: Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Design Standards and approved by the Community Development Department and the City's Public Works Department - tree division. A soils test shall be submitted that will assist in appropriate species selection.

COA #13: Water Conservation. Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final front yard landscape plans.

COA #14: Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.

COA #15: Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be

permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. Sherwin William SW3056 - Pinecone, Exterior Acrylic Stain is strongly recommended. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the Spring Lake Design Standards including a 2 x 8 cap and 1 x 6 (or 1 x 8) panels.

COA #16: Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and “good neighbor” information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

COA #17: Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

COA #18: Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

COA #19: Energy Efficiency. All future development shall meet the requirements for energy efficiency consistent with Section 2.11 of the Spring Lake Design Standards including the requirement that five (5) percent of all units shall have roof photovoltaic energy systems or other alternate energy systems.

RECOMMENDED ACTION: Staff recommends approval of the residential designs by making an affirmative motion as follows:

MOTION NO. 1: Move to APPROVE the proposed conceptual residential designs for 81 lots as part of the *Woodside Homes; The Pines at Spring Lake* project, as shown in the Schematic Design Booklet dated March 5, 2019, the overall site exhibit (lot layout), and the color/materials boards, subject to the conditions of approval provided.

- Determine that the project as conditioned is consistent with the Spring Lake Specific Plan.
- Determine that the project as conditioned is consistent with the Spring Lake Specific Plan Design Standards.
- Approve the conceptual residential designs for *Woodside Homes; The Pines at Spring Lake*.

Prepared By: Erika Bumgardner, Senior Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Design Plans
2. Application



Front Elevation 3C - Cottage

Front Elevation 1D - West Coast Contemporary

Front Elevation 2B - Americana

Front Elevation 4A - Monterey

A0.0	STREET SCENE	A1.0	PLAN 1 FLOOR PLAN	A2.0	PLAN 2 FLOOR PLAN	A3.0	PLAN 3 FLOOR PLAN	A4.0	PLAN 4 FLOOR PLAN
SHEET 1	CIVIL COLOR EXHIBIT	A1.1	PLAN 1 PARTIAL FLOOR PLANS	A2.1	PLAN 2 PARTIAL FLOOR PLANS	A3.1	PLAN 3 PARTIAL FLOOR PLANS	A4.1	PLAN 4 PARTIAL FLOOR PLANS
SHEET 2	CIVIL COLOR EXHIBIT	A1.2	PLAN 1 EXTERIOR ELEVATIONS	A2.2	PLAN 2 EXTERIOR ELEVATIONS	A3.2	PLAN 3 EXTERIOR ELEVATIONS	A4.2	PLAN 4 EXTERIOR ELEVATIONS
		A1.3	PLAN 1 EXTERIOR ELEVATIONS	A2.3	PLAN 2 EXTERIOR ELEVATIONS	A3.3	PLAN 3 EXTERIOR ELEVATIONS	A4.3	PLAN 4 EXTERIOR ELEVATIONS
L-1	LANDSCAPE LAYOUT	A1.4	PLAN 1A EXTERIOR ELEVATIONS	A2.4	PLAN 2A EXTERIOR ELEVATIONS	A3.4	PLAN 3A EXTERIOR ELEVATIONS	A4.4	PLAN 4A EXTERIOR ELEVATIONS
L-2	IRRIGATION LAYOUT	A1.5	PLAN 1B EXTERIOR ELEVATIONS	A2.5	PLAN 2B EXTERIOR ELEVATIONS	A3.5	PLAN 3B EXTERIOR ELEVATIONS	A4.5	PLAN 4B EXTERIOR ELEVATIONS
L-3	COURTYARD FENCING OPTIONS	A1.6	PLAN 1C EXTERIOR ELEVATIONS	A2.6	PLAN 2C EXTERIOR ELEVATIONS	A3.6	PLAN 3C EXTERIOR ELEVATIONS	A4.6	PLAN 4C EXTERIOR ELEVATIONS
L-4	COURTYARD FENCING PLAN	A1.7	PLAN 1D EXTERIOR ELEVATIONS	A2.7	PLAN 2D EXTERIOR ELEVATIONS	A3.7	PLAN 3D EXTERIOR ELEVATIONS	A4.7	PLAN 4D EXTERIOR ELEVATIONS
								A.C	COLOR & MATERIALS



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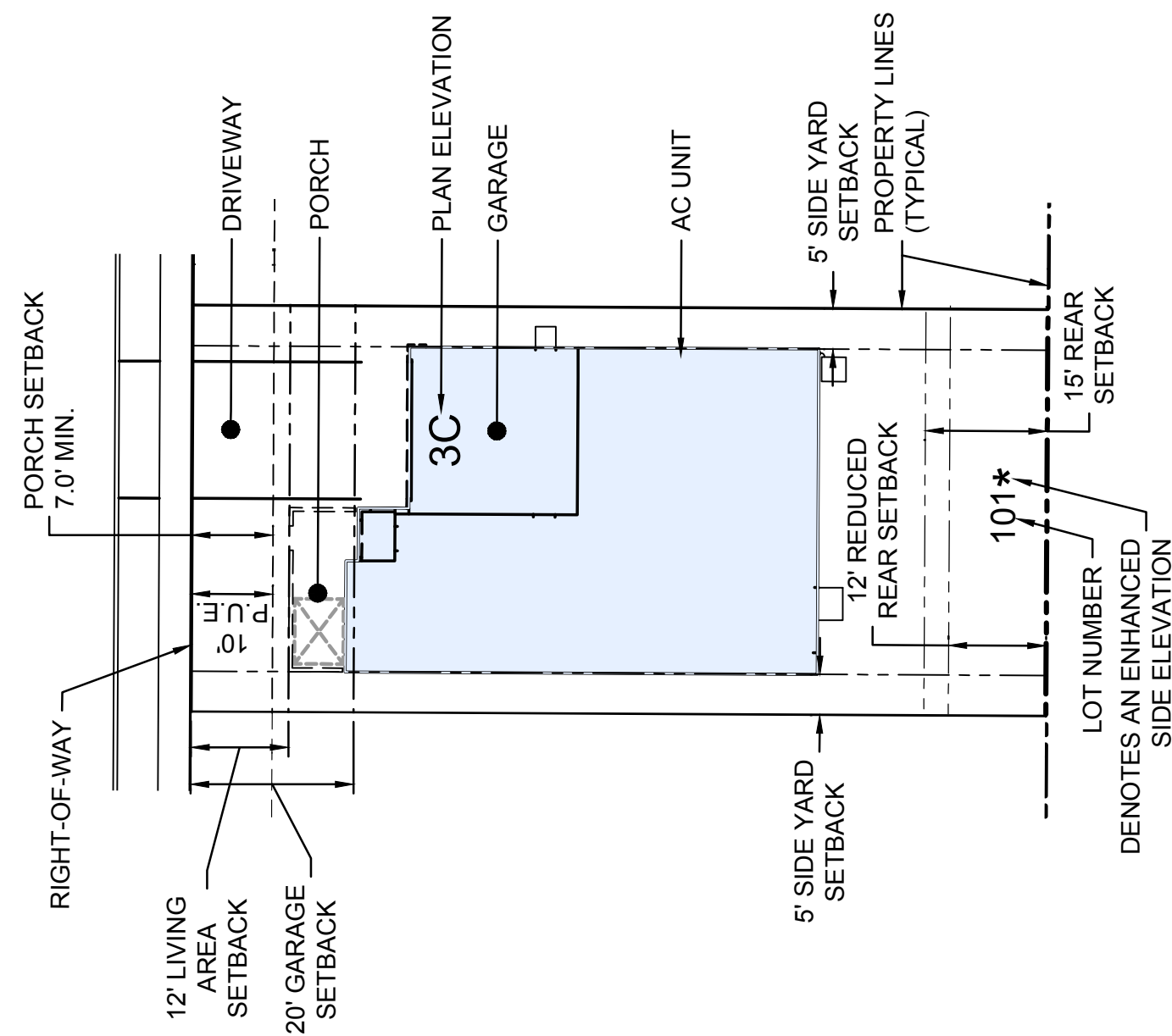
THE PINES AT SPRING LAKE
WOODLAND, CA. # 2018-0872

SCHEMATIC DESIGN
MARCH 5, 2019

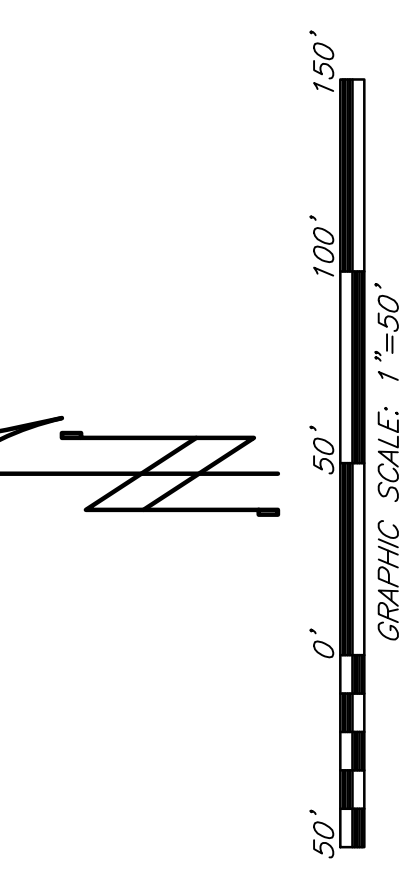
STREET SCENE

A0.0

COLOR EXHIBIT FOR:
THE PINES AT SPRING LAKE
WOODLAND, CALIFORNIA
SHEET 1 of 2

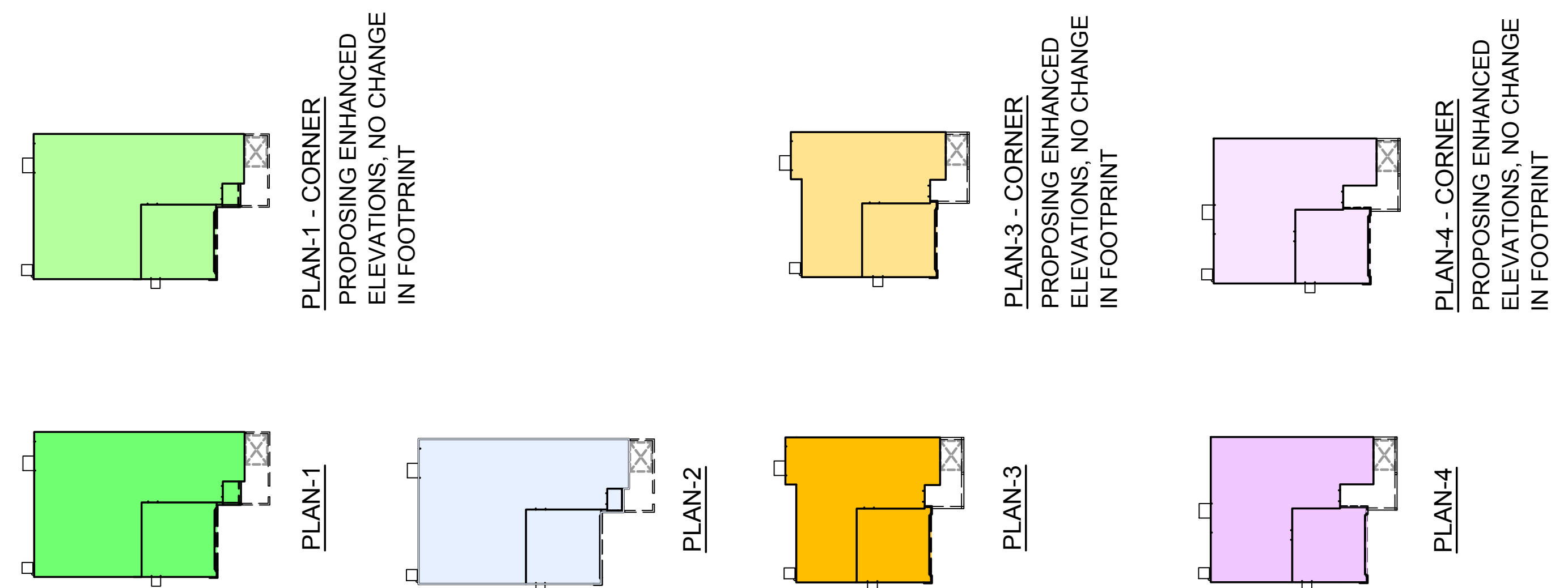


TYPICAL SETBACKS
R-8 ZONING
GARAGE: 20'
LIVING AREA: 12'
PORCH: 7' MINIMUM (10' P.U.E.)
INTERIOR SIDE: 5'
STREET SIDE: 10'
REAR: 15'
REDUCED REAR: 12' (MAX. 50% OF LOTS)
LOT COVERAGE: 50% MAX.



A = MONTEREY
B = AMERICANA
C = COASTAL COTTAGE
D = WEST COAST CONTEMPORARY

* ROOF OVERHANG
ENCROACHES INTO PUE



COLOR EXHIBIT FOR:
THE PINES AT SPRING LAKE
WOODLAND, CALIFORNIA
SHEET 2 of 2

PLAN MATRIX

PLAN/ ELEVATION	NO. OF PLANS SELECTION	% EACH PLAN OF TOTAL LOTS
PLAN 1A	4	23%
PLAN 1B	4+1	
PLAN 1C	5	
PLAN 1D	5	
TOTAL LOTS		19
PLAN 2A	4	22%
PLAN 2B	4	
PLAN 2C	6	
PLAN 2D	4	
TOTAL LOTS		18
PLAN 3A	5	27%
PLAN 3B	4+2	
PLAN 3C	4+2	
PLAN 3D	4	
TOTAL LOTS		21
PLAN 4A	3+2	28%
PLAN 4B	5	
PLAN 4C	4+2	
PLAN 4D	3+4	
TOTAL LOTS		23
TOTAL LOTS		81
INTERIOR + CORNER		100%

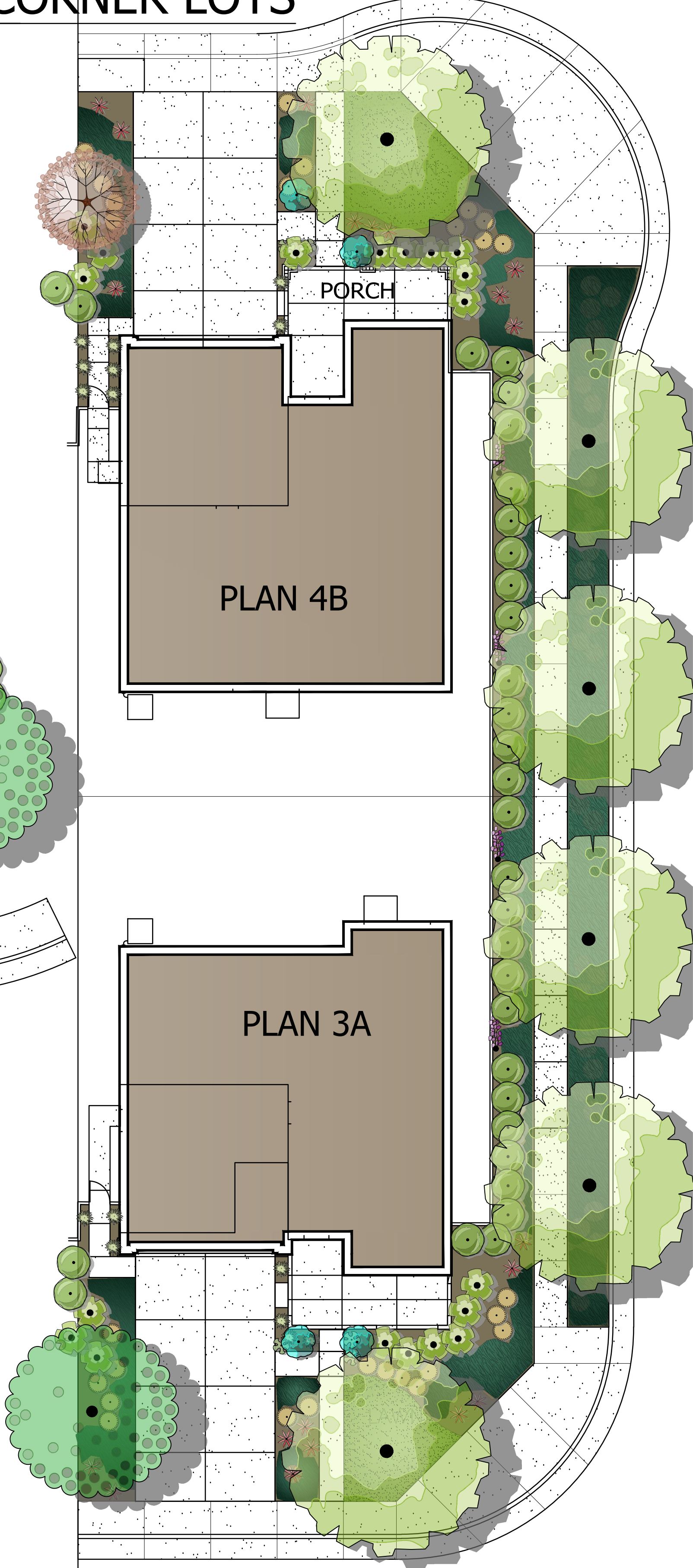
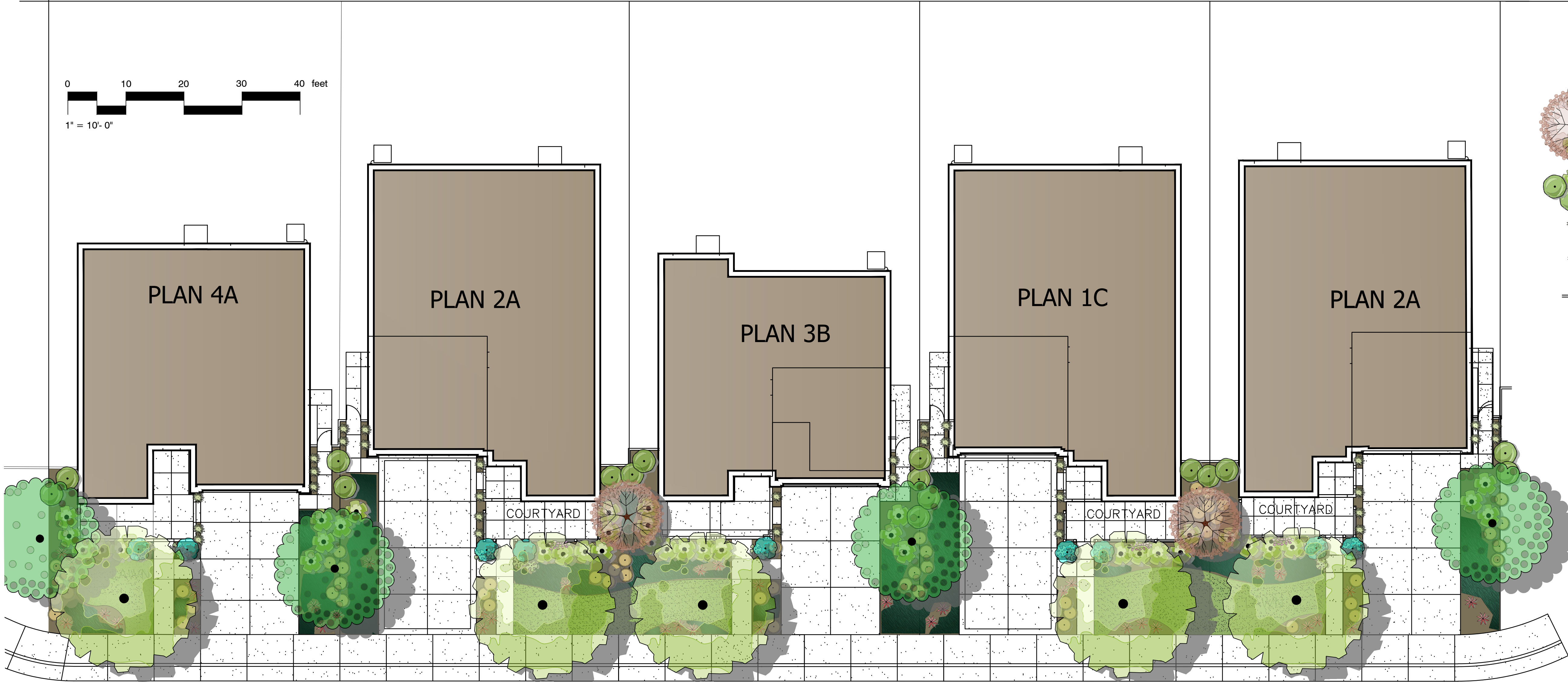
NOTES:

- ALL FRONT DOORS FACE THE STREET.
- THERE ARE 74 OUT OF 81 (91%) WITH EITHER A USABLE PORCH OR COURTYARD FEATURE.
- REAR YARD ENCROACHMENT IS NOT ALLOWED ON LOTS 198 THROUGH 208. ALL OTHER LOTS ALLOW REAR LOT ENCROACHMENT. THE SUBDIVISION HAS 2 LOTS (2.5%) WITH REAR LOT ENCROACHMENT. WE ARE UNDER THE MAXIMUM % OF LOTS THAT ARE ALLOWED TO HAVE REAR LOT ENCROACHMENT.
- THERE ARE NO LOTS WHERE MINIMUM SETBACKS ARE NOT MEET. THERE ARE 2 LOTS OVER THE 50% ALLOWABLE LOT COVERAGE. AMOUNT OVER RANGES FROM 51.6% TO 51.7%. SEE PLAN SELECTIONS CHARTS ON THIS SHEET.
- SOME SETBACKS OVERLAP THE P.U.E.'S, BUT ENCROACHMENT INTO ANY P.U.E. WILL BE AVOIDED.
- CORNER LOTS TO HAVE AN ENHANCED SIDE ELEVATION.

PLAN SELECTION MATRIX

Lot #	Plan	House Footprint	Lot Area	Coverage
83	4A	1,890 SF	4,971 SF	38.0%
84	2A	2,307 SF	4,798 SF	48.1%
85	1C	2,307 SF	5,117 SF	45.1%
143	4A	1,890 SF	4,652 SF	40.6%
144	3D	1,703 SF	4,250 SF	40.1%
145	4B	1,890 SF	4,250 SF	44.5%
146	3D	1,703 SF	4,620 SF	36.9%
147	3C	1,703 SF	6,038 SF	28.2%
148	4C	1,890 SF	4,975 SF	38.0%
149	3B	1,703 SF	4,734 SF	36.0%
150	1B	2,307 SF	5,723 SF	40.3%
151	4D	1,777 SF	4,325 SF	41.1%
152	3C	1,703 SF	5,296 SF	32.2%
153	3A	1,703 SF	5,430 SF	31.4%
154	4C	1,890 SF	5,558 SF	34.0%
155	1A	2,307 SF	5,788 SF	39.9%
156	2B	2,307 SF	4,832 SF	47.7%
157	1C	2,307 SF	4,677 SF	49.3%
158	2D	2,307 SF	4,966 SF	46.5%
159	3B	1,703 SF	4,352 SF	39.1%
160	4B	1,890 SF	4,662 SF	40.5%
161	3D	1,703 SF	4,678 SF	36.4%
162	4D	1,777 SF	6,295 SF	28.2%
163	4A	1,890 SF	5,469 SF	34.6%
165	4C	1,890 SF	4,443 SF	42.5%
166	3A	1,703 SF	4,660 SF	36.5%
167	2C	2,307 SF	4,468 SF	51.6%
168	4D	1,777 SF	4,619 SF	38.5%
169	1D	2,309 SF	4,763 SF	48.5%
171	2C	2,307 SF	4,986 SF	46.3%
172	3C	1,703 SF	4,475 SF	38.1%
173	4D	1,890 SF	5,127 SF	36.9%
176	2C	2,307 SF	5,324 SF	43.3%
177	1B	2,307 SF	4,750 SF	48.6%
178	2B	2,307 SF	5,027 SF	45.9%
179	3B	1,703 SF	4,750 SF	35.9%
180	2C	2,307 SF	4,750 SF	48.6%
181	1A	2,307 SF	4,750 SF	48.6%
182	4B	1,890 SF	4,750 SF	39.8%
183	1D	2,309 SF	4,750 SF	48.6%
184	2C	2,307 SF	4,750 SF	48.6%
185	1D	2,309 SF	4,750 SF	48.6%
186	2A	2,307 SF	4,750 SF	48.6%
187	3A	1,703 SF	4,750 SF	35.9%
188	1C	2,307 SF	4,750 SF	48.6%
189	2D	2,307 SF	4,750 SF	48.6%
190	1B	2,307 SF	4,750 SF	48.6%
191	2B	2,307 SF	4,750 SF	48.6%
192	1A	2,307 SF	4,772 SF	48.3%
193	4D	1,890 SF	4,805 SF	39.3%
194	2D	2,307 SF	4,831 SF	47.8%
195	1D	2,309 SF	4,468 SF	51.7%
196	4A	1,890 SF	6,522 SF	29.0%
197	1B	2,307 SF	9,854 SF	23.4%
198	2D	2,307 SF	9,373 SF	24.6%
199	3C	1,703 SF	6,465 SF	26.3%
200	1C	2,307 SF	4,891 SF	47.2%
201	2A	2,307 SF	5,252 SF	43.9%
202	3B	1,703 SF	5,253 SF	32.4%
203	2B	2,307 SF	5,254 SF	43.9%
204	1A	2,307 SF	5,255 SF	43.9%
205	2C	2,307 SF	5,253 SF	43.9%
206	4B	1,890 SF	4,821 SF	39.2%
207	3A	1,703 SF	4,928 SF	34.6%
208	1D	2,309 SF	7,815 SF	29.5%
209	4C	1,890 SF	5,365 SF	35.2%
210	3B	1,703 SF	4,672 SF	36.5%
211	4A	1,890 SF	4,930 SF	38.3%
212	3C	1,703 SF	4,675 SF	36.4%
213	4D	1,777 SF	4,538 SF	39.2%
214	3B	1,703 SF	4,537 SF	37.5%
215	4C	1,890 SF	4,672 SF	40.5%
216	3A	1,703 SF	4,927 SF	34.6%
217	4B	1,890 SF	4,675 SF	40.4%
218	3C	1,703 SF	5,328 SF	32.0%
219	4D	1,777 SF	4,873 SF	36.5%
220	3D	1,703 SF	4,250 SF	40.1%
221	4C	1,890 SF	5,362 SF	35.2%
222	1B	2,307 SF	7,771 SF	29.7%
223	2A	2,307 SF	6,990 SF	33.0%
224	1C	2,307 SF	6,644 SF	34.7%

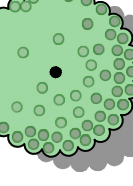
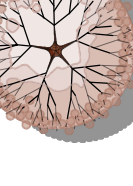
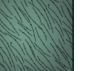
CORNER LOTS



CORNER LOTS

STANDARD LOTS

CONCEPT PLANT SCHEDULE

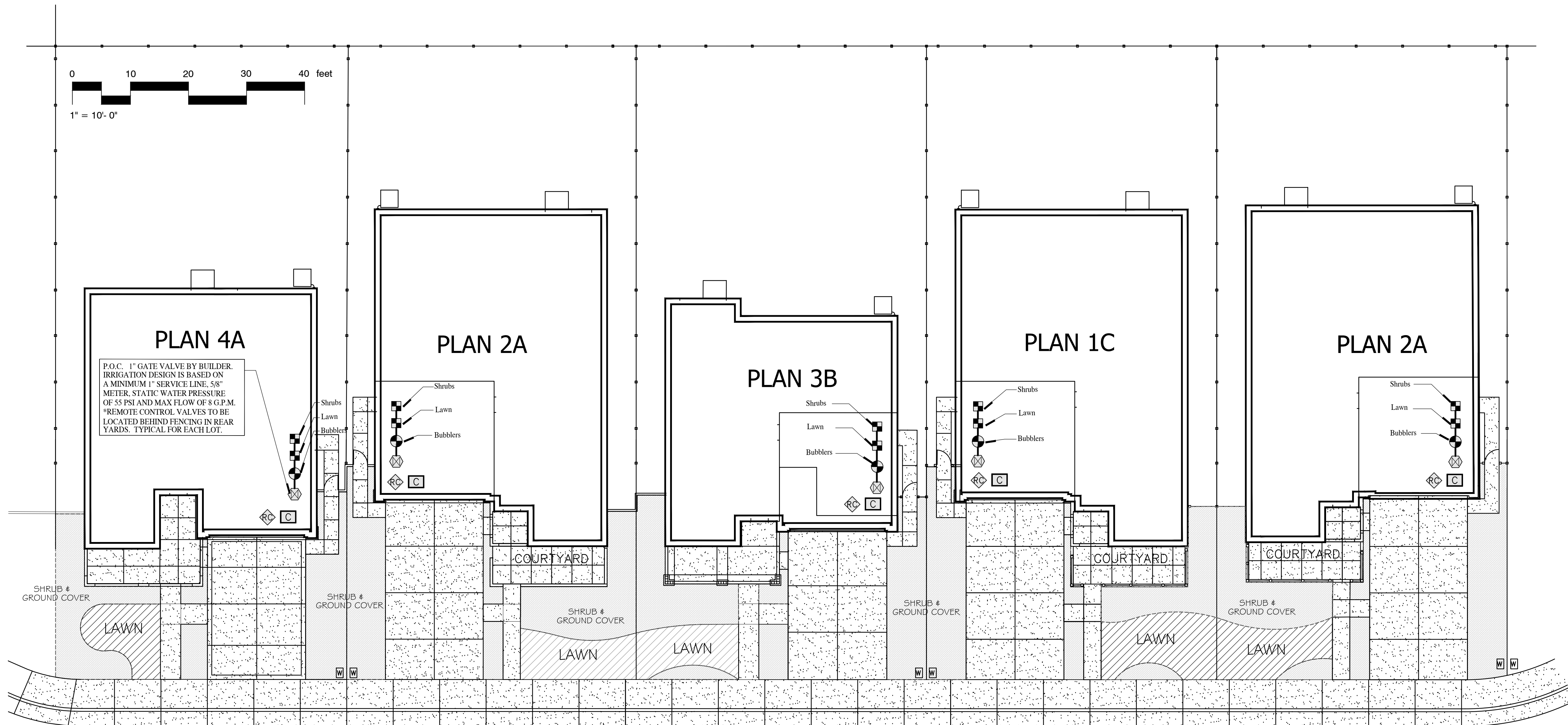
	STREET TREES Acer rubrum "Autumn Blaze" / Autumn Blaze Red Maple Fistia chinensis "Keith Davey" / Keith Davey Chinese Pistache Quercus suber / Cork Oak Zelkova serrata "Village Green" / Sawleaf Zelkova	23	15 gal 15 gal 15 gal 15 gal
	ACCENT TREES Lagerstroemia x "Natchez" / Crape Myrtle Malus sargentii "Candymin" / Sargent Apple Melaleuca quinquenervia / Cajuput Tree Multi-Trunk Vitex agnus-castus / Chaste Tree	11	15 gal 15 gal 15 gal 15 gal
	SMALL ACCENT TREES Arbutus unedo / Strawberry Tree Cercis occidentalis / Western Redbud Multi-trunk Magnolia stellata / Star Magnolia Multi-Trunk	5	15 gal 15 gal 15 gal
	PATIO TREES Euryops pectinatus / Golden Daisy Bush Leptospermum scoparium / New Zealand Tea Tree Solanum rantonnetii / Paraguay Nightshade	26	15 gal 15 gal 15 gal
	FOUNDATION / SIDEYARD SHRUBS - LOW WATER USE Elaeagnus pungens "Marginata" / Silver-Edge Elaeagnus Euonymus japonicus "Greenspire" / Greenspire Upright Euonymus Prunus caroliniana "Compacta" / Carolina Cherry Raphiolepis umbellata "Pink" / Pink Indian Hawthorne Xylosma congestum "Compacta" / Compact Xylosma	93	5 gal 5 gal 5 gal 5 gal 5 gal
	MED SHRUBS - LOW WATER USE Callistemon citrinus "Little John" / Dwarf Bottle Brush Mahonia aquifolium "Compacta" / Compact Oregon Grape Nandina domestica "Gulf Stream" TM / Heavenly Bamboo Nerium oleander "Petite Pink" / Petite Pink Oleander Polygala fruticosa "Petite Butterfly" / Sweet Pea Shrub Raphiolepis umbellata "Minor" / Yedda Hawthorn	114	5 gal 5 gal 5 gal 5 gal 5 gal 5 gal
	SMALL SHRUBS - LOW WATER USE Acacia cognata "Cousin Itt" / River Wattle Coprosma repens "Marble Queen" / Marble Queen Mirror Plant Nandina domestica "Harbour Dwarf" / Dwarf Heavenly Bamboo Raphiolepis indica "Ballena" / Ballena Indian Hawthorn Westringia fruticosa "Mundi" TM / Low Coast Rosemary	203	5 gal 5 gal 5 gal 5 gal 5 gal
	ACCENT PLANTS - LOW WATER USE Bergenia cordifolia / Heartleaf Bergenia Hesperaloe parviflora / Red Yucca Heuchera sanguinea / Coral Bells Linolea spicata "Silver Dragon" / Creeping Lily Turf Salvia x "Bee's Bliss" / Sage	54	5 gal 5 gal 5 gal 5 gal 5 gal
	PERENNIALS - LOW WATER USE Anigostanthos x "Bush Sunset" / Red Kangaroo Paw Coreopsis x "Autumn Blush" / Autumn Blush Tickseed Hesperaloe parviflora / Red Yucca Lavandula angustifolia "Munstead" / Munstead English Lavender Salvia greggii "Hot Lips" / Autumn Sage Verbena x hybrida "Homestead" / Purple Spreader Garden Verbena	147	5 gal 5 gal 5 gal 5 gal 5 gal 5 gal
	GRASSES Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass Carex divisa / Berkeley Sedge Linolea muscari / Lily Turf Lomandra longifolia "Lime Tuff" / Lime Tuff Dwarf Mat Rush Muhlenbergia capillans / Pink Muhly	99	5 gal 5 gal 5 gal 5 gal 5 gal
	VINES - LOW WATER USE Campsis radicans "Trumpet Creeper" / Orange Trumpet Creeper Clematis x lawsoniana "Henry" / Clematis Gelsemium sempervirens / Jessamine	14	5 gal 5 gal 5 gal
	GROUND COVERS Gazania x "Mitsuba Yellow" / Yellow Gazania Juniperus horizontalis "Blue Chip" / Blue Chip Juniper Myoporum parvifolium "Pink" / Trailing Myoporum Rosmannia officinalis "Prostratus" / Dwarf Rosemary	3,336 sf	flat flat flat flat
	LAWN Turf Sod / Drought Tolerant Fescue Blend	2,028 sf	sod

PLANTING NOTES

- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN THE EVENT OF PLANT UNAVAILABILITY WITHIN TEN WORKING DAYS AFTER BID AWARDS. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF PLANT QUANTITIES ON LEGEND. NOTIFY L.A. IN EVENT OF DISCREPANCIES.
- VERIFY SITE CONDITIONS AS SHOWN ON THESE PLANS PRIOR TO SUBMITTING A PRICE QUOTATION BID OR COMMENCING CONSTRUCTION. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
- FINISHED GRADING PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL INSPECT THE WORK OF OTHERS AND VERIFY THAT PRELIMINARY GRADING HAS BEEN ESTABLISHED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING AND SHALL INSPECT THE WORK OF OTHERS. VERIFY THAT PRELIMINARY GRADING HAS BEEN ESTABLISHED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SURFACE DRAINAGE OF ALL PLANTING AREAS. FINISH GRADE SHALL BE A SMOOTH, EVEN AND UNIFORM PLANE WITH NO LOW SPOTS OR ABRUPT CHANGE OF SURFACE. FINISH GRADES IN SHRUB AND GROUND COVER AREAS SHALL BE 1/2" BELOW ADJACENT PAVING, CURBS AND HEADERS.
- ADJUSTMENTS IN THE FIELD MAY BE REQUIRED TO ACCOMMODATE UTILITIES SUCH AS LIGHT FIXTURES, VAULT BOXES ABOVE GRADE, SIGNALS, ETC.
- SOIL AMENDMENTS FOR BID PURPOSES ARE AS LISTED BELOW.
ACTUAL SOIL PREP IS TO BE PERFORMED AS PER REQUIRED SOILS TEST RESULTS WITH TESTING DONE PRIOR TO BEGINNING PROJECT. INCORPORATE RECOMMENDED AMENDMENTS BY TILLING INTO THE TOP 6" OF SOIL.
FERTILIZER 6-20-20 20 LBS/1000 SQ. FT.
NITROGEN STABILIZED COMPOST 4 YDS/1000 SQ. FT. *
- APPLY PRE-EMERGENT HERBICIDE CHIFCO RONSTAR 'S' PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR SHALL TEST ALL PLANTING PITS FOR DRAINAGE BY FILLING WITH WATER. ANY PLANTING PIT WHICH DOES NOT DRAIN COMPLETELY IN TWO HOURS OR LESS SHALL HAVE CORRECTIVE MEASURES IMPLEMENTED BY THE CONTRACTOR. CORRECTIVE MEASURES SHALL INCLUDE:
A. DRILLING/AUGERING THROUGH IMPERMEABLE LAYERS TO A FAST DRAINING SOIL LAYER AND BACKFILLING WITH SAND, GRAVEL, OR OTHER APPROVED MATERIAL.
B. INSTALLING DRAINAGE TUBING TO CARRY EXCESS WATER TO NEARBY OUTLET.
C. METHODS AS DETERMINED IN THE FIELD BY THE OWNER.
- PLANT TREES A MINIMUM OF 5 FEET FROM LIGHT STANDARDS, BELOW GRADE UTILITY VAULTS A MINIMUM OF 8 FEET FROM SIDES OF ABOVE GRADE UTILITY BOXES. TREES WITHIN 1' OF SIDEWALKS TO RECEIVE ROOT BARRIER VB-24 (INSTALL 5' IN BOTH DIRECTIONS OF TREE TRUNK).
- ALL SLOPES AT 2 TO 1 SHALL RECEIVE A LAYER OF JUTE MESH FABRIC STAPLED TO SLOPE.
- ALL PLANTER AND GROUND COVER AREAS NOT RECEIVING JUTE NETTING SHALL RECEIVE A 3" BARK MULCH LAYER. TWO SHREPPED BARK ALLOWED.
- EDGING ALONG LAWN AREAS IS TO BE A SHOVEL CUT EDGE.
- GUARANTEE: ALL TREES AND SHRUBS SHALL BE GUARANTEED FOR A PERIOD OF THREE MONTHS. ALL GROUND COVER AND TURF SHALL BE GUARANTEED FOR A PERIOD OF NINETY(90) DAYS. MATERIAL THAT IS NOT HEALTHY SHALL BE REPLACED WITHIN THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALL BE MADE TO THE SAME SPECIFICATION AS ORIGINAL MATERIALS.
- NOTE: PLANTING PLAN SHALL COMPLY WITH THE CURRENT CITY AND STATE MODEL EFFICIENT LANDSCAPE ORDINANCE.

THE PINES @ SPRING LAKE
TYPICAL PRODUCTION LANDSCAPE LAYOUT

DATE: 3-6-19



IRRIGATION SCHEDULE

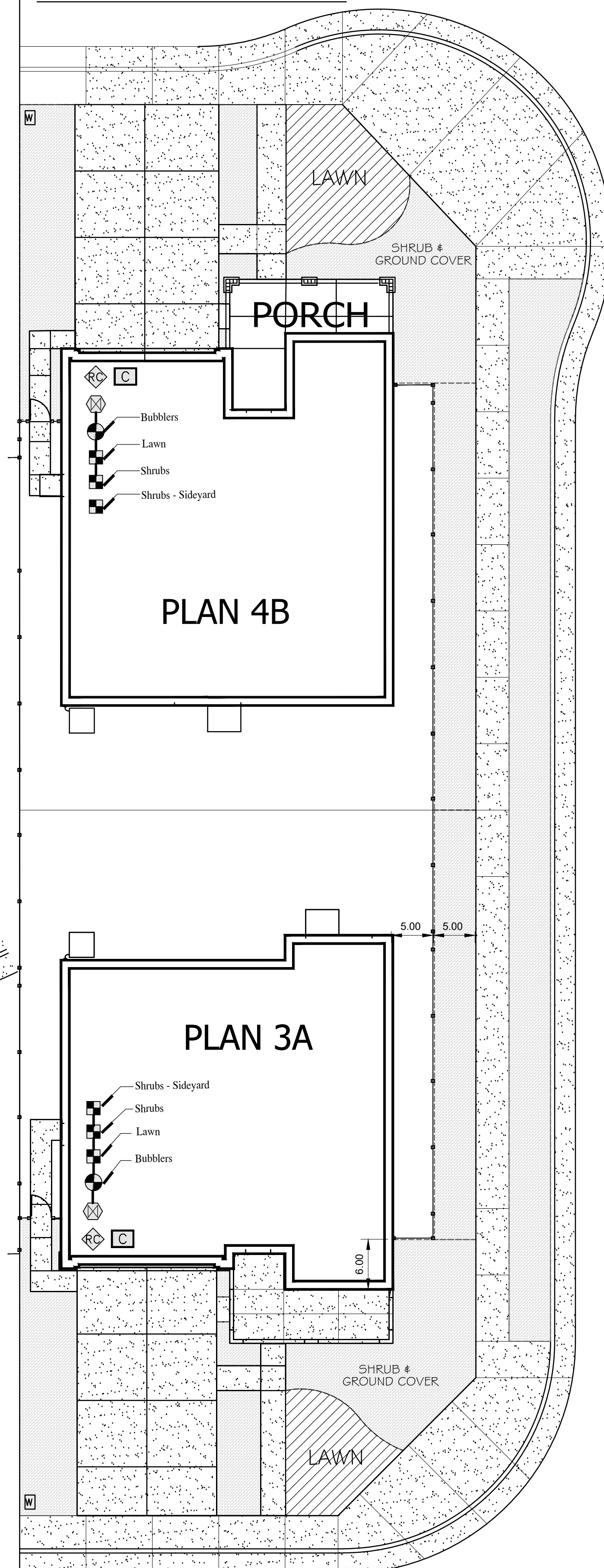
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird RWS-B-C Root Watering System with 4.0" diameter x 36.0" long with locking grate, semi-rigid main tube, and check valve. Rain Bird bubbler option as indicated. 1401 0.25 gpm, 1402 0.5 gpm, 1404 1.0 gpm, 1409 2.0 gpm.
	Rain Bird XGZF-100-PRF Medium Flow Drip Control Kit, 1" DV Valve with 1" Pressure Regulating Filter at 40psi, and MDCF Fitting. 5gpm-5gpm.
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet Pressure Compensating Drip Emitters. Flow rates of 0.5gpm/line, 1.0gpm/line, and 2.0gpm/line. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 1.0 gpm emitters (2 assigned to each 1 gal plant) 1.0 gpm emitters (3 assigned to each 5 gal plant) 1.0 gpm emitters (3 assigned to each 5gal patio plant)
	Area to Receive Dripline Rain Bird XFS-04-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.4 gpm emitters at 12" O.C. Lateral spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XP insert fittings.
	Rain Bird IPEB 1" 1/2" 2" Plastic Industrial Valves. Low Flow Operating Capability. Globe Configuration.
	Nasco T-115 Class 125 bronze gate manual control valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1" - 3"
	Rain Bird ESPB-XMEF with (O) ESPL-XSM4 3 Station Commercial Controller. Mounted on a Plastic Rail Mount. Flow Sensing and Water Management Capabilities.
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo. Includes 1 receiver and 1 rain/freeze sensor transmitter.
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40

STANDARD LOTS

IRRIGATION NOTES

- THIS DRAWING IS PARTIALLY DIAGRAMMATIC AND DOES NOT SHOW ALL OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE SYSTEM. THE DESIGN INTENT IS FOR FULL COVERAGE OF PLANTINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO TRENCHING.
- COORDINATE PIPE, VALVE BOX AND HEAD LAYOUT WITH PLANTING PLAN. ADJUST THESE IRRIGATION COMPONENTS TO ACCOMMODATE SUBSEQUENT PLANTINGS.
- THIS SYSTEM IS DESIGNED TO OPERATE AT AN EXISTING STATIC PRESSURE OF 35-40 P.S.I. PRIOR TO COMMENCEMENT OF WORK. DETERMINE BY PRESSURE TEST. STATIC PRESSURE. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL OF WATER PRESSURE PRIOR TO COMMENCING INSTALLATION OF IRRIGATION SYSTEM.
- MAINLINE BACKFLOW PREVENTOR AND REMOTE CONTROL VALVES ARE LOCATED IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTER AREAS. PLACE BACKFLOW PREVENTOR IN SUCH A WAY AS TO BE CONCEALED BY SUBSEQUENT PLANTINGS, OR WALLS AND WALKS.
- PRIOR TO CONSTRUCTION, CONTACT U.S.A. AT (811) TO VERIFY EXISTING UTILITIES.
- ADJUST SPRAY COVERAGE OF HEADS TO PROVIDE PROPER COVERAGE AND TO PREVENT OVER SPRAY.
- PERFORM COVERAGE TEST PRIOR TO PLANTING.
- CONFORM TO ALL APPLICABLE GOVERNING CODES.
- PIPES UNDER WALKS, DRIVES AND STREETS ARE TO BE INSTALLED IN SLEEVINGS. SLEEVINGS UNDER STREETS SHALL BE SUPPLIED BY OWNER. SLEEVINGS UNDER WALKS AND DRIVES SHALL BE INSTALLED BY LANDSCAPE CONTRACTOR.
- CONTROL WIRING SHALL BE #14 UL DIRECT BURIAL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG SIDE OR UNDER PRESSURE LINES. COMMON WIRE SHALL BE WHITE. TAPE WIRES TOGETHER AT TEN (10) FOOT INTERVALS. SPLICES SHALL BE MADE WITH WATERPROOF CONNECTORS.
- ALL MATERIALS SHALL BE NEW AND IN PERFECT CONDITION. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
- MAINLINE SHALL BE SCH. 40 P.V.C. AT A MINIMUM DEPTH OF 24" BELOW FINISH GRADE. LATERAL PIPE SHALL BE CLASS 200 P.V.C. AT A MINIMUM DEPTH OF 12" AND DIRECT BURIAL CONTROL WIRE A MINIMUM DEPTH OF 24"
- WHERE MORE THAN ONE PIPE IS INSTALLED IN A TRENCH, PLACE PIPE SIDE BY SIDE AT A MINIMUM OF 2" APART. WHERE SOIL CONDITIONS ARE ROCKY PLACE A 4" LAYER OF FINE MATERIAL ON BOTTOM OF TRENCH PRIOR TO INSTALLATION OF PIPE.
- ALL VALVES SHALL BE ASVF SERIES. INSTALLED 12" ABOVE HIGHEST POINT OF DISCHARGE.
- 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP AS DIRECTED BY MANUFACTURER FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
- CONTRACTOR SHALL SET THE INITIAL PROGRAM FOR THE CONTROLLER AND SHALL PROVIDE OWNER WITH THE INSTRUCTION MANUAL AND DEMONSTRATE IT OPERATION TO OWNER. OWNER IS THEN RESPONSIBLE.
- THE IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ALL MATERIALS AND WORKMANSHIP, INCLUDING SETTLEMENT OF TRENCHES FOR A PERIOD OF ONE YEAR.
- NOTE: IRRIGATION SYSTEM SHALL COMPLY WITH THE CURRENT CITY AND STATE MODEL EFFICIENT LANDSCAPE ORDINANCE.

CORNER LOTS



CORNER LOTS

THE PINES @ SPRING LAKE

TYPICAL PRODUCTION IRRIGATION LAYOUT

DATE: 3-6-19



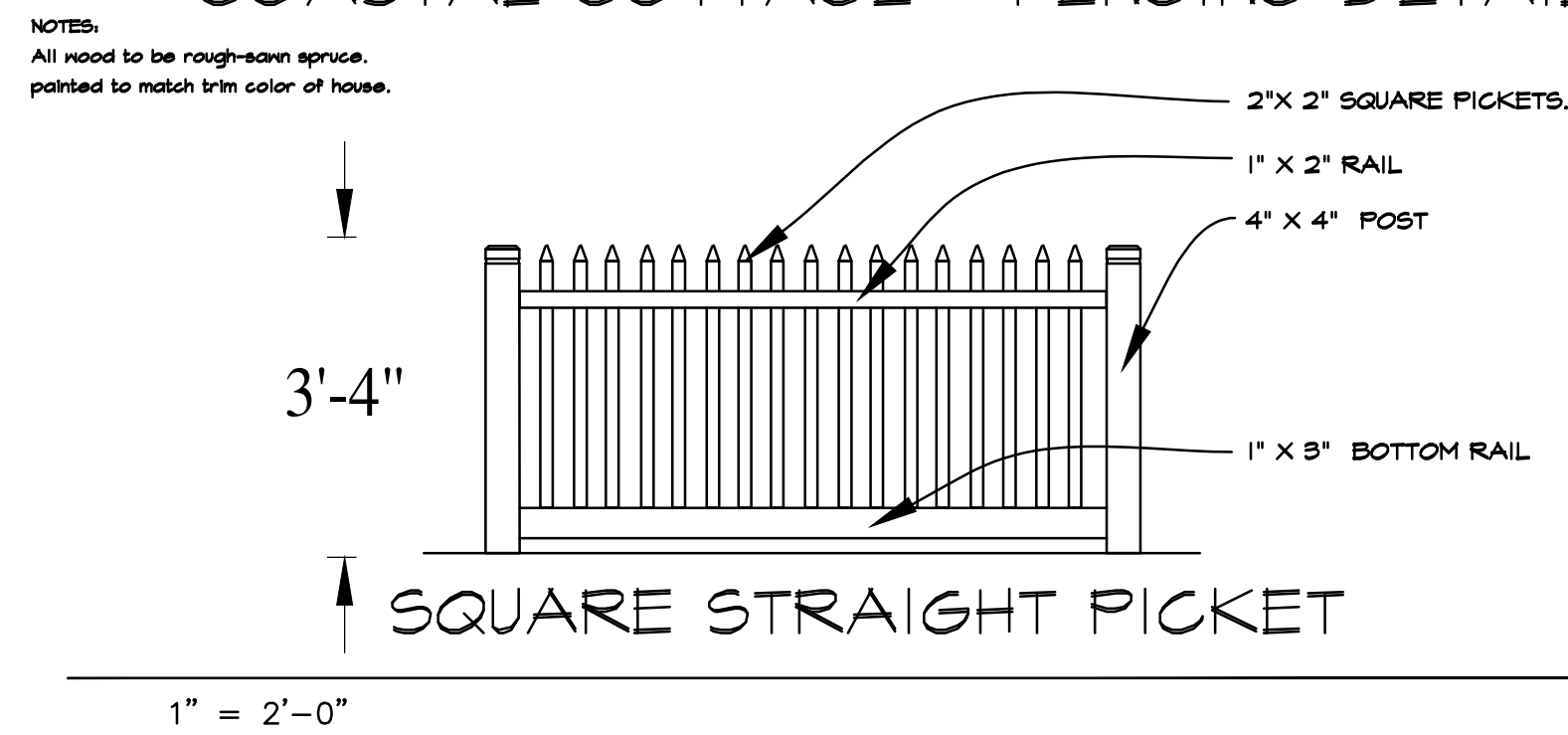
CROUCH LANDSCAPE GROUP
127 LINDA DRIVE
ROSEVILLE, CA 95678

LIC.# 2557
(916) 772-0901

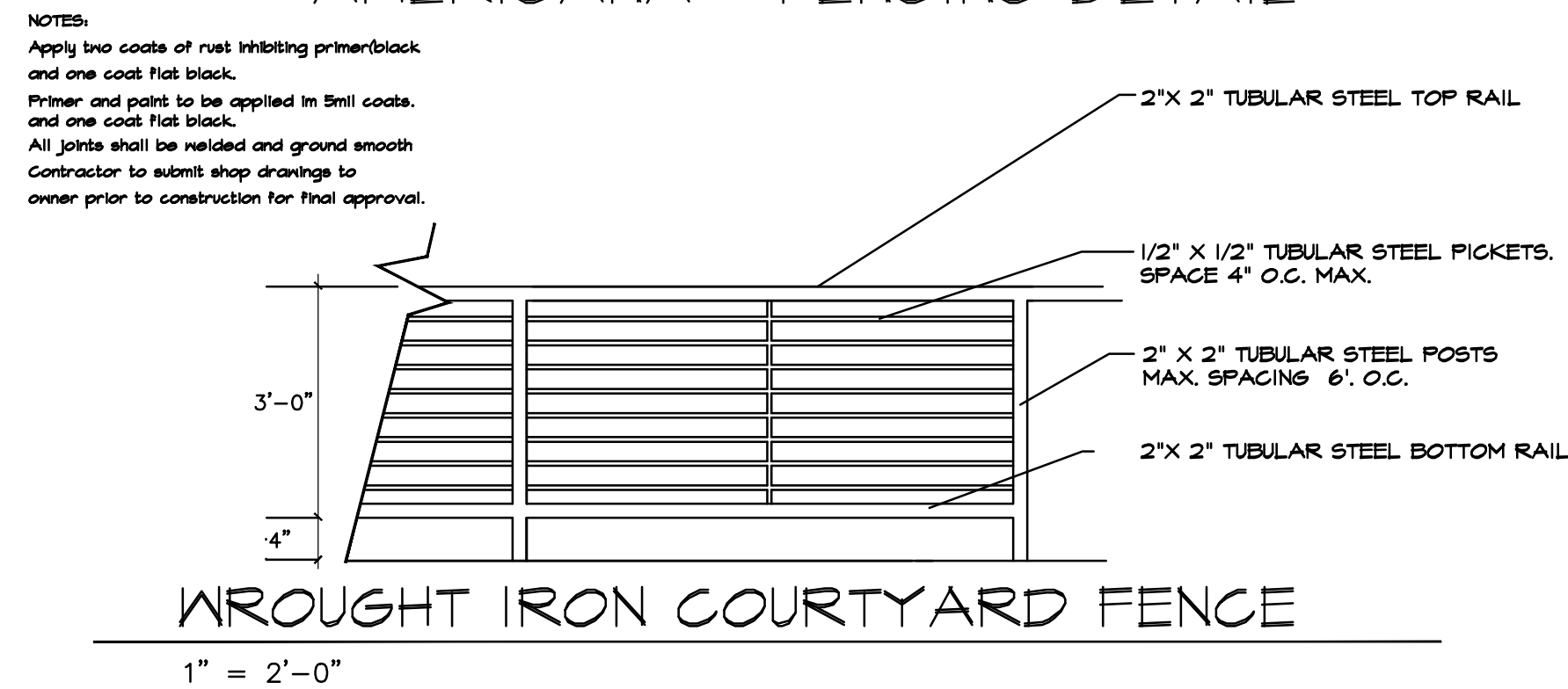
L-2

COURTYARD FENCING OPTIONS

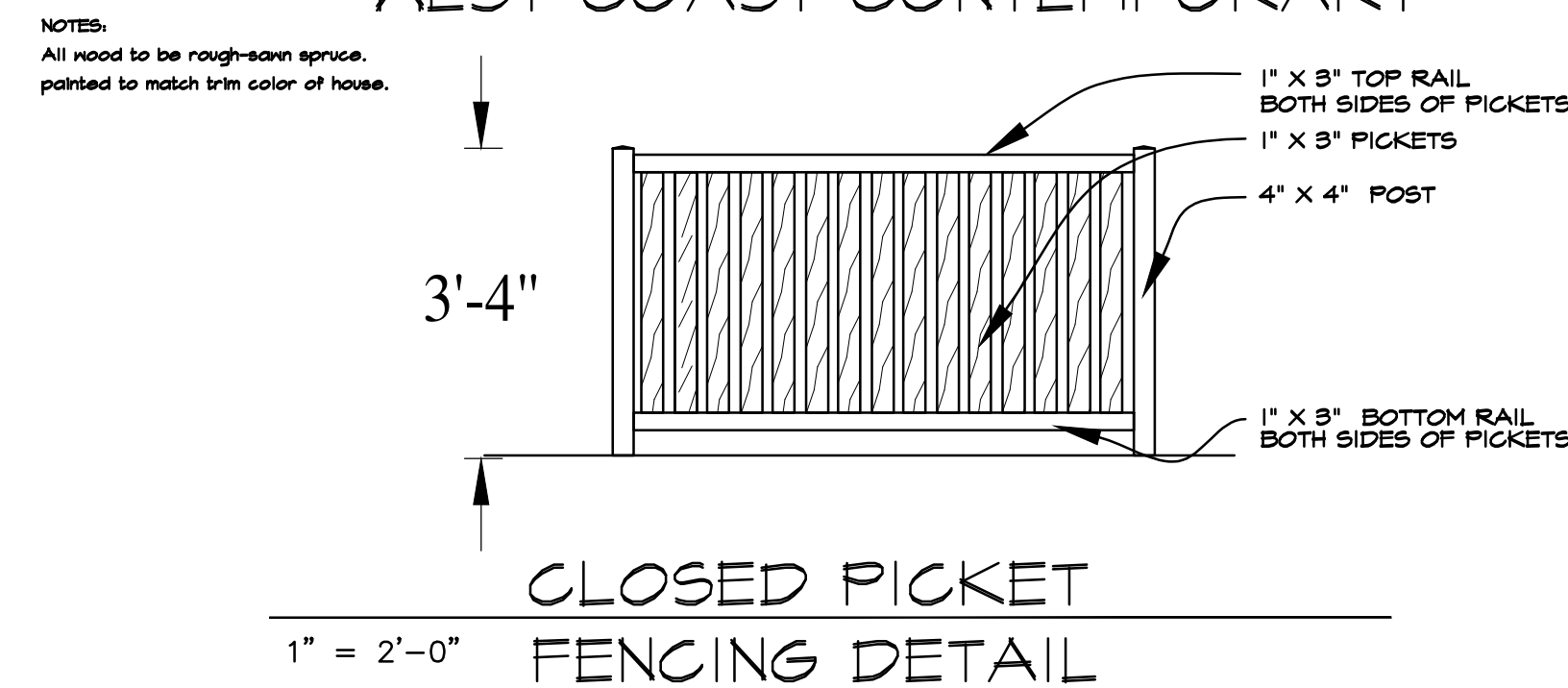
COASTAL COTTAGE - FENCING DETAIL



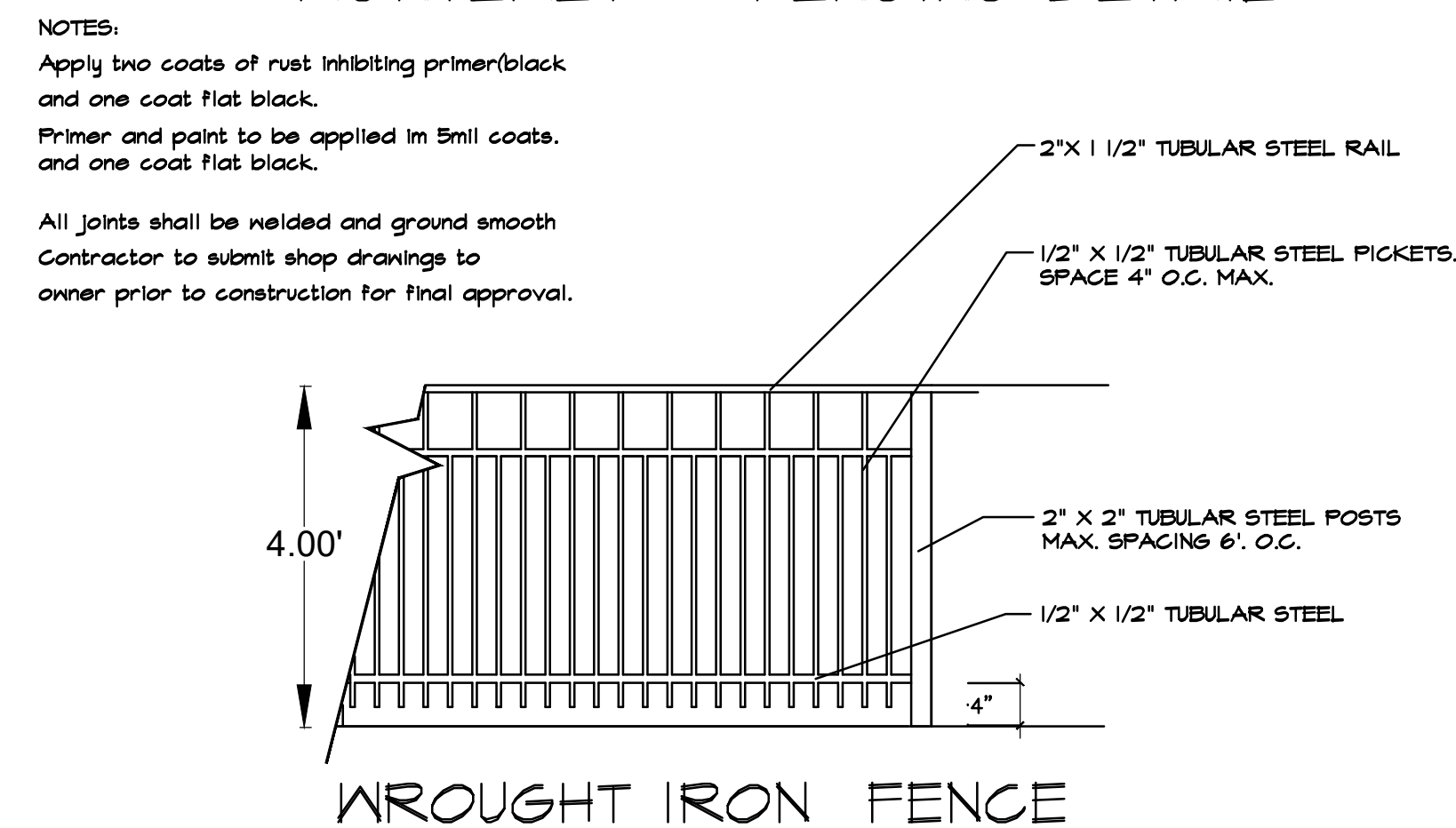
AMERICANA - FENCING DETAIL



WEST COAST CONTEMPORARY



MONTEREY - FENCING DETAIL



6' GOOD NEIGHBOR FENCE.

6' GOOD NEIGHBOR FENCE.

6' GOOD NEIGHBOR FENCE. & 4' GATE

COURTYARD FENCING

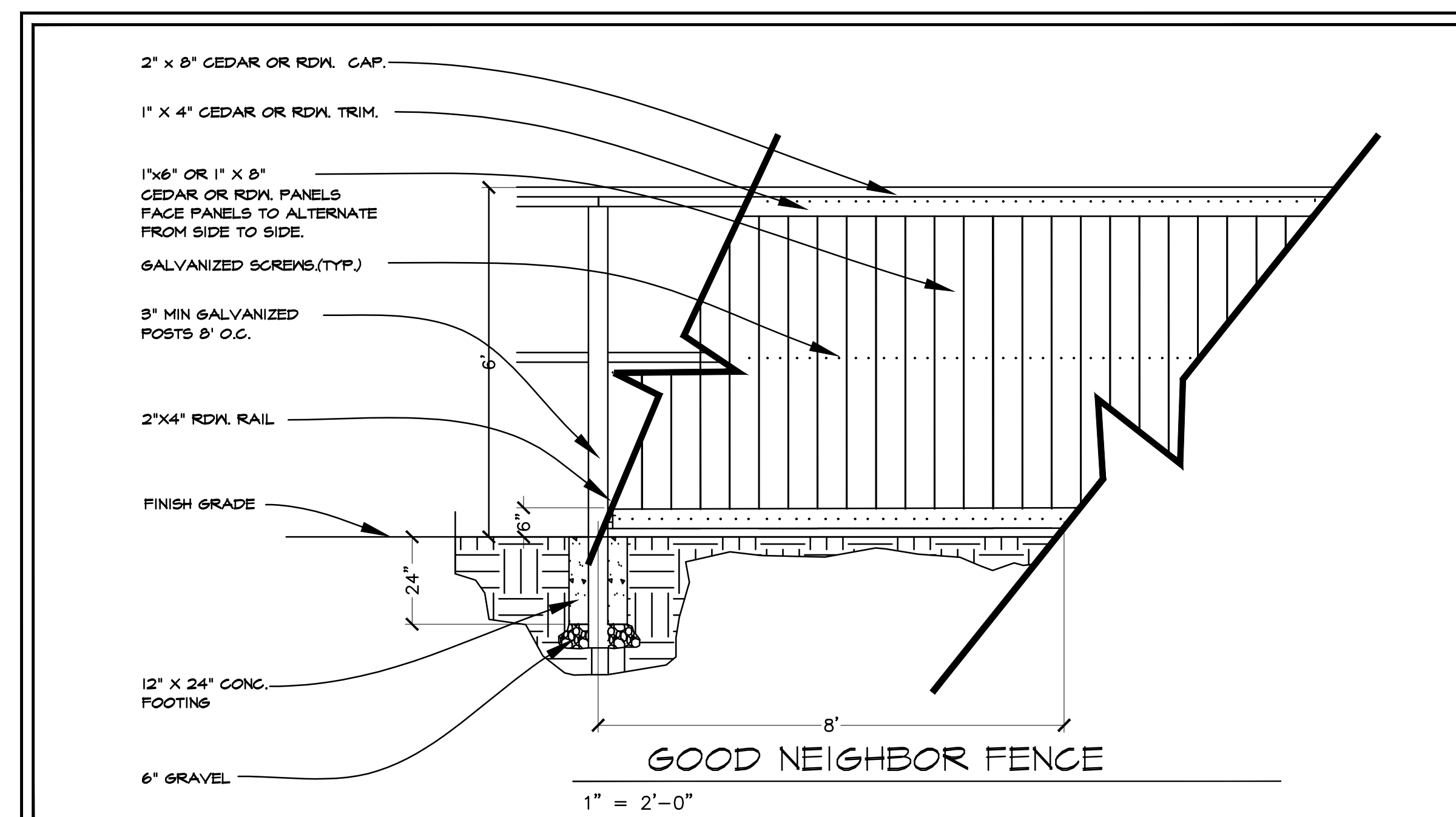
PLAN 1C

PLAN 2A

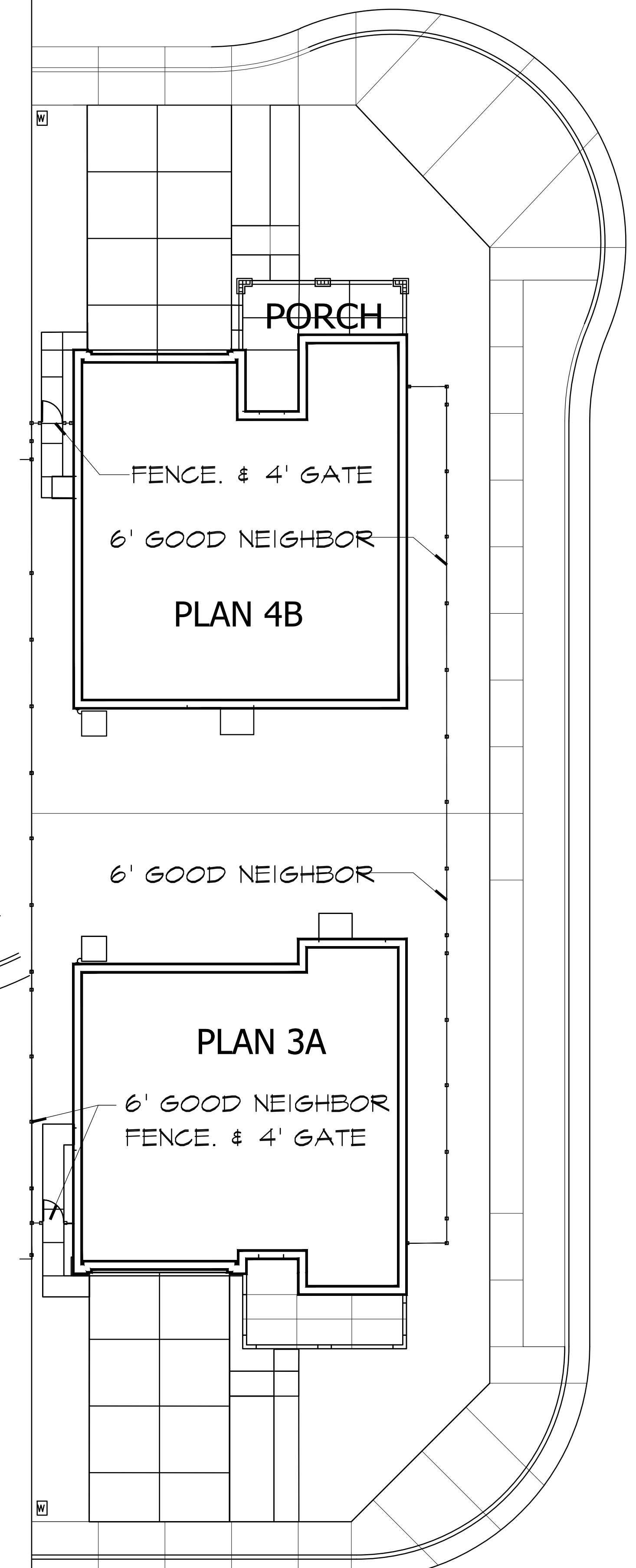
COURTYARD

COURTYARD

STANDARD LOTS



CORNER LOTS



CORNER LOTS

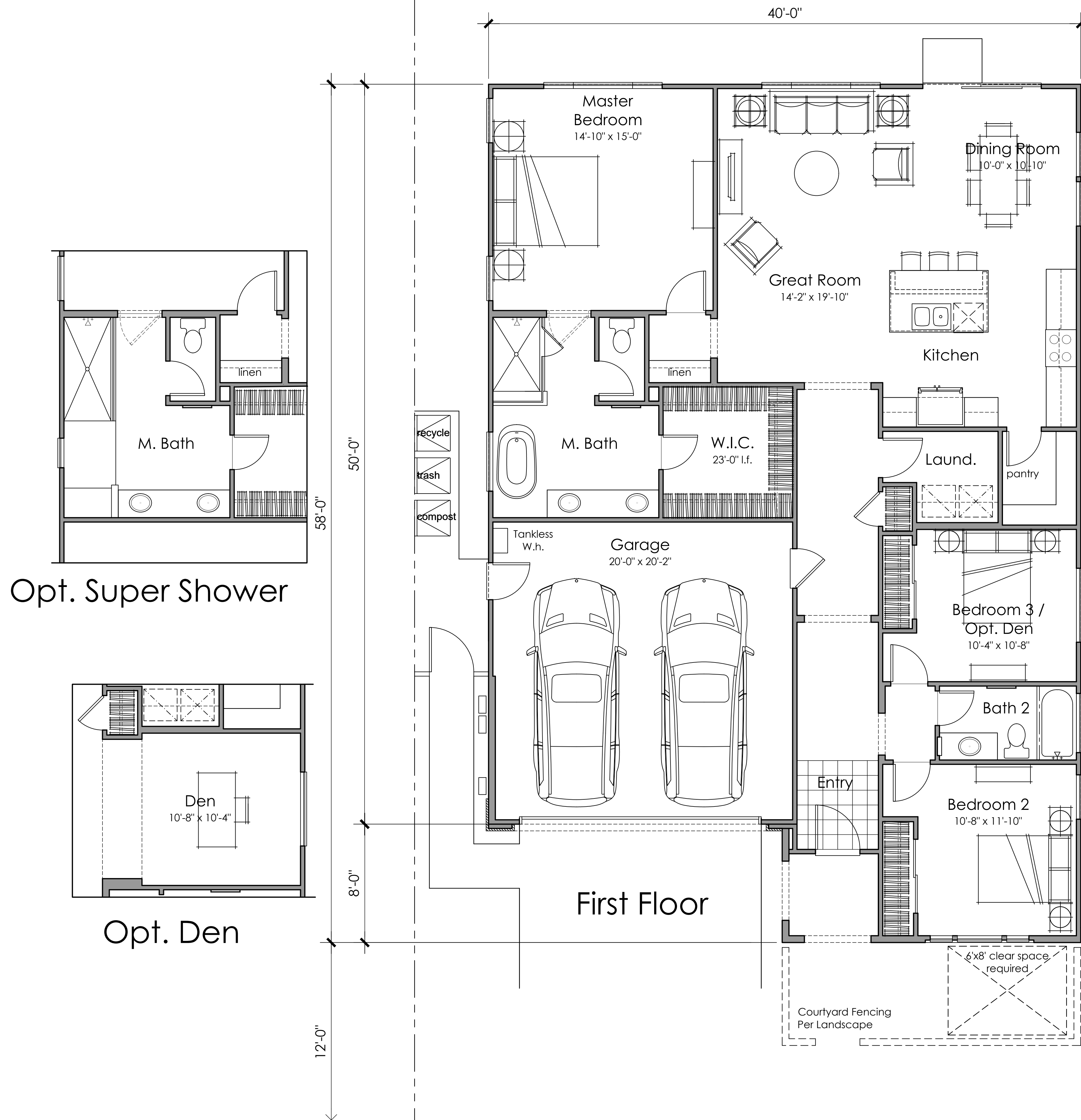
THE PINES @ SPRING LAKE

DATE: 3-6-19

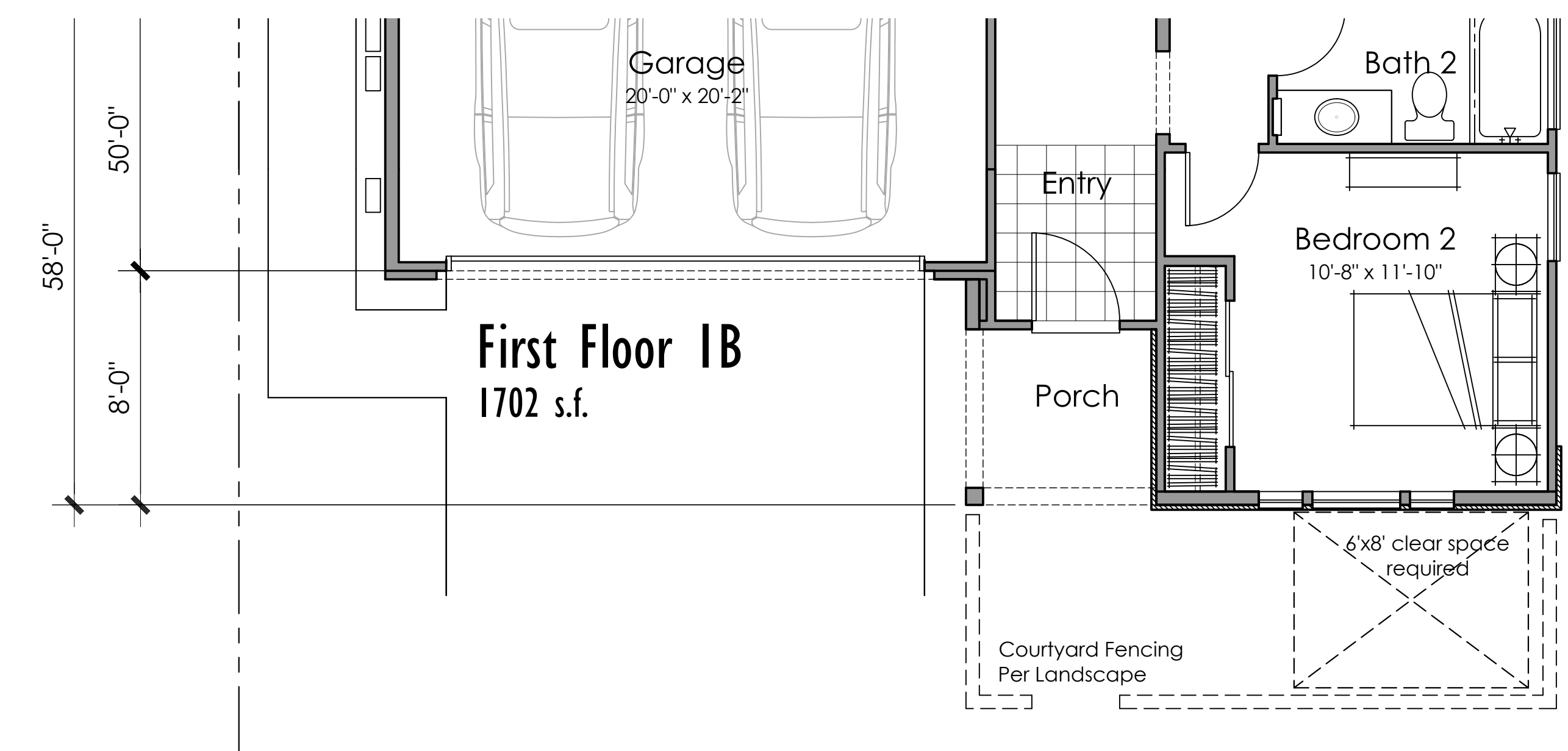
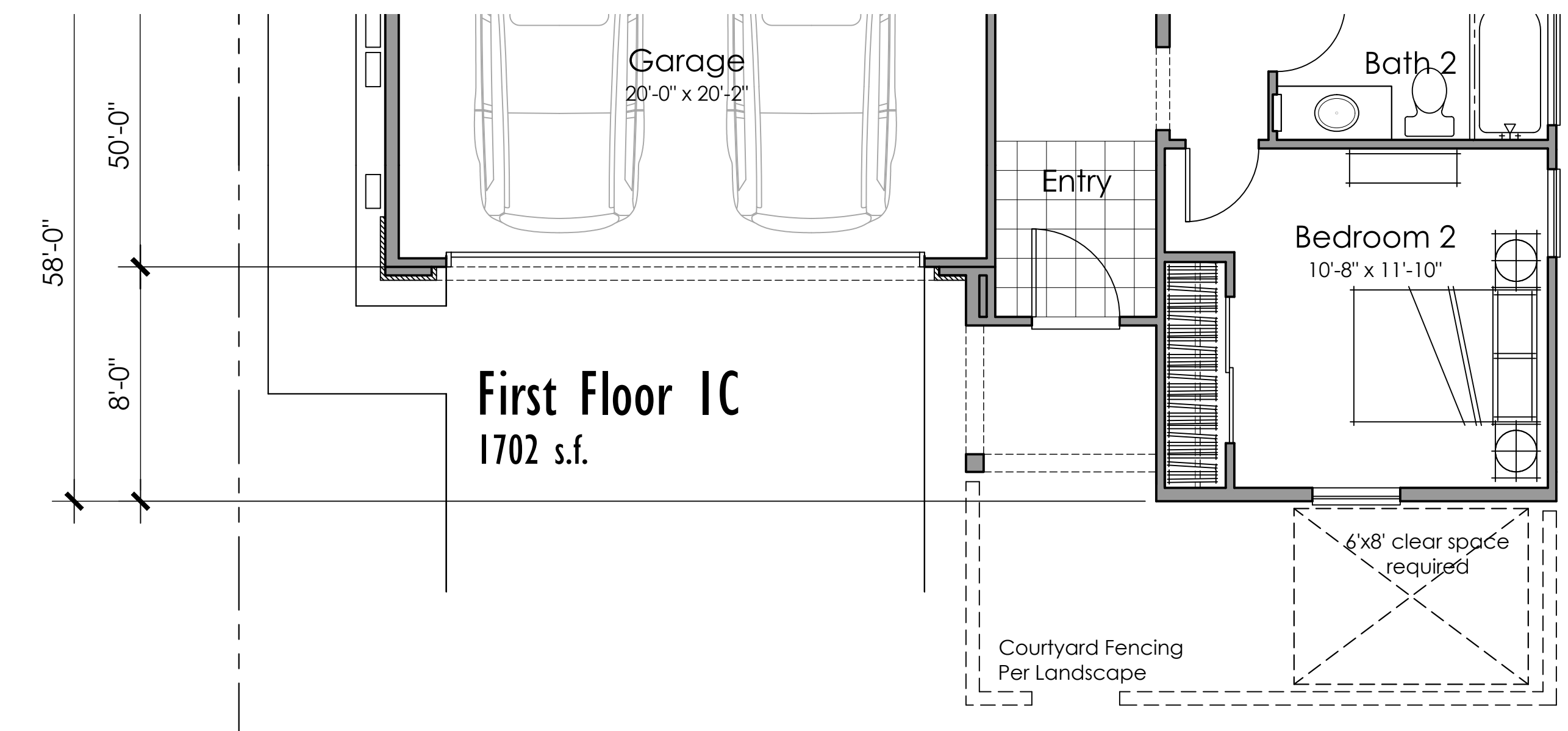
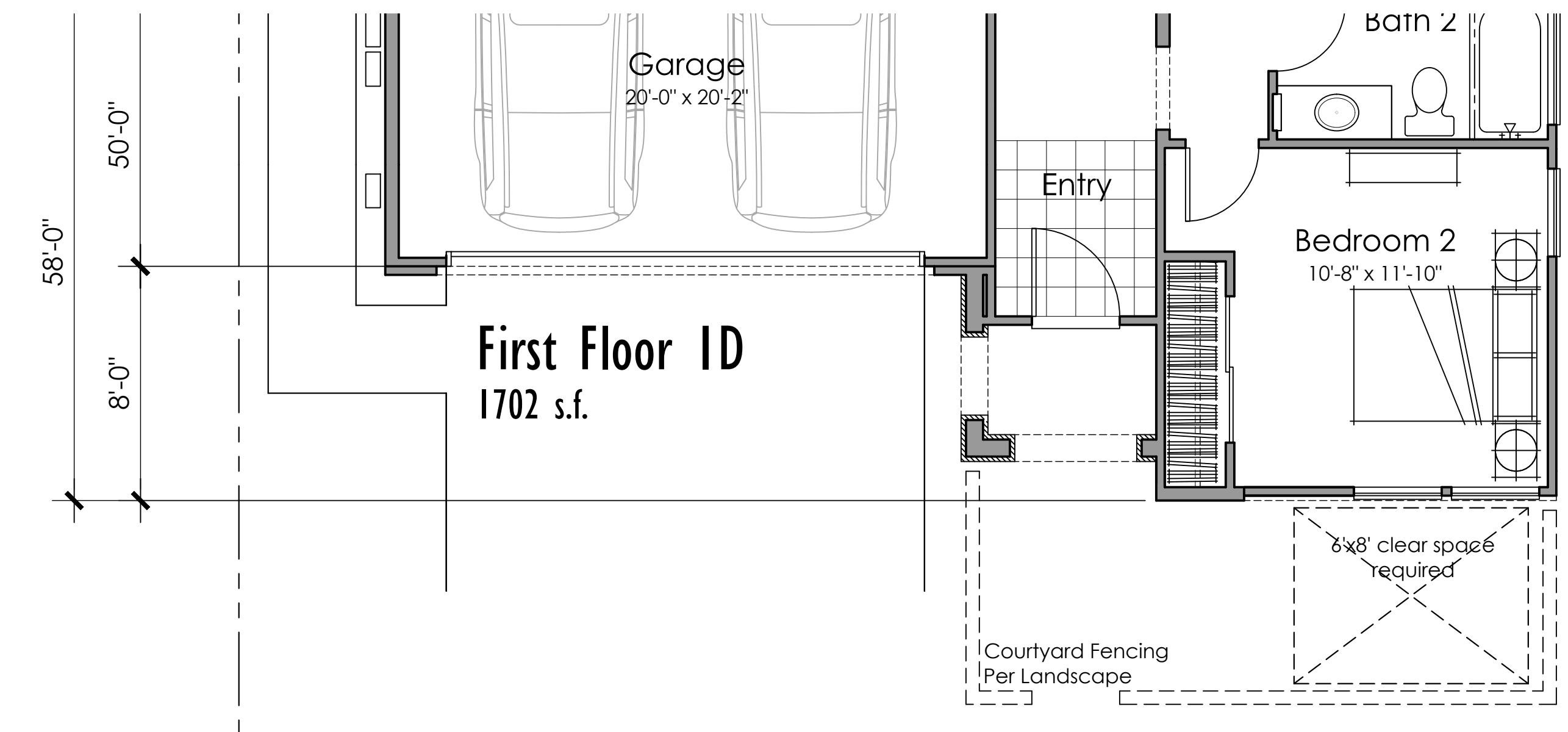


THE PINES @ SPRING LAKE TYPICAL PRODUCTION AND COURTYARD FENCING PLAN

DATE: 3-6-19



Floor Plan
3 Bedrooms
Opt. Den
2 Bath
1702 s.f.

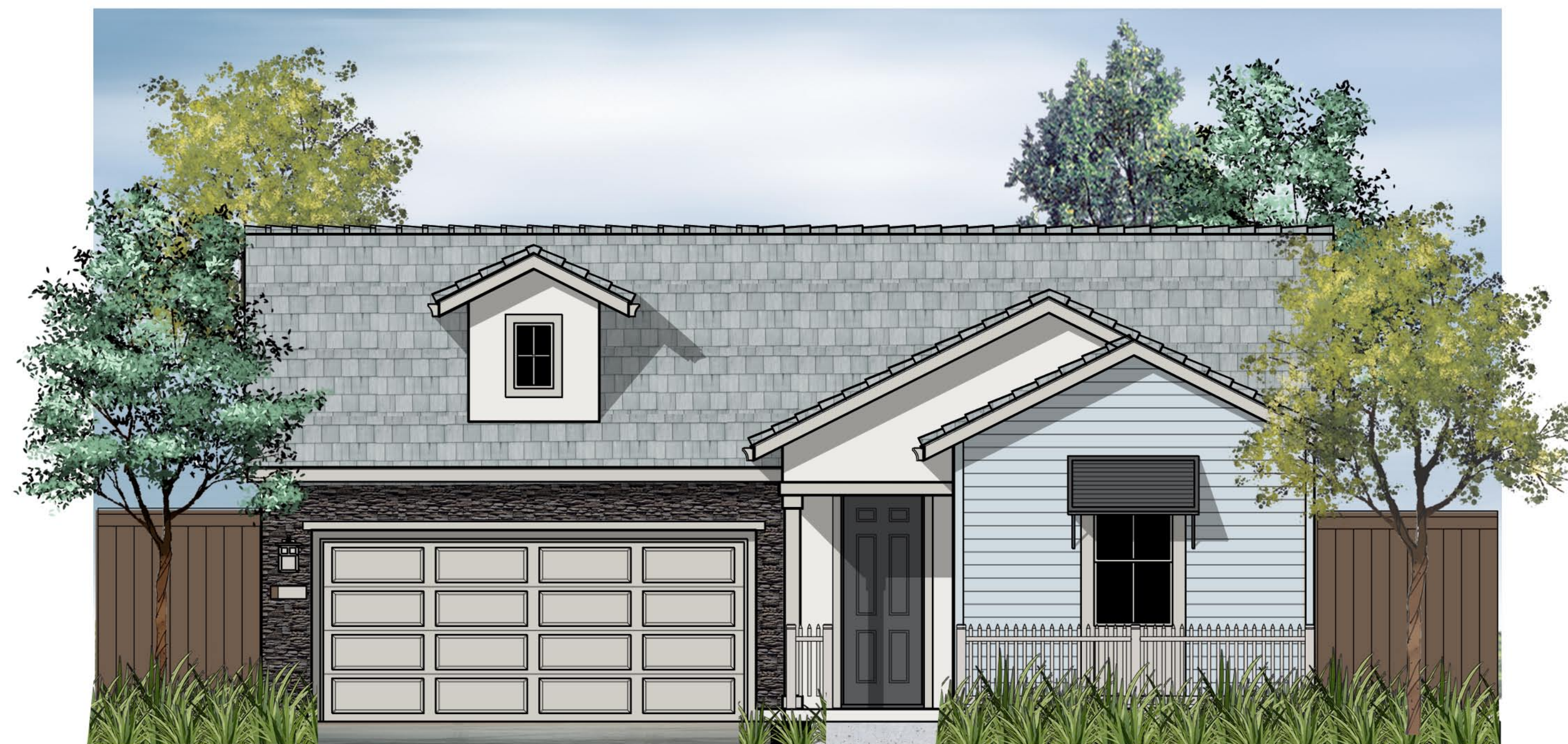




Front Elevation 1A - Monterey



Front Elevation 1B - Americana

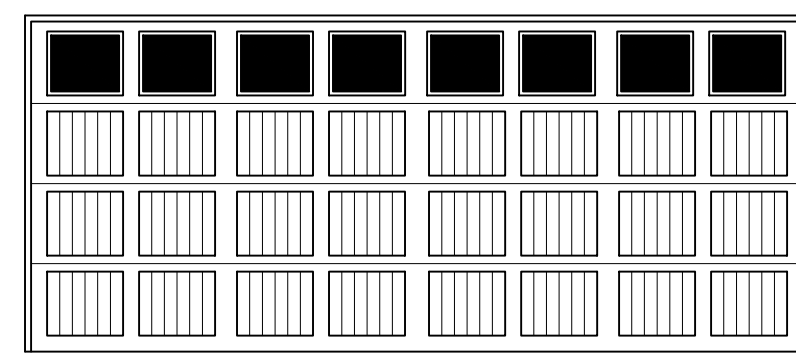


Front Elevation 1C - Coastal Cottage

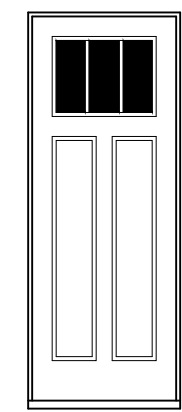


Front Elevation 1D - West Coast Contemporary

1A - Monterey
 Material Legend:
 Low Profile 'S' Tile Roofing
 Stucco Finish, Light Lace
 Brick Veneer
 Decorative Metal Awning
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Opt. Garage Door



Opt. Entry Door

Decorative
Metal Awning

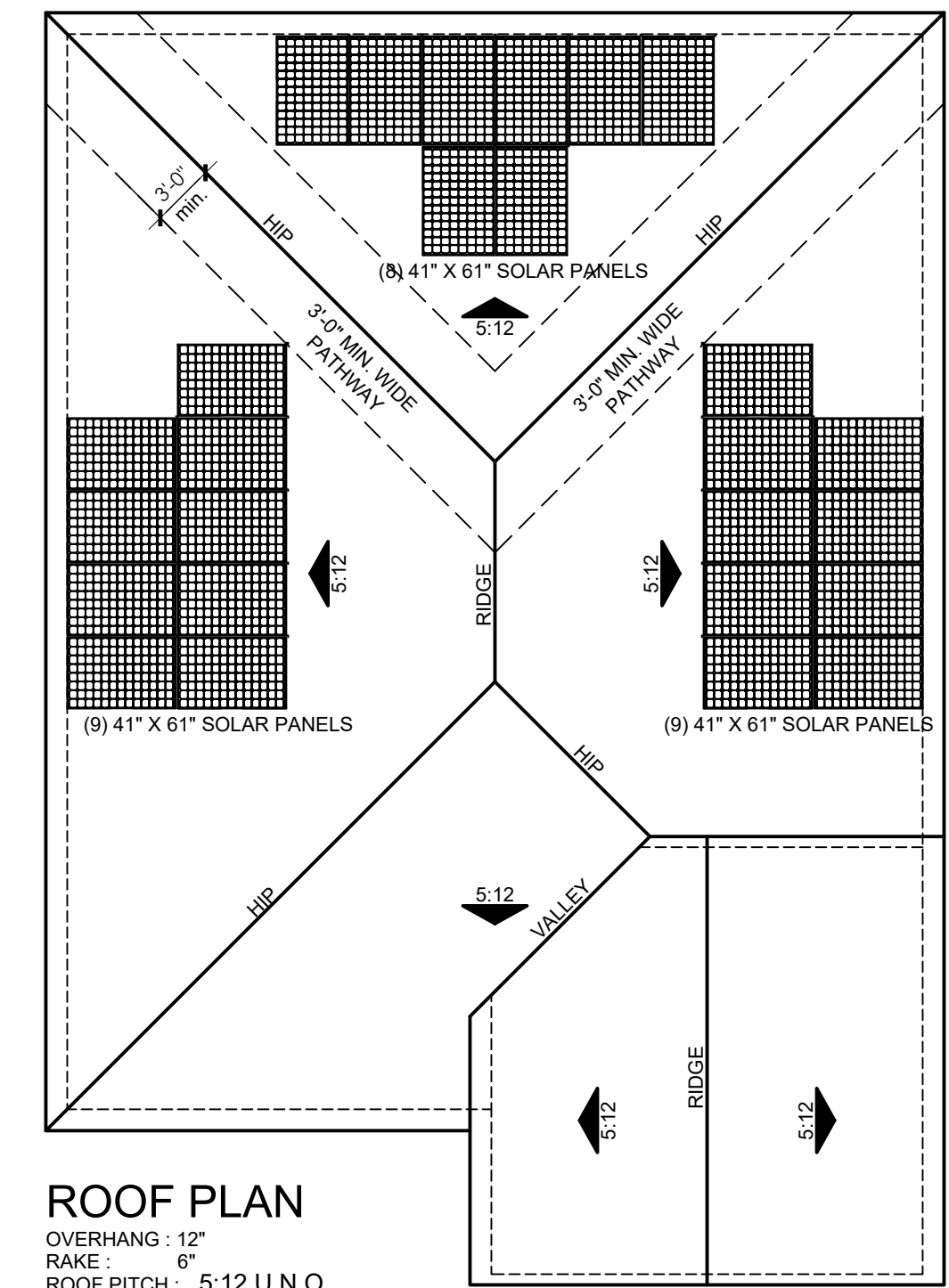
Brick Veneer

Stucco Finish,
Light Lace

Decorative Gable
End Detail

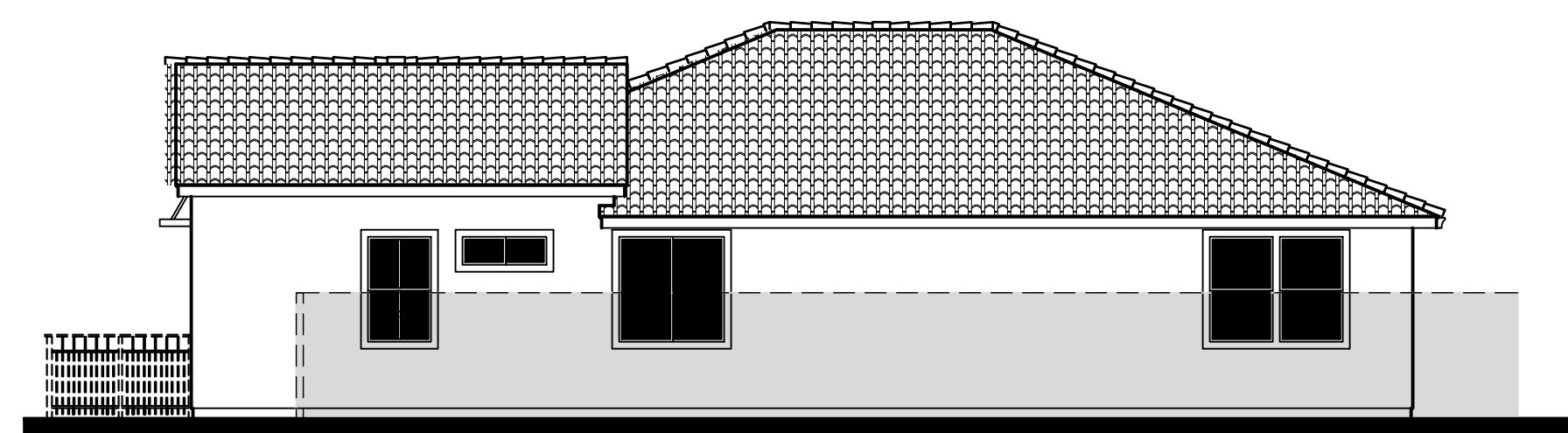


Front Elevation 1A - Monterey



ROOF PLAN

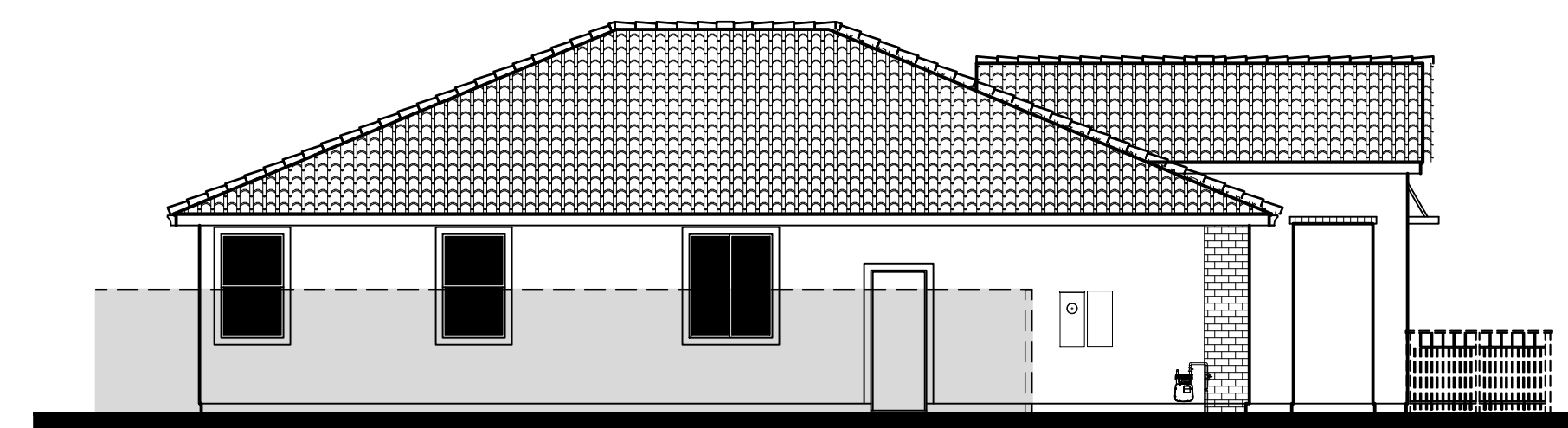
OVERHANG : 12"
 RAKE : 6"
 ROOF PITCH : 5:12 U.N.O.



Right



Rear



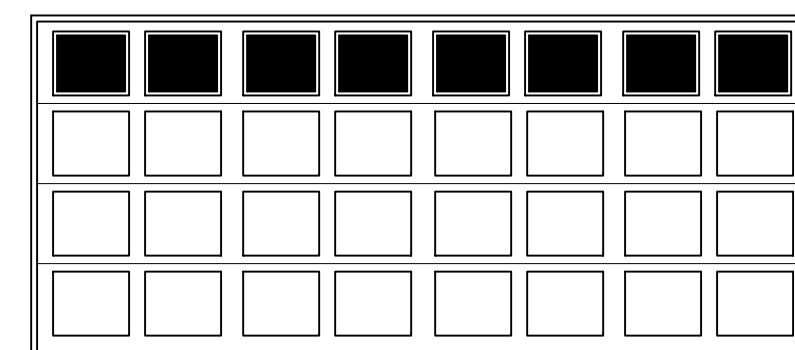
Left

1B - Americana
Material Legend:

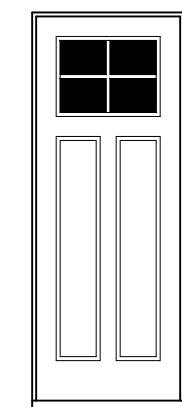
Shake Concrete Tile Roofing
Stucco Finish, Medium Lace
Stone Veneer
Engineered Wood Trim
Engineered Wood Siding
Wood Posts
Stucco Finish Trim, Light Lace
Enhanced Sills

Engineered
Wood Trim
at Cap and
Base
Wood Post
Stucco Finish
trim, light lace
Stucco Finish,
Medium Lace

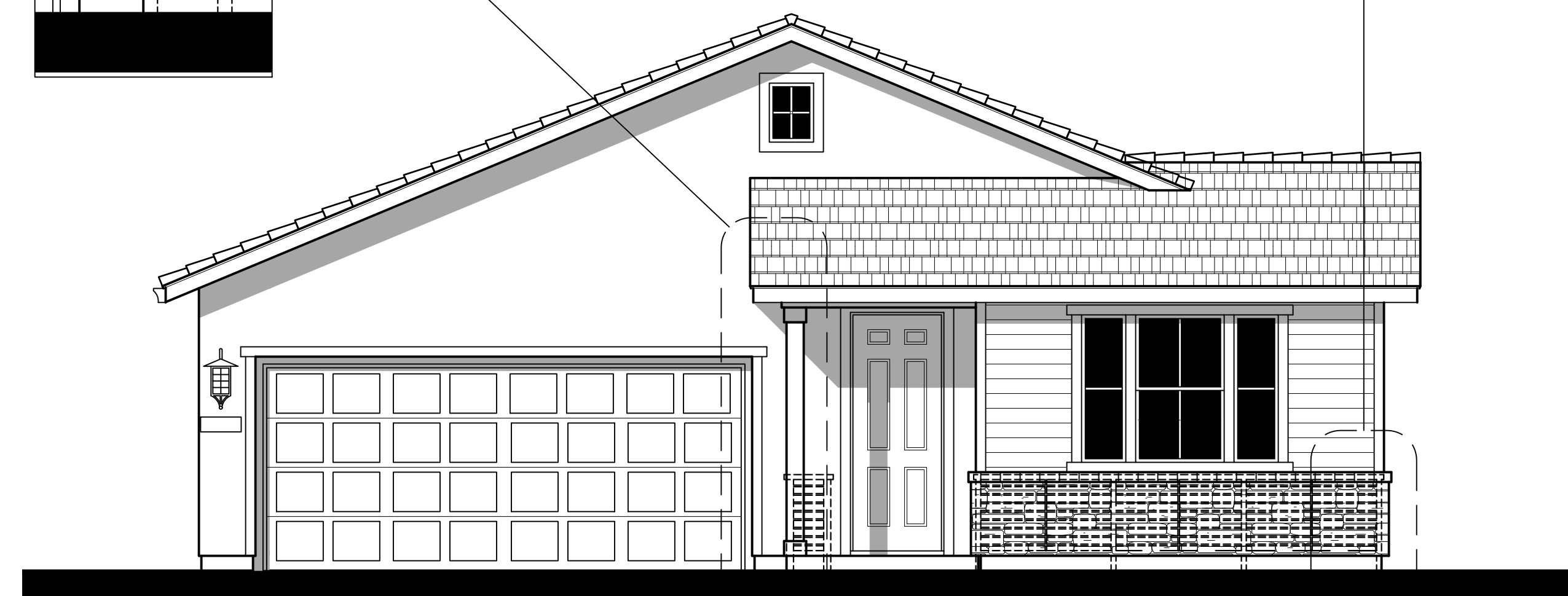
Engineered Wood
Lap Siding
Engineered
Wood Trim
Stone Veneer
and Cap



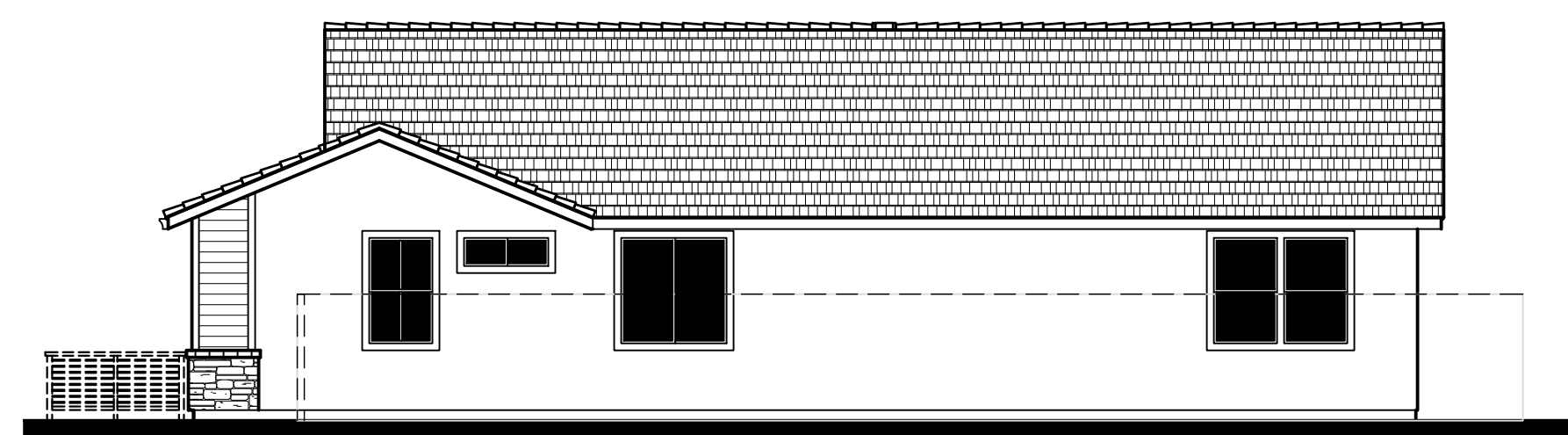
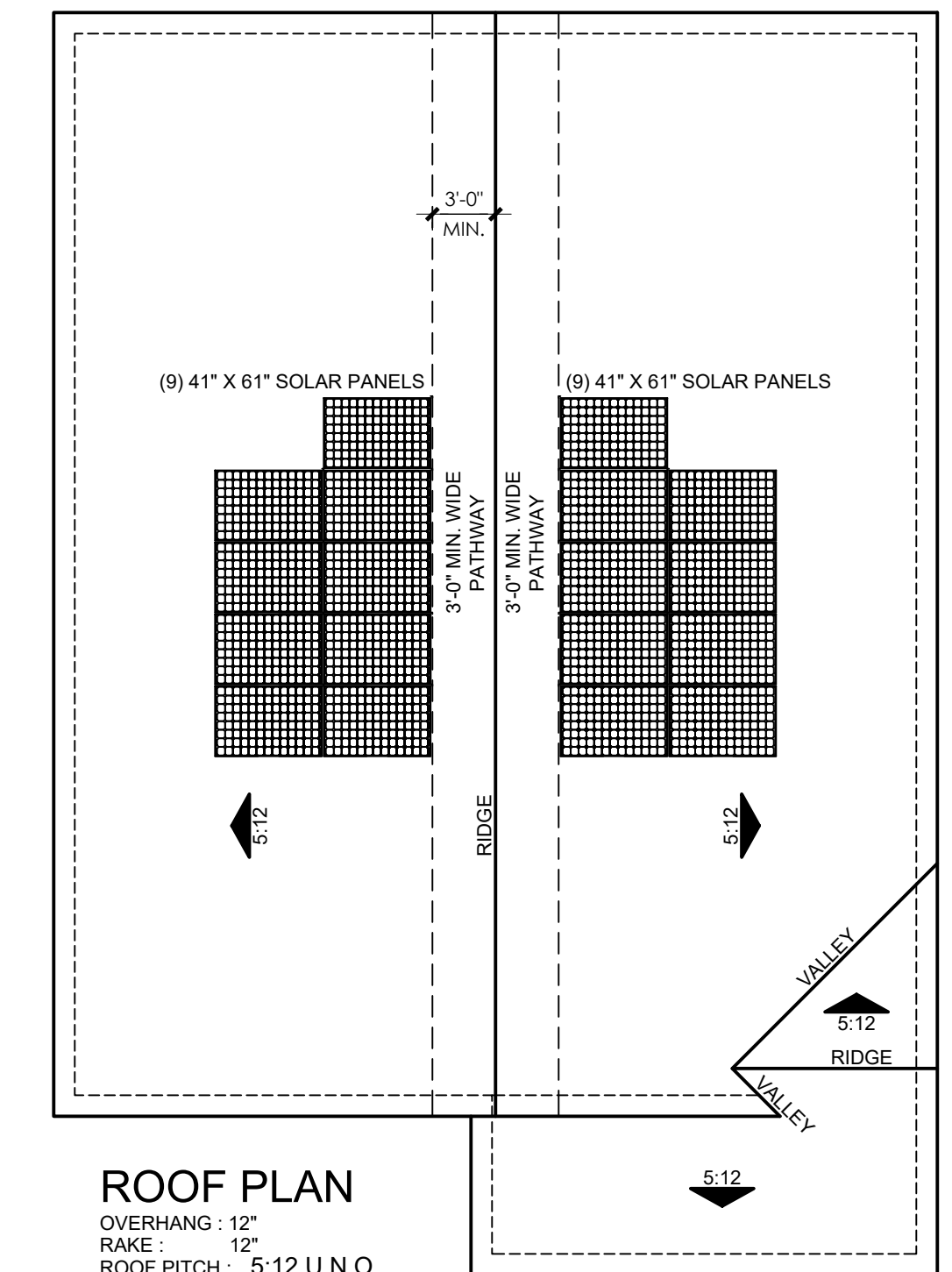
Opt. Garage Door



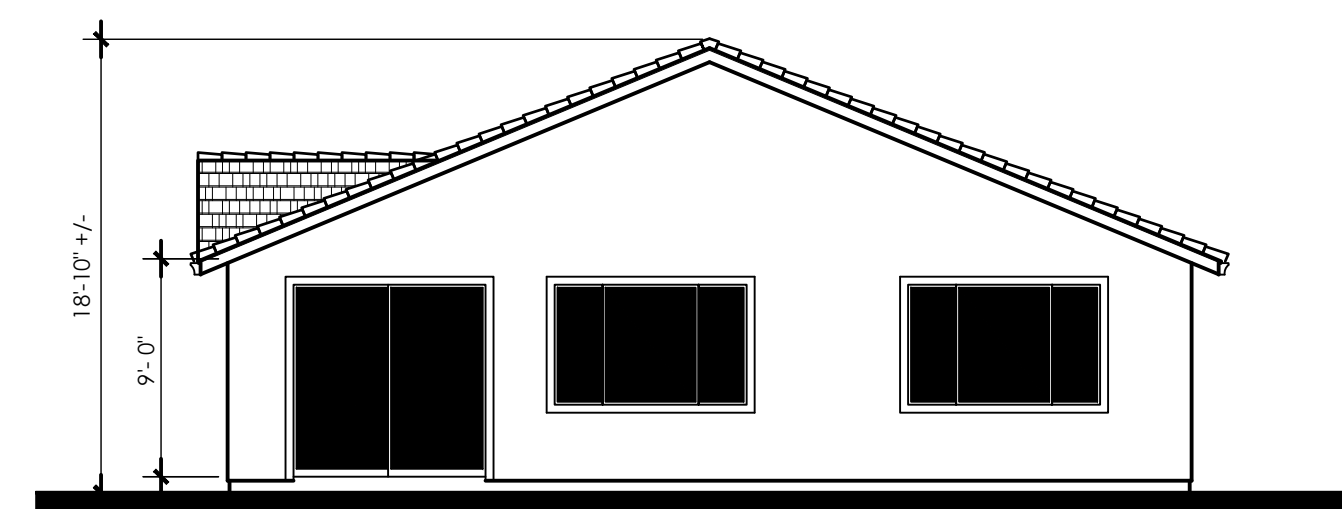
Opt. Entry
Door



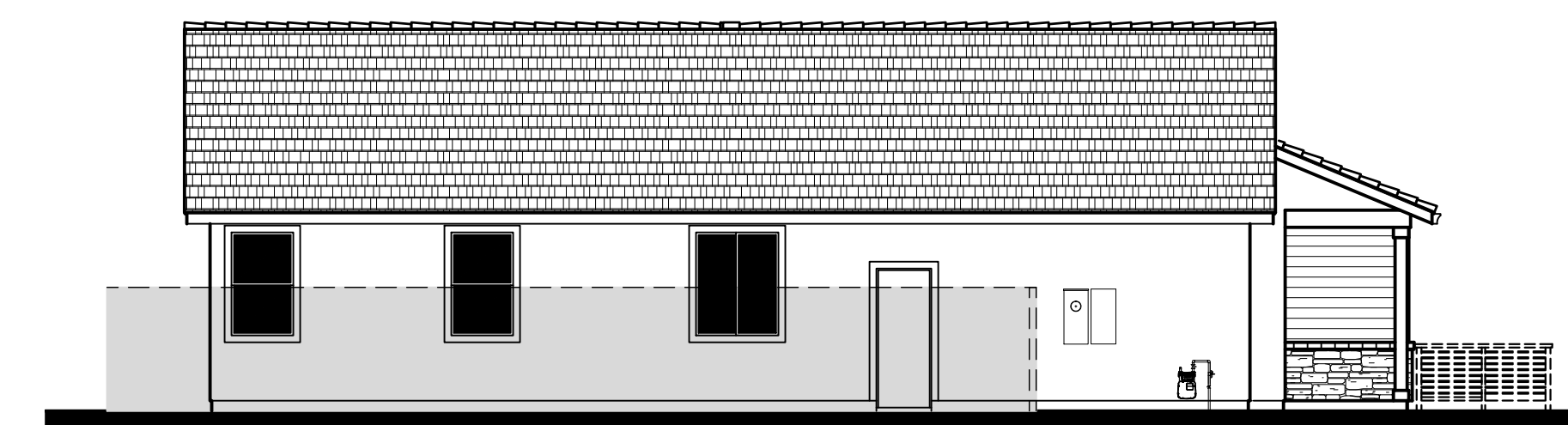
Front Elevation 1B - Americana



Right



Rear

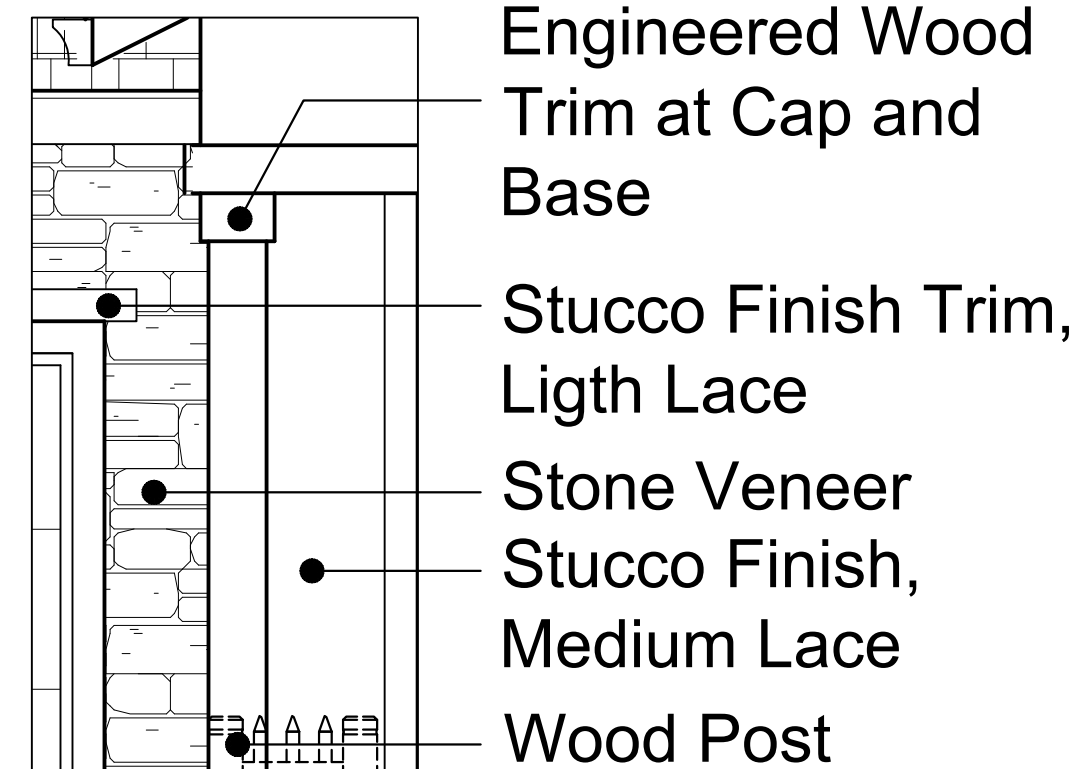


Left

1C - Coastal Cottage

Material Legend:

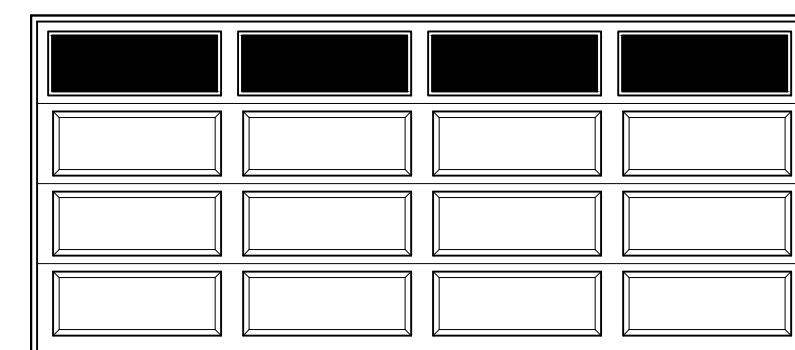
Flat Concrete Tile Roofing
 Stucco Finish, Medium Lace
 Stone Veneer
 Engineered Wood Trim
 Engineered Wood Siding
 Wood Posts
 Stucco Finish Trim, Light Lace
 Decorative Metal Awning
 Enhanced Sills, Engineered Wood



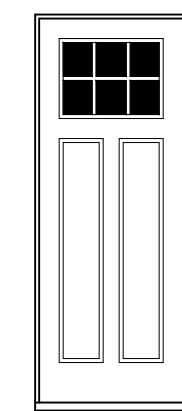
Decorative
Metal Awning

Engineered Wood
Lap Siding

Enhanced Sills,
Engineered Wood



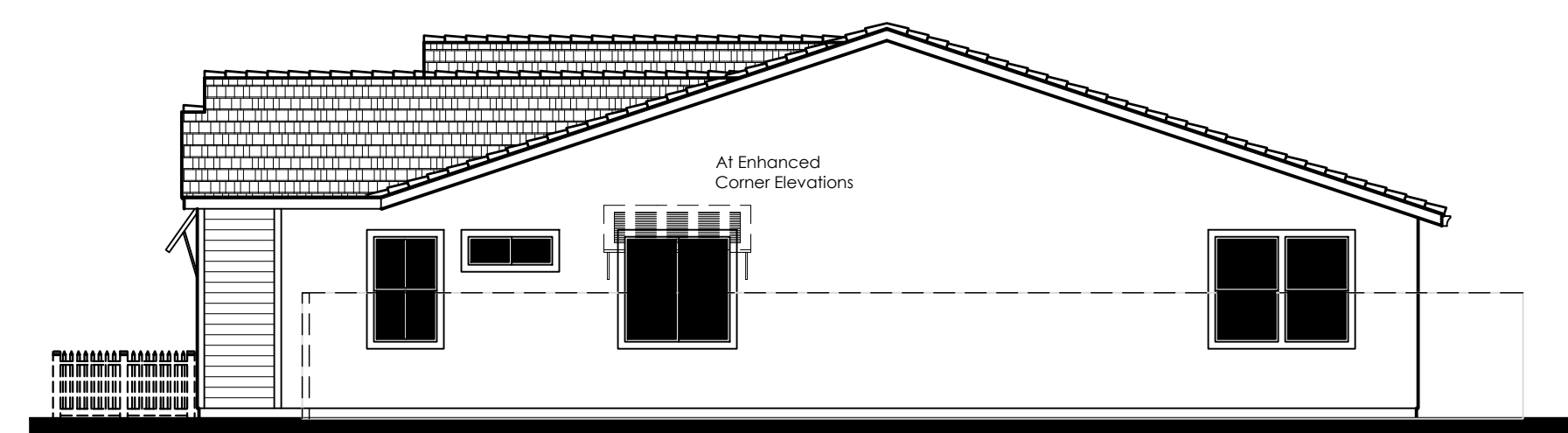
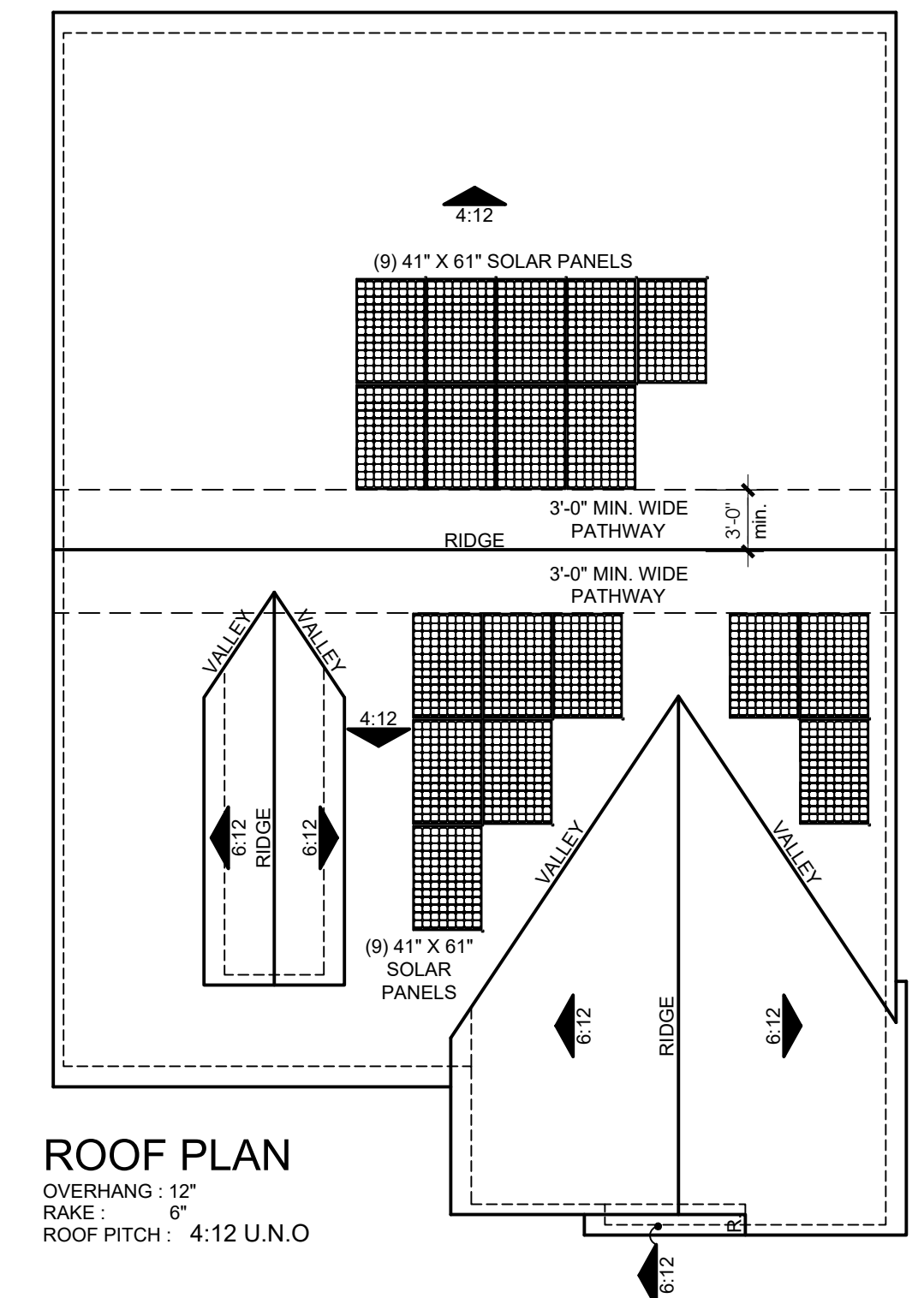
Opt. Garage Door



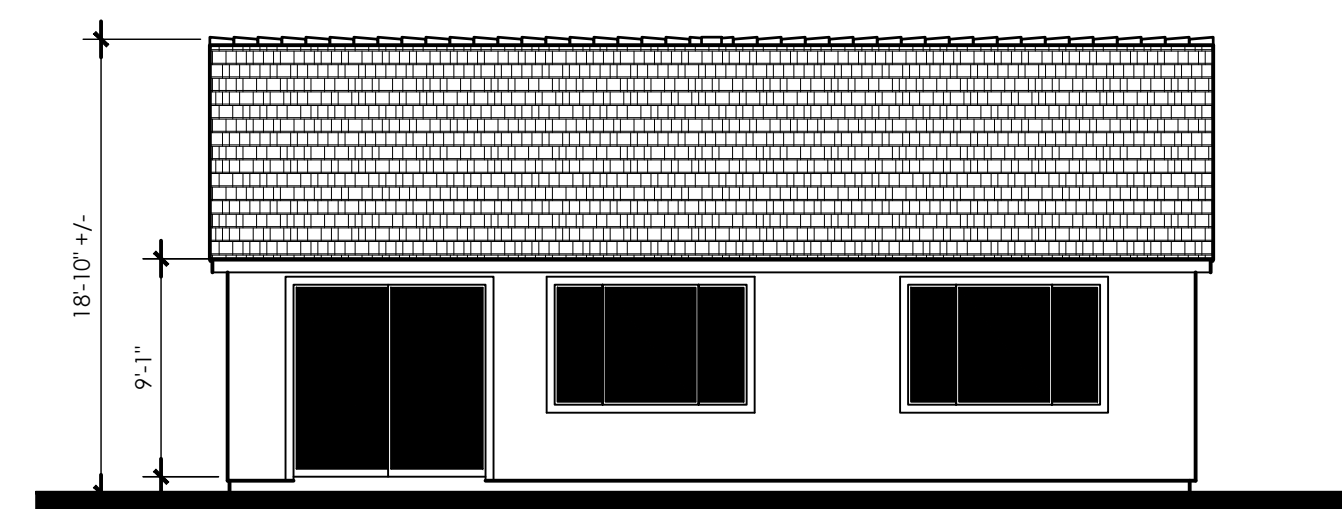
Opt. Entry
Door



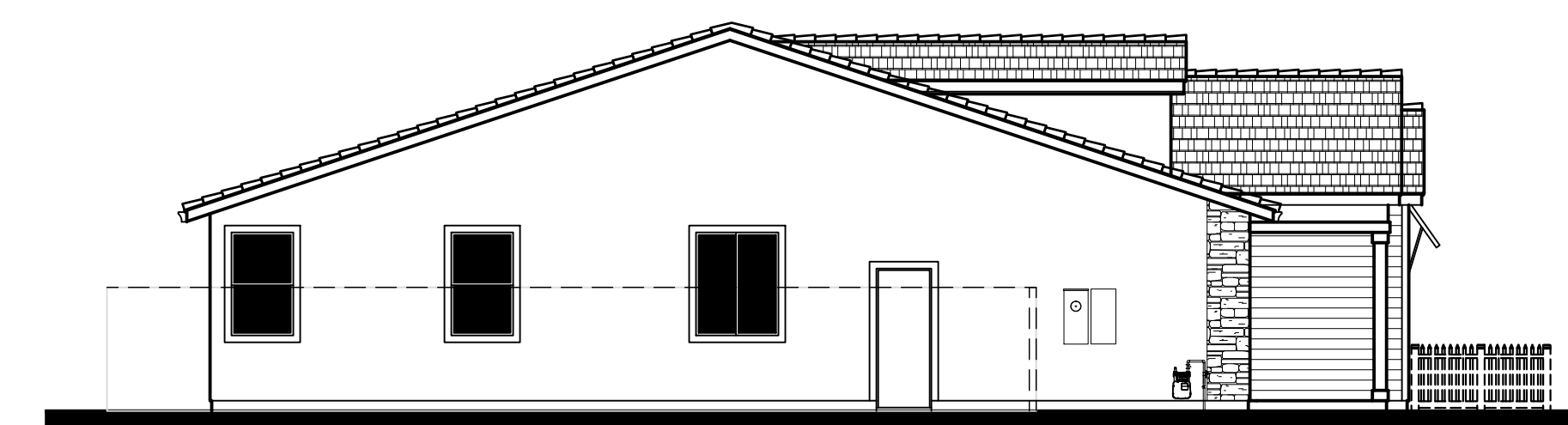
Front Elevation 1C - Coastal Cottage



Right

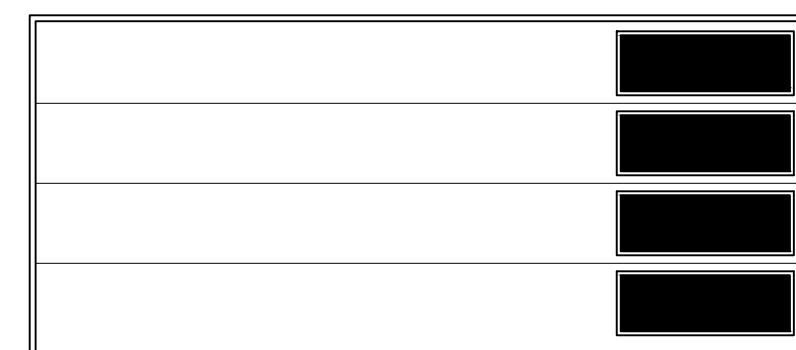


Rear

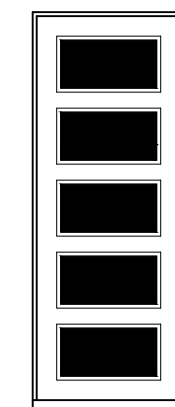


Left

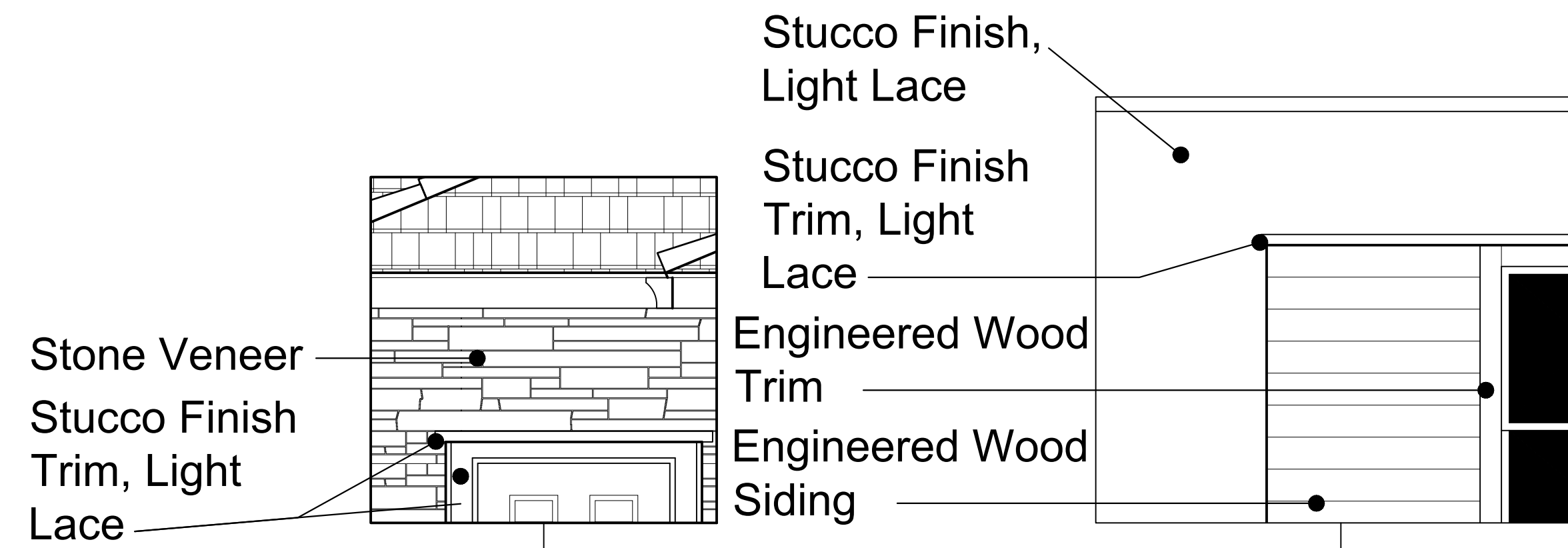
1D - West Coast Contemporary
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish, Light Lace
 Stone Veneer
 Engineered Wood Trim
 Engineered Wood Siding
 Stucco Finish Trim, Light Lace



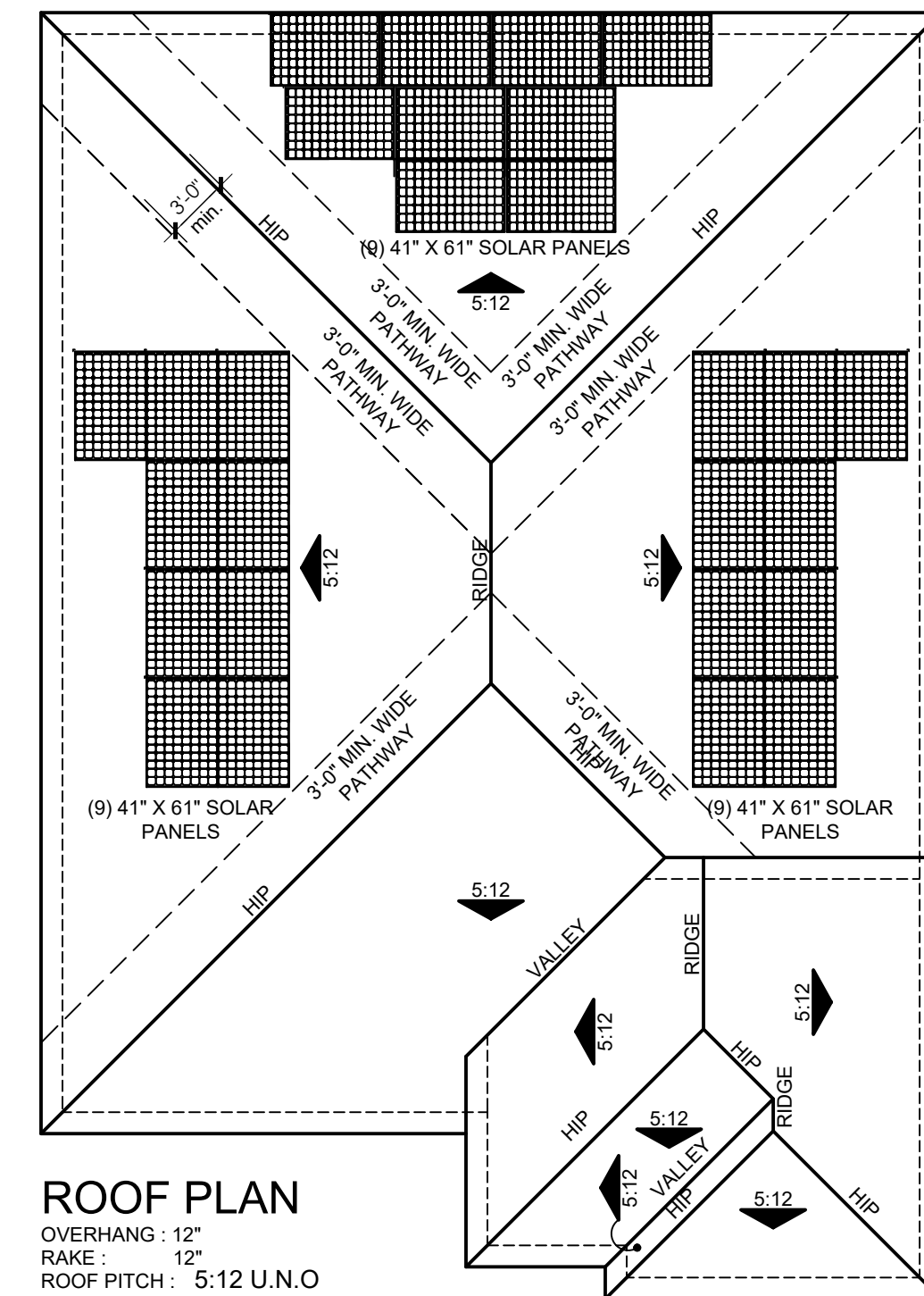
Opt. Garage Door



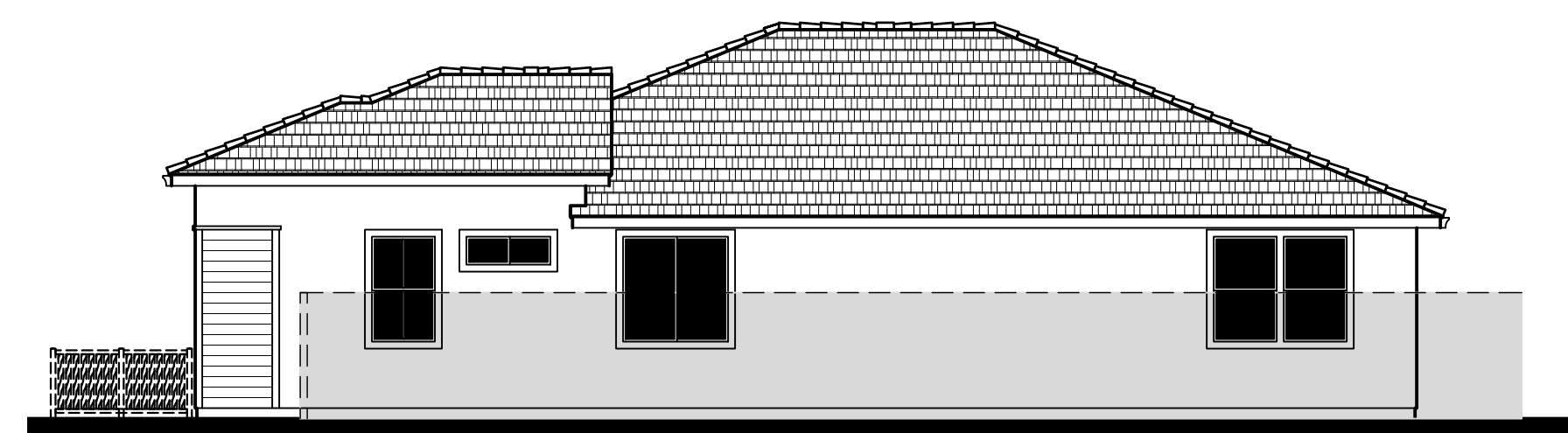
Opt. Entry Door



Front Elevation 1D - West Coast Contemporary



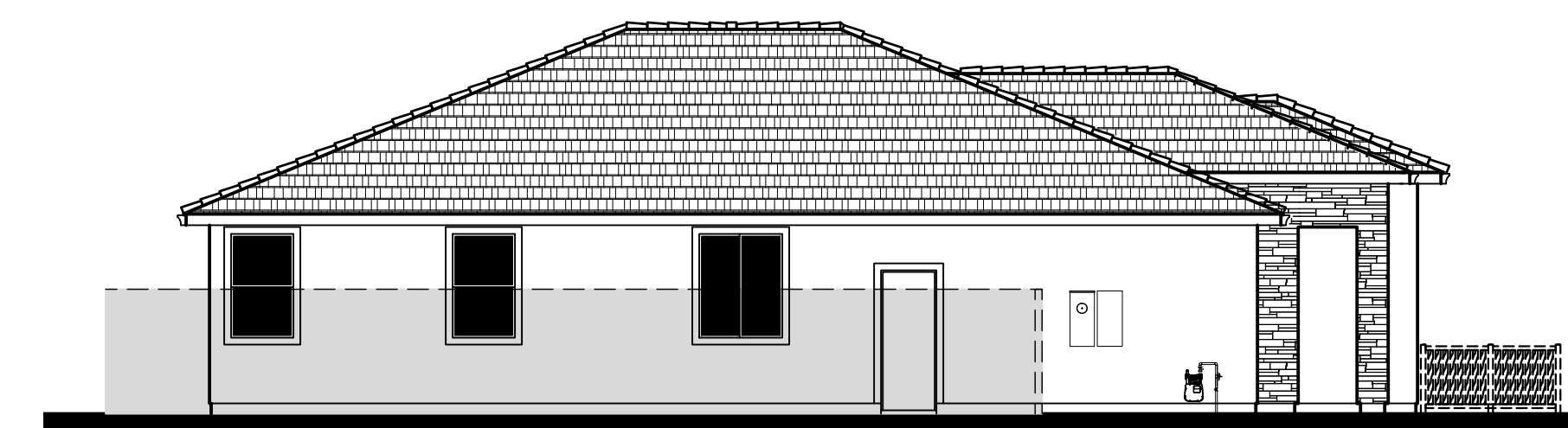
ROOF PLAN
 OVERHANG: 12"
 RAKE: 12"
 ROOF PITCH: 5:12 U.N.O



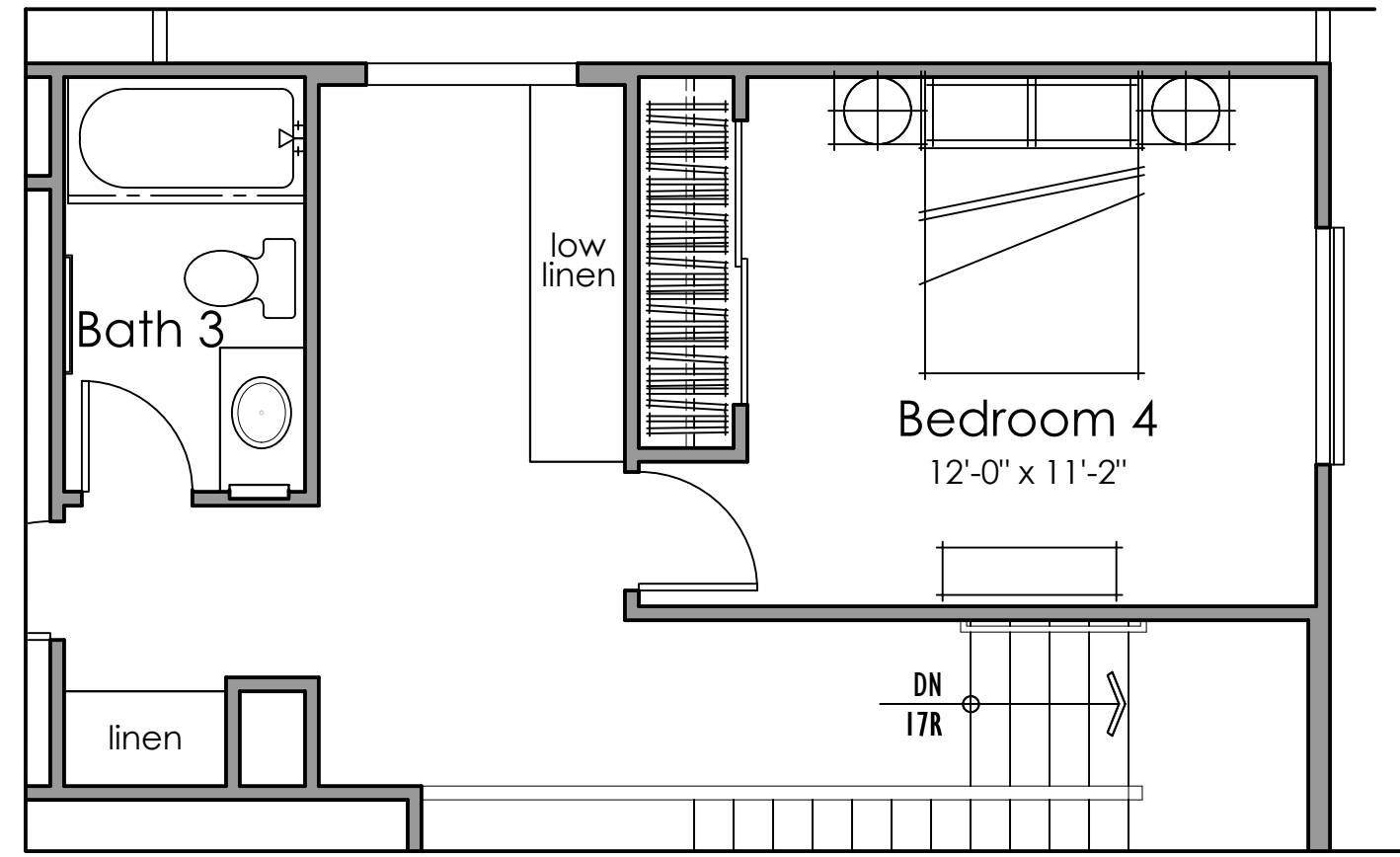
Right



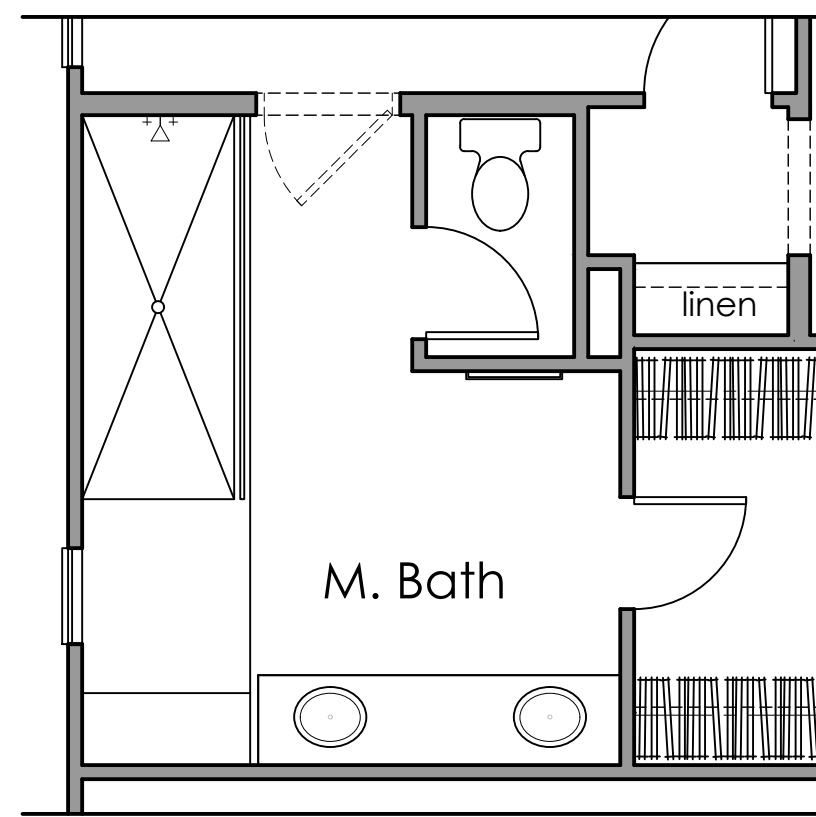
Rear



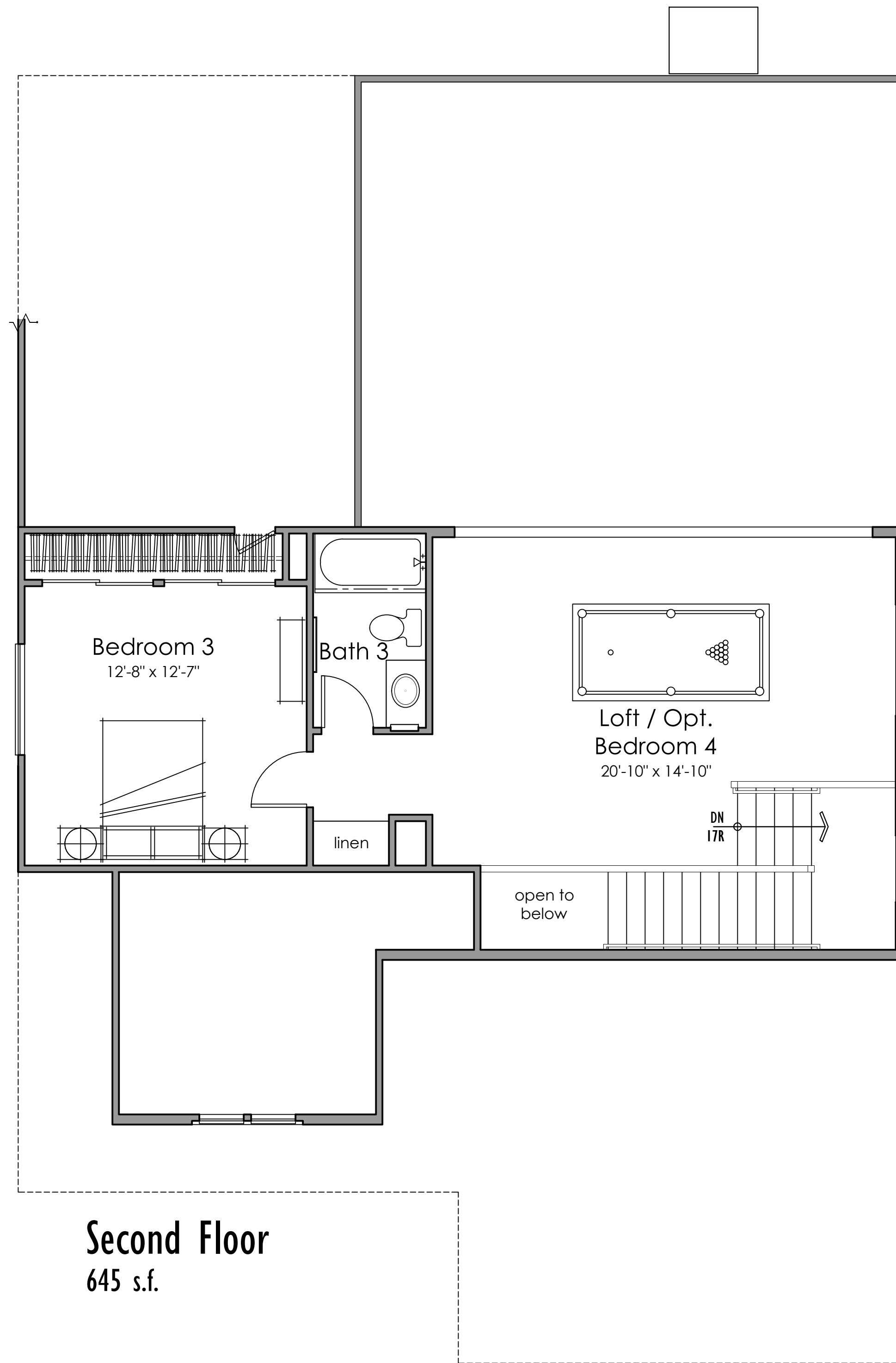
Left



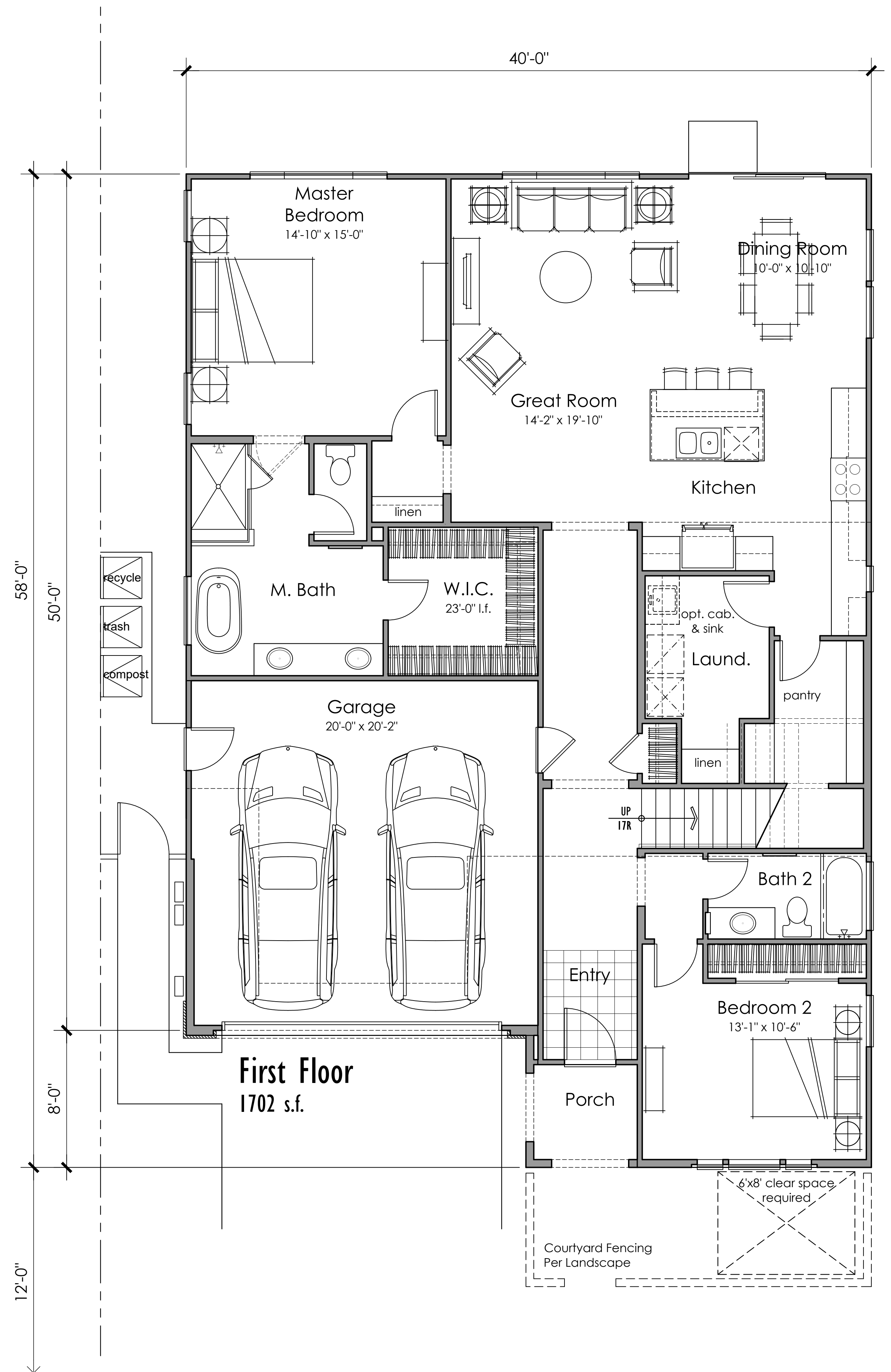
Optional Bedroom 4



Optional Super Shower

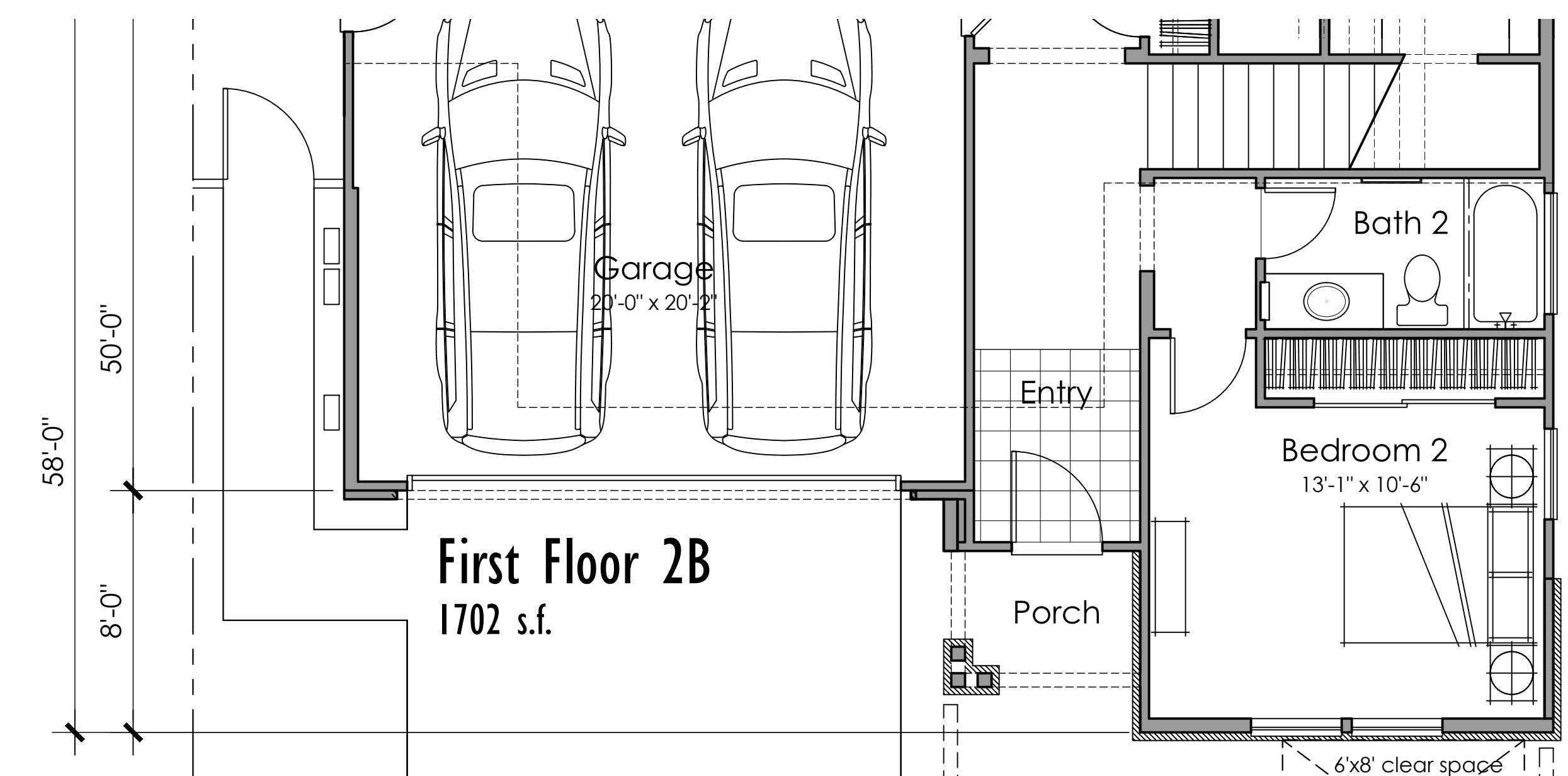
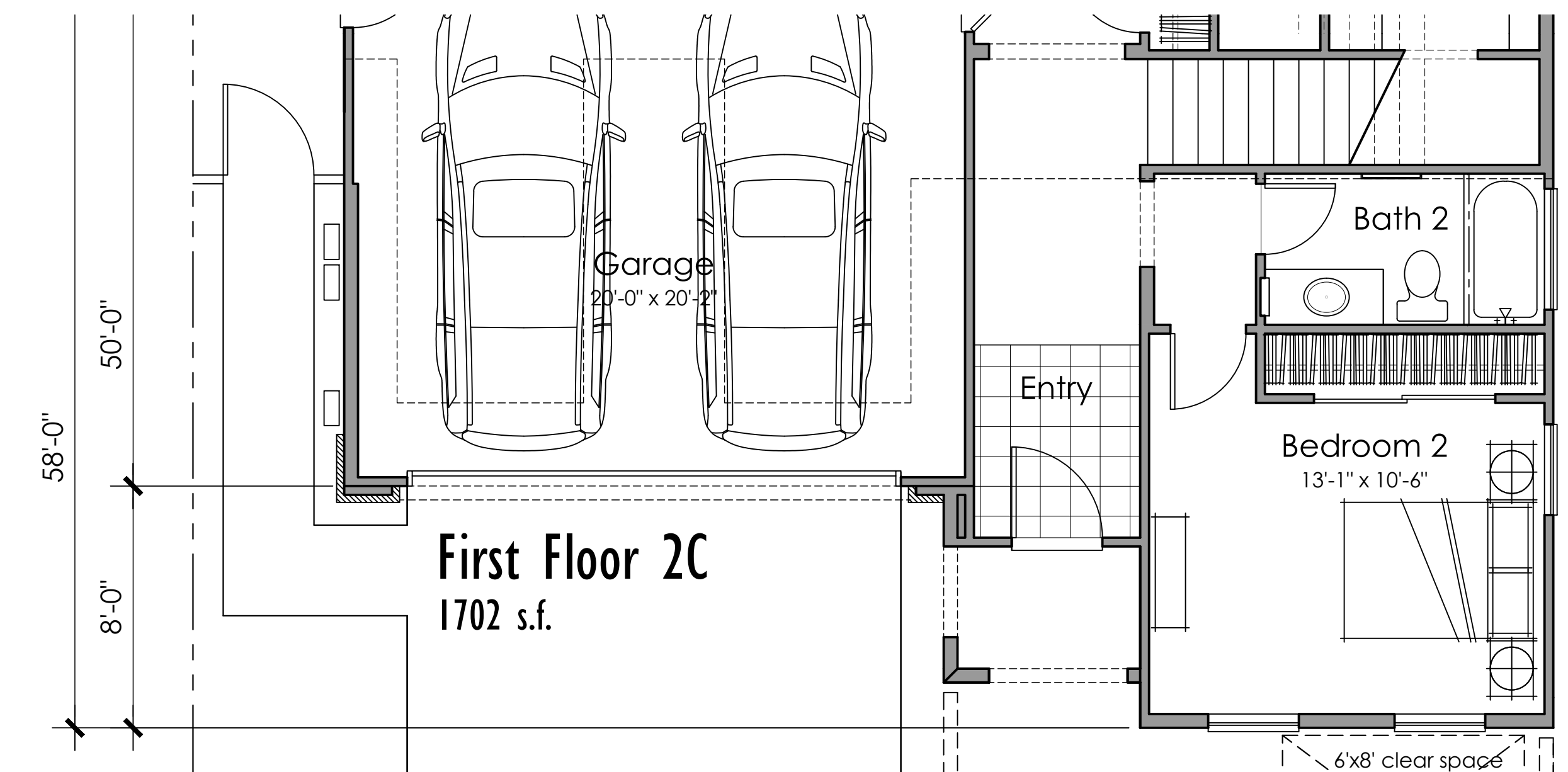
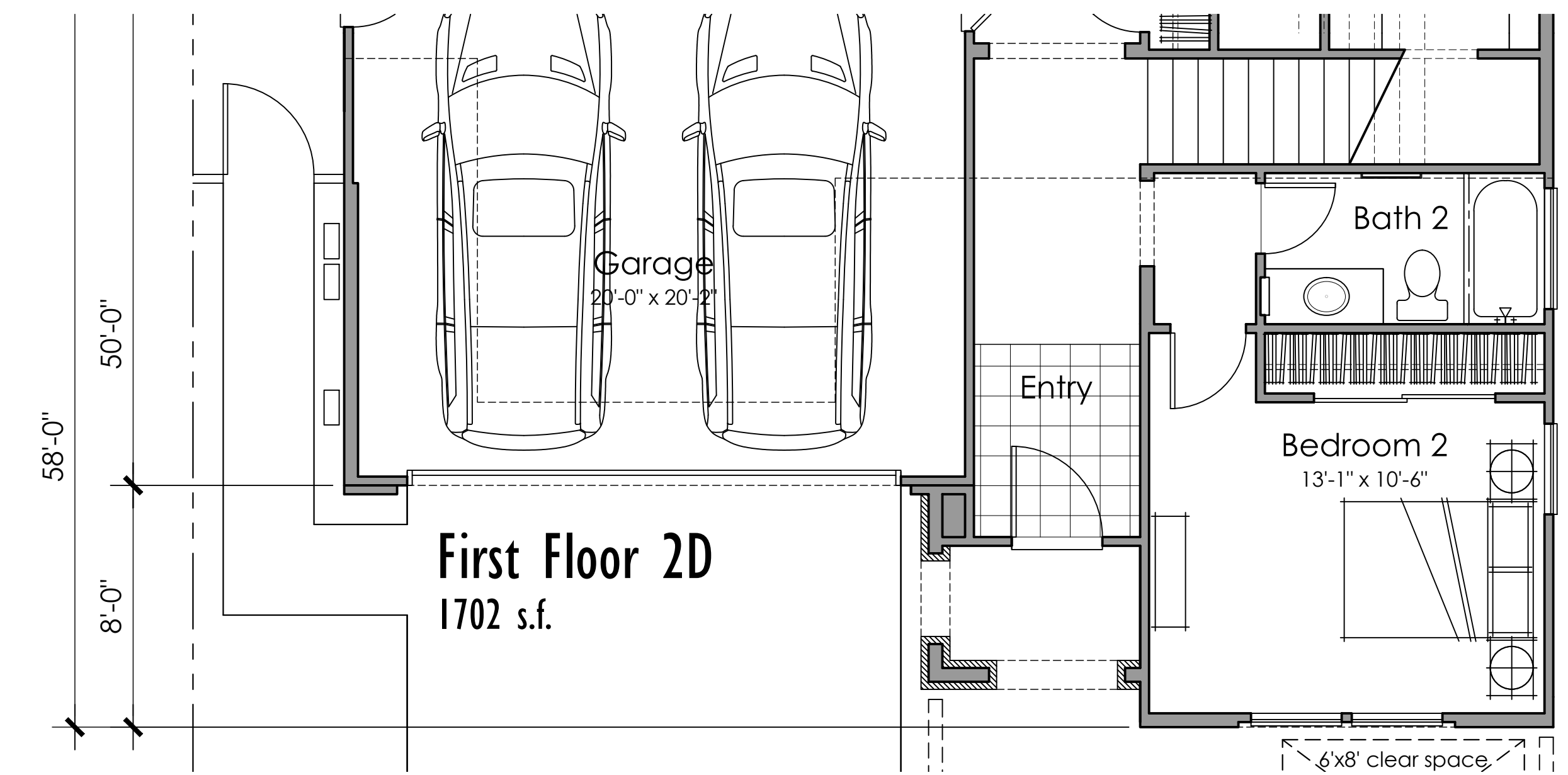
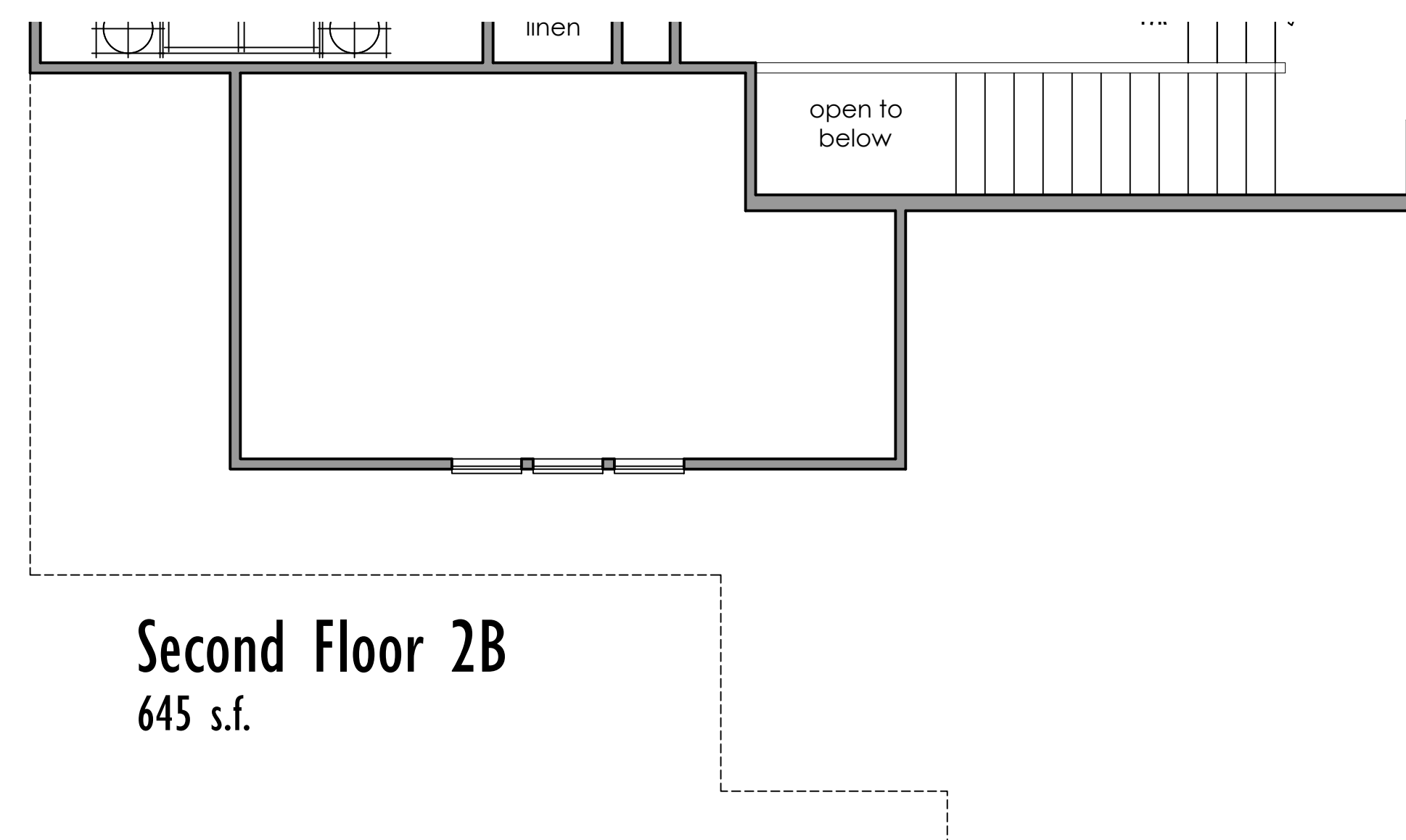
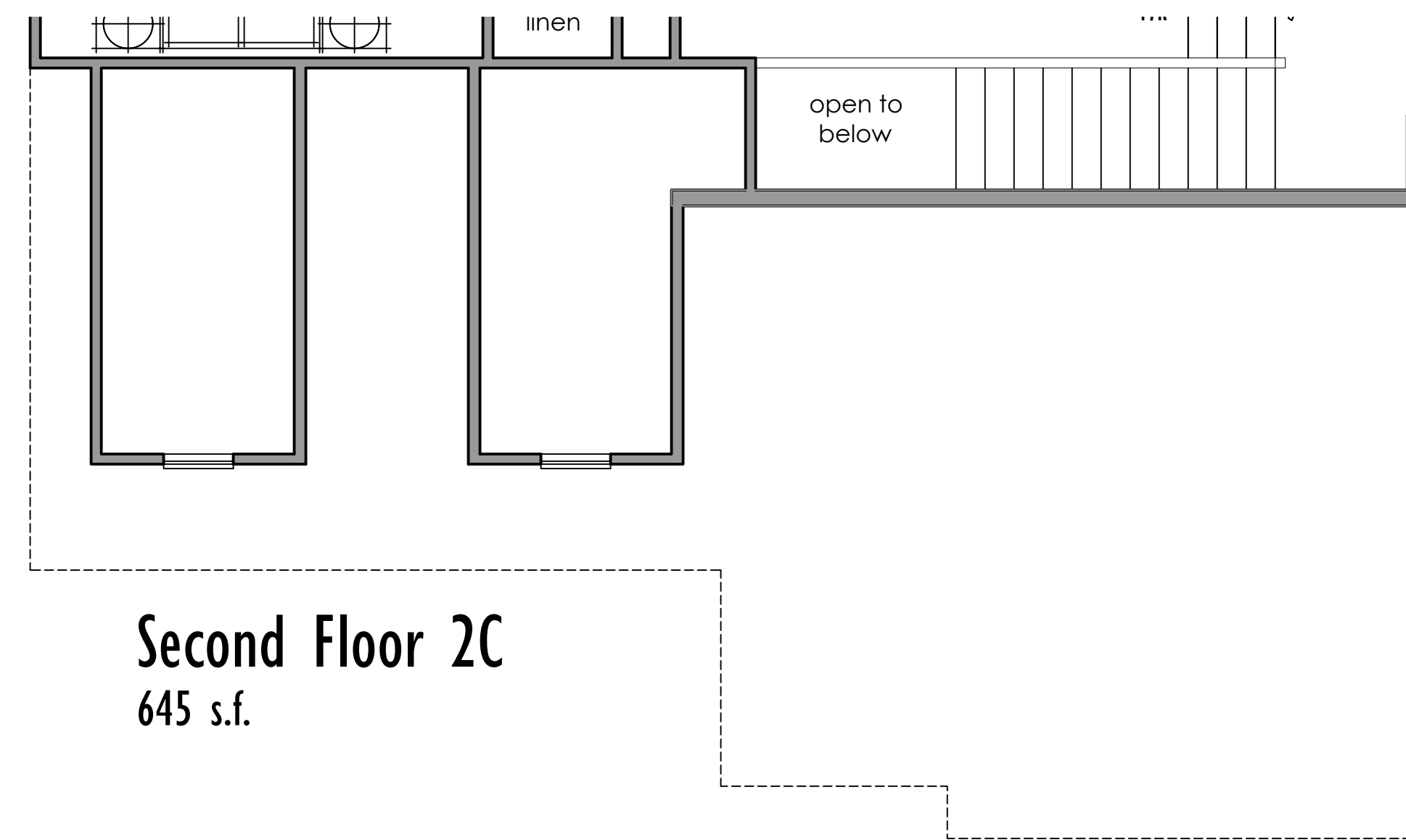
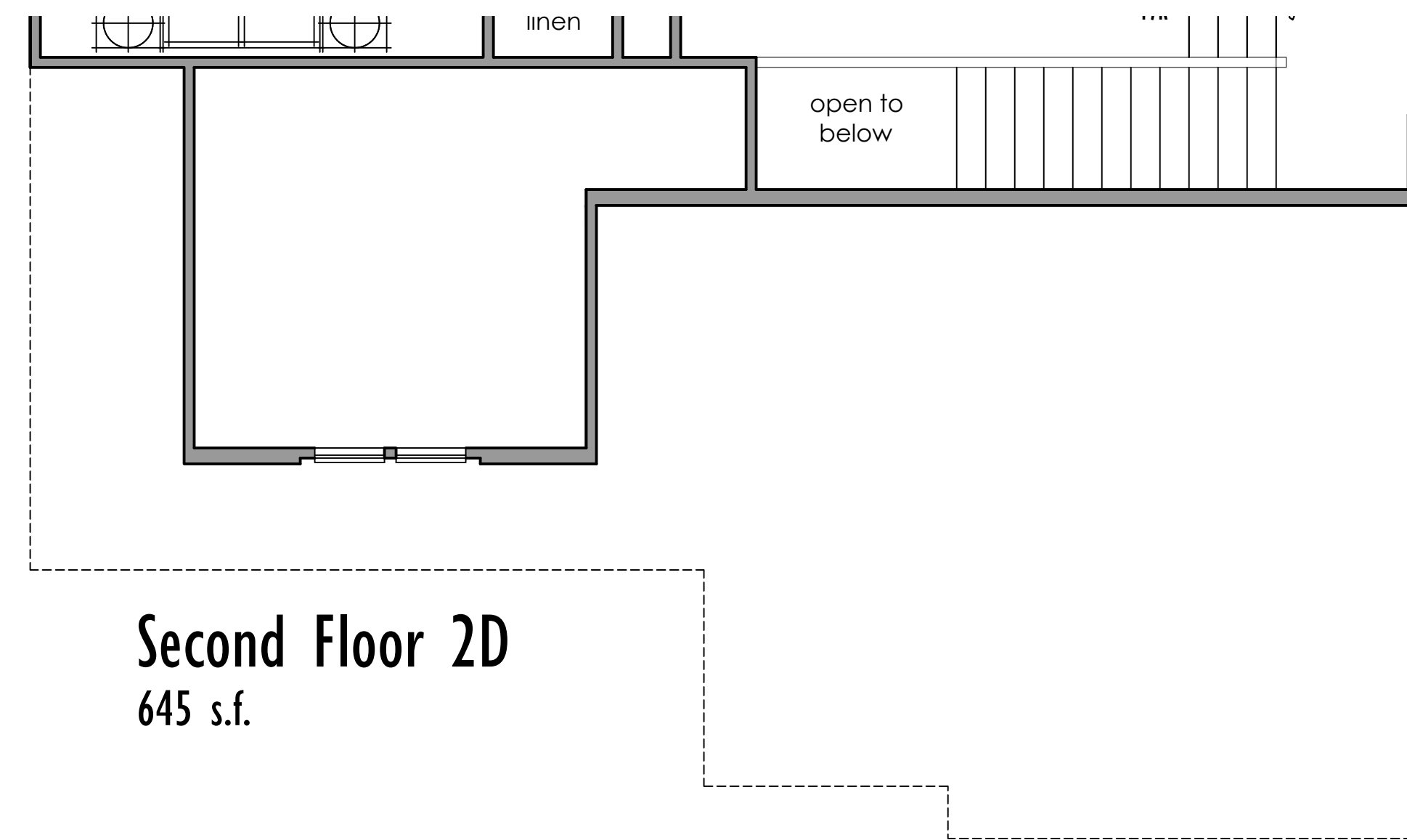


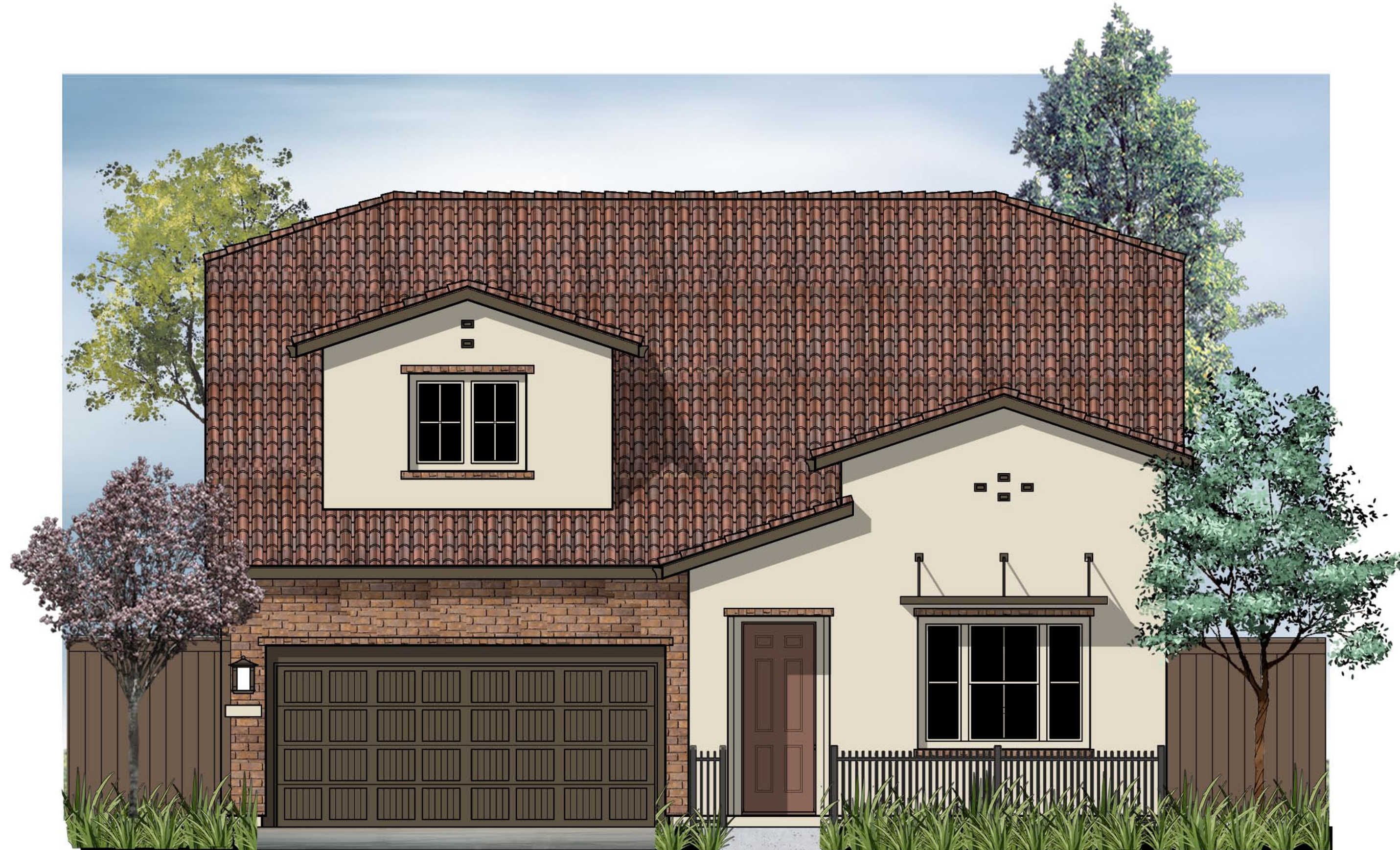
Second Floor
645 s.f.



First Floor
1702 s.f.

Floor Plan
3 Bedrooms + Loft
Opt. Bedroom 4
3 Bath
2347 s.f.





Front Elevation 2A - Monterey



Front Elevation 2B - Americana

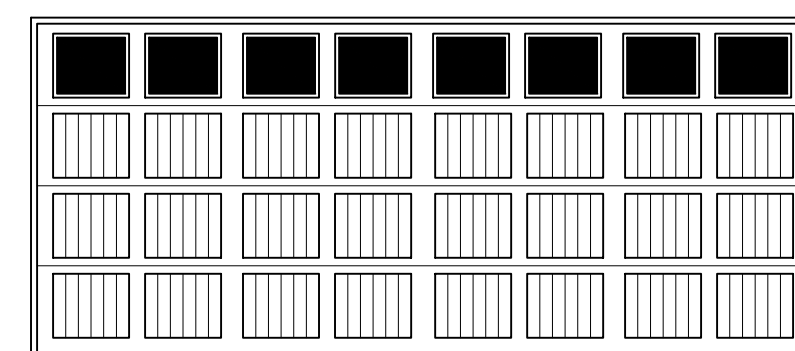


Front Elevation 2C - Coastal Cottage

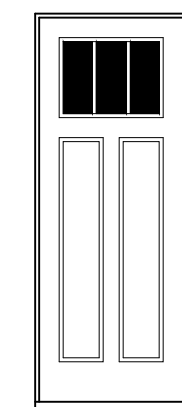


Front Elevation 2D - West Coast Contemporary

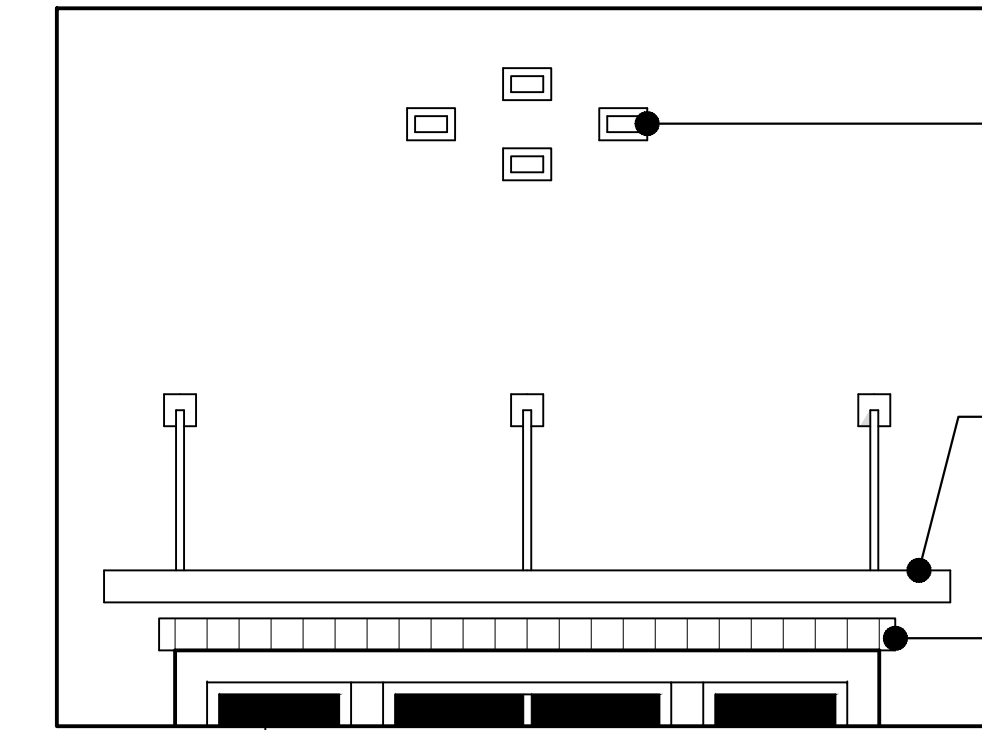
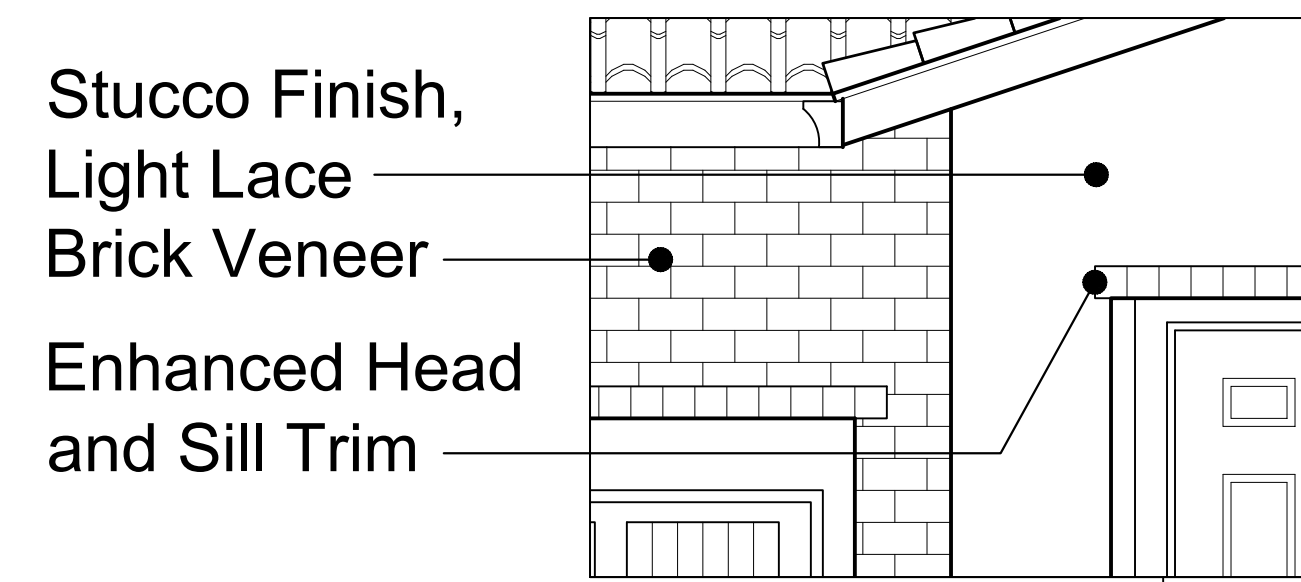
2A - Monterey
 Material Legend:
 Low Profile 'S' Tile Roofing
 Stucco Finish, Light Lace
 Brick Veneer
 Decorative Metal Awning
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Opt. Garage Door



Opt. Entry Door



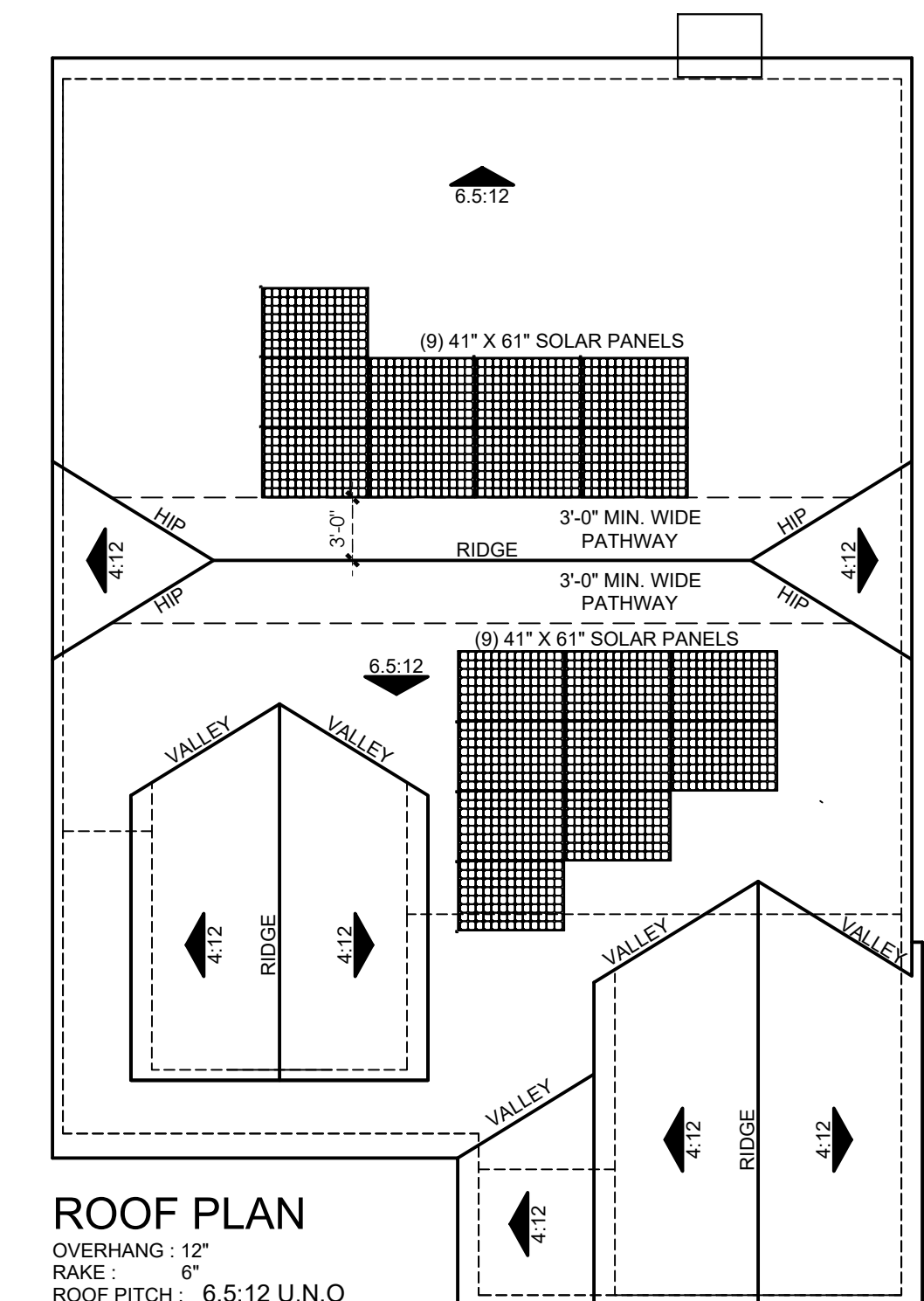
Decorative Gable End Detail

Decorative Metal Awning

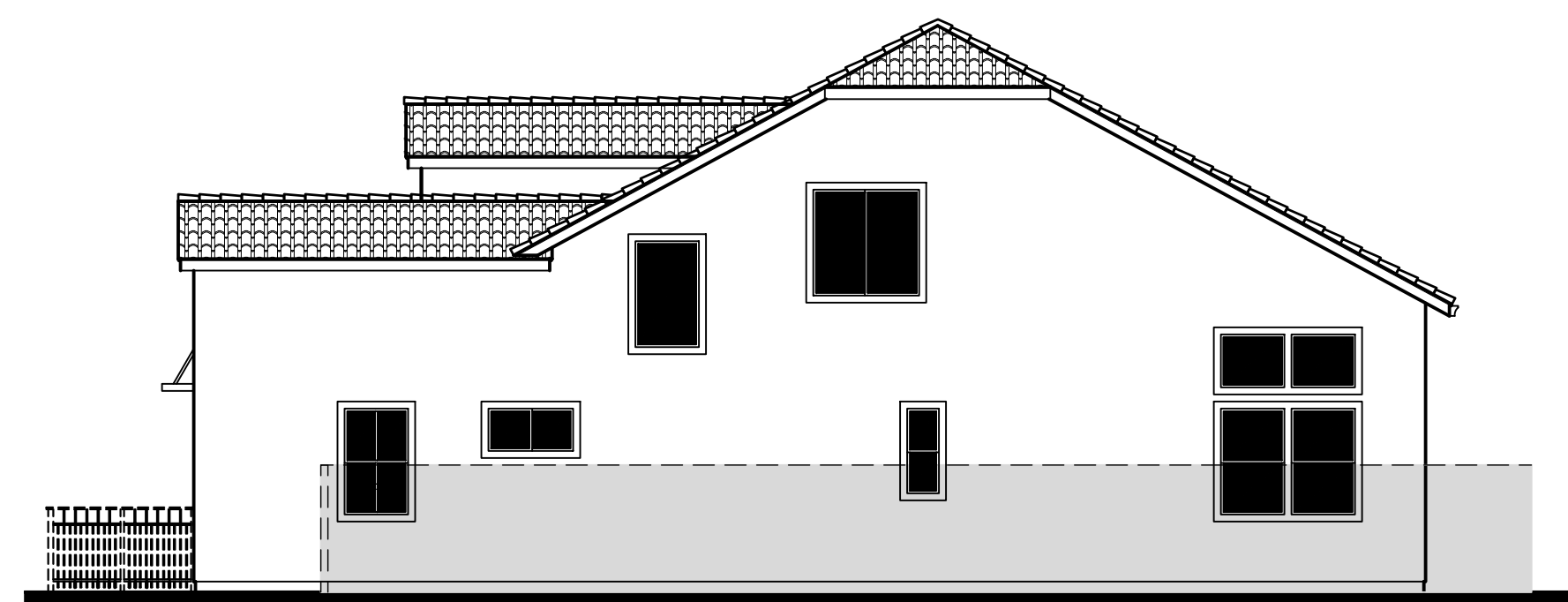
Enhanced Head and Sill Trim



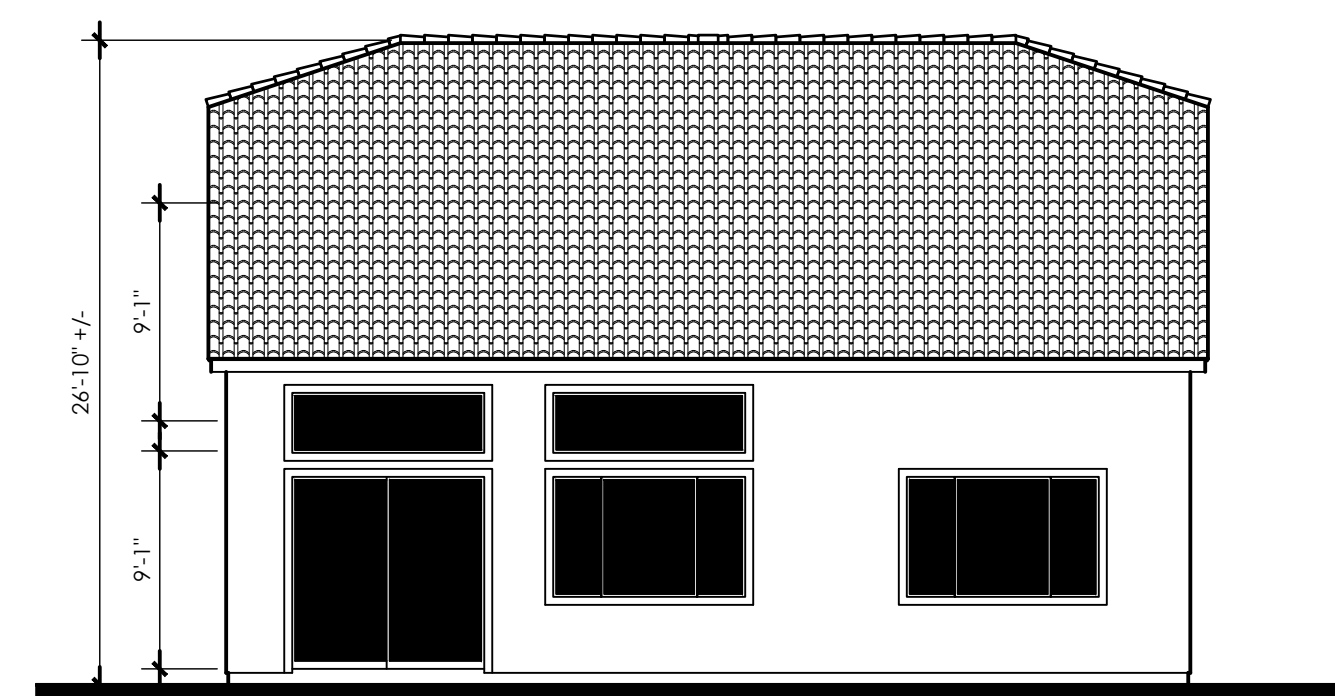
Front Elevation 2A - Monterey



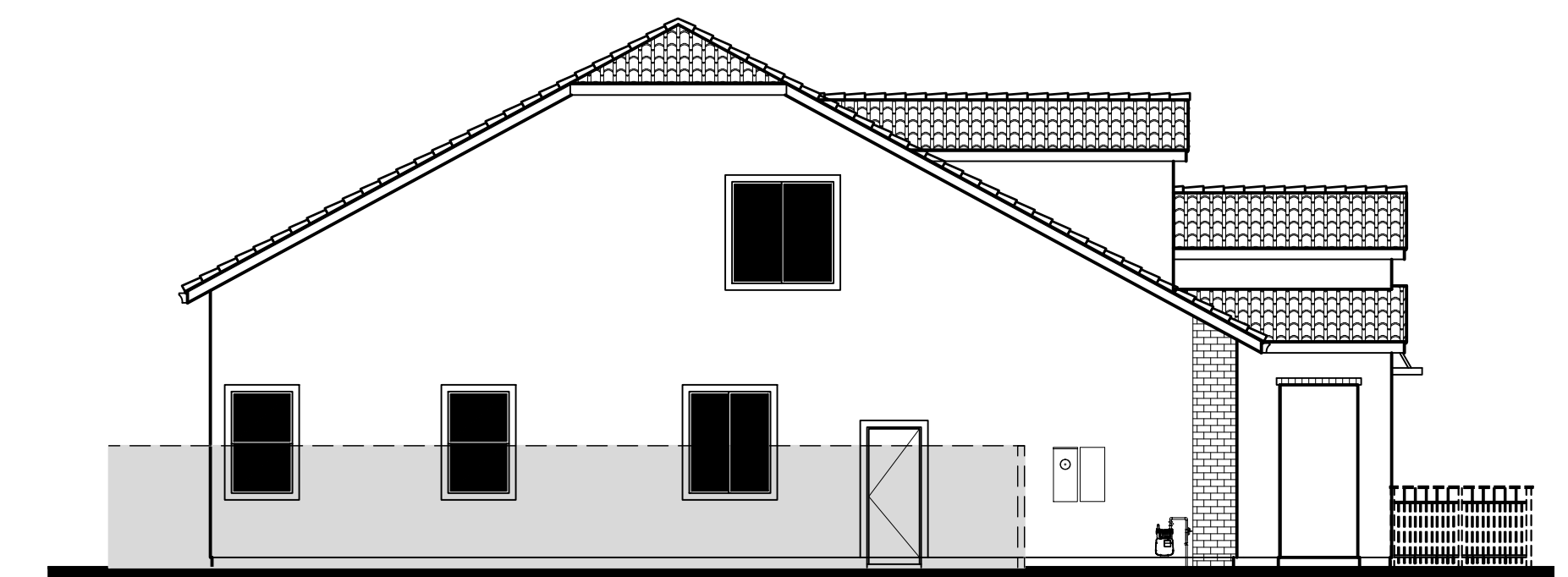
ROOF PLAN
 OVERHANG: 12"
 RAKE: 0"
 ROOF PITCH: 6.5:12 U.N.O.



Right

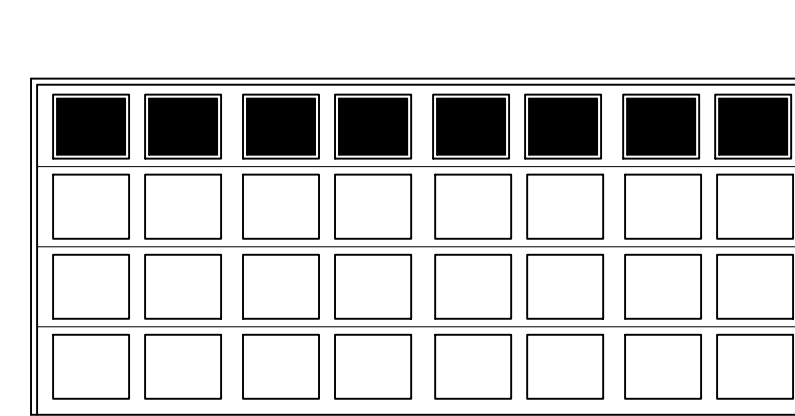


Rear

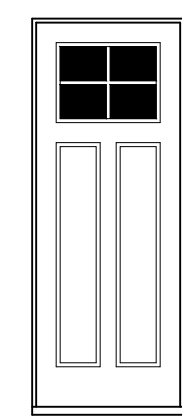


Left

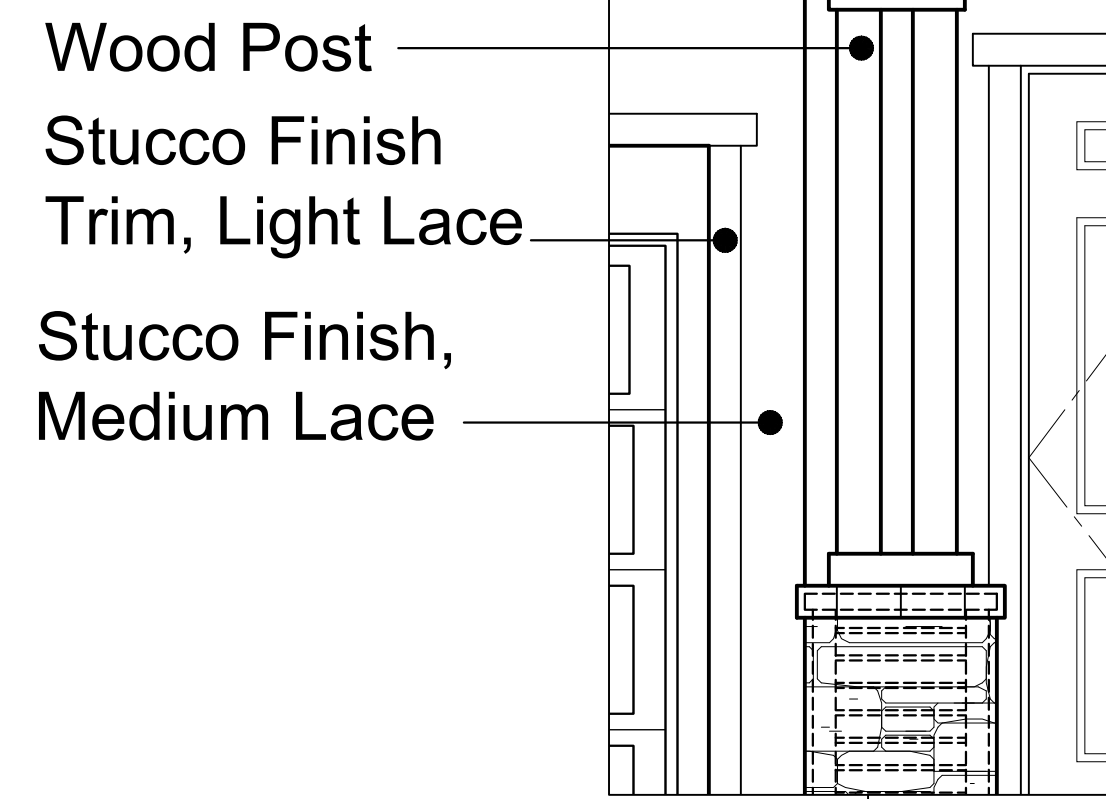
2B - Americana
 Material Legend:
 Shake Concrete Tile Roofing
 Stucco Finish, Medium Lace
 Stone Veneer
 Engineered Wood Trim
 Engineered Wood Siding
 Wood Posts
 Stucco Finish Trim, Light Lace
 Enhanced Sills, Engineered Wood



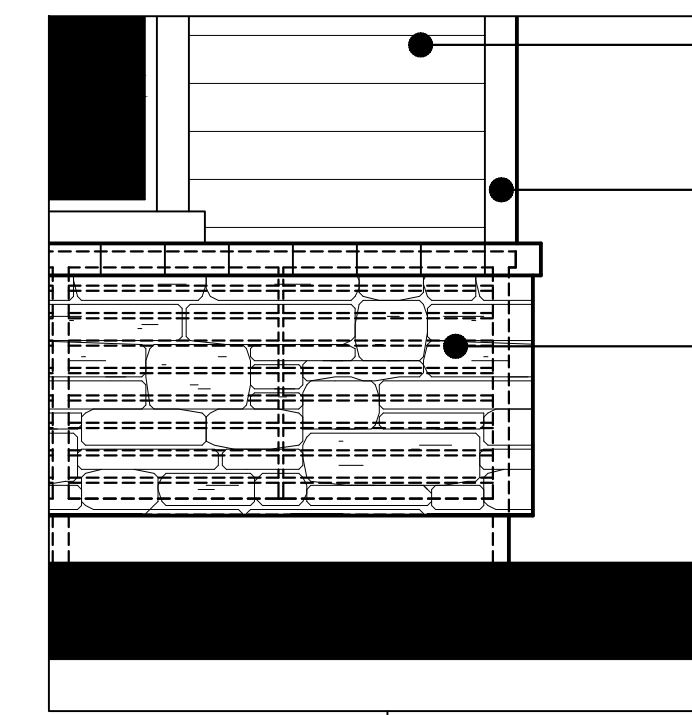
Opt. Garage Door



Opt. Entry Door



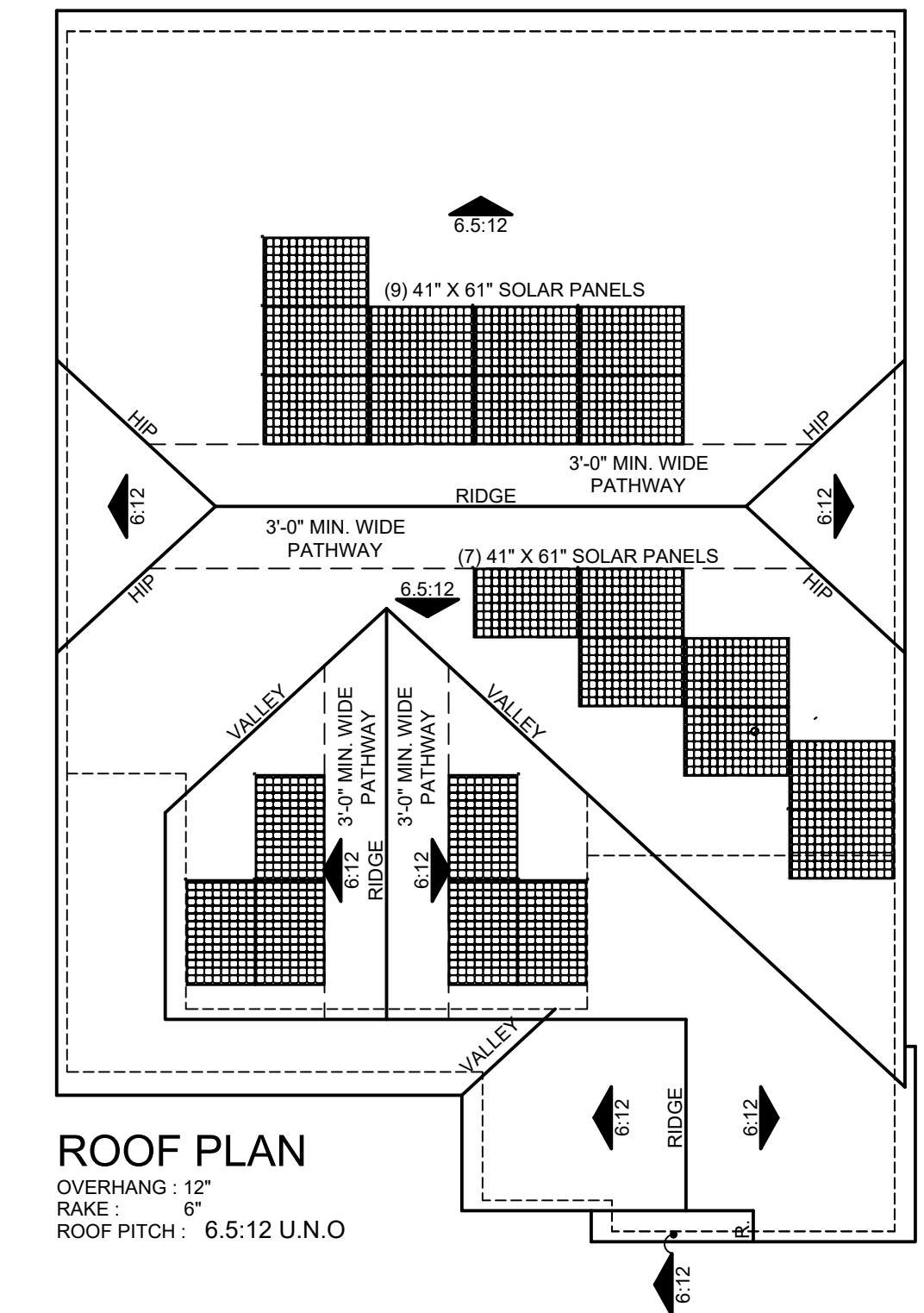
Wood Post
 Stucco Finish
 Trim, Light Lace
 Stucco Finish,
 Medium Lace



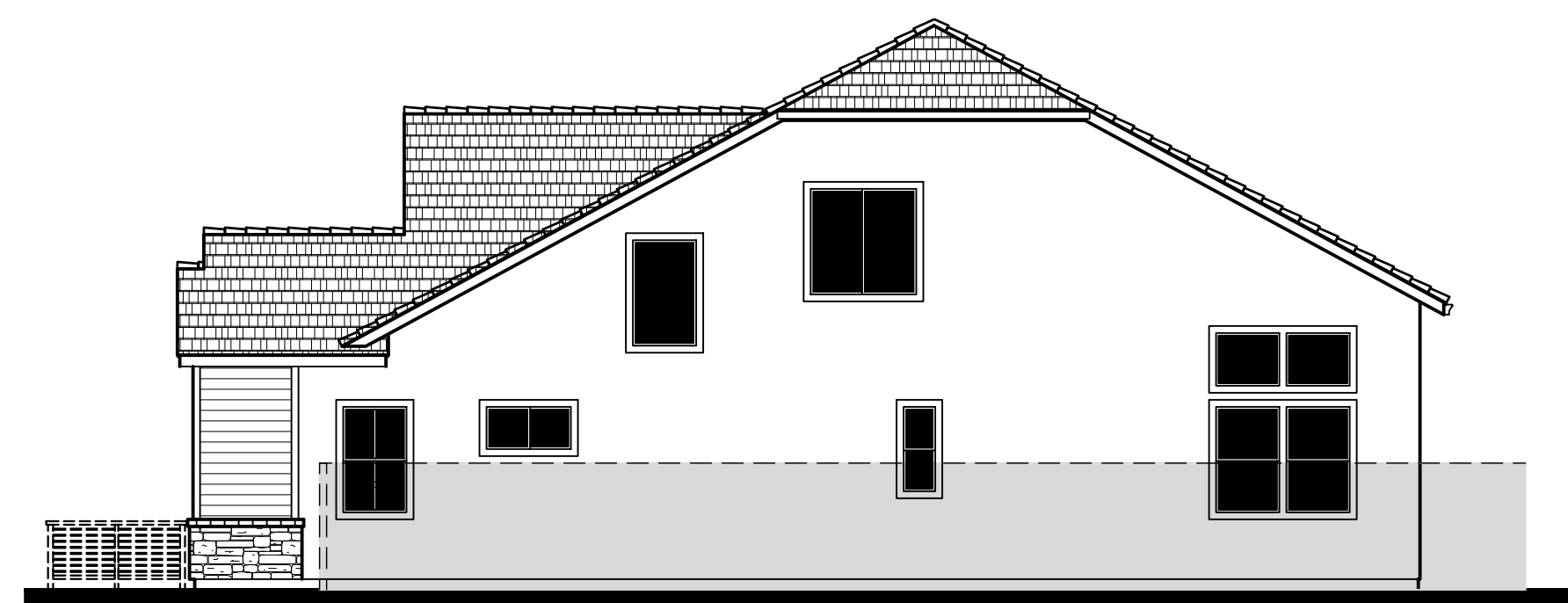
Engineered Wood
 Siding
 Engineered Wood Trim
 Stone Veneer and Cap



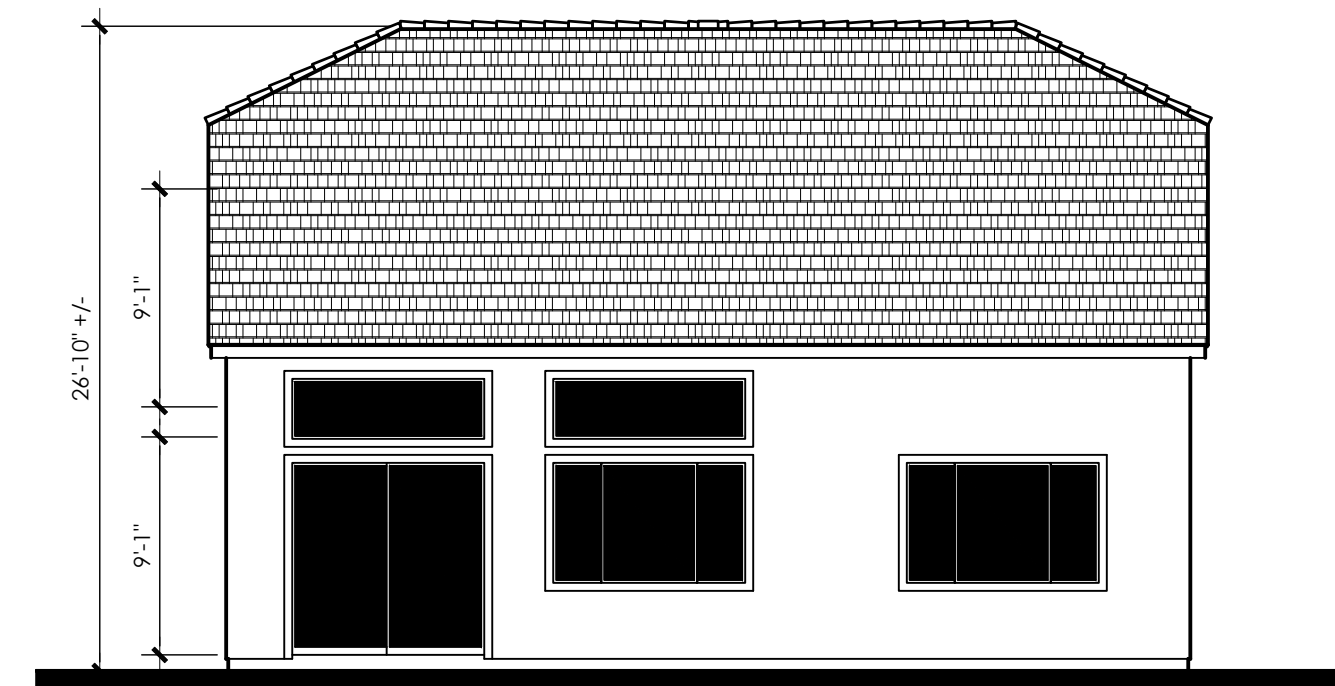
Front Elevation 2B - Americana



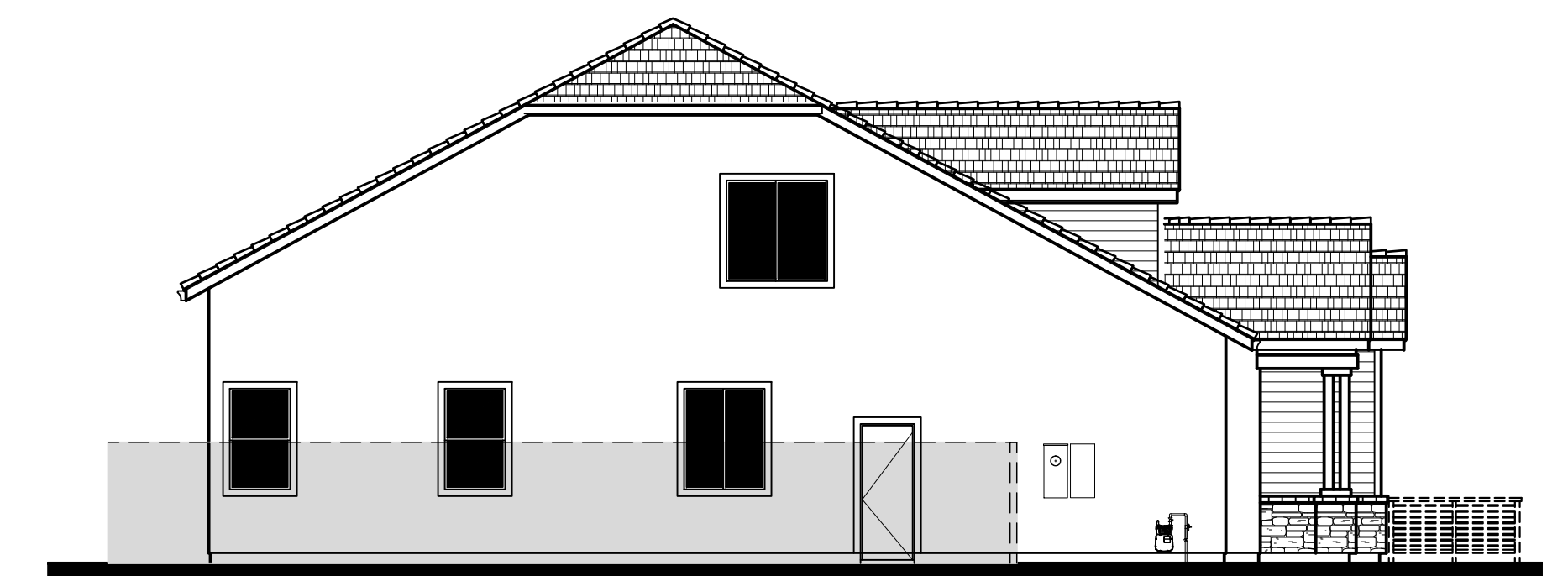
ROOF PLAN
 OVERHANG: 12"
 RAKE: 8"
 ROOF PITCH: 6.5:12 U.N.O.



Right



Rear



Left

2C - Coastal Cottage

Material Legend:

Flat Concrete Tile Roofing

Stucco Finish, Medium Lace

Stone Veneer

Engineered Wood Trim

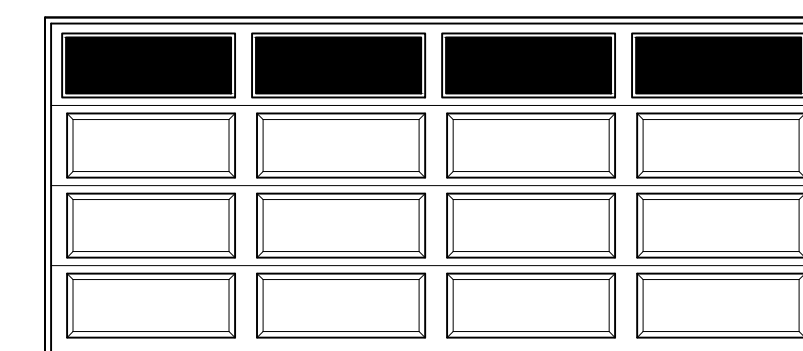
Engineered Wood Siding

Wood Posts

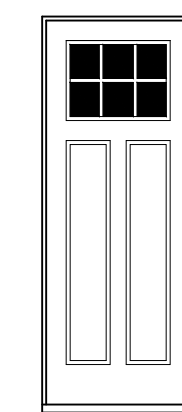
Stucco Finish Trim, Light Lace

Decorative Metal Awning

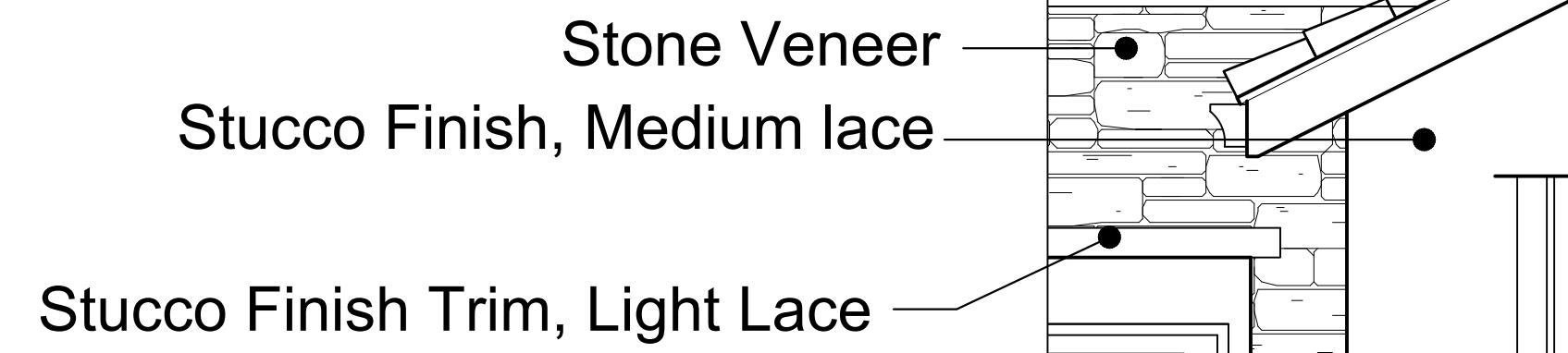
Enhanced Sills, Engineered Wood



Opt. Garage Door



Opt. Entry Door



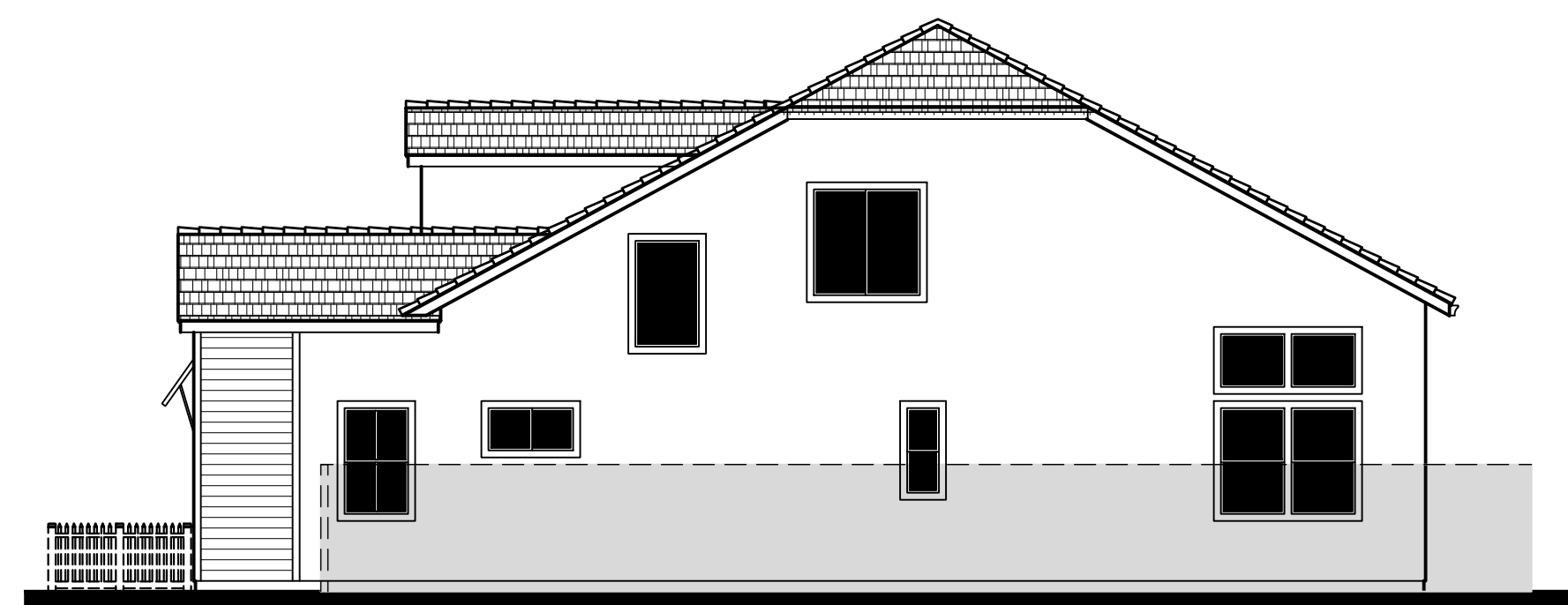
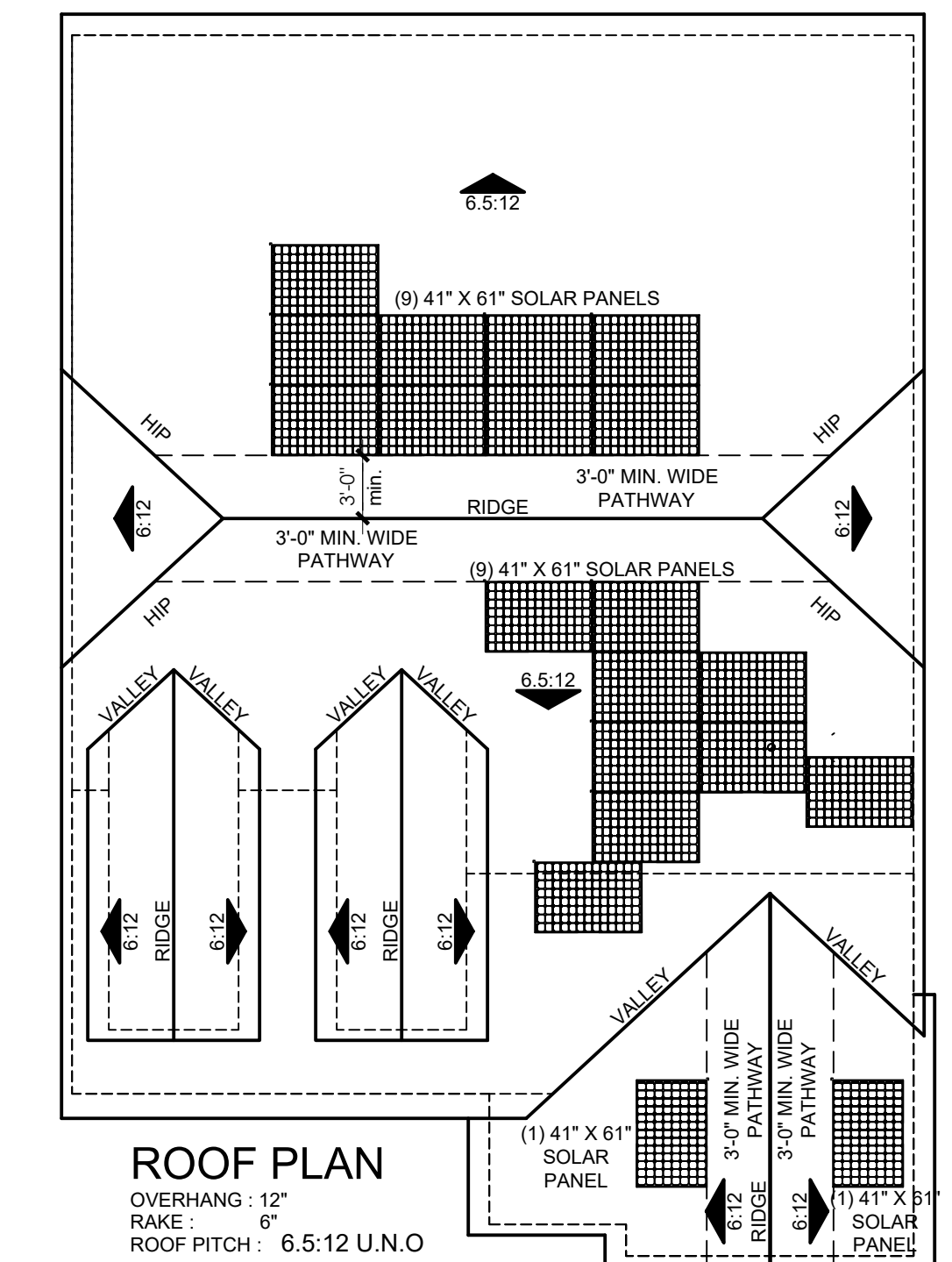
Decorative Metal
Awning

Engineered Wood
Lap Siding

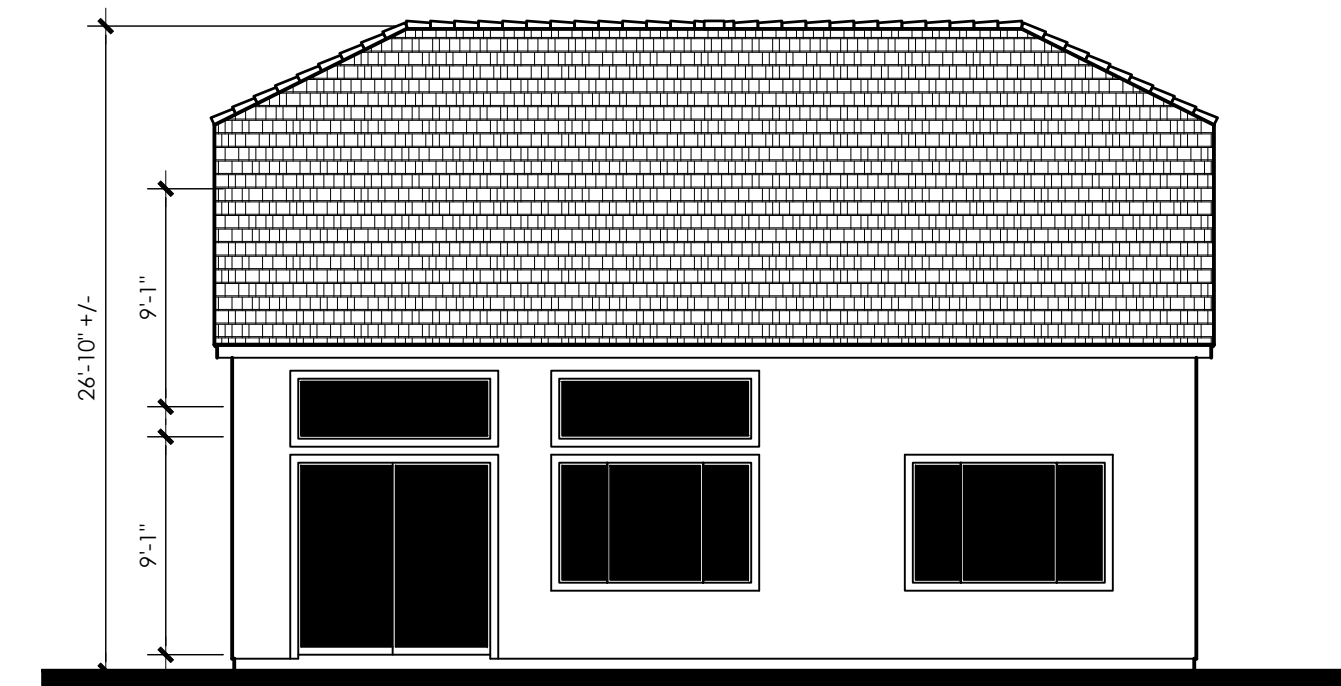
Enhanced Sills,
Engineered Wood



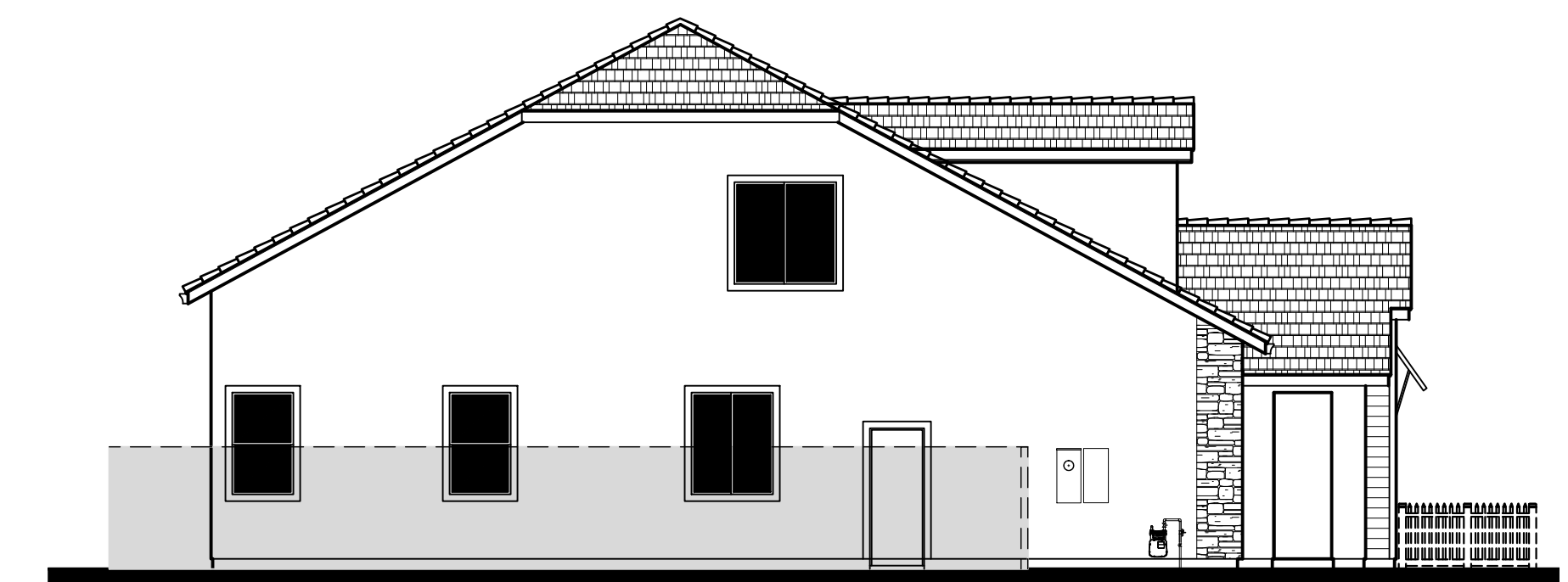
Front Elevation 2C - Coastal Cottage



Right

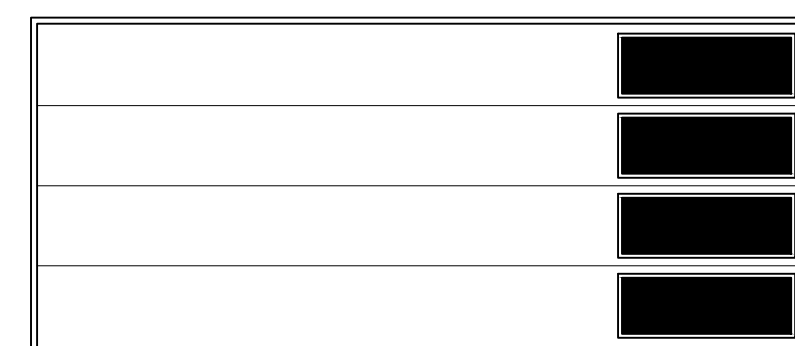


Rear

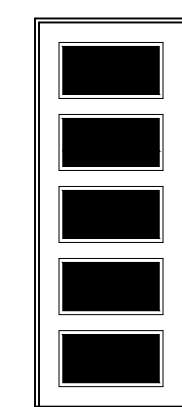


Left

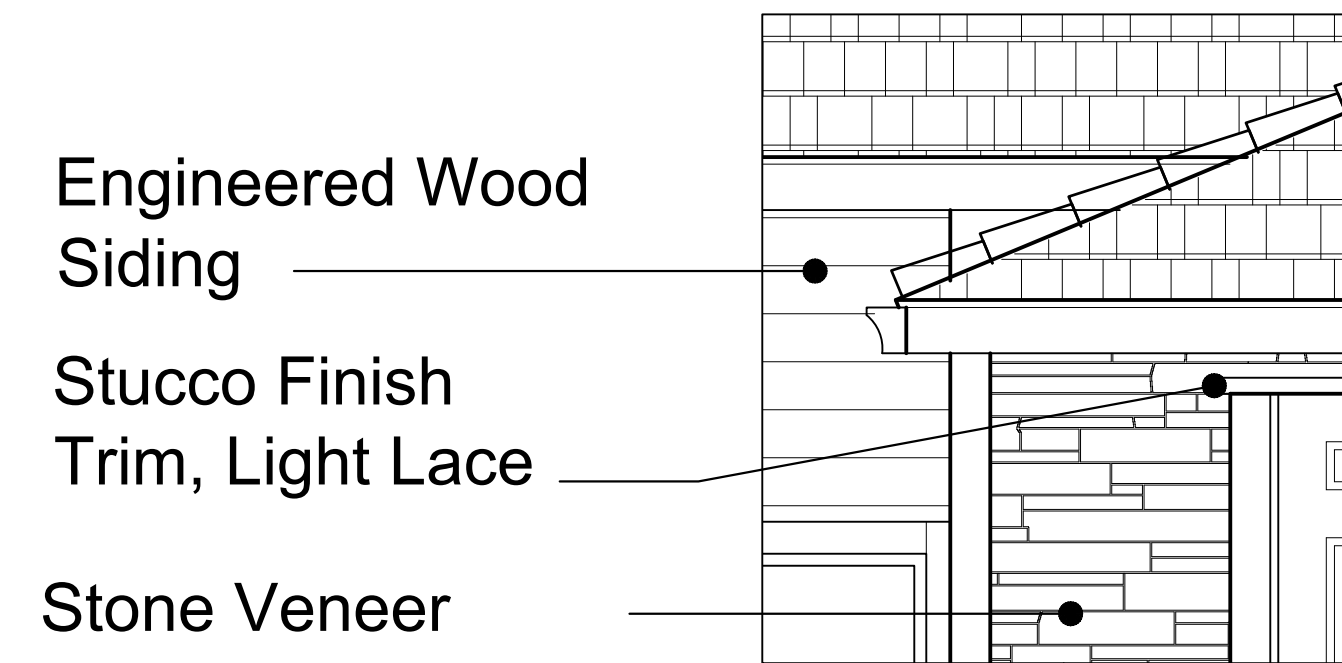
2D - West Coast Contemporary
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish, Light Lace
 Stone Veneer
 Engineered Wood Trim
 Engineered Wood Siding
 Stucco Finish Trim, Light Lace



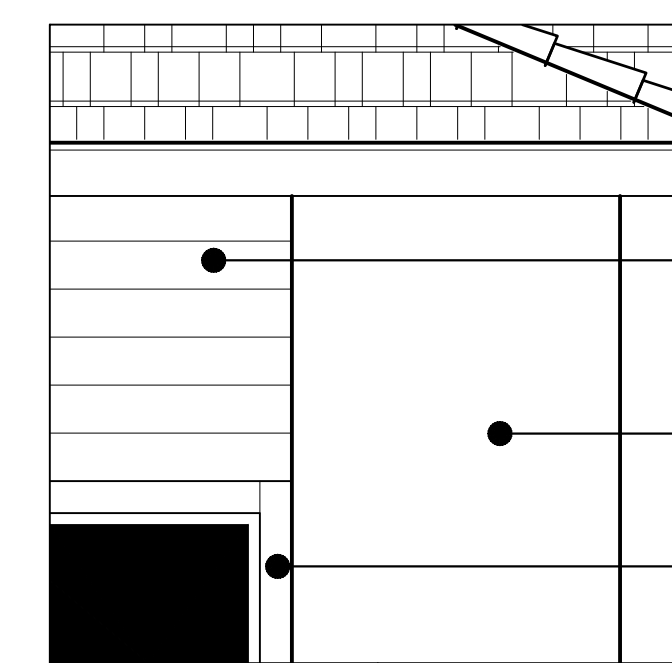
Opt. Garage Door



Opt. Entry Door



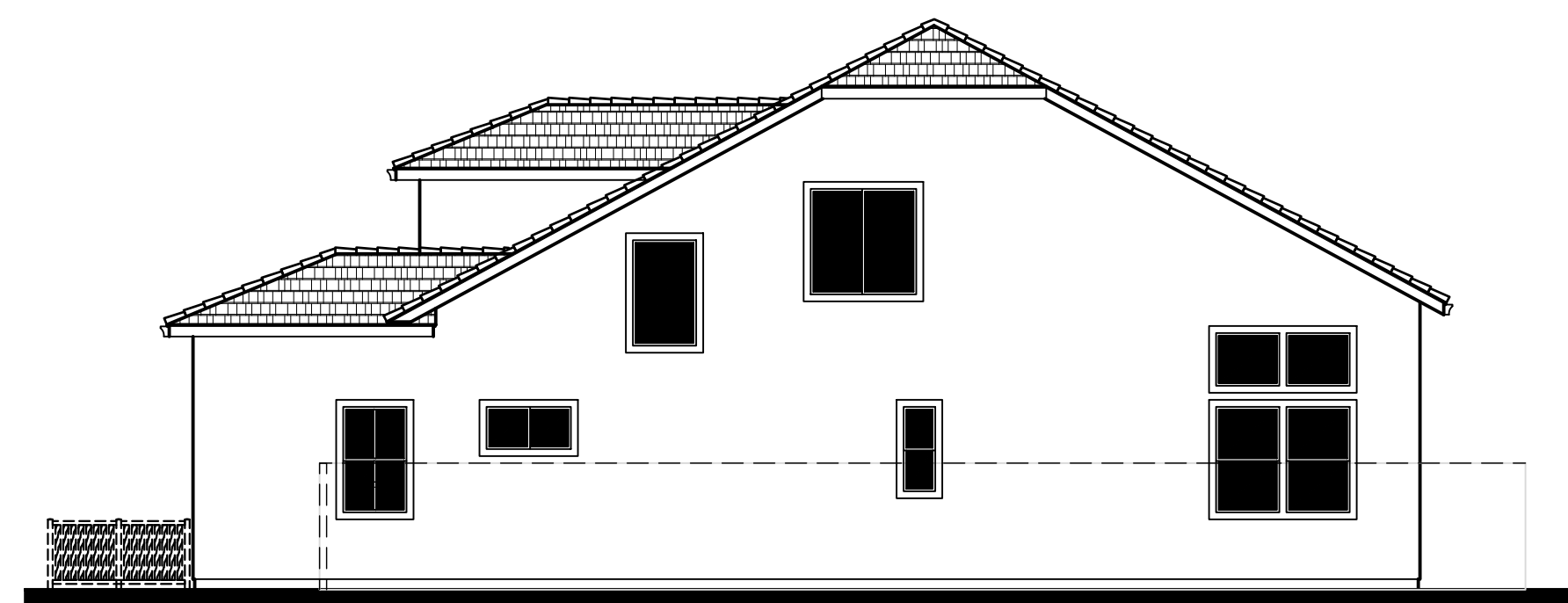
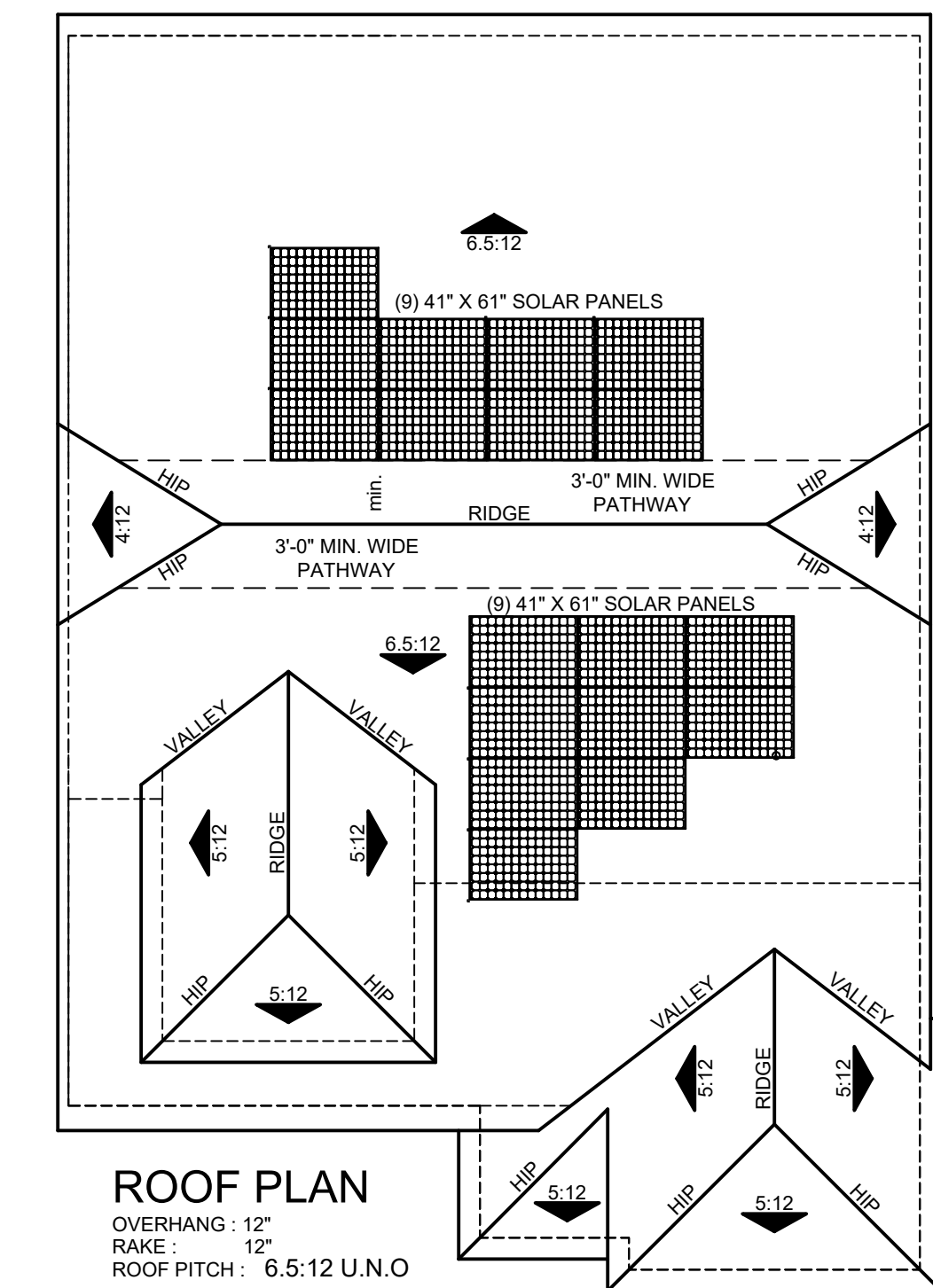
Engineered Wood Siding
 Stucco Finish Trim, Light Lace
 Stone Veneer



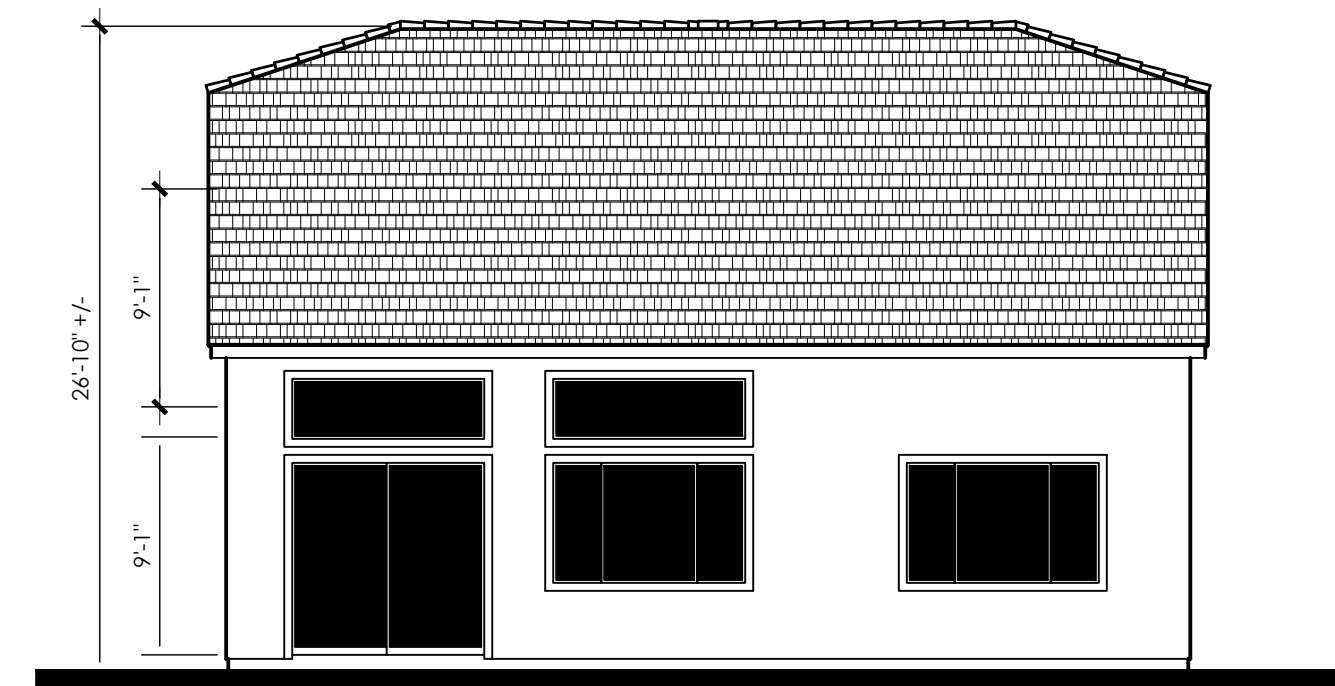
Recessed Engineered Wood Siding
 Stucco Finish, Light Lace
 Engineered Wood Trim



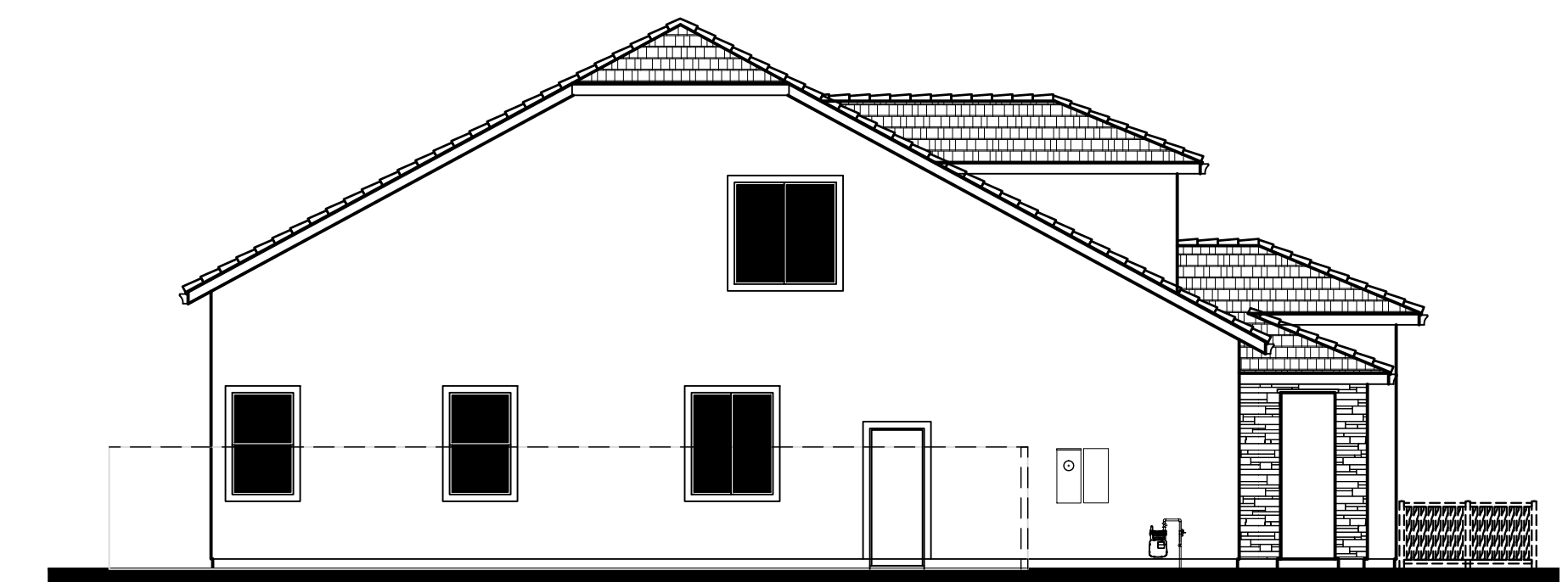
Front Elevation 2D - West Coast Contemporary



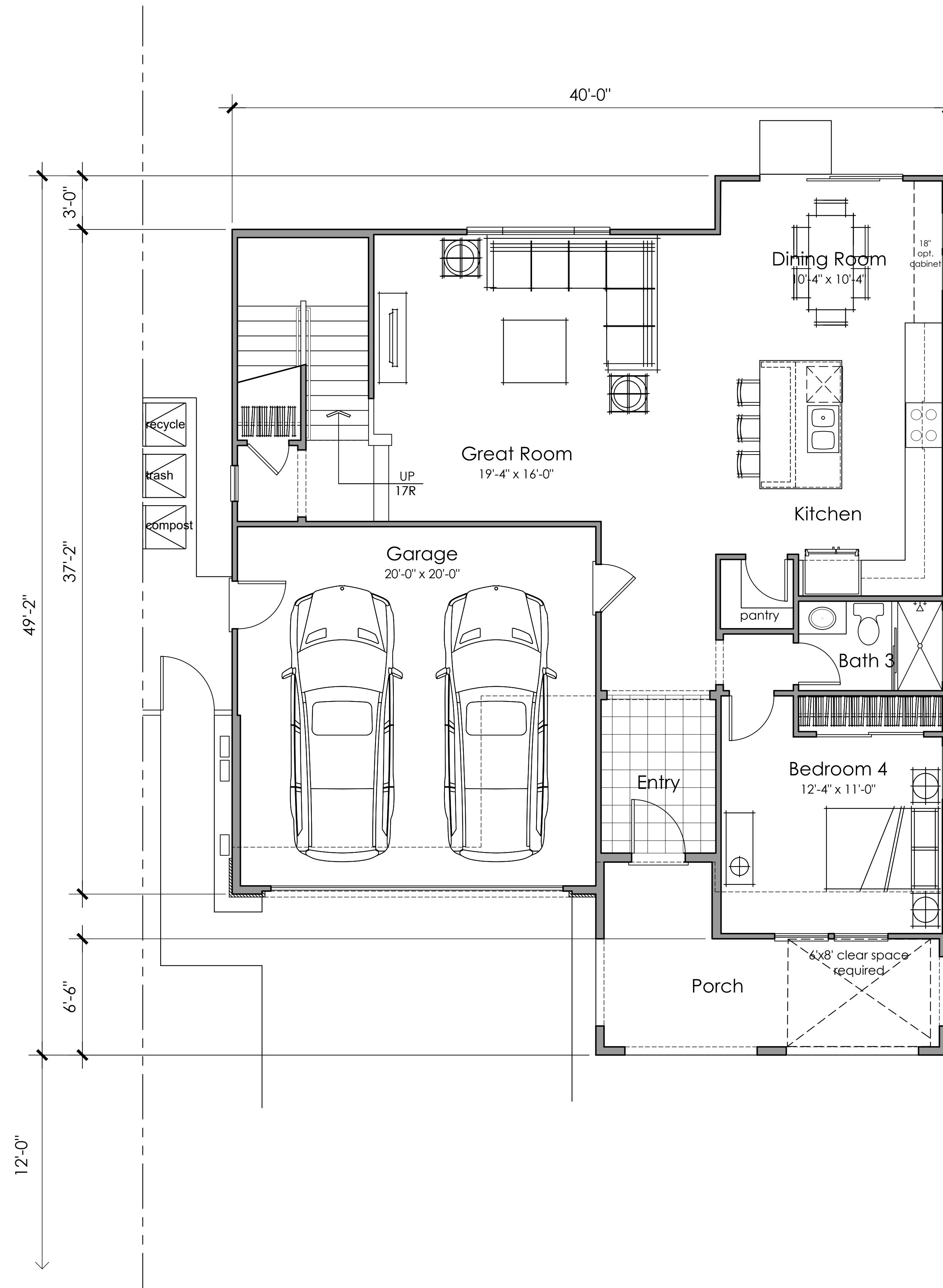
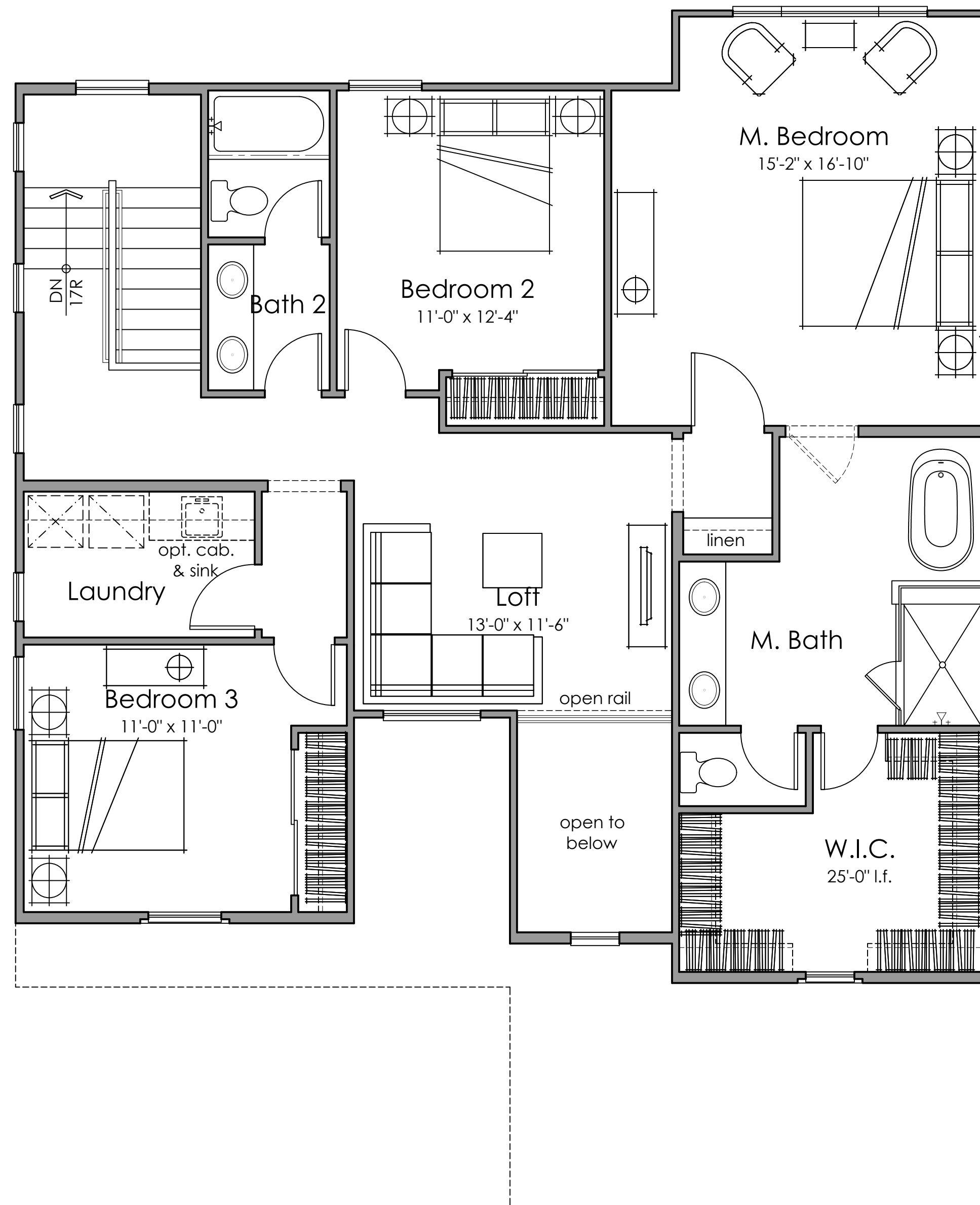
Right



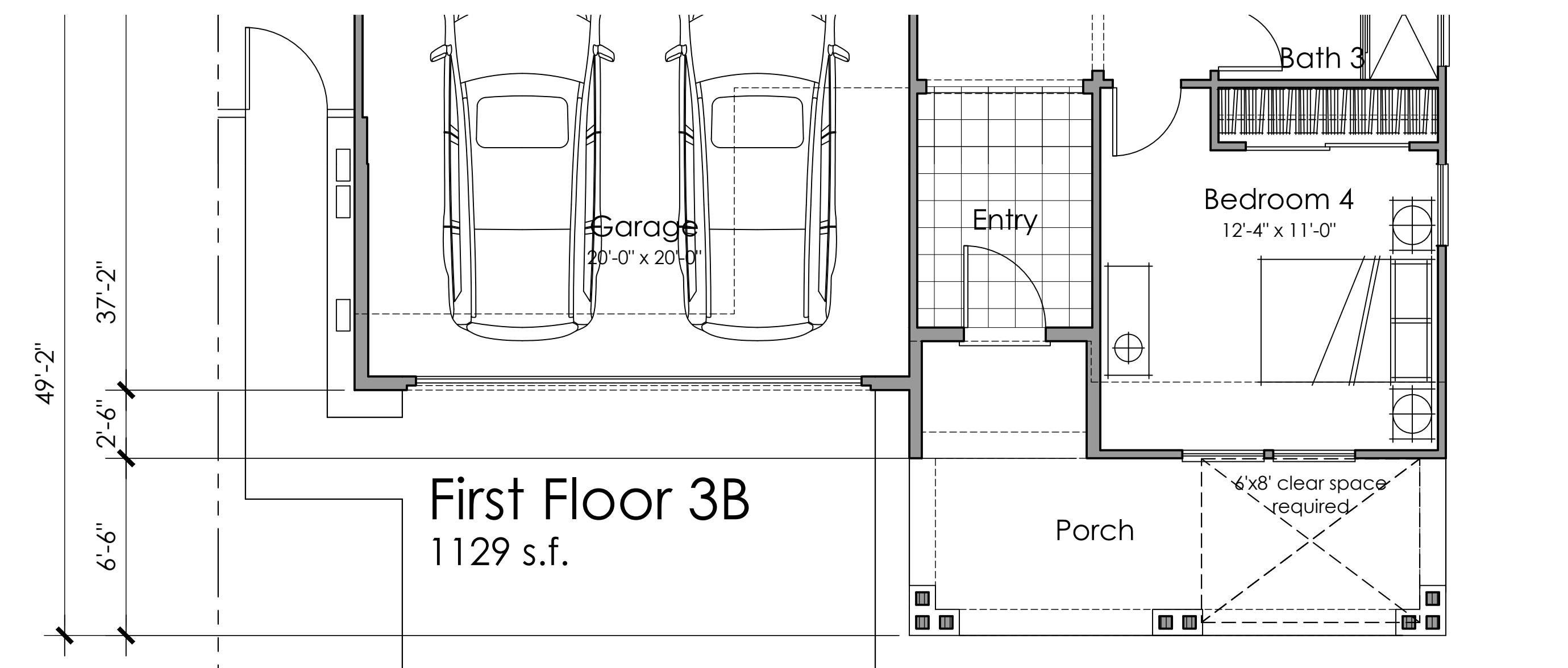
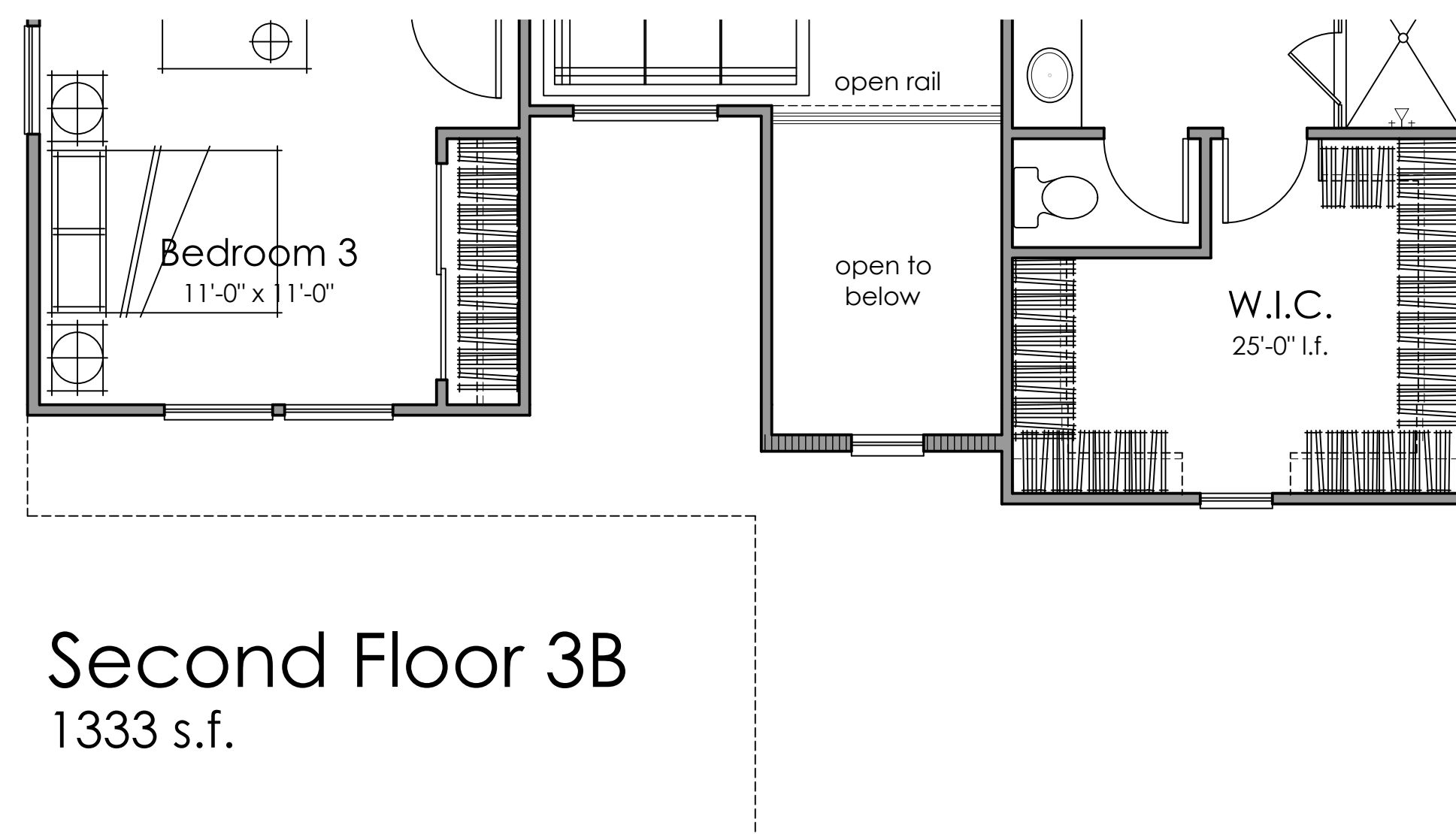
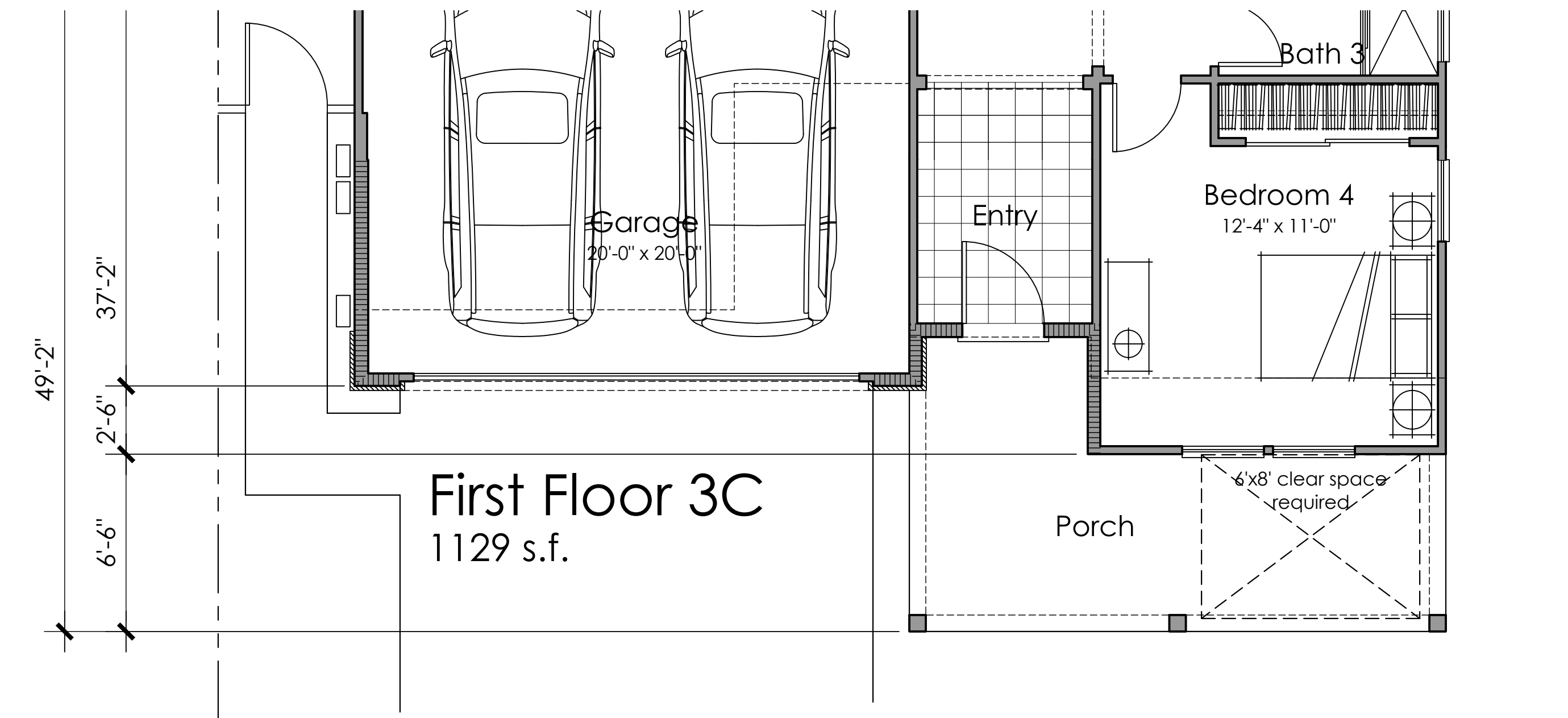
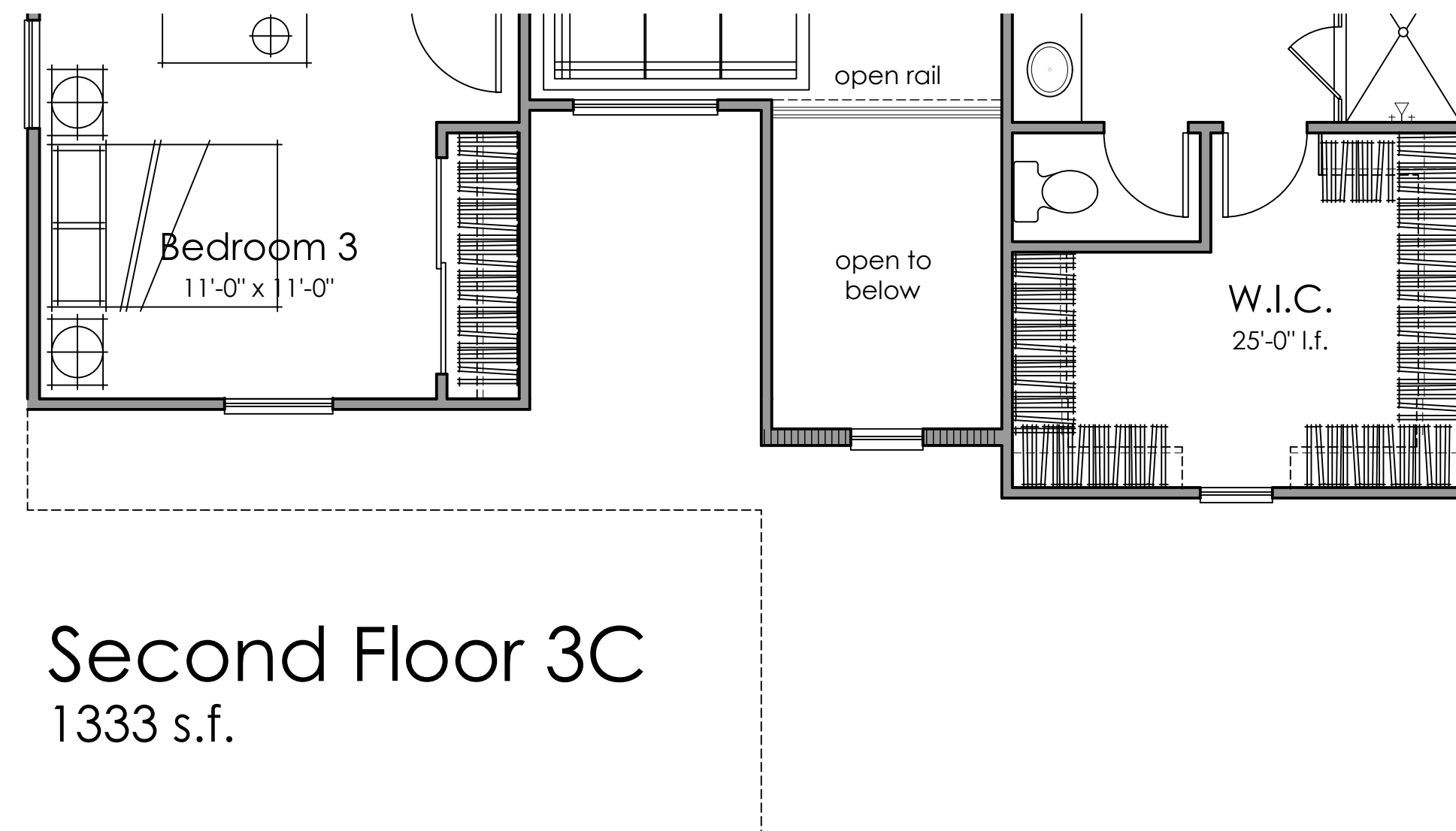
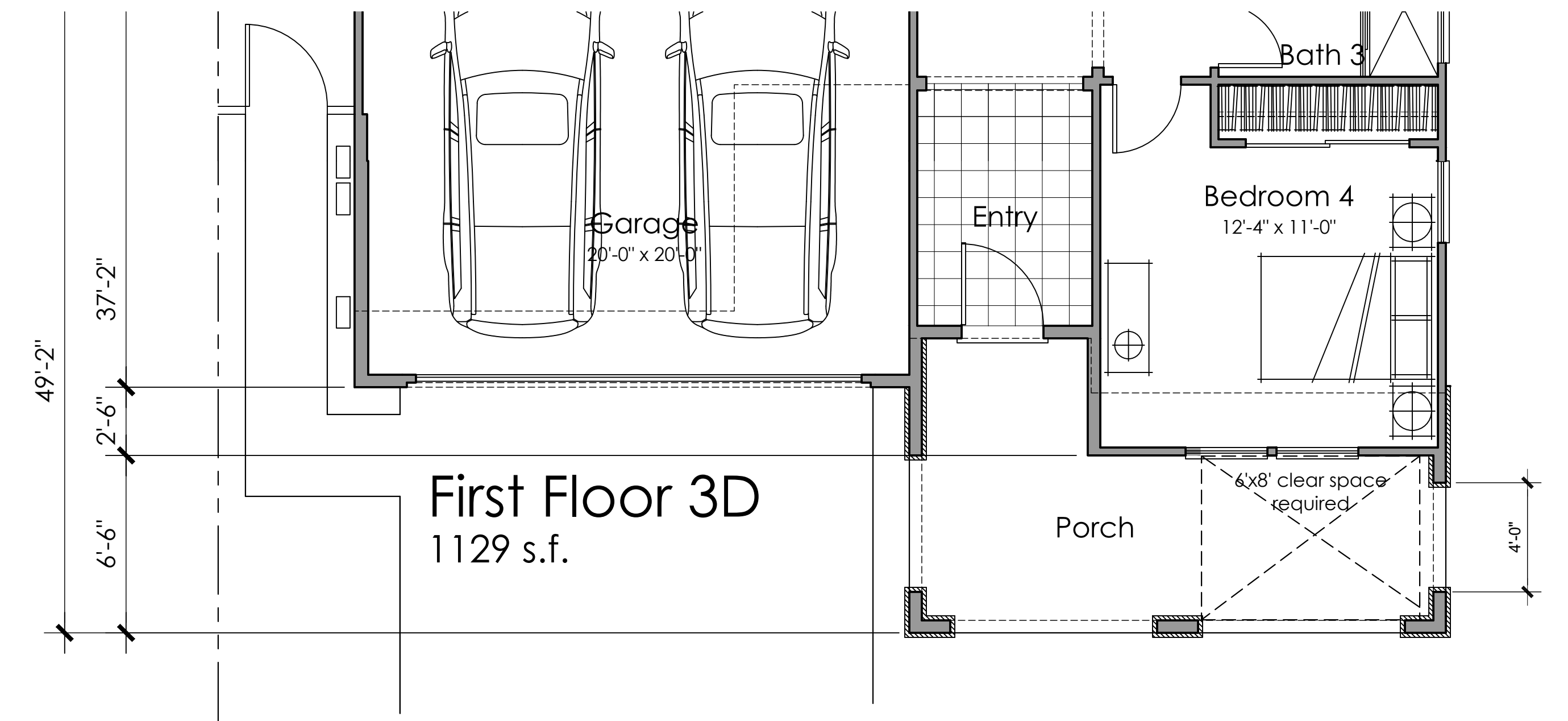
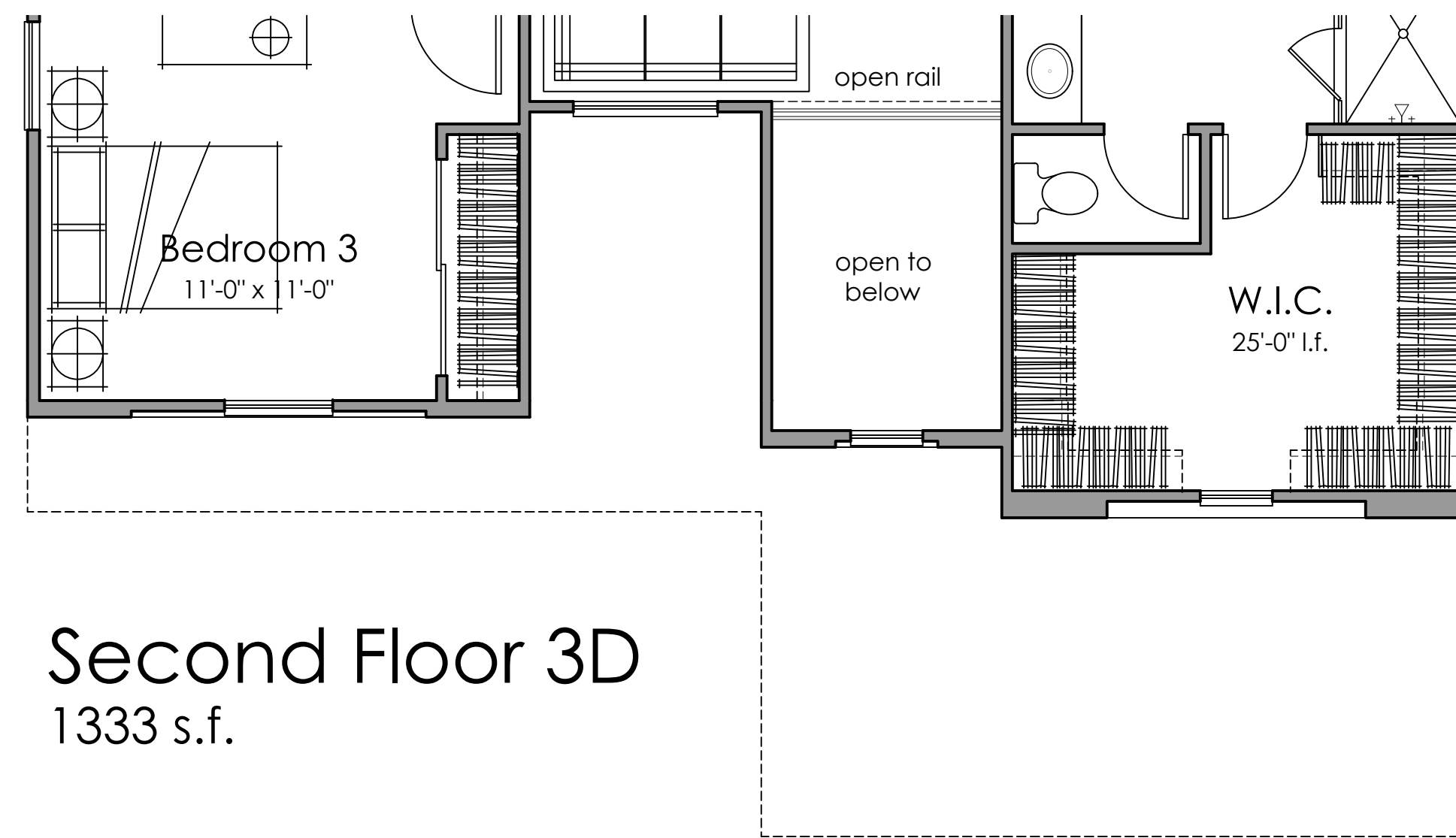
Rear



Left



Floor Plan
4 Bedrooms + Loft
3 Bath
2462 s.f.

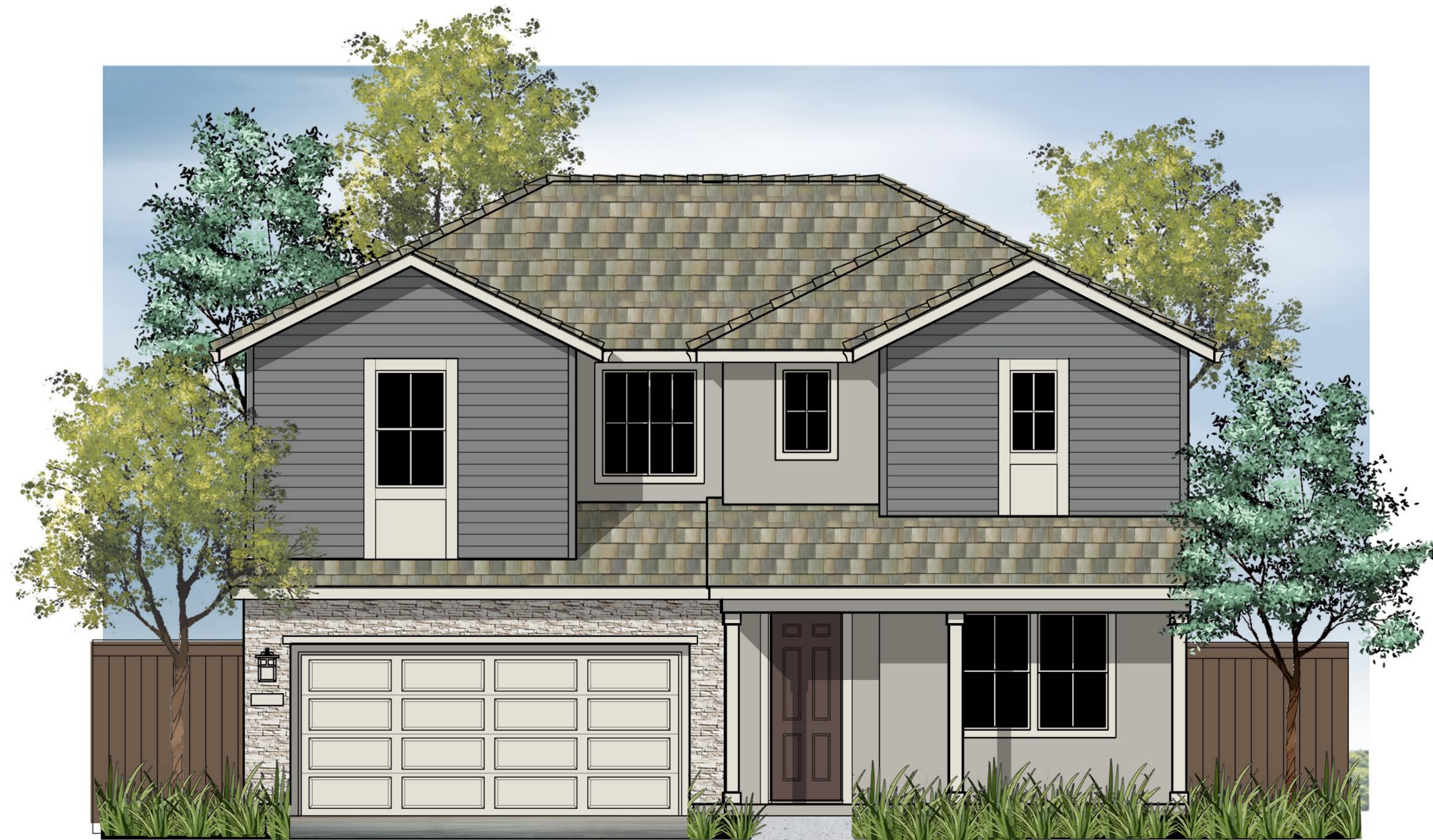




Front Elevation 3A - Monterey



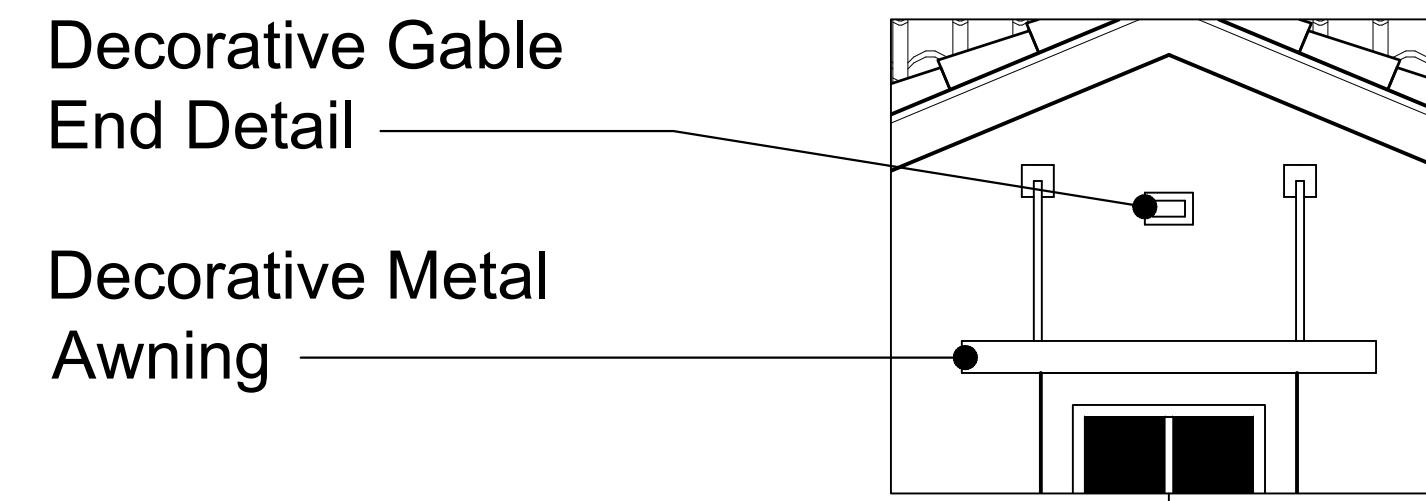
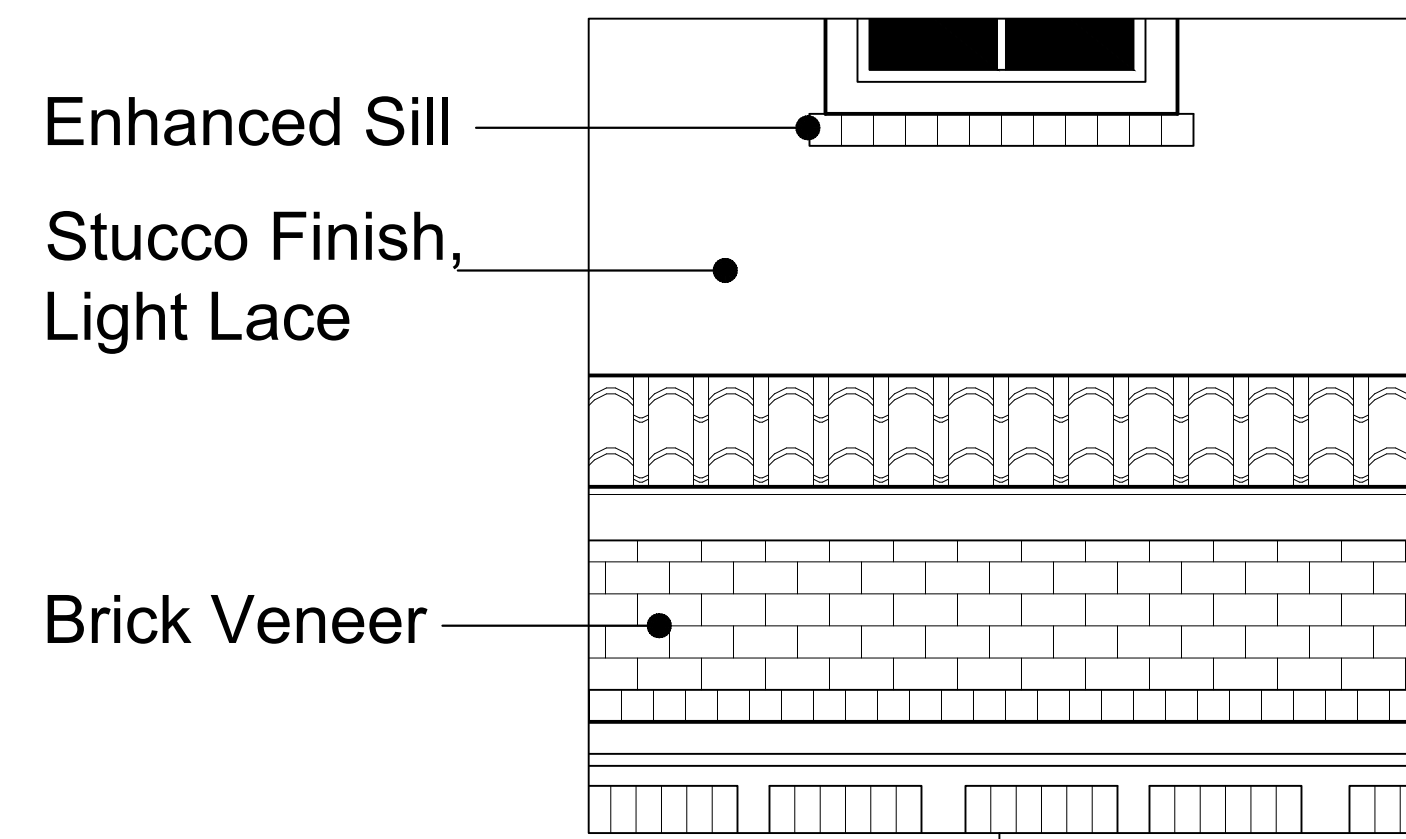
Front Elevation 3B - Americana



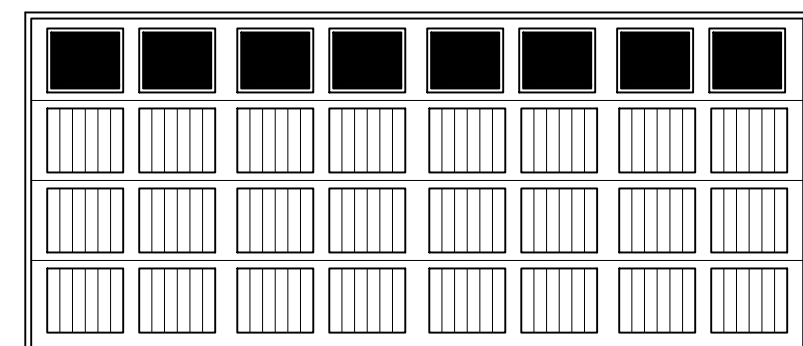
Front Elevation 3C - Coastal Cottage



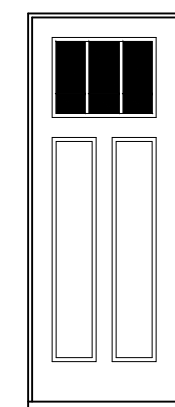
Front Elevation 3D - West Coast Contemporary



3A - Monterey
 Material Legend:
 Low Profile 'S' Tile Roofing
 Stucco Finish, Light Lace
 Brick Veneer
 Decorative Metal Awning
 Decorative Gable End Detail
 Enhanced Sills



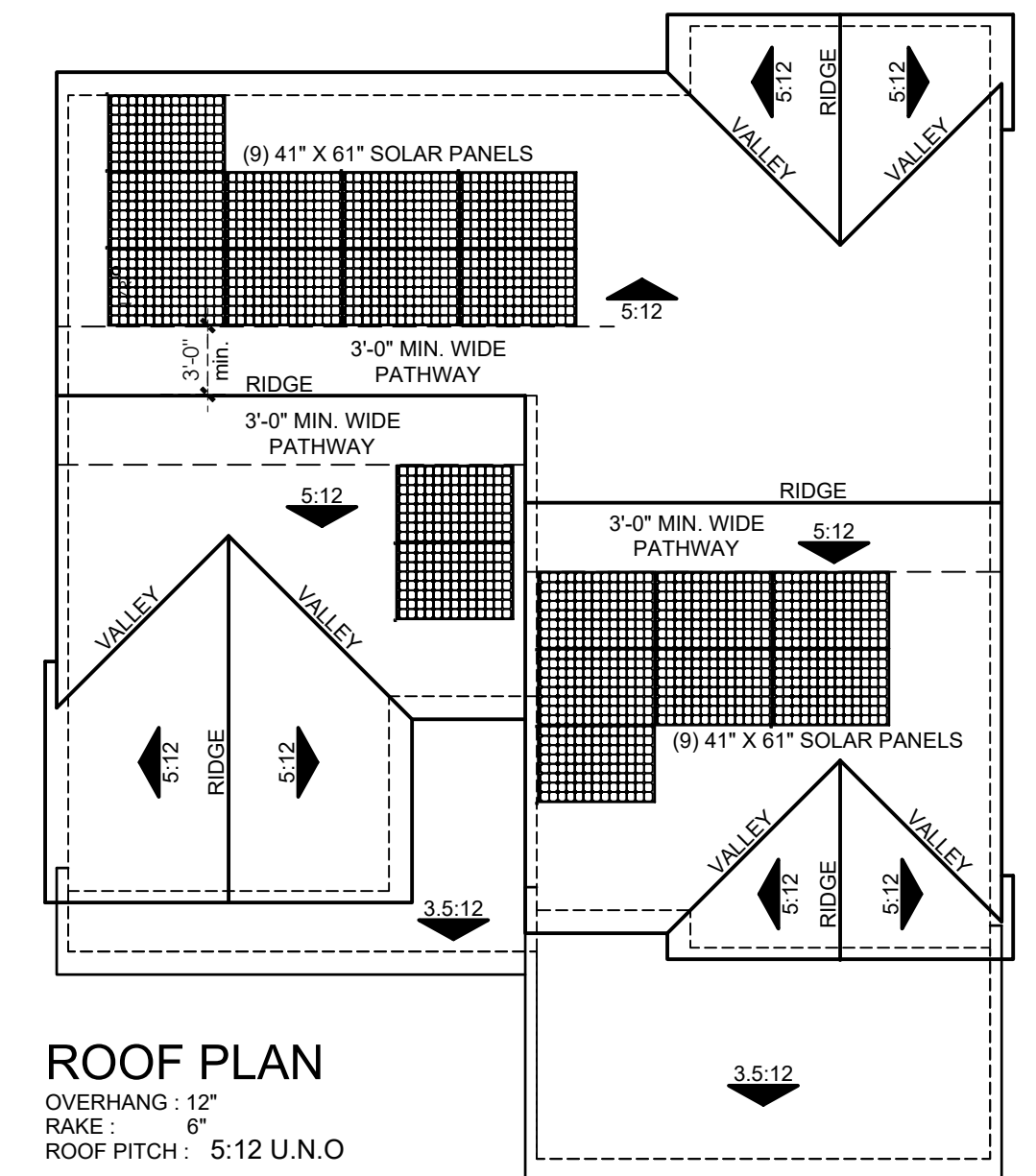
Opt. Garage Door



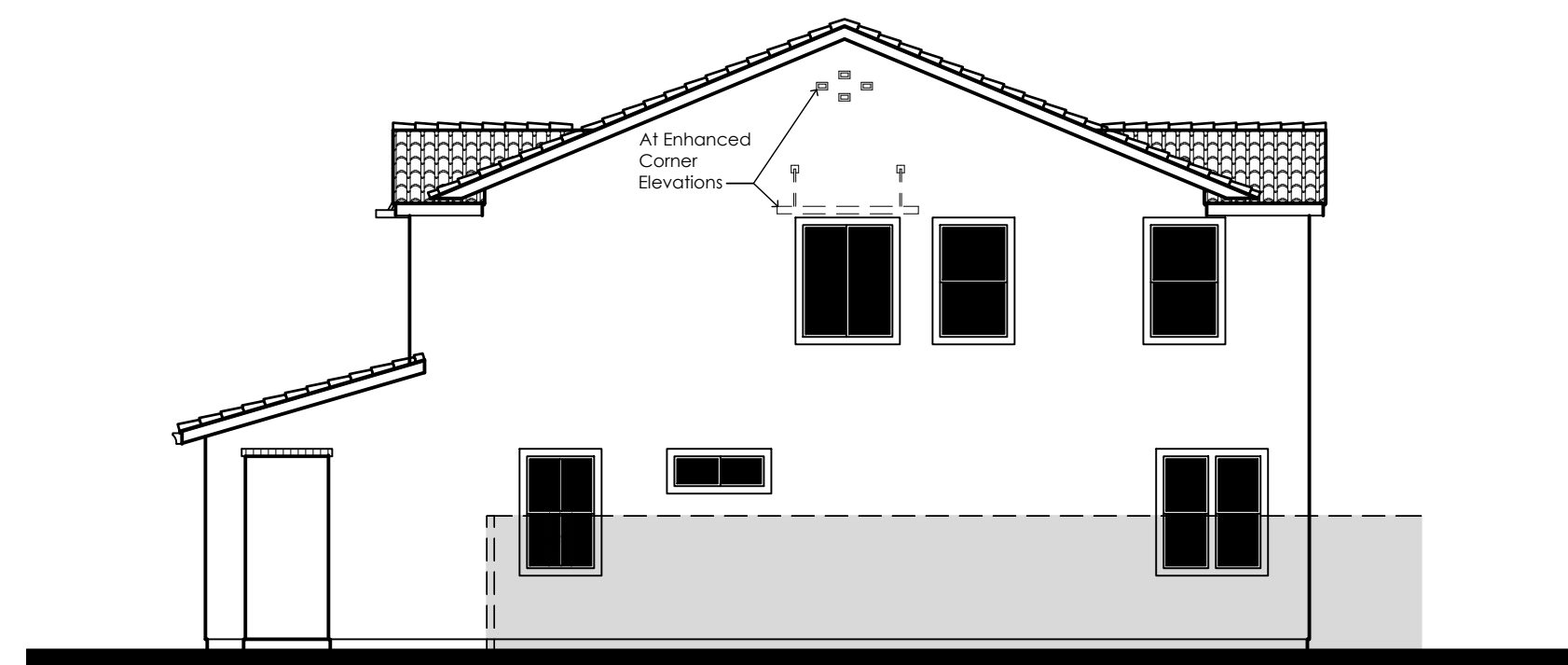
Opt. Entry Door



Front Elevation 3A - Monterey



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



Right



Rear



Left

Smooth
Engineered Wood
Panel

Engineered Wood
Siding

Engineered
Wood Trim

Wood Post

Stucco Finish
Medium Lace

Stone Veneer
and Cap

3B - Americana

Material Legend:

Shake Concrete Tile Roofing

Stucco Finish, Medium Lace

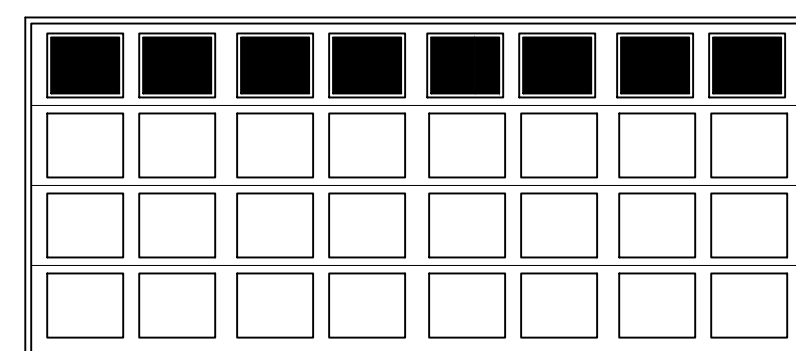
Stone Veneer

Engineered Wood Trim

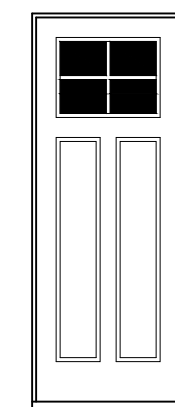
Engineered Wood Siding

Wood Posts

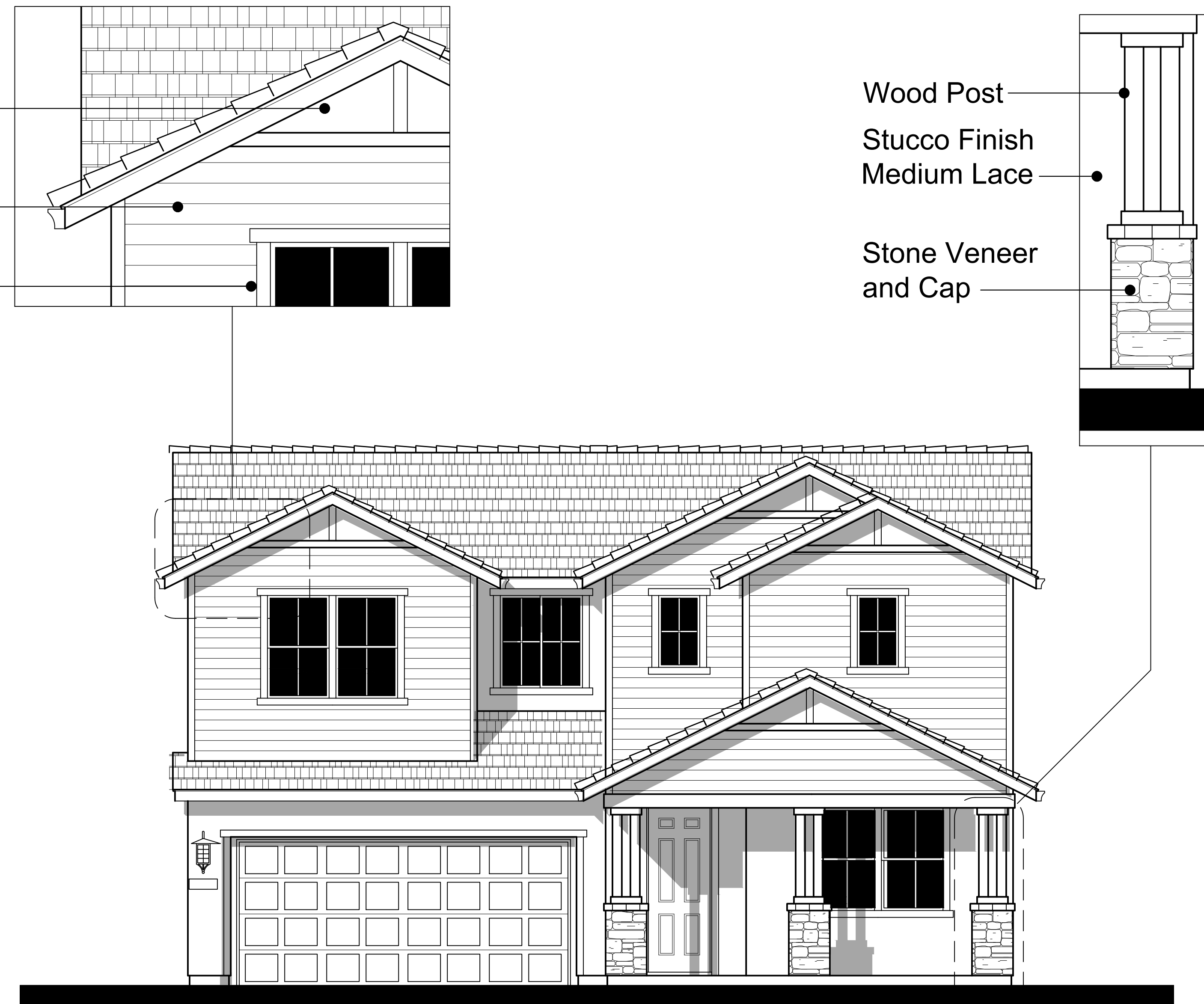
Stucco Finish Trim, Light Lace



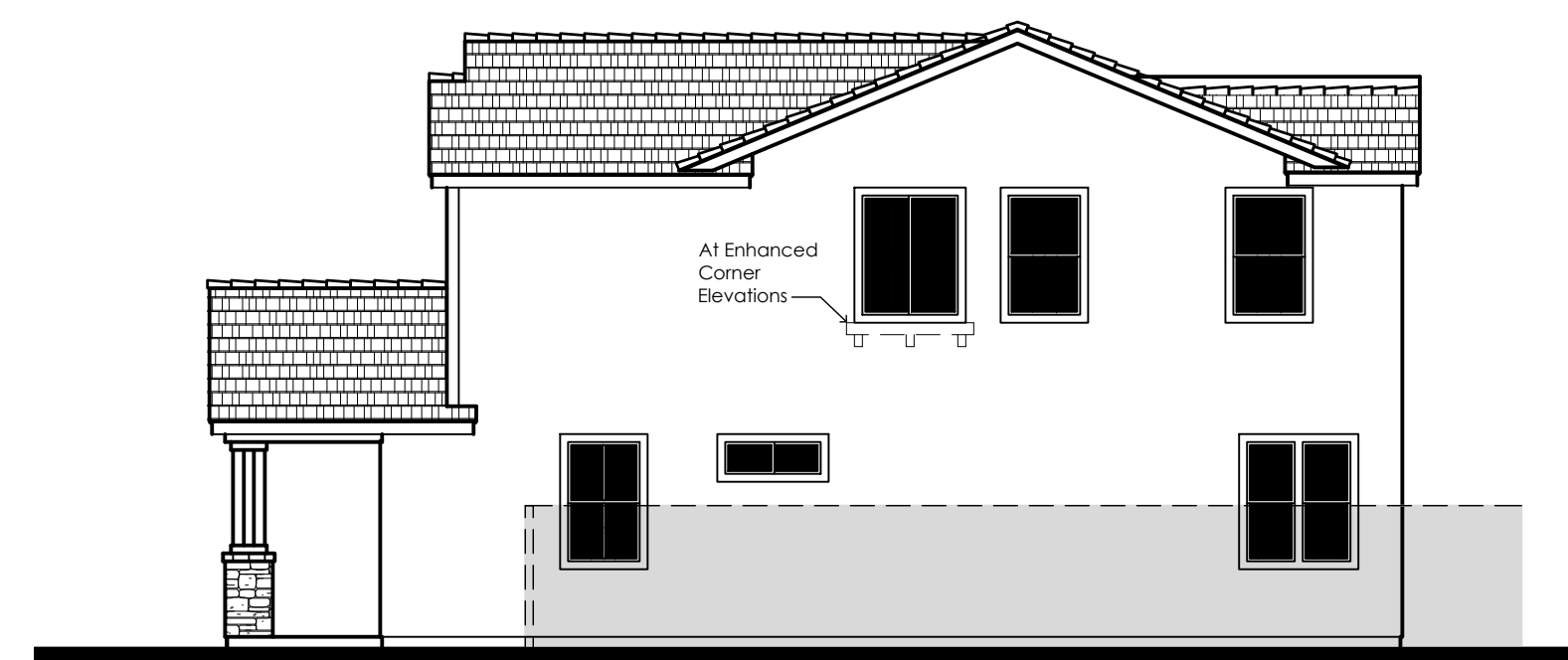
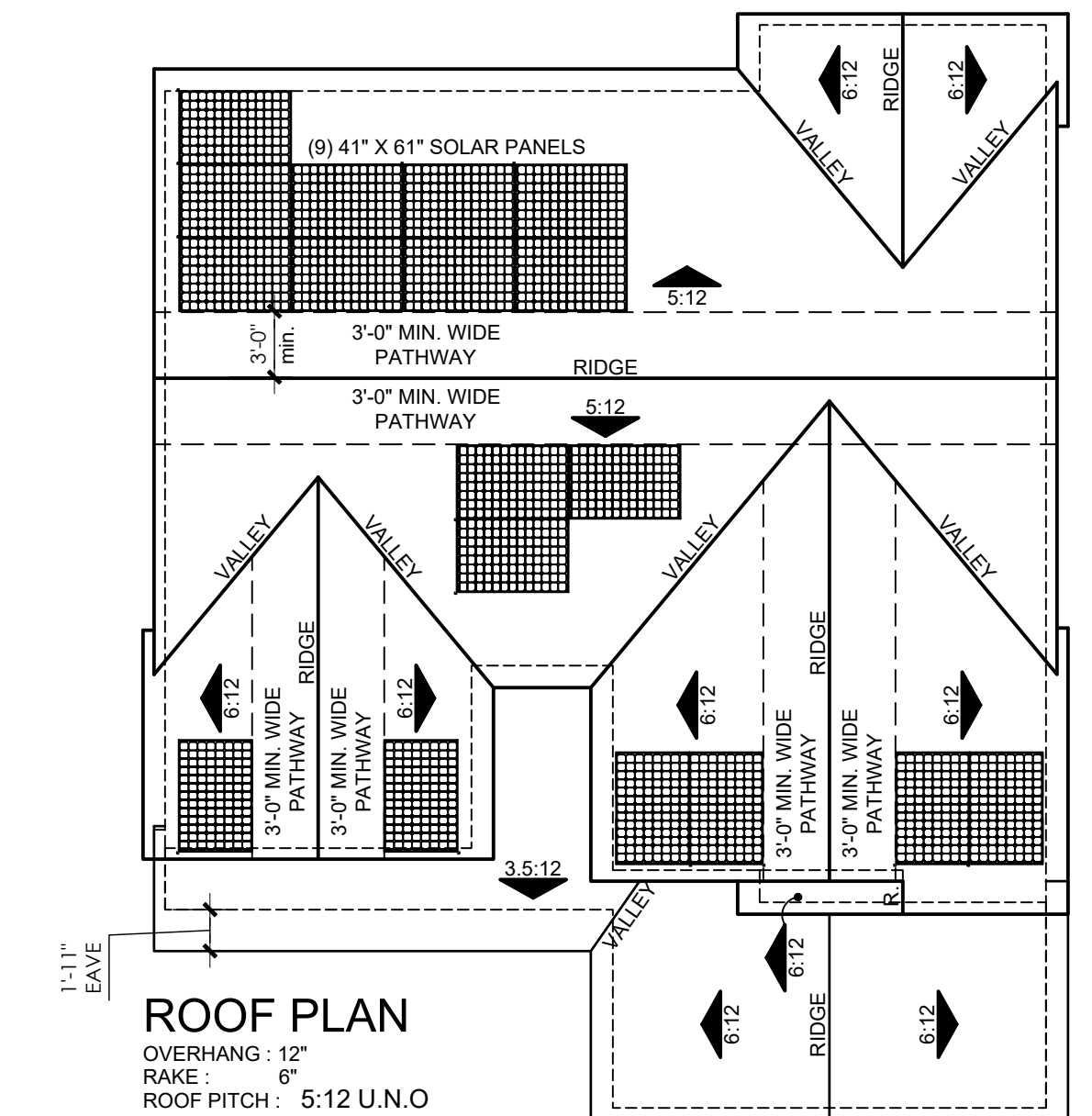
Opt. Garage Door



Opt. Entry
Door



Front Elevation 3B - Americana



Right



Rear



Left

Stucco Finish
Medium Lace
Wood Post

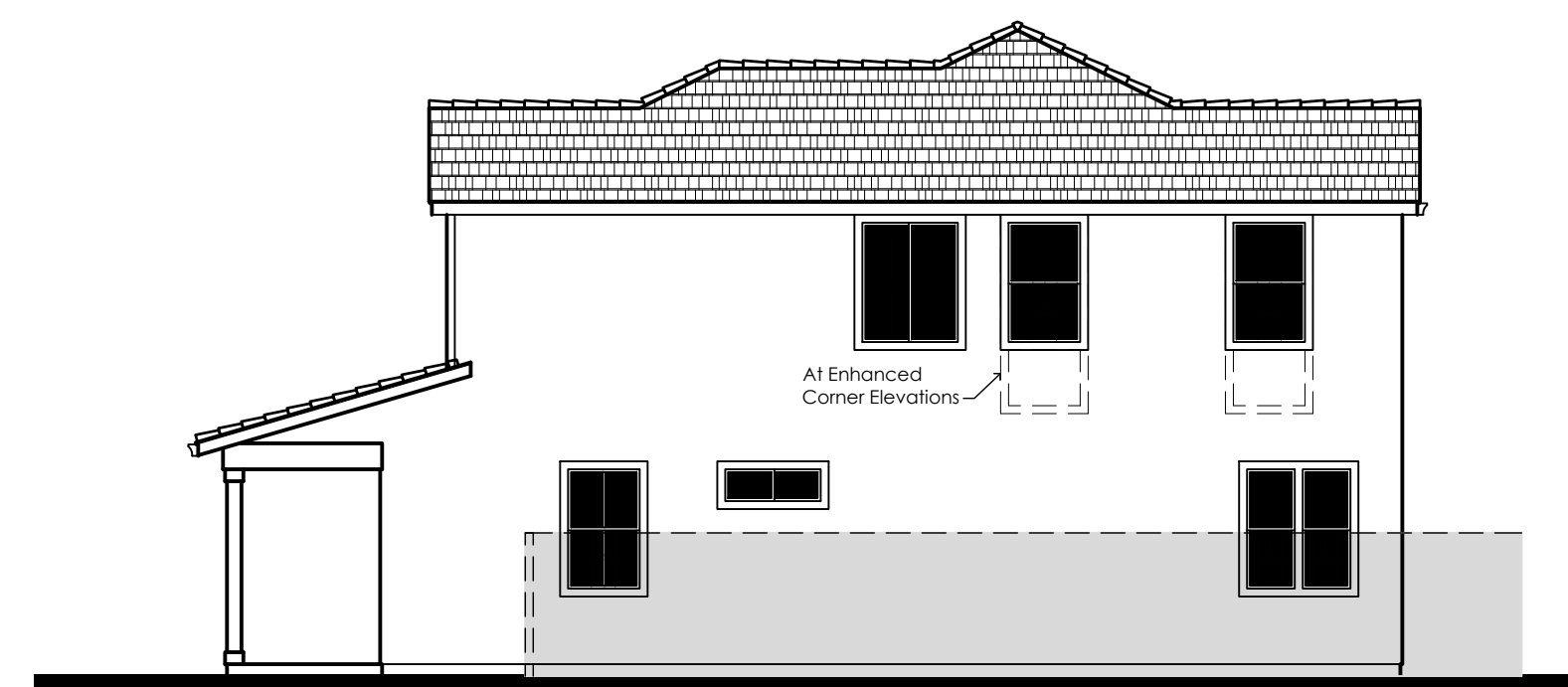
Opt. Garage Door



Opt. Entry Door



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



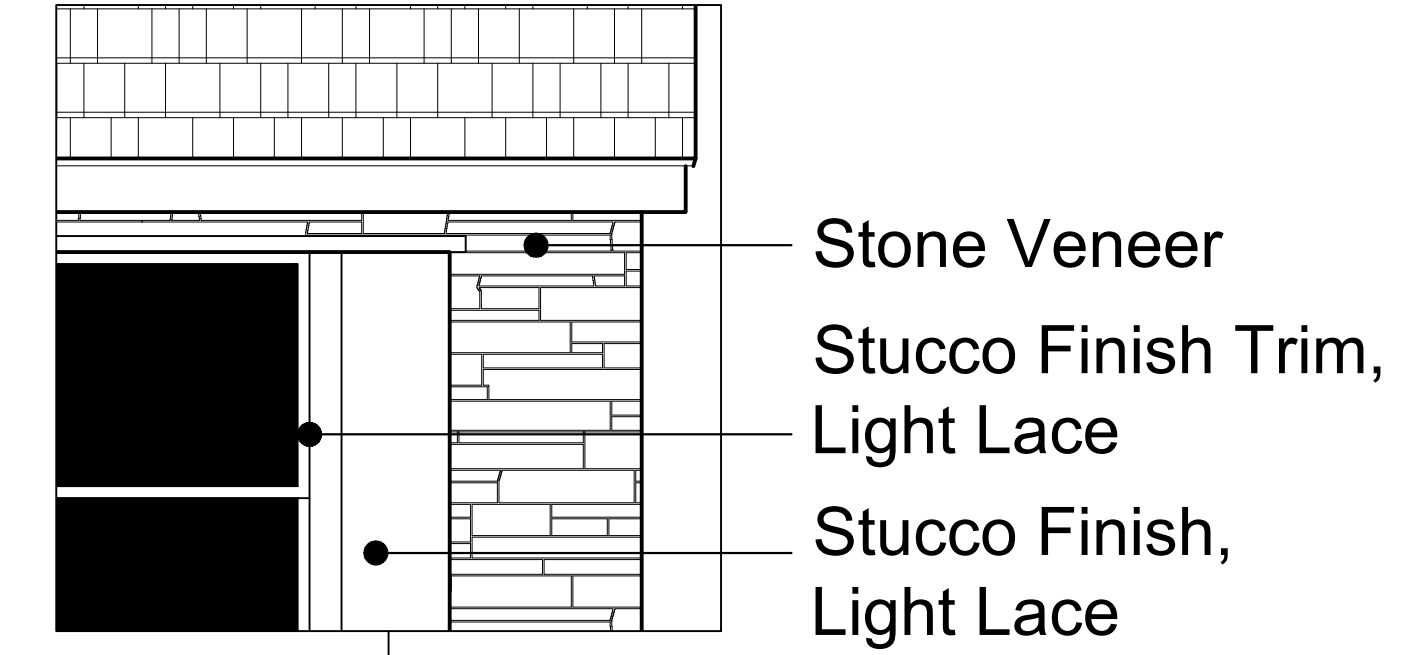
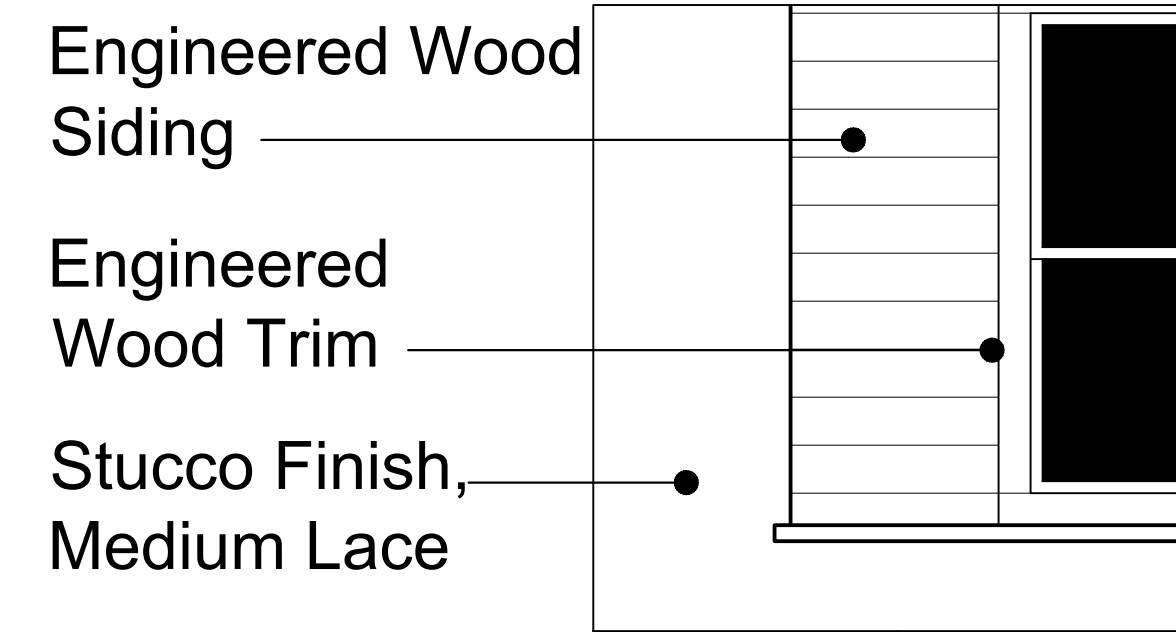
Right



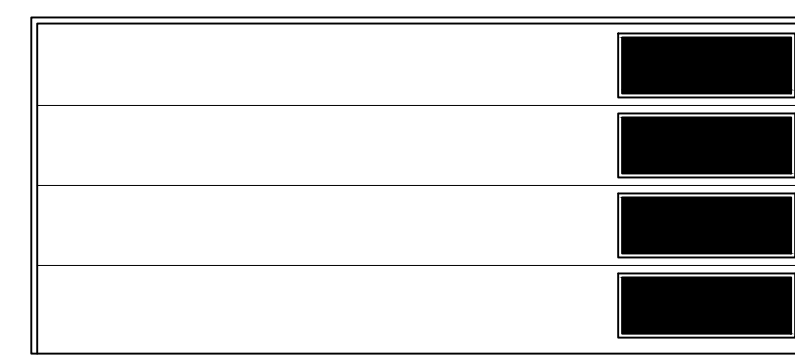
Rear



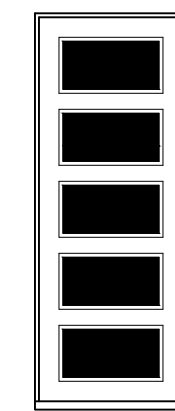
Left



3D - West Coast Contemporary
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish, Light Lace
 Stone Veneer
 Engineered Wood Trim
 Engineered Wood Siding
 Stucco Finish Trim, Light Lace



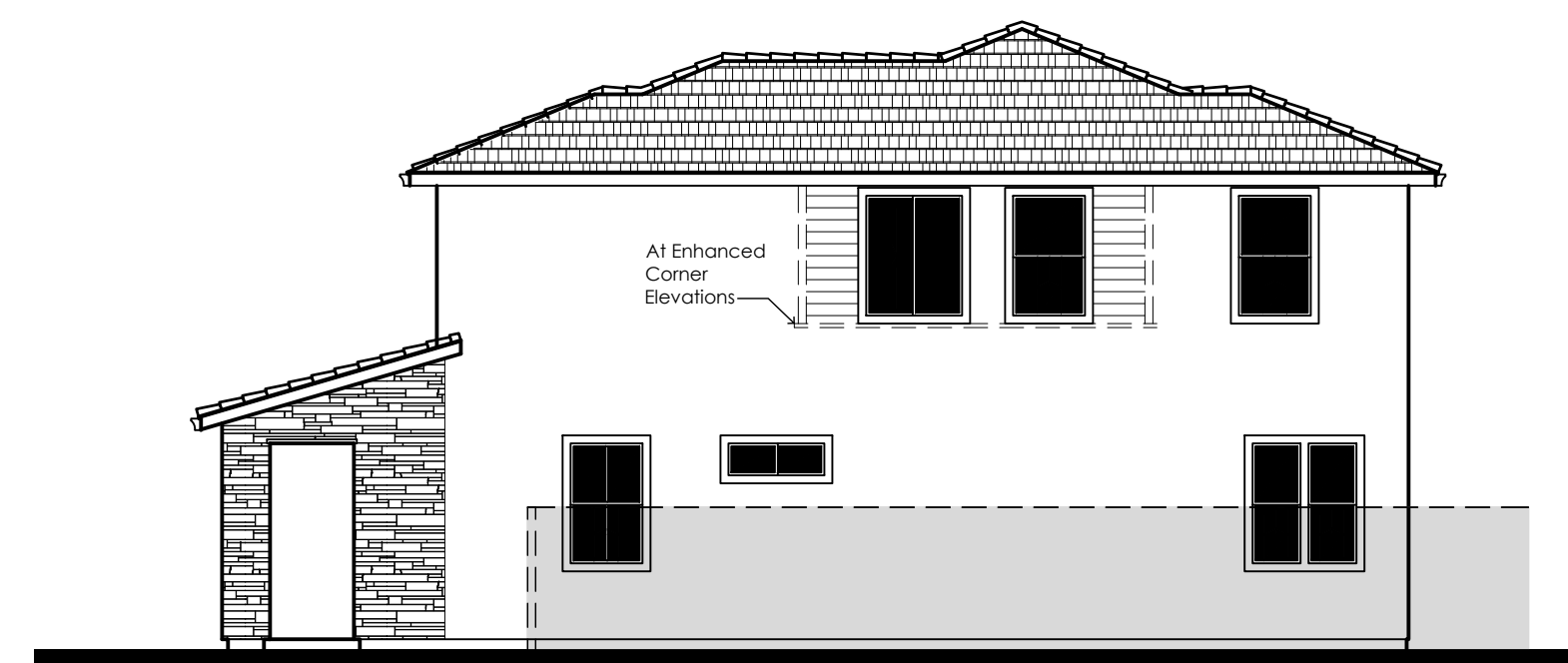
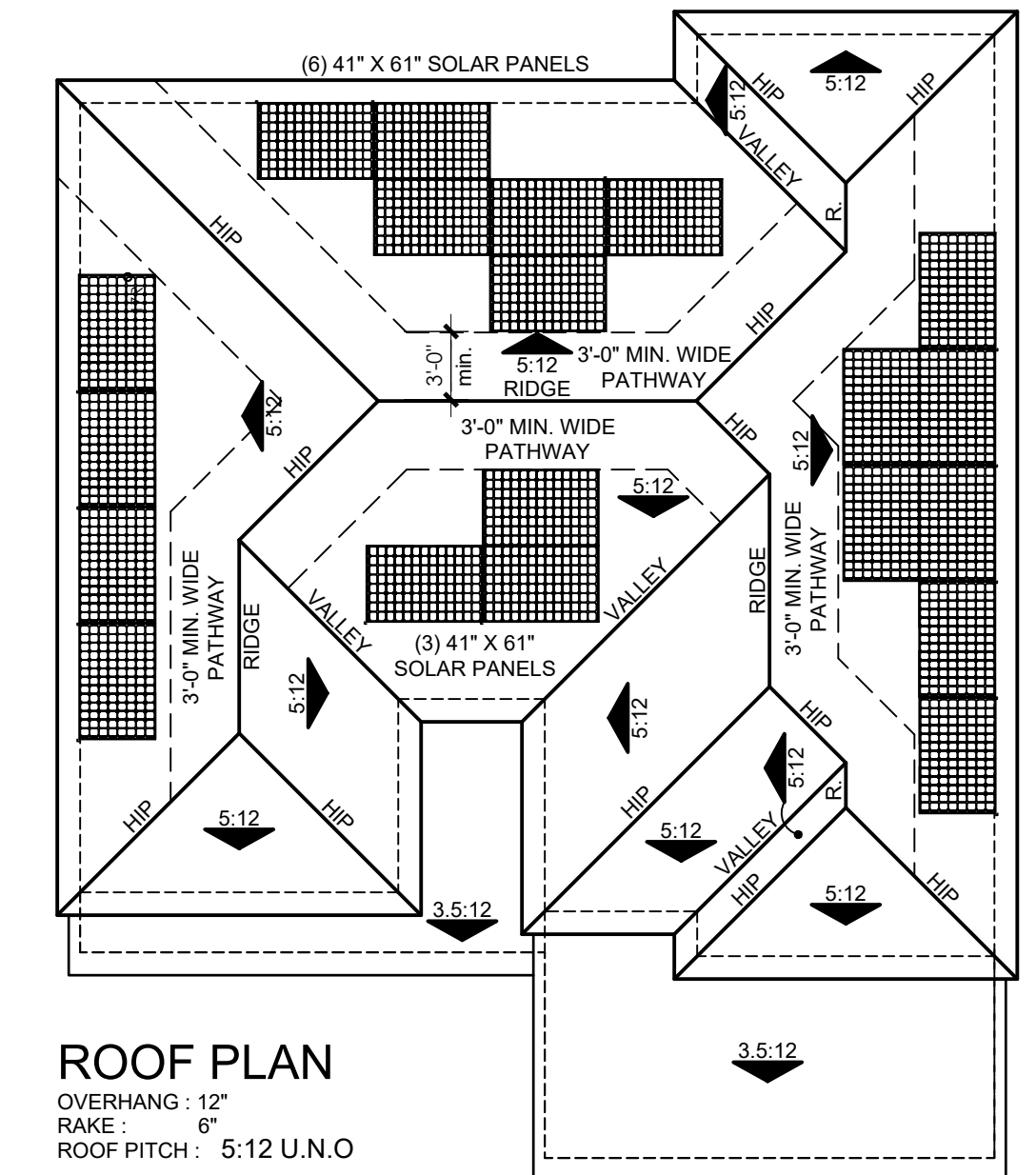
Opt. Garage Door



Opt. Entry Door



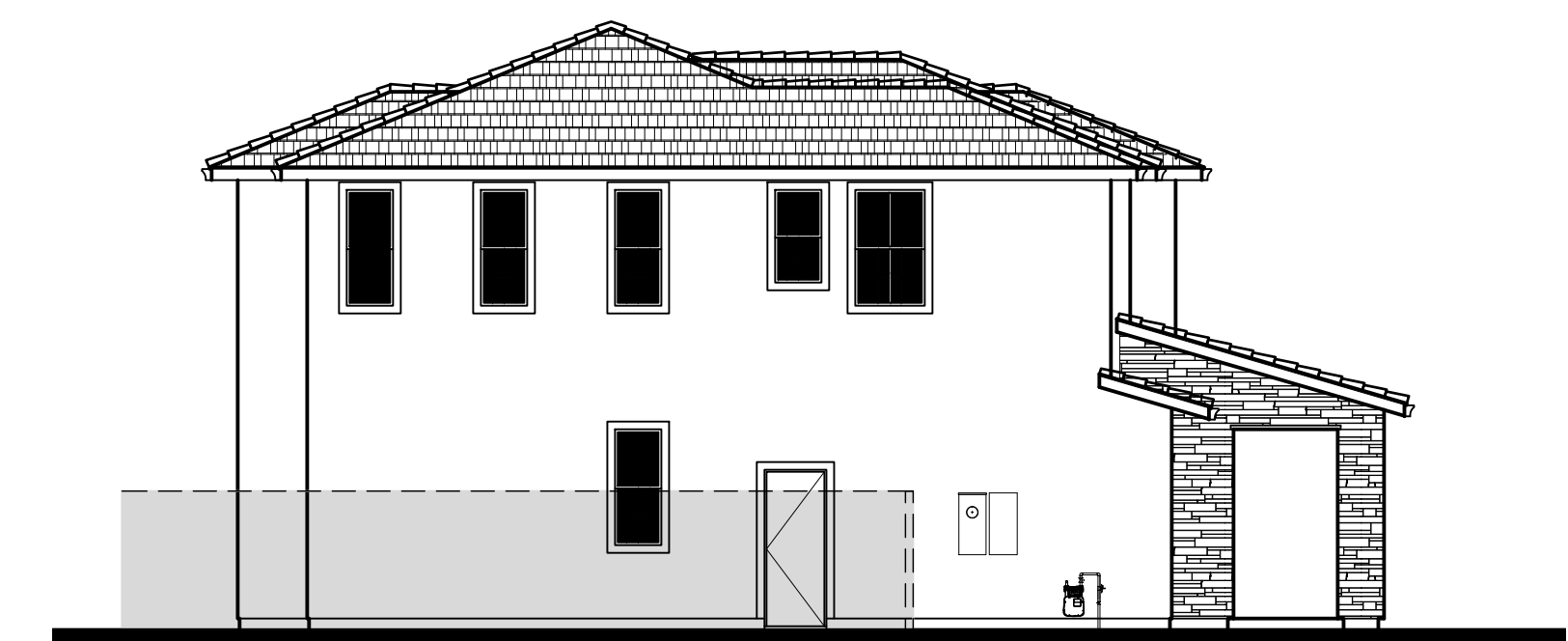
Front Elevation 3D - West Coast Contemporary



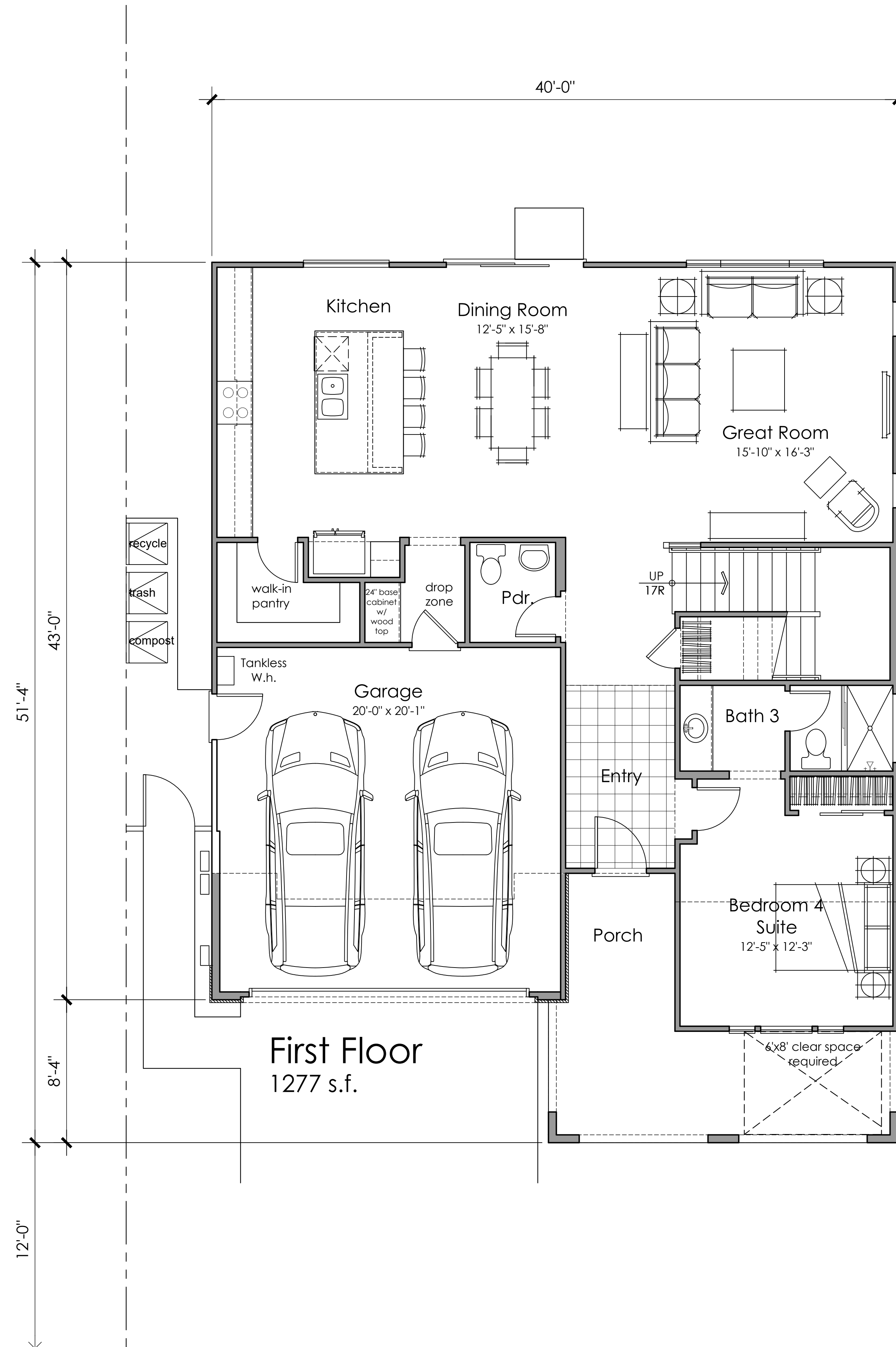
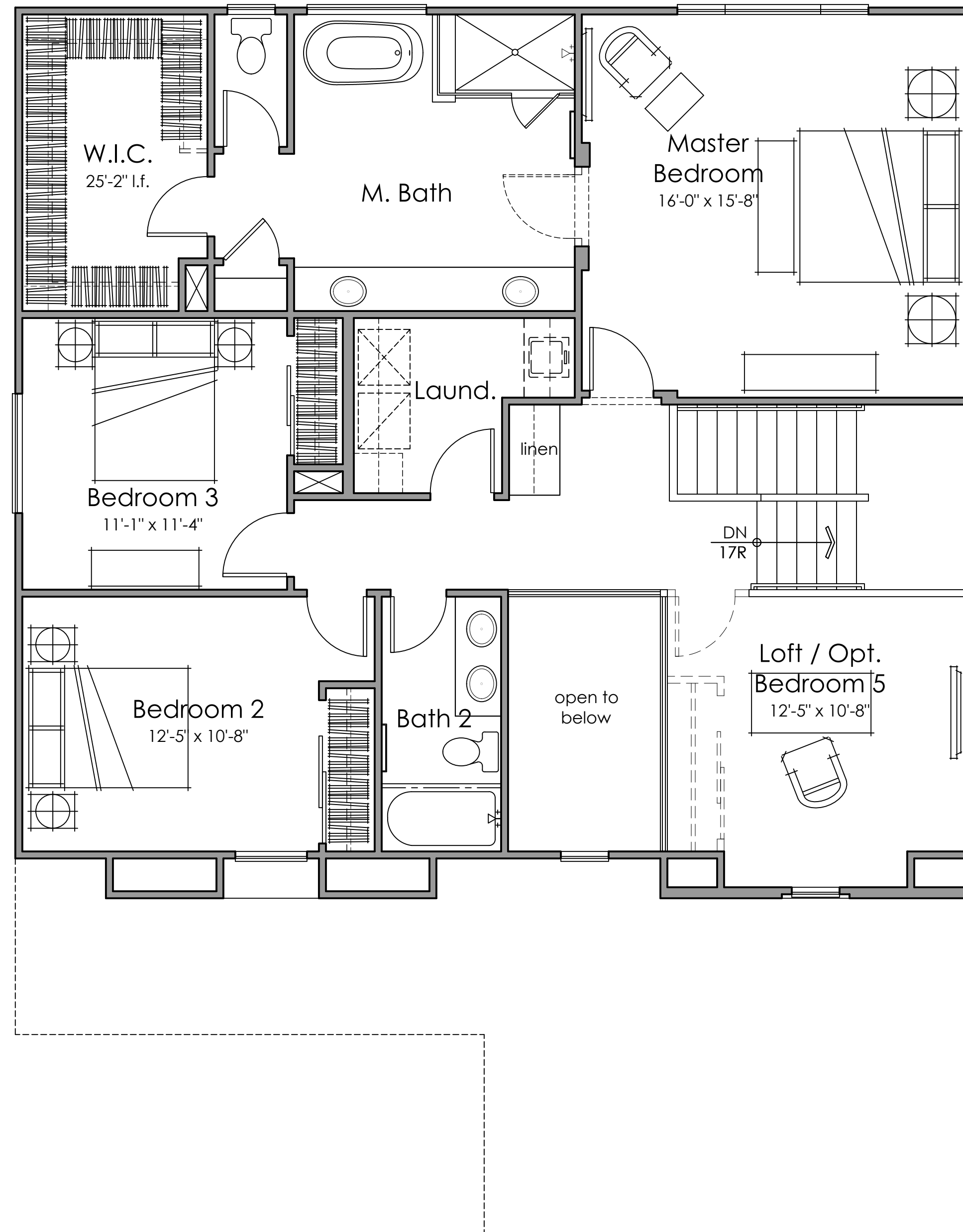
Right



Rear



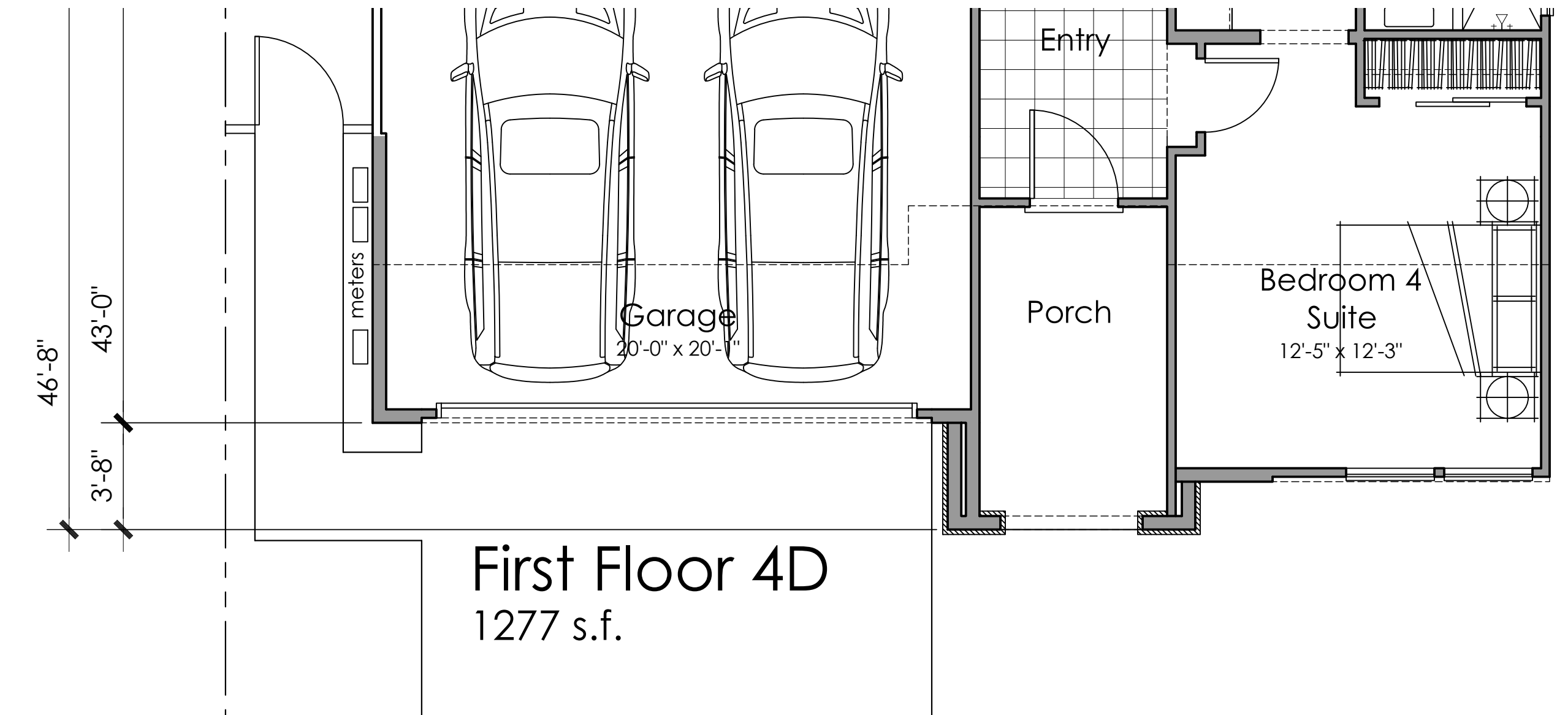
Left



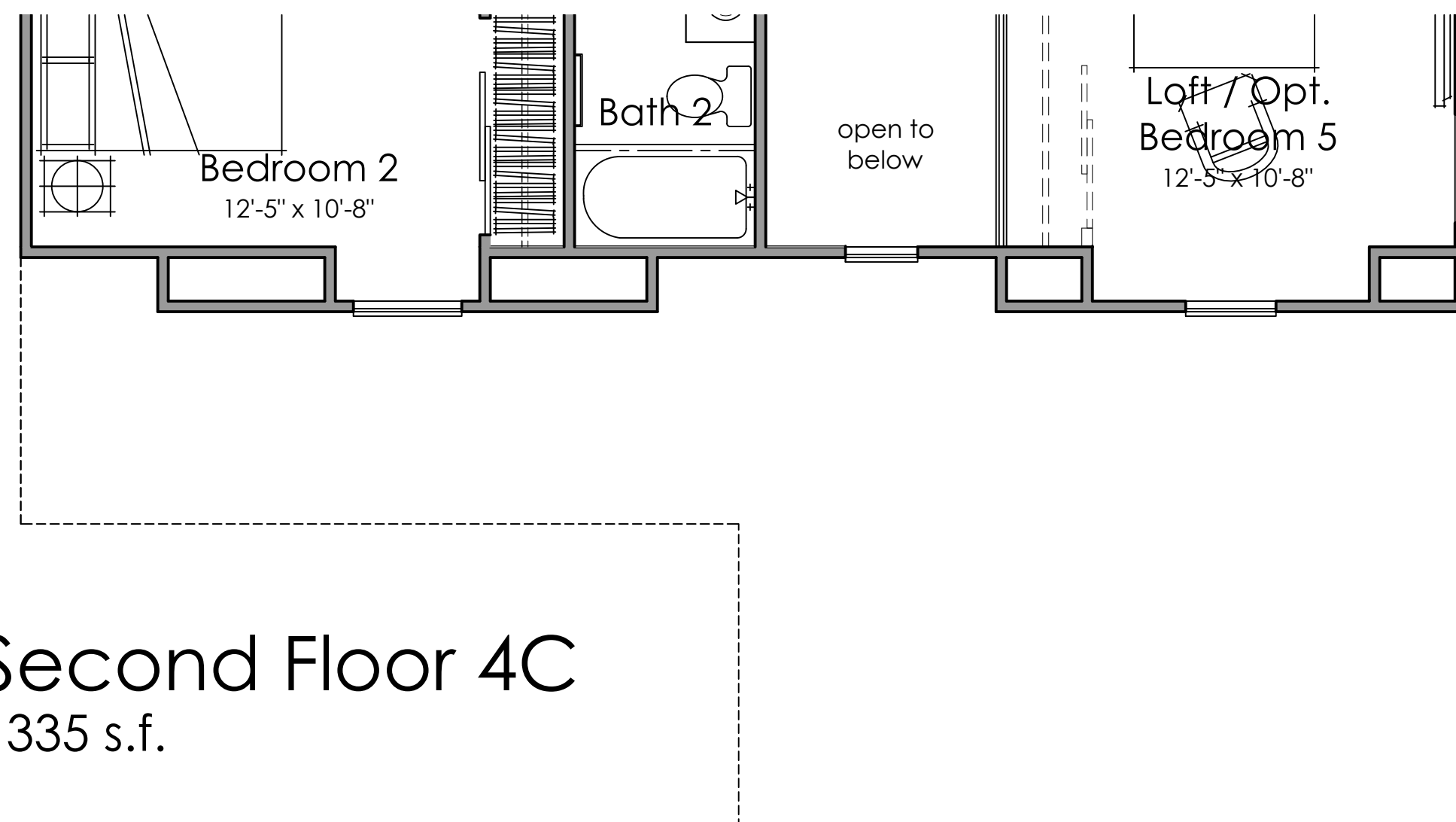
Floor Plan
4 Bed/Opt.5 Bed
Loft
3.5 Bath
2612 s.f.



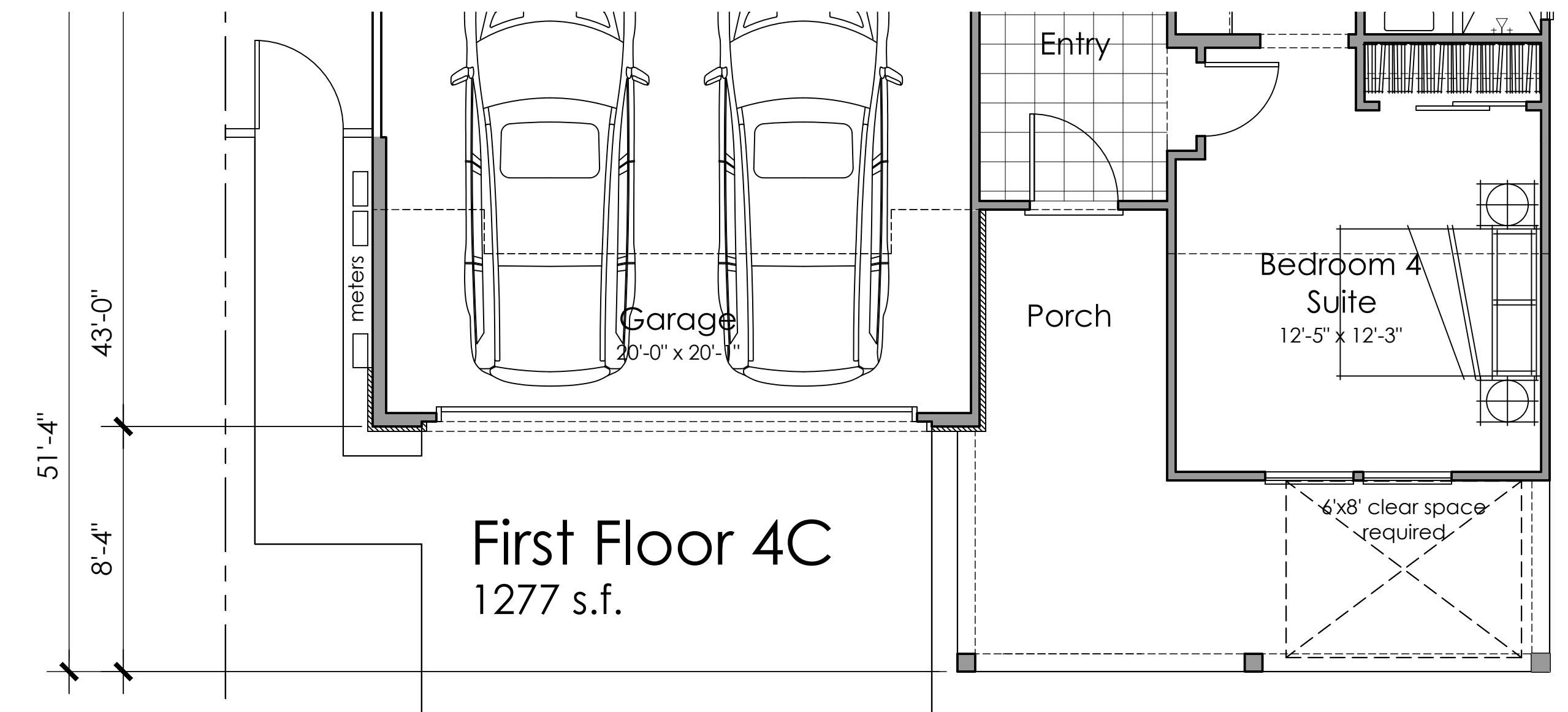
Second Floor 4D
1335 s.f.



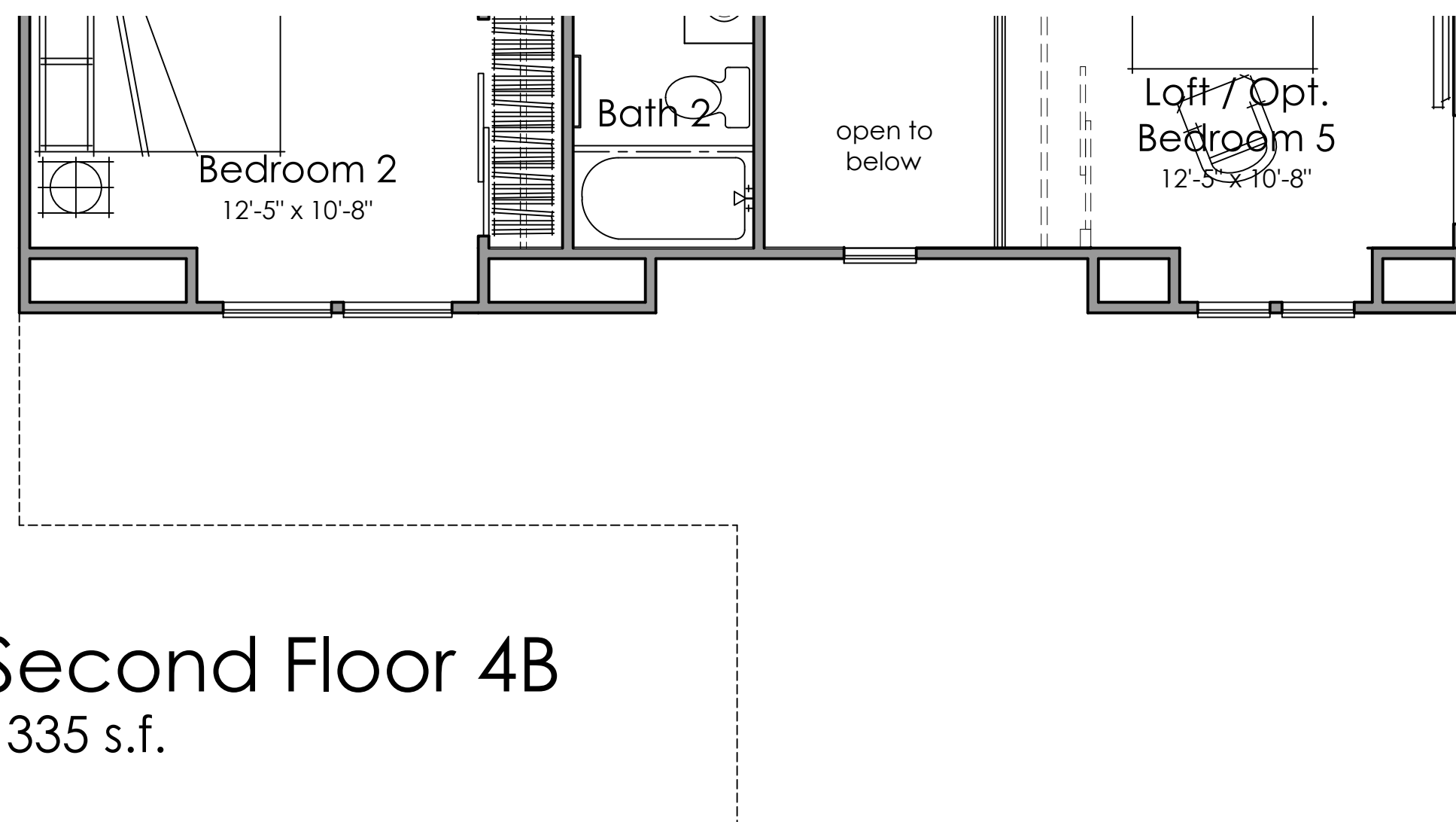
First Floor 4D
1277 s.f.



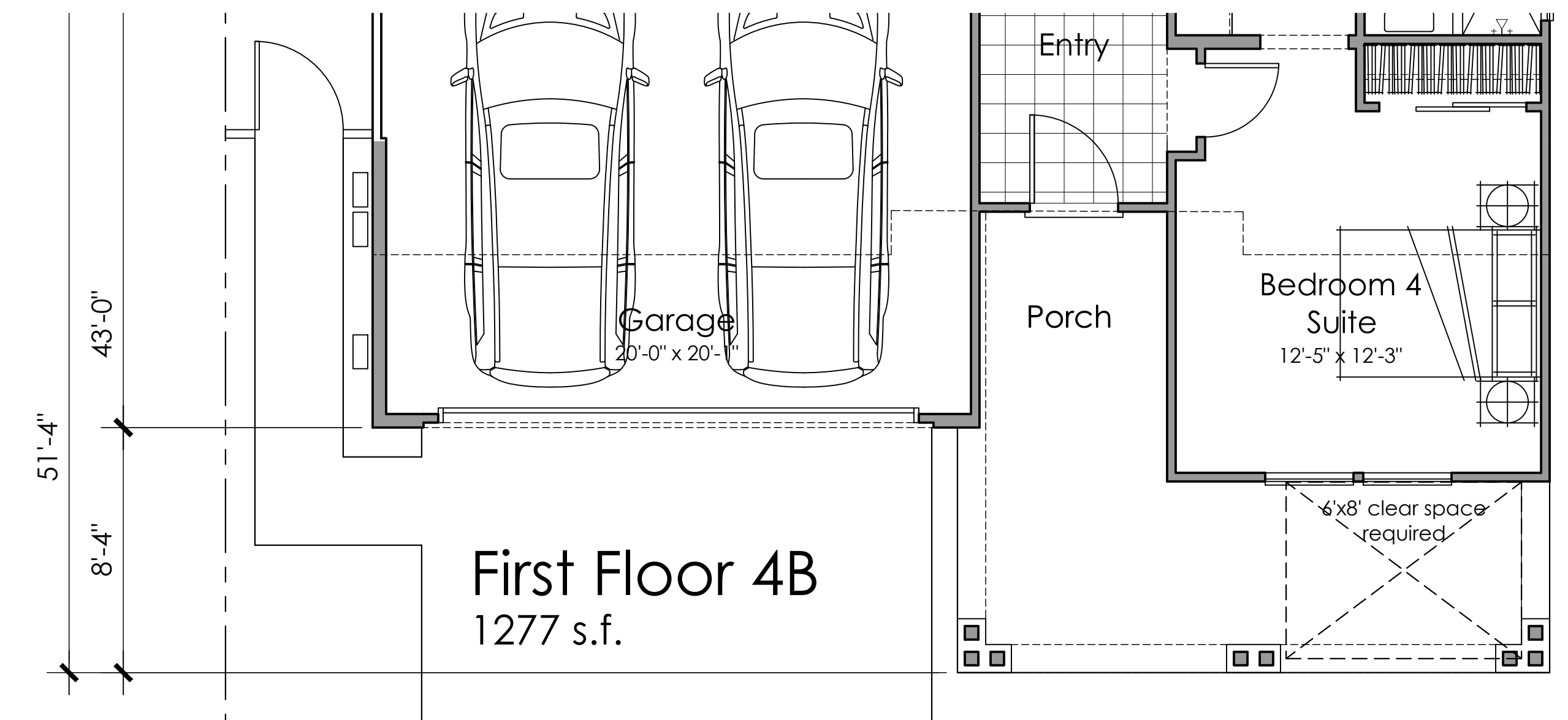
Second Floor 4C
1335 s.f.



First Floor 4C
1277 s.f.



Second Floor 4B
1335 s.f.



First Floor 4B
1277 s.f.

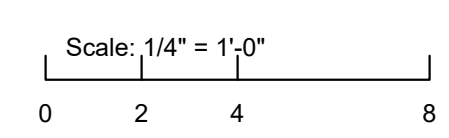


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THE PINES AT SPRING LAKE
WOODLAND, CA. # 2018-0872

SCHEMATIC DESIGN
MARCH 5, 2019



PLAN 4 PARTIAL FLOOR PLANS

A4.1



Front Elevation 4A - Monterey



Front Elevation 4B - Americana

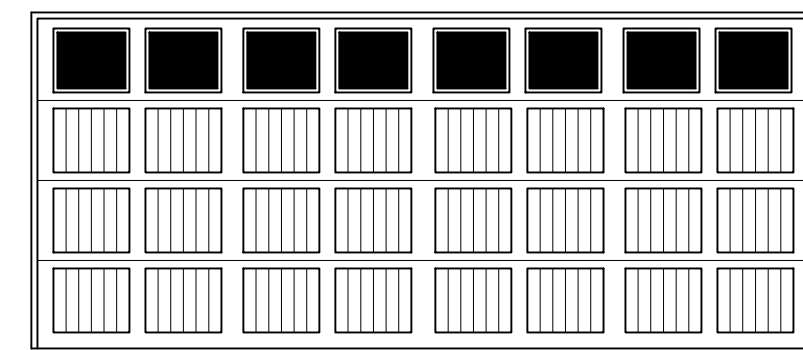


Front Elevation 4C - Coastal Cottage

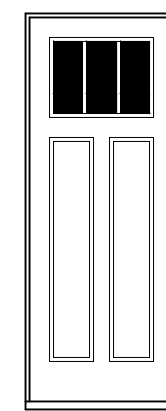


Front Elevation 4D - West Coast Contemporary

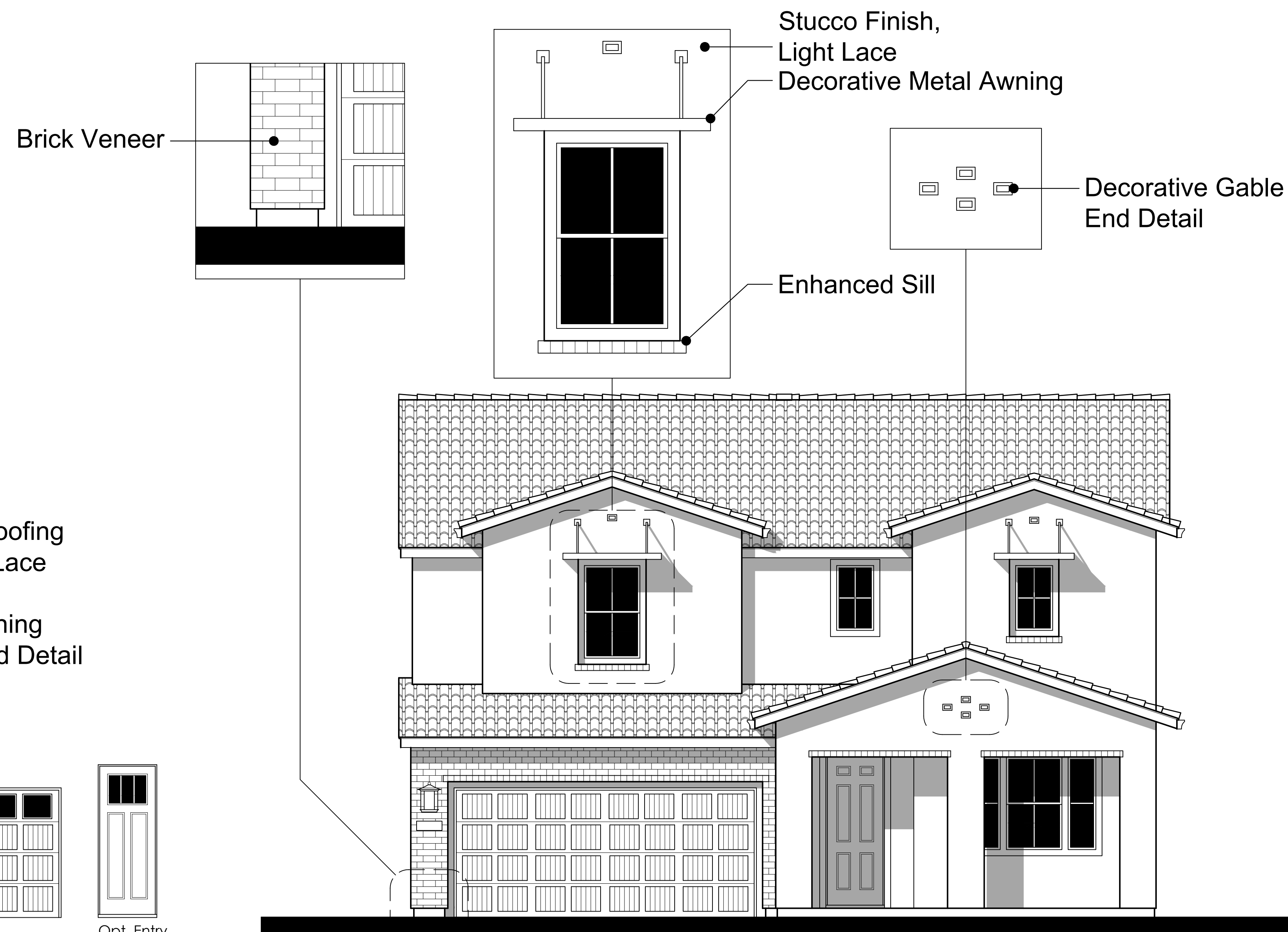
4A - Monterey
 Material Legend:
 Low Profile 'S' Tile Roofing
 Stucco Finish, Light Lace
 Brick Veneer
 Decorative Metal Awning
 Decorative Gable End Detail
 Enhanced Sills



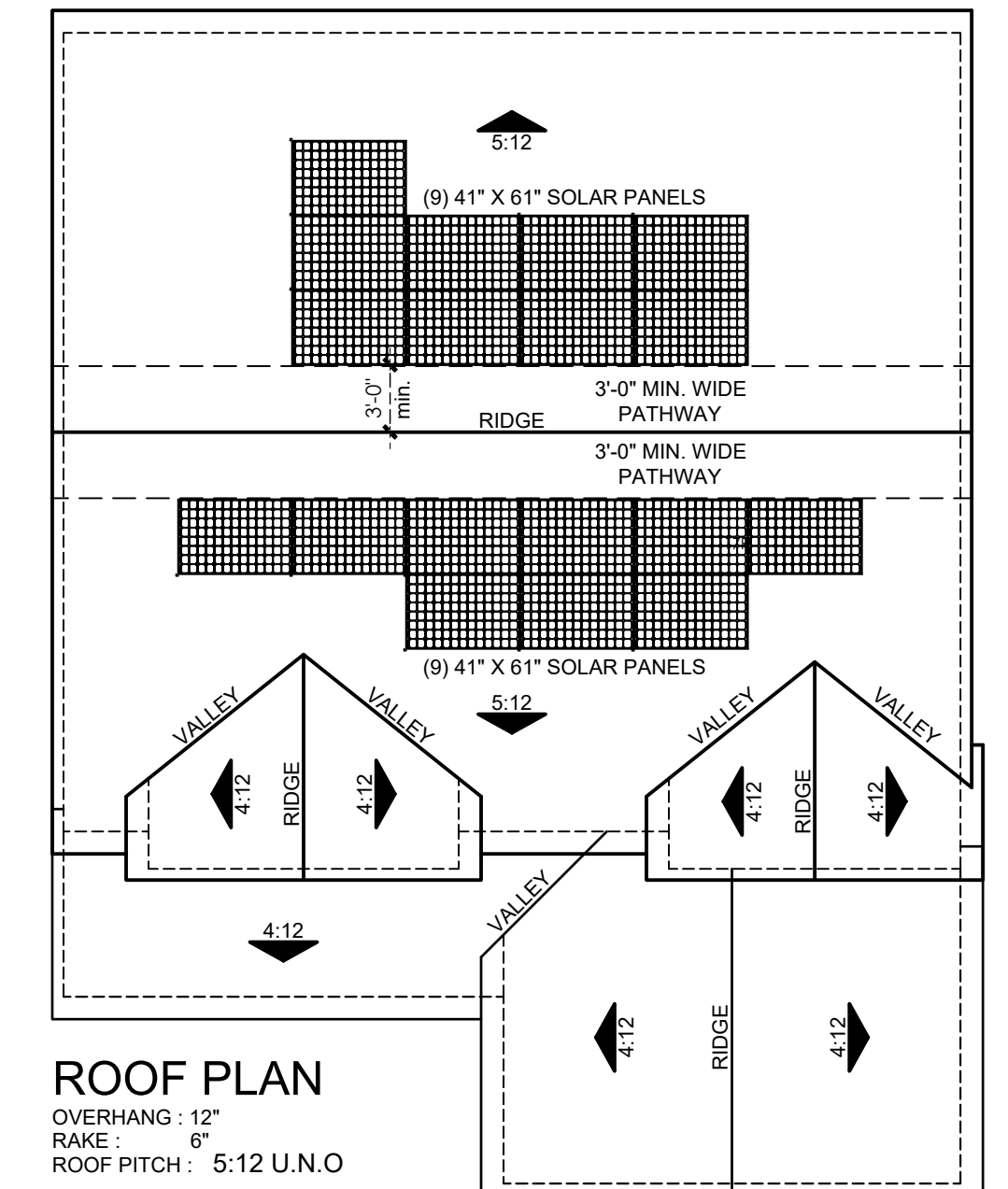
Opt. Garage Door



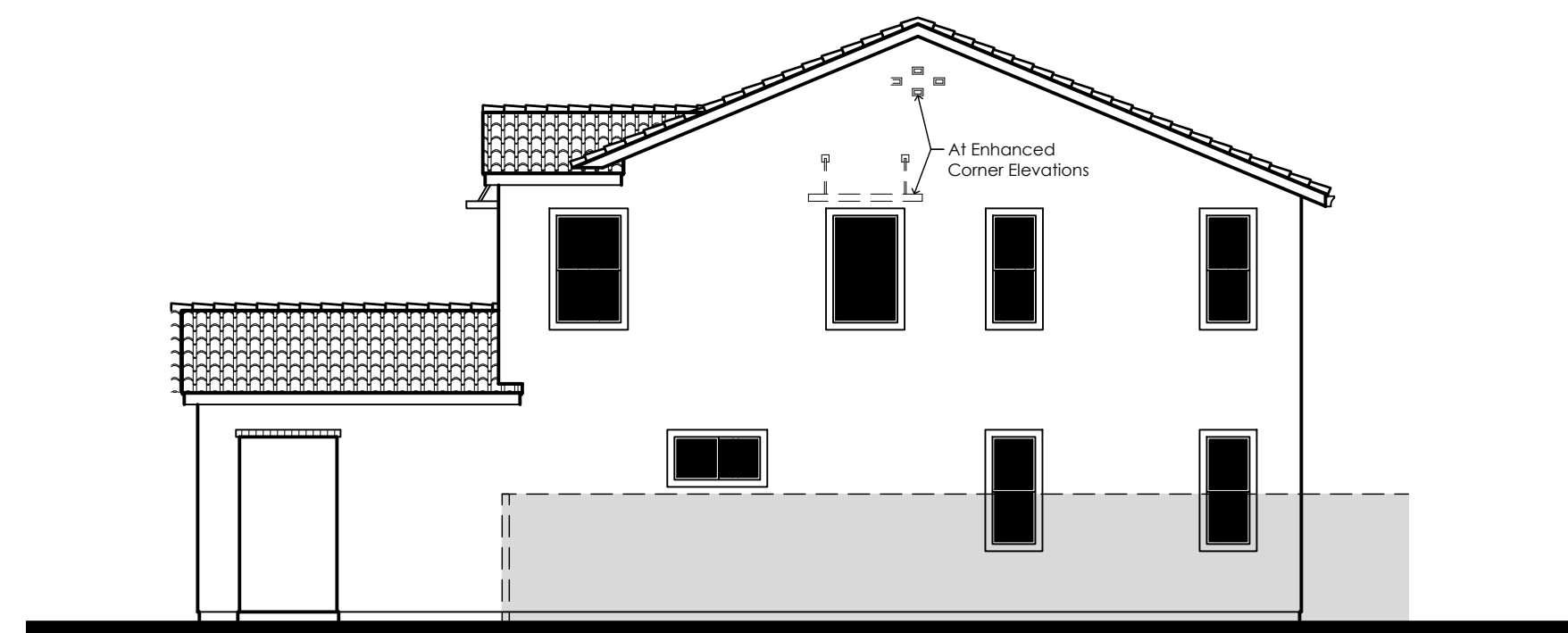
Opt. Entry Door



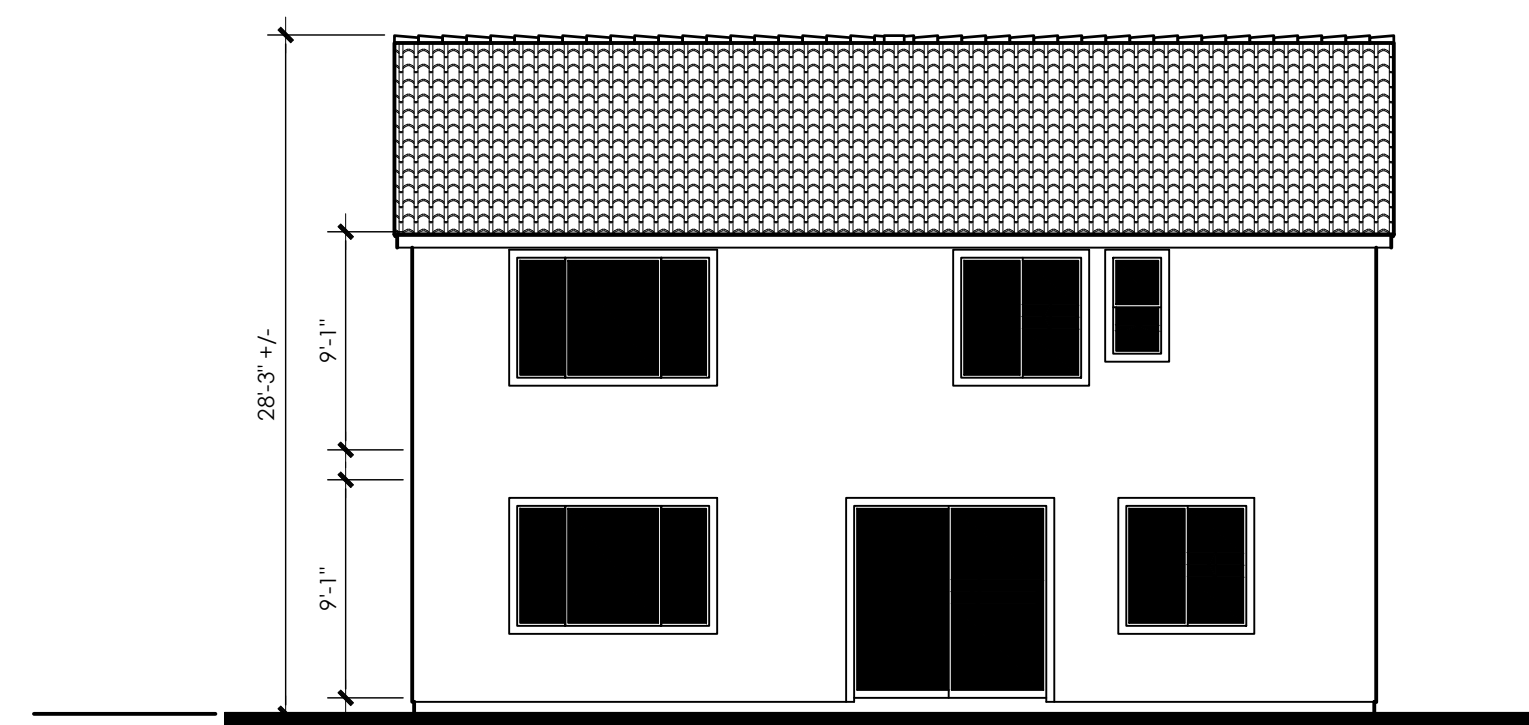
Front Elevation 4A - Monterey



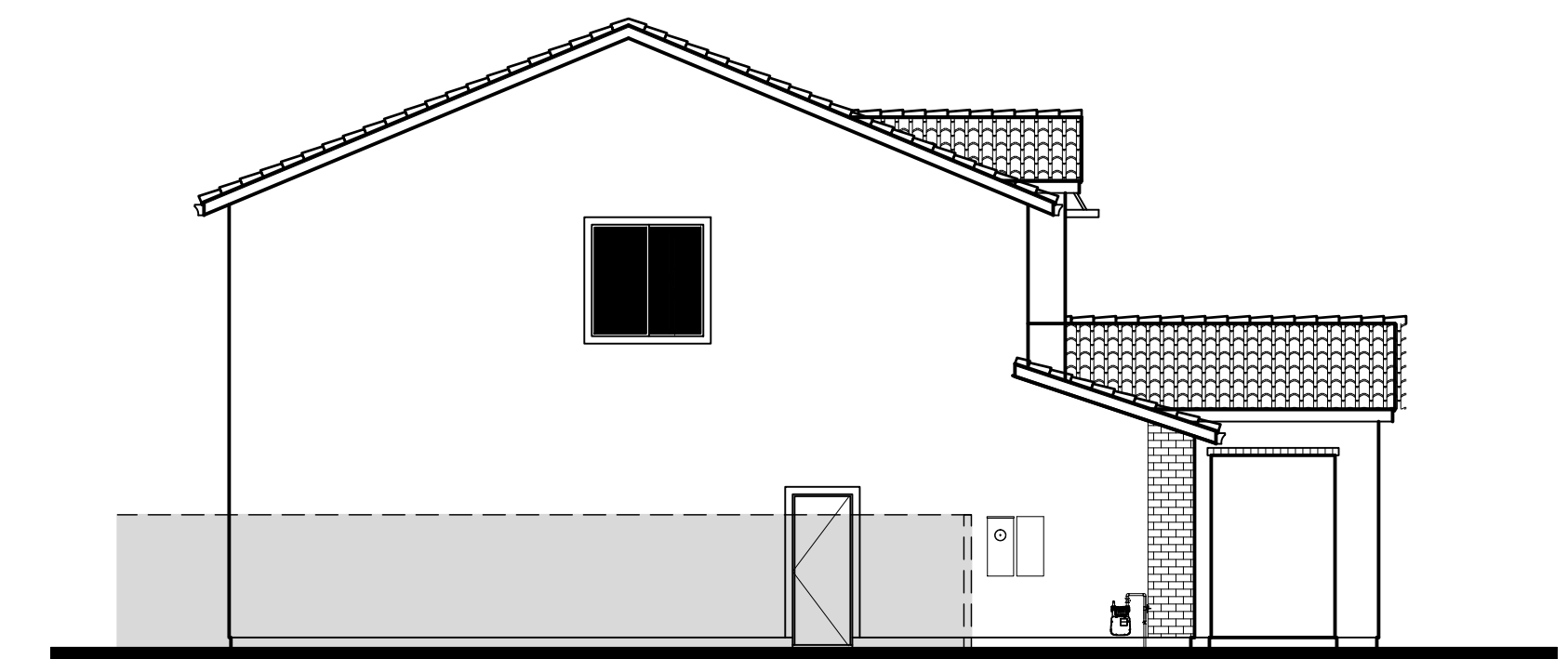
ROOF PLAN
 OVERHANG : 12"
 RAKE : 6"
 ROOF PITCH : 5:12 U.N.O



Right



Rear



Left

Smooth
Engineered Wood
Panel

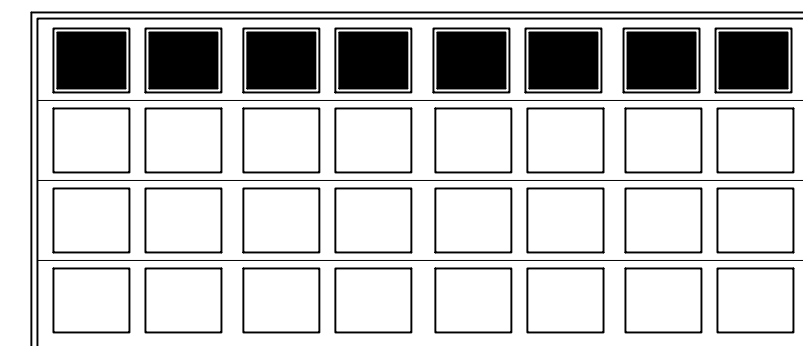
Engineered Wood
Siding

Engineered Wood Trim

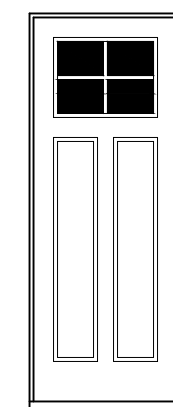
Wood Post
Stucco Finish
Trim, Light
Lace

Stucco Finish,
Medium Lace
Stone Veneer and
Cap

4B - Americana
Material Legend:
Shake Concrete Tile Roofing
Stucco Finish, Medium Lace
Stone Veneer
Engineered Wood Trim
Engineered Wood Siding
Wood Posts
Stucco Finish Trim, Light Lace



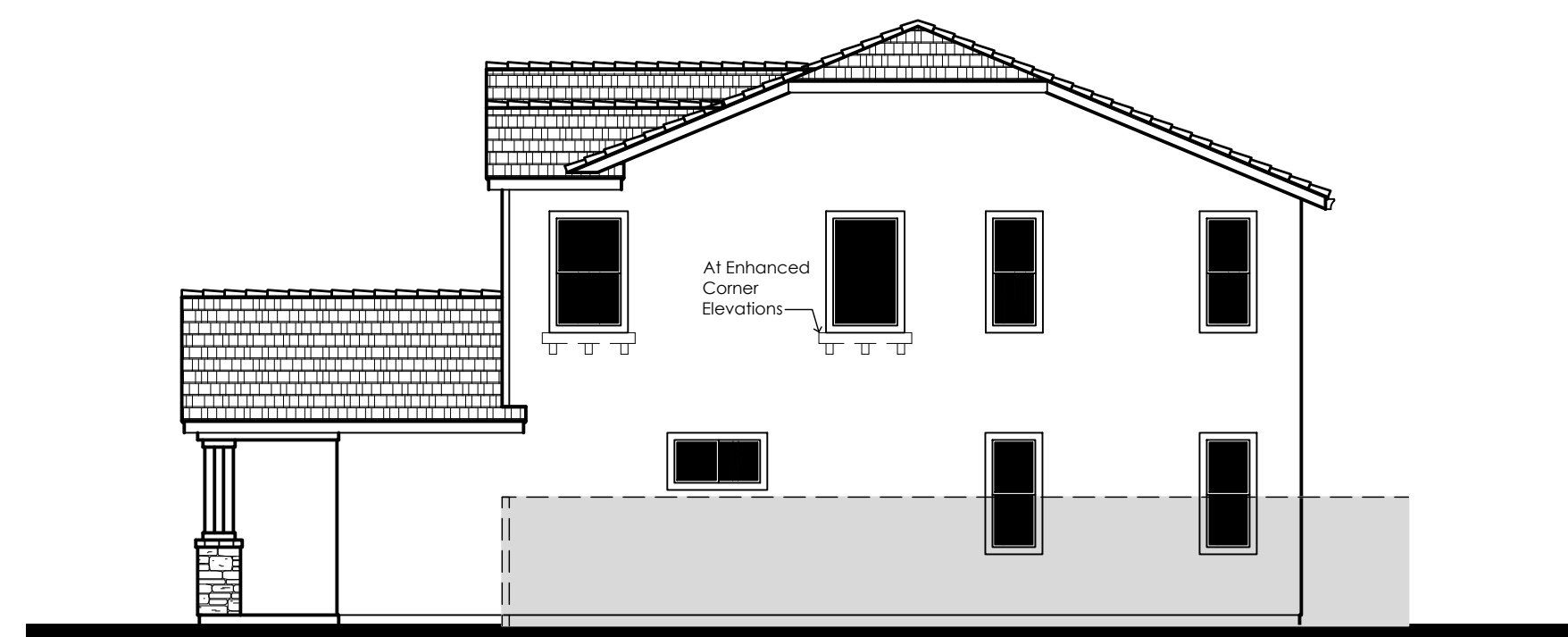
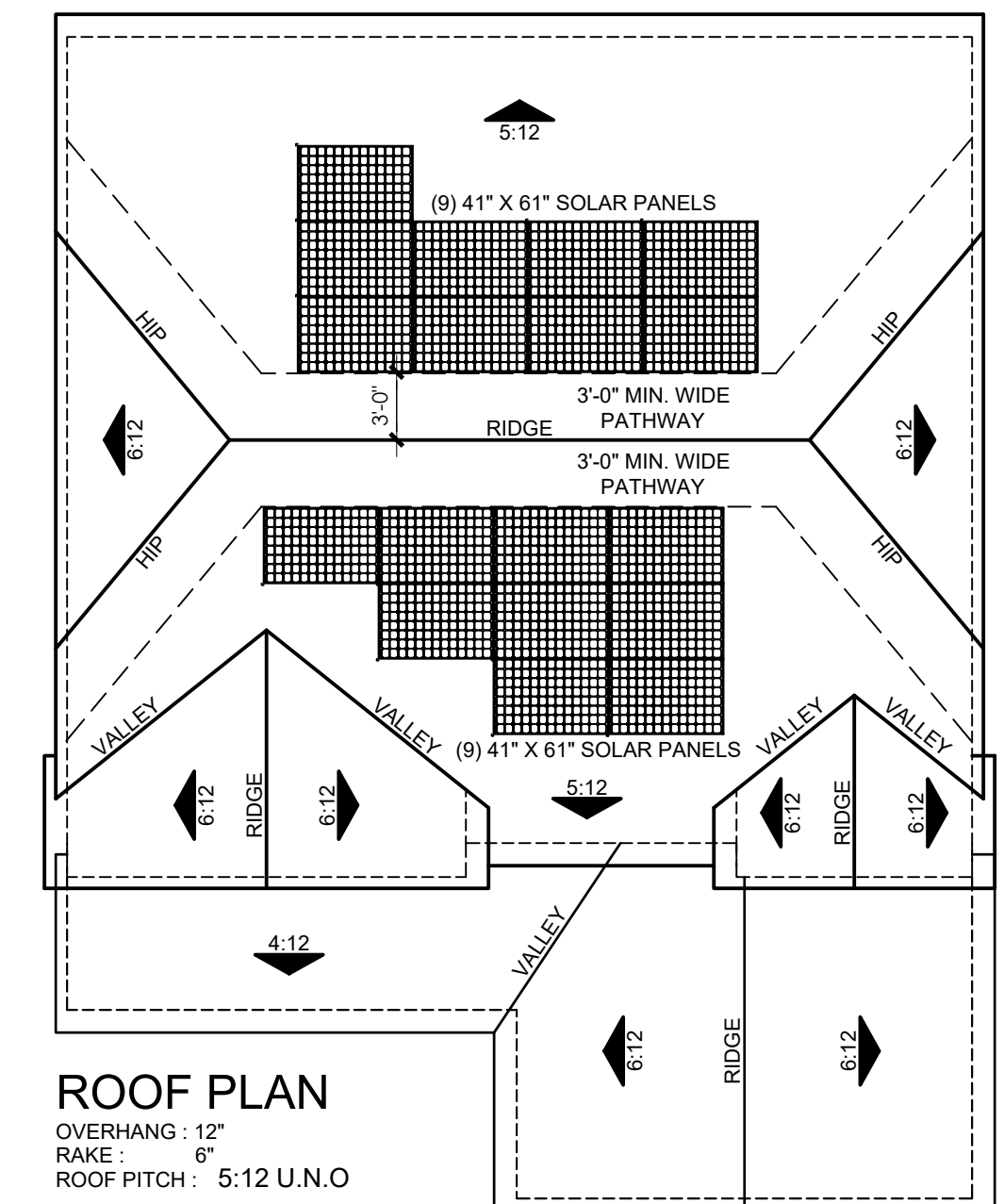
Opt. Garage Door



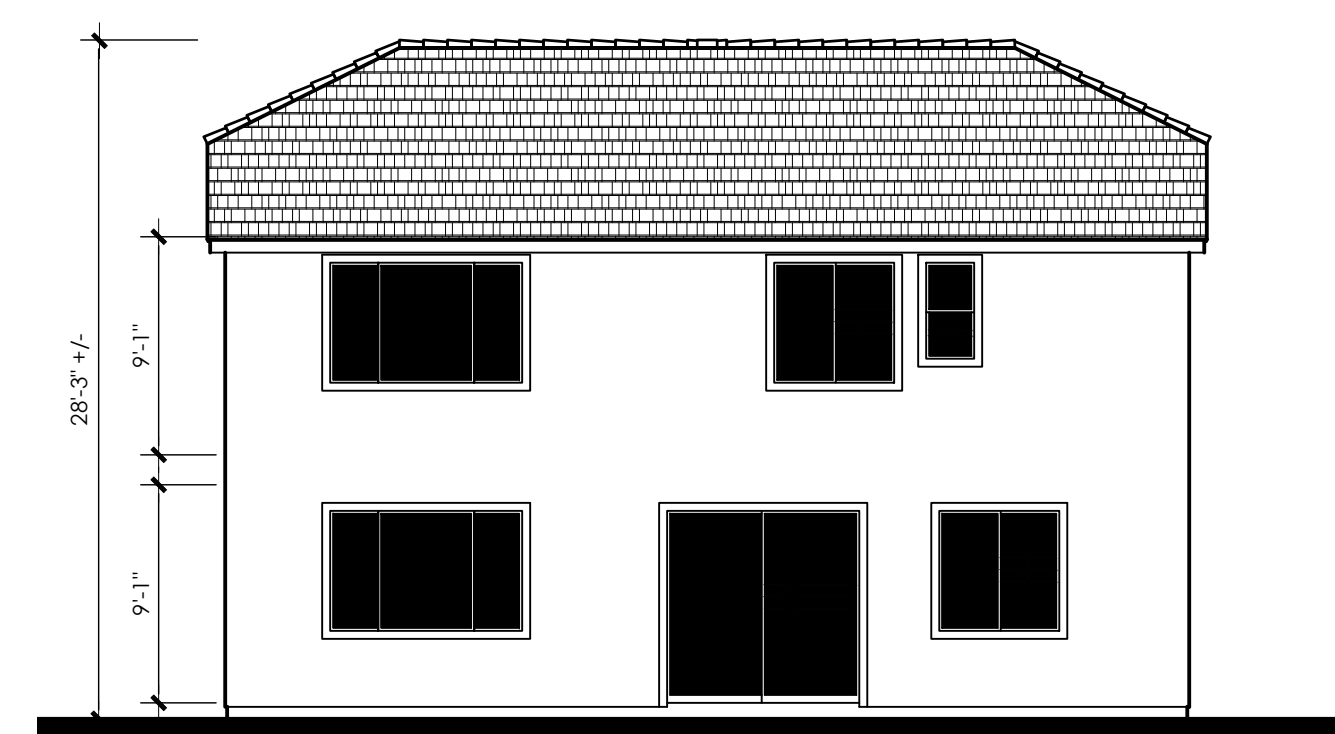
Opt. Entry
Door



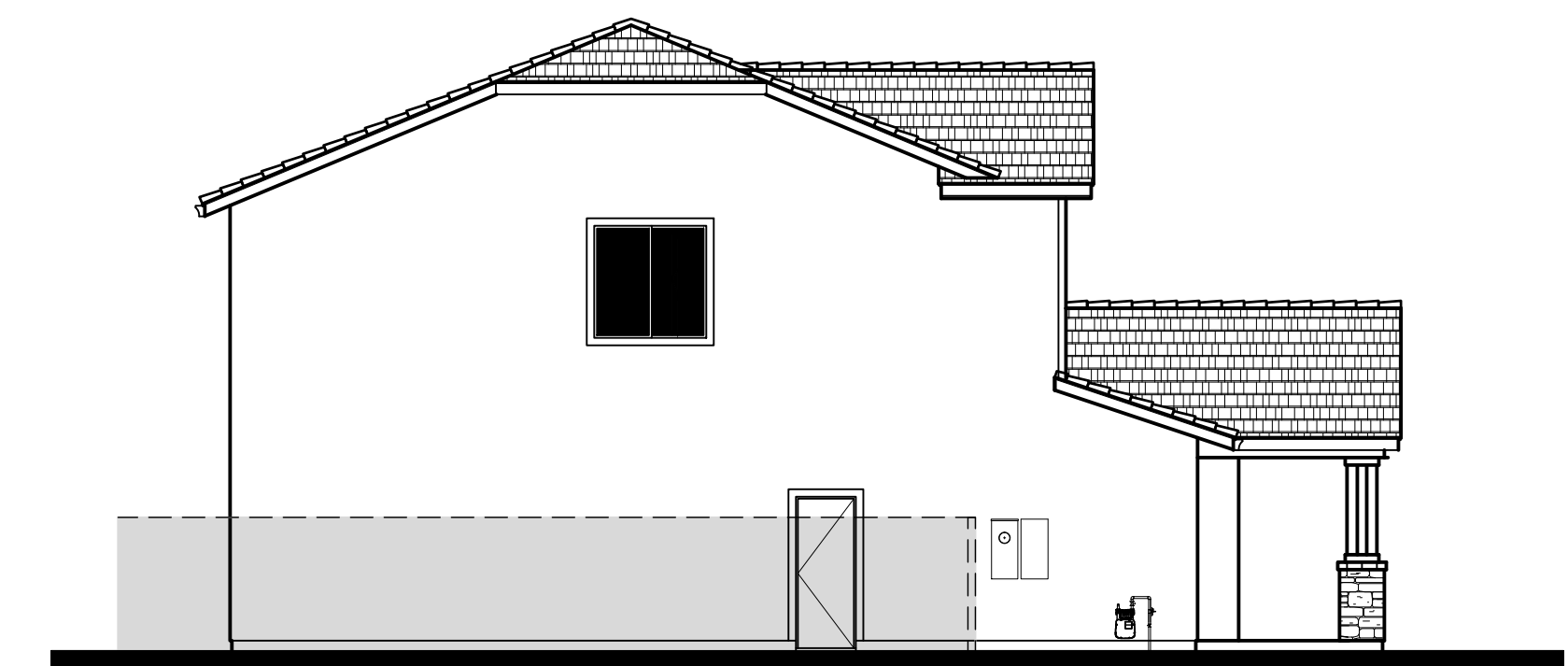
Front Elevation 4B - Americana



Right

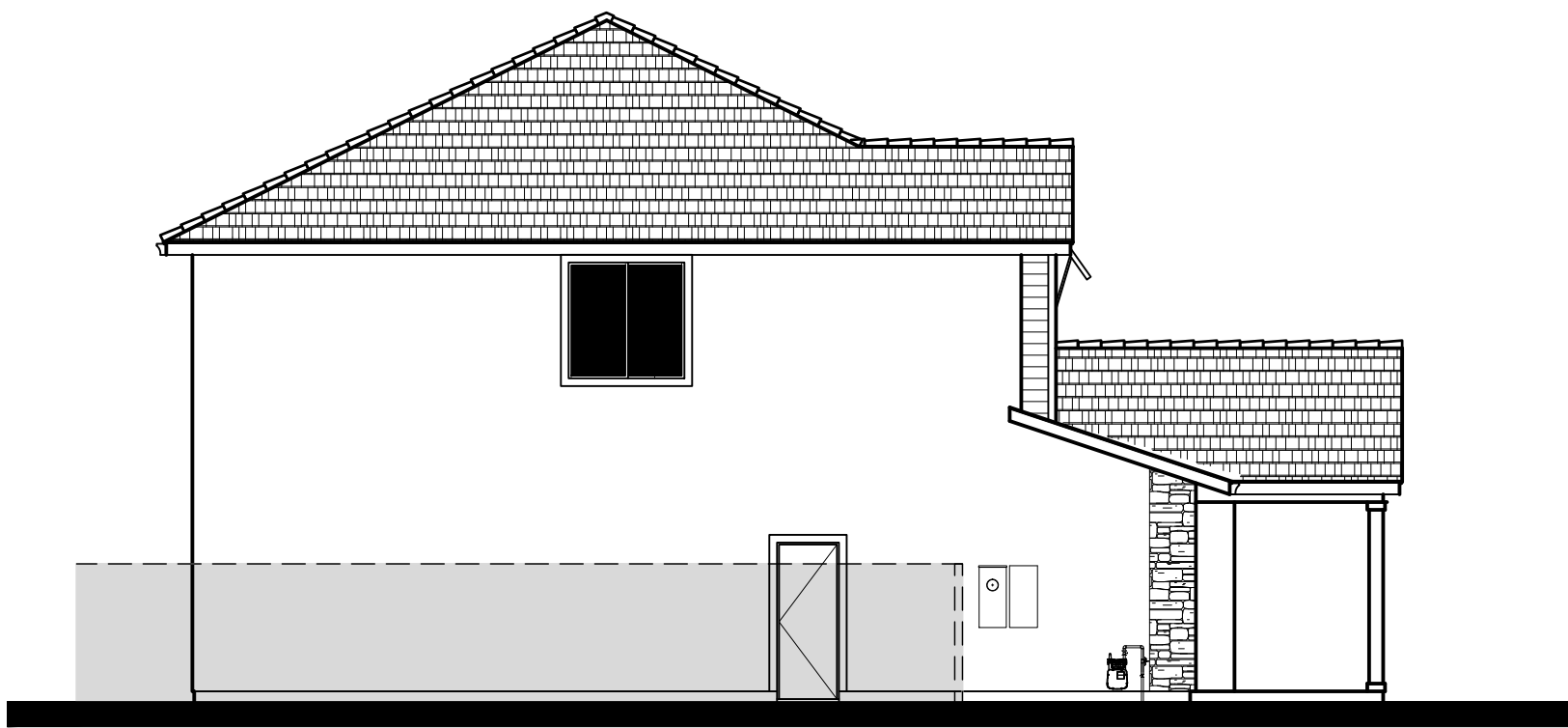
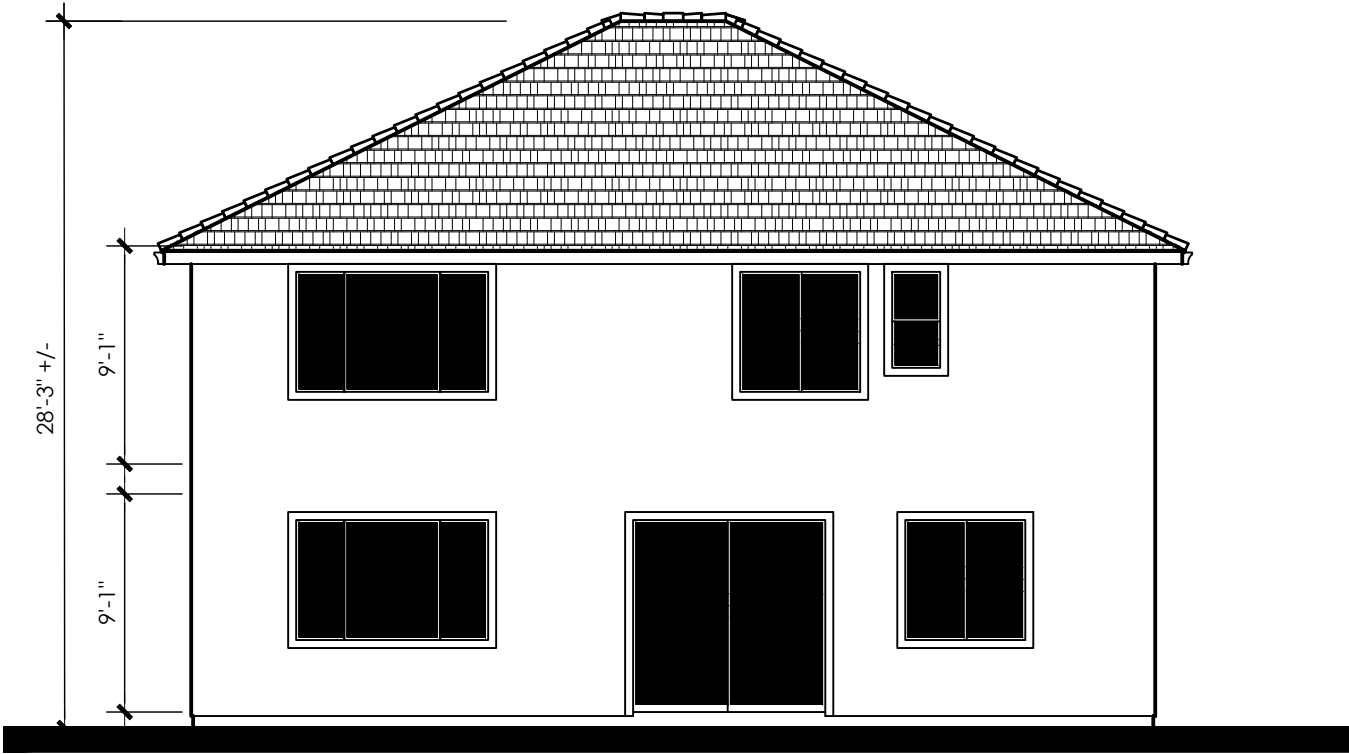
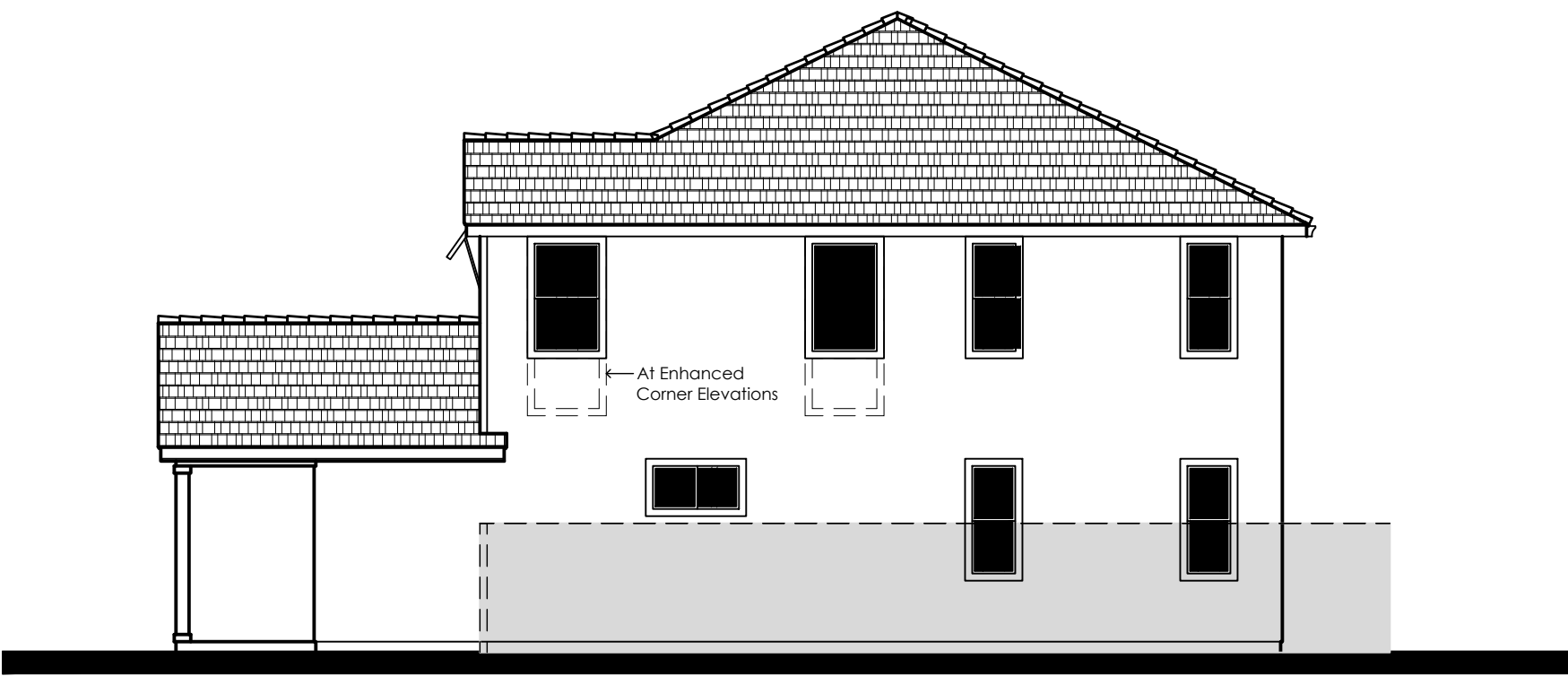
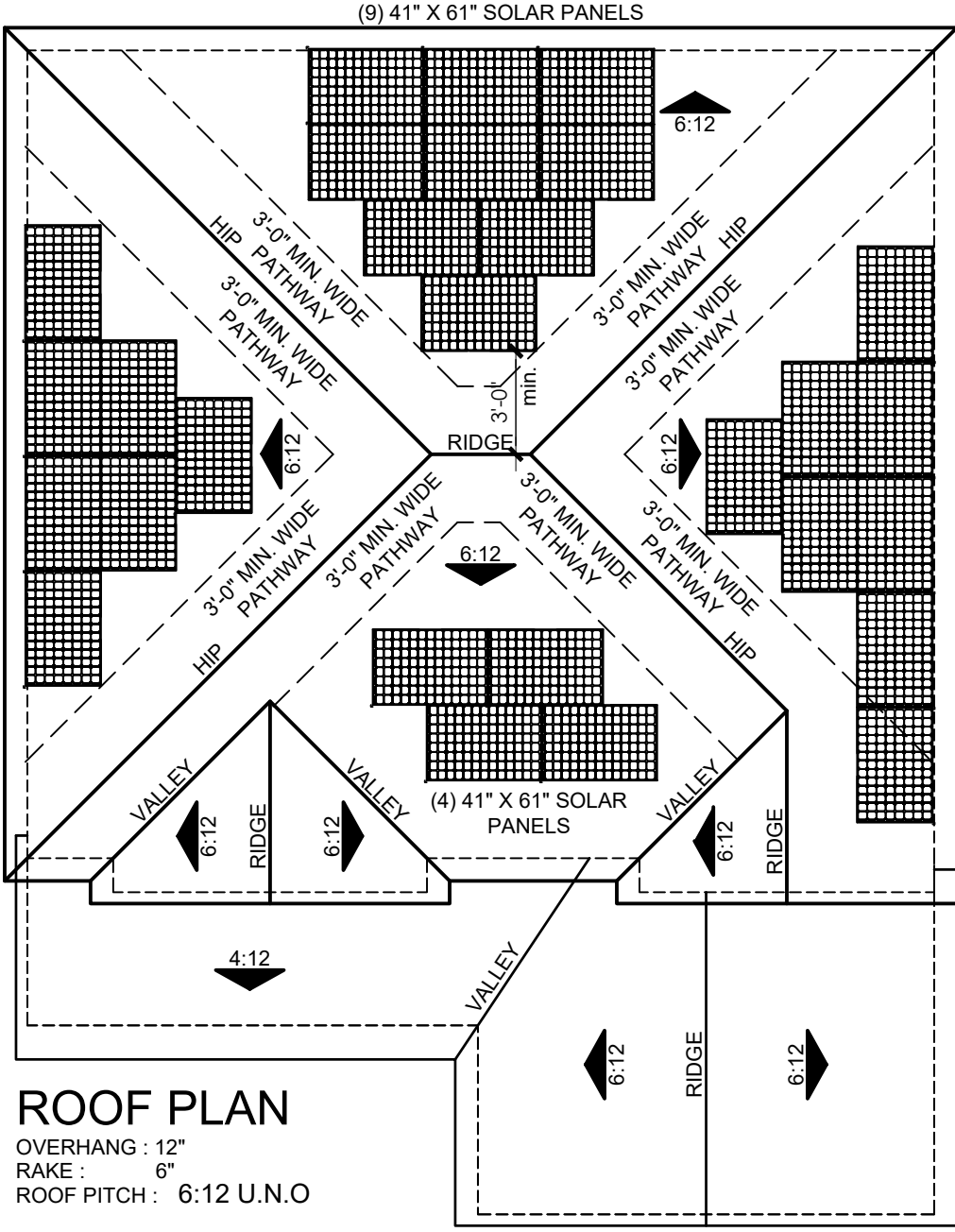
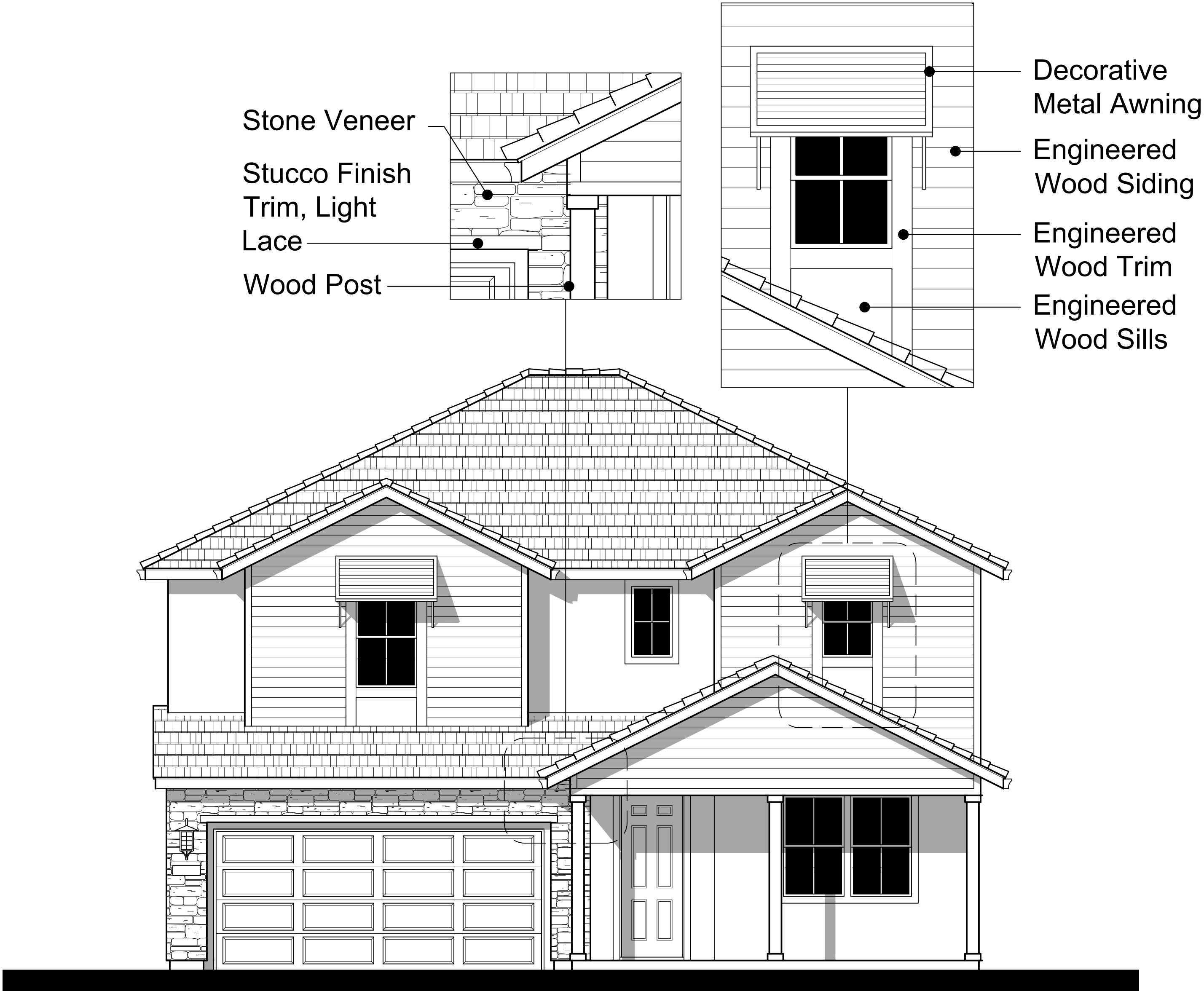
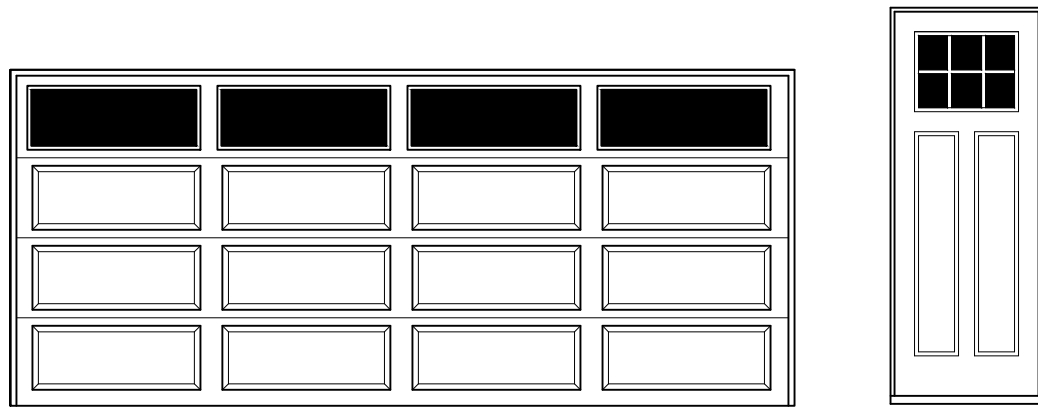


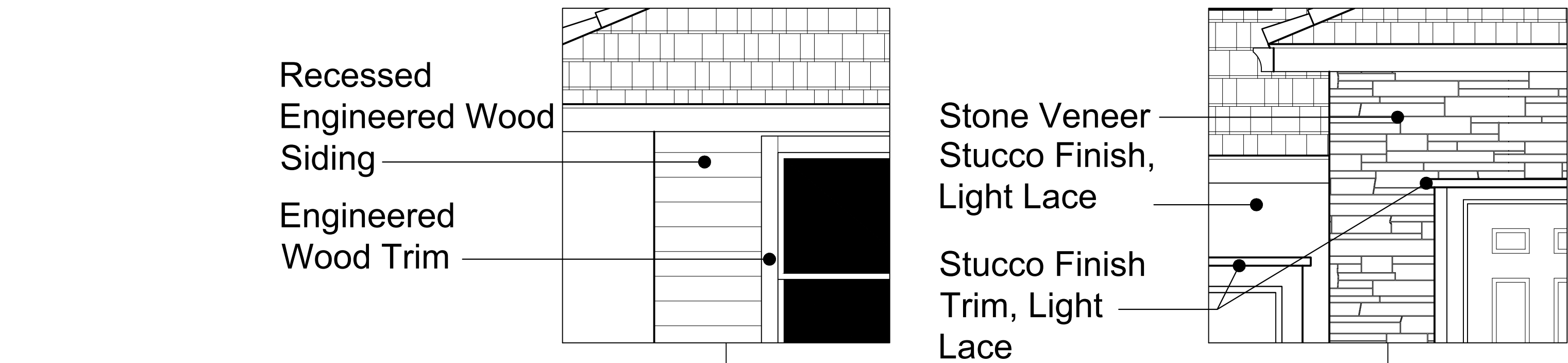
Rear



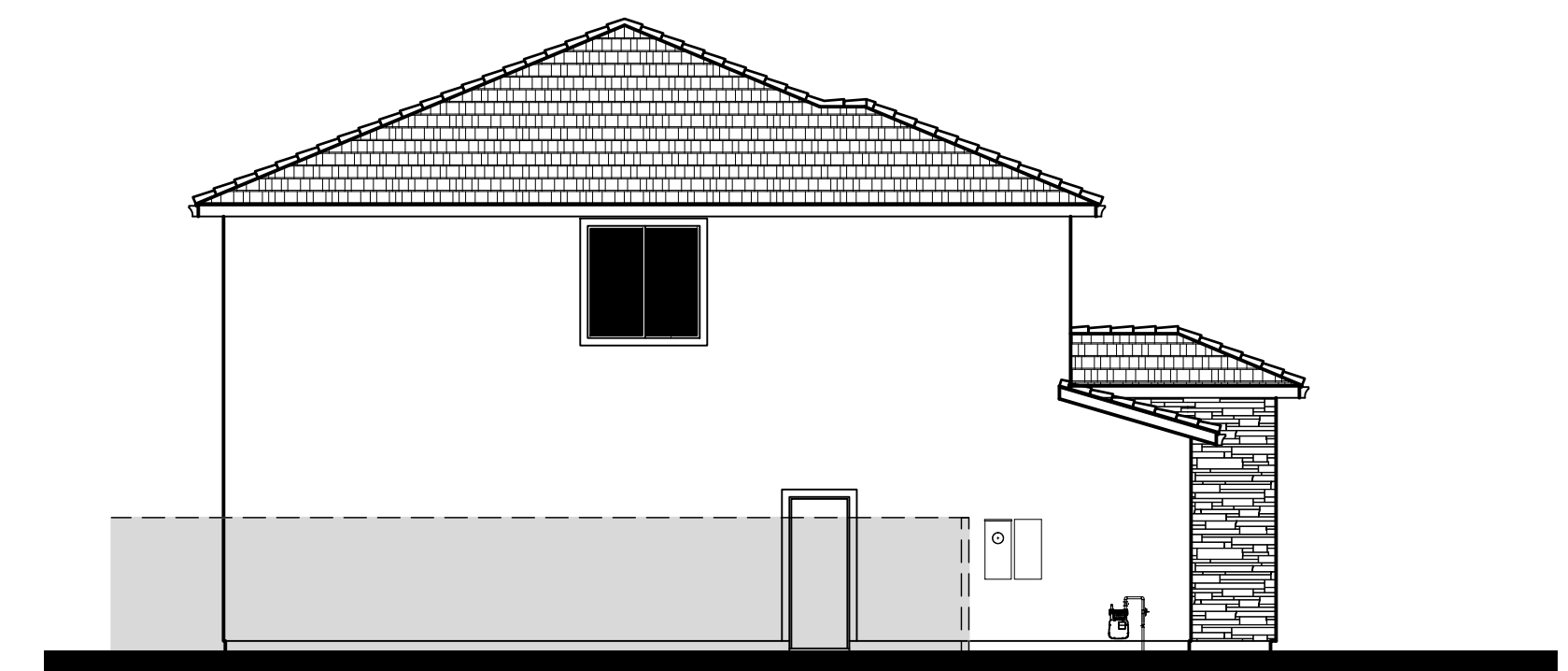
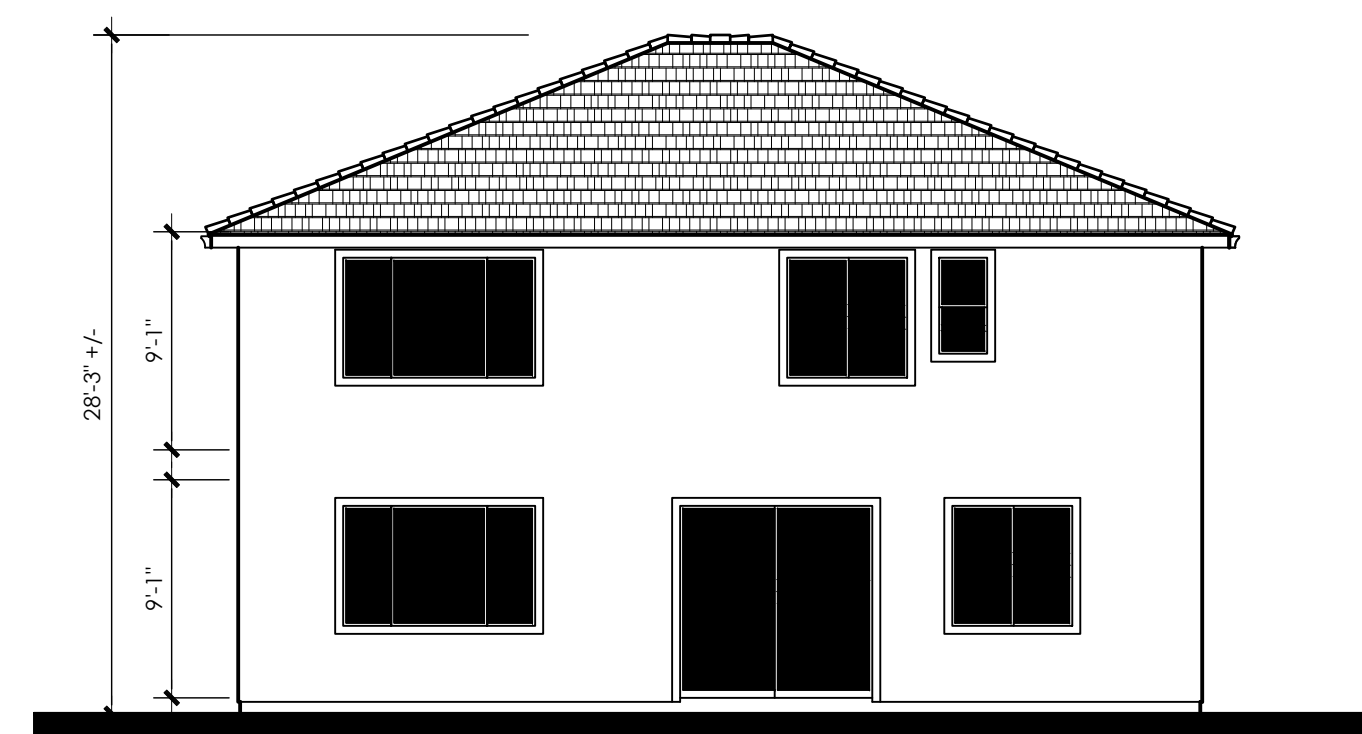
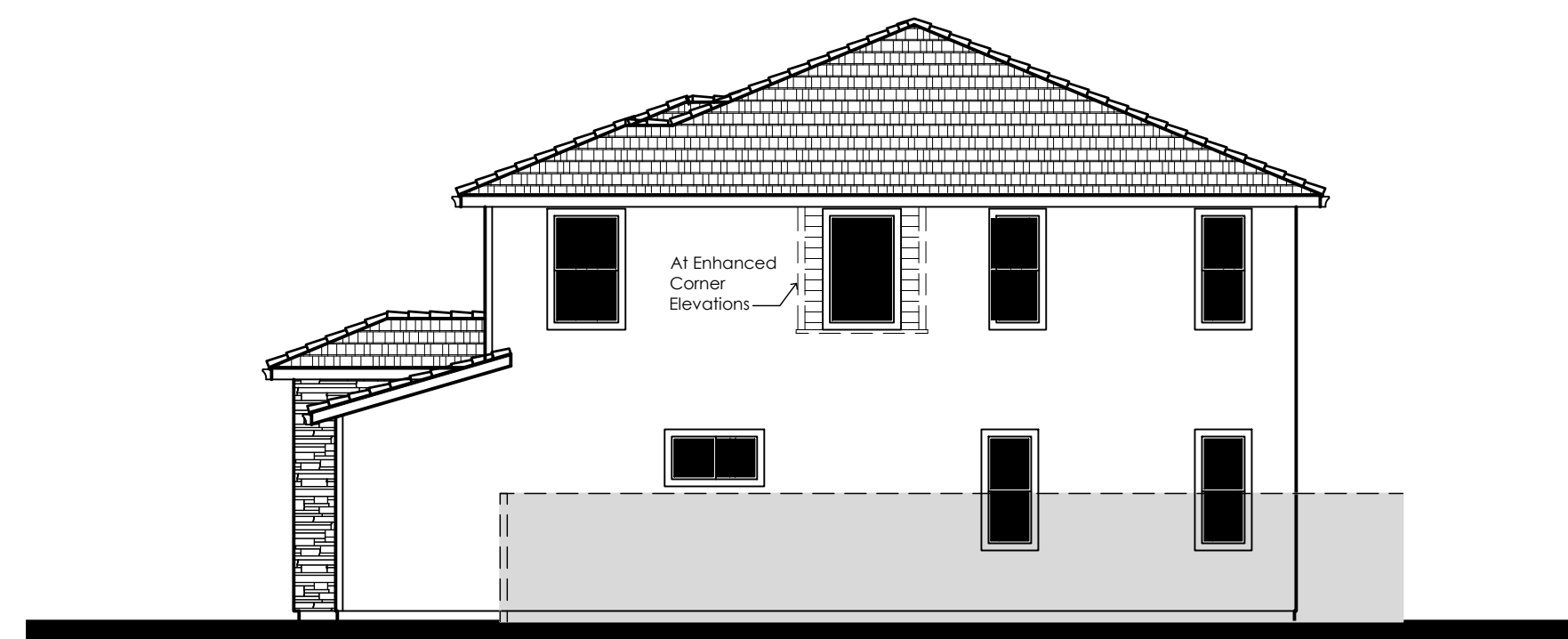
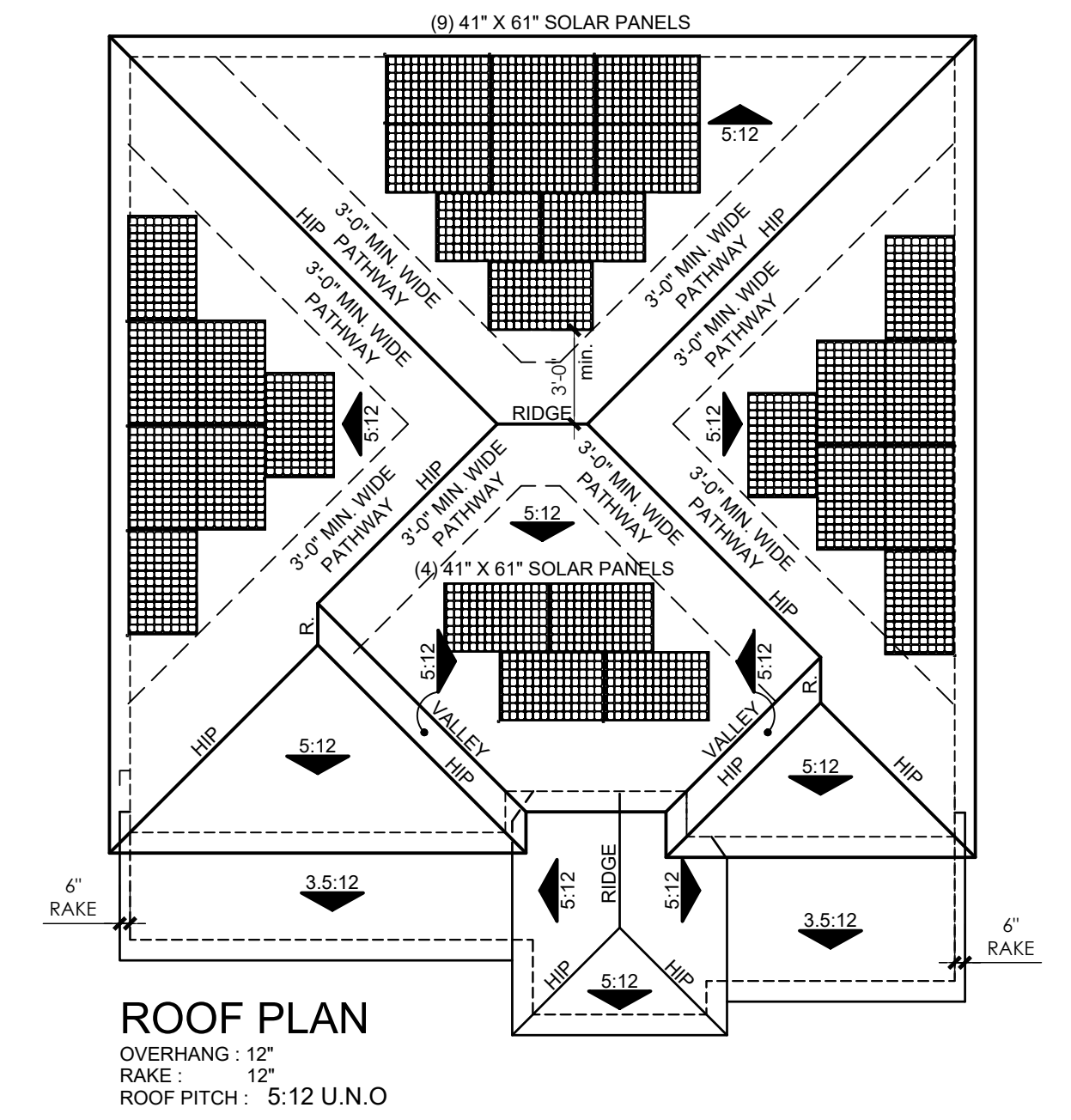
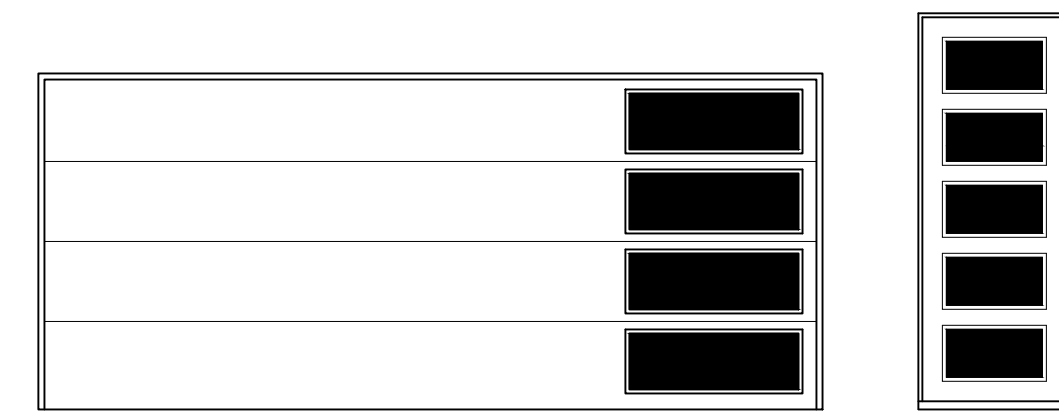
Left

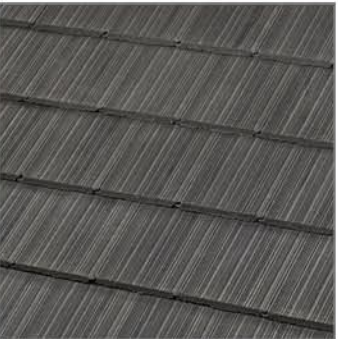
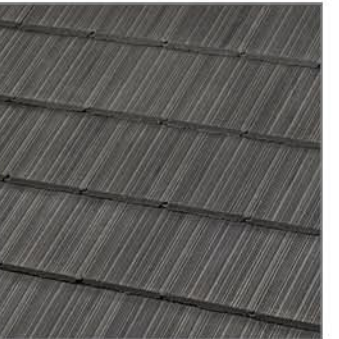
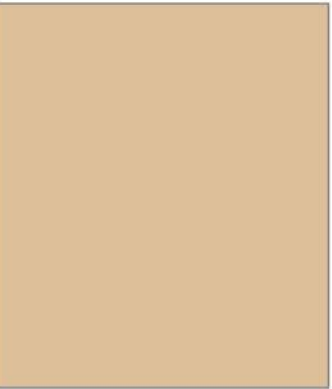
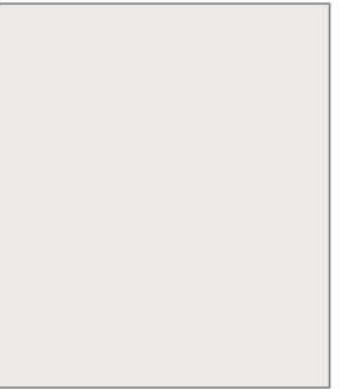
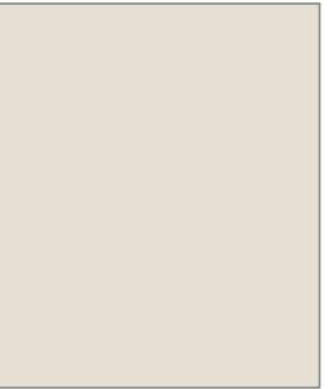
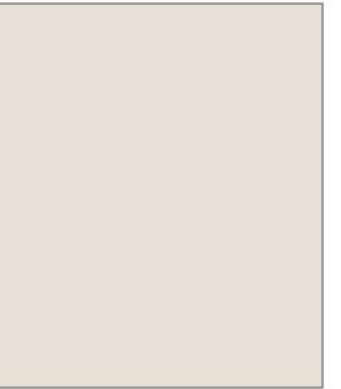
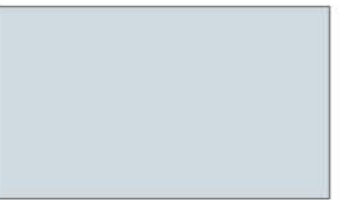
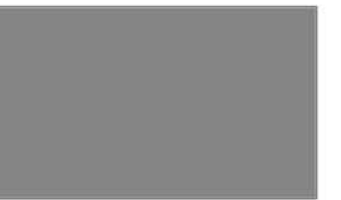
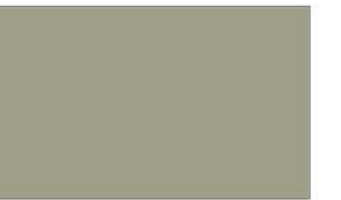
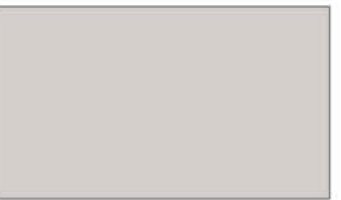
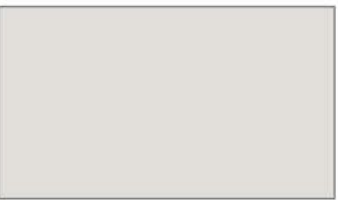
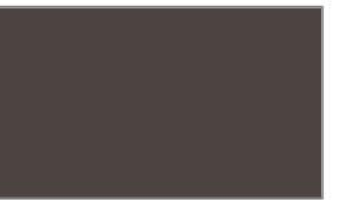
4C - Coastal Cottage
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish, Medium Lace
 Stone Veneer
 Engineered Wood Trim
 Engineered Wood Siding
 Wood Posts
 Stucco Finish Trim, Light Lace
 Decorative Metal Awning
 Enhanced Sills, Engineered Wood





4D - West Coast Contemporary
 Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish, Light Lace
 Stone Veneer
 Engineered Wood Trim
 Engineered Wood Siding
 Stucco Finish Trim, Light Lace



A' - MONTEREY ELEVATIONS			B' - AMERICANA ELEVATIONS			C' - COASTAL COTTAGE ELEVATIONS			D' - WEST COAST CONTEMPORARY ELEVATIONS						
	1	2	3		4	5	6		7	8	9		10	11	12
ROOF MATERIAL VILLA LOW "S" PROFILE				ROOF MATERIAL FLAT SHAKE PROFILE				ROOF MATERIAL FLAT SHAKE PROFILE				ROOF MATERIAL FLAT SHAKE PROFILE			
	1VICS6330 SALERNO CLAY	1VICS6464 CALIFORNIA MISSION BLEND	1VICS7330 VERONA CLAY		1FBCF1430 CHARCOAL BLEND	1FBCF3233 BROWN BLEND	1FBCF1430 CHARCOAL BLEND		1FACS5037 NATURAL MARBLE	1FACS0330 APPALACHIAN BLEND	1FACS0330 APPALACHIAN BLEND		1FACS1132 CHARCOAL BROWN BLEND	1FACS1132 CHARCOAL BROWN BLEND	1FACS1430 CHARCOAL BLEND
STUCCO BODY / STUCCO TRIM				STUCCO BODY/ STUCCO GABLE ALL PLANS				STUCCO BODY				STUCCO BODY			
	PPG 1100-1 MOTHER OF PEARL	PPG 1101-2 NAVAJO WHITE	PPG 12-12 TRUE BLONDE		PPG 1032-2 HURRICANE HAZE	PPG 1027-2 SKIPPING STONE	PPG 15-26 TOASTED ALMOND		PPG 1002-1 SILVER FEATHER	PPG 1008-1 FOCUS	PPG 1007-3 GHOST WRITER		PPG 1022-1 HOURGLASS	PPG 14-29 MOTH GRAY	PPG 1002-3 COOL SLATE
FASCIA / EAVES / METAL AWNING / GABLE DETAILS / GARAGE DOORS				SIDING BODY / CORNER BOARDS				SIDING BODY / CORNERBOARDS				SIDING INSETS			
	PPG 1078-6 COCOA DELIGHT	PPG 1024-7 FRIARS BROWN	PPG 14-16 WINTER MOOD		PPG 10-06 THUNDERBOLT	PPG 1097-6 RAIN BARREL	PPG 14-20 PURITY		PPG 10-27 TRADEWINDS	PPG 1008-6 ARTILLERY	PPG 1001-5 DOVER GRAY		PPG 1002-5 ANTIQUE SILVER	PPG 1022-5 EIFFEL TOWER	PPG 1030-4 EDAMAME
ENTRY DOORS				FASCIA / EAVES / GARAGE DOOR				FASCIA / EAVES / TRIM / WOOD INSETS / GARAGE DOORS				FASCIA / EAVES / ALL TRIM			
	PPG 10-06 THUNDERBOLT	PPG 1072-6 SUEDE LEATHER	PPG 1029-7 PLUNGE POOL		PPG 1001-7 BLACK MAGIC	PPG 1024-7 FRIARS BROWN	PPG 1007-5 LAZY AFTERNOON		PPG 1002-3 COOL SLATE	PPG 1006-1 GYPSUM	PPG 1022-1 HOURGLASS		PPG 1008-3 GREYHOUND	PPG 14-16 WINTER MOOD	PPG 14-16 WINTER MOOD
THIN BRICK VENEER AT LARGE AREAS WITH SACK FINISH OVERGROUT MORTAR *				TRIM				ENTRY DOORS/ SHUTTERS				ENTRY DOORS / GARAGE DOORS			
	SOLANO CAMINO ADOBE BRICK	SOLANO CAMINO ADOBE BRICK	BAUTISTA CAPISTRANO ADOBE BRICK		PPG 14-03 SEAGULL	PPG 1007-4 HOT STONE	PPG 1001-1 DELICATE WHITE		PPG 1010-7 ZOMBIE	PPG 1136-6 DWARF SPRUCE	PPG 1017-7 CHOCOLATE PRETZEL		PPG 1002-7 PHANTOM MIST	PPG 1021-7 CABIN FEVER	PPG 1008-7 STONES THROW
THIN BRICK VENEER AT ALL SOLDIER COURSE AREAS / TRIM AREAS **				ENTRY DOORS				STONE VENEER TIGHTFIT DRYSTACK INSTALLATION				STONE VENEER TIGHTFIT DRYSTACK INSTALLATION			
	RIVERBED TUNDRA BRICK	RIVERBED TUNDRA BRICK	HARTFORD TUNDRA BRICK		PPG 13-03 BURGUNDY WINE	PPG 1079-6 CARAVEL BROWN	PPG 1011-7 ONYX		BLACK RIVER STACKED STONE	CHAPEL HILL STACKED STONE	DAYBREAK STACKED STONE		SAGE LEDGECUT 33	OCEAN FLOOR LEDGECUT 33	BIRCH LEDGECUT 33
				STONE VENEER TIGHTFIT DRYSTACK INSTALLATION											
					WHITEBARK CLIFFSTONE	MONTECITO CLIFFSTONE	BANFF SPRINGS CLIFFSTONE								

MANUFACTURERS:
STUCCO/ PAINT - PPG PAINTS
ROOFING - BORAL

STONE VENEER - EL DORADO STONE
BRICK - EL DORADO THIN BRICK

MORTAR - ORCO BUILDING PRODUCTS MAC MORTAR
COLOR: SOFT TAN AT BRICK



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THE PINES AT SPRING LAKE
 WOODLAND, CA. # 2018-0872

SCHEMATIC DESIGN
 MARCH 5, 2019

COLOR & MATERIALS

A.C

General Application Form

1. OWNER/APPLICANT

Property Owner:

Woodside QSN, LP attn: Brian Cutting

Mailing Address:

111 Woodmere Road, Ste. 190

City State Zip Code:

Folsom, CA 95630

Phone Number:

916-850-1703

E-mail Address:

brianc@woodsidehomes.com

Project Applicant:

Woodside QSN, LP attn: Brian Cutting

Mailing Address:

Same

City State Zip Code:

Phone Number:

E-mail Address:

2. PROJECT DESCRIPTION

Project Name:

The Pines at Spring Lake

Total Acres or Square Feet:

Approx 14.24±

General Plan Land Use Designation:

Medium-Low Density Residential

Existing Zoning:

Same.

Site Address or Location:

CalWest Phase 3 & 4, portion of 2. See attached.

Assessor's Parcel Number(s):

041-070-065 (portion), 041-260-010, -011, -012

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:

Design Review

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☒ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

B. Cutting 1/17/19
Applicant Date

B. Cutting 1/17/19
Legal Owner Date

Applicant Date

Legal Owner Date

DEPARTMENT USE ONLY

Entitlement Type

- | | | |
|--|---|---|
| ☐ Zoning Administrator Permit (ZAP) | ☐ Zoning Amendment | ☐ Sign Plan |
| ☐ Conditional Use Permit (CUP) | ☐ Zone Interpretation | ☐ Tentative Parcel Map |
| ☐ CUP/PUD/ZAP Modification | ☐ Design Review | ☐ Tentative Subdivision Map |
| ☐ Annexation Application | ☐ Site Plan Review | ☐ Amendment to Tentative Map |
| ☐ Lot Line Adjustment | ☐ General Plan Petition | ☐ Variance |
| ☐ Lot Merger | ☐ General Plan Amendment | ☐ Other: _____ |

Is this request related to another development? _____

☐ Yes ☐ No

Explain: _____

Intake

Amount Paid: _____

Amount Owed: _____

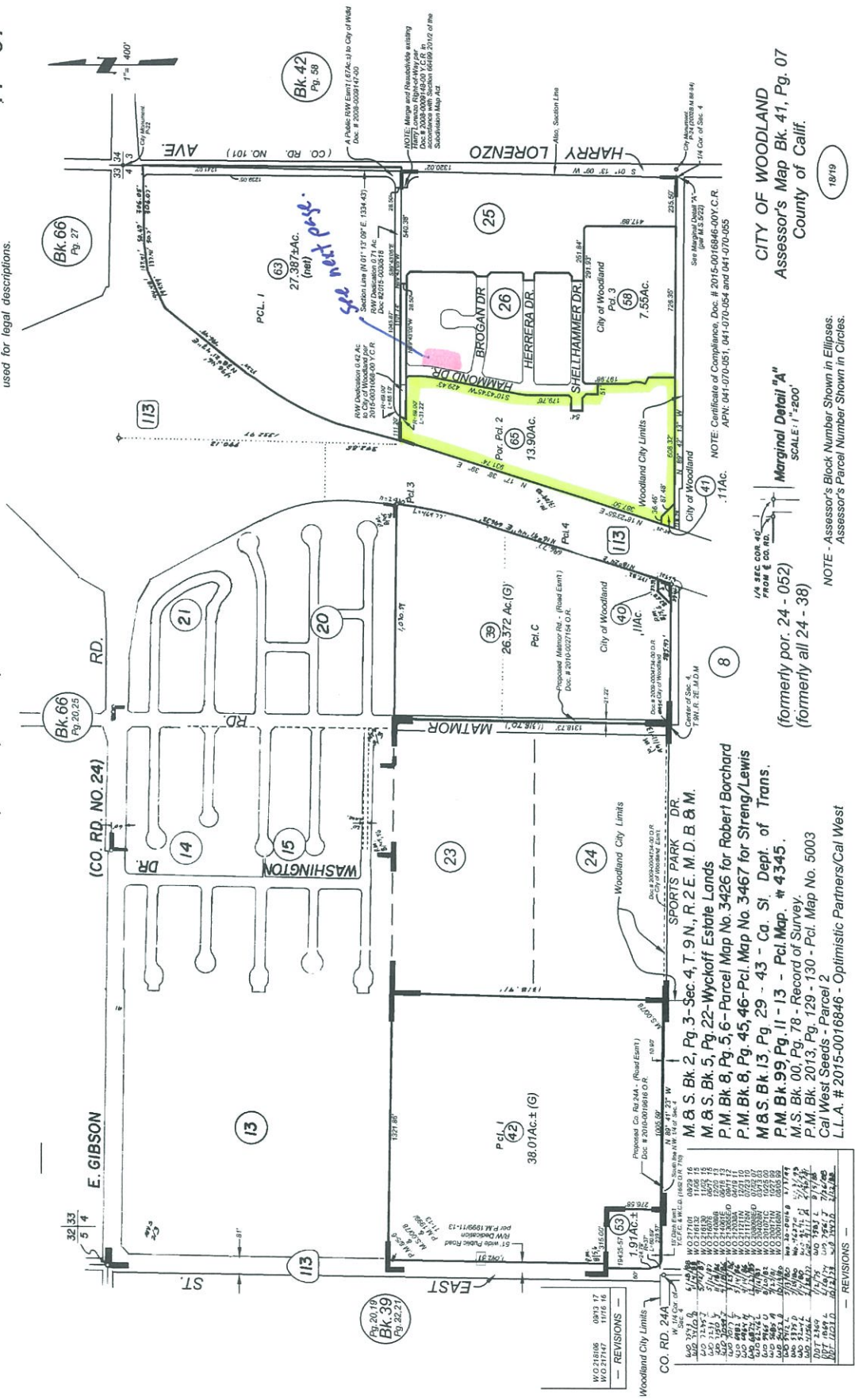
Logged by: _____ Date: _____

Planner: _____ Date: _____

Project No: _____

CAUTION- These Maps ARE NOT to be used for legal descriptions.

N. 1/2 SEC. 4, T. 9N., R. 2E., M.D.B. & M.



CITY OF WOODLAND
Assessor's Map Bk. 41, Pg. 07
County of Calif.

Marginal Detail "A"
SCALE: 1"=200'
(formerly por. 24 - 052)
(formerly all 24 - 38)

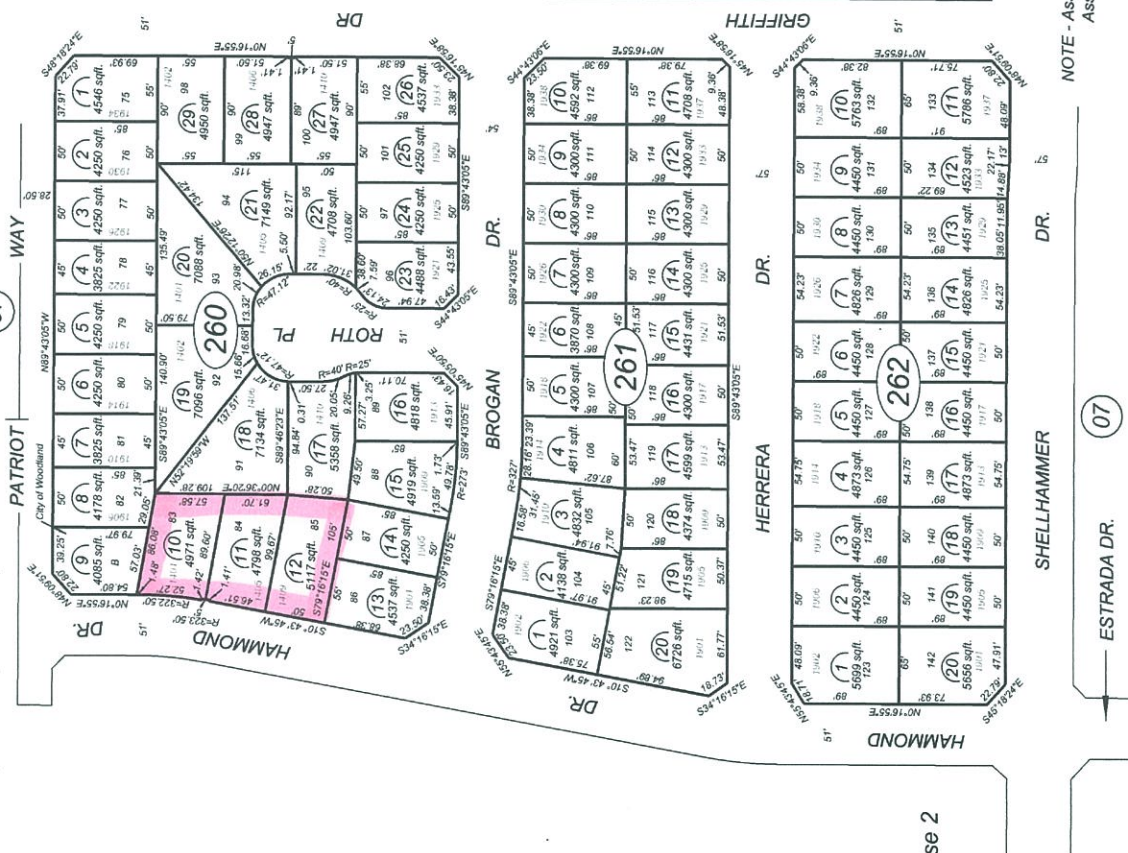
NOTE: Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

18/19

CAUTION - These Maps ARE NOT to be used for legal descriptions.

POR SEC. 4, T. 9N., R. 2E., M.D.B. & M.

07



07

25

M.B. Bk. 2017, Pg. 78 - 81
Subdivision Map 5101, Cal-West - Phase 2

CITY OF WOODLAND
Assessor's Map Bk. 41, Pg. 26
County of Yolo, Calif.

(formerly 041-070-064)

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Ellipses.

18 / 19

07

ESTRADA DR.

W.O. 218106	09/18/17
—	REVISIONS —

**CERTIFICATION OF GENERAL PARTNER
OF
WOODSIDE 05N, LP**
a California limited partnership

THIS IS TO CERTIFY THAT the General Partner of Woodside 05N, LP, a California limited partnership (the "Company"), adopted the following resolution by unanimous written consent in lieu of a meeting and the same has not been modified, repealed or rescinded and is in full force and effect as of the date of this certification.

RESOLVED, THAT Brian Cutting is individually authorized and empowered for and on behalf of and in the name of the Company to sign and accept all agreements, addenda thereto, and all other necessary and supporting documents related to Woodside 05N, LP, a California limited partnership including closing documents, deeds, and related documents on such terms and conditions and in such amounts as may be determined by the Company, and that any such actions heretofore taken by this person on behalf of the Company is hereby ratified, approved, and confirmed.

IN WITNESS WHEREOF, the Secretary of the General Partner of the Company has hereunto set his hand officially this 11th day of May, 2016.

By: WDS GP, Inc., a California corporation

The General Partner of Woodside 05N, LP

By: _____

Wayne Farnsworth, Secretary of
WDS GP, Inc.