



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

January 7, 2021
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. SPECIAL COMMENT:

PLEASE NOTE: The January 7, 2021 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the Planning Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Planning Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:30 p.m. will be played during the Planning Commission meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the Planning Commission at the following link planningcommissionmeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Instructions are provided at the end of the agenda.

Please click the link below to join the Public Comment portion of the meeting:

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. 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.

F. SUBCOMMITTEE REPORTS

G. COMMUNICATIONS FROM THE PUBLIC

H. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of October 1, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of October 1, 2020.

I. PUBLIC HEARING

2. SUBJECT: Design Review for Richmond American; Harvest, part of the Spring Lake Central map, Phase 3

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; and 2) Review and approve the proposed conceptual residential designs for 84 lots as part of the Richmond American; The Harvest at Spring Lake project subject to the conditions of approval.

J. BUSINESS ITEMS

K. STAFF OR COMMISSIONER COMMENTS

L. 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 - Via Teleconference
DATE: January 7, 2021
ITEM #: H.1
SUBJECT: Planning Commission Meeting Minutes of October 1, 2020

Recommendation for Action: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of October 1, 2020.

Staff Contact:

Debbie Flemmer, Administrative Supervisor, (530) 661-5818, debbie.flemmer@cityofwoodland.org

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 10.1.2020 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting - Via Teleconference –

Thursday, October 1, 2020

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE: The October 1, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the Planning Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

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Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:30 PM

Staff Present: Cindy Norris, Principal Planner; Anna Cannales, Associate Planner; J Kimura, IT Senior Application Analyst

C. ROLL CALL

Before Roll Call, Cindy Norris announces that Steve Wong has submitted his resignation to the Planning Commission

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst
Absent: None

Excused: None

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commissioner Steve Harris

E. 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.

None

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

None

H. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of September 17, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of September 17, 2020.

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Vice-Chairperson Marco Lizarraga to approve the Planning Commission Meeting Minutes of September 17, 2020; carried 5-0 with 1 absention,

Ayes: Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Abstain: Planning Commission Member Steve Harris

I. PUBLIC HEARING

2. SUBJECT: Chevron Gas Station Conditional Use Permit. A request for a Conditional Use Permit to allow the issuance of a Type 21 – Off Sale Alcohol license at 596 N. East Street.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action on the following: (1) Conduct the public hearing; (2) Uphold the recommendation by the City Police Department to deny adoption of Resolution No. _____ (Attachment 1), approving the request for issuance of a Type 21 Off-Sale alcohol license.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously; to Deny Chevron Gas Station Conditional Use Permit, a request to approve a Conditional Use Permit to allow the issuance of a Type 21 – Off Sale Alcohol license at 596 N. East Street; and Uphold the recommendation by the City Police Department to deny adoption of Resolution No. PC 20-14.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Absent: None

J. BUSINESS ITEMS

3. SUBJECT: Election of Officers

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

- 1. Hold Elections; and**
- 2. Vote and select among current membership, the appointments of Chairperson and Vice-Chairperson of the Planning Commission.**

On a motion by Planning Commission Member Steve Harris, seconded by Planning Commission Member Fred Lopez and carried unanimously, to approve the current appointment of Officers to complete a two year so mentioned in the Planning Commission By-Laws.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Absent: None

K. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff

L. ADJOURNMENT

Meeting adjourned at 7:15 PM



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting - Via Teleconference
DATE: January 7, 2021
ITEM #: I.2
SUBJECT: Design Review for Richmond American; Harvest, part of the Spring Lake Central map, Phase 3

Recommendation for Action: Staff recommends that the Planning Commission: 1) Receive a staff report; and 2) Review and approve the proposed conceptual residential designs for 84 lots as part of the Richmond American; The Harvest at Spring Lake project subject to the conditions of approval.

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Project Proposal:

An application has been filed by Richmond American Homes for Site Plan and Design Review for the proposed Harvest at Spring Lake, a residential project on 21 acres within the R-4 zone of the Spring Lake Central Planning Area (see Attachment 3 – Residential Design Booklet). The project consists of 84 single-family detached homes with four (4) floor plans and four (4) architectural styles for a total of sixteen (16) elevations. The homes range in size from 2,012 to 3,168 square feet. A lot layout plan, typical front-yard landscape plan, and a residential design booklet are included in the plan submittal.

Background:

The Harvest Subdivision, Spring Lake Central Phase 3, is located within the central portion of Spring Lake near the heart of Spring Lake on the west side of the Pioneer/Parkland curve, north of Heritage Parkway and the future multi-family site. The subdivision was created with approval of Tentative Subdivision Map No. 5027 on May 5, 2015 along with amendments to the land use designations within the subdivision.



The proposed project is located in Phase 3 of the Spring Lake Central Final Subdivision Map No 5106. Phase 3 is an R-4 product consisting of 84 lots. The majority of lot widths within the subdivision are 60-foot wide, with occasional lots including corners that exceed the 60-foot width. Corners are typically 70-foot wide and have a larger street side setback. The R-4 product allows a minimum lot width of 55-feet but requires an average of 65-feet. The Spring Lake Specific Plan provides the following required setbacks for R-4 residential development:

Front Setback House	Front Setback Garage	Front Setback Maximum	Interior Side/Street Side	Rear Setback	Porch Setback	Min Lot Width
17	22	22	5/15	20	10	55

Discussion:

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

Compliance with SLSP Design Standards

Architecture:

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 that has 76-120 housing units.

The Harvest subdivision provides sixteen (16) elevations, four (4) floor plans each with four (4) architectural styles, thereby meeting the specific plan requirements. A detailed pre-plot exhibit has been provided, (Attachment 4), to ensure the best floor plan fit for each lot. Staff finds that the resulting unit and elevation mix meets the intent of the Spring Lake Specific Plan for architectural diversity. The following table indicates the plan mix:

Plan	Square Footage	Number of Lots	No. of Stories
Decker	2,012	22	1
Delaney	2,289	21	1
Paige	2,493	20	1
Pardue	3,168	21	2

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 a variety of architectural styles with color pallets, including a mix of architectural materials and roof styles that are diverse yet appropriate to each style. The exterior materials being proposed include:

Features Style or Material:

Roofs concrete tile

Masonry a variety of ledgerstone and brick pattern veneers

Stucco sand finish body and trim

Shutters, trim and bracket decorative foam

Siding composite board shingle and batten, composite lap siding



On a majority of the plans the garage has been set back from either the front building façade or porch. The Delaney

is the exception with a portion on the home flush with garage however other architectural elements providing articulation to the front façade such as popouts, entry tower elements and courtyards. Additionally the Pardue design has a recessed rear garage with a 39-foot setback from the back of sidewalk. Courtyards are provided on most of the elevations and front porches are included on all of the two story Paige plans. In addition plans B, C, and D of the Paige Decker and Delaney will include a courtyard, providing for a total of 75% of the plans exhibiting porches, or courtyards. To further increase visual interest through various architectural elements the plan submittal includes a variety of garage door designs, driveway patterns, as well as varying roof pitches.

The applicant has worked to develop architectural styles that provide for significant differentiation between plans. The plan submittal includes four different architectural styles and are further described in the Applicant's narrative statement (Attachment 1):

*A – Monterey *Transitional*

Elevation A is designed to reflect the character of early 20th century homes in the regions that surround California's Monterey peninsula. Homes designed in this period were largely influenced by the early Spanish missions and villages, and incorporated forms, details, textures and materials inherent to these earlier buildings; tile roofs atop simple, stucco massing in light tones ornamented by painted eaves and trim. Prominent features of this style home include extended entryway porticos and accent tower, corbels at roofline, bell tower cutout, window accent, and rounded front entryway.

*B – Farmhouse *Transitional*

The early American farmhouse design featured simply built homes with wooden clapboard siding and courtyards that function as usable outdoor spaces. A derivative of a traditional Farmhouse style, the proposed Farmhouse Transitional applies the use of two types of cladding materials, stucco and board and batten along with contemporary colors to create a transitional or contemporary style. Varying roof types including gable, hip and shed roofs also contribute to create a more current style, while building mass, tile roof and simple trim create the foundation of the traditional Farmhouse. Shed roof over front window, corbels and shutters accentuate the character of this architectural style.

*C – Ranch *Transitional*

Similar in form to the previous styles in this collection, Elevation C reflects the character of early California ranch homes that were found throughout California's vast haciendas in the state's early western settlement. For greater variety in this new community, the Elevation C home is given darker base color and wood trim, with the addition of brick wainscot for a more grounded foundation and upgrade in texture. As with each of the other styles, covered porches lend well to these homes, with a variety of wood accents, including door and window trim, corbels and shutters.

*D – Craftsman *Transitional*

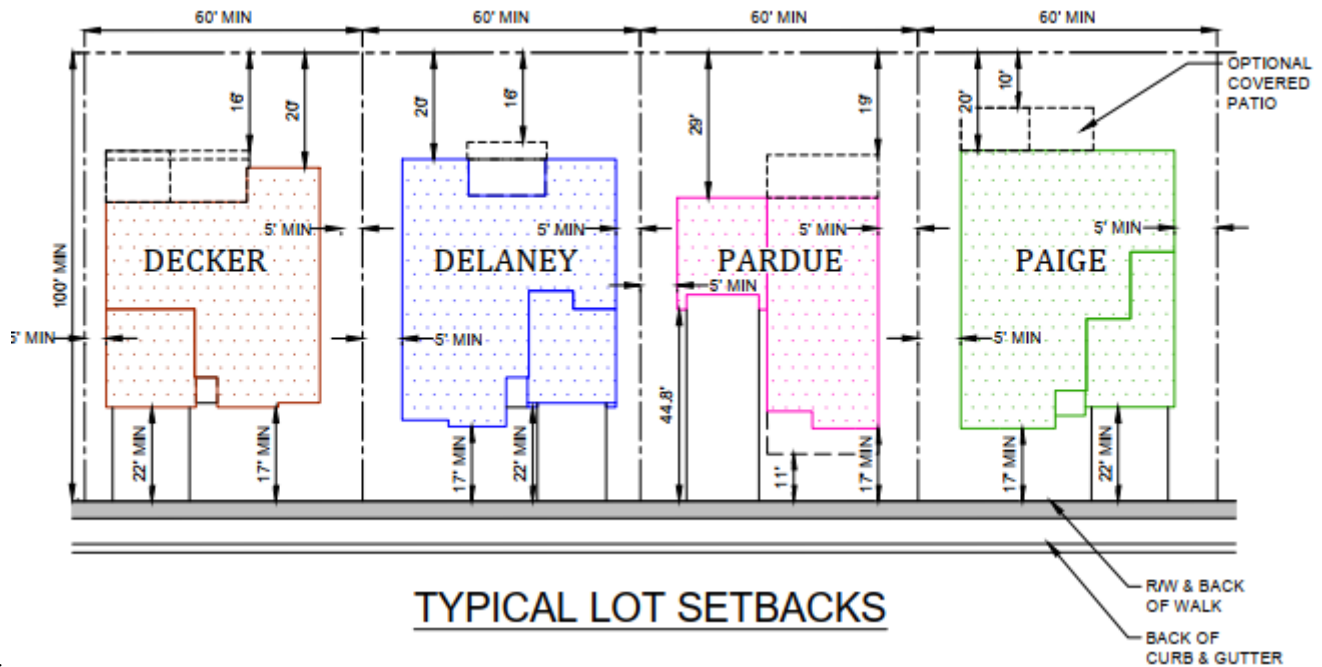
Completing this collection of California-indigenous home styles, the Elevation D design pays homage to one of the most cherished and artistic esthetics of California's golden age. Another style that benefits both architecturally and functionally from the use of covered front porches on the Pardue, other elements include; Stone wainscoting, shake accented dormers, battered porch columns, shaped window/door trim, corbels, shutters and gable-end siding showcase the artistry of this style. A broader, more artistically themed color palette is proposed.

* Transitional, (also known as "updated classic", "classic with a contemporary twist", "new takes on old classics") refers to a contemporary blend of traditional and modern styles. As a result, transitional designs are classic, timeless, and clean.

The development proposal also outlines an extensive number of options for customization through various add-ons such as floor plan upgrades, a third car garage, and patio additions.

Site Plan

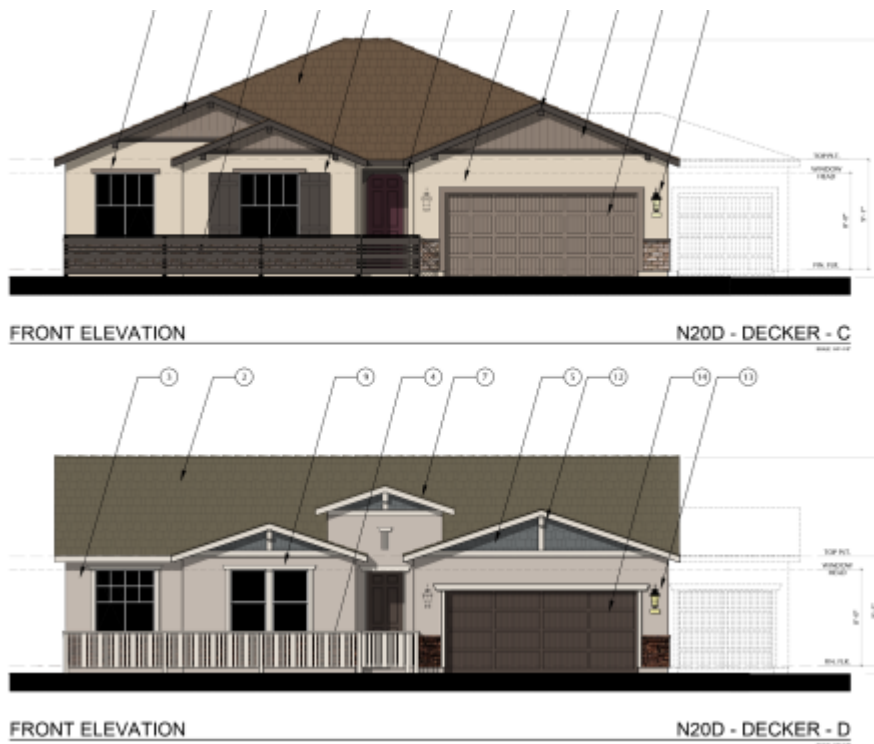
All homes within the subdivision as proposed either meet or exceed minimum required setbacks. In particular, many of the lots exceed the minimum 5-foot side yard and 20-foot rear yard setback. A total of 13 of the homes plans are proposed to be set on the parcel in a way that creates a larger side yard on one sides of the home. This larger setback has been proposed in order to provide greater flexibility for the possible installation of a future Accessory Dwelling



Unit.

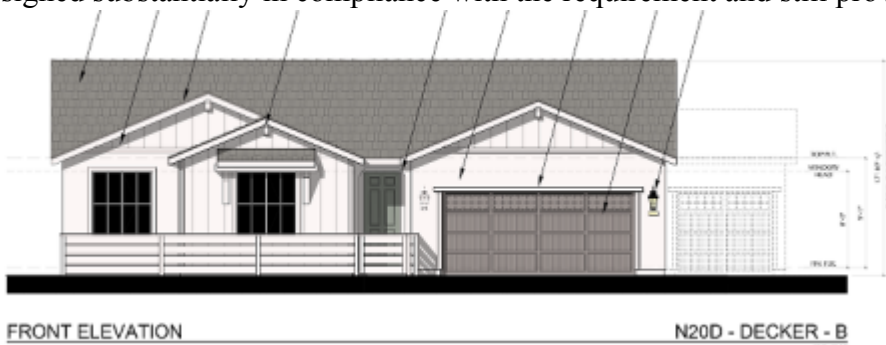
Exceptions

The project does not comply with Spring Lake Design Standard 2.2.1(b) which requires flush garages to be used in a limited mix (no more than 40%) and shall be recessed a minimum of 2-feet from the front façade. The subdivisions Decker design as proposed would have approximately 26% percent of the homes having a garage that are flush with the main body of the home. To offset the flatter façade courtyards have been added to the Decker design to add additional architectural interest and



articulation.

Additionally the project does not meet the the Spring Lake Design Standard 2.7 requiring 50% percent of all detached units to have useable front porches (minimum 8ft by 6ft) with the remaining 50% percent to have prominent useable architectural features such as courtyards balconies and/or porticoes. The development proposes to substantially meet the requirement with 75%percent of the homes having a usable porch or courtyard with the other 25% percent of the homes having a portico (smaller than the required standard) at the front entryway. This will make the development as designed substantially in compliance with the requirement and still provide a variety of designs and outdoor spaces.



In evaluating design proposals, the Spring Lake Design Standards provide that the Planning Commission may allow minor deviations as long as projects are substantially consistent with the intent of the standards, including providing design variation along a street to create variety and interest. With the additional floor plan, exceeding the minimum requirement for the proposed number of units, staff finds that the proposal achieves the intended design variation. Further, the proposal to have 25 percent of the homes with the recessed rear garage and thirteen (13) of the plans with a slightly larger setback than the maximum will help provide greater variability along the street front.

Energy Efficiency

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

- Water conserving landscaping for all front yard landscaping
- All homes meet or exceed Title 24 Energy Efficiency standards;
- All homes come standard with solar roof panels systems;
- All homes are conditioned to facilitate electric vehicle plug-in;

- All homes have tank-less water heaters;

Staff's review of the conceptual 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.

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.

Recommended Conditions of Approval:

COA #1: The project shall be substantially (as determined by the City) developed as depicted on, as approved, except as modified by these conditions of approval. Should there be a change in the use or intensification or expansion of the described use, the change shall be described and provided in writing to be evaluated by the Community Development.

COA #2: The applicant/owner shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City, and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

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

COA #4: Informing Agencies & Subcontractors. Secure approval and satisfy requirements of all agencies of jurisdiction. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

COA #5: Richmond American; Harvest 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 December 17, 2020. Any subsequent 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 #6: Prior to issuing any building permit, a final site and design review of final plans shall be conducted with final review and approval by the Community Development Department. This final review may require minor site and design changes to ensure compliance with the Spring Lake Specific Plan and Spring Lake Design Standards and conditions contained herein.

COA #7: All residential units shall include a separated pedestrian pathway from back of walk to the courtyard, porch, or front door. Final designs shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Impervious paving (driveway/walkways) shall not exceed 40 percent of the required

front yard setback area.

COA #8: All courtyards and porches shall be designed to provide a pleasing and functional outdoor space. The same Hardscape treatment that is provided on the driveway shall be provided within the courtyard area. Final review of the landscape and Hardscape plans will be reviewed and approved by the Community Development Department prior to issuance of building permits. Courtyards shall provide adequate usable space with minimum dimension of 4ft by 8ft (64 square feet).

COA #9: Public facilities shall be oriented and screened from public view to the greatest extent feasible. Mechanical equipment such as heating, ventilation, and air conditioning units shall not be viewable from any street. Details shall be provided on final landscape plans, which shall be reviewed and approved by the Community Development Department prior to issuance of building permits.

COA #10: Homes located on corner lots, and/or side and rear elevations that are visible to public view shall have enhanced treatment provided on sides and rear in addition to the home front. Color, material and/or accent treatment shall be carried back to the fence line. Final details shall be reviewed and approved prior to issuance of building permits.

COA #11: 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 exceed the maximum lot coverage requirement of 50 percent.

COA #12: Detailed Landscape and Irrigation plans shall be submitted for review and approval by the Community Development, and Parks and Recreation Departments concurrent prior to issuance of building permits. Final landscape plans shall specify the following:

- Locations, size and quantity of all plant materials
- A plan 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.
- Soils analysis specifying all required amendments and treatments in notes on the plans.
- Planting and installation details
- Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as backflow controller and water meter devices identified.

COA #13: Final landscape plans and installation of street trees shall be in conformance with the Spring Lake Design Standards and the City's Tree Planting Requirements and approved Master Street Tree Plan. Plans shall be reviewed and approved by the Community Development Department prior to issuance of building permits.

COA #14: Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development.

COA #15: Applicant shall comply with both the City and 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 #16: 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 #17: 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. 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 but not limited to a 2" x 8" cap and 1" x 6" (or 1" x 8") panels and galvanized steel posts at least 3" minimum in diameter.

COA #18: The perimeter concrete wall shall be consistent in design with existing privacy walls in Spring Lake and shall match all subdivision improvement plans.

COA #19: All fencing adjacent to the greenbelt shall be enhanced materially and aesthetically pleasing. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.

COA #20: 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 #21: 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 #22: 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.

Conclusion:

Staff recommends that the Planning Commission: 1) Receive a staff report; and 2) Review and approve the proposed conceptual residential designs for 84 lots as part of the Richmond American; The Harvest at Spring Lake project subject to the conditions of approval.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Project Narrative

2. Design Review Application
3. Richmond American_Harvest Residential Design Booklet
4. Pre-Plot Exhibit

Harvest at Spring Lake

By Richmond American Homes

Justification Statement

Harvest at Spring Lake is an 84 lot, production home subdivision, proposed to be built by Richmond American Homes ("Project") and is part of the Tentative Subdivision Map #5027. The Project is approximately 21-acres located within the Spring Lake Specific Plan, bounded by Harry Lorenzo Avenue to the West, Pioneer Avenue to the East, Parkland Avenue to the South, and existing detached residential subdivision to the North.

The Project will consist of four plans with four different elevations each, on 84 Lots, with the typical lot size of 65'x105'. The plans are designed to conform to the Spring Lake Specific Plan design guidelines, providing a variety of layouts, configurations, colors, and architectural elements. The four plans and square footages are as follows:

- N20D-Decker (2,012 sf) (2bd/2bth/1 story)
- N22D-Delaney (2,289 sf) (3bd/2.5bth/1 story)
- N24P-Paige (2,493 sf) (3bd/2.5bth/1 story)
- N780-Pardue (3,168 sf) (3bd/2.5bth/Loft/Study/2 story)

The four elevations that will be utilized are described below:

Elevation A

Elevation A is designed to reflect the character of early 20th century homes in the regions that surround California's Monterey peninsula. Homes designed in this period were largely influenced by the early Spanish missions and villages, and incorporated forms, details, textures and materials inherent to these earlier buildings. Red-tile roofs atop simple, stucco massing in light tones ornamented by painted or stained eaves and trim. Prominent features of this style home include extended covered front porches, balconies, pot shelves and painted wood shutters.

Elevation B

Incorporating a steep pitched roof covered in flat concrete roof tiles, the Elevation B character brings a touch of sophisticated country to this array of homes. Beginning with a base of light-colored stucco, an otherwise bland façade of each home is strategically augmented with vertical wood siding for color and texture accent. Expansive covered veranda or porches are indigenous to this style, and offer comfortable outdoor relaxation and connectivity to the community. Wood trim, pot shelves, corbels and shutters accentuate the character of this architectural style.

Elevation C

Similar in form to the previous styles in this collection, Elevation C reflects the character of early California ranch homes that were found throughout California's vast haciendas in the state's early years

of western settlement. For greater variety in this new community, the Elevation C home is given darker base color and wood trim, with the addition of brick wainscot for a more grounded foundation and upgrade in texture. As with each of the other styles, covered porches lend well to these homes, with a variety of wood accents, including door and window trim, pot shelves, corbels and shutters.

Elevation D

Completing this collection of California-indigenous home styles, the Elevation D design pays homage to one of the most cherished and artistic esthetics of California's golden age. Another style that benefits both architecturally and functionally from the use of covered front porches, this style fits comfortably among its neighbors and takes advantage of a broader, more artistically themed color palette. Stone wainscotting, battered porch columns, shaped window/door trim, corbels, shutters and gable-end siding showcase the artistry of this style.



Community Development Department

300 First St, Woodland CA 95695

Phone (530) 661-5820 Fax (530) 406-0832

www.cityofwoodland.org

General Application Form

1. OWNER/APPLICANT

Property Owner: R&B 77, LLC

Project Applicant: Richmond American Homes

Mailing Address: 10630 Mather Blvd

Mailing Address: 3200 Douglas Blvd, Suite 110

City State Zip Code: Mather, CA 95655

City State Zip Code: Roseville, CA 95746

Phone Number: (916) 366-3665

Phone Number: (916) 472-7357

E-mail Address:

kbardis@rbhomes.com

E-mail Address: jeremy.sutter@mdch.com

2. PROJECT DESCRIPTION

Project Name: Harvest at Spring Lake

Site Address or Location: NW corner of Parkland Avenue and Pioneer Ave

Total Acres or Square Feet: 13.16 acres

21 acres

Assessor's Parcel Number(s): 042-580-083

General Plan Land Use Designation: SFR

Is Project in Flood Zone? Yes No

Existing Zoning: R-4

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

Applicant

Date

Applicant

Date

Legal Owner

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

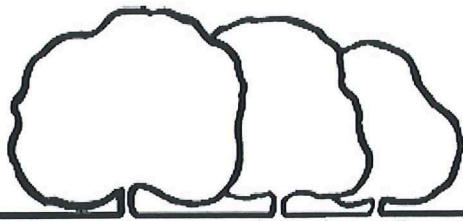
Amount Paid: _____

Amount Owed: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

Project No: _____



City of Woodland

Community Development Department, 300 First Street, Woodland CA 95695, (530) 661-5820 fax (530) 406-0832

LETTER OF AGENCY

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner, or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlements(s). The Letter of Agency must be notarized.

Date: October 5, 2020

To: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Community Development Department:

To apply for the entitlement(s) listed below

☐ General Plan Amendment	☐ Zoning Amendment	☐ Tentative Subdivision Map
☐ Tentative Parcel Map	☐ Specific Plan Amendment	☐ Lot Line Adjustment
☐ Variance	☐ Conditional Use Permit	☐ Planned Development
☐ Site Plan Review	☒ Design Review	☐ Zoning Administrator Permit
☐ Specific Plan	☐ Cannabis Business Permit	☐ Cannabis Conditional Use Permit
Is this request part of another application? Yes ☐ No ☐	Other:	

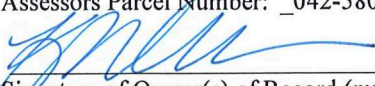
I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Richmond American Homes Phone: (916) 472-7357

Applicant's Address: 3200 Douglas Blvd, Suite 110, Roseville, CA 95661

The subject property is located at: NW corner of Parkland Ave. and Pioneer Ave.

Assessors Parcel Number: 042-580-083


Signature of Owner(s) of Record (must be an original signature)

R&B 77, LLC, A California Limited Liability Company
Print Legal Owner(s) of Record Name

10630 Mather Blvd., Mather, CA 95655 (916) 366-3665
Address of Legal Owner (attach title report) Phone:

E-mail Owner(s) of Record: kwardis@rbhomes.com

State of California }

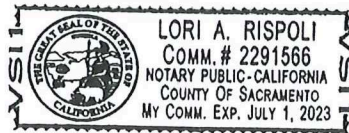
County of Sacramento } ss.

On October 6, 2020, before me, Lori A. Rispoli, personally appeared Katherine Bardis-Mirx

☐ Personally know to me ☒ Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal:

Lori A. Rispoli
Signature of Notary Public



HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA



3200 Douglas Blvd., Suite 110
Roseville, California 95661
www.richmondamerican.com



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WOODLAND, CALIFORNIA
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'A' ELEVATION COLOR SCHEMES
'B' ELEVATION COLOR SCHEMES
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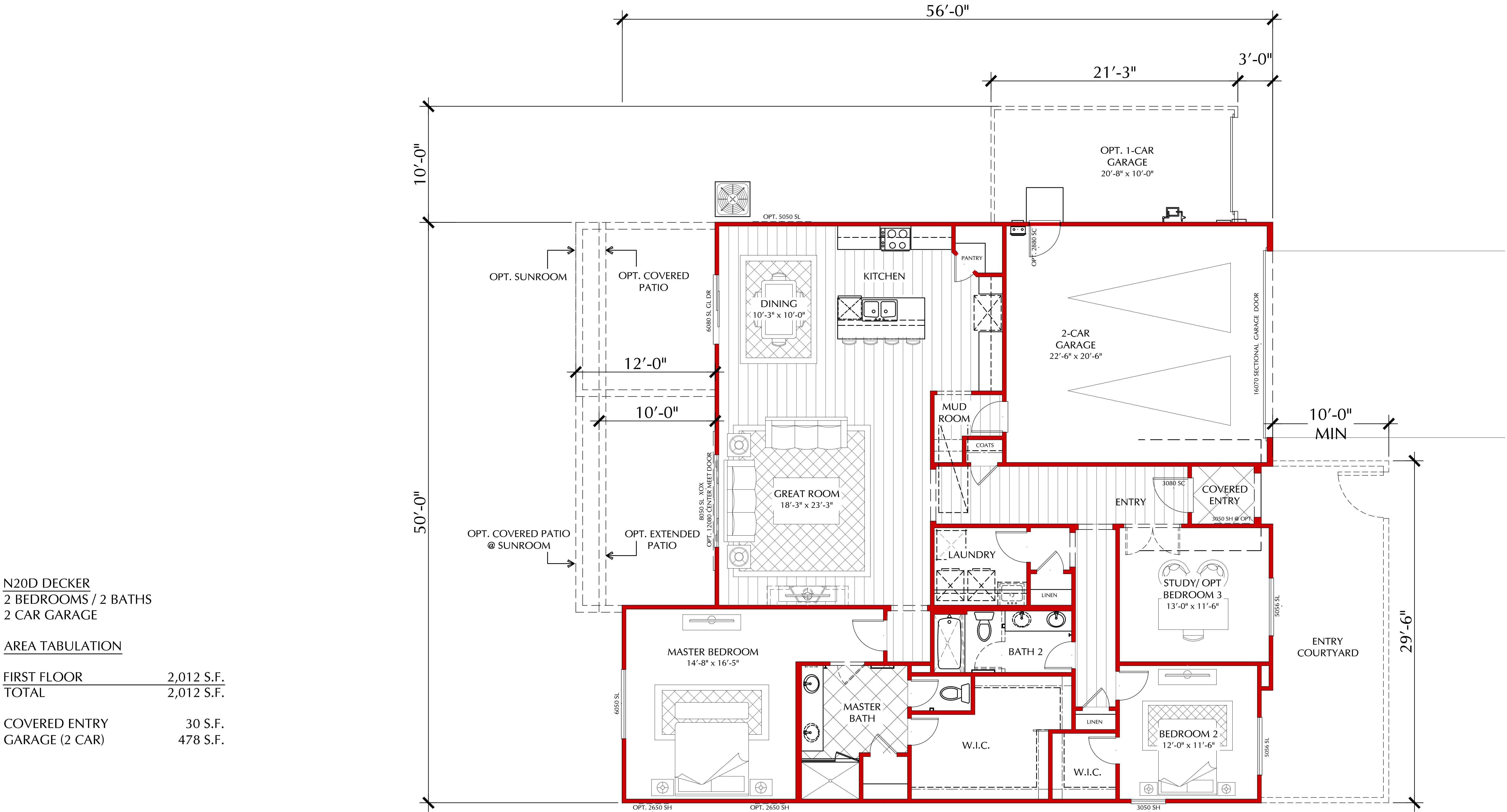
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N20D DECKER
2 BEDROOMS / 2 BATHS
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	2,012 S.F.
TOTAL	2,012 S.F.

COVERED ENTRY	30 S.F.
GARAGE (2 CAR)	478 S.F.



FLOOR PLAN REFLECTS 'A' ELEVATION

GROUND LEVEL

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



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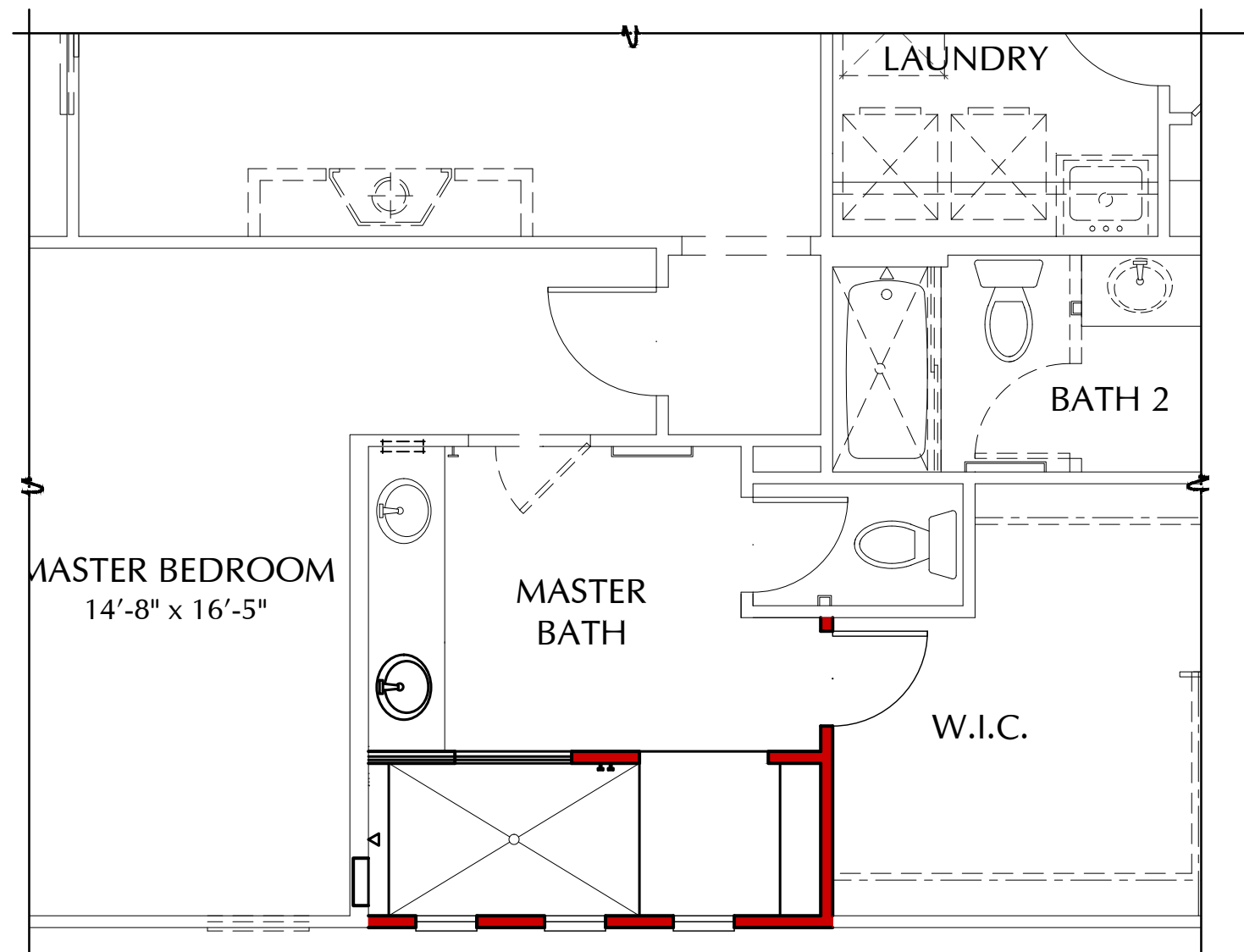


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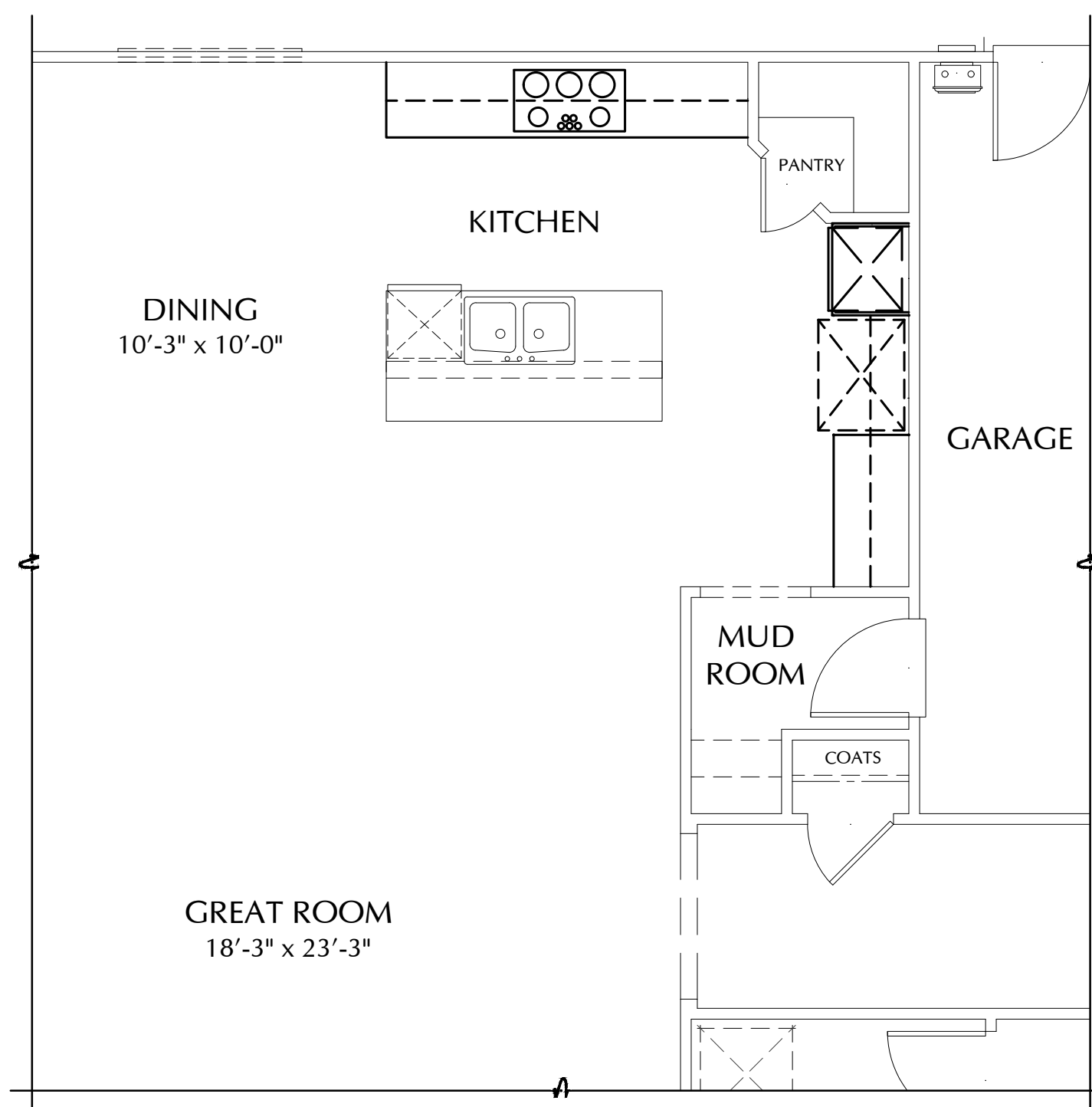
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WOODLAND, CALIFORNIA

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DATE: NOVEMBER 24th, 2020

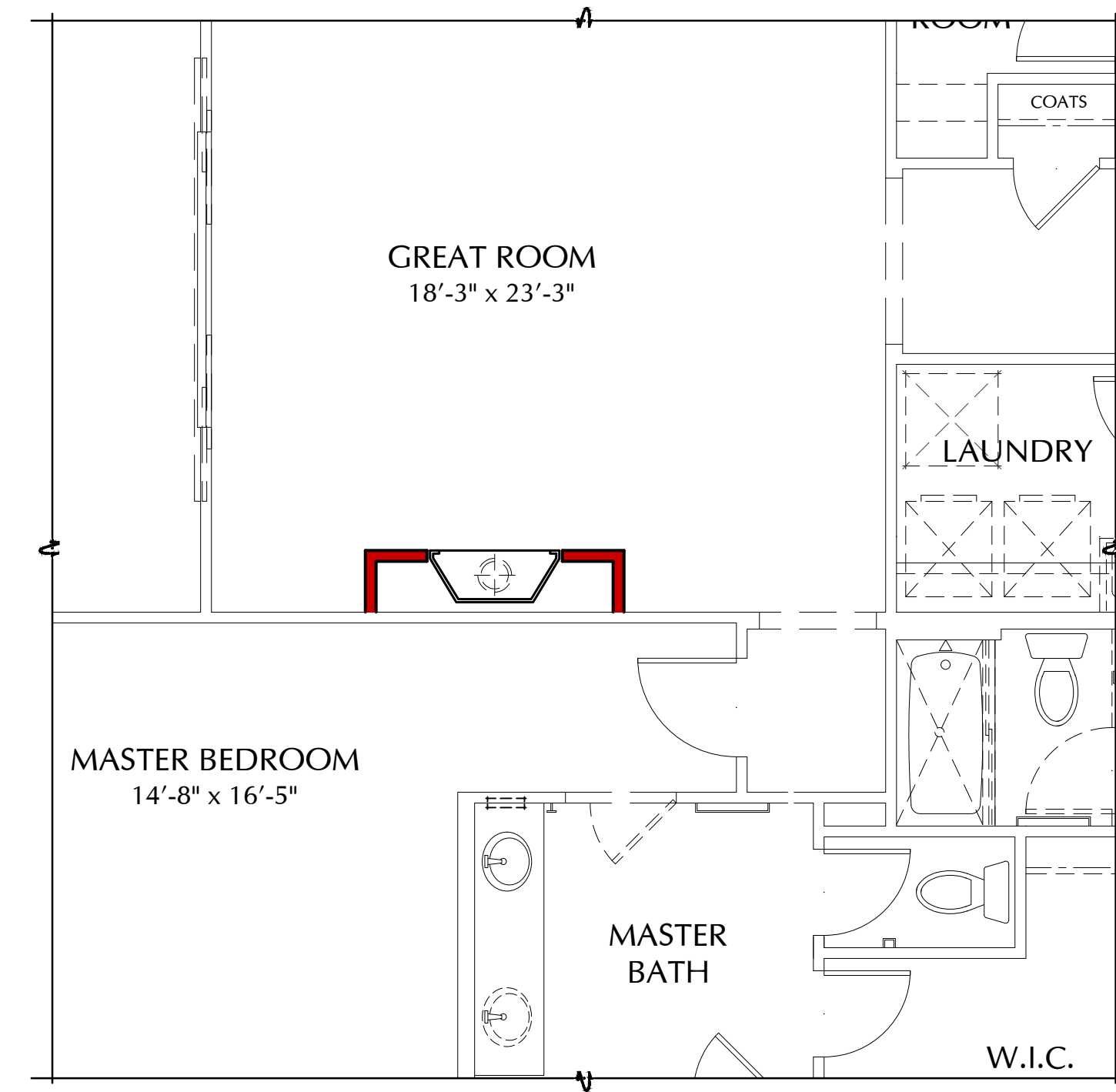
- N20D DECKER -
FLOOR PLAN



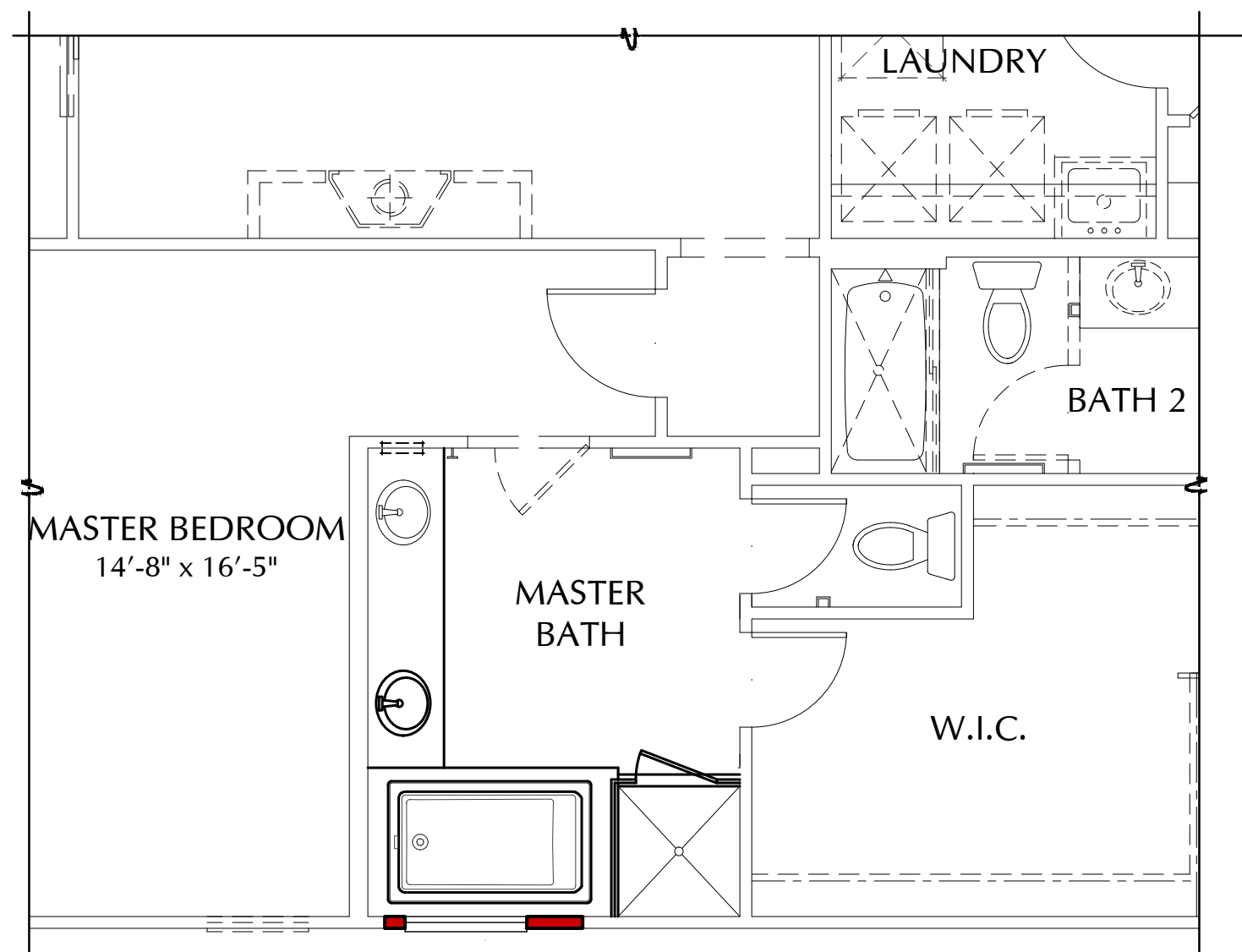
OPT. WALK - IN SHOWER PLAN N20D
SCALE: 1/4" = 1'-0"



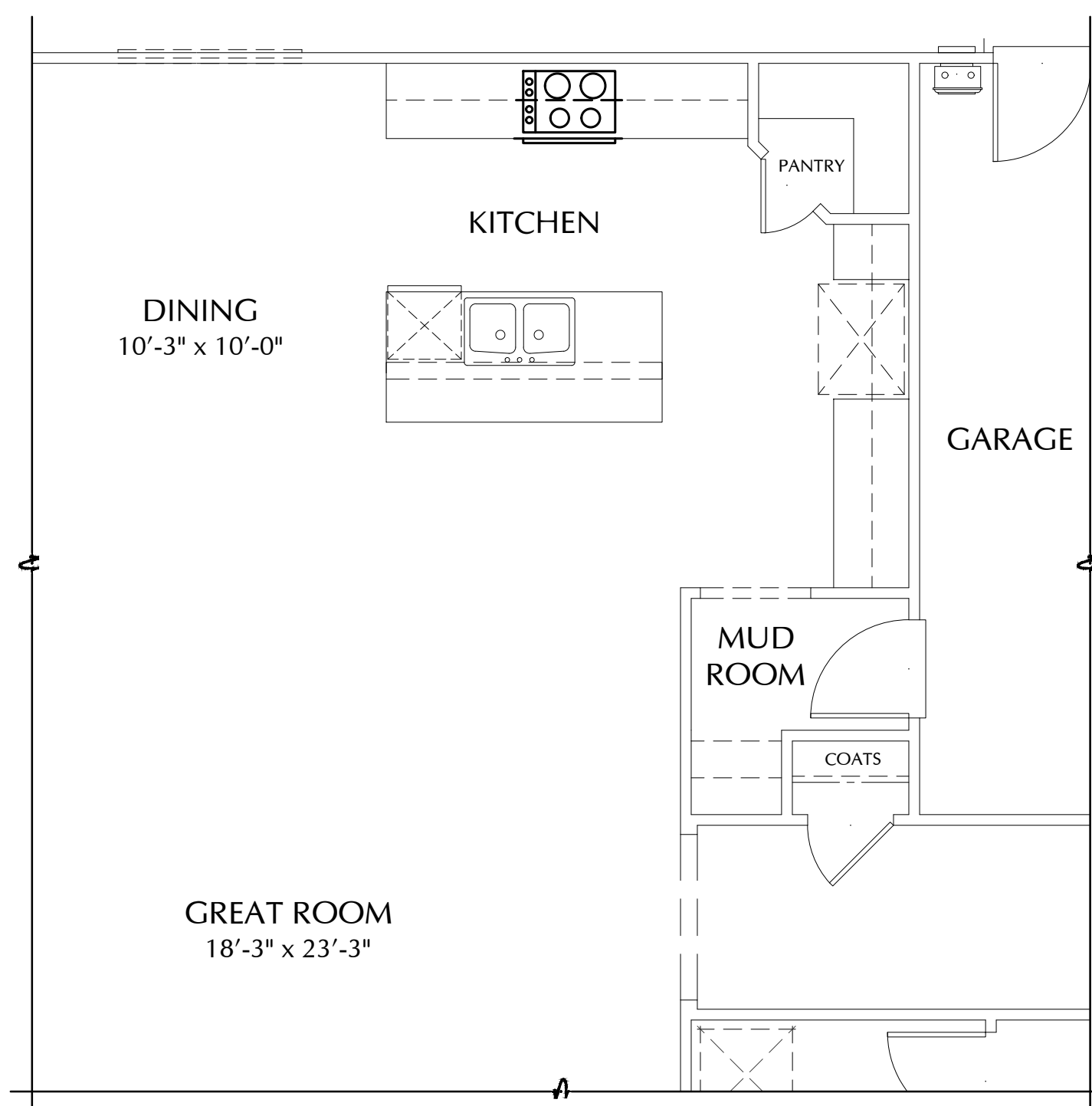
OPT. GOURMET KITCHEN PLAN N20D
SCALE: 1/4" = 1'-0"



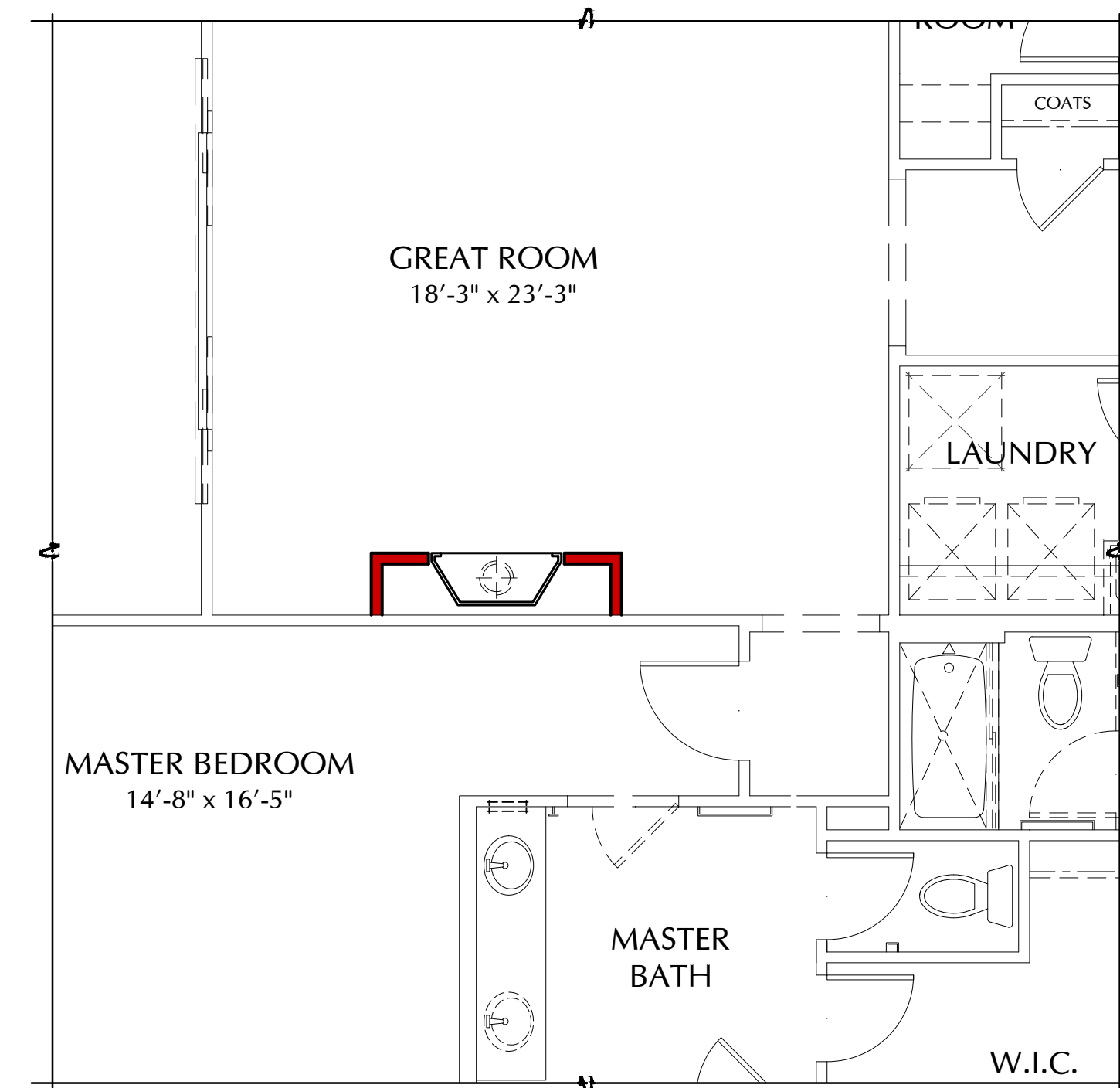
OPT. TRADITIONAL FIREPLACE PLAN N20D
SCALE: 1/4" = 1'-0"



OPT. DELUXE MASTER BATH PLAN N20D
SCALE: 1/4" = 1'-0"



OPT. GOURMET LITE KITCHEN PLAN N20D
SCALE: 1/4" = 1'-0"



OPT. CONTEMPORARY FIREPLACE PLAN N20D
SCALE: 1/4" = 1'-0"

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



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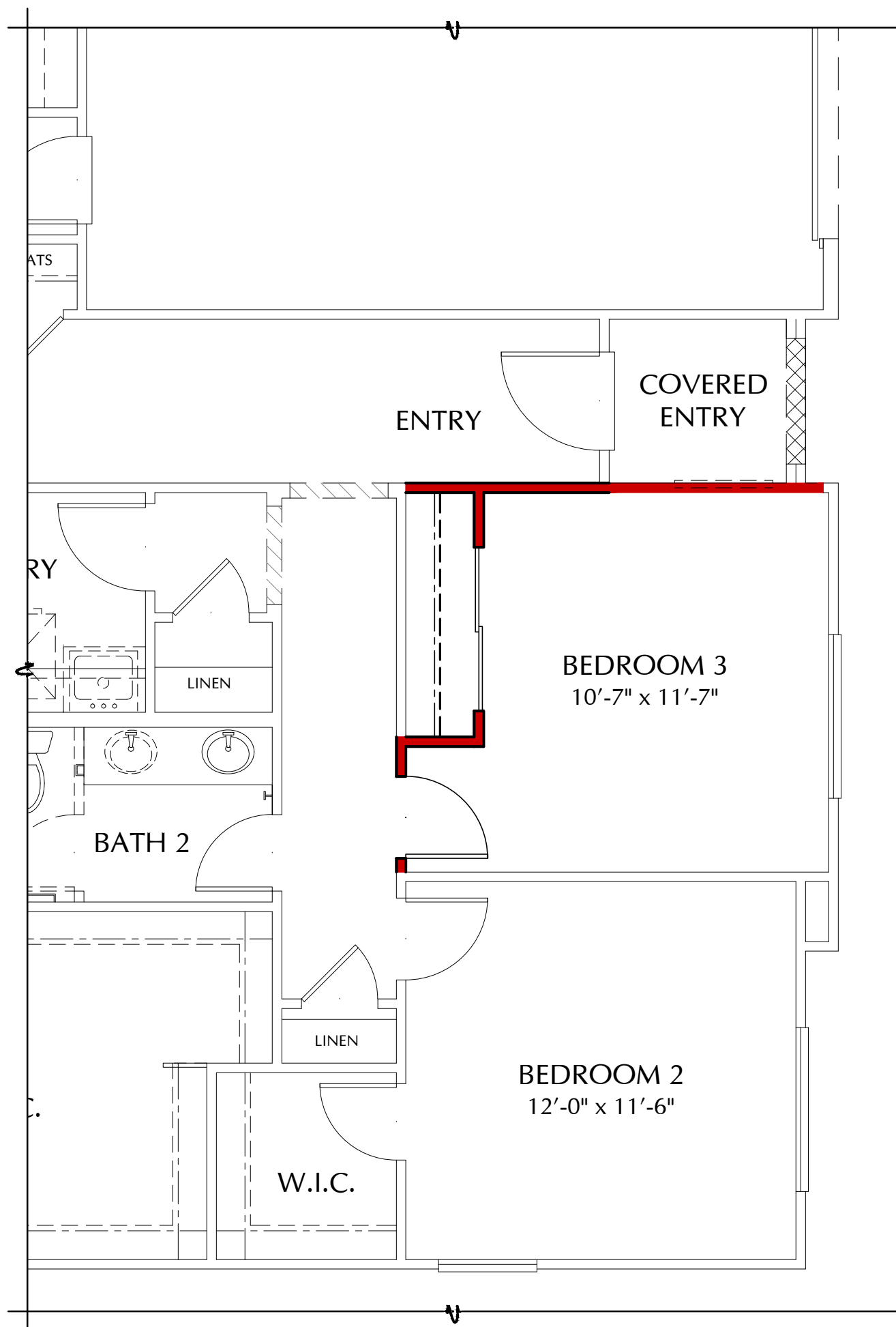
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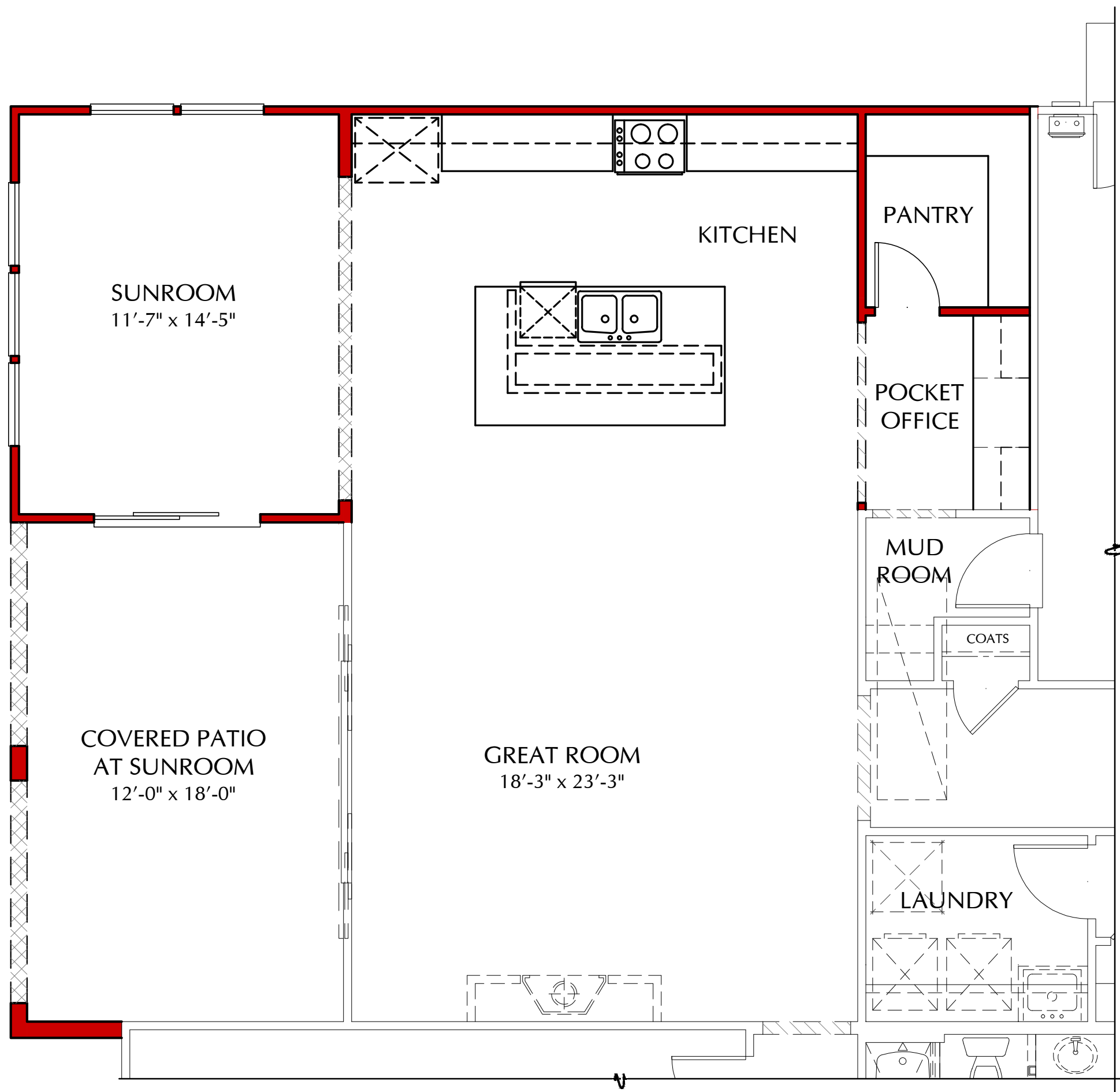
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- N20D DECKER - FLOOR PLAN OPTIONS

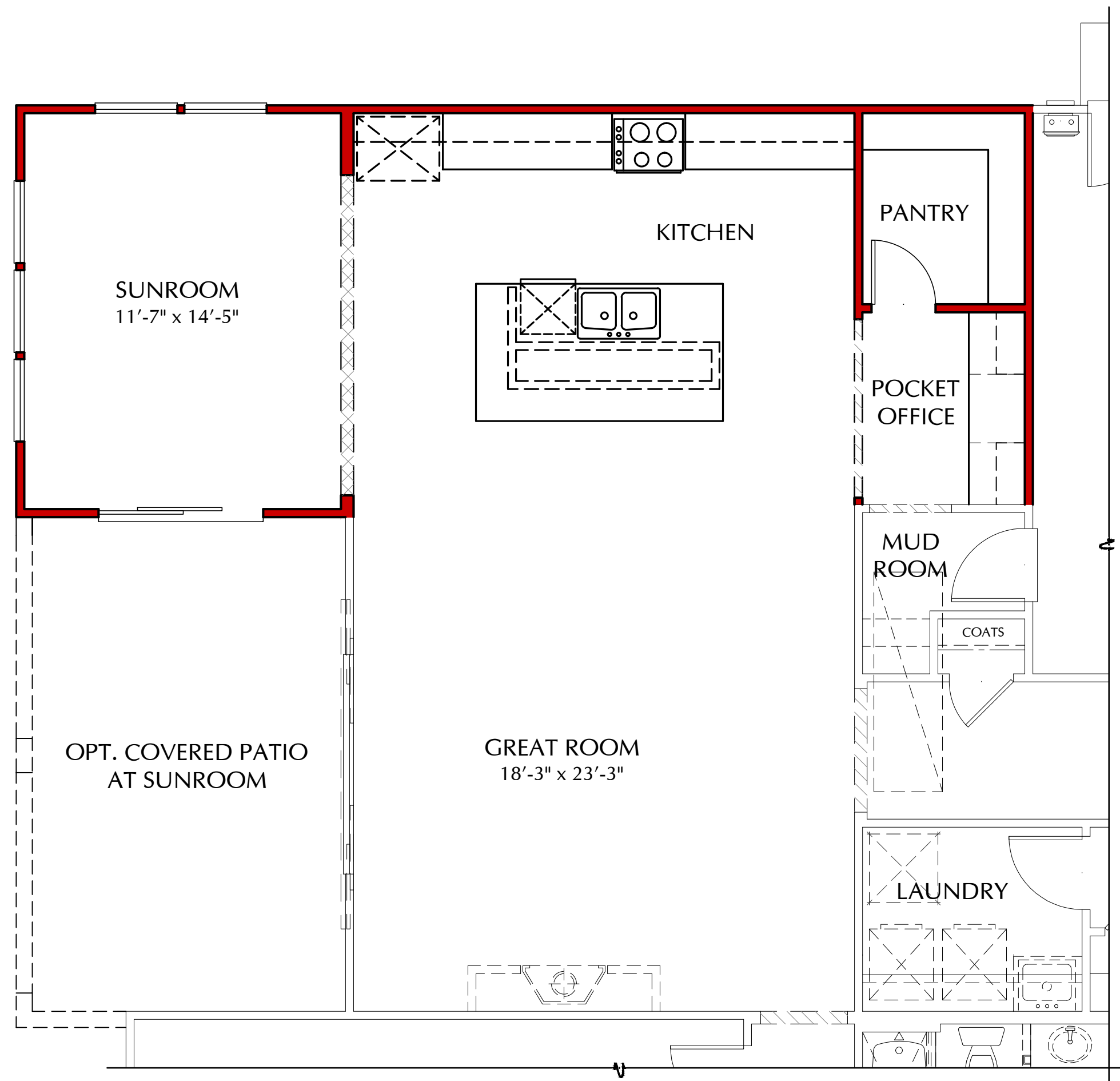
A2



OPT. BEDROOM 3 **PLAN N20D**
IN LIEU OF STUDY SCALE: 1/4" = 1'-0"



OPT. COVERED PATIO AT SUNROOM **PLAN N20D**
SCALE: 1/4" = 1'-0"



OPT. SUNROOM **PLAN N20D**
SCALE: 1/4" = 1'-0"

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



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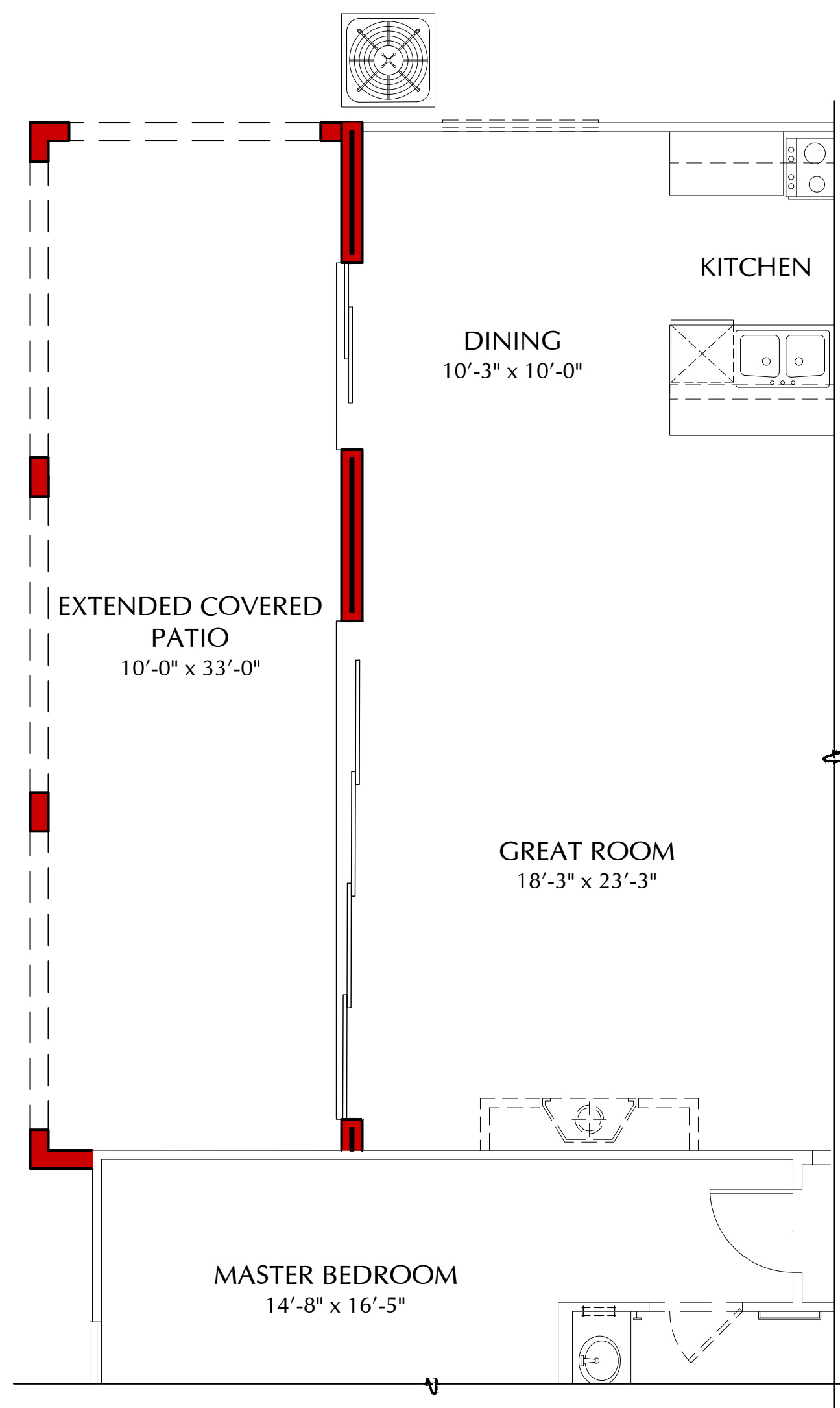


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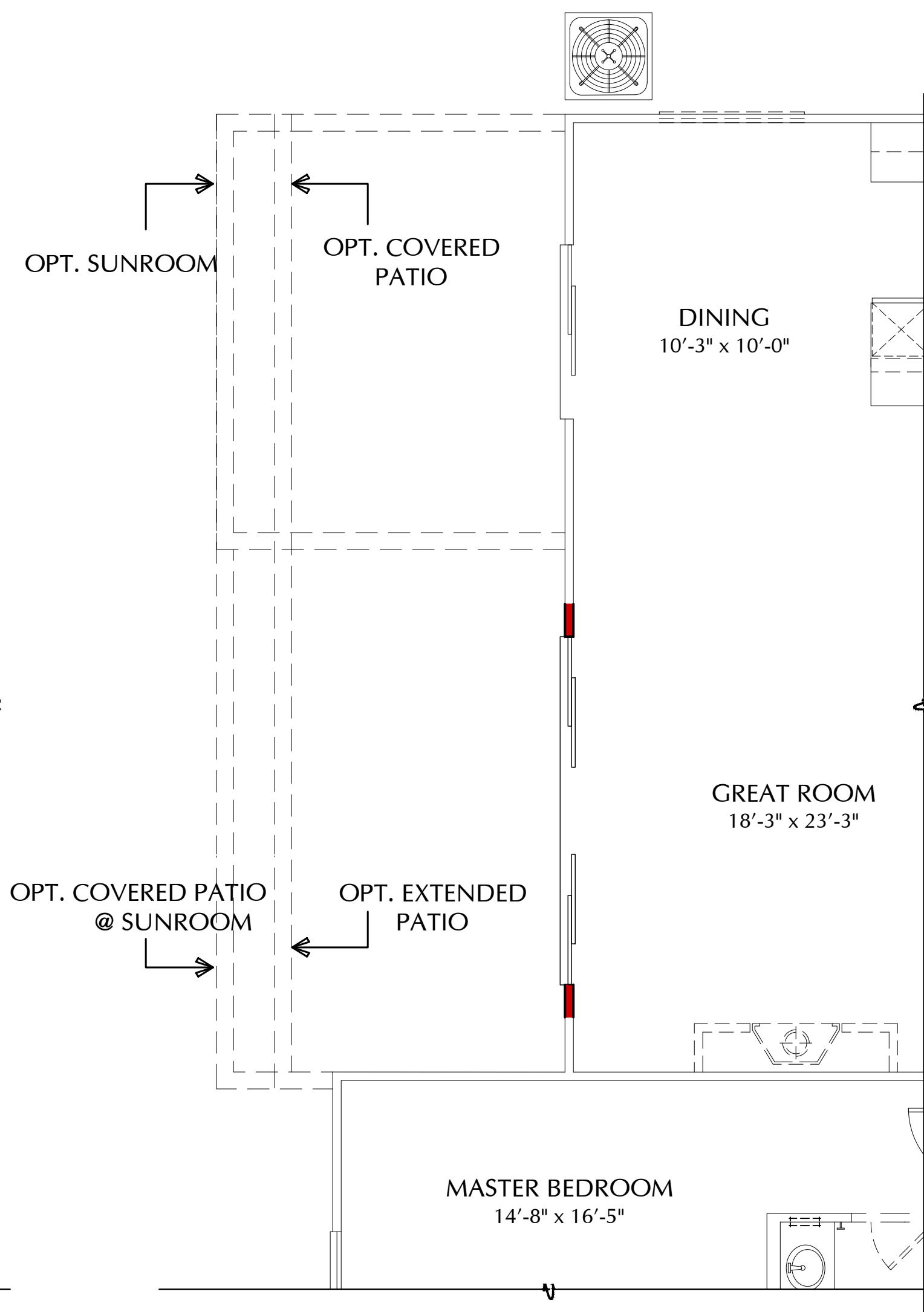
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**- N20D DECKER -
FLOOR PLAN OPTIONS**

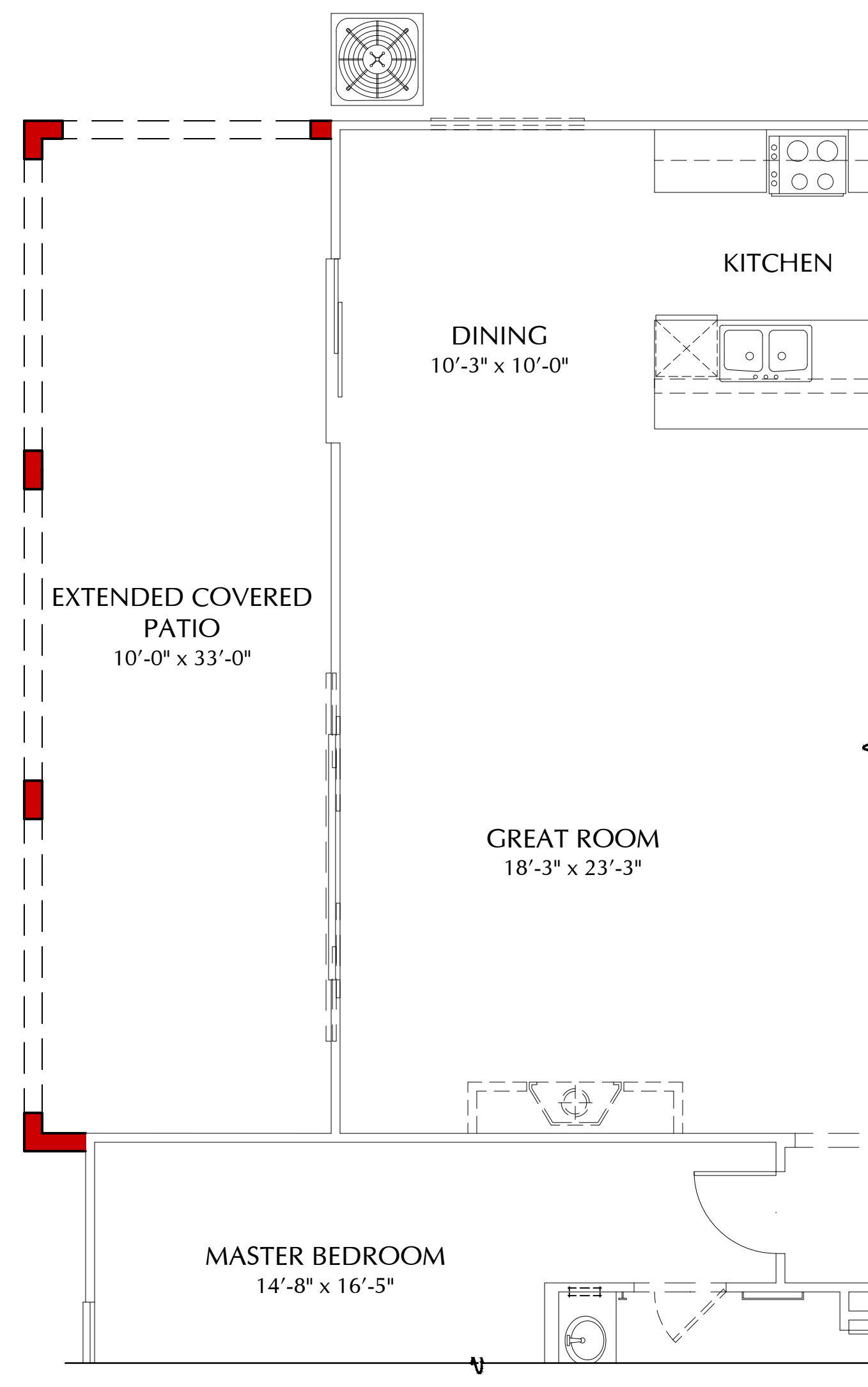
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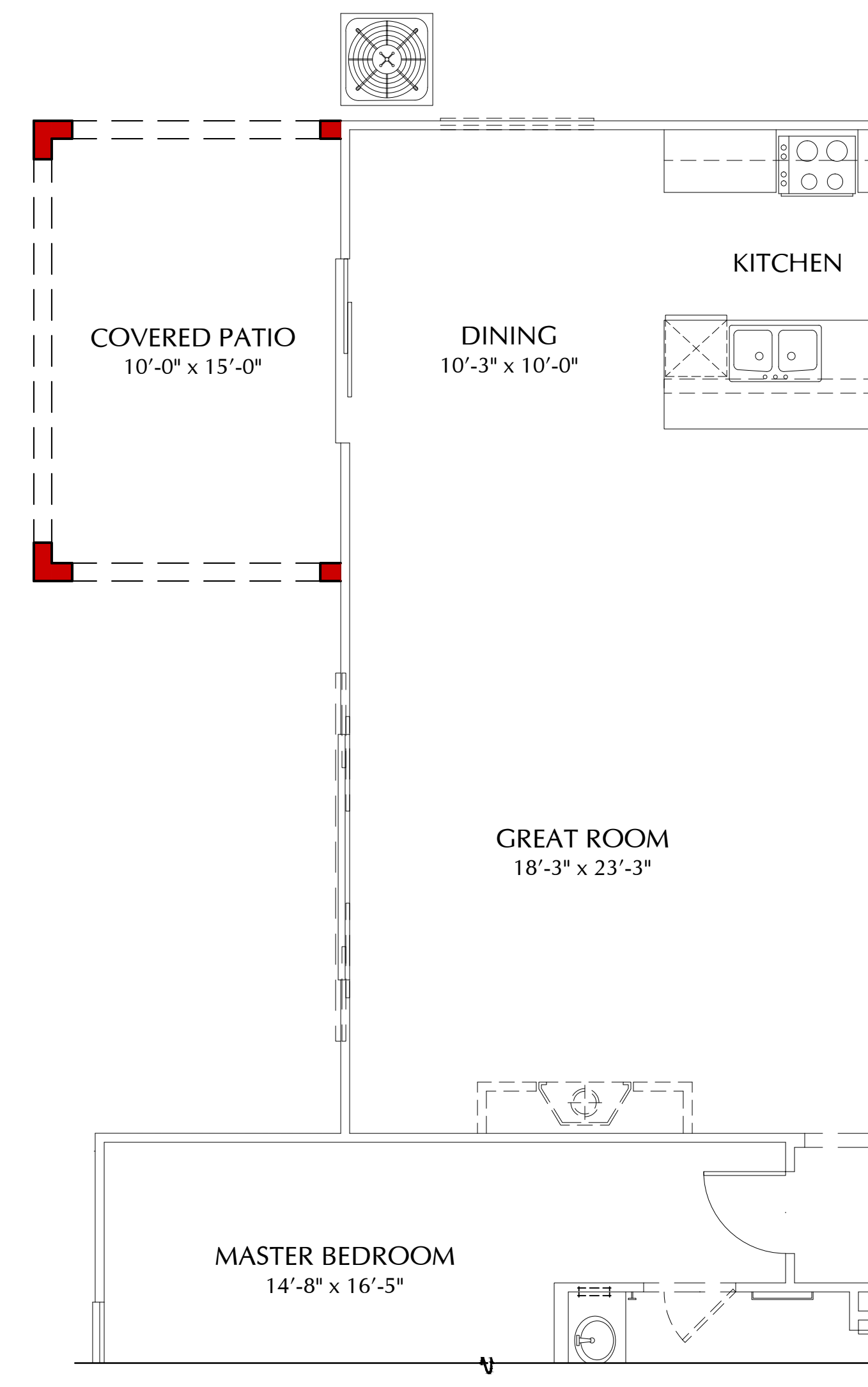
OPT. 16080 MULTI-SLIDE DR. PLAN N20D
 AVAILABLE AT EXT. COVERED PATIO & COVERED PATIO AT SUNROOM SCALE: 1/4" = 1'-0"



OPT. 12080 CENTER-MEET DR. PLAN N20D
 SCALE: 1/4" = 1'-0"



OPT. EXT. COVERED PATIO PLAN N20D
 SCALE: 1/4" = 1'-0"



OPT. COVERED PATIO PLAN N20D
 SCALE: 1/4" = 1'-0"

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



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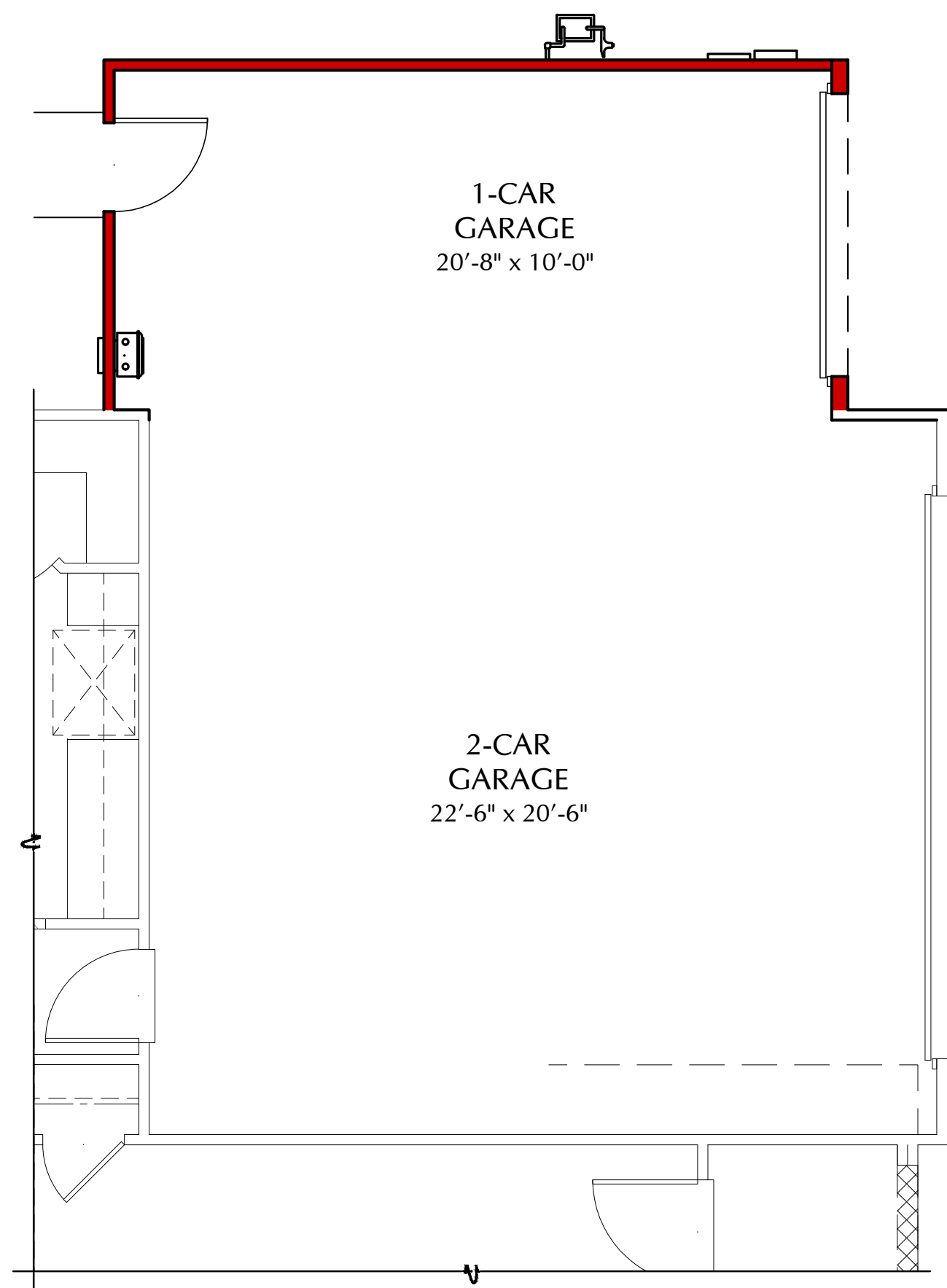


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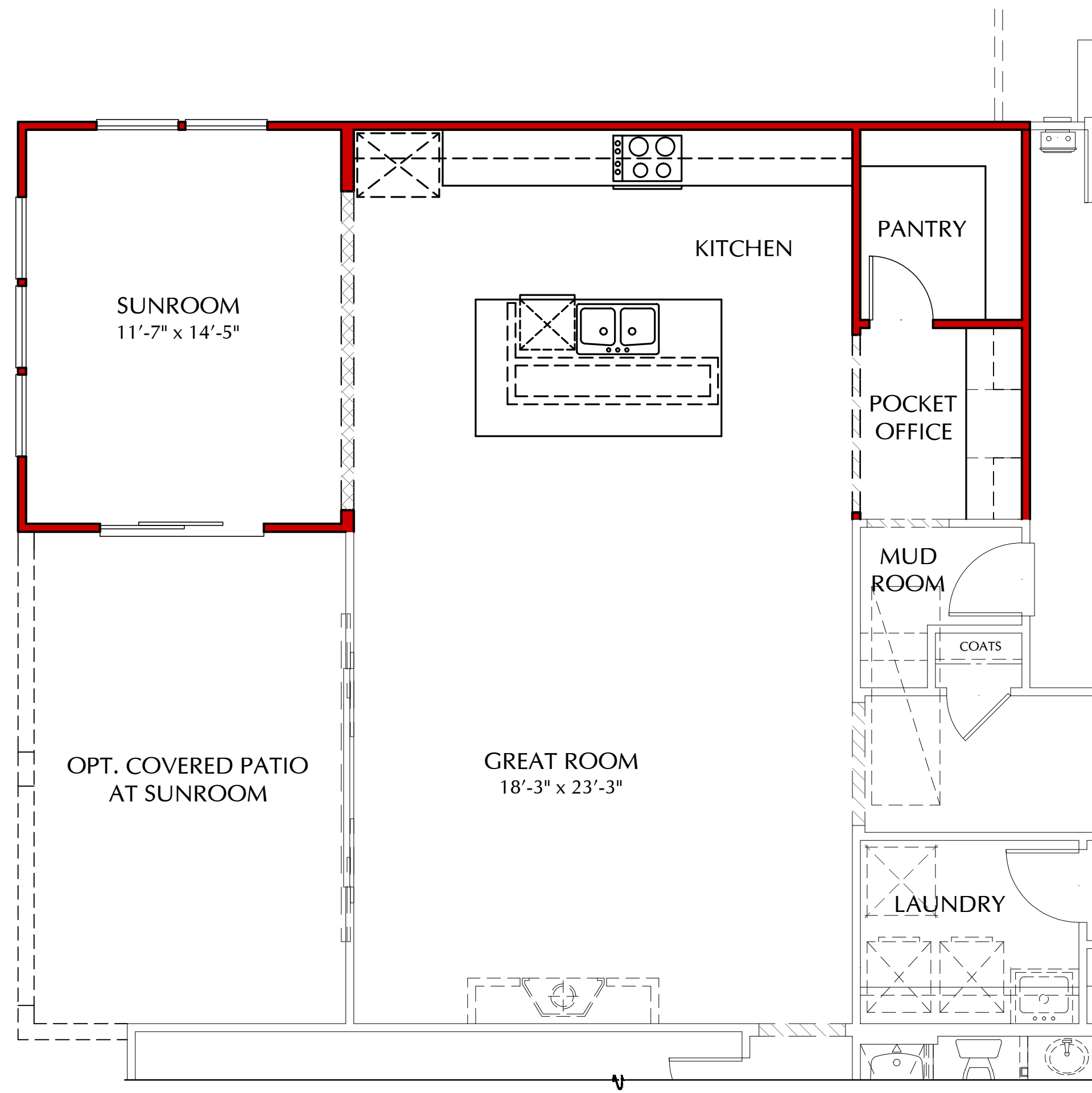
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**- N20D DECKER -
 FLOOR PLAN OPTIONS**

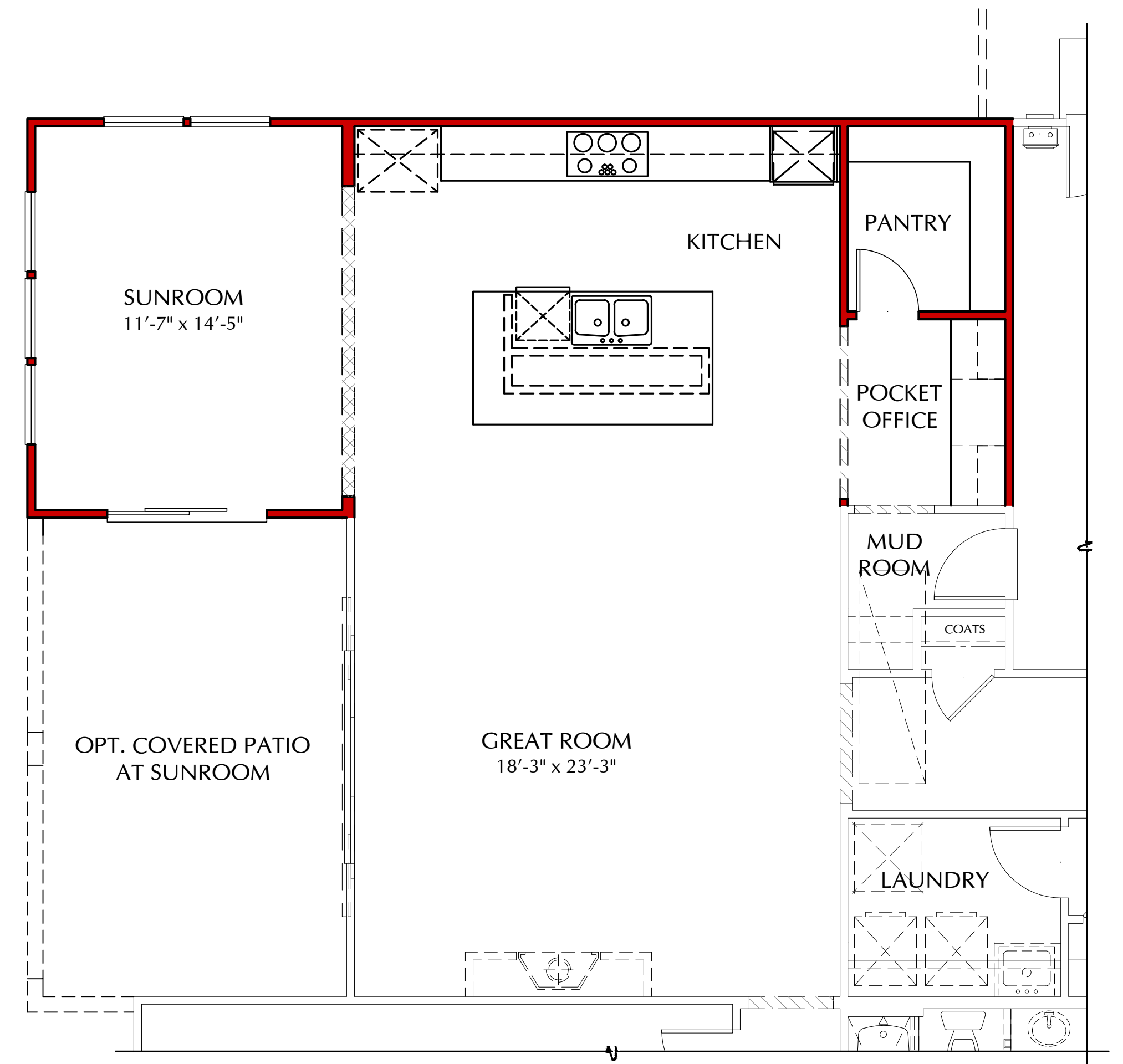
A4



OPT. THIRD CAR GARAGE PLAN N20D
SCALE: 1/4" = 1'-0"



OPT. GOURMET LITE KITCHEN AT SUNROOM PLAN N20D
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN AT SUNROOM PLAN N20D
SCALE: 1/4" = 1'-0"

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



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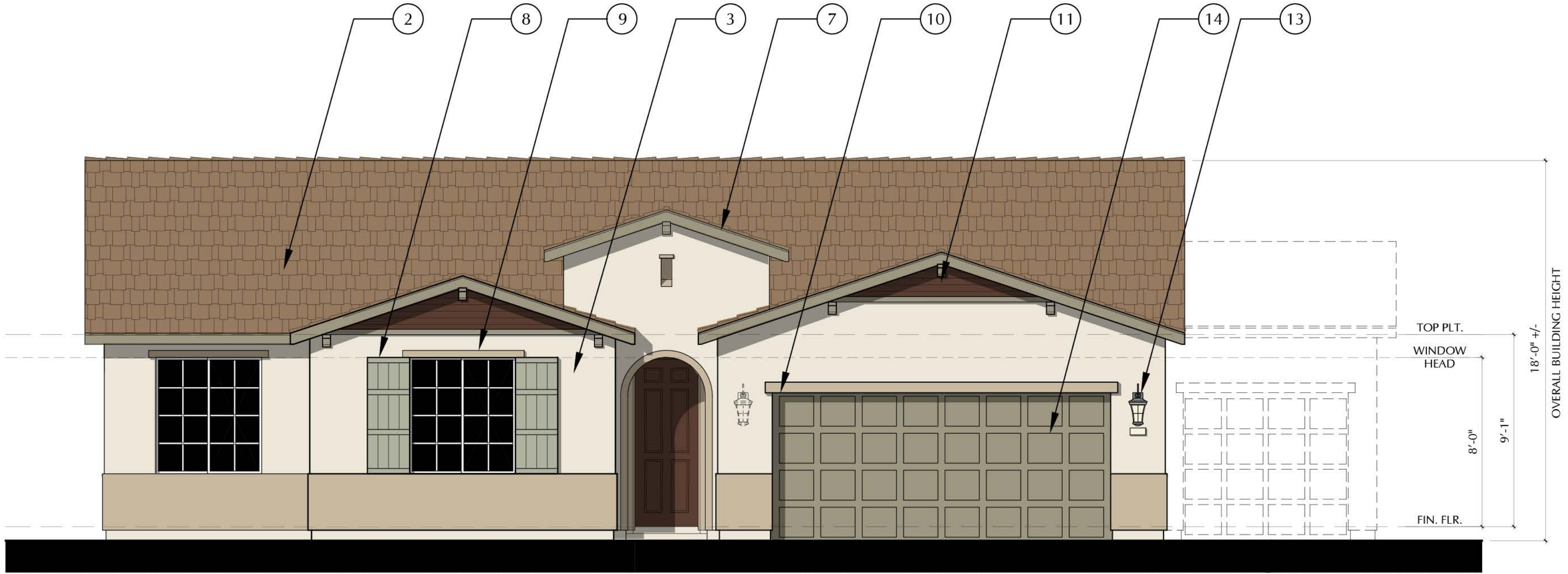
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- N20D DECKER -
FLOOR PLAN OPTIONS

MATERIAL CALLOUTS

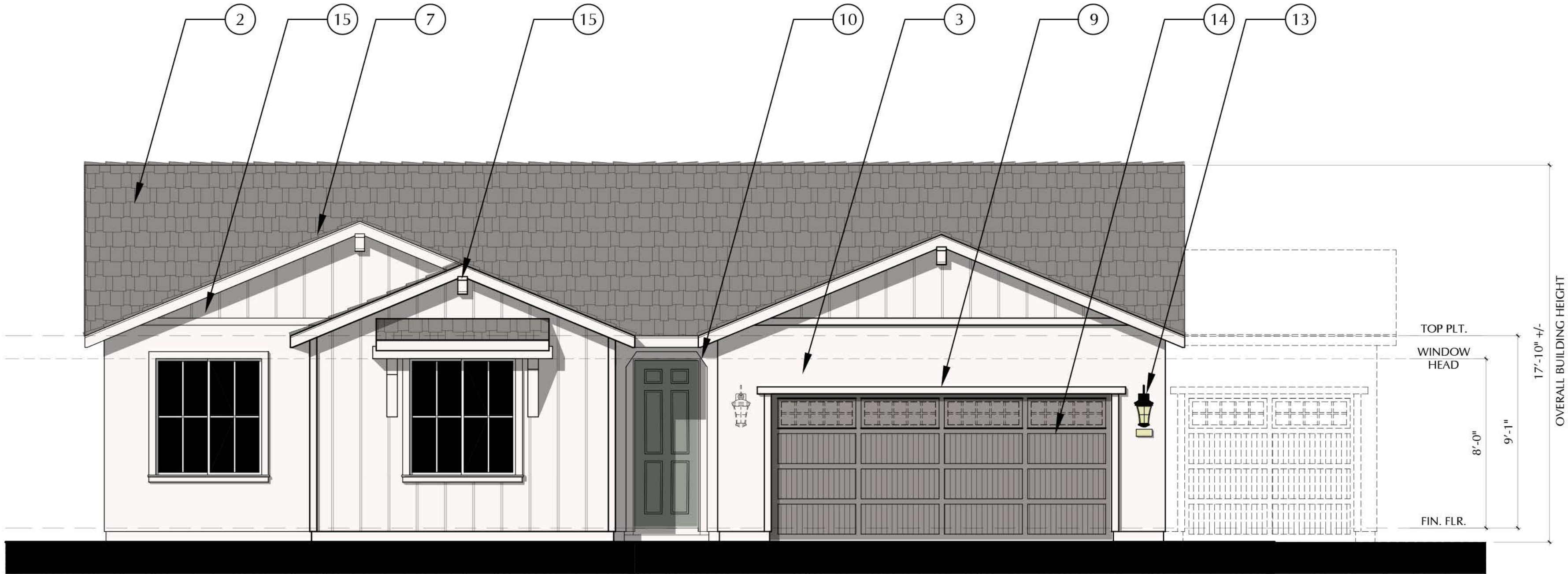
- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN



FRONT ELEVATION

N20D - DECKER - A

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



FRONT ELEVATION

N20D - DECKER - B

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

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



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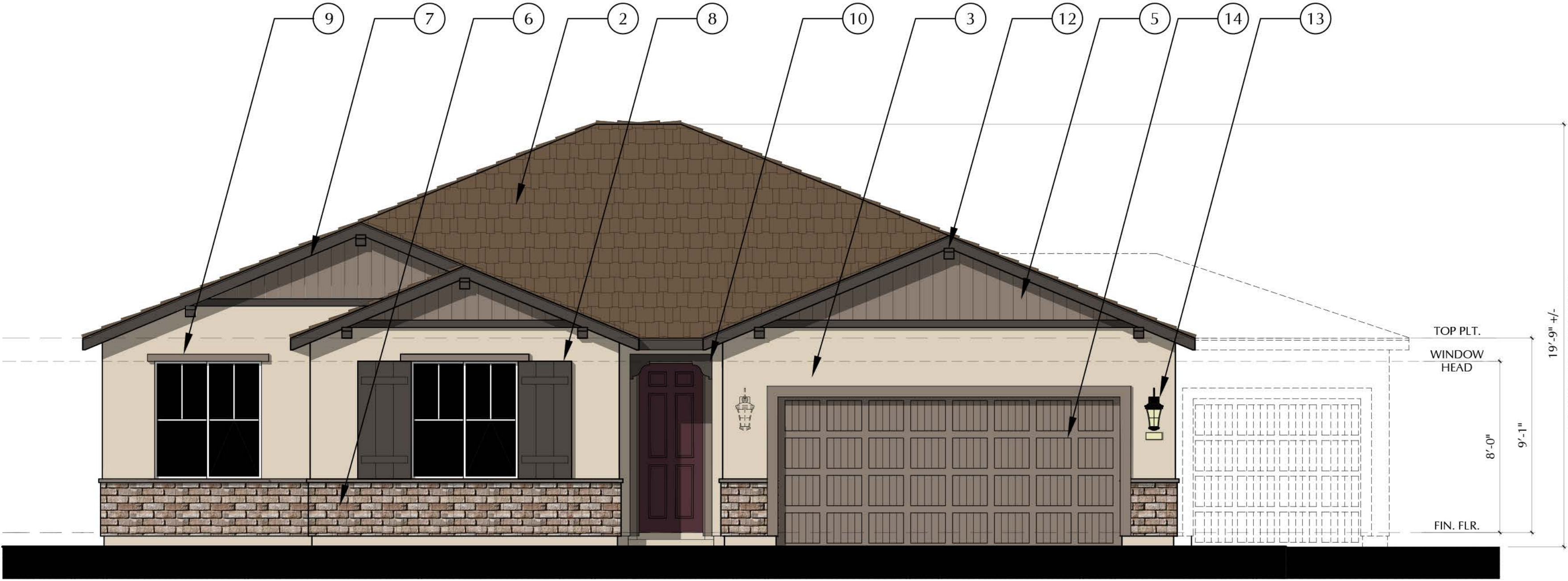
- N20D DECKER -
FRONT ELEVATIONS
A & B

A6

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MATERIAL CALLOUTS

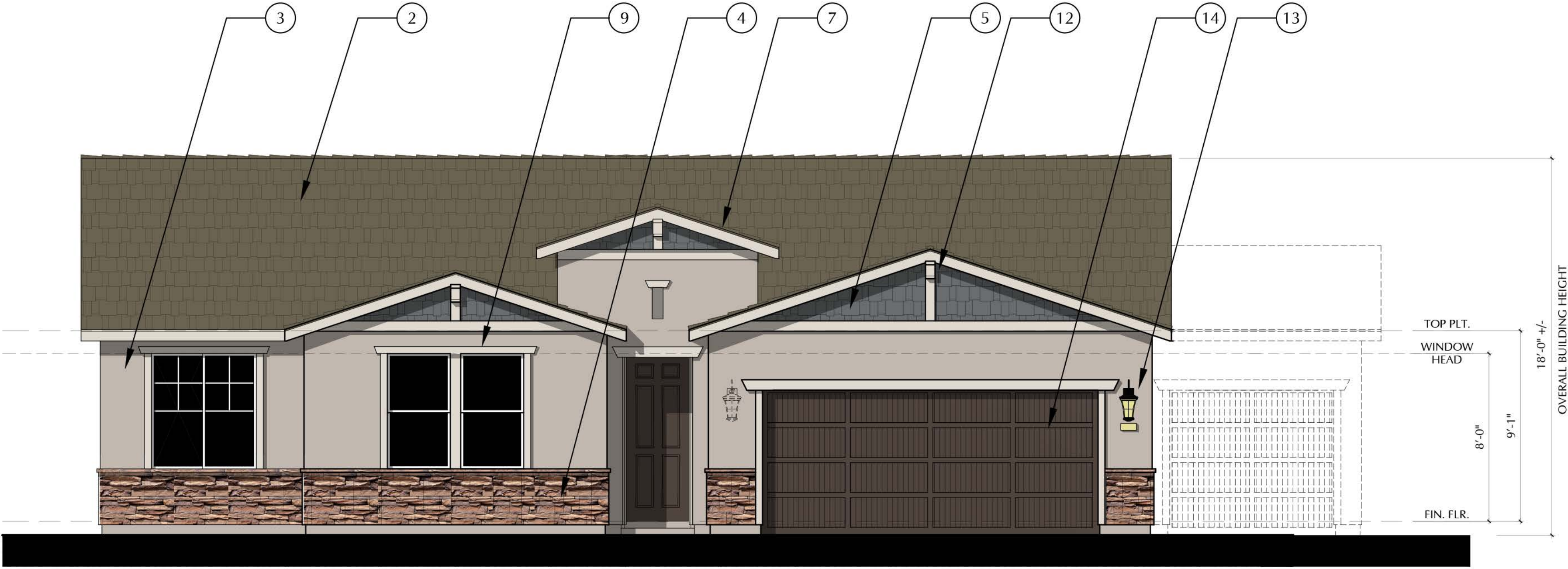
- 1 - CONCRETE 'S' ROOF TILE
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- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN



FRONT ELEVATION

N20D - DECKER - C

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



FRONT ELEVATION

N20D - DECKER - D

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

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



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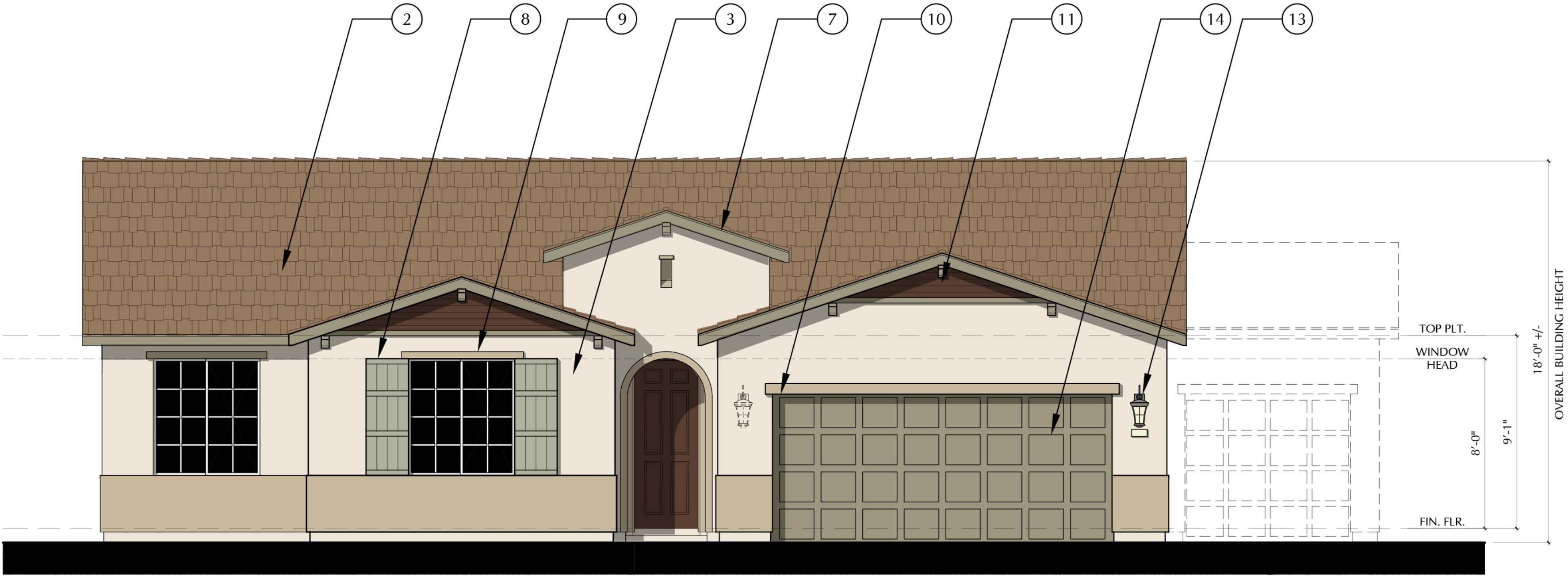
HARVEST AT SPRING LAKE
WOODLAND, CALIFORNIA
JOB # : 109-20118
DATE: NOVEMBER 24th, 2020

- N20D DECKER -
FRONT ELEVATIONS
C & D

A7

MATERIAL CALLOUTS

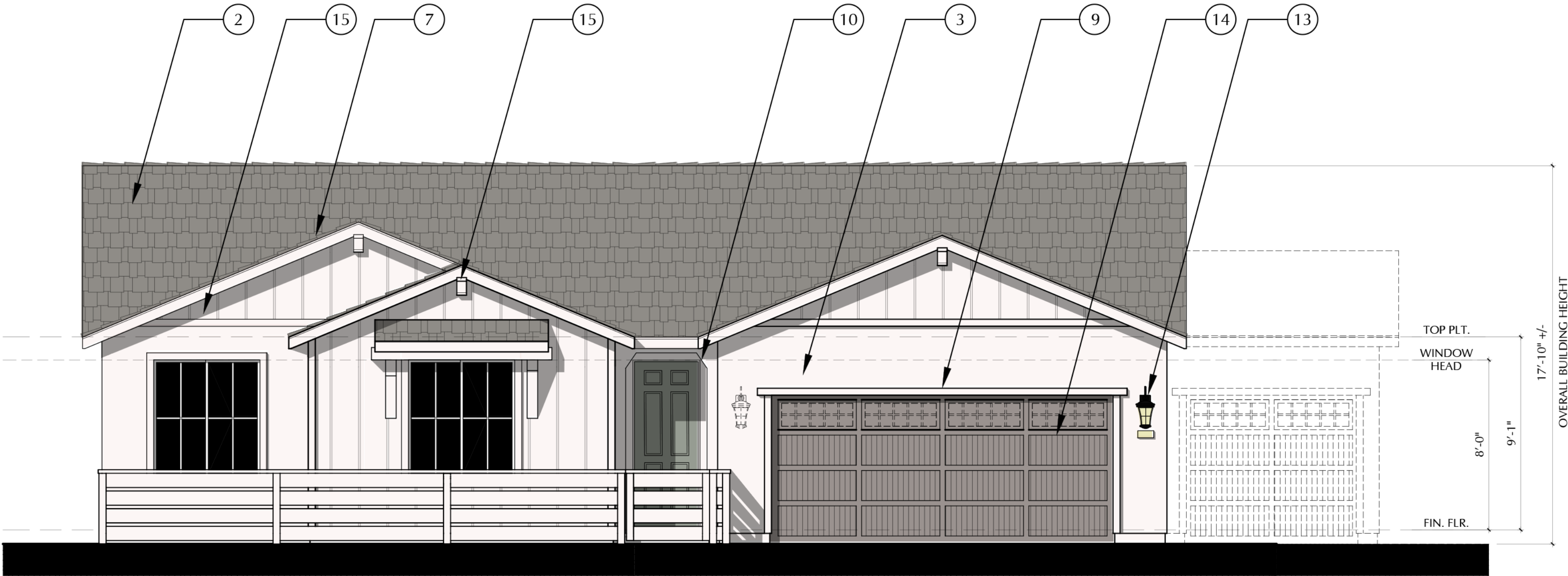
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- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN



FRONT ELEVATION

N20D - DECKER - A

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



FRONT ELEVATION

N20D - DECKER - B

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

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



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WOODLAND, CALIFORNIA

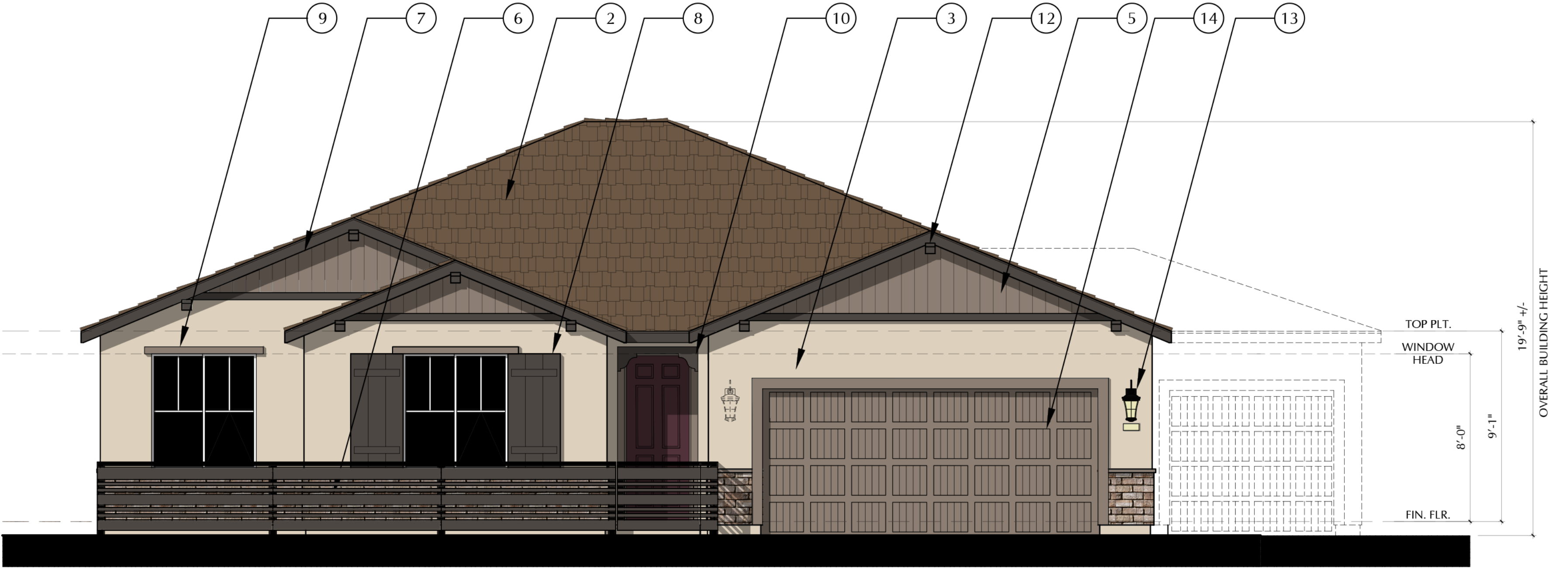
JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N20D DECKER -
FRONT ELEVATIONS A & B
W/ COURTYARD WALLS

MATERIAL CALLOUTS

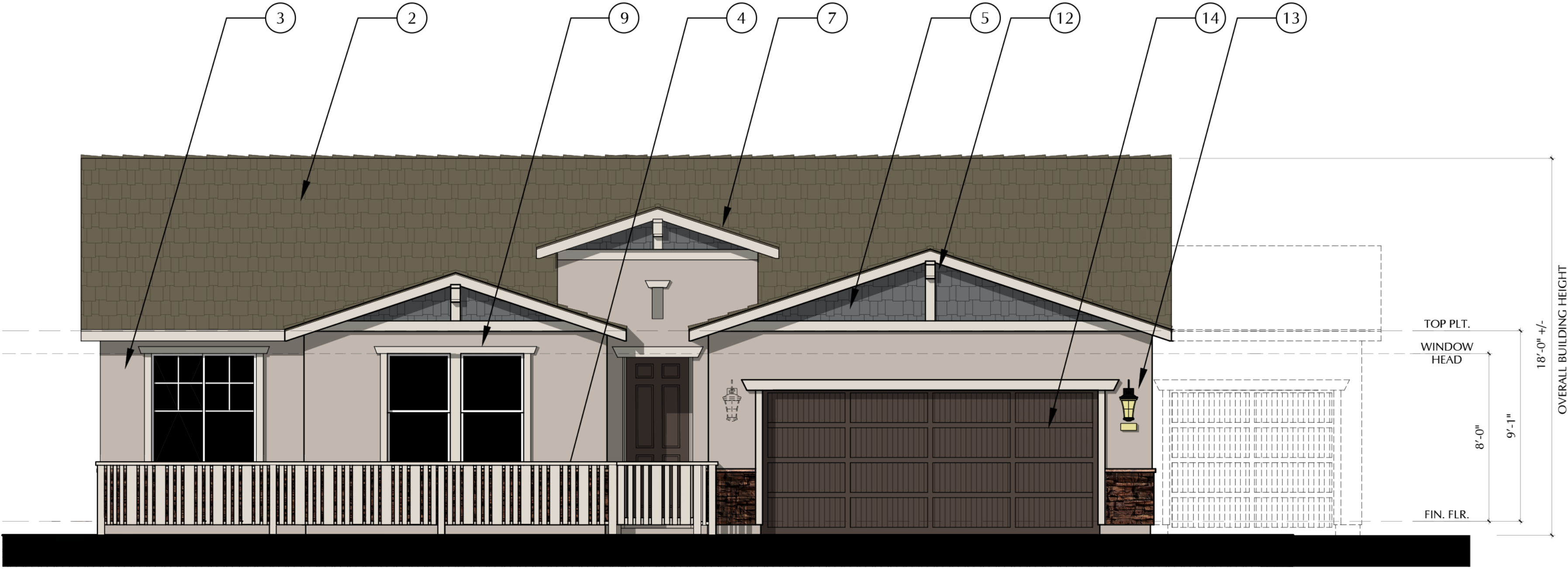
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- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
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- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN



FRONT ELEVATION

N20D - DECKER - C

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



FRONT ELEVATION

N20D - DECKER - D

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

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



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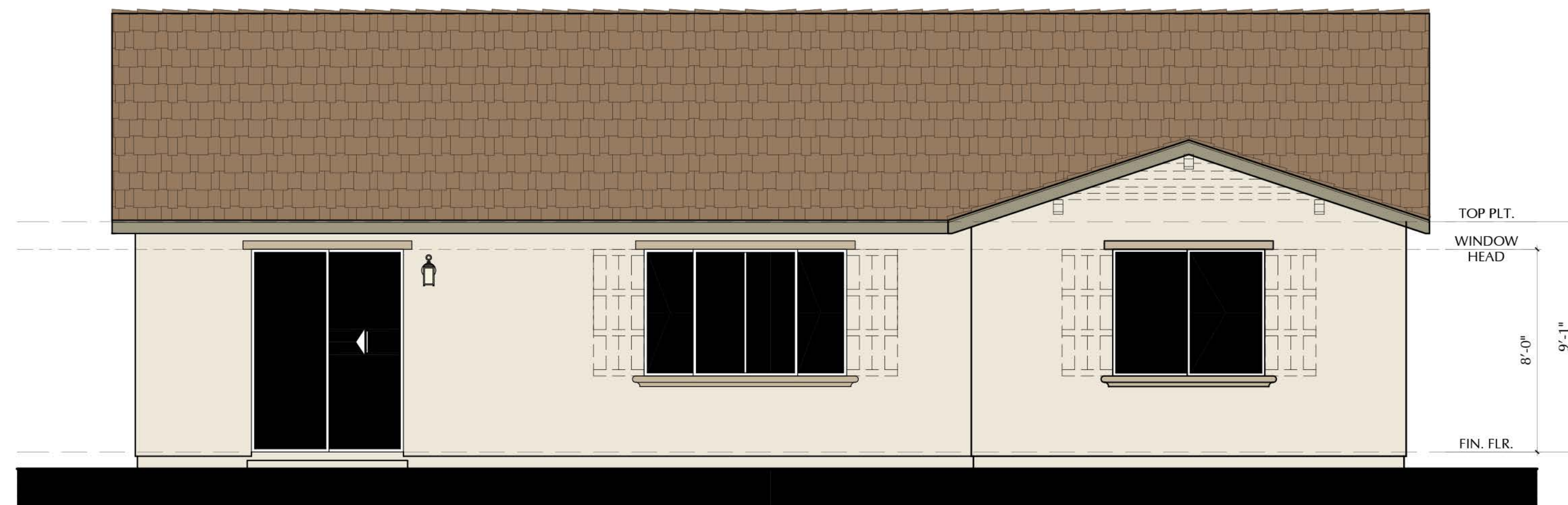
- N20D DECKER -
FRONT ELEVATIONS C & D
W/ COURTYARD WALLS



FRONT ELEVATION

N20D - DECKER - A

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



REAR ELEVATION

N20D - DECKER - A

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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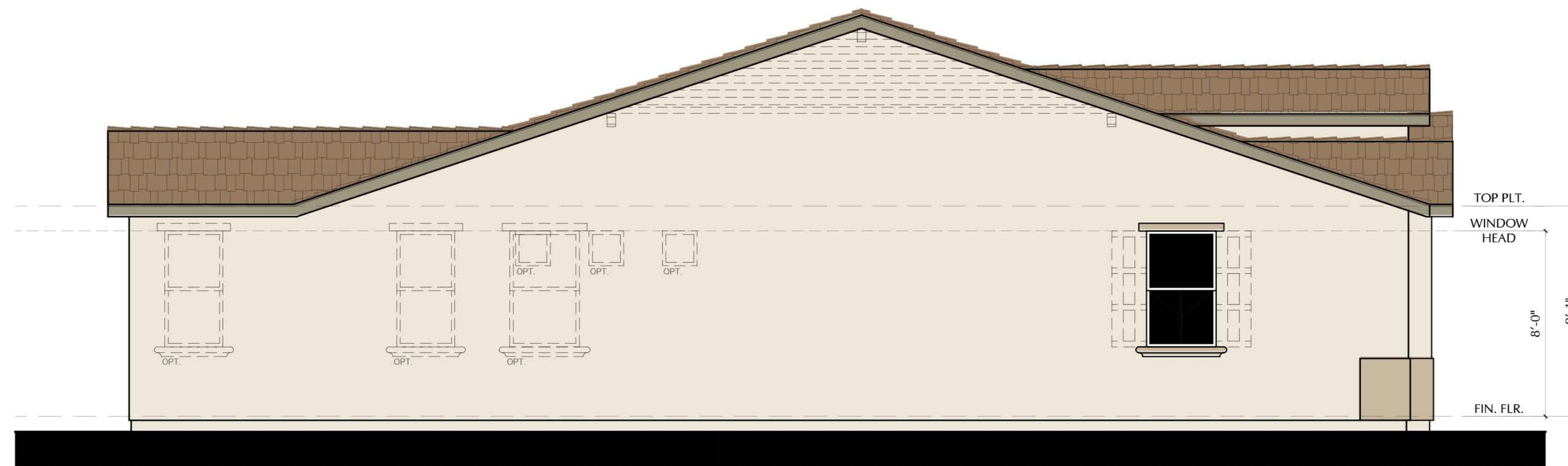
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- N20D DECKER -
ELEVATION A
FRONT AND REAR

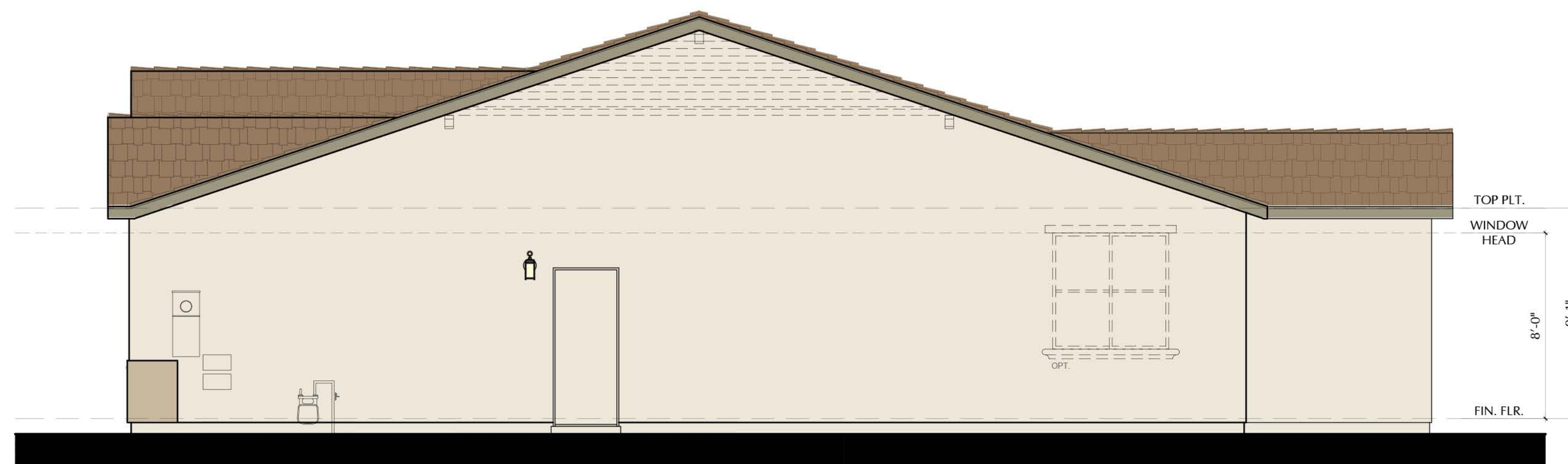
A8



LEFT ELEVATION

N20D - DECKER - A

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



RIGHT ELEVATION

N20D - DECKER - A

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

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

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Page 36

- N20D DECKER -
ELEVATION A
SIDES

A9

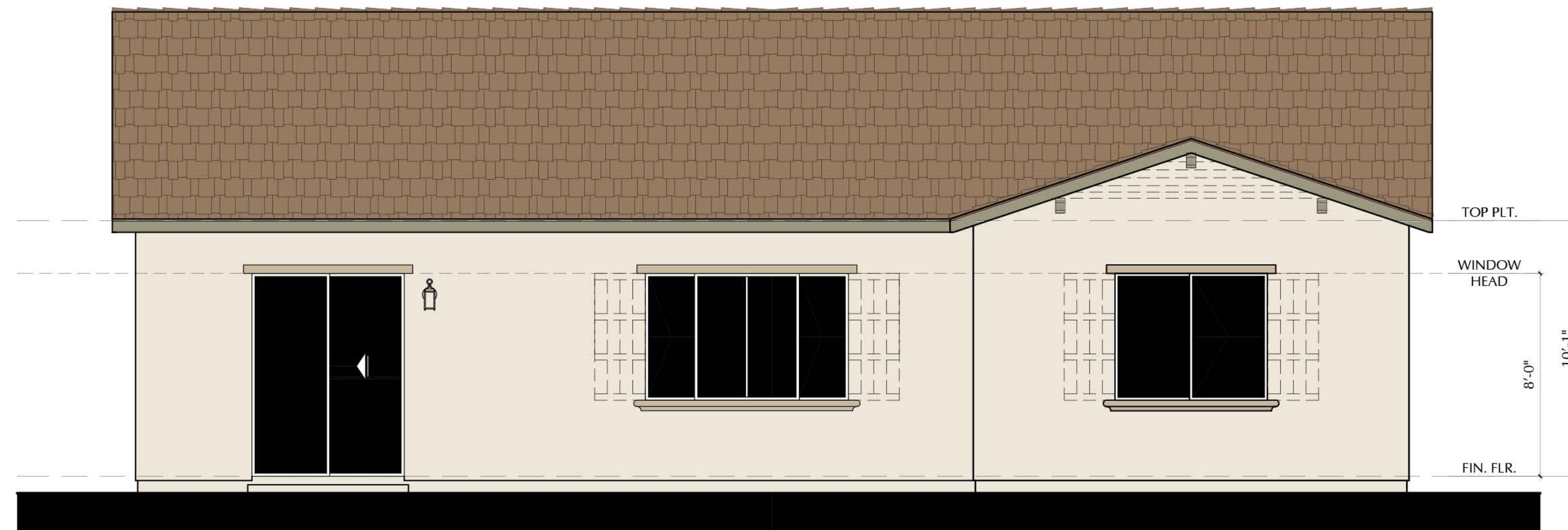
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FRONT ELEVATION

N20D - DECKER - A

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



REAR ELEVATION

N20D - DECKER - A

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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- N20D DECKER -
ELEVATION A - OPT. 10' CLG.
FRONT AND REAR

A10

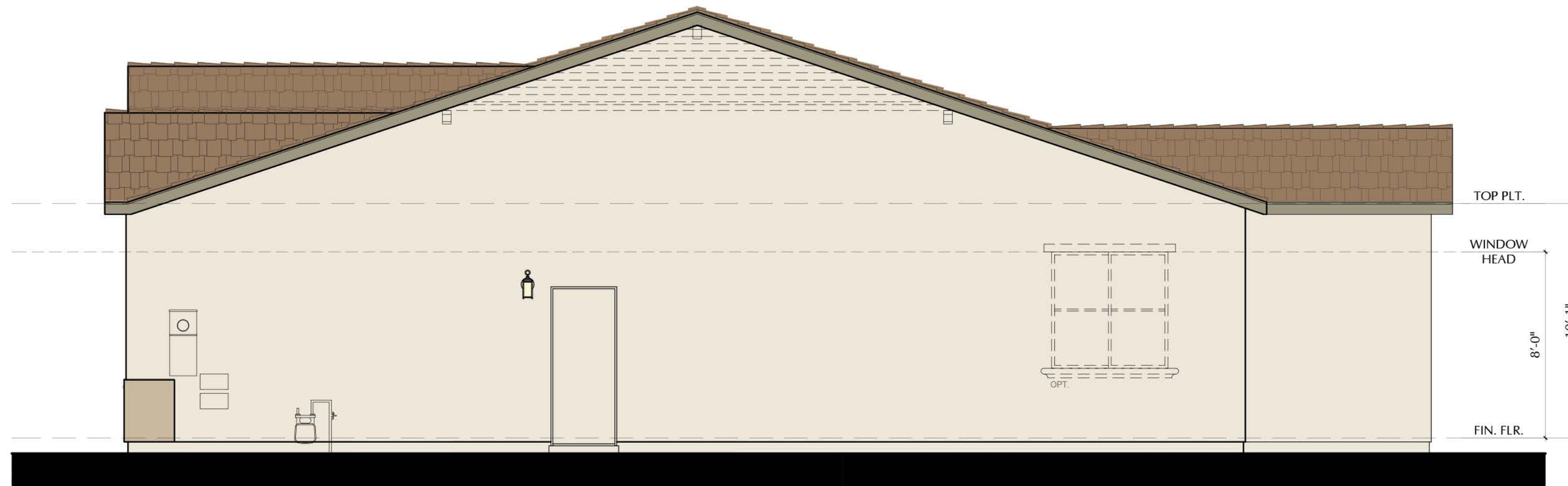
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LEFT ELEVATION

N20D - DECKER - A

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



RIGHT ELEVATION

N20D - DECKER - A

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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- N20D DECKER -
ELEVATION A - OPT. 10' CLG.
SIDES

A11

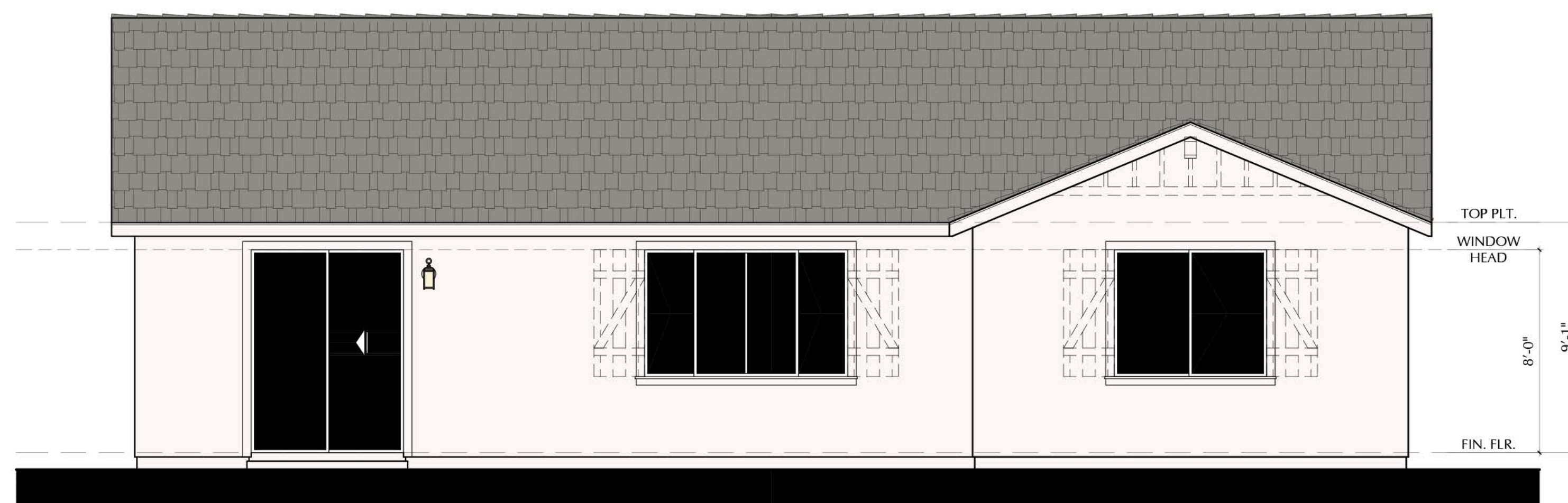
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FRONT ELEVATION

N20D - DECKER - B

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



REAR ELEVATION

N20D - DECKER - B

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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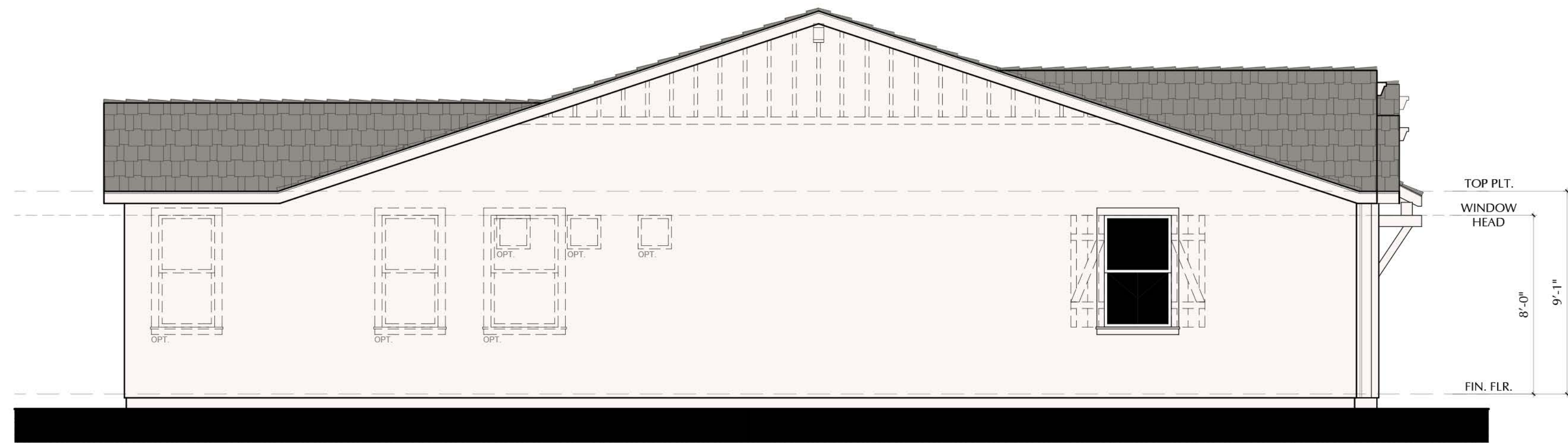
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- N20D DECKER -
ELEVATION B
FRONT AND REAR

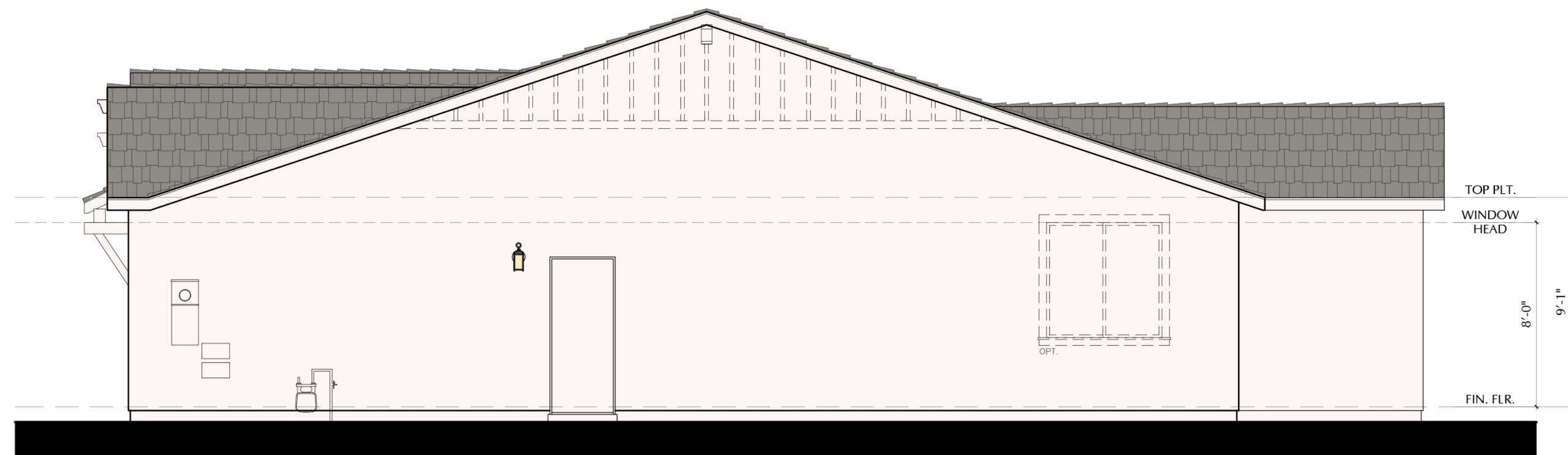
A12



LEFT ELEVATION

N20D - DECKER - B

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



RIGHT ELEVATION

N20D - DECKER - B

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

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

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- N20D DECKER -
ELEVATION B
SIDES

A13

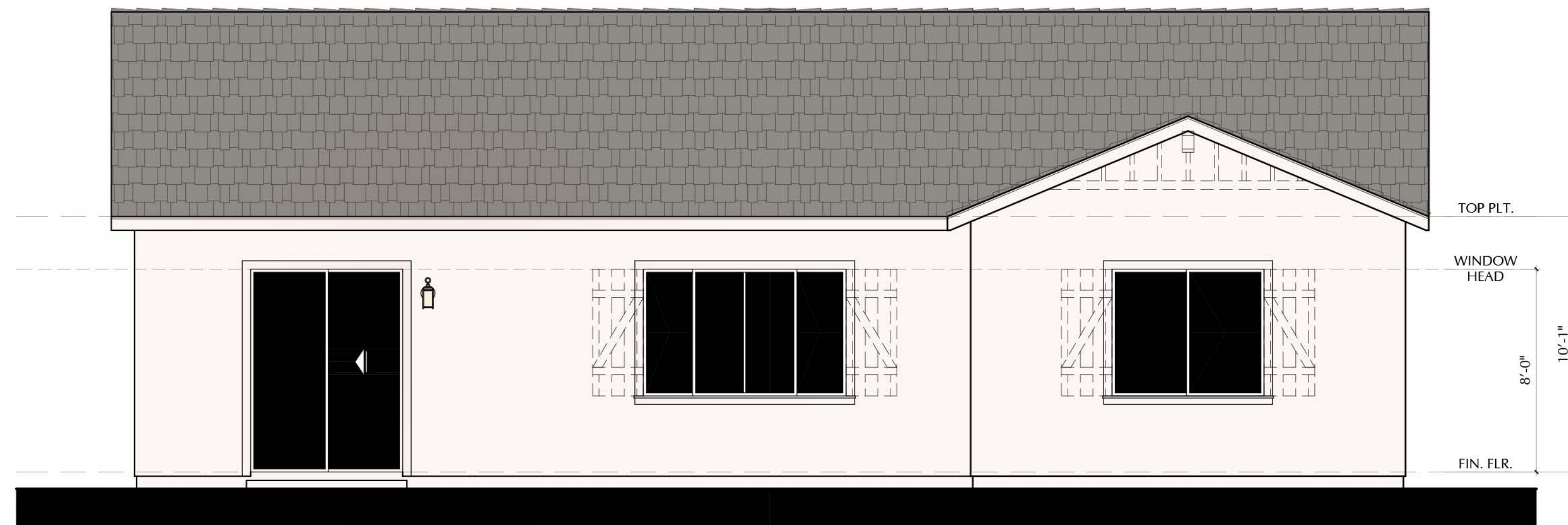
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FRONT ELEVATION

N20D - DECKER - B

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



REAR ELEVATION

N20D - DECKER - B

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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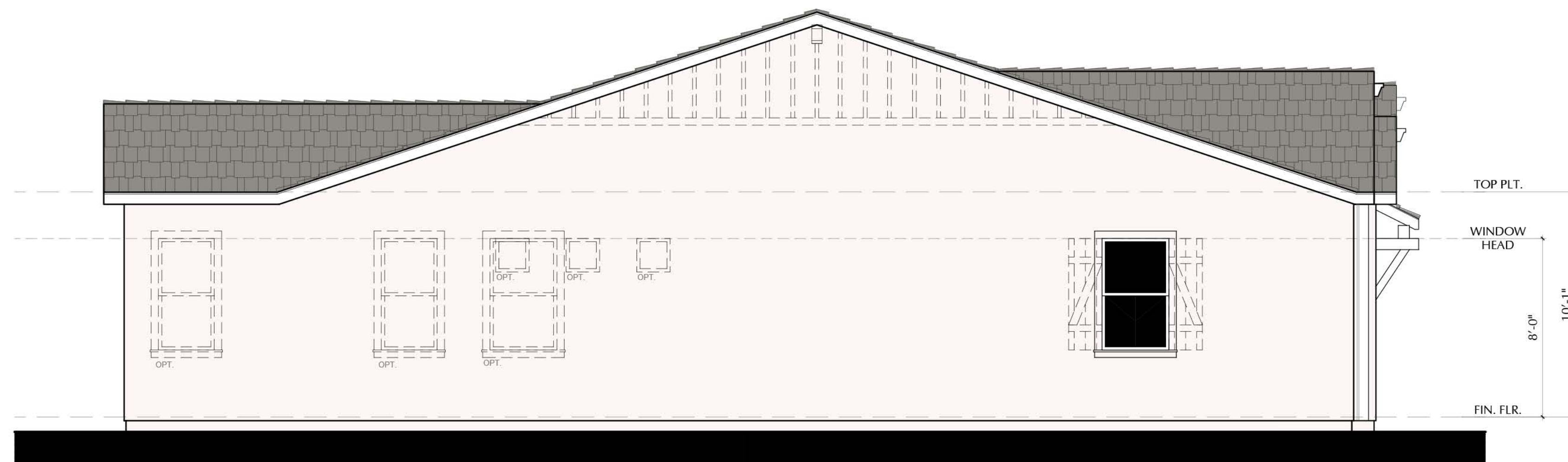
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- N20D DECKER -
ELEVATION B - OPT. 10' CLG.
FRONT AND REAR

A14

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LEFT ELEVATION

N20D - DECKER - B

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



RIGHT ELEVATION

N20D - DECKER - B

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

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

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- N20D DECKER -
ELEVATION B - OPT. 10' CLG.
SIDES

A15

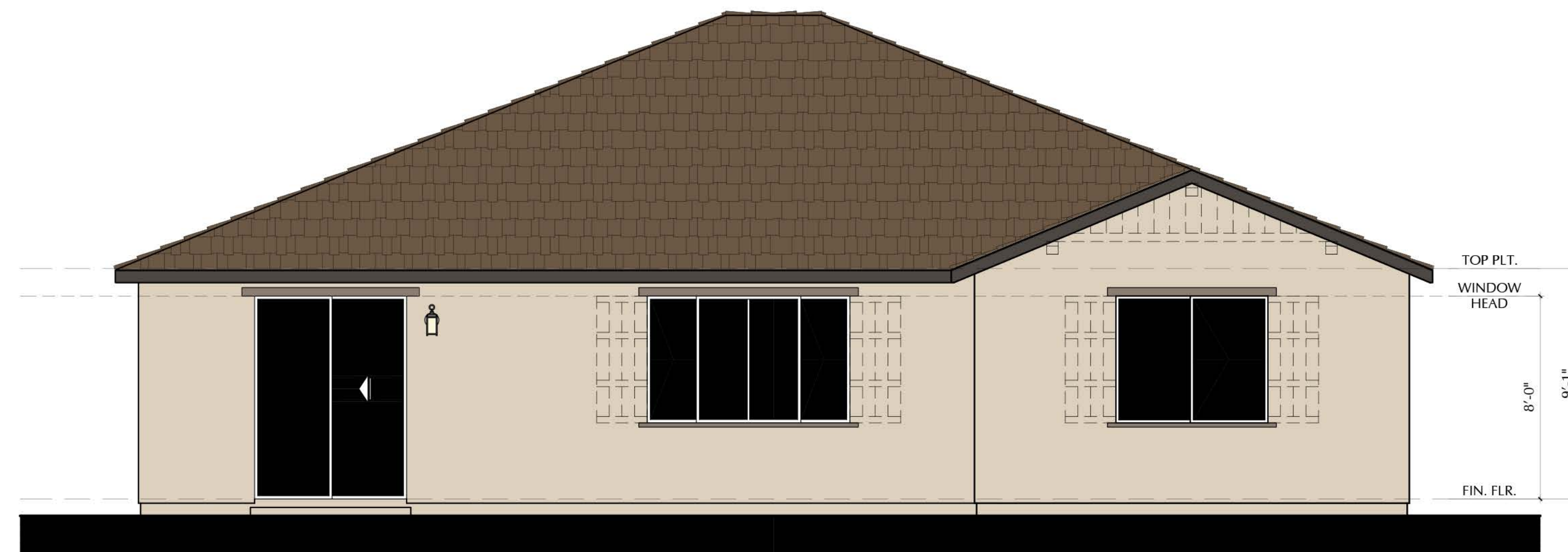
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FRONT ELEVATION

N20D - DECKER - C

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



REAR ELEVATION

N20D - DECKER - C

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

SCALE: $\frac{1}{4}" = 1'-0"$

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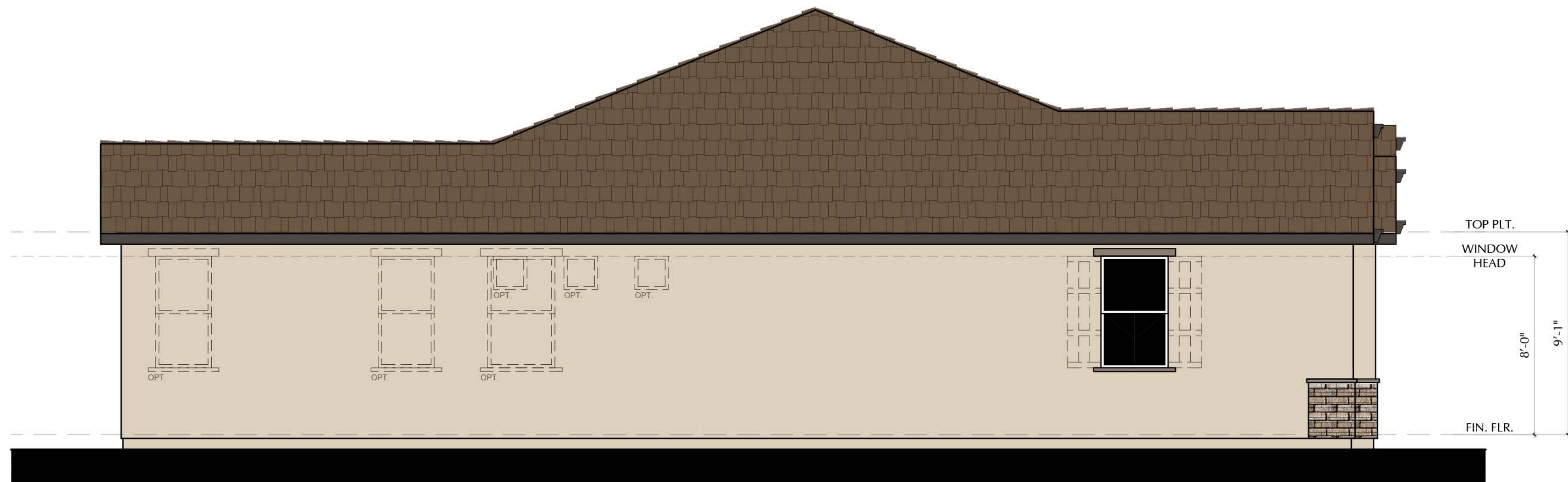
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- N20D DECKER -
ELEVATION C
FRONT AND REAR

A16

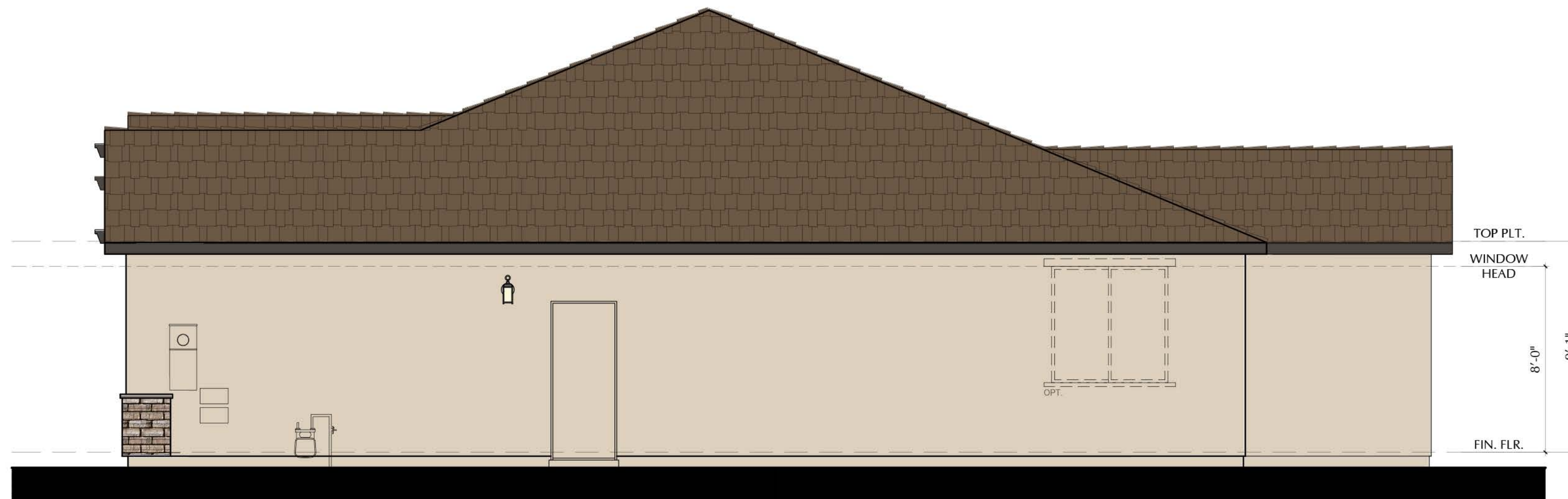
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LEFT ELEVATION

N20D - DECKER - C

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



RIGHT ELEVATION

N20D - DECKER - C

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

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

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- N20D DECKER -
ELEVATION C
SIDES

A17

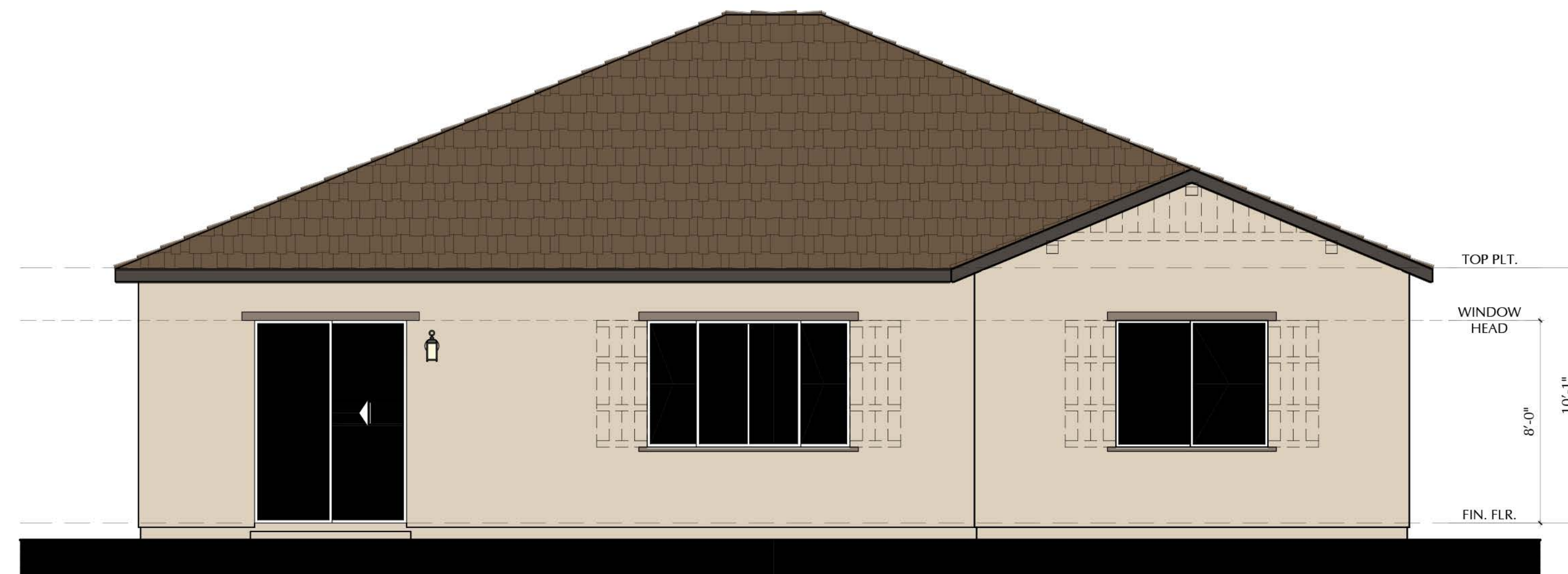
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FRONT ELEVATION

N20D - DECKER - C

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



REAR ELEVATION

N20D - DECKER - C

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

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

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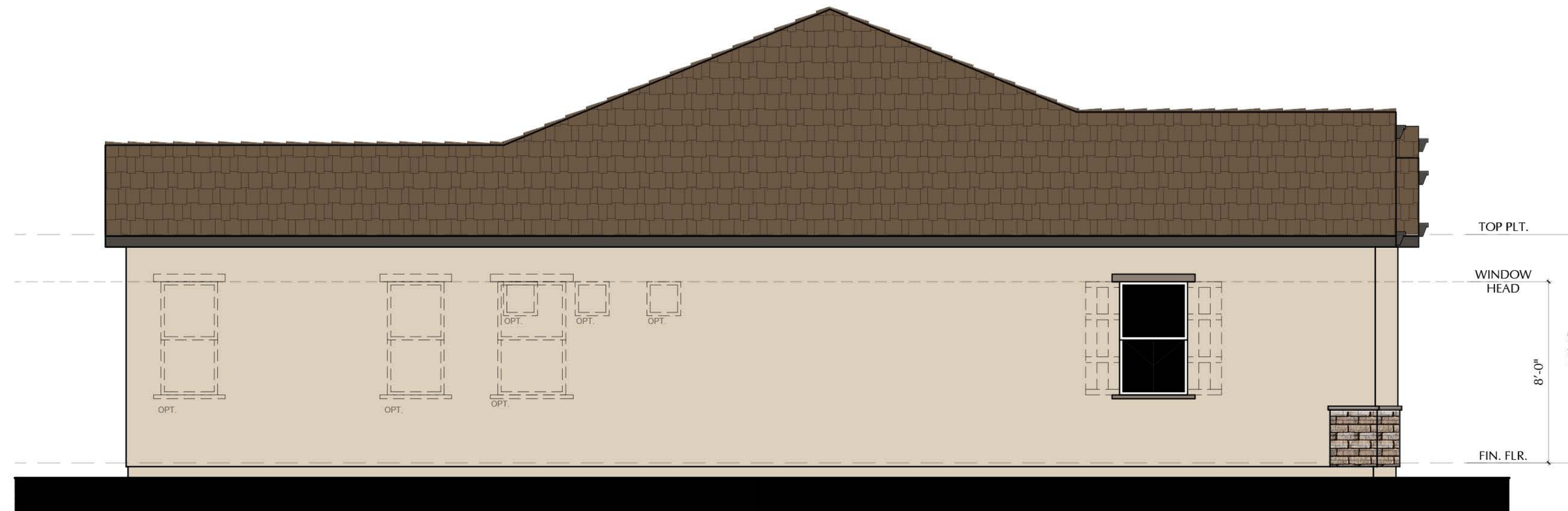
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- N20D DECKER -
ELEVATION C - OPT. 10' CLG.
FRONT AND REAR

A18

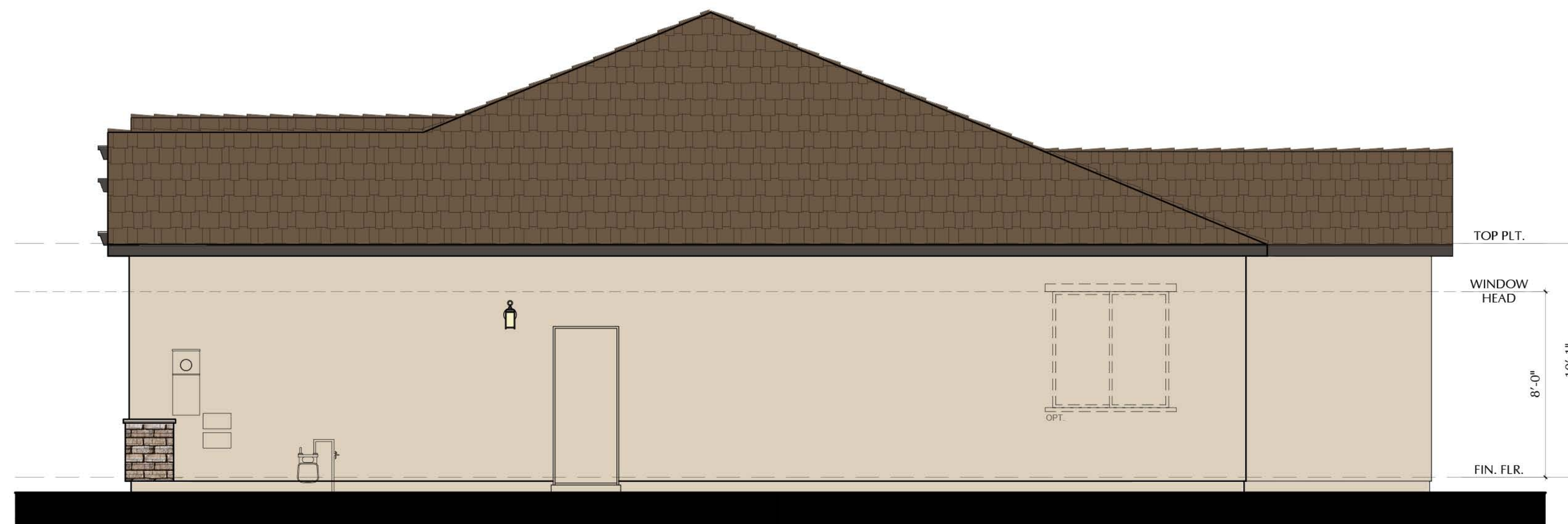
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LEFT ELEVATION

N20D - DECKER - C

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



RIGHT ELEVATION

N20D - DECKER - C

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

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

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- N20D DECKER -
ELEVATION C - OPT. 10' CLG.
SIDES

A19

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FRONT ELEVATION

N20D - DECKER - D

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



REAR ELEVATION

N20D - DECKER - D

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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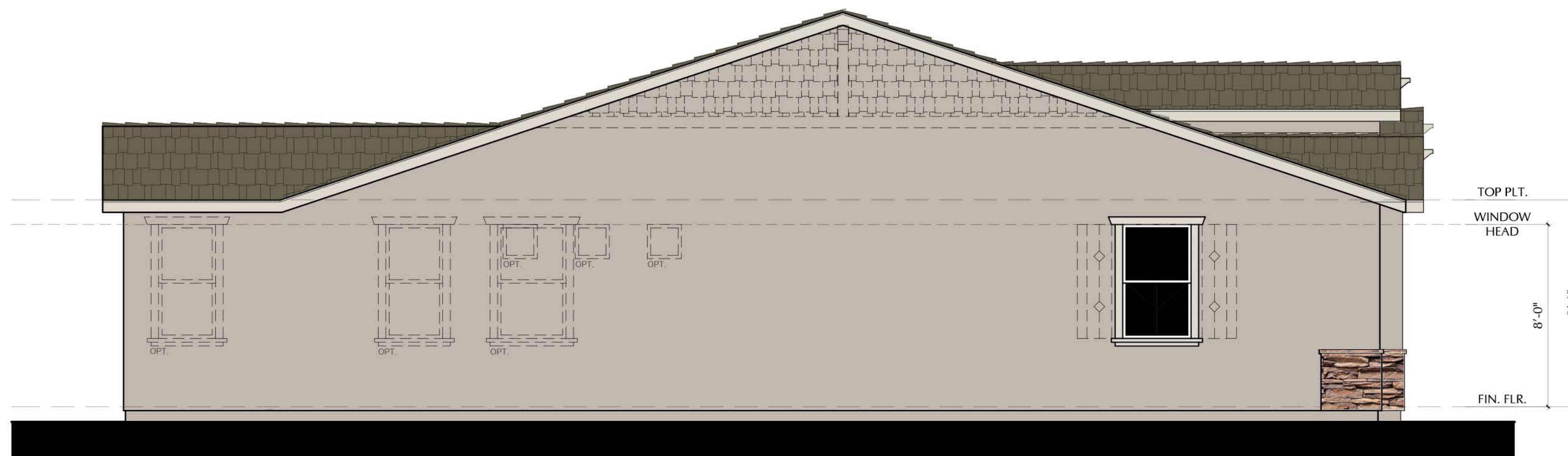
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Page 47

- N20D DECKER -
ELEVATION D
FRONT AND REAR

A20

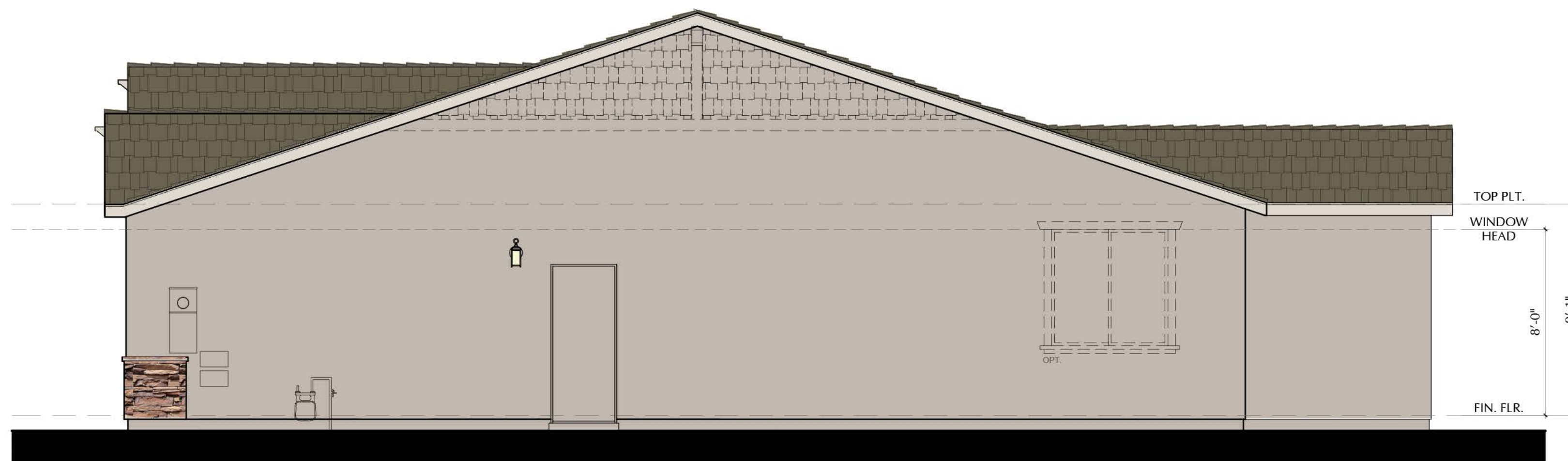
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LEFT ELEVATION

N20D - DECKER - D

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



RIGHT ELEVATION

N20D - DECKER - D

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

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

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- N20D DECKER -
ELEVATION D
SIDES

A21

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FRONT ELEVATION

N20D - DECKER - D

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



REAR ELEVATION

N20D - DECKER - D

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

SCALE: $\frac{1}{4}" = 1'-0"$

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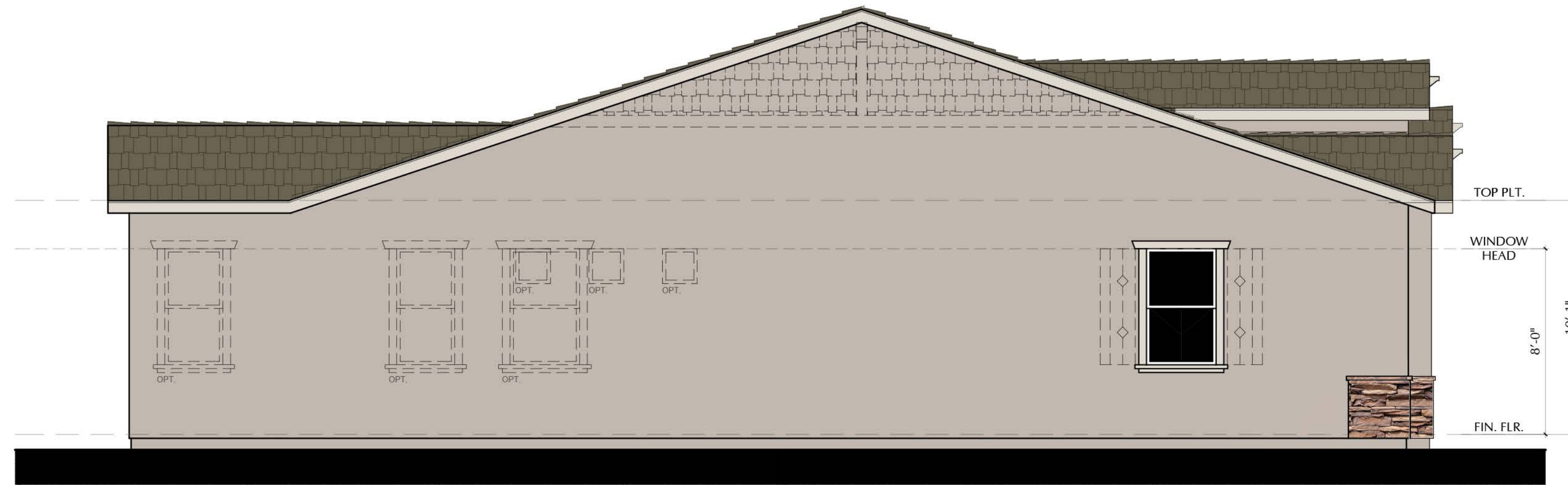
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- N20D DECKER -
ELEVATION D - OPT. 10' CLG.
FRONT AND REAR

A22

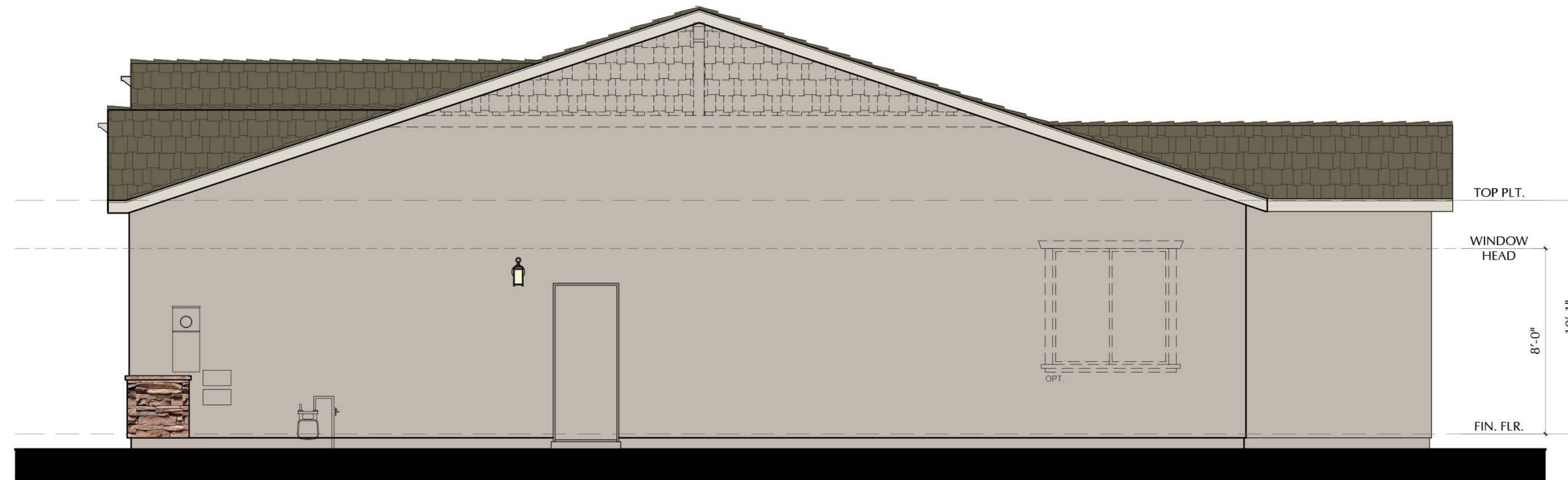
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LEFT ELEVATION

N20D - DECKER - D

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



RIGHT ELEVATION

N20D - DECKER - D

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

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

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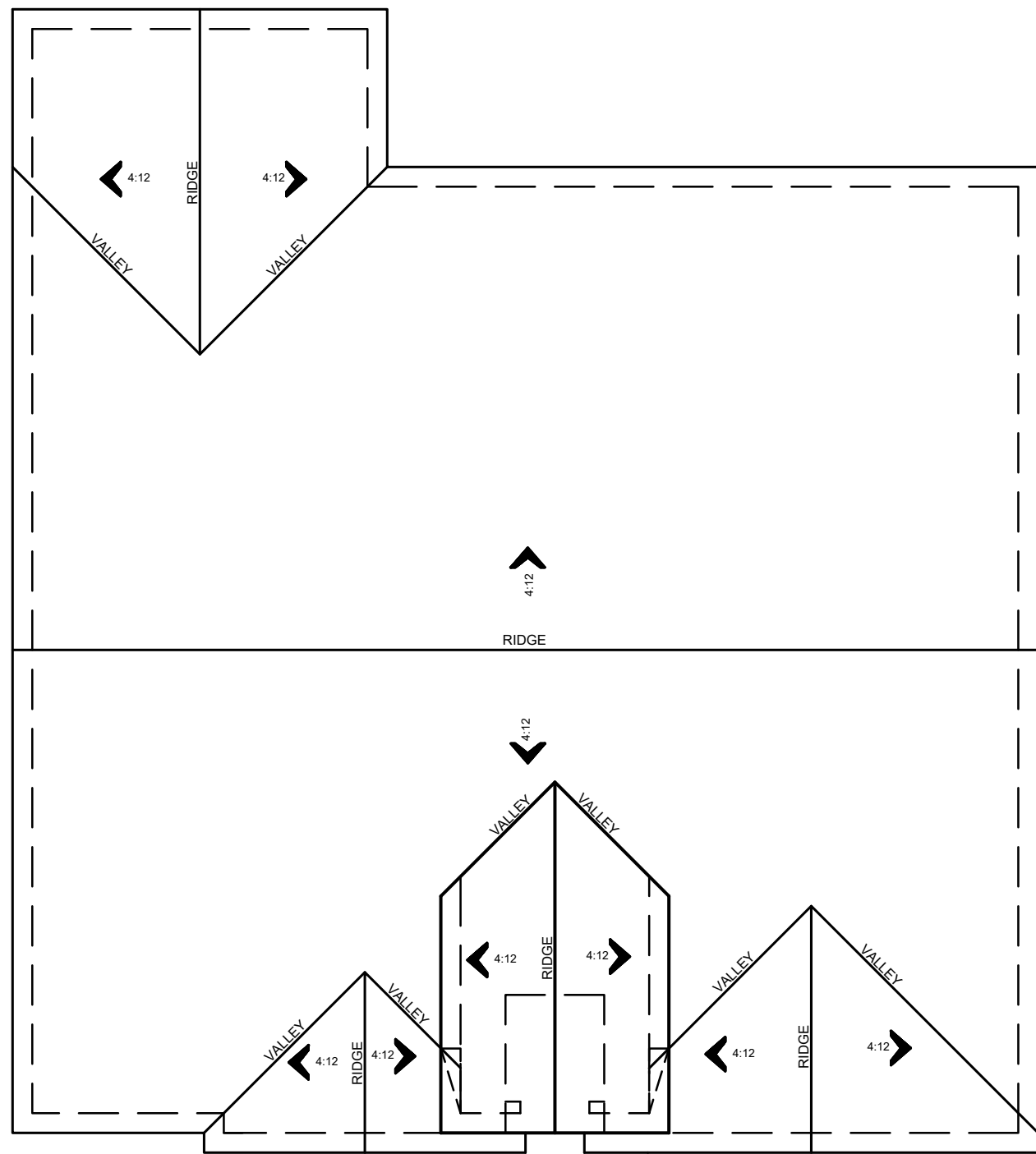
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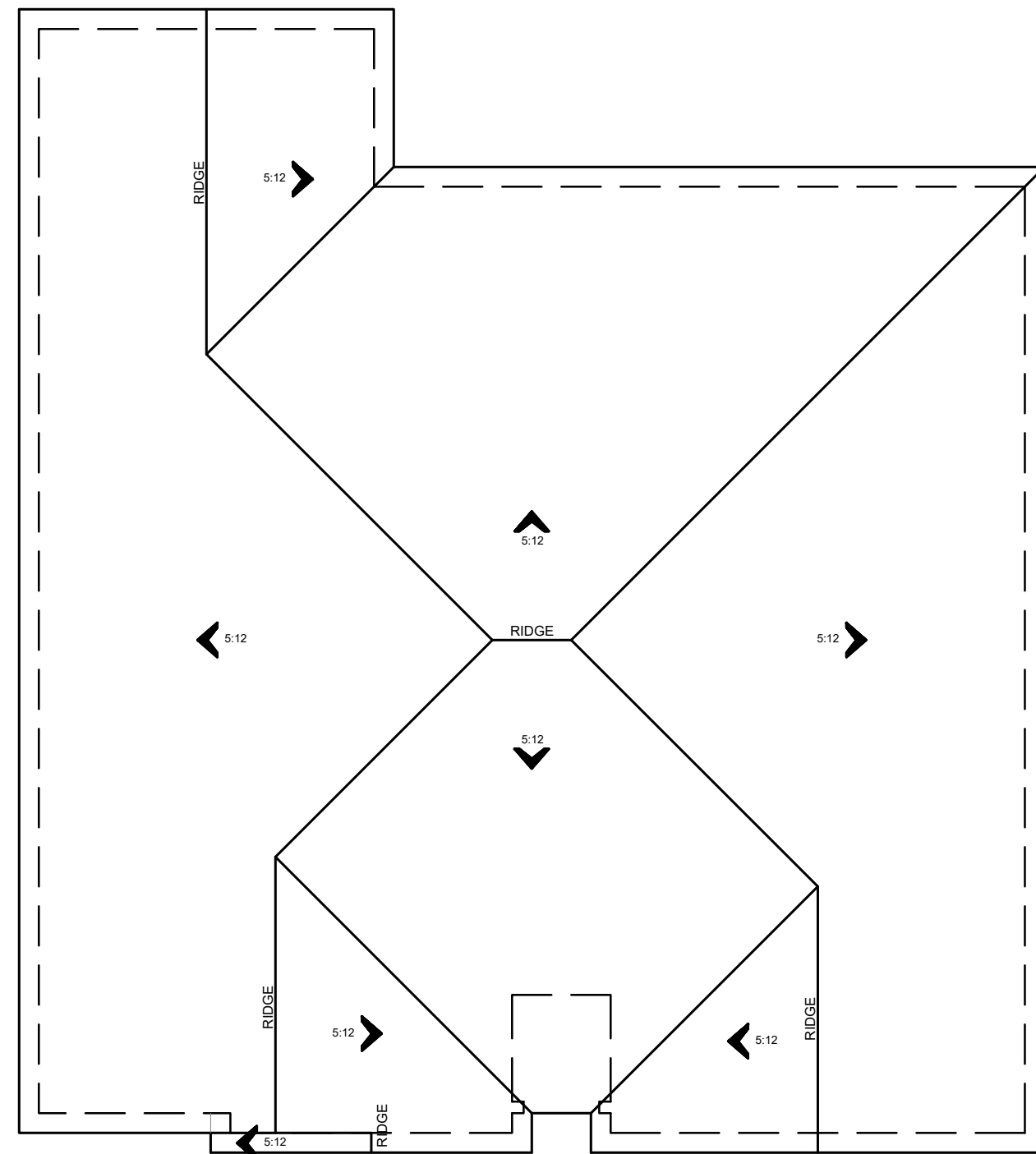
- N20D DECKER -
ELEVATION D - OPT. 10' CLG.
SIDES

A23

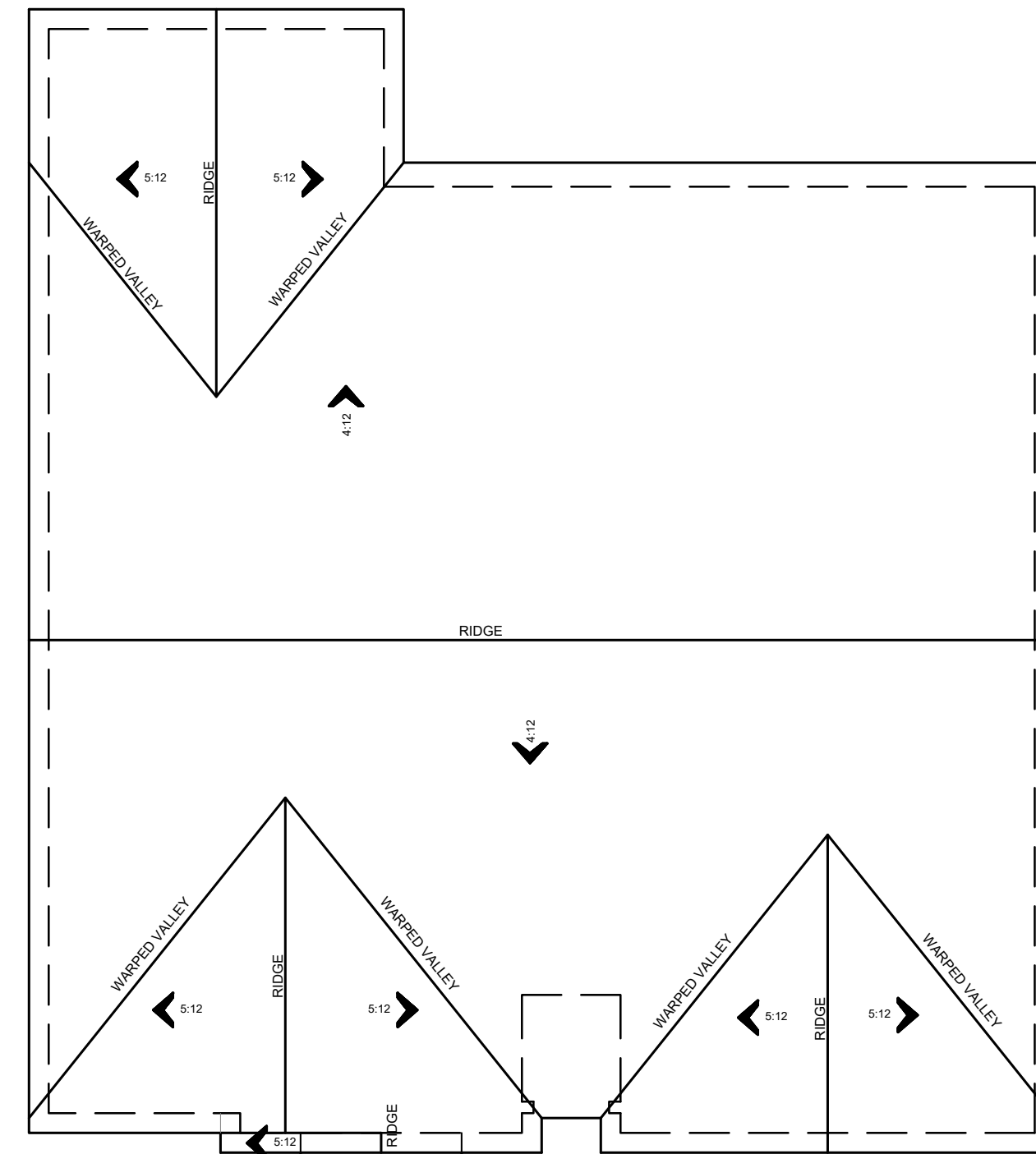
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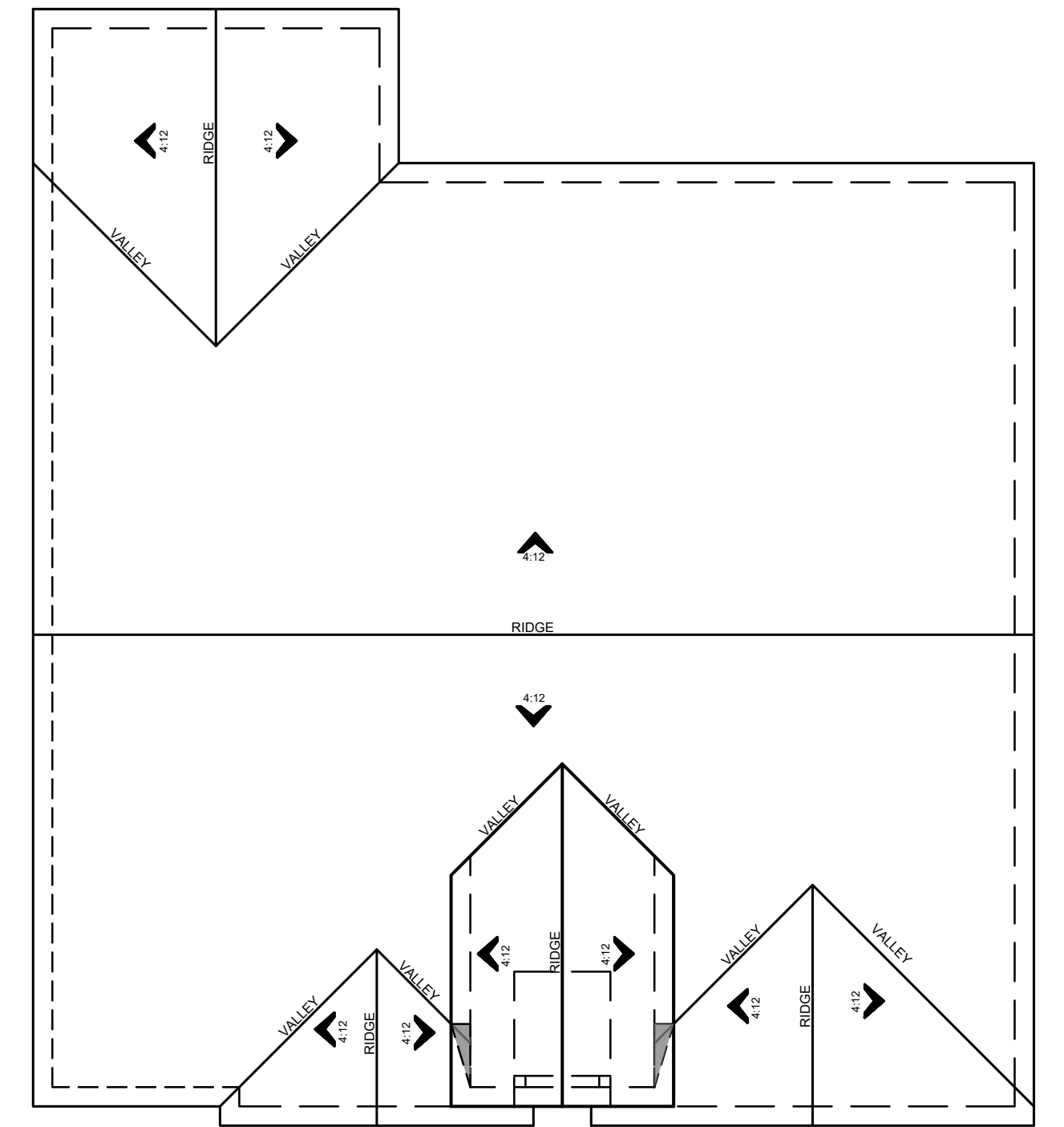
ROOF PLAN D
SCALE: 1/8"=1'-0"



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



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



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



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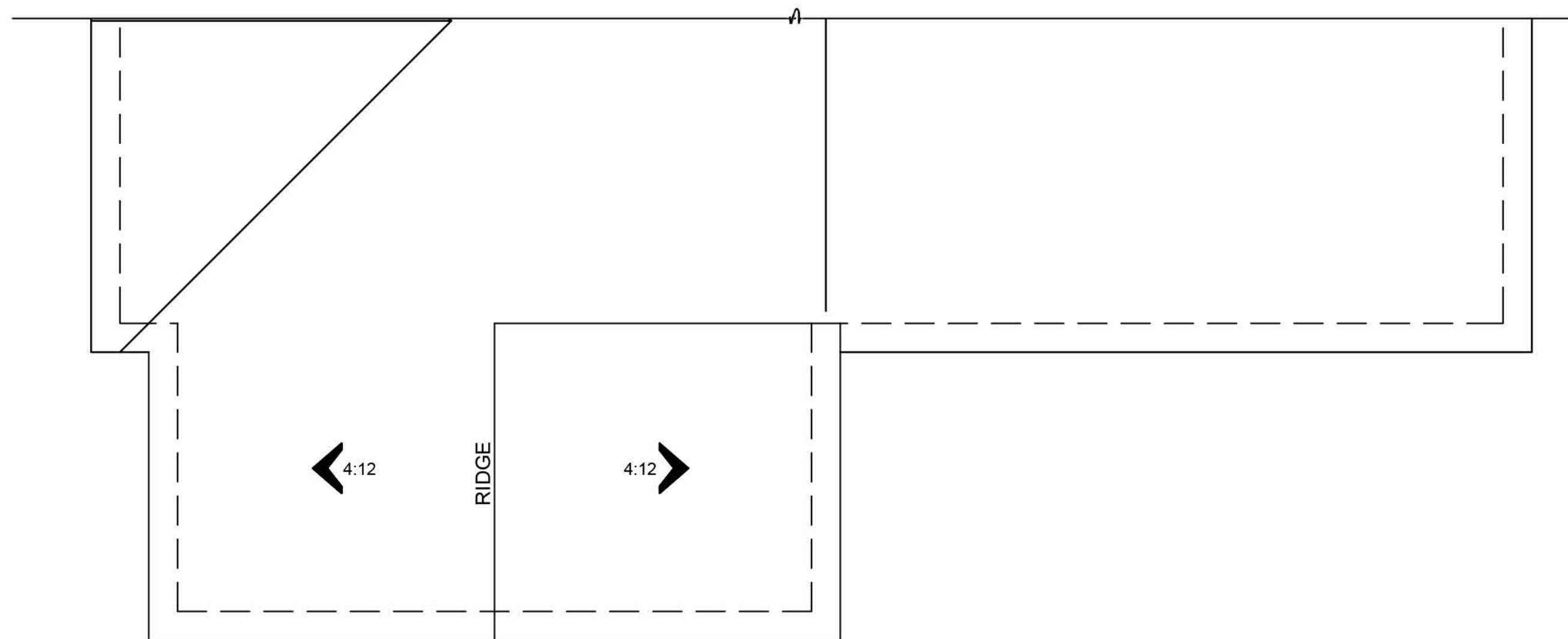


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- N20D DECKER -
ROOF PLANS

A24



ROOF PLAN

N20D -DECKER - A

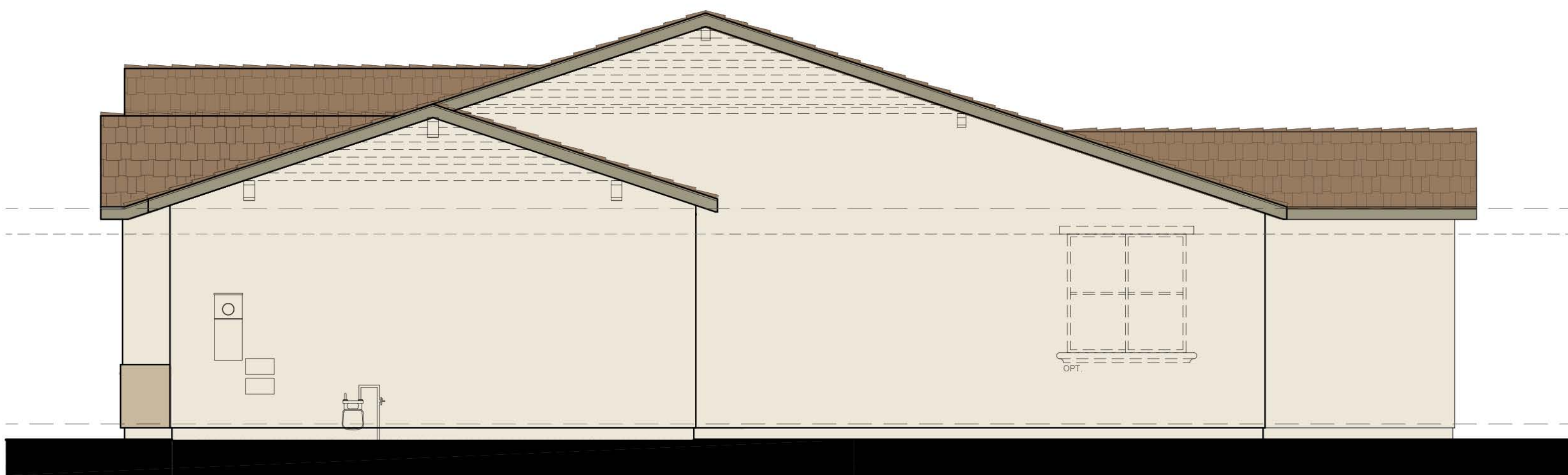
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FRONT ELEVATION

A

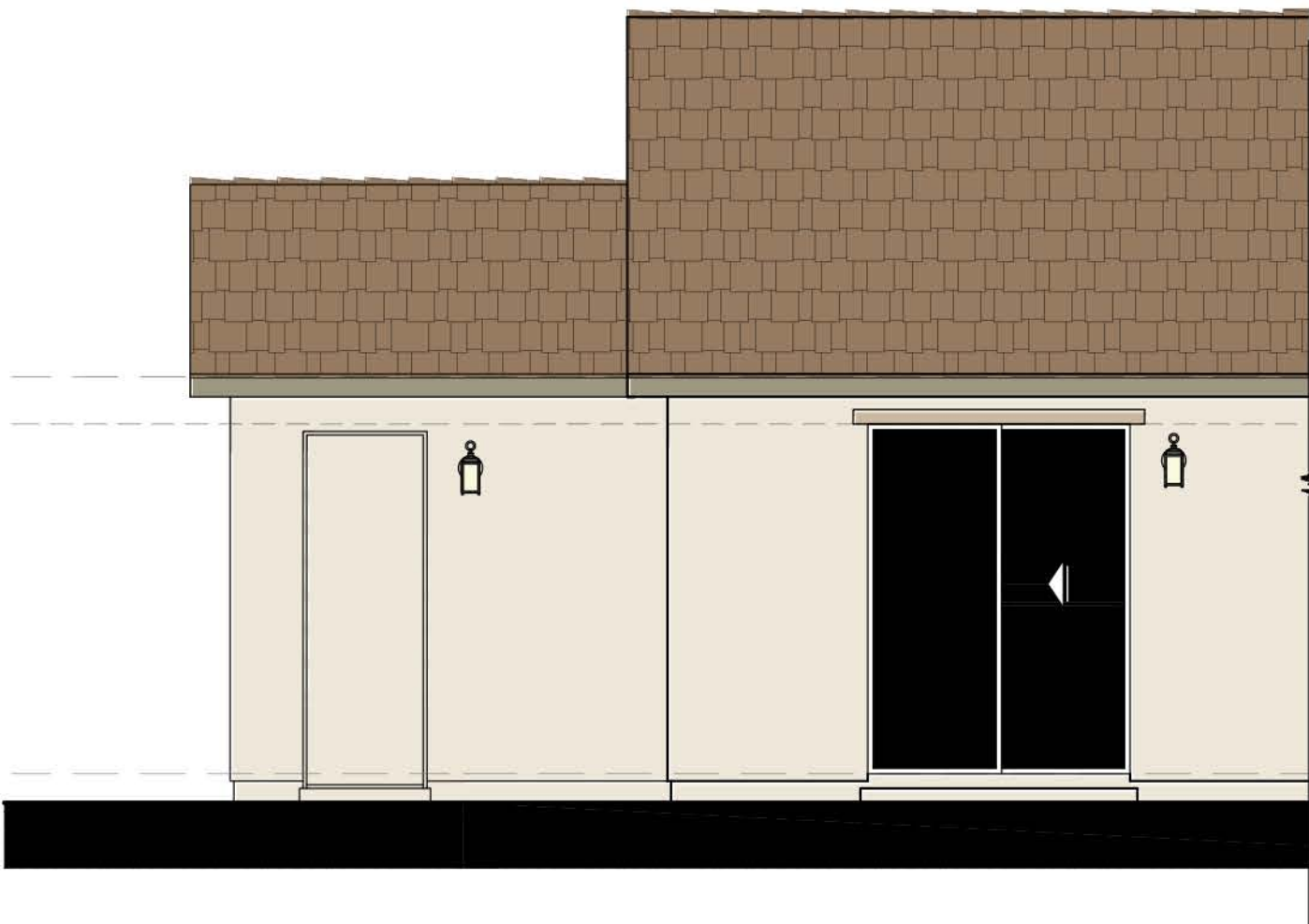
SCALE: 1/4"=1'-0"



RIGHT ELEVATION

N20D - DECKER - A

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



REAR ELEVATION

A

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

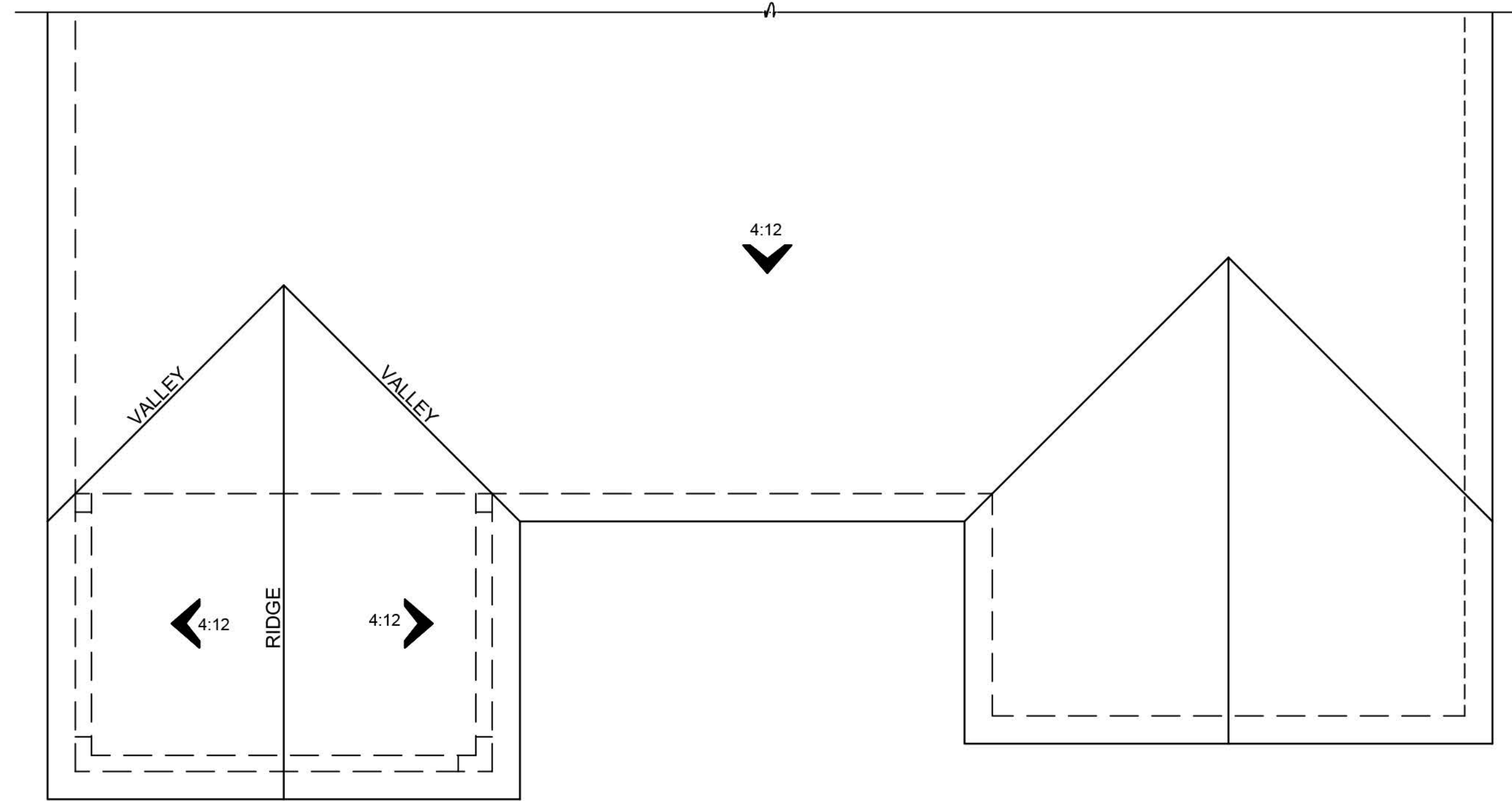
JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N20D DECKER -
ELEVATION A - OPT.
3RD CAR GARAGE

A25

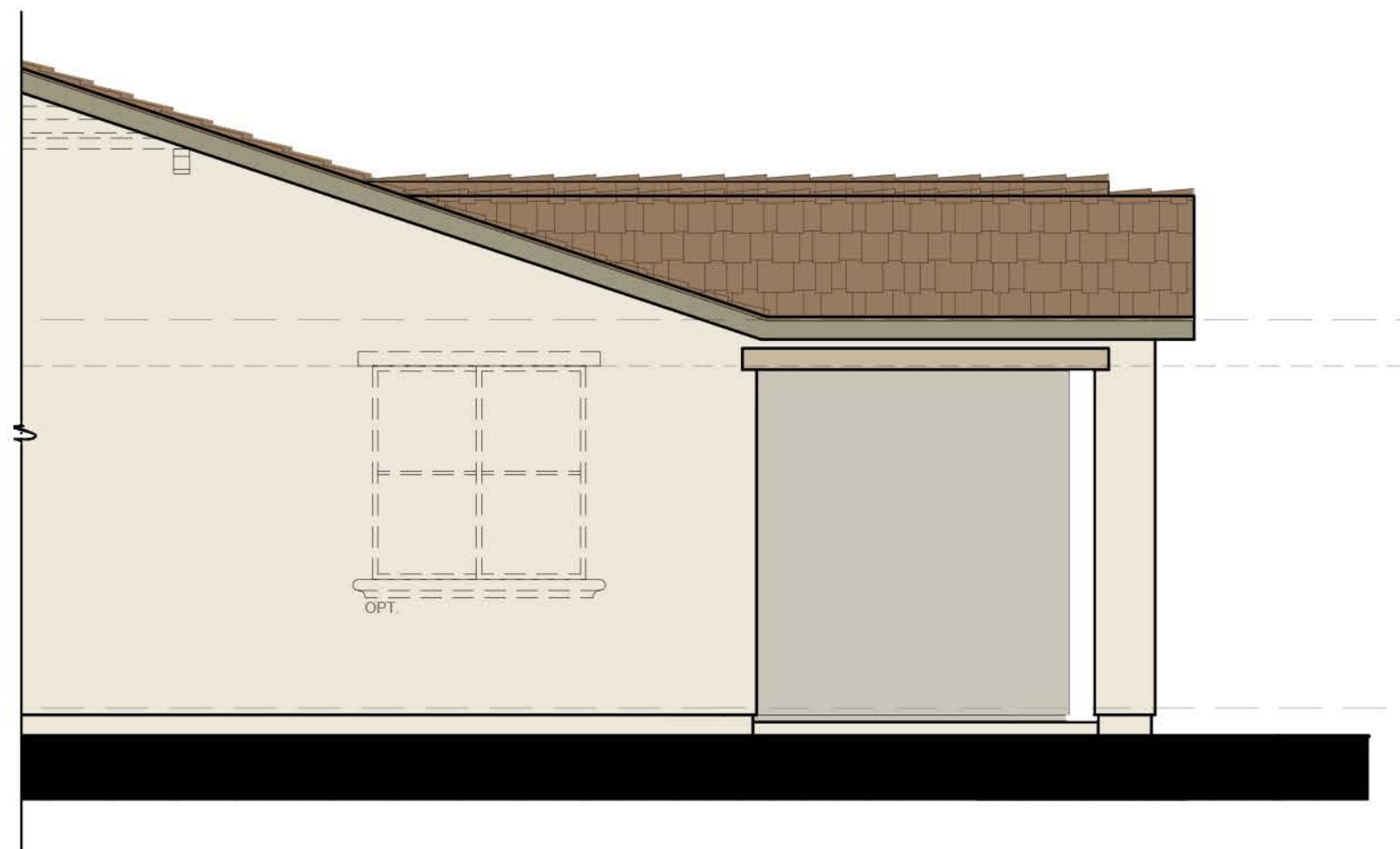
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ROOF PLAN

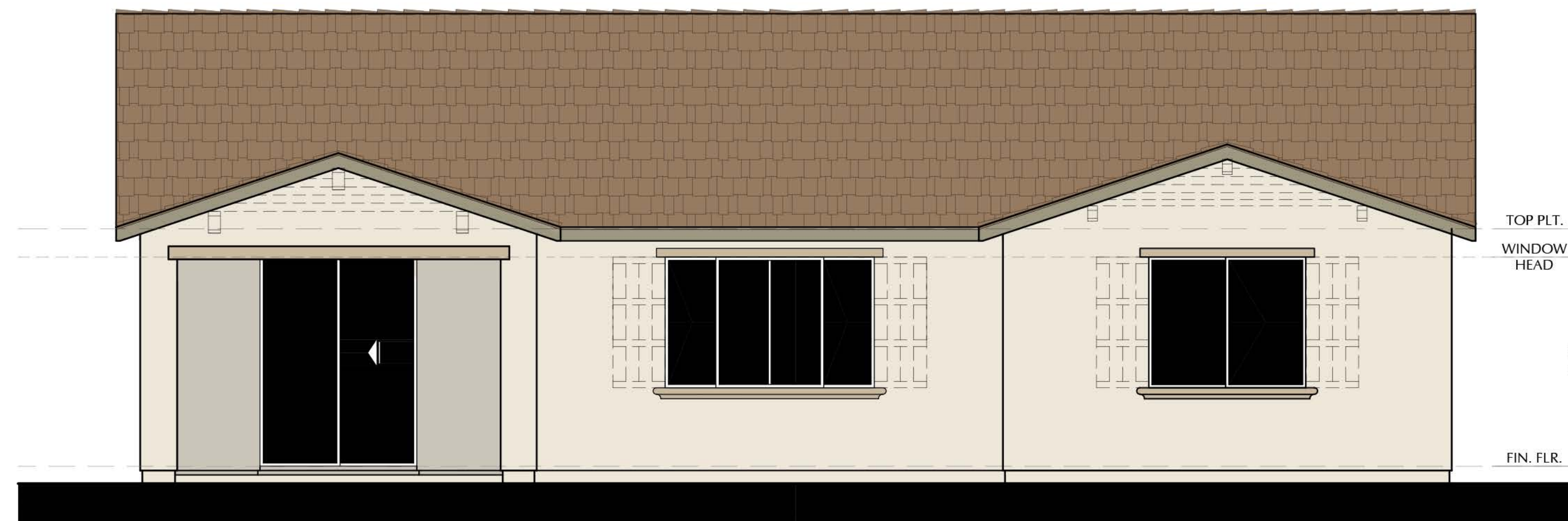
A

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



RIGHT ELEVATION N20D - A - DECKER

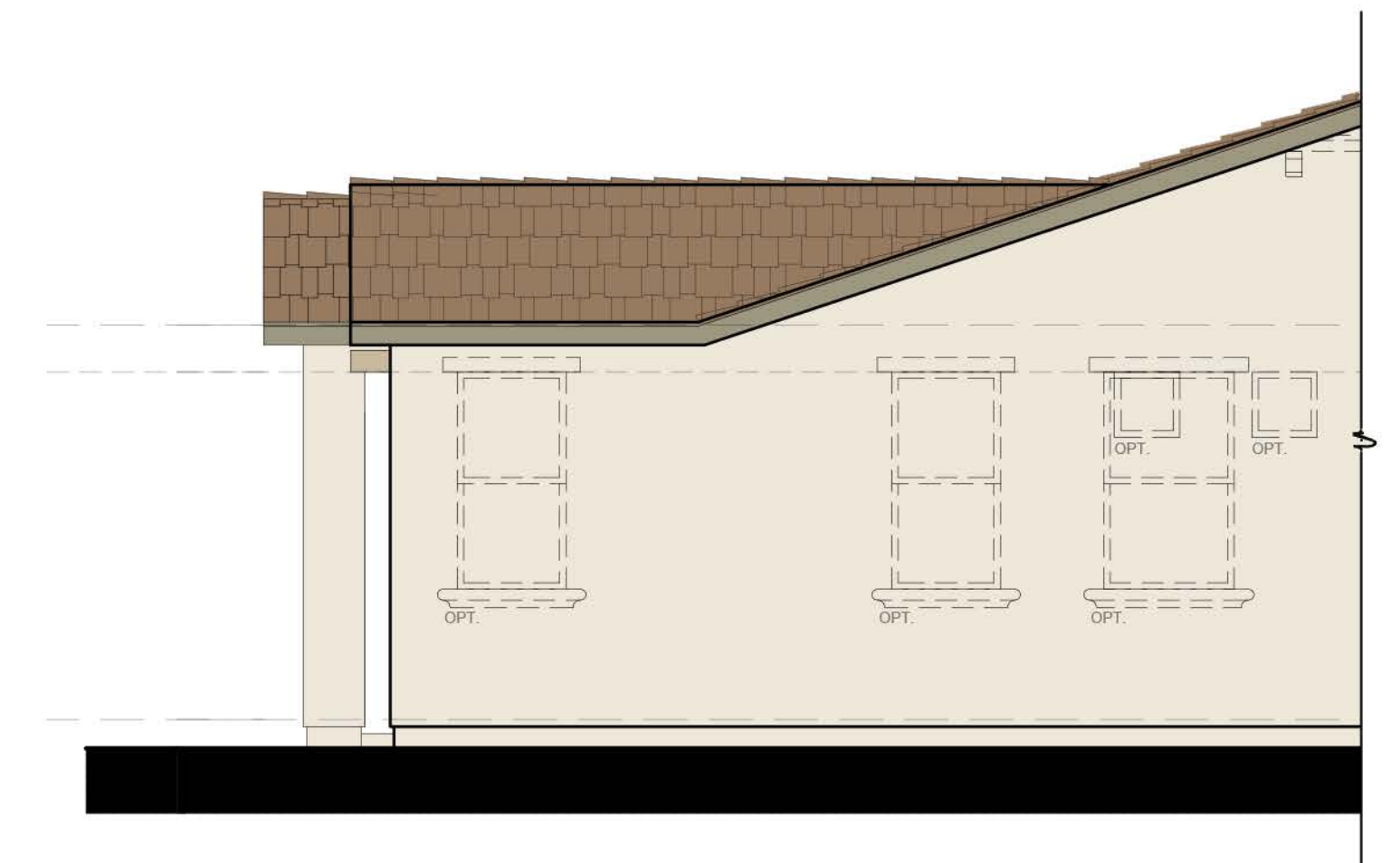
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - A - DECKER

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



LEFT ELEVATION N20D - A - DECKER

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

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

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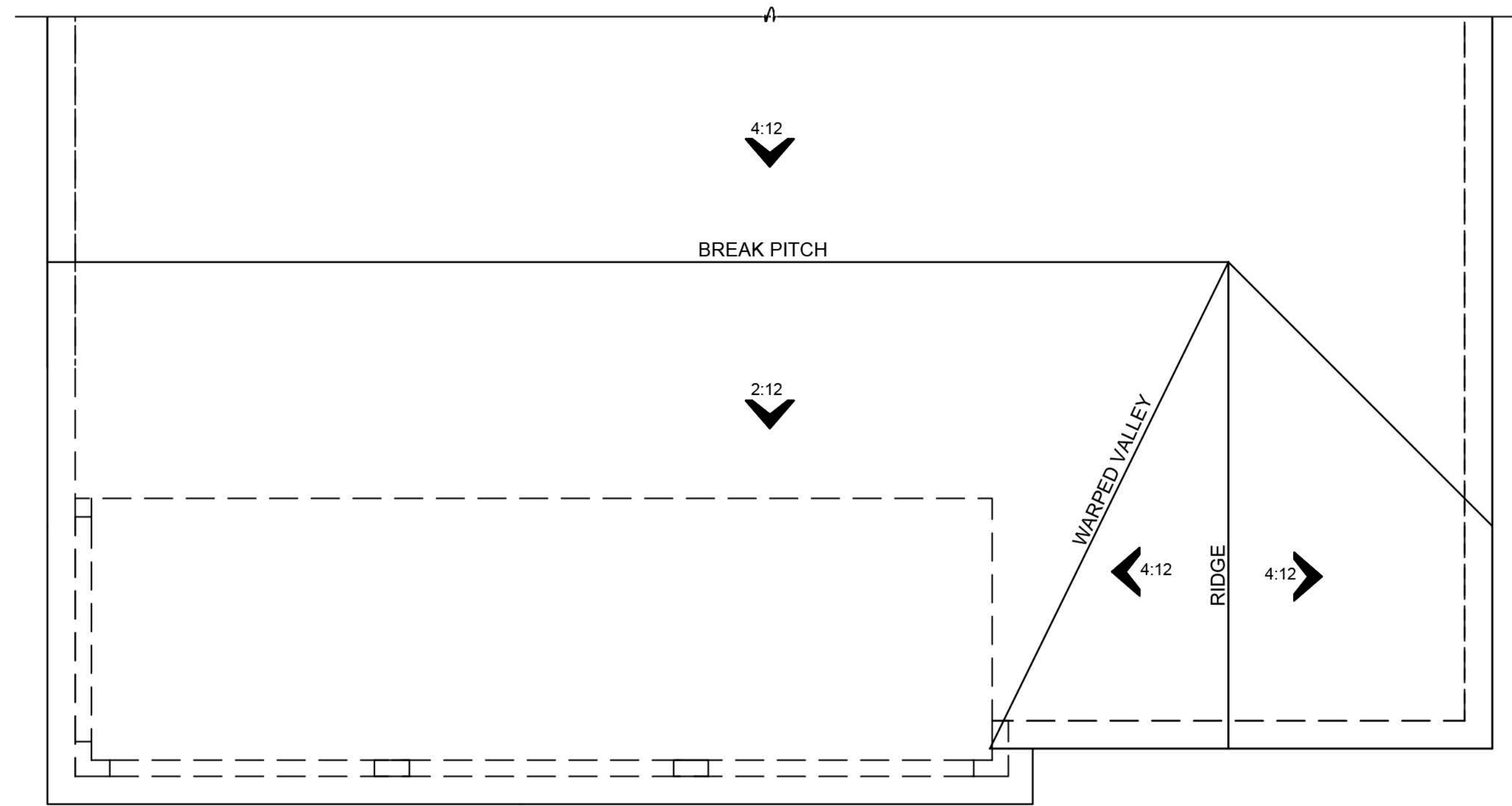
JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N20D DECKER -
ELEVATION A - OPT.
COVERED PATIO

A26

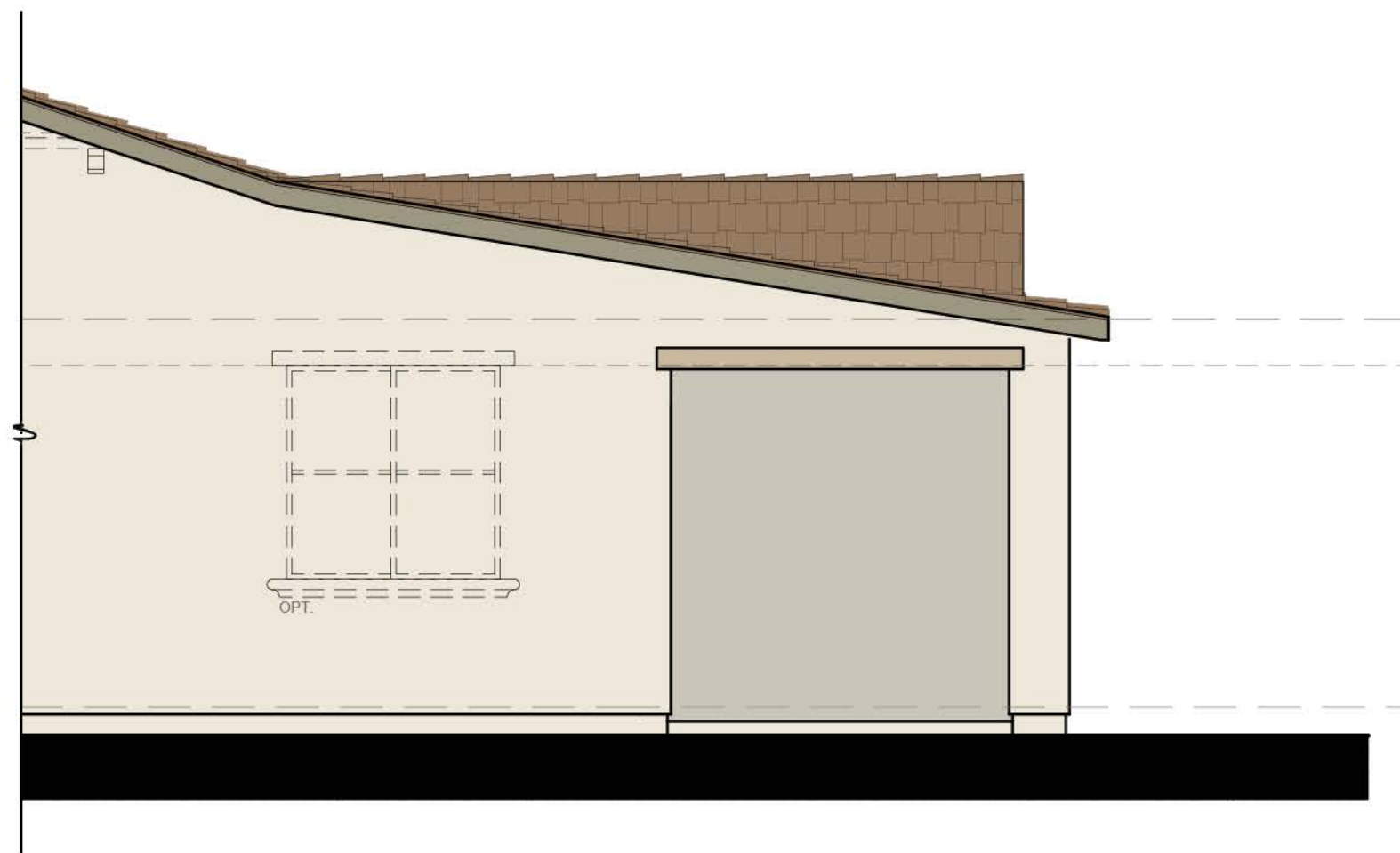
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ROOF PLAN

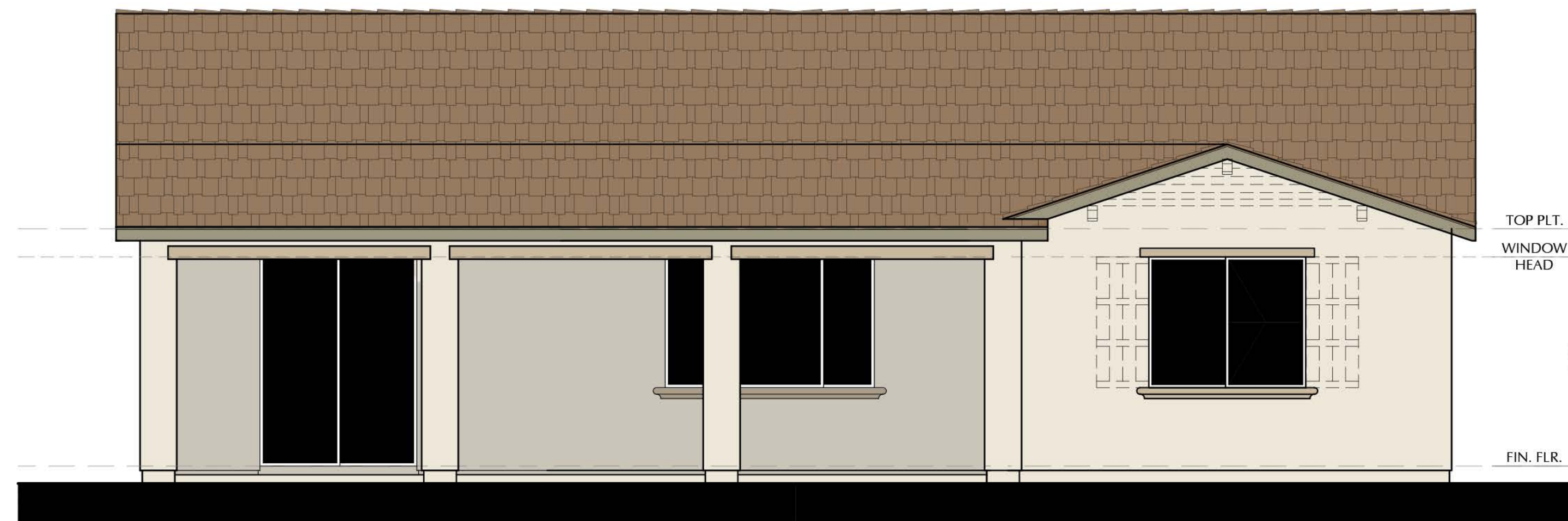
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SCALE: 1/8"=1'-0"



RIGHT ELEVATION N20D - A - DECKER

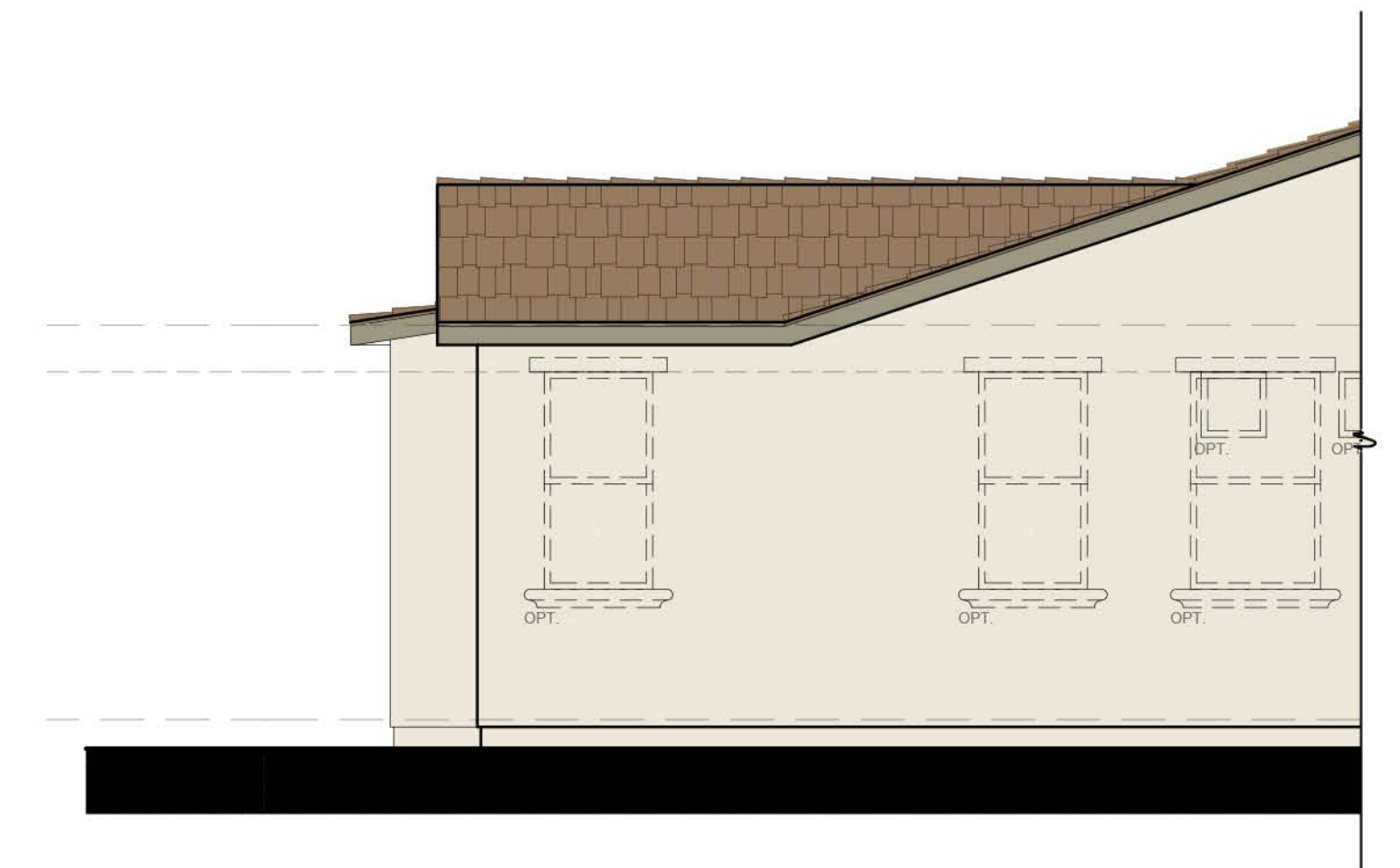
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - A - DECKER

TOP PLT.
WINDOW
HEAD
8'-0"
9'-1"
FIN. FLR.



LEFT ELEVATION N20D - A - DECKER

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

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

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JOB # : 109-20118

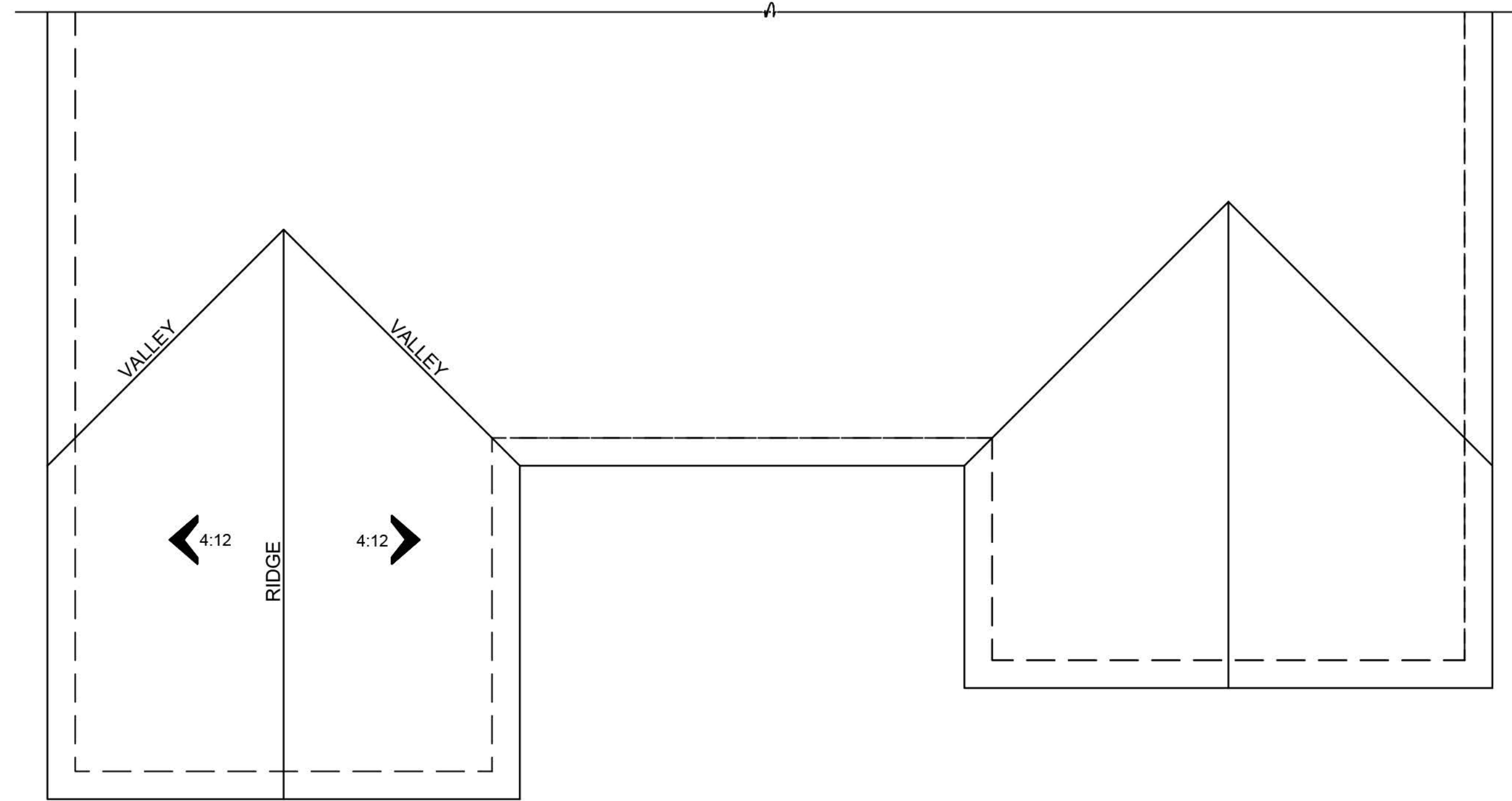
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Page 54

- N20D DECKER -
ELEVATION A - OPT.
EXT. COVERED PATIO

A27

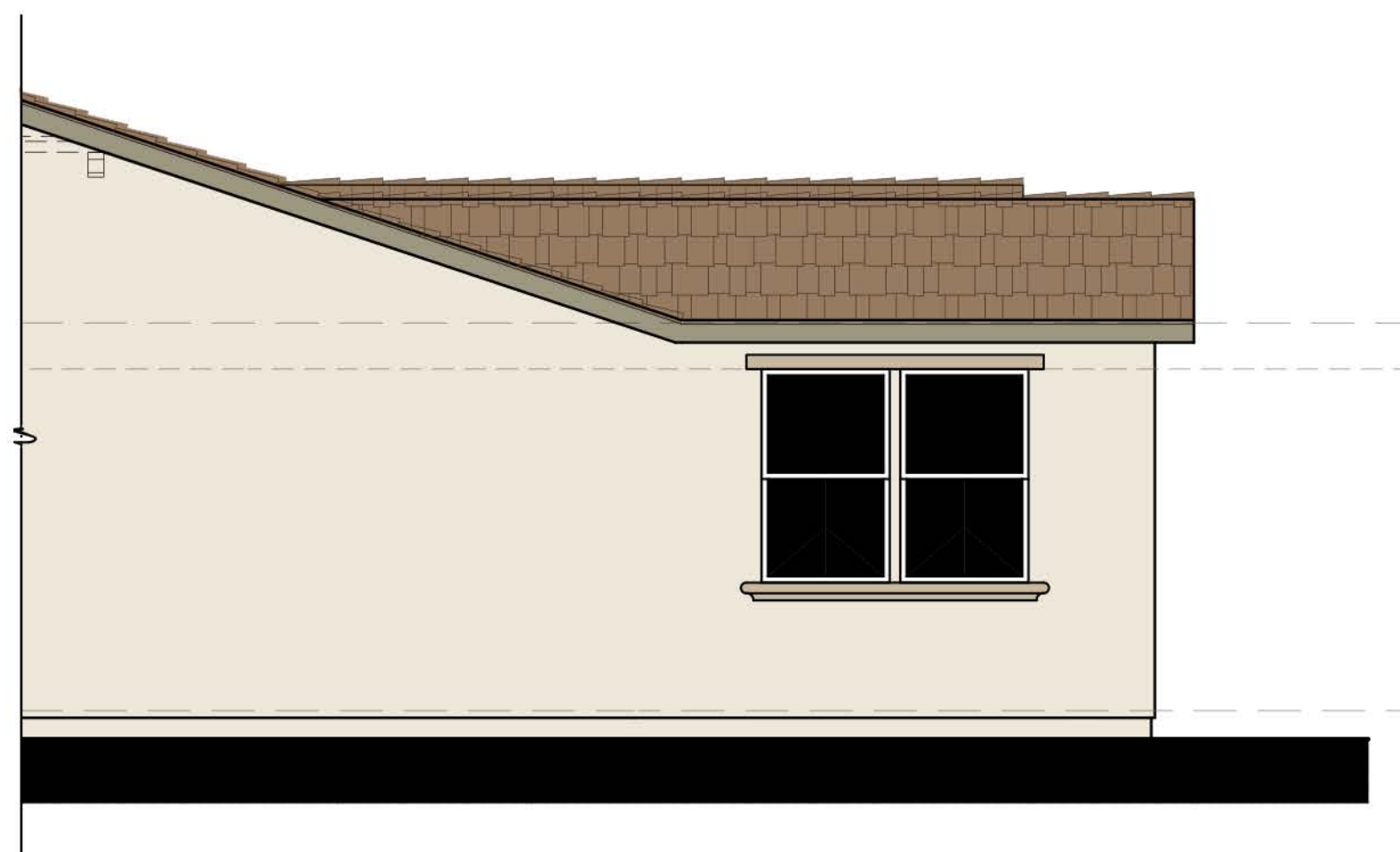
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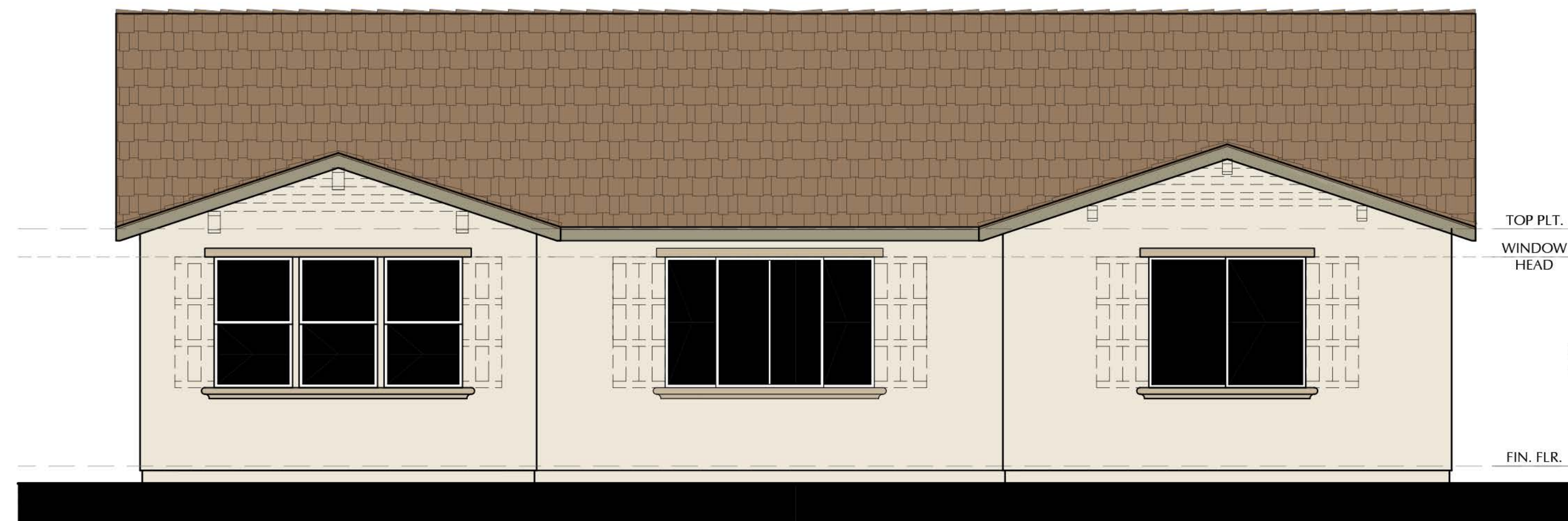
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SCALE: 1/8"=1'-0"



RIGHT ELEVATION N20D - A - DECKER

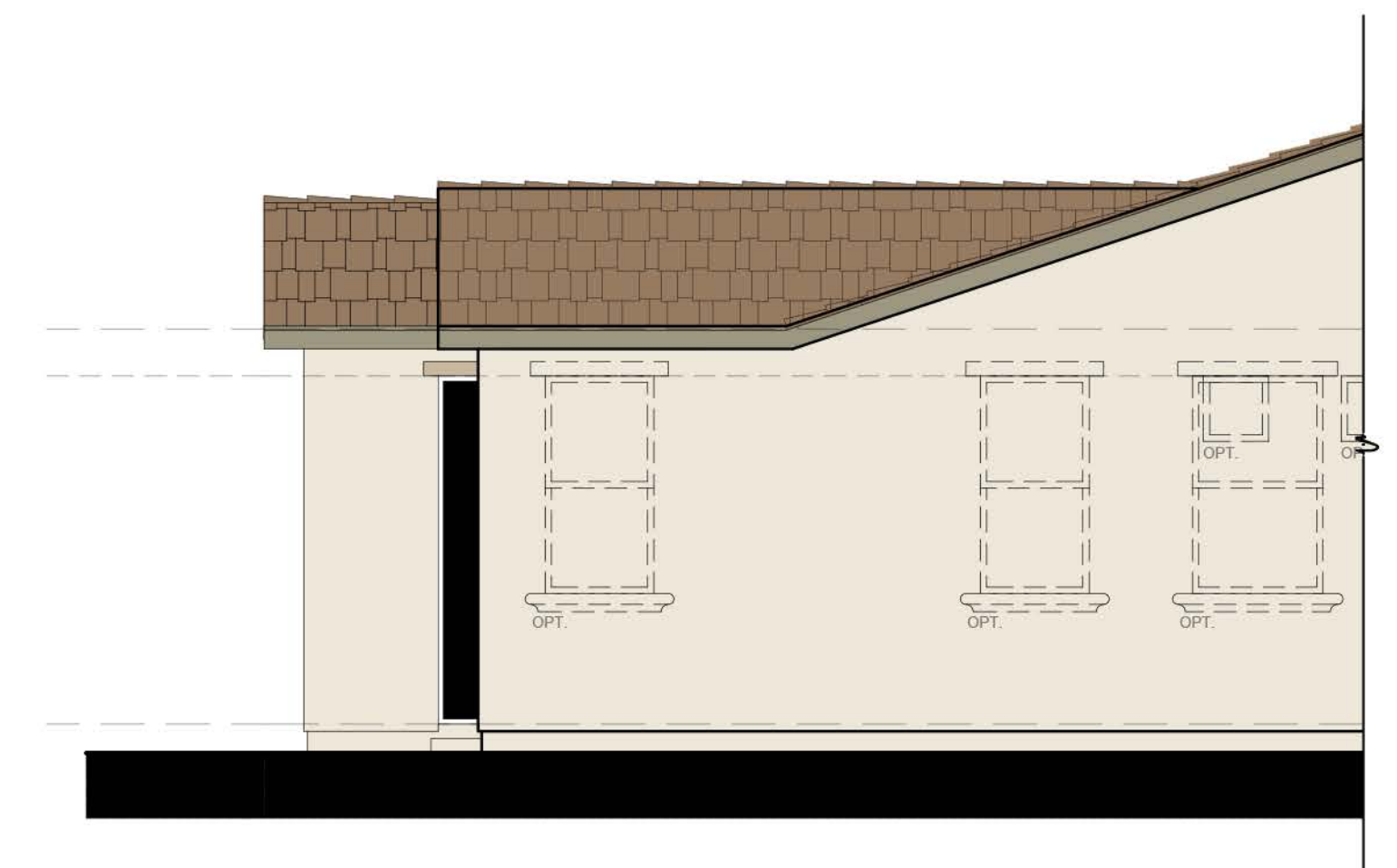
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - A - DECKER

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



LEFT ELEVATION N20D - A - DECKER

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

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

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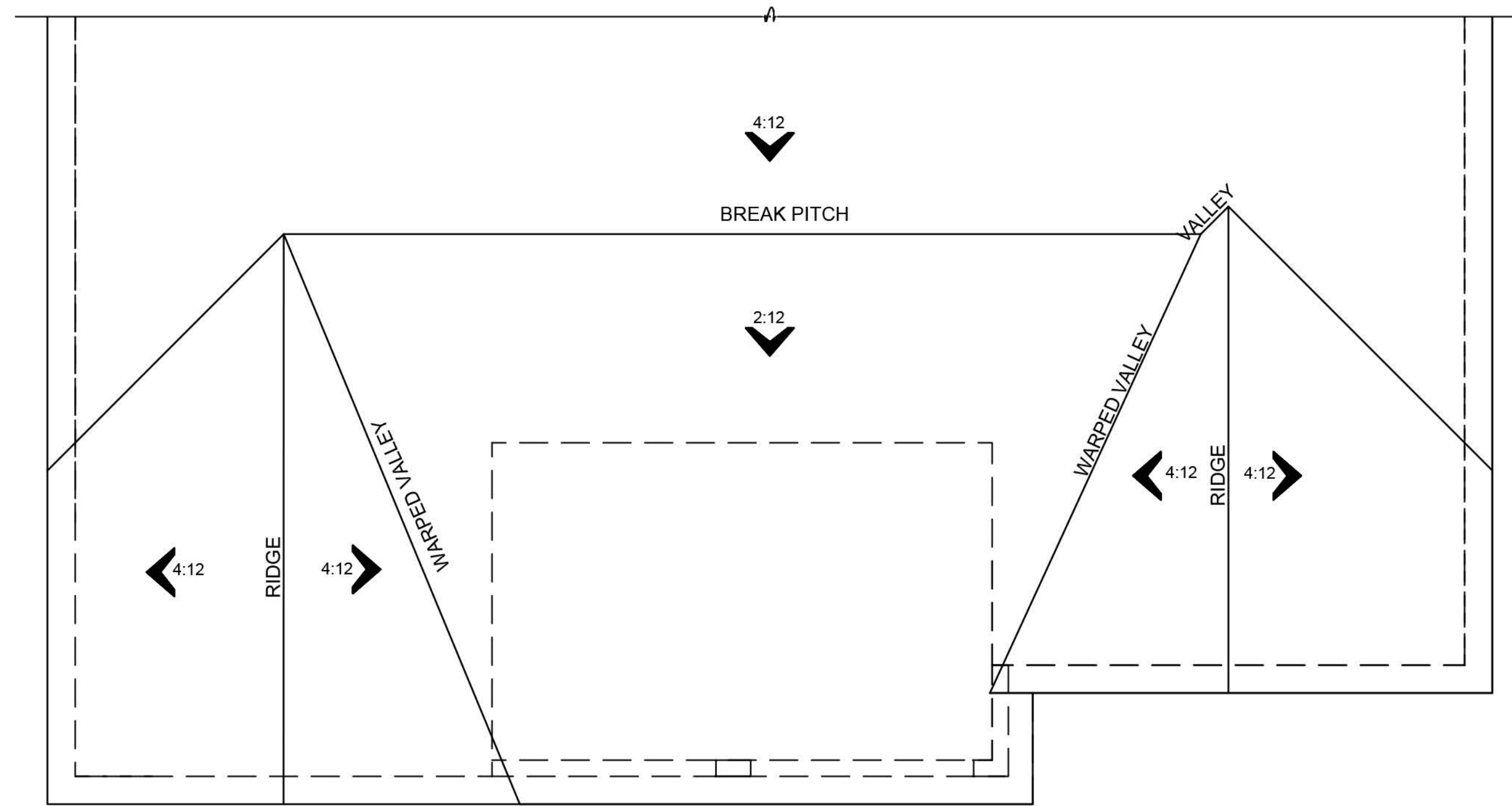
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DATE: NOVEMBER 24th, 2020

- N20D DECKER -
ELEVATION A - OPT.
SUNROOM

A28

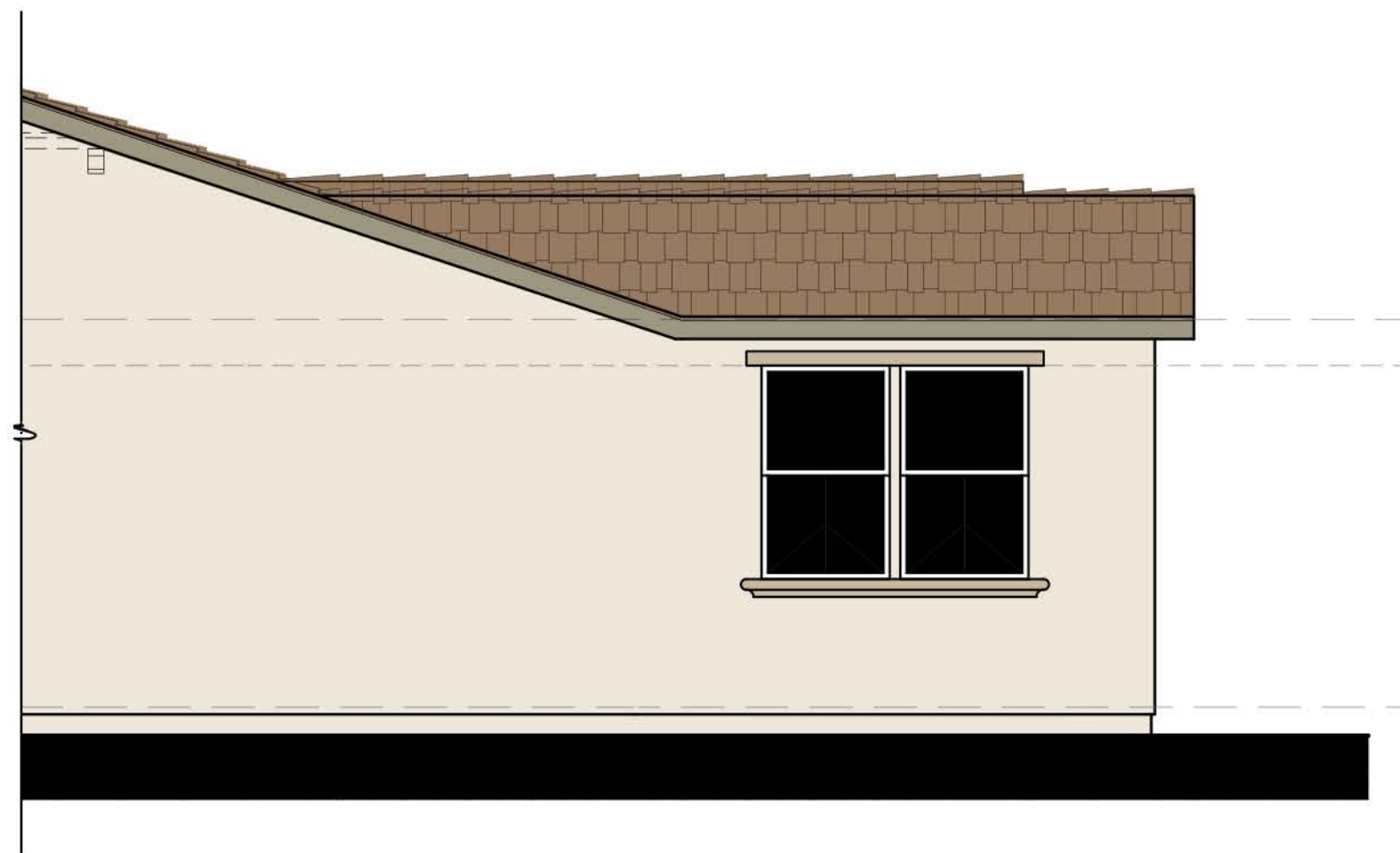
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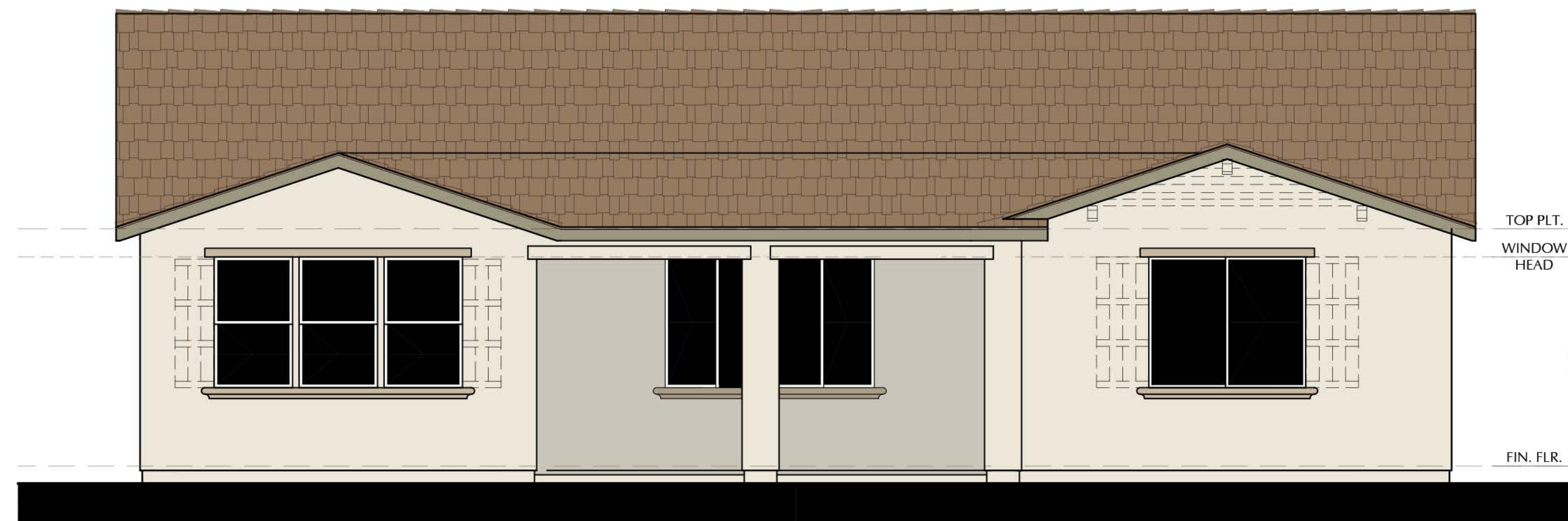
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SCALE: 1/8"=1'-0"



RIGHT ELEVATION N20D - A - DECKER

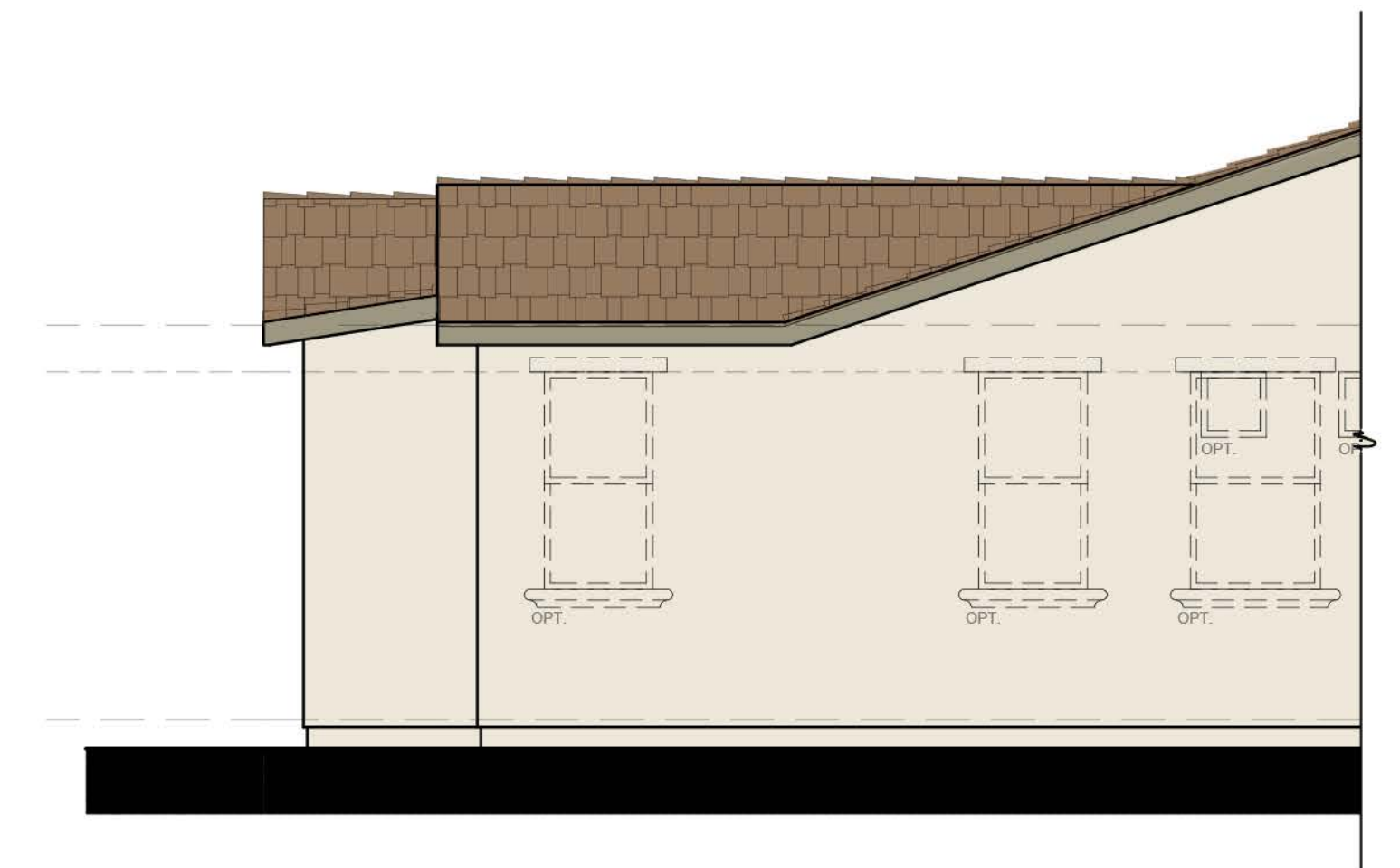
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REAR ELEVATION

N20D - A - DECKER

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



LEFT ELEVATION N20D - A - DECKER

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

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

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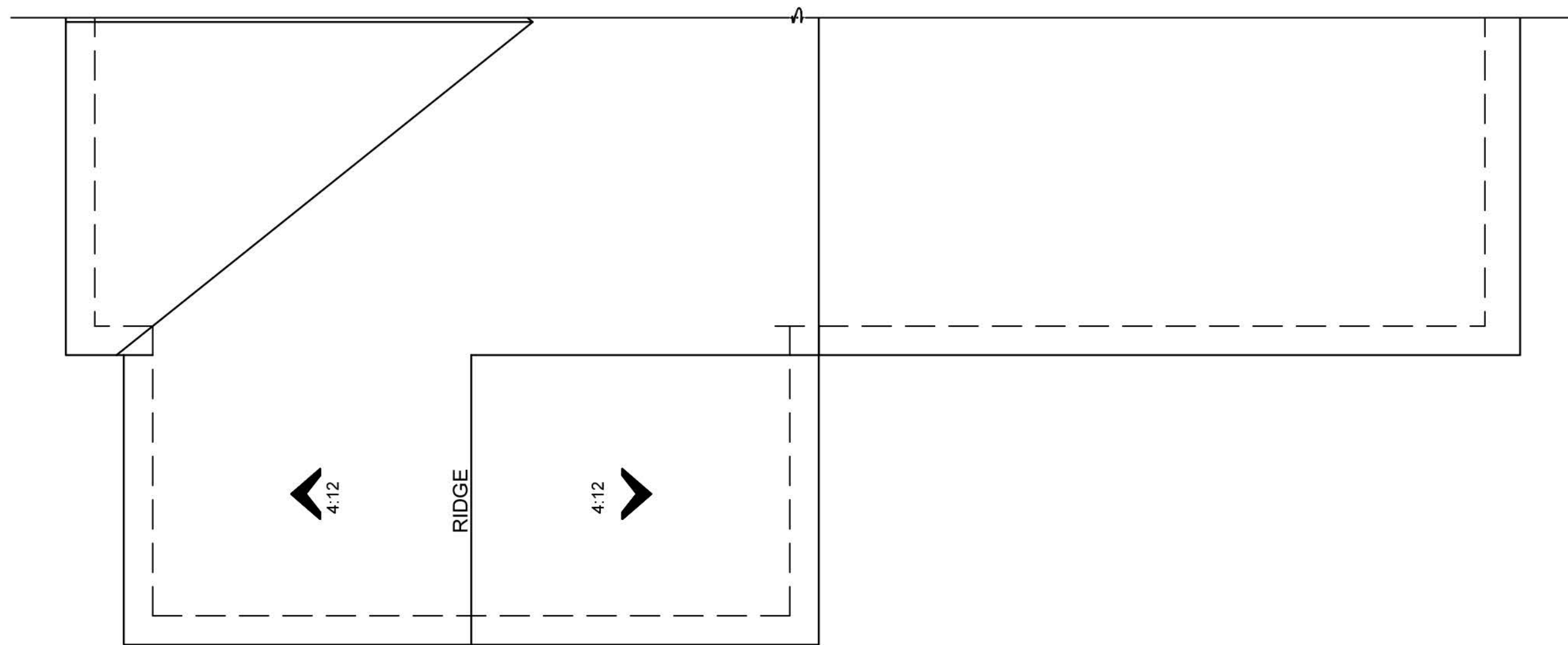
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Page 56

- N20D DECKER -
ELEVATION A - OPT.
COV. PATIO @ SUNROOM

A29

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ROOF PLAN

N20D -DECKER - B

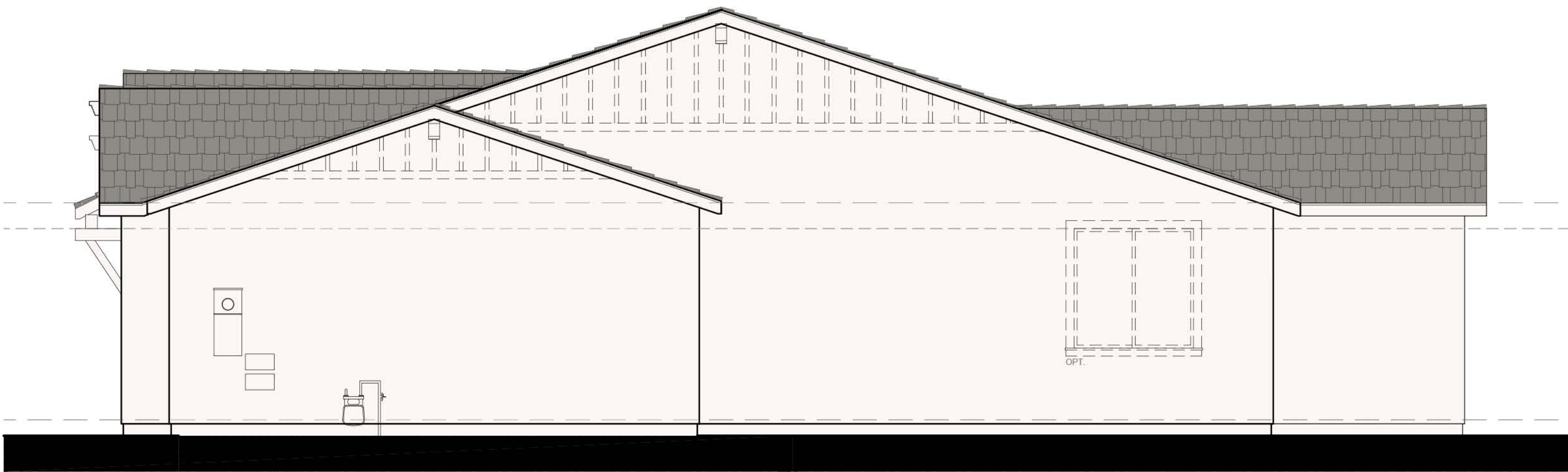
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FRONT ELEVATION

B

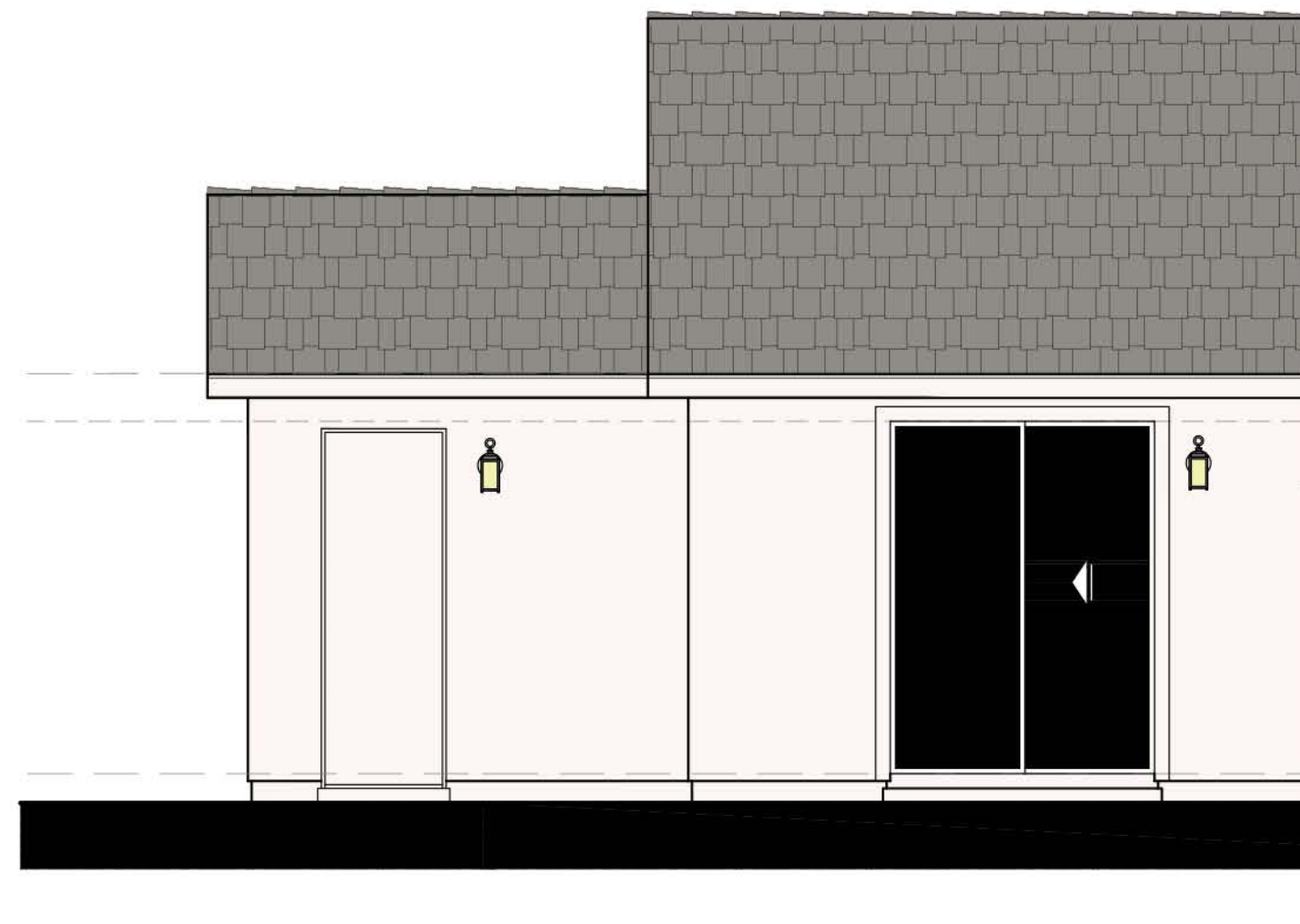
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RIGHT ELEVATION

N20D - DECKER - B

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



REAR ELEVATION

B

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

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

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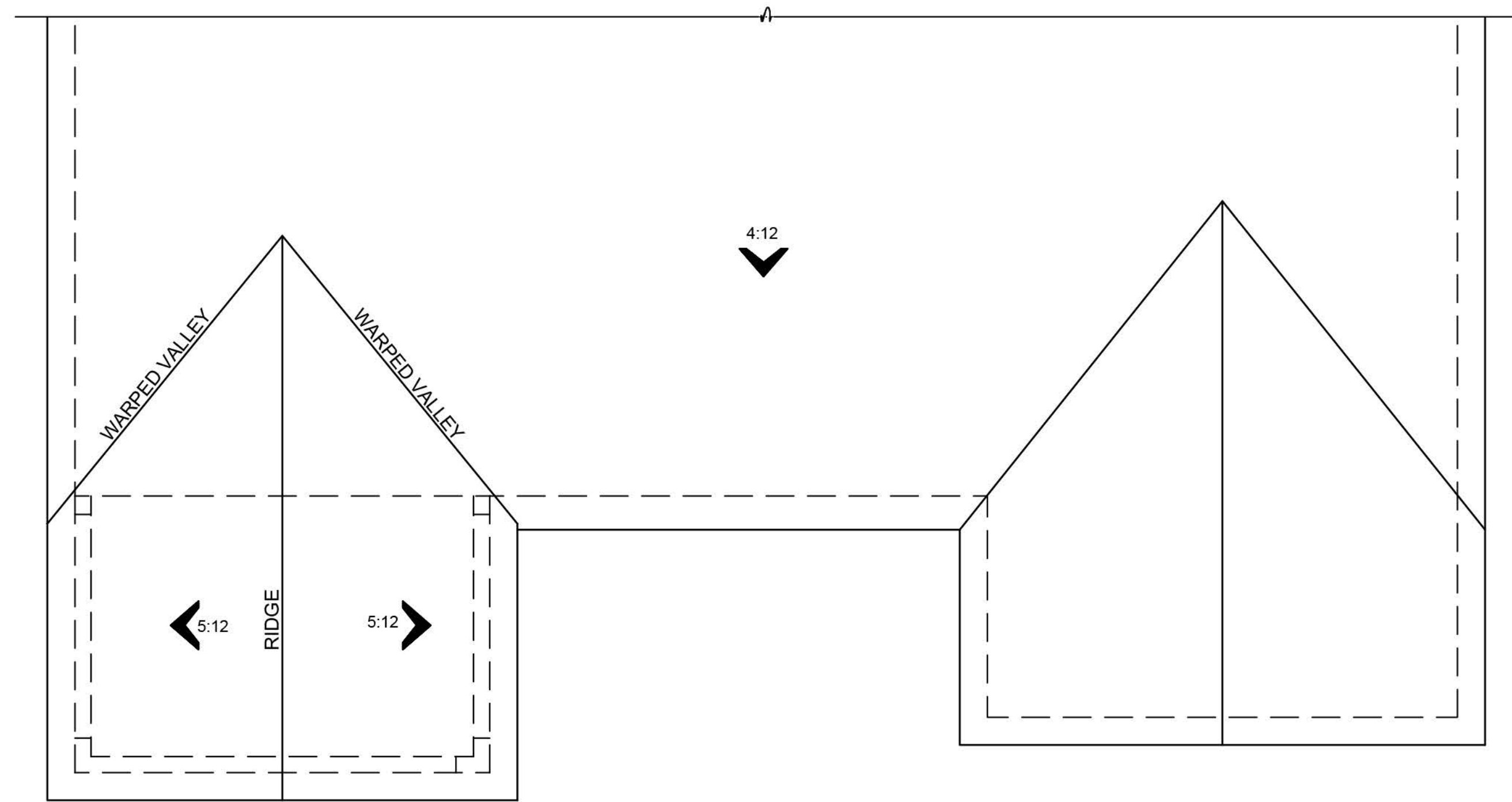
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- N20D DECKER -
ELEVATION B - OPT.
3RD CAR GARAGE

A30

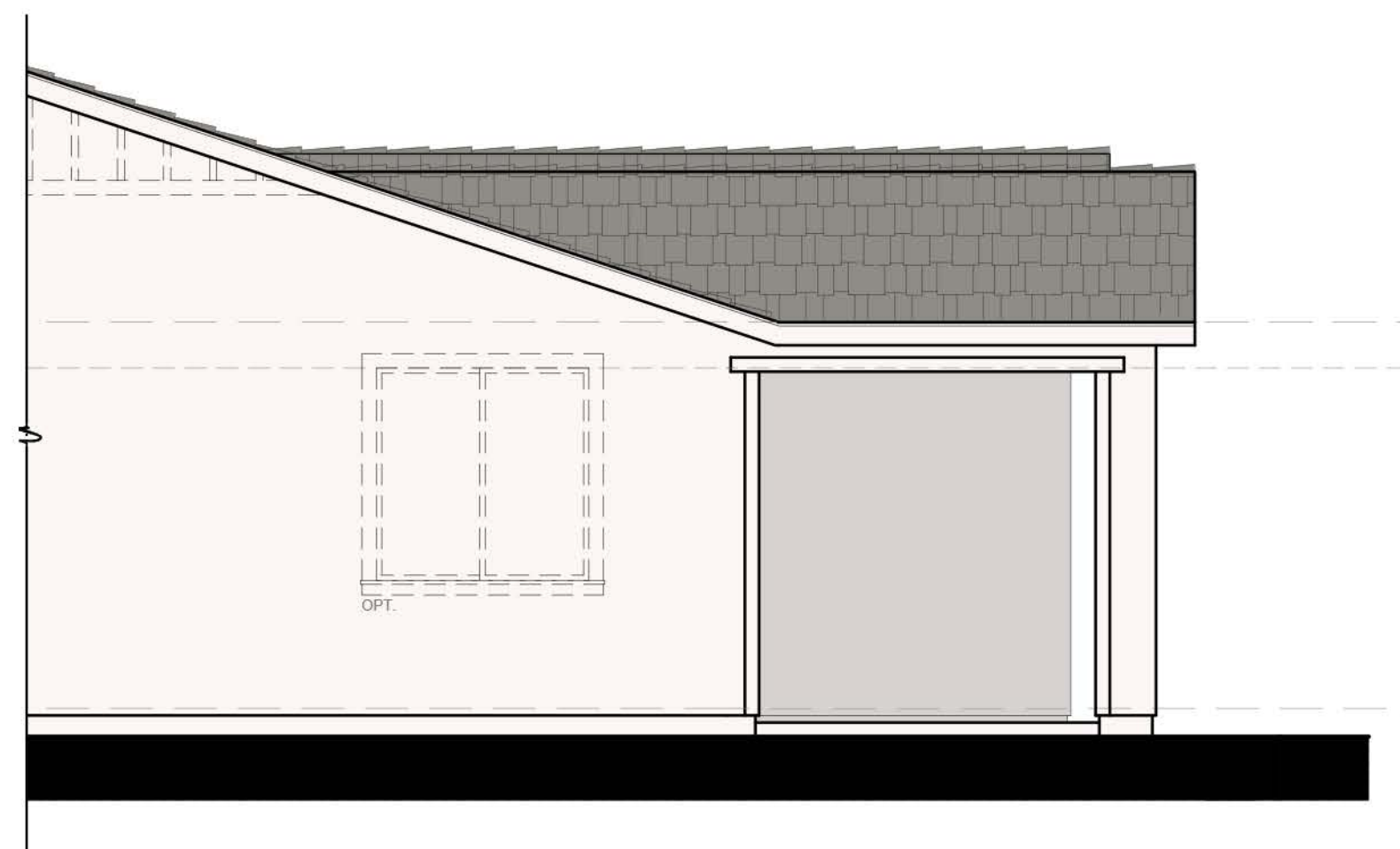
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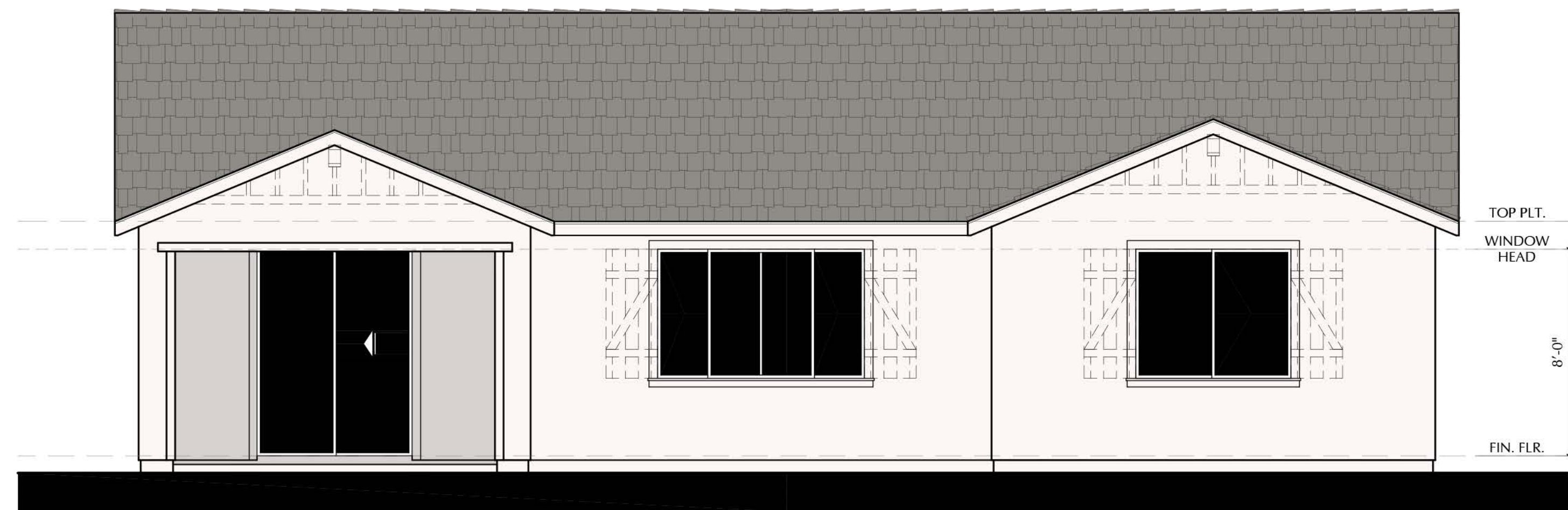
B

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



RIGHT ELEVATION N20D - B - DECKER

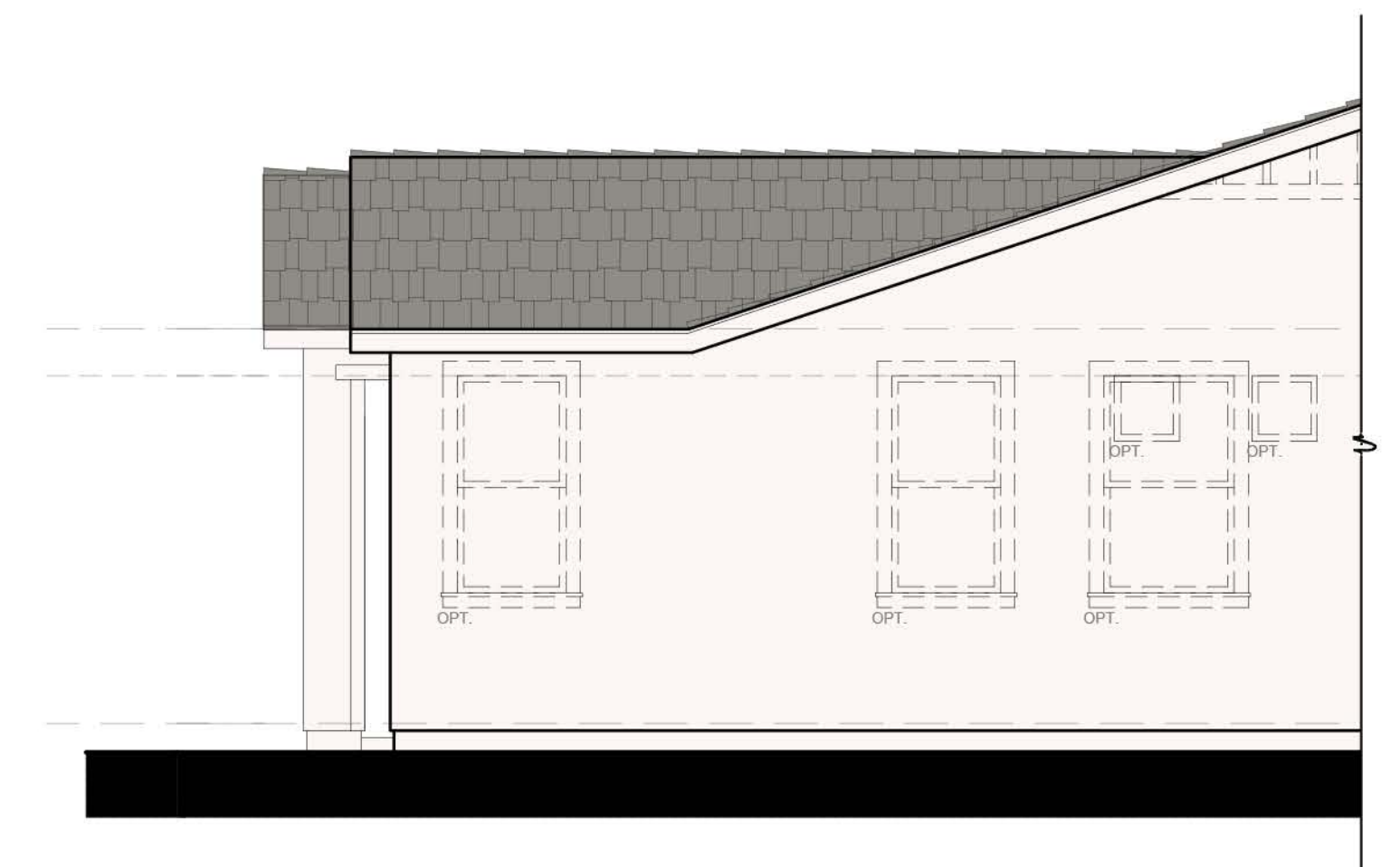
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REAR ELEVATION

N20D - B - DECKER

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



LEFT ELEVATION N20D - B - DECKER

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

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

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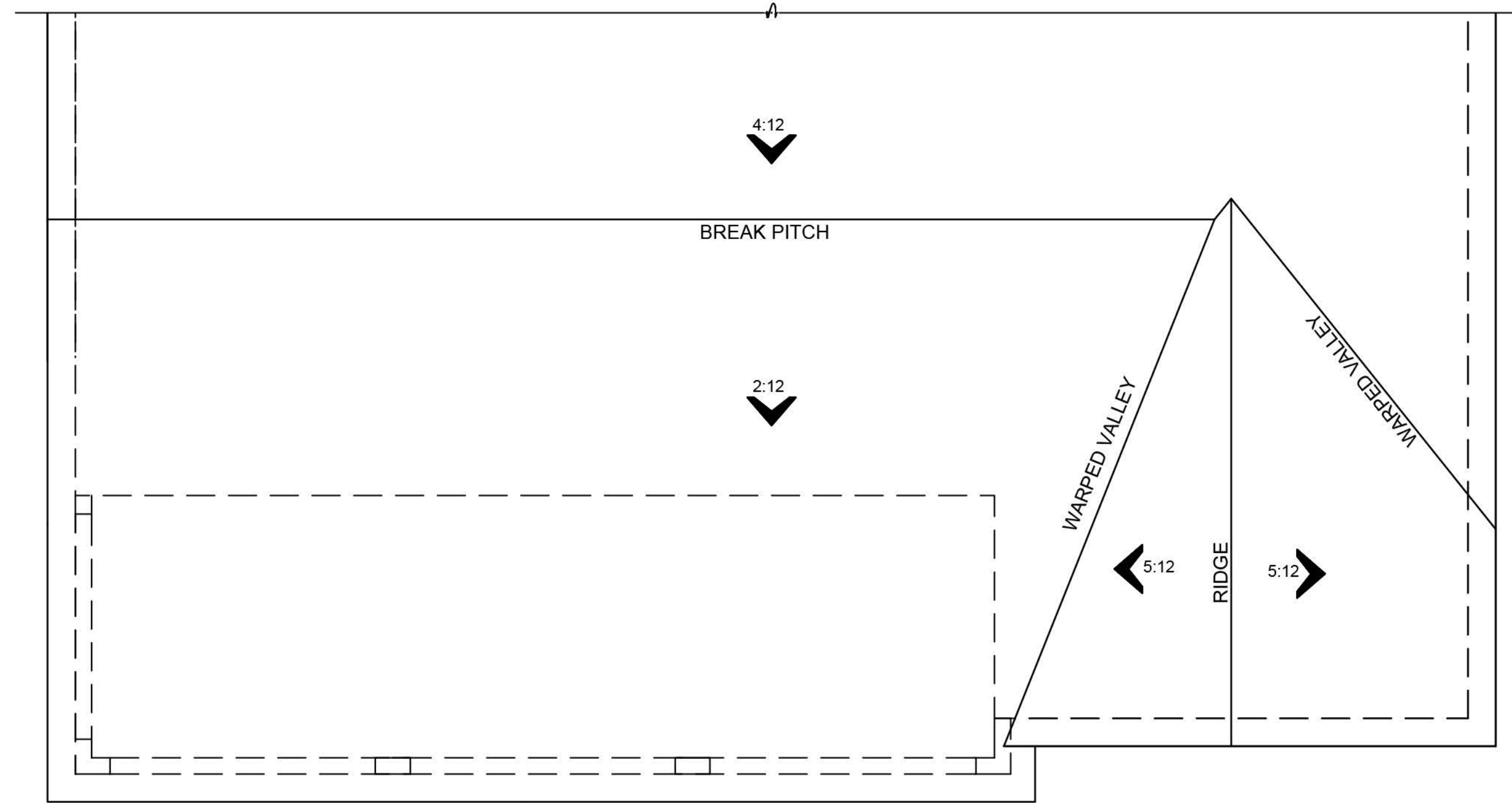
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- N20D DECKER -
ELEVATION B - OPT.
COVERED PATIO

A31

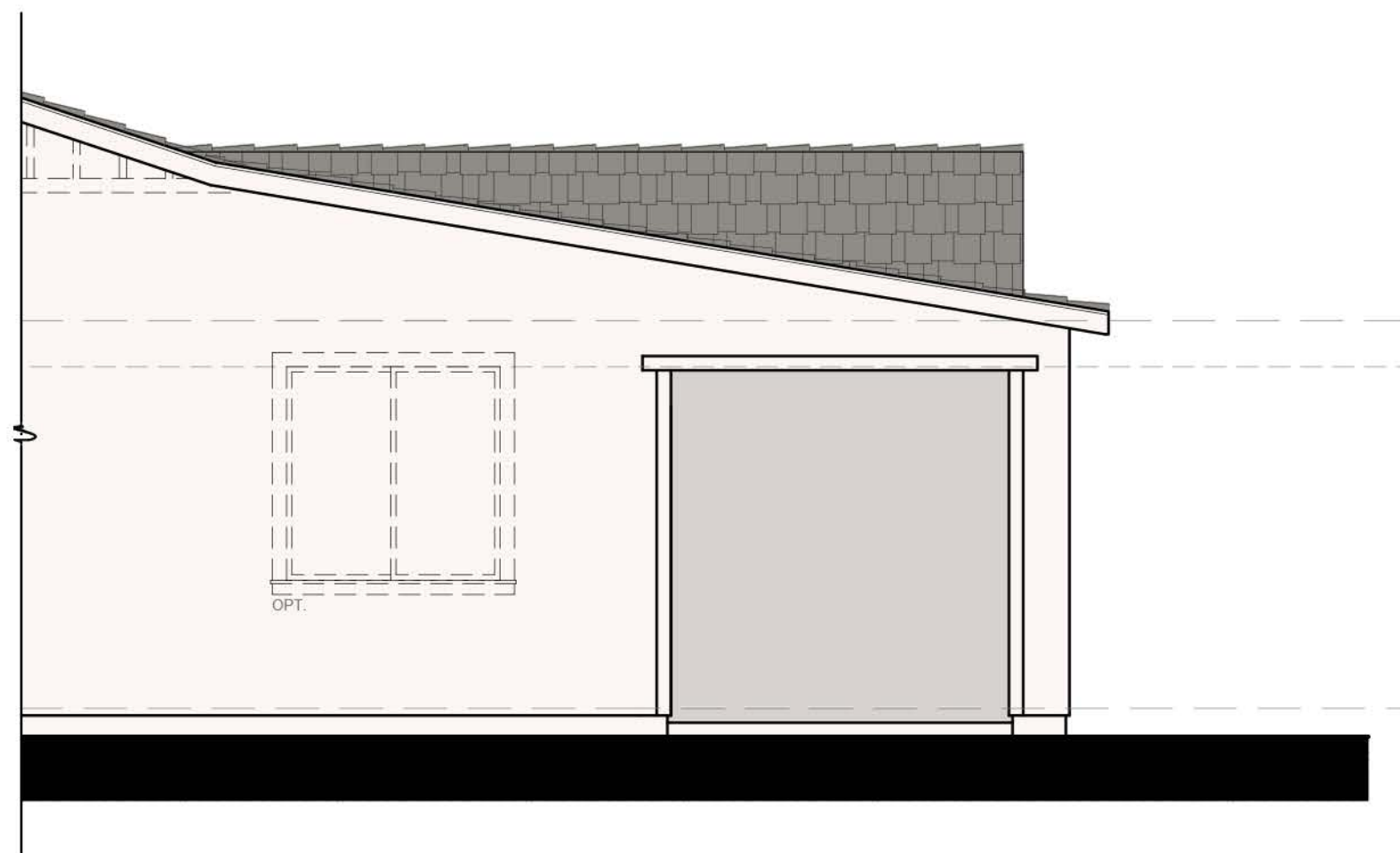
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ROOF PLAN

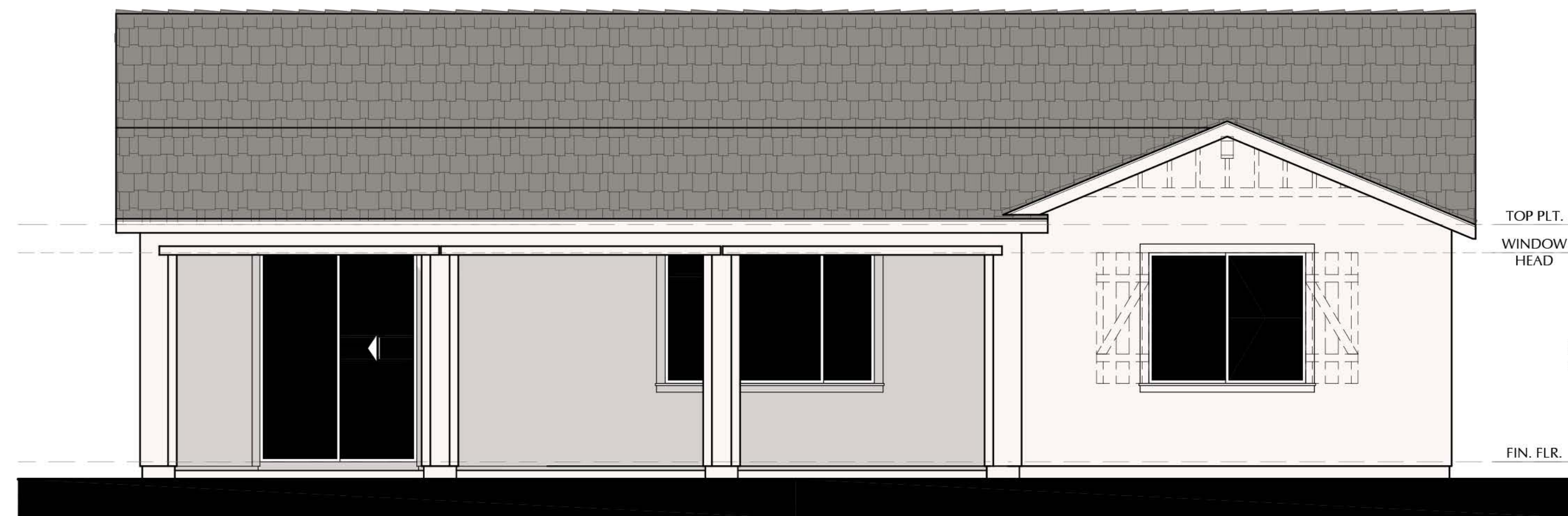
B

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



RIGHT ELEVATION N20D - B - DECKER

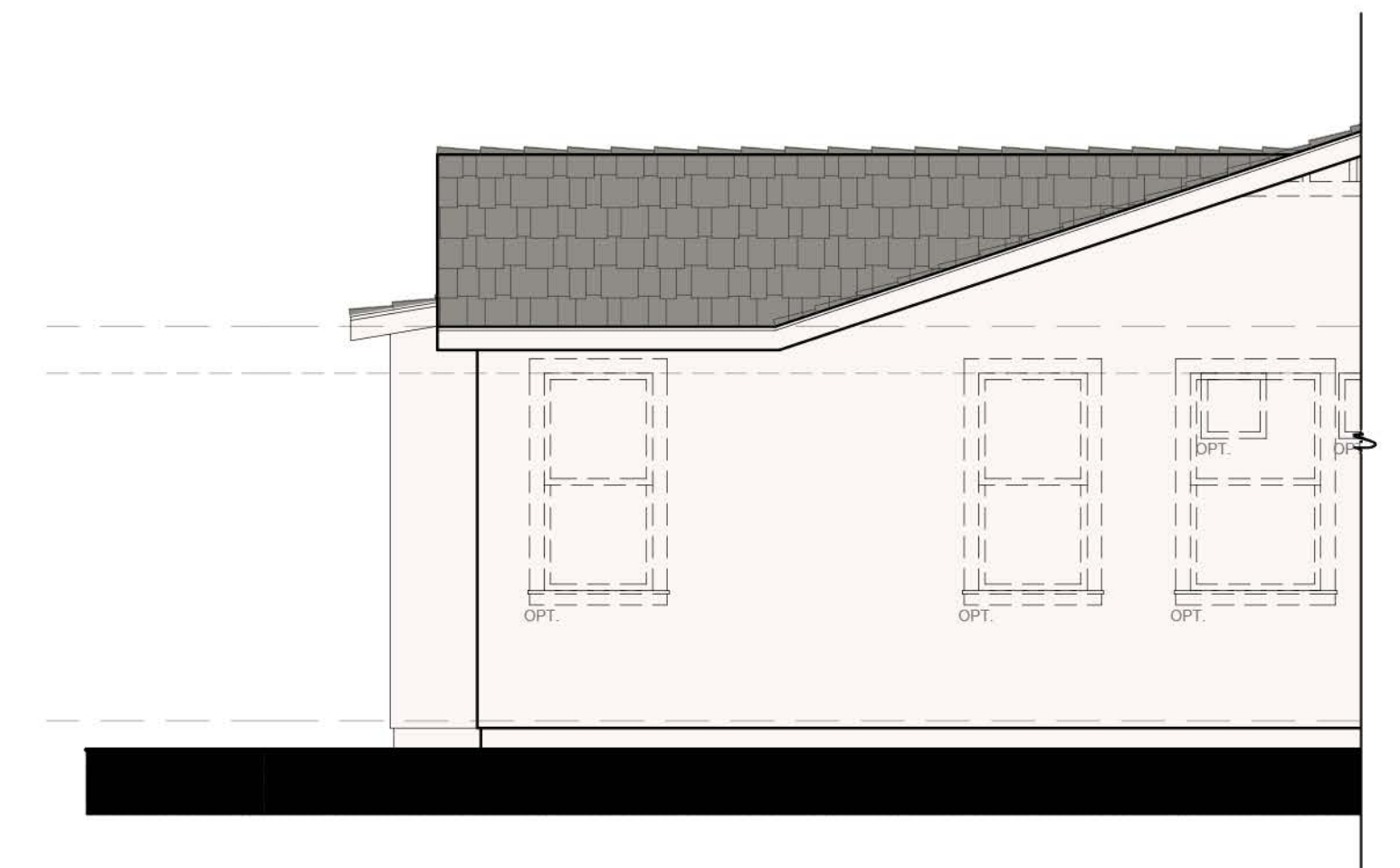
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - B - DECKER

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



LEFT ELEVATION N20D - B - DECKER

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

SCALE: $\frac{1}{4}" = 1'-0"$

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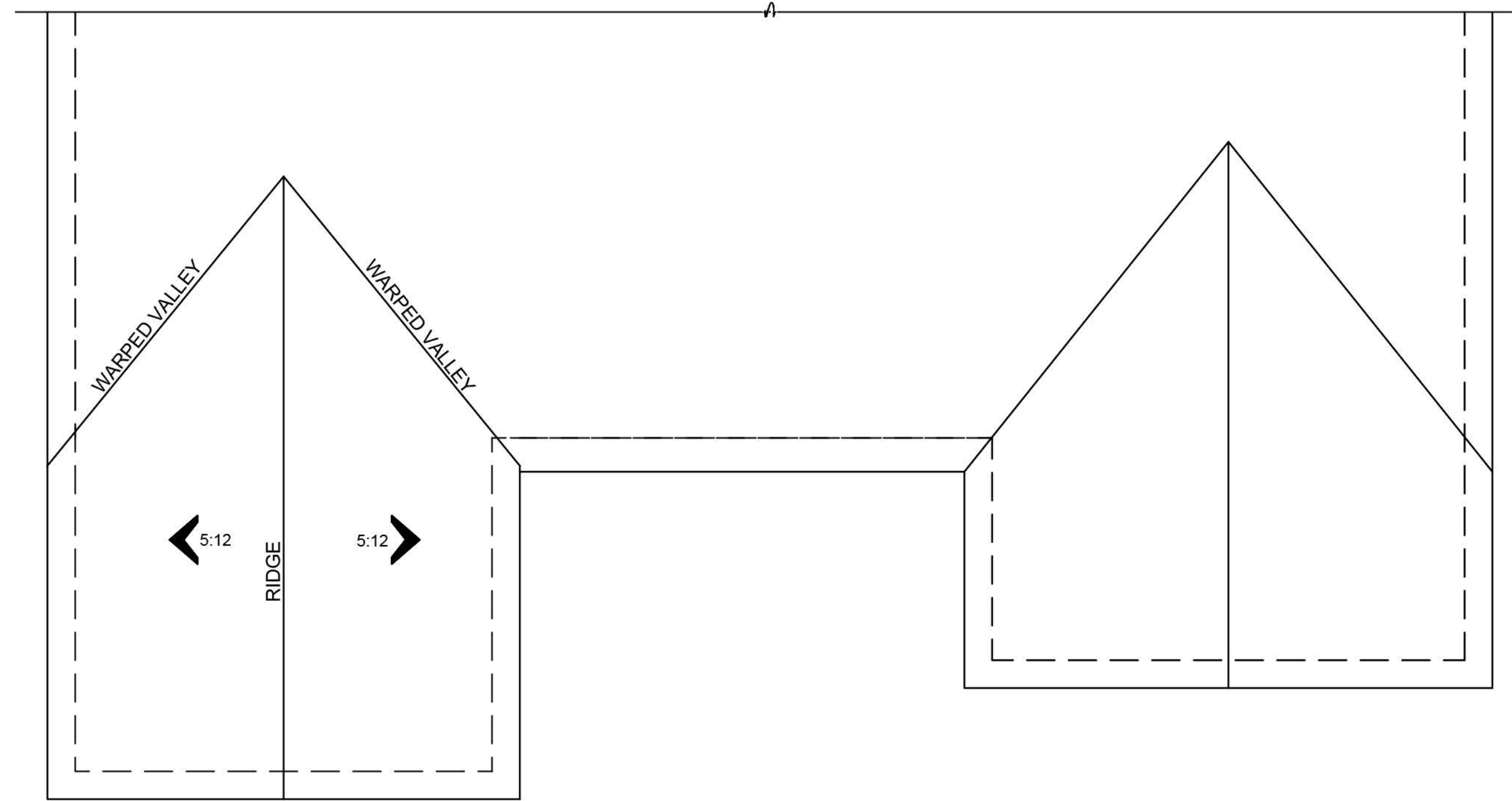
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DATE: NOVEMBER 24th, 2020

- N20D DECKER -
ELEVATION B - OPT.
EXT. COVERED PATIO

A32

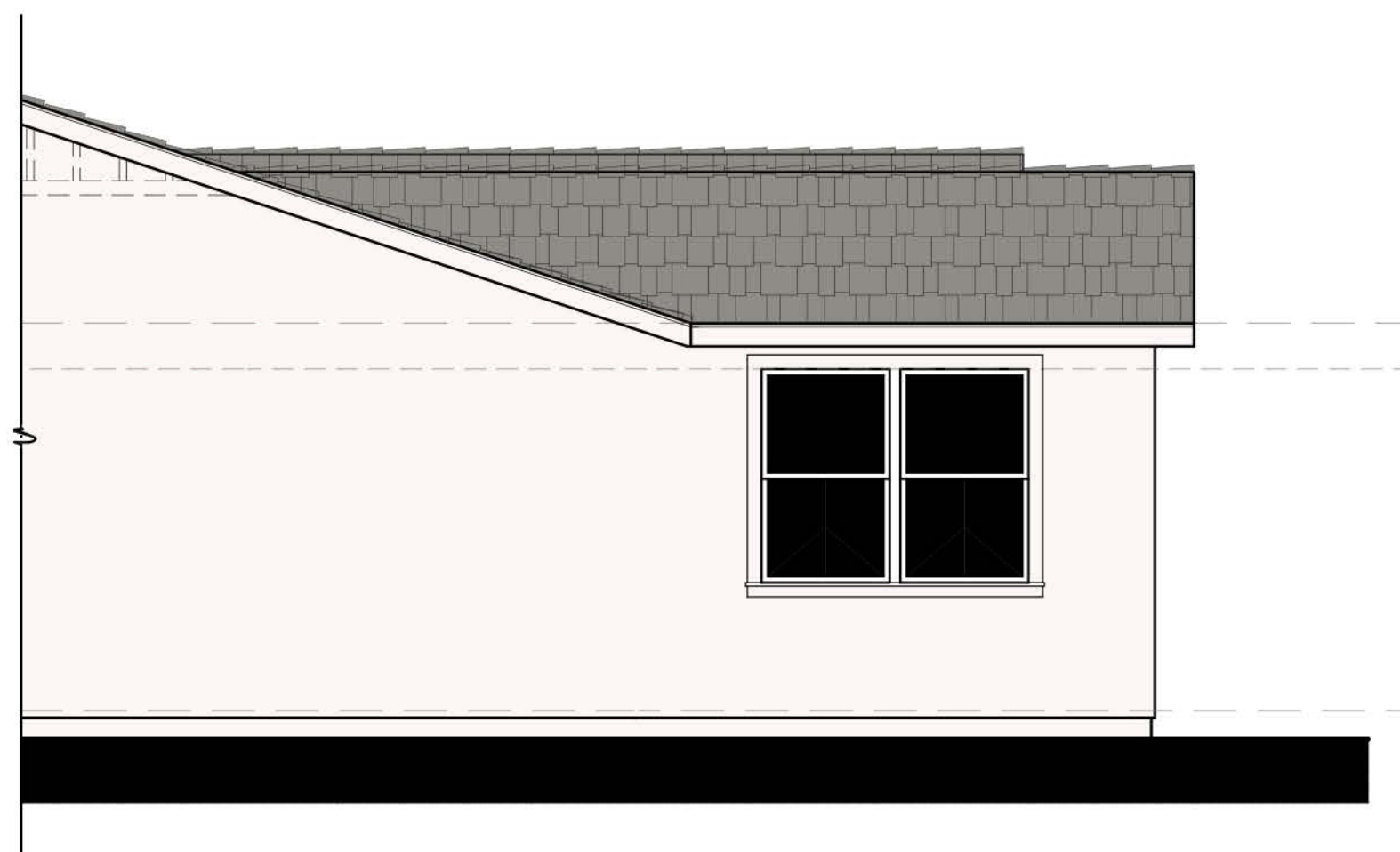
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ROOF PLAN

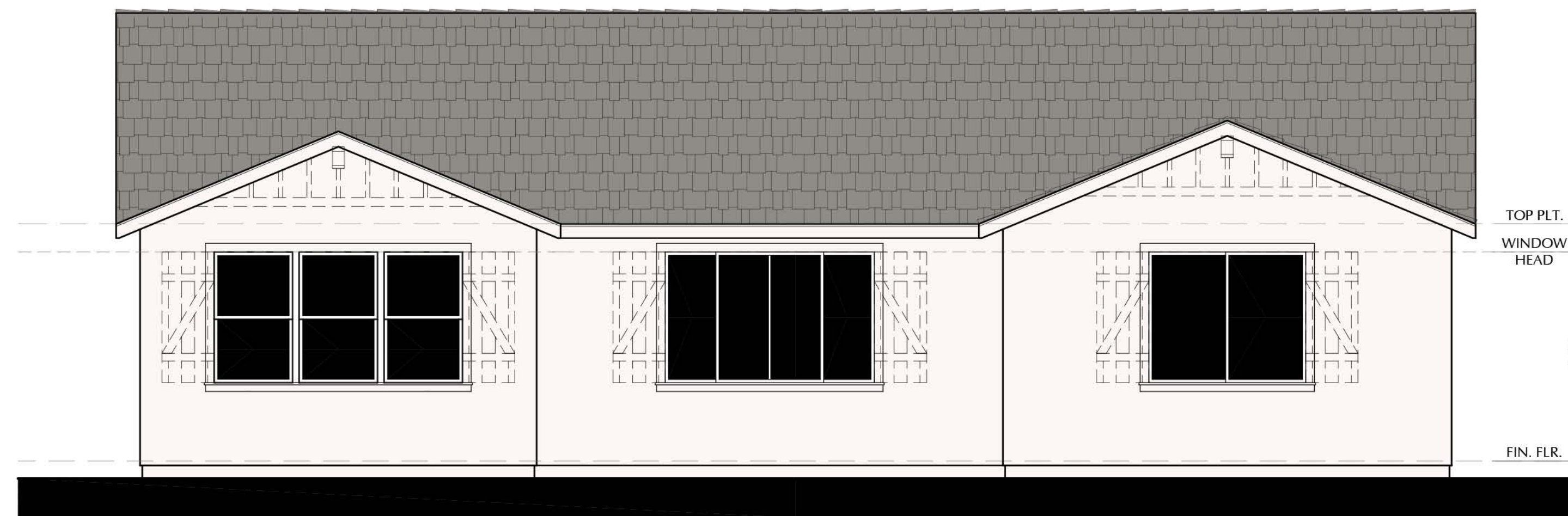
B

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



RIGHT ELEVATION N20D - B - DECKER

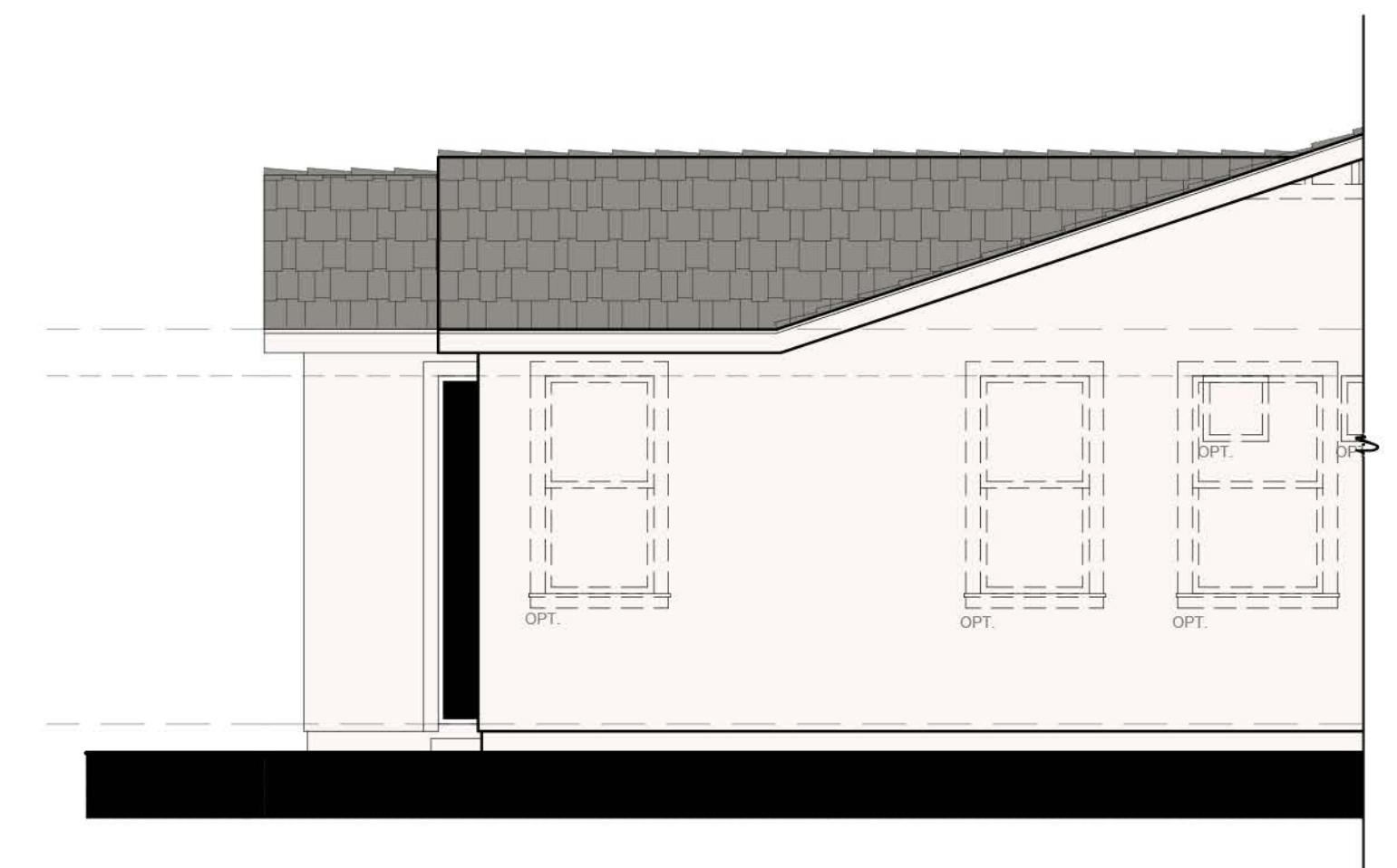
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REAR ELEVATION

N20D - B - DECKER

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



LEFT ELEVATION N20D - B - DECKER

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

SCALE: $\frac{1}{4}" = 1'-0"$

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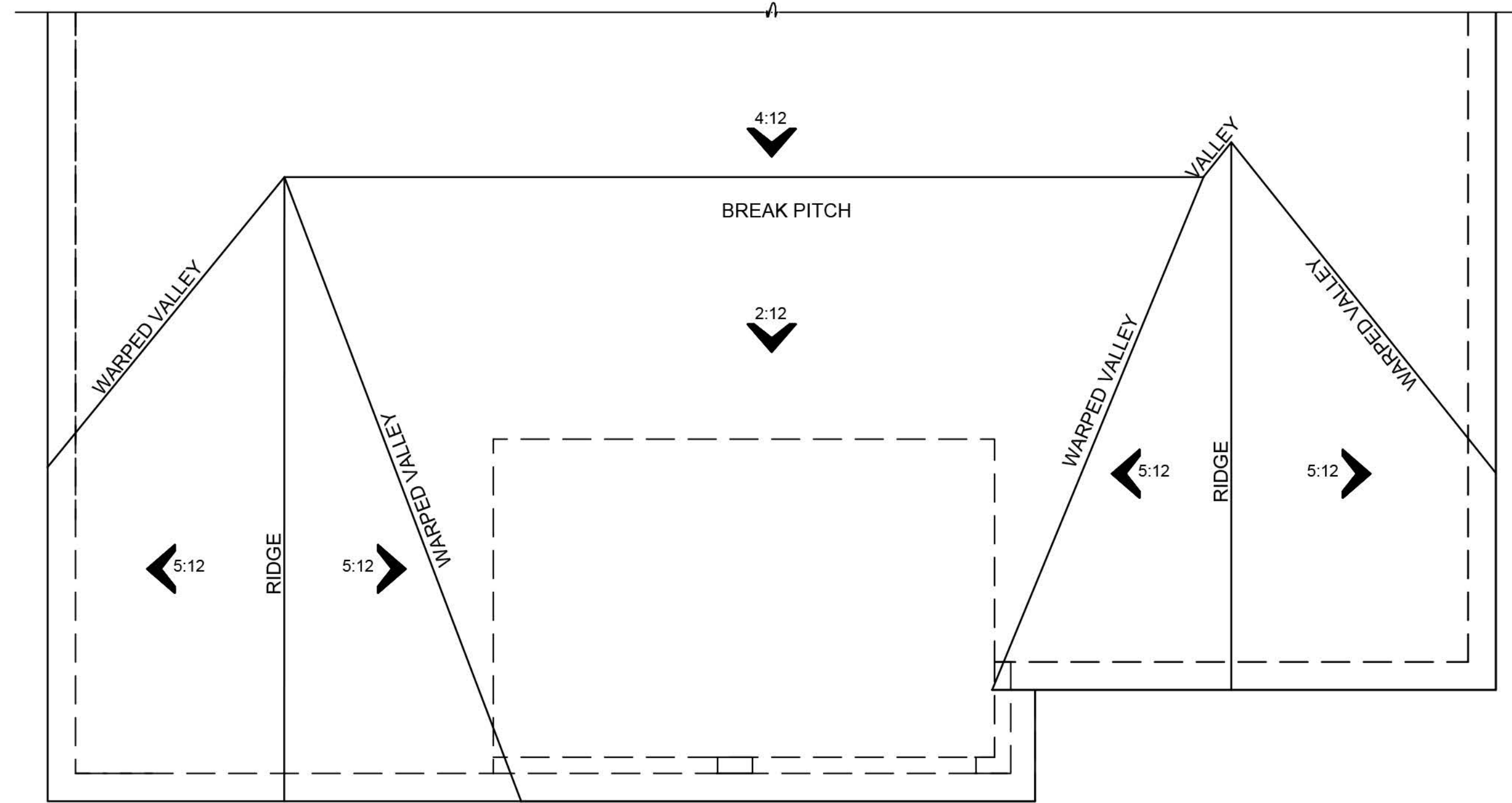
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DATE: NOVEMBER 24th, 2020

- N20D DECKER -
ELEVATION B - OPT.
SUNROOM

A33

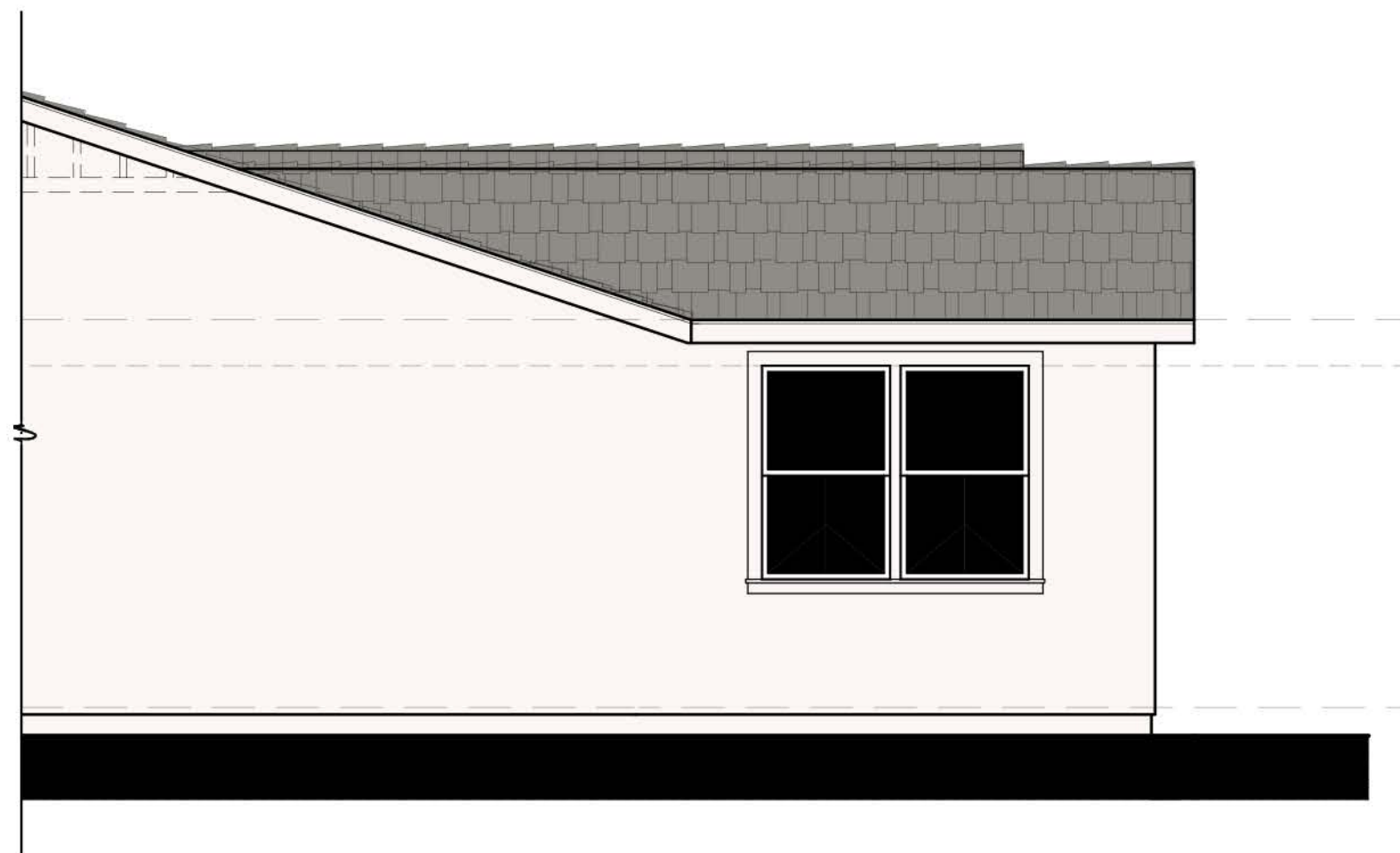
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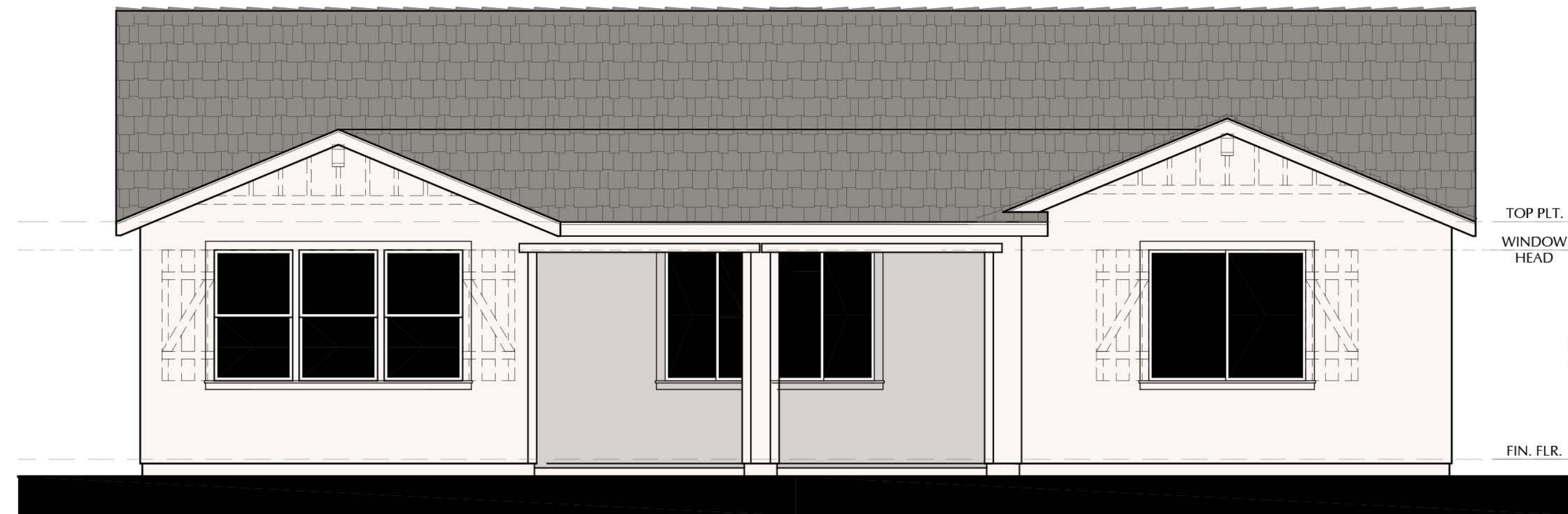
B

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



RIGHT ELEVATION N20D - B - DECKER

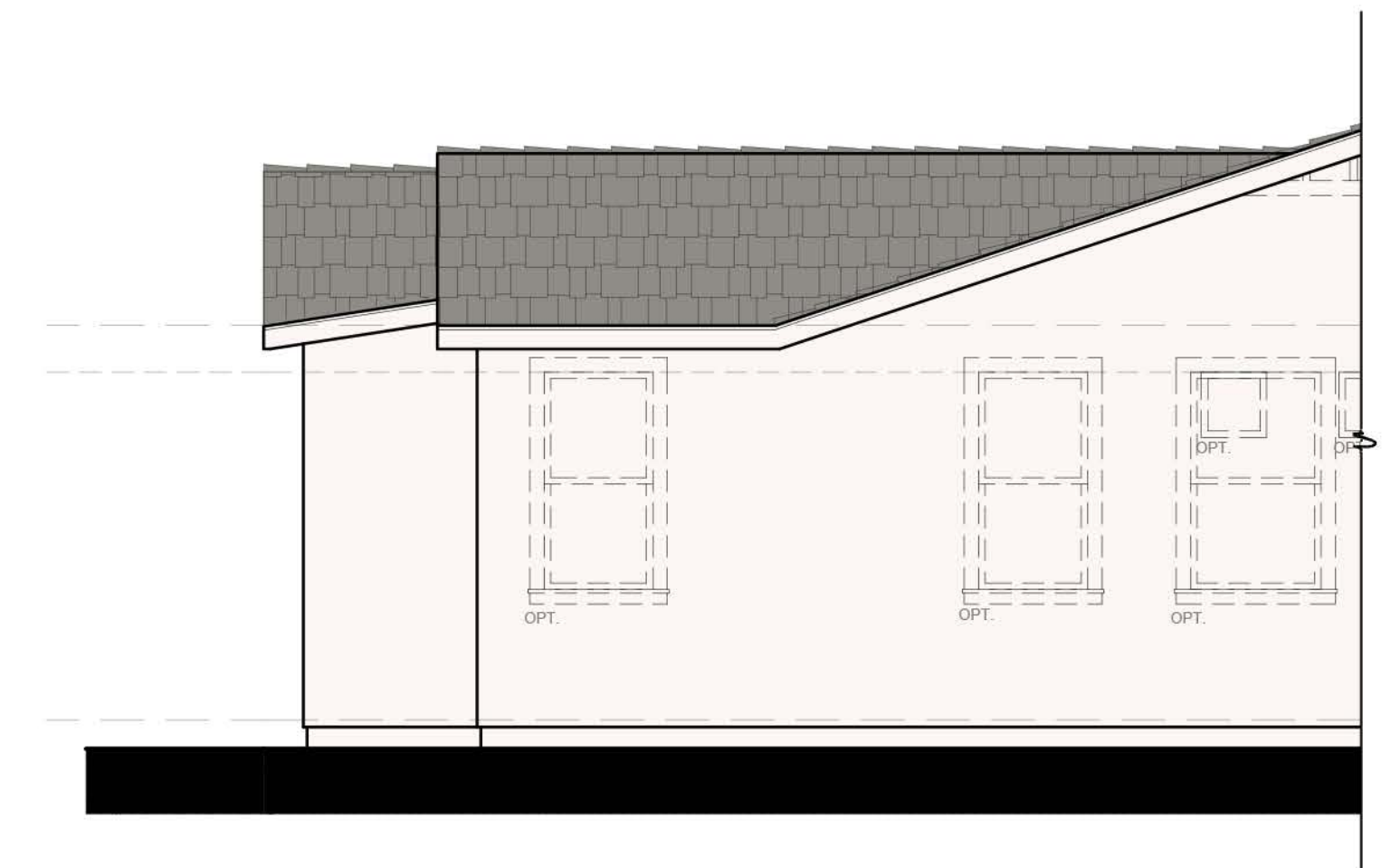
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - B - DECKER

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



LEFT ELEVATION N20D - B - DECKER

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

SCALE: $\frac{1}{4}" = 1'-0"$

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WOODLAND, CALIFORNIA

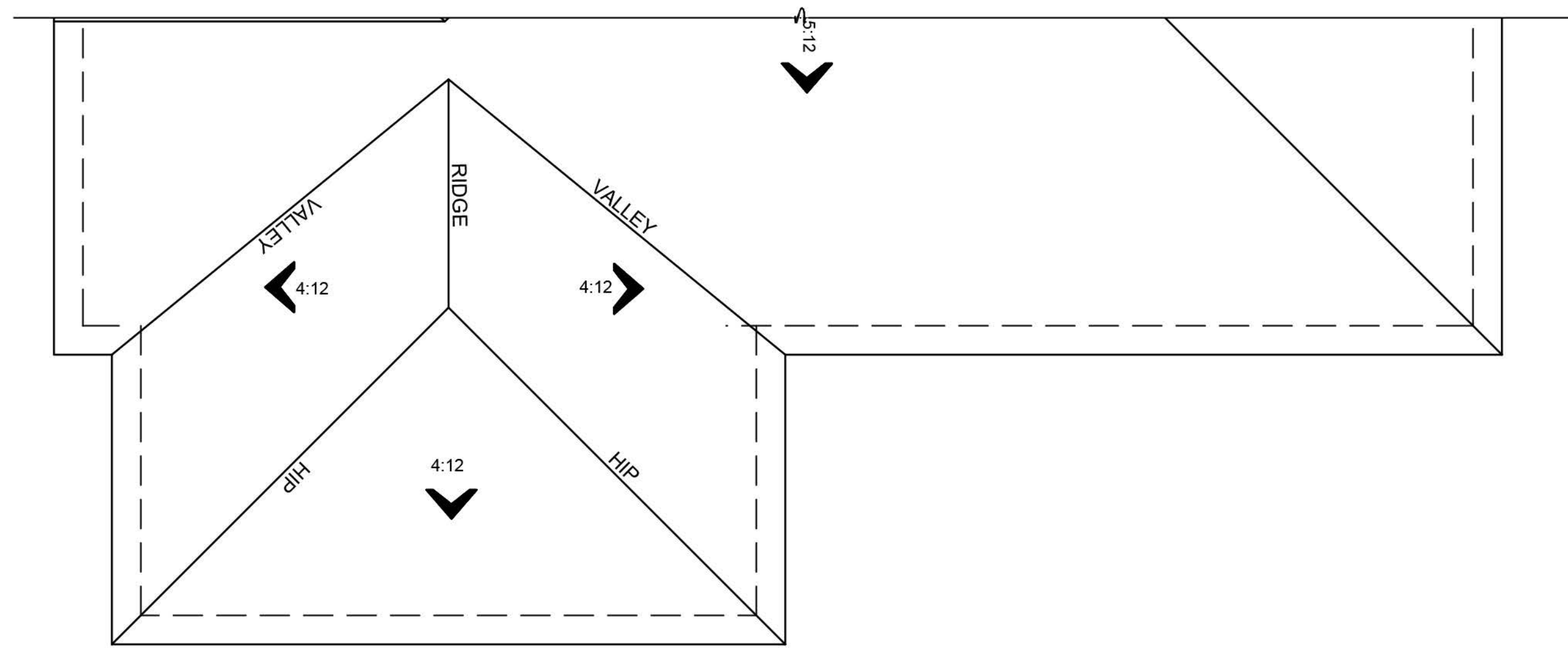
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- N20D DECKER -
ELEVATION B - OPT.
COV. PATIO @ SUNROOM

A34

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ROOF PLAN

N20D -DECKER - C

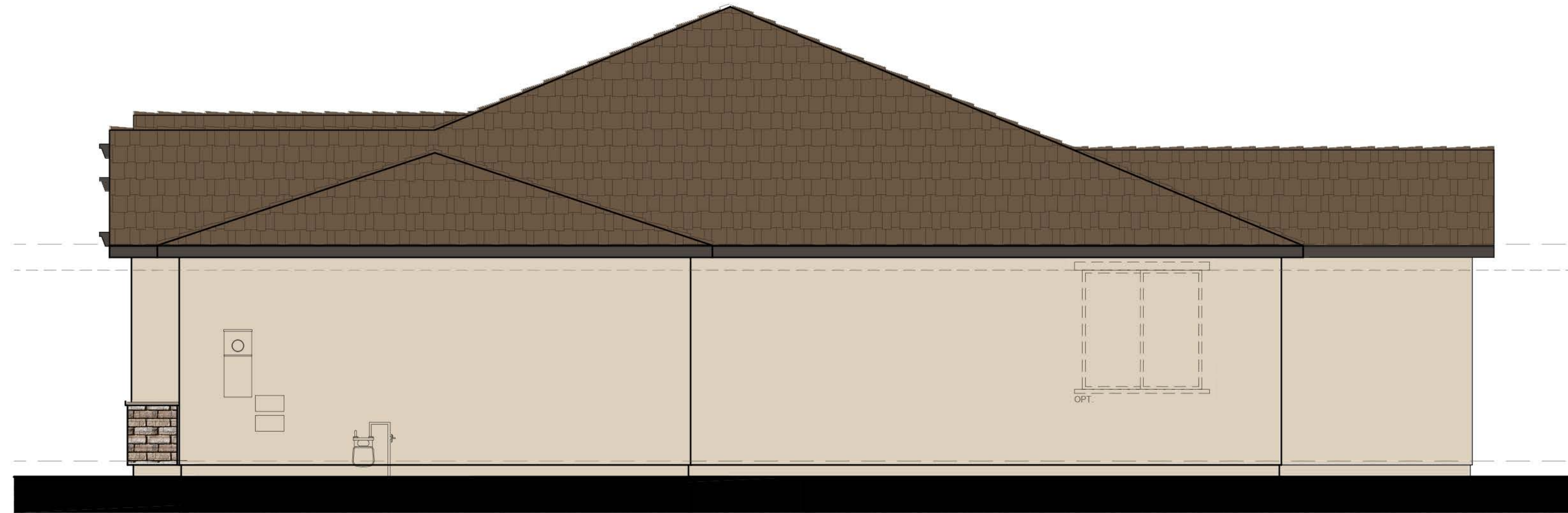
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FRONT ELEVATION

C

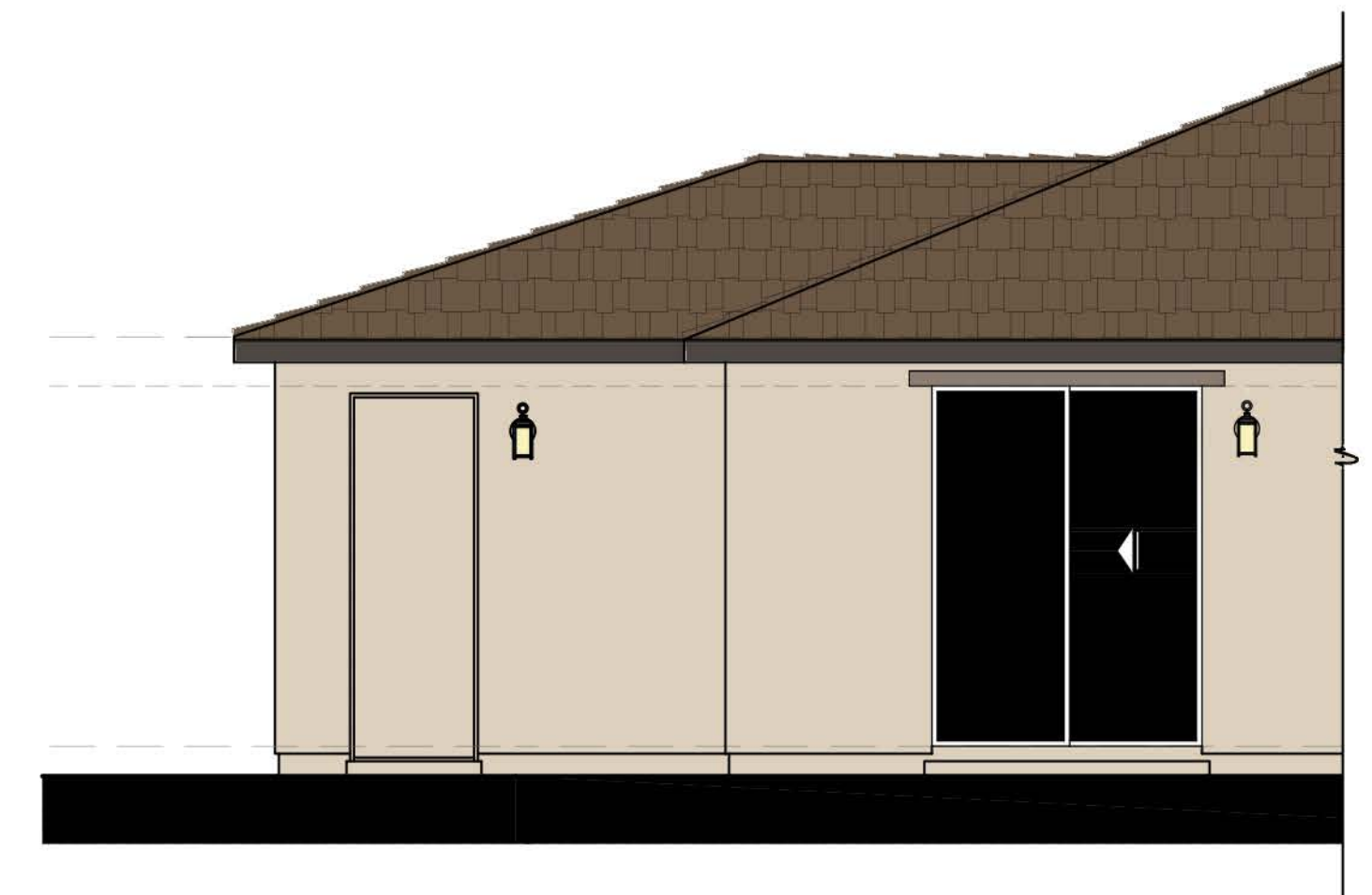
SCALE: 1/4"=1'-0"



RIGHT ELEVATION

N20D - DECKER - C

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



REAR ELEVATION

C

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

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

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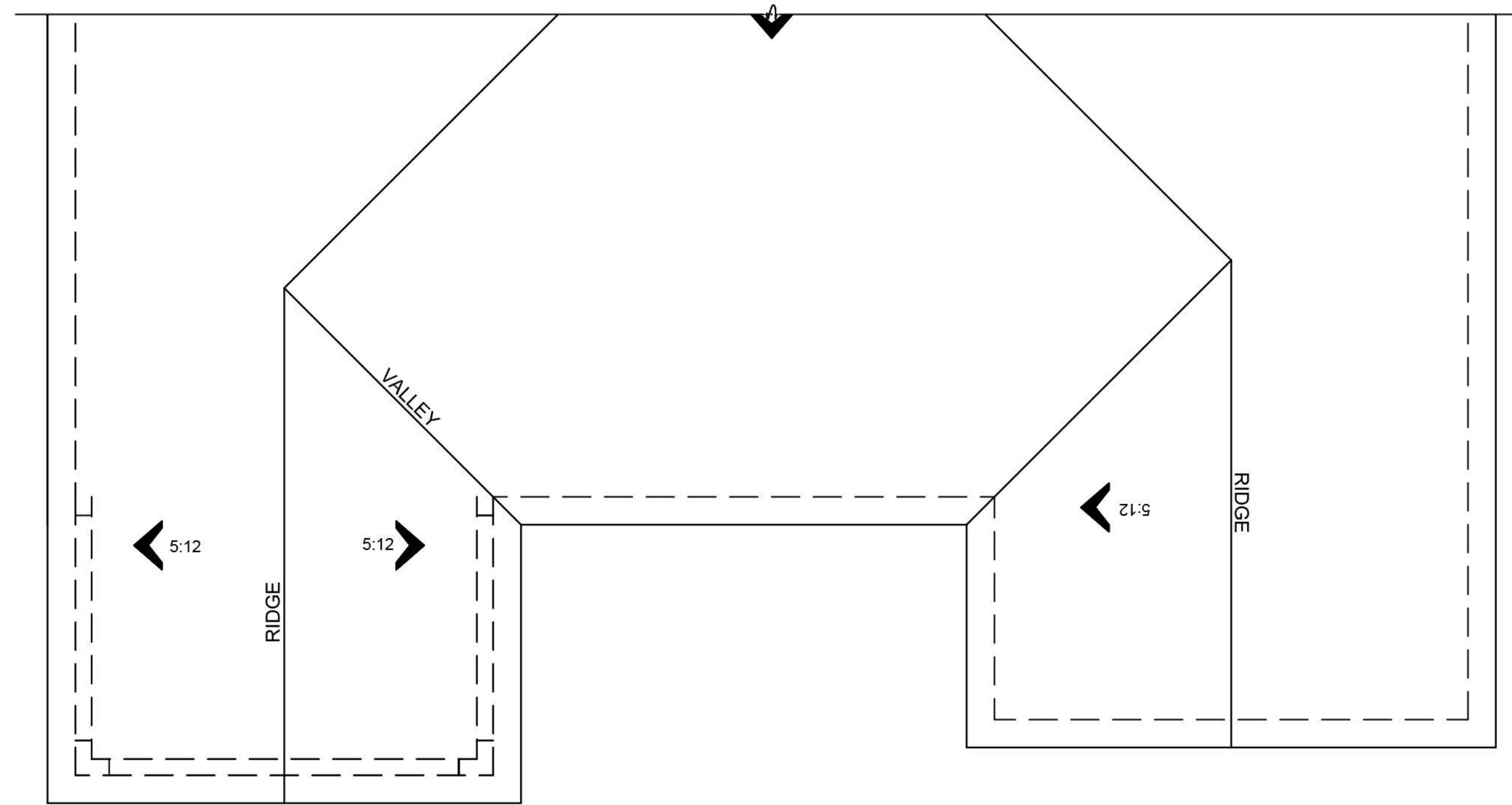
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DATE: NOVEMBER 24th, 2020

- N20D DECKER -
ELEVATION C - OPT.
3RD CAR GARAGE

A35

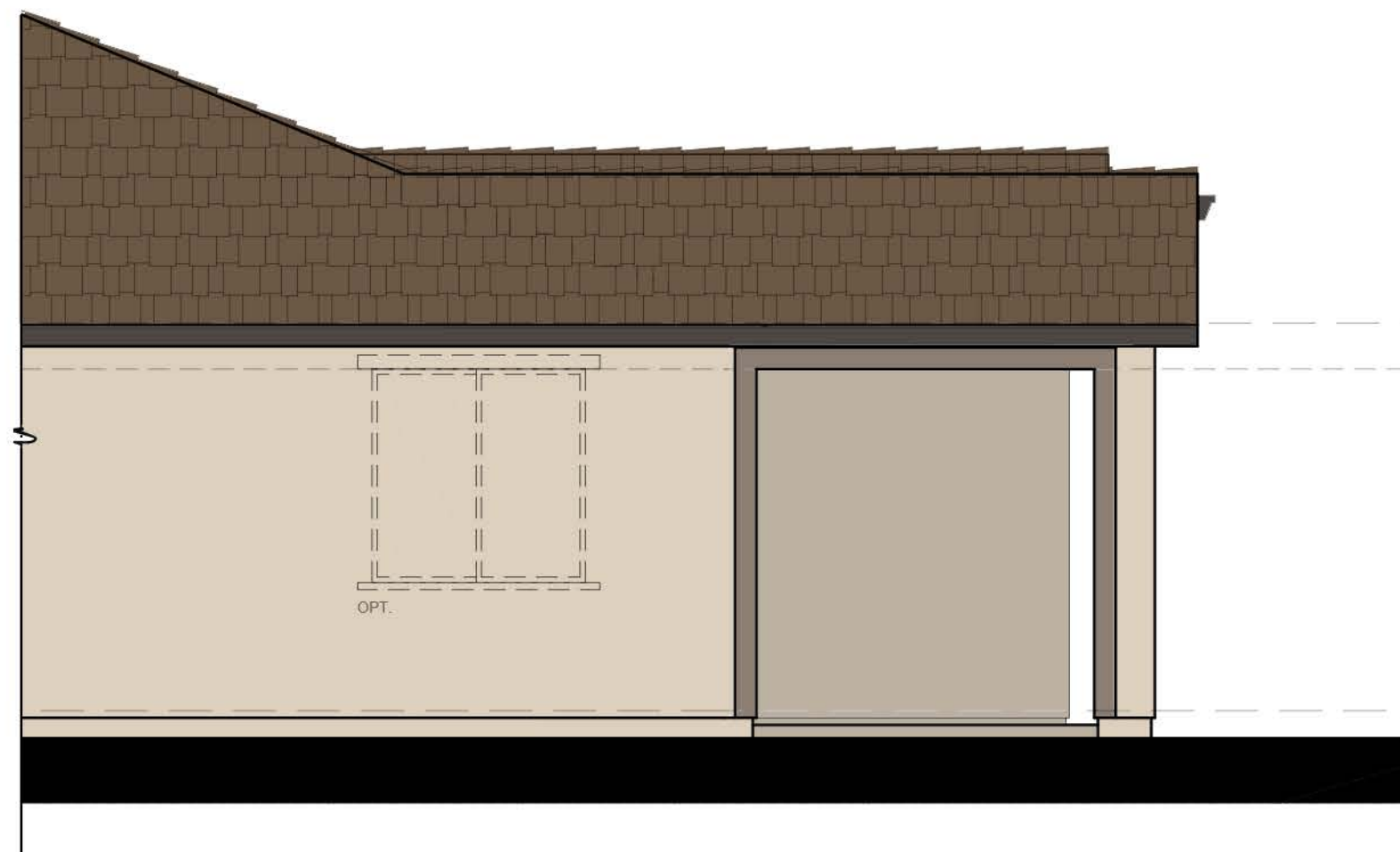
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ROOF PLAN

C

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



RIGHT ELEVATION N20D - C - DECKER

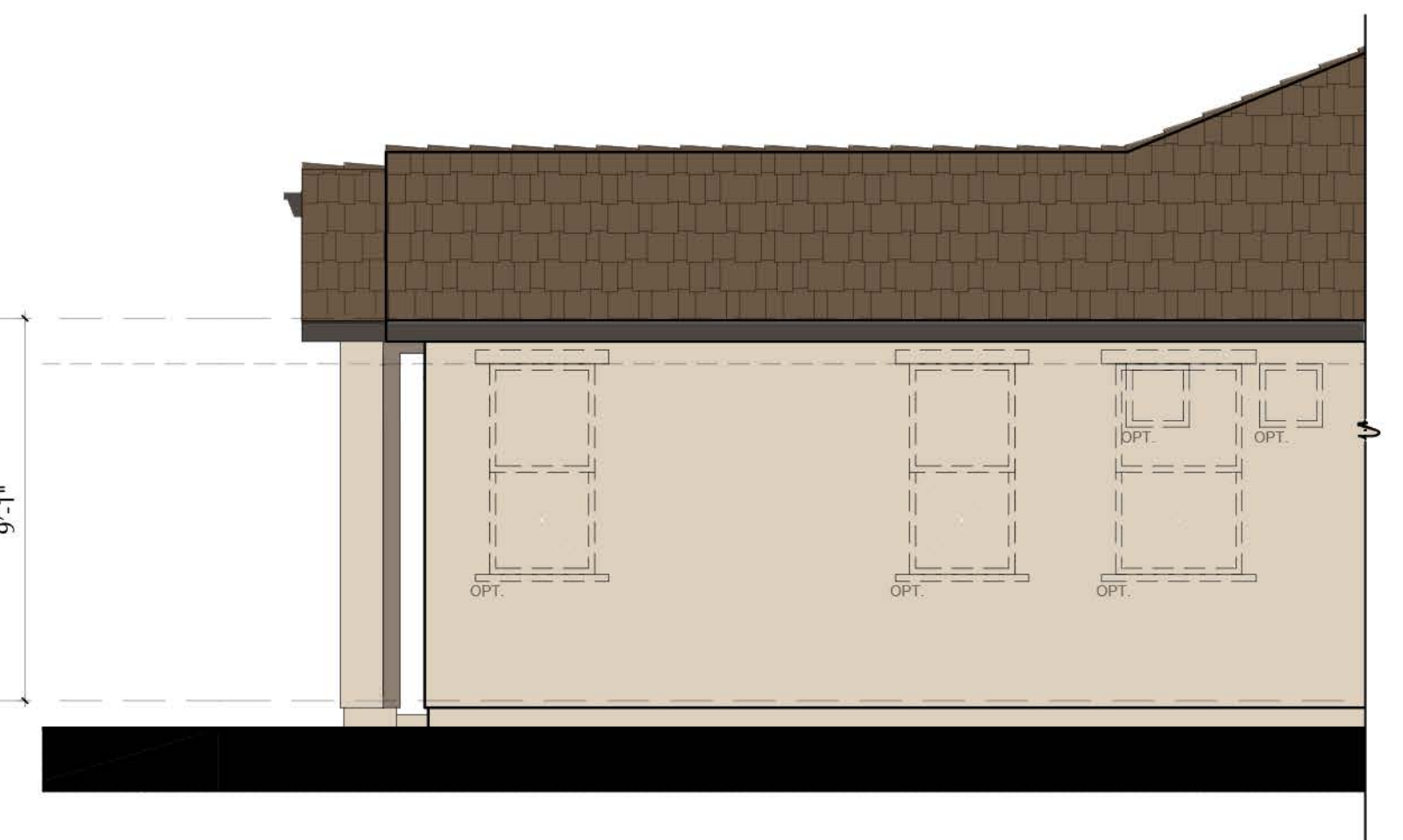
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - C - DECKER

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



LEFT ELEVATION N20D - C - DECKER

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

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

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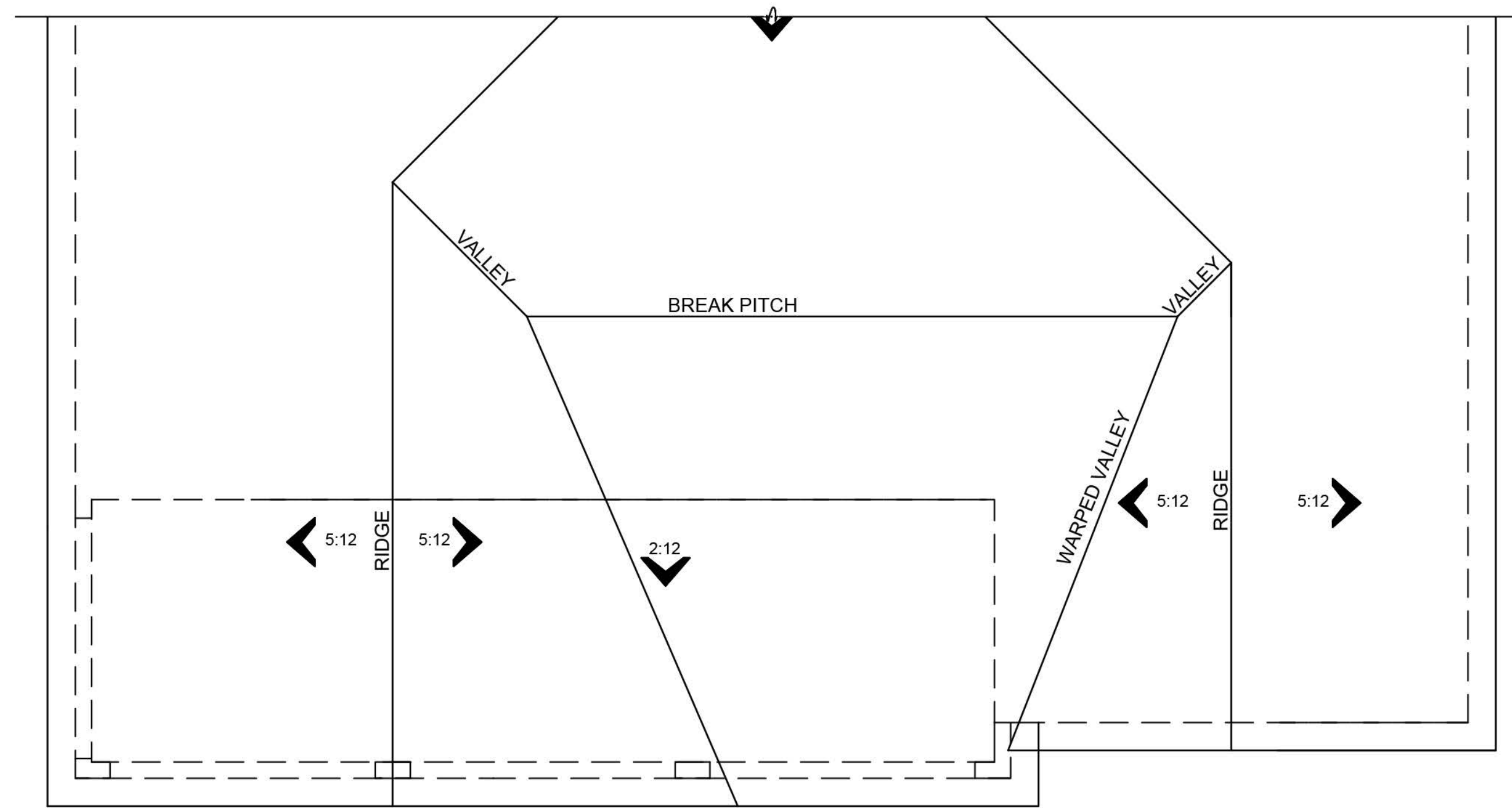
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- N20D DECKER -
ELEVATION C - OPT.
COVERED PATIO

A36

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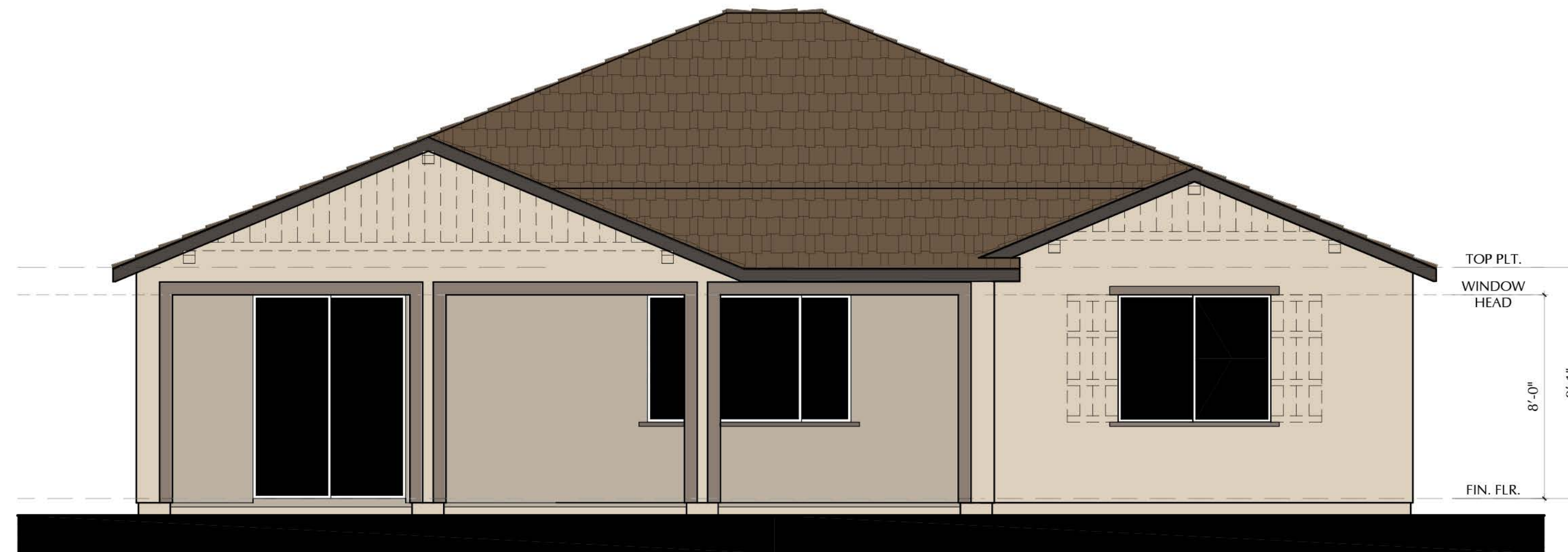
C

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



RIGHT ELEVATION N20D - C - DECKER

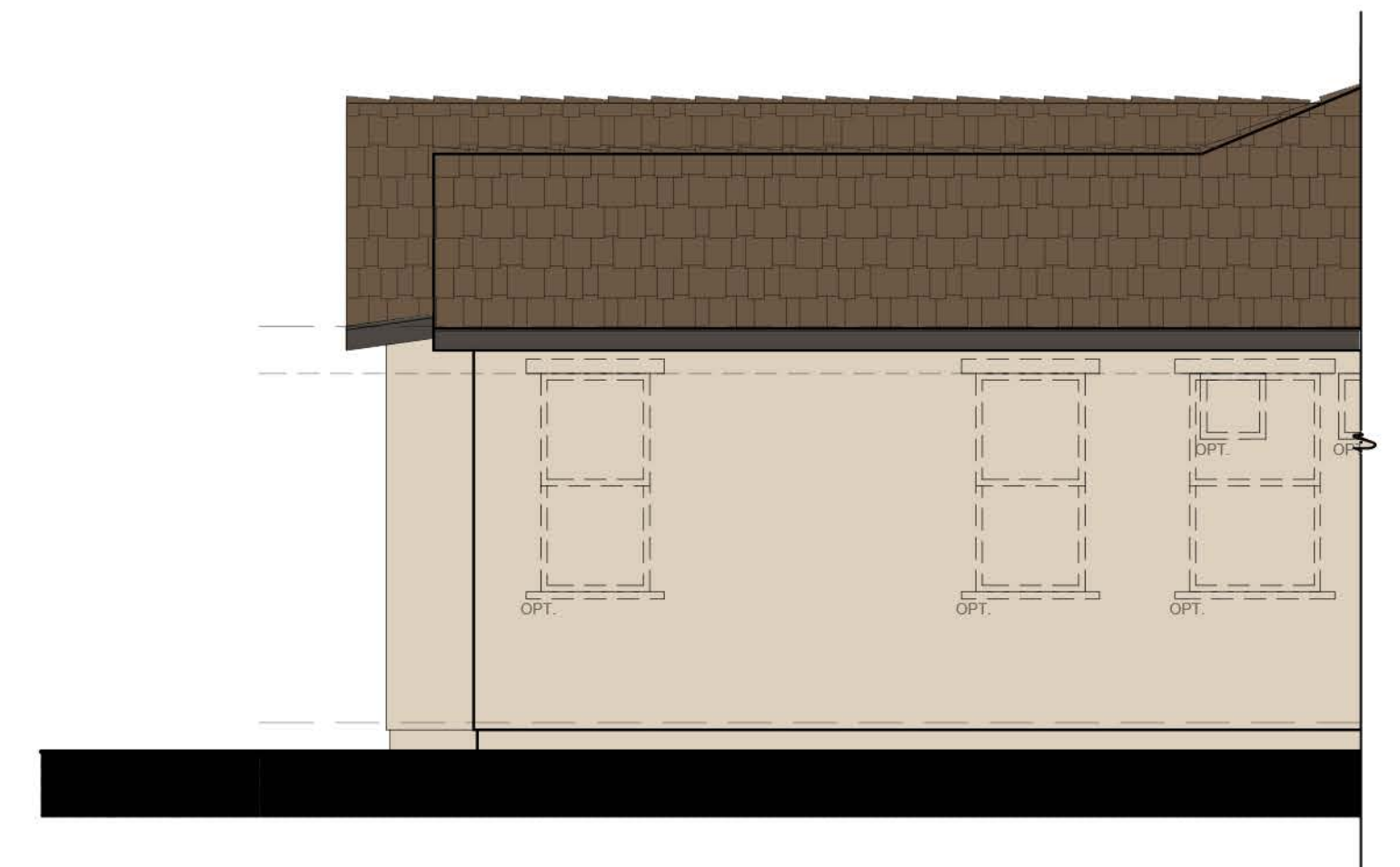
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - C - DECKER

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



LEFT ELEVATION N20D - C - DECKER

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

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

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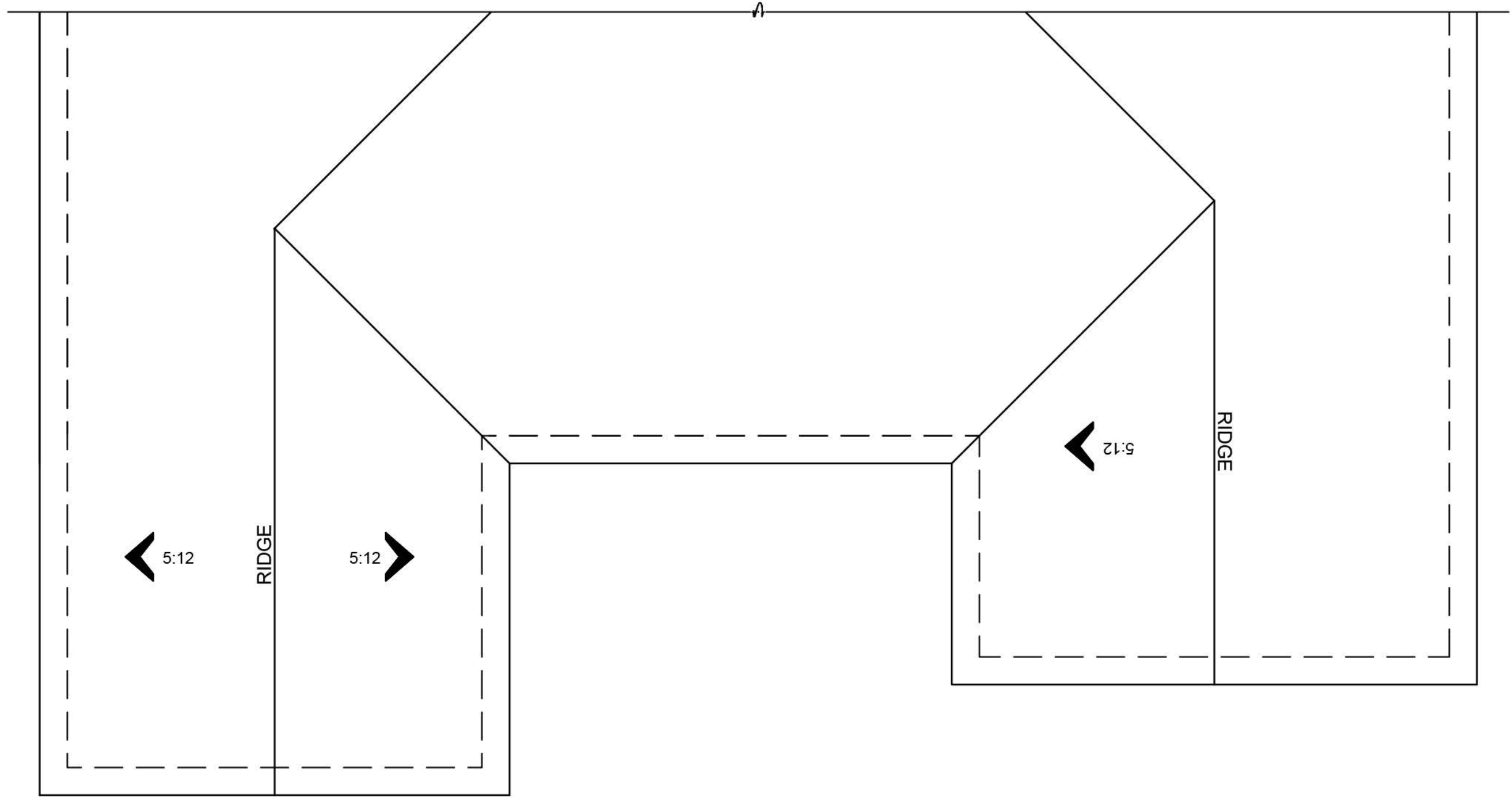
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- N20D DECKER -
ELEVATION C - OPT.
EXT. COVERED PATIO

A37

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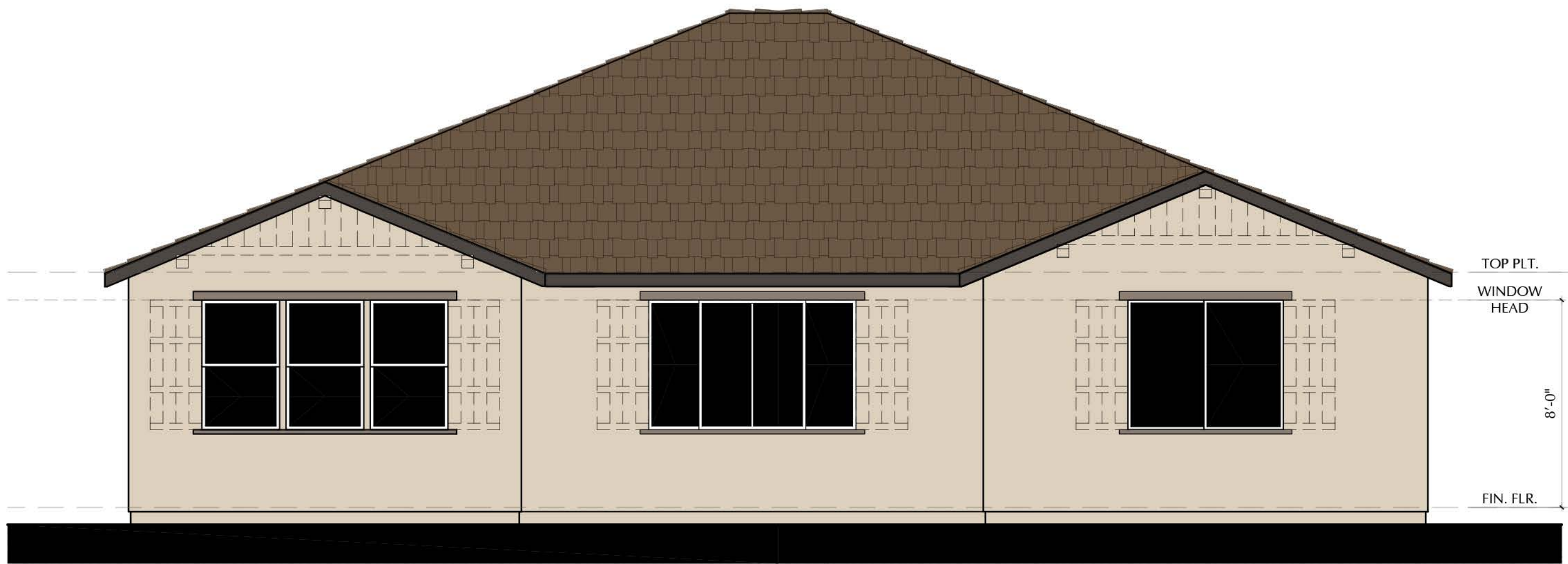
C

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



RIGHT ELEVATION N20D - C - DECKER

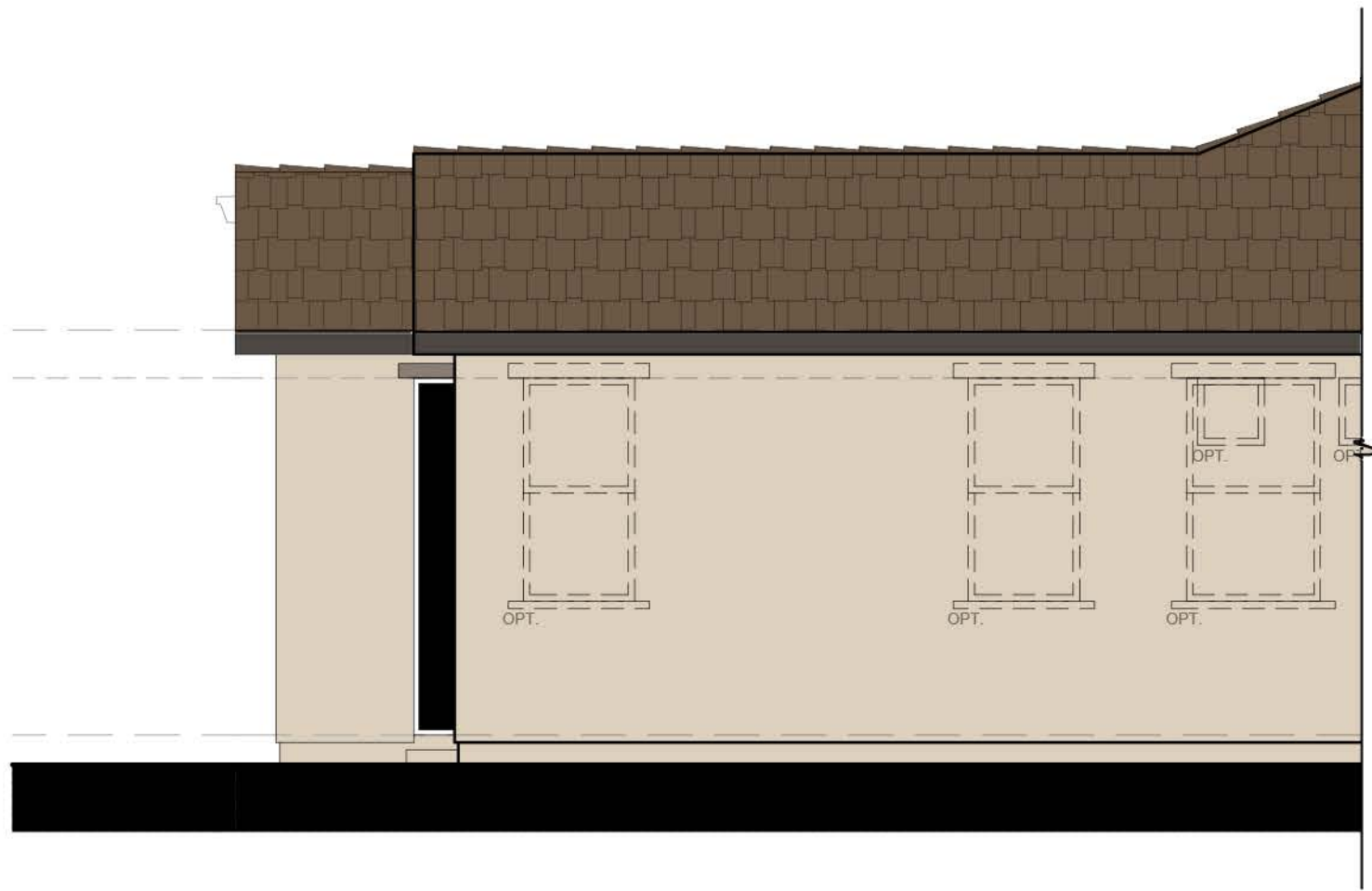
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - C - DECKER

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



LEFT ELEVATION N20D - C - DECKER

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

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

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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

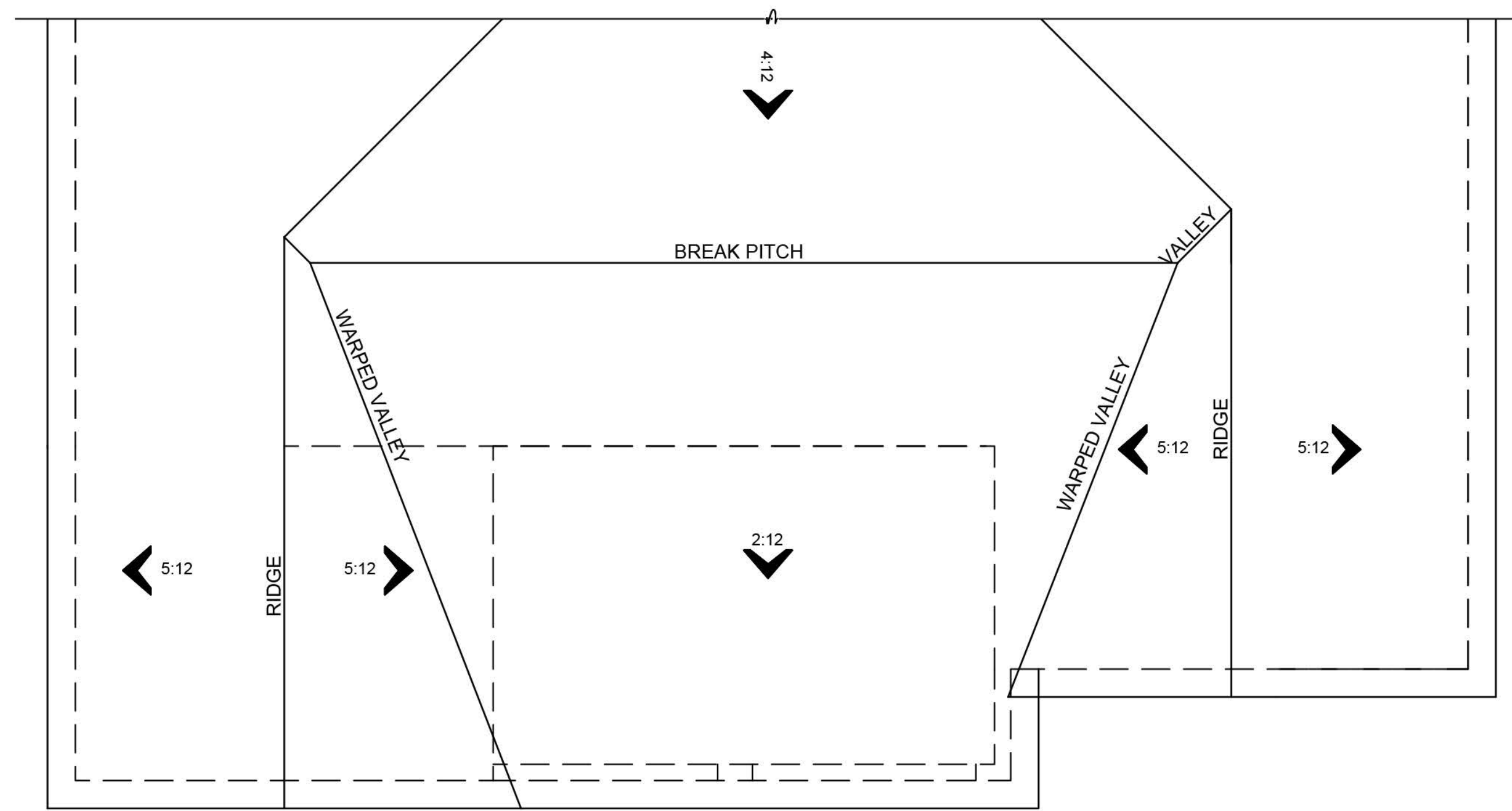
JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N20D DECKER -
ELEVATION C - OPT.
SUNROOM

A38

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ROOF PLAN

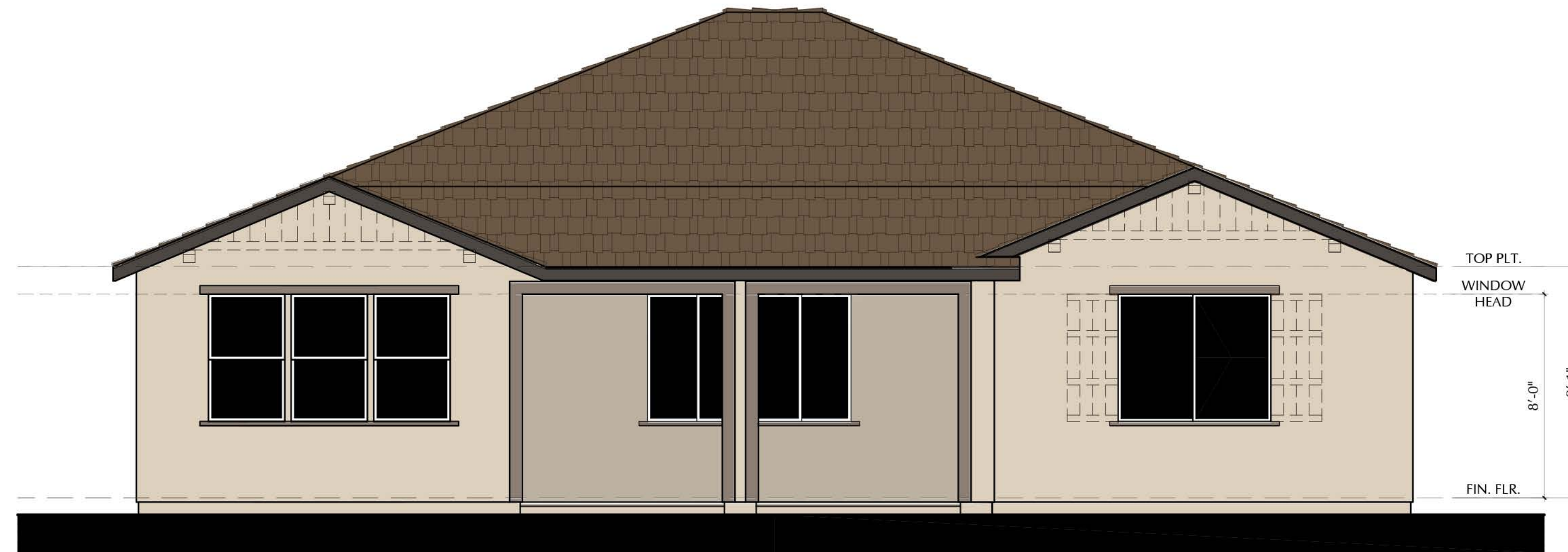
C

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



RIGHT ELEVATION N20D - C - DECKER

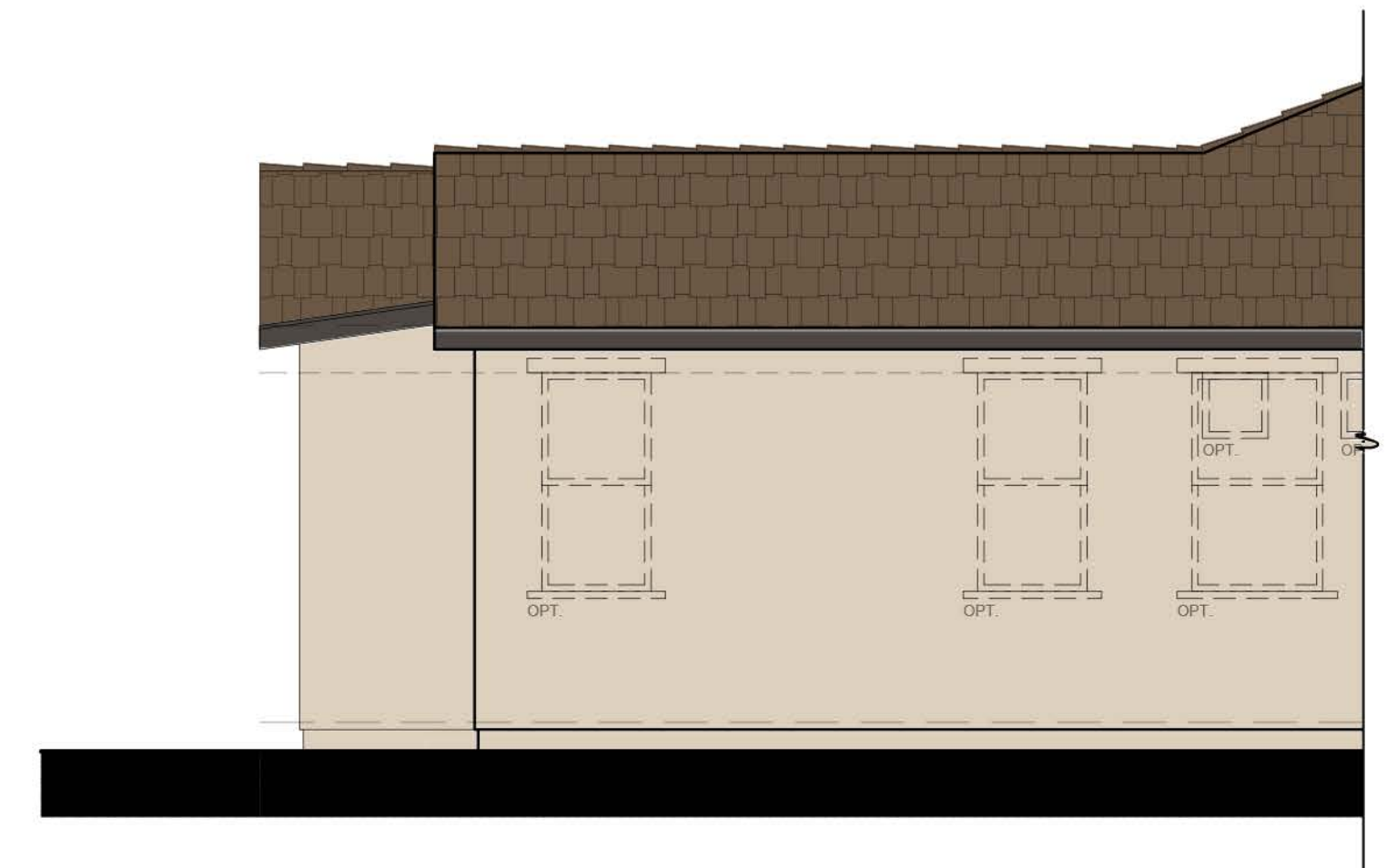
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REAR ELEVATION

N20D - C - DECKER

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



LEFT ELEVATION N20D - C - DECKER

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

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



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

JOB # : 109-20118

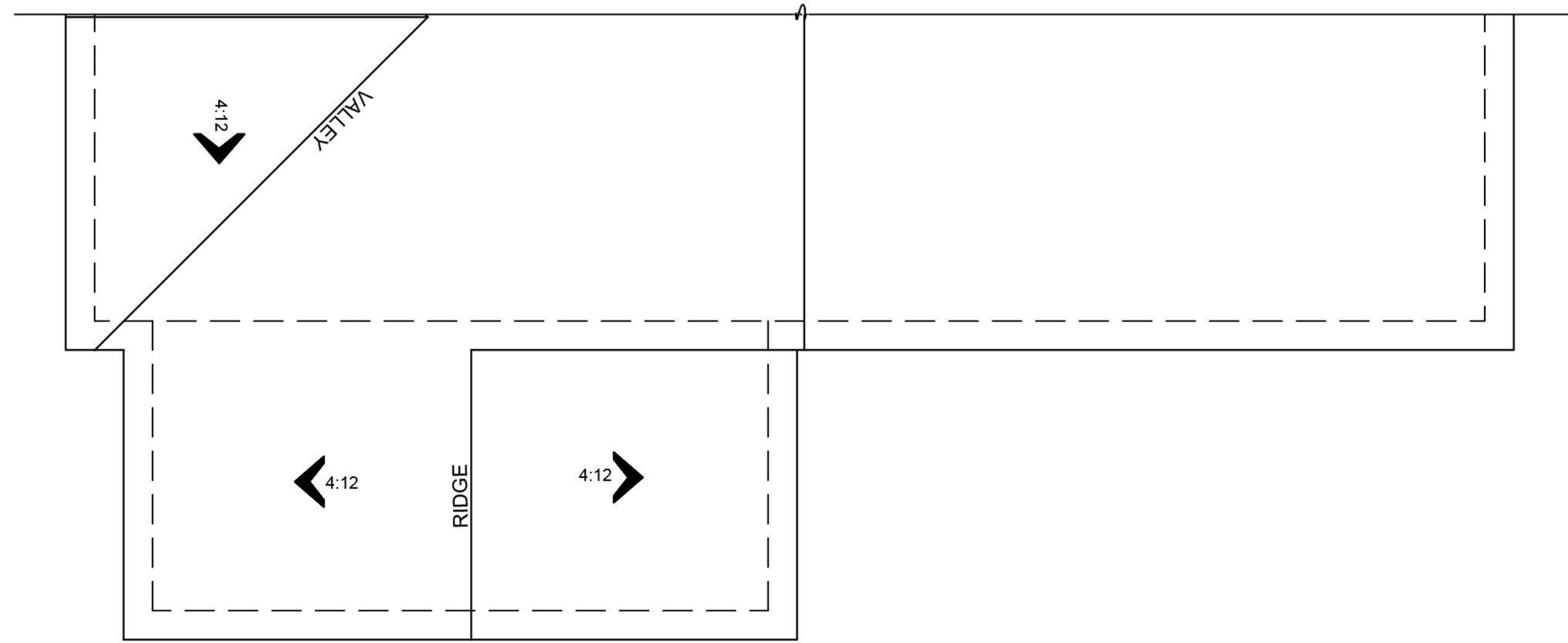
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Page 66

- N20D DECKER -
ELEVATION C - OPT.
COV. PATIO @ SUNROOM

A39

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ROOF PLAN

N20D -DECKER - D

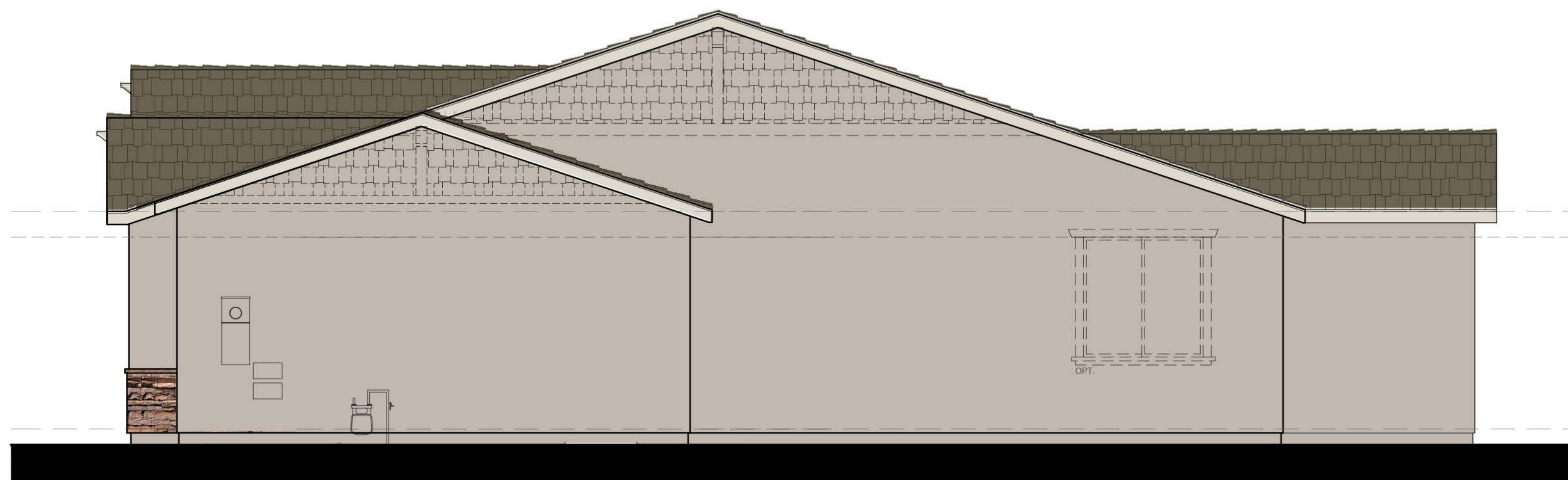
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FRONT ELEVATION

D

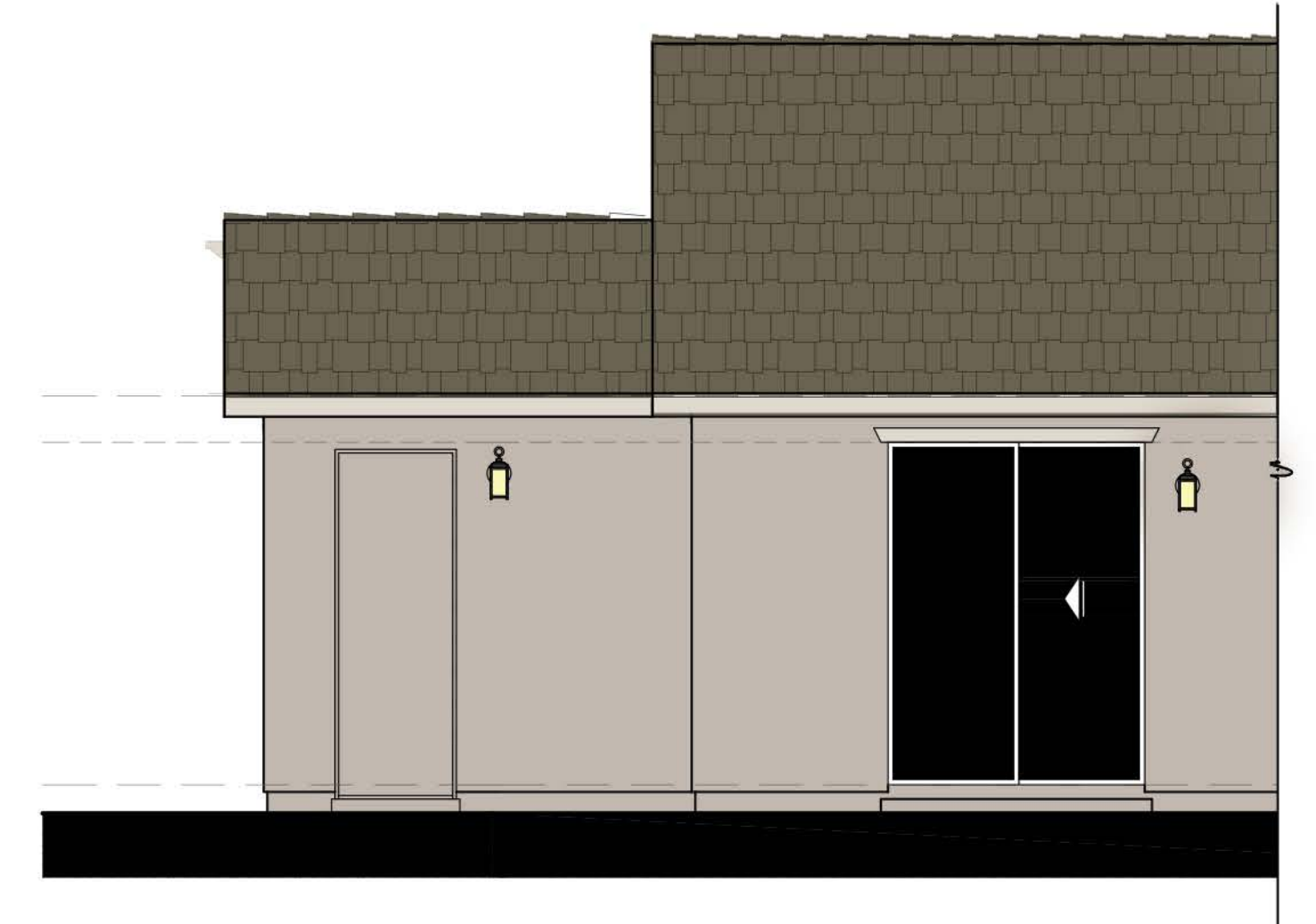
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RIGHT ELEVATION

N20D - DECKER - D

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



REAR ELEVATION

D

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

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



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

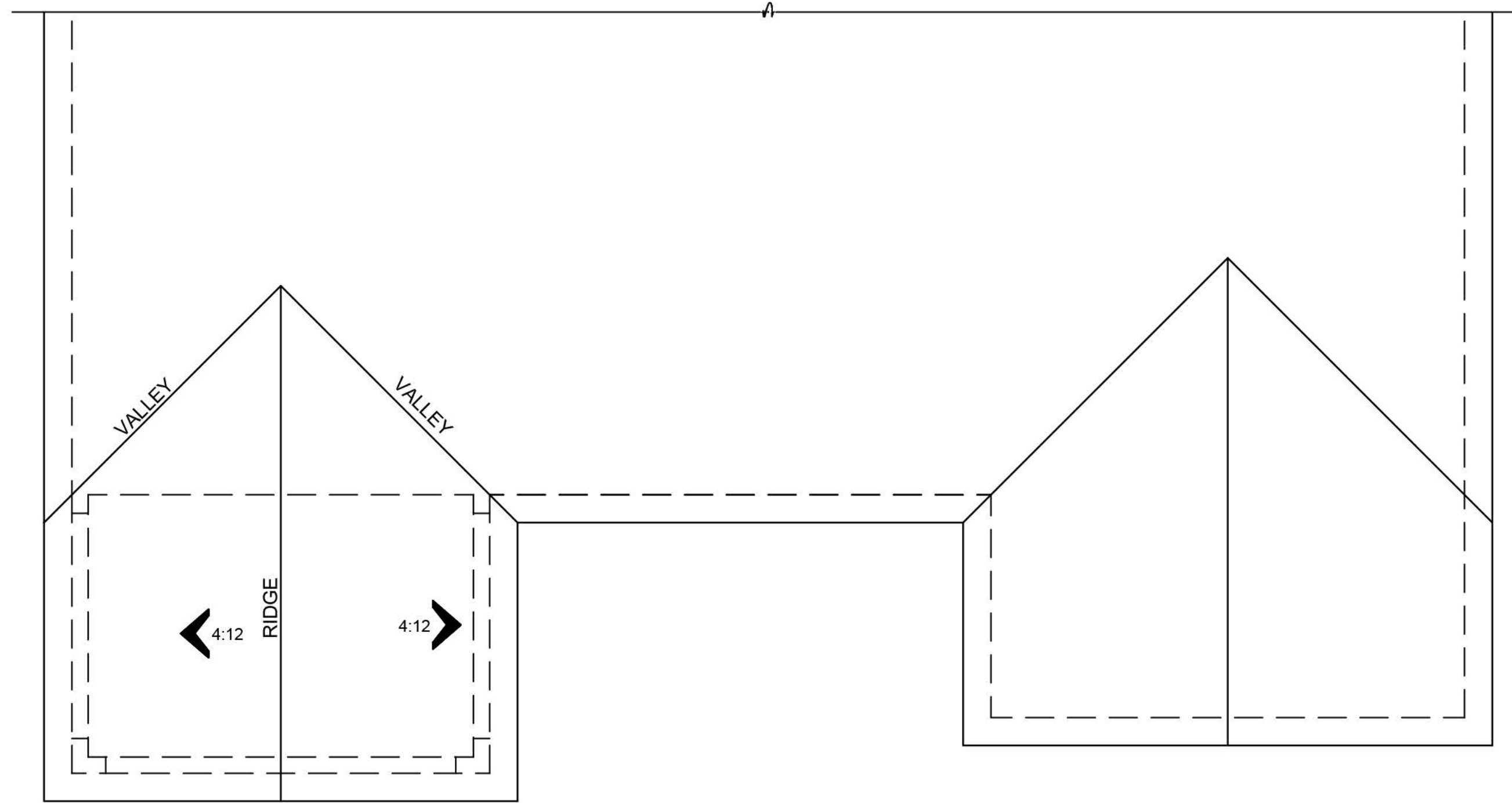
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- N20D DECKER -
ELEVATION D - OPT.
3RD CAR GARAGE

A40

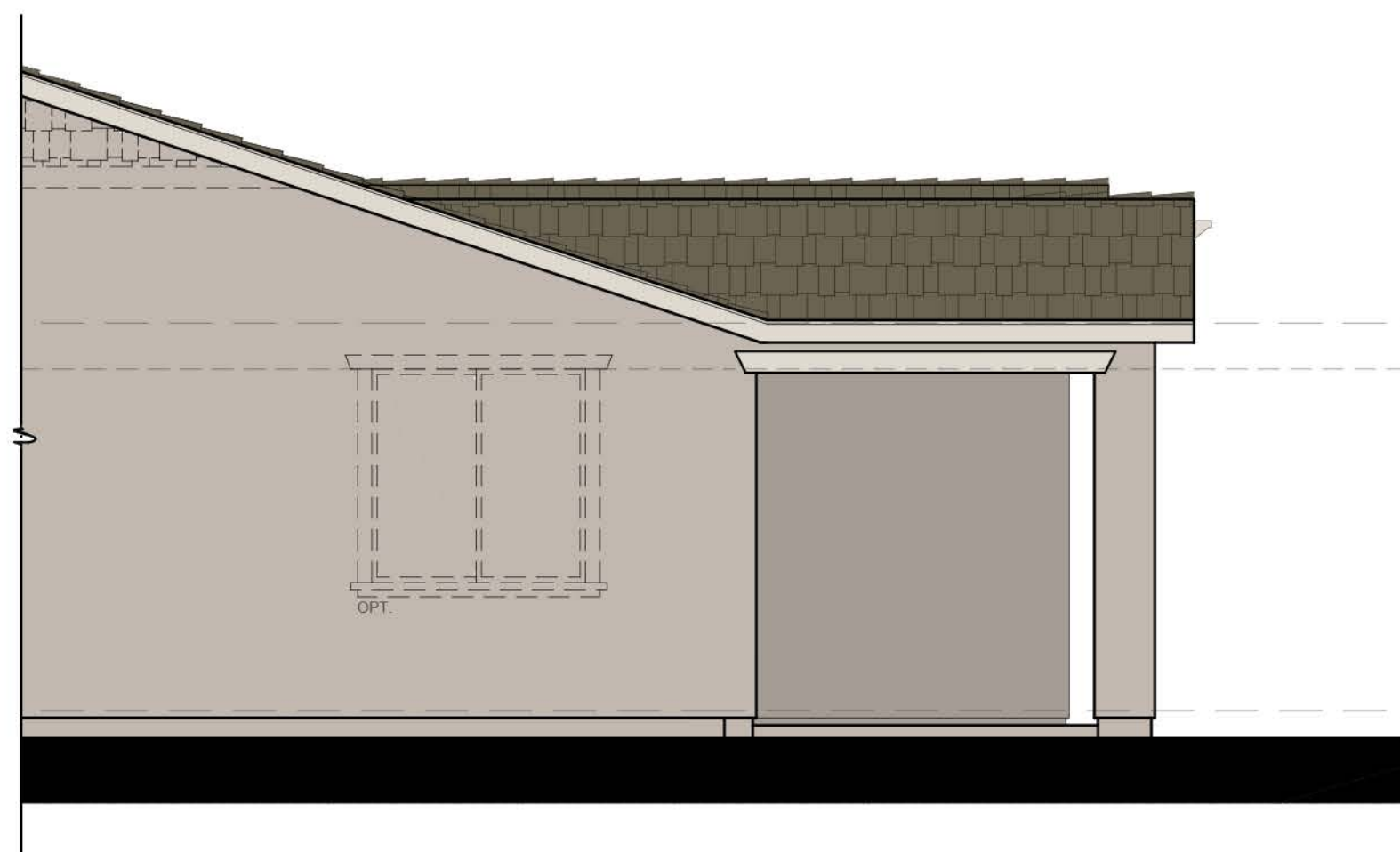
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ROOF PLAN

D

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



RIGHT ELEVATION N20D - D - DECKER

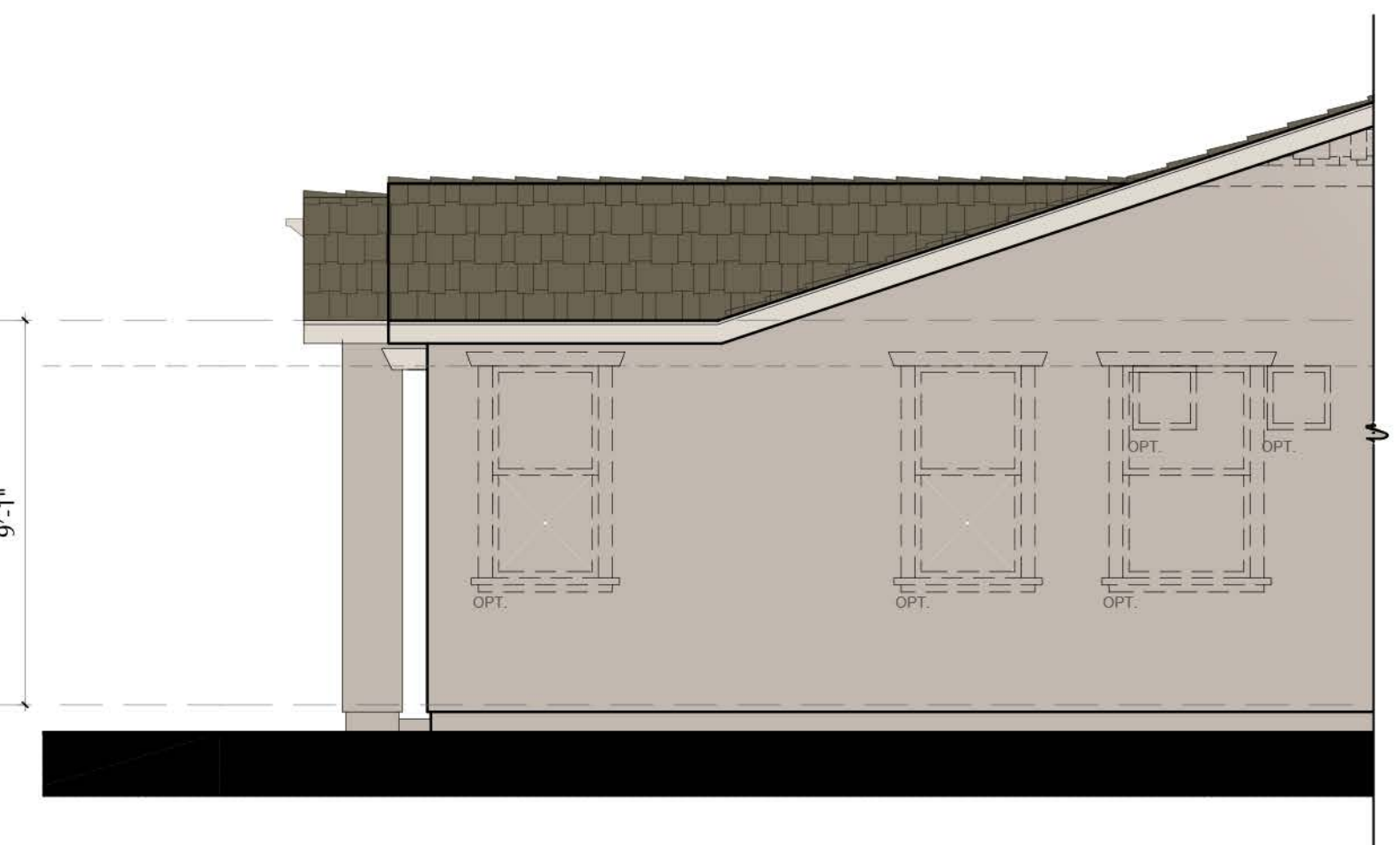
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - D - DECKER

TOP PLT.
WINDOW
HEAD
8'-0"
9'-1"
FIN. FLR.



LEFT ELEVATION N20D - D - DECKER

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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WOODLAND, CALIFORNIA

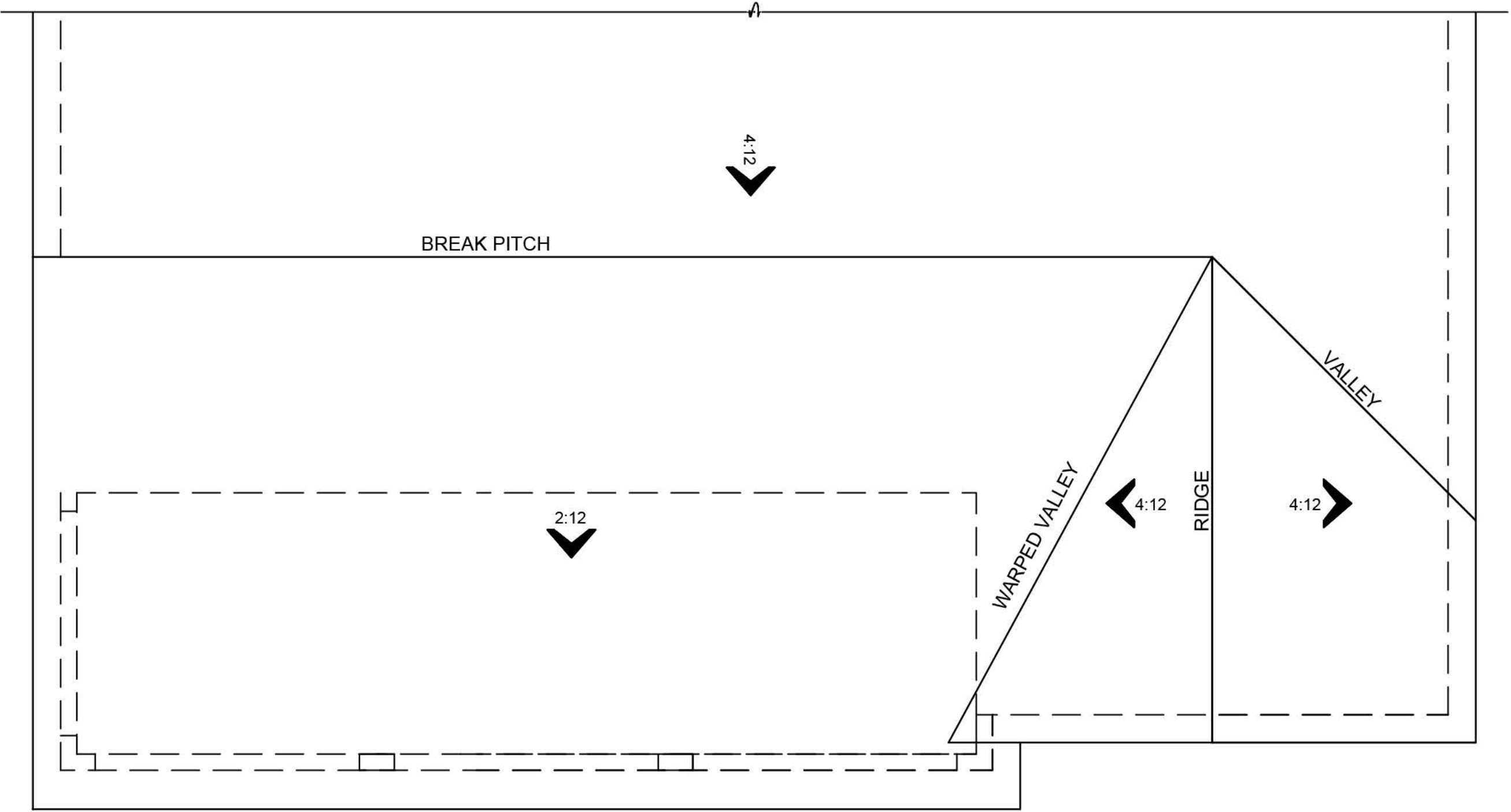
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- N20D DECKER -
ELEVATION D - OPT.
COVERED PATIO

A41

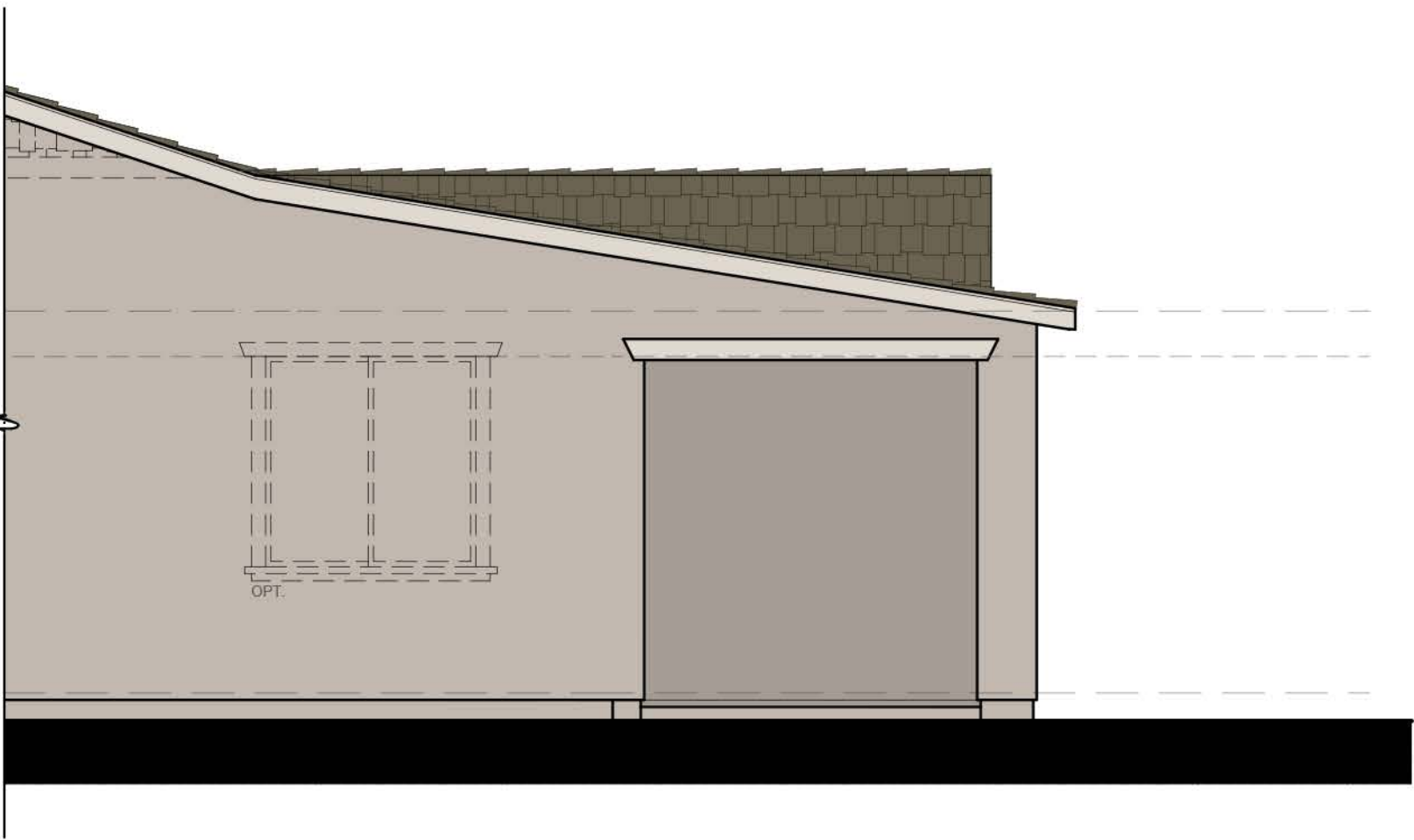
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ROOF PLAN

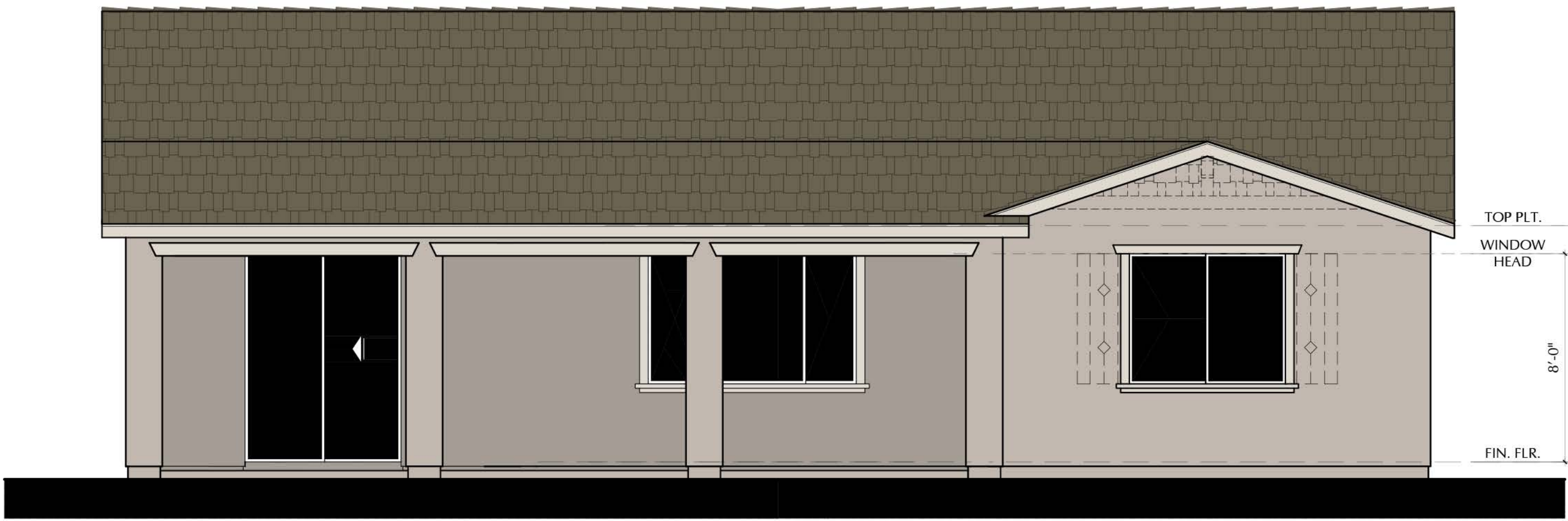
D

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



RIGHT ELEVATION N20D - D - DECKER

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

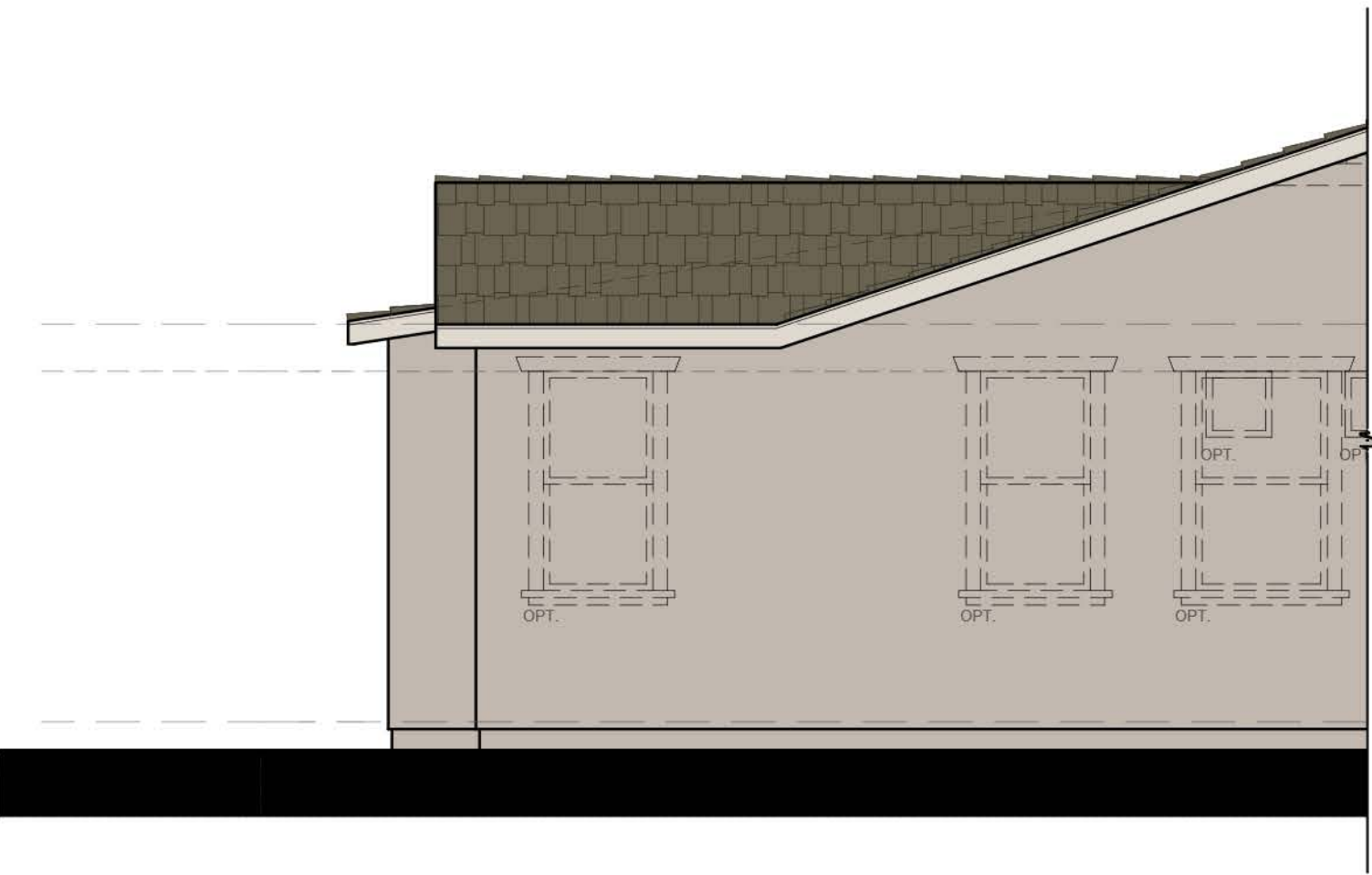


REAR ELEVATION

N20D - D - DECKER

TOP PLT.
WINDOW
HEAD
8'-0"
9'-1"
FIN. FLR.

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



LEFT ELEVATION N20D - D - DECKER

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

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

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WOODLAND, CALIFORNIA

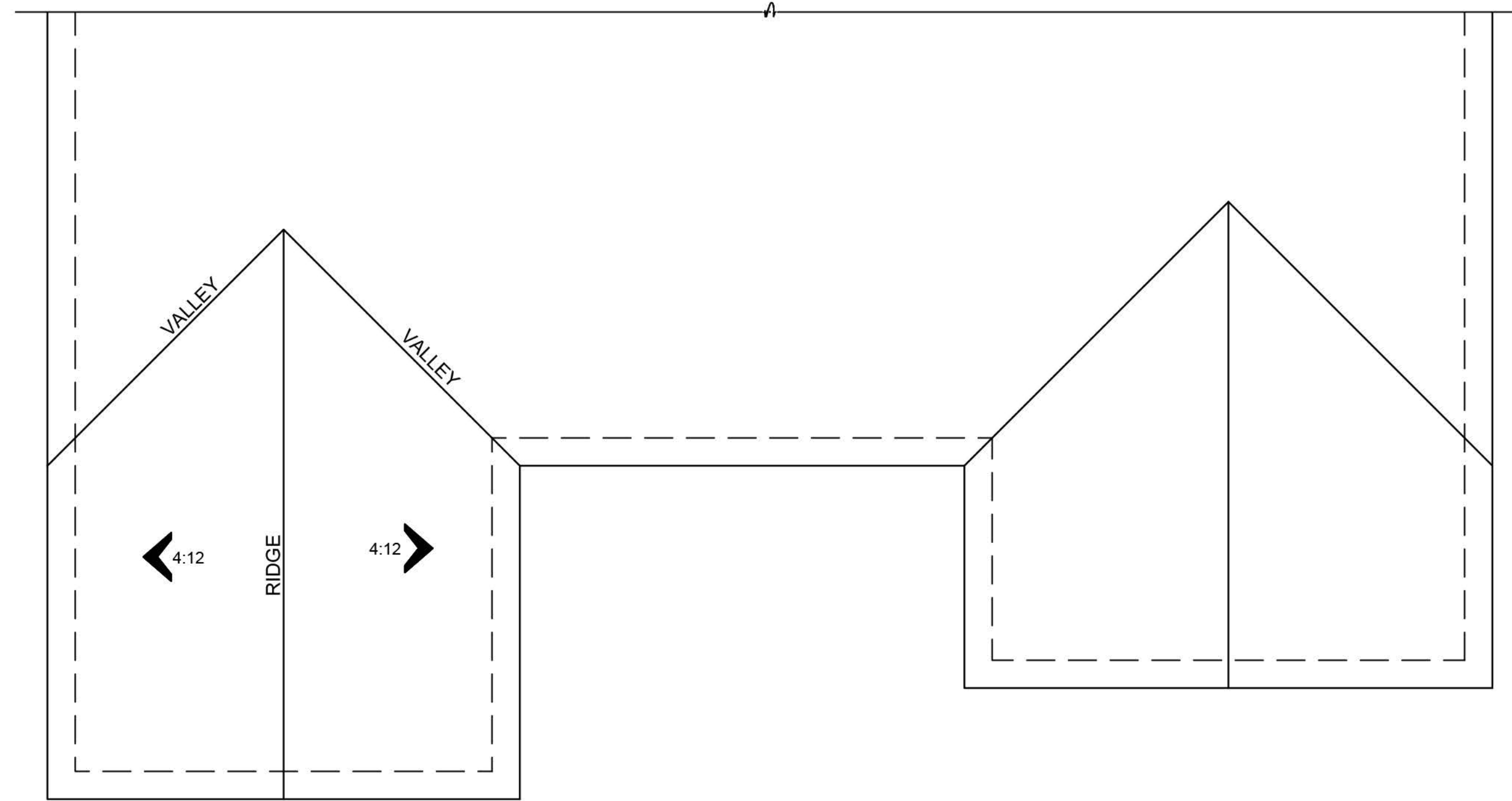
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- N20D DECKER -
ELEVATION D - OPT.
EXT. COVERED PATIO

A42

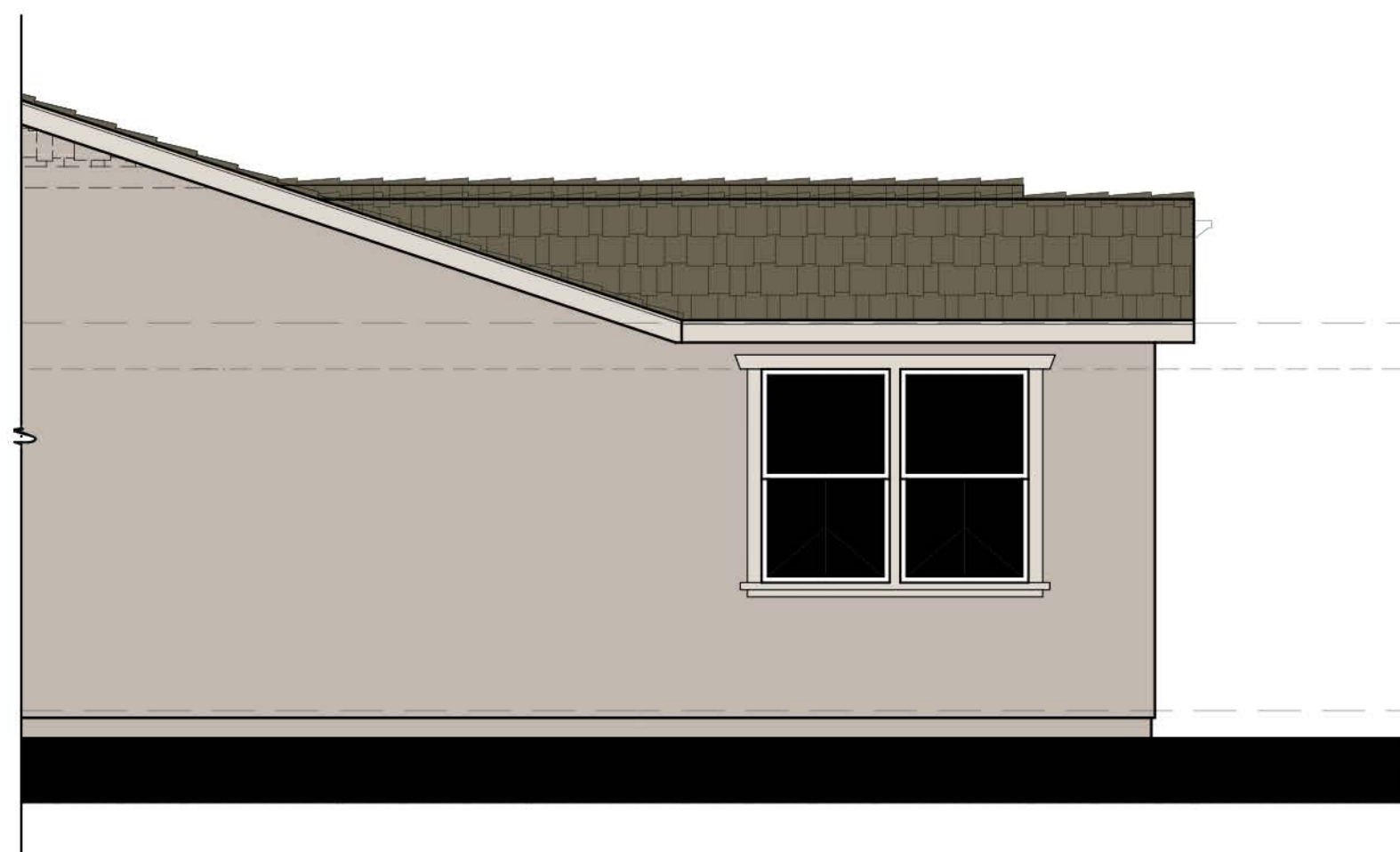
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ROOF PLAN

D

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



RIGHT ELEVATION N20D - D - DECKER

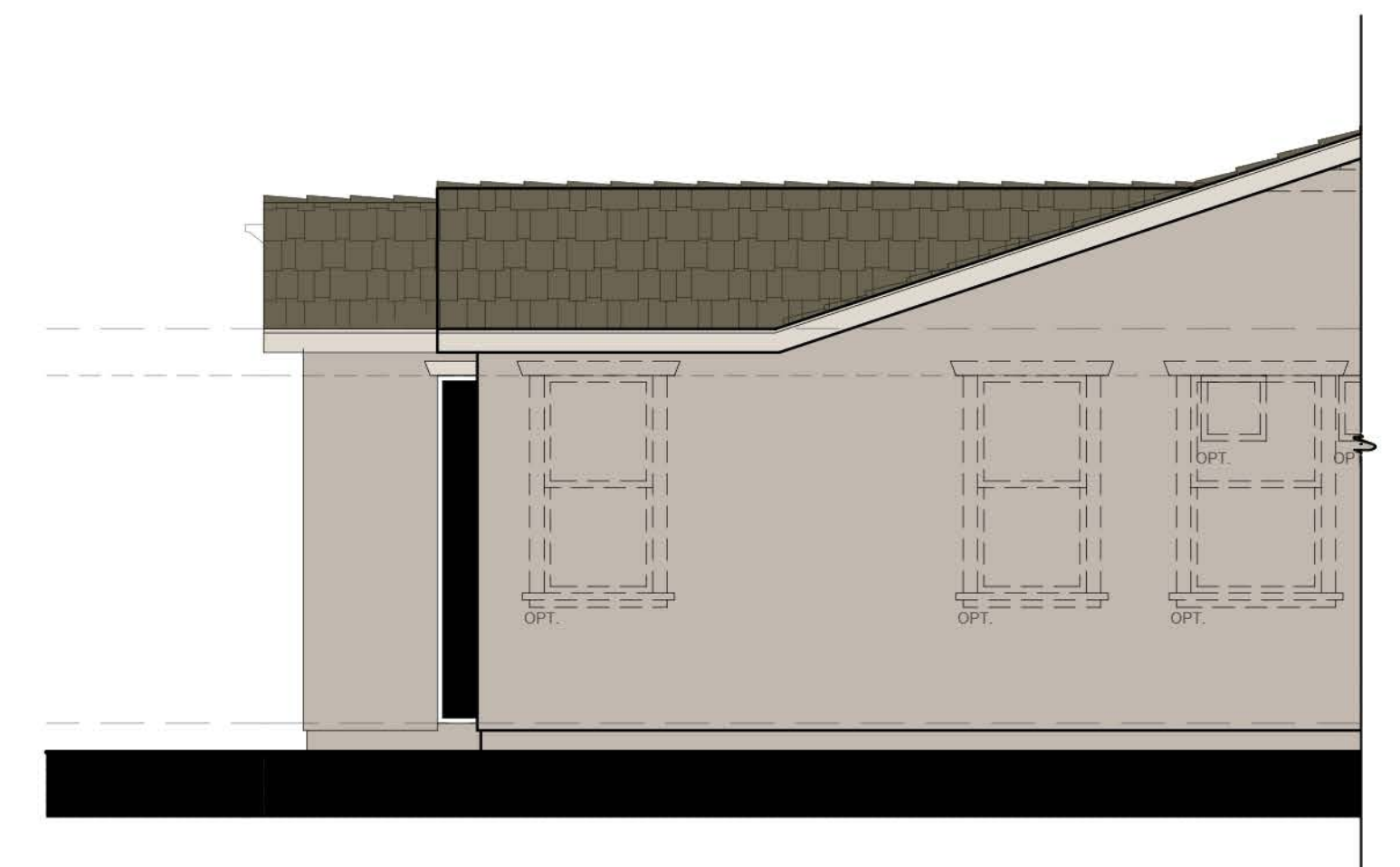
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - D - DECKER

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



LEFT ELEVATION N20D - D - DECKER

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

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

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WOODLAND, CALIFORNIA

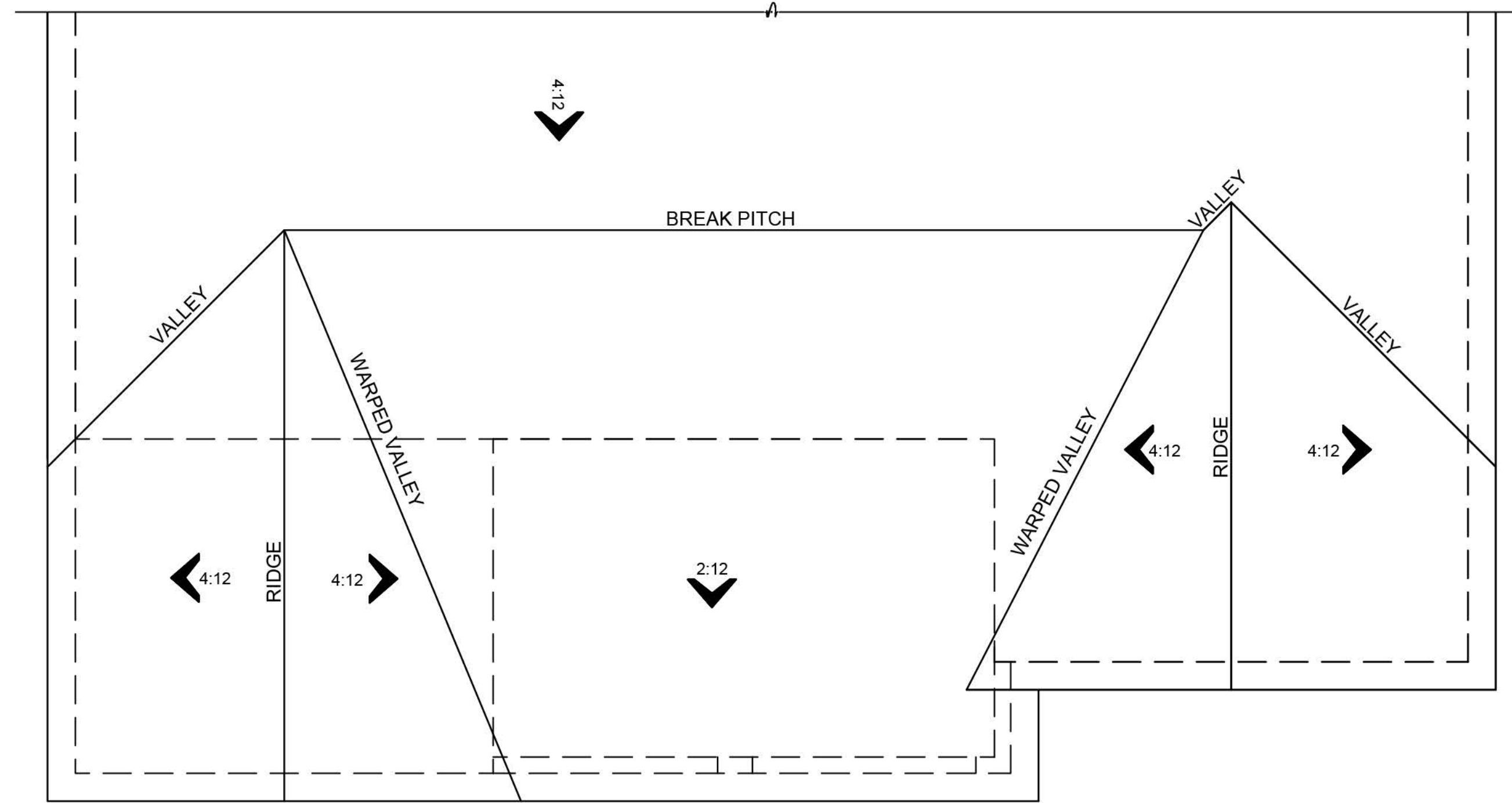
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- N20D DECKER -
ELEVATION D - OPT.
SUNROOM

A43

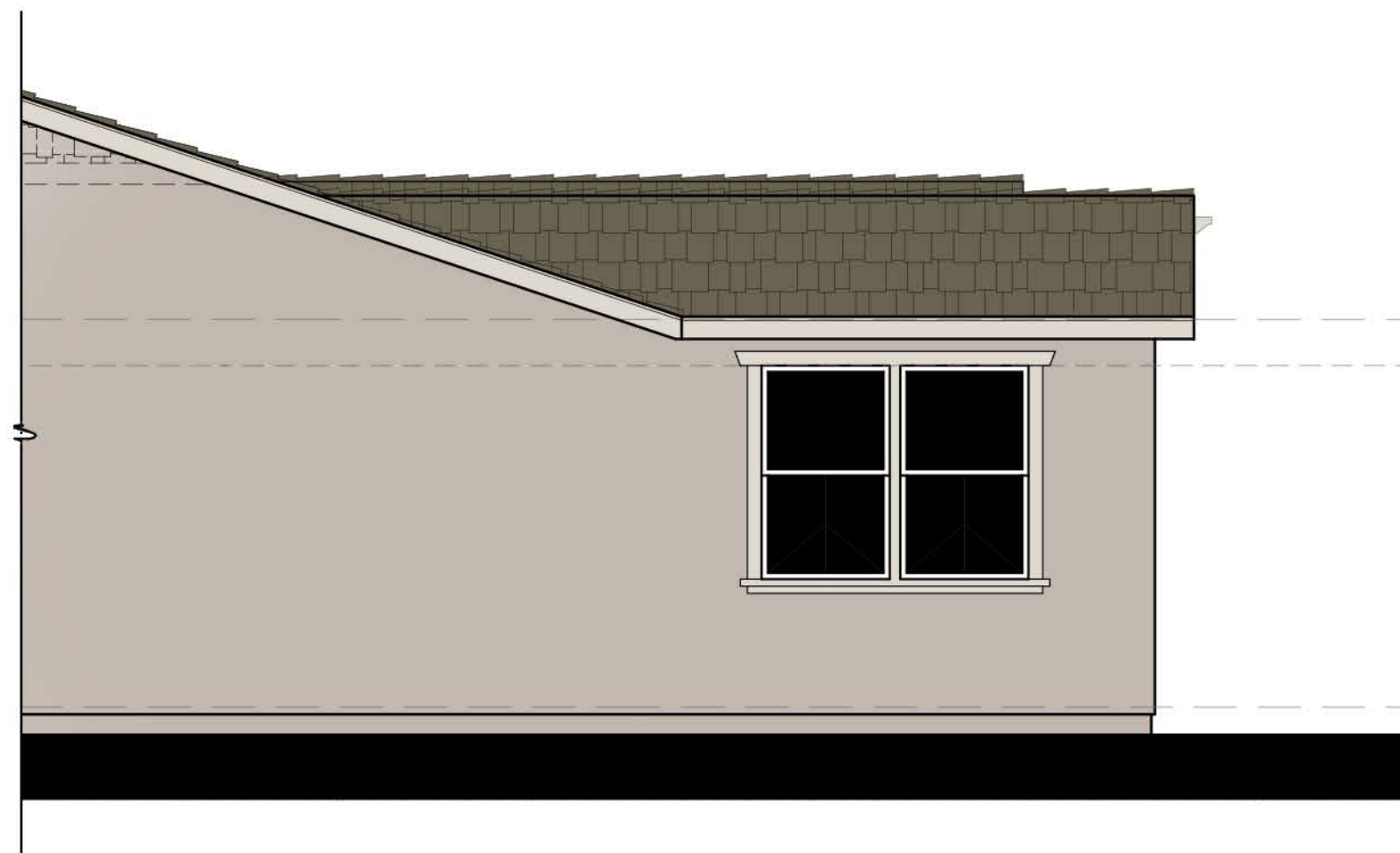
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ROOF PLAN

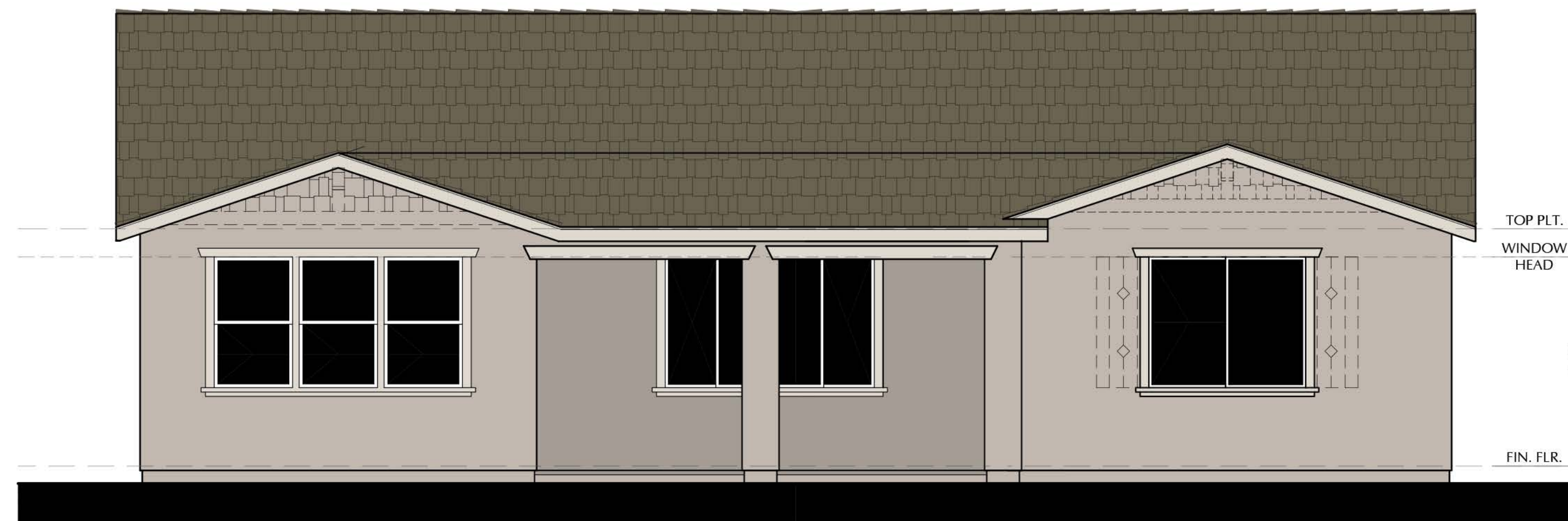
D

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



RIGHT ELEVATION N20D - D - DECKER

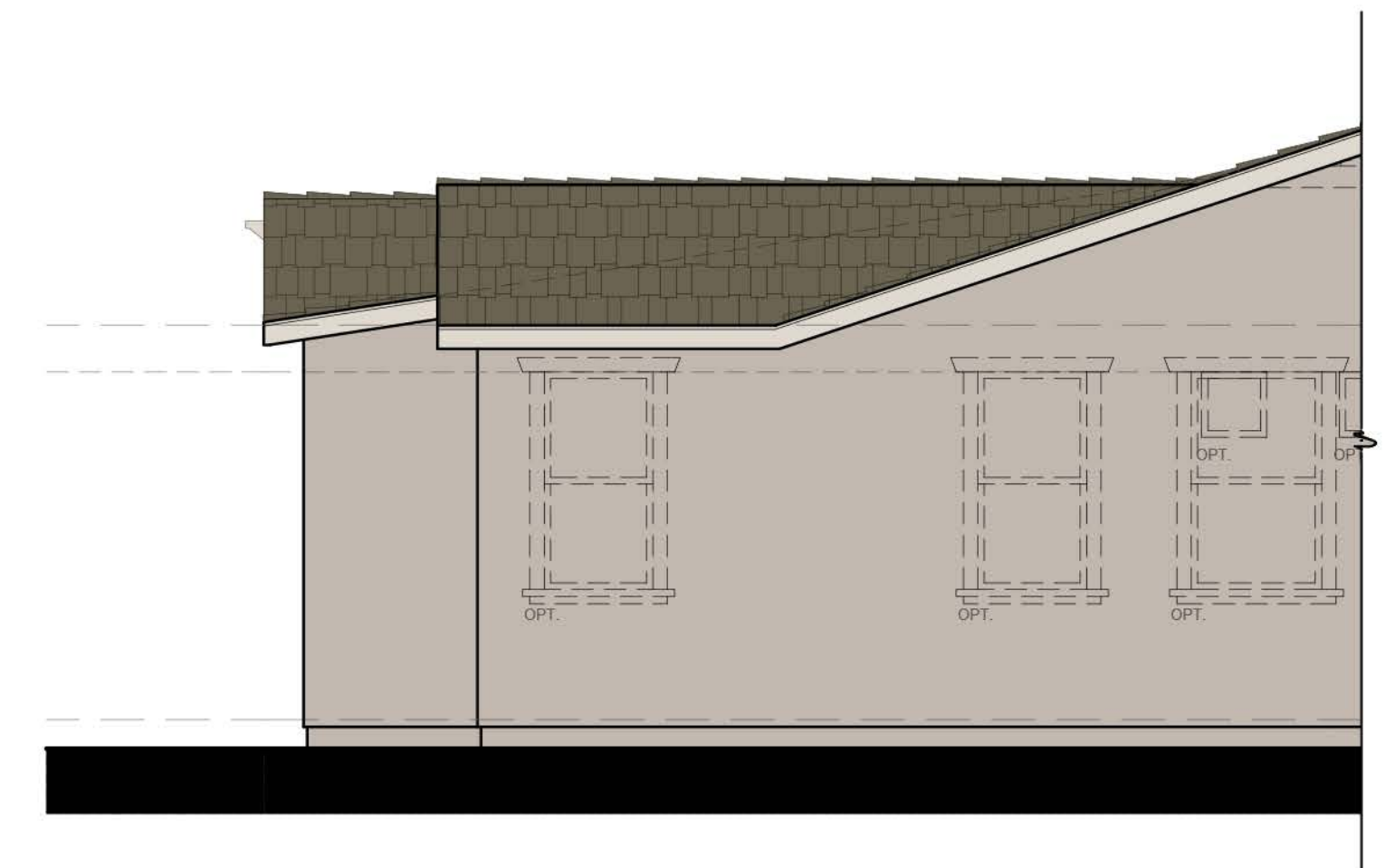
SCALE: 1/4"=1'-0"



REAR ELEVATION

N20D - D - DECKER

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



LEFT ELEVATION N20D - D - DECKER

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

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

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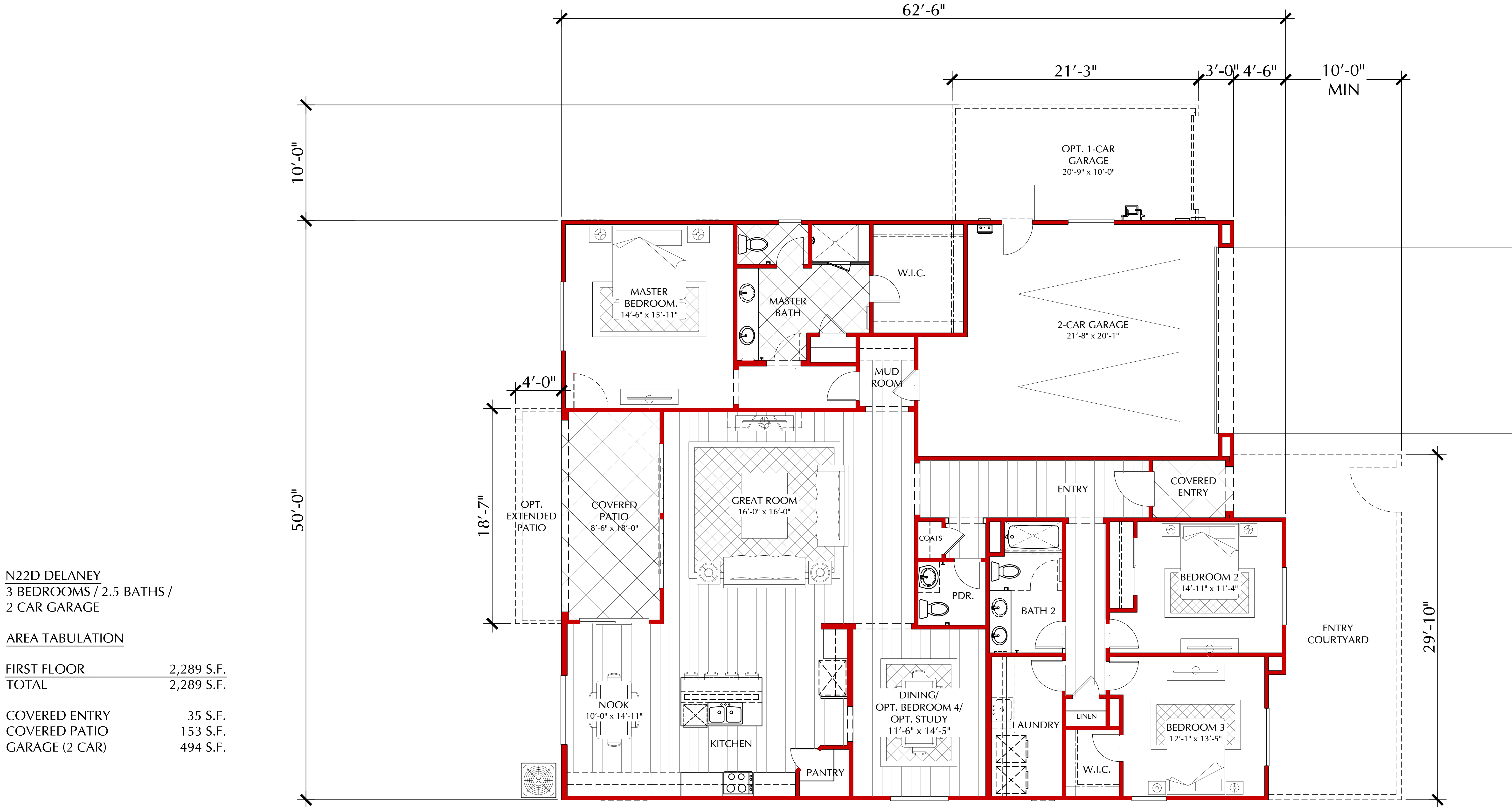
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- N20D DECKER -
ELEVATION D - OPT.
COV. PATIO @ SUNROOM

A44

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N22D DELANEY
3 BEDROOMS / 2.5 BATHS /
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	2,289 S.F.
TOTAL	2,289 S.F.
COVERED ENTRY	35 S.F.
COVERED PATIO	153 S.F.
GARAGE (2 CAR)	494 S.F.

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

FLOOR PLAN REFLECTS 'A' ELEVATION

GROUND LEVEL



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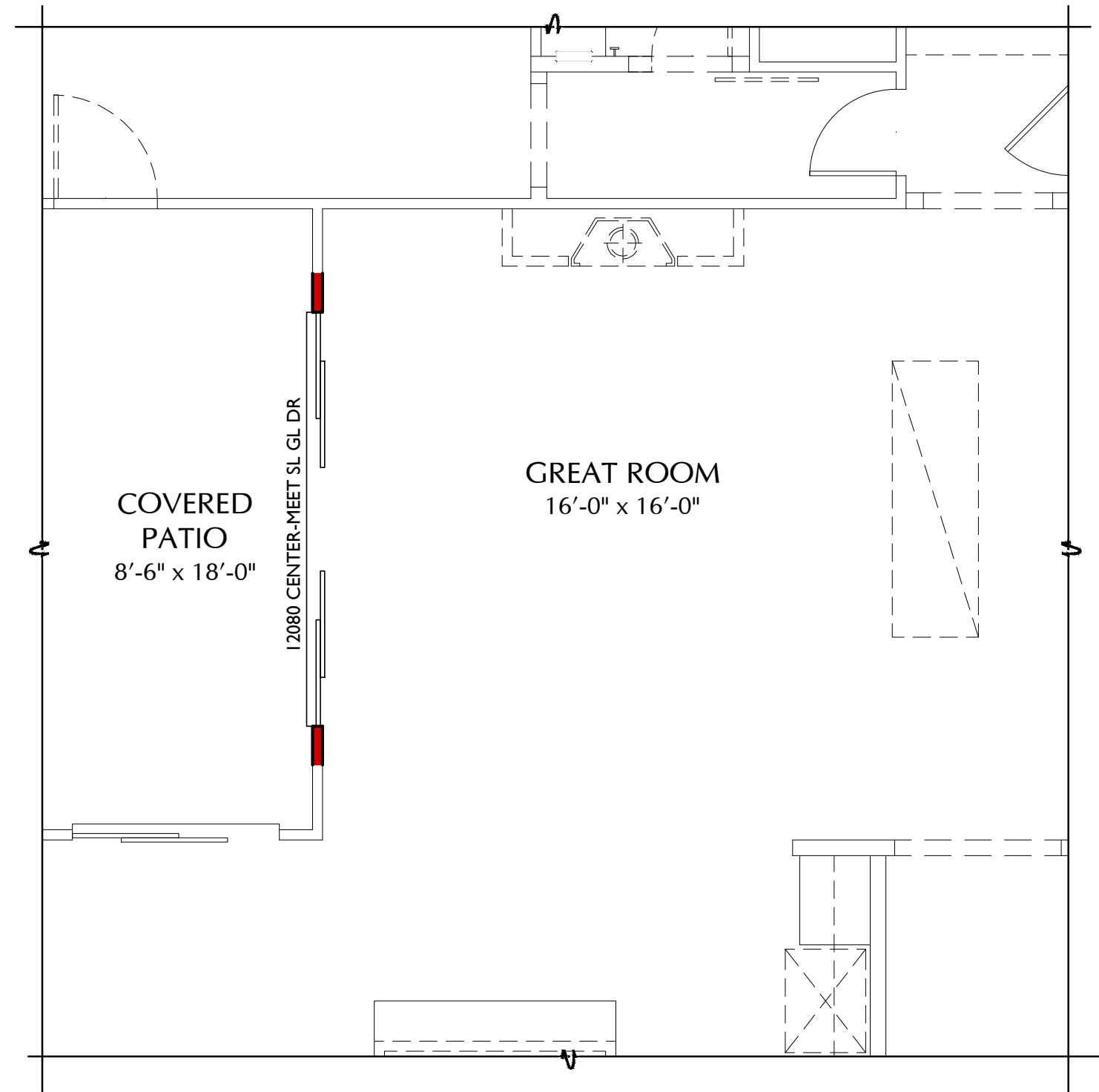


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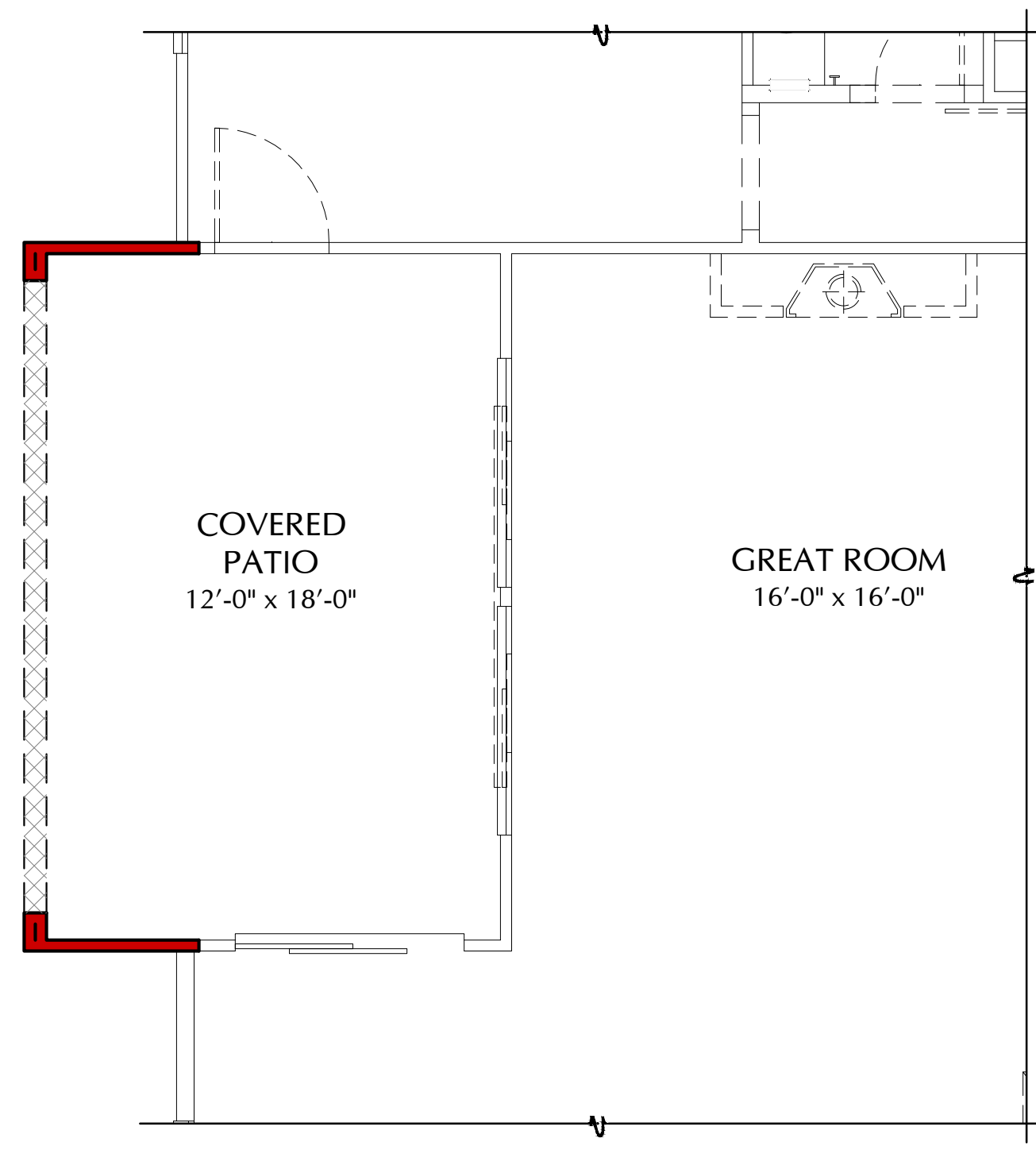
HARVEST AT SPRING LAKE
WOODLAND, CALIFORNIA

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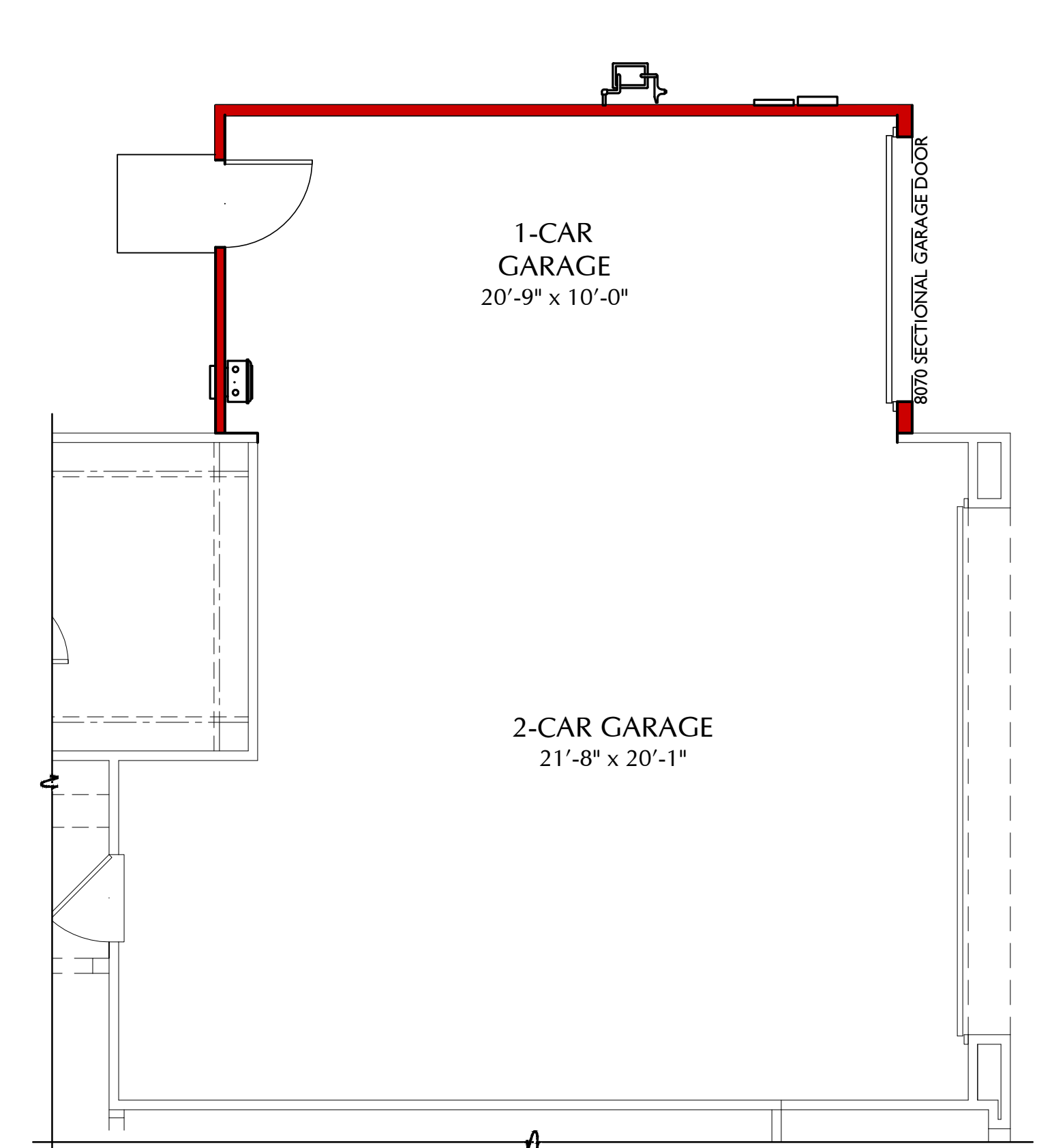
- N22D DELANEY -
FLOOR PLAN



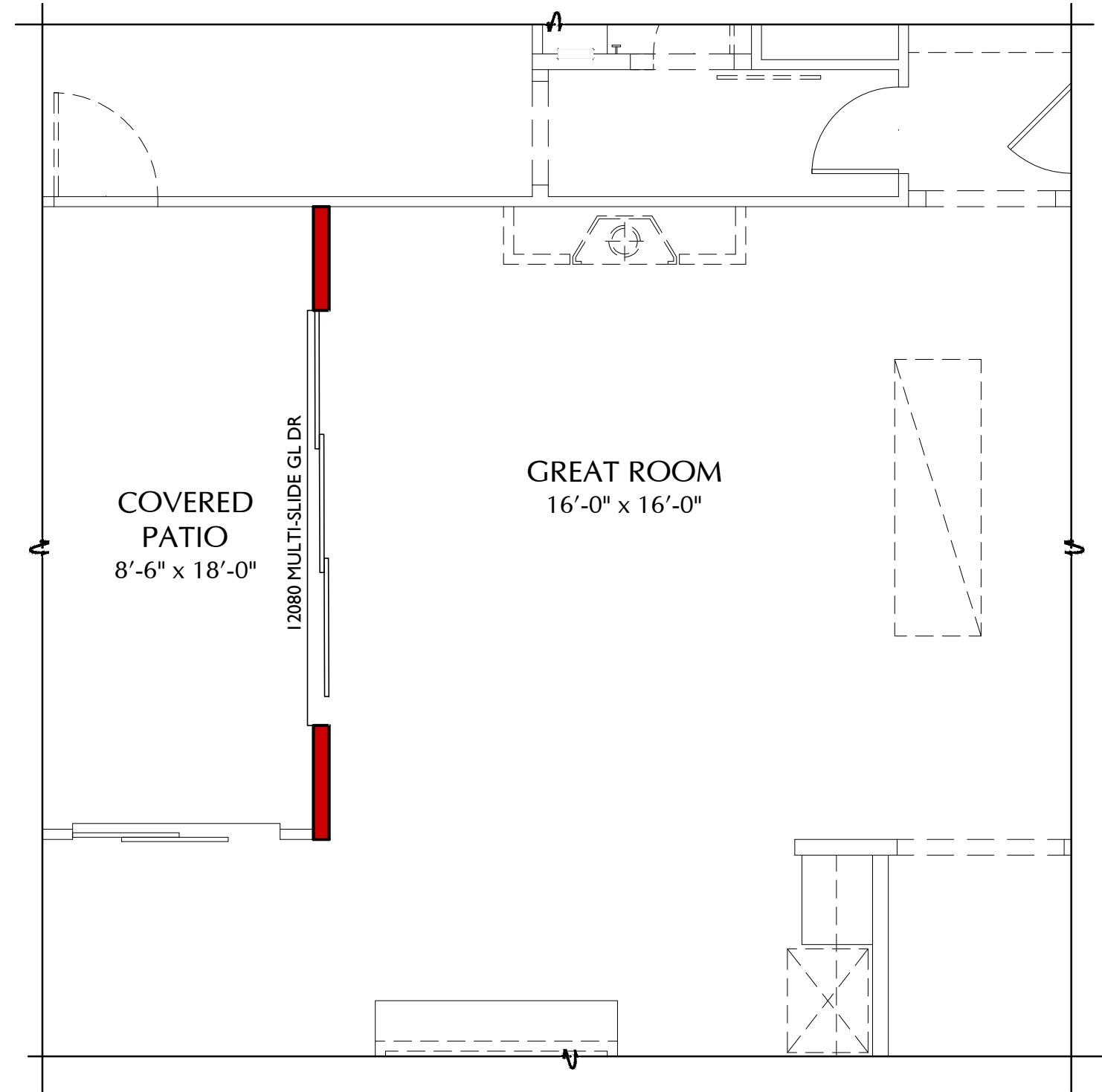
OPT. 12080 CENTER-MEET DOOR PLAN N22D
AT GREAT ROOM SCALE: 1/4" = 1'-0"



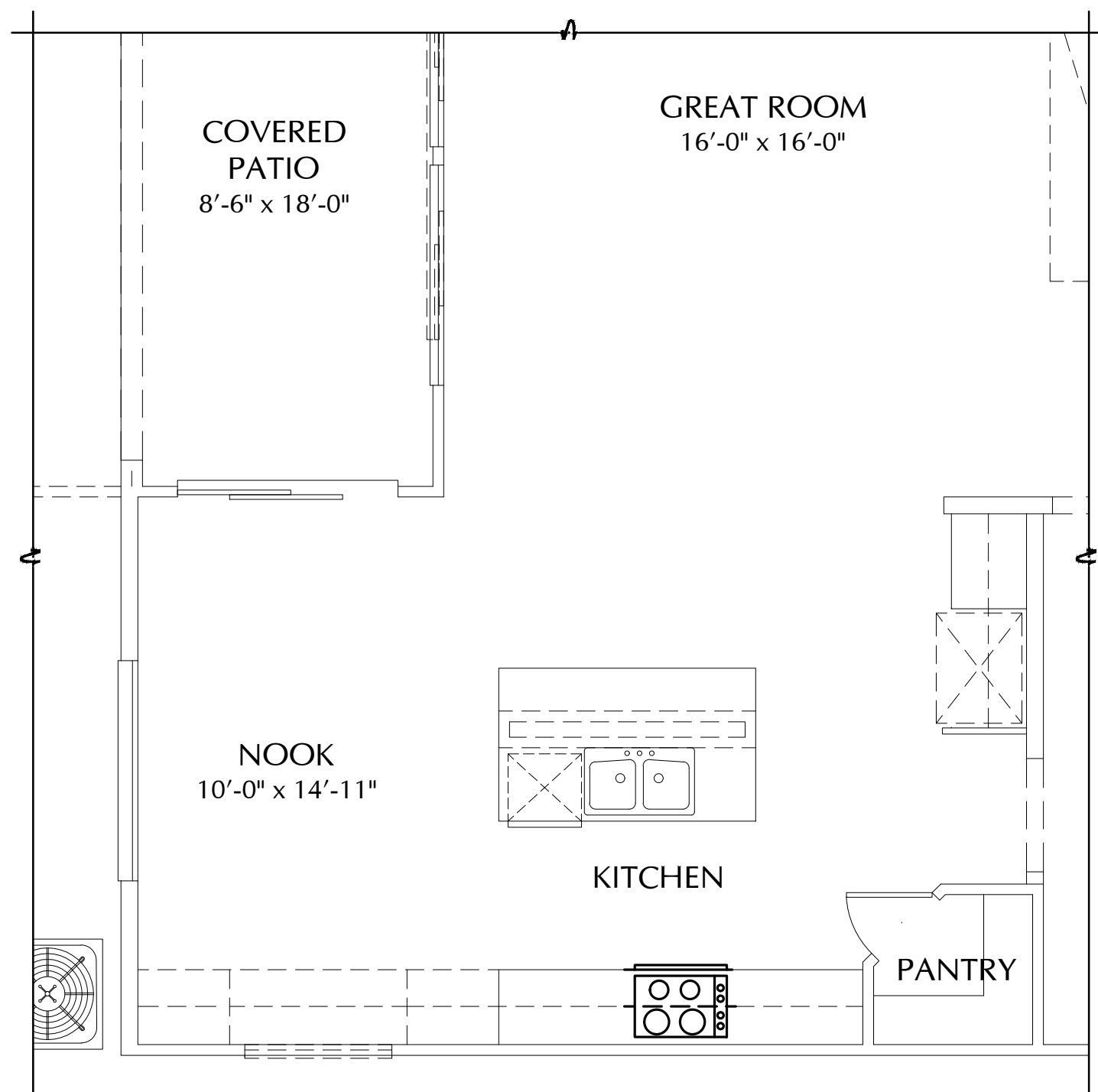
OPT. EXTENDED PATIO PLAN N22D
SCALE: 1/4" = 1'-0"



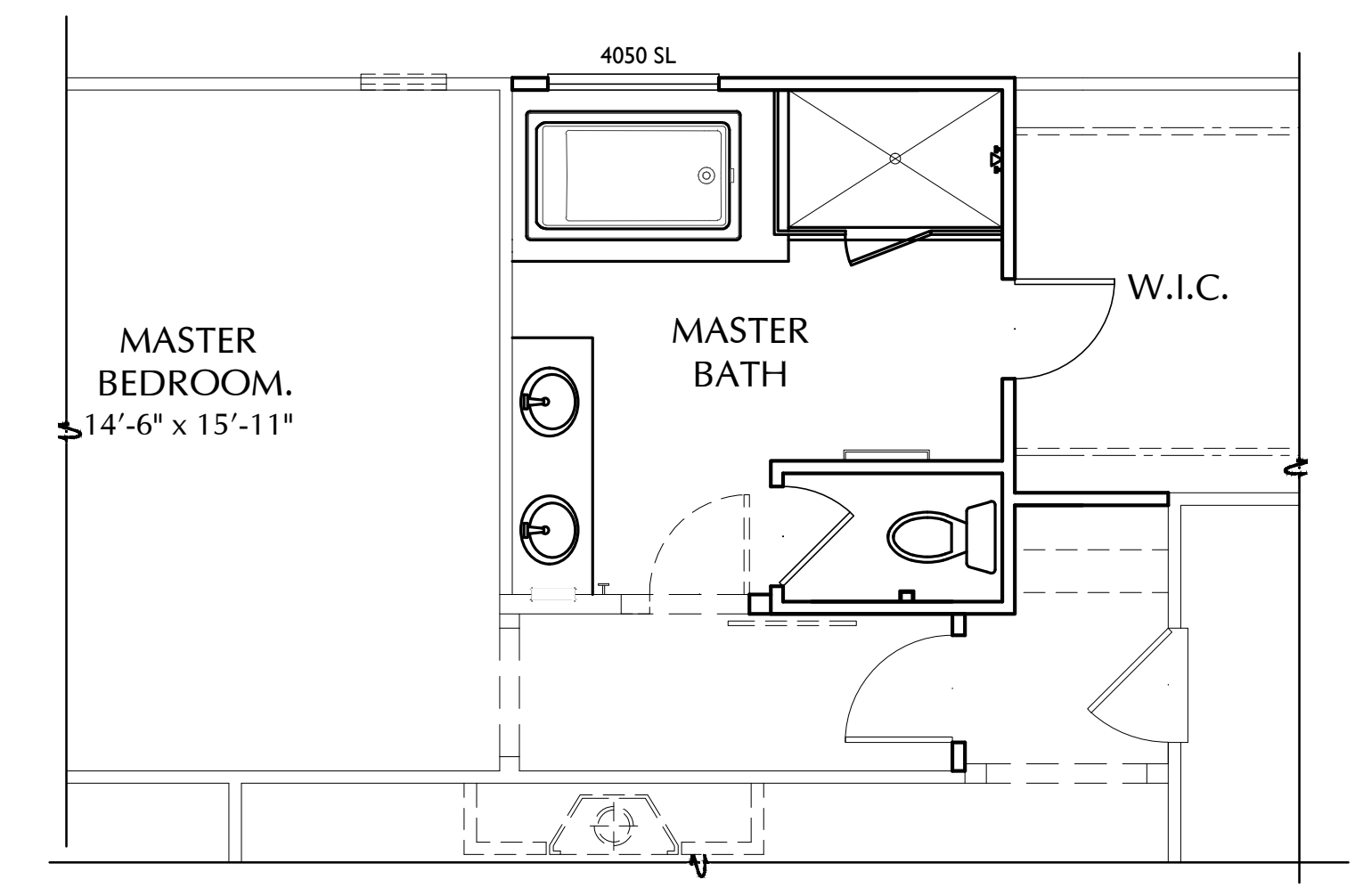
OPT. 3rd CAR GARAGE PLAN N22D
SCALE: 1/4" = 1'-0"



OPT. 12080 CENTER-MEET DOOR PLAN N22D
AT GREAT ROOM SCALE: 1/4" = 1'-0"



OPT. GOURMET LITE KITCHEN PLAN N22D
SCALE: 1/4" = 1'-0"



OPT. WALK - IN SHOWER PLAN N22D
SCALE: 1/4" = 1'-0"

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



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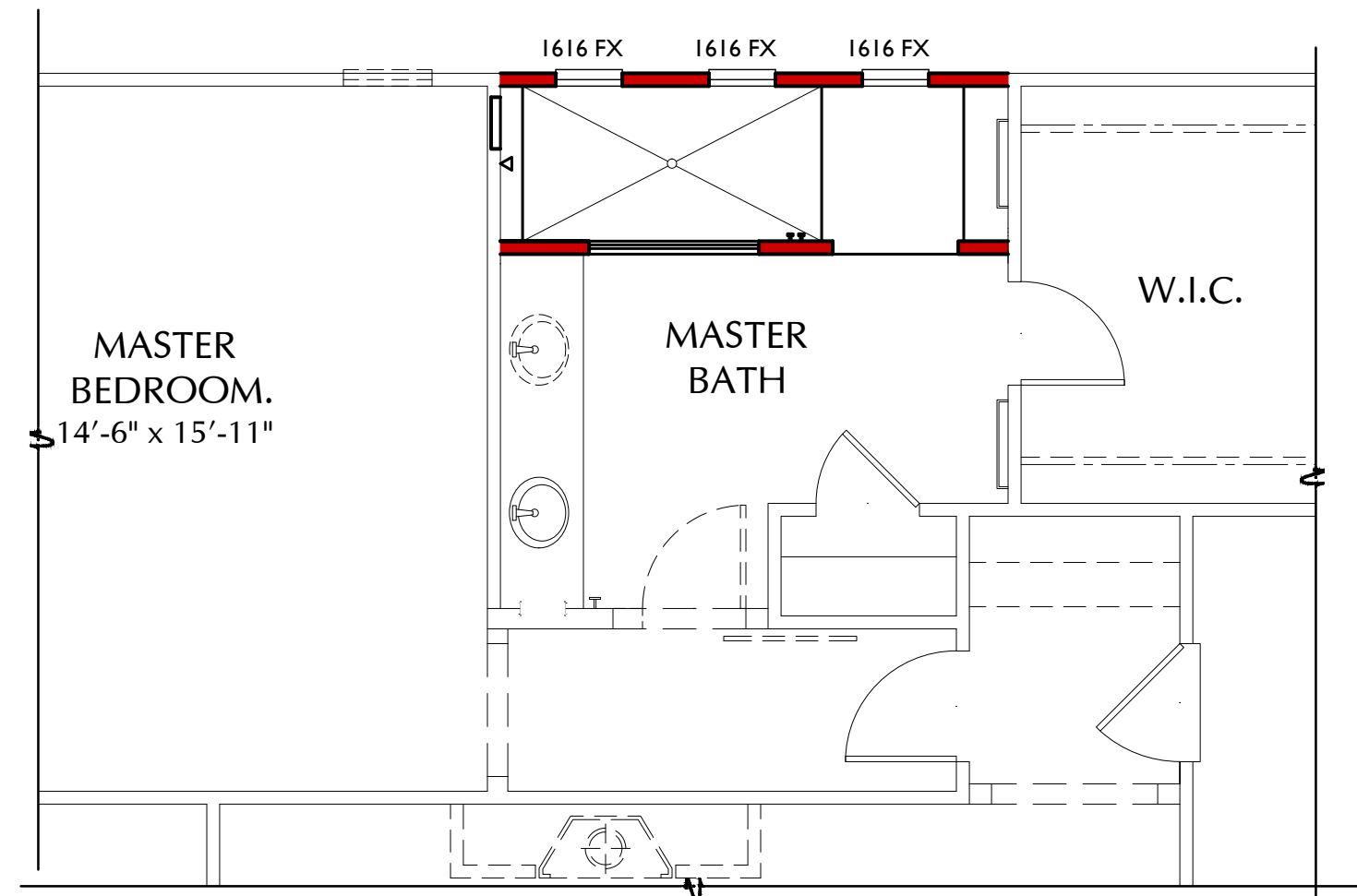


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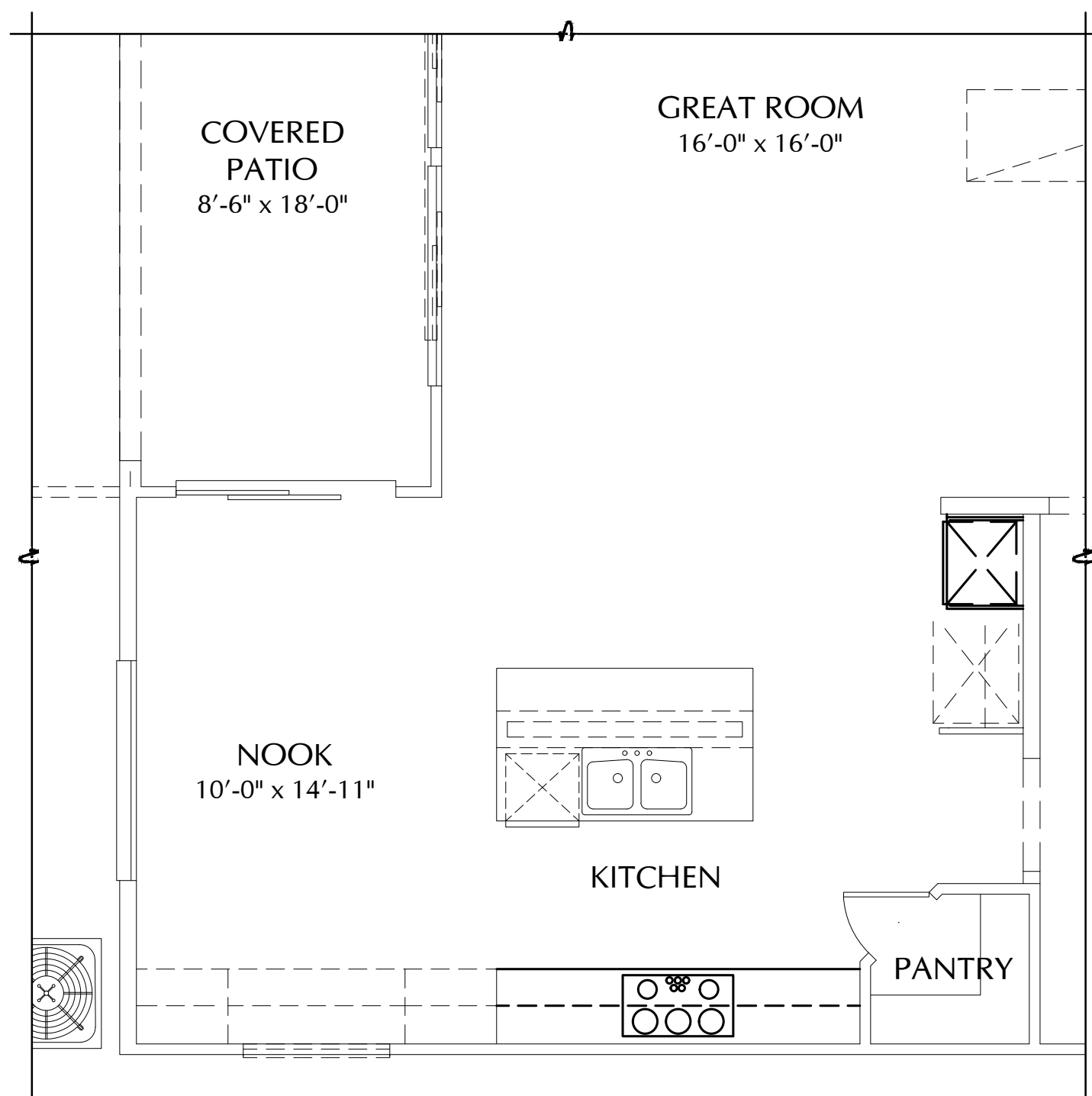
HARVEST AT SPRING LAKE WOODLAND, CALIFORNIA

JOB # : 109-20118
DATE: NOVEMBER 24th, 2020

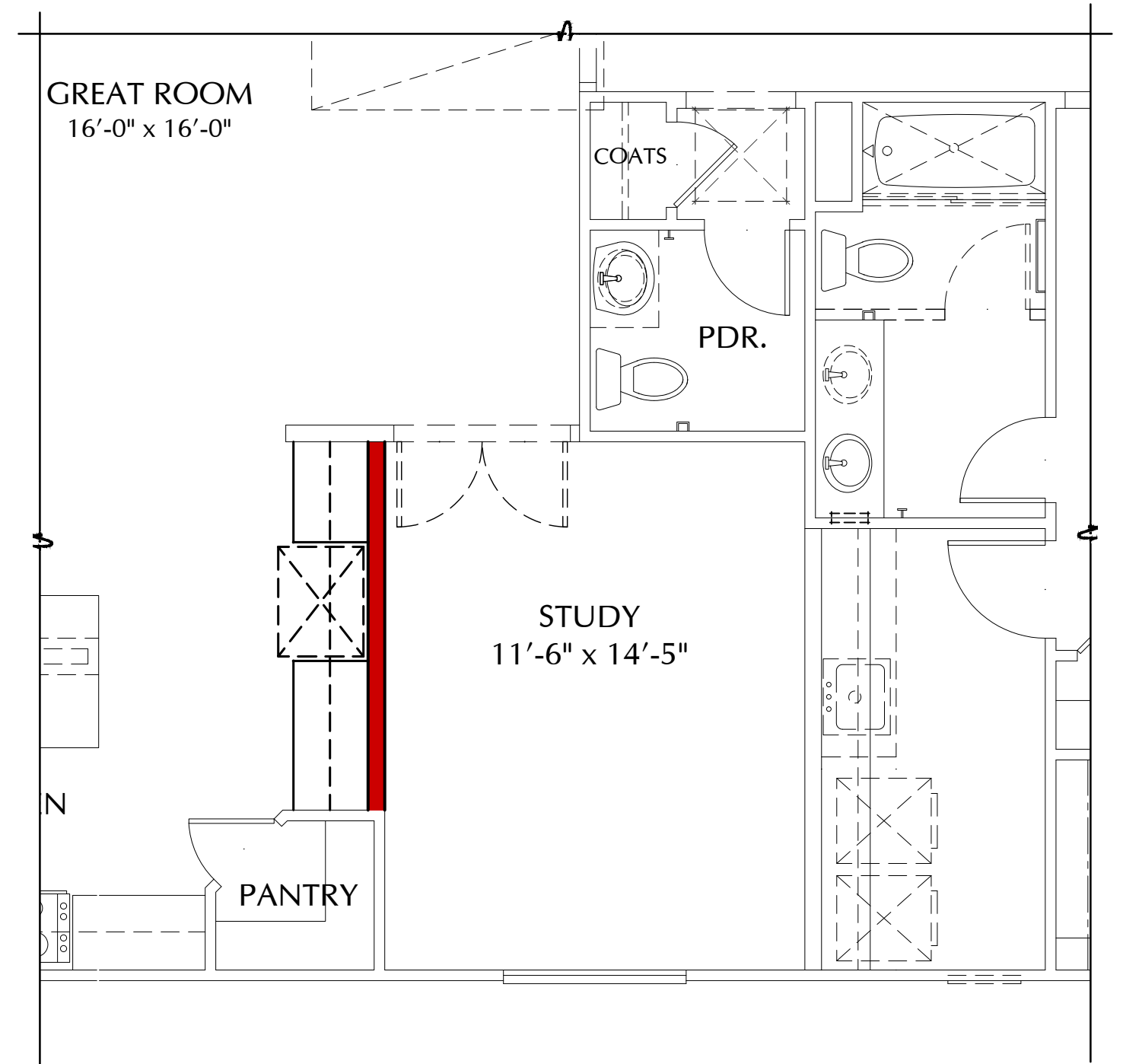
- N22D DELANEY - FLOOR PLAN OPTIONS



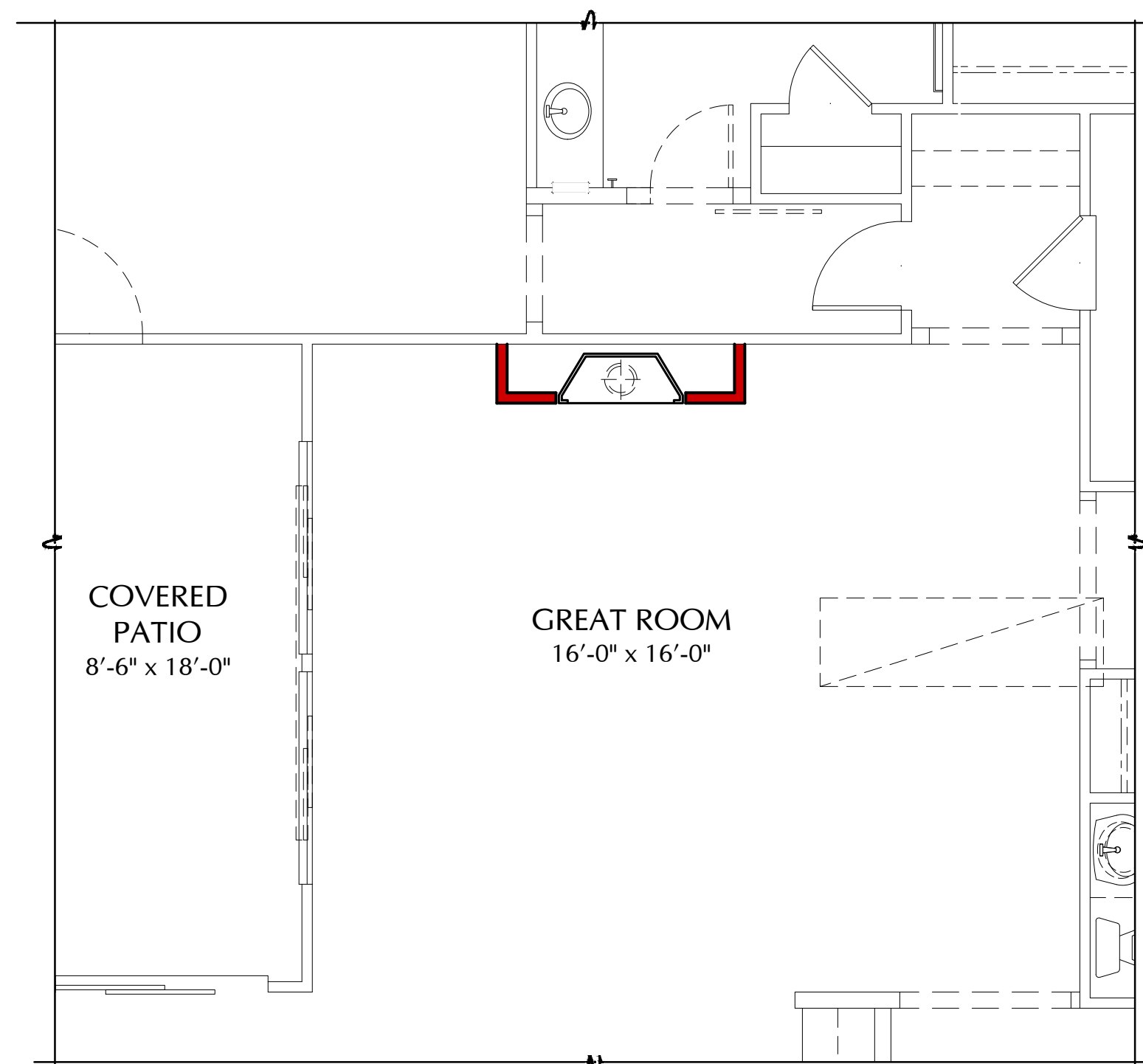
OPT. WALK - IN SHOWER **PLAN N22D**
SCALE: 1/4" = 1'-0"



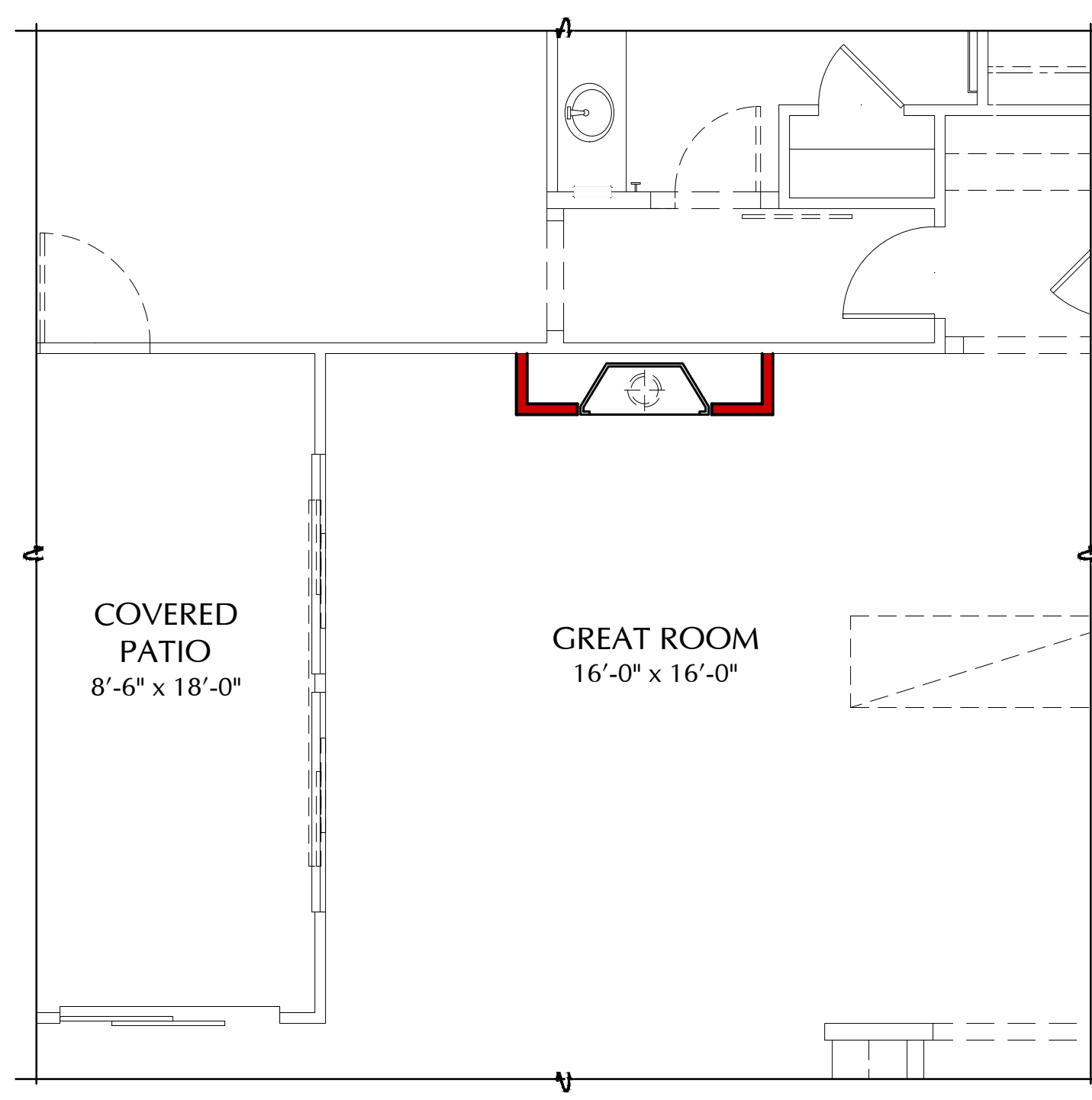
OPT. GOURMET KITCHEN **PLAN N22D**
SCALE: 1/4" = 1'-0"



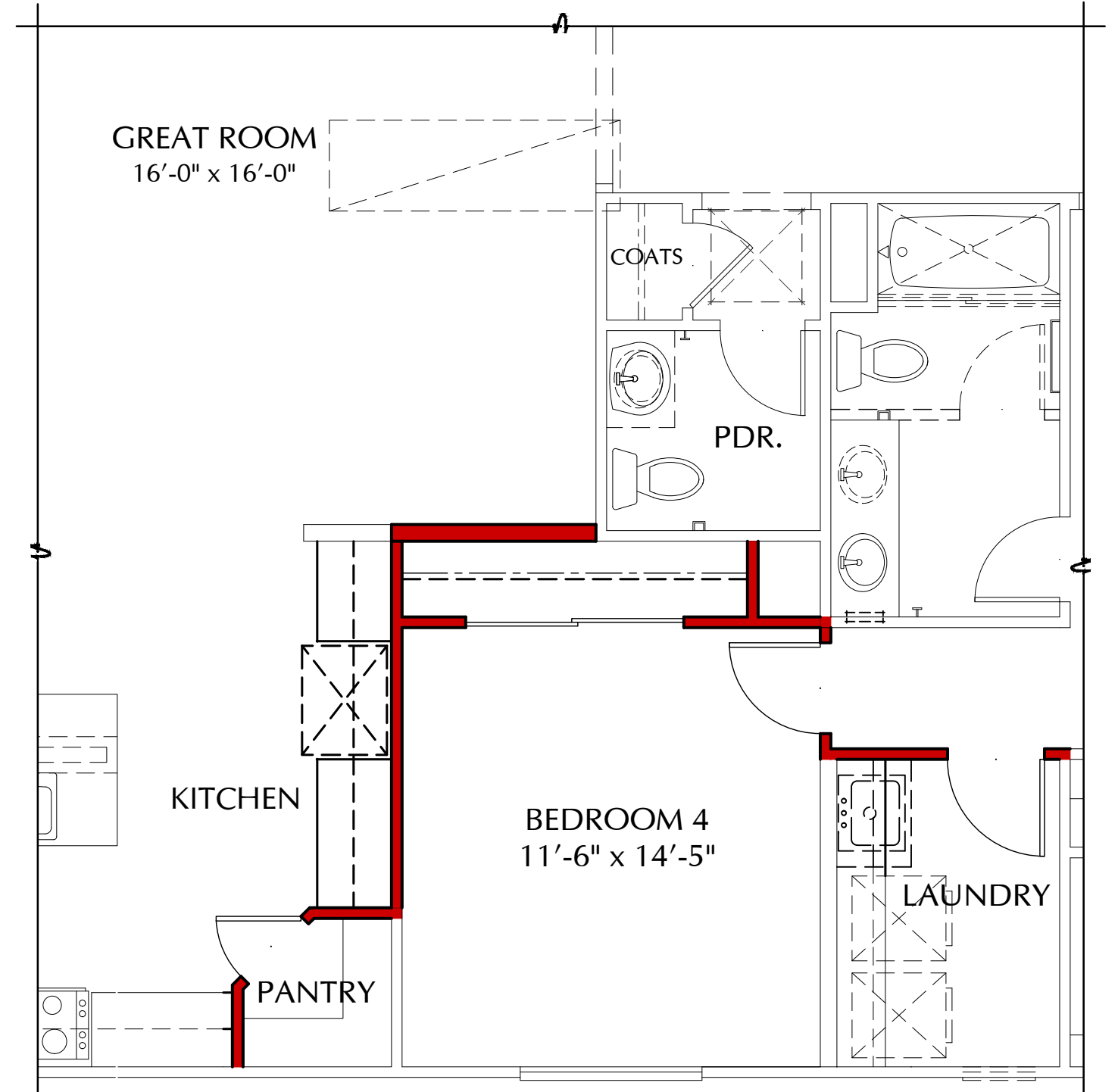
OPT. STUDY **PLAN N22D**
IN LIEU OF DINING SCALE: 1/4" = 1'-0"



OPT. TRADITIONAL FIREPLACE **PLAN N22D**
SCALE: 1/4" = 1'-0"



OPT. CONTEMPORARY FIREPLACE **PLAN N22D**
AT GREAT ROOM SCALE: 1/4" = 1'-0"



OPT. BEDROOM 4 **PLAN N22D**
IN LIEU OF DINING SCALE: 1/4" = 1'-0"

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



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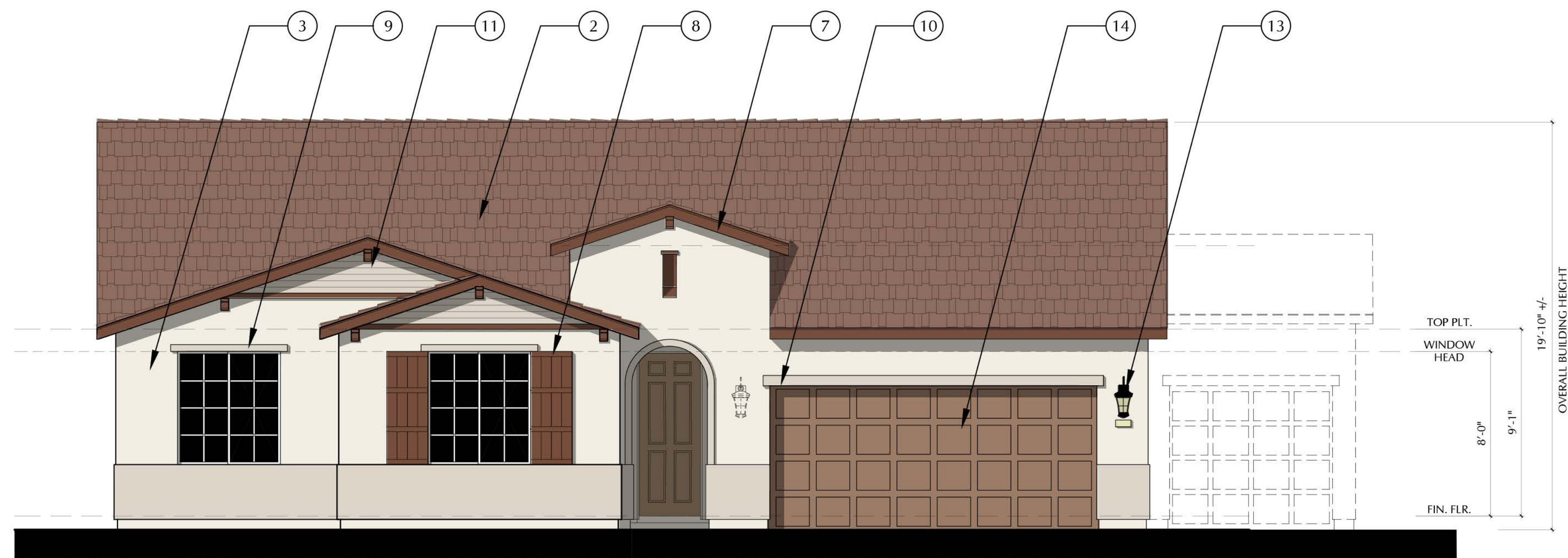


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**- N22D DELANEY -
FLOOR PLAN OPTIONS**

A47



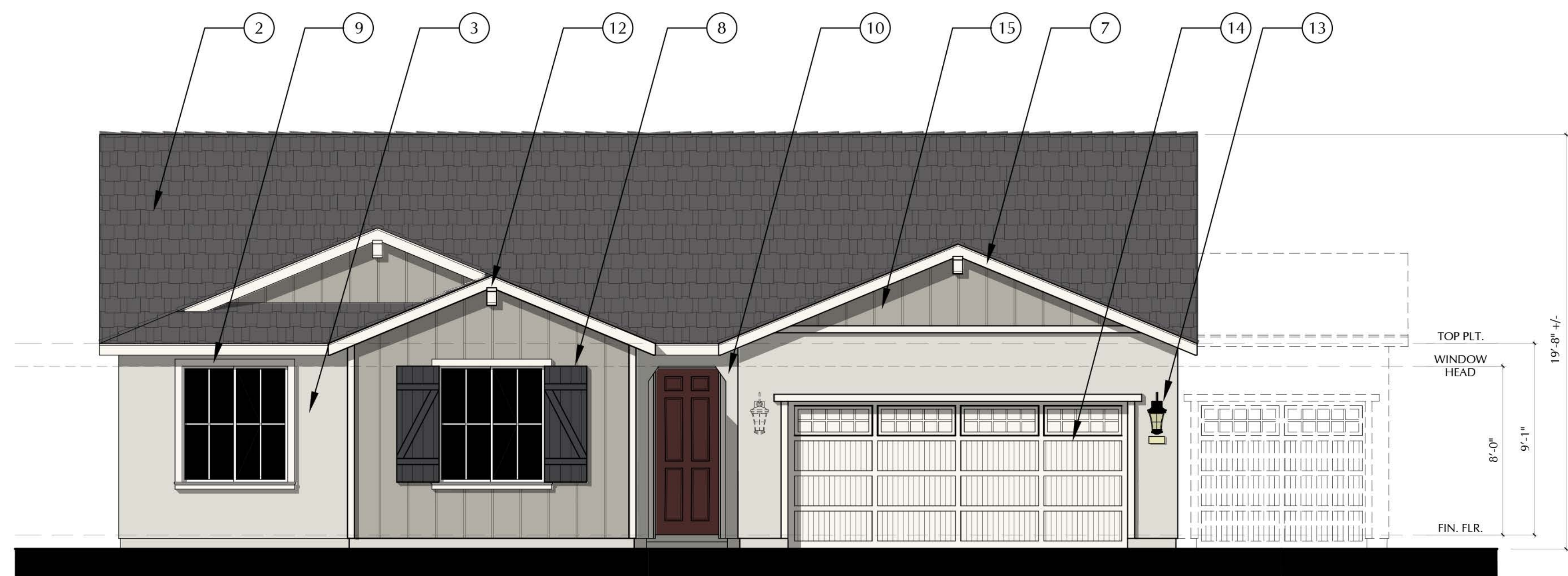
MATERIAL CALLOUTS

- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTITIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN

FRONT ELEVATION

N22D - DELANEY - A

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



FRONT ELEVATION

N22D - DELANEY - B

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

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



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- N22D DELANEY -
FRONT ELEVATIONS
A & B

A48

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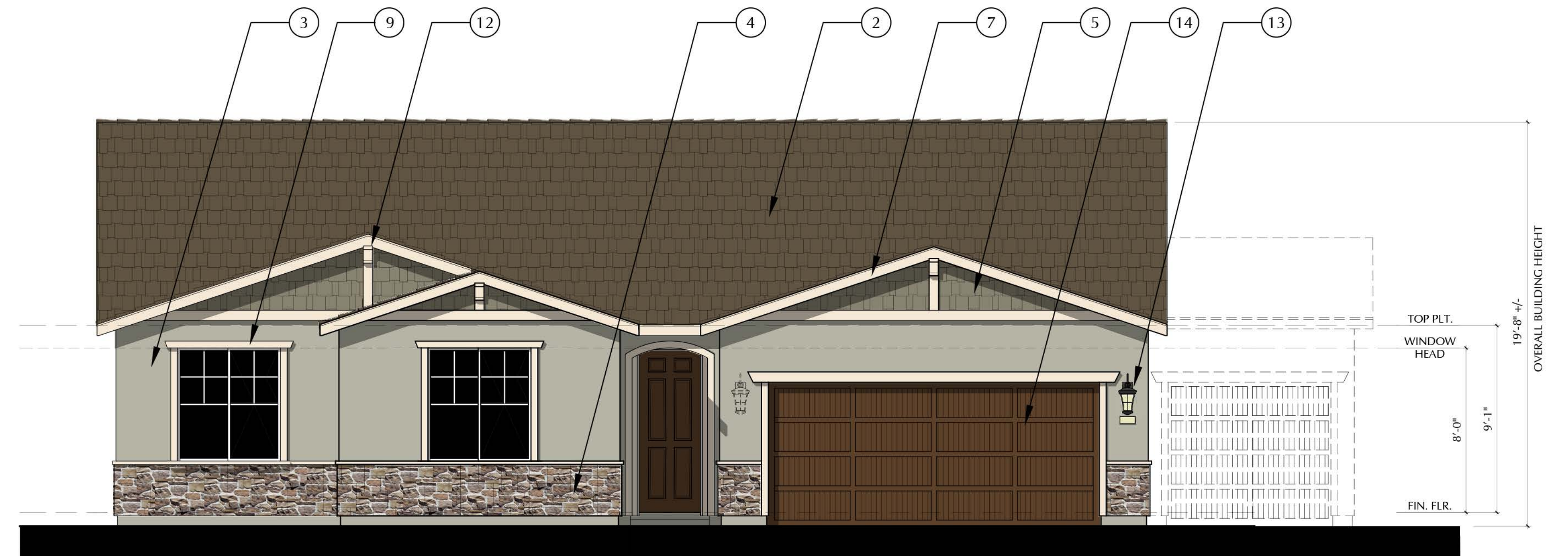
MATERIAL CALLOUTS

- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
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- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN

FRONT ELEVATION

N22D - DELANEY - C

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



FRONT ELEVATION

N22D - DELANEY - D

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

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



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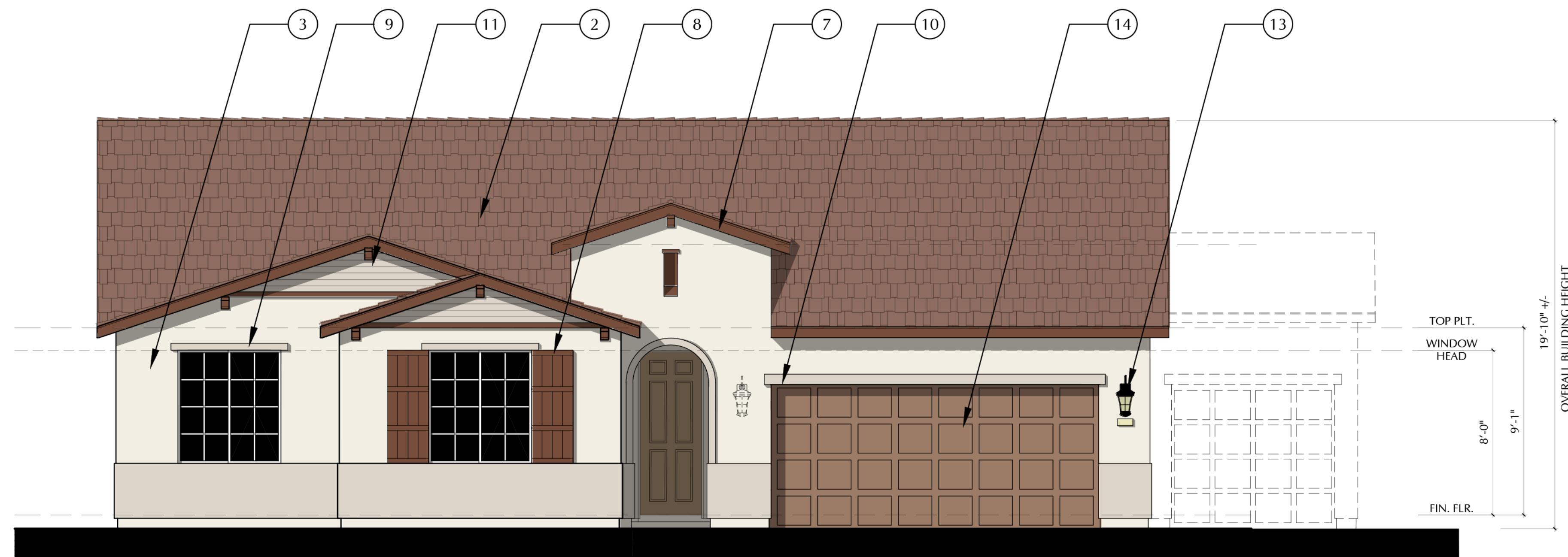
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- N22D DELANEY -
FRONT ELEVATIONS
C & D

A49

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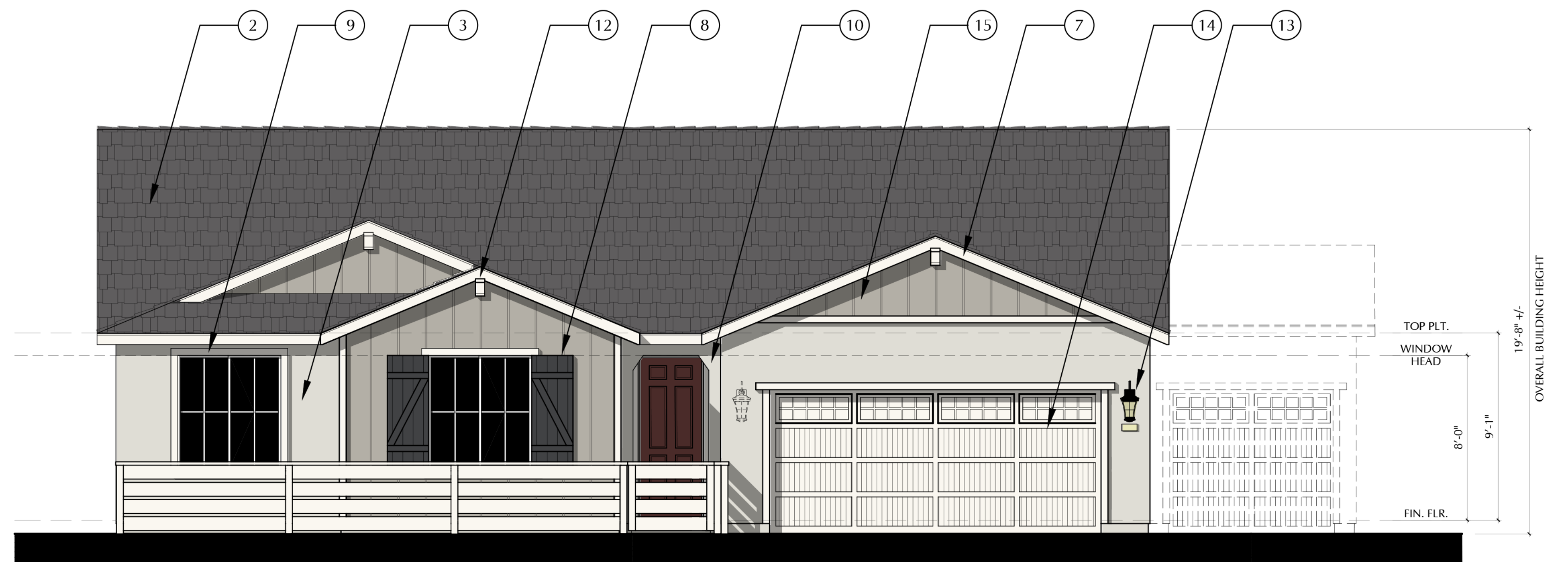
MATERIAL CALLOUTS

- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
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- 4 - STONE VENEER
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- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN

FRONT ELEVATION

N22D - DELANEY - A

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



FRONT ELEVATION

N22D - DELANEY - B

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

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



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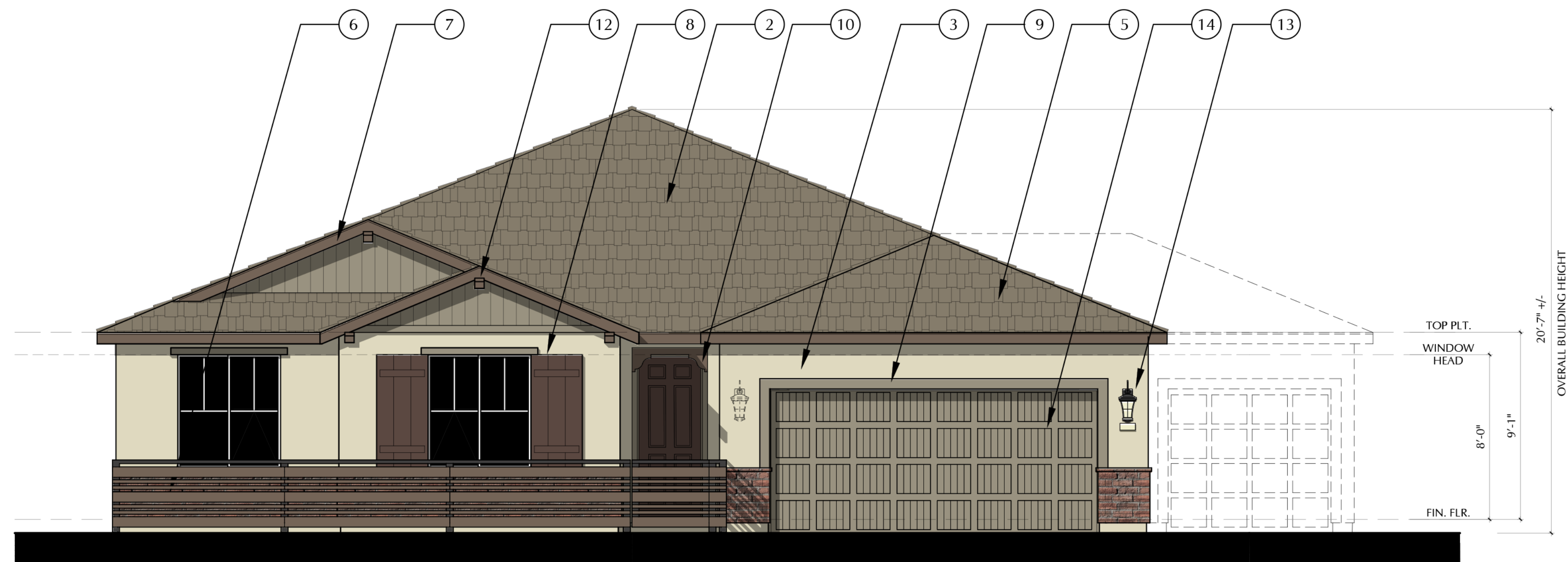
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DATE: NOVEMBER 24th, 2020

- N22D DELANEY -
FRONT ELEVATIONS A & B
W/ COURTYARD WALL



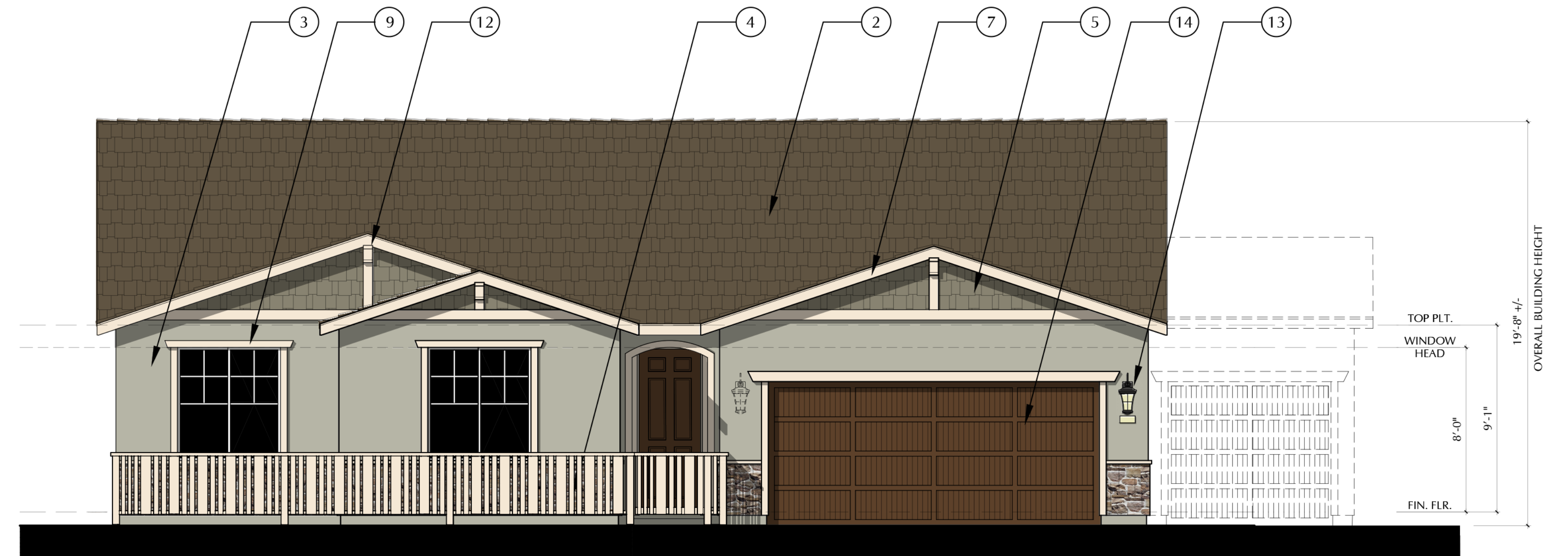
MATERIAL CALLOUTS

- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
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- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN

FRONT ELEVATION

N22D - DELANEY - C

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



FRONT ELEVATION

N22D - DELANEY - D

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

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



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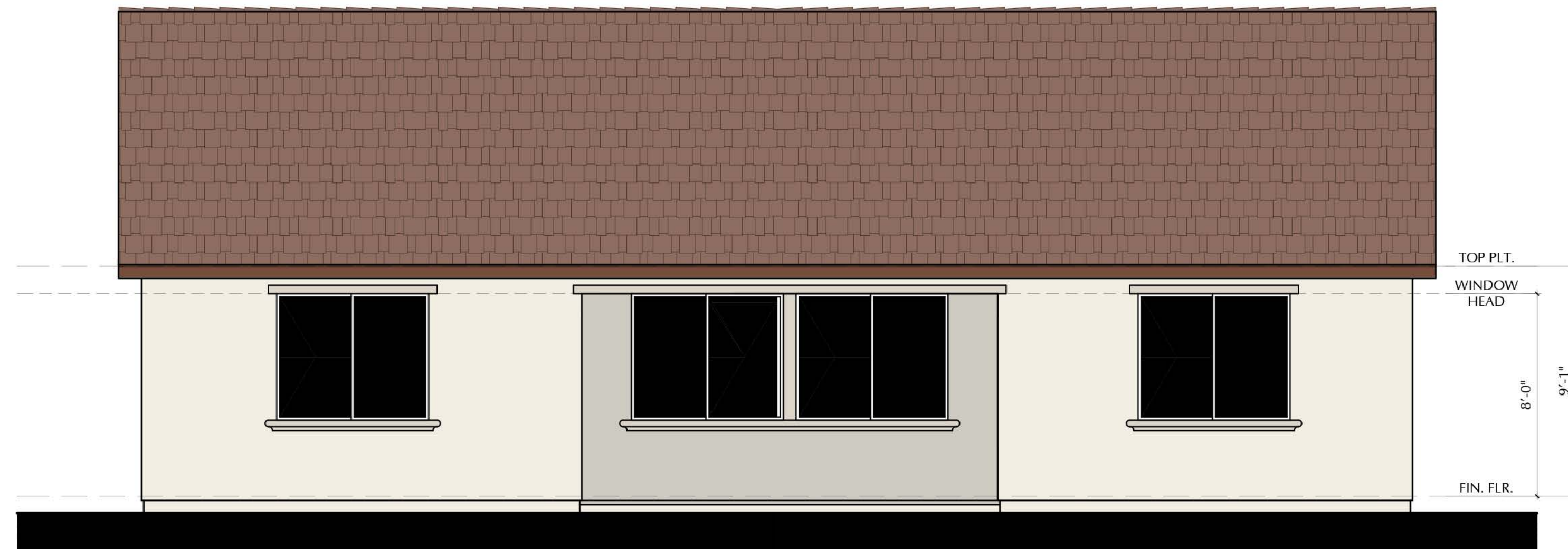
- N22D DELANEY - FRONT ELEVATIONS C & D W/ COURTYARD WALL



FRONT ELEVATION

N22D - DELANEY - A

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



REAR ELEVATION

N22D - DELANEY - A

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

JOB # : 109-20118

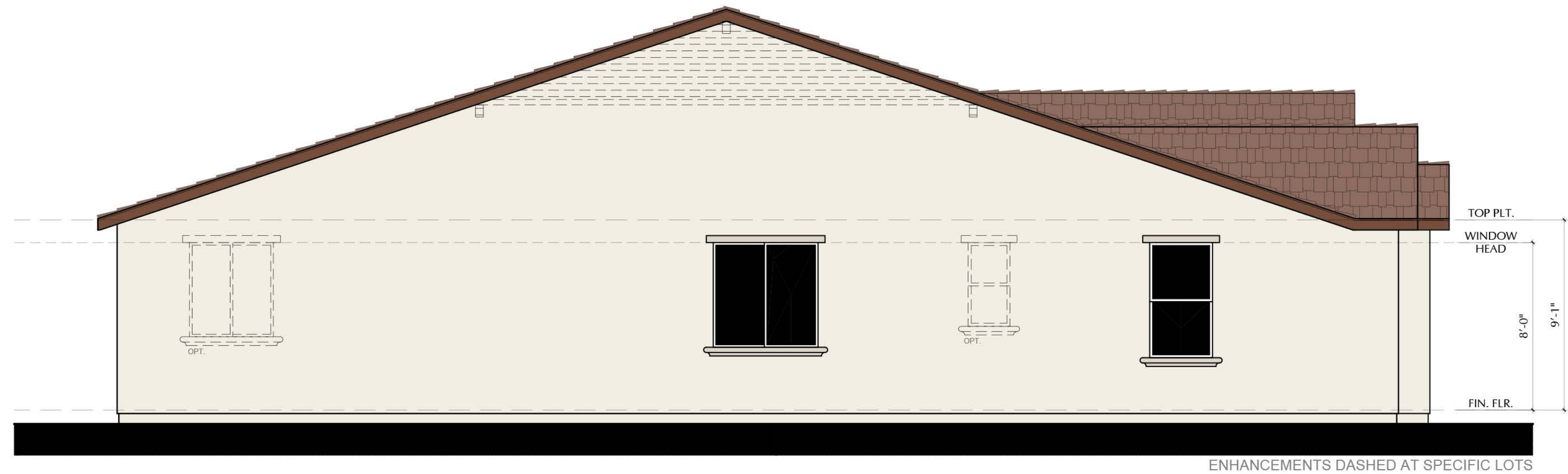
DATE: NOVEMBER 24th, 2020

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- N22D DELANEY
ELEVATION A
FRONT AND REAR

A50

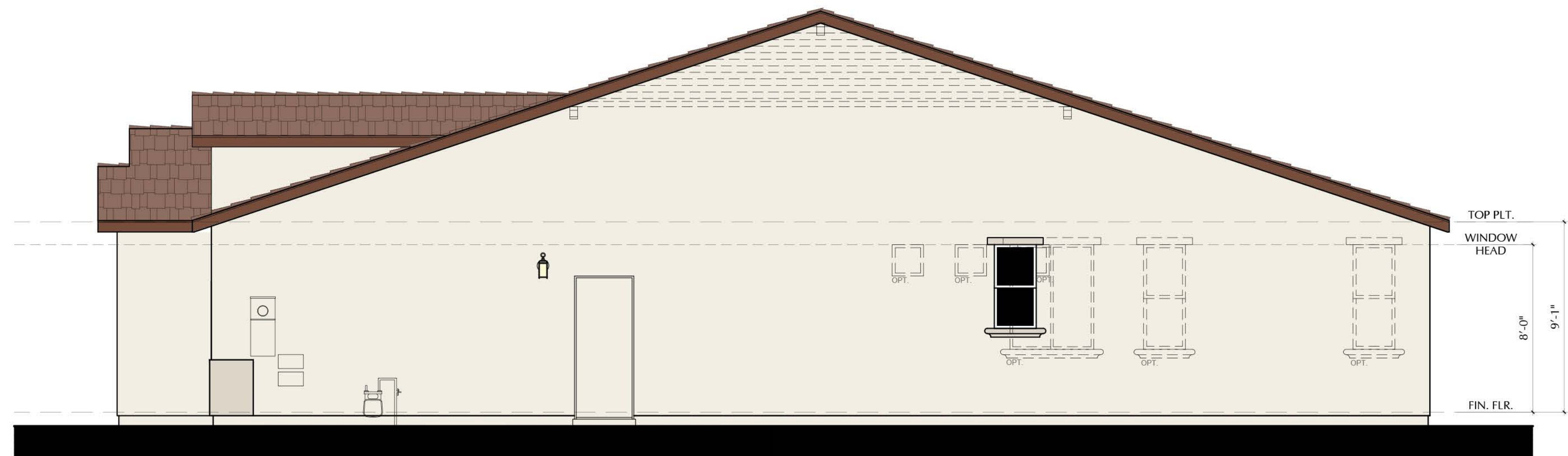
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LEFT ELEVATION

N22D - DELANEY - A

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



RIGHT ELEVATION

N22D - DELANEY - A

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N22D DELANEY -
ELEVATION A
SIDES

A51

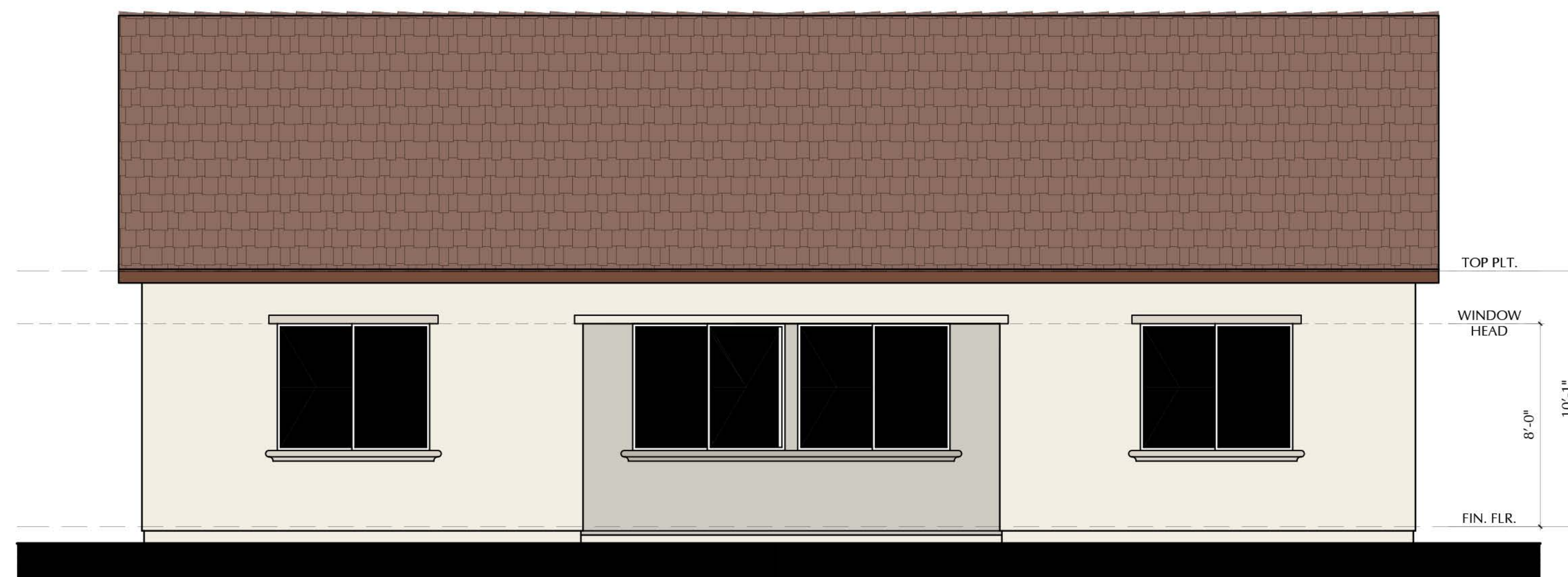
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FRONT ELEVATION

N22D - DELANEY - A

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



REAR ELEVATION

N22D - DELANEY - A

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

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

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HARVEST AT SPRING LAKE

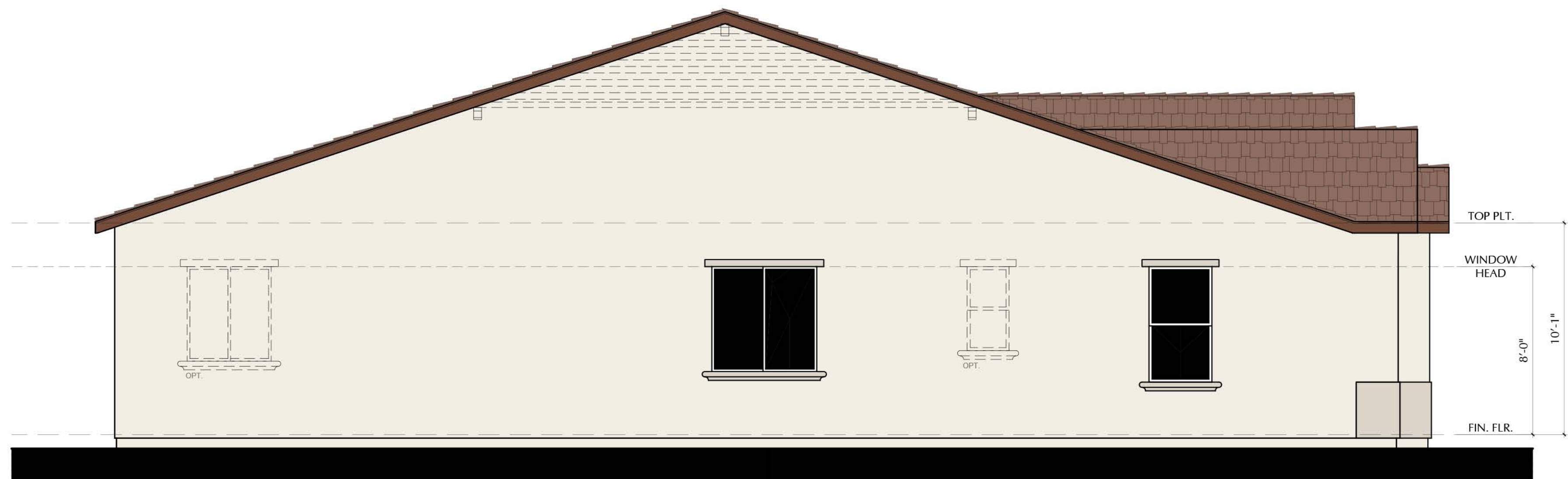
WOODLAND, CALIFORNIA

JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N22D DELANEY
ELEVATION A - OPT. 10' CLG.
FRONT AND REAR

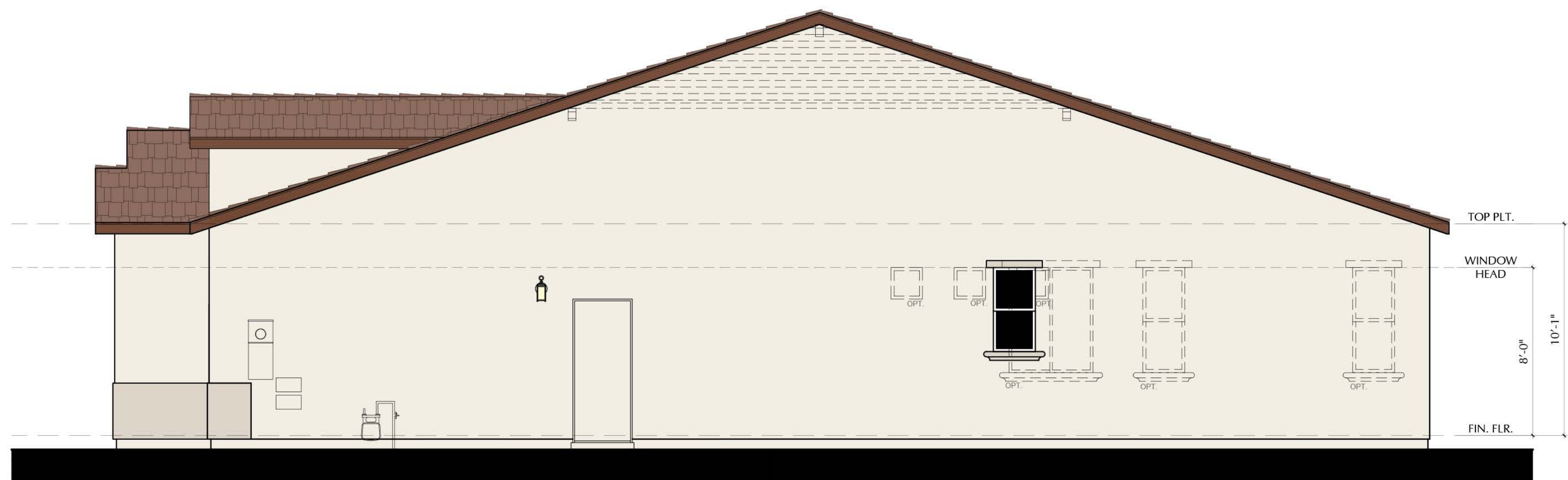
A52



LEFT ELEVATION

N22D - DELANEY - A

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



RIGHT ELEVATION

N22D - DELANEY - A

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

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

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WOODLAND, CALIFORNIA

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- N22D DELANEY -
ELEVATION A - OPT. 10' CLG.
SIDES

A53

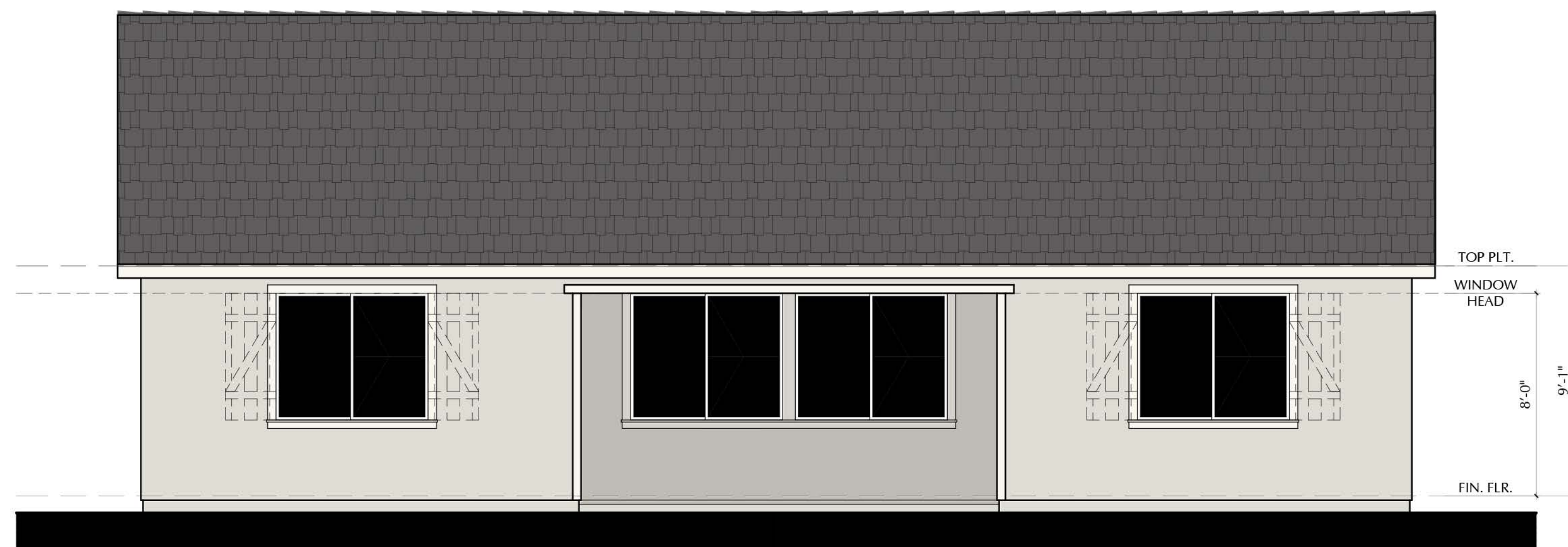
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FRONT ELEVATION

N22D - DELANEY - B

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



REAR ELEVATION

N22D - DELANEY - B

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

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

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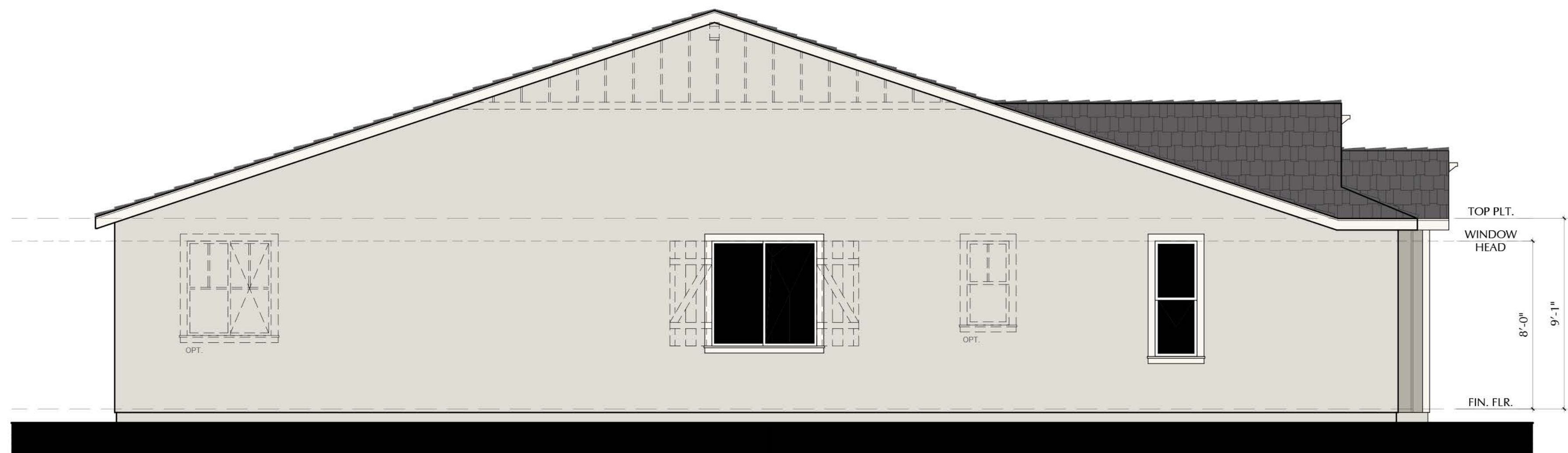
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JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N22D DELANEY -
ELEVATION B
FRONT AND REAR

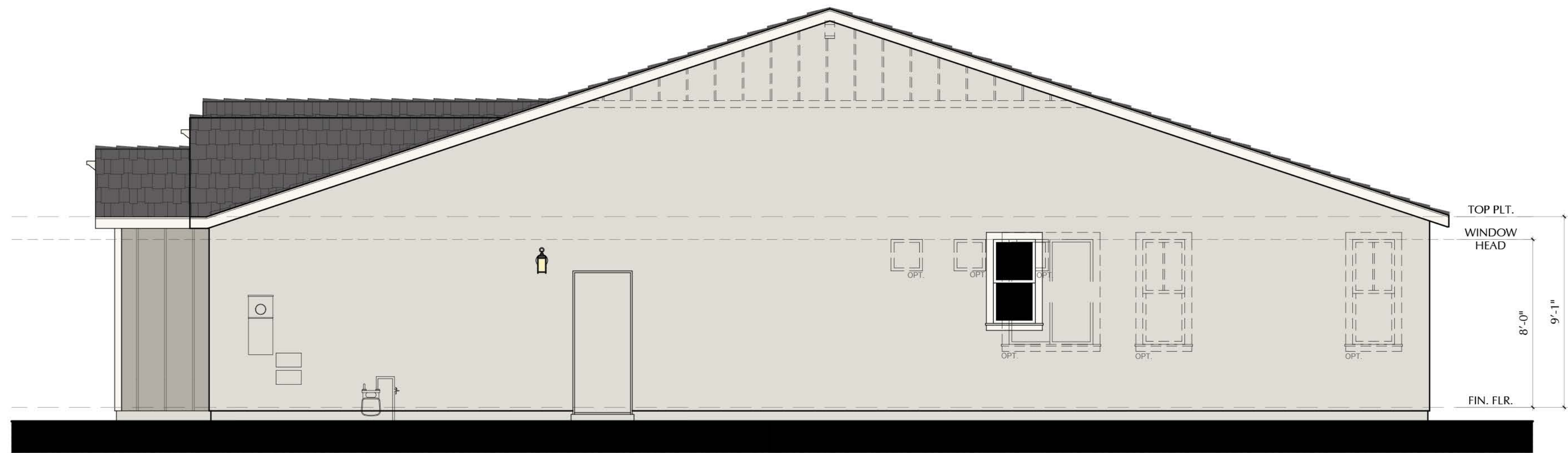
A54



LEFT ELEVATION

N22D - DELANEY - B

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



RIGHT ELEVATION

N22D - DELANEY - B

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

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

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WOODLAND, CALIFORNIA

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- N22D DELANEY -
ELEVATION B
SIDES

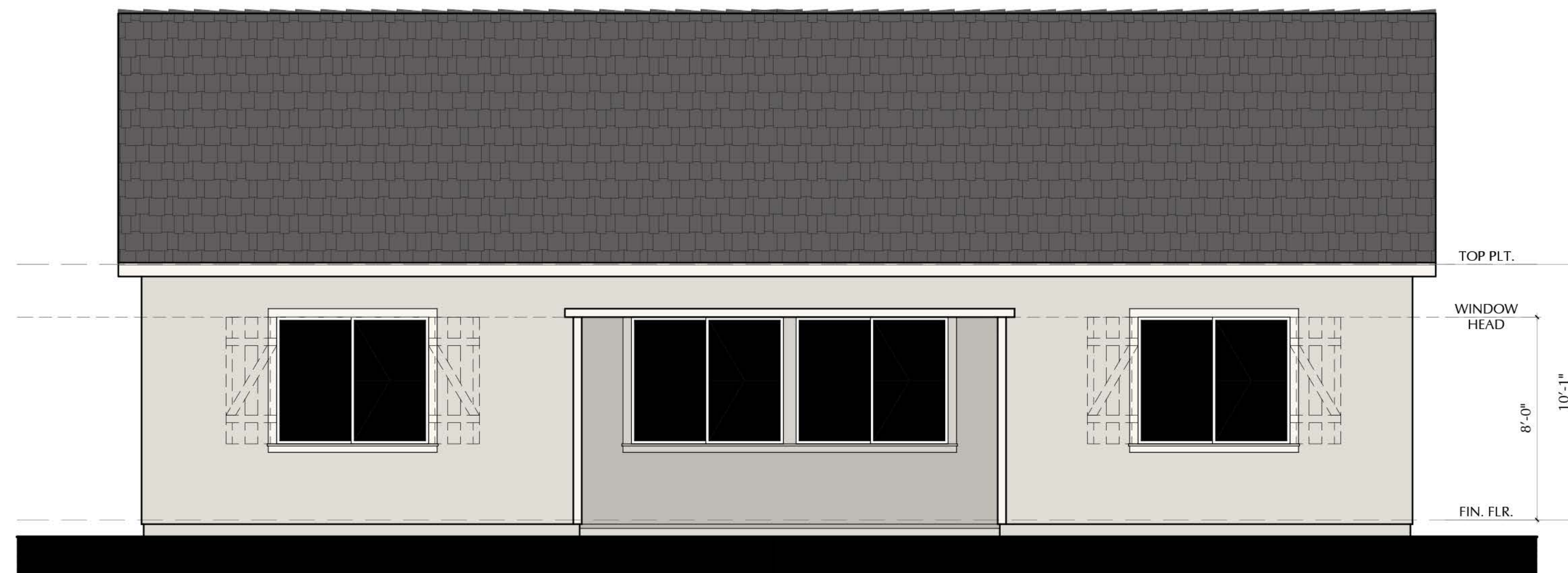
A55



FRONT ELEVATION

N22D - DELANEY - B

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



REAR ELEVATION

N22D - DELANEY - B

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

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

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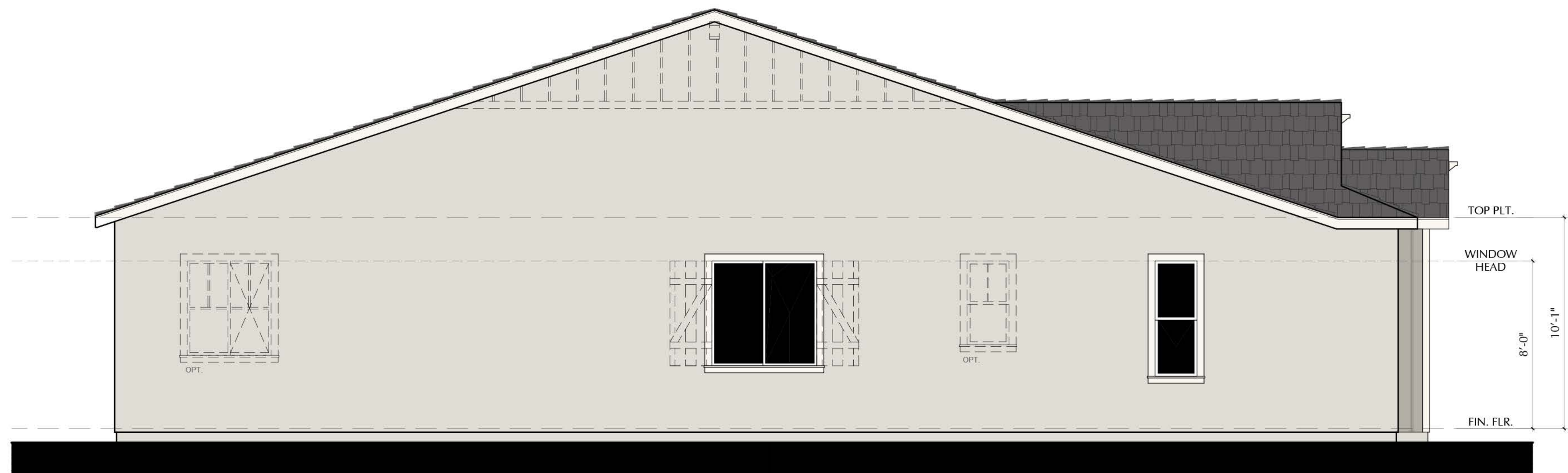
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- N22D DELANEY -
ELEVATION B - OPT. 10' CLG.
FRONT AND REAR

A56

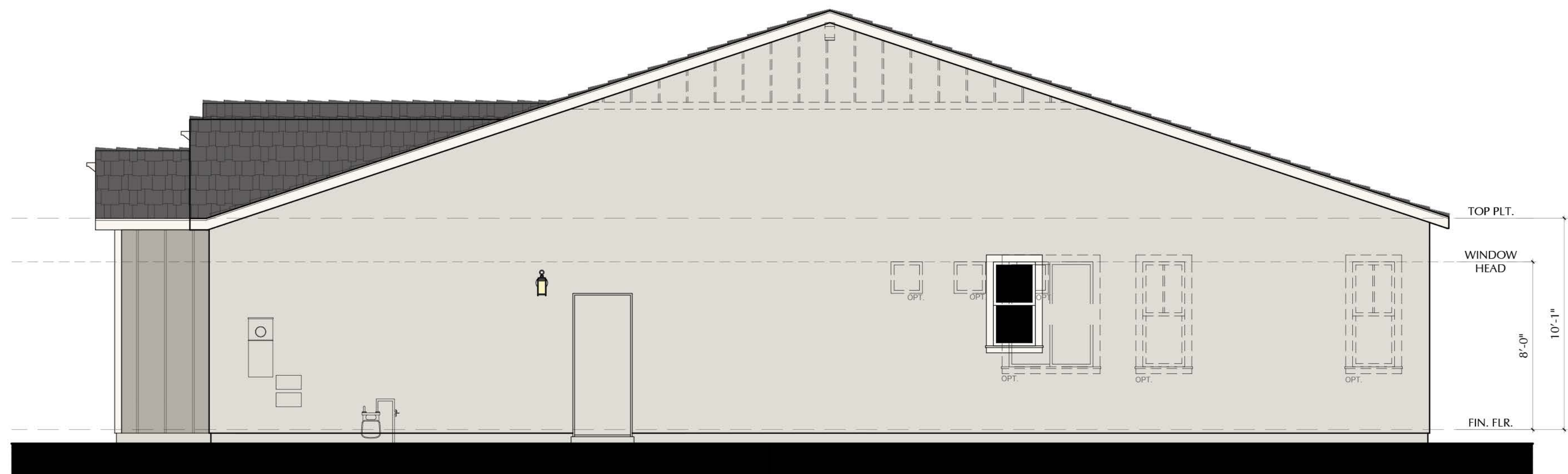
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LEFT ELEVATION

N22D - DELANEY - B

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



RIGHT ELEVATION

N22D - DELANEY - B

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

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

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- N22D DELANEY -
ELEVATION B - OPT. 10' CLG.
SIDES

A57



FRONT ELEVATION

N22D - DELANEY - C

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



REAR ELEVATION

N22D - DELANEY - C

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

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

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- N22D DELANEY -
ELEVATION C
FRONT AND REAR

A58

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LEFT ELEVATION

N22D - DELANEY - C

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



RIGHT ELEVATION

N22D - DELANEY - C

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

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

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- N22D DELANEY -
ELEVATION C
SIDES

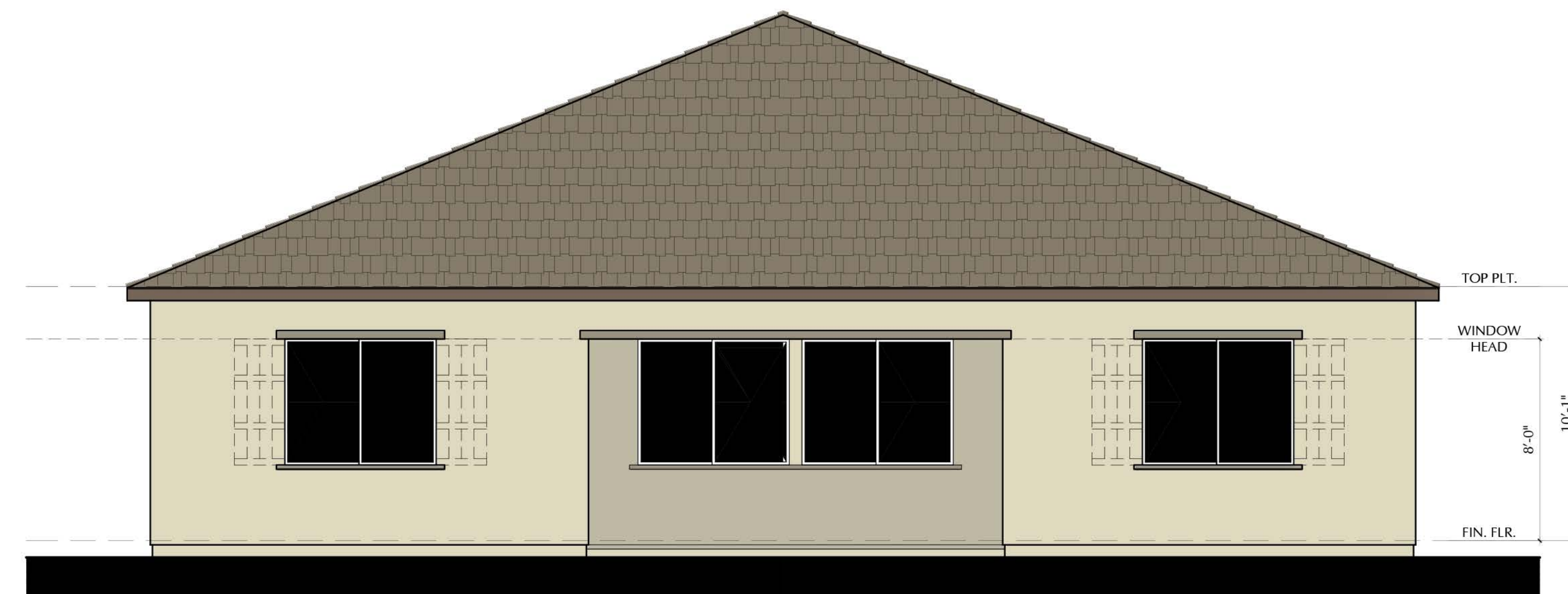
A59



FRONT ELEVATION

N22D - DELANEY - C

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



REAR ELEVATION

N22D - DELANEY - C

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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- N22D DELANEY -
ELEVATION C - OPT. 10' CLG.
FRONT AND REAR

A60

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LEFT ELEVATION

N22D - DELANEY - C

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



RIGHT ELEVATION

N22D - DELANEY - C

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

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

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- N22D DELANEY -
ELEVATION C - OPT. 10' CLG.
SIDES

A61

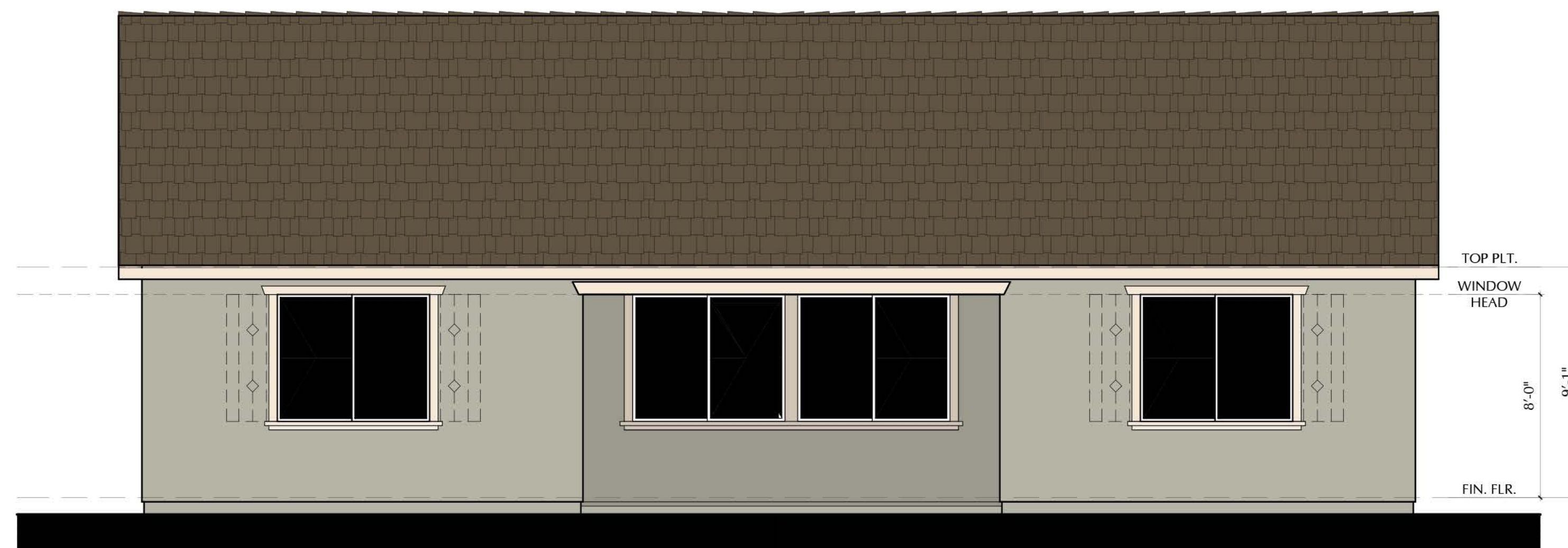
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FRONT ELEVATION

N22D - DELANEY - D

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



REAR ELEVATION

N22D - DELANEY - D

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

SCALE: $\frac{1}{4}" = 1'-0"$

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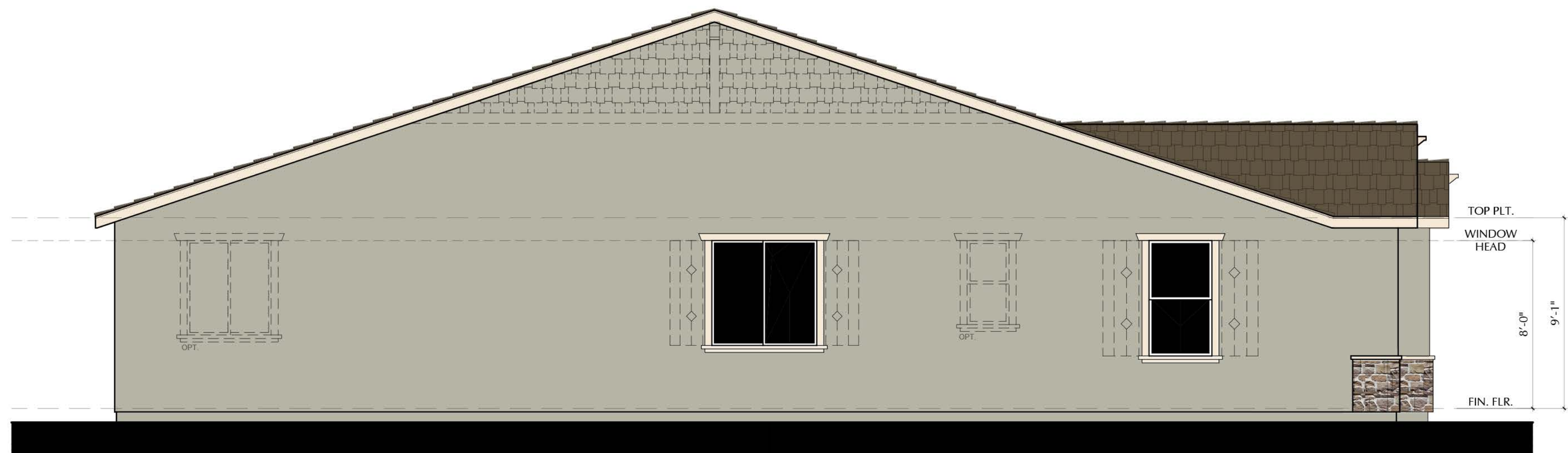
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- N22D DELANEY -
ELEVATION D
FRONT AND REAR

A62

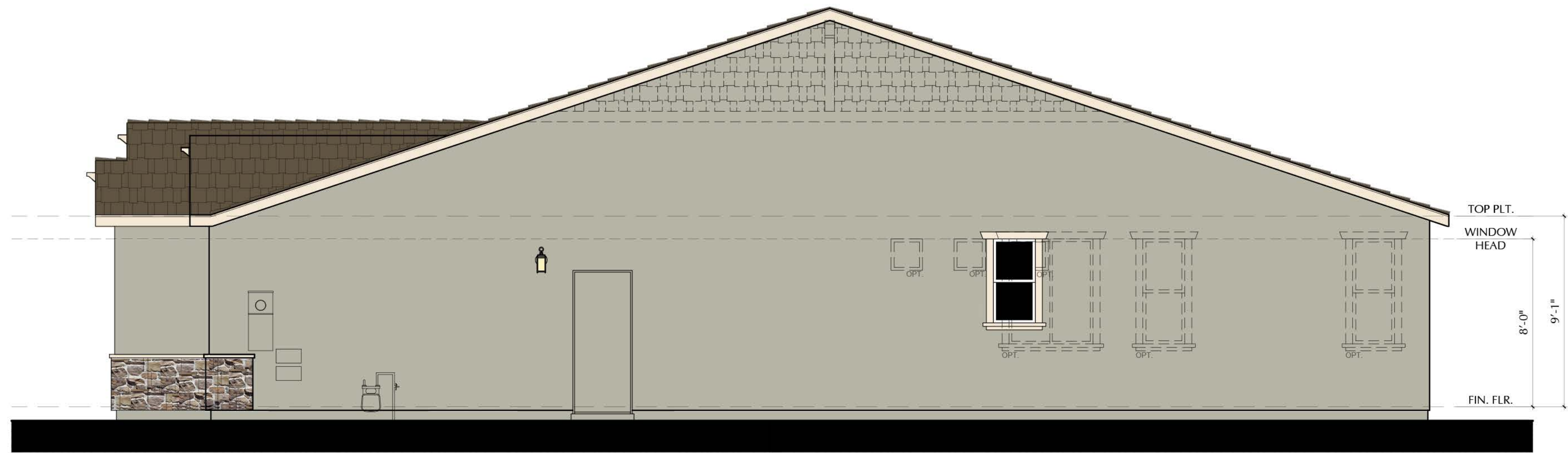
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LEFT ELEVATION

N22D - DELANEY - D

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



RIGHT ELEVATION

N22D - DELANEY - D

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

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

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- N22D DELANEY -
ELEVATION D
SIDES

A63

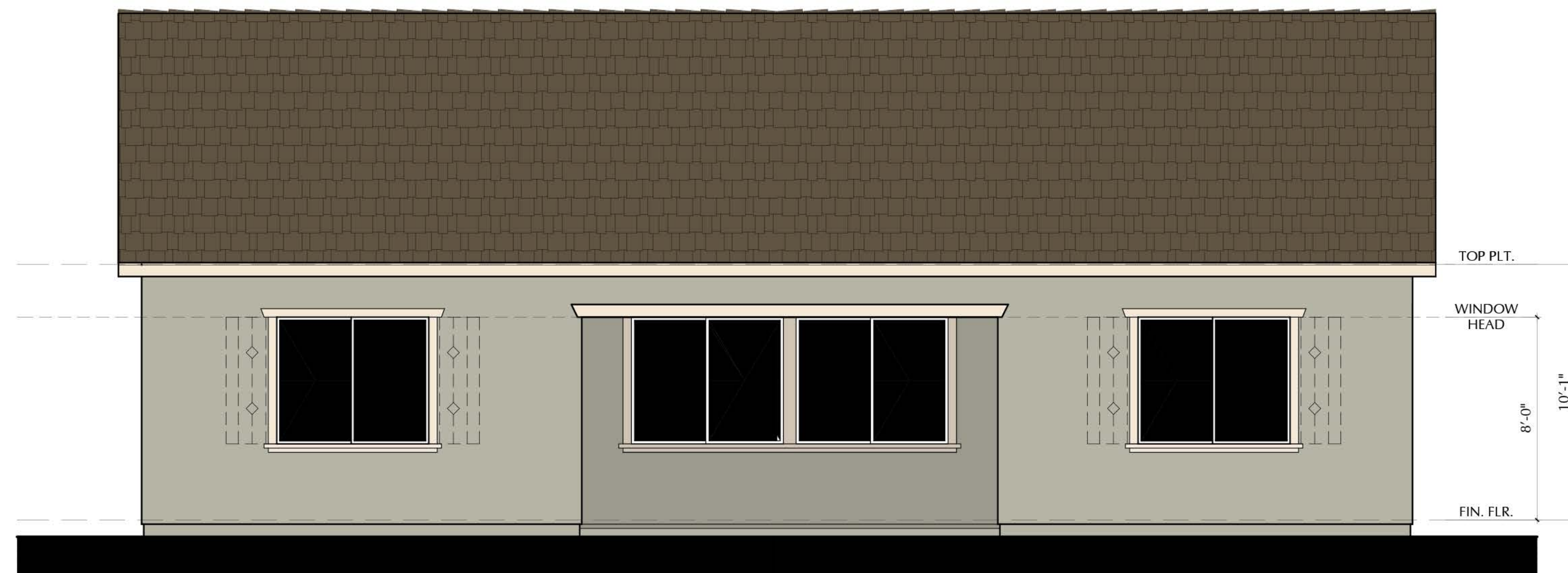
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FRONT ELEVATION

N22D - DELANEY - D

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



REAR ELEVATION

N22D - DELANEY - D

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

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

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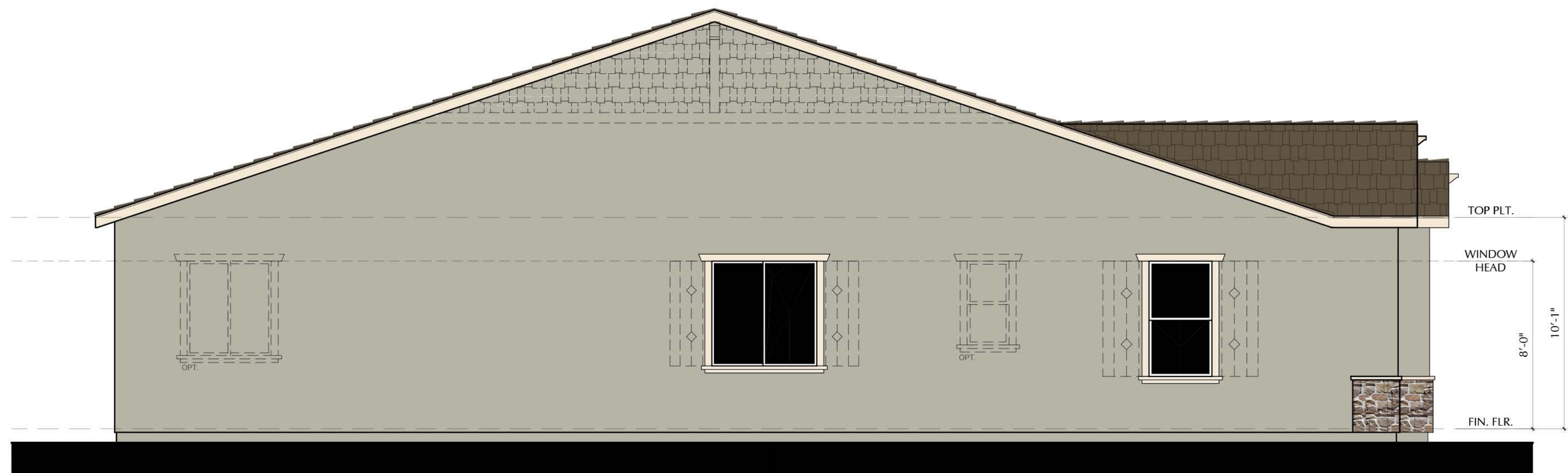
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- N22D DELANEY -
ELEVATION D - OPT. 10' CLG.
FRONT AND REAR

A64

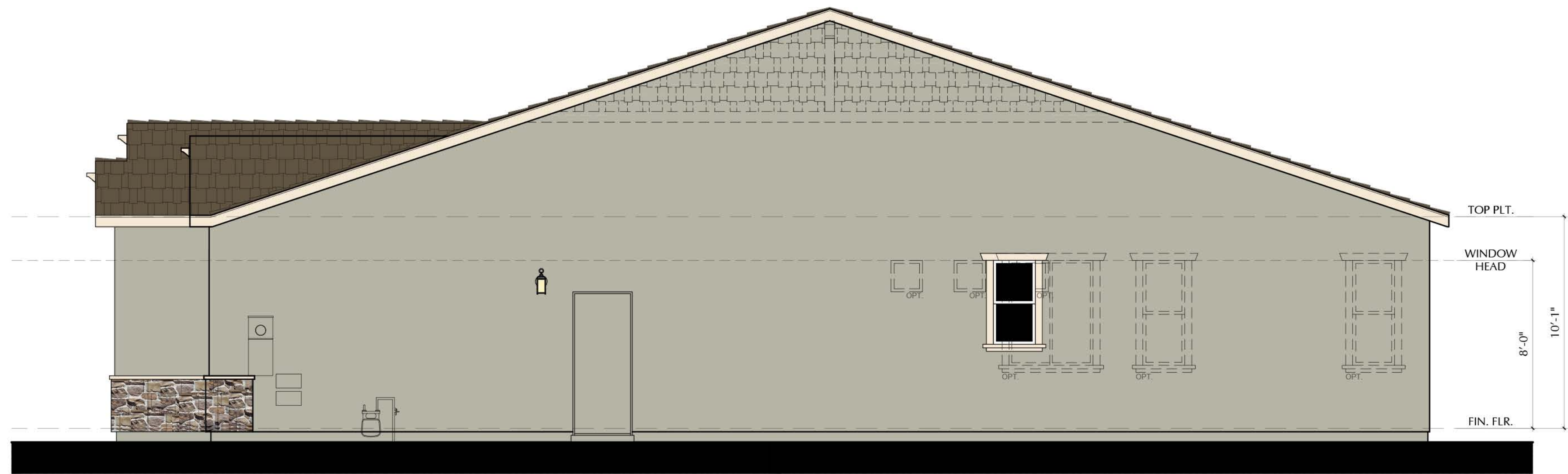
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LEFT ELEVATION

N22D - DELANEY - D

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



RIGHT ELEVATION

N22D - DELANEY - D

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

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

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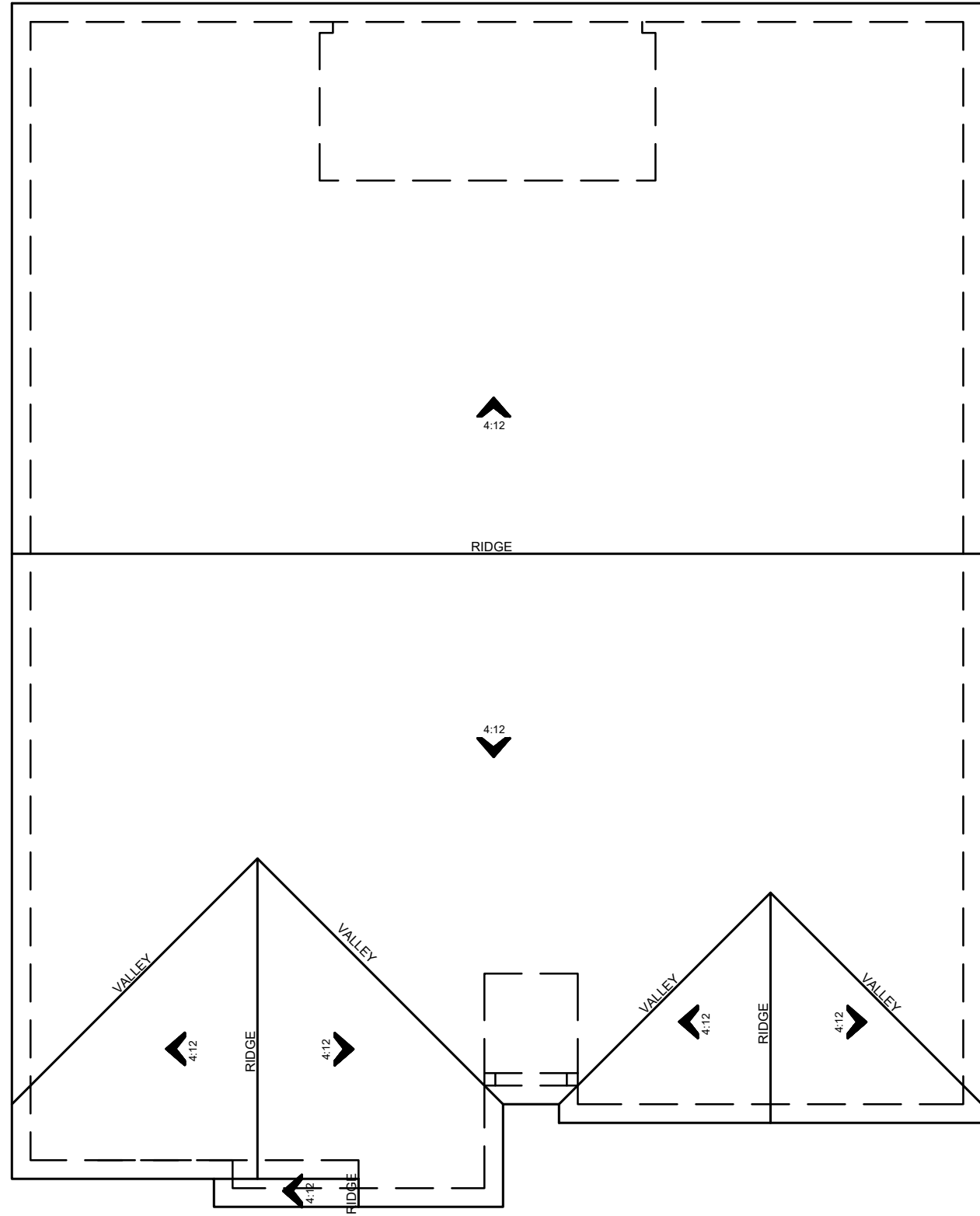
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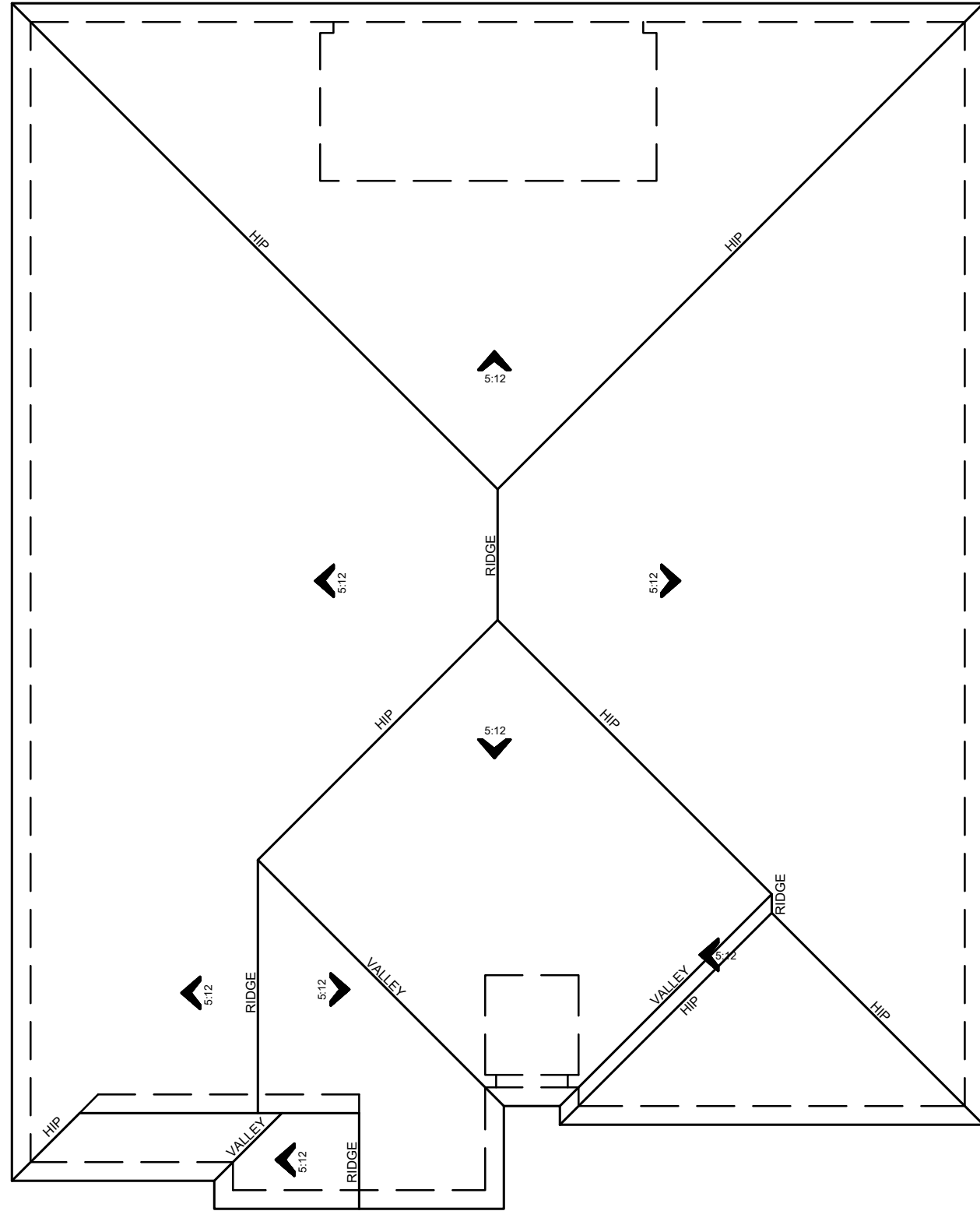
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- N22D DELANEY -
ELEVATION D - OPT. 10' CLG.
SIDES

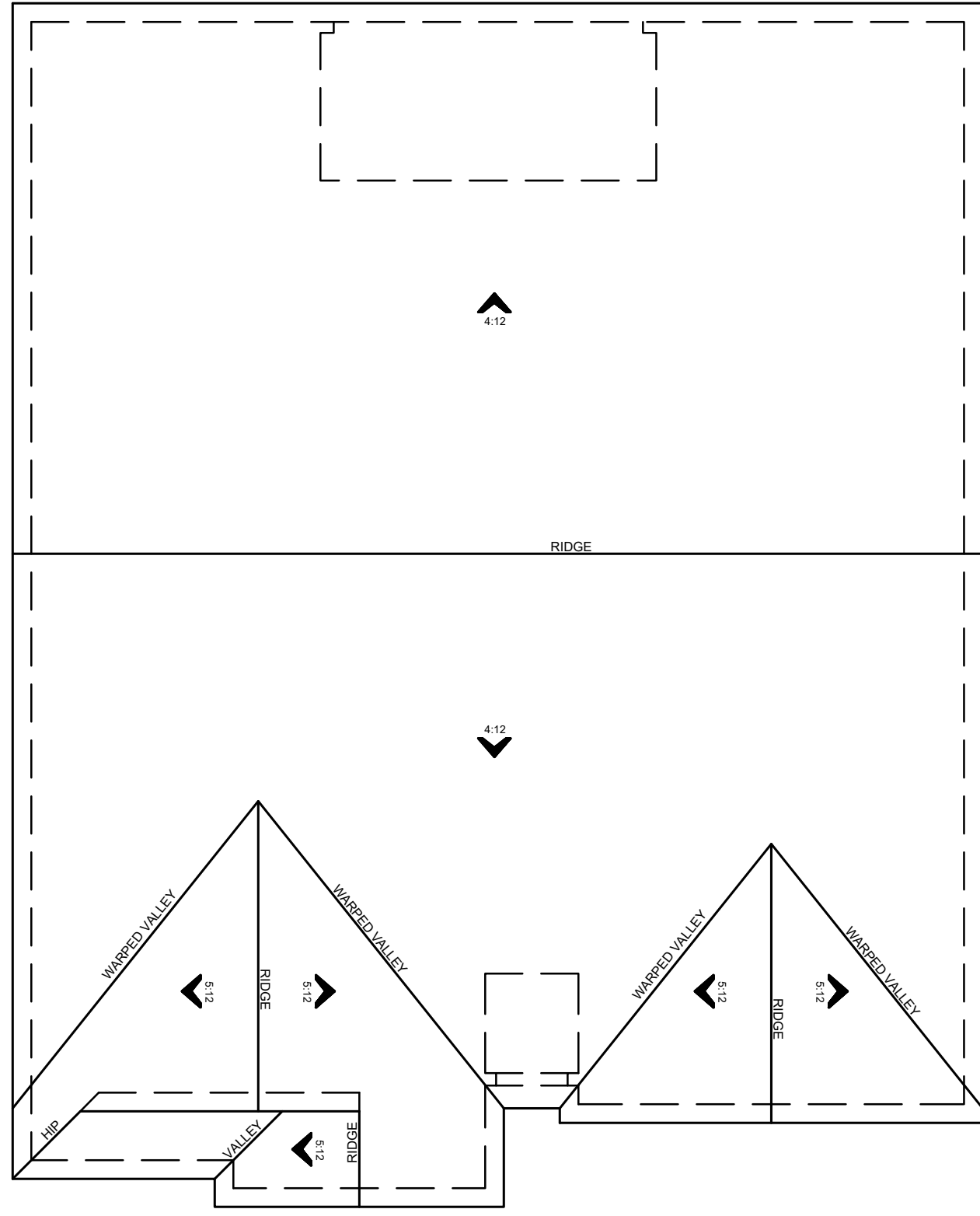
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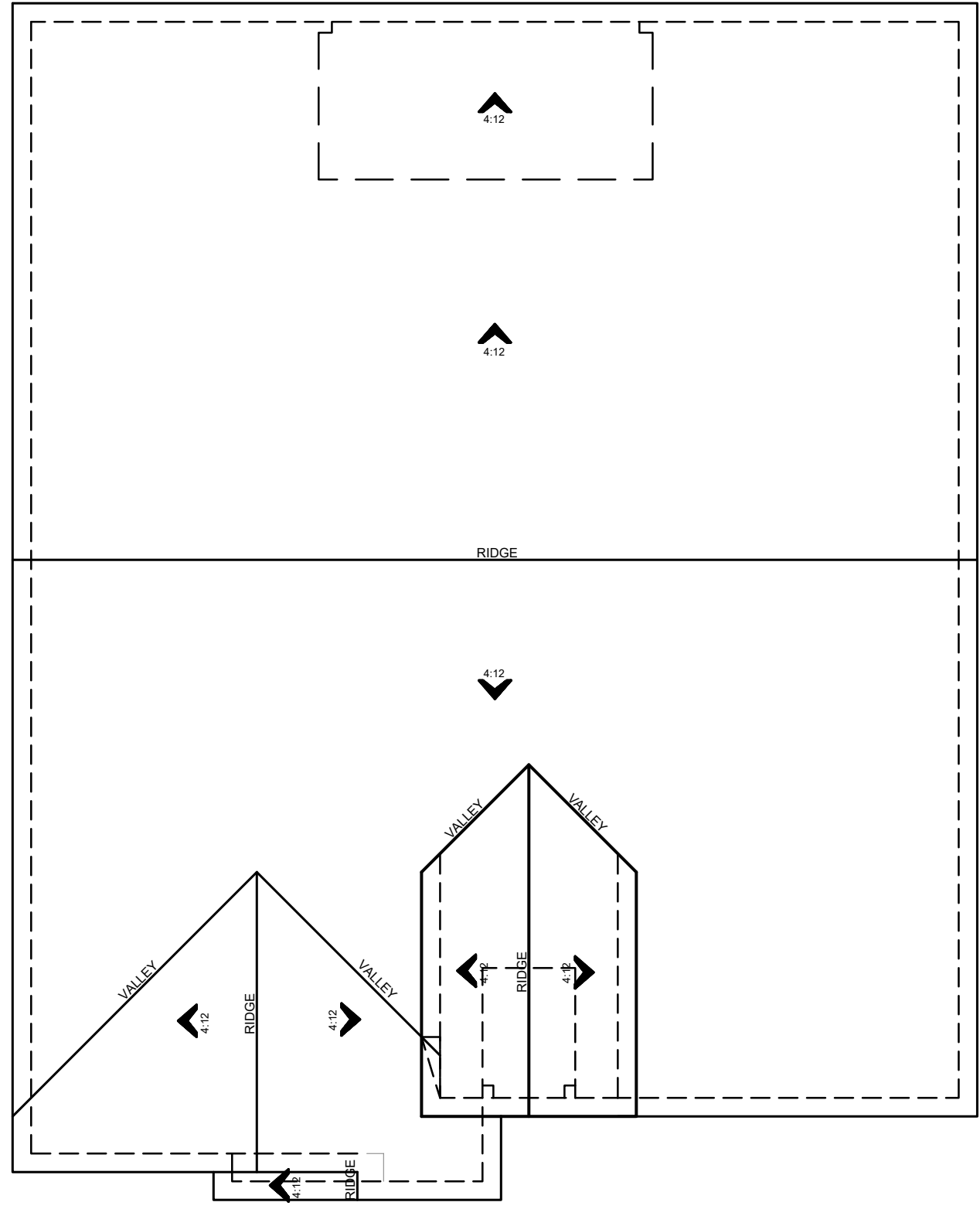
ROOF PLAN D
SCALE: 1/8"=1'-0"



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



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



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



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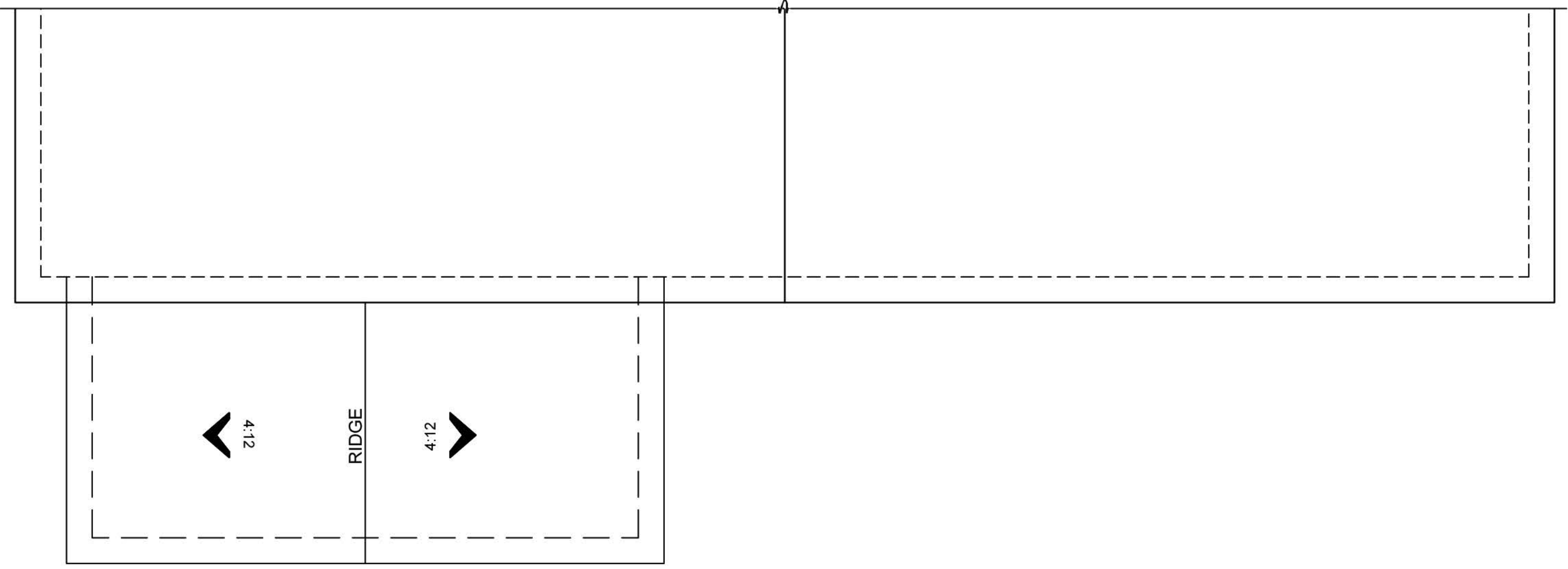


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- N22D DELANEY -
ROOF PLANS

A66



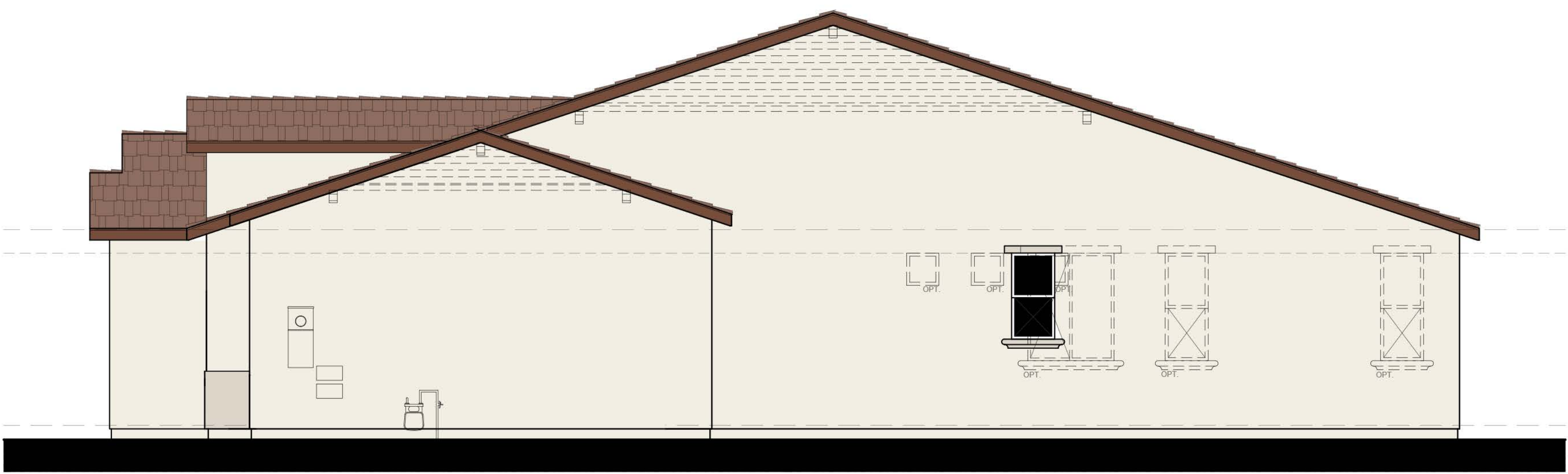
ROOF PLAN A

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



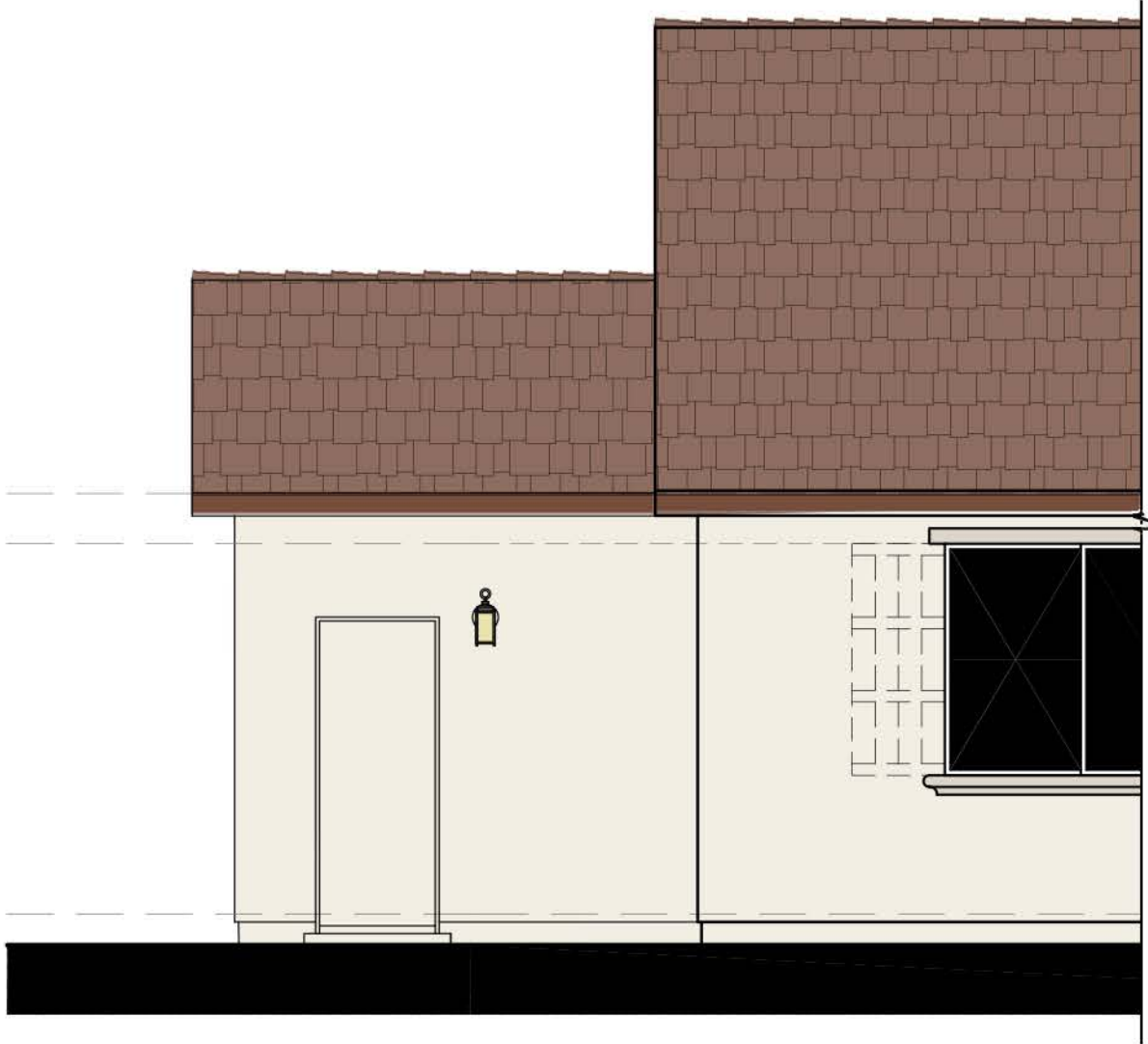
FRONT ELEVATION A

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



RIGHT ELEVATION N22D - DELANEY - A

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



REAR ELEVATION A

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

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

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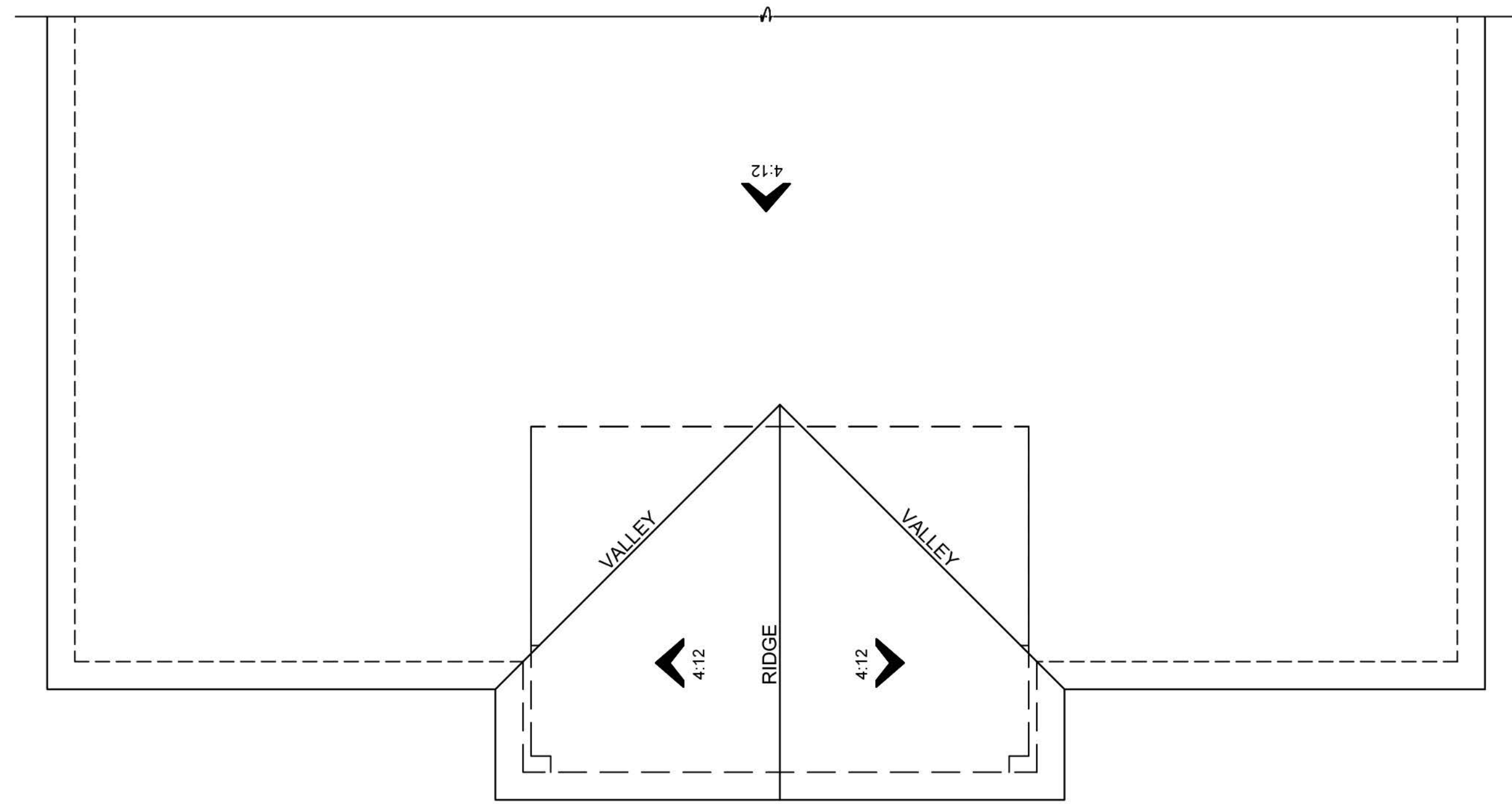


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- N22D DELANEY -
ELEVATION A - OPT.
3RD CAR GARAGE

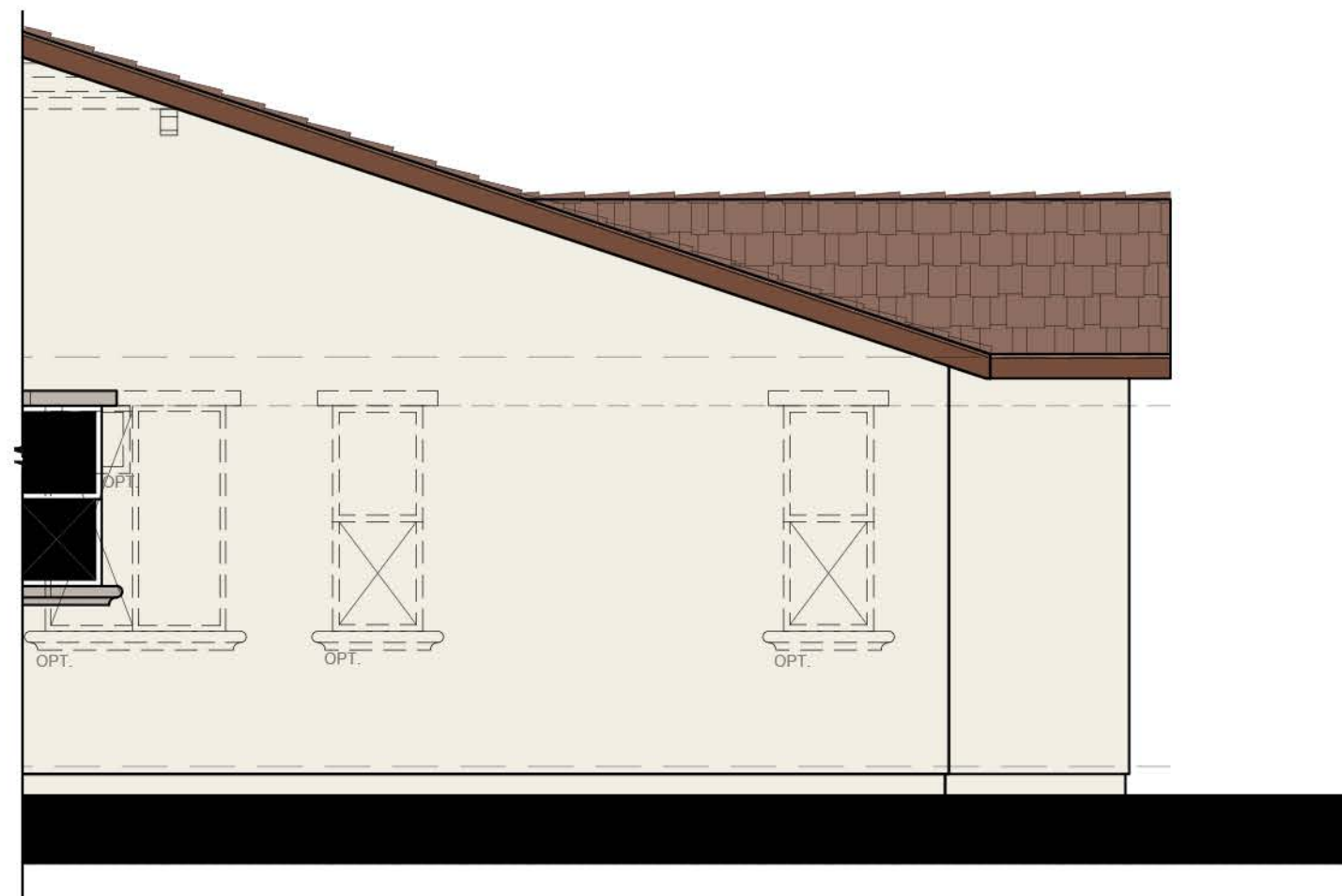
A67



ROOF PLAN

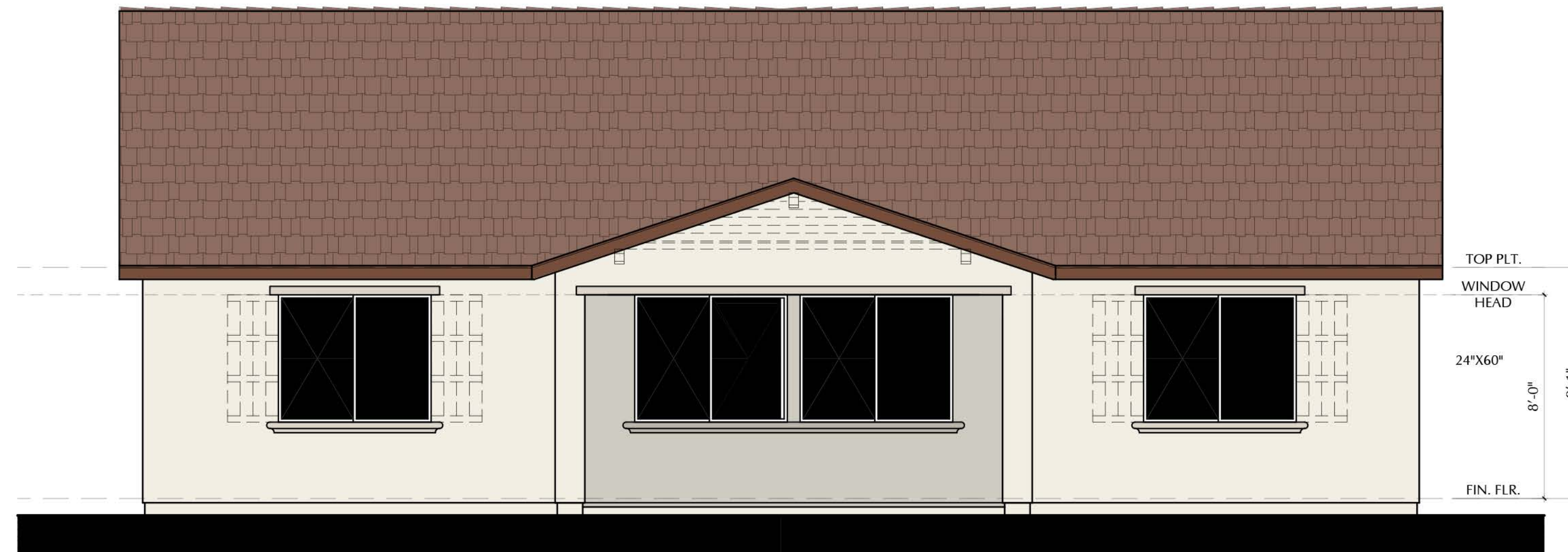
A

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



RIGHT ELEVATION N22D - DELANEY - A

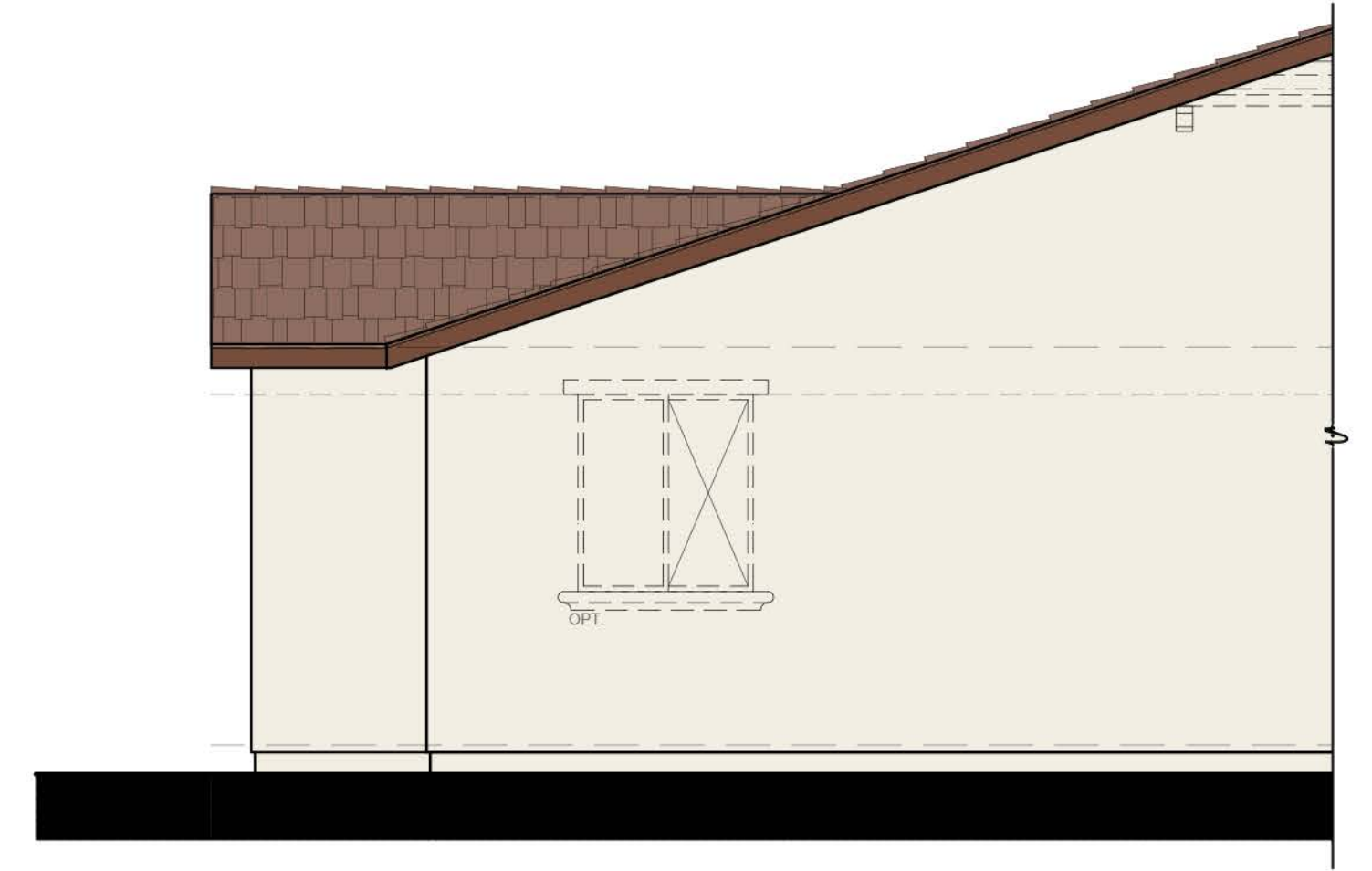
SCALE: 1/4"=1'-0"



REAR ELEVATION

N22D - DELANEY - A

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



LEFT ELEVATION N22D - DELANEY - A

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

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

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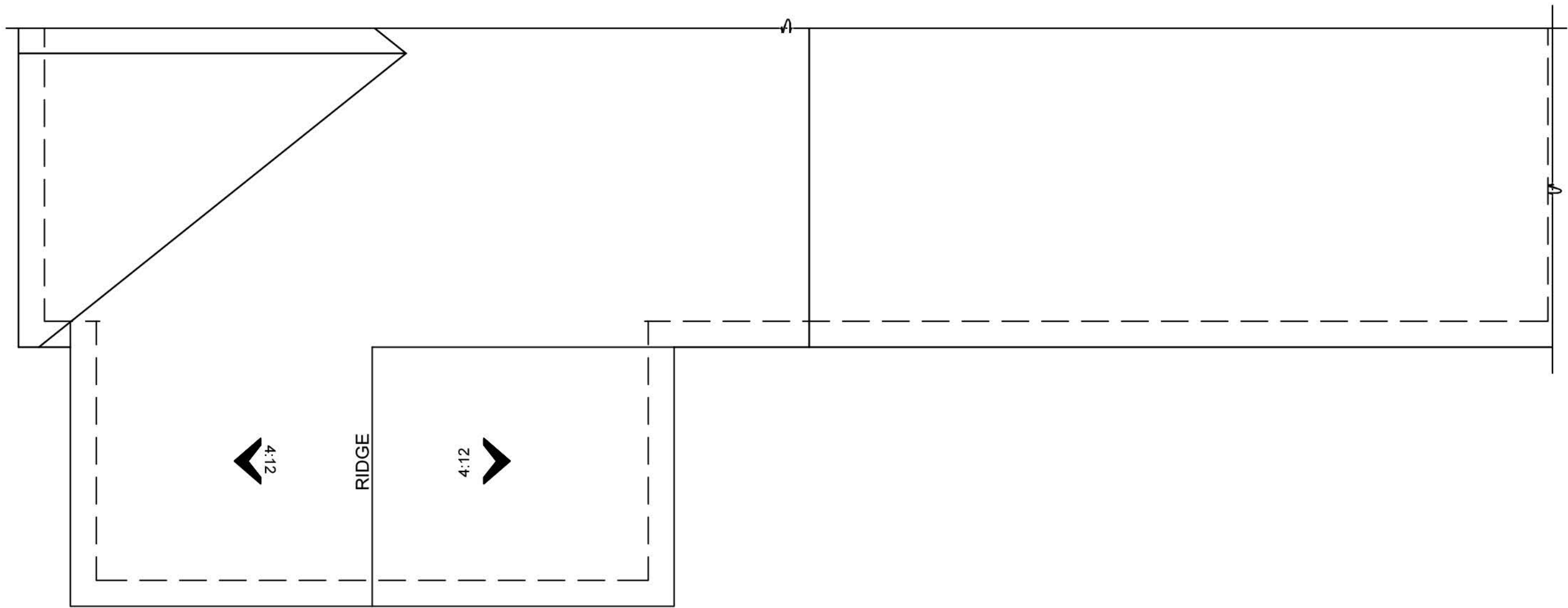
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- N22D DELANEY -
ELEVATION A - OPT.
EXT. COVERED PATIO

A68

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ROOF PLAN

B

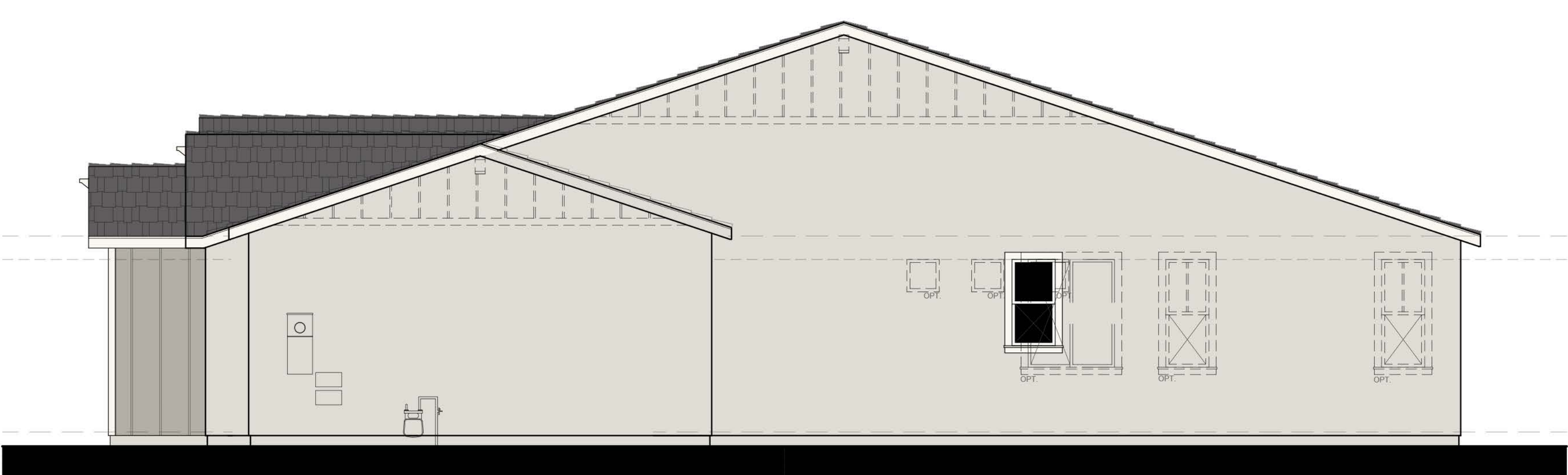
SCALE: 1/8"=1'-0"



FRONT ELEVATION

B

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



RIGHT ELEVATION

N22D - DELANEY - B

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



REAR ELEVATION

B

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

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

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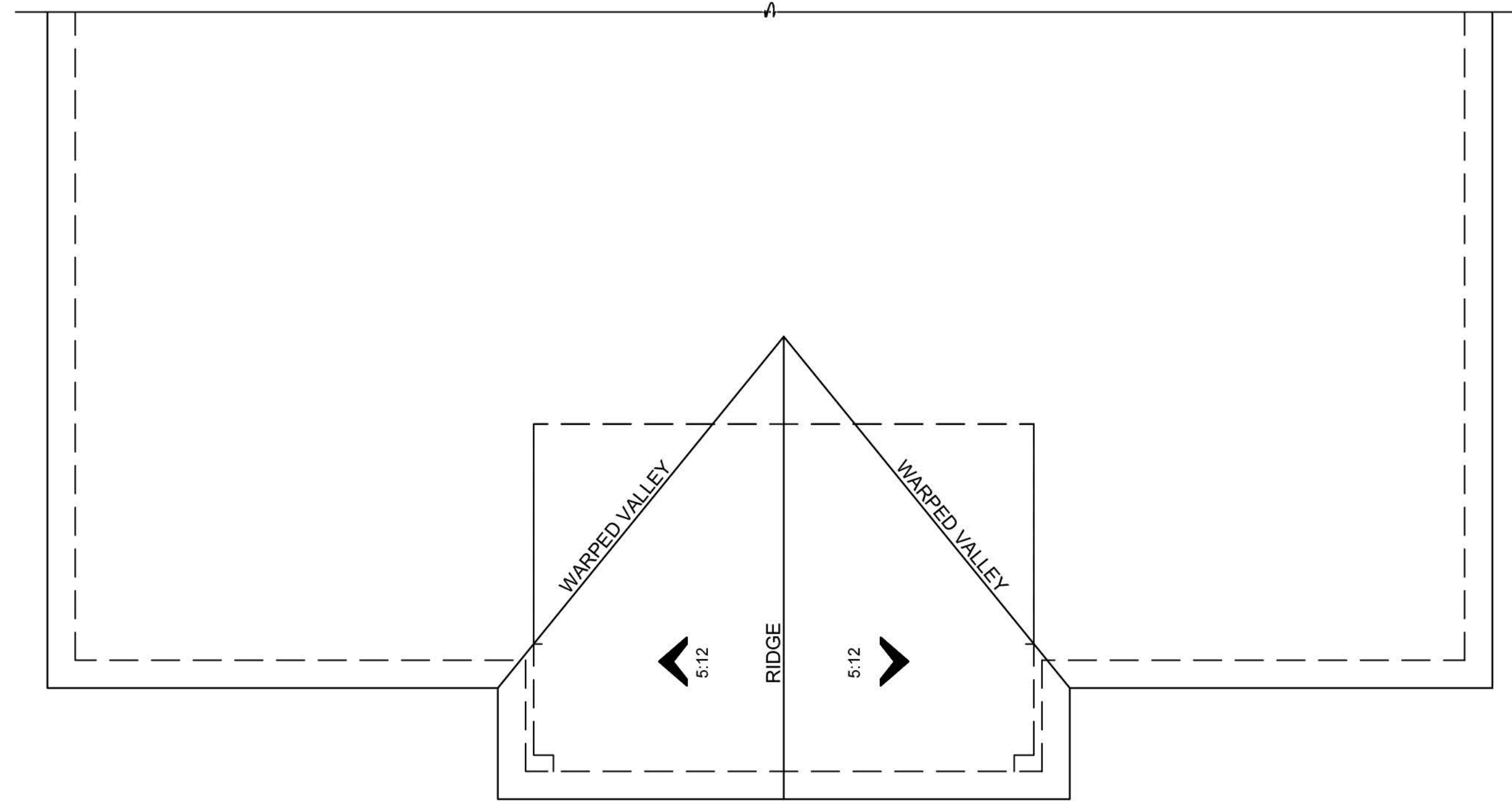
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- N22D DELANEY -
ELEVATION B - OPT.
3RD CAR GARAGE

A69

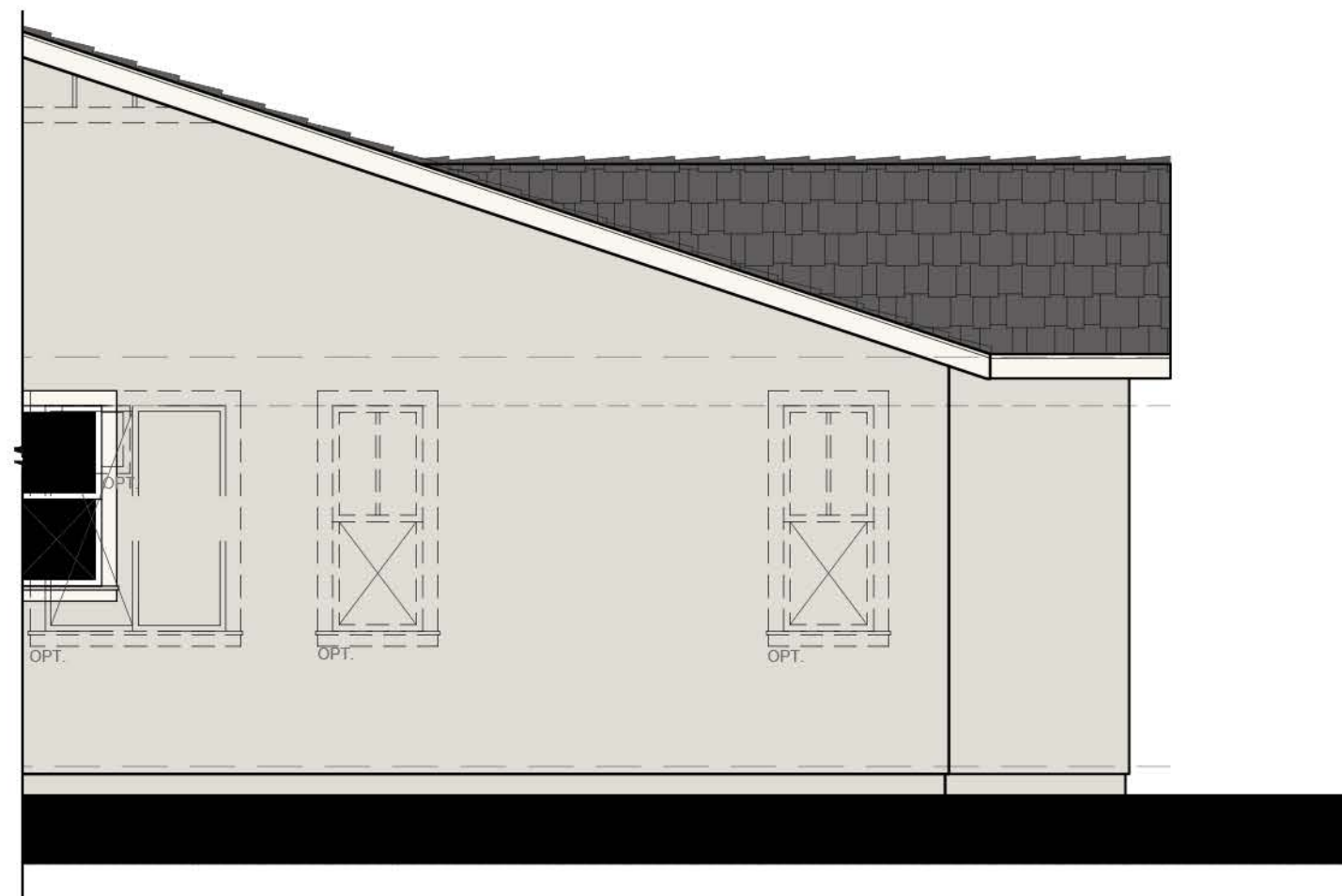
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ROOF PLAN

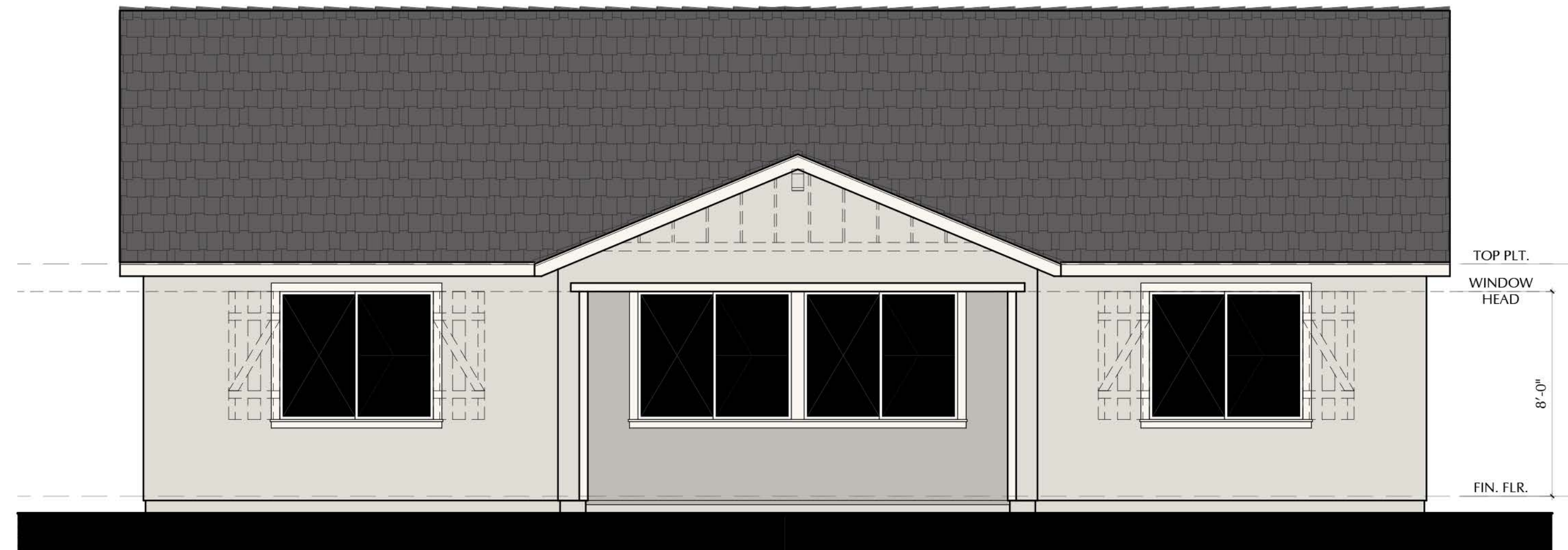
B

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



RIGHT ELEVATION N22D - DELANEY - B

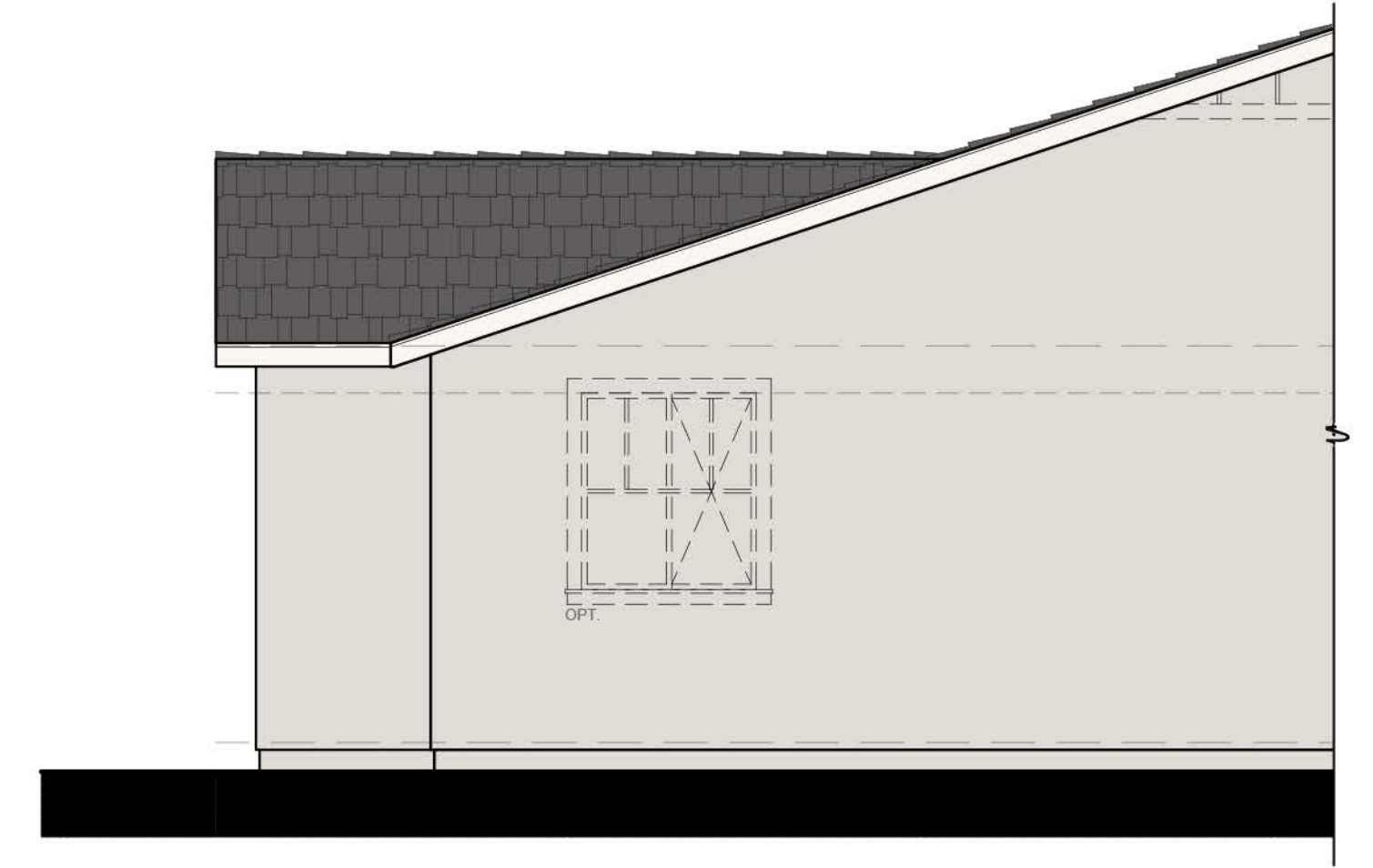
SCALE: 1/4"=1'-0"



REAR ELEVATION

N22D - DELANEY - B

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



LEFT ELEVATION N22D - DELANEY - B

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

JOB # : 109-20118

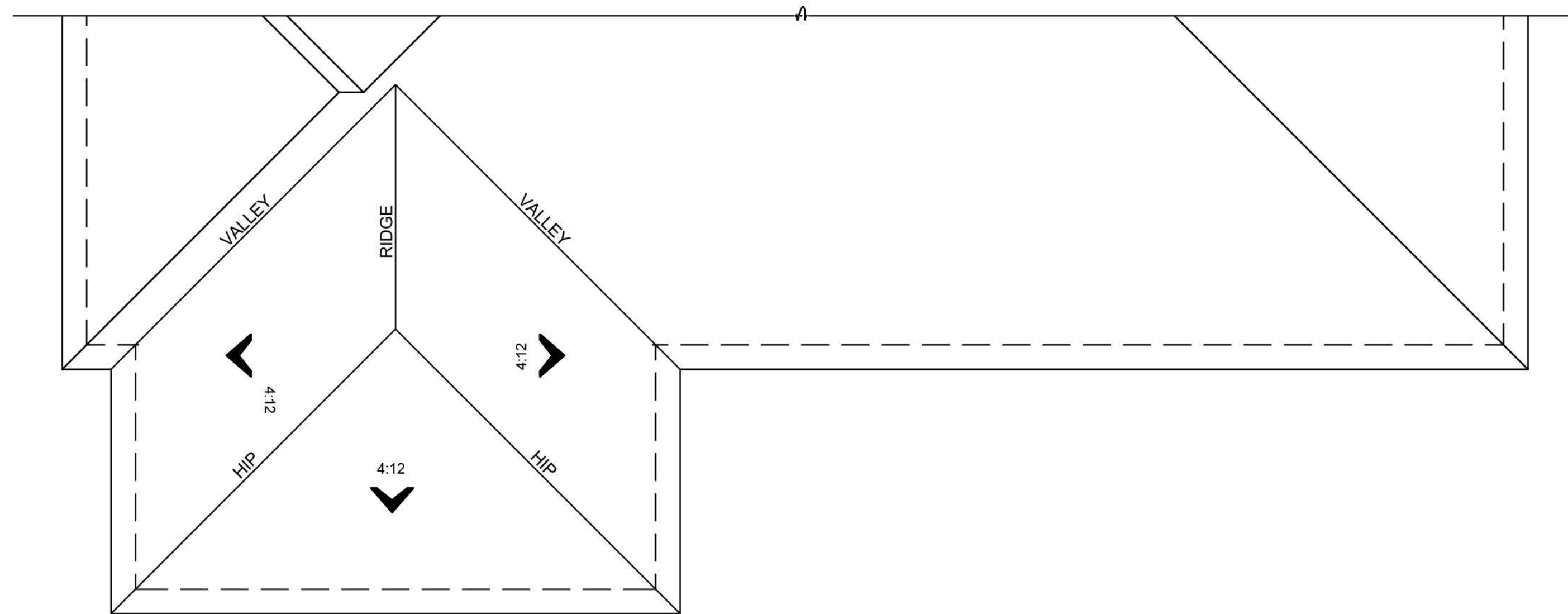
DATE: NOVEMBER 24th, 2020

Page 99

- N22D DELANEY -
ELEVATION B - OPT.
EXT. COVERED PATIO

A70

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ROOF PLAN

C

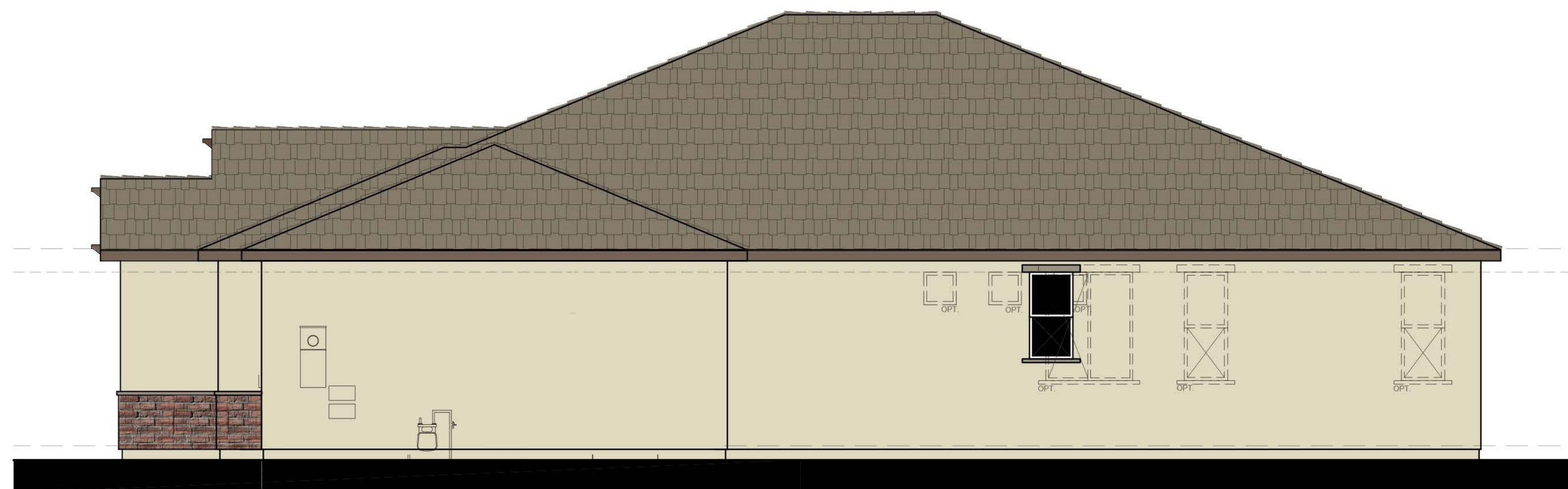
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FRONT ELEVATION

C

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



RIGHT ELEVATION

N22D - DELANEY - C

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



REAR ELEVATION

C

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

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

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WOODLAND, CALIFORNIA

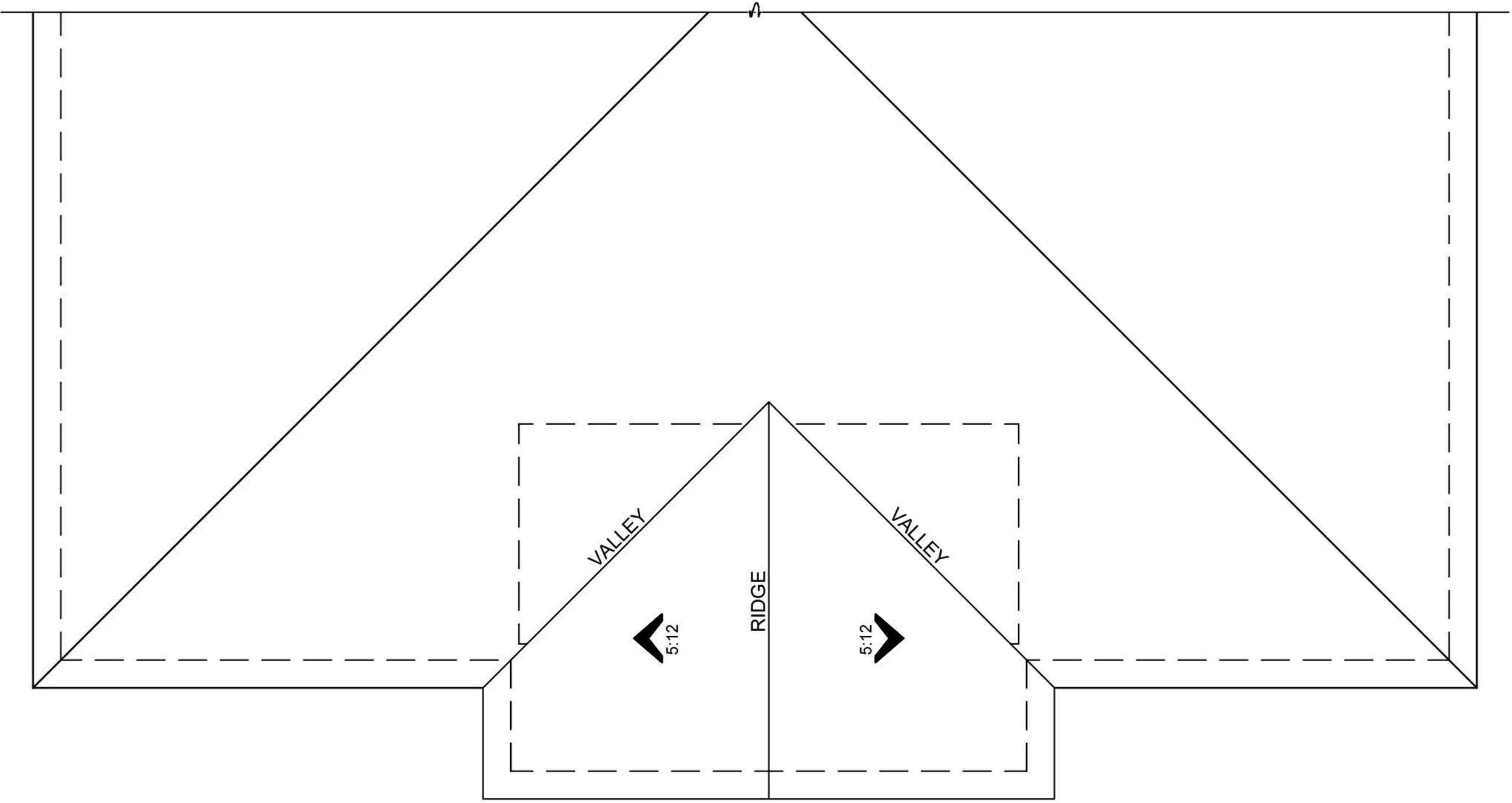
JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N22D DELANEY -
ELEVATION C - OPT.
3RD CAR GARAGE

A71

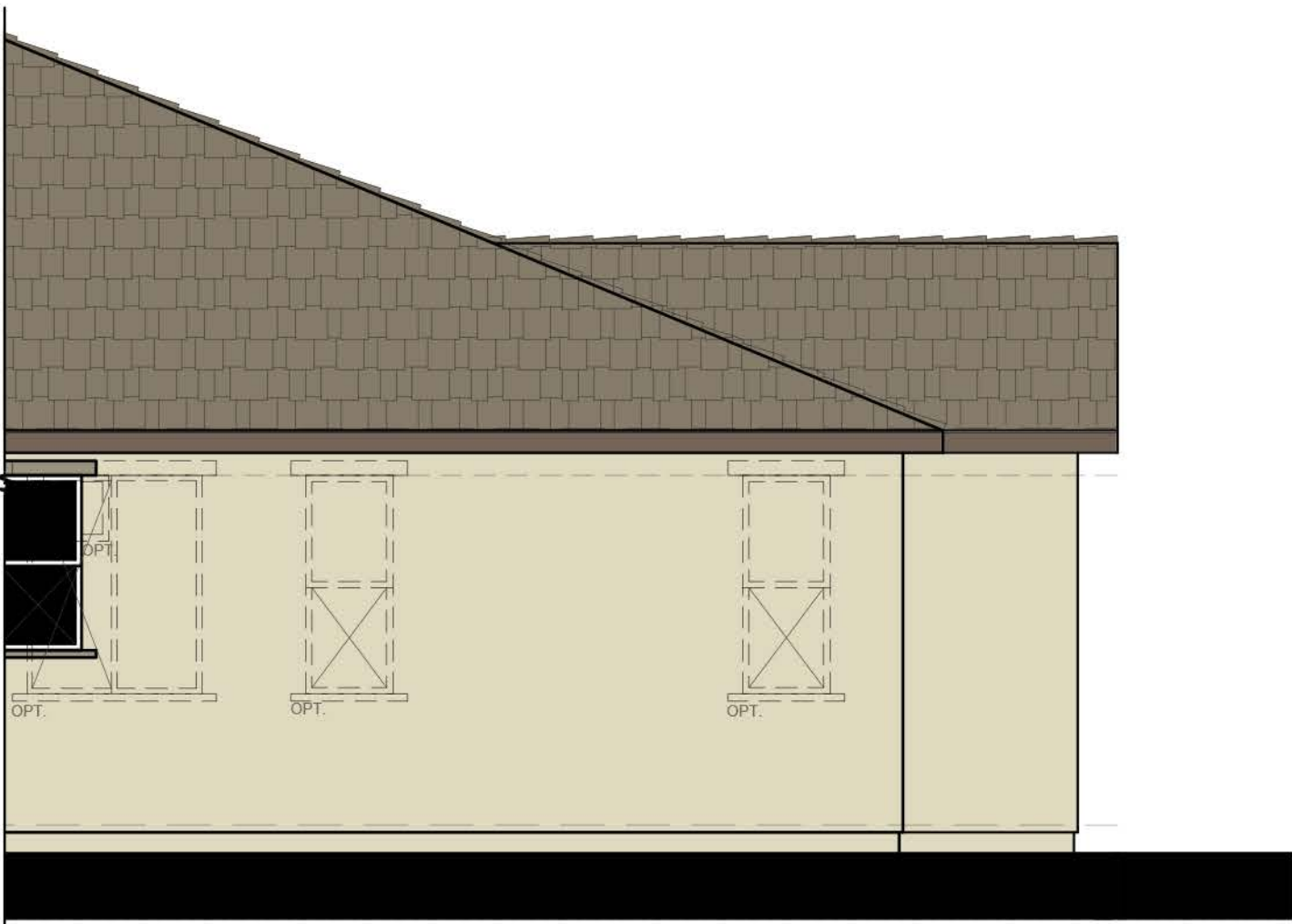
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ROOF PLAN

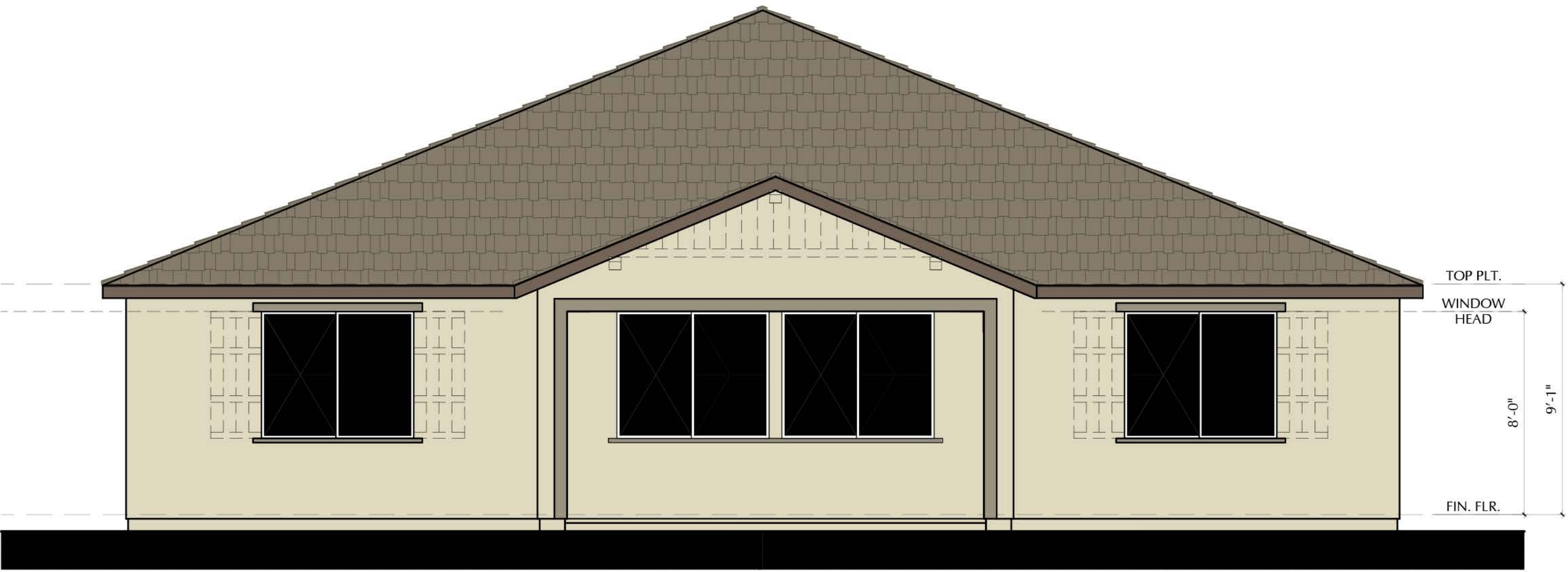
C

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



RIGHT ELEVATION N22D - DELANEY - C

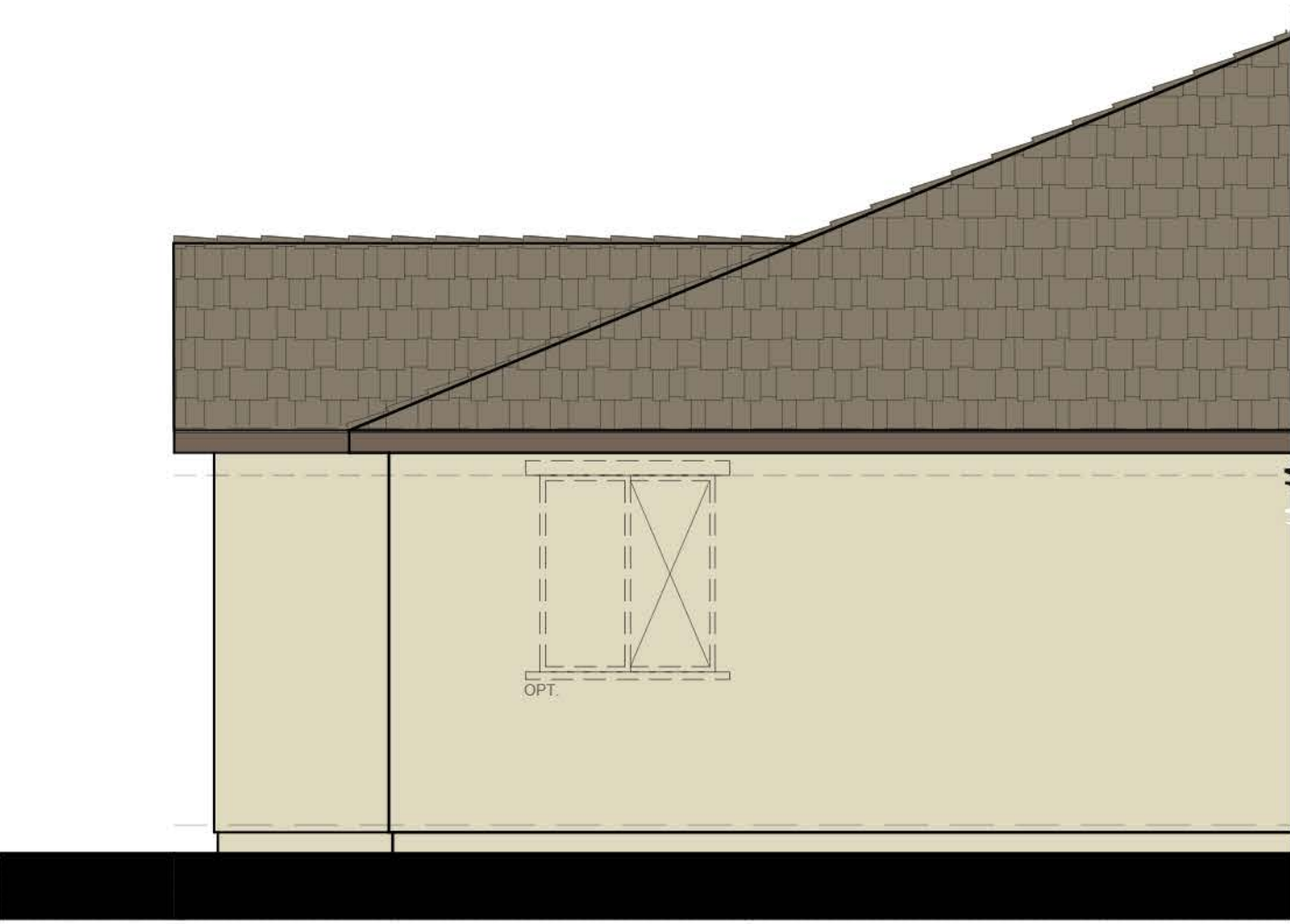
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REAR ELEVATION

N22D - DELANEY - C

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



LEFT ELEVATION N22D - DELANEY - C

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

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

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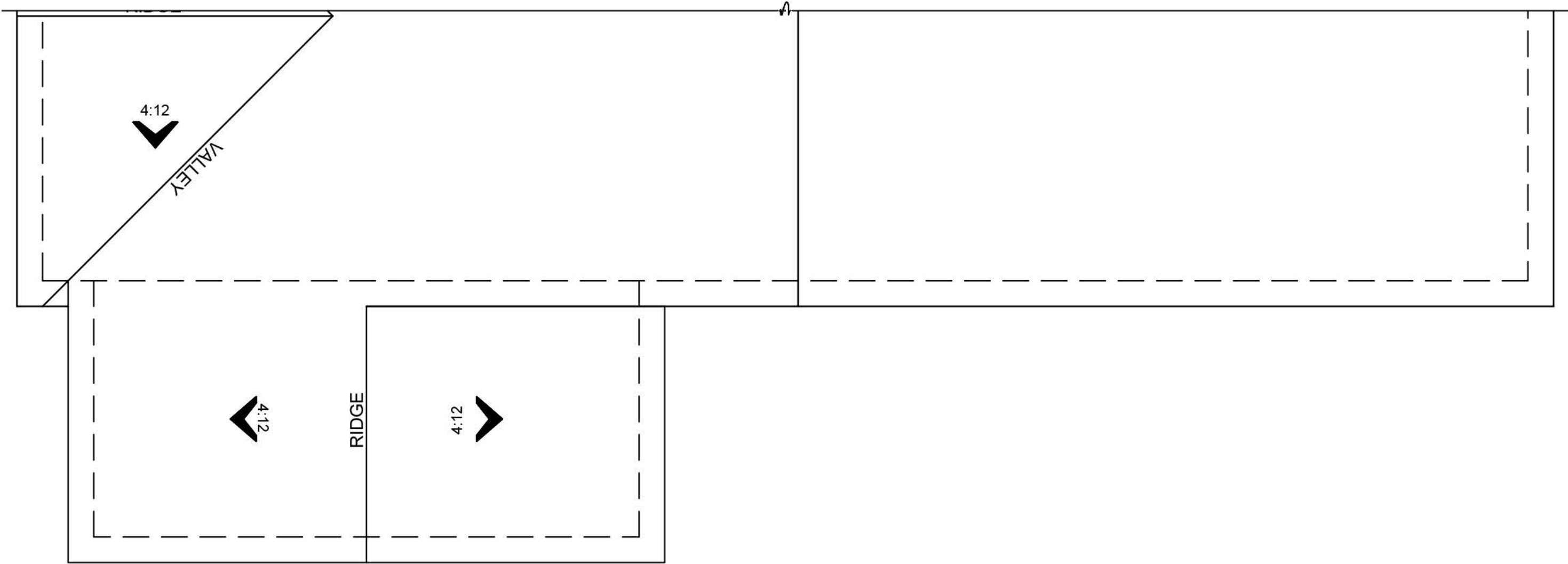
HARVEST AT SPRING LAKE
WOODLAND, CALIFORNIA

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- N22D DELANEY -
ELEVATION C - OPT.
EXT. COVERED PATIO

A72

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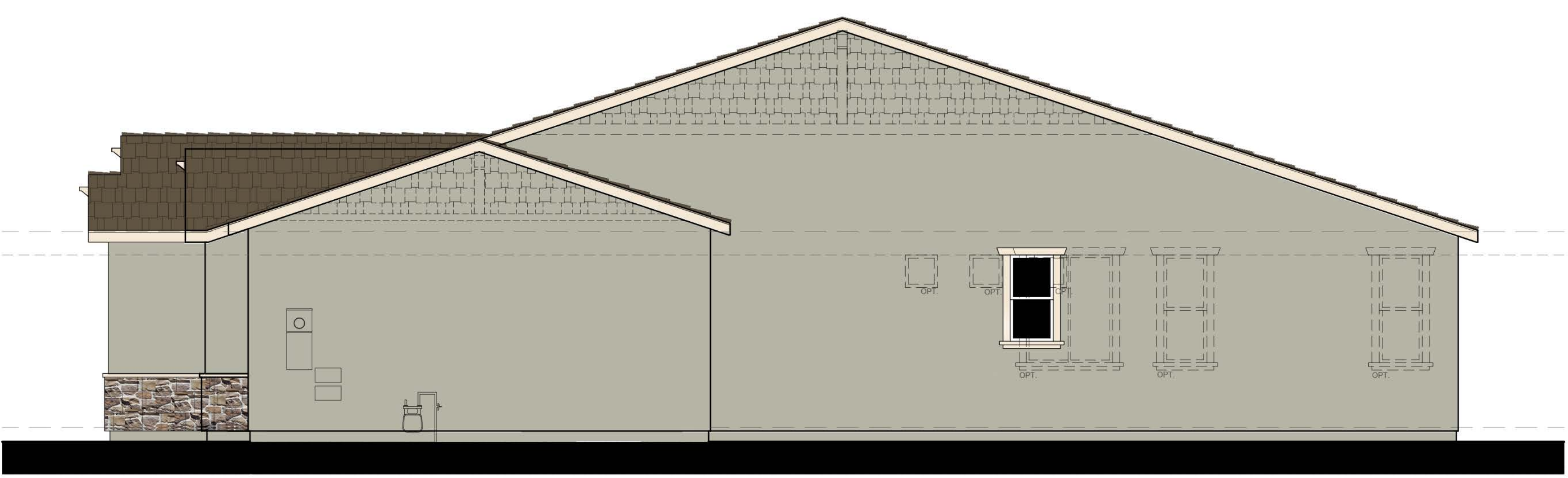
ROOF PLAN D

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



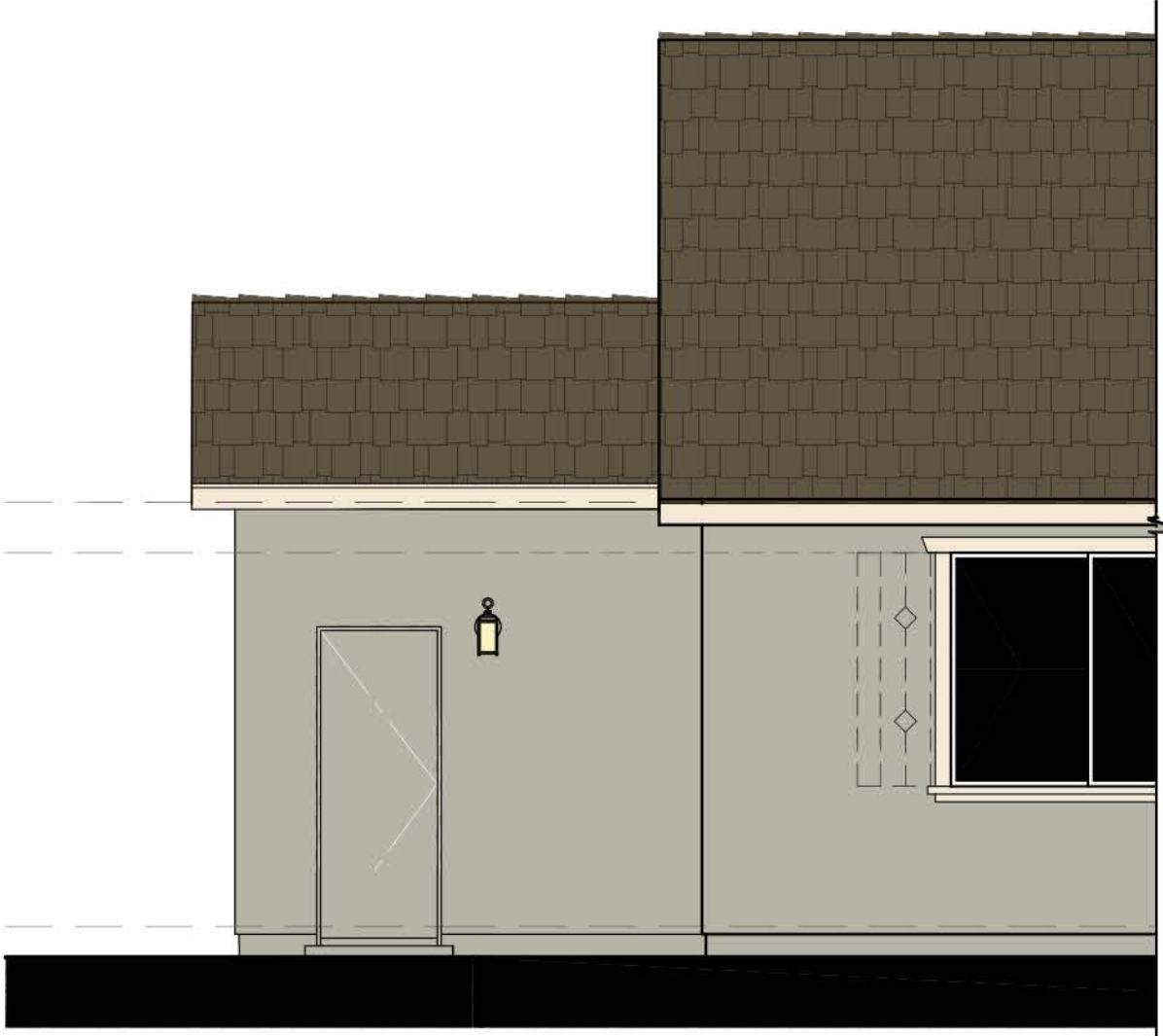
FRONT ELEVATION D

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



RIGHT ELEVATION N22D - DELANEY - D

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



REAR ELEVATION D

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

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

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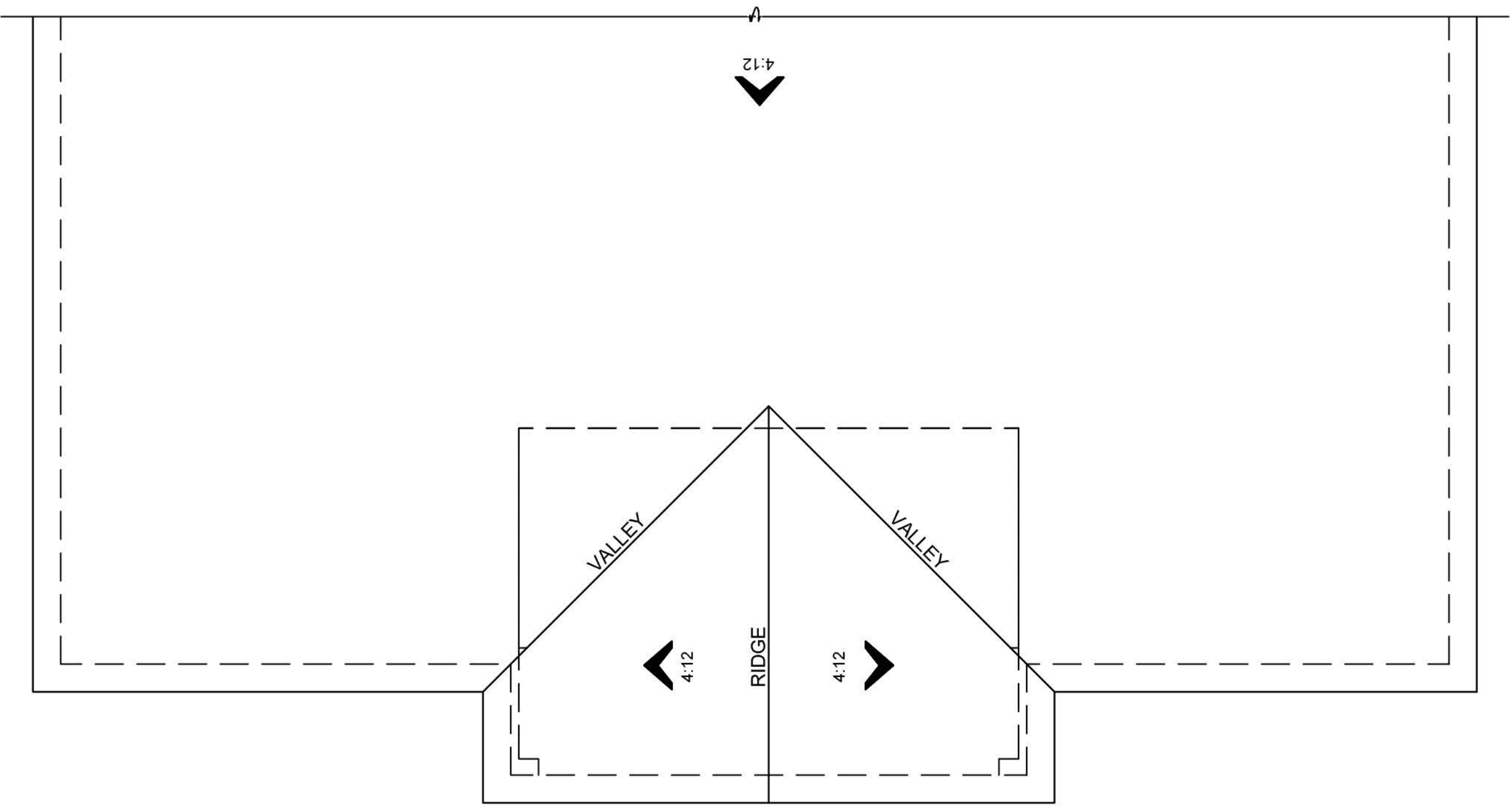


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DATE: NOVEMBER 24th, 2020

- N22D DELANEY -
ELEVATION D - OPT.
3RD CAR GARAGE

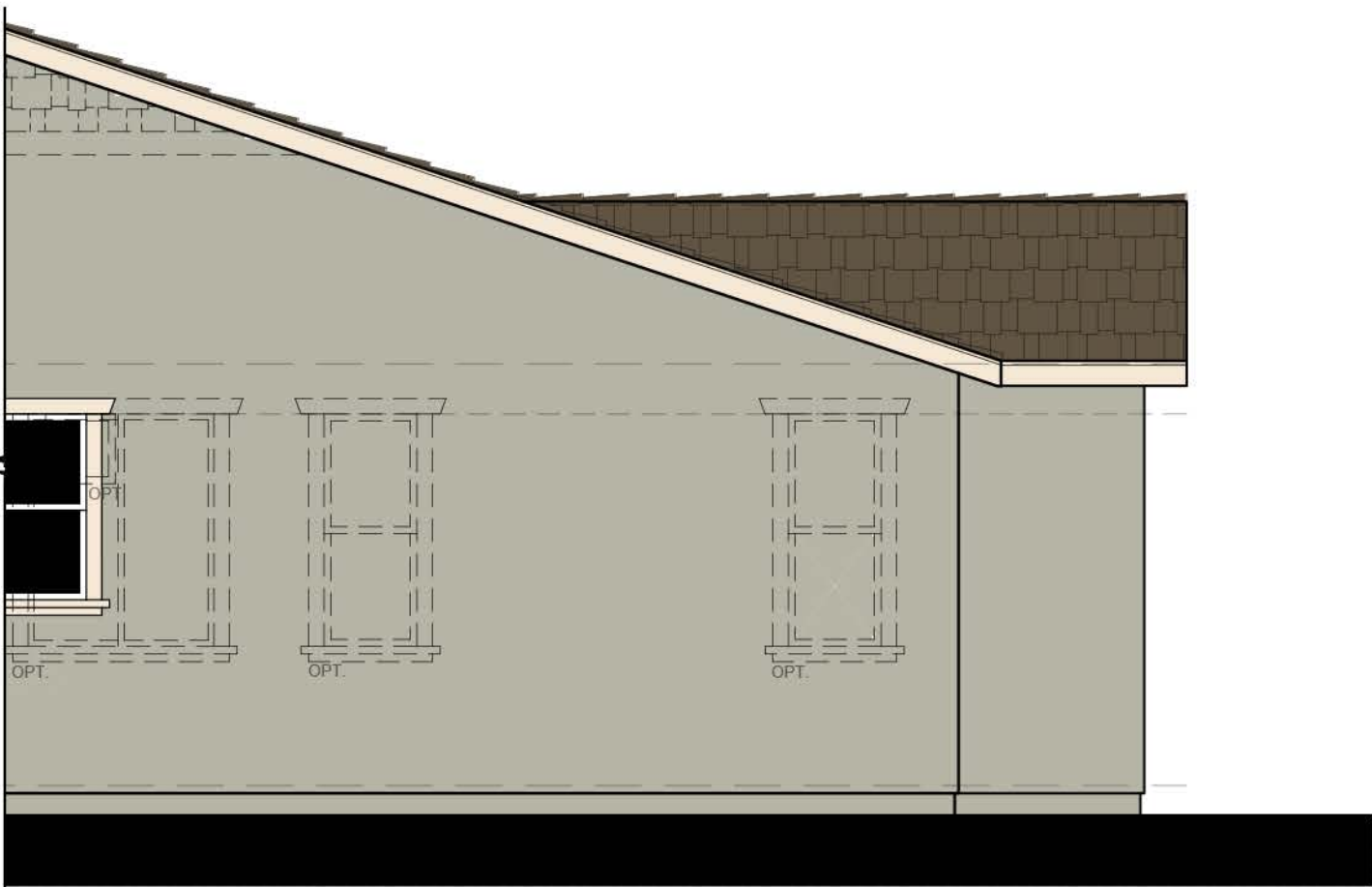
A73



ROOF PLAN

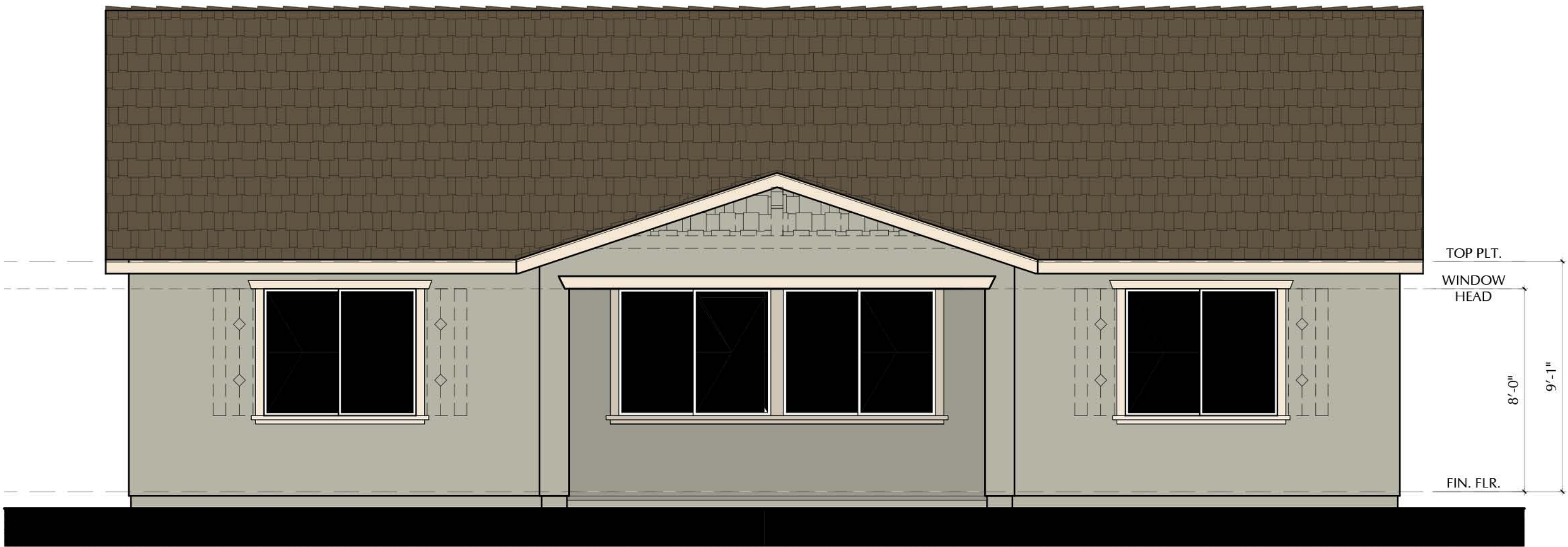
D

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



RIGHT ELEVATION N22D - DELANEY - D

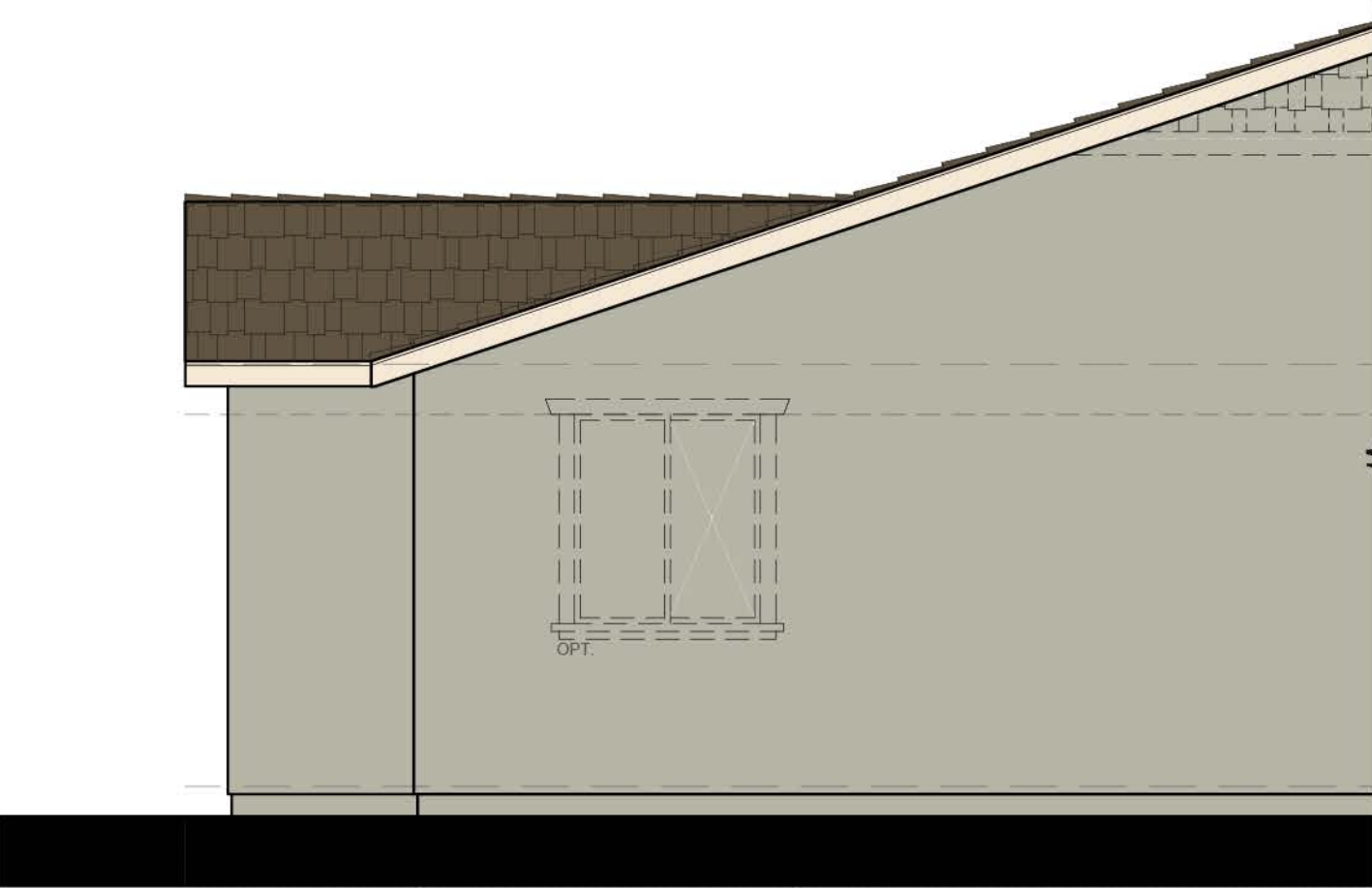
SCALE: 1/4"=1'-0"



REAR ELEVATION

N22D - DELANEY - D

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



LEFT ELEVATION N22D - DELANEY - D

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

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

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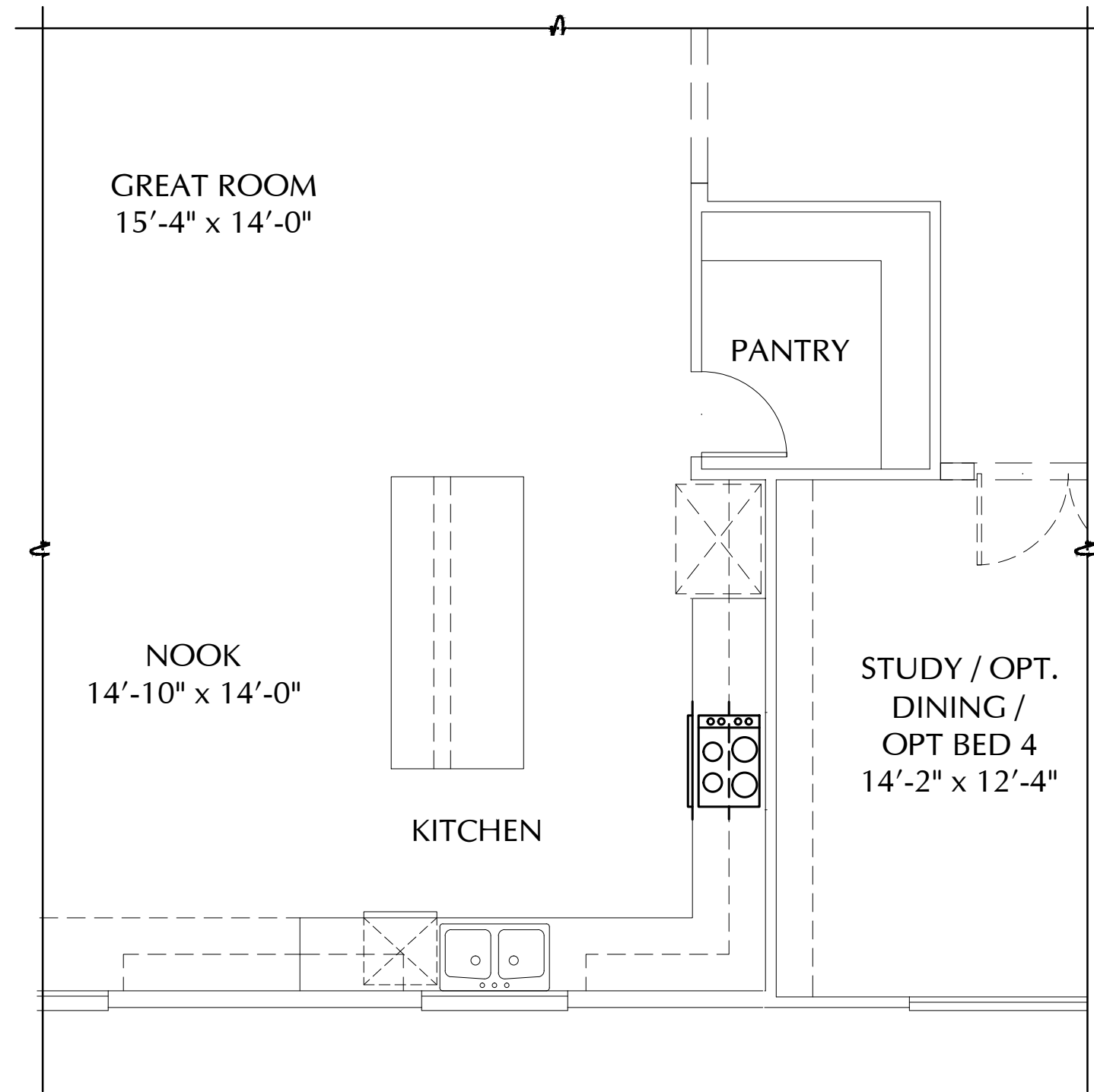
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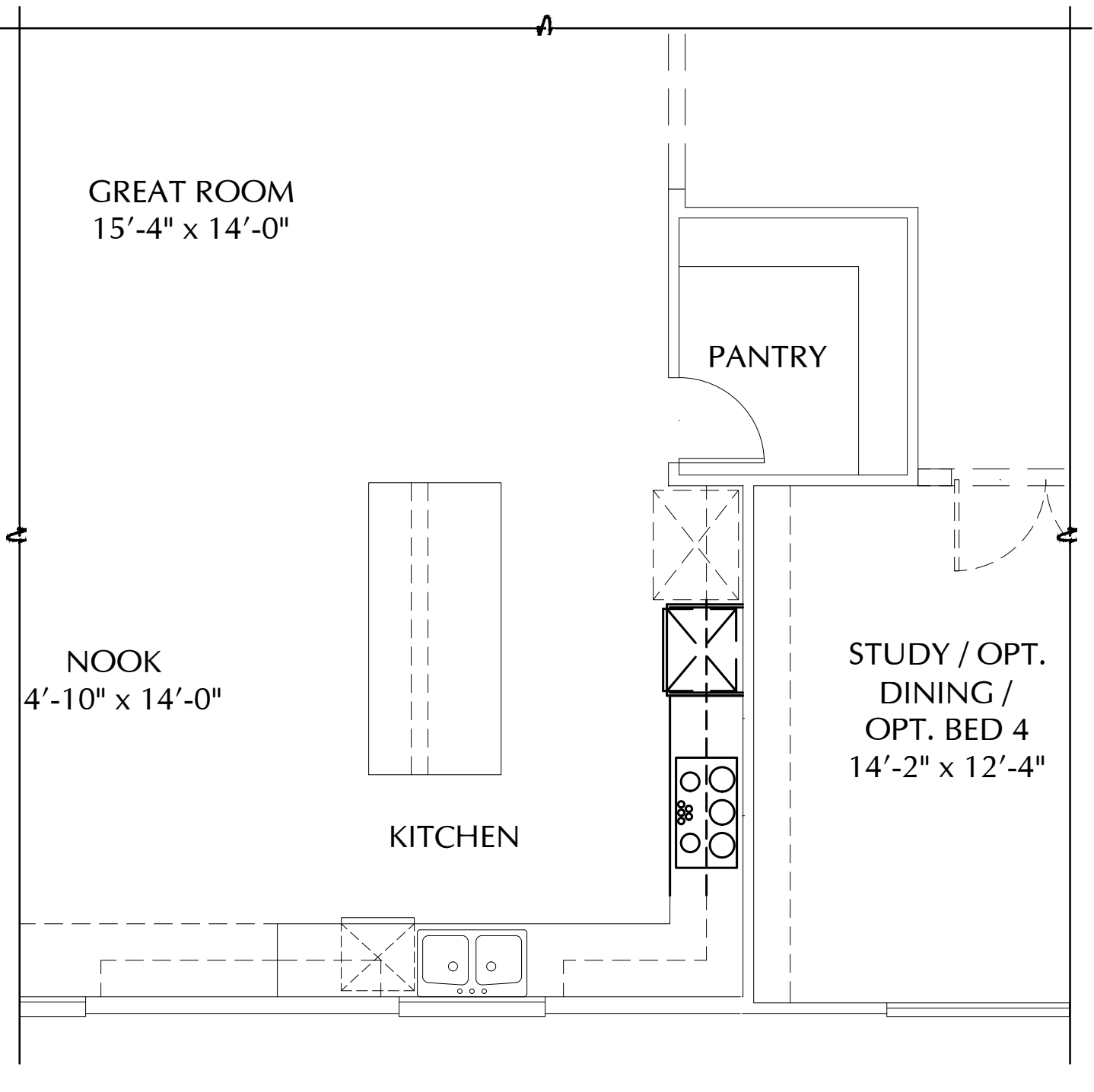
- N22D DELANEY -
ELEVATION D - OPT.
EXT. COVERED PATIO

A74

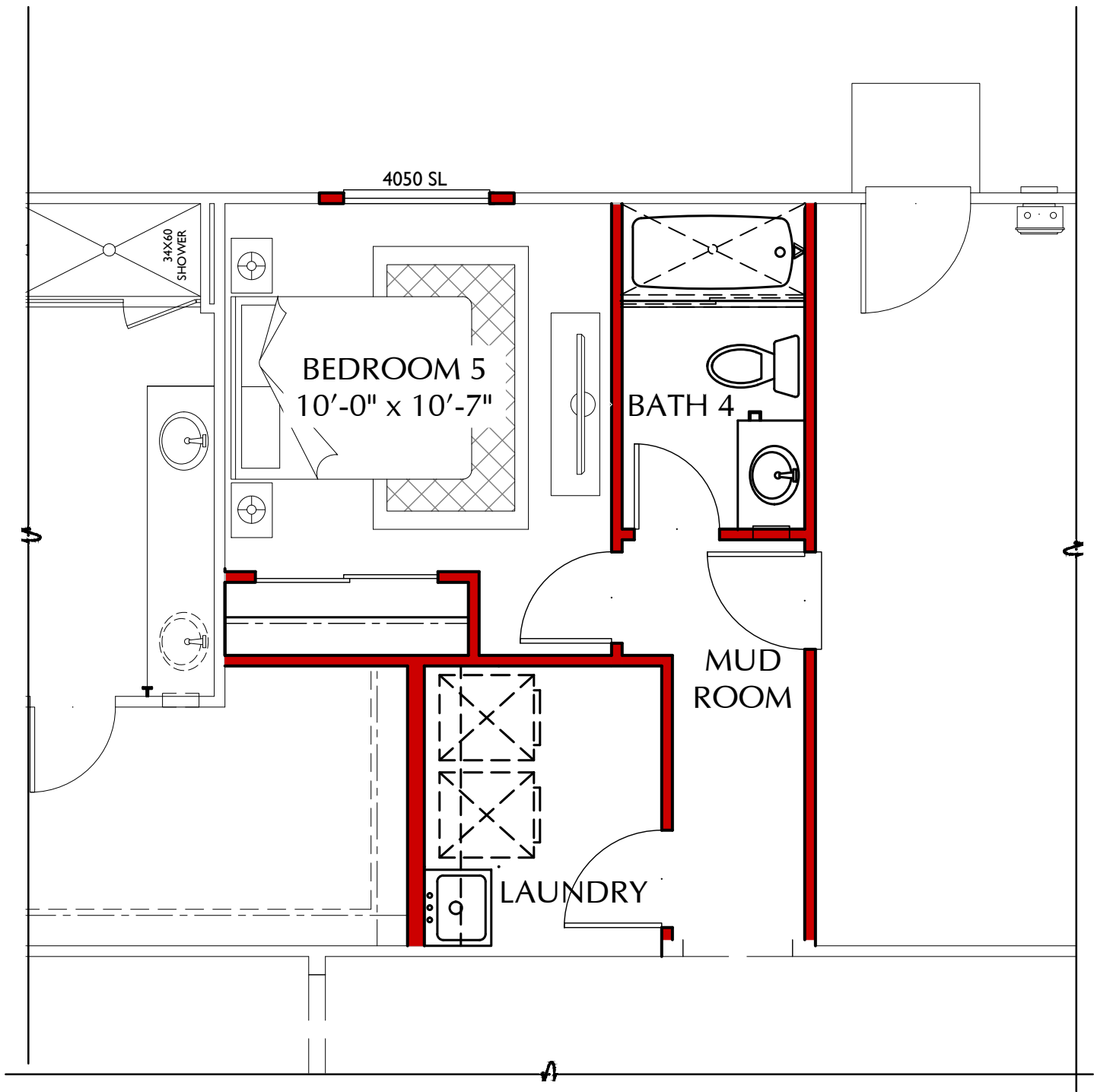
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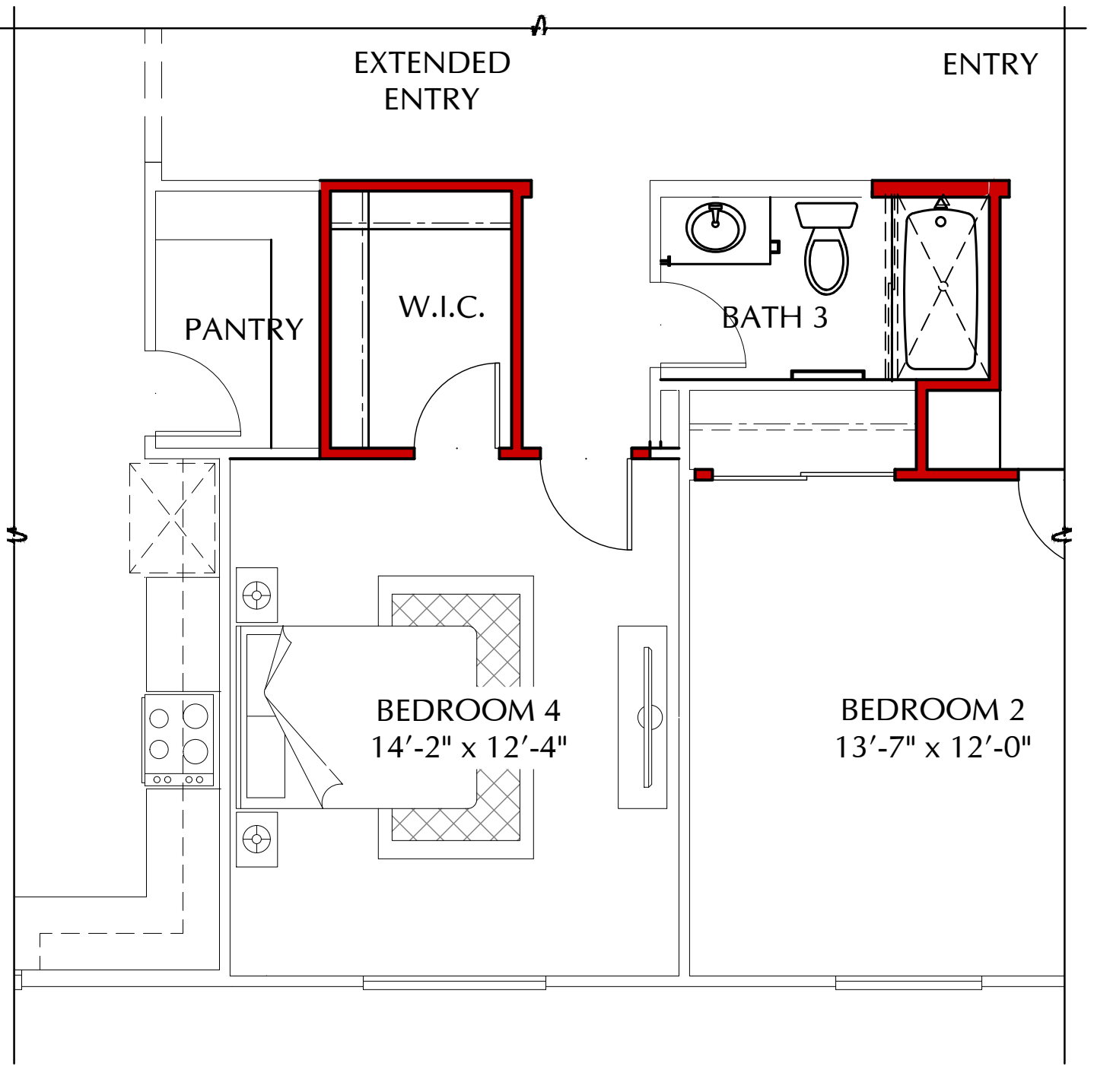
OPT. GOURMET LITE KITCHEN PLAN N24P
SCALE: 1/4" = 1'-0"



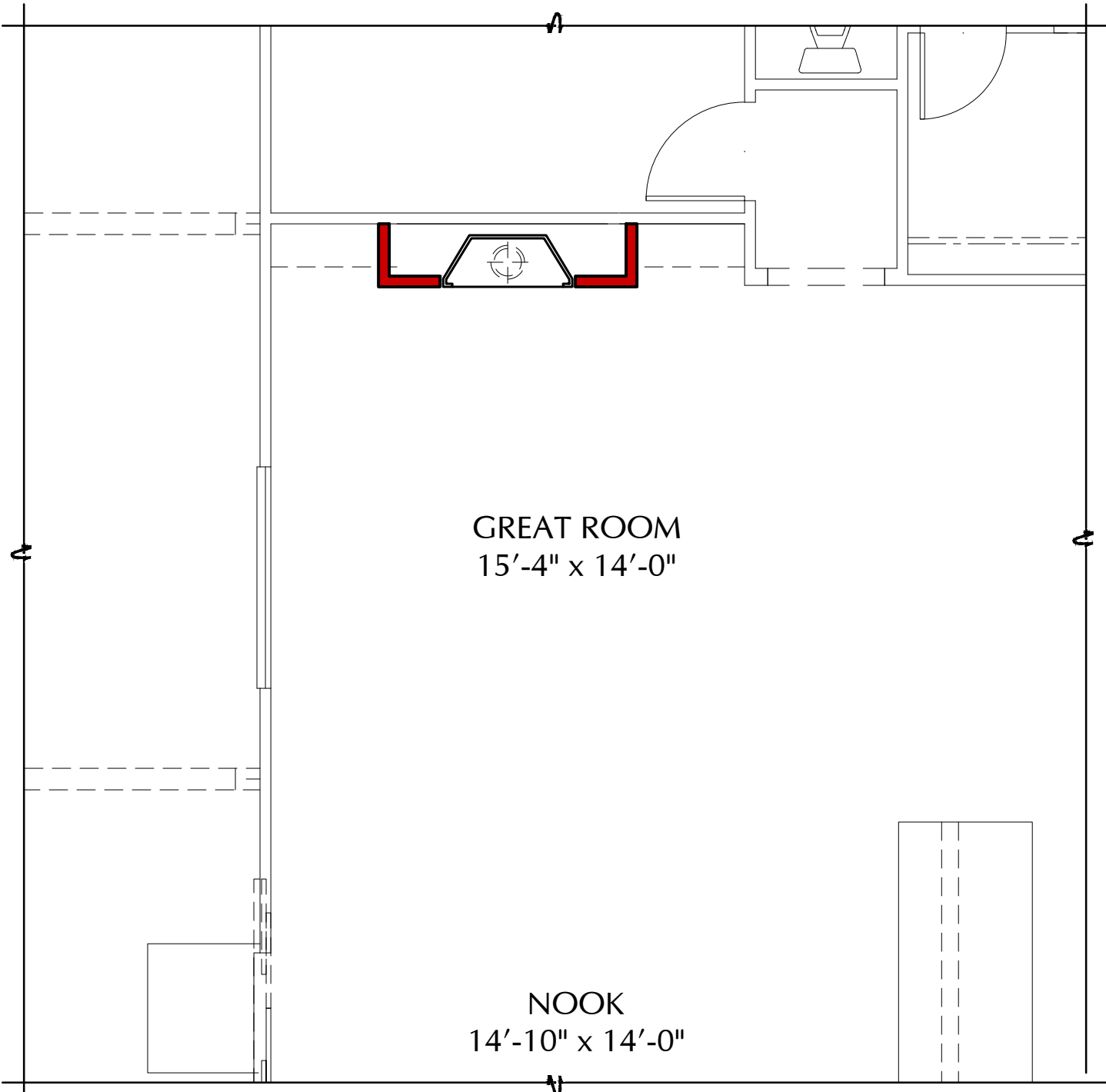
OPT. GOURMET KITCHEN PLAN N24P
SCALE: 1/4" = 1'-0"



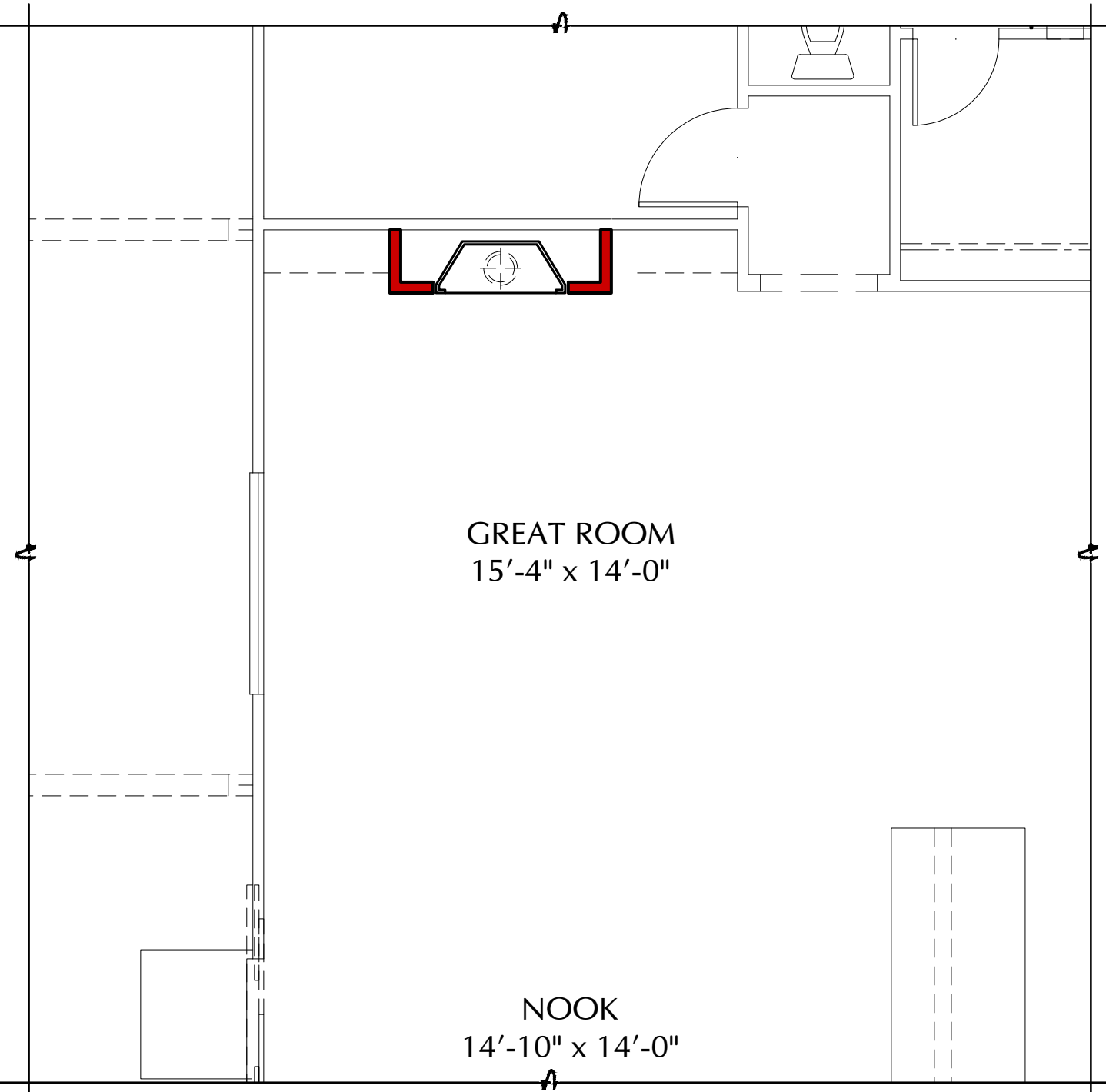
OPT. BEDROOM 5 PLAN N24P
IN LIEU OF TANDEM GARAGE SCALE: 1/4" = 1'-0"



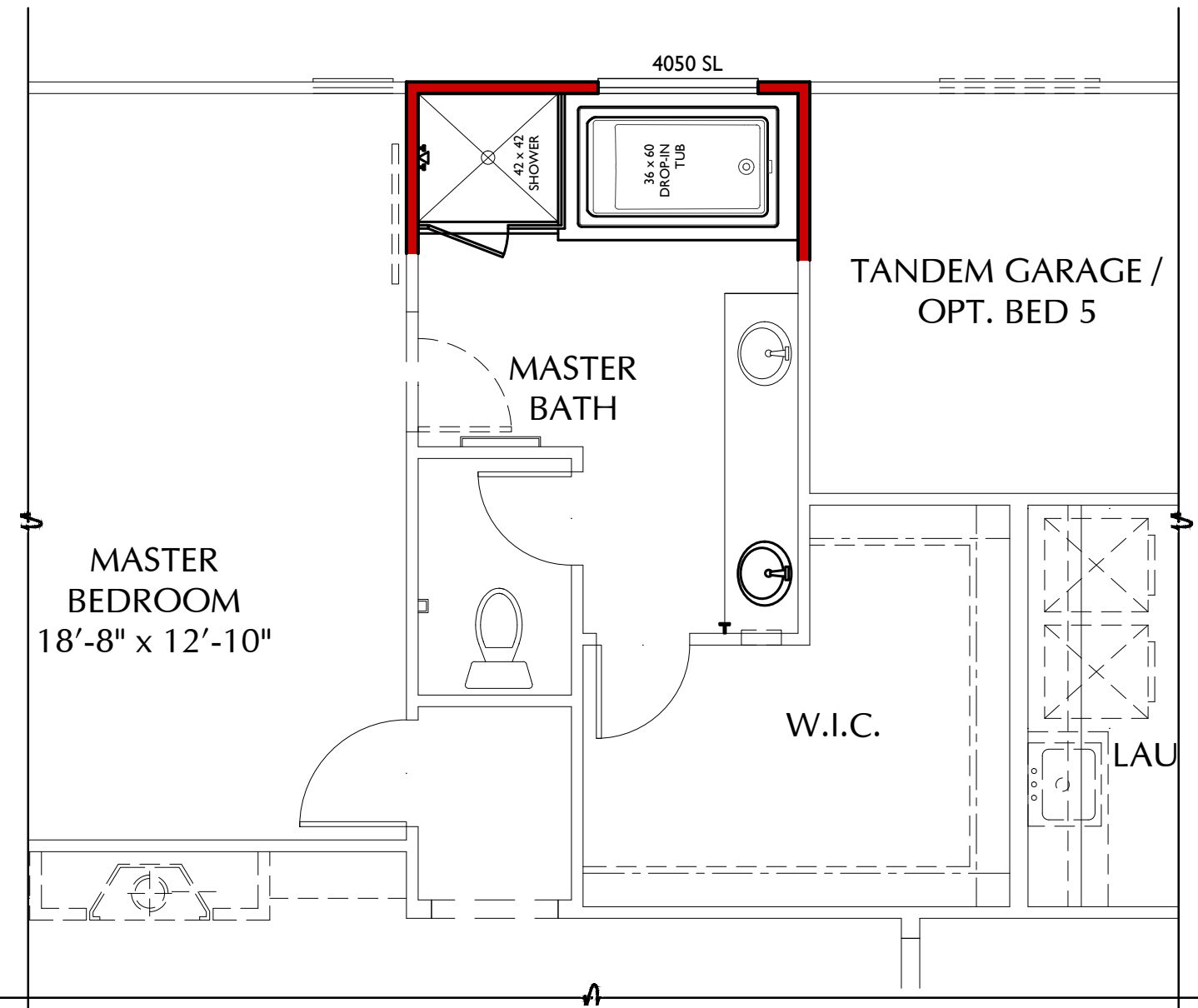
OPT. BEDROOM 4 PLAN N24P
IN LIEU OF STUDY SCALE: 1/4" = 1'-0"



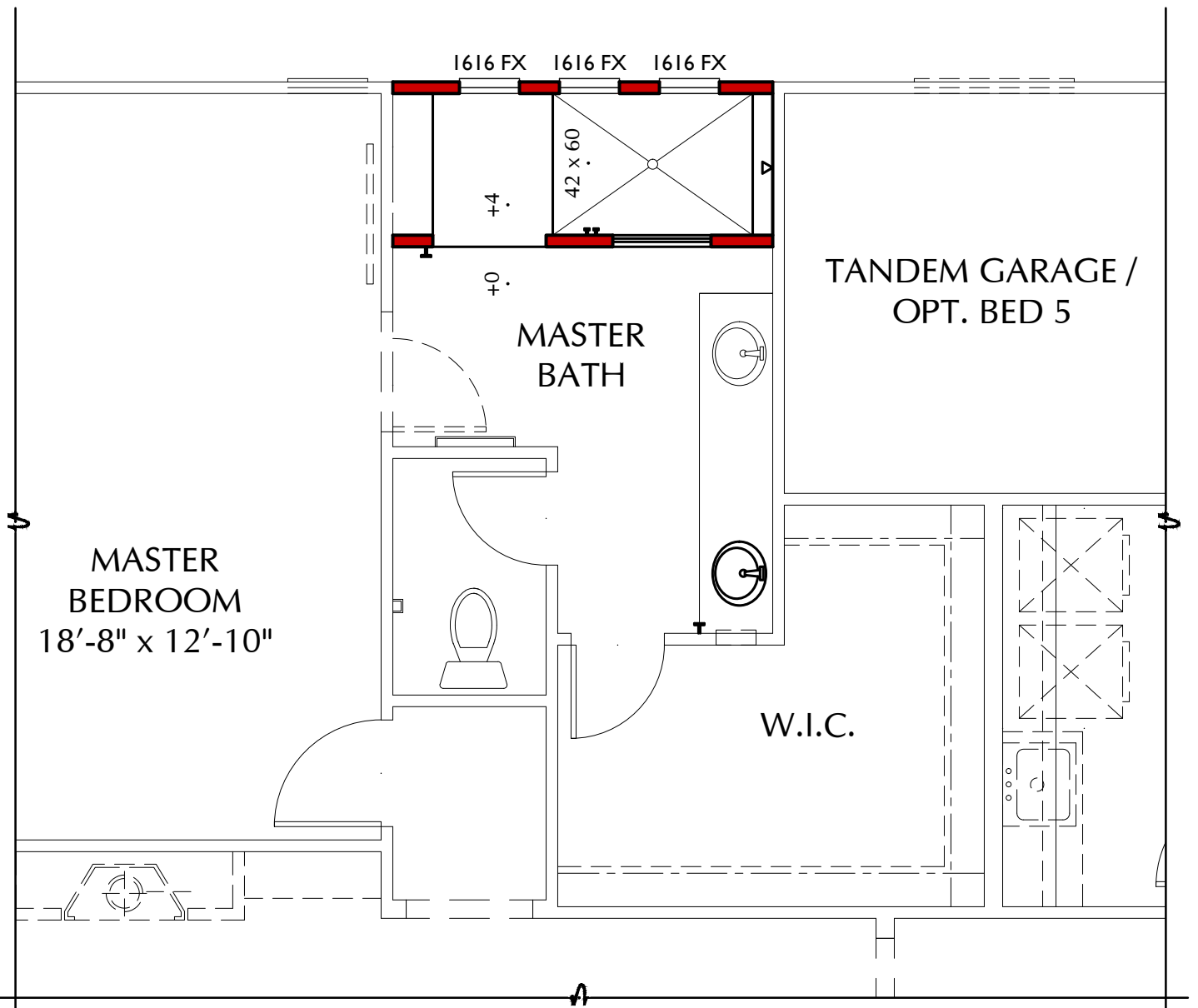
OPT. TRADITIONAL FIREPLACE PLAN N24P
SCALE: 1/4" = 1'-0"



OPT. CONTEMPORARY FIREPLACE PLAN N24P
SCALE: 1/4" = 1'-0"



OPT. DELUXE MASTER BATH PLAN N24P
SCALE: 1/4" = 1'-0"



OPT. WALK IN SHOWER PLAN N24P
SCALE: 1/4" = 1'-0"

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



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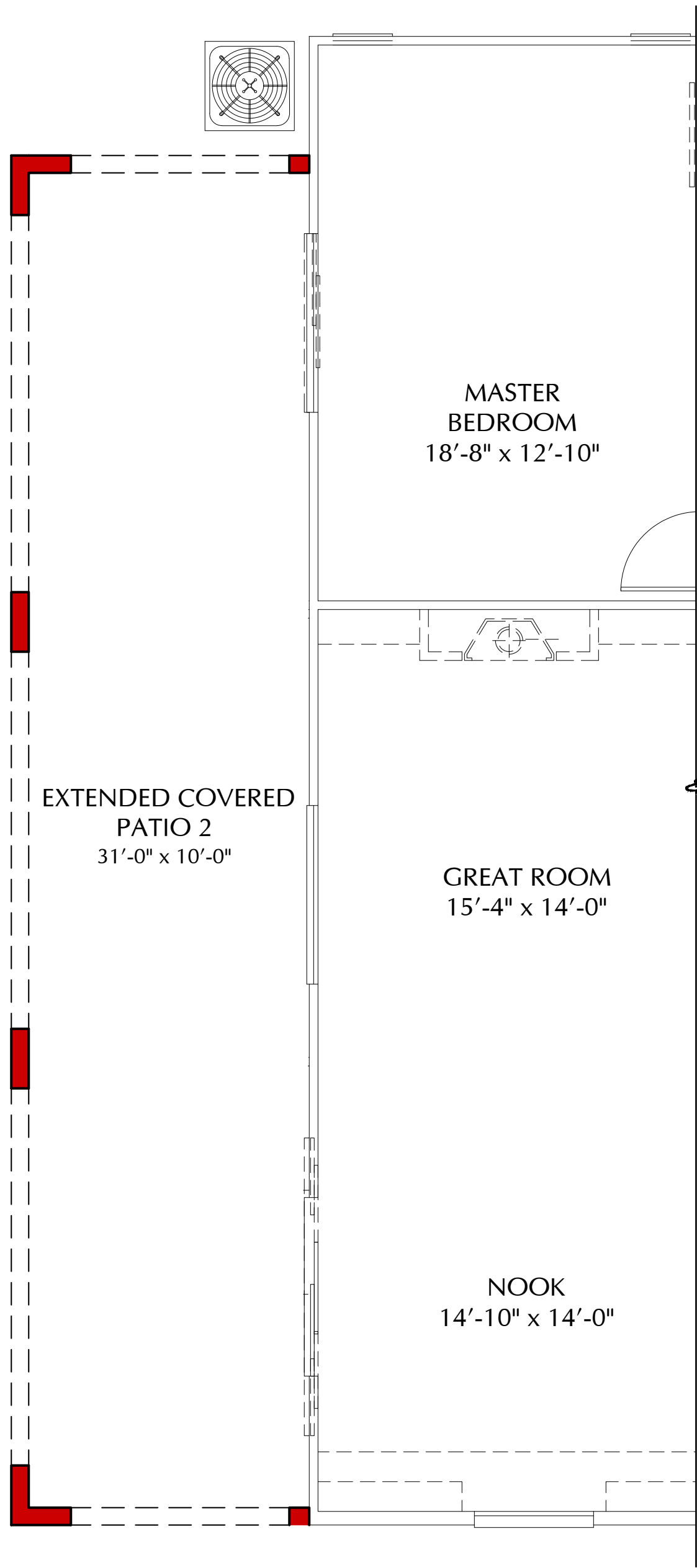
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HARVEST AT SPRING LAKE WOODLAND, CALIFORNIA

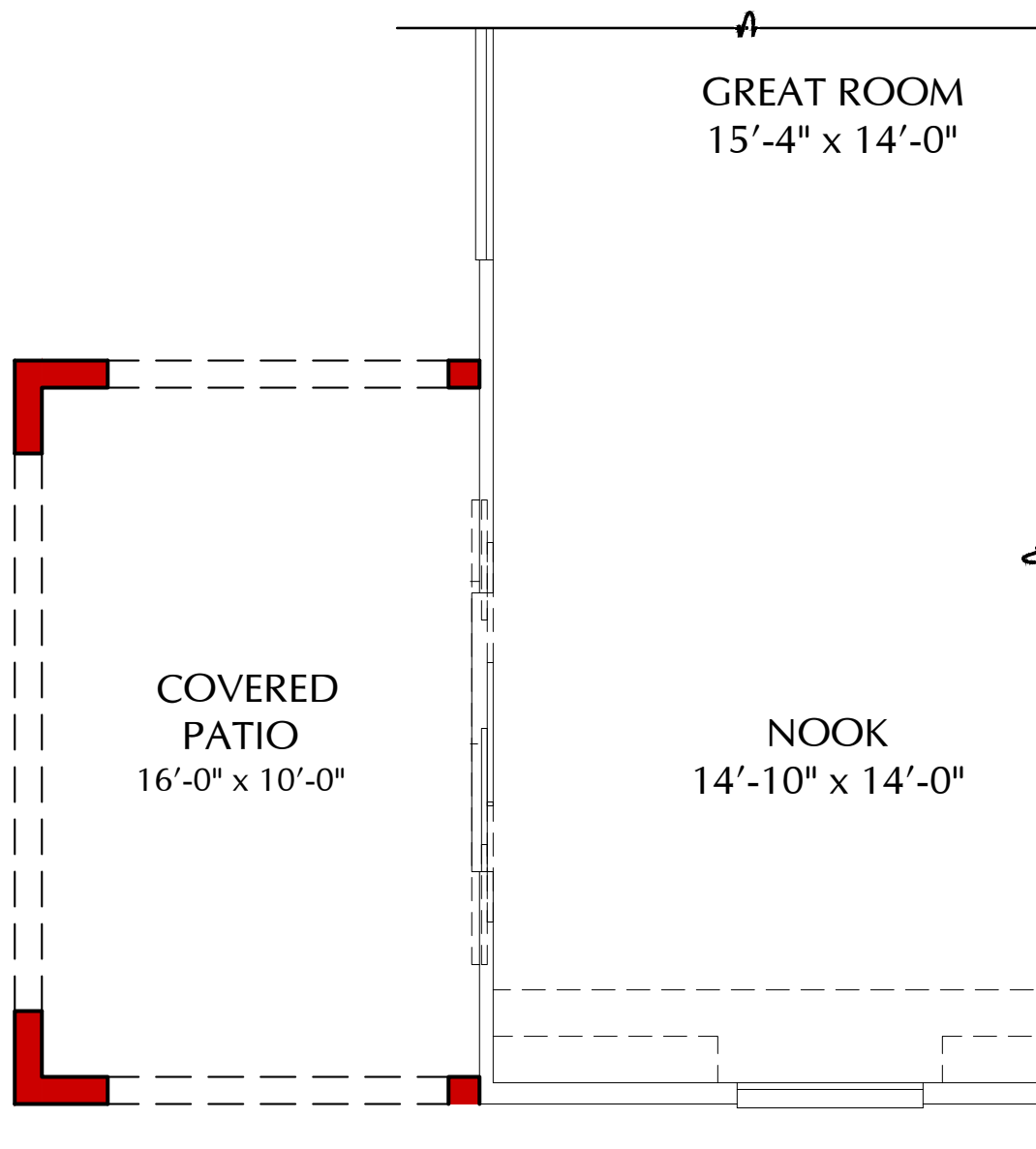
JOB # : 109-20118
DATE: NOVEMBER 24th, 2020

- N24P PAIGE - FLOOR PLAN OPTIONS

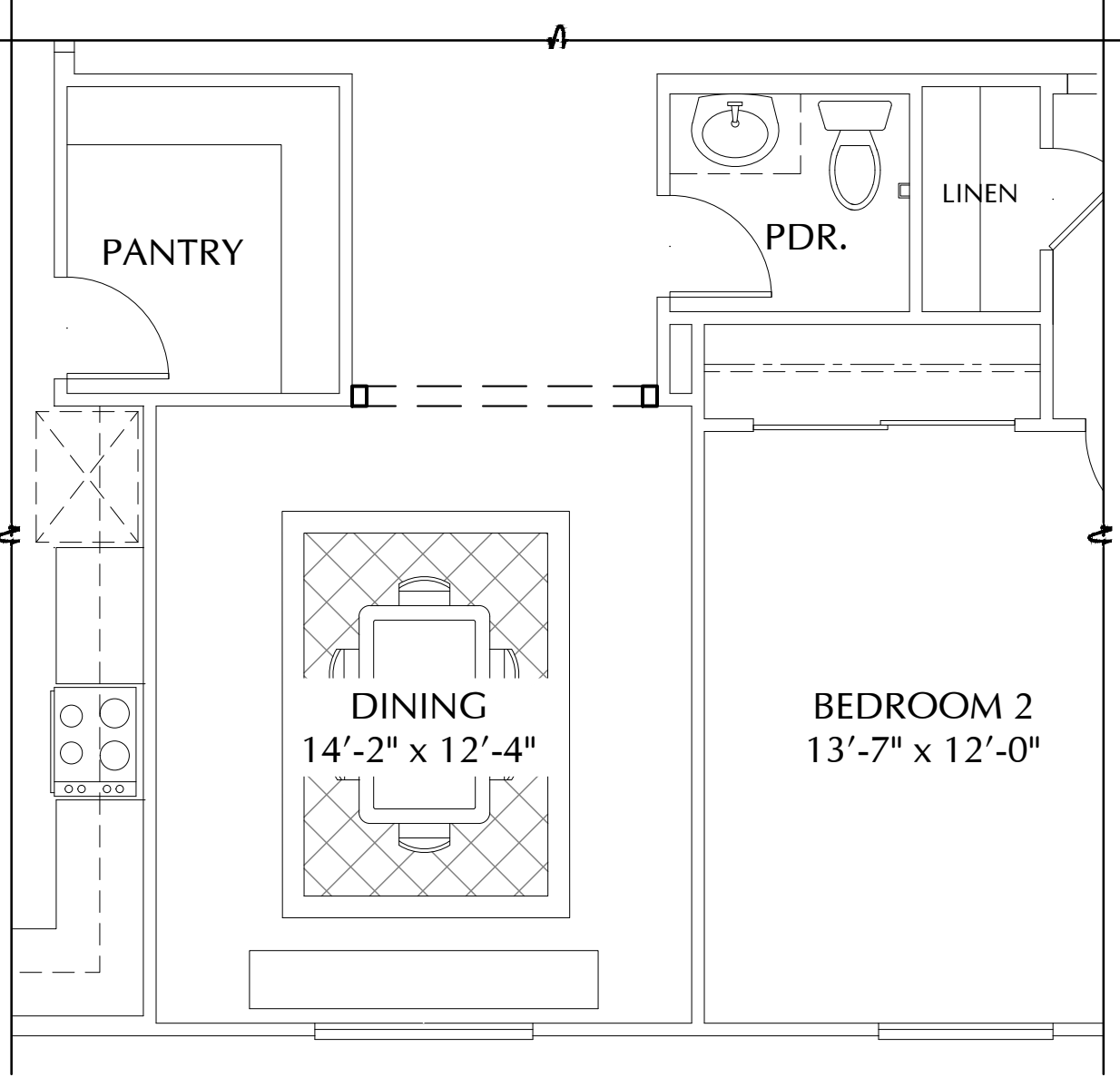
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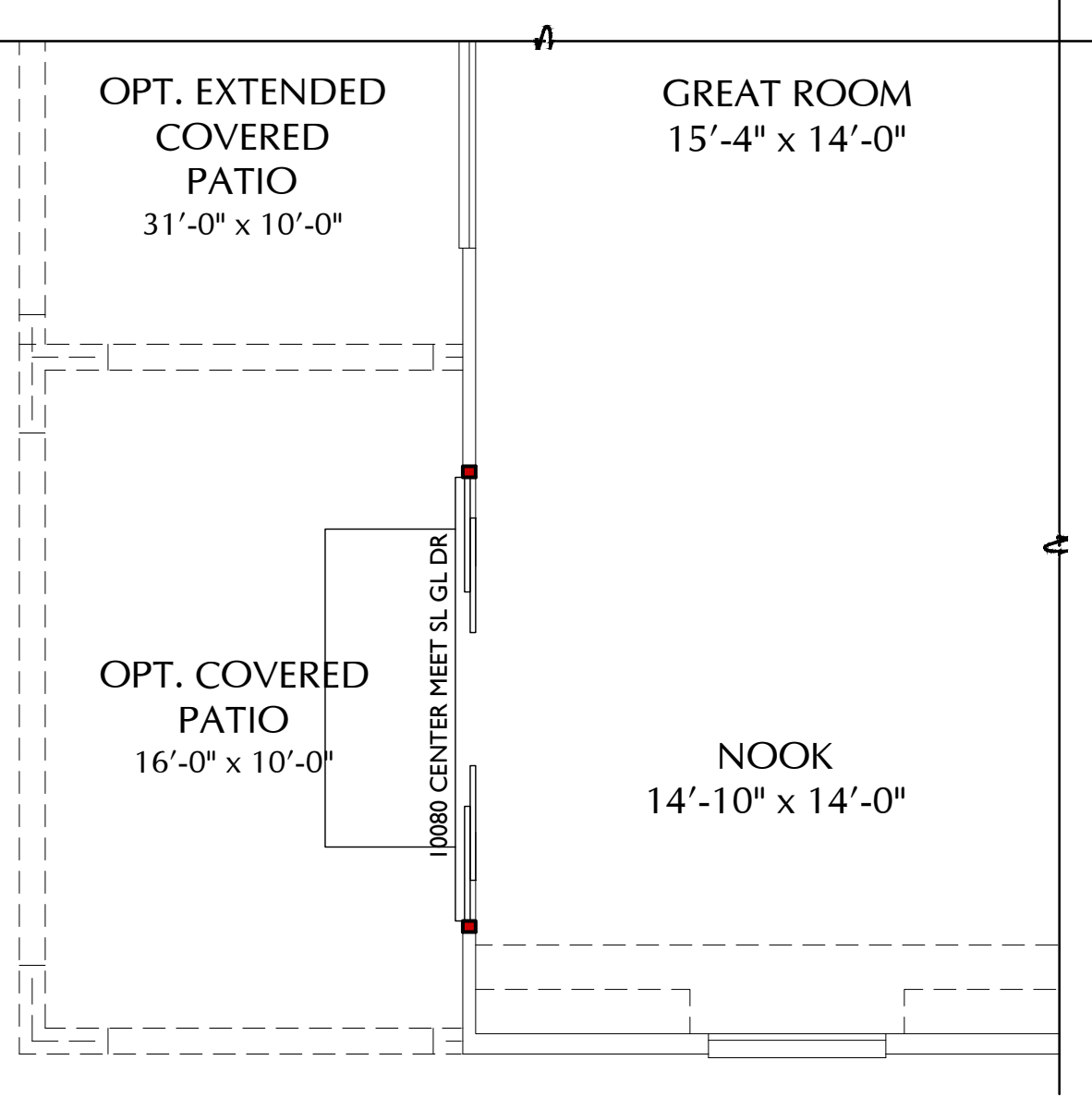
OPT. EXTENDED PATIO 2 PLAN N24P
SCALE: 1/4" = 1'-0"



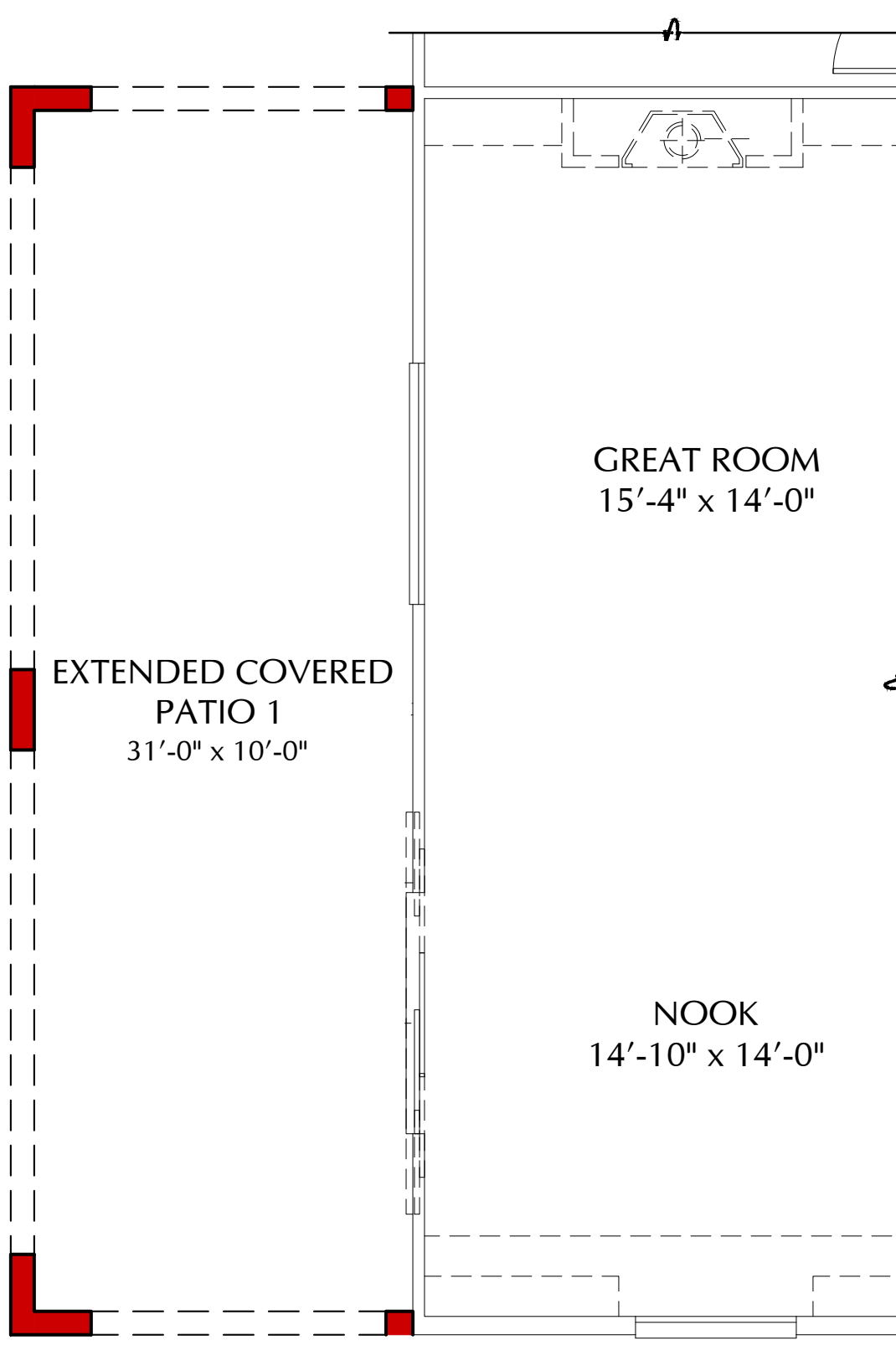
OPT. COVERED PATIO PLAN N24P
SCALE: 1/4" = 1'-0"



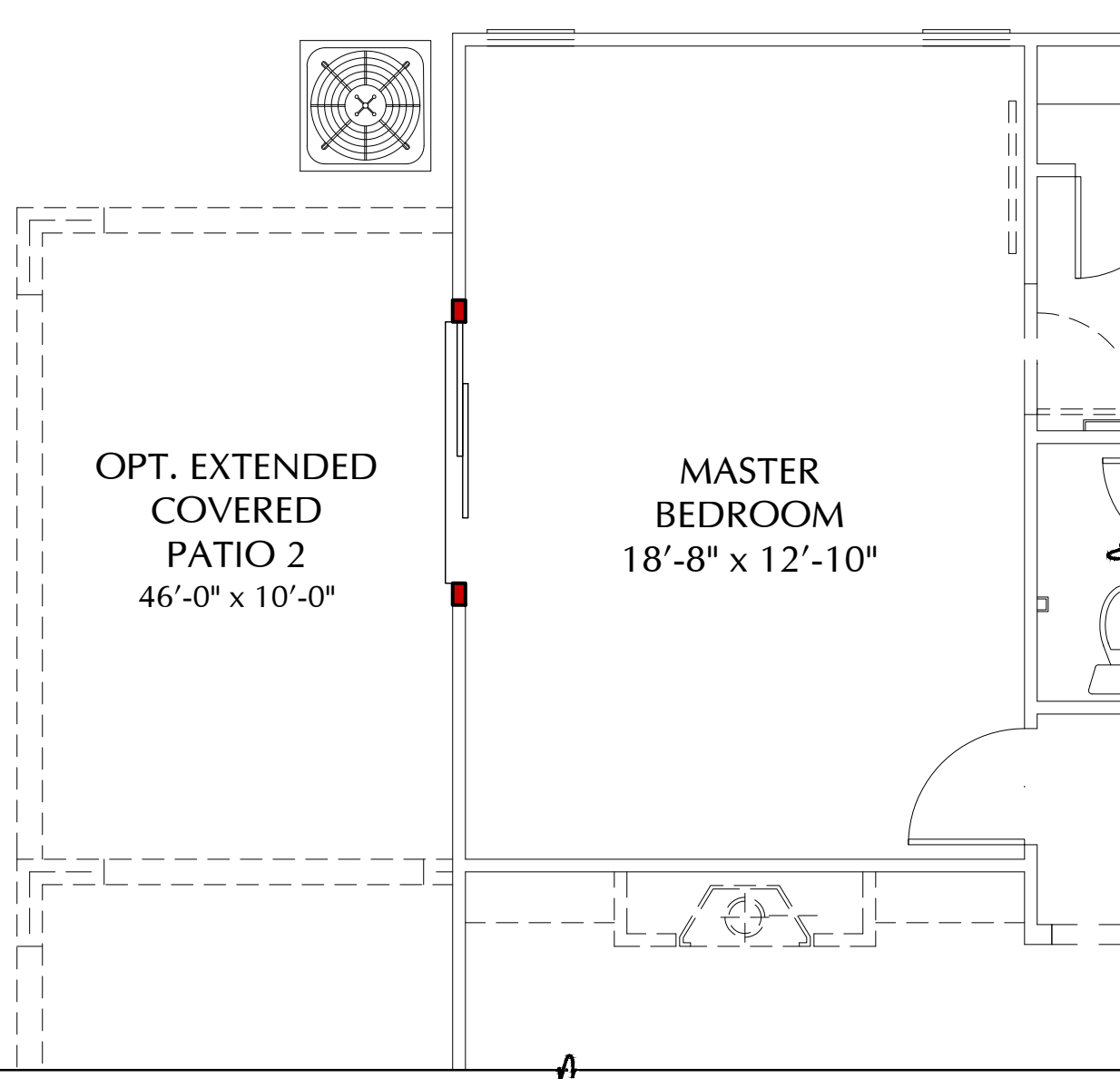
OPT. DINING PLAN N24P
IN LIEU OF STUDY SCALE: 1/4" = 1'-0"



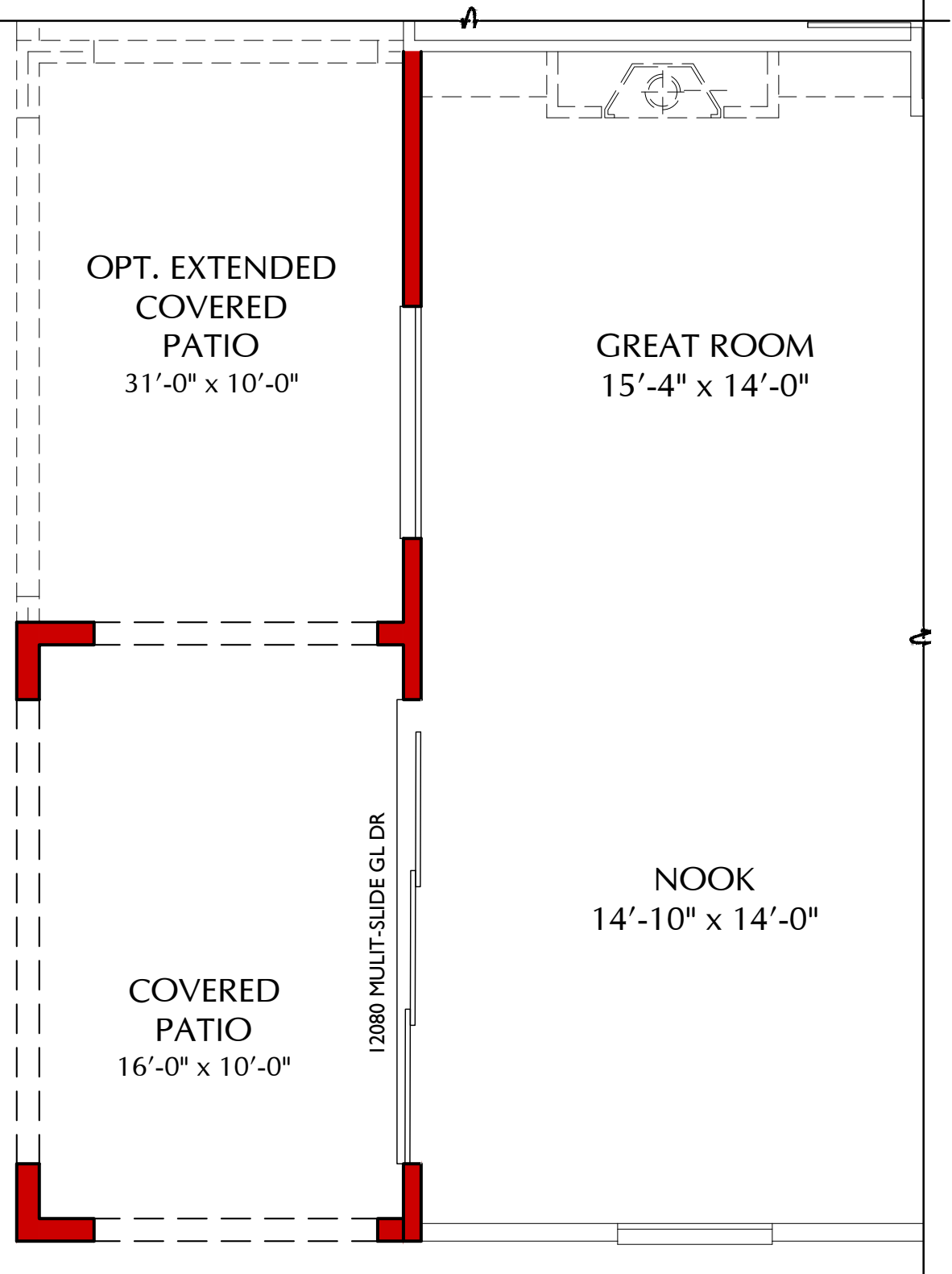
OPT. 10080 CENTER-MEET DR. PLAN N24P
SCALE: 1/4" = 1'-0"



OPT. EXTENDED PATIO 1 PLAN N24P
SCALE: 1/4" = 1'-0"



OPT. 6080 SL.GL.DR. PLAN N24P
SCALE: 1/4" = 1'-0"



OPT. 12080 MULTI-SLIDE DR PLAN N24P
AVAILABLE AT COVERED PATIO OPTIONS ONLY SCALE: 1/4" = 1'-0"

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



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HARVEST AT SPRING LAKE

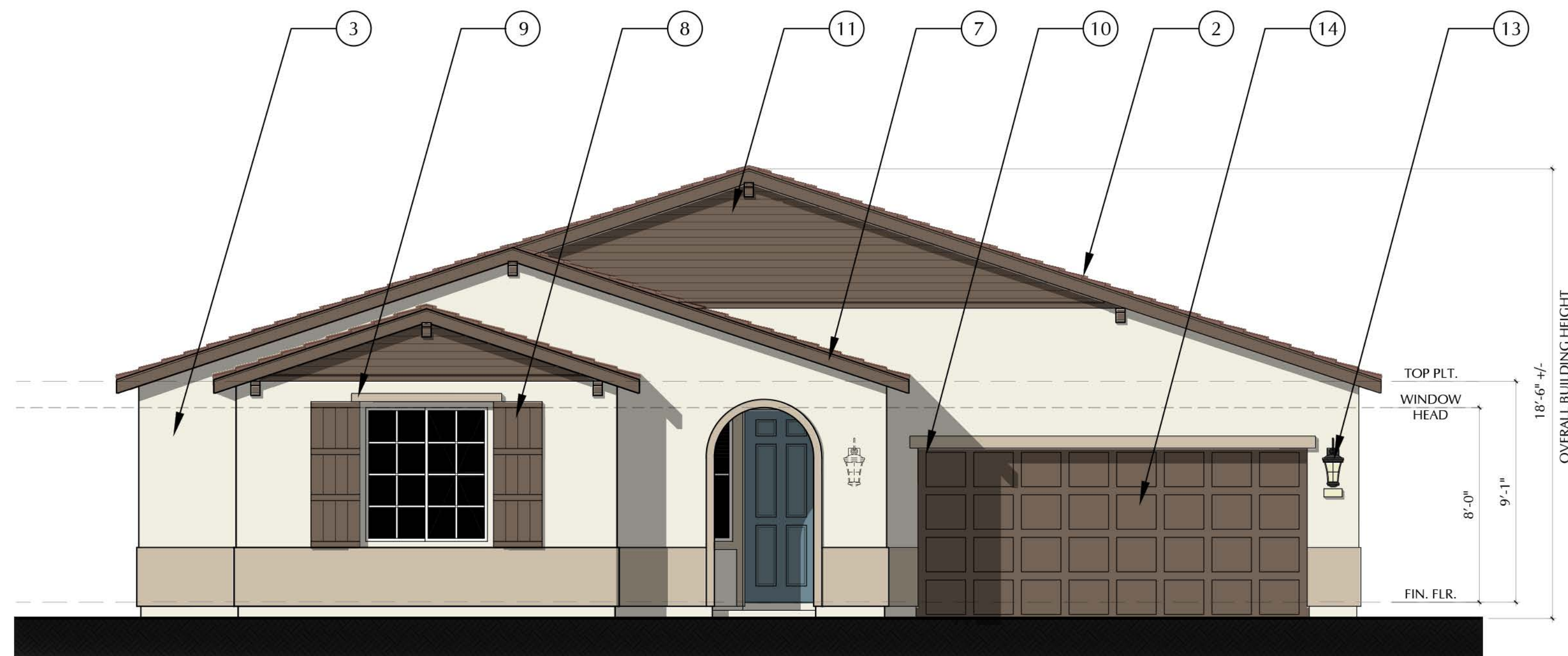
WOODLAND, CALIFORNIA

JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
FLOOR PLAN OPTIONS

A77



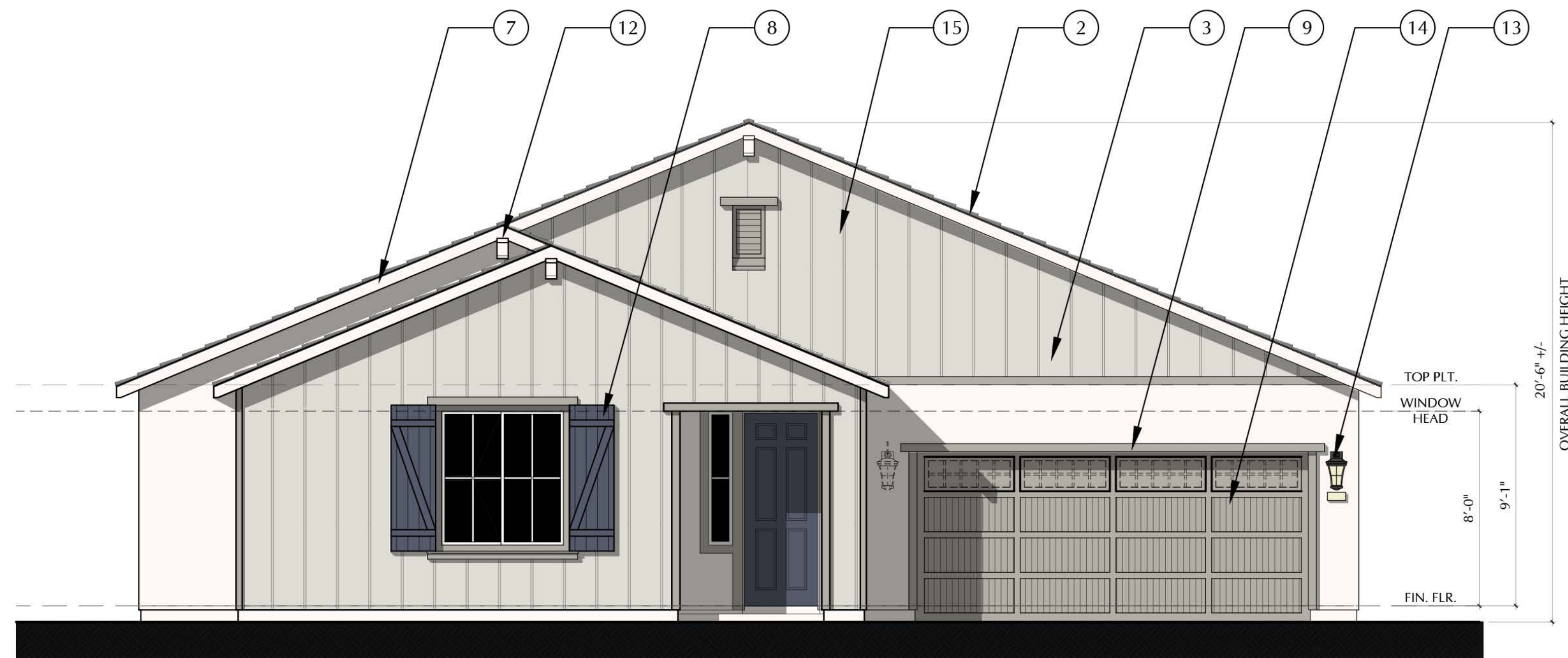
FRONT ELEVATION

N24P - PAIGE - A

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

MATERIAL CALLOUTS

- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTITIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN



FRONT ELEVATION

N24P - PAIGE - B

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

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



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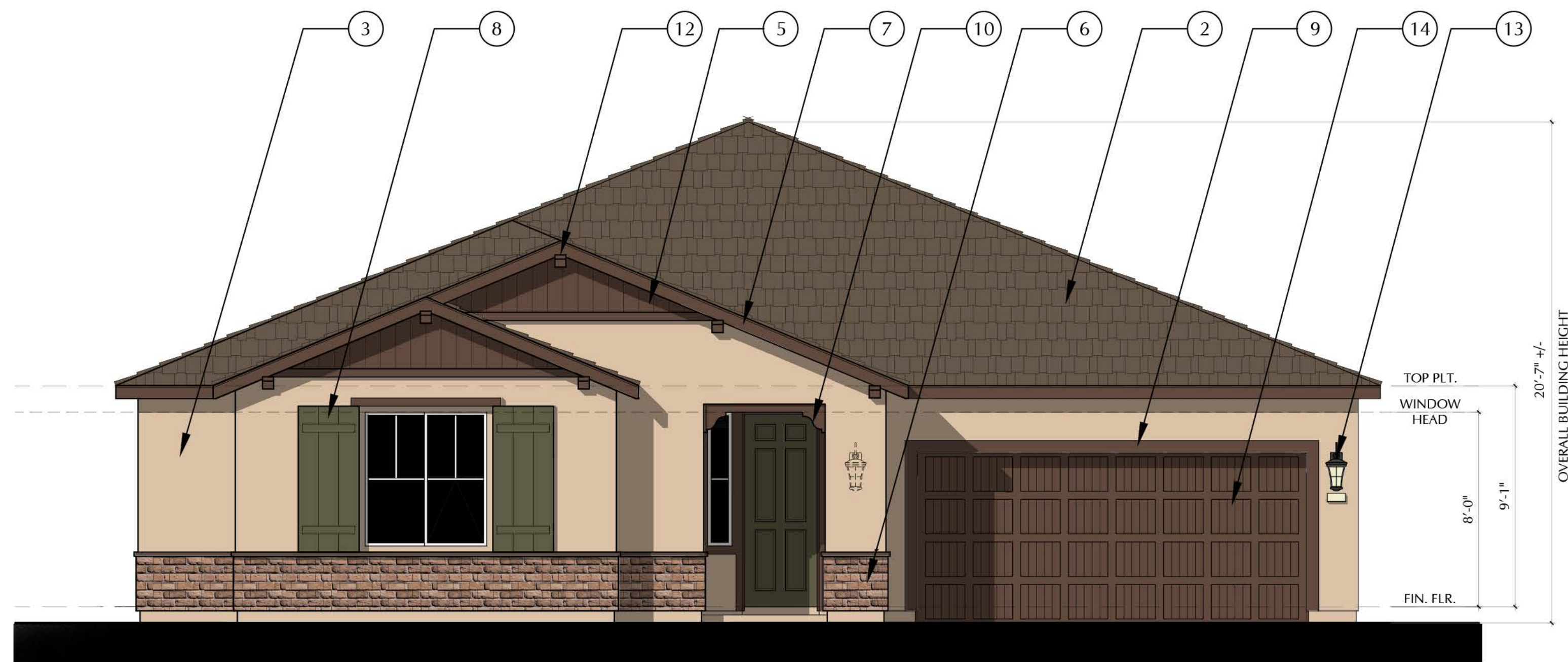
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- N24P PAIGE -
FRONT ELEVATIONS
A & B

A78

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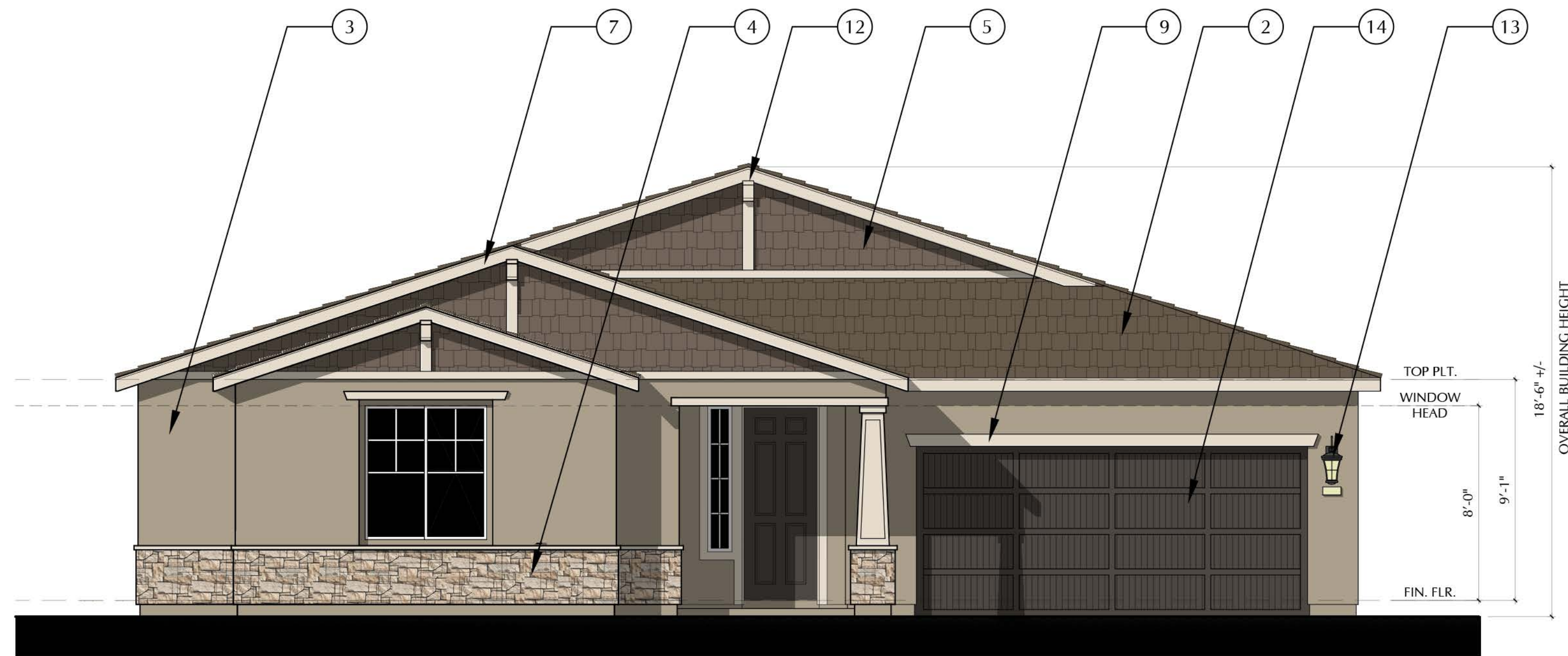
MATERIAL CALLOUTS

- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN

FRONT ELEVATION

N24P - PAIGE - C

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



FRONT ELEVATION

N24P - PAIGE - D

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

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



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WOODLAND, CALIFORNIA

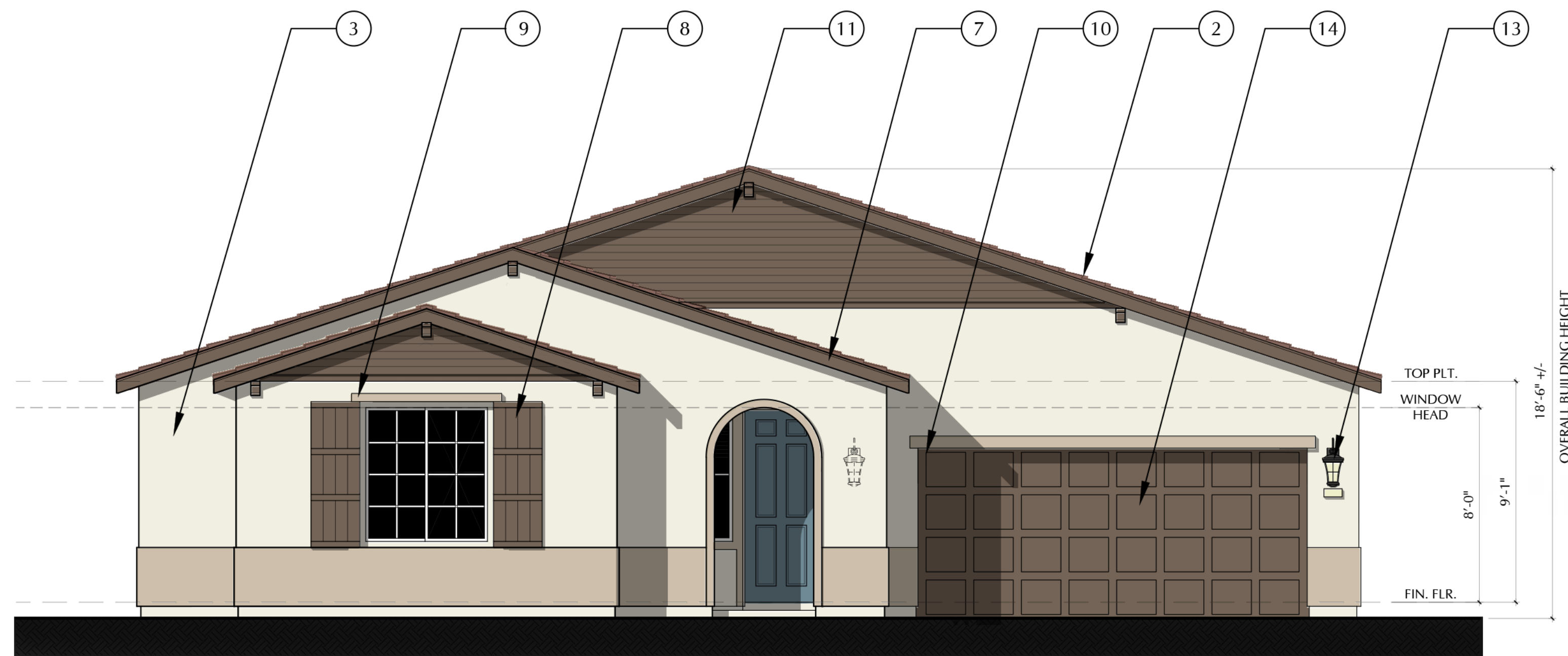
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- N24P PAIGE -
FRONT ELEVATIONS
C & D

A79

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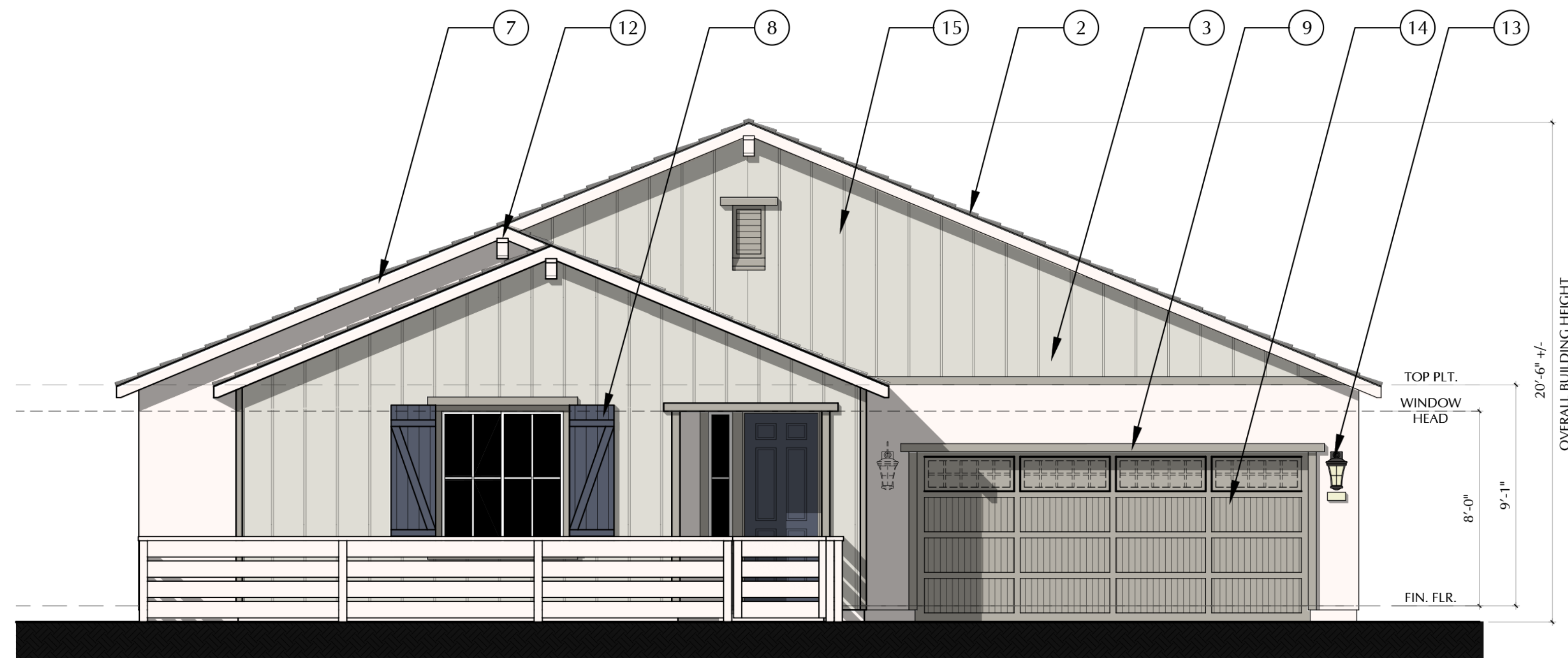
FRONT ELEVATION

N24P - PAIGE - A

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

MATERIAL CALLOUTS

- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN



FRONT ELEVATION

N24P - PAIGE - B

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

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



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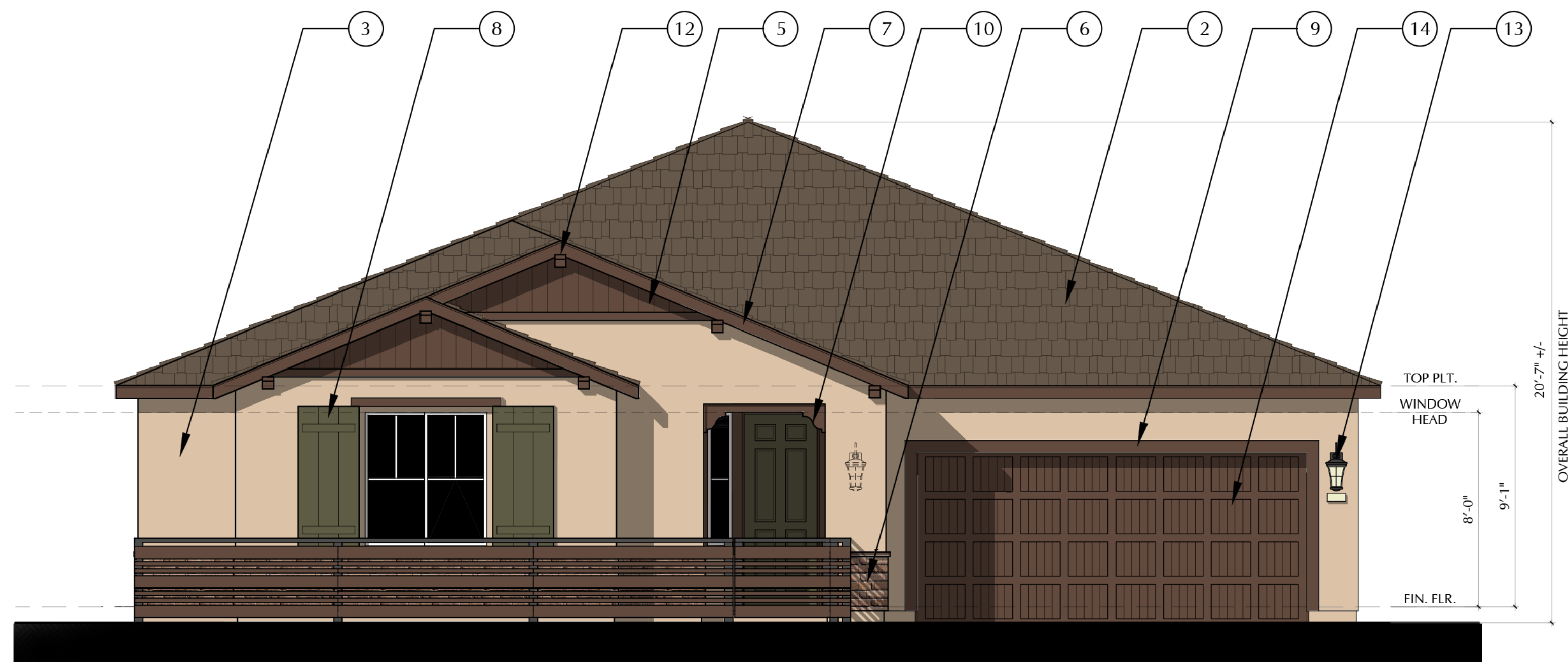
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- N24P PAIGE -
FRONT ELEVATIONS A & B
W/ COURTYARD WALL



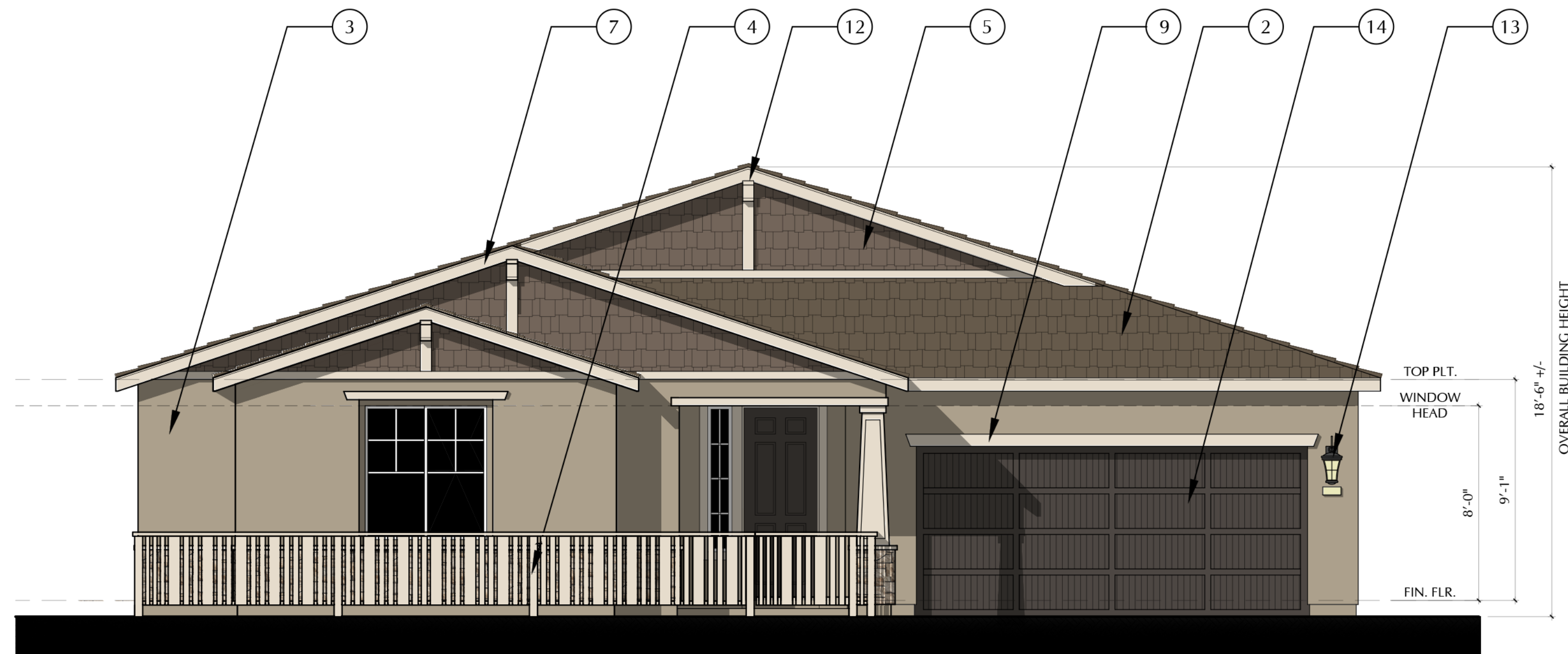
MATERIAL CALLOUTS

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- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN

FRONT ELEVATION

N24P - PAIGE - C

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



FRONT ELEVATION

N24P - PAIGE - D

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

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



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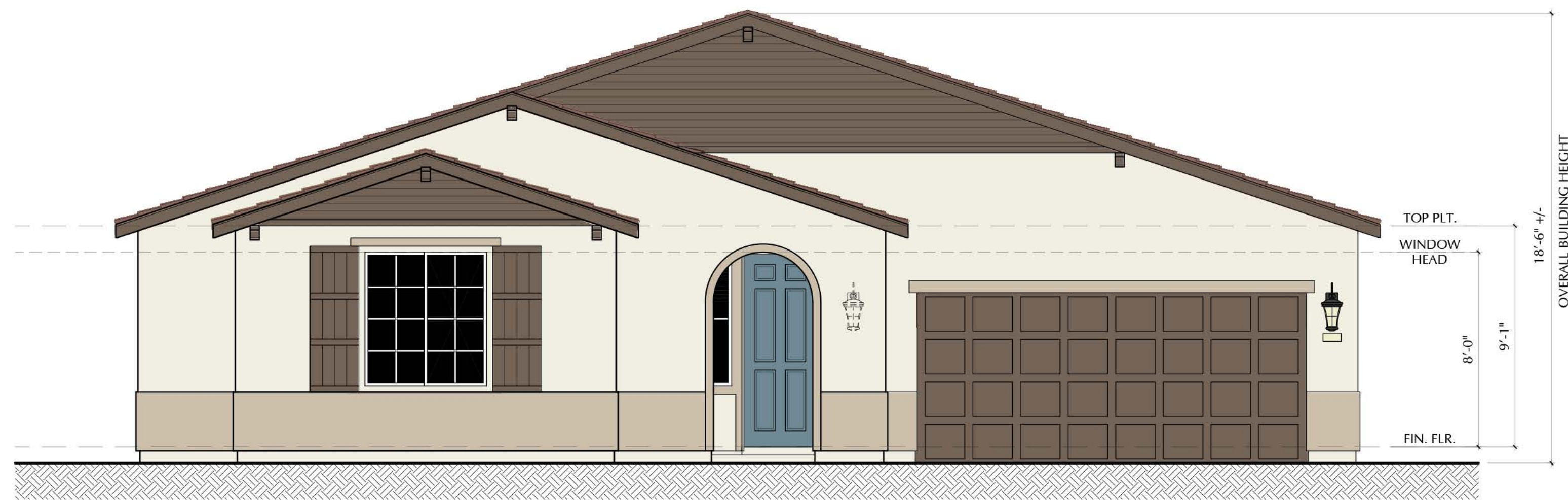
HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

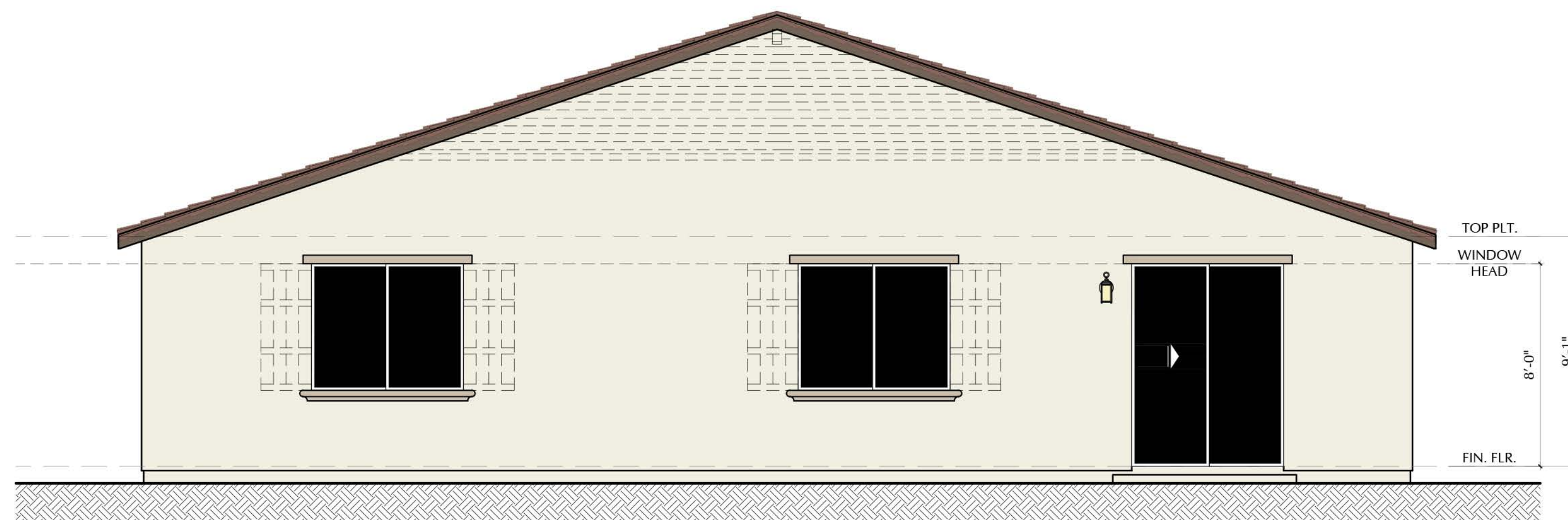
- N24P PAIGE -
FRONT ELEVATIONS C & D
W/ COURTYARD WALL



FRONT ELEVATION

N24P - PAIGE - A

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



REAR ELEVATION

N24P - PAIGE - A

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

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

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WOODLAND, CALIFORNIA

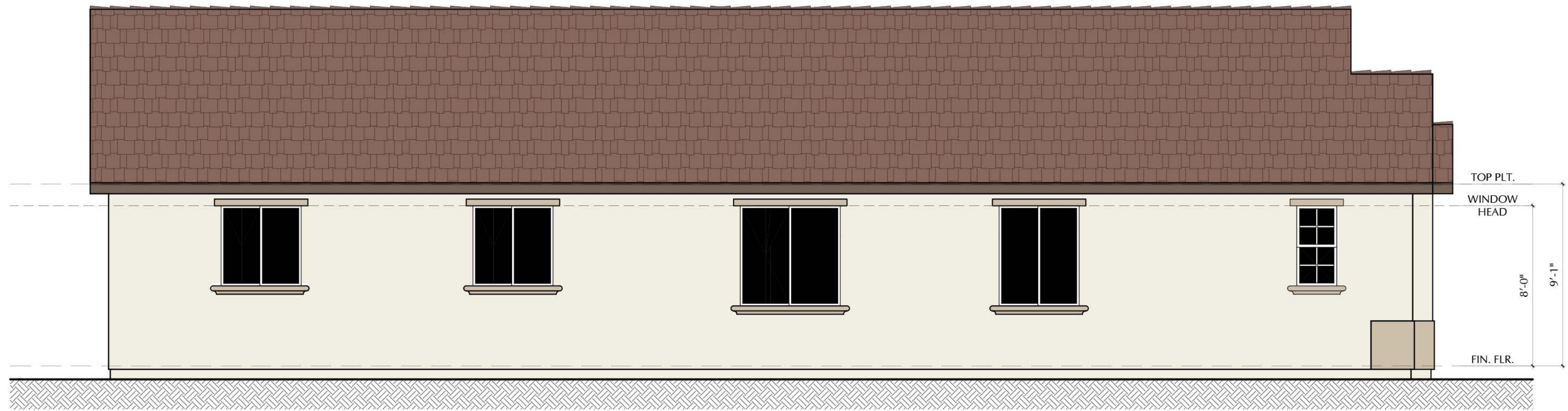
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- N24P PAIGE -
ELEVATION A
FRONT AND REAR

A80

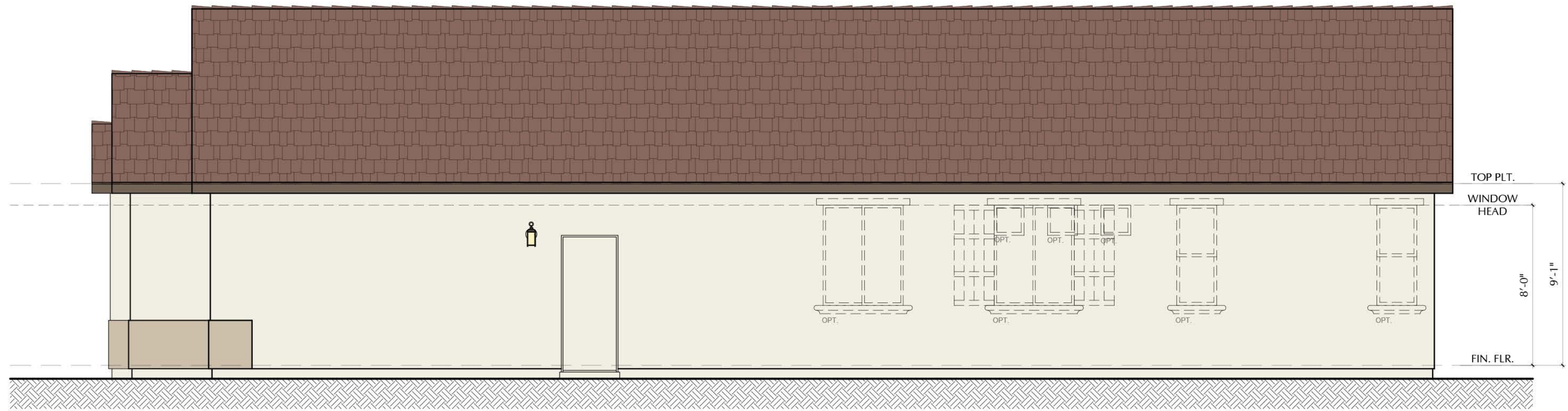
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LEFT ELEVATION

N24P - PAIGE - A

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



RIGHT ELEVATION

N24P - PAIGE - A

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

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

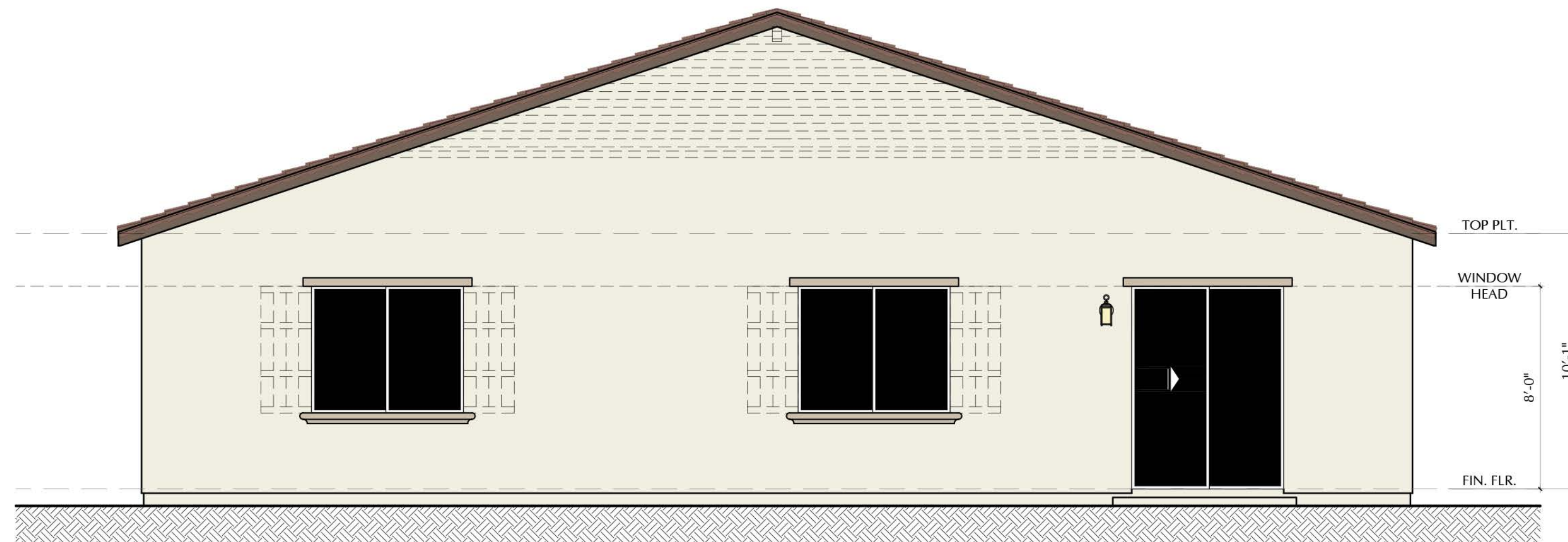
NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



FRONT ELEVATION

N24P - PAIGE - A

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



REAR ELEVATION

N24P - PAIGE - A

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

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

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WOODLAND, CALIFORNIA

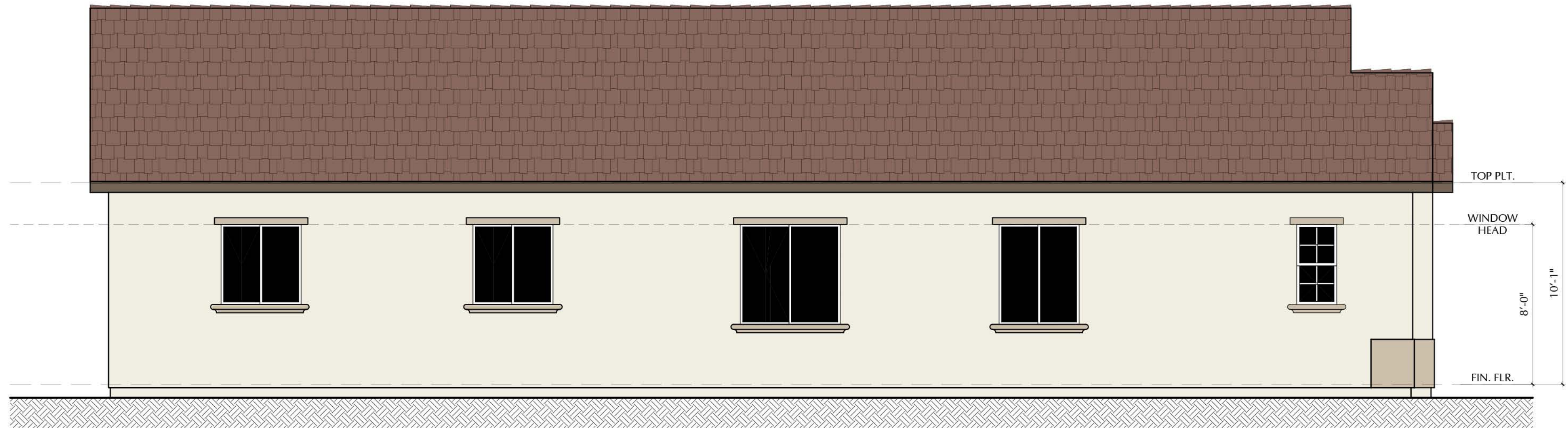
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- N24P PAIGE -
ELEVATION A - OPT. 10' CLG.
FRONT AND REAR

A82

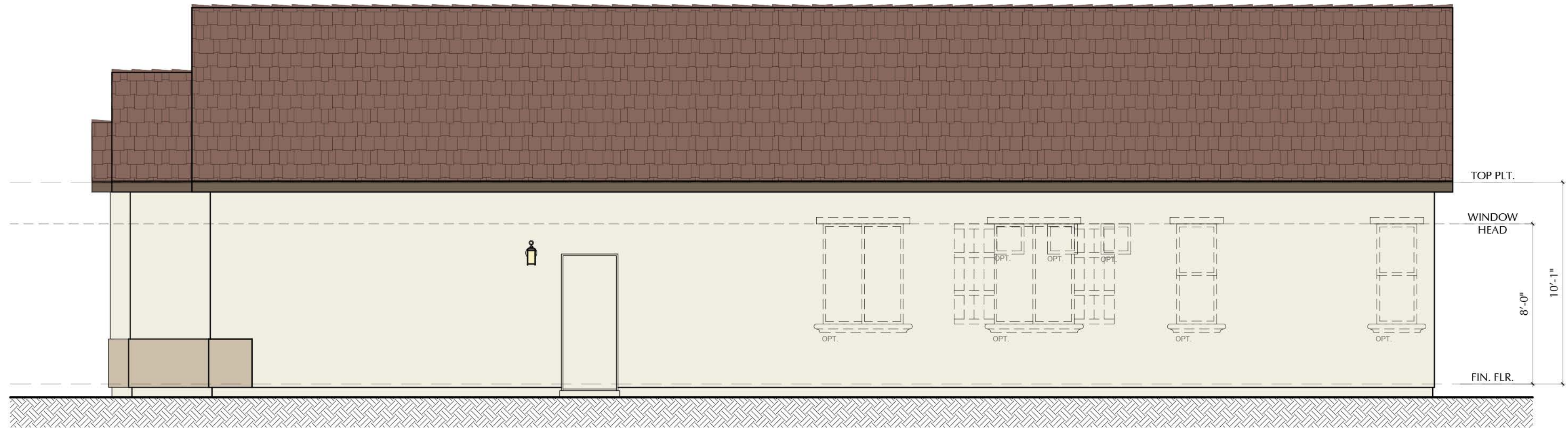
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LEFT ELEVATION

N24P - PAIGE - A

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



RIGHT ELEVATION

N24P - PAIGE - A

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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HARVEST AT SPRING LAKE
WOODLAND, CALIFORNIA

JOB # : 109-20118
DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION A - OPT. 10' CLG.
SIDES

A83

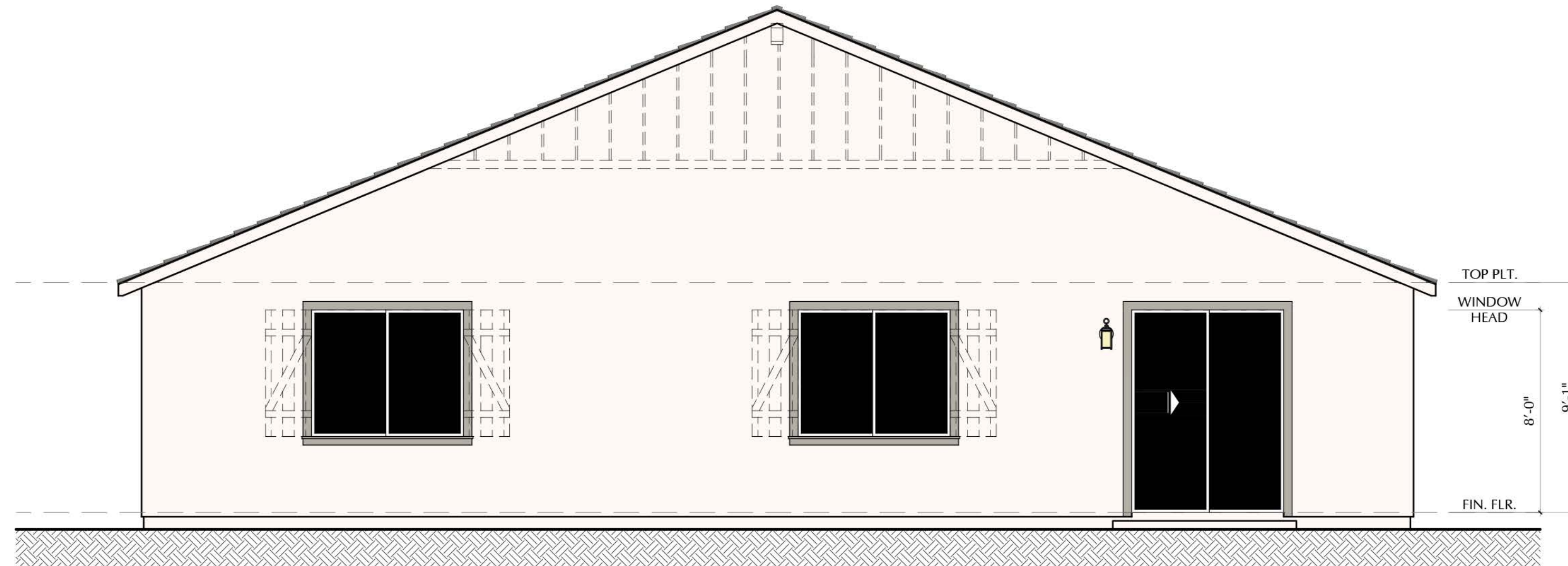
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FRONT ELEVATION

N24P - PAIGE - B

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



REAR ELEVATION

N24P - PAIGE - B

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

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

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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

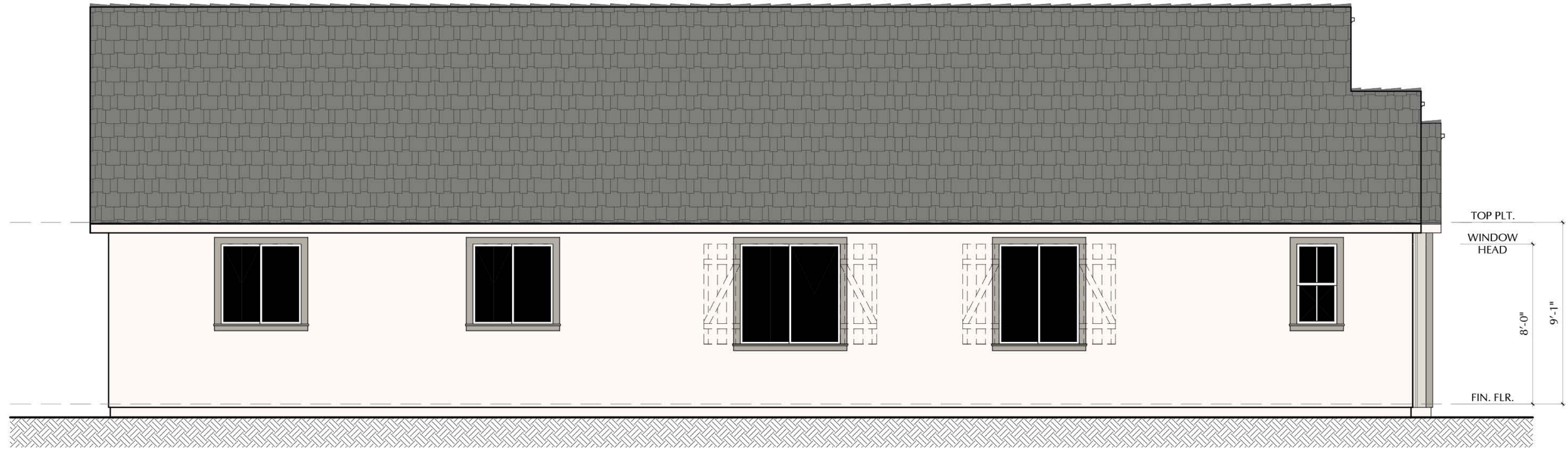
JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION B
FRONT AND REAR

A84

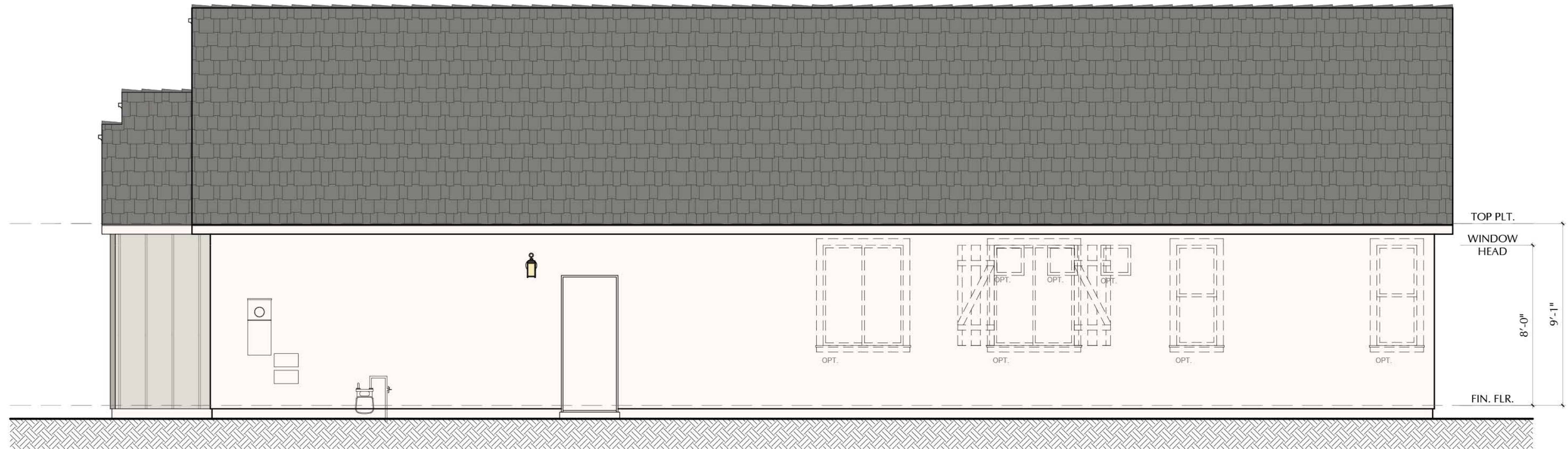
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LEFT ELEVATION

N24P - PAIGE - B

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



RIGHT ELEVATION

N24P - PAIGE - B

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

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

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WOODLAND, CALIFORNIA

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- N24P PAIGE -
ELEVATION B
SIDES

A85

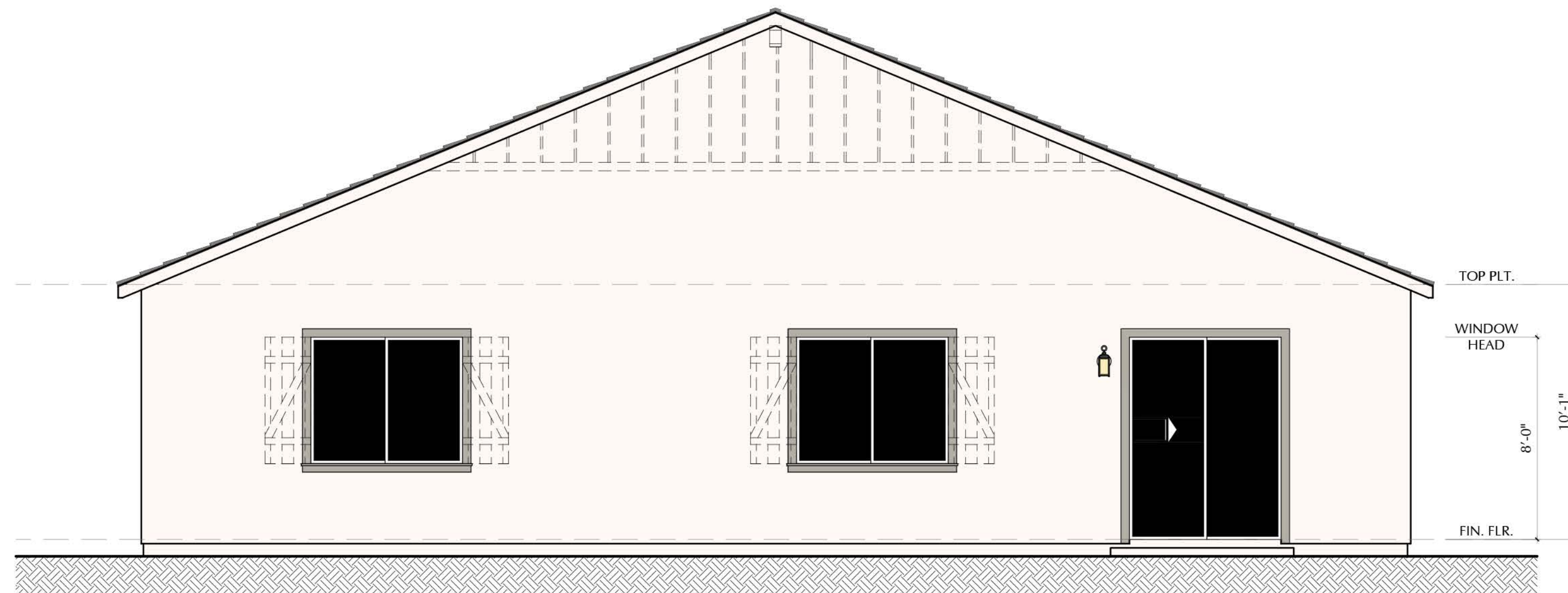
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FRONT ELEVATION

N24P - PAIGE - B

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



REAR ELEVATION

N24P - PAIGE - B

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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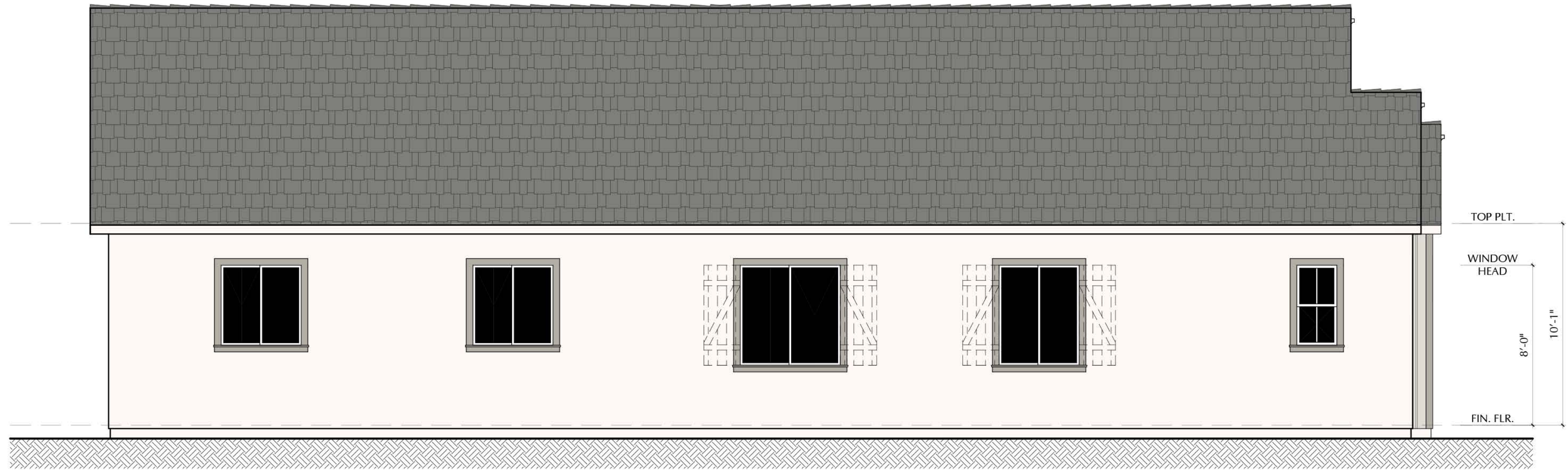
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- N24P PAIGE -
ELEVATION B - OPT. 10' CLG.
FRONT AND REAR

A86

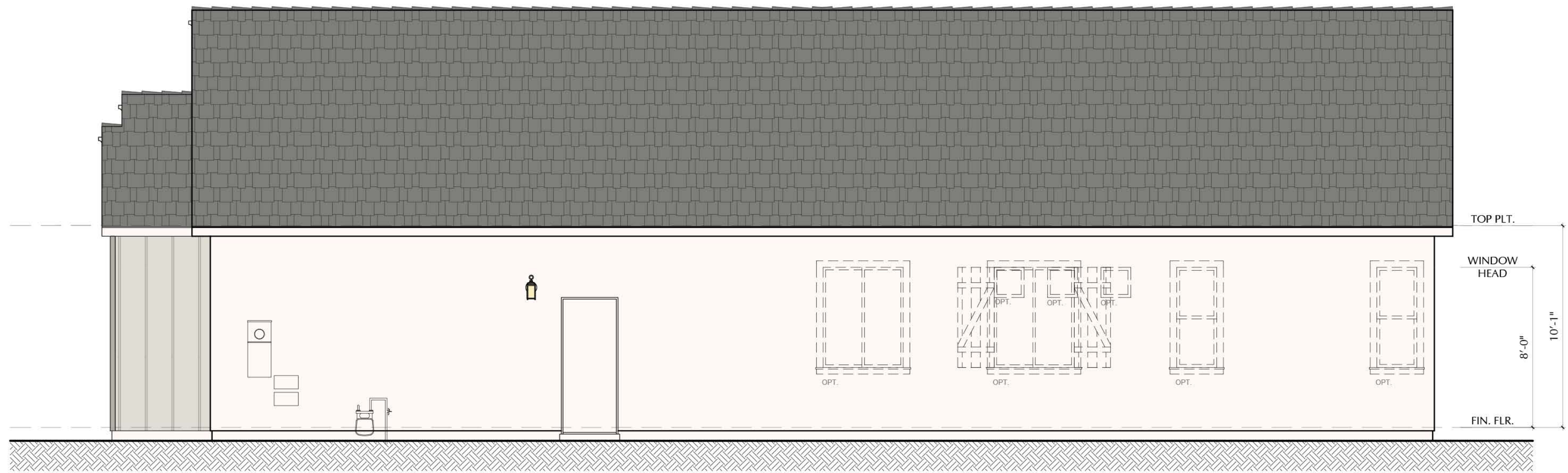
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LEFT ELEVATION

N24P - PAIGE - B

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



RIGHT ELEVATION

N24P - PAIGE - B

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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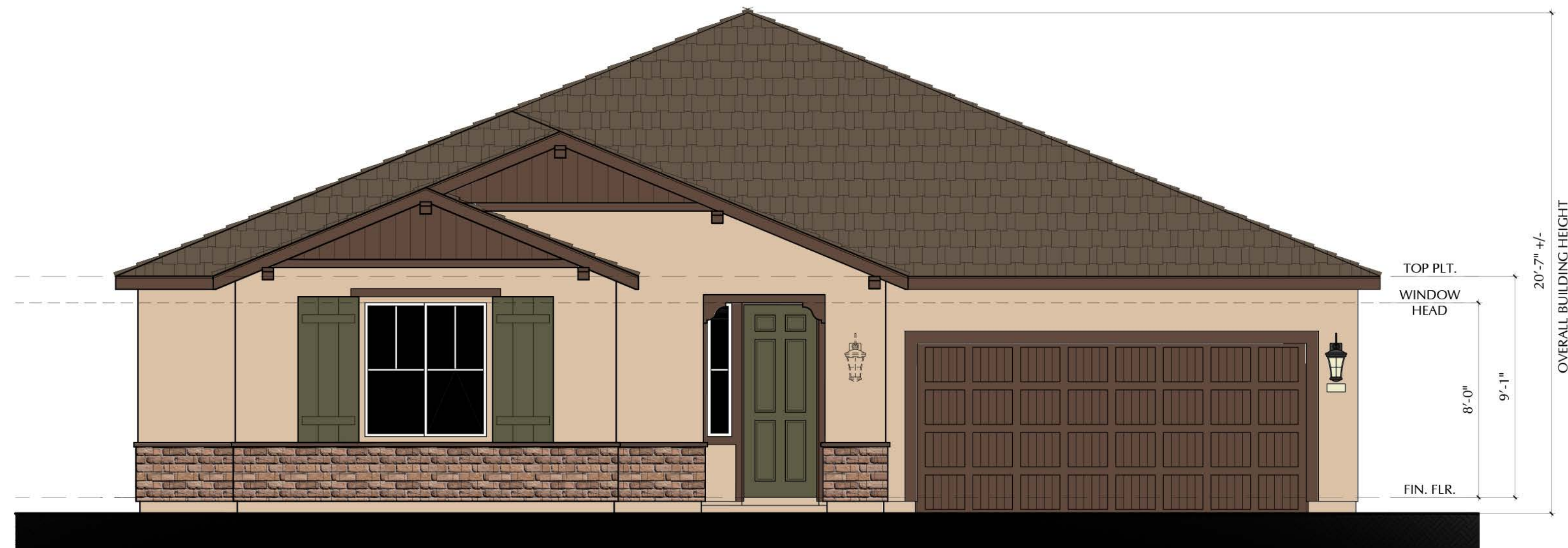
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- N24P PAIGE -
ELEVATION B - OPT. 10' CLG.
SIDES

A87



FRONT ELEVATION

N24P - PAIGE - C

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



REAR ELEVATION

N24P - PAIGE - C

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION C
FRONT AND REAR

A88

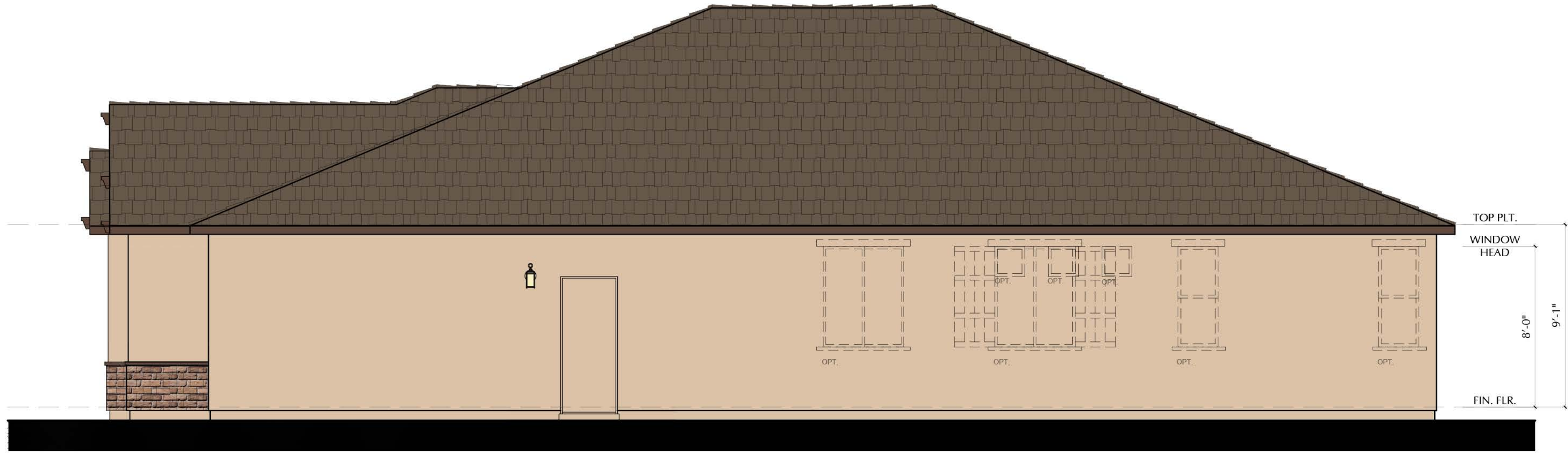
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LEFT ELEVATION

N24P - PAIGE - C

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



RIGHT ELEVATION

N24P - PAIGE - C

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

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

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- N24P PAIGE -
ELEVATION C
SIDES

A89

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FRONT ELEVATION

N24P - PAIGE - C

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



REAR ELEVATION

N24P - PAIGE - C

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

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

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- N24P PAIGE -
ELEVATION C - OPT. 10' CLG.
FRONT AND REAR

A90

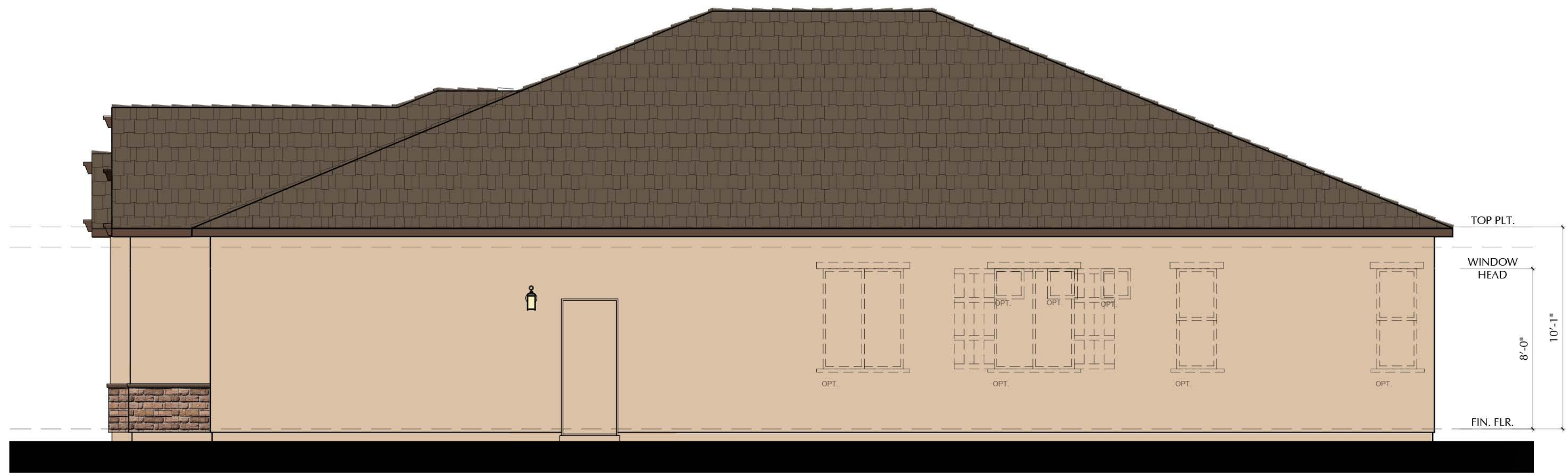
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LEFT ELEVATION

N24P - PAIGE - C

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



RIGHT ELEVATION

N24P - PAIGE - C

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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- N24P PAIGE -
ELEVATION C - OPT. 10' CLG.
SIDES

A91

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FRONT ELEVATION

N24P - PAIGE - D

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



REAR ELEVATION

N24P - PAIGE - D

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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- N24P PAIGE -
ELEVATION D
FRONT AND REAR

A92

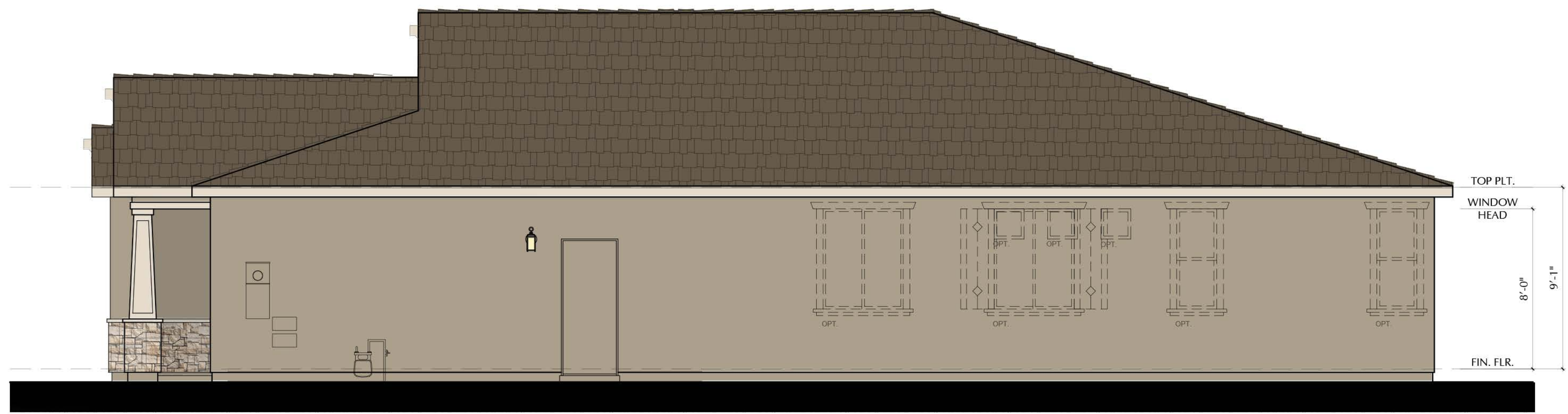
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LEFT ELEVATION

N24P - PAIGE - D

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



RIGHT ELEVATION

N24P - PAIGE - D

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

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

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- N24P PAIGE -
ELEVATION D
SIDES

A93

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FRONT ELEVATION

N24P - PAIGE - D

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



REAR ELEVATION

N24P - PAIGE - D

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

SCALE: $\frac{1}{4}" = 1'-0"$

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- N24P PAIGE -
ELEVATION D - OPT. 10' CLG.
FRONT AND REAR

A94

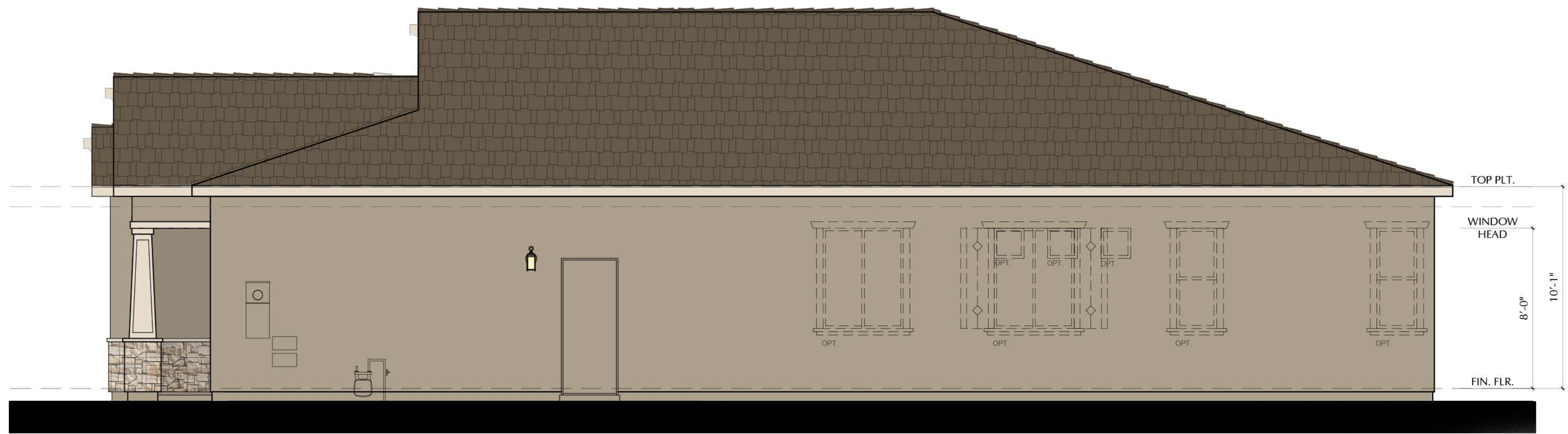
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LEFT ELEVATION

N24P - PAIGE - D

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



RIGHT ELEVATION

N24P - PAIGE - D

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

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

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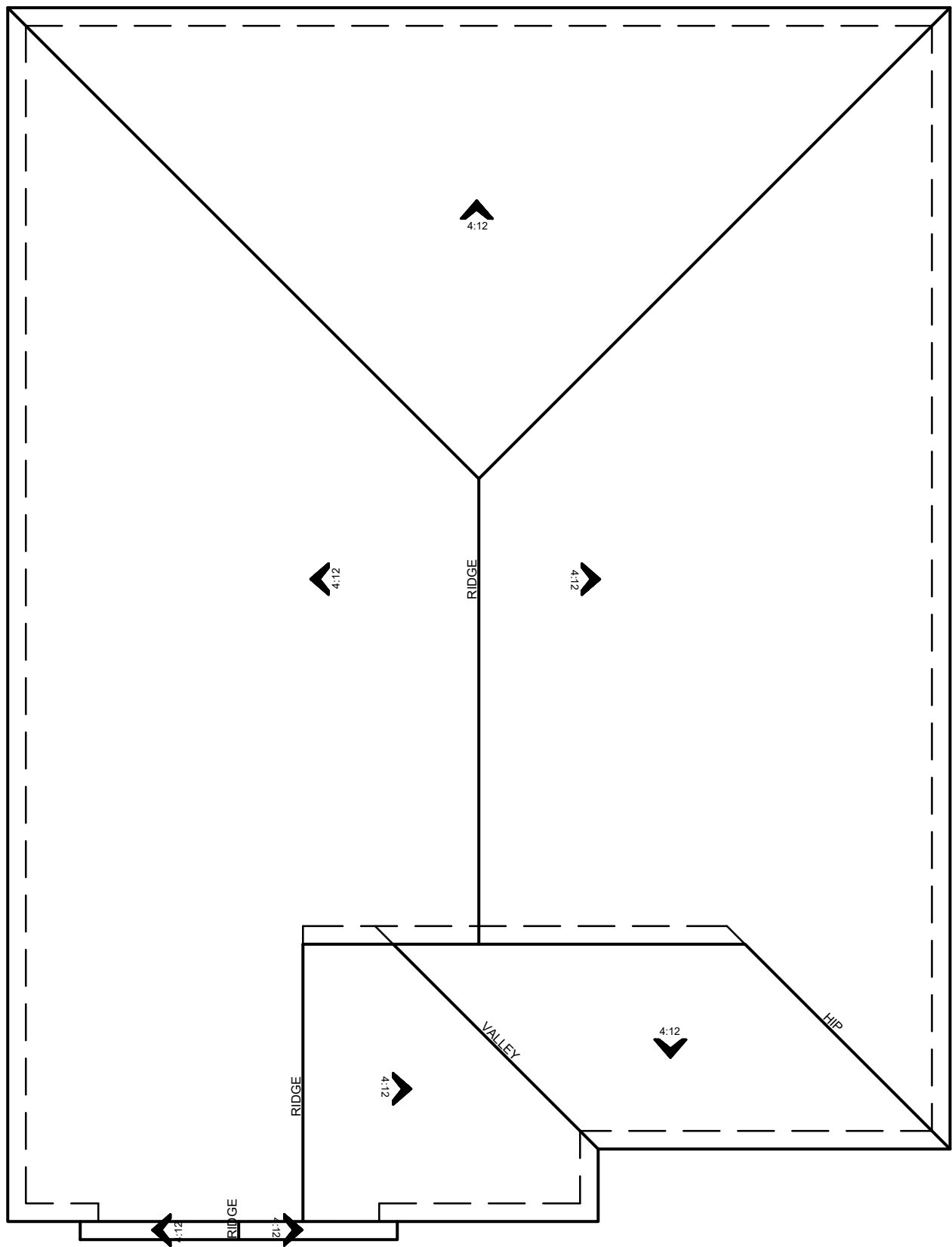
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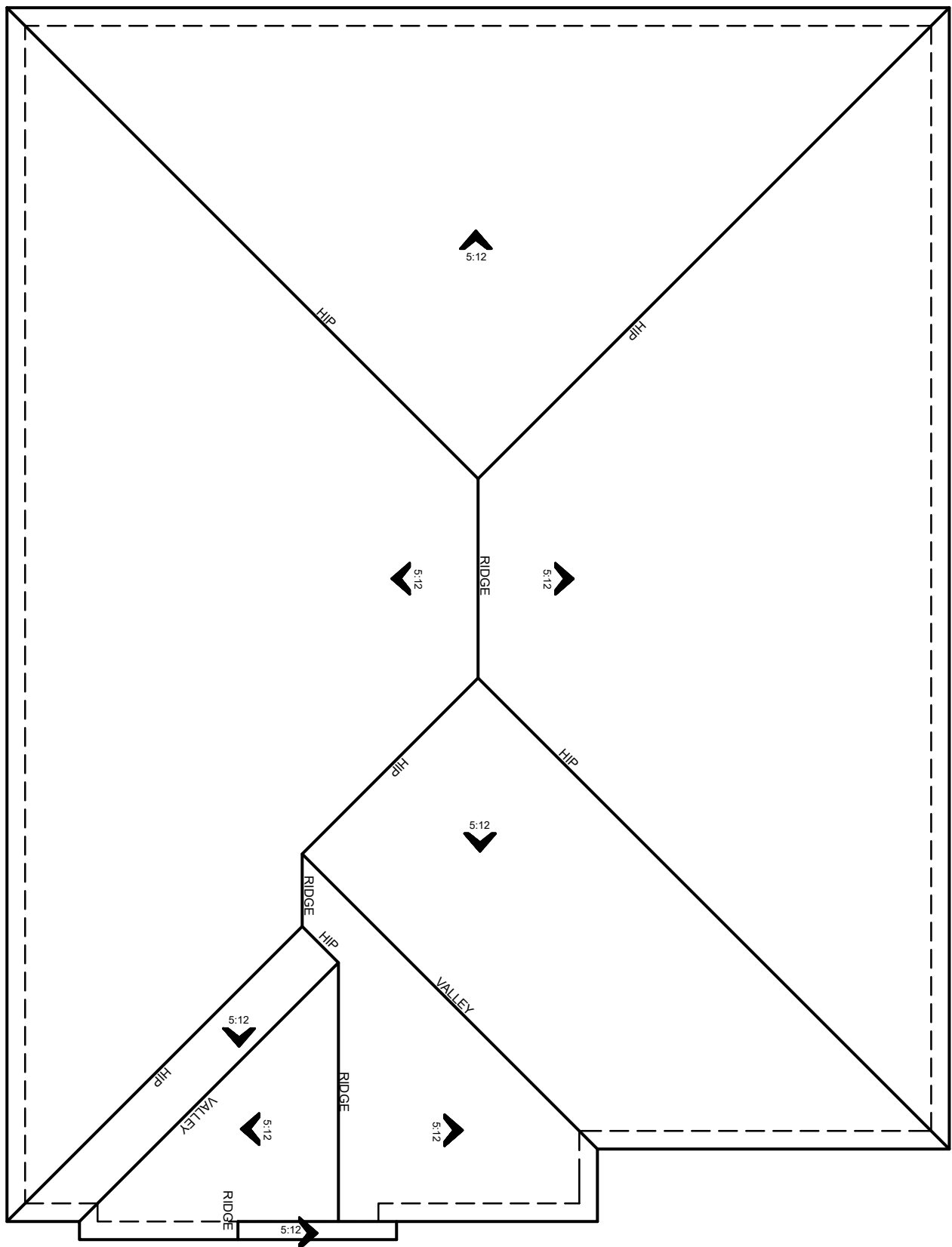
- N24P PAIGE -
ELEVATION D - OPT. 10' CLG.
SIDES

A95

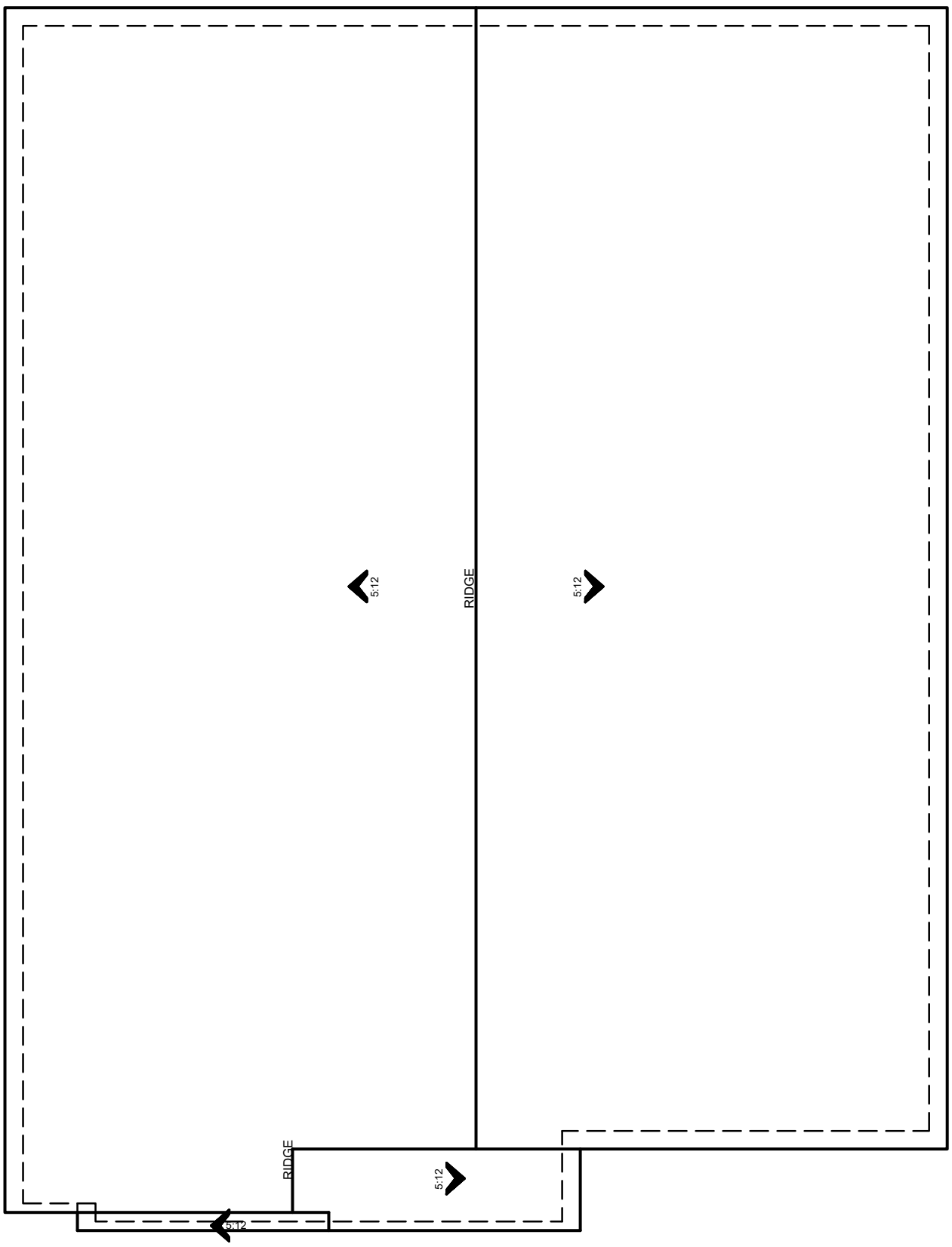
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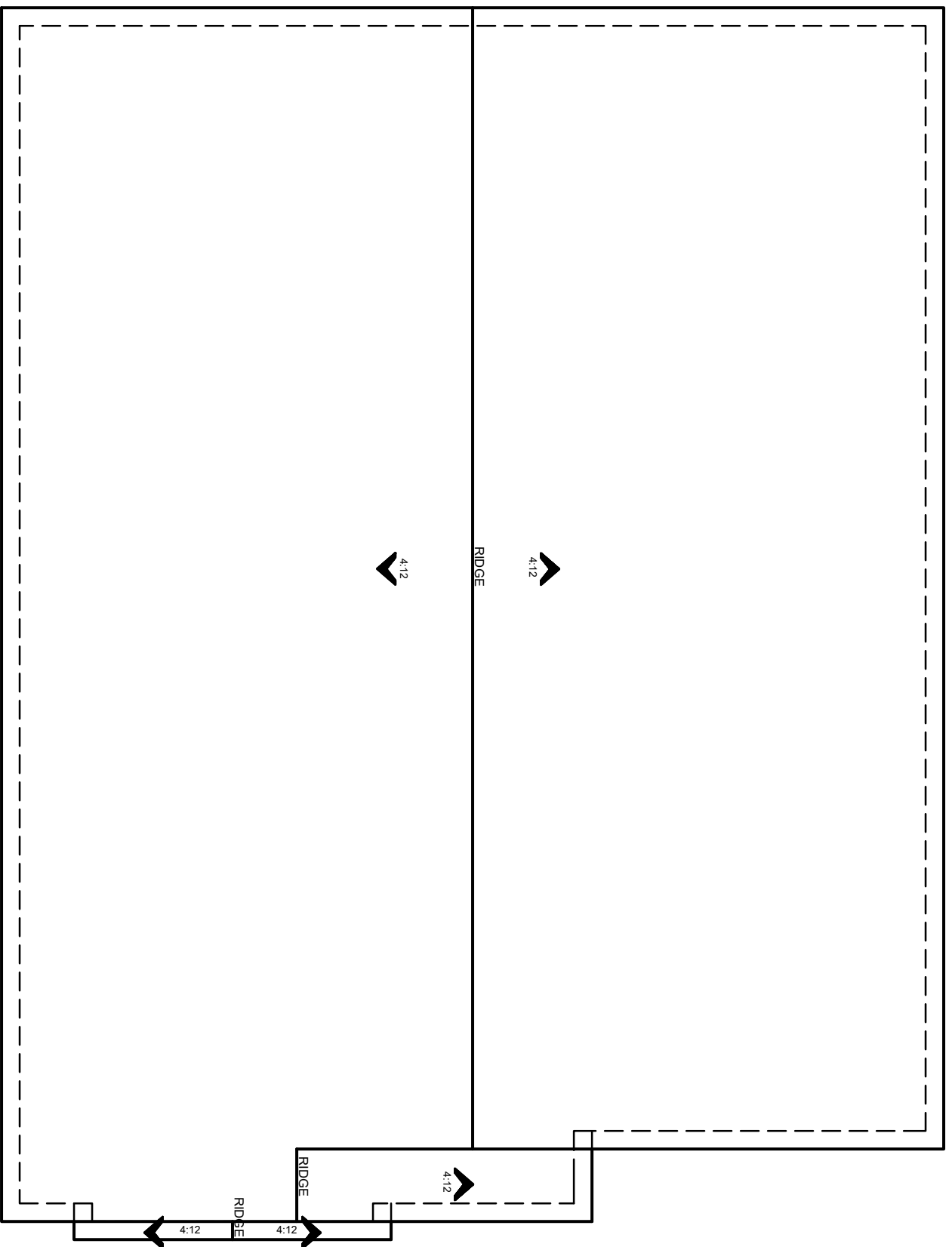
ROOF PLAN D
SCALE: 1/8"=1'-0"



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



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



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



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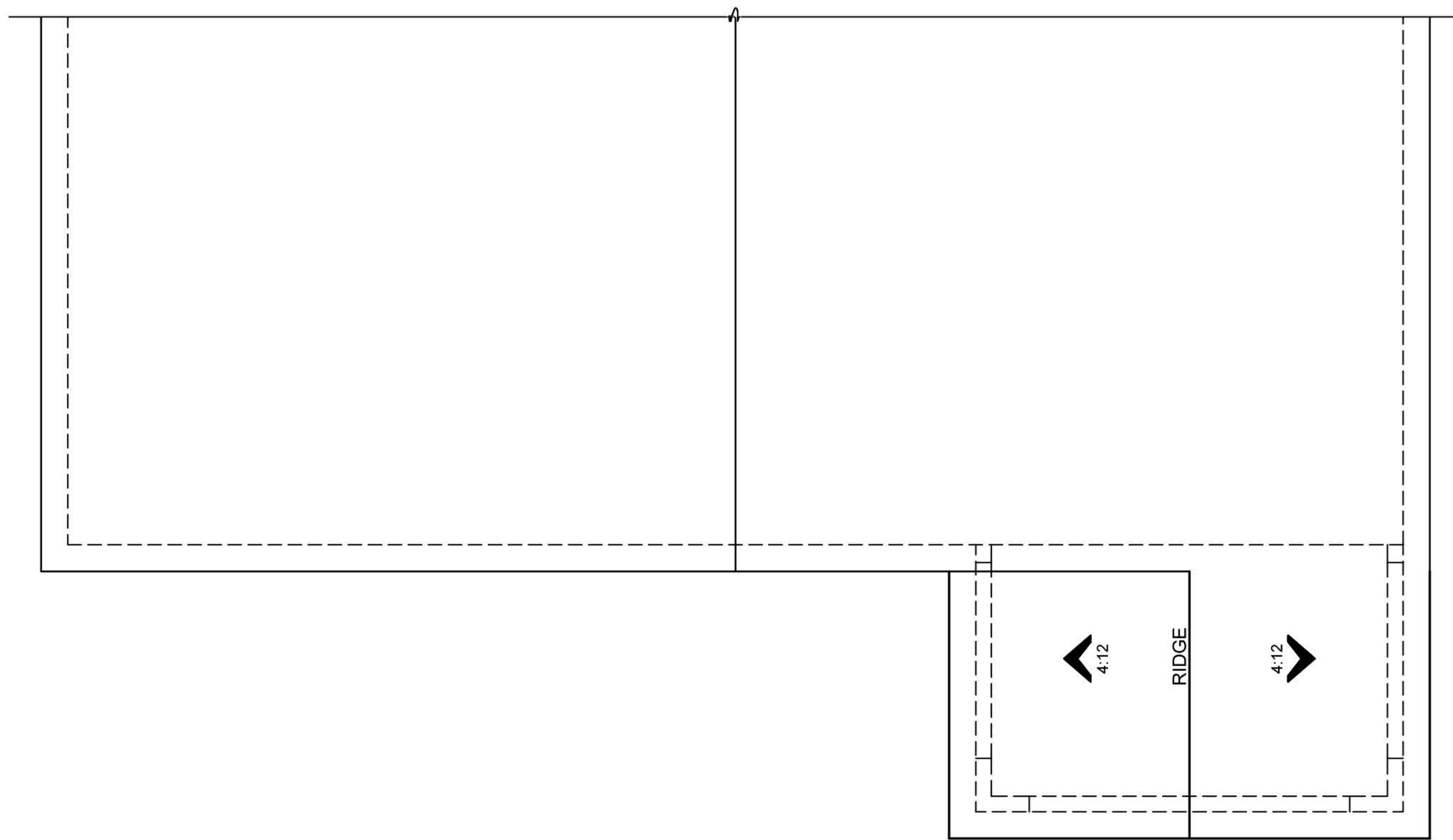
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- PAIGE N24P -
ROOF PLANS

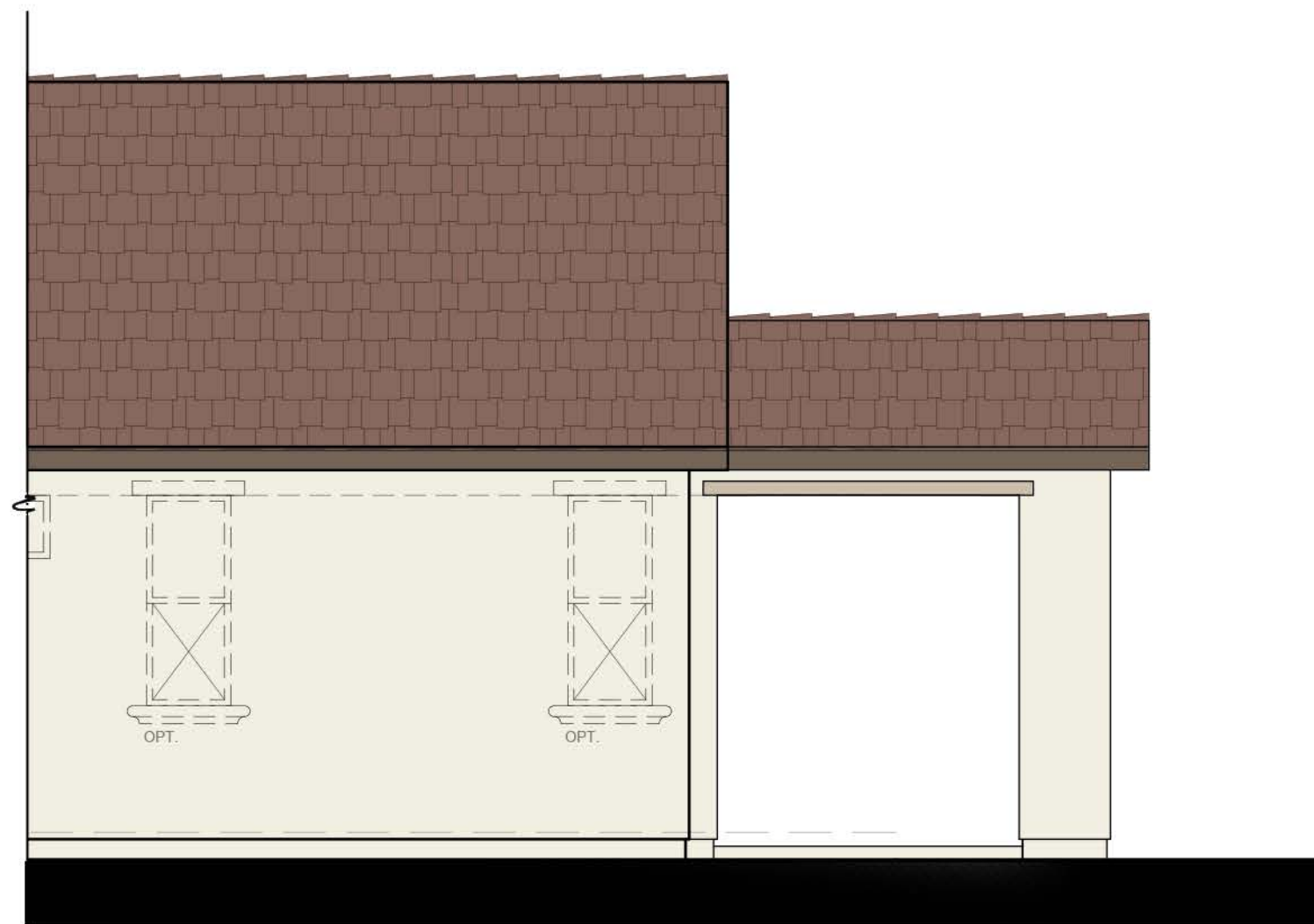
A96



ROOF PLAN

N24P - PAIGE - A

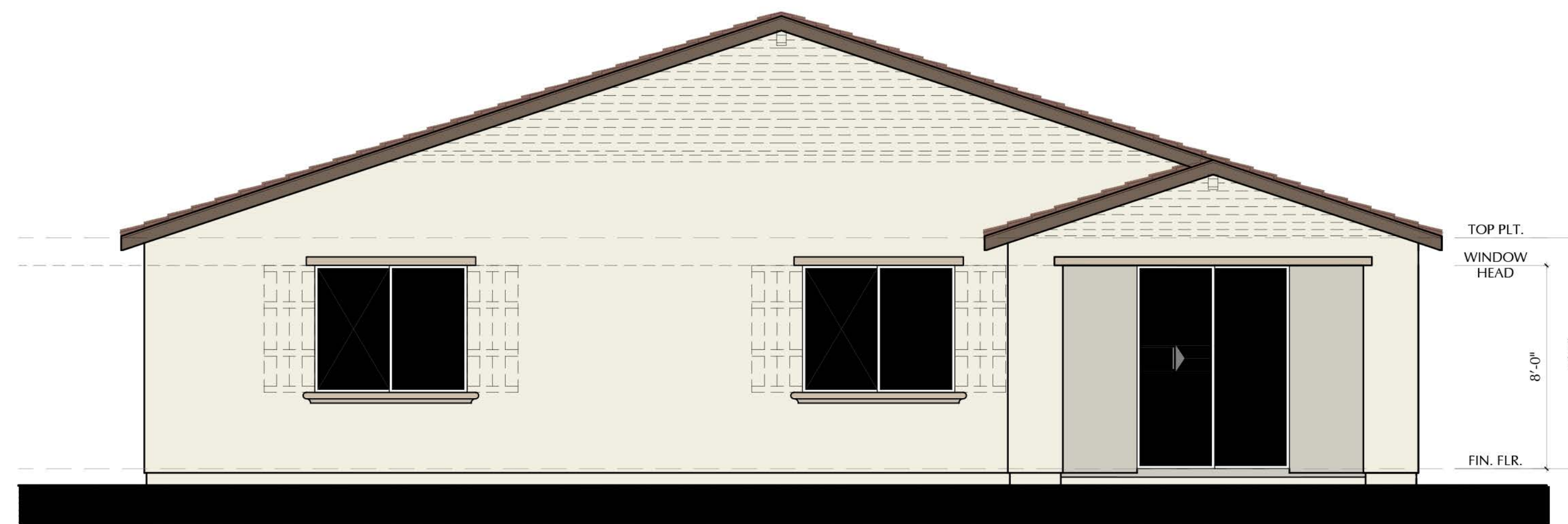
SCALE: 1/4"=1'-0"



RIGHT ELEVATION

N24P - PAIGE - A

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



REAR ELEVATION

N24P - PAIGE - A

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



LEFT ELEVATION

N24P - PAIGE - A

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

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

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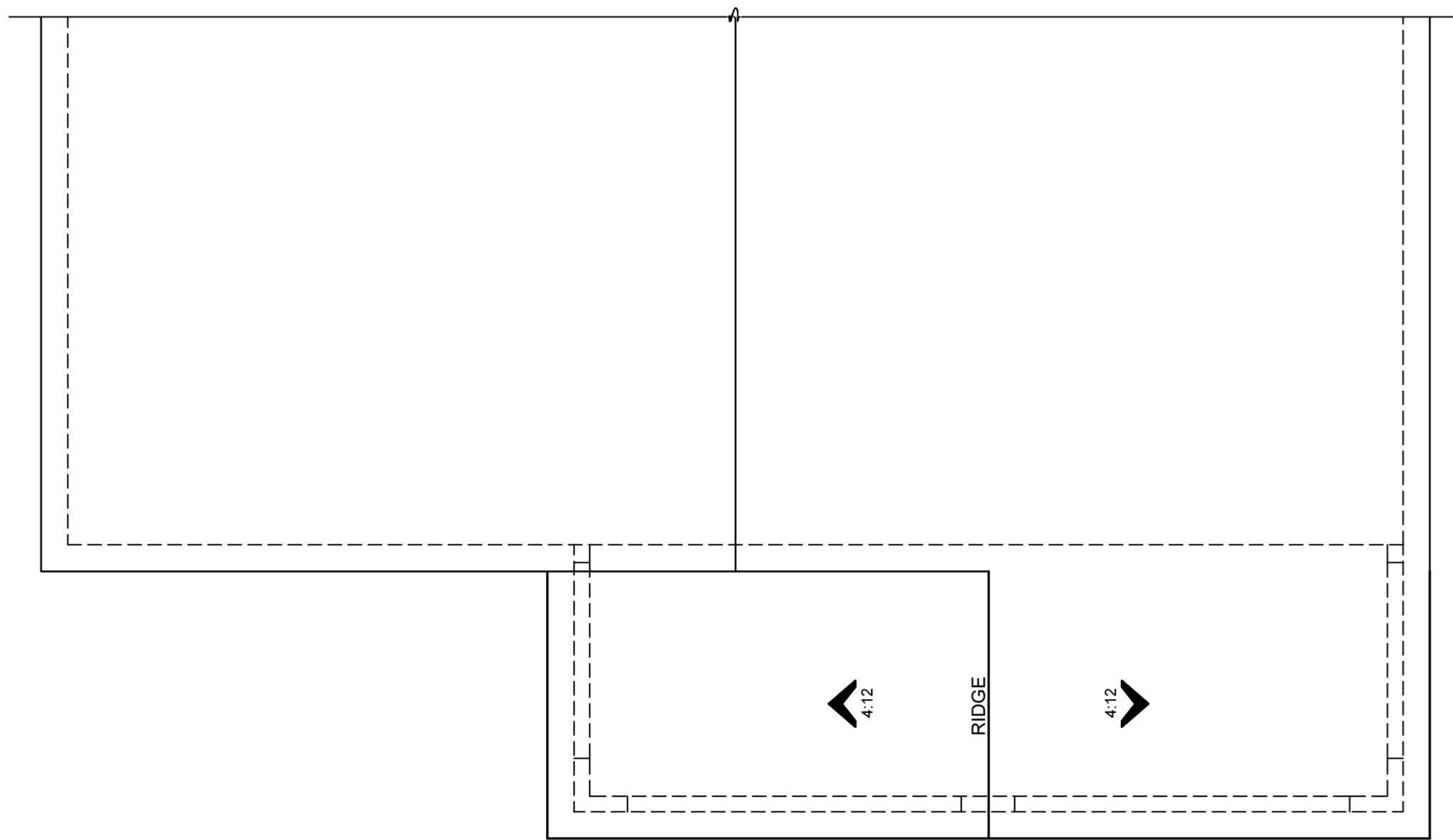
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- N24P PAIGE -
ELEVATION A
OPT. COVERED PATIO

A97



ROOF PLAN

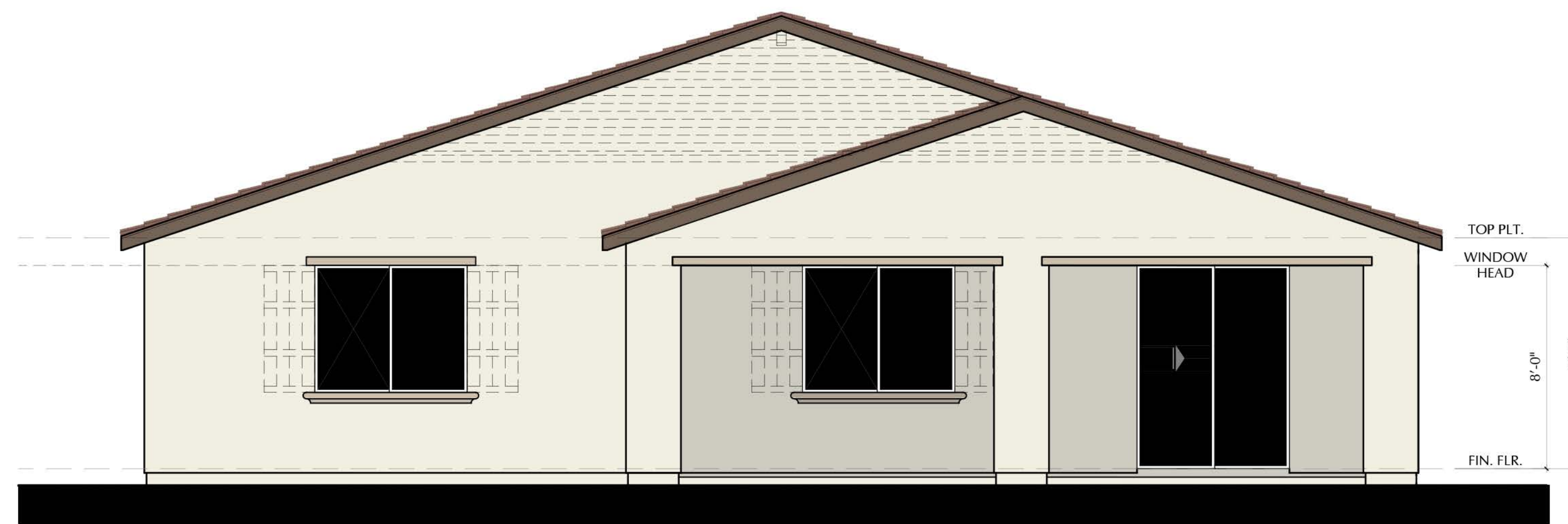
N24P - PAIGE - A

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RIGHT ELEVATION N24P - PAIGE - A

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



REAR ELEVATION

N24P - PAIGE - A

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



LEFT ELEVATION N24P - PAIGE - A

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

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

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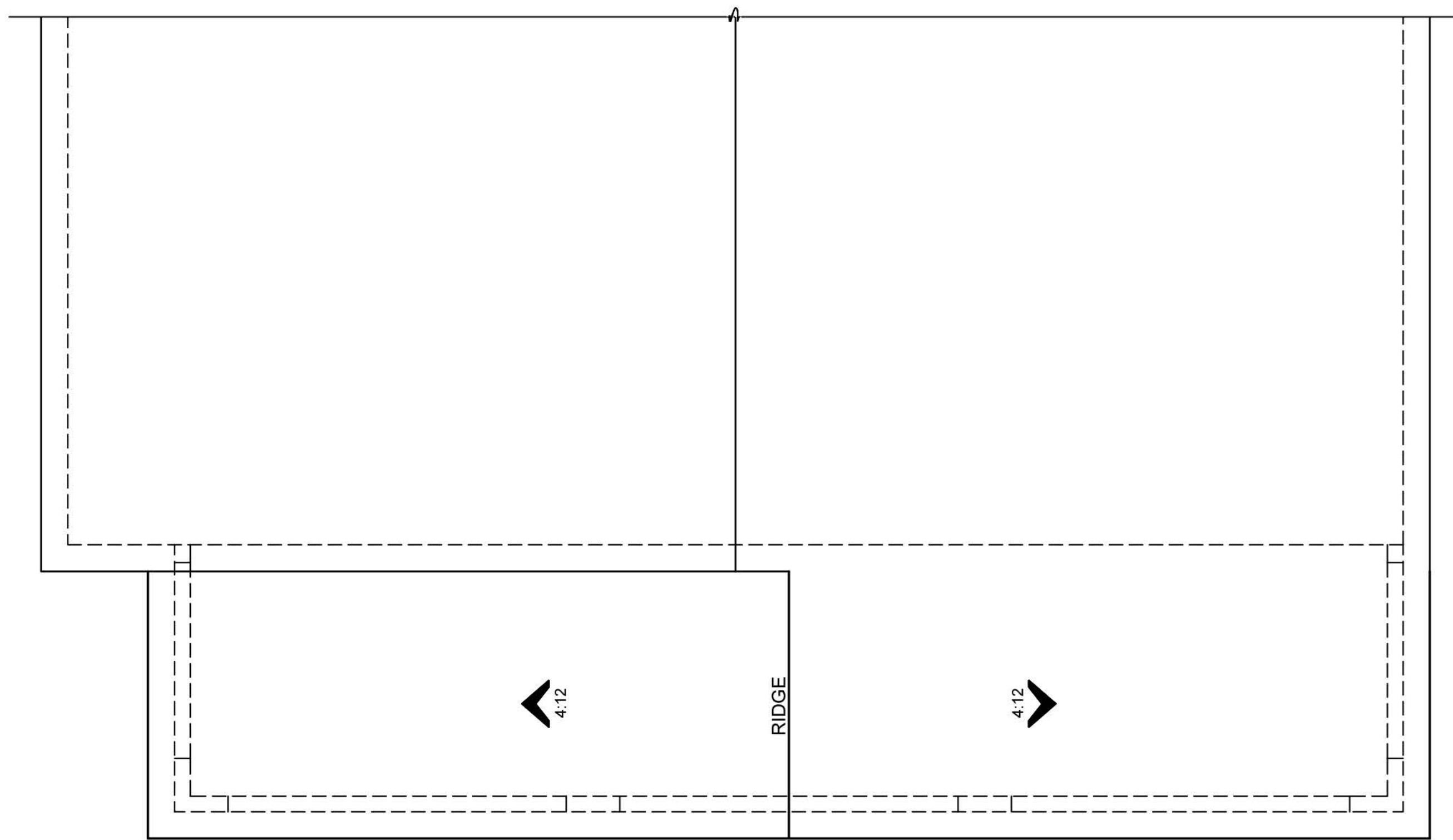
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- N24P PAIGE -
ELEVATION A
OPT. EXT. COVERED PATIO 1

A98

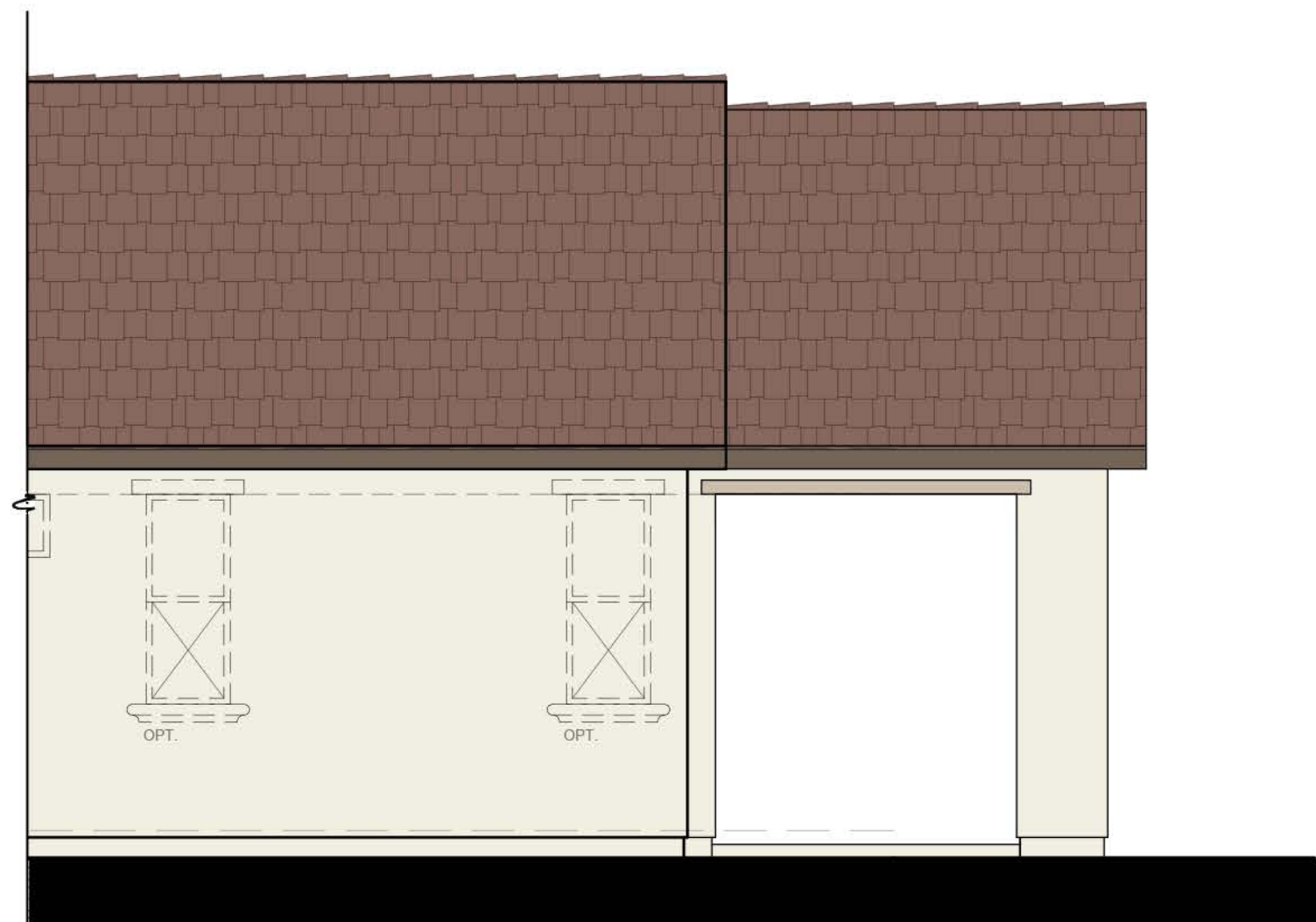
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ROOF PLAN

N24P - PAIGE - A

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



RIGHT ELEVATION

N24P - PAIGE - A

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



REAR ELEVATION

N24P - PAIGE - A

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



LEFT ELEVATION

N24P - PAIGE - A

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

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

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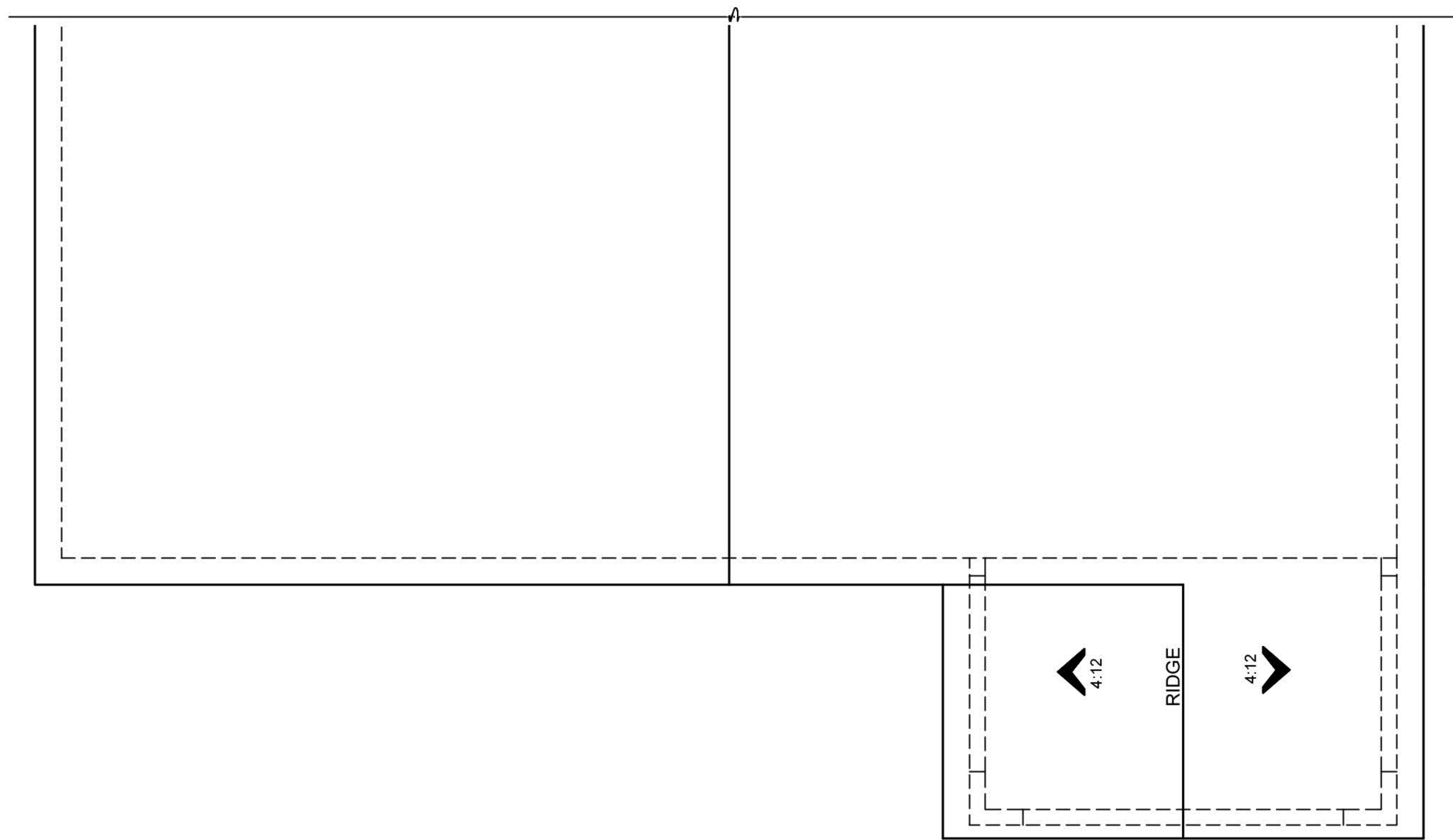
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- N24P PAIGE -
ELEVATION A

OPT. EXT. COVERED PATIO 2

A99

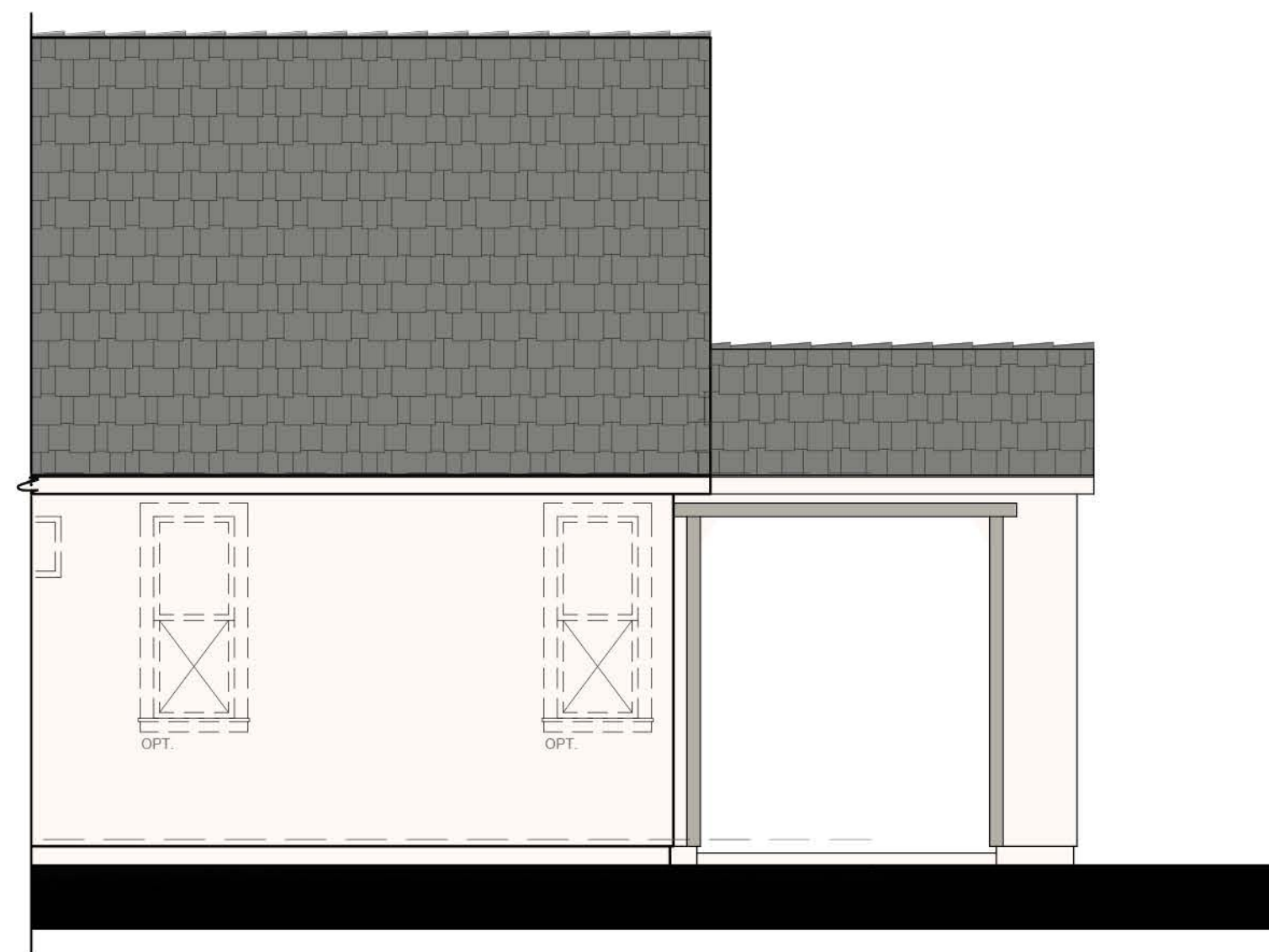
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ROOF PLAN

N24P - PAIGE - B

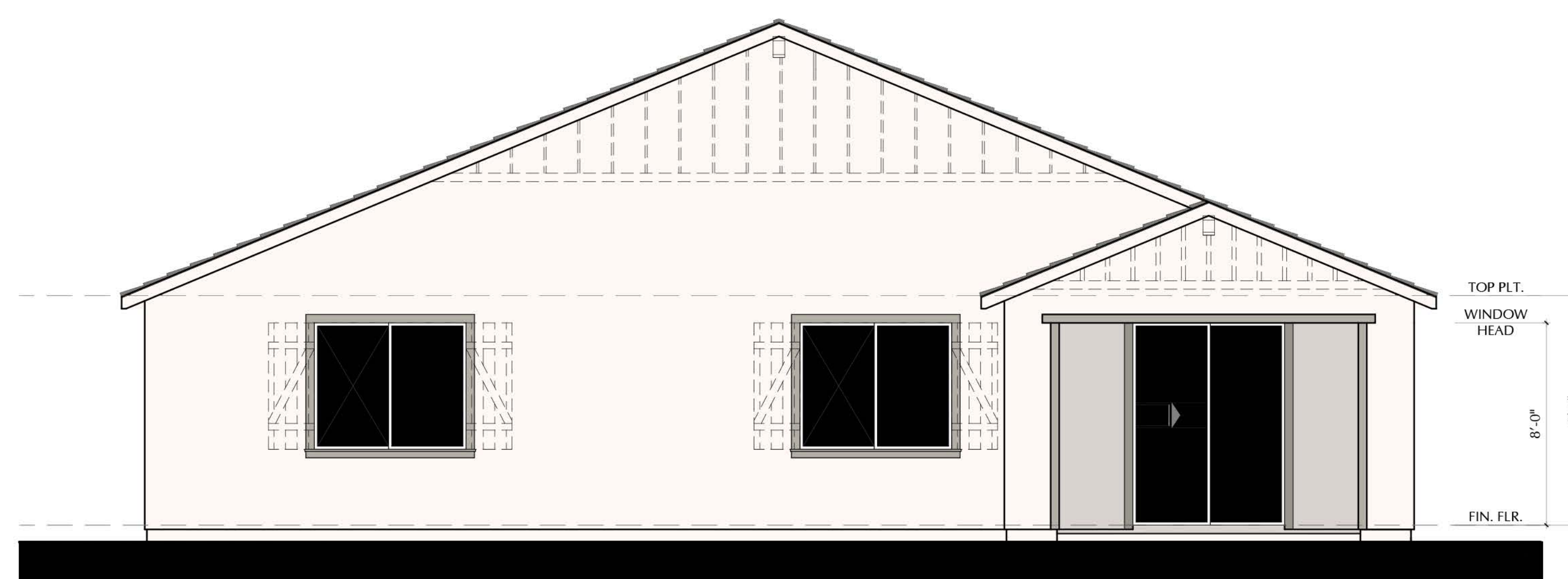
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RIGHT ELEVATION

N24P - PAIGE - B

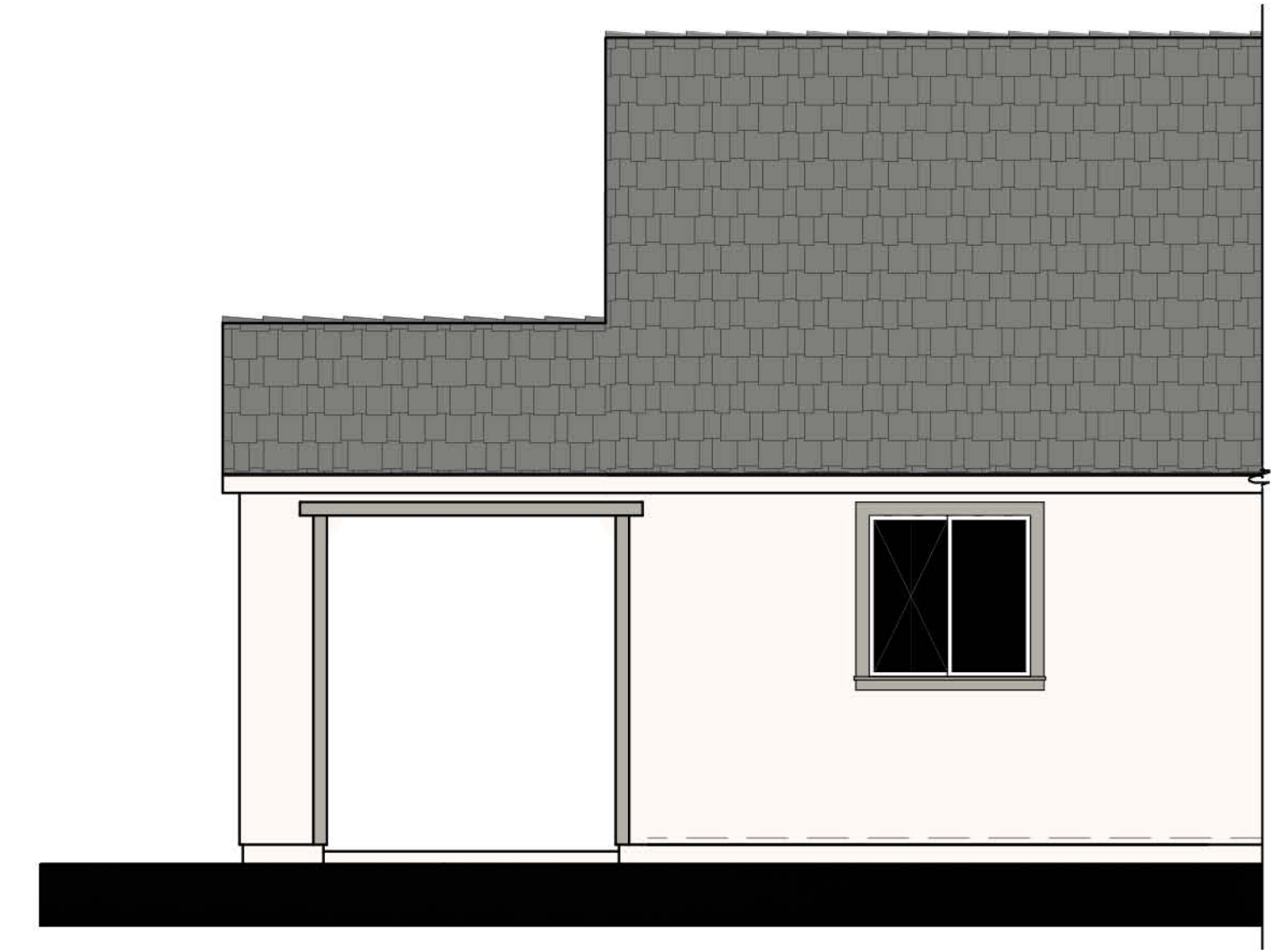
SCALE: 1/4"=1'-0"



REAR ELEVATION

N24P - PAIGE - B

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



LEFT ELEVATION

N24P - PAIGE - B

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

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

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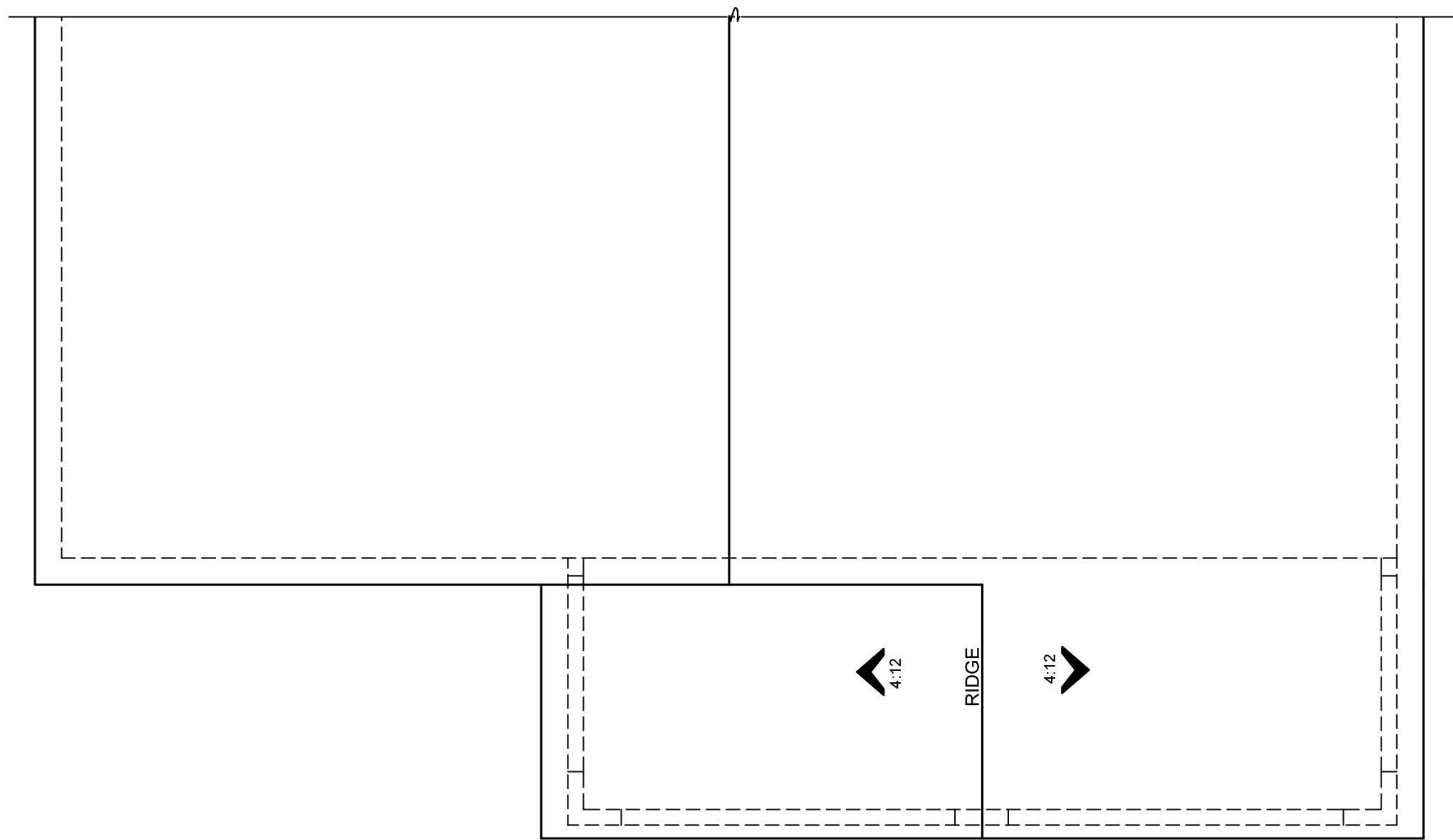
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- N24P PAIGE -
ELEVATION B
OPT. COVERED PATIO

A100

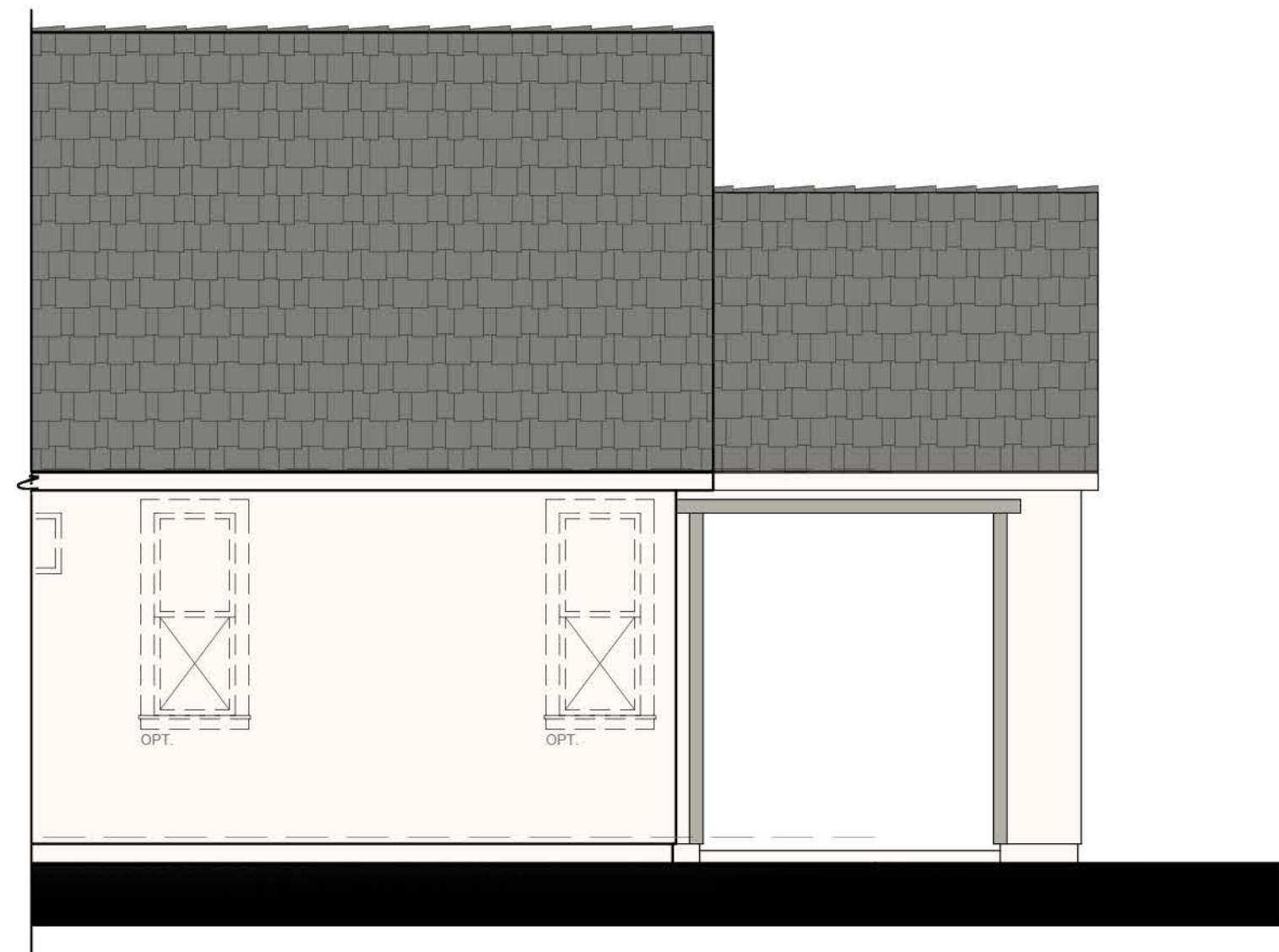
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ROOF PLAN

N24P - PAIGE - B

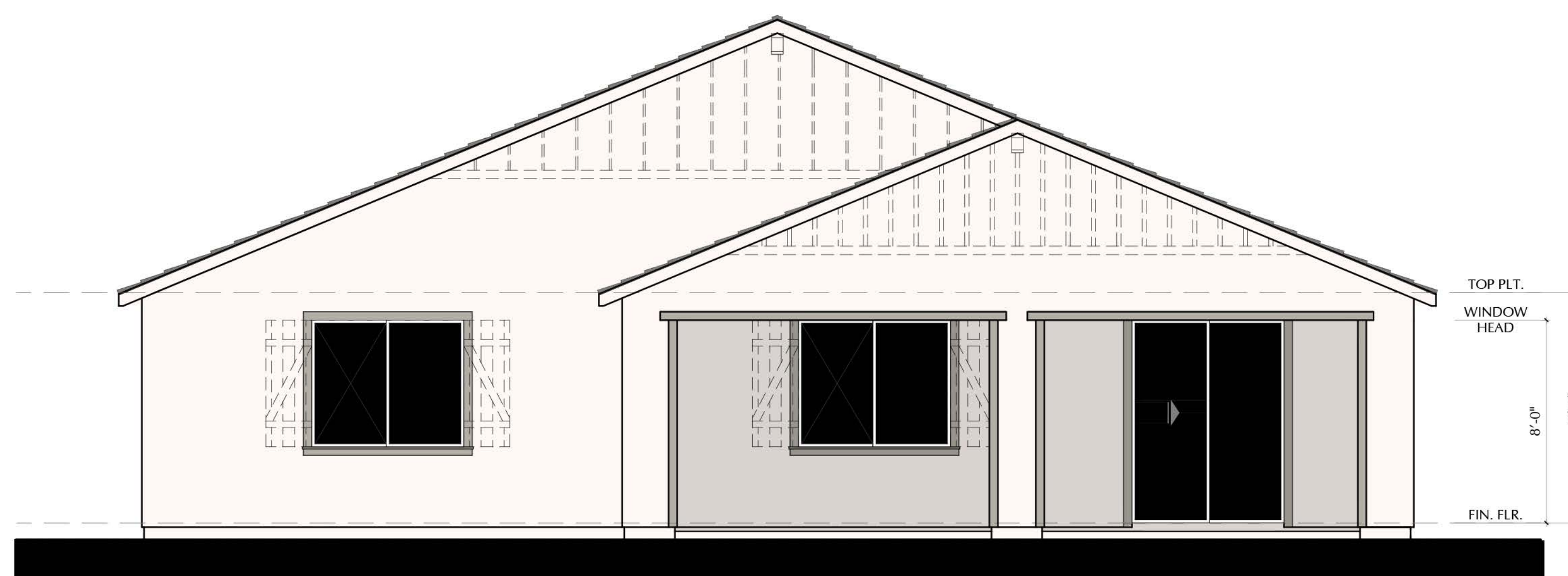
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RIGHT ELEVATION

N24P - PAIGE - B

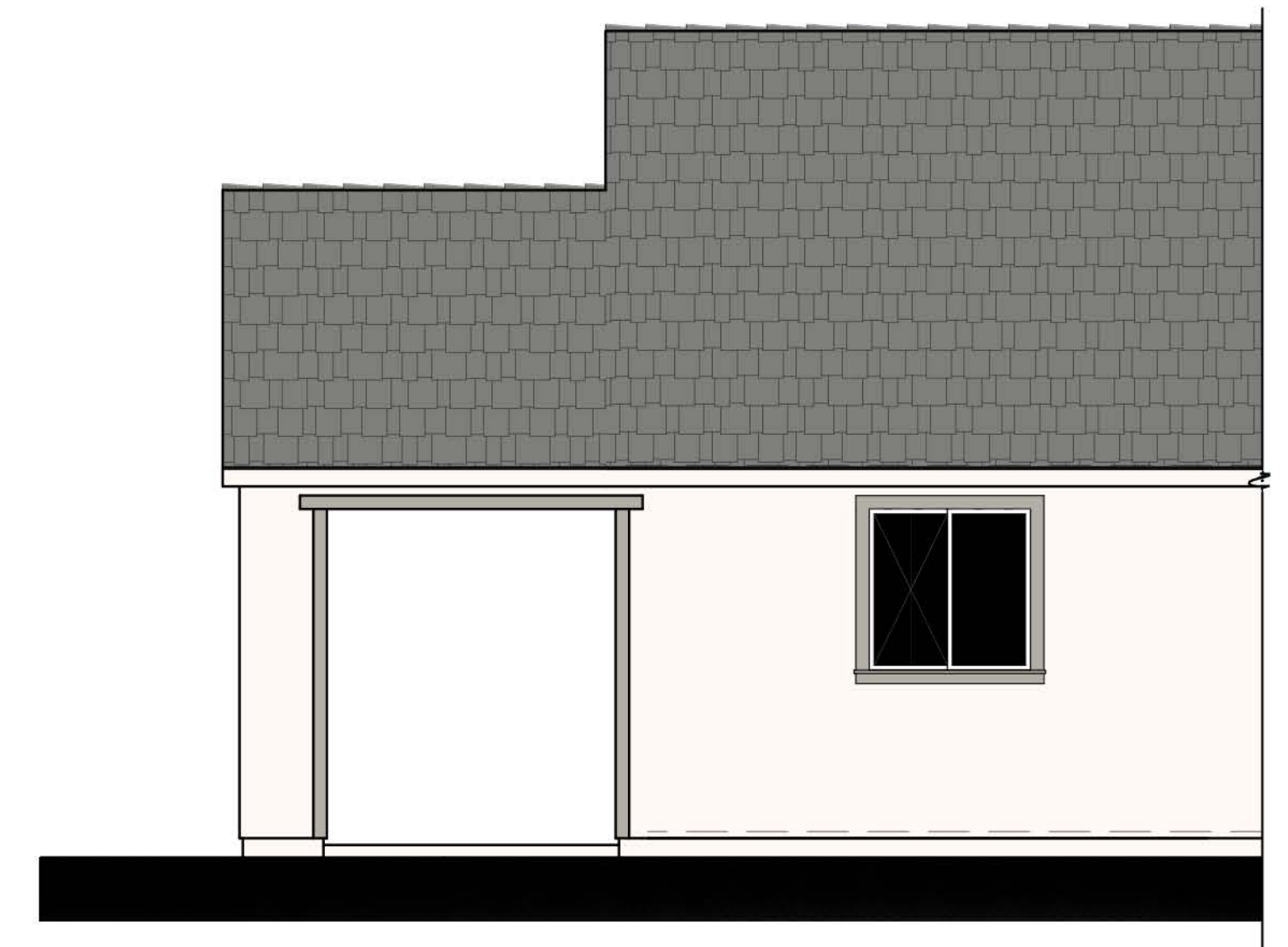
SCALE: 1/4"=1'-0"



REAR ELEVATION

N24P - PAIGE - B

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



LEFT ELEVATION

N24P - PAIGE - B

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

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

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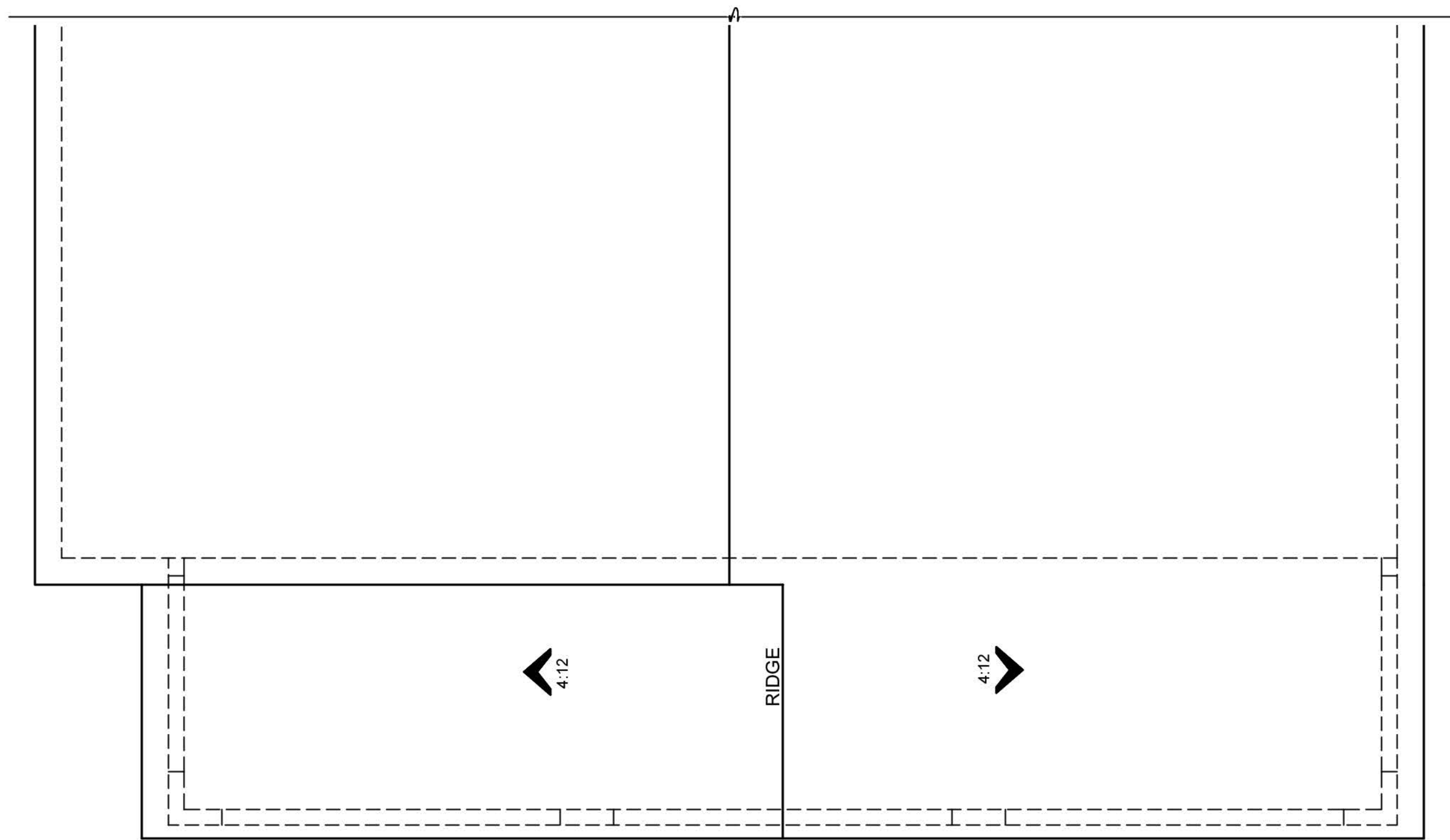
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JOB # : 109-20118
DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION B
OPT. EXT. COVERED PATIO 1

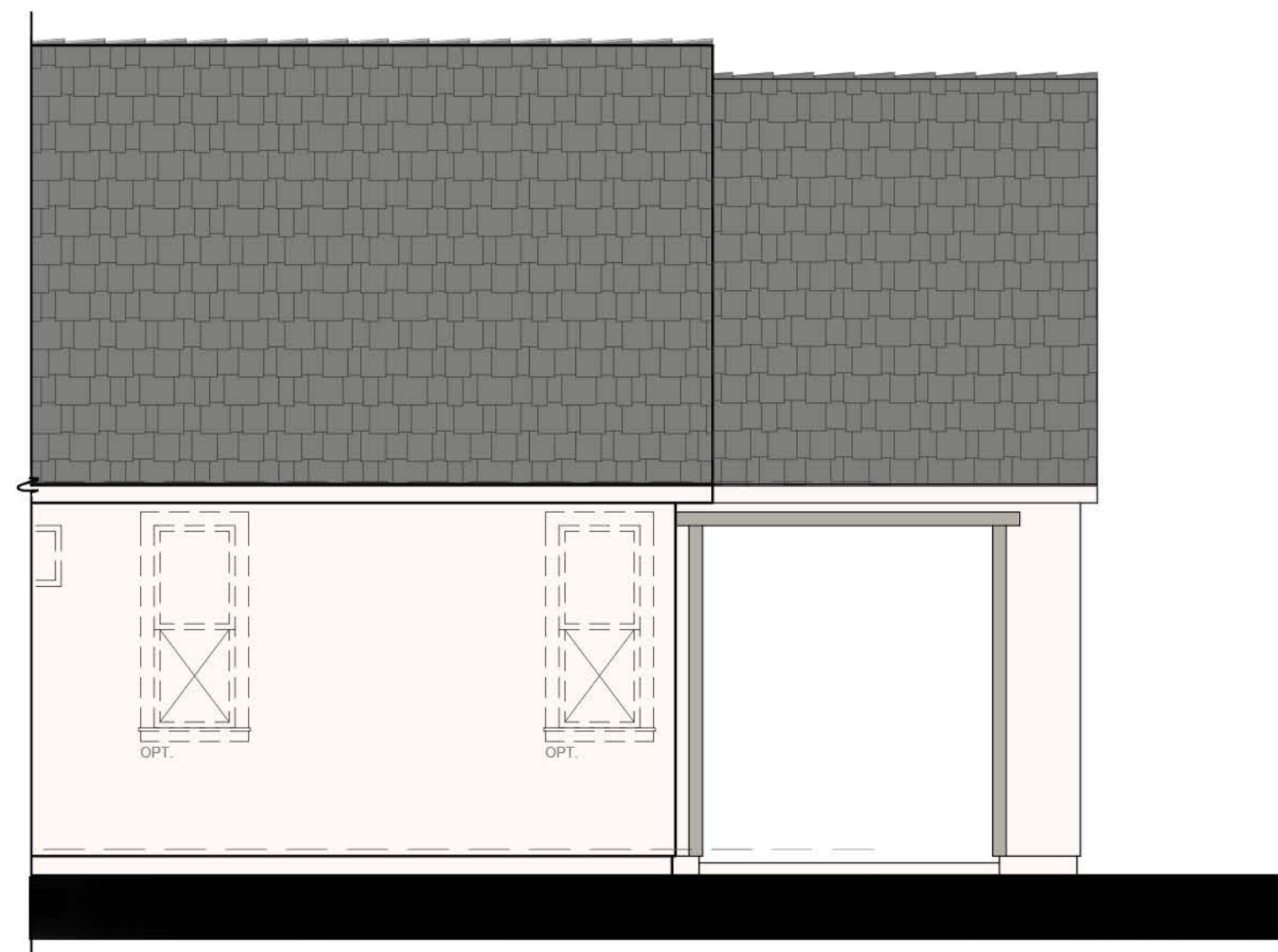
A101



ROOF PLAN

N24P - PAIGE - B

© 2020 SDK ATELIER INC. 1/4"=1'-0"



RIGHT ELEVATION

N24P - PAIGE - B

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



REAR ELEVATION

N24P - PAIGE - B

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



LEFT ELEVATION

N24P - PAIGE - B

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

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

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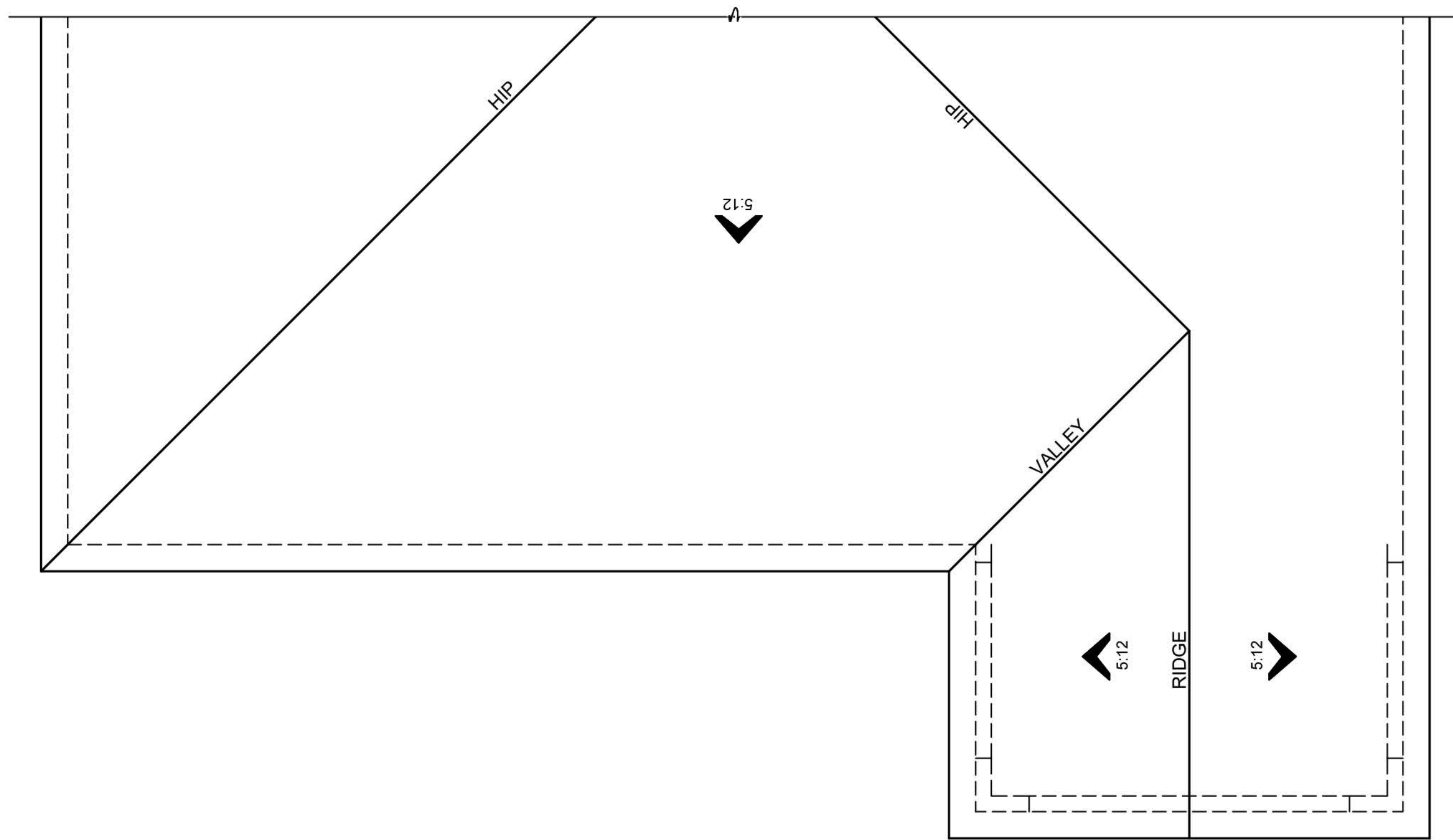
DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION B

OPT. EXT. COVERED PATIO 2

A102

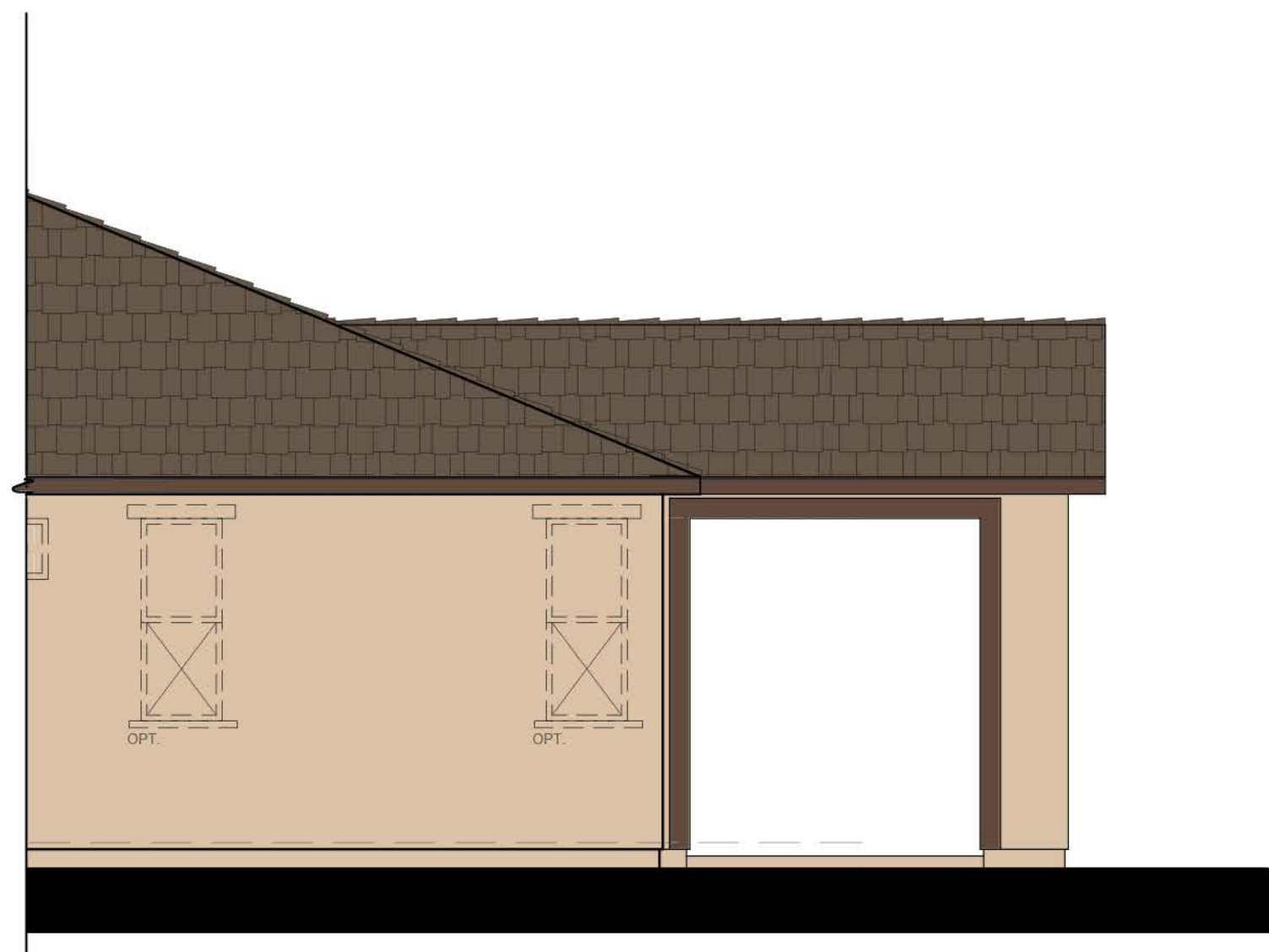
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ROOF PLAN

N24P - PAIGE - C

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



RIGHT ELEVATION

N24P - PAIGE - C

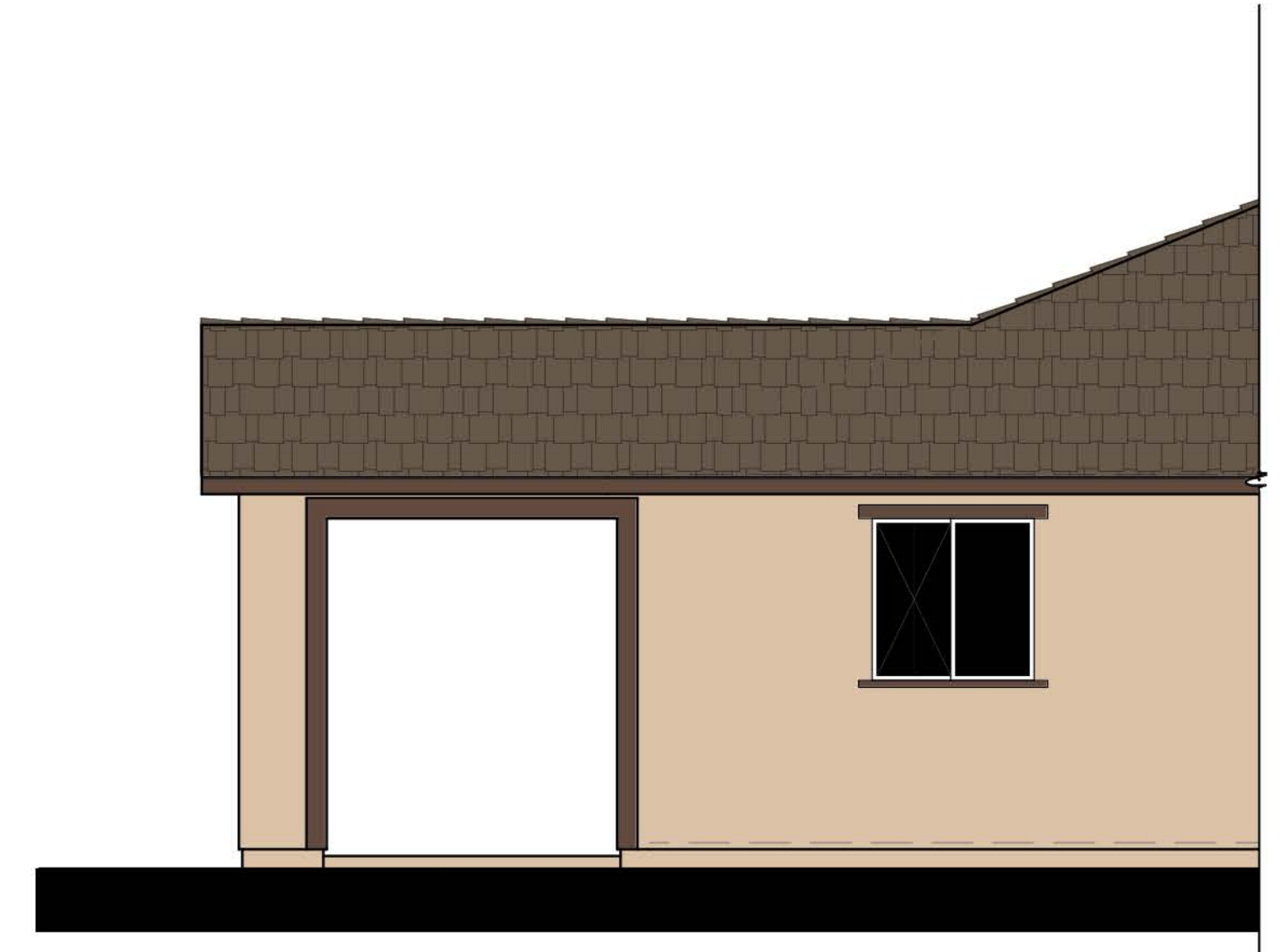
SCALE: 1/4"=1'-0"



REAR ELEVATION

N24P - PAIGE - C

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



LEFT ELEVATION

N24P - PAIGE - C

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

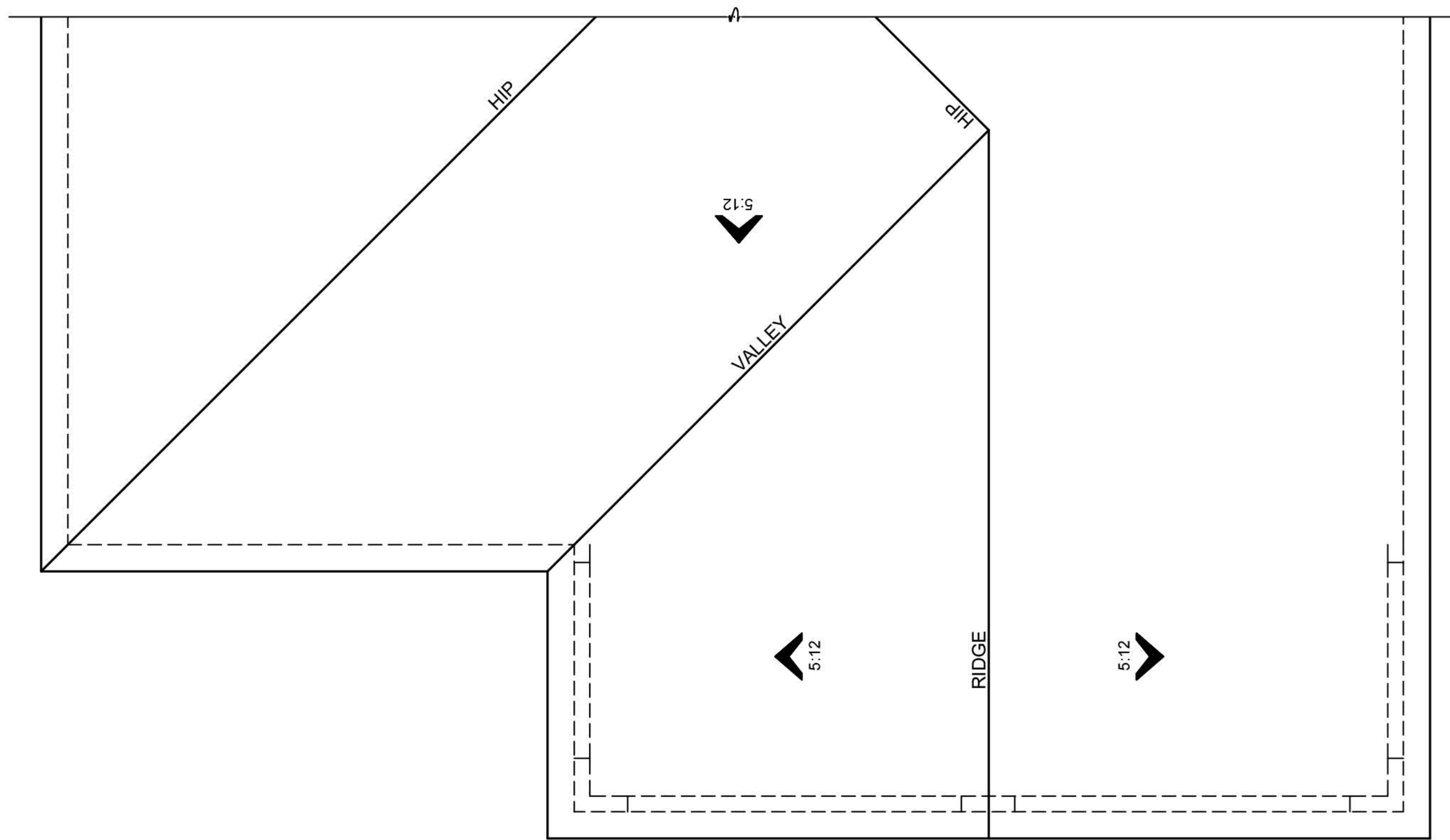
JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION C
OPT. COVERED PATIO

A103

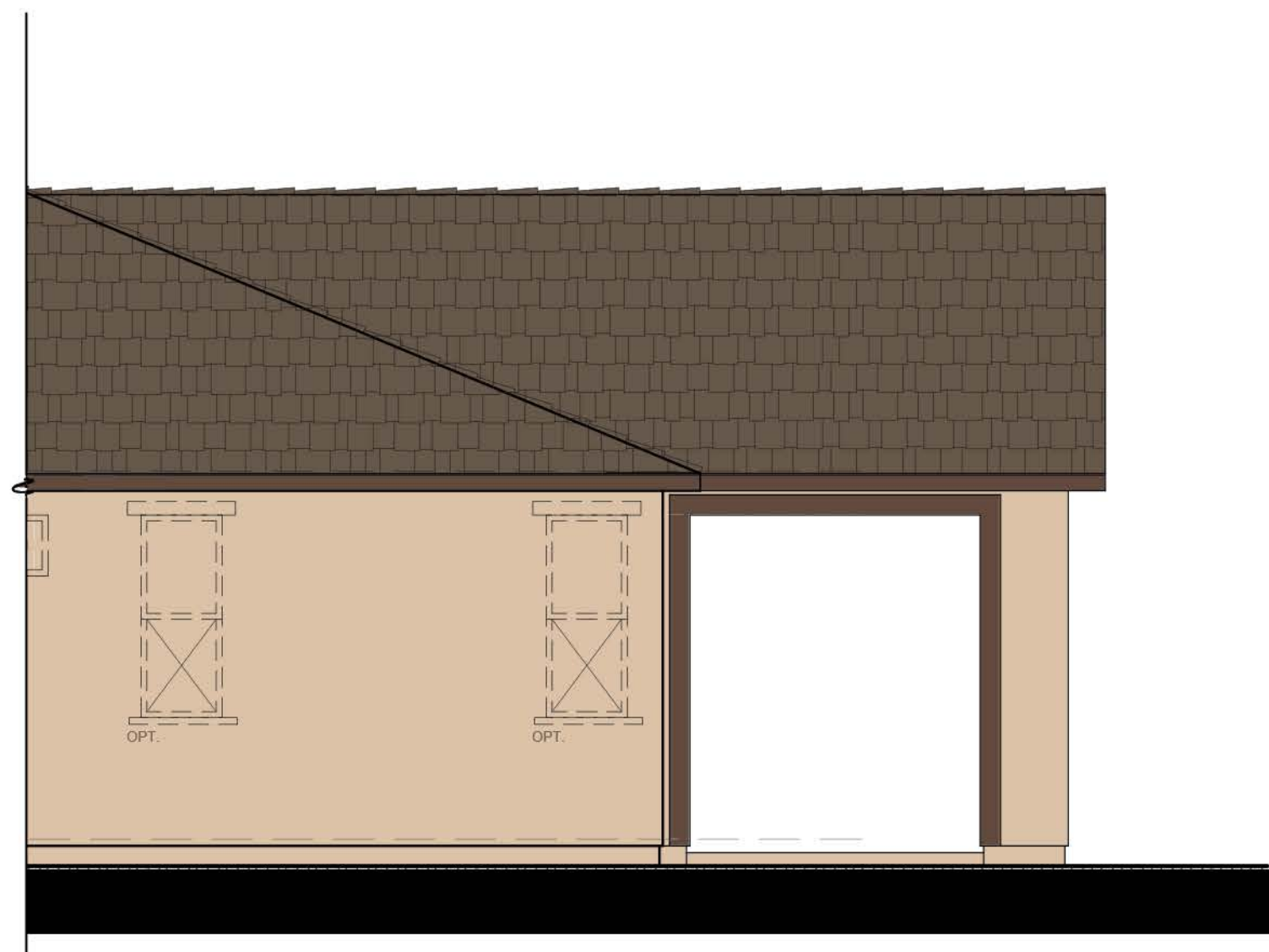
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ROOF PLAN

N24P - PAIGE - C

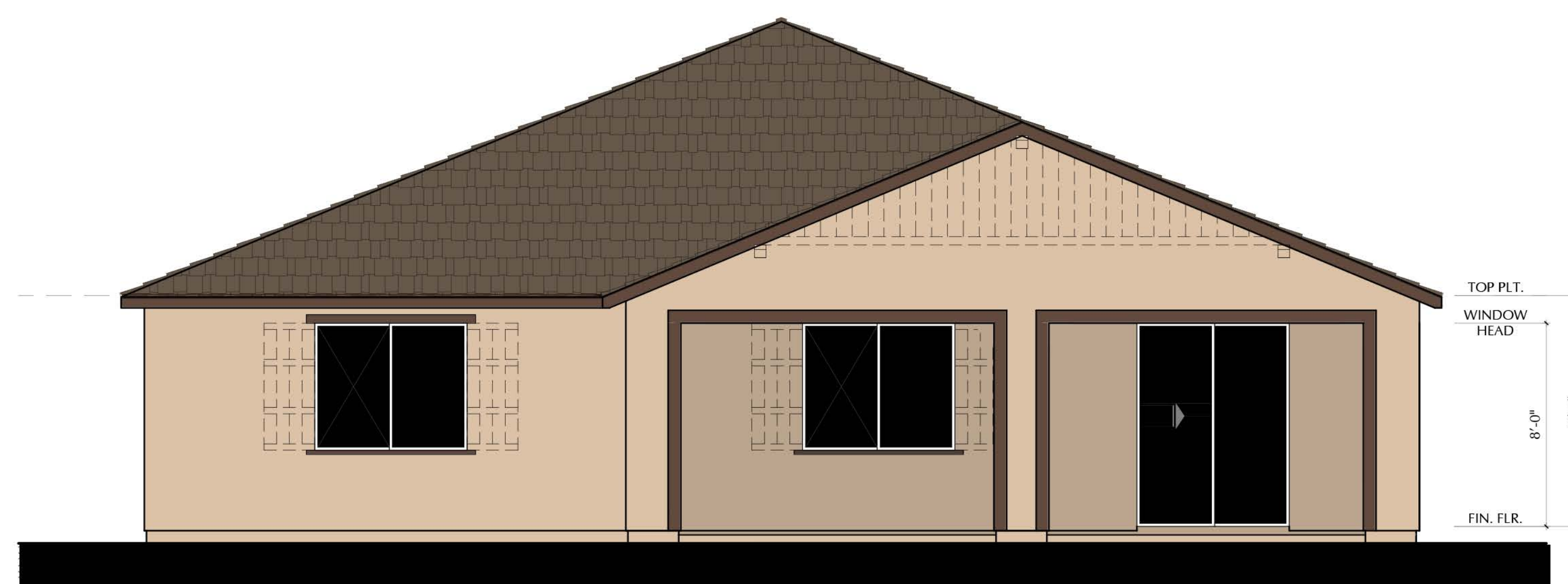
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RIGHT ELEVATION

N24P - PAIGE - C

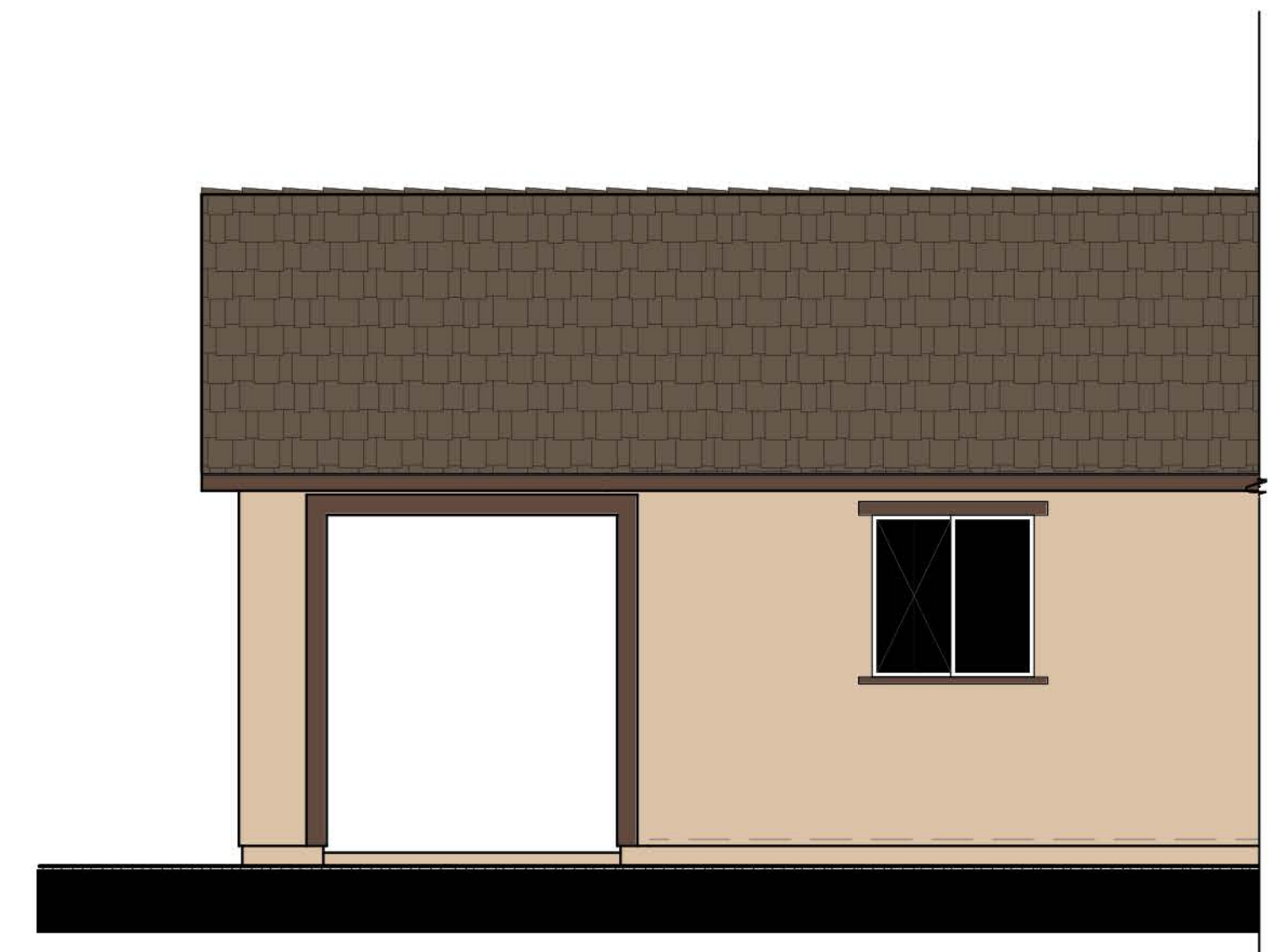
SCALE: 1/4"=1'-0"



REAR ELEVATION

N24P - PAIGE - C

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



LEFT ELEVATION

N24P - PAIGE - C

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

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

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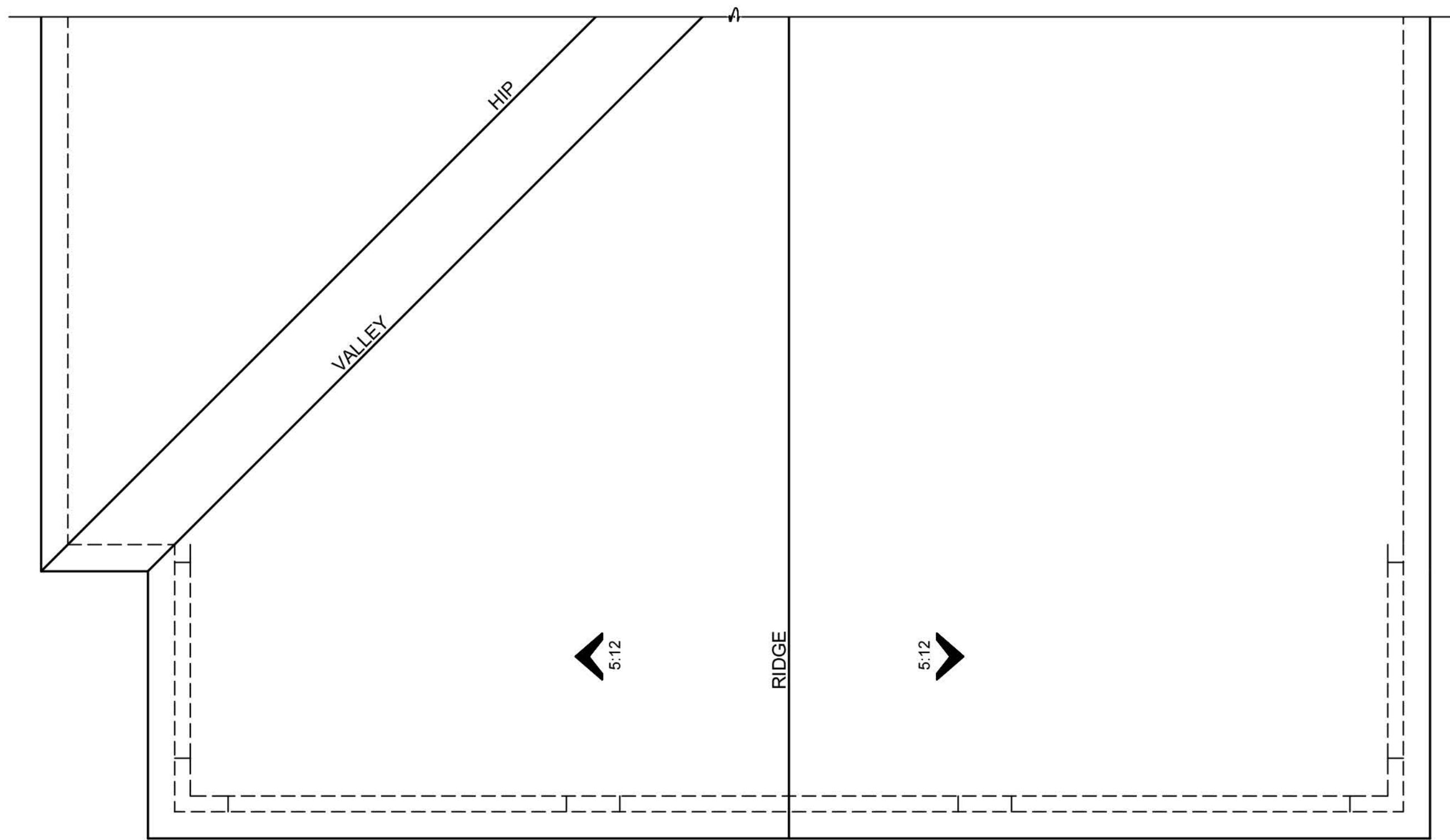
DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION C

OPT. EXT. COVERED PATIO 1

A104

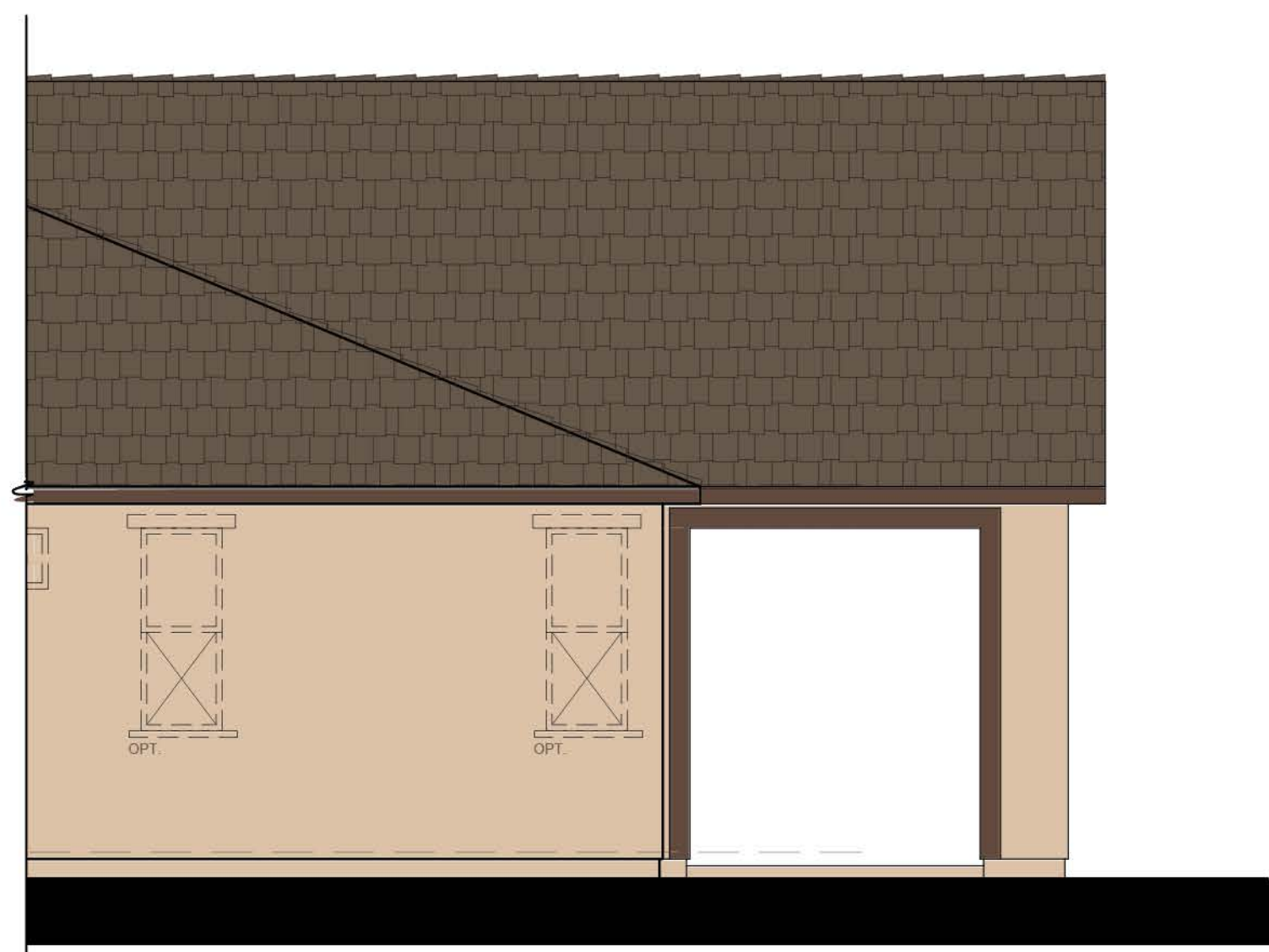
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ROOF PLAN

N24P - PAIGE - C

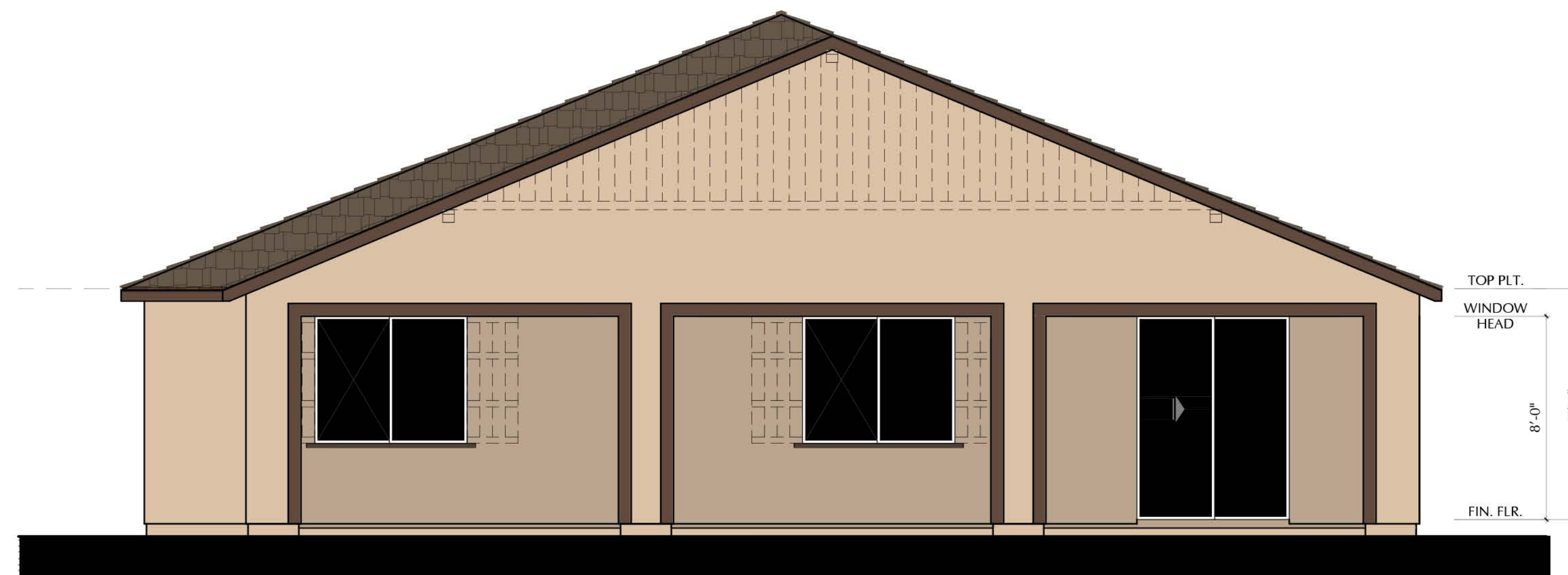
OPTIONAL SHUTTERS: 1/4" = 1'-0"



RIGHT ELEVATION

N24P - PAIGE - C

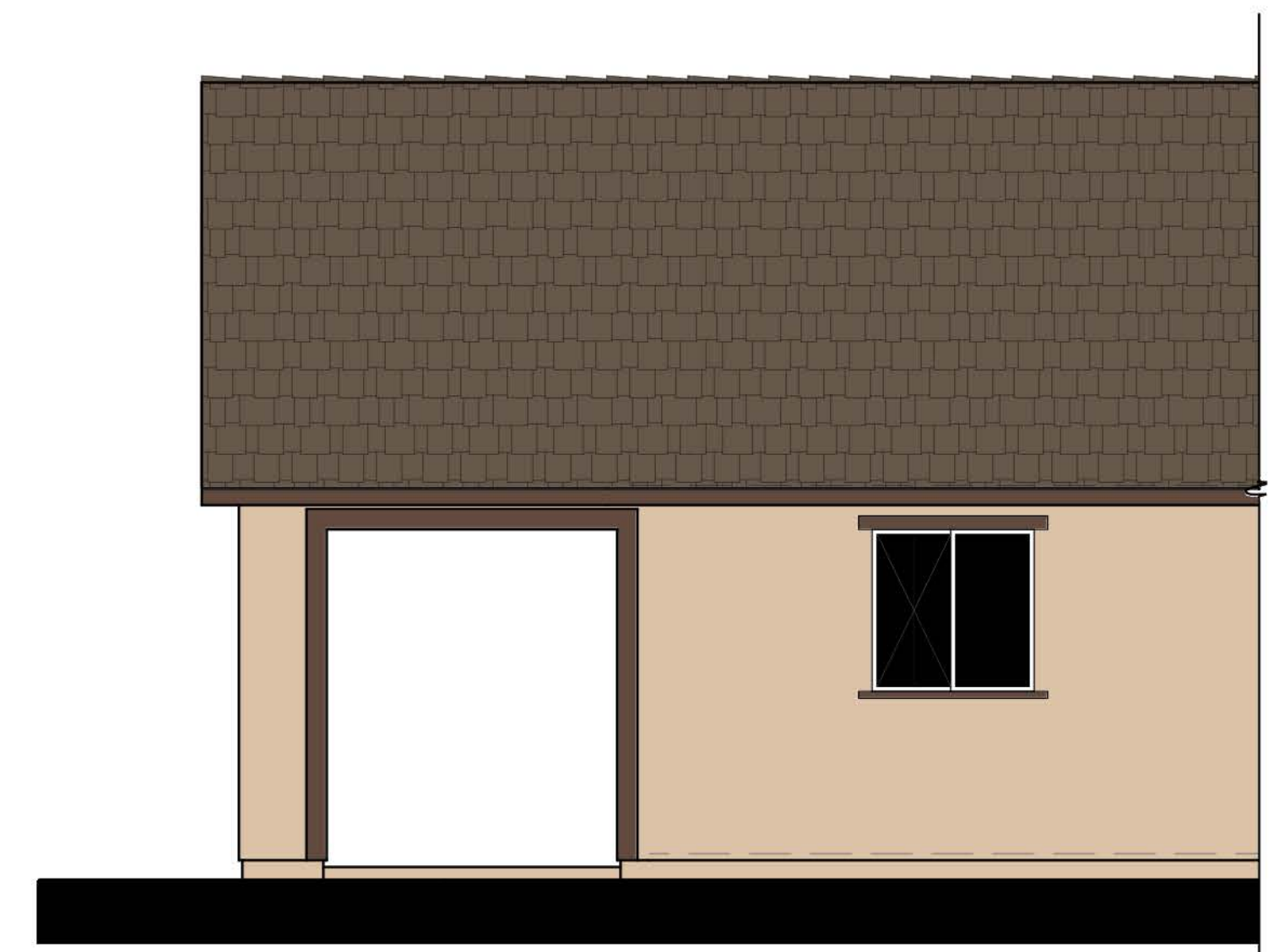
SCALE: 1/4" = 1'-0"



REAR ELEVATION

N24P - PAIGE - C

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



LEFT ELEVATION

N24P - PAIGE - C

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

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

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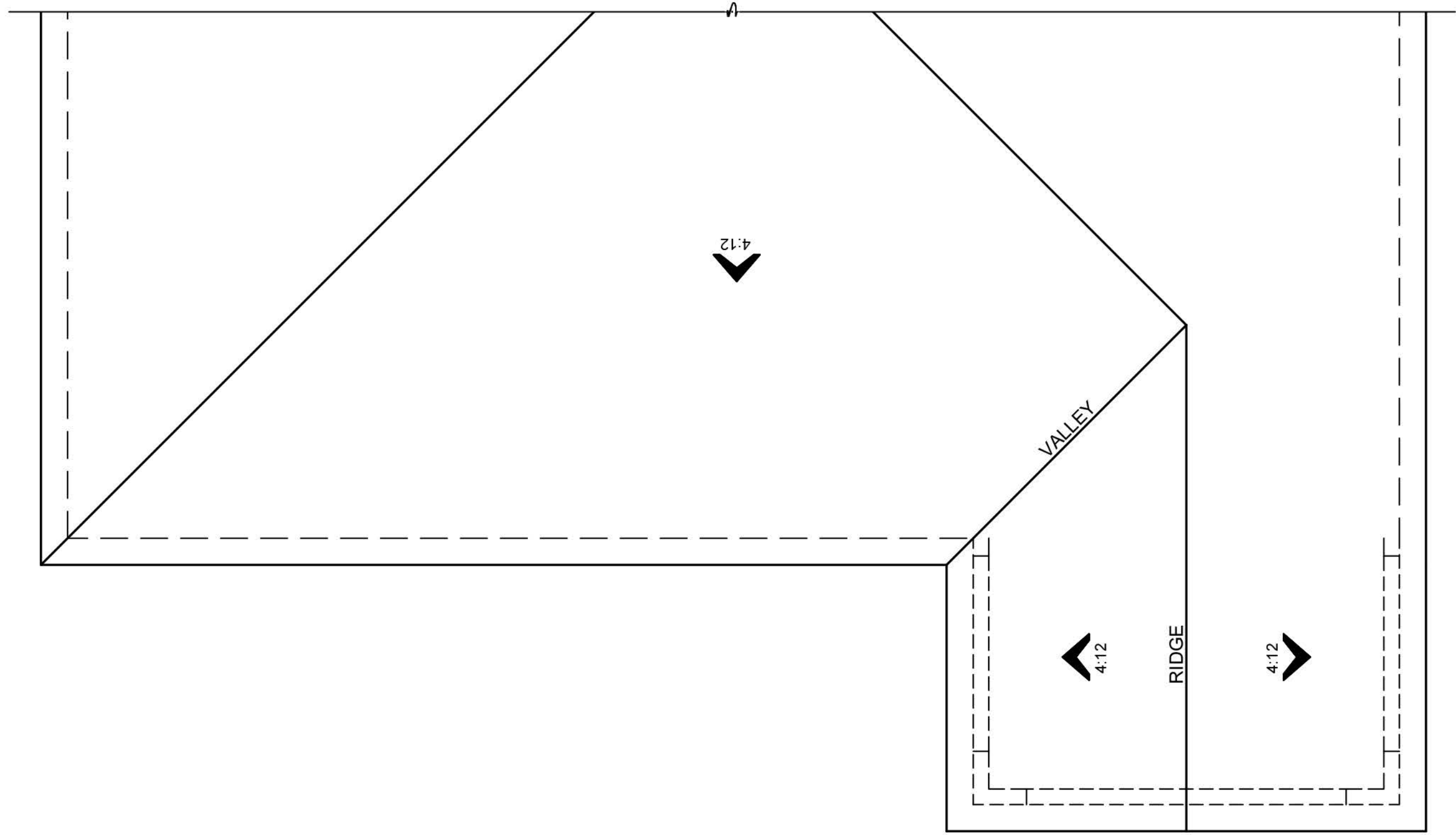
DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION C

OPT. EXT. COVERED PATIO 2

A105

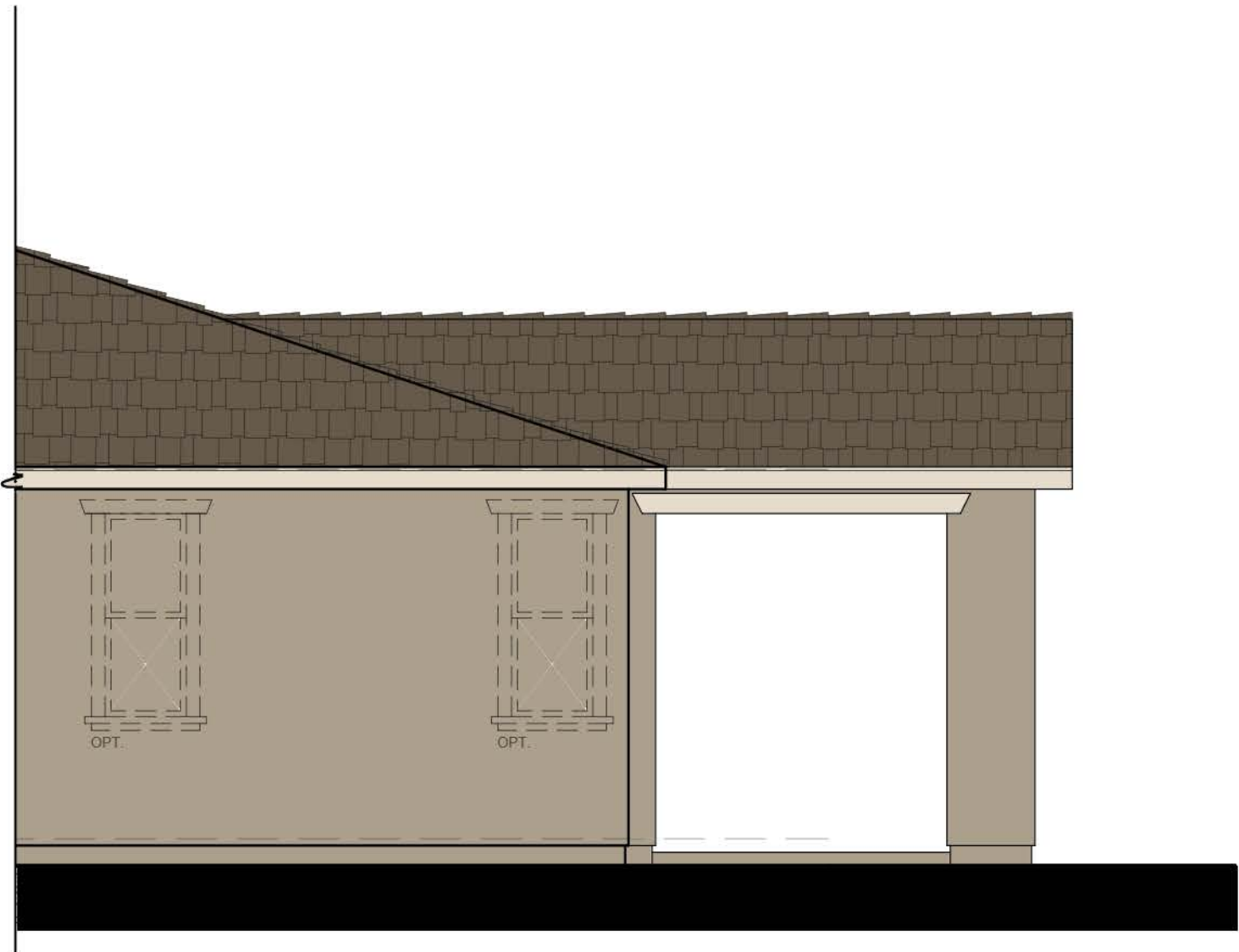
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ROOF PLAN

N24P - PAIGE - D

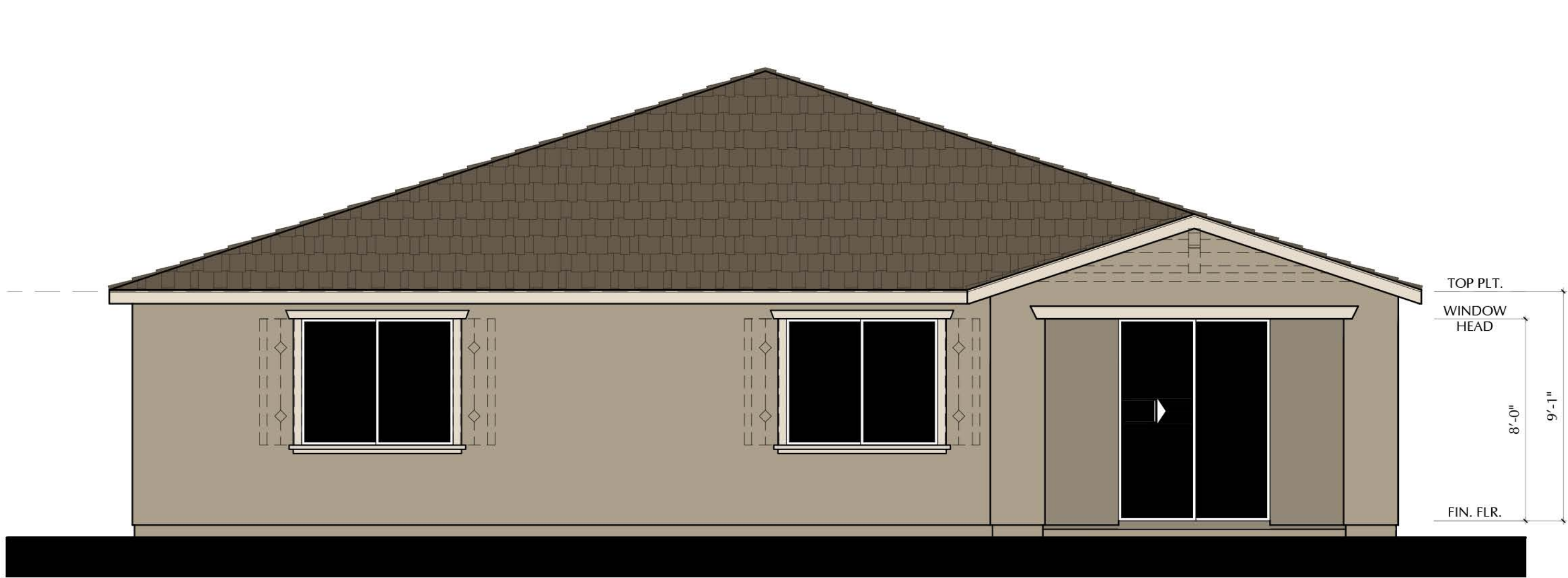
SCALE: 1/4"=1'-0"



RIGHT ELEVATION

N24P - PAIGE - D

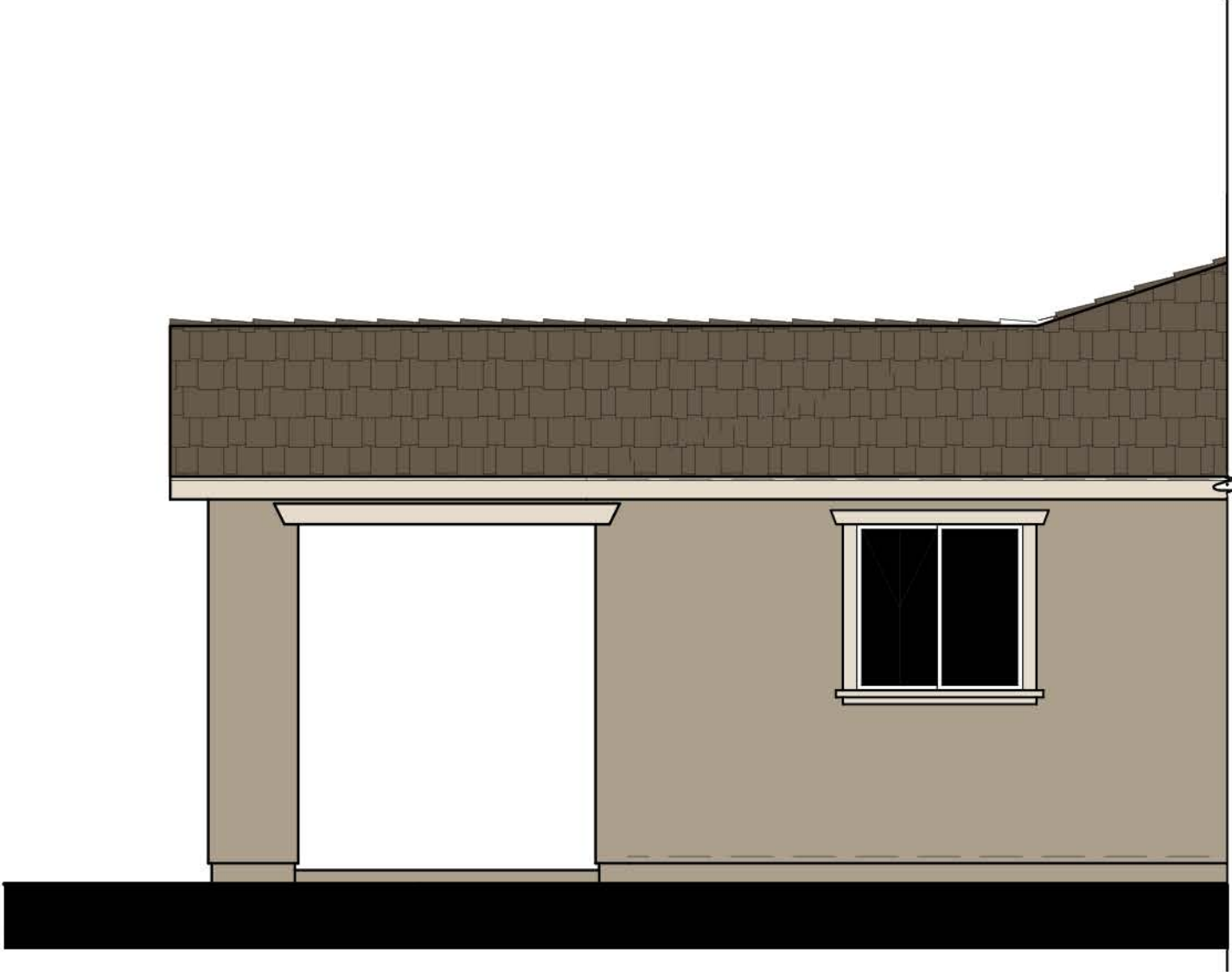
SCALE: 1/4"=1'-0"



REAR ELEVATION

N24P - PAIGE - D

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



LEFT ELEVATION

N24P - PAIGE - D

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

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

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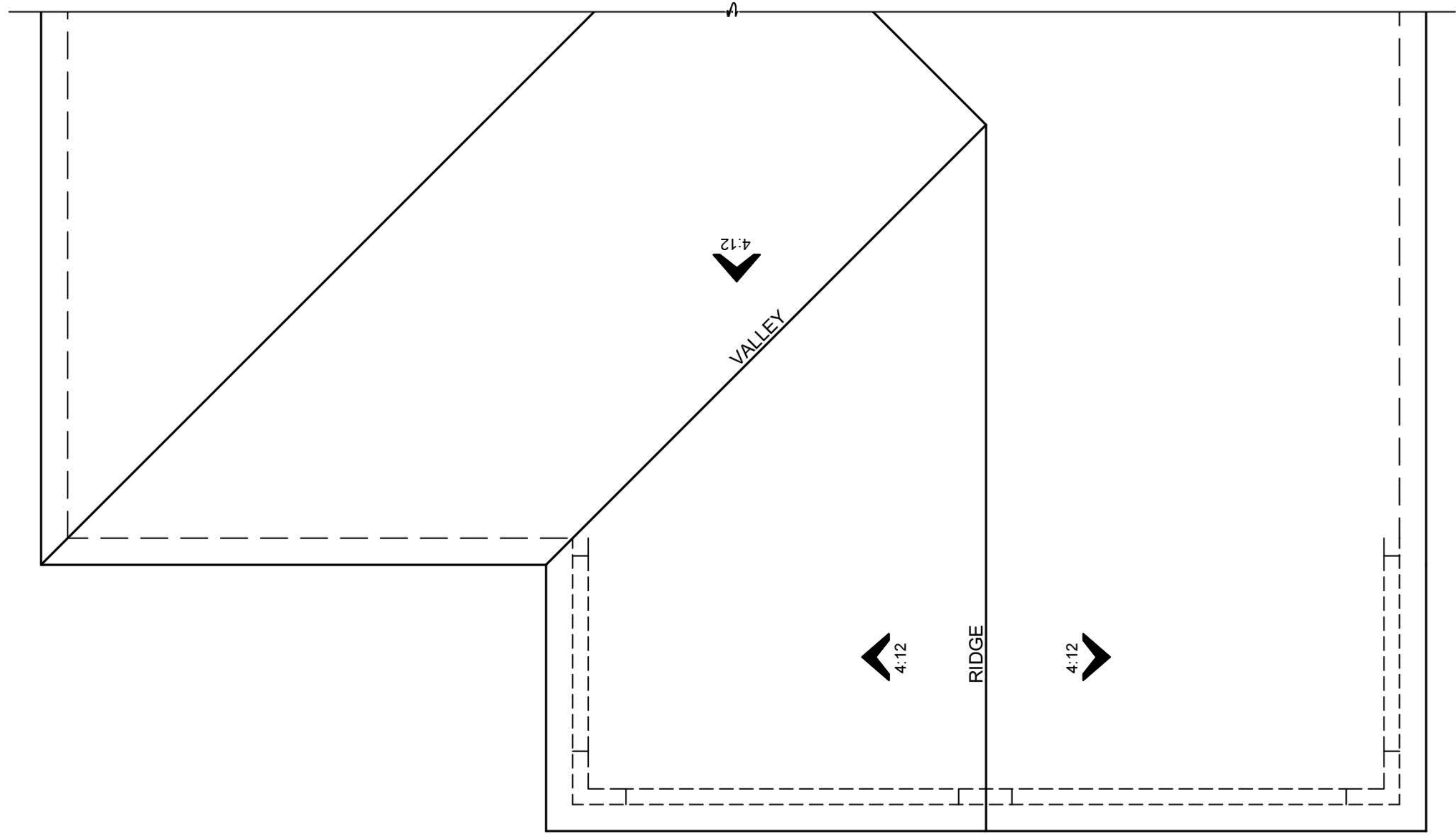
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WOODLAND, CALIFORNIA

JOB # : 109-20118
DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION D
OPT. COVERED PATIO

A106

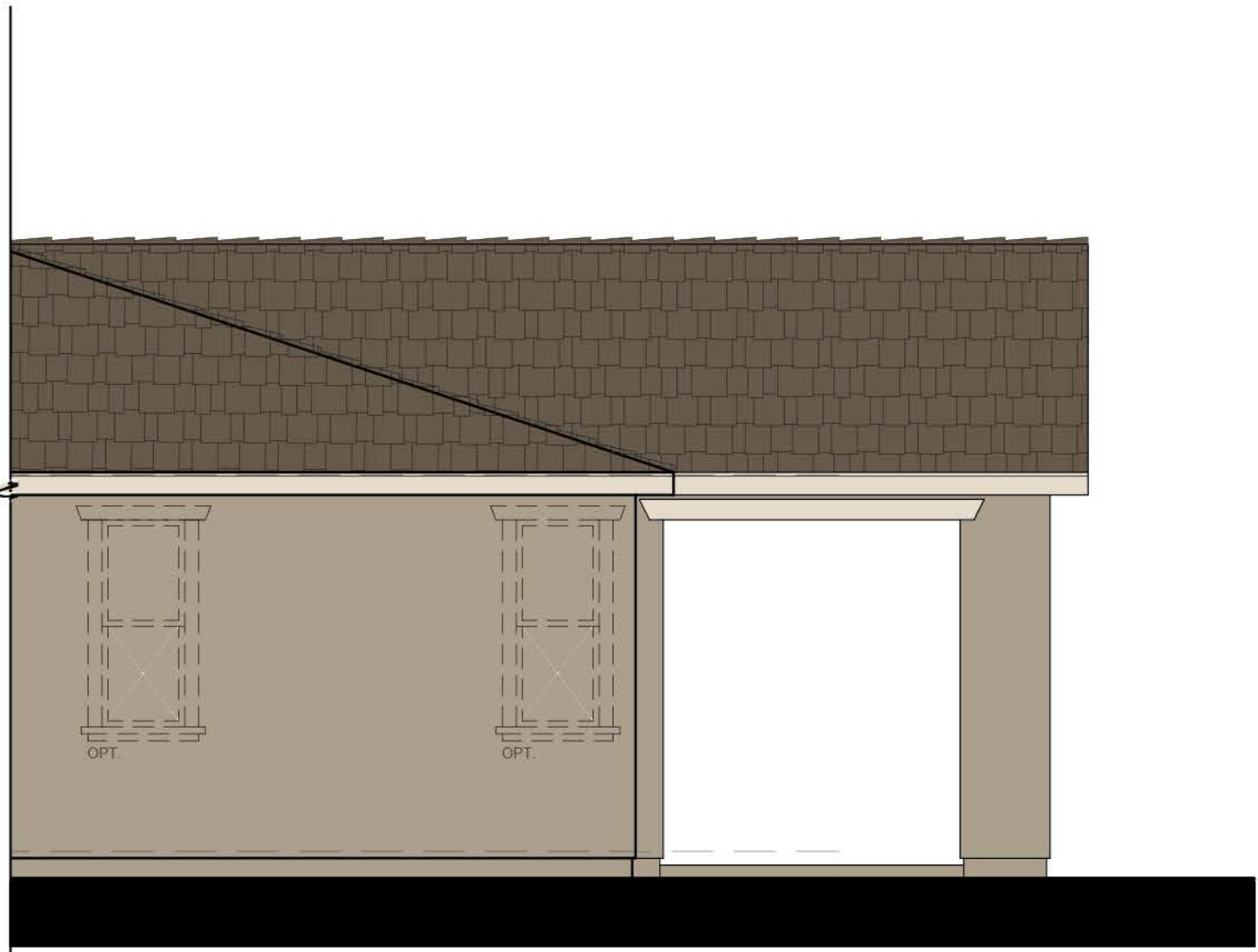
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ROOF PLAN

N24P - PAIGE - D

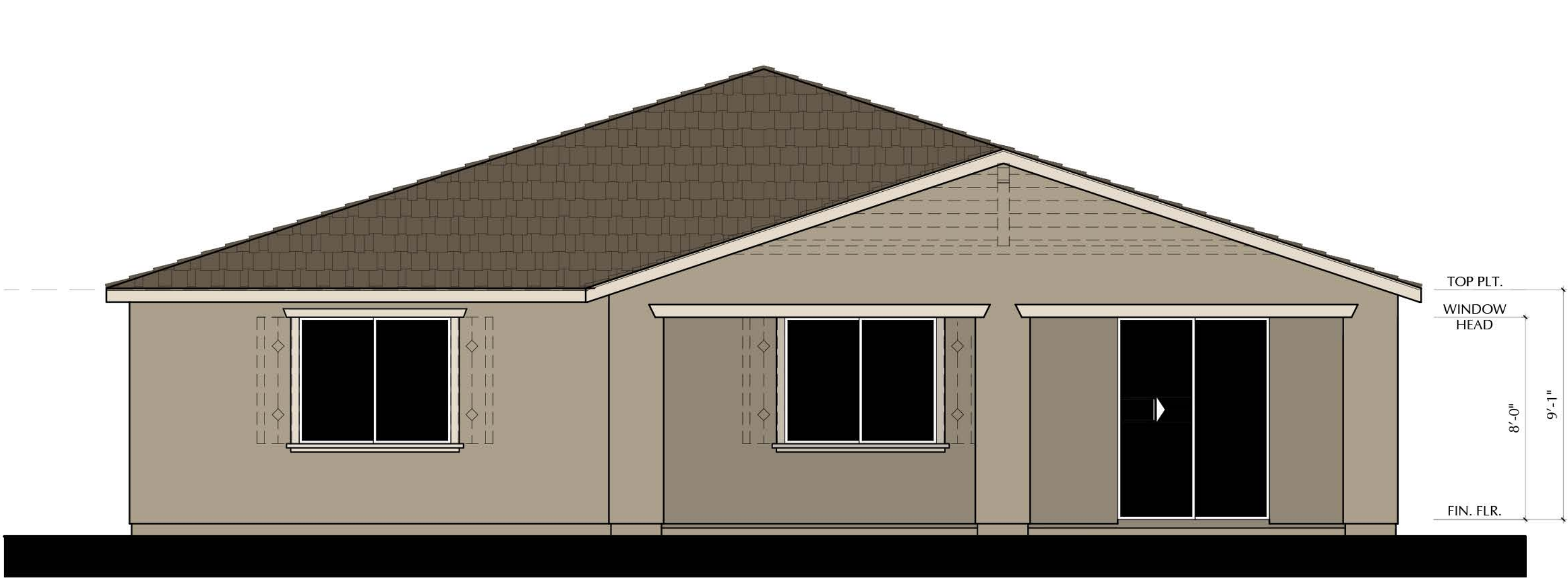
SCALE: 1/4"=1'-0"



RIGHT ELEVATION

N24P - PAIGE - D

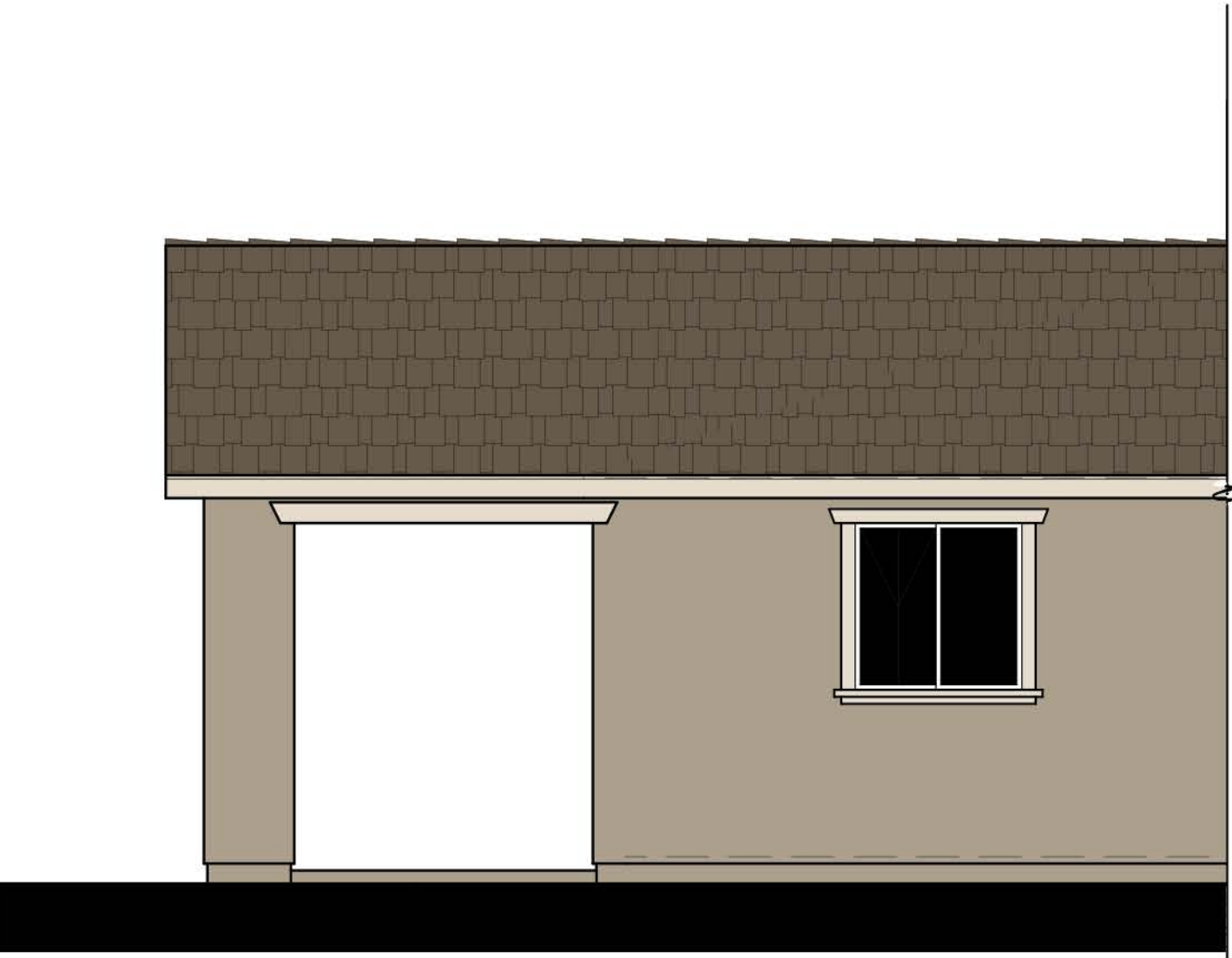
SCALE: 1/4"=1'-0"



REAR ELEVATION

N24P - PAIGE - D

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



LEFT ELEVATION

N24P - PAIGE - D

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

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

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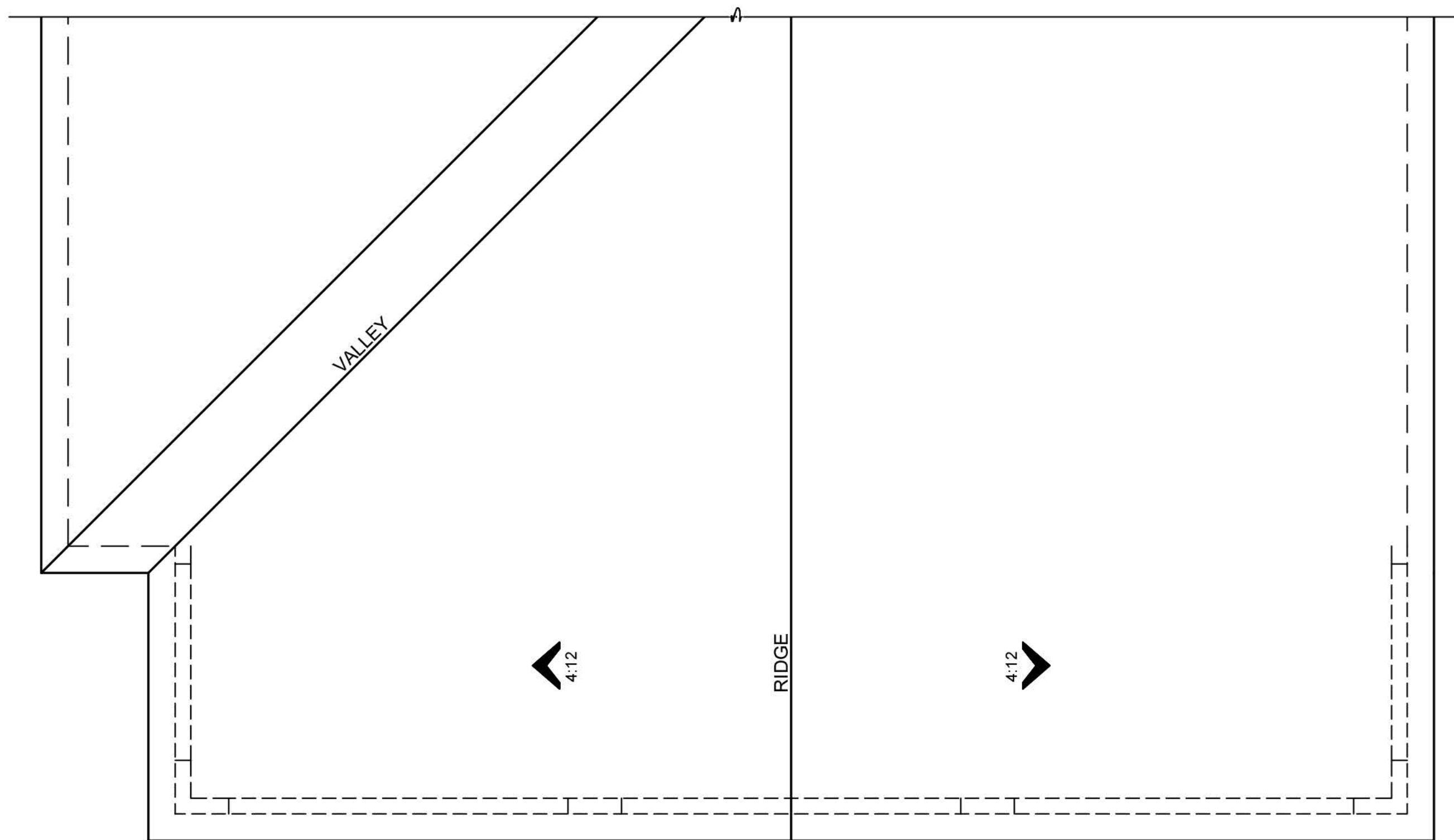
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- N24P PAIGE -
ELEVATION D
OPT. EXT. COVERED PATIO 1

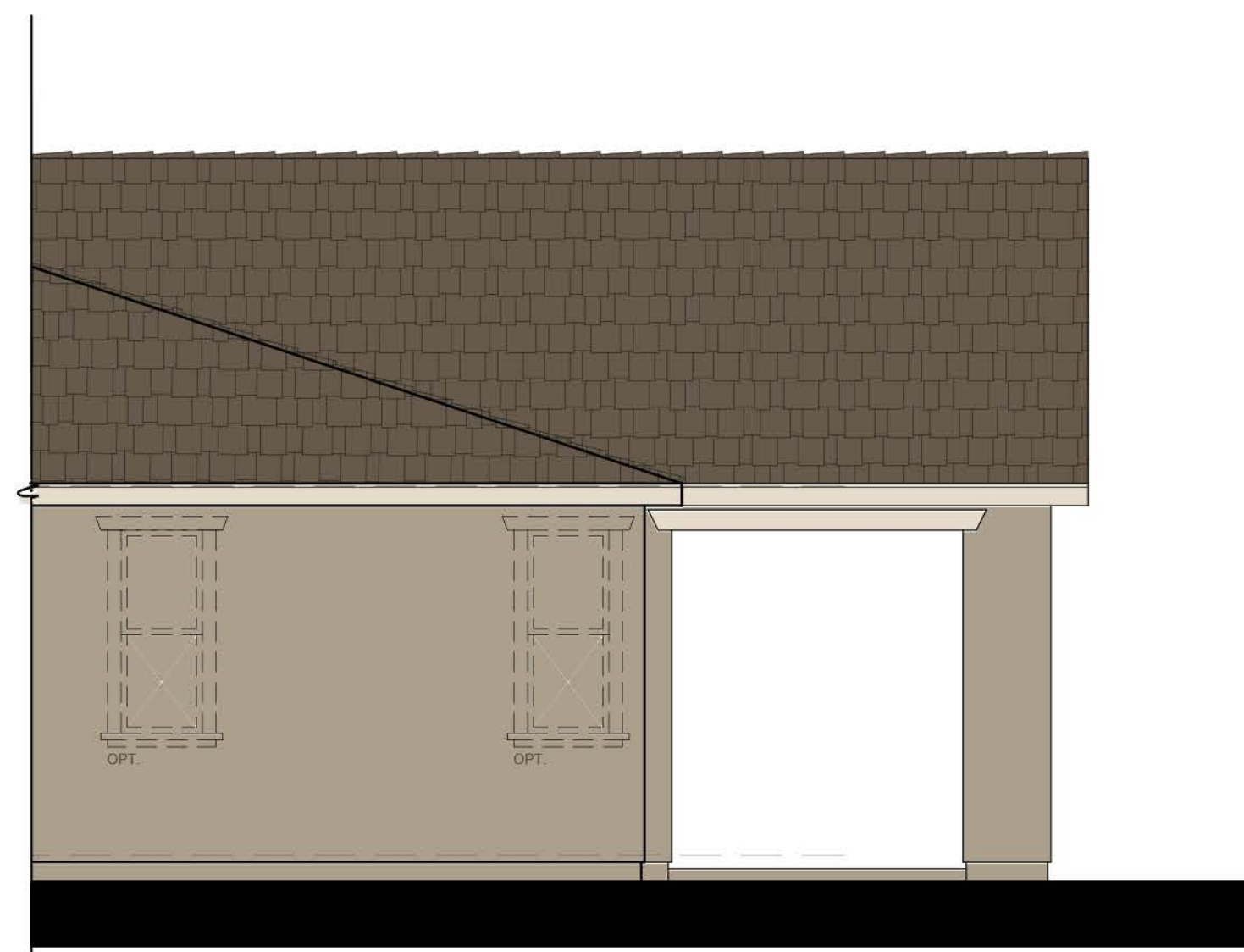
A107



ROOF PLAN

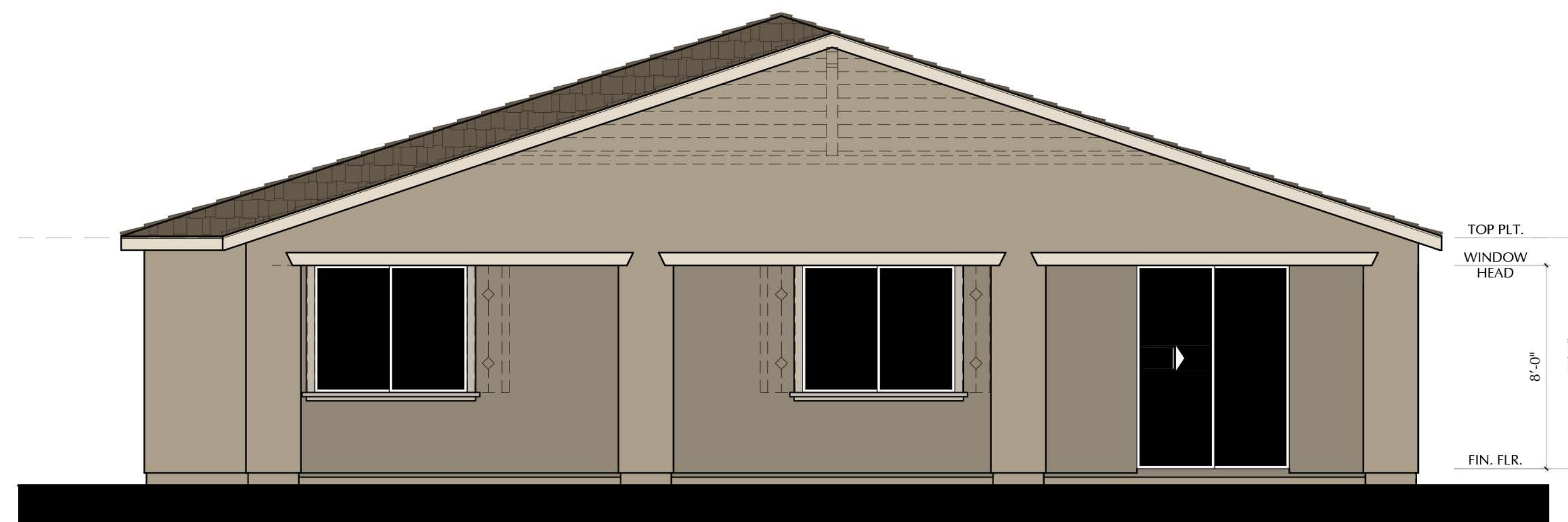
N24P - PAIGE - D

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



RIGHT ELEVATION N24P - PAIGE - D

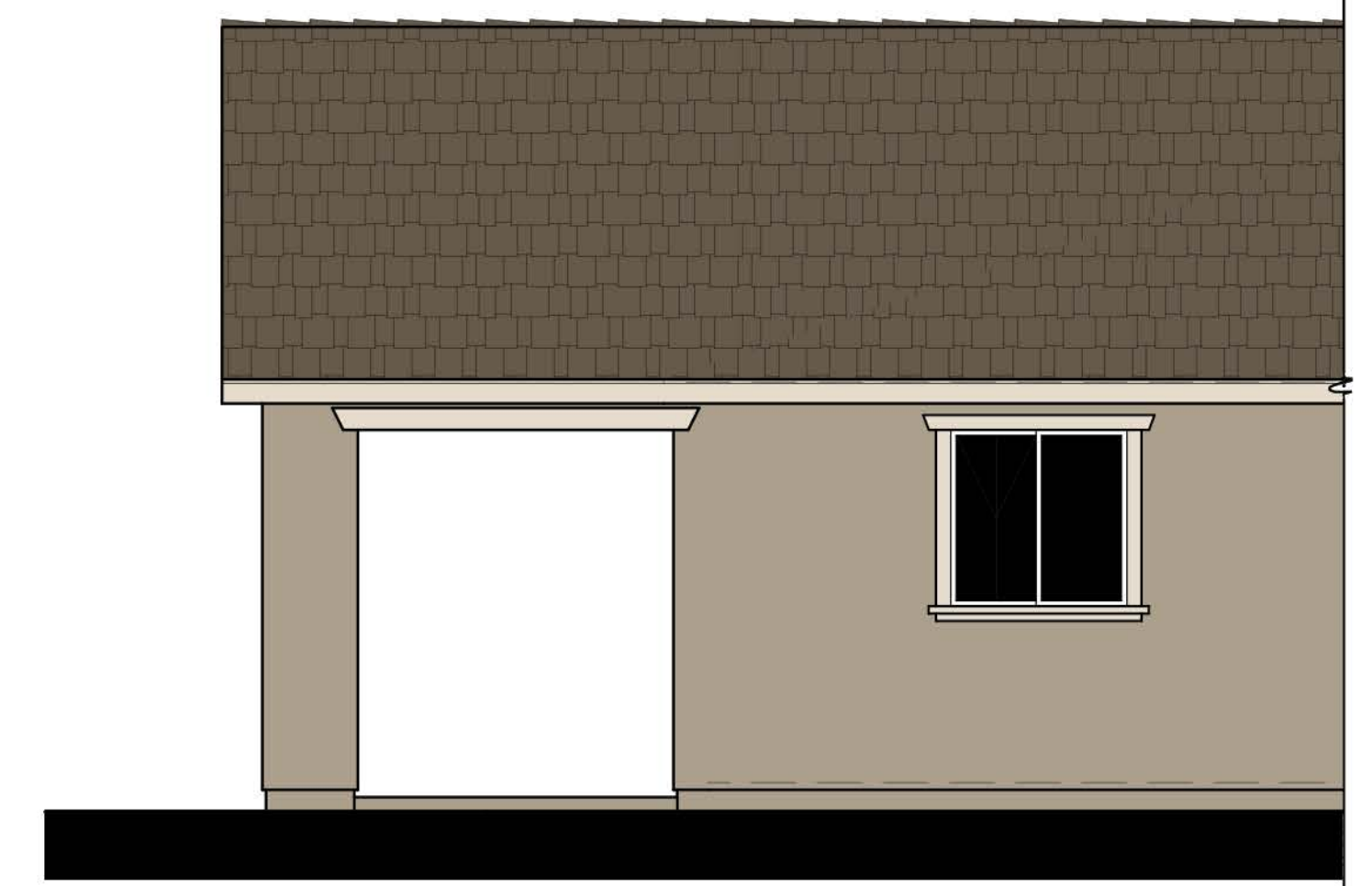
SCALE: 1/4"=1'-0"



REAR ELEVATION

N24P - PAIGE - D

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



LEFT ELEVATION N24P - PAIGE - D

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

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

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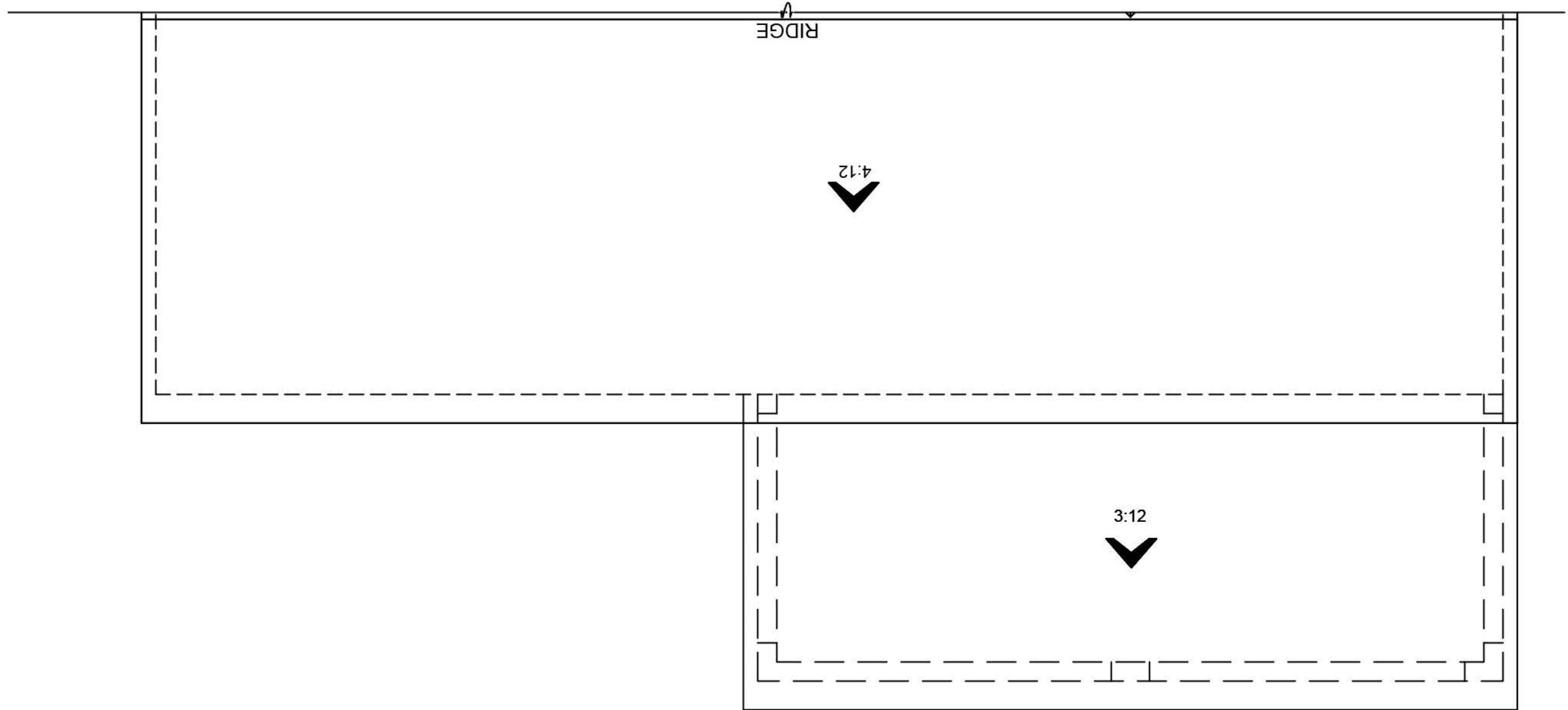
DATE: NOVEMBER 24th, 2020

- N24P PAIGE -
ELEVATION D

OPT. EXT. COVERED PATIO 2

A108

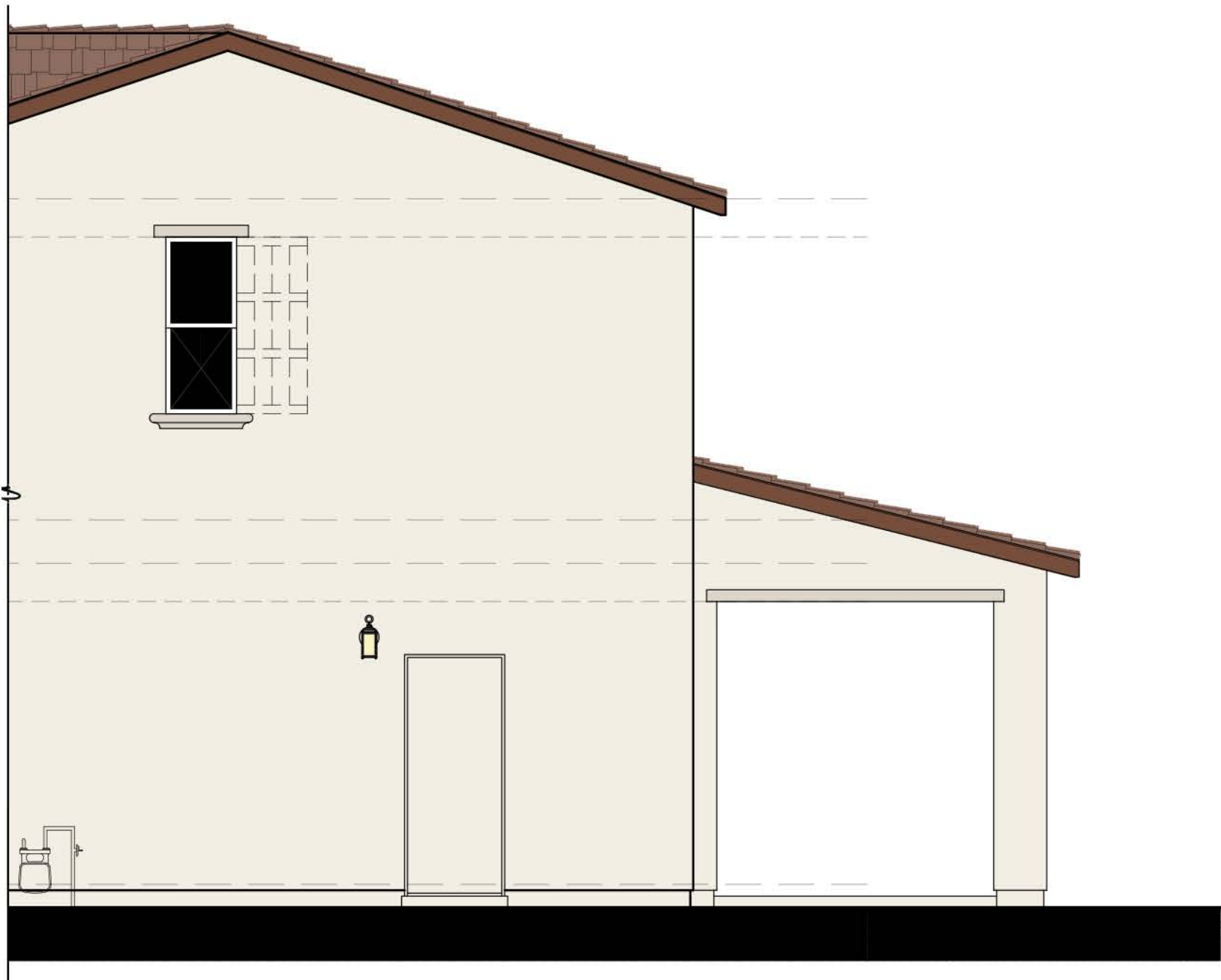
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ROOF PLAN

A

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



RIGHT ELEVATION N780 - PARDUE - A

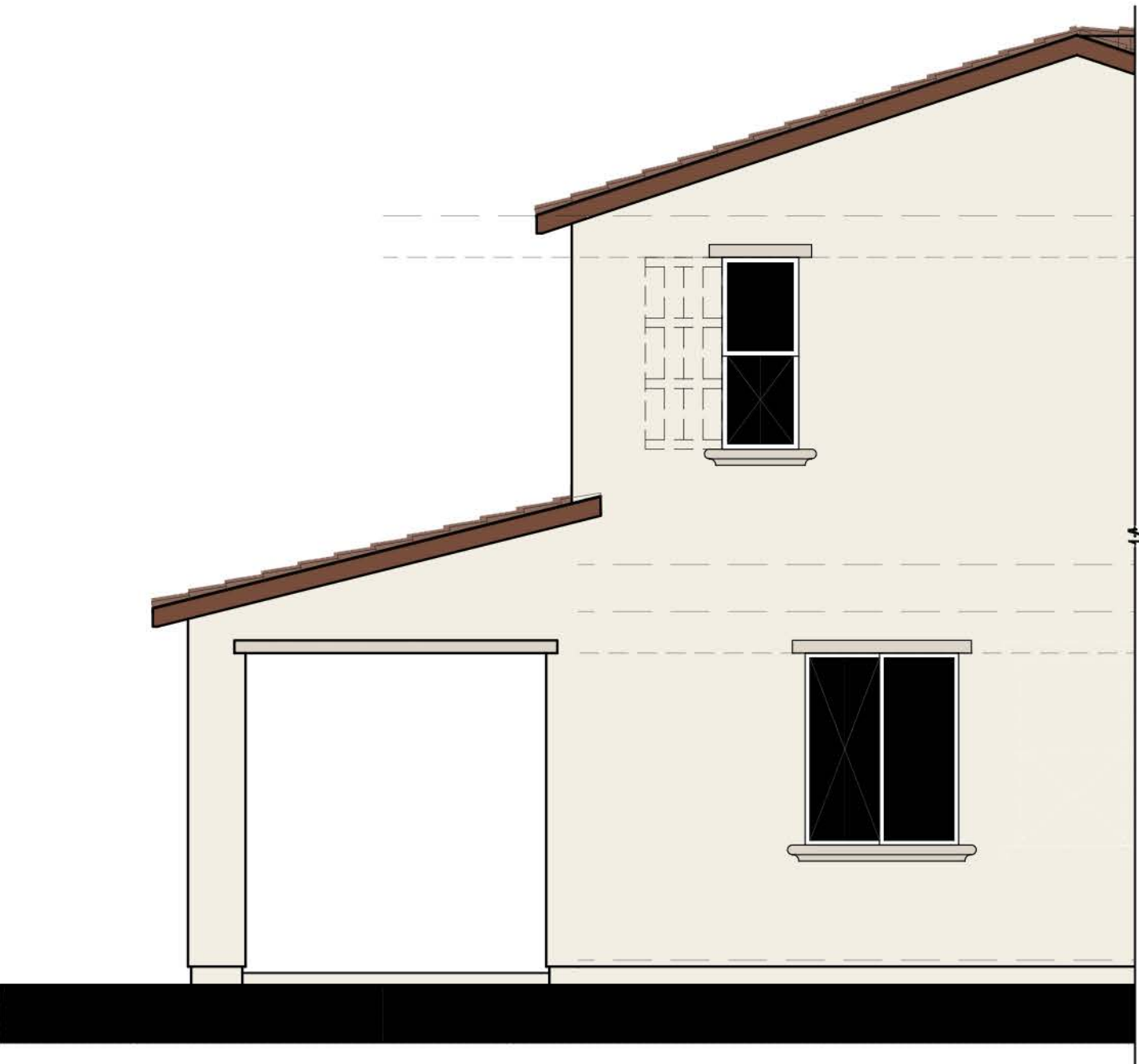
SCALE: 1/4"=1'-0"



REAR ELEVATION

N780 - PARDUE - A

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



LEFT ELEVATION N780 - PARDUE - A

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

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

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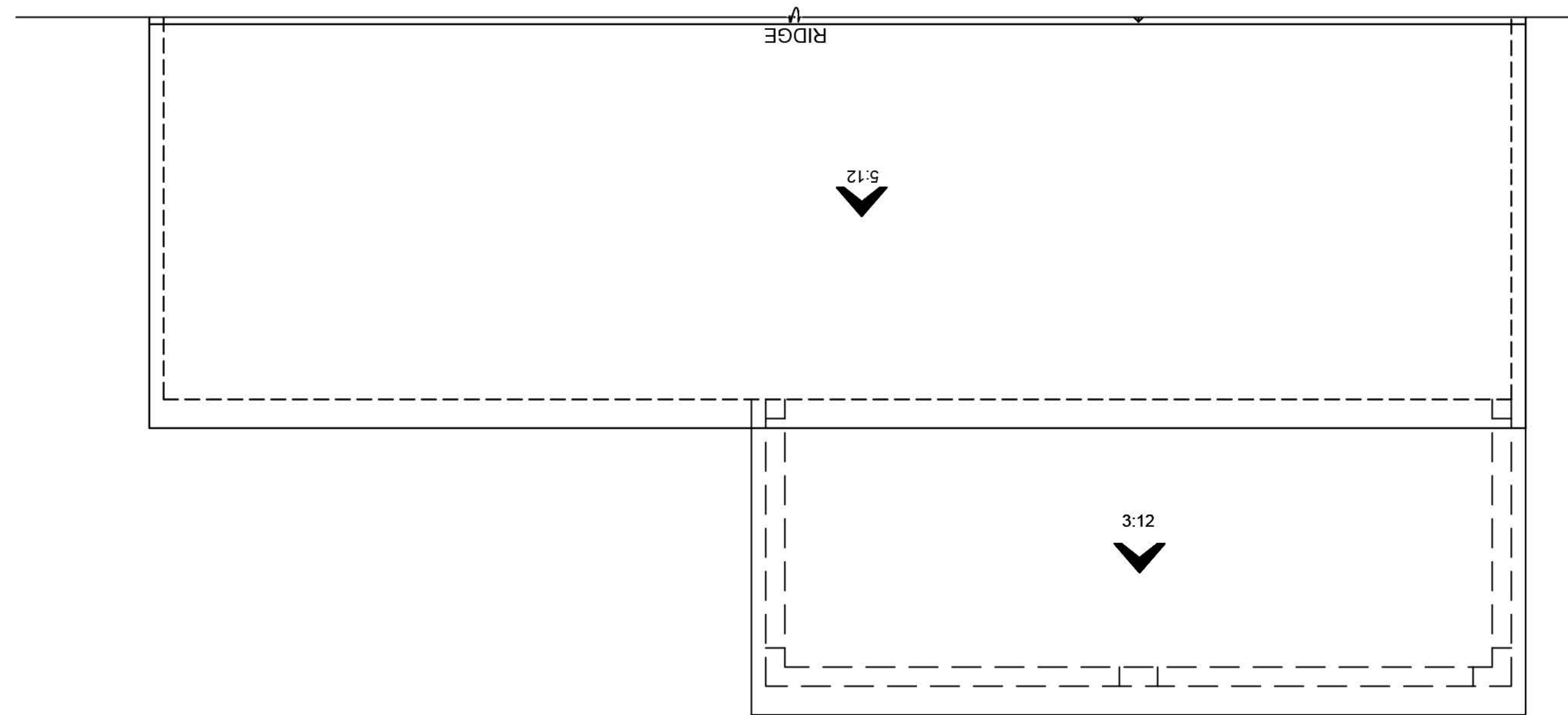
JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N780 PARDUE -
ELEVATION A
OPT. COVERED PATIO

A109

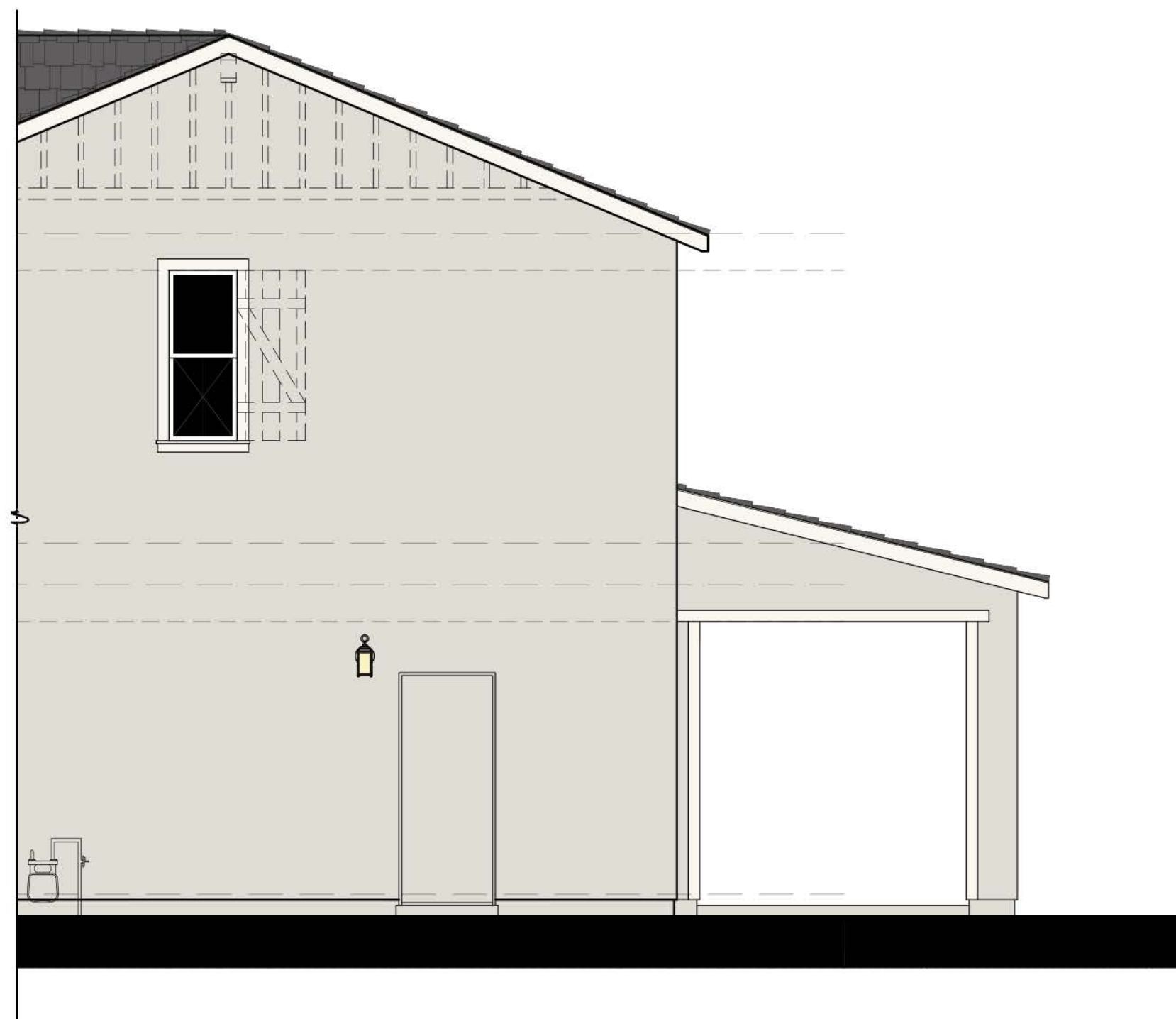
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ROOF PLAN

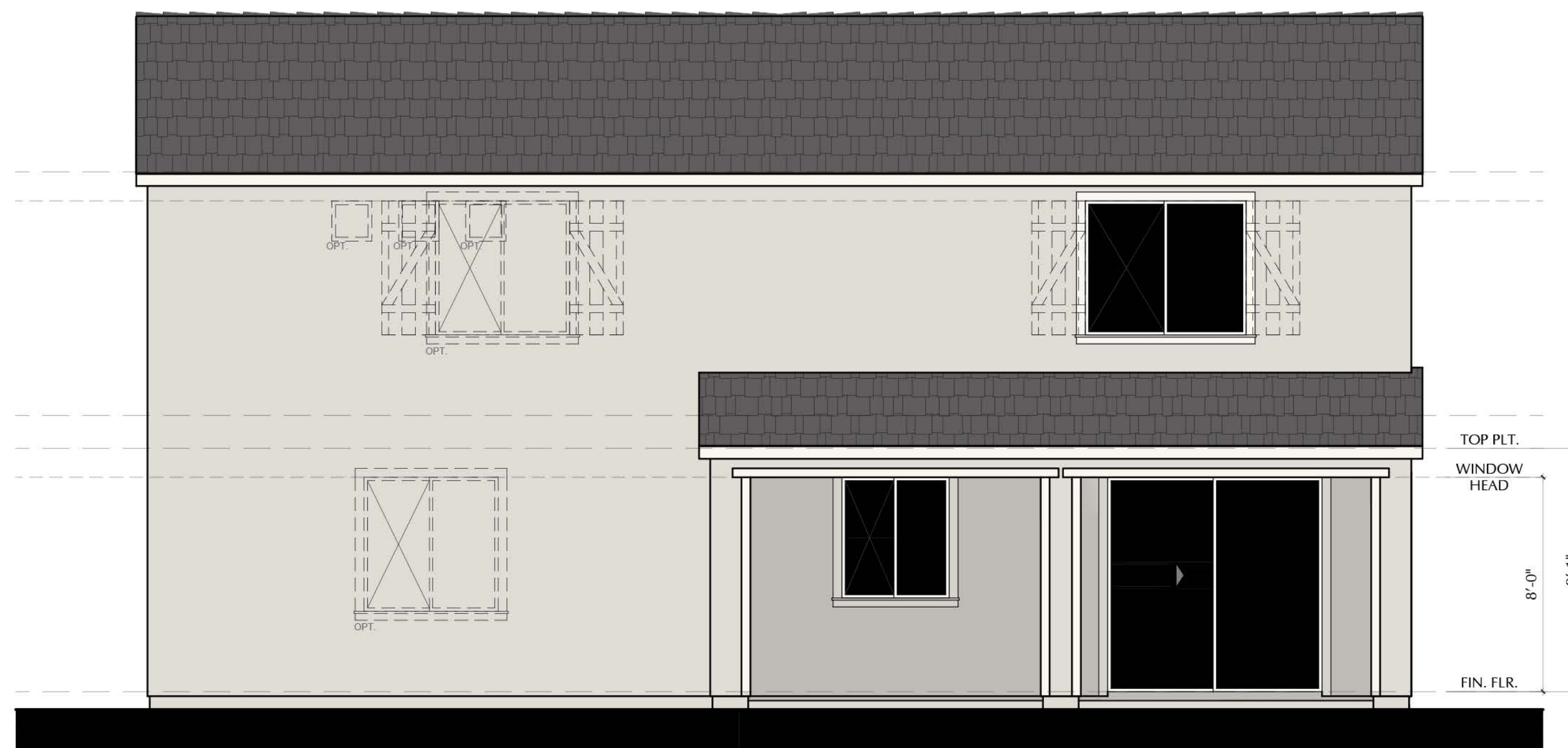
B

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



RIGHT ELEVATION N780 - PARDUE - B

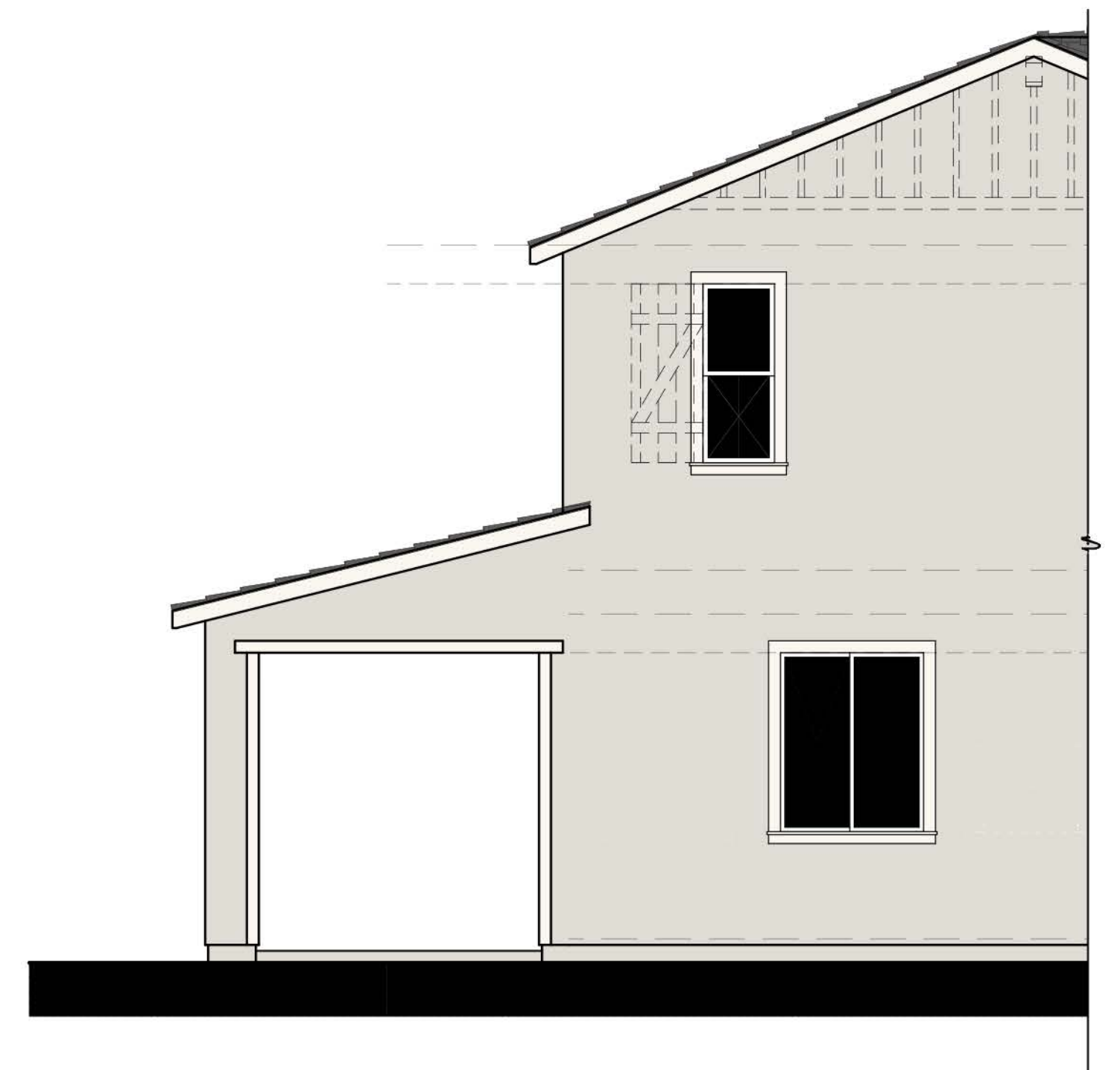
SCALE: 1/4"=1'-0"



REAR ELEVATION

N780 - PARDUE - B

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



LEFT ELEVATION N780 - PARDUE - B

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

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

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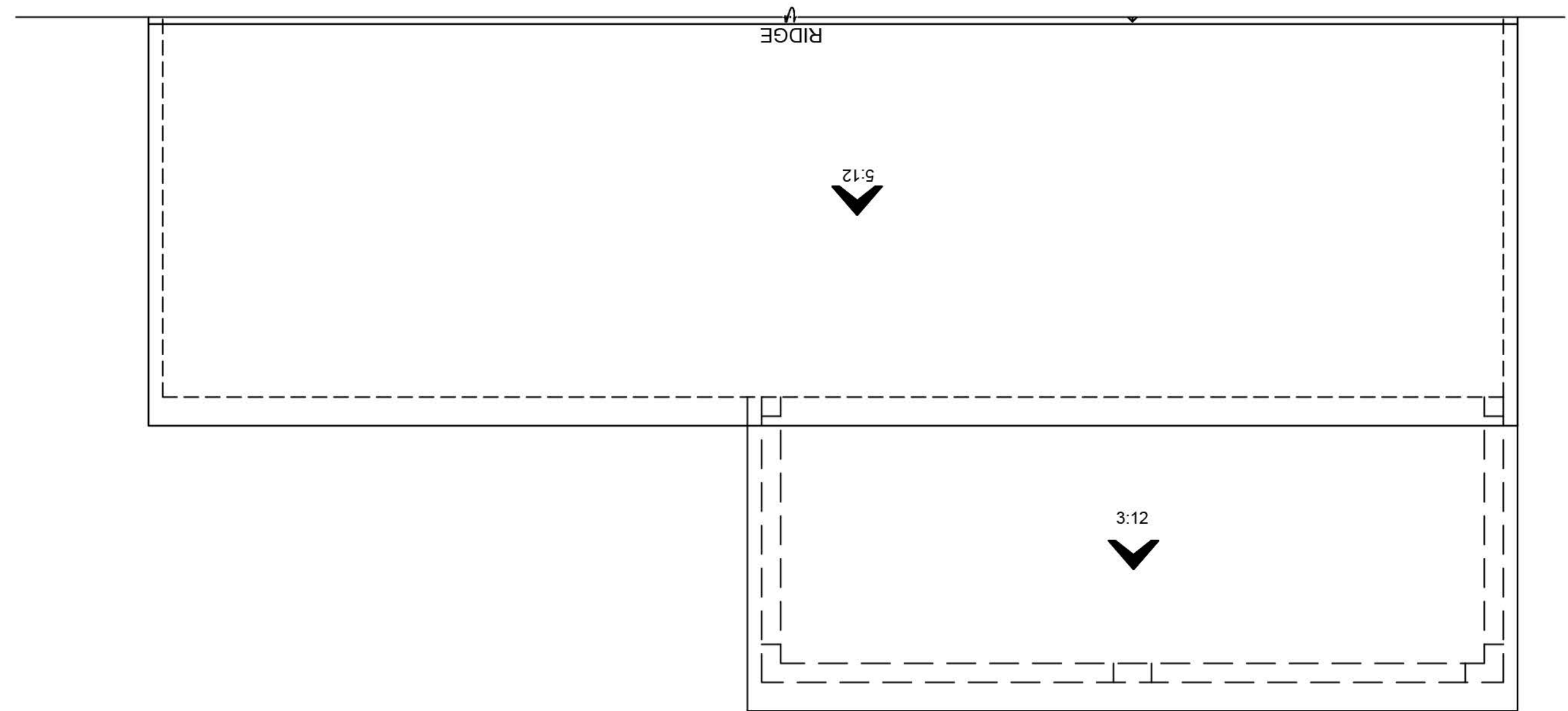
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DATE: NOVEMBER 24th, 2020

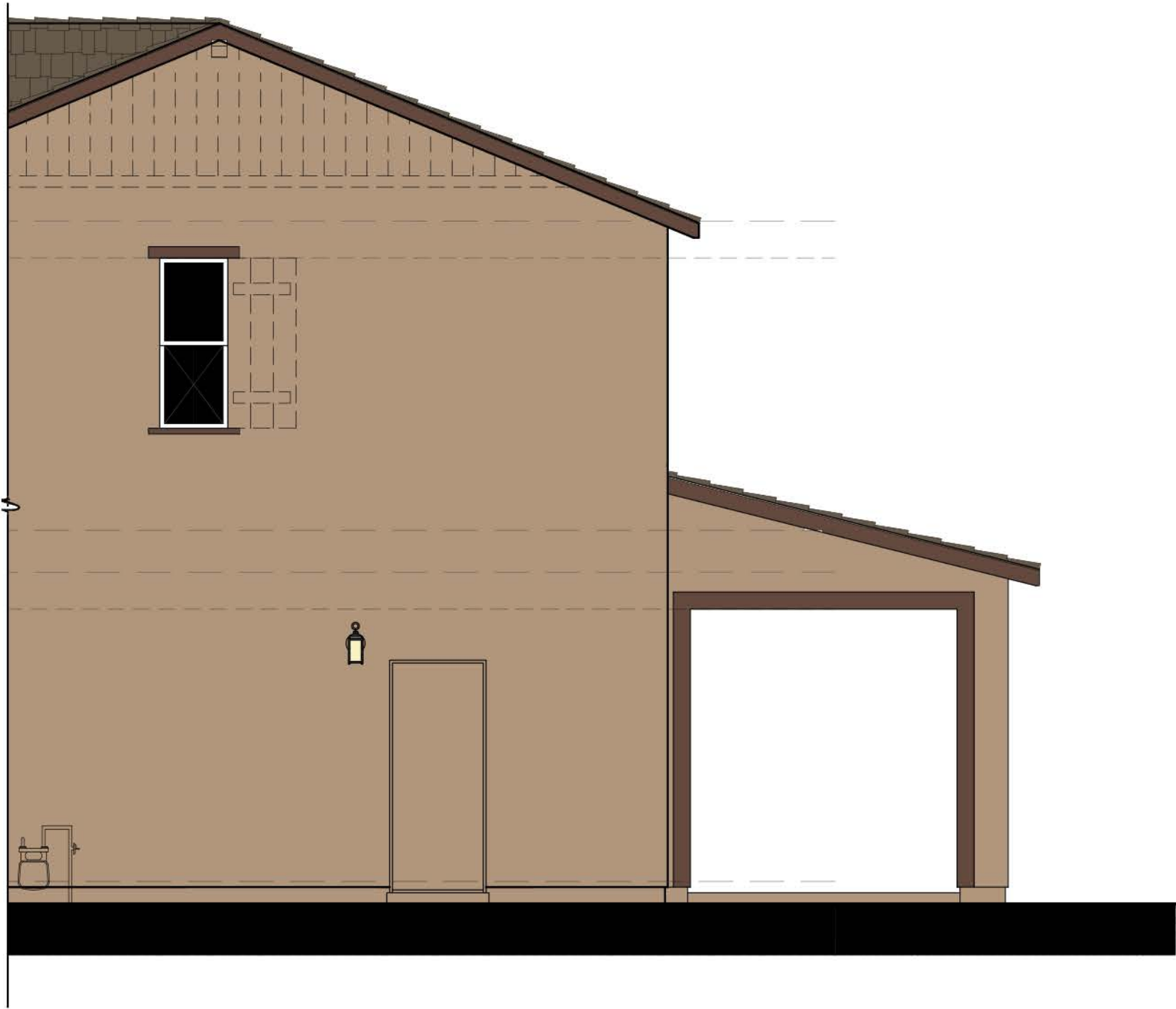
- N780 PARDUE -
ELEVATION B
OPT. COVERED PATIO

A110

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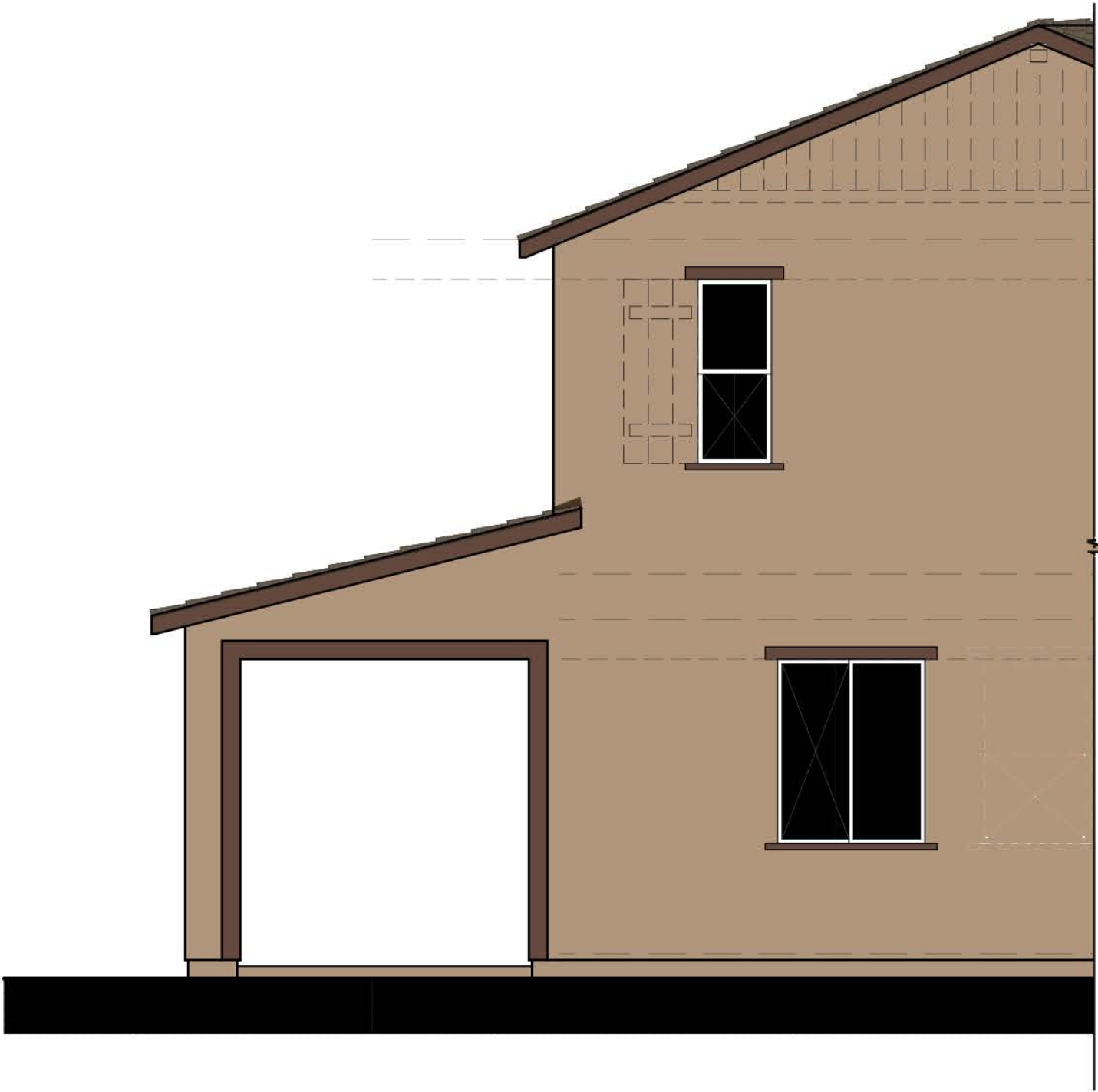
ROOF PLAN C
SCALE: 1/8"=1'-0"



RIGHT ELEVATION N780 - PARDUE - C
SCALE: 1/4"=1'-0"



REAR ELEVATION N780 - PARDUE - C
SCALE: 1/4"=1'-0"



LEFT ELEVATION N780 - PARDUE - C
SCALE: 1/4"=1'-0"

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

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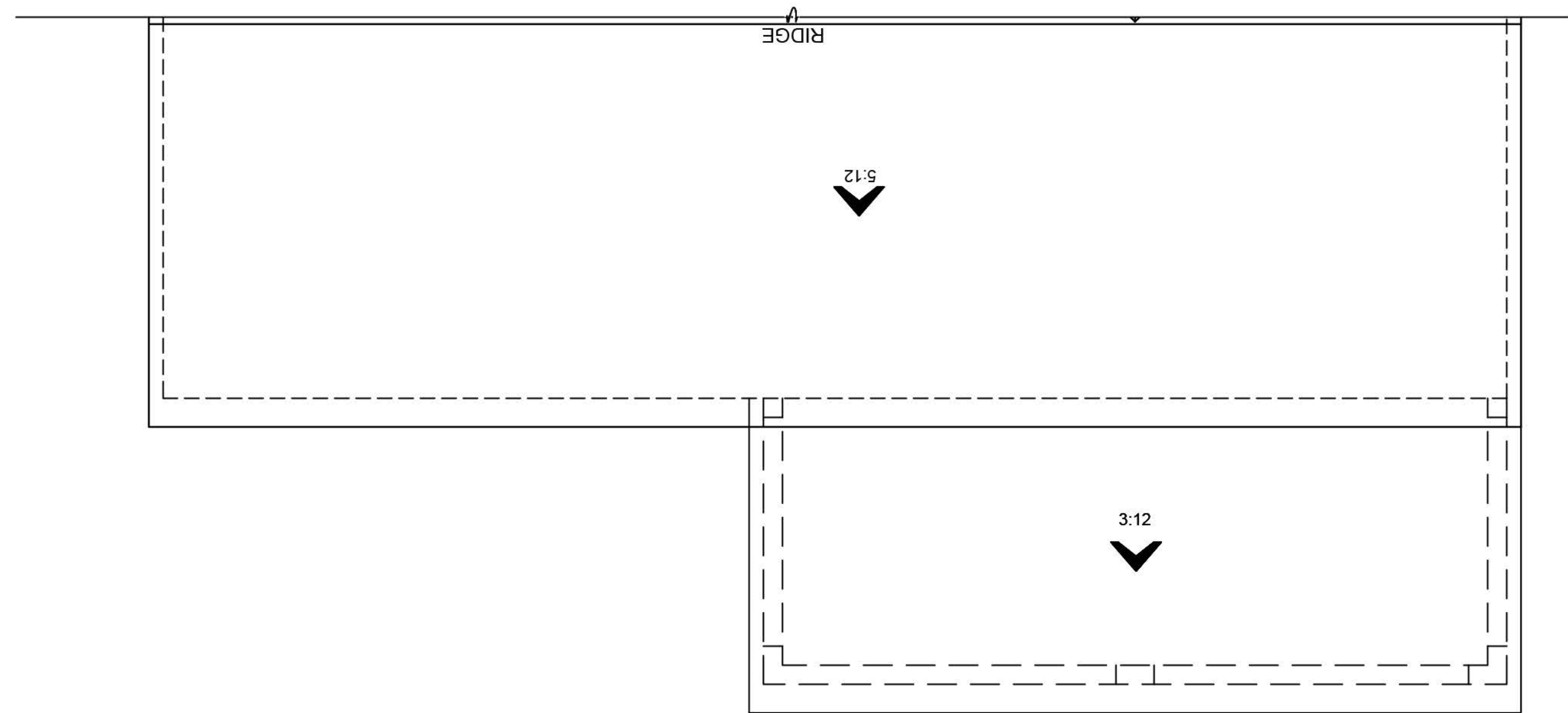


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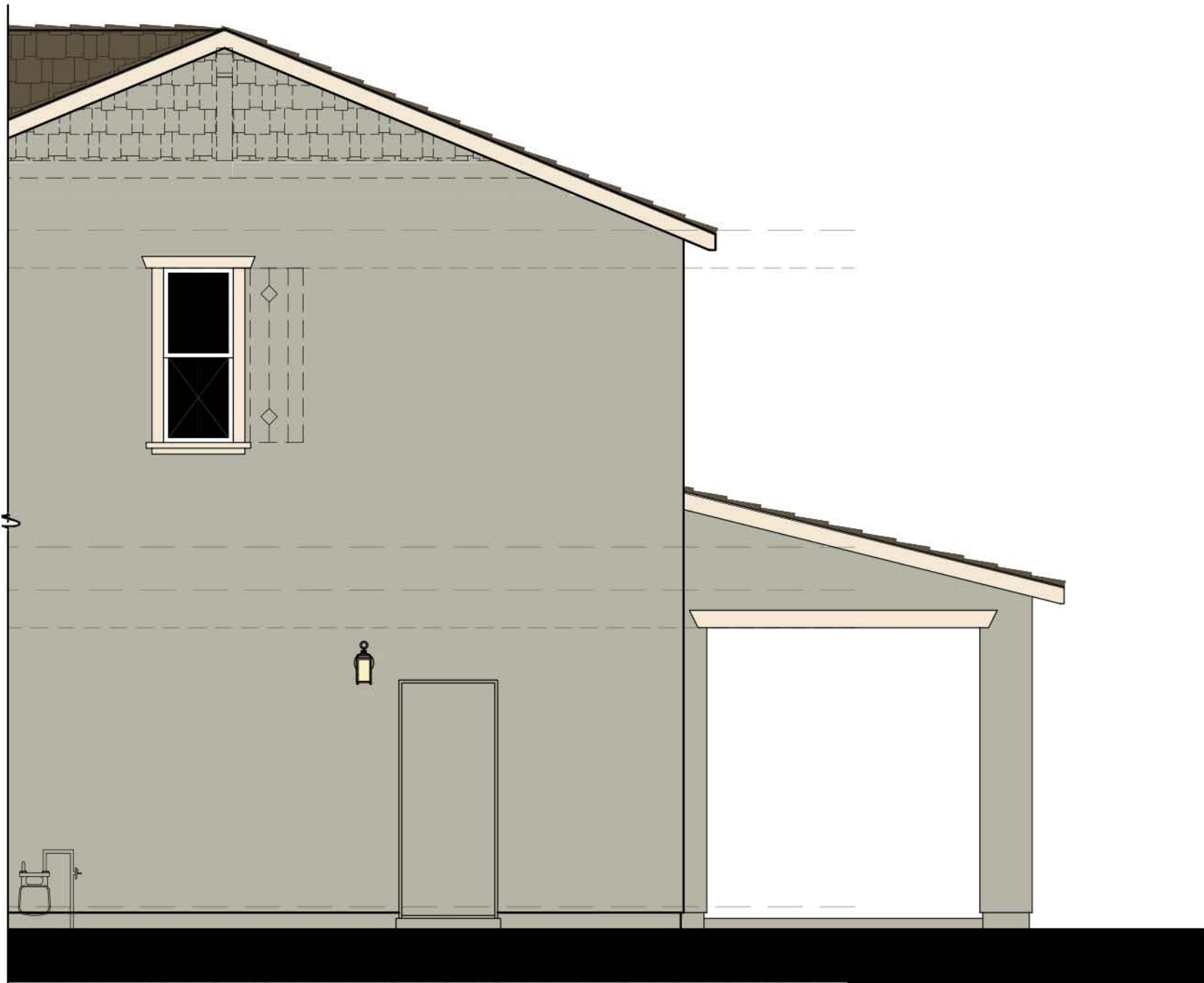
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WOODLAND, CALIFORNIA
JOB # : 109-20118
DATE: NOVEMBER 24th, 2020

- N780 PARDUE -
ELEVATION C
OPT. COVERED PATIO

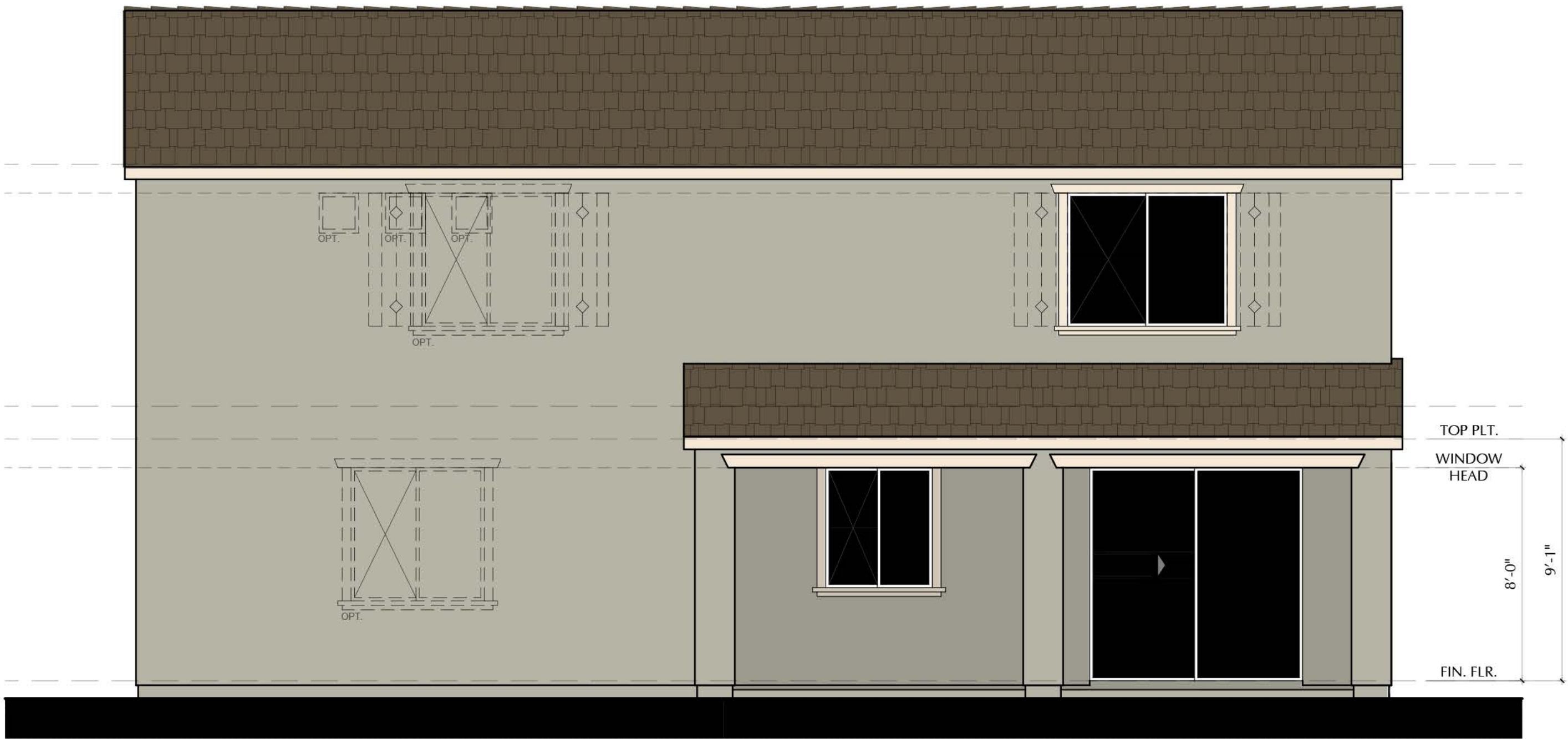
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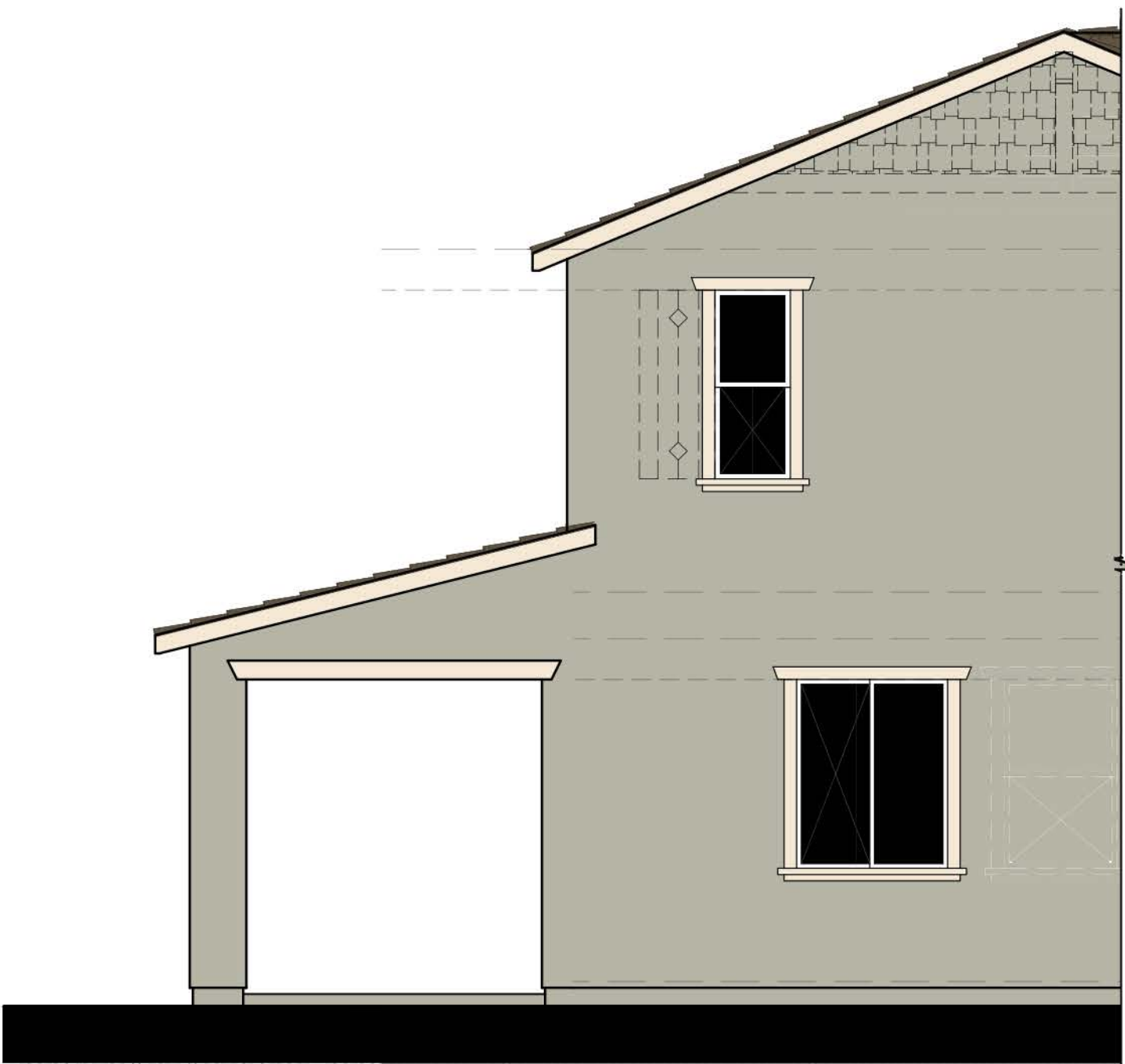
ROOF PLAN D
SCALE: 1/8"=1'-0"



RIGHT ELEVATION N780 - PARDUE - D
SCALE: 1/4"=1'-0"



REAR ELEVATION N780 - PARDUE - D
SCALE: 1/4"=1'-0"



LEFT ELEVATION N780 - PARDUE - D
SCALE: 1/4"=1'-0"

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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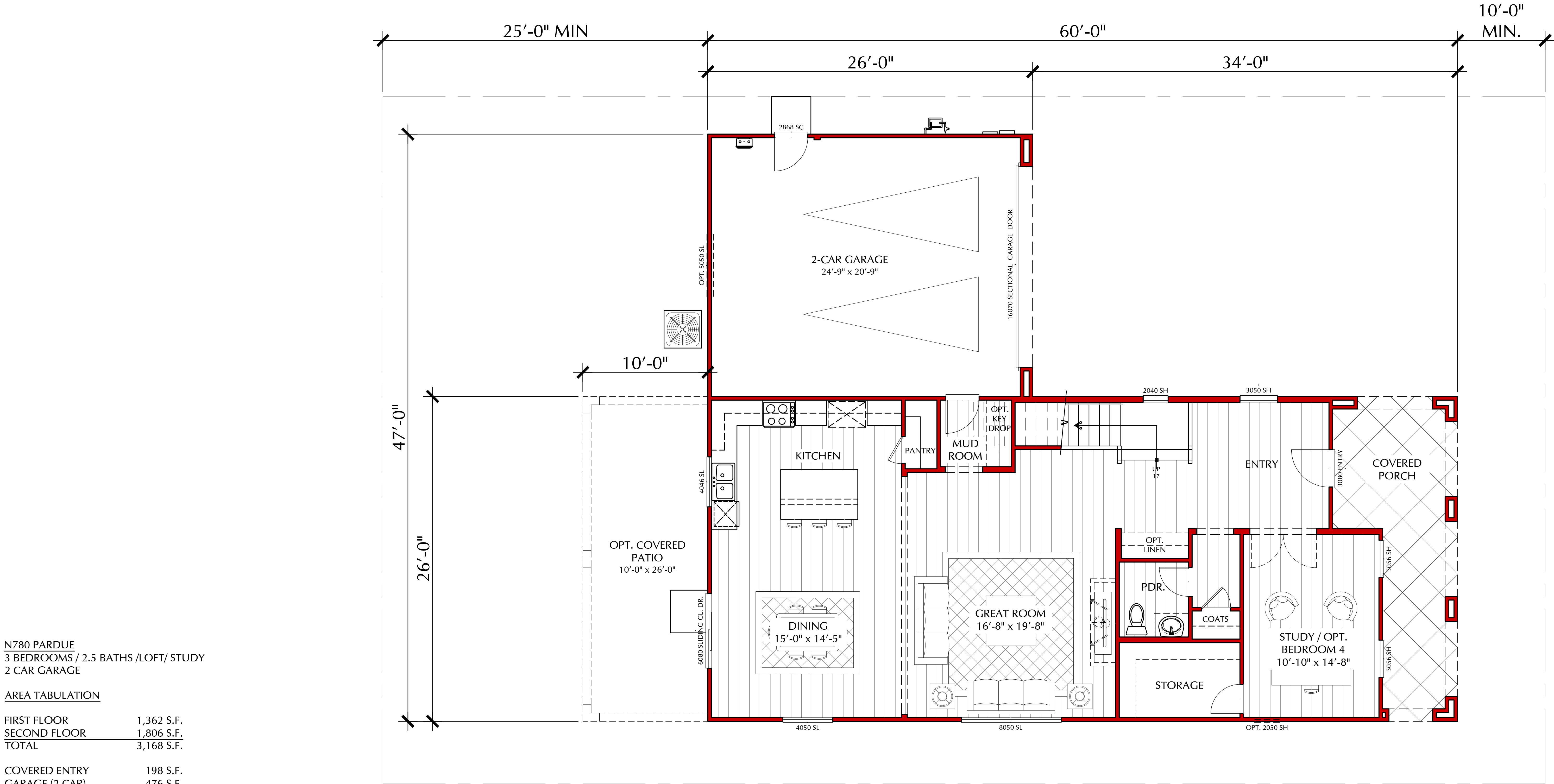
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- N780 PARDUE -
ELEVATION D
OPT. COVERED PATIO

A112

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FIRST FLOOR

FLOOR PLAN REFLECTS 'A' ELEVATION

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



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- N780 PARDUE -
FIRST FLOOR PLAN

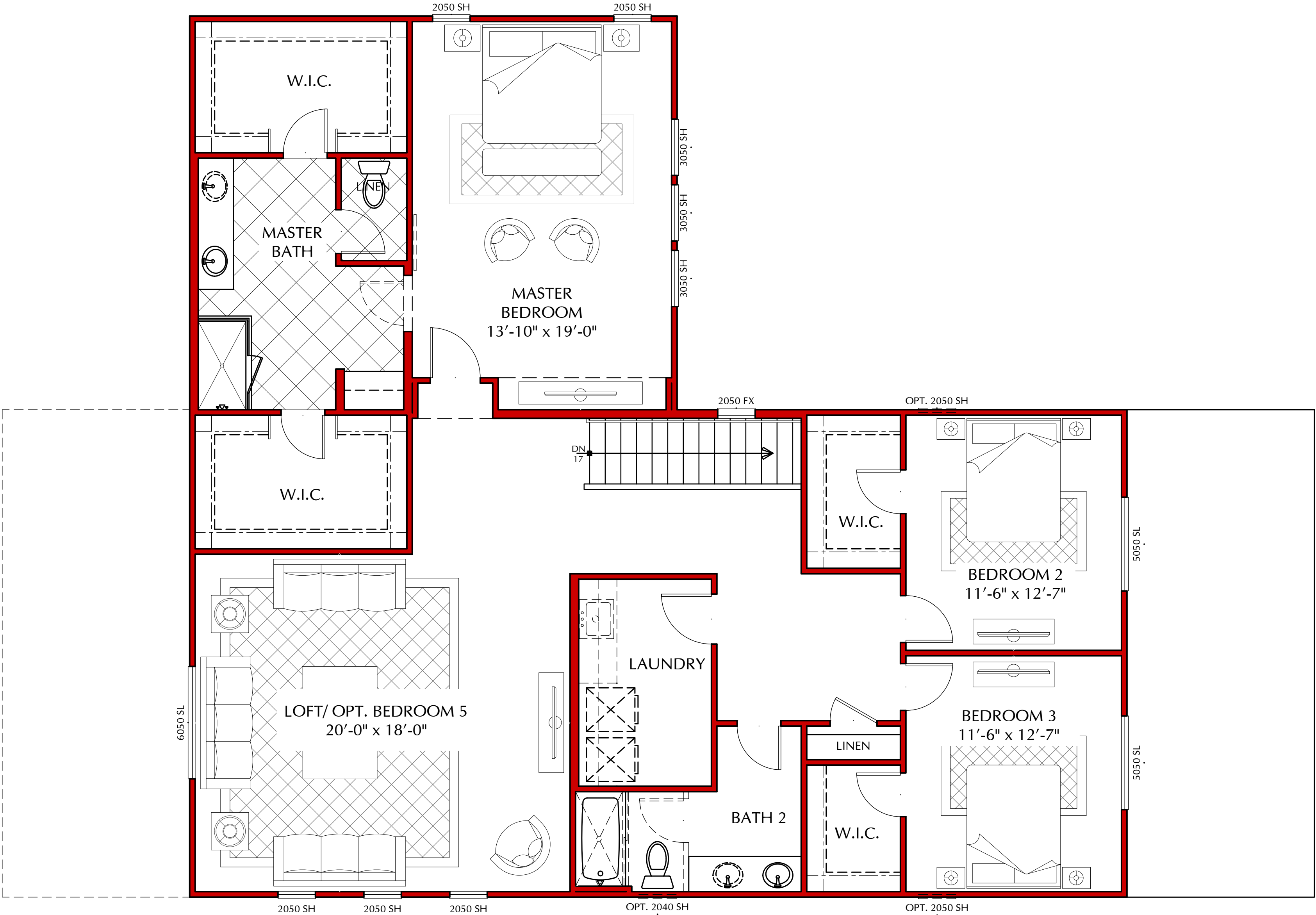
A113

N780 PARDUE
3 BEDROOMS / 2.5 BATHS /LOFT/ STUDY
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	1,362 S.F.
SECOND FLOOR	1,806 S.F.
TOTAL	3,168 S.F.

COVERED ENTRY	198 S.F.
GARAGE (2 CAR)	476 S.F.



SECOND FLOOR

FLOOR PLAN REFLECTS 'A' ELEVATION

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



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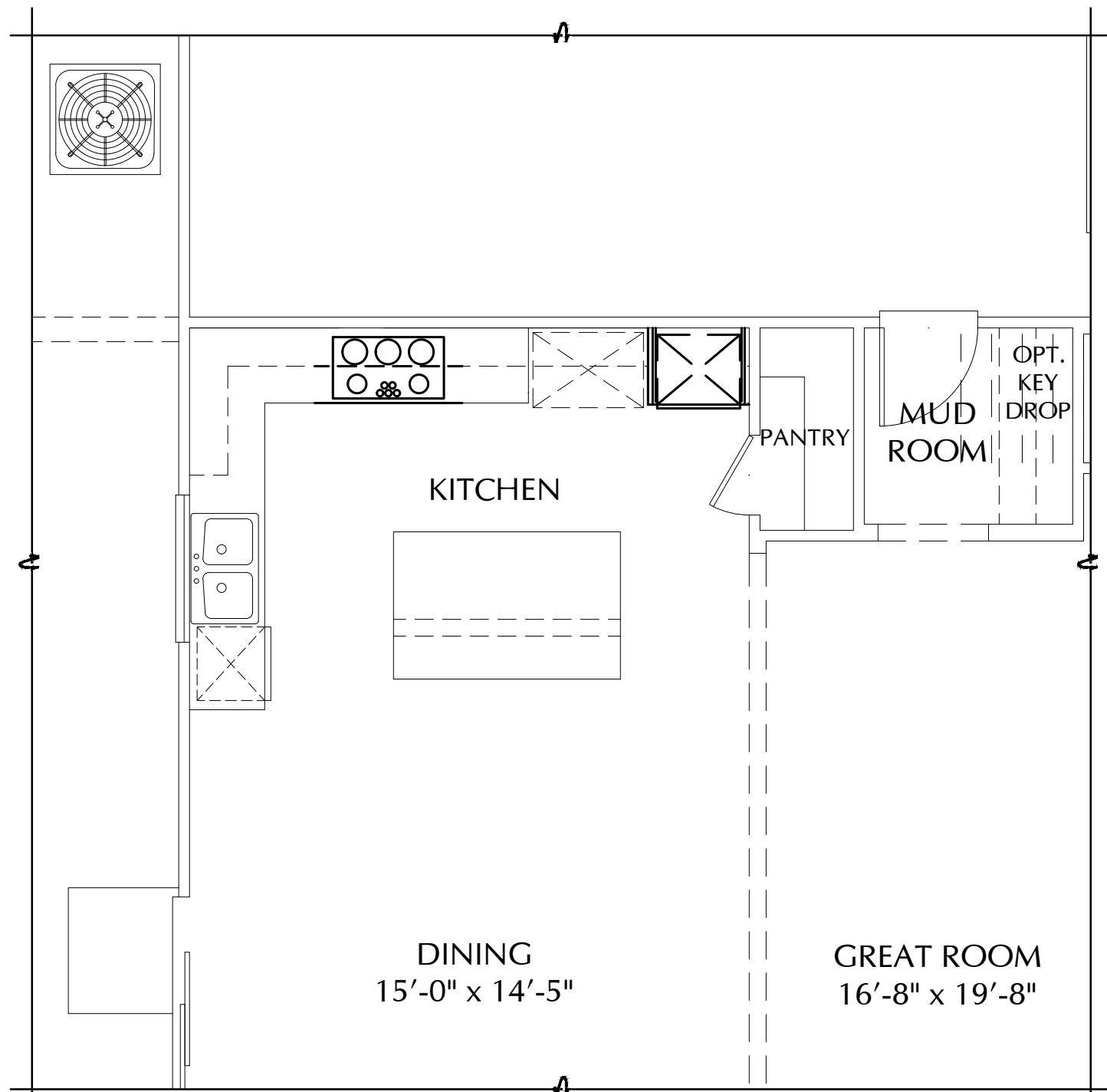
WOODLAND, CALIFORNIA

JOB # : 109-20118

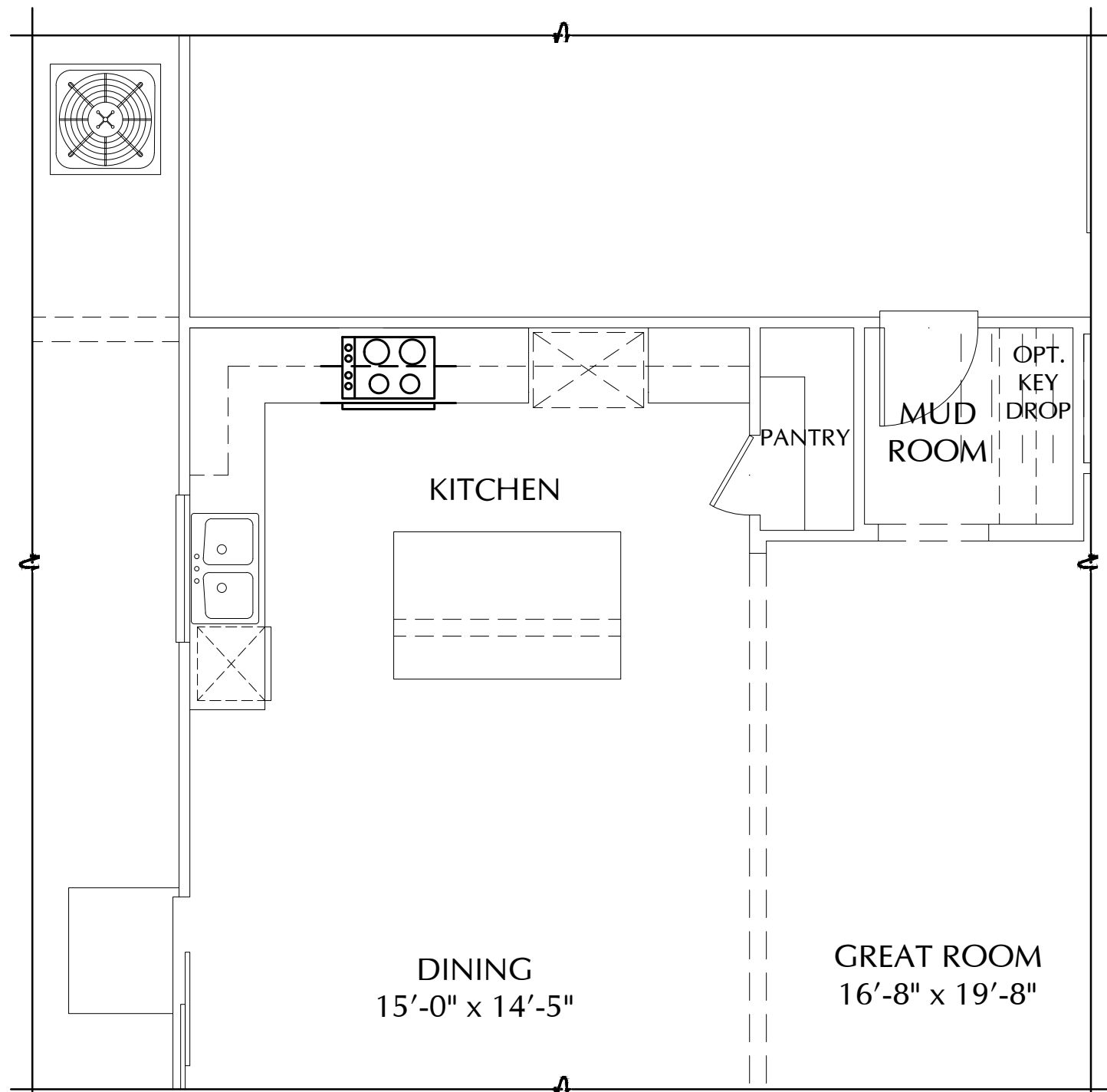
DATE: NOVEMBER 24th, 2020

- N780 PARDUE -
SECOND FLOOR PLAN

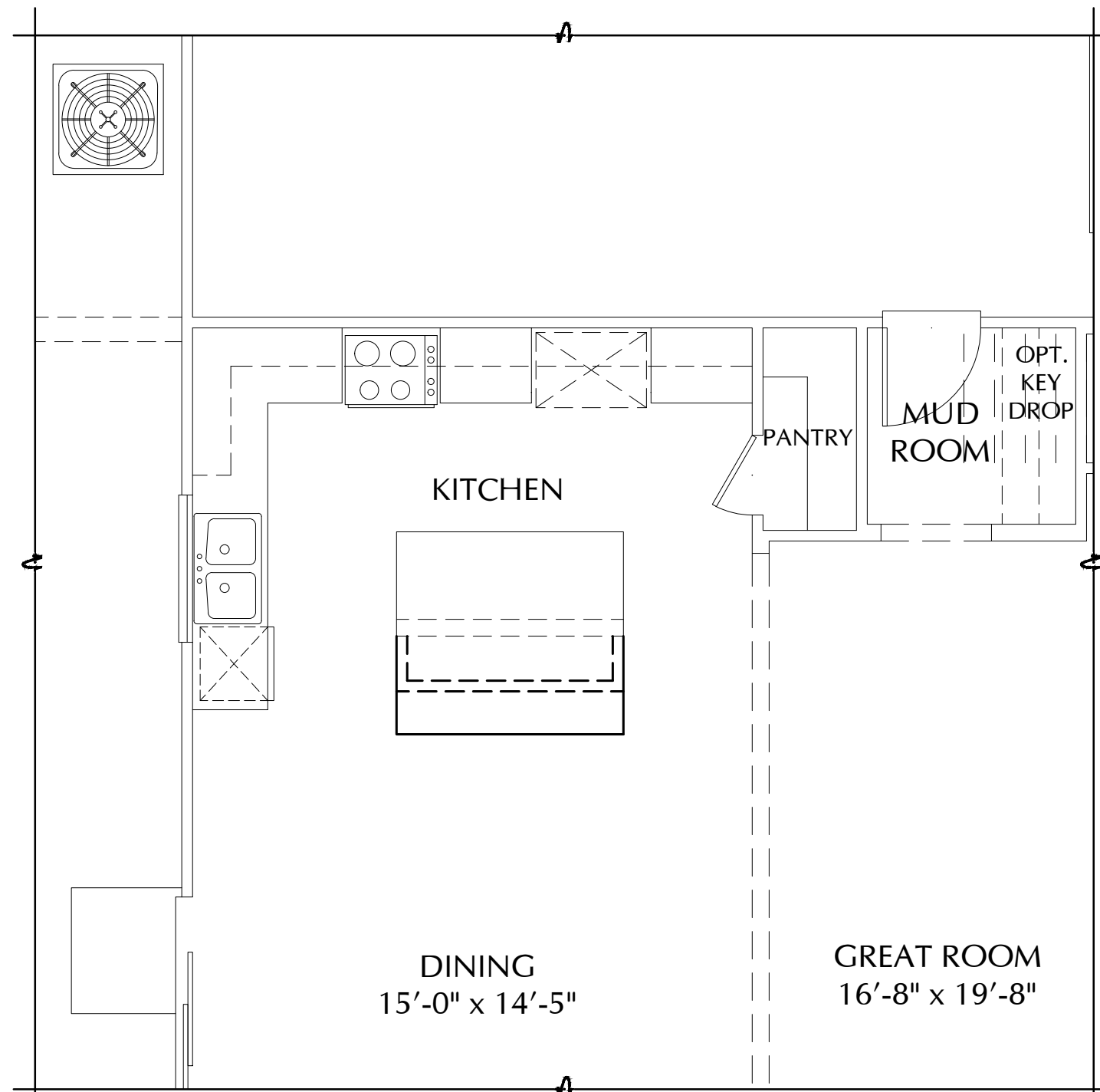
A114



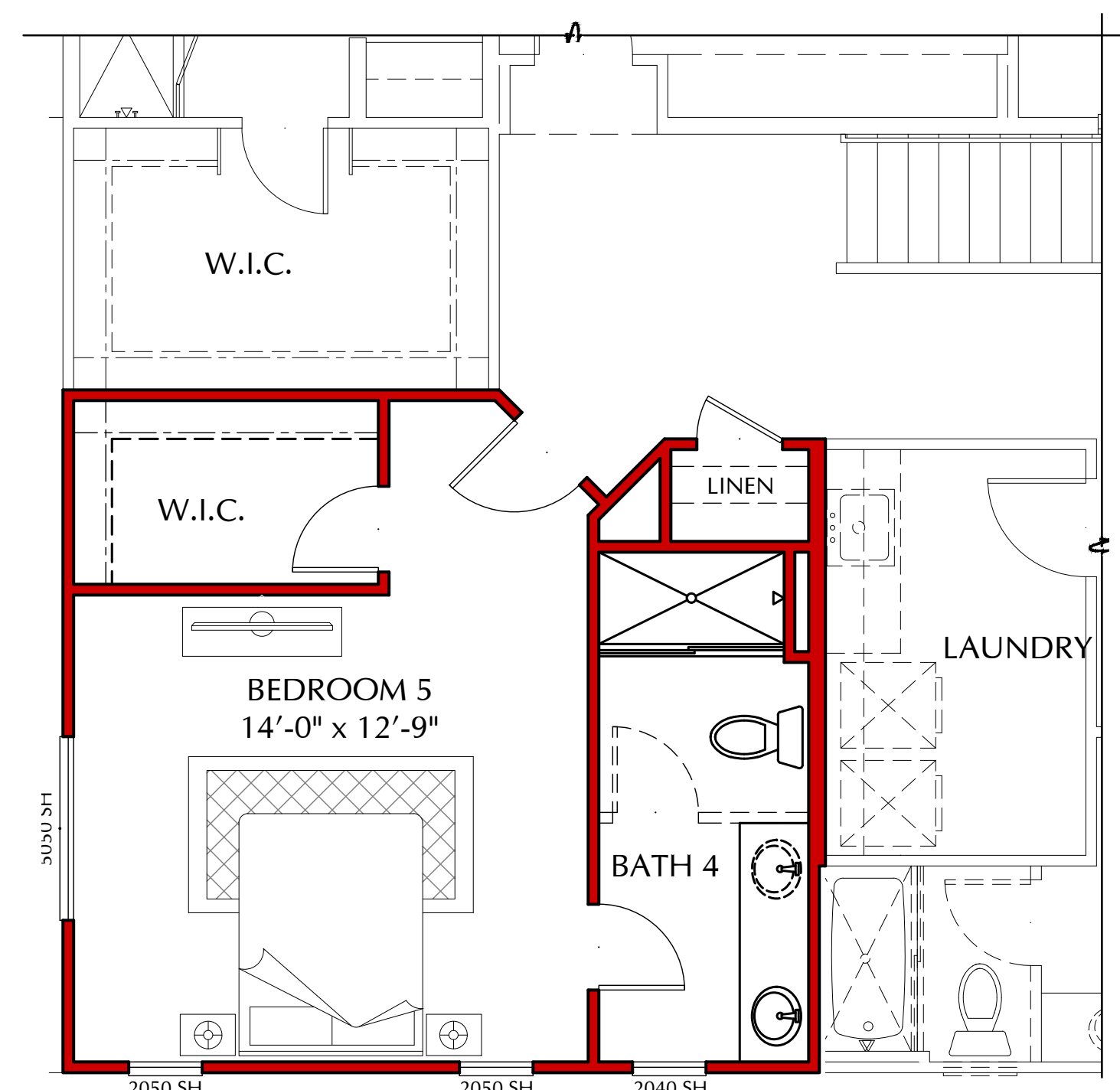
OPT. GOURMET KITCHEN PLAN N780
SCALE: 1/4" = 1'-0"



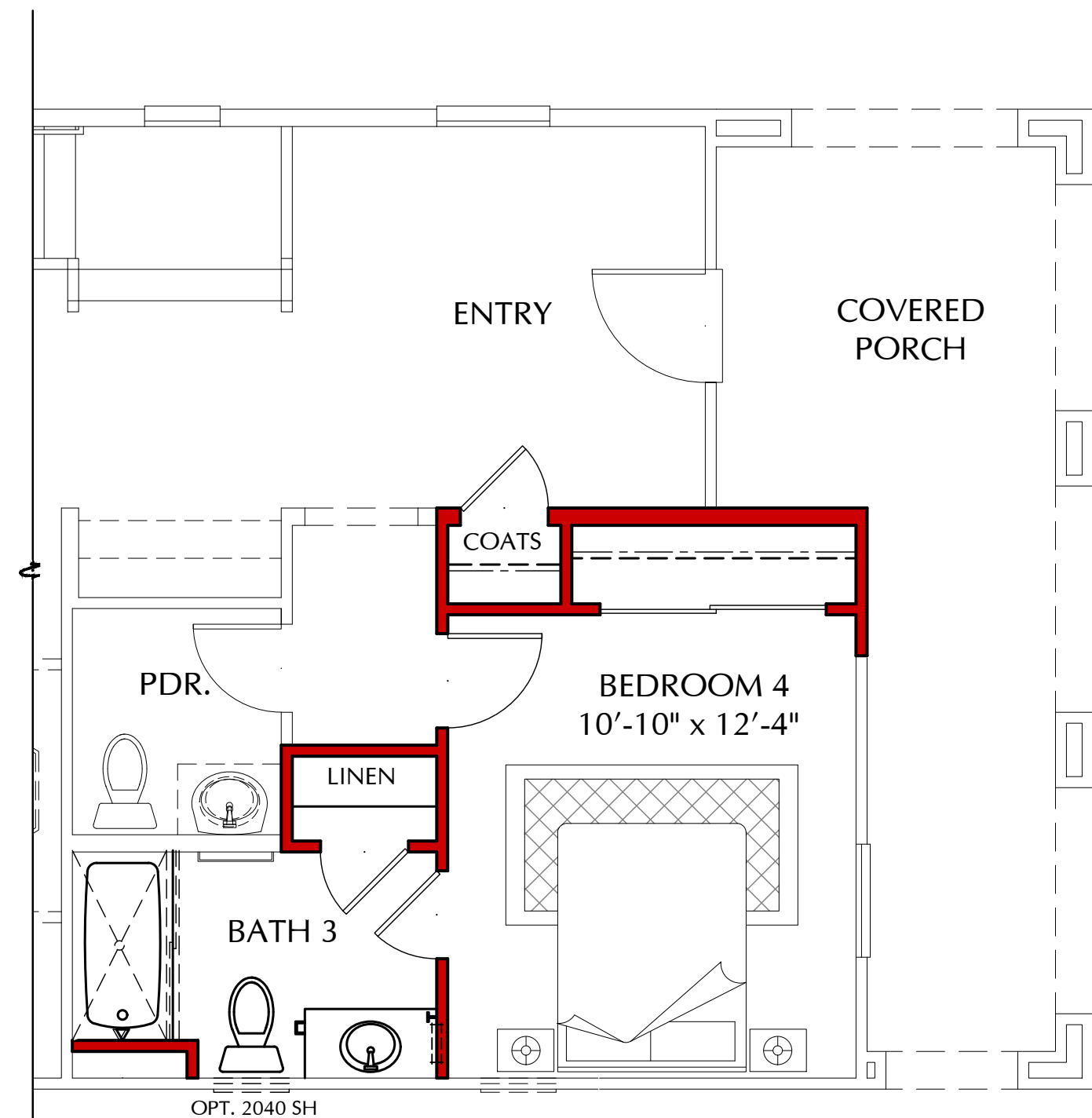
OPT. GOURMET LITE KITCHEN PLAN N780
SCALE: 1/4" = 1'-0"



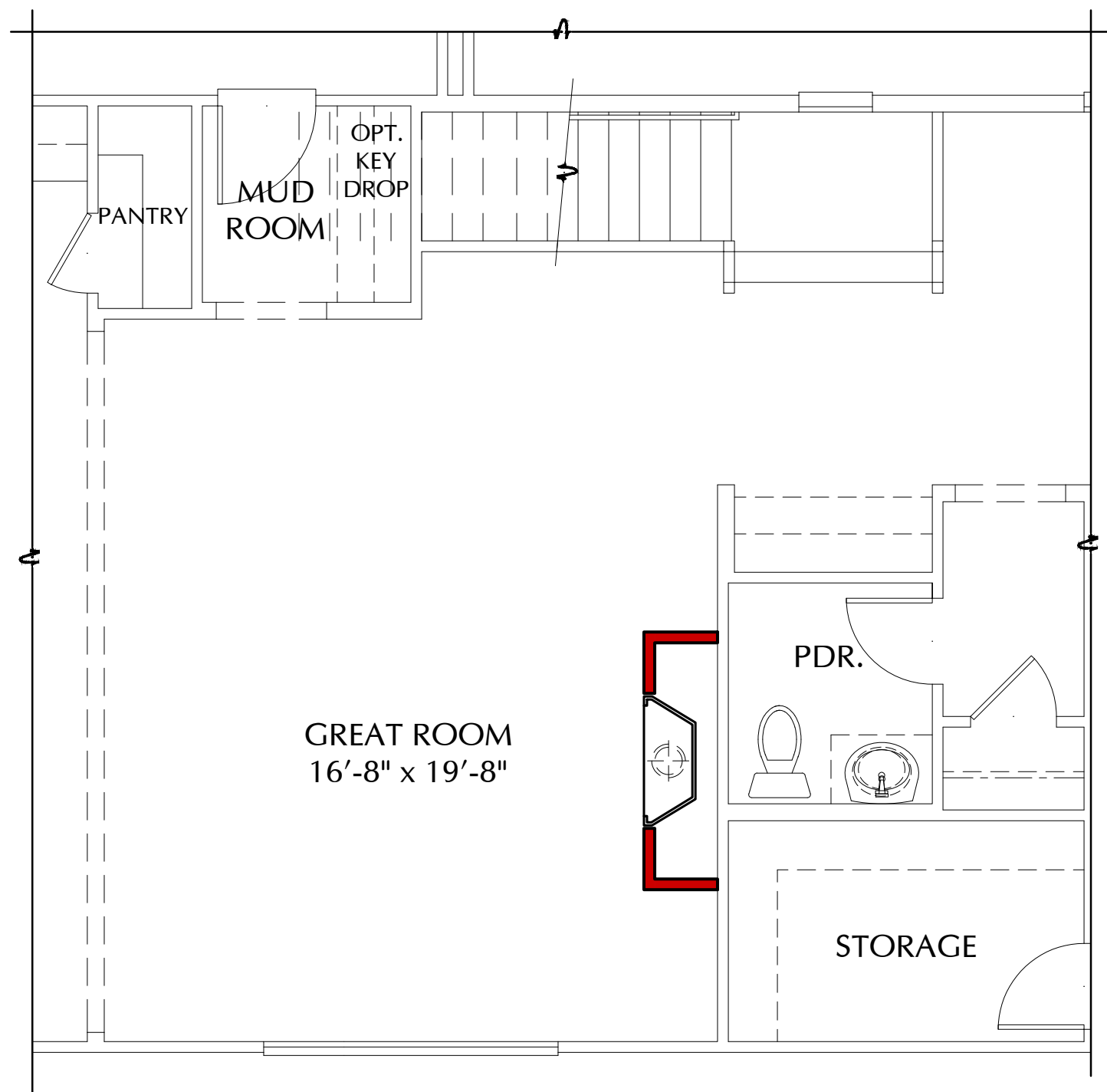
OPT. EXTENDED ISLAND PLAN N780
SCALE: 1/4" = 1'-0"



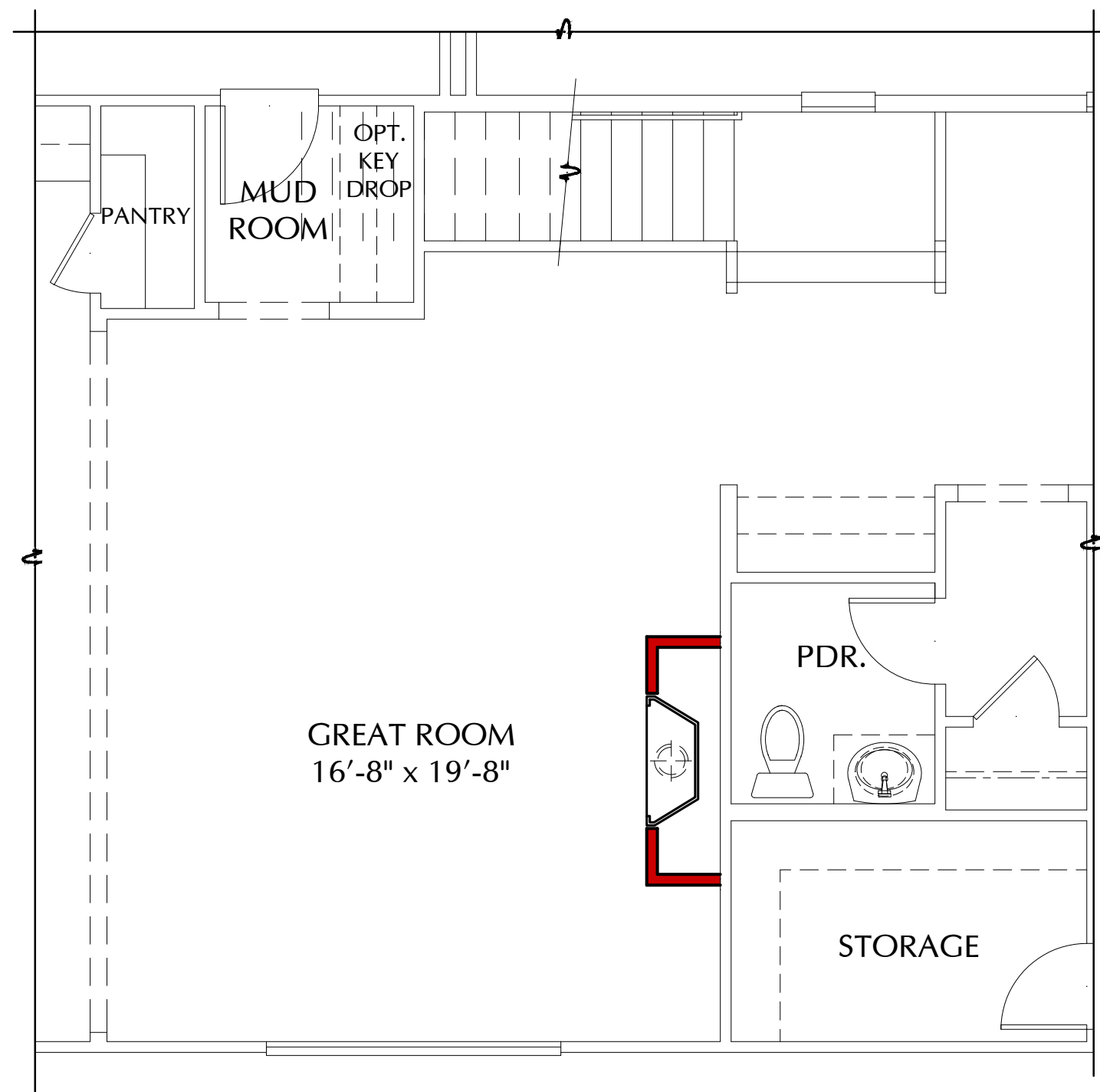
OPT. BEDROOM 5 / BATH 4 PLAN N780
IN LIEU OF LOFT
SCALE: 1/4" = 1'-0"



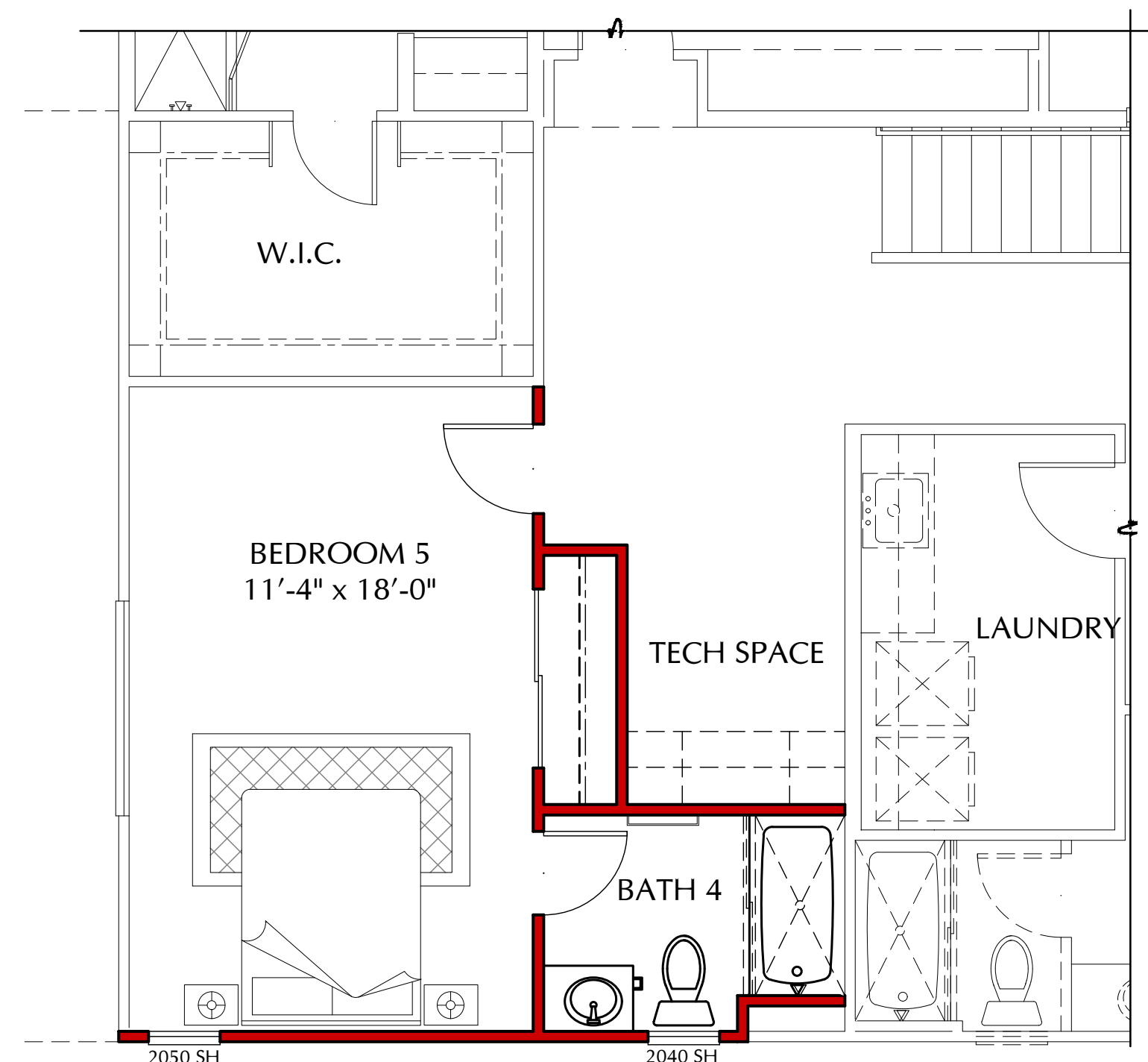
OPT. BEDROOM 4 / BATH 3 PLAN N780
IN LIEU OF STUDY
SCALE: 1/4" = 1'-0"



OPT. TRADITIONAL FIREPLACE PLAN N780
SCALE: 1/4" = 1'-0"



OPT. CONTEMPORARY FIREPLACE PLAN N780
SCALE: 1/4" = 1'-0"



OPT. TECH PLAN N780
AT OPT. BEDROOM 5 / BATH 4
SCALE: 1/4" = 1'-0"

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



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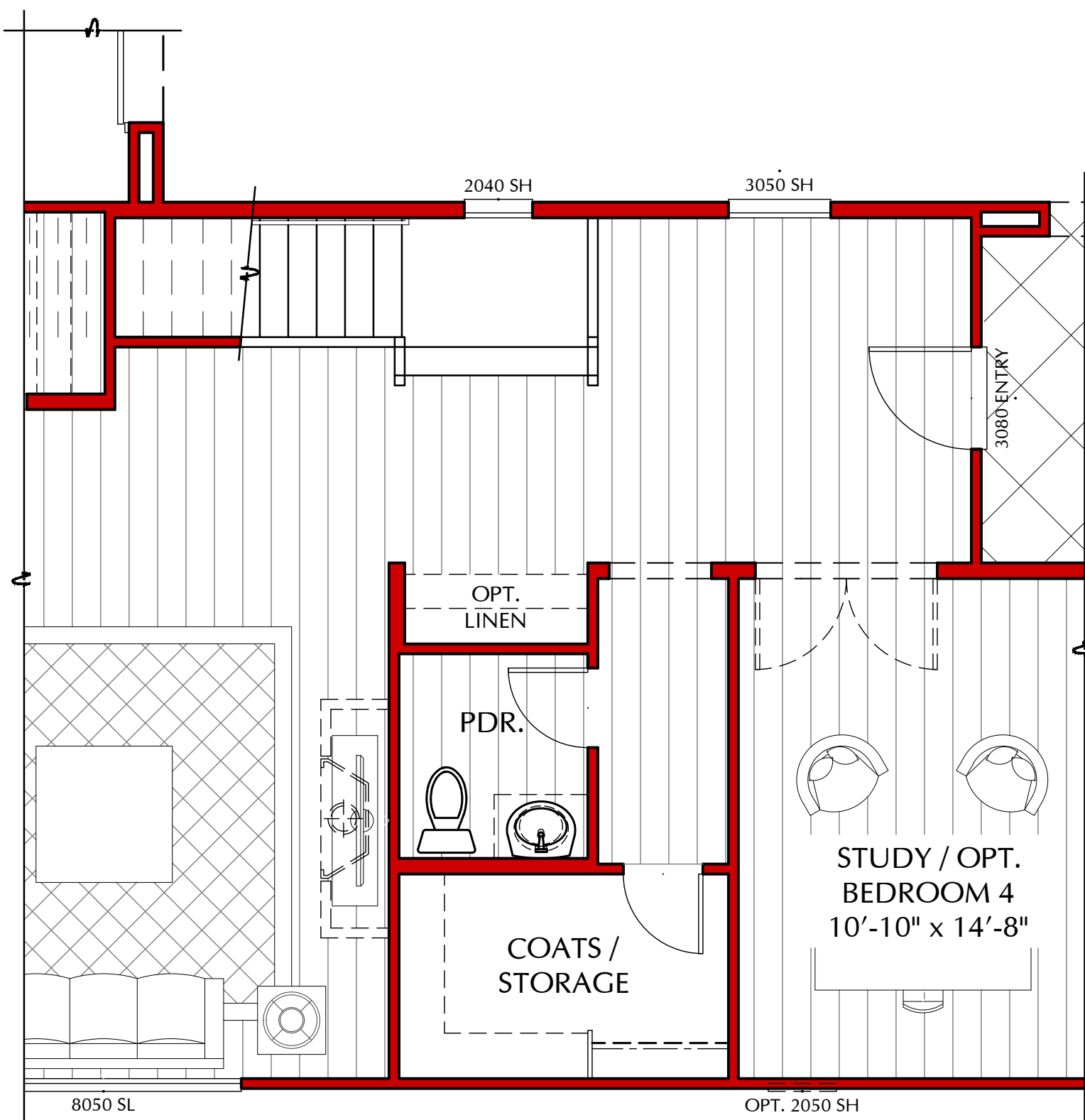
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- N780 PARDUE -
FLOOR PLAN OPTIONS

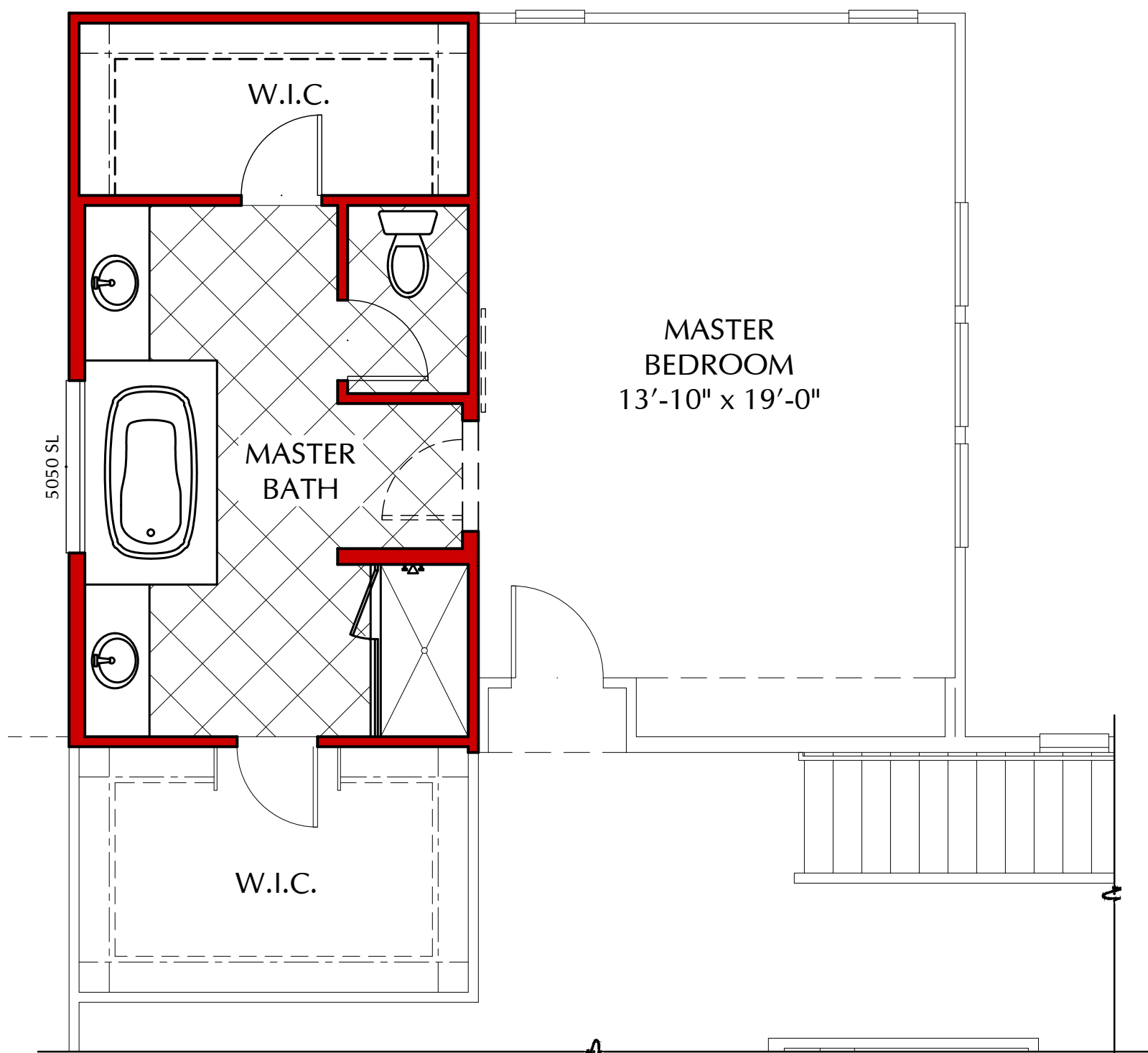
A115

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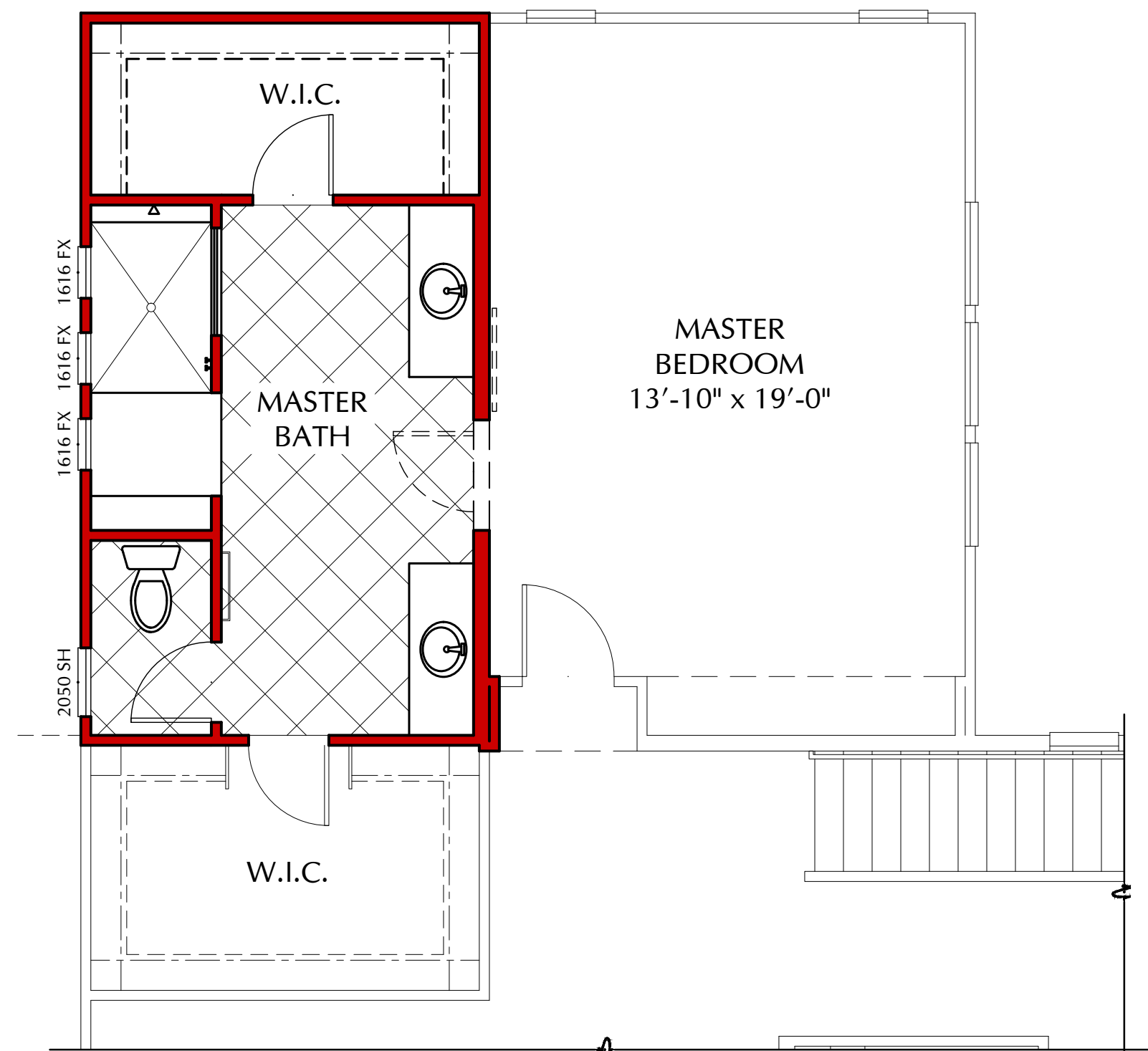
ALT. COAT / STORAGE PLAN N780

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



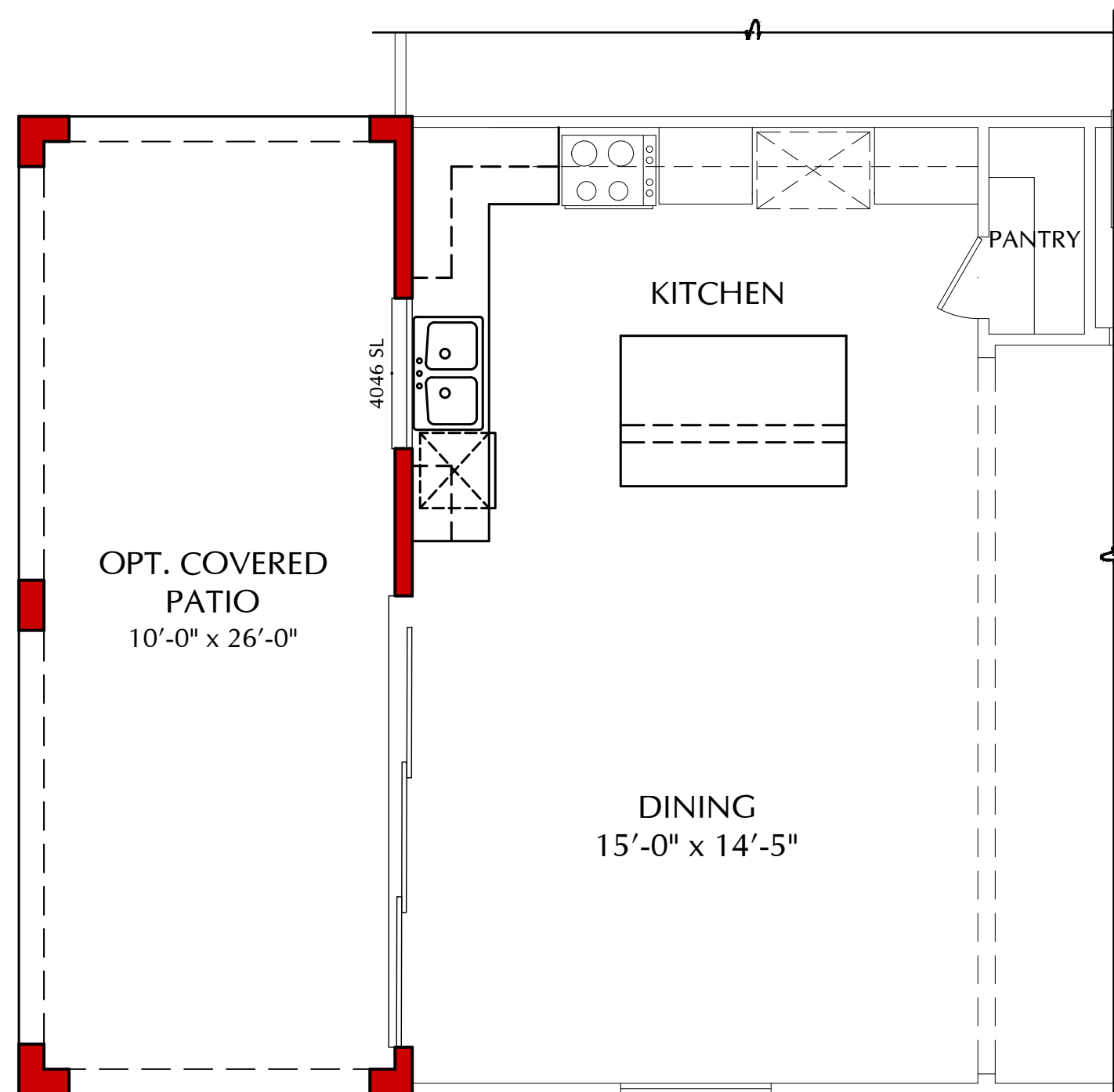
OPT. DELUXE MASTER BATH PLAN N780

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



OPT. WALK-IN SHOWER PLAN N780

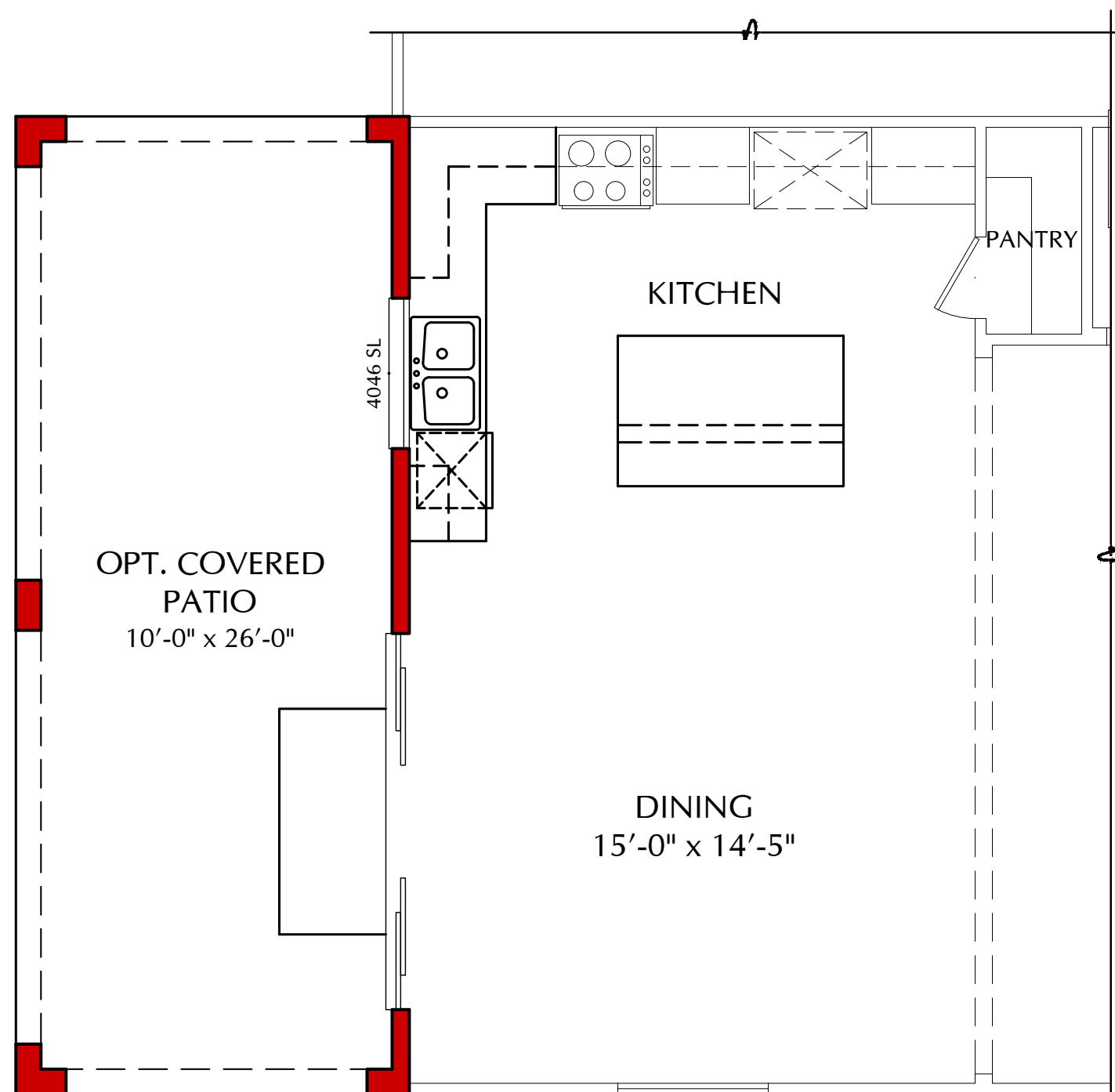
SCALE: 1/4" = 1'-0"



OPT. 12080 MULTI-SLIDE DR. PLAN N780

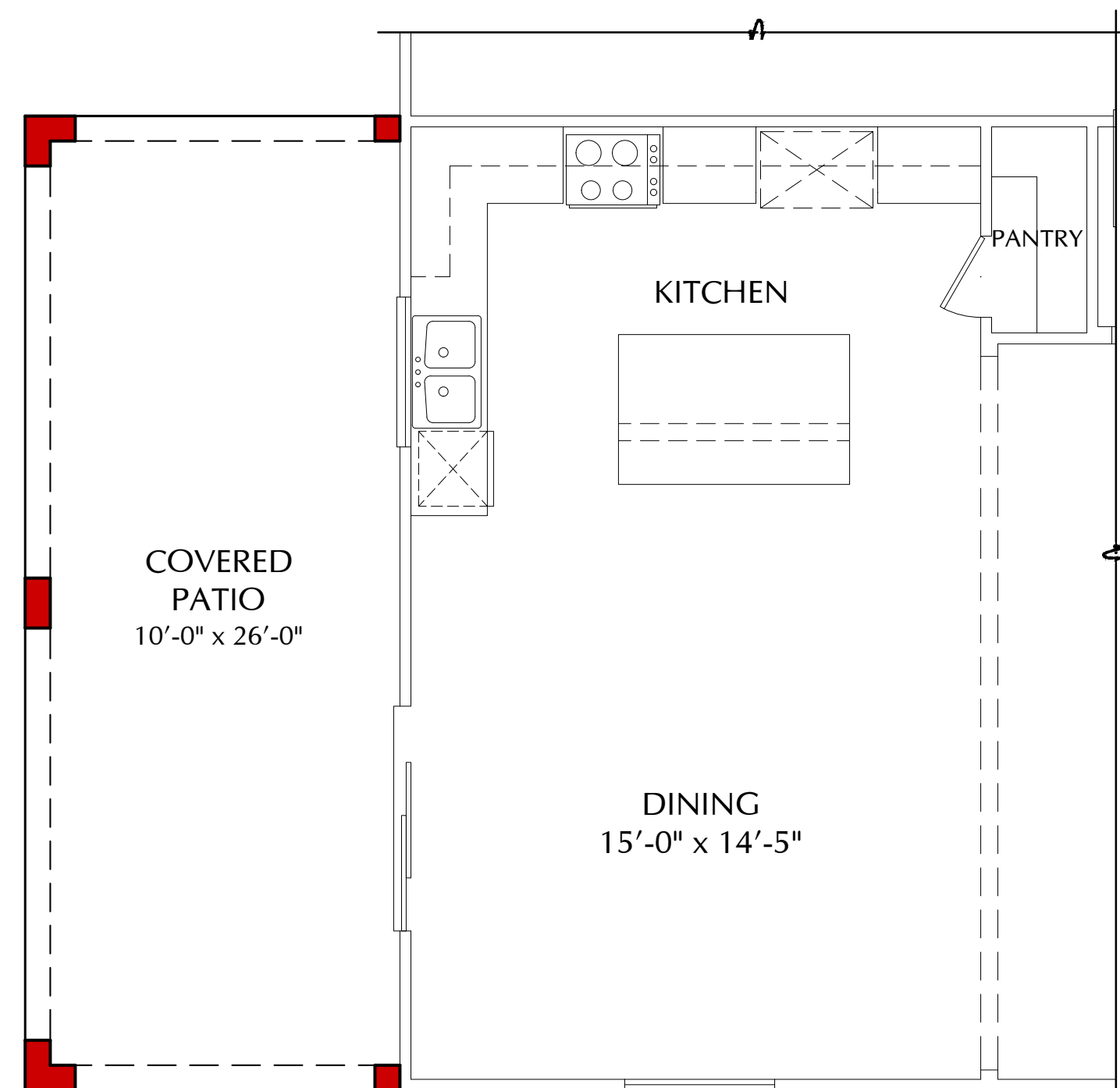
AVAILABLE ONLY AT COVERED PATIO OPTION

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



OPT. 10080 CENTER-MEET DR. PLAN N780

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



OPT. COVERED PATIO PLAN N780

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

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



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HARVEST AT SPRING LAKE WOODLAND, CALIFORNIA

JOB # : 109-20118
DATE: NOVEMBER 24th, 2020

- N780 PARDUE - FLOOR PLAN OPTIONS

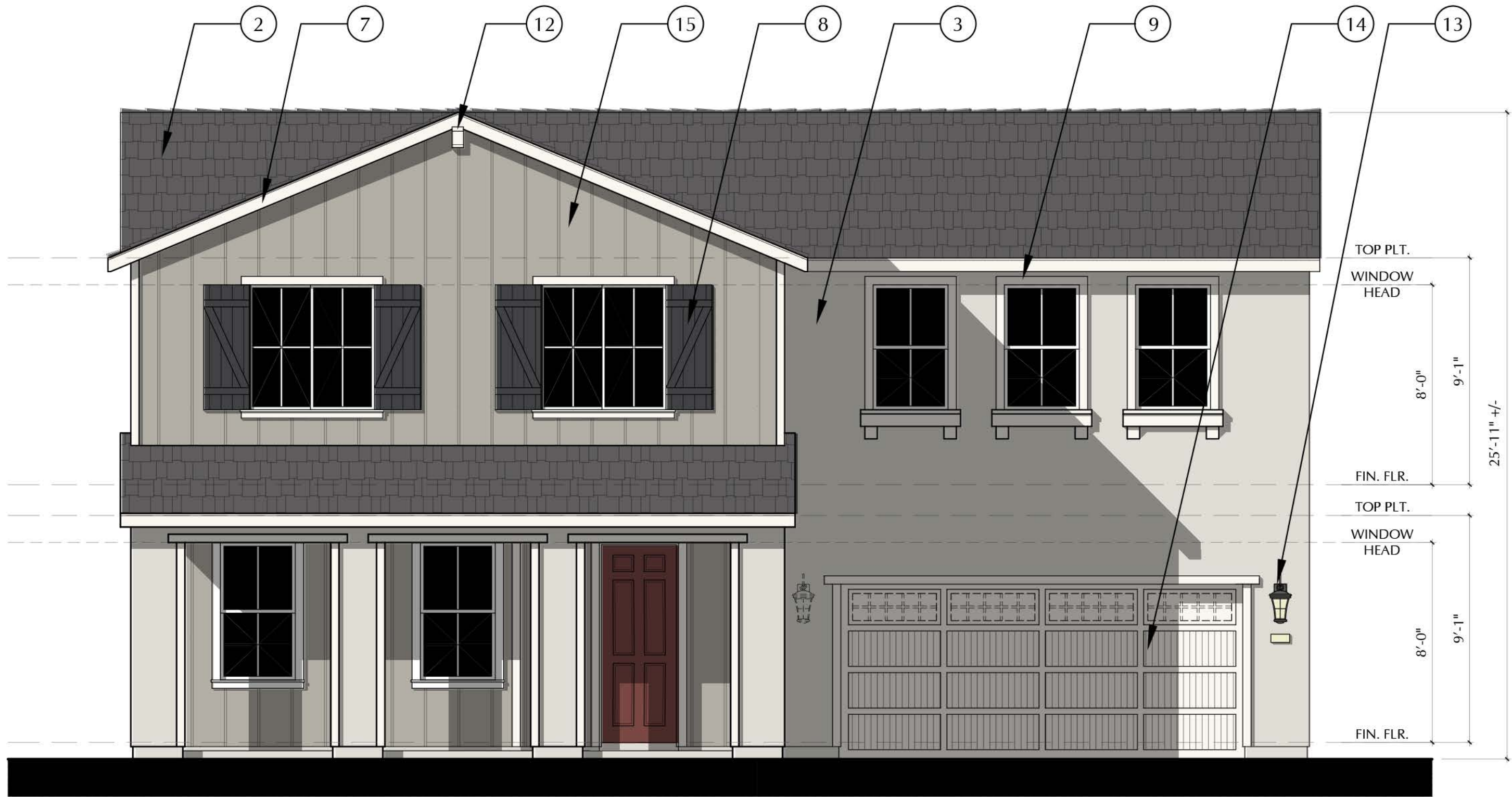
A116



FRONT ELEVATION

N780 - PARDUE - A

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



FRONT ELEVATION

N780 - PARDUE - B

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

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



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N780 PARDUE -
 FRONT ELEVATIONS
 A & B

A117

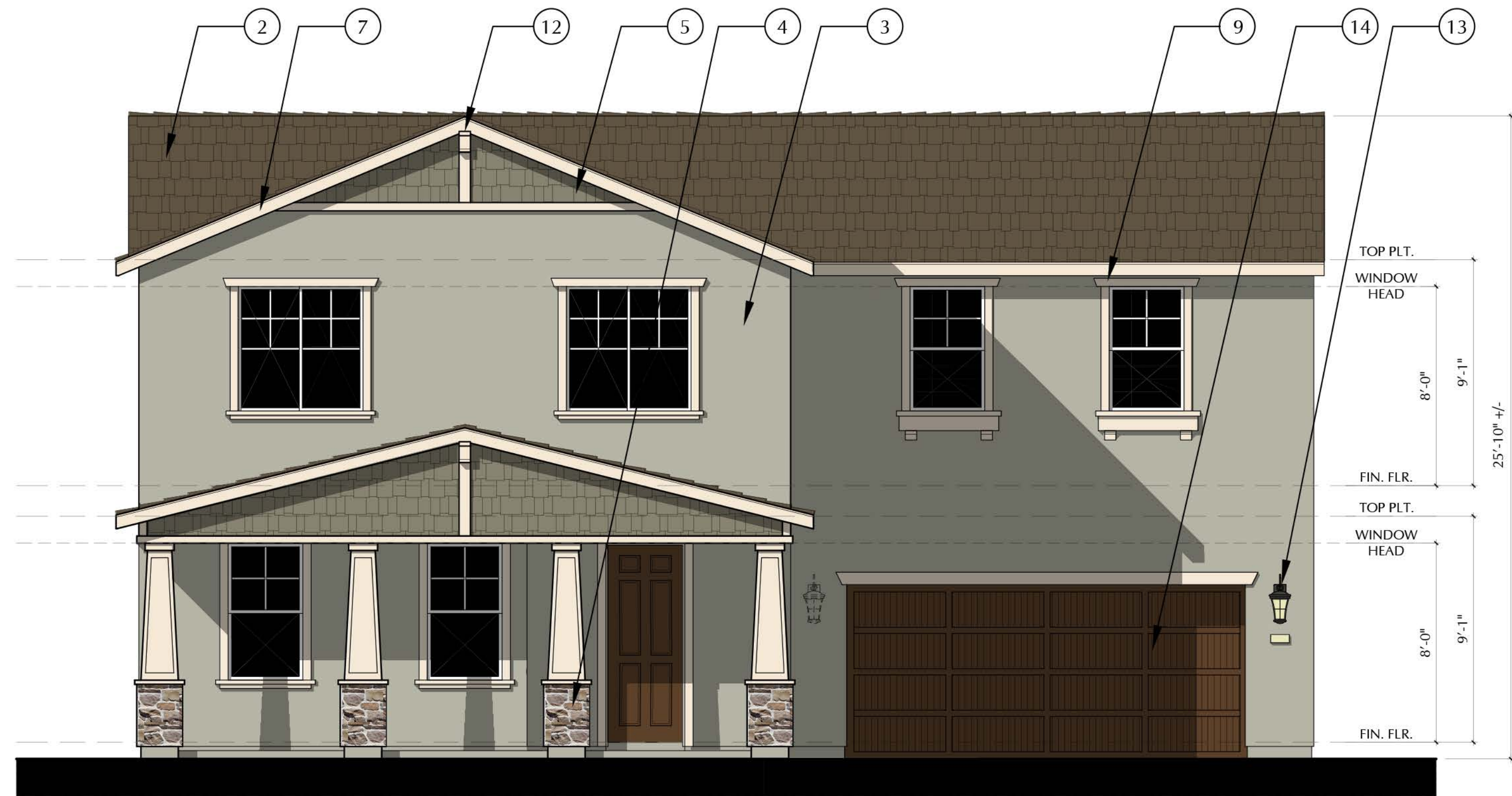
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FRONT ELEVATION

N780 - PARDUE - C

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



FRONT ELEVATION

N780 - PARDUE - D

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

MATERIAL CALLOUTS

- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN

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



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

JOB # : 109-20118

DATE: NOVEMBER 24th, 2020

- N780 PARDUE -
FRONT ELEVATIONS
C & D

A118

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FRONT ELEVATION

N780 - PARDUE - A

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



REAR ELEVATION

N780 - PARDUE - A

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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- N780 PARDUE -
ELEVATION A
FRONT AND REAR

A119

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LEFT ELEVATION

N780 - PARDUE - A

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



RIGHT ELEVATION

N780 - PARDUE - A

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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DATE: NOVEMBER 24th, 2020

- N780 PARDUE -
ELEVATION A
SIDES

A120

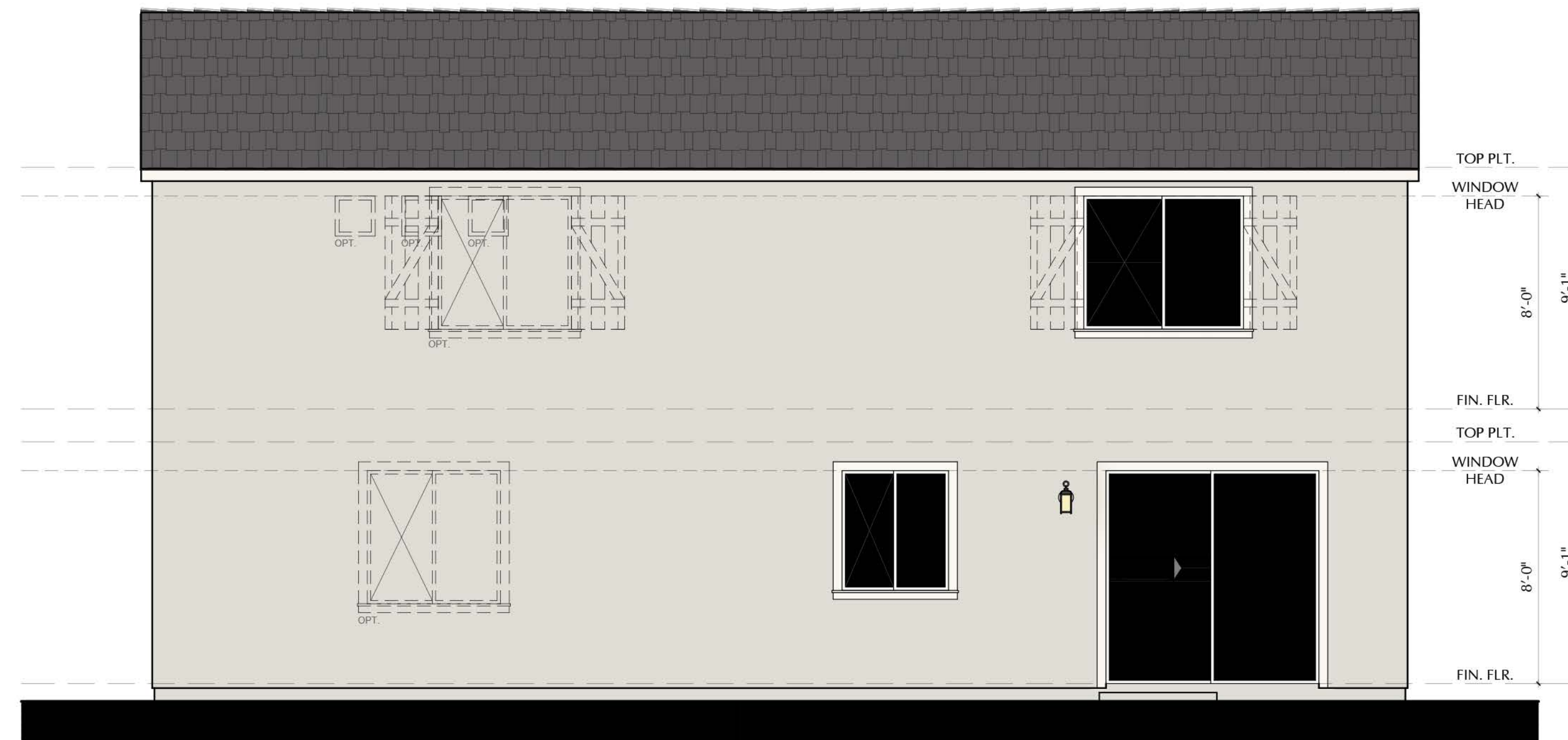
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FRONT ELEVATION

N780 - PARDUE - B

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



REAR ELEVATION

N780 - PARDUE - B

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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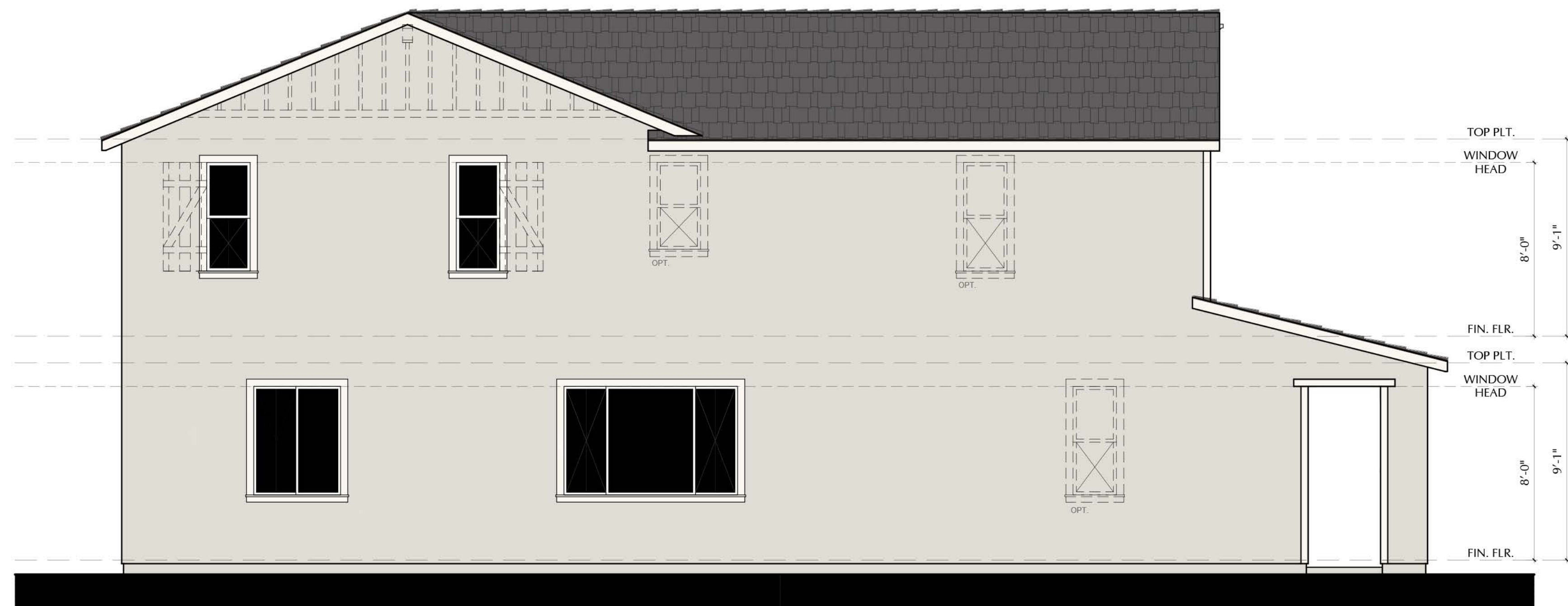
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- N780 PARDUE -
ELEVATION B
FRONT AND REAR

A121

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LEFT ELEVATION

N780 - PARDUE - B

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



RIGHT ELEVATION

N780 - PARDUE - B

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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- N780 PARDUE -
ELEVATION B
SIDES

A122

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FRONT ELEVATION

N780 - PARDUE - C

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



REAR ELEVATION

N780 - PARDUE - C

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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DATE: NOVEMBER 24th, 2020

- N780 PARDUE -
ELEVATION C
FRONT AND REAR

A123



LEFT ELEVATION

N780 - PARDUE - C

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



RIGHT ELEVATION

N780 - PARDUE - C

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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- N780 PARDUE -
ELEVATION C
SIDES

A124

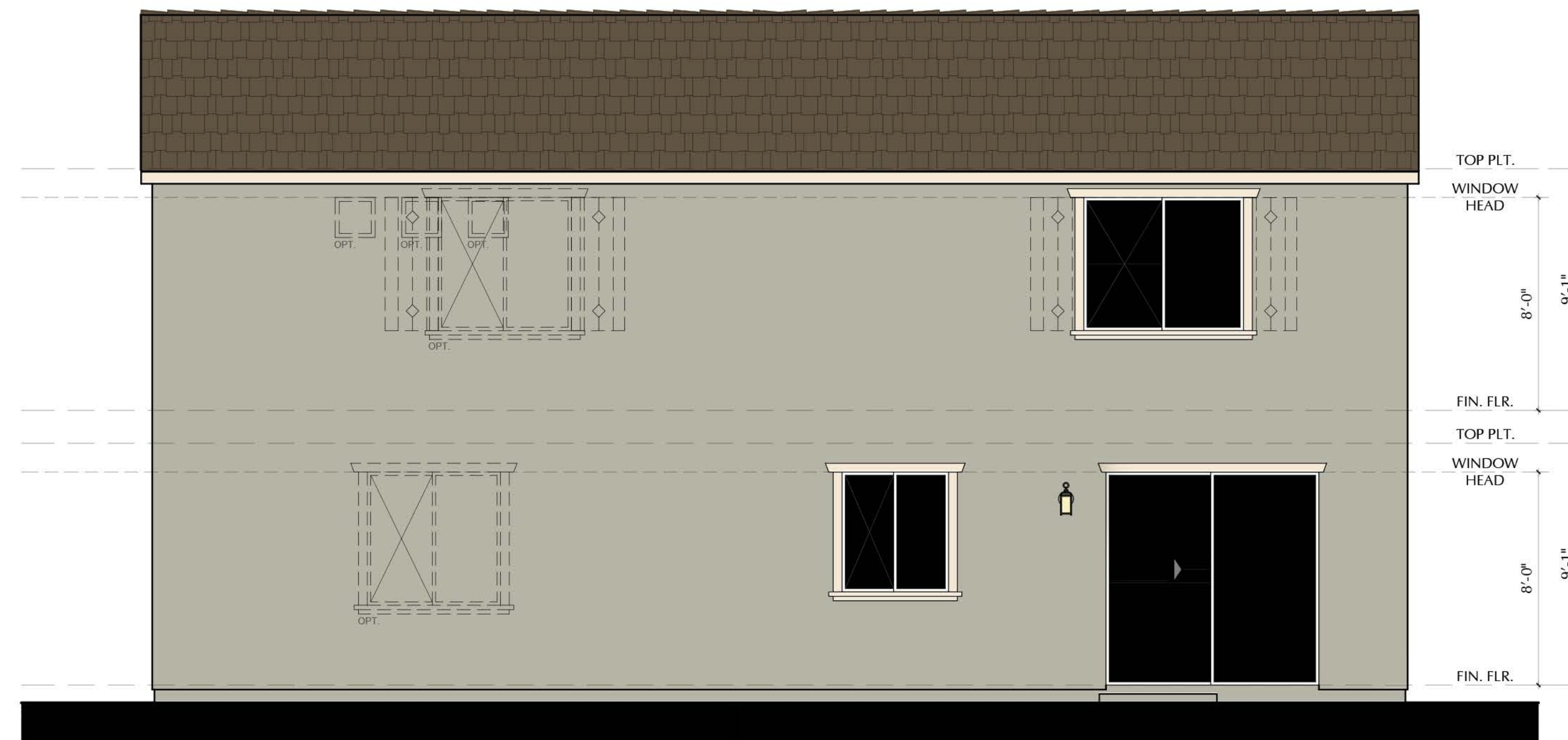
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FRONT ELEVATION

N780 - PARDUE - D

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



REAR ELEVATION

N780 - PARDUE - D

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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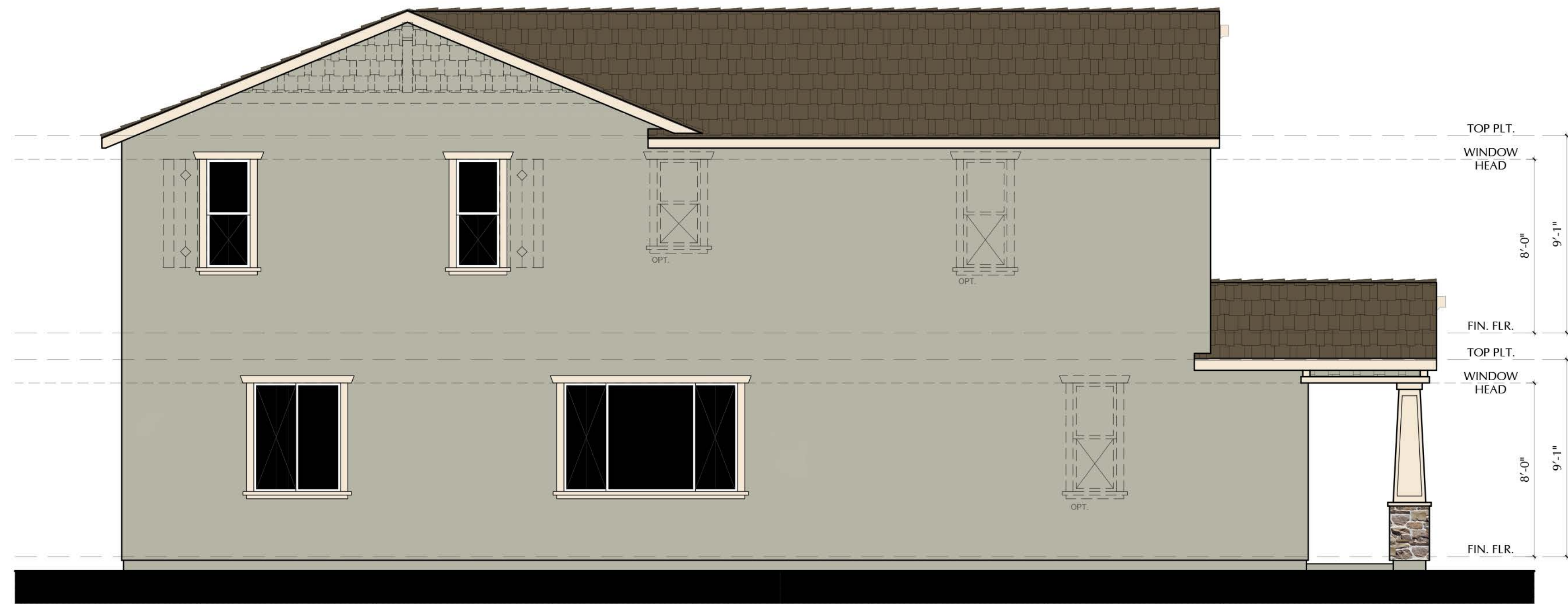
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WOODLAND, CALIFORNIA

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DATE: NOVEMBER 24th, 2020

- N780 PARDUE -
ELEVATION D
FRONT AND REAR

A125



LEFT ELEVATION

N780 - PARDUE - D

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



RIGHT ELEVATION

N780 - PARDUE - D

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

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

NOTE: DASHED SHUTTERS AND GABLES ARE STANDARD ON ENHANCED LOTS



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HARVEST AT SPRING LAKE

WOODLAND, CALIFORNIA

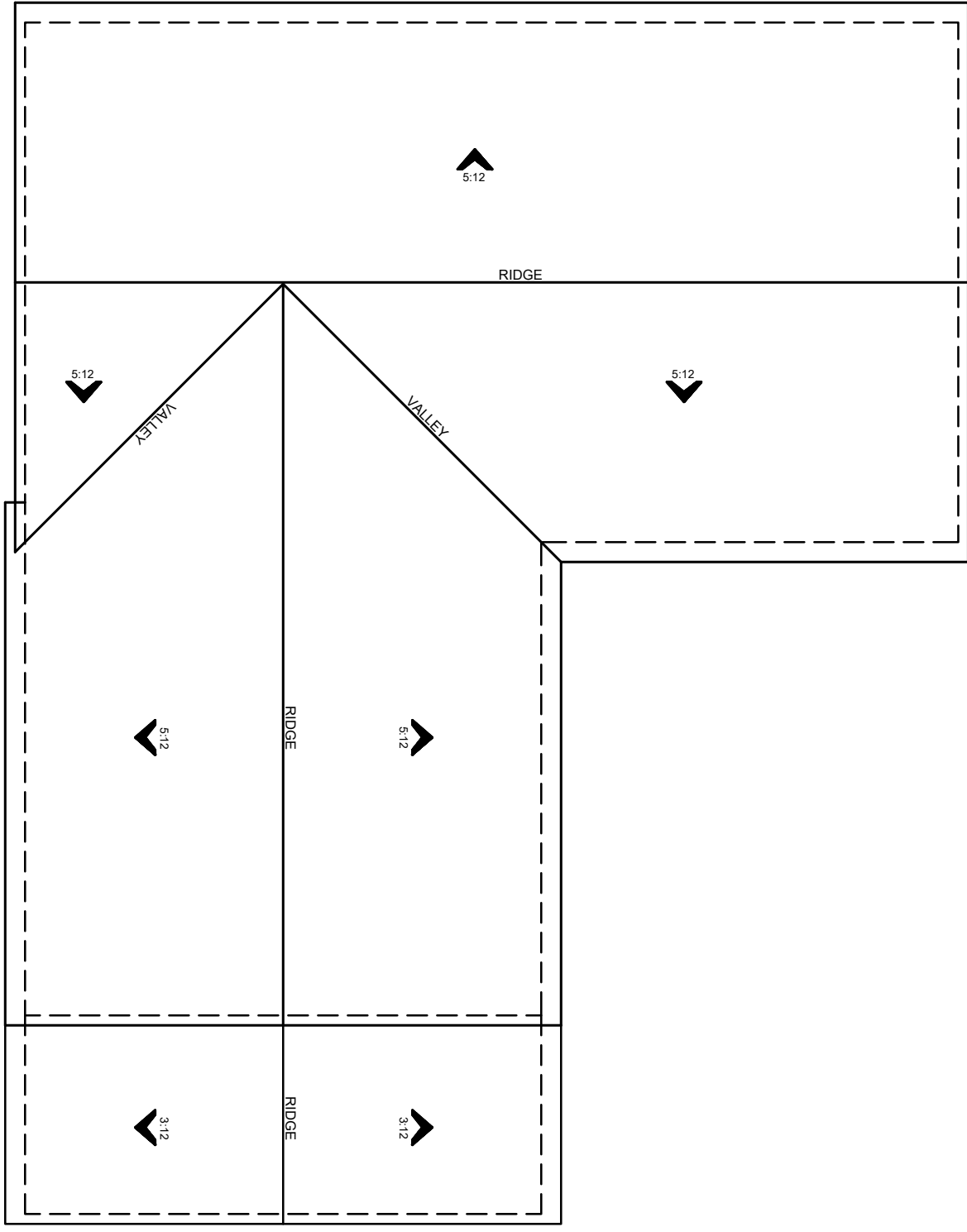
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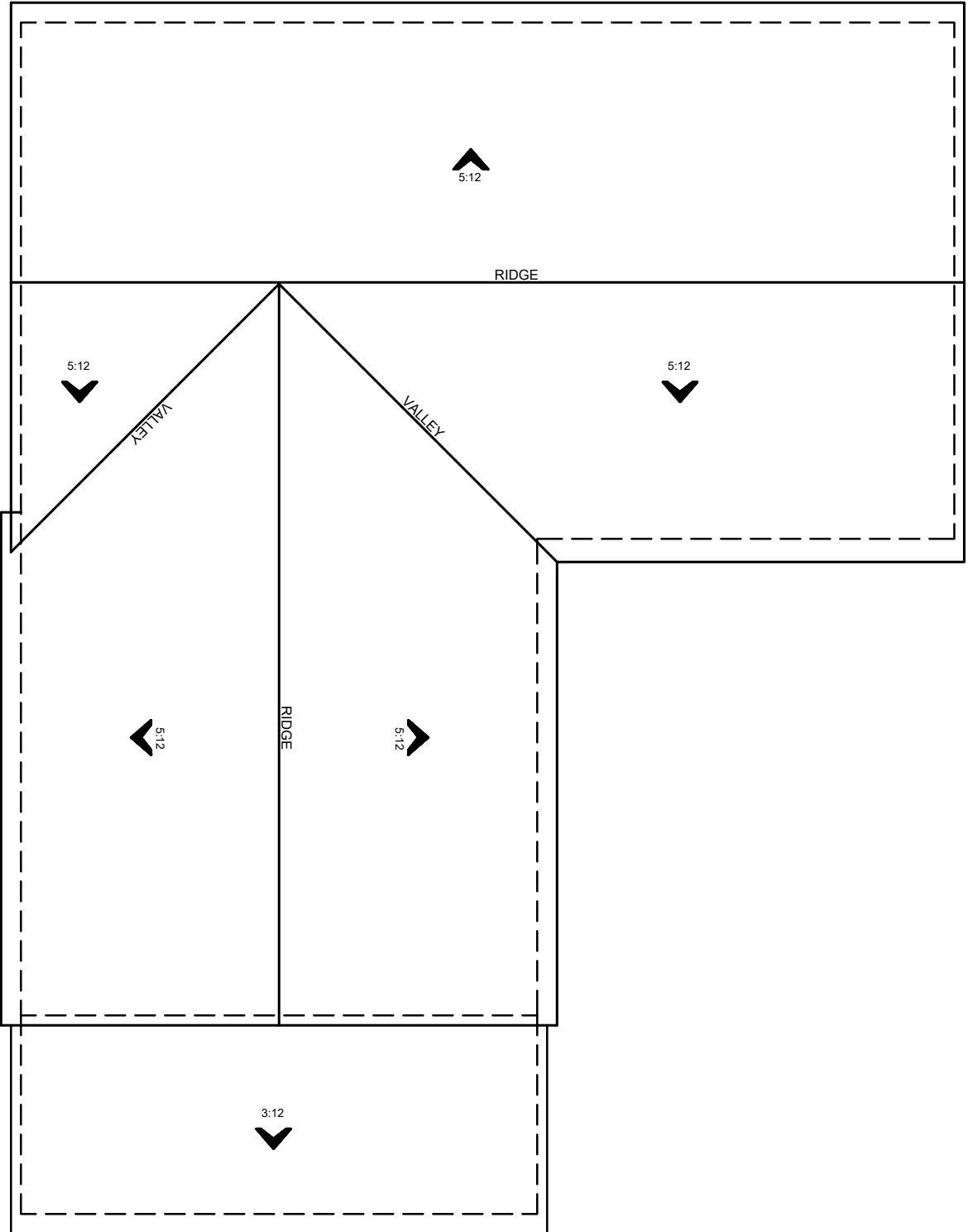
- N780 PARDUE -
ELEVATION D
SIDES

A126

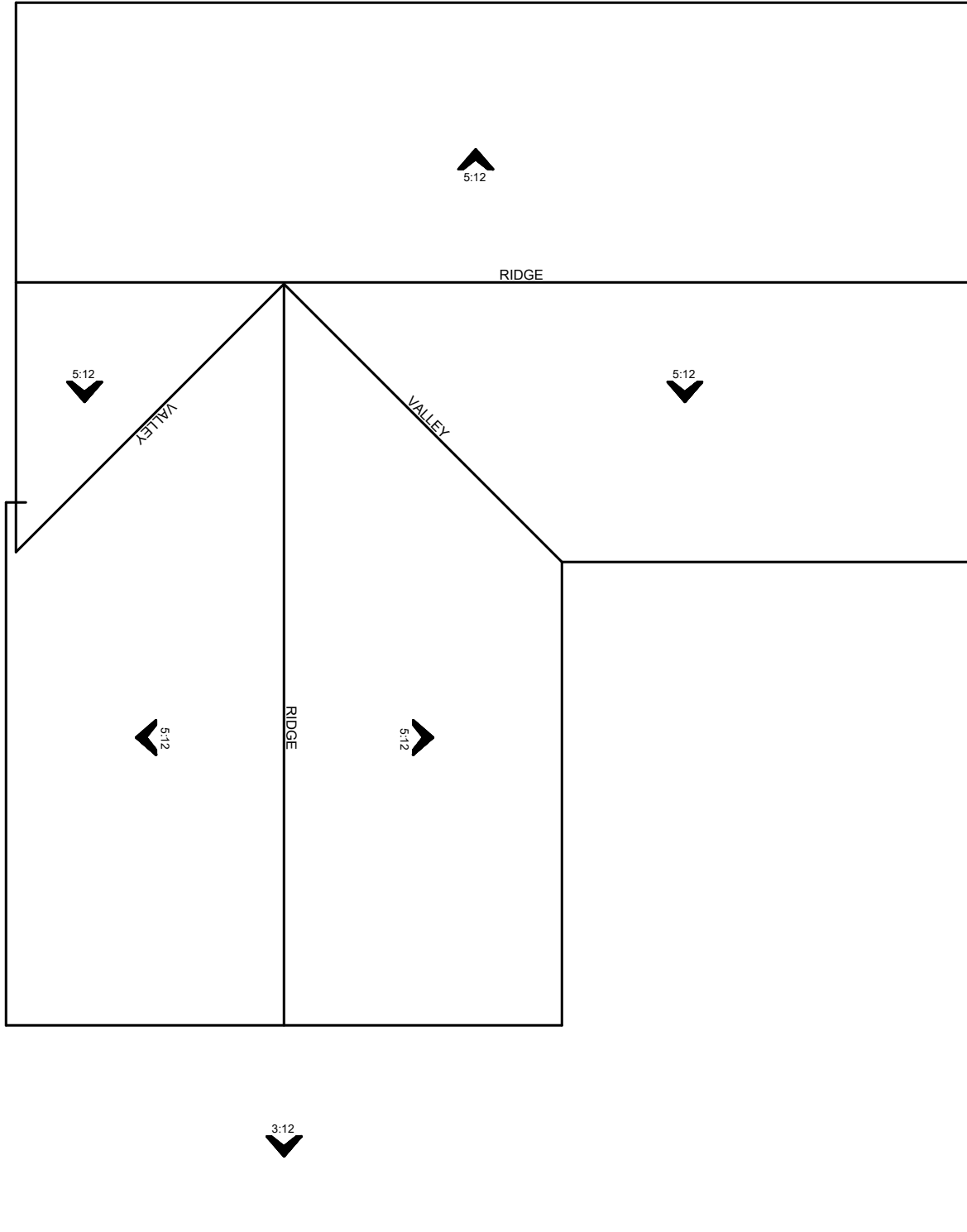
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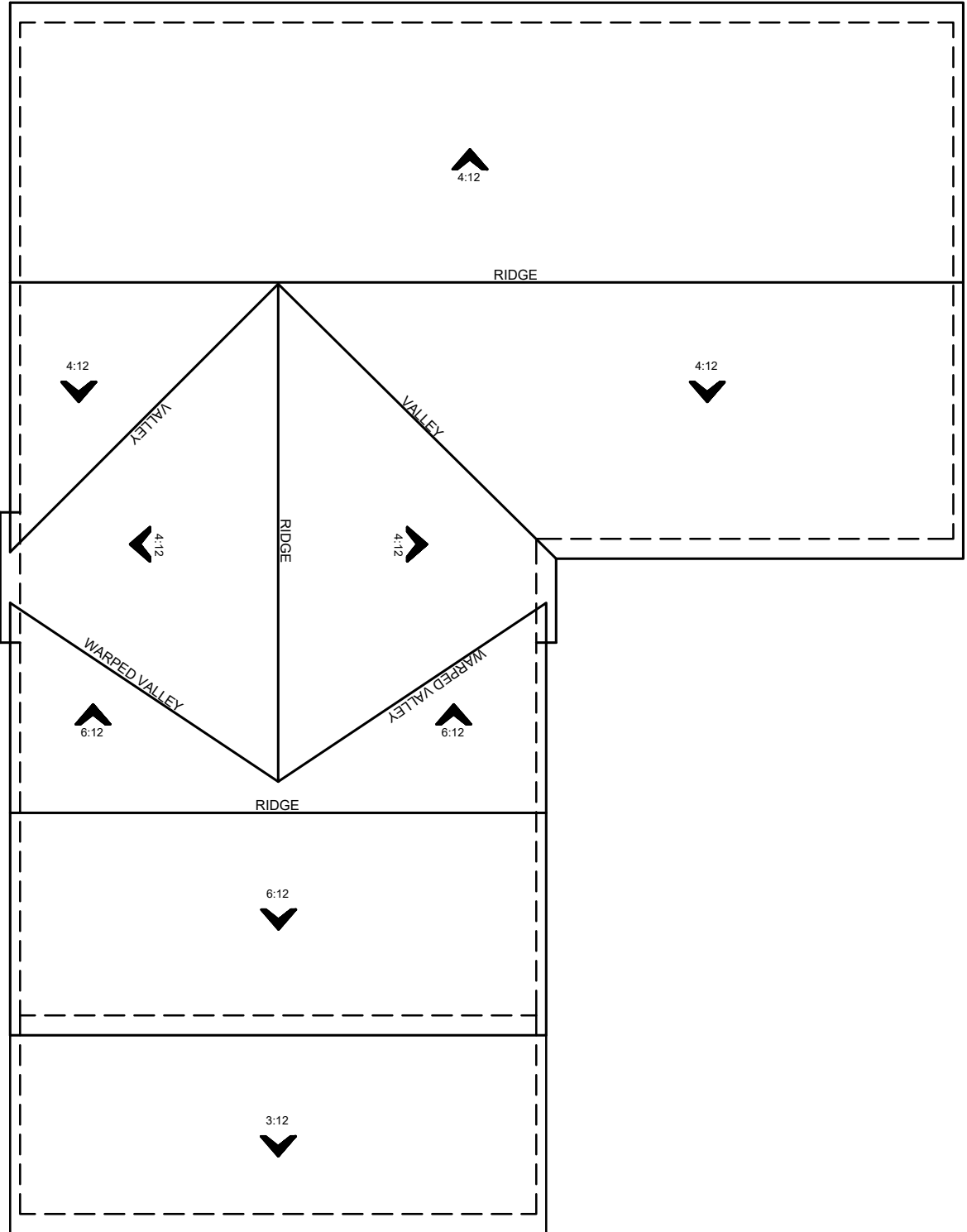
ROOF PLAN D
SCALE: 1/8"=1'-0"



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



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



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



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HARVEST AT SPRING LAKE
WOODLAND, CALIFORNIA
JOB # : 109-20118
DATE: NOVEMBER 24th, 2020

- N780 PARDUE -
ROOF PLANS

A127

'A' ELEVATIONS
MONTEREY

SCHEME #1

BODY STUCCO

SW7010 WHITE DUCK

FOAM TRIM

SW7547 SANDBAR

SHUTTERS

SW6178 CLARY SAGE

FASCIAS & EAVES

SW6172 HARDWARE

ENTRY DOOR

SW6076 TURKISH COFFEE

GARAGE DOOR

SW6172 HARDWARE

ROOFING

EAGLE ROOFING- MALIBU
2578 RAMONA
OR EQUAL

SCHEME #2

BODY STUCCO

SW7566 WESTHIGHLAND WHITE

FOAM TRIM

SW6148 WOOL SKEIN

SHUTTERS

SW6068 BREVITY BROWN

FASCIAS & EAVES

SW6068 BREVITY BROWN

ENTRY DOOR

SW9108 DOUBLE LATTE

GARAGE DOOR

SW6088 NUTHATCH

ROOFING

EAGLE ROOFING- MALIBU
2636 PIEDMONT BLEND
OR EQUAL

SCHEME #3

BODY STUCCO

SW7009 PEARLY WHITE

FOAM TRIM

SW7528 WINDSOR GREIGE

SHUTTERS

SW7026 GRIFFIN

FASCIAS & EAVES

SW7026 GRIFFIN

ENTRY DOOR

SW6228 REFUGE

GARAGE DOOR

SW7026 GRIFFIN

ROOFING

EAGLE ROOFING- MALIBU
SSM8816 SAN GABRIEL BLEND
OR EQUAL

'B' ELEVATIONS
FARMHOUSE

SCHEME #4

BODY STUCCO

SW7102 WHITE FLOUR

FOAM TRIM

SW7102 WHITE FLOUR

BOARD & BATTEN

SW7102 WHITE FLOUR

SHUTTERS

SW9132 ACACIA HAZE

FASCIAS & EAVES

SW7102 WHITE FLOUR

ENTRY DOOR

SW9132 ACACIA HAZE

GARAGE DOOR

SW7018 DOVE TAIL

ROOFING

EAGLE ROOFING- PONDEROSA
5679 LIGHT GRAY RANGE
OR EQUAL

SCHEME #5

BODY STUCCO

SW9165 GOSSAMER VEIL

FOAM TRIM

SW7005 PURE WHITE

BOARD & BATTEN

SW7017 DORIAN GRAY

SHUTTERS

SW7069 IRON ORE

FASCIAS & EAVES

SW7005 PURE WHITE

ENTRY DOOR

SW7593 RUSTIC RED

GARAGE DOOR

SW7005 PURE WHITE

ROOFING

EAGLE ROOFING- PONDEROSA
5503 SIERRA MADRE
OR EQUAL

SCHEME #6

BODY STUCCO

SW7101 FUTON

FOAM TRIM

SW7017 DORIAN GRAY

BOARD & BATTEN

SW7015 REPOSE GRAY

SHUTTERS

SW6251 OUTERSPACE

FASCIAS & EAVES

SW7101 FUTON

ENTRY DOOR

SW6251 OUTERSPACE

GARAGE DOOR

SW7017 DORIAN GRAY

ROOFING

EAGLE ROOFING- PONDEROSA
5699 CHARCOAL RANGE
OR EQUAL

'C' ELEVATIONS
CALI RANCH

SCHEME #7

BODY STUCCO

SW7565 OYSTER BAR

FOAM TRIM

SW7025 BACKDROP

SIDING

SW7025 BACKDROP

SHUTTERS

SW7048 URBANE BRONZE

FASCIAS & EAVES

SW7048 URBANE BRONZE

ENTRY DOOR

SW2704 MERLOT

GARAGE DOOR

SW7025 BACKDROP

ROOFING

EAGLE ROOFING- PONDEROSA
5809 LOMITA RANGE
OR EQUAL

BRICK VENEER

CORONADO STONE: SPECIAL
USED BRICK- EAGLE BUFF
OR EQUAL

SCHEME #8

BODY STUCCO

SW6163 GRASSLAND

FOAM TRIM

SW7744 ZEUS

SIDING

SW7744 ZEUS

SHUTTERS

SW7510 CHATEAU BROWN

FASCIAS & EAVES

SW7026 GRIFFIN

ENTRY DOOR

SW7510 CHATEAU BROWN

GARAGE DOOR

SW7744 ZEUS

ROOFING

EAGLE ROOFING- PONDEROSA
5689 BROWN RANGE
OR EQUAL

BRICK VENEER

CORONADO STONE: SICILIAN
BRICK- MARASOL BLEND-
OR EQUAL

SCHEME #9

BODY STUCCO

SW6107 NOMADIC DESERT

FOAM TRIM

SW6083 SABLE

SIDING

SW6083 SABLE

SHUTTERS

SW6167 GARDEN GATE

FASCIAS & EAVES

SW6083 SABLE

ENTRY DOOR

SW6167 GARDEN GATE

GARAGE DOOR

SW6083 SABLE

ROOFING

EAGLE ROOFING- PONDEROSA
5502 ARCADIA
OR EQUAL

BRICK VENEER

CORONADO STONE: SPECIAL
USED BRICK- BROOKSIDE
OR EQUAL

'D' ELEVATIONS
CRAFTSMAN

SCHEME #10

BODY STUCCO

SW7023 REQUISITE GRAY

FOAM TRIM

SW7570 EGRET WHITE

SIDING

SW2848 ROYCROFT PEWTER

SHUTTERS

SW2848 ROYCROFT PEWTER

FASCIAS & EAVES

SW7570 EGRET WHITE

ENTRY DOOR

SW7020 BLACK FOX

GARAGE DOOR

SW7020 BLACK FOX

ROOFING

EAGLE ROOFING- PONDEROSA
5687 GRAY BROWN RANGE-
OR EQUAL

STONE VENEER

CORONADO STONE: EASTERN
MOUNTAIN LEDGE- BROOKSIDE
OR EQUAL

SCHEME #11

BODY STUCCO

SW6199 RARE GRAY

FOAM TRIM

SW6119 ANTIQUE WHITE

SIDING

SW6165 CONNECTED GRAY

SHUTTERS

SW6119 ANTIQUE WHITE

FASCIAS & EAVES

SW6119 ANTIQUE WHITE

ENTRY DOOR

SW6041 OTTER

GARAGE DOOR

SW6041 OTTER

ROOFING

EAGLE ROOFING- PONDEROSA
5502 ARCADIA
OR EQUAL

STONE VENEER

CORONADO STONE: FRENCH
COUNTRY VILLA- BORDEAUX
OR EQUAL

SCHEME #12

BODY STUCCO

SW7507 STONE LION

FOAM TRIM

SW7541 GRECIAN IVORY

SIDING

SW0038 LIBRARY PEWTER

SHUTTERS

SW7048 URBANE BRONZE

FASCIAS & EAVES

SW7541 GRECIAN IVORY

ENTRY DOOR

SW7048 URBANE BRONZE

GARAGE DOOR

SW7048 URBANE BRONZE

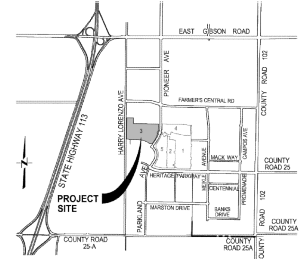
ROOFING

EAGLE ROOFING- PONDEROSA
5508 TOMBSTONE BLEND
OR EQUAL

STONE VENEER

CORONADO STONE: CAROLINA
RUBBLE- BUFF BLEND
OR EQUAL

SPRING LAKE CENTRAL - PHASE 3
WOODLAND, CA



VICINITY MAP
NOT TO SCALE

PRODUCT MIX		
PLAN NAME	LOT COUNT	PERCENT OF TOTAL
DECKER	22	26.2%
DELANEY	21	25.0%
PARDUE	21	25.0%
PAIGE	20	23.8%
TOTAL	84	100%

