



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

November 18, 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 COMMENTS

PLEASE NOTE: The November 18, 2021 Woodland Planning Commission will be conducted pursuant to Government Code section 54953(e), which allows the City to hold meetings via teleconference during a proclaimed state of emergency, when state or local officials have imposed or recommended measures to promote social distancing.

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 website: 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

I. PUBLIC HEARING

J. BUSINESS ITEMS

1. SUBJECT: Lennar Homes of California; Pioneer Village, Casera Meadows and Cannon Pointe communities at Spring Lake project Design Review

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 a total of 231 lots as part of the Lennar Homes of California; Pioneer Village, Casera Meadows and Cannon Pointe communities at Spring Lake project subject to the conditions of approval.

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 24hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: November 18, 2021
ITEM #: J.1
SUBJECT: Lennar Homes of California; Pioneer Village, Casera Meadows and Cannon Pointe communities at Spring Lake project Design Review

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 a total of 231 lots as part of the Lennar Homes of California; Pioneer Village, Casera Meadows and Cannon Pointe communities 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 Lennar Homes for Site Plan/Design Review for the Casera Meadows and Cannon Pointe proposed two-phase residential project.

The single family development is on an approximately 52 acre site that includes both R-5 and R-8 product area Residential Single Family zoning.

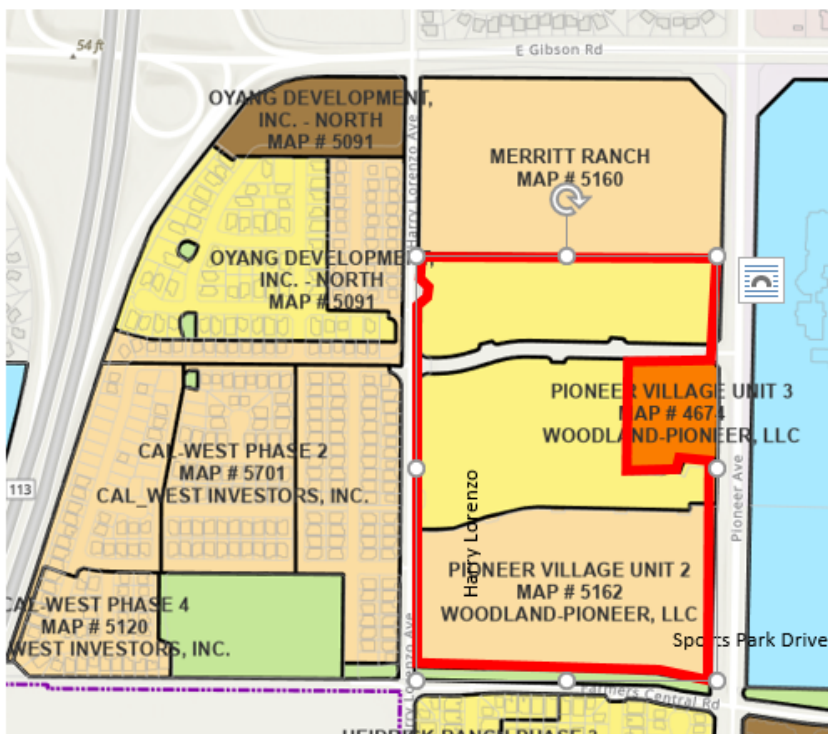


Exhibit 1 – Location Map

Background:

The property is commonly referred to as the Pioneer Village Property, created by Map No. 5162 on November 19, 2019 and contains 231 residential lots to be built in two concurrent phases. The Pioneer Village area is located just north of Farmers Central Road between Harry Lorenzo and Pioneer Avenue within the Spring Lake Specific Plan Area (SLSP). The Pioneer Village Map also includes an R-20 multifamily site that will be built at a later time by a developer specializing in multifamily.

Discussion:

The homes within the Pioneer Village development area range in size from 2,134 to 3,425 square feet. A lot layout plan, typical front-yard landscape plan, and a residential design booklet are included in the plan submittal (see Attachment – Residential Design Booklet).

Four architectural styles are proposed, including “Modern Farmhouse”, “Progressive Monterey”, “Territorial Ranch”, and “Spanish” with eight (8) floor plans and six (4) architectural styles for a total of thirty two (32) different elevations.

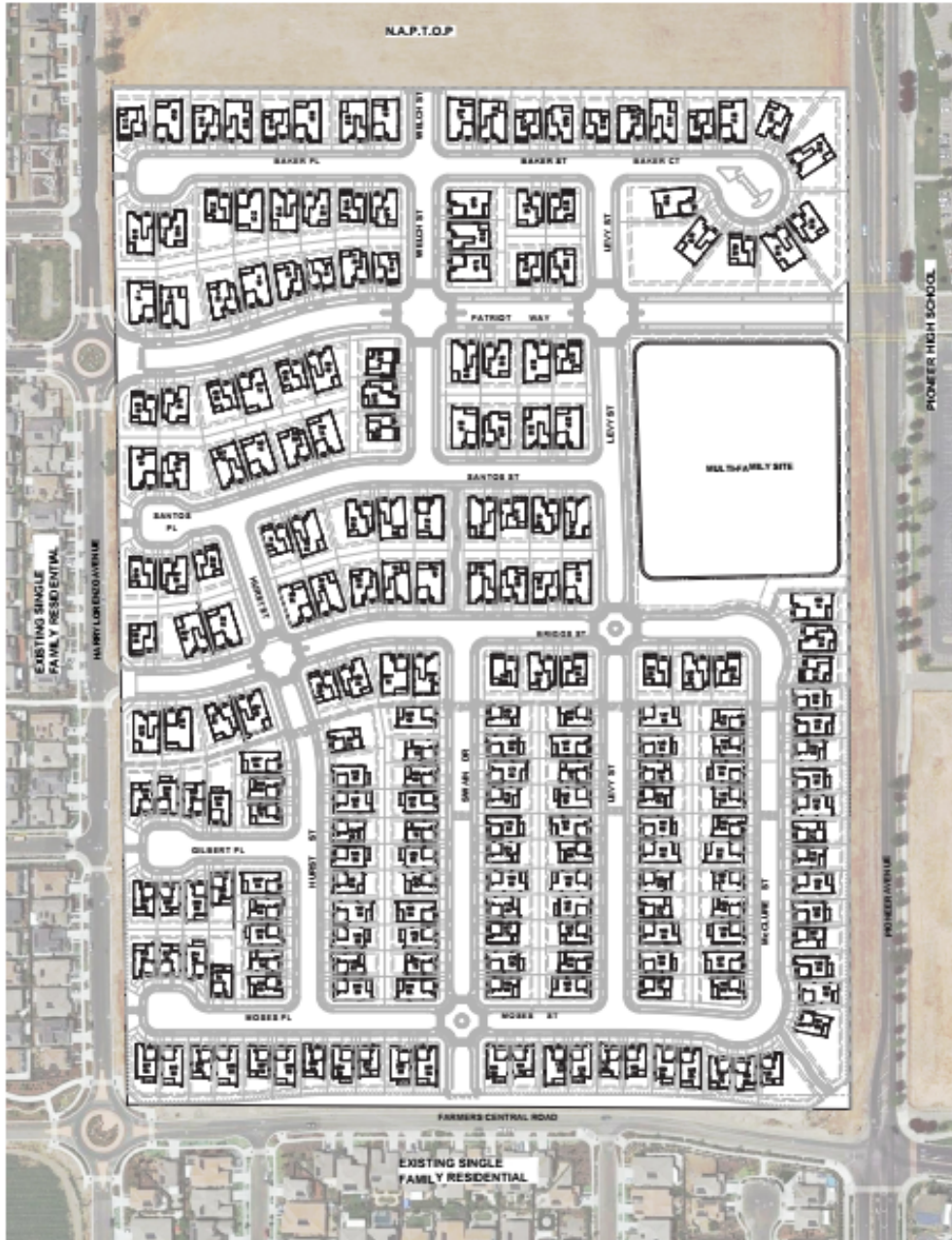


Exhibit 2 – Development Map

Cannon Pointe (phase 1)

Cannon Pointe is within the Phase 1 area (northern) with an R-5 residential density of 4-5 dwelling units an acre and consists of 111 lots. The majority of lot widths within Cannon Pointe are 55-feet wide, with occasional lots including corners that exceed the 60-foot width. Corners are typically 70-feet wide and have a larger street side.

Four home plans have been designed for Cannon Pointe, ranging in size from 2,282 to 3,425 square feet. The

smallest plan is a 1-story, while the largest three plans are 2-stories. Plan 3312 is designed as a “NextGen” home, which means it includes a private suite that can function as a separate living space. The NexGen units include a small integrated studio with a separate entrance, which adds to the variety and flexible use of the homes. The “NextGen” series of homes meet the needs of the changing demographics of multi-generational families living together.



"A" MODERN FARMHOUSE
PLAN 2282 A

"C" TERRITORIAL RANCH
PLAN 3104 C

"D" SPANISH
PLAN 3312 D

"B" PROGRESSIVE MONTEREY
PLAN 3425 B

STREET SCENE

The Springlake Specific Plan (SLSP) standards also require courtyards or similar outdoor space on homes to provide greater interaction with public open space. Additional design variety within the development will also be provided with the six different architectural styles. The architectural styles will provide for a mixture of roof lines, massing, materials, and accents, unique to each style. Twelve complementary color palettes are proposed to provide further interest.

Per the approved SLSP, there are development standards that are specific to the R-5 residential subdivision. The proposed project will be substantially in conformance with these standards. However, the applicant is requesting a minor exception to development standards for Phase 1 of the project area to reduce the front garage setback and driveway from 22 feet to 20 feet and to increase the overall lot coverage slightly from 50% to 55% lot coverage. SLSP standards and the proposed exceptions are characterized in the following table:

Table 1 – Existing and Proposed Development Standards

	Phase 1 – R-5 Existing	Proposed Change?	Phase 2 – R-8 Existing	Proposed Change?
Lot Coverage	50%	55%	50%	No
Front Setback to House	15'	No	12'	No
Front Setback to Garage	22'	Yes 20'	20'	No
Street Side Setback	10'	No	10'	No
Interior Side Setback	5'	No	5'	No
Rear Setback	20' ¹	No	15' ²	No
Height Limitations	30'	No	30'	No
Minimum Driveway Length	22'	Yes 20'	20'	No

¹ Per the SLSP 30 percent of the units may go down to 15'

² Per the SLSP 50 percent of the units may go down to 12'

The requested exception to the SLSP standard for lot coverage occurs on only 11 homes within Phase 1 or approximately 10 % (as notated on the attached plot-plan). Additionally, the requested reduction in driveway length is also consistent with the City’s Zoning Ordinance that allows 20-foot driveways throughout the rest of the residential areas within the City. The requested exception for lot coverage and reduced front driveway allow for the largest single story and the NextGen home to fit on the lots. The single story plans will make up

approximately 26 housing units at 23% of the total homes, with the NextGen comprising 29 homes or roughly 26 % of the overall home designs.

Cesera Meadows (phase 2)

Casera Meadows is within the Phase 2 (southern) area with an R-8 residential density of 6-8 dwelling units an acre and consists of 120 lots. Four different home plans have been designed for Casera Meadows, ranging in size from 2,134 to 2,786 square feet. Four architectural styles are proposed, including “Italian”, “Prairie Progressive”, “Farmhouse”, and “Spanish”.



"D" SPANISH
PLAN 2134 D

"C" FARMHOUSE
PLAN 2394 C

"B" PRAIRIE PROGRESSIVE
PLAN 2620 B

"A" ITALIAN
PLAN 2786 A

STREET SCENE

In the Phase 2 area, the lots are generally designed as 45-50 foot wide lots. The applicant is not requesting any exceptions to SLSP development standards for Cesera Meadows Phase 2.

Architectural Design

The applicant has worked to develop architectural styles that provide for significant differentiation between plans. The plan submittal includes four different architectural styles:

Spanish

Spanish revival style architecture is influenced by the early Spanish missions and villages, and incorporated forms, details, textures and materials inherent to these earlier buildings. In Spanish revival architecture, new features were added to classic ones to create a distinct look. Including curved archways, light colored stucco walls with darker accents, terracotta-inspired “S” shaped roof tiles and accents, outside courtyards, and arched arcades, extended entryway porticos and corbels at the roofline.

Progressive Monterey

The Progressive Monterey style (or Monterey Revival) emerged in the first half of the 20th Century as an architectural style that merged local Spanish influences with Colonial designs from the east coast. Architectural features include lower –shallow pitched gabled roofs, large front porches, exposed wooden structural elements, second story cantilevered elements, and often feature narrow and tall window groupings.

Territorial Ranch

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 settlements. For greater variety in this new community, the Elevation C home is given a darker base color and wood trim, with the addition of brick wainscot for a more grounded foundation and upgrades 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.

Modern Farmhouse

The “traditional” design style pays homage to the early American and French farmhouses with a modern twist. Design that features a simple application of cladding materials such as stucco and board and batten along with contemporary colors, shutters and stacked stone to create a transitional style. Varying massing, rooflines, shutter and column details create the foundation of the traditional style. All of the homes come standard with wrap around brick or stone and a variety of window treatments and lighting. Additionally, homes located on corner lots, and/or side and rear elevations that are visible to public view will have enhanced treatment provided on the sides and rear in addition to the home front.

Italian

Simple stucco body to the home with accented corbels at windows, strong accent lines and a low pitched roof with elements from rural Italy such as accent color on doors and shutters.

Prairie Progressive

The Artisan design harkens back to the Prairie style and is marked by horizontal lines, broader lower lying roofline, with the use of traditional elements such as horizontal brick veneer.

Supply Chain Issues

Due to ongoing supply chain issues, the homes in the Pioneer Village area have not been required to provide garage doors and front doors with windows. This design detail is usually asked of all builders currently in Spring Lake. However, national builders are having ongoing issues sourcing materials and suppliers to meet these development needs. Staff has placed a condition (COA#24) of approval on the project that requires the builder to place a notation on the final approved building plan-set that if supply becomes available, that the garage doors will be traded out for a similar design with windows included.

Landscape

The developments proposed water wise landscaping substitutes traditional high water lawns for evergreen groundcover and a mixture of shrubs and flowering perennials. Every home will feature one medium-sized tree that provides a canopy for shade and one to two accent trees that offer additional shade height and color to the landscape. These trees are in addition to the required street trees found throughout the Spring Lake development.



Staff Analysis & 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.

Spring Lake Specific Plan Consistency

Architecture

The architectural styles will provide for a mixture of roof lines, massing, materials, and accents, unique to each style. Twenty four complementary color palettes are proposed to provide further interest. 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 Pioneer Village, Canyon Pointe and Casera Meadows subdivision provides thirty two (32) elevations in each of the two phases of development, eight (8) 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.

Porches & Courtyards

The SLSP requires that a majority of homes have usable porches or courtyards in the front of the home. Cannon Pointe Phase 1 is proposed to have seventy seven percent of the homes (77%) having porches or courtyards measuring six by eight feet (6'x8') in size or greater. Casera Meadows Phase 2 development is also proposing porches or courtyards on approximately seventy five percent (75%) of the homes as well. With a little more than seventy five percent of homes in the two Pioneer Village developments having porches or courtyard in the front of the home the development is substantially in line with the SLSP design standards.

Features Style or Material

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:

- Roofs - concrete tile
- Masonry - a variety of ledgerstone and brick pattern veneers,
- Stucco - sand finish body and trim,
- Shutters - trim and bracket decorative foam, and
- Siding - composite board shingle and batten, composite lap siding.
-

Building Orientation – SLSP Design Standards requires street-facing facades, with separated front walks and recessed garages of at least 3 feet and only to be 50% of the building front facade. The project has been designed with front-facing entryways with dedicated walks and a majority of homes with recessed garages of at least 3 feet from the front facade.

Site Plan – The project is substantially consistent with the SLSP setback requirements and lot coverage. The SLSP allows for minor deviations from the development standards if reviewed and approved by the Planning Commission.

Exceptions

The requested exception to the front driveway setback is also consistent with similar R-5 housing products in

the Spring Lake development area and residential areas throughout the City that have a 20-foot garage setback.

Additionally, the request to exceed the 50% lot coverage by 5% on approximately 11 homes in (10%)of Phase 1 properties is negligible and allows for some variation on floor plans of NexGen homes. Homes that have higher overall lot coverage than allowed do limit the ability of home owners to expand the home in any way or in many cases add additional structures, however the homes that are being requested to have the 55% lot coverage will also have built-in outdoor lanais are already included in the calculated lot coverage overage.

The SLSP also has a requirement to have one plan in the development that has a deep garage setback. However, planning has had a number of developers approach Community Development Director about the fact that the deep garage plan does not perform well in the market and buyers would rather have that extra space in the backyard rather than the extended driveway. Currently, neither phase of Pioneer Village has proposed the deep garage design due to these changing market demands.

Pedestrian Circulation – The SLSP requires pedestrian access points that are separated from auto circulation routes. The Pioneer Village Map as approved provides four east-west pedestrian paseos connecting to the greenbelt along Harry Lorenzo Avenue. Additionally, a paseo is also located at the southeast corner of the development area connecting to the greenbelts along Farmer Central and Pioneer Avenue, to allow for direct pedestrian access to the future public pool adjacent to the high school.

Energy Efficiency - The project shall be required to meet the 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes that now require that all homes provide solar. All homes will have rooftop solar as well as other energy efficiency features including:

- 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 panel systems;
- All homes are conditioned to facilitate electric vehicle plug-in;
- All homes have tank-less water heaters;

Fencing - All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with an opaque or semi-transparent water sealant to prevent water damage and staining. The project application illustrates that at all times a minimum of 6-foot fence will be provided on each side of the project boundary. Any potential double fence conditions will be minimized by the placement of the new fence adjacent, but approximately 2 inches apart from any existing fence.

Off Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio is two (2) parking spaces per unit. The project provides a minimum of two covered parking spaces in a garage for each unit. Additional parking, either on a driveway or on street parking.

Water Conservation Ordinance - The project shall comply with the City's Water Conservation Ordinance and any applicable state water conservation requirements. The proposed project as conditioned is consistent with the City's Zoning Ordinance.

Affordable Housing- The project applicant is proposing to meet the required 10% affordable housing unit obligation by in lieu low-income payment, at approximately \$64,144 per affordable unit (plus CCI), based on 23 units as outlined in the previously approved Development Agreement.

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, 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 Director.

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 the on-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 the 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: Lennar Homes; Cannon Pointe & Cadera Meadows at Spring Lake shall comply with the Spring Lake Specific Plan and Spring Lake Design Standards for any changes proposed after the initial design review approval of November 18, 2021. 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 separate pedestrian pathway from the 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: Final courtyard and/or porch design shall be reviewed and approved by the Community Development Department prior to issuance of building permits and shall be substantially in compliance with the SLSP.

COA #9: 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 a minimum dimension of 4ft by 8ft (64 square feet).

COA#10: The exterior "drape" design for the façade windows on plan "A" Modern Farmhouse (A-3, A-17, A-24) shall be switched out for "barn door" style as outlined in Design Review Comments dated 11.1.21

COA #11: 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 #12: Homes located on corner lots, and/or side and rear elevations that are visible to public view shall have enhanced treatment provided on the sides and rear, in addition to the front facade. 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 #13: The project shall comply with lot coverage requirements as specified in the City's Zoning Ordinance or as amended herein. 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, as approved herein.

COA #14: Detailed landscape (including use of mulch/accent river rock) and irrigation plans shall be submitted for review and approval by the Community Development and Community Services 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 are identified.

COA #15: 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 #16: Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development.

COA #17: 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 #18: 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 #19: All roof mounted solar installations shall have added flashing and screening to prevent birds nesting

on and under the solar panels.

COA #20: Applicant shall adhere to all applicable Avoidance and Minimization Measures (AMMs) as outlined in the project's Yolo Habitat Conservation Plan Certificate of Approval including the following AMMs (as outlined in Chapter 4 of the Yolo HCP/NCCP):

- AMM3, Confine and Delineate Work Area
- AMM4, Cover Trenches and Holes during Construction and Maintenance
- AMM5, Control Fugitive Dust (Dust Control Plan)
- AMM6, Conduct Worker Training
- AMM7, Control Nighttime Lighting of Construction Sites
- AMM12, Valley Elderberry Longhorn Beetle (transplant shrubs)
- AMM 16, Swainson's Hawk and White-tailed Kite

COA #21: 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 an opaque 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 #22: The perimeter concrete wall shall be consistent in design with existing privacy walls in Spring Lake and shall match all subdivision improvement plans.

COA #23: All fencing adjacent to the greenbelt shall be enhanced materially and aesthetically pleasing. All wood fencing shall be stained with an opaque water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.

COA#24: Garage doors with windows along the top panel shall be utilized subject to availability. Applicant shall inform City staff of supply availability and when it is determined that a reliable supply can be ordered, applicant and staff will coordinate in a mutually acceptable location within the community to start the transition of design type.

COA #25: 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 #26: 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 #27: 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's review of the conceptual elevations and plans, finds the residential designs, as conditioned, substantially comply with the approved SLSP development standards. The proposed residential designs incorporate a variety of elevation styles, varied roof lines, and a mix of siding and accent materials.

Staff recommends that the Planning Commission: 1) Receive a staff report; and 2) Review and approve the proposed conceptual residential designs for a total of 231 lots as part of the Lennar Homes of California; Pioneer Village, Casera Meadows and Cannon Pointe communities at Spring Lake project subject to the conditions of approval.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. General Application
2. Statement of Justification_9_14_2021
3. Pioneer Village Development Design Package
4. CAP Consistency Checklist_Cannon Pointe and Casera Meadows

General Application Form

1. OWNER/APPLICANT

Property Owner:

Lennar Homes

Mailing Address:

1025 Creekside Ridge Drive, Suite 240

City State Zip Code:

Roseville CA 95678

Phone Number:

916-746-8508

E-mail Address:

pierre.martinez@lennar.com

Project Applicant:

Same as Owner

Mailing Address:

City State Zip Code:

Phone Number:

E-mail Address:

2. PROJECT DESCRIPTION

Project Name:

Pioneer Village

Total Acres or Square Feet:

55.5 acres

General Plan Land Use Designation:

Medium Low Density Residential

Existing Zoning:

RD5/RD8

Site Address or Location:

N/W Corner of Farmer Central Road & Pioneer Avenue

Assessor's Parcel Number(s):

042-580-068 (portion)

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:

Design Review

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

3. AUTHORITY TO FILE APPLICATION

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

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

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

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

Applicant

[Signature] 8/16/21

Date

Applicant

Date

Legal Owner

[Signature] 9/14/21

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: _____

:: ATTACHMENT 1 ::

Application Package Submittal Requirements Checklist*

Submittal Materials	General Plan/ Zoning/ Specific Plan Amend	Conditional Use Permit	Zoning Admin Permit (Minor-Major)	Design Review (Staff and PC Level)	Site Plan Review	Tentative Map/ Other (TSM/ TPM/LLA)	Applicant Check-off (In Packet)	Planning Division Check-off (In Packet)
General Application Information								
<i>Please note: Multiple permit/entitlement types may be required for a given project. Confirm with City Staff all required entitlements prior to preparing application submittal package.</i>								
General Application Form (Signed by the property owner)	X	X	X	X	X	X	✓	
Letter of Agency (If applicant is not the property owner)	X	X	X	X	X	X	N/A	
Application Fees - or Signed Fee Agreement	X as applicable	X as applicable	X as applicable	X as applicable	X as applicable	X as applicable	✓ N/A	
Applicant Narrative/ Justification	X	X	X	X	X	X	✓	
Design Concept Narrative				X	X		✓	
Title Report	X	X	X	X	X	X	✓	
Legal Description	X	X	X	X	X	X	✓ Title	
Contextual Map	X	X	X	X	X	X	✓	
Mailing labels from the County Assessor, of all affected property owners (300-ft radius)	X	X	X			as applicable	✓	
Color photographs of site and existing buildings	X	X	X	X	X	X	aerial Context Map	
Plan Set** (5 Sets for a minor application; 8 for a standard application)	X	X	X	X	X	X	Electronic Handcopy	
Reduction Plan set of each exhibit (11" x 17") (For minor project these may be the only plans required)	X	X	X	X	X	X	✓	
CAP Checklist	X	X	X	X	X	X	✓	
HCP/NCCP Form	X	X	X	X	X	X	N/A	
Electronic copy of the complete application	X	X	X	X	X	X	✓	
Development Application Specifics								
Cover Sheet	X	X	X	X	X	X	✓	
Site Plan		X	X	X	X		✓	
GP/Zoning Map (Existing/Proposed)	X						N/A	
Tentative Map, Lot Line Adjustment or Merger Exhibit(s)						X - See Tent. Map Supplemental	N/A	
Floor Plan, Elevations, Roof, Demolition Plans		X	X	X	as applicable	X	✓	
Building/Site Cross Sections				may be requested	may be requested		✓	

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Submittal Materials	General Plan/ Zoning/ Specific Plan Amend	Conditional Use Permit	Zoning Admin Permit (Minor- Major)	Design Review (Staff and PC Level)	Site Plan Review	Tentative Map/ Other (TSM/ TPM/LLA)	Applicant Check-off (In Packet)	Planning Division Check-off (In Packet)
Landscape Plans (24" x 36") (5 Sets for a minor application; 8 for a standard application)				X	X	X	✓ 11/17	
Colored Plans Elevations, landscape plan, parking lot shading plan (as applicable)				X	X	May be requested	✓	
Circulation & Parking Plan		X	X	as applicable	X	as applicable	N/A	
Parking Use & Needs Statement		X	X	as applicable	as applicable	as applicable	N/A	
Parking Lot Shading Plan				as applicable	as applicable		N/A	
Lighting Plan				X	X			
Conceptual Drainage Plan				X	X	as applicable	N/A	
Color/ Materials Sample(s) including fixtures, materials, and cut sheets				X	as applicable		✓ In DR Book	
Boundary & Topographic Survey	may be required			may be required	may be required		N/A	
Conceptual Grading				X	X	as applicable	N/A	
Streetscape Perspective				may be required			✓	
Sign Plan		as applicable	as applicable	as applicable			N/A	
Environmental Review Form	X	X	X	X	X	X	N/A	

* This table lists the initial materials that are to be submitted for staff review; additional information and/or with revisions requested by staff may be required prior to a public hearing. Additional copies of application materials may be required for distribution if necessary.

Some items required on the Submittal Requirement checklist may be combined, so long as the plans are legible and all of the necessary information can be easily ascertained. Please note that structural drawings and calculations are not required for most Planning permit applications. **If, for some reason, you choose not to provide a required item in your submittal package, please specify the reason by written statement at the end of this checklist.** Staff will consider these statements in determining completeness of the submittal package on a case-by-case basis depending upon the unique circumstances of the project and the project site.

** The required number of plan sets is dependent upon the nature of the application. Most projects, which are small or minor in nature shall only be required to submit five (5) sets of plans plus an electronic copy. Additionally, at the discretion of the Community Development Department, plans for minor projects such as accessory structures, signs, may only be required to submit in 11" x 17" format. If applications are combined, the number of sets required shall be the maximum number required of the combined application types. For example, for projects with two entitlement requests such as a Tentative Map and Design Review, 12 full size sets are required.

Other Potential Submittal Requirements/Studies: Please check with Planning Staff to determine whether any of the following items will be required with the submittal package. Additional information regarding the applicability and description of the following items can be found in **Attachment 3**. *Check with staff before having the study prepared yourself.*

- | | | |
|--|---|--|
| ☐ Acoustical Study | ☐ Preliminary Geotechnical Report | ☐ Odor Control Plan |
| ☐ Agricultural and Mitigation Plan | ☐ Business Plan | ☐ Shadow or Solar Study |
| ☐ Arborist Report | ☐ Market Study | ☐ Photometric Study |
| ☐ Biological Study/Assessment (Yolo HCP/NCCP) | ☐ Financing Plan | ☐ Affordable Housing Plan |
| ☐ Archaeological/Historic Resources Report | ☐ Community Impact/Benefit Assessment | ☐ Public Art |
| ☐ Photo Simulations | ☐ Utility Plan/Analysis | ☐ Planned Development Standards |
| ☐ 3D Rendering of Proposed Building/Elevation | ☐ Conceptual Master Plan | |
| ☐ Flood Modeling | ☐ Transportation/Traffic/Circulation Study | |
| ☐ Draft Security Plan | ☐ Transportation Management Plan | |

Planning Application Form updated 12.23.19

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Statement of Justification

Cannon Pointe and Casera Meadows

Lennar Homes of California (Lennar) is submitting a Design Review Application to allow development of the Casera Meadows and Cannon Pointe communities. The property is commonly referred to as the Pioneer Village Property, created by Map #5162 and contains 231 lots. The property will be marketed with two product lines.

The Pioneer Village subdivision includes a Phase 1 and Phase 2 area. The Phase 1 area is generally designed with 55'-wide lots while the Phase 2 area is generally designed with 45'-wide lots. A separate set of development standards were established for each phase with R-5 zoning in Phase 1 and R-8 zoning in Phase 2. The applicant is proposing a minor modification to the development standards to accommodate the proposed plans. These standards and the proposed changes are characterized in Table 1 below.

Table 1 – Existing and Proposed Development Standards

	Phase 1 – R-5 Existing	Proposed Change?	Phase 2 – R-8 Existing	Proposed Change?
Lot Coverage	50%	55%	50%	No
Front Setback to House	15'	No	12'	No
Front Setback to Garage	22'	Yes 20'	20'	No
Street Side Setback	10'	No	10'	No
Interior Side Setback	5'	No	5'	No
Rear Setback	20' ¹	No	15' ²	No
Height Limitations	30'	No	30'	No
Minimum Driveway Length	22'	Yes 20'	20'	No

¹ Per the SLSP 30 percent of the units may go down to 15'

² Per the SLSP 50 percent of the units may go down to 12'

Cannon Pointe

Cannon Pointe is within the Phase 1 area (northern) village and consists of 111 lots. Four distinct home plans have been designed for Cannon Pointe ranging in size from 2,282 to 3,425 square feet. Four architectural styles are proposed, including "Modern Farmhouse", "Progressive Monterey", "Territorial Ranch", and "Spanish". The smallest plan is a 1-story while the largest three plans are 2-story. Plan 3312 is designed as a "NextGen" home, which means it includes a private suite that can function as a separate living space. The "NextGen" series of homes have been very well received by the market as they meet the needs of the changing demographics of our society. The "NextGen" home is intended to accommodate for the needs of multi-generational families living together and has been included in all the new communities established by Lennar in the City of Woodland.

The architectural styles will provide for a mixture of roof lines, massing, materials, and accents, unique to each style. Twelve complementary color palettes are proposed to provide further interest.

It should be noted that for the Cannon Pointe plans in Phase 1 (R-5), the applicant is requesting a minor modification to development standards to the front setback, as noted in Table 1 above. The requested reduction in the front setback by 2' to the garage would allow for the largest single story and largest two-story home to fit on the standard lots. Most jurisdictions allow for an 18'-20' front yard setback to garage. In August of 2021 staff recommended and the Planning Commission approved a similar modification in the Prudler subdivision. In addition to the minor setback modification request, Lennar is requesting that the 50% lot coverage maximum be allowed up to 55% for up to 10% of the lots (11 lots) within Phase 1. There are many homesites in Phase 1 that are larger than typical size and Lennar has pre-plotted the community in a manner where, as proposed, there would only be two instances (1.8%) where lot coverage would exceed 50%; however, to maintain flexibility and ensuring streetscape elevation variation we request this for up to 10% of the lots. A similar provision was approved for the Oyang South subdivision.

Casera Meadows

Casera Meadows is within the Phase 2 (southern) village and consists of 120 lots. Four distinct home plans have been designed for Casera Meadows ranging in size from 2,134 to 2,786 square feet. Four architectural styles are proposed, including "Italian", "Prairie Progressive", "Farmhouse", and "Spanish".

The architectural styles will provide for a mixture of roof lines, massing, materials, and accents, unique to each style. Twelve complementary color palettes are proposed to provide further interest.

It should be noted that for the Casera Meadows series the applicant is not requesting any modification to development standards.

Summary

In summary, the applicant is proposing eight plans for 231 lots. Six distinct architectural styles are proposed that ensures a variety of colors, materials, and general visual interest. The homes range from 2,134 square feet to 3,425 square feet, making them accessible to a larger buyer market. Minor amendments are requested to development standards for the Phase 1 area as noted above to accommodate homes of a size and with features attractive to buyers. The project is consistent with single family residential development to the east and south, future development to the north, and provides for pedestrian circulation from surrounding developments to Pioneer High School. It should be noted that these homes are currently being constructed in the new community of Northlake in Sacramento. This new community of over 2,000 homes was the subject of substantial City review and were very well received by the City and current buyers. As model homes of the proposed homes were being constructed at Northlake, Lennar shared these plans with City of Woodland management and received enthusiastic support. Comments later relating to use of material and use of some colors are addressed in the proposal, including the addition of a "Spanish" architectural style to both product lines.

Lennar believes the proposal is substantially consistent with the Spring Lake Specific Plan (SLSP) and requests that staff support, and the Planning Commission approve the project as proposed.

PIONEER VILLAGE

woodland, ca



Developer: Lennar
1025 Creekside Ridge Drive, Suite 240,
Roseville Ca 95678.
Contact: Pierre Martinez
Business: 916.746.8508
www.lennar.com



Architect: Kevin L. Crook Architect
1360 Reynolds Ave. Suite 110
Irvine, CA 92614
Contact: Barry Pattison
Business: 949.660.1587
www.klcarch.com



Landscape: Morton & Pitalo, Inc.
600 Coolidge Drive, Suite 140
Folsom, CA 95630
Contact: Jacob Rolih
Business: (916) 496-8782
www.mpengr.com



Landscape: Earth Line Design Group
P.O Box 661 Orangevale, Ca
Business: 916. 420.7864
Contact: Jim Luttrell
Business: 916.660.1587
www.earthlinedesign.com

- C-1

Contextual Site Plan
- C-2

Preliminary Pre-Plot Exhibit
- C-3

Preliminary Pre-Plot Exhibit
- C-4

Fit list
- C-5

Fit list
- C-6

Fit list
- C-7

Fit list
- C-8

Fit list
- C-9

Fit list
- A-1

Cover Sheet
- A-2

Plan 1 - Typical Plotting
- A-3

Plan 1 - (Plan 2282) - Front Elevations
- A-4

Plan 1 - (Plan 2282) "A" - Floor Plan
- A-5

Plan 1A - (Plan 2282 "A") - Modern Farmhouse Elevation
- A-6

Plan 1B - (Plan 2282 " B") - Progressive Monterey Elevation
- A-7

Plan 1C - (Plan 2282 "C") - Territorial Ranch Elevation
- A-8

Plan 1D - (Plan 2282 "D") - Spanish Elevation
- A-9

Plan 1 - (Plan 2282) - Roof Plans
- A-10

Plan 2 - (Plan 3104) - Front Elevations
- A-11

Plan 2 - (Plan 3104) "A" - Floor Plan
- A-12

Plan 2A - (Plan 3104 "A") - Modern Farmhouse Elevation
- A-13

Plan 2B - (Plan 3104 " B") - Progressive Monterey Elevation
- A-14

Plan 2C - (Plan 3104 "C") - Territorial Ranch Elevation
- A-15

Plan 2D - (Plan 3104 "D") - Spanish Elevation
- A-16

Plan 2 - (Plan 3104) - Roof Plans

- A-17

Plan 3 - (Plan 3312) - Front Elevations
- A-18

Plan 3 - (Plan 3312) "A" - Floor Plan
- A-19

Plan 3A - (Plan 3312 "A") - Modern Farmhouse Elevation
- A-20

Plan 3B - (Plan 3312 " B") - Progressive Monterey Elevation
- A-21

Plan 3C - (Plan 3312 "C") - Territorial Ranch Elevation
- A-22

Plan 3D - (Plan 3312 "D") - Spanish Elevation
- A-23

Plan 3 - (Plan 3312) - Roof Plans
- A-24

Plan 4 - (Plan 3425) - Front Elevations
- A-25

Plan 4 - (Plan 3425) "A" - Floor Plan
- A-26

Plan 4A - (Plan 3425 "A") - Modern Farmhouse Elevation
- A-27

Plan 4B - (Plan 3425 " B") - Progressive Monterey Elevation
- A-28

Plan 4C - (Plan 3425 "C") - Territorial Ranch Elevation
- A-29

Plan 4D - (Plan 3425 "D") - Spanish Elevation
- A-30

Plan 4 - (Plan 3425) - Roof Plans
- A-31

Written Color Schemes
- A-32

Color Boards - "A" Modern Farmhouse
- A-33

Color Boards - "B" Progressive Monterey
- A-34

Color Boards - "C" Territorial Ranch
- A-35

Color Boards - "D" Spanish

A-36	Cover Sheet
A-37	Typical Plotting
A-38	Plan 5 - (Plan 2134) - Front Elevations
A-39	Plan 5 - (Plan 2134) "A" - Floor Plan
A-40	Plan 5A - (Plan 2134 "A") - Italian Elevation
A-41	Plan 5B - (Plan 2134 "B") - Prairie Progressive Elevation
A-42	Plan 5C - (Plan 2134 "C") - Farmhouse Elevation
A-43	Plan 5D - (Plan 2134 "D") - Spanish Elevation
A-44	Plan 5 - (Plan 2134) - Roof Plans
A-45	Plan 6 - (Plan 2394) - Front Elevations
A-46	Plan 6 - (Plan 2394) "A" - Floor Plan
A-47	Plan 6 - (Plan 2394 "A") - Italian Elevation
A-48	Plan 6B - (Plan 2394 "B") - Prairie Progressive Elevation
A-49	Plan 6C - (Plan 2394 "C") - Farmhouse Elevation
A-50	Plan 6D - (Plan 2394 "D") - Spanish Elevation
A-51	Plan 6 - (Plan 2394) - Roof Plans
A-52	Plan 7 - (Plan 2620) - Front Elevations
A-53	Plan 7 - (Plan 2620) "A" - Floor Plan
A-54	Plan 7A - (Plan 2620 "A") - Italian Elevation
A-55	Plan 7B - (Plan 2620 "B") - Prairie Progressive Elevation
A-56	Plan 7C - (Plan 2620 "C") - Farmhouse Elevation
A-57	Plan 7D - (Plan 2620 "D") - Spanish Elevation
A-58	Plan 7 - (Plan 2620) - Roof Plans
A-59	Plan 8 - (Plan 2786) - Front Elevations
A-60	Plan 8 - (Plan 2786) "A" - Floor Plan
A-61	Plan 8A - (Plan 2786 "A") - Italian Elevation
A-62	Plan 8B - (Plan 2786 "B") - Prairie Progressive Elevation
A-63	Plan 8C - (Plan 2786 "C") - Farmhouse Elevation
A-64	Plan 8D - (Plan 2786 "D") - Spanish Elevation
A-65	Plan 8 - (Plan 2786) - Roof Plans

A-66	Written Color Schemes
A-67	Color Boards - "A" Italian
A-68	Color Boards - "B" Prairie Progressive
A-69	Color Boards - "C" Farmhouse
A-70	Color Boards - "D" Spanish
L1.1	Planting Layouts Phase 1
L1.2	Planting Layouts Phase 2
L1.3	Planting Layouts Corner Lots
L1.4	Planting Notes
L2.1	Typical Irrigation Schematic
L1.2	Irrigation Details
L3.1	Typical Flatwork Layouts



Developer: Lennar
1025 Creekside Ridge Drive, Suite 240,
Roseville Ca 95678.
Contact: Pierre Martinez
Business: 916.746.8508
www.lennar.com



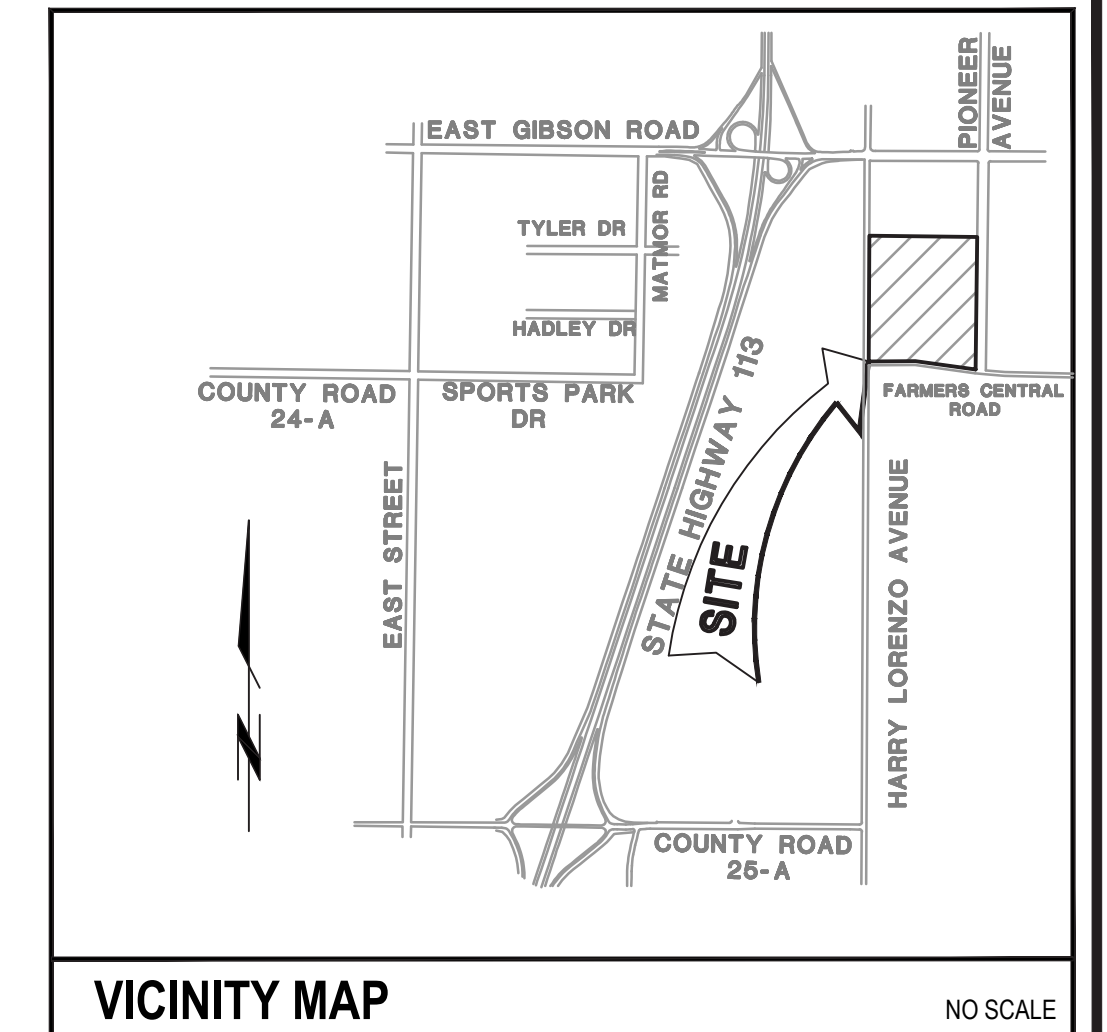
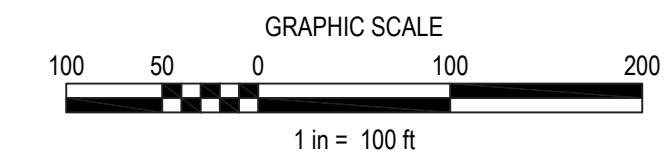
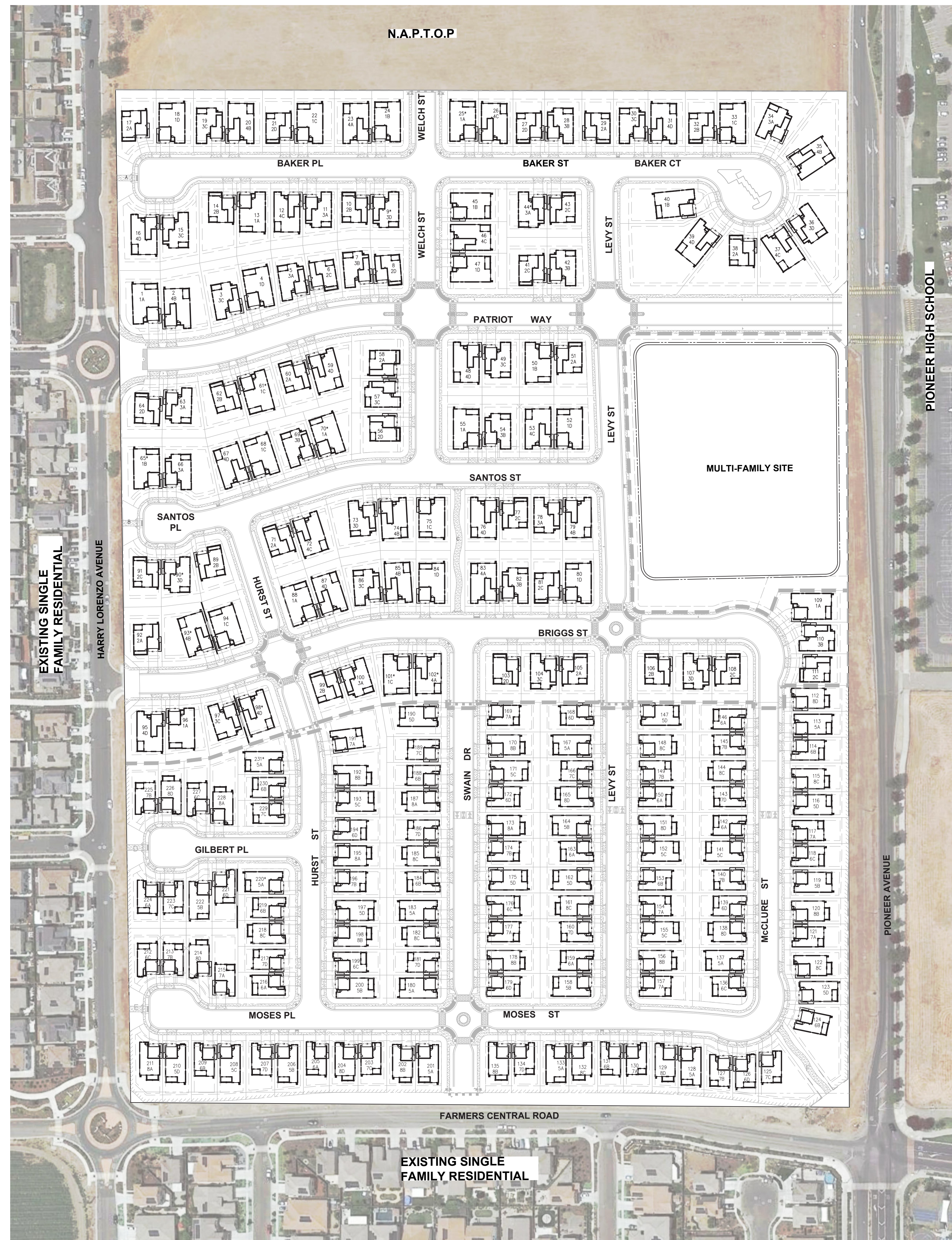
Architect: Kevin L. Crook Architect
1360 Reynolds Ave. Suite 110
Irvine, CA 92614
Contact: Barry Pattison
Business: 949.660.1587
www.klcarch.com



Landscape: Morton & Pitalo, Inc.
600 Coolidge Drive, Suite 140
Folsom, CA 95630
Contact: Jacob Rolih
Business: (916) 496-8782
www.mpengr.com



Landscape: Earth Line Design Group
P.O Box 661 Orangevale, Ca
Business: 916. 420.7864
Contact: Jim Luttrell
Business: 916.660.1587
www.earthlinedesign.com

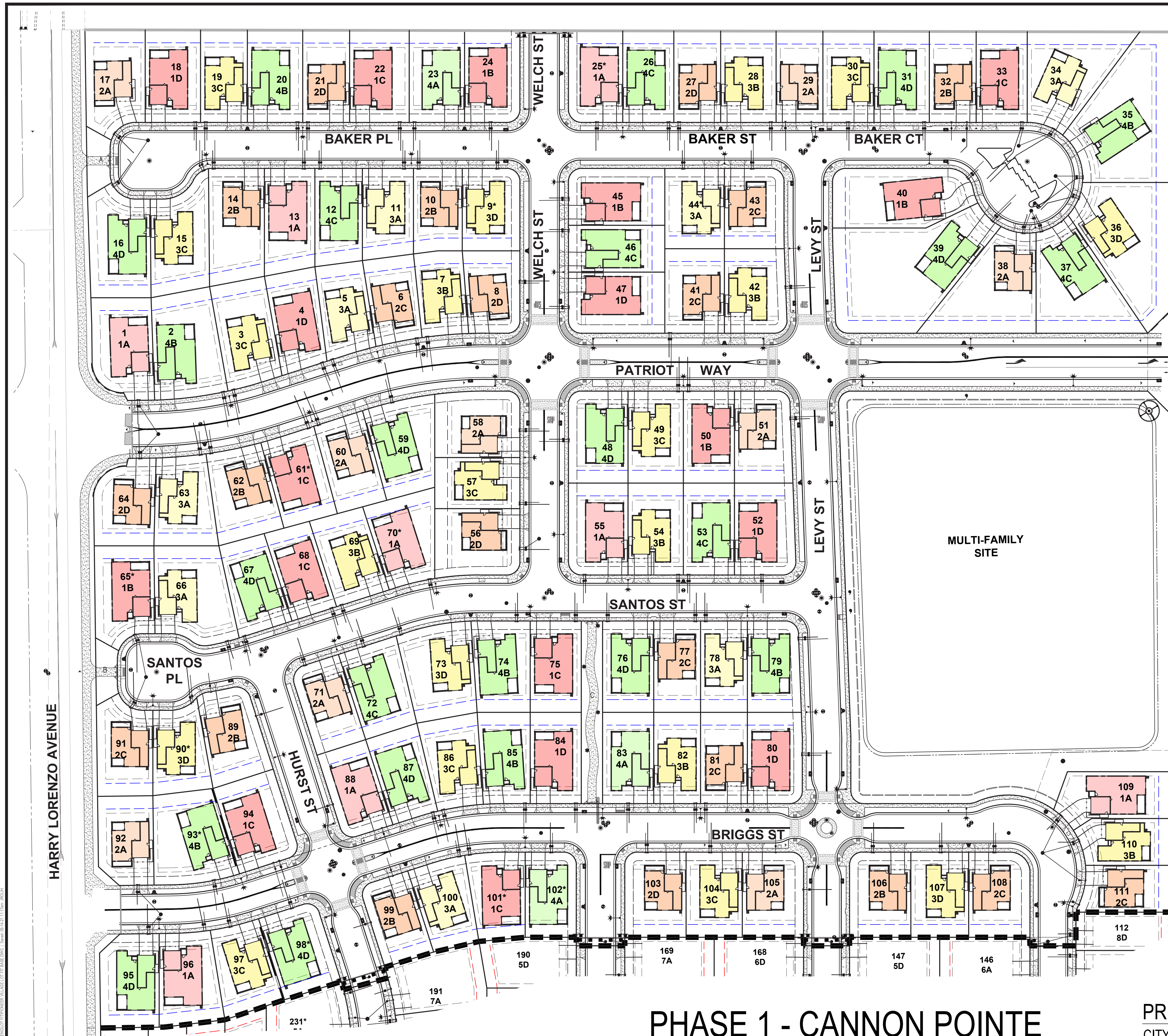


C-1

CONTEXTUAL SITE PLAN

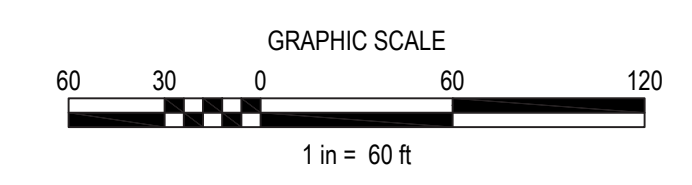
CITY OF WOODLAND, CA
SEPTEMBER 2021
SCALE 1"=100' (@ 36x24)





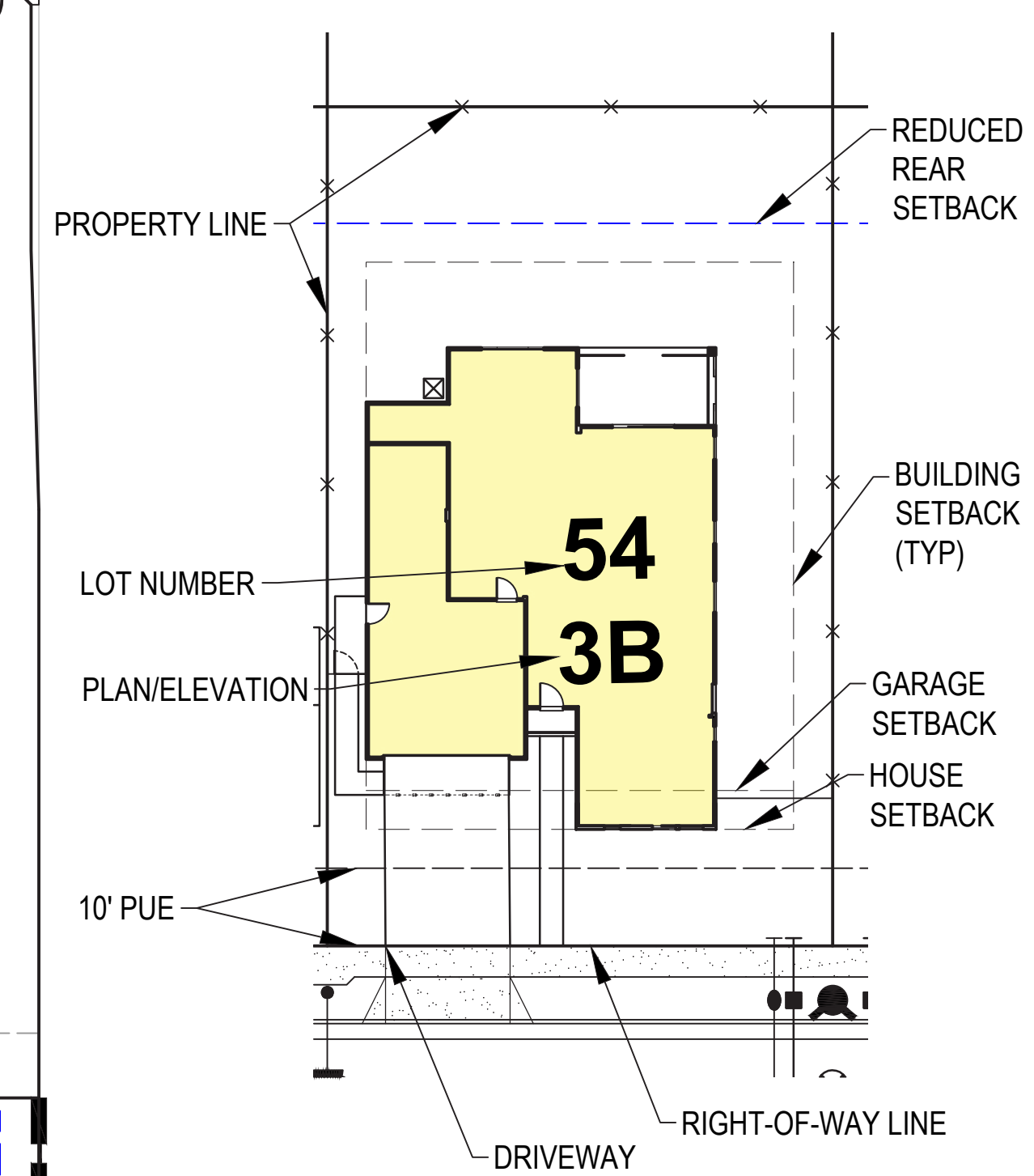
PHASE 1 - CANNON POINTE

PRELIMINARY PRE-PLOT EXHIBIT
CITY OF WOODLAND, CA
SEPTEMBER 2021
SCALE 1"=60' (@ 36x24)



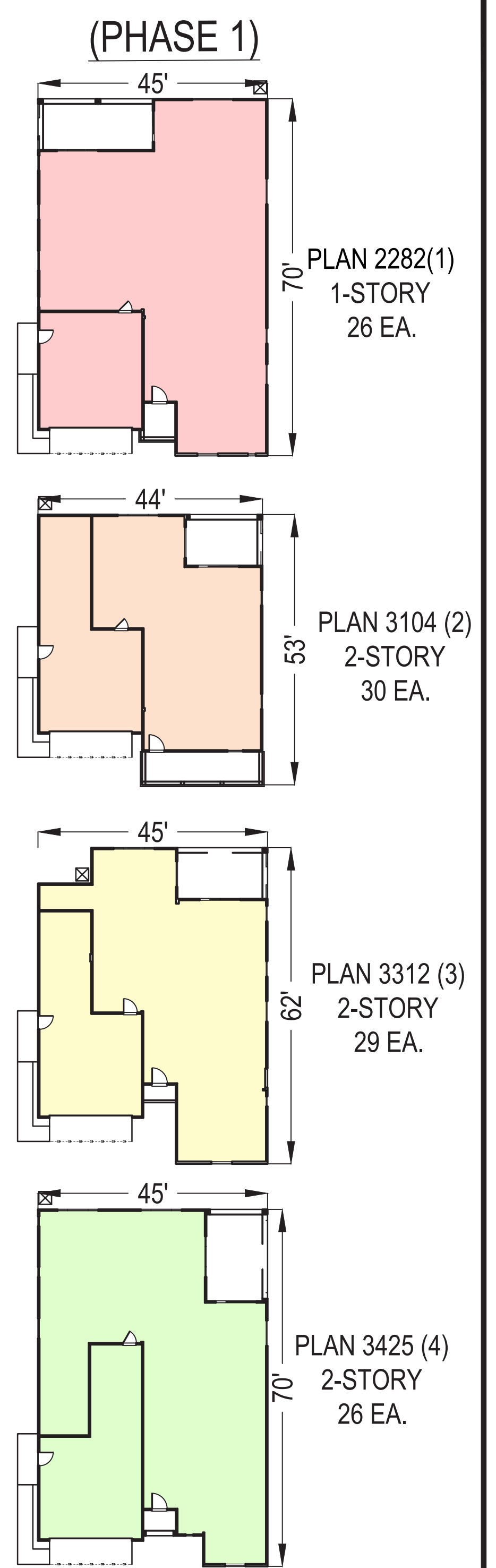
* LOTS WITH ASTERISK REQUIRE SETBACK REDUCTION
LOTS: 9, 25, 44, 61, 65, 70, 90, 93, 98, 101, 102
TOTAL REDUCED: (11/111) = 9.9%
30% OF LOTS PERMITTED REDUCED SETBACK PER SLSP

TYPICAL LOT LAYOUT



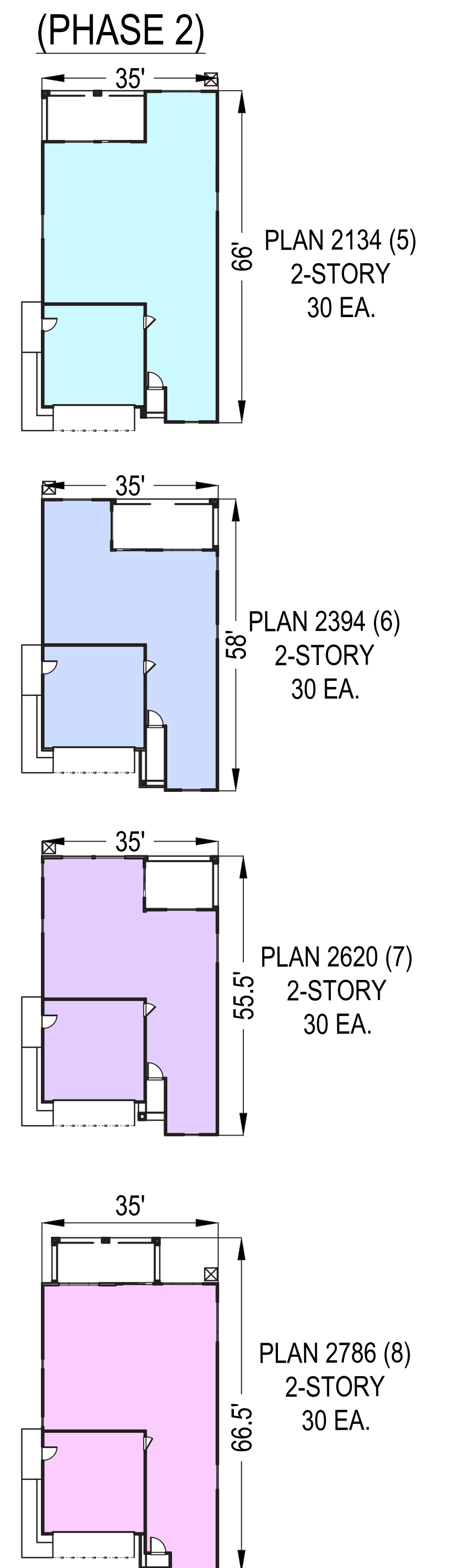
TYPICAL SETBACK ENVELOPE DIMENSIONS:
(R5 ZONING)

	PHASE 1
FRONT HOUSE/GARAGE:	15' / 20'
SIDES INTERIOR/STREET:	5' / 10'
BACK:	20'
NOTE: PER SLSP, 22' FRONT YARD SETBACK TO GARAGE REQUIRED; 20' REQUESTED.	



C-2

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
600 COOLIDGE DRIVE, Suite 140 • Folsom, CA 95630
phone: 916.927.2400 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: stoking@mpengr.com • web: www.mpengr.com



	<u>PHASE 2</u>
FRONT HOUSE/GARAGE:	12' / 20'
SIDES INTERIOR/STREET:	5' / 10'
BACK:	15'



C-3



FIT LIST

Project: Pioneer Village

Builder: Lennar Homes

X = CHOSEN PRODUCT
54.7% = LOT COVERAGE > 50%

Phase 1 : R-5 Zoning														
TSM Lot#	Lot Area (SF)	2282			3104			3312			3425			NOTES:
		1 Story			2 Story			2 Story			2 Story			
		(44Wx70D)			(44Wx53D)			(45Wx62D)			(45Wx70D)			
		Footprint SF (includes porch & patio, excludes flatwork)												
		3030	Coverage	<55%?	2130	Coverage	<55%?	2454	Coverage	<55%?	2987	Coverage	<55%?	
1	8,016	X	37.8%	Y	X	26.6%	Y	X	30.6%	Y	X	37.3%	Y	
2	9,679	X	31.3%	Y	X	22.0%	Y	X	25.4%	Y	X	30.9%	Y	
3	8,004	X	37.9%	Y	X	26.6%	Y	X	30.7%	Y	X	37.3%	Y	
4	6,628	X	45.7%	Y	X	32.1%	Y	X	37.0%	Y	X	45.1%	Y	
5	6,166	X	49.1%	Y	X	34.5%	Y	X	39.8%	Y	X	48.4%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
6	5,778	-	52.4%	Y	X	36.9%	Y	X	42.5%	Y	-	51.7%	Y	PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
7	5,543	-	54.7%	Y	X	38.4%	Y	X	44.3%	Y	-	53.9%	Y	PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
8	6,140	-	49.3%	Y	X	34.7%	Y	X	40.0%	Y	-	48.6%	Y	PLAN 3 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK. PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
9	6,502	-	46.6%	Y	X	32.8%	Y	X	37.7%	Y	-	45.9%	Y	PLAN 3 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK. PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
10	5,599	-	54.1%	Y	X	38.0%	Y	X	43.8%	Y	-	53.3%	Y	PLAN 3 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK. PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
11	6,264	X	48.4%	Y	X	34.0%	Y	X	39.2%	Y	X	47.7%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
12	6,233	X	48.6%	Y	X	34.2%	Y	X	39.4%	Y	X	47.9%	Y	
13	7,182	X	42.2%	Y	X	29.7%	Y	X	34.2%	Y	X	41.6%	Y	
14	8,647	X	35.0%	Y	X	24.6%	Y	X	28.4%	Y	X	34.5%	Y	
15	8,313	X	36.4%	Y	X	25.6%	Y	X	29.5%	Y	X	35.9%	Y	
16	8,812	X	34.4%	Y	X	24.2%	Y	X	27.8%	Y	X	33.9%	Y	
17	8,140	X	37.2%	Y	X	26.2%	Y	X	30.1%	Y	X	36.7%	Y	
18	7,056	X	42.9%	Y	X	30.2%	Y	X	34.8%	Y	X	42.3%	Y	
19	5,964	X	50.8%	Y	X	35.7%	Y	X	41.1%	Y	X	50.1%	Y	
20	7,041	X	43.0%	Y	X	30.3%	Y	X	34.9%	Y	X	42.4%	Y	
21	5,951	X	50.9%	Y	X	35.8%	Y	X	41.2%	Y	X	50.2%	Y	
22	7,566	X	40.0%	Y	X	28.2%	Y	X	32.4%	Y	X	39.5%	Y	
23	7,017	X	43.2%	Y	X	30.4%	Y	X	35.0%	Y	X	42.6%	Y	
24	6,957	X	43.6%	Y	X	30.6%	Y	X	35.3%	Y	X	42.9%	Y	
25	6,817	X	44.4%	Y	X	31.2%	Y	X	36.0%	Y	X	43.8%	Y	PLAN 1 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK.
26	6,448	X	47.0%	Y	X	33.0%	Y	X	38.1%	Y	X	46.3%	Y	
27	5,904	X	51.3%	Y	X	36.1%	Y	X	41.6%	Y	X	50.6%	Y	
28	6,970	X	43.5%	Y	X	30.6%	Y	X	35.2%	Y	X	42.9%	Y	
29	5,891	X	51.4%	Y	X	36.2%	Y	X	41.7%	Y	X	50.7%	Y	
30	6,420	X	47.2%	Y	X	33.2%	Y	X	38.2%	Y	X	46.5%	Y	
31	6,947	X	43.6%	Y	X	30.7%	Y	X	35.3%	Y	X	43.0%	Y	
32	5,872	X	51.6%	Y	X	36.3%	Y	X	41.8%	Y	X	50.9%	Y	
33	6,399	X	47.4%	Y	X	33.3%	Y	X	38.3%	Y	X	46.7%	Y	
34	10,117	X	29.9%	Y	X	21.1%	Y	X	24.3%	Y	X	29.5%	Y	
35	15,642	X	19.4%	Y	X	13.6%	Y	X	15.7%	Y	X	19.1%	Y	

FIT LIST

Project: Pioneer Village

Builder: Lennar Homes

X = CHOSEN PRODUCT
54.7% = LOT COVERAGE > 50%

Phase 1 : R-5 Zoning														
TSM Lot#	Lot Area (SF)	2282			3104			3312			3425			NOTES:
		1 Story			2 Story			2 Story			2 Story			
		(45Wx70D)			(44Wx53D)			(45Wx62D)			(45Wx70D)			
		Footprint SF (includes porch & patio, excludes flatwork)												
		3030	Coverage	<55%?	2130	Coverage	<55%?	2454	Coverage	<55%?	2987	Coverage	<55%?	
36	13,748	X	22.0%	Y	X	15.5%	Y	X	17.8%	Y	X	21.7%	Y	
37	11,204	X	27.0%	Y	X	19.0%	Y	X	21.9%	Y	X	26.7%	Y	
38	11,169	X	27.1%	Y	X	19.1%	Y	X	22.0%	Y	X	26.7%	Y	
39	19,192	X	15.8%	Y	X	11.1%	Y	X	12.8%	Y	X	15.6%	Y	
40	10,629	X	28.5%	Y	X	20.0%	Y	X	23.1%	Y	X	28.1%	Y	
41	6,950	-	43.6%	Y	X	30.6%	Y	X	35.3%	Y	-	43.0%	Y	PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
42	7,114	-	42.6%	Y	X	29.9%	Y	X	34.5%	Y	-	42.0%	Y	PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
43	6,551	-	46.3%	Y	X	32.5%	Y	X	37.5%	Y	-	45.6%	Y	PLAN 3 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK. PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
44	6,600	-	45.9%	Y	X	32.3%	Y	X	37.2%	Y	-	45.3%	Y	PLAN 3 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK. PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
45	7,509	X	40.4%	Y	X	28.4%	Y	X	32.7%	Y	X	39.8%	Y	
46	6,226	X	48.7%	Y	X	34.2%	Y	X	39.4%	Y	X	48.0%	Y	
47	8,078	X	37.5%	Y	X	26.4%	Y	X	30.4%	Y	X	37.0%	Y	
48	7,512	X	40.3%	Y	X	28.4%	Y	X	32.7%	Y	X	39.8%	Y	
49	7,020	X	43.2%	Y	X	30.3%	Y	X	35.0%	Y	X	42.5%	Y	
50	6,480	X	46.8%	Y	X	32.9%	Y	X	37.9%	Y	X	46.1%	Y	
51	7,158	X	42.3%	Y	X	29.8%	Y	X	34.3%	Y	X	41.7%	Y	
52	7,575	X	40.0%	Y	X	28.1%	Y	X	32.4%	Y	X	39.4%	Y	
53	6,480	X	46.8%	Y	X	32.9%	Y	X	37.9%	Y	X	46.1%	Y	
54	7,020	X	43.2%	Y	X	30.3%	Y	X	35.0%	Y	X	42.5%	Y	
55	7,508	X	40.4%	Y	X	28.4%	Y	X	32.7%	Y	X	39.8%	Y	
56	7,818	X	38.8%	Y	X	27.2%	Y	X	31.4%	Y	X	38.2%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
57	6,000	X	50.5%	Y	X	35.5%	Y	X	40.9%	Y	X	49.8%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
58	7,678	-	39.5%	Y	X	27.7%	Y	X	32.0%	Y	X	38.9%	Y	PLANS 4 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK. PLAN 1 ENCROACHES BEYOND ALLOWABLE REAR SETBACK
59	7,933	X	38.2%	Y	X	26.8%	Y	X	30.9%	Y	X	37.7%	Y	
60	6,460	X	46.9%	Y	X	33.0%	Y	X	38.0%	Y	X	46.2%	Y	
61	6,821	X	44.4%	Y	X	31.2%	Y	X	36.0%	Y	X	43.8%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
62	7,658	X	39.6%	Y	X	27.8%	Y	X	32.0%	Y	X	39.0%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
63	7,106	X	42.6%	Y	X	30.0%	Y	X	34.5%	Y	X	42.0%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
64	6,721	-	45.1%	Y	X	31.7%	Y	X	36.5%	Y	-	44.4%	Y	PLAN 3 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK. PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
65	7,714	X	39.3%	Y	X	27.6%	Y	X	31.8%	Y	X	38.7%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
66	9,658	X	31.4%	Y	X	22.1%	Y	X	25.4%	Y	X	30.9%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
67	6,555	X	46.2%	Y	X	32.5%	Y	X	37.4%	Y	X	45.6%	Y	
68	5,862	X	51.7%	Y	X	36.3%	Y	X	41.9%	Y	X	51.0%	Y	
69	6,743	X	44.9%	Y	X	31.6%	Y	X	36.4%	Y	X	44.3%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
70	7,306	X	41.5%	Y	X	29.2%	Y	X	33.6%	Y	X	40.9%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
71	6,234	X	48.6%	Y	X	34.2%	Y	X	39.4%	Y	X	47.9%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK

FIT LIST

Project: Pioneer Village

Builder: Lennar Homes

X = CHOSEN PRODUCT
54.7% = LOT COVERAGE > 50%

Phase 1 : R-5 Zoning														
TSM Lot#	Lot Area (SF)	2282			3104			3312			3425			NOTES:
		1 Story			2 Story			2 Story			2 Story			
		(45Wx70D)			(44Wx53D)			(45Wx62D)			(45Wx70D)			
		Footprint SF (includes porch & patio, excludes flatwork)												
3030	Coverage	<55%?	2130	Coverage	<55%?	2454	Coverage	<55%?	2987	Coverage	<55%?			
72	7,052	X	43.0%	Y	X	30.2%	Y	X	34.8%	Y	X	42.4%	Y	
73	8,753	X	34.6%	Y	X	24.3%	Y	X	28.0%	Y	X	34.1%	Y	
74	7,079	X	42.8%	Y	X	30.1%	Y	X	34.7%	Y	X	42.2%	Y	
75	6,435	X	47.1%	Y	X	33.1%	Y	X	38.1%	Y	X	46.4%	Y	
76	6,435	X	47.1%	Y	X	33.1%	Y	X	38.1%	Y	X	46.4%	Y	
77	5,899	X	51.4%	Y	X	36.1%	Y	X	41.6%	Y	X	50.6%	Y	
78	5,899	X	51.4%	Y	X	36.1%	Y	X	41.6%	Y	X	50.6%	Y	
79	6,542	X	46.3%	Y	X	32.6%	Y	X	37.5%	Y	X	45.7%	Y	
80	6,856	X	44.2%	Y	X	31.1%	Y	X	35.8%	Y	X	43.6%	Y	
81	5,899	X	51.4%	Y	X	36.1%	Y	X	41.6%	Y	X	50.6%	Y	
82	5,899	X	51.4%	Y	X	36.1%	Y	X	41.6%	Y	X	50.6%	Y	
83	6,435	X	47.1%	Y	X	33.1%	Y	X	38.1%	Y	X	46.4%	Y	
84	6,435	X	47.1%	Y	X	33.1%	Y	X	38.1%	Y	X	46.4%	Y	
85	6,302	X	48.1%	Y	X	33.8%	Y	X	38.9%	Y	X	47.4%	Y	
86	6,701	X	45.2%	Y	X	31.8%	Y	X	36.6%	Y	X	44.6%	Y	PLAN 1 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK
87	6,213	X	48.8%	Y	X	34.3%	Y	X	39.5%	Y	X	48.1%	Y	
88	6,252	X	48.5%	Y	X	34.1%	Y	X	39.3%	Y	X	47.8%	Y	
89	7,149	X	42.4%	Y	X	29.8%	Y	X	34.3%	Y	X	41.8%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
90	6,187	-	49.0%	Y	X	34.4%	Y	X	39.7%	Y	-	48.3%	Y	PLAN 3 ENCROACHES INTO 20', BUT NOT 15' REAR SETBACK. PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
91	7,101	X	42.7%	Y	X	30.0%	Y	X	34.6%	Y	X	42.1%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
92	6,553	-	46.2%	Y	X	32.5%	Y	X	37.4%	Y	-	45.6%	Y	PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
93	9,238	X	32.8%	Y	X	23.1%	Y	X	26.6%	Y	X	32.3%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
94	7,795	X	38.9%	Y	X	27.3%	Y	X	31.5%	Y	X	38.3%	Y	
95	7,387	X	41.0%	Y	X	28.8%	Y	X	33.2%	Y	X	40.4%	Y	
96	7,404	X	40.9%	Y	X	28.8%	Y	X	33.1%	Y	X	40.3%	Y	
97	6,737	X	45.0%	Y	X	31.6%	Y	X	36.4%	Y	X	44.3%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
98	6,952	X	43.6%	Y	X	30.6%	Y	X	35.3%	Y	X	43.0%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
99	5,936	-	51.0%	Y	X	35.9%	Y	X	41.3%	Y	-	50.3%	Y	PLANS 1 & 4 ENCROACH BEYOND ALLOWABLE REAR SETBACK
100	6,316	X	48.0%	Y	X	33.7%	Y	X	38.9%	Y	X	47.3%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
101	6,422	X	47.2%	Y	X	33.2%	Y	X	38.2%	Y	X	46.5%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
102	5,952	X	50.9%	Y	X	35.8%	Y	X	41.2%	Y	X	50.2%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
103	7,152	X	42.4%	Y	X	29.8%	Y	X	34.3%	Y	X	41.8%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
104	6,600	X	45.9%	Y	X	32.3%	Y	X	37.2%	Y	X	45.3%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
105	7,152	X	42.4%	Y	X	29.8%	Y	X	34.3%	Y	X	41.8%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
106	7,152	X	42.4%	Y	X	29.8%	Y	X	34.3%	Y	X	41.8%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
107	6,783	X	44.7%	Y	X	31.4%	Y	X	36.2%	Y	X	44.0%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
108	7,076	X	42.8%	Y	X	30.1%	Y	X	34.7%	Y	X	42.2%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
109	7,408	X	40.9%	Y	X	28.8%	Y	X	33.1%	Y	X	40.3%	Y	
110	5,822	X	52.0%	Y	X	36.6%	Y	X	42.2%	Y	X	51.3%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK
111	5,727	X	52.9%	Y	X	37.2%	Y	X	42.8%	Y	X	52.2%	Y	PLANS 1 & 4 ENCROACH INTO 20', BUT NOT 15' REAR SETBACK

FIT LIST
Project: Pioneer Village
Builder: Lennar Homes

X = CHOSEN PRODUCT

Phase 2 : R-8 Zoning														
TSM Lot#	Lot Area (SF)	2134			2394			2620			2786			
		2 Story			2 Story			2 Story			2 Story			
		(35Wx66)			(35Wx58D)			(35Wx55.5D)			(35Wx66.5D)			
		Footprint SF (includes porch & patio, excludes flatwork)												
2248	Coverage	<50%?	1871	Coverage	<50%?	1818	Coverage	<50%?	2057	Coverage	<50%?			
112	5,047	X	44.5%	Y	X	37.1%	Y	X	36.0%	Y	X	40.8%	Y	
113	5,048	X	44.5%	Y	X	37.1%	Y	X	36.0%	Y	X	40.7%	Y	
114	5,048	X	44.5%	Y	X	37.1%	Y	X	36.0%	Y	X	40.7%	Y	
115	5,608	X	40.1%	Y	X	33.4%	Y	X	32.4%	Y	X	36.7%	Y	
116	5,048	X	44.5%	Y	X	37.1%	Y	X	36.0%	Y	X	40.7%	Y	
117	5,048	X	44.5%	Y	X	37.1%	Y	X	36.0%	Y	X	40.7%	Y	
118	5,036	X	44.6%	Y	X	37.2%	Y	X	36.1%	Y	X	40.8%	Y	
119	5,532	X	40.6%	Y	X	33.8%	Y	X	32.9%	Y	X	37.2%	Y	
120	4,958	X	45.3%	Y	X	37.7%	Y	X	36.7%	Y	X	41.5%	Y	
121	4,958	X	45.3%	Y	X	37.7%	Y	X	36.7%	Y	X	41.5%	Y	
122	5,481	X	41.0%	Y	X	34.1%	Y	X	33.2%	Y	X	37.5%	Y	
123	4,569	X	49.2%	Y	X	40.9%	Y	X	39.8%	Y	X	45.0%	Y	
124	10,934	X	20.6%	Y	X	17.1%	Y	X	16.6%	Y	X	18.8%	Y	
125	8,806	X	25.5%	Y	X	21.2%	Y	X	20.6%	Y	X	23.4%	Y	
126	4,300	-	52.3%	N	X	43.5%	Y	X	42.3%	Y	X	47.8%	Y	PLANS 5 ENCROACHES BEYOND ALLOWABLE REAR SETBACK. PLAN 8 ENCROACHES INTO 15' , BUT NOT 12' REAR SETBACK
127	4,809	-	46.7%	Y	X	38.9%	Y	X	37.8%	Y	-	42.8%	Y	PLANS 5 & 8 ENCROACH BEYOND ALLOWABLE REAR SETBACK
128	4,550	X	49.4%	Y	X	41.1%	Y	X	40.0%	Y	X	45.2%	Y	
129	4,543	X	49.5%	Y	X	41.2%	Y	X	40.0%	Y	X	45.3%	Y	
130	5,043	X	44.6%	Y	X	37.1%	Y	X	36.0%	Y	X	40.8%	Y	
131	4,536	X	49.6%	Y	X	41.2%	Y	X	40.1%	Y	X	45.3%	Y	
132	5,035	X	44.6%	Y	X	37.2%	Y	X	36.1%	Y	X	40.9%	Y	
133	5,030	X	44.7%	Y	X	37.2%	Y	X	36.1%	Y	X	40.9%	Y	
134	5,025	X	44.7%	Y	X	37.2%	Y	X	36.2%	Y	X	40.9%	Y	
135	5,474	X	41.1%	Y	X	34.2%	Y	X	33.2%	Y	X	37.6%	Y	
136	6,416	X	35.0%	Y	X	29.2%	Y	X	28.3%	Y	X	32.1%	Y	
137	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
138	5,296	X	42.4%	Y	X	35.3%	Y	X	34.3%	Y	X	38.8%	Y	
139	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
140	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
141	5,296	X	42.4%	Y	X	35.3%	Y	X	34.3%	Y	X	38.8%	Y	
142	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
143	5,296	X	42.4%	Y	X	35.3%	Y	X	34.3%	Y	X	38.8%	Y	
144	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
145	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
146	5,455	X	41.2%	Y	X	34.3%	Y	X	33.3%	Y	X	37.7%	Y	
147	5,455	X	41.2%	Y	X	34.3%	Y	X	33.3%	Y	X	37.7%	Y	
148	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
149	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	

FIT LIST
Project: Pioneer Village
Builder: Lennar Homes

X

 = CHOSEN PRODUCT

Phase 2 : R-8 Zoning														
TSM Lot#	Lot Area (SF)	2134			2394			2620			2786			
		2 Story			2 Story			2 Story			2 Story			
		(35Wx66)			(35Wx58D)			(35Wx55.5D)			(35Wx66.5D)			
		Footprint SF (includes porch & patio, excludes flatwork)												
		2248	Coverage	<50%?	1871	Coverage	<50%?	1818	Coverage	<50%?	2057	Coverage	<50%?	
150	5,296	X	42.4%	Y	X	35.3%	Y	X	34.3%	Y	X	38.8%	Y	
151	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
152	5,296	X	42.4%	Y	X	35.3%	Y	X	34.3%	Y	X	38.8%	Y	
153	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
154	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
155	5,296	X	42.4%	Y	X	35.3%	Y	X	34.3%	Y	X	38.8%	Y	
156	4,766	X	47.2%	Y	X	39.3%	Y	X	38.1%	Y	X	43.2%	Y	
157	5,736	X	39.2%	Y	X	32.6%	Y	X	31.7%	Y	X	35.9%	Y	
158	5,512	X	40.8%	Y	X	33.9%	Y	X	33.0%	Y	X	37.3%	Y	
159	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
160	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
161	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
162	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
163	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
164	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
165	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
166	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
167	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
168	5,408	X	41.6%	Y	X	34.6%	Y	X	33.6%	Y	X	38.0%	Y	
169	5,408	X	41.6%	Y	X	34.6%	Y	X	33.6%	Y	X	38.0%	Y	
170	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
171	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
172	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
173	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
174	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
175	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
176	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
177	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
178	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
179	5,530	X	40.7%	Y	X	33.8%	Y	X	32.9%	Y	X	37.2%	Y	
180	5,202	X	43.2%	Y	X	36.0%	Y	X	34.9%	Y	X	39.5%	Y	
181	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
182	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
183	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
184	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
185	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
186	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
187	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
188	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
189	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
190	6,427	X	35.0%	Y	X	29.1%	Y	X	28.3%	Y	X	32.0%	Y	

FIT LIST
Project: Pioneer Village
Builder: Lennar Homes

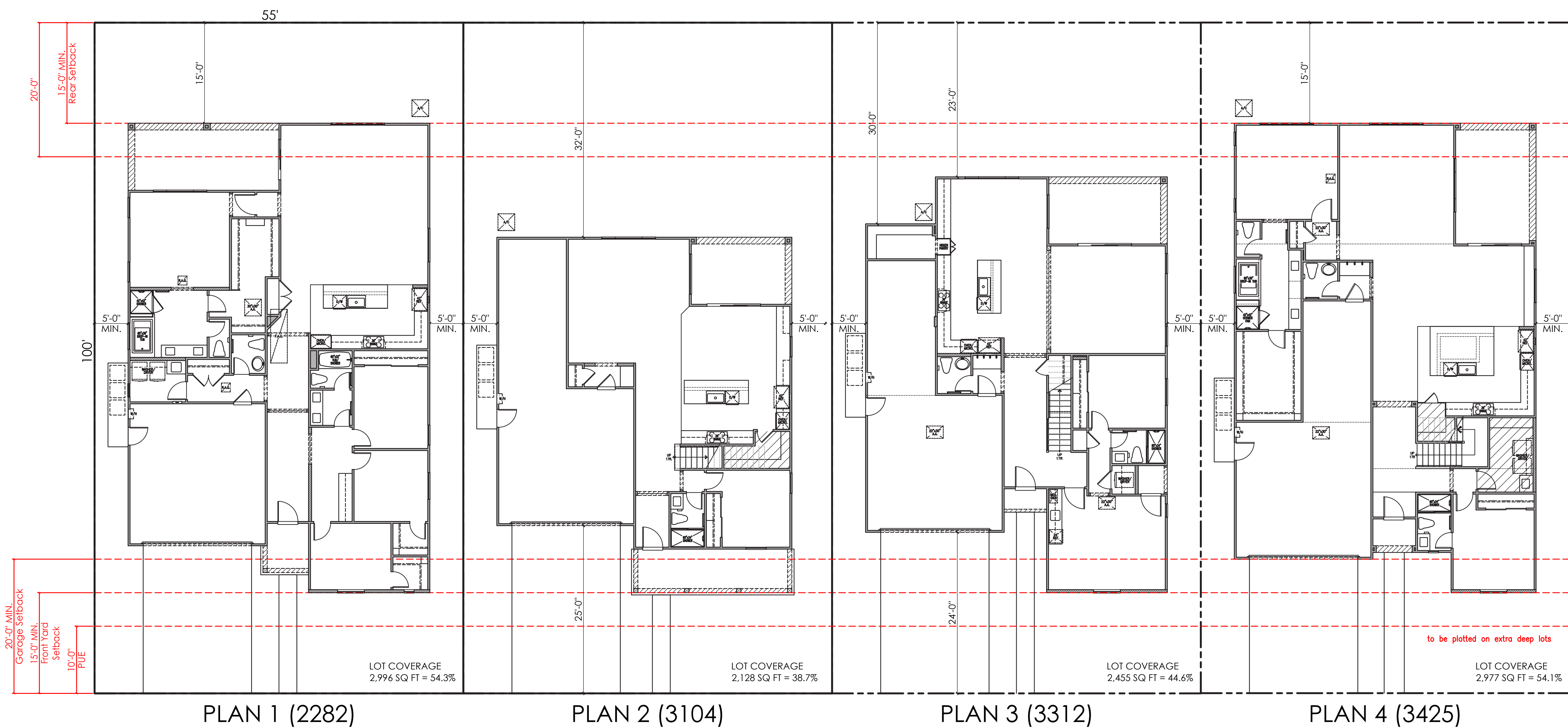
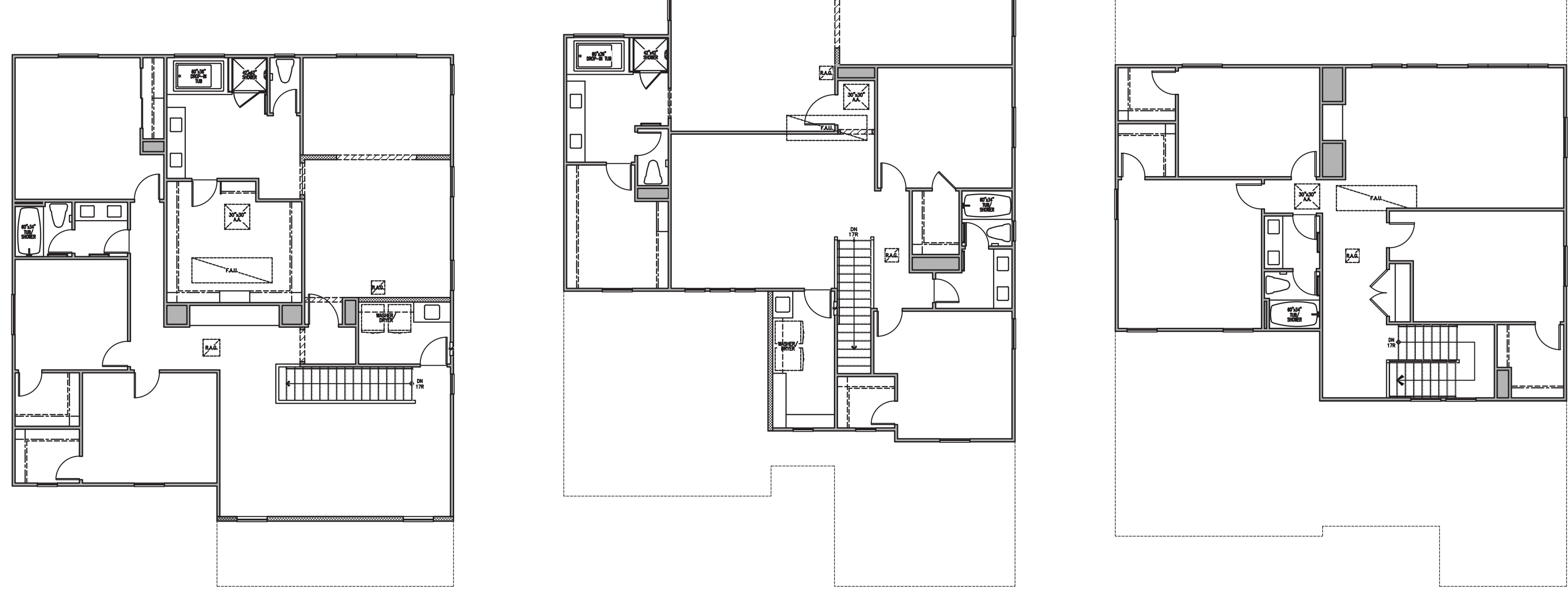
X

 = CHOSEN PRODUCT

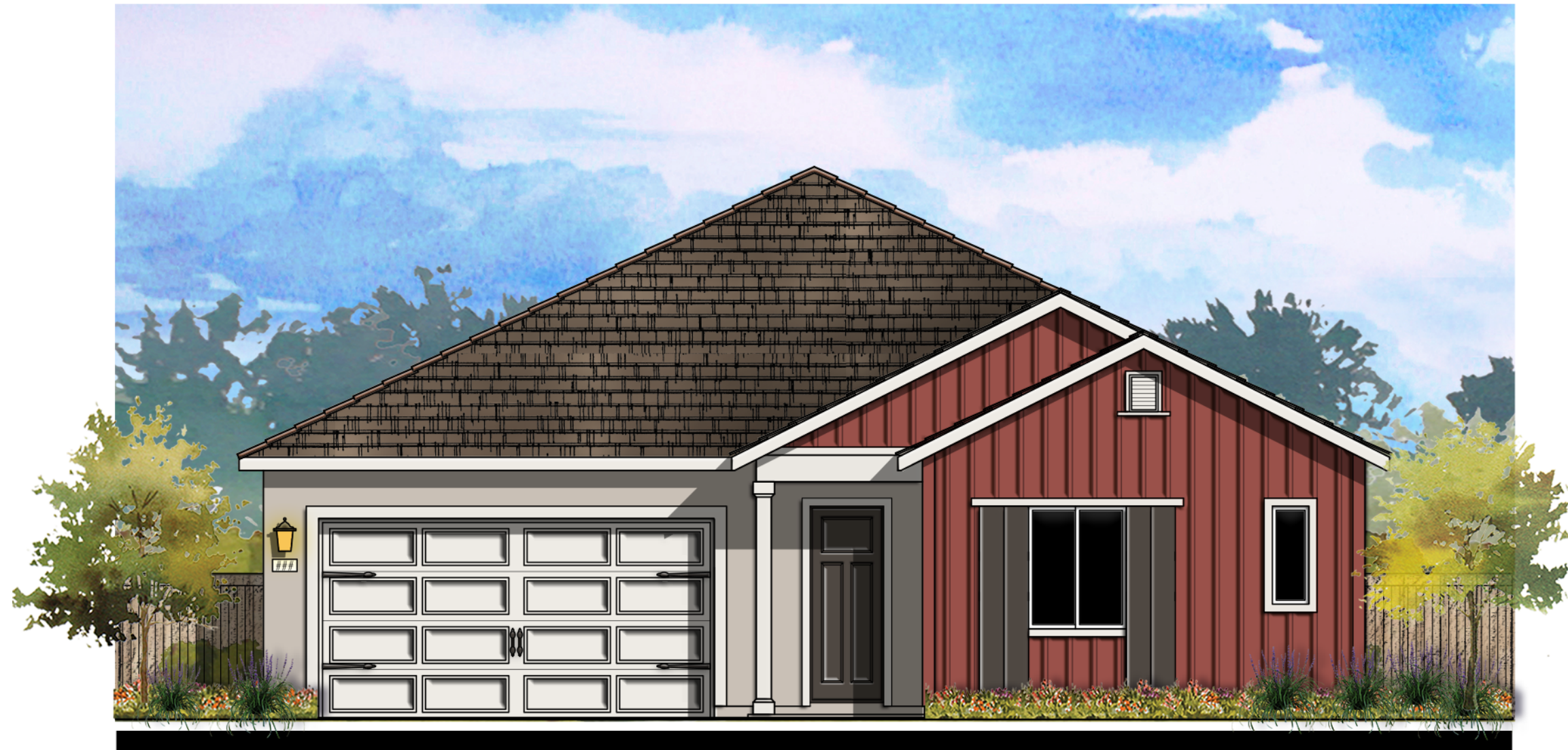
Phase 2 : R-8 Zoning														
TSM Lot#	Lot Area (SF)	2134			2394			2620			2786			
		2 Story			2 Story			2 Story			2 Story			
		(35Wx66)			(35Wx58D)			(35Wx55.5D)			(35Wx66.5D)			
		Footprint SF (includes porch & patio, excludes flatwork)												
		2248	Coverage	<50%?	1871	Coverage	<50%?	1818	Coverage	<50%?	2057	Coverage	<50%?	
191	7,474	X	30.1%	Y	X	25.0%	Y	X	24.3%	Y	X	27.5%	Y	
192	6,836	X	32.9%	Y	X	27.4%	Y	X	26.6%	Y	X	30.1%	Y	
193	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
194	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
195	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
196	5,250	X	42.8%	Y	X	35.6%	Y	X	34.6%	Y	X	39.2%	Y	
197	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
198	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
199	4,725	X	47.6%	Y	X	39.6%	Y	X	38.5%	Y	X	43.5%	Y	
200	5,184	X	43.4%	Y	X	36.1%	Y	X	35.1%	Y	X	39.7%	Y	
201	5,462	X	41.2%	Y	X	34.3%	Y	X	33.3%	Y	X	37.7%	Y	
202	5,004	X	44.9%	Y	X	37.4%	Y	X	36.3%	Y	X	41.1%	Y	
203	4,999	X	45.0%	Y	X	37.4%	Y	X	36.4%	Y	X	41.1%	Y	
204	5,000	X	45.0%	Y	X	37.4%	Y	X	36.4%	Y	X	41.1%	Y	
205	4,572	X	49.2%	Y	X	40.9%	Y	X	39.8%	Y	X	45.0%	Y	
206	5,269	X	42.7%	Y	X	35.5%	Y	X	34.5%	Y	X	39.0%	Y	
207	5,490	X	40.9%	Y	X	34.1%	Y	X	33.1%	Y	X	37.5%	Y	
208	5,690	X	39.5%	Y	X	32.9%	Y	X	32.0%	Y	X	36.2%	Y	
209	5,194	X	43.3%	Y	X	36.0%	Y	X	35.0%	Y	X	39.6%	Y	
210	5,802	X	38.7%	Y	X	32.2%	Y	X	31.3%	Y	X	35.5%	Y	
211	6,851	X	32.8%	Y	X	27.3%	Y	X	26.5%	Y	X	30.0%	Y	
212	5,769	X	39.0%	Y	X	32.4%	Y	X	31.5%	Y	X	35.7%	Y	PLAN 5 ENCROACHES INTO 15' , BUT NOT 12' REAR SETBACK
213	4,306	X	52.2%	N	X	43.5%	Y	X	42.2%	Y	X	47.8%	Y	PLAN 5 ENCROACHES INTO 15' , BUT NOT 12' REAR SETBACK
214	5,217	X	43.1%	Y	X	35.9%	Y	X	34.8%	Y	X	39.4%	Y	
215	5,917	X	38.0%	Y	X	31.6%	Y	X	30.7%	Y	X	34.8%	Y	
216	5,434	X	41.4%	Y	X	34.4%	Y	X	33.5%	Y	X	37.9%	Y	
217	4,500	X	50.0%	Y	X	41.6%	Y	X	40.4%	Y	X	45.7%	Y	
218	4,500	X	50.0%	Y	X	41.6%	Y	X	40.4%	Y	X	45.7%	Y	
219	4,500	X	50.0%	Y	X	41.6%	Y	X	40.4%	Y	X	45.7%	Y	
220	5,434	X	41.4%	Y	X	34.4%	Y	X	33.5%	Y	X	37.9%	Y	PLAN 5 ENCROACHES INTO 15' , BUT NOT 12' REAR SETBACK
221	5,107	X	44.0%	Y	X	36.6%	Y	X	35.6%	Y	X	40.3%	Y	
222	4,889	X	46.0%	Y	X	38.3%	Y	X	37.2%	Y	X	42.1%	Y	
223	4,306	X	52.2%	N	X	43.5%	Y	X	42.2%	Y	X	47.8%	Y	PLAN 5 ENCROACHES INTO 15' , BUT NOT 12' REAR SETBACK
224	5,900	X	38.1%	Y	X	31.7%	Y	X	30.8%	Y	X	34.9%	Y	PLAN 5 ENCROACHES INTO 15' , BUT NOT 12' REAR SETBACK
225	6,123	X	36.7%	Y	X	30.6%	Y	X	29.7%	Y	X	33.6%	Y	
226	4,638	X	48.5%	Y	X	40.3%	Y	X	39.2%	Y	X	44.4%	Y	
227	5,392	X	41.7%	Y	X	34.7%	Y	X	33.7%	Y	X	38.1%	Y	
228	6,662	X	33.7%	Y	X	28.1%	Y	X	27.3%	Y	X	30.9%	Y	
229	5,434	X	41.4%	Y	X	34.4%	Y	X	33.5%	Y	X	37.9%	Y	
230	4,500	X	50.0%	Y	X	41.6%	Y	X	40.4%	Y	X	45.7%	Y	
231	5,798	X	38.8%	Y	X	32.3%	Y	X	31.4%	Y	X	35.5%	Y	PLAN 5 ENCROACHES INTO 15' , BUT NOT 12' REAR SETBACK

CANNON POINTE

woodland, ca



TYPICAL PLOTTING



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

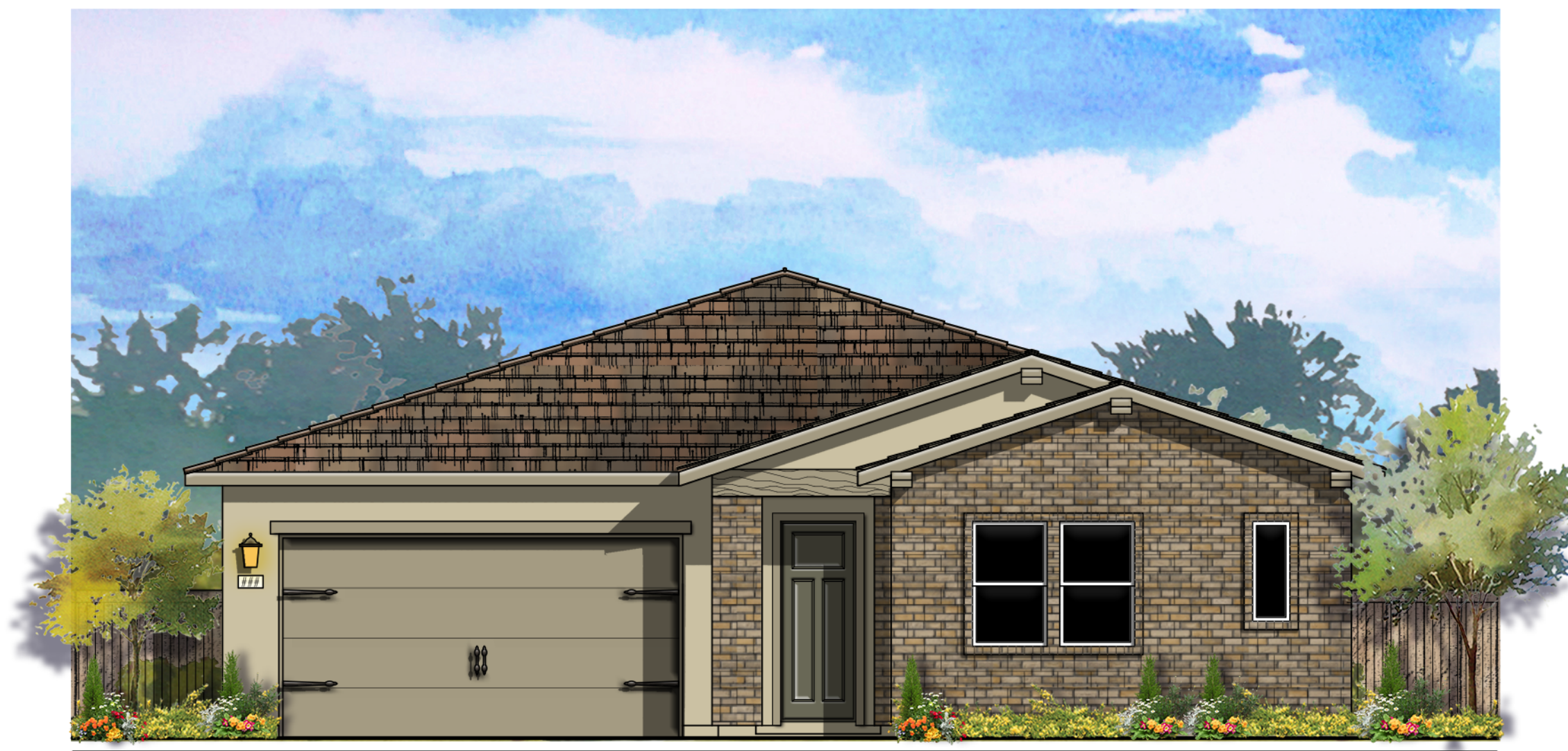
"A" MODERN FARMHOUSE



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

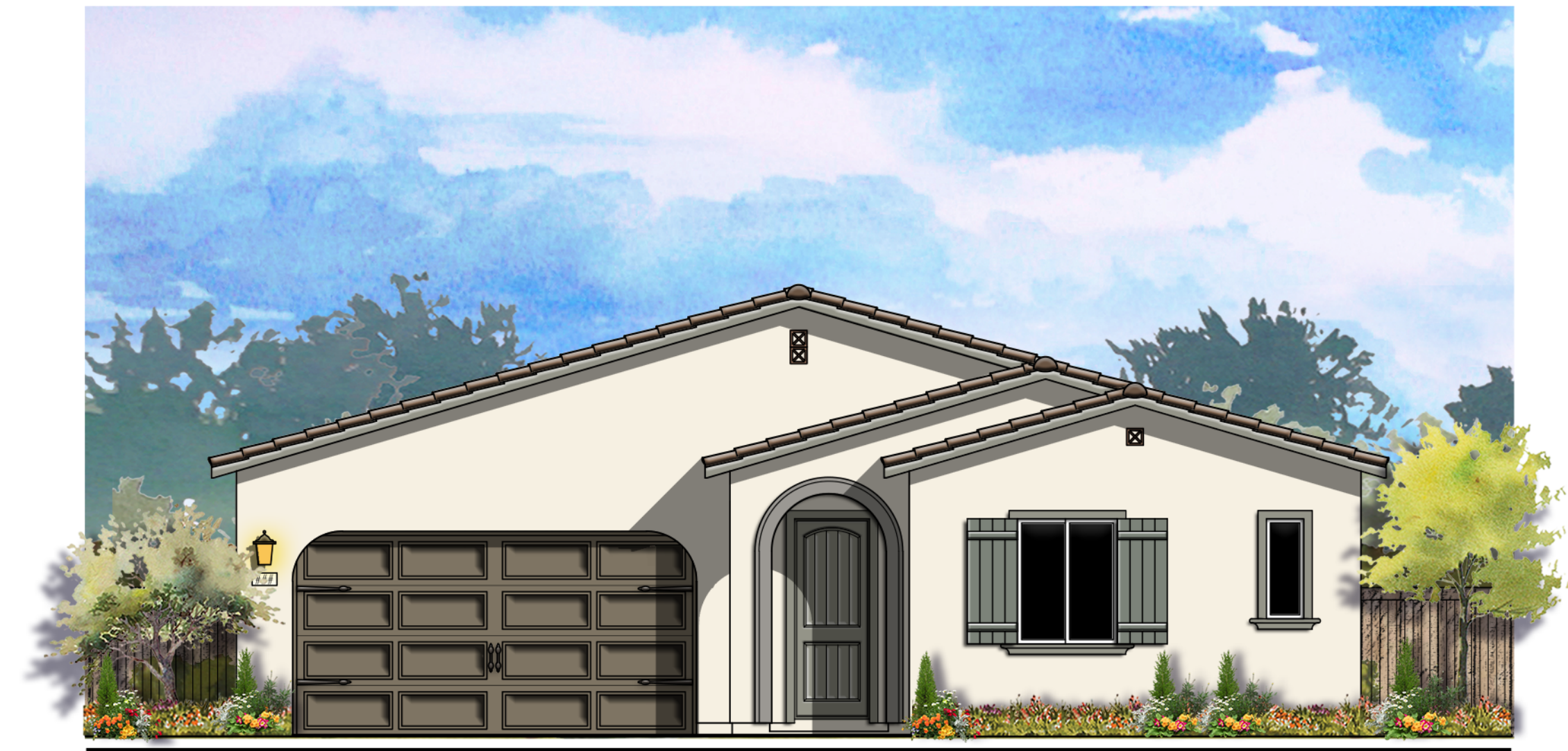
"B" PROGRESSIVE MONTEREY



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

"C" TERRITORIAL RANCH



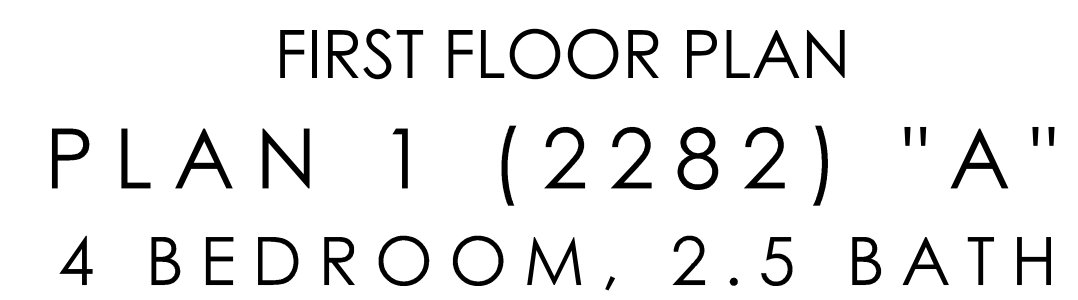
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Refer to landscape drawings for wall, tree, and shrub locations

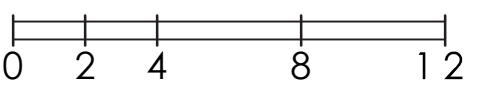
"D" SPANISH

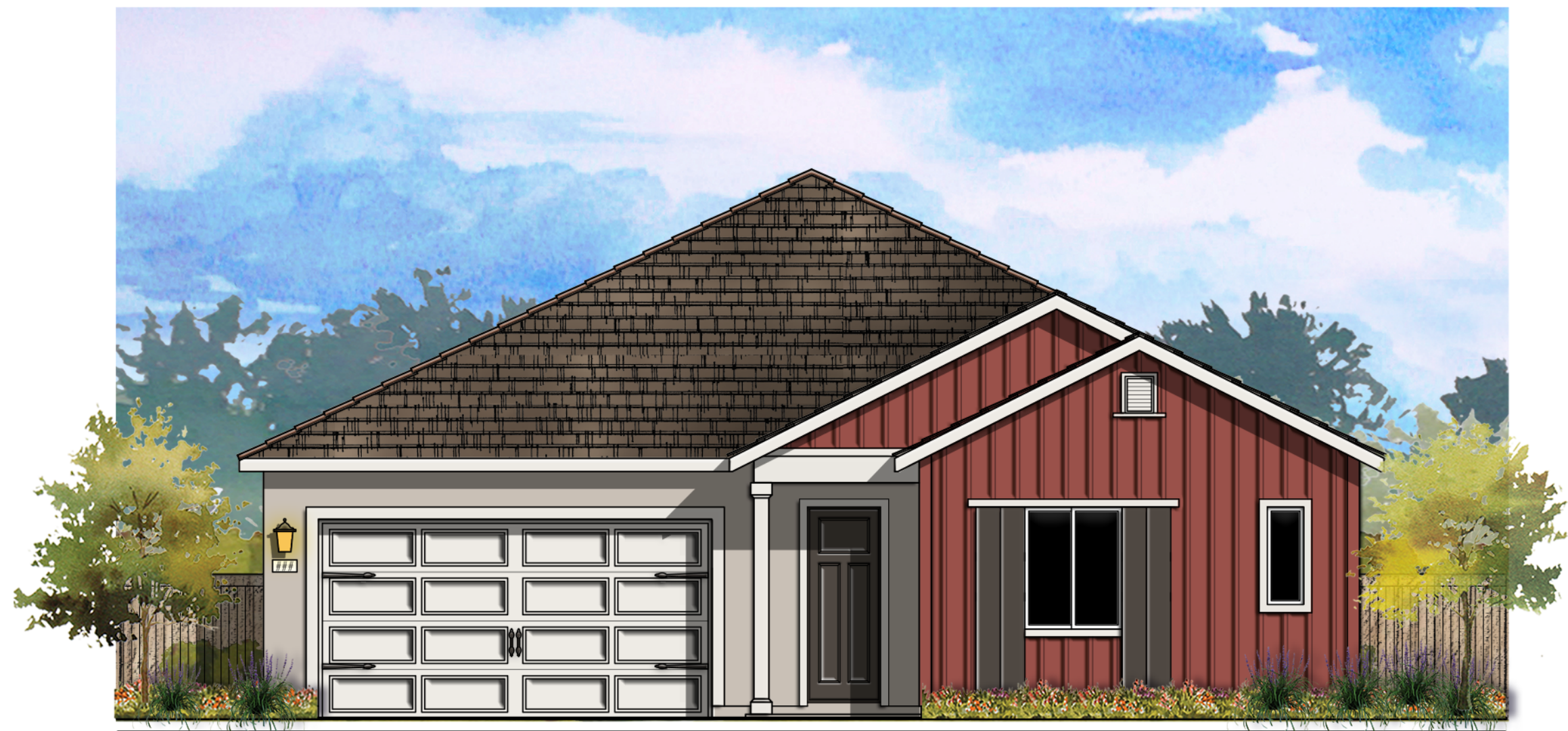
PLAN 1 (2282) FRONT ELEVATIONS

0 2 4 8 12



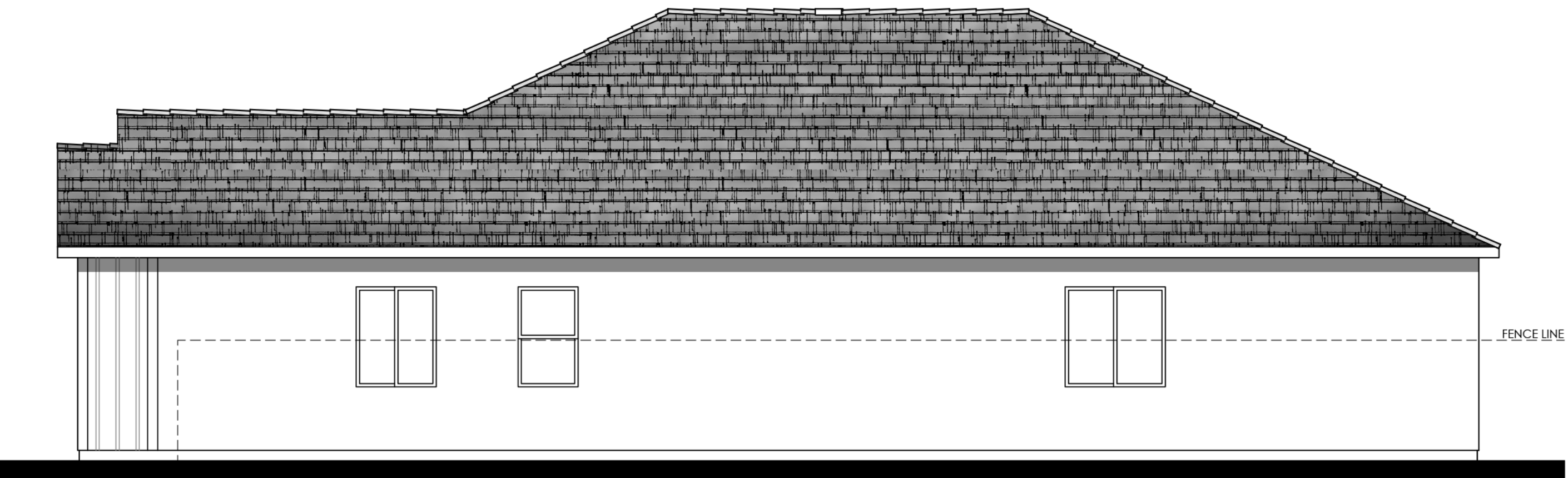
PLAN 1	
AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	2,282 SQ. FT.
TOTAL DWELLING	2,282 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	434 SQ. FT.
PORCH "A"	48 SQ. FT.
PORCH "B"	49 SQ. FT.
PORCH "C"	49 SQ. FT.
PORCH "D"	56 SQ. FT.
CALIFORNIA RM.	225 SQ. FT.





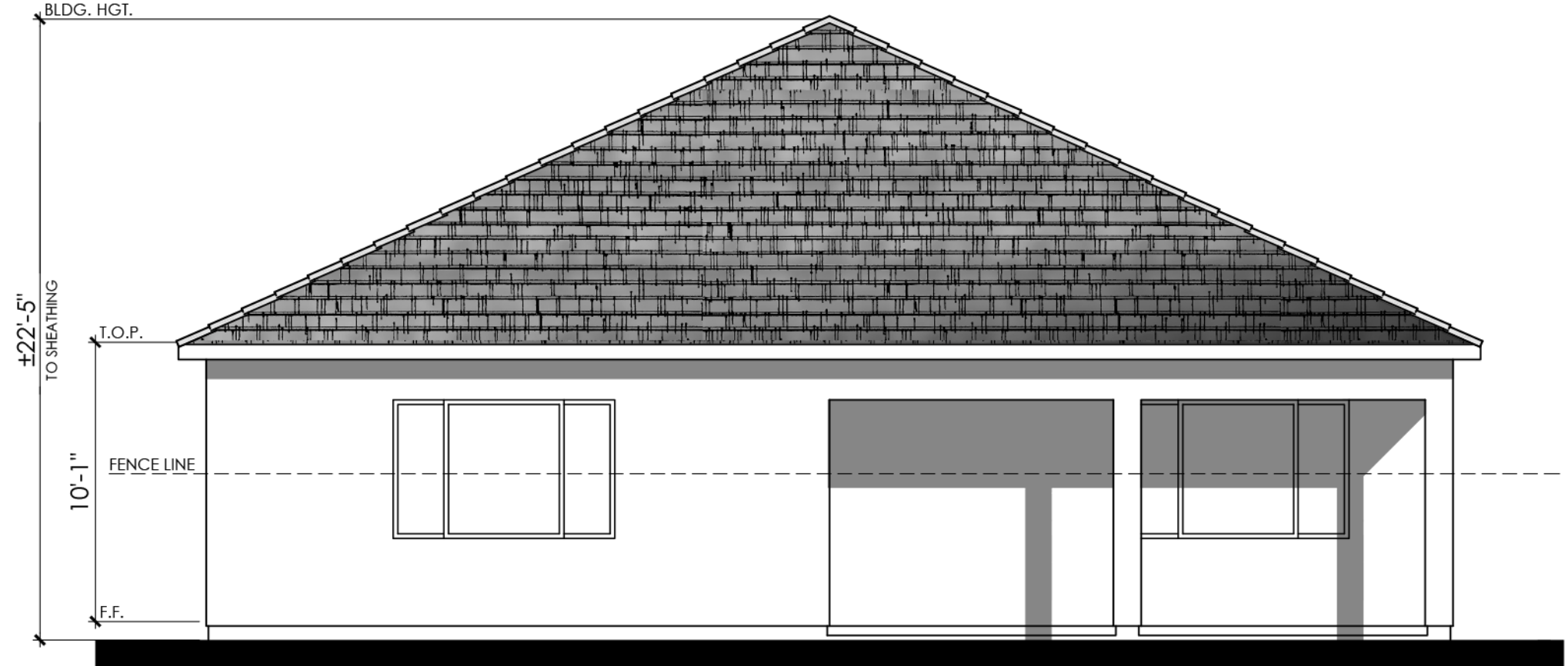
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FRONT



RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: GUTTER
 - BARGE: 2x6 WOOD
 - GABLE END: GABLE END VENT
 - WALL: STUCCO / BOARD AND BATTEN
 - WINDOWS: VINYL W/ GRIDS
 - AWNING: WOOD CORBEL & KNEE BRACE
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER
 - PORCH: WOOD POST AND BEAM

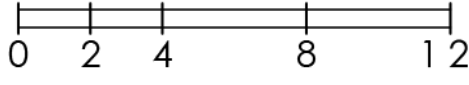


REAR



LEFT

COLOR SCHEME 1
PLAN 1A (2282 "A")
MODERN FARMHOUSE ELEVATION

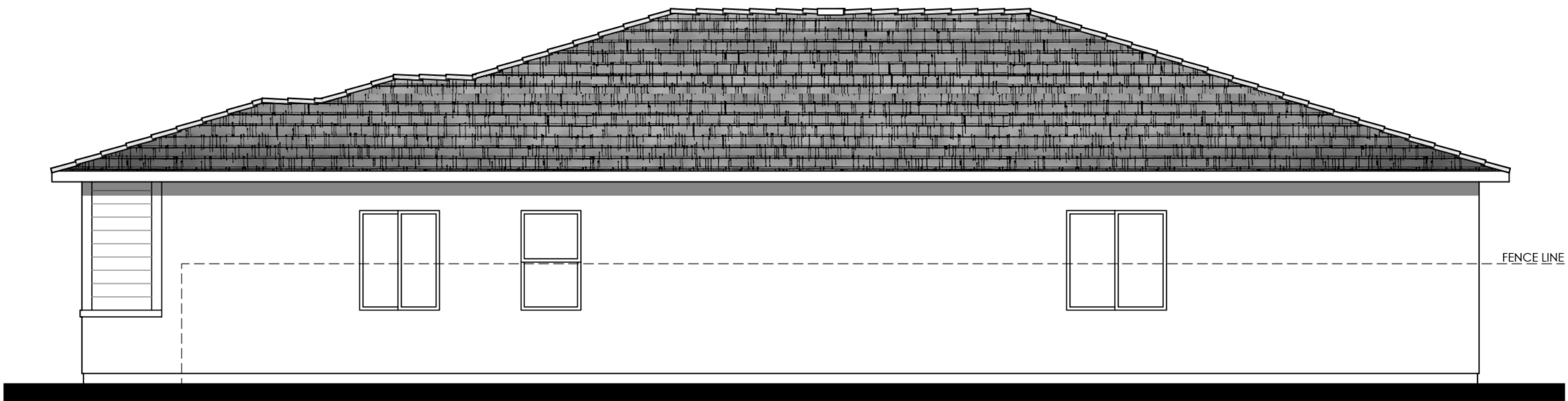




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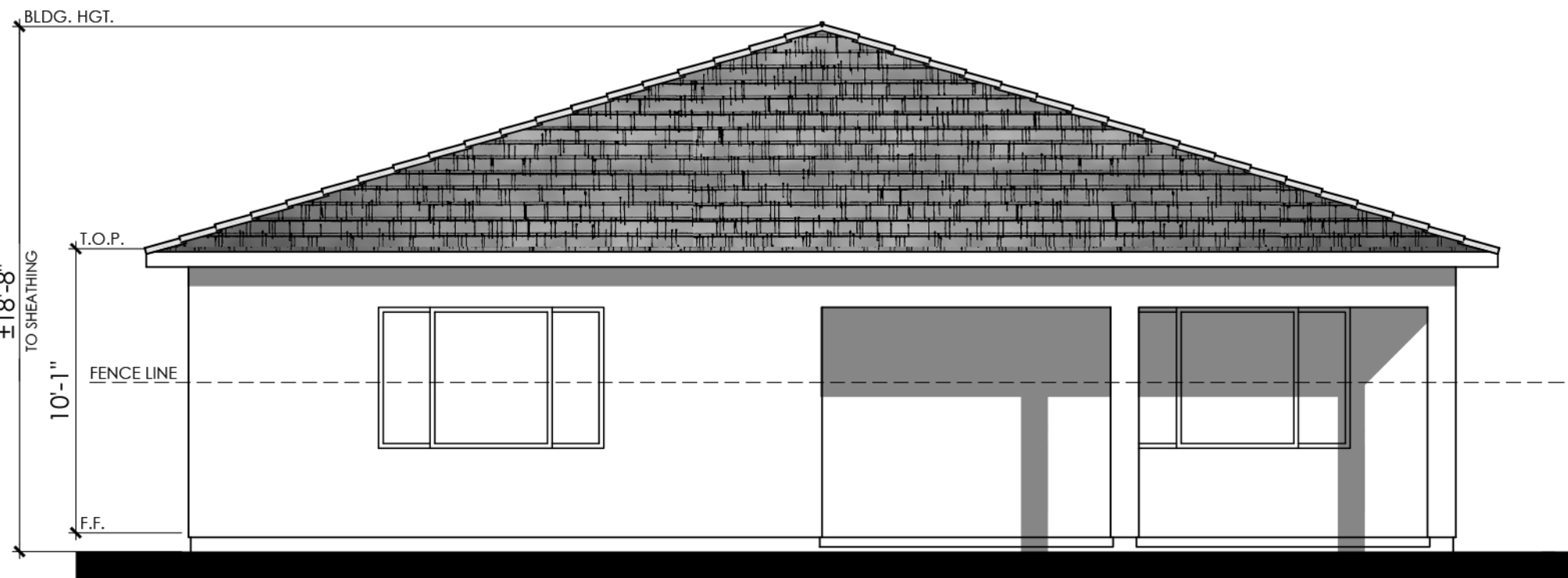
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

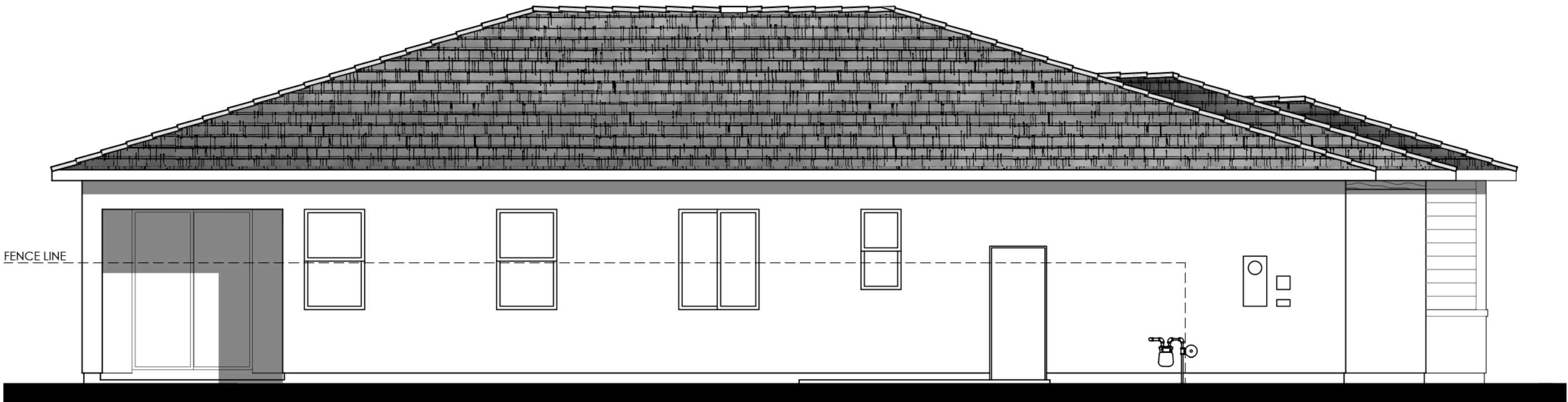


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSION: WOOD CORBEL & KNEE BRACE
 - FASCIA: GUTTER
 - BARGE: 2x6 WOOD
 - WALL: STUCCO / LAP SIDING
 - WINDOWS: VINYL W/ GRID
 - WAINSCOT: STUCCO
 - TRIM: STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER

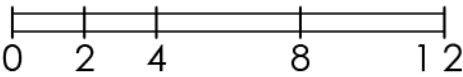


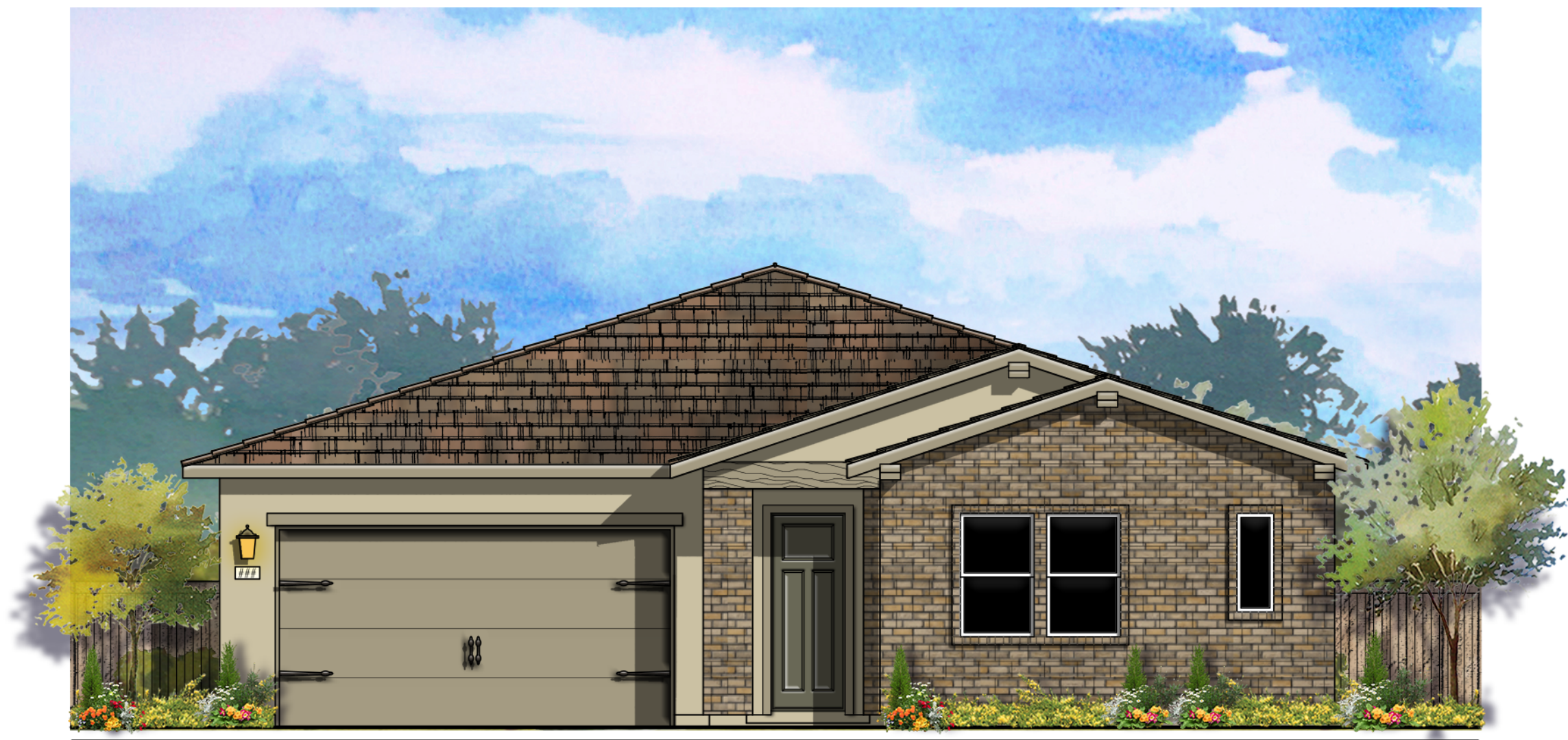
REAR



LEFT

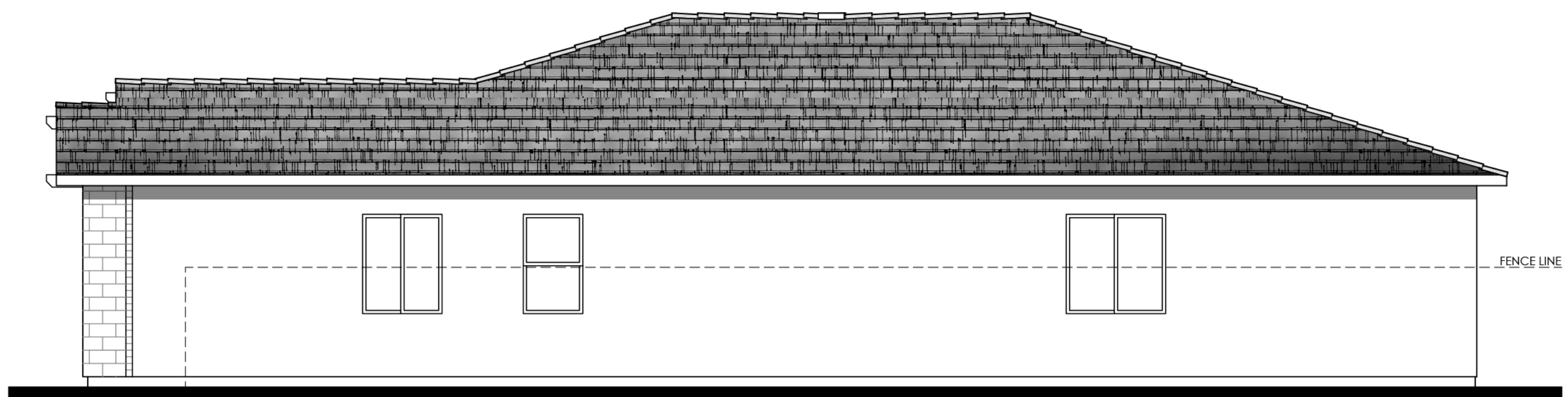
COLOR SCHEME 4
PLAN 1B (2282 "B")
PROGRESSIVE MONTEREY ELEVATION





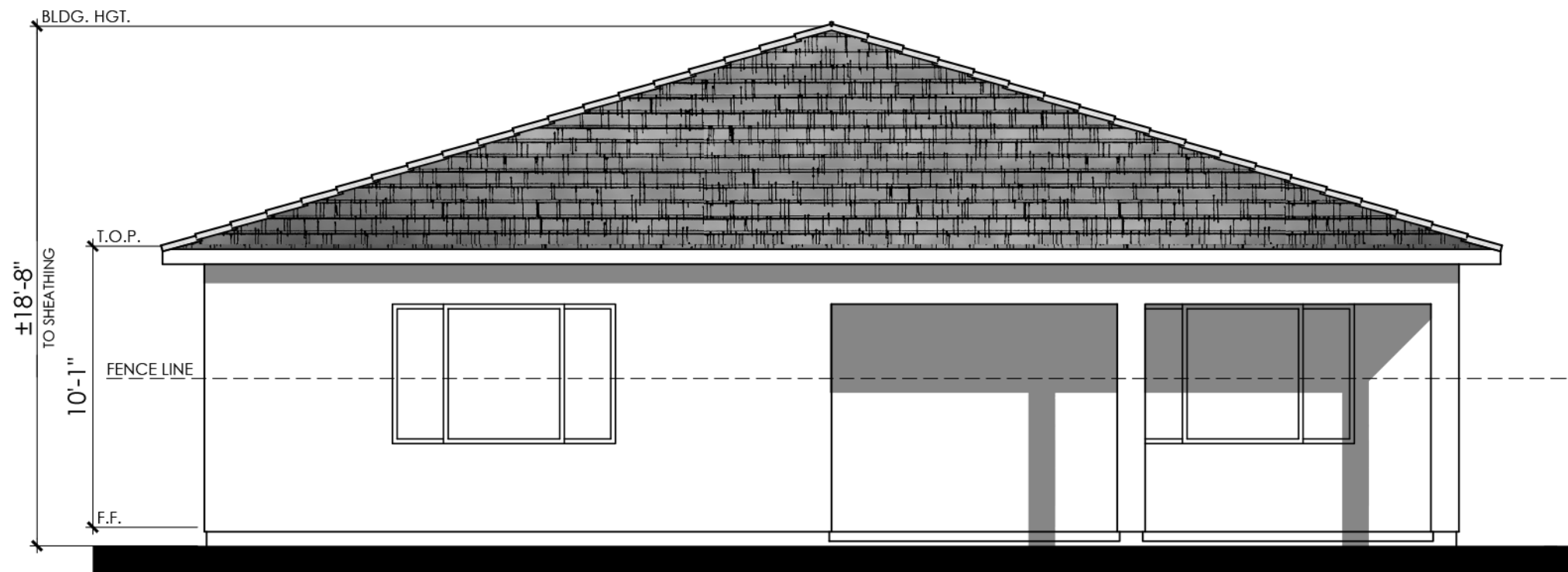
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FRONT

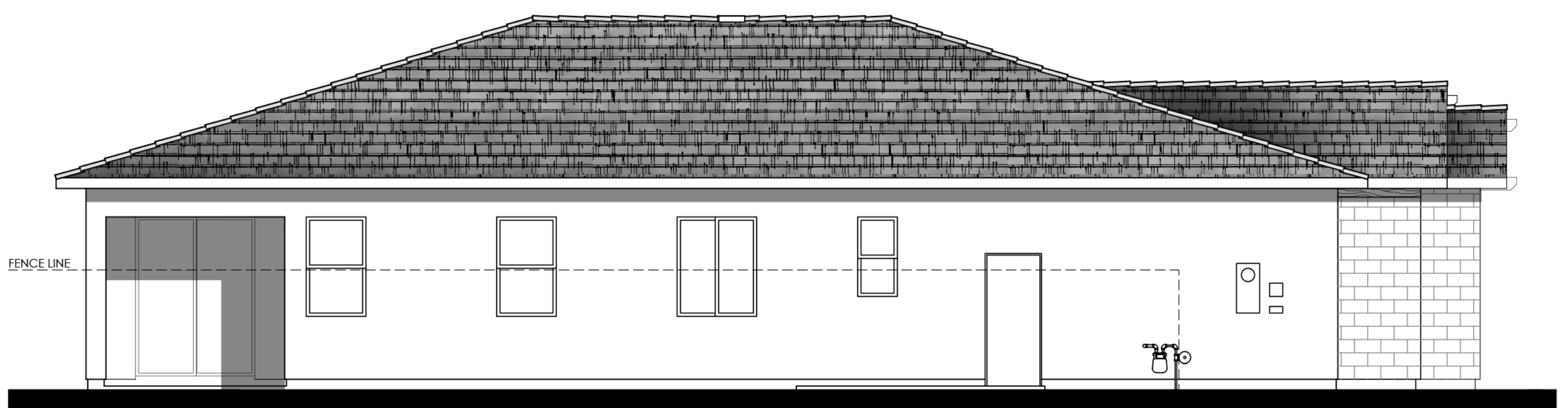


RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - ROOF EXTENSION: WOOD CORBEL & KNEE BRACE
 - FASCIA: GUTTER
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN / DECORATIVE CORBEL / COMPOSITE WOOD TRIM
 - WALL: STUCCO / BRICK VENEER
 - WINDOWS: VINYL W/ GRIDS
 - POT SHELF: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM

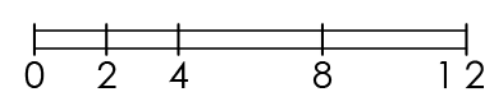


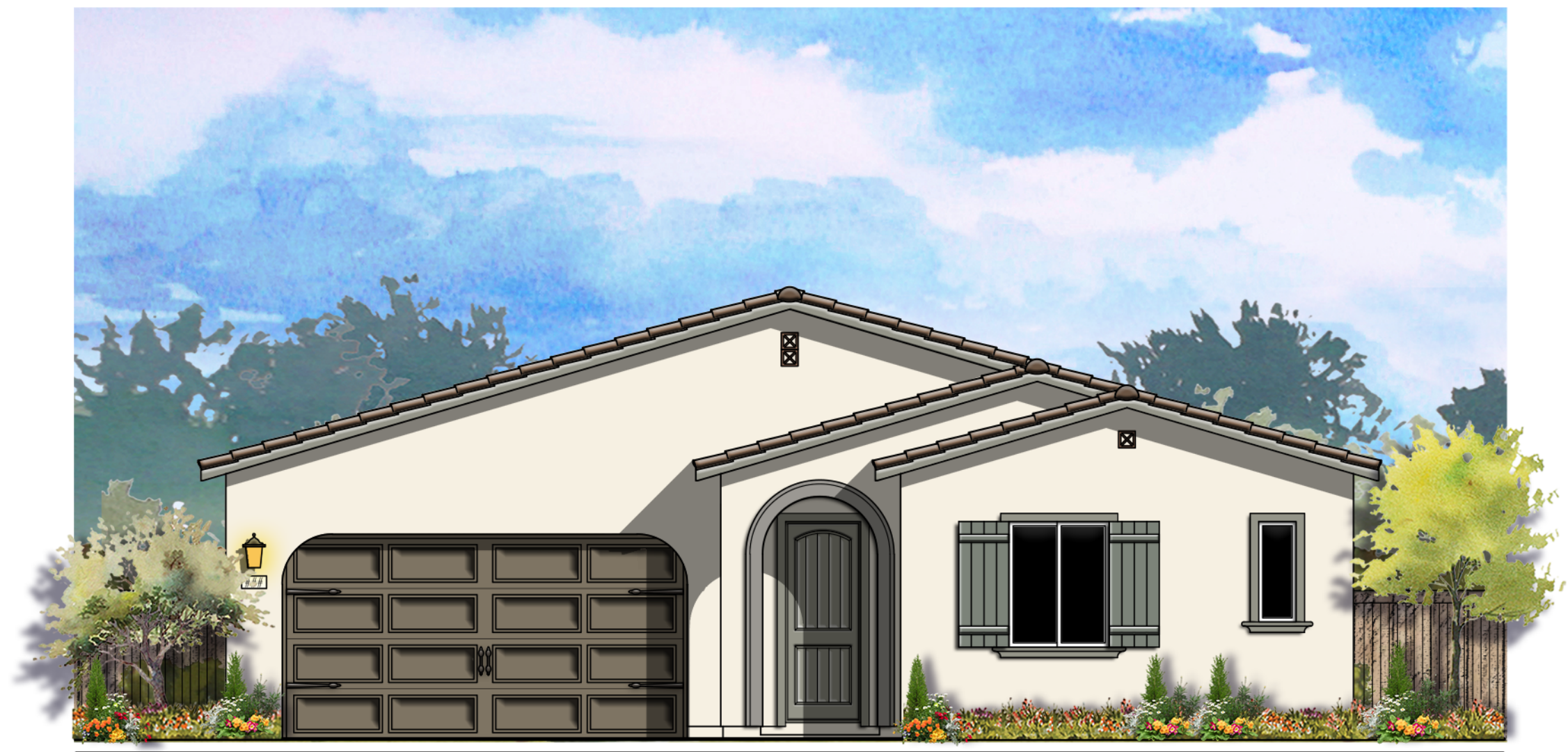
REAR



LEFT

COLOR SCHEME 7
PLAN 1C (2282 "C")
TERRITORIAL RANCH ELEVATION

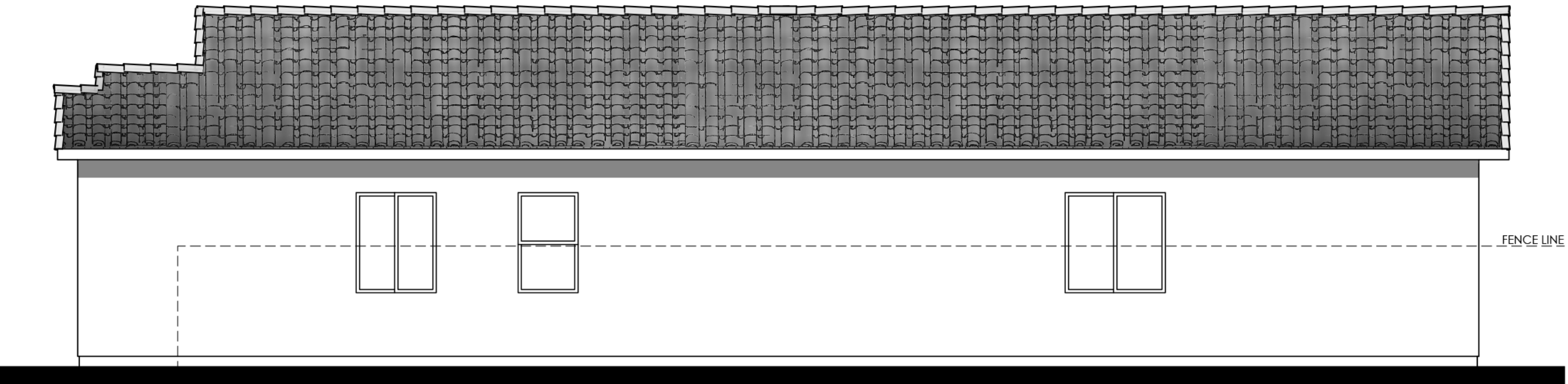




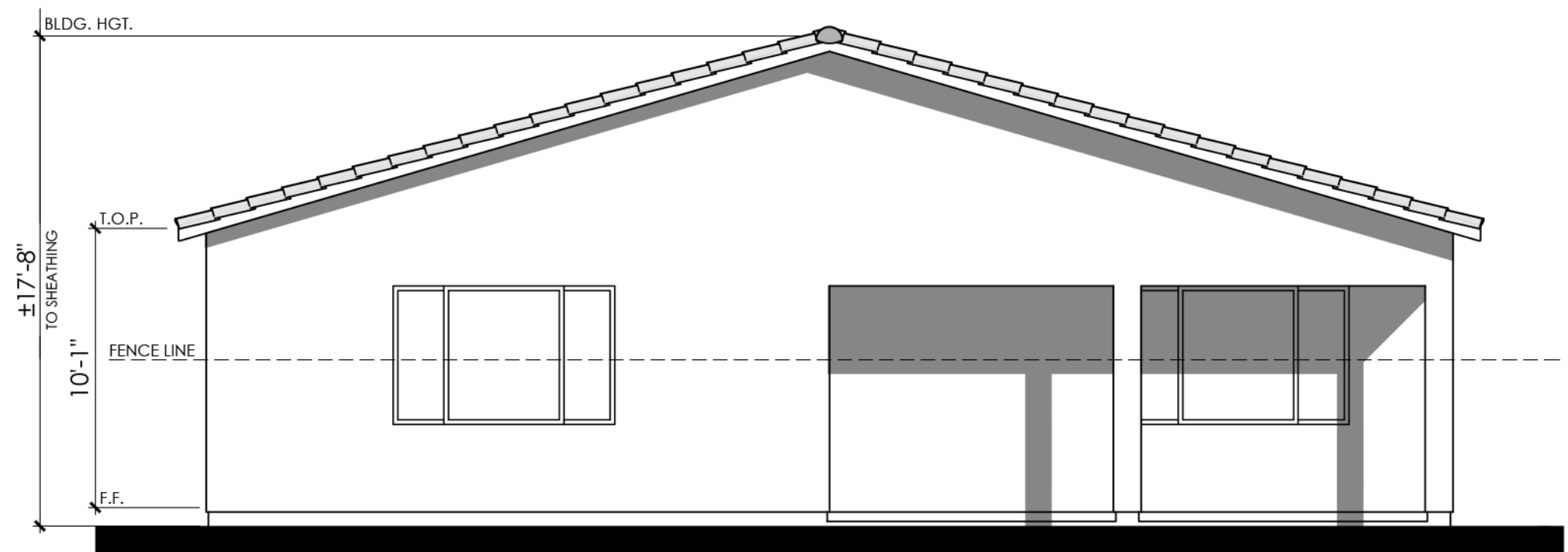
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FRONT

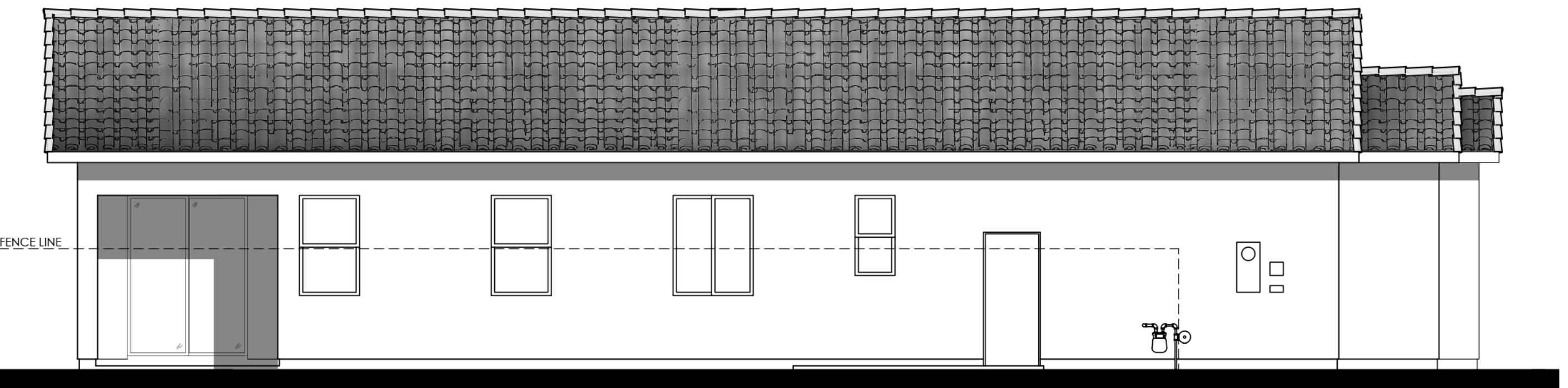
- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: GUTTER
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



RIGHT

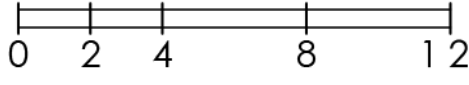


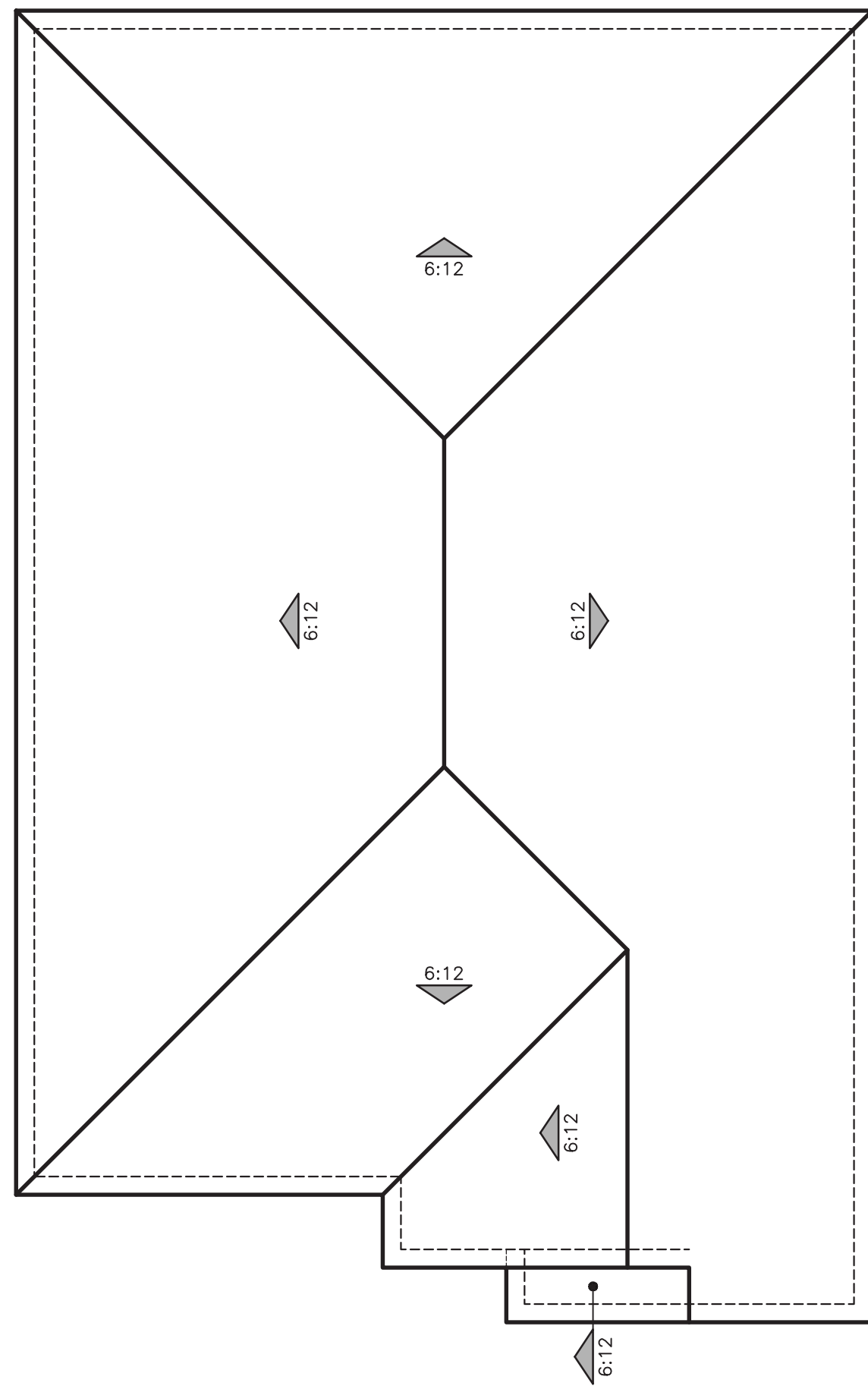
REAR



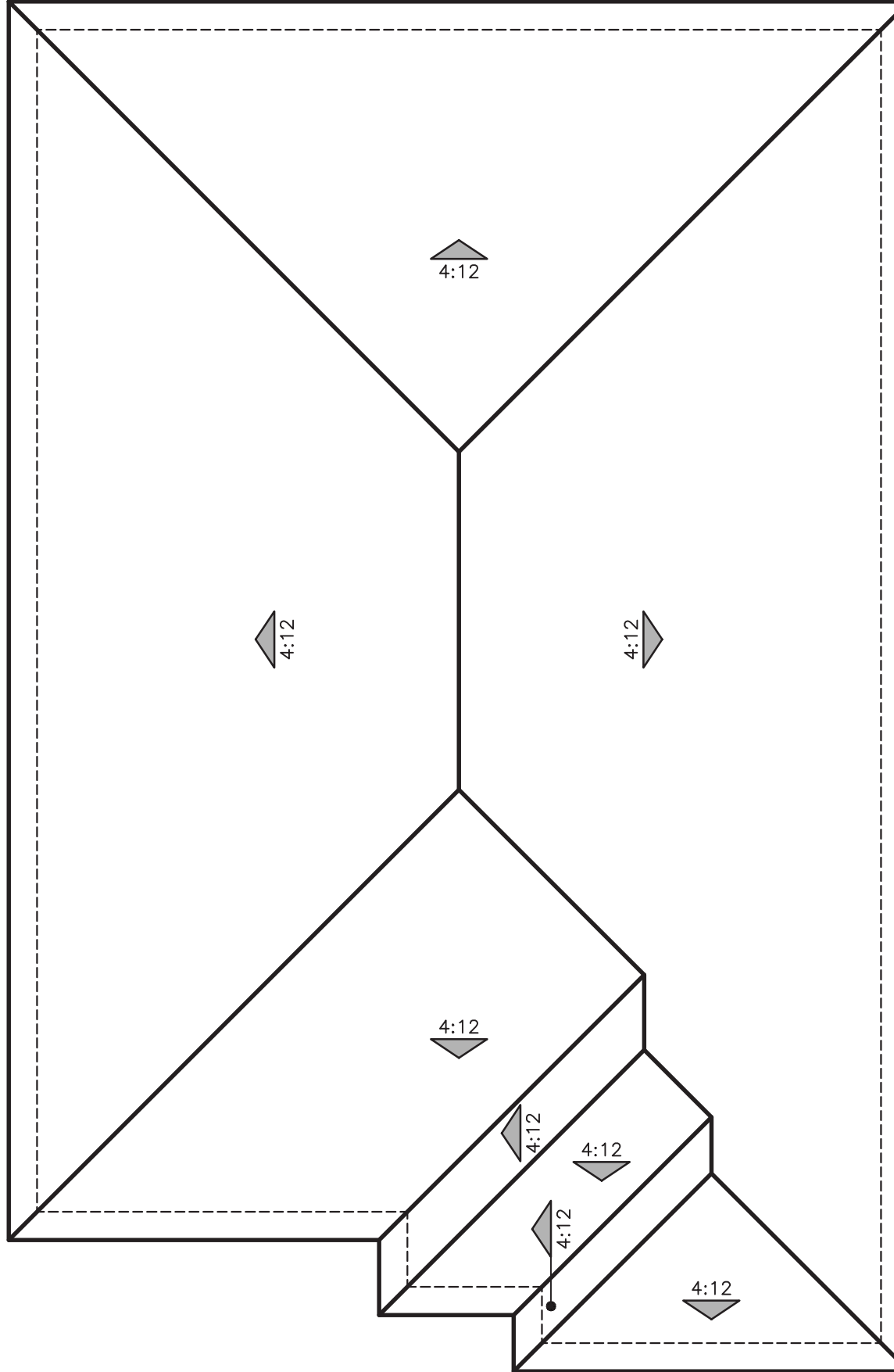
LEFT

COLOR SCHEME 10
PLAN 1D (2282 "D")
SPANISH ELEVATION

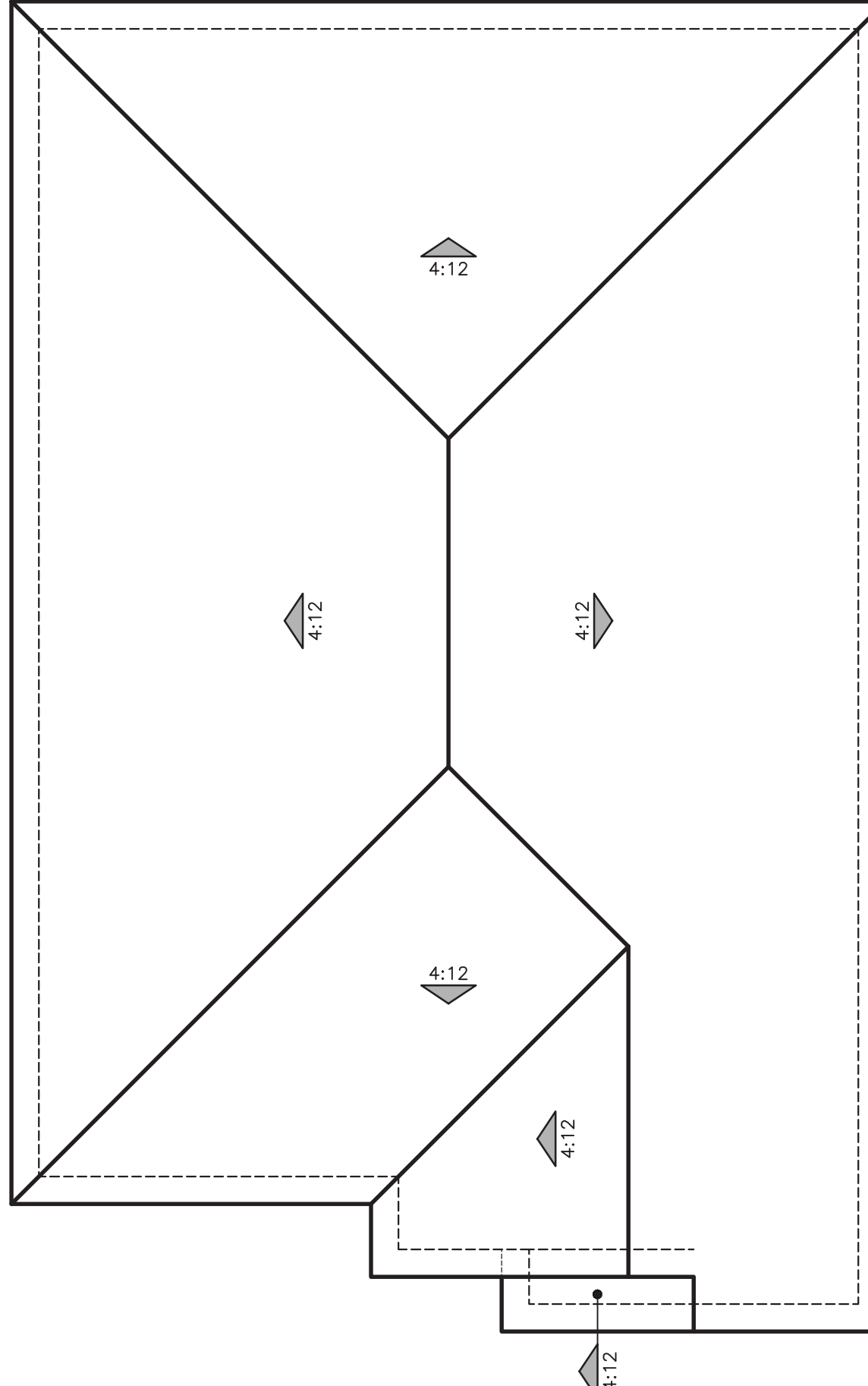




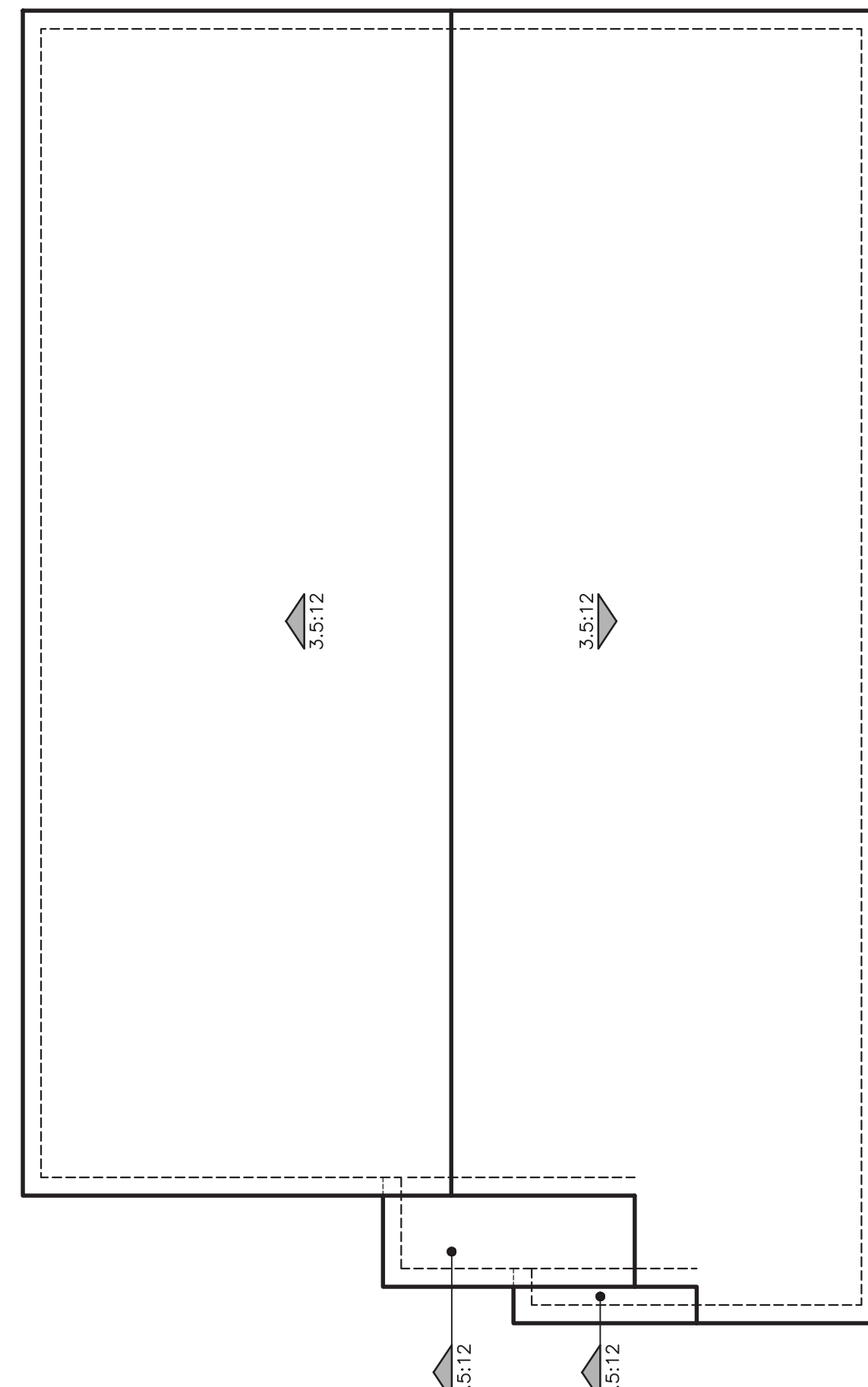
"A" MODERN FARMHOUSE



"B" PROGRESSIVE MONTEREY

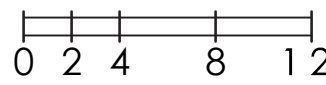


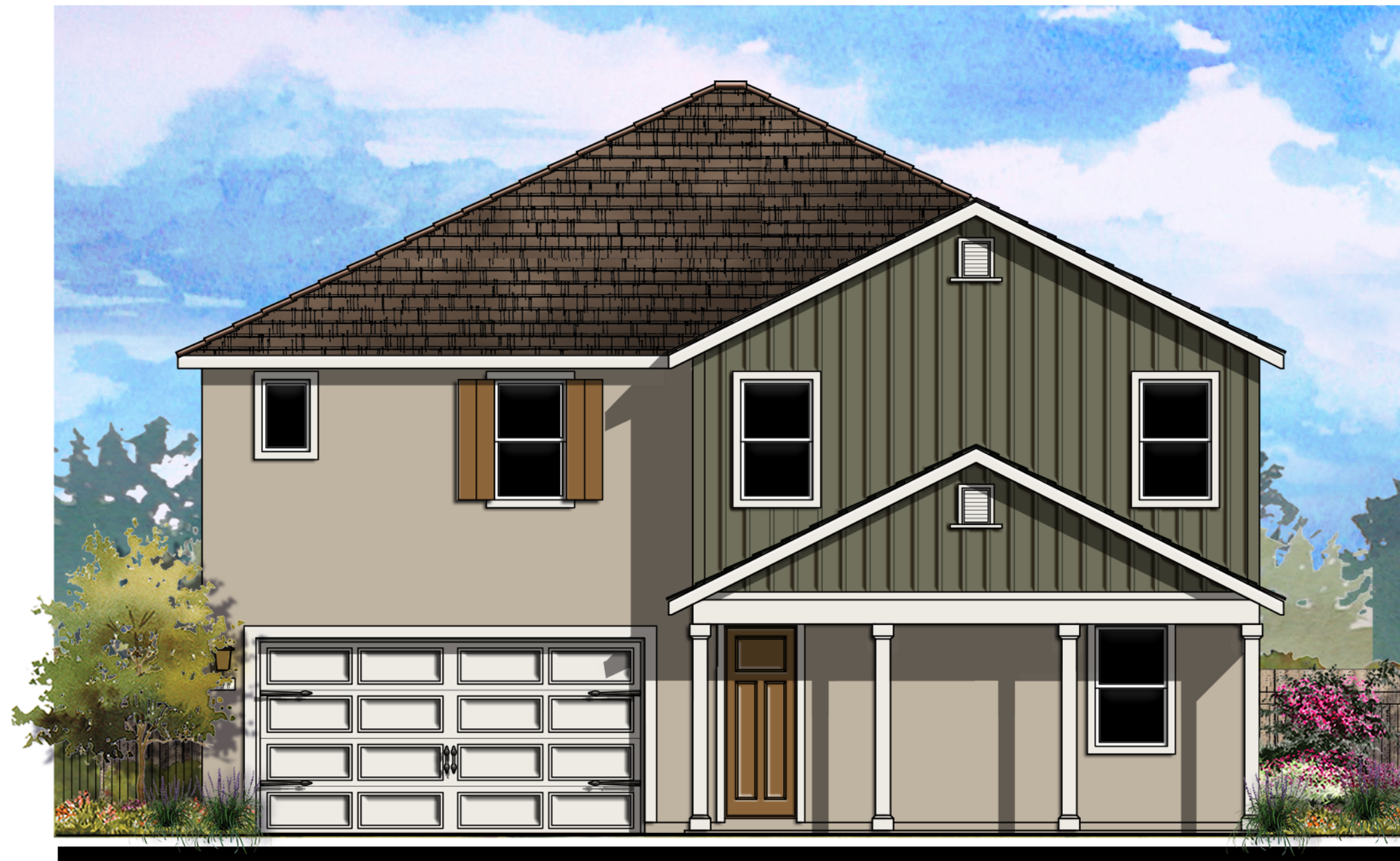
"C" TERRITORIAL RANCH



"D" SPANISH

ROOF PLANS
PLAN 1 (2282)

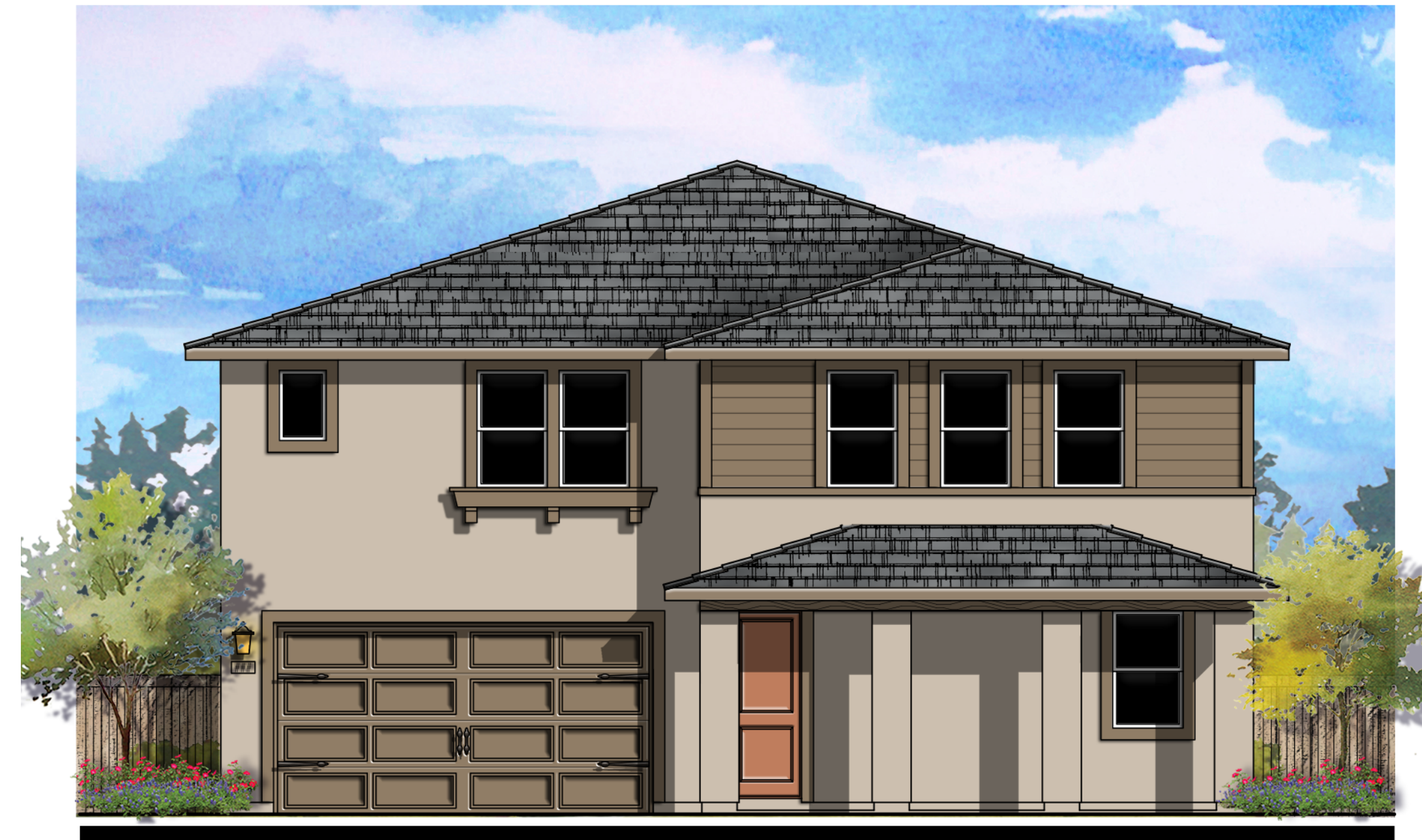




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Refer to landscape drawings for wall, tree, and shrub locations

"A" MODERN FARMHOUSE



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

"B" PROGRESSIVE MONTEREY



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

"C" TERRITORIAL RANCH



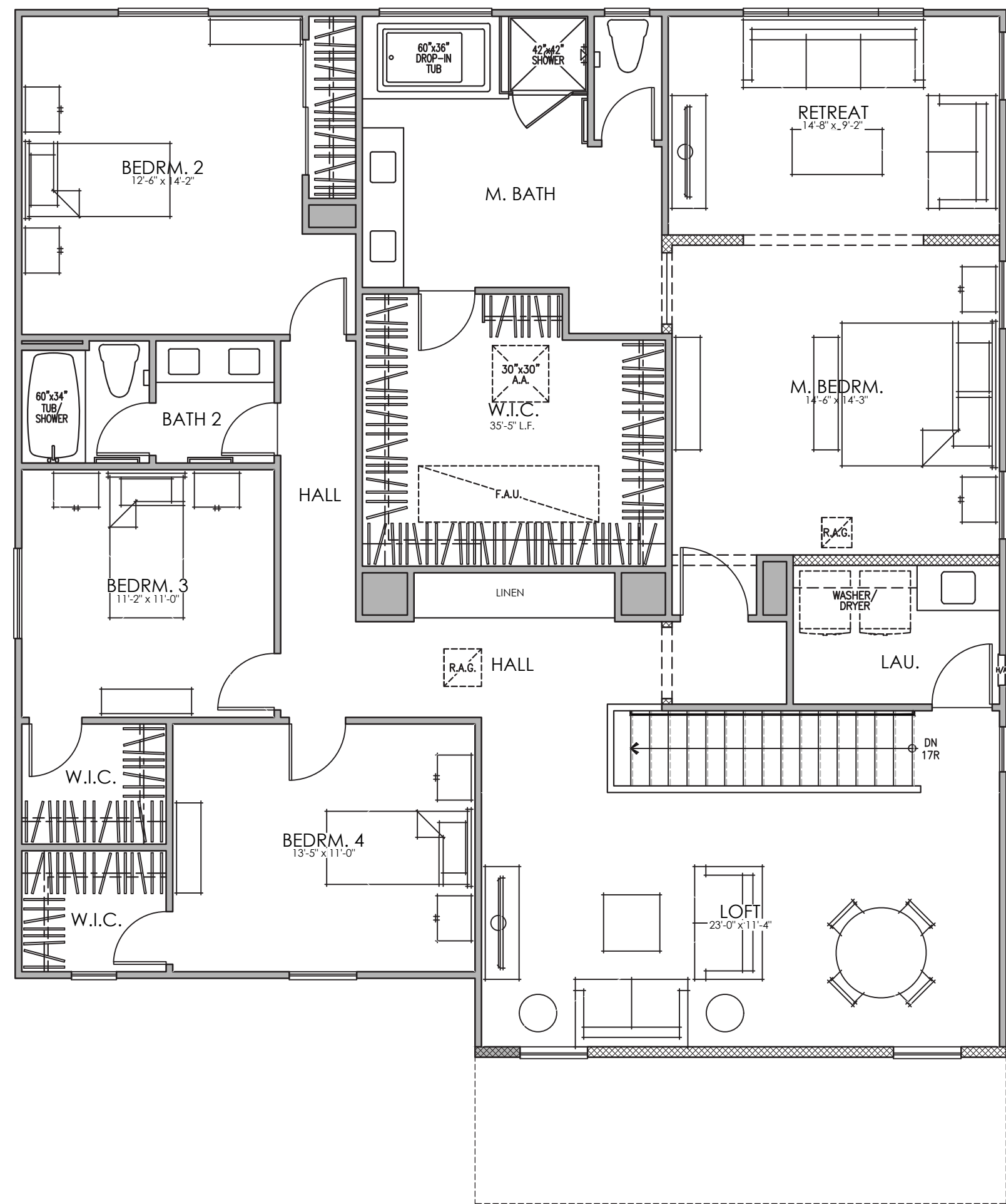
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Refer to landscape drawings for wall, tree, and shrub locations

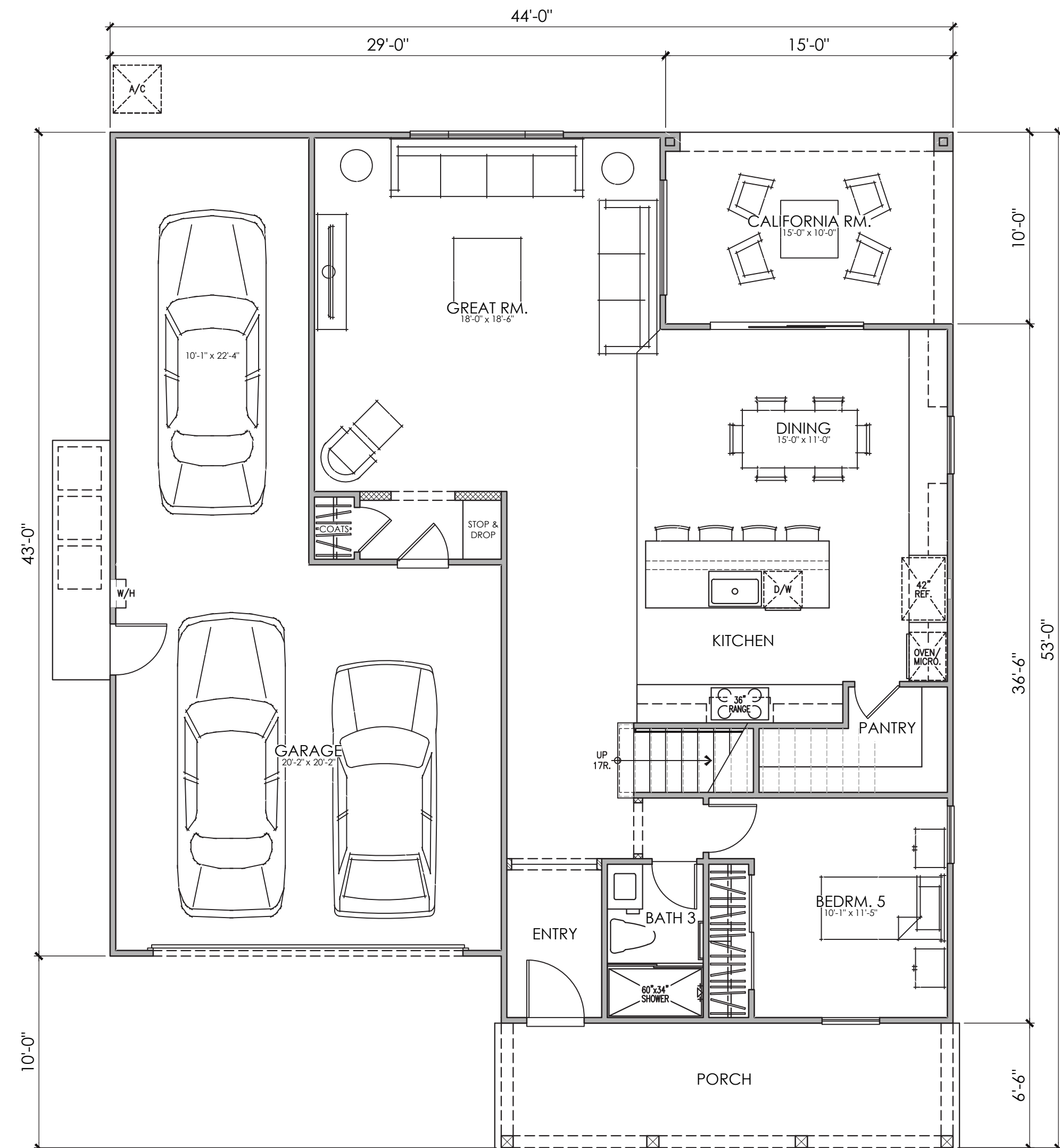
"D" SPANISH

PLAN 2 (3104) FRONT ELEVATIONS

0 2 4 8 12



SECOND FLOOR PLAN

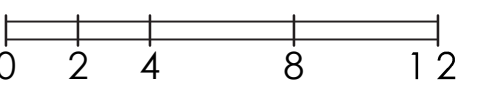


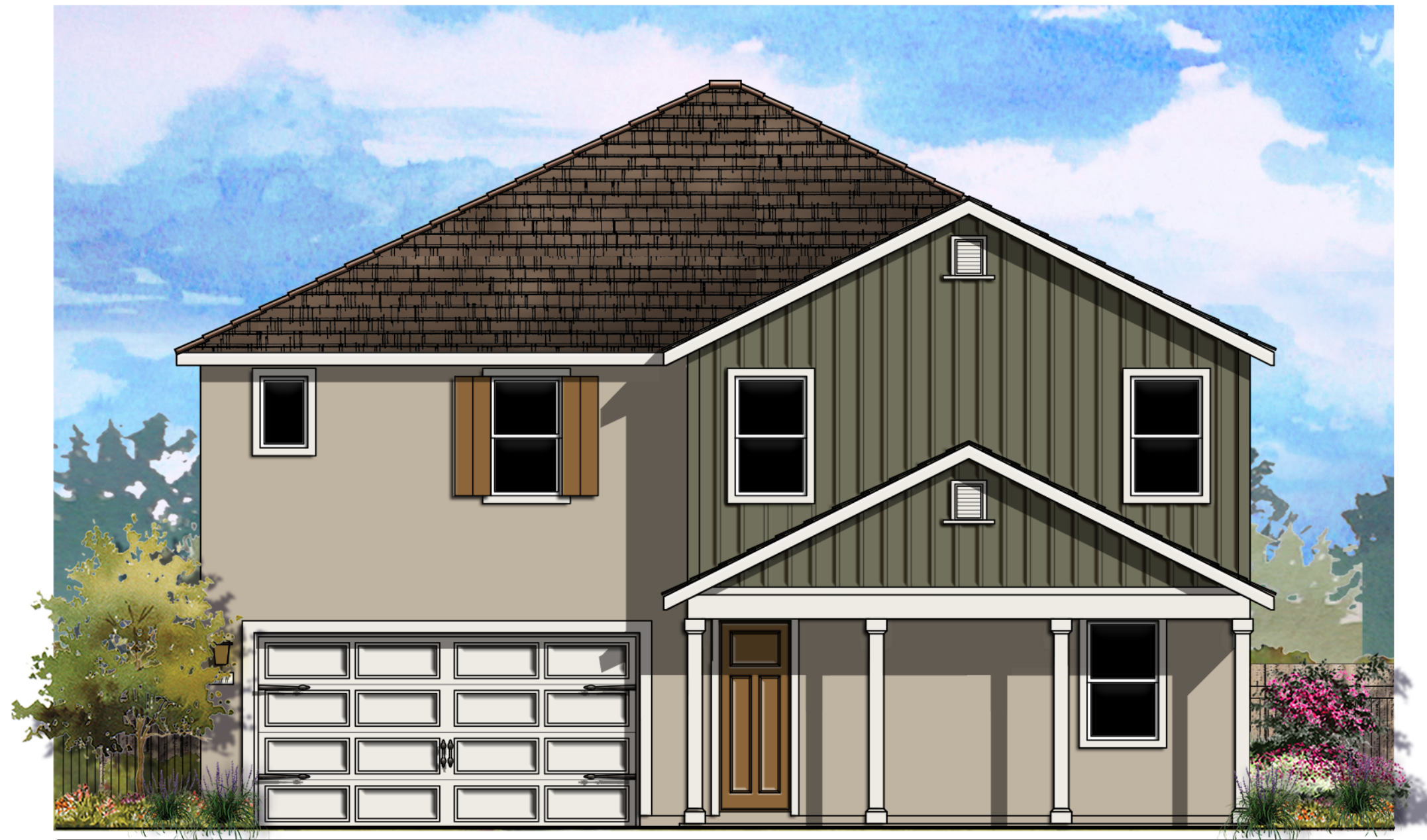
FIRST FLOOR PLAN

PLAN 2 (3104) "A"
5 BEDROOM, 3 BATH, RETREAT, LOFT

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,173 SQ. FT.
SECOND FLOOR AREA	1,931 SQ. FT.
TOTAL DWELLING	3,104 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	651 SQ. FT.
PORCH "A"	153 SQ. FT.
PORCH "B"	153 SQ. FT.
PORCH "C"	153 SQ. FT.
PORCH "D"	153 SQ. FT.
CALIFORNIA RM.	153 SQ. FT.

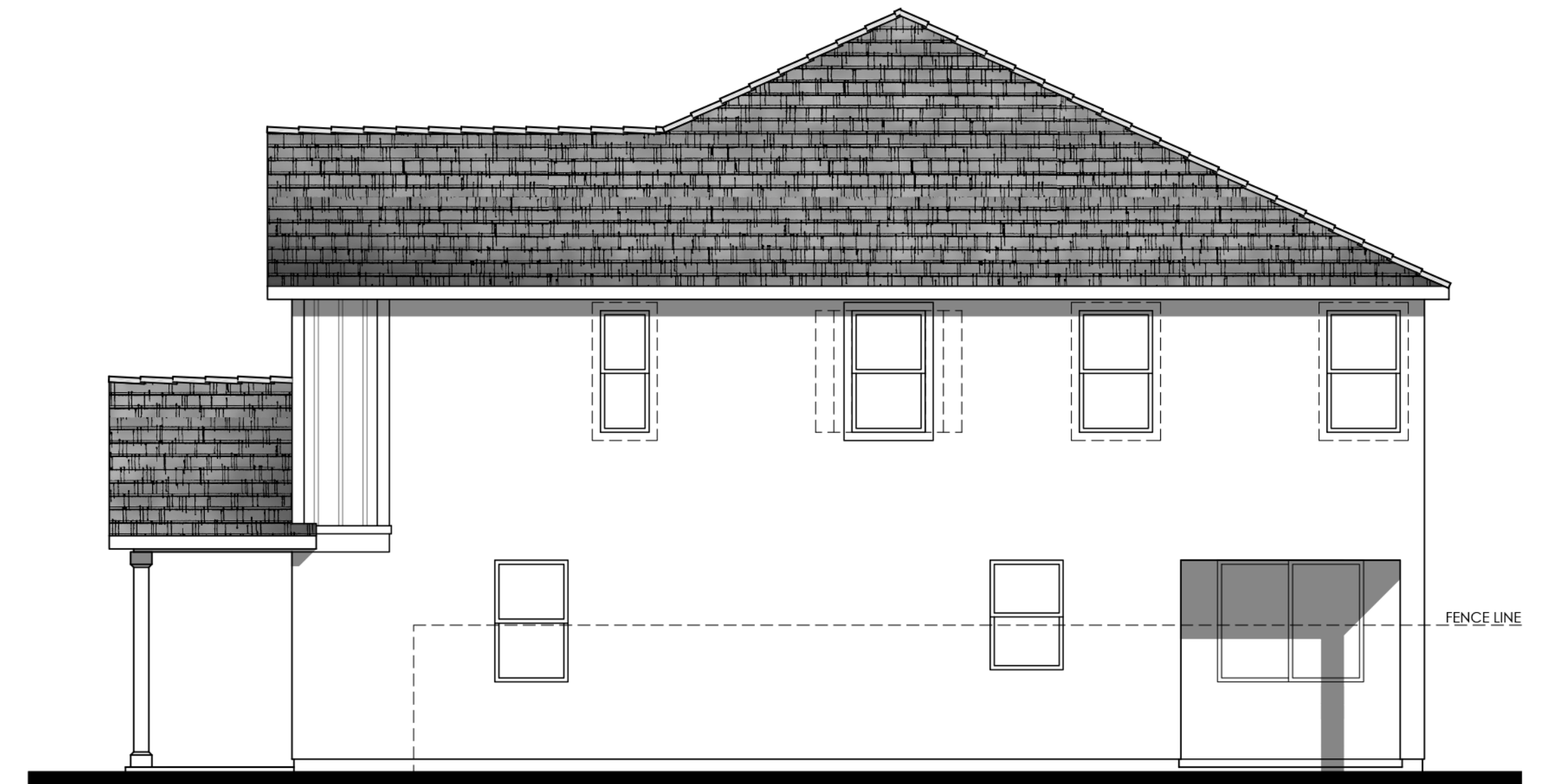




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

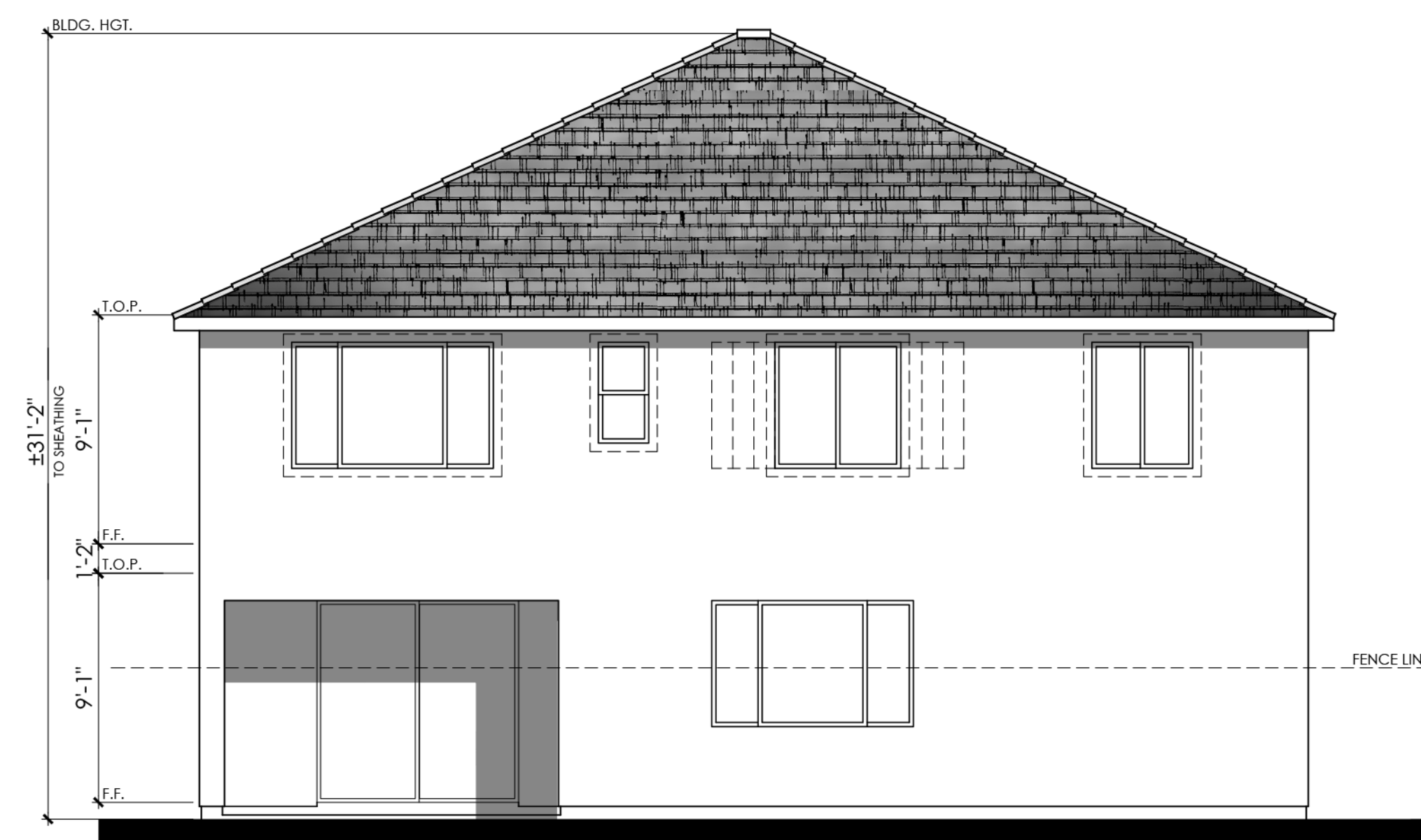


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

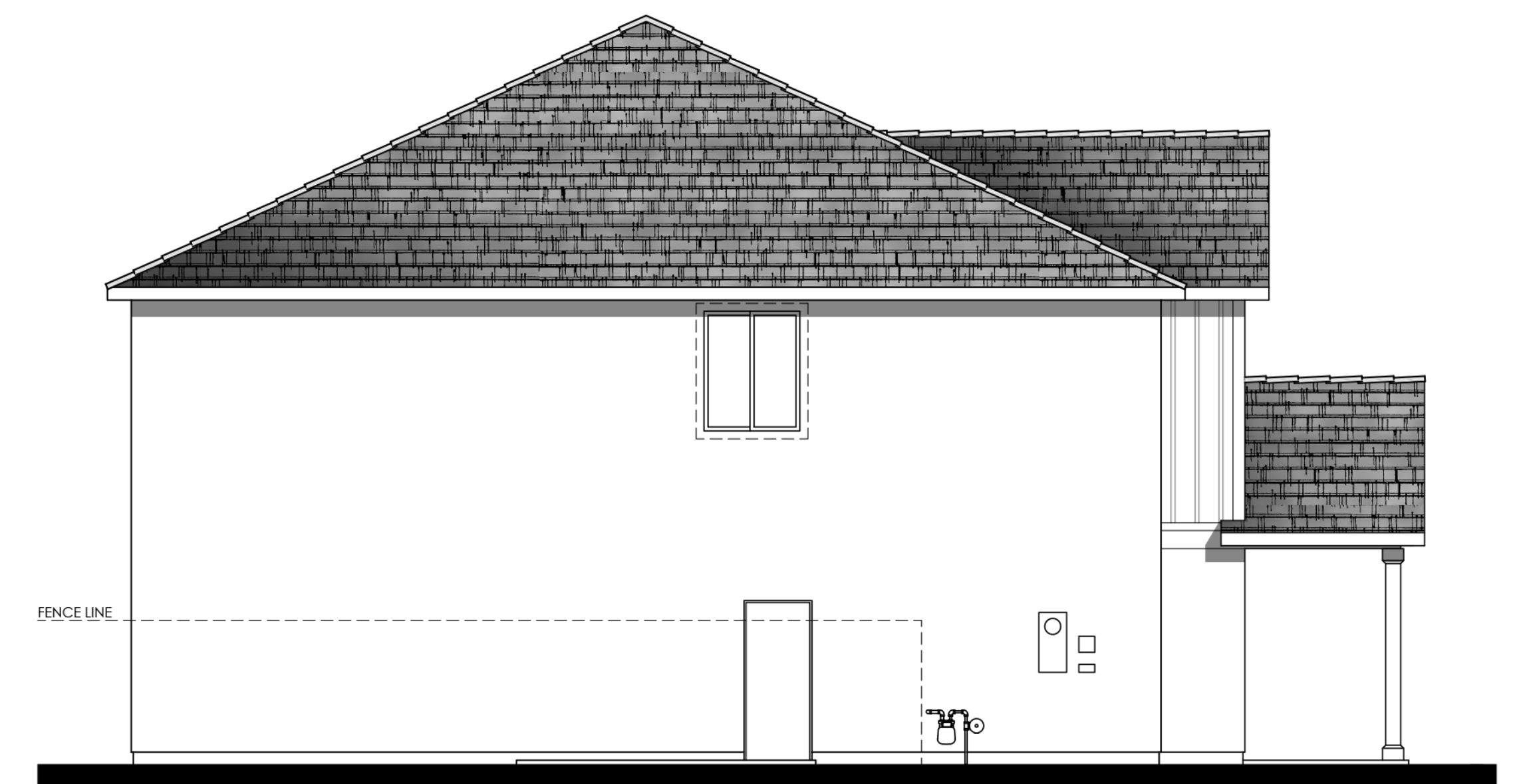
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO / BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
AWNING:	WOOD CORBEL & KNEE BRACE
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER
PORCH:	WOOD POST AND BEAM



Items shown dashed shall occur at lots requiring enhancements, see site.

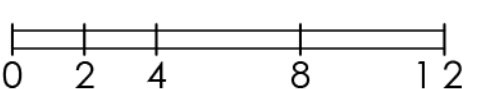
REAR

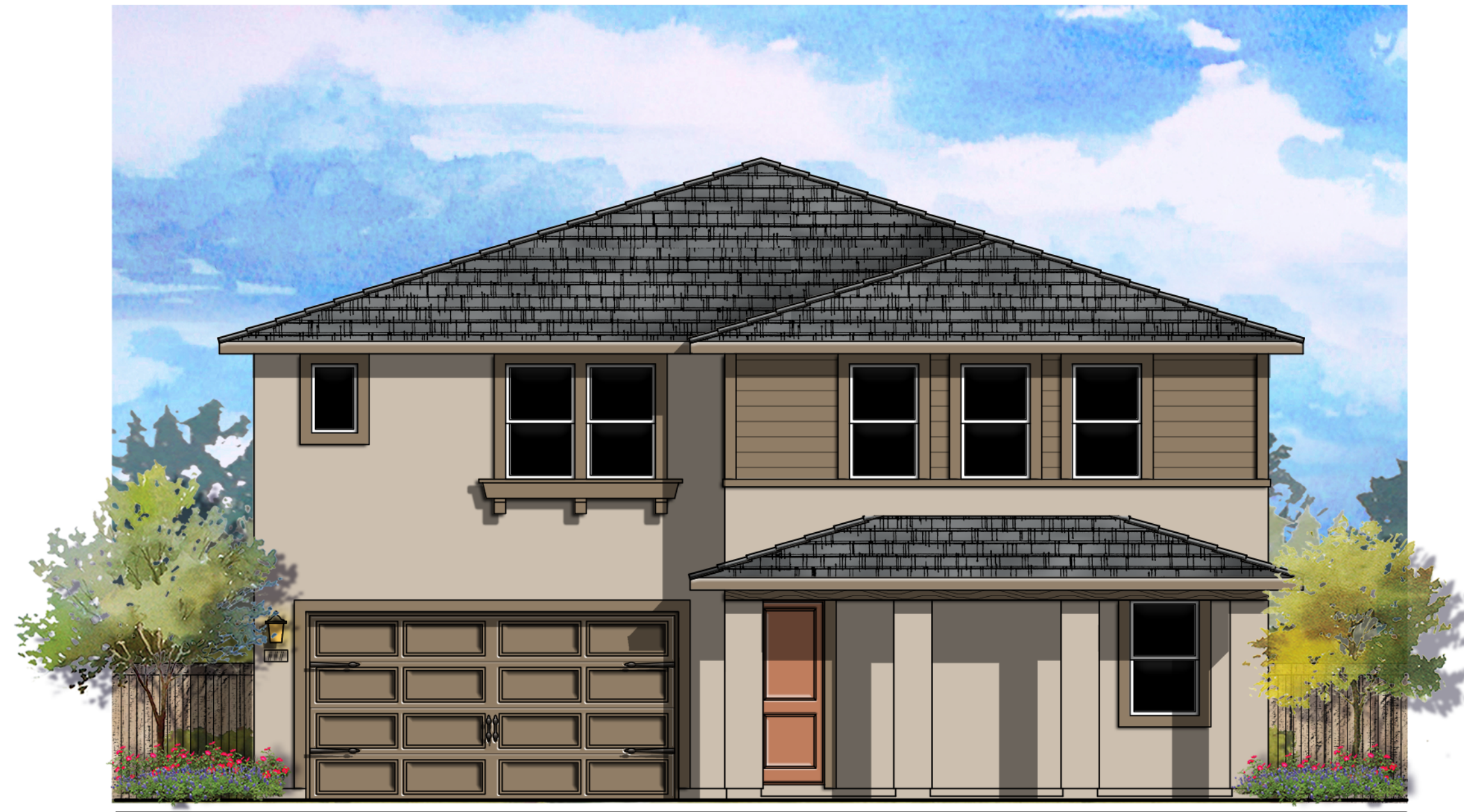


Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 2
PLAN 2A (3104 "A")
MODERN FARMHOUSE ELEVATION

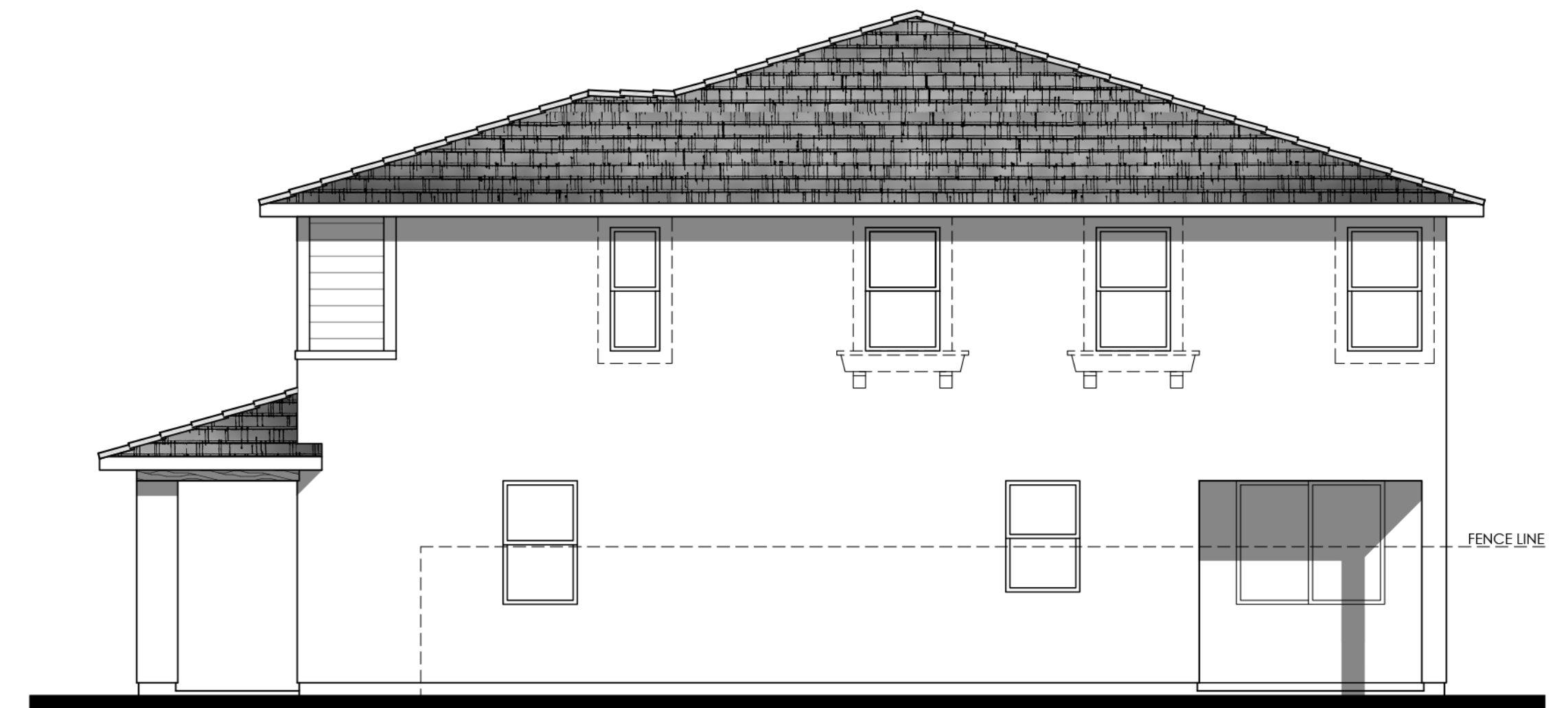




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

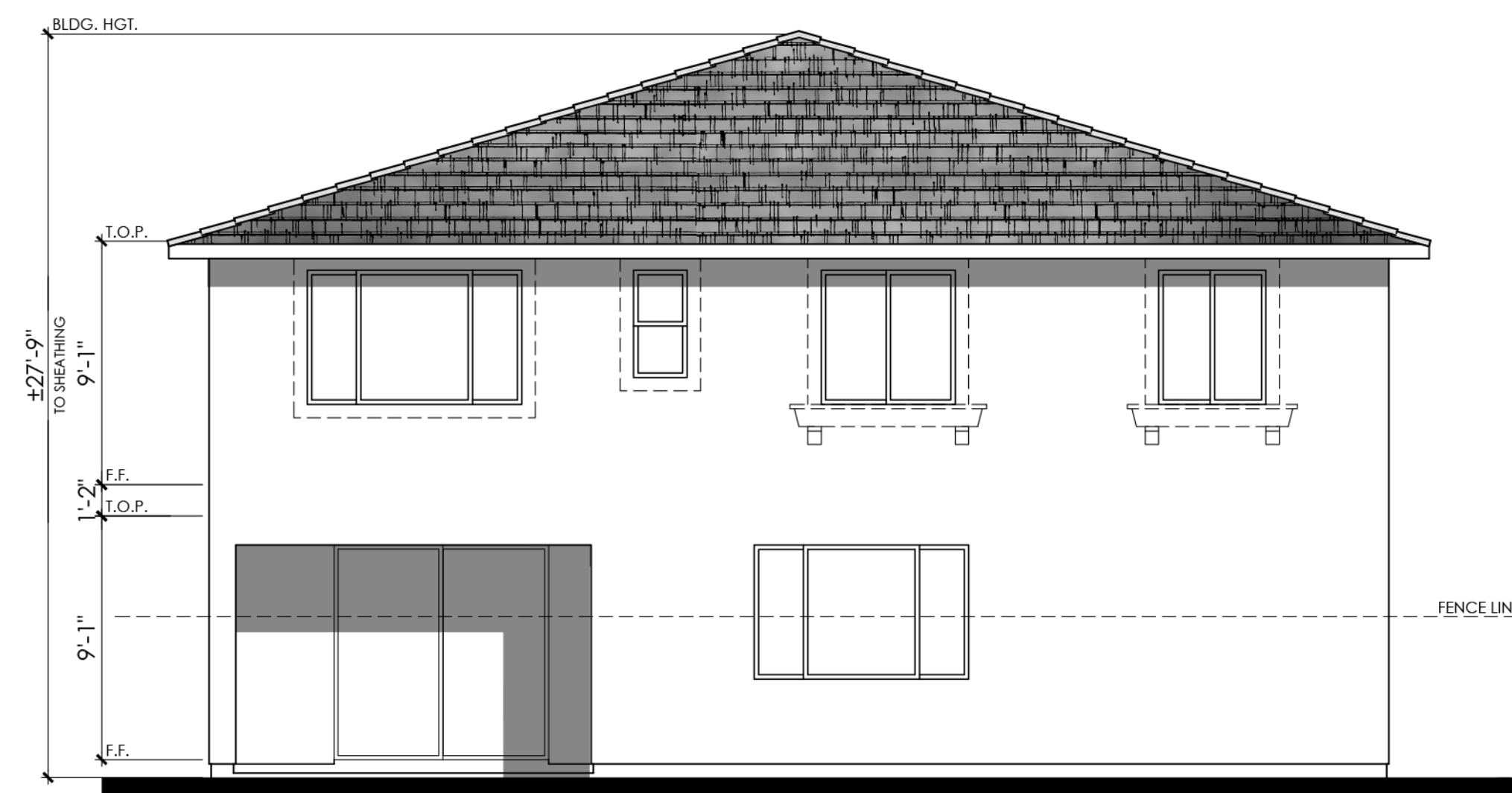


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

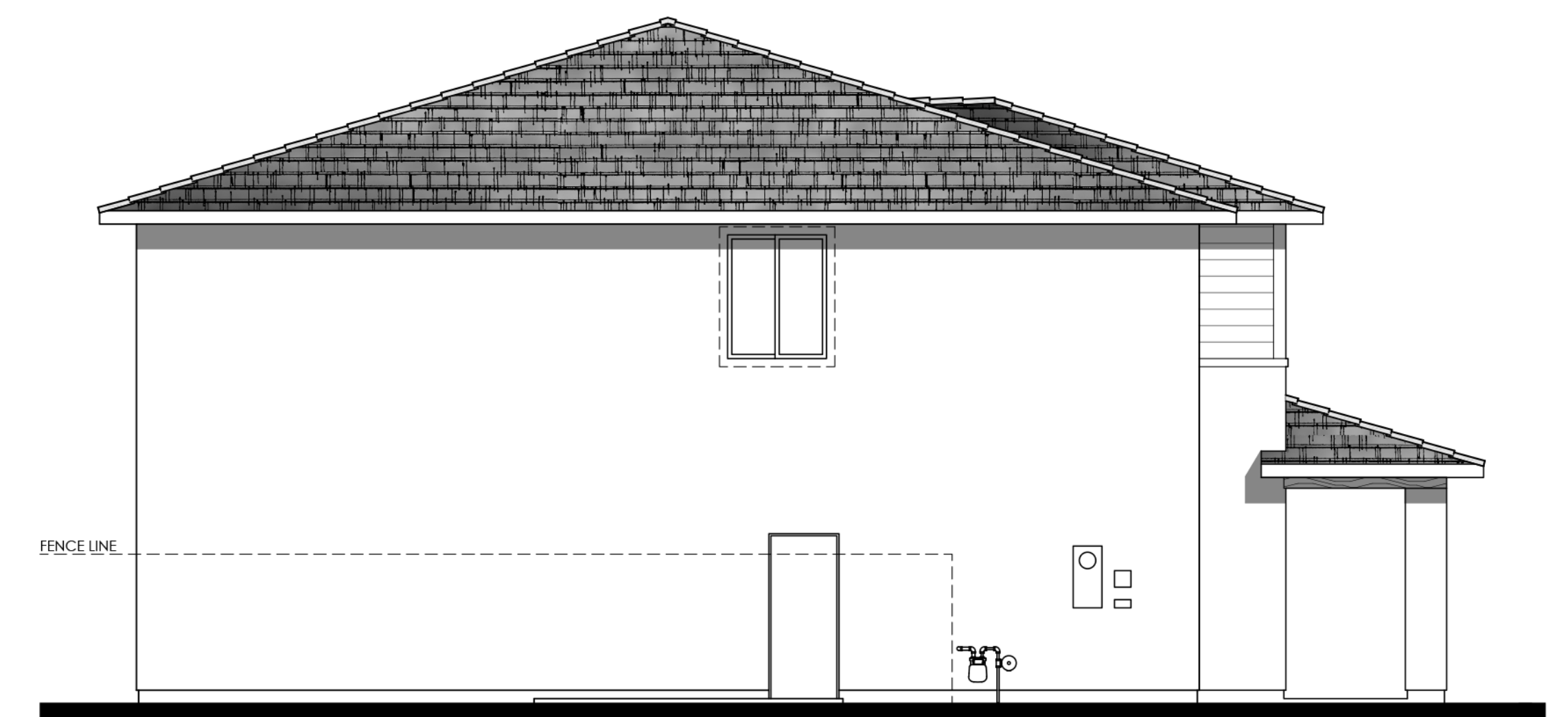
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	WOOD CORBEL & KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL W/ GRID
WAINSCOT:	STUCCO
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER



Items shown dashed shall occur at lots requiring enhancements, see site.

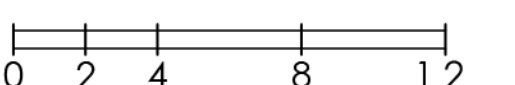
REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 5
PLAN 2B (3104 "B")
PROGRESSIVE MONTEREY ELEVATION

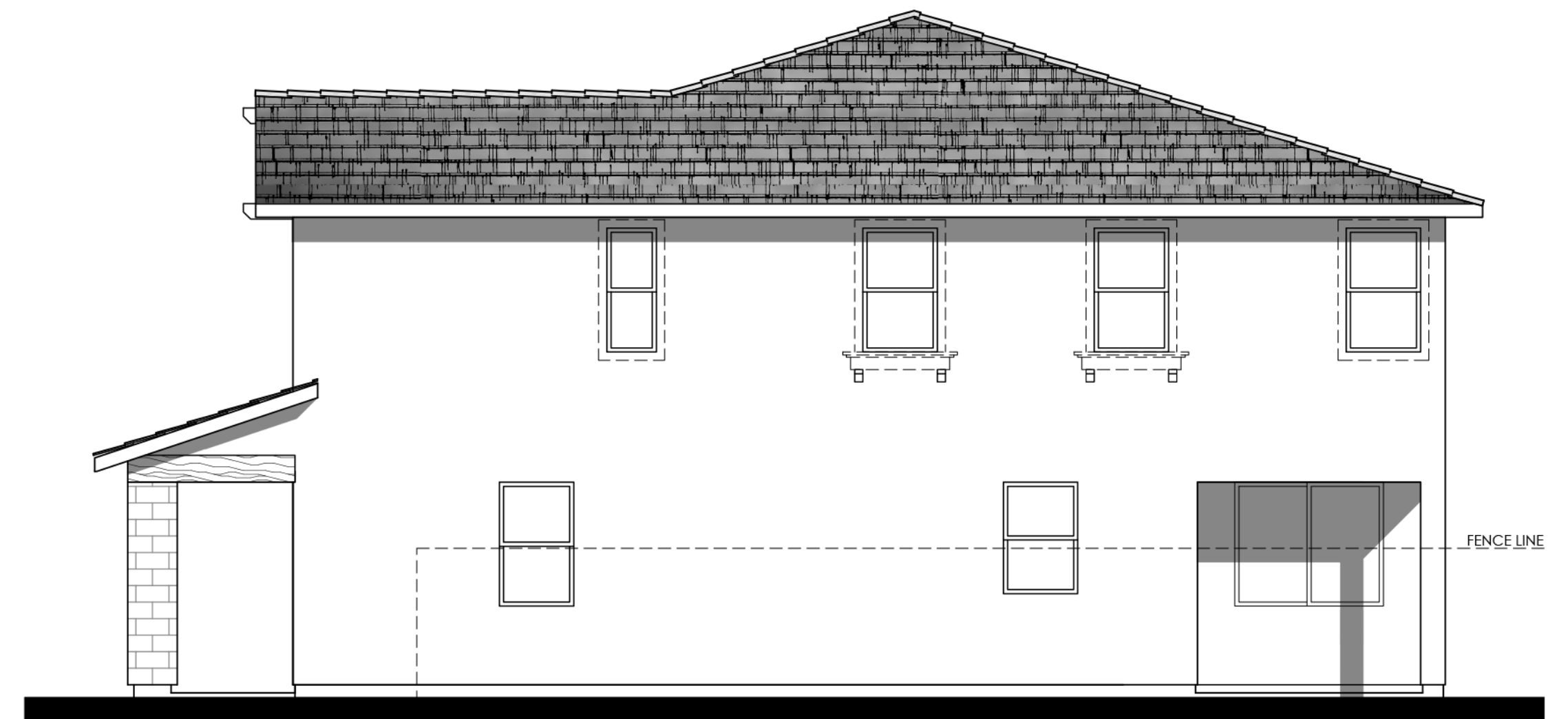




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

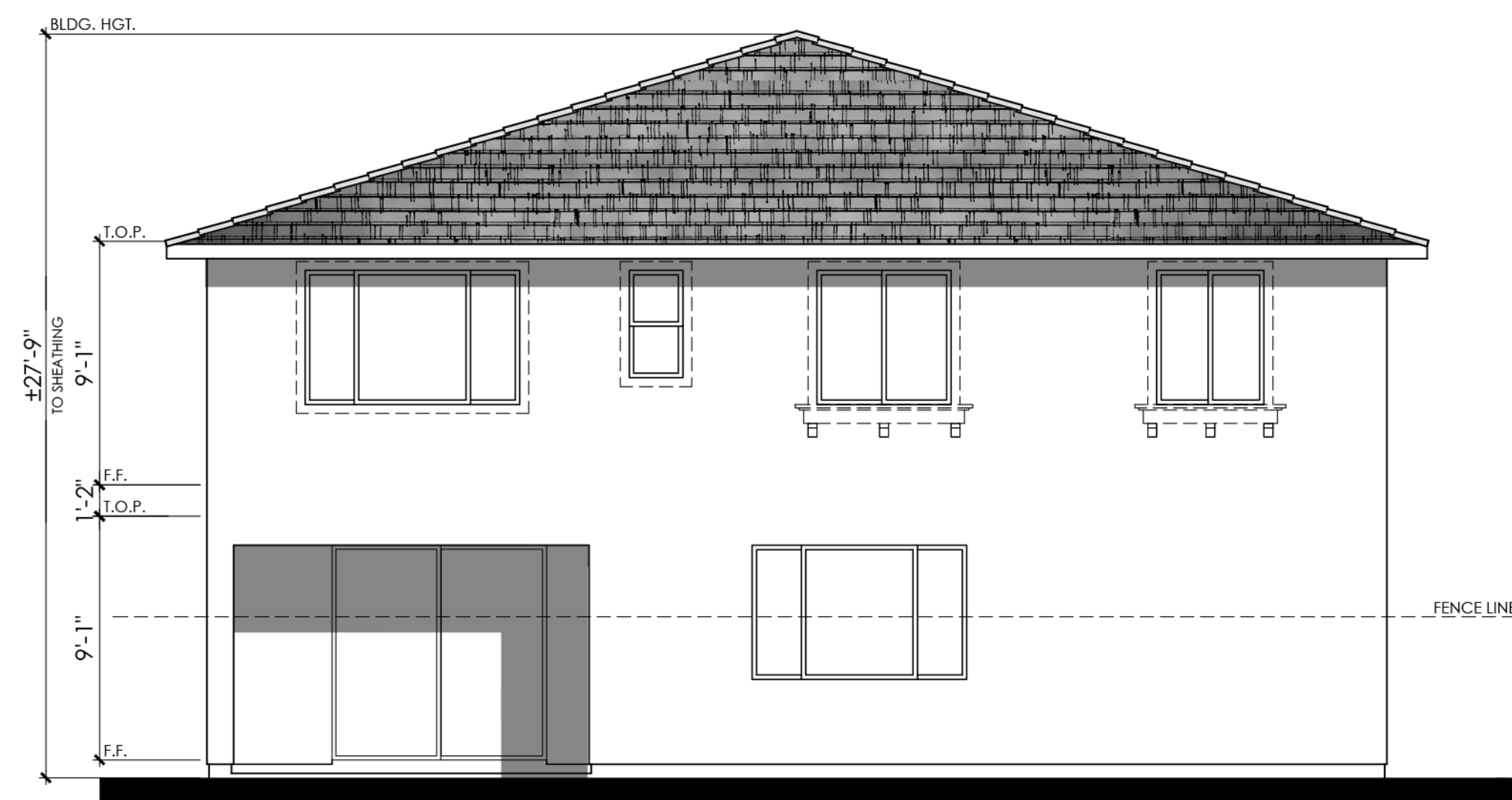


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

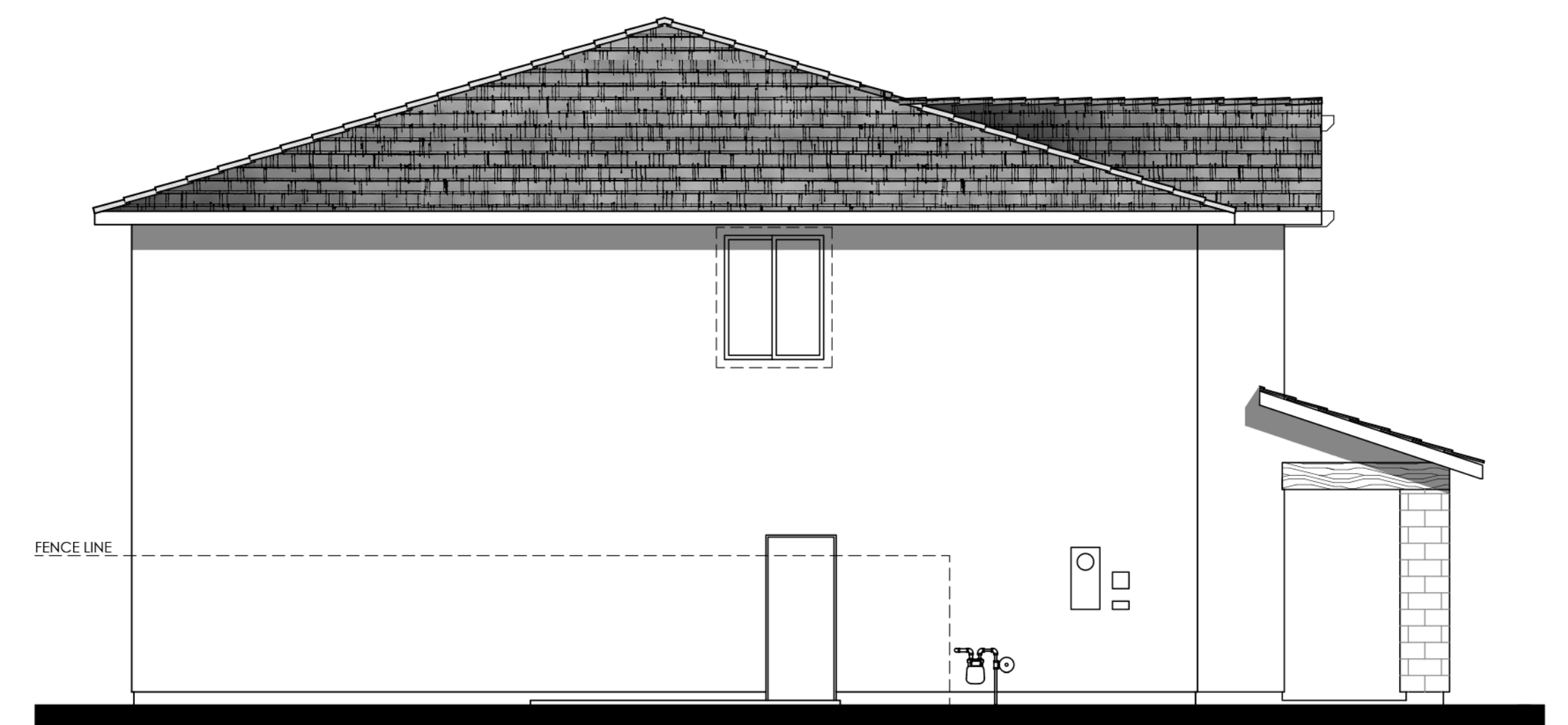
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	WOOD CORBEL & KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE CORBEL / COMPOSITE WOOD TRIM
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

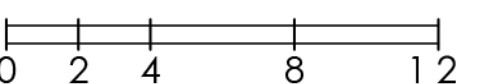


Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 8

PLAN 2C (3104 "C")
TERRITORIAL RANCH ELEVATION

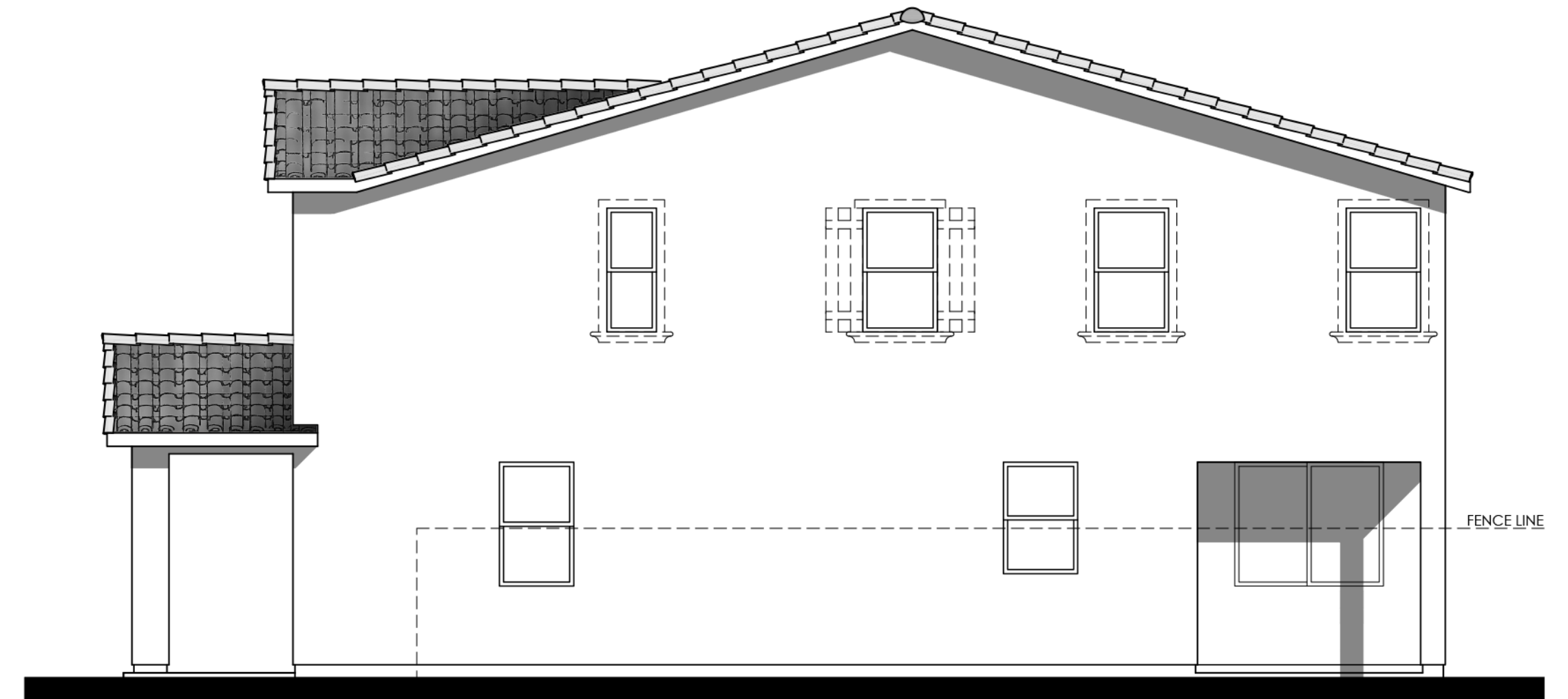




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

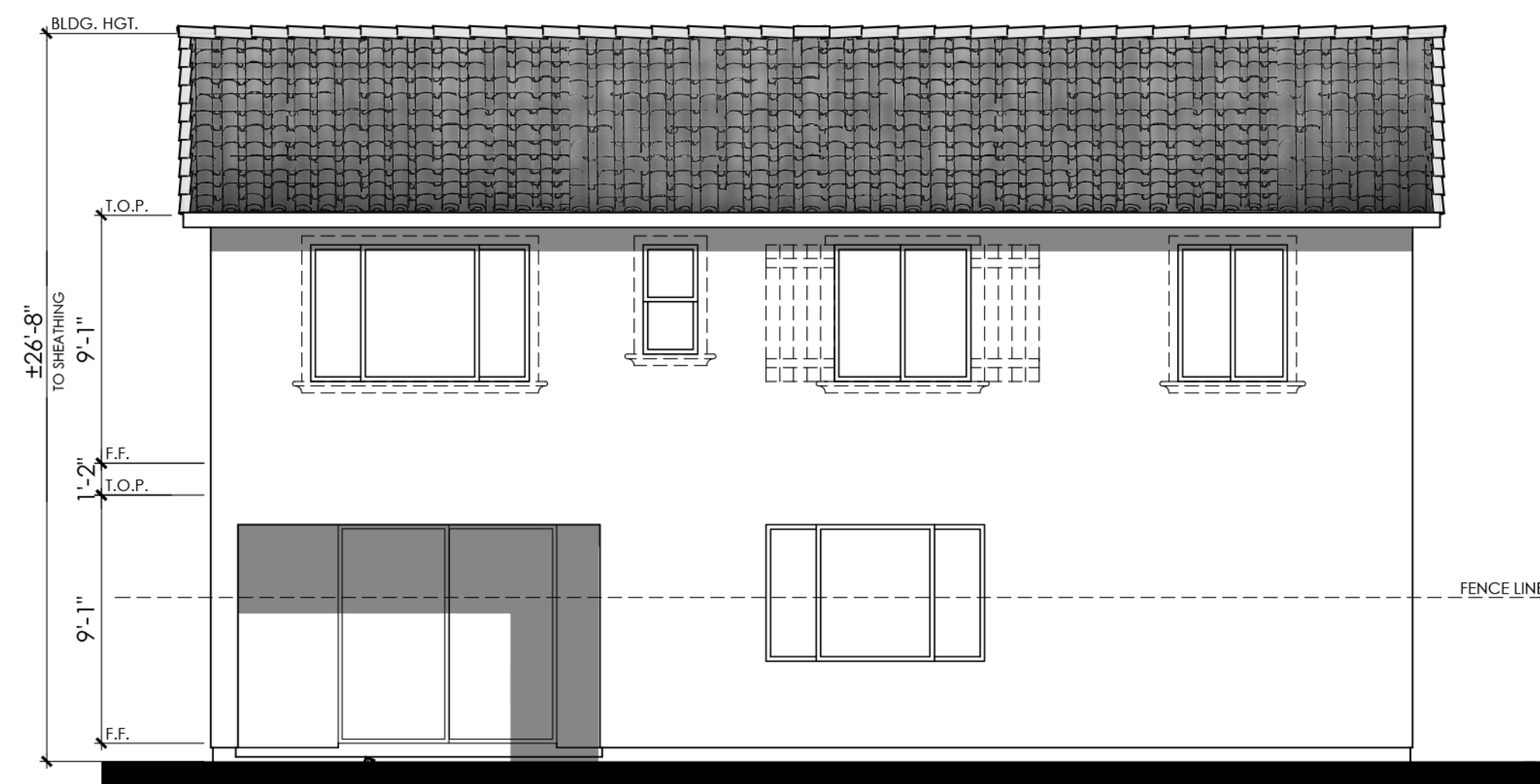


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

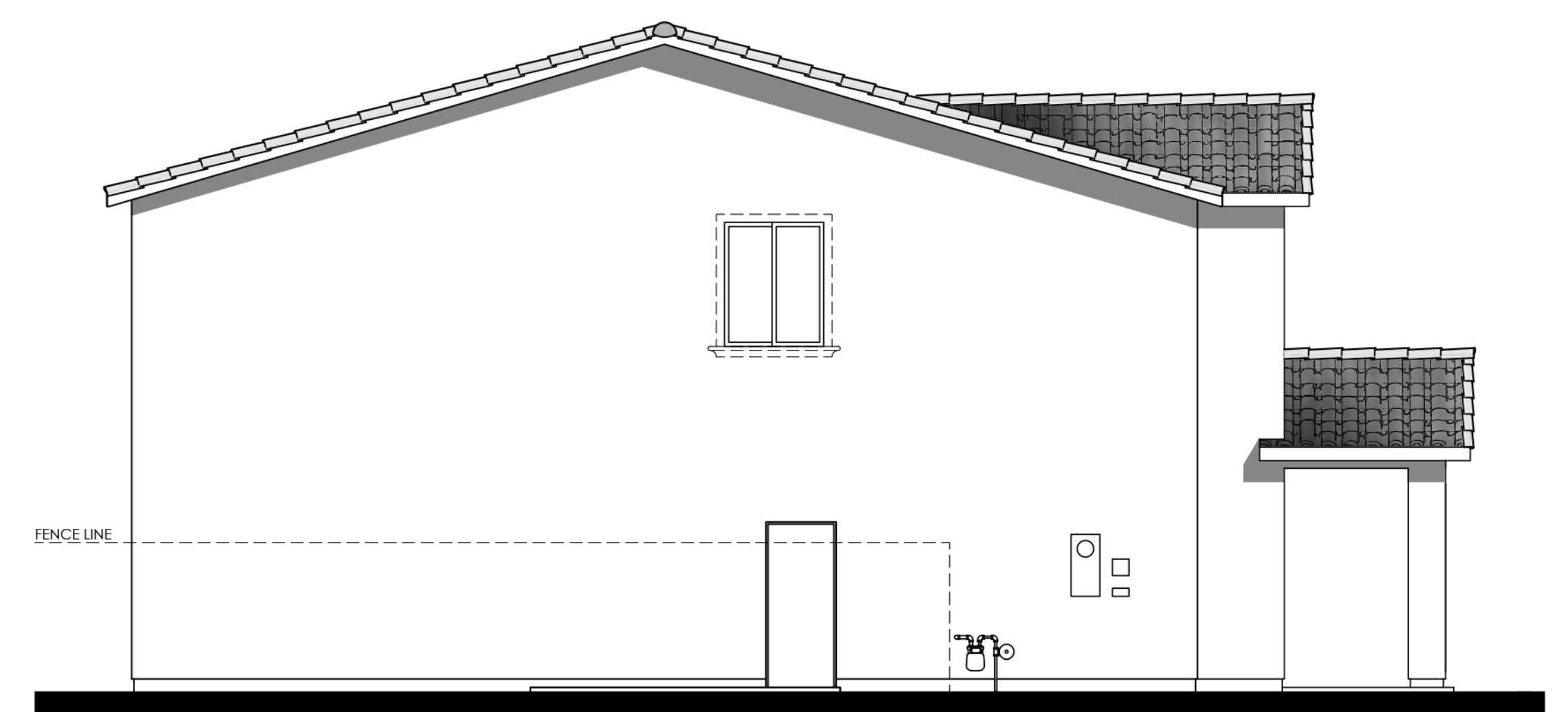
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

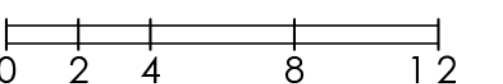
REAR

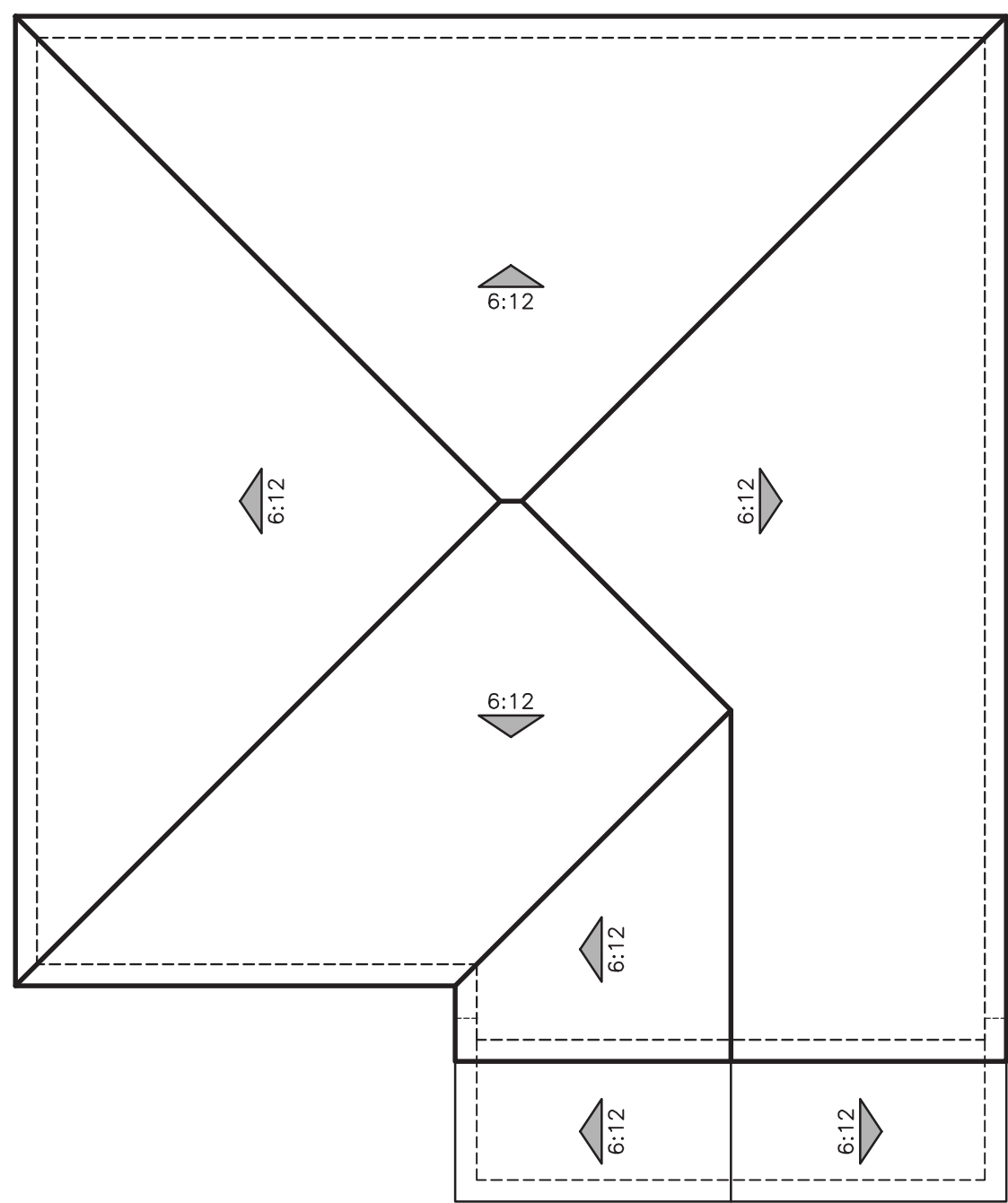


Items shown dashed shall occur at lots requiring enhancements, see site.

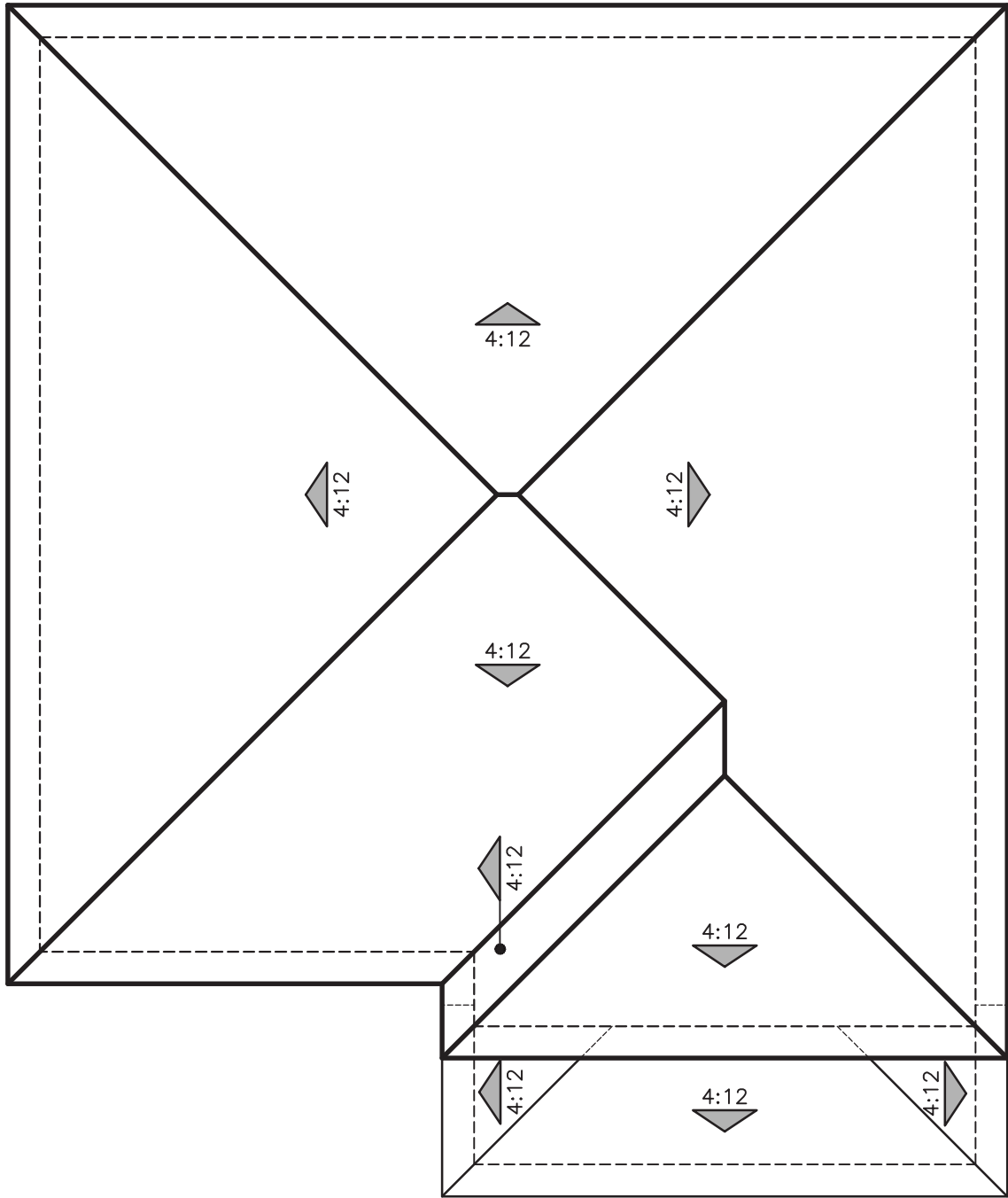
LEFT

COLOR SCHEME 11
PLAN 2D (3104 "D")
SPANISH ELEVATION

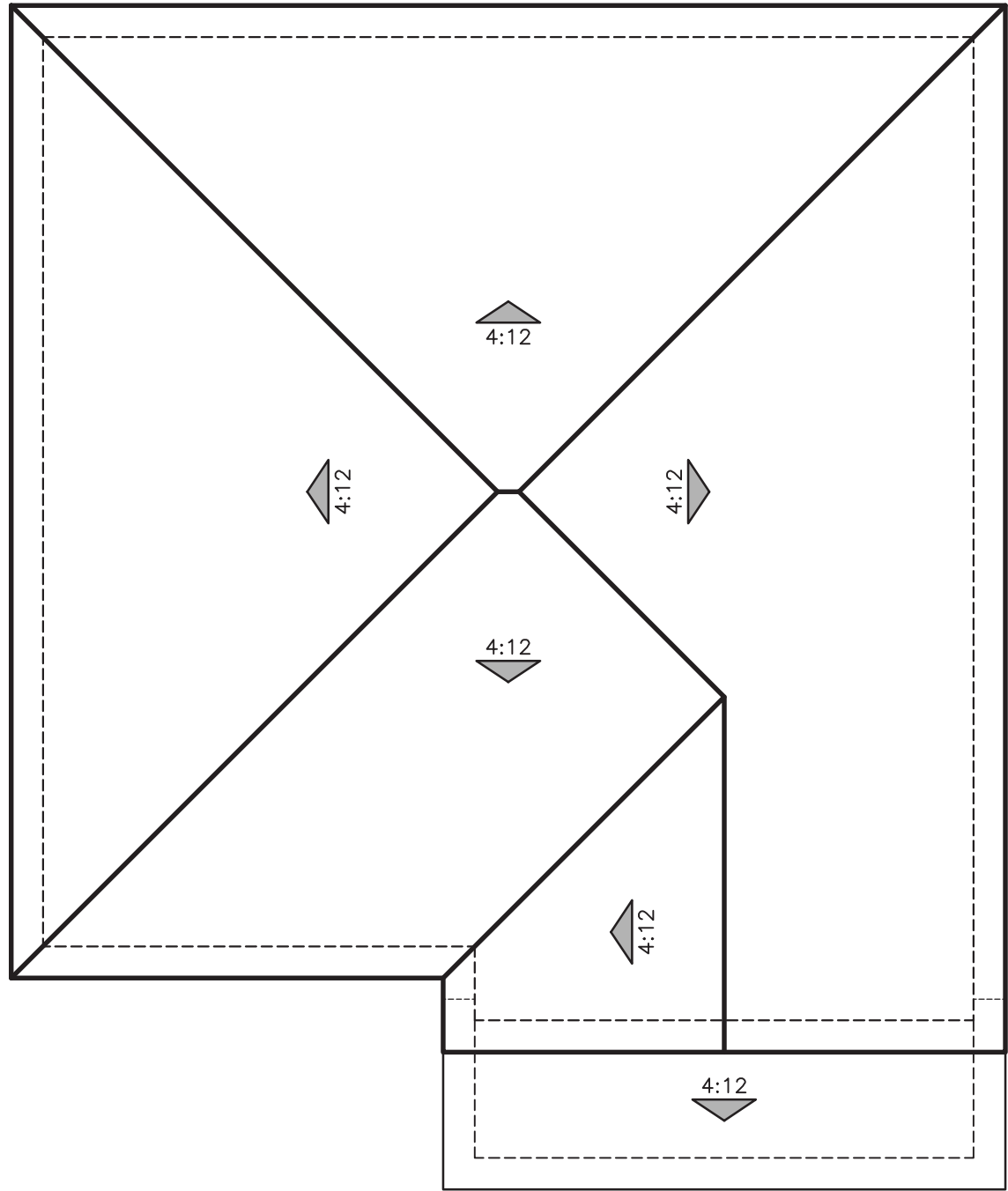




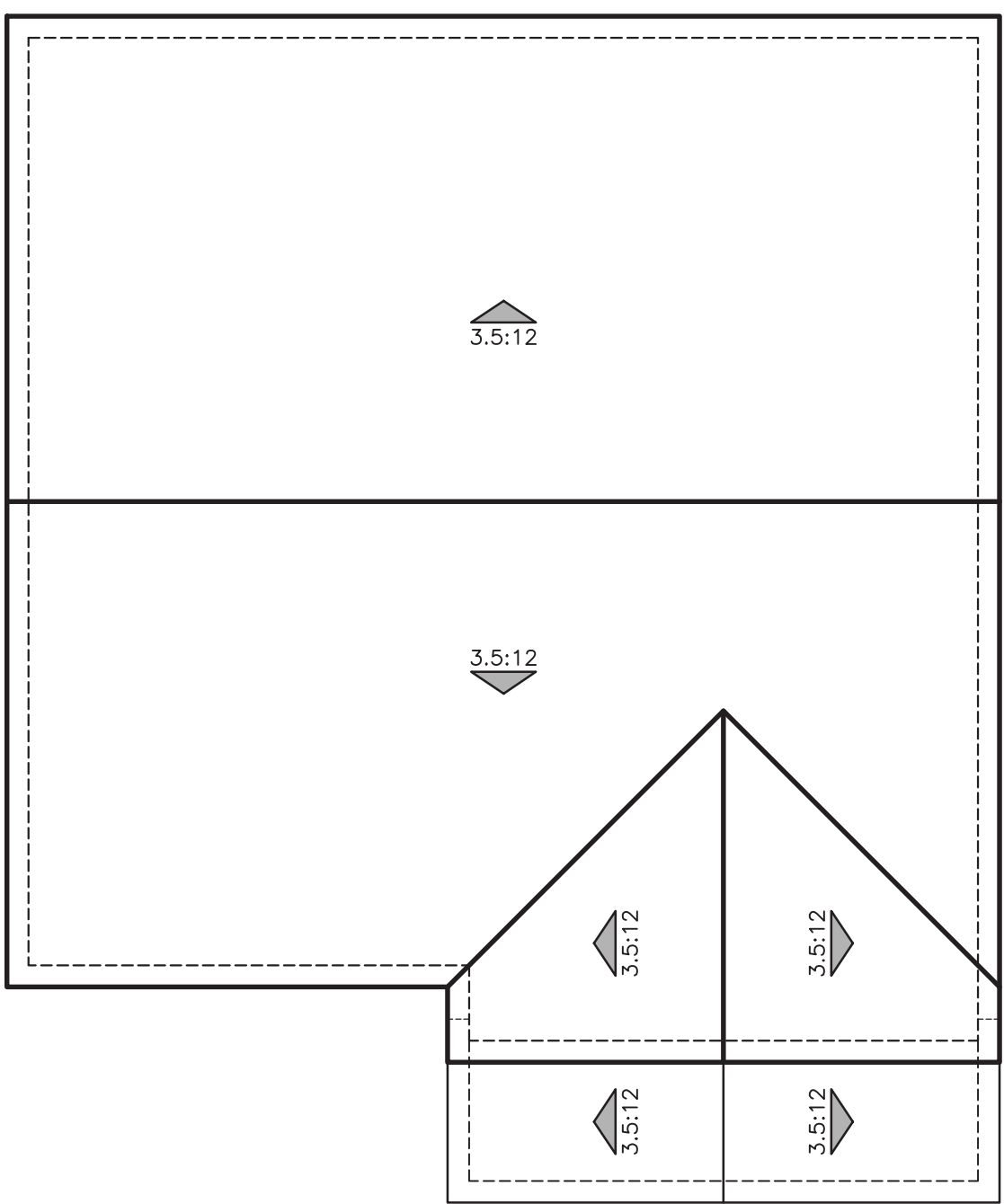
"A" MODERN FARMHOUSE



"B" PROGRESSIVE MONTEREY

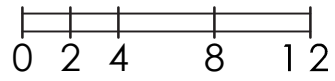


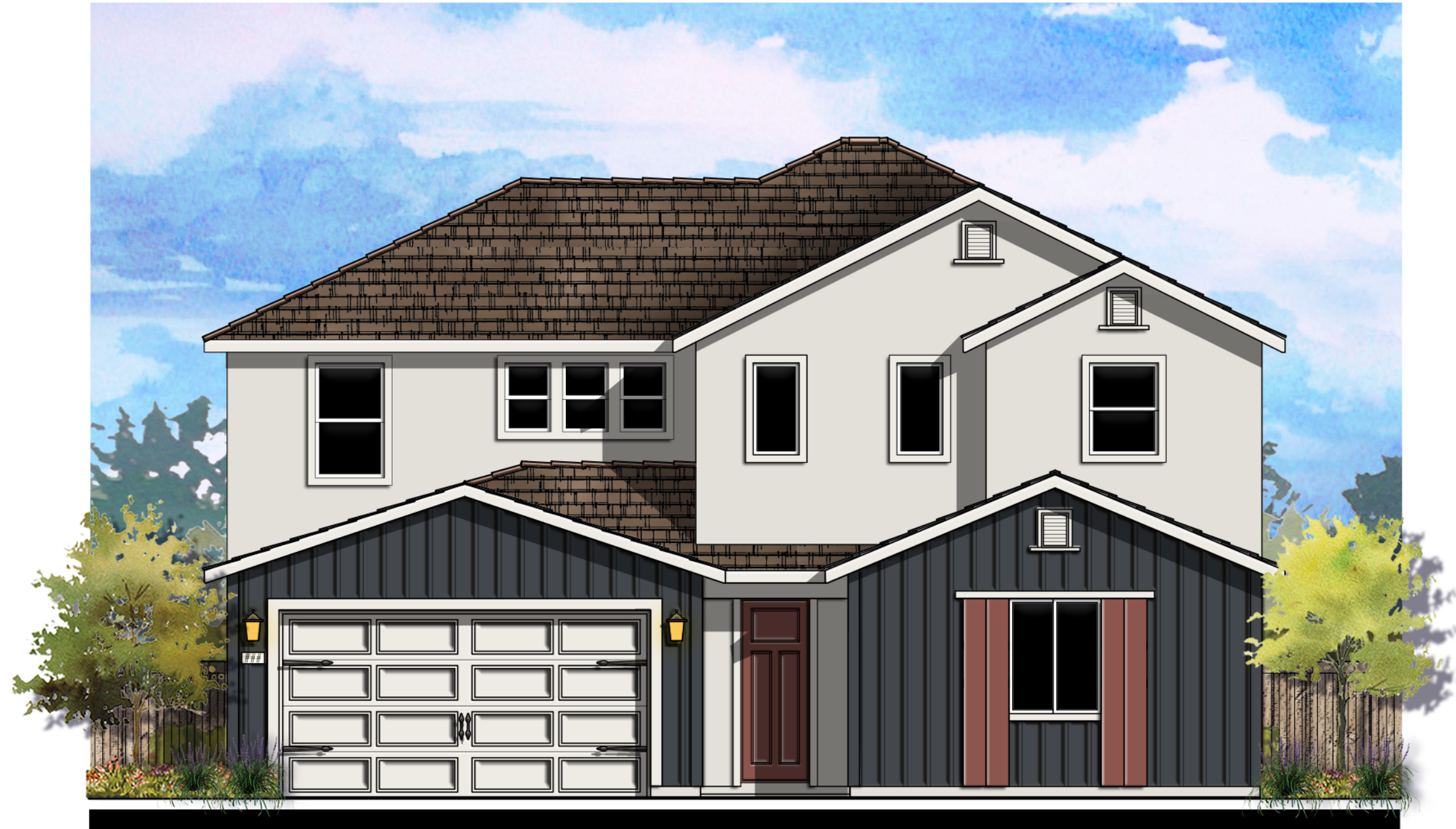
"C" TERRITORIAL RANCH



"D" SPANISH

ROOF PLANS
PLAN 2 (3104)

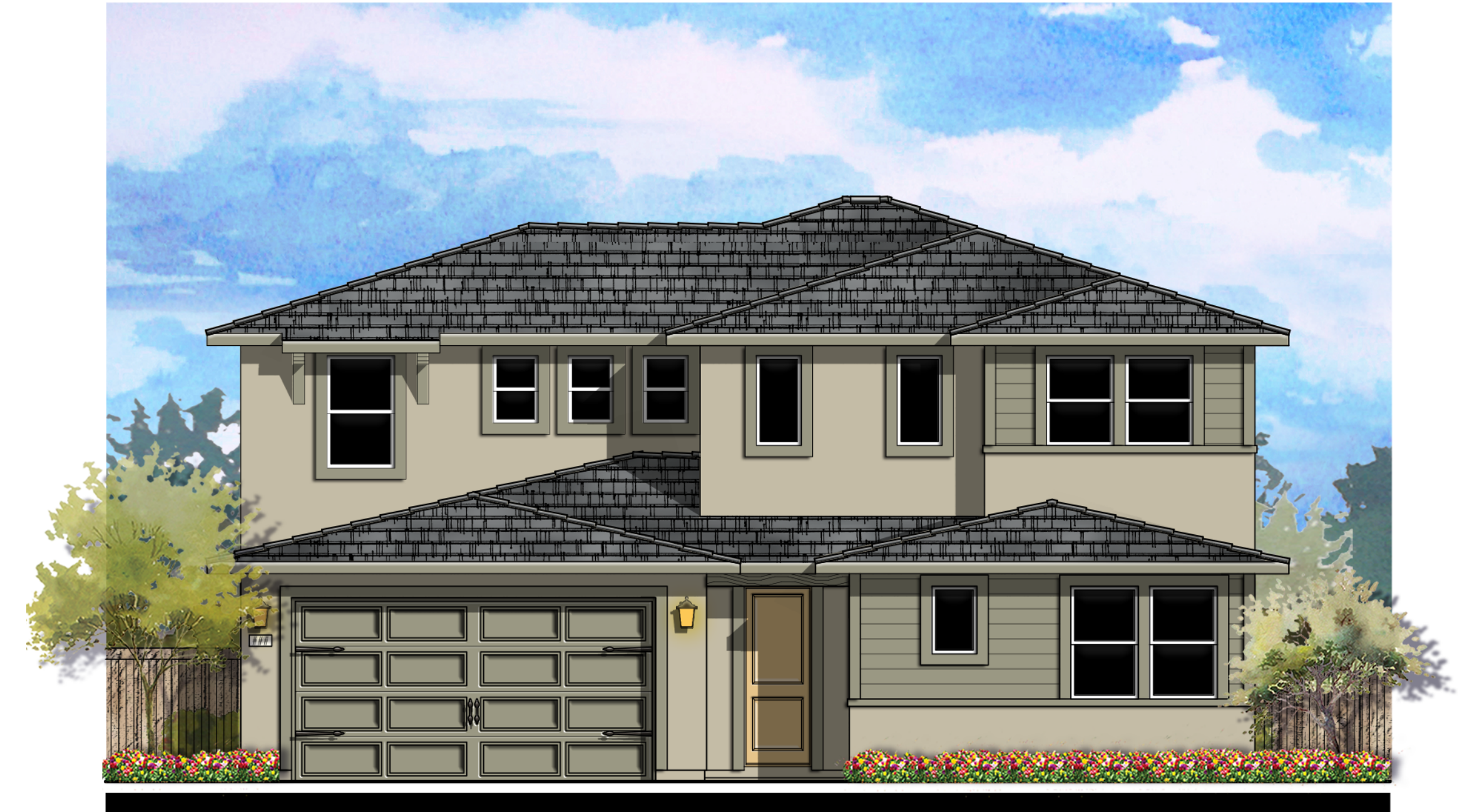




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Refer to landscape drawings for wall, tree, and shrub locations

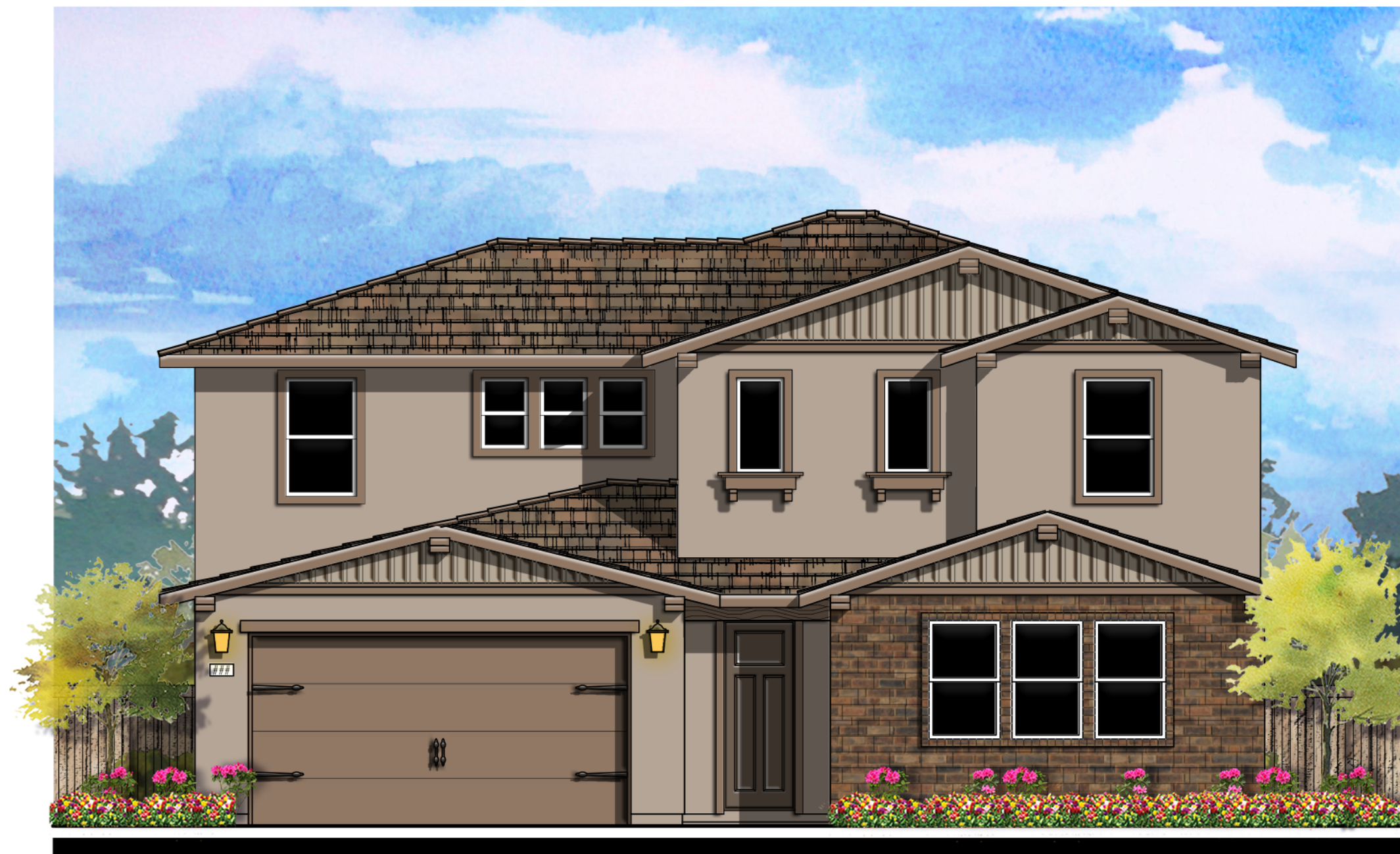
"A" MODERN FARMHOUSE



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

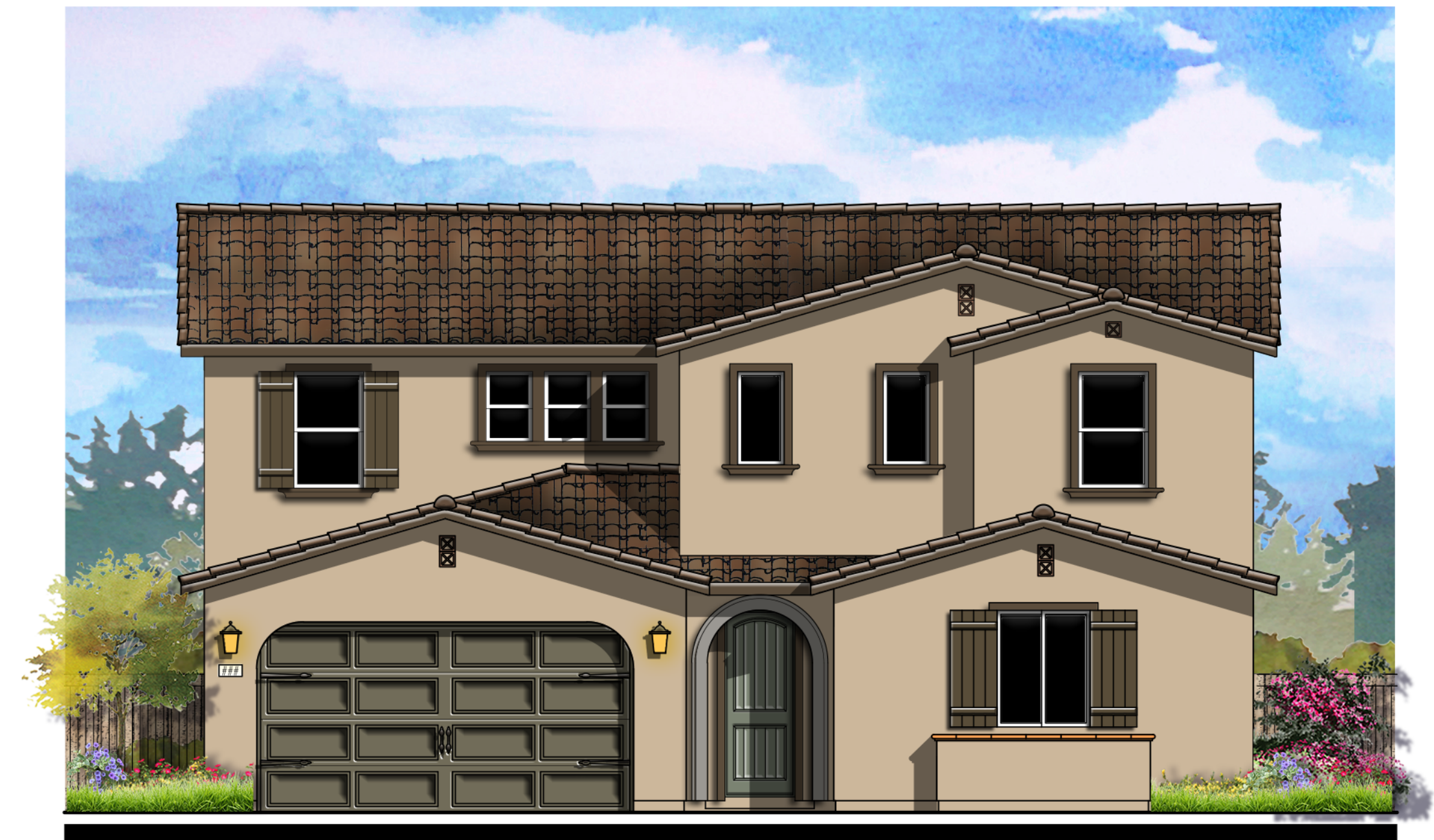
"B" PROGRESSIVE MONTEREY



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

"C" TERRITORIAL RANCH



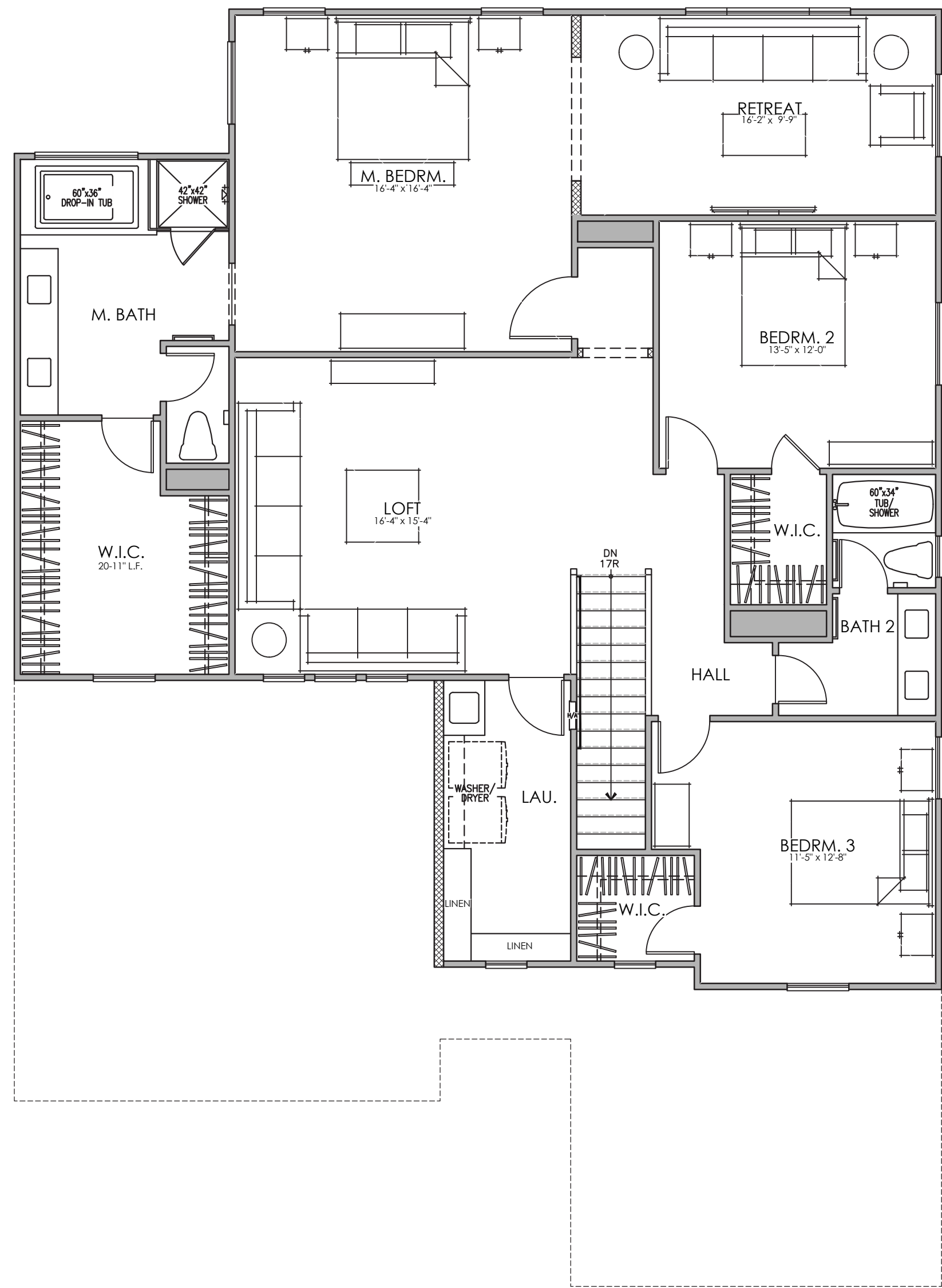
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Refer to landscape drawings for wall, tree, and shrub locations

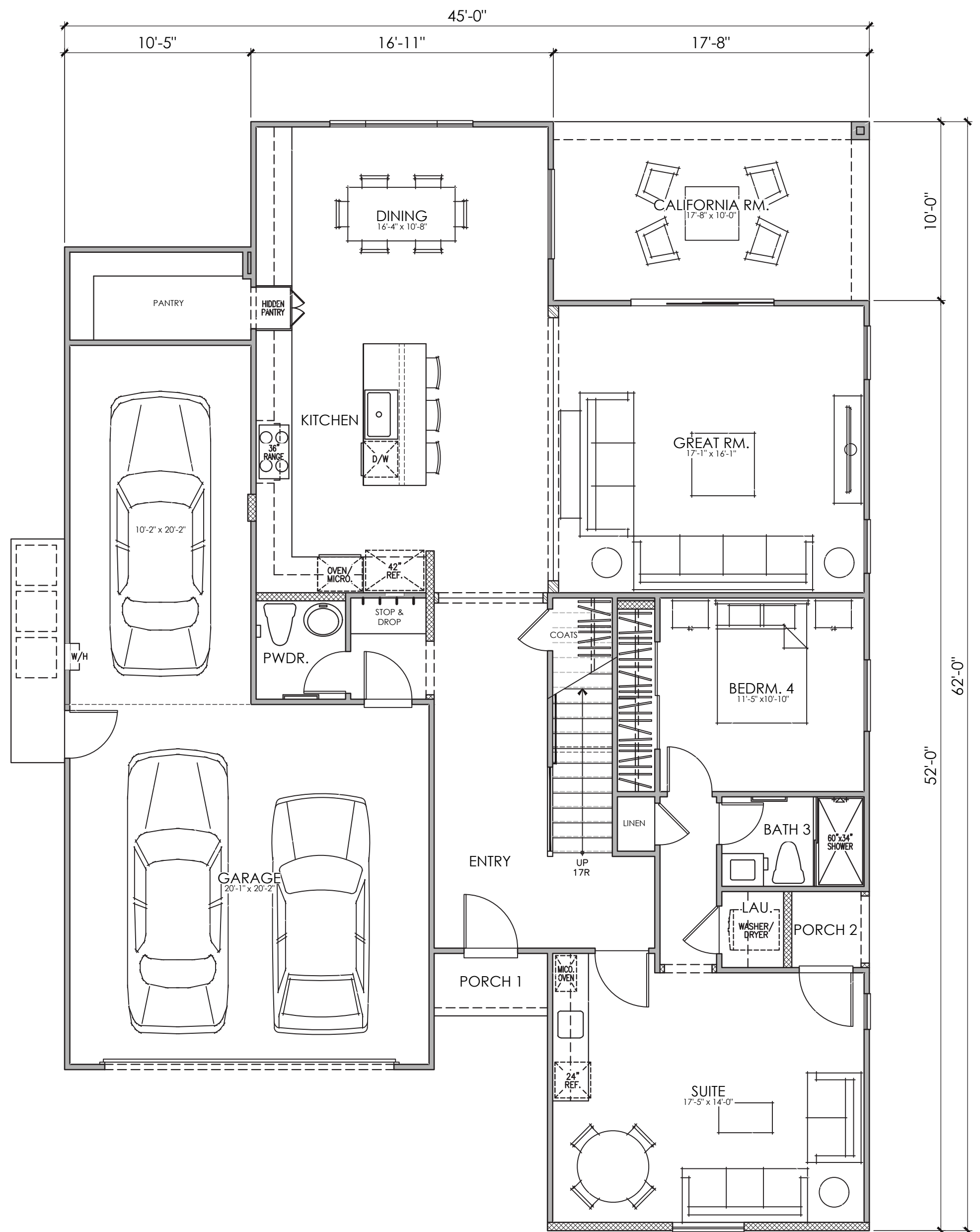
"D" SPANISH

PLAN 3 (3312) FRONT ELEVATIONS

0 2 4 8 12



SECOND FLOOR PLAN



FIRST FLOOR PLAN

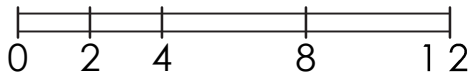
PLAN 3 (3312)"A"
4 BEDROOM, 3.5 BATH, LOFT

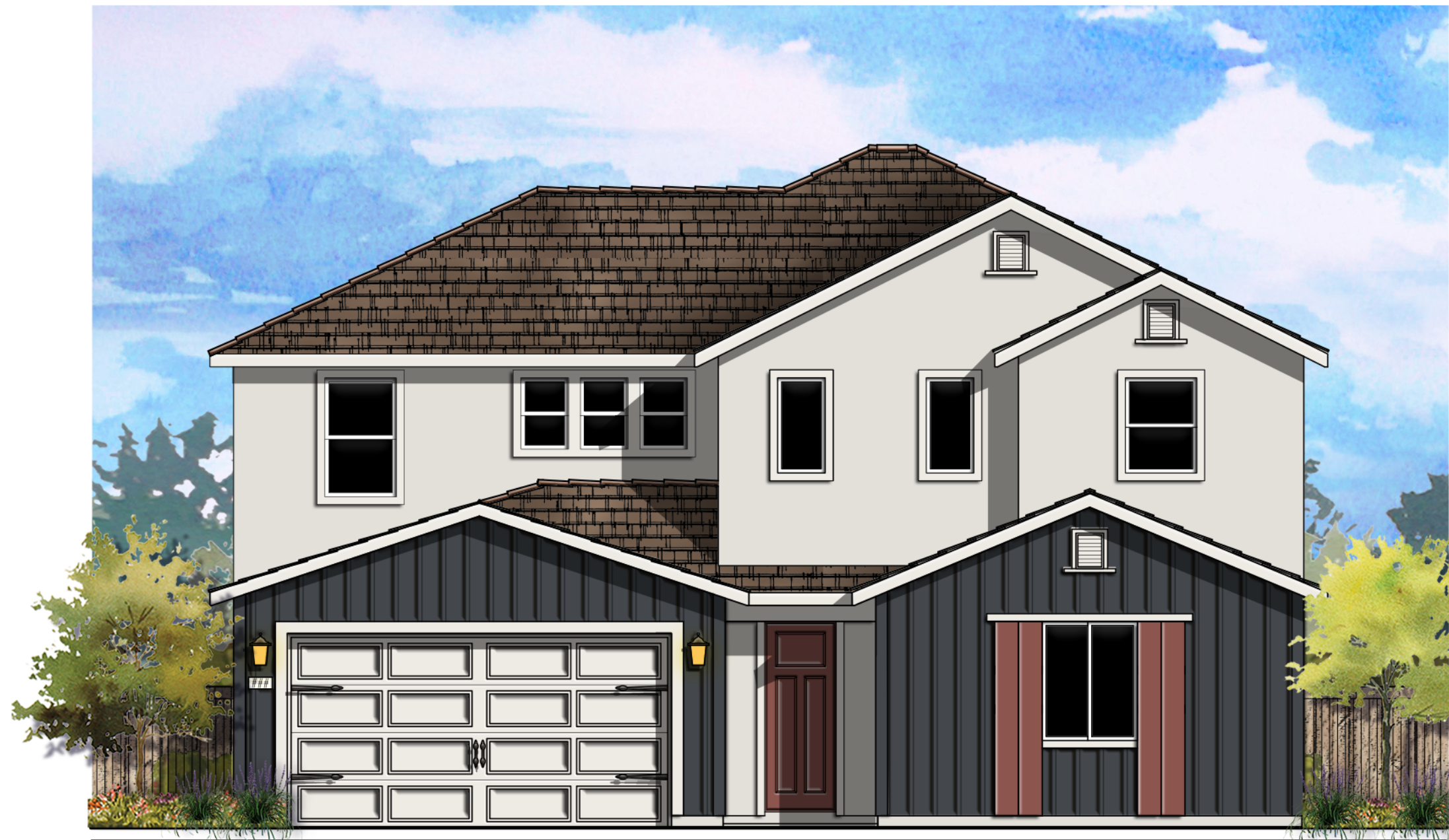
PLAN 3
AREA TABULATION

	MAIN RESIDENCE	SUITE	TOTAL
FIRST FLOOR AREA	1,083	527	= 1,610 SQ. FT.
SECOND FLOOR AREA	1,702	0	= 1,702 SQ. FT.
TOTAL DWELLING	2,785	527	= 3,312 SQ. FT.

UNCONDITIONED SPACE

GARAGE	627 SQ. FT.
PORCH 1 "A", "B", "C", & "D"	22 SQ. FT.
PORCH 2 "A", "B", "C", & "D"	18 SQ. FT.
CALIFORNIA RM.	177 SQ. FT.

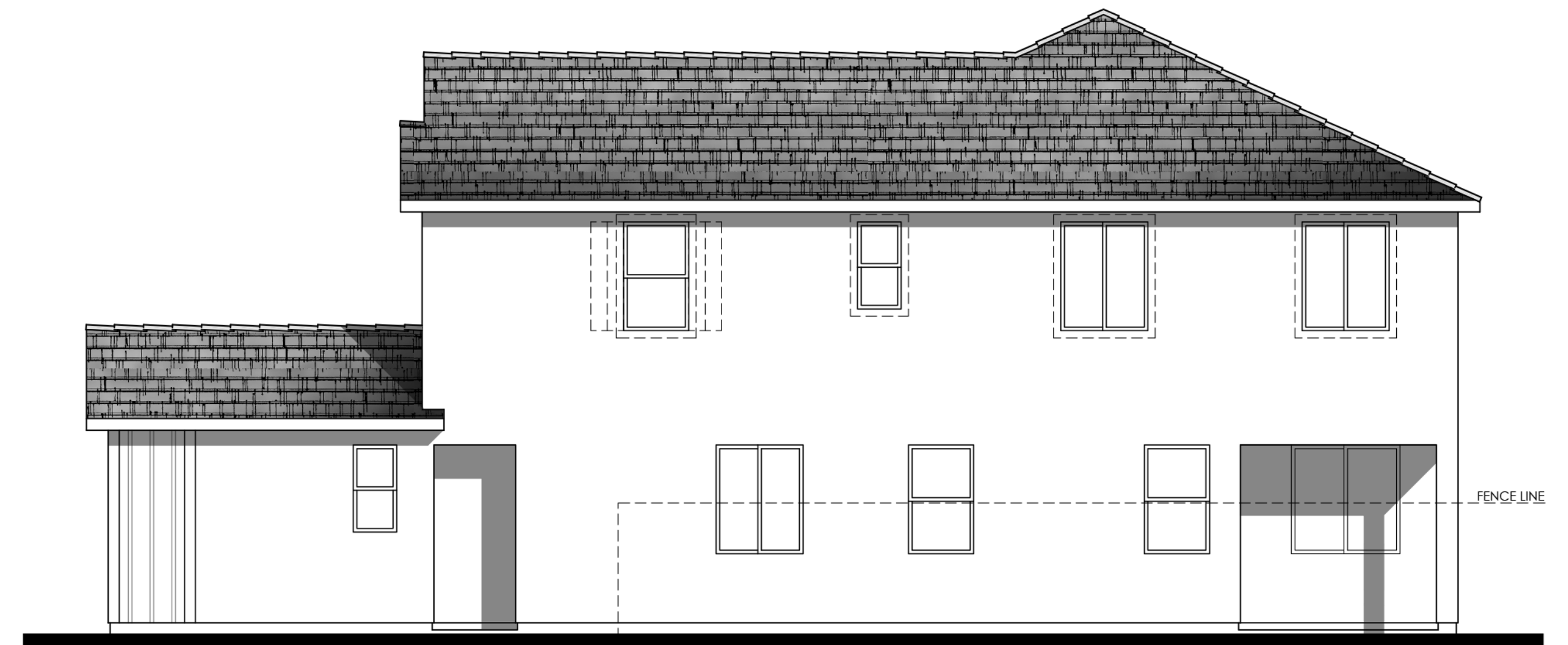




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND

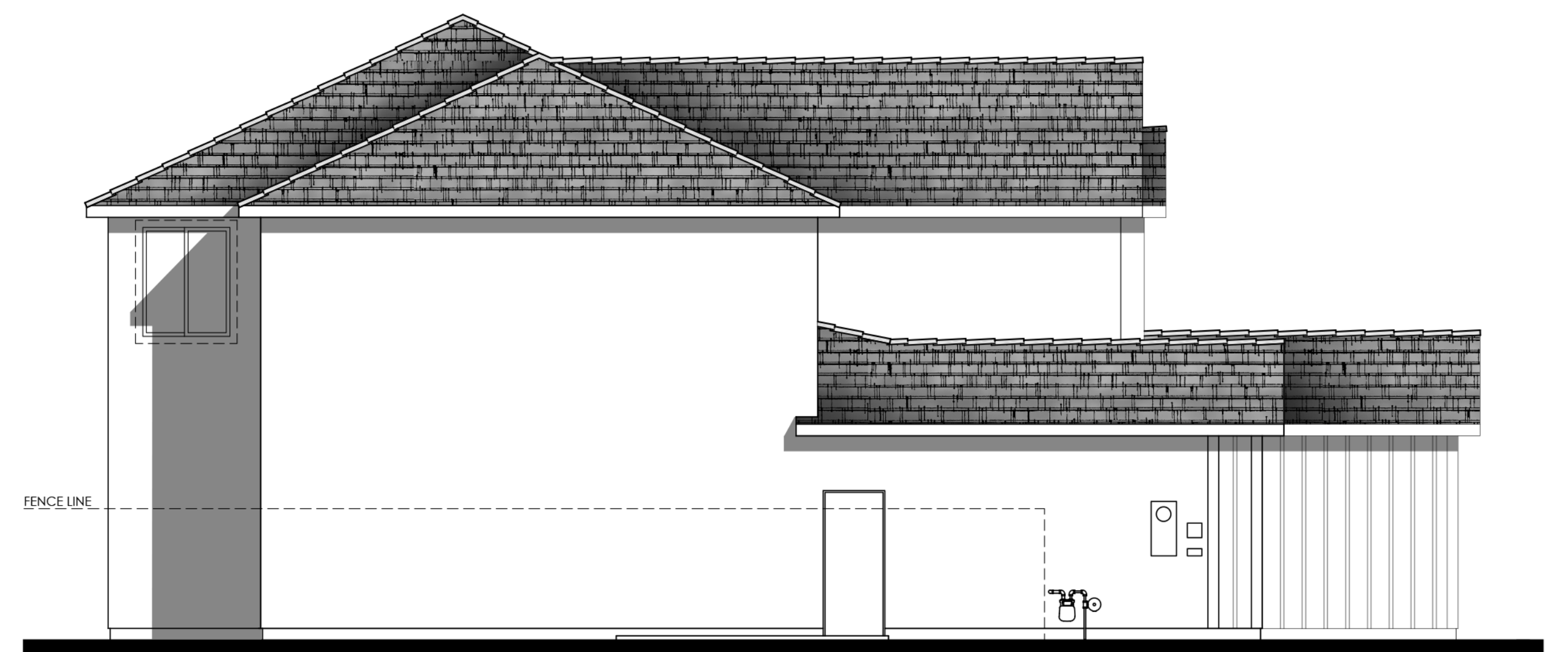
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	GABLE END VENT
WALL:	STUCCO / BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
AWNING:	WOOD CORBEL & KNEE BRACE
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER
PORCH:	WOOD POST AND BEAM



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

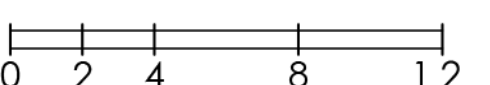


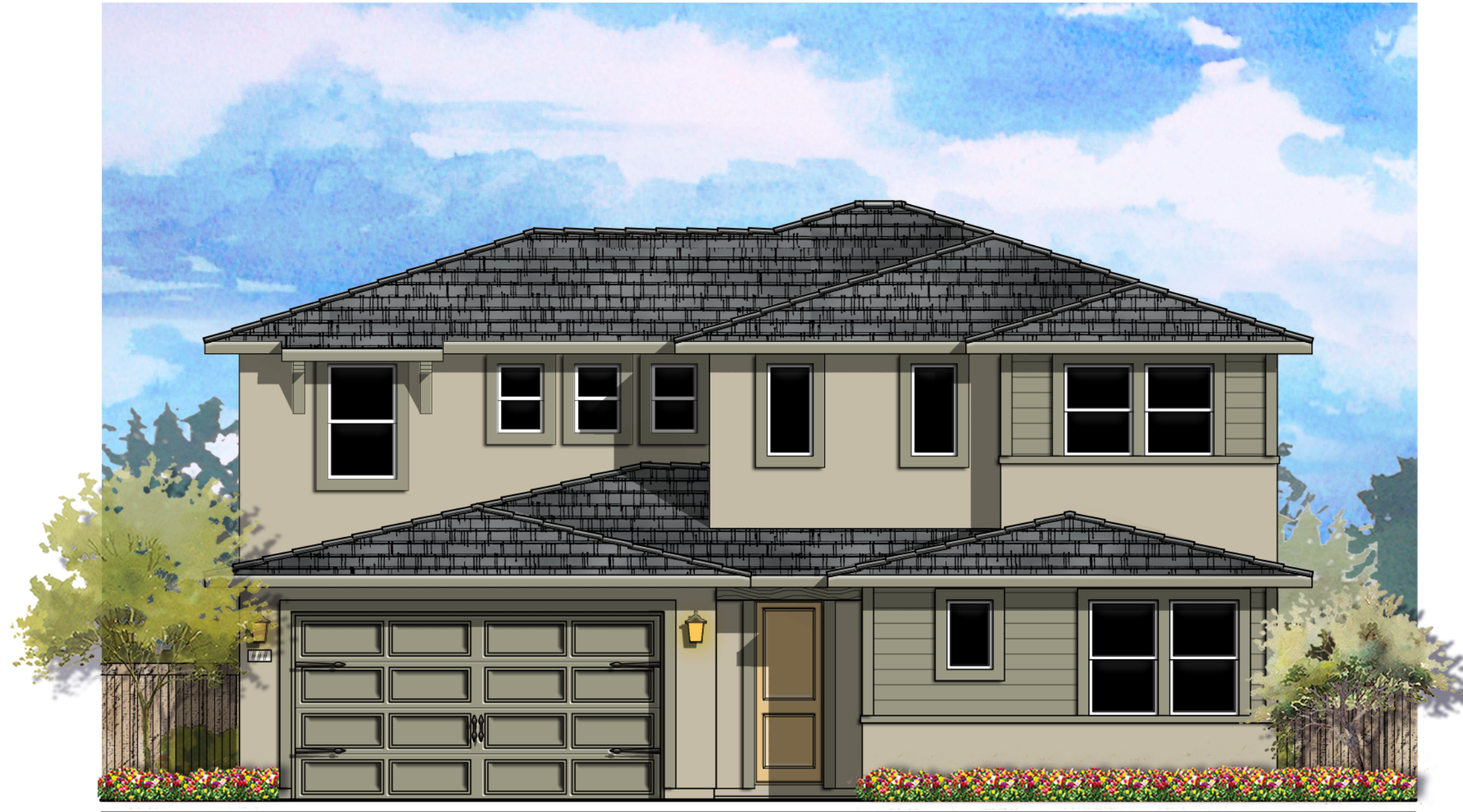
Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 3

PLAN 3A (3312 "A")
MODERN FARMHOUSE ELEVATION





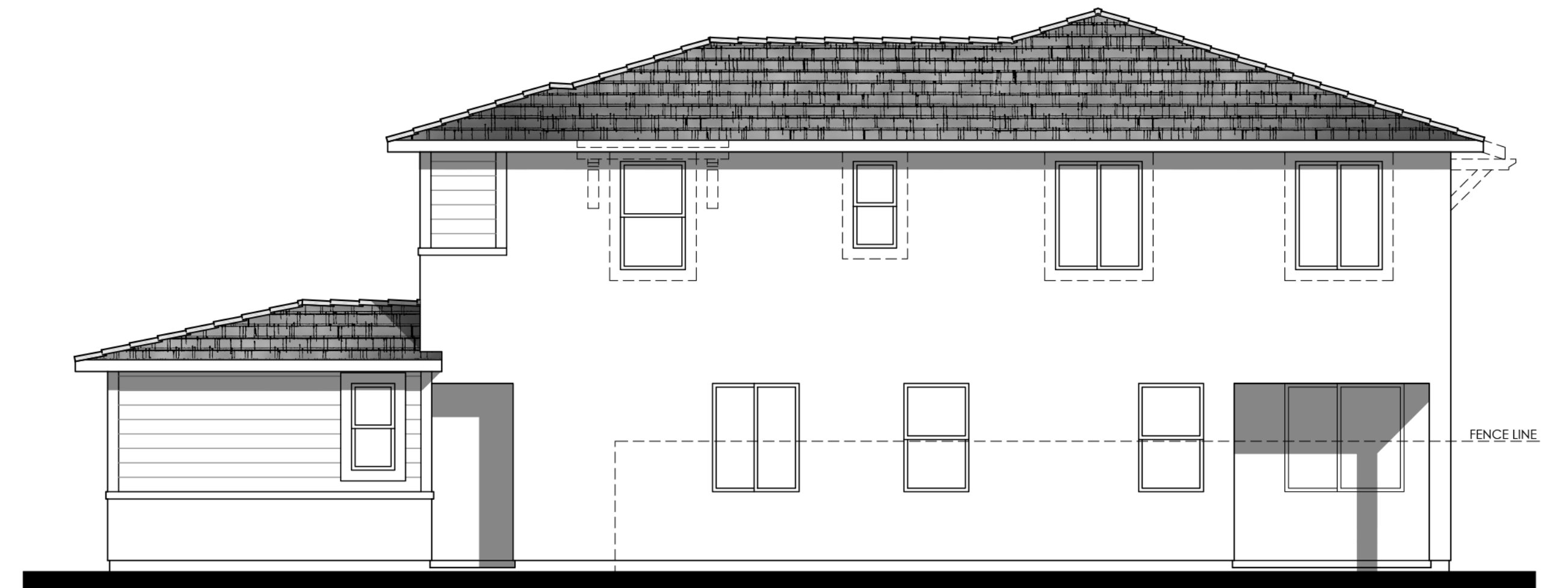
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	WOOD CORBEL & KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL W/ GRID
WAINSCOT:	STUCCO
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER



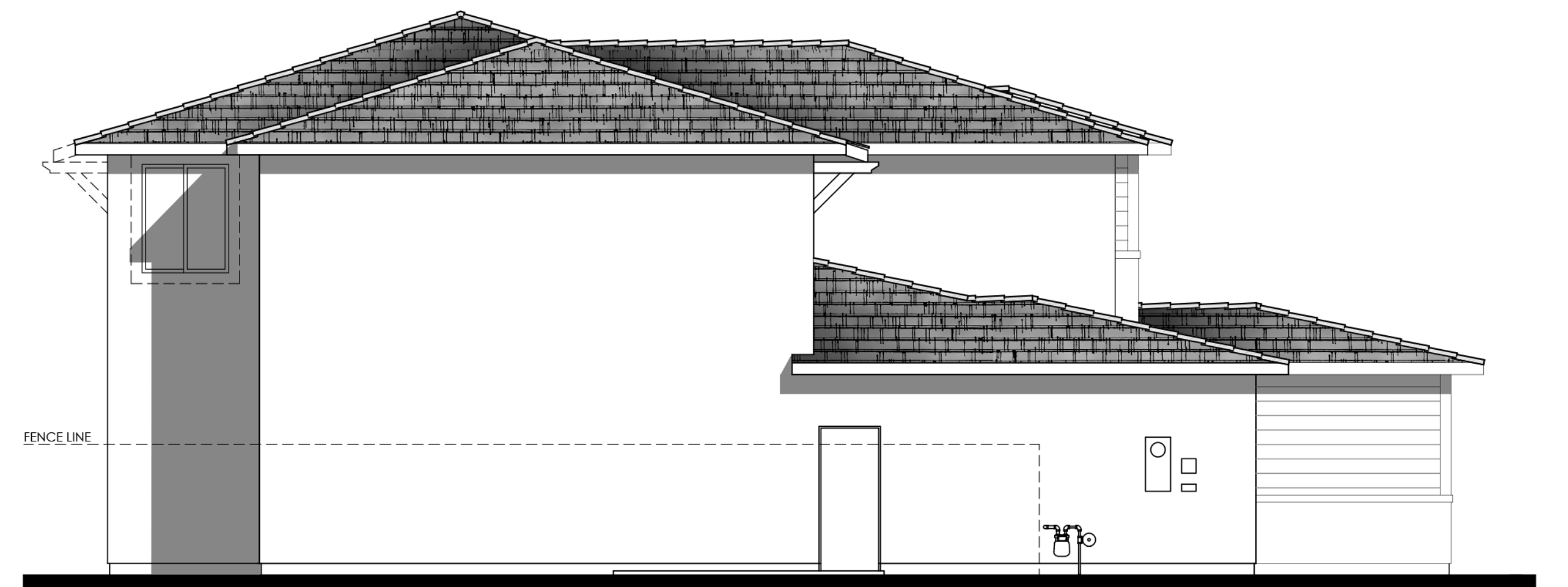
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

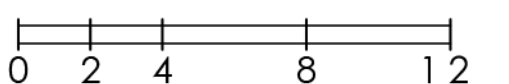
REAR

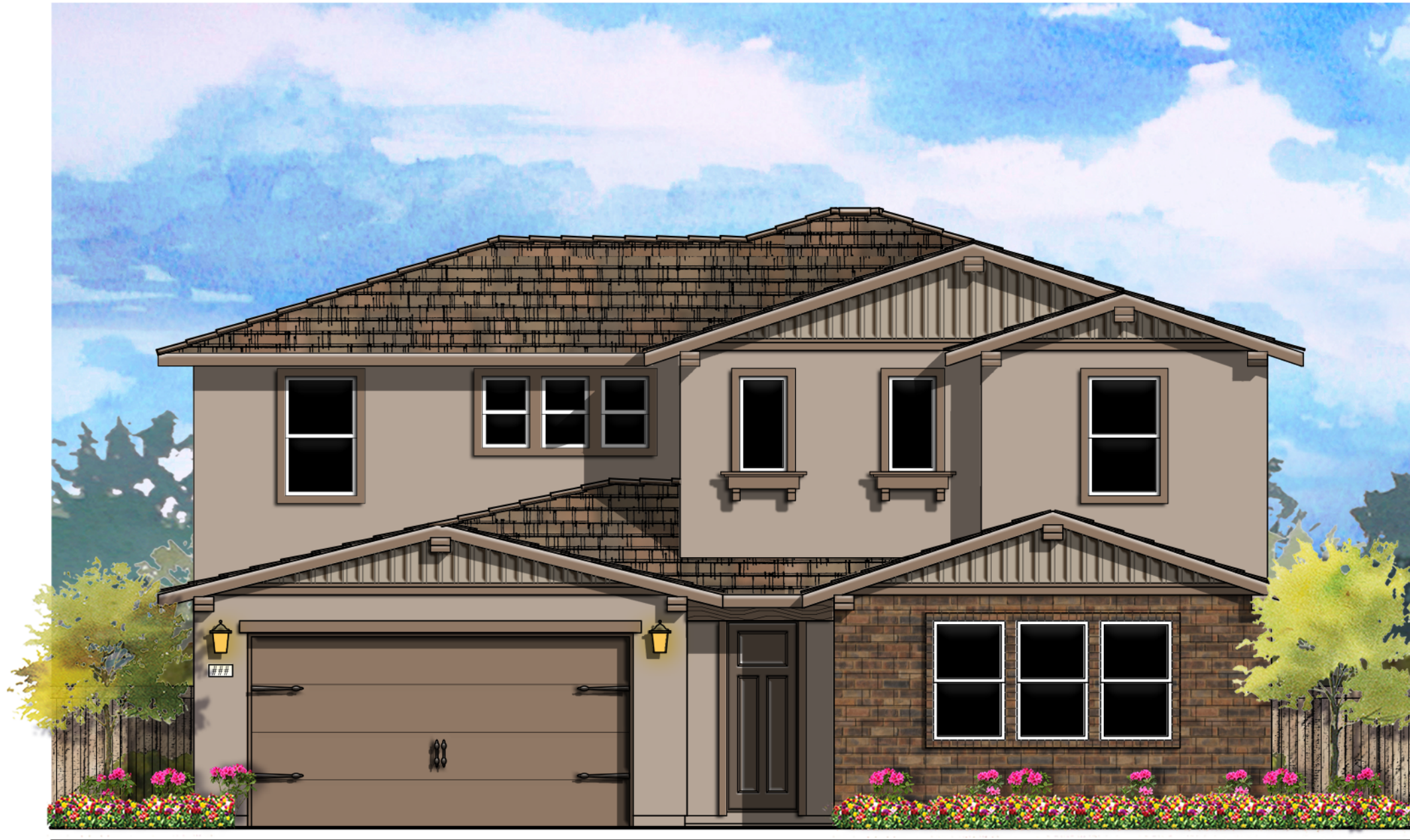


Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 6
PLAN 3B (3312 "B")
PROGRESSIVE MONTEREY ELEVATION





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

FRONT

MATERIALS LEGEND (WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	WOOD CORBEL & KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN /
	DECORATIVE CORBEL /
	COMPOSITE WOOD TRIM
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



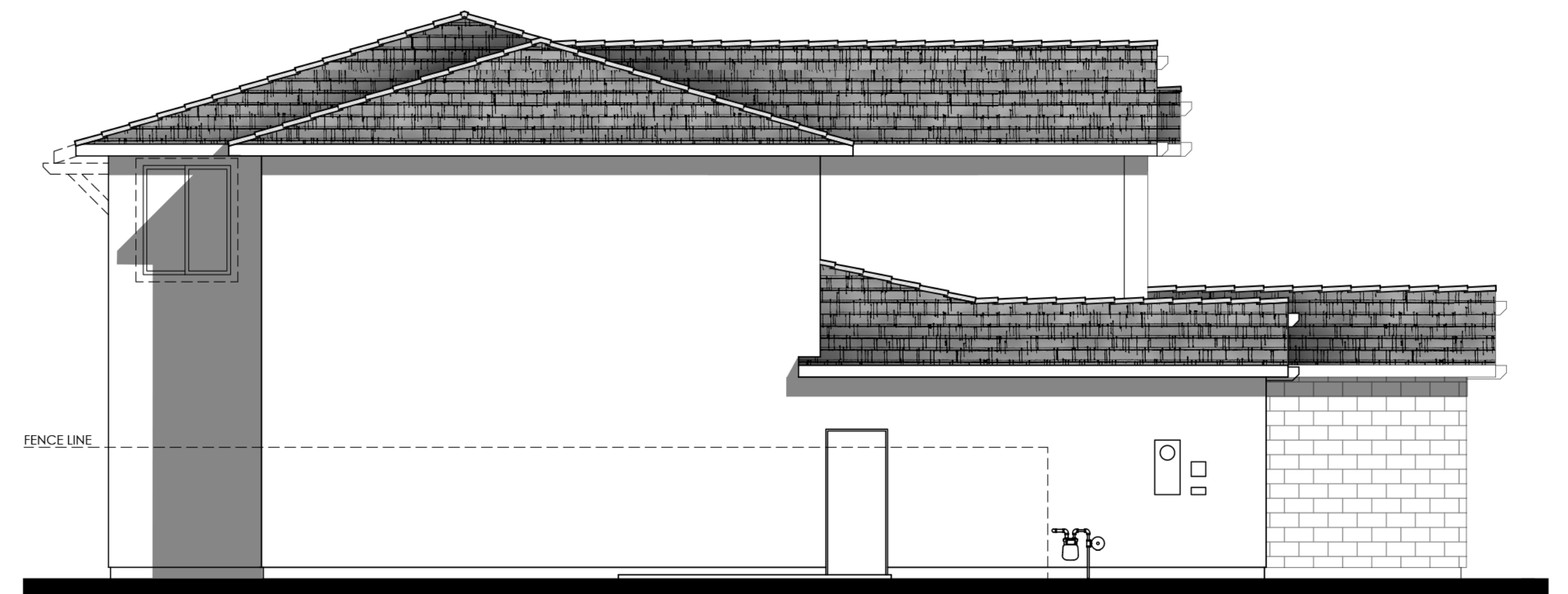
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



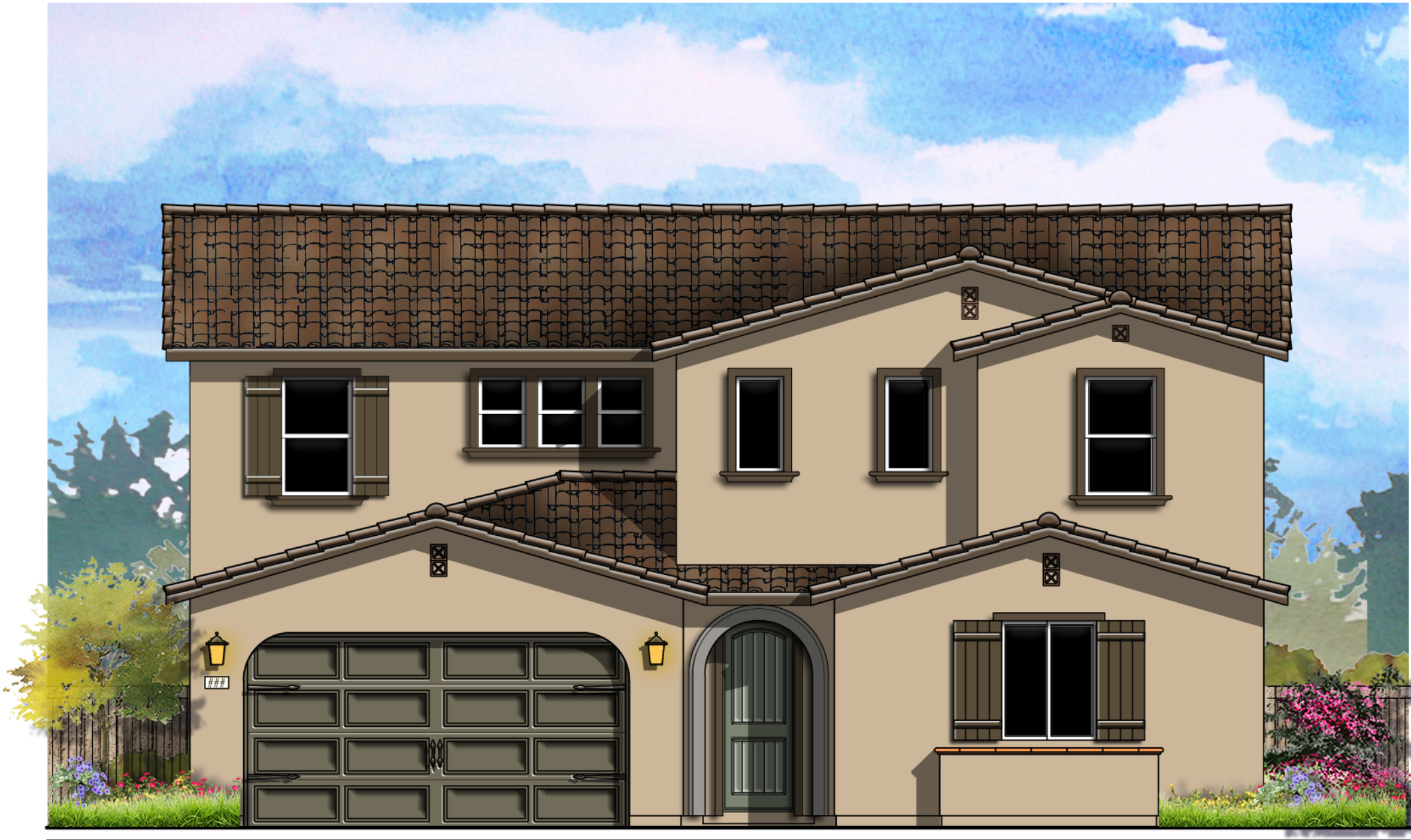
Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 9

PLAN 3C (3312 "C") TERRITORIAL RANCH ELEVATION

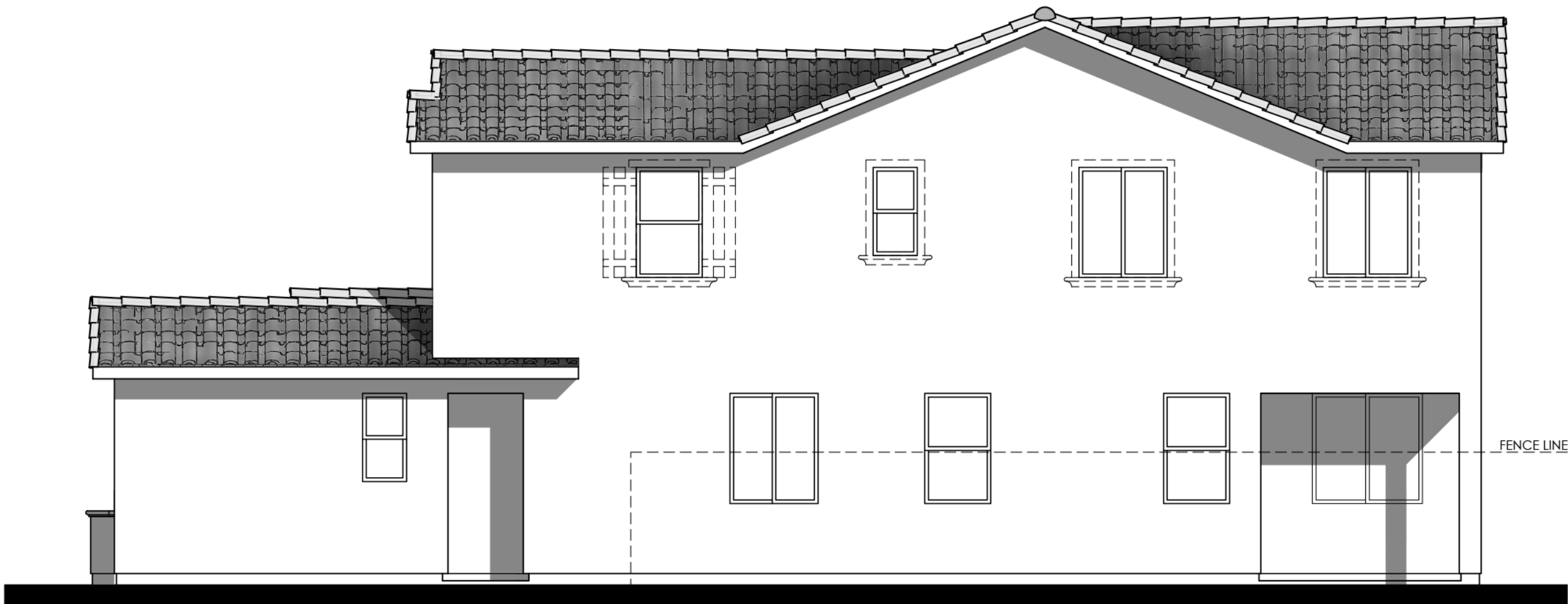
0 2 4 8 12



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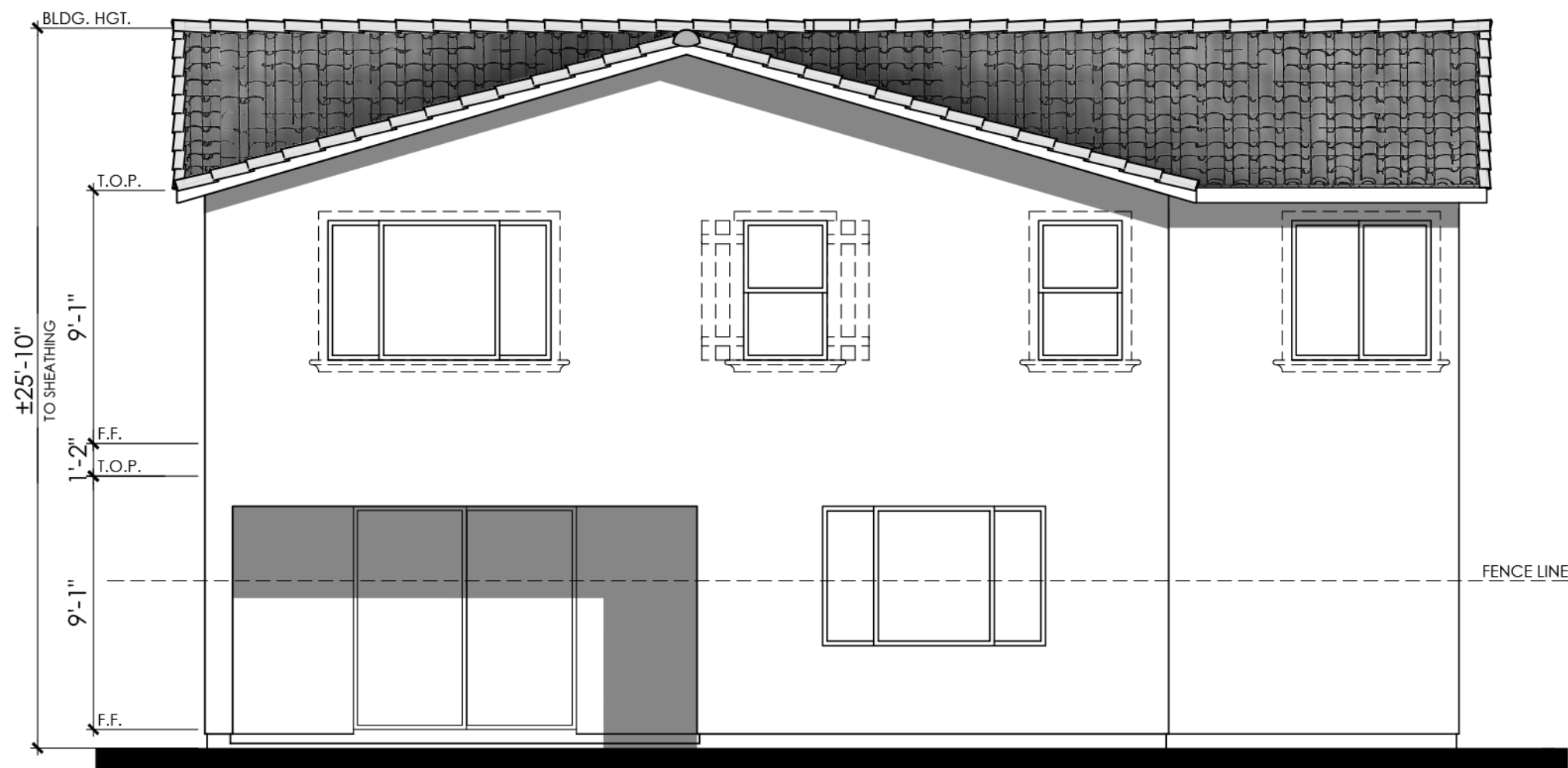
FRONT

- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: GUTTER
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



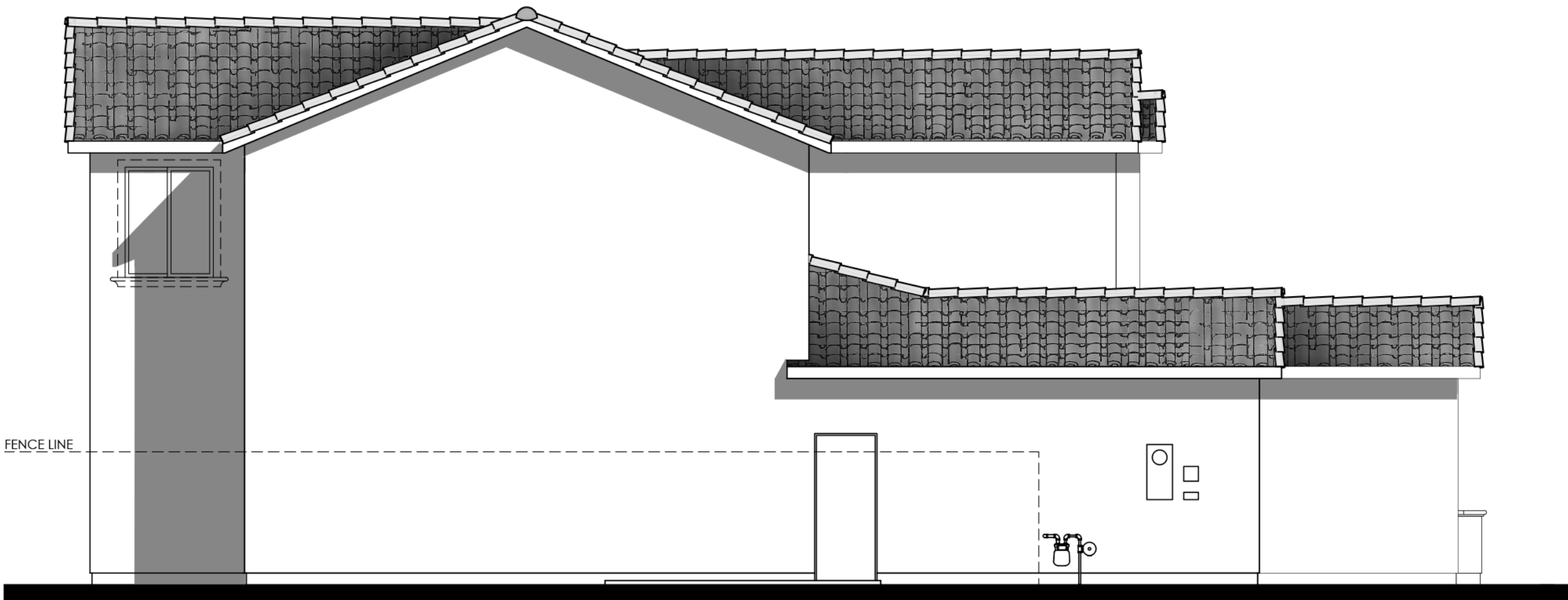
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

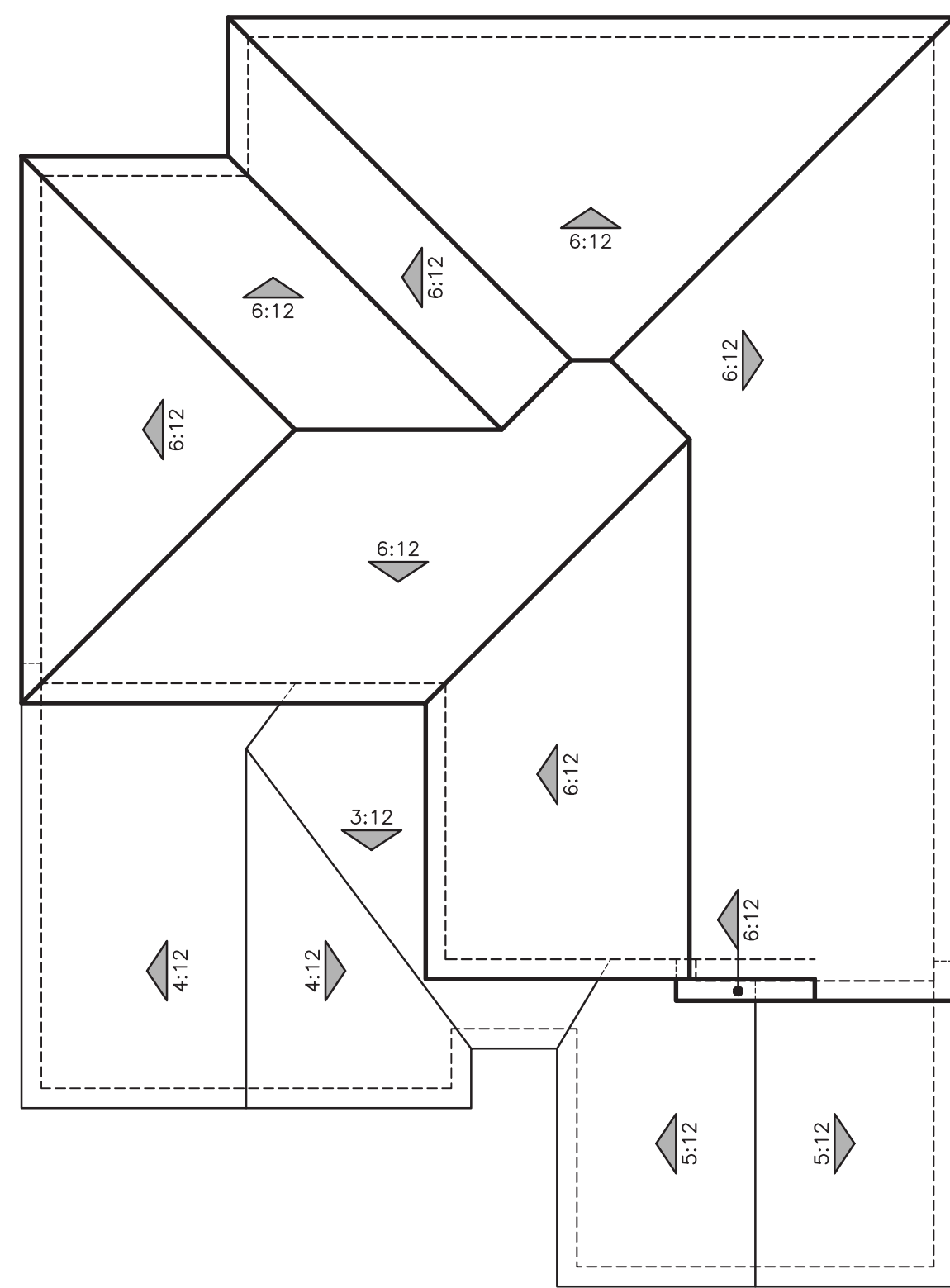


Items shown dashed shall occur at lots requiring enhancements, see site.

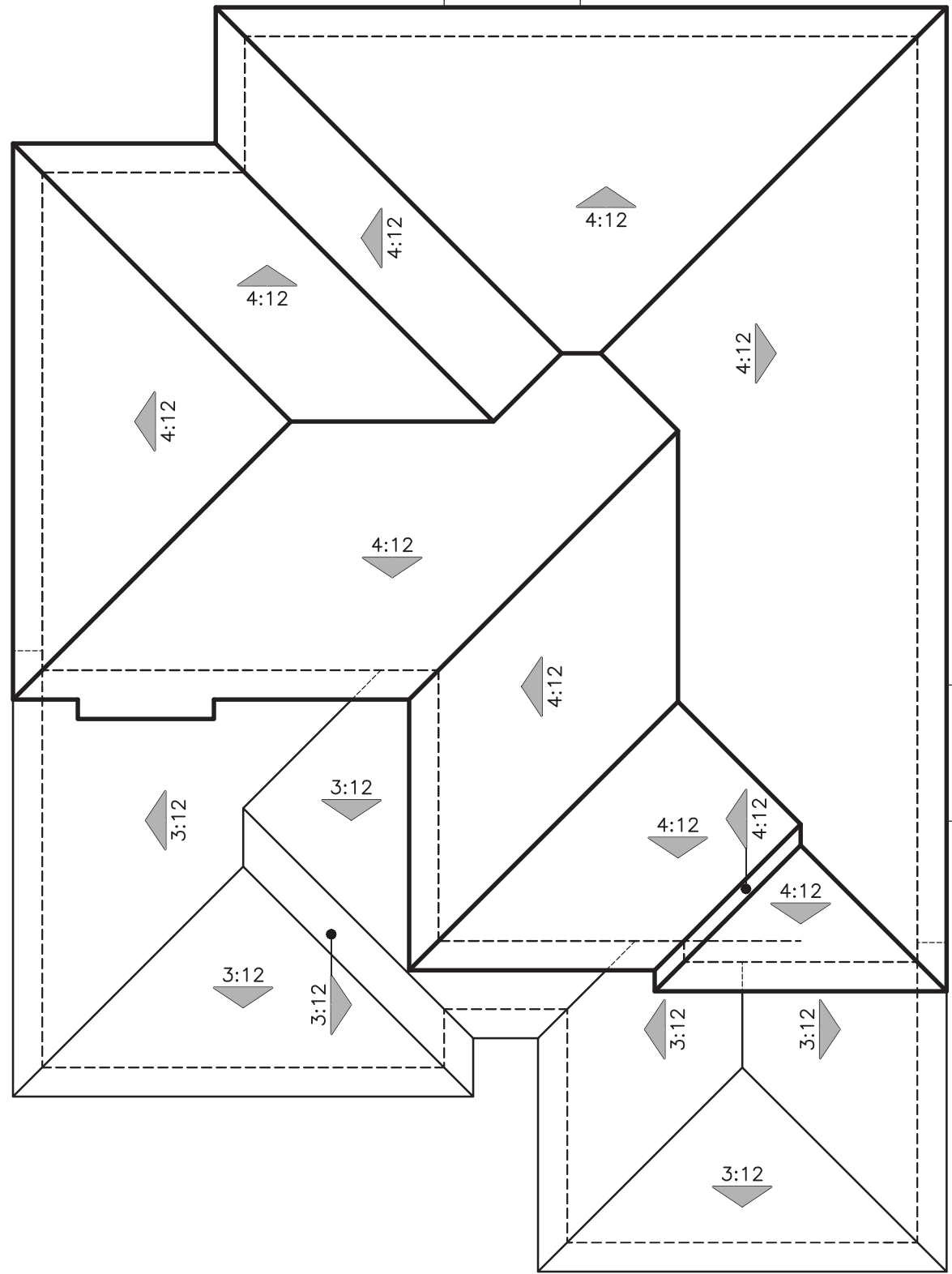
LEFT

COLOR SCHEME 12
PLAN 3D (3312 "D")
SPANISH ELEVATION

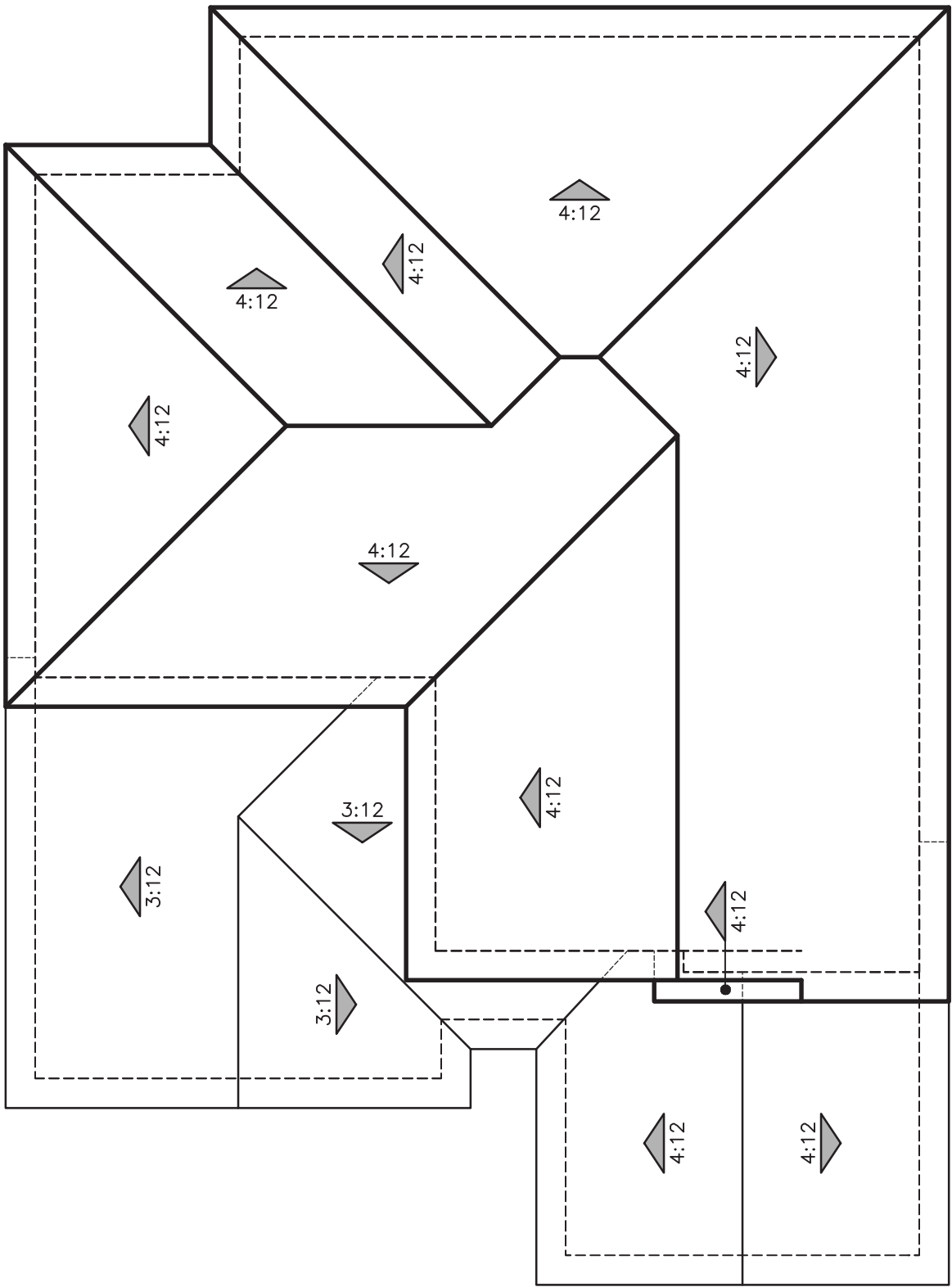




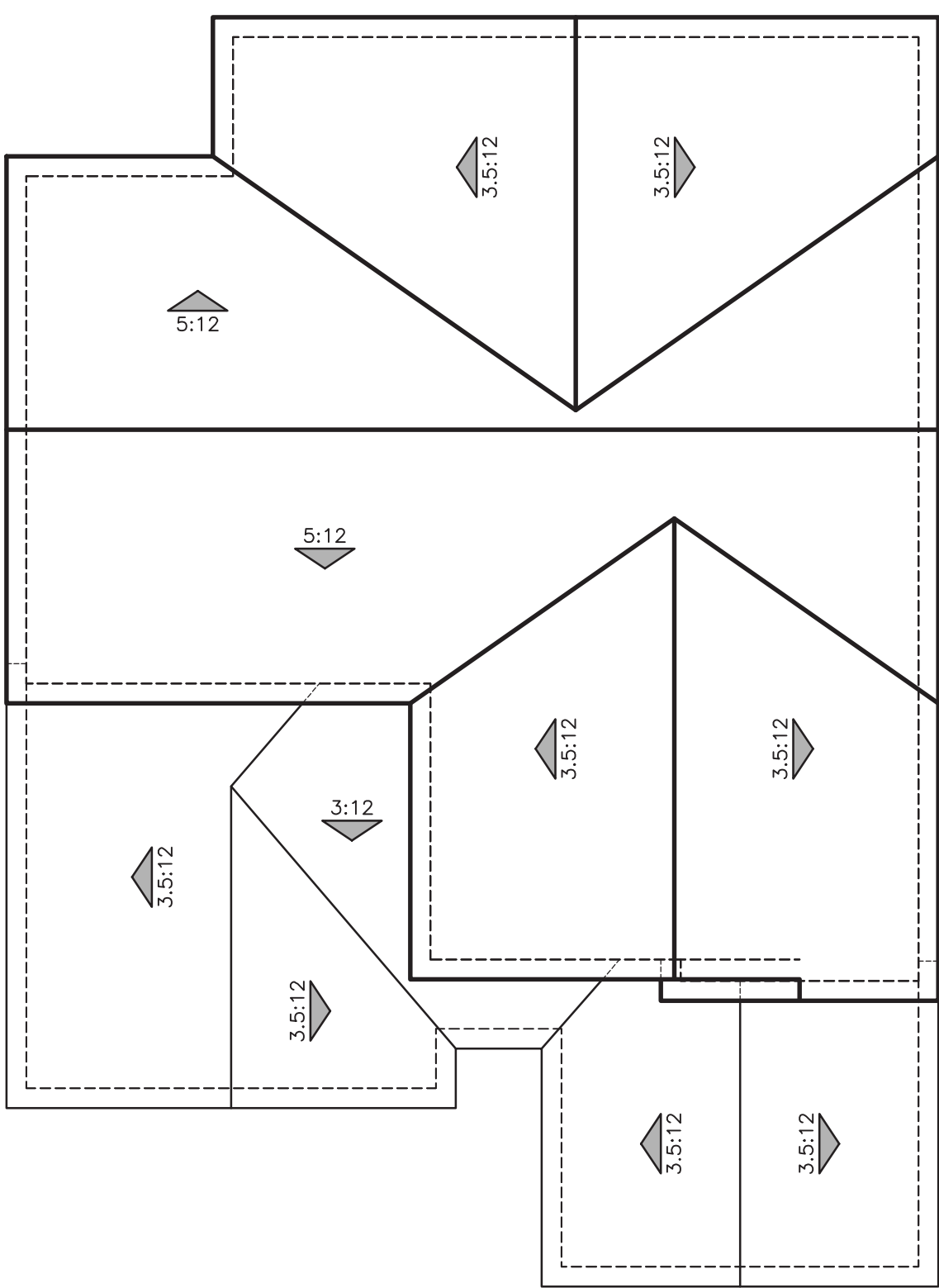
"A" MODERN FARMHOUSE



"B" PROGRESSIVE MONTEREY

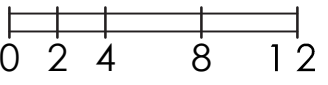


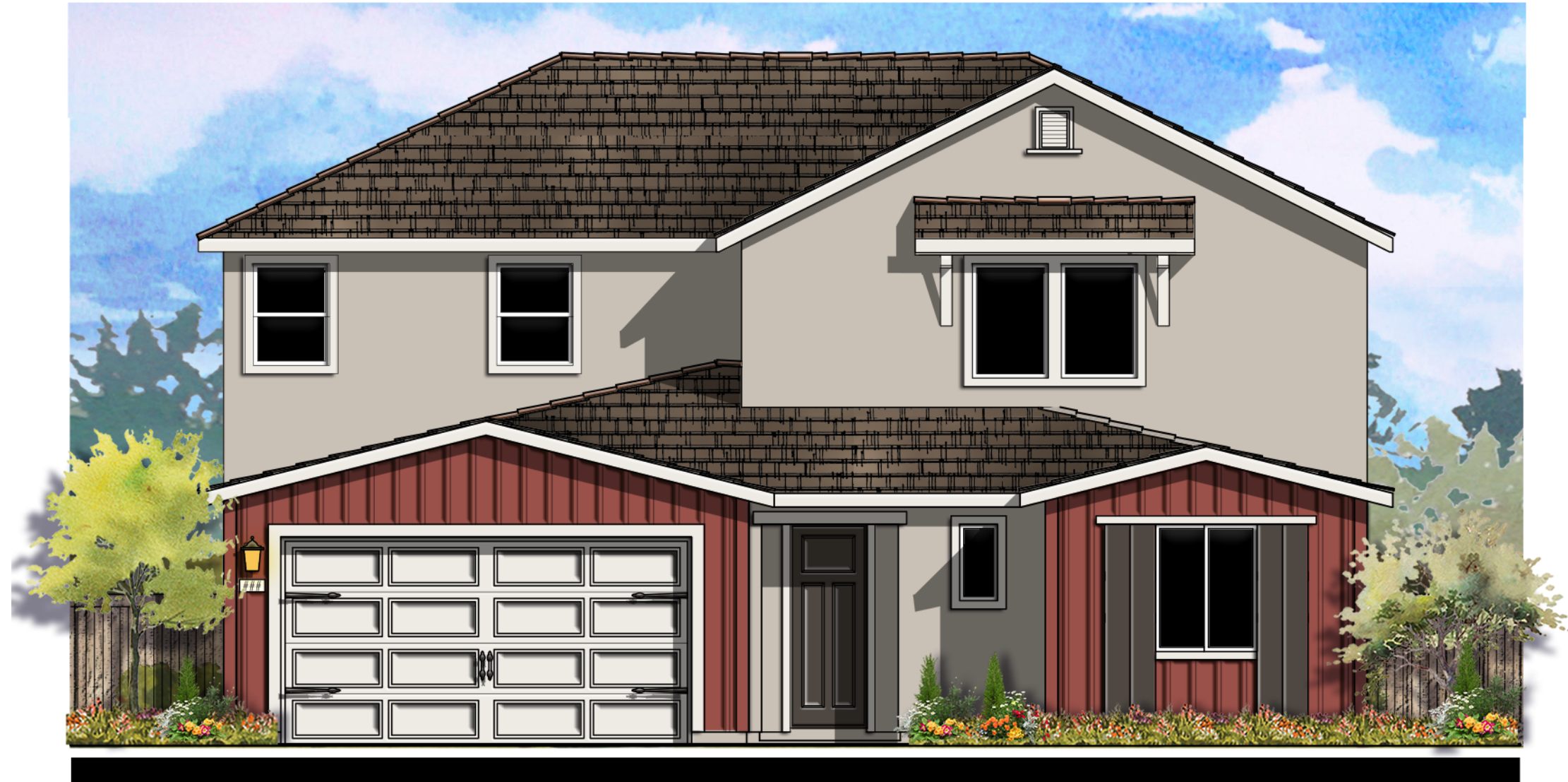
"C" TERRITORIAL RANCH



"D" SPANISH

ROOF PLANS
PLAN 3 (3312)

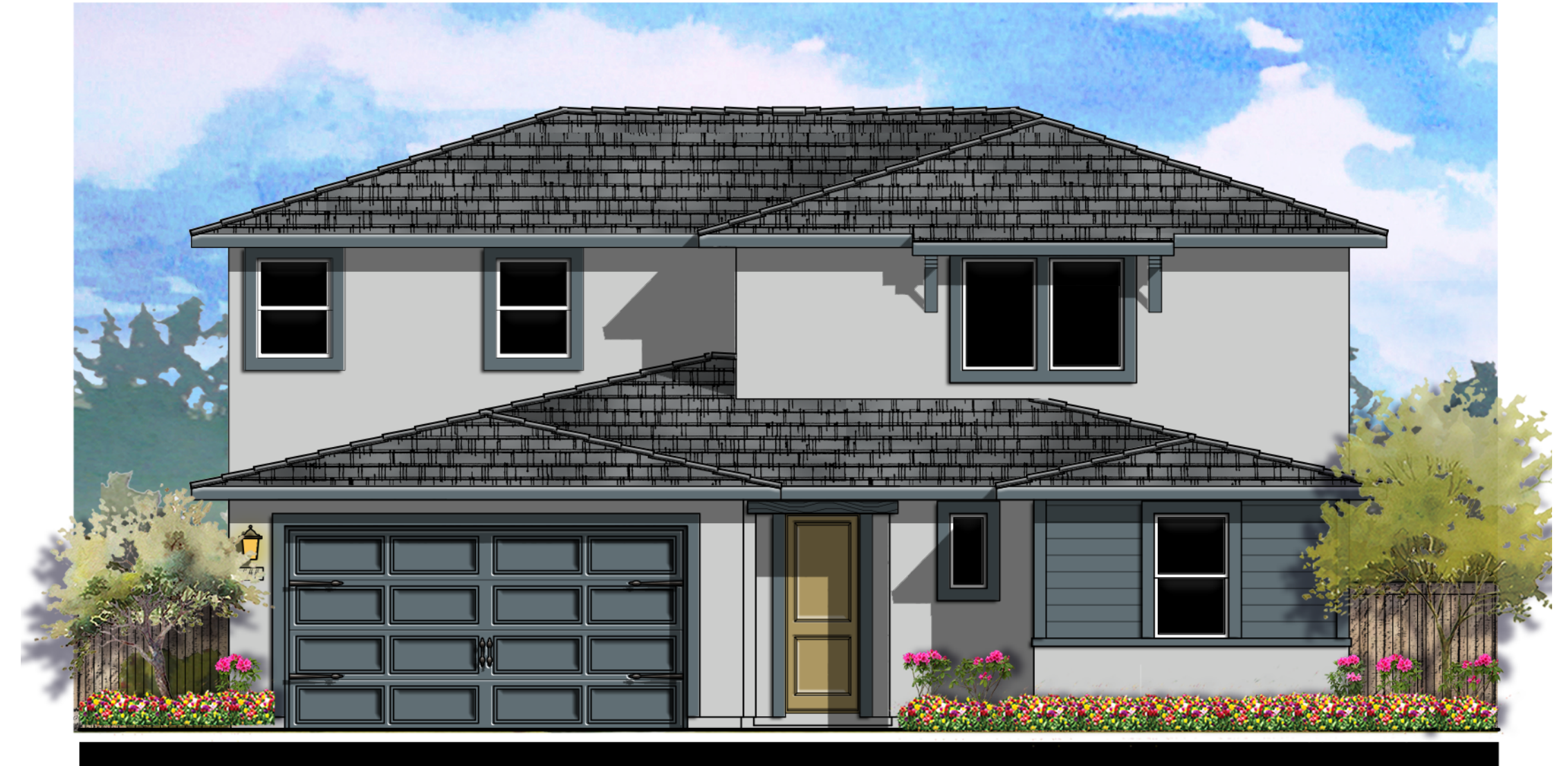




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Refer to landscape drawings for wall, tree, and shrub locations

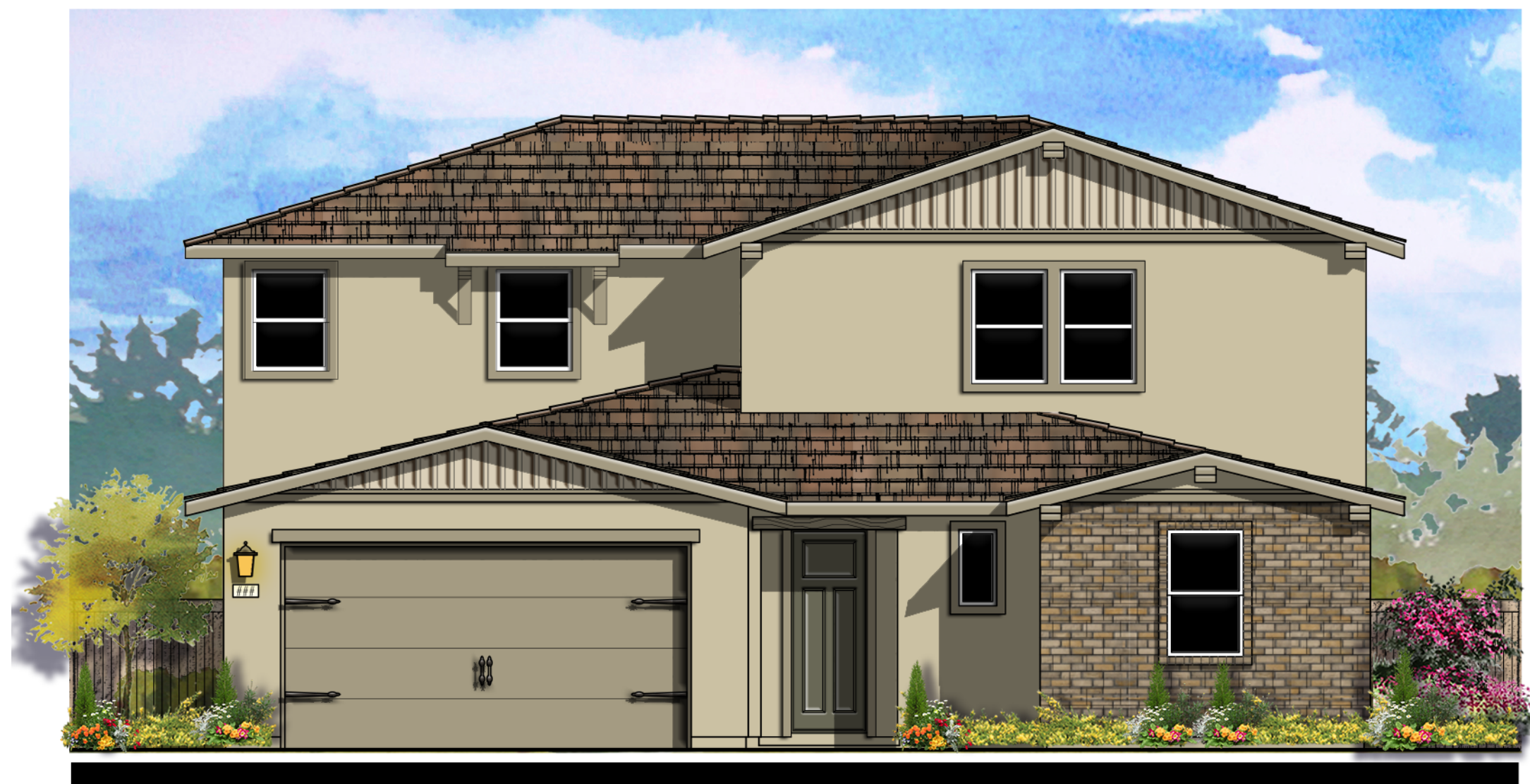
"A" MODERN FARMHOUSE



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

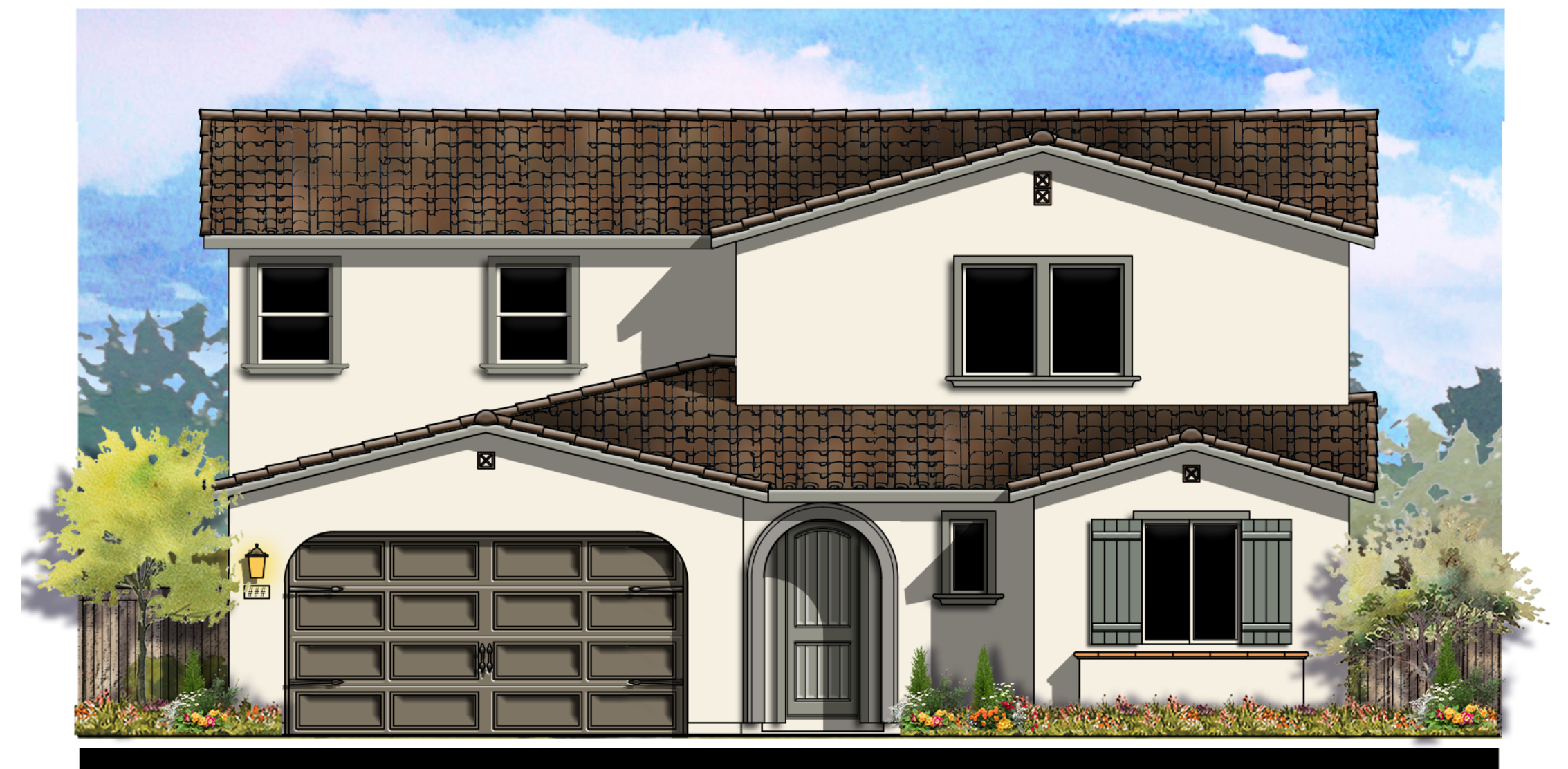
"B" PROGRESSIVE MONTEREY



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

"C" TERRITORIAL RANCH



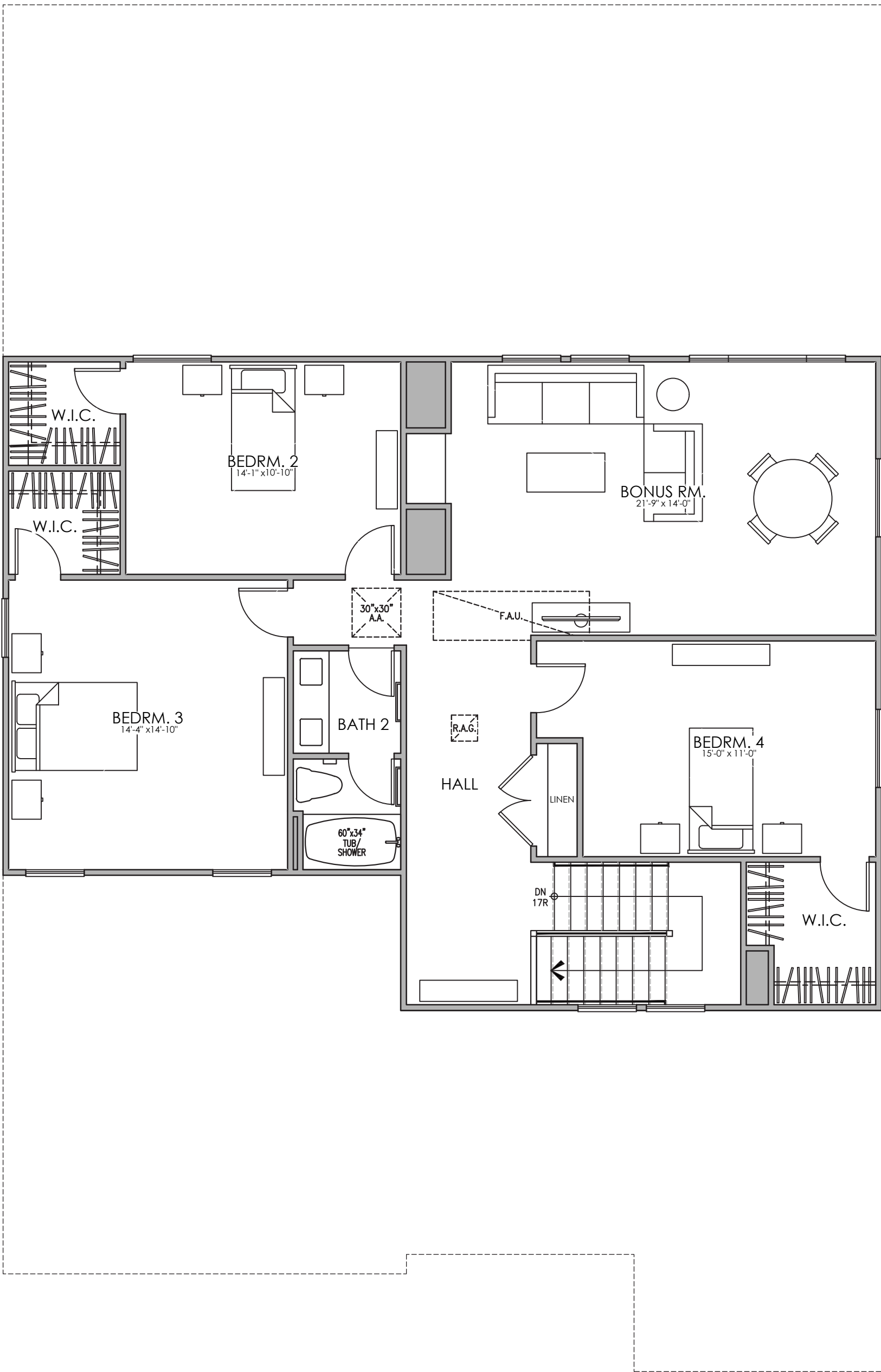
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Refer to landscape drawings for wall, tree, and shrub locations

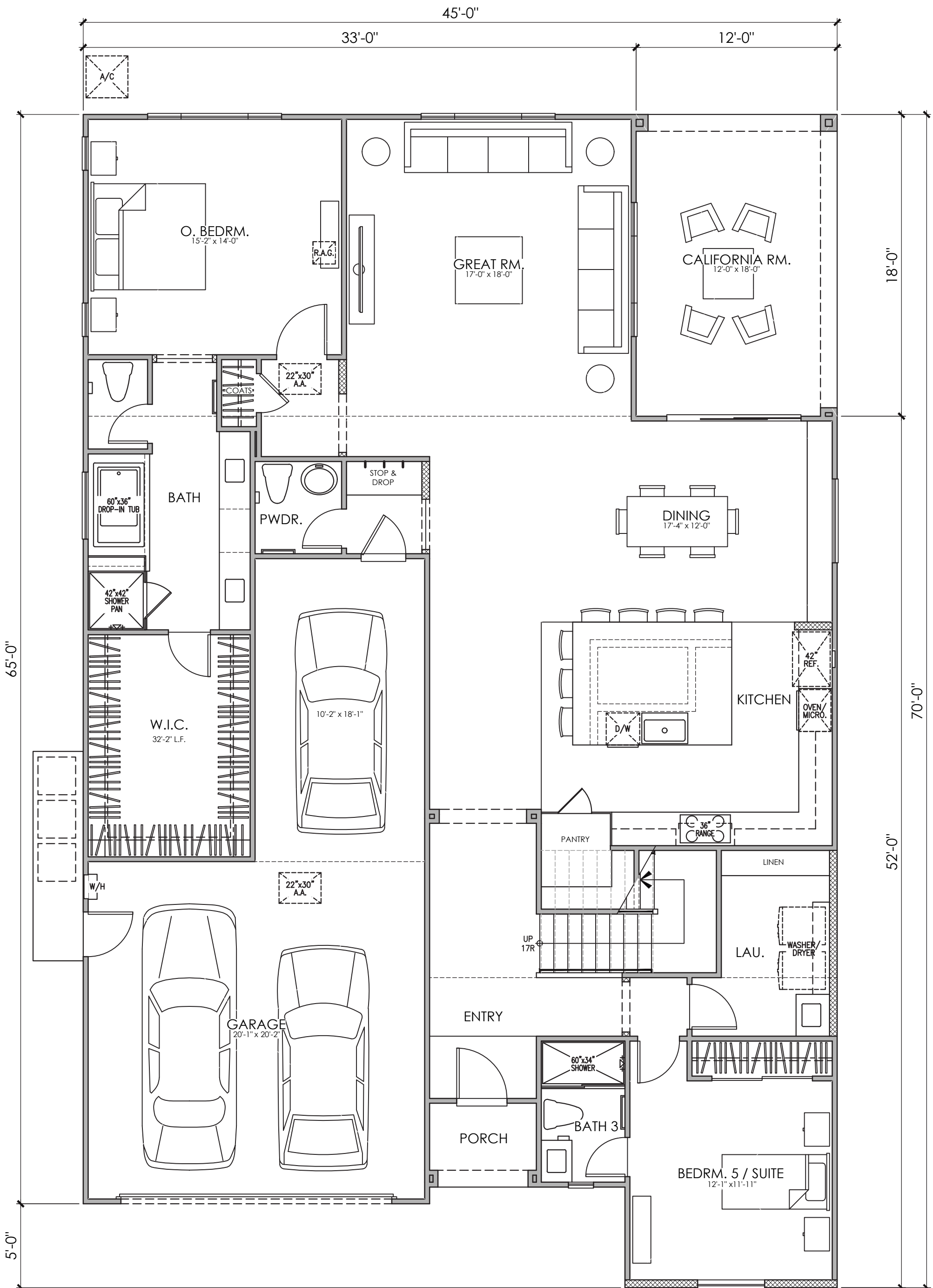
"D" SPANISH

PLAN 4 (3425)
FRONT ELEVATIONS

0 2 4 8 12



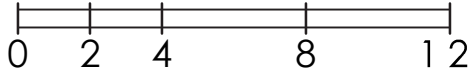
SECOND FLOOR PLAN

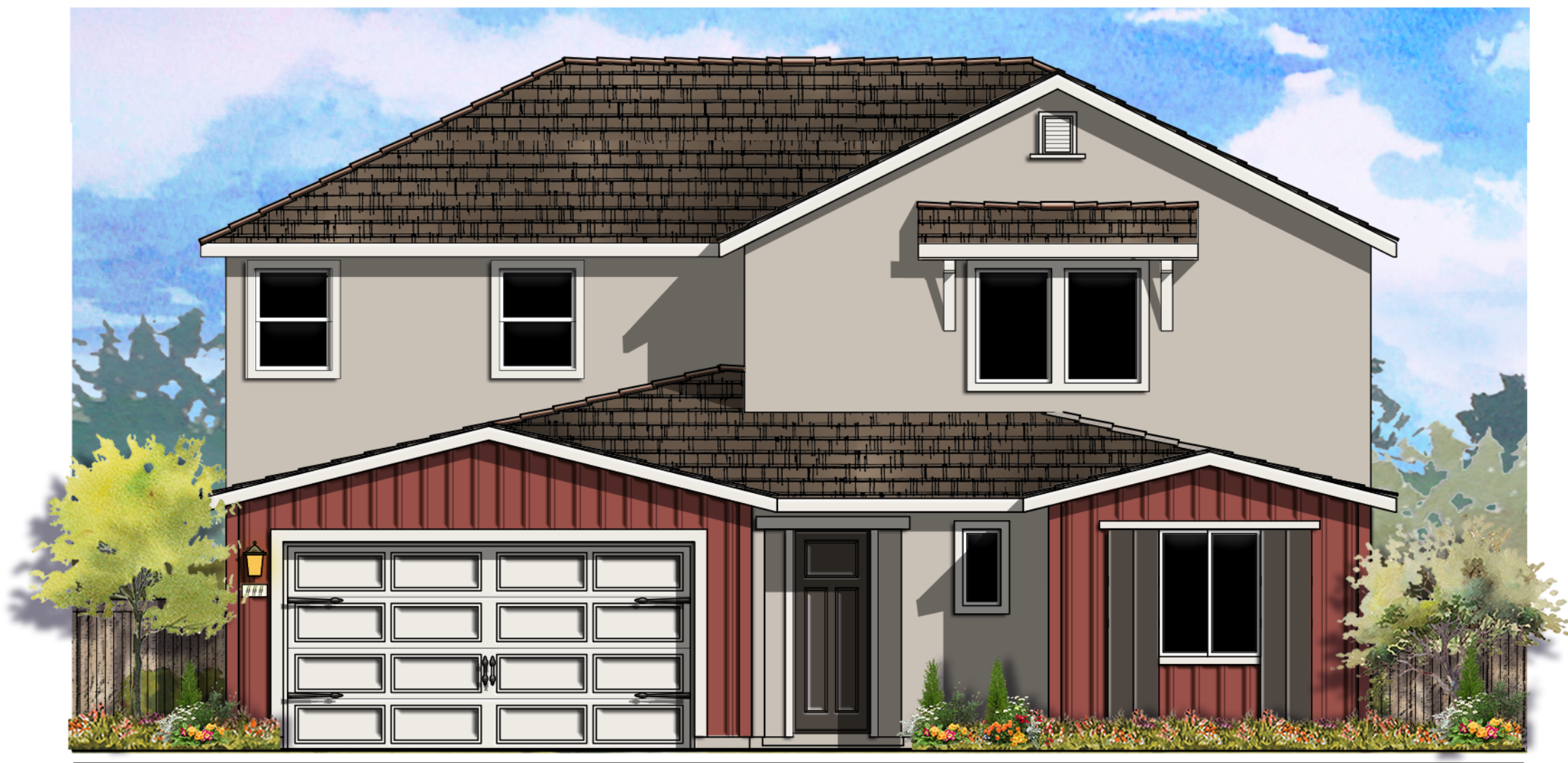


FIRST FLOOR PLAN

PLAN 4 (3425) "A"
5 BEDROOM, 3.5 BATH, BONUS/MASTER DOWN

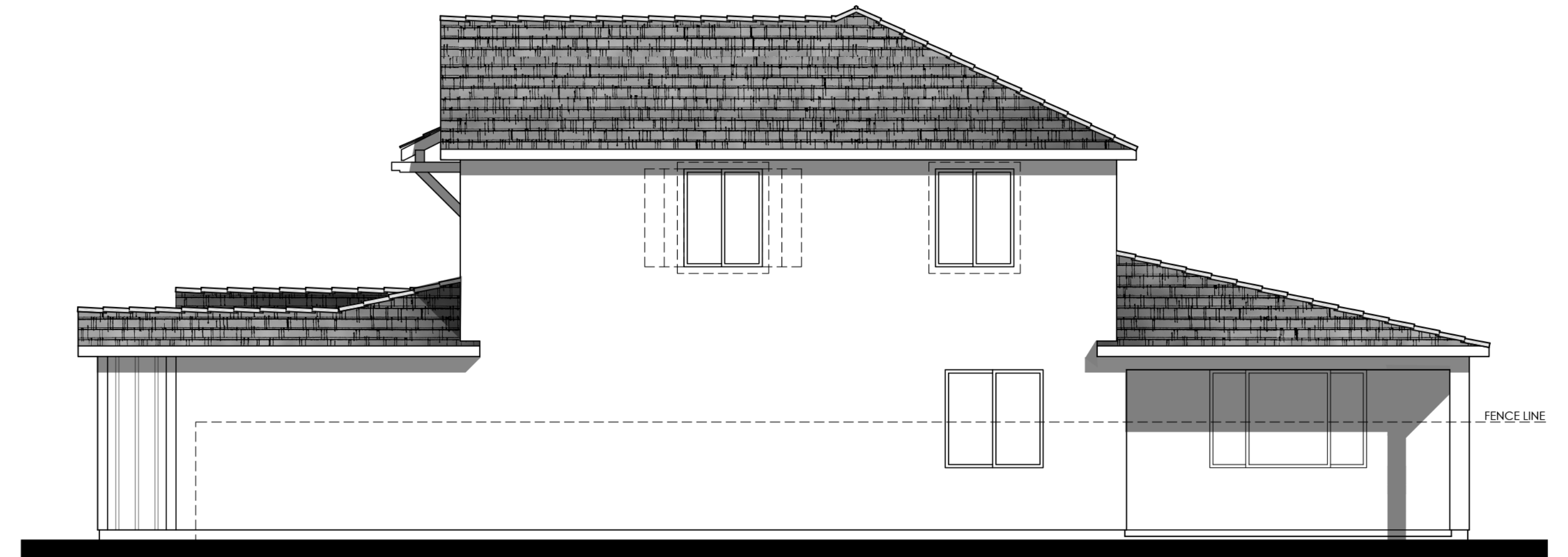
PLAN 4 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	2,138 SQ. FT.
SECOND FLOOR AREA	1,287 SQ. FT.
TOTAL DWELLING	3,425 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	601 SQ. FT.
PORCH "A"	32 SQ. FT.
PORCH "B"	32 SQ. FT.
PORCH "C"	32 SQ. FT.
PORCH "D"	32 SQ. FT.
CALIFORNIA RM.	216 SQ. FT.





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

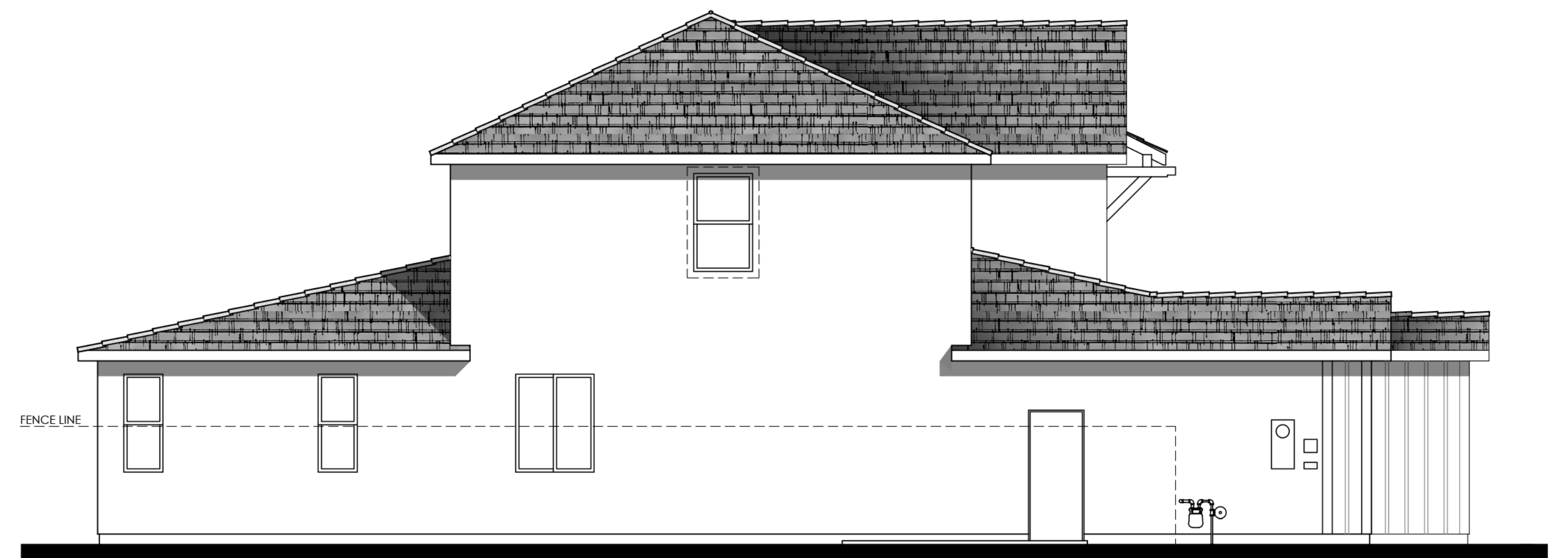


Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

MATERIALS LEGEND
(WHERE OCCURS)

- | | |
|--------------|---|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE FLAT TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| GABLE END: | GABLE END VENT |
| WALL: | STUCCO / BOARD AND BATTEN |
| WINDOWS: | VINYL W/ GRIDS |
| AWNING: | WOOD CORBEL & KNEE BRACE |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER |
| PORCH: | WOOD POST AND BEAM |

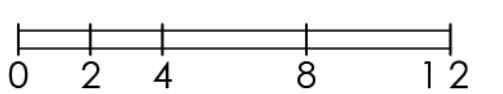


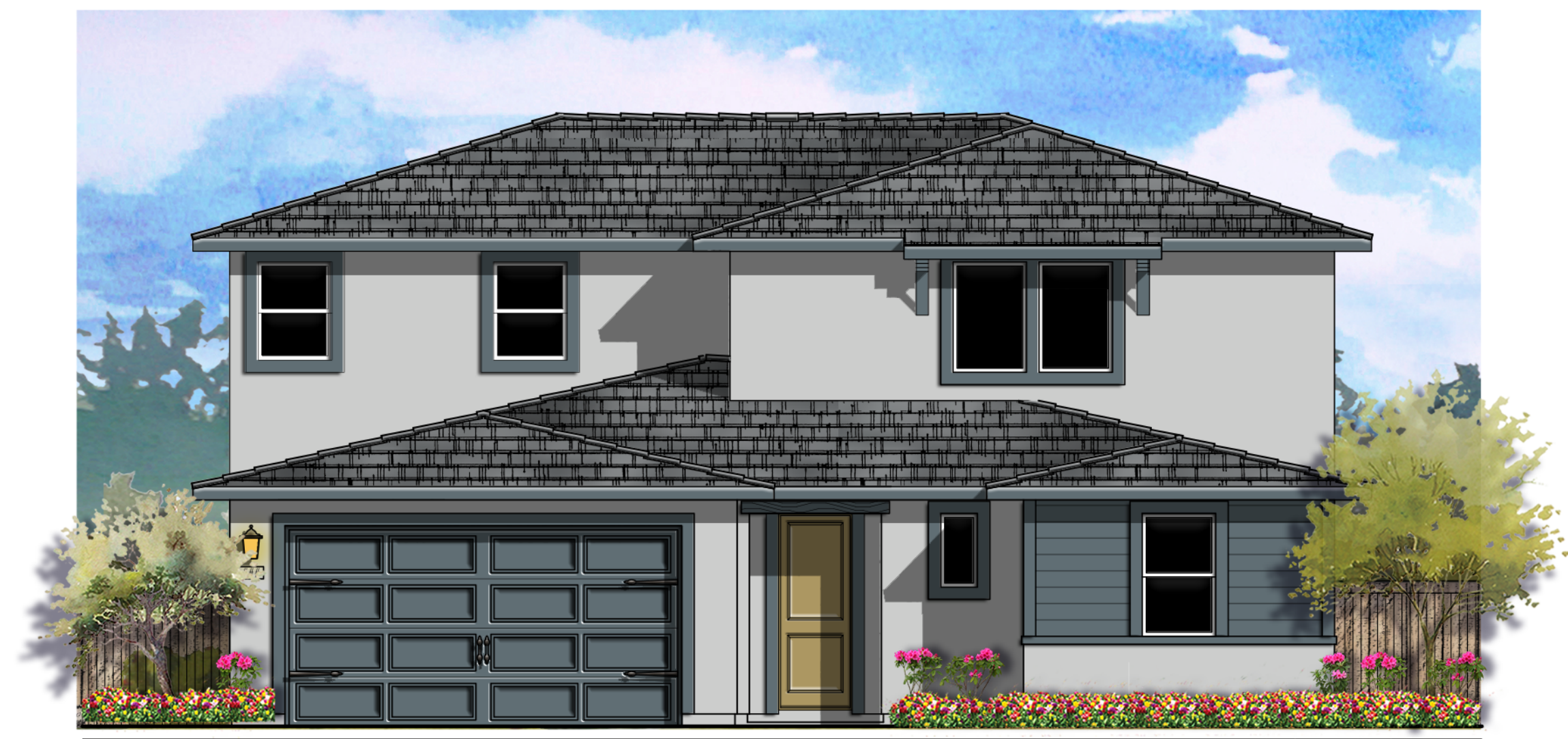
Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 1

PLAN 4A (3425 "A")
MODERN FARMHOUSE ELEVATION





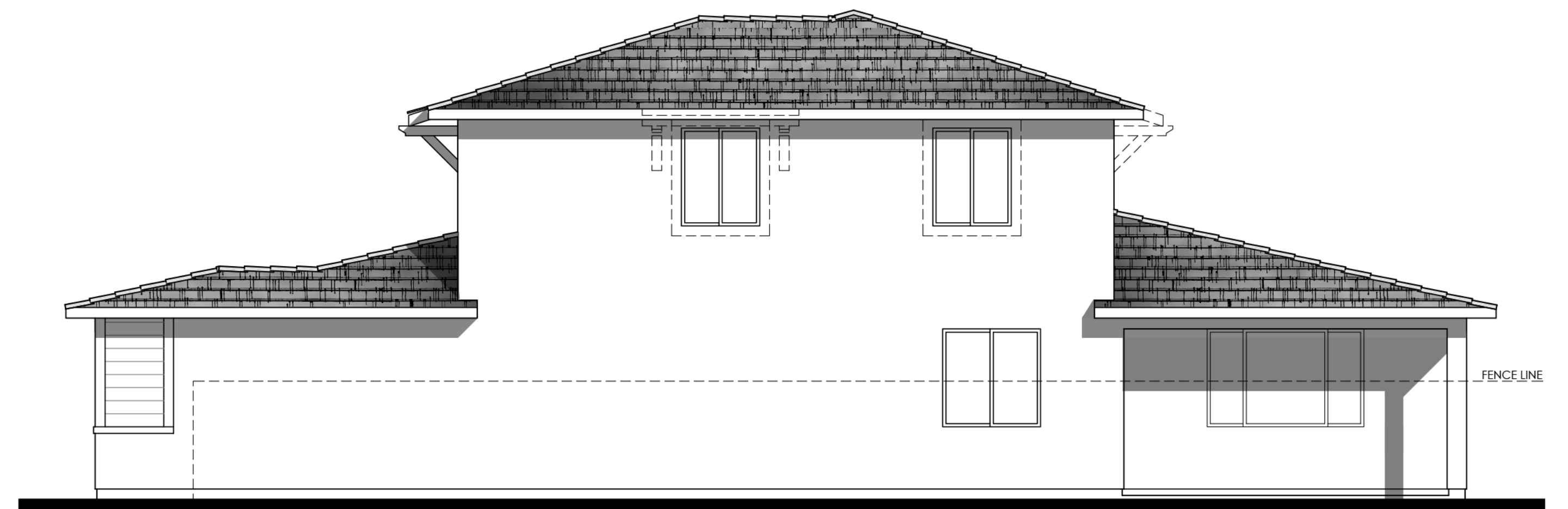
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

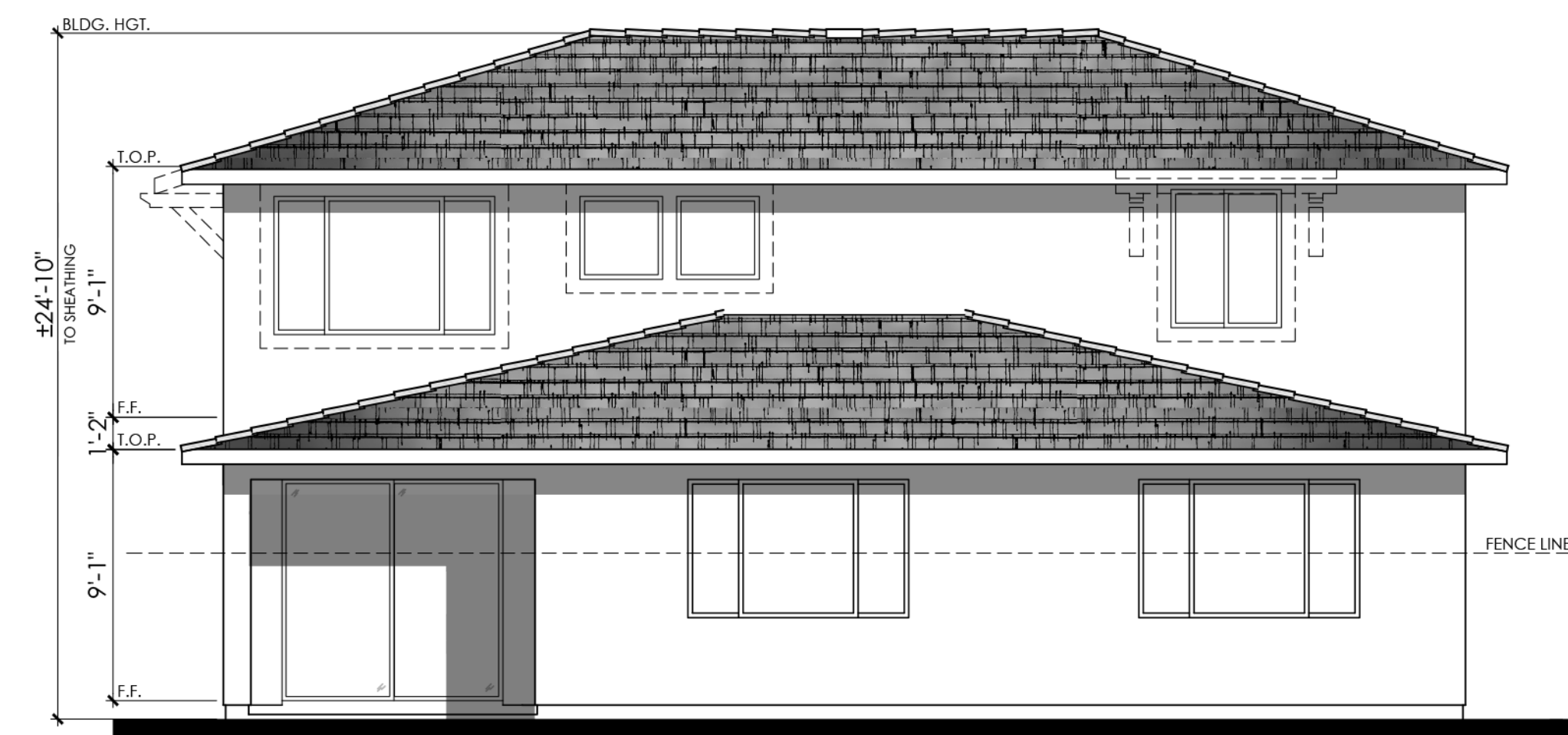
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	WOOD CORBEL & KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / LAP SIDING
WINDOWS:	VINYL W/ GRID
WAINSCOT:	STUCCO
TRIM:	STUCCO OVER RIGID FOAM / CEMENTITIOUS-FIBER



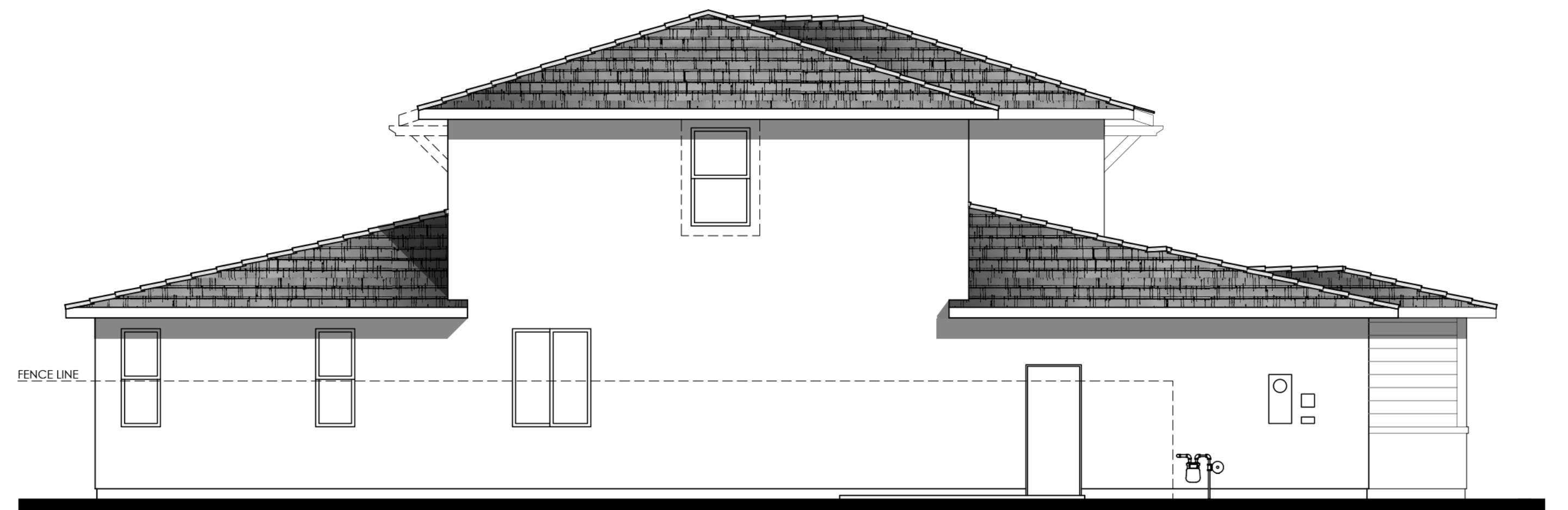
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

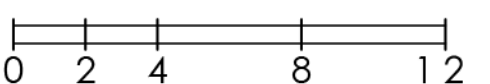


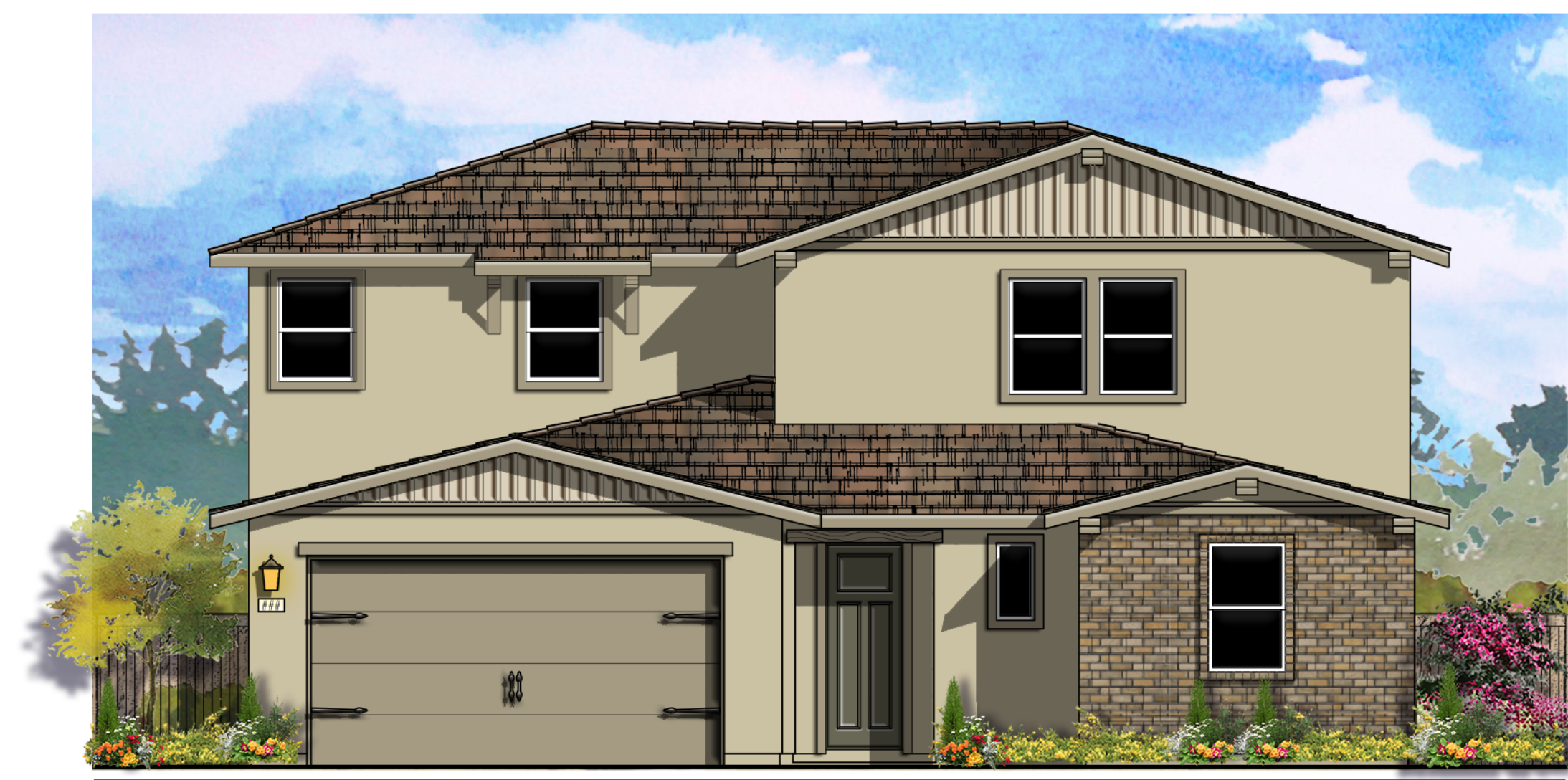
Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 4

PLAN 4B (3425 "B")
PROGRESSIVE MONTEREY ELEVATION

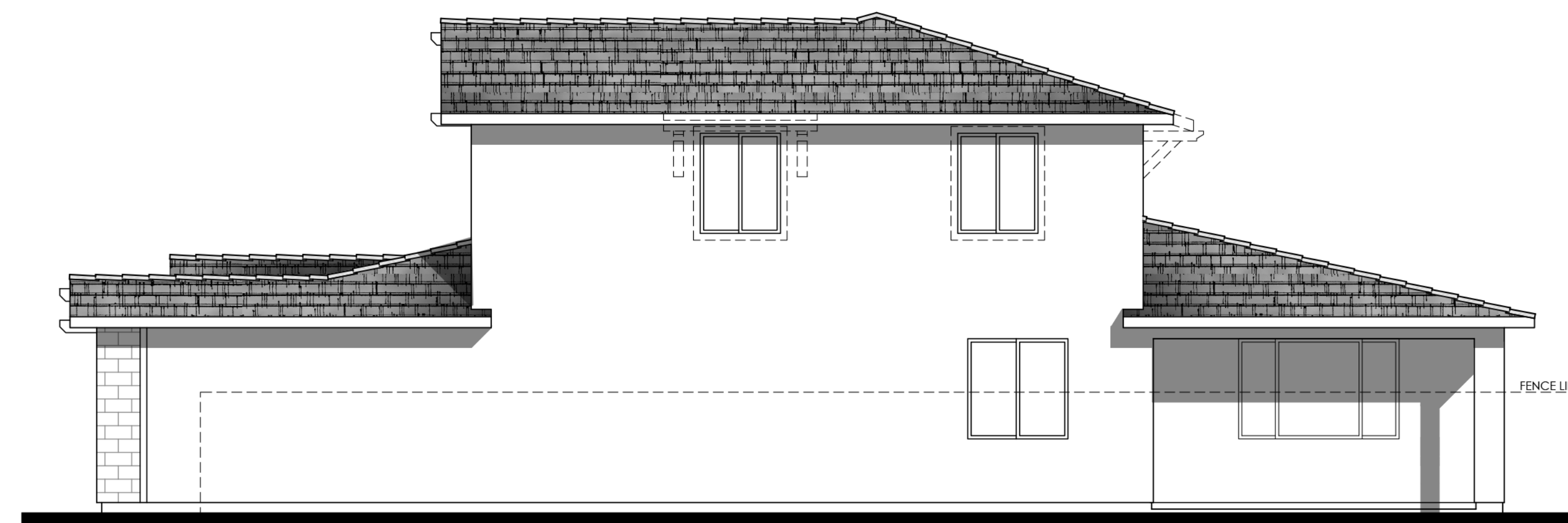




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

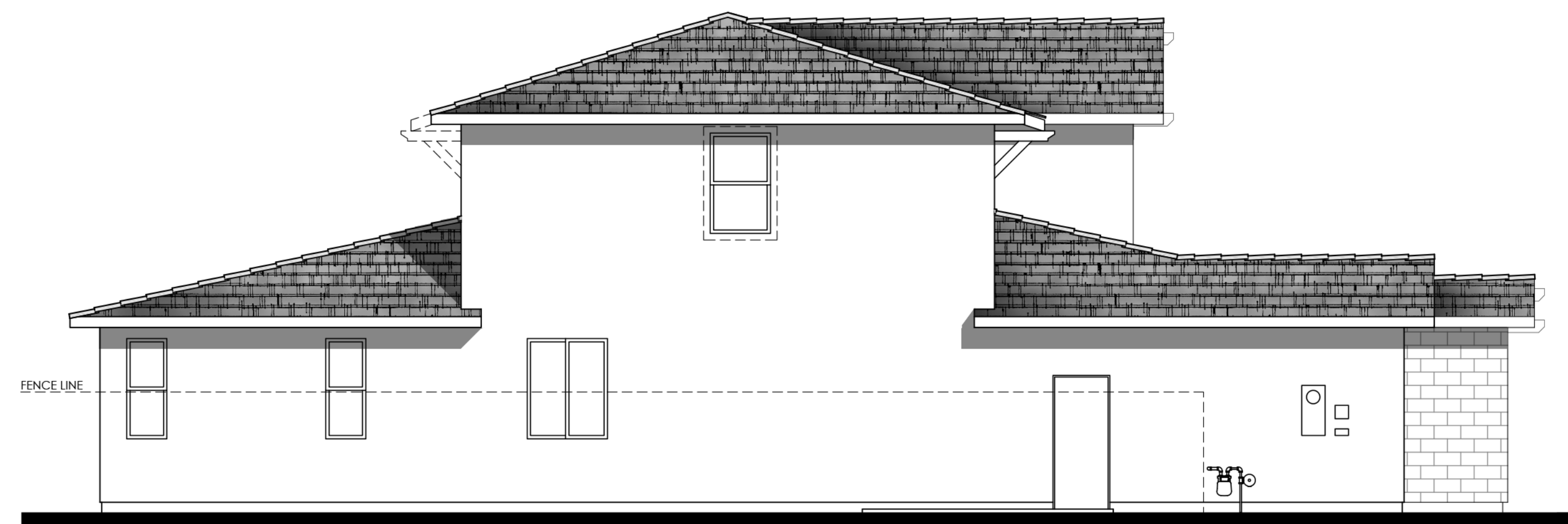
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
ROOF EXTENSION:	WOOD CORBEL & KNEE BRACE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE CORBEL / COMPOSITE WOOD TRIM
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

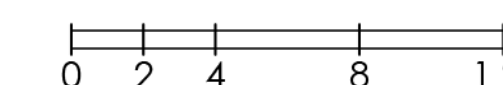


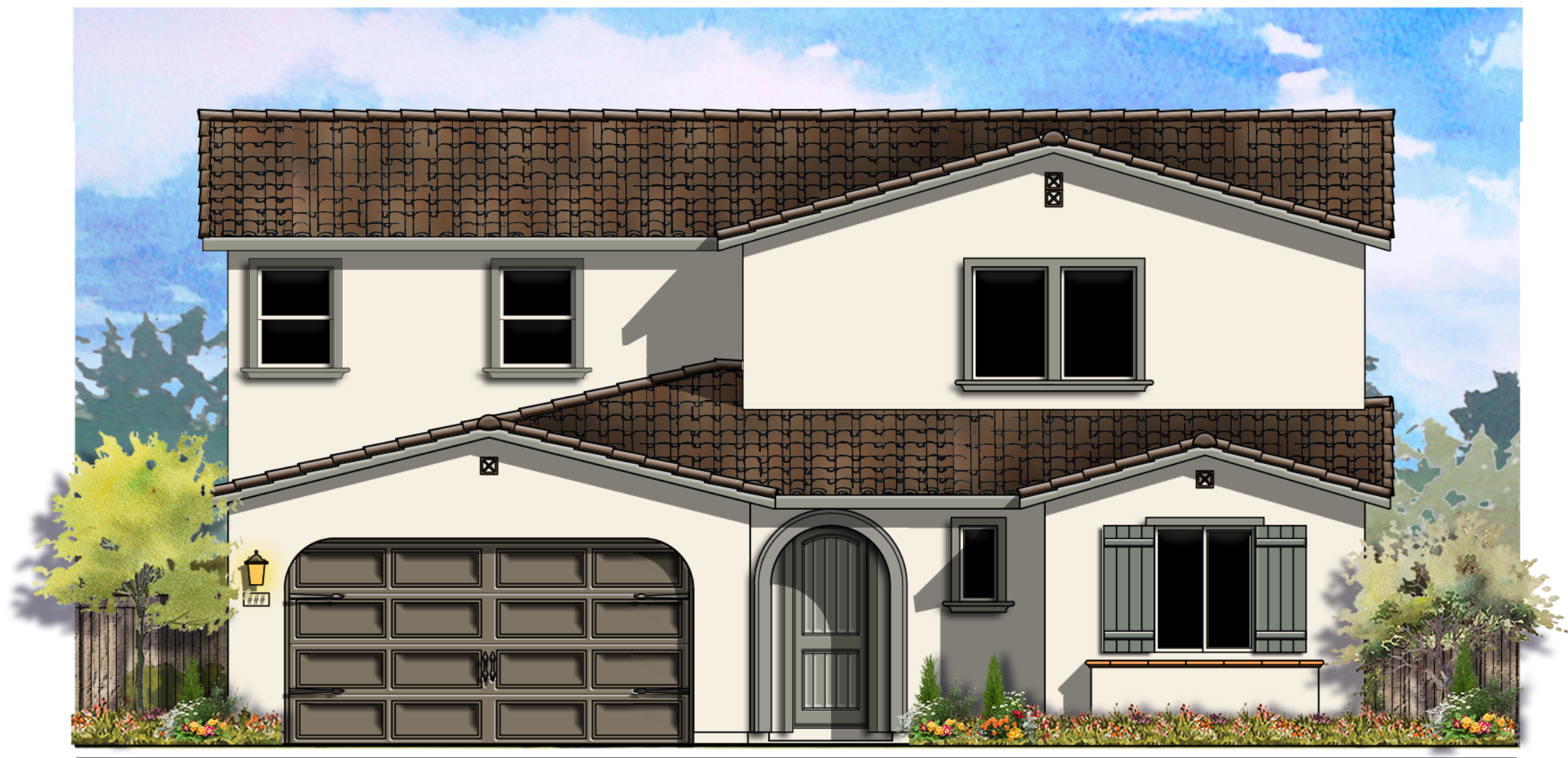
Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

COLOR SCHEME 7

PLAN 4C (3425 "C")
TERRITORIAL RANCH ELEVATION





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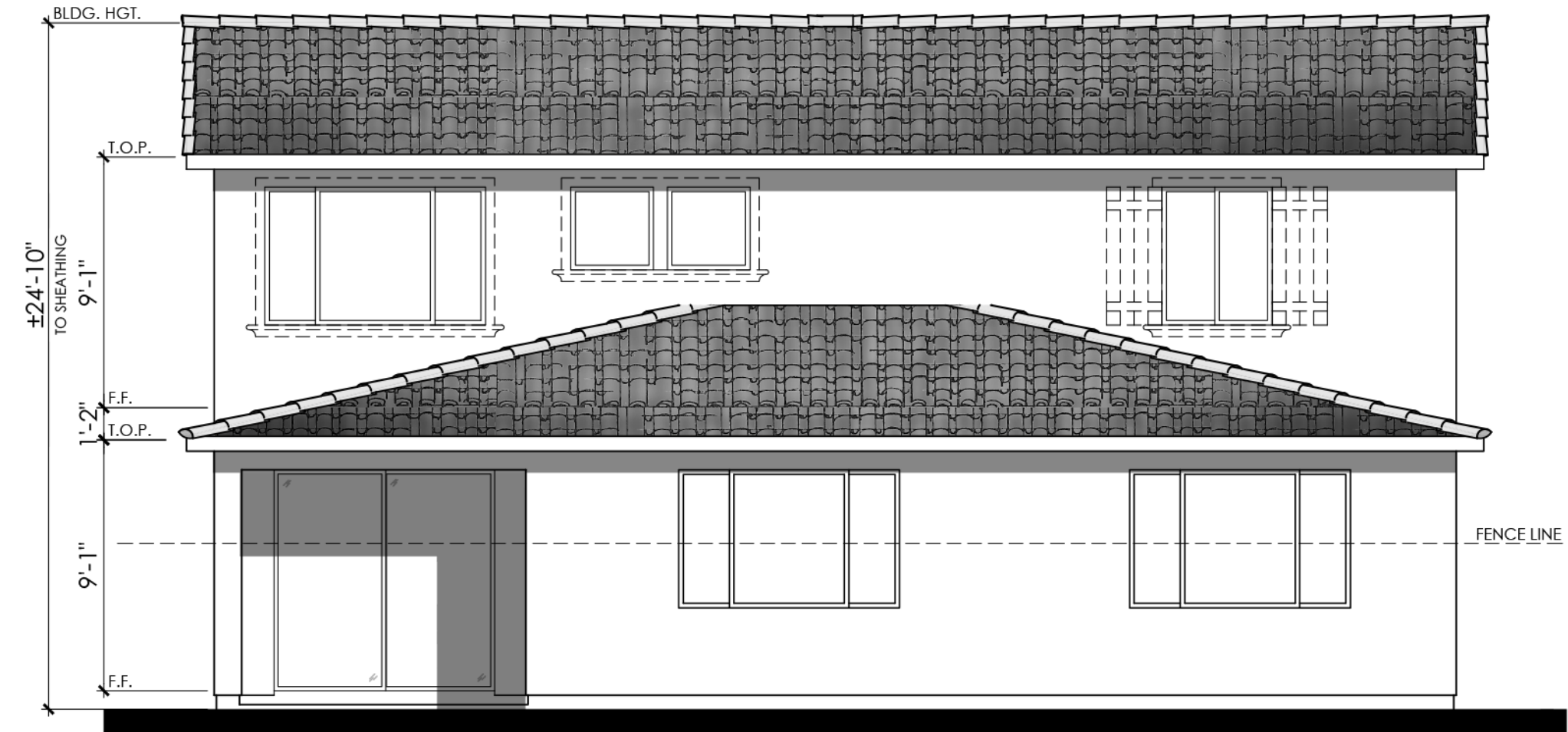
FRONT

- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: GUTTER
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



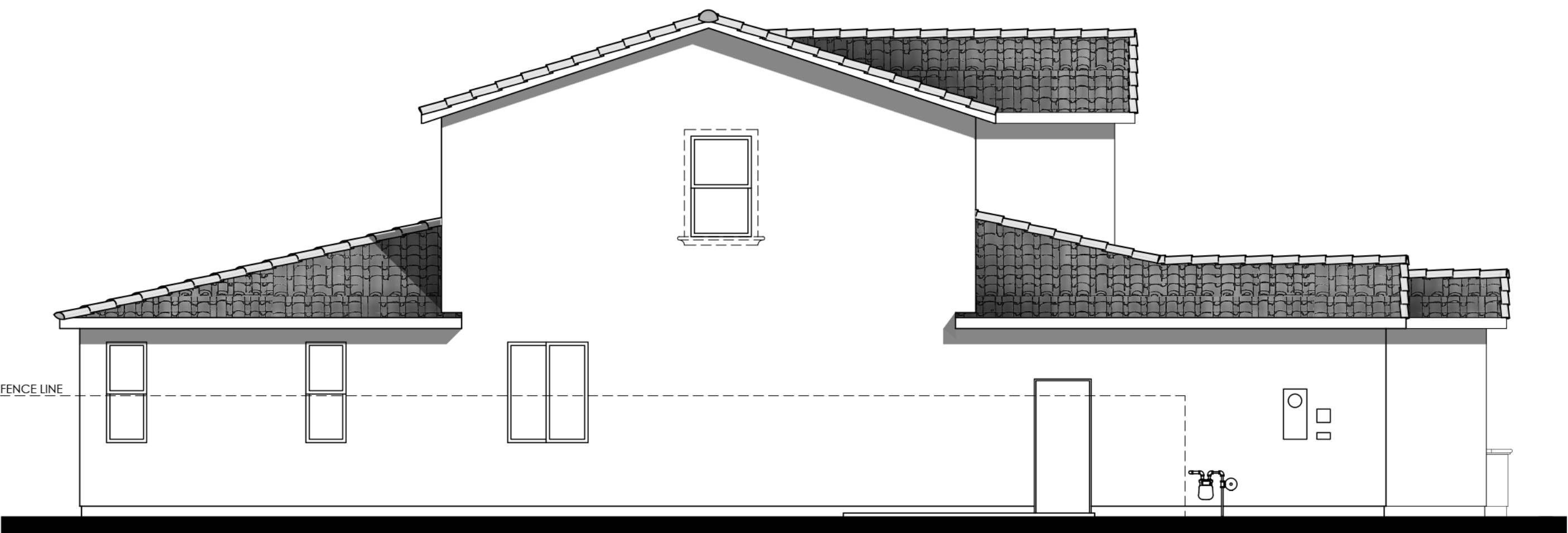
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

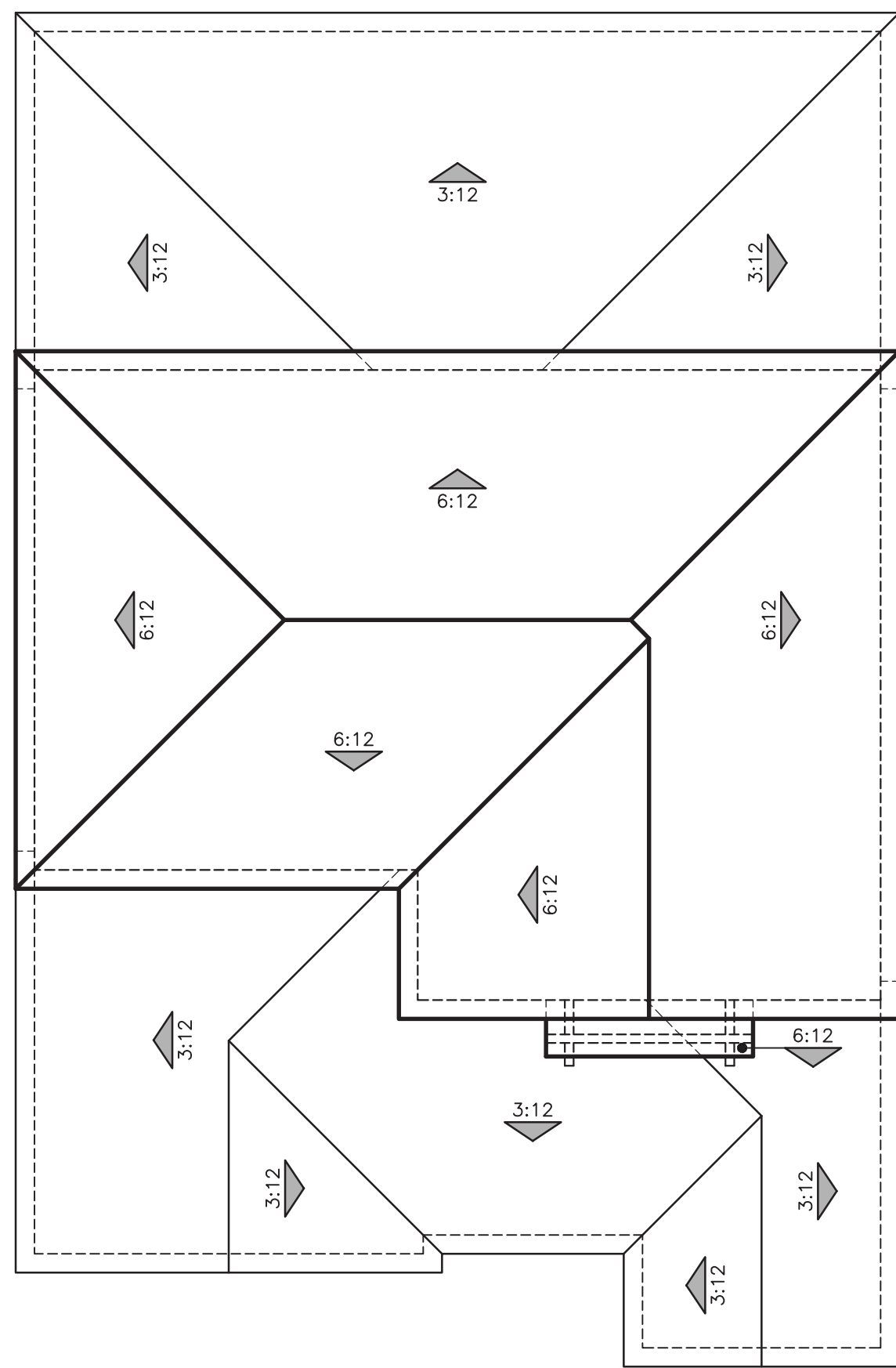


Items shown dashed shall occur at lots requiring enhancements, see site.

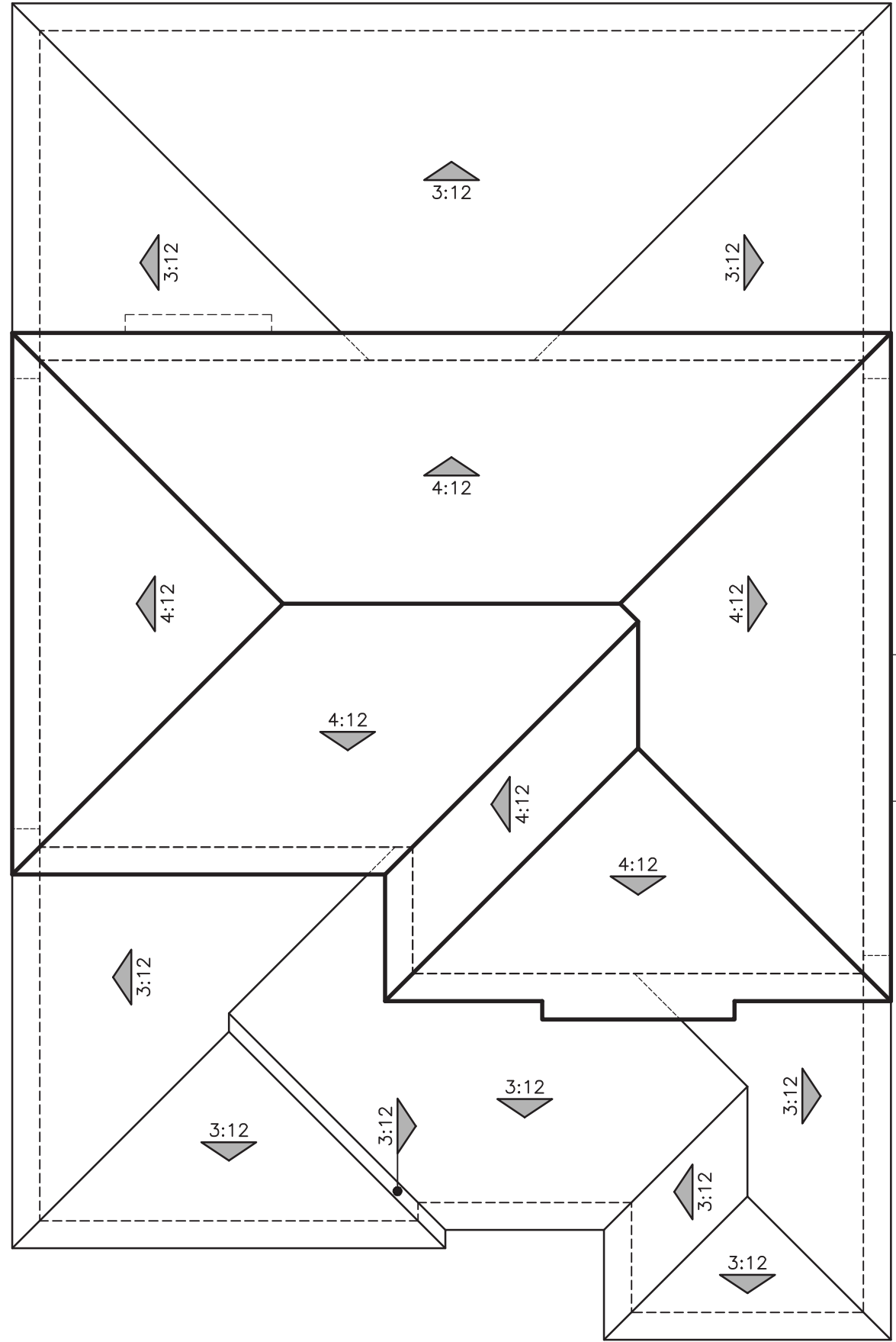
LEFT

COLOR SCHEME 10
PLAN 4D (3425 "D")
SPANISH ELEVATION

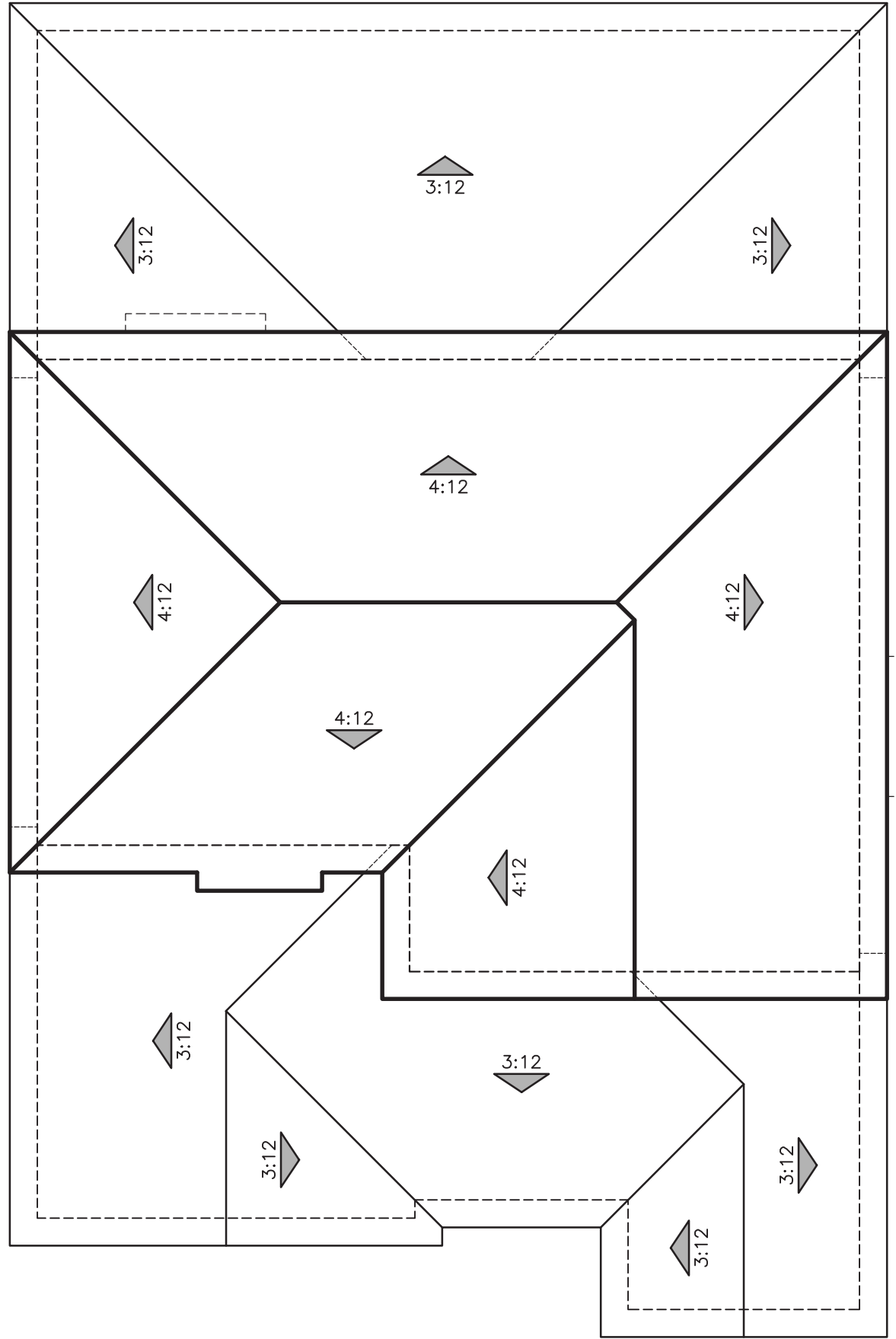




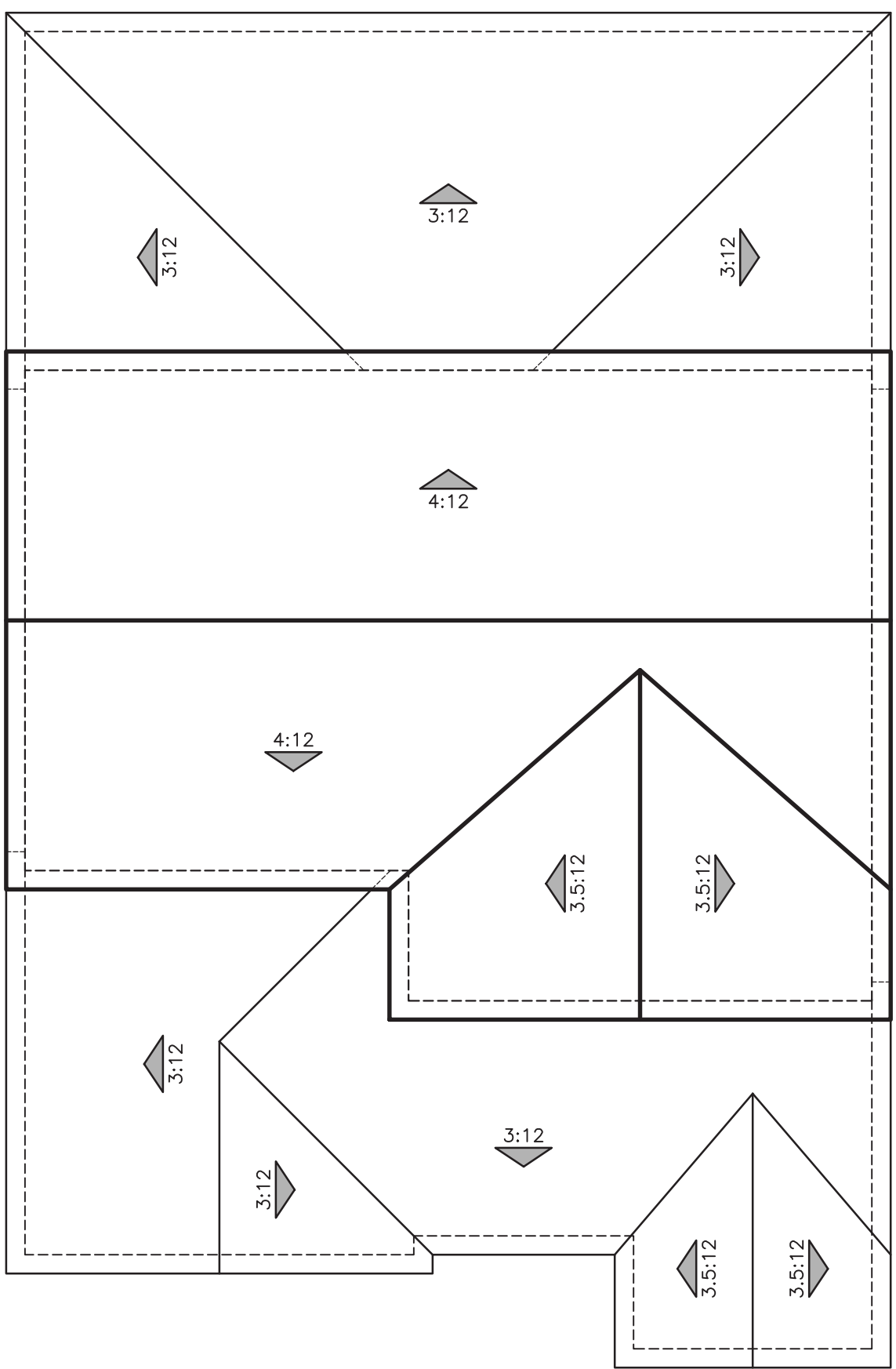
"A" MODERN FARMHOUSE



"B" PROGRESSIVE MONTEREY

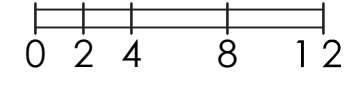


"C" TERRITORIAL RANCH



"D" SPANISH

ROOF PLANS
PLAN 4 (3425)



CANNON POINTE
WOODLAND, CA

JOB # 21061 / PH 1
CREATED 7/13/2021

"A" ELEVATIONS MODERN FARMHOUSE	SCHEME 1	SCHEME 2	SCHEME 3
MAIN STUCCO	SW0054	SW7051	SW7004
PAINT BODY	TWILIGHT GRAY	ANALYTICAL GRAY	SNOWBOUND
FASCIA / TRIM /	SW7004	SW7004	SW7004
GARAGE DOOR	SNOWBOUND	SNOWBOUND	SNOWBOUND
BOARD & BATTEN SIDING /	SW0033	SW2851	SW7076
CORNER BOARDS	REMBRANDT RUBY	SAGE GREEN LIGHT	CYBERSPACE
FRONT DOOR /	SW7020	SW6118	SW0006
SHUTTERS	BLACK FOX	LEATHER BOUND	TOILE RED
ROOF: FLAT SHAKE	1FBCF3233	1FBCF3233	1FBCF3233
	BROWN BLEND	BROWN BLEND	BROWN BLEND

"B" ELEVATIONS PROGRESSIVE MONTEREY	SCHEME 4	SCHEME 5	SCHEME 6
MAIN STUCCO	SW7661	SW7547	SW7738
PAINT BODY	REFLECTION	SANDBAR	CARGO PANTS
FASCIA / TRIM /	SW7624	SW7550	SW7748
GARAGE DOOR	SLATE TILE	RESORT TAN	GREEN EARTH
LAP SIDING /	SW7624	SW7550	SW7748
CORNER BOARDS	SLATE TILE	RESORT TAN	GREEN EARTH
FRONT DOOR /	SW0043	SW2854	SW0044
SHUTTERS	PERISTYLE BRASS	CARIBBEAN CORAL	HUBBARD SQUASH
ROOF: FLAT SLATE	1FACS1430	1FACS1430	1FACS1430
	CHARCOAL BLEND	CHARCOAL BLEND	CHARCOAL BLEND

"C" ELEVATIONS TERRITORIAL RANCH	SCHEME 7	SCHEME 8	SCHEME 9
MAIN STUCCO	SW6156	SW8917	SW6080
PAINT BODY	RAMIE	SHELL WHITE	UTTERLY BEIGE
FASCIA / TRIM /	SW7739	SW7033	SW6081
GARAGE DOOR	HERBAL WASH	BRAINSTORM BRNZ	DOWN HOME
SIDING AT GABLES	SW6155	SW8917	SW6080
FRONT DOOR /	SW6166	SW7068	SW7515
SHUTTERS	ECLIPSE	GRIZZLE GRAY	HOMESTEAD BROWN
ROOF: FLAT SHAKE	1FBCF0007	1FBCF0007	1FBCF0007
	TOFFEE	TOFFEE	TOFFEE
BRICK:	MOROCCAN SAND	CANVAS	HIGH DESERT
	HANDMADE	HANDMADE	USED
GROUT	GRAY	GRAY	GRAY

"D" ELEVATIONS SPANISH	SCHEME 10	SCHEME 11	SCHEME 12
MAIN STUCCO	SW7562	SW7035	SW6142
PAINT BODY	ROMAN COLUMN	AESTHETIC WHITE	MACADAMIA
FASCIA / TRIM	SW9131	SW7523	SW7034
	CORNWALL SLATE	BURNISHED BRANDY	STATUS BRONZE
GARAGE DOOR	SW0038	SW7523	SW6173
	LIBRARY PEWTER	BURNISHED BRANDY	COCOON
ARCHED TRIM AT ENTRIES	SW7673	SW7673	SW7673
	PEWTER CAST	PEWTER CAST	PEWTER CAST
FRONT DOOR	SW9131	SW0047	SW6186
	CORNWALL SLATE	STUDIO BLUE GREEN	DRIED THYME
SHUTTERS	SW6207	SW0032	SW7034
	RETREAT	NEEDLEPOINT NAVY	STATUS BRONZE
GABLE END DETAIL	SW6061	SW6061	SW6061
	TANBARK	TANBARK	TANBARK
ROOF: LOW PROFILE "S"	1VICS7330	1VICS7330	1VICS7330
VILLA	VERONA CLAY	VERONA CLAY	VERONA CLAY
TERRACOTTA PAVERS	SALTILLO SQUARE	SALTILLO SQUARE	SALTILLO SQUARE
	UNSEALED SAT-SQ1	UNSEALED SAT-SQ1	UNSEALED SAT-SQ1

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
Todas las tapajuntas, cañaleras, cañalones, etc. seran pintadas para igualar la superficie de junto. Todas las restauras de pintura se cortaran en las esquinas interiores.
Las elevaciones de los lados y trceras recibirán el mismo tratamiento que las delanteras.

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
veneer:	CULTURED STONE
GROUT:	ORCO
PAVERS:	CASA CASTILLO



WRITTEN COLOR SCHEMES

MODERN FARMHOUSE

SCHEME #1

STUCCO BODY

FASCIA / TRIM / GARAGE DOOR

BOARD & BATTEN SIDING / CORNER BOARDS

FRONT DOOR / SHUTTERS

LENNAR

CANNON POINTE

WOODLAND, CA

#21061

JUL. 14, 2021

Kevin L. Crook
Architect
Inc

PLANNING + ARCHITECTURE

MODERN FARMHOUSE

SCHEME #2

STUCCO BODY

FASCIA / TRIM / GARAGE DOOR

BOARD & BATTEN SIDING / CORNER BOARDS

FRONT DOOR / SHUTTERS

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MODERN FARMHOUSE

SCHEME #3

STUCCO BODY

FASCIA / TRIM / GARAGE DOOR

BOARD & BATTEN SIDING / CORNER BOARDS

FRONT DOOR / SHUTTERS

LENNAR

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WOODLAND, CA

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JUL. 14, 2021

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COLOR BOARDS - “A” MODERN FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

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CANNON POINTE

woodland, ca

09/21/2021
A-32

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Page 63

PROGRESSIVE MONTEREY
SCHEME #4

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

LAP SIDING /
CORNER BOARDS

FRONT DOOR /
SHUTTERS

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CANNON POINTE
WOODLAND, CA

#21061
JUL. 14, 2021

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PROGRESSIVE MONTEREY
SCHEME #5

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

LAP SIDING /
CORNER BOARDS

FRONT DOOR /
SHUTTERS

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WOODLAND, CA

#21061
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PROGRESSIVE MONTEREY
SCHEME #6

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

LAP SIDING /
CORNER BOARDS

FRONT DOOR /
SHUTTERS

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WOODLAND, CA

#21061
JUL. 14, 2021

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COLOR BOARDS - “B” PROGRESSIVE MONTEREY

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

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CANNON POINTE
woodland, ca

09/21/2021
A-33

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Page 64

TERRITORIAL RANCH
SCHEME #7

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

SIDING AT GABLES

FRONT DOOR /
SHUTTERS

BRICK

ROOF

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TERRITORIAL RANCH
SCHEME #8

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

SIDING AT GABLES

FRONT DOOR /
SHUTTERS

BRICK

ROOF

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TERRITORIAL RANCH
SCHEME #9

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

SIDING AT GABLES

FRONT DOOR /
SHUTTERS

BRICK

ROOF

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COLOR BOARDS - “C” TERRITORIAL RANCH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

SPANISH
SCHEME #10

STUCCO BODY

ROOF

FASCIA / TRIM

GARAGE DOOR

ARCHED TRIM AT
ENTRIES

FRONT DOOR

SHUTTERS

GABLE END DETAIL

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PLANNING + ARCHITECTURE

SPANISH
SCHEME #11

STUCCO BODY

ROOF

FASCIA / TRIM

GARAGE DOOR

ARCHED TRIM AT
ENTRIES

FRONT DOOR /
SHUTTERS

CLAY PIPES

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SPANISH
SCHEME #12

STUCCO BODY

ROOF

FASCIA / TRIM

GARAGE DOOR

ARCHED TRIM AT
ENTRIES

FRONT DOOR

SHUTTERS

CLAY PIPES

LENNAR

CANNON POINTE
WOODLAND, CA

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Inc

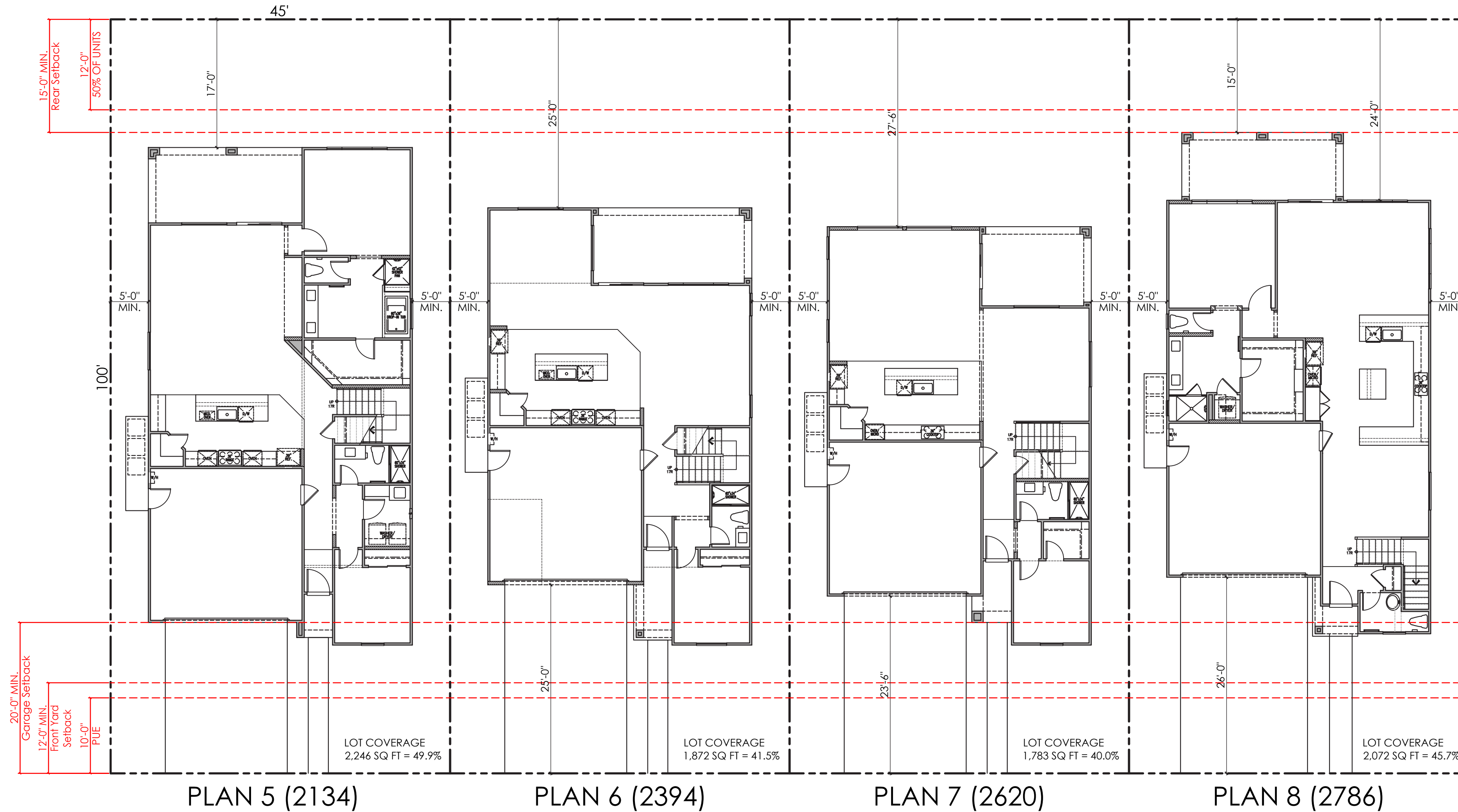
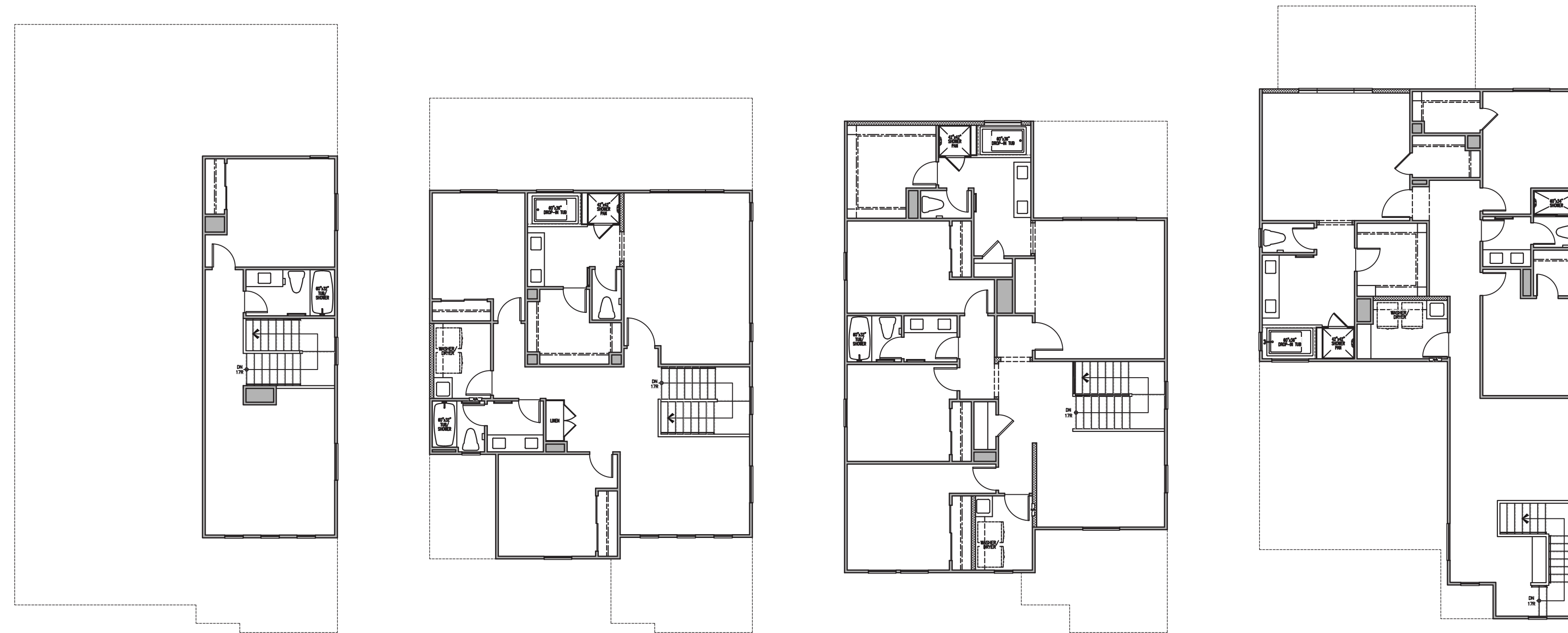
#21061
JUL. 14, 2021
PLANNING + ARCHITECTURE

COLOR BOARDS - “D” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

CASERA MEADOWS

woodland, ca



TYPICAL PLOTTING



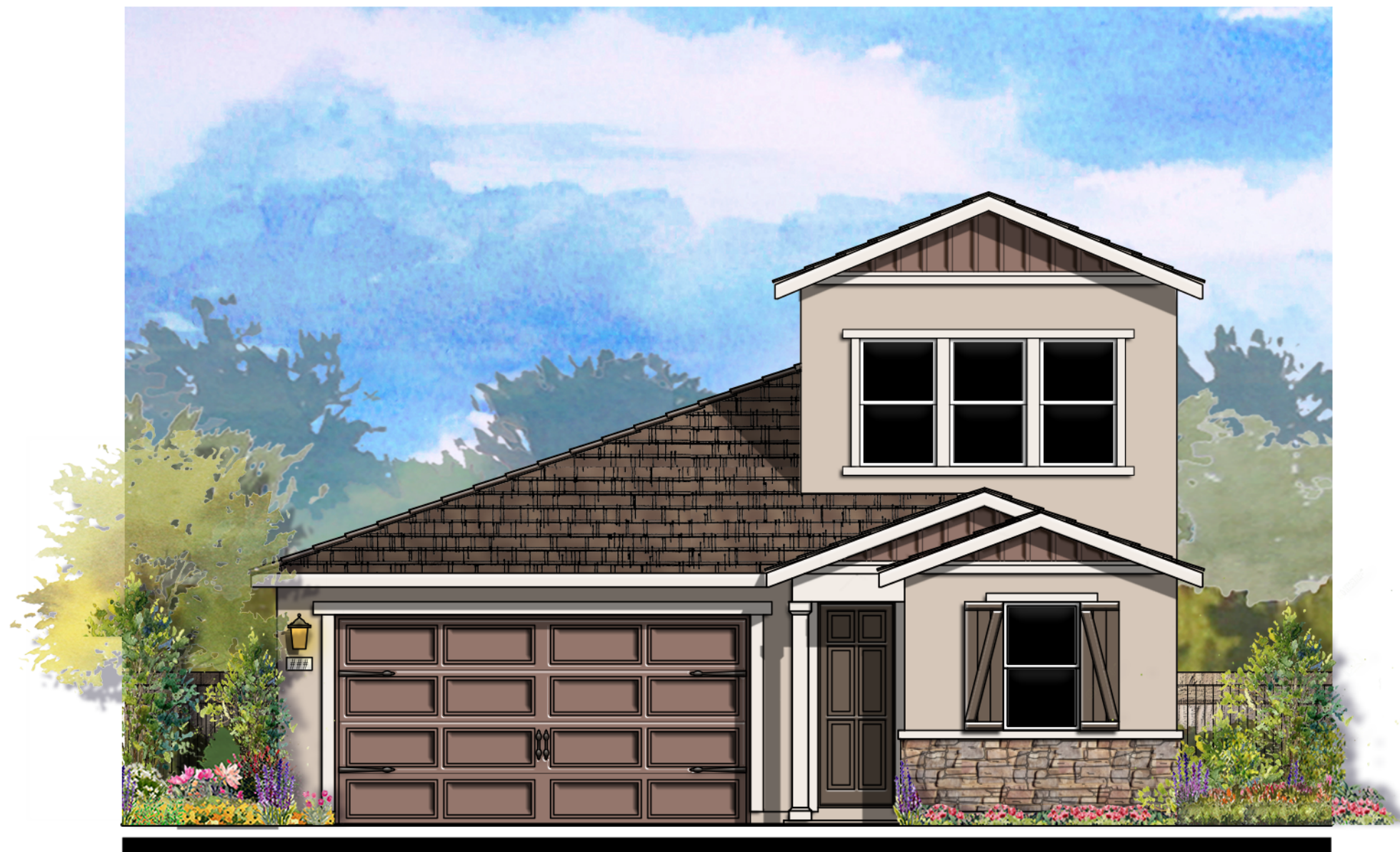
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"A" ITALIAN



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"B" PRAIRIE PROGRESSIVE



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"C" FARMHOUSE

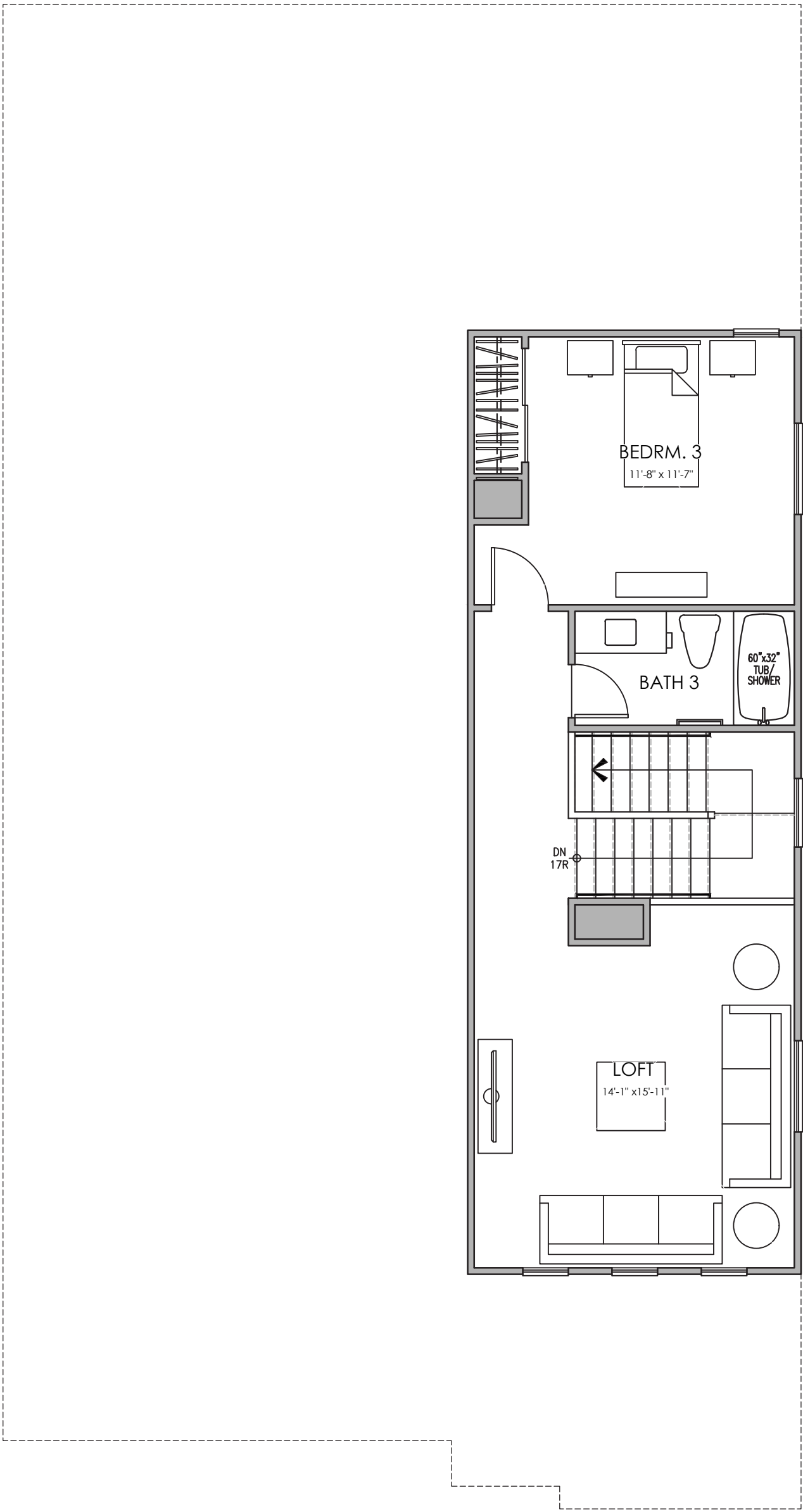


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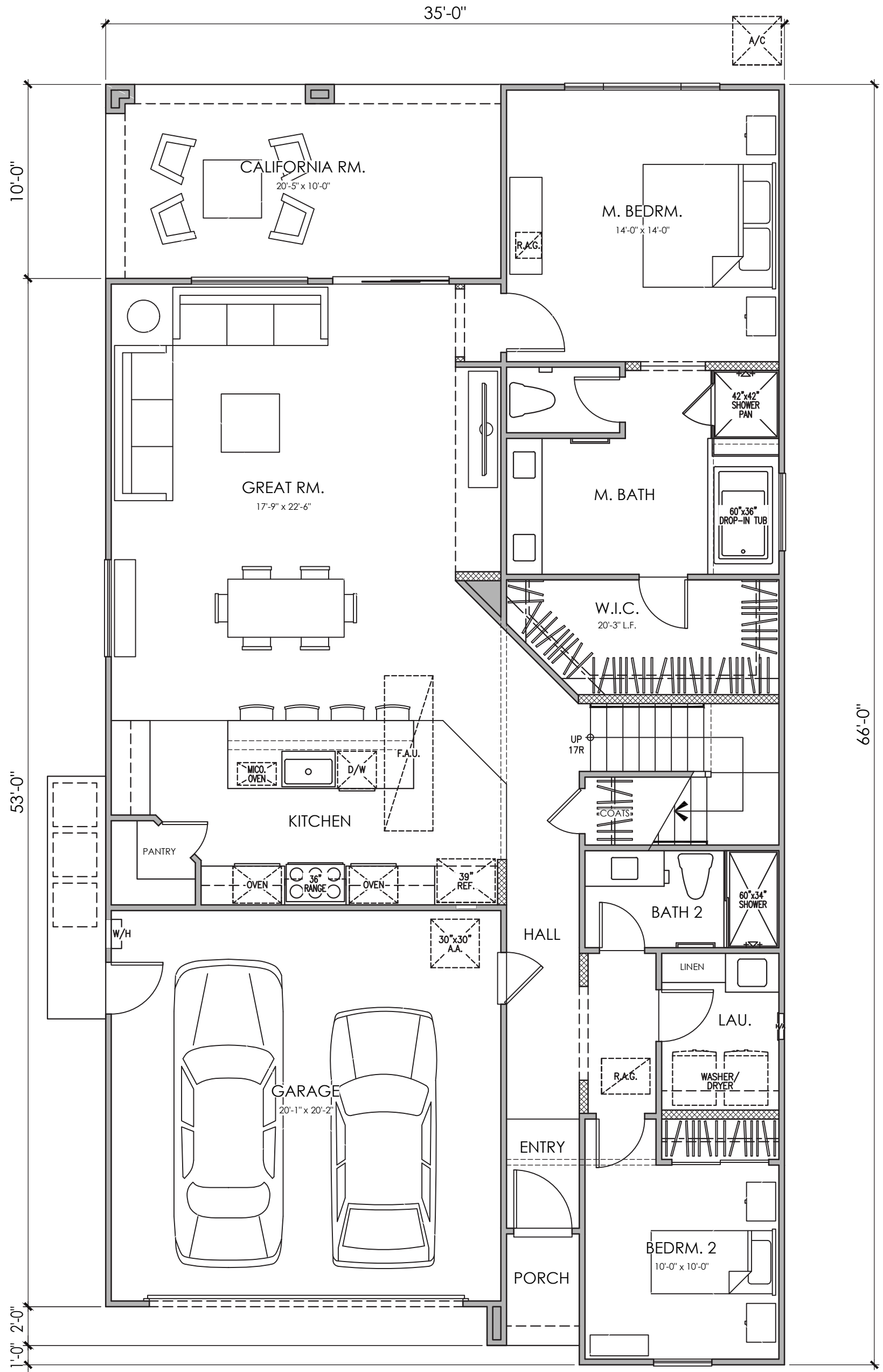
"D" SPANISH

PLAN 5 (2134) FRONT ELEVATIONS

0 2 4 8 12



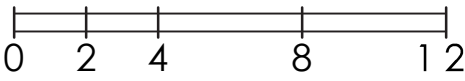
SECOND FLOOR PLAN

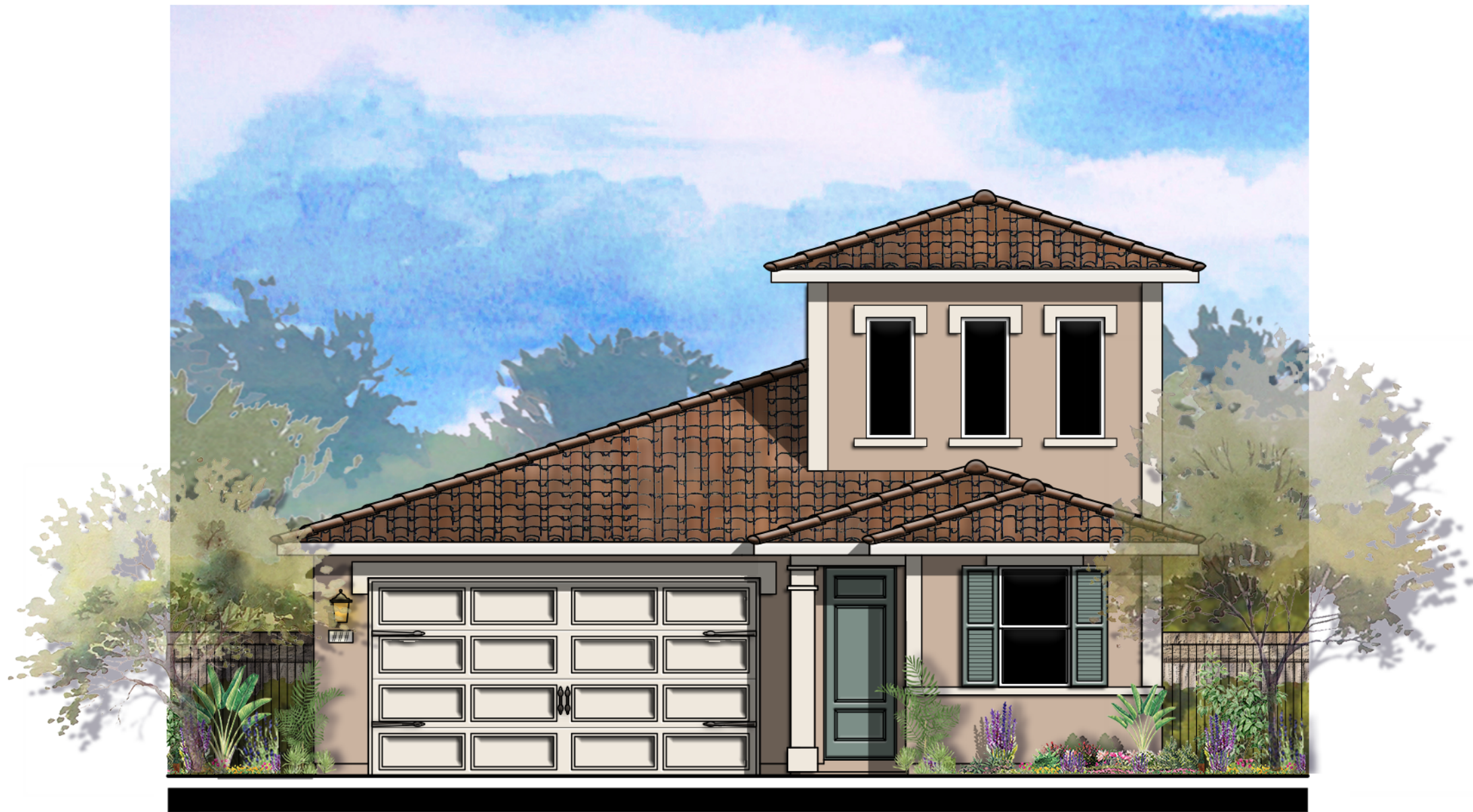


FIRST FLOOR PLAN

PLAN 5 (2134) "A"
3 BEDROOM, 3.5 BATH, LOFT

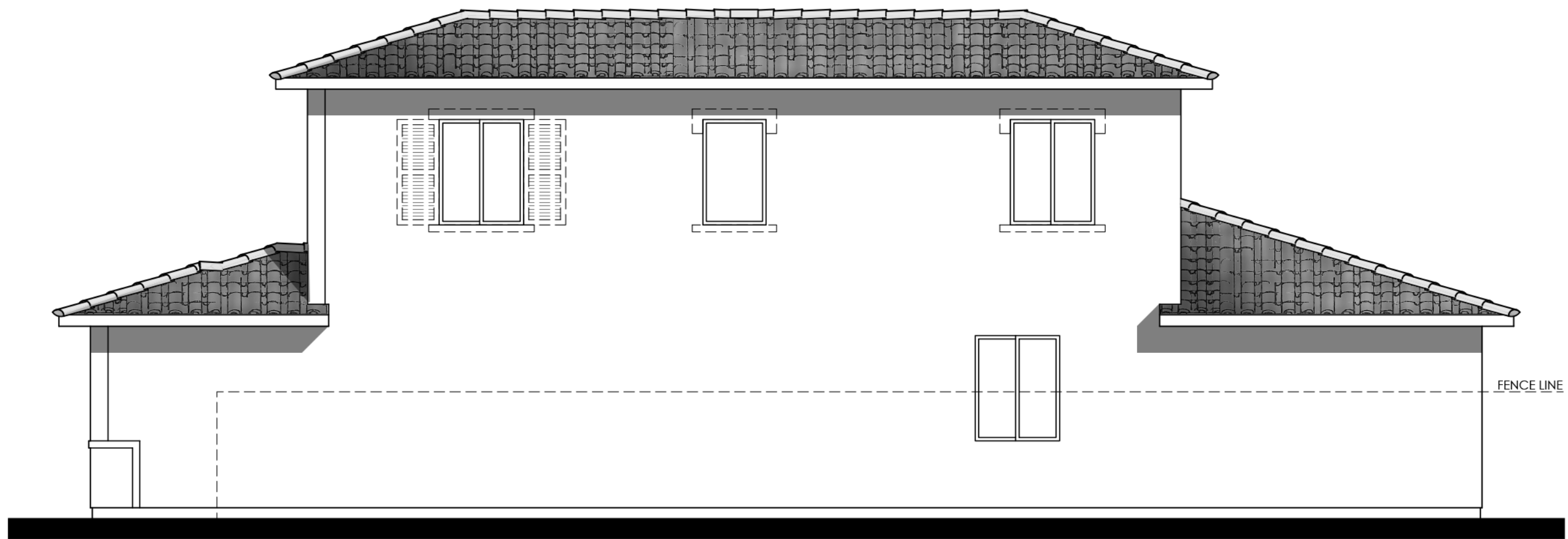
AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,602 SQ. FT.
SECOND FLOOR AREA	532 SQ. FT.
TOTAL DWELLING	2,134 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH "A"	24 SQ. FT.
PORCH "B"	25 SQ. FT.
PORCH "C"	23 SQ. FT.
PORCH "D"	29 SQ. FT.
CALIFORNIA ROOM	204 SQ. FT.





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

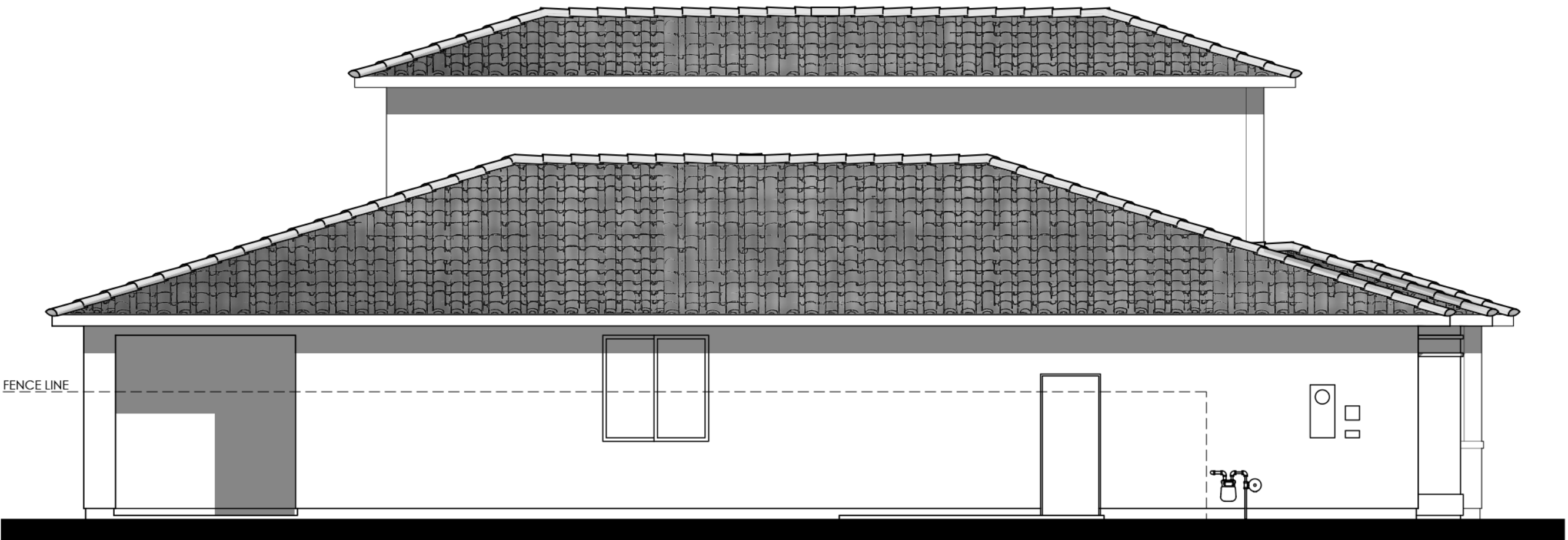
RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|-------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE LOW PROFILE "S" TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |



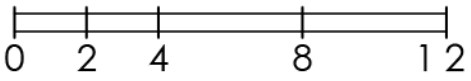
Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

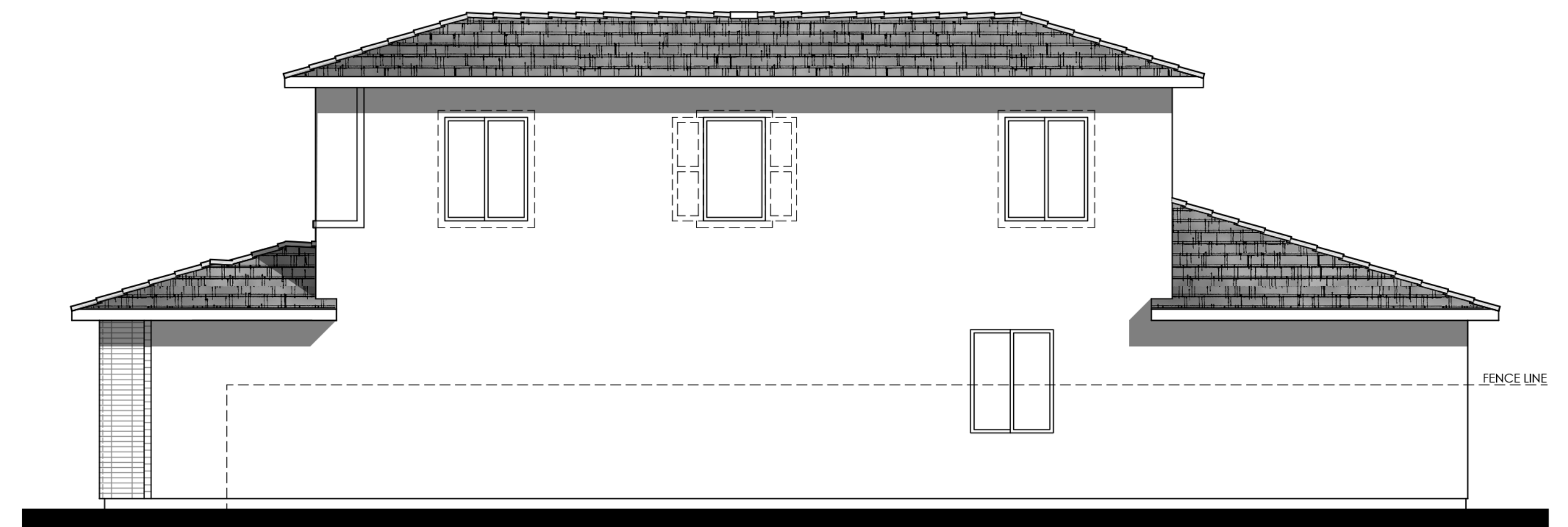
COLOR SCHEME 1
PLAN 5A (2134 "A")
ITALIAN ELEVATION





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND

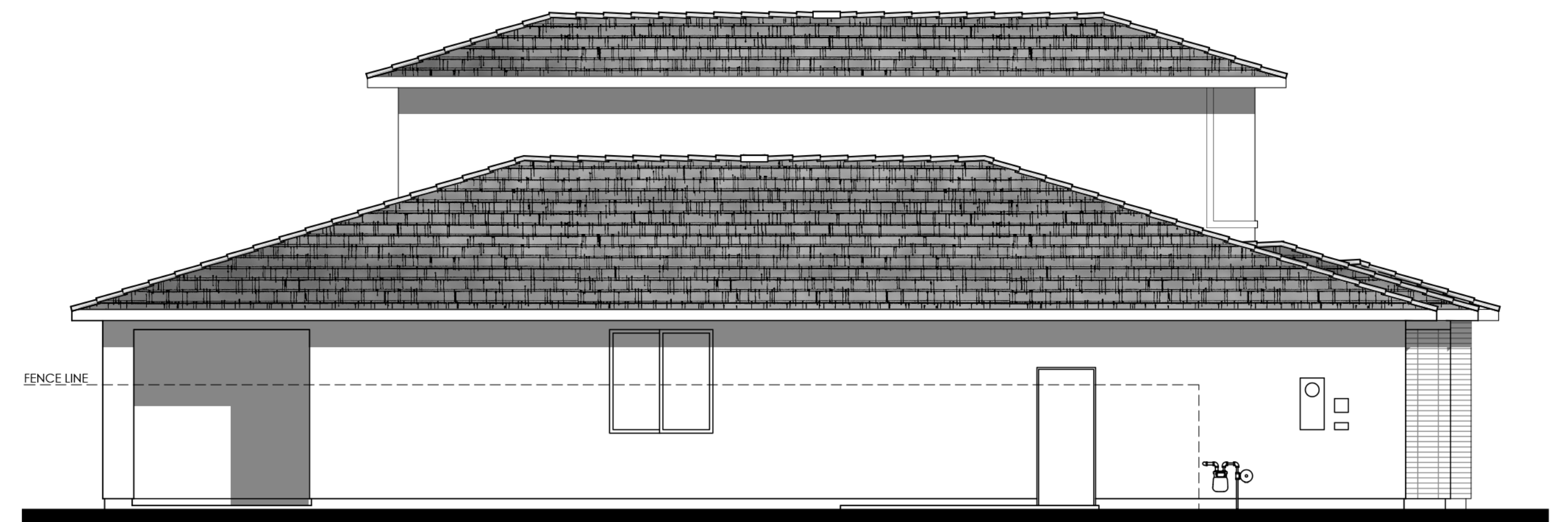
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL
WINDOW BOX:	SIMULATED WOOD
CORBEL:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
WAINSCOT:	BRICK VENEER
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

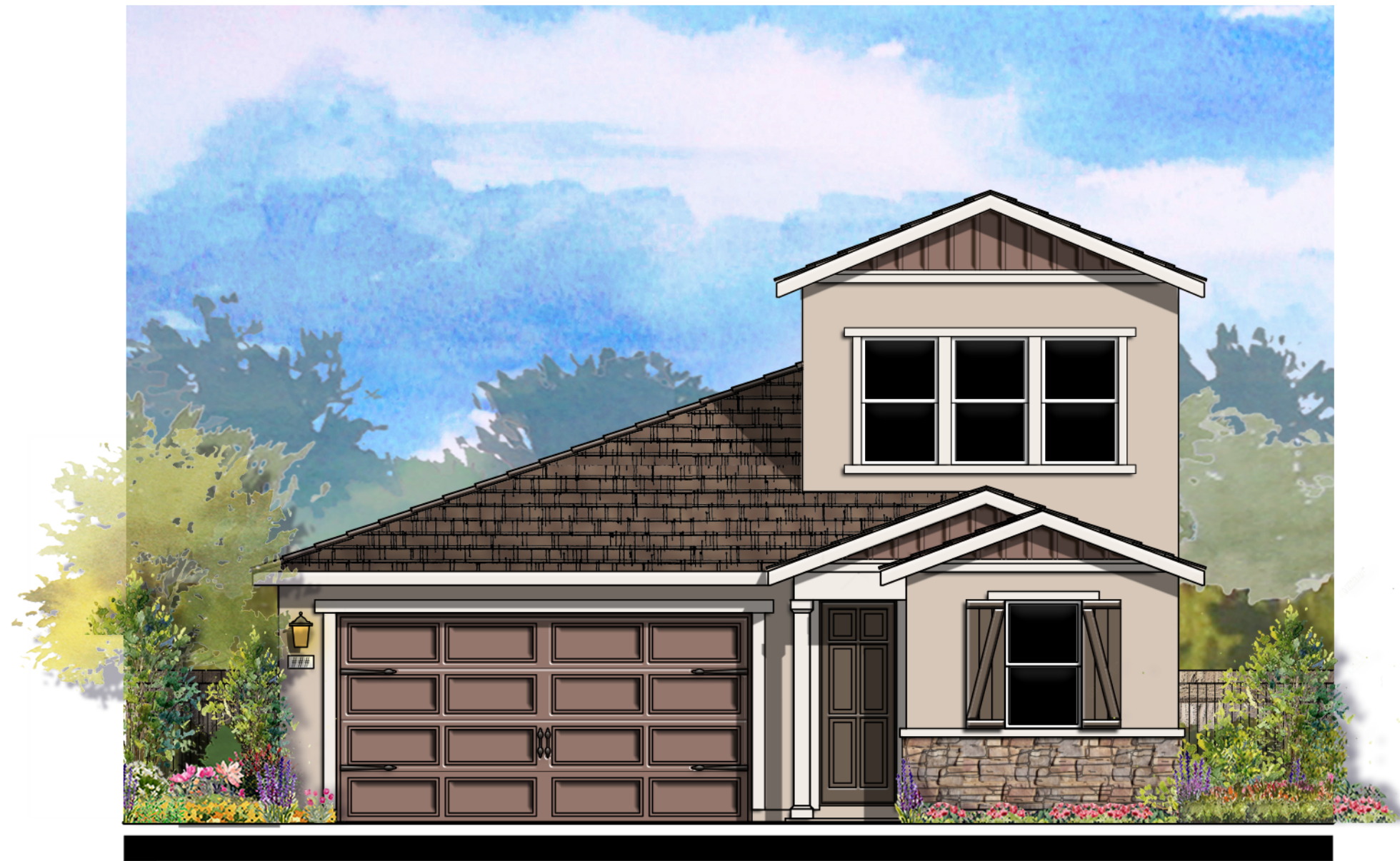


Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

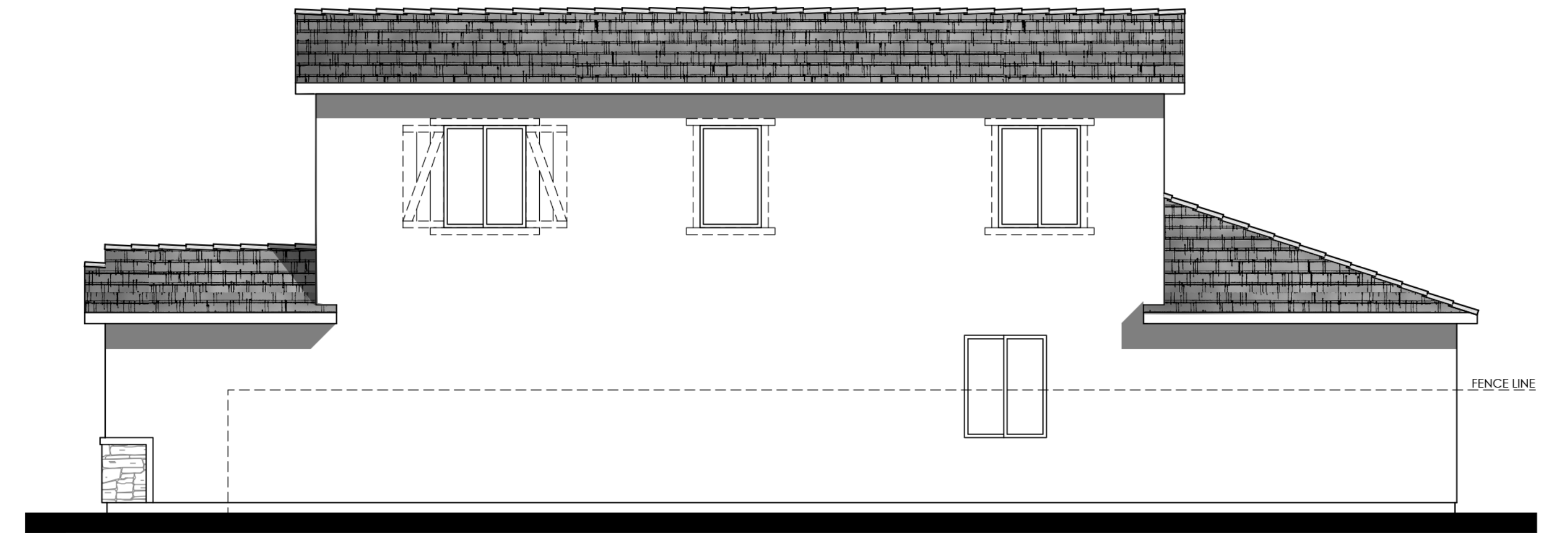
COLOR SCHEME 4 PLAN 5B (2134 "B") PRAIRIE PROGRESSIVE ELEVATION

0 2 4 8 12



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FRONT



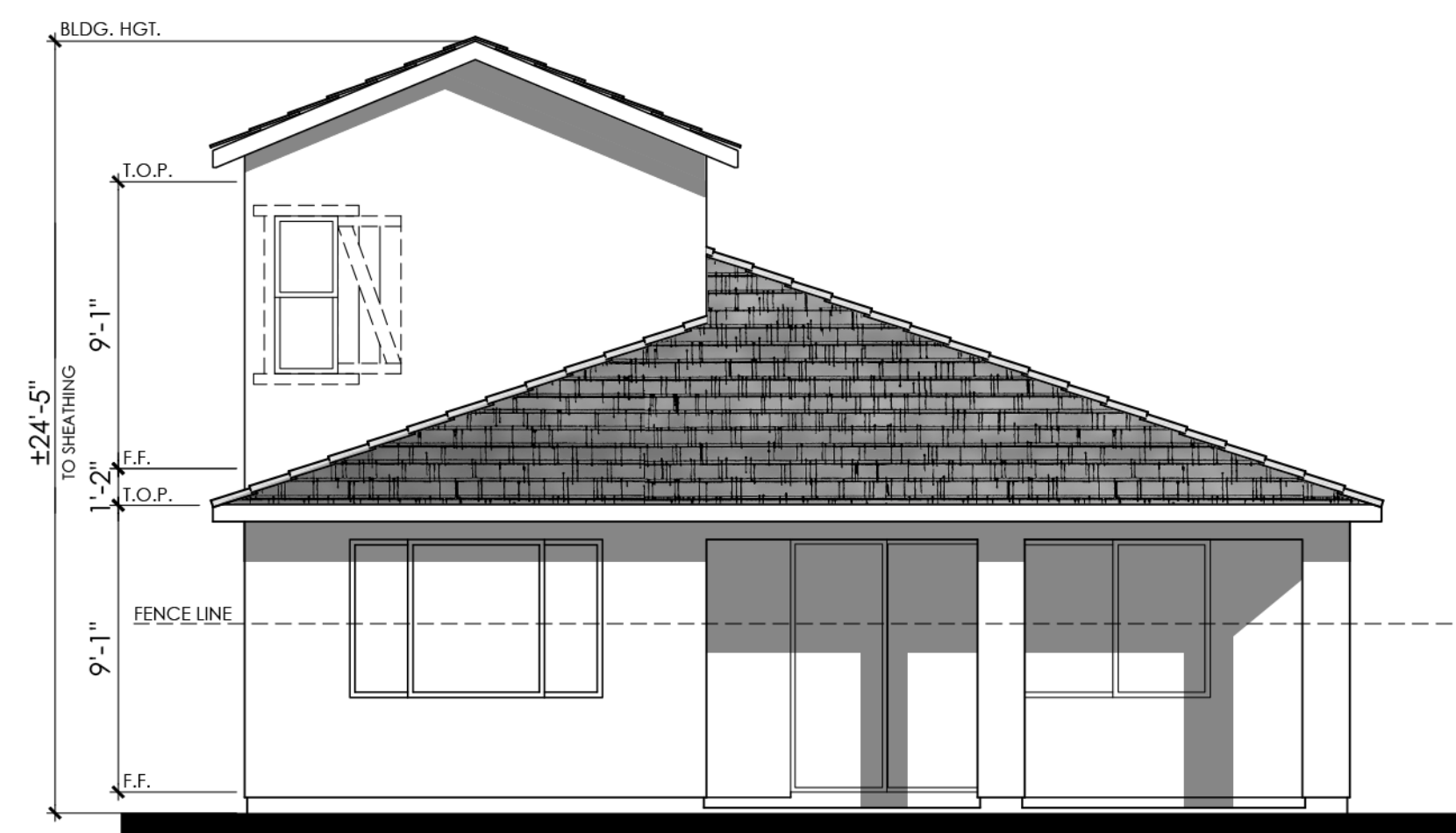
Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND

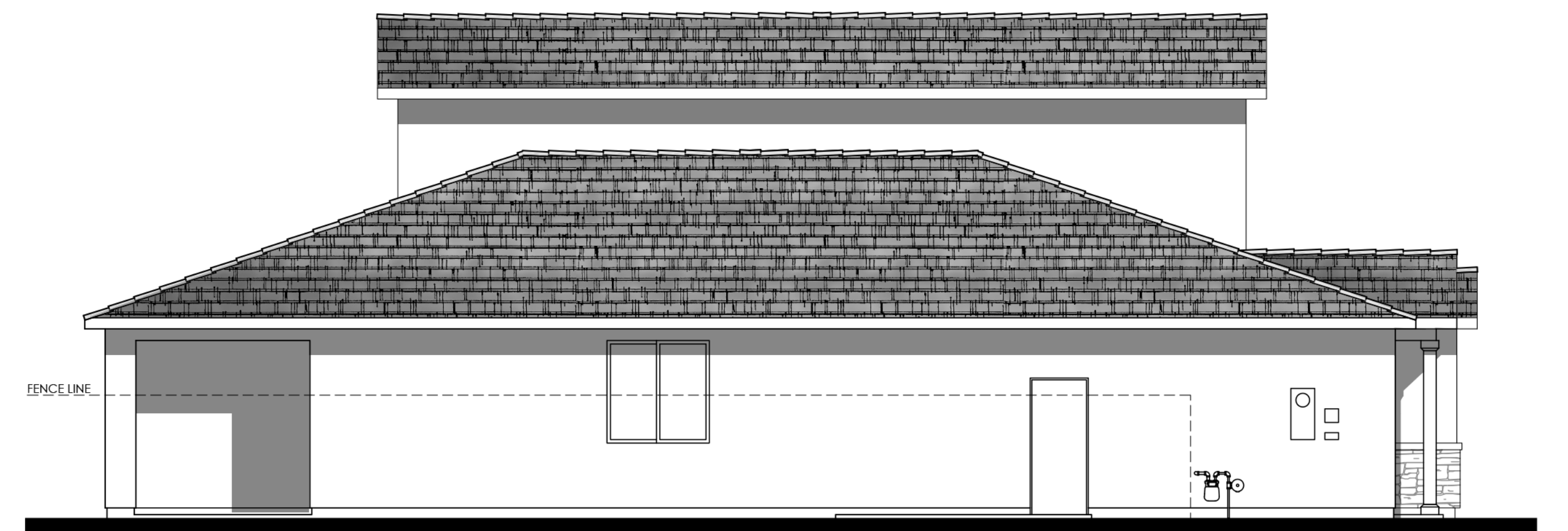
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



FENCE LINE

LEFT

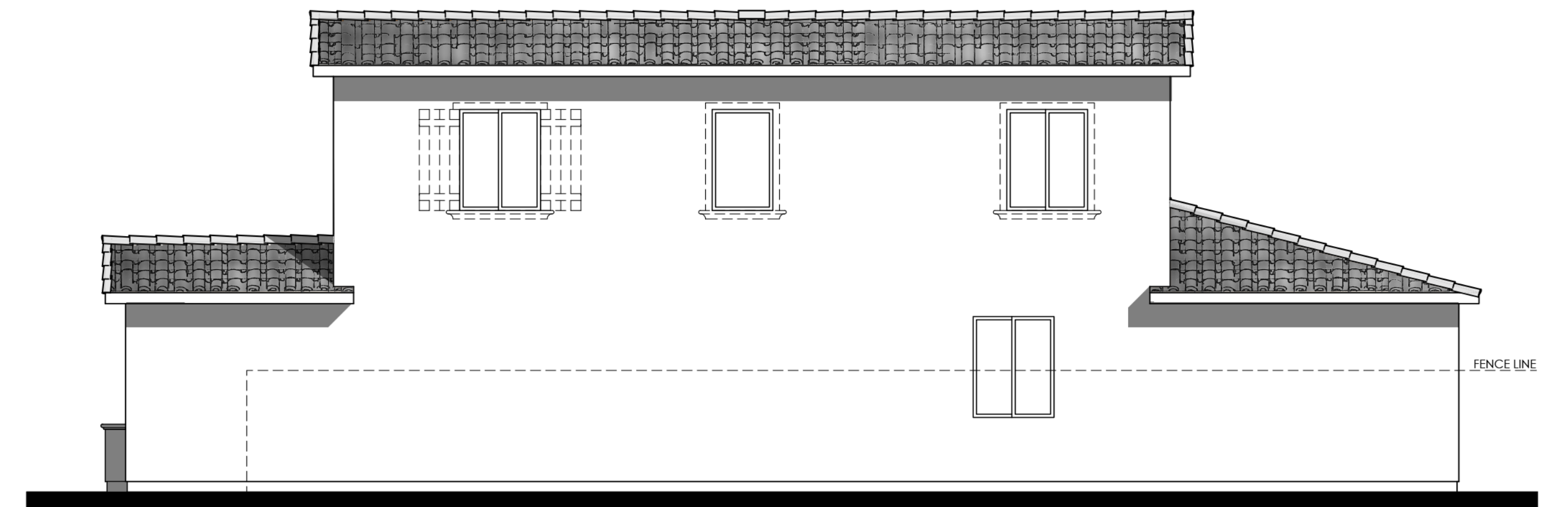
COLOR SCHEME 7
PLAN 5C (2134 "C")
FARMHOUSE ELEVATION

0 2 4 8 12



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

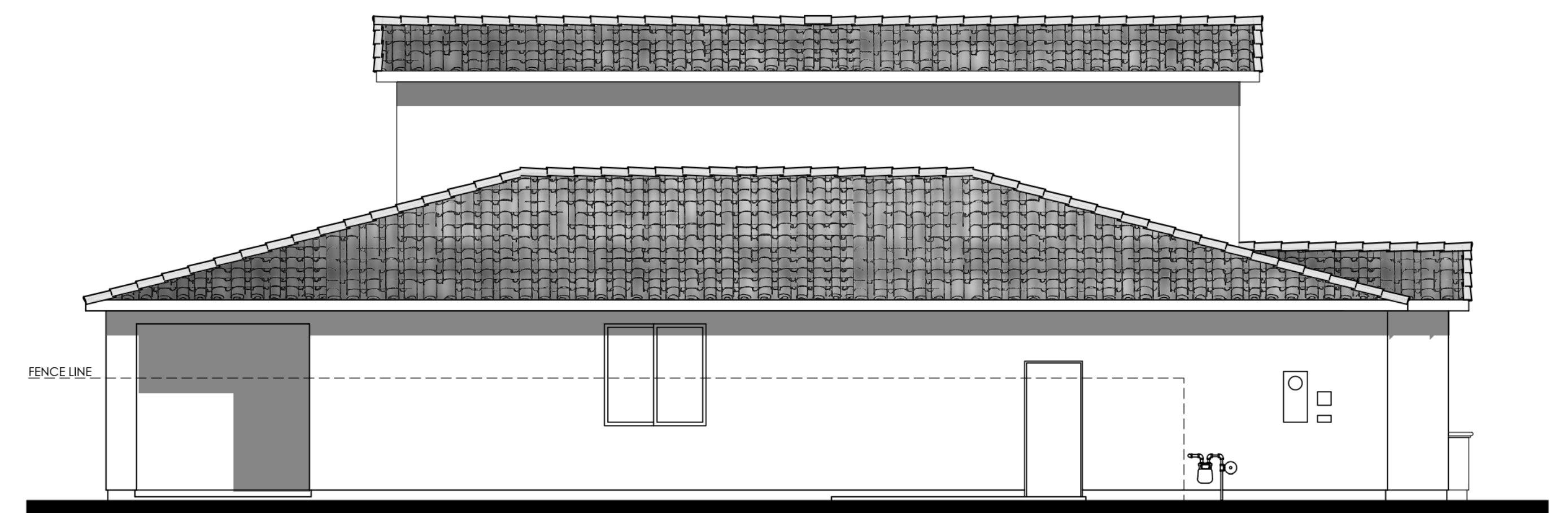
MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
CORBEL:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



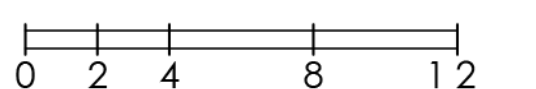
Items shown dashed shall occur at lots requiring enhancements, see site.

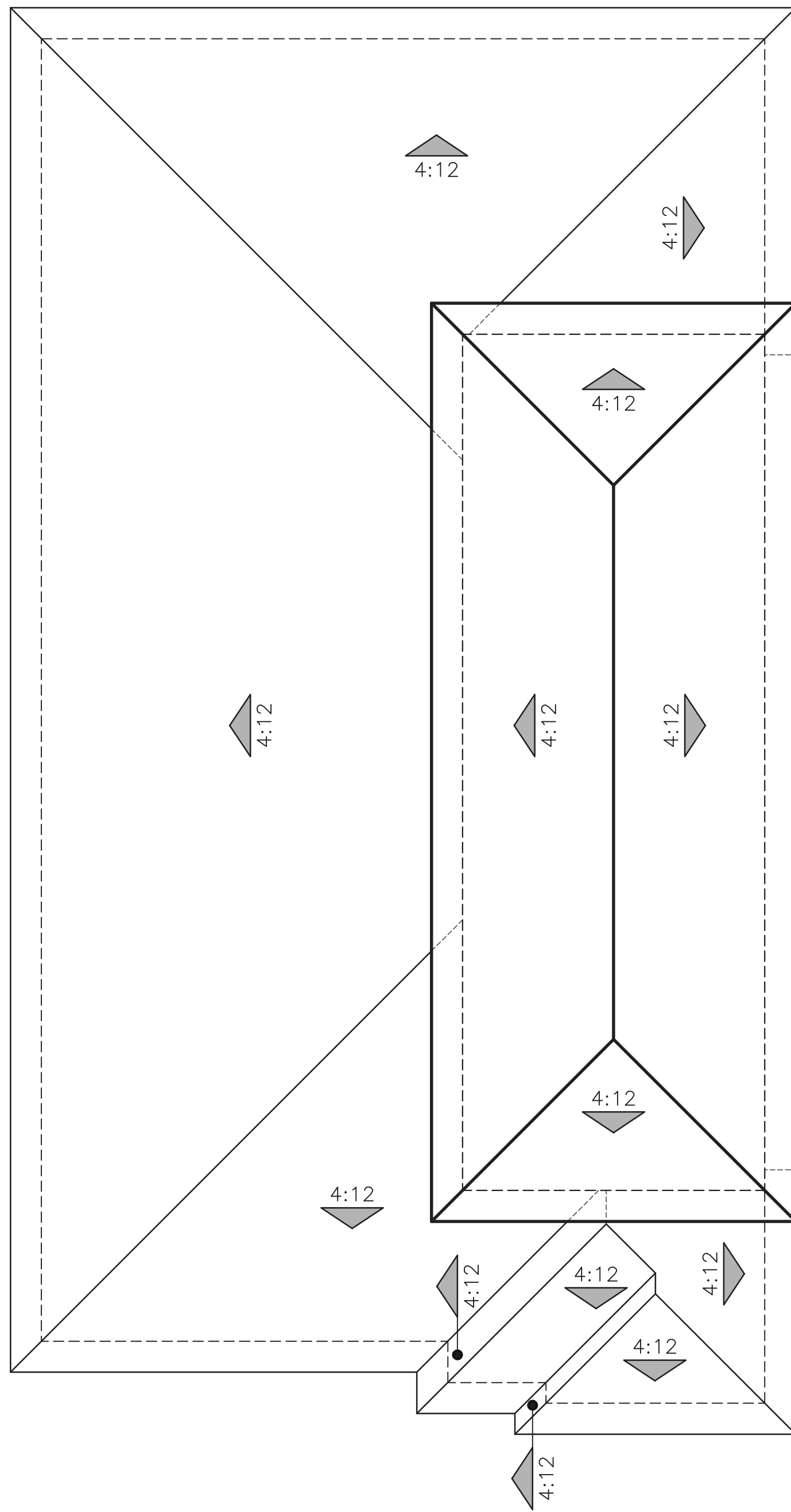
REAR



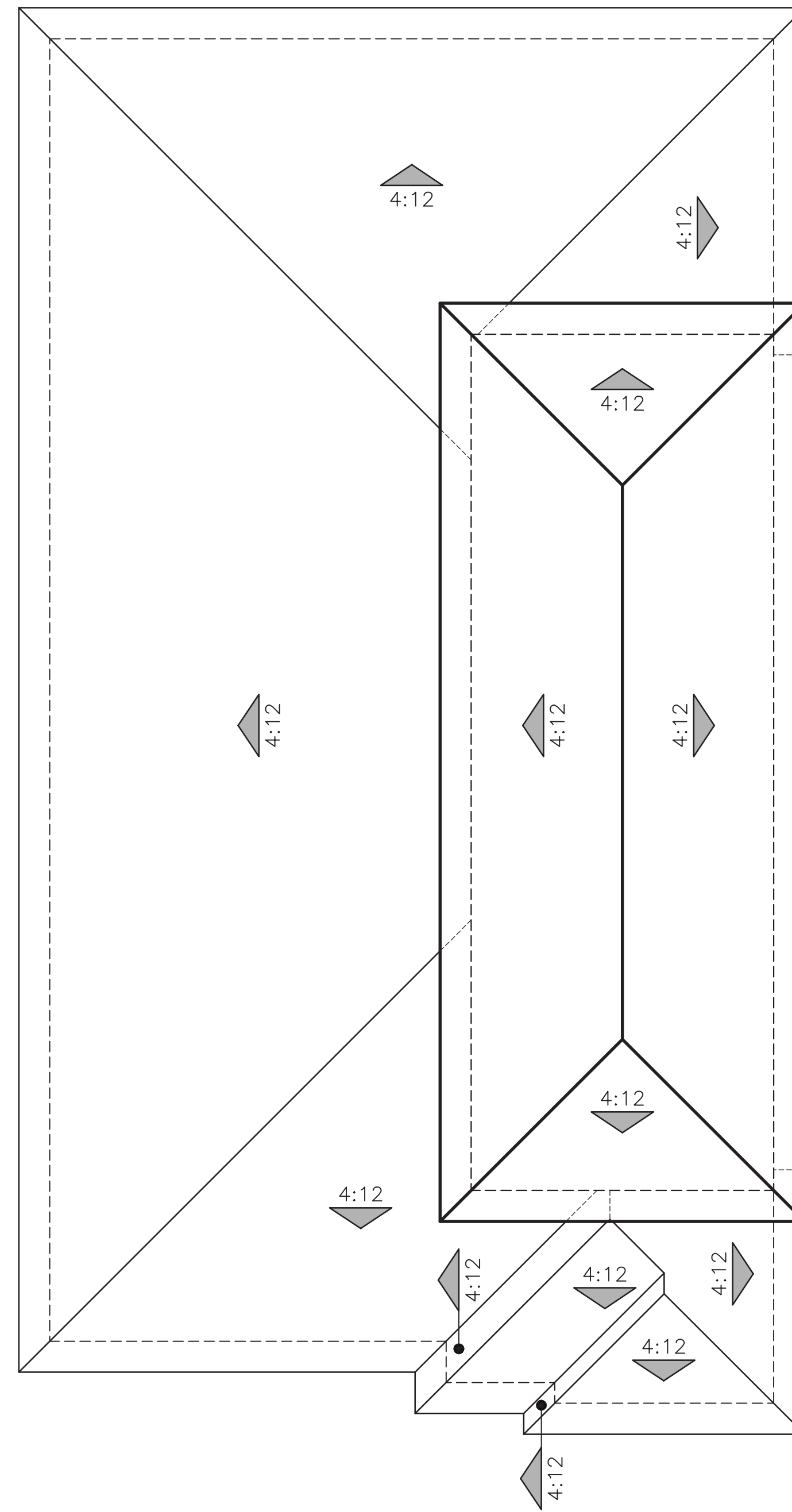
LEFT

COLOR SCHEME 10
PLAN 5D (2134 "D")
 SPANISH ELEVATION

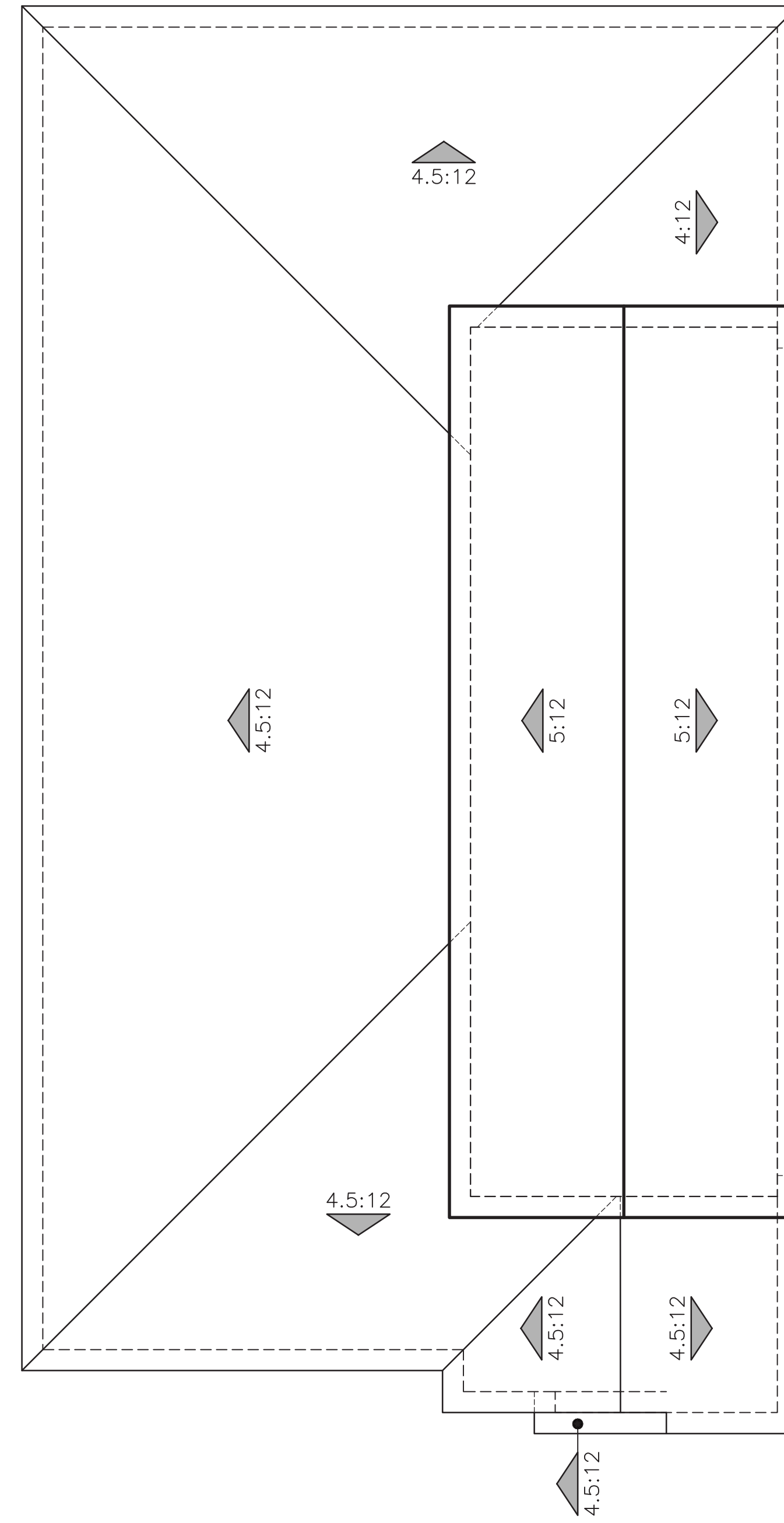




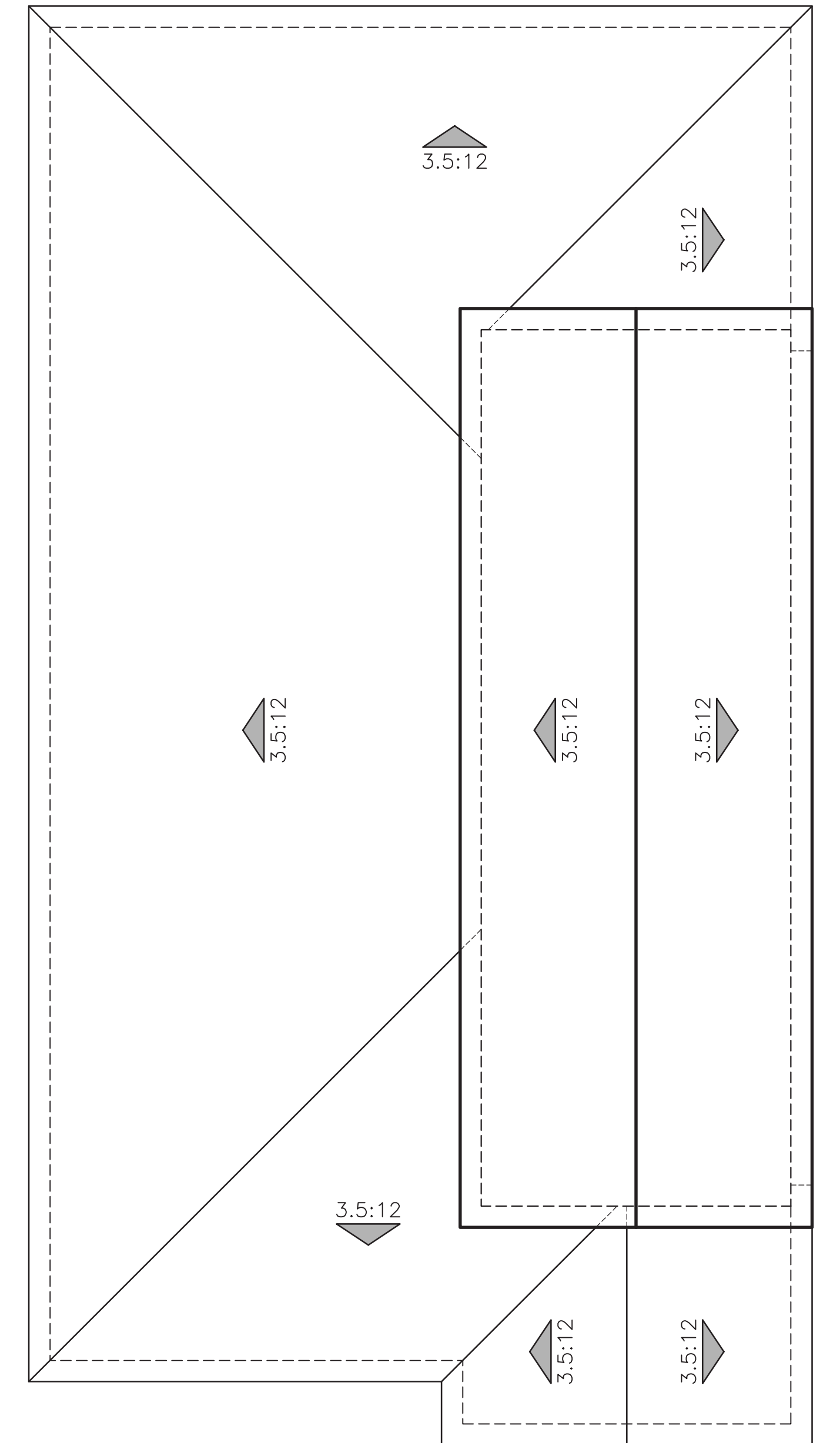
"A" ITALIAN



"B" PRAIRIE PROGRESSIVE



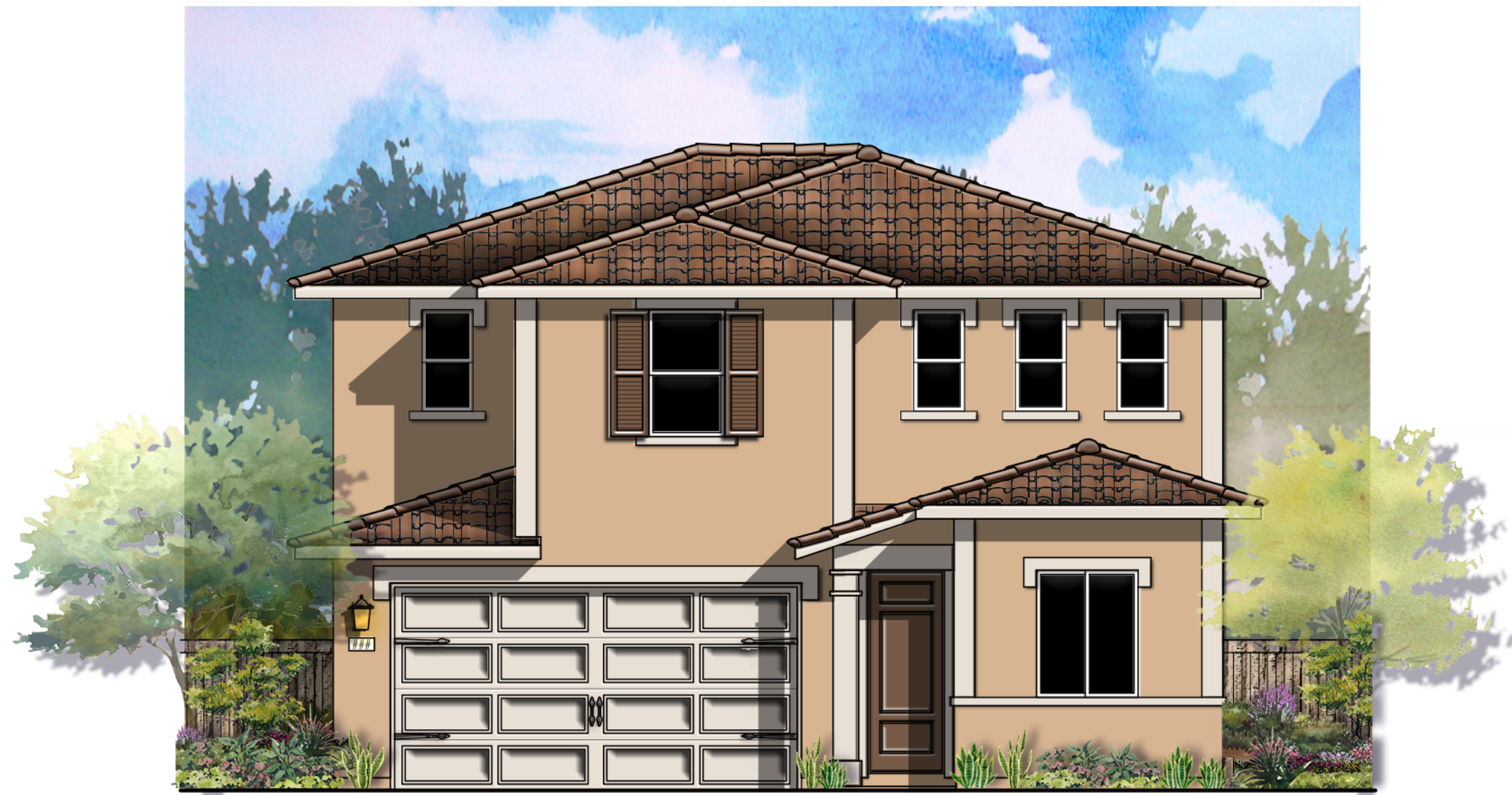
"C" FARMHOUSE



"D" SPANISH

ROOF PLANS
PLAN 5 (2134)

0 2 4 8 12



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"A" ITALIAN



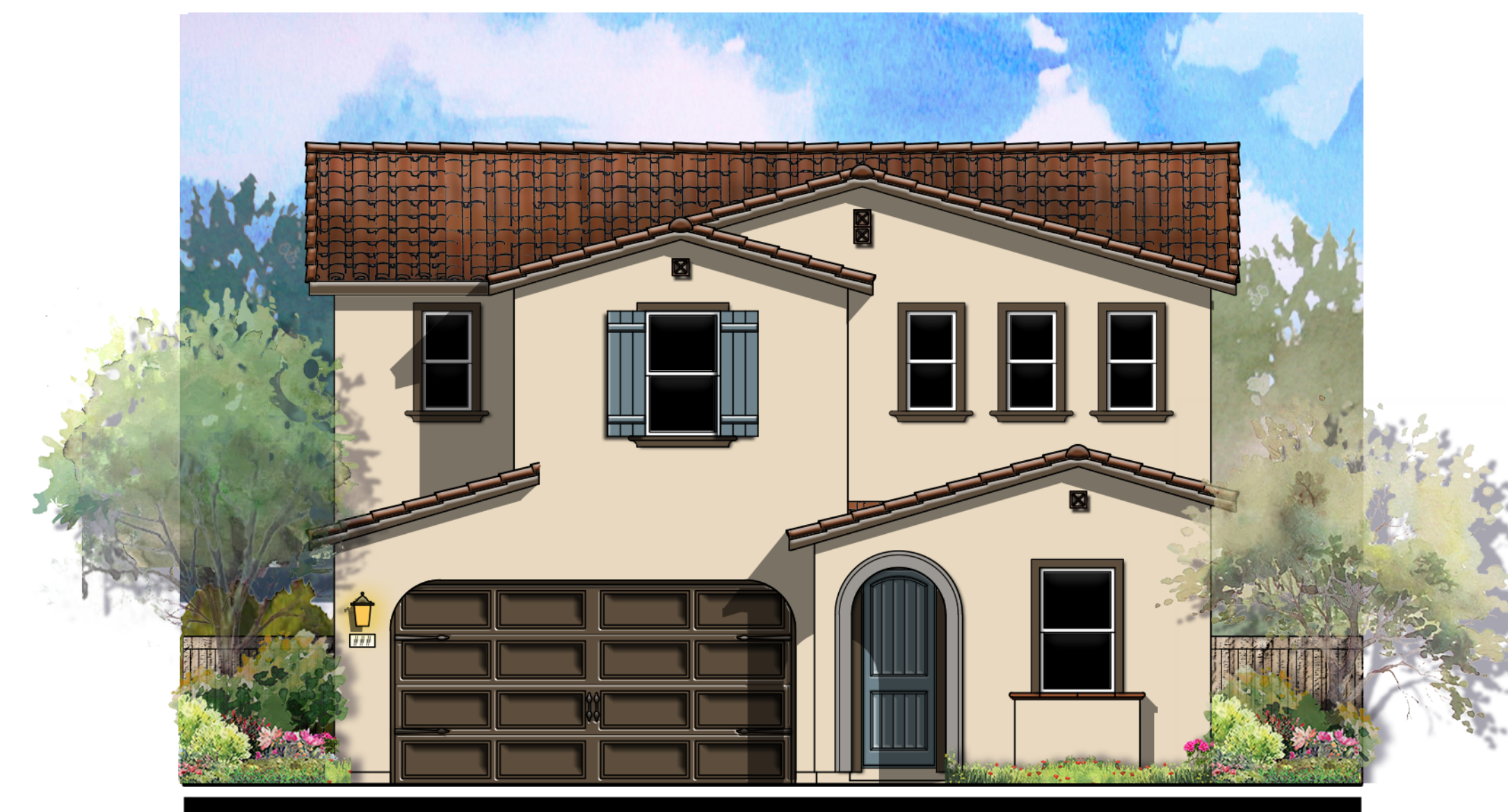
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"B" PRAIRIE PROGRESSIVE



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"C" FARMHOUSE

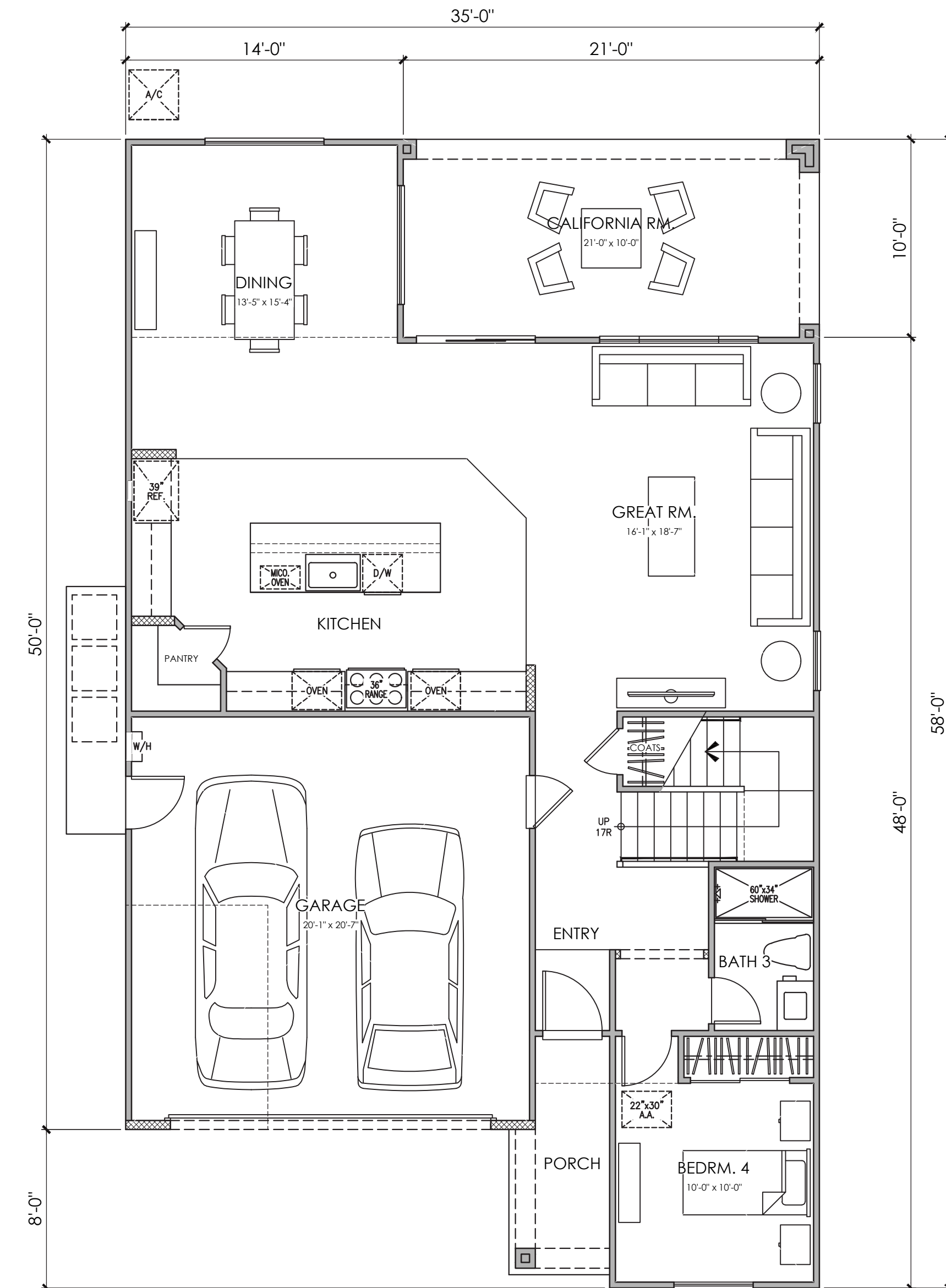
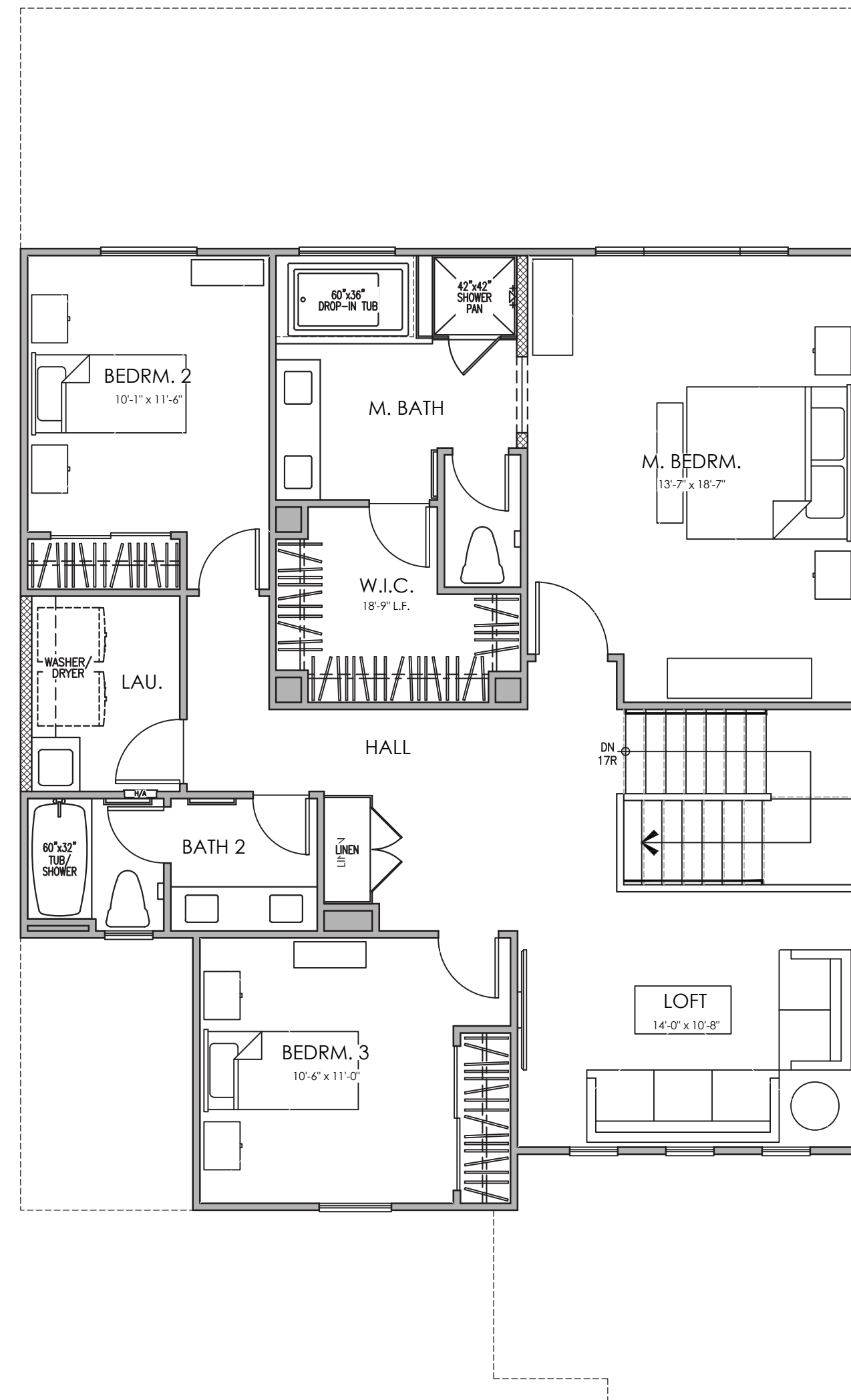


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"D" SPANISH

PLAN 6 (2394) FRONT ELEVATIONS

0 2 4 8 12

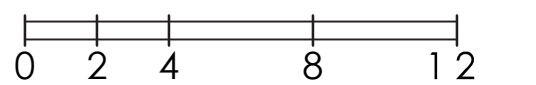


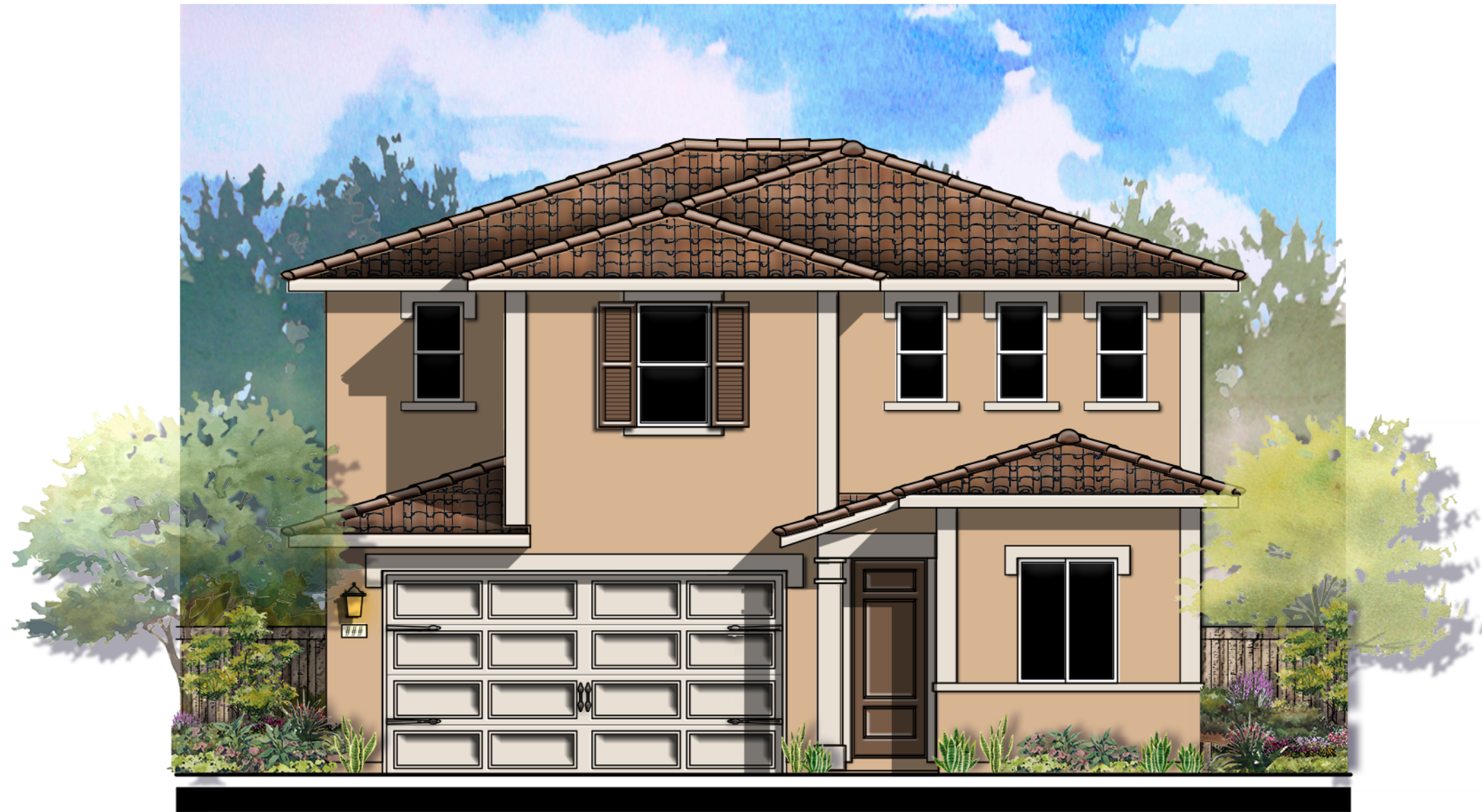
SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 6 (2394) "A"
4 BEDROOM, 3.5 BATH, LOFT

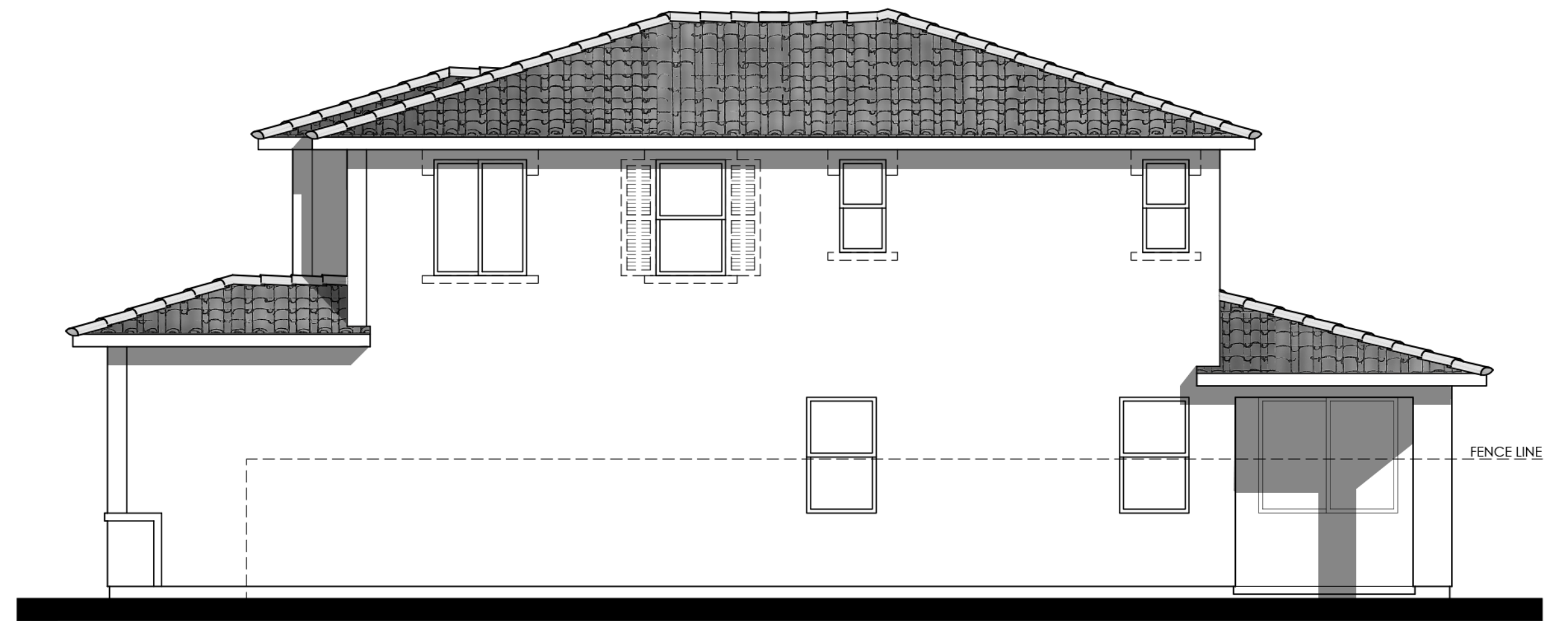
PLAN 2		
AREA TABULATION		
CONDITIONED SPACE		
FIRST FLOOR AREA	1,181	SQ. FT.
SECOND FLOOR AREA	1,213	SQ. FT.
TOTAL DWELLING	2,394	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	426	SQ. FT.
PORCH "A"	51	SQ. FT.
PORCH "B"	54	SQ. FT.
PORCH "C"	51	SQ. FT.
PORCH "D"	60	SQ. FT.
CALIFORNIA ROOM	210	SQ. FT.





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

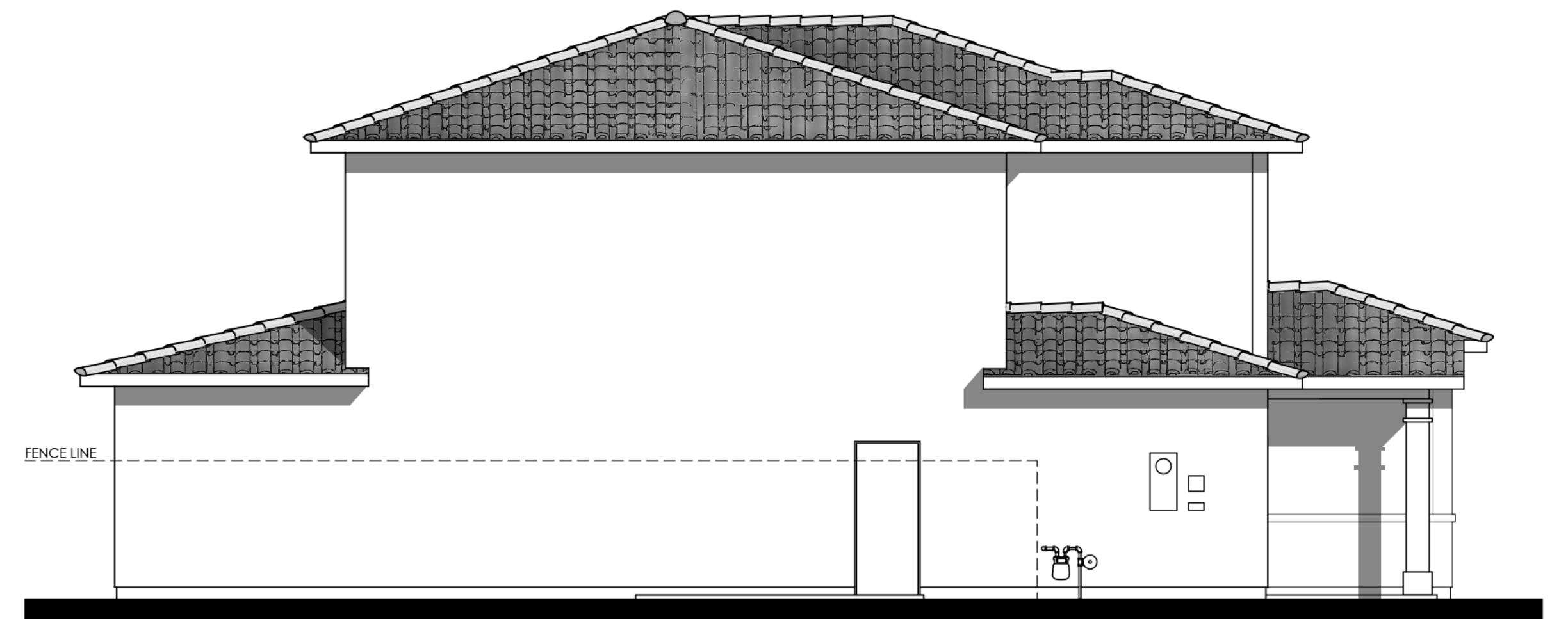
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

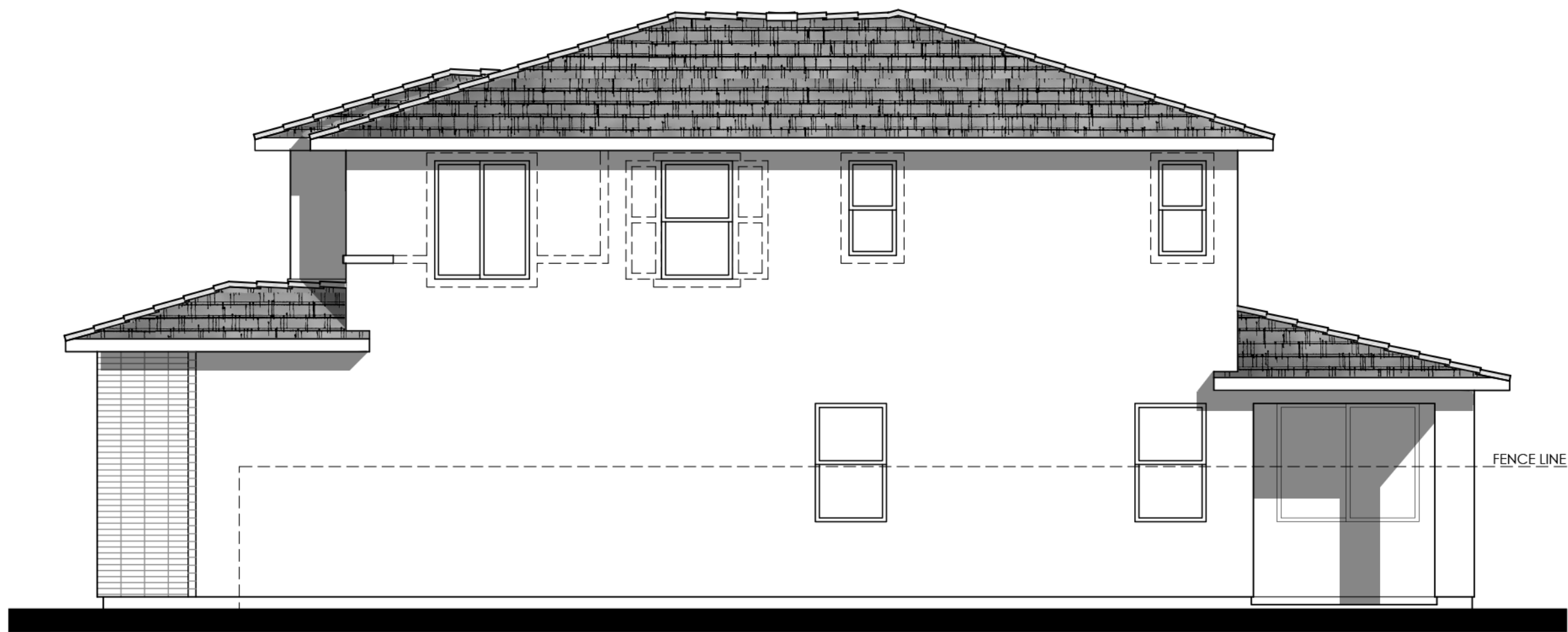
COLOR SCHEME 2
PLAN 6A (2394 "A")
ITALIAN ELEVATION

0 2 4 8 12



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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

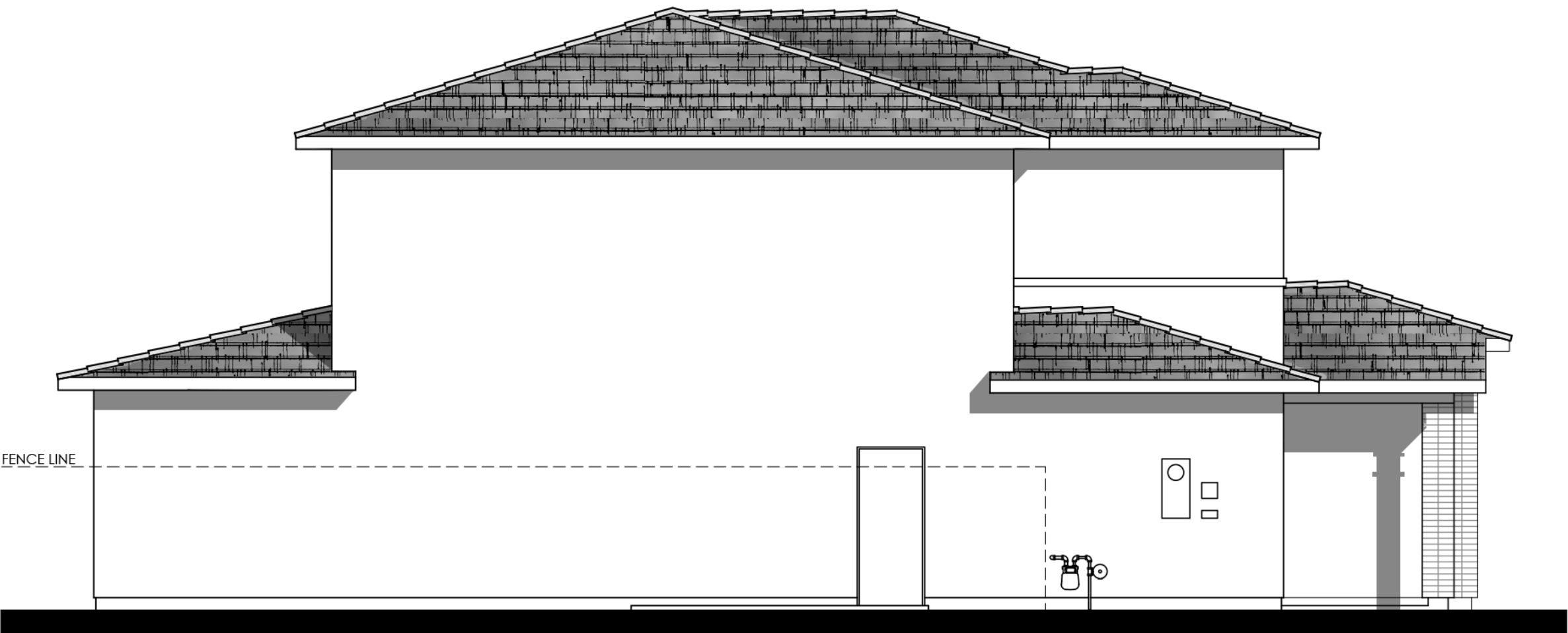
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL
WINDOW BOX:	SIMULATED WOOD
CORBEL:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
WAINSCOT:	BRICK VENEER
TRIM:	STUCCO OVER RIGID FOAM



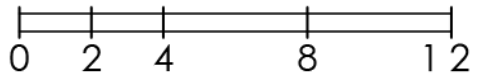
Items shown dashed shall occur at lots requiring enhancements, see site.

REAR



LEFT

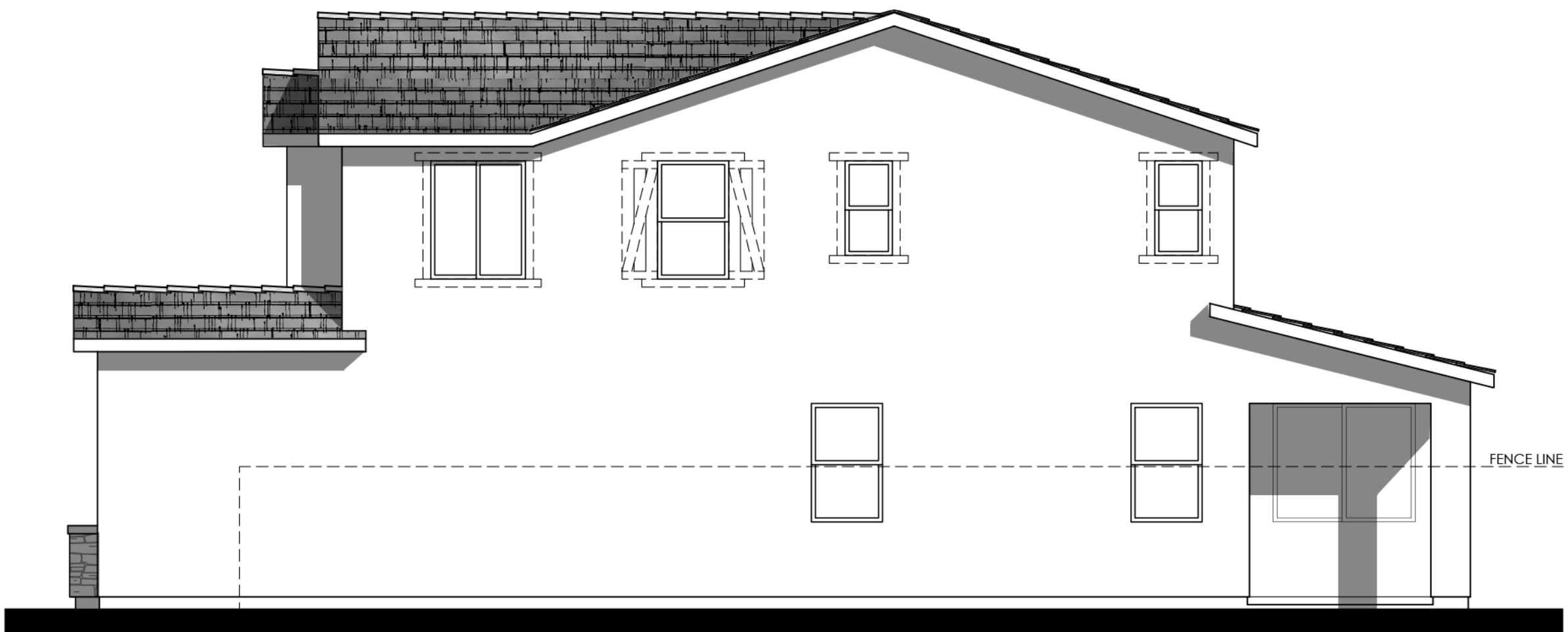
COLOR SCHEME 5
PLAN 6B (2394 "B")
 PRAIRIE PROGRESSIVE ELEVATION





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

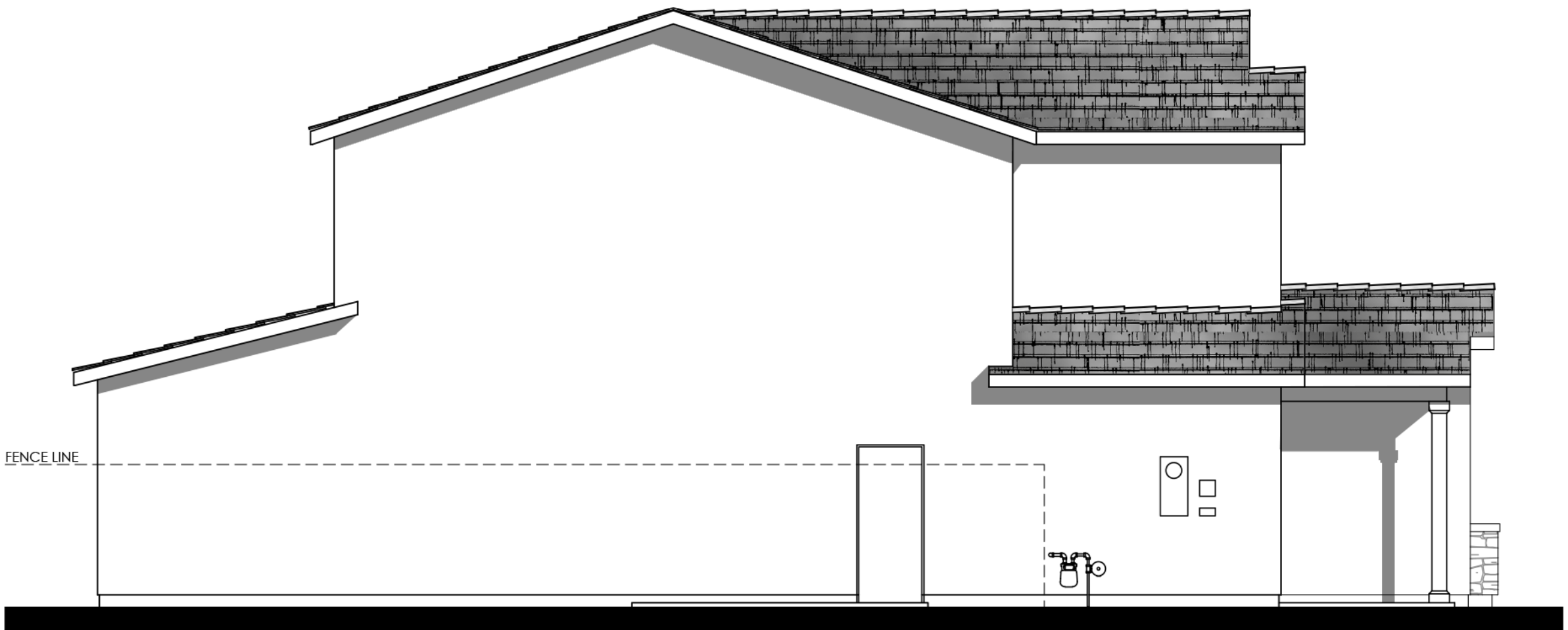
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



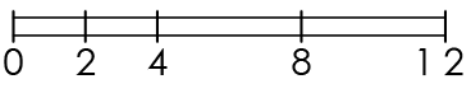
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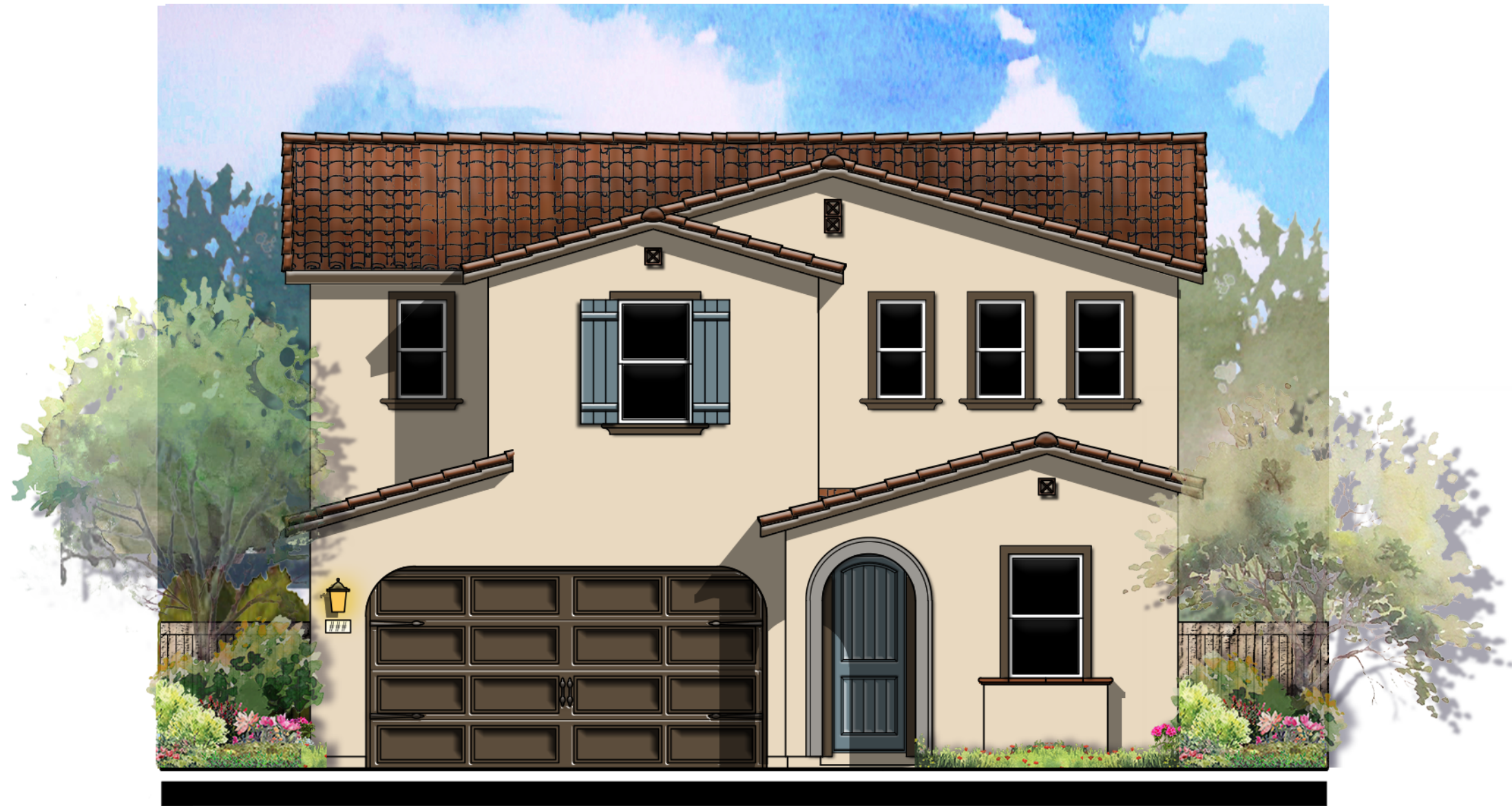
REAR



LEFT

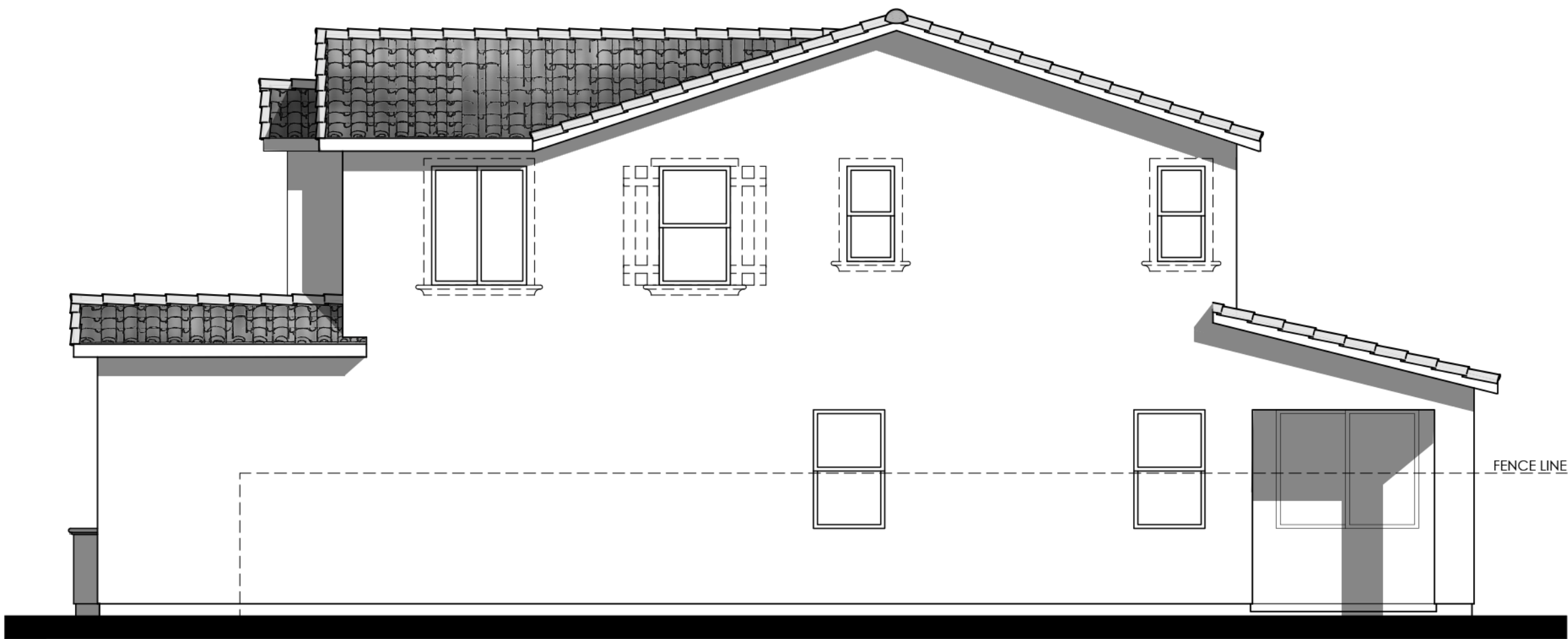
COLOR SCHEME 8
PLAN 6C (2394 "C")
FARMHOUSE ELEVATION





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

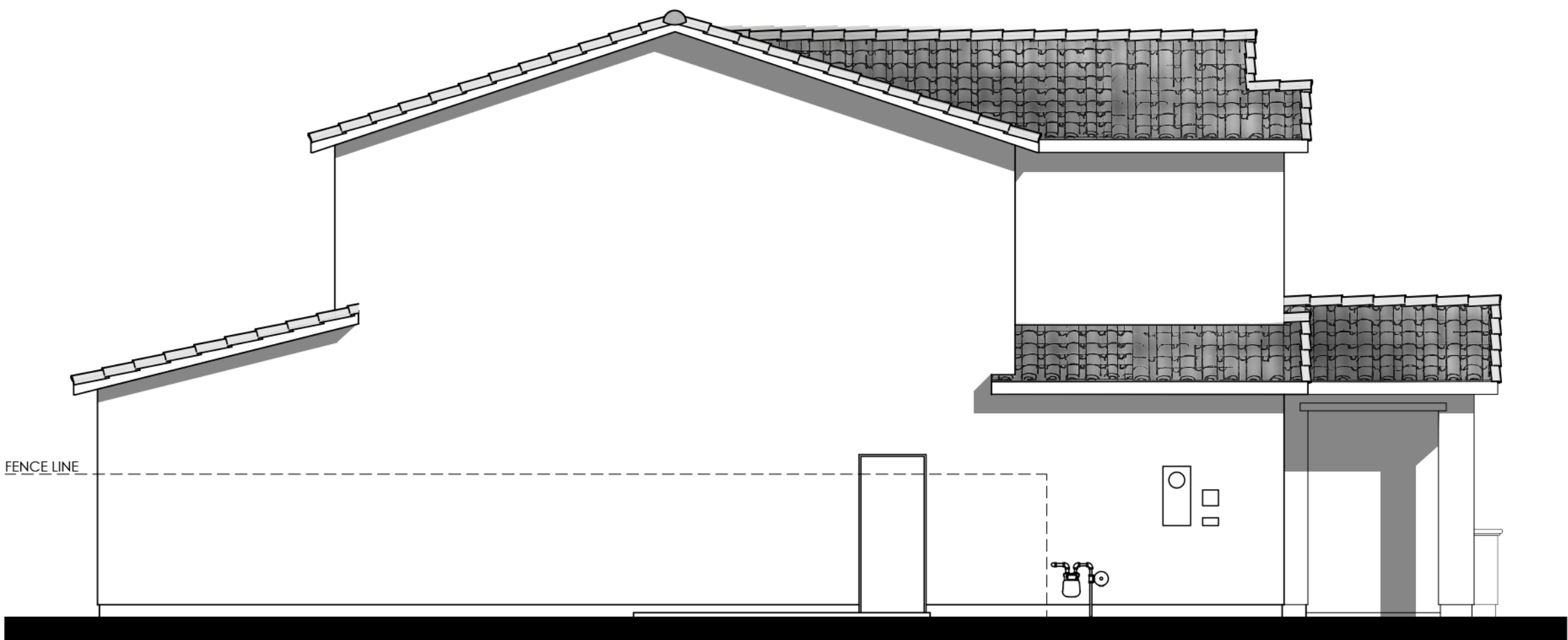
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
CORBEL:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



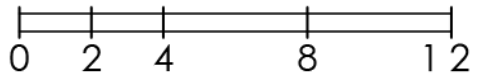
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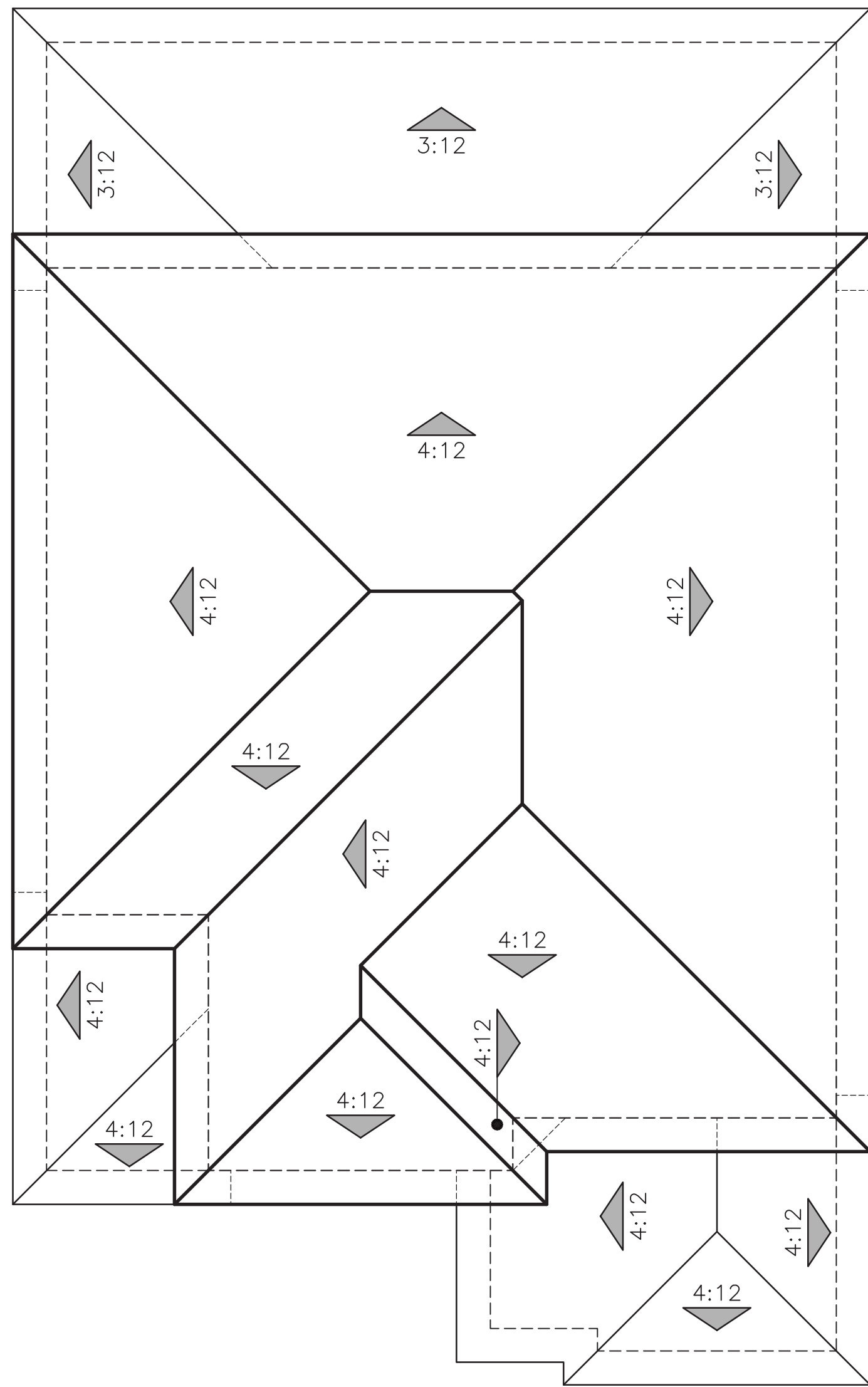
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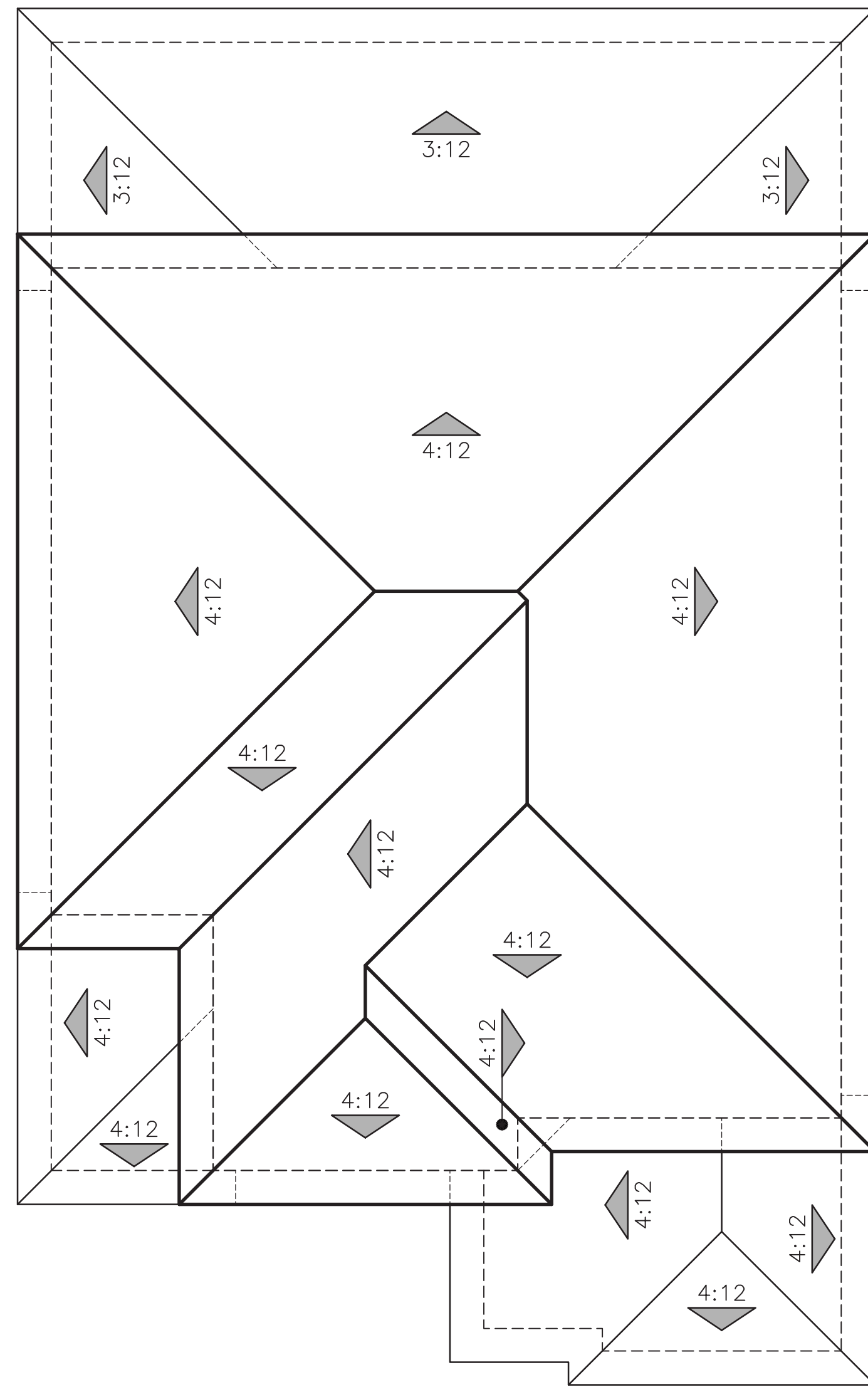
LEFT

COLOR SCHEME 11
PLAN 6D (2394 "D")
SPANISH ELEVATION

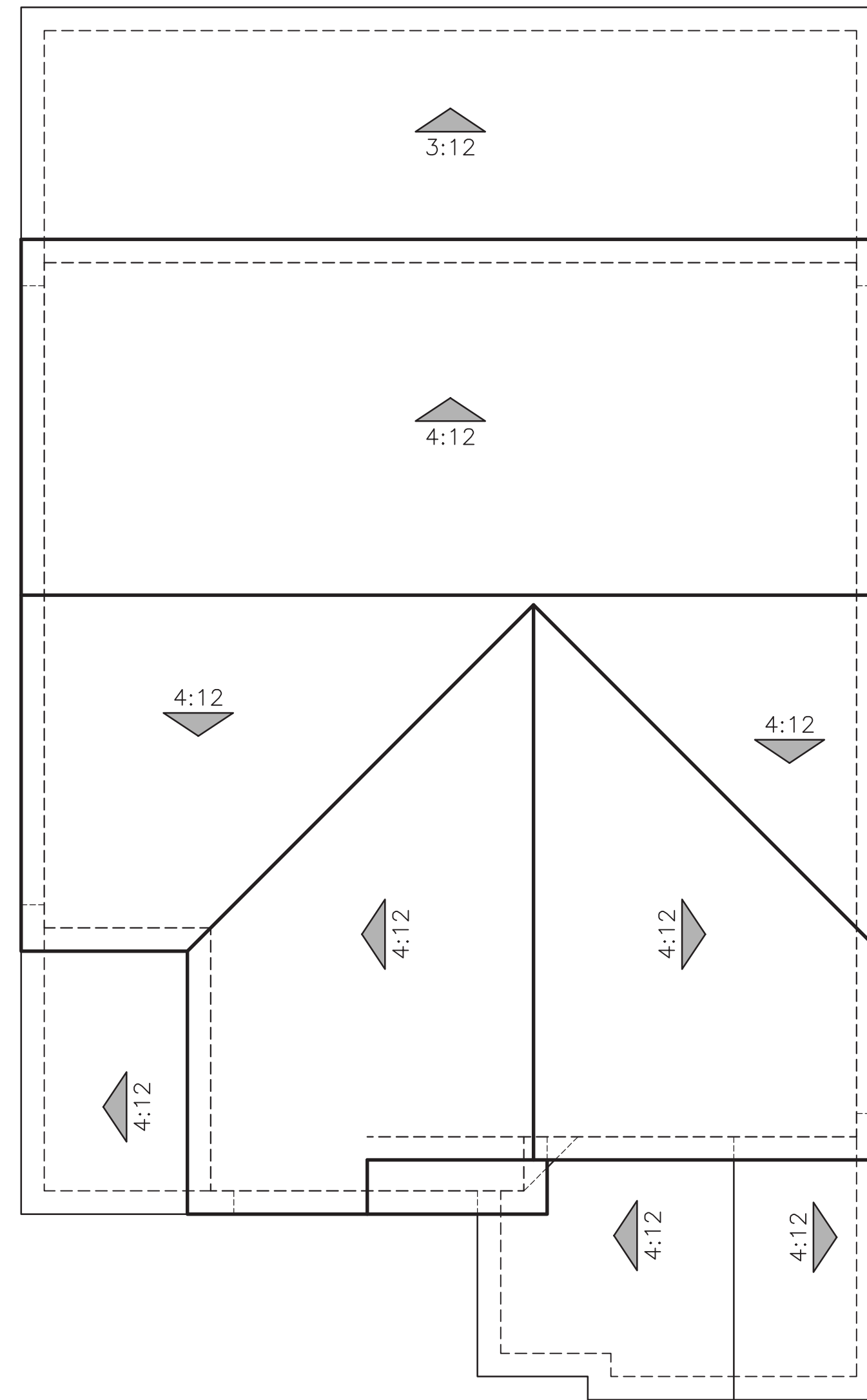




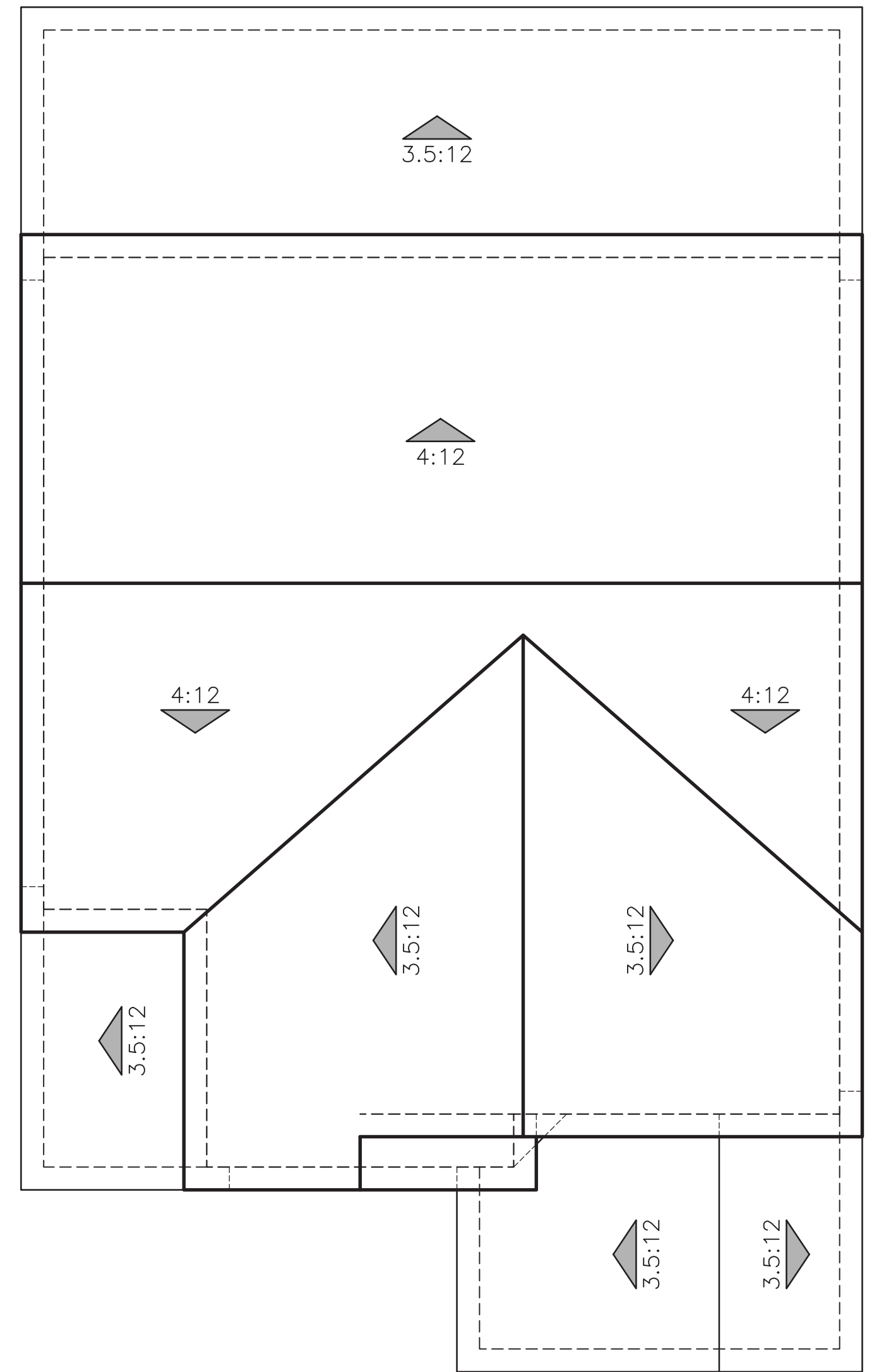
"A" ITALIAN



"B" PRAIRIE PROGRESSIVE

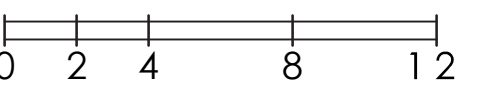


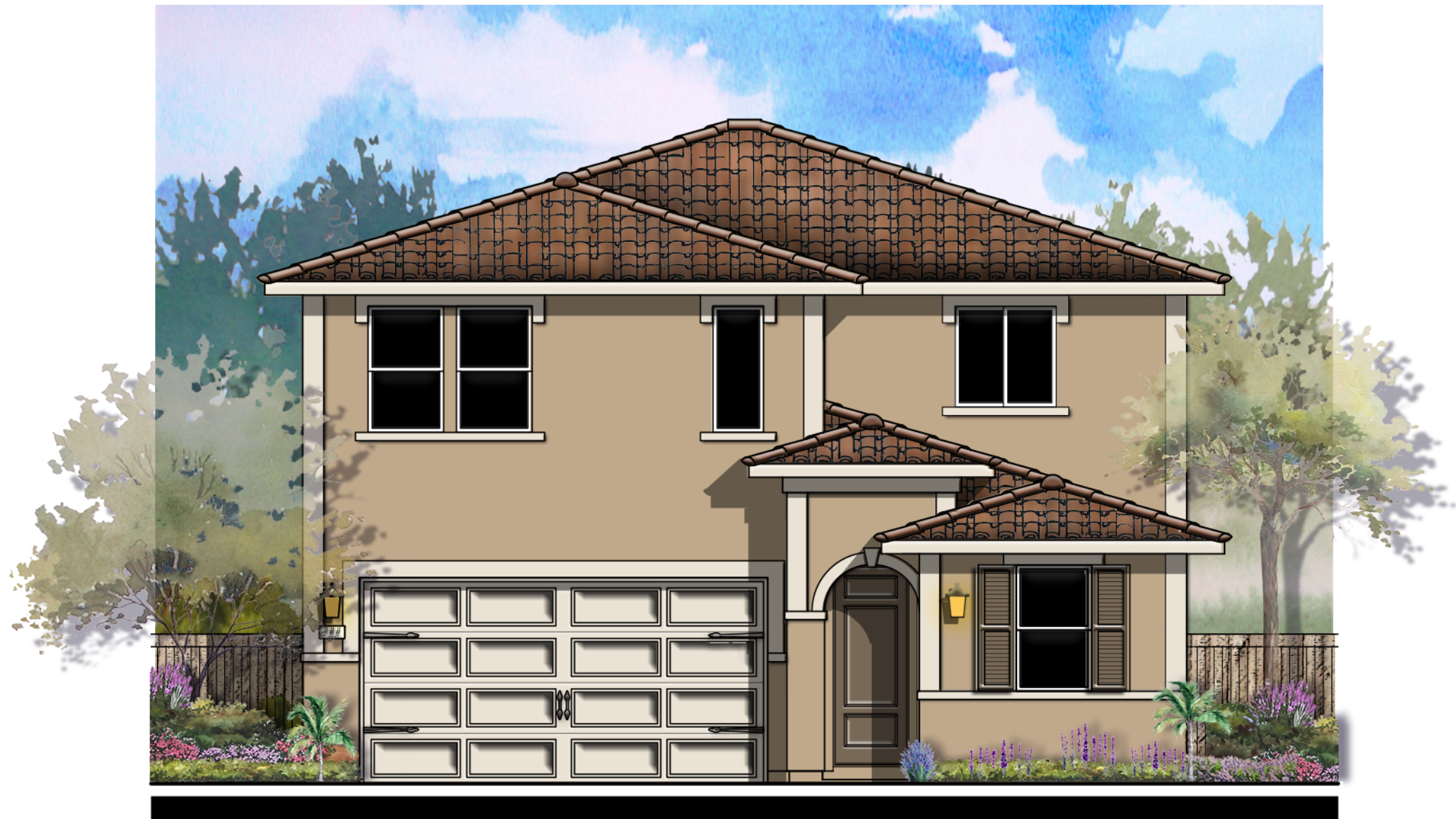
"C" FARMHOUSE



"D" SPANISH

ROOF PLANS
PLAN 6 (2394)





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"A" ITALIAN



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"B" PRAIRIE PROGRESSIVE



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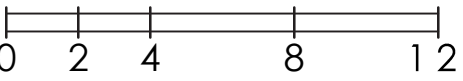
"C" FARMHOUSE

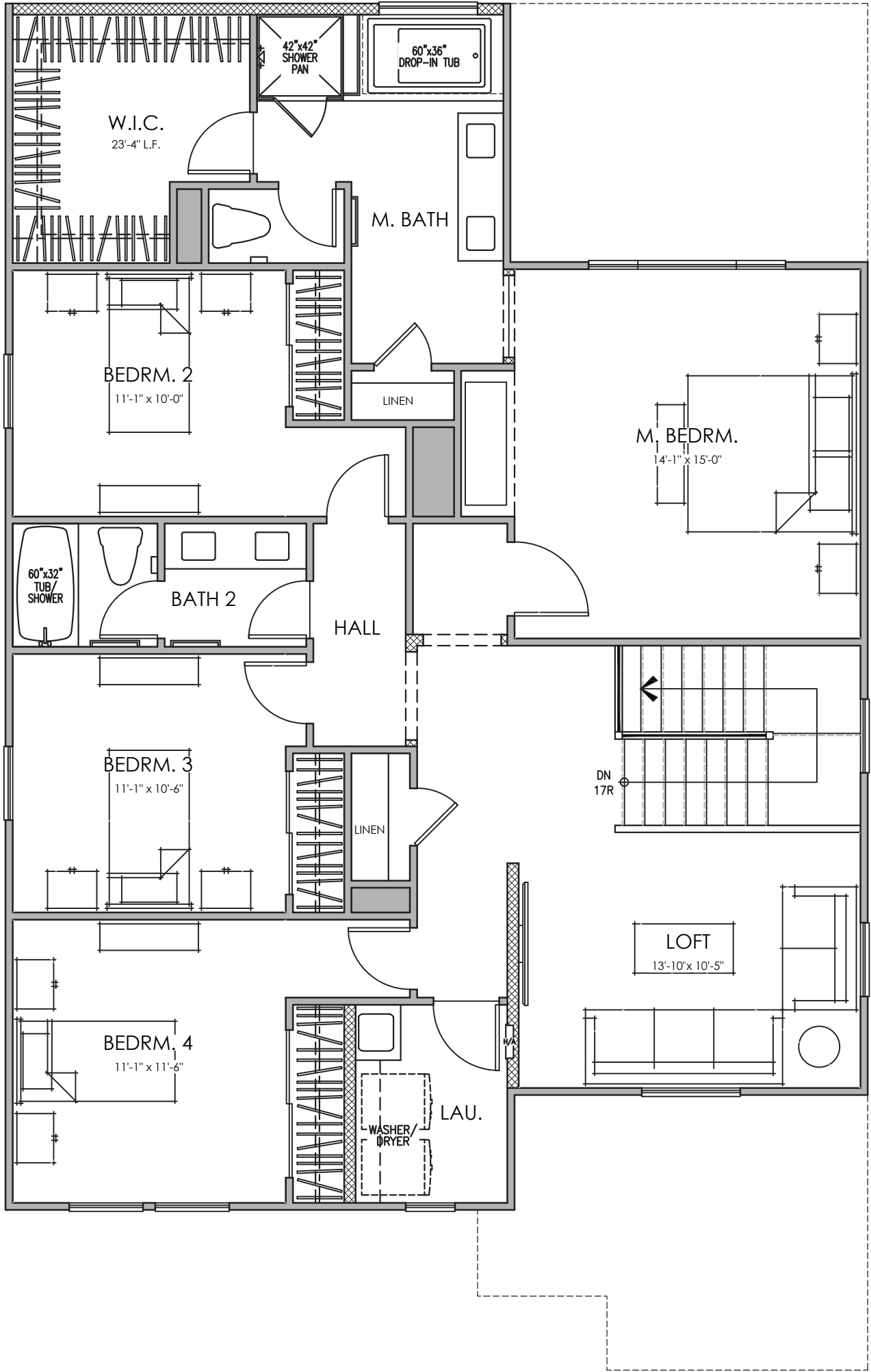


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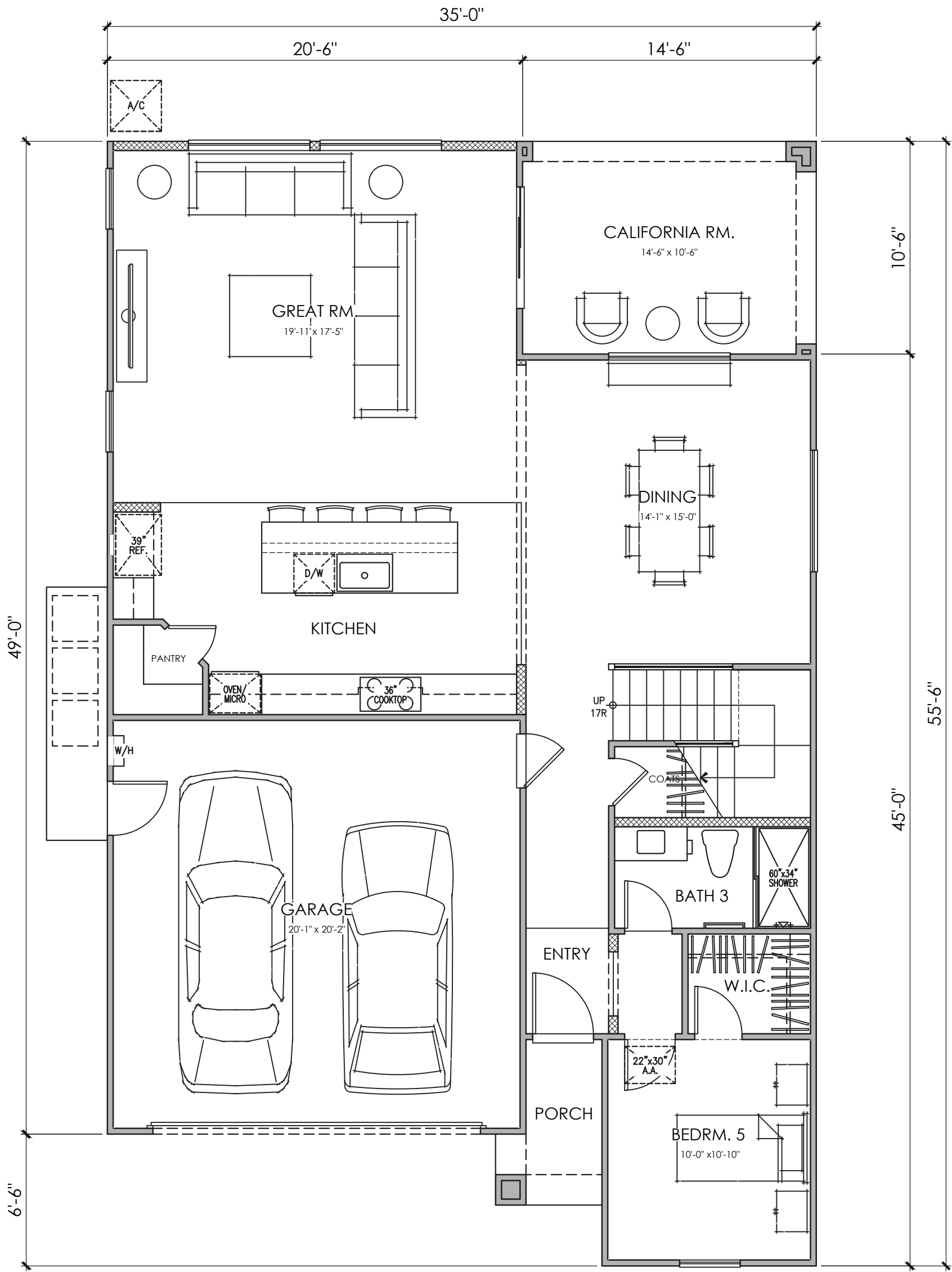
"D" SPANISH

PLAN 7 (2620)
FRONT ELEVATIONS





SECOND FLOOR PLAN

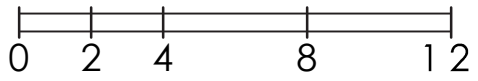


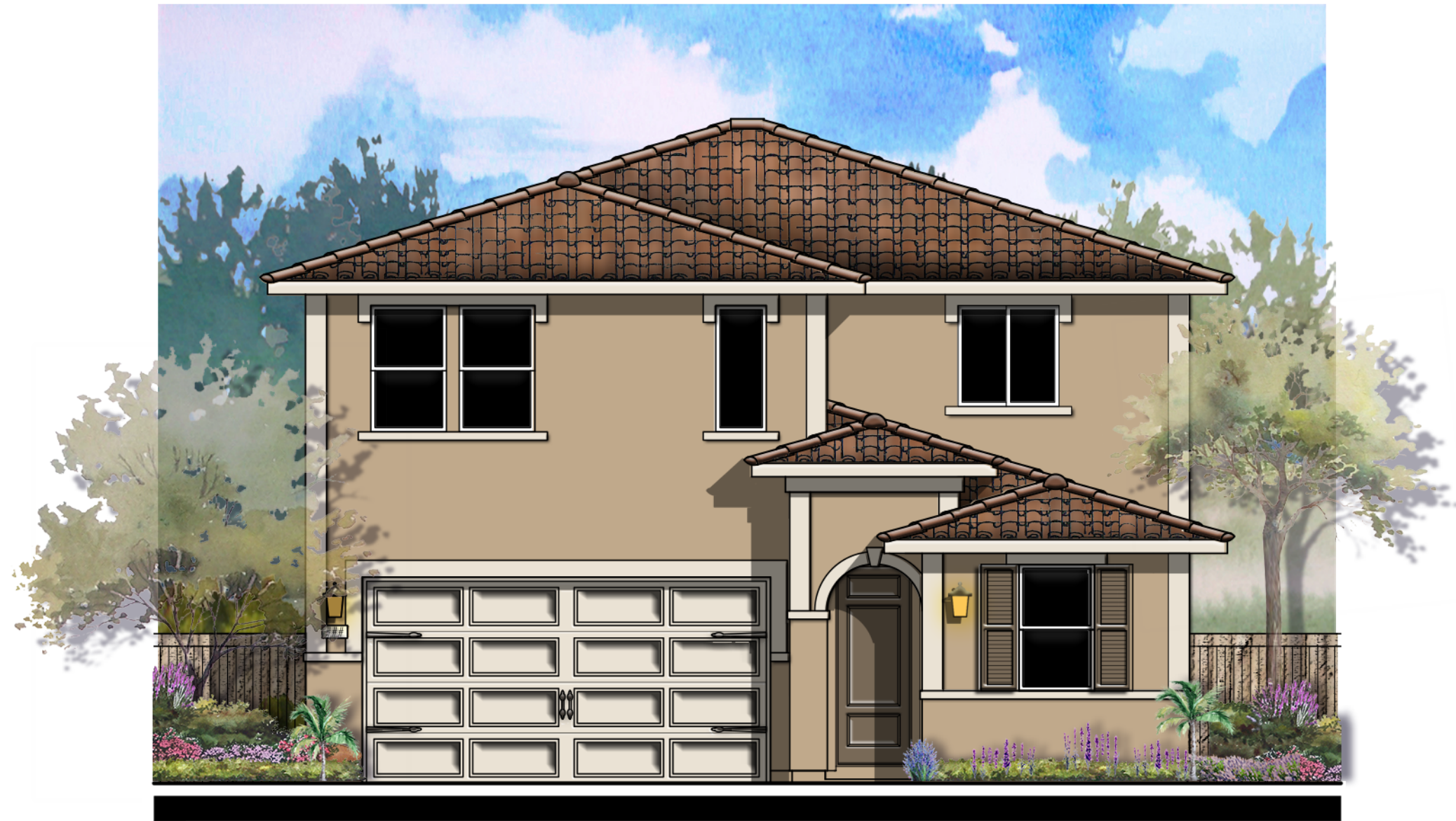
FIRST FLOOR PLAN

PLAN 7 (2620) "A"
5 BEDROOM, 3.5 BATH, LOFT

PLAN 3
AREA TABULATION

CONDITIONED SPACE		
FIRST FLOOR AREA	1,197	SQ. FT.
SECOND FLOOR AREA	1,423	SQ. FT.
TOTAL DWELLING	2,620	SQ. FT.
UNCONDITIONED SPACE		
GARAGE	417	SQ. FT.
PORCH "A"	36	SQ. FT.
PORCH "B"	36	SQ. FT.
PORCH "C"	52	SQ. FT.
PORCH "D"	36	SQ. FT.
CALIFORNIA ROOM	152	SQ. FT.





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FRONT

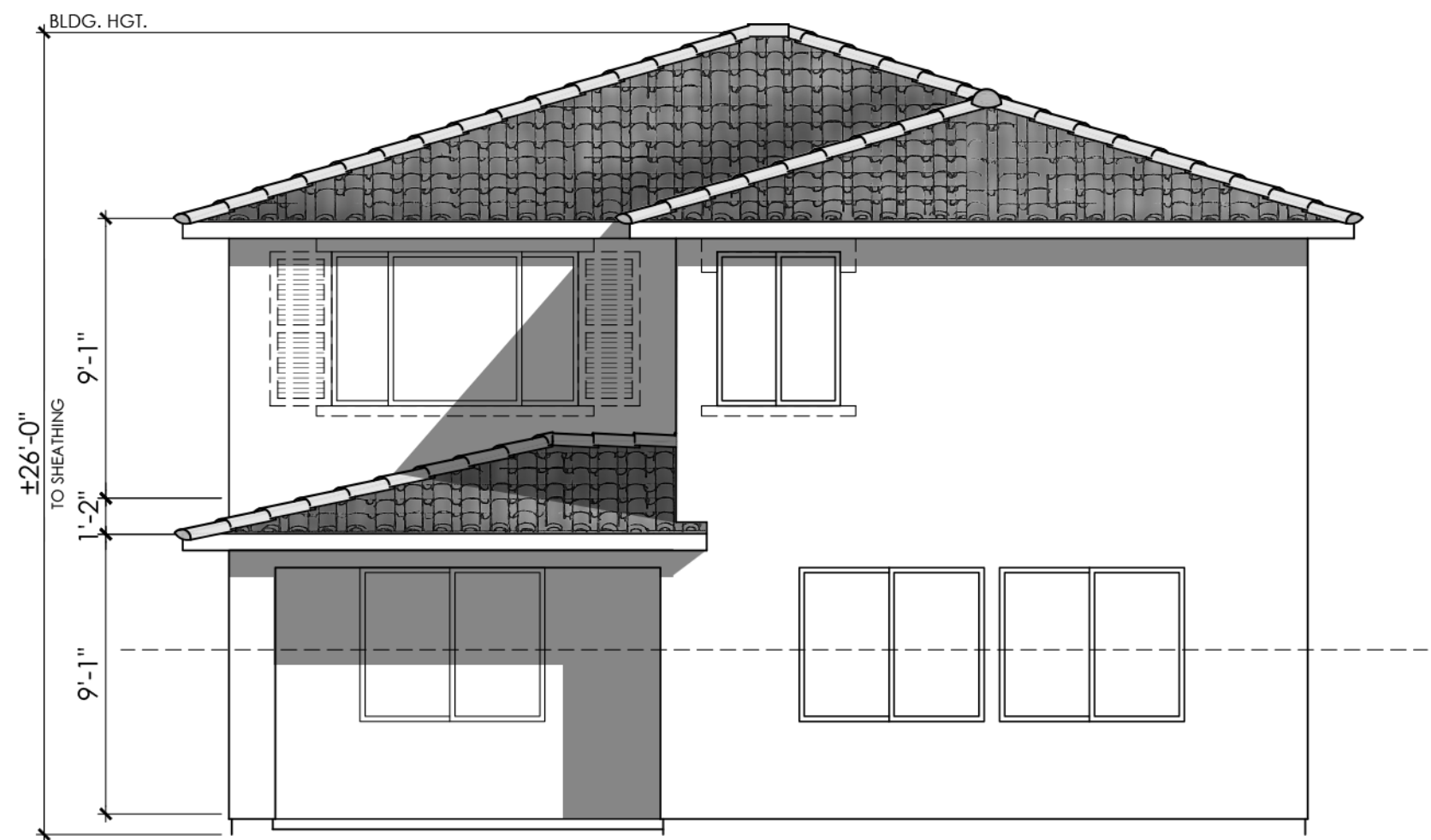


Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

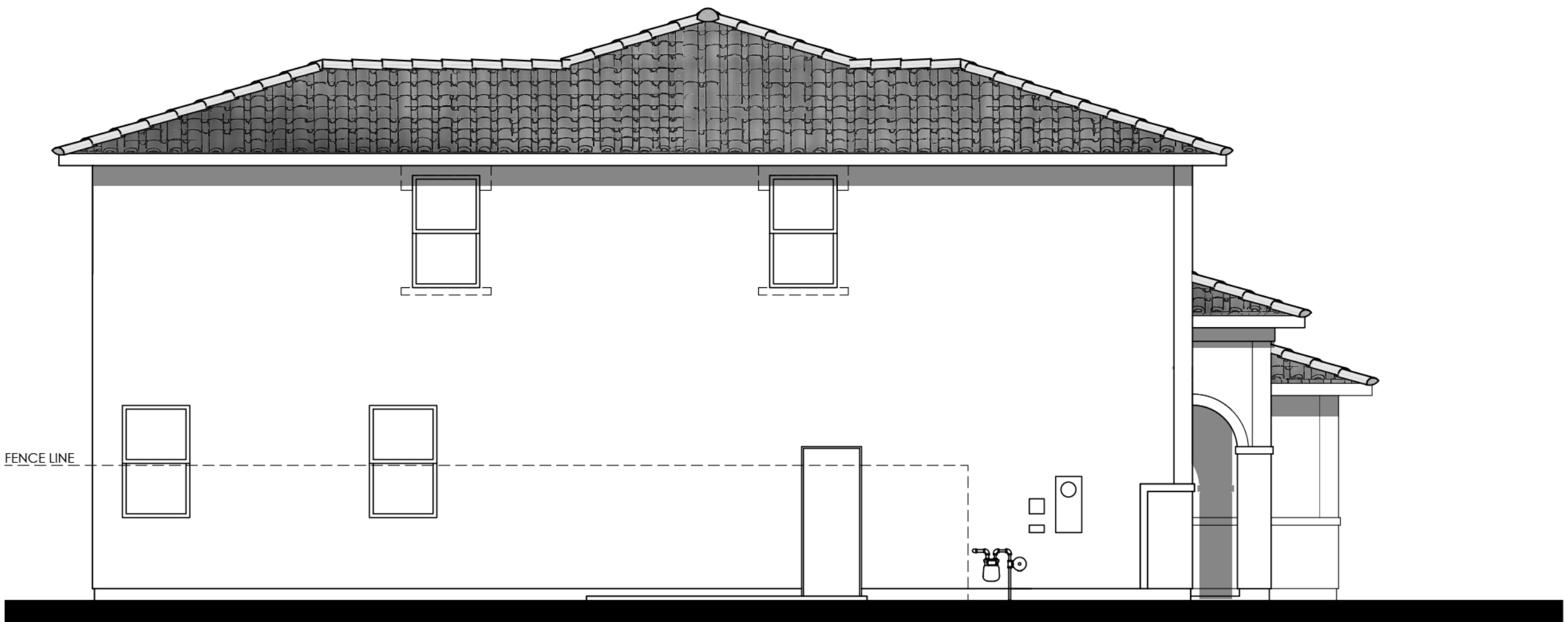
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

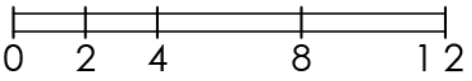
REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

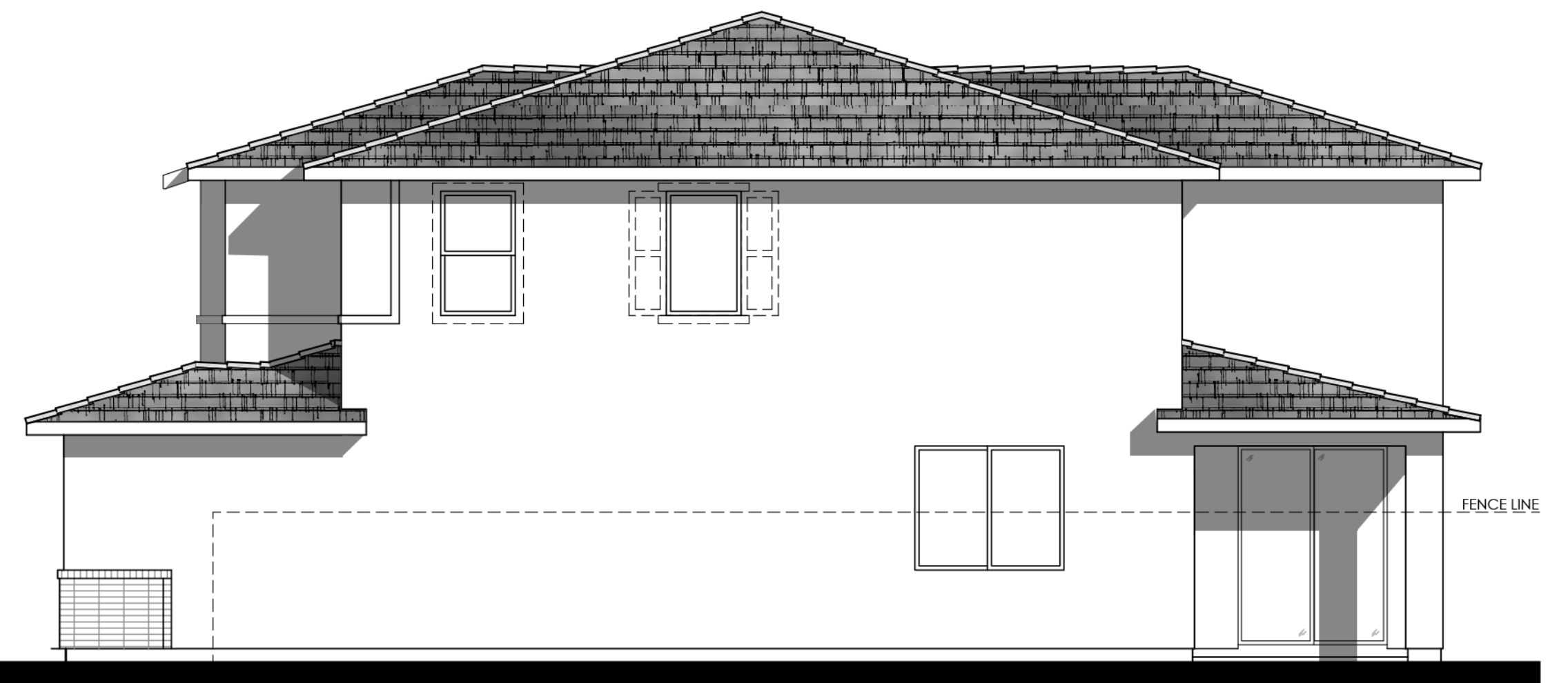
COLOR SCHEME 3
PLAN 7A (2620 "A")
ITALIAN ELEVATION





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

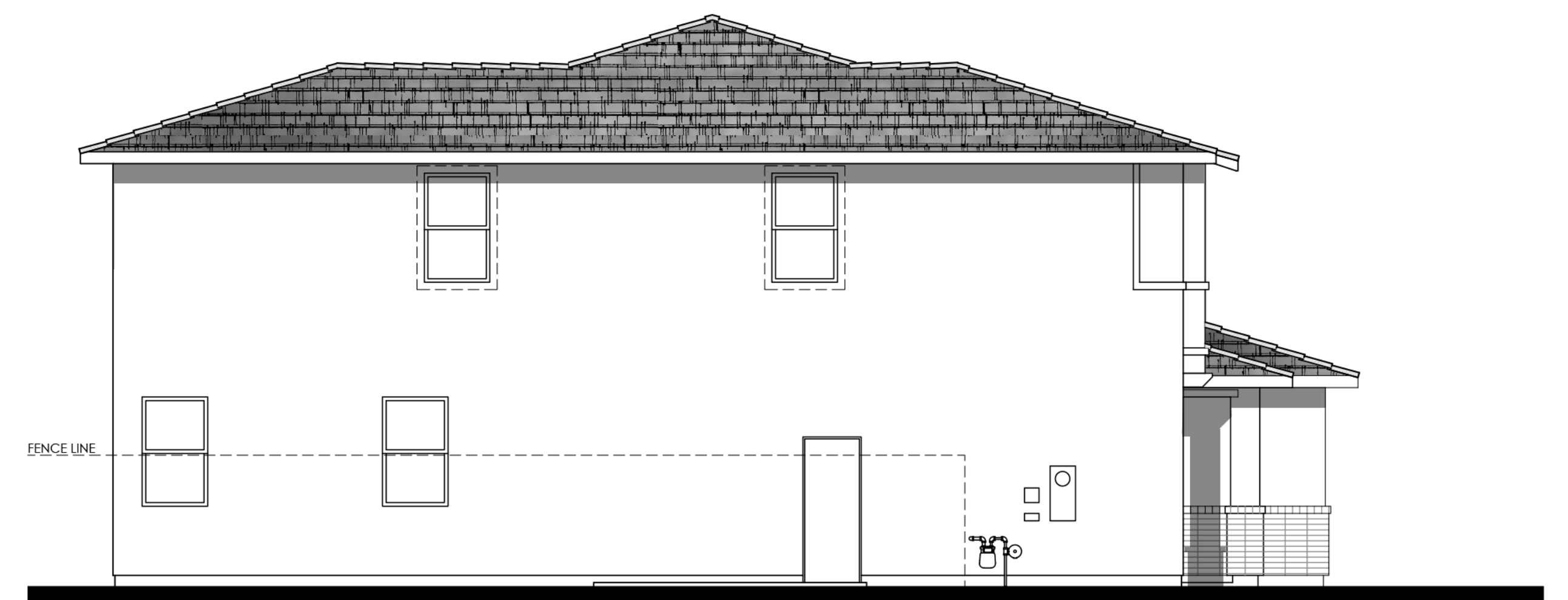
MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL
WINDOW BOX:	SIMULATED WOOD
CORBEL:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
WAINSCOT:	BRICK VENEER
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

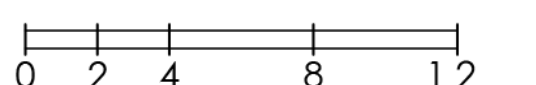
REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

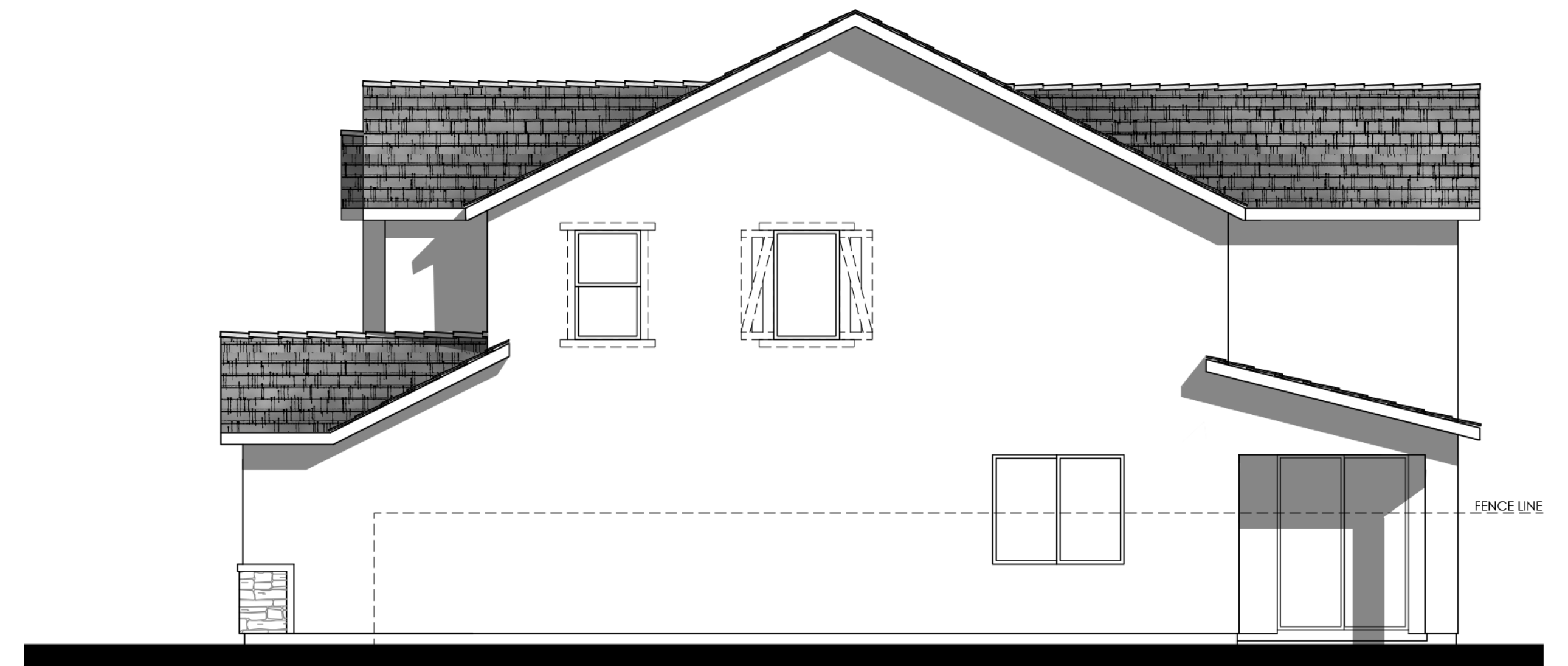
COLOR SCHEME 6
PLAN 7B (2620 "B")
 PRAIRIE PROGRESSIVE ELEVATION





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

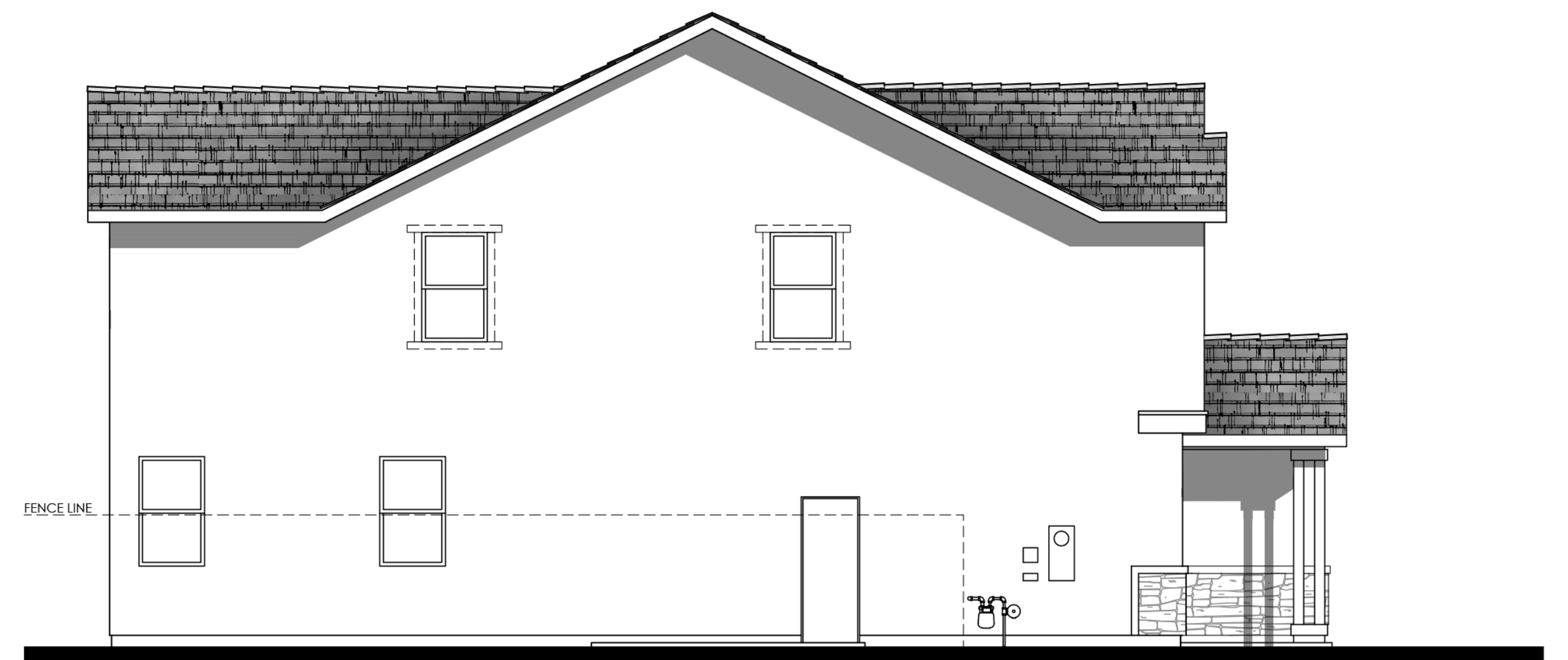
MATERIALS LEGEND

(WHERE OCCURS)	
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



Items shown dashed shall occur at lots requiring enhancements, see site.

REAR

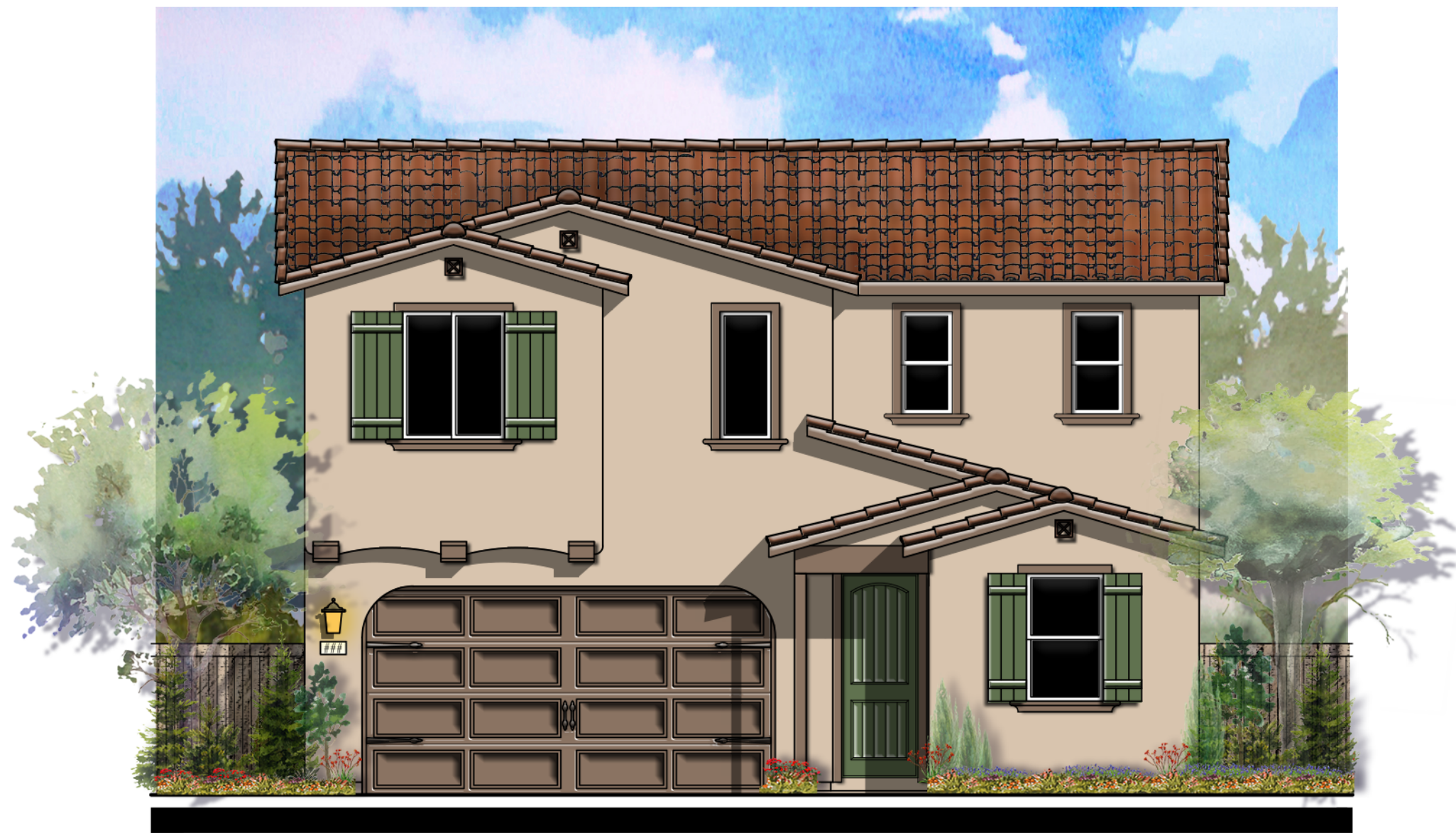


Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

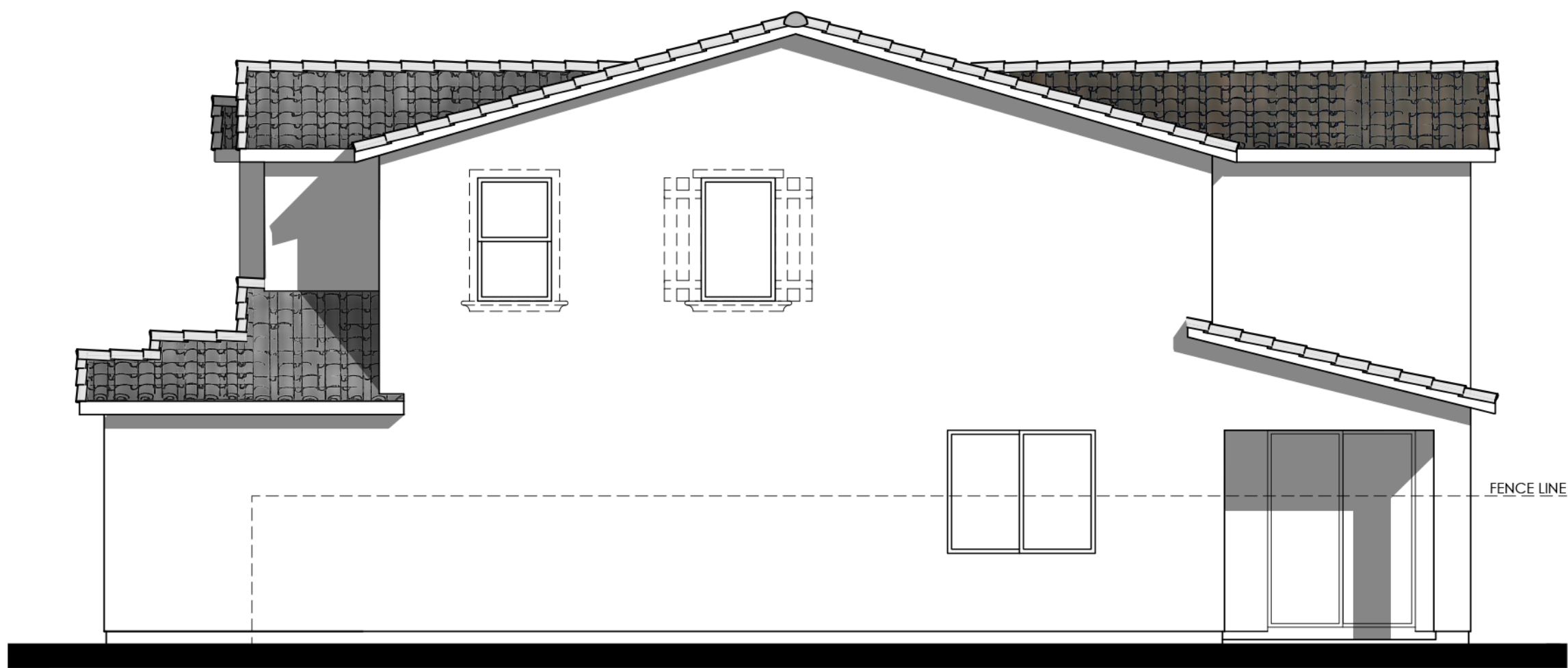
COLOR SCHEME 9
PLAN 7C (2620 "C")
FARMHOUSE ELEVATION

0 2 4 8 12



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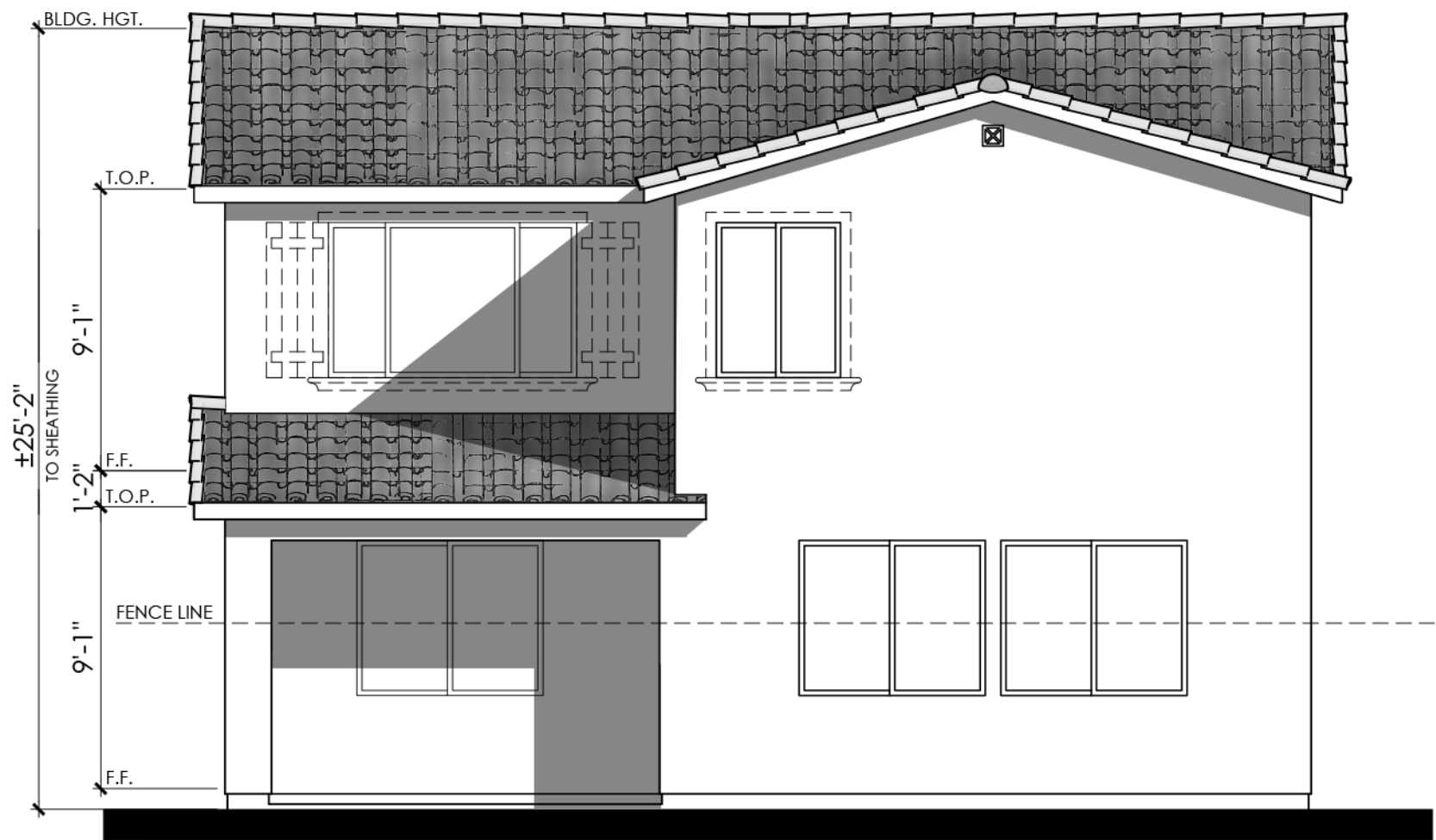
FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

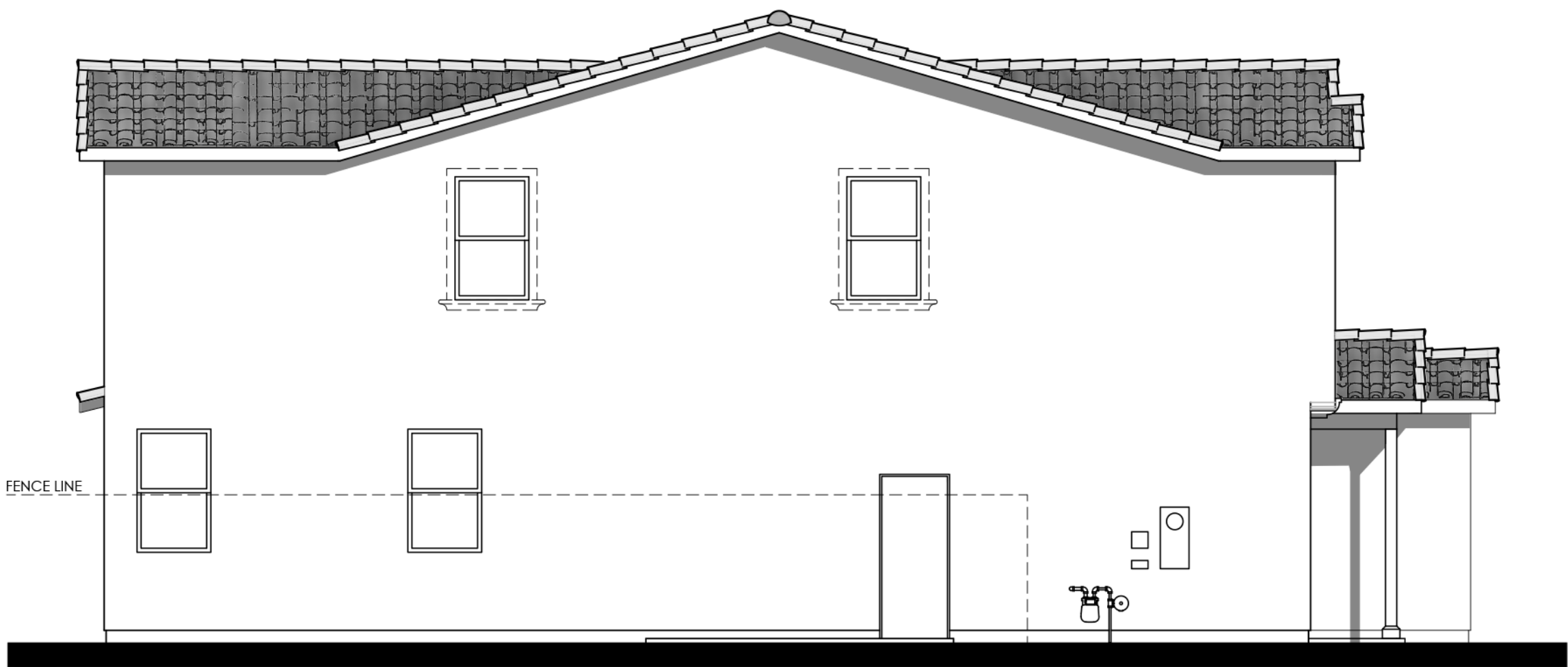
RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: GUTTER
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - CORBEL: SIMULATED WOOD
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

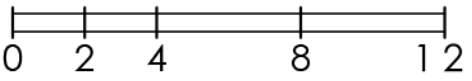
REAR

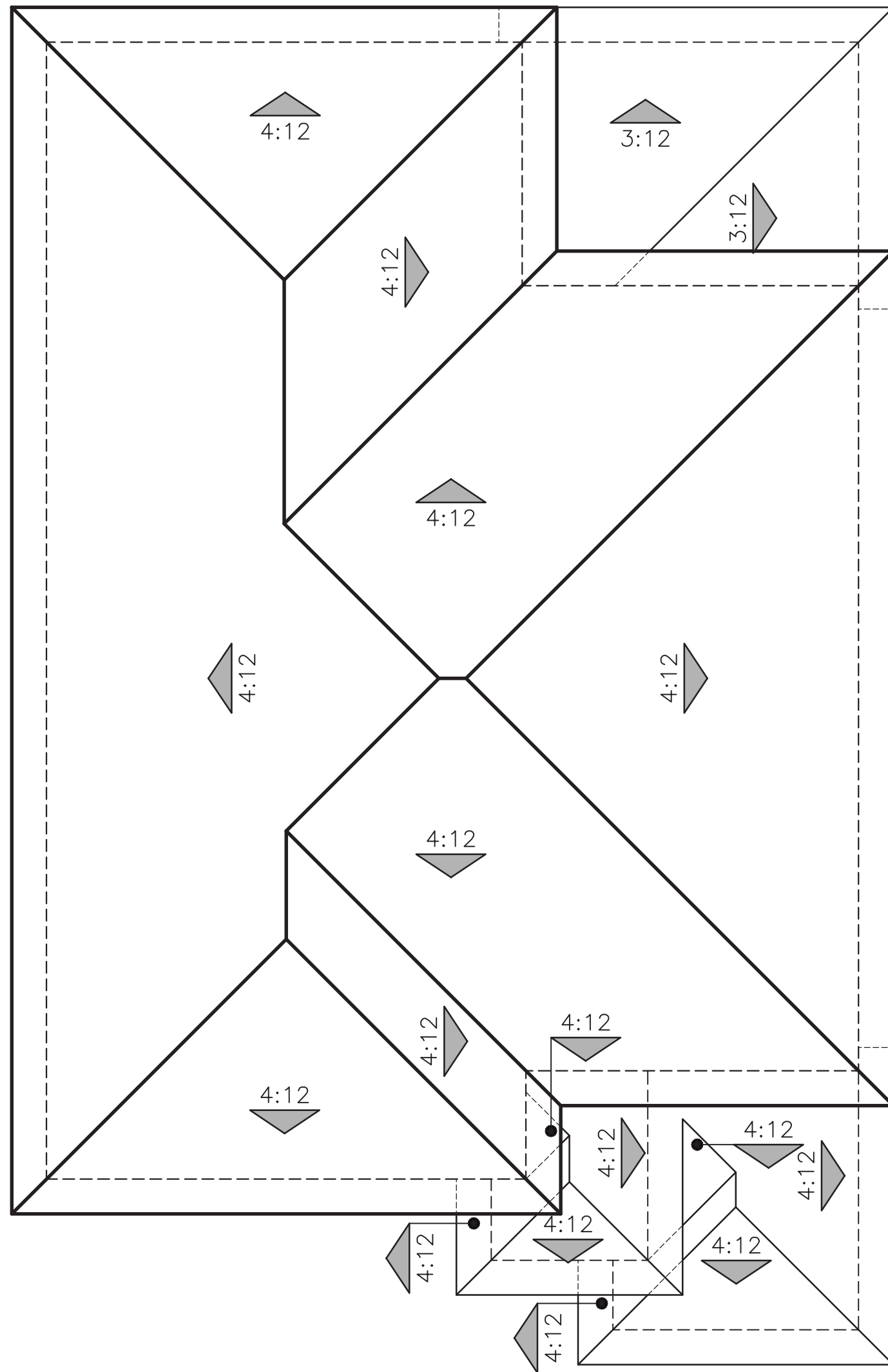


Items shown dashed shall occur at lots requiring enhancements, see site.

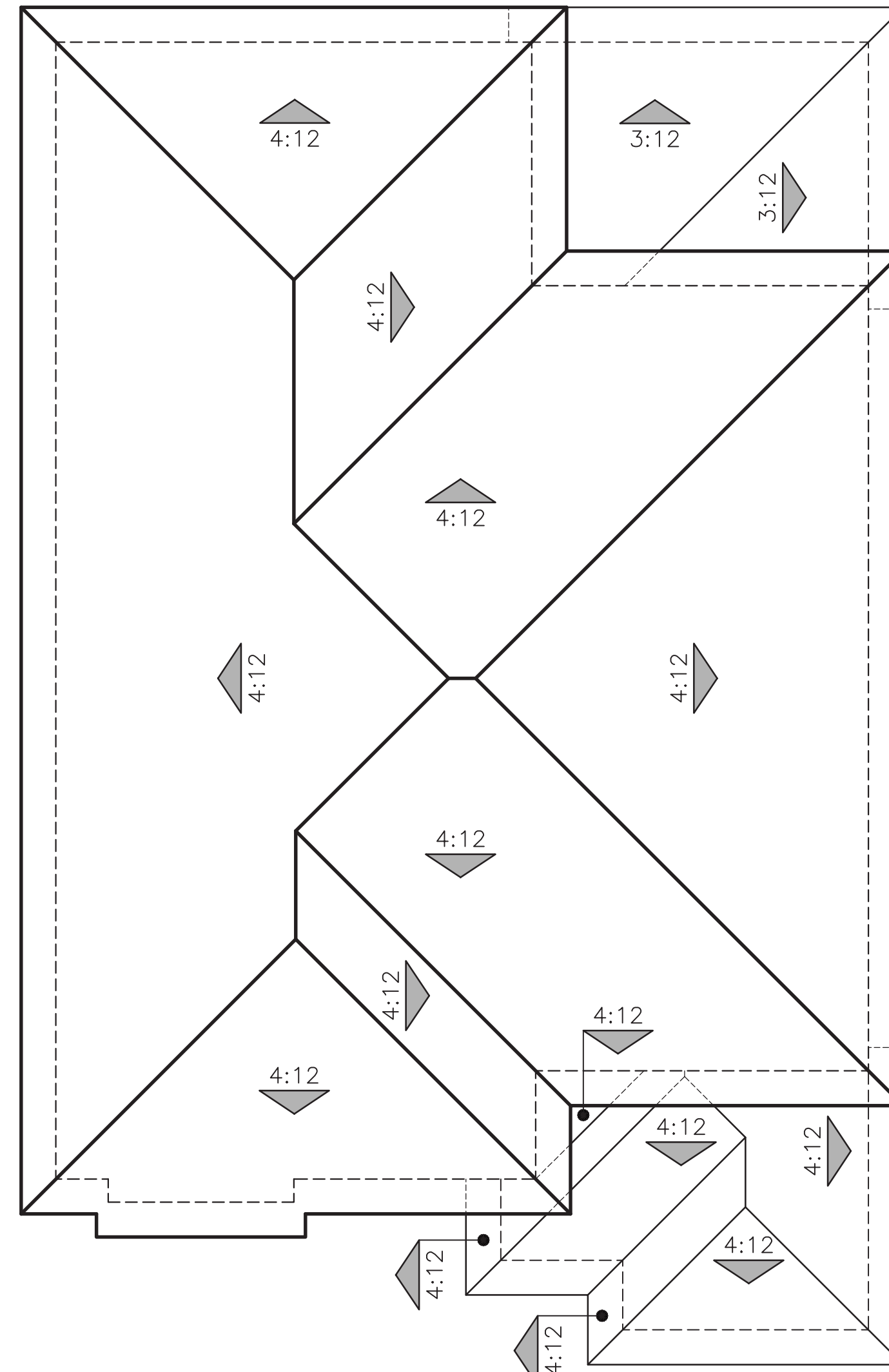
LEFT

COLOR SCHEME 12
PLAN 7D (2620 "D")
SPANISH ELEVATION

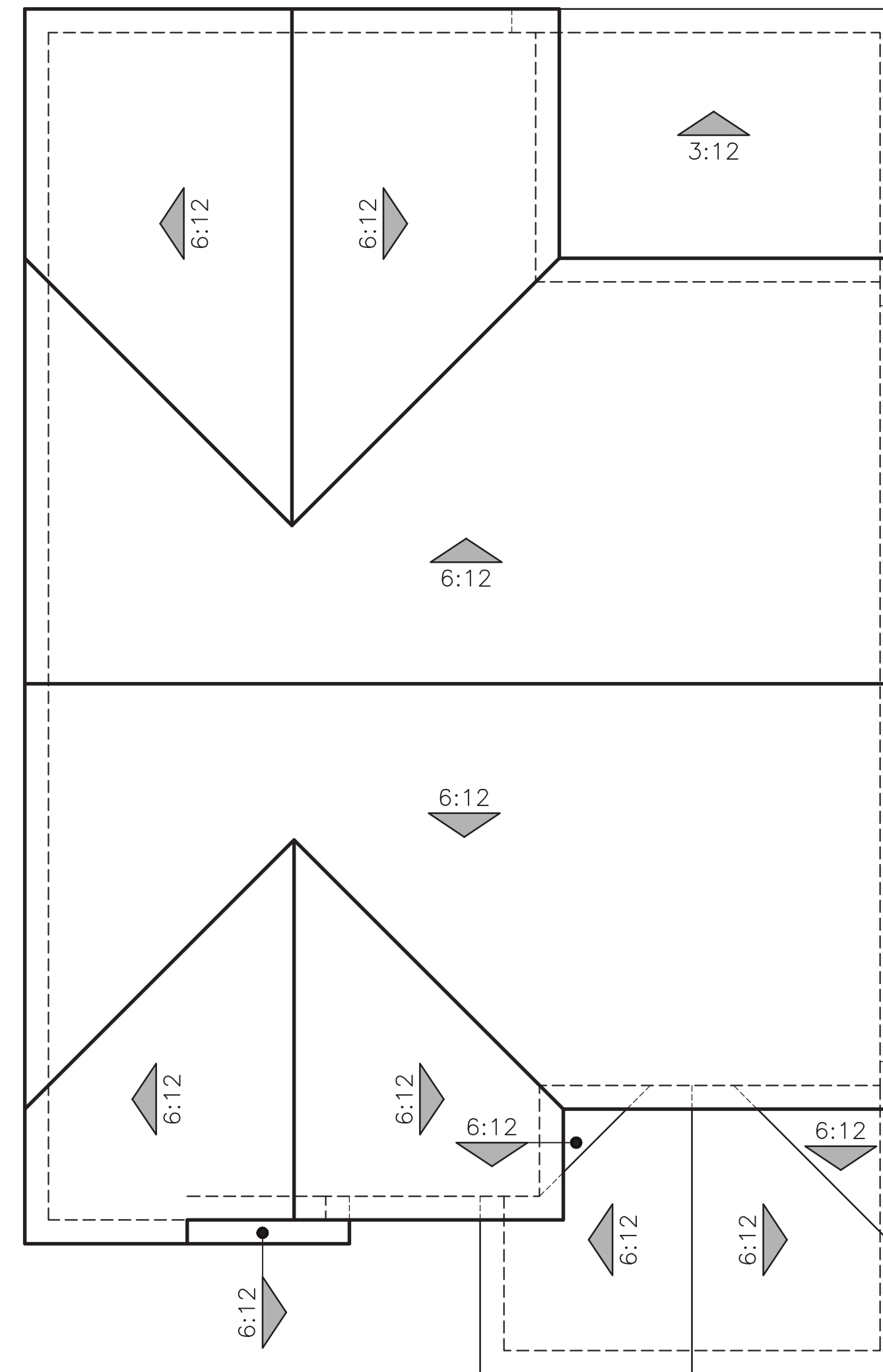




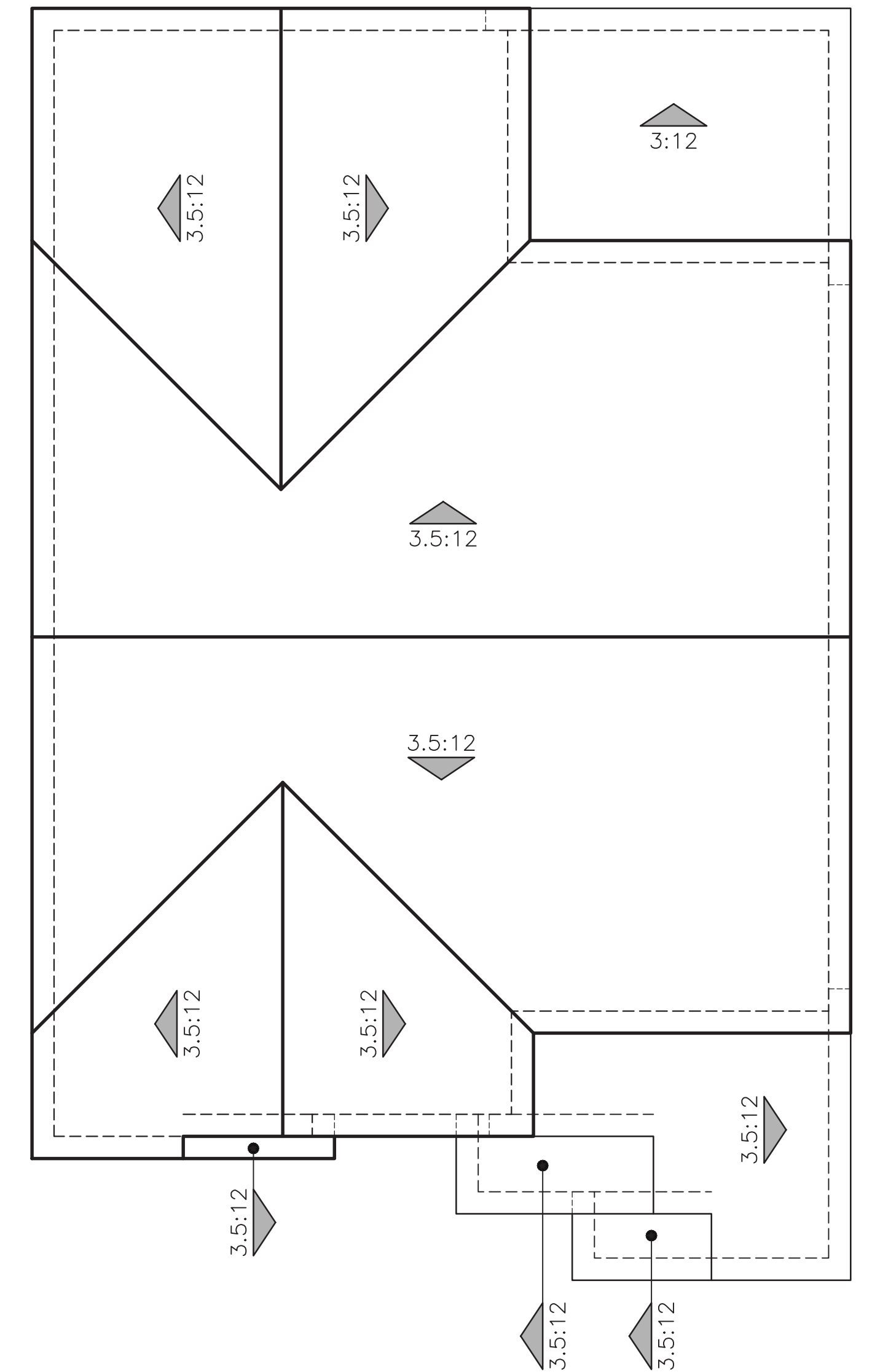
"A" ITALIAN



"B" PRAIRIE PROGRESSIVE

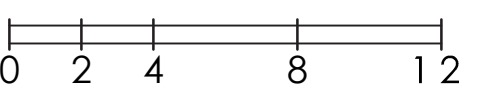


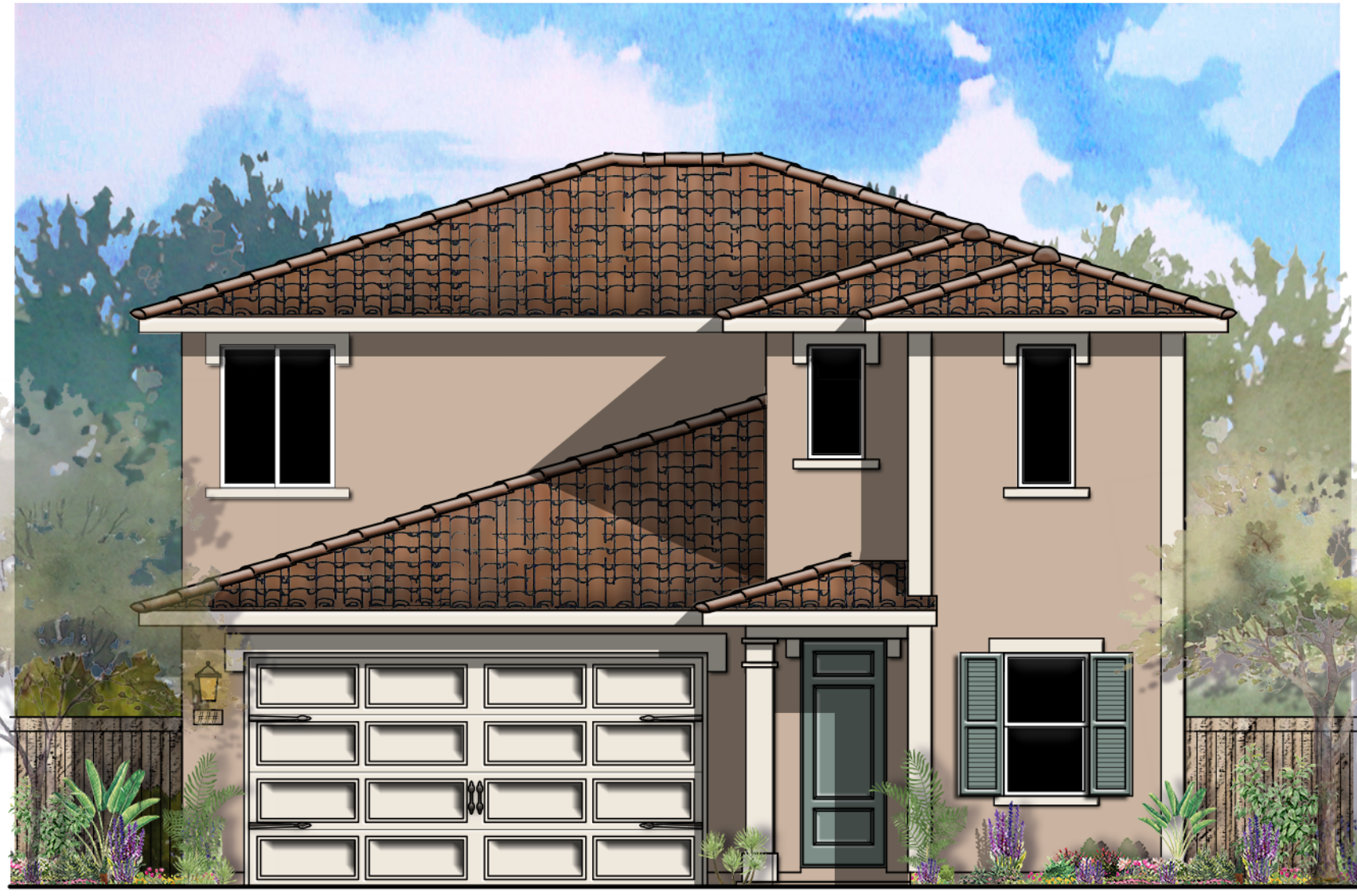
"C" FARMHOUSE



"D" SPANISH

ROOF PLANS
PLAN 7 (2620)





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"A" ITALIAN



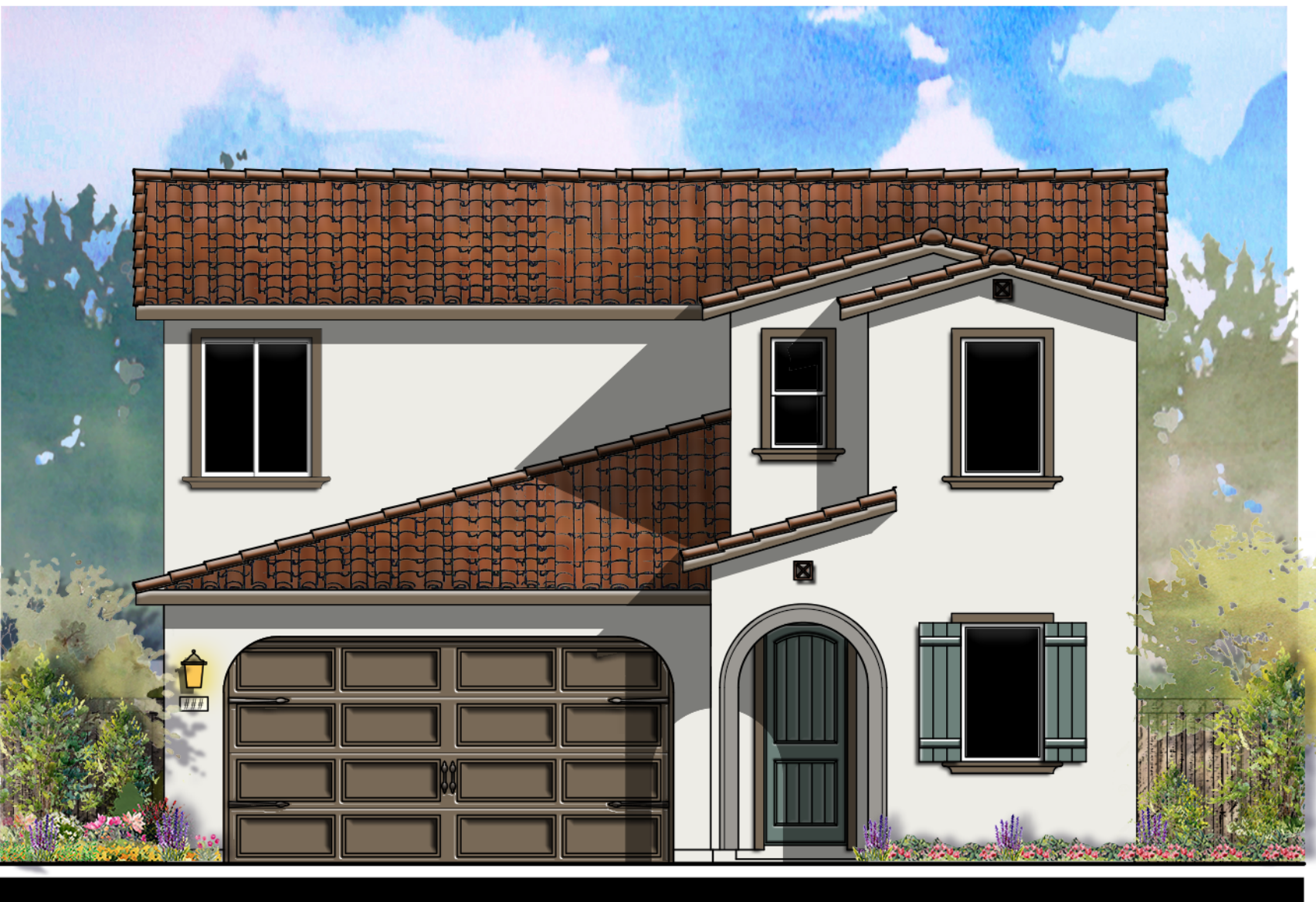
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"B" PRAIRIE PROGRESSIVE



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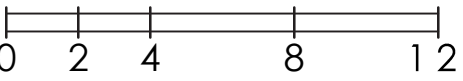
"C" FARMHOUSE

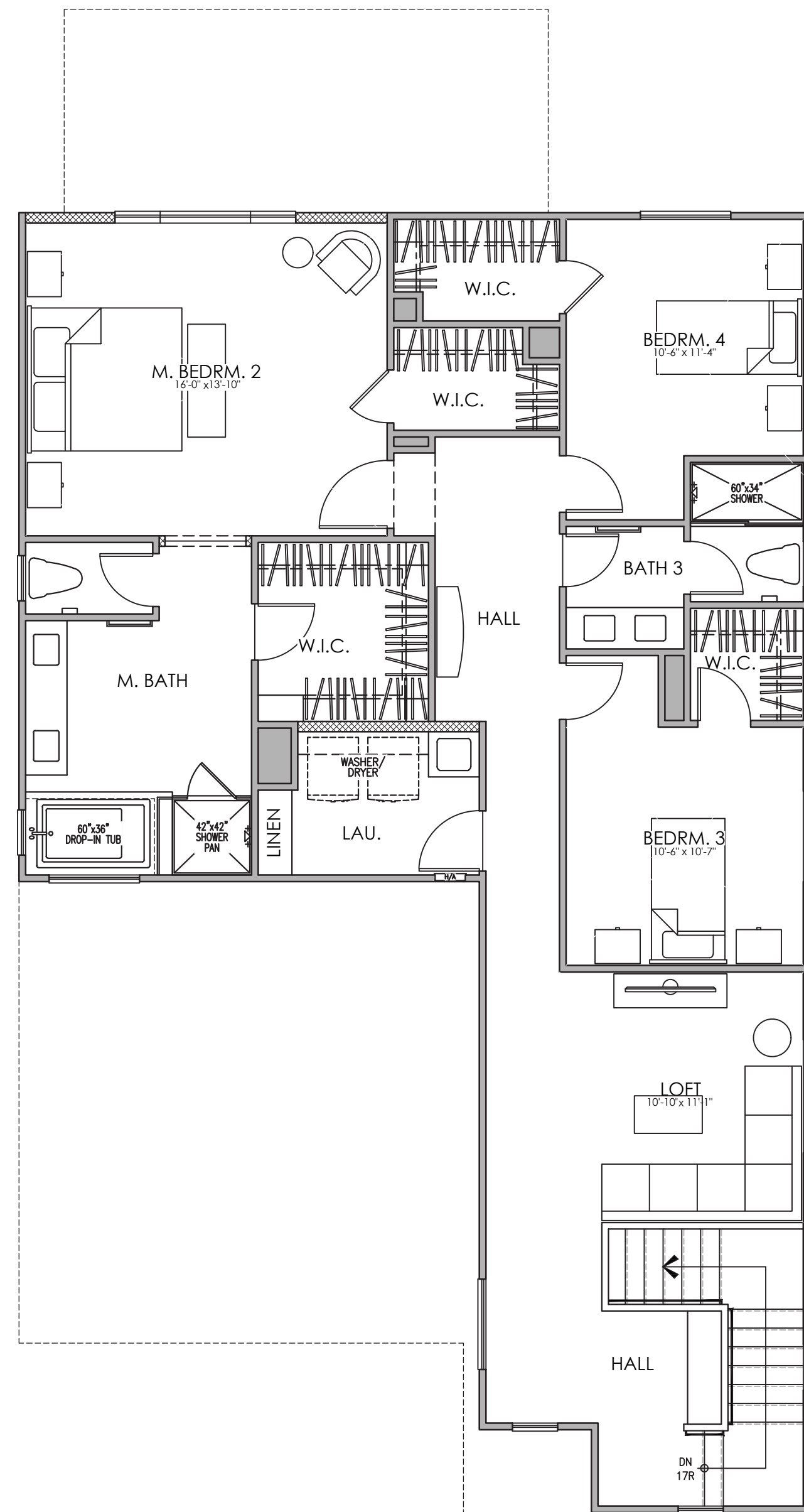


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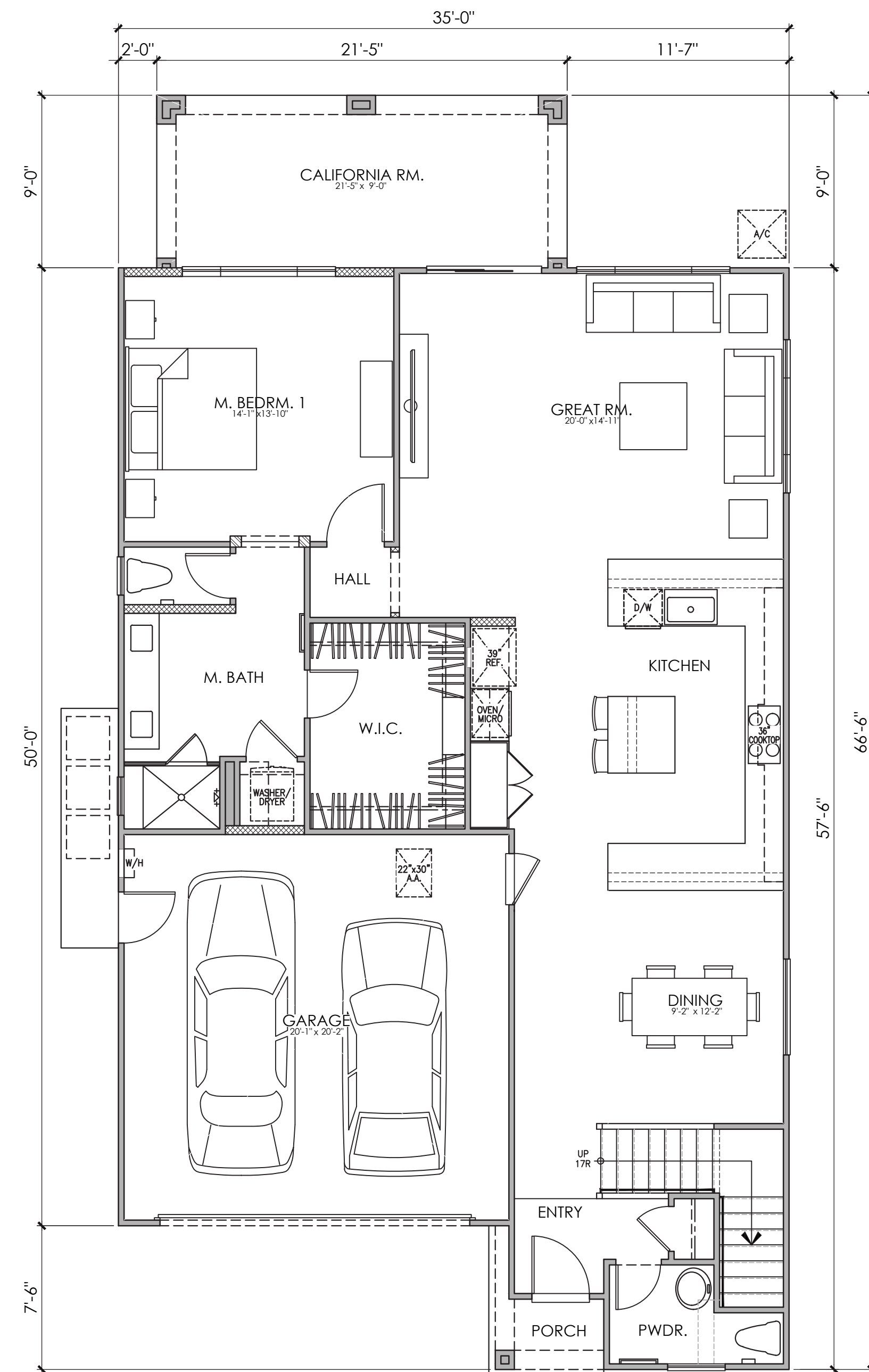
"D" SPANISH

PLAN 8 (2786)
FRONT ELEVATIONS





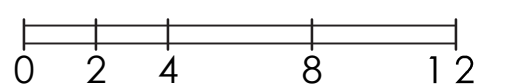
SECOND FLOOR PLAN

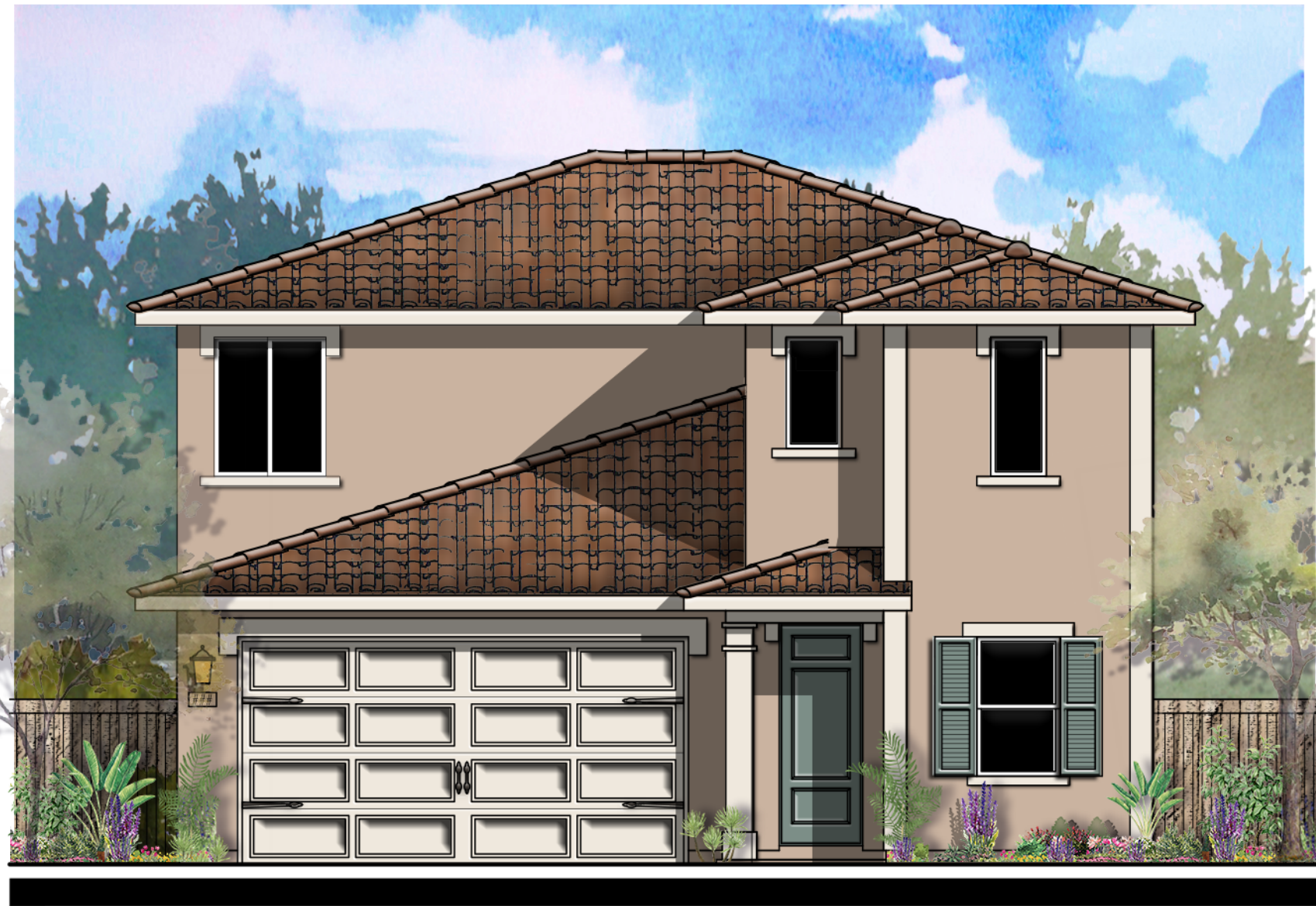


FIRST FLOOR PLAN

PLAN 8 (2786) "A"
4 BEDROOM, 3.5 BATH, LOFT

PLAN 4 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1425 SQ. FT.
SECOND FLOOR AREA	1361 SQ. FT.
TOTAL DWELLING	2786 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH "A"	21 SQ. FT.
PORCH "B"	23 SQ. FT.
PORCH "C"	16 SQ. FT.
PORCH "D"	21 SQ. FT.
CALIFORNIA ROOM	192 SQ. FT.





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

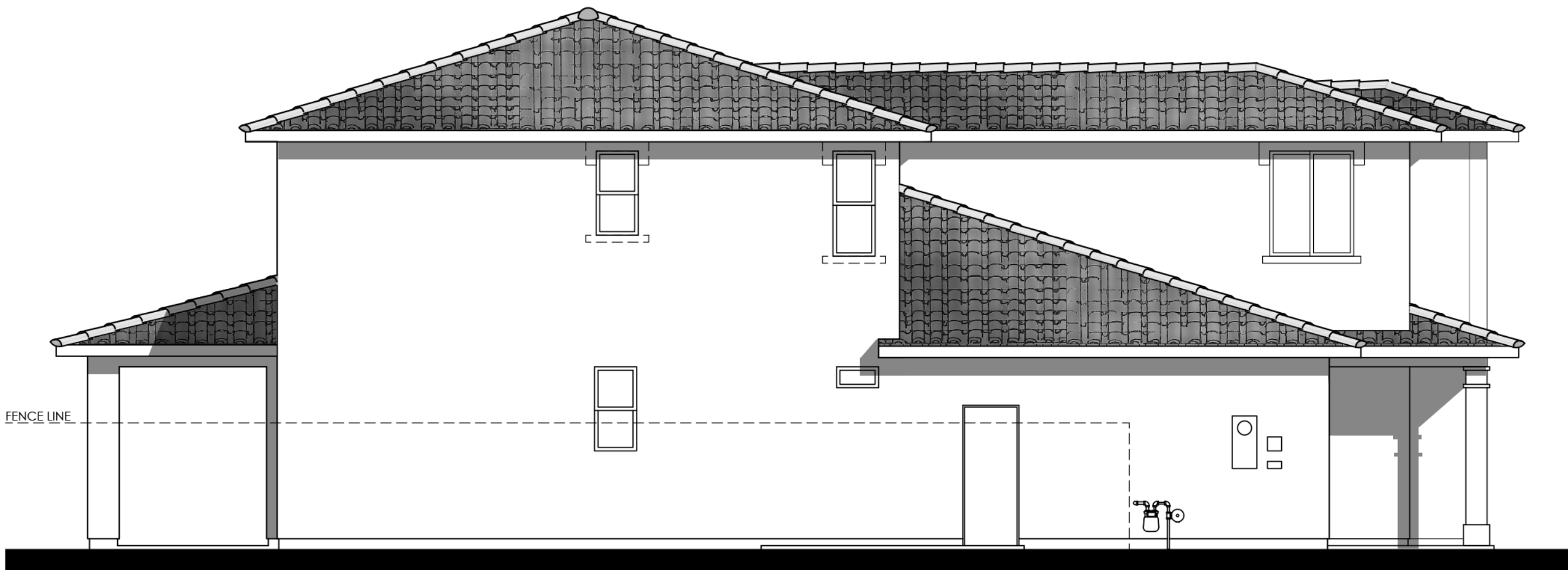
RIGHT

- MATERIALS LEGEND**
(WHERE OCCURS)
- | | |
|--------------|-------------------------------|
| FRONT DOOR: | FIBERGLASS |
| GARAGE DOOR: | METAL SECTIONAL |
| ROOF: | CONCRETE LOW PROFILE "S" TILE |
| FASCIA: | GUTTER |
| BARGE: | 2x6 WOOD |
| WALL: | STUCCO |
| WINDOWS: | VINYL W/ GRIDS |
| SHUTTERS: | SIMULATED WOOD |
| TRIM: | STUCCO OVER RIGID FOAM |



Items shown dashed shall occur at lots requiring enhancements, see site.

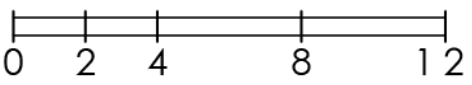
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Items shown dashed shall occur at lots requiring enhancements, see site.

LEFT

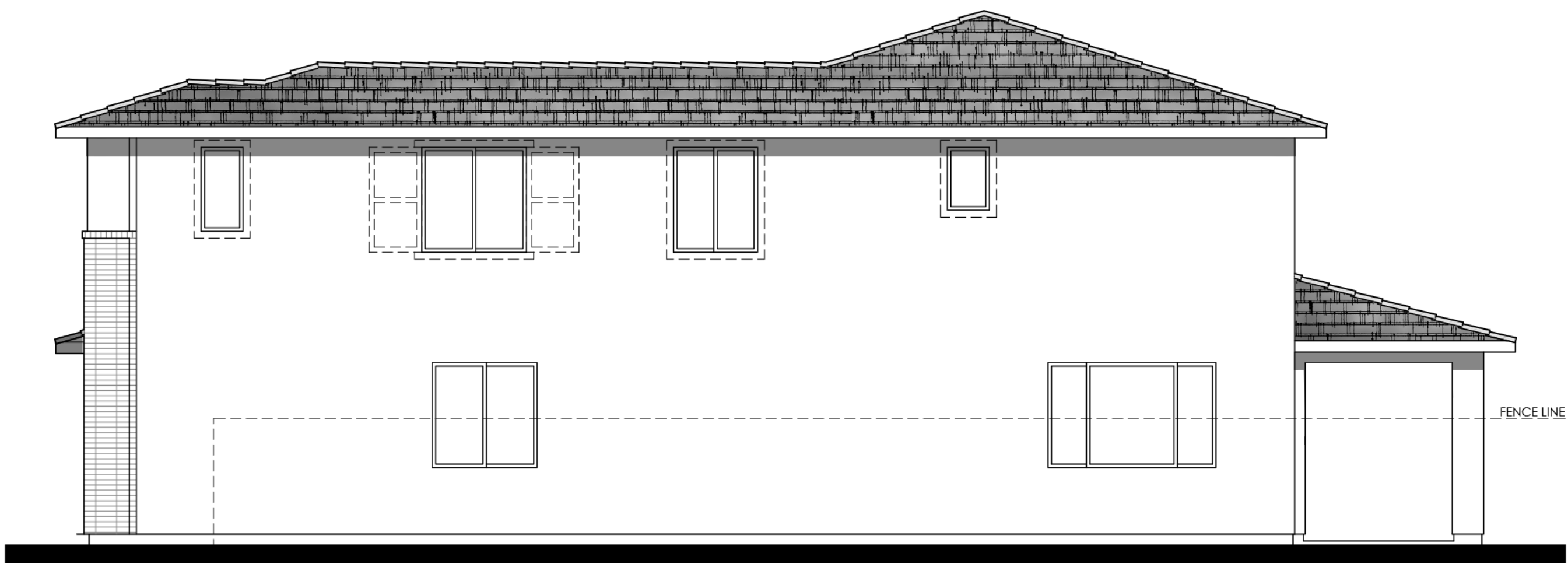
COLOR SCHEME 1
PLAN 8A (2786 "A")
ITALIAN ELEVATION





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
WALL:	STUCCO / BRICK VENEER
WINDOWS:	VINYL
WINDOW BOX:	SIMULATED WOOD
CORBEL:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
WAINSCOT:	BRICK VENEER
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

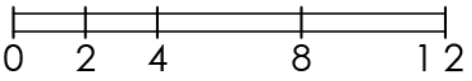
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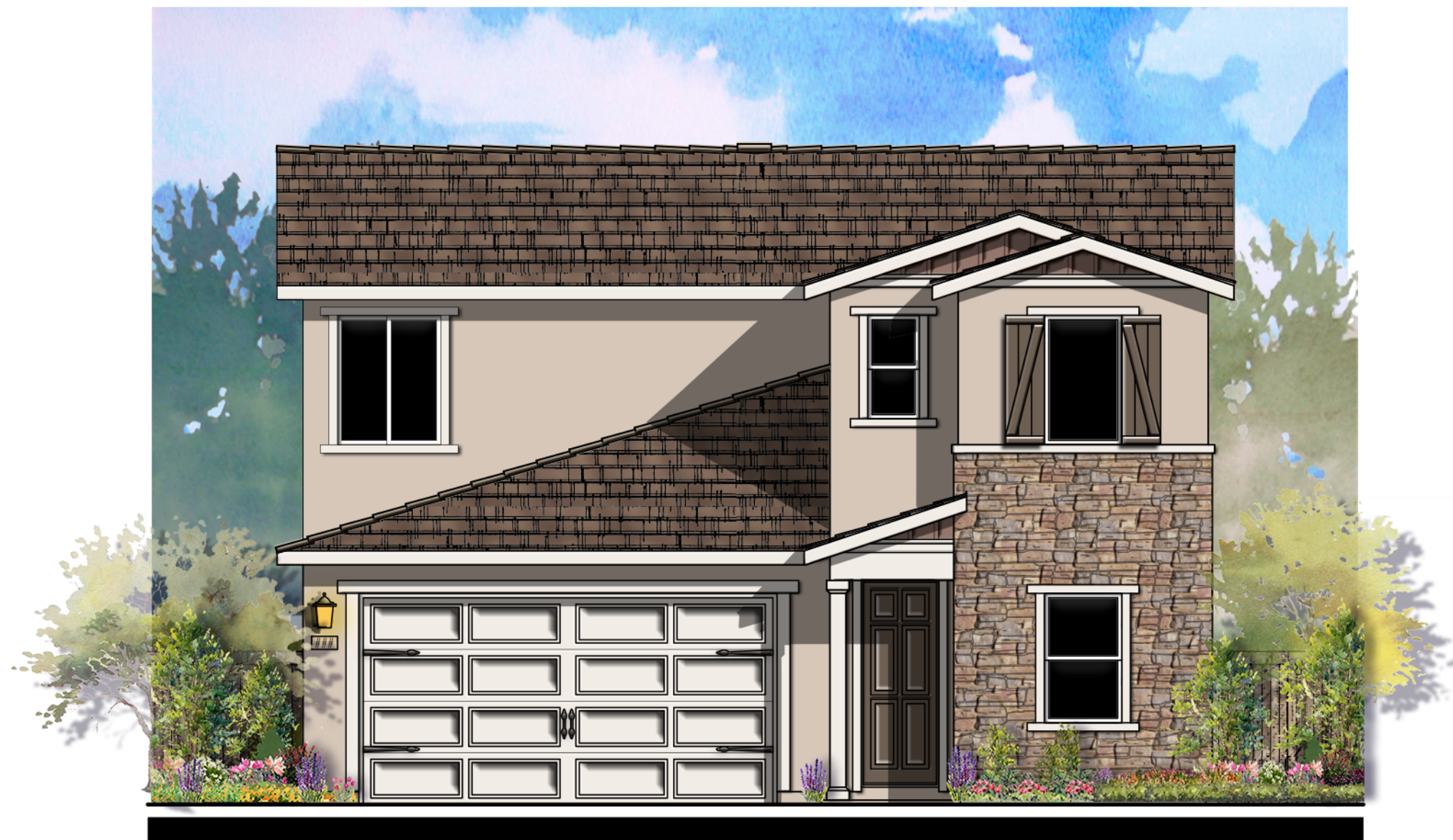


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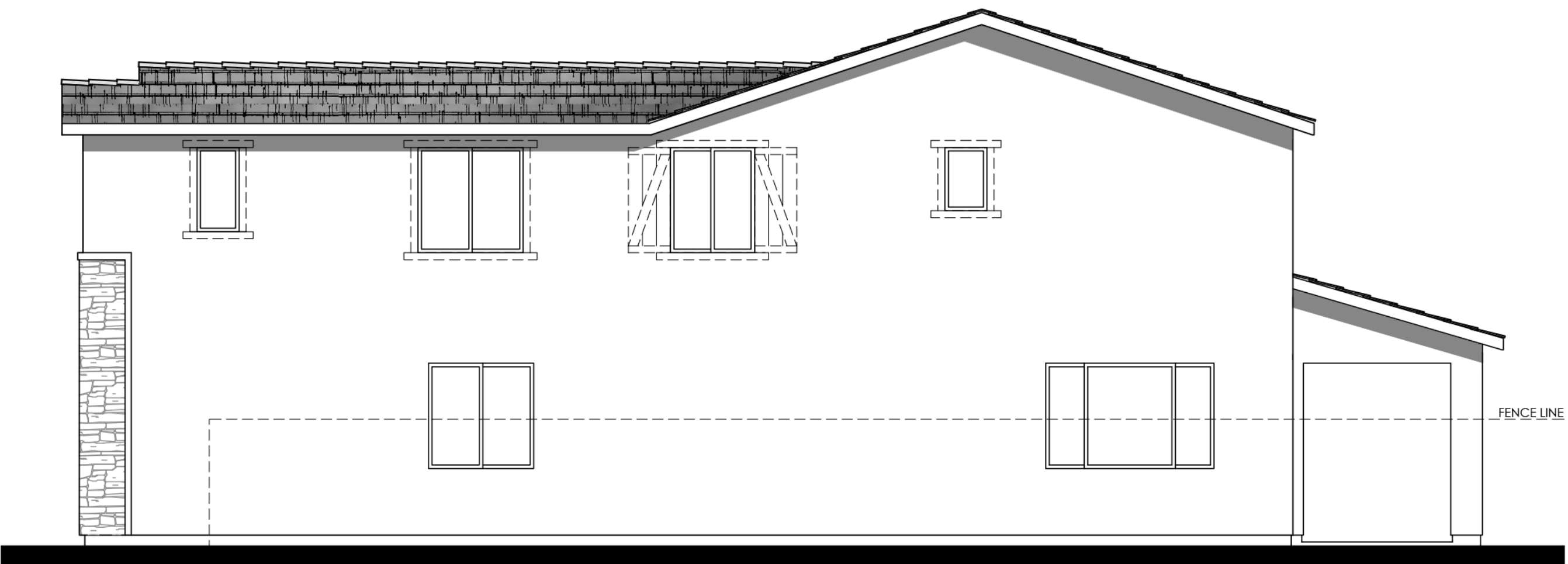
COLOR SCHEME 4
PLAN 8B (2786 "B")
PRAIRIE PROGRESSIVE ELEVATION





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN
WALL:	STUCCO/ STONE VENEER
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



Items shown dashed shall occur at lots requiring enhancements, see site.

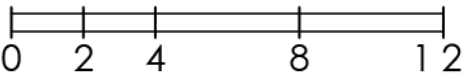
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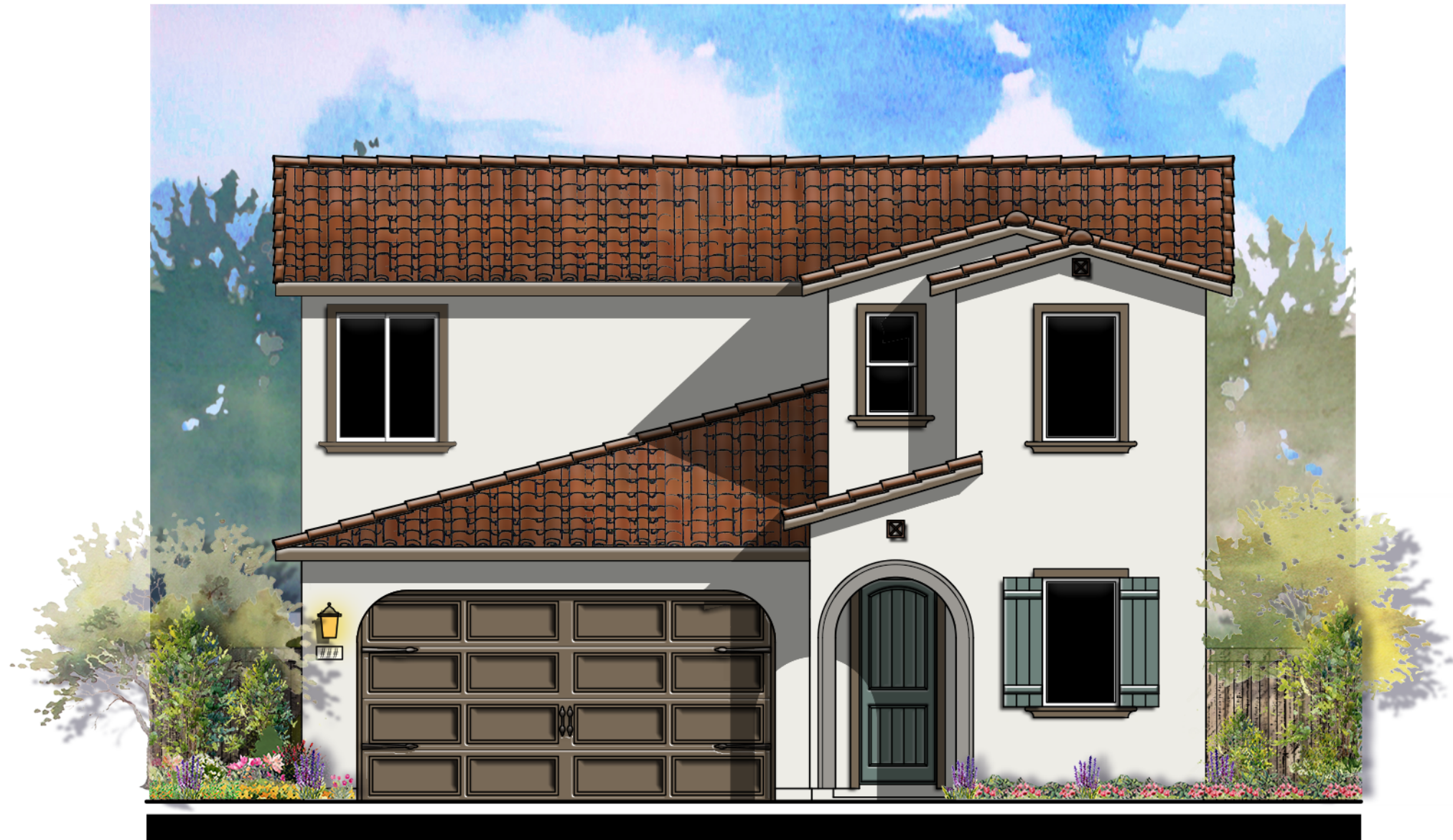


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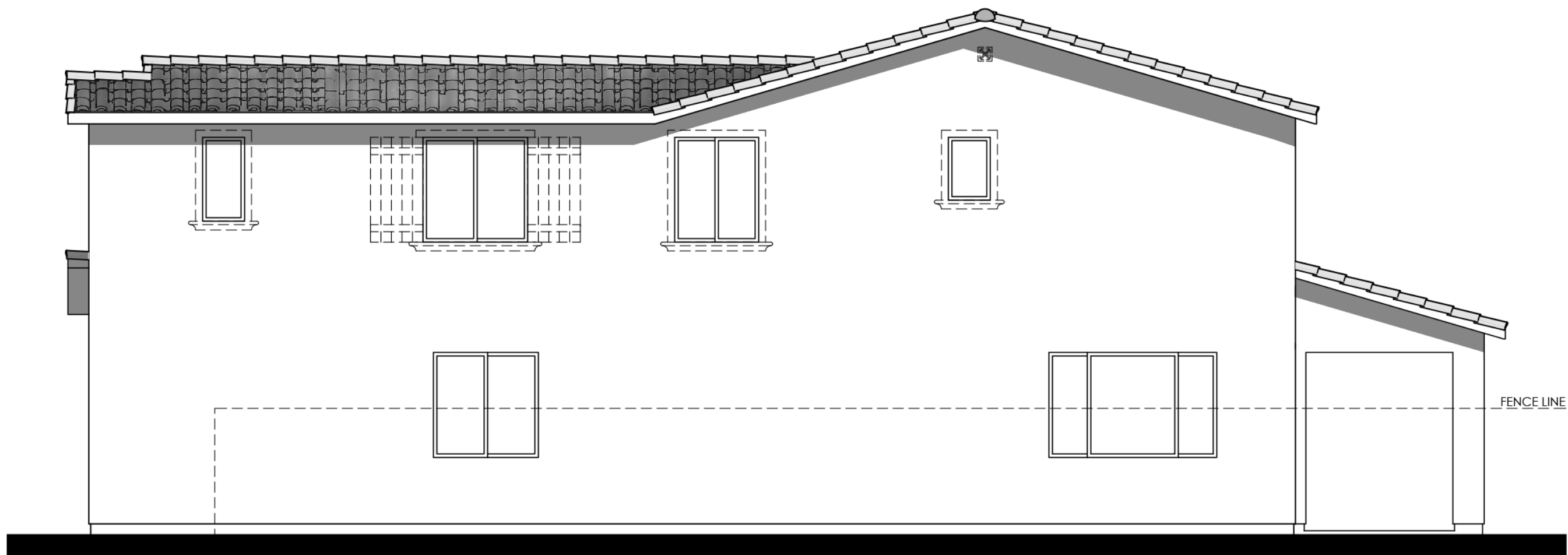
COLOR SCHEME 7
PLAN 8C (2786 "C")
 FARMHOUSE ELEVATION





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FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

RIGHT

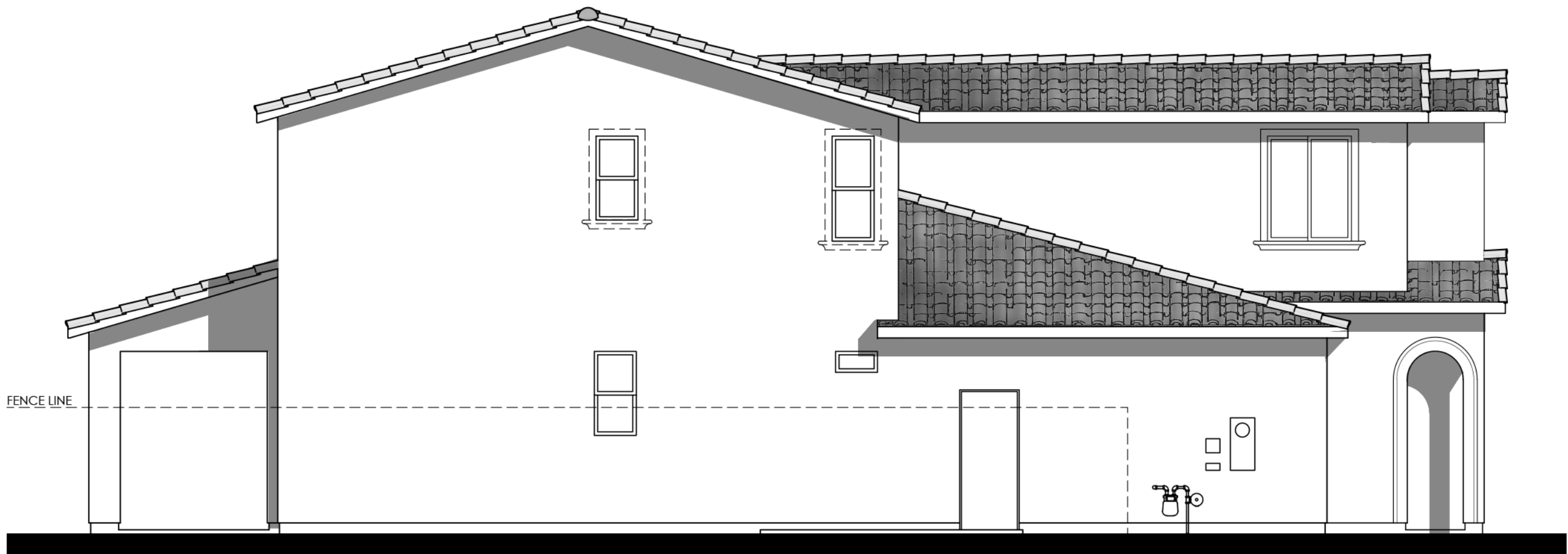
MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	GUTTER
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
CORBEL:	SIMULATED WOOD
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



Items shown dashed shall occur at lots requiring enhancements, see site.

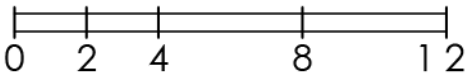
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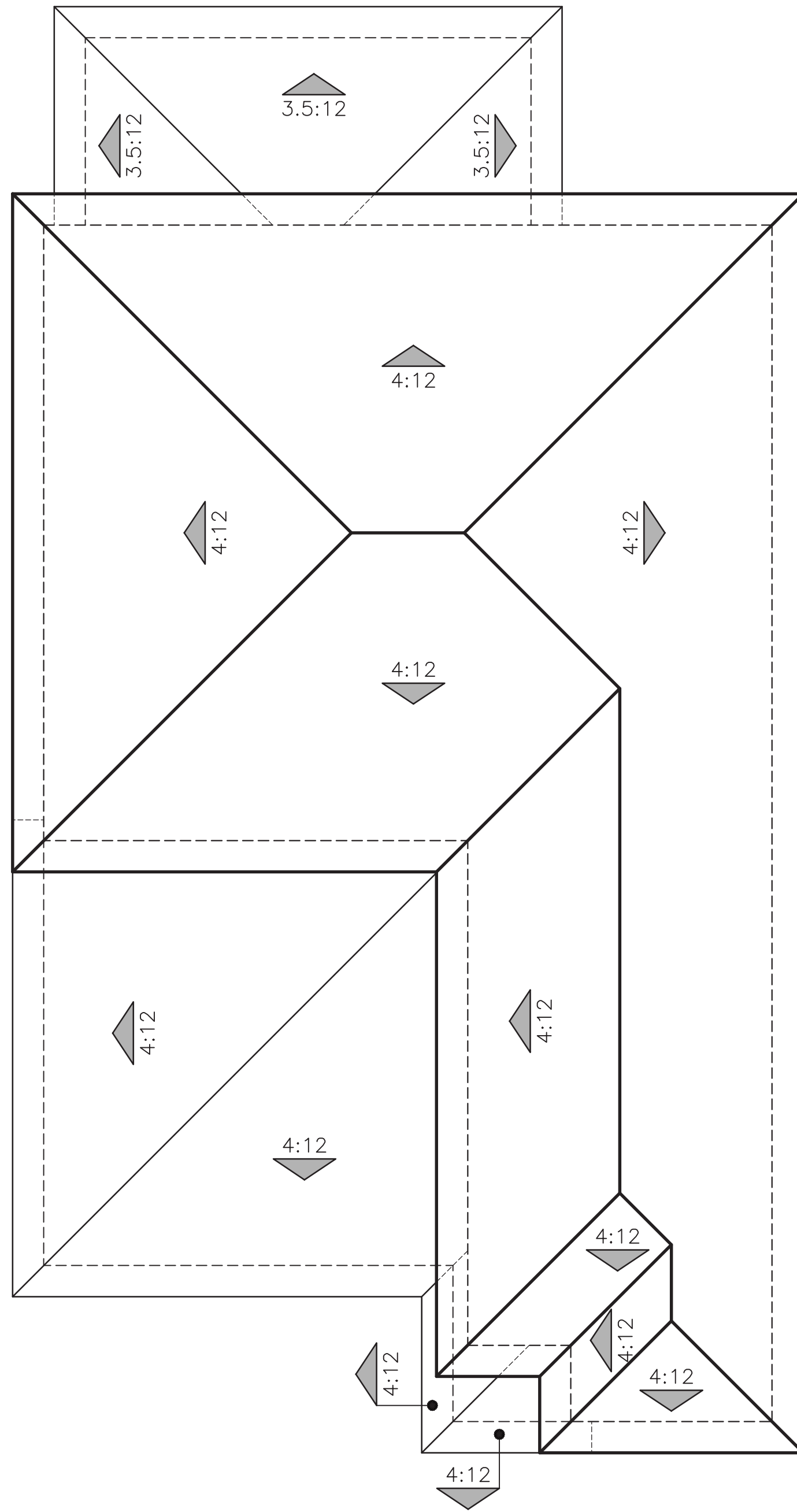


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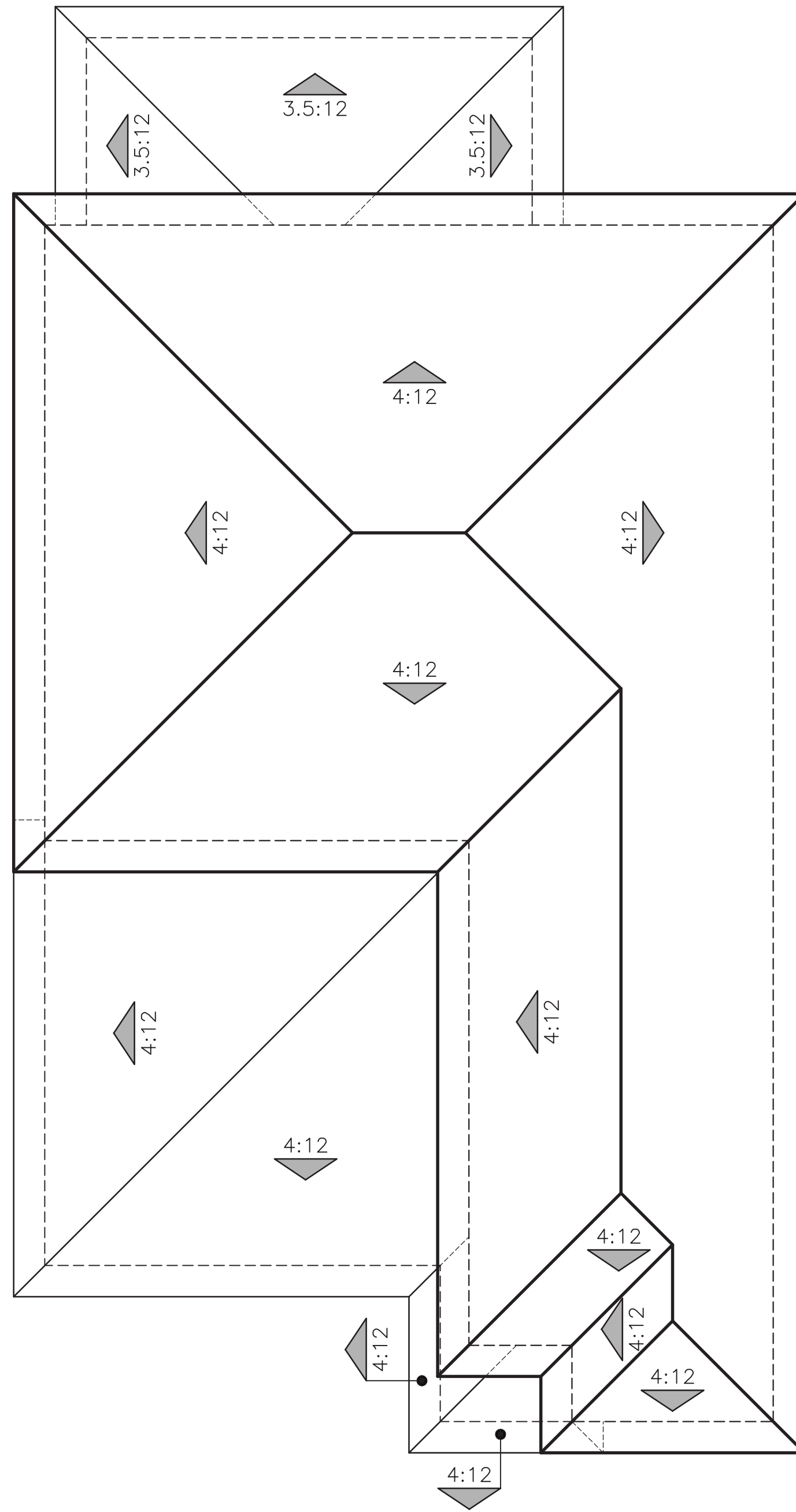
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COLOR SCHEME 10
PLAN 8D (2786 "D")
 SPANISH ELEVATION

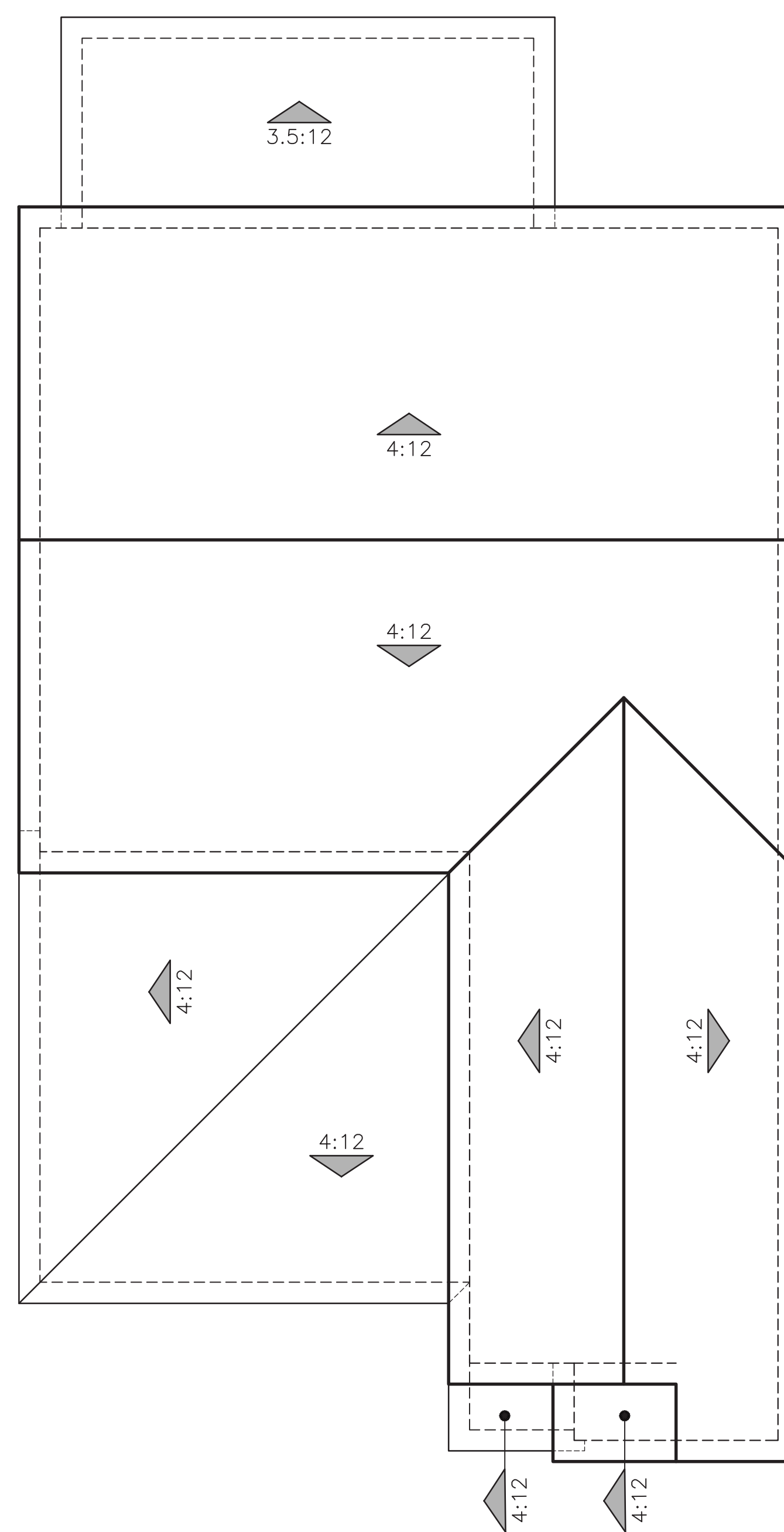




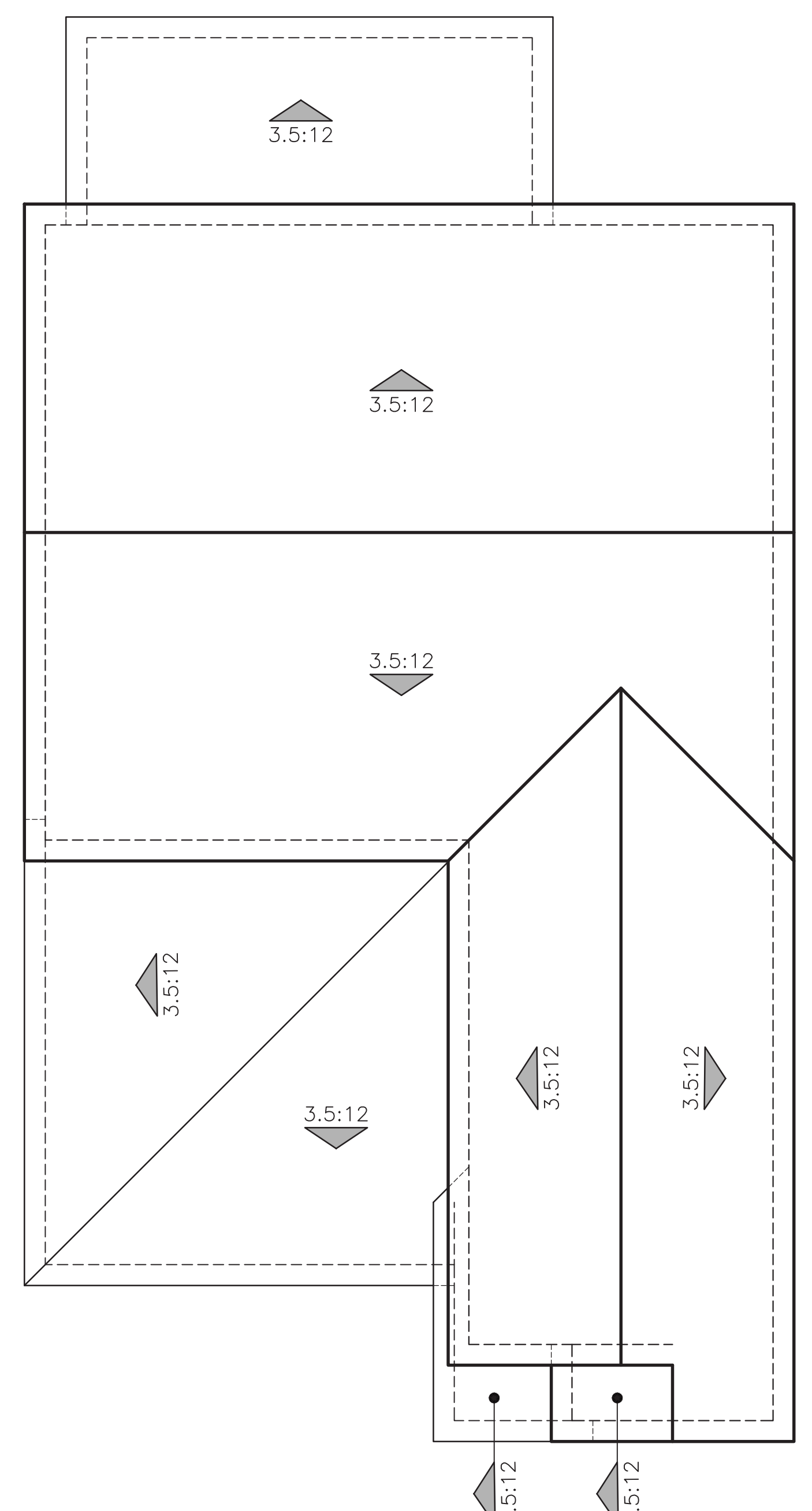
"A" ITALIAN



"B" PRAIRIE PROGRESSIVE

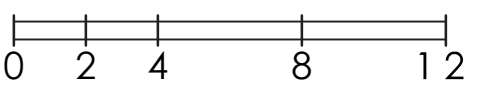


"C" FARMHOUSE



"D" SPANISH

ROOF PLANS
PLAN 8 (2786)



CASERA MEADOWS
WOODLAND, CA

JOB # 21061 / PH 2
CREATED 7/13/2021
Planning Dept
Revisions 9/20/2021

"A" ELEVATIONS			
ITALIAN	SCHEME 1	SCHEME 2	SCHEME 3
MAIN STUCCO	SW6093	SW6114	SW6143
PAINT BODY	FAMILIAR BEIGE	BAGEL	BASKET BEIGE
FASCIA / TRIM /	SW7002	SW0053	SW6147
GARAGE DOOR	DOWNY	PORCELAIN	PANDA WHITE
FRONT DOOR /	SW6214	SW6089	SW6152
SHUTTERS	UNDERSEAS	GROUNDED	SUPERIOR BRONZE
ROOF: LOW PROFILE	1VICS6464	1VICS6464	1VICS6464
"S" VILLA	CA MISSION BLEND	CA MISSION BLEND	CA MISSION BLEND

"B" ELEVATIONS			
PRAIRIE PROGRESSIVE	SCHEME 4	SCHEME 5	SCHEME 6
MAIN STUCCO	SW7546	SW7633	SW7519
PAINT BODY	PRAIRIE GRASS	TAUPE TONE	MEXICAN SAND
FASCIA / TRIM	SW7556	SW9180	SW6385
	CRÈME	AGED WHITE	DOVER WHITE
GARAGE DOOR	SW7744	SW7508	SW7522
	ZEUS	TAVERN TAUPE	MEADOWLARK
FRONT DOOR / SHUTTERS	SW6471	SW7040	SW6069
	HAZEL	SMOKEHOUSE	FRENCH ROAST
ROOF (SLATE)	DESERT SAGE	DESERT SAGE	DESERT SAGE
	1FACS0024	1FACS0024	1FACS0024
BRICK: STACK BOND	MOROCCAN SAND	ANTIQUE RED	HIGH DESERT
	HANDMADE	USED BRICK	USED
GROUT	GRAY	GRAY	GRAY

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
veneer:	ELDORADO / CULTURED STONE
GROUT:	ORCO or EQUAL
PAVERS:	CASA CASTILLO
decorative tile:	CASA CASTILLO

"C" ELEVATIONS			
FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
MAIN STUCCO	SW6085	SW6079	SW7757
PAINT BODY	SIMPLIFY BEIGE	DIVERSE BEIGE	HIGH REFLECTIVE WT
FASCIA / TRIM	SW7000	SW7757	SW7757
	IBIS WHITE	HIGH REFLECTIVE WT	HIGH REFLECTIVE WT
BOARD & BATTEN SIDING/	SW0001	SW6075	SW7068
GARAGE DOOR	MULBERRY SILK	GARRET GRAY	GRIZZLE GRAY
FRONT DOOR /	SW7515	SW7592	SW7617
SHUTTERS	HOMESTEAD BROWN	CRABBY APPLE	MEDITERRANEAN
ROOF: FLAT SHAKE	1FBCJ3184	1FBCJ3184	1FBCF1430
	RUSTIC BROWN BLD	RUSTIC BROWN BLD	CHARCOAL BLEND
STONE	FIELD LEDGE	FIELD LEDGE	FIELD LEDGE
	MESETA	PADOVA	ANDANTE
GROUT	GRAY	GRAY	GRAY

"D" ELEVATIONS			
SPANISH	SCHEME 10	SCHEME 11	SCHEME 12
MAIN STUCCO	SW7005	SW7573	SW7719
PAINT BODY	PURE WHITE	EAGLET BEIGE	FRESCO CREAM
FASCIA / TRIM /	SW6152	SW7034	SW7525
GARAGE DOOR	SUPERIOR BRONZE	STATUS BRONZE	TREE BRANCH
ARCHED TRIM AT ENTRIES	SW7673	SW7673	SW7673
	PEWTER CAST	PEWTER CAST	PEWTER CAST
FRONT DOOR / SHUTTERS	SW0047	SW9140	SW6439
	STUDIO BLUE GREEN	BLUSTERY SKY	GREENFIELD
GABLE END DETAIL	SW6061	SW6061	SW6061
	TANBARK	TANBARK	TANBARK
ROOF: LOW PROFILE	1VICS6169	1VICS6169	1VICS6169
"S" VILLA	CASA GRANDE BLD	CASA GRANDE BLD	CASA GRANDE BLD
TERRACOTTA PAVER	SALTILLO SQUARE	SALTILLO SQUARE	SALTILLO SQUARE
	UNSEALED SAT-SQ1	UNSEALED SAT-SQ1	UNSEALED SAT-SQ1

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
Todas las tapajuntas, cañaleras, cañalones, etc. seran pintadas para **igualar** la superficie de junto. Todas las restauras de pintura se cortaran en las esquinas interiores.
Las elevaciones de los lados y tranceras recibirán el mismo tratamiento que las delanteras.

WRITTEN COLOR SCHEMES

ITALIAN
SCHEME #1

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

ROOF

LENNAR

CASERA MEADOWS
WOODLAND, CA

#21061B
JUL. 14, 2021

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

ITALIAN
SCHEME #2

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

ROOF

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ITALIAN
SCHEME #3

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

ROOF

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COLOR BOARDS - “A” ITALIAN

*COLORS MAY VARY DUE TO SCREEN AND PRINTER
CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL
BOARDS FOR ACTUAL COLORS.

PRAIRIE PROGRESSIVE
SCHEME #4

STUCCO BODY

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

ROOF

BRICK

LENNAR

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PRAIRIE PROGRESSIVE
SCHEME #5

STUCCO BODY

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

ROOF

BRICK

LENNAR

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PRAIRIE PROGRESSIVE
SCHEME #6

STUCCO BODY

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

ROOF

BRICK

LENNAR

CASERA MEADOWS
WOODLAND, CA

#21061B
JUL. 14, 2021

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COLOR BOARDS - “B” PRAIRIE PROGRESSIVE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

FARMHOUSE
SCHEME #7

STUCCO BODY

STONE

FASCIA / TRIM

BOARD & BATTEN
SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

LENNAR

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FARMHOUSE
SCHEME #8

STUCCO BODY

STONE

FASCIA / TRIM

BOARD & BATTEN
SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

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FARMHOUSE
SCHEME #9

STUCCO BODY

STONE

FASCIA / TRIM

BOARD & BATTEN
SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

LENNAR

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WOODLAND, CA

#21061B
JUL. 14, 2021

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COLOR BOARDS - “C” FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

SPANISH
SCHEME #10

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

ARCHED TRIM AT
ENTRIES

FRONT DOOR /
SHUTTERS

GABLE END DETAIL

ROOF

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WOODLAND, CA

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SEPT. 20, 2021

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SPANISH
SCHEME #11

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

ARCHED TRIM AT
ENTRIES

FRONT DOOR /
SHUTTERS

GABLE END DETAIL

ROOF

LENNAR

CASERA MEADOWS
WOODLAND, CA

#21061B
SEPT. 20, 2021

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SPANISH
SCHEME #12

STUCCO BODY

FASCIA / TRIM /
GARAGE DOOR

ARCHED TRIM AT
ENTRIES

FRONT DOOR /
SHUTTERS

GABLE END DETAIL

ROOF

LENNAR

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WOODLAND, CA

#21061B
SEPT. 20, 2021

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COLOR BOARDS - “D” SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

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CASERA MEADOWS
woodland, ca

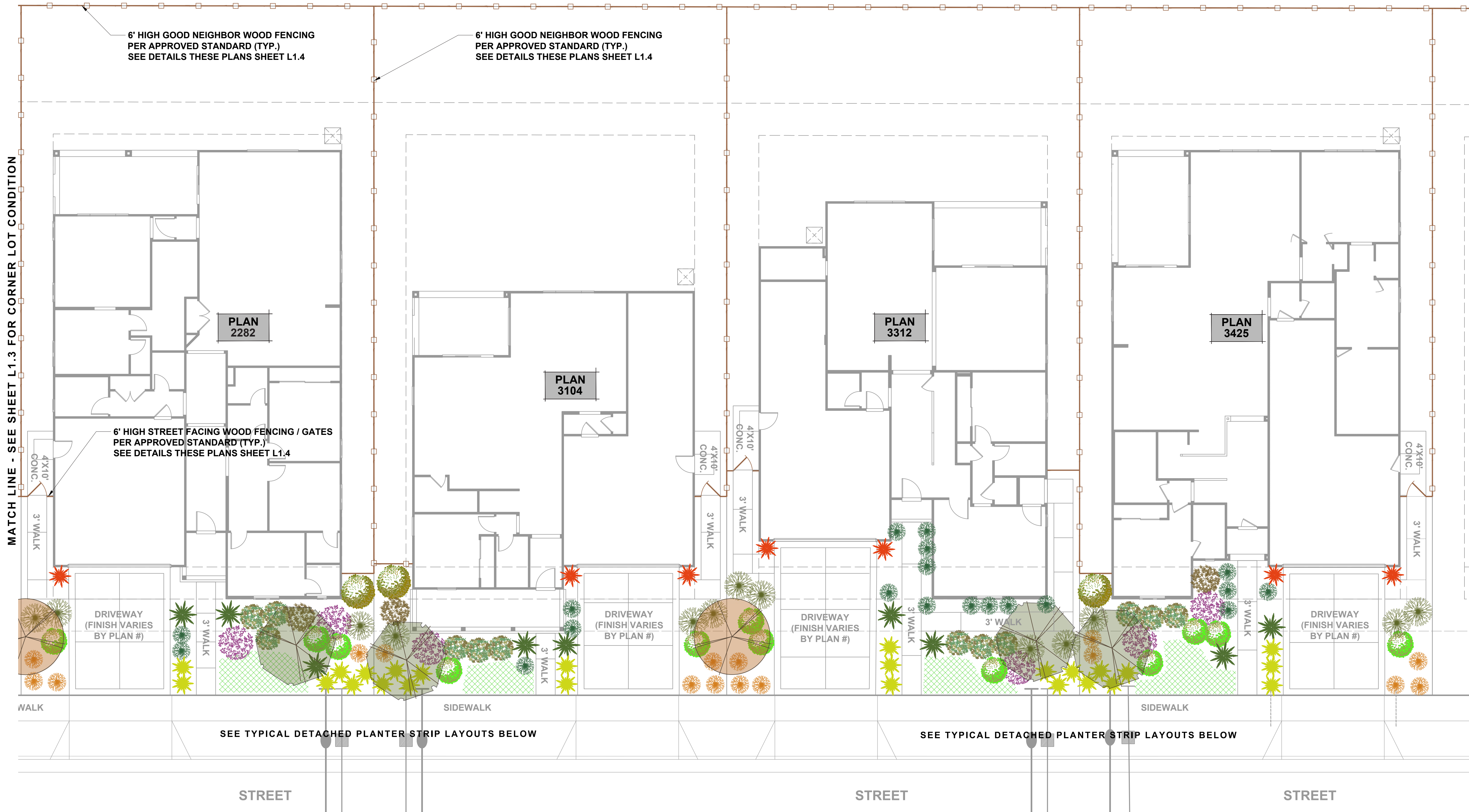
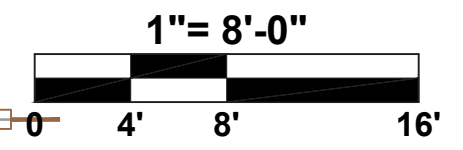
09/21/2021
A-70

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#21061

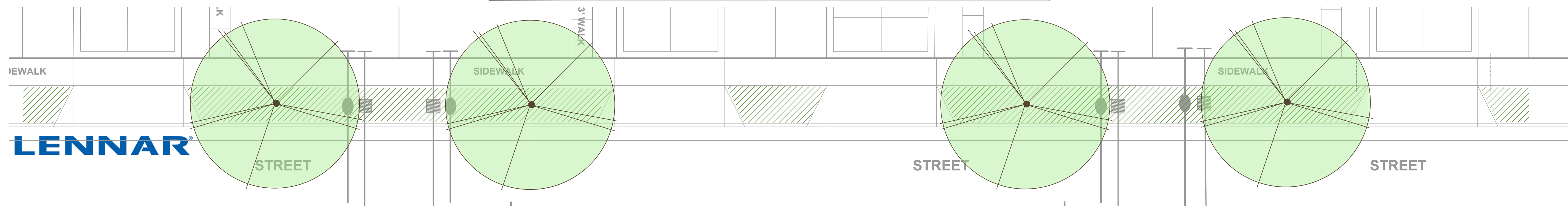
Page 101

TYPICAL INTERIOR LOT LAYOUTS - PHASE 1
SEE SHEET L1.3 FOR CORNER LOT LAYOUT

SEE SHEET L1.4 FOR
CONCEPTUAL PLANT LISTS



TYPICAL DETACHED PLANTER STRIP LAYOUTS - PHASE 1
SEE SHEET L1.3 FOR CORNER LOT LAYOUT



LENNAR

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PIONEER VILLAGE - PHASES 1 & 2
 SUBDIVISIONS 5162 (PH. 1) & 5206 (PH. 2)
 CITY OF WOODLAND, CA

LENNAR
 1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
 JAMES NORMAN LUTTRELL, C.A.S.P.
 Signature: 4-2022
 Revised Date: 9-7-2021
 Date: _____
 STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
PLANTING LAYOUTS PHASE 1

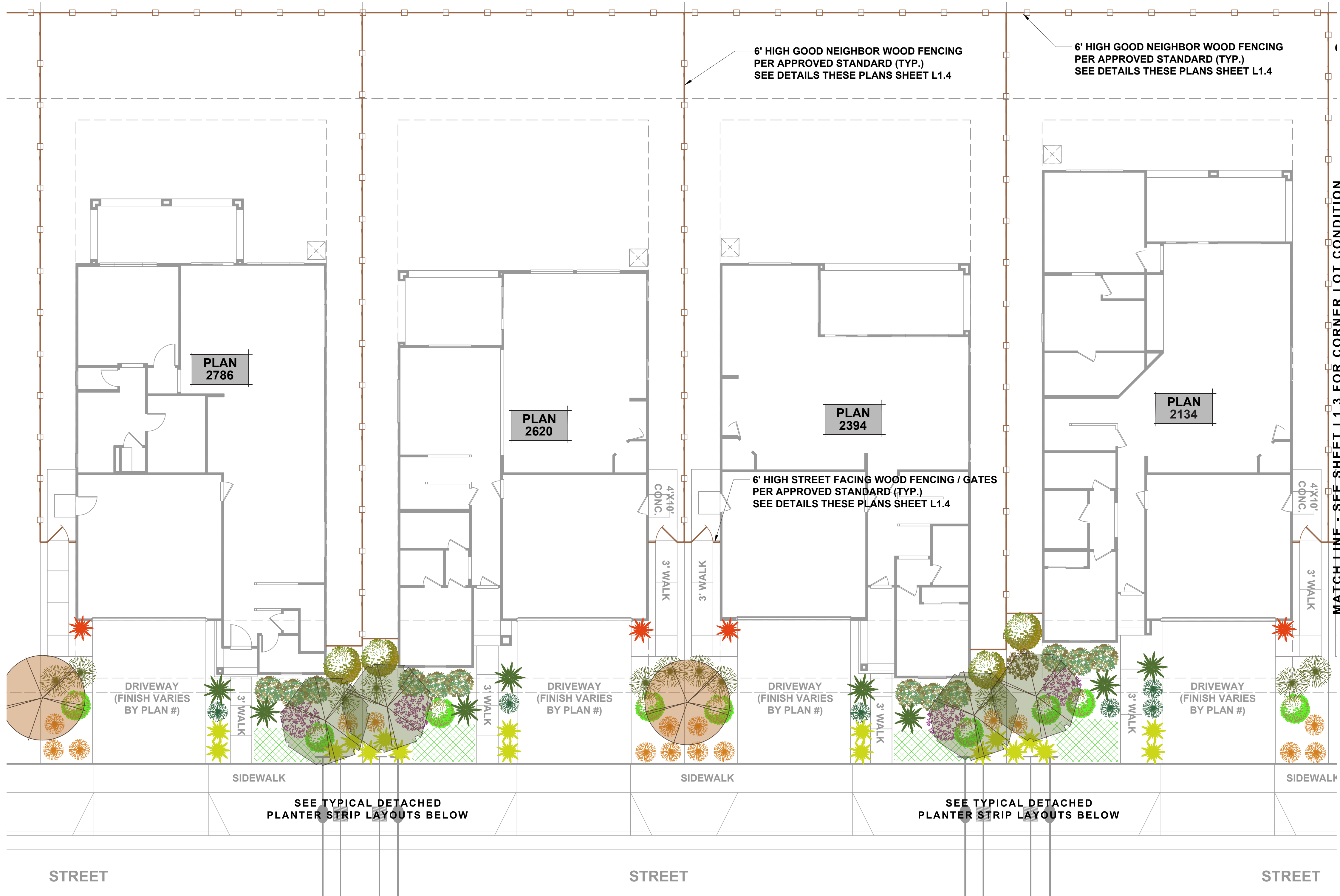
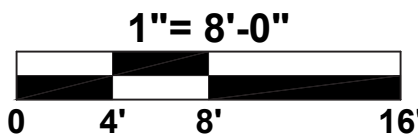
Date: **SEPT. 7, 2021**
 Drawn By: **JL**
 Scale: **NOTED**

Sheet
L1.1

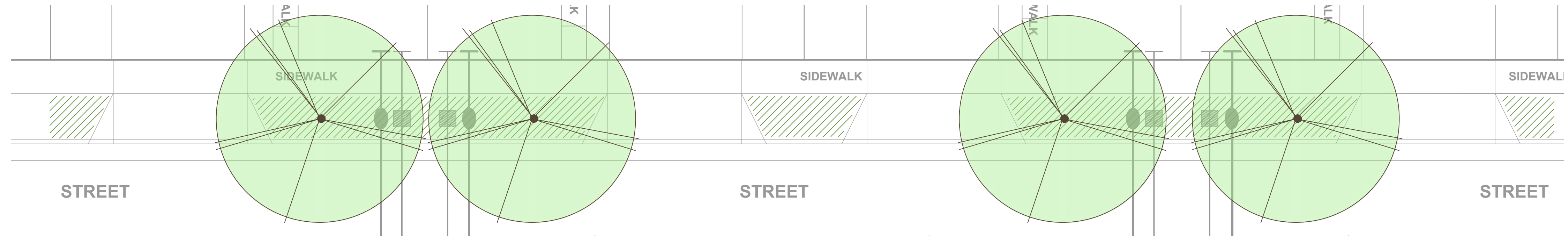
City of Woodland Approval

TYPICAL INTERIOR LOT LAYOUTS - PHASE 2
SEE SHEET L1.3 FOR CORNER LOT LAYOUT

SEE SHEET L1.4 FOR
CONCEPTUAL PLANT LISTS



TYPICAL DETACHED PLANTER STRIP LAYOUTS - PHASE 2
SEE SHEET L1.3 FOR CORNER LOT LAYOUT



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PIONEER VILLAGE - PHASES 1 & 2
SUBDIVISIONS 5162 (PH. 1) & 5206 (PH. 2)
CITY OF WOODLAND, CA
LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title
**PLANTING
LAYOUTS
PHASE 2**

Date
SEPT. 7, 2021

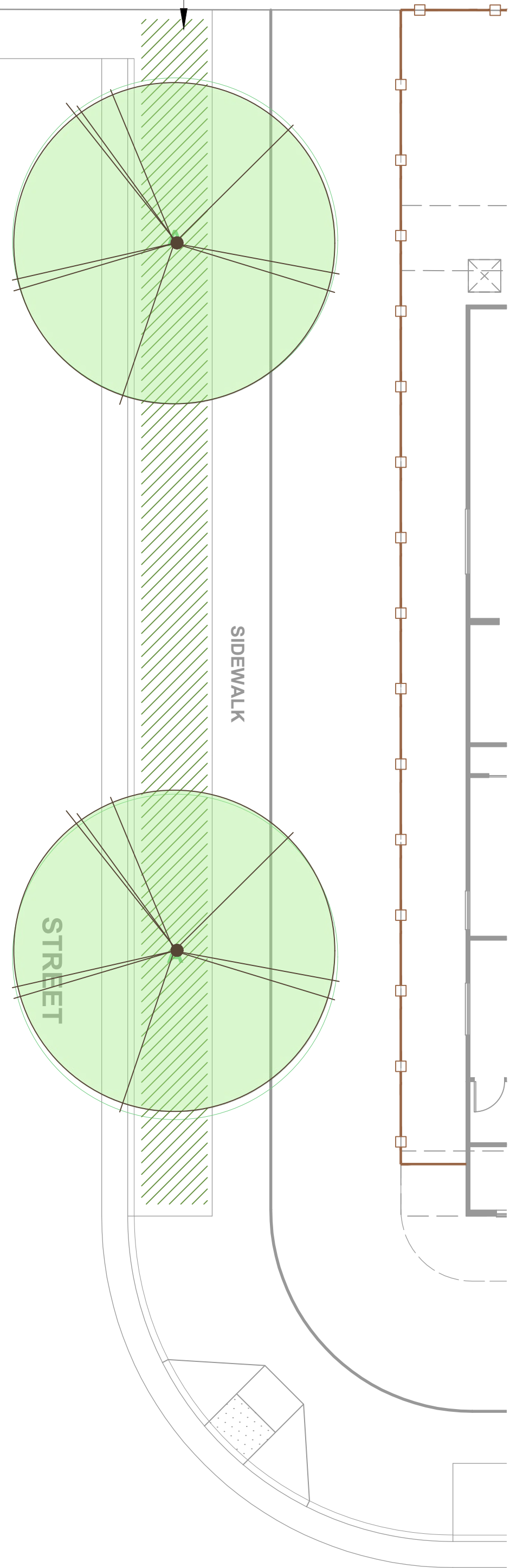
Drawn By
JL

Scale
NOTED

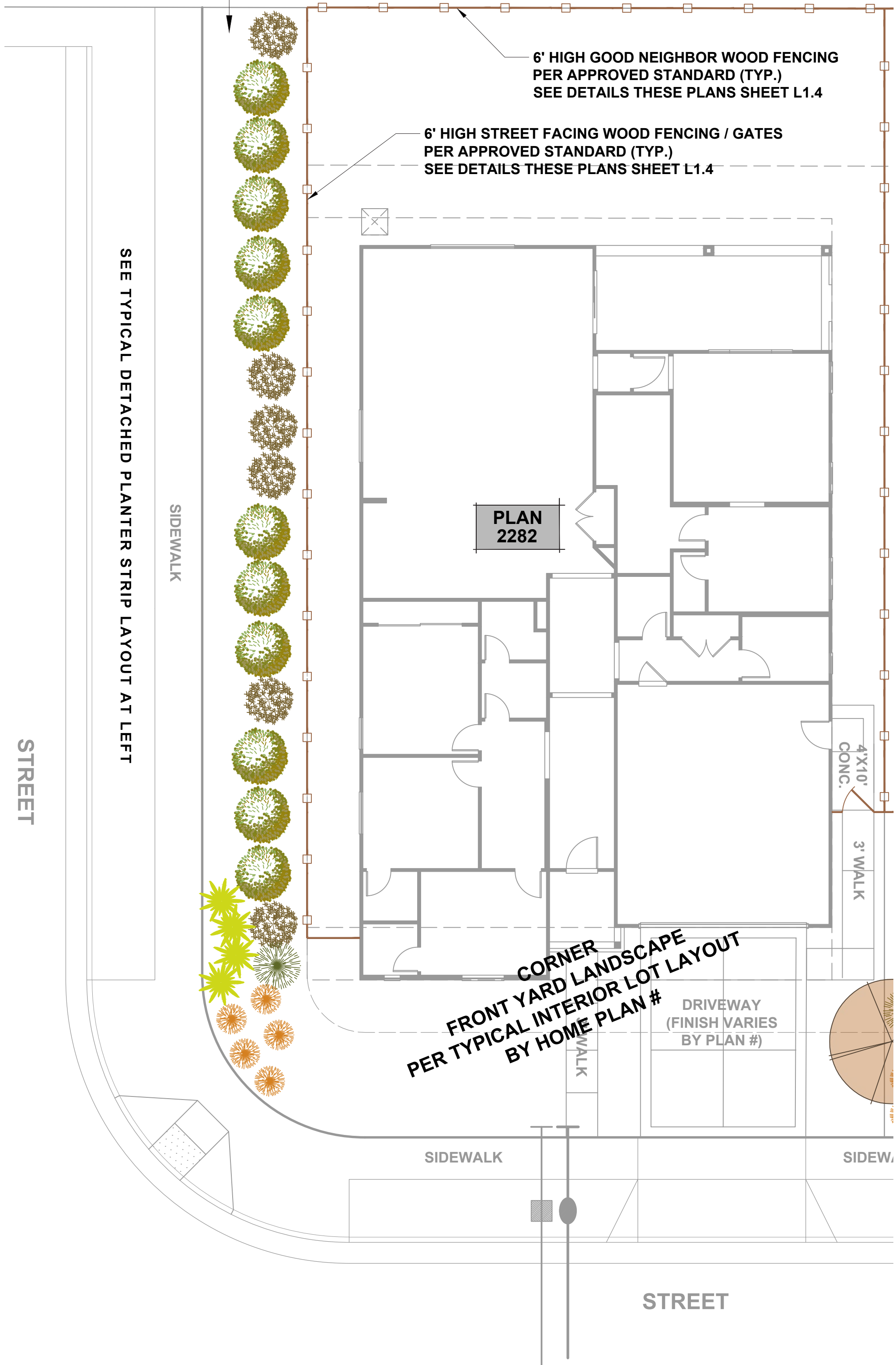
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L1.2

City of Woodland Approval

TYPICAL DETACHED PLANTER STRIP LAYOUT - CORNER
PHASE 1 PLANS

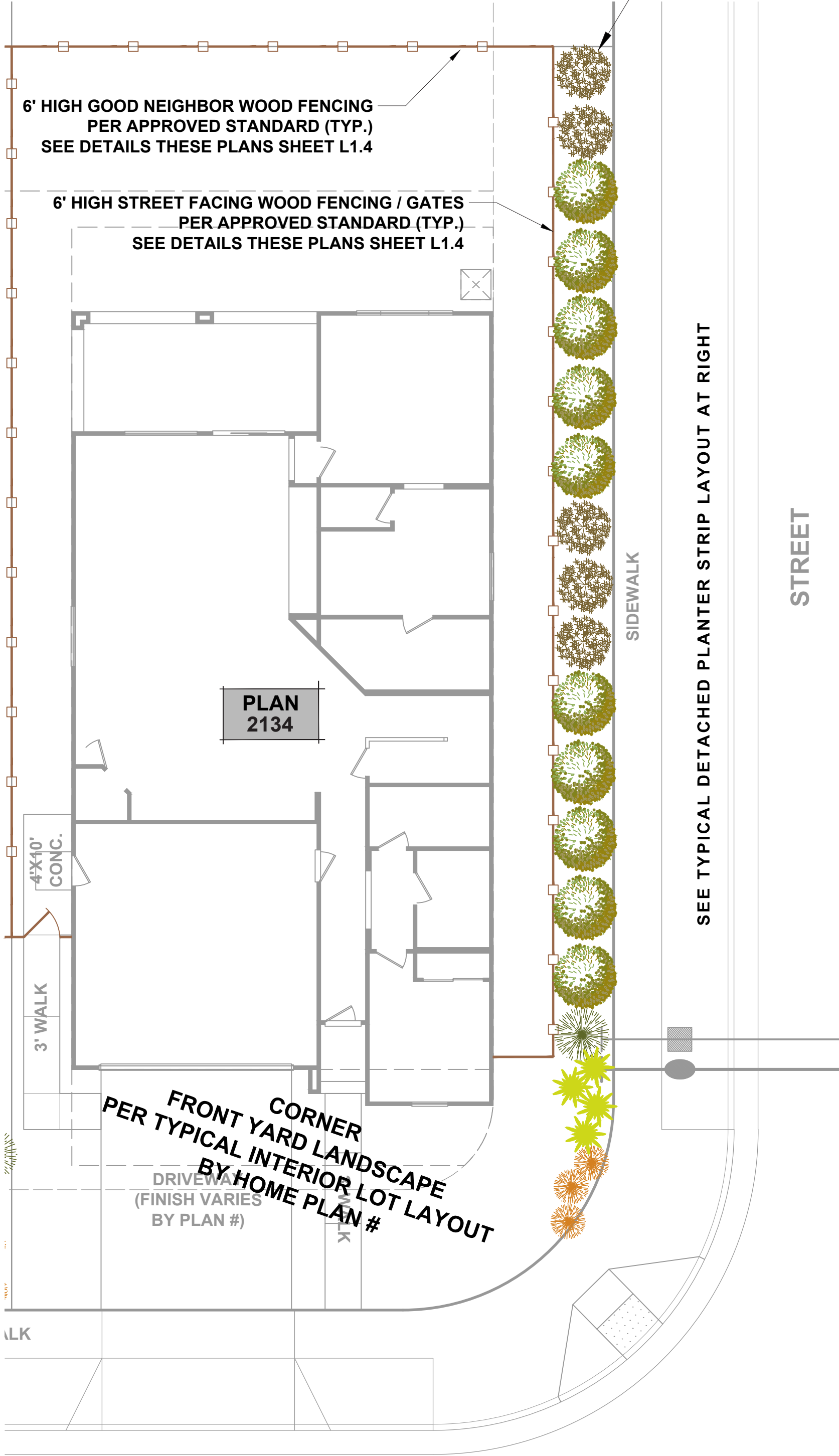


TYPICAL CORNER SIDE YARD LAYOUT - PHASE 1 PLANS
PLAN 2282 SHOWN FOR REFERENCE

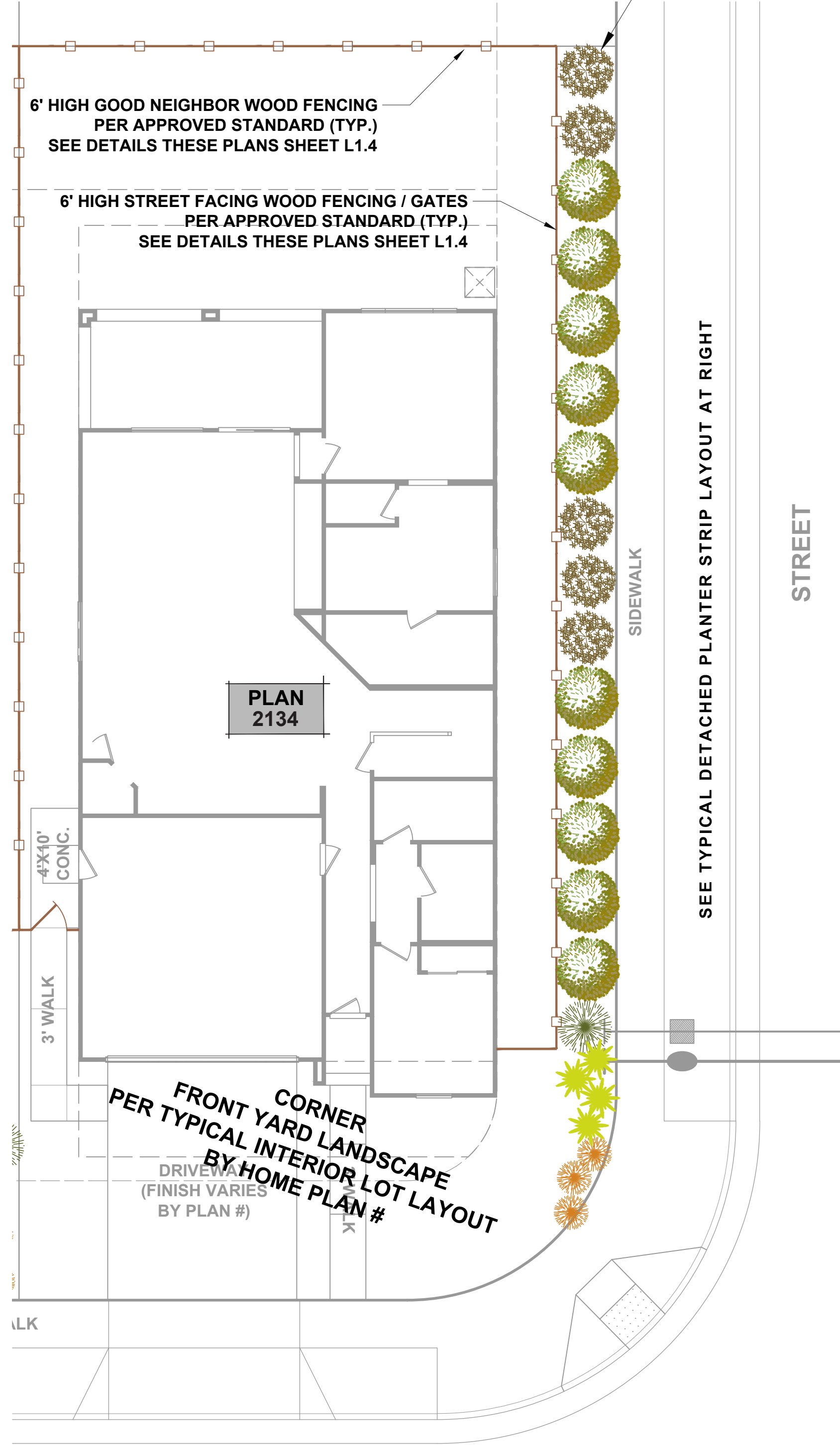


SEE SHEET L1.4 FOR
CONCEPTUAL PLANT LISTS

TYPICAL DETACHED PLANTER STRIP LAYOUT - CORNER
PHASE 2 PLANS

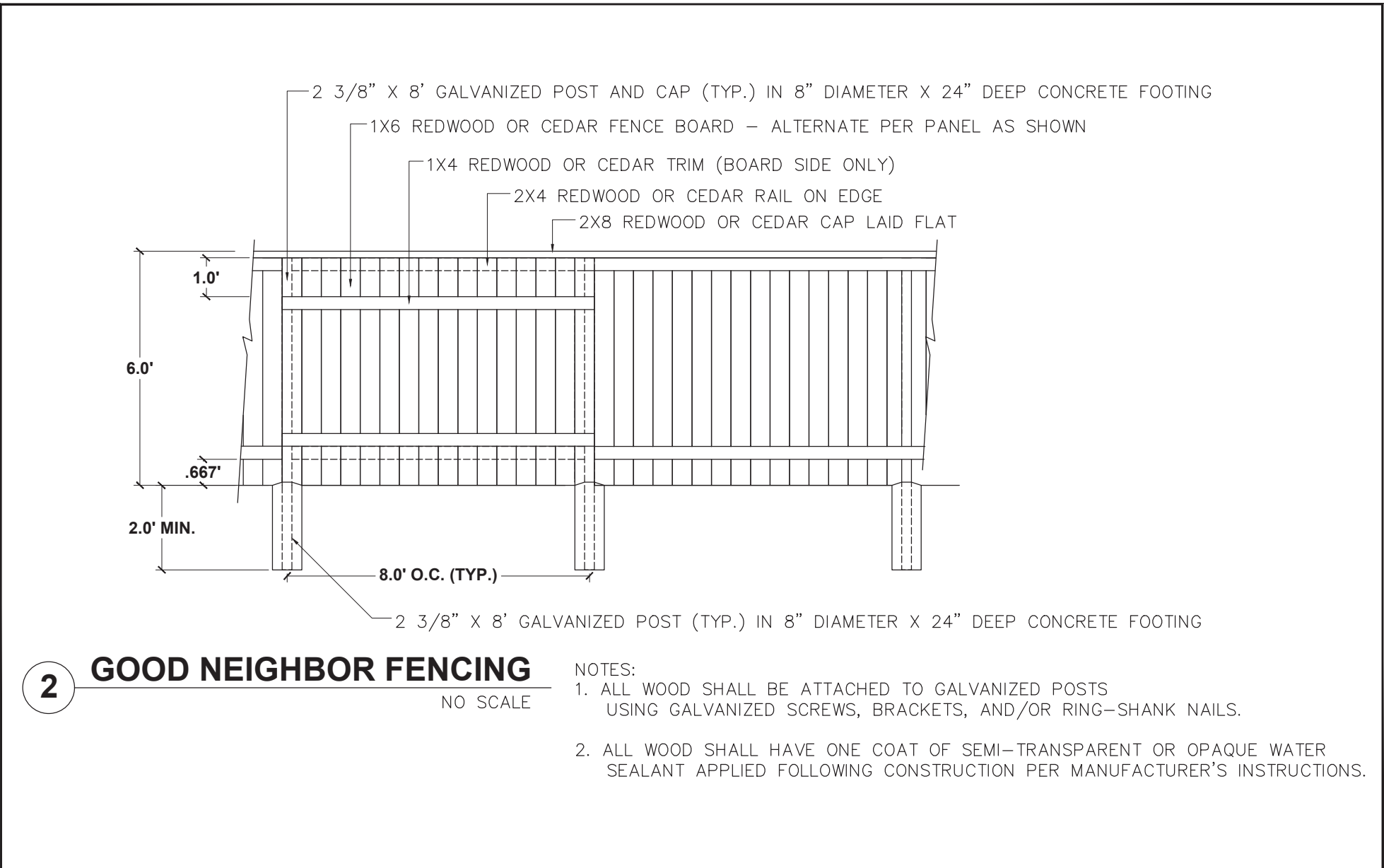
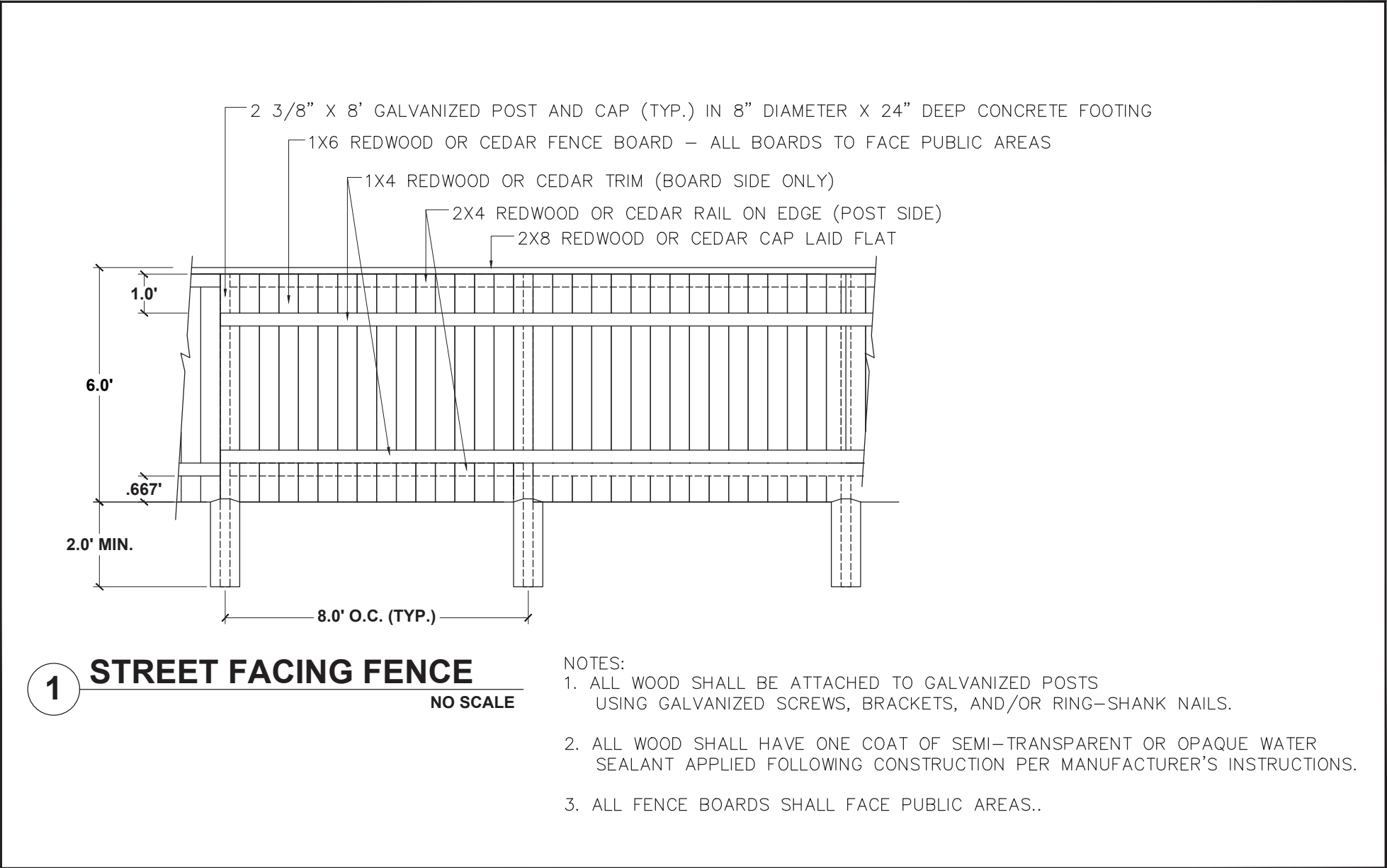


TYPICAL CORNER SIDE YARD LAYOUT - PHASE 2 PLANS
PLAN 2134 SHOWN FOR REFERENCE

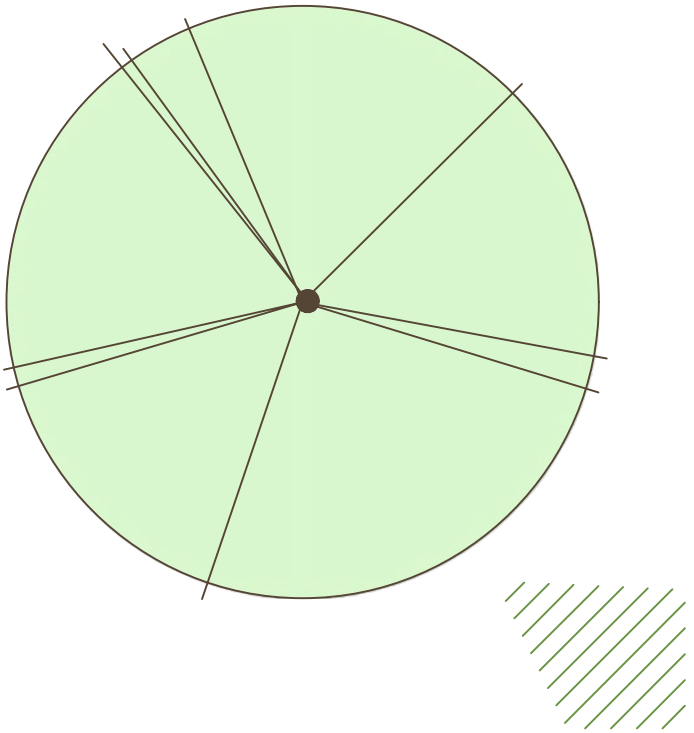


SEE SHEET L1.4 FOR
CONCEPTUAL PLANT LISTS

LENNAR

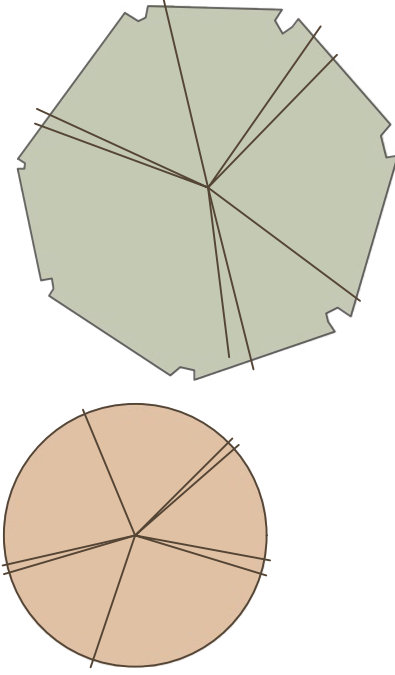


- GENERAL LANDSCAPE NOTES**
- Prior to construction, final landscape plans shall be prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements. Landscape Plans shall specify:
 - Planting and installation details and notes including soil amendments.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow, controller, and water meter devices identified.
 - For street tree selections and locations, see approved Landscape Improvement Plans and Internal Street Tree Plans by Cunningham Engineering Corporation. Note specific soil prep, planting, staking, and root barrier details shown on above plans. Tree plantings within the City Right of Way shall be in accordance with the latest edition of the City of Woodland Standard Specifications and Improvement Standards.
 - All shrub and groundcover areas shall receive a 3" minimum layer of bark topdressing. Bark shall be shredded cedar as available from Hastie's Sand & Gravel / Sacramento, CA (or equal – submit sample for approval). City of Woodland
 - Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
 - For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation. Bark topdressing may be applied in this area.
 - Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
 - All plant material shall be of acceptable nursery quality. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
 - Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
 - All trees (street trees and accent trees) shall be planted no closer than 60" to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box. Distance measurements are from 'centerline to centerline' of meter box to tree / shrub trunk.



DETACHED PLANTER STRIPS ONLY

- STREET TREES:** ALL 15 GALLON SIZE / BARE ROOT
Street Tree plantings shall be as specified on approved Internal Street Tree Plan within the Landscape Improvement Plans by others (Cunningham Engineering).
- GROUNDCOVERS:** ALL 1 GALLON SIZE @ 36" O.C.
These low growing groundcovers will establish a dense cover between the curb And sidewalk along the streetscape. Groundcovers will be specified by street. Final Plans shall select from the following list:
- | | |
|------------------------------------|------------------------------|
| Rosmarinus off. 'Prostratus' | Dwarf rosemary (LOW) |
| Coprosma kirkii | Prostrate mirror plant (LOW) |
| Myoporum parvifolium 'Putah Creek' | Creeping myoporum (LOW) |
| Trachelospermum jasminoides | Star jasmine (MOD) |



CONCEPTUAL PLANT LIST

General design intent shall be the creation of a pleasing mix of sod lawn (turf) and plant material as needed to maintain visual interest and a varied but somewhat cohesive streetscape throughout the community. See additional notes below. See container size recommendations in each section below.

- FRONT YARD ACCENT TREES:** These accent trees are installed in the front yard near the property line as shown. One tree only shall be installed for each 2 homes as shown on the plans. Final Plans shall select from the following list:
- | | |
|--------------------------------------|-------------------------------|
| Laurus nobilis 'Saratoga' – standard | Grecian bay laurel (LOW) |
| Arbutus unedo – standard | Strawberry tree (LOW) |
| Acer buergerianum | Trident maple (MOD) |
| Zelkova serrata 'City Sprite' | Compact Sawleaf zelkova (MOD) |

- TREES BETWEEN DRIVEWAYS:** These small accent trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans. Final Plans shall select from the following list:
- | | |
|--------------------------------------|----------------------------------|
| Malus X 'Prairifire' | Prairifire crabapple (MOD) |
| Cercis canadensis 'Forest Pansy' | Red-leaf Eastern redbud (MOD) |
| Lagerstroemia 'Tuscarora' – Standard | Crape myrtle – pink (LOW) |
| Carpinus betulus 'Fastigiata' | Columnar European hornbeam (MOD) |

- FOUNDATION SHRUBS (LARGE):** This larger evergreen shrub is used as a foundation along fence lines where shown. Final Plans shall select from the following list:
- | | |
|---------------------------------|-------------------|
| Viburnum tinus 'Spring Bouquet' | Laurustinus (MOD) |
|---------------------------------|-------------------|

- FOUNDATION SHRUBS (SMALL):** This shrub is used as a smaller foundation layering shrub where shown. Final Plans shall select from the following list:
- | | |
|-------------------|-----------------------|
| Nandina domestica | Heavenly Bamboo (LOW) |
|-------------------|-----------------------|

- ACCENT SHRUBS:** These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form. Final Plans shall select from the following list:

- | | |
|---|---------------------------|
| Loropetalum chinense (red leaf varieties) | Chinese fringe (MOD) |
| Salvia greggii 'Rosea' | Autumn sage (LOW) |
| Euonymus jap. 'Aureo-marginata' | Variegated euonymus (LOW) |
| Perovskia 'Blue Spire' | Russian sage (LOW) |

- LAYERING SHRUBS (LARGE):** These shrubs are used primarily as a lower foundation shrub in front of the porches of each home. Final Plans shall select from the following list:

- | | |
|------------------------------------|-------------------------------|
| Rhaphiolepis umbellata minor | Compact indian hawthorn (LOW) |
| Buxus microphylla japonica | Dwarf Japanese boxwood (MOD) |
| Callistemon citrinus 'Little John' | Dwarf bottlebrush (LOW) |

- LAYERING SHRUBS (SPREADING):** These spreading, flowering shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted. Final Plans shall select from the following list:

- | | |
|------------------------------|-----------------------------------|
| Lantana X 'New Gold' | Trailing lantana – yellow (LOW) |
| Lantana – trailing lavender | Trailing lantana – lavender (LOW) |
| Rosa meidiland 'Fire' | Red groundcover Rose (MOD) |
| Westringia fruticosa 'Mundi' | Prostrate coast rosemary (LOW) |

- LAYERING SHRUBS (UPRIGHT):** This shrub is more upright in habit than the spreading layering shrubs above, and is used as option to provide additional color, form, and texture to the plant palette. Final Plans shall select from the following list:

- | | |
|-----------------------------------|-----------------------------|
| Berberis thumb. 'Crimson a Pygmy' | Dwarf purple barberry (MOD) |
| Spiraea X 'Limemound' | Limemound spiraea (MOD) |

- LAYERING SHRUB (SMALL):** This prostrate shrub is used as a smaller companion to the upright layering shrubs above and are used along property lines in order to create a more seamless transition between adjacent front yard landscapes. Final Plans shall select from the following list:

- | | |
|------------------------------------|-------------------------|
| Myoporum parvifolium 'Putah Creek' | Creeping myoporum (LOW) |
|------------------------------------|-------------------------|

- ENTRY ACCENT SHRUBS:** These small accent shrubs are used primarily along the entry walk leading to the front porch of each home. Final Plans shall select from the following list:

- | | |
|----------------------------------|----------------------------|
| Dianella 'Tas Red' | Dwarf flax lily (LOW) |
| Erigeron karwinskianus | Santa Barbara daisy (LOW) |
| Teucrium chamaedrus 'Prostratum' | Dwarf wall germander (LOW) |

- GRASS-LIKE SHRUBS:** This shrub is utilized randomly throughout the landscape as textural accents where shown. Final Plans shall select from the following list:

- | | |
|----------------------|--------------------|
| Dietes X 'Nola Alba' | Katrina Iris (LOW) |
|----------------------|--------------------|

- TRANSITION GROUNDCOVER:** This low, spreading groundcover is used along the back of curb at the property lines in order to provide a seamless transition between lots. Final Plans shall select from the following list:

- | | |
|-----------------------------|--------------------|
| Trachelospermum jasminoides | Star jasmine (MOD) |
|-----------------------------|--------------------|

- COLUMNAR PLANT AT GARAGE:** The staked form of these plants is used to soften each side of the garage. Final Plans shall select from the following list:

- | | |
|------------------------------------|------------------------------------|
| Trachelospermum jas. – staked | Staked star jasmine (MOD) |
| Clytostoma callistegiodes – staked | Staked lavender trumpet vine (MOD) |

- GROUNDCOVER:** Small panels of low growing groundcovers are utilized behind the sidewalk on each lot in lieu of turf. Groundcover types will be varied along each streetscape. Final Plans shall select from the following list:

- | | |
|-------------------------------------|--------------------------------|
| Myoporum parvifolium 'Putah Creek' | Creeping myoporum (LOW) |
| Arcostaphylos 'Emerald Carpet' | Emerald Carpet manzanita (MOD) |
| Gazania 'Mitsuwa Yellow' (clumping) | Clumping gazania (MOD) |
| Fragaria chiloensis | Ornamental strawberry (MOD) |

LENNAR



PIONEER VILLAGE - PHASES 1 & 2
SUBDIVISIONS 5162 (PH. 1) & 5206 (PH. 2)
CITY OF WOODLAND, CA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA



Sym.	Revision	Date

Drawing Title

PLANTING NOTES

Date **SEPT. 7, 2021**

Drawn By **JL**

Scale **NOTED**

Sheet

L1.4

City of Woodland Approval

IRRIGATION LEGEND						
Symbol	Manufacturer	Model	Description	PSI	GPM	
Ⓣ	NETAFIM	TECHLINE CV	IN-LINE PRESSURE COMPENSATING DRIPLINE WITH CHECK VALVE. 0.4 GPH EMITTERS @ 12' O.C. INSTALL PER CITY DETAILS 1335 AND 1336 ON SHEET L2.2 INSTALL ADDITIONAL EQUIPMENT SHOWN ON DETAILS	15	0.84	
NONE	RAINBIRD	XB-10PC (1 GPH) XB-20PC (2 GPH)	XERI-BUG DRIP EMITTER INSTALLED INTO RAINBIRD XF BLANK 1/2" DISTRIBUTION TUBING EMITTER SCHEDULE: XB-10PC ONE (1) PER 1 GALLON SHRUB XB-10PC TWO (2) PER 5 GALLON SHRUB XB-20PC FOUR (4) PER 15 GALLON TREE XB-20PC SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15		
ⓐ	IRRITROL	KD6-INT	6-STATION INDOOR MOUNT IRRIGATION CONTROLLER. VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.			
CL	IRRITROL	CL-100-WIRELESS	WIRELESS WEATHER SENSOR AND TRANSMITTER KIT INSTALL IN APPROVED LOCATION PER MANUFACTURER'S INSTRUCTIONS			
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)			
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR			
ⓓ	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS			
---	---	SCHEDULE 40 PVC	SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.			
---	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.			

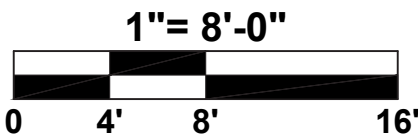
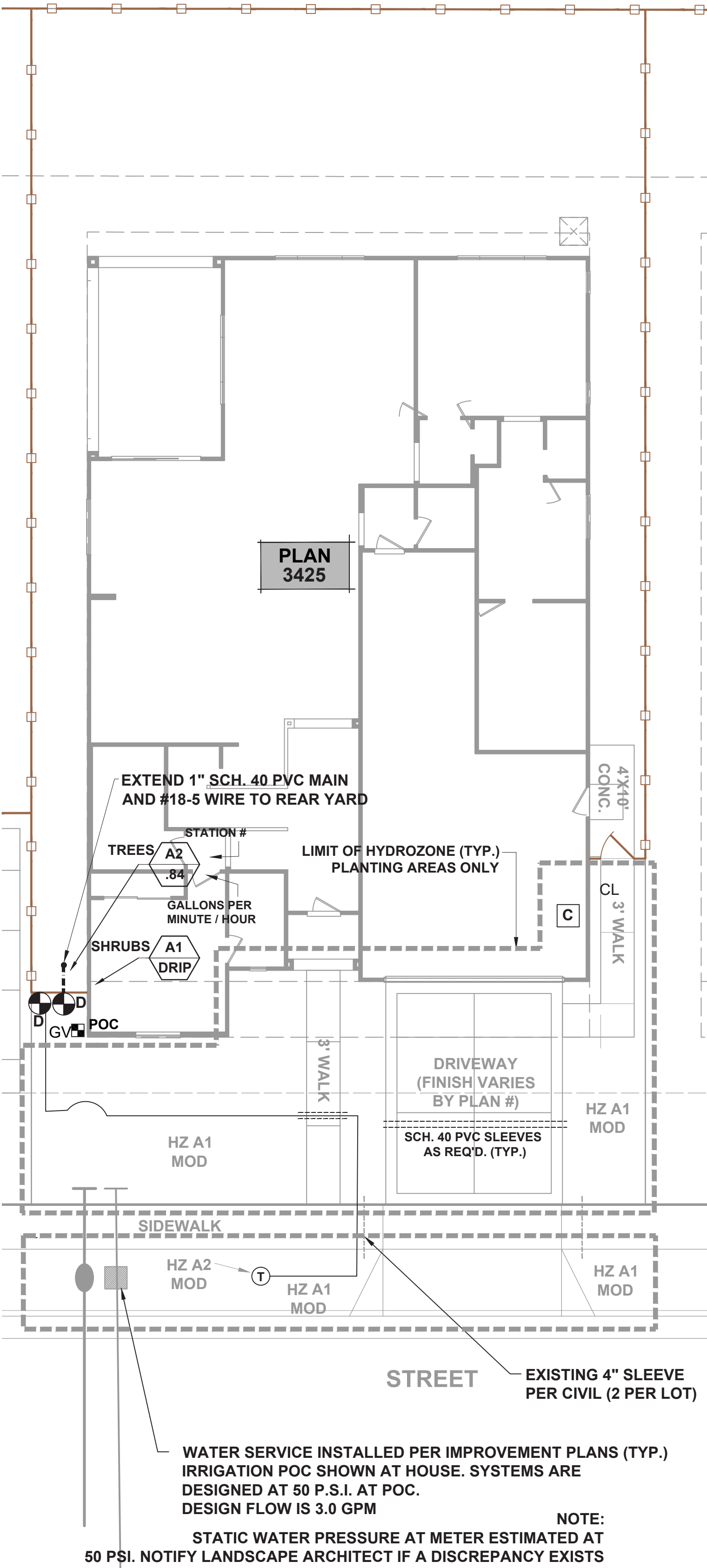
GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 40 PSI at each spray sprinkler head. The design flow for this project is 3.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is City of Woodland.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

DRAINAGE NOTES:

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Cunningham Engineering.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" SDR PVC solid drain lines, fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. All roof downspouts (not shown) within property shall be connected to underground drainage system. This includes all front, rear, and side yard roof downspouts.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

TYPICAL IRRIGATION SCHEMATIC
ALL LOTS (PLAN 3425 SHOWN)



WATER USE CALCS PHASE 1 PLANS

California Water Efficient Landscape Worksheet - Pioneer Village - Plan 2282									
Reference Evapotranspiration (ET _a)	S1.6		Project Type		Residential		0.55		
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas									
A1 DRIP	0.4	Drip	0.81	0.49	807	399	12749		
A2 TREES	0.4	Drip	0.81	0.49	16	8	253		
Totals					823	406	13002.18		
Special Landscape Areas									
				1		0	0		
				1		0	0		
				1		0	0		
				1		0	0		
Totals					0	0	0		
ETWU Total							13002.18		
Maximum Allowed Water Allowance (MAWA) ^e							14481.18		
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area		406							
Total Area		823							
Average ETAF		0.49							
All Landscape Areas									
Total ETAF x Area		406							
Total Area		823							
Average ETAF		0.49							
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									

California Water Efficient Landscape Worksheet - Pioneer Village - Plan 3104									
Reference Evapotranspiration (ET _a)	51.6		Project Type		Residential		0.55		
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas									
A1 DRIP	0.4	Drip	0.81	0.49	718	355	11343		
A2 TREES	0.4	Drip	0.81	0.49	16	8	253		
					Totals	734	362	11596.11	
Special Landscape Areas									
				1		0	0		
				1		0	0		
				1		0	0		
				1		0	0		
					Totals	0	0	0	
							ETWU Total	11596.11	
Maximum Allowed Water Allowance (MAWA) ^e							12915.17		
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area		362							
Total Area		734							
Average ETAF		0.49							
All Landscape Areas									
Total ETAF x Area		362							
Total Area		734							
Average ETAF		0.49							
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									

California Water Efficient Landscape Worksheet - Pioneer Village - Plan 3312															
Reference Evapotranspiration (ET _a)	51.6		Project Type		Residential		0.55								
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d								
Regular Landscape Areas															
A1 DRIP	0.4	Drip	0.81	0.49	822	406	12986								
A2 TREES	0.4	Drip	0.81	0.49	16	8	253								
					Totals	838	414	13239.16							
Special Landscape Areas															
				1		0	0								
				1		0	0								
				1		0	0								
				1		0	0								
					Totals	0	0	0							
							ETWU Total		13239.16						
							Maximum Allowed Water Allowance (MAWA) ^e		14745.11						
ETAF Calculations															
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.											
Total ETAF x Area										414					
Total Area										838					
Average ETAF				0.49											
All Landscape Areas															
Total ETAF x Area				414											
Total Area				838											
Average ETAF				0.49											

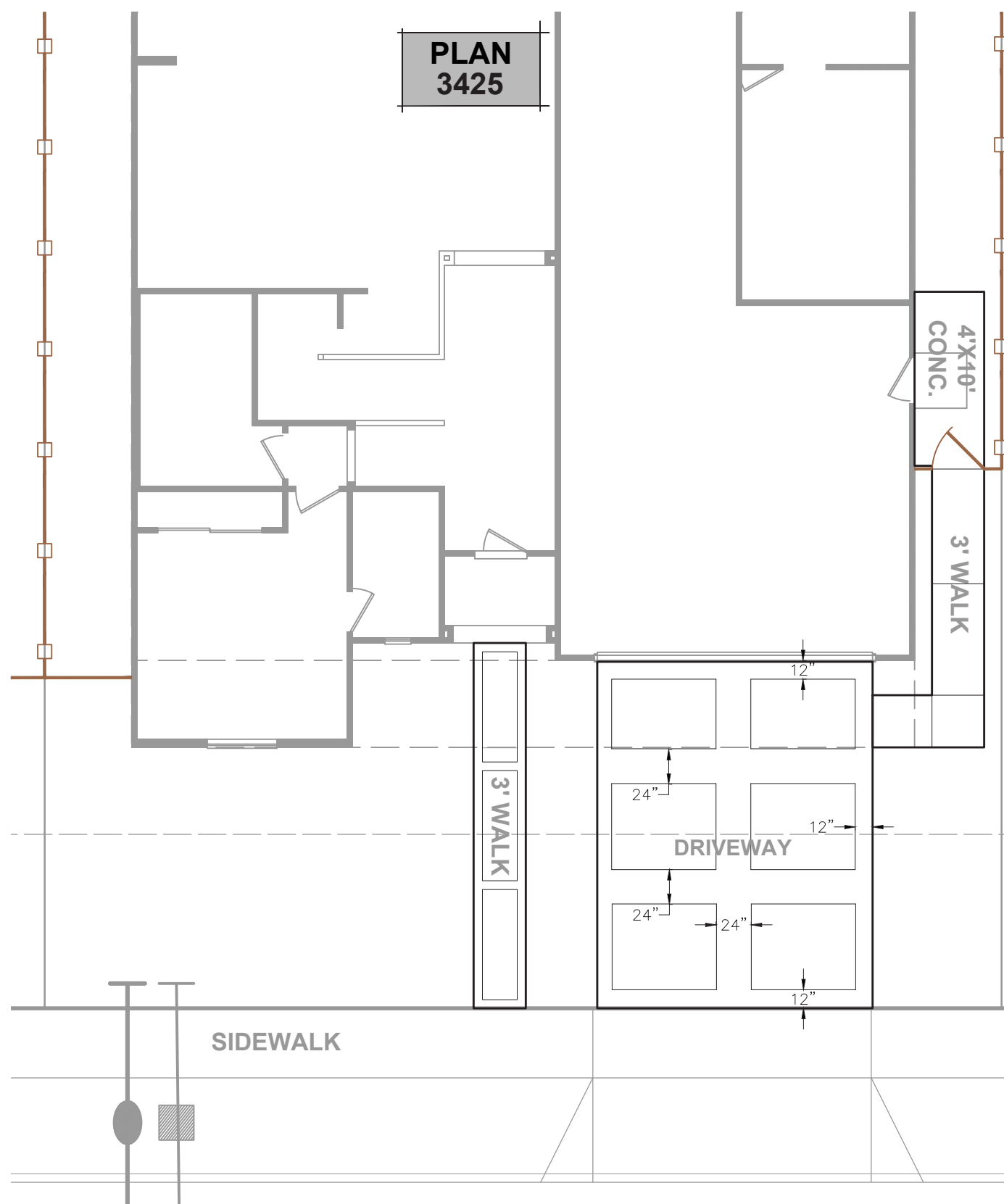
California Water Efficient Landscape Worksheet - Pioneer Village - Plan 3425								
Reference Evapotranspiration (ET _a)	51.6		Project Type		Residential		0.55	
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
A1 DRIP	0.4	Drip	0.81	0.49	865	427	13666	
A2 TREES	0.4	Drip	0.81	0.49	16	8	253	
Totals					881	435	13918.49	
Special Landscape Areas								
				1		0	0	
				1		0	0	
				1		0	0	
				1		0	0	
Totals					0	0	0	0
							ETWU Total	13918.49
							Maximum Allowed Water Allowance (MAWA) ^e	15501.72
ETAF Calculations								
Regular Landscape Areas								
Total ETAF x Area		435						
Total Area		881						
Average ETAF		0.49						
All Landscape Areas								
Total ETAF x Area		435						
Total Area		881						
Average ETAF		0.49						
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.								

WATER USE CALCS PHASE 2 PLANS

California Water Efficient Landscape Worksheet - Pioneer Village - Plan 2134									
Reference Evapotranspiration (ET _a)		51.6	Project Type	Residential					0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas									
A1 DRIP		0.4Drip		0.81	0.49	642	317	10143	
A2 TREES		0.4Drip		0.81	0.49	16	8	253	
					Totals	658	325	10395.43	
Special Landscape Areas									
				1			0	0	
				1			0	0	
				1			0	0	
				1			0	0	
					Totals	0	0	0	
ETWU Total								10395.43	
Maximum Allowed Water Allowance (MAWA) ^e								11577.90	
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area				325					
Total Area				658					
Average ETAF				0.49					
All Landscape Areas									
Total ETAF x Area				325					
Total Area				658					
Average ETAF				0.49					
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.									

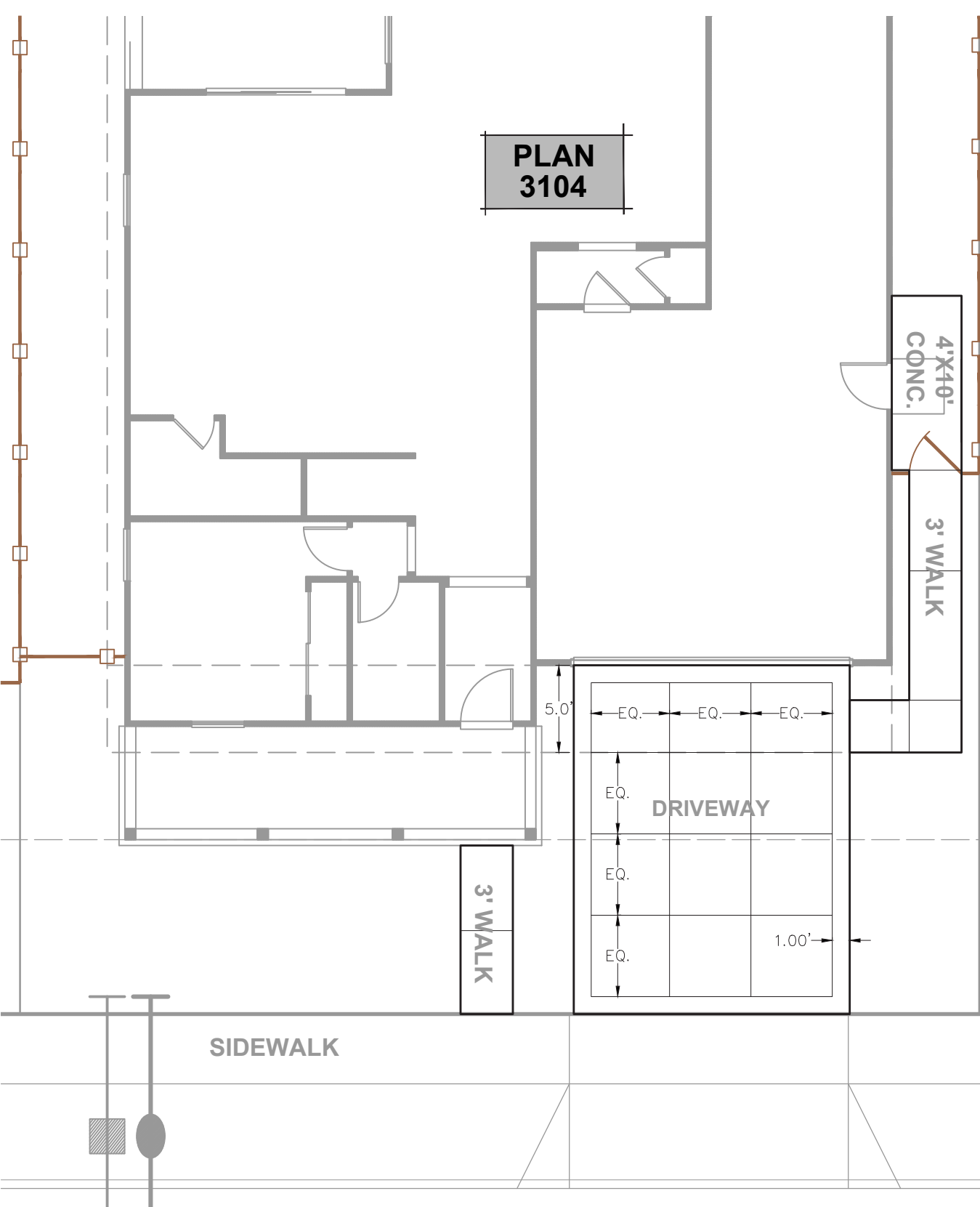
California Water Efficient Landscape Worksheet - Pioneer Village - Plan 2394									
Reference Evapotranspiration (ET _a)	51.6		Project Type	Residential					0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas									
A1 DRIP	0.4	Drip	0.81	0.49	552	273	8721		
A2 TREES	0.4	Drip	0.81	0.49	16	8	253		
					Totals	568	280	8973.56	
Special Landscape Areas									
				1		0	0		
				1		0	0		
				1		0	0		
				1		0	0		
					Totals	0	0	0	
						ETWU Total	8973.56		
						Maximum Allowed Water Allowance (MAWA) ^f	9934.30		
ETAF Calculations									
Regular Landscape Areas									
Total ETAF x Area	280		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.						
Total Area	568								
Average ETAF	0.49								
All Landscape Areas									
Total ETAF x Area	280								
Total Area	568								
Average ETAF	0.49								

TYPICAL FLATWORK LAYOUTS - PHASE 1



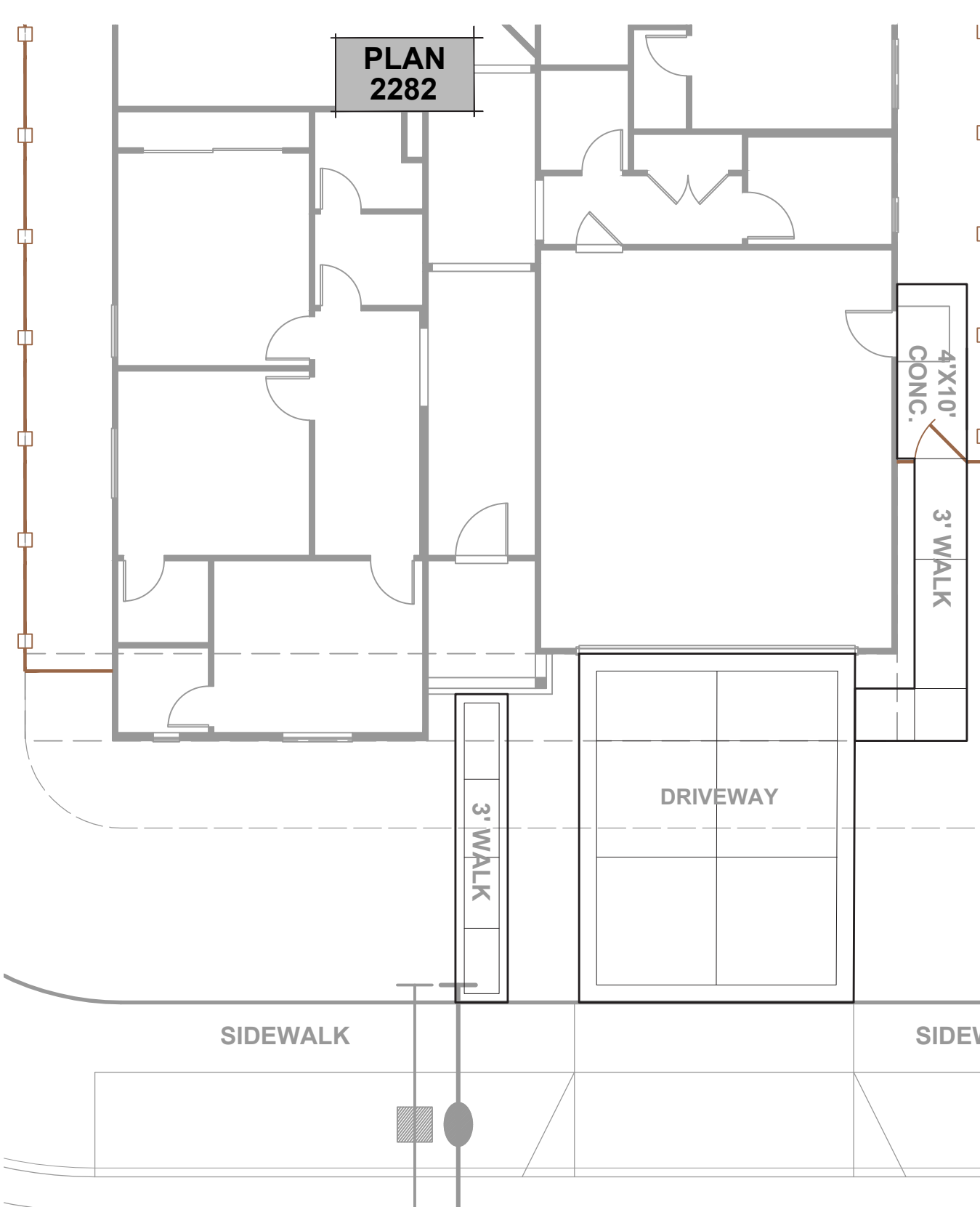
TYPICAL PLANS 3425 CONCRETE SPECIFICATIONS:

- DRIVEWAY TO HAVE LIGHT BROOM FINISH FIELD AREAS WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ADD 24" WIDE CENTER BANDS IN DRIVEWAY AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING LIGHT BROOM FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN



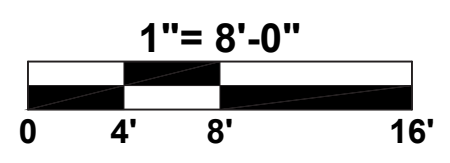
TYPICAL PLAN 3104 CONCRETE SPECIFICATIONS:

- DRIVEWAY TO HAVE BROOM FINISH FIELD AREAS WITH RECTILINEAR SCORING AT +/- 4'-5' (EQUAL) GRIDS AND 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY AND COURTYARD TO BE LIGHT BROOM FINISH WITH SCORING AT BETWEEN 4'-5' APART (NO PERIMETER BANDS)



TYPICAL PLANS 2282 & 3312 CONCRETE SPECIFICATIONS: (PLAN 2282 SHOWN)

- DRIVEWAY FIELD AREAS TO HAVE LIGHT ROCK SALT FINISH WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING SALT FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS



LANDSCAPE ARCHITECTURE • SITE DESIGN

EarthLine DESIGN

PO BOX 661 • ORANGEVILLE • CA • 95662
916.437.861 • www.earthlinedesign.com

PIONEER VILLAGE - PHASES 1 & 2
SUBDIVISIONS 5162 (PH. 1) & 5206 (PH. 2)
CITY OF WOODLAND, CA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT

JAMES NORMAN LUTTRELL, C.A.S.D.

Signature
4-2022

Revised Date
9-7-2021

Date

STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title

**TYPICAL
FLATWORK
LAYOUTS**

Date
SEPT. 7, 2021

Drawn By
JL

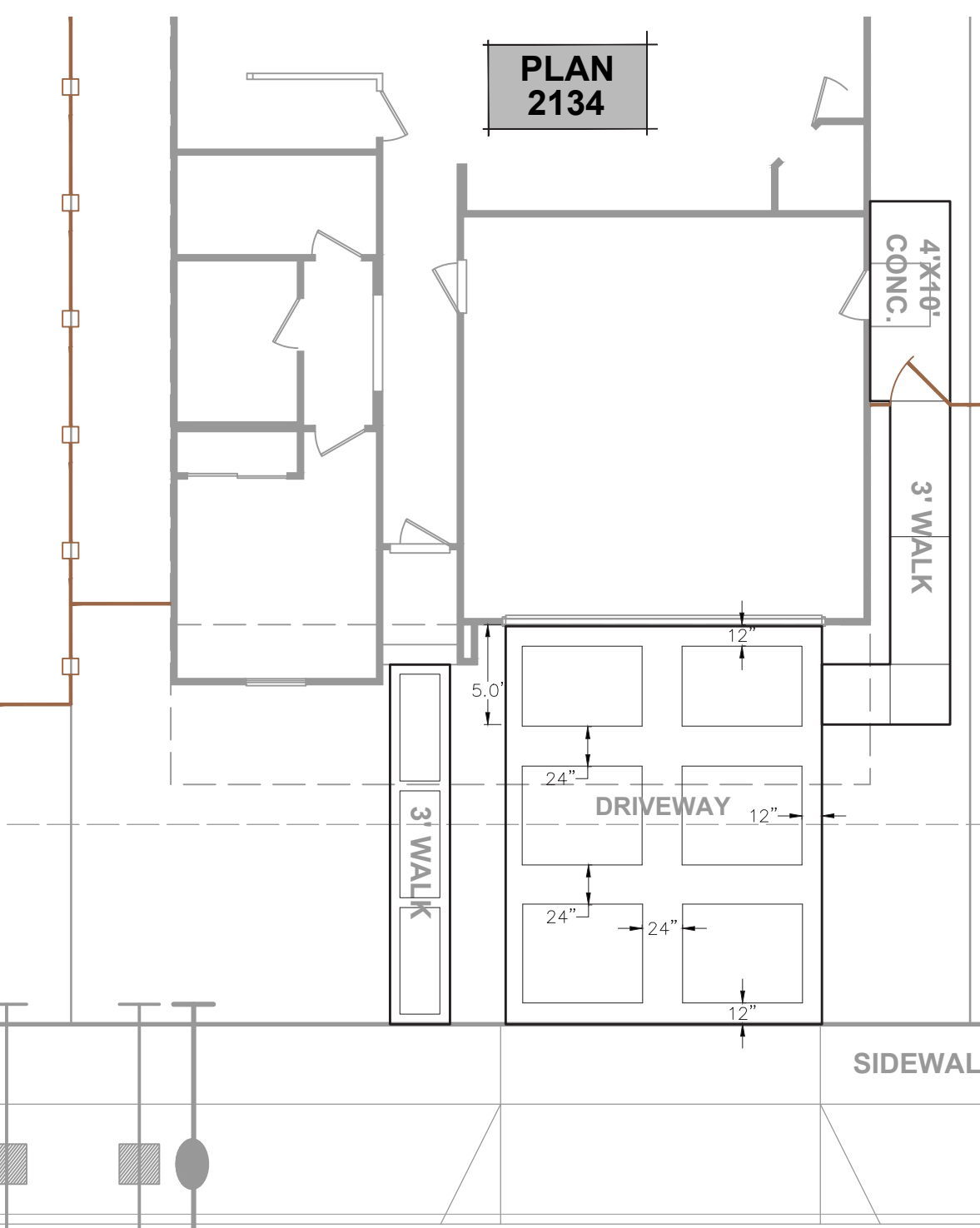
Scale
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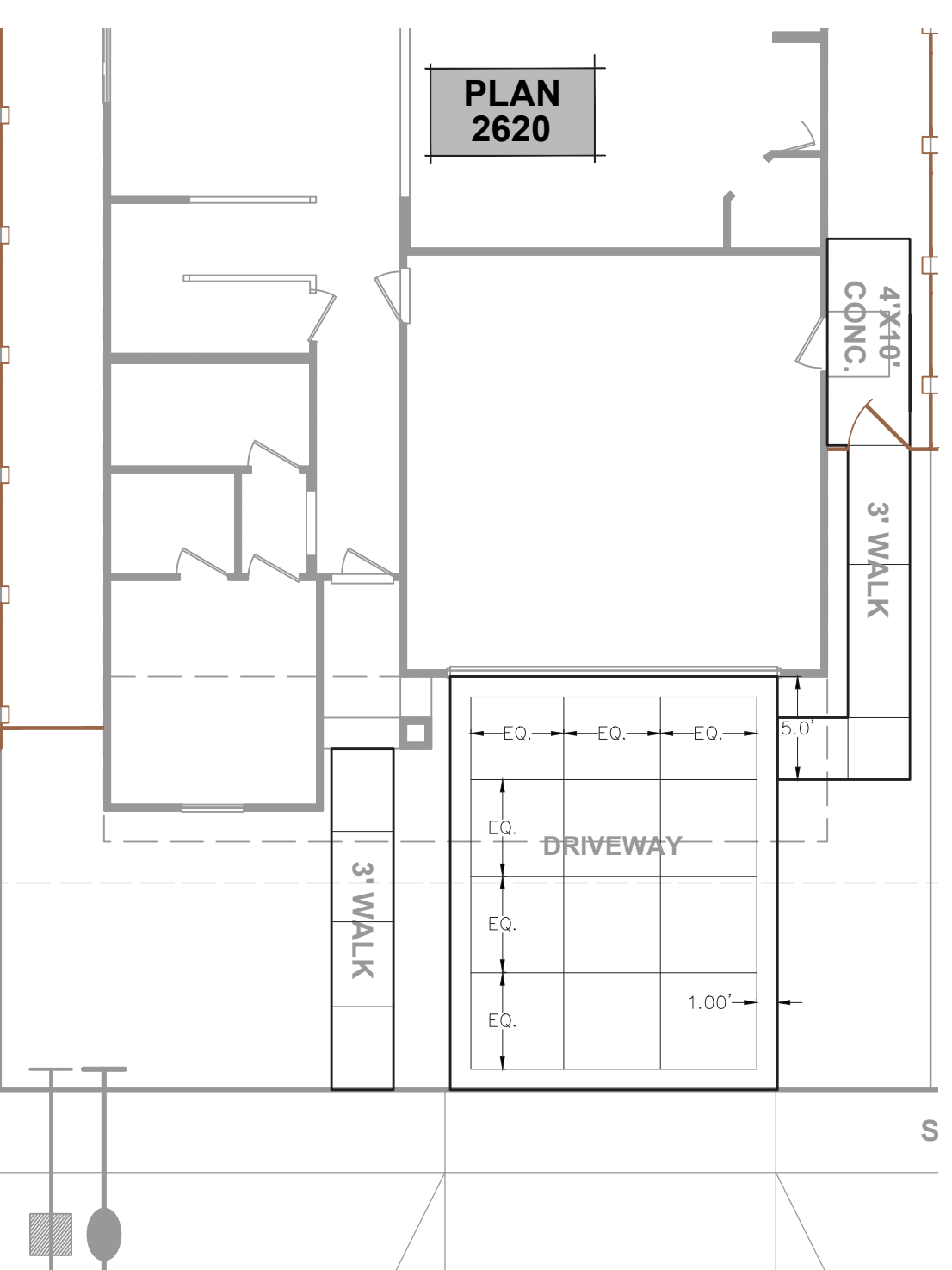
City of Woodland Approval

TYPICAL FLATWORK LAYOUTS - PHASE 2



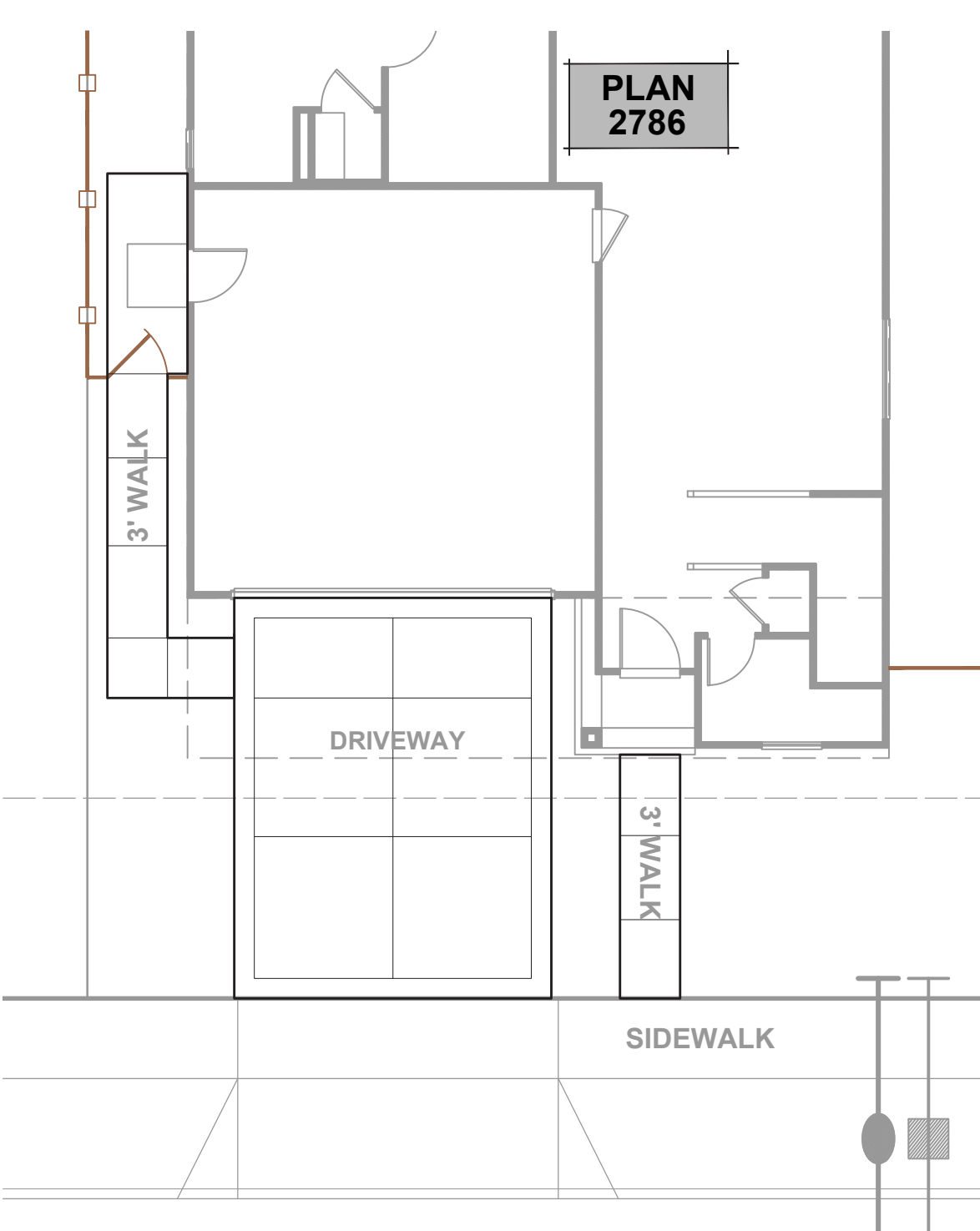
TYPICAL PLAN 2134 CONCRETE SPECIFICATIONS:

- DRIVEWAY TO HAVE LIGHT BROOM FINISH FIELD AREAS WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ADD 24" WIDE CENTER BANDS IN DRIVEWAY AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING LIGHT BROOM FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN



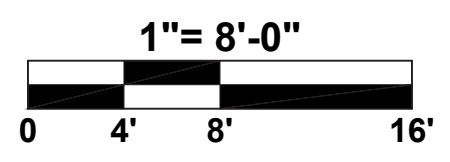
TYPICAL PLAN 2620 CONCRETE SPECIFICATIONS:

- DRIVEWAY TO HAVE BROOM FINISH FIELD AREAS WITH RECTILINEAR SCORING AT +/- 4'-5' (EQUAL) GRIDS AND 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY AND COURTYARD TO BE LIGHT BROOM FINISH WITH SCORING AT BETWEEN 4'-5' APART (NO PERIMETER BANDS)



TYPICAL PLANS 2394 & 2786 CONCRETE SPECIFICATIONS: (PLAN 2786 SHOWN)

- DRIVEWAY FIELD AREAS TO HAVE LIGHT ROCK SALT FINISH WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING SALT FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS





Climate Action Plan Consistency Checklist Introduction

The City of Woodland prioritizes sustainability and encourages the use of sustainable development practices. The 2035 General Plan advocates responsible growth while seeking to conserve energy, water, and other resources; reduce greenhouse gas (GHG) emissions; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change. The City's 2035 Climate Action Plan (CAP), adopted with the General Plan in 2017, provides a set of community-generated strategies to guide the City, its residents, and local businesses in reducing GHG emissions consistent with State goals for addressing California's contributions to climate change. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable GHG reduction measures consistent with the CAP. This CAP Consistency Checklist (Checklist) was developed to help plan and design projects consistent with the CAP and to assist City staff in implementing CAP strategies,

This Checklist allows proposed development projects that are subject to the California Environmental Quality Act (CEQA) to demonstrate consistency with Woodland's CAP. CEQA Guidelines require the analysis of GHG emissions as well as any potential impacts that the proposed project might have on the environment. Projects that demonstrate consistency with the CAP may be eligible to streamline the review process. The CAP is a verified GHG emissions reduction plan in accordance with CEQA Guidelines Section 15183.5. Projects that do not display consistency may, at the City's discretion, prepare an independent comprehensive project-specific GHG emissions analysis consistent with CEQA requirements. This Checklist identifies measures that are required in order to support CEQA streamlining.

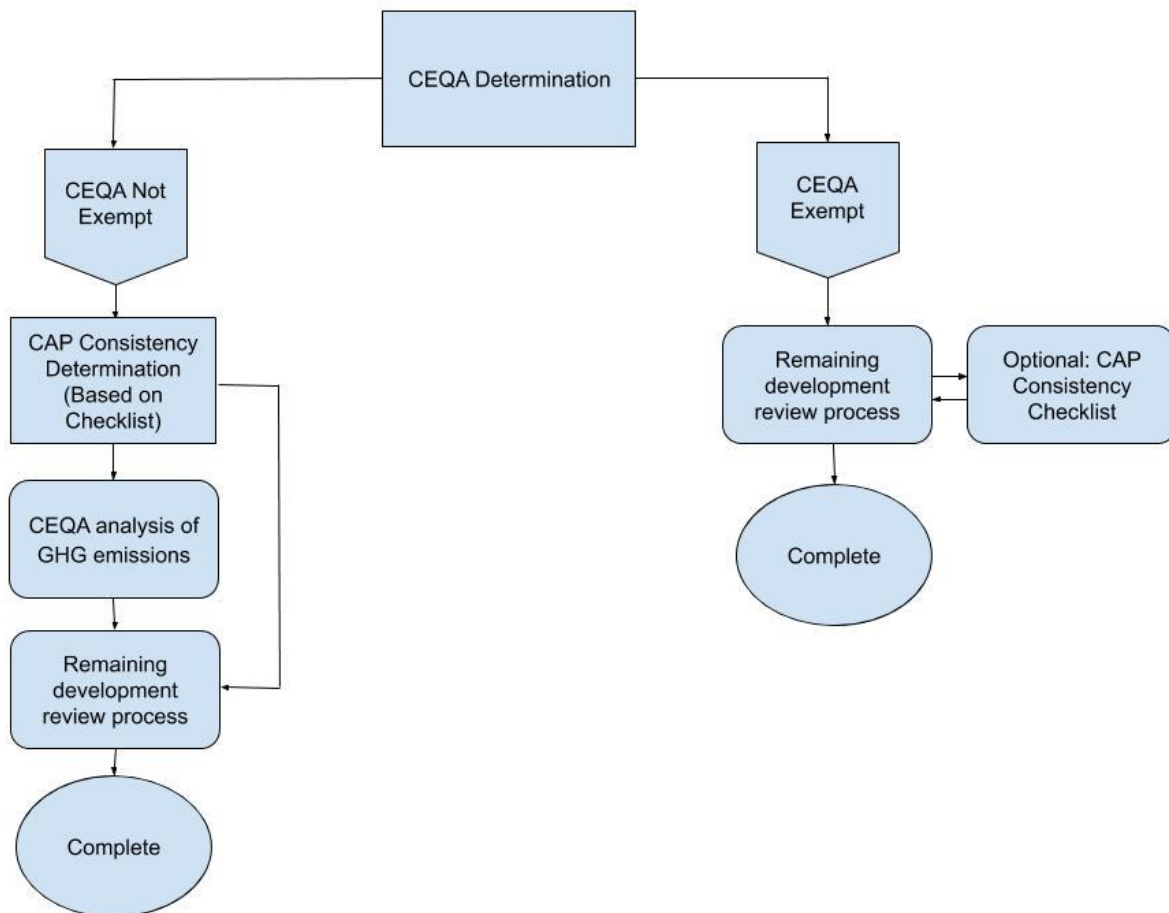
More broadly, the Checklist also identifies GHG reduction strategies that may be incorporated into proposed development projects. By encouraging development strategies and designs that conserve resources and reduce project-related GHG emissions, the Checklist supports Woodland's sustainability efforts and policies that encourage the advancement of sustainable growth, including implementation of the CAP.

There are five steps to this application:

- 1) CAP Consistency Checklist Application Form
- 2) Land Use Element Consistency
- 3) CAP Strategy Consistency
- 4) Additional Questions
- 5) Certification

Applicability

If a proposed development is exempt from CEQA review, then this document may act as a recommendations list for sustainable measures and designs that may be incorporated into the proposed development project. The diagram below displays the context for the CAP Consistency Checklist within the planning review process framework.





Step 1: CAP Consistency Checklist Application Form

Project Information

Project Name: Cannon Pointe and Casera Meadows Design Review (aka Pioneer Village)

Project Address: North of Farmers Central Road between Harry Lorenzo Avenue and Pioneer Avenue

Project Type: Design Review for Single-Family Development

Project Size: 55.45 acres

Proposed Land Uses: Single Family Residential Development

Service Population (Residents + Employees): Approximately 500

Brief Project Description: Design Review proposing eight plans on 231 residential lots.

Applicant Information

Applicant Name: Pierre Martinez

Company: Lennar Homes of CA, Inc.

Contact Phone: 916-746-8508

Contact Email: pierre.martinez@lennar.com

Was a consultant retained to complete this checklist? ☐ Yes ☒ No

If yes, complete the following:

Consultant Name: _____

Company: _____

Contact Phone: _____

Contact Email: _____



Step 2: Land Use Consistency

This section allows the City to determine a project’s consistency with the land use assumptions used in the development of the CAP. The growth projections outlined in the 2035 General Plan Land Use Element were used in Woodland’s CAP to estimate community-wide GHG emissions over time. Therefore, new development projects must be consistent with the Land Use Element to be consistent with Woodland’s CAP.

Land Use Consistency	Yes	No
Is the proposed project consistent with the existing General Plan land use and zoning designations?	☒	☐
If “Yes”, please explain how the project is consistent with the existing General Plan land use and zoning designations in the space provided below and then proceed to Step 3 of the Checklist. Phase 1 - R5 (LDR) Phase 2 - R8 (LDR) No changes to zoning or general plan designation proposed.		
If “No”, the proposed project must prepare a comprehensive project-specific analysis of GHG emissions and incorporate the measures in this Checklist to the extent feasible.		



Step 3: CAP Strategy Consistency

Energy

Incorporating energy efficiency and/or renewable energy into a project can have long-term benefits for reducing utility bills and GHG emissions while adding value to the property. The City encourages all projects to incorporate energy efficiency and renewable energy into project design and construction.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as “**(Required)**.” If “no” is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
E-1: Lighting Efficiency Upgrades (Required)	Installation of high-efficiency lighting: Does the project include LED lights, solar tubes, sky lights, and take consideration of room orientation to maximize the use of natural lighting?	☒	☐
E-3: Comprehensive Building Efficiency	Energy efficiency: Does the project incorporate sustainable construction and development practices in the CalGreen Code such as cool roofs, vegetation, permeable or other special pavements, shading devices, operable windows placed for cross ventilation, or other passive temperature control factors to reduce building energy use and heat island effects on and around buildings?	☒	☐
E-4: Improved Building Temperature Controls (Required)	Natural climate control features: Are natural temperature control factors such as cross ventilation, wind protection, and shade considered in site and building design for the project?	☒	☐
E-4: Improved Building Temperature Controls	Innovative site designs: Does the project include innovative site designs and building orientations for new construction that incorporate passive and active solar designs and natural cooling techniques?	☒	☐
	Efficient heating and cooling: Does the project include buildings with mechanical HVAC systems to decrease energy use and increase reliance on natural heating, cooling, and ventilation?	☒	☐



E-6: Renewable energy generation and procurement	Renewable energy (residential): Does the project include solar installations of 3 kW or larger to accommodate electric vehicle charging and achieve net zero carbon footprint without future need to increase inverter?	☒	☐
	Renewable energy use (residential): Will homes be constructed for the subsequent installation of solar photovoltaic and/or solar water heaters?	☒	☐
Please explain how the proposed project incorporates the required measures and any additional sustainable development measures consistent with the CAP. Each home will include installation of photovoltaic panels 3Kw in size or higher, will be pre-wired for electrical vehicle charging, provide for high efficiency HVAC, provide high efficiency windows that are operable and will provide for cross ventilation. Homes will be designed to meet or exceed Title 24 requirements.			
If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain. Project will meet or exceed 2019 code requirements and Title 24 requirements.			



Transportation and Land Use

Practices and infrastructure that promote ease and convenience of pedestrian, bicycle, and transit travel for daily trips that situate residents in proximity to workplaces, goods and services, and recreational opportunities are essential to reducing the use of passenger vehicles locally and regionally. The City encourages all projects to incorporate sustainable development measures into project design and construction to support reducing single-occupancy motor vehicle use and increasing the use of efficient and alternative modes of transportation.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as “**(Required)**.” If “no” is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
T/LU-2: Infill Development, Redevelopment, and Repurposing	Density (residential): Does the project incorporate the highest level of residential density allowed in the zoning code?	☐	☒
	Infill development: Does the project develop on an underutilized or unused infill site?	☒	☐
	Use of existing structures: Does the project reuse an existing structure(s)?	☐	☒
T/LU-3: Smart Growth in New Development	Infill and proximity of housing: Does the project include infill housing and housing built within walking distance to jobs, transportation, and amenities?	☒	☐
	Transit services: Is the provision of transit services considered in the project.	☒	☐
	Proximity of transit services: Will the project be served by public transit within ¼ mile of the site?	☒	☐
	Mixed use development (residential): Does the project incorporate mixed uses within the development?	☐	☒
	Proximity to retail (residential): Does the project’s plan support convenient walking and biking distances for daily shopping trips?	☒	☐
T/LU-3: Smart Growth in New Development (Required)	Alternative transportation (commercial): Does the project include bicycle parking, electric vehicle charging stations, and/or other incentives for non-fossil-fuel transportation?	☐	☒



T/LU-5: Increase Mass Transit Use, Walking, and Bicycling (Required)	Bicycle-friendly design (multi-family): Does the project provide secure bicycle storage options and/or bicycle-share programs?	☐	☒
T/LU-7: Increased Use of Alternative-Fuel Vehicles	Electric vehicle (EV) chargers (residential): Does the project include EV charging infrastructure?	☒	☐

Please explain how the proposed project incorporates the required measures and any additional sustainable development measures consistent with the CAP.

- Project does not propose any change to land use or density, just design review for single-family residential development.
- No existing structures on site.
- Project site is in-fill as existing single-family to the west and south and Pioneer HS to the east. Vacant land zoned for single-family development to the north.
- Yolo bus has transit service at north along Gibson Road and at east along Pioneer Avenue.
- Shopping and commercial development exists at northeast corner of Gibson and Pioneer Avenue, less than 1/4 mile away.
- Bicycle parking could be stored in garages and in private yard areas. Subdivision has pedestrian connections to surrounding developments/roads.
- Infrastructure will be built in each home to allow for electrical vehicle charging.

If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain.

The subdivision is already designed and approved. Pedestrian connections are designed to connect to surrounding development.



Urban Forest & Open Space

Trees help reduce GHG emissions in several ways: reducing the heat island effect, reducing indoor building temperatures, and carbon sequestration. Planting trees strategically can have long-term benefits for beautifying streets, reducing utility bills and GHG emissions, and increasing comfort inside and outside of buildings. The City encourages all projects to incorporate appropriate placement and planting of trees into project design and construction.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as “**(Required)**.” If “no” is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
UF-1: Urban Forest Management Plan	Urban Forest Management Plan: Does the project include planting mediums, planting techniques, and soil amendments that can provide multiple benefits as identified in Woodland’s Urban Forest Master Plan?	☒	☐
UF-2: Increased Tree Planting (Required)	Shade tree cover (residential): Does the project include two shade trees per home on east, west, or south face of the home with trees located to prevent interference with solar PV production?	☒	☐
UF-2: Increased Tree Planting	Shade tree cover: Does this project include the planting of larger trees to maximize the GHG reduction benefit?	☒	☐
UF-2: Increased Tree Planting	Shade over street cover: Does the project include street trees to shade asphalt and parked cars?	☒	☐

Please explain how the proposed project incorporates the required measures and any additional sustainable development measures consistent with the CAP.

The project includes street trees to be planted in landscape strip between street and sidewalk as well as additional trees in front and street side yards as required by City.



If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain.



Water & Solid Waste

Incorporating water conservation and waste reduction measures into project design and construction supports long-term reductions in GHG emissions. The City encourages all projects to incorporate water conservation and waste reduction measures into project design and construction.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
W/W-1: Increased Water Conservation	Water conservation: Does the project exceed Title 24 water conservation building requirements?	☒	☐
	Drought-tolerant landscaping: Does the project include drought-tolerant native landscaping features in the landscape design?	☒	☐
W/W-2: Solid Waste Reduction and Waste Processing Improvements	Construction Recycling: Will steps be taken to ensure that the project meets or exceeds the minimum requirement for construction and demolition debris recycling in accordance with the City's ordinance?	☒	☐
	Recycling: Does the project allow adequate space for future collection of recyclable materials?	☒	☐
	Organics Recycling: Does the project allow adequate space for future collection of food waste for large-scale processing as compost or into biofuels?	☒	☐
Please explain how the proposed project incorporates the sustainable development measures consistent with the CAP. - All homes are built with water conserving fixtures and water-efficient appliances that meet or exceed Title 24 requirements. - Drought tolerant planting is proposed and will meet or exceed WELO and City requirements. - Project will comply with City's construction recycling requirements. - Adequate space is available in yard areas to store waster and recycling bins as necessary.			



If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain.



Step 4: Additional Questions

1. Please provide a statement indicating the manner in which the project will meet sustainability goals and policies contained in the City's General Plan and Climate Action Plan. Examples of measures that may be utilized include, renewable energy, cross ventilation, operable windows, efficient heating and cooling systems, window awnings, light roofs, electric vehicle charging infrastructure, secure bicycle parking, and other measures.

The project will meet or exceed all 2019 building code requirements and Title 24 requirements for new residential construction. This includes but is not limited to, solar panels, energy efficient lighting, HVAC system, appliances and efficient water fixtures. Operable windows will be installed to allow for cross ventilation and infrastructure will be installed for the use of electric automobile charging.

2. Urban development and increases in paved surfaces can increase the heat island effect resulting in an urban area that is significantly warmer than surrounding rural areas. Please provide a statement summarizing the measures that have been taken to reduce heat related concerns. Examples may include: covered and shaded walkways, extensive tree canopy, awnings or other shade structures, outdoor rooms or courtyards, indoor ceiling fans, and other measures.

The project includes substantial plantings in landscape strips, front yards, and street side yards that will provide for shading of vehicles, driveways and pedestrians using sidewalks.



Step 5: Certification

I hereby certify that the statements furnished herein and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge.

Signature: **Pierre Martinez** Digitally signed by Pierre Martinez
Date: 2021.09.14 14:23:08 -07'00' Date: 9/14/2021