

Attachment 2



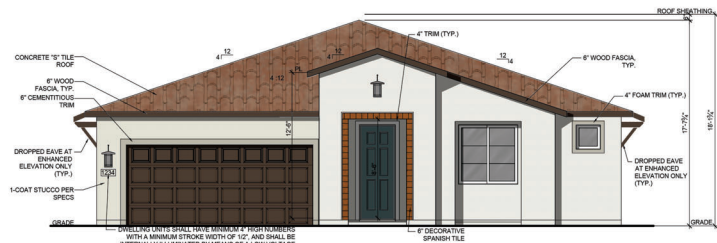
SHEET INDEX

CONWAY SITE PLAN
ASH SITE PLAN
PLAN 1 (V168) FRONT ELEVATIONS
PLAN 1 (V168) MODERN SPANISH ELEVATIONS - A
PLAN 1 (V168) MODERN CRAFTSMAN ELEVATIONS - B
PLAN 1 (V168) MODERN ADOBE ELEVATIONS - C
PLAN 1 (V168) FLOOR PLANS
PLAN 2 (V169) FRONT ELEVATIONS
PLAN 2 (V169) MODERN SPANISH ELEVATIONS - A
PLAN 2 (V169) MODERN CRAFTSMAN ELEVATIONS - B
PLAN 2 (V169) MODERN ADOBE ELEVATIONS - C
PLAN 2 (V169) FIRST FLOOR PLAN
PLAN 2 (V169) SECOND FLOOR PLAN
PLAN 3 (V179) FRONT ELEVATIONS
PLAN 3 (V179) MODERN SPANISH ELEVATIONS - A
PLAN 3 (V179) MODERN CRAFTSMAN ELEVATIONS - B
PLAN 3 (V179) MODERN CRAFTSMAN ELEVATIONS - C
PLAN 3 (V179) FIRST FLOOR PLAN
PLAN 3 (V179) SECOND FLOOR PLAN
COLOR BOARDS - SCHEMES 1-2
COLOR BOARDS - SCHEMES 3-4
COLOR BOARDS - SCHEMES 5-6
COLOR BOARDS - SCHEMES 7-8
COLOR BOARDS - SCHEMES 9
COLOR SCHEDULE

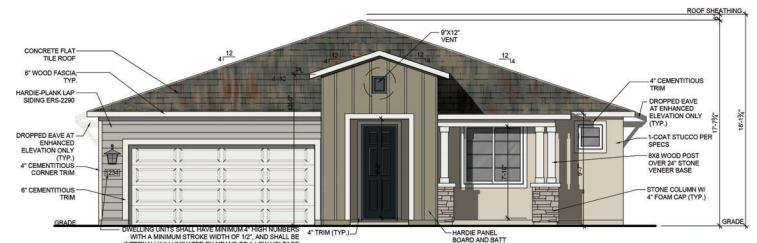
CAPISTRANO



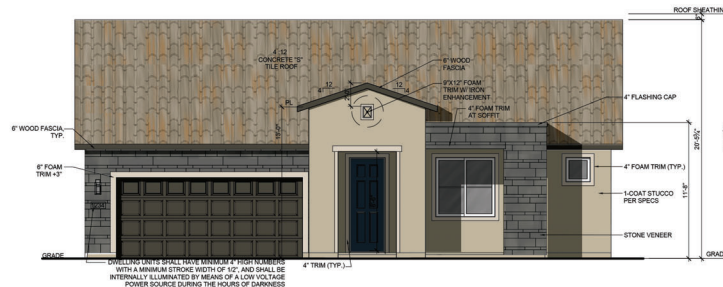
CAPISTRANO - ESCONDIDO, CA



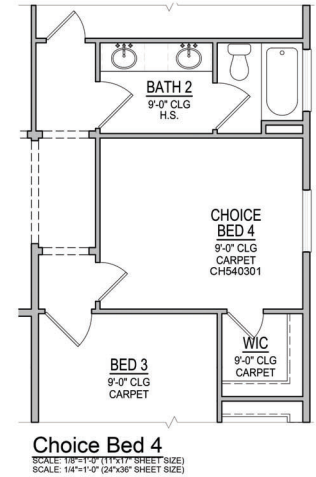
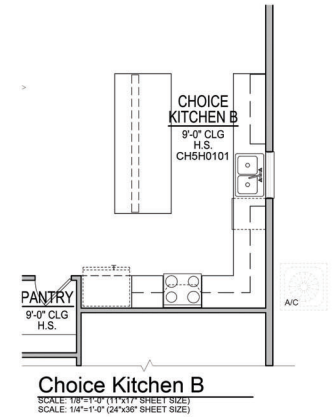
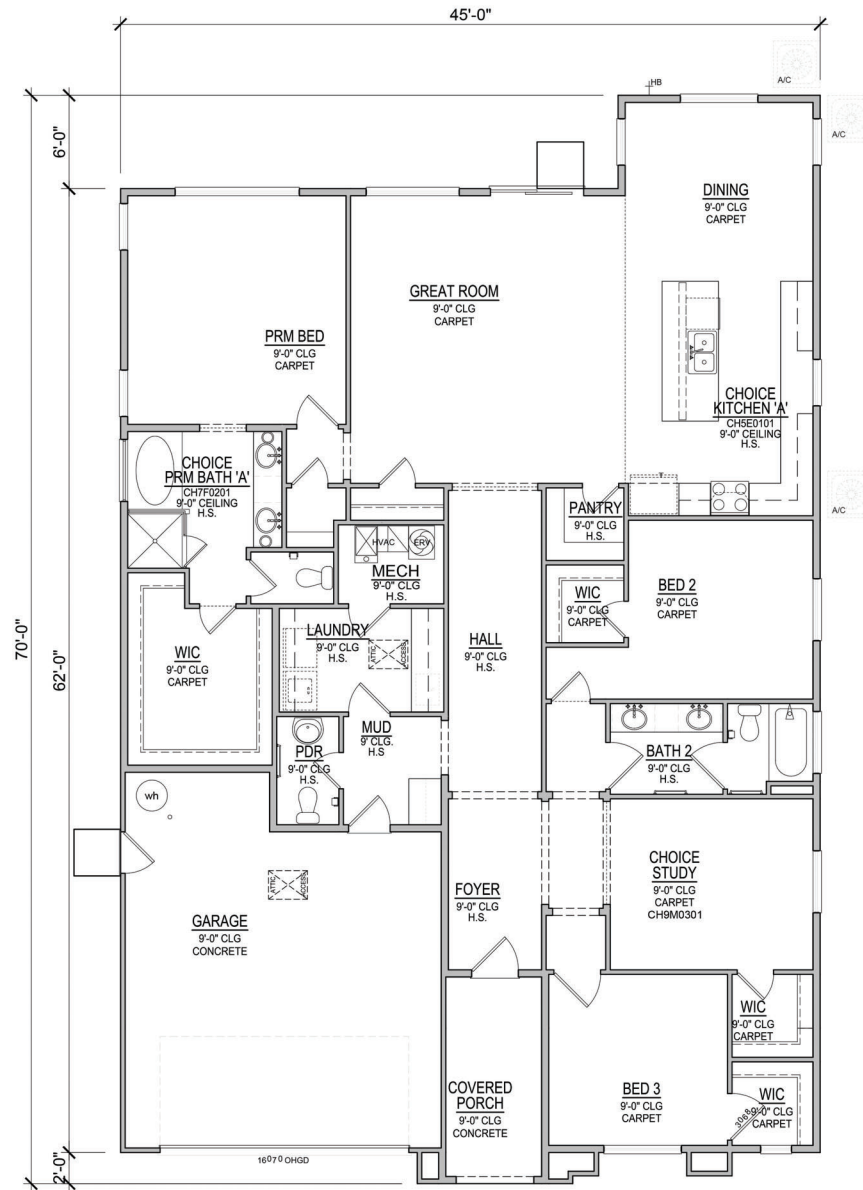
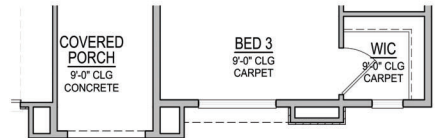
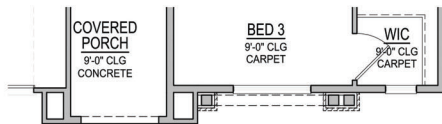
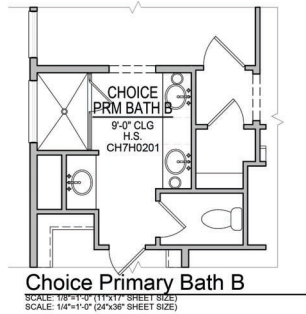
FRONT ELEVATION - SCL - A SCHEME 1



FRONT ELEVATION - ACL - B SCHEME 4
SCALE: 1/8\"/>



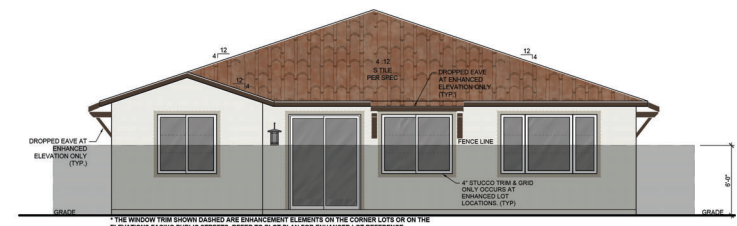
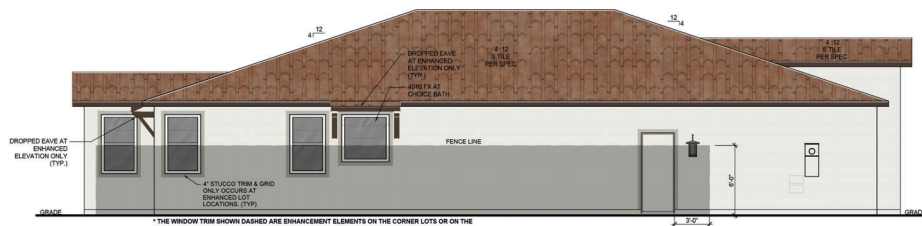
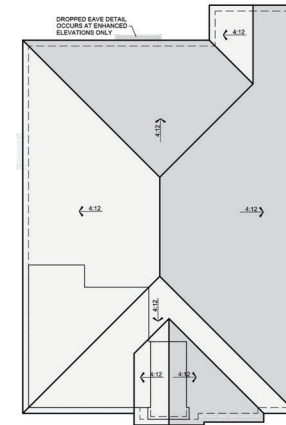
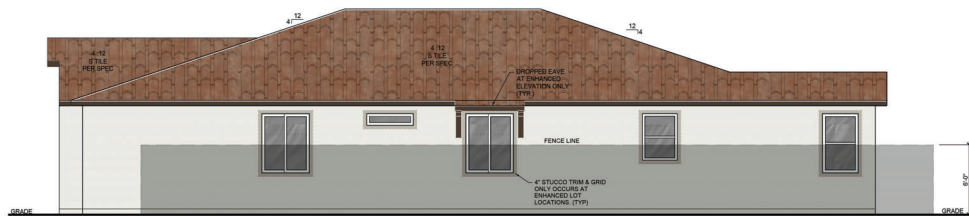
FRONT ELEVATION - ADL - C SCHEME 7
SCALE: 1/8\"/>



Square Footages			
Area	Elev SCL	Elev ACL	Elev ADL
First Floor	2333 SF	2333 SF	2333 SF
Total Living	2333 SF	2333 SF	2333 SF
Garage	465 SF	465 SF	465 SF
Porch	84 SF	84 SF	84 SF
Total Under Roof	2882 SF	2882 SF	2882 SF

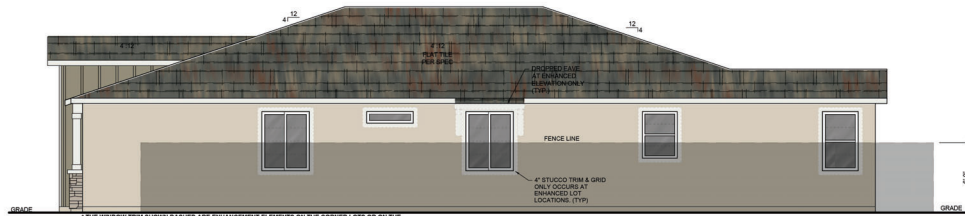


CAPISTRANO - ESCONDIDO, CA

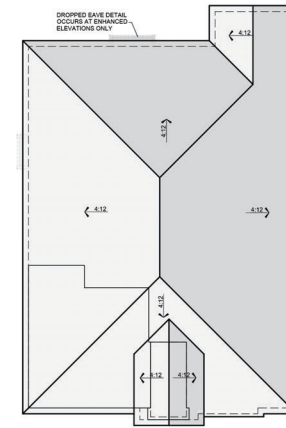


PLAN 1 MODERN SPANISH | 2333 SF - SCHEME 1

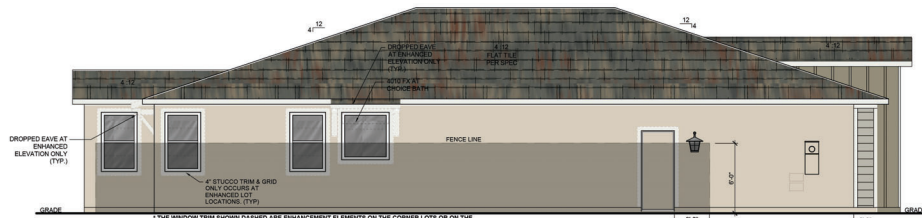
CAPISTRANO - ESCONDIDO, CA



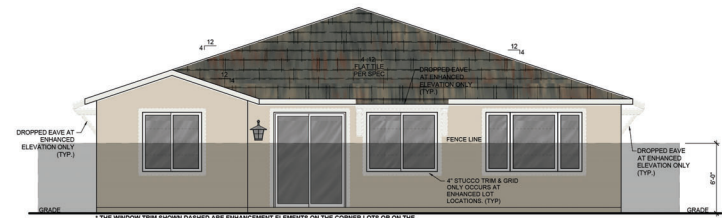
RIGHT ELEVATION - ACL - B
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



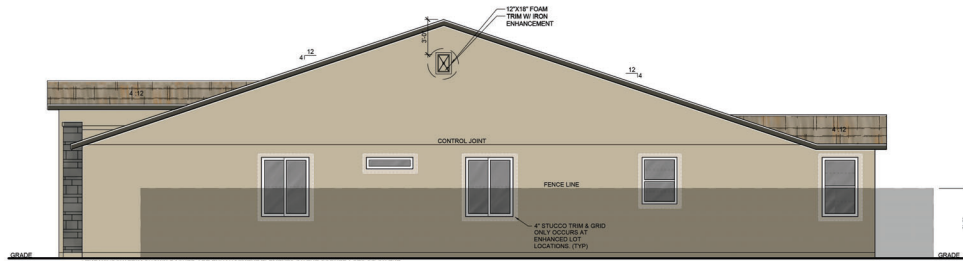
ROOF PLAN - ACL - B



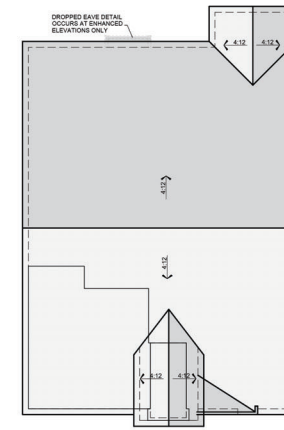
LEFT ELEVATION - ACL - B
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



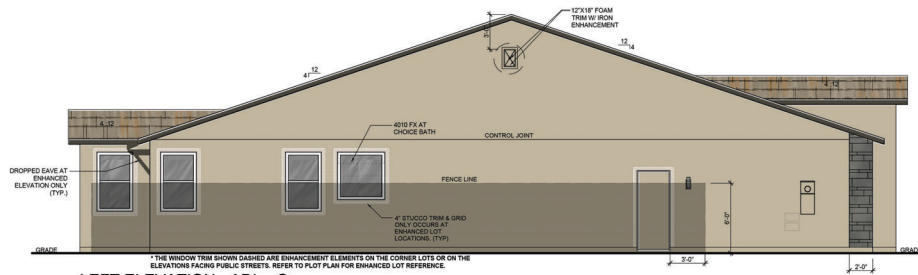
REAR ELEVATION - ACL - B
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



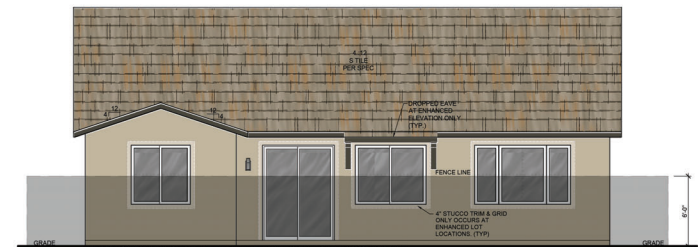
RIGHT ELEVATION - ADL - C
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



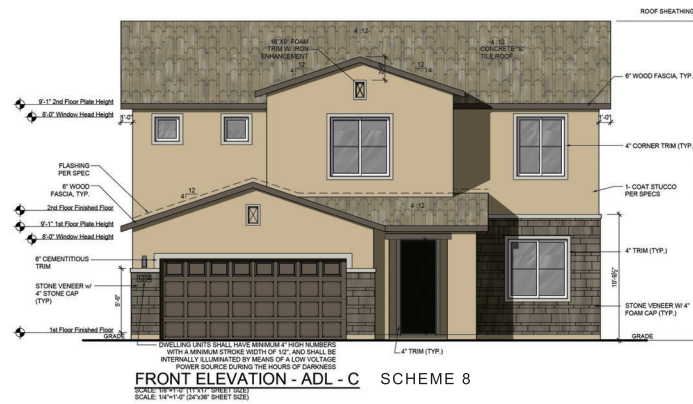
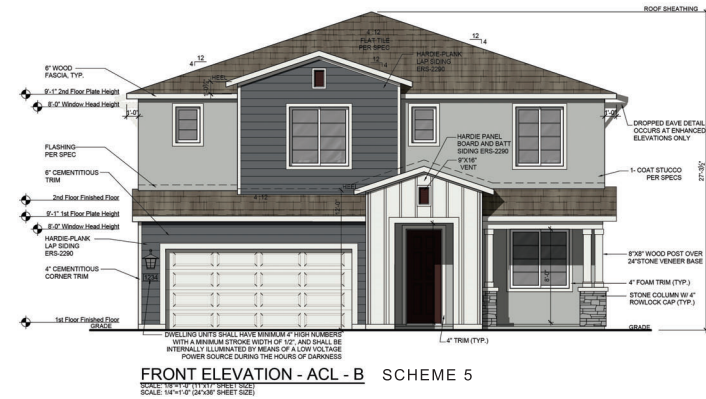
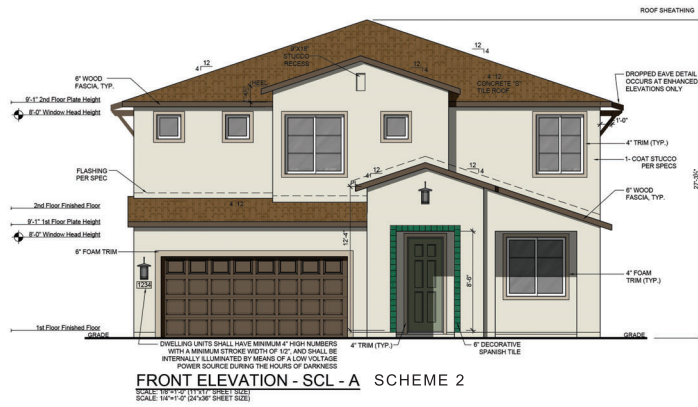
ROOF PLAN - ADL - C

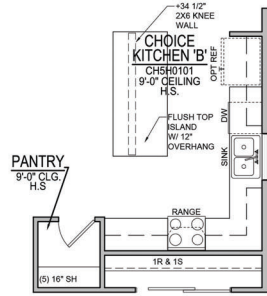


LEFT ELEVATION - ADL - C
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

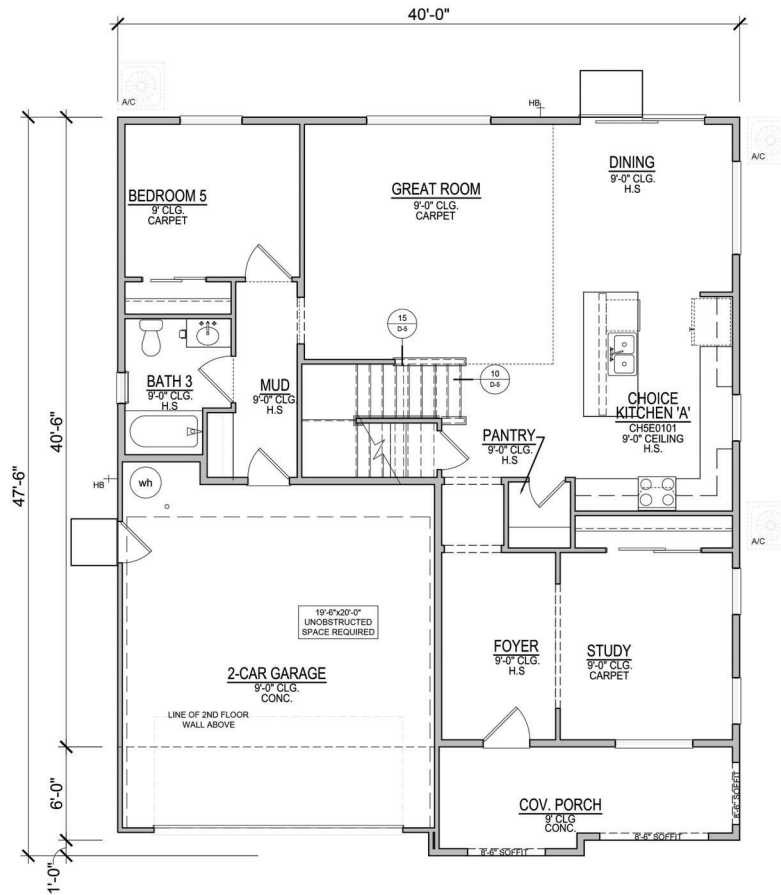


REAR ELEVATION - ADL - C
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

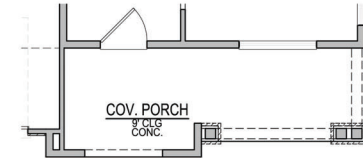




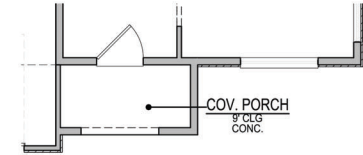
CHOICE KITCHEN B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



FIRST FLOOR PLAN - SCL - A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



FIRST FLOOR PLAN - ACL - B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



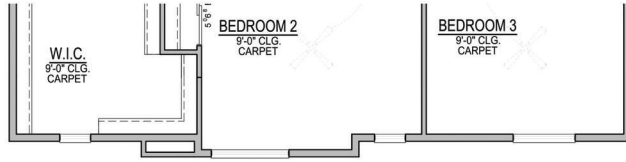
FIRST FLOOR PLAN - ADL - C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

PLAN 2 FIRST FLOOR

Square Footages			
Area	Elev SCL	Elev ACL	Elev ADL
First Floor	1269 SF	1269 SF	1269 SF
Second Floor	1575 SF	1573 SF	1575 SF
Total Living	2844 SF	2842 SF	2844 SF
Garage	465 SF	465 SF	465 SF
Porch	126 SF	127 SF	40 SF
Total Under Roof	3435 SF	3434 SF	3349 SF



CAPISTRANO - ESCONDIDO, CA



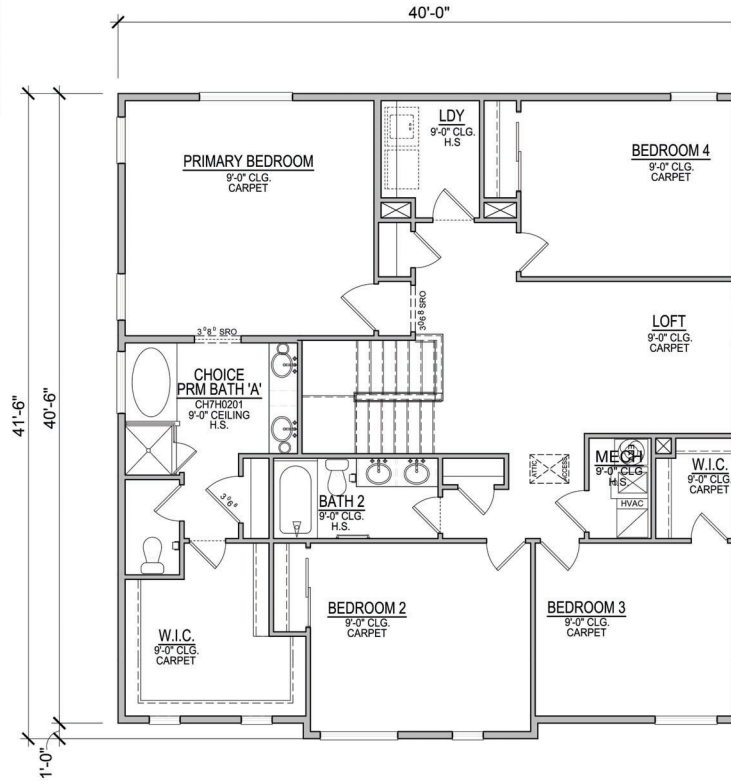
SECOND FLOOR PLAN - ACL - B

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



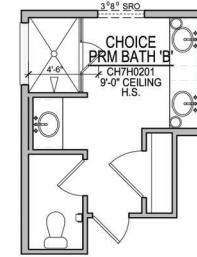
SECOND FLOOR PLAN - ADL - C

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



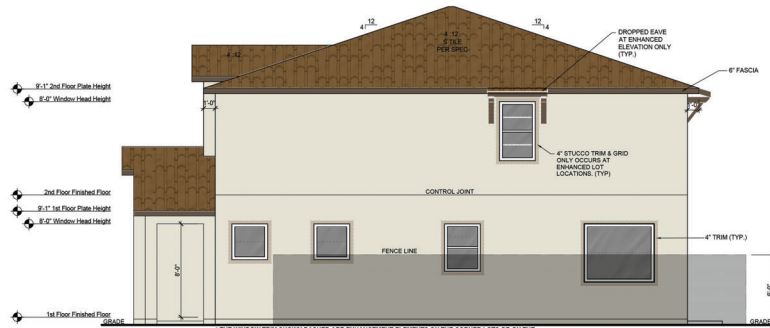
SECOND FLOOR PLAN - SCL - A

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

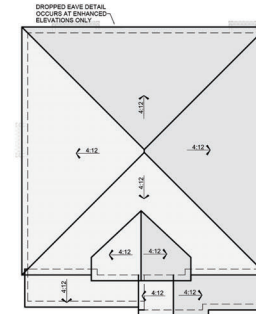


CHOICE PRM. BATH B

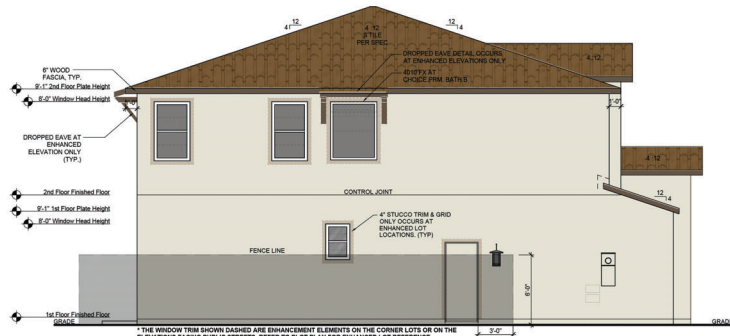
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



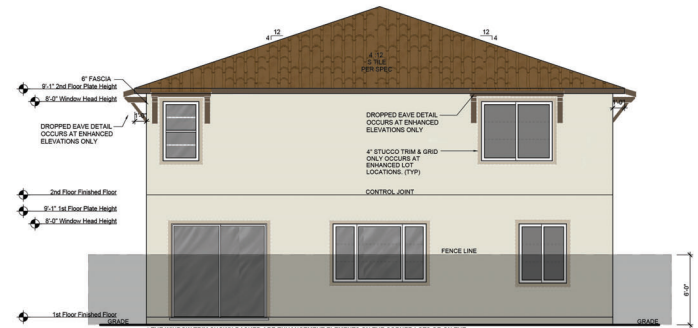
RIGHT ELEVATION - SCL - A
SCALE: 1/8\"/>



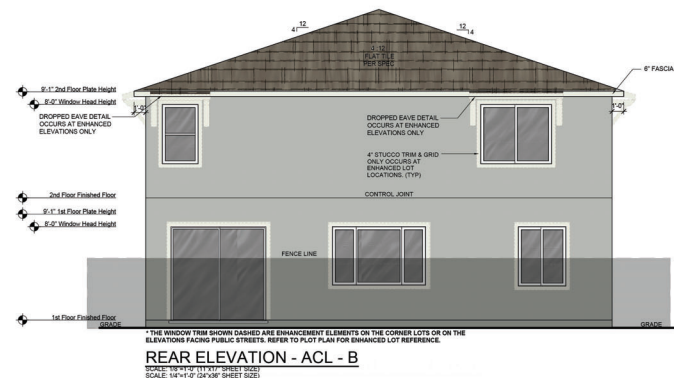
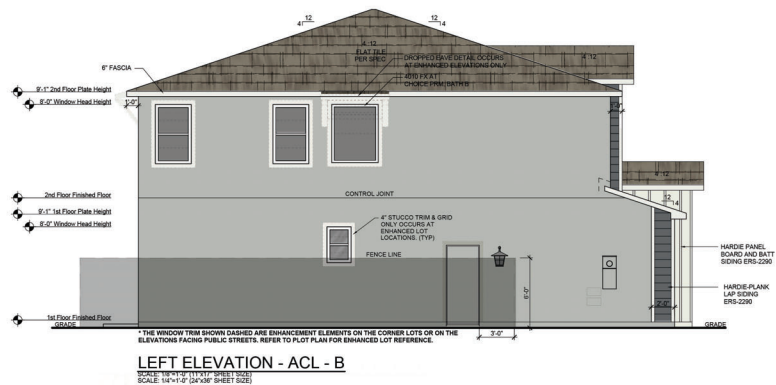
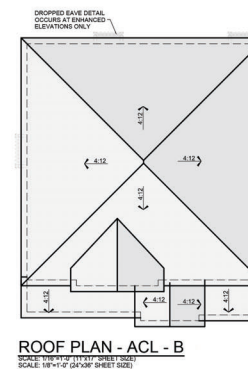
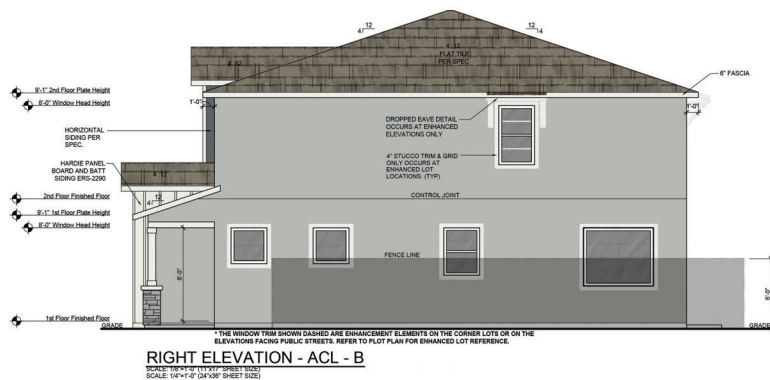
ROOF PLAN - SCL - A
SCALE: 1/8\"/>

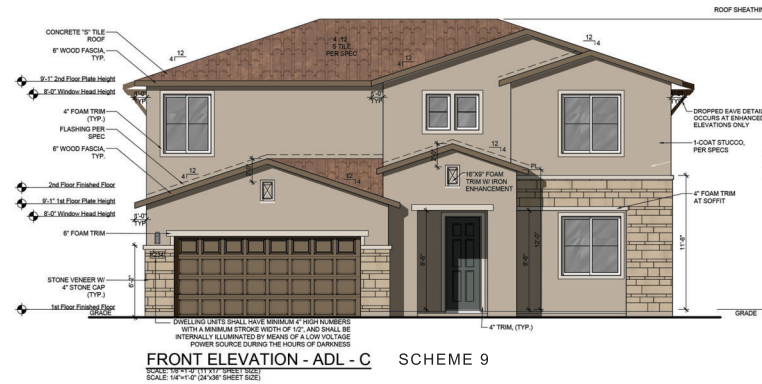
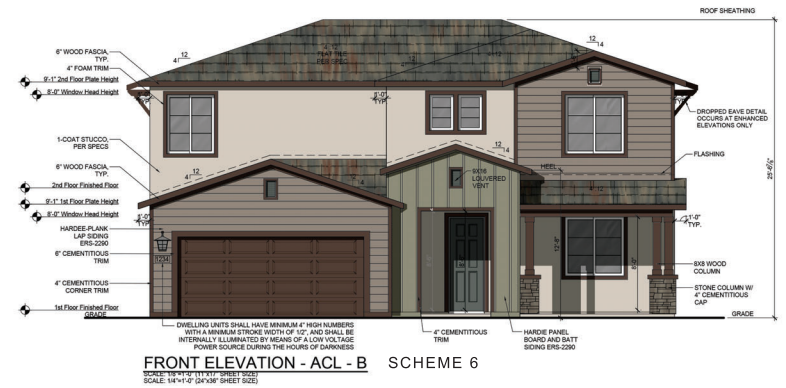
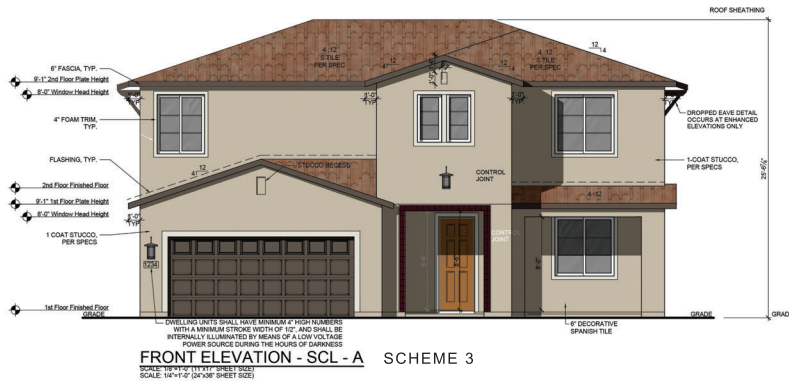


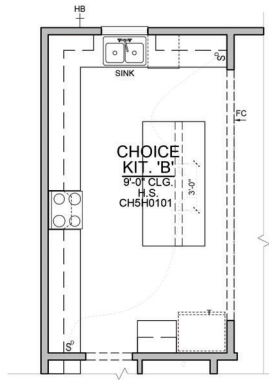
LEFT ELEVATION - SCL - A
SCALE: 1/8\"/>



REAR ELEVATION - SCL - A
SCALE: 1/8\"/>

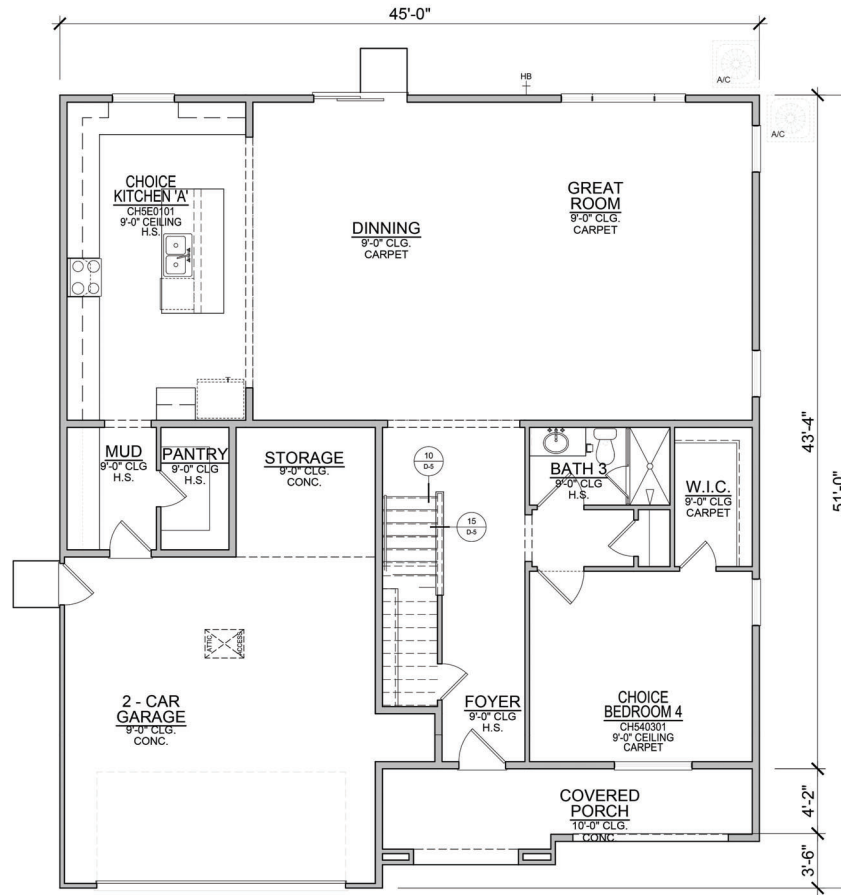




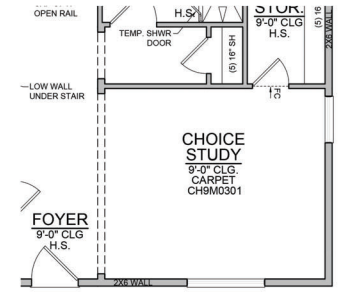


CHOICE KITCHEN 'B'
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

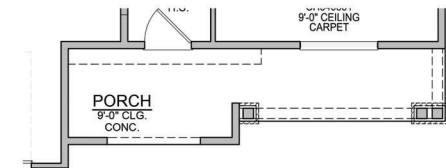
Square Footages			
Area	Elev SCL	Elev ACL	Elev ADL
First Floor	1585 SF	1585 SF	1585 SF
Second Floor	1703 SF	1646 SF	1646 SF
Total Living	3288 SF	3231 SF	3231 SF
Garage	524 SF	524 SF	524 SF
Porch	130 SF	130 SF	69 SF
Total Under Roof	3942 SF	3885 SF	3824 SF



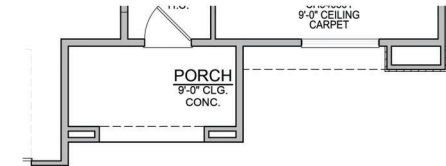
FIRST FLOOR PLAN - SCL - A
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



CHOICE STUDY
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)



FIRST FLOOR PLAN - ACL - B
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

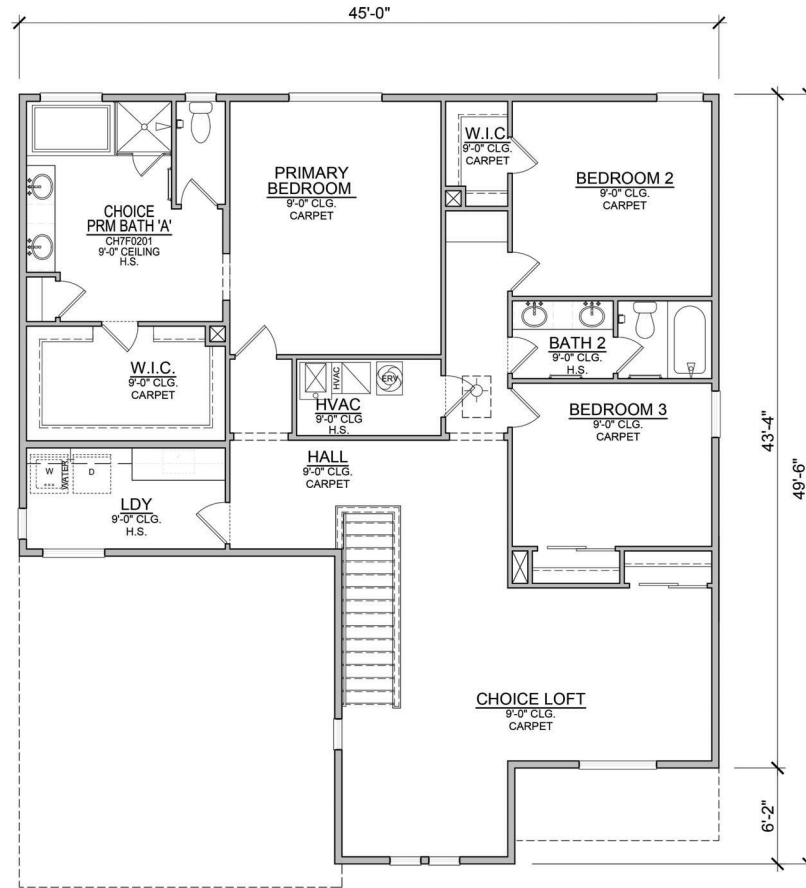
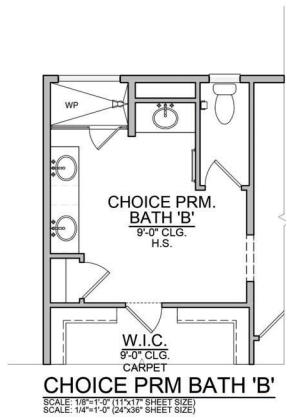


FIRST FLOOR PLAN - ADL - C
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22"x34" SHEET SIZE)

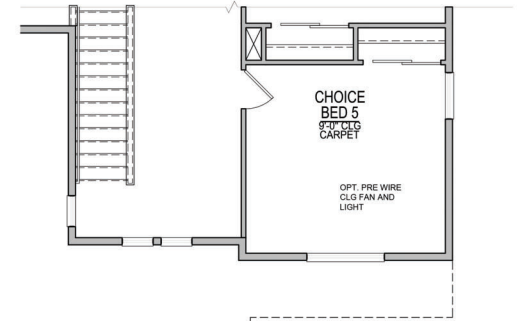


PLAN 3 FIRST FLOOR

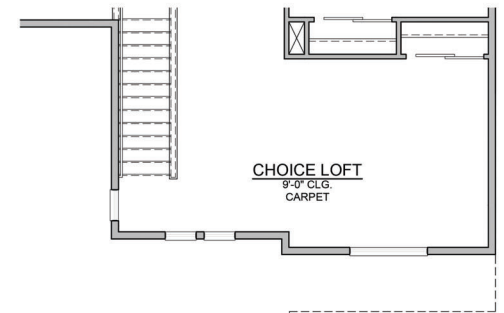
CAPISTRANO - ESCONDIDO, CA



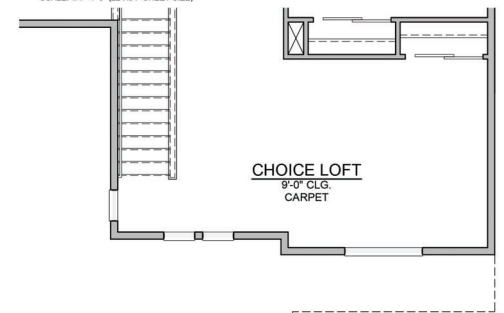
SECOND FLOOR PLAN - SCL - A
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22'x34" SHEET SIZE)



**ACL - B
CHOICE BEDROOM 5**
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24'x36" SHEET SIZE)



SECOND FLOOR PLAN - ACL - B
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22'x34" SHEET SIZE)

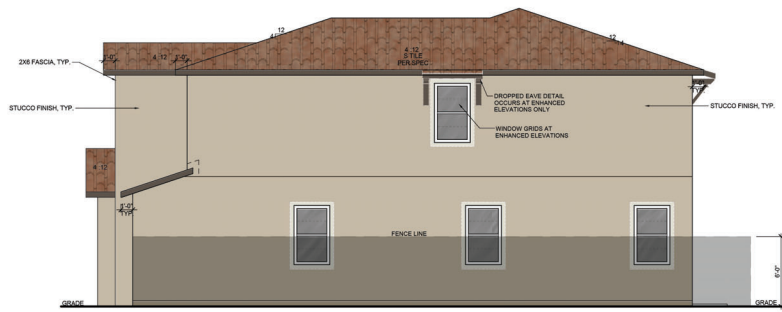


SECOND FLOOR PLAN - ADL - C
SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (22'x34" SHEET SIZE)

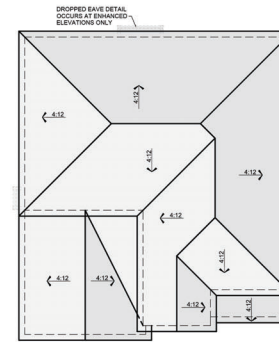


PLAN 3 SECOND FLOOR

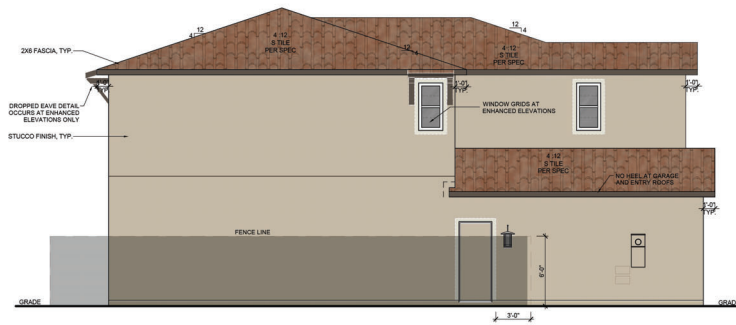
CAPISTRANO - ESCONDIDO, CA



RIGHT ELEVATION - SCL - A
SCALE: 1/8\"/>



ROOF PLAN - SCL - A
SCALE: 1/8\"/>



LEFT ELEVATION - SCL - A
SCALE: 1/8\"/>



REAR ELEVATION - SCL - A
SCALE: 1/8\"/>



PLAN 3 MODERN SPANISH | 3288 SF - SCHEME 3

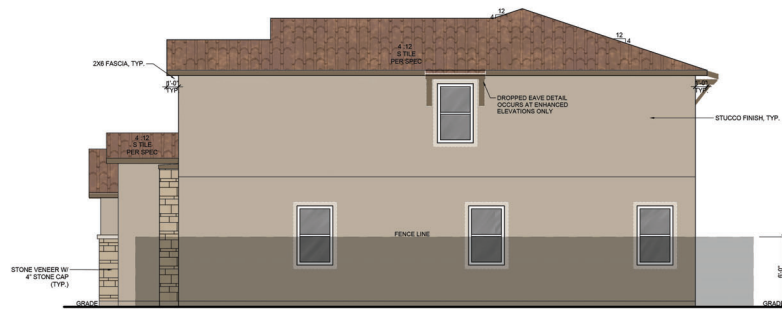
CAPISTRANO - ESCONDIDO, CA



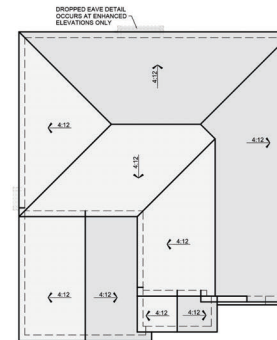
PLAN 3 MODERN CRAFTSMAN | 3231 SF - SCHEME 6

23100.00 JUNE 17, 2024

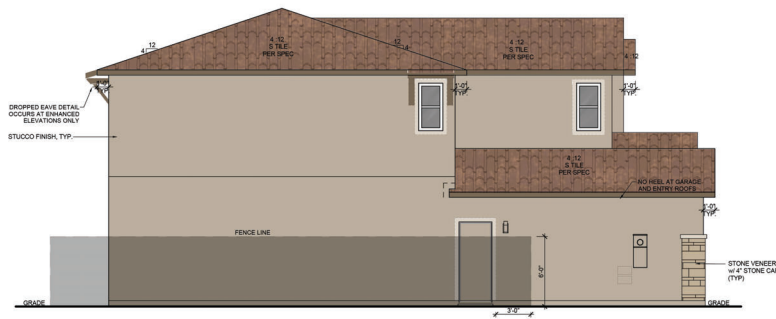
DANIELIAN
ASSOCIATES
architects ■ planners



RIGHT ELEVATION - ADL - C
SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)



ROOF PLAN - ADL - C
SCALE: 1/8"=1'-0" (24"X36" SHEET SIZE)



LEFT ELEVATION - ADL - C
SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)



REAR ELEVATION - ADL - C
SCALE: 1/4"=1'-0" (24"X36" SHEET SIZE)

COLOR SCHEME 1 ~ Modern Spanish



ROOF ~ CAPISTRANO ~ SCC 8806 TUSCON BLEND



Conway & Ash
Escondido, CA
Beazer Homes
01/18/24

COLOR SCHEME 2 ~ Modern Spanish



ROOF ~ CAPISTRANO ~ 3804 ROCKLIN BLEND



Conway & Ash
Escondido, CA
Beazer Homes
01/18/24



CAPISTRANO - ESCONDIDO, CA

COLOR SCHEME 3 ~ Modern Spanish



ROOF ~ CAPISTRANO ~ 3645 SUNRISE BLEND



Conway & Ash
Escondido, CA
Beazer Homes
01/18/24

COLOR SCHEME 4 ~ Modern Craftsman



ROOF ~ PONDEROSA ~ 5634 KINGS CANYON BLEND



Conway & Ash
Escondido, CA
Beazer Homes
01/18/24



STONE: LEDGECUT33 ~ BIRCH



CAPISTRANO - ESCONDIDO, CA

COLOR SCHEME 5 ~ Modern Craftsman



ROOF ~ PONDEROSA ~ 5595 DARK CHARCOAL

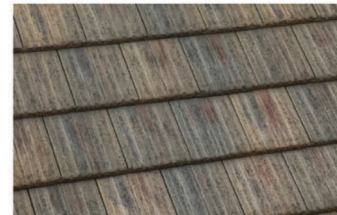


Conway & Ash
Escondido, CA
Beazer Homes
01/18/24



STONE: LEDGECUT33 ~ BEACH PEBBLE

COLOR SCHEME 6 ~ Modern Craftsman



ROOF ~ PONDEROSA ~ 5634 KINGS CANYON BLEND



Conway & Ash
Escondido, CA
Beazer Homes
01/18/24



STONE: LEDGECUT33 ~ SAGE



CAPISTRANO - ESCONDIDO, CA

COLOR SCHEME 7 ~ Modern Adobe



ROOF ~ CAPISTRANO ~ 3634 KINGS CANYON BLEND

COLOR SCHEME 8 ~ Modern Adobe



ROOF ~ CAPISTRANO ~ 3602 CONCORD BLEND



COLOR SCHEME 9 ~ Modern Adobe



ROOF ~ CAPISTRANO ~ 3743 COCOA RANGE



FASCIA & GARAGE
6082 COBBLE BROWN



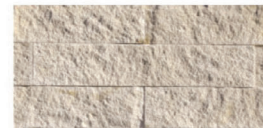
STUCCO TRIM
6078 REALIST BEIGE



ENTRY DOOR
7622 HOMBURG GRAY



STUCCO & STUCCO RECESSES
6080 UTTERLY BEIGE



STONE: VANTAGE30 ~ WHITE ELM

Conway & Ash
Escondido, CA
Beazer Homes
01/18/24



CAPISTRANO - ESCONDIDO, CA

23100.00

JUNE 17, 2024

DANIELIAN
ASSOCIATES
architects & planners

Color Schemes for Modern Spanish

	1	2	3
ROOF CAPISTRANO	SCC 8806 TUCSON BLEND	3804 ROCKLIN BLEND	3645 SUNRISE BLEND
STUCCO & STUCCO RECESSES	7004 SNOWBOUND	7042 SHOJI WHITE	9173 SHITAKE
STUCCO TRIM	7030 ANEW GRAY	9173 SHITAKE	7009 PEARLY WHITE
FASCIA & GARAGE	6076 TURKISH COFFEE	7515 HOMESTEAD BROWN	7505 MANOR HOUSE
ENTRY DOOR	9135 WHIRLPOOL	9129 JADE DRAGON	6363 GINGERY
DECORATIVE TILE 6" X 6"	TOBACCO 10814	VERDE HOJA 10811	VINO 10807
GUTTER	ROYAL BROWN	RUSTIC BROWN	RUSTIC BROWN
DOWNSPOUT	H.G. WHITE	SATIN	CHAMPAGNE
WINDOW FRAME	TAN	TAN	TAN

MANUFACTURERS
ROOF: EAGLE ROOFING
PAINT: SHERWIN WILLIAMS
STONE: ELDORADO STONE
GUTTERS & DOWNSPOUTS: RGS
DECORATIVE TILE: TIERRAYFUEGO-TALAVERA SOLID

1/23/24 ADDED GUTTER/DOWNSPOUT AND WINDOW FRAME COLOR
1/17/24 UPDATE
12/6/23 UPDATE
10/30/23



CAPISTRANO - ESCONDIDO, CA

Color Schemes for Modern Craftsman

	4	5	6
ROOF PONDEROSA	5634 KINGS CANYON BLEND	5595 DARK CHARCOAL	5634 KINGS CANYON BLEND
STUCCO & STUCCO RECESSES	7541 GRECIAN IVORY	2850 CHELSEA GRAY	7632 MODERN GRAY
VERTICAL SIDING	2845 BUNGLEHOUSE GRAY	7005 PURE WHITE	6165 CONNECTED GRAY
HORIZONTAL SIDING	7016 MINDFUL GRAY	7075 WEB GRAY	6074 SPALDING GRAY
FASCIA, ALL TRIM COLUMNS & GARAGE	7005 PURE WHITE	7005 PURE WHITE	7510 CHATEAU BROWN
ENTRY DOOR	6236 GRAYS HARBOR	2801 RW DARK RED	6167 GARDEN GATE
STONE: LEDGE/CUT33	BIRCH	BEACH PEBBLE	SAGE
GUTTER	H.G. WHITE	LOW GLOSS WHITE	RUSTIC BROWN
DOWNSPOUT	LIGHT PECAN	LOW GLOSS WHITE	CHAMPAGNE
WINDOW FRAME	WHITE	WHITE	WHITE

MANUFACTURERS
ROOF: EAGLE ROOFING
PAINT: SHERWIN WILLIAMS
STONE: ELDORADO STONE
GUTTERS & DOWNSPOUTS: RGS

1/23/24 ADDED GUTTER/DOWNSPOUT AND WINDOW FRAME COLOR
1/17/24 UPDATE
12/19/2023 UPDATE

Color Schemes for Modern Adobe

	7	8	9
ROOF CAPISTRANO	3634 KINGS CANYON BLEND	3602 CONCORD BLEND	3743 COCOA RANGE
STUCCO & STUCCO RECESSES	6150 UNIVERSAL KHAKI	6143 BASKET BEIGE	6080 UTTERLY BEIGE
STUCCO TRIM	7567 NATURAL TAN	7043 WORLDLY GRAY	6078 REALIST BEIGE
FASCIA & GARAGE	7020 BLACK FOX	7026 GRIFFIN	6082 COBBLE BROWN
ENTRY DOOR	6229 TEMPE STAR	7020 BLACK FOX	7622 HOMBURG GRAY
STONE: VANTAGE 30	SOUTHERN PEAK	STORM CLOUD	WHITE ELM
GUTTER	MUSKET	RUSTIC BROWN	RUSTIC BROWN
DOWNSPOUT	LIGHT PECAN	ADOBE TAN	WOOD BEIGE
WINDOW FRAME	TAN	TAN	TAN

MANUFACTURERS
ROOF: EAGLE ROOFING
PAINT: SHERWIN WILLIAMS
STONE: ELDORADO STONE
GUTTERS & DOWNSPOUTS: RGS

1/23/24 ADDED GUTTER/DOWNSPOUT AND WINDOW FRAME COLOR
1/17/24 UPDATE
12/12/2023 ROOF UPDATE
12/6/23 UPDATE
10/30/23