

FEBRUARY 26, 2020

# CREEKSTONE PHASE 1

## PROJECT NARRATIVE

We are pleased to submit to the City of Folsom the Planning Entitlement Application for the **CREEKSTONE Phase 1** project, a part of the FOLSOM RANCH of the Folsom Plan Area Specific Plan (FPASP).

### The requested Planning Entitlements / Approvals include the following:

1. Small Lot Vesting Tentative Subdivision Map
2. Planned Development Permit – Residential Architecture/Development Standards
3. Minor Administrative Modification-Transfer of Development Rights

### Items submitted include the following items:

1. Application Form
2. Development Permit Fees (\$21,739)
3. Project Narrative (herein)
4. Preliminary Title Report with Exceptions
5. Small Lot Vesting Tentative Subdivision Map (includes lotting plan, preliminary grading/drainage plan, preliminary utility plan)
6. PD Permit – residential Architecture – (includes floorplans, elevations, street scene, typical front-yard landscape plan)
7. PD Permit-Color and Materials Binder
8. PD Permit – Development Standards Exhibits (contained herein)
9. Inclusionary Housing Plan
10. 300' Radius Map/List/Two Sets of Envelopes (subject to change-will complete prior to hearings)
11. One set of all Maps and Exhibits reduced to 8 1/2" x 11"
12. CD with .pdf files of the above information





**PROJECT BACKGROUND**

The **FOLSOM PLAN AREA SPECIFIC PLAN (FPASP)** was adopted by the City of Folsom on June 28, 2011 (Resolution No. 8863). The Plan encompasses 3,513.4 undeveloped acres located south of Highway 50, north of White Rock Road, east of Prairie City Road and bordering the Sacramento County/El Dorado County Line, as shown below.

**FPASP Regional Context Map**





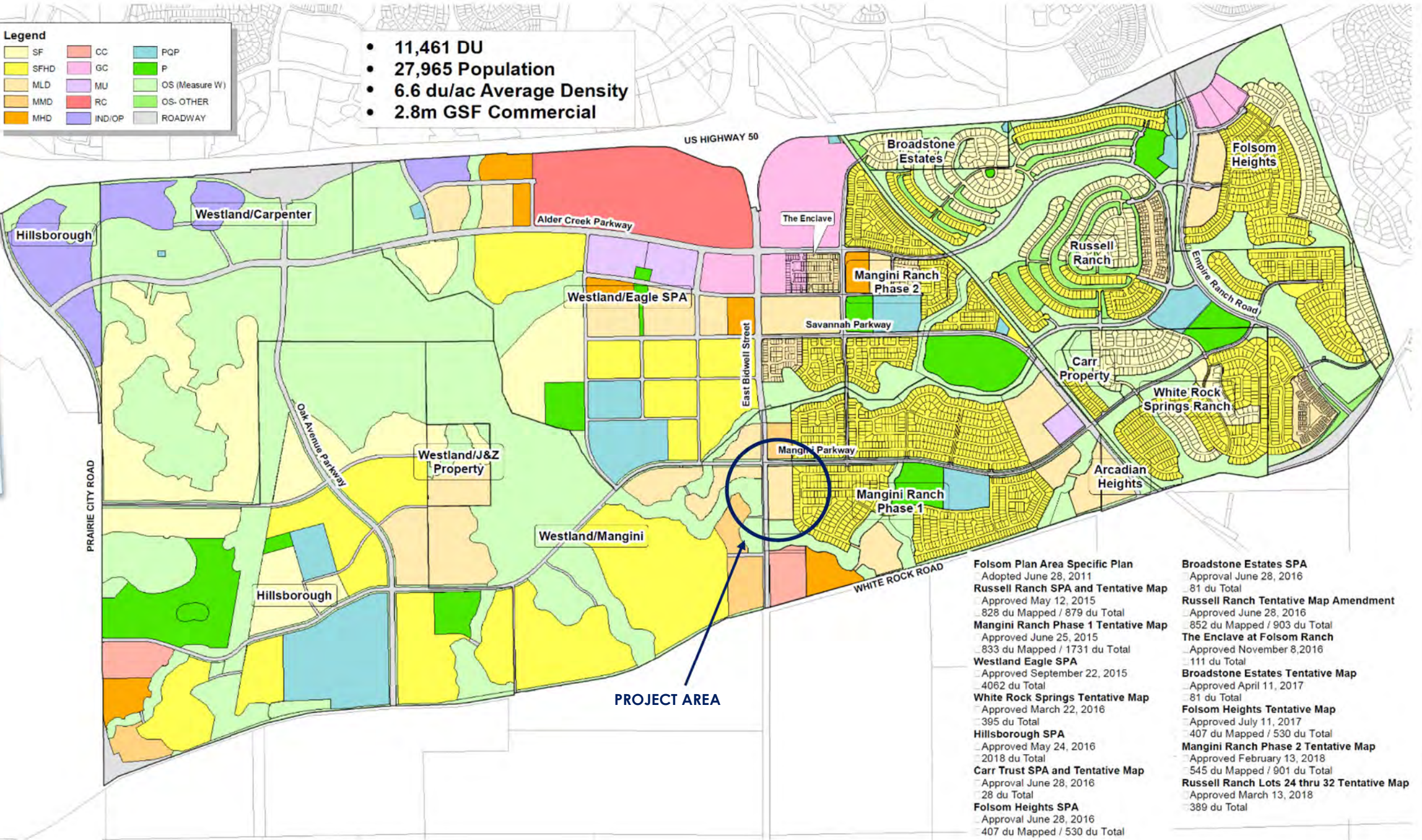
The **Folsom Plan Area Specific Plan** was updated in 2018 to include all of the various approved plan amendments and mapping modifications to the Plan Area to date.



**Legend**

SF	CC	PQP
SFHD	GC	P
MLD	MU	OS (Measure W)
MMD	RC	OS- OTHER
MHD	IND/OP	ROADWAY

- 11,461 DU
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial

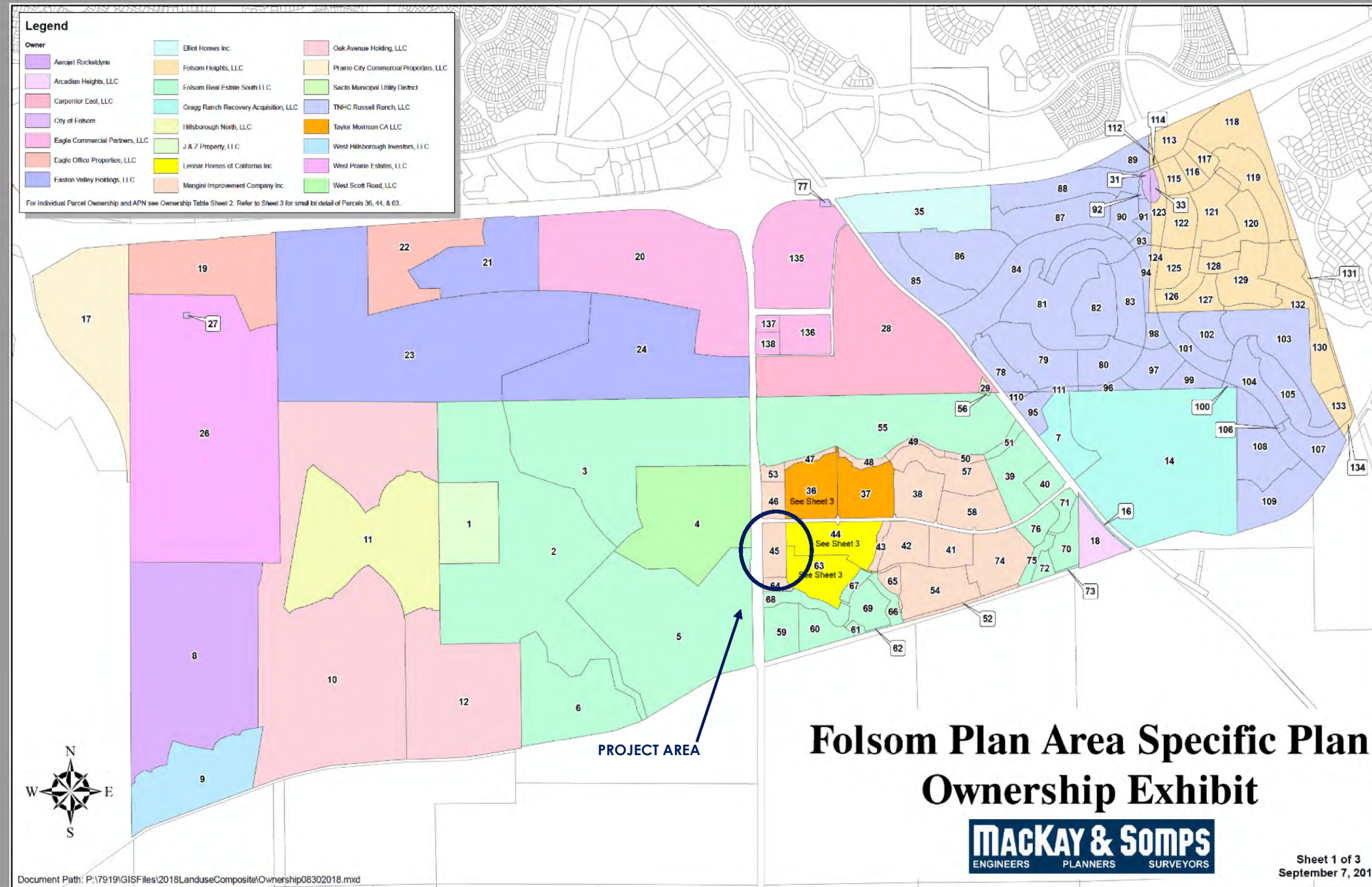


The **Folsom Plan Area Specific Plan 2011-2018 Entitlements exhibit is shown here.** This exhibit illustrates the current entitlement history and land planning status for the FPASP Plan Area.

The **CREEKSTONE Phase 1** Project Site is a proposed residential subdivision located at the southeast corner of Mangini Parkway and East Bidwell Street in the south-central portion of the Plan Area.

## Folsom Plan Area Specific Plan – 2011 / 2018 Entitlements





The FPASP 2019 Ownership Map is shown here.

The Project Site subject properties are identified by APN 072-3370-013.

The project owner/applicant is Mangini Improvement Company Inc.

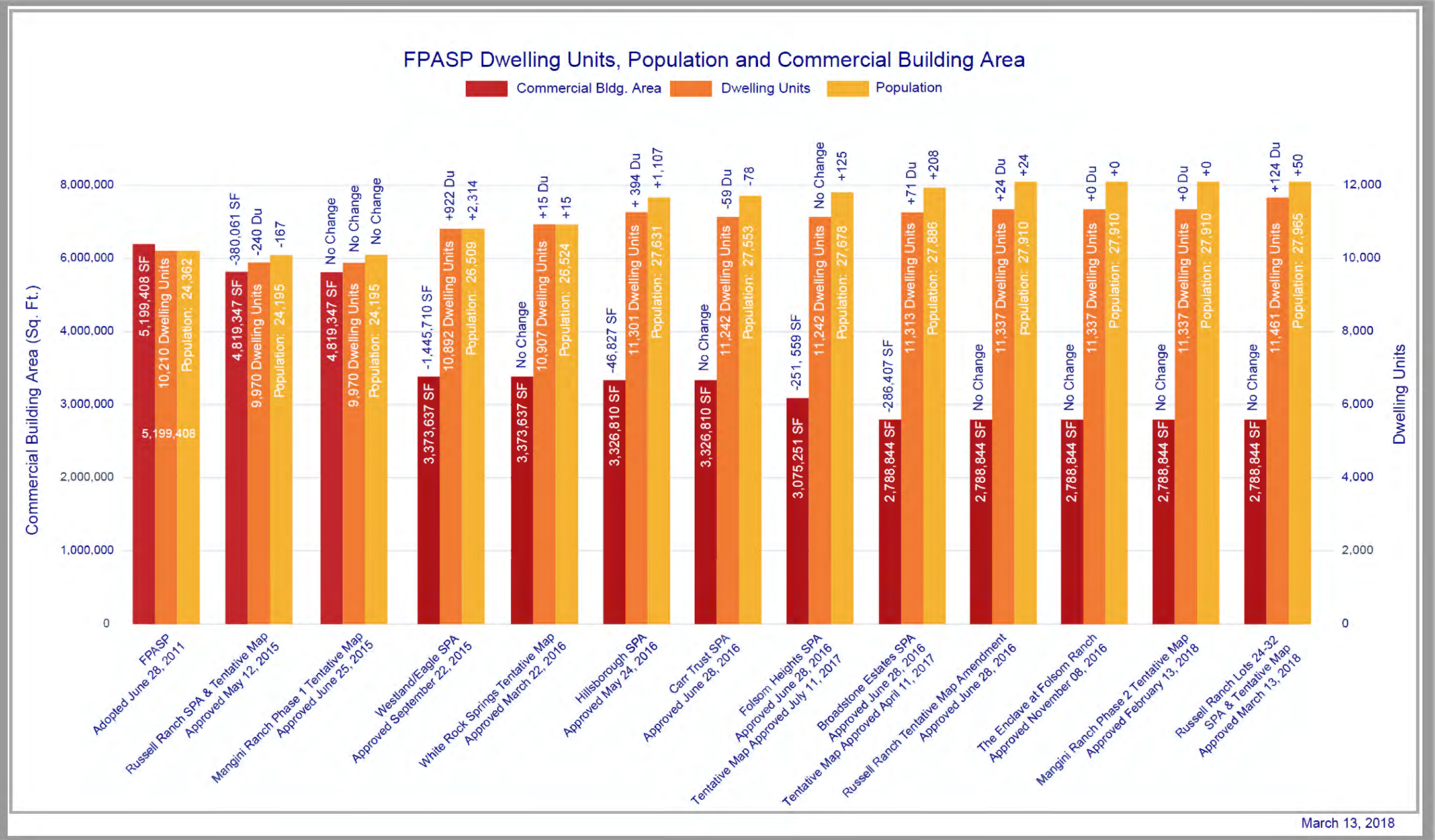


**The Folsom Plan Area Specific Plan 2011-2018 Entitlements BAR CHART exhibit is shown here.** This exhibit provides a graphic depiction of the Plan Area's "holding capacities" relative to residential dwelling units, population and commercial building area (gross square feet).

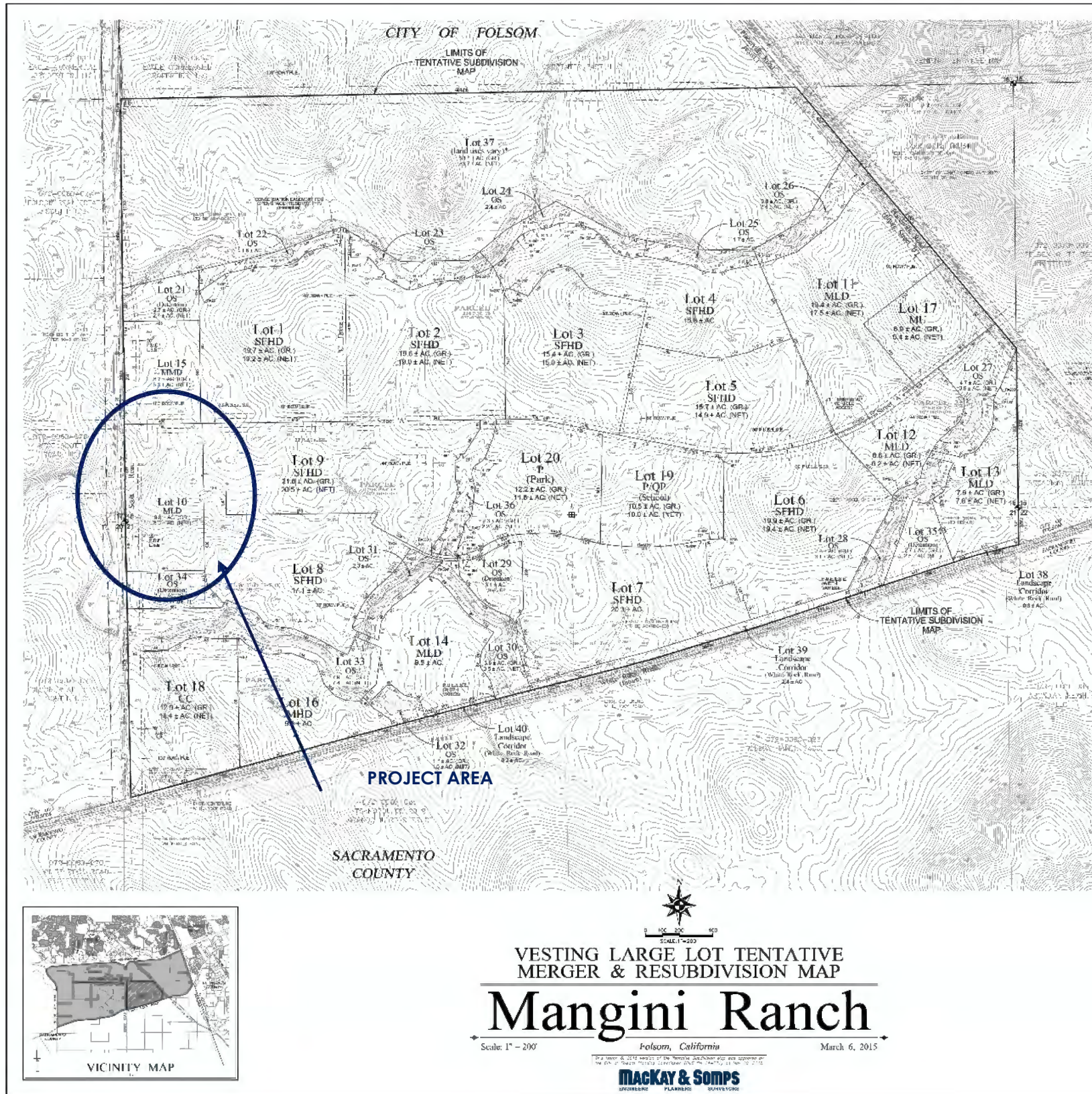
**The proposed CREEKSTONE Phase 1 entitlements include:**

- Small Lot Tentative Subdivision Map
- Planned Development Permit for residential architecture & development standards
- Minor Administrative Amendment-Transfer of Development Rights

The **CREEKSTONE Phase 1** project proposes a Small Lot Vesting Tentative Map to create 71 dwelling units; the holding capacity for this Parcel is 86 dwelling units. The 15 unmapped residential units will be the subject of a Minor Administrative Amendment-Transfer of Development Rights (described herein) therefore no change to the FPASP total unit allocation, total population, or commercial gross square feet will occur from these entitlements.







**TENTATIVE MAP INFORMATION**

**APPLICANT:** MESSIAH CATHOLIC INSTITUTE, L.P.  
**OWNER:** FOLSON REAL ESTATE SERVICE, L.P. (LSES) & -8040  
**RECORDING:** FOLSON REAL ESTATE SERVICE, L.P. (LSES)  
**APPROVED PARCEL NO.:** 015-00000-001, -002, -003, -004, & -005  
**NET ACRES:** 4.67 & AC.  
**BOILING LAID USE BOOK:** A portion of the Folsom Plan Area Specific Plan  
**NUMBER OF LOTS:** 40  
**BLANKET PROVISIONS:** Folsom Community Unified School District  
 (List of other provisions follows)

- NOTES:**
1. All boundaries are shown as indicated. Boundaries are shown as indicated on this map.
  2. All lots are shown as indicated on this map. The lot area is shown as indicated on this map.
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**LAND USE SUMMARY**

LOT NUMBER	LAND USE	GENERAL PLAN / ZONING	GROSS ACRES	NET ACRES
1	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	19.7	19.2
2	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	19.6	19.0
3	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	15.4	15.0
4	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	15.8	15.8
5	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	15.7	14.9
6	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	19.9	19.4
7	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	20.3	20.3
8	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	17.1	17.1
9	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	21.6	20.5
10	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	9.8	8.0
11	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	19.4	17.5
12	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	6.6	6.2
13	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	7.9	7.8
14	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	9.5	9.5
15	MULTI-FAMILY MEDIUM DENSITY	MMD / SP-MMD	6.7	5.3
16	MULTI-FAMILY HIGH DENSITY	MHD / SP-MHD	9.3	9.3
17	MIXED- USE	MU / SP-MU	6.9	5.4
18	COMMUNITY COMMERCIAL	CC / SP-CC	12.9	11.4
19	ELEMENTARY SCHOOL	PQP / SP-PQP	10.5	10.0
20	NEIGHBORHOOD PARK	P / SP-P	12.2	11.8
21	OPEN SPACE (DETENTION)	OS / SP-OS	2.7	2.4
22	OPEN SPACE	OS / SP-OS	1.6	1.6
23	OPEN SPACE	OS / SP-OS	2.5	2.5
24	OPEN SPACE	OS / SP-OS	2.4	2.4
25	OPEN SPACE	OS / SP-OS	1.7	1.7
26	OPEN SPACE	OS / SP-OS	3.0	2.4
27	OPEN SPACE	OS / SP-OS	4.7	3.9
28	OPEN SPACE	OS / SP-OS	3.3	3.1
29	OPEN SPACE (DETENTION)	OS / SP-OS	3.1	3.1
30	OPEN SPACE	OS / SP-OS	3.6	3.5
31	OPEN SPACE	OS / SP-OS	2.3	2.3
32	OPEN SPACE	OS / SP-OS	1.1	1.0
33	OPEN SPACE	OS / SP-OS	7.9	7.4
34	OPEN SPACE (DETENTION)	OS / SP-OS	2.7	2.3
35	OPEN SPACE (DETENTION)	OS / SP-OS	2.7	2.5
36	OPEN SPACE	OS / SP-OS	2.3	2.2
37	VARIES*	VARIES	91.4	83.7
38	LANDSCAPE	-	0.3	0.3
39	LANDSCAPE	-	2.4	2.4
40	LANDSCAPE	-	0.2	0.2
<b>TOTAL</b>			<b>418.7</b>	

**APPROVED MANGINI RANCH PHASE 1 LARGE LOT & SMALL LOT TENTATIVE SUBDIVISION MAPS**

Shown here is the **Mangini Ranch Phase 1 Large Lot Vesting Tentative Subdivision Map**. On June 25, 2015, the MANGINI RANCH PHASE 1 Large Lot & Small Lot Vesting Tentative Subdivision Maps were approved by the City of Folsom City Council. That approval subdivided the lands of Mangini RANCH PHASE 1 into 40 large lots as shown on here.

The Small Lot Vesting Tentative Subdivision Map, (shown on the next page) mapped only the portion of this Large Lot Map that included the SFHD parcels as allocated by the FPASP 2011.

**LAND USE SUMMARY**

LOT NUMBER	LAND USE	GENERAL PLAN / ZONING	GROSS ACRES	NET ACRES
1	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	19.7	19.2
2	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	19.6	19.0
3	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	15.4	15.0
4	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	15.8	15.8
5	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	15.7	14.9
6	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	19.9	19.4
7	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	20.3	20.3
8	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	17.1	17.1
9	SINGLE FAMILY HIGH DENSITY	SFHD / SP-SFHD	21.6	20.5
10	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	9.8	8.0
11	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	19.4	17.5
12	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	6.6	6.2
13	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	7.9	7.8
14	MULTI-FAMILY LOW DENSITY	MLD / SP-MLD	9.5	9.5
15	MULTI-FAMILY MEDIUM DENSITY	MMD / SP-MMD	6.7	5.3
16	MULTI-FAMILY HIGH DENSITY	MHD / SP-MHD	9.3	9.3
17	MIXED- USE	MU / SP-MU	6.9	5.4
18	COMMUNITY COMMERCIAL	CC / SP-CC	12.9	11.4
19	ELEMENTARY SCHOOL	PQP / SP-PQP	10.5	10.0
20	NEIGHBORHOOD PARK	P / SP-P	12.2	11.8
21	OPEN SPACE (DETENTION)	OS / SP-OS	2.7	2.4
22	OPEN SPACE	OS / SP-OS	1.6	1.6
23	OPEN SPACE	OS / SP-OS	2.5	2.5
24	OPEN SPACE	OS / SP-OS	2.4	2.4
25	OPEN SPACE	OS / SP-OS	1.7	1.7
26	OPEN SPACE	OS / SP-OS	3.0	2.4
27	OPEN SPACE	OS / SP-OS	4.7	3.9
28	OPEN SPACE	OS / SP-OS	3.3	3.1
29	OPEN SPACE (DETENTION)	OS / SP-OS	3.1	3.1
30	OPEN SPACE	OS / SP-OS	3.6	3.5
31	OPEN SPACE	OS / SP-OS	2.3	2.3
32	OPEN SPACE	OS / SP-OS	1.1	1.0
33	OPEN SPACE	OS / SP-OS	7.9	7.4
34	OPEN SPACE (DETENTION)	OS / SP-OS	2.7	2.3
35	OPEN SPACE (DETENTION)	OS / SP-OS	2.7	2.5
36	OPEN SPACE	OS / SP-OS	2.3	2.2
37	VARIES*	VARIES	91.4	83.7
38	LANDSCAPE	-	0.3	0.3
39	LANDSCAPE	-	2.4	2.4
40	LANDSCAPE	-	0.2	0.2
<b>TOTAL</b>			<b>418.7</b>	



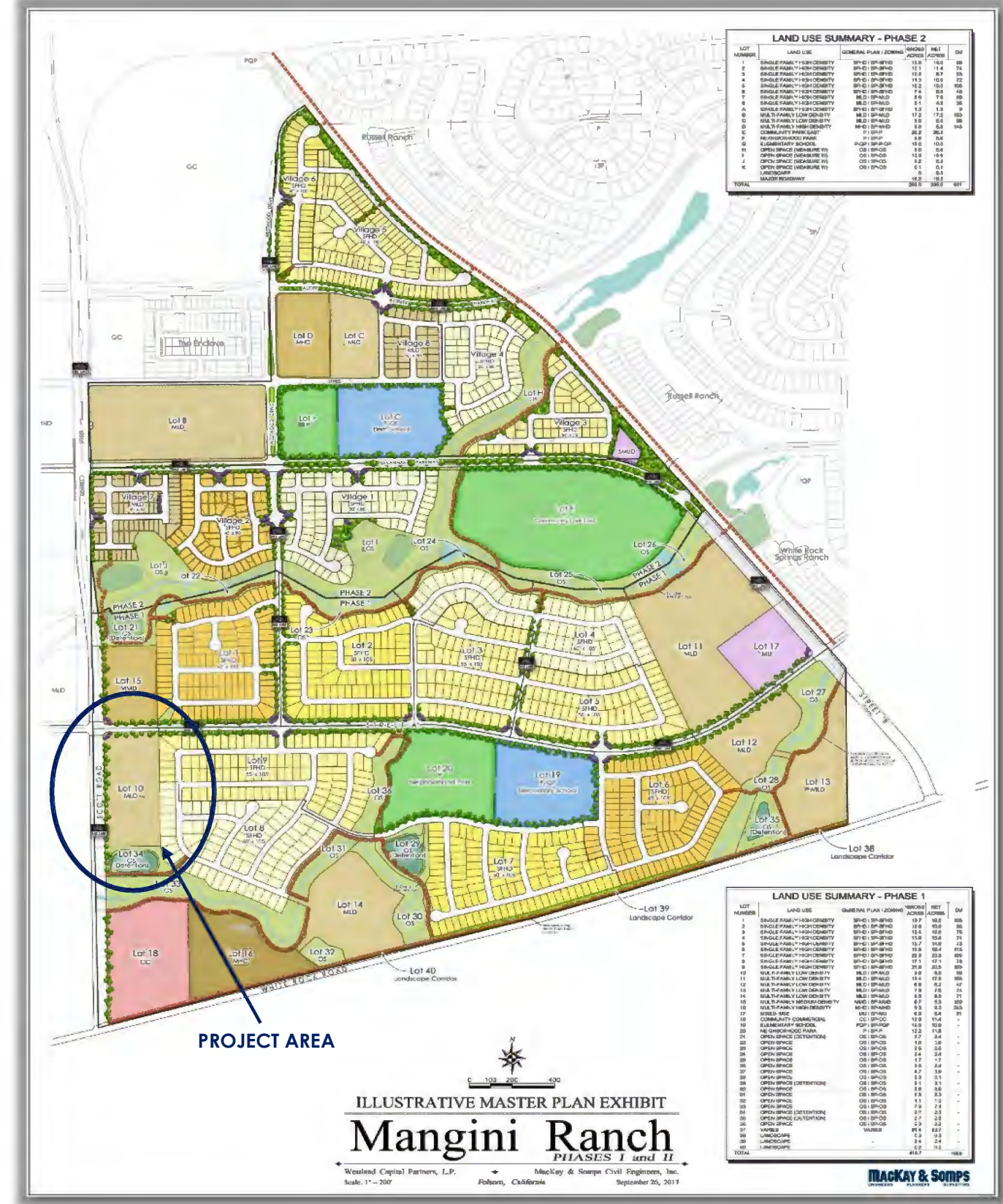
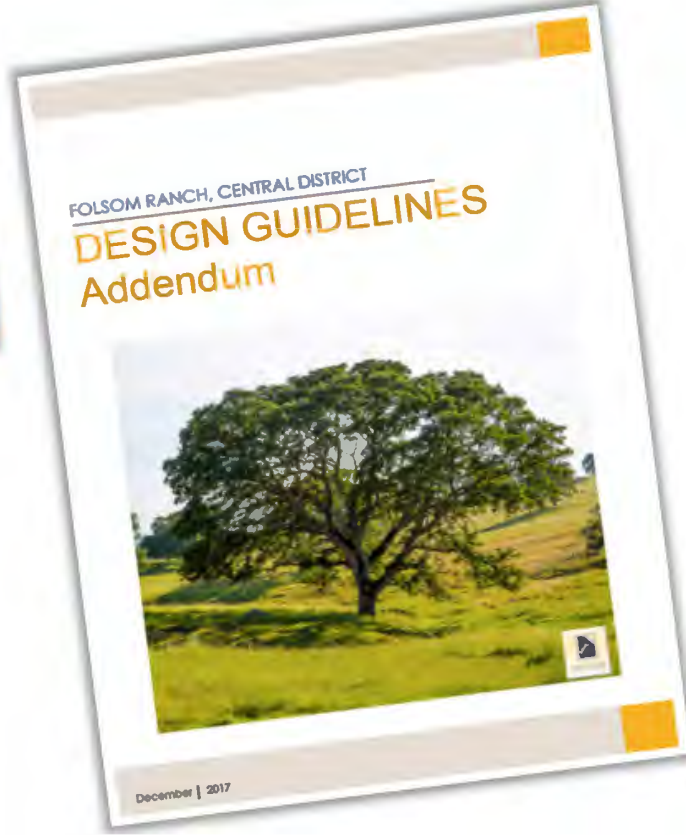
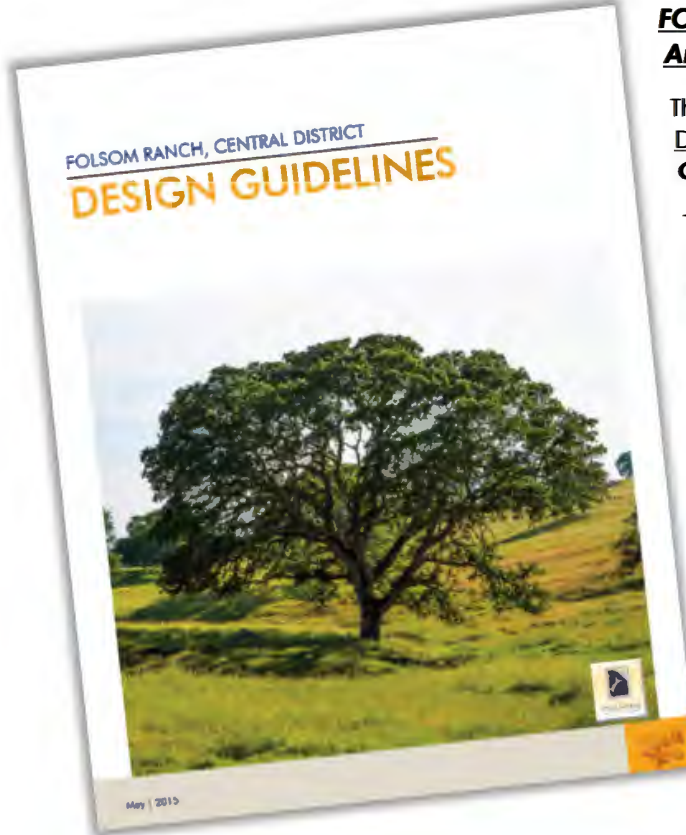
MANGINI RANCH ILLUSTRATIVE MASTER PLAN

Shown here is the Mangini Ranch Illustrative Master Plan. The illustrative master plan exhibit shown here shows MANGINI RANCH PHASE 1 & 2; The CREEKSTONE Phase 1 area, highlighted in blue, is designed to blend seamlessly into the existing fabric of the community.

FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES (Approved 2015; Amended 2018)

The CREEKSTONE Phase 1 project is located within the FOLSOM RANCH CENTRAL DISTRICT as defined by the approved "Folsom Ranch Central District Design Guidelines" (dated May 2015).

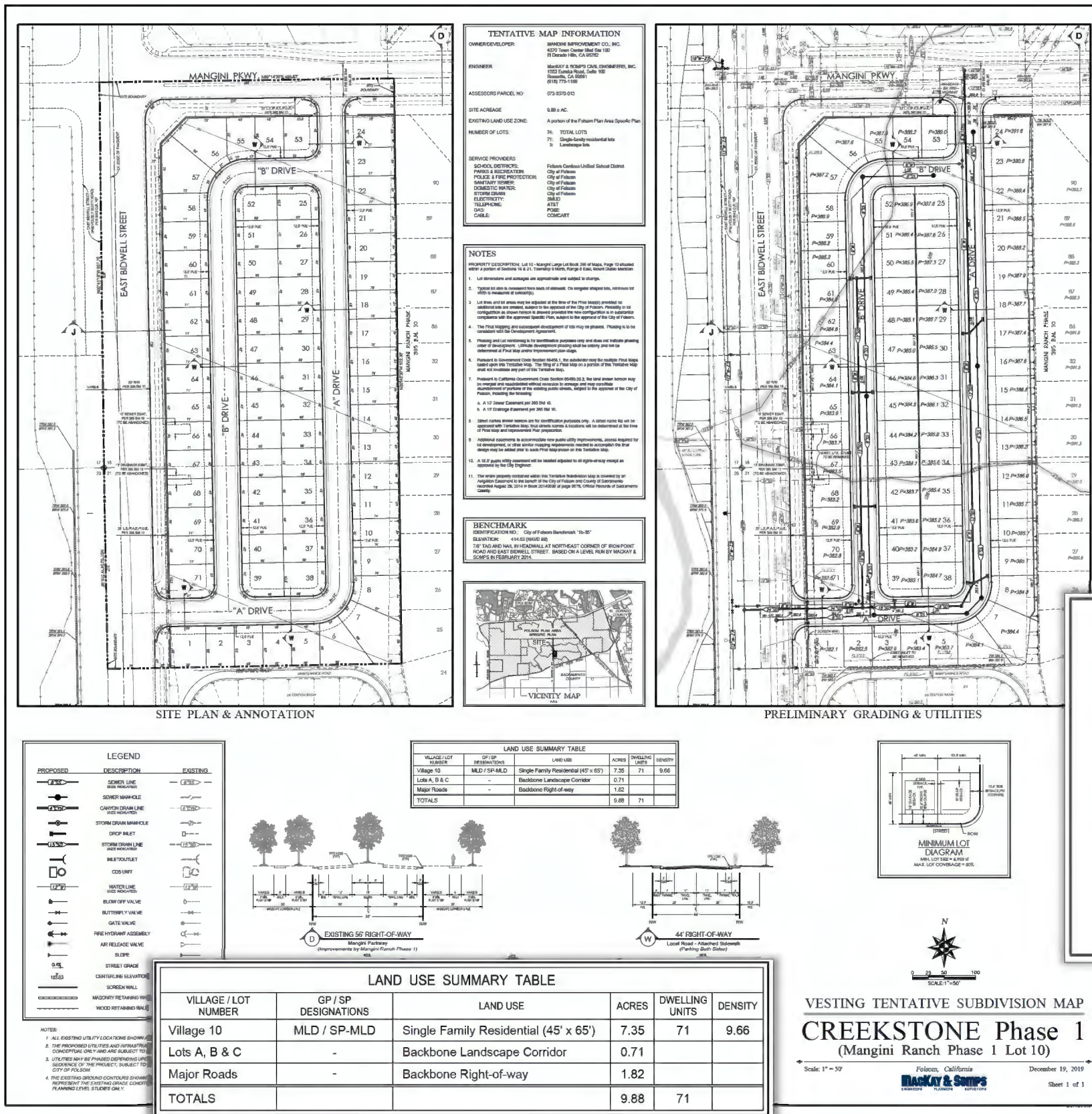
These design guidelines apply to all the SF, SFHD and MLD residential areas of the Central District as shown on Page 1-3 of these Guidelines. The approved Mangini Ranch Phase 2 project amended these Guidelines to include the MLD, MMD and MHD sites in the Folsom Ranch Central District area. The CREEKSTONE Phase 1 project is designed to comply with these Guidelines.



LOT NUMBER	LAND USE	GENERAL PLAN / ZONING	ACRES	ACRES	NET	DU
1	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	10.9	10.9	88	88
2	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	11.1	11.1	74	74
3	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	10.8	10.8	83	83
4	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	11.2	11.2	72	72
5	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	10.2	10.2	86	86
6	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	17.4	17.4	102	102
7	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	8.9	7.8	89	89
8	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	11.1	6.1	95	95
A	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	1.3	1.3	9	9
B	MULTI-FAMILY LOW DENSITY	MF-21 MF-21LD	17.2	17.2	183	183
C	MULTI-FAMILY LOW DENSITY	MF-21 MF-21LD	1.0	0.0	38	38
D	MULTI-FAMILY LOW DENSITY	MF-21 MF-21LD	1.0	0.0	38	38
E	COMMUNITY PARK	CP-1 CP-1P	20.2	20.2	-	-
F	RECREATION	RE-1 RE-1P	1.0	0.0	0	0
G	COMMUNITY PARK	CP-1 CP-1P	20.2	20.2	-	-
H	RECREATION	RE-1 RE-1P	1.0	0.0	0	0
I	COMMUNITY PARK	CP-1 CP-1P	10.0	10.0	-	-
J	OPEN SPACE (RECREATION)	OS-1 OS-1S	1.0	0.0	0	0
K	OPEN SPACE (RECREATION)	OS-1 OS-1S	1.0	0.0	0	0
L	OPEN SPACE (RECREATION)	OS-1 OS-1S	1.0	0.0	0	0
M	LANDSCAPE	LD-1 LD-1P	0	0	0	0
N	LANDSCAPE	LD-1 LD-1P	10.0	10.0	-	-
TOTAL	MANGINI RANCH PHASE 2		200.0	200.0	1017	1017

LOT NUMBER	LAND USE	GENERAL PLAN / ZONING	ACRES	ACRES	NET	DU
1	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	19.7	19.7	85	85
2	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	15.6	15.6	75	75
3	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	15.0	15.0	74	74
4	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	10.7	10.7	73	73
5	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	15.0	15.0	81	81
6	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	22.9	22.9	85	85
7	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	17.1	17.1	78	78
8	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	20.8	20.8	80	80
9	SINGLE FAMILY HIGH DENSITY	SP-21 SP-21HD	1.0	0.0	0	0
10	MULTI-FAMILY LOW DENSITY	MF-21 MF-21LD	10.4	10.4	80	80
11	MULTI-FAMILY LOW DENSITY	MF-21 MF-21LD	8.0	8.0	47	47
12	MULTI-FAMILY LOW DENSITY	MF-21 MF-21LD	7.8	7.8	74	74
13	MULTI-FAMILY LOW DENSITY	MF-21 MF-21LD	8.0	8.0	71	71
14	MULTI-FAMILY LOW DENSITY	MF-21 MF-21LD	6.7	6.7	60	60
15	MULTI-FAMILY LOW DENSITY	MF-21 MF-21LD	0.5	0.5	30	30
16	COMMUNITY PARK	CP-1 CP-1P	6.9	6.9	0	0
17	COMMUNITY PARK	CP-1 CP-1P	12.0	12.0	0	0
18	COMMUNITY PARK	CP-1 CP-1P	12.2	12.2	0	0
19	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
20	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
21	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
22	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
23	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
24	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
25	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
26	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
27	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
28	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
29	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
30	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
31	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
32	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
33	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
34	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
35	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
36	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
37	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
38	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
39	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
40	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
41	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
42	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
43	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
44	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
45	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
46	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
47	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
48	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
49	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
50	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
51	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
52	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
53	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
54	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
55	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
56	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
57	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
58	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
59	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
60	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
61	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
62	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
63	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
64	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
65	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
66	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
67	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
68	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
69	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
70	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
71	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
72	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
73	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
74	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
75	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
76	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
77	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
78	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
79	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
80	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
81	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
82	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
83	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
84	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
85	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
86	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
87	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
88	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
89	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
90	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
91	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
92	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
93	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
94	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
95	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
96	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
97	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
98	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
99	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
100	COMMUNITY PARK	CP-1 CP-1P	1.0	0.0	0	0
TOTAL	MANGINI RANCH PHASE 1		41.7	41.7	169	169





**PROPOSED ENTITLEMENTS SOUGHT WITH THIS APPLICATION**

**Small Lot Vesting Tentative Subdivision Map**

The proposed Creekstone Phase 1 Small Lot Vesting Tentative Map is shown here. The Small Lot Vesting Tentative Map seeks to further subdivide CREEKSTONE Phase 1 into (71) 45'x65' detached residential lots for future development. Standard city streets are proposed with parking on both sides.

**Planned Development (PD) Permit – Development Standards**

Residential homesites at CREEKSTONE Phase 1 feature a downstairs bedroom, which has become a very desirable amenity to have a space for an office, guest accommodations or even a space for an additional relative. Field surveys in the Folsom market at active communities has shown this feature being one of the top requests from buyers. To achieve this the downstairs footprint of the home must expand, therefore, front and side setbacks are impacted. Private rear yard space is not compromised, and smaller front yard square footage reduces overall water consumption and homeowner maintenance.

The Project seeks a PD Permit seeks approval of specific modifications to the development standards to suit the project architecture and homebuyer preferences. See **Development Standards Table and Diagram** shown on this page. Modifications to the approved Development Standards contained in the FPASP are anticipated and may be requested to accommodate a variety of homebuyer and design preferences.

**CREEKSTONE PHASE 1 DEVELOPMENT STANDARDS**

CATEGORY	NOTES	12/16/2019		DEGREE OF CHANGE
		APPROVED MLD	PROPOSED MLD	
<b>Lot Size</b>				
interior Lot		3,000sf min.	<b>2,925sf min.</b>	<b>(-75')</b>
corner Lot		3,500sf min.	<b>3,300sf min.</b>	<b>(-200')</b>
<b>Building Coverage</b>	7			
interior Lot		50% max.	50% max.	
corner Lot		50% max.	50% max.	
<b>Lot Width</b>	2, 6			
interior Lot		30' min.	30' min.	
corner Lot		35' min.	35' min.	
<b>Setbacks</b>	6			
<b>Front Yard Setbacks</b>	3			
porch	4	12.5' min.	12.5' min.	
primary structure	4	15' min.	<b>12.5' min.</b>	<b>(-2.5')</b>
garage (front elevation/doors)	5	20' min.	<b>18' min.</b>	<b>(-2)</b>
<b>Side Yard Setbacks</b>	6			
interior side yard	1, 6	5' min.	<b>4' min.</b>	<b>(-1')</b>
street side yard (corner lot)	3, 4	12.5' min.	12.5' min.	
garage facing side street (corner lot)	3, 5	20' min.	20' min.	
accessory structures (interior lot lines)	6	3' min.	3' min.	
<b>Rear Yard Setbacks</b>	6			
main building	8	10' min.	10' min.	
accessory structure (interior lot lines)		5' min.	5' min.	
detached garage		5' min.	5' min.	
<b>Building Height</b>				
main building		35' max.	35' max.	
detached garage		18' max.	18' max.	
accessory building		15' max.	15' max.	
<b>Off-Street Parking</b>		Refer to 2018 FPASP Table A.14 For Parking Requirements		

**Notes:**

1. 8' minimum between buildings.
2. Measured at front setback.
3. Measured at ROW/back of sidewalk.
4. Measured to foundation line.
5. Measured to face of garage door.
6. Measured from property line.
7. Coverage includes covered porches and patios; excludes eaves and projections.
8. Second story is allowed to encroach into the minimum rear yard setback by 1'.



**Minor Administrative Amendment - Transfer of Development Rights**

CREEKSTONE Phase 1 is also known as FPASP Parcel 143 in the Folsom Plan Area Specific Plan Allocation Map and Table (Allocation Map shown here). A Minor Administrative Amendment is also sought for the transfer of 15 unutilized units from CREEKSTONE Phase 1 as shown and described below.

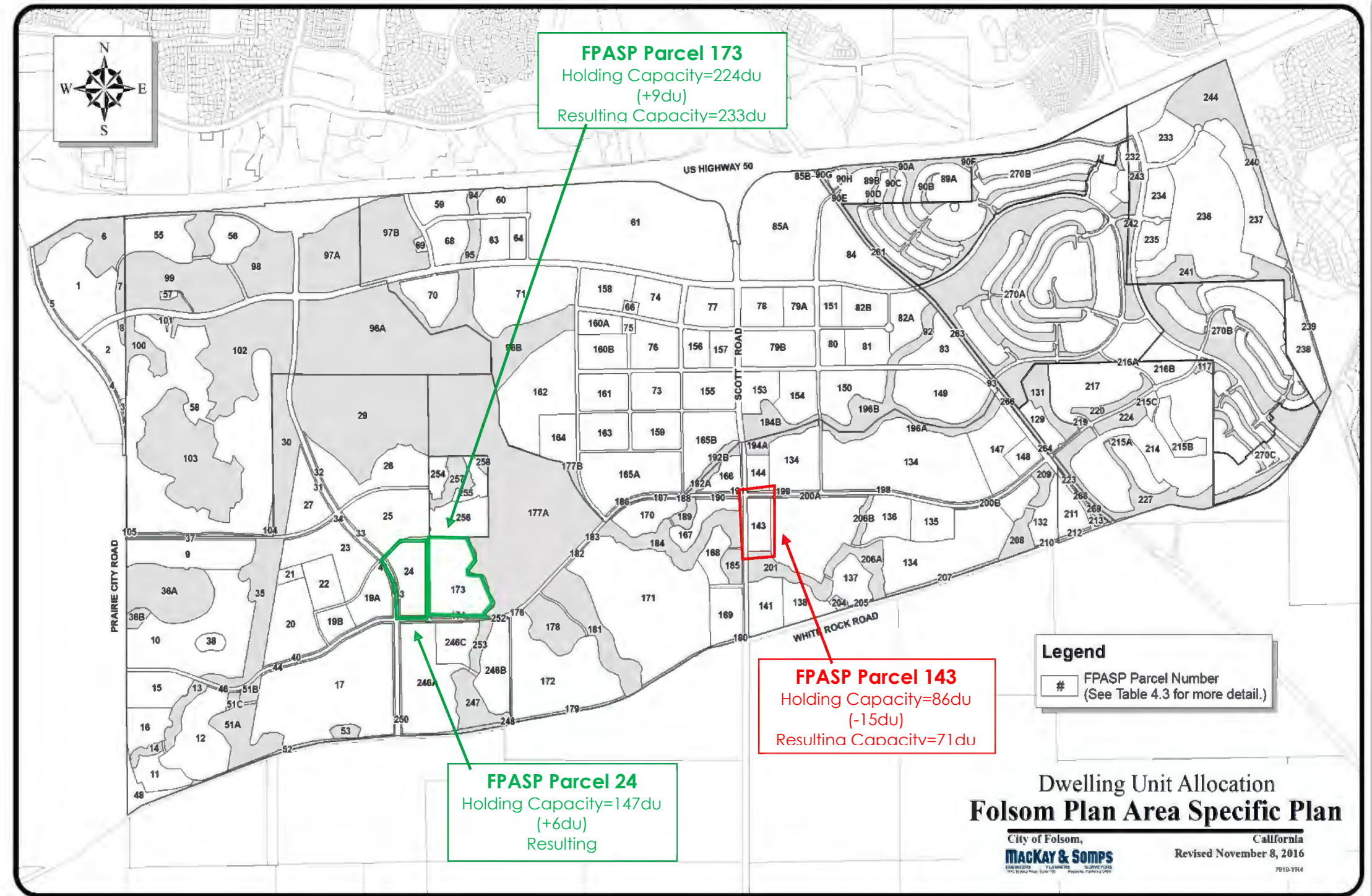
**Minor Administrative Amendment Compliance**

The proposed entitlements seek a Minor Administrative Amendment (MAM) to the FPASP 2011 with a Transfer of Development Rights (TDR), as anticipated and permitted in the FPASP 2011, Chapter 13 Implementation, Section 13.3.1 Minor Administrative Amendment. The FPASP 2011 permits flexibility in transferring residential unit allocations (and commercial building area allocations) to reflect changing market demand. Transfer of residential unit allocations are allowed as a MAM consistent with FPASP 2011, Chapter 13 Implementation, Section 13.3.2 Transfer of Development Rights. This entitlement application seeks approval of a MAM-TDR to **transfer 15 dwelling units from FPASP MLD Parcel 143 (CREEKSTONE Phase 1) to FPASP MLD Parcel 24 (+9du) and FPASP MLD Parcel 173 (+9du)** (former Hillsborough SPA area). This transfer of units does not add additional dwelling units to the FPASP, and the overall total dwelling units remains unchanged +at 11,461du in the FPASP; no change in population results from this transfer of units and the overall estimated population in the FPASP remains at 27,965.

FPASP 2011 Section 4.7 describes the context in which transfer of residential units is expected or likely to occur. "The FPASP permits adjustments to the residential land use mix to reflect sensitive natural features as well as changing market demand for a particular housing type. Transfer of units is permitted between residential parcels provided that the Plan Area maximum entitlement of 11,461 dwelling units is not exceeded except by amendment of the FPASP. Each residential development parcel is allocated a certain number of dwelling units (see FPASP Table 4.3). If a parcel is developed at less than its allocation number, the remaining un-built units may be transferred to another residential parcel or parcels. Increases or decreases in residential density resulting from unit transfers shall not be less than the minimum or exceed the maximum allowable density for each residential land use category unless a request to increase or decrease the density is accompanied with a Specific Plan Amendment application pursuant to Section 13.3.1."

In addition to the requirements as set forth in Section 4.7 of the FPASP 2011 (above), the City shall approve residential dwelling unit transfers or density adjustments between any Plan Area residential land use parcel or parcels, provided the following conditions are met (below). *(Justification for compliance with FPASP Minor Administrative Modification criteria are shown as shown in blue italics.)*

- The transferor and transferee parcel or parcels are located within the Plan Area and are designated for residential use. *(The transferor {FPASP MLD Parcel 143} and transferee {FPASP MLD Parcels 24 and 173} parcels are located within the Plan Area, are designated for residential use.)*
- The transferor and transferee parcel or parcels conform to all applicable development standards contained in Appendix A. *(The transferor and transferee parcels will conform to all applicable development standards contained in Appendix A.)*
- The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS. *(The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS.)*
- The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts unless such impacts are reduced to an acceptable level though project-specific mitigation measures. *(The transfer of units will not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts.)*



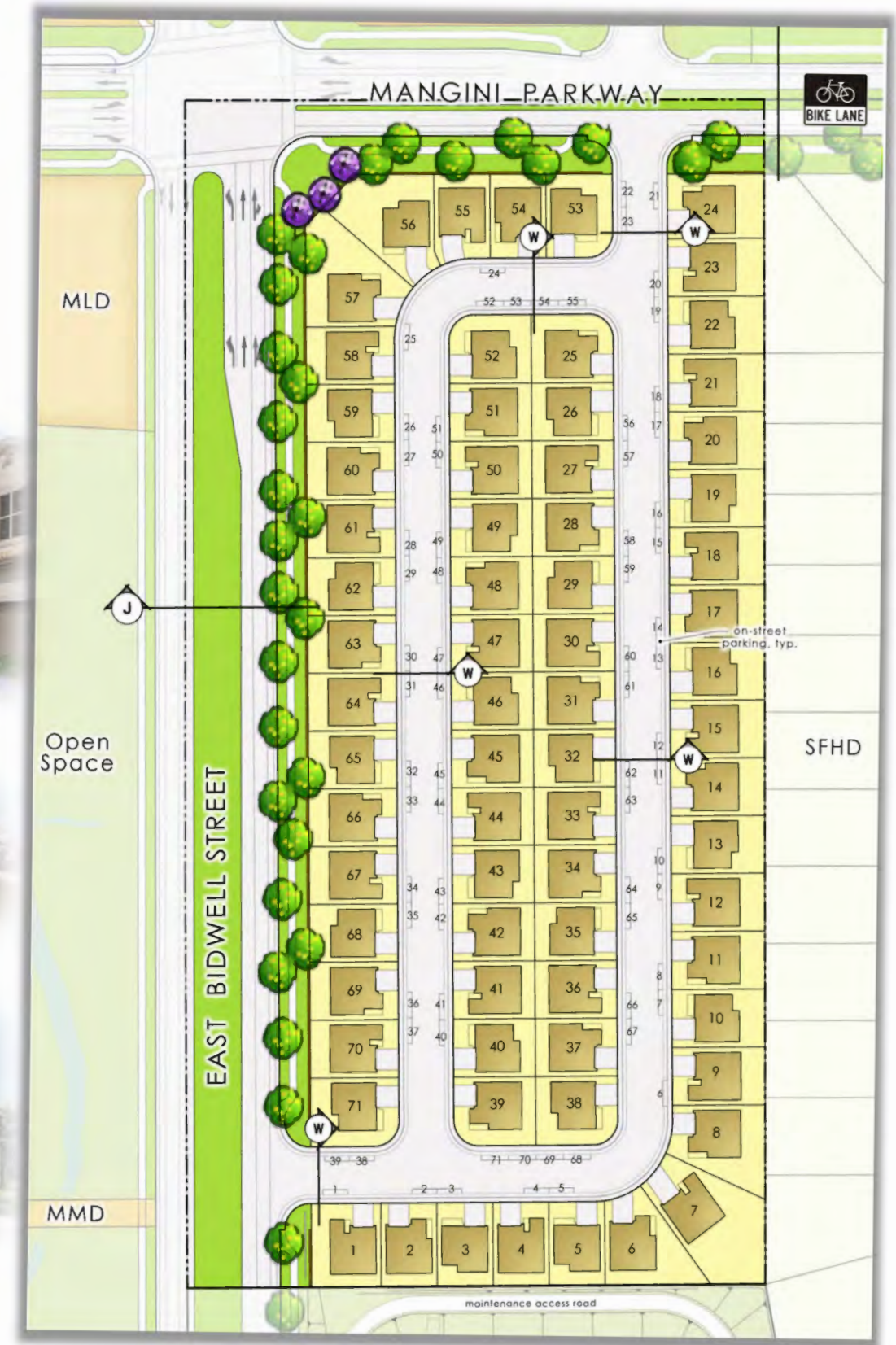




**Illustrative Site Plan**

The CREEKSTONE Phase 1 Illustrative Site Plan is shown here. The Project is located at the gateway to the approved Mangini Ranch Phase 1 community in Folsom Ranch. Primary access to the site is located off East Bidwell Street and Mangini Parkway via tree-lined streets with sidewalks on both sides to facilitate walking to nearby schools, parks and commercial uses. On-street guest parking is provided within the Project and meets the city's requirements for on-street guest parking. Also nearby are trail heads to the Plan Area public trail system. (Project area enlargement at right.)

Illustrative Project imagery shown below.





**Walkability Map**

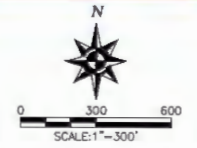
Walking is the number one reported outdoor activity among Folsom's residents, with biking reported as a close second-favorite activity. The FPASP will be home to a vast trail system, as shown in the adopted FPASP. The Project is located nearby two planned trail heads and provides easy and convenient sidewalk access to these trail heads. The **Creekstone Phase 1 Walkability Map**, shown here, illustrates the locations to the trail heads and the distances from the Project to various Plan amenities. (Project area enlargement shown below.)



LEGEND

ORIGINATION POINT	+
TRAIL-HEAD	T
COMPARATIVE DISTANCE TO TRAIL-HEAD	1 1/2' (0.13 MI) 1 1/4' (0.11 MI) 1 1/8' (0.09 MI) 1 1/2' (0.13 MI)
7.5 MINUTES (0.37 MI)	Orange arrow
5.2 MINUTES (0.26 MI)	Green arrow
2.2 MINUTES (0.11 MI)	Blue arrow
13.8 MINUTES (0.69 MI)	Purple arrow
9.8 MINUTES (0.49 MI)	Dark purple arrow
2.5 MINUTES (0.18 MI)	Light purple arrow

\*Walk times based on 30 minutes/mile.



WALKABILITY EXHIBIT  
**CREEKSTONE Phase 1**  
 (Mangini Ranch Lot 10)

Folsom, California

**MACKAY & SOMPS**  
 ENGINEERS PLANNERS SURVEYORS

December 19, 2019



**Planned Development (PD) Permit – Residential Architecture**

The PD Permit seeks approval of the residential architecture, floorplans, elevations and street scene, colors & materials, and typical frontyard landscaping.

**CREEKSTONE** elevation designs are Spanish Colonial, Italian Villa and Western Farmhouse, consistent with the fabric of existing historic Folsom community. Each plan offers each elevation style. Combined with **nine pre-plotted color schemes**, there is limited duplication of same plan, elevation and color combination. These styles each carry a strong character and together, create a neighborhood full of varying interests. Roofs vary in forms, pitches, style and heights. Two-story buildings include one-story massing. Thoughtful breaks in massing are achieved to provide visual interest at elevations exposed to public view. The front door, garage door and coach light selections vary per elevation and are architecturally compatible with the theme of each home. Combined, all these design features, create visual interest and a pedestrian friendly streetscape.

- **Spanish Colonial** - The simply articulated design combines light colored stucco wall finish, terra cotta colored villa roof tiles, with pops of color on the window shutters. Lines are clean, cantilevers are highlighted with curved corbels, and roof lines are traditionally low-pitched gables.
- **Western Farmhouse** - This asymmetrical cottage design integrates a series of gable roofs in the massing and the introduction of siding and brick, for character and texture. The traditional steep-pitched roof, accentuated by the gable end board and batt finish, provides for variety in the eave lines within the streetscape.
- **Italian Villa** - Strong punctuations of material and detail highlight the Italian Villa, the most formal of the three styles. Stone veneer-finished walls create a strong base, corner treatments frame the wall planes, and windows are centered and highlighted with a wide trim surround. The style calls for a hip roof design.



SPANISH COLONIAL

WESTERN FARMHOUSE

ITALIAN VILLA



In response to the concerns shared by the City, TRI Pointe Homes has developed a new program for the Creekstone Lot 10 community that we believe resolves most, if not all, of the prior comments. We seek to provide 71 detached small lot homesites at an attainable price to the highly desired Folsom market. Extensive market research shows this density is under served in the Folsom market and there is a large population of homeowners seeking homes that are offered at an attainable price point and have the lifestyle of a single-family home. The Creekstone series was designed specifically for first-time buyers consisting of renters looking to purchase, single professionals, and young couples possibly starting a family. The homes in Creekstone provide two bay garages with parking for full size vehicles in the driveway, private entries and private yards. The community is walkable with sidewalks on both sides of the street and trail heads within 0.11 miles (less than 600 feet) and parks within 0.35 miles. These distances are typical of Mangini Ranch as demonstrated in the *Walkability Exhibit*.

#### Architecture

Updated from the initial range of 2,017 to 2,455, we are now proposing three two-story plans ranging from 1,896 to 2,300 square feet. These smaller plans occupy less of the proposed 45x65 minimum lot size which **meets the 50% or less lot coverage** development standard. In addition, these new designs provide more horizontal, vertical and single-story massing. These revised designs now include **outdoor covered areas** that can be offered at homesites that have lot depths of seventy-one feet (71'), which is 48% of the lots in the community. These new designs also now achieve a **twelve and a half foot (12'-6") front setback** for all plans vs. the previously suggested ten feet (10').

With 1,896 square feet of living space, the first plan (top right) offers a sizable standard front porch. The considerable amount of single-story massing combined with a **six-foot-deep porch** and 12'-6" front setback makes this an inviting home that provides a favorable pedestrian experience.

Offset massing is provided at the rear of the home with a horizontal plane break between the first-floor great room and kitchen as well as the second-floor master bath and master bedroom. At the rear of the home a covered patio option will be offered off the kitchen providing additional single-story massing, a variation in the rear street scene and a shaded area for homeowners to enjoy the outdoors.



*Single story massing softens the street scene at street corners.*

With 2,049 of living space, plan 2 (at left) was specifically designed for the corner lots and includes the **widely desired bedroom downstairs**. The corner entry, second floor set-back and wrapped architectural treatments soften the ends of the block and provide additional massing variation when plotted mid-block. The single-story massing runs along the entire length of the home making it visible from both front and rear. At the house side of the home, this vertical plane break provides **sixteen feet separation** between the second floor of the neighboring home.

Plan 3 (bottom right) provides 2,300 square feet of living space and includes the **bedroom downstairs** Folsom homebuyers often seek. This home includes a variety of both **horizontal and vertical wall breaks** providing ample single-story massing at the front elevation. At the rear a covered patio is offered providing additional single-story massing. This combined with the projection at the master bedroom provides additional variety to the rear street scene.



*The large porch at Creekstone Plan 1 is a welcoming addition to the street scene.*



*Vertical and horizontal plane breaks at Plan 3 add variety to the street scene.*

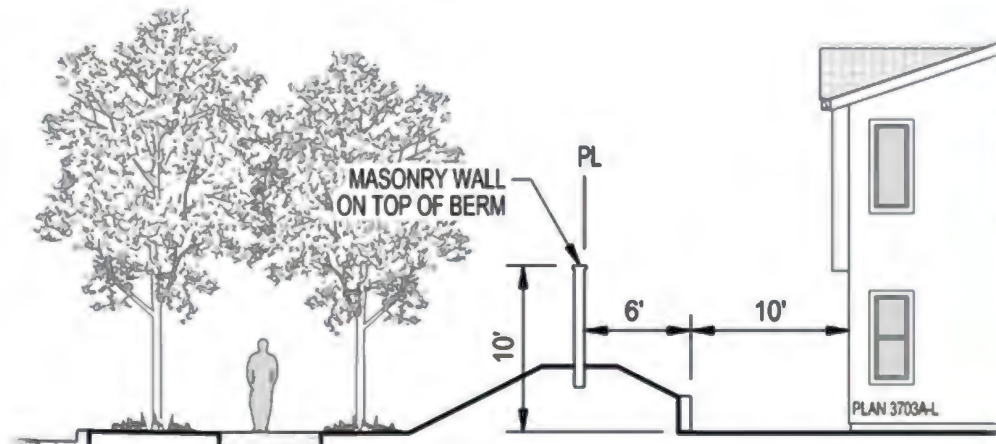


Although not required, **all Creekstone plans will have window trim at all windows**, even areas not visible from main roads. Creekstone is adjacent to East Bidwell Street and Mangini Parkway so the homes will be highly visible to both Mangini Ranch residents and traffic circulating to other parts of Folsom and beyond. Therefore, elevations adjacent to edge conditions will receive **additional elevation design elements** appropriate to the theme of the home.

As demonstrated in the *Building Articulation Exhibit* (at right), **ample single-story massing**, vertical plane breaks and placing the living space forward of the garage are important elements in the neighborhood design. Combined all these elements provide many points of interest to focus on and support a **favorable pedestrian experience**.

**Site Planning**

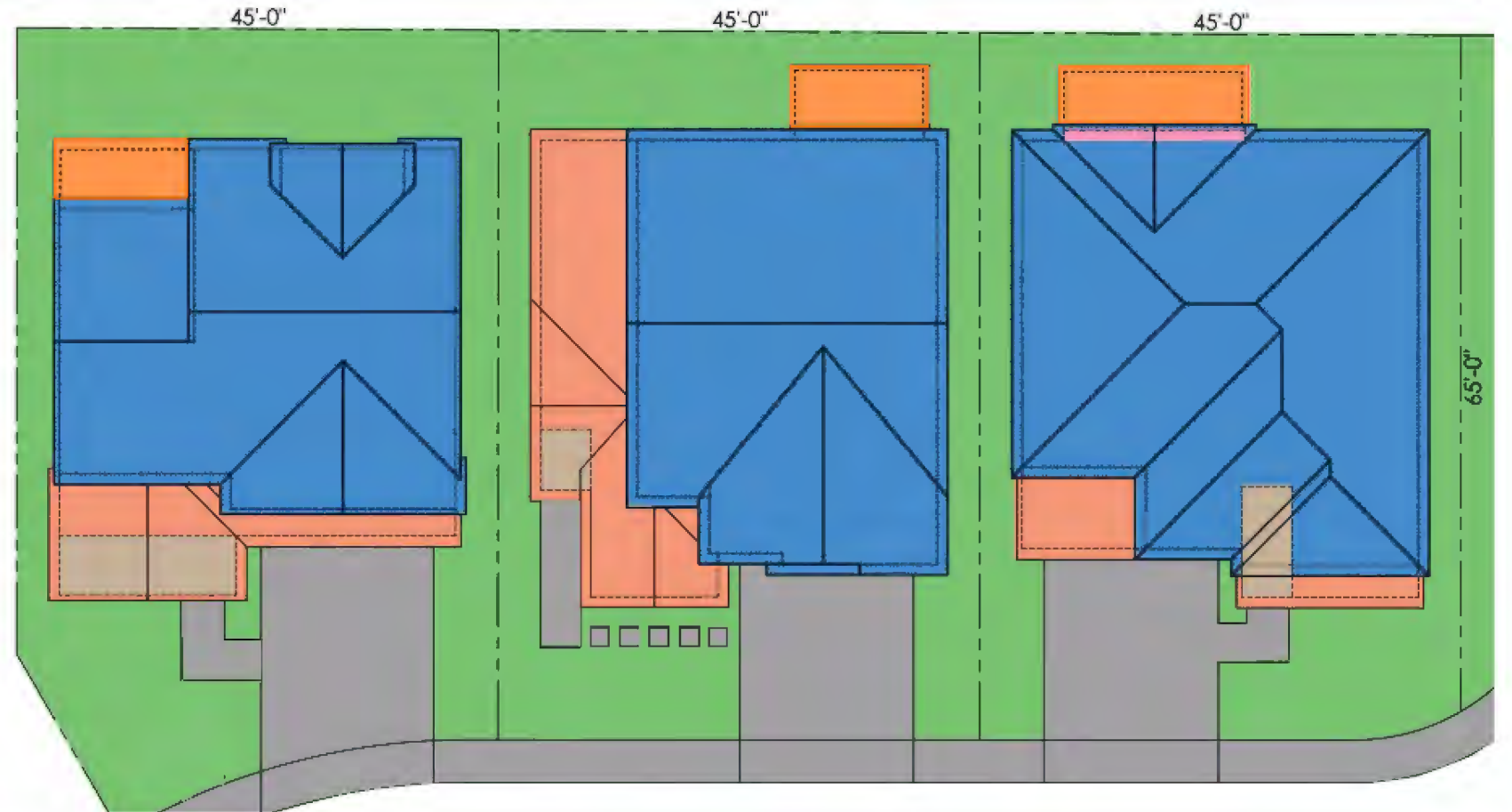
Given the amount of traffic expected along East Bidwell the site was designed to provide **forty-one feet** between the existing road right-of-way and the rear of the homes. This includes a twenty-five-foot landscape buffer and a **sixteen-foot private rear yard**. In addition, a six-foot sound wall on top of a four-foot berm will be provided.



Addressing conditions that exist when homes have close adjacencies, the revised site plan incorporates opportunities that will have **positive impacts to the homeowners and the community** overall. Plan 2 will be plotted on all corner lots providing a **single-story element along the street edge** in the community. Air conditioning units for each home are planned to be placed on side yards toward the front of the home and behind a screen to shield from public view. This thoughtful placement provides **unobstructed use of the private rear yard** as well as reducing noise at key gathering areas within the home. In a review of adjacencies of key areas such as outdoor living and master bedrooms, privacy exists regardless of what plans are plotted adjacent to one another. No plotting combination results in the master bedroom areas directly adjacent to one another and in the case of Plan 2 the master bedroom enjoys a **sixteen-foot building separation** from the neighbor.

Though the smallest lot proposed is 45x65, only six (6) lots with only 65' of depth are proposed, with the remaining **92% of lots having additional rear yard depth over the minimum** of ten feet (10'). In fact, **49% of the proposed lots have rear yards depths of sixteen feet (16') and deeper** which also favorably reduces lot coverage to 45% or lower. Even with the addition of the outdoor patio option, coverage remains 48% or lower at these larger lots.

Plan	Area	Coverage on Lot with 16' Deep Rear Yard 45 x 71, 3,195 sq. ft. lot
Plan 1	1,358	43%
Plan 1 with Outdoor Patio	1,428	45%
Plan 2	1,456	46%
Plan 2 with Outdoor Patio	1,516	47%
Plan 3	1,457	46%
Plan 3 with Outdoor Patio	1,556	48%



Rear of homes along East Bidwell are additionally enhanced and set back substantially from the road.

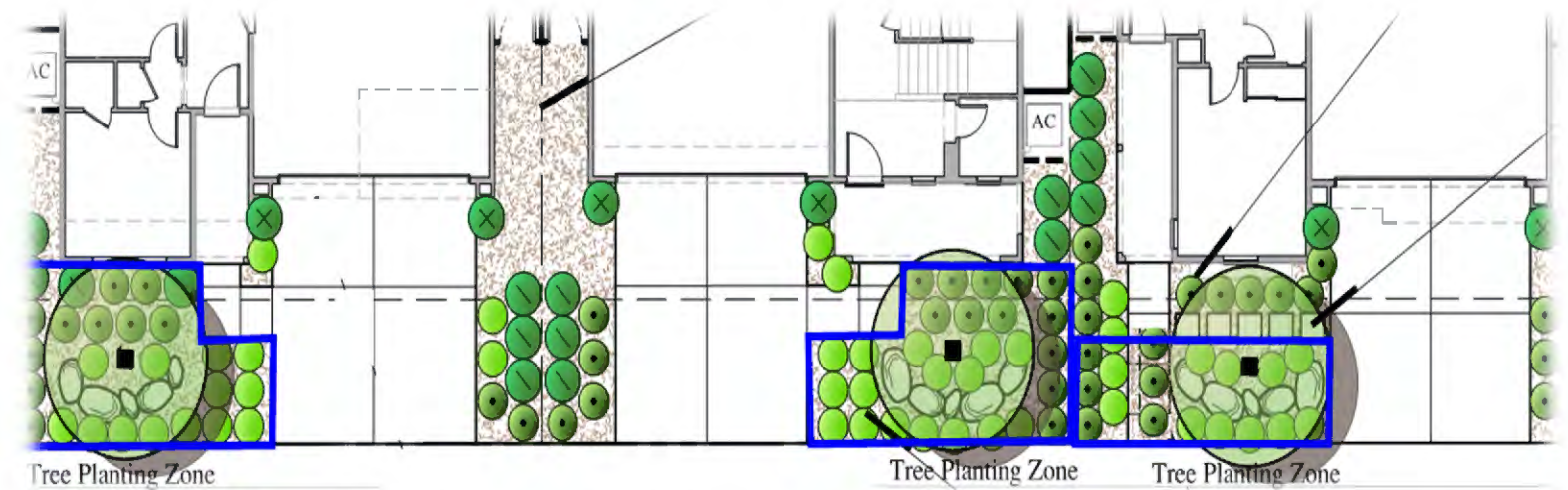


**Front Yard Landscape**

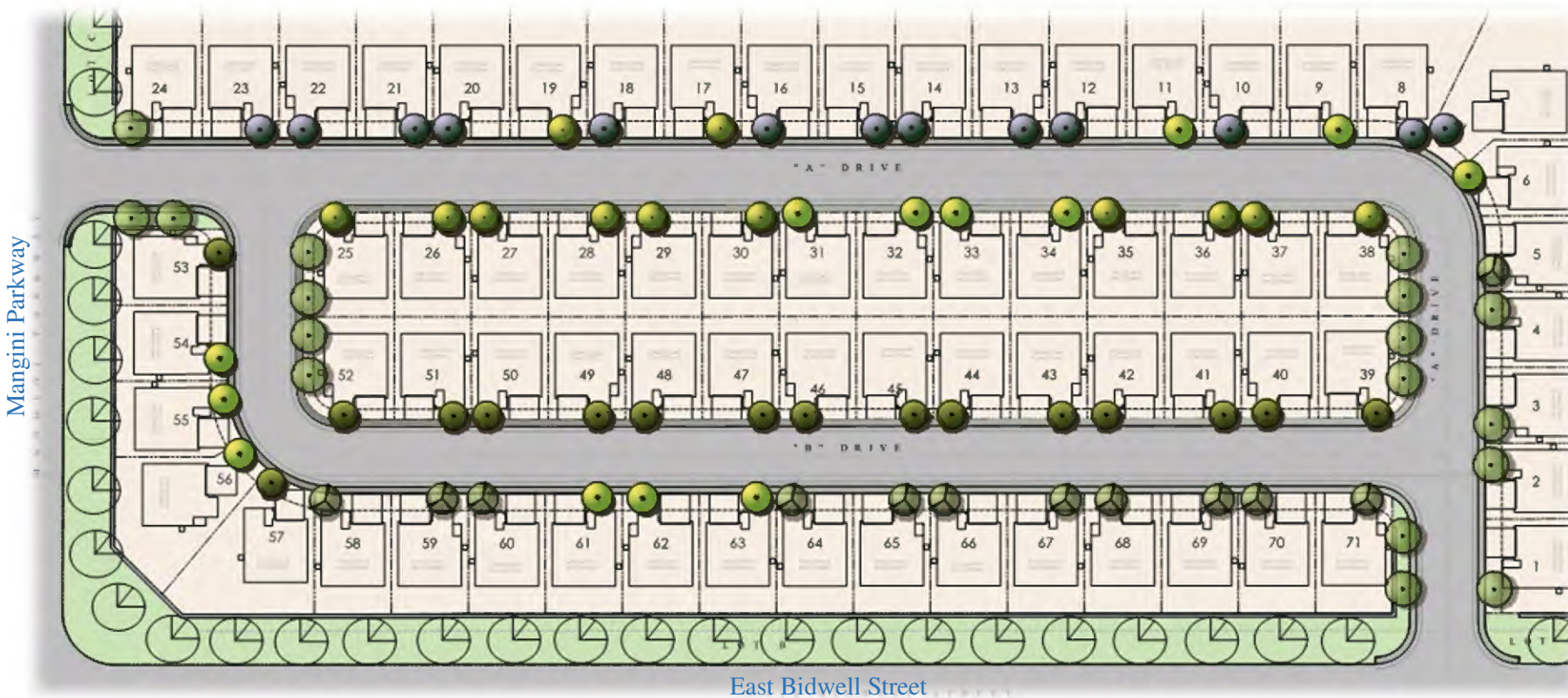
The front yard landscaping proposed for this community has been thoughtfully planned providing an aesthetically pleasing design that includes a mix of shrub accent planting and ornamental grasses combined with accent boulders for added vertical interest. By omitting the turf, these designs are water efficient, low maintenance, and provide more flexibility relative to tree planting locations.

Much effort was put into selecting the trees proposed for this community. Working with the Folsom City Arborist, great care was taken in selecting **trees with appropriate characteristics** for the planting space provided. The proposed trees are known to be successful in small planting areas, are considered **non-invasive and utility friendly**. In addition, they provide a combination of canopy shapes, colors and heights ranging from 10'-50'. The designs provide a tree planting zone averaging 206 square feet offering ample space for the proposed minimum one tree per lot. Additional planning is in place to mitigate concerns about long term tree success. First, our target **tree planting zone avoids garage sides** of the lot entirely reducing utility conflicts considerably. In addition, as we do with any installation, contractors will be directed to maintain minimum distances from water lines and hardscapes. Should any minimum distance not be met, root barrier will be added.

Creekstone is located at the intersection of East Bidwell and Mangini Parkway. As a result, this community receives the added benefit of **additional shade from the surrounding street landscape buffers**. In addition, the six corner lots within the community will include two additional trees along the side of the lot.



*Tree success is augmented through no turf designs and by providing a tree planting zone averaging 206 square feet located away from the garage side where most of the home's utility lines exist.*



*Creekstone community includes large landscape buffers on two sides providing additional shade to the homes along Mangini Parkway and East Bidwell Street.*

**Modification Request**

As part of our submittal we are requesting a few minor modifications to the MLD development standards. The primary factor driving our request for setback modifications is so that we can offer a downstairs bedroom in two of the three plans. This feature has become a very desirable amenity offering a space for a home office, guest accommodations or a family member bedroom. Field surveys in the Folsom market of active communities has shown this feature being one of the top requests from buyers. Thirty-seven feet is the ideal width to achieve a functional downstairs bedroom. Placing the room forward of the garage creates a more desirable front elevation and pedestrian experience. Our minor modification requests associated with architecture include front, interior side and garage setback modifications.

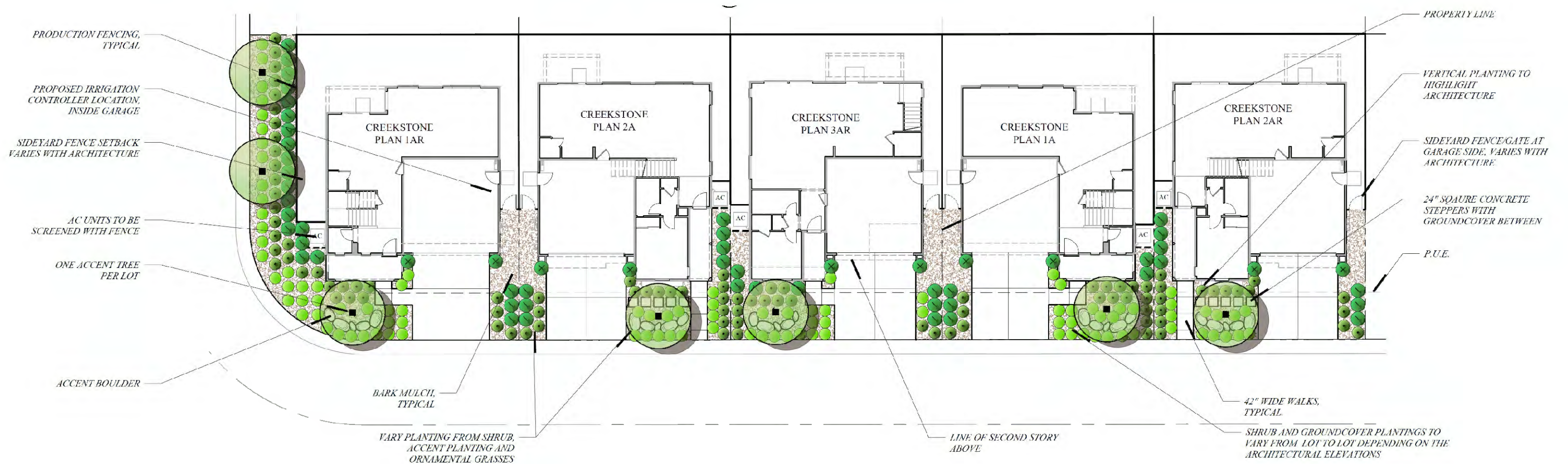
Category	Approved MLD	Proposed MLD	Note
Primary Structure	15'	12'-6"	Not applicable to Plan 1 whose primary structure setback is at 18'
Interior Side Yard	5'	4'	
Garage Setback	20'	18'	
Lot Area	3,000 Interior 3,500 Corner	2,925 Interior 3,300 Corner	58% of the lots are over 3,000sf.



**Conceptual Landscape Design**

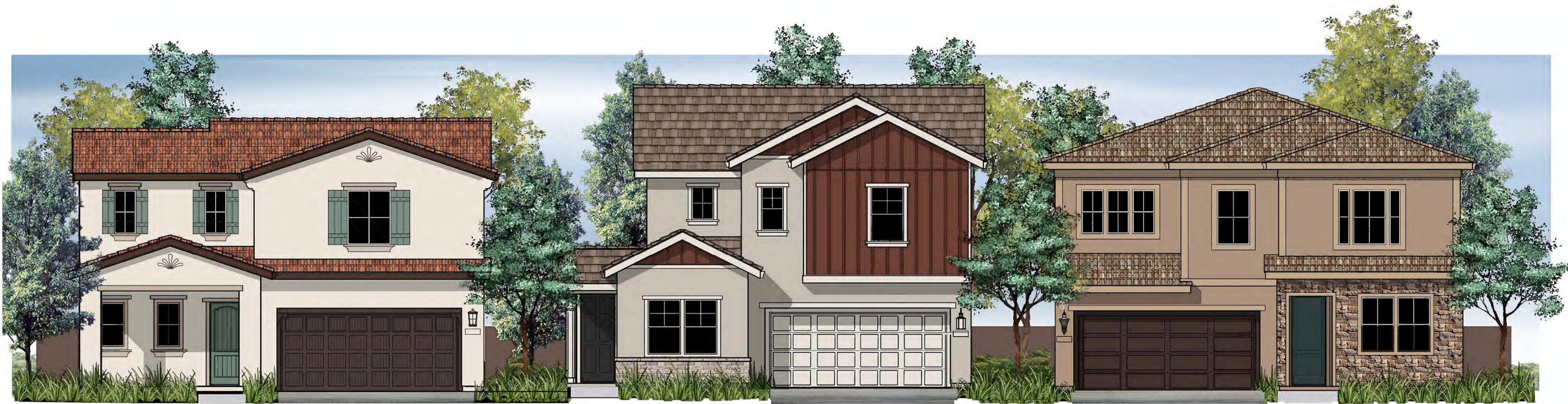


A benefit to the proposed architecture is a compact landscape area, reducing overall water consumption and homeowner maintenance. As demonstrated in the **Conceptual Front Yard Landscaping** exhibit shown here, the space available to landscape does not compromise aesthetics. Shrub and groundcover plantings will vary depending on the elevation theme adding more interest and diversity to the street scene. Street and accent trees will be placed thoughtfully adhering to the design guideline minimum planting distances and Folsom Master Tree List.



The following pages illustrate the proposed Tentative Subdivision Map, Architecture and Landscape Architecture package.





PLAN 1AR  
SPANISH

PLAN 2BR  
FARMHOUSE

PLAN 3C  
ITALIAN

## Mangini Ranch Phase 1 - Lot 10 Creekstone Phase 1

### SHEET INDEX:

#### ARCHITECTURE:

- A0.0 TITLE SHEET
- A0.1 ARTICULATION EXHIBIT

#### PLAN 1

- A1.0 PLAN 1 COLORED ELEVATIONS
- A1.1 PLAN 1 FLOOR PLANS
- A1.1.1 PLAN 1 ADDENDA
- 1.2 PLAN 1A EXTERIOR ELEVATIONS
- A1.3 PLAN 1B EXTERIOR ELEVATIONS
- A1.4 PLAN 1C EXTERIOR ELEVATIONS
- A1.5 OPT. COVERED OUTDOOR ROOM ELEVATIONS

#### PLAN 2

- A2.0 PLAN 2 COLORED ELEVATIONS
- A2.1 PLAN 2 FLOOR PLANS
- A2.1.1 PLAN 2 ADDENDA
- A2.2 PLAN 2A EXTERIOR ELEVATIONS
- A2.3 PLAN 2B EXTERIOR ELEVATIONS
- A2.4 PLAN 2C EXTERIOR ELEVATIONS
- A2.5 OPT. COVERED OUTDOOR ROOM ELEVATIONS

#### PLAN 3

- A3.0 PLAN 3 COLORED FRONT ELEVATIONS
- A3.1 PLAN 3 FLOOR PLANS
- A3.1.1 PLAN 3 ADDENDA
- A3.2 PLAN 3A EXTERIOR ELEVATIONS
- A3.3 PLAN 3B EXTERIOR ELEVATIONS
- A3.4 PLAN 3C EXTERIOR ELEVATIONS
- A3.5 OPT. COVERED OUTDOOR ROOM ELEVATIONS

- A4.0 COLOR / MATERIAL SCHEMES





PLAN 1AR  
SPANISH

PLAN 2BR  
FARMHOUSE

PLAN 3C  
ITALIAN

LEGEND

	FIRST STORY MASSING
	SECOND STORY MASSING
	CANTILEVER AT PLAN 3 SECOND FLOOR
	COVERED FRONT PORCH (ONE STORY)
	DRIVEWAY / SIDEWALK





Front Elevation - 1A - Spanish Colonial

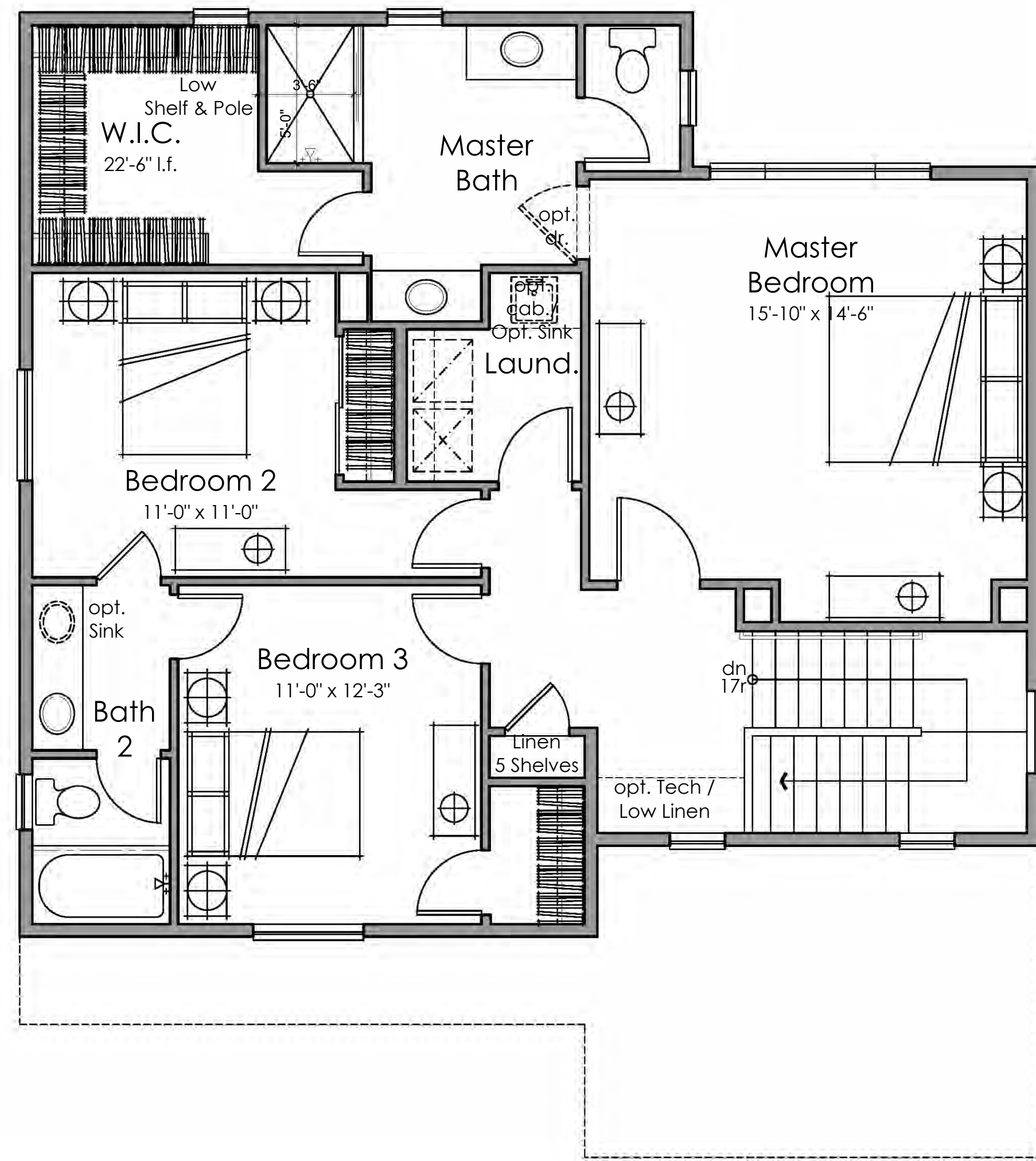


Front Elevation - 1C - Italian Villa



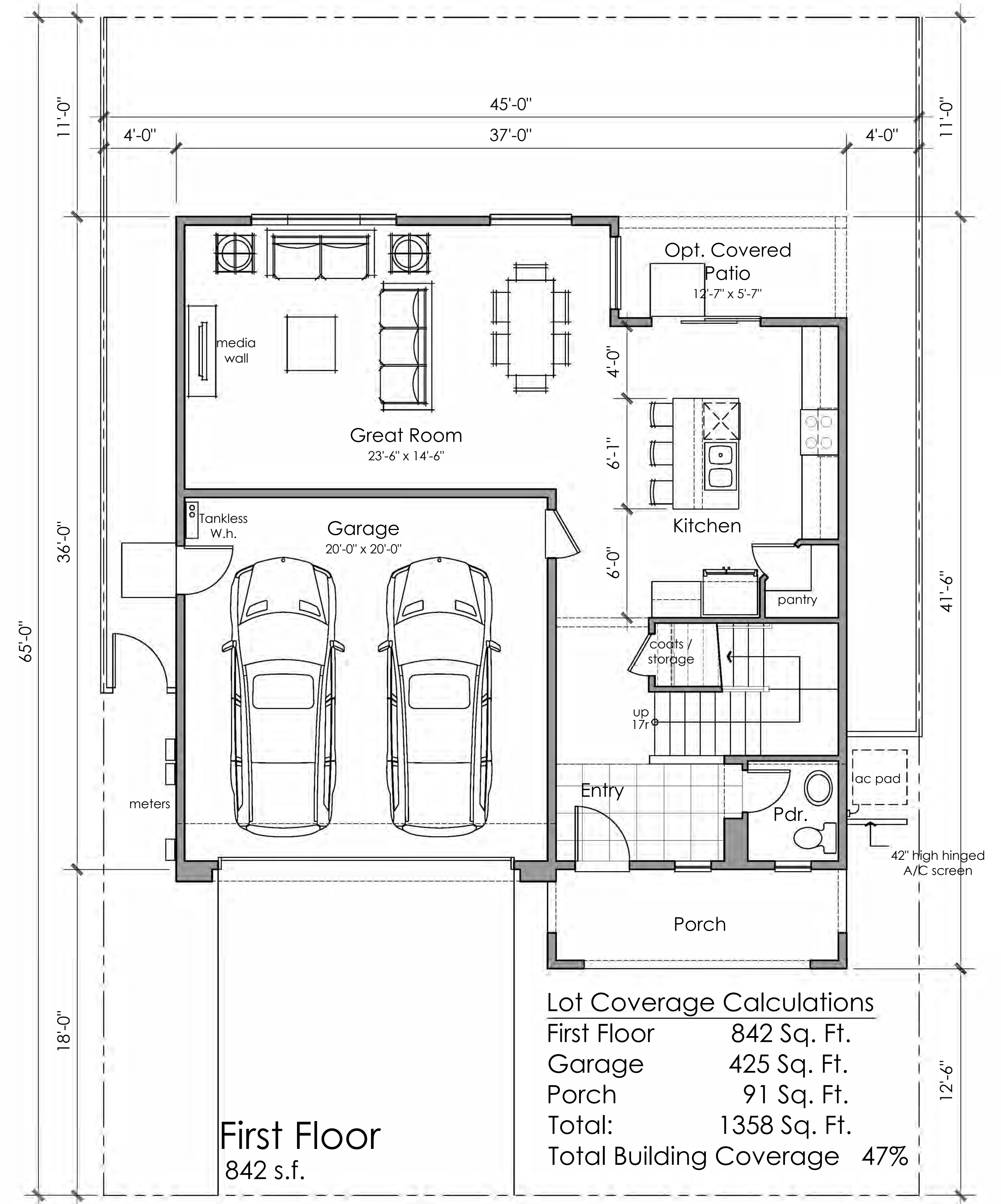
Front Elevation - 1B - Western Farmhouse





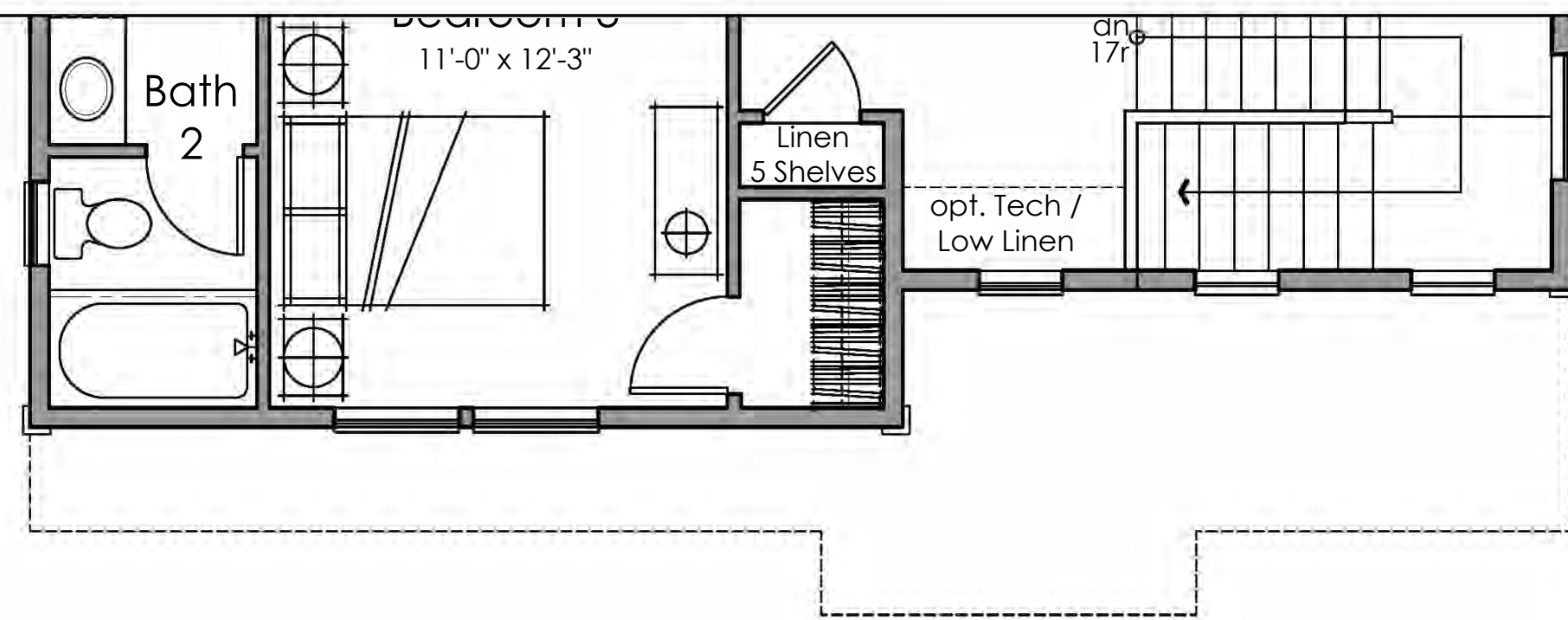
**Second Floor**  
1054 s.f.

Floor Plan  
3 Bedrooms  
2.5 Baths  
1896 s.f.



**First Floor**  
842 s.f.

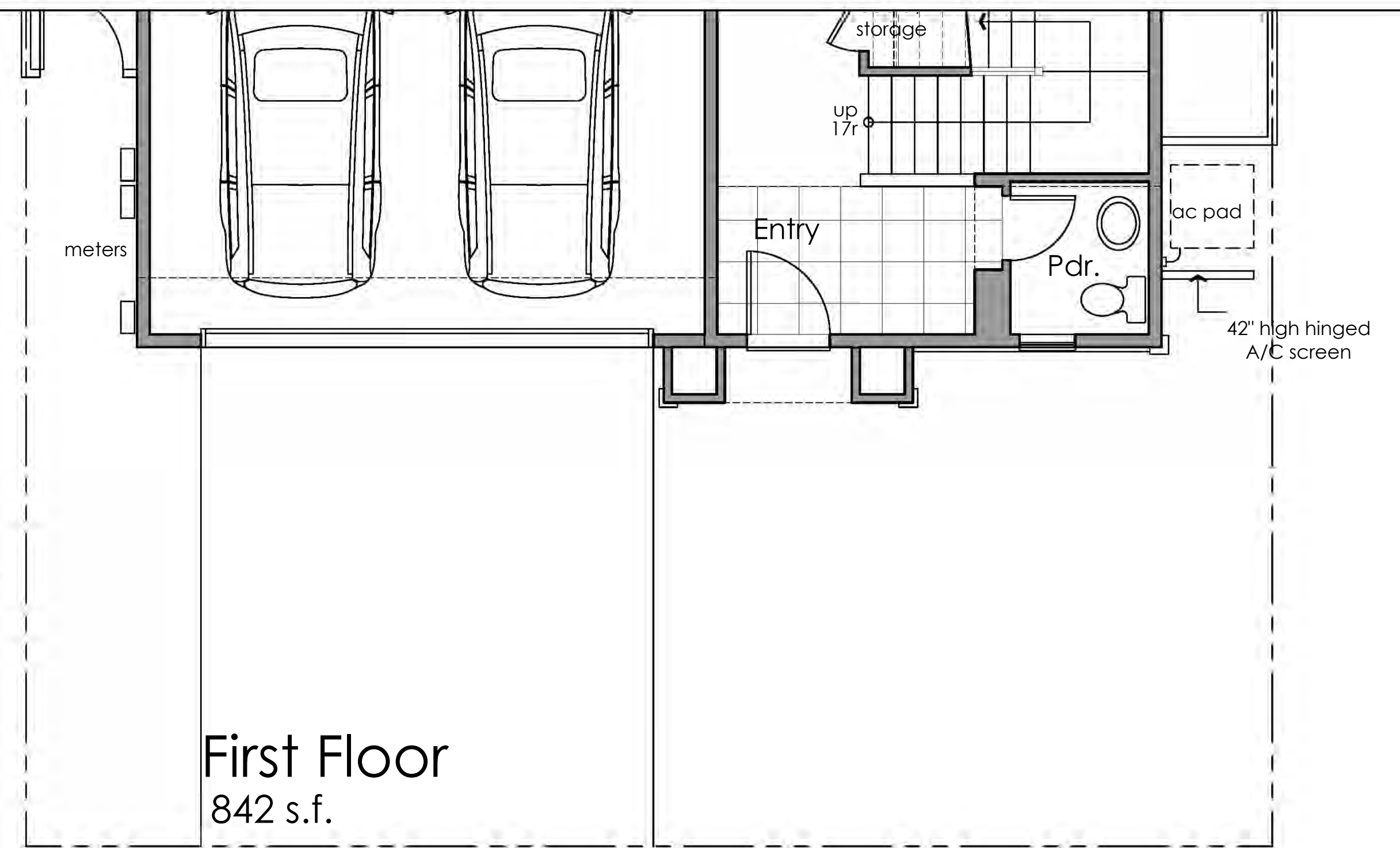




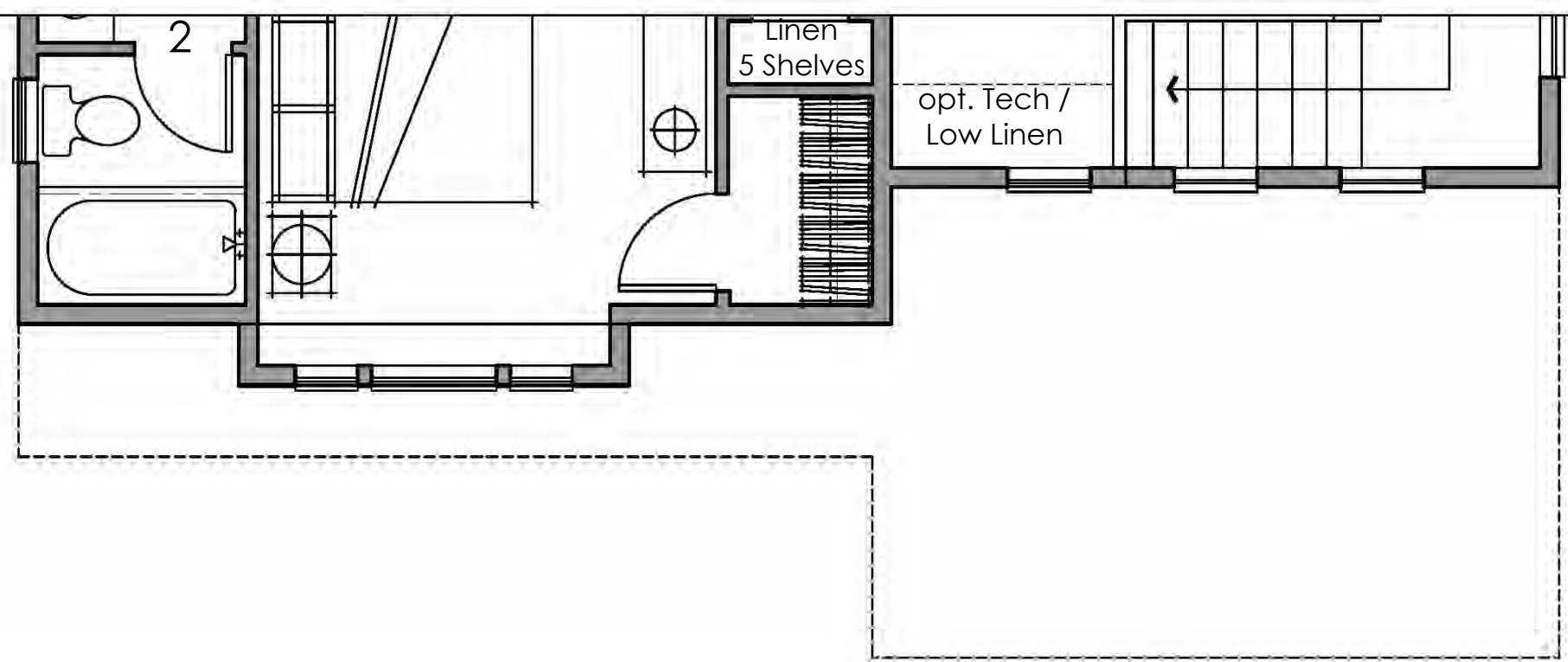
**Second Floor**  
1054 s.f.

**Lot Coverage Calculations 1C**

First Floor	842 Sq. Ft.
Garage	421 Sq. Ft.
Porch	18 Sq. Ft.
<b>Total:</b>	<b>1281 Sq. Ft.</b>
<b>Total Building Coverage</b>	<b>44%</b>



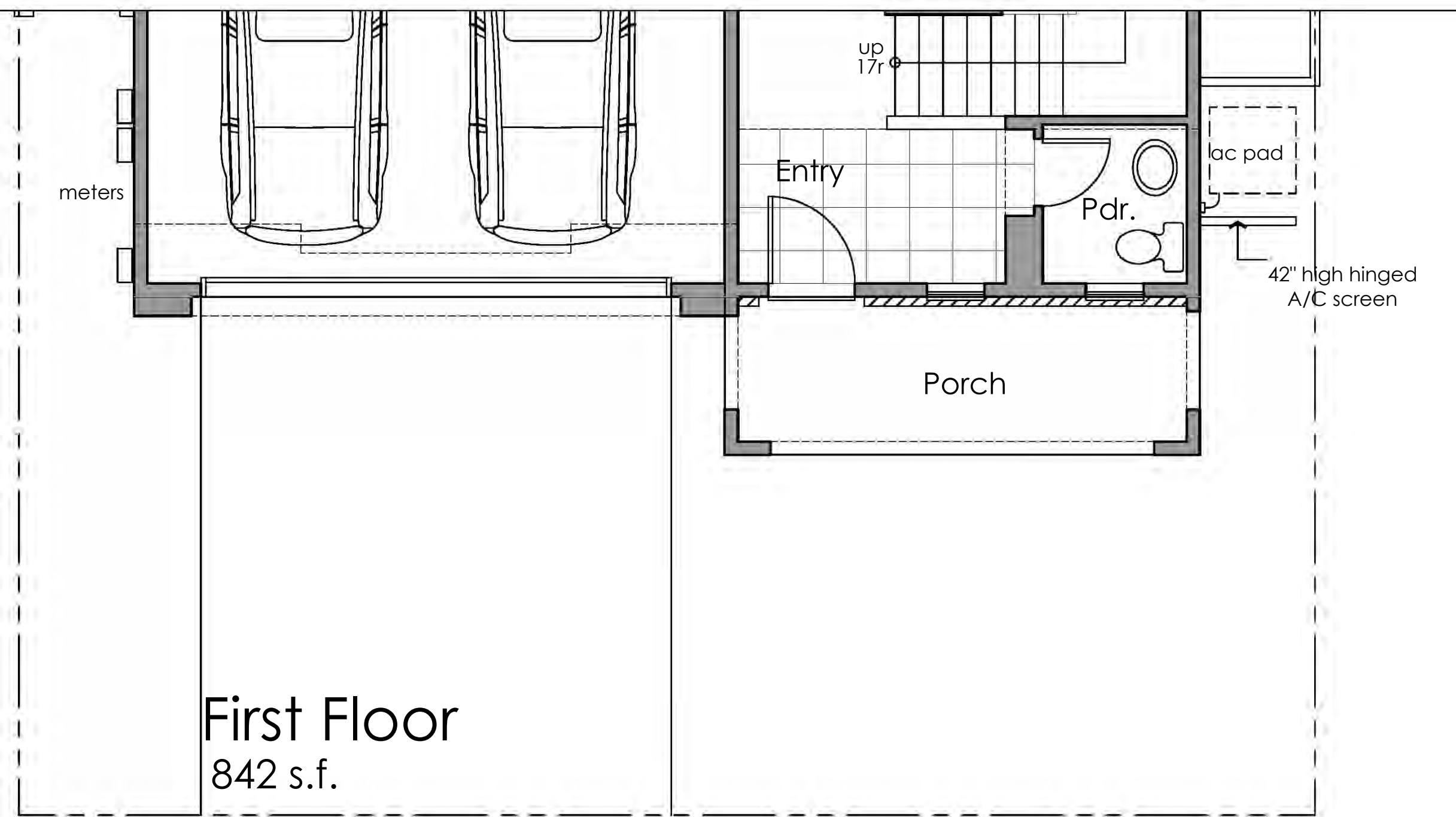
**First Floor**  
842 s.f.



**Second Floor**  
1068 s.f.

**Lot Coverage Calculations 1B**

First Floor	842 Sq. Ft.
Garage	421 Sq. Ft.
Porch	91 Sq. Ft.
<b>Total:</b>	<b>1354 Sq. Ft.</b>
<b>Total Building Coverage</b>	<b>46%</b>



**First Floor**  
842 s.f.



**SPANISH COLONIAL**  
 Characterized by simply articulated  
 details and adaptability

**DESIGN ELEMENTS**

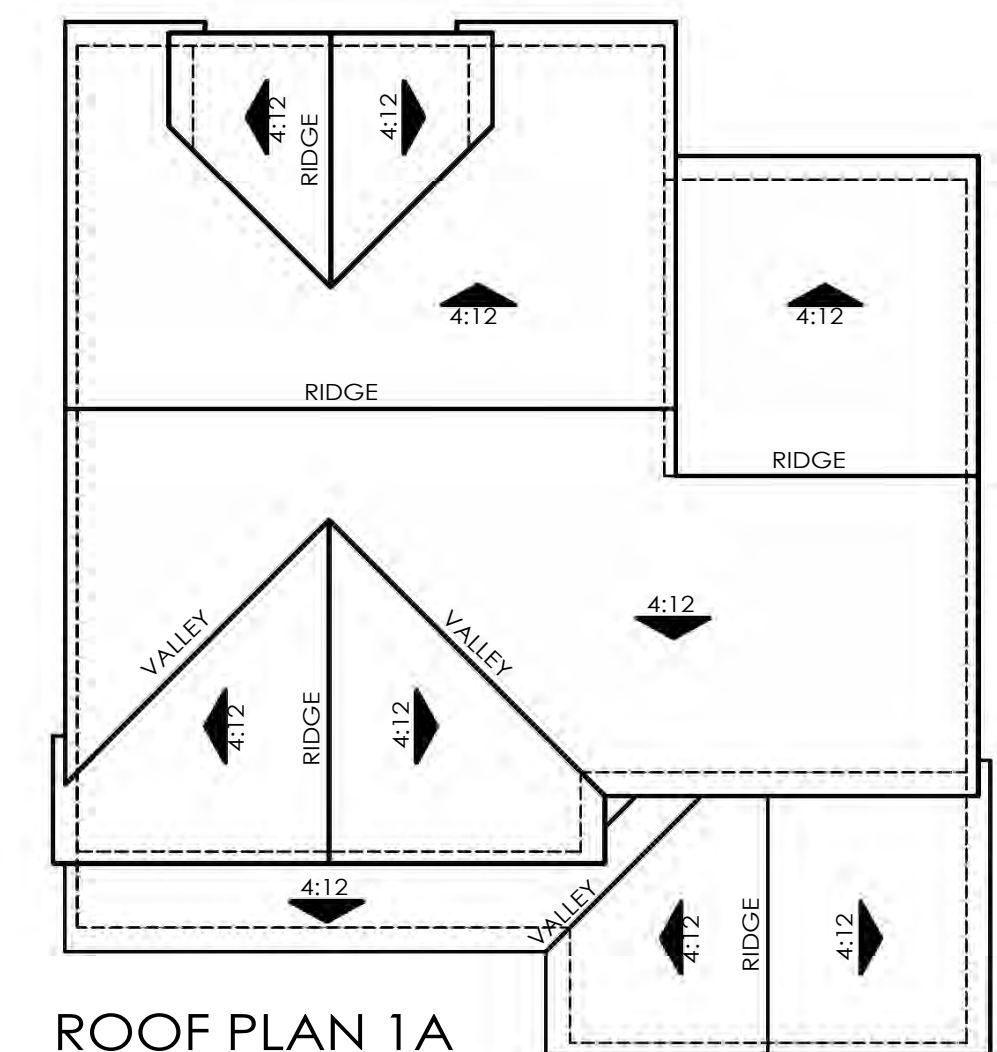
Two Story Massing  
 Stucco Exterior Finish  
 Villa Shaped Concrete Tile  
 Gently Pitched Roofs

**ENHANCED DESIGN ELEMENTS**

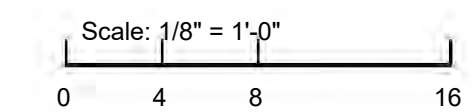
Corbel Details  
 Shutters  
 Faux Clay Outlookers



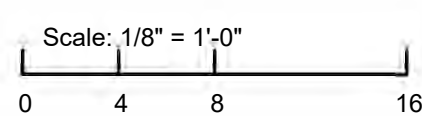
Front Elevations - 1A - Spanish Colonial



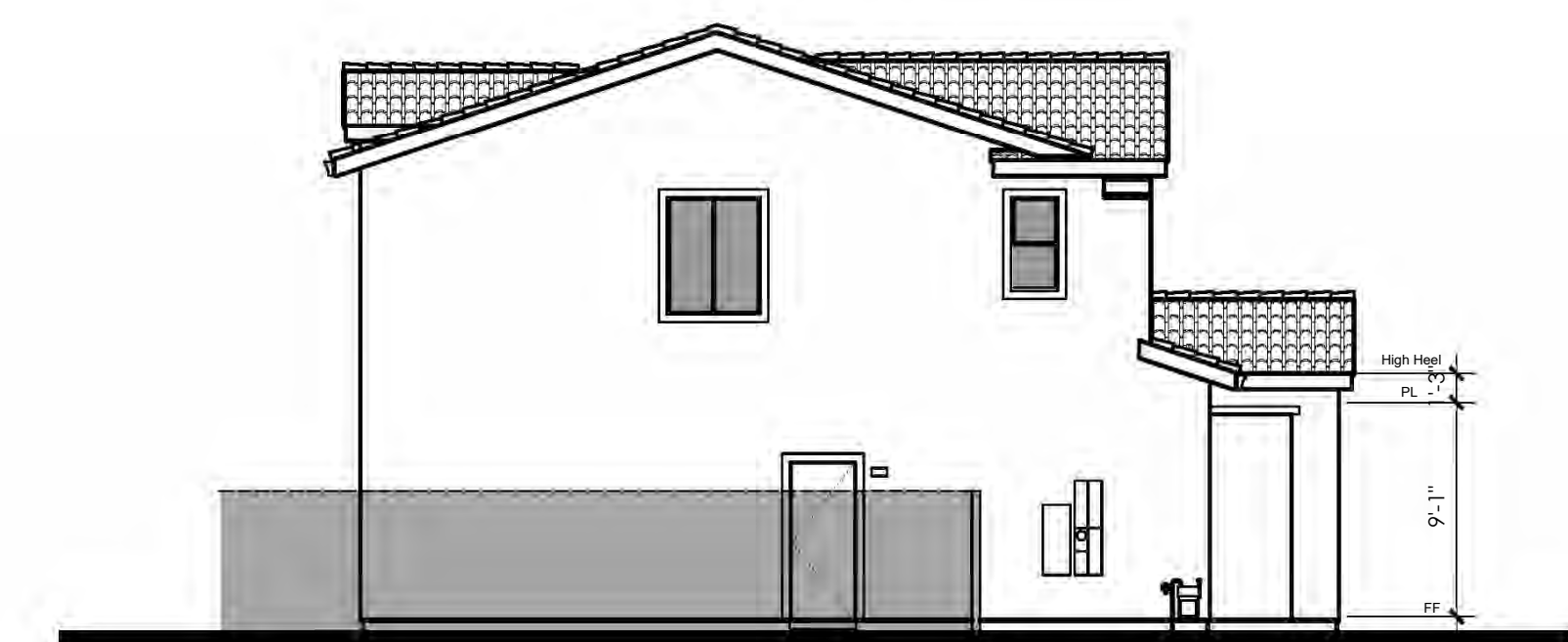
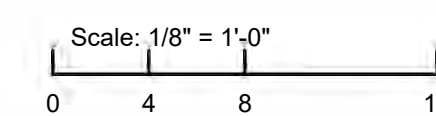
**ROOF PLAN 1A**  
 OVERHANG : 12"  
 RAKE : 5"  
 ROOF PITCH : 4:12 U.N.O



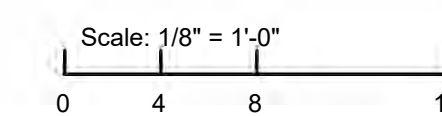
Right Elevation



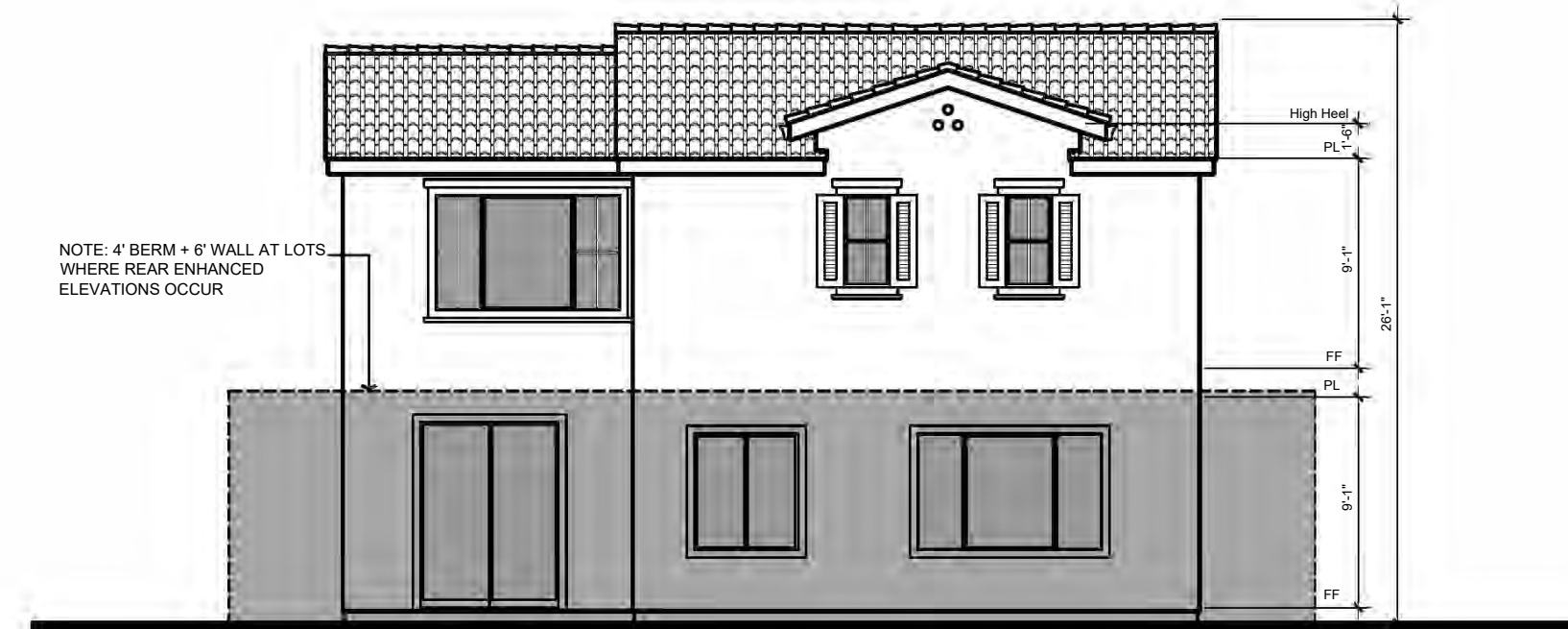
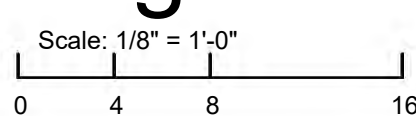
Rear Elevation



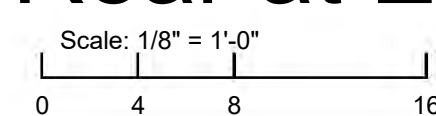
Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots

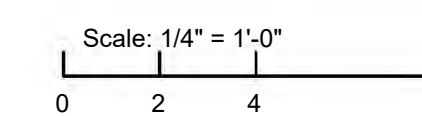


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EXTERIOR ELEVATIONS - PLAN 1A

A1.2



**WESTERN FARMHOUSE**  
 Characterized by an asymmetrical, casual cottage look. It represents a practical and picturesque country home.

**DESIGN ELEMENTS**

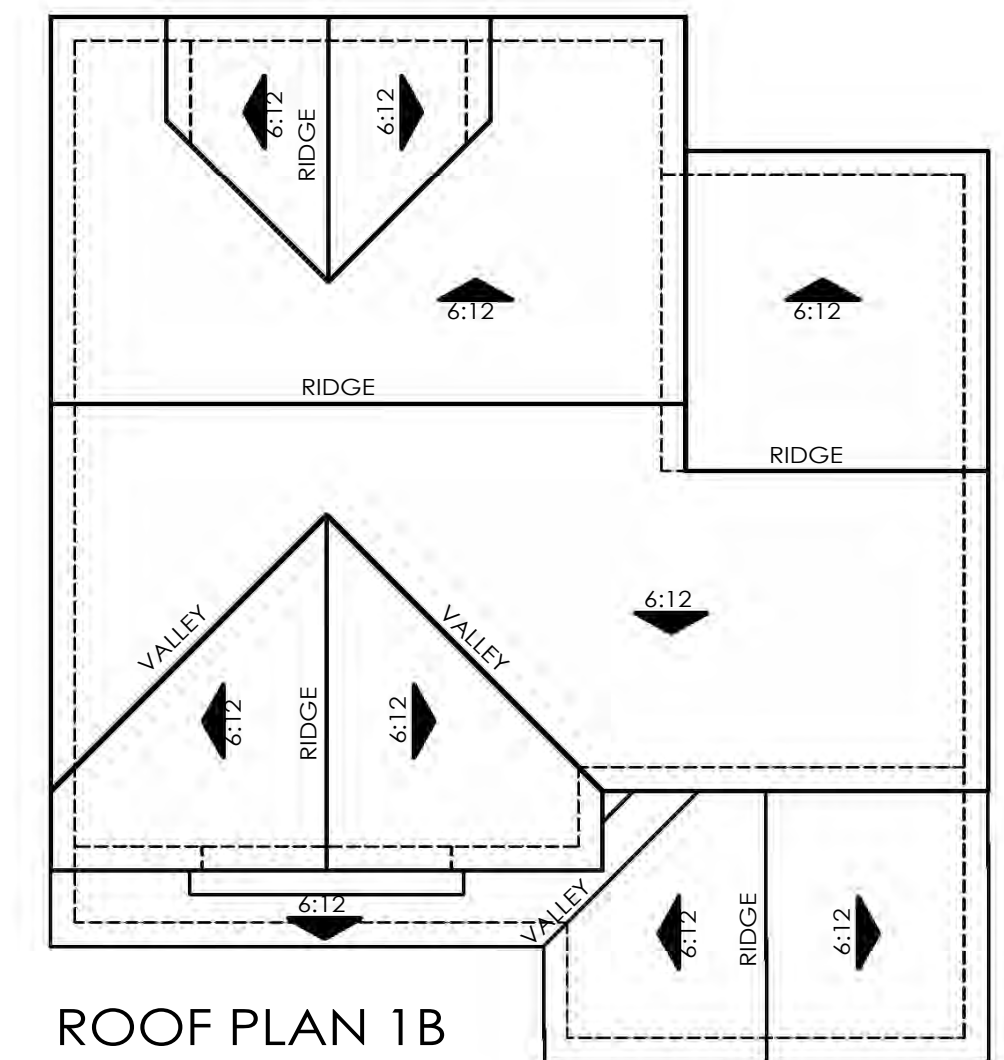
- Two Story Massing
- Stucco Exterior Finish
- Flat Concrete Tile
- Steeper Pitched Roofs

**ENHANCED DESIGN ELEMENTS**

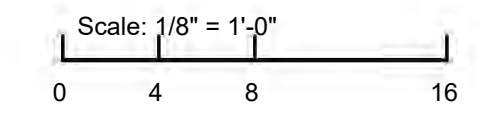
- Board and Batt
- Brick Veneer
- Shutters



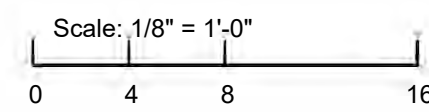
Front Elevations - 1B - Western Farmhouse



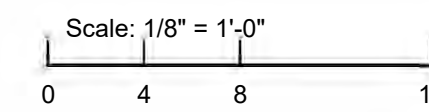
**ROOF PLAN 1B**  
 OVERHANG: 12"  
 RAKE: 5"  
 ROOF PITCH: 6:12 U.N.O.



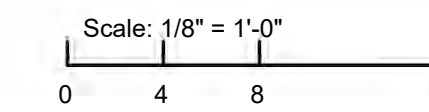
Right Elevation



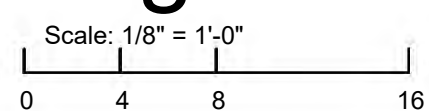
Rear Elevation



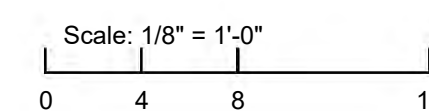
Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots

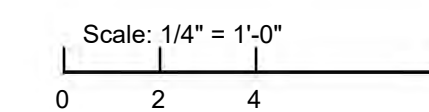


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 FEBRUARY 24, 2020



EXTERIOR ELEVATIONS - PLAN 1B

A1.3



ITALIAN VILLA  
 Characterized by a formal and elegant facade.

DESIGN ELEMENTS

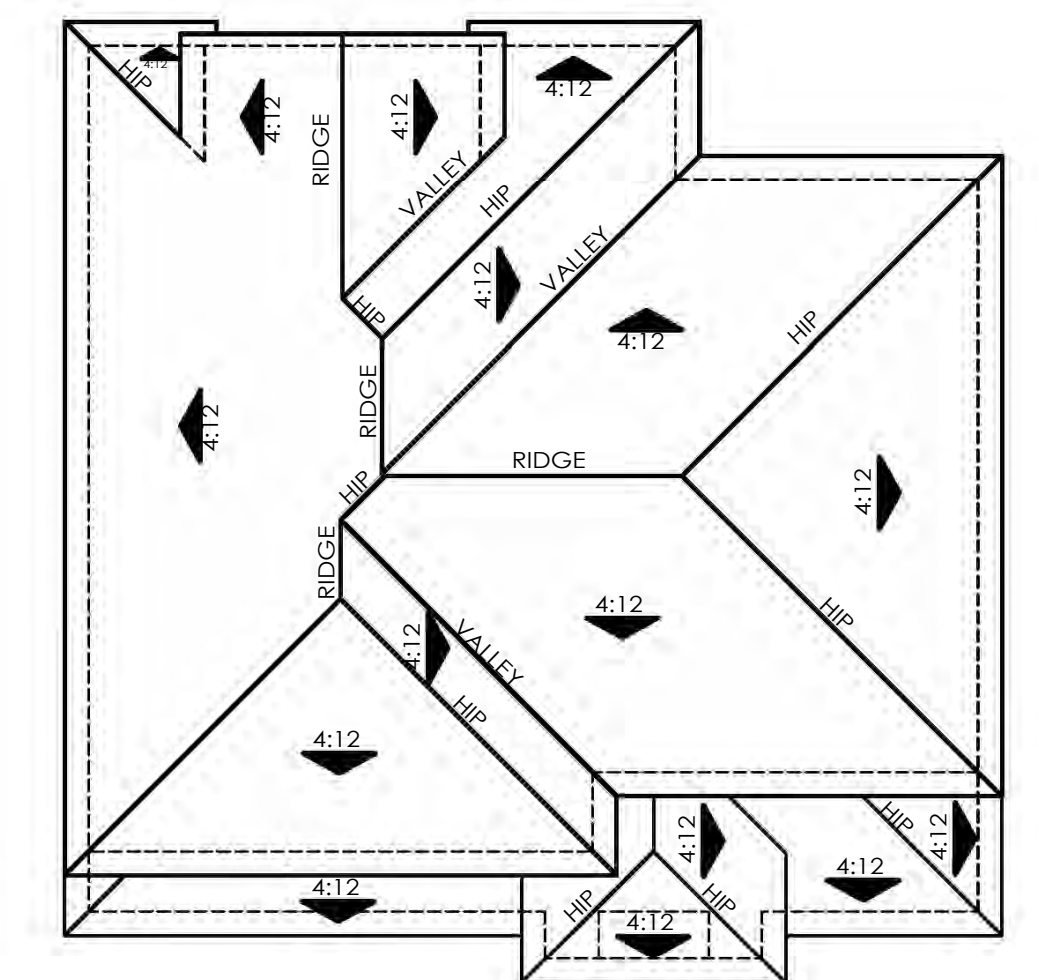
Two Story Massing  
 Stucco Exterior Finish  
 Villa Shaped Concrete Tile  
 Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

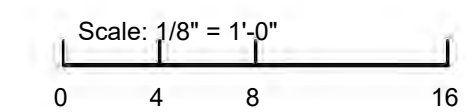
Corbels  
 Stone Veneer  
 Faux Clay Outlookers



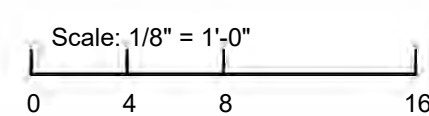
Front Elevations - 1C - Italian Villa



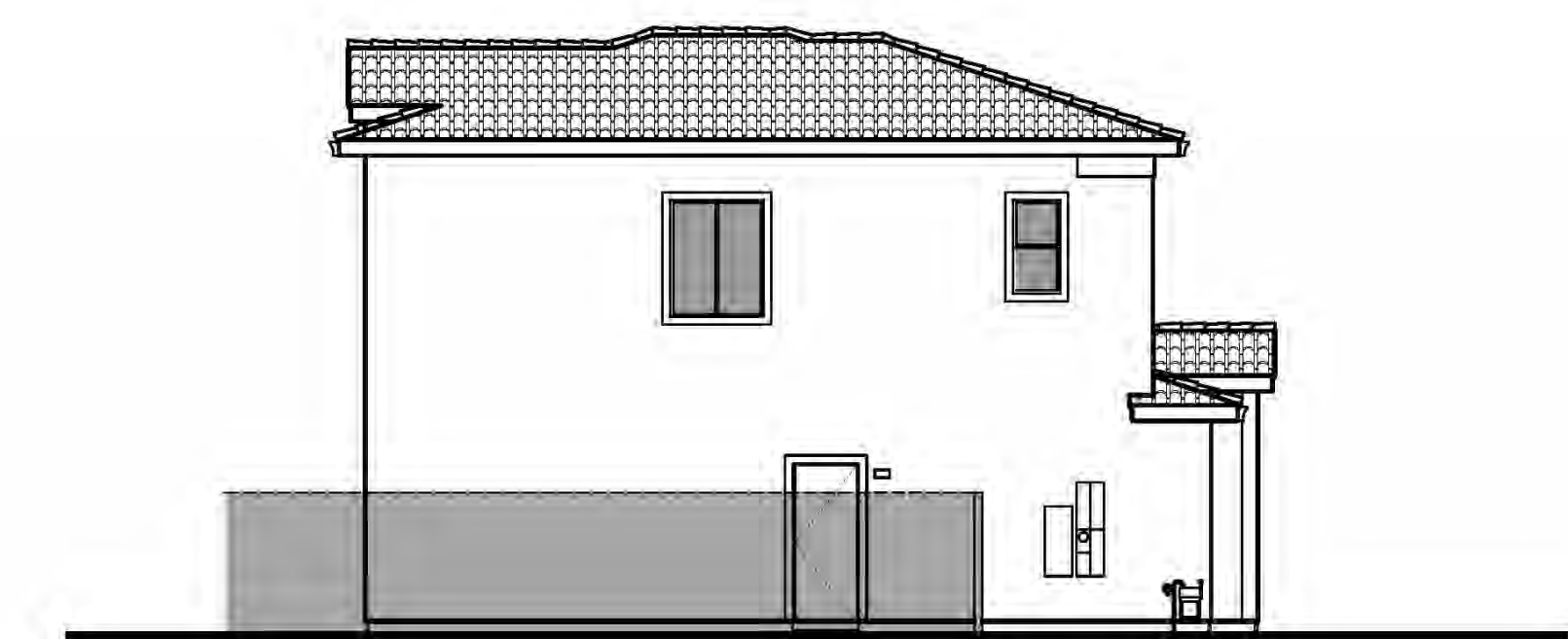
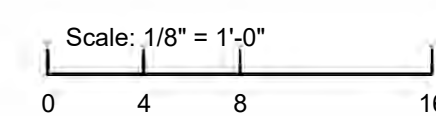
ROOF PLAN 1C  
 OVERHANG: 12"  
 RAKE: 4"  
 ROOF PITCH: 4:12 U.N.O.



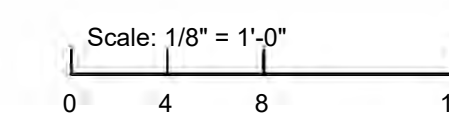
Right Elevation



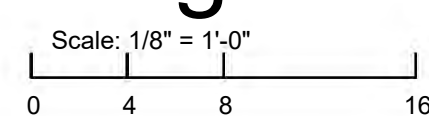
Rear Elevation



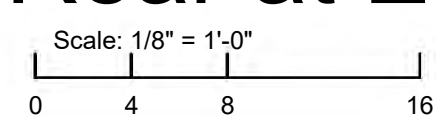
Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots



NOTE: 4' BERM + 6\"/>

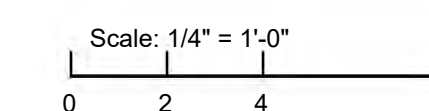


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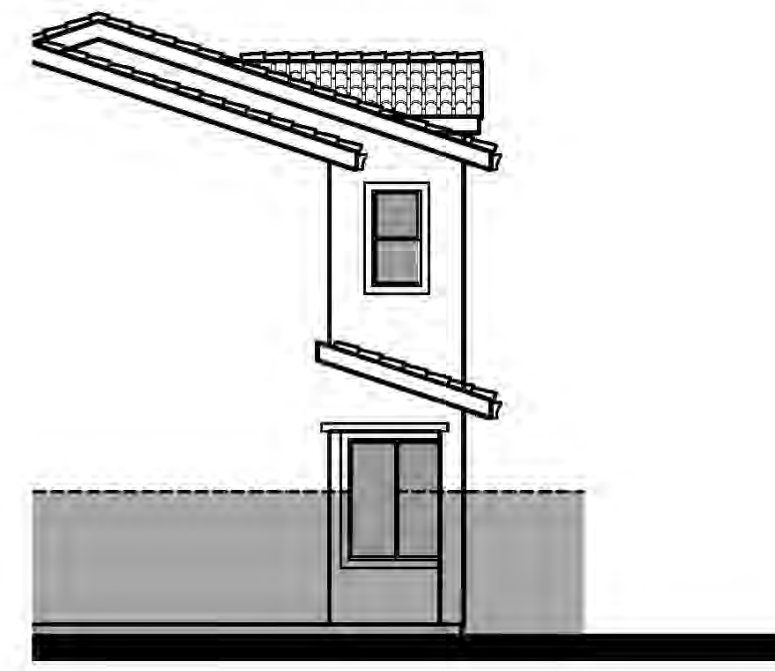
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EXTERIOR ELEVATIONS - PLAN 1C

A1.4

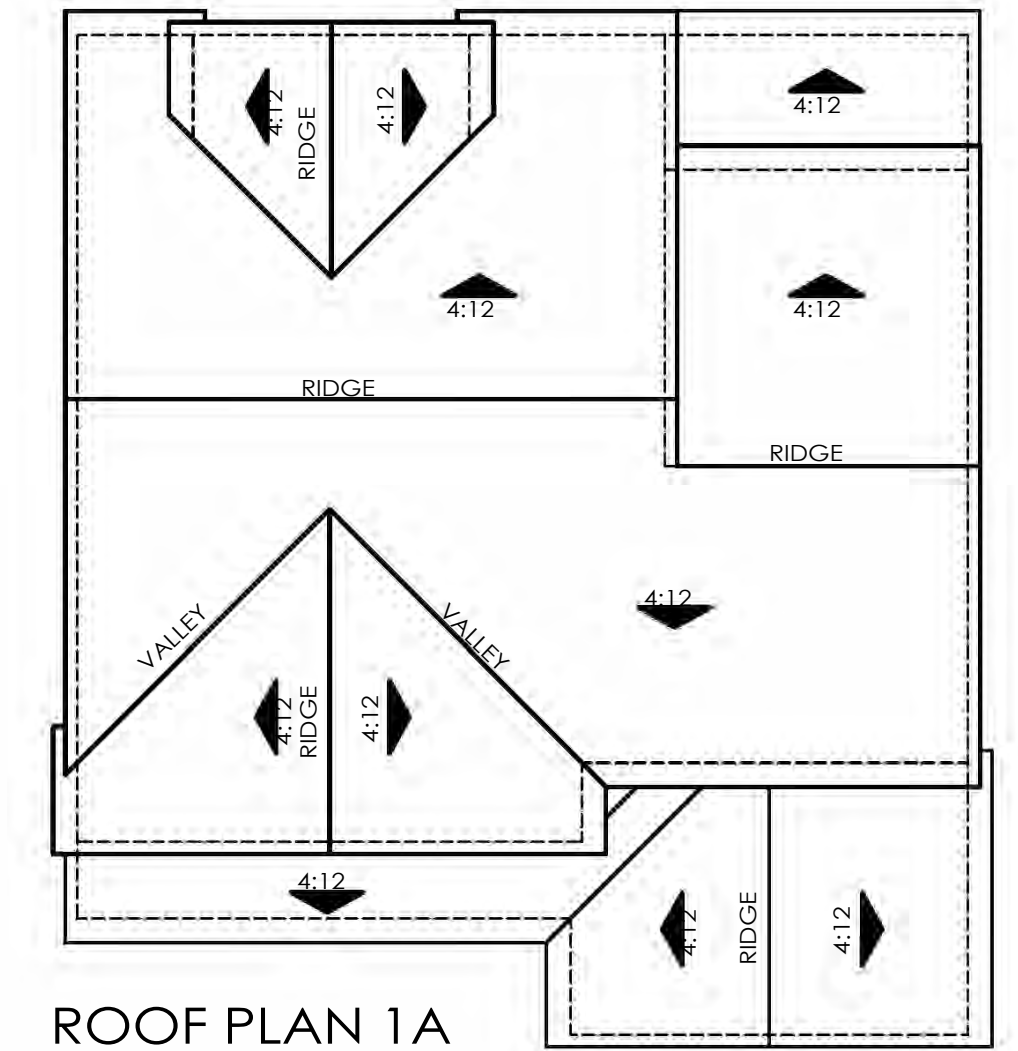




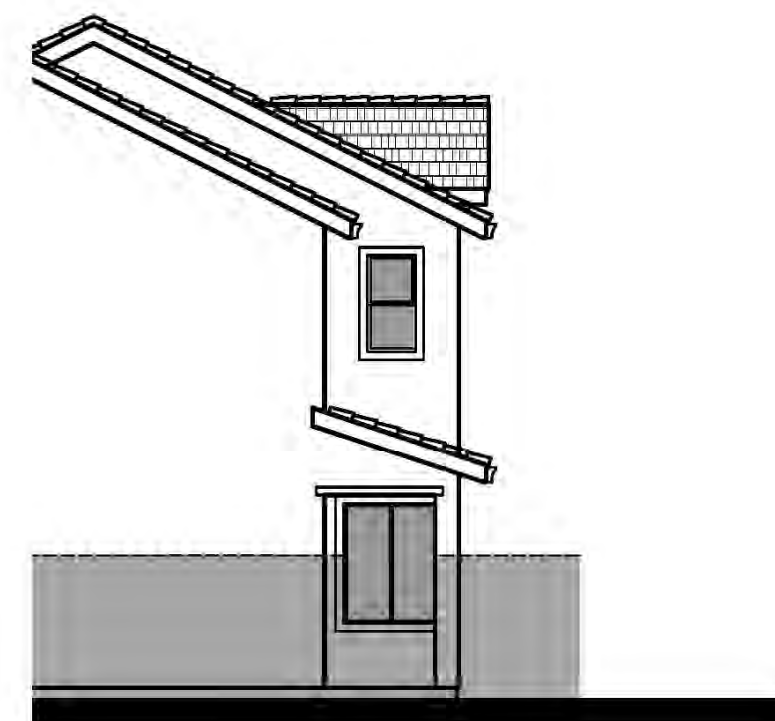
Right Elevation - 1A  
Opt. Covered Outdoor Room



Rear Elevation - 1A  
Opt. Covered Outdoor Room



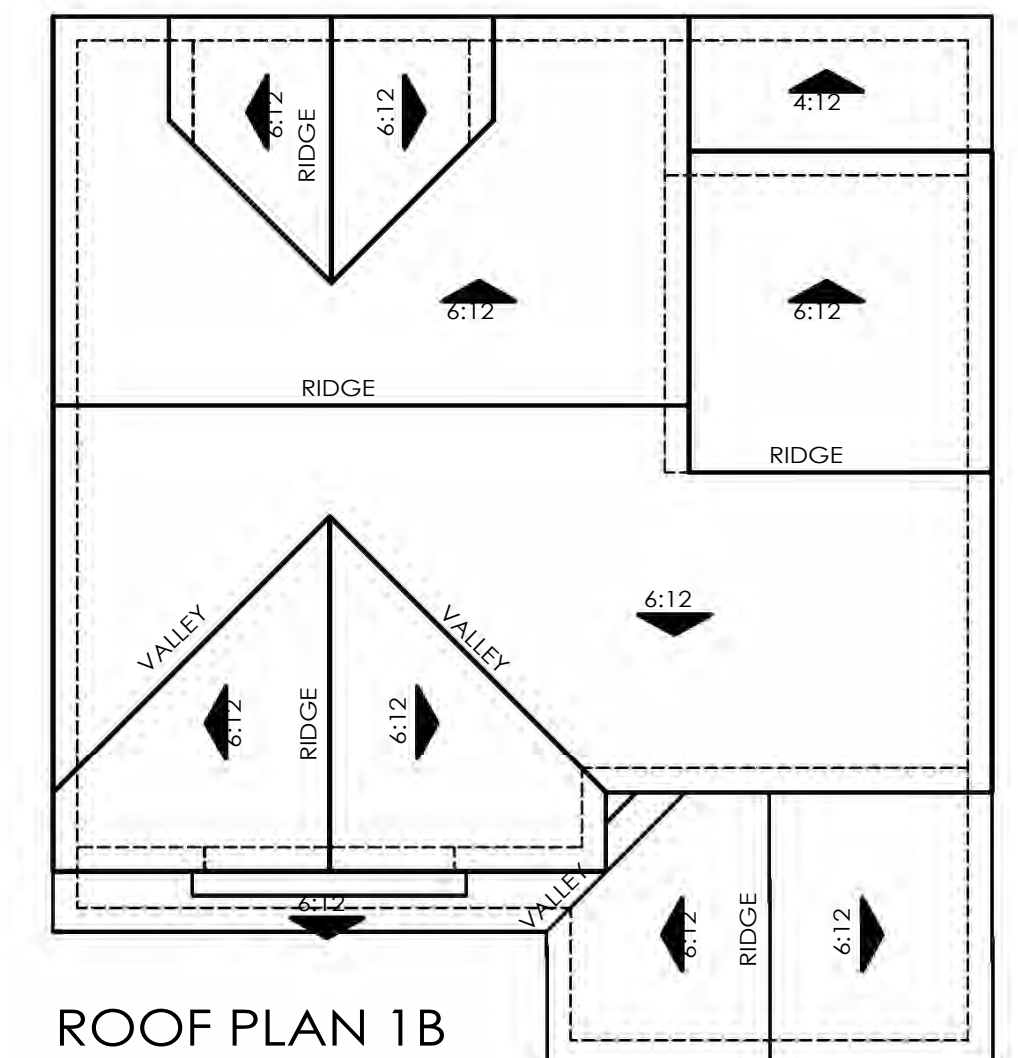
ROOF PLAN 1A  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 4:12 U.N.O



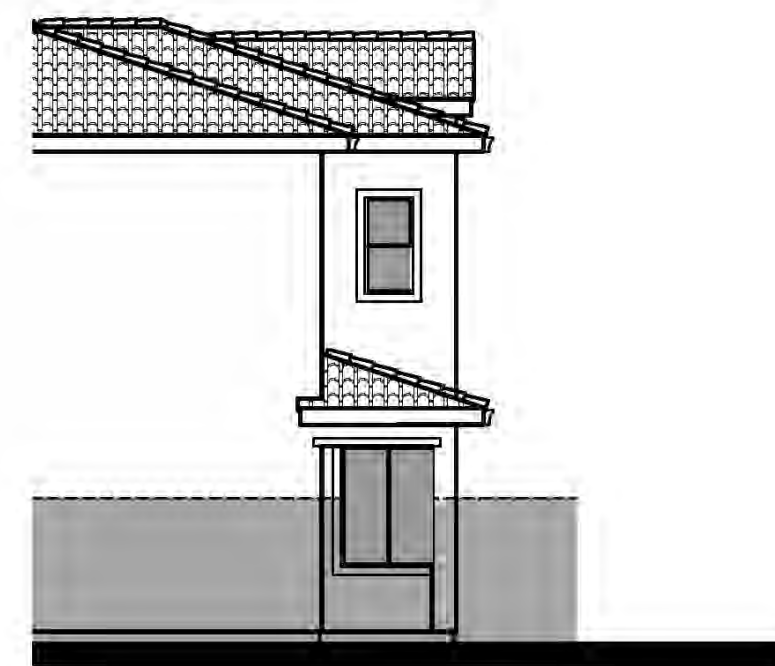
Right Elevation - 1B  
Opt. Covered Outdoor Room



Rear Elevation - 1B  
Opt. Covered Outdoor Room



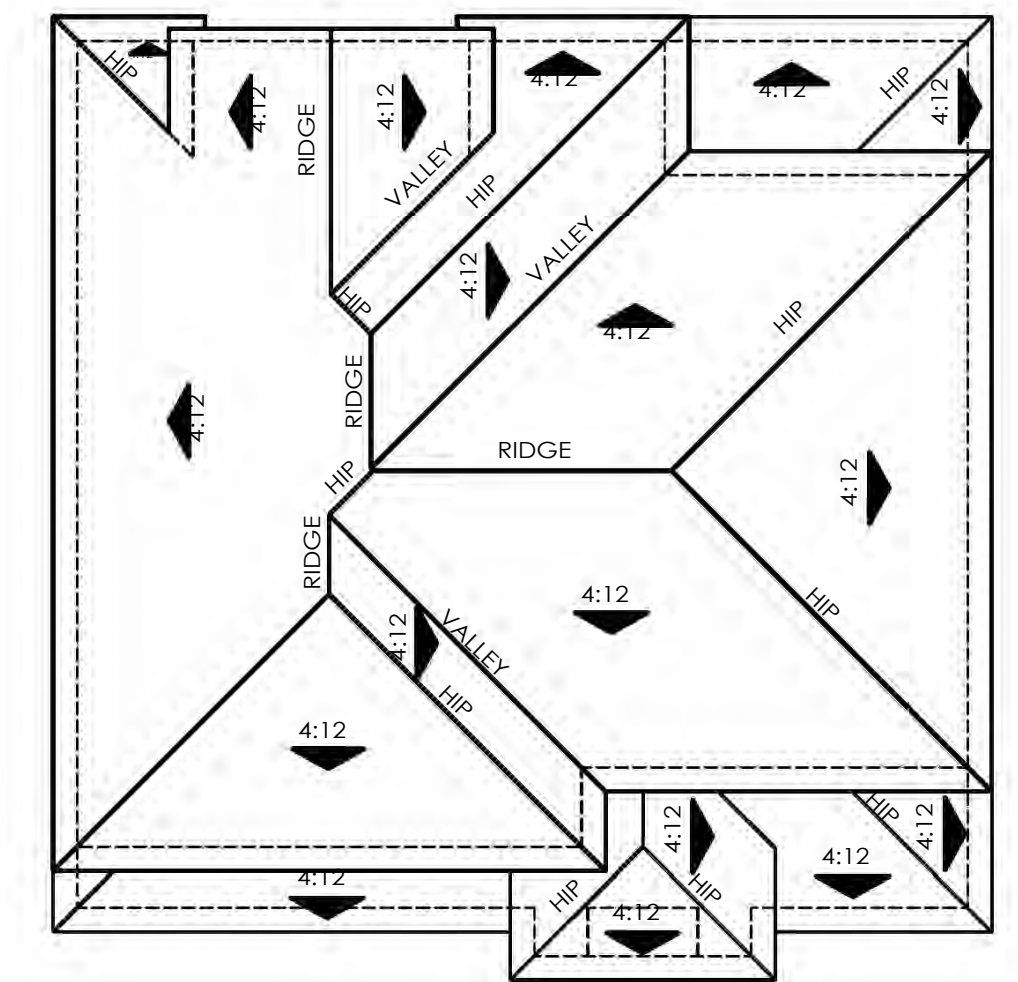
ROOF PLAN 1B  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 6:12 U.N.O



Rear Elevation - 1C  
Opt. Covered Outdoor Room



Right Elevation - 1C  
Opt. Covered Outdoor Room



ROOF PLAN 1C  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 4:12 U.N.O





Front Elevation - 2A - Spanish Colonial

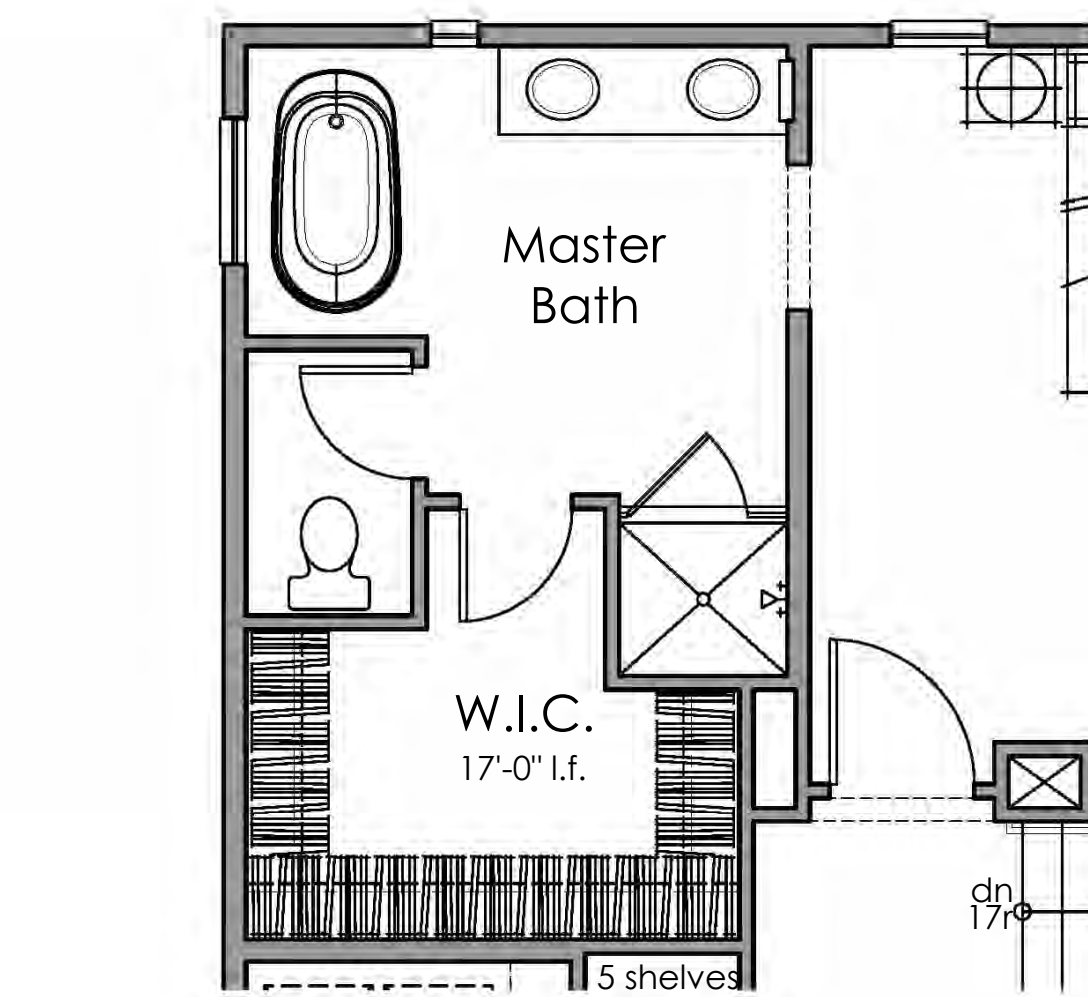


Front Elevation - 2C - Italian Villa

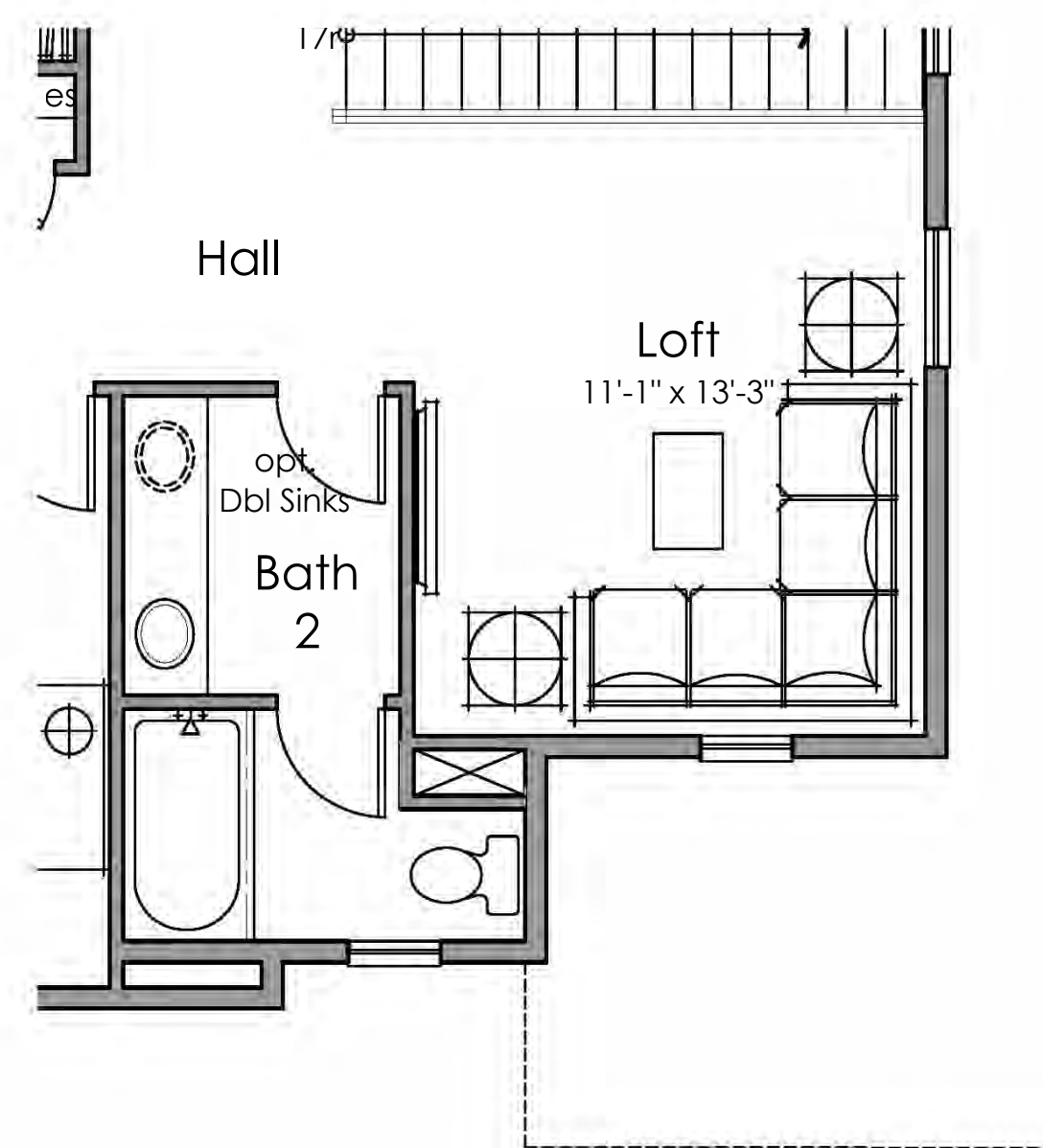


Front Elevation - 2B - Western Farmhouse

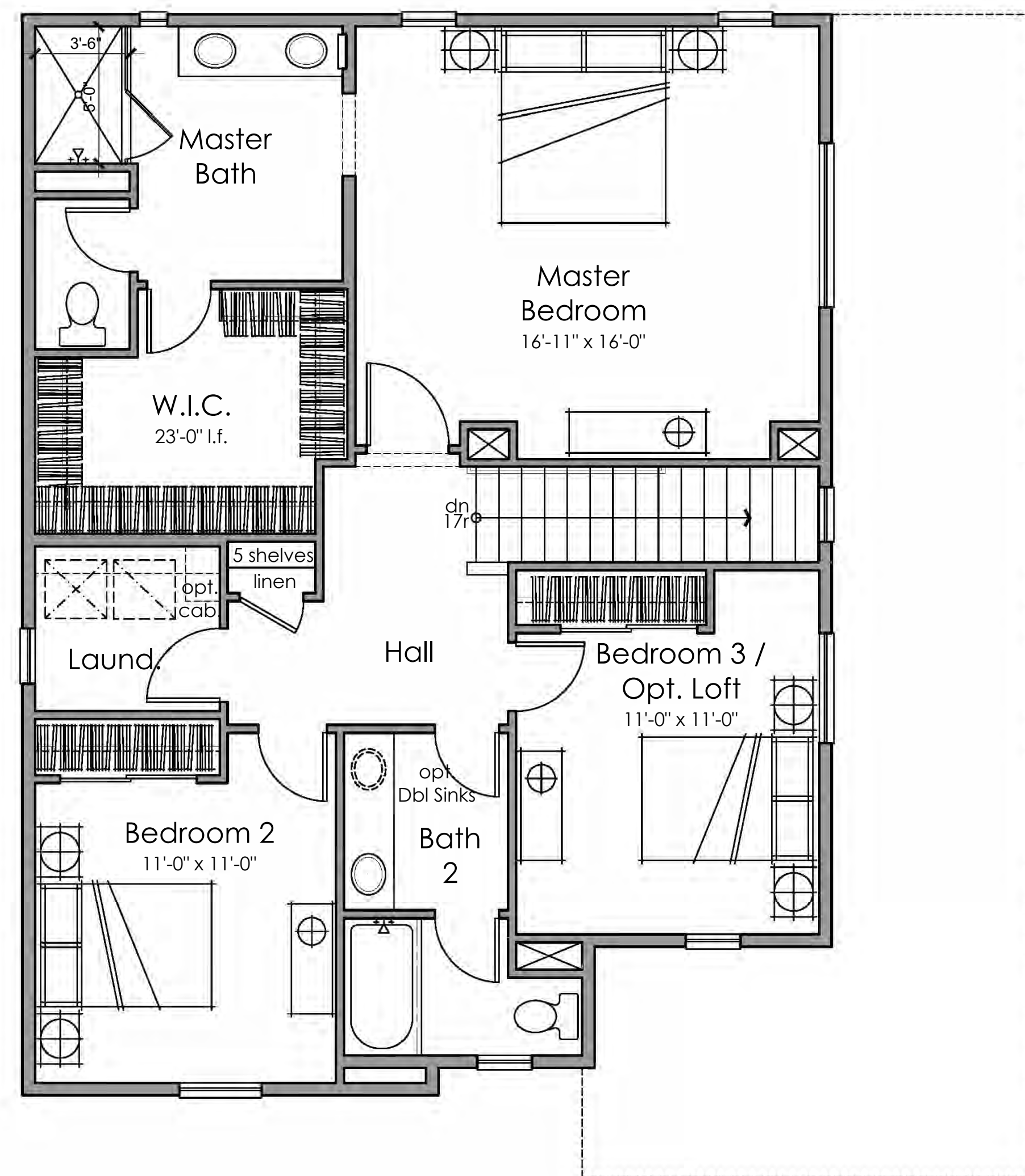




OPT. MASTER BATH

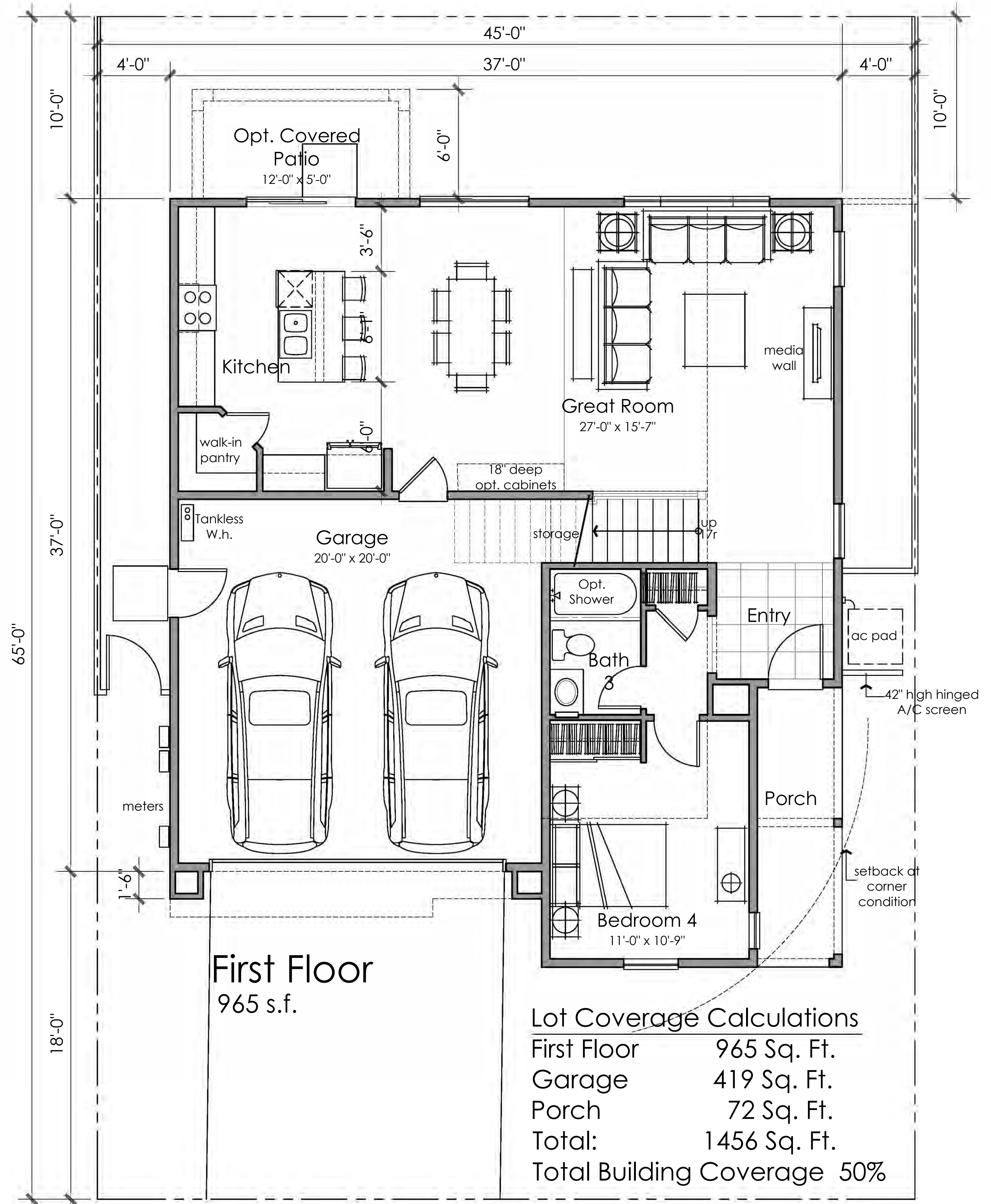


Opt. Loft



Second Floor  
1084 s.f.

Floor Plan  
4 Bedrooms  
Opt. Loft  
3 Baths  
2049 s.f.



First Floor  
965 s.f.

Lot Coverage Calculations	
First Floor	965 Sq. Ft.
Garage	419 Sq. Ft.
Porch	72 Sq. Ft.
<b>Total:</b>	<b>1456 Sq. Ft.</b>
Total Building Coverage 50%	

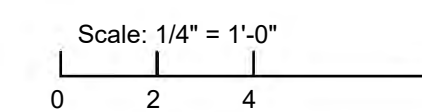


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PLAN 2 FLOOR PLAN

A2.1

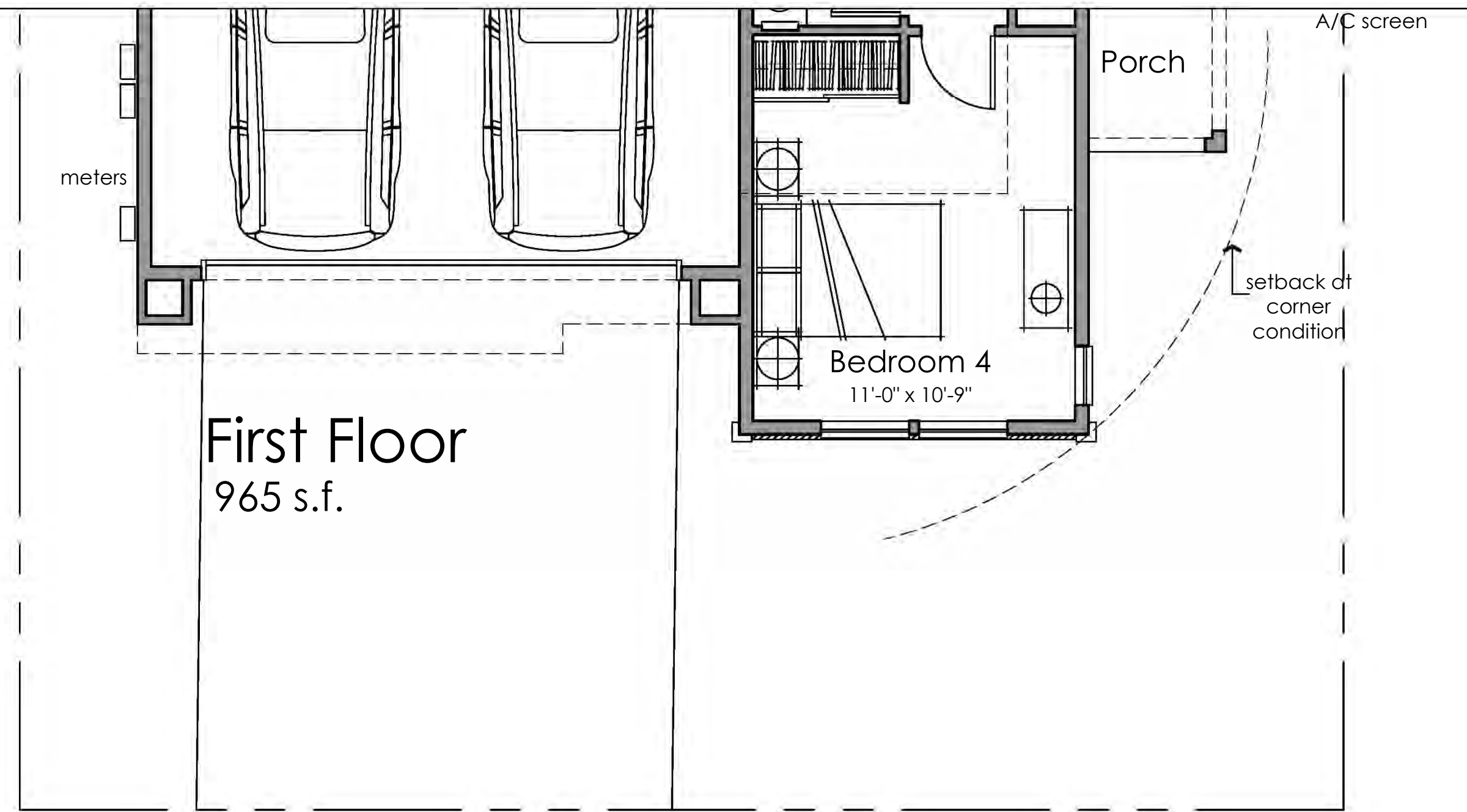




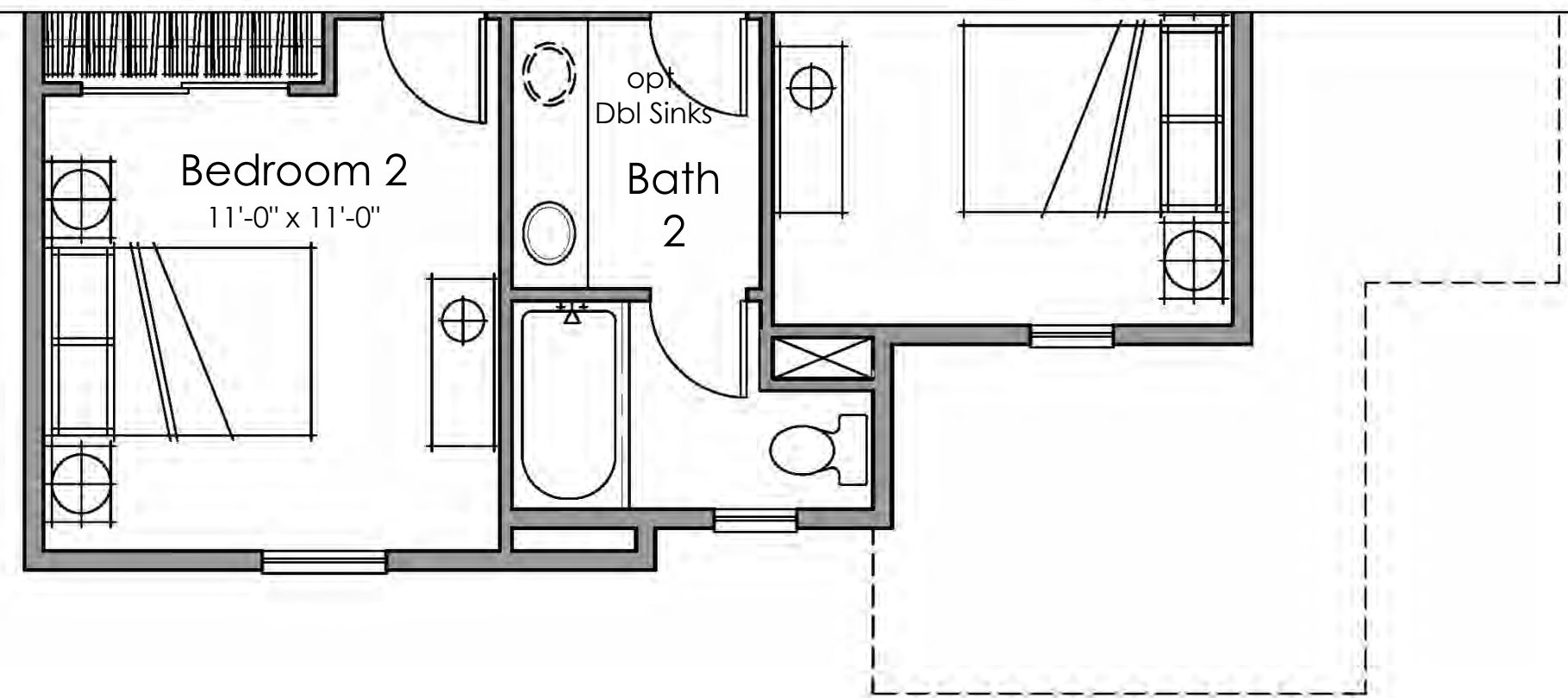
Second Floor  
Second Floor  
1084 s.f.

Lot Coverage Calculations 2C

First Floor	965 Sq. Ft.
Garage	419 Sq. Ft.
Porch	27 Sq. Ft.
Total:	1411 Sq. Ft.
Total Building Coverage	48%



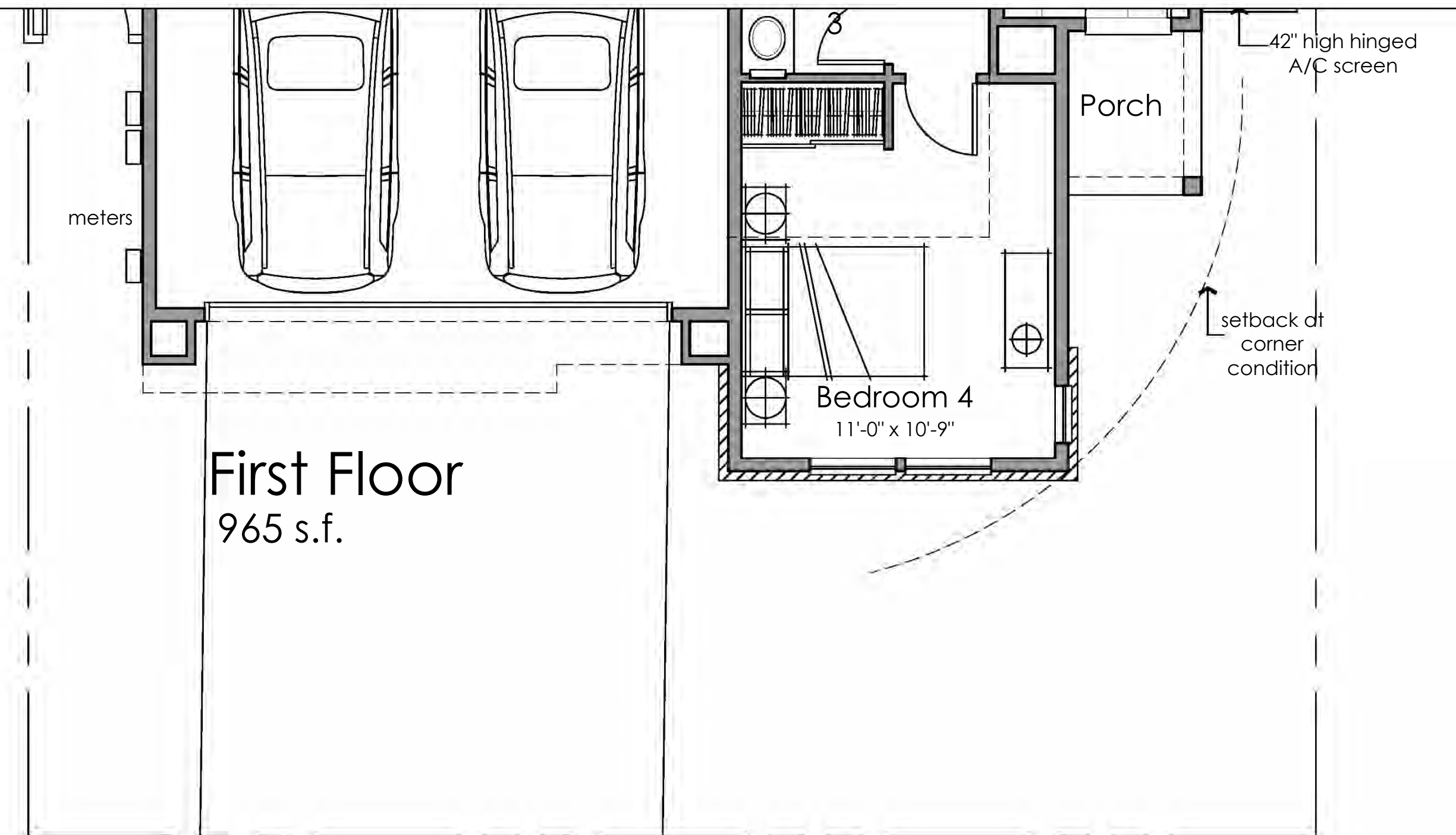
First Floor  
965 s.f.



Second Floor  
1084 s.f.

Lot Coverage Calculations 2B

First Floor	965 Sq. Ft.
Garage	419 Sq. Ft.
Porch	27 Sq. Ft.
Total:	1411 Sq. Ft.
Total Building Coverage	48%



First Floor  
965 s.f.



SPANISH COLONIAL  
 Characterized by simply articulated  
 details and adaptability

DESIGN ELEMENTS

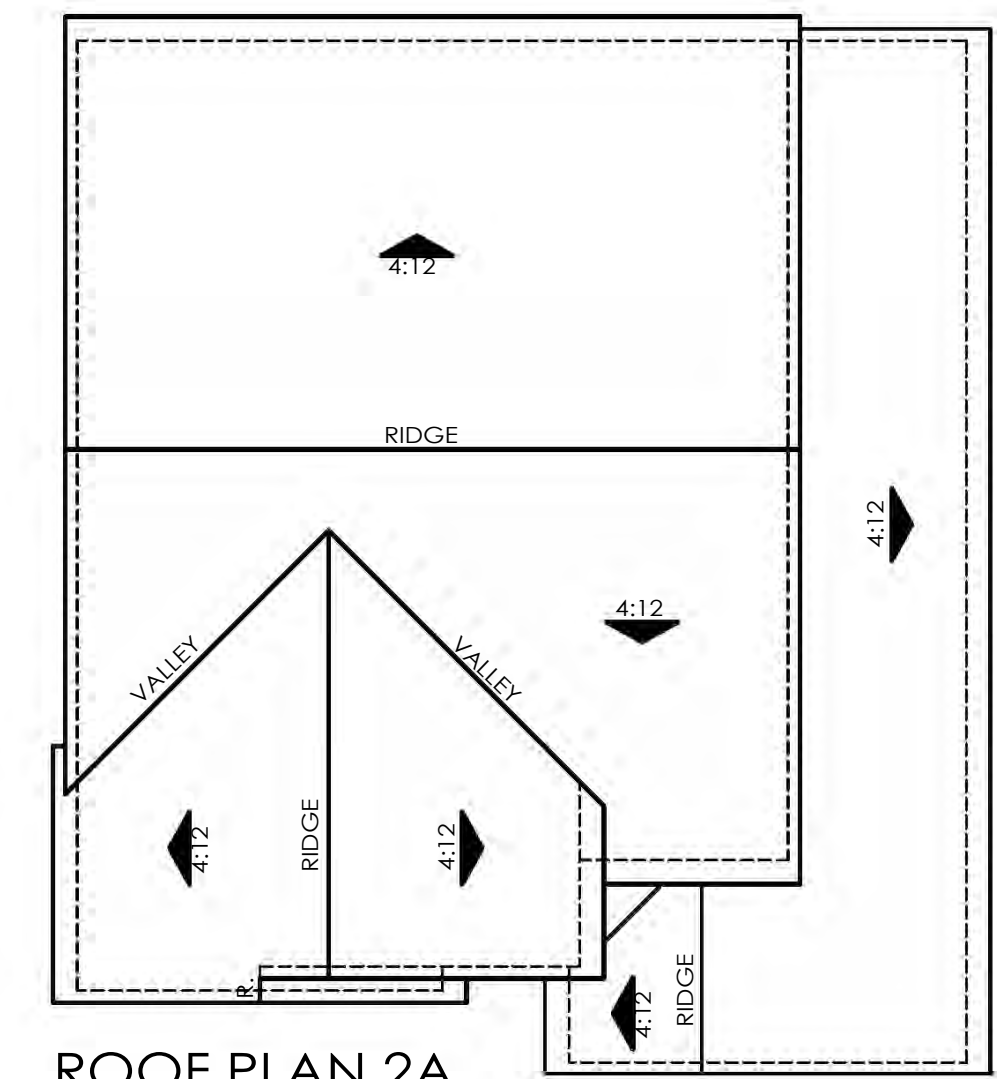
Two Story Massing  
 Stucco Exterior Finish  
 Villa Shaped Concrete Tile  
 Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

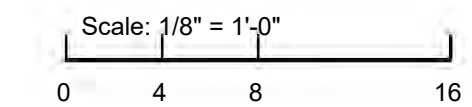
Corbel Details  
 Shutters  
 Faux Clay Outlookers



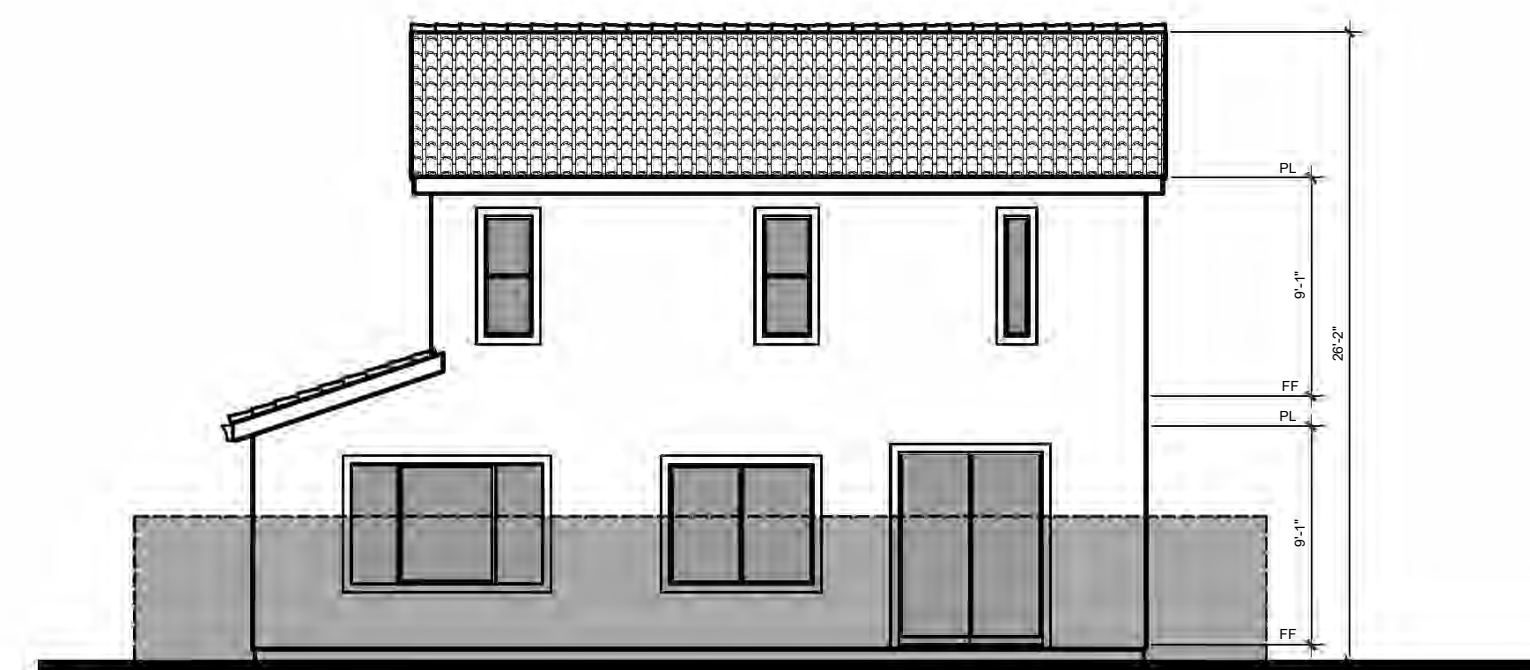
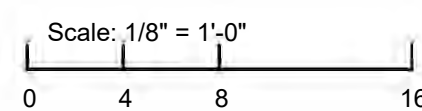
Front Elevations - 2A - Spanish Colonial



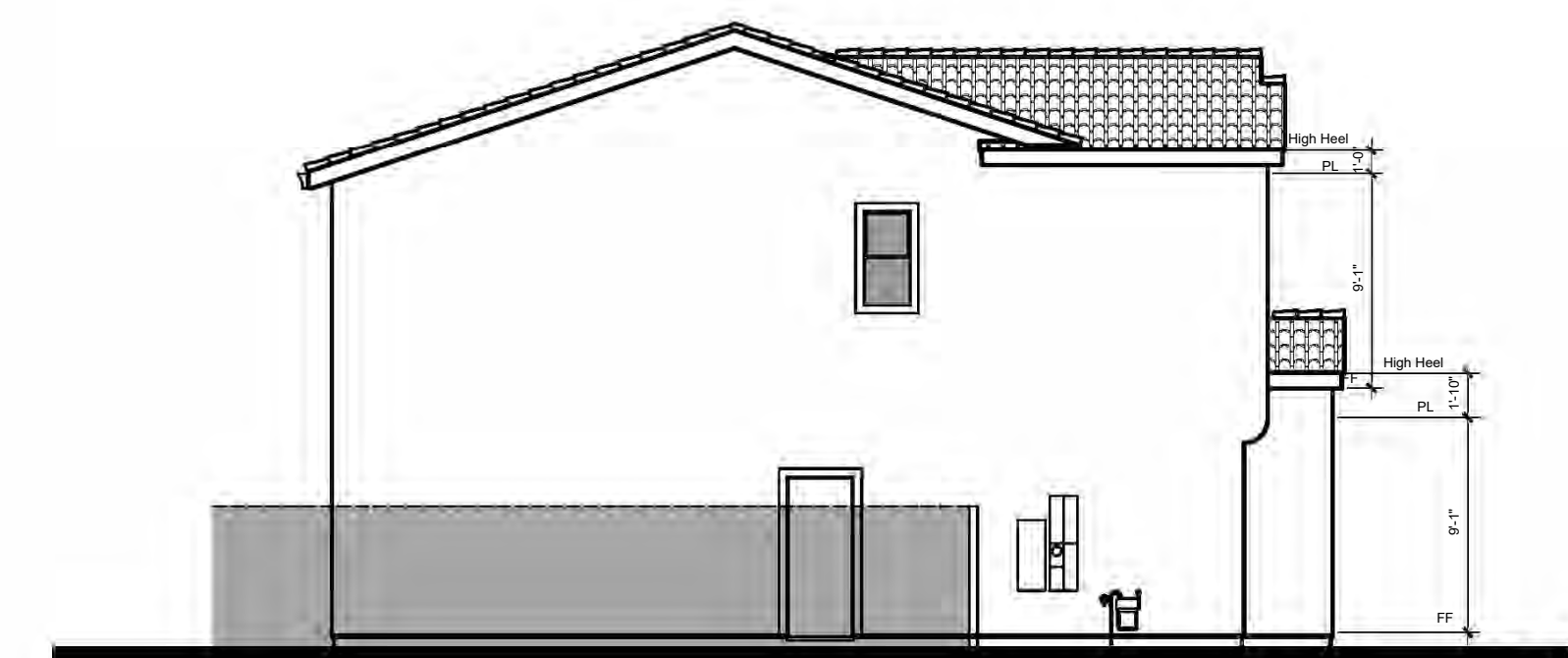
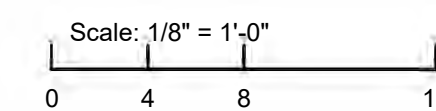
ROOF PLAN 2A  
 OVERHANG : 12"  
 RAKE : 6"  
 ROOF PITCH : 4:12 U.N.O



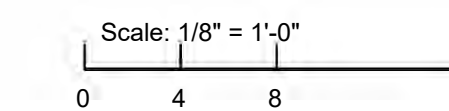
Right Elevation



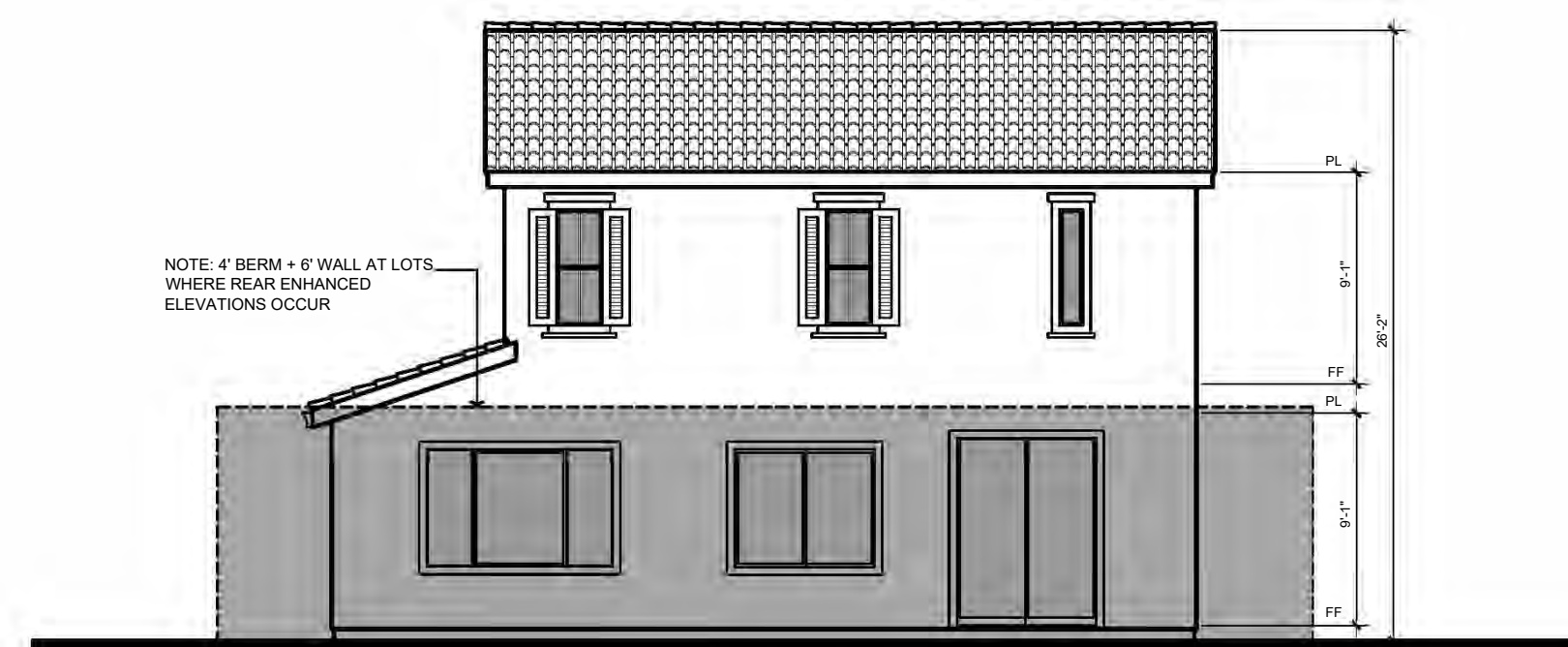
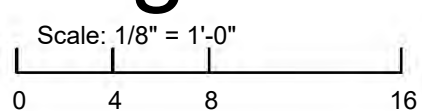
Rear Elevation



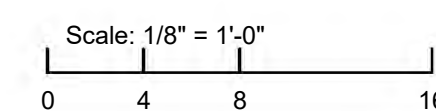
Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots

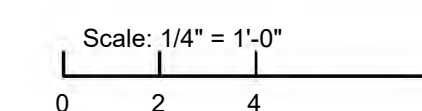


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EXTERIOR ELEVATIONS - PLAN 2A

A2.2



**WESTERN FARMHOUSE**  
 Characterized by an asymmetrical, casual cottage look. It represents a practical and picturesque country home.

**DESIGN ELEMENTS**

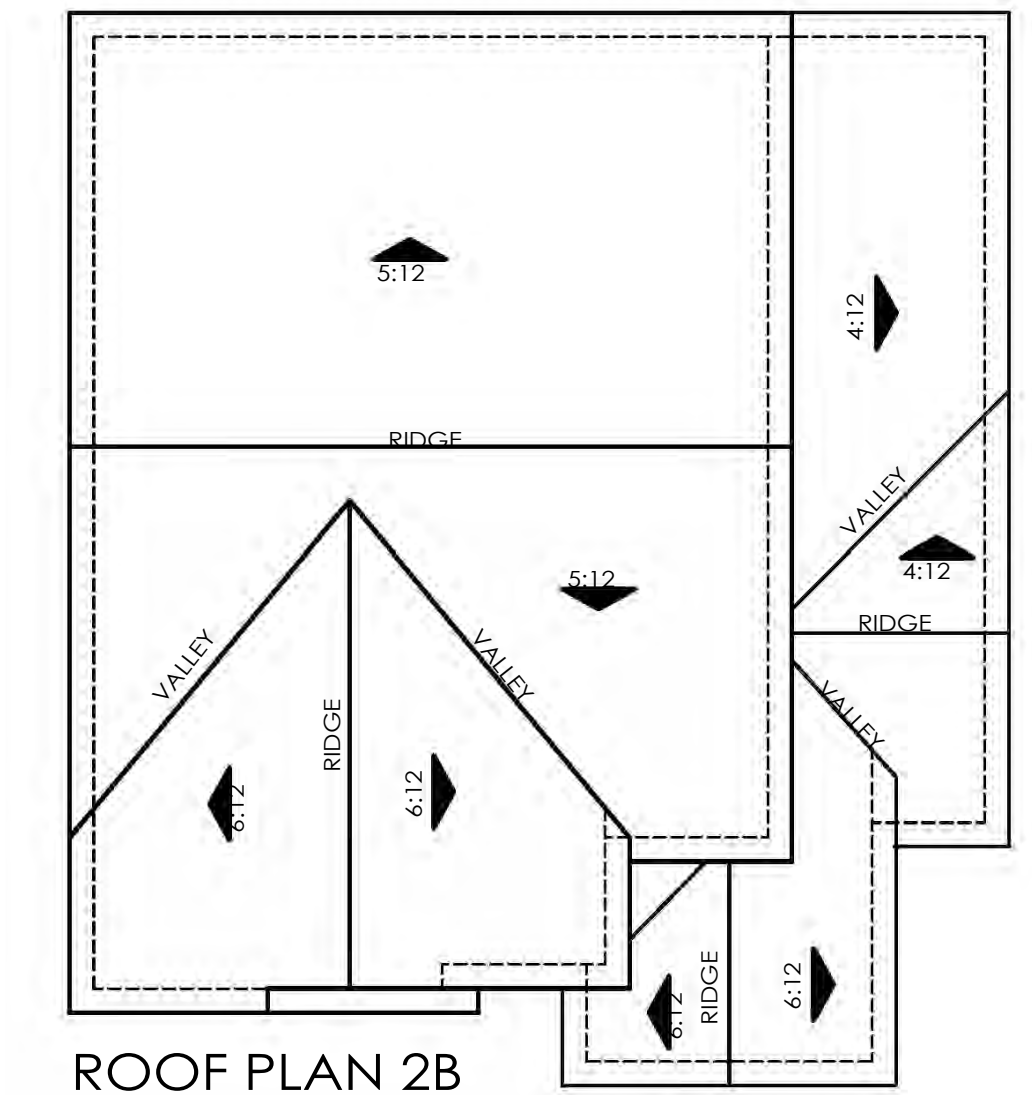
- Two Story Massing
- Stucco Exterior Finish
- Flat Concrete Tile
- Steeper Pitched Roofs

**ENHANCED DESIGN ELEMENTS**

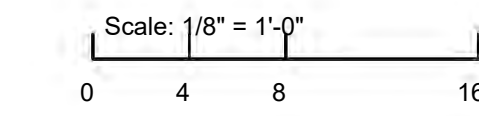
- Board and Batt
- Brick Veneer
- Shutters



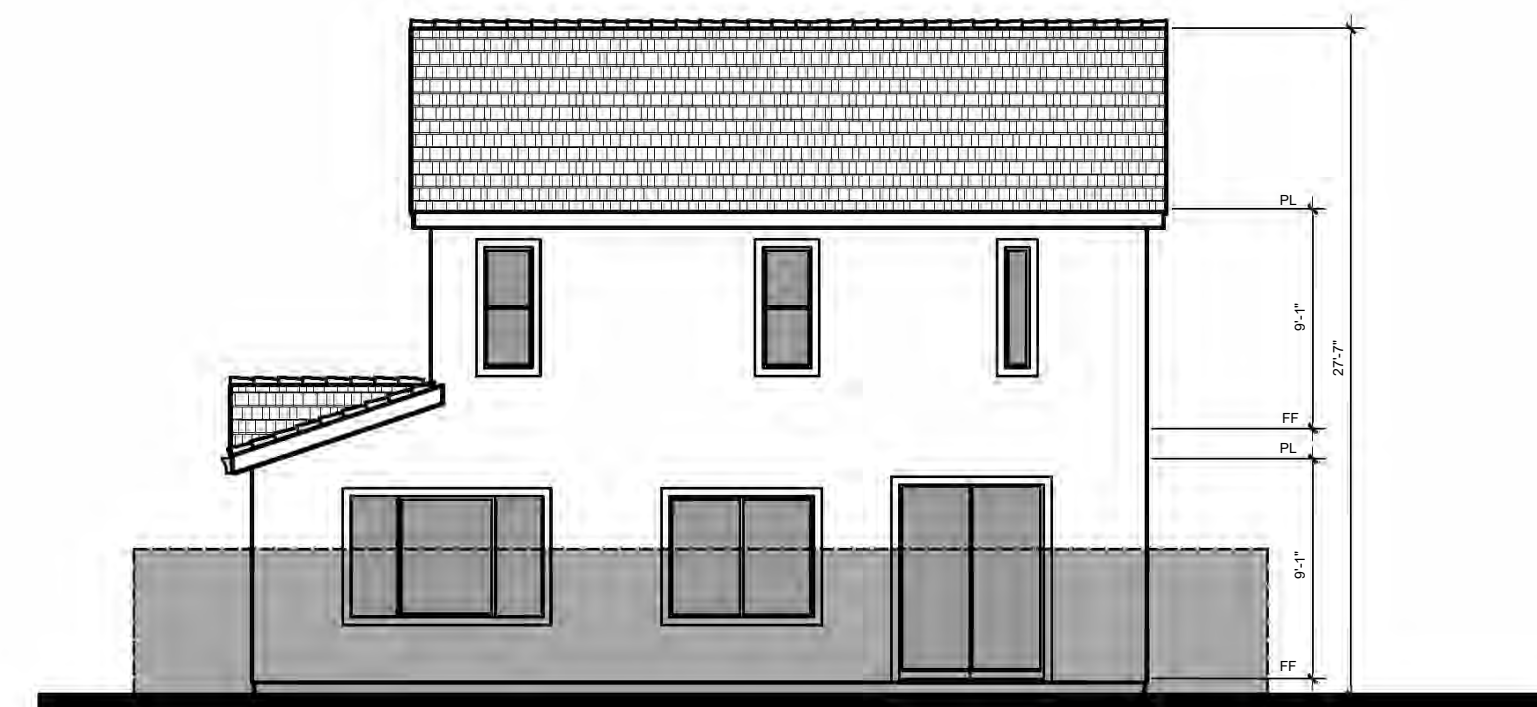
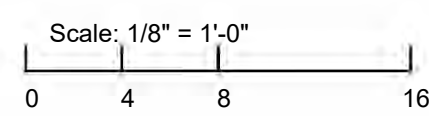
Front Elevations - 2B - Western Farmhouse



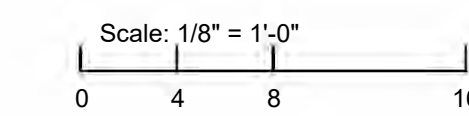
ROOF PLAN 2B  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O.



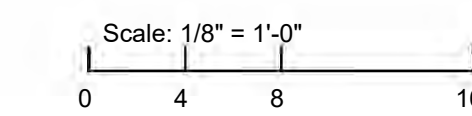
Right Elevation



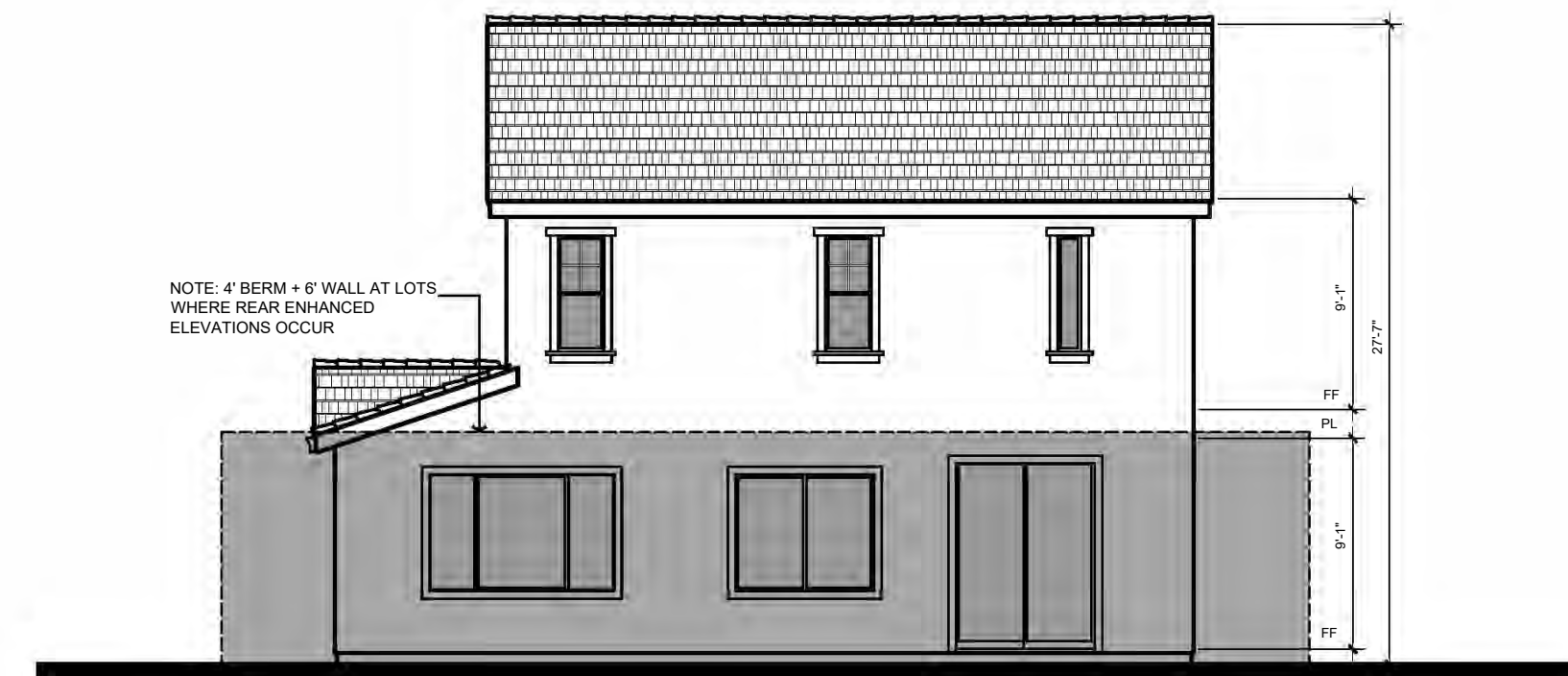
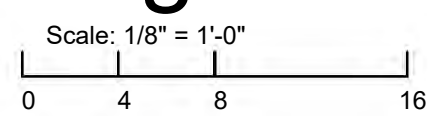
Rear Elevation



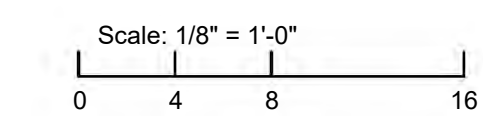
Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots

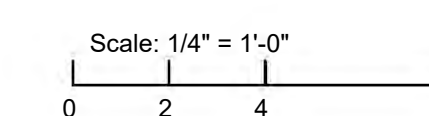


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SCHEMATIC DESIGN  
 FEBRUARY 24, 2020



EXTERIOR ELEVATIONS - PLAN 2B



ITALIAN VILLA  
 Characterized by a formal and elegant facade.

DESIGN ELEMENTS

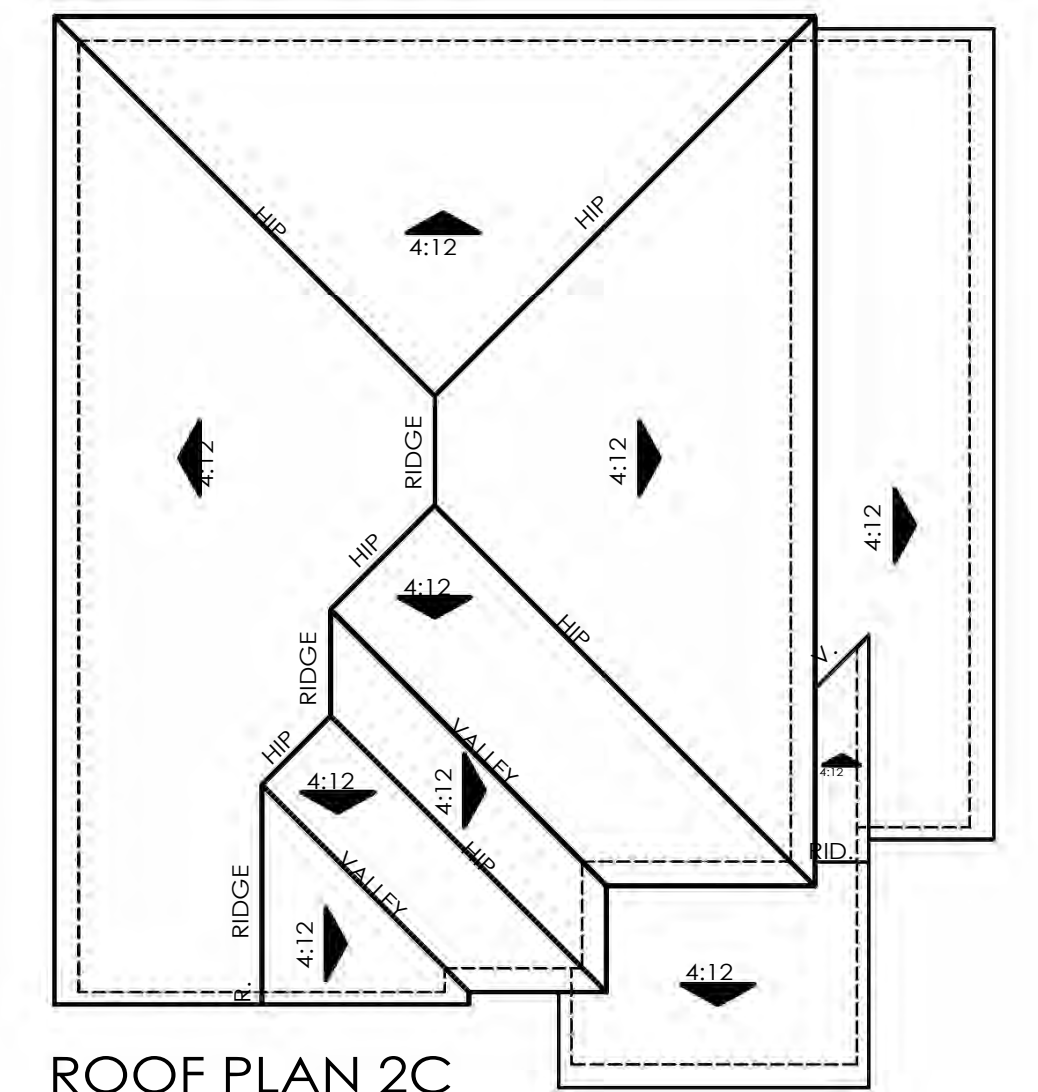
Two Story Massing  
 Stucco Exterior Finish  
 Villa Shaped Concrete Tile  
 Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

Corbels  
 Stone Veneer  
 Faux Clay Outlookers



Front Elevations - 2C - Italian Villa



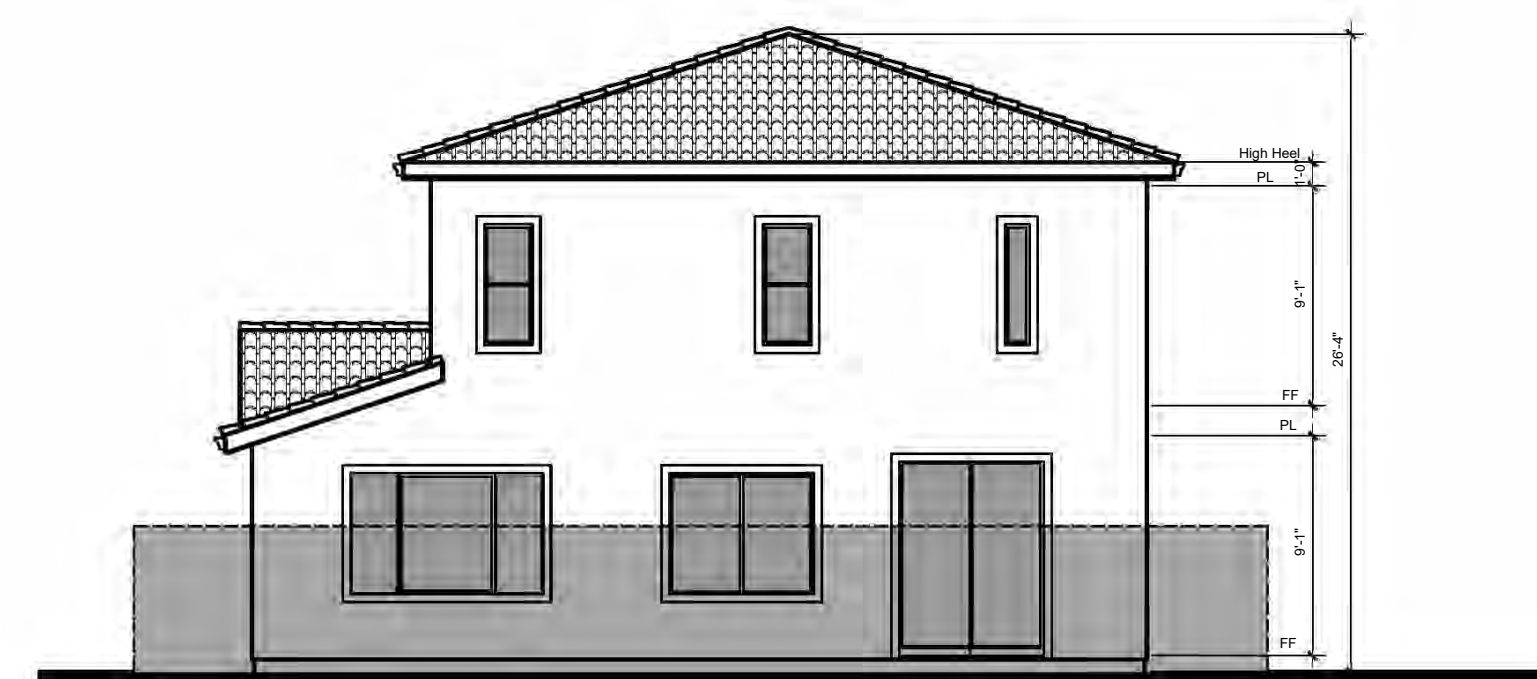
ROOF PLAN 2C  
 OVERHANG: 12"  
 RAKE: 2"  
 ROOF PITCH: 4:12 U.N.O.

Scale: 1/8" = 1'-0"  
 0 4 8 16



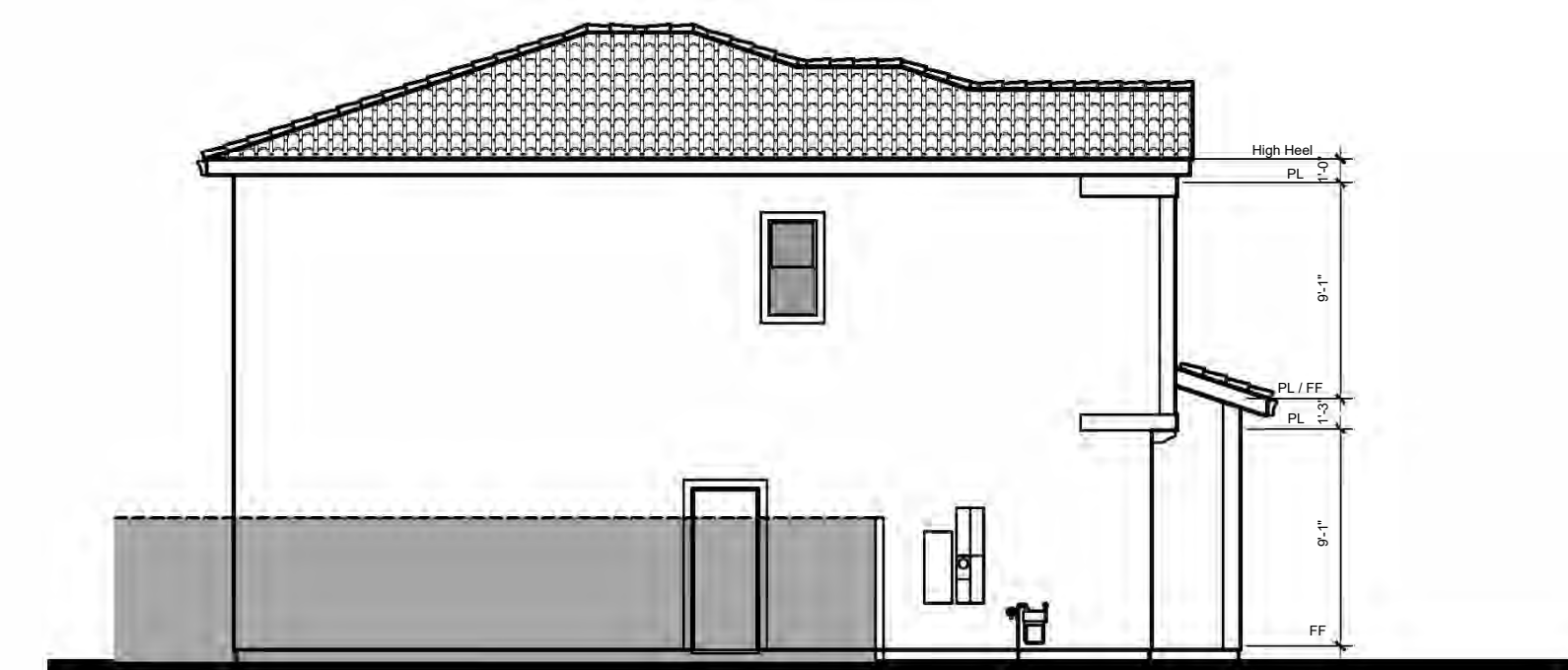
Right Elevation

Scale: 1/8" = 1'-0"  
 0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"  
 0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"  
 0 4 8 16



Right at Enhanced Lots

Scale: 1/8" = 1'-0"  
 0 4 8 16



Rear at Enhanced Lots

Scale: 1/8" = 1'-0"  
 0 4 8 16



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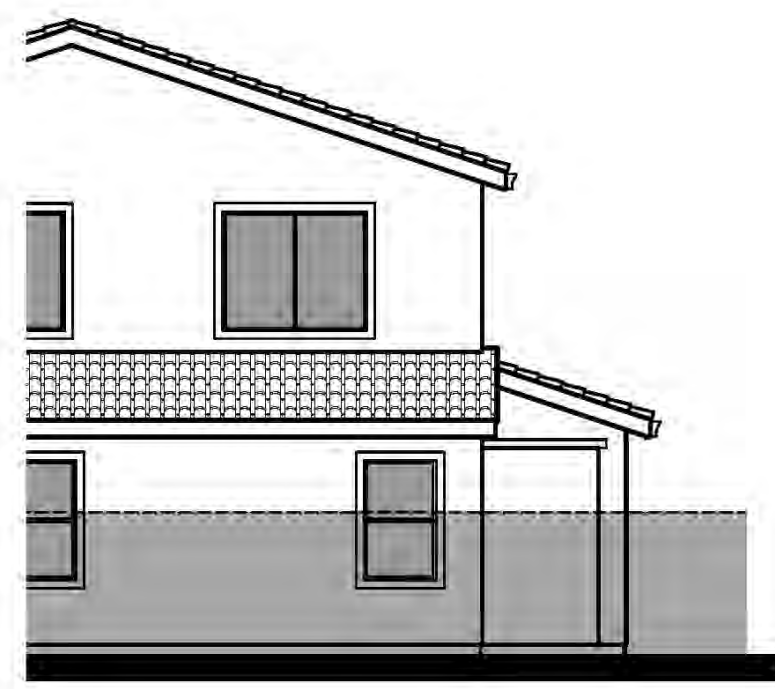
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 FEBRUARY 24, 2020

Scale: 1/4" = 1'-0"  
 0 2 4 8

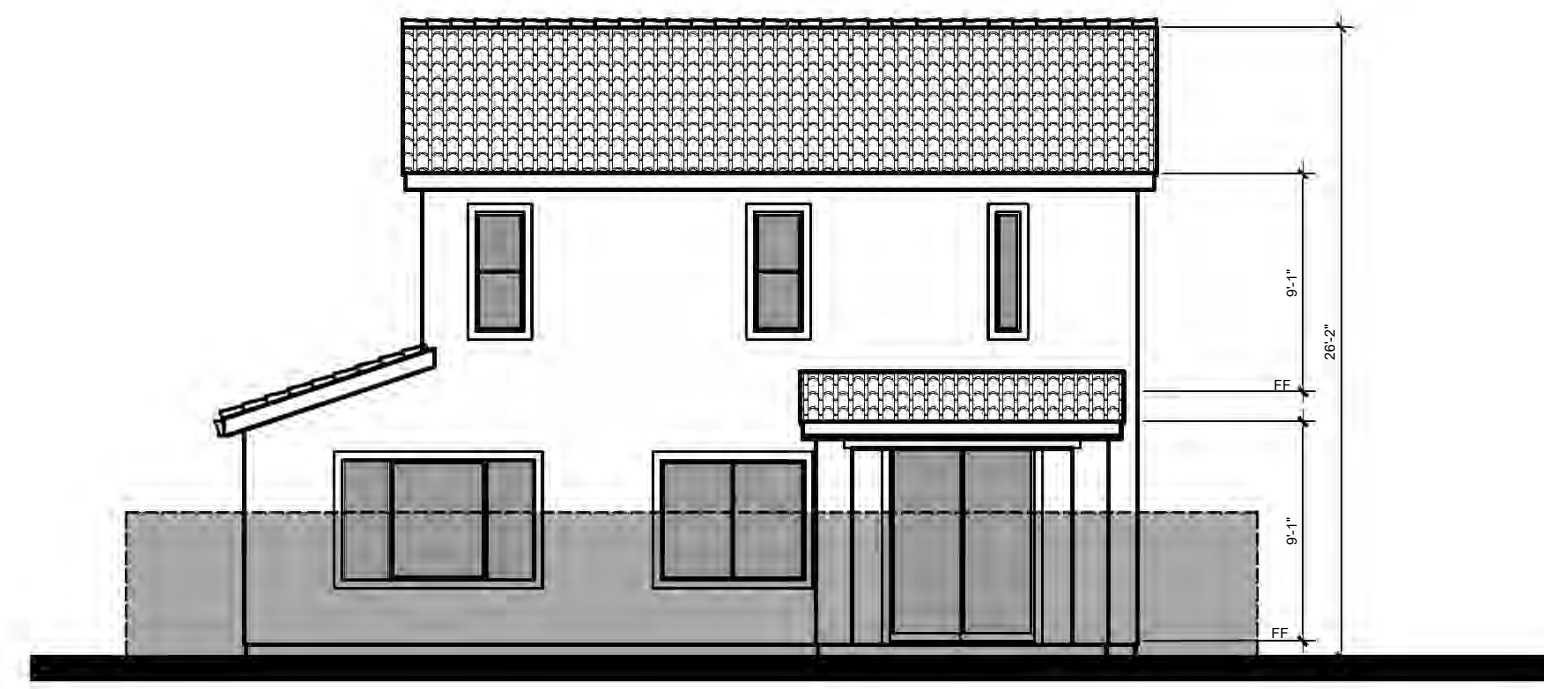
EXTERIOR ELEVATIONS - PLAN 2C

A2.4

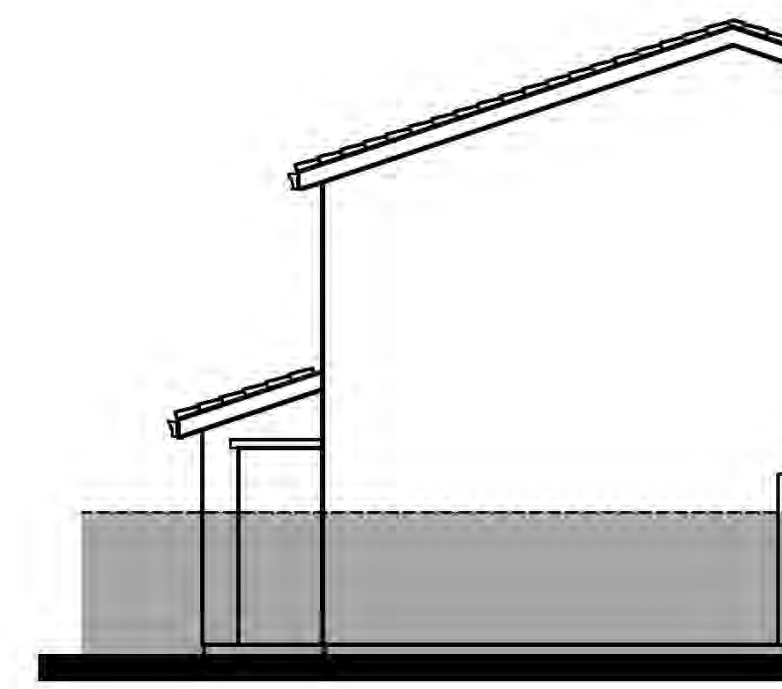




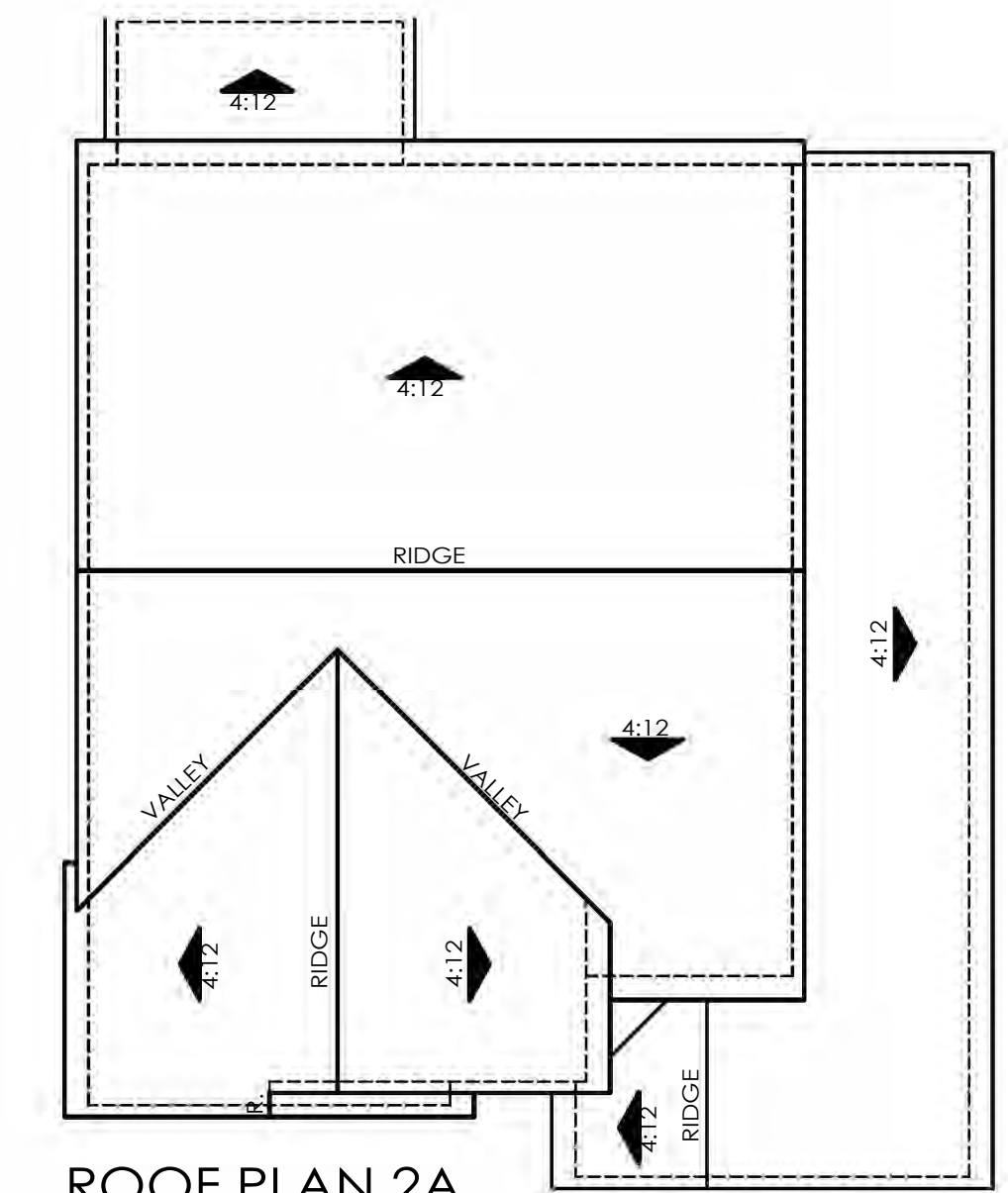
Right Elevation - 2A  
Opt. Covered Outdoor Room



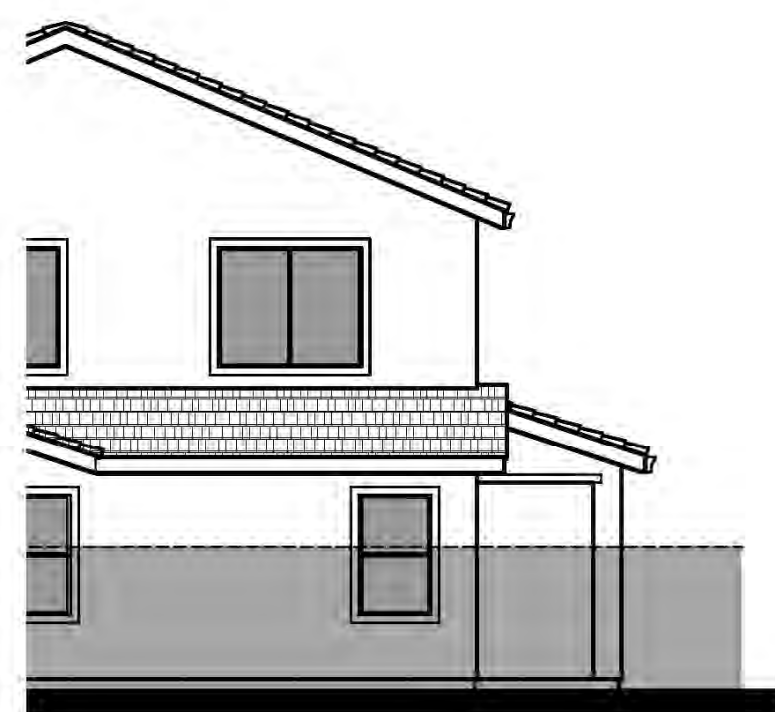
Rear Elevation - 2A  
Opt. Covered Outdoor Room



Left Elevation - 2A  
Opt. Covered Outdoor Room



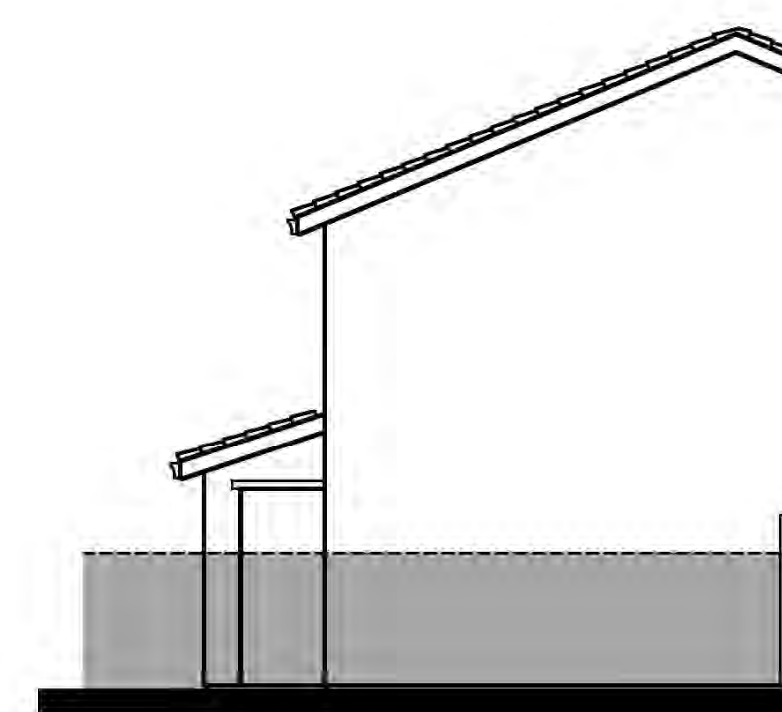
ROOF PLAN 2A  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 4:12 U.N.O



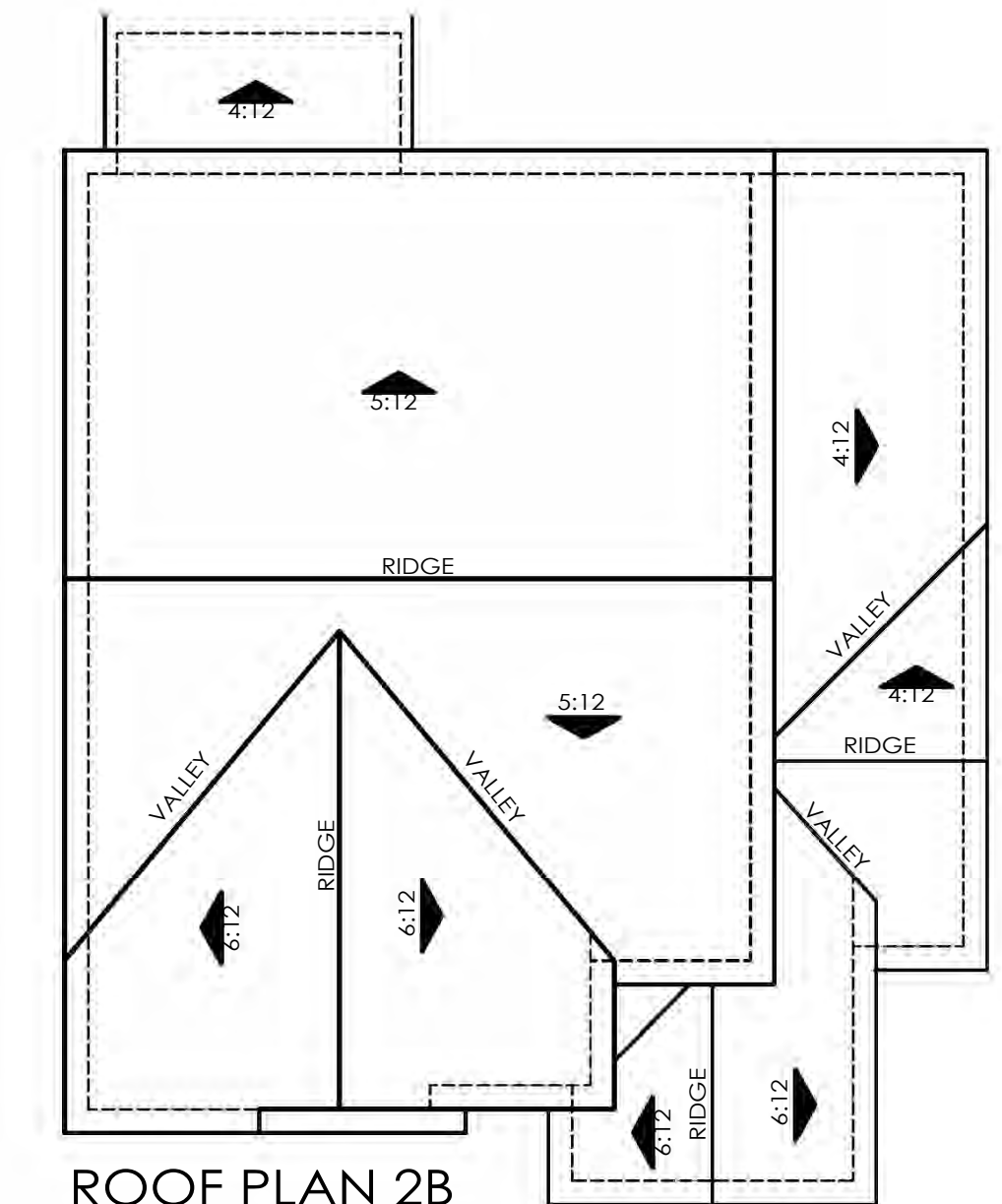
Right Elevation - 2B  
Opt. Covered Outdoor Room



Rear Elevation - 2B  
Opt. Covered Outdoor Room



Left Elevation - 2B  
Opt. Covered Outdoor Room



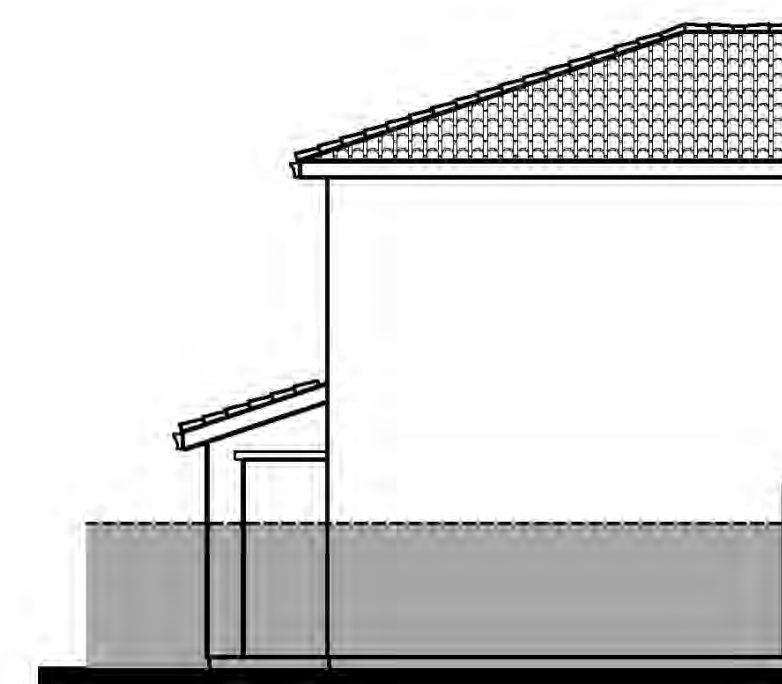
ROOF PLAN 2B  
OVERHANG: 12"  
RAKE: 12"  
ROOF PITCH: 5:12 U.N.O



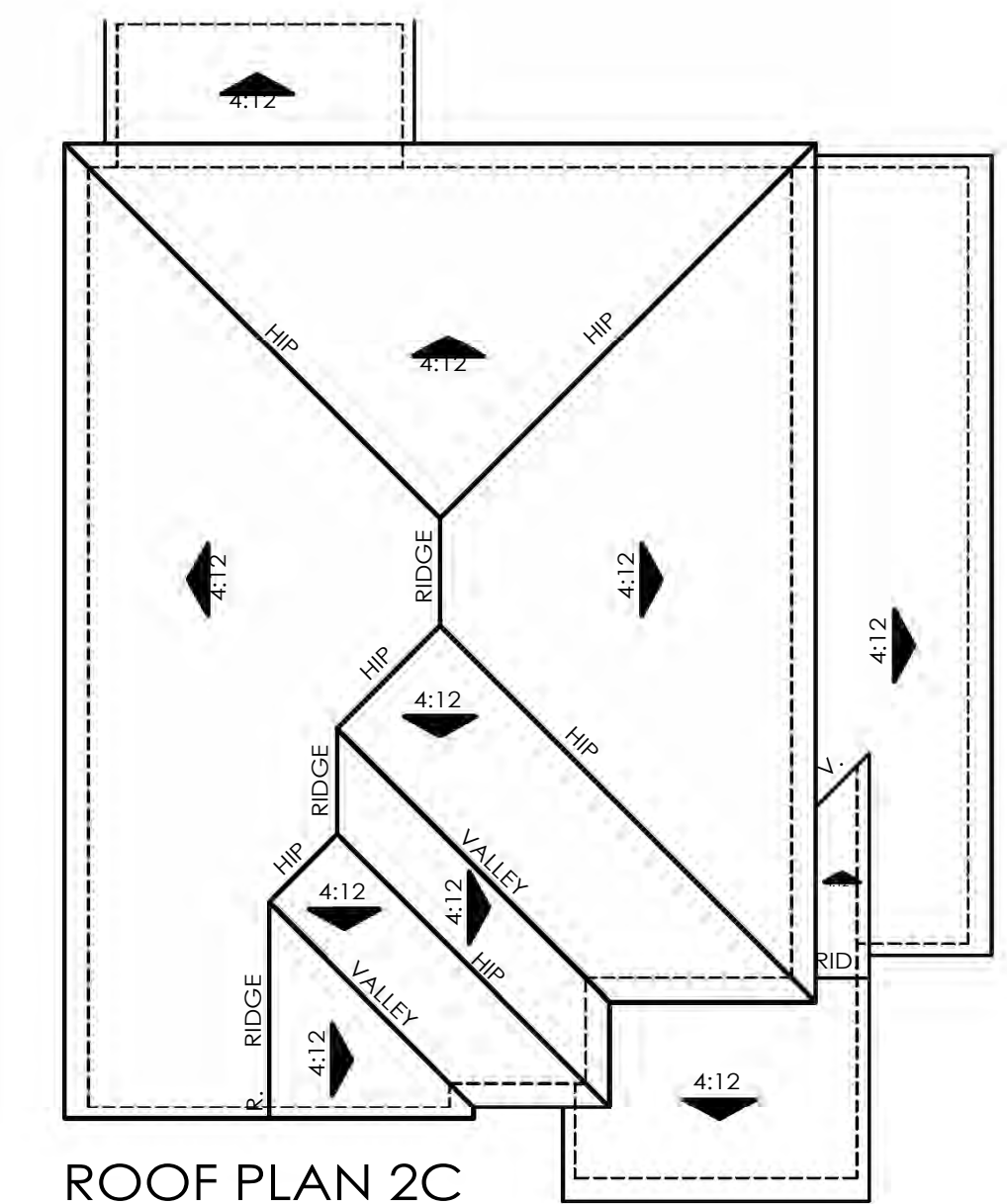
Right Elevation - 2C  
Opt. Covered Outdoor Room



Rear Elevation - 2C  
Opt. Covered Outdoor Room



Left Elevation - 2C  
Opt. Covered Outdoor Room



ROOF PLAN 2C  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 4:12 U.N.O

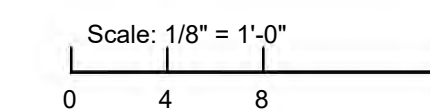


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OPT .OUTDOOR ROOMS - PLAN 2

A2.5





Front Elevation - 3A - Spanish Colonial

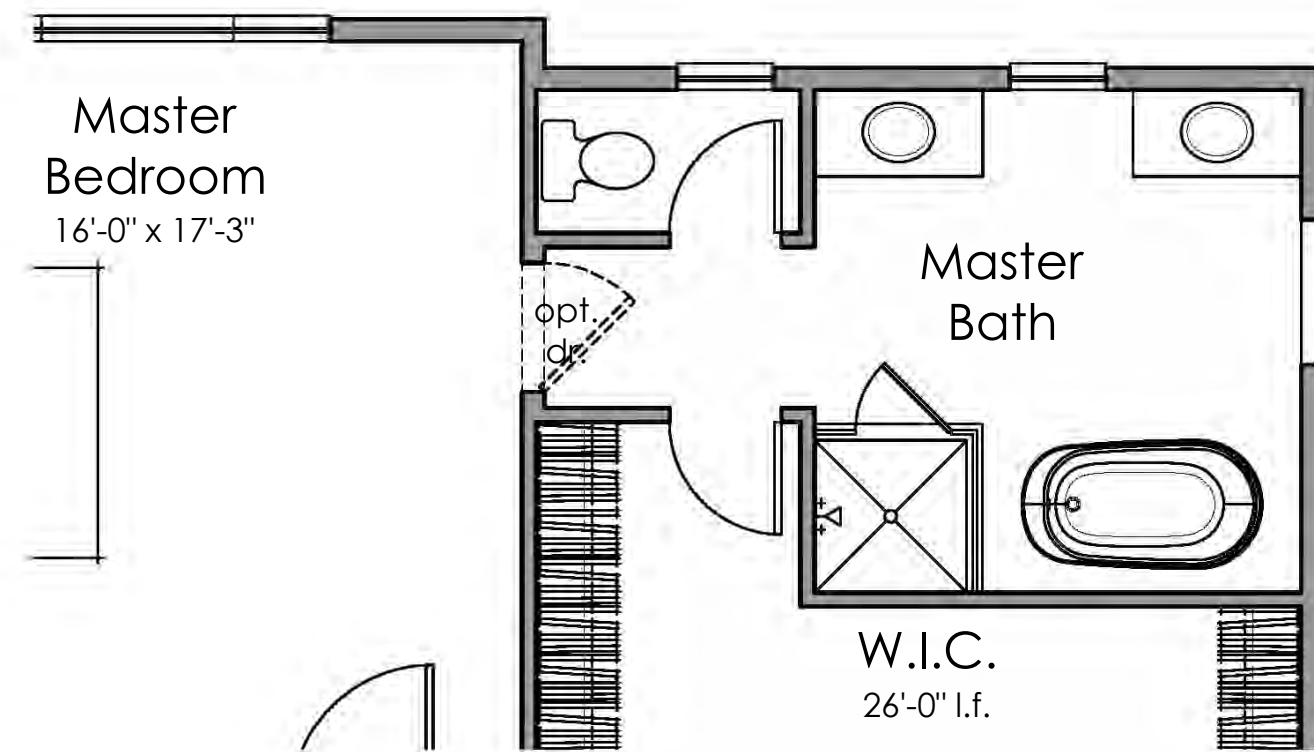


Front Elevation - 3C - Italian Villa

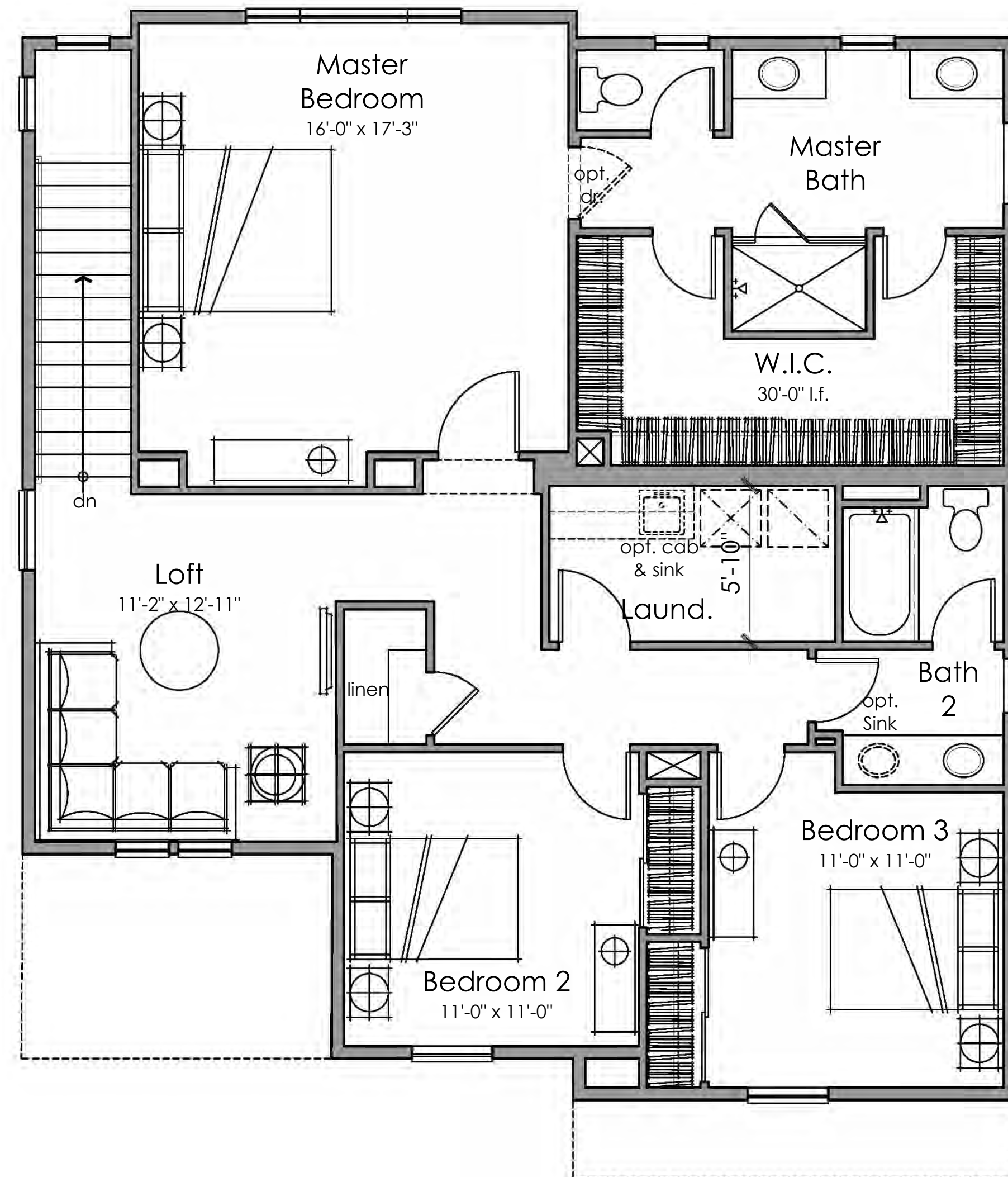


Front Elevation - 3B - Western Farmhouse



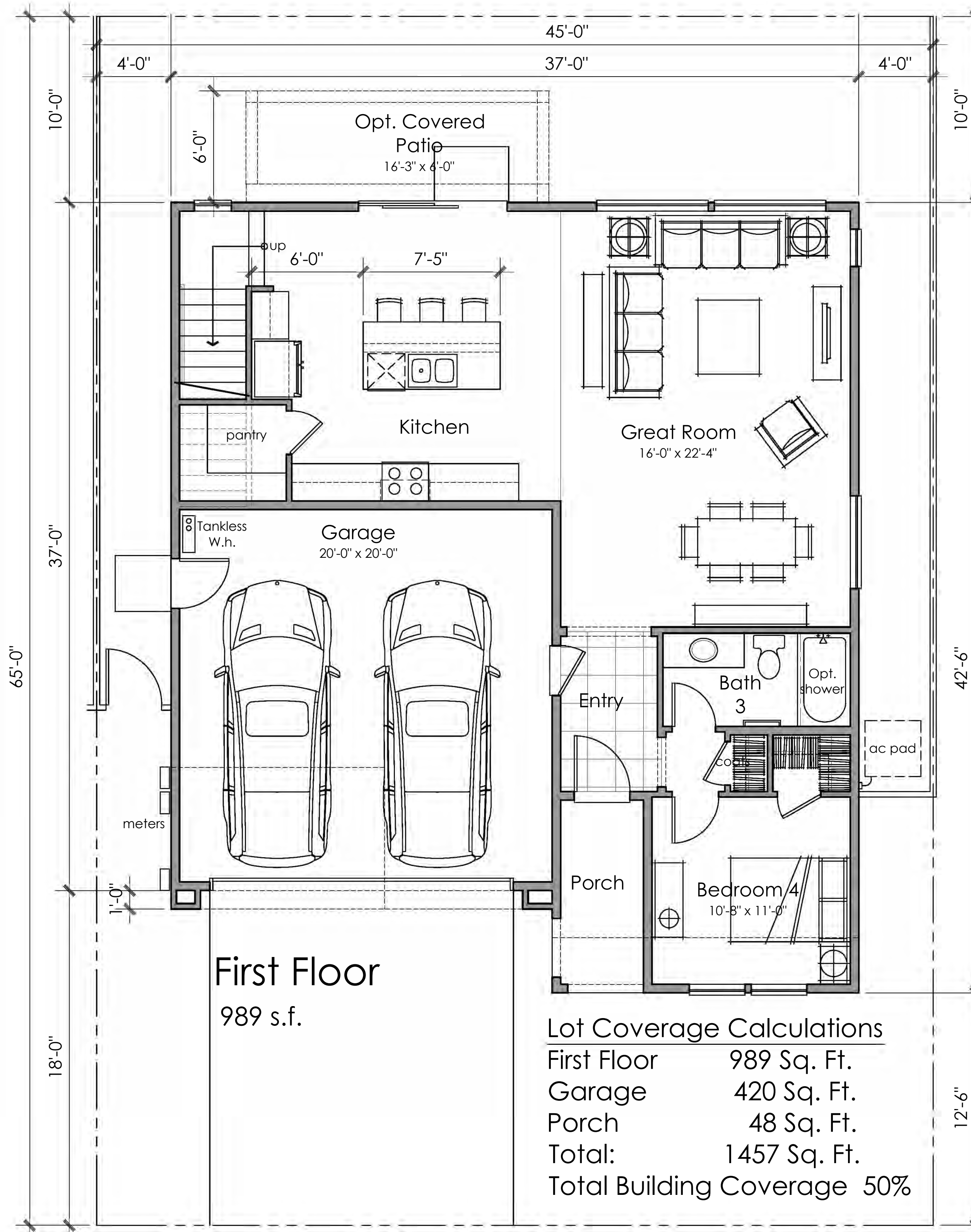


OPT. MASTER BATH



Second Floor  
1311 s.f.

Floor Plan  
4 Bedrooms + Loft  
3 Baths  
2300 s.f.



First Floor  
989 s.f.

Lot Coverage Calculations	
First Floor	989 Sq. Ft.
Garage	420 Sq. Ft.
Porch	48 Sq. Ft.
<b>Total:</b>	<b>1457 Sq. Ft.</b>
Total Building Coverage 50%	

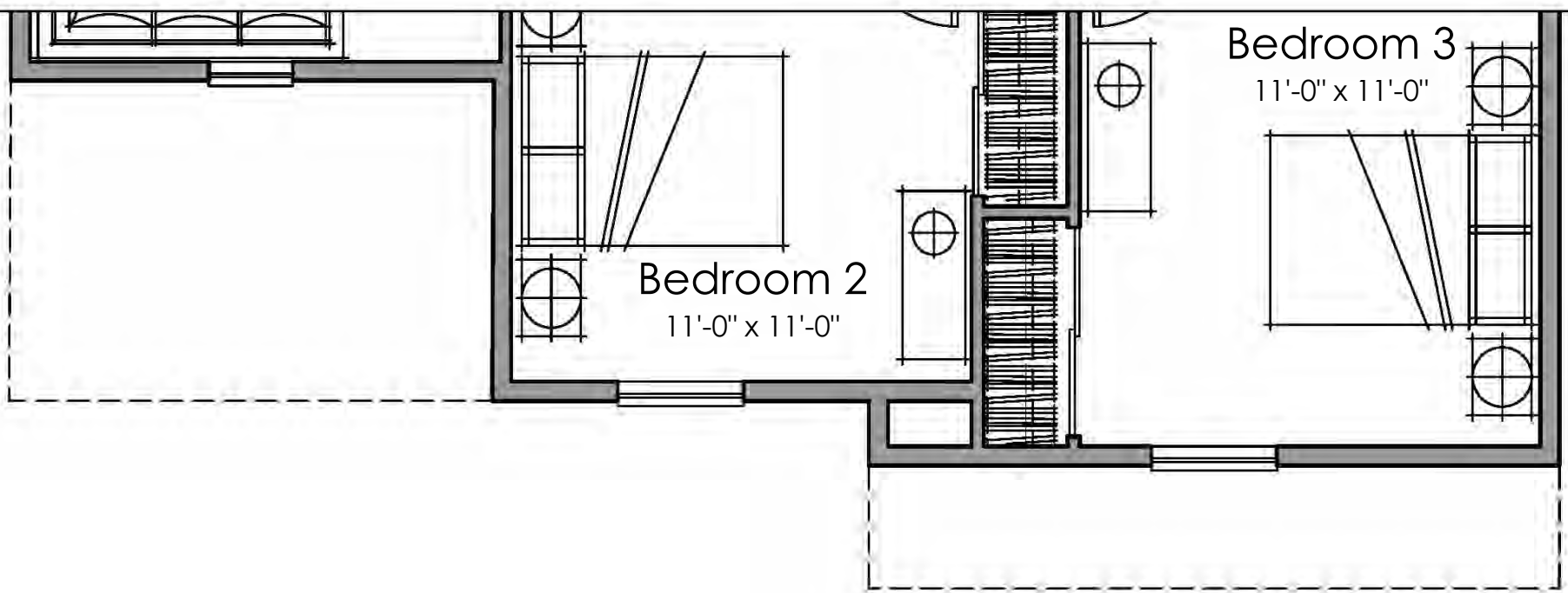
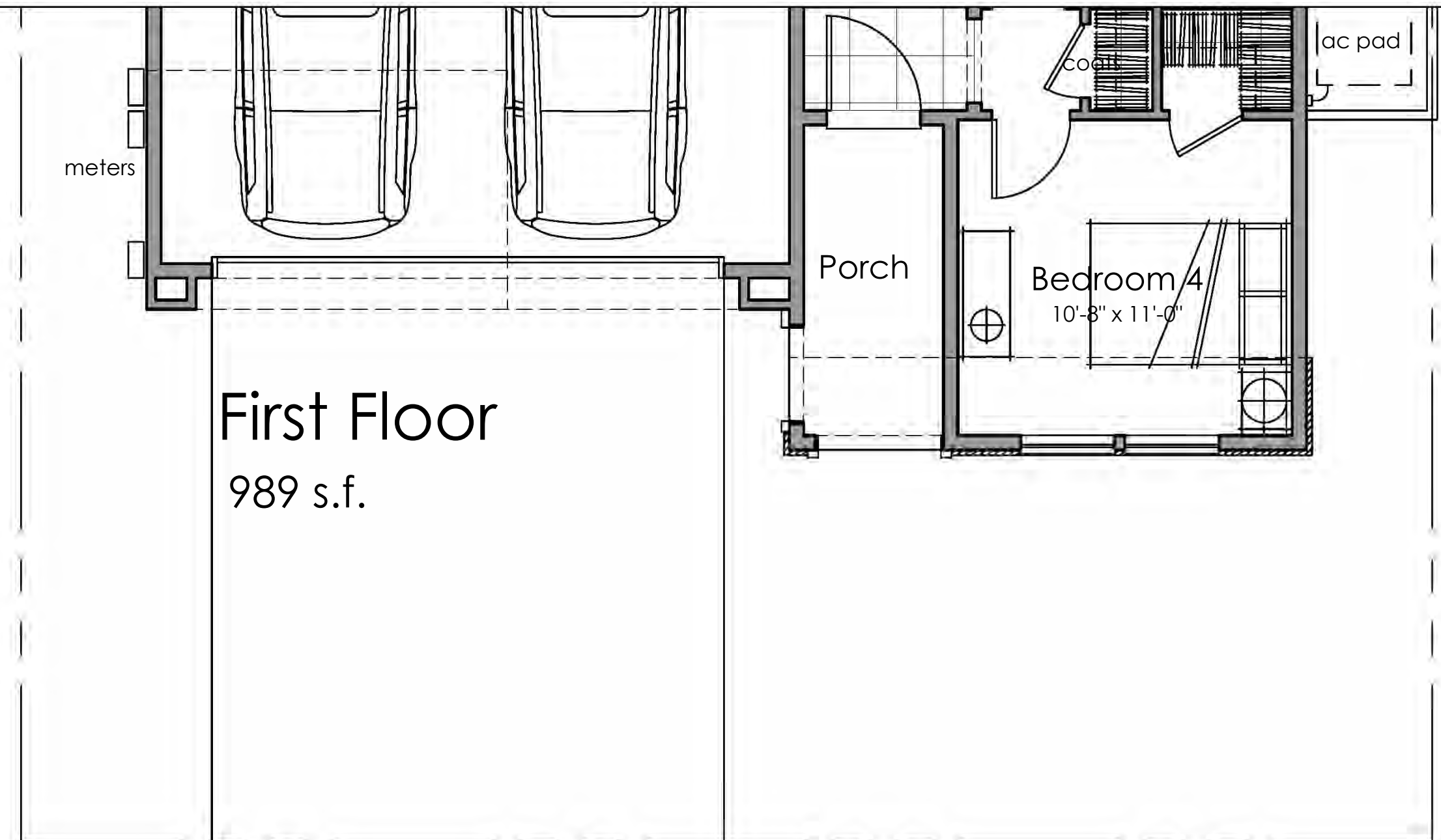




Second Floor  
1311 s.f.

Lot Coverage Calculations 3C

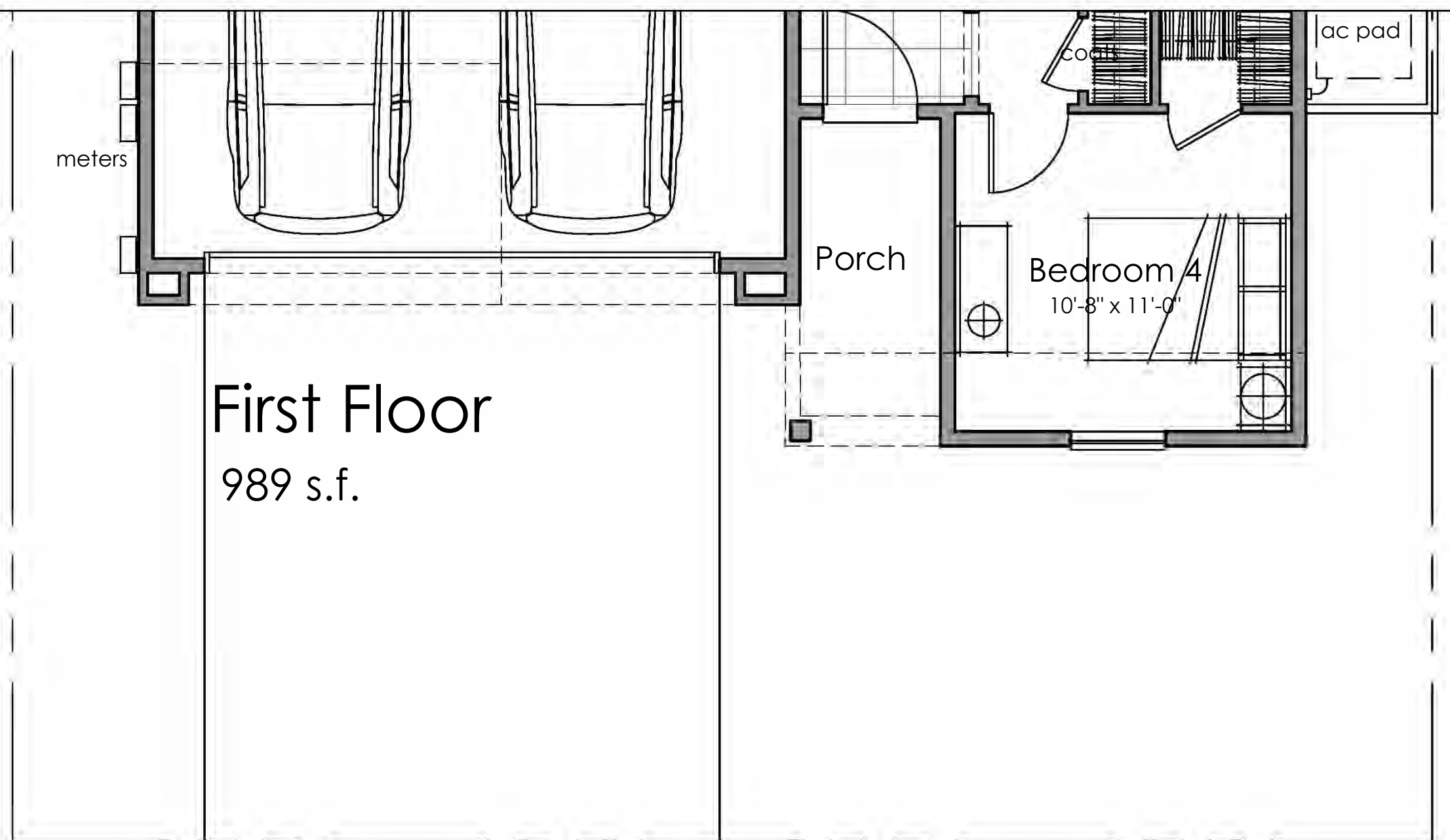
First Floor	989 Sq. Ft.
Garage	420 Sq. Ft.
Porch	48 Sq. Ft.
Total:	1457 Sq. Ft.
Total Building Coverage 50%	



Second Floor  
1311 s.f.

Lot Coverage Calculations 3B

First Floor	989 Sq. Ft.
Garage	420 Sq. Ft.
Porch	48 Sq. Ft.
Total:	1457 Sq. Ft.
Total Building Coverage 50%	





**SPANISH COLONIAL**  
 Characterized by simply articulated  
 details and adaptability

**DESIGN ELEMENTS**

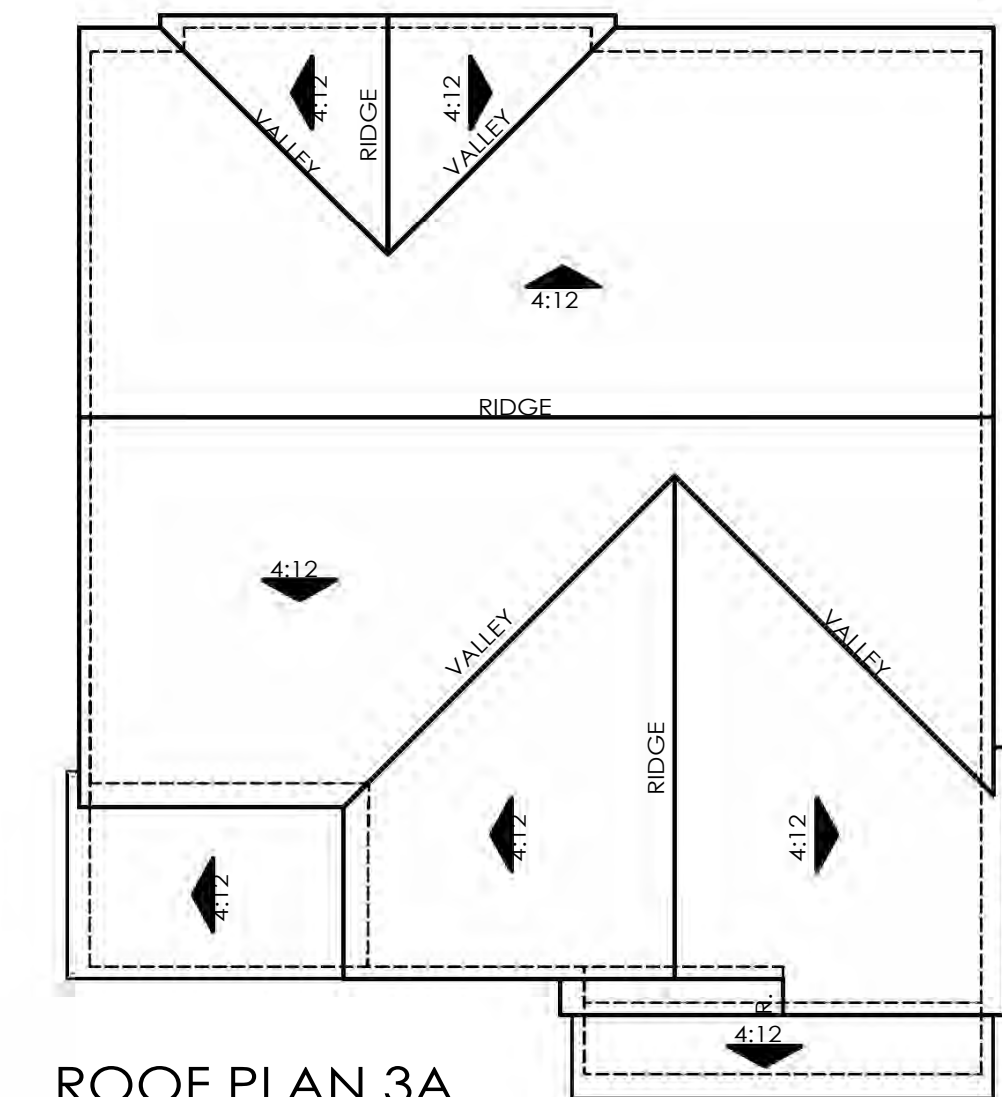
Two Story Massing  
 Stucco Exterior Finish  
 Villa Shaped Concrete Tile  
 Gently Pitched Roofs

**ENHANCED DESIGN ELEMENTS**

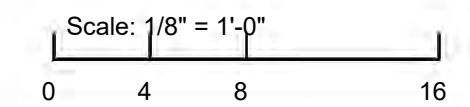
Corbel Details  
 Shutters  
 Faux Clay Outlookers



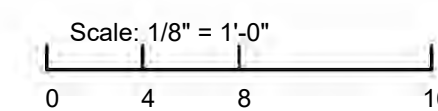
Front Elevations - 3A - Spanish Colonial



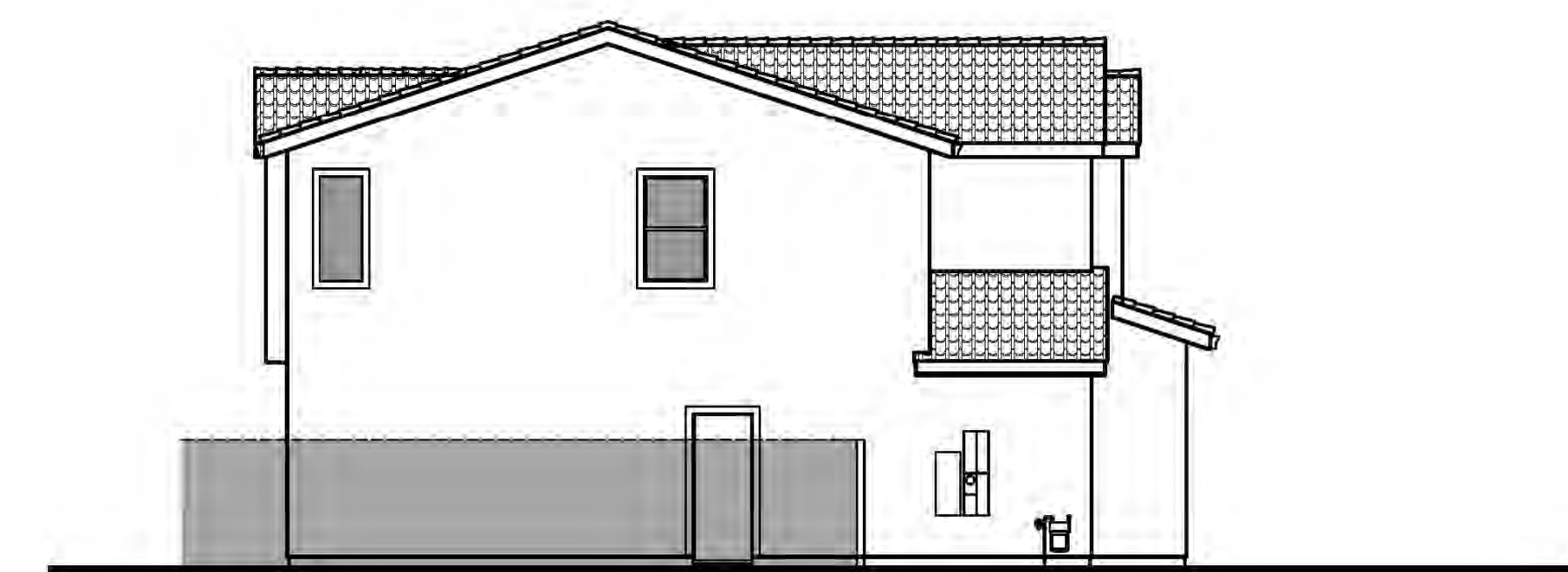
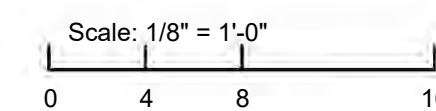
ROOF PLAN 3A  
 OVERHANG : 12"  
 RAKE : 5"  
 ROOF PITCH : 4:12 U.N.O.



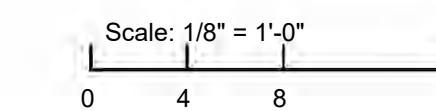
Right Elevation



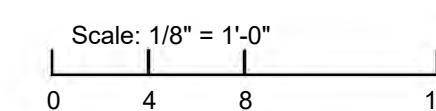
Rear Elevation



Left Elevation



Rear at Enhanced Lots

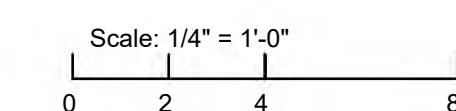


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EXTERIOR ELEVATIONS - PLAN 3A



**WESTERN FARMHOUSE**  
 Characterized by an asymmetrical, casual cottage look. It represents a practical and picturesque country home.

**DESIGN ELEMENTS**

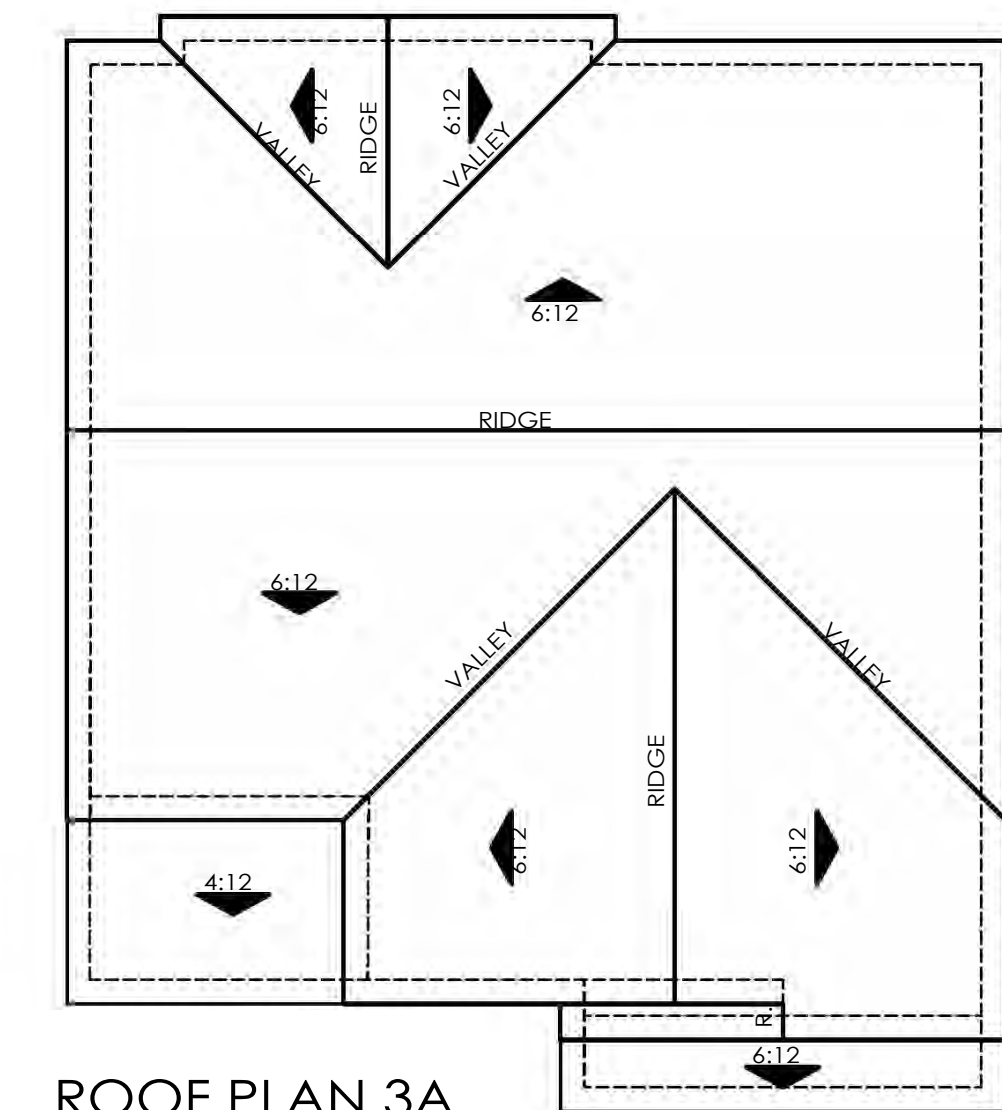
- Two Story Massing
- Stucco Exterior Finish
- Flat Concrete Tile
- Steeper Pitched Roofs

**ENHANCED DESIGN ELEMENTS**

- Board and Batt
- Shutters



Front Elevations - 3B - Western Farmhouse



ROOF PLAN 3A  
 OVERHANG : 12"  
 RAKE : 0°  
 ROOF PITCH : 4:12 U.N.O.

Scale: 1/8" = 1'-0"  
 0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"  
 0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"  
 0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"  
 0 4 8 16



Rear at Enhanced Lots

Scale: 1/8" = 1'-0"  
 0 4 8 16

NOTE: 4" BERM + 6" WALL AT LOTS, WHERE REAR ENHANCED ELEVATIONS OCCUR



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Scale: 1/4" = 1'-0"  
 0 2 4 8

EXTERIOR ELEVATIONS - PLAN 3B

A3.3



ITALIAN VILLA  
 Characterized by a formal and elegant facade.

DESIGN ELEMENTS

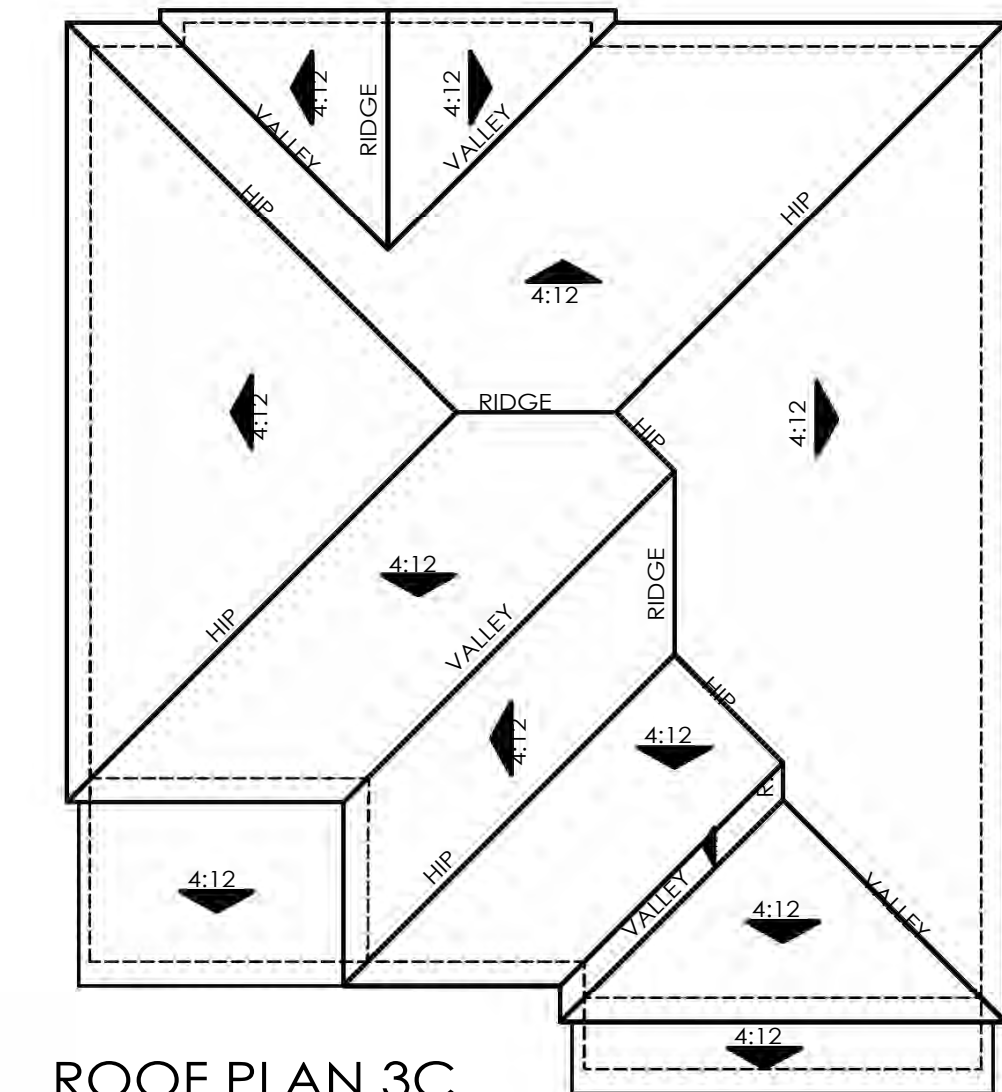
Two Story Massing  
 Stucco Exterior Finish  
 Villa Shaped Concrete Tile  
 Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

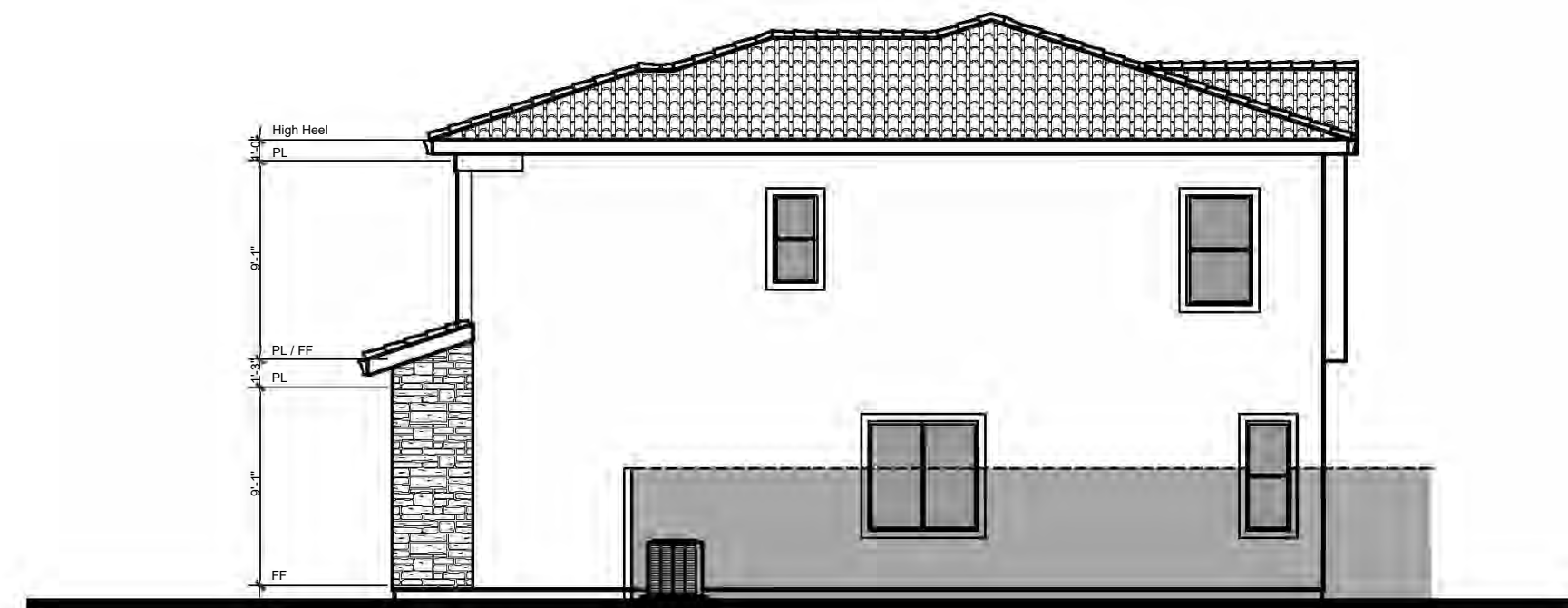
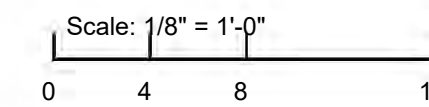
Corbels  
 Stone Veneer  
 Faux Clay Outlookers



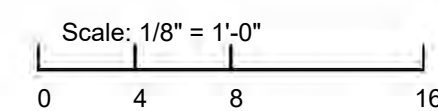
Front Elevations - 3C - Italian Villa



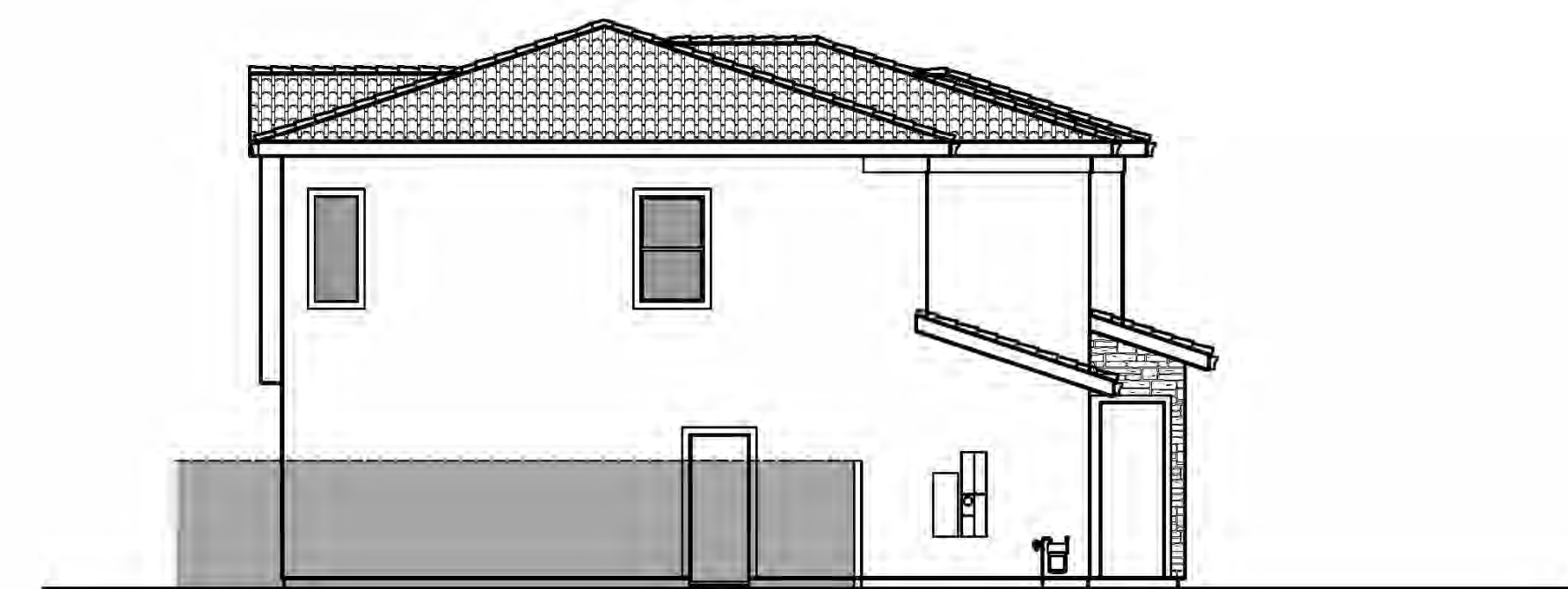
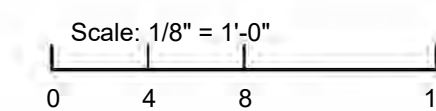
ROOF PLAN 3C  
 OVERHANG: 12"  
 RAKE: 5"  
 ROOF PITCH: 4:12 U.N.O.



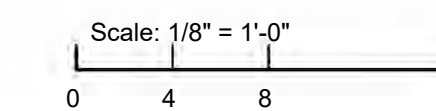
Right Elevation



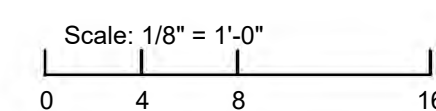
Rear Elevation



Left Elevation



Rear at Enhanced Lots

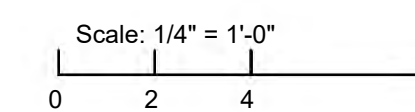


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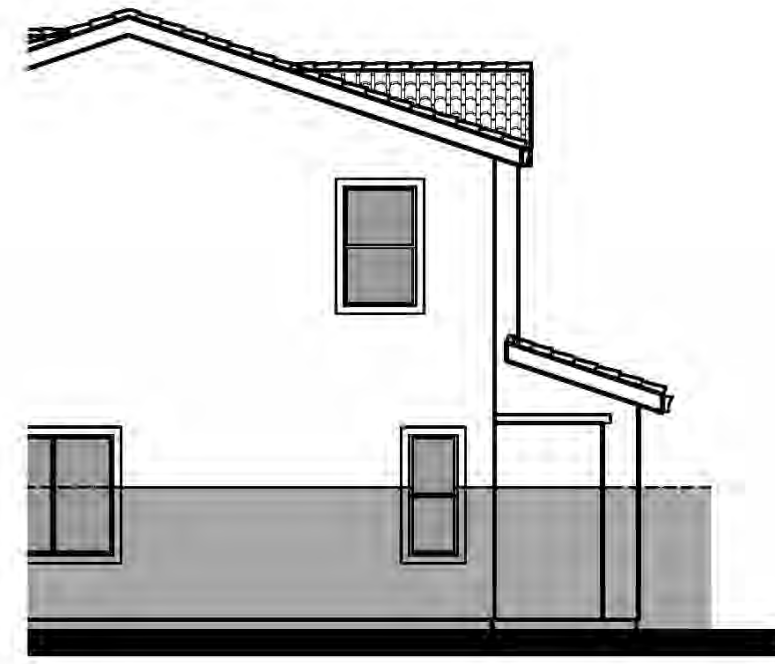
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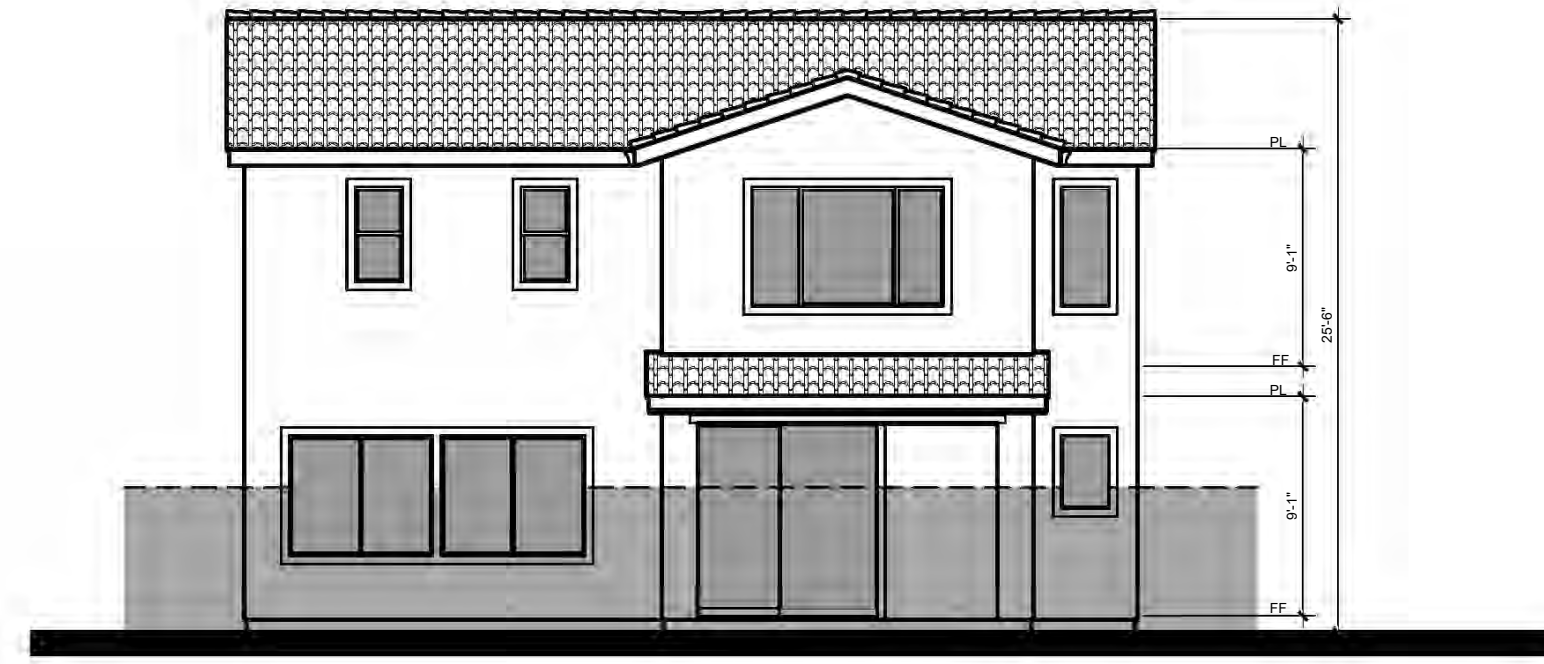
EXTERIOR ELEVATIONS - PLAN 3C

A3.4

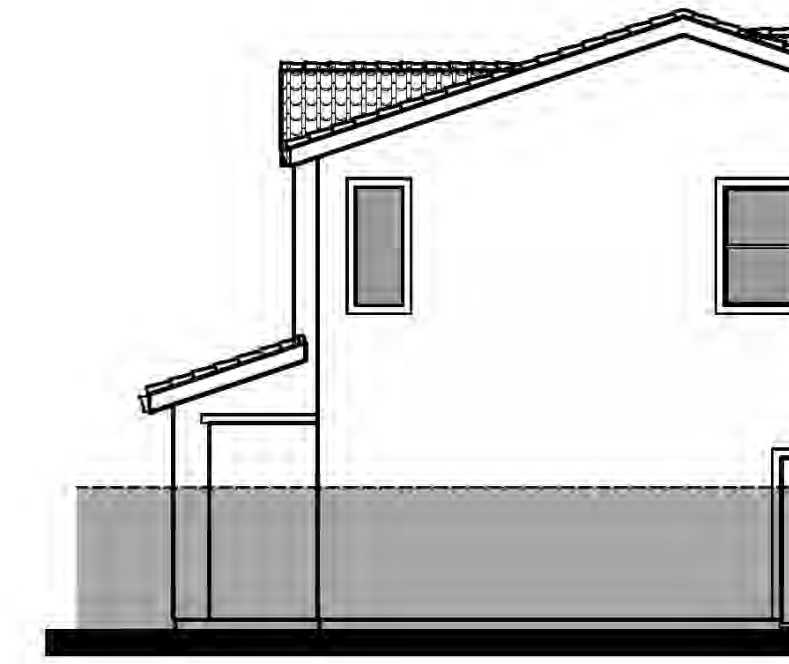




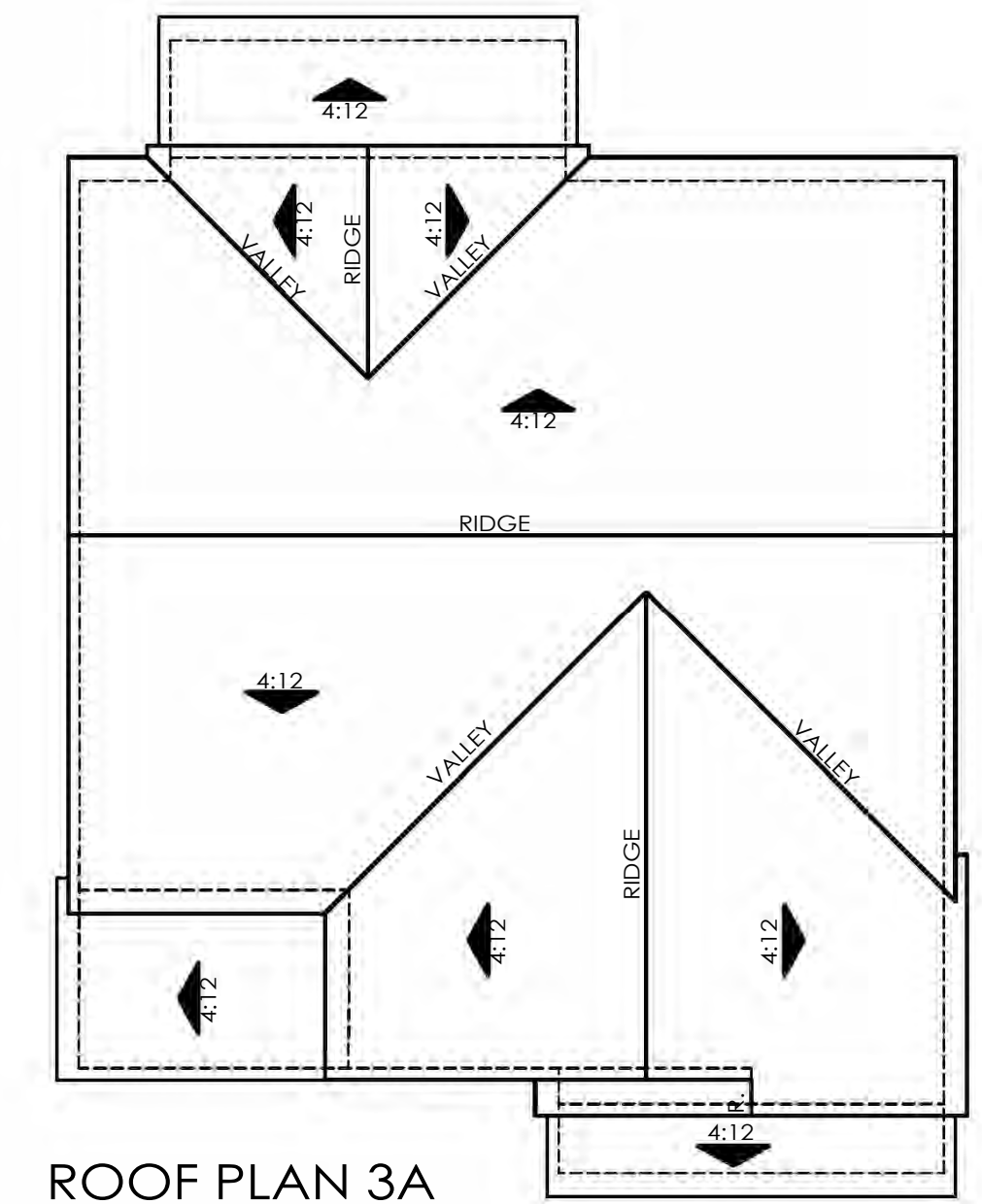
Right Elevation - 3A  
Opt. Covered Outdoor Room



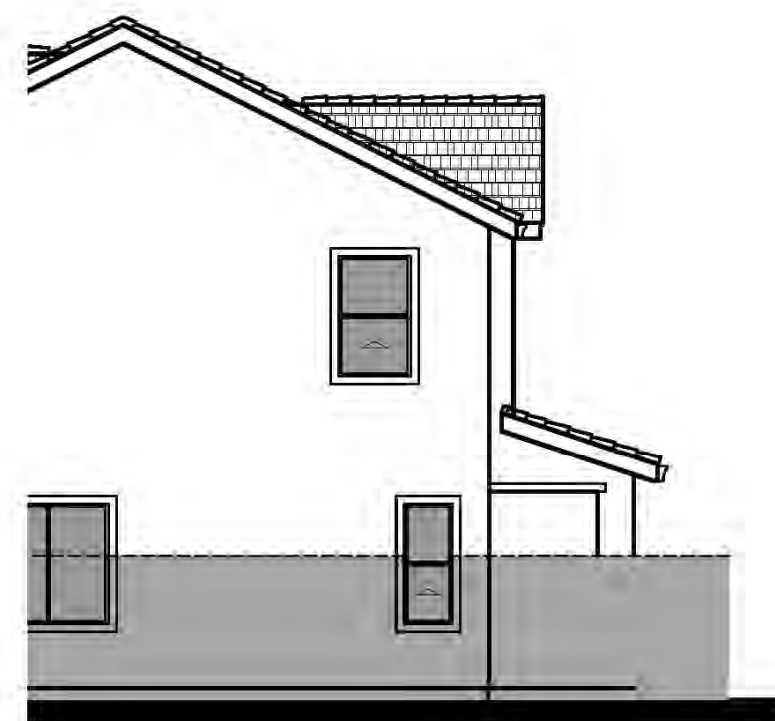
Rear Elevation - 3A  
Opt. Covered Outdoor Room



Left Elevation - 3A  
Opt. Covered Outdoor Room



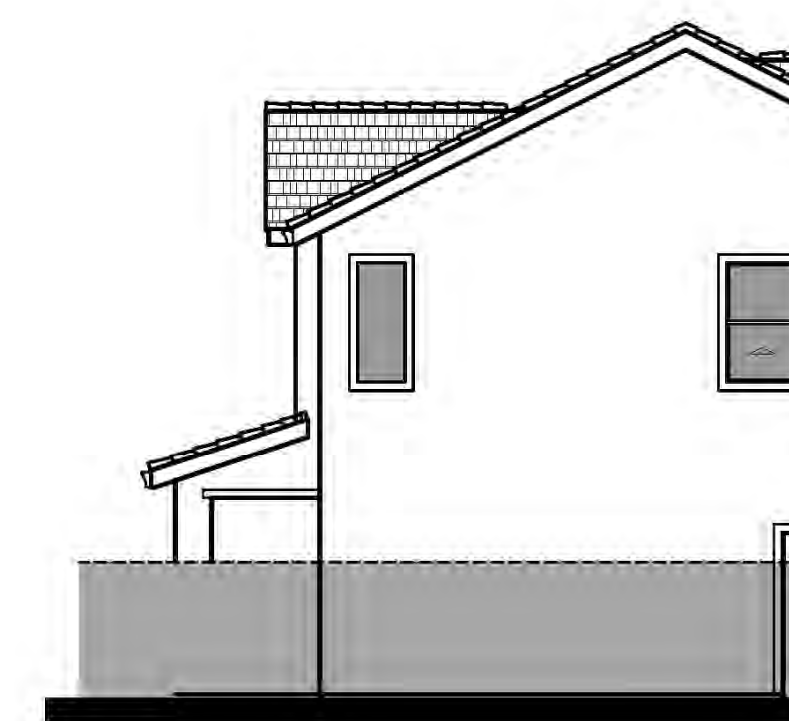
ROOF PLAN 3A  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 4:12 U.N.O



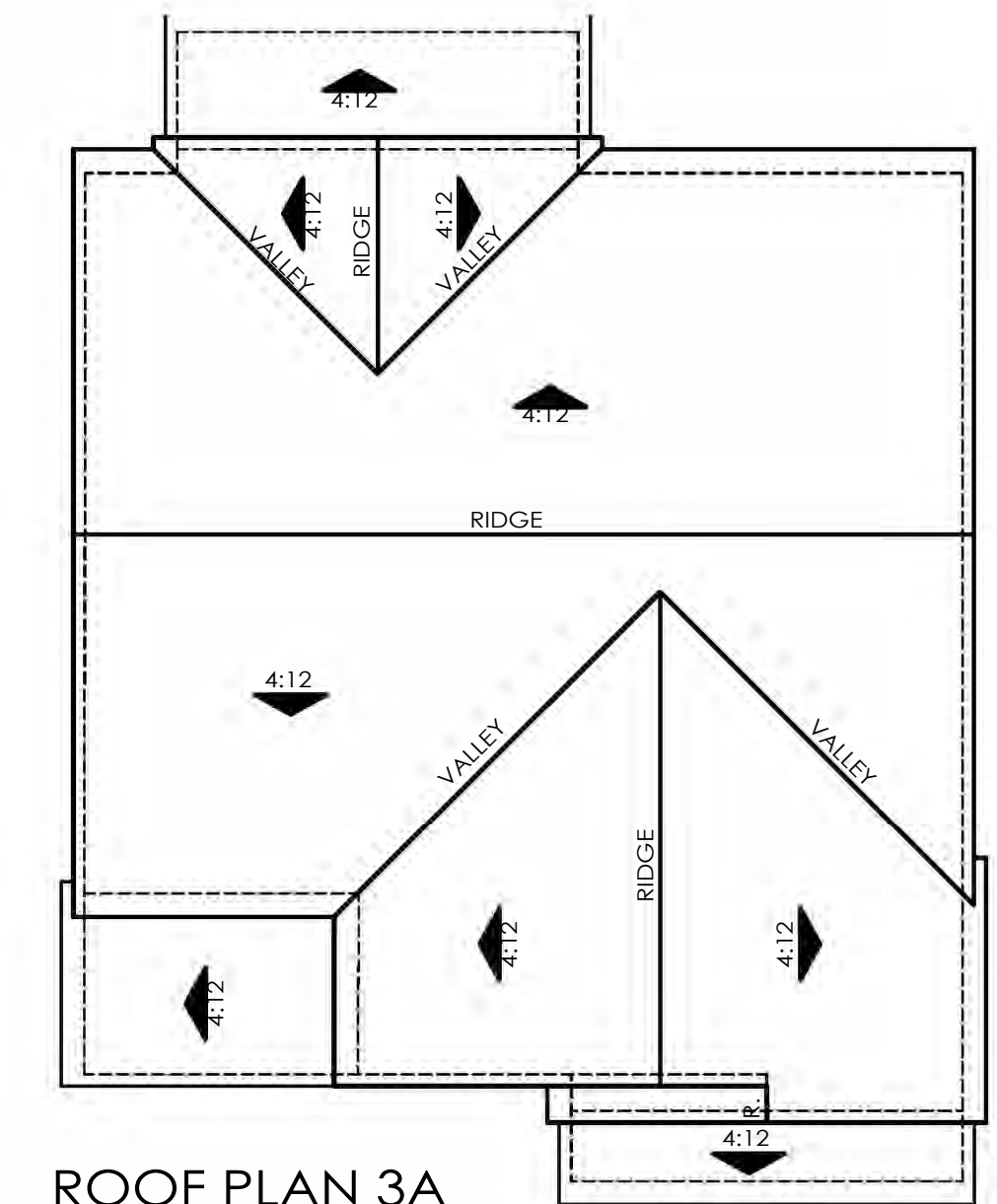
Right Elevation - 3B  
Opt. Covered Outdoor Room



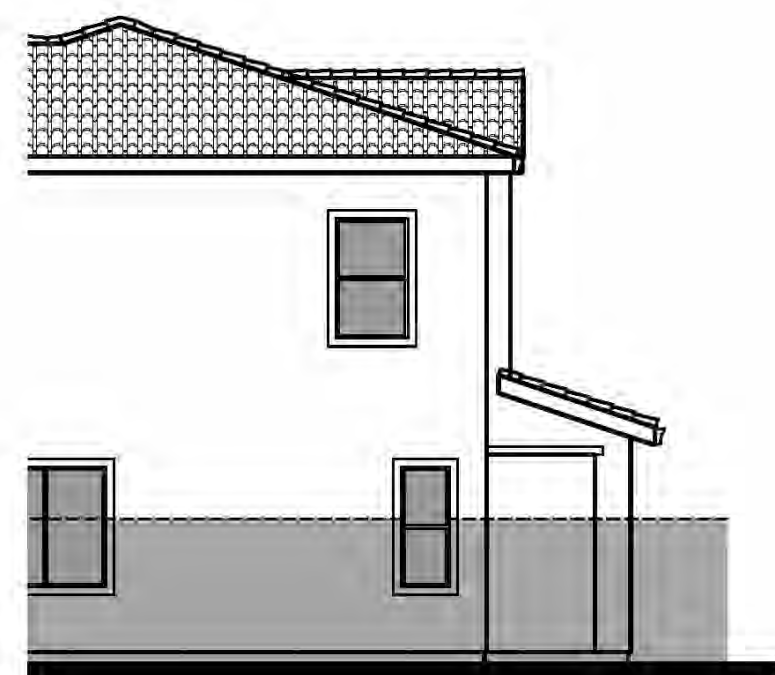
Rear Elevation - 3B  
Opt. Covered Outdoor Room



Left Elevation - 3B  
Opt. Covered Outdoor Room



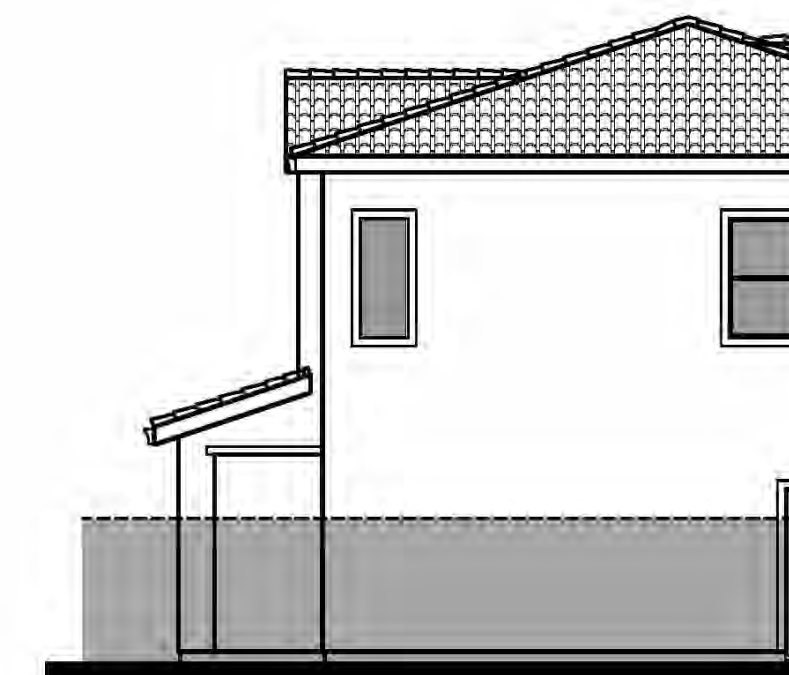
ROOF PLAN 3B  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 4:12 U.N.O



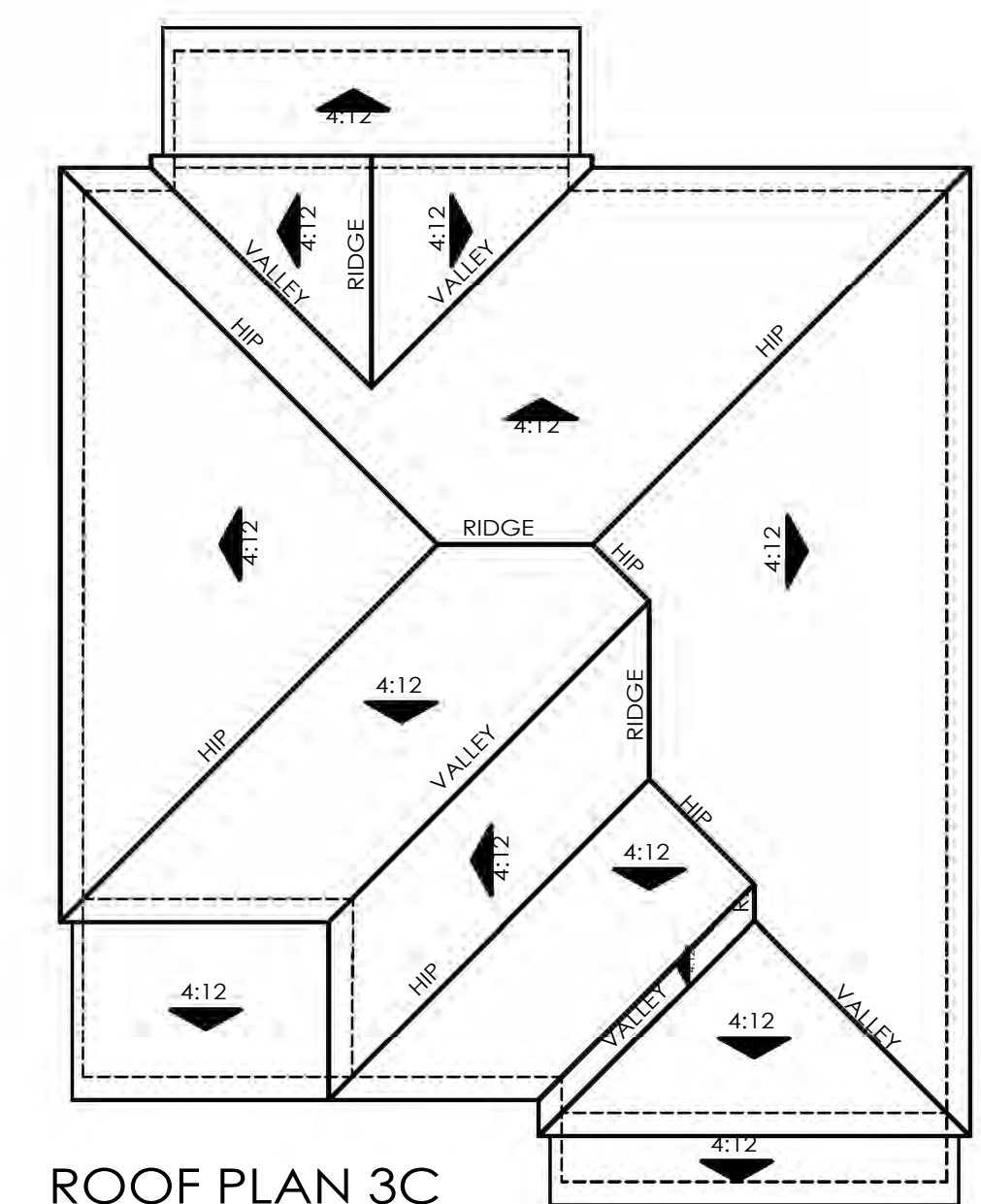
Right Elevation - 3C  
Opt. Covered Outdoor Room



Rear Elevation - 3C  
Opt. Covered Outdoor Room



Left Elevation - 3C  
Opt. Covered Outdoor Room



ROOF PLAN 3C  
OVERHANG: 12"  
RAKE: 6"  
ROOF PITCH: 4:12 U.N.O

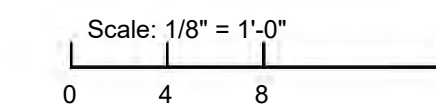


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OPT. OUTDOOR ROOMS - PLAN 3

A3.5





# CREEKSTONE

Folsom, CA

## PLANNING SUBMITTAL Exterior Color/material Design

01.10.2020



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

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

## CREEKSTONE

Fol Som, CA



Exterior Color/material Design

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scheme 8	14
<b>Elevation C, Italian Villa</b>	<b>15</b>
scheme 9	15
scheme 10	16
scheme 11	17
scheme 12	18



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Fol Som, CA

Exterior Color/material Design

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



**SCHEME 1:** Elevation A, spanish Colonial

Item	Manufacturer	Color # & Name
<b>Main Body</b> (stucco)	sherwin Williams	7551, Greek Villa
<b>Trim</b> (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage man-Door, etc.)	sherwin Williams	7054, suitable Brown
<b>Garage Door</b>	sherwin Williams	7054, suitable Brown
<b>Front Door</b>	sherwin Williams	7061, Night owl
<b>Shutters</b>	sherwin Williams	7054, suitable Brown
<b>Faux Clay Outlookers</b>	sherwin Williams	6061, Tanbark
<b>Gutters &amp; Downspouts</b>	sherwin Williams	Paint to match adjacent surface
<b>Windows</b>		White
<b>Concrete Roof Tile</b> ("s"-Tile)		Capistrano - 3645, sunrise Blend

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**SCHEME 2:** Elevation A, spanish Colonial

Item	Manufacturer	Color # & Name
<b>Main Body</b> (stucco)	sherwin Williams	7569, stucco
<b>Trim</b> (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage man-Door, etc.)	sherwin Williams	7047, Porpoise
<b>Garage Door</b>	sherwin Williams	7047, Porpoise
<b>Front Door</b>	sherwin Williams	6061, Tanbark
<b>Shutters</b>	sherwin Williams	7047, Porpoise
<b>Faux Clay Outlookers</b>	sherwin Williams	6061, Tanbark
<b>Gutters &amp; Downspouts</b>	sherwin Williams	Paint to match adjacent surface
<b>Windows</b>		White
<b>Concrete Roof Tile</b> ("s"-Tile)		Capistrano - 3636, Piedmont Blend

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**SCHEME 3:** Elevation A, spanish Colonial

Item	Manufacturer	Color # & Name
<b>Main Body</b> (stucco)	sherwin Williams	6133, muslin
<b>Trim</b> (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage man-Door, etc.)	sherwin Williams	7034, status Bronze
<b>Garage Door</b>	sherwin Williams	7034, status Bronze
<b>Front Door</b>	sherwin Williams	2811, Rookwood Blue Green
<b>Shutters</b>	sherwin Williams	7034, status Bronze
<b>Faux Clay Outlookers</b>	sherwin Williams	6061, Tanbark
<b>Gutters &amp; Downspouts</b>	sherwin Williams	Paint to match adjacent surface
<b>Windows</b>		White
<b>Concrete Roof Tile</b> ("s"-Tile)		Capistrano - sCC8806, Tucson Blend

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**SCHEME 4:** Elevation A, spanish Colonial

Item	Manufacturer	Color # & Name
<b>Main Body</b> (stucco)	sherwin Williams	7527, Nantucket Dune
<b>Trim</b> (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage man-Door, etc.)	sherwin Williams	7060, Attitude Gray
<b>Garage Door</b>	sherwin Williams	7060, Attitude Gray
<b>Front Door</b>	sherwin Williams	7048, Urbane Bronze
<b>Shutters</b>	sherwin Williams	7060, Attitude Gray
<b>Faux Clay Outlookers</b>	sherwin Williams	6061, Tanbark
<b>Gutters &amp; Downspouts</b>	sherwin Williams	Paint to match adjacent surface
<b>Windows</b>		White
<b>Concrete Roof Tile</b> ("s"-Tile)		Capistrano - 3646, sunset Blend

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**CREEKSTONE**

Folsom, CA

Exterior Color/material Design

AT DESIGN CONSULTING



**SCHEME 5: Elevation B, Western Farmhouse**

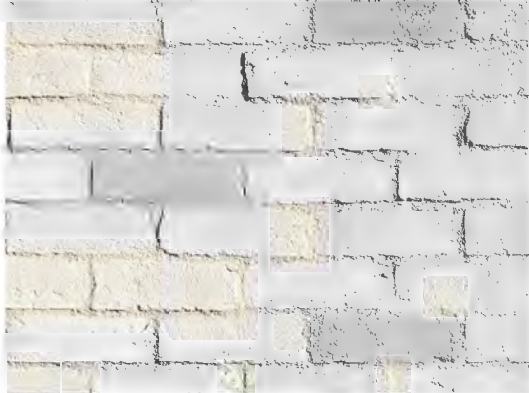
	Item	Manufacturer	Color # & Name
	Main Body (stucco)	sherwin Williams	7011, Natural Choice
	Board & Batten	sherwin Williams	7061, Night owl
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage man-Door, etc.)	sherwin Williams	7011, Natural Choice
	Garage Door	sherwin Williams	7011, Natural Choice
	Front Door	sherwin Williams	2814, Rookwood Antique Gold
	Shutters	sherwin Williams	7061, Night owl
	Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (shake)		Ponderosa - 5690, Pewter Bronze Blend
MASONRY	Brick	Boral Brick, Insignia series	stags Creek Crest, Queen
	Brick Mortar	o RCo Blended Products (o BP)	soft White
	Brick Lay-Up		<p><b>Bonding Surface:</b> All surfaces must be clean, free of any dirt and loose debris to create</p> <p><b>Brick Lay-Up:</b> Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p><b>Brick Joints:</b> minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p><b>Brick Face:</b> Do No T cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>see sample image to left.</p>

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**SCHEME 6:** Elevation B, Western Farmhouse


	Item	Manufacturer	Color # & Name
	Main Body (stucco)	sherwin Williams	7541, Grecian Ivory
	Board & Batten	sherwin Williams	2843, Roycroft Brass
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage man-Door, etc.)	sherwin Williams	7551, Greek Villa
	Garage Door	sherwin Williams	2843, Roycroft Brass
	Front Door	sherwin Williams	7710, Brandywine
	Shutters	sherwin Williams	2843, Roycroft Brass
	Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (shake)		Ponderosa - 5502, Arcadia Canyon Brown
MASONRY	Brick	Eldorado stone	Tundra Brick - I atigo
	Brick Mortar	o RCo Blended Products (o BP)	soft White
	Brick Lay-Up	 <p><b>Bonding Surface:</b> All surfaces must be clean, free of any dirt and loose debris to create</p> <p><b>Brick Lay-Up:</b> Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p><b>Brick Joints:</b> minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p><b>Brick Face:</b> Do No T cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>see sample image to left.</p>	

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**SCHEME 7: Elevation B, Western Farmhouse**


	Item	Manufacturer	Color # & Name
	Main Body (stucco)	sherwin Williams	7542, Naturel
	Board & Batten	sherwin Williams	7053, Adaptive shade
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage man-Door, etc.)	sherwin Williams	6385, Dover White
	Garage Door	sherwin Williams	7053, Adaptive shade
	Front Door	sherwin Williams	7055, Enduring Bronze
	Shutters	sherwin Williams	7055, Enduring Bronze
	Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (shake)		Ponderosa - 5582, Fawn Gray Flashed
MASONRY	Brick	Eldorado stone	Tundra Brick - Chalk Dust
	Brick Mortar	o RCo Blended Products (o BP)	soft White
	Brick Lay-Up		<p><b>Bonding Surface:</b> All surfaces must be clean, free of any dirt and loose debris to create</p> <p><b>Brick Lay-Up:</b> Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p><b>Brick Joints:</b> minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p><b>Brick Face:</b> Do No T cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>see sample image to left.</p>

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**SCHEME 8:** Elevation B, Western Farmhouse


	Item	Manufacturer	Color # & Name
	Main Body (stucco)	sherwin Williams	9170, Acier
	Board & Batten	sherwin Williams	6070, Heron Plume
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage man-Door, etc.)	sherwin Williams	6070, Heron Plume
	Garage Door	sherwin Williams	6070, Heron Plume
	Front Door	sherwin Williams	0006, Toile Red
	Shutters	sherwin Williams	7069, Iron ore
	Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (shake)		Ponderosa - 5679, Light Gray Range
MASONRY	Brick	Eldorado stone	Tundra Brick - Ashland
	Brick Mortar	o RCo Blended Products (o BP)	Chloe
	Brick Lay-Up	 <p><b>Bonding Surface:</b> All surfaces must be clean, free of any dirt and loose debris to create</p> <p><b>Brick Lay-Up:</b> Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p><b>Brick Joints:</b> minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p><b>Brick Face:</b> Do No T cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>see sample image to left.</p>	

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**TRI** Paints  
**CREEKSTONE**  
 Fol Som, CA



**SCHEME 9:** Elevation C, Italian Villa

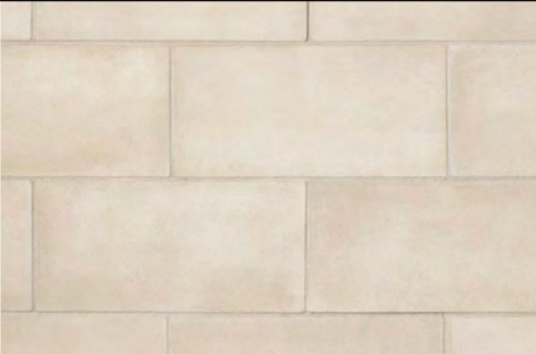
	Item	Manufacturer	Color # & Name
	Main Body (stucco)	sherwin Williams	7516, Kestrel White
	Trim (Wood Trim, Fascia Boards, etc.)	sherwin Williams	6080, Utterly Beige
	Garage Door	sherwin Williams	7019, Gauntlet Gray
	Front Door	sherwin Williams	7020, Black Fox
	Faux Clay Outlookers	sherwin Williams	6061, Tanbark
	Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile ("s"-Tile)		Capistrano - 3605, san Benito Blend
<b>MASONRY</b>	Stone	Boral stone (Cultured stone)	Cast-Fit - French Gray
	Stone Mortar	o RCo Blended Products (o BP)	smoke
	Stone Lay-Up		<p><b>Bonding Surface:</b> All surfaces must be clean, free of any dirt and loose debris to create an</p> <p><b>Stone Lay-Up:</b> stones should be laid in a horizontal orientation. stone offset should be 50%.</p> <p><b>Stone Joints:</b> Stone joints should be 1/4".</p> <p><b>Stone Face:</b> stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. Do No T cover stone face and edge with mortar.</p> <p>see sample Lay-Up image to left.</p>

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**SCHEME 10: Elevation C, Italian Villa**

Item	Manufacturer	Color # & Name	
Main Body (stucco)	sherwin Williams	6157, Favorite Tan	
Trim (Wood Trim, Fascia Boards, etc.)	sherwin Williams	7013, Ivory Lace	
Garage Door	sherwin Williams	7013, Ivory Lace	
Front Door	sherwin Williams	6201, Thunderous	
Faux Clay Outlookers	sherwin Williams	6061, Tanbark	
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface	
Windows		White	
Concrete Roof Tile ("s"-Tile)		Capistrano - 3645, sunrise Blend	
<b>MASONRY</b>	Stone	Eldorado stone	Longitude24 - snowdrift
	Stone Mortar	o RCo Blended Products (o BP)	soft White
	Stone Lay-Up	<p><b>Bonding Surface:</b> All surfaces must be clean, free of any dirt and loose debris to create an</p> <p><b>Stone Lay-Up:</b> stones should be laid in a horizontal orientation. stone offset should be 50%.</p> <p><b>Stone Joints:</b> Stone joints should be 1/4".</p> <p><b>Stone Face:</b> stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. Do No T cover stone face and edge with mortar.</p> <p>see sample Lay-Up image to left.</p>	

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**SCHEME 11: Elevation C, Italian Villa**

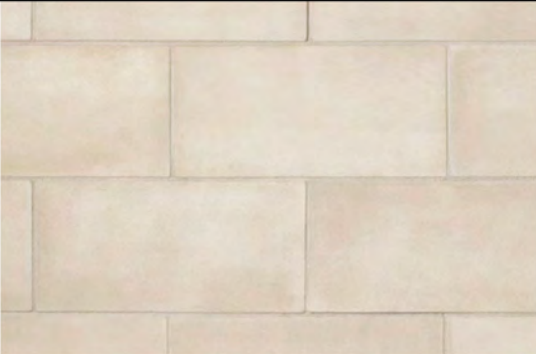
Item	Manufacturer	Color # & Name
Main Body (stucco)	sherwin Williams	6101, sands of Time
Trim (Wood Trim, Fascia Boards, etc.)	sherwin Williams	7516, Kestrel White
Garage Door	sherwin Williams	7516, Kestrel White
Front Door	sherwin Williams	7041, Van Dyke Brown
Faux Clay Outlookers	sherwin Williams	6061, Tanbark
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("s"-Tile)		Capistrano - 3646, sunset Blend
<b>MASONRY</b>	Stone	Boral stone (Cultured stone) Cast-Fit - Parchment
	Stone Mortar	o RCo Blended Products (o BP) smoke
	<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); margin-right: 10px;"><b>Stone Lay-Up</b></div>  </div>	<p><b>Bonding Surface:</b> All surfaces must be clean, free of any dirt and loose debris to create an</p> <p><b>Stone Lay-Up:</b> stones should be laid in a horizontal orientation. stone offset should be 50%.</p> <p><b>Stone Joints:</b> Stone joints should be 1/4".</p> <p><b>Stone Face:</b> stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. Do No T cover stone face and edge with mortar.</p> <p style="color: red;">see sample Lay-Up image to left.</p>

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SCHEME 12: Elevation C, Italian Villa

Item	Manufacturer	Color # & Name	
Main Body (stucco)	sherwin Williams	7539, Cork Wedge	
Trim (Wood Trim, Fascia Boards, etc.)	sherwin Williams	7010, White Duck	
Garage Door	sherwin Williams	7053, Adaptive shade	
Front Door	sherwin Williams	9100, Umber Rust	
Faux Clay Outlookers	sherwin Williams	6061, Tanbark	
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface	
Windows		White	
Concrete Roof Tile ("s"-Tile)		Capistrano - sCC8806, Tucson Blend	
MASONRY	Stone	Eldorado stone	Longitude24 - snowdrift
	Stone Mortar	o RCo Blended Products (o BP)	soft White
	Stone Lay-Up	<p><b>Bonding Surface:</b> All surfaces must be clean, free of any dirt and loose debris to create an</p> <p><b>Stone Lay-Up:</b> stones should be laid in a horizontal orientation. stone offset should be 50%.</p> <p><b>Stone Joints:</b> Stone joints should be 1/4".</p> <p><b>Stone Face:</b> stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. Do No T cover stone face and edge with mortar.</p> <p>see sample Lay-Up image to left.</p>	

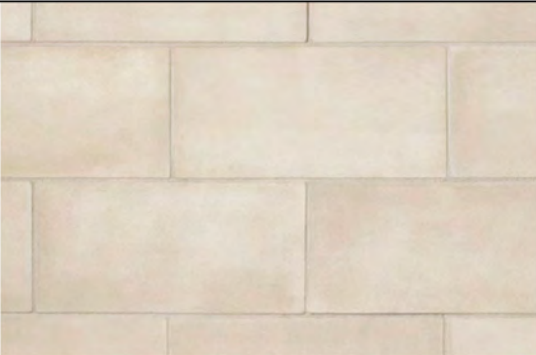


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