

SummerHill HomesSM

TO: Cindy Yee
Senior Planner, City of San Ramon

FROM: Denise Cunningham
Vice President, SummerHill Homes

DATE: October 13, 2021

RE: **Bishop Ranch 6 Development Proposal** (SPA 21-800-001, MJ 21-900-002, DP 21-300-002, AR 21-200-007, & IS 21-250-007 1; APN: 213-133-048)
Updates to the Planned Development Permit and Vesting Tentative Map Plan Set

As we discussed, SummerHill has prepared an updated plan set for the Planned Development Permit and Vesting Tentative Map for City Village, with minor updates to the site plan and the architecture. The updates were made to enhance the landscape design, refine the architecture and accommodate existing underground utilities that serve the area. These minor updates are summarized below.

Landscaping

- The double row of trees on Camino Ramon has been adjusted to accommodate existing underground public utilities while maintaining consistency with the design intent for the streetscape. (Sheets L1.0, L1.1, L1.2, L1.4, L1.10, L1.11, L1.12, L1.13, L2.4, L2.5, L2.6 and L7.0)
- Along Norris Canyon Road street trees have been moved from the park strip to back of walk due to existing utilities within the park strip that prevent the installation of trees. (Sheets L1.0, L1.1, L1.2, L1.4, L1.10, L1.11, L1.12, L1.13, L2.4, L2.5, L2.6 and L7.0)
- Additional native and beneficial habitat plant species have been added to the planting palette. (Sheets L1.0, L1.1, L1.2, L1.4, L1.10, L1.11, L1.12, L1.13, L2.4, L2.5, L2.6 and L7.0)

Civil

- Parcels A, B and C have been reorganized into 10 parcels (parcels A through K) for efficient annexation to the homeowners association during build-out. (Sheets TM-1)

- The location of the ADA has been revised based on more detail on the grading and accessibility to the units. (Sheet TM-3)
- Street cross-sections A, C, D, G and H have been updated to align with frontage sidewalk design per the Landscape Plans. (Sheet TM-5)

Architecture

Towns

- Porch on Unit 3 has been modified to make the walls flush and create a continuous porch across the front of the unit.

Rows

- The sliding glass door at the second-level deck is now a three-panel sliding glass door on all plans. The optional four-panel slider has been eliminated.

Courts

- For consistency, all sliding glass doors are now three-panel.
- Window colors have been revised for architectural consistency.
- Plan 3 has been modified to add a small projection on the ground floor to expand the kitchen and reconfigure for better access to the private open space. The elevation was also enhanced further.
- At Plan 4, the interior layout has been modified slightly, resulting in minor changes to window locations and the entry location.



Artists Conception. Please refer to plans for project specifications

CityVillage

SAN RAMON, CALIFORNIA

Formal Planning Application

October 13, 2021



3000 Executive Parkway, Suite 450
San Ramon, CA 94583
650.842.2371



5000 Executive Parkway, Suite 375
San Ramon, CA 94583
925.463.1700



3361 Walnut Boulevard, Suite 120
Brentwood, CA 94513
925.634.7000



2633 Camino Ramon, Suite 350
San Ramon, CA 94583
925.866.0322



81 14th Street
San Francisco, CA 94103
415.864.1921

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PROJECT SUMMARY			
Assessors Parcel Number	213--133-048		
General Plan Land Use Designation	Mixed Use / North Camino Ramon Specific Plan (NCRSP)		
Zoning Designation	North Camino Ramon Specific Plan (NCRSP)		
Gross Site Area	± 31.05 AC	1,352,473 s.f.	
Park	± 2.01 AC	Parcel M [1]	
Linear Open Space	± 1.02 AC	Parcel N, EEE, FFF, GGG [1]	
Internal Streets (R.O.W)	± 6.24 AC	Parcels A-L [1]	
Net Site Area	± 21.78 AC	948,672 s.f.	
# of Homes	404	Homes in Total	
	114	Detached Row Homes	
	154	Detached Courtyard Homes	
	136	Attached Townhomes	
Density (Units per Net Site Area)	18.5	Homes/AC	

Note:
[1] See Civil Vesting Tentative Map for parcels details

BUILDING CODE	
Detached Single Family Homes	
Reference	2019 California Residential Code: CRC California Building, Fire, Electrical, Mechanical, Plumbing Codes, CAL Green
Occupancy	R-3 with attached U garage
Fire Sprinkler System	NFPA 13D system
Construction Type	V-B
Allowable # of Stories	3 stories
Projections (eaves and similar elements) per CRC Table R302.1(2)	Non-rated with a fire separation distance of 3'-0" or more
	Non-rated with a fire separation distance of 2'-0" or more if fire blocking is provided between top plate and roof sheathing or if no gable-end vent is installed (exceptions b & c)
No projections may occur with a fire separation distance of less than 2'-0".	

Attached Townhomes	
Reference	2019 California Residential Code: CRC California Building, Fire, Electrical, Mechanical, Plumbing Codes, CAL Green
Occupancy	R-3 with attached U garage
Fire Sprinkler System	Fire Sprinkler System (NFPA 13D) in accordance with C.R.C. section R313
Construction Type	V-B
Allowable # of Stories	3 stories (Type V-B / S13D) C.B.C Table 504.4
Allowable Area per Story	Unlimited (R-3 / S13D) C.B.C Table 506.2
Dwelling Separation	1-Hour common wall C.R.C. R302.2.1
Accessibility	Per CBC Chapter 11A, 1102A.3.1 Multistory condominium dwellings in buildings with no elevator (10% of units)

PARKING SUMMARY: Per Table 4.4 NCRSP Parking Standards

Required Parking							
Plan Type	QTY	Bdrm / Du	Residential		Guest Parking		Total Required Spaces
			Ratio	# of Spaces	Ratio	# of Spaces	
Detached Single Family Homes							
ROWS							
P1	15	3	1.5	23	0.25	4	27
P2	41	4	2.0	82	0.25	10	92
P3	58	4	2.0	116	0.25	15	131
Sub-total	114	-	-	221	-	29	250
COURTS							
P1	31	4	2.0	62	0.25	8	70
P1X	29	4	2.0	58	0.25	7	65
P2	23	3	1.5	35	0.25	6	40
P3	25	4	2.0	50	0.25	6	56
P3X	23	4	2.0	46	0.25	6	52
P4	23	4	2.0	46	0.25	6	52
Sub-total	154	-	-	297	-	39	335
Total	268	-	-	518	-	68	586
TOWNS							
P1	24	3	1.5	36	0.25	6	42
P2	27	3	1.5	41	0.25	7	47
P3	35	4	2.0	70	0.25	9	79
P4	50	4	2.0	100	0.25	13	113
ADA	-	-	-	-	-	2	2
Total	136	-	-	247	-	36	283
Provided Parking							
		Garage		Guest Parking		Total Provided Spaces	
		Spaces / DU	Spaces	Regular	EV / ADA		
268 Single Family Homes		2	536	119	-	655	
136 Attached Townhomes		2	272	30	4 EV / 2 ADA	308	
Park		-	-	7	-	7	
BIKE PARKING		-	-	32	-	32	

UNIT SUMMARY								
ROWS								
Plan Type[1]	QTY	Percentage	Bdrm / Bath	Number of Levels	Garage Description	Garage Sq.Ft	Unit Sq.Ft	Total Unit Sq. Ft.
P1	7	6%	3 Bd/2.5 Ba/Office	3	2-Car Standard Garage	524	1,999	13,993
P1E	8	7%	3 Bd/2.5 Ba/Office	3	2-Car Standard Garage	524	2,065	16,520
P2	30	26%	4 Bd/3.5 Ba	3	2-Car Standard Garage	486	2,128	63,840
P2E	11	10%	4 Bd/3.5 Ba	3	2-Car Standard Garage	486	2,156	23,716
P3	47	41%	4 Bd/3.5 Bath	3	2-Car Standard Garage	506	2,345	110,215
P3E	11	10%	4 Bd/3.5 Bath	3	2-Car Standard Garage	506	2,457	27,027
Total	114	100%	-	-	-	57,134	-	255,311

COURTS								
Plan Type	QTY	Percentage	Bdrm / Bath	Number of Levels	Garage Description	Garage Sq.Ft	Unit Sq.Ft	Total Unit Sq. Ft.
P1	22	14%	4 Bd/3.5 Ba	3	2-Car Standard Garage	505	2,176	47,872
P1E	9	6%	4 Bd/3.5 Ba	3	2-Car Standard Garage	505	2,176	19,584
P1X	23	15%	4 Bd/3.5 Ba	3	2-Car Standard Garage	517	2,212	50,876
P1XE	6	4%	4 Bd/3.5 Ba	3	2-Car Standard Garage	517	2,229	13,374
P2	17	11%	3 Bd/2.5 Ba /Loft	2	2-Car Standard Garage	574	2,230	37,910
P2E	6	4%	3 Bd/2.5 Ba /Loft	2	2-Car Standard Garage	574	2,276	13,656
P3	20	13%	4 Bd/3.75 Ba/Retreat+Penthouse	3 w/ Roof Deck	2-Car Standard Garage	468	2,740	54,800
P3E	5	3%	4 Bd/3.75 Ba/Retreat+Penthouse	3 w/ Roof Deck	2-Car Standard Garage	468	2,746	13,730
P3X	18	12%	4 Bd/3.75 Ba/Retreat+Penthouse	3 w/ Roof Deck	2-Car Standard Garage	468	2,751	49,518
P3XE	5	3%	4 Bd/3.75 Ba/Retreat+Penthouse	3 w/ Roof Deck	2-Car Standard Garage	468	2,735	13,675
P4	21	14%	4 Bd/3.75 Ba/Tech+Penthouse	3 w/ Roof Deck	2-Car Standard Garage	530	3,087	64,827
P4E	2	1%	4 Bd/3.75 Ba/Tech+Penthouse	3 w/ Roof Deck	2-Car Standard Garage	530	3,087	6,174
Total	154	100%	-	-	-	78,504	-	385,996

TOWNS								
Plan Type	QTY	Percentage	Bdrm / Bath	Number of Levels	Garage Description	Garage Sq.Ft	Unit Sq.Ft	Total Unit Sq. Ft.
P1	24	18%	3 Bd/3.5 Ba	3	2-Car Standard Garage	542	1,720	41,280
P2	27	20%	3 Bd/3.5 Ba	3	2-Car Standard Garage	516	1,837	49,599
P3	35	26%	4 Bd/3.5 Ba	3	2-Car Standard Garage	491	2,004	70,140
P4	50	37%	4 Bd/3.5 Ba	3	2-Car Standard Garage	486	2,250	112,500
Total	136	100%	-	-	-	68,425	-	273,519
Grand Total	404	-	-	-	-	204,063	-	914,826

DEVELOPMENT SETBACK STANDARDS					
ROWS		COURTS		TOWNS	
	Proposed		Proposed		Proposed
Density	17.5 du/ac	Density	16.5 du/ac	Density	23.8 du/ac
Min. Lot Size		Min. Lot Size		Min. Lot Size	
Lot Area	1,680 sf	Lot Area	1,620 sf	Lot Area	7,000 sf
Width	30 ft min.	Width	36 ft min.	Width	50 ft min.
Depth	56 ft min.	Depth	45 ft min.	Depth	100 ft min.
Min.Setbacks		Min. Setbacks		Min. Setbacks	
Front	6 ft	Front	3 ft @ court 6' ft @ street	Front	6' ft @ street 15 ft Bldg. to Bldg.
Side - interior	3.5 ft	Side - interior	3 ft	Side - interior	5 ft
Side - corner	6 ft	Side - corner	6 ft	Side - corner	10 ft
Side - aggregate	7 ft	Side - aggregate	6 ft	Side - aggregate	15 ft
Rear	3 ft @ Alley	Rear	0.5 to PL 4 ft Bldg. to Bldg.	Rear	3 ft @ Alley
Height	35 ft	Height	35 ft	Height	40 ft









1 Parking Lot to Toyota Center



2 Existing Office Complex



3 Existing Office Building Entrance



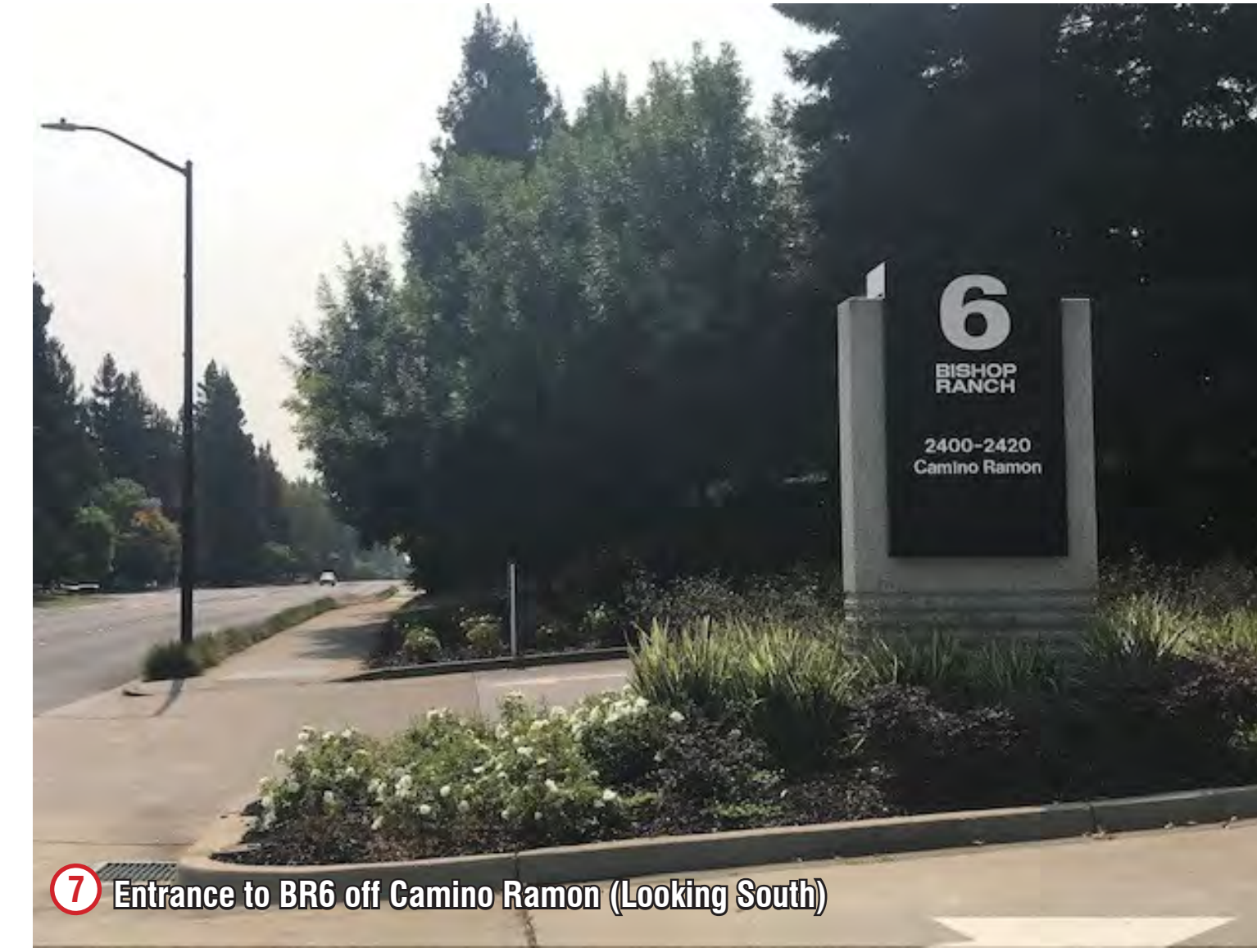
4 Norris Canyon West



5 Norris Canyon East



6 Corner of Norris Canyon and Camino Ramon



7 Entrance to BR6 off Camino Ramon (Looking South)



8 View into BR6 Office Park



9 View Down Office Courtyard



10 Camino Ramon South View



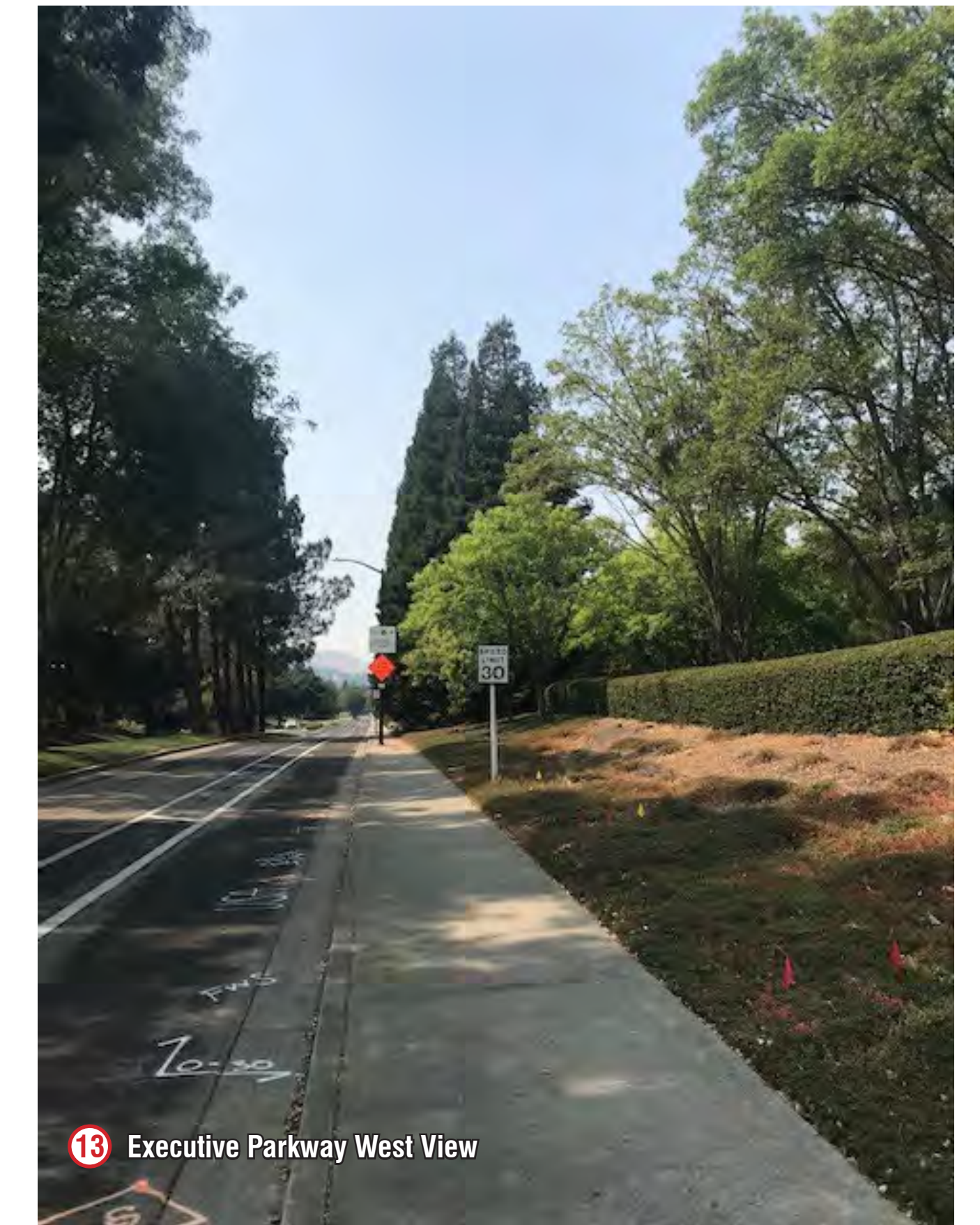
11 Corner of Executive Parkway and Camino Ramon



12 Office Building



14 West Edge of BR6 Parking Lot



13 Executive Parkway West View



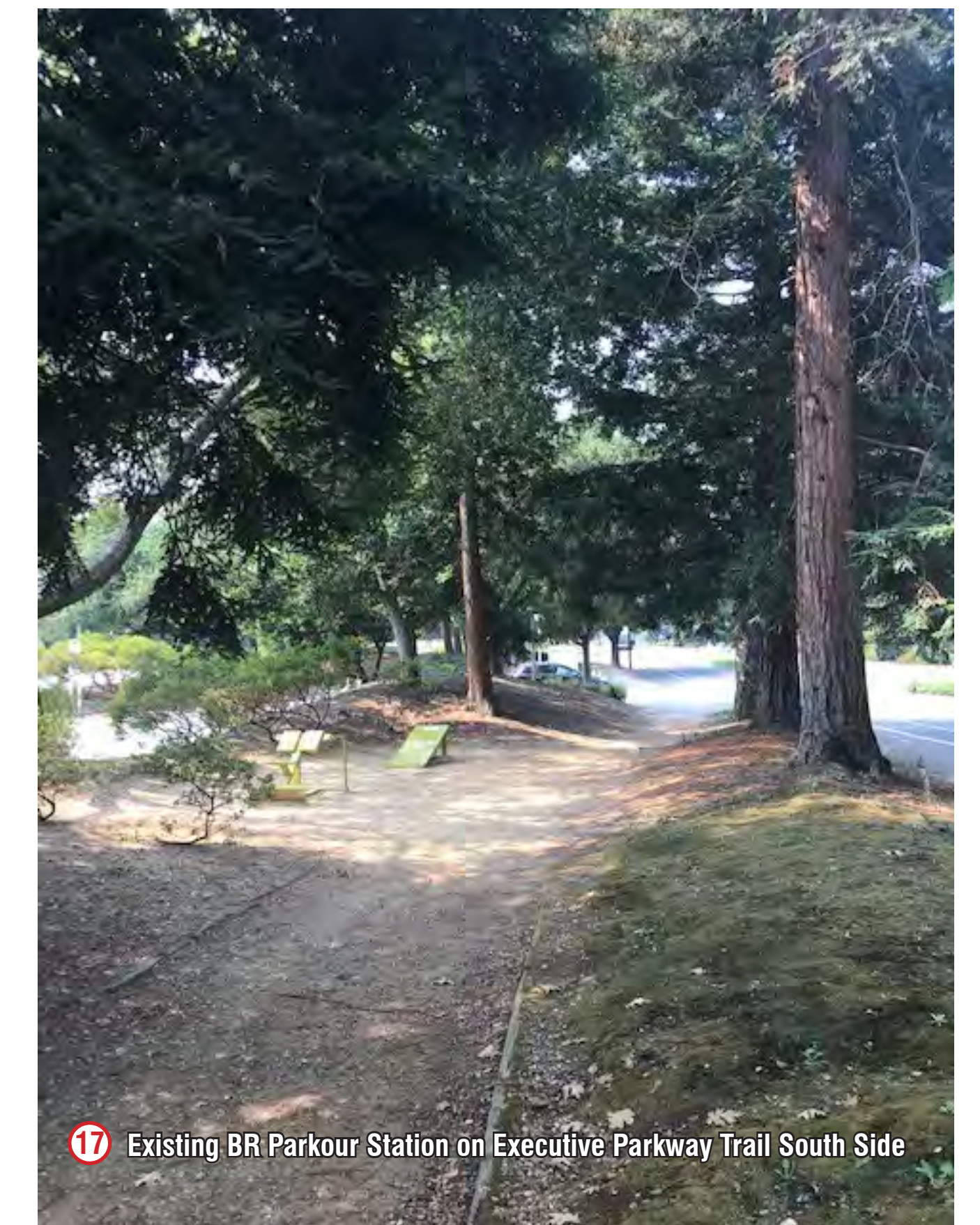
15 Existing Utility Structure



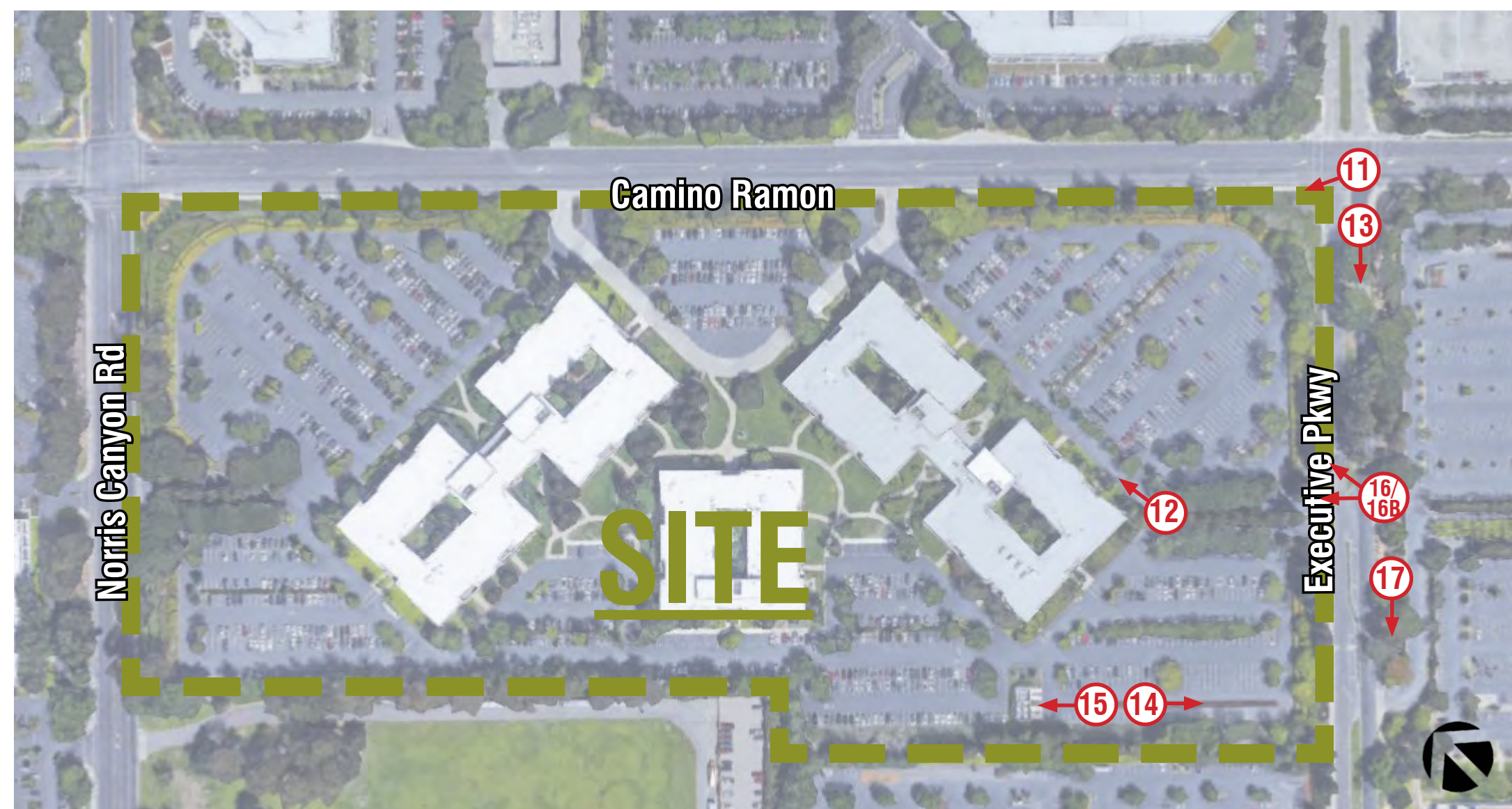
16 Entry off Executive Parkway



16B



17 Existing BR Parkour Station on Executive Parkway Trail South Side







DOUBLE ROW OF STREET TREES (PLATANUS COLOMBIA) AT 40' O.C. STAGGERED SPACING

8' WIDE MEANDERING PATH w/ 5' MIN. TO 20' WIDE PLANTING STRIP

SEATING NODE OVERLOOK w/ DECORATIVE PAVING AND SEAT WALL, TYP.

SEATING NODE AT PASEO CONNECTION w/ DECORATIVE PAVING, BENCHES, SEAT WALLS AND GRAND STAIRWAY, TYP.

CAMINO RAMON

ENTRY MONUMENT WALLS AND SEATING NODES, TYP.

DECORATIVE PAVING AT ENTRY, TYP.

SINGLE ROW OF STREET TREES (ULMUS PARVIFOLIA 'DRAKE') AT APPROX. 40' O.C., TYP.

5' DETACHED SIDEWALK w/ 4' PLANTING STRIP & BIO-RETENTION AREAS AT BOW, TYP.

C STREET

5' DETACHED SIDEWALK w/ 6' MIN. PLANTING STRIP AND PLANTING BULB-OUTS ON B STREET

4' ATTACHED SIDEWALK ON C, D & E STREETS w/ PEDESTRIAN CONNECTIONS & CROSSINGS TO CAMINO RAMON, A STREET AND PASEOS, TYP.

PASEO WALKS w/ DECORATIVE SCORED PAVING AND ENTRY PORCHES AT THE TOWNS, TYP.

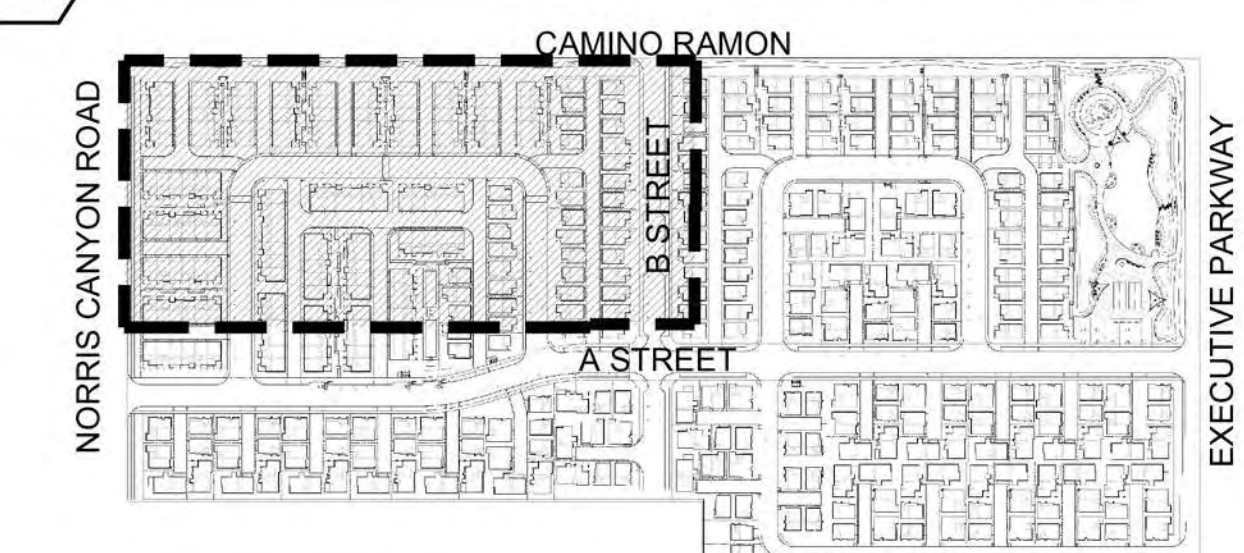
COMMON AREA OPEN SPACE w/ TOT LOT, BBQ/PICNIC AREAS, SHADE TRELLISES, GRASS LAWN, SEATING WALLS AND BENCHES SEE PLAN ENLARGMENT SHEET L1.7

PRIVATE SIDE YARDS w/ 6' FENCE & GATE AT DETACHED ROWS, TYP.

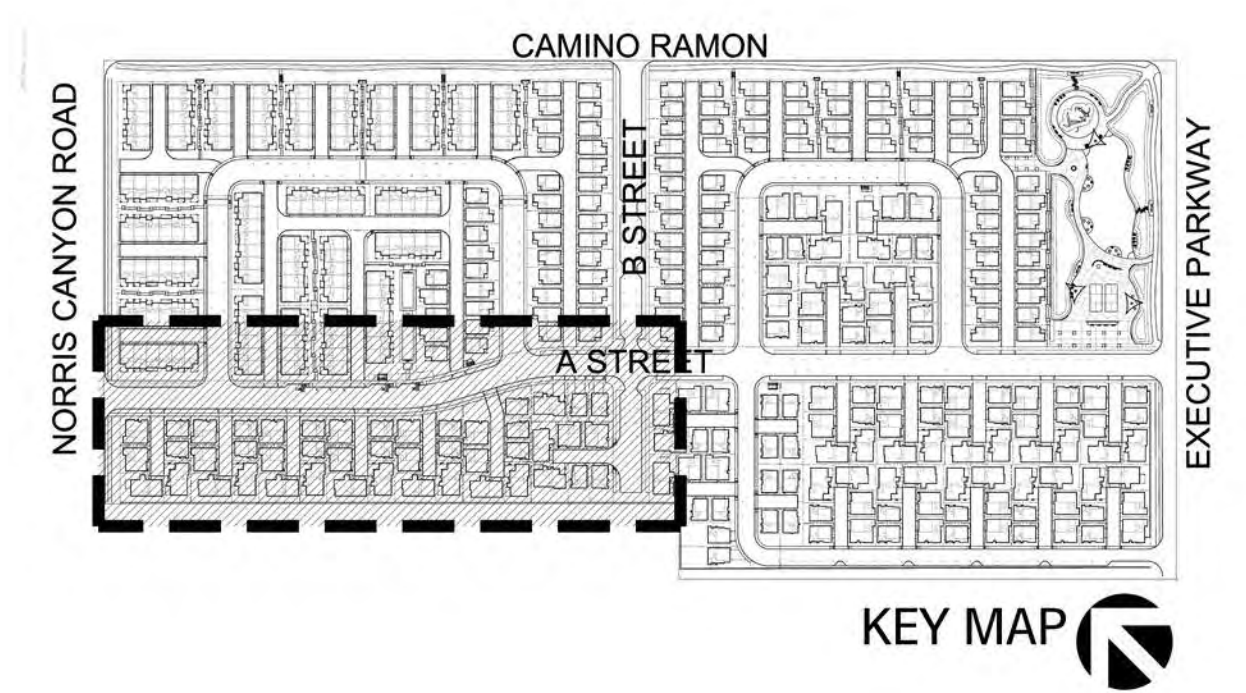
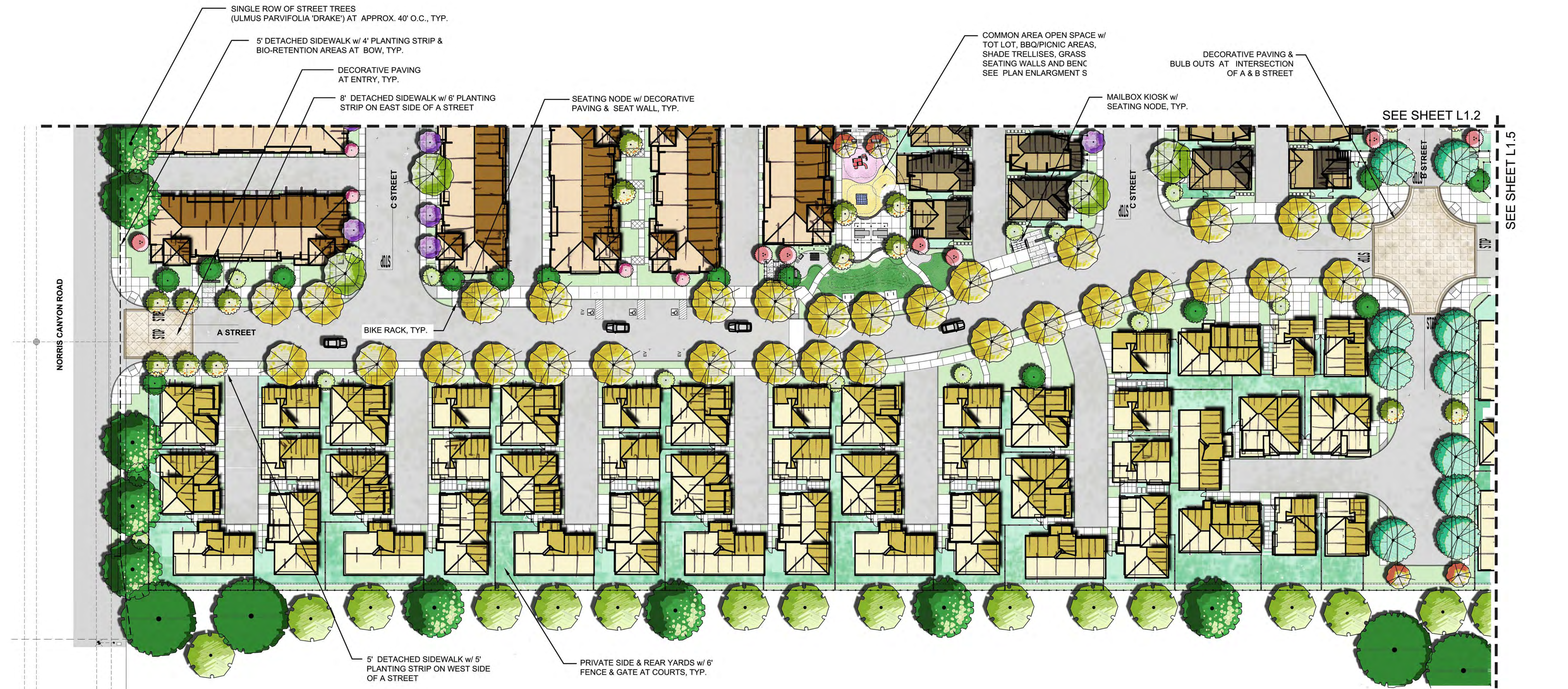
PRIVATE FRONT YARD GARDENS w/ LOW FENCE & GATE AT DETACHED ROWS, TYP.

5' DETACHED SIDEWALK w/ 6' MIN. PLANTING STRIP AND PLANTING BULB-OUTS ON B STREET

SEE SHEET L1.3



KEY MAP



SITE PLAN SP8

CityVillage

SUMMERHILL HOMES
COMMUNITIES OF DISTINCTION

ARCHITECTS • PLANNERS • DESIGNERS
WHA.
ORANGE COUNTY • LOS ANGELES • BAY AREA

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

VAN DORN ABED LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZF 94033 PH (415) 864-9221 FAX (415) 864-4796



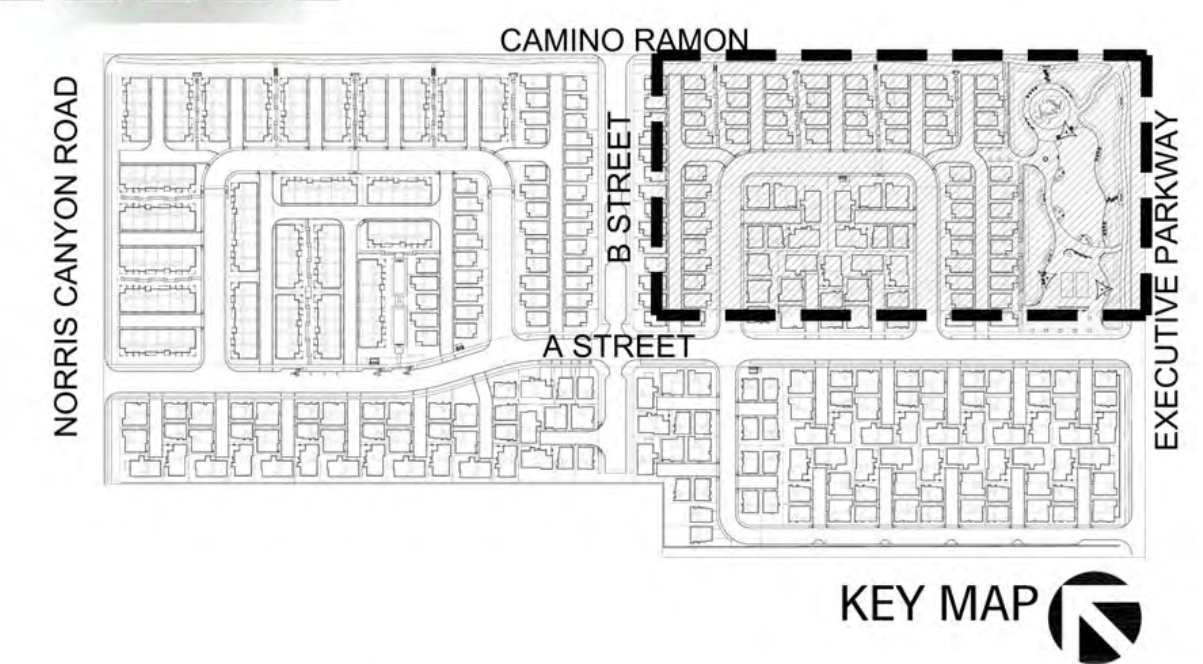
CITY OF SAN RAMON, CA
2020148 | 10-13-2021
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

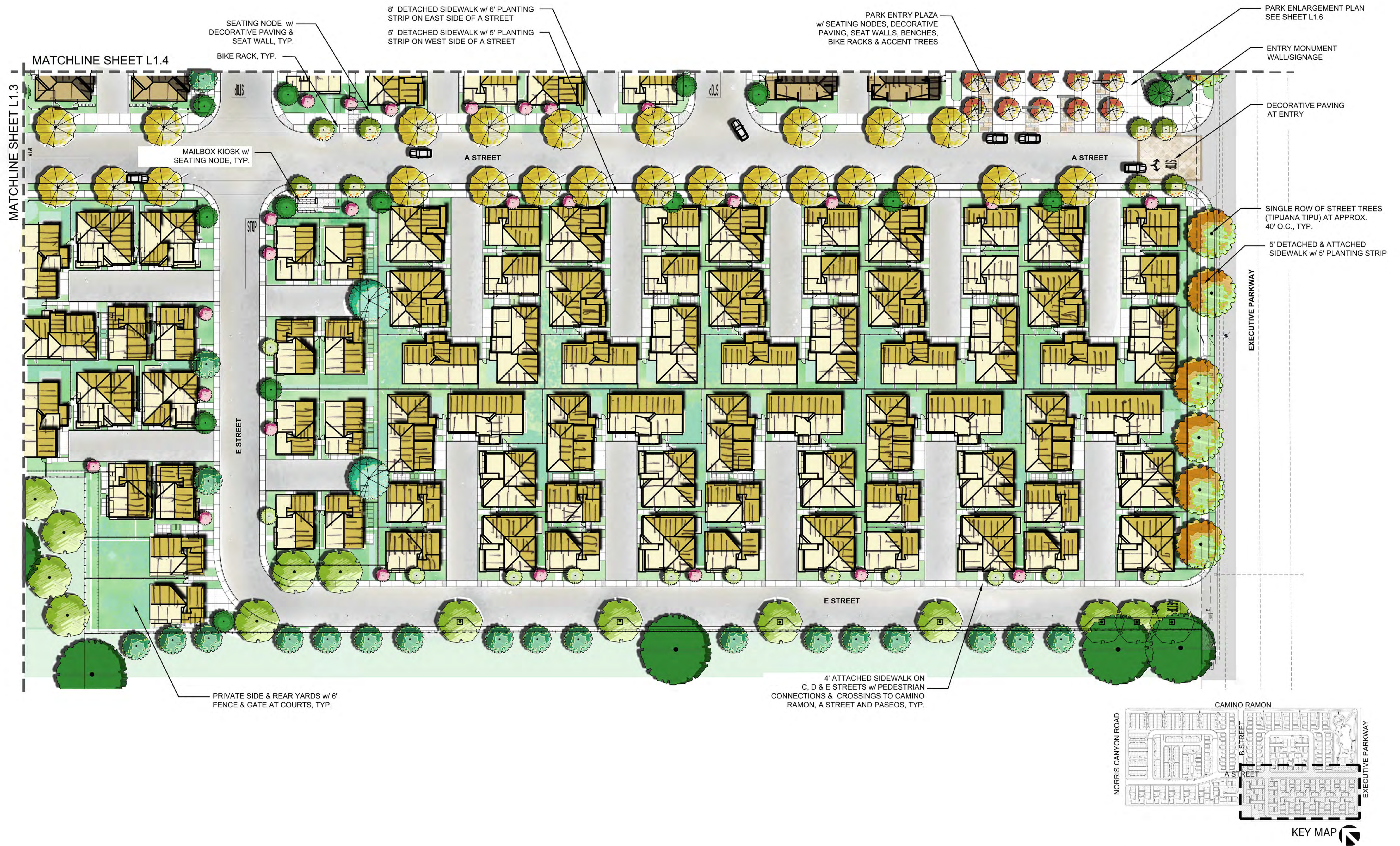


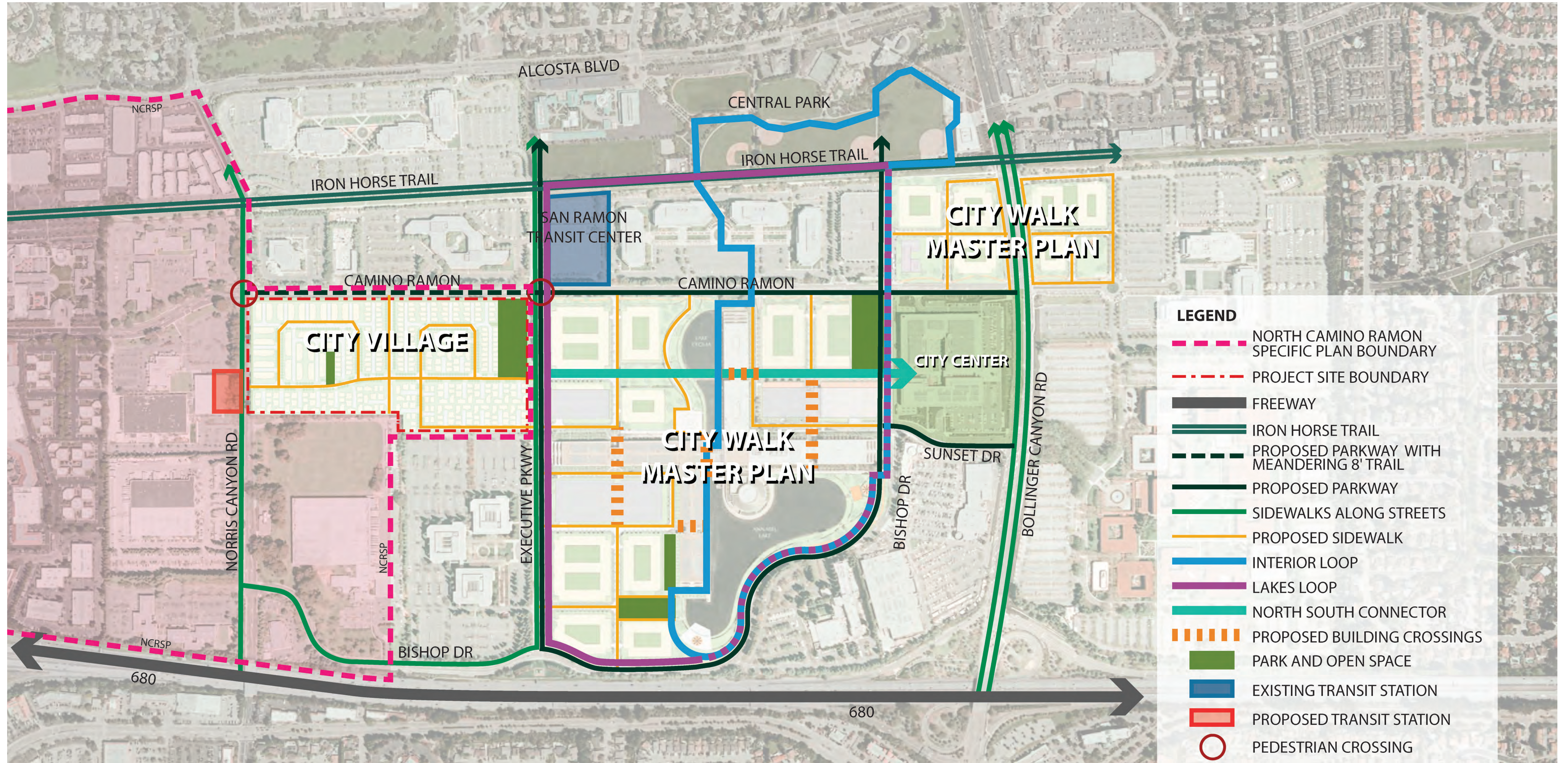
PRIVATE SIDE & REAR YARDS w/ 6' FENCE & GATE AT COURTS, TYP.

PRIVATE FRONT YARD GARDENS w/ LOW FENCE & GATE AT DETACHED ROWS, TYP.

PRIVATE SIDE YARDS w/ 6' FENCE & GATE AT DETACHED ROWS, TYP.

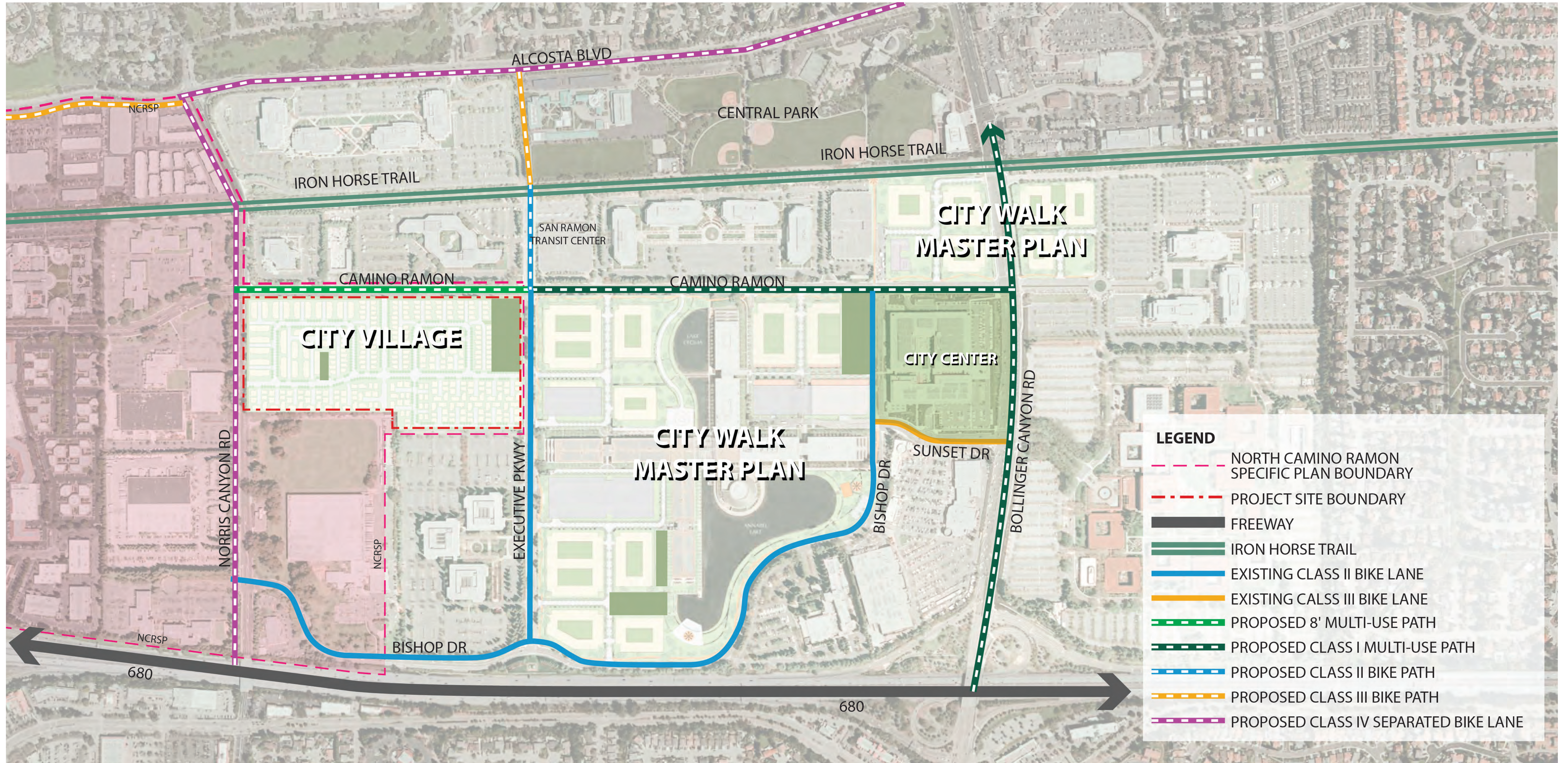






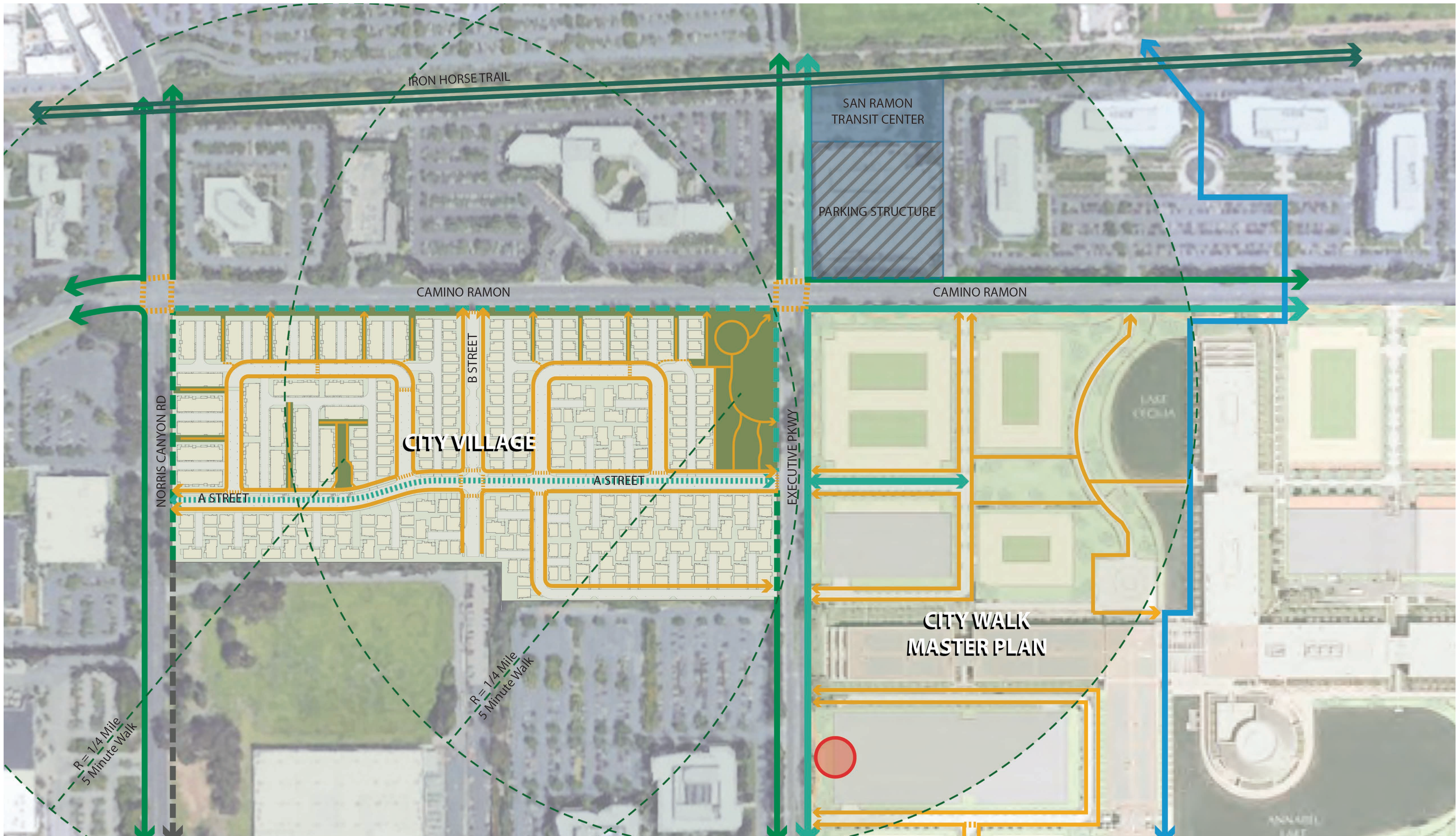
Source: San Ramon Walking District Master Plan-Workshop #1





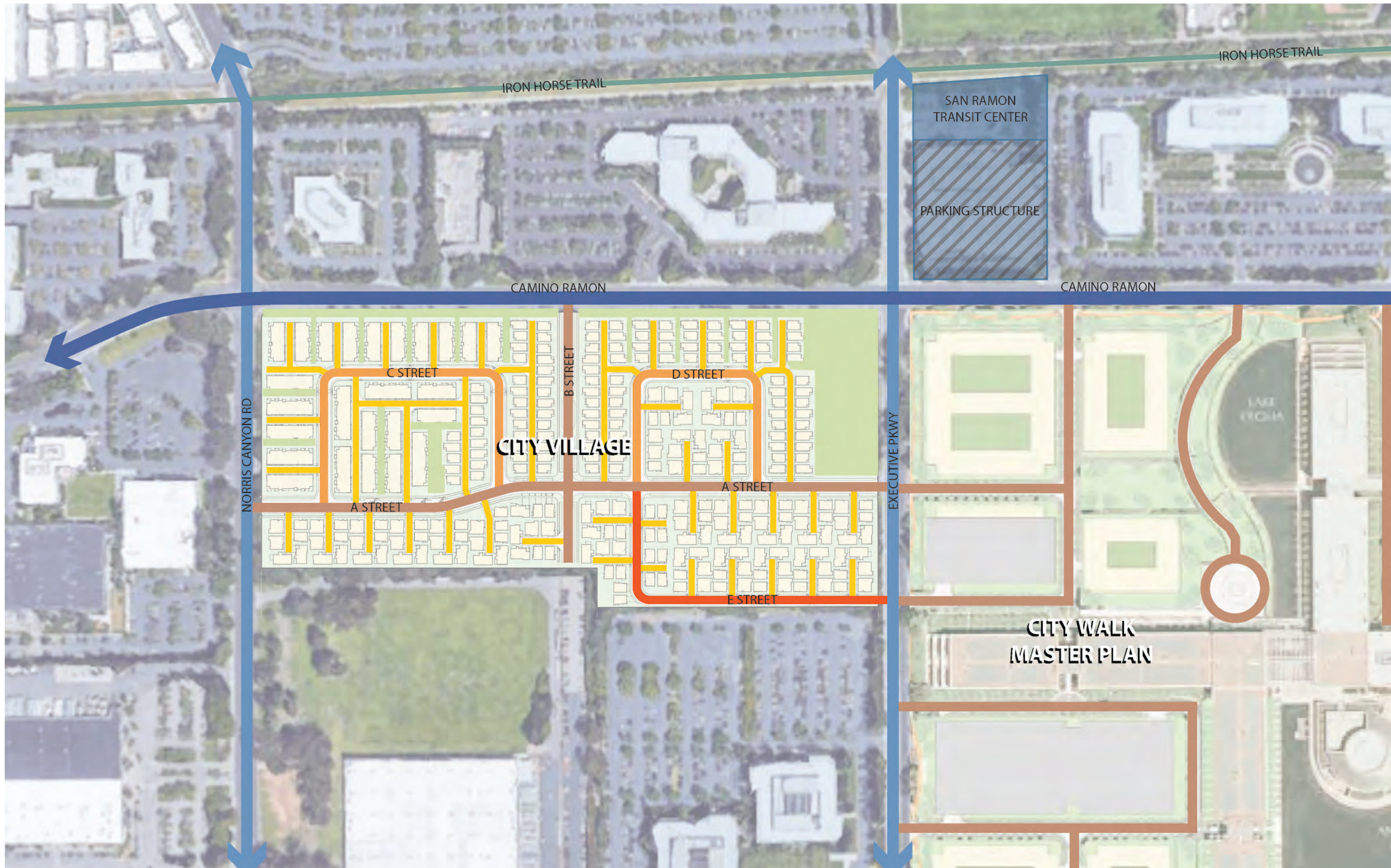
Source: San Ramon Walking District Master Plan-Workshop #1





- LEGEND**
- Iron Horse Trail
 - Parkway per Walking District Master Plan
 - Proposed Parkway with Meandering Trail
 - Existing Sidewalk at Major Streets
 - Proposed Sidewalk at Major Streets
 - Future Extension of Sidewalk by Toyota
 - Proposed Sidewalk / Park Path
 - Proposed Pedestrian Street
 - Pedestrian Crossing
 - City Walk Interior Loop
 - Park and Open Space
 - Proposed Mobility Hub





LEGEND

- █ Arterial Streets
- █ Collector Streets
- █ Primary Local Streets: 60' Right-of-Way
- █ Local Streets: 47' Right-of-Way
- █ Local Streets: 37' Right-of-Way
- █ Alley / Private Drives





Artists Conception. Please refer to plans for project specifications

Park View - Executive Parkway



CityVillage

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COMMUNITIES OF DISTINCTION

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Brentwood, CA 94513
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ZF 9403 PH (415) 864-9221 FAX (415) 864-4796

SITE RENDERINGS

SP15

N.T.S.

CITY OF SAN RAMON, CA
2020148 | 10-13-2021

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Artists Conception. Please refer to plans for project specifications

Entry View - Camino Ramon



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SITE RENDERINGS

SP16

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Entry View - Executive Parkway



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SITE RENDERINGS

SP17

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Artists Conception. Please refer to plans for project specifications

Park Perspective - A Street



SITE RENDERINGS

SP18

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Artists Conception. Please refer to plans for project specifications

Perspective - Camino Ramon



SITE RENDERINGS

SP19

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Artists Conception. Please refer to plans for project specifications

ROWS

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PLAN 1
Elevation 'B'
Color Scheme #5

PLAN 3
Elevation 'A'
Color Scheme #3

PLAN 2
Elevation 'C'
Color Scheme #8

PLAN 3
Elevation 'B'
Color Scheme #6

PLAN 2
Elevation 'A'
Color Scheme #2

Park Streetscene



PLAN 2
Elevation 'C'
Enhanced
Color Scheme #8

ALLEY

PLAN 3
Elevation 'A'
Enhanced
Color Scheme #1

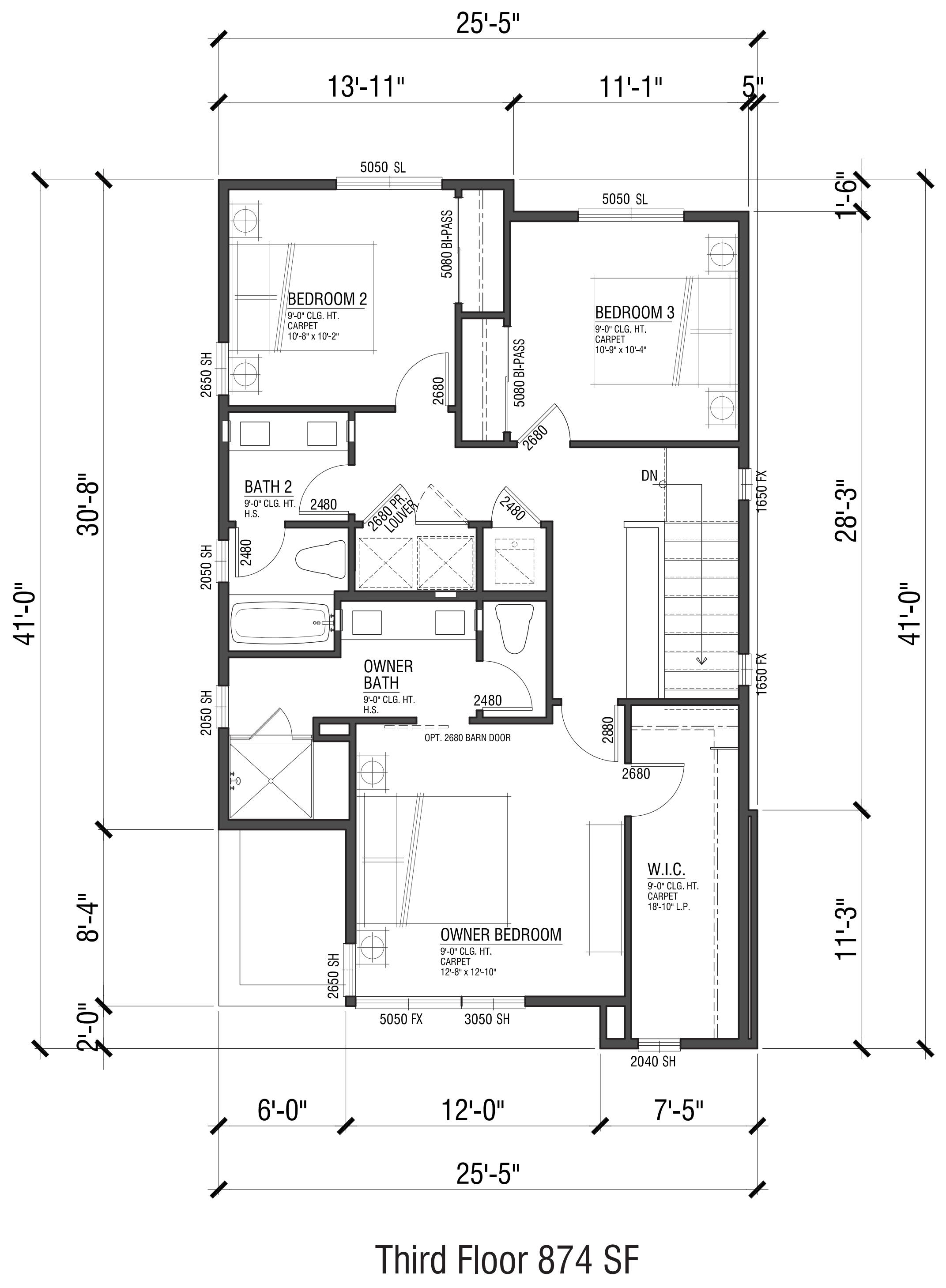
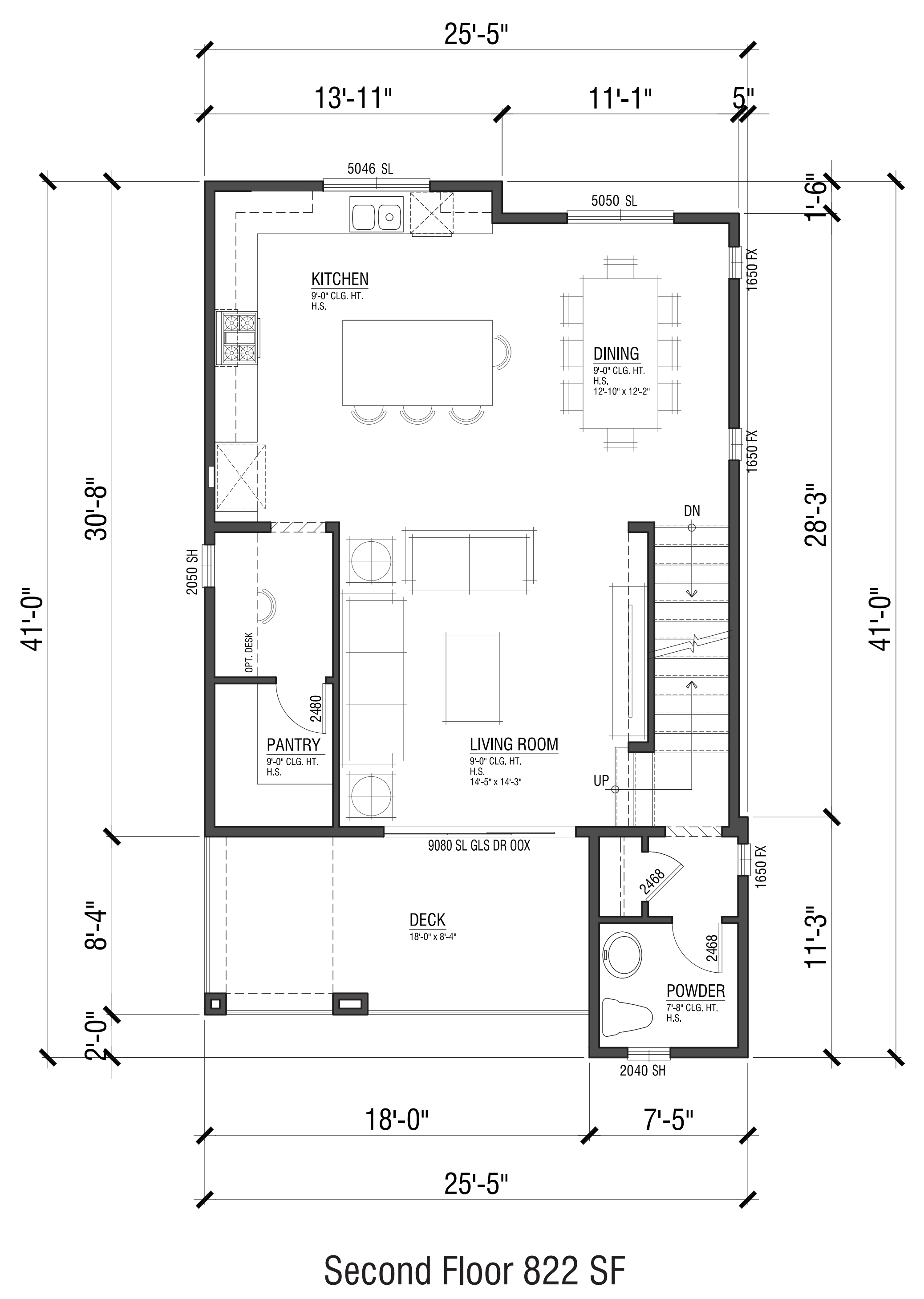
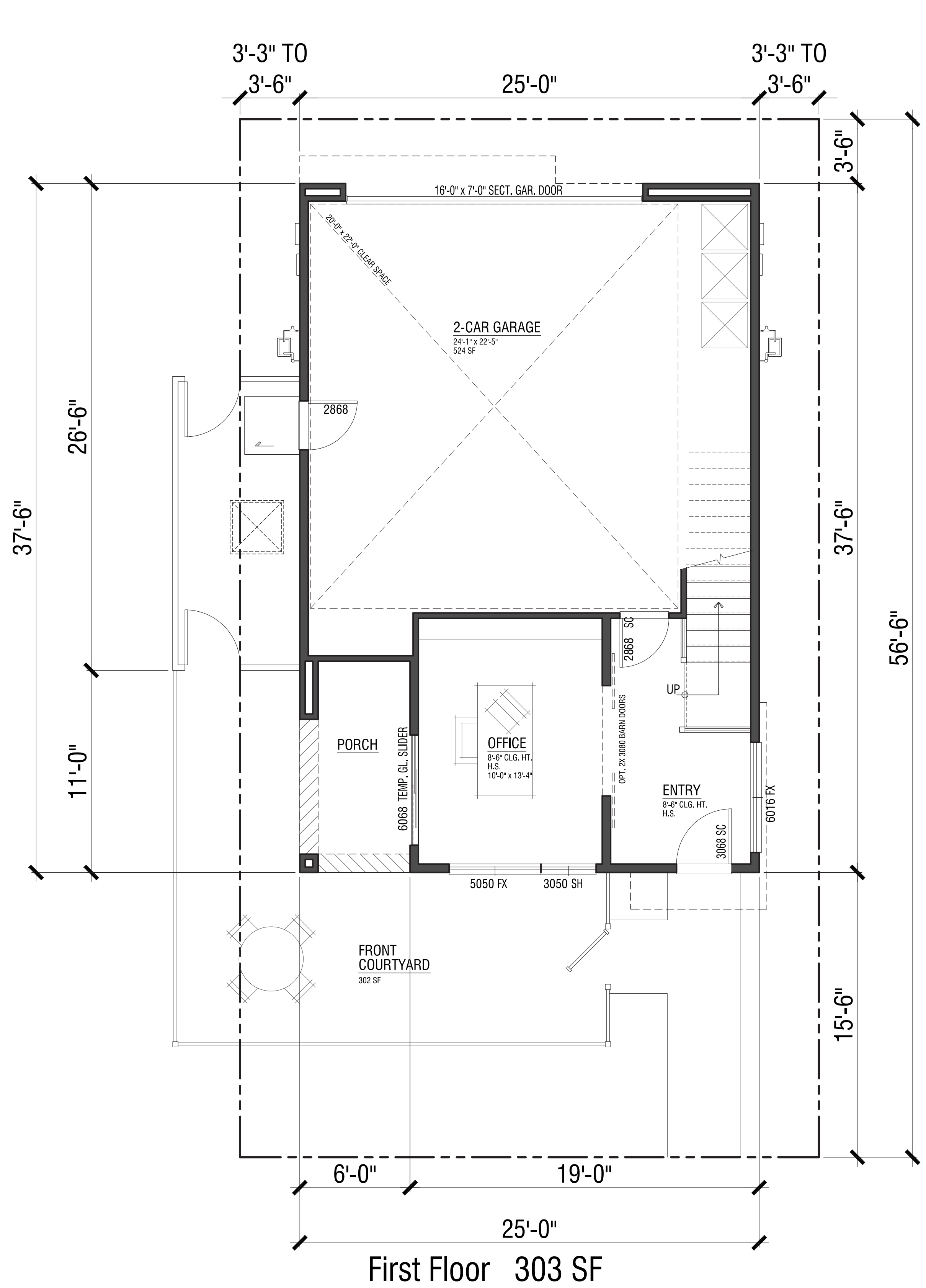
PASEO

PLAN 1
Elevation 'C'
Enhanced
Color Scheme #7

ALLEY

PLAN 1
Elevation 'B'
Enhanced
Color Scheme #5

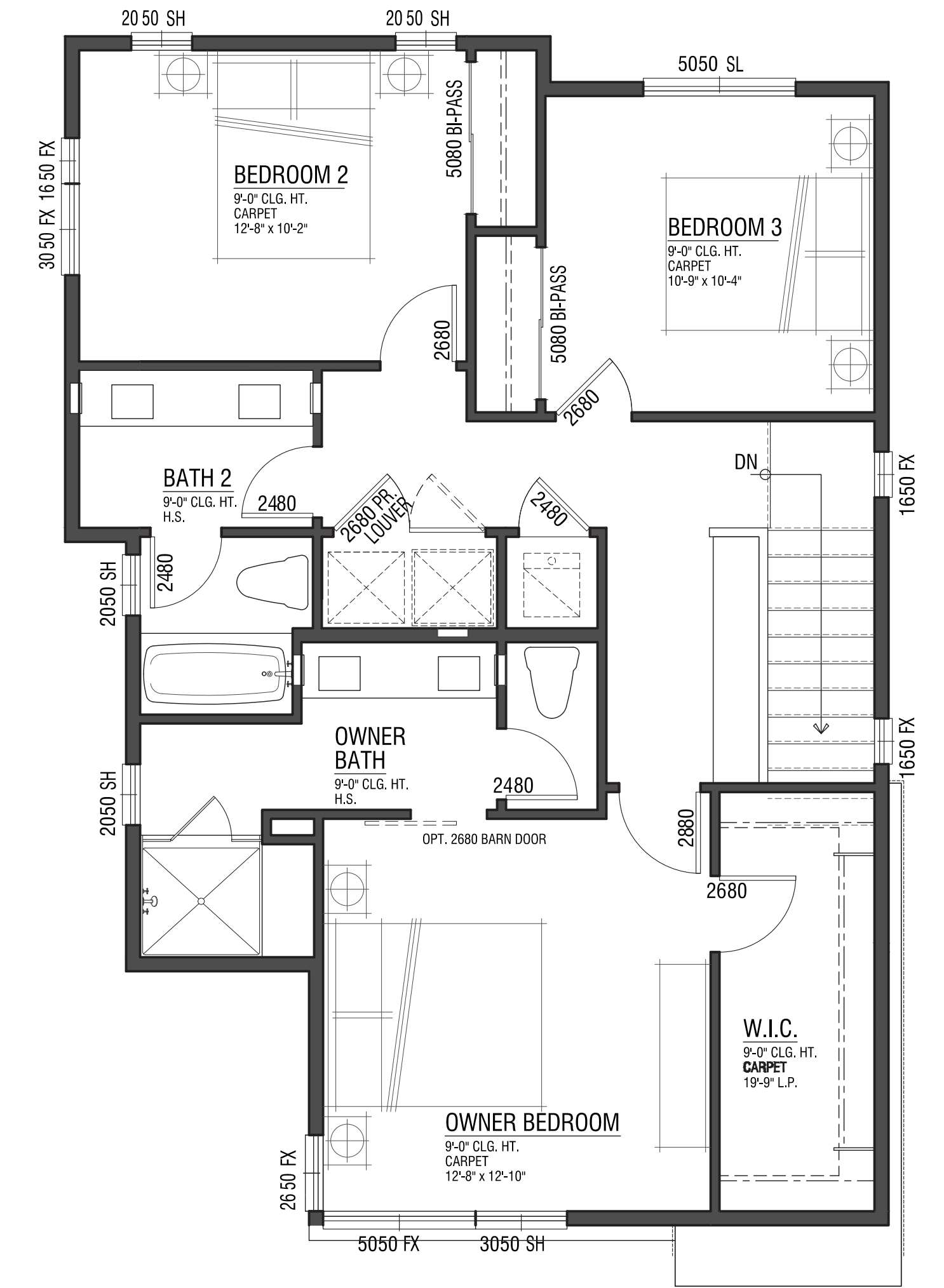
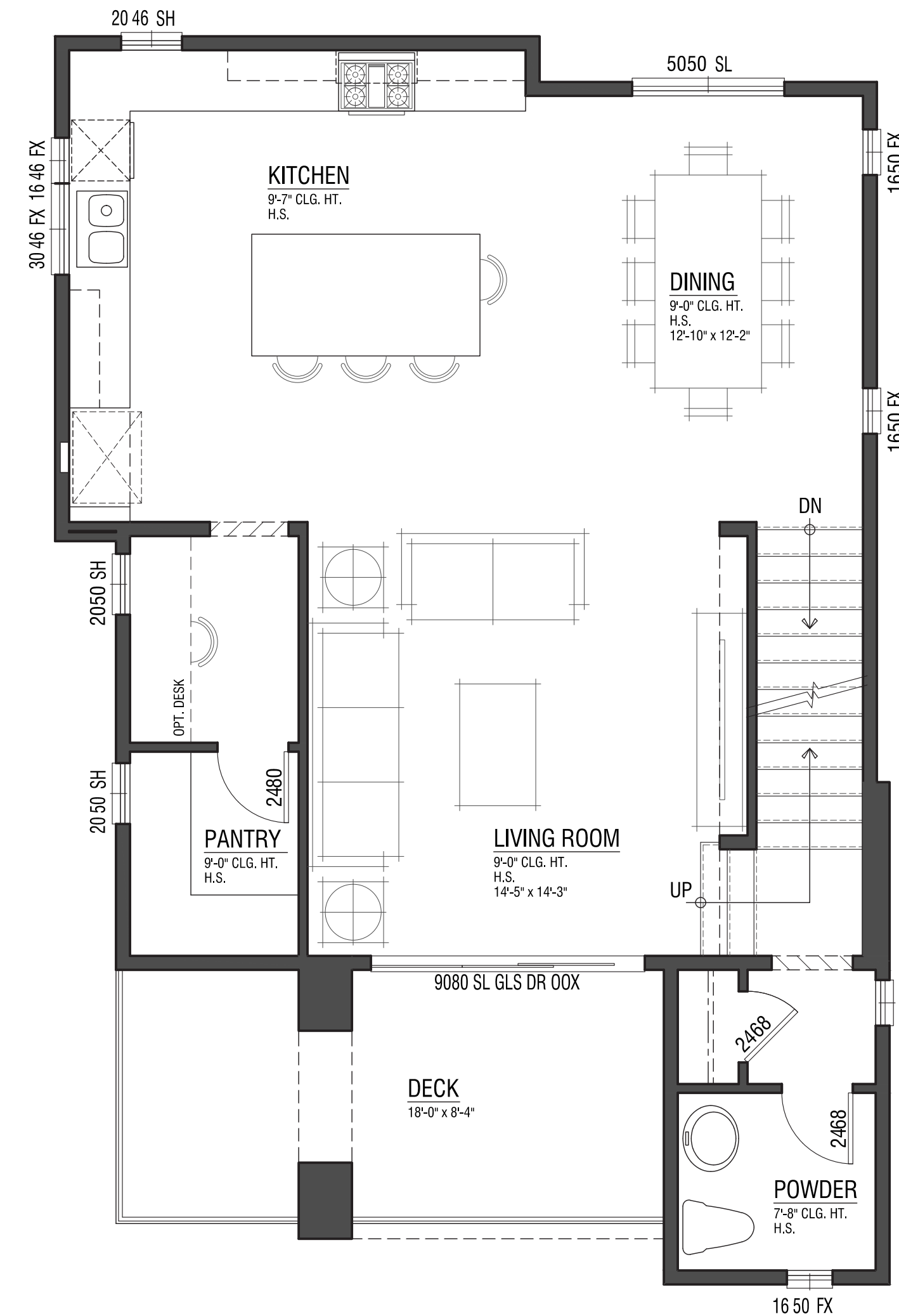
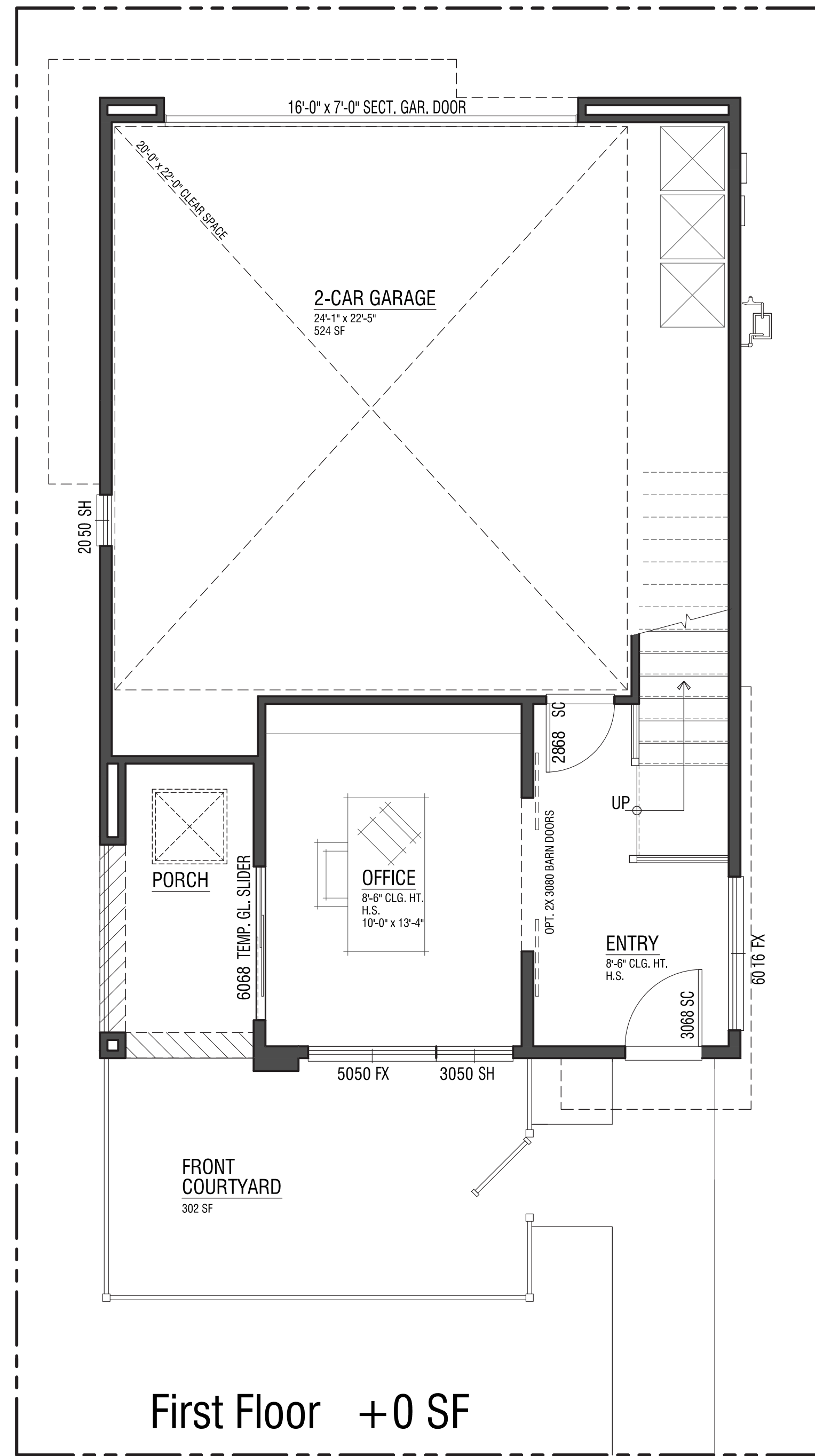
Camino Ramon Streetscene



PLAN 1

1,999 SF
 3 Bdrm. | 2.5 Bath | Office | 2-Car Garage

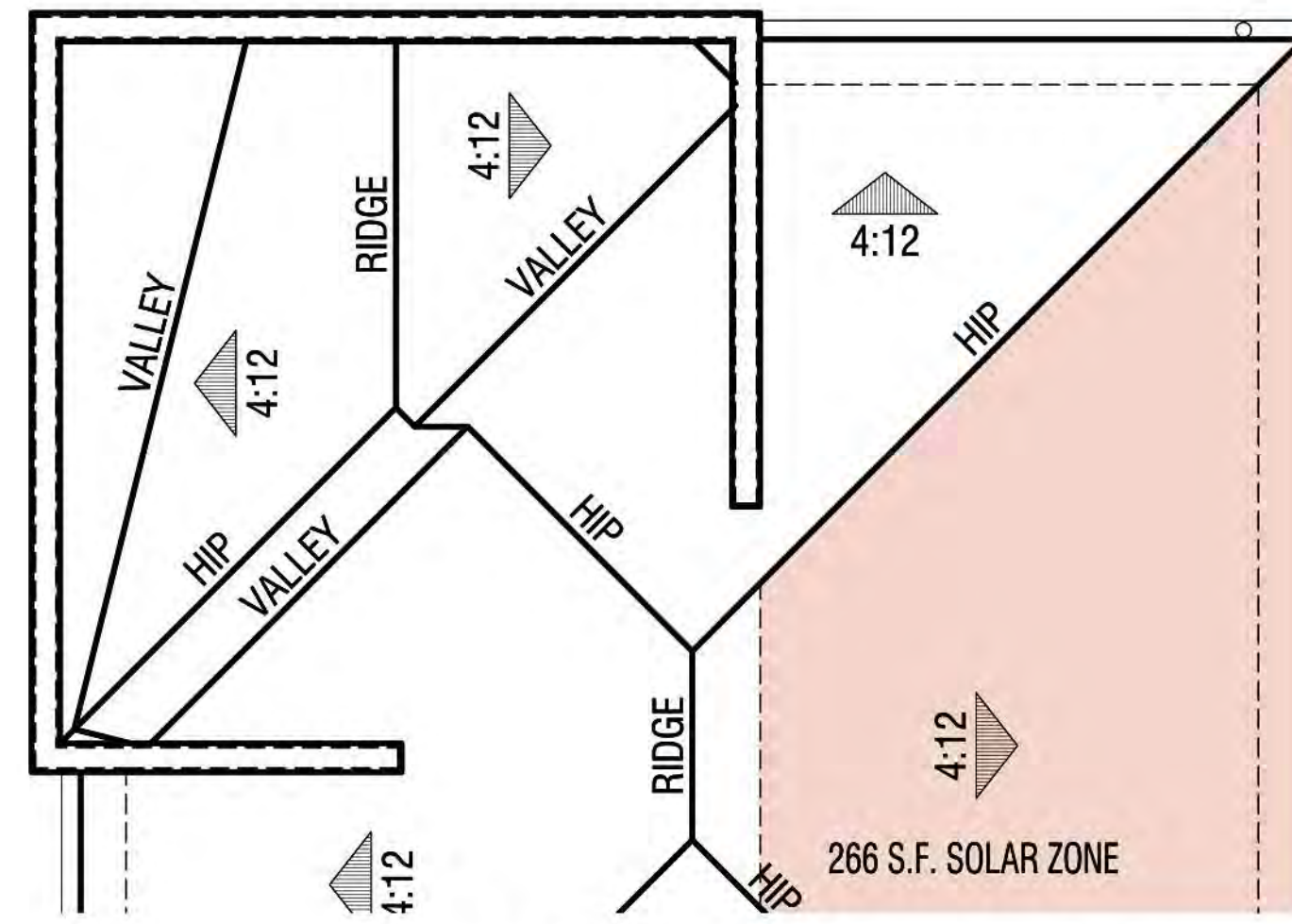




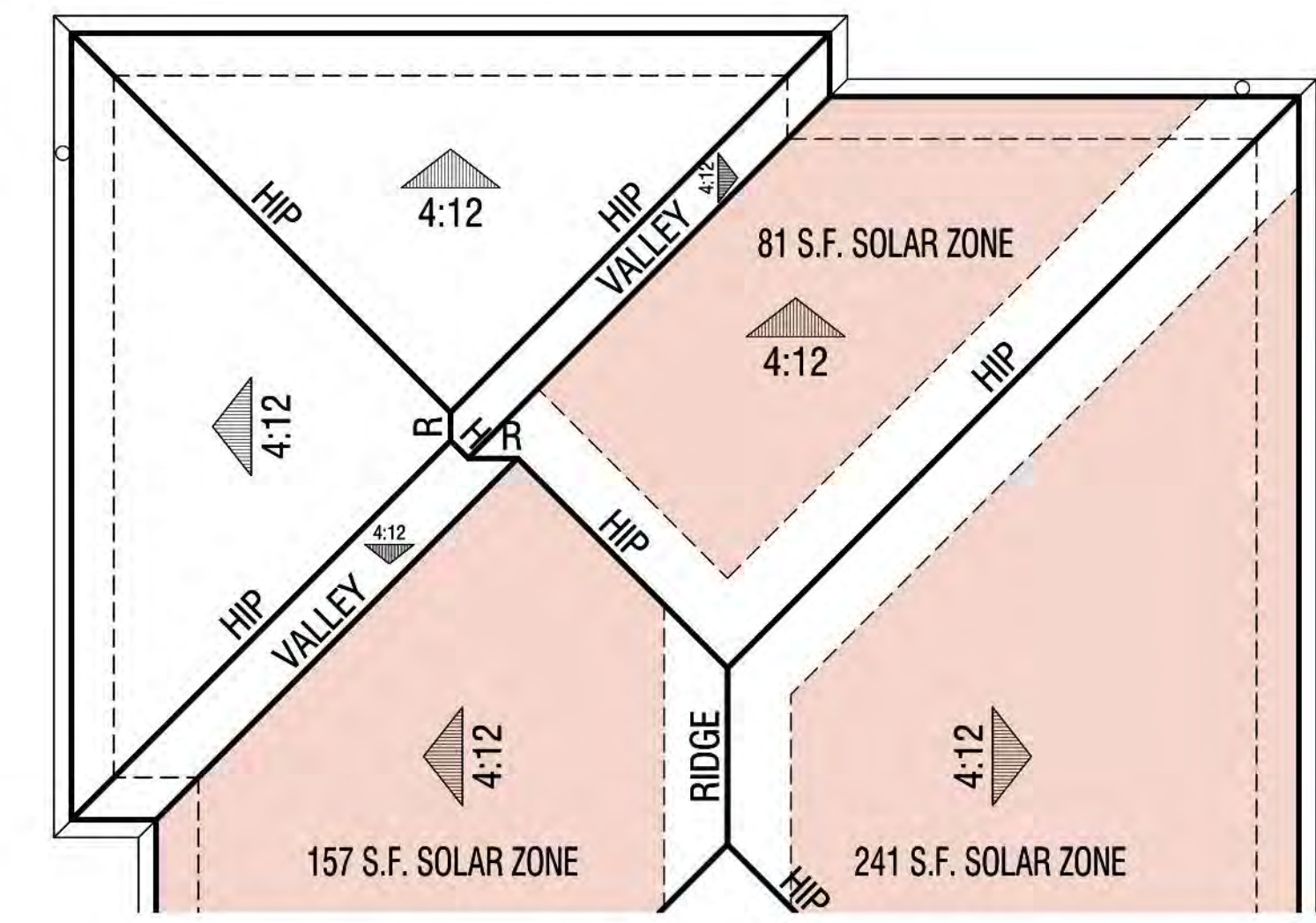
PLAN 1

Enhanced
2,065 SF

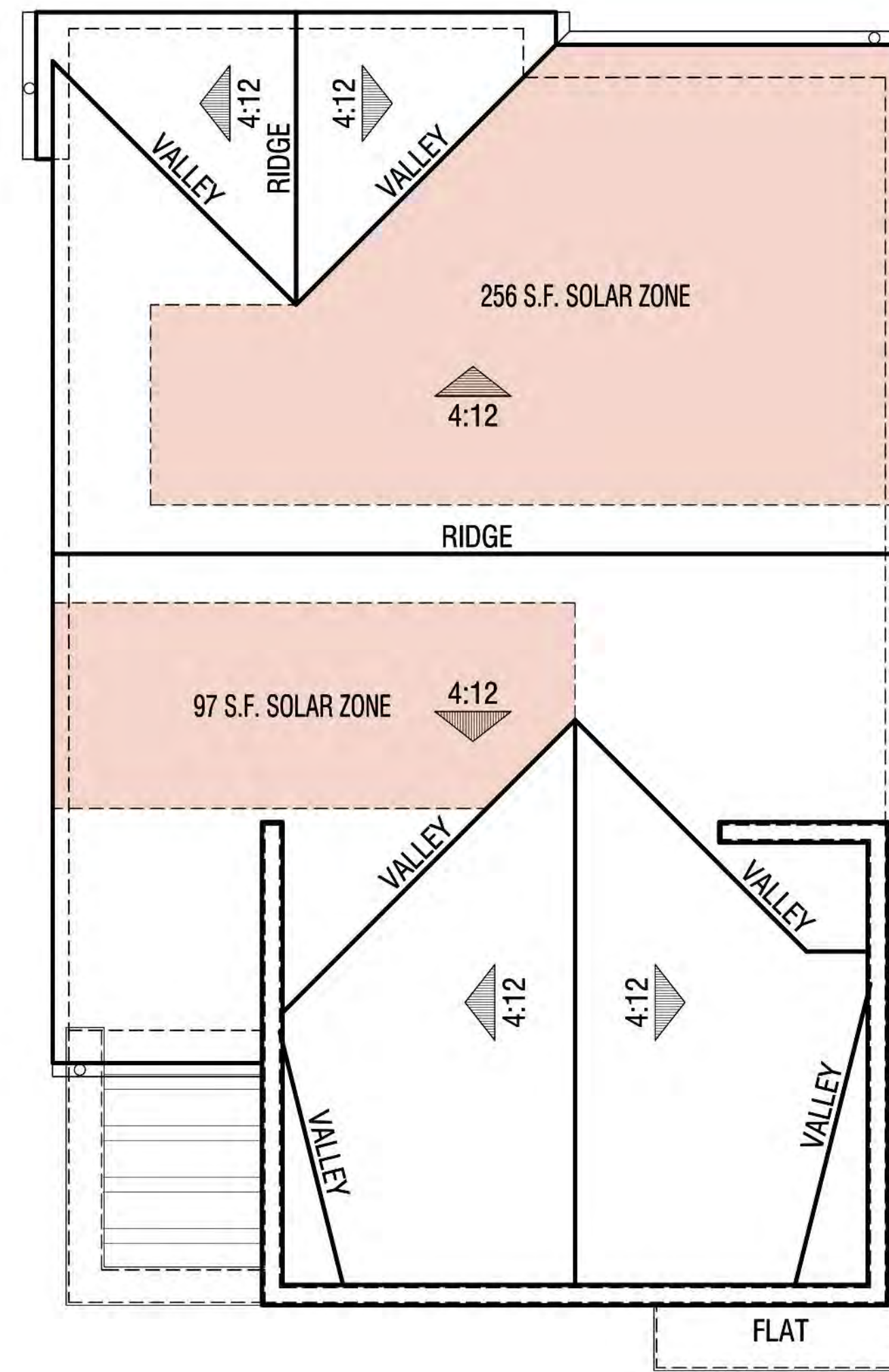




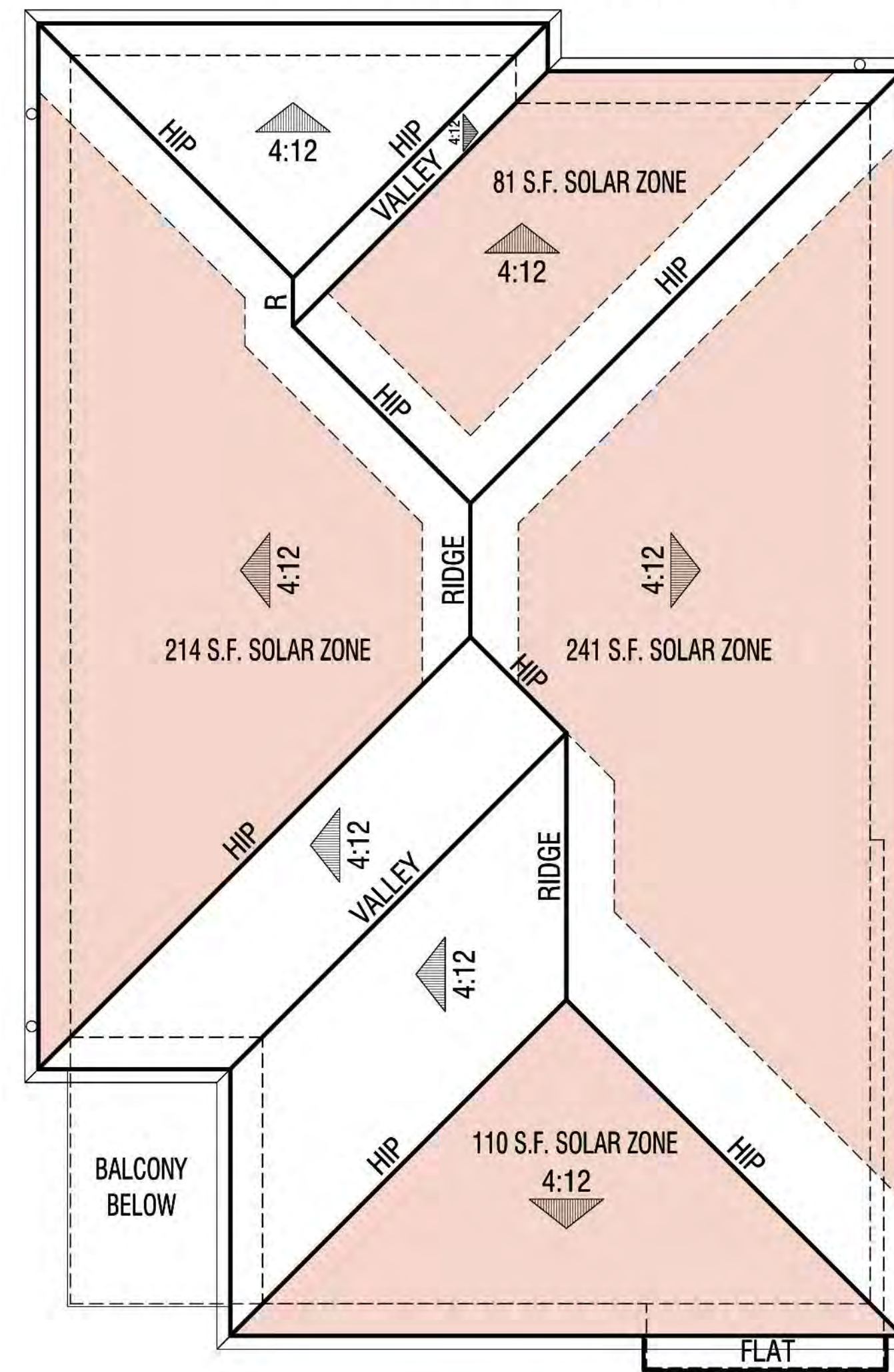
Enhanced Elevation B



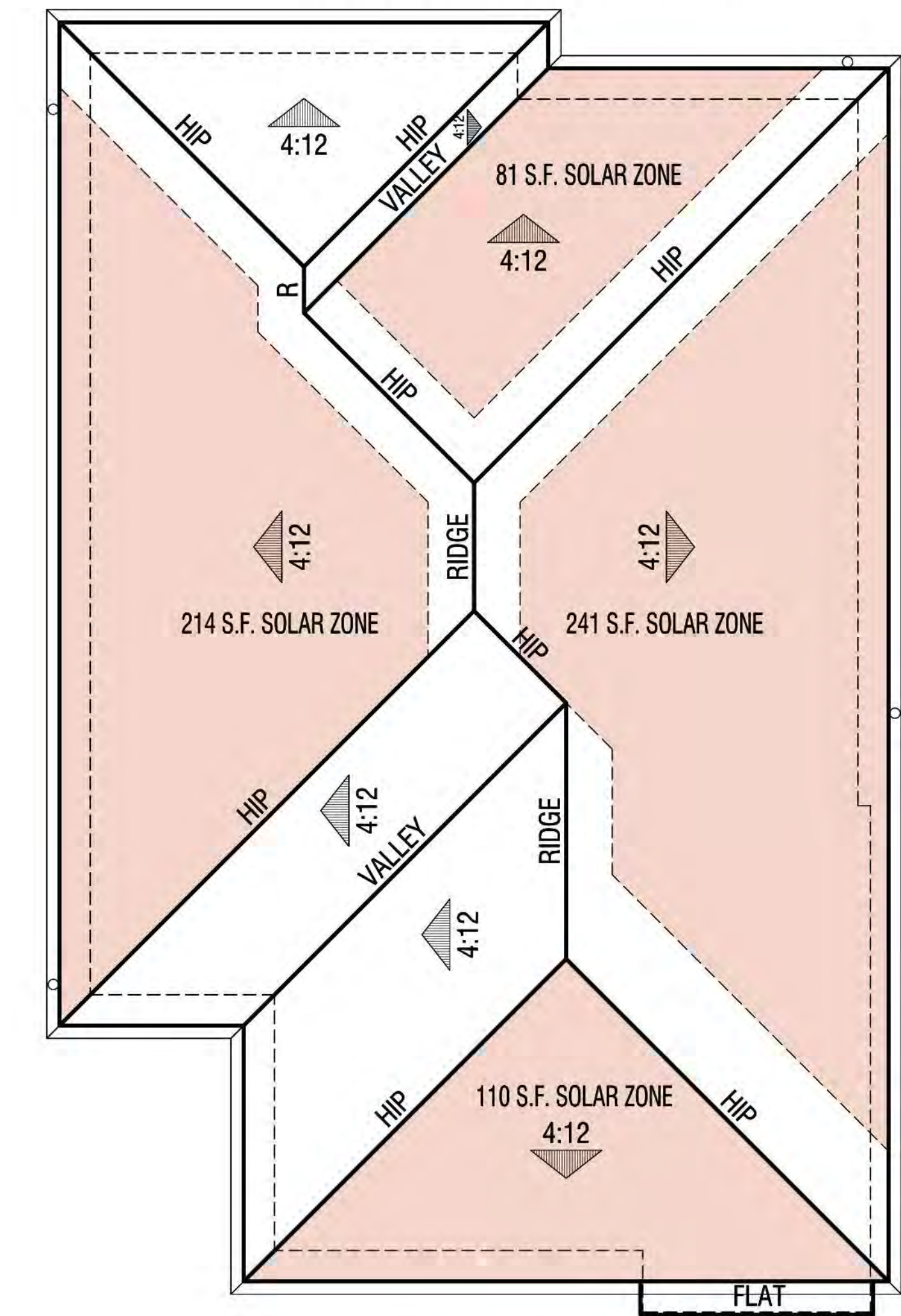
Enhanced Elevation C



Elevation A



Elevation B



Elevation C

PLAN 1
Roof Plans

 Solar Zone (CEC 110.10)



Front Elevation



Perspective Rendering

PLAN 1 - Elevations & Perspectives

Elevation 'A'
Color Scheme #3



Front Elevation



Perspective Rendering



Perspective Rendering
(Enhanced Elevation)

PLAN 1 - Elevations & Perspectives

Elevation 'B'
Color Scheme #5



Front Elevation



Perspective Rendering



Perspective Rendering
(Enhanced Elevation)

PLAN 1 - Elevations & Perspectives

Elevation 'C'
Color Scheme #7



Color Scheme #3 Front



Right



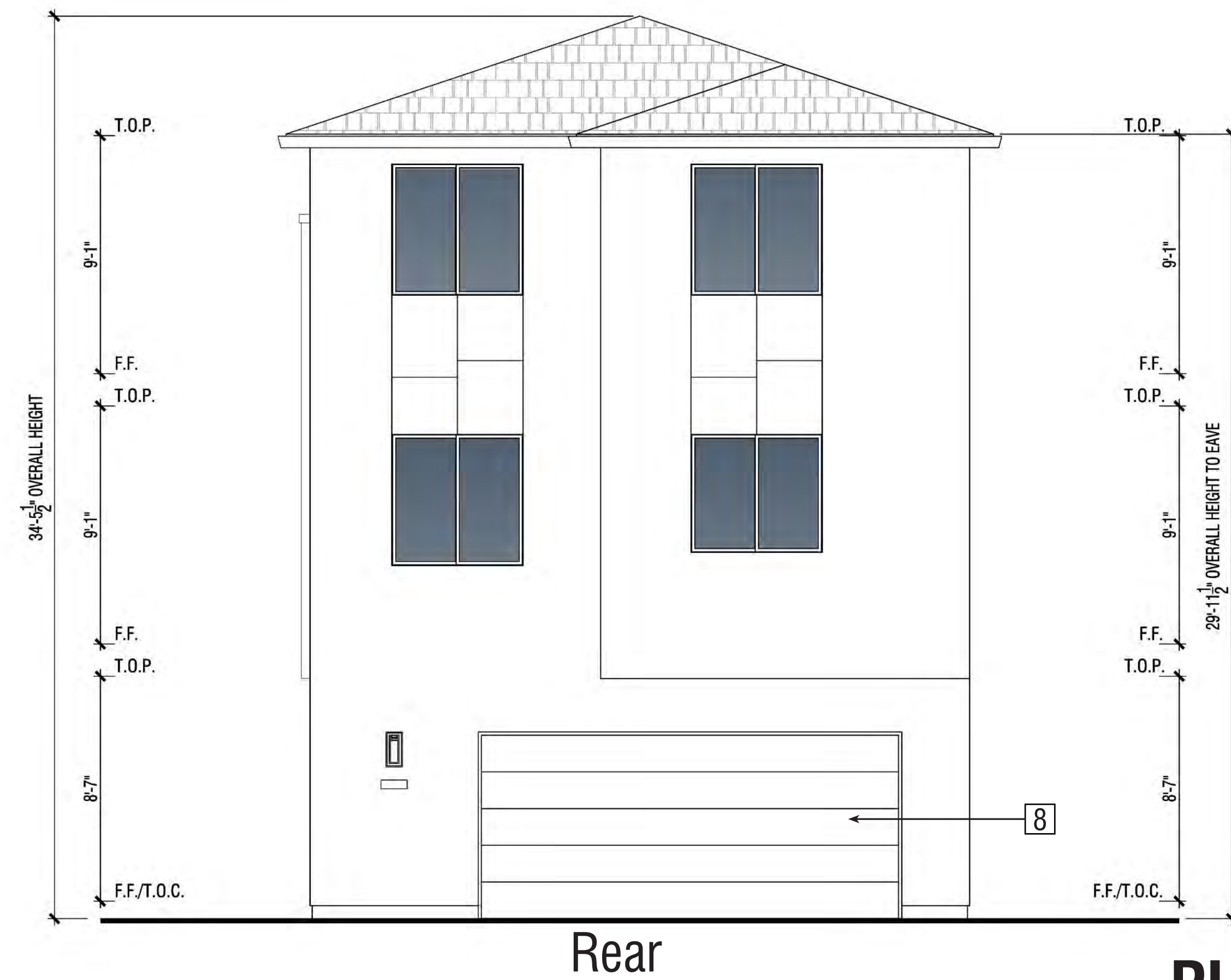
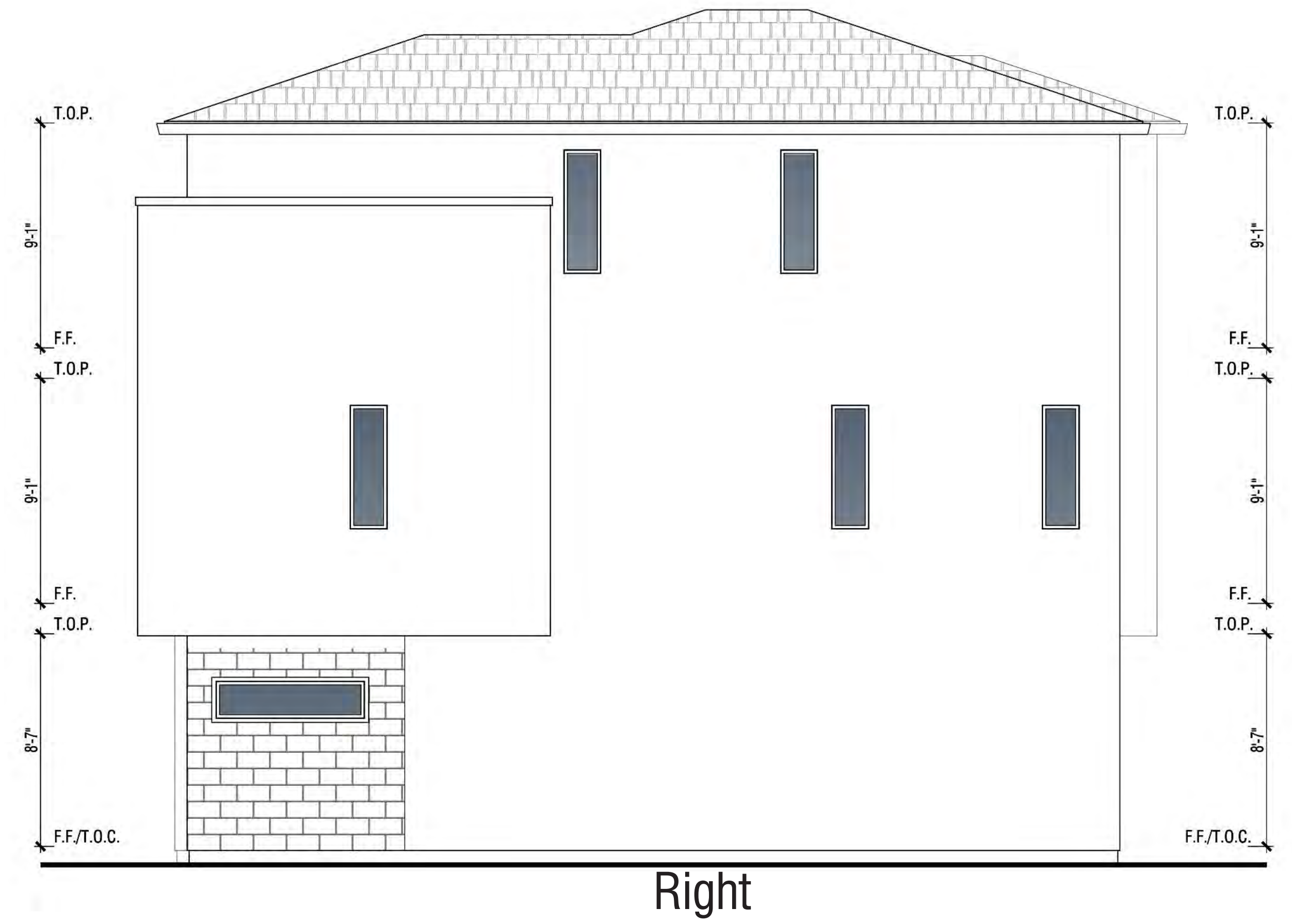
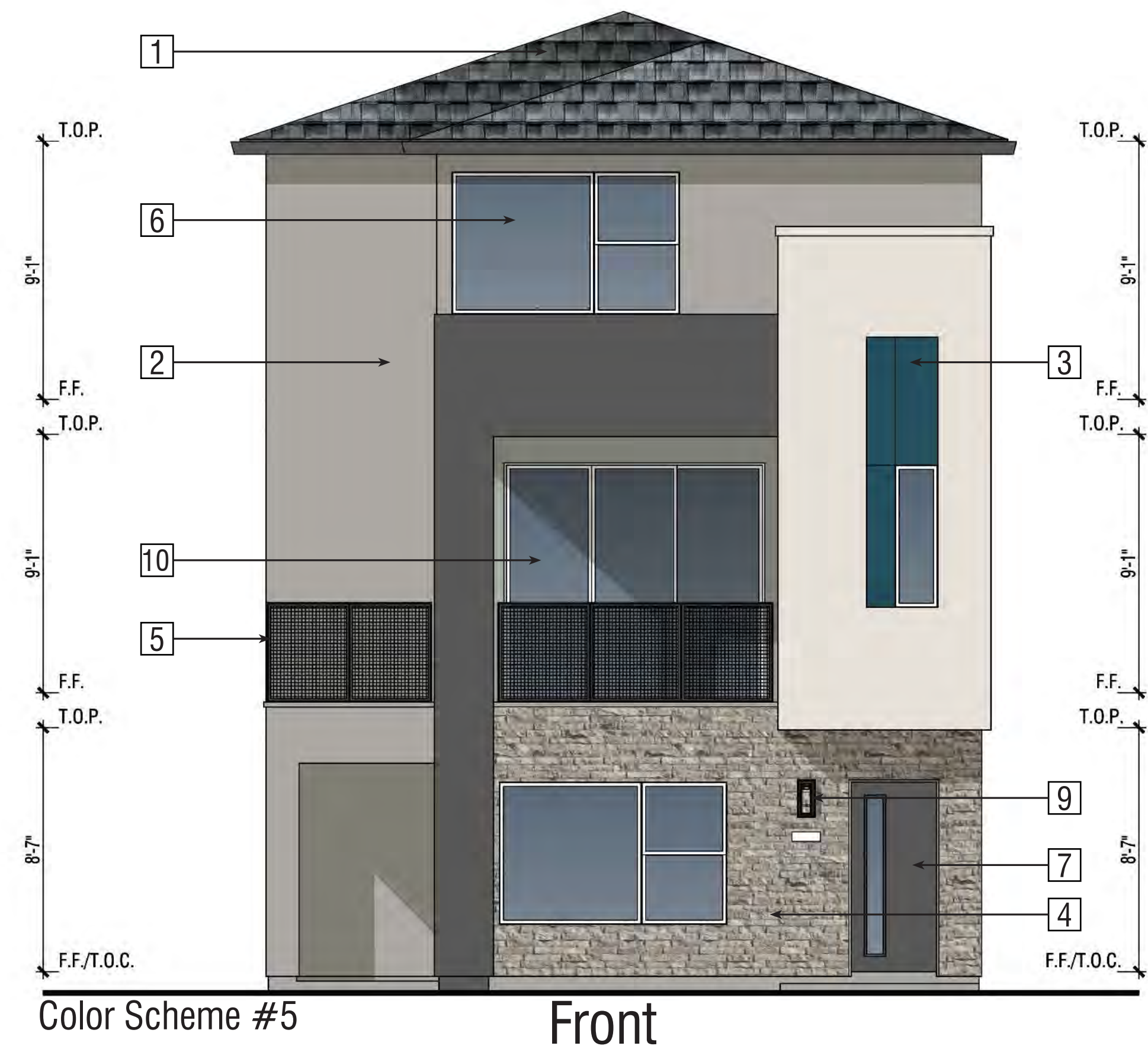
Rear

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal mesh railing
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass door



Left

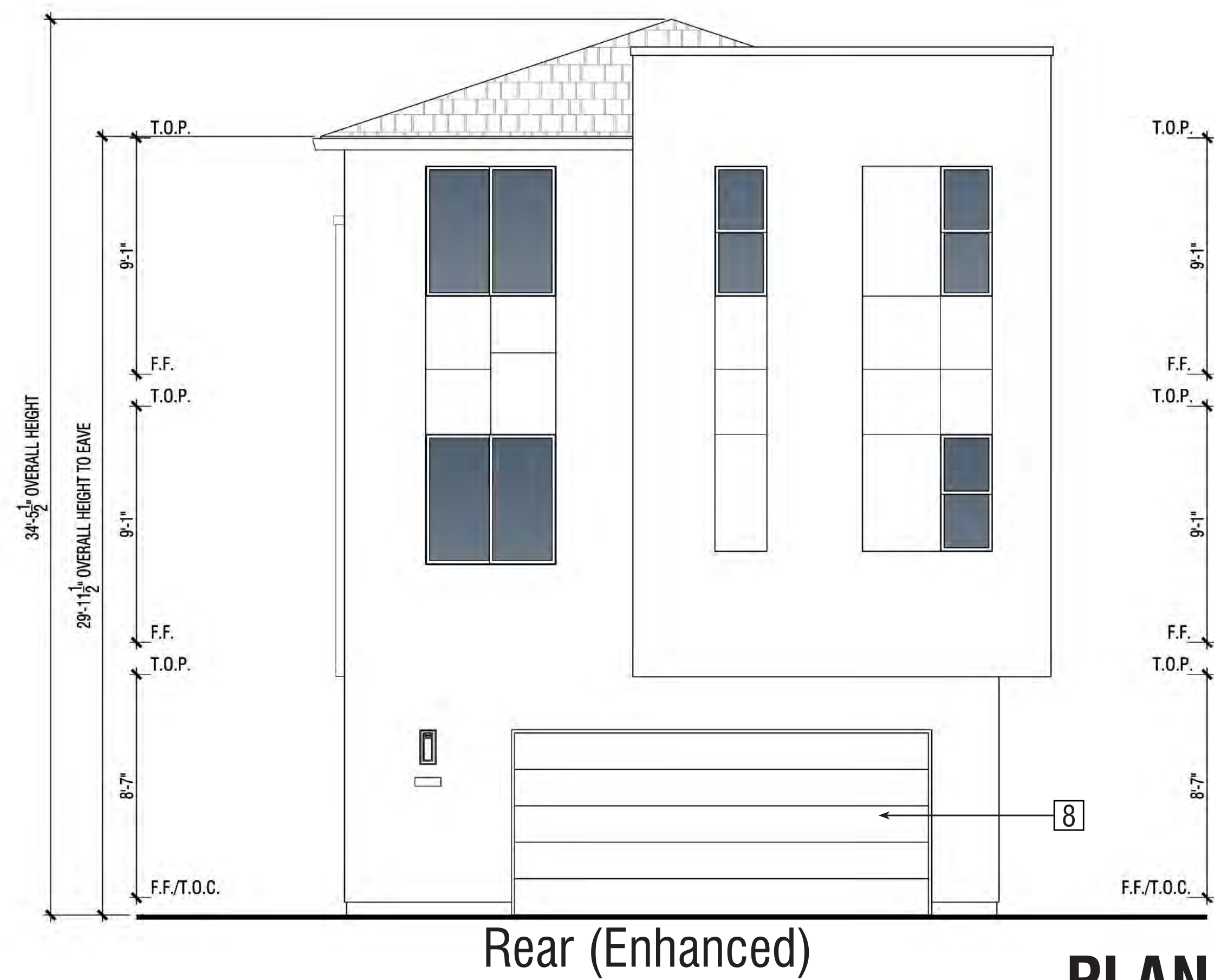
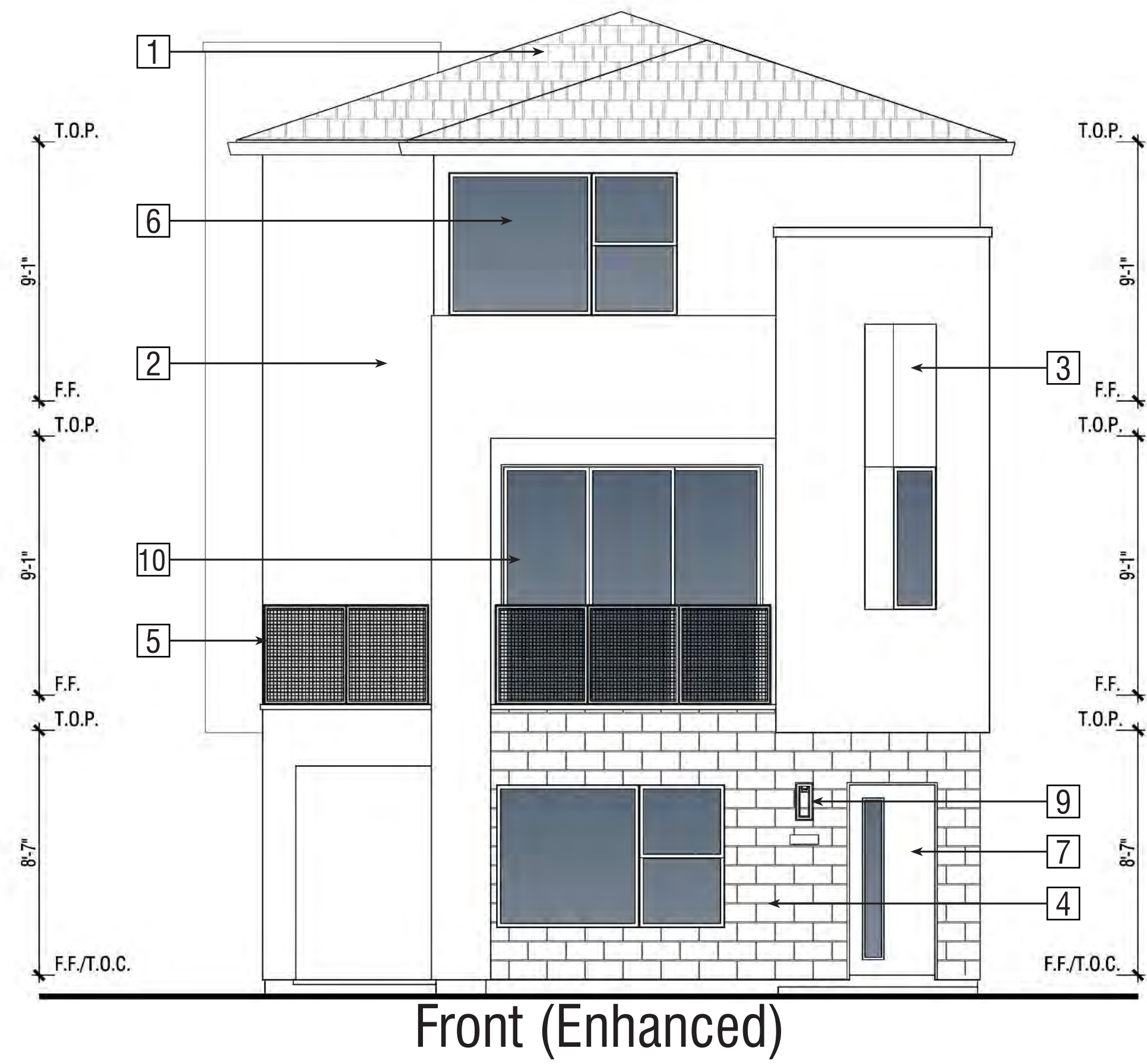
PLAN 1 - Elevations 'A'



- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement panels
 - 4 Manufactured stone veneer
 - 5 Metal mesh railing
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 3-panel sliding glass doors



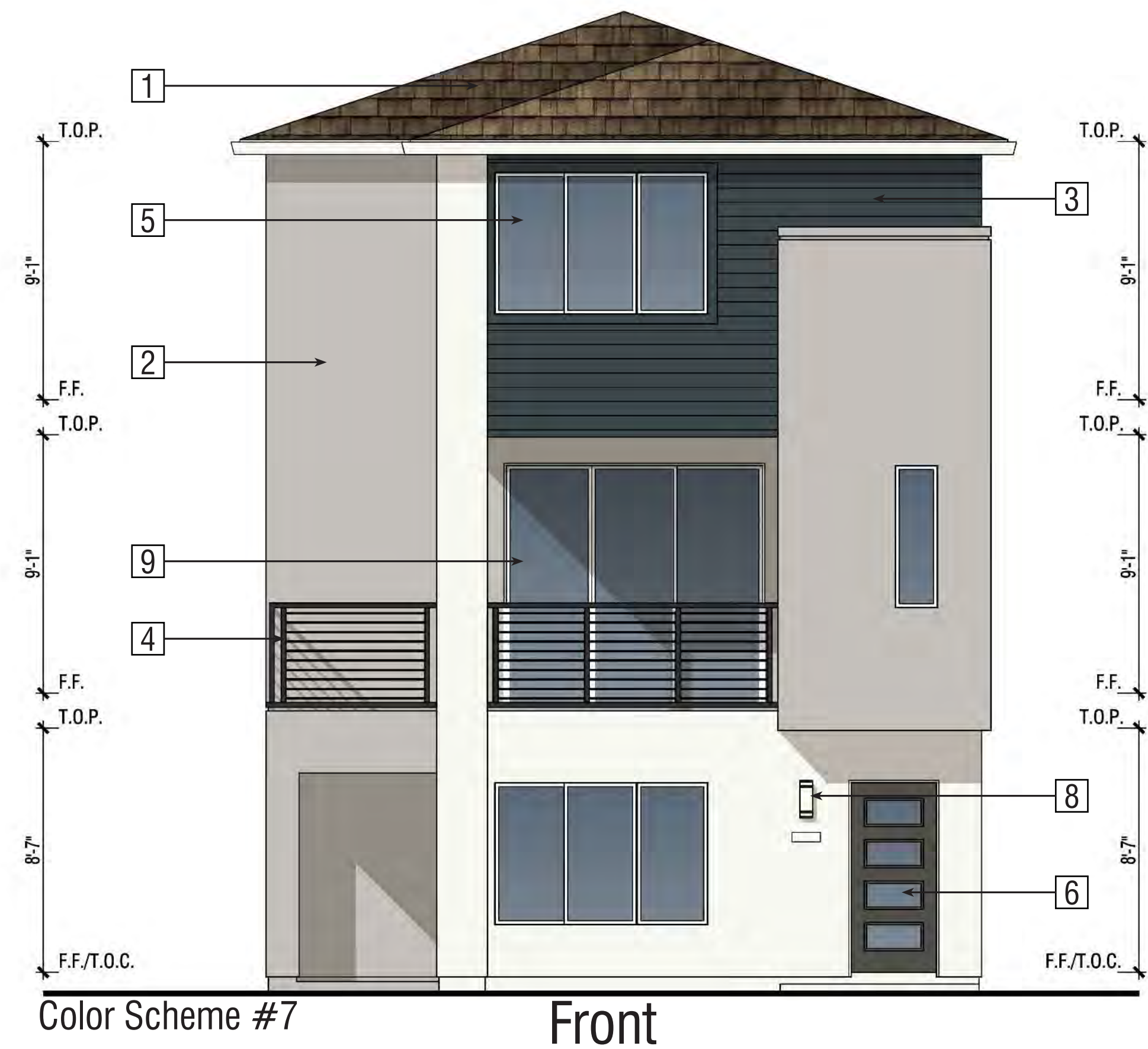
PLAN 1 - Elevations 'B'



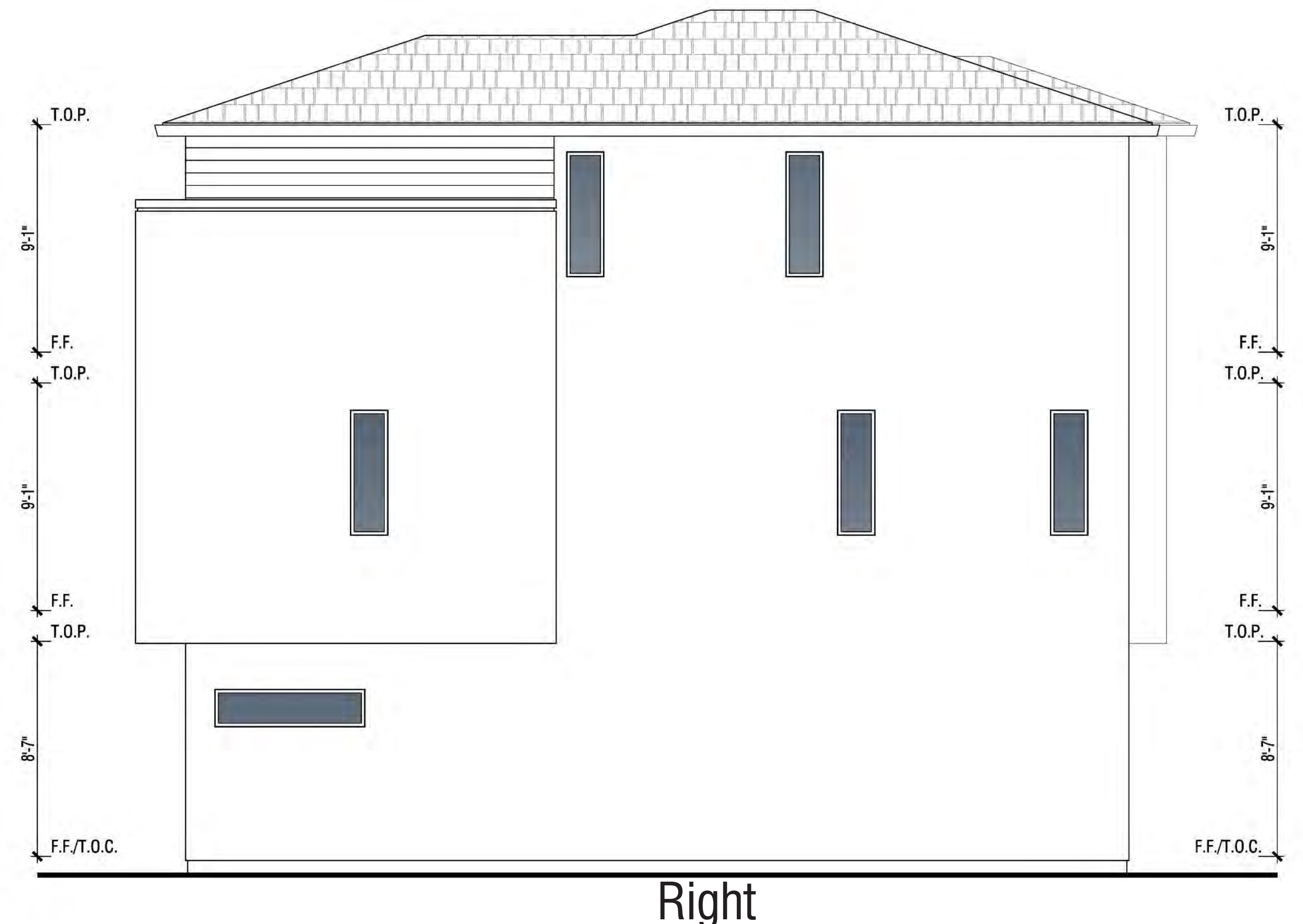
- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement panels
 - 4 Manufactured stone veneer
 - 5 Metal mesh railing
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 3-panel sliding glass door



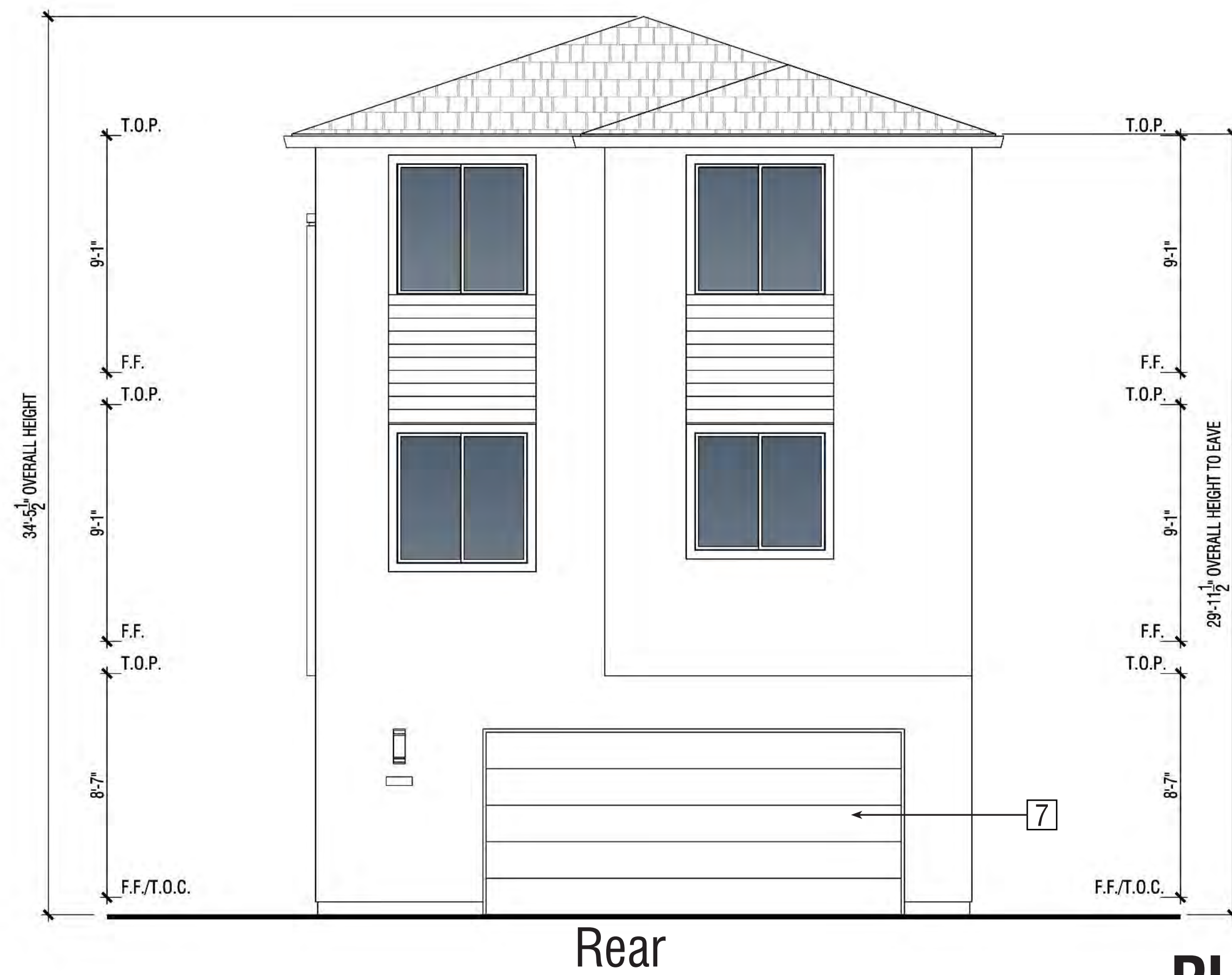
PLAN 1 - Enhanced Elevations 'B'



Color Scheme #7 Front



Right

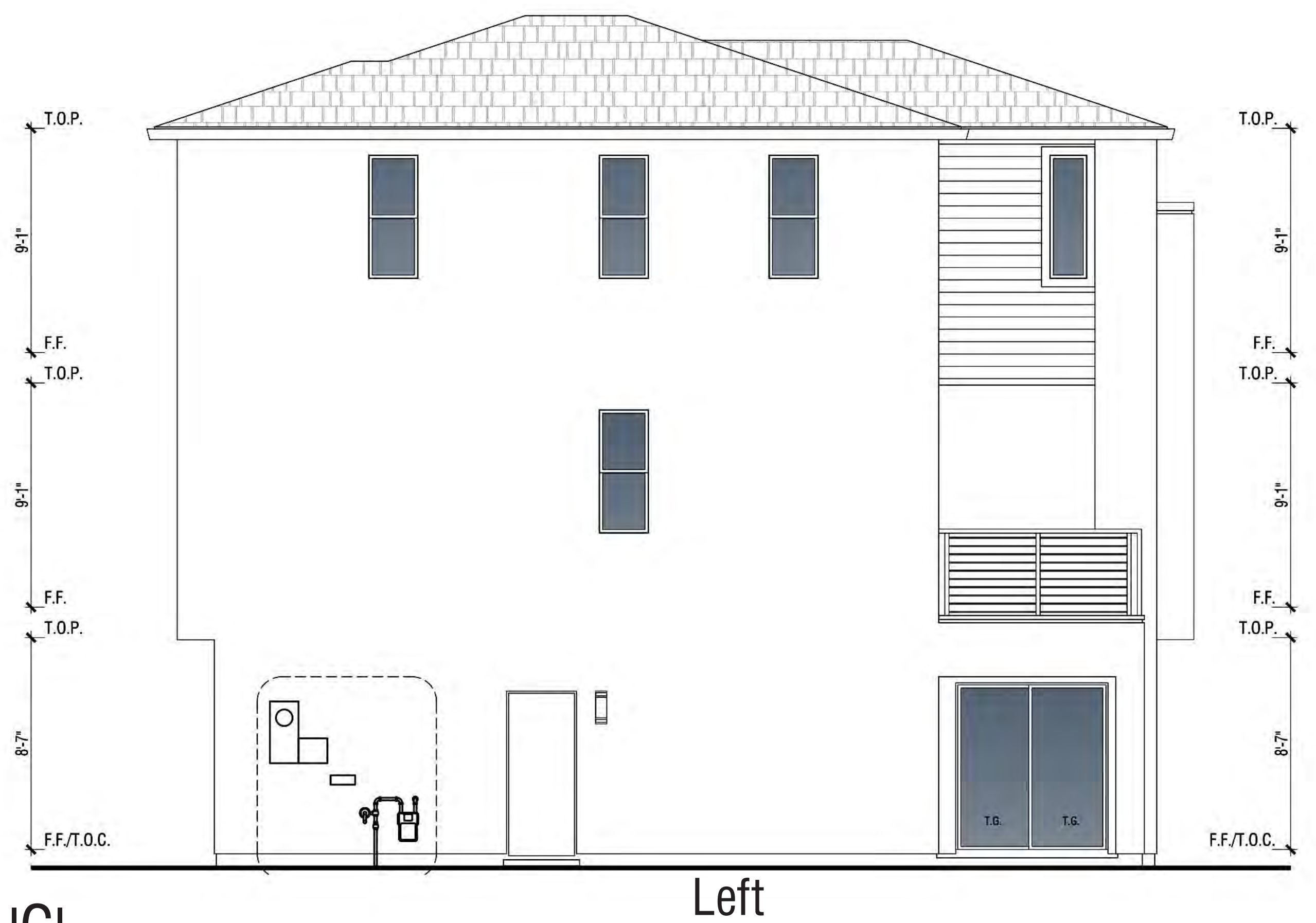


Rear

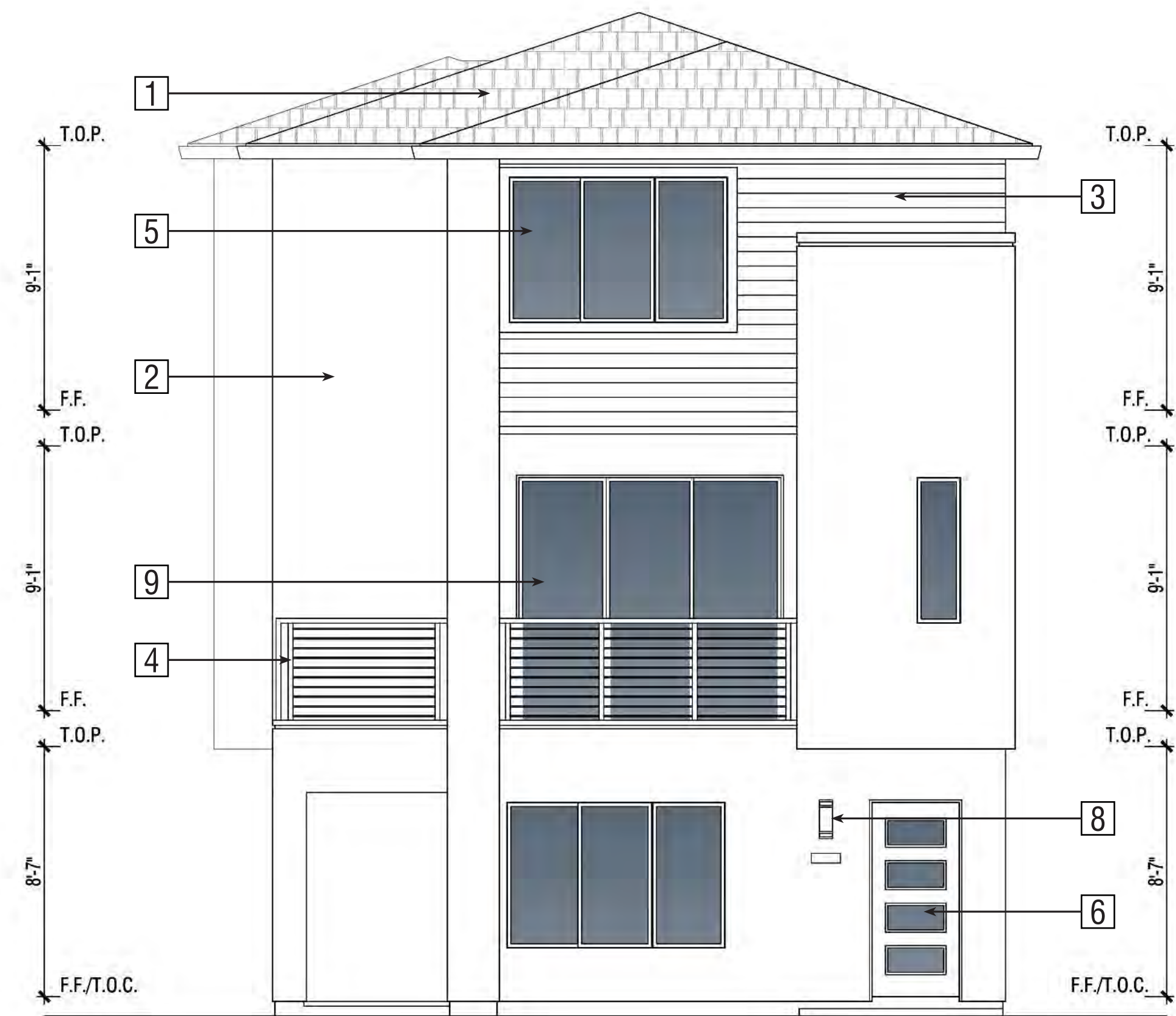
Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Metal railing
- 5 Insulated vinyl windows
- 6 Fiberglass front door
- 7 Sectional roll-up garage door
- 8 Wall mounted light fixture
- 9 3-panel sliding glass door

PLAN 1 - Elevations 'C'



Left



Front (Enhanced)



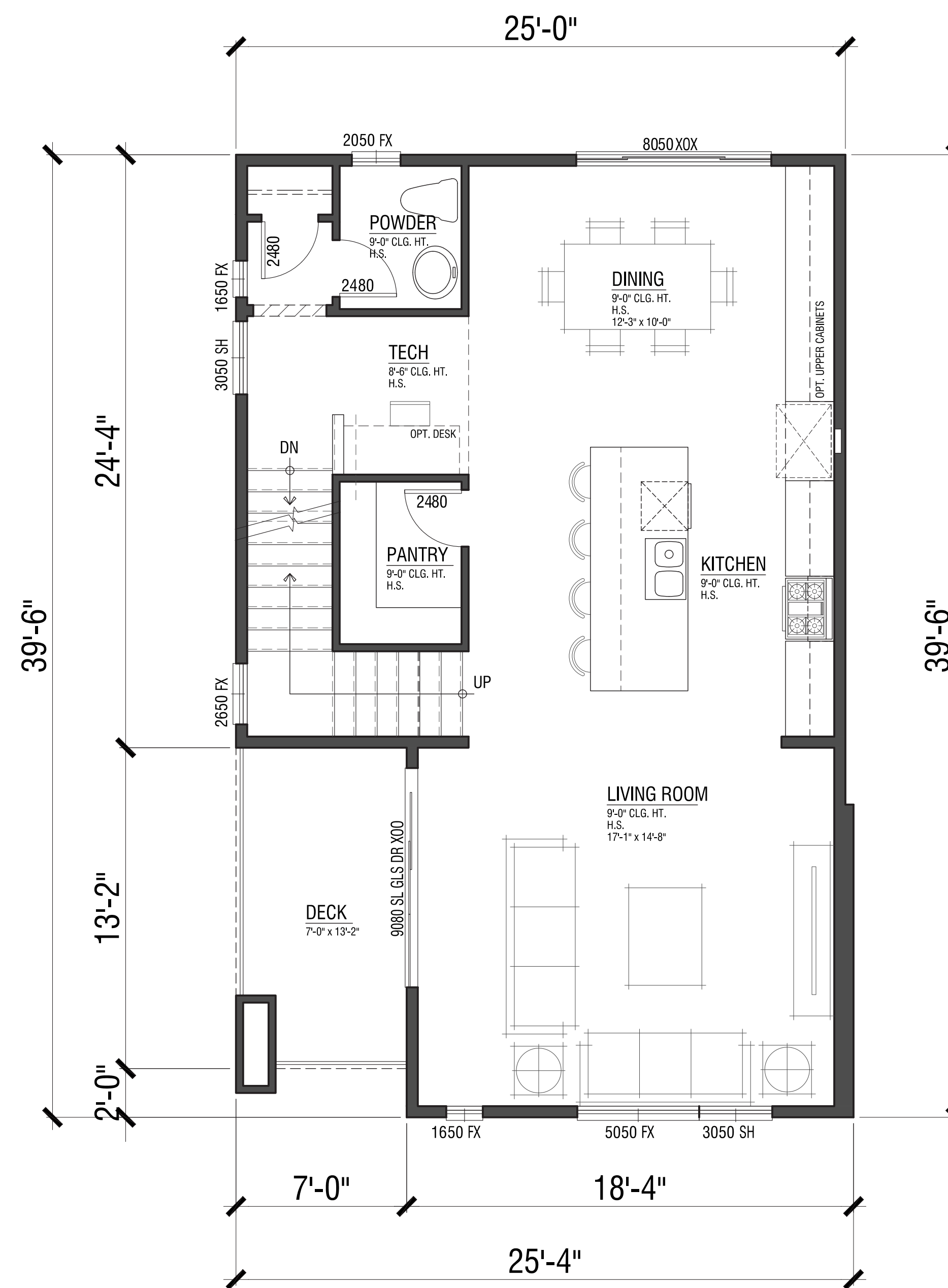
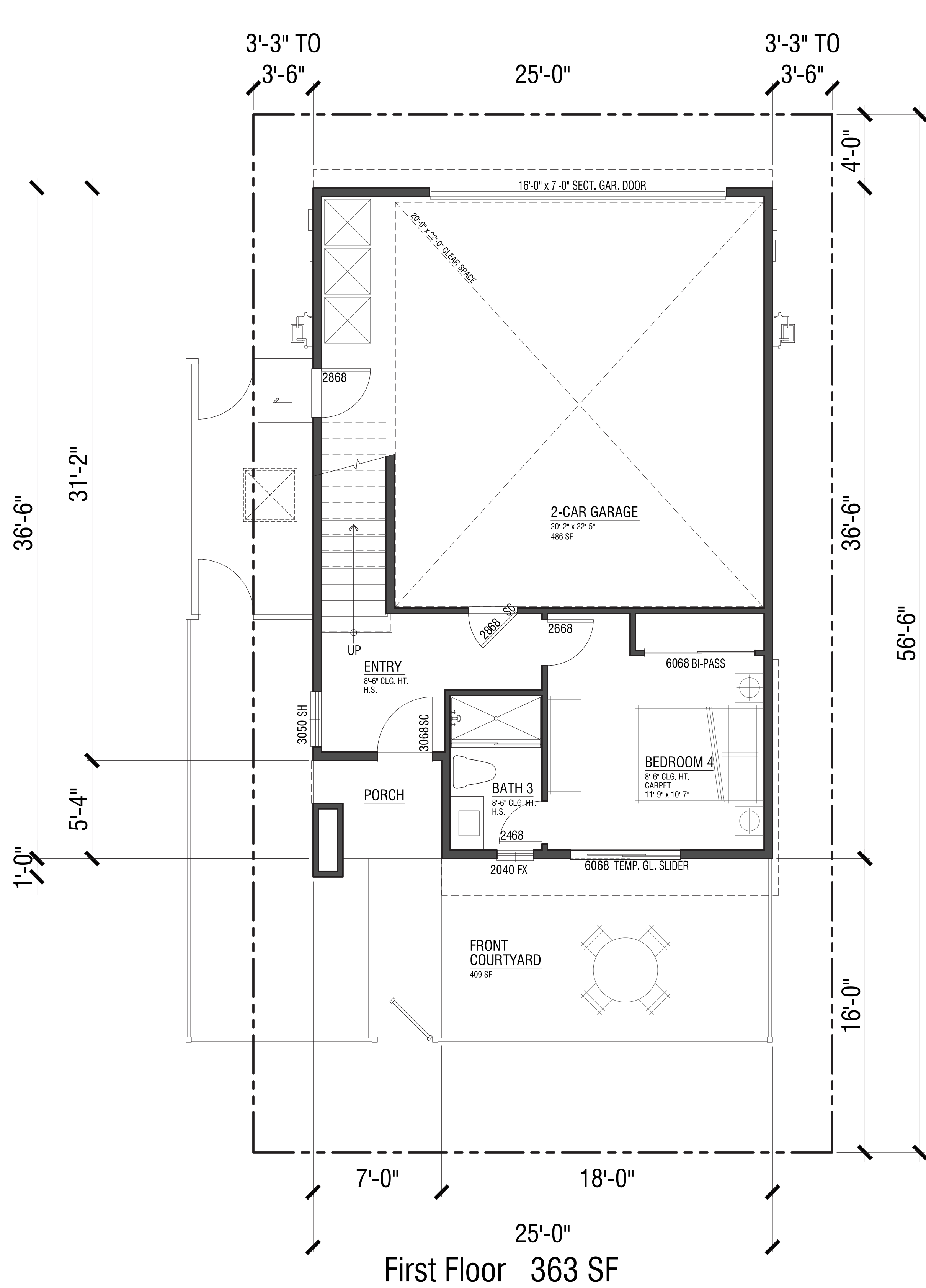
Rear (Enhanced)

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal railing
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass door



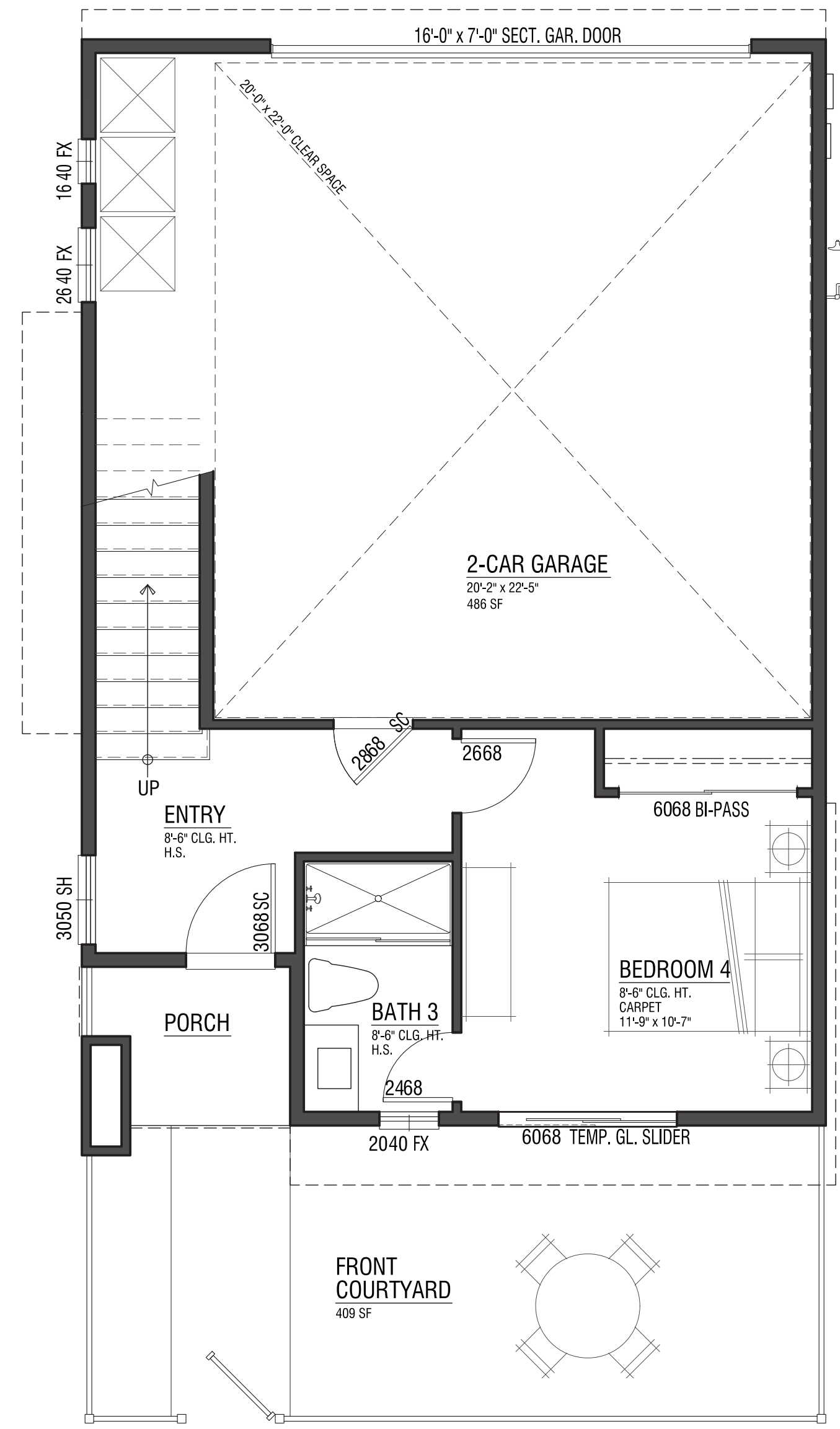
Left (Enhanced)

PLAN 1 - Enhanced Elevations 'C'

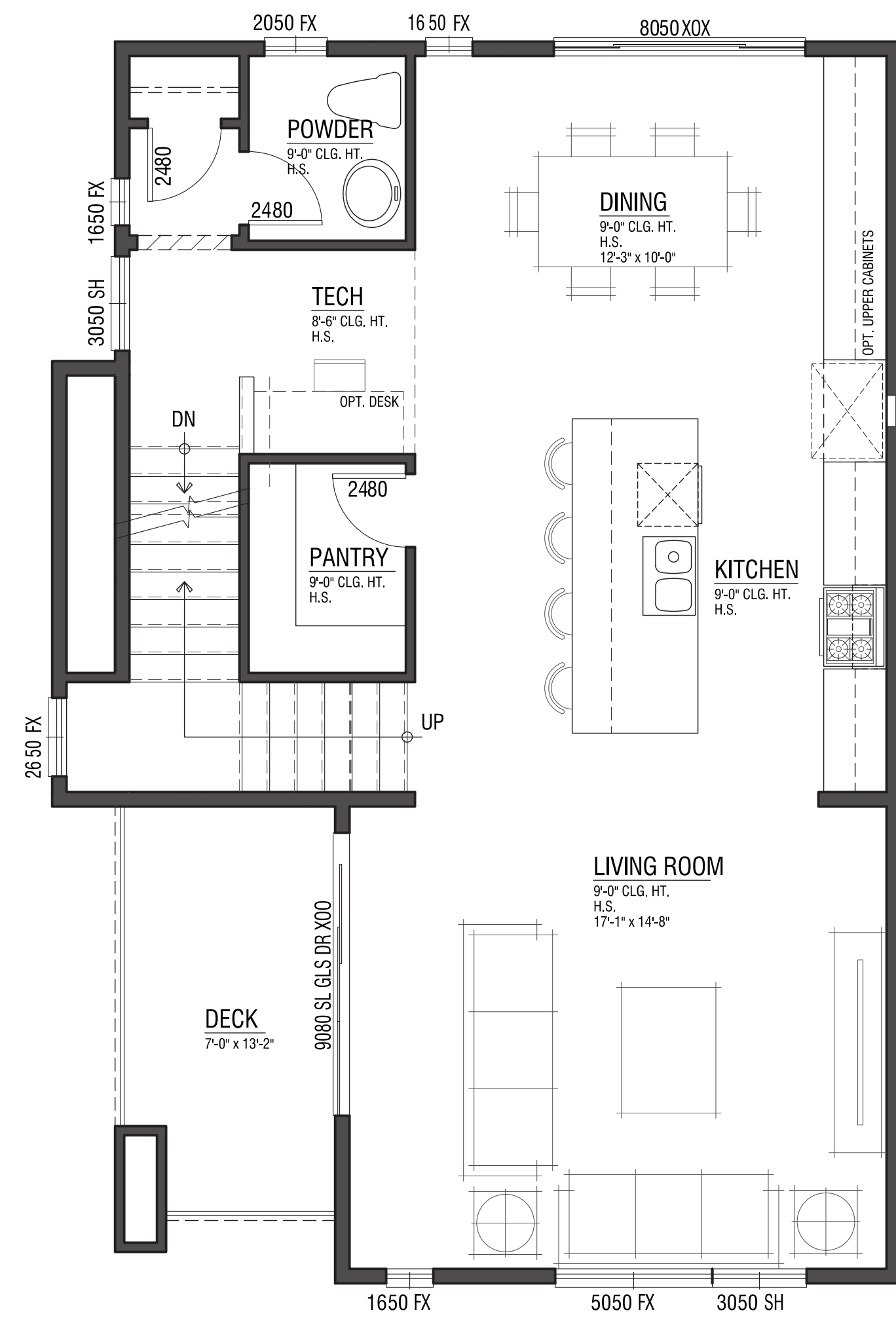


PLAN 2
 2,128 SF
 4 Bdrm. | 3.5 Bath | 2-Car Garage

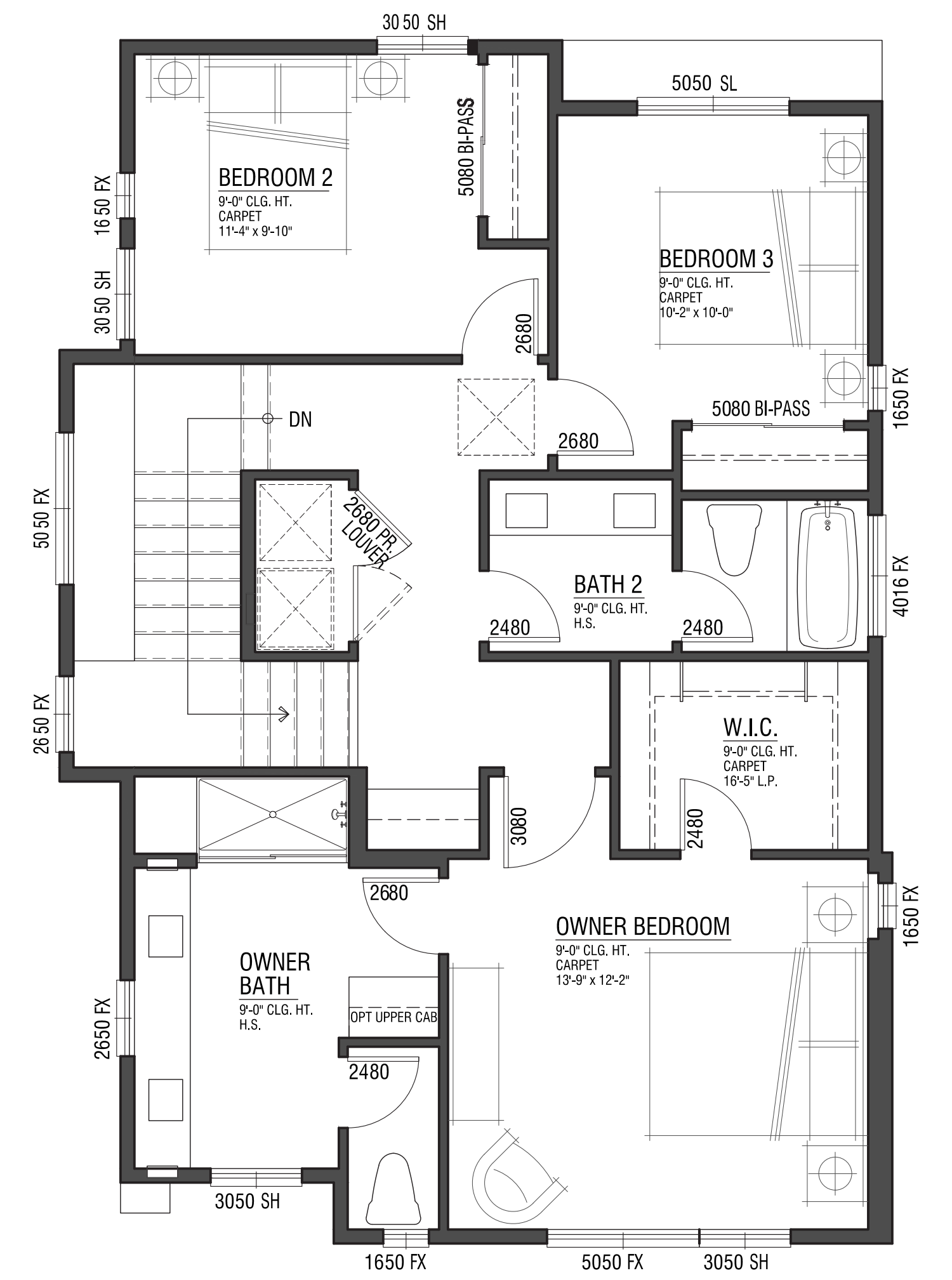




First Floor +0 SF



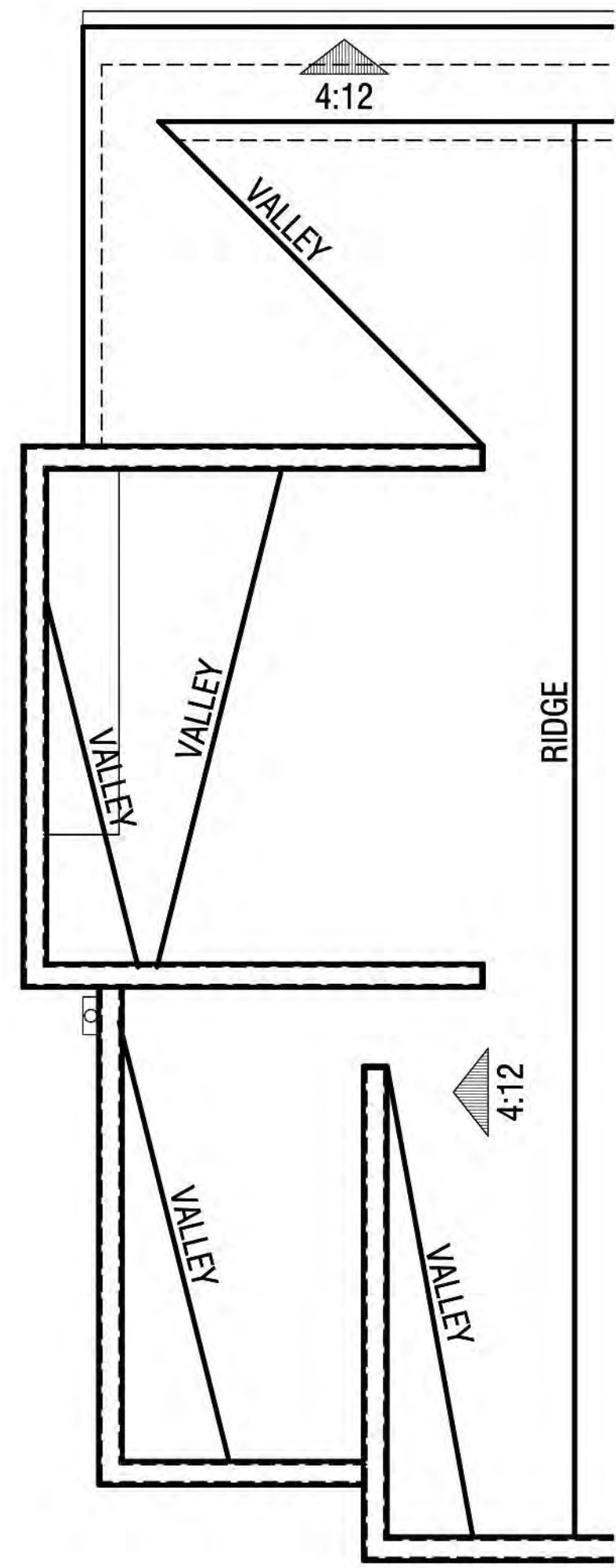
Second Floor +0 SF



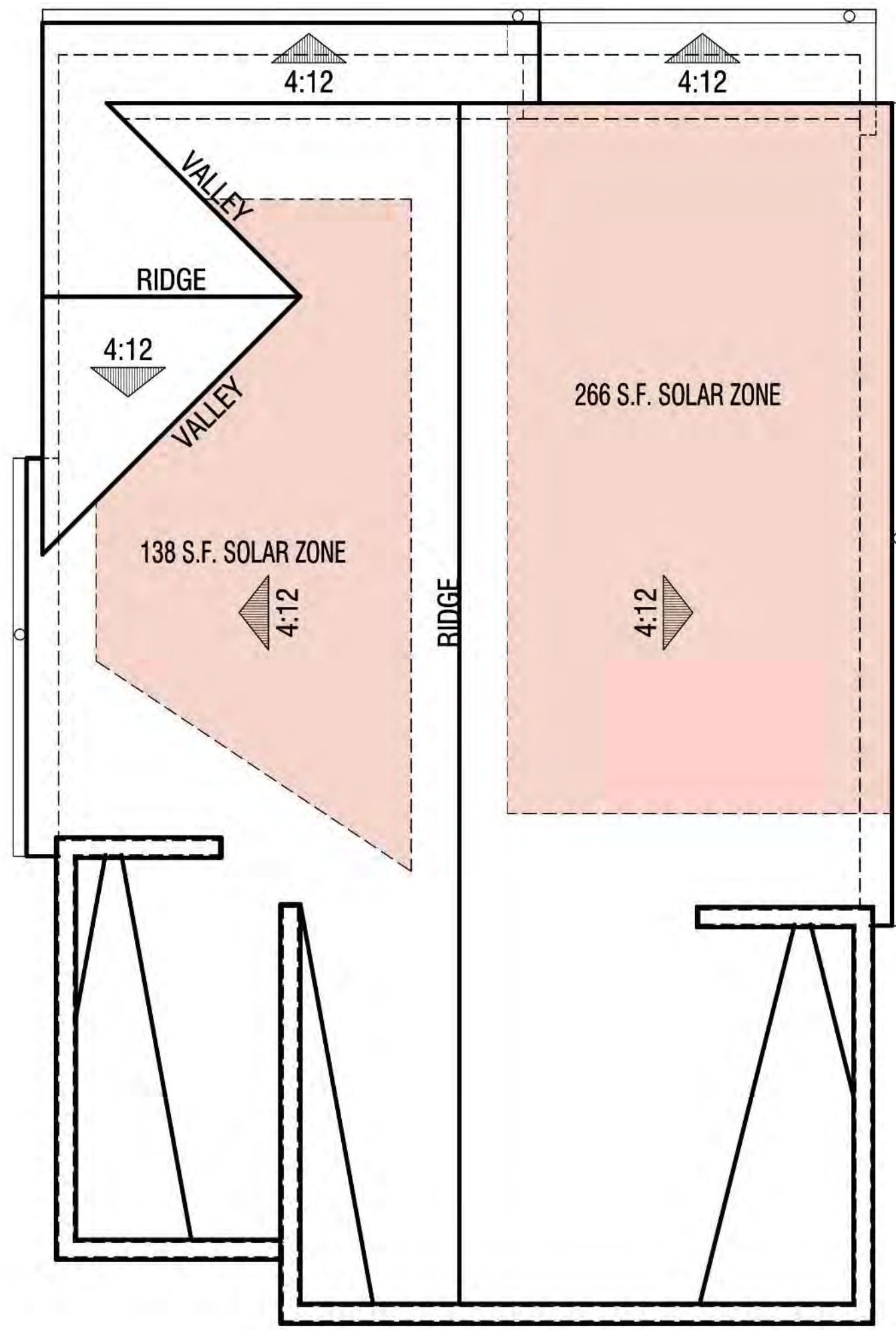
Third Floor +28 SF

PLAN 2
Enhanced
2,156 SF

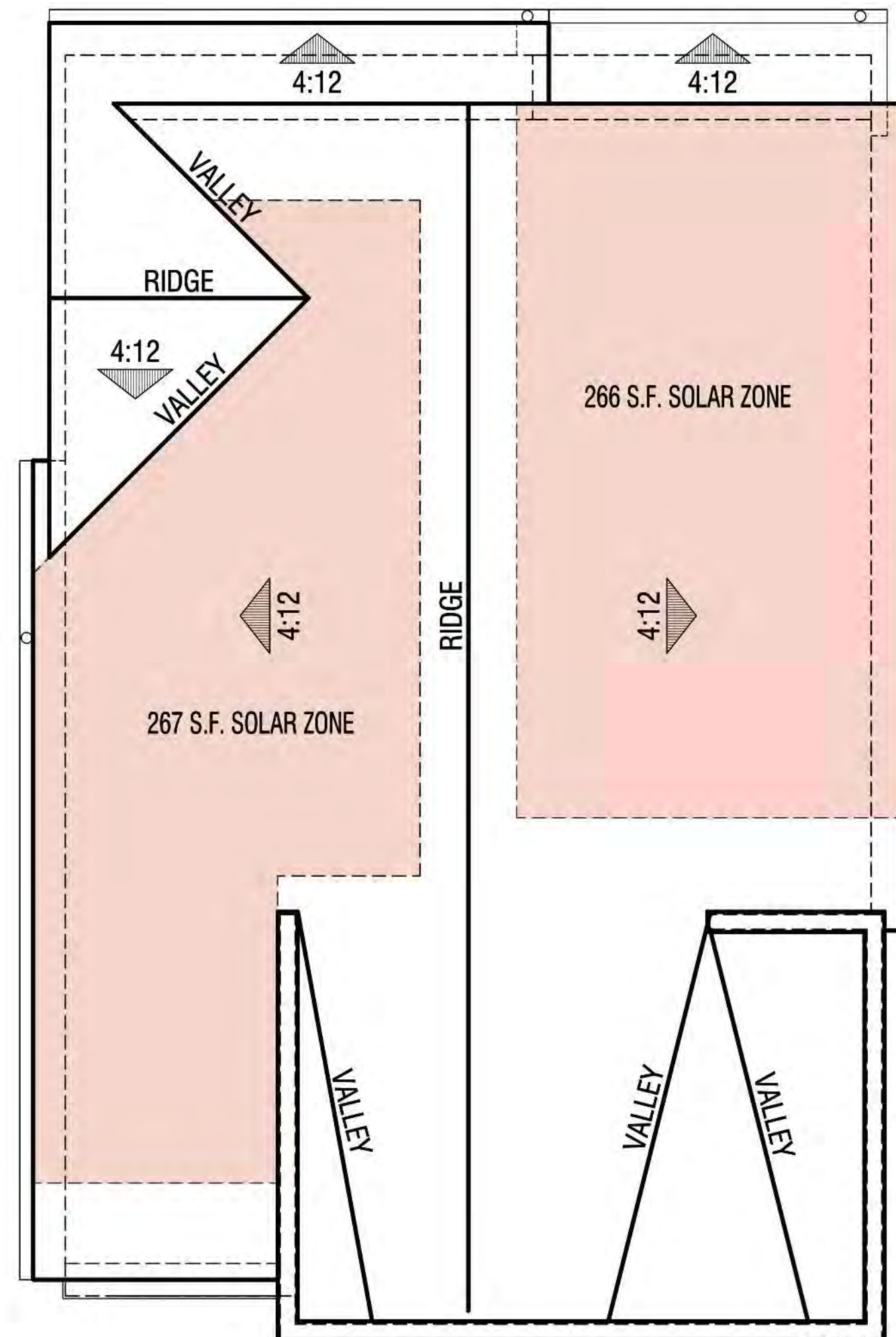




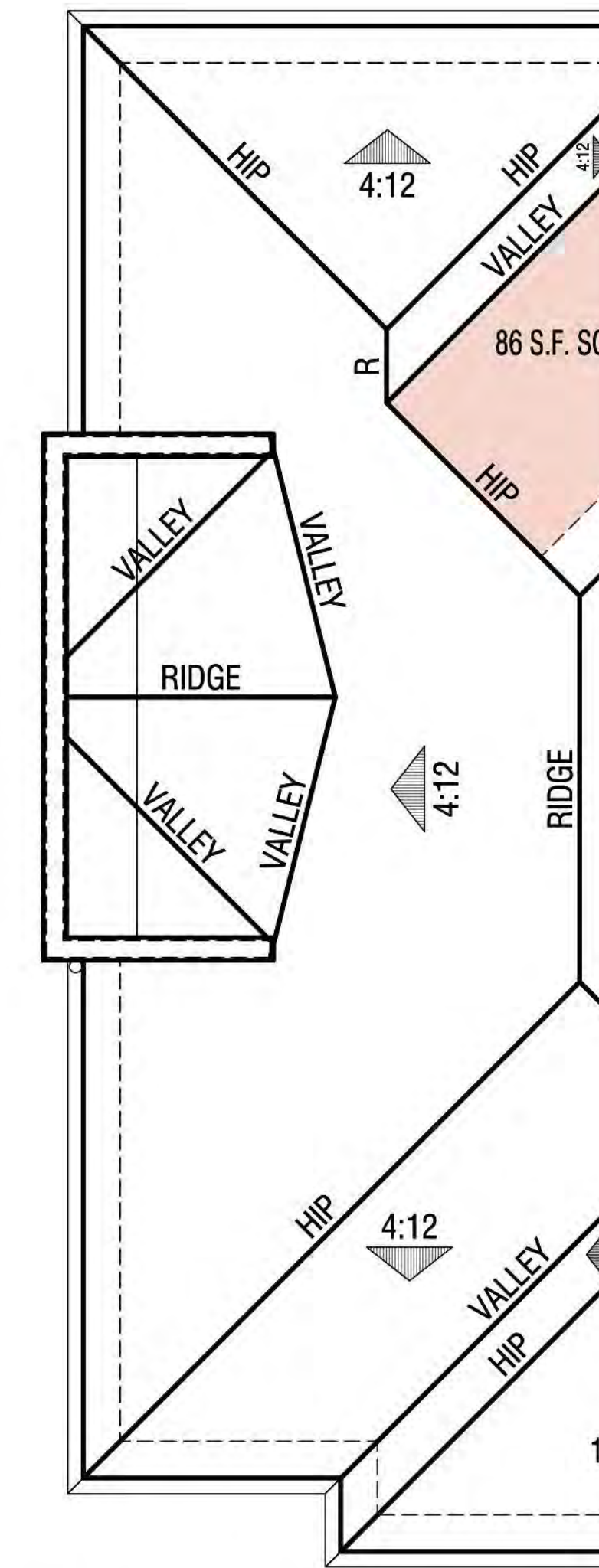
Enhanced Elevation A



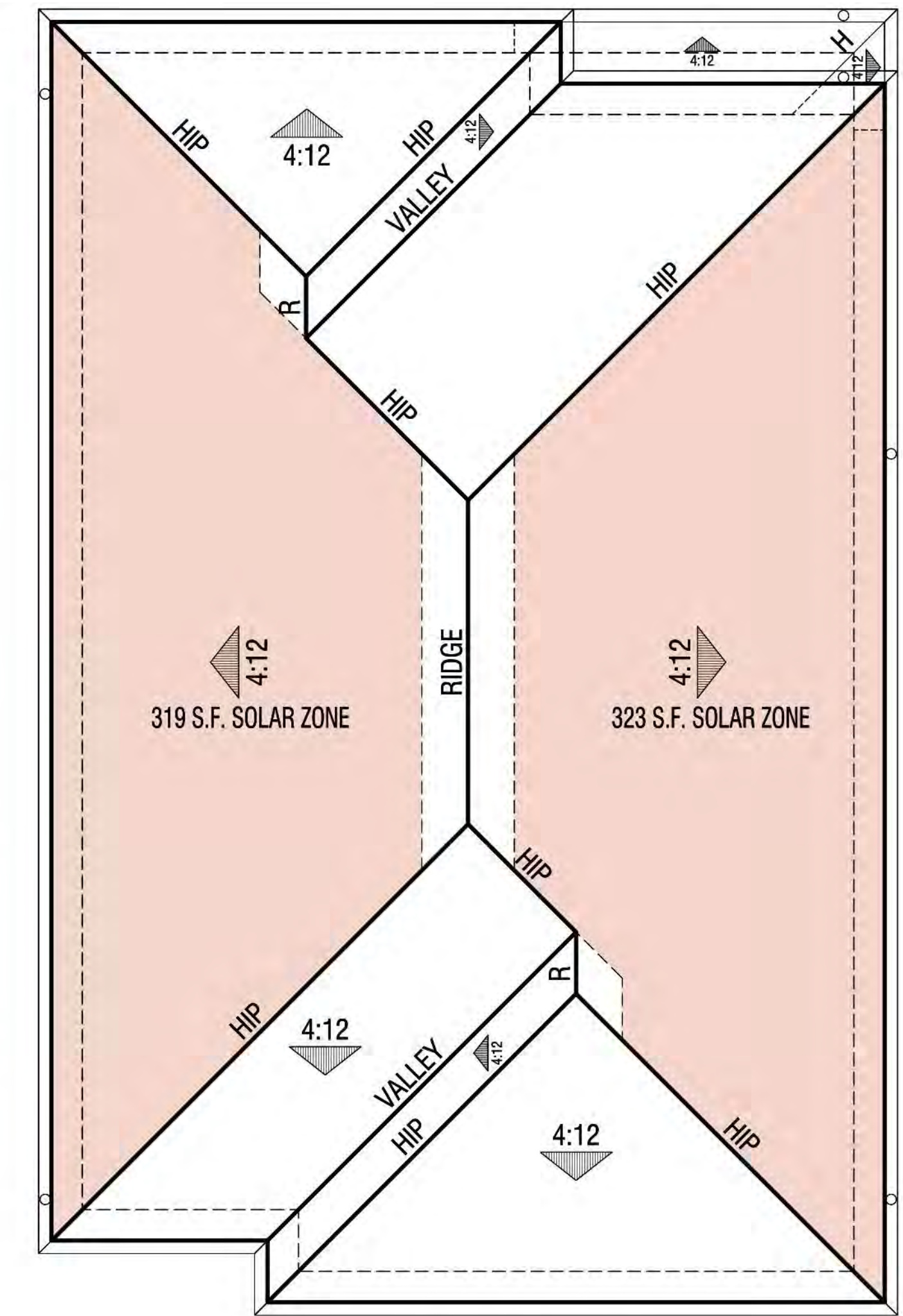
Elevation A



Elevation B



Enhanced Elevation C



Elevation C

PLAN 2

Roof Plans

Solar Zone (CEC 110.10)



Front Elevation



Perspective Rendering



Perspective Rendering
(Enhanced Elevation)

PLAN 2 - Elevations & Perspectives

Elevation 'A'
Color Scheme #2



Front Elevation



Perspective Rendering

PLAN 2 - Elevations & Perspectives

Elevation 'B'
Color Scheme #4



Front Elevation



Perspective Rendering



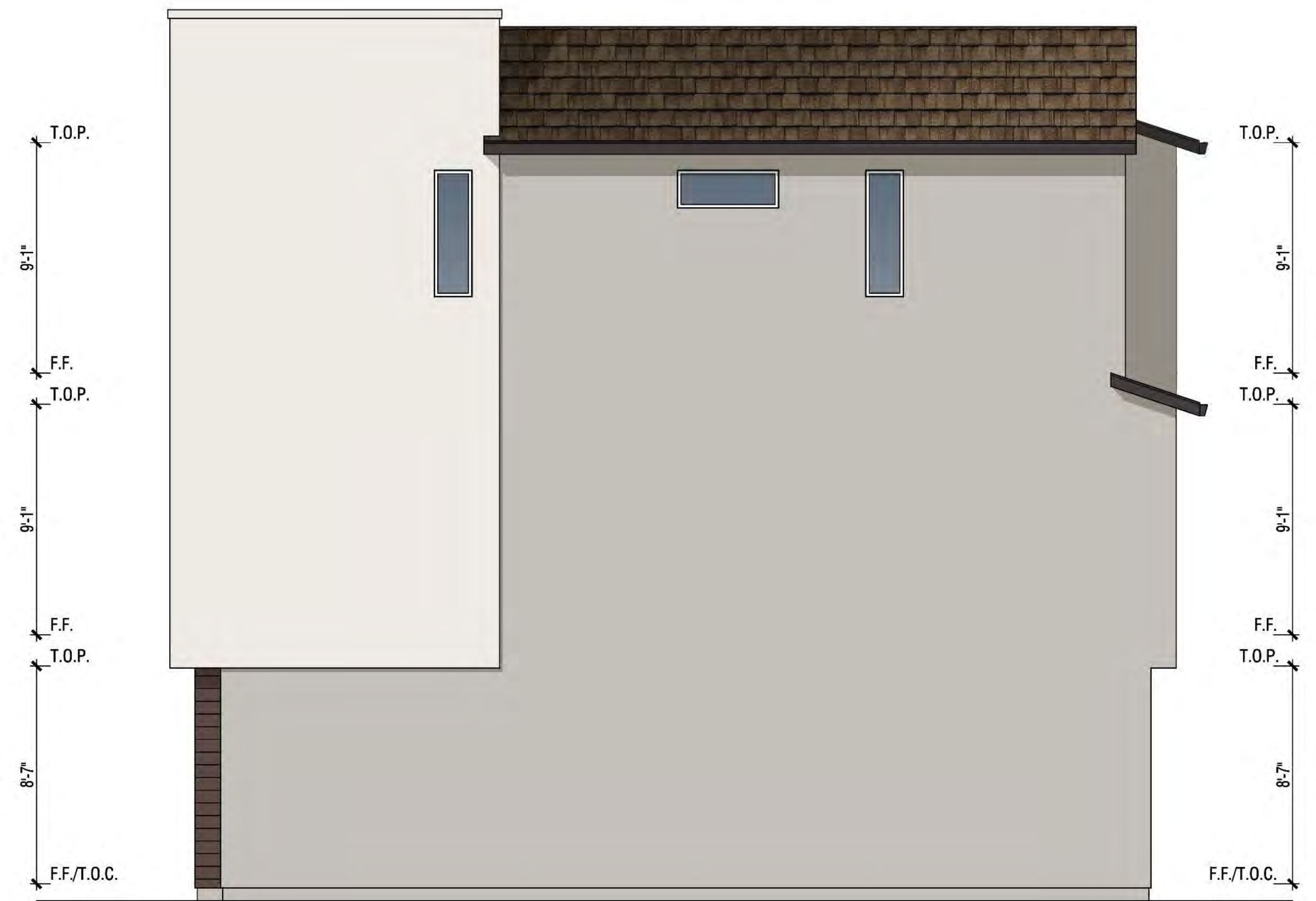
Perspective Rendering
(Enhanced Elevation)

PLAN 2 - Elevations & Perspectives

Elevation 'C'
Color Scheme #8



Color Scheme #2 Front



Right



Rear

Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Metal mesh railing
- 5 Insulated vinyl windows
- 6 Fiberglass front door
- 7 Sectional roll-up garage door
- 8 Wall mounted light fixture
- 9 3-panel sliding glass door



Left

PLAN 2 - Elevations 'A'



Front (Enhanced)



Rear (Enhanced)

Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Metal mesh railing
- 5 Insulated vinyl windows
- 6 Fiberglass front door
- 7 Sectional roll-up garage door
- 8 Wall mounted light fixture
- 9 3-panel sliding glass door

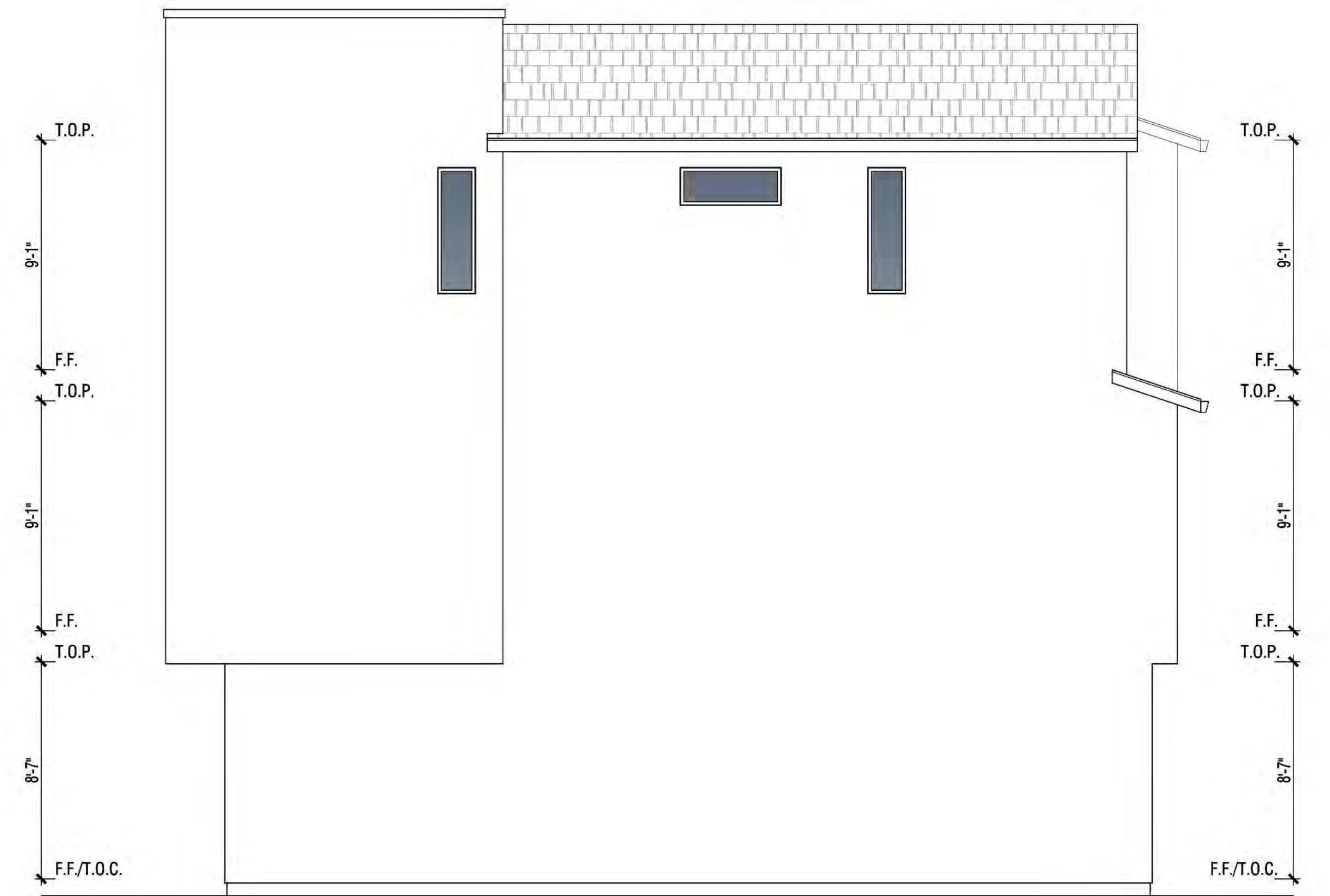


Left (Enhanced)

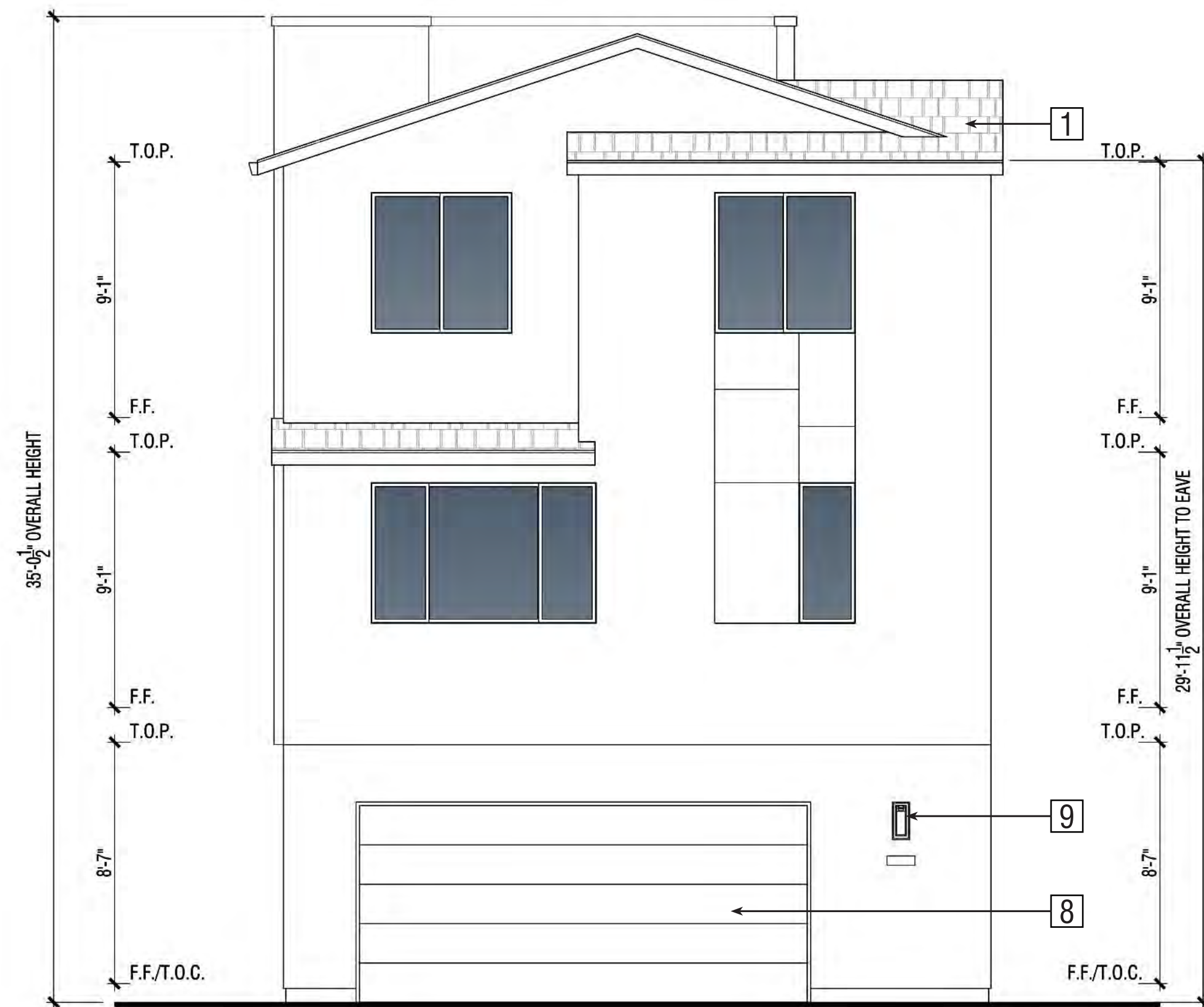
PLAN 2 - Enhanced Elevations 'A'



Color Scheme #4 Front



Right



Rear

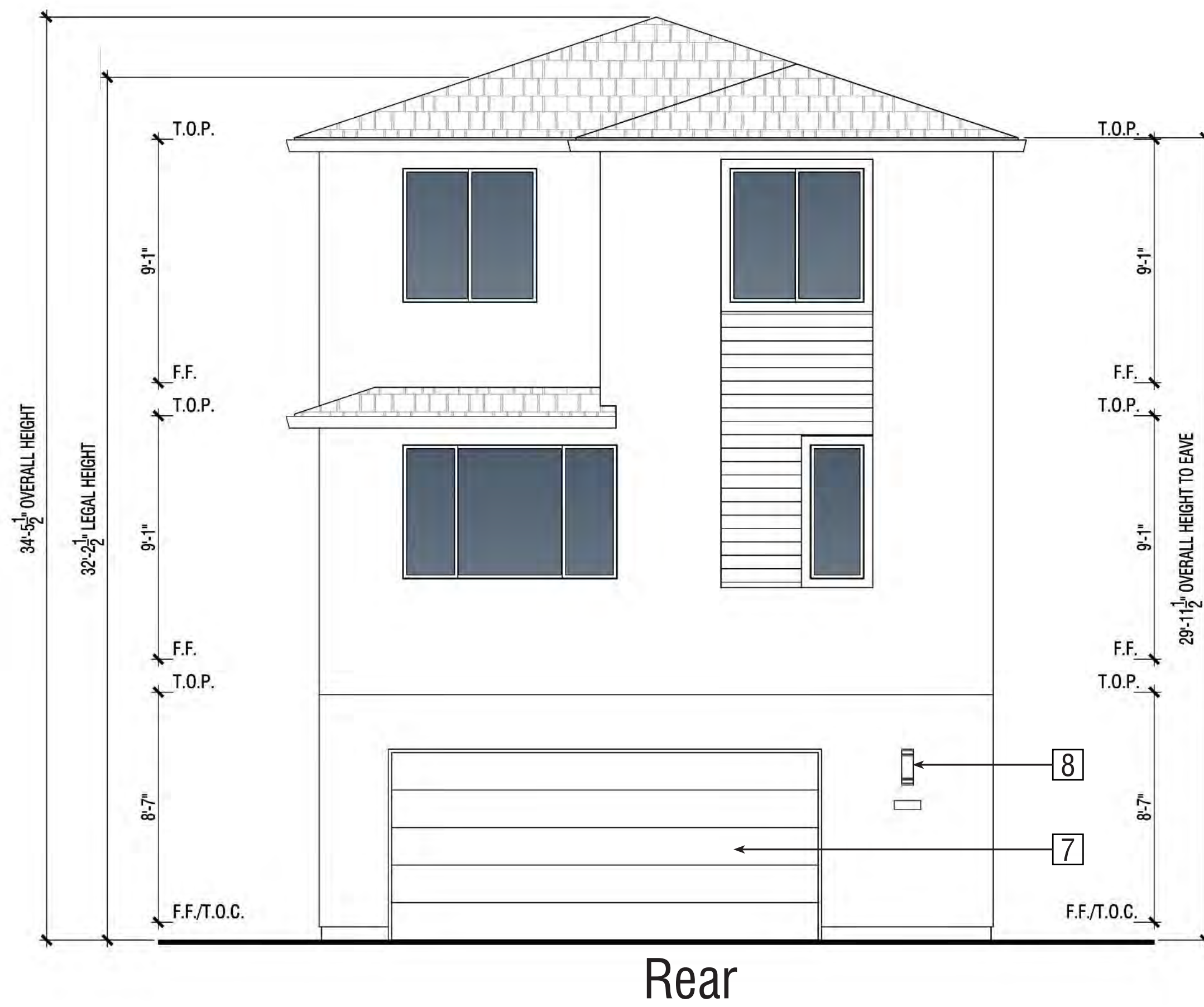
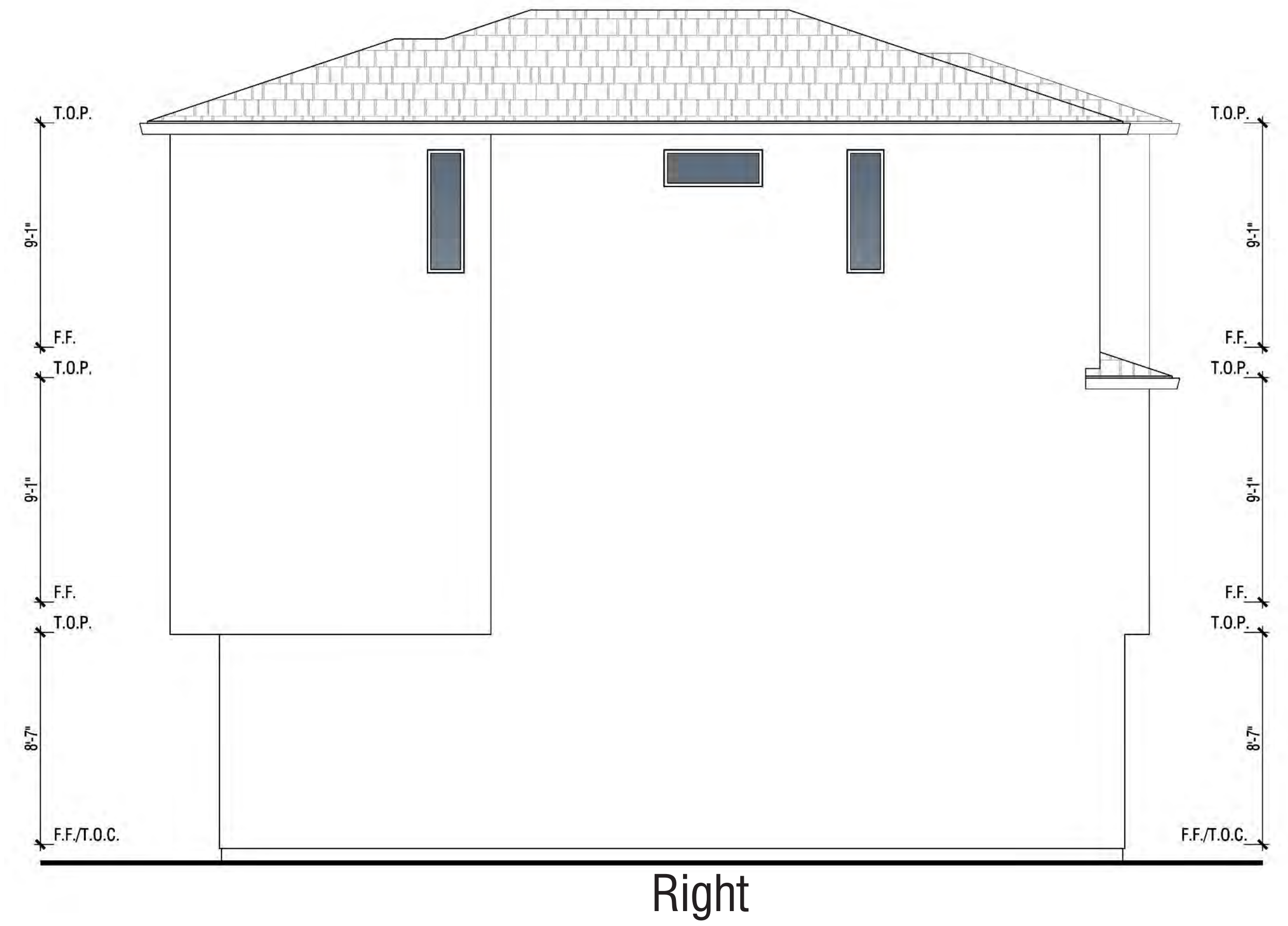
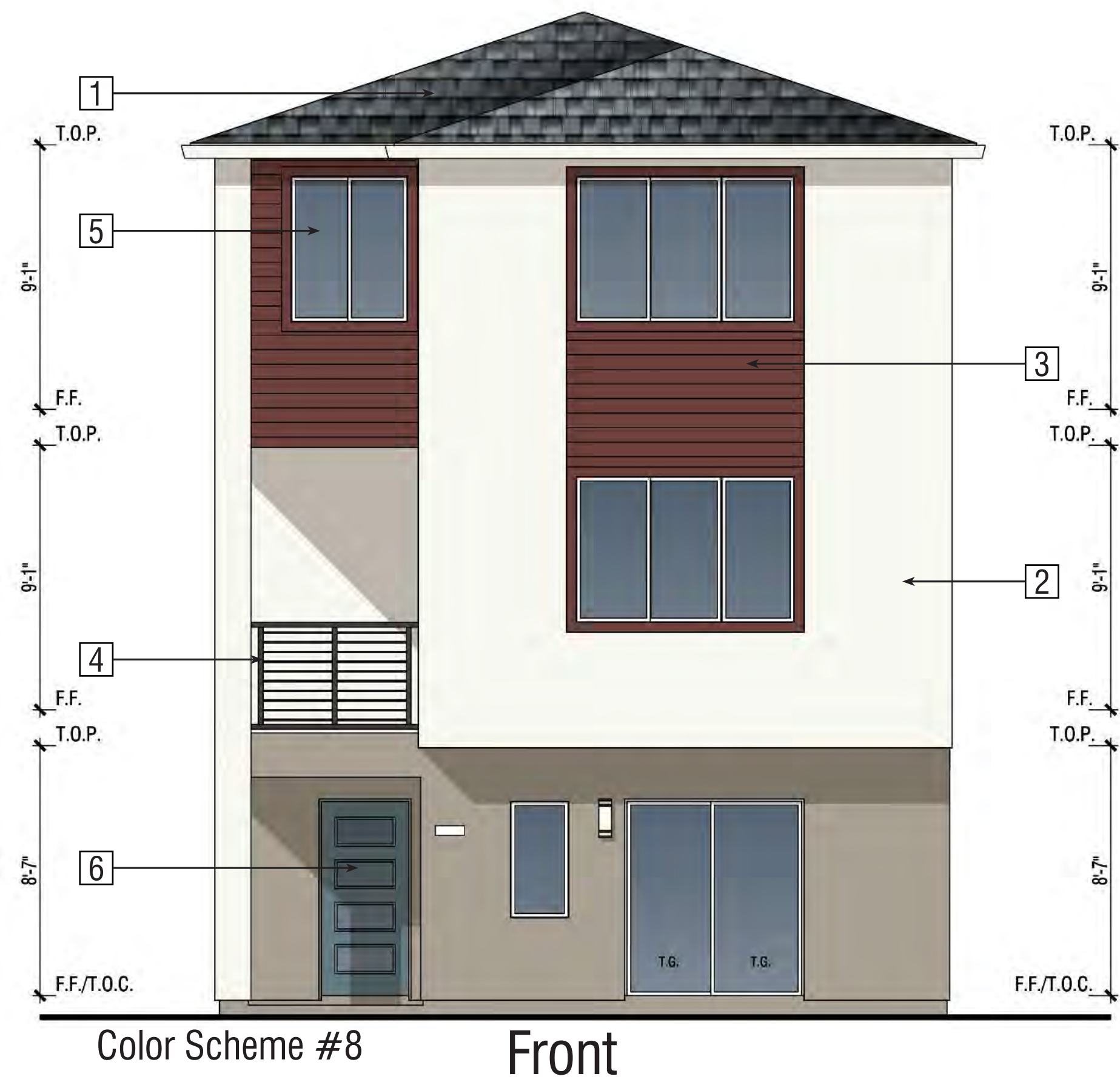
Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement panels
- 4 Manufactured stone veneer
- 5 Metal mesh railing
- 6 Insulated vinyl windows
- 7 Fiberglass front door
- 8 Sectional roll-up garage door
- 9 Wall mounted light fixture
- 10 3-panel sliding glass door



Left

PLAN 2 - Elevations 'B'

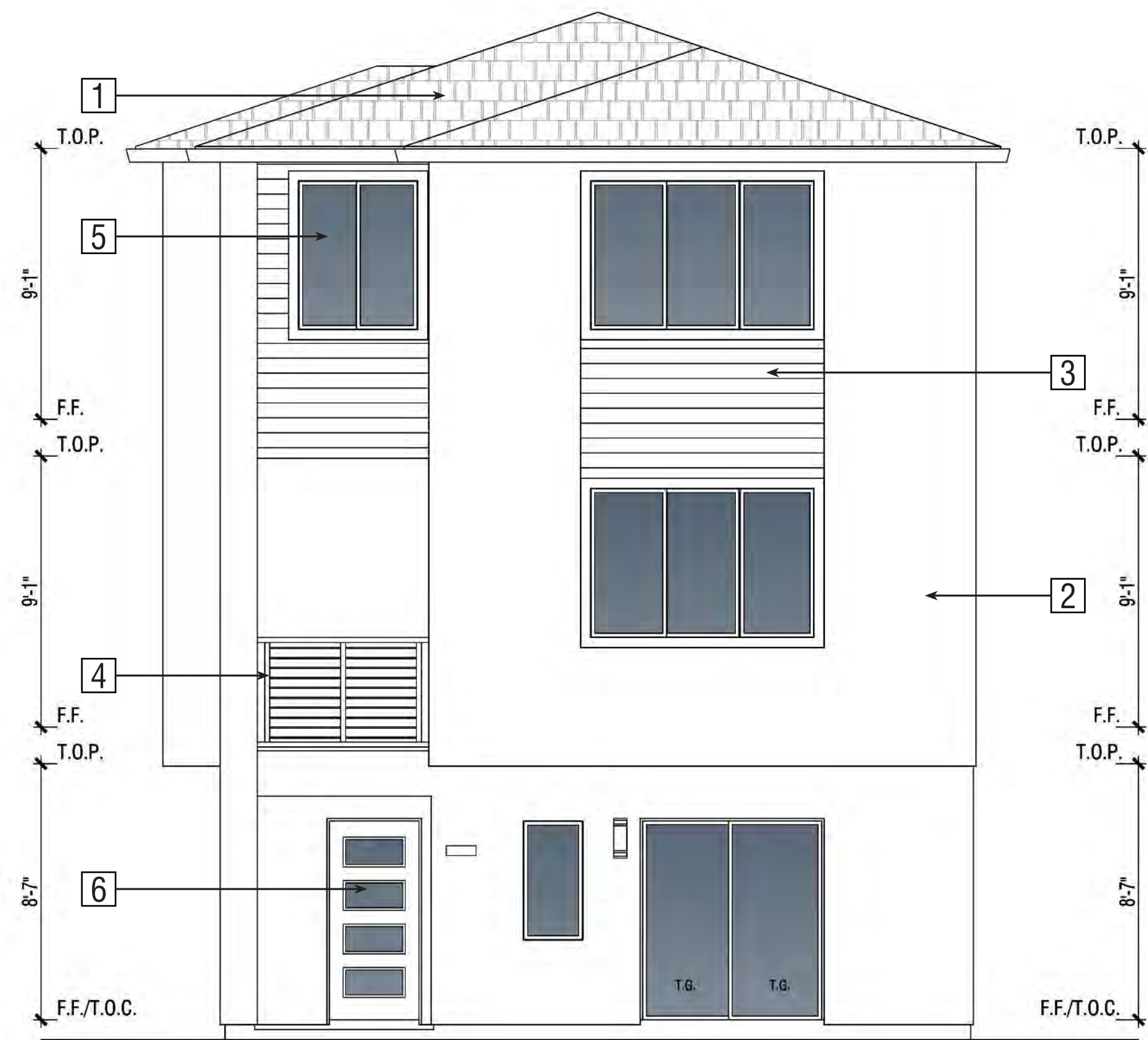


Exterior Materials:

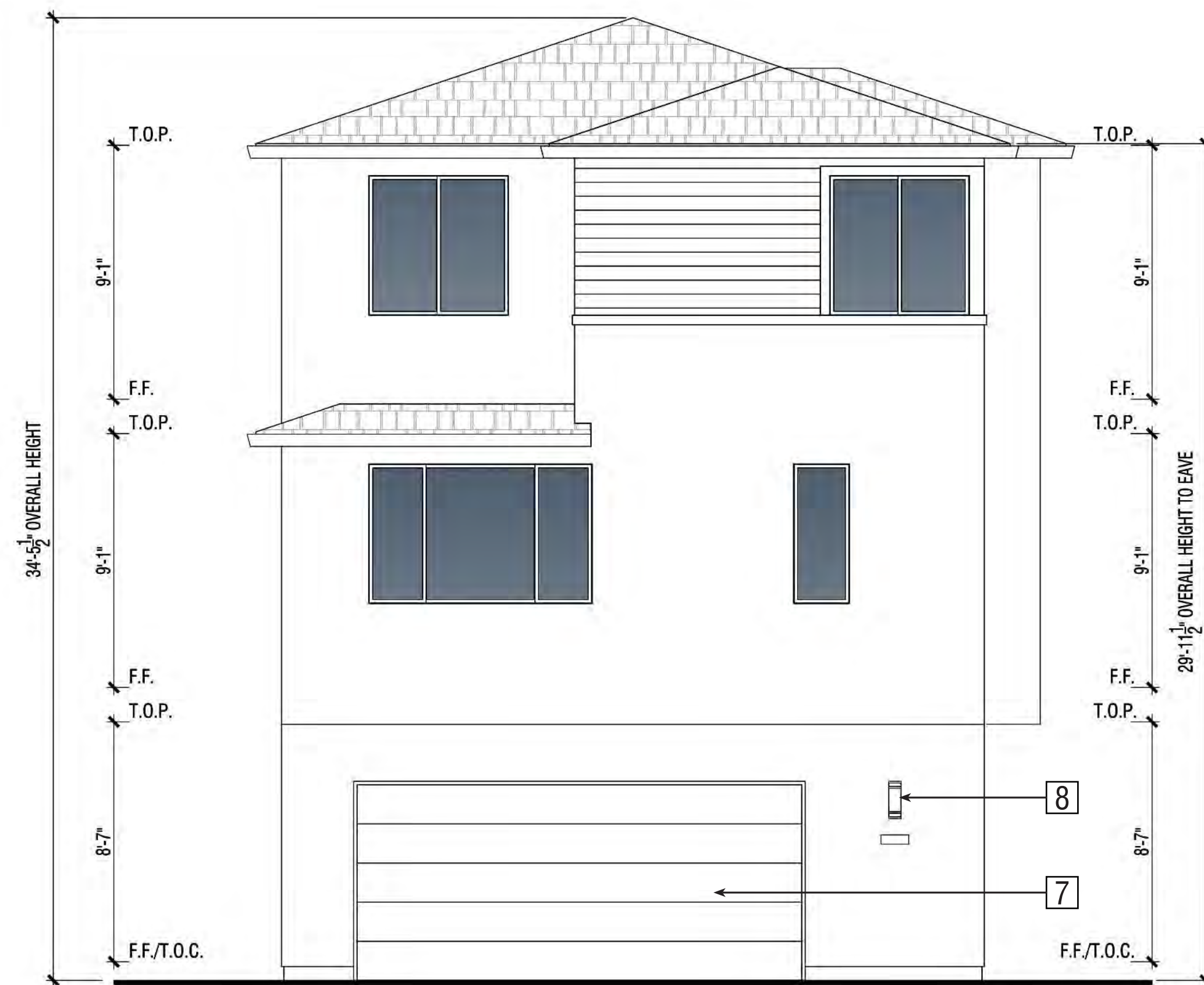
- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Metal railing
- 5 Insulated vinyl windows
- 6 Fiberglass front door
- 7 Sectional roll-up garage door
- 8 Wall mounted light fixture
- 9 3-panel sliding glass door



PLAN 2 - Elevations 'C'



Front (Enhanced)



Rear (Enhanced)

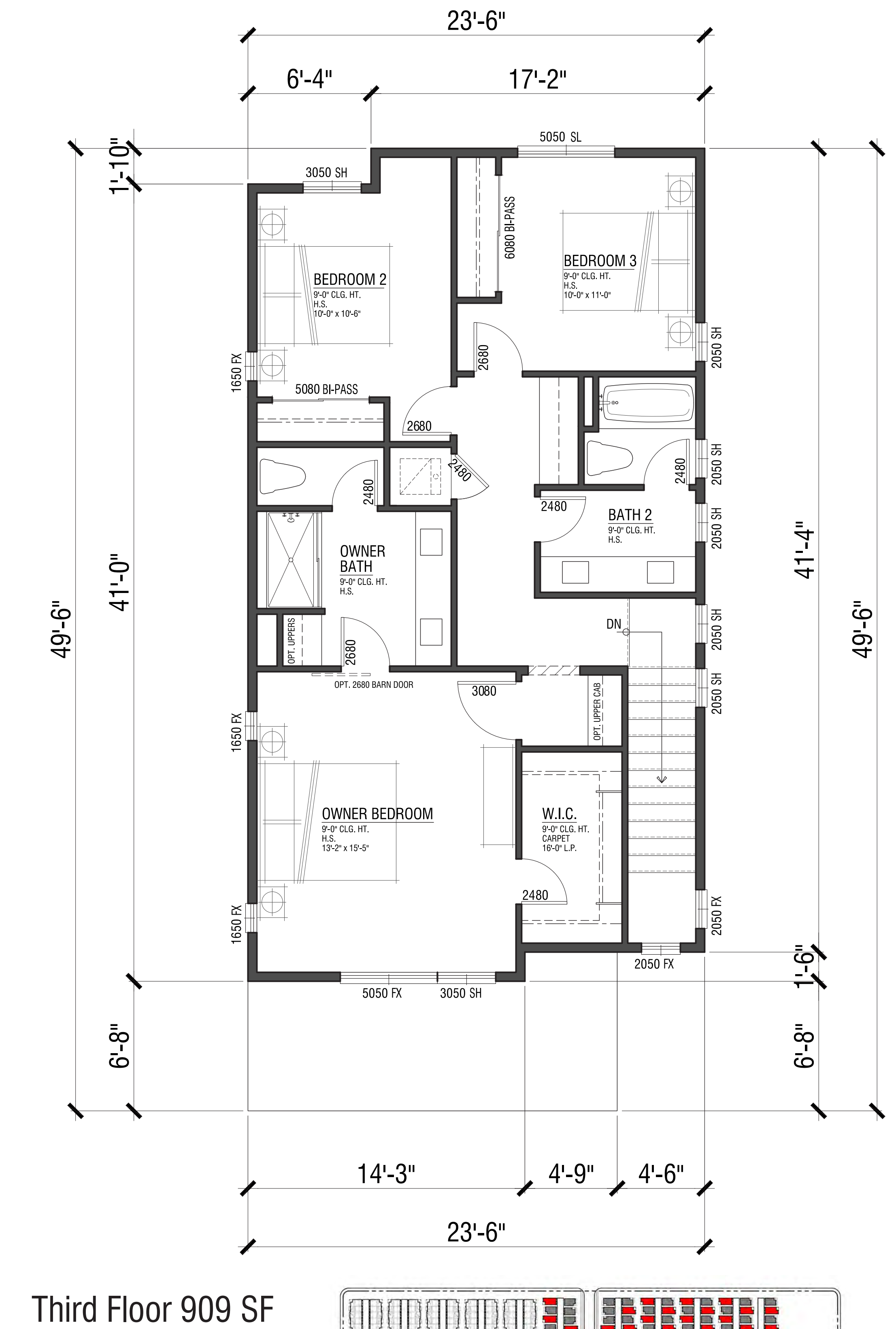
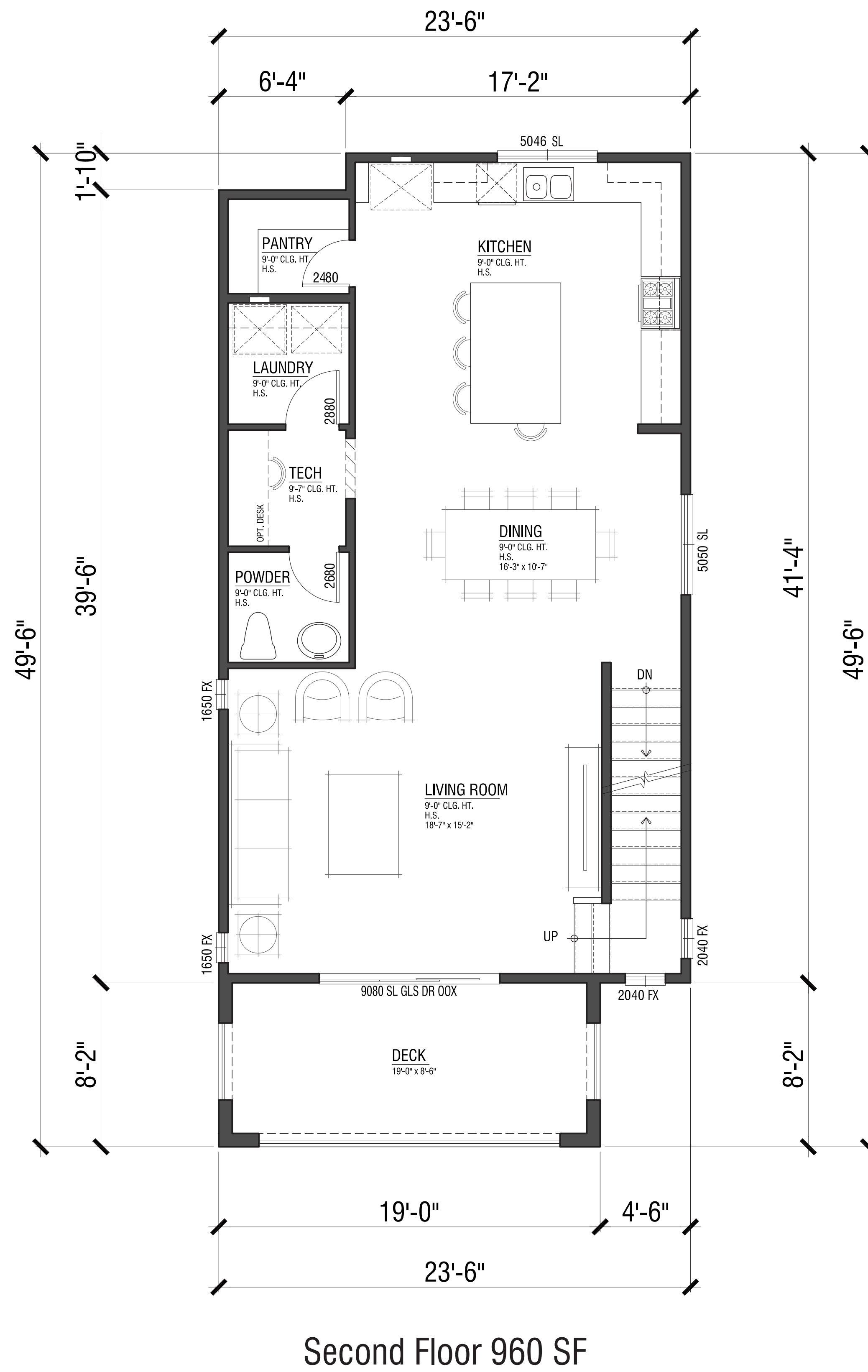
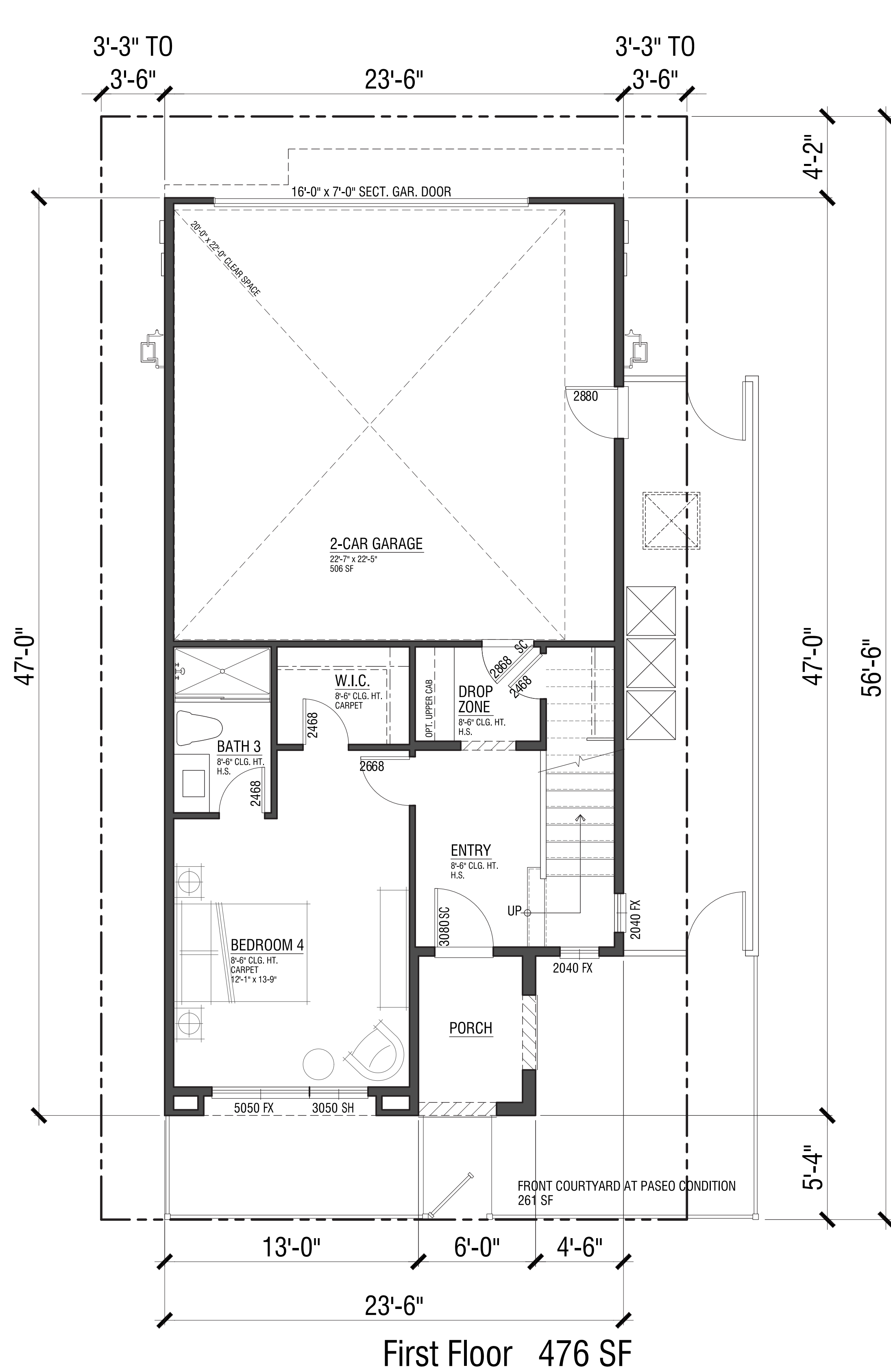
Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Metal railing
- 5 Insulated vinyl windows
- 6 Fiberglass front door
- 7 Sectional roll-up garage door
- 8 Wall mounted light fixture
- 9 3-panel sliding glass door



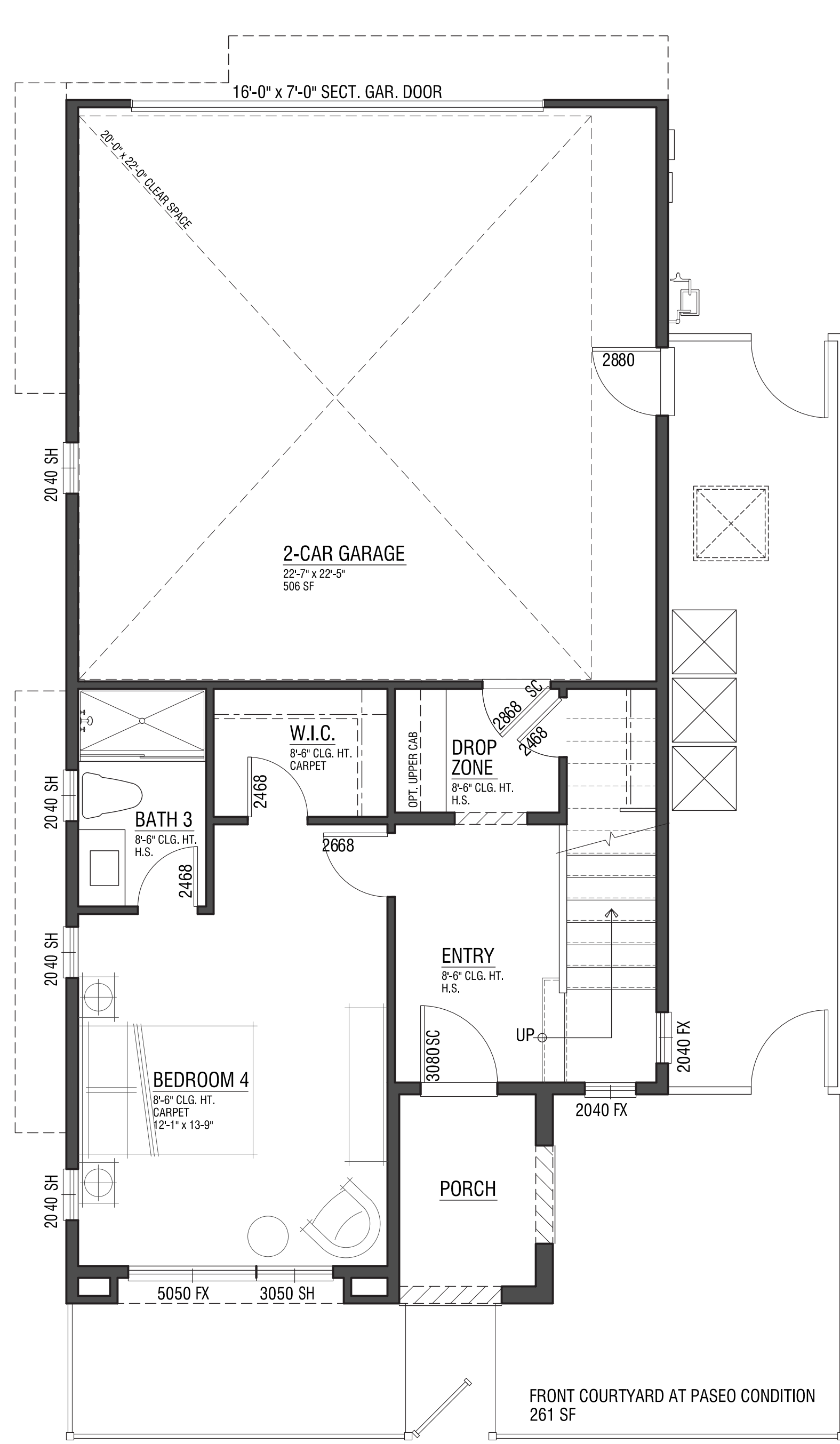
Left (Enhanced)

PLAN 2 - Enhanced Elevations 'C'

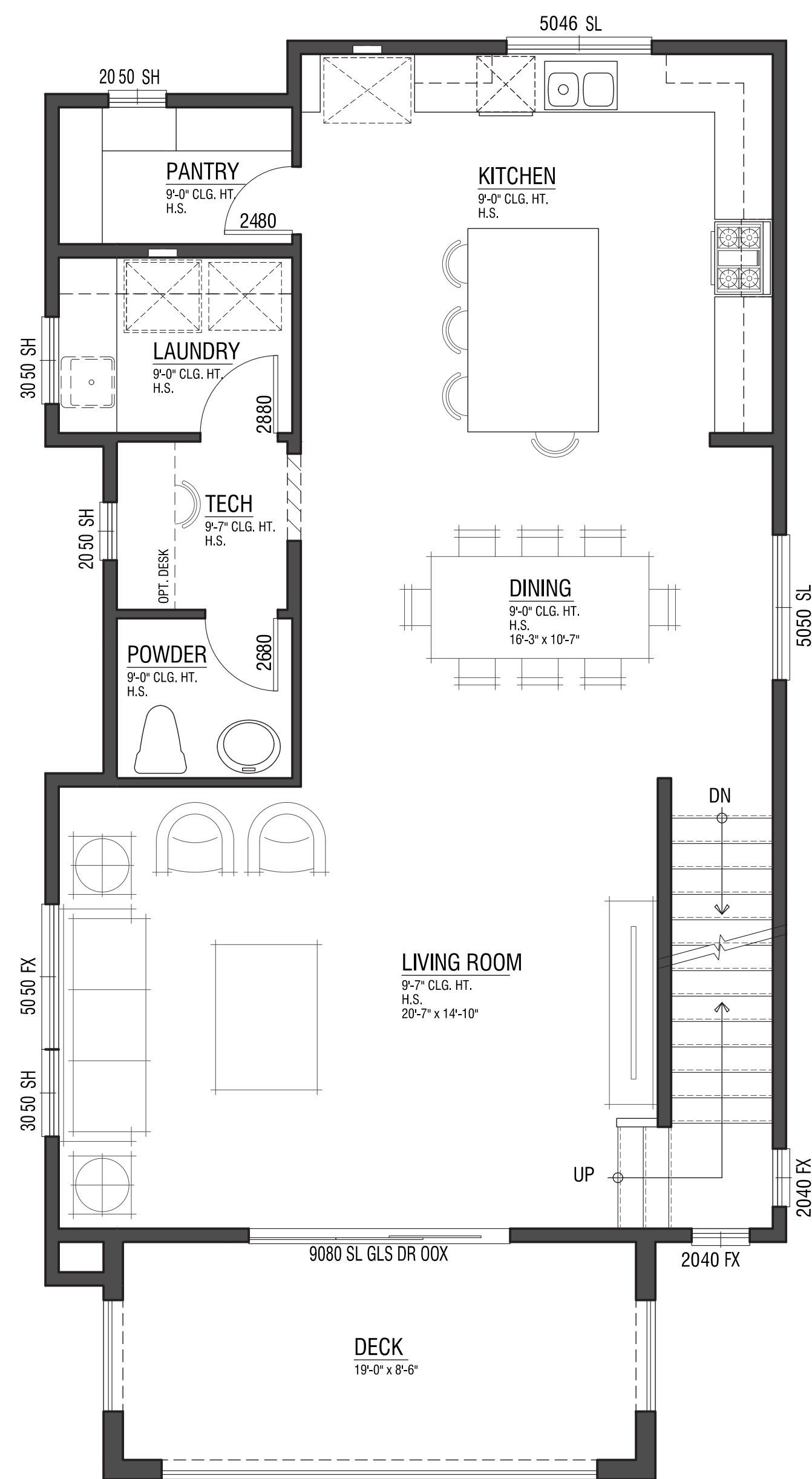


PLAN 3
 2,345 SF
 4 Bdrm. | 3.5 Bath | 2-Car Garage





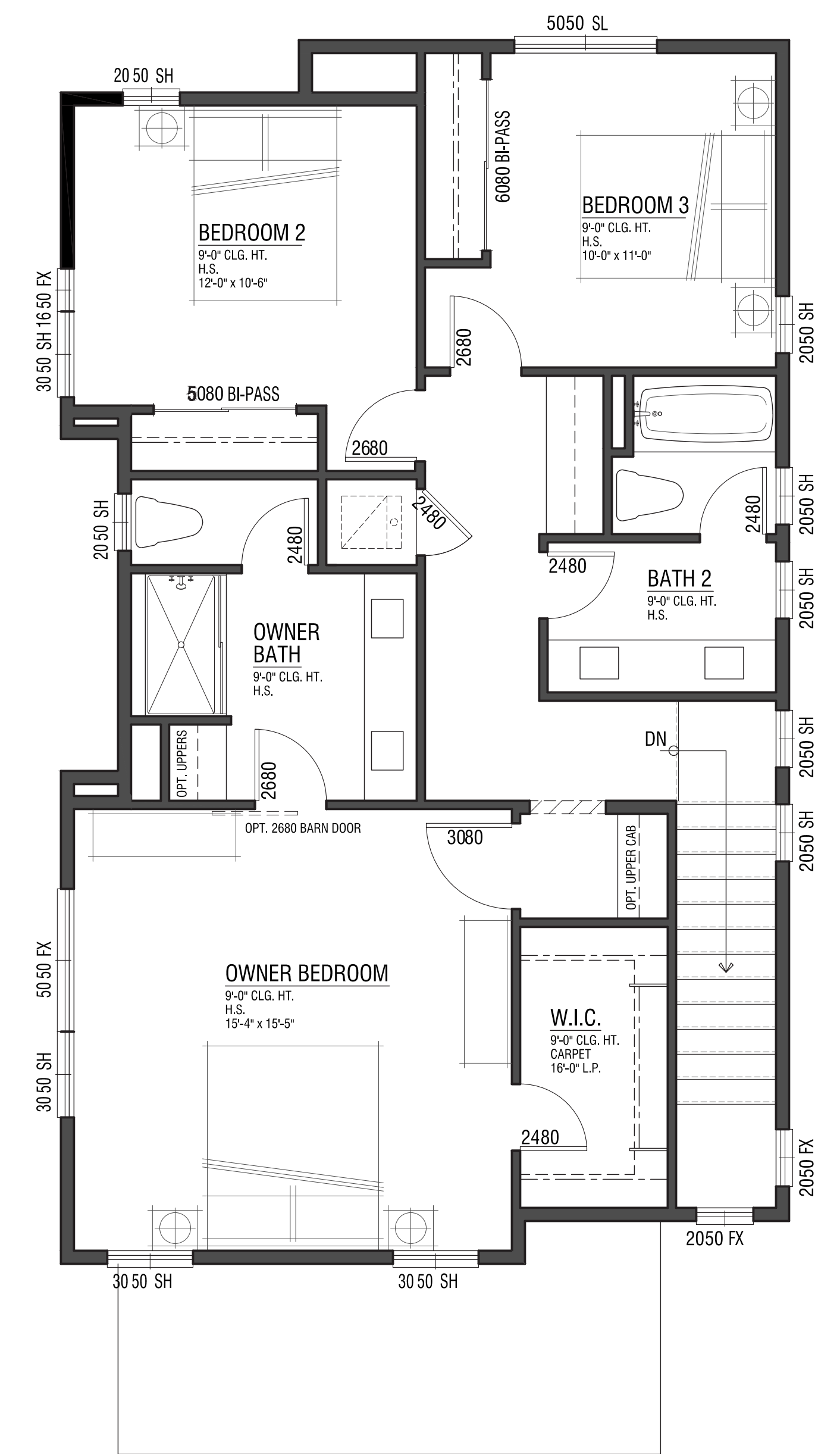
First Floor +0 SF



Second Floor +56 SF

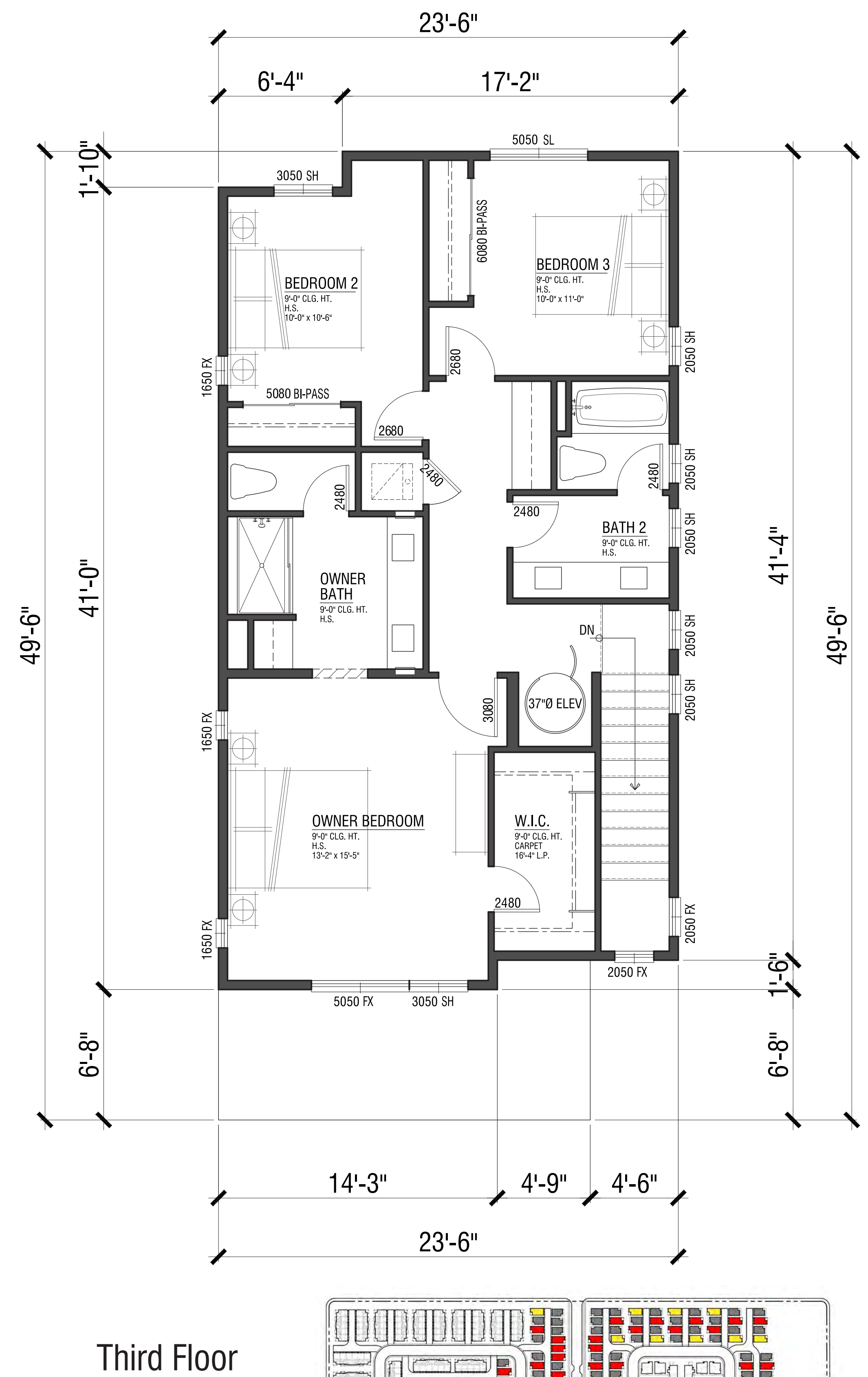
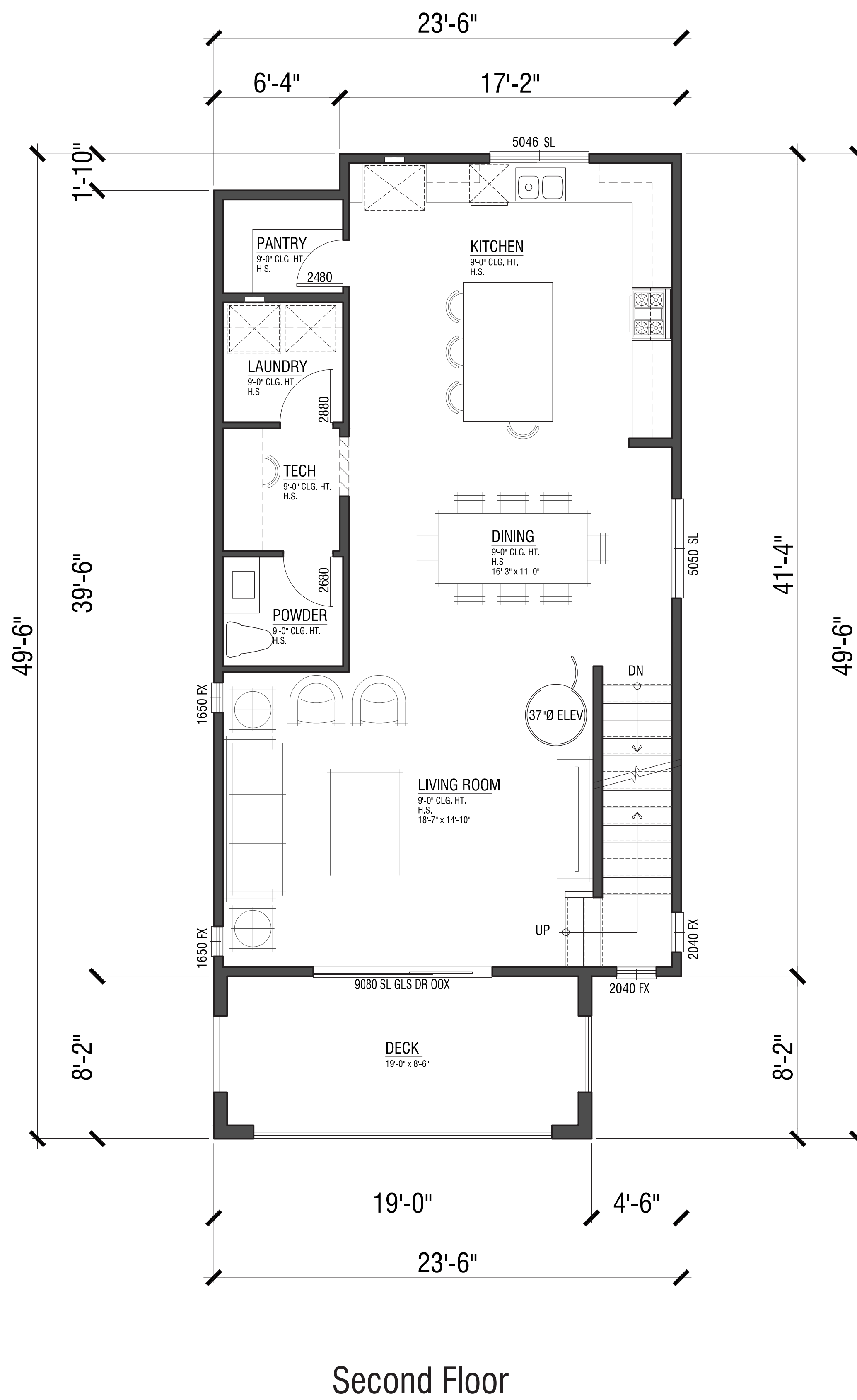
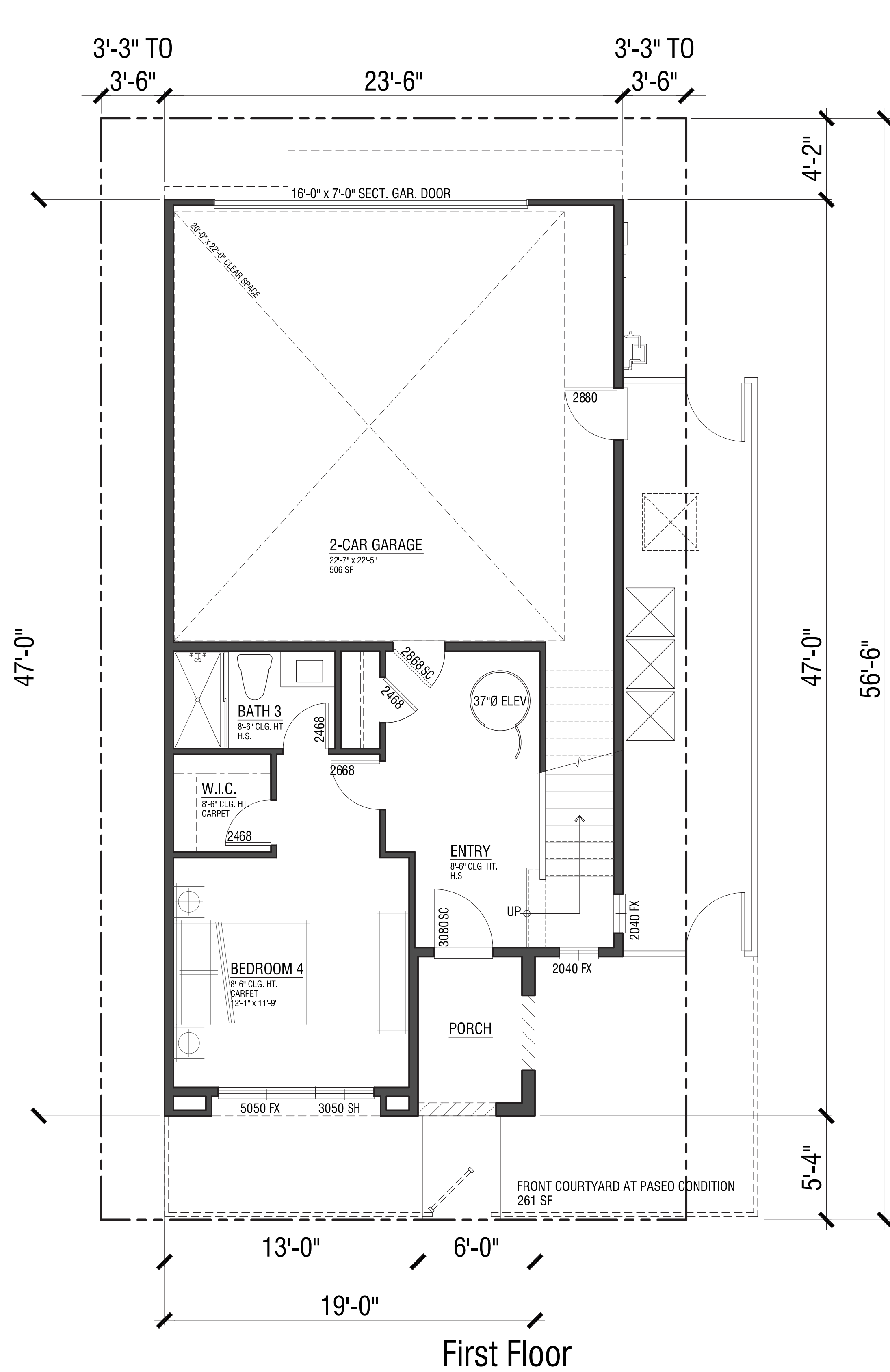
PLAN 3

Enhanced
2,457 SF



Third Floor +56 SF



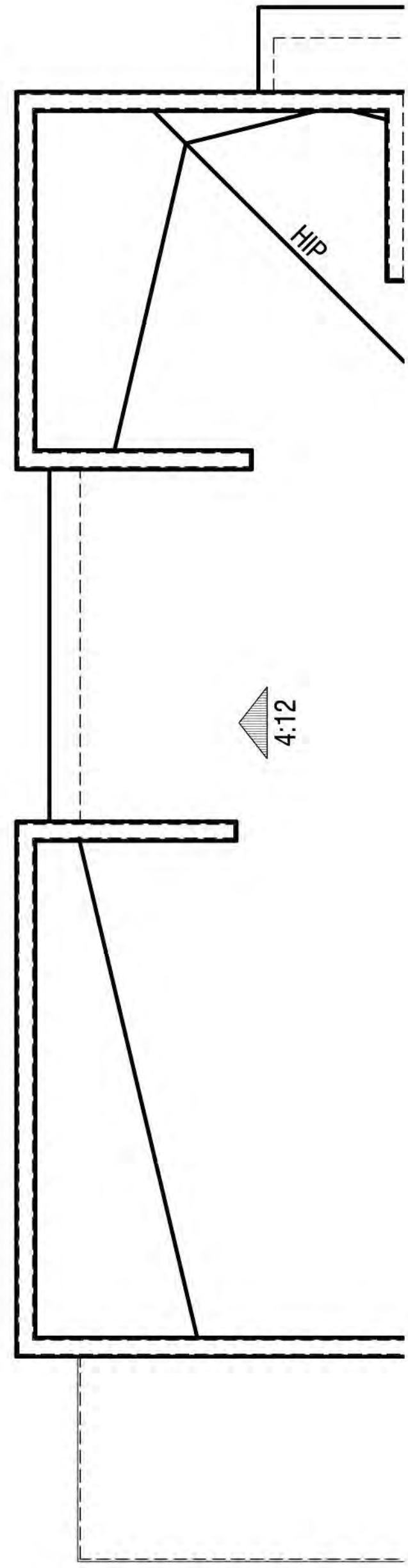


Second Floor

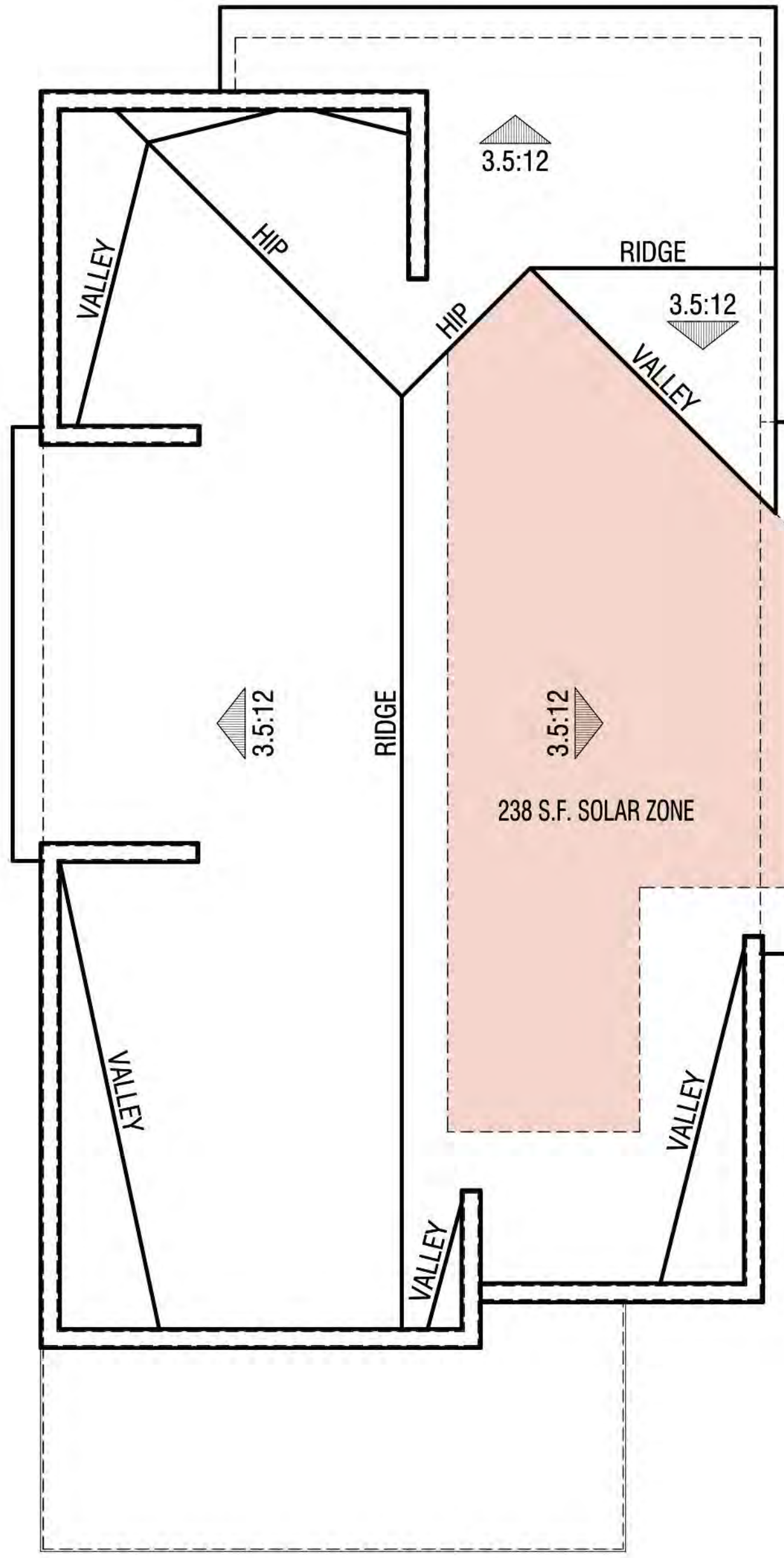
PLAN 3

Optional Elevator

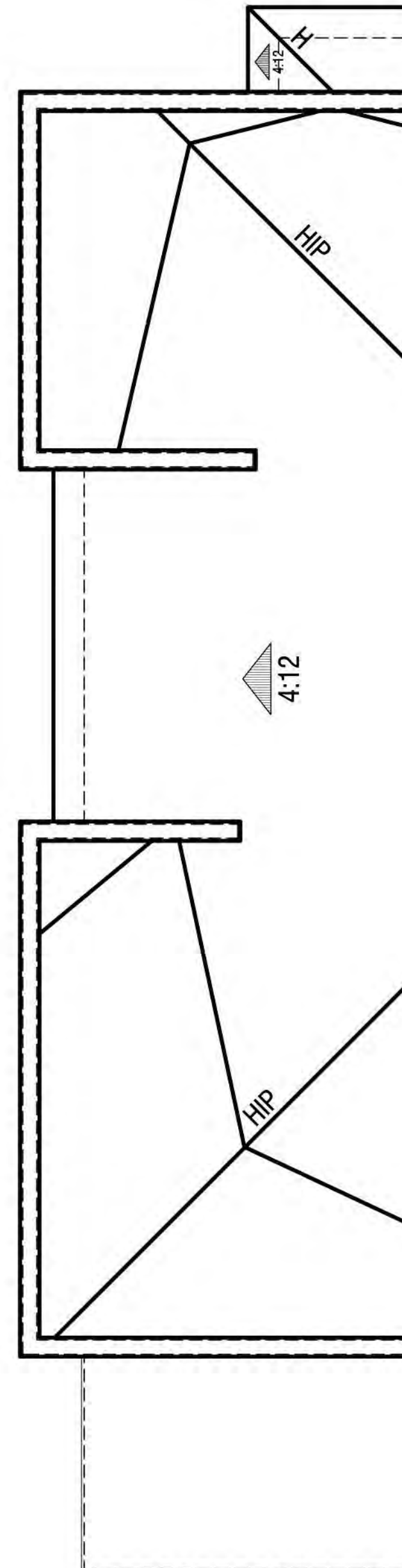
Third Floor



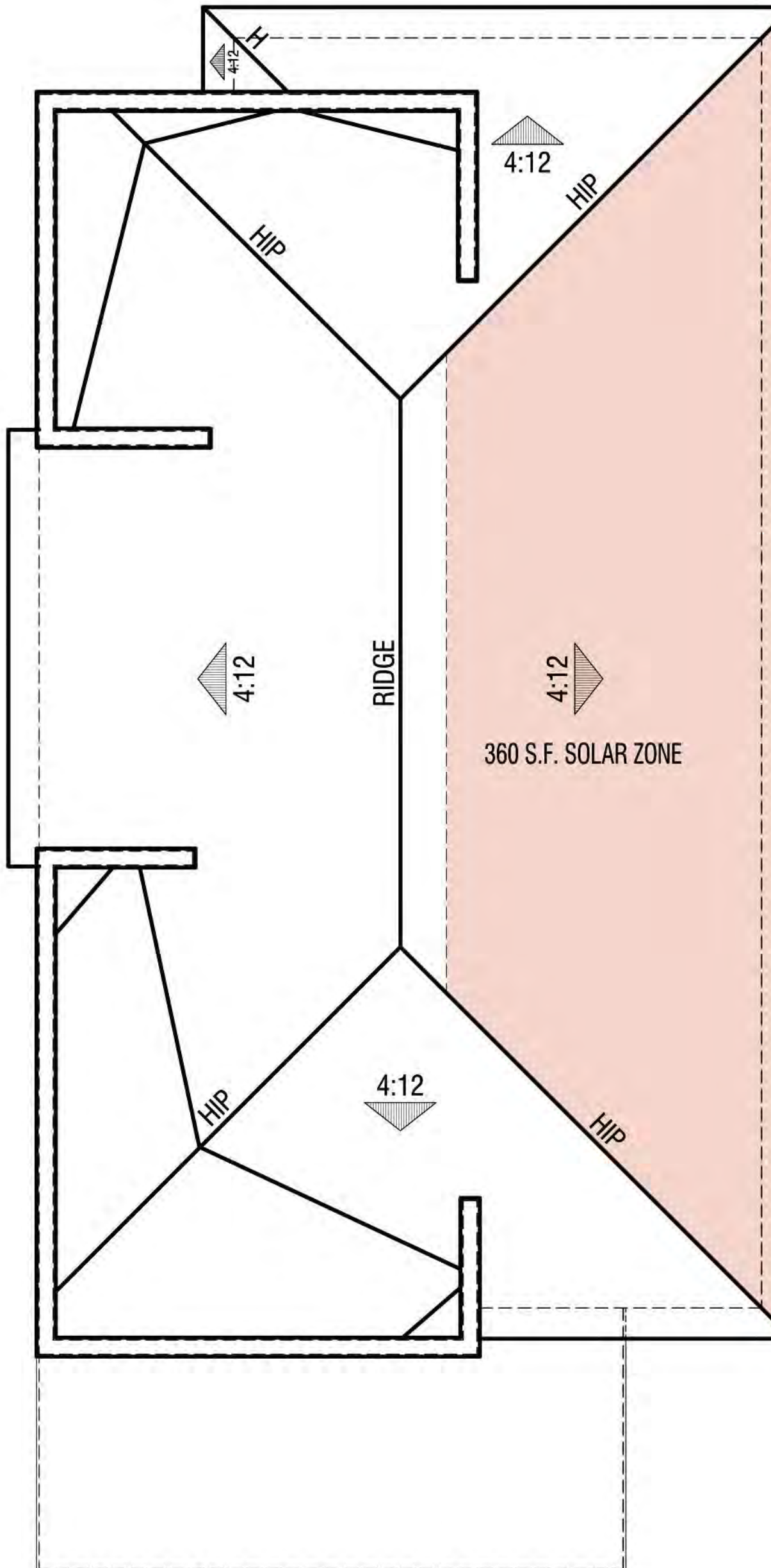
Enhanced Elevation A



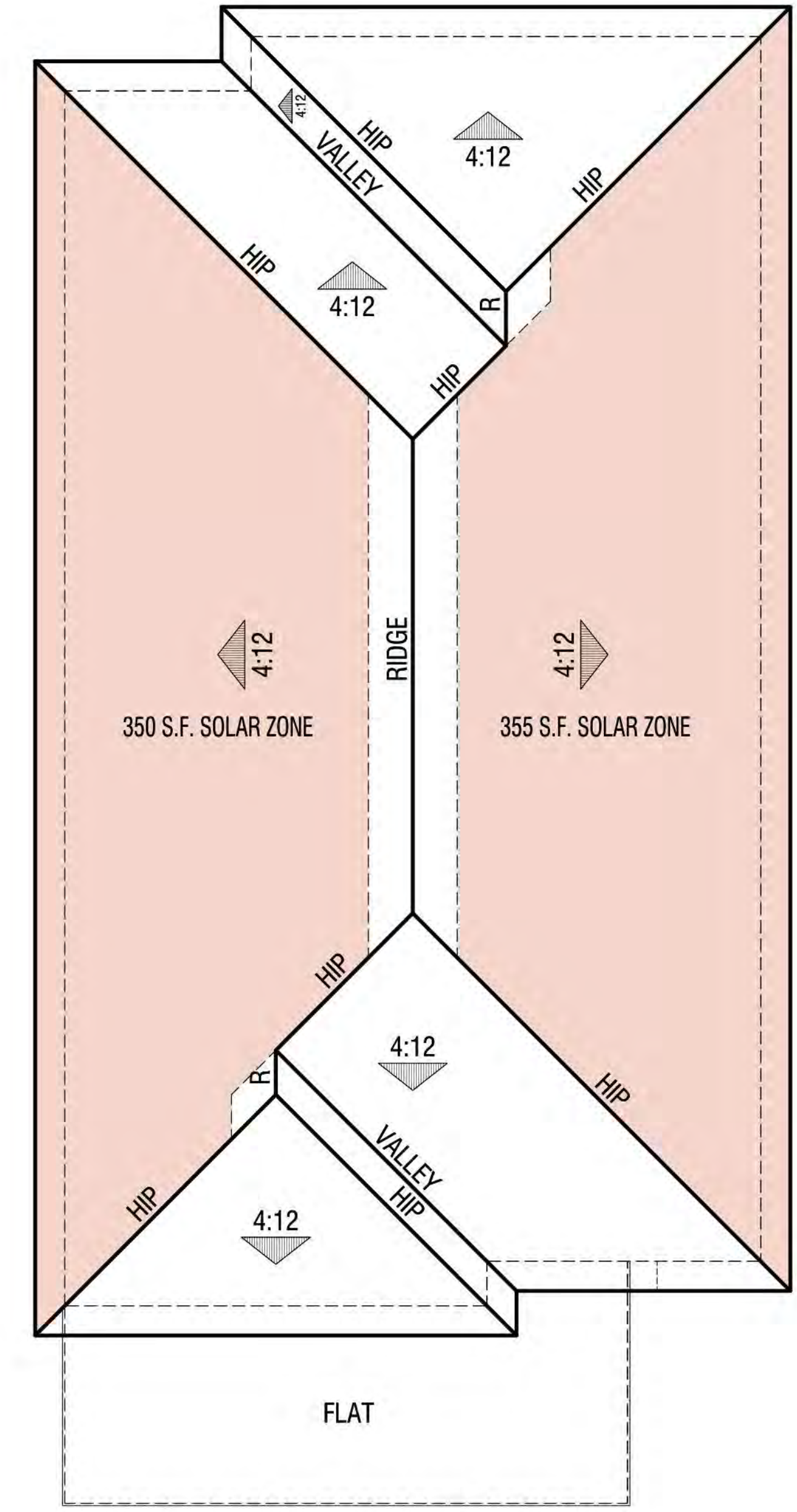
Elevation A



Enhanced Elevation B



Elevation B



Elevation C

PLAN 3 Roof Plans

 Solar Zone (CEC 110.10)



Front Elevation



Perspective Rendering



Perspective Rendering
(Enhanced Elevation)

PLAN 3 - Elevations & Perspectives

Elevation 'A'
Color Scheme #1



Front Elevation



Perspective Rendering



Perspective Rendering
(Enhanced Elevation)

PLAN 3 - Elevations & Perspectives

Elevation 'B'
Color Scheme #6



Front Elevation



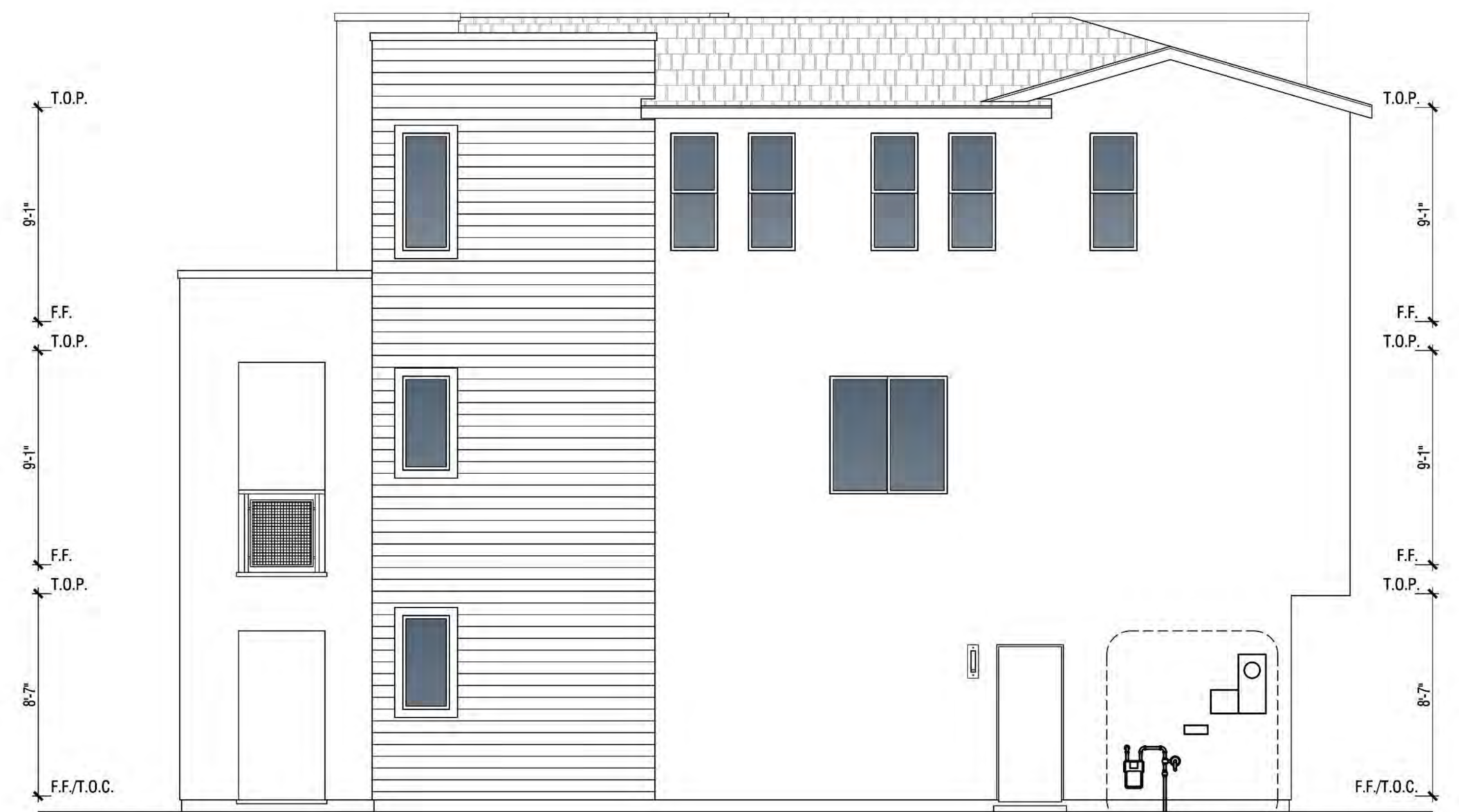
Perspective Rendering

PLAN 3 - Elevations & Perspectives

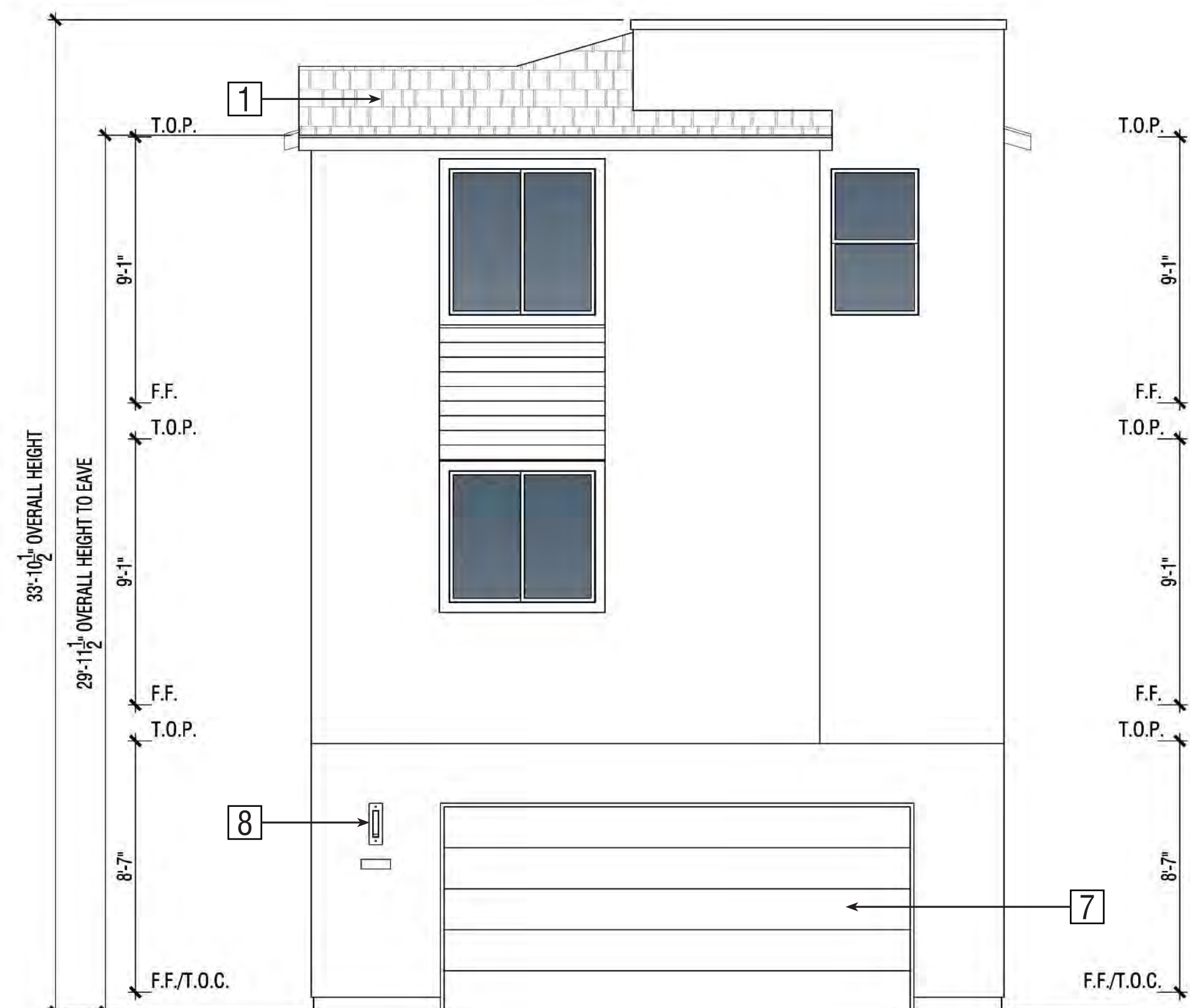
Elevation 'C'
Color Scheme #9



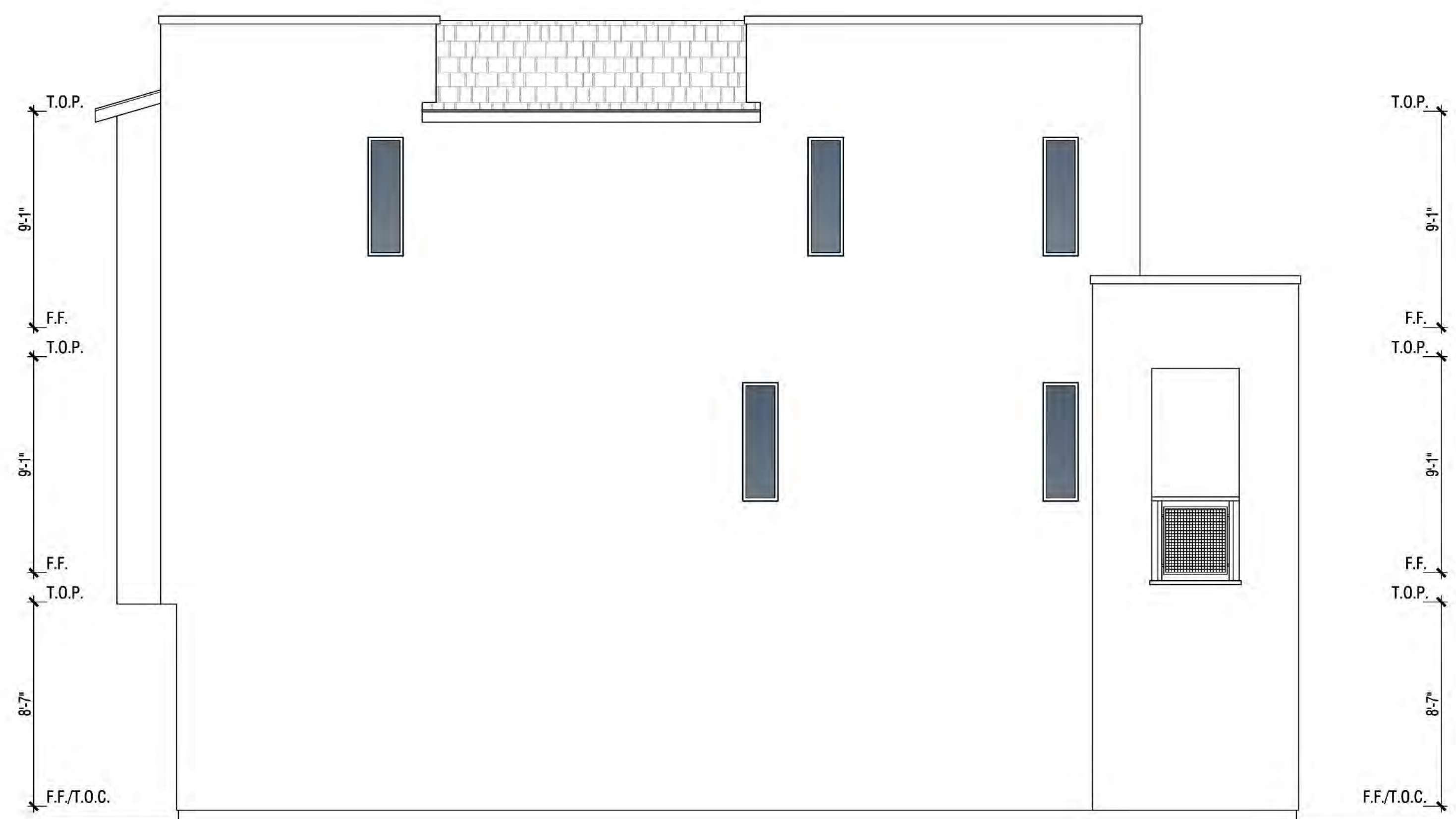
Color Scheme #1 Front



Right



Rear

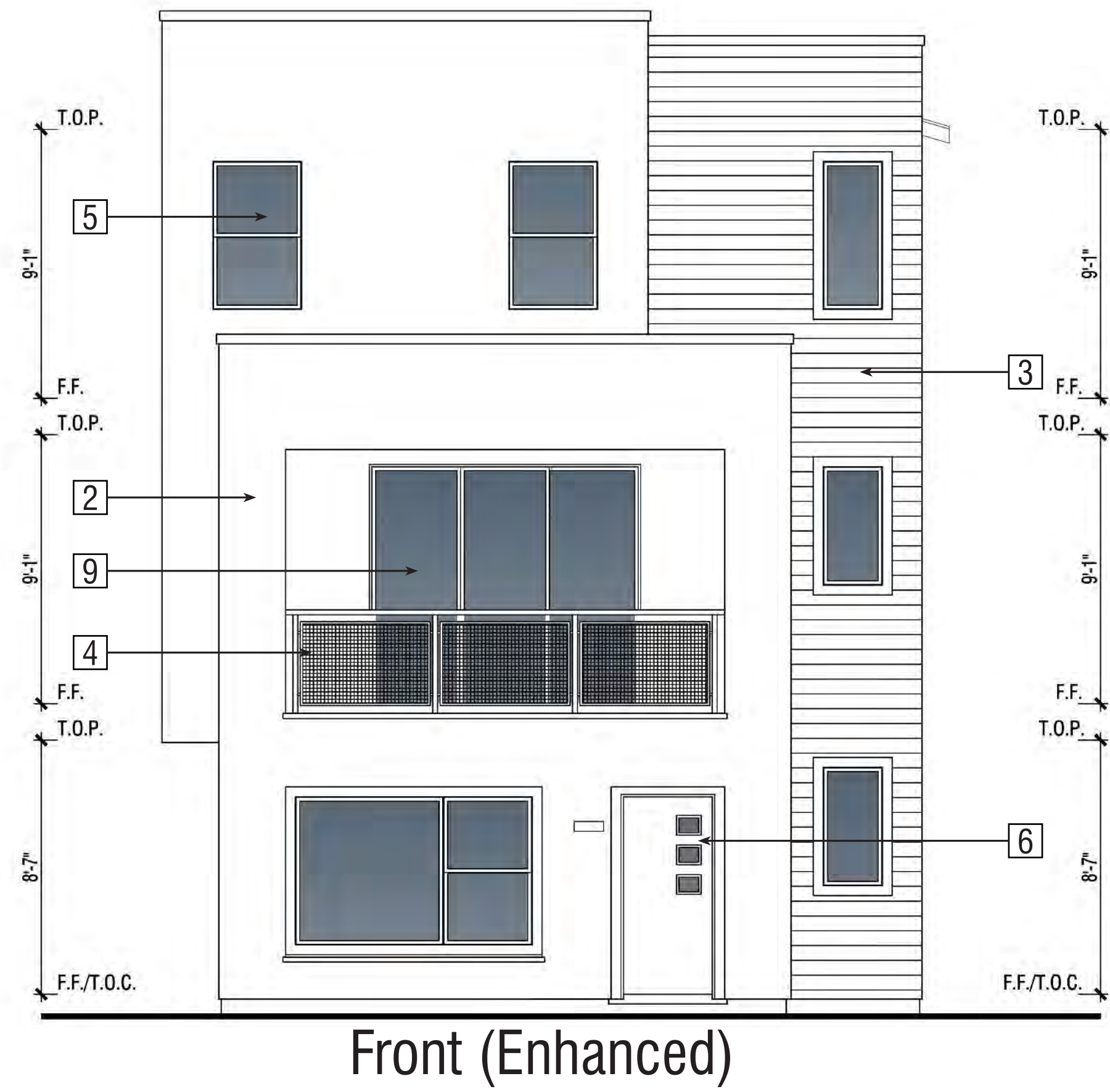


Left

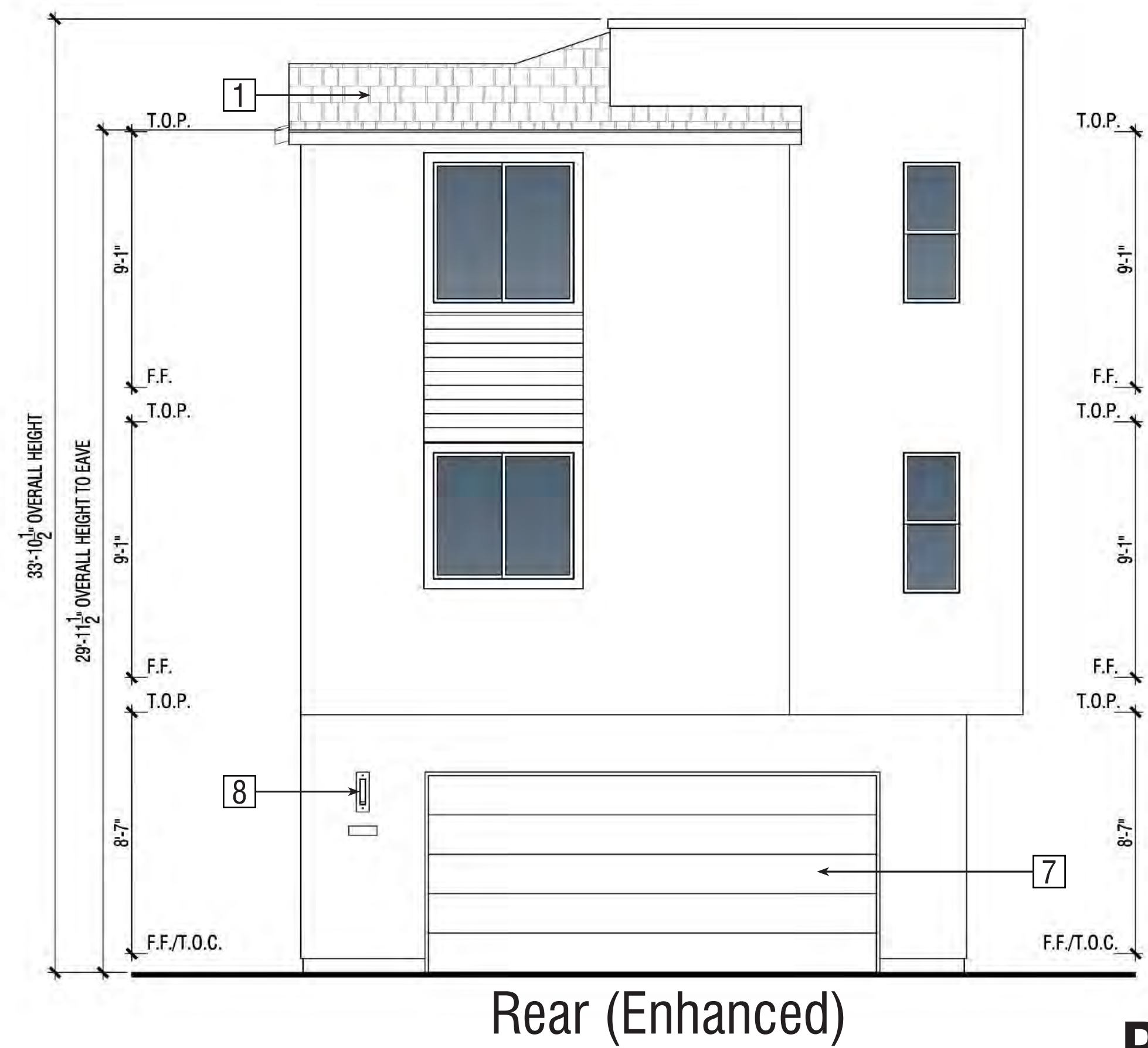
Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Metal mesh railing
- 5 Insulated vinyl windows
- 6 Fiberglass front door
- 7 Sectional roll-up garage door
- 8 Wall mounted light fixture
- 9 3-panel sliding glass door

PLAN 3 - Elevations 'A'



Front (Enhanced)



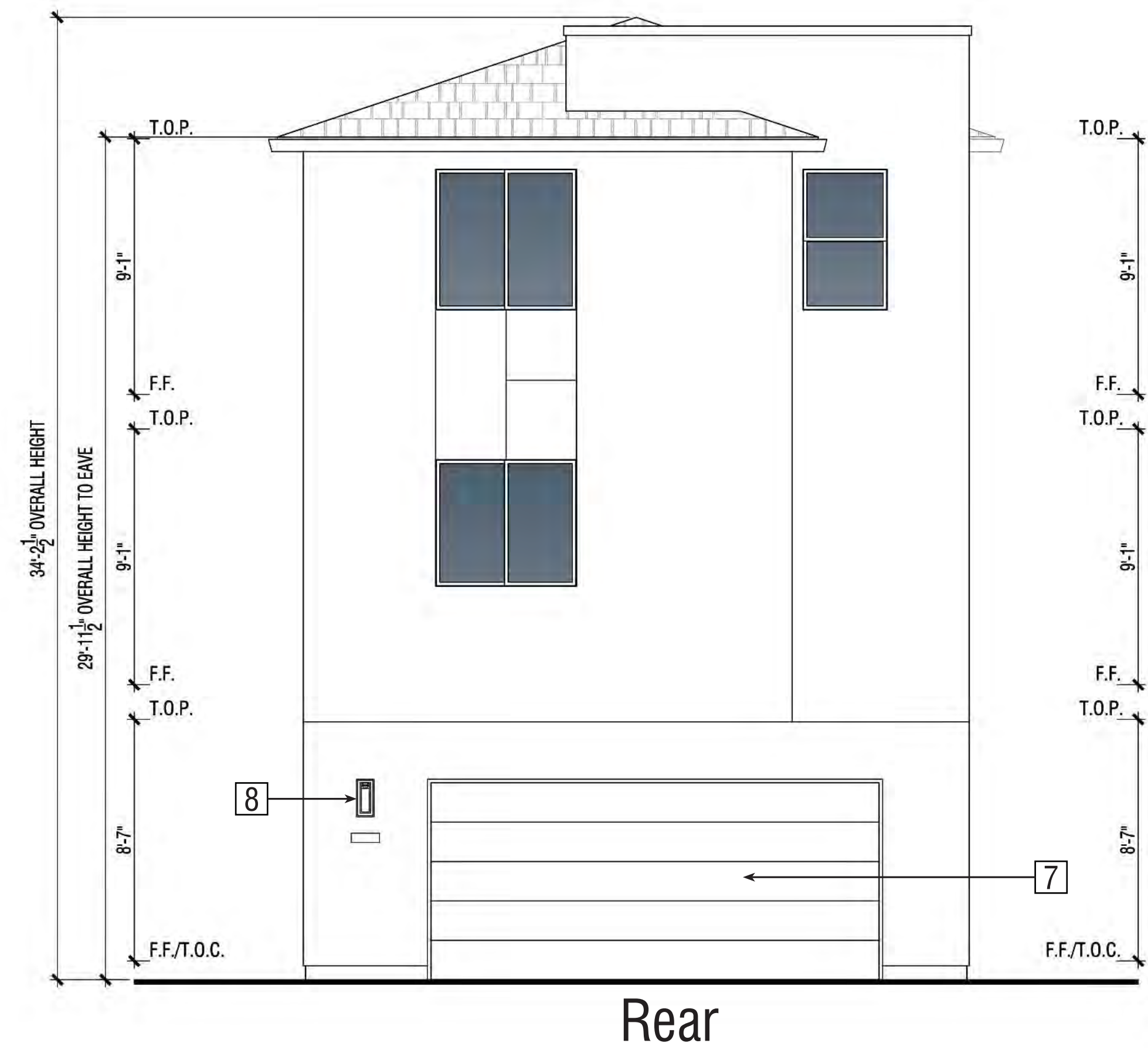
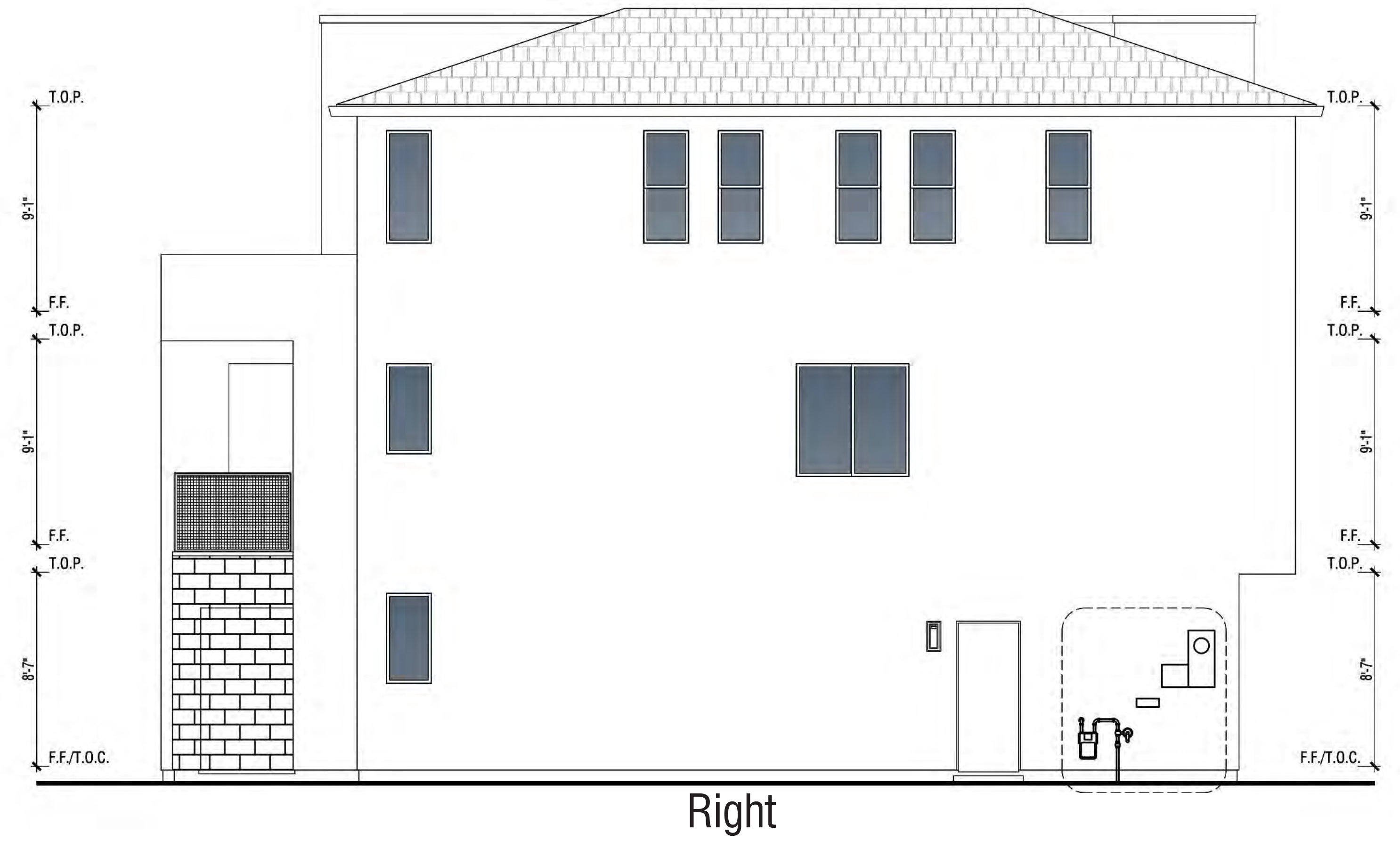
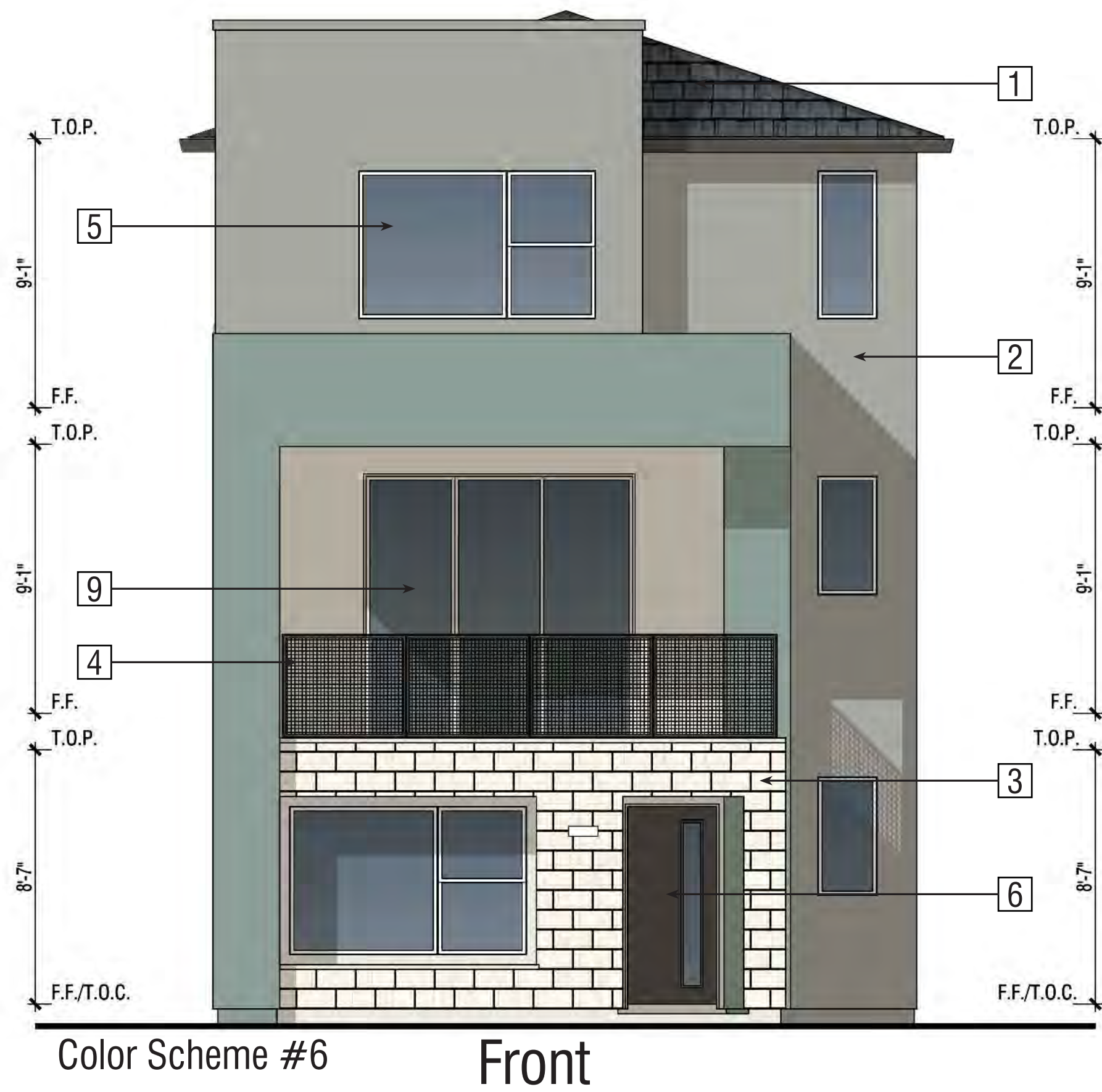
Rear (Enhanced)

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal mesh railing
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass door

PLAN 3 - Enhanced Elevations 'A'

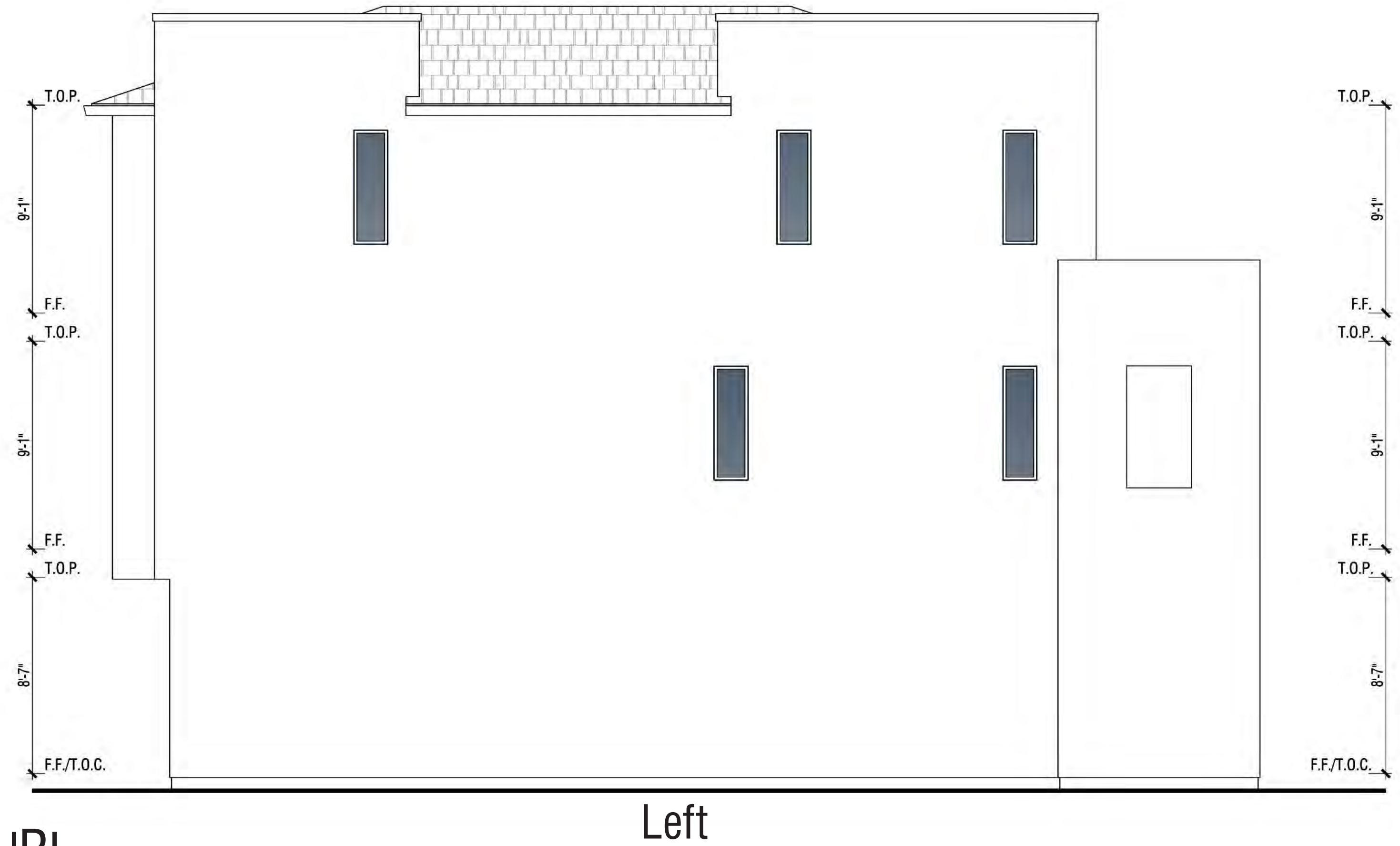


Left (Enhanced)

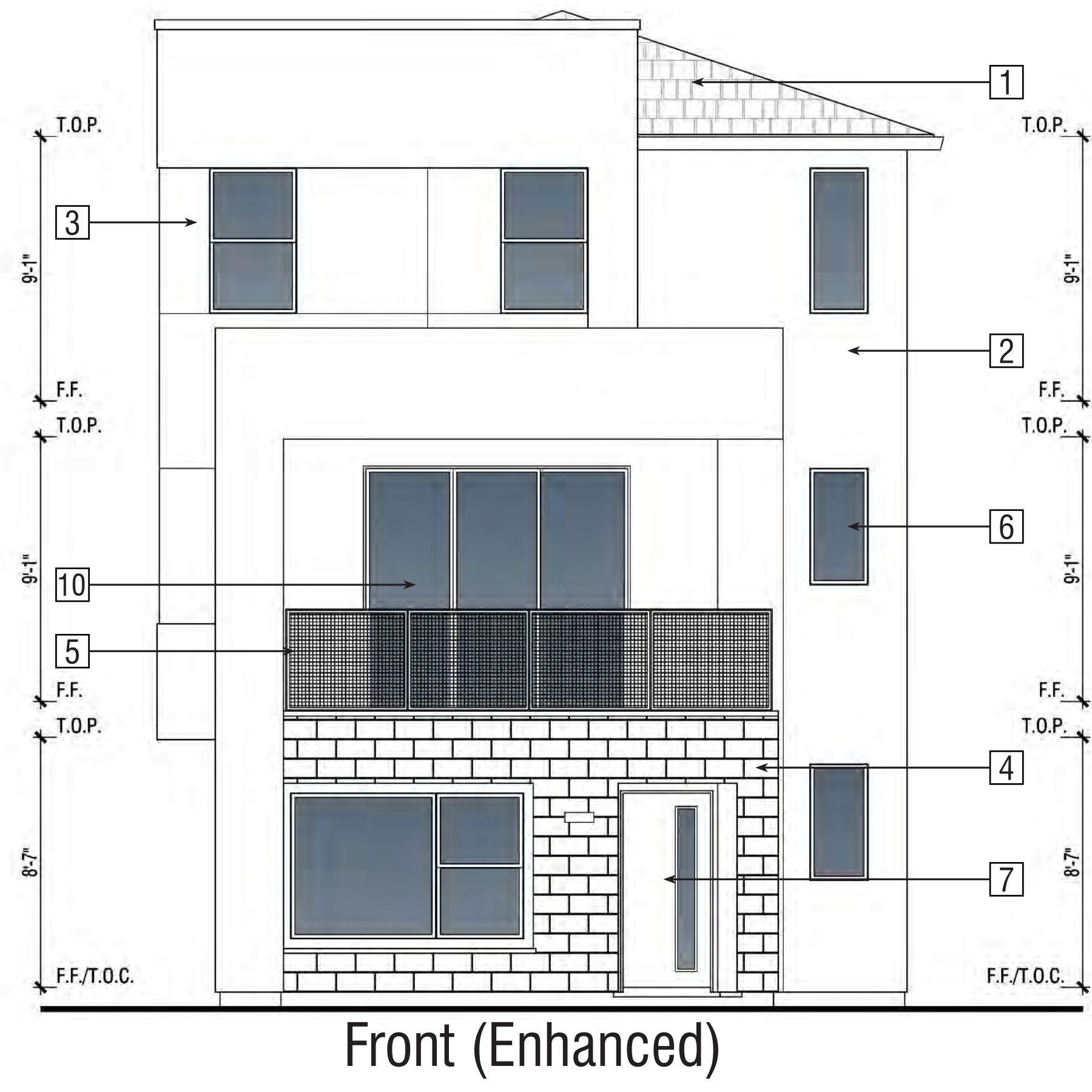


Exterior Materials:

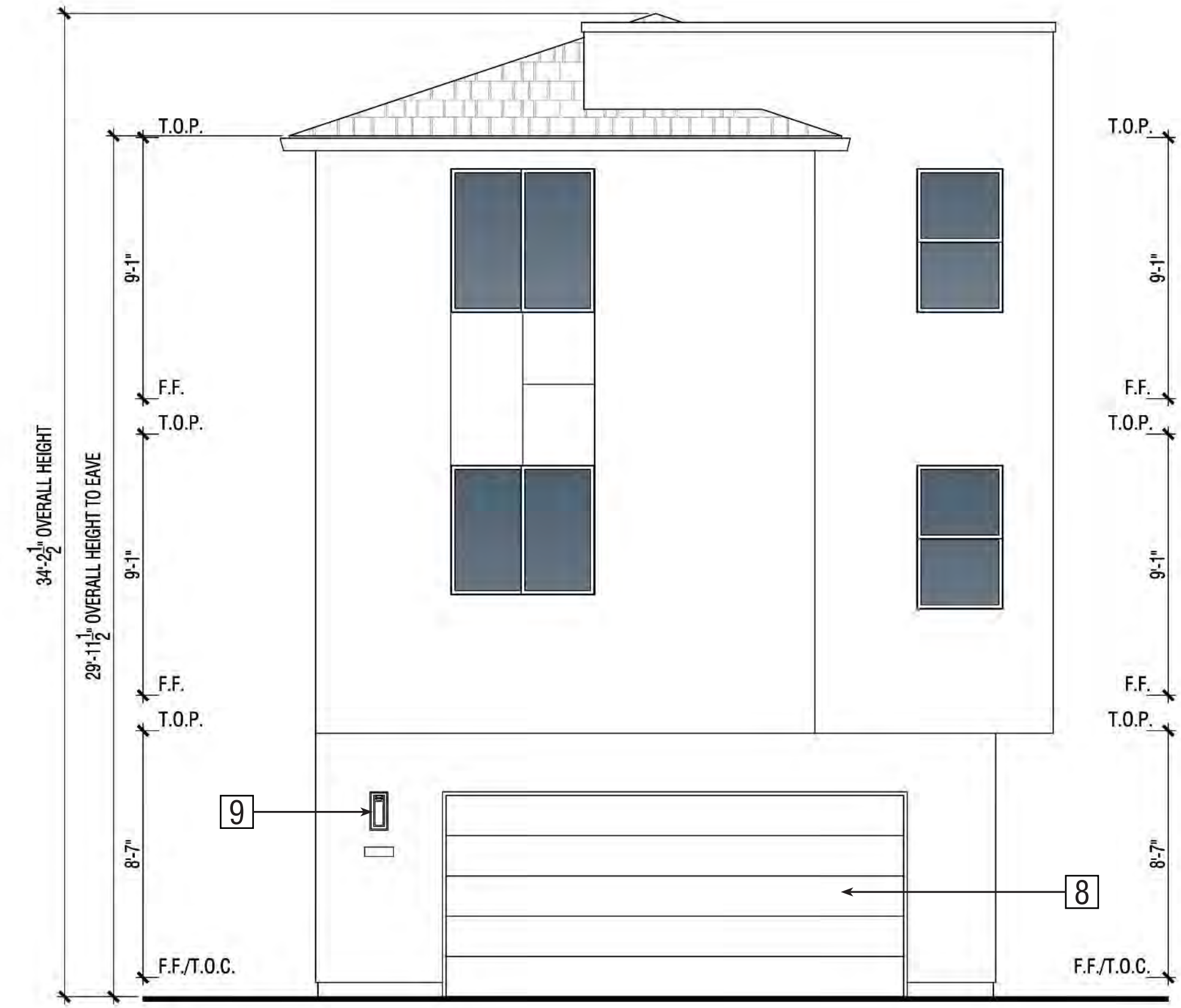
- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Manufactured stone veneer
- 4 Metal mesh railing
- 5 Insulated vinyl windows
- 6 Fiberglass front door
- 7 Sectional roll-up garage door
- 8 Wall mounted light fixture
- 9 3-panel sliding glass door



PLAN 3 - Elevations 'B'

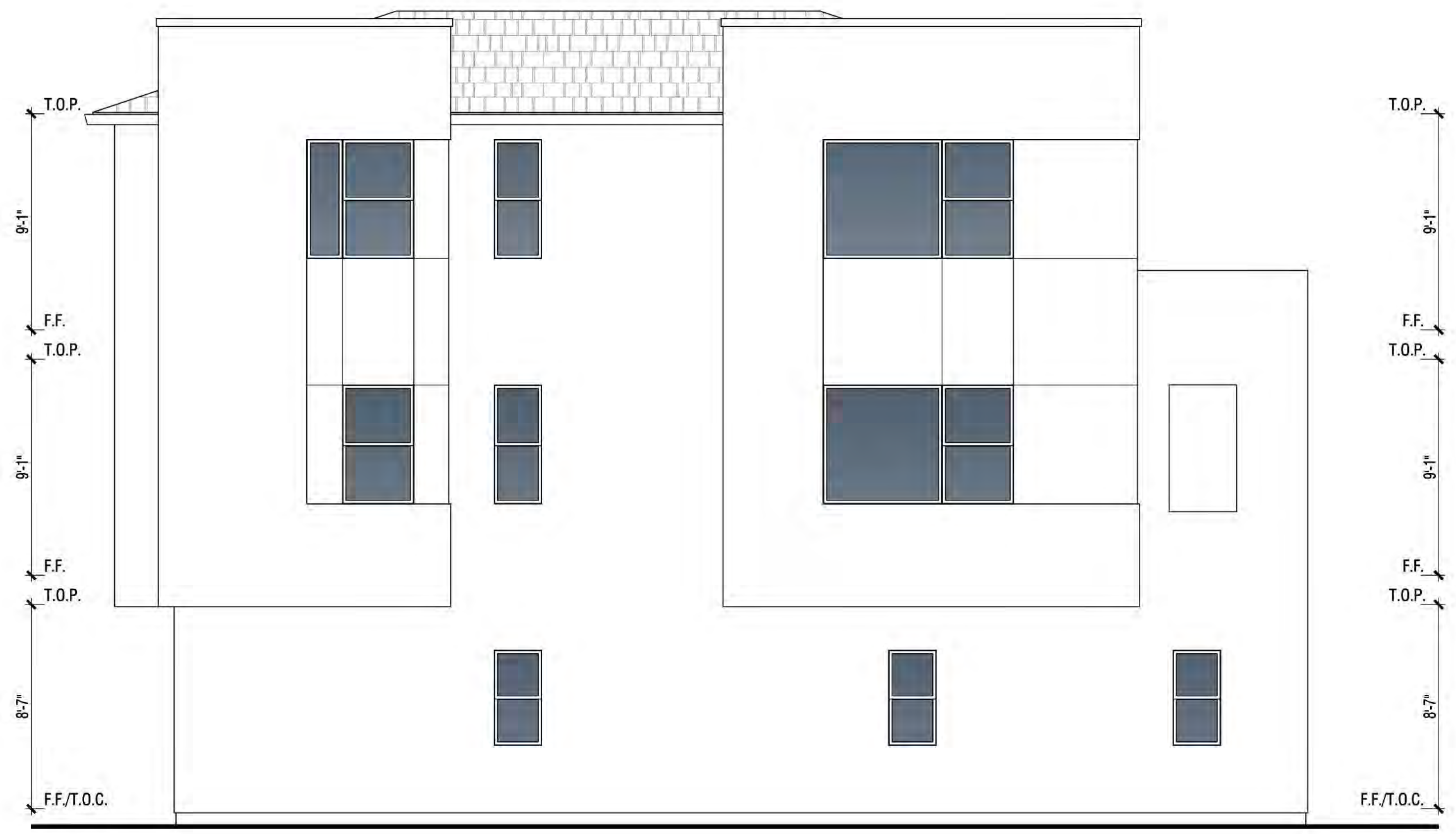


Front (Enhanced)



Rear (Enhanced)

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement panels
 - 4 Manufactured stone veneer
 - 5 Metal mesh railing
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 3-panel sliding glass door



Left (Enhanced)

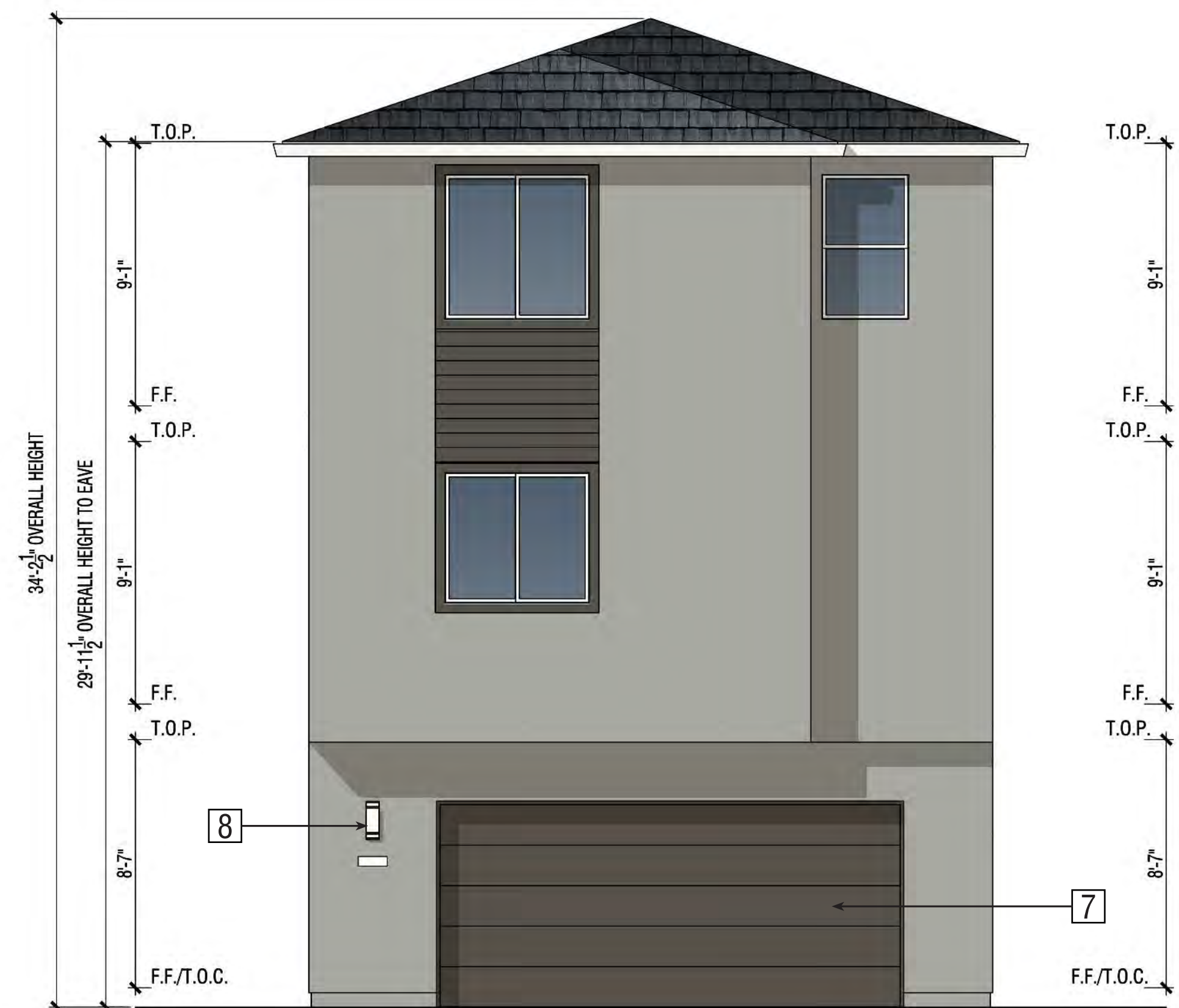
PLAN 3 - Enhanced Elevations 'B'



Color Scheme #9 Front



Right



Rear

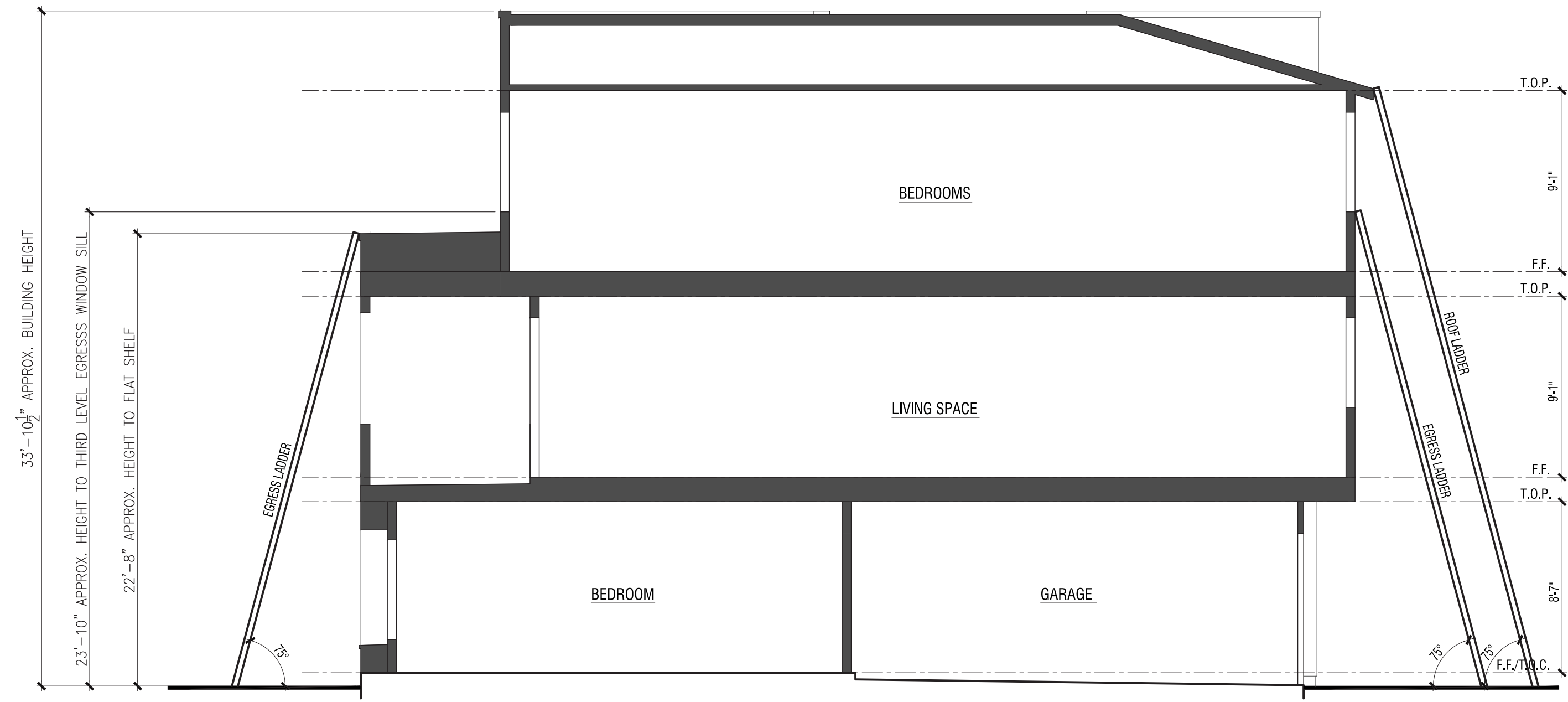
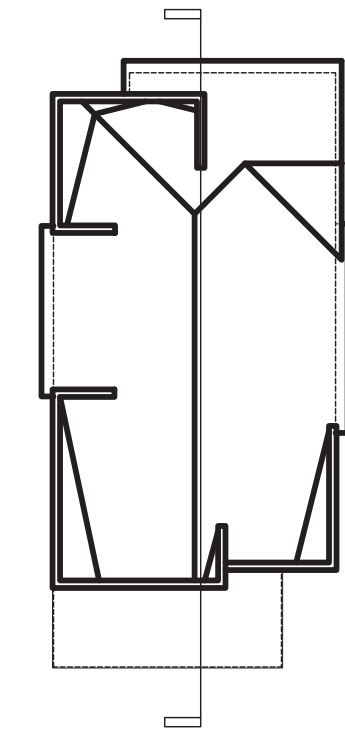
Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Metal railing
- 5 Insulated vinyl windows
- 6 Fiberglass front door
- 7 Sectional roll-up garage door
- 8 Wall mounted light fixture
- 9 3-panel sliding glass door

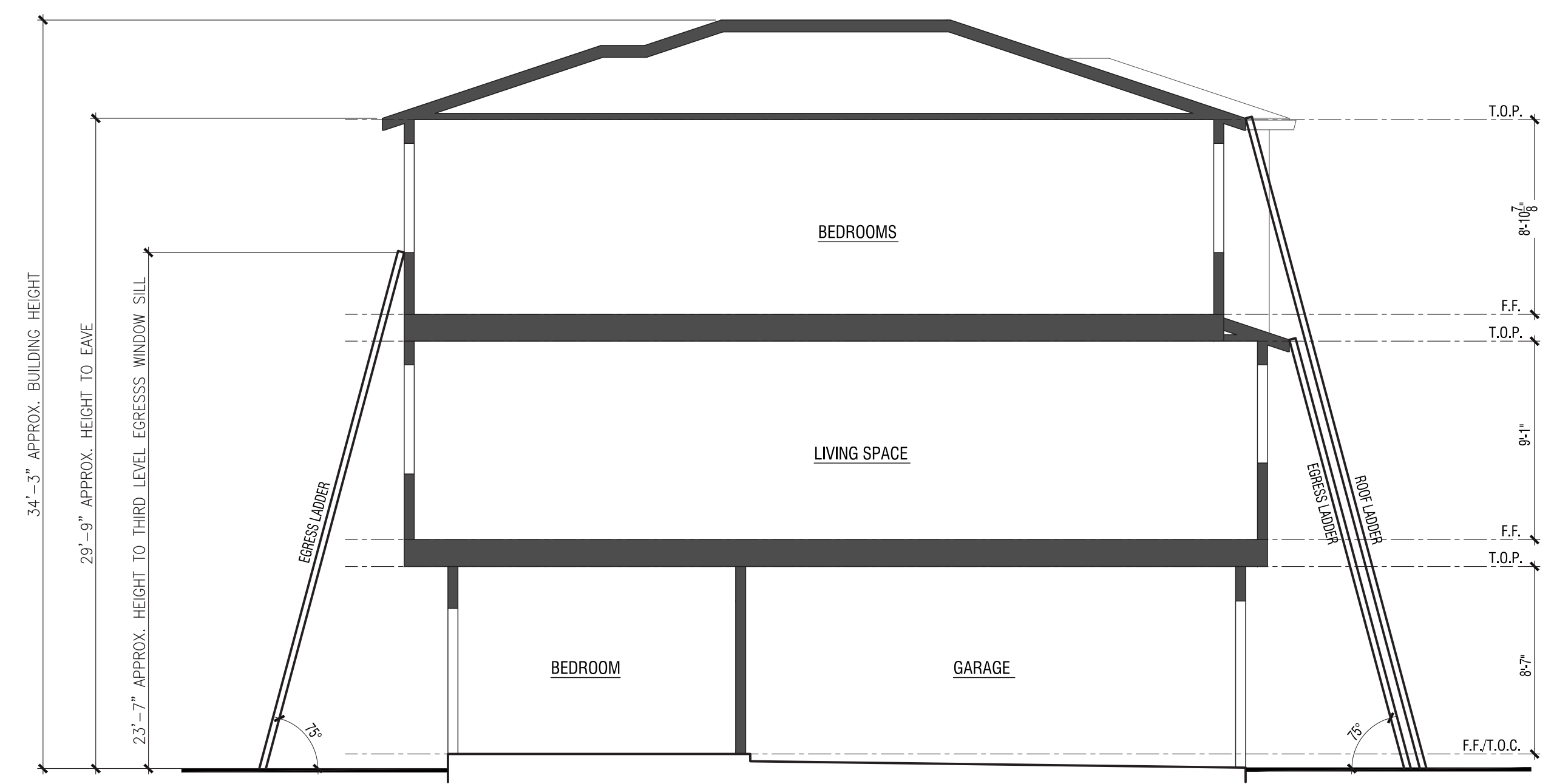
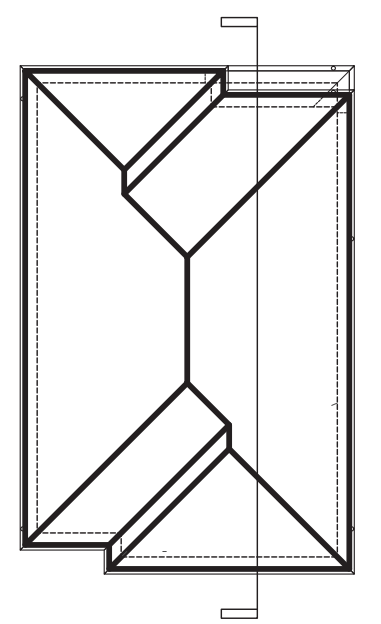


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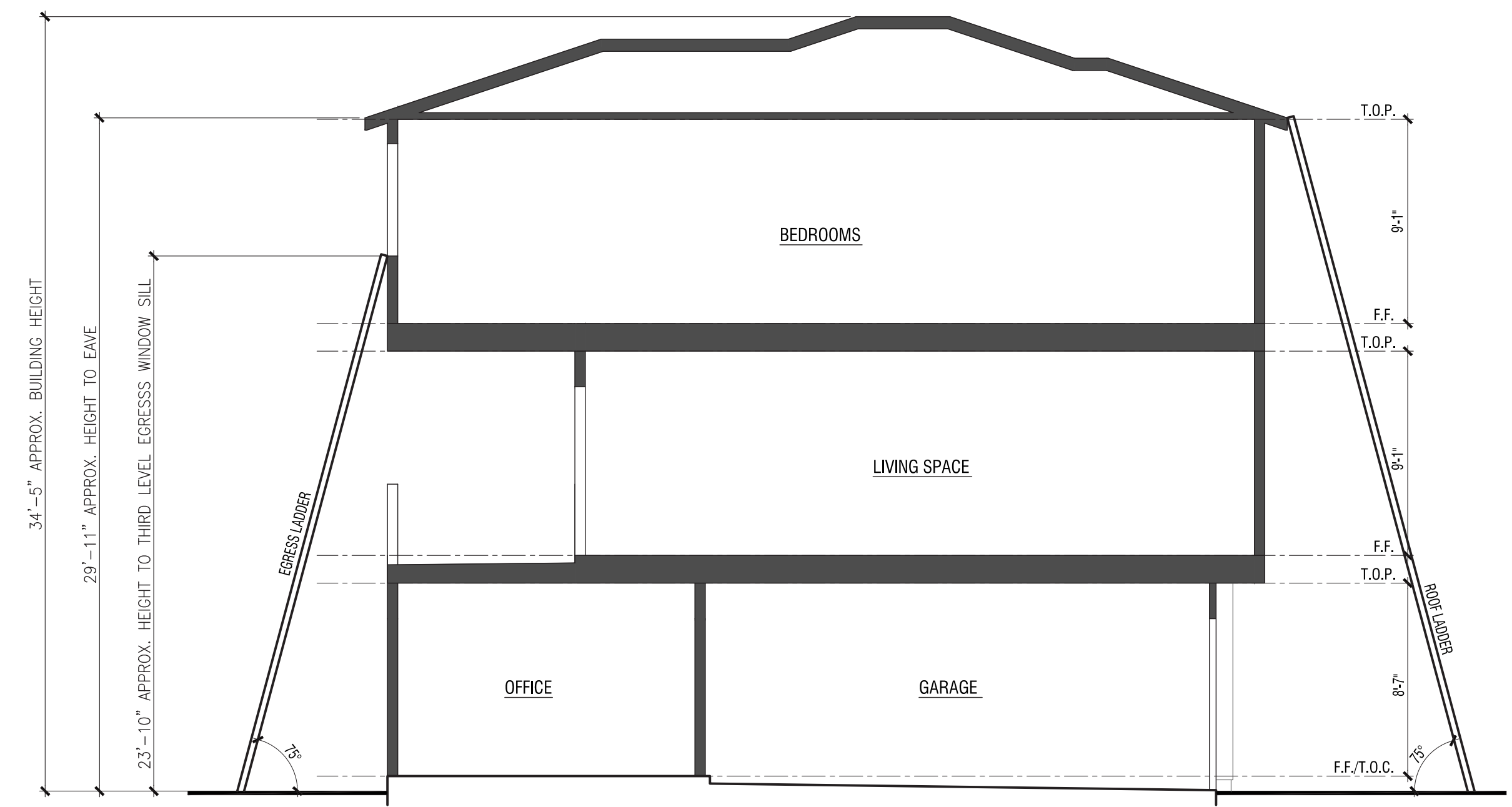
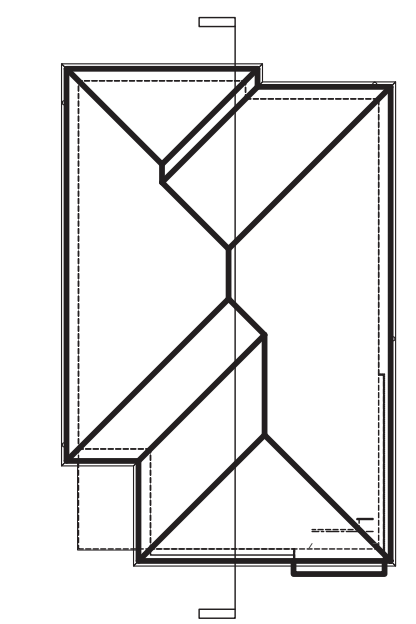
PLAN 3 - Elevations 'C'



PLAN 3



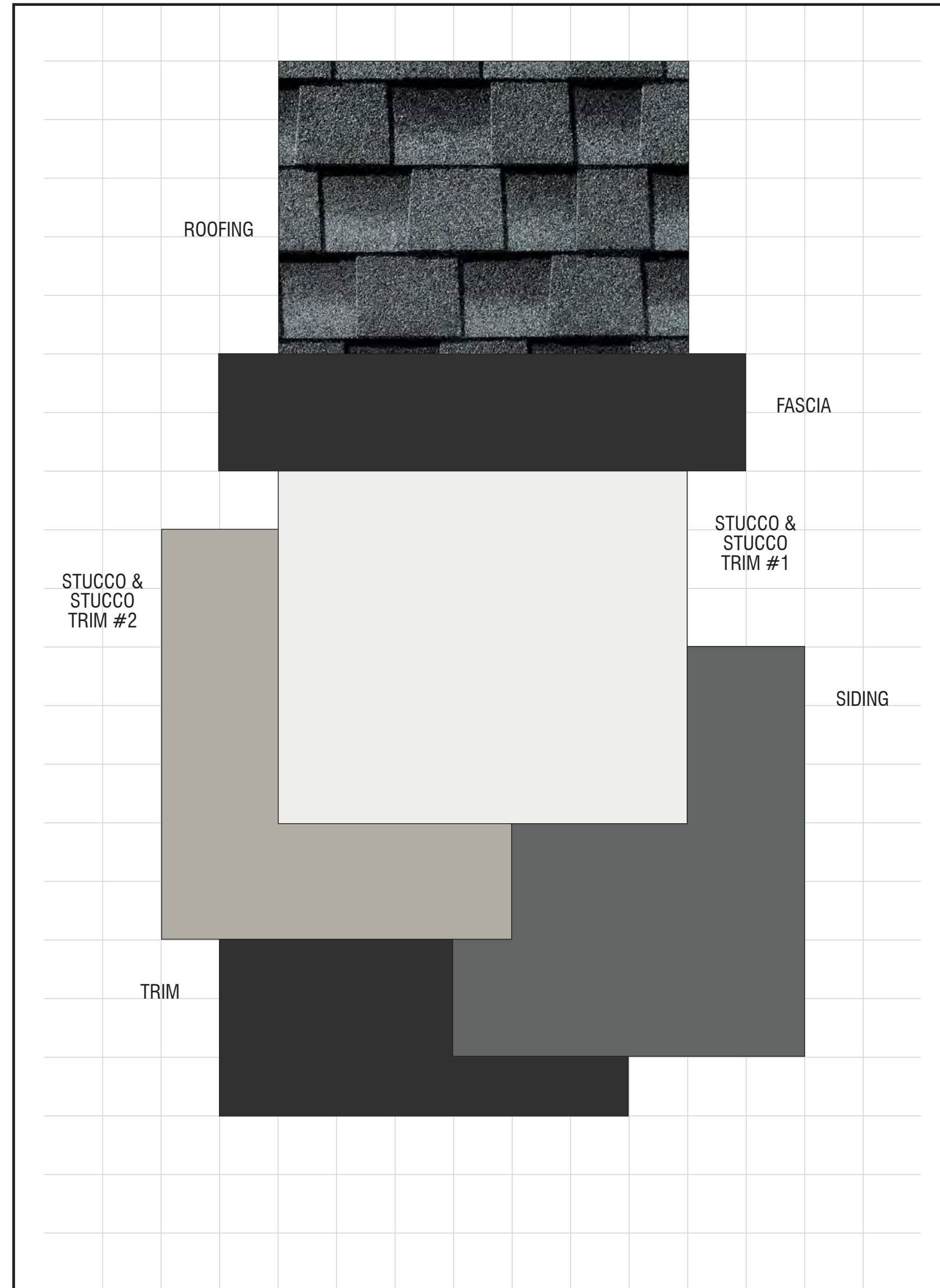
PLAN 2



PLAN 1

SECTIONS & LADDER ACCESS

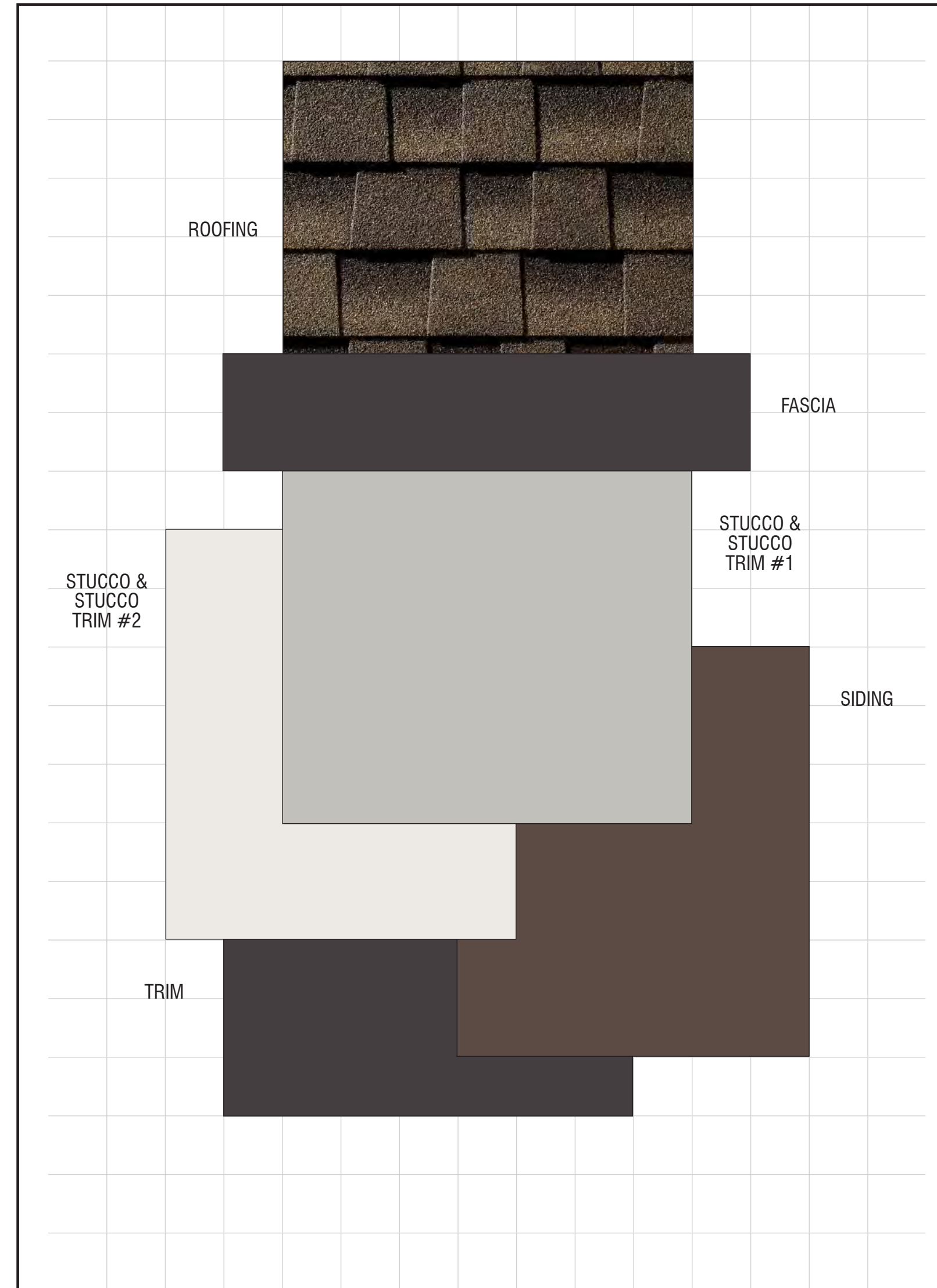
Color Scheme #1 'A' Elevations Only



Material	Color	Manufacturer
Roofing: Composition Shingles	Pewter Gray Timberline HD	GAF (or equal) ³
Vinyl Windows (factory finish)	White	² TBD
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7006 Extra White	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7643 Pussywillow	Sherwin Williams (or equal) ³
Siding Color (applied to): Garage Doors Horizontal Siding Trim @ Siding	SW 2848 Roycroft Pewter	Sherwin Williams (or equal) ³
Trim Color (applied to): Barge Boards Eaves Fascia Front Door Garage Doors Metal Railing	SW 6991 Black Magic	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. © 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA. Contact Corie Rath (925) 463-1700

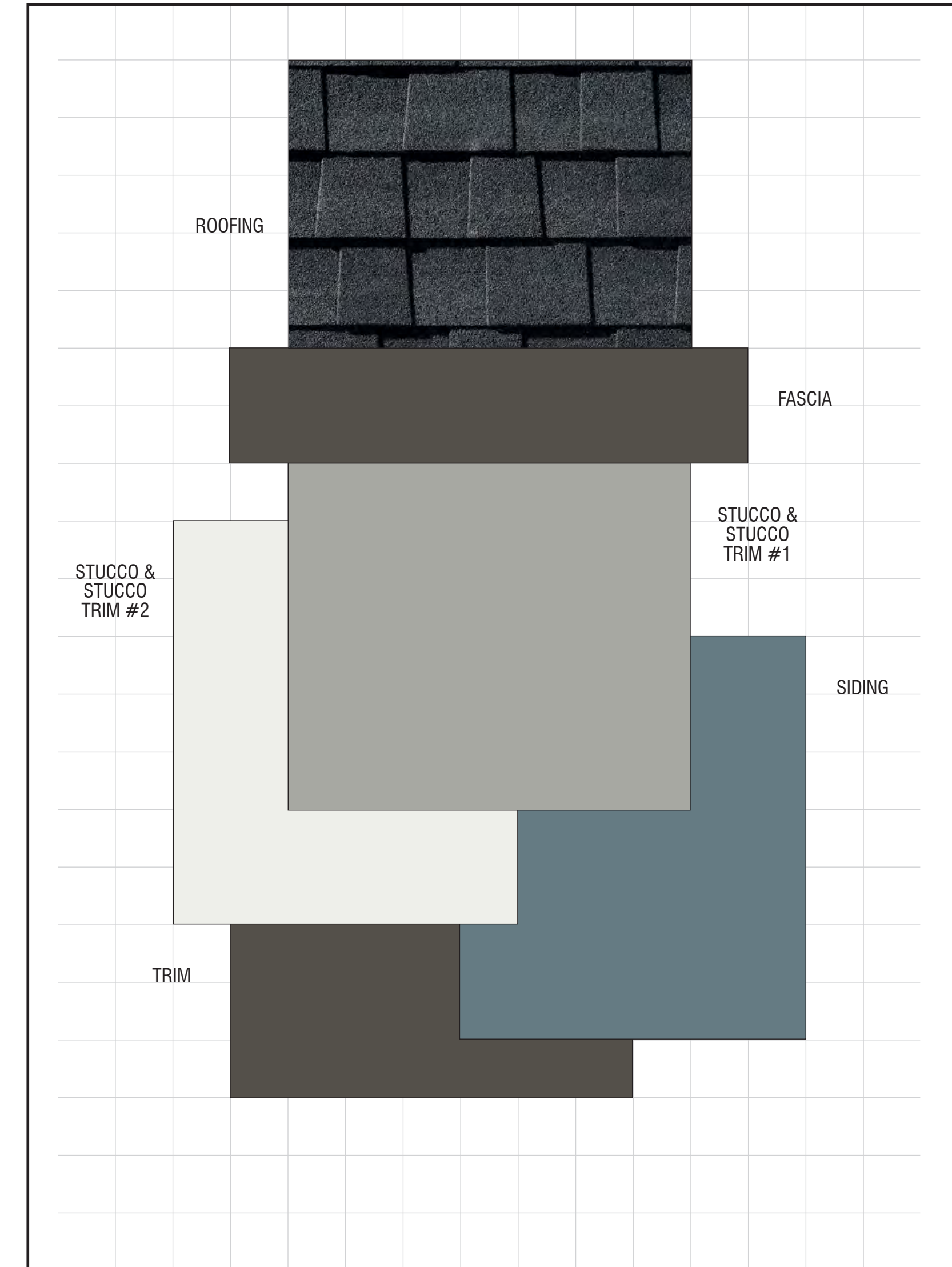
Color Scheme #2 'A' Elevations Only



Material	Color	Manufacturer
Roofing: Composition Shingles	Barkwood Timberline HD	GAF (or equal) ³
Vinyl Windows (factory finish)	White	² TBD
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7649 Silverplate	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7004 Snowbound	Sherwin Williams (or equal) ³
Siding Color (applied to): Horizontal Siding Trim @ Siding	SW 7510 Chateau Brown	Sherwin Williams (or equal) ³
Trim Color (applied to): Barge Boards Eaves Fascia Front Door Garage Doors Metal Railing	SW 7083 Darkroom	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

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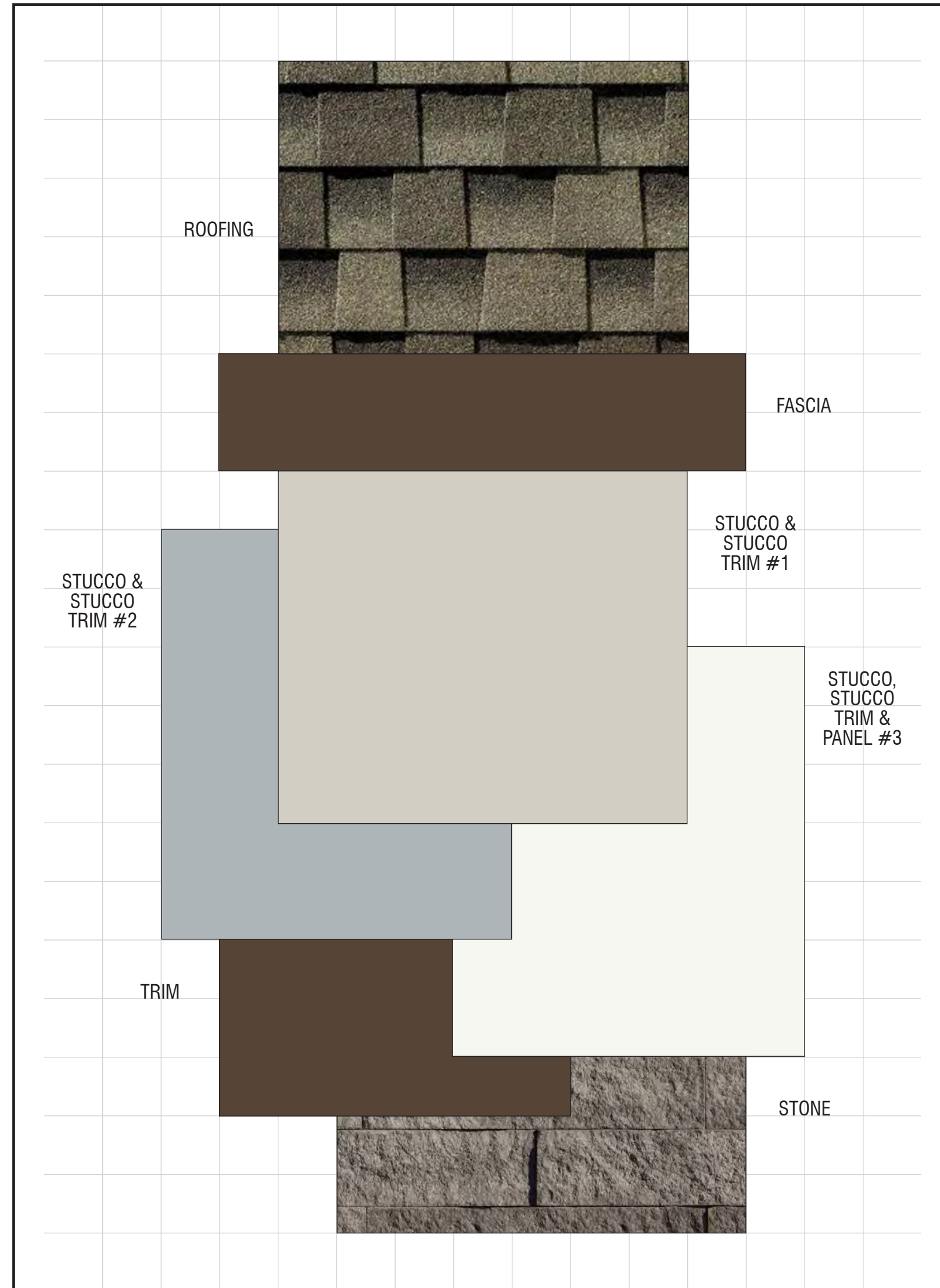
Color Scheme #3 'A' Elevations Only



Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HD	GAF (or equal) ³
Vinyl Windows (factory finish)	White	² TBD
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7066 Gray Matters	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7006 Extra White	Sherwin Williams (or equal) ³
Siding Color (applied to): Horizontal Siding Trim @ Siding	SW 7619 Labradorite	Sherwin Williams (or equal) ³
Trim Color (applied to): Barge Boards Eaves Fascia Front Door Garage Doors Metal Railing	SW 7048 Urbane Bronze	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

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Color Scheme #4 'B' Elevations Only

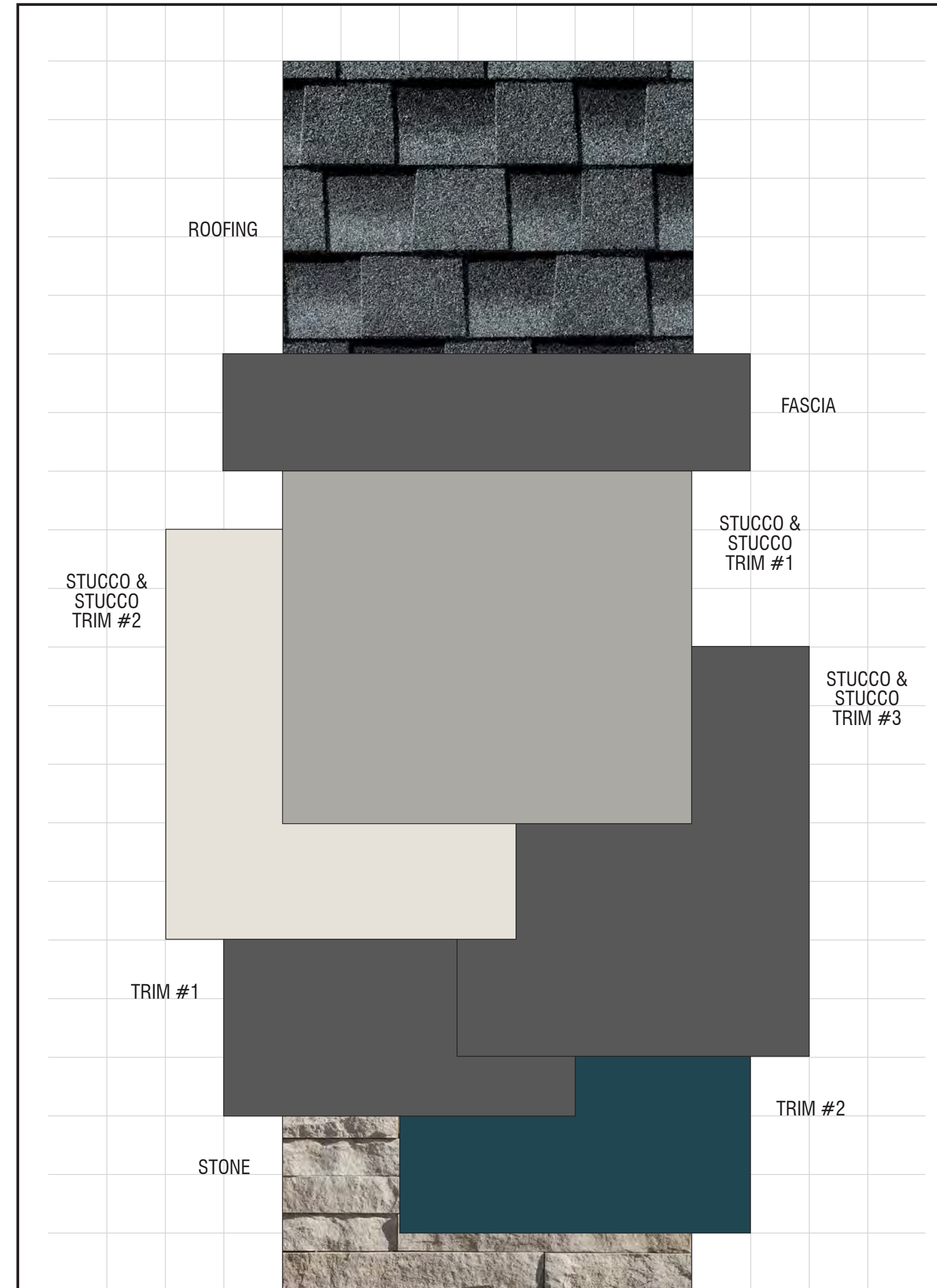


Material	Color	Manufacturer
Roofing: Composition Shingles	Weathered Wood Timberline HD	GAF (or equal) ²
Vinyl Windows (factory finish)	White	² TBD
Manufactured Stone (1/4" joints)	Stormcloud Vantage30	Eldorado (or equal) ²
Manufactured Stone Cap	Smoke Chiseled Edge Cap	Eldorado (or equal) ²
Mortar @ Stone	Gray	Orco (or equal) ²
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ²
Stucco & Stucco Trim Color #1 (lace finish)	SW 9165 Gossamer Veil	Sherwin Williams (or equal) ²
Stucco & Stucco Trim Color #2 (lace finish)	SW 6248 Jubilee	Sherwin Williams (or equal) ²
Stucco, Stucco Trim & Panel Color #3 (lace finish @ stucco)	SW 7757 High Reflective White	Sherwin Williams (or equal) ²
Trim Color (applied to): Barge Boards Eaves Fascia Front Door Garage Doors Metal Railing	SW 7027 Well-Bred Brown	Sherwin Williams (or equal) ²
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700

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Color Scheme #5 'B' Elevations Only

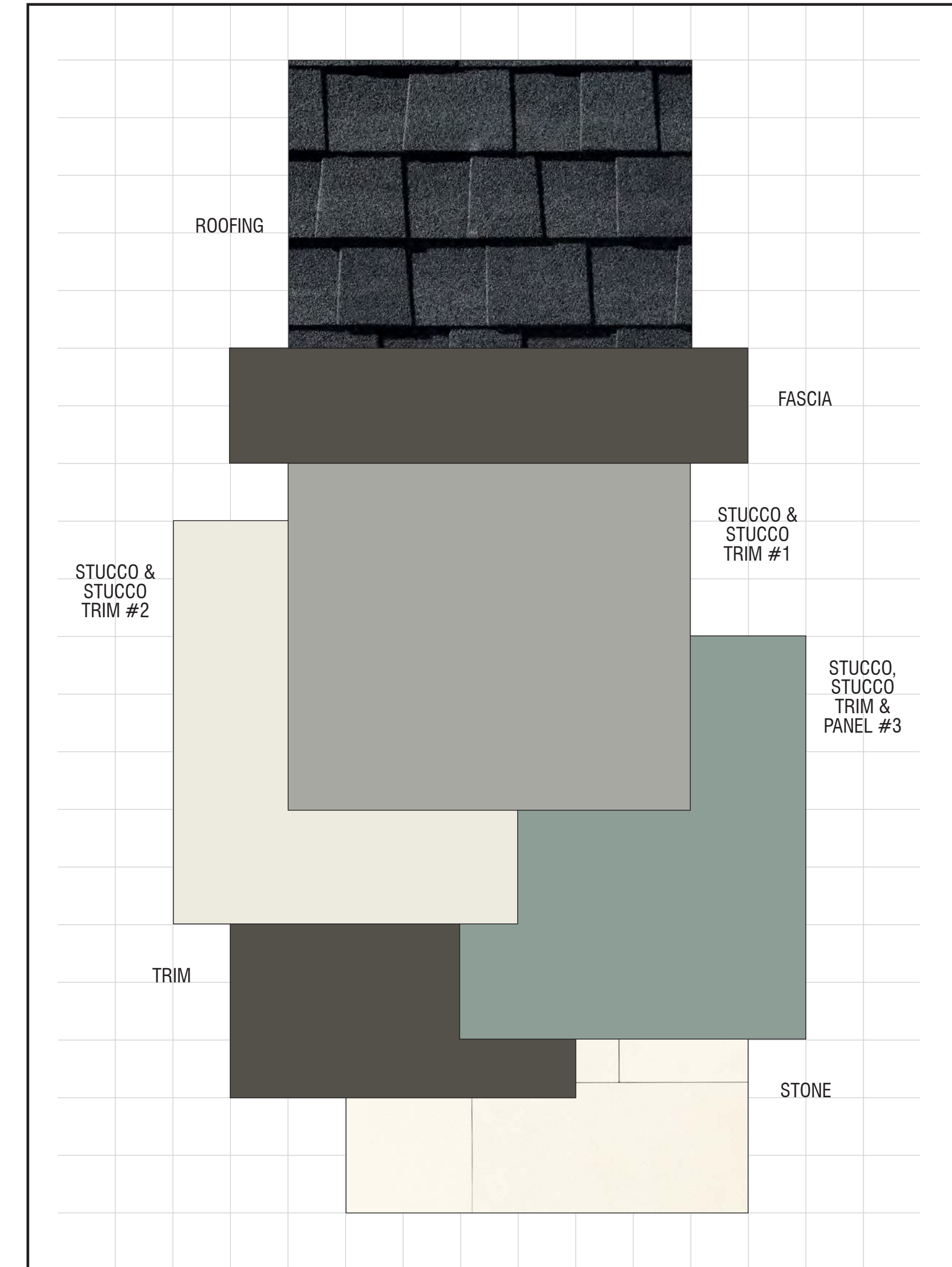


Material	Color	Manufacturer
Roofing: Composition Shingles	Pewter Gray Timberline HD	GAF (or equal) ²
Vinyl Windows (factory finish)	White	² TBD
Manufactured Stone (1/4" joints)	Birch Ledgcut33	Eldorado (or equal) ²
Manufactured Stone Cap	Coastal Sand Split Edge Cap	Eldorado (or equal) ²
Mortar @ Stone	Sourdough	Orco (or equal) ²
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ²
Stucco & Stucco Trim Color #1 (lace finish)	SW 7650 Elite Gray	Sherwin Williams (or equal) ²
Stucco & Stucco Trim Color #2 (lace finish)	SW 7626 Zurich White	Sherwin Williams (or equal) ²
Stucco & Stucco Trim Color #3 (lace finish @ stucco)	SW 7674 Peppercorn	Sherwin Williams (or equal) ²
Trim Color #1 (applied to): Barge Boards Eaves Fascia Front Door Garage Doors Metal Railing	SW 7674 Peppercorn	Sherwin Williams (or equal) ²
Trim Color #2 (applied to): Panels	SW 9142 Moscow Midnight	Sherwin Williams (or equal) ²
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700

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Color Scheme #6 'B' Elevations Only

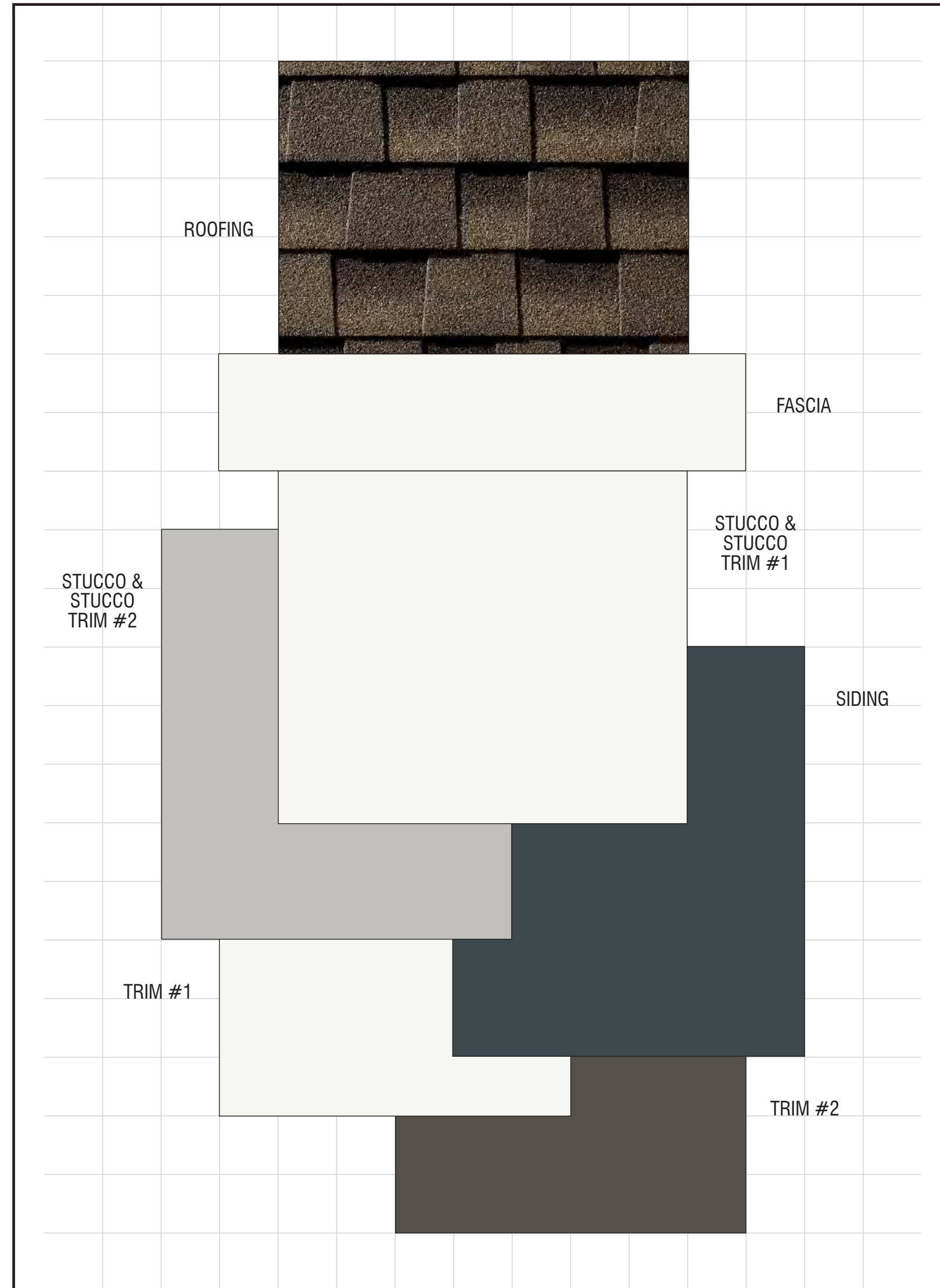


Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HD	GAF (or equal) ²
Vinyl Windows (factory finish)	White	² TBD
Manufactured Stone (1/4" joints)	Snowdrift Longitude24	Eldorado (or equal) ²
Manufactured Stone Cap	White Cloud Split Edge Cap	Eldorado (or equal) ²
Mortar @ Stone	Soft White	Orco (or equal) ²
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ²
Stucco & Stucco Trim Color #1 (lace finish)	SW 7066 Gray Matters	Sherwin Williams (or equal) ²
Stucco & Stucco Trim Color #2 (lace finish)	SW 7008 Alabaster	Sherwin Williams (or equal) ²
Stucco, Stucco Trim & Panel Color #3 (lace finish @ stucco)	SW 9133 Jasper Stone	Sherwin Williams (or equal) ²
Trim Color (applied to): Barge Boards Eaves Fascia Front Door Garage Doors Metal Railing	SW 7048 Urbane Bronze	Sherwin Williams (or equal) ²
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700

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Color Scheme #7 'C' Elevations Only

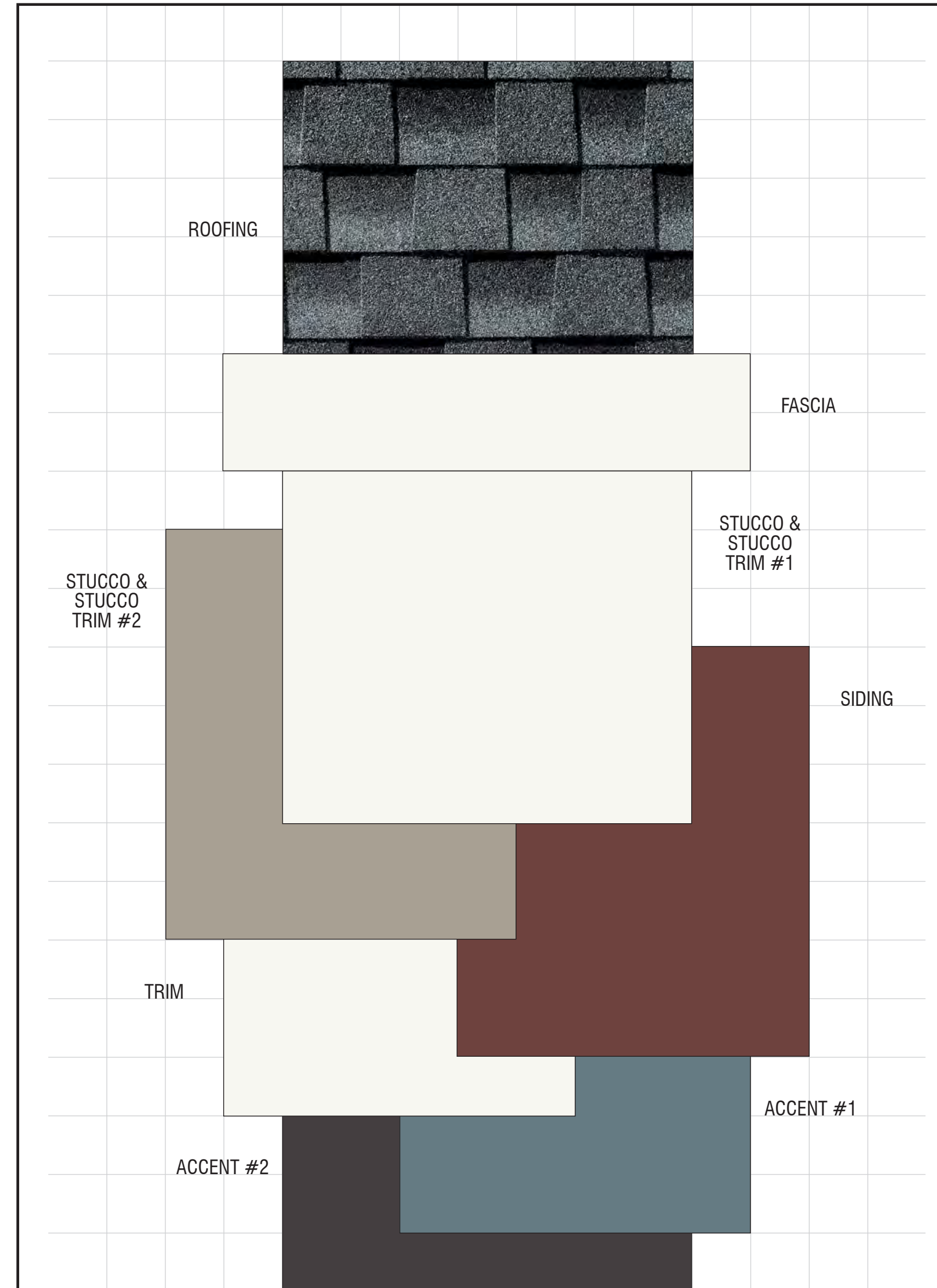


Material	Color	Manufacturer
Roofing: Composition Shingles	Barkwood Timberline HD	GAF (or equal) ³
Vinyl Windows (factory finish)	White	² TBD
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7757 High Reflective White	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7649 Silverplate	Sherwin Williams (or equal) ³
Siding Color (applied to): Horizontal Siding Trim @ Siding	SW 7625 Mount Etna	Sherwin Williams (or equal) ³
Trim Color #1 (applied to): Barge Boards Eaves Fascia	SW 7757 High Reflective White	Sherwin Williams (or equal) ³
Trim Color #2 (applied to): Front Door Garage Doors Metal Railing	SW 7048 Urbane Bronze	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700

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Color Scheme #8 'C' Elevations Only

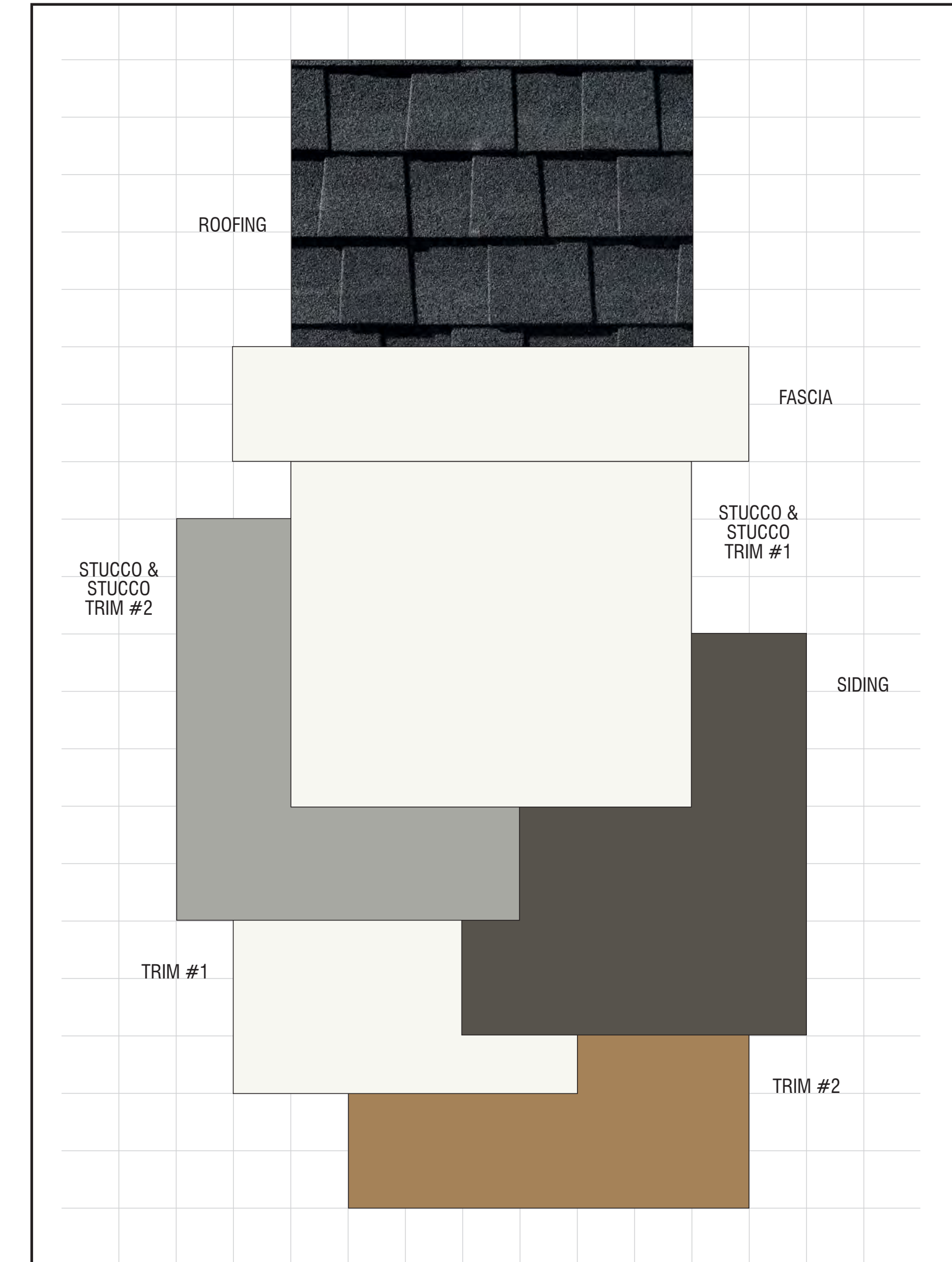


Material	Color	Manufacturer
Roofing: Composition Shingles	Pewter Gray Timberline HD	GAF (or equal) ³
Vinyl Windows (factory finish)	White	² TBD
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7757 High Reflective White	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7045 Intellectual Gray	Sherwin Williams (or equal) ³
Siding Color (applied to): Horizontal Siding Trim @ Siding	SW 7594 Carriage Door	Sherwin Williams (or equal) ³
Trim Color #1 (applied to): Barge Boards Eaves Fascia Garage Doors	SW 7757 High Reflective White	Sherwin Williams (or equal) ³
Accent Color #1 (applied to): Front Door	SW 7619 Labradorite	Sherwin Williams (or equal) ³
Accent Color #2 (applied to): Metal Railing	SW 7083 Darkroom	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700

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Color Scheme #9 'C' Elevations Only



Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HD	GAF (or equal) ³
Vinyl Windows (factory finish)	White	² TBD
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7757 High Reflective White	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7066 Gray Matters	Sherwin Williams (or equal) ³
Siding Color (applied to): Garage Door/s Horizontal Siding Metal Railing Trim @ Siding	SW 7645 Thunder Gray	Sherwin Williams (or equal) ³
Trim Color #1 (applied to): Barge Boards Eaves Fascia	SW 7757 High Reflective White	Sherwin Williams (or equal) ³
Trim Color #2 (applied to): Front Door	SW 2814 Rookwood Antique Gold	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700

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Artists Conception. Please refer to plans for project specifications

COURTS

CityVillage

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CITY OF SAN RAMON, CA
2020148 | 10-13-2021

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PLAN 3X
Elevation 'B'
Enhanced
Color Scheme #5

PLAN 3
Elevation 'C'
Enhanced
Color Scheme #8

PLAN 2
Elevation 'A'
Enhanced
Color Scheme #2

Norris Canyon Road Streetscene



PLAN 3X
Elevation 'B'
Enhanced
Color Scheme #6

PLAN 3
Elevation 'C'
Enhanced
Color Scheme #7

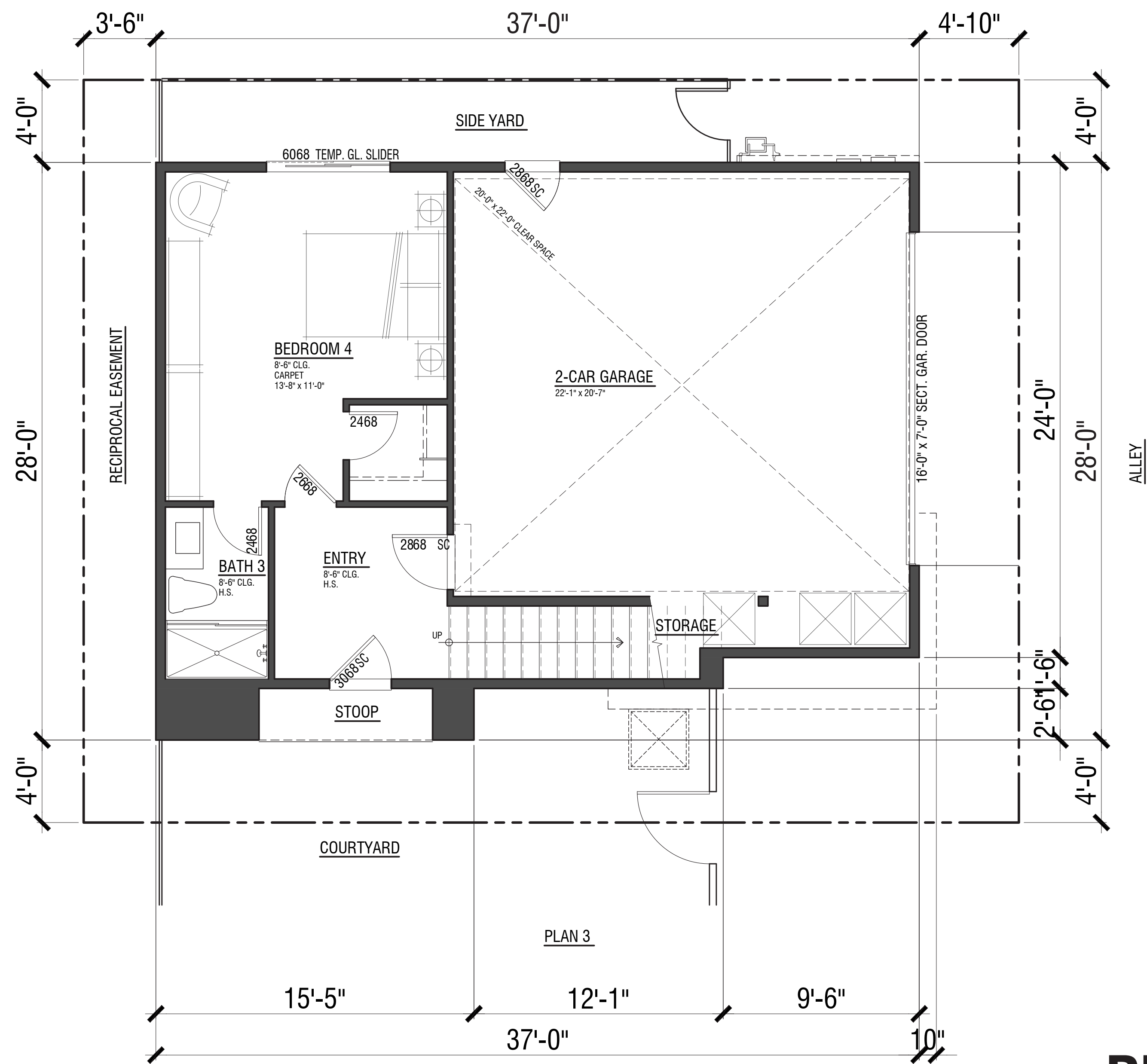
PLAN 2
Elevation 'A'
Enhanced
Color Scheme #3

PLAN 4
Elevation 'C'
Enhanced
Color Scheme #9

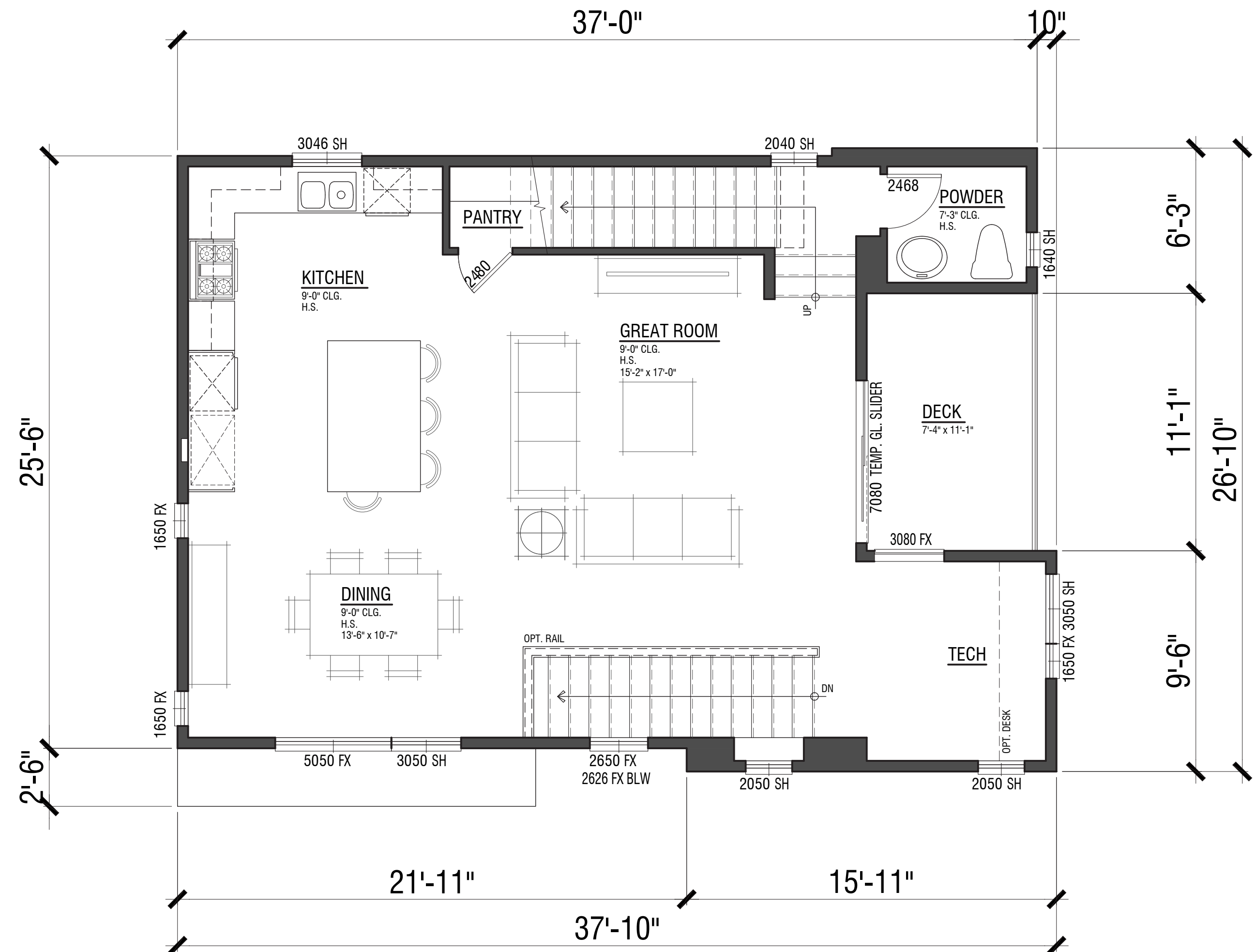
PLAN 1
Elevation 'B'
Enhanced
Color Scheme #6

PLAN 1X
Elevation 'A'
Enhanced
Color Scheme #1

Executive Parkway Streetscene

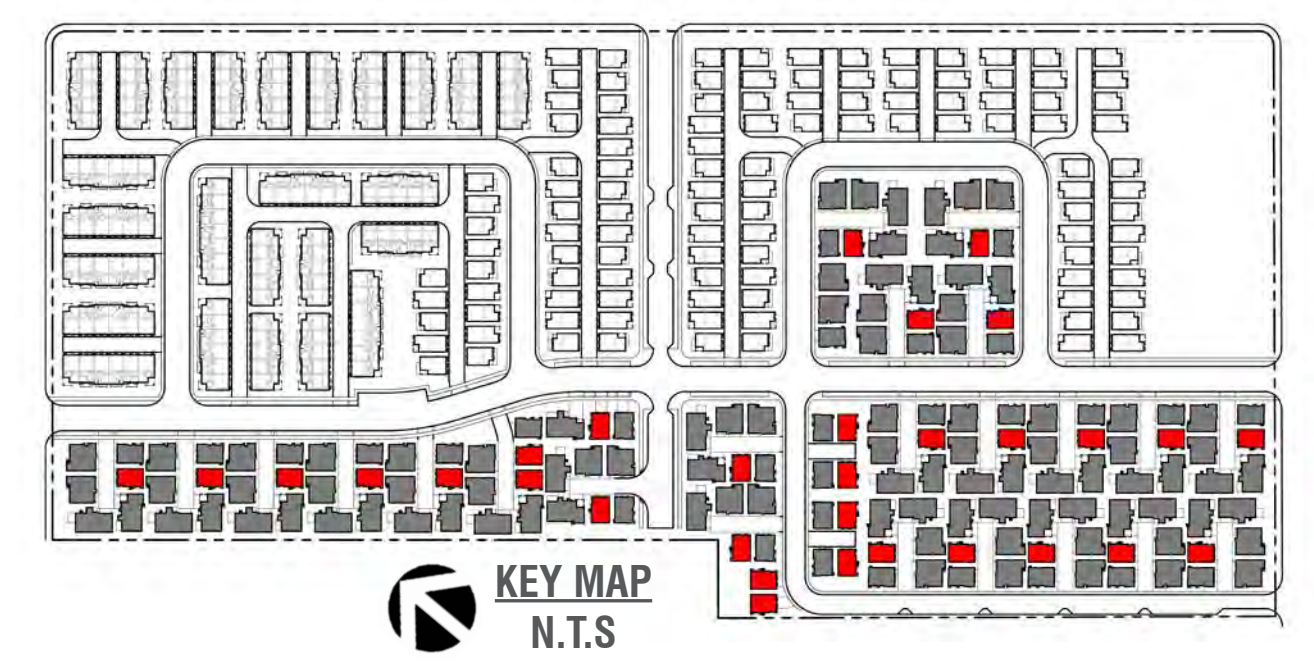


First Floor 426 SF

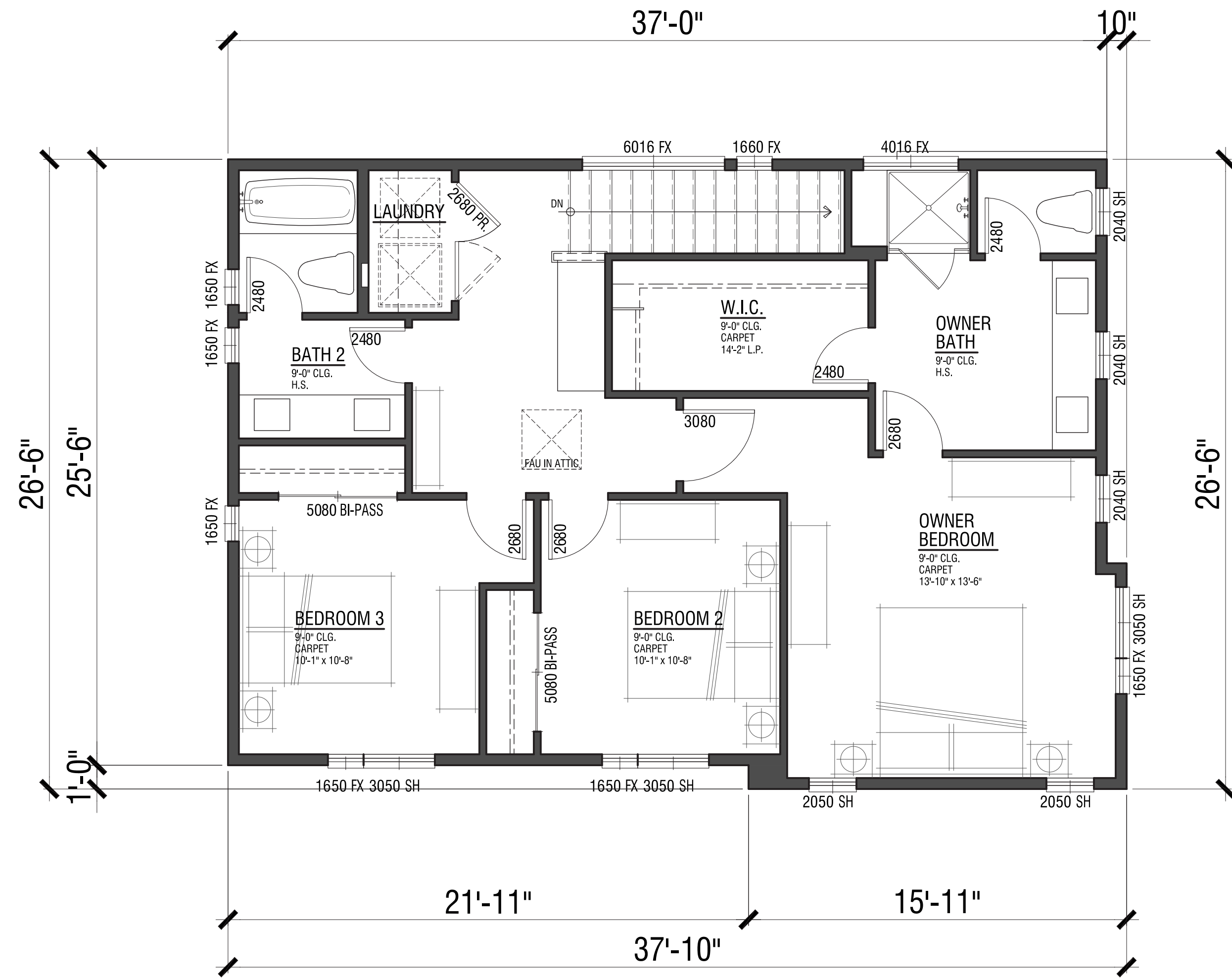


Second Floor 831 SF

PLAN 1
2,176 SF
505 SF Garage
4 Bdrm. | 3.5 Bath
2-Car Garage



COURTS
PLAN 1 - FLOOR PLANS
AC2



Third Floor 919 SF

PLAN 1

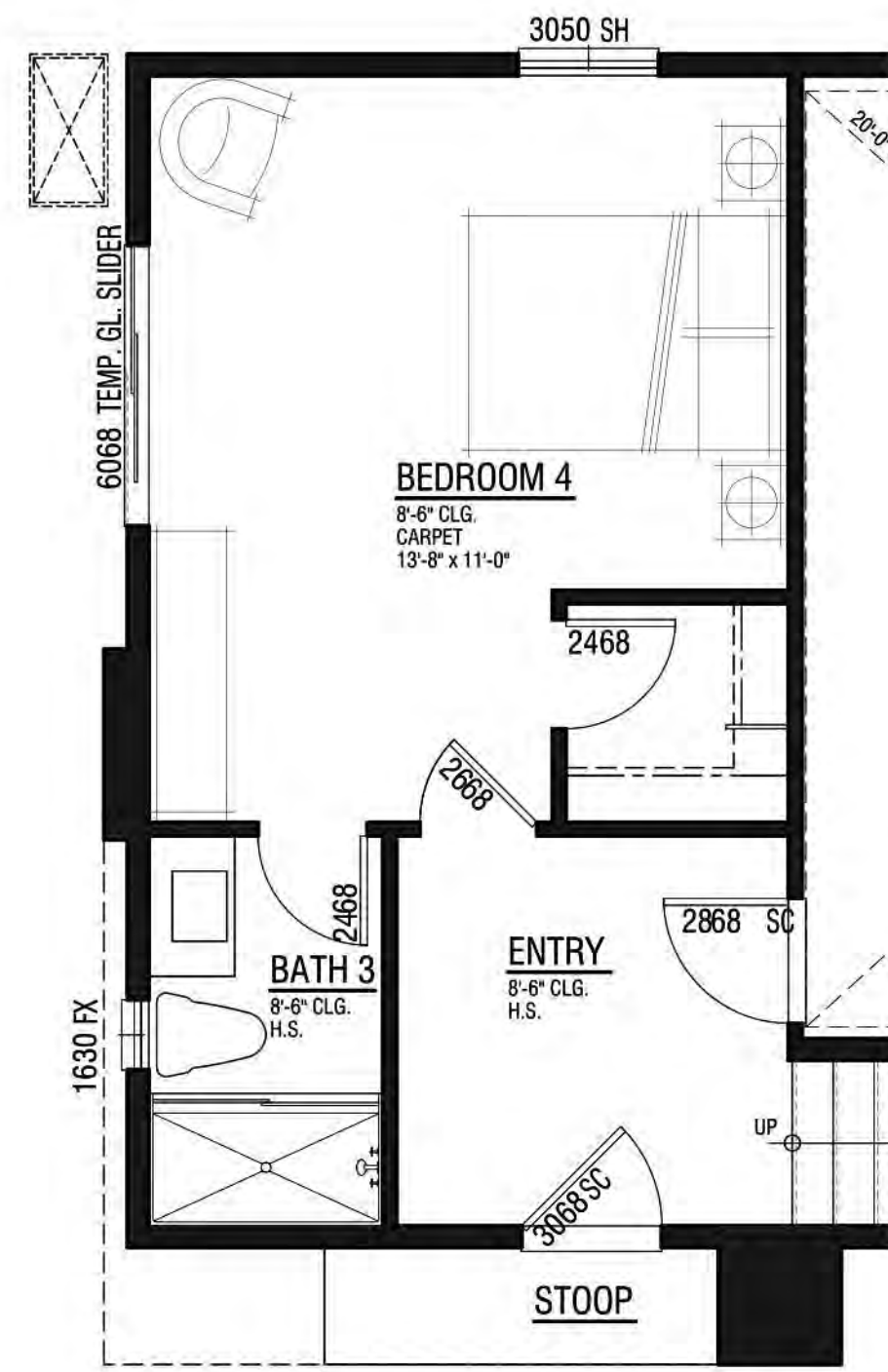


COURTS
PLAN 1 - FLOOR PLANS AC3

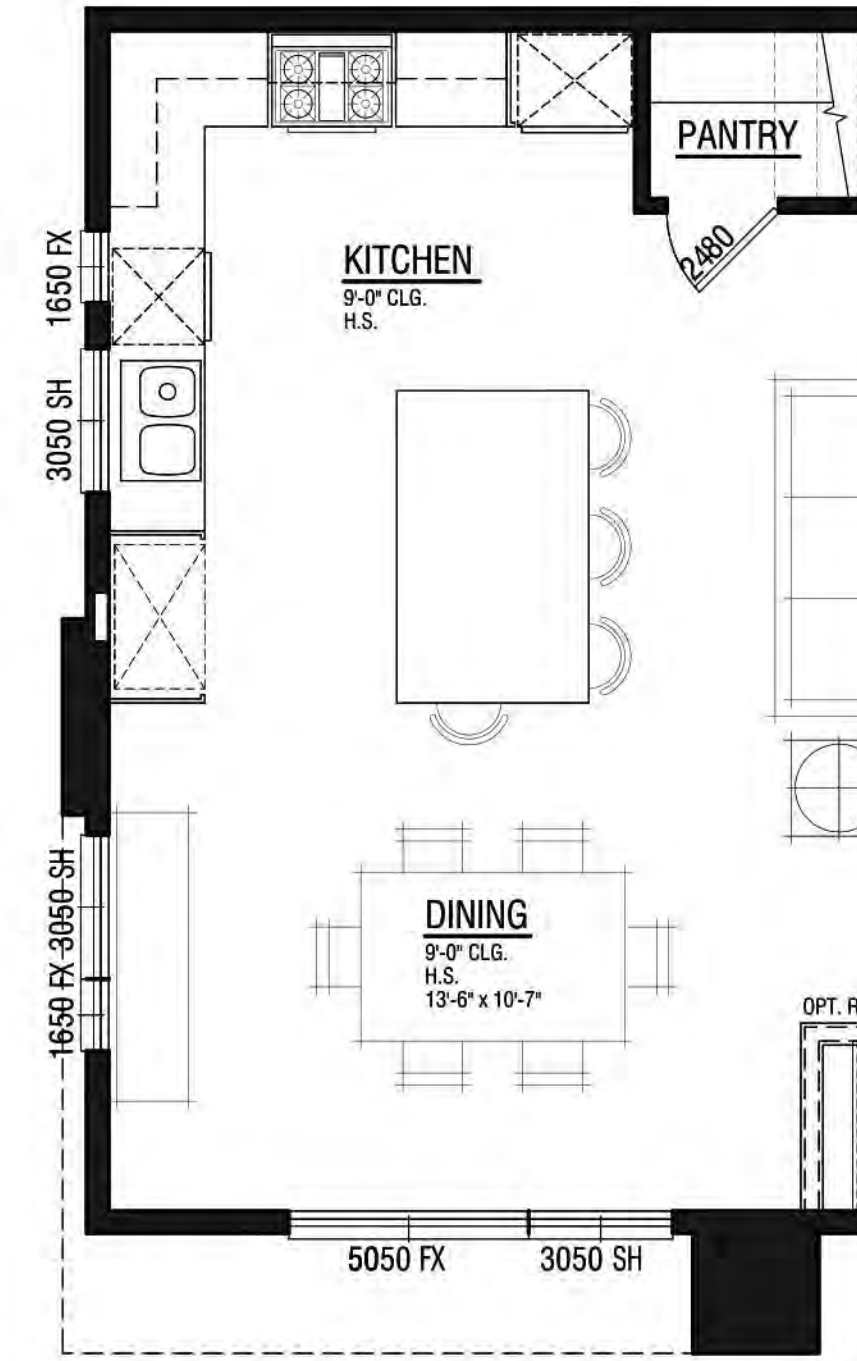


CITY OF SAN RAMON, CA
2020148 | 10-13-2021

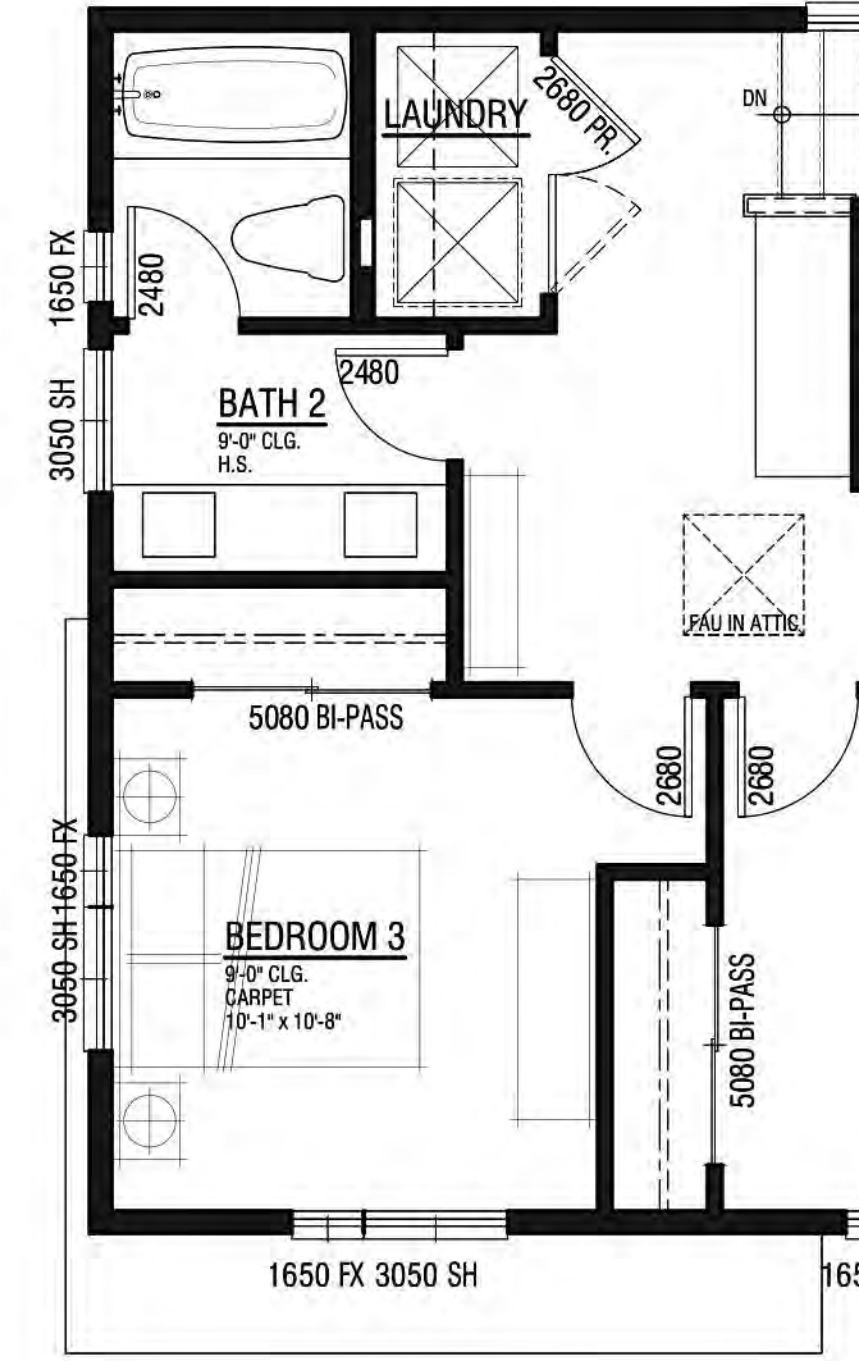
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.



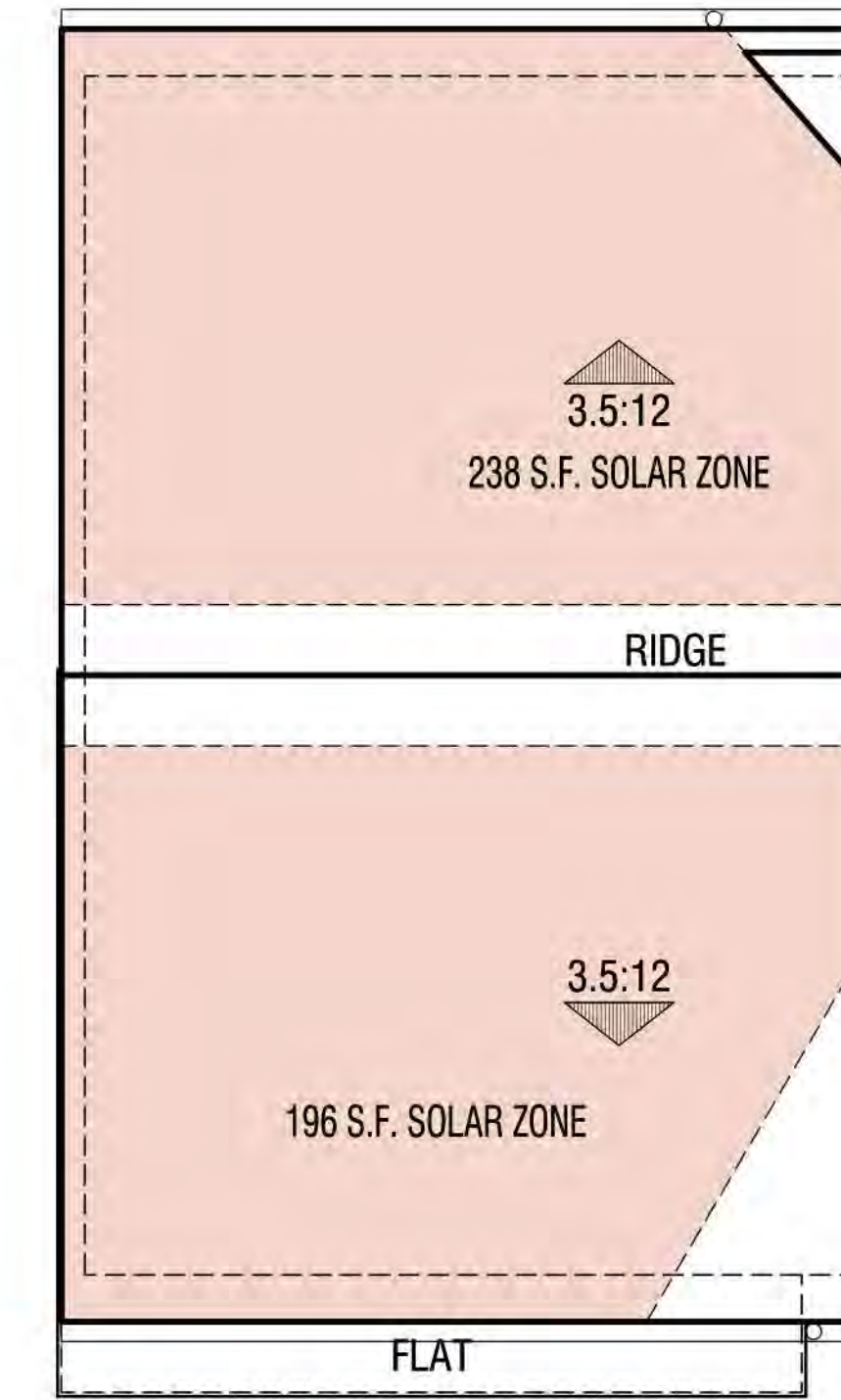
First Floor +0 SF



Second Floor +0 SF



Third Floor +0 SF

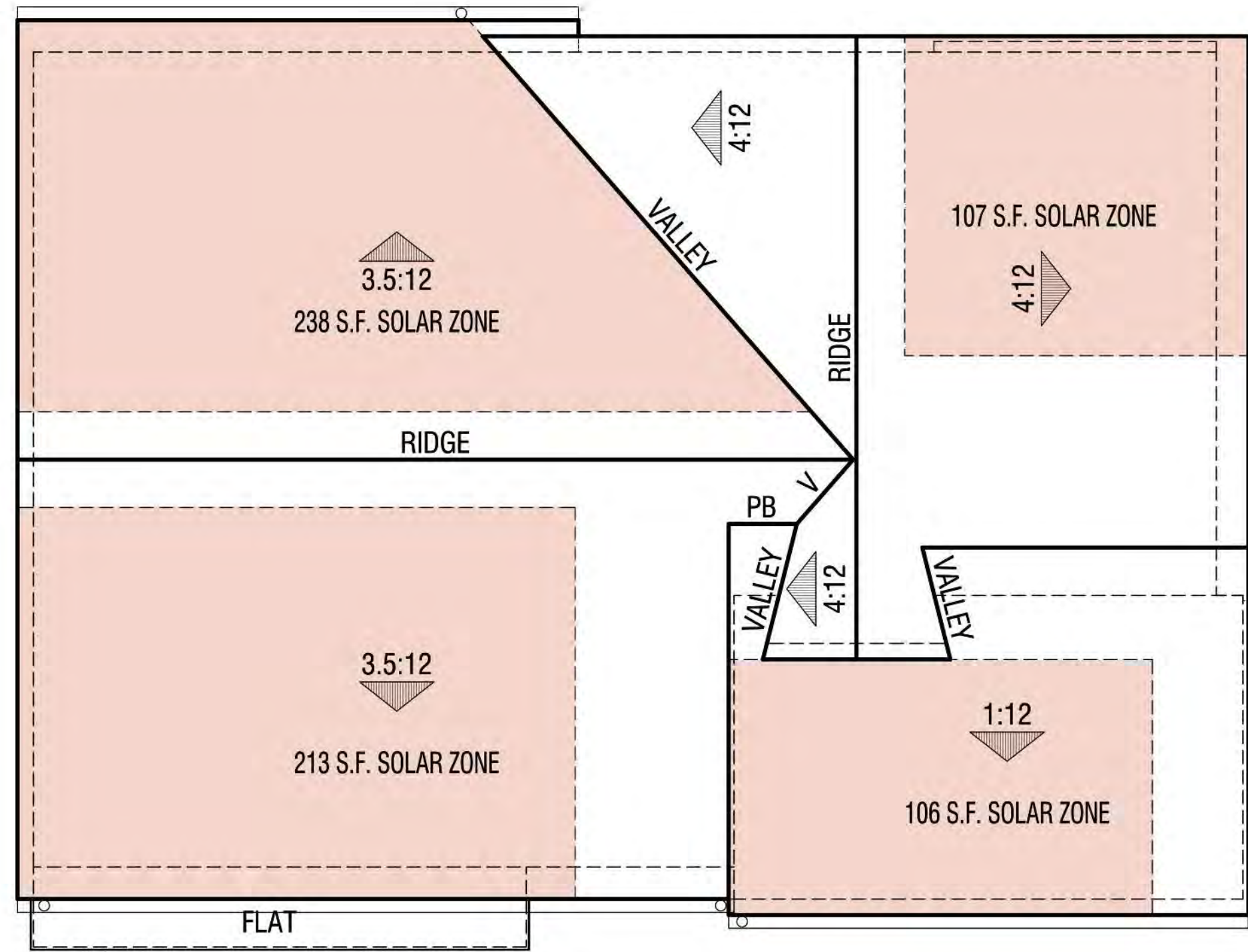


Roof Plan

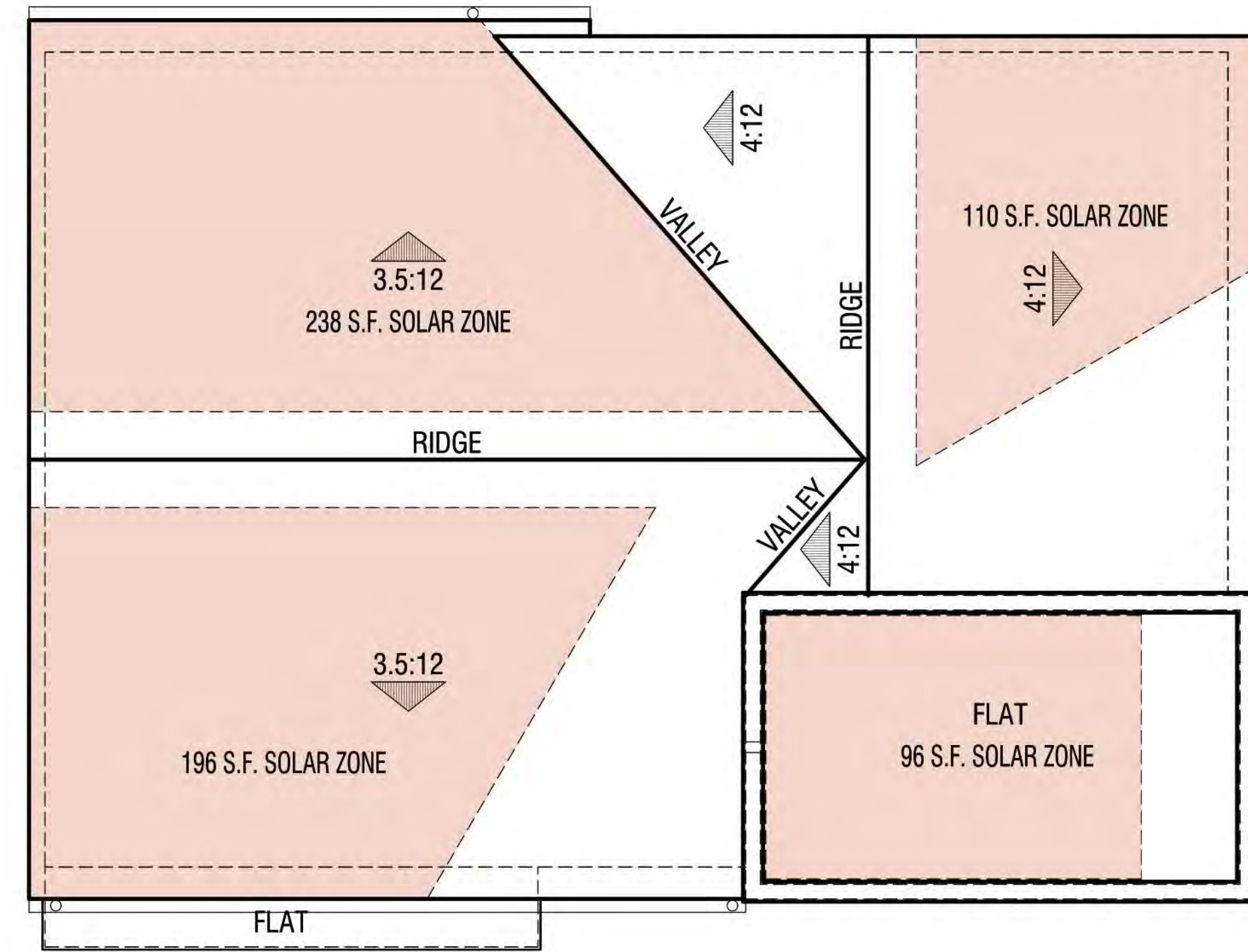
 Solar Zone (CEC 110.10)

PLAN 1
Enhanced Edge Condition
2,176 SF





Elevation A



Elevation B

PLAN 1

Roof Plans

 Solar Zone (CEC 110.10)



Front Elevation



Perspective Rendering

PLAN 1 - Elevations & Perspectives
 Elevation 'A' - Alley Elevation
 Color Scheme #2



Front Elevation

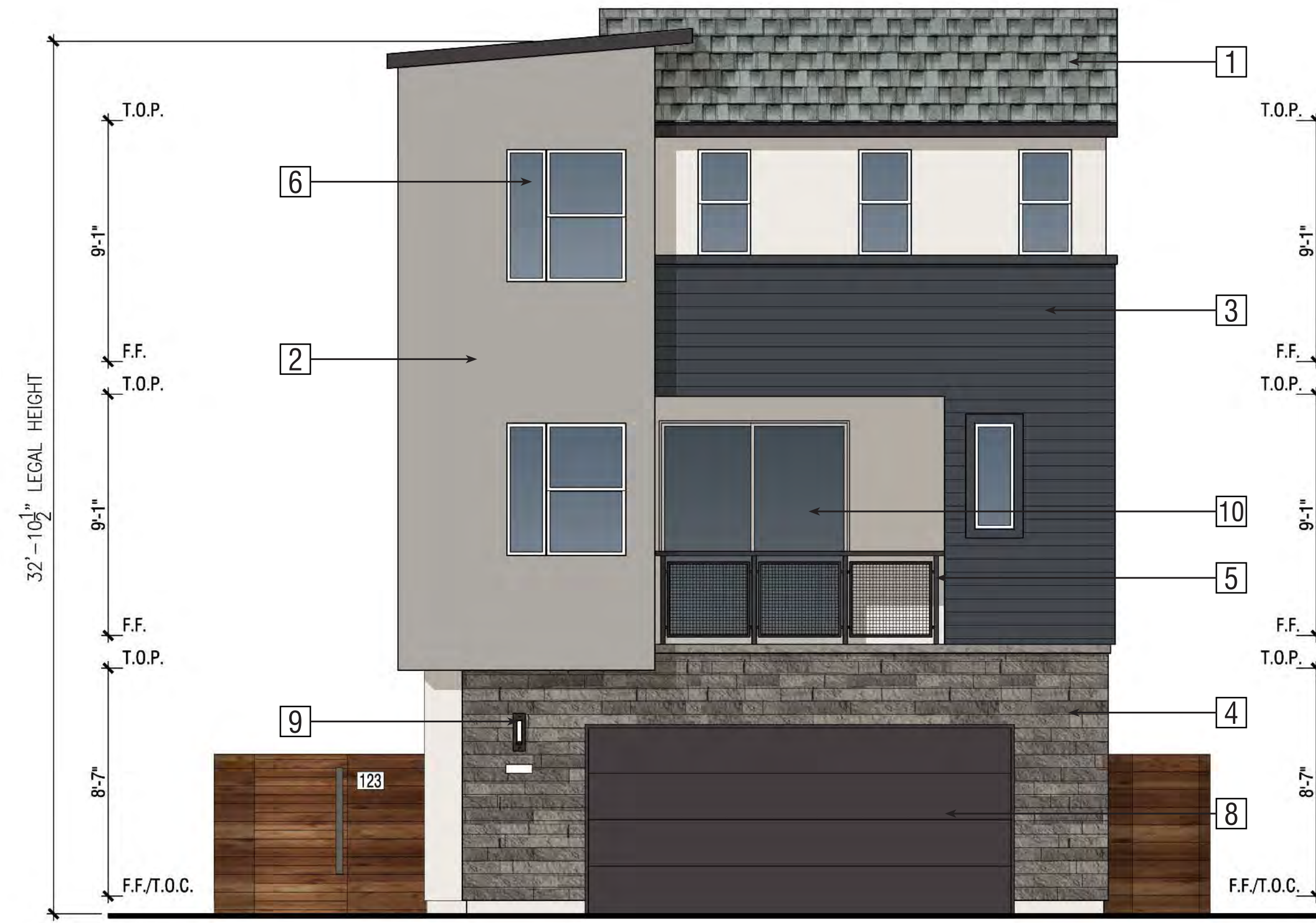


Perspective Rendering



Perspective Rendering
(Enhanced Elevation)

PLAN 1 - Elevations & Perspectives
 Elevation 'B' - Alley Elevation
 Color Scheme #6

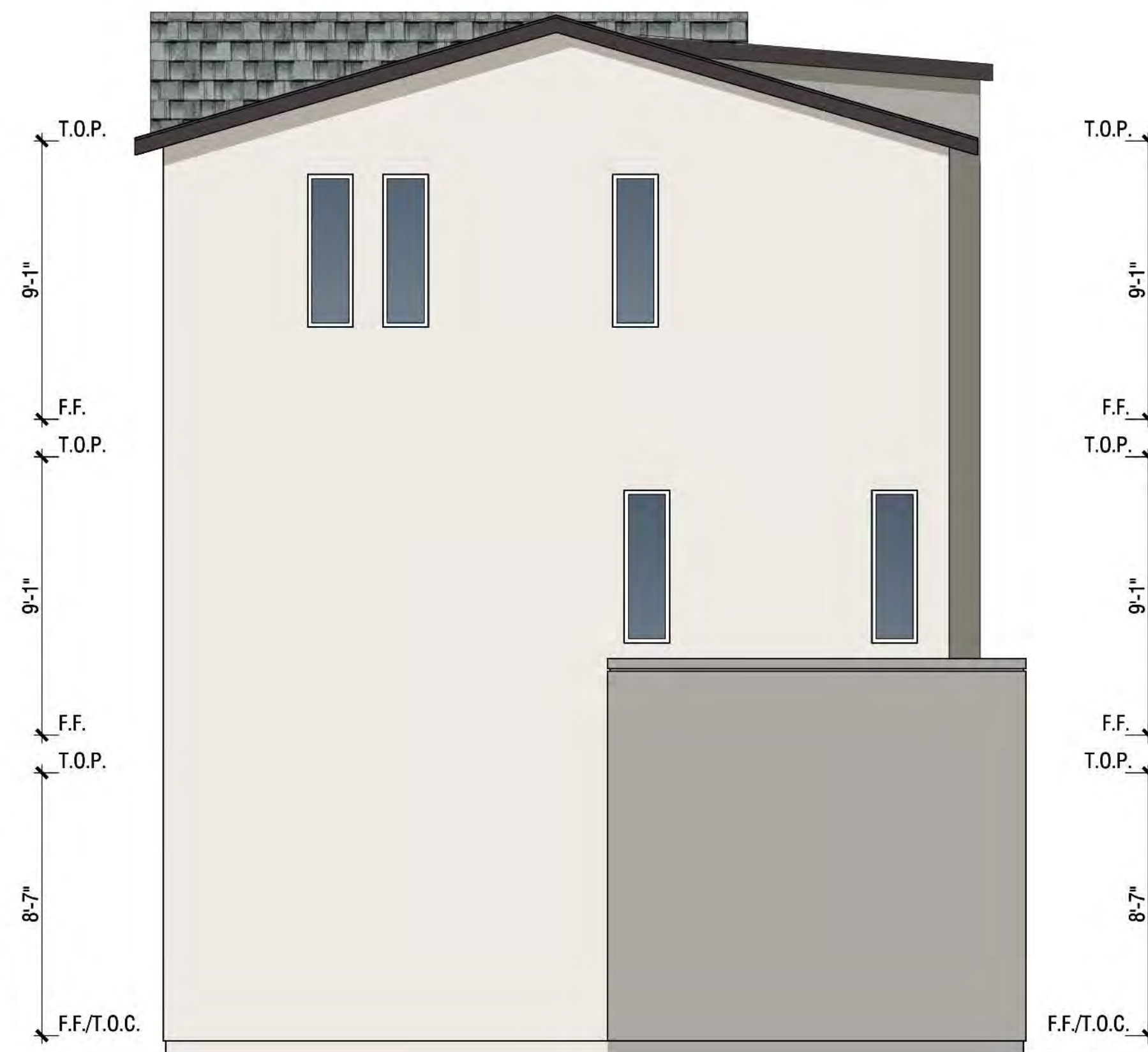


Color Scheme #2

Front
Alley Elevation



Right
Side yard Elevation



Rear
Zero wall Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Manufactured stone veneer
 - 5 Metal mesh railing
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 2-panel sliding glass door



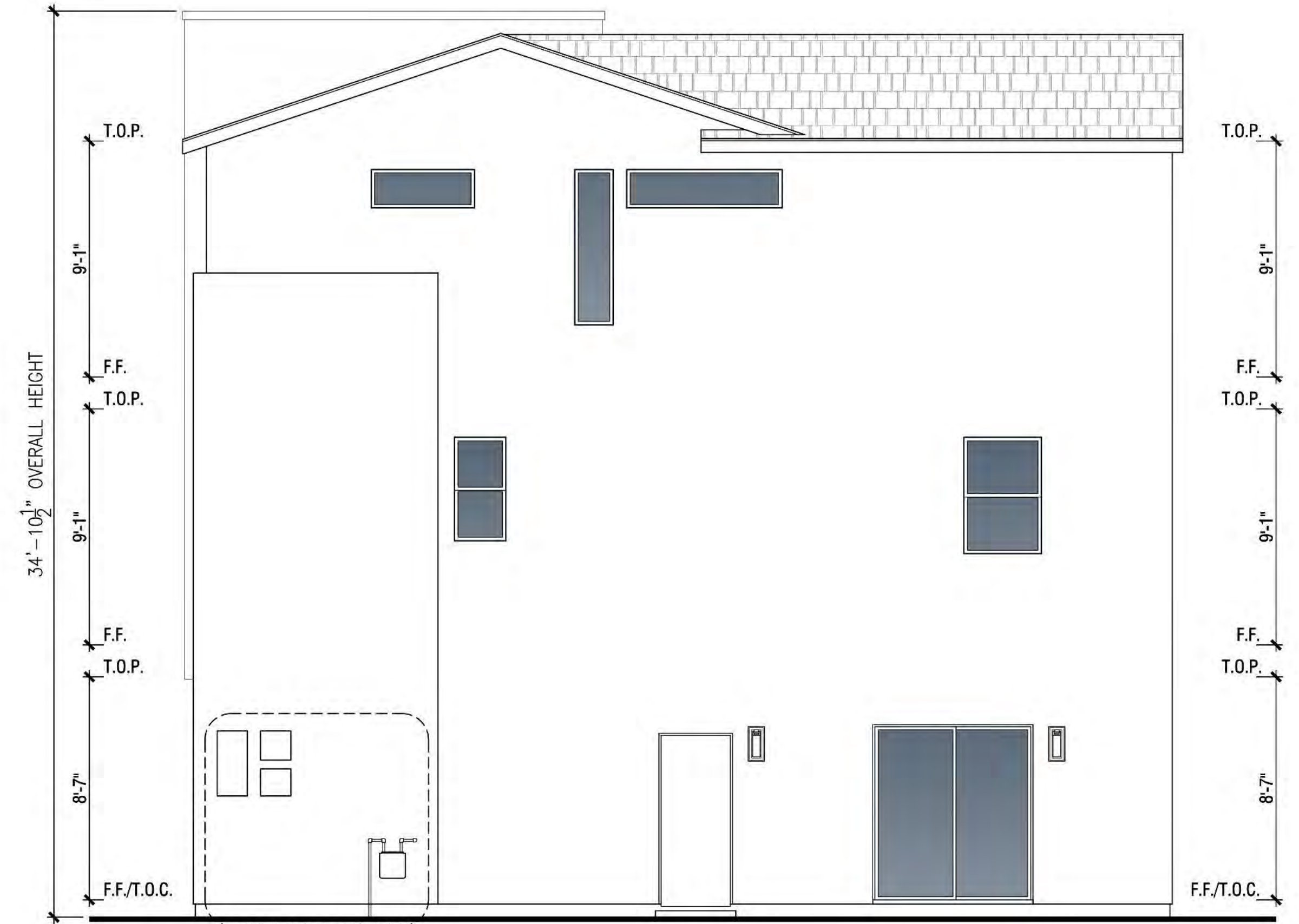
Left
Entry Elevation

PLAN 1 - Elevations 'A'

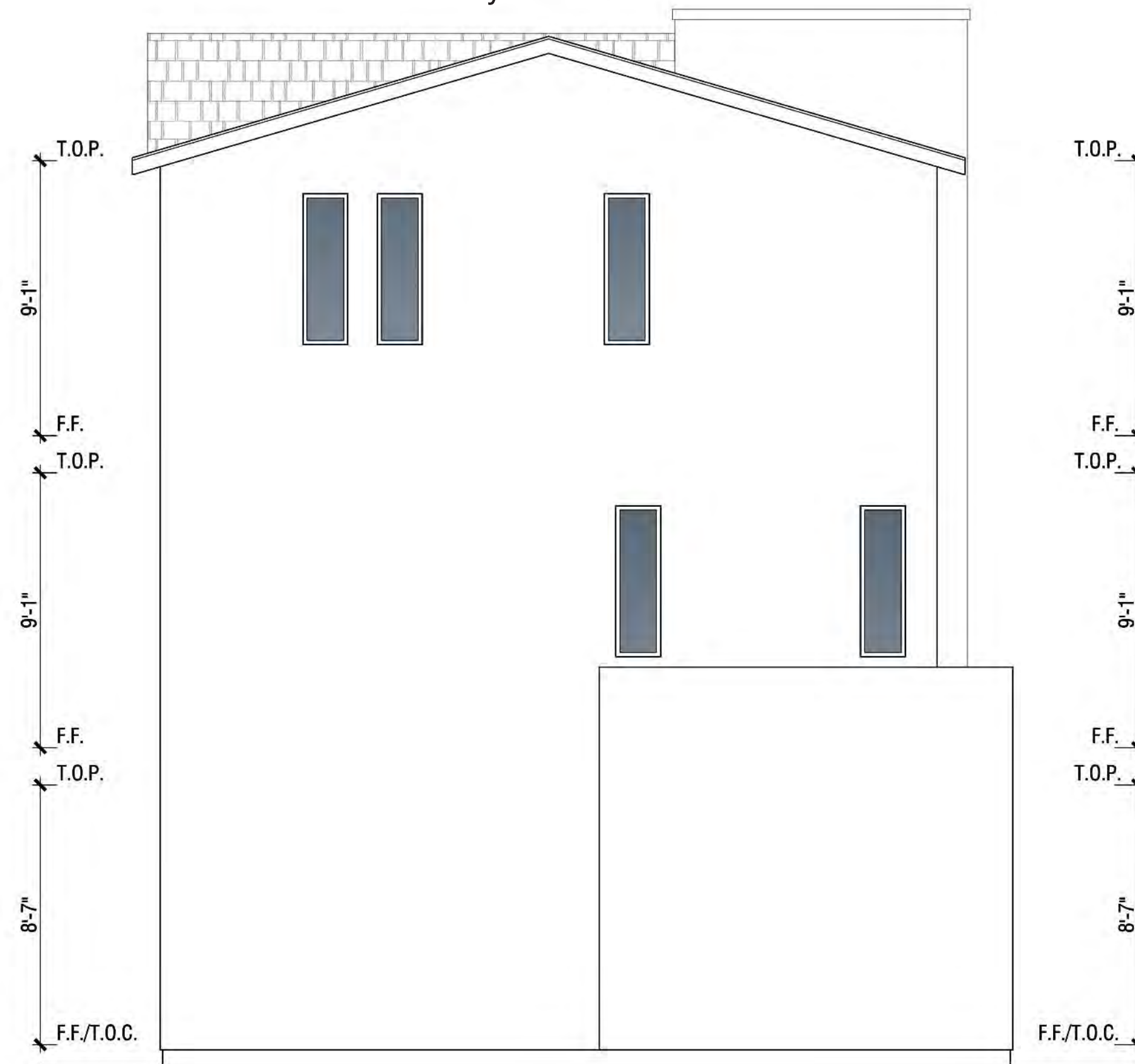


Color Scheme #6

Front
Alley Elevation



Right
Side yard Elevation



Rear
Zero wall Elevation

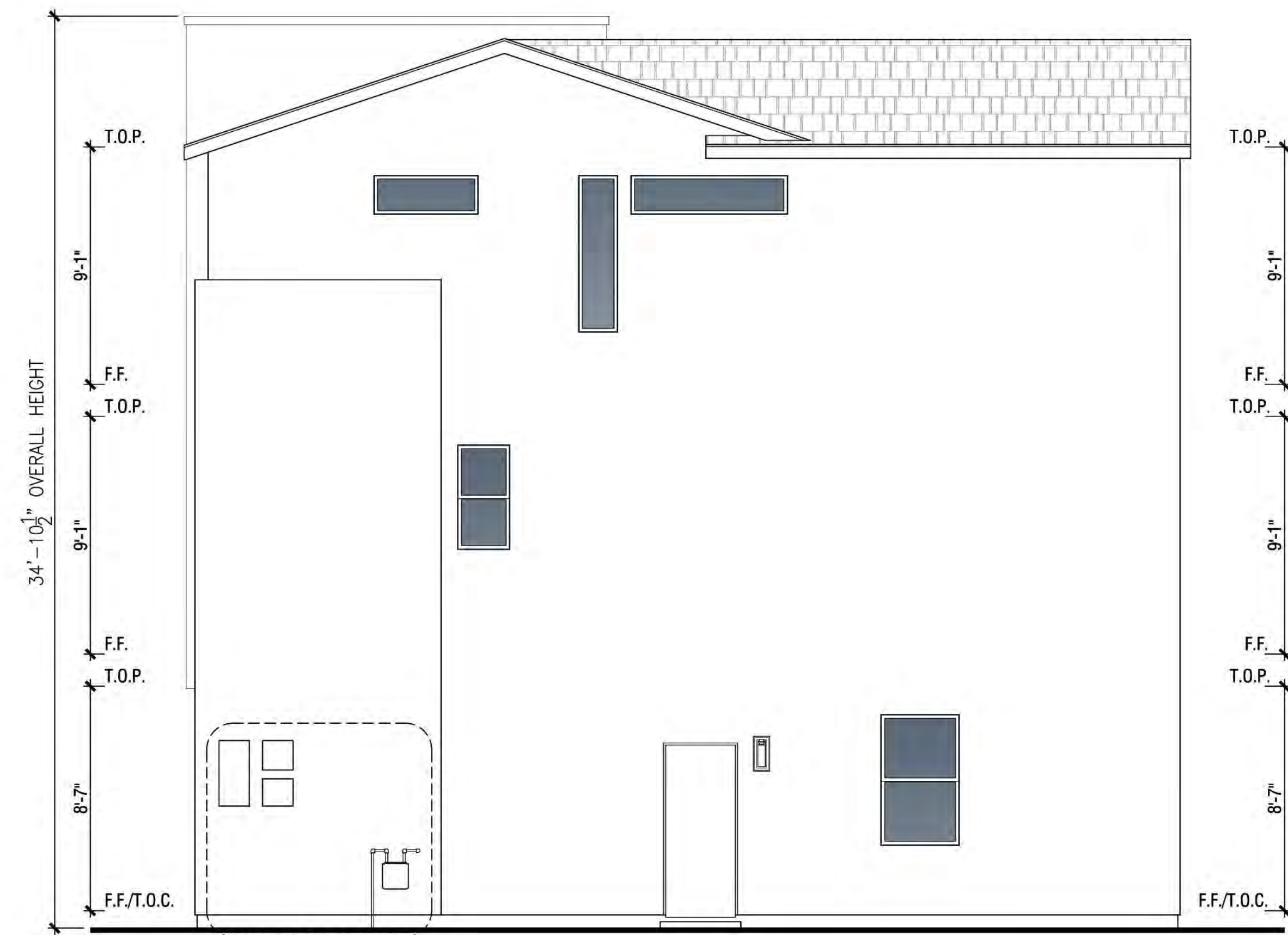
Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Metal mesh railing
- 5 Insulated vinyl windows
- 6 Fiberglass front door
- 7 Sectional roll-up garage door
- 8 Wall mounted light fixture
- 9 2-panel sliding glass door



Left
Entry Elevation

PLAN 1 - Elevations 'B'



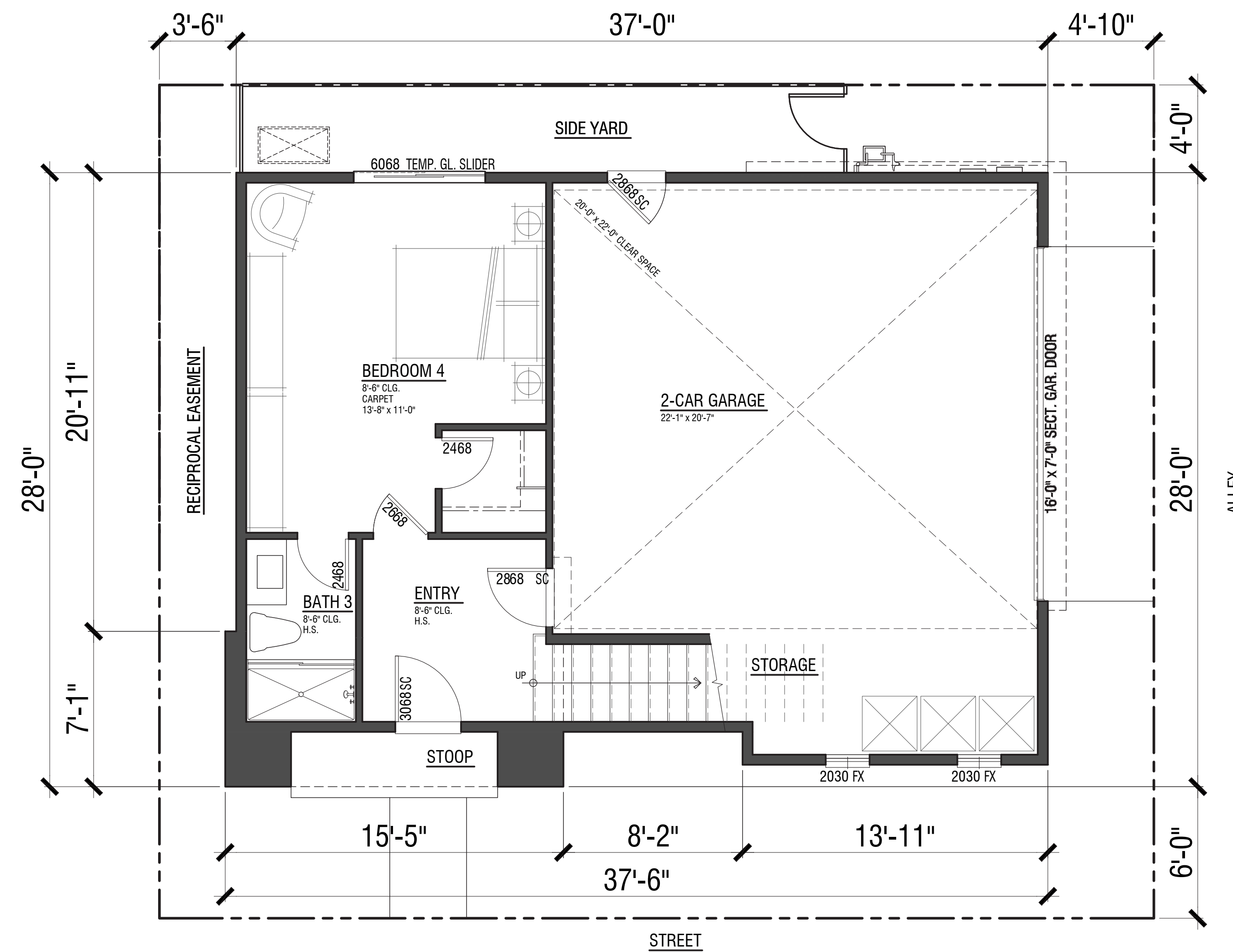
Rear (Enhanced)
Zero wall Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal mesh railing
 - 5 Metal awning
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture

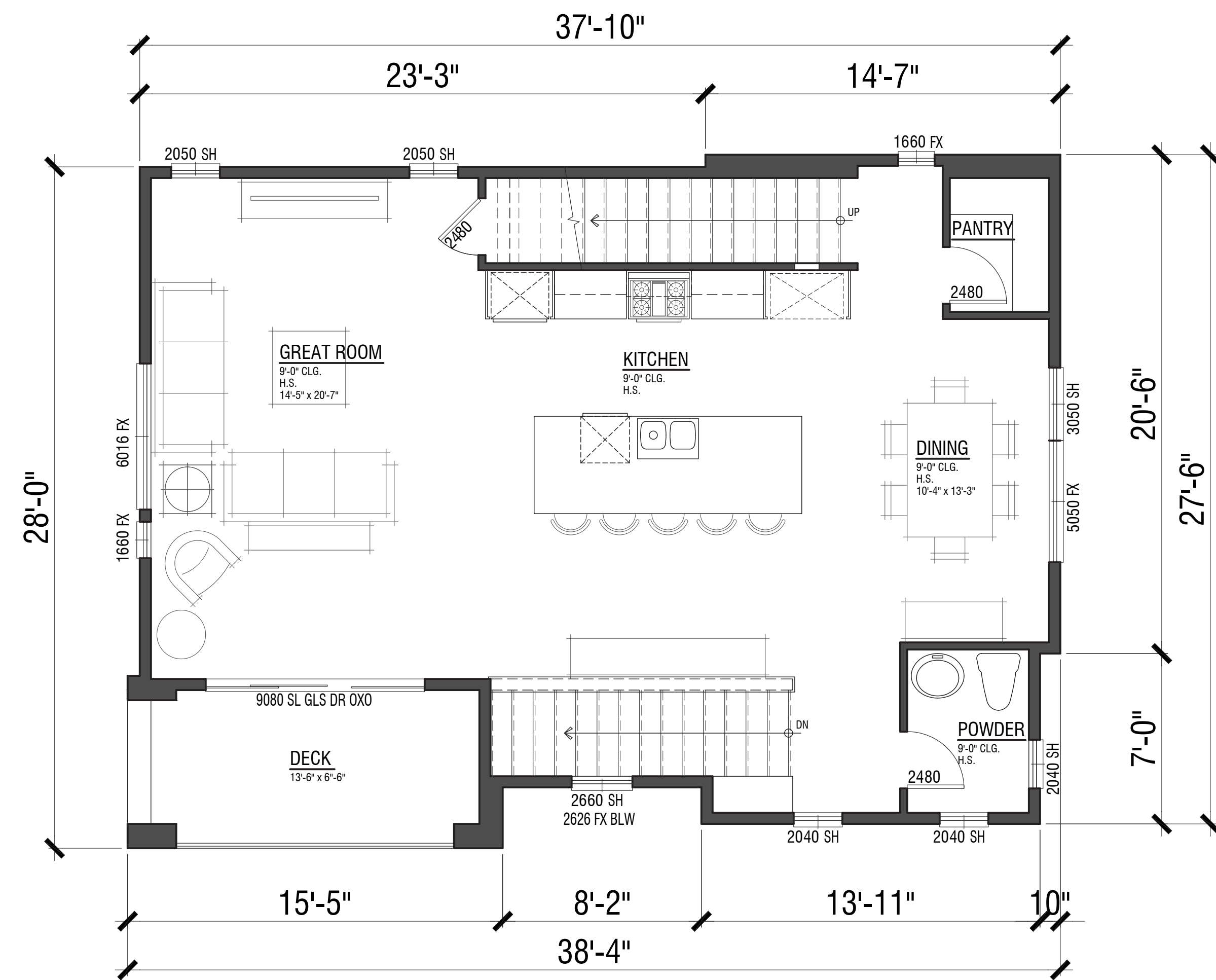


Left (Enhanced)
Entry Elevation

PLAN 1 - Enhanced Elevations 'B'



First Floor 427 SF



Second Floor 869 SF

PLAN 1X
 2,212 SF
 517 SF Garage
 4 Bdrm. | 3.5 Bath
 2-Car Garage



COURTS AC11
 PLAN 1X - FLOOR PLANS



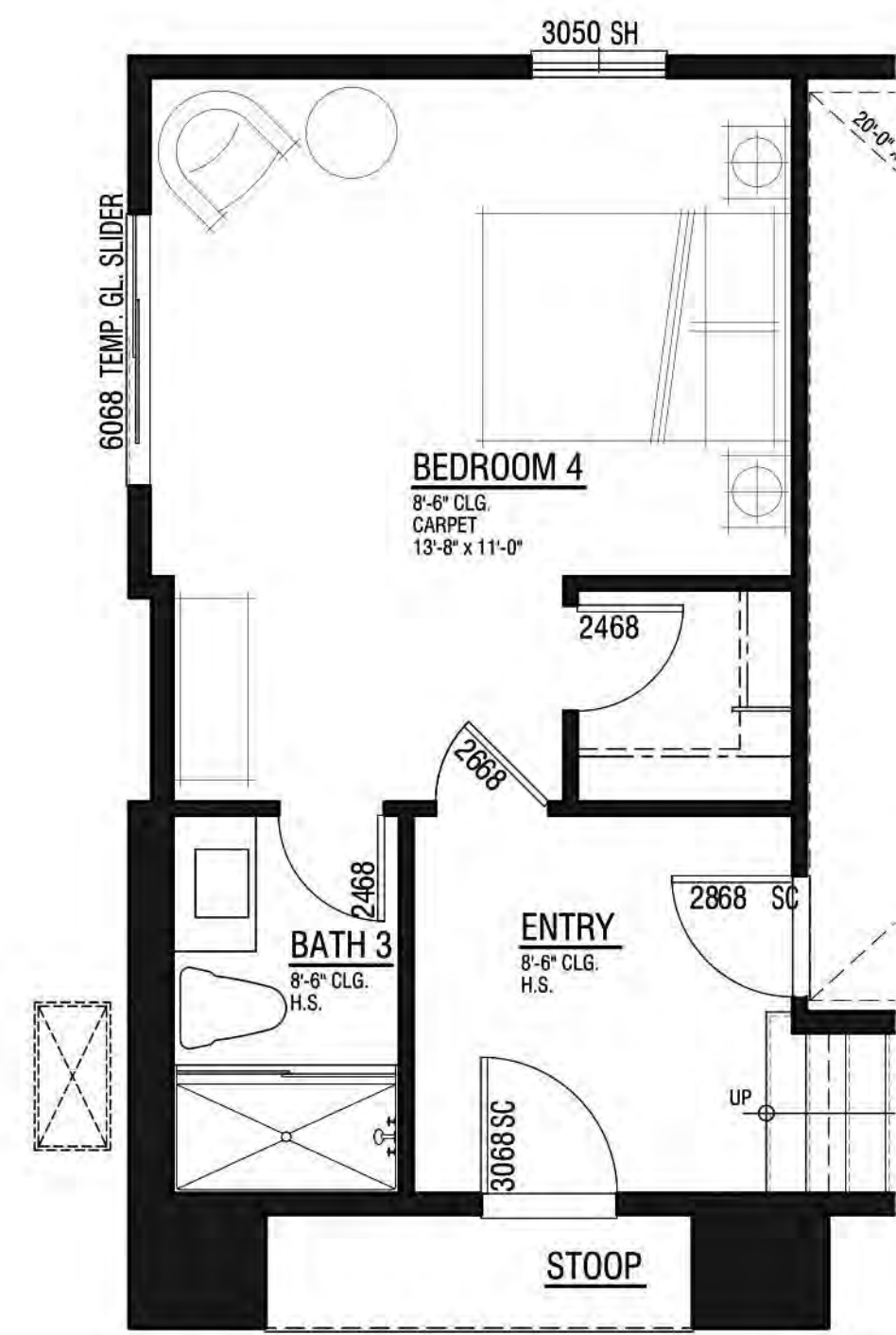
Third Floor 916 SF

PLAN 1X



COURTS AC12
PLAN 1X - FLOOR PLANS

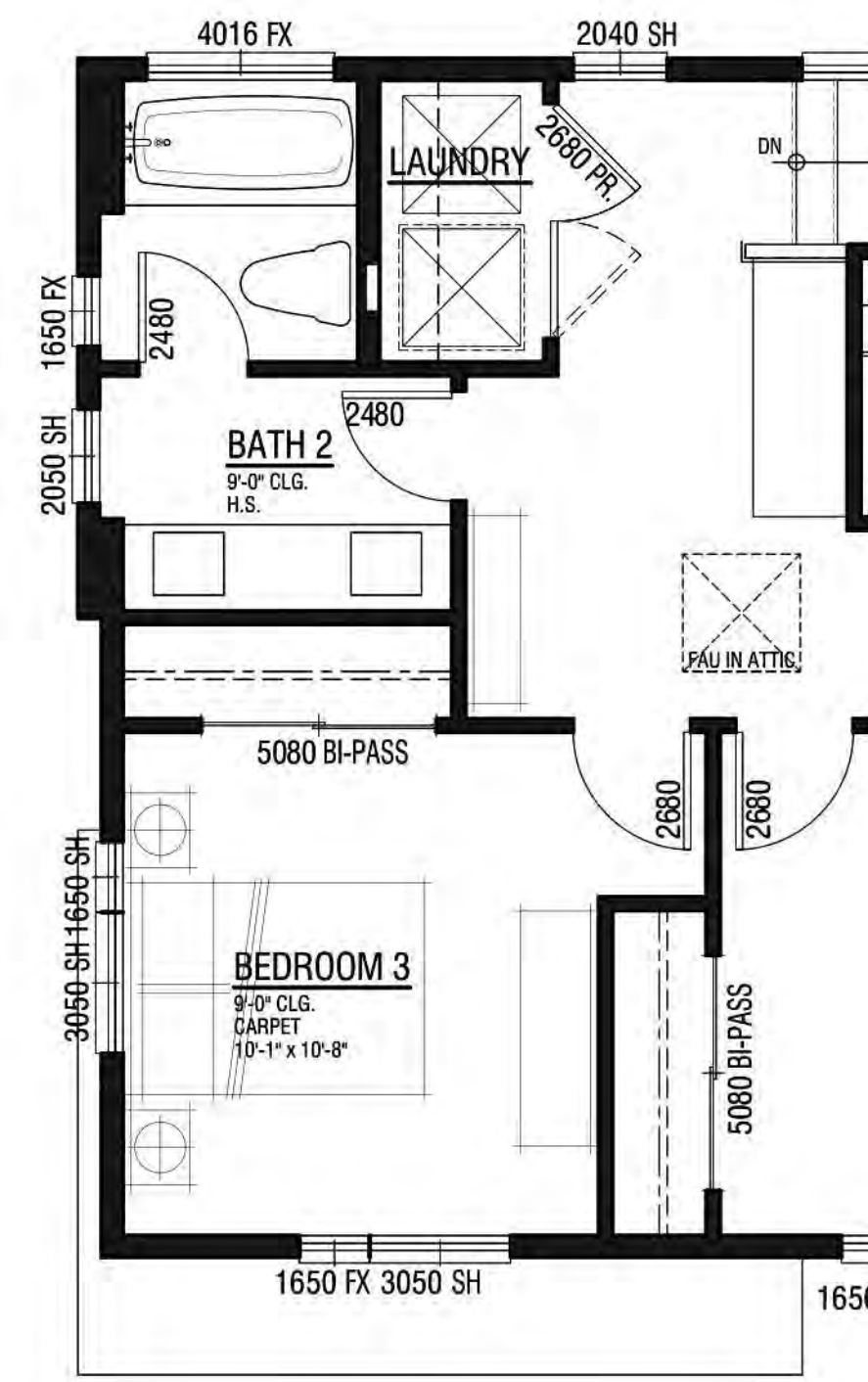




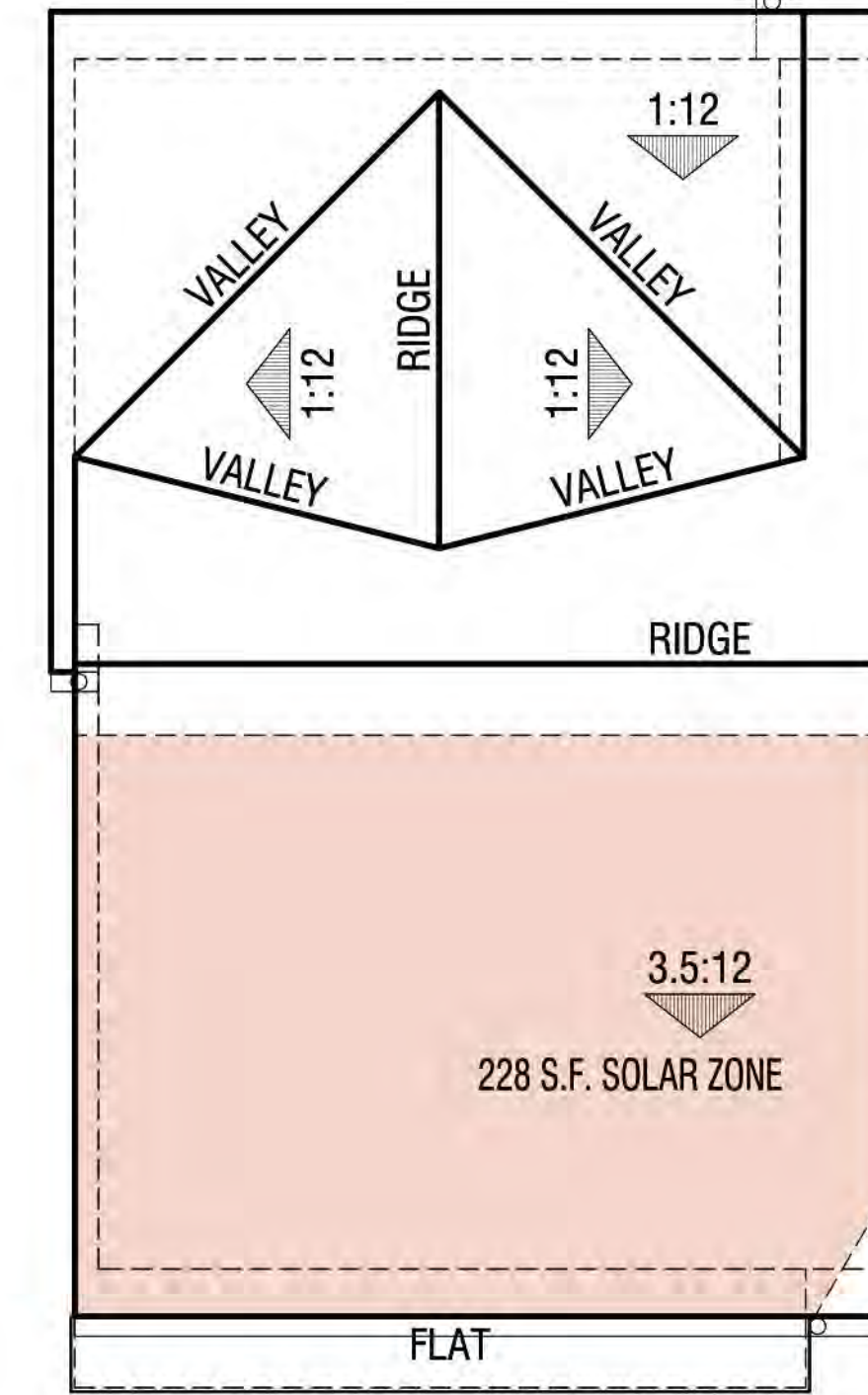
First Floor +6 SF



Second Floor +6 SF



Third Floor +4 SF



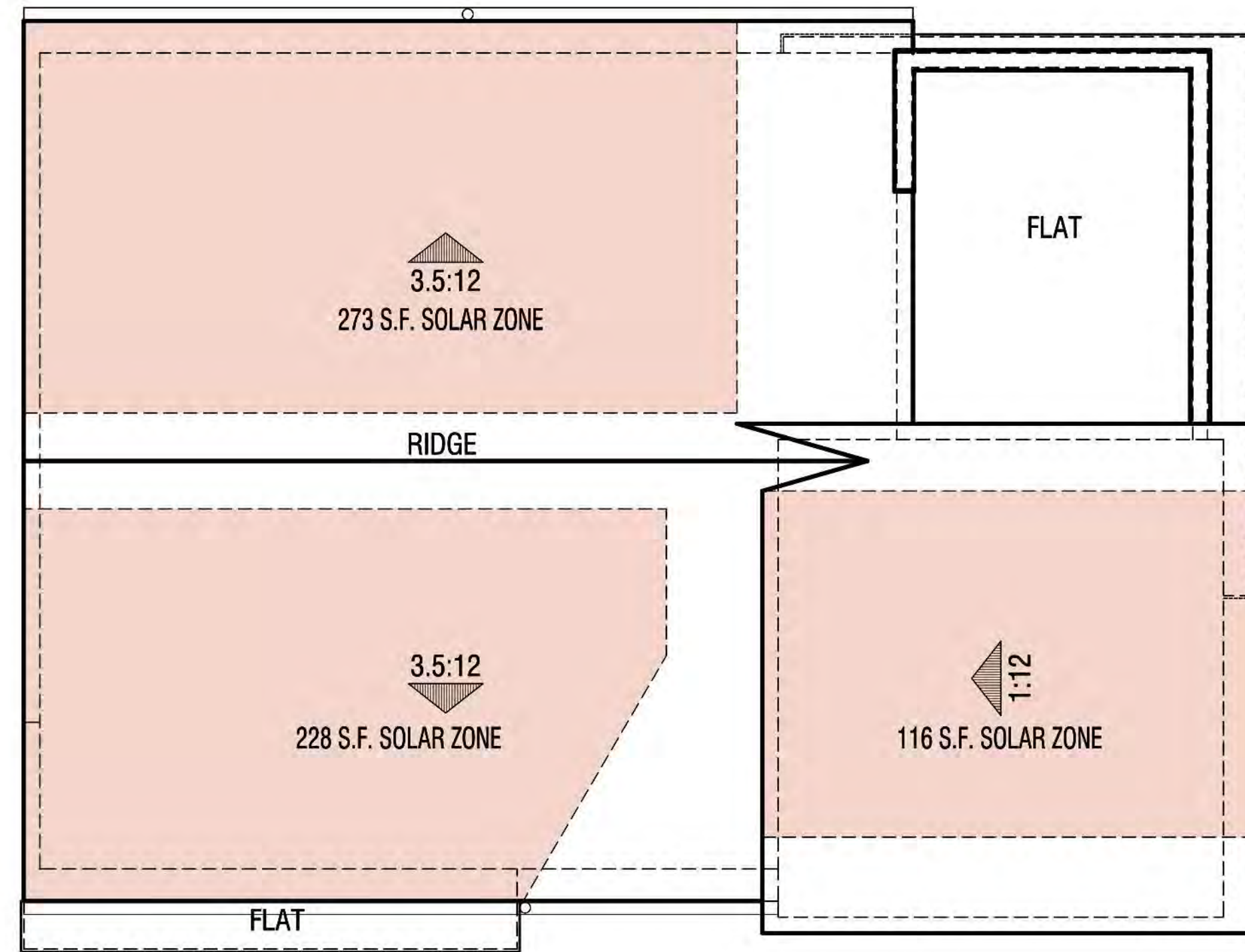
Roof Plan

 Solar Zone (CEC 110.10)

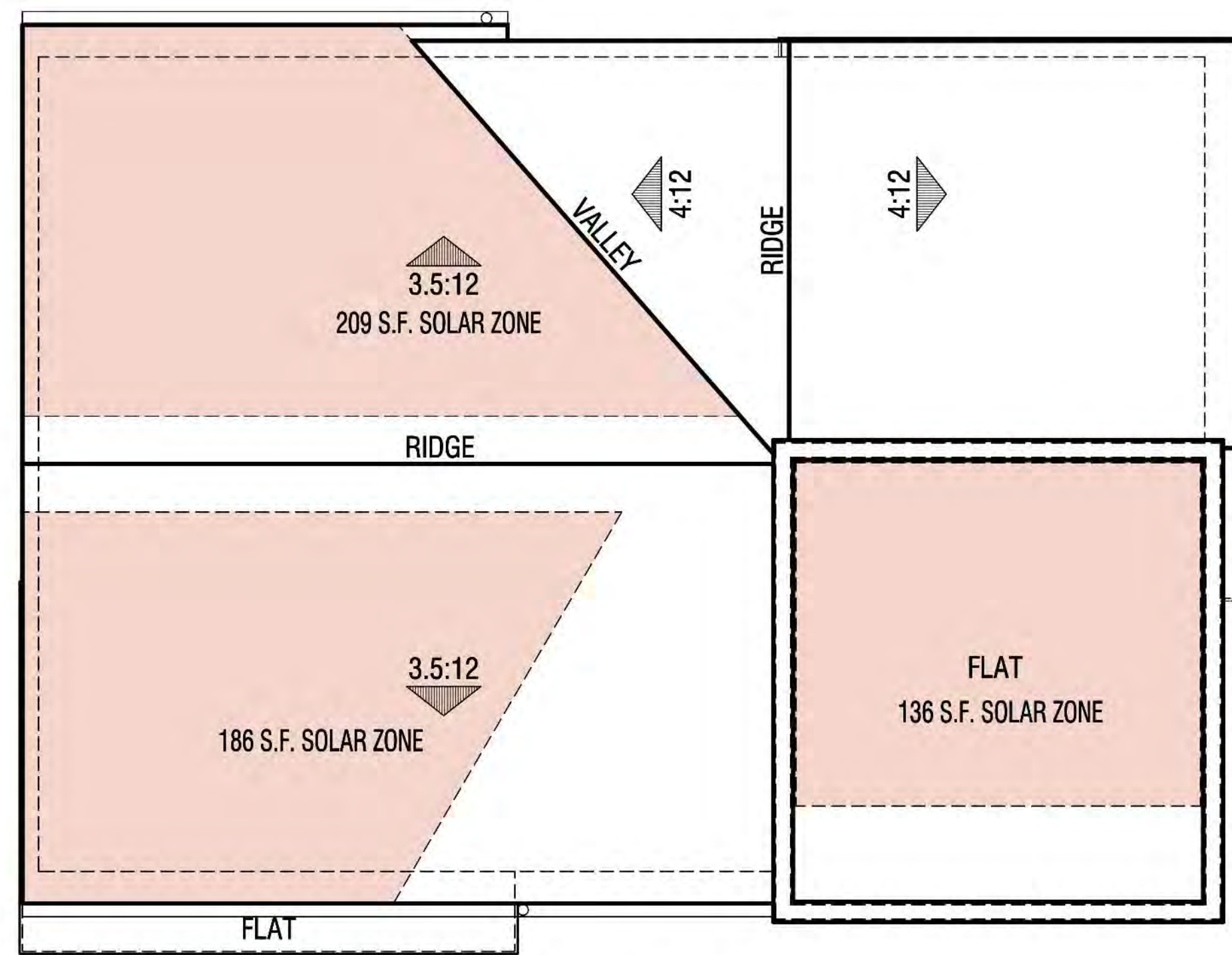
PLAN 1X

Enhanced Edge Condition
2,229 SF

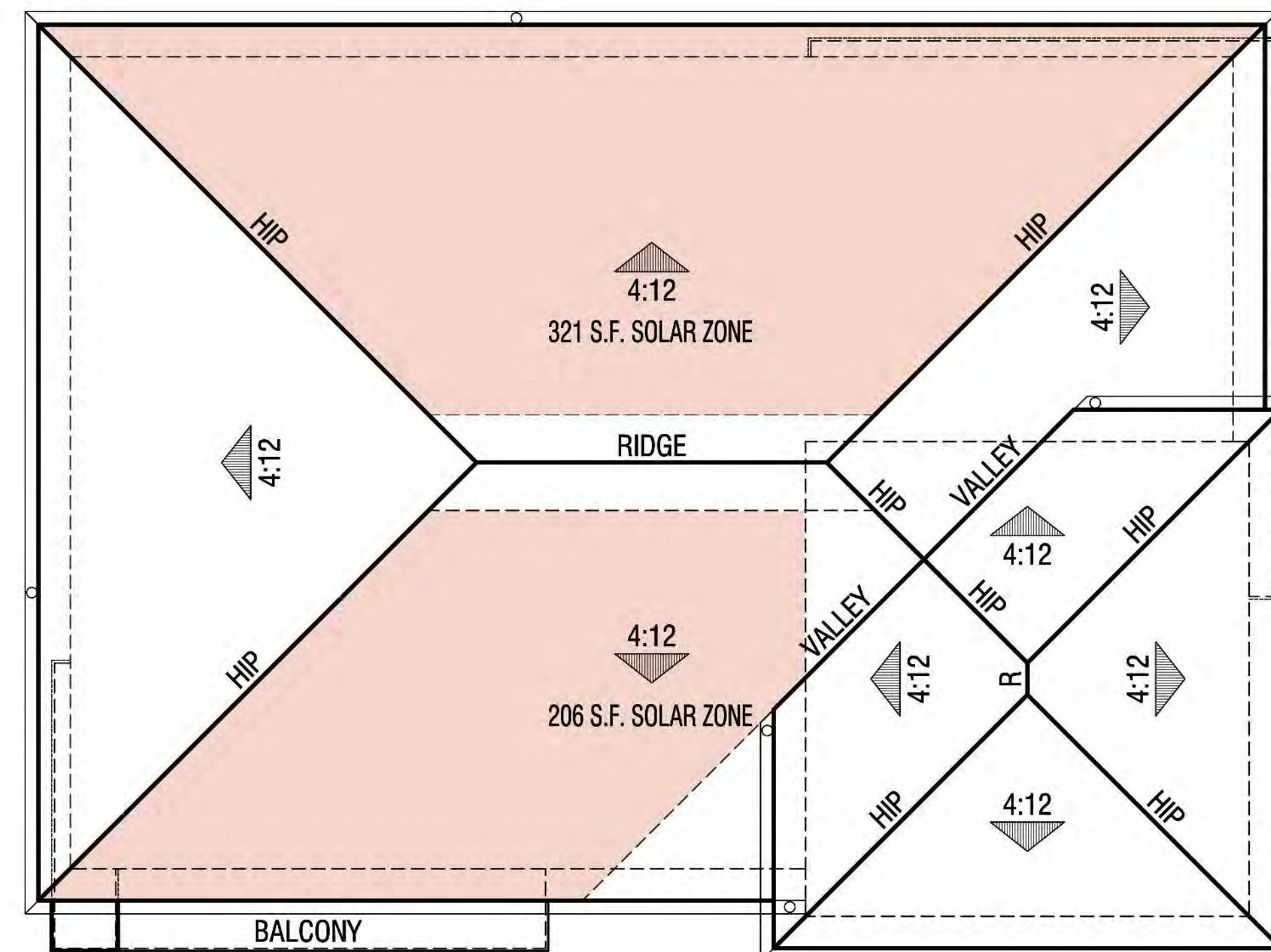




Elevation A



Elevation B



Elevation C

 Solar Zone (CEC 110.10)

PLAN 1X
Roof Plans



Front Elevation



Perspective Rendering
(Standard & Enhanced Elevation)

PLAN 1X - Elevations & Perspectives
Elevation 'A' - Entry Elevation
Color Scheme #1



Front Elevation



Perspective Rendering

PLAN 1X - Elevations & Perspectives

Elevation 'B' - Entry Elevation

Color Scheme #4



Front Elevation

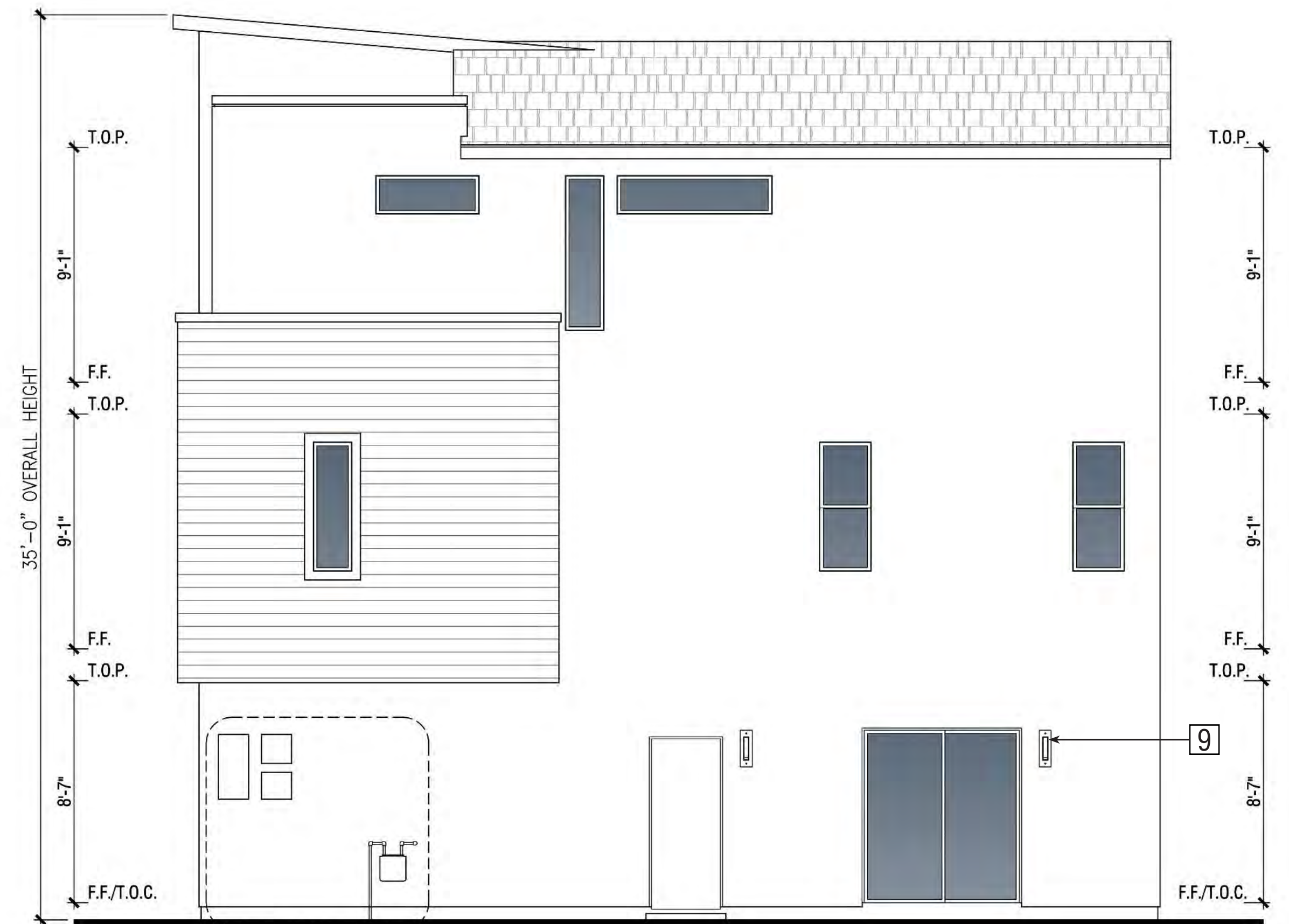


Perspective Rendering

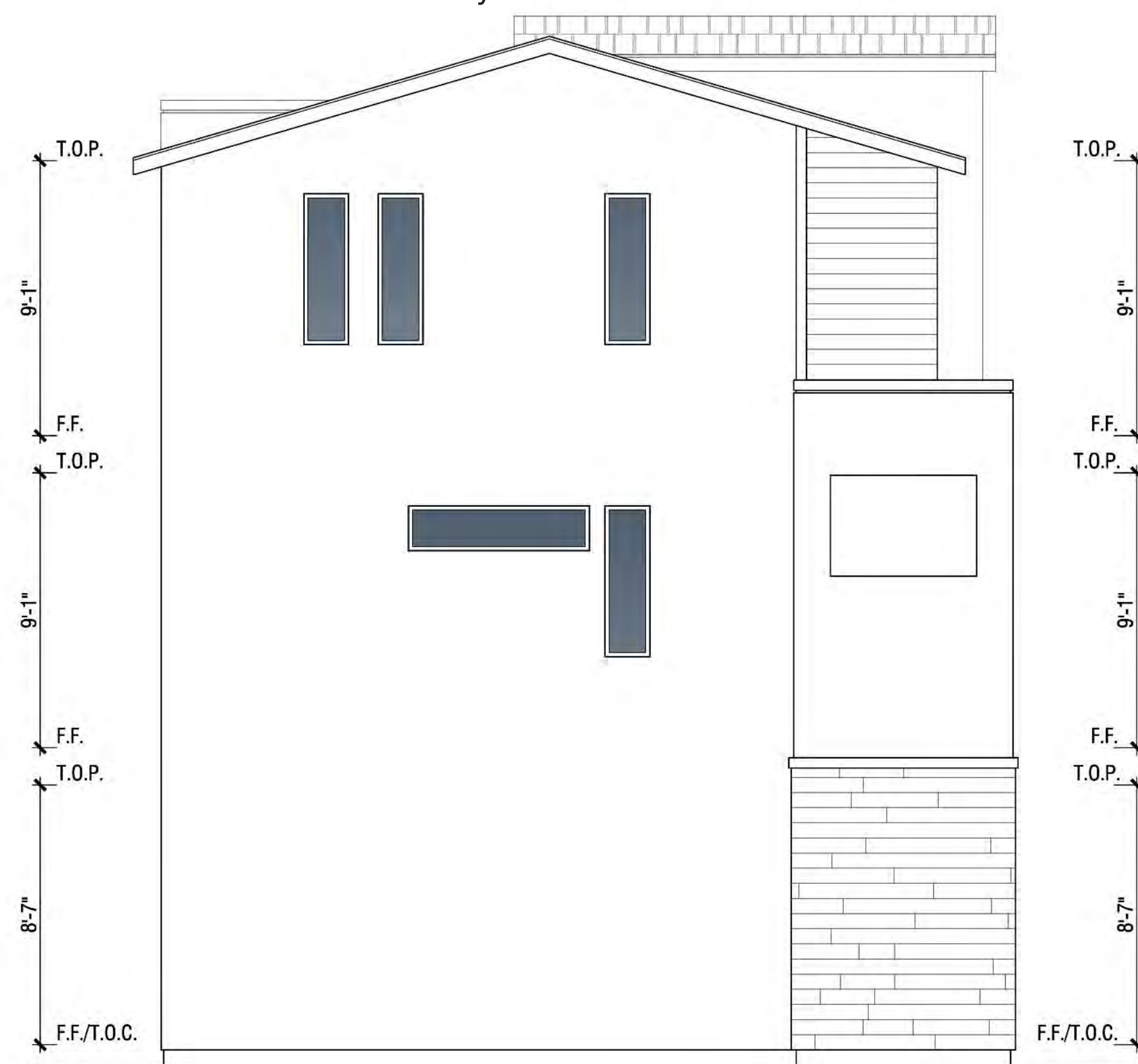
PLAN 1X - Elevations & Perspectives
 Elevation 'C' - Entry Elevation
 Color Scheme #8



Right
Alley Elevation



Rear
Side yard Elevation



Left
Zero wall Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Manufactured stone veneer
 - 5 Metal mesh railing
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 3-panel sliding glass door



Front
Entry Elevation
Color Scheme #1

PLAN 1X - Elevations 'A'



Rear (Enhanced)
Side yard Elevation



Left (Enhanced)
Edge Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Manufactured stone veneer
 - 5 Metal mesh railing
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 3-panel sliding glass door



Front
Entry Elevation

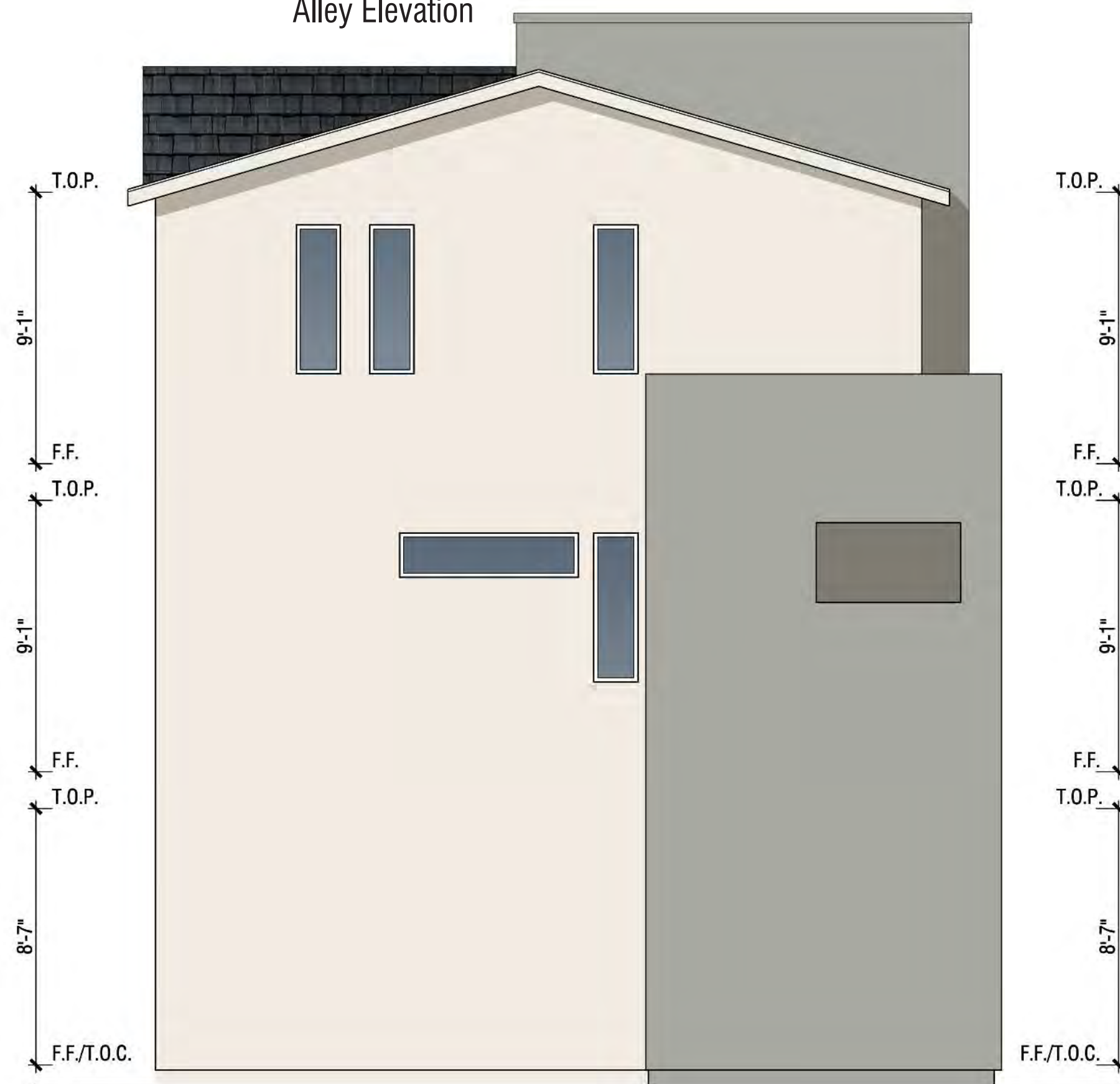
PLAN 1X - Enhanced Elevations 'A'



Right
Alley Elevation



Rear
Side yard Elevation



Left
Zero wall Elevation

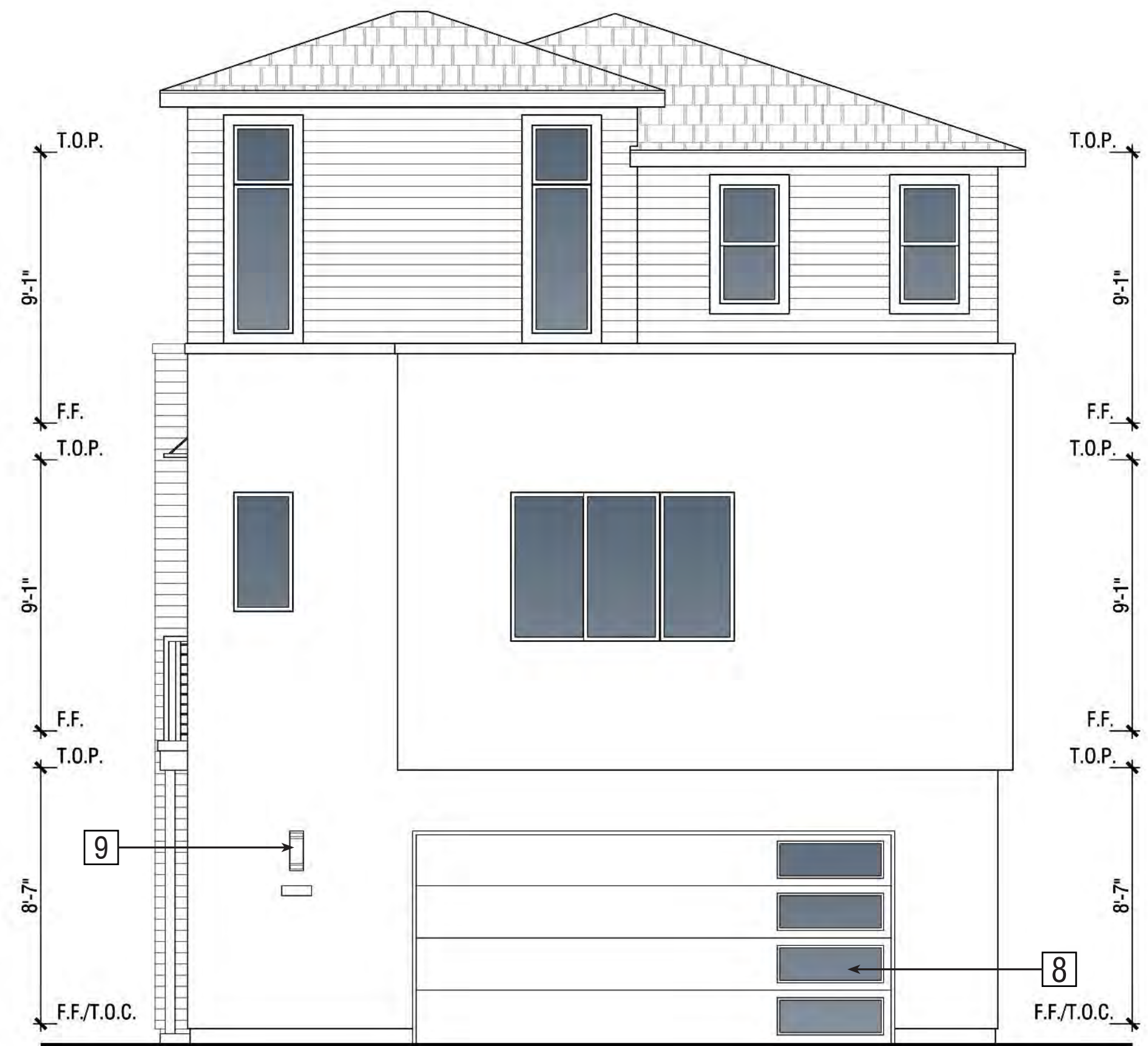
- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Glass railing
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass door



Front
Entry Elevation

Color Scheme #4

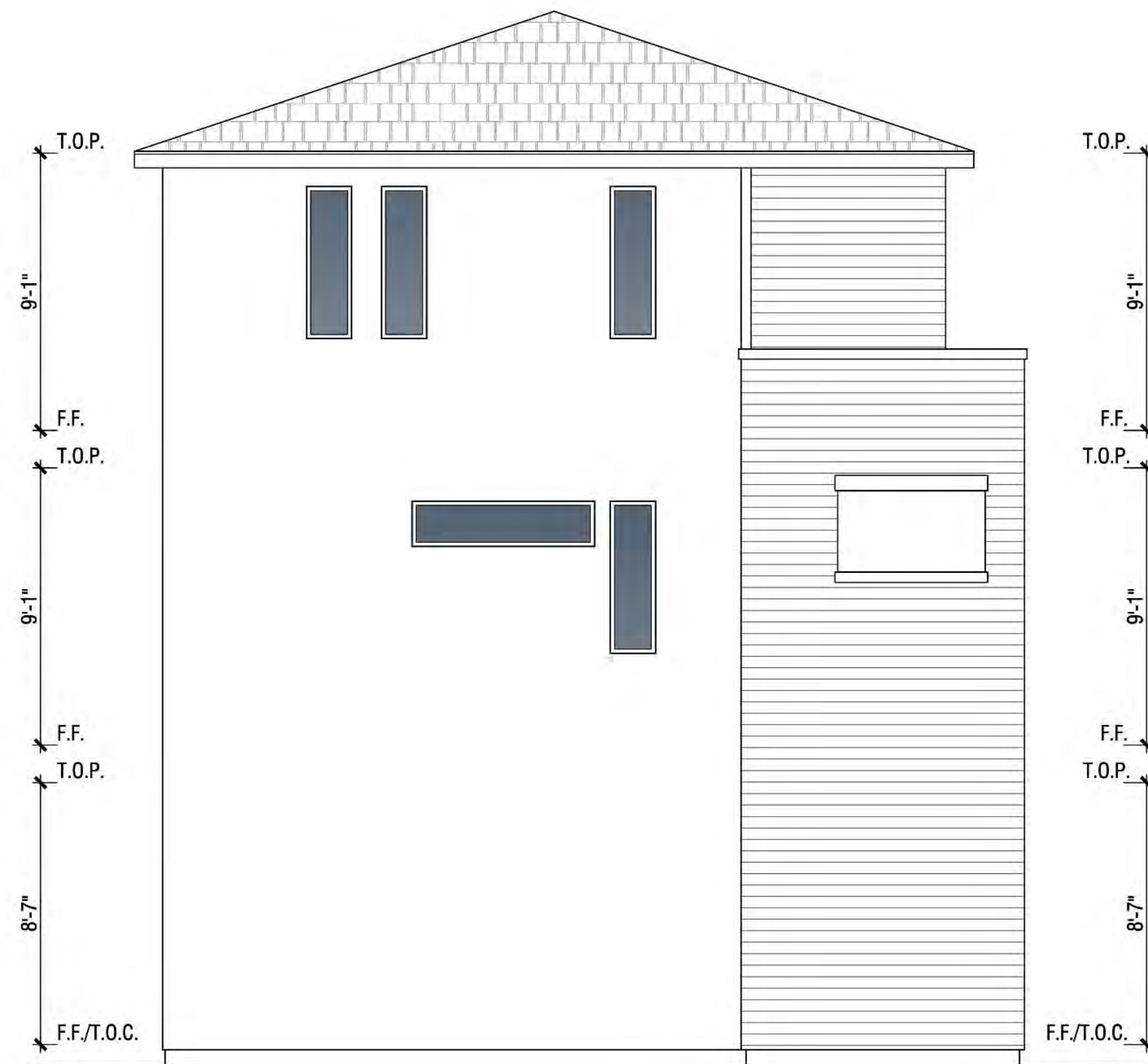
PLAN 1X - Elevations 'B'



Right
Alley Elevation



Rear
Side yard Elevation



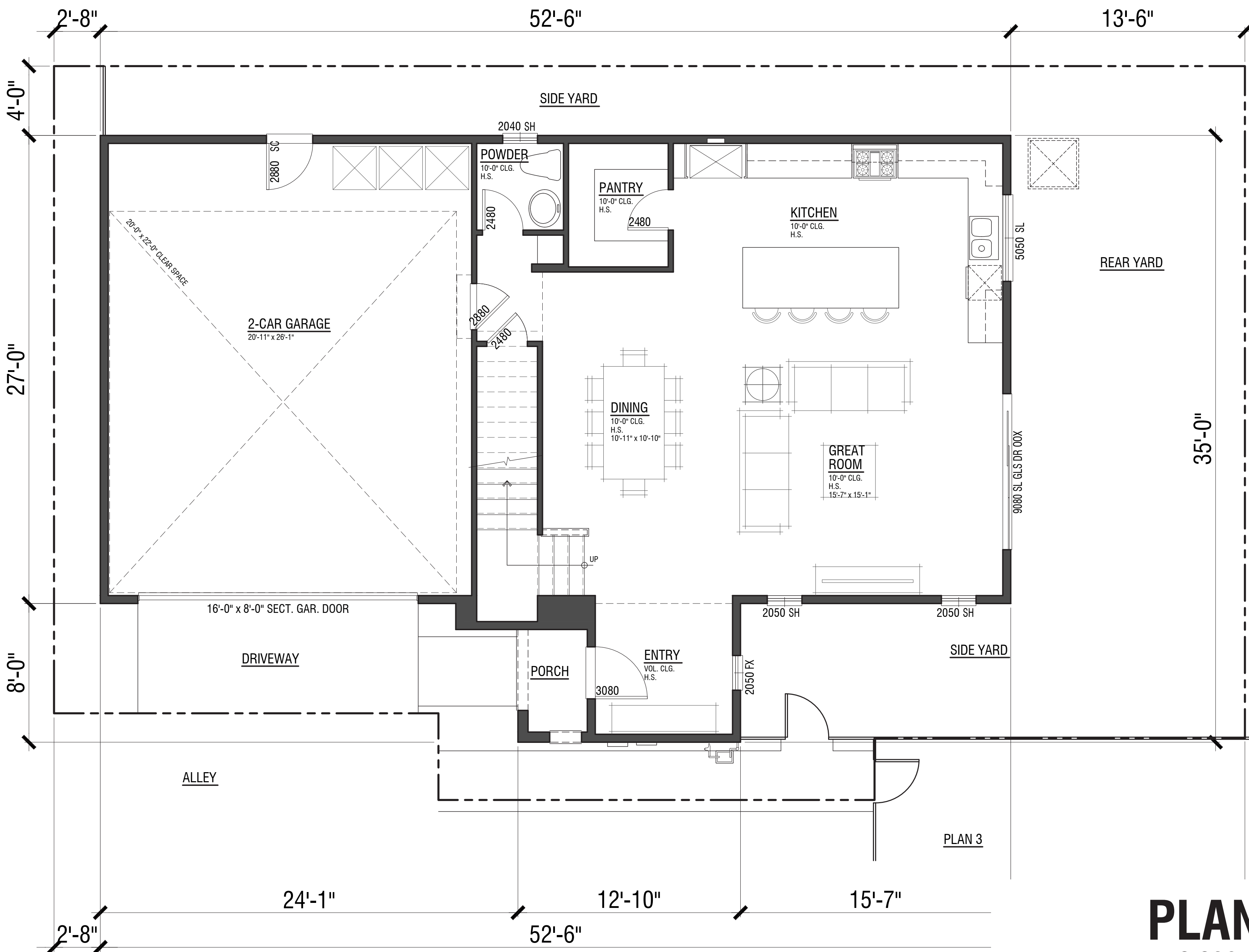
Left
Zero wall Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal railing
 - 5 Metal awning
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 3-panel sliding glass door

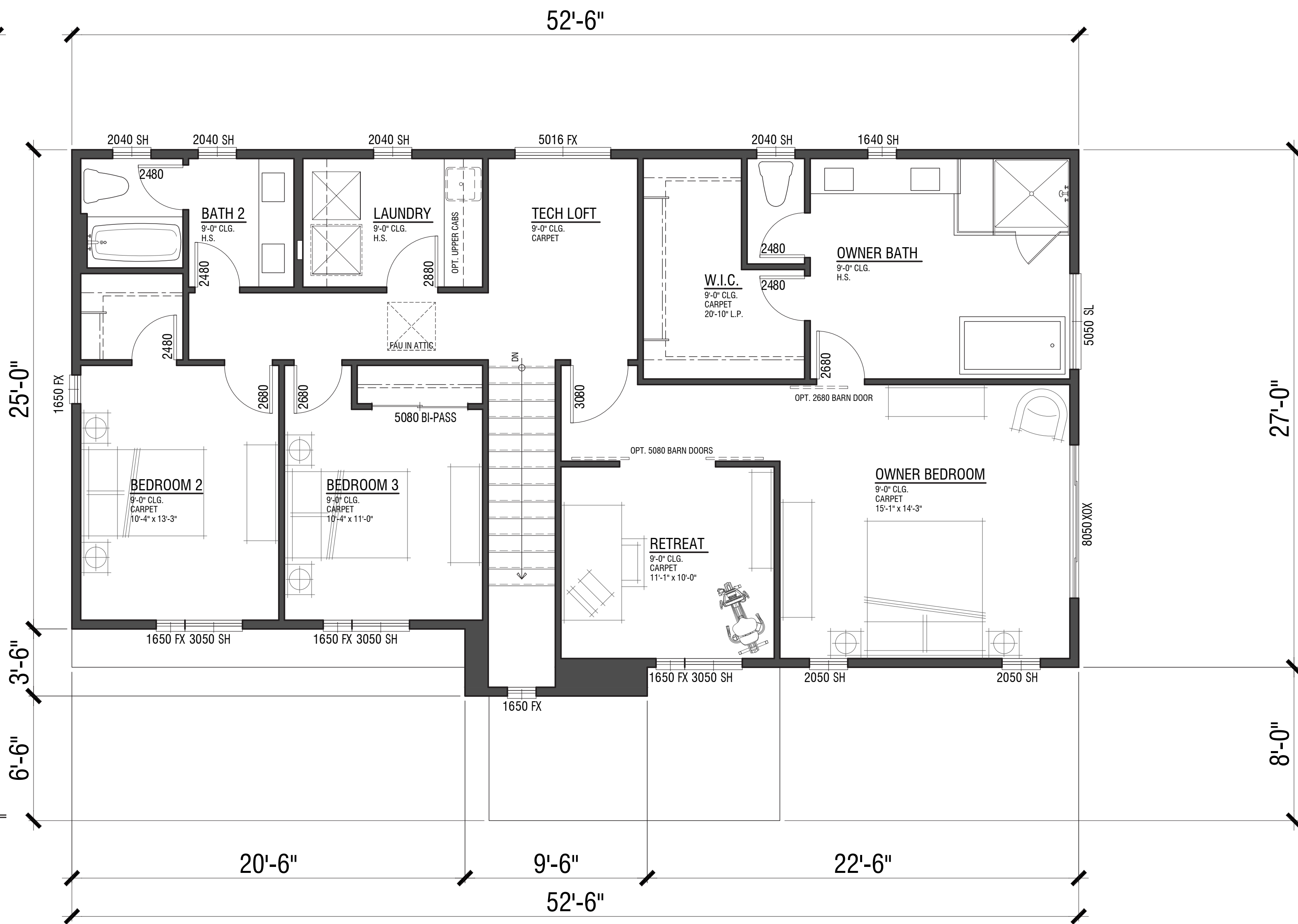


Front
Entry Elevation
Color Scheme #8

PLAN 1X - Elevations 'C'



First Floor 910 SF



Second Floor 1,320 SF

PLAN 2
 2,230 SF
 574 SF Garage
 3 Bdrm. | 2.5 Bath | Loft
 2-Car Garage

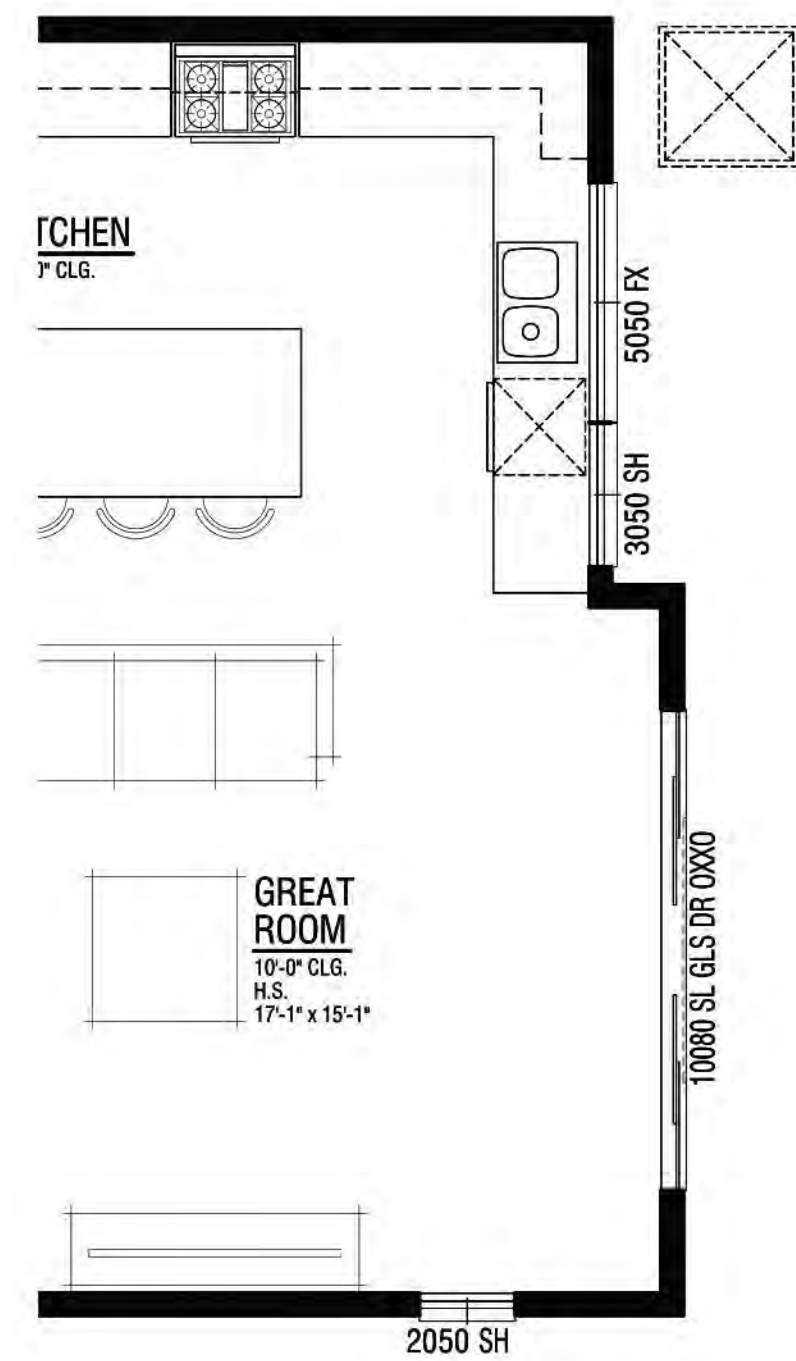


COURTS AC22
 PLAN 2 - FLOOR PLANS

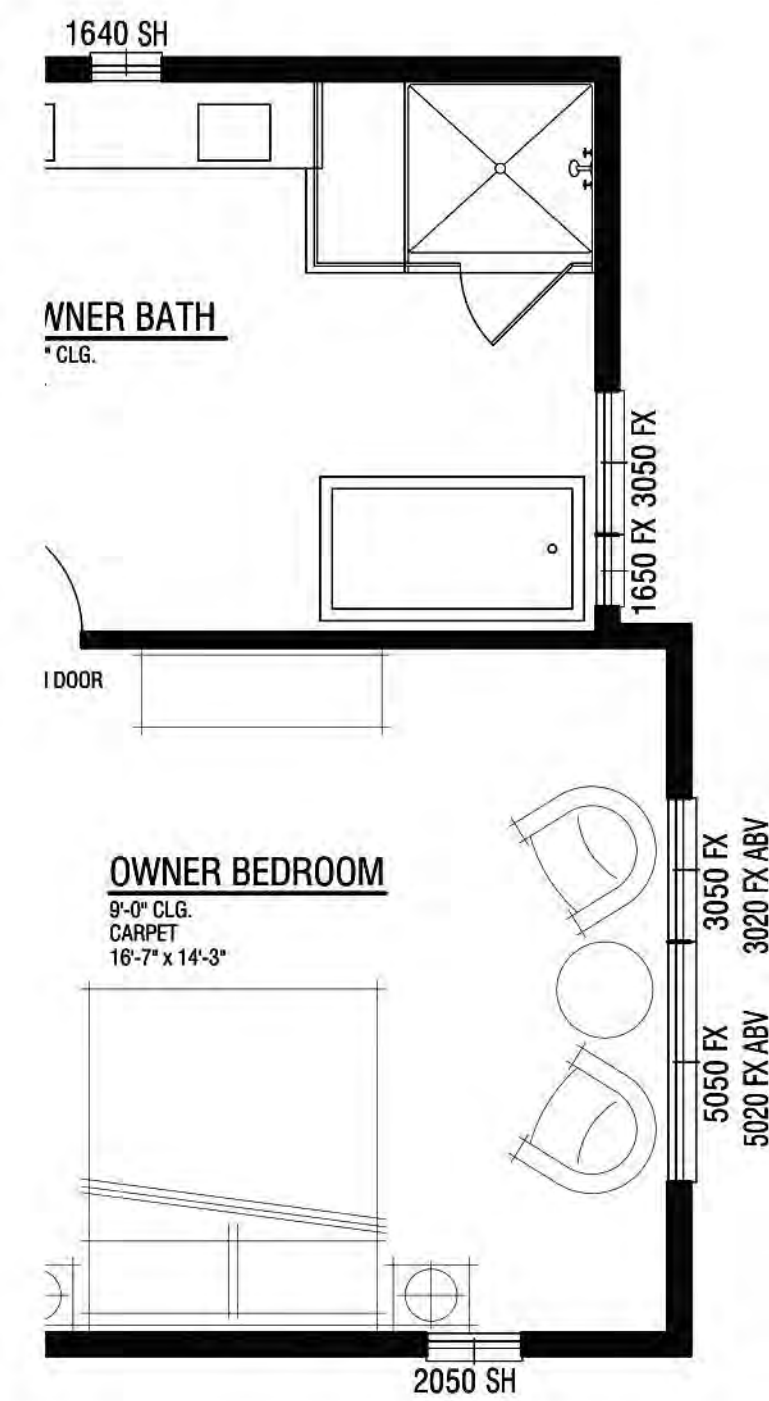


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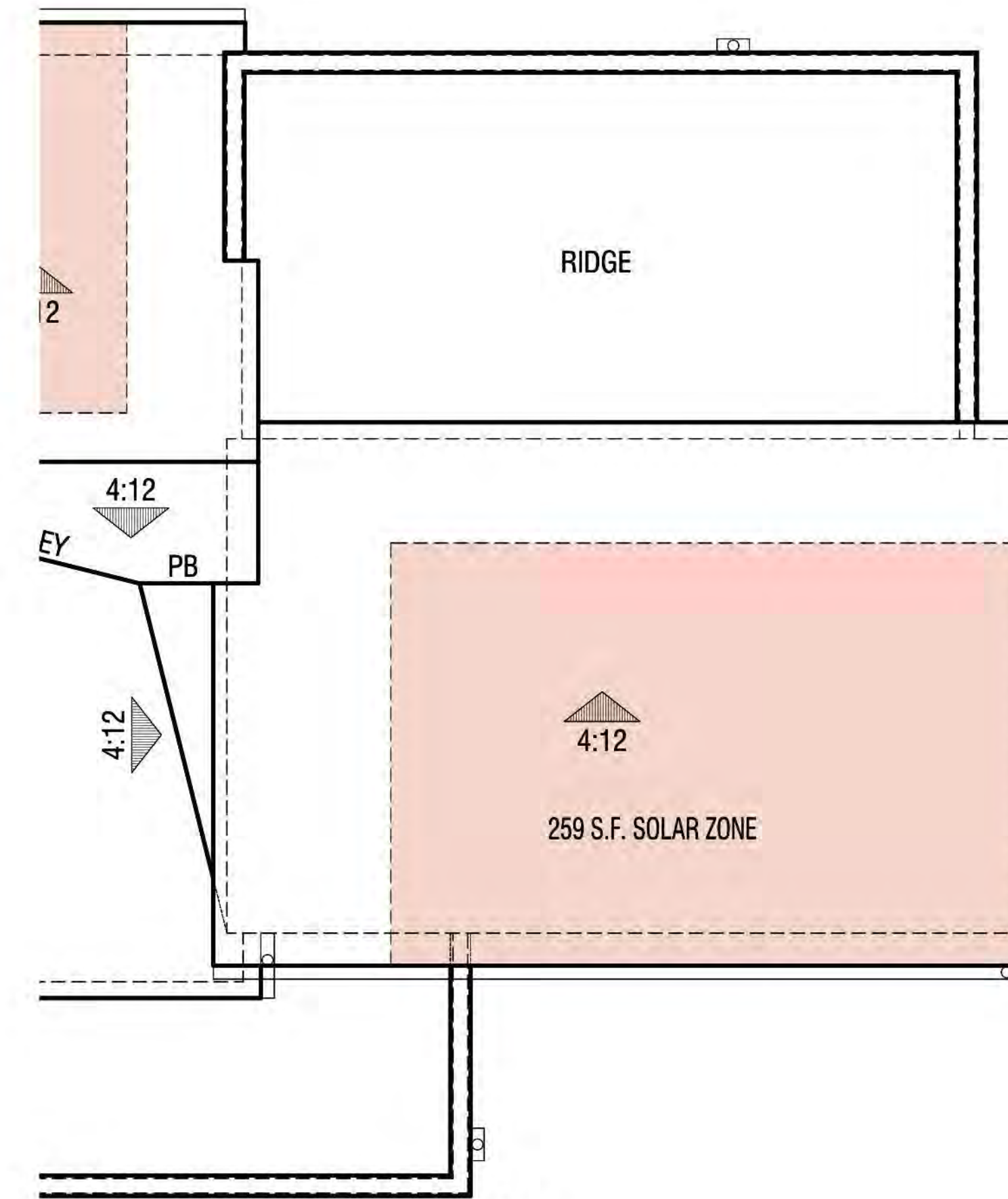
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First Floor +23 SF



First Floor +23 SF



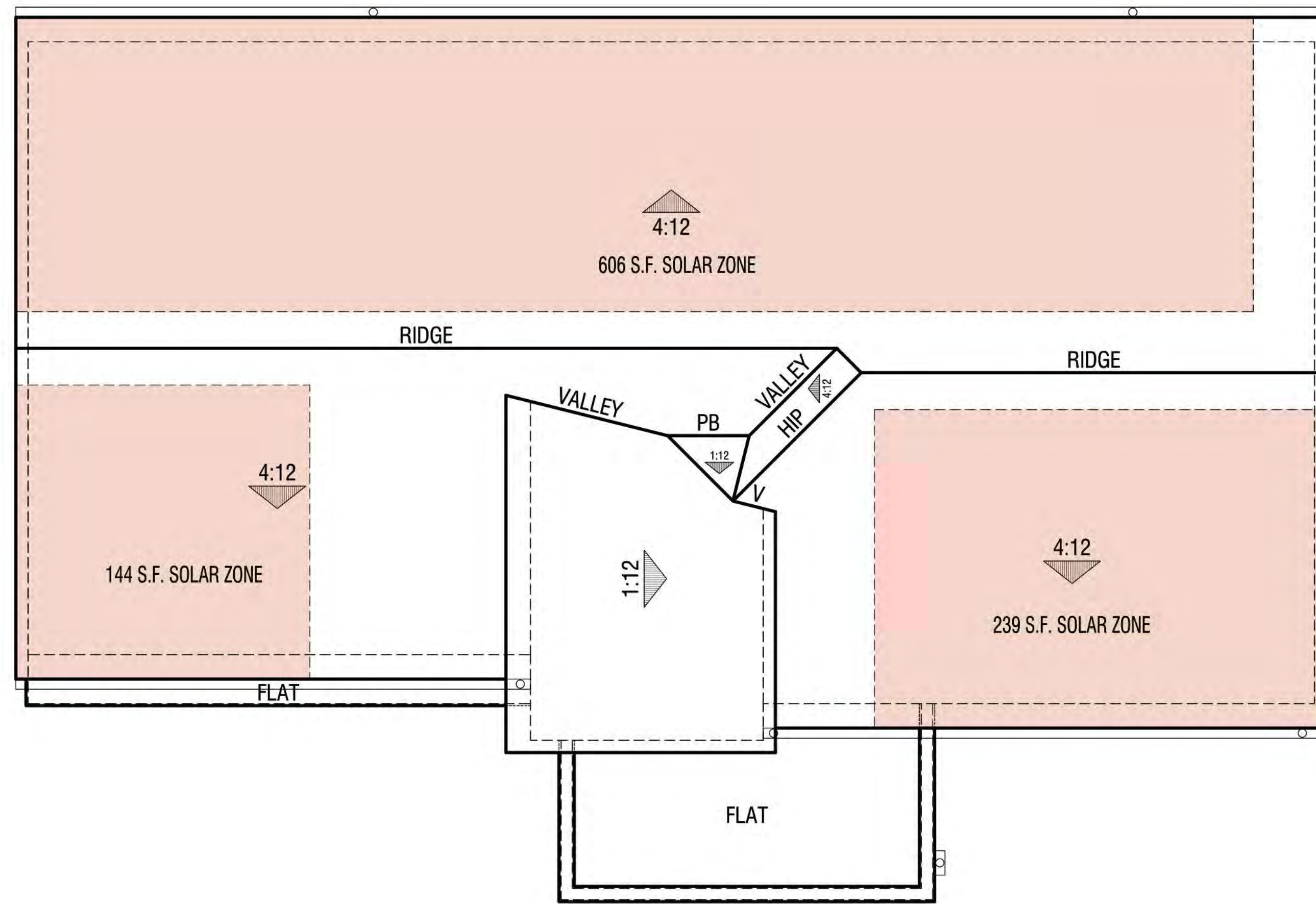
Roof Plan

 Solar Zone (CEC 110.10)

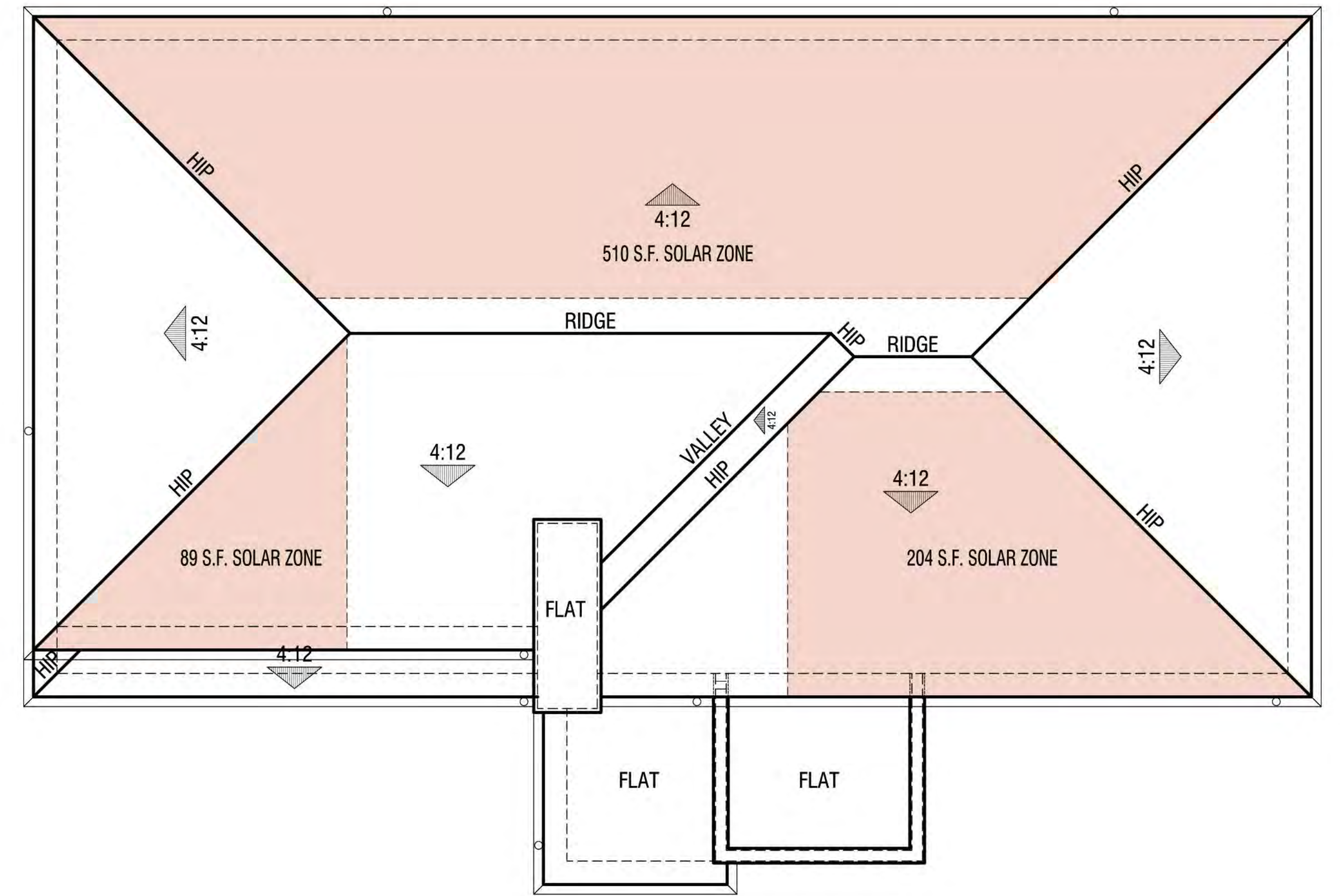
PLAN 2

Enhanced Edge Condition
2,276 SF





Elevation A



Elevation C

 Solar Zone (CEC 110.10)

PLAN 2

Roof Plans



Front Elevation



Perspective Rendering
(Standard & Enhanced Elevation)

PLAN 2 - Elevations & Perspectives
Elevation 'A' - Entry Elevation
Color Scheme #3



Front Elevation



Perspective Rendering

PLAN 2 - Elevations & Perspectives

Elevation 'C' - Entry Elevation

Color Scheme #9

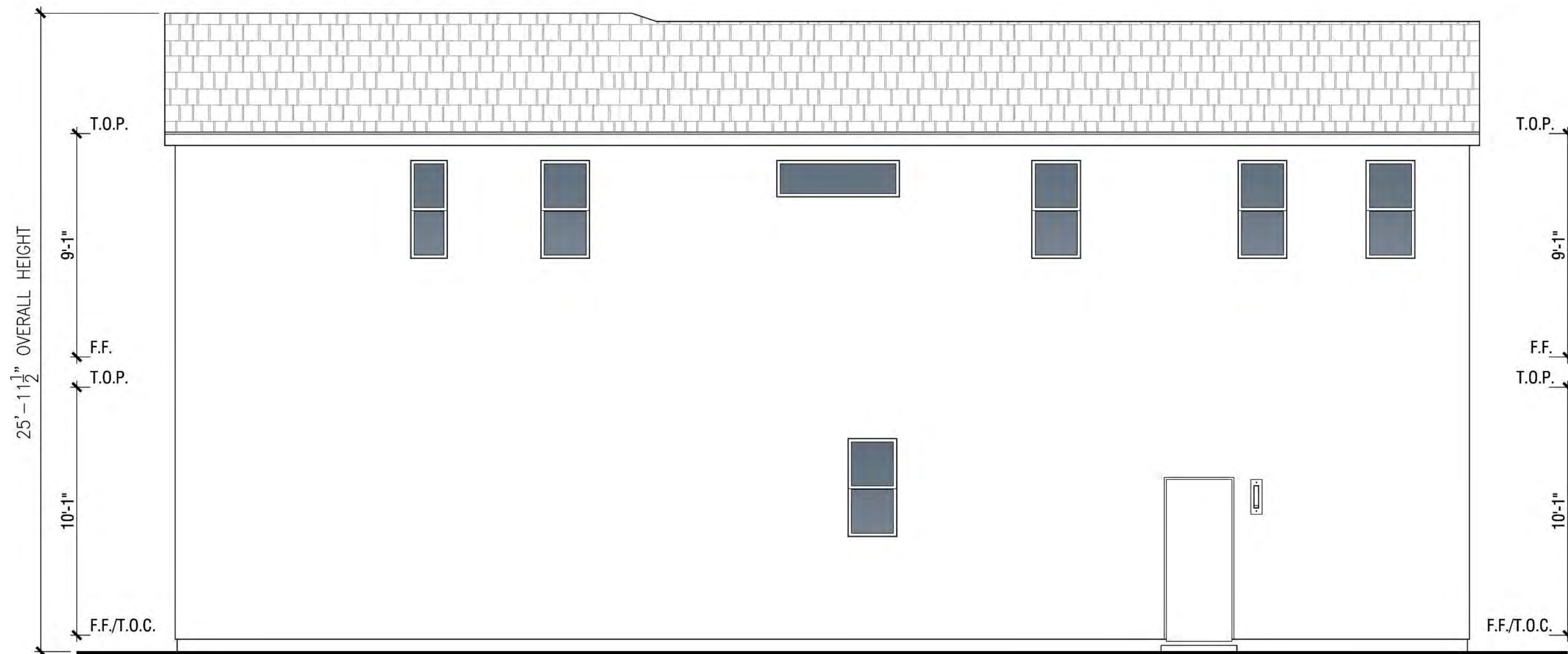


Color Scheme #3

Front
Entry Elevation



Left
Zero wall Elevation



Rear
Rear yard Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Manufactured stone veneer
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass door

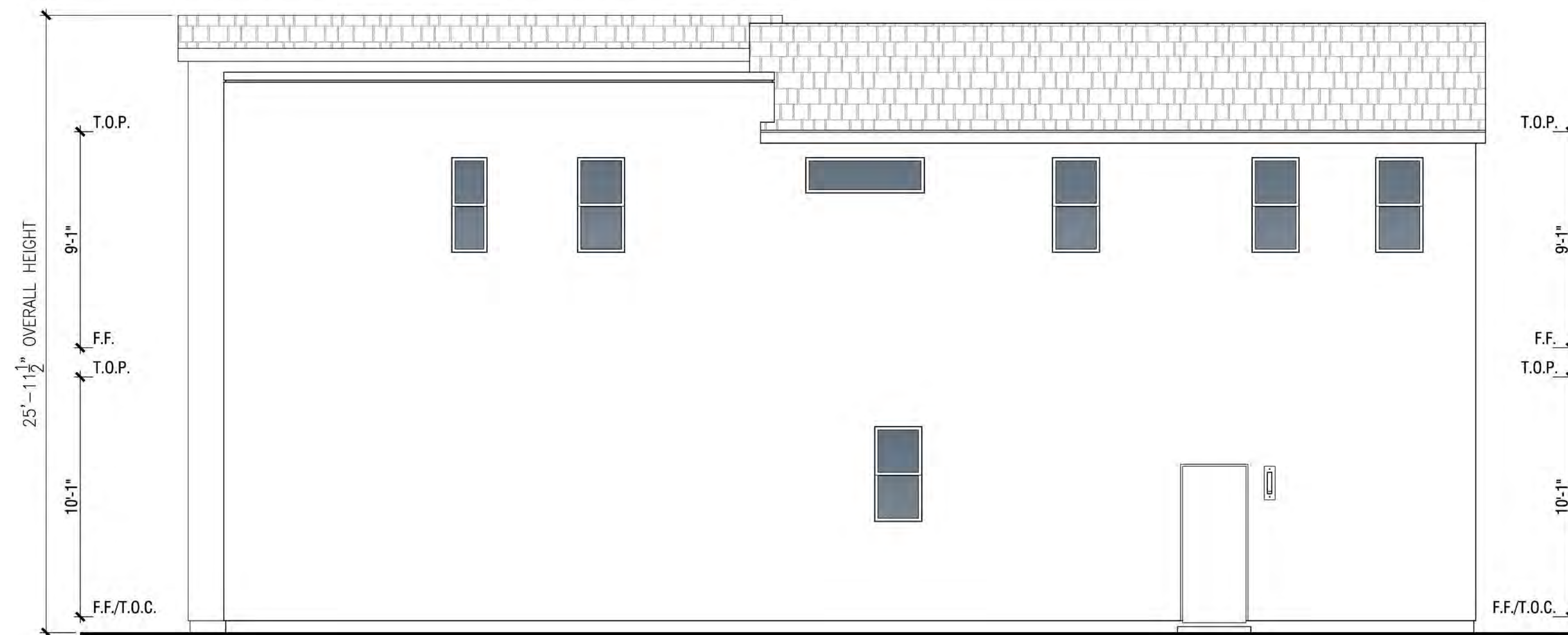


Right
Yard Elevation

PLAN 2 - Elevations 'A'



Front (Enhanced)
Entry Elevation



Rear (Enhanced)
Rear yard Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Manufactured stone veneer
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass door



Right (Enhanced)
Edge Elevation

PLAN 2 - Enhanced Elevations 'A'



Color Scheme #9

Front
Entry Elevation



Left
Zero wall Elevation



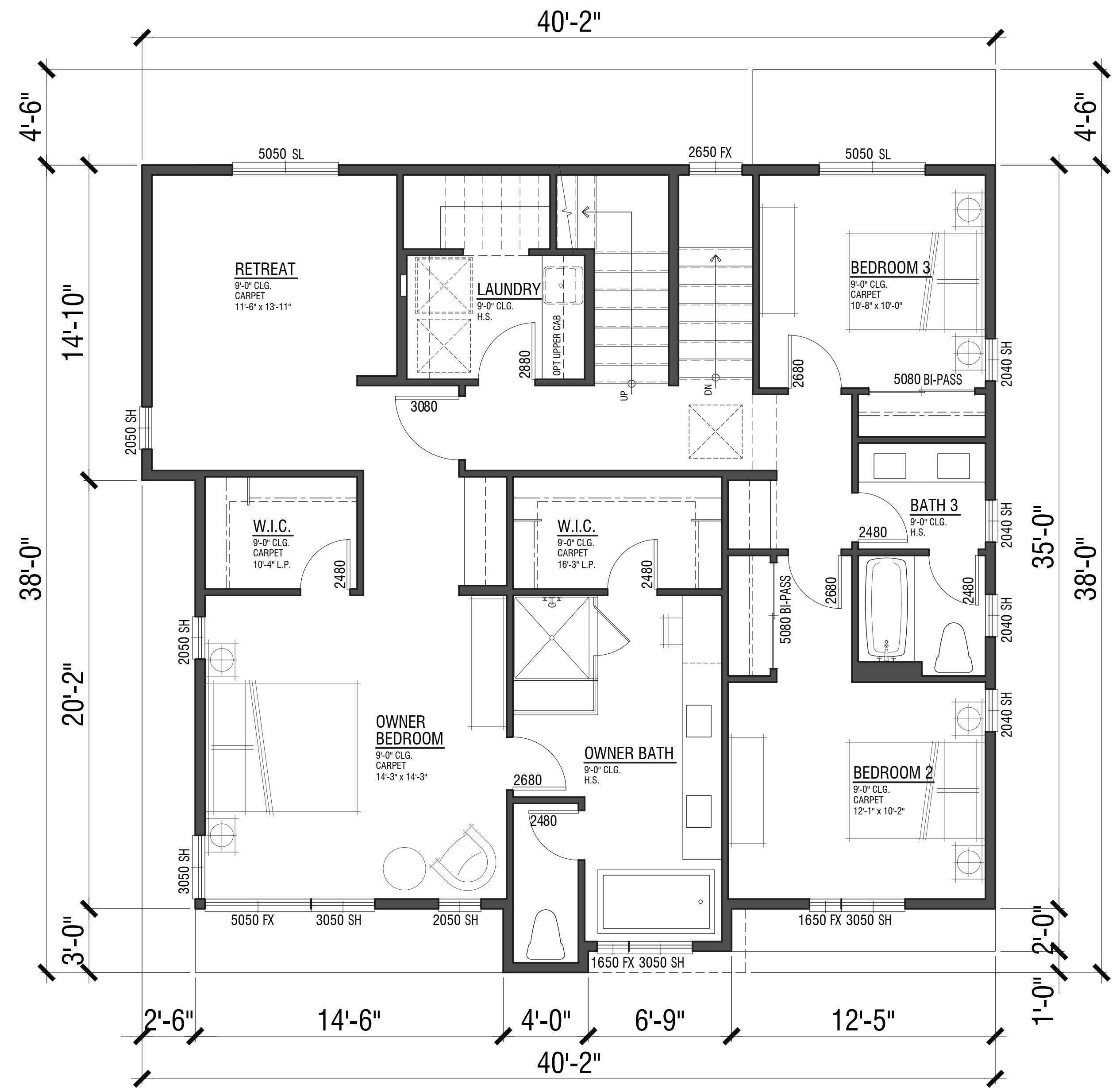
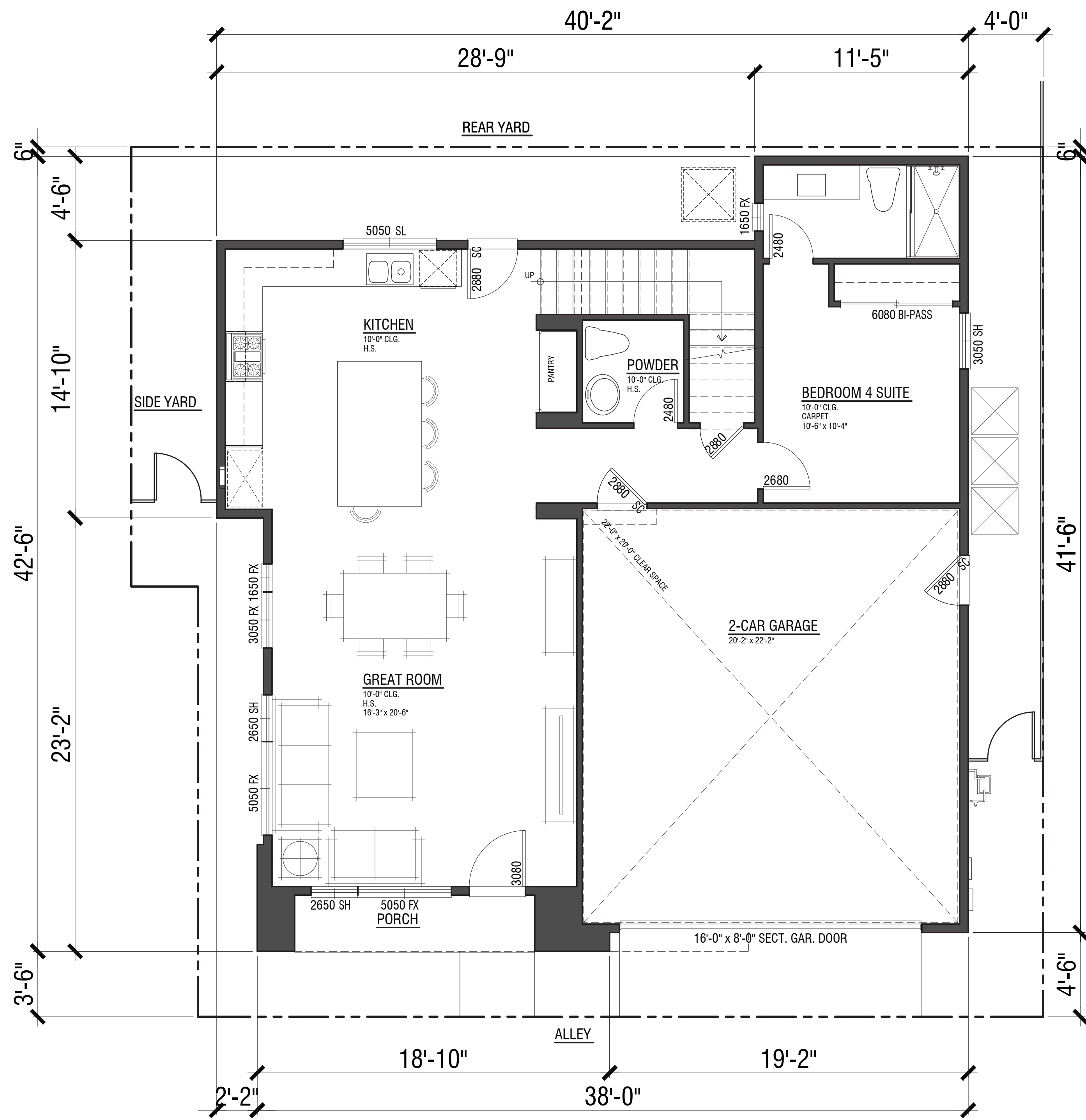
Rear
Rear yard Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Manufactured stone veneer
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass doors



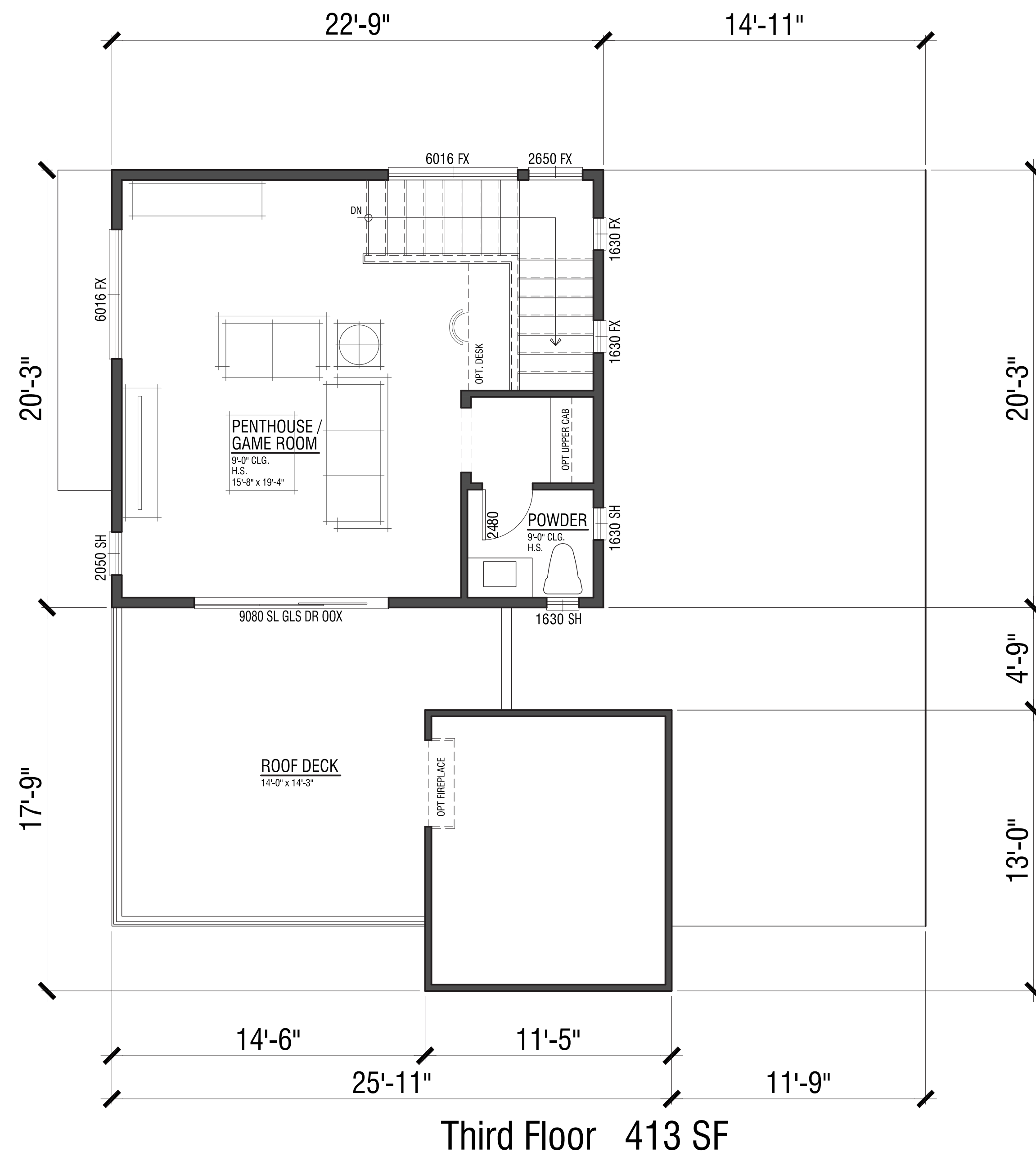
Right
Yard Elevation

PLAN 2 - Elevations 'C'



PLAN 3
 2,740 SF
 468 SF Garage
 4 Bdrm. | 3.75 Bath | Retreat | Penthouse
 2-Car Garage

COURTS AC30
 PLAN 3 - FLOOR PLANS

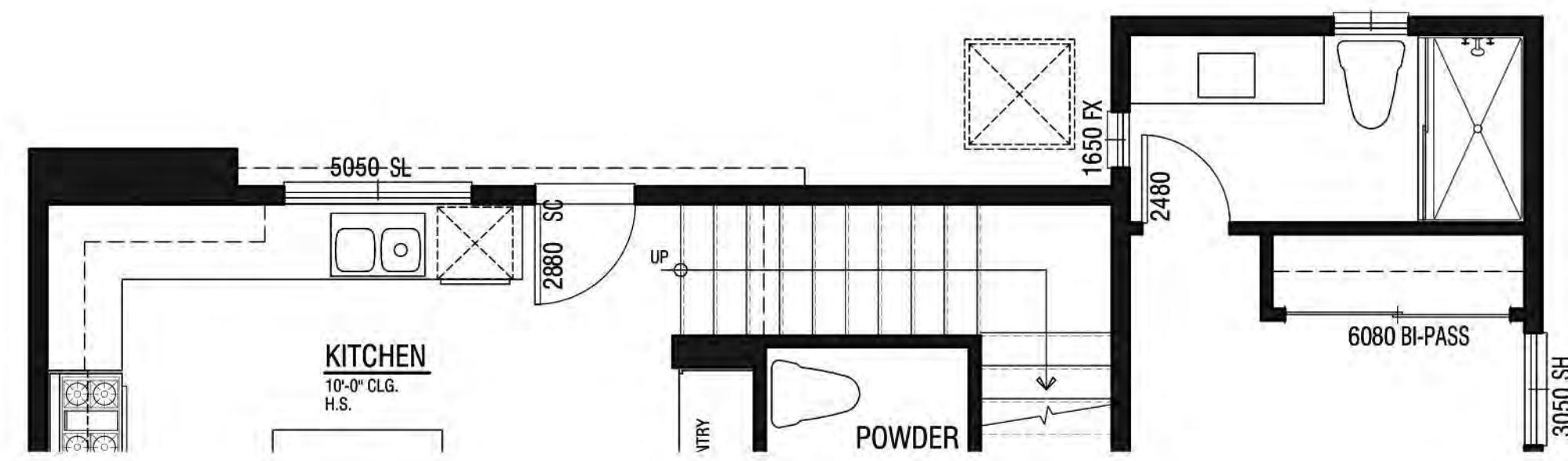


PLAN 3

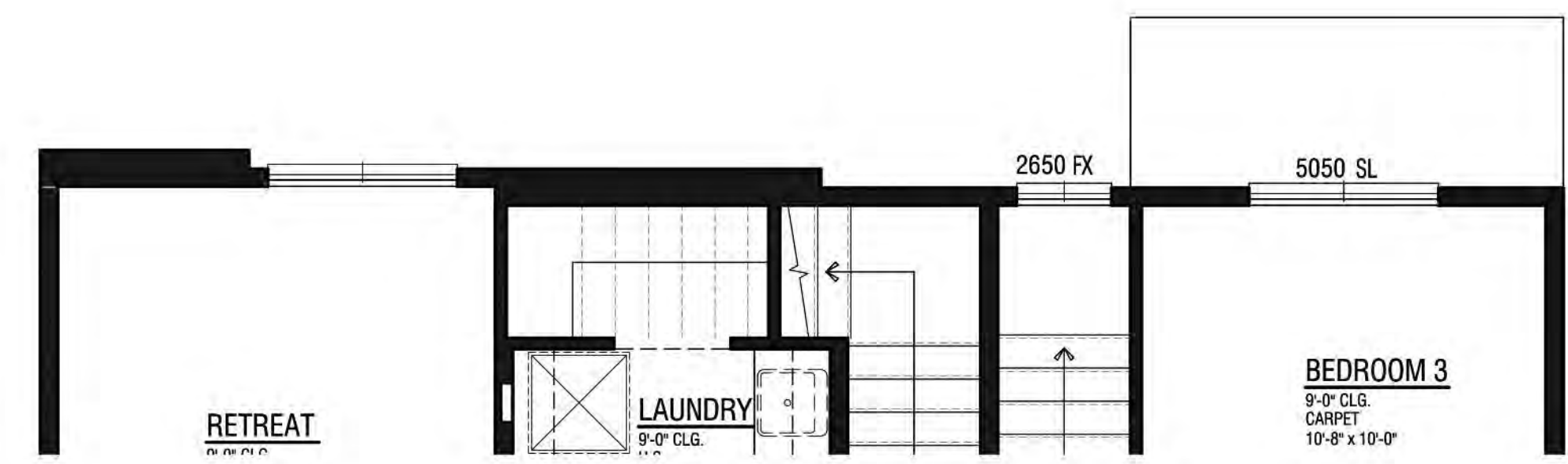


COURTS AC31
PLAN 3 - FLOOR PLANS

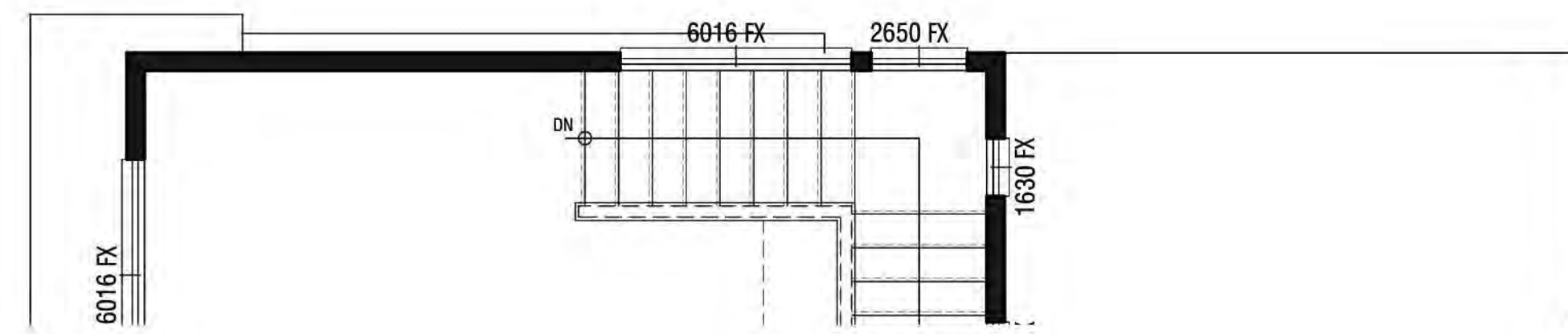




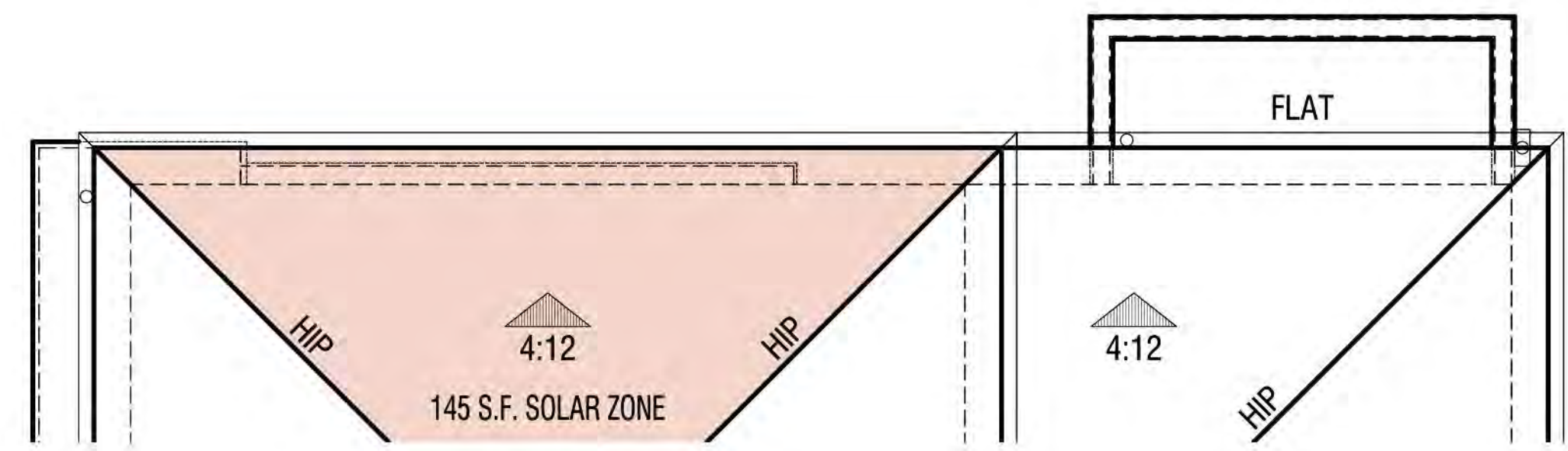
First Floor +0 SF



Second Floor +6 SF



Third Floor +0 SF



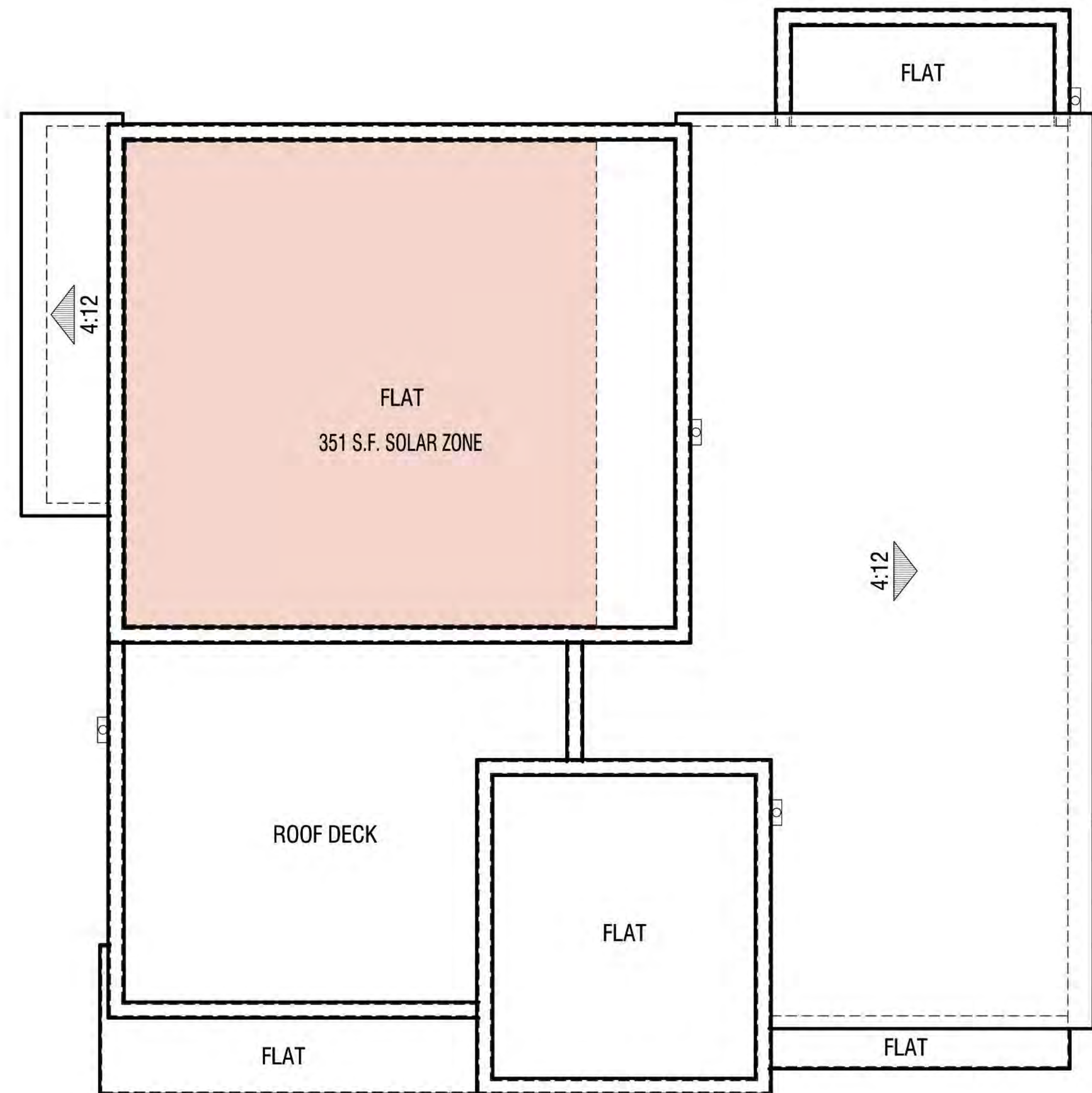
Roof Plan

 Solar Zone (CEC 110.10)

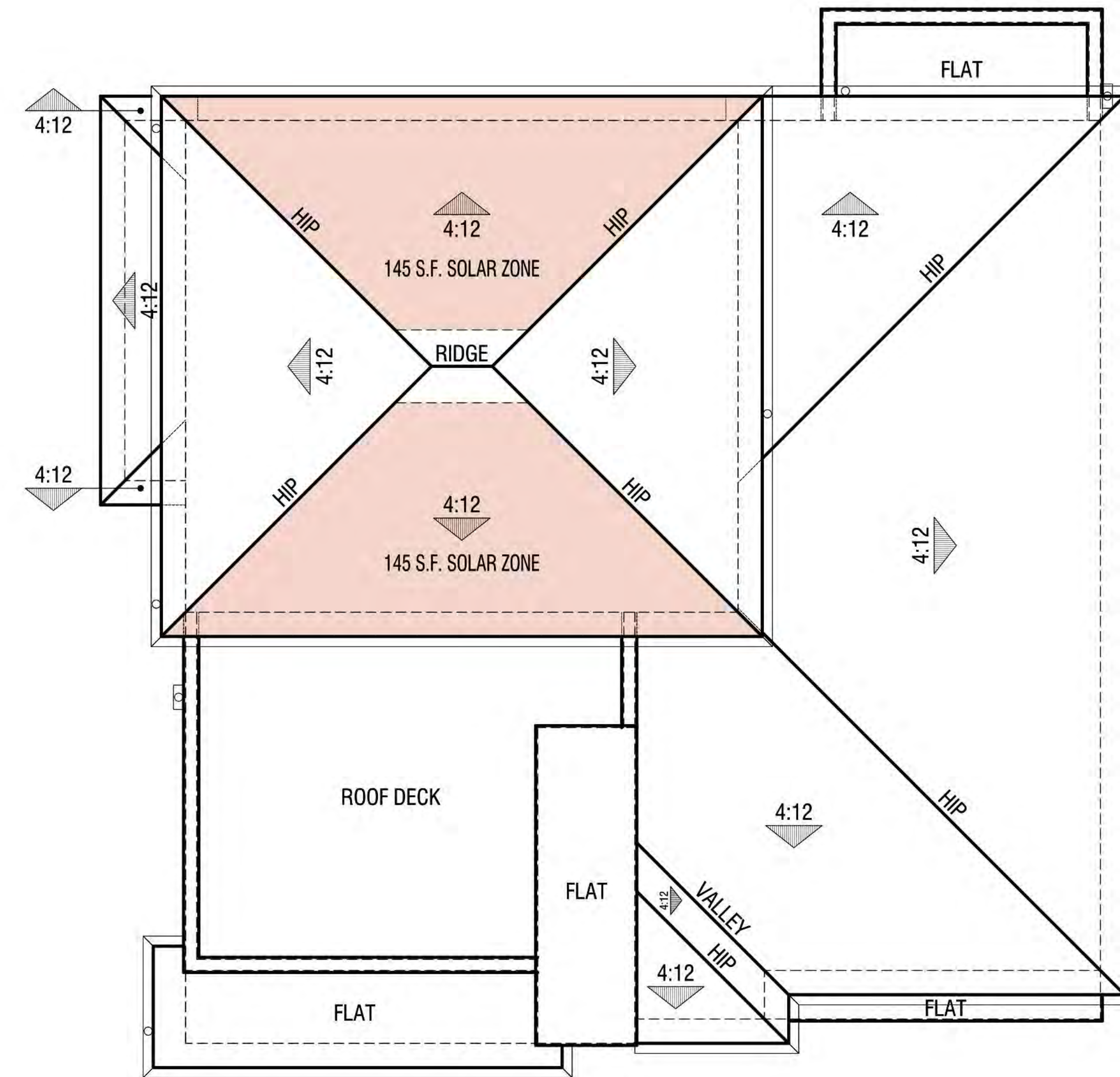
PLAN 3

Enhanced Edge Condition
2,746 SF





Elevation B



Elevation C

PLAN 3

Roof Plans

 Solar Zone (CEC 110.10)



Front Elevation



Perspective Rendering

PLAN 3 - Elevations & Perspectives
 Elevation 'B' - Entry Elevation
 Color Scheme #5



Front Elevation



Perspective Rendering
(Standard Elevation)
(Enhancement at Rear Elevation)

PLAN 3 - Elevations & Perspectives
Elevation 'C' - Entry Elevation
Color Scheme #7



Color Scheme #5

Front
Entry Elevation



Left
Side yard Elevation



Rear
Rear yard Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal mesh railing
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass door

PLAN 3 - Elevations 'B'



Right
Side yard Elevation

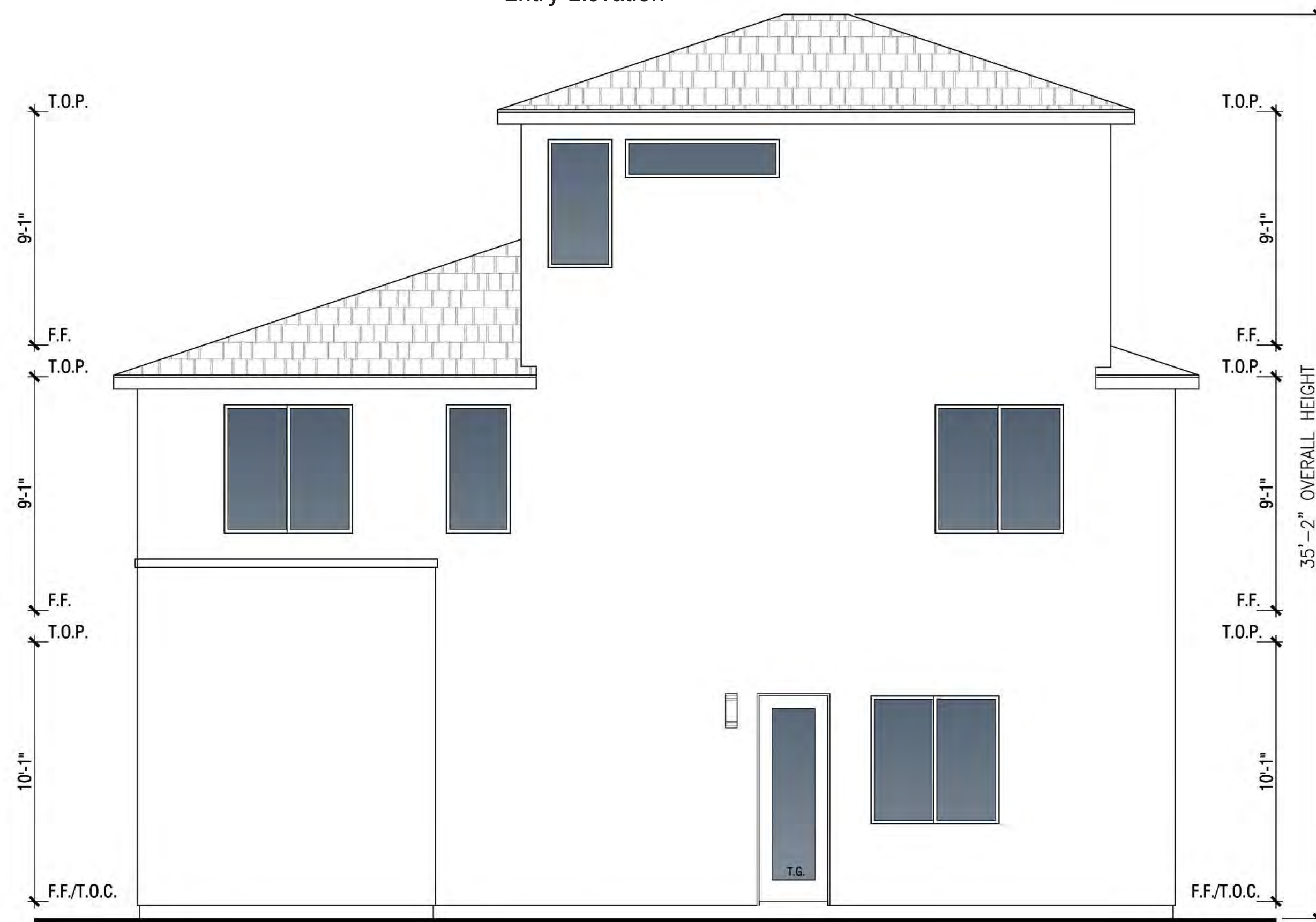


Color Scheme #7

Front
Entry Elevation



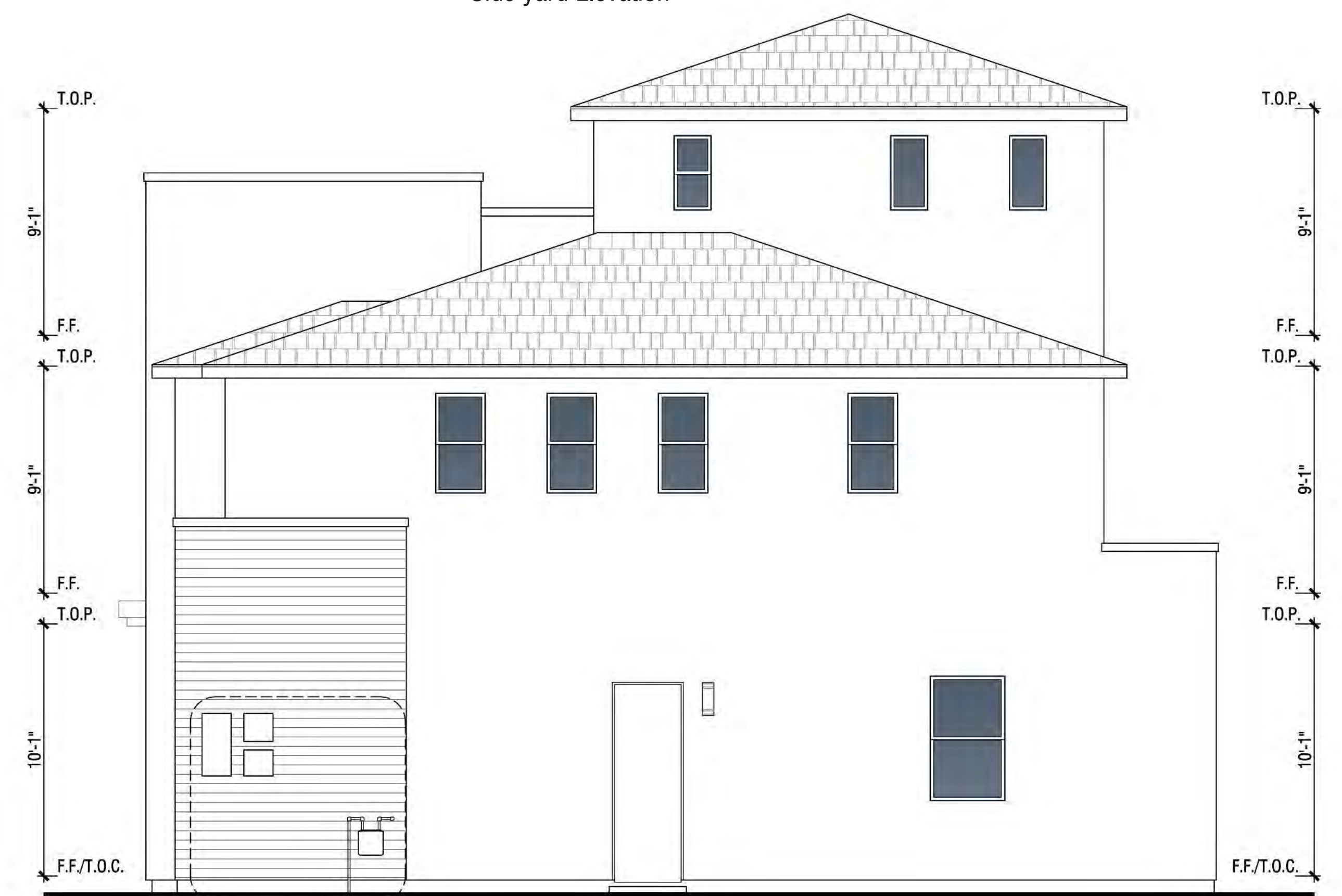
Left
Side yard Elevation



Rear
Rear yard Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal railing
 - 5 Manufactured stone veneer
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 3-panel sliding glass door

PLAN 3 - Elevations 'C'



Right
Side yard Elevation



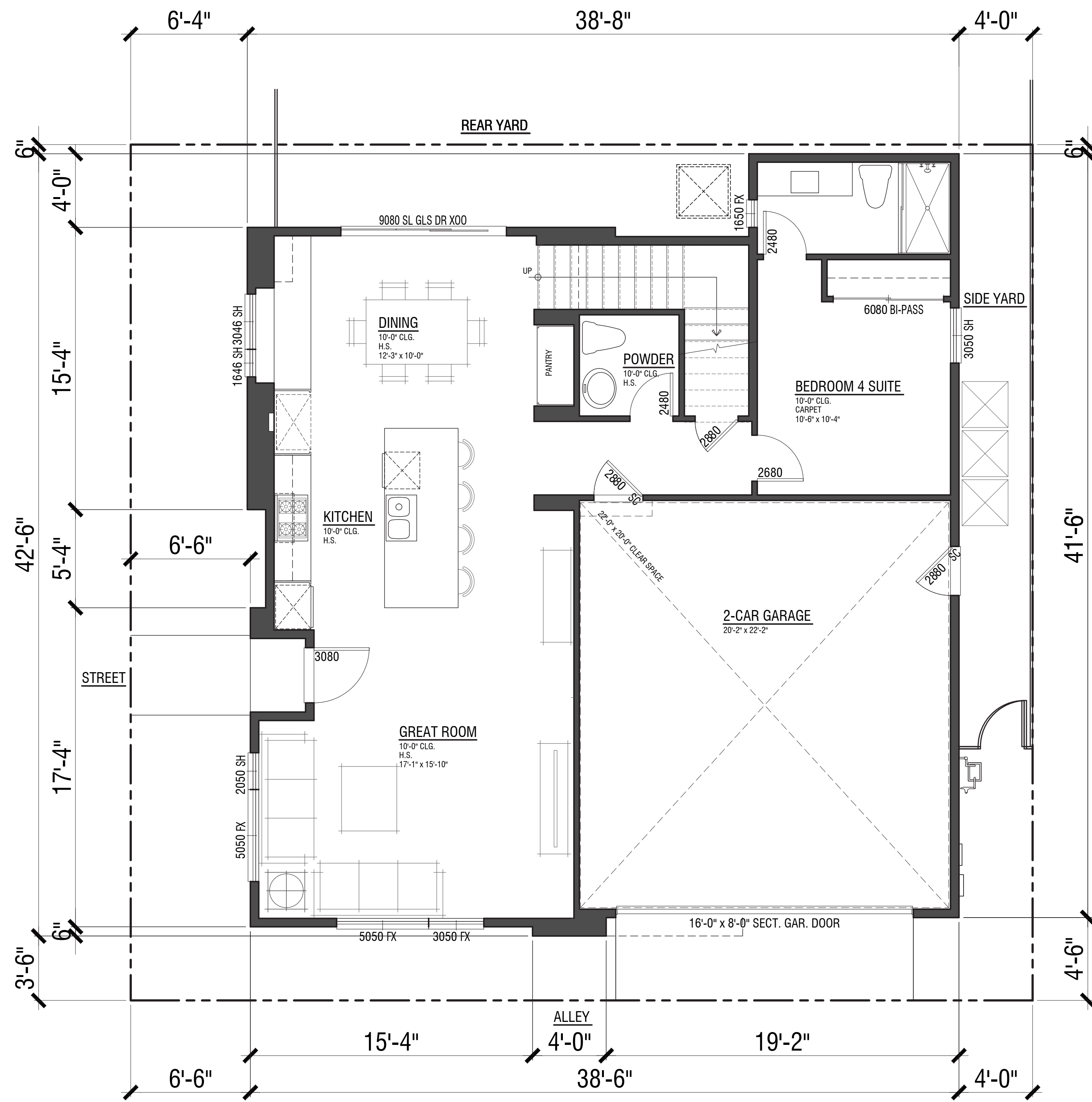
Left (Enhanced)
Side yard Elevation



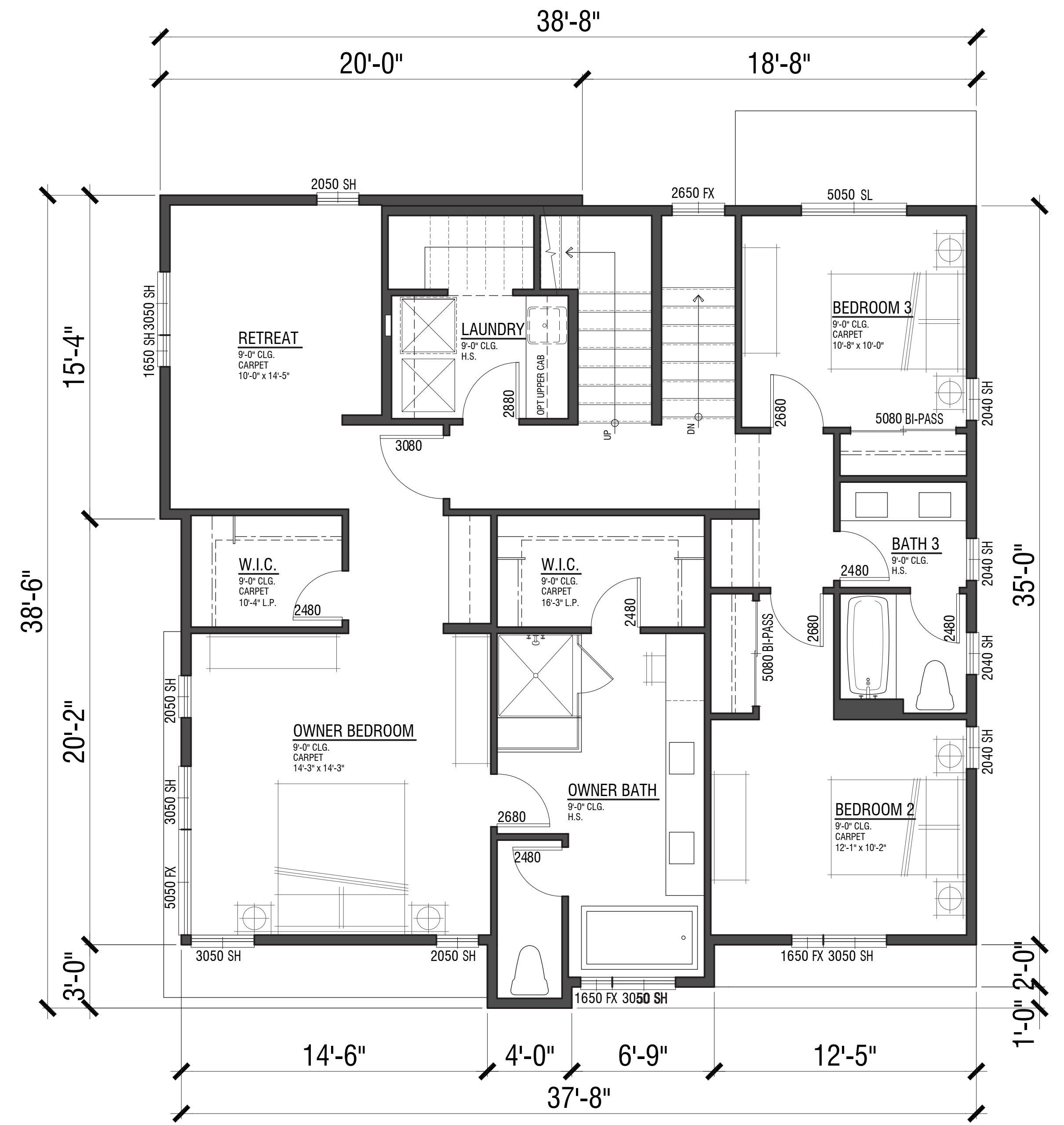
Rear (Enhanced)
Rear yard Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal railing
 - 5 Manufactured stone veneer
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture

PLAN 3 - Enhanced Elevations 'C'



First Floor 1,007 SF



Second Floor 1,331 SF

PLAN 3X

2,751 SF
 468 SF Garage
 4 Bdrm. | 3.75 Bath | Retreat | Penthouse
 2-Car Garage



KEY MAP
N.T.S.

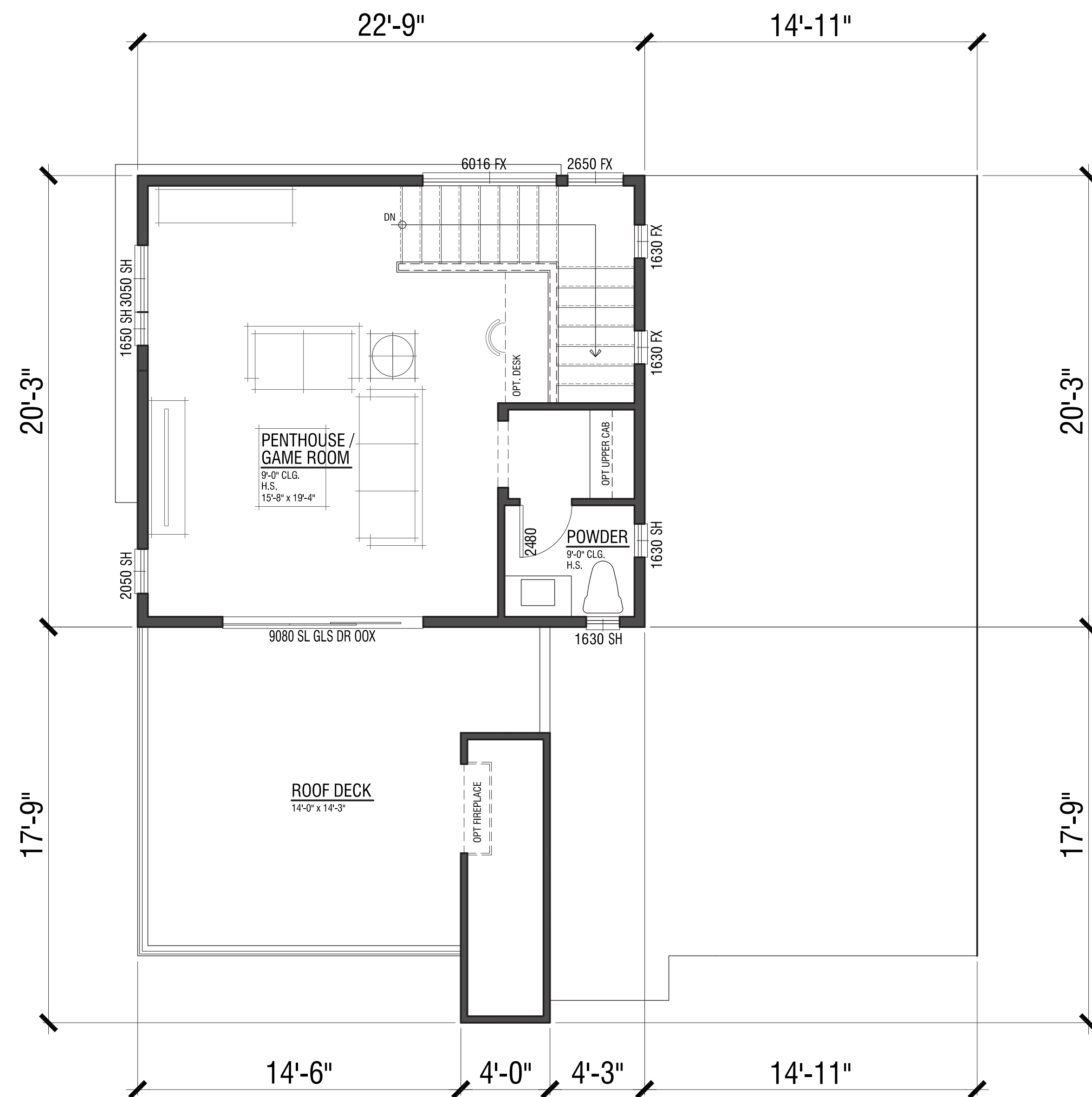
COURTS
 PLAN 3X - FLOOR PLANS

AC39



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 2020148 | 10-13-2021

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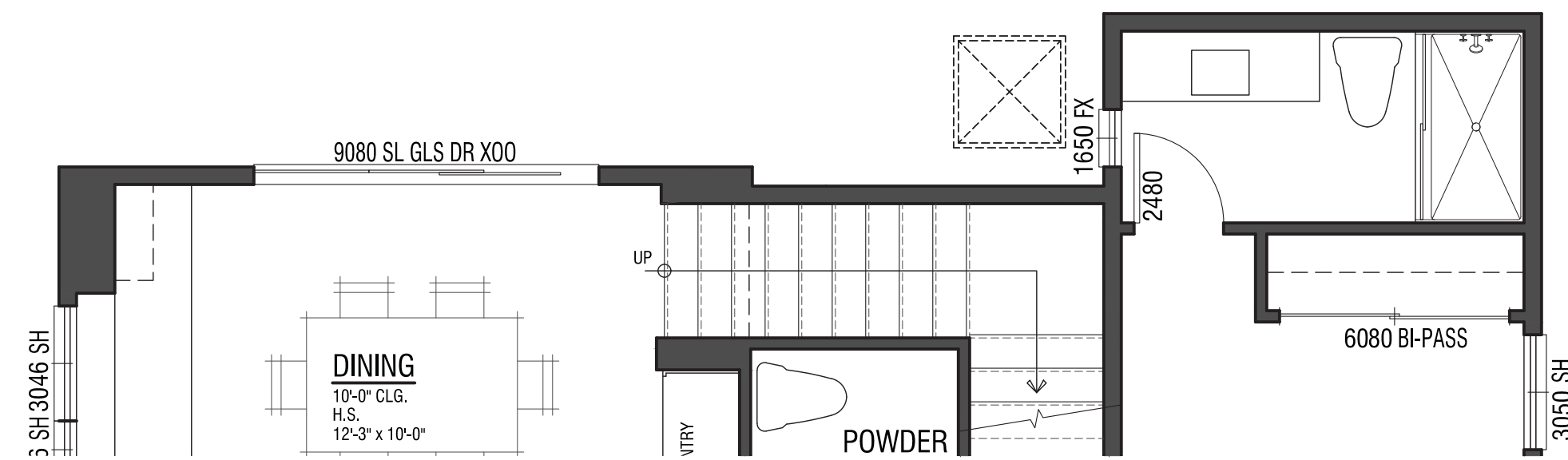
Third Floor 413 SF

PLAN 3X

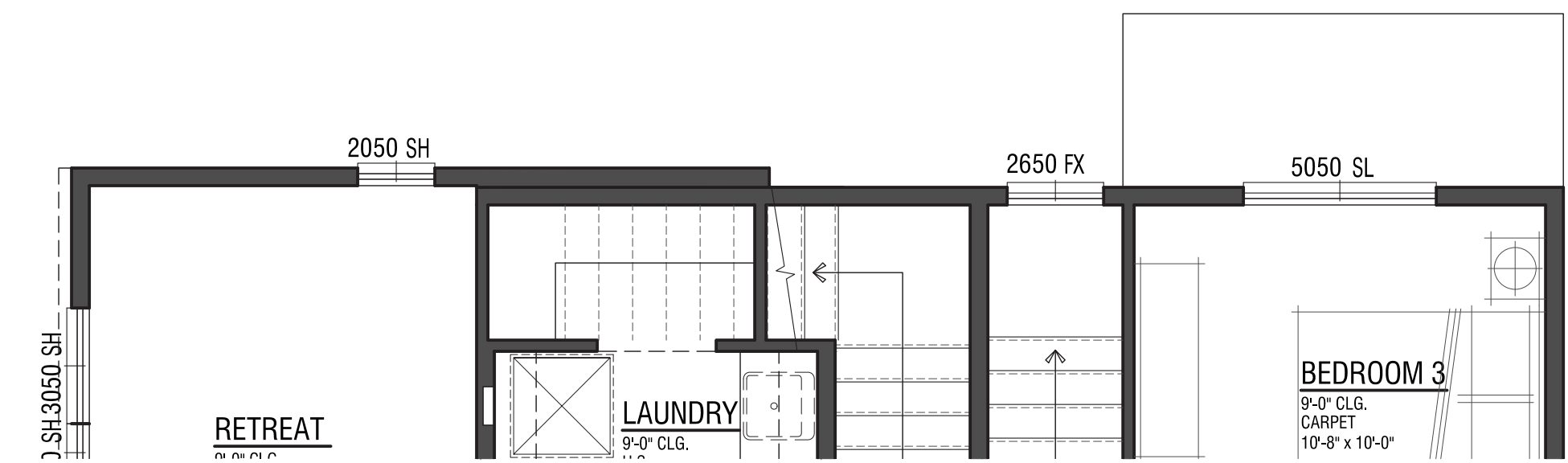


COURTS AC40
PLAN 3X - FLOOR PLANS

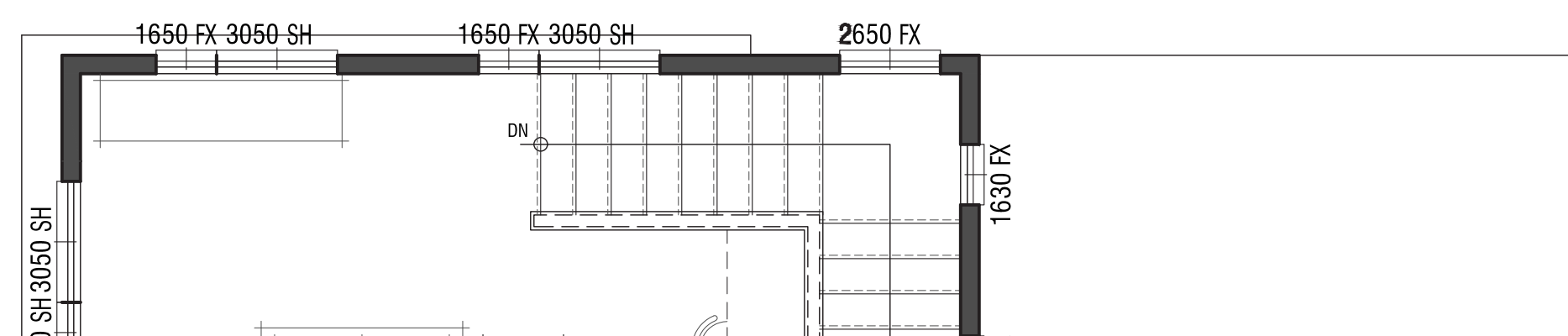




First Floor -8 SF



Second Floor -7 SF

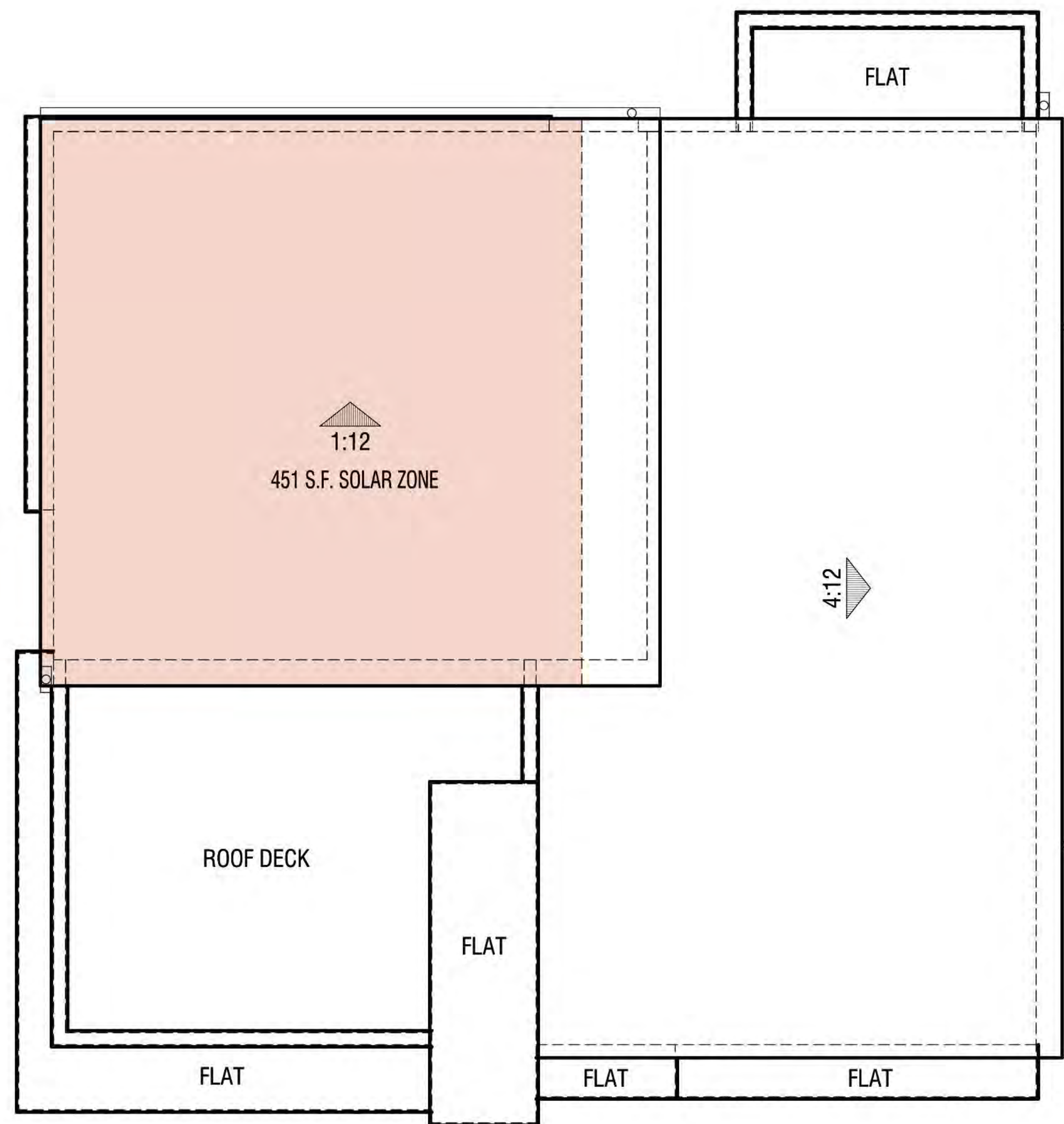


Third Floor +0 SF

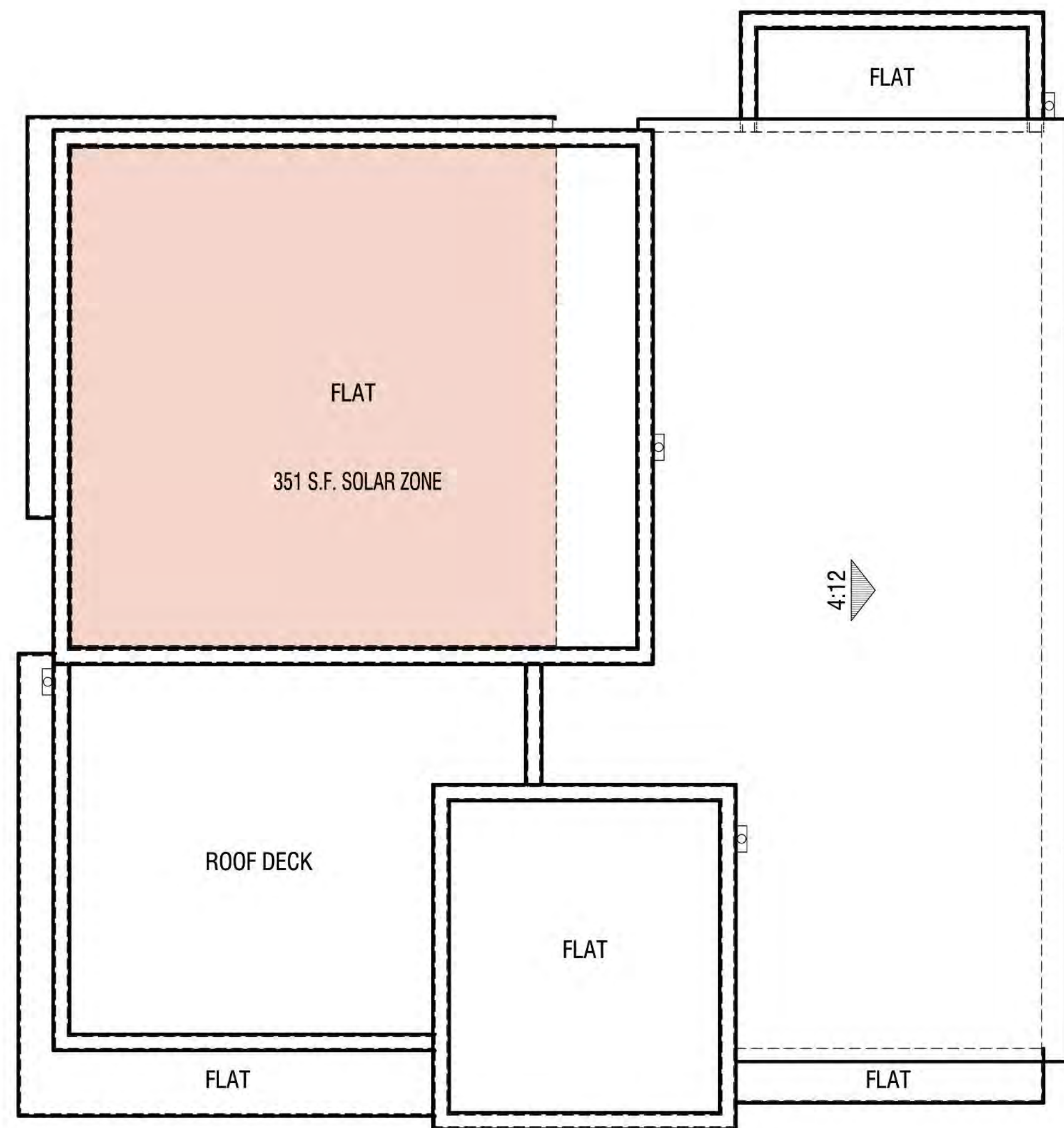
PLAN 3X
Enhanced Edge Condition
2,735 SF



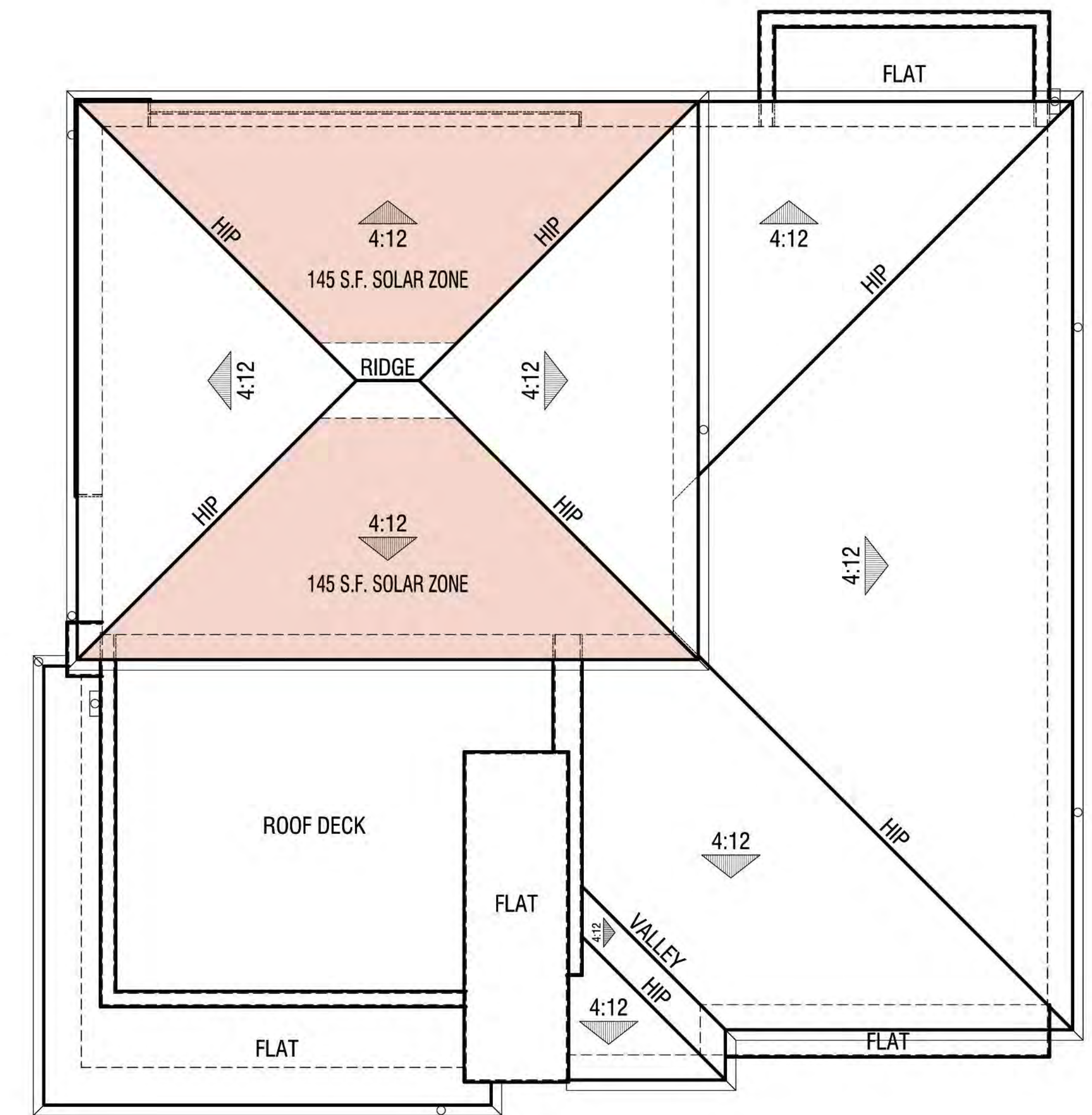
COURTS AC41
PLAN 3X - ENHANCED FLOOR PLANS



Elevation A



Elevation B



Elevation C

PLAN 3X
Roof Plans

 Solar Zone (CEC 110.10)



Front Elevation



Perspective Rendering

PLAN 3X - Elevations & Perspectives
 Elevation 'A' - Street Elevation
 Color Scheme #2



Front Elevation



Perspective Rendering
(Standard & Enhanced Elevation)

PLAN 3X - Elevations & Perspectives
Elevation 'B' - Street Elevation
Color Scheme #6



Front Elevation



Perspective Rendering

PLAN 3X - Elevations & Perspectives
 Elevation 'C' - Street Elevation
 Color Scheme #7

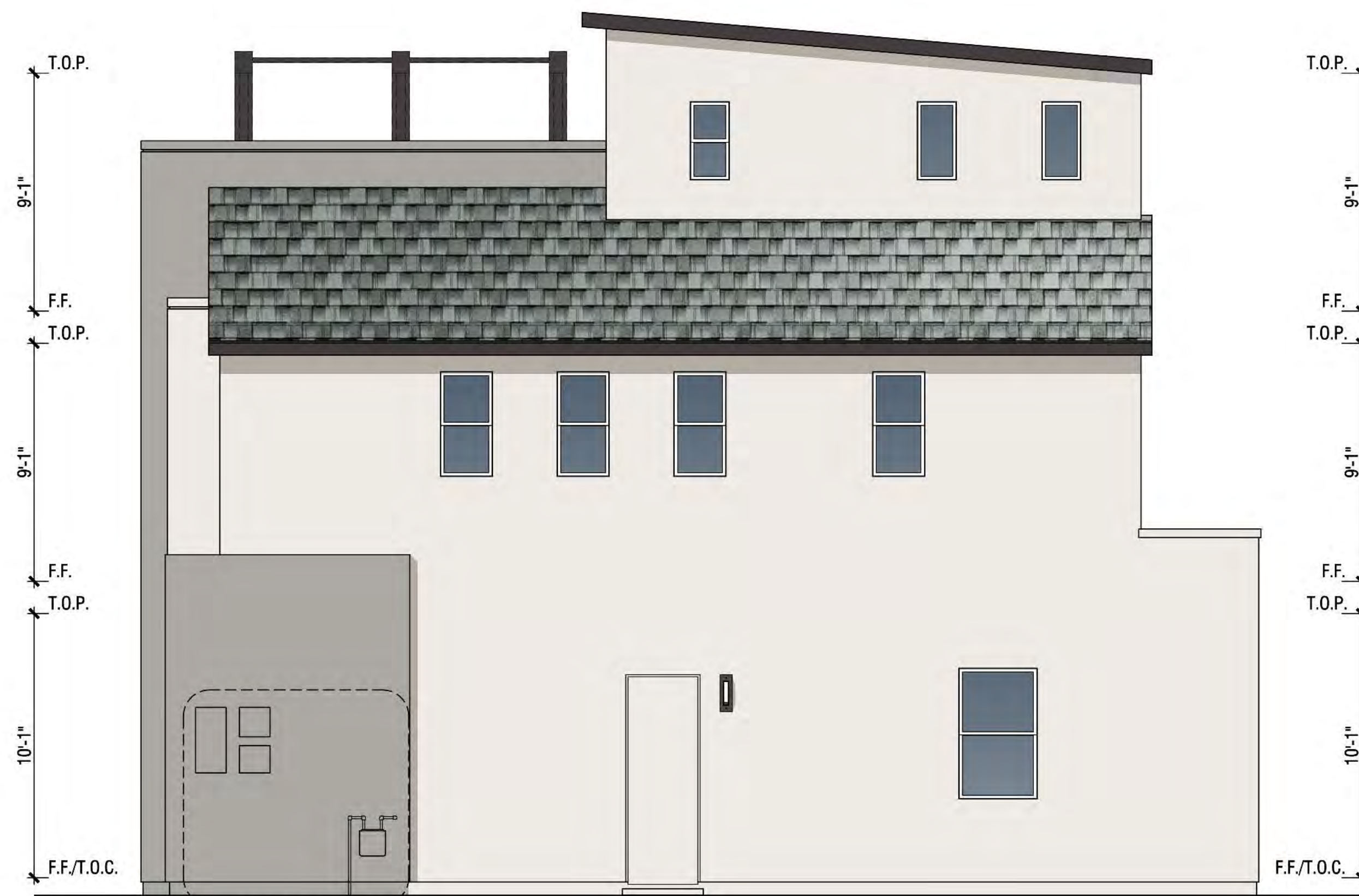


Color Scheme #2

Front
Street Elevation



Right
Alley Elevation



Rear
Side yard Elevation

Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Metal railing
- 5 Manufactured stone veneer
- 6 Insulated vinyl windows
- 7 Fiberglass front door
- 8 Sectional roll-up garage door
- 9 Wall mounted light fixture
- 10 3-panel sliding glass door



Left
Yard Elevation

PLAN 3X - Elevations 'A'

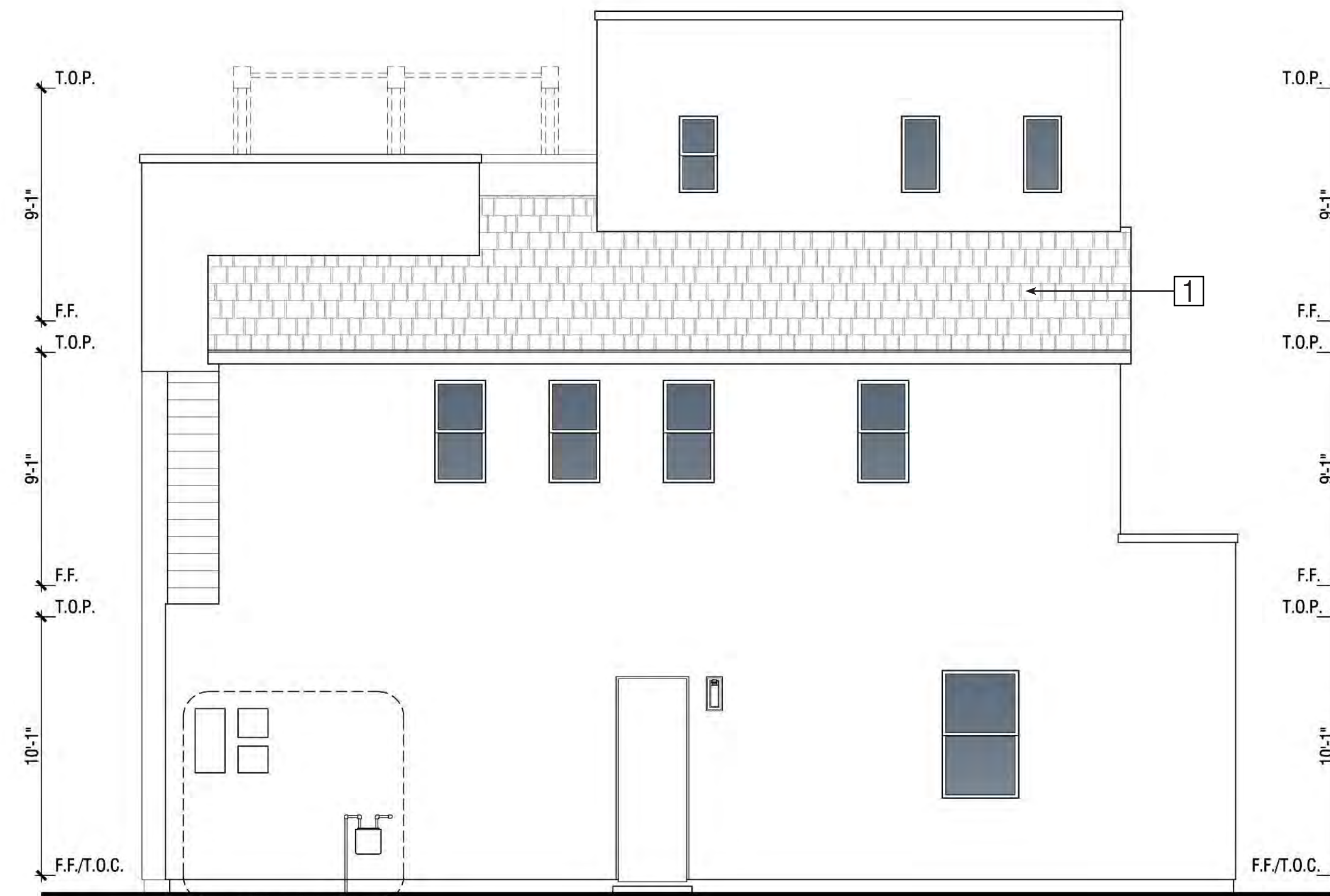


Color Scheme #6

Front Street Elevation



Right Alley Elevation



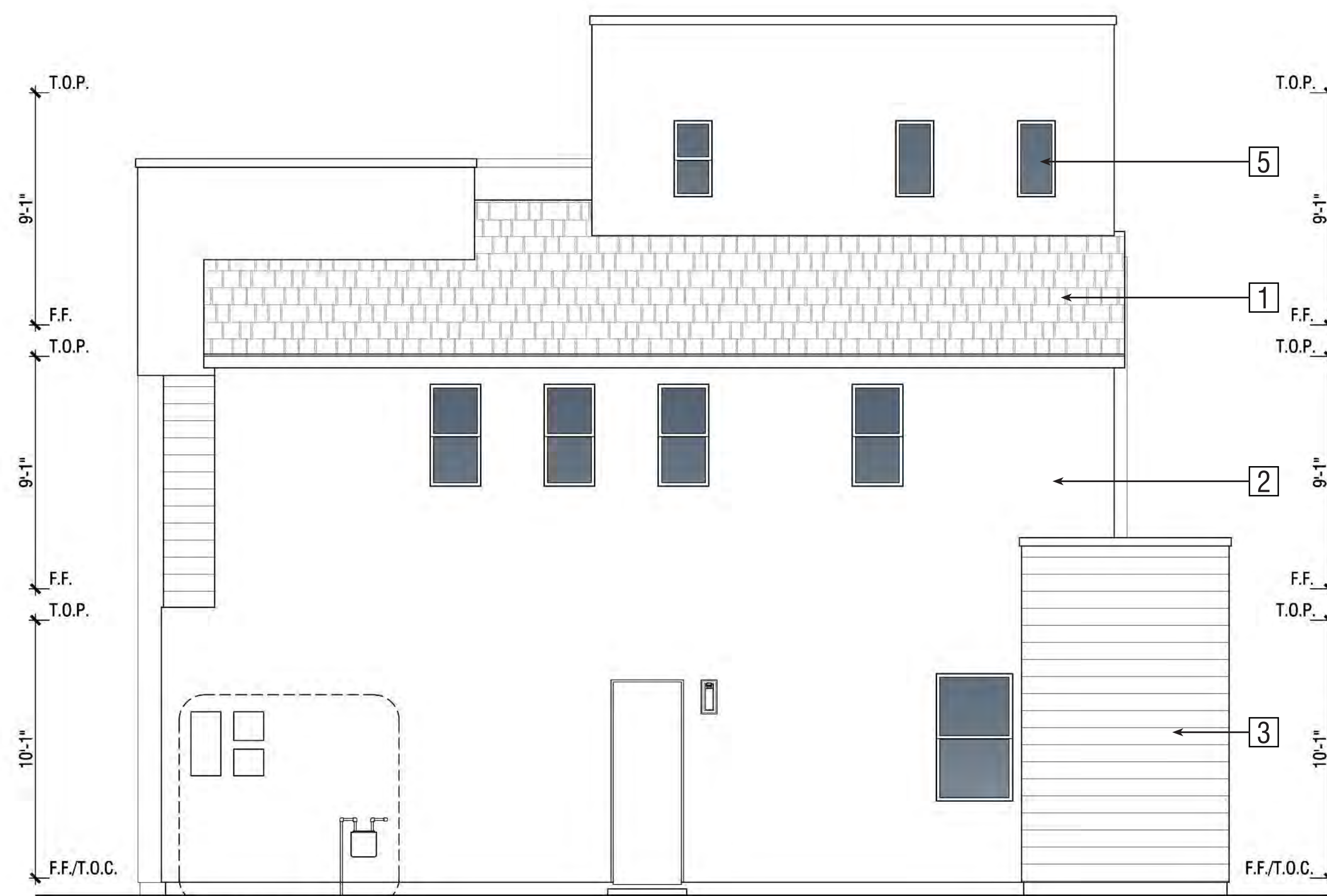
Rear Side yard Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Glass railing
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass door



Left Yard Elevation

PLAN 3X - Elevations 'B'



Rear (Enhanced)
Side yard Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Glass railing
 - 5 Insulated vinyl windows
 - 6 Fiberglass front door
 - 7 Sectional roll-up garage door
 - 8 Wall mounted light fixture
 - 9 3-panel sliding glass door

PLAN 3X - Enhanced Elevations 'B'



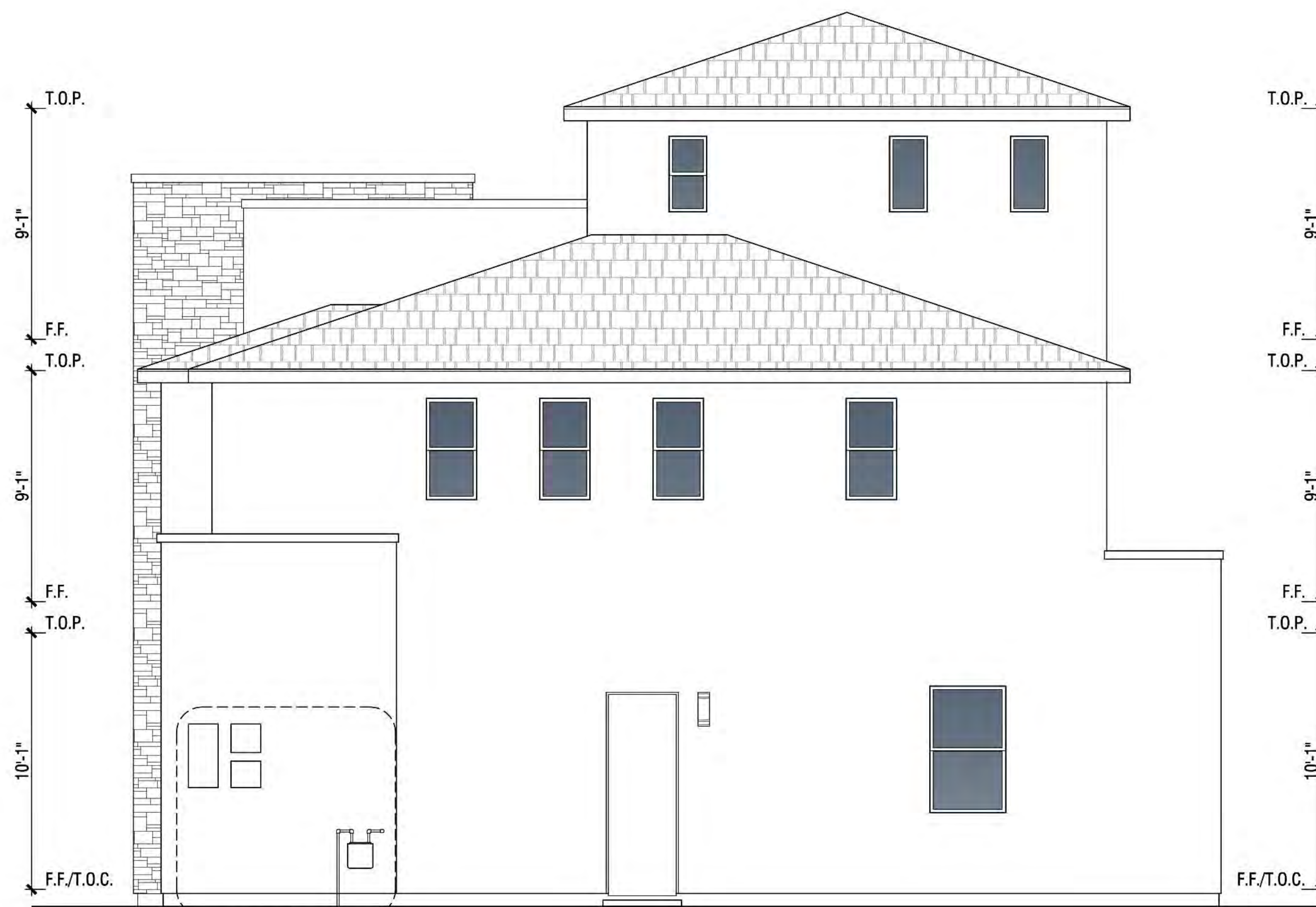
Left (Enhanced)
Yard Elevation



Color Scheme #7
Front
Street Elevation



Right
Alley Elevation



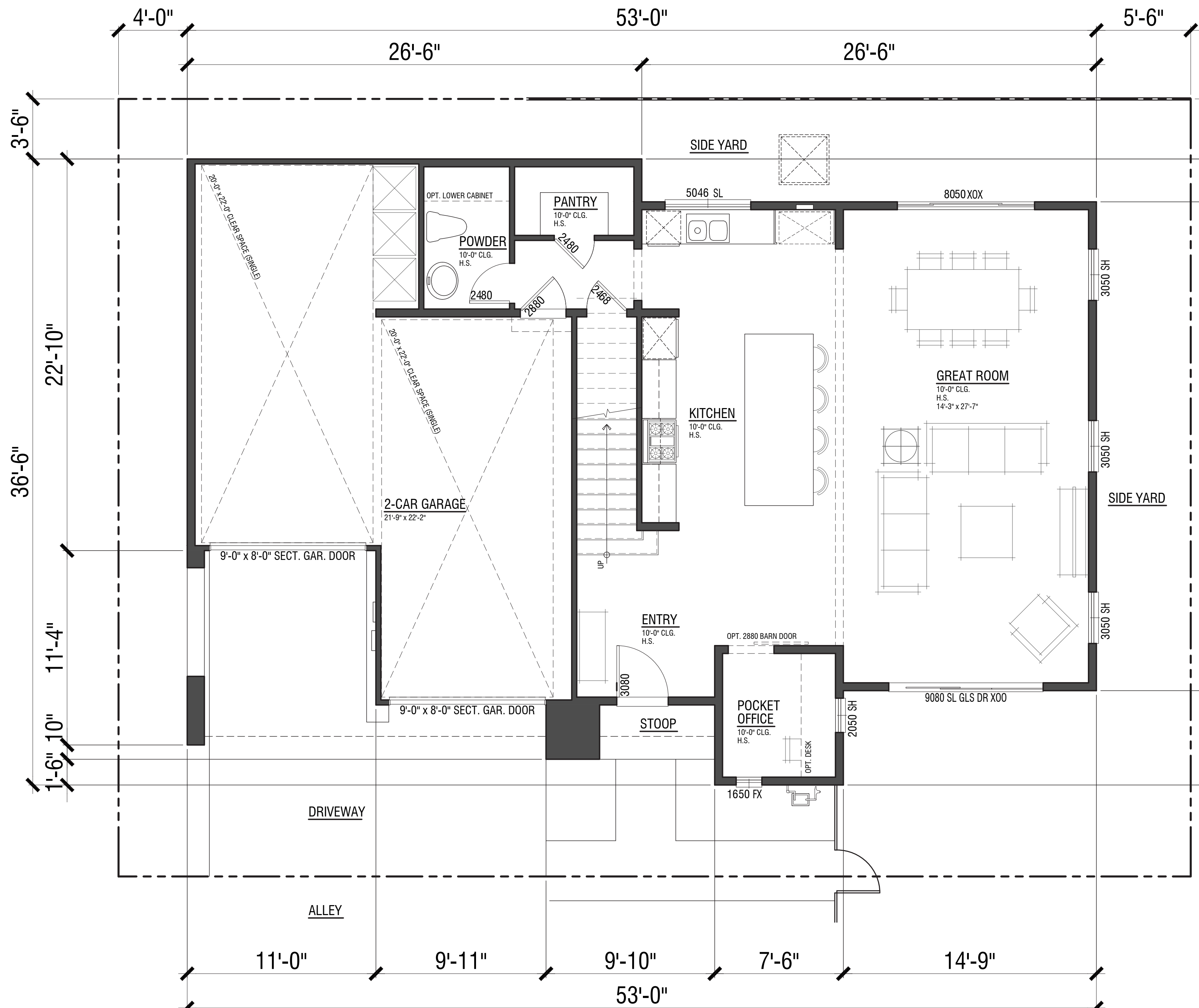
Rear
Side yard Elevation

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal railing
 - 5 Manufactured stone veneer
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 3-panel sliding glass door



Left
Yard Elevation

PLAN 3X - Elevations 'C'



First Floor 1,012 SF

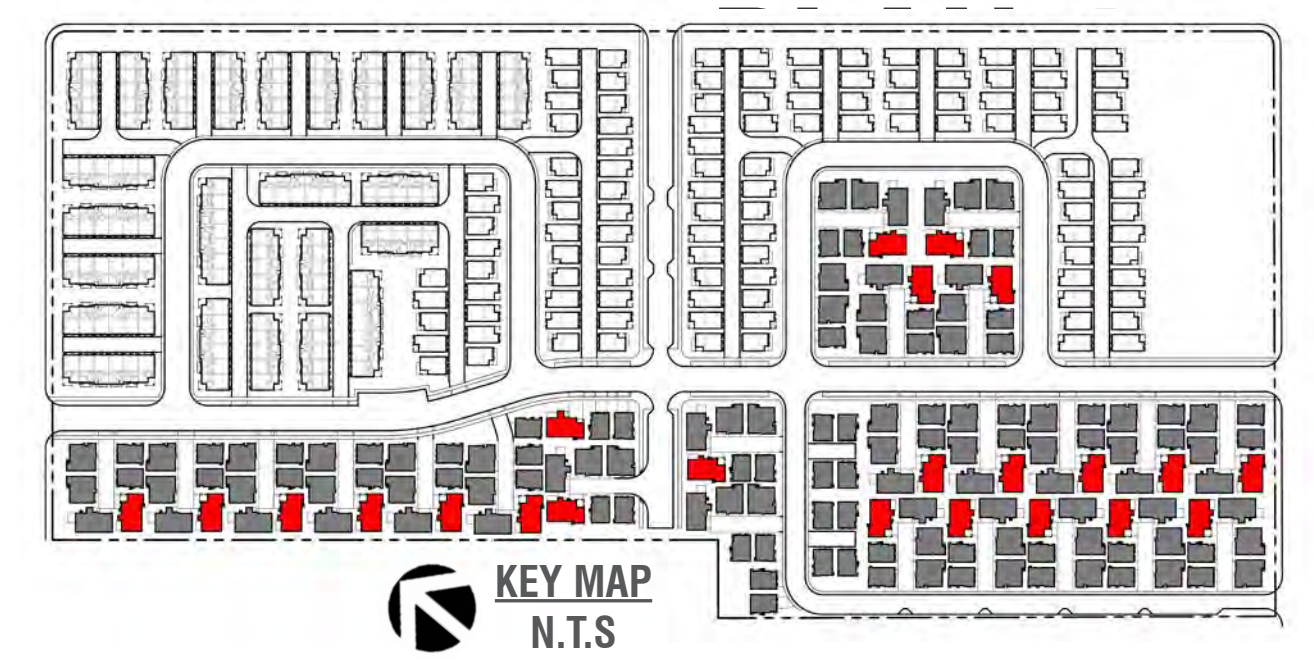


Second Floor 1,634 SF

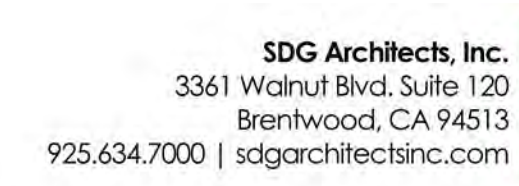
PLAN 4

3,087 SF
 530 SF Garage
 4 Bdrm. | 3.75 Bath | Tech | Penthouse
 2-Car Garage

Note: Bedroom Count limited to 4 with a 2-car garage.

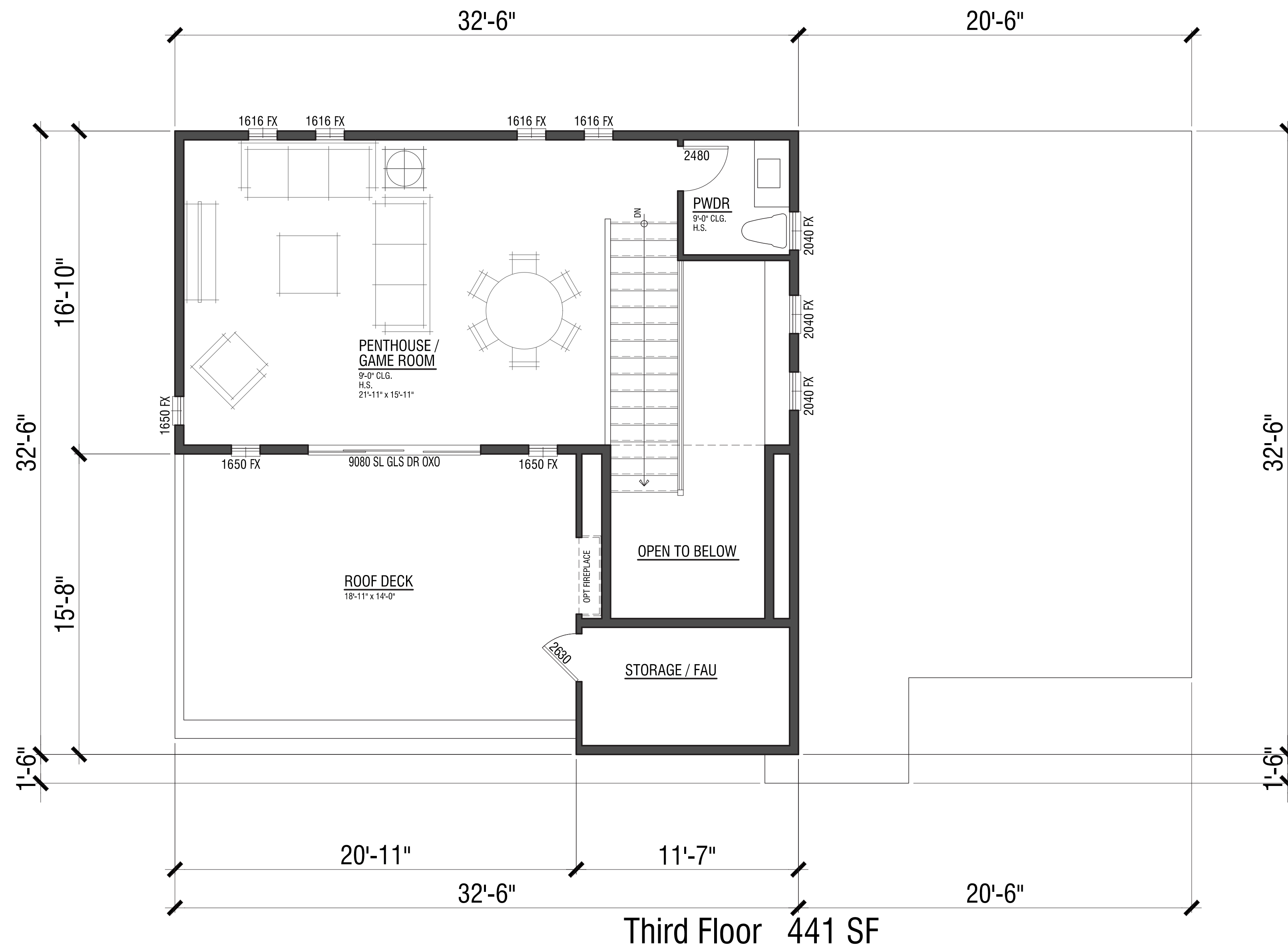


COURTS AC50
 PLAN 4 - FLOOR PLANS



CITY OF SAN RAMON, CA
 2020148 | 10-13-2021

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PLAN 4

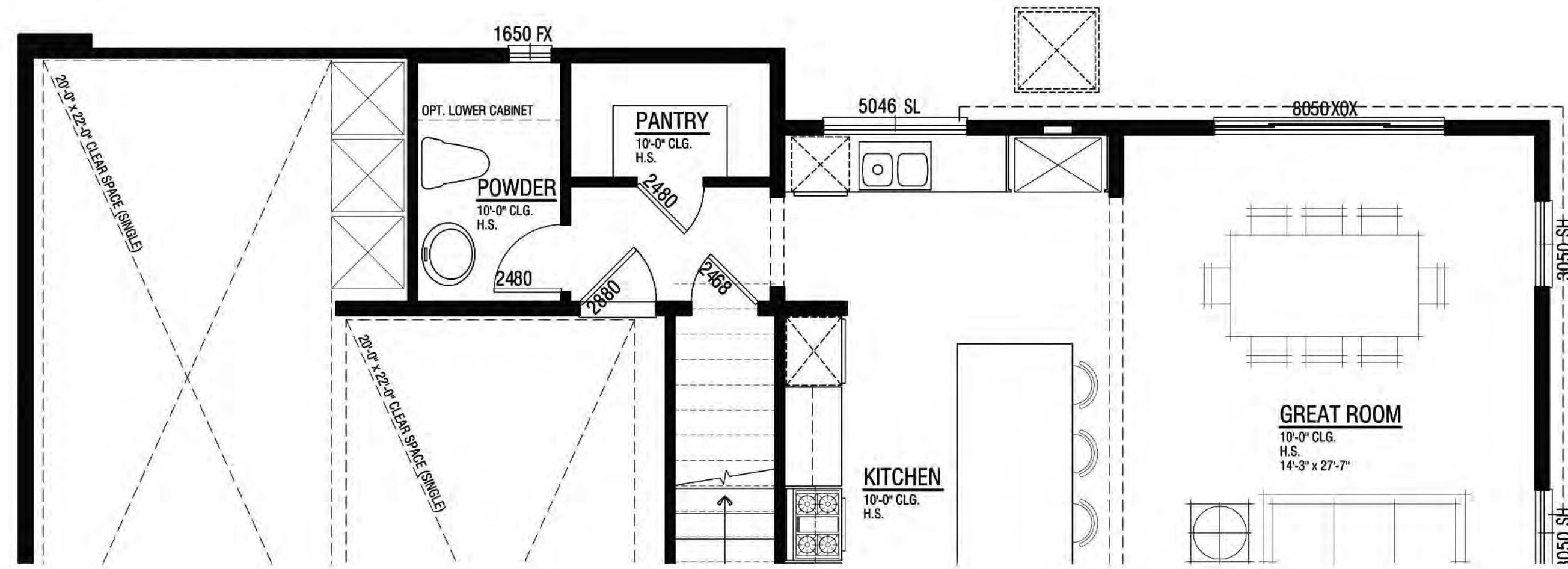


COURTS AC51
PLAN 4 - FLOOR PLANS

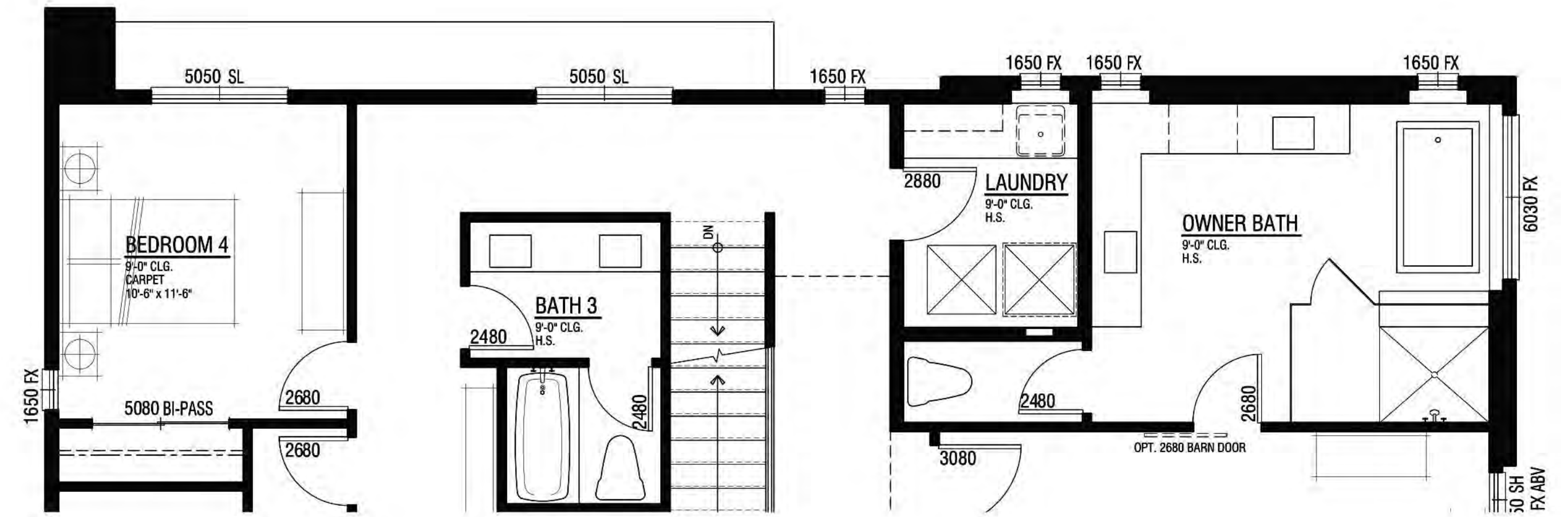


CITY OF SAN RAMON, CA
2020148 | 10-13-2021

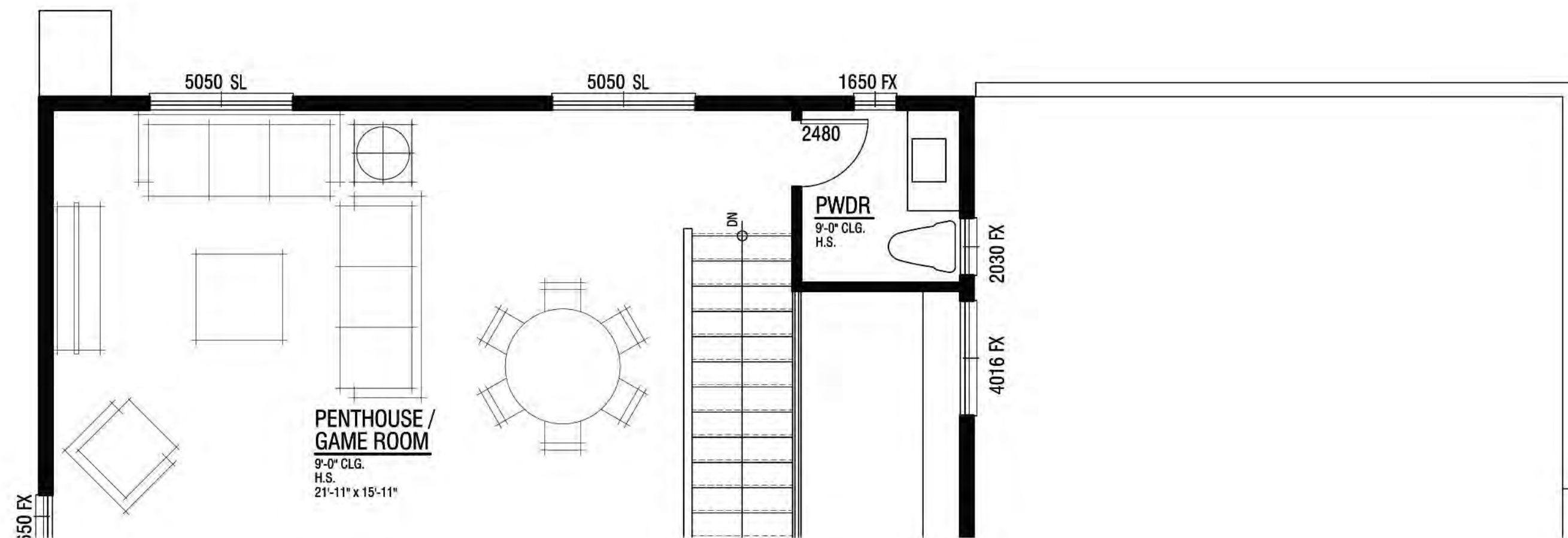
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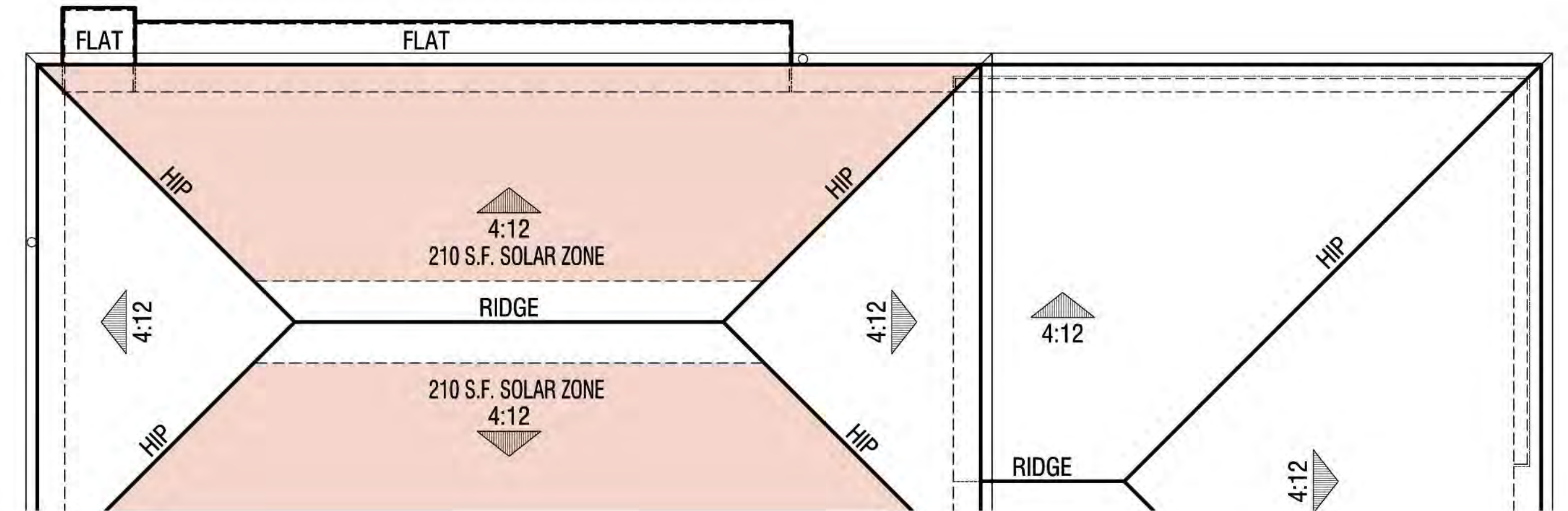
First Floor +0 SF



Second Floor +0 SF



Third Floor +0 SF



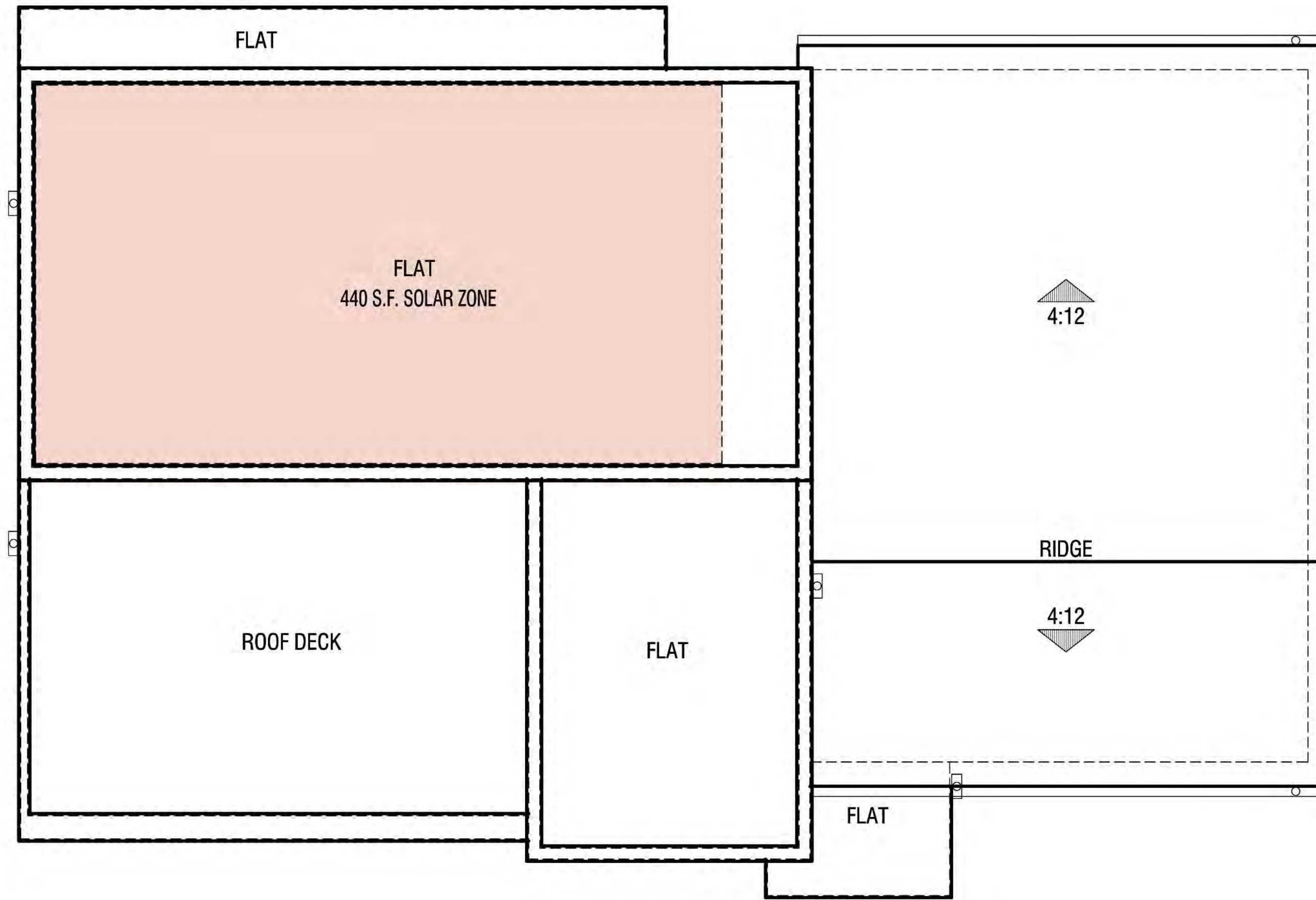
Roof Plan

 Solar Zone (CEC 110.10)

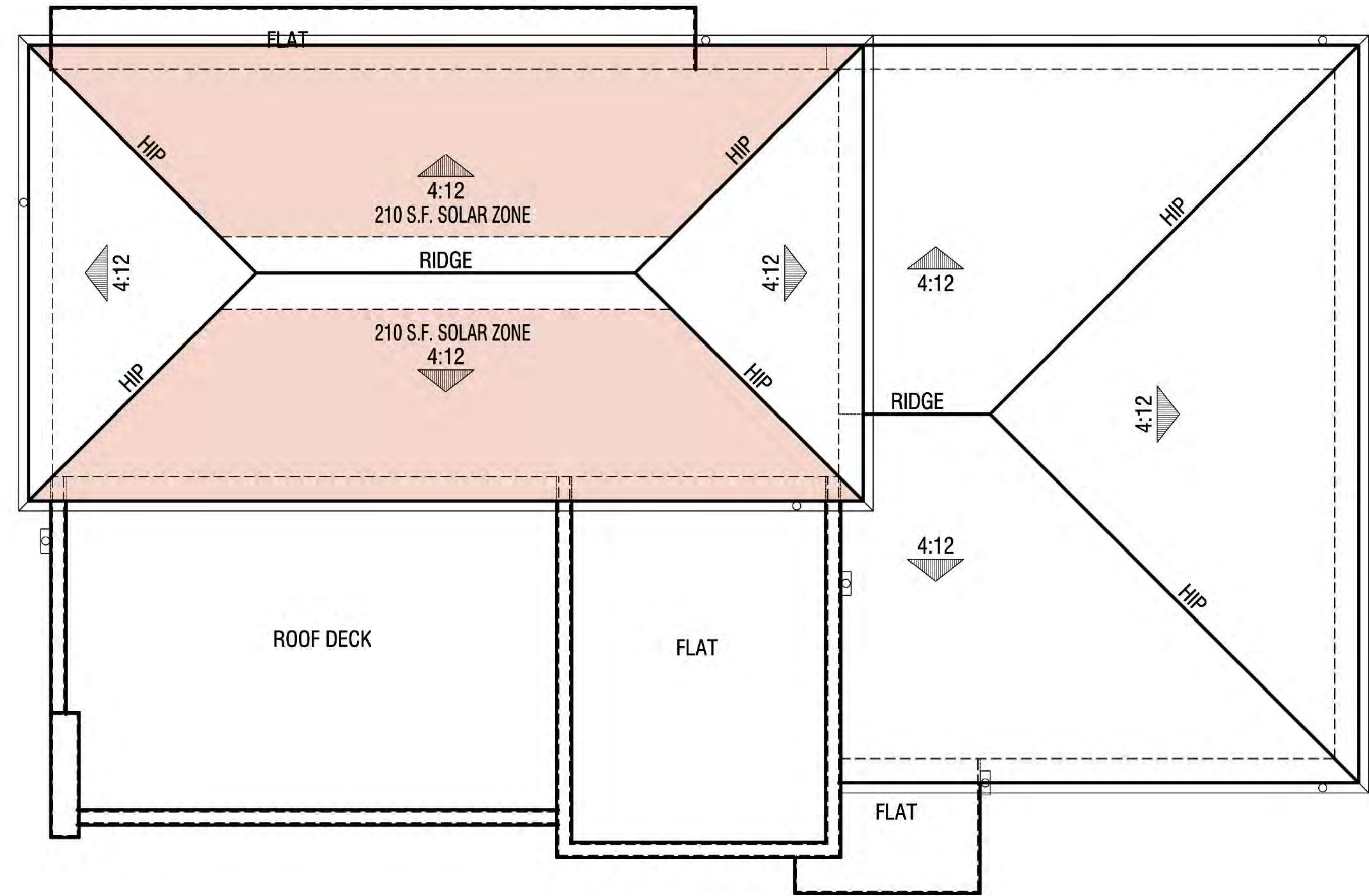
PLAN 4

Enhanced Edge Condition
3,087 SF





Elevation B



Elevation C

 Solar Zone (CEC 110.10)

PLAN 4

Roof Plans



Front Elevation



Perspective Rendering

PLAN 4 - Elevations & Perspectives
 Elevation 'B' - Entry & Yard Elevation
 Color Scheme #4



Front Elevation



Perspective Rendering



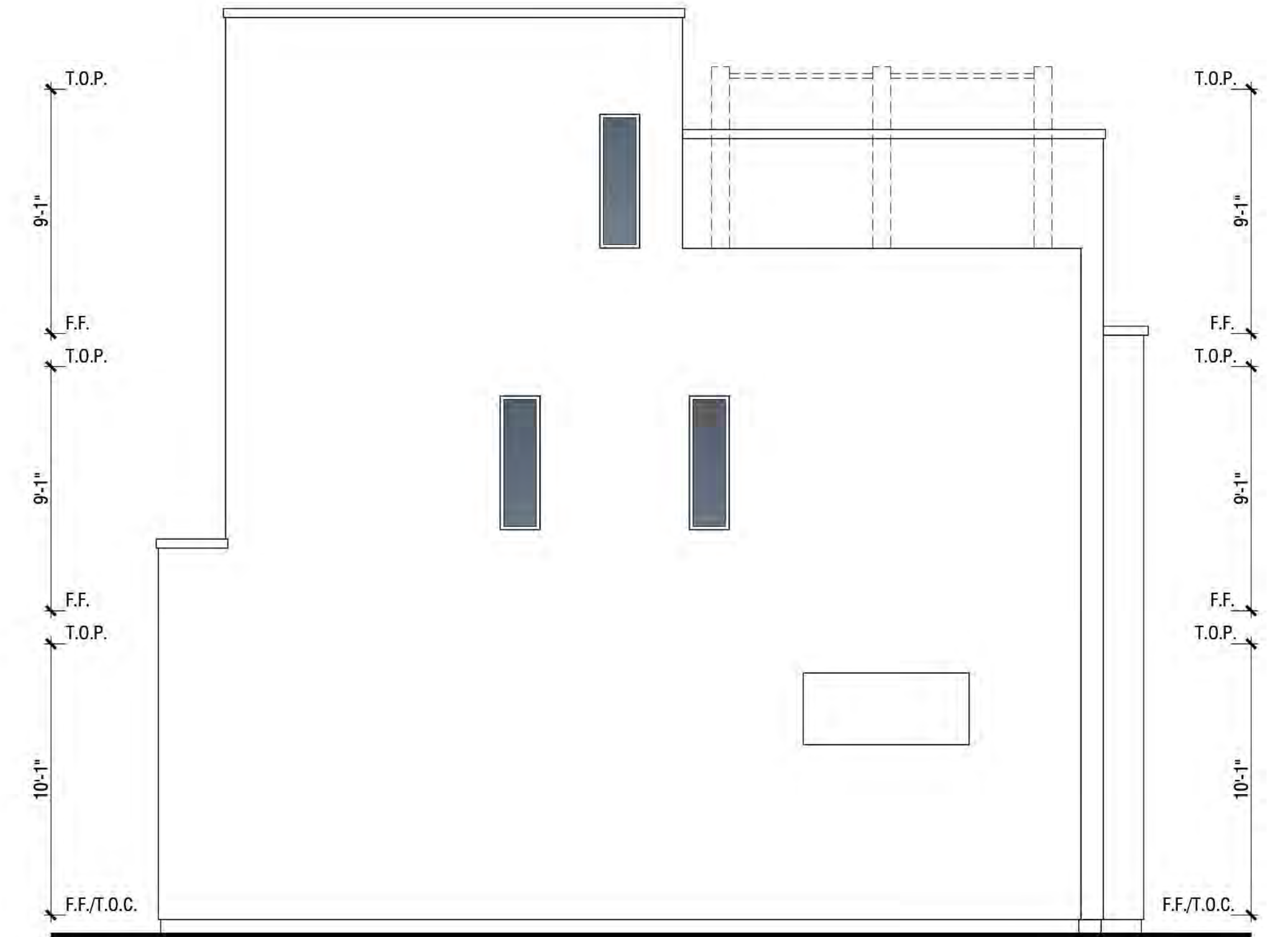
Perspective Rendering
(Enhanced Elevation)

PLAN 4 - Elevations & Perspectives
Elevation 'C' - Entry & Yard Elevation
Color Scheme #8

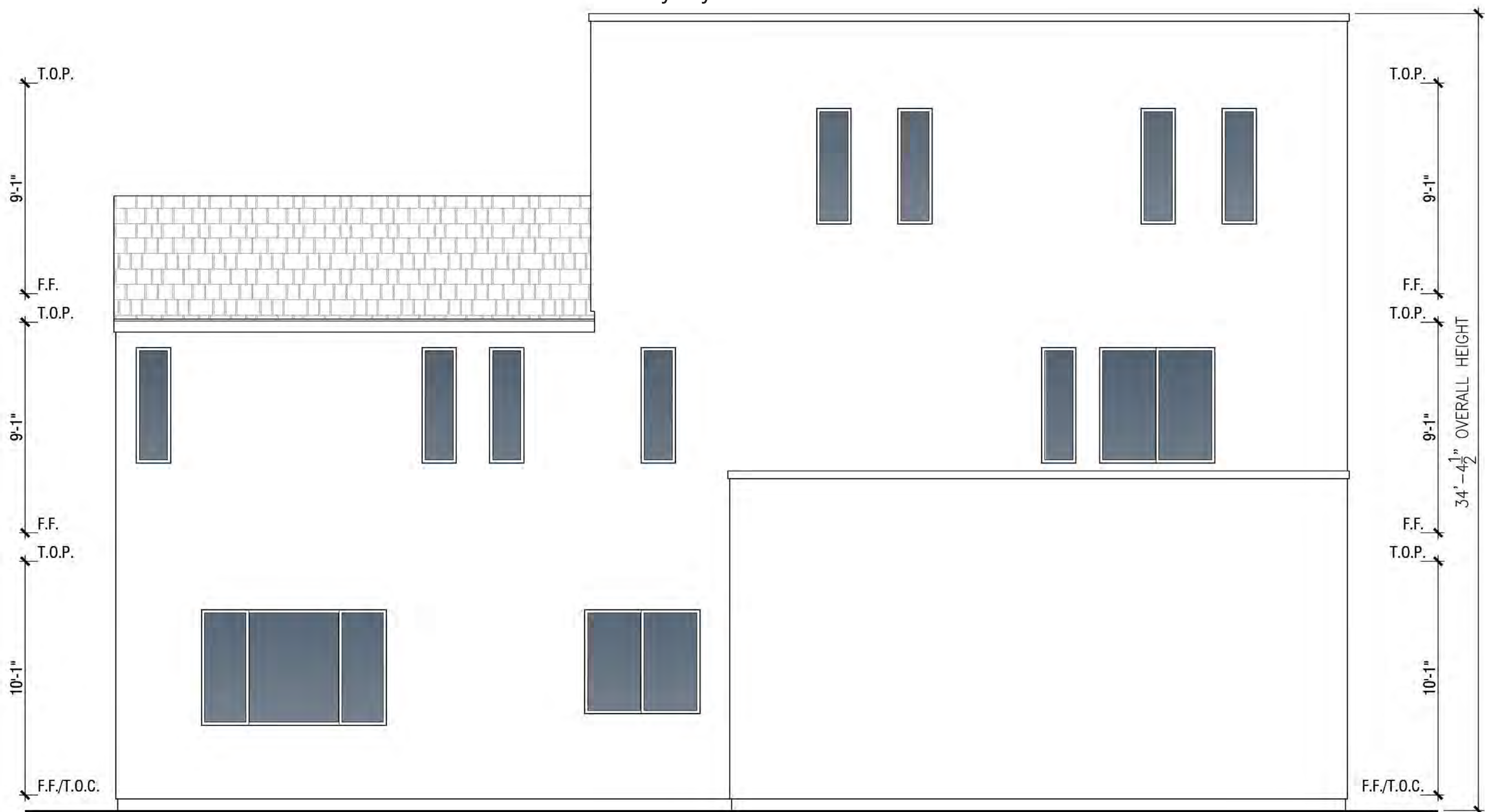


Color Scheme #4

Front
Entry & yard Elevation



Left
Zero wall Elevation

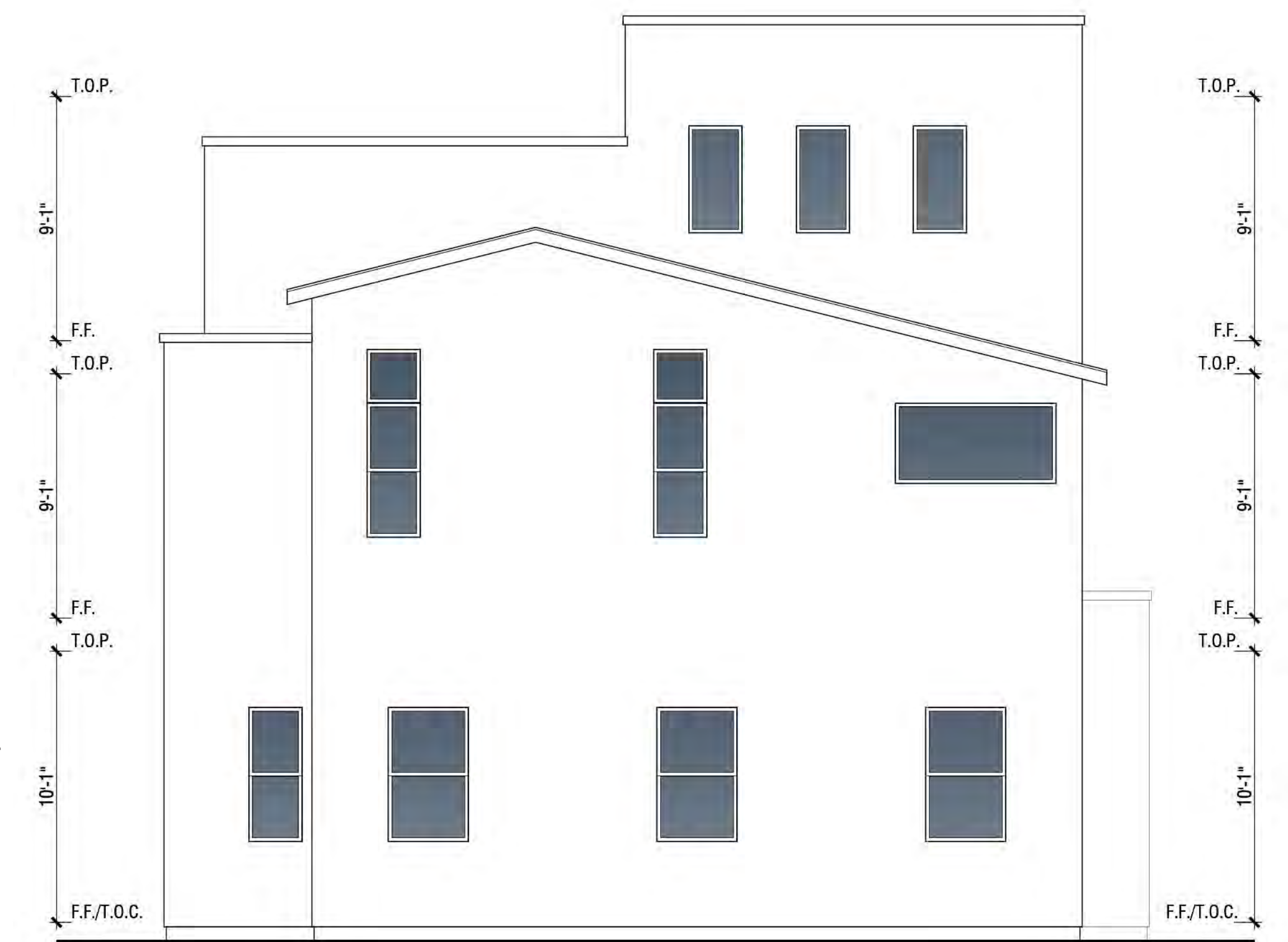


Rear
Side yard Elevation

PLAN 4 - Elevations 'B'

Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco (lace finish)
- 3 Fiber cement siding
- 4 Insulated vinyl windows
- 5 Fiberglass front door
- 6 Sectional roll-up garage door
- 7 Wall mounted light fixture
- 8 3-panel sliding glass door

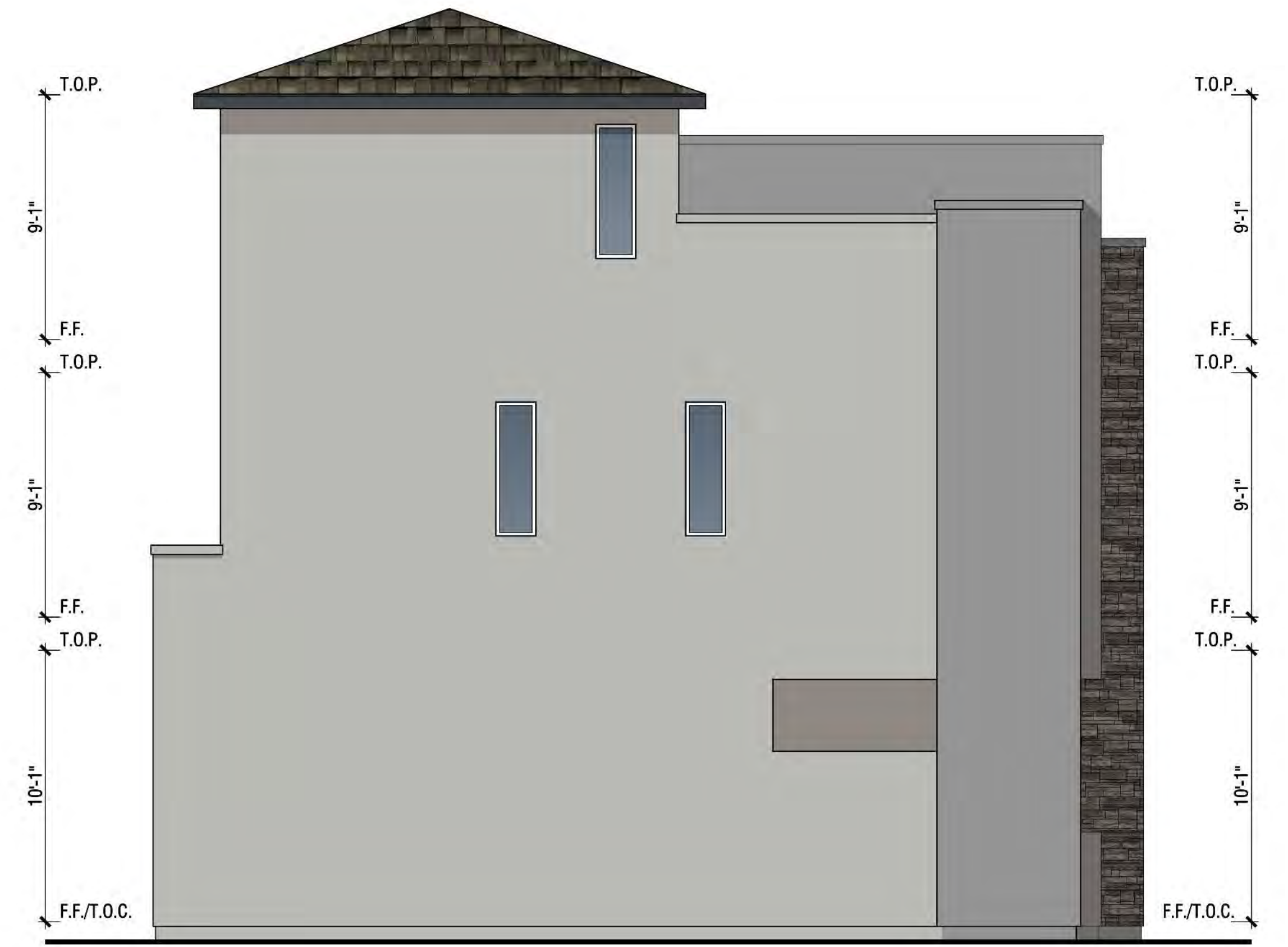


Right
Side yard Elevation



Color Scheme #8

Front
Entry & yard Elevation



Left
Zero wall Elevation



Rear
Side yard Elevation

PLAN 4 - Elevations 'C'

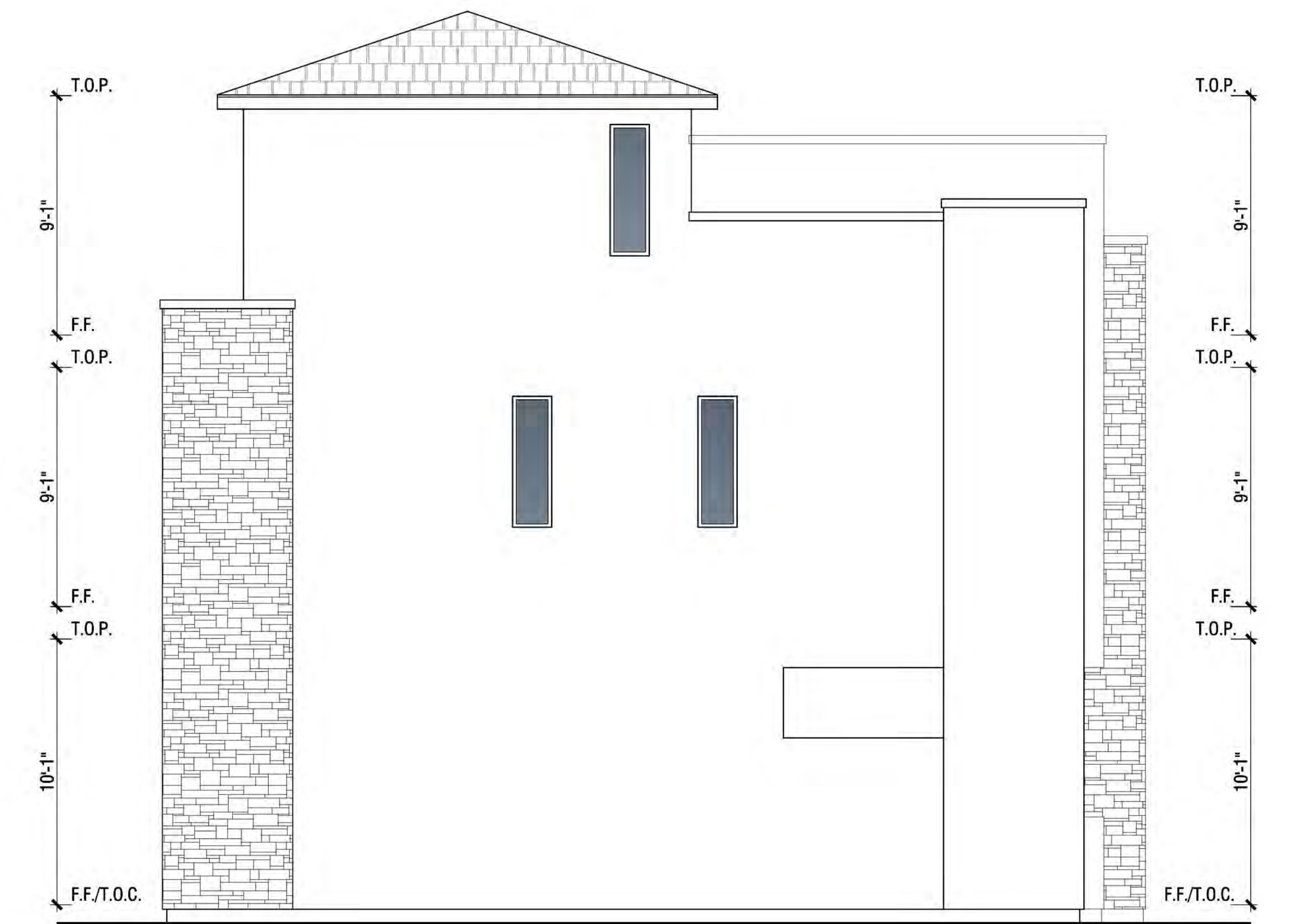
- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal railing
 - 5 Manufactured stone veneer
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture
 - 10 3-panel sliding glass door



Right
Side yard Elevation



Rear (Enhanced)
Side yard Elevation



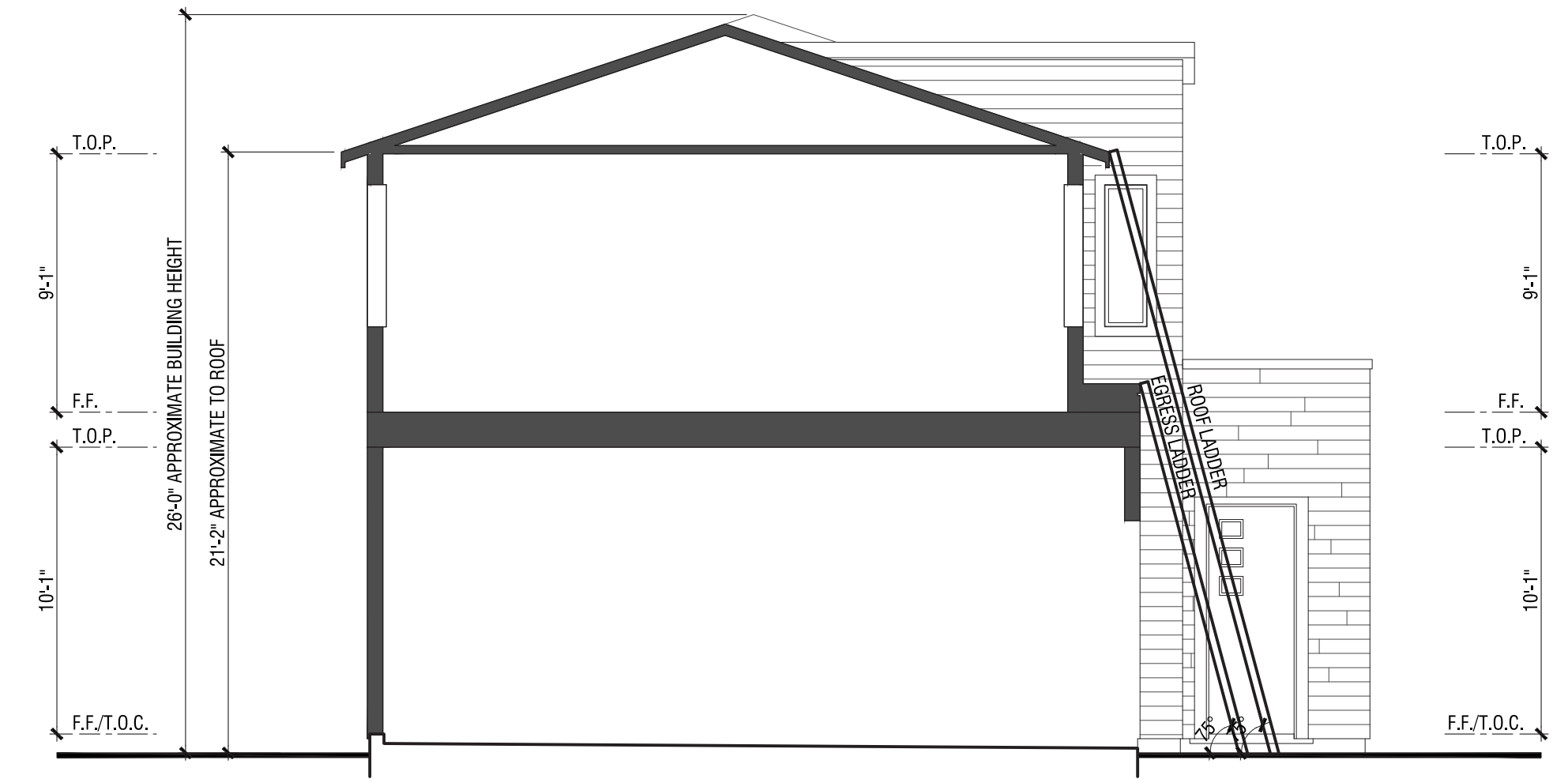
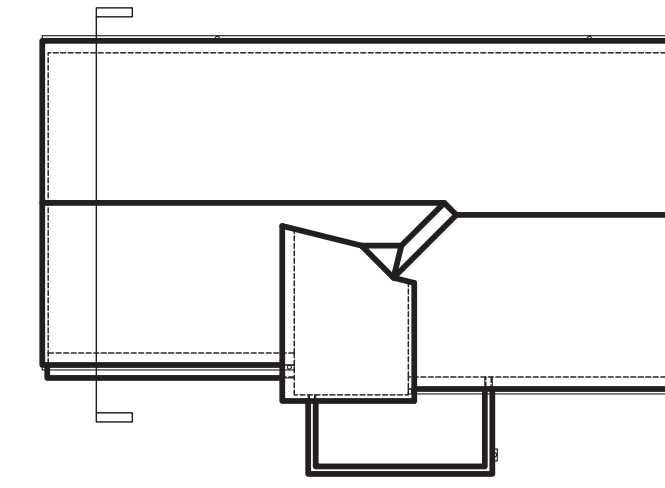
Left (Enhanced)
Zero wall Elevation



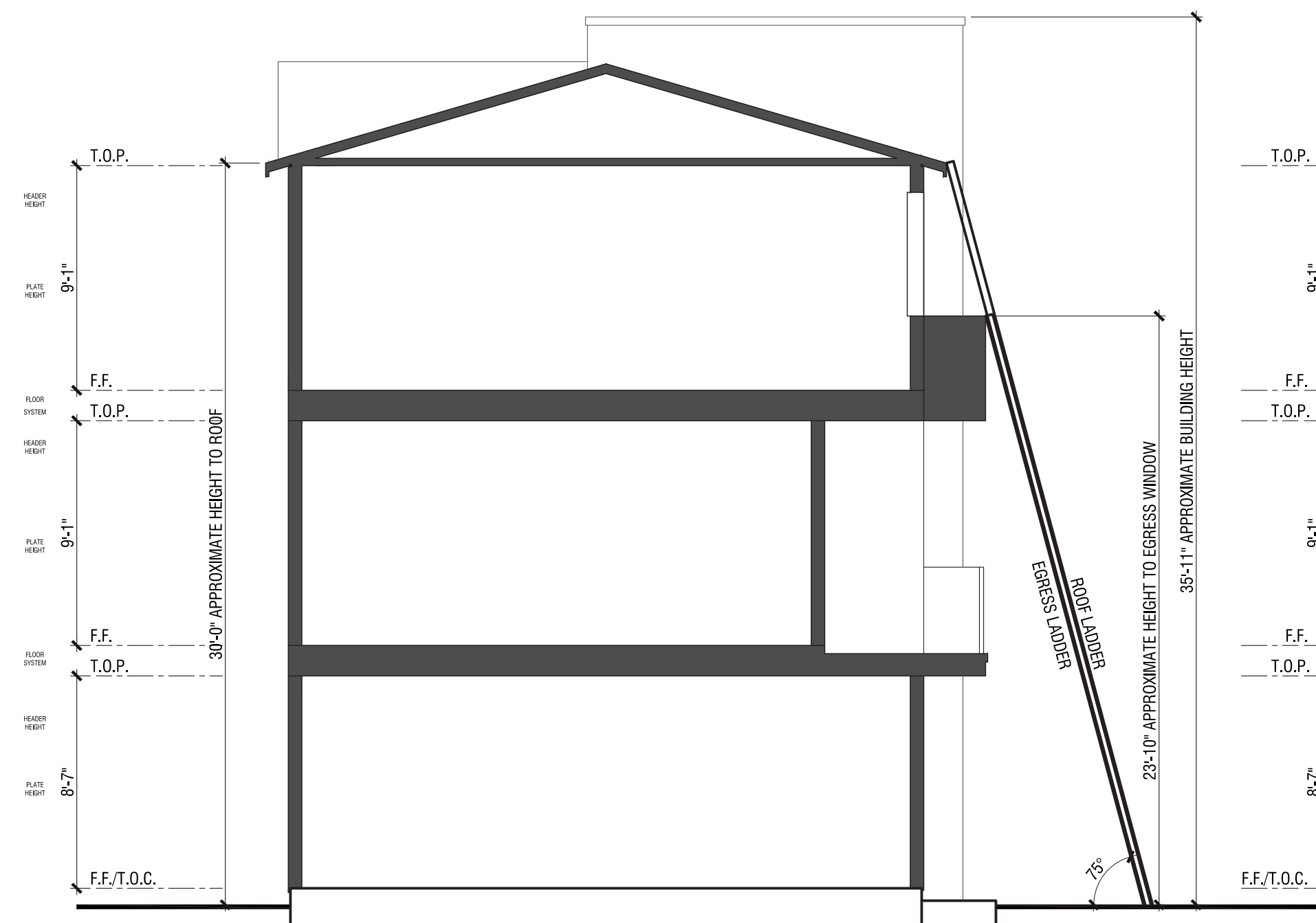
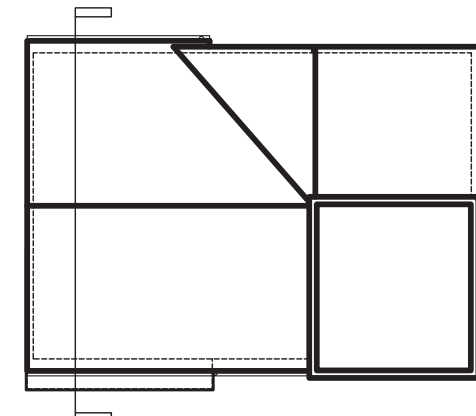
Right (Enhanced)
Side yard Elevation

PLAN 4 - Enhanced Elevations 'C'

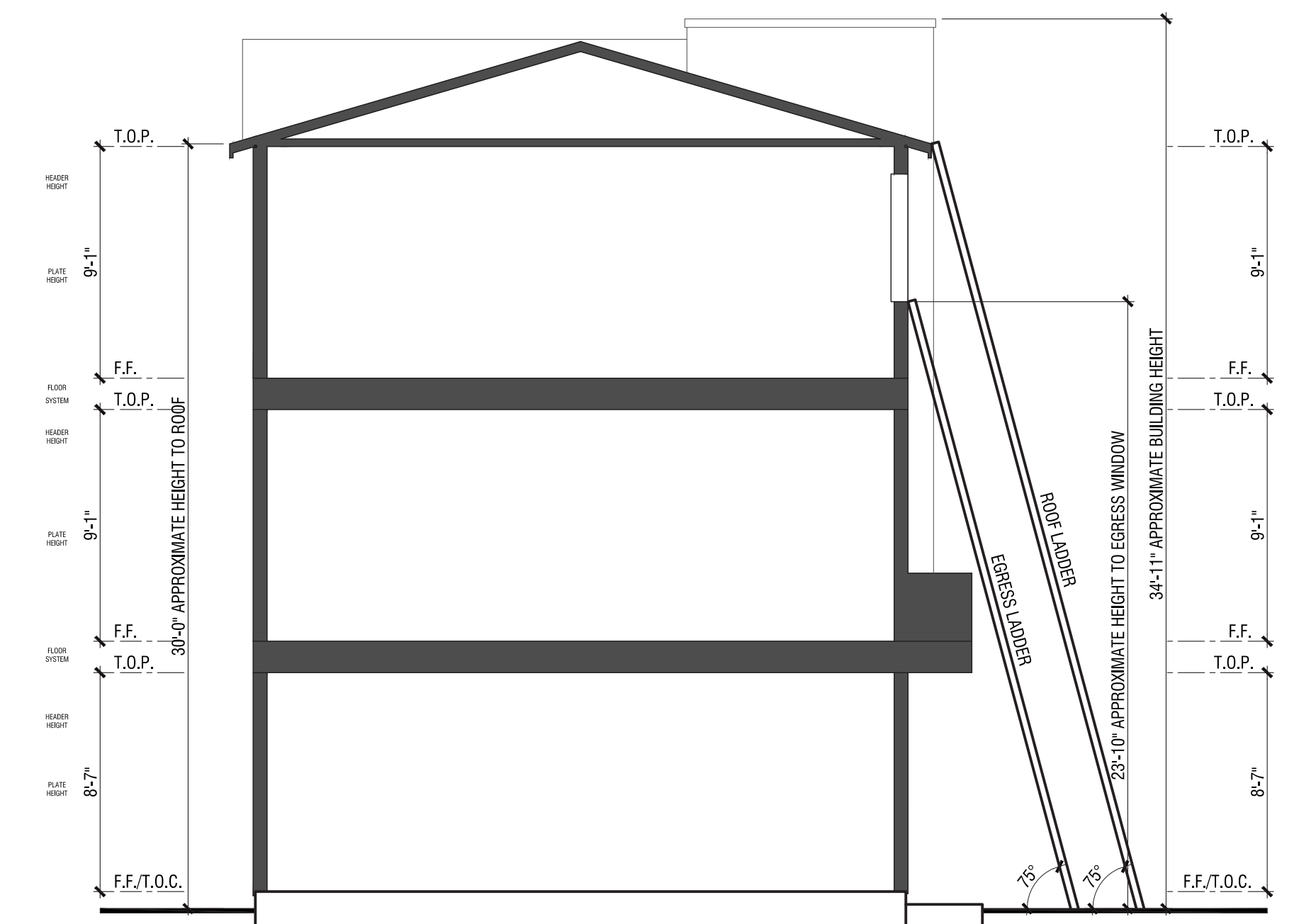
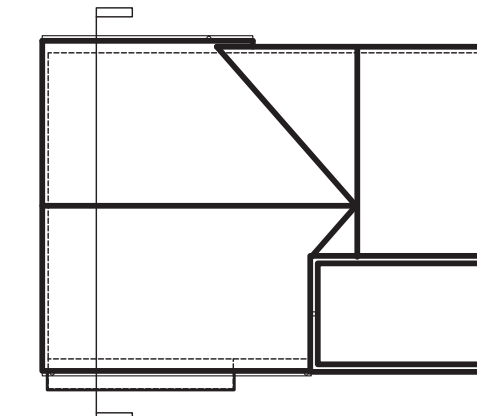
- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco (lace finish)
 - 3 Fiber cement siding
 - 4 Metal railing
 - 5 Manufactured stone veneer
 - 6 Insulated vinyl windows
 - 7 Fiberglass front door
 - 8 Sectional roll-up garage door



PLAN 2

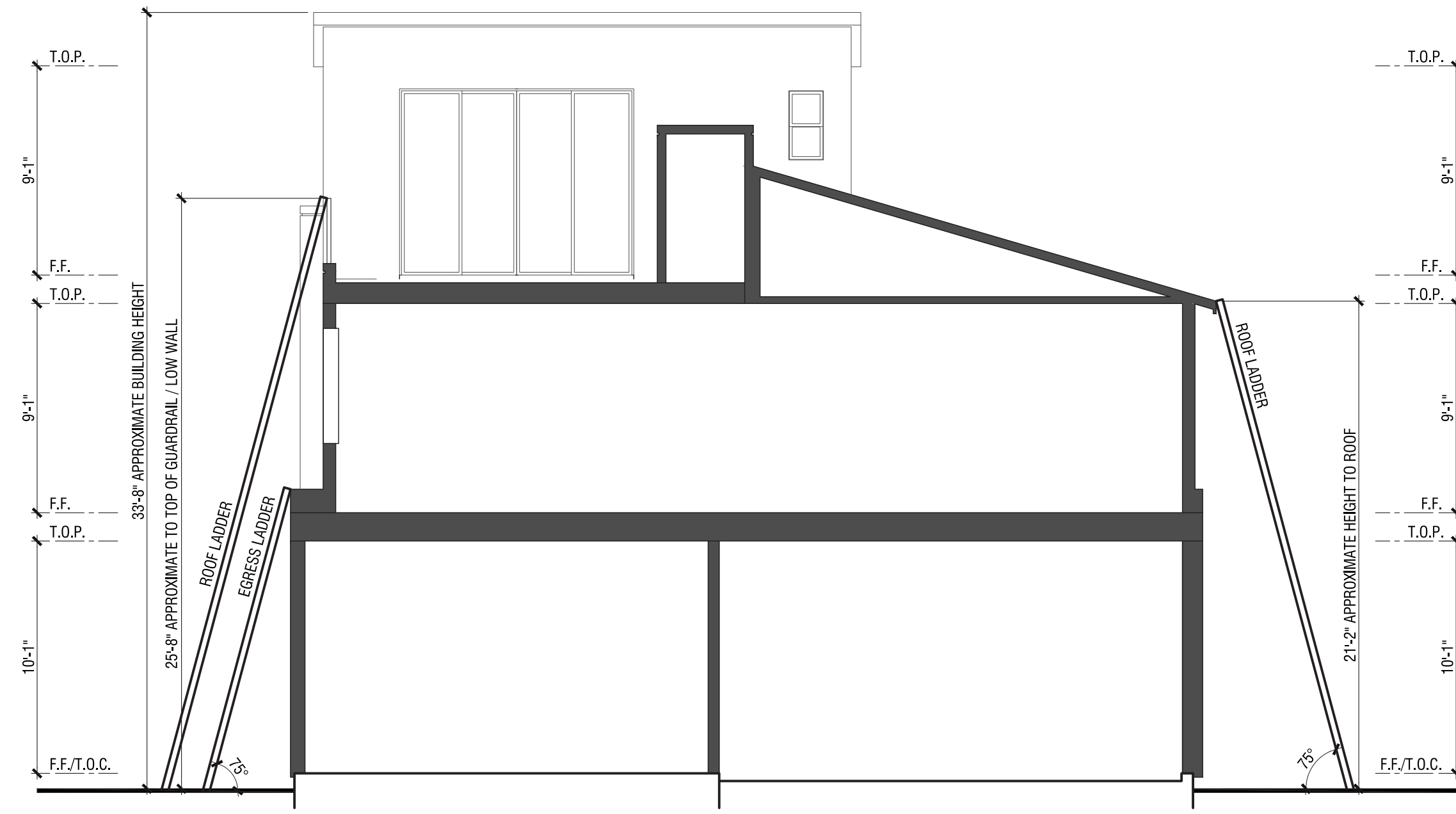


PLAN 1X

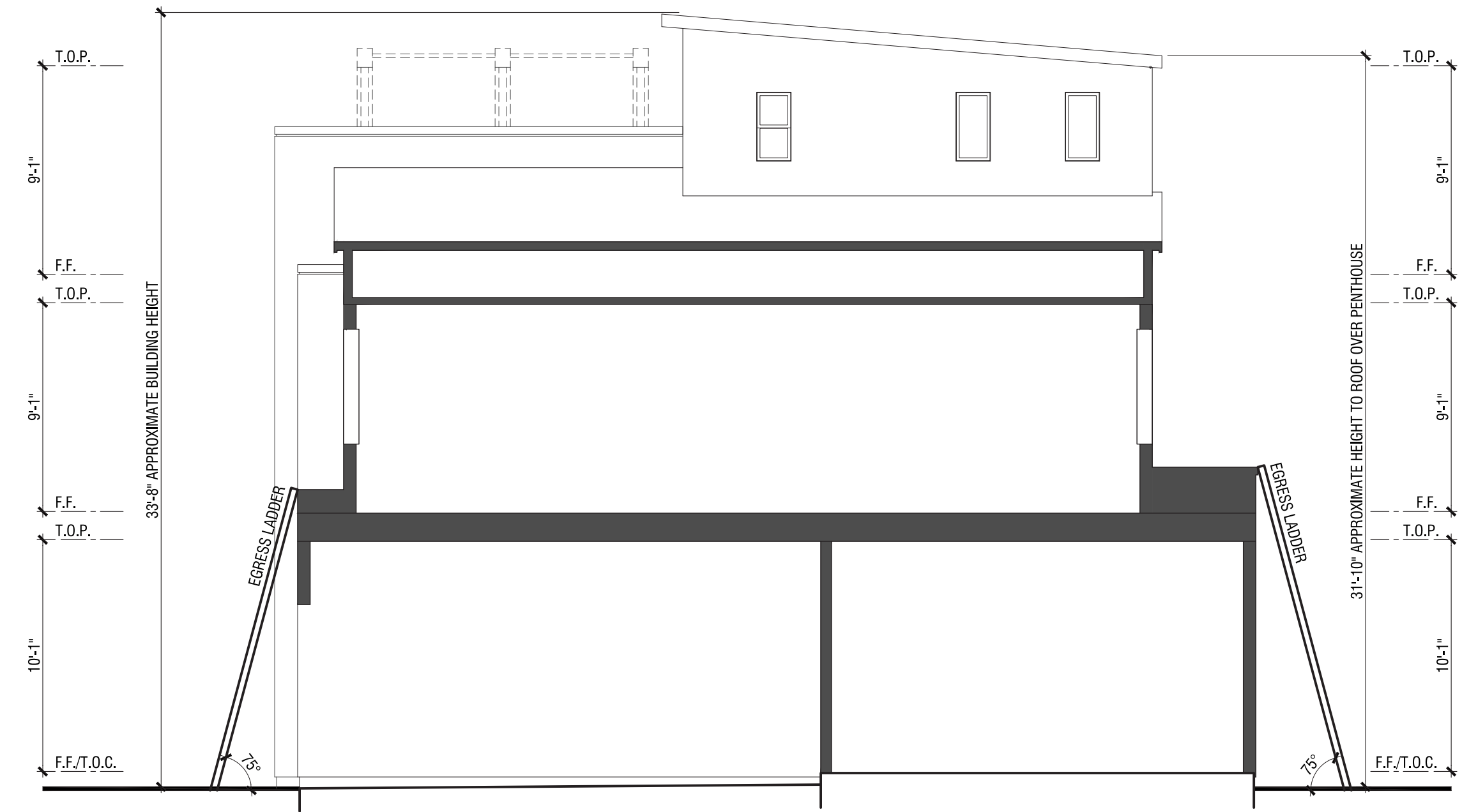
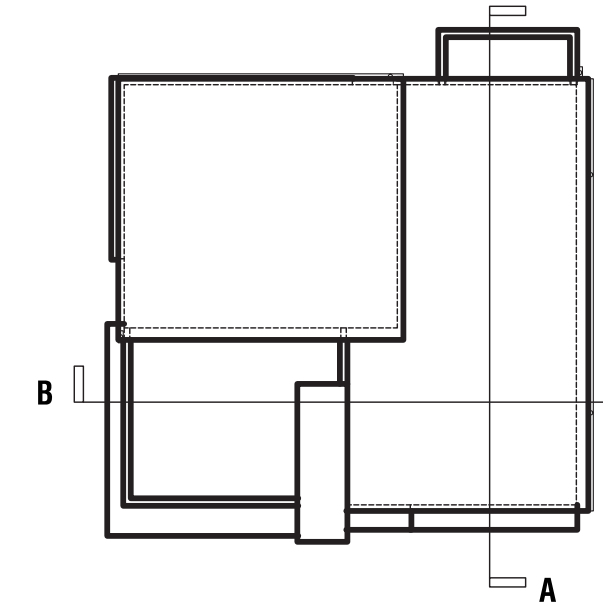


PLAN 1

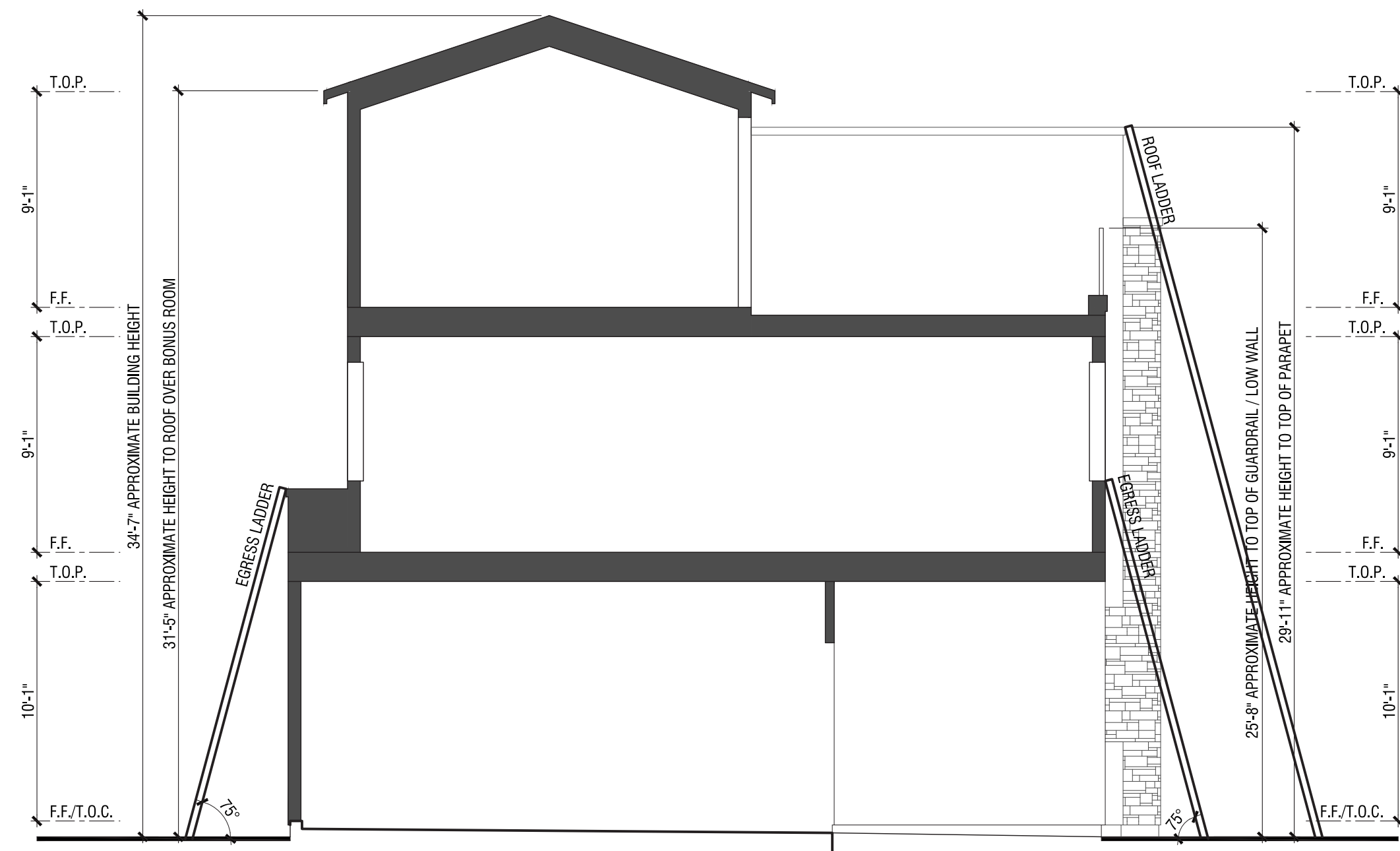
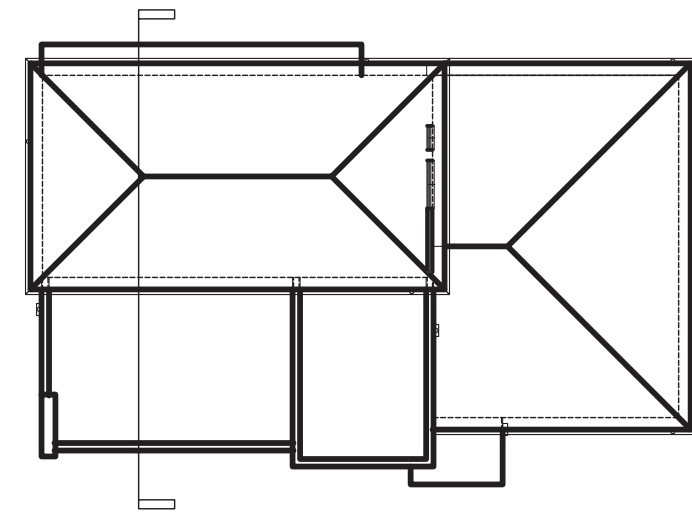
SECTIONS & LADDER ACCESS



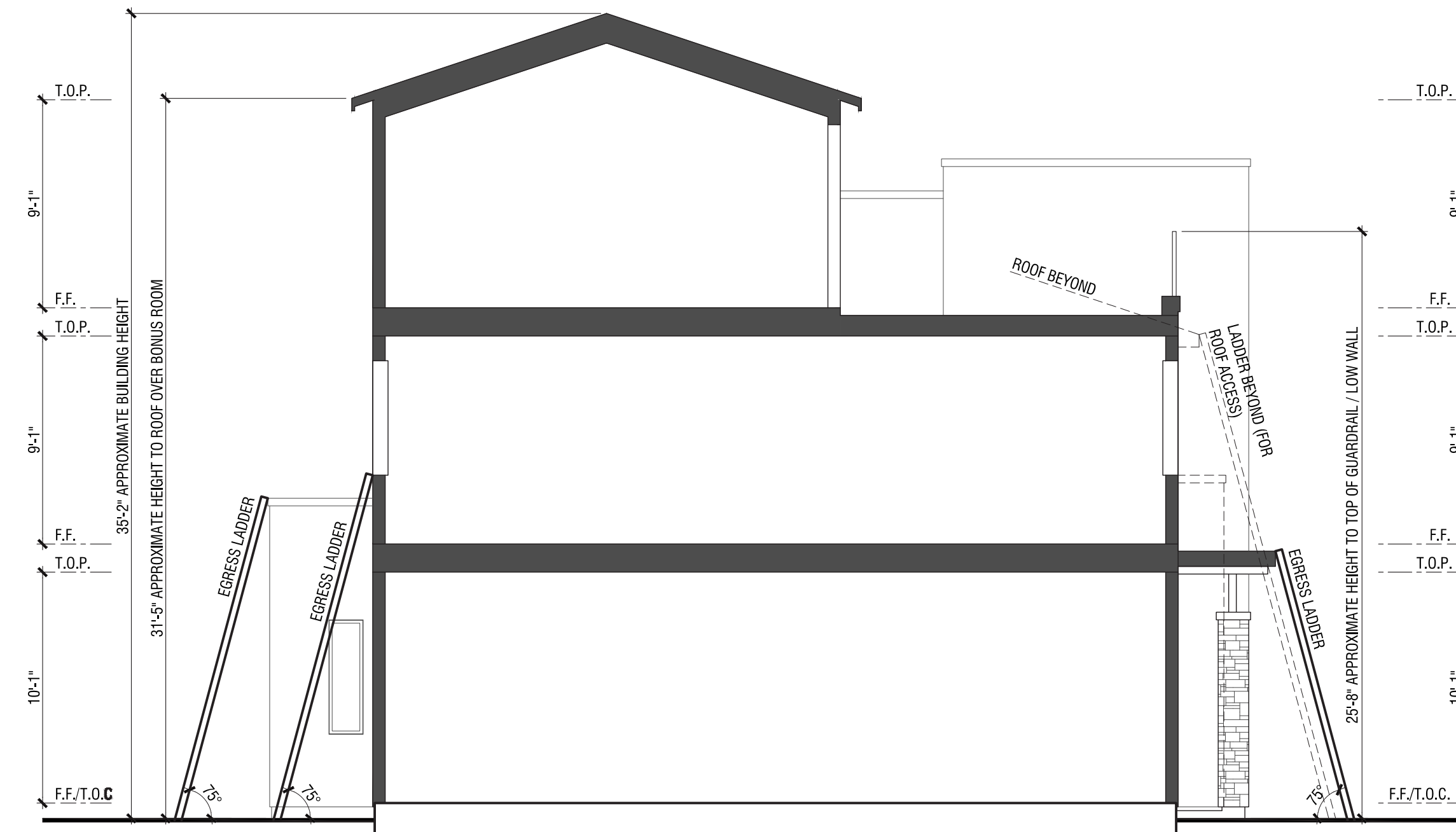
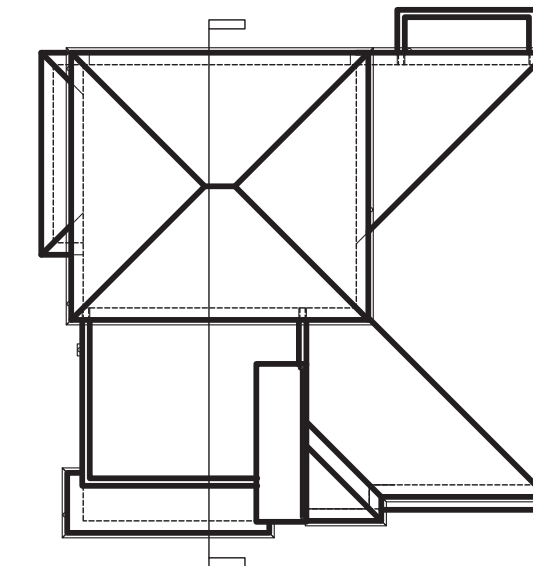
PLAN 3X - B



PLAN 3X - A



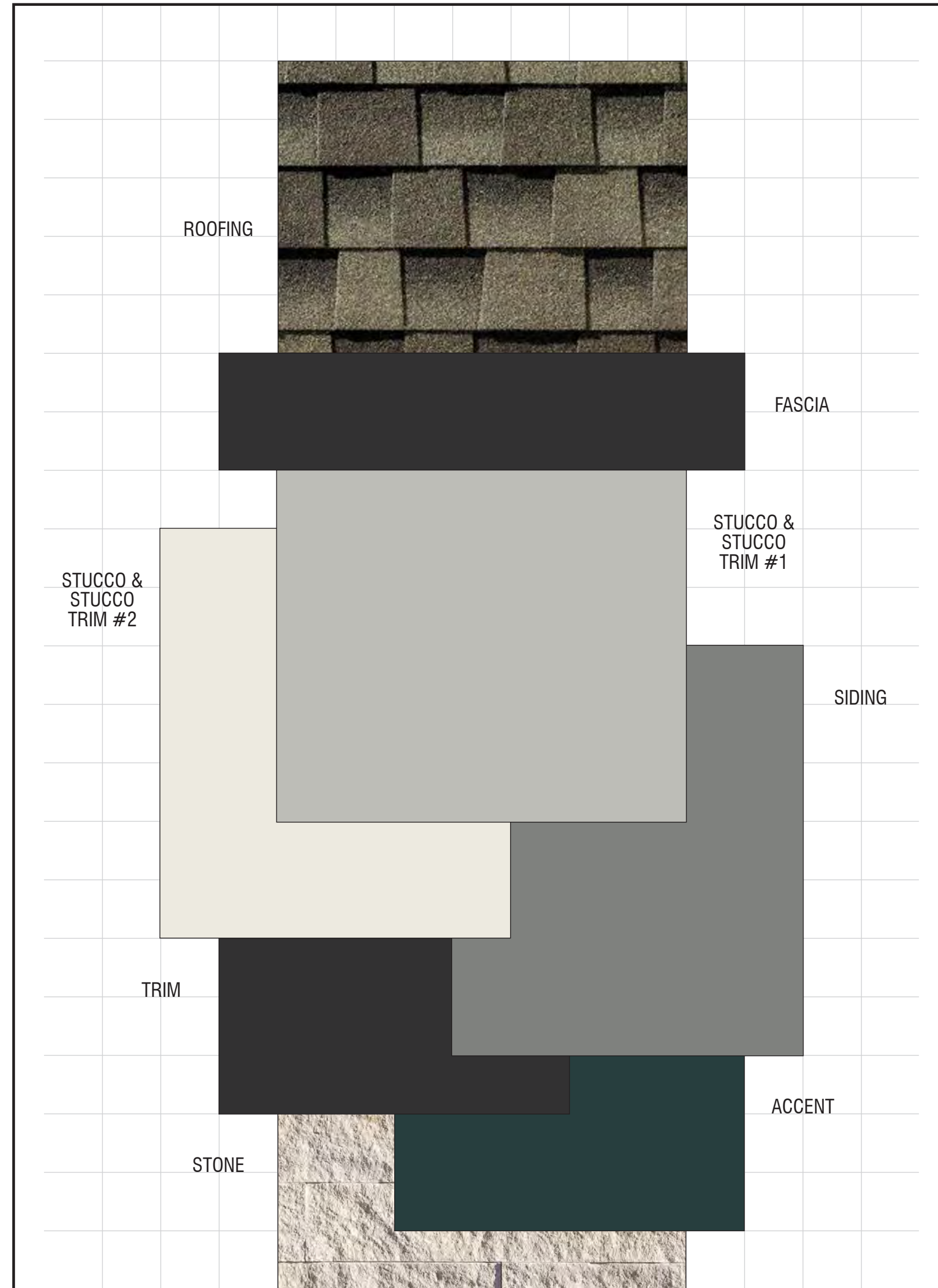
PLAN 4



PLAN 3

SECTIONS & LADDER ACCESS

Color Scheme #1 'A' Elevations Only

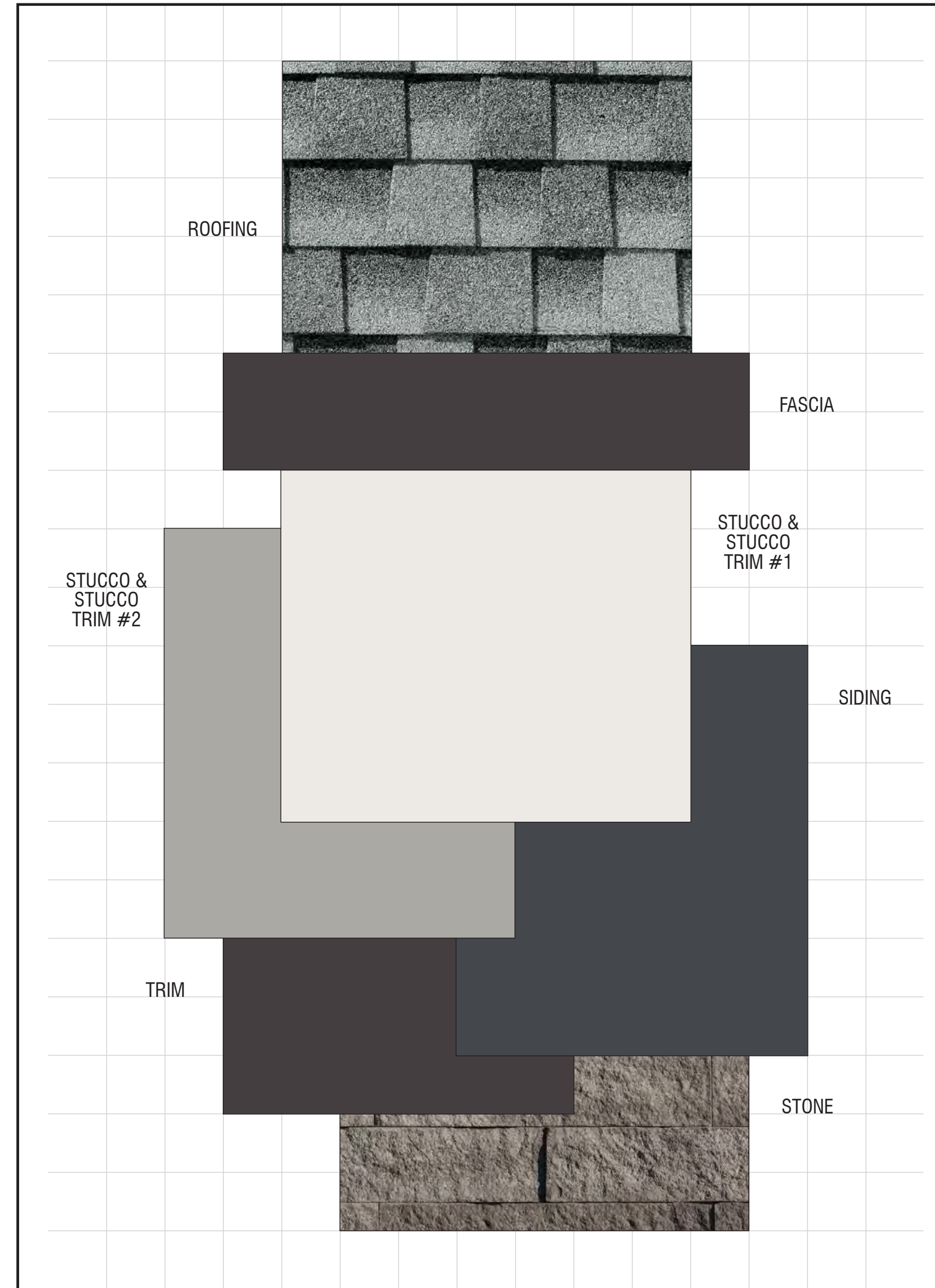


Material	Color	Manufacturer
Roofing: Composition Shingles	Weathered Wood Timberline HD	GAF (or equal) ³
^{1,2} Vinyl Windows (factory finish)	White	² TBD
Manufactured Stone (1/4" joints)	White Elm Vantage30	Eldorado (or equal) ³
Manufactured Stone Cap	White Cloud Split Edge Cap	Eldorado (or equal) ³
Mortar @ Stone	Glacier White	Orco (or equal) ³
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7065 Argos	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7008 Alabaster	Sherwin Williams (or equal) ³
Siding Color (applied to): Vertical Siding Trim @ Siding	SW 7067 Cityscape	Sherwin Williams (or equal) ³
Trim Color (applied to): Barge Boards Eaves Fascia Garage Doors Metal Railing Trellis	SW 6991 Black Magic	Sherwin Williams (or equal) ³
Accent Color (applied to): Front Door & Sidelite	SW 7623 Cascades	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath or (925) 463-1700.

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Color Scheme #2 'A' Elevations Only

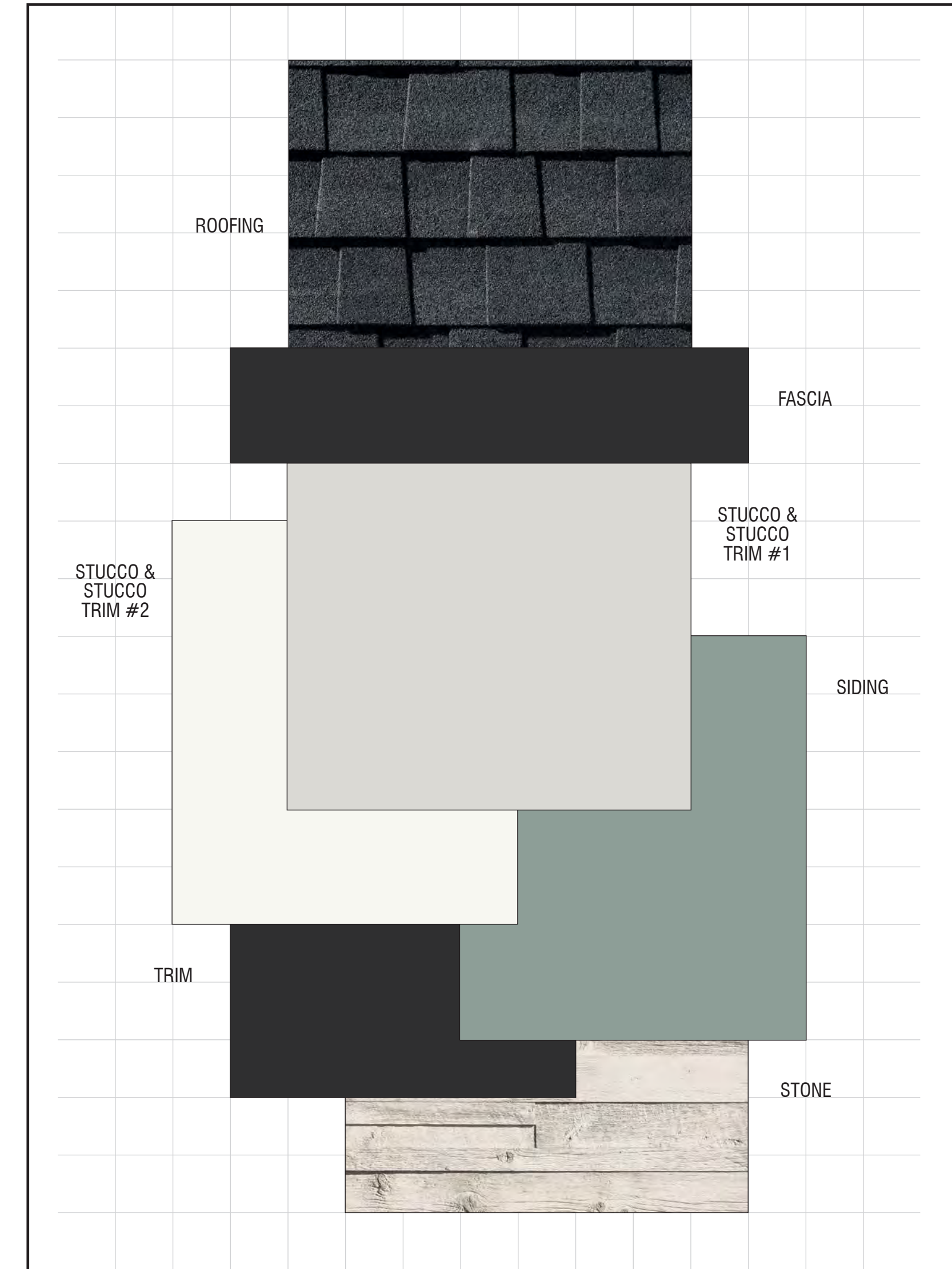


Material	Color	Manufacturer
Roofing: Composition Shingles	Birchwood Timberline HD	GAF (or equal) ³
^{1,2} Vinyl Windows (factory finish)	White	² TBD
Manufactured Stone (1/4" joints)	Stormcloud Vantage30	Eldorado (or equal) ³
Manufactured Stone Cap	Smoke Chiseled Edge Cap	Eldorado (or equal) ³
Mortar @ Stone	Grey	Orco (or equal) ³
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7004 Snowbound	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7650 Ellie Gray	Sherwin Williams (or equal) ³
Siding Color (applied to): Vertical Siding Trim @ Siding	SW 7076 Cyberspace	Sherwin Williams (or equal) ³
Trim Color (applied to): Barge Boards Eaves Fascia Front Door & Sidelite Garage Doors Metal Railing Trellis	SW 7083 Darkroom	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath or (925) 463-1700.

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Color Scheme #3 'A' Elevations Only

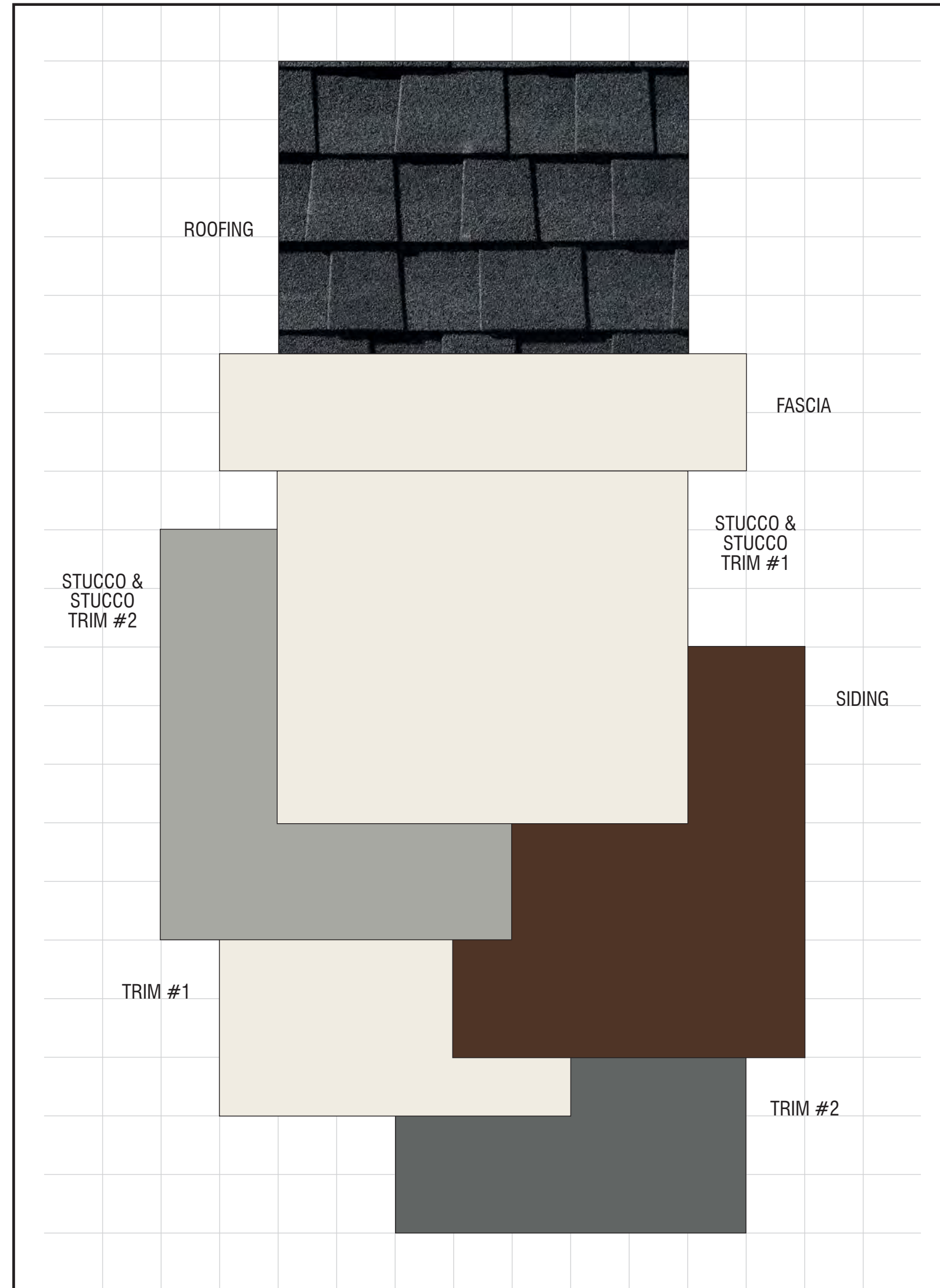


Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HD	GAF (or equal) ³
^{1,2} Vinyl Windows (factory finish)	White	² TBD
Manufactured Stone (dry-stack joints)	Doverwood Vintage Ranch	Eldorado (or equal) ³
Manufactured Stone Cap	White Cloud Split Edge Cap	Eldorado (or equal) ³
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7646 First Star	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7757 High Reflective White	Sherwin Williams (or equal) ³
Siding Color (applied to): Vertical Siding Trim @ Siding	SW 9133 Jasper Stone	Sherwin Williams (or equal) ³
Trim Color (applied to): Barge Boards Eaves Fascia Front Door & Sidelite Garage Doors Metal Railing Trellis	SW 6258 Tricorn Black	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath or (925) 463-1700.

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Color Scheme #4 'B' Elevations Only

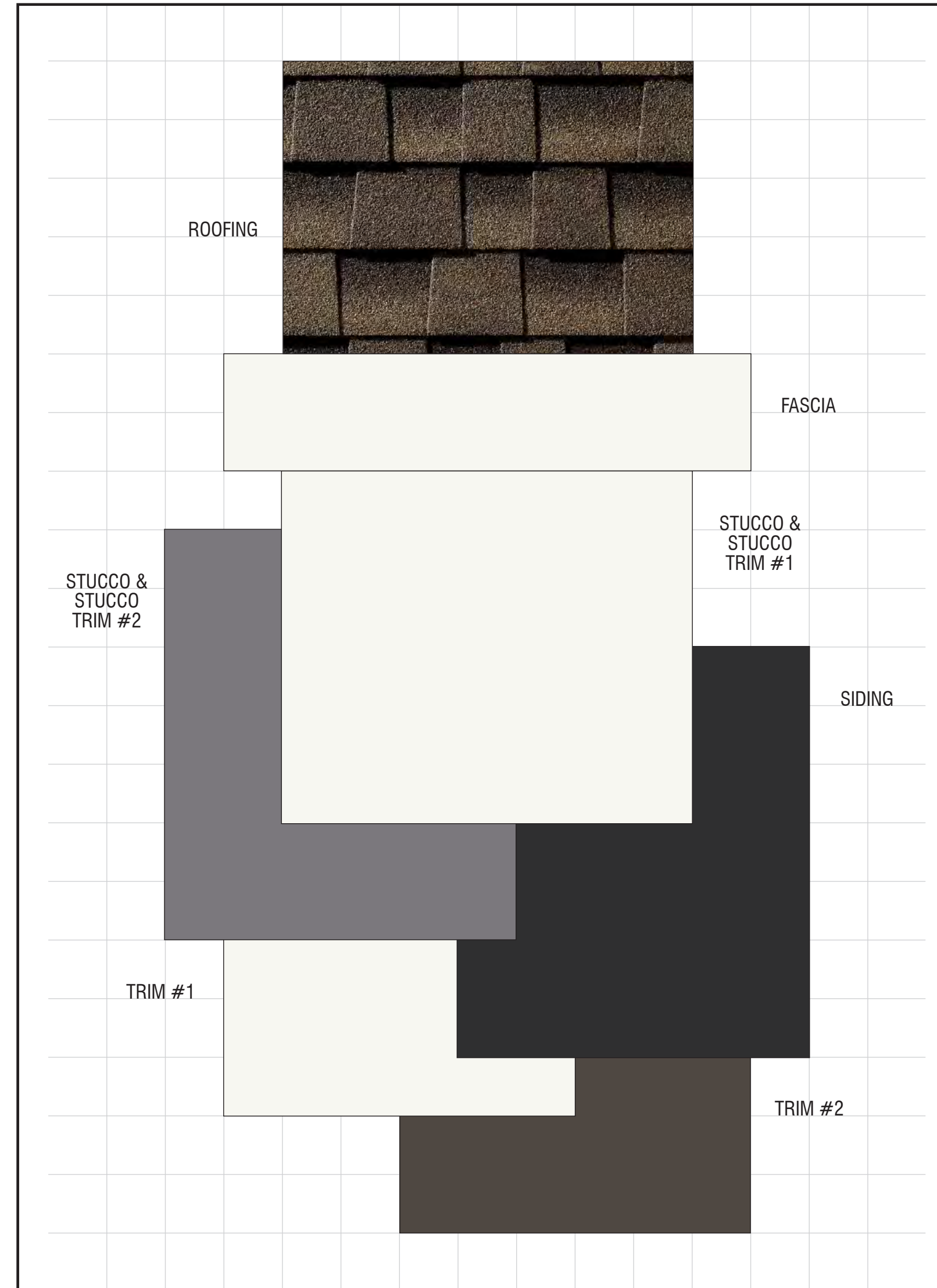


Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HD	GAF (or equal) ³
^{1,2} Vinyl Windows (factory finish)	White	² TBD
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7551 Greek Villa	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7066 Gray Matters	Sherwin Williams (or equal) ³
Siding Color (applied to): Horizontal Siding Trim @ Siding	SW 6069 French Roast	Sherwin Williams (or equal) ³
Trim Color #1 (applied to): Barge Boards Eaves Fascia	SW 7551 Greek Villa	Sherwin Williams (or equal) ³
Trim Color #2 (applied to): Front Door & Sidelite Garage Doors Metal Railing Posts Trellis	SW 2848 Roycroft Pewter	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath or (925) 463-1700.

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Color Scheme #5 'B' Elevations Only

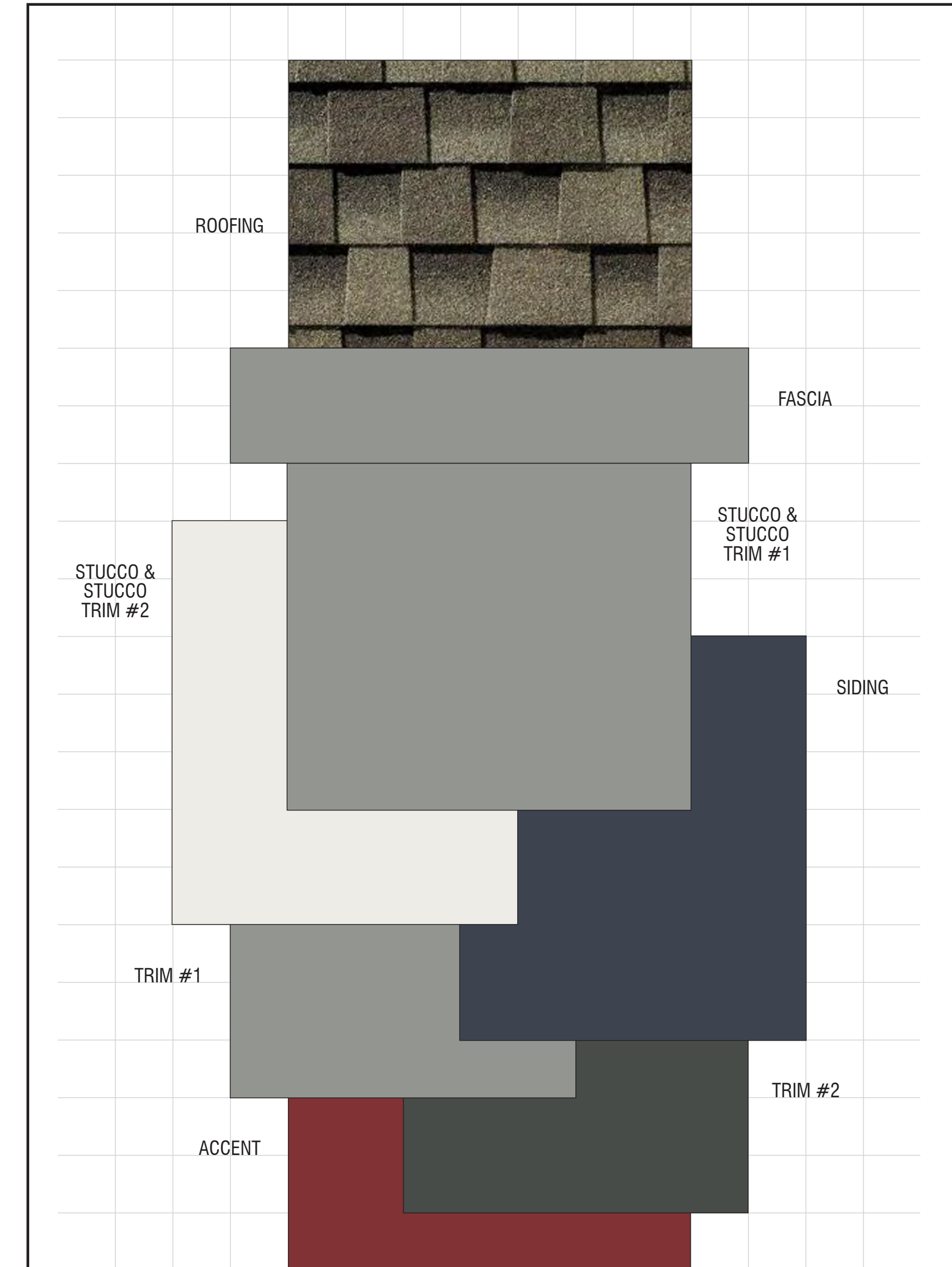


Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HD	GAF (or equal) ³
^{1,2} Vinyl Windows (factory finish)	White	² TBD
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7551 Greek Villa	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7066 Gray Matters	Sherwin Williams (or equal) ³
Siding Color (applied to): Horizontal Siding Trim @ Siding	SW 6069 French Roast	Sherwin Williams (or equal) ³
Trim Color #1 (applied to): Barge Boards Eaves Fascia	SW 7551 Greek Villa	Sherwin Williams (or equal) ³
Trim Color #2 (applied to): Front Door & Sidelite Garage Doors Metal Railing Posts Trellis	SW 2848 Roycroft Pewter	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath or (925) 463-1700.

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Color Scheme #6 'B' Elevations Only

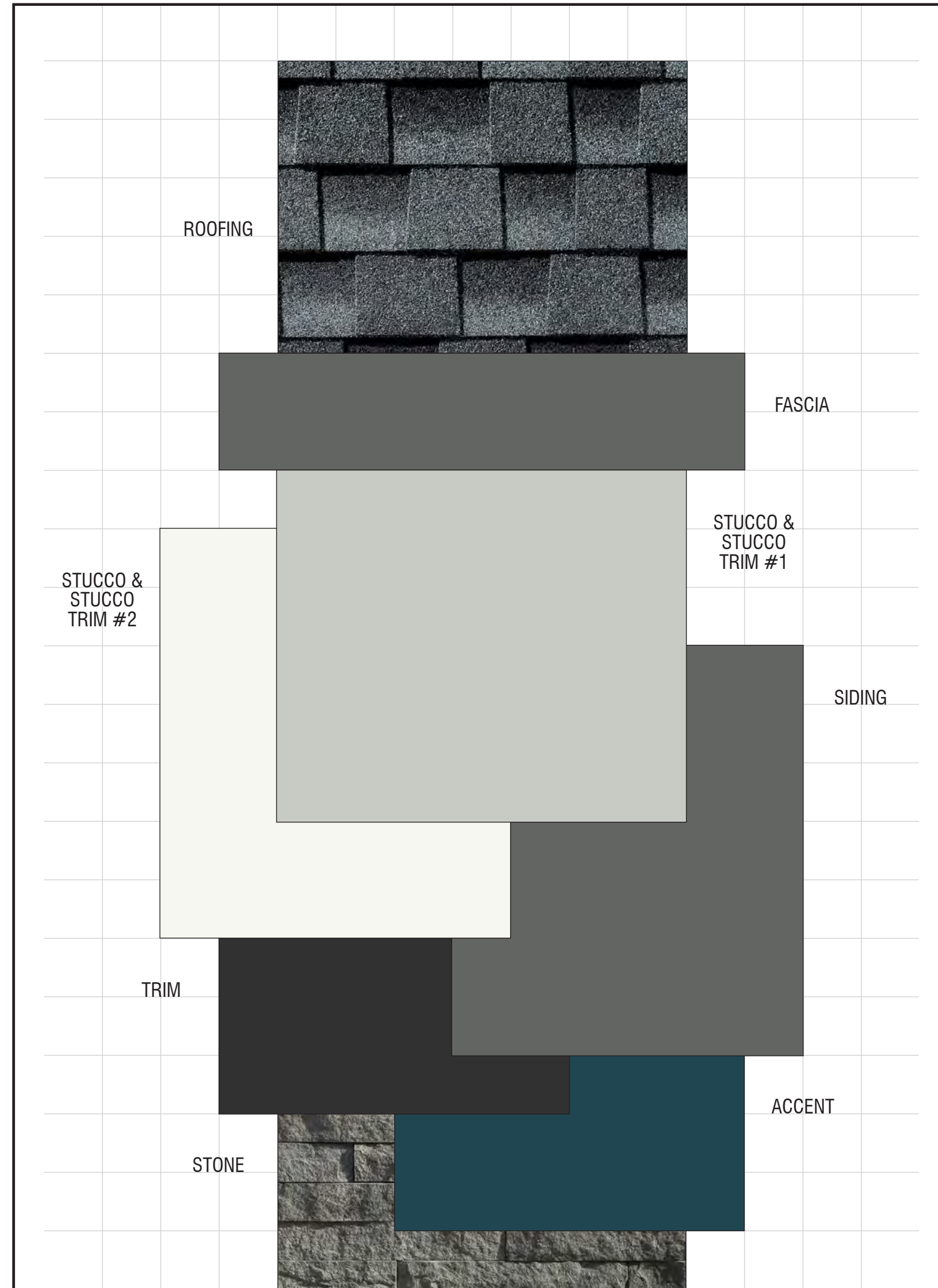


Material	Color	Manufacturer
Roofing: Composition Shingles	Weathered Wood Timberline HD	GAF (or equal) ³
^{1,2} Vinyl Windows (factory finish)	White	² TBD
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 9163 Tin Lizzie	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7005 Pure White	Sherwin Williams (or equal) ³
Siding Color (applied to): Horizontal Siding Trim @ Siding	SW 2739 Charcoal Blue	Sherwin Williams (or equal) ³
Trim Color #1 (applied to): Barge Boards Eaves Fascia	SW 9163 Tin Lizzie	Sherwin Williams (or equal) ³
Trim Color #2 (applied to): Garage Doors Metal Railing Posts Trellis	SW 7062 Rock Bottom	Sherwin Williams (or equal) ³
Accent Color (applied to): Front Door & Sidelite	SW 7586 Stolen Kiss	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath or (925) 463-1700.

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Color Scheme #7 'C' Elevations Only

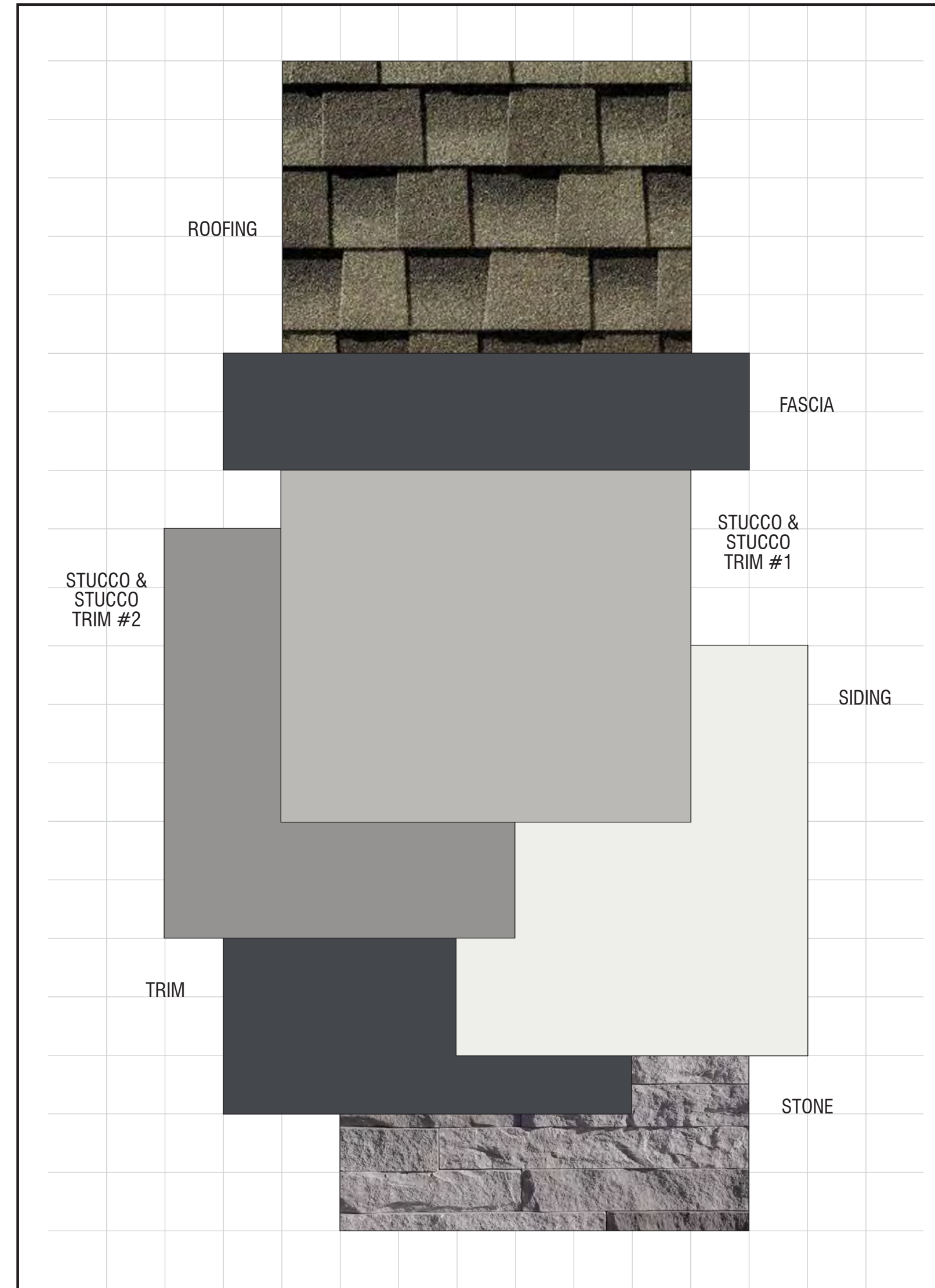


Material	Color	Manufacturer
Roofing: Composition Shingles	Pewter Gray Timberline HD	GAF (or equal) ³
^{1,2} Vinyl Windows (factory finish)	White	² TBD
Manufactured Stone (1/4" joints)	Sage LedgeCut33	Eldorado (or equal) ³
Manufactured Stone Cap	Smoke Chiseled Edge Cap	Eldorado (or equal) ³
Mortar @ Stone	Misty Cove	Orco (or equal) ³
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7057 Silver Strand	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7757 High Reflective White	Sherwin Williams (or equal) ³
Siding Color (applied to): Barge Boards Corner Boards Eaves Fascia Horizontal Siding Posts Trellis	SW 7068 Grizzle Gray	Sherwin Williams (or equal) ³
Trim Color (applied to): Awning Garage Doors Metal Railing	SW 6991 Black Magic	Sherwin Williams (or equal) ³
Accent Color (applied to): Front Door & Sidelite	SW 9142 Moscow Midnight	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath or (925) 463-1700.

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Color Scheme #8 'C' Elevations Only

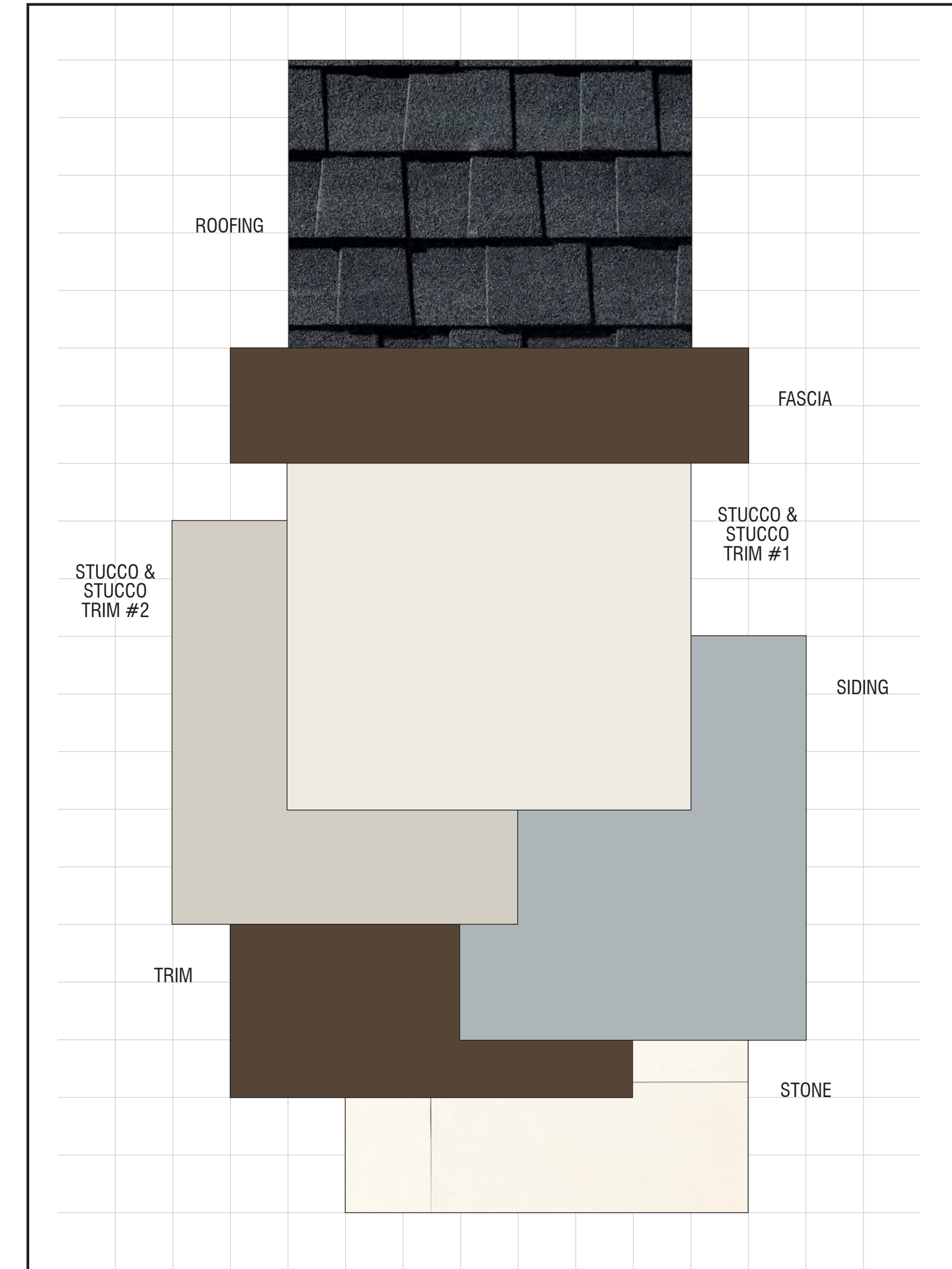


Material	Color	Manufacturer
Roofing: Composition Shingles	Weathered Wood Timberline HD	GAF (or equal) ³
^{1,2} Vinyl Windows (factory finish)	White	² TBD
Manufactured Stone (1/4" joints)	Beach Pebble LedgeCut33	Eldorado (or equal) ³
Manufactured Stone Cap	Smoke Chiseled Edge Cap	Eldorado (or equal) ³
Mortar @ Stone	Misty Cove	Orco (or equal) ³
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7668 March Wind	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 7670 Gray Shingle	Sherwin Williams (or equal) ³
Siding Color (applied to): Corner Boards Horizontal Siding Trim @ Siding	SW 7006 Extra White	Sherwin Williams (or equal) ³
Trim Color (applied to): Awning Barge Boards Eaves Fascia Front Door & Sidelite Garage Doors Metal Railing Posts Trellis	SW 7076 Cyberspace	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath or (925) 463-1700.

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Color Scheme #9 'C' Elevations Only



Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HD	GAF (or equal) ³
^{1,2} Vinyl Windows (factory finish)	White	² TBD
Manufactured Stone (1/4" joints)	Snowdrift Longitude24	Eldorado (or equal) ³
Manufactured Stone Cap	White Cloud Split Edge Cap	Eldorado (or equal) ³
Mortar @ Stone	Soft White	Orco (or equal) ³
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #1 (lace finish)	SW 7008 Alabaster	Sherwin Williams (or equal) ³
Stucco & Stucco Trim Color #2 (lace finish)	SW 9165 Gossamer Veil	Sherwin Williams (or equal) ³
Siding Color (applied to): Corner Boards Horizontal Siding Trim @ Siding	SW 6248 Jubilee	Sherwin Williams (or equal) ³
Trim Color (applied to): Awning Barge Boards Eaves Fascia Front Door & Sidelite Garage Doors Metal Railing Posts Trellis	SW 7027 Well-Bred Brown	Sherwin Williams (or equal) ³
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath or (925) 463-1700.

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Artists Conception. Please refer to plans for project specifications

TOWNS

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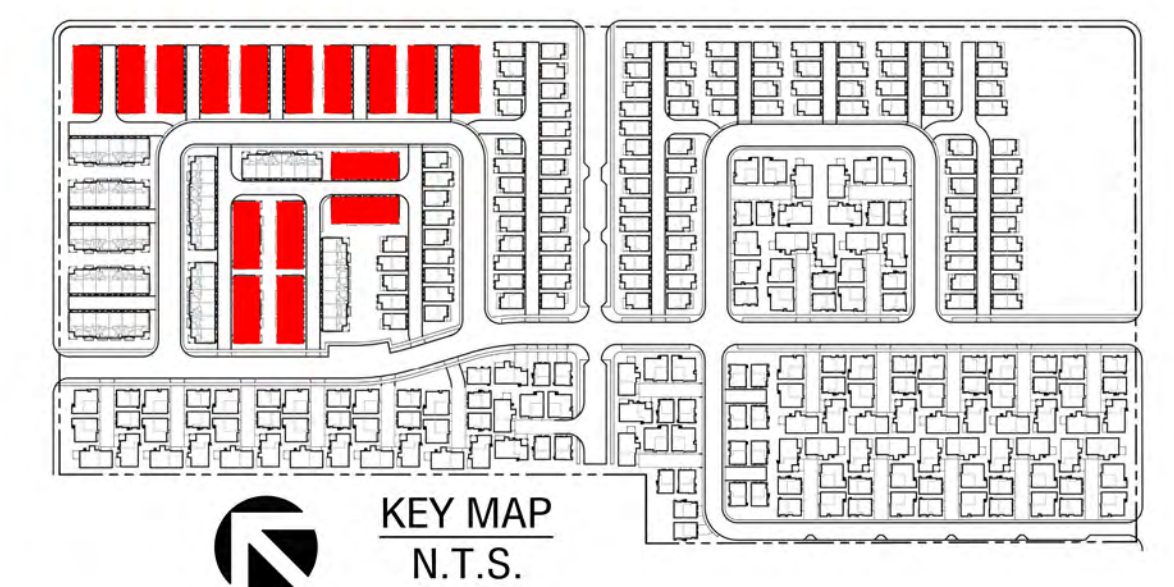
VAN DORN ABED
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ZF 9403 PH (415) 864-9221 FAX (415) 864-4796

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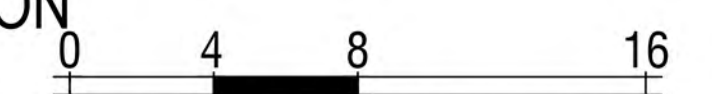


FRONT ELEVATION



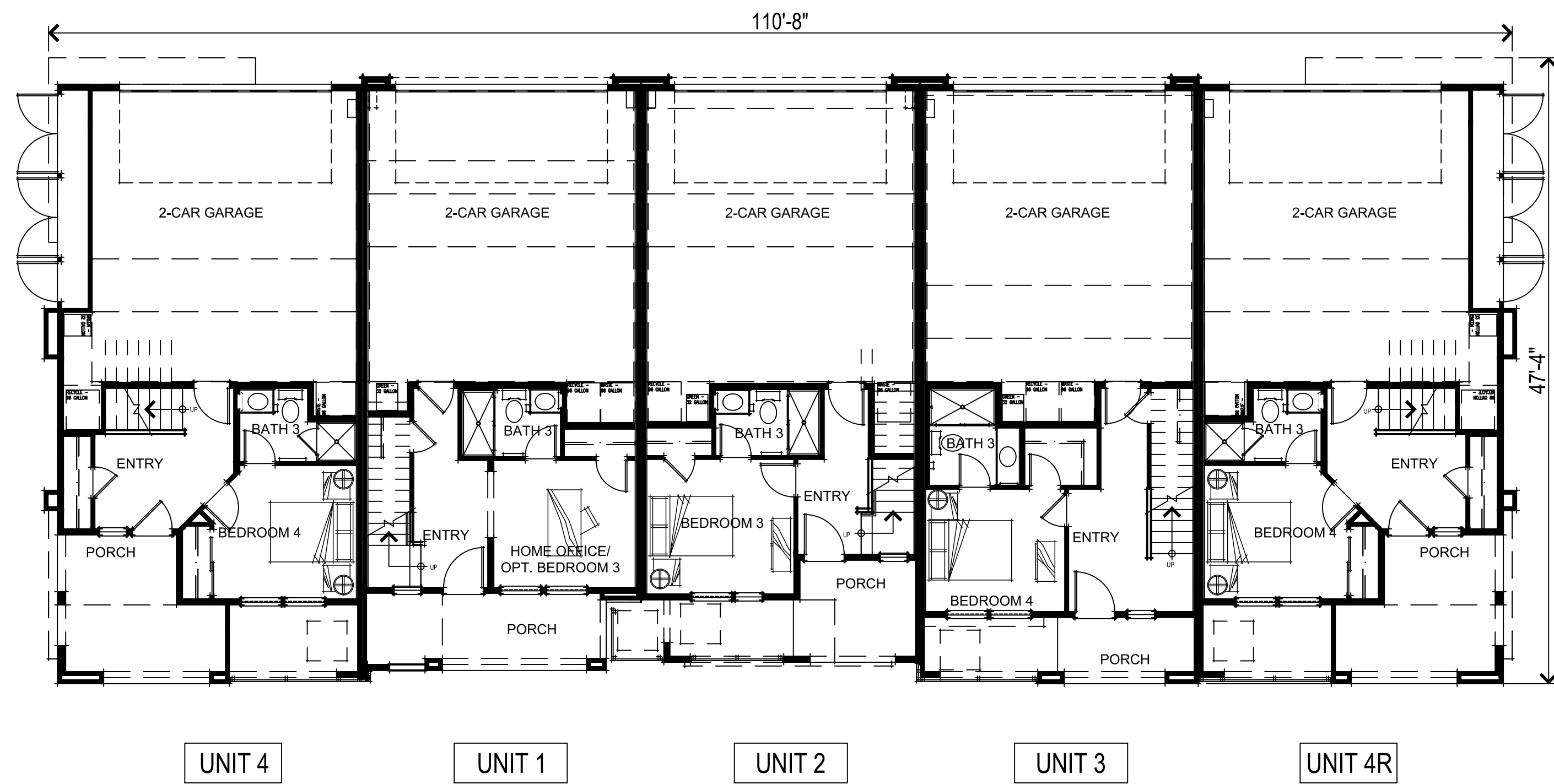
ATTACHED TOWNHOMES
5 UNIT BUILDING FRONT ELEVATION

AT1

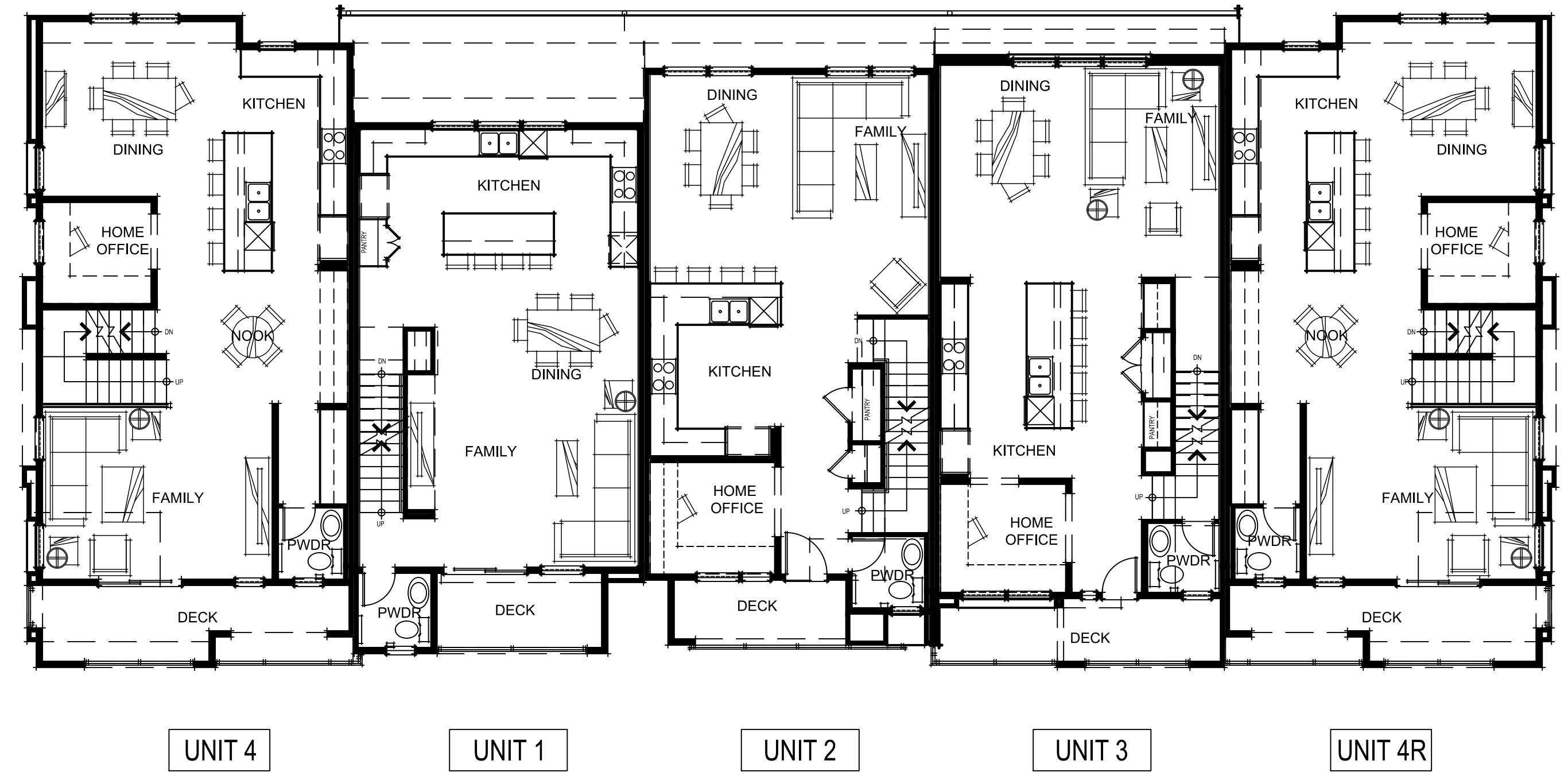


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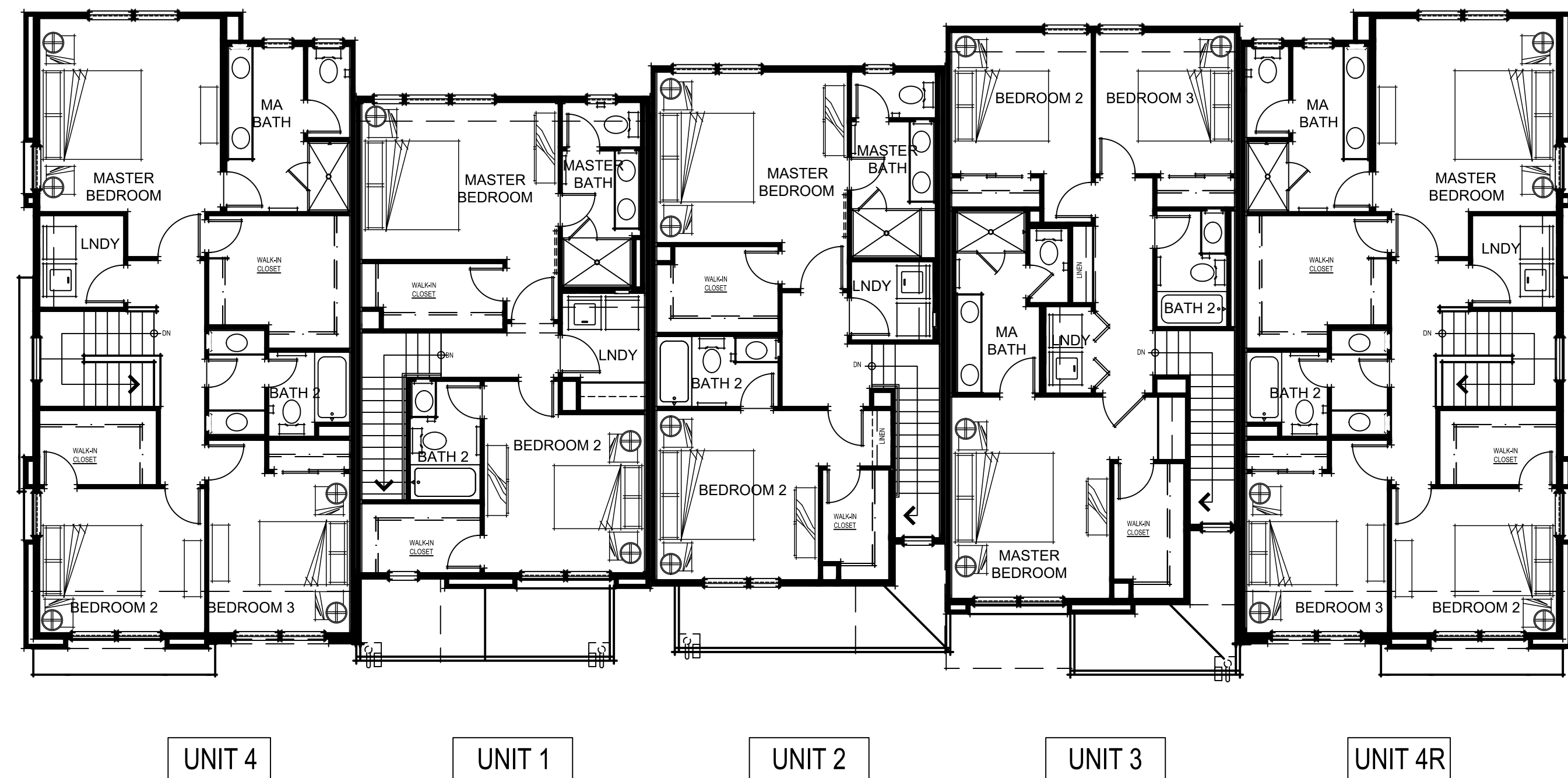
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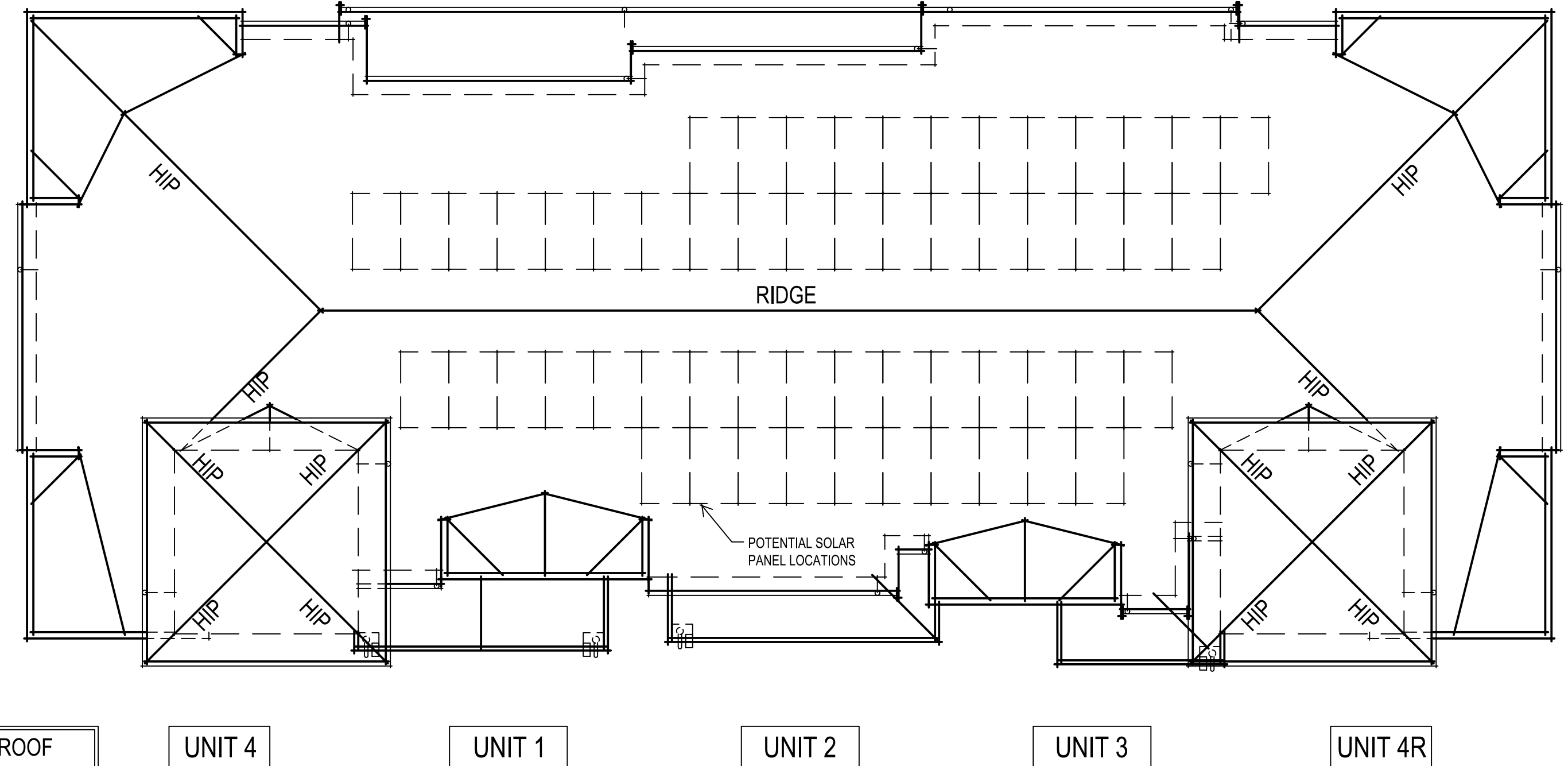
FIRST FLOOR PLAN



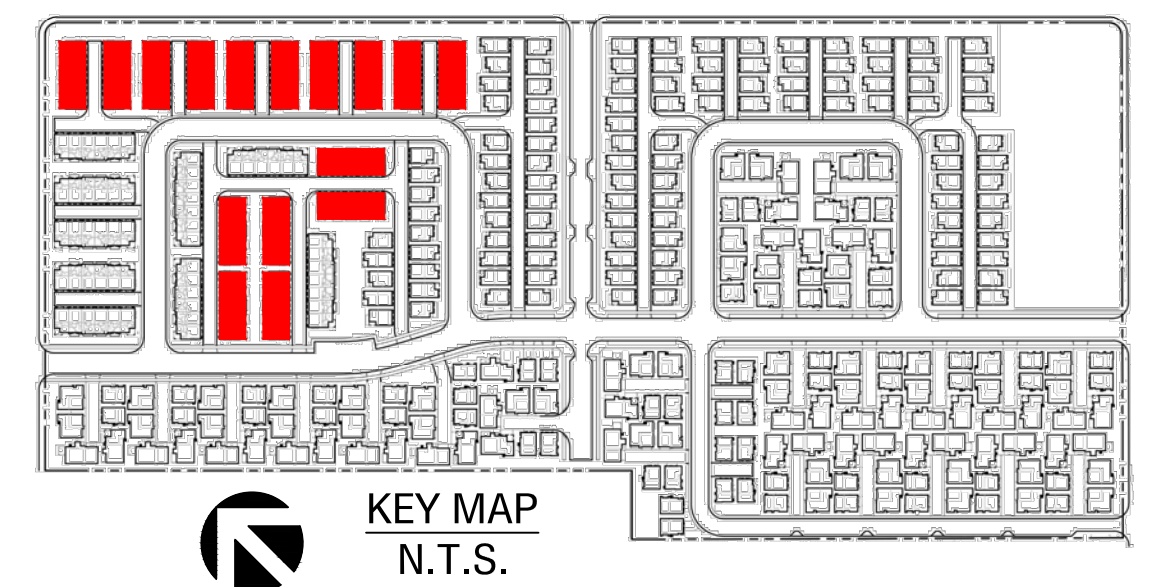
SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN



EXTERIOR MATERIALS

1. COMPOSITION SHINGLE ROOFING
2. STUCCO (LACE FINISH)
3. FIBER CEMENT SIDING
4. STEEL & WOOD RAILING & SCREEN WALLS
5. INSULATED VINYL WINDOWS
6. FIBERGLASS FRONT DOOR
7. SECTIONAL ROLL-UP GARAGE DOOR
8. EXTERIOR LIGHT FIXTURE



UNIT 4R
RIGHT ELEVATION



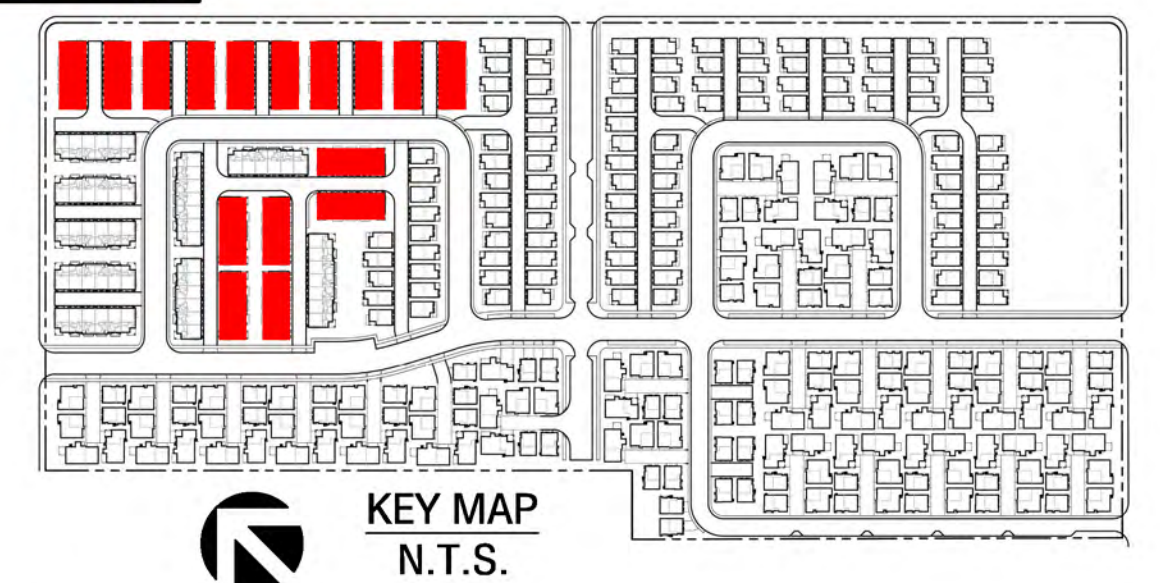
UNIT 4R UNIT 3 UNIT 2 UNIT 1 UNIT 4
REAR ELEVATION



UNIT 4
LEFT ELEVATION



UNIT 4 UNIT 1 UNIT 2 UNIT 3 UNIT 4R
FRONT ELEVATION



KEY MAP
N.T.S.

ATTACHED TOWNHOMES
5 UNIT BUILDING EXTERIOR ELEVATIONS

AT3

0 4 8 16 32

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FRONT ELEVATION



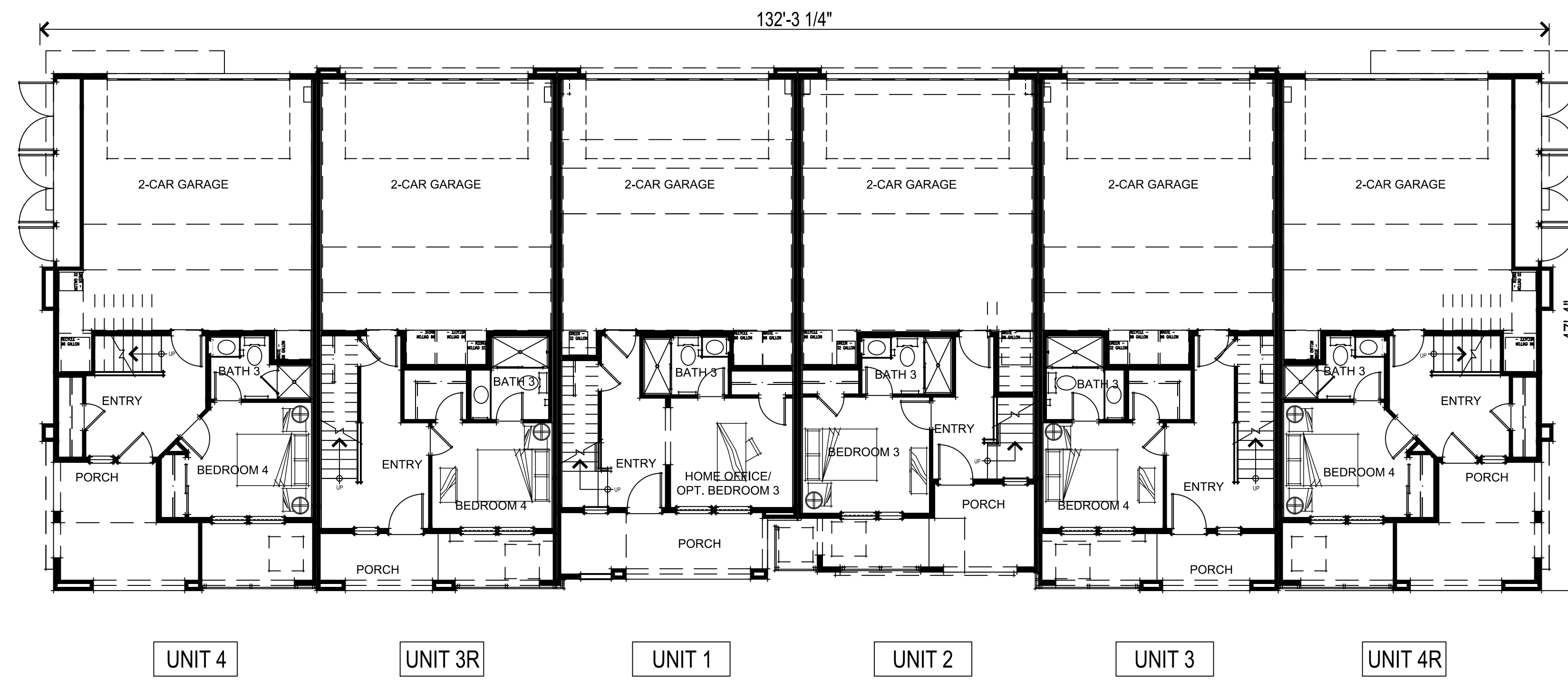
ATTACHED TOWNHOMES
6 UNIT BUILDING FRONT ELEVATION

AT4

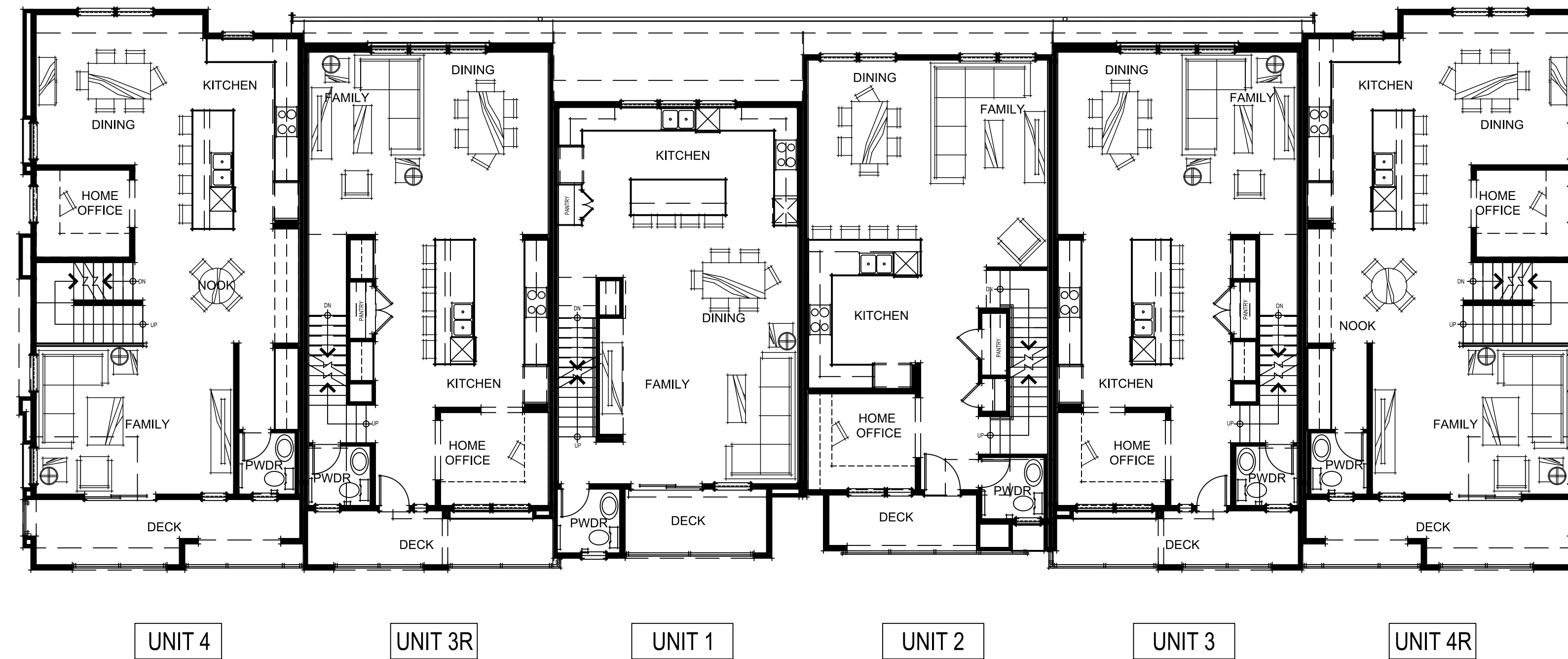
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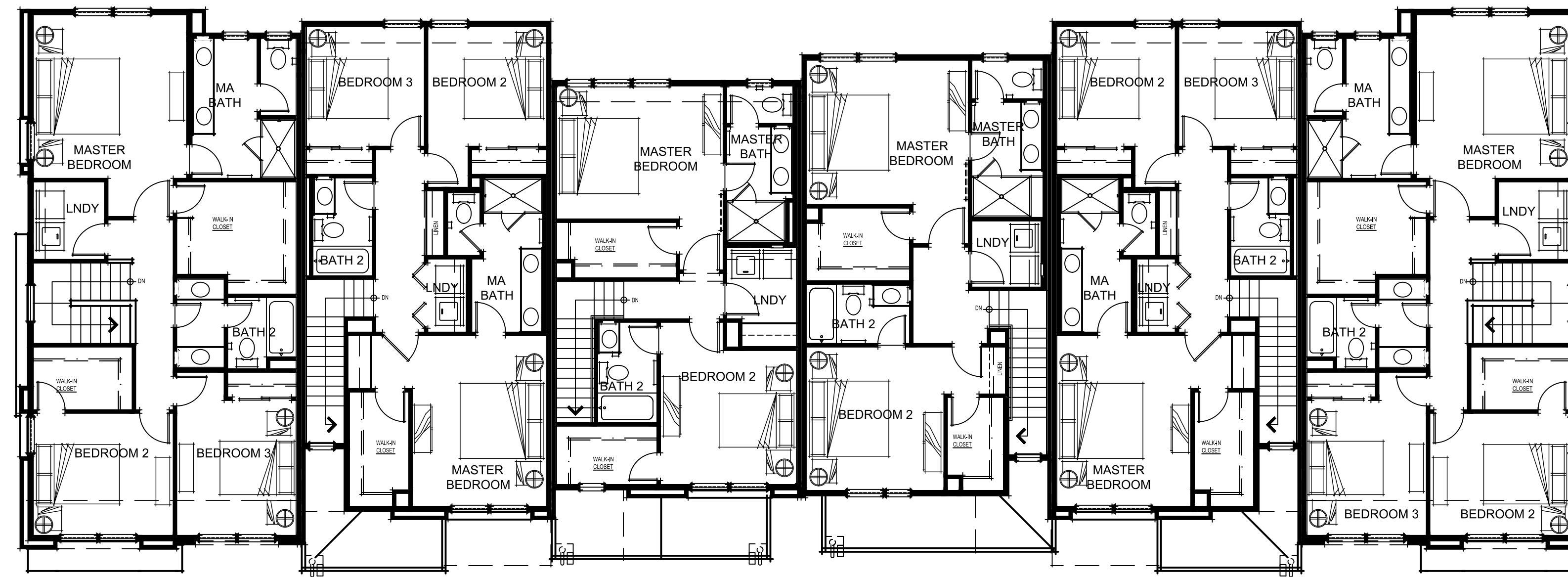


FIRST FLOOR PLAN



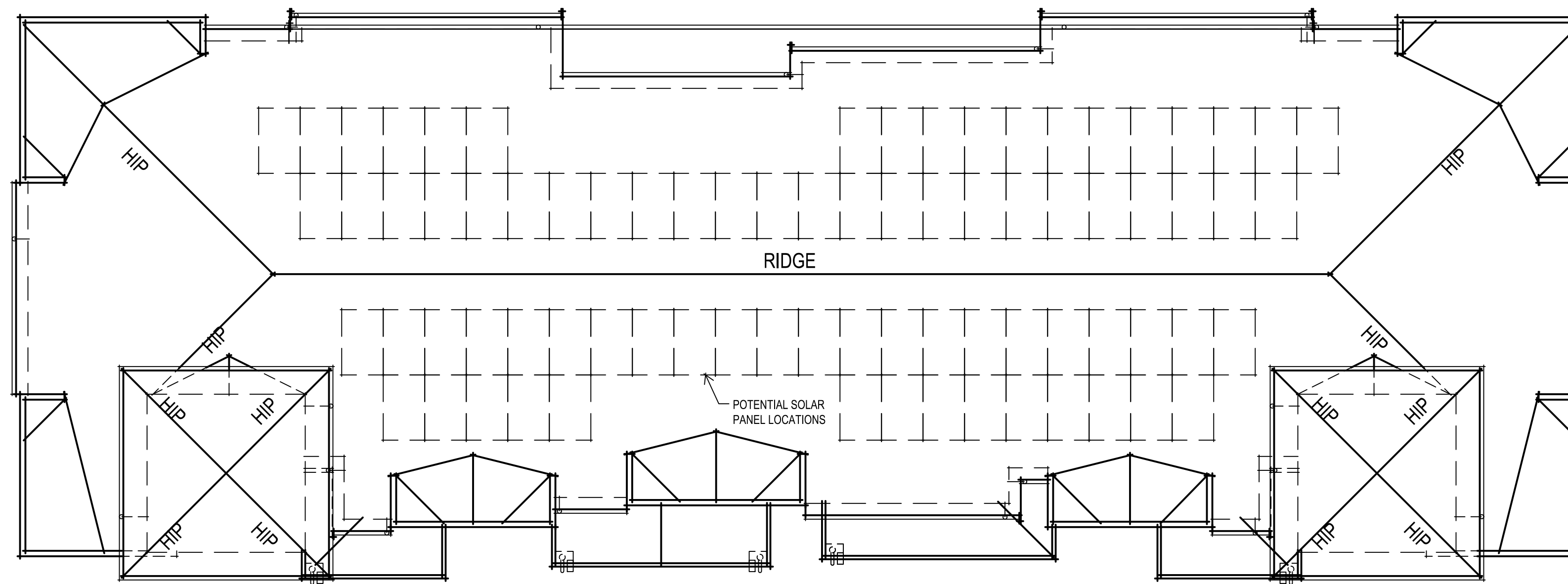
SECOND FLOOR PLAN





UNIT 4 UNIT 3R UNIT 1 UNIT 2 UNIT 3 UNIT 4R

THIRD FLOOR PLAN



ALL ROOF PITCHES 4:12 UNIT 4 UNIT 3R UNIT 1 UNIT 2 UNIT 3 UNIT 4R

ROOF PLAN



KEY MAP
N.T.S.

- EXTERIOR MATERIALS**
1. COMPOSITION SHINGLE ROOFING
 2. STUCCO (LACE FINISH)
 3. FIBER CEMENT SIDING
 4. STEEL & WOOD RAILING & SCREEN WALLS
 5. INSULATED VINYL WINDOWS
 6. FIBERGLASS FRONT DOOR
 7. SECTIONAL ROLL-UP GARAGE DOOR
 8. EXTERIOR LIGHT FIXTURE



UNIT 4R
RIGHT ELEVATION



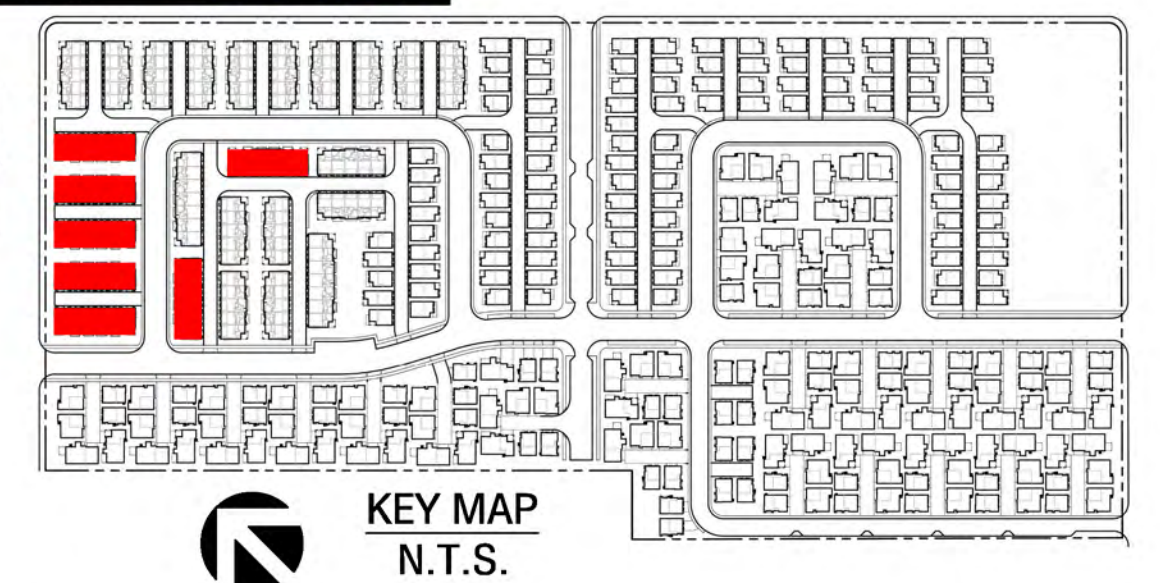
UNIT 4R UNIT 3 UNIT 2 UNIT 1 UNIT 3R UNIT 4
REAR ELEVATION



UNIT 4
LEFT ELEVATION



UNIT 4 UNIT 3R UNIT 1 UNIT 2 UNIT 3 UNIT 4R
FRONT ELEVATION



ATTACHED TOWNHOMES
6 UNIT BUILDING EXTERIOR ELEVATIONS

AT7

0 4 8 16 32

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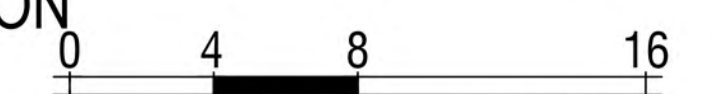


FRONT ELEVATION



ATTACHED TOWNHOMES
7 UNIT BUILDING FRONT ELEVATION

AT8



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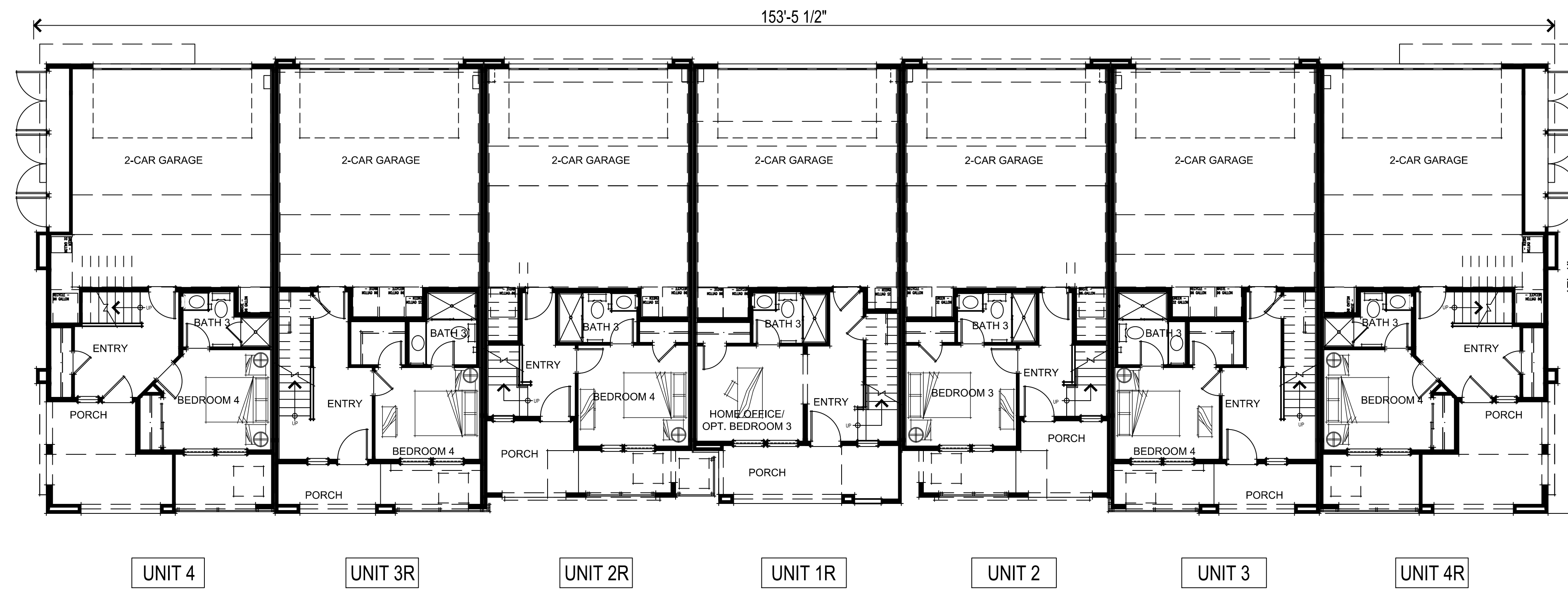
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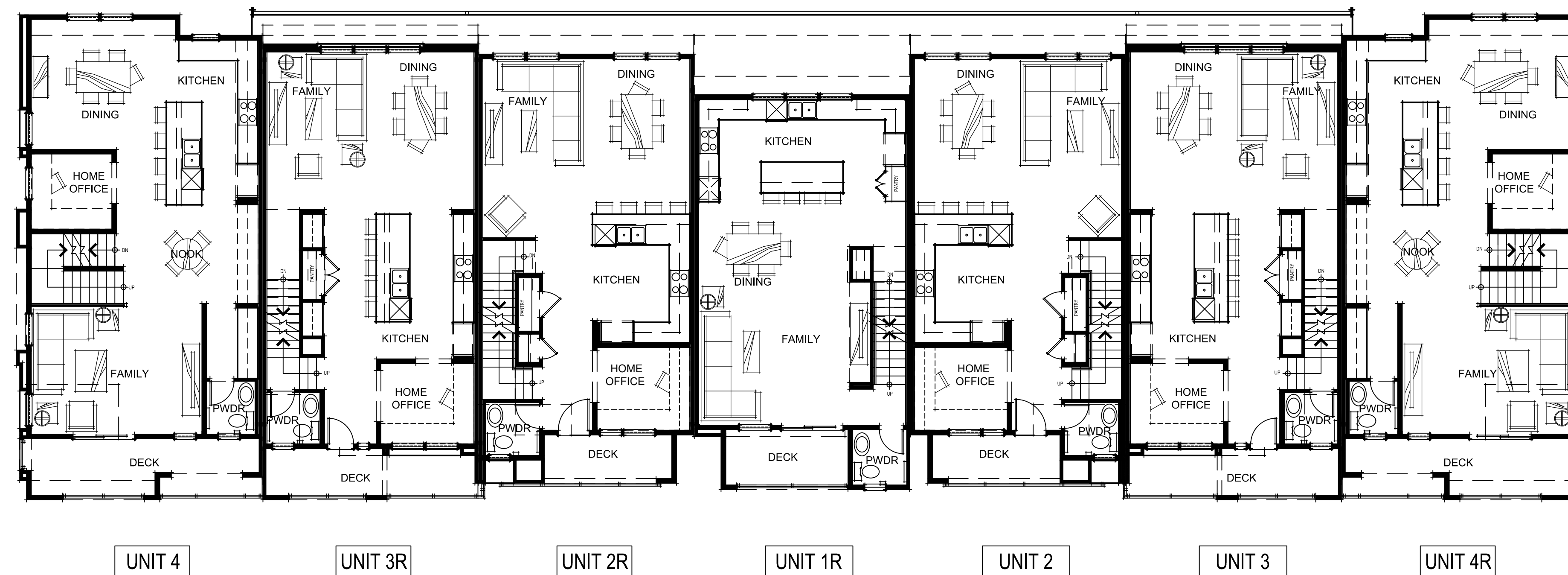
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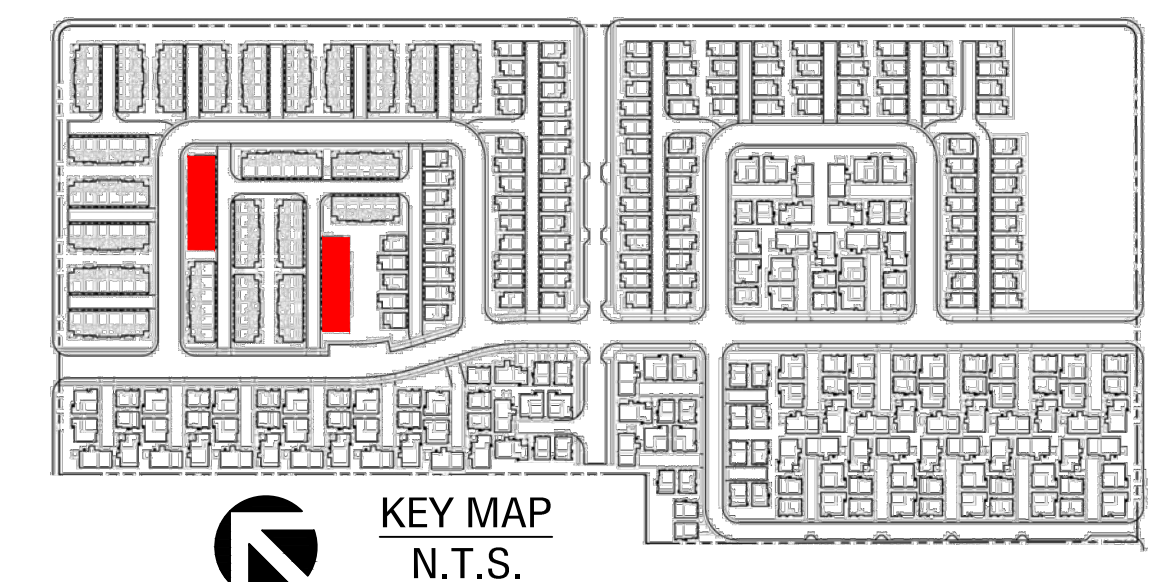


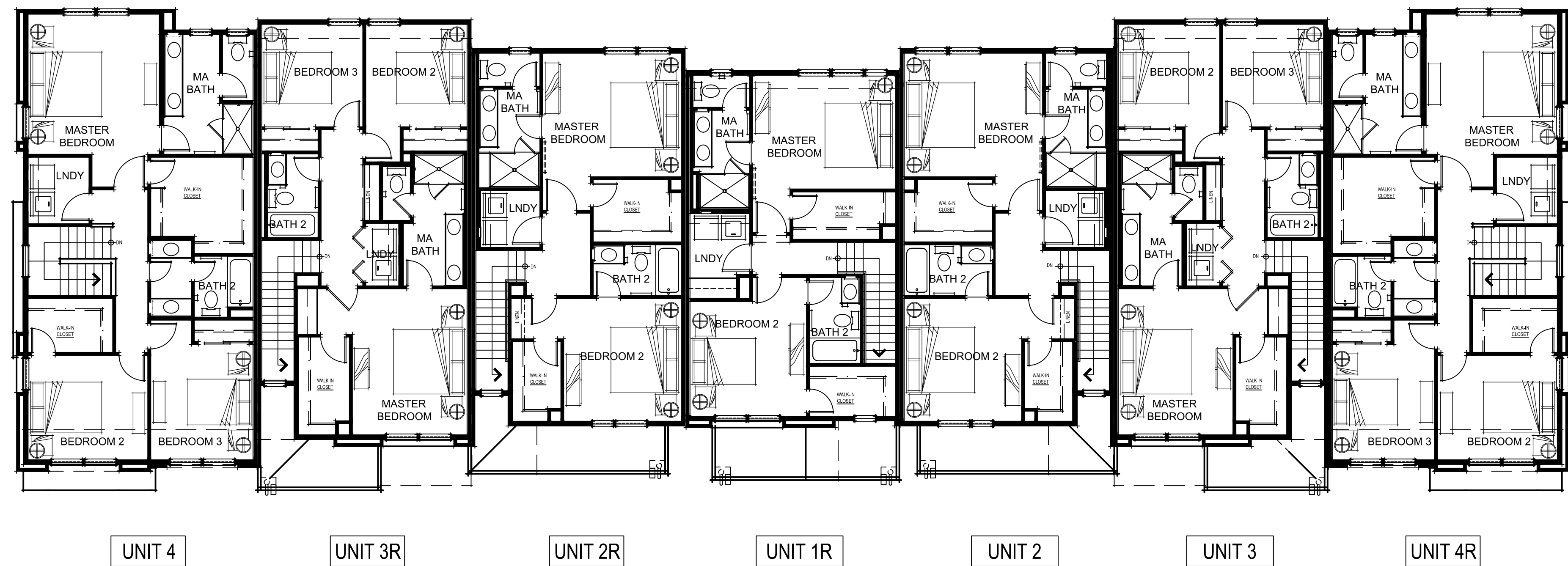


FIRST FLOOR PLAN

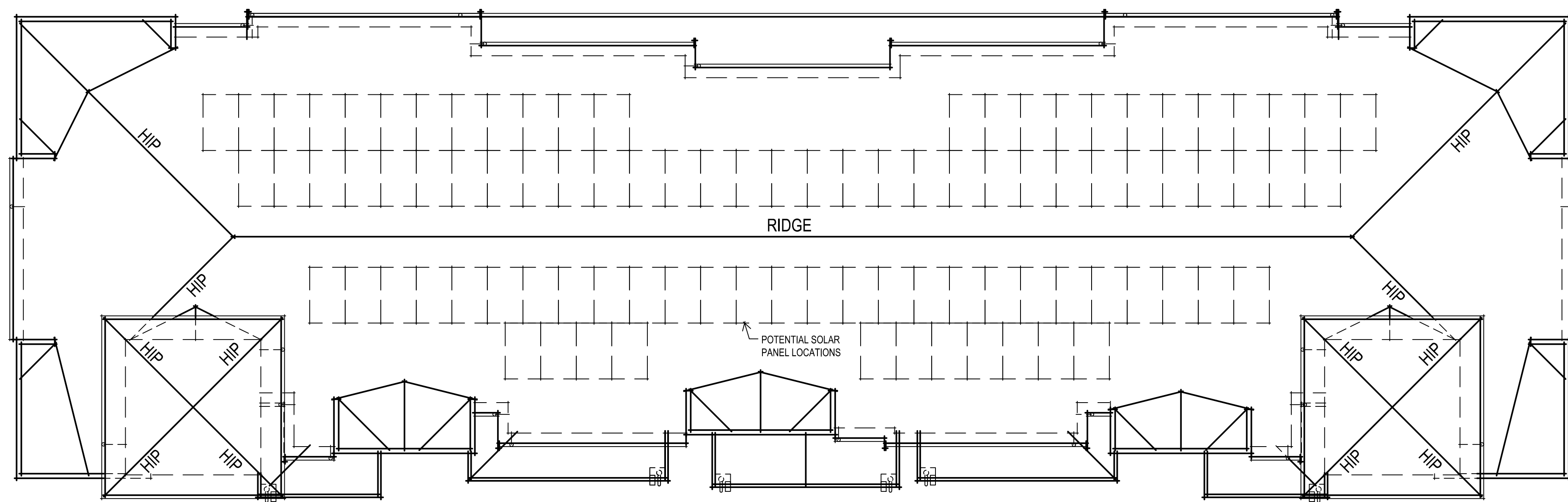


SECOND FLOOR PLAN





THIRD FLOOR PLAN



ROOF PLAN

ALL ROOF PITCHES 4:12



KEY MAP
N.T.S.

- EXTERIOR MATERIALS**
1. COMPOSITION SHINGLE ROOFING
 2. STUCCO (LACE FINISH)
 3. FIBER CEMENT SIDING
 4. STEEL & WOOD RAILING & SCREEN WALLS
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 6. FIBERGLASS FRONT DOOR
 7. SECTIONAL ROLL-UP GARAGE DOOR
 8. EXTERIOR LIGHT FIXTURE



UNIT 4R
RIGHT ELEVATION



UNIT 4R UNIT 3 UNIT 2 UNIT 1R UNIT 2R UNIT 3R UNIT 4
REAR ELEVATION



UNIT 4
LEFT ELEVATION

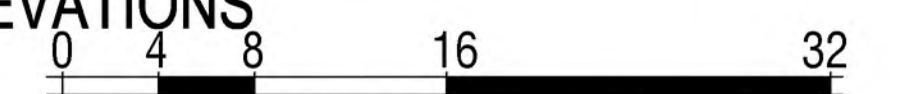


UNIT 4 UNIT 3R UNIT 2R UNIT 1R UNIT 2 UNIT 3 UNIT 4R
FRONT ELEVATION



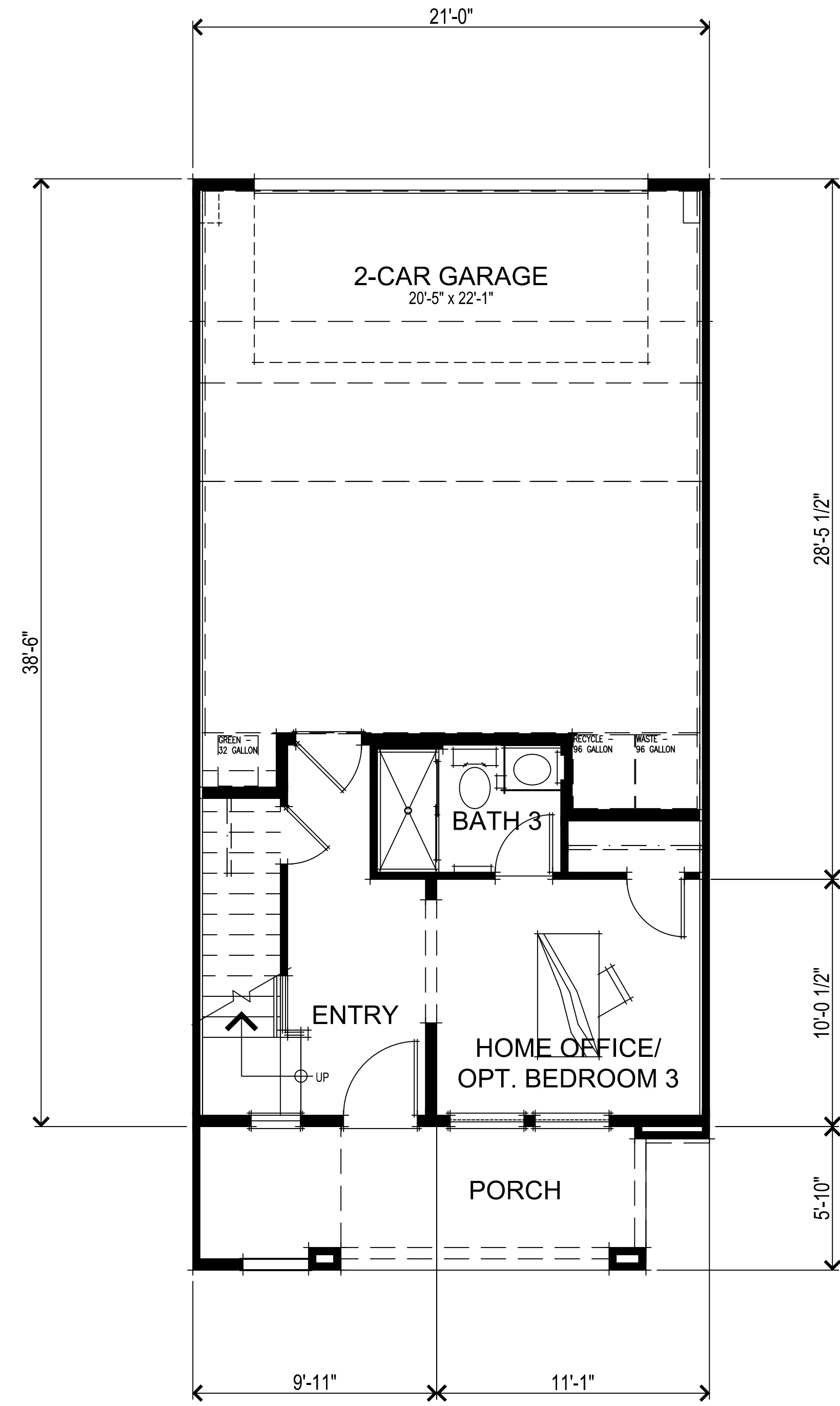
ATTACHED TOWNHOMES
7 UNIT BUILDING EXTERIOR ELEVATIONS

AT11

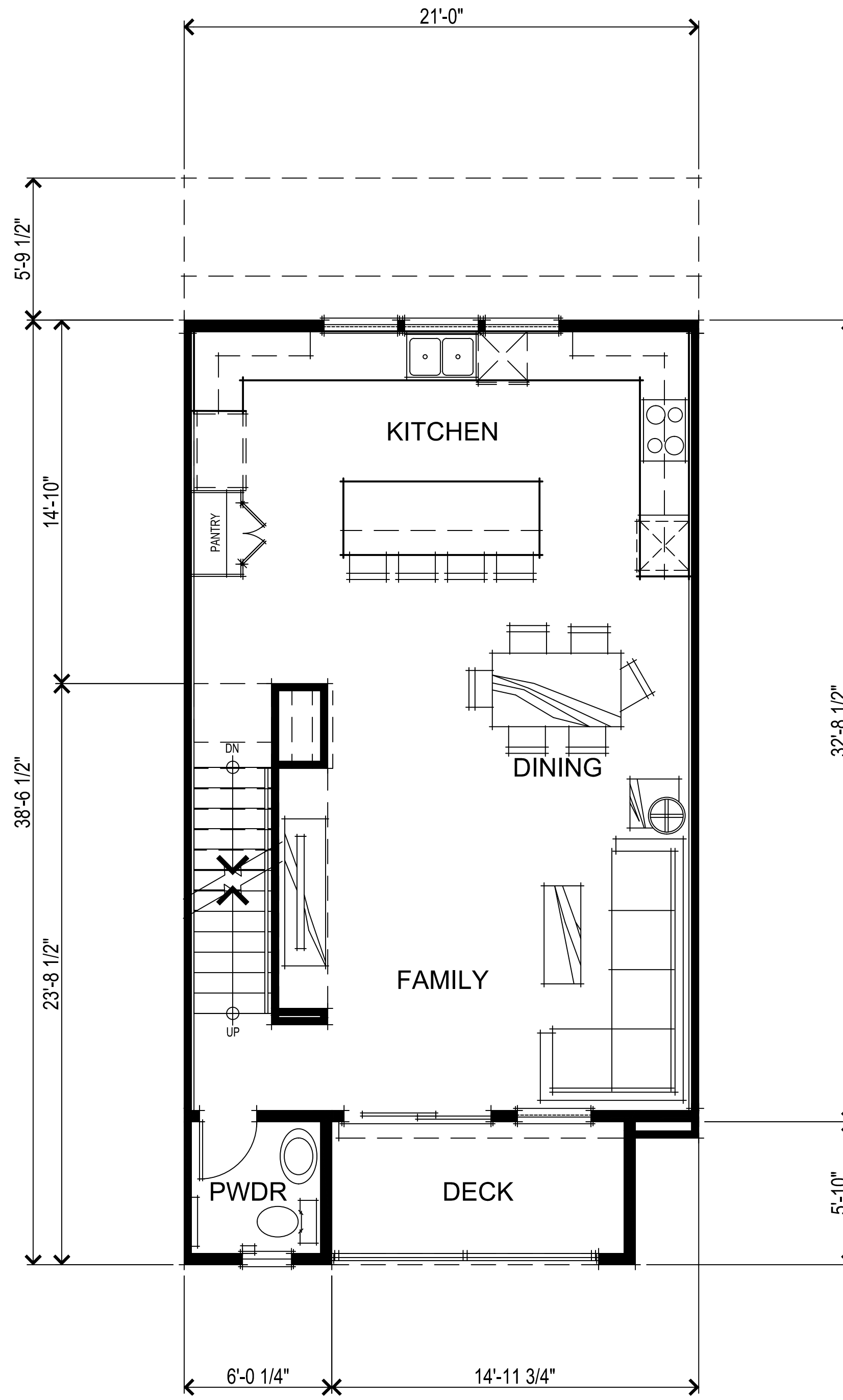


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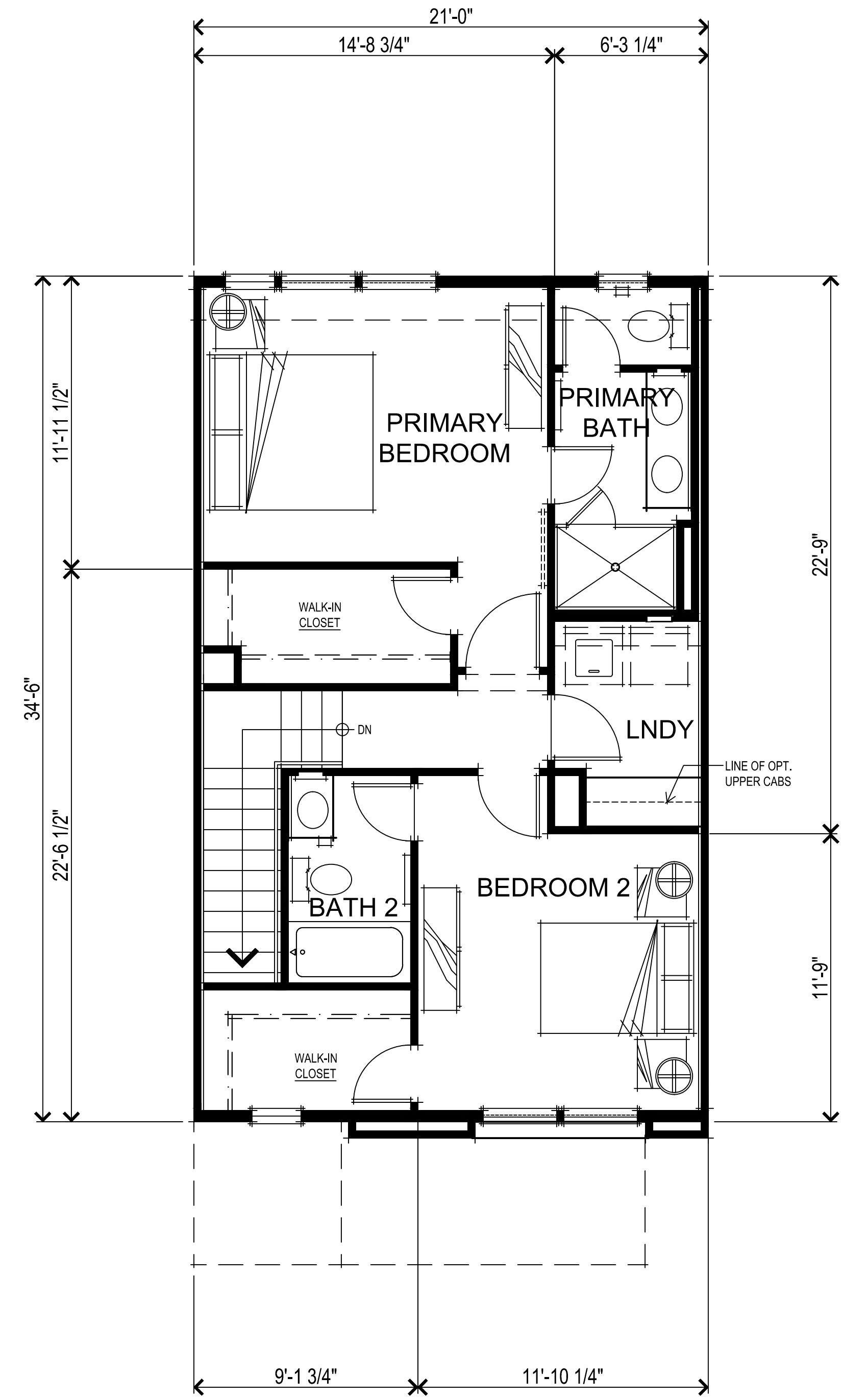
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FIRST FLOOR PLAN



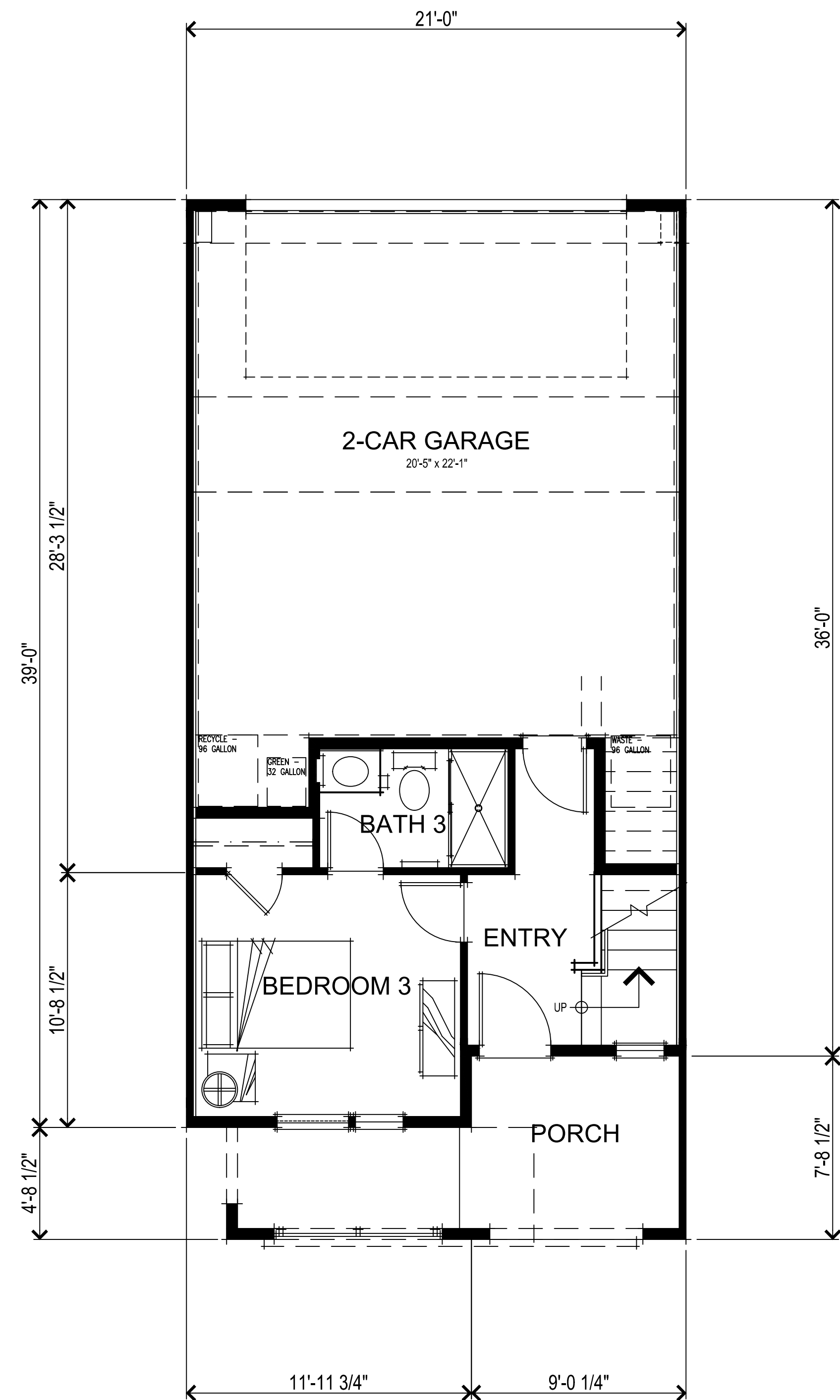
SECOND FLOOR PLAN



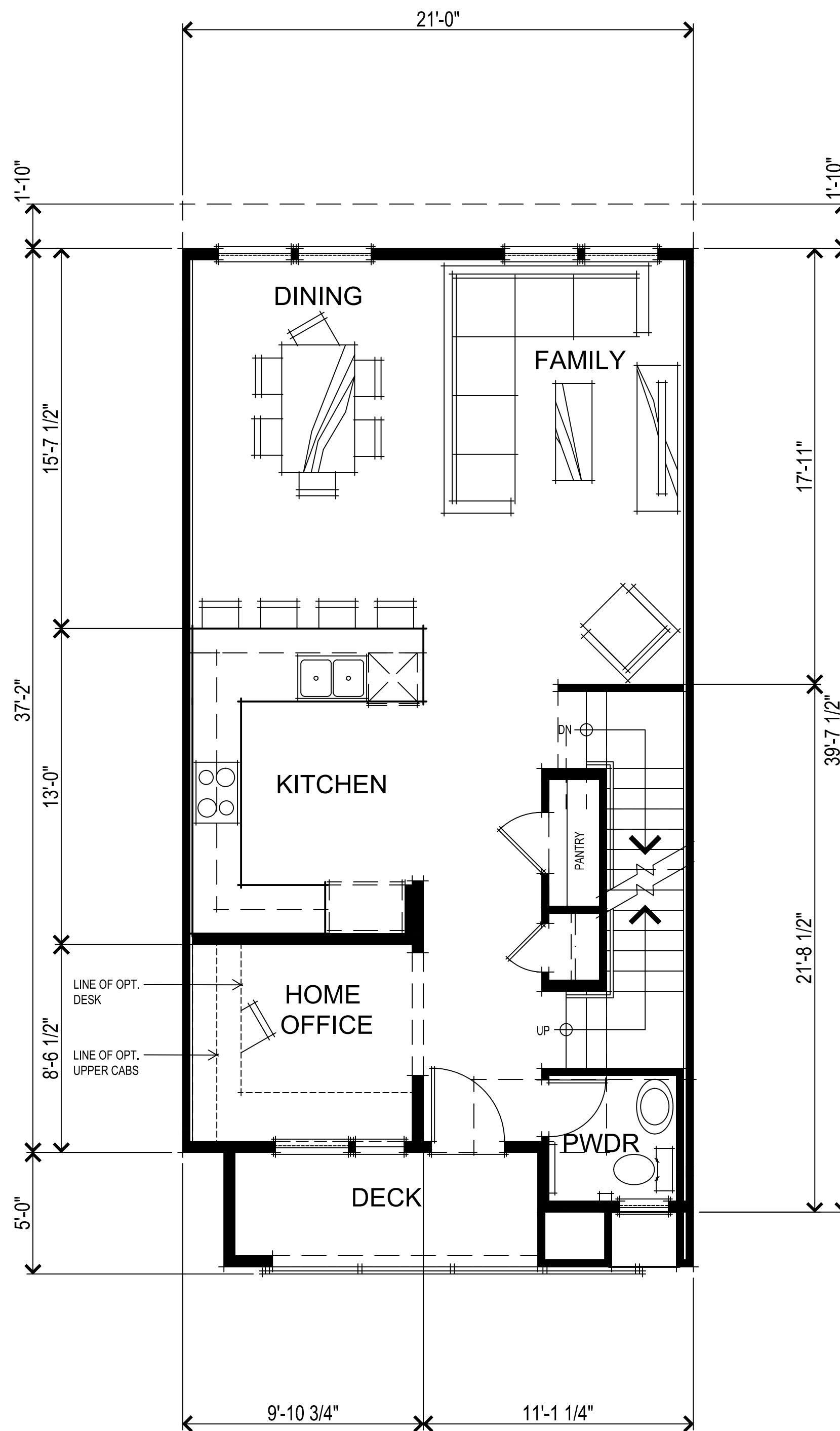
THIRD FLOOR PLAN

3 BDRM | 3.5 BATH | OFFICE | 2-CAR GARAGE

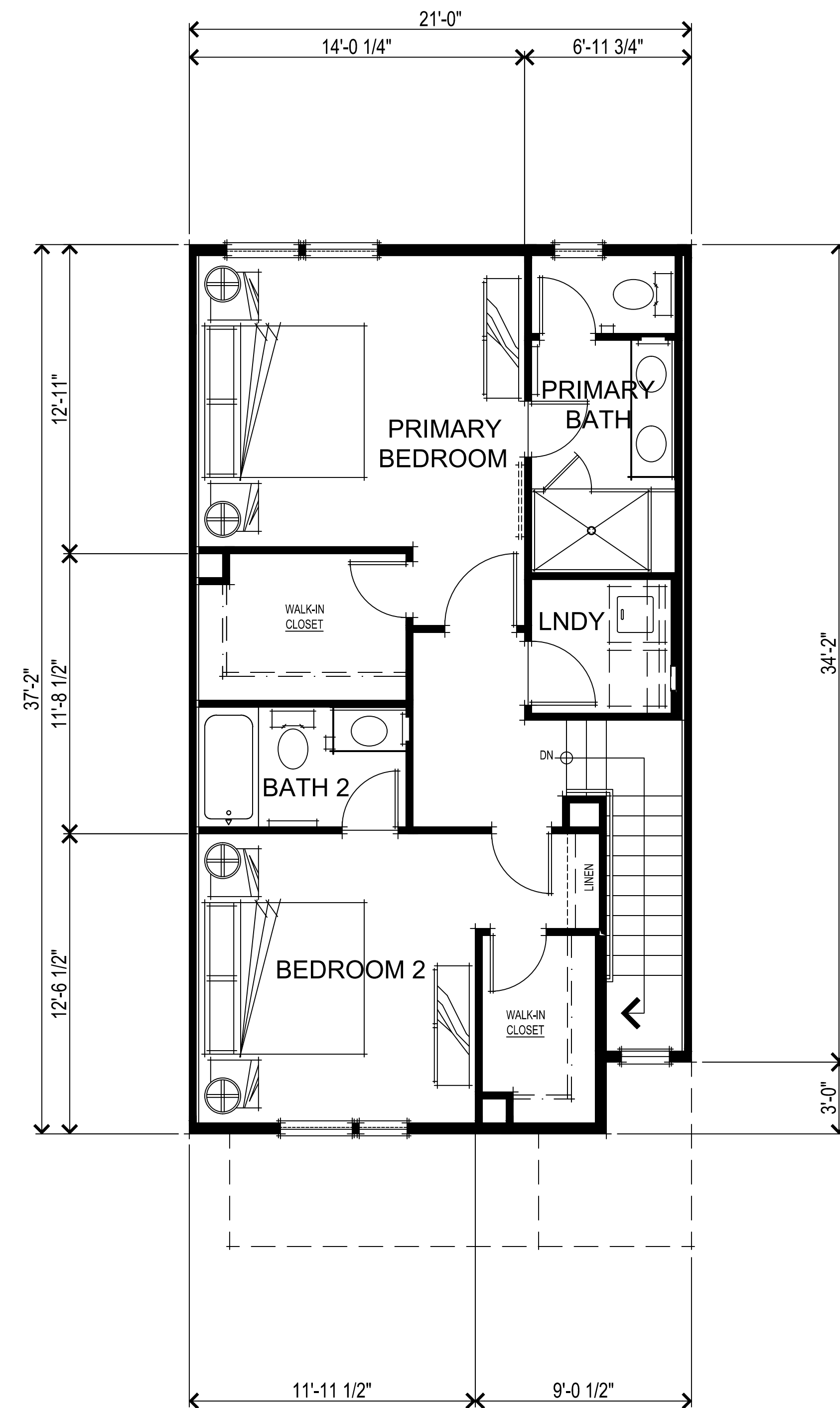
NET SQUARE FOOTAGES	
FIRST FLOOR	312 SQ. FT.
SECOND FLOOR	725 SQ. FT.
THIRD FLOOR	714 SQ. FT.
TOTAL LIVING	1751 SQ. FT.
2-CAR GARAGE	500 SQ. FT.



FIRST FLOOR PLAN



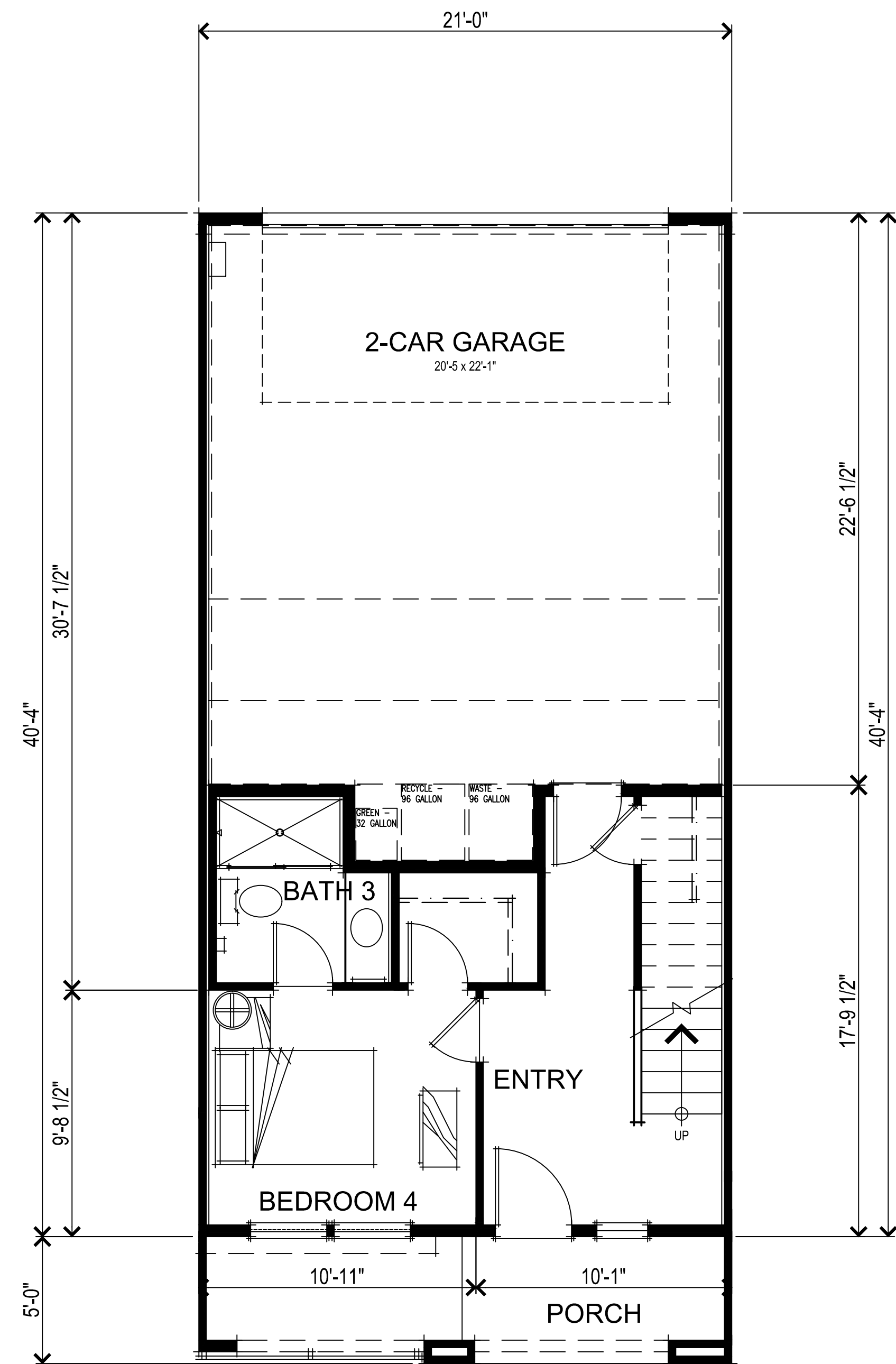
SECOND FLOOR PLAN



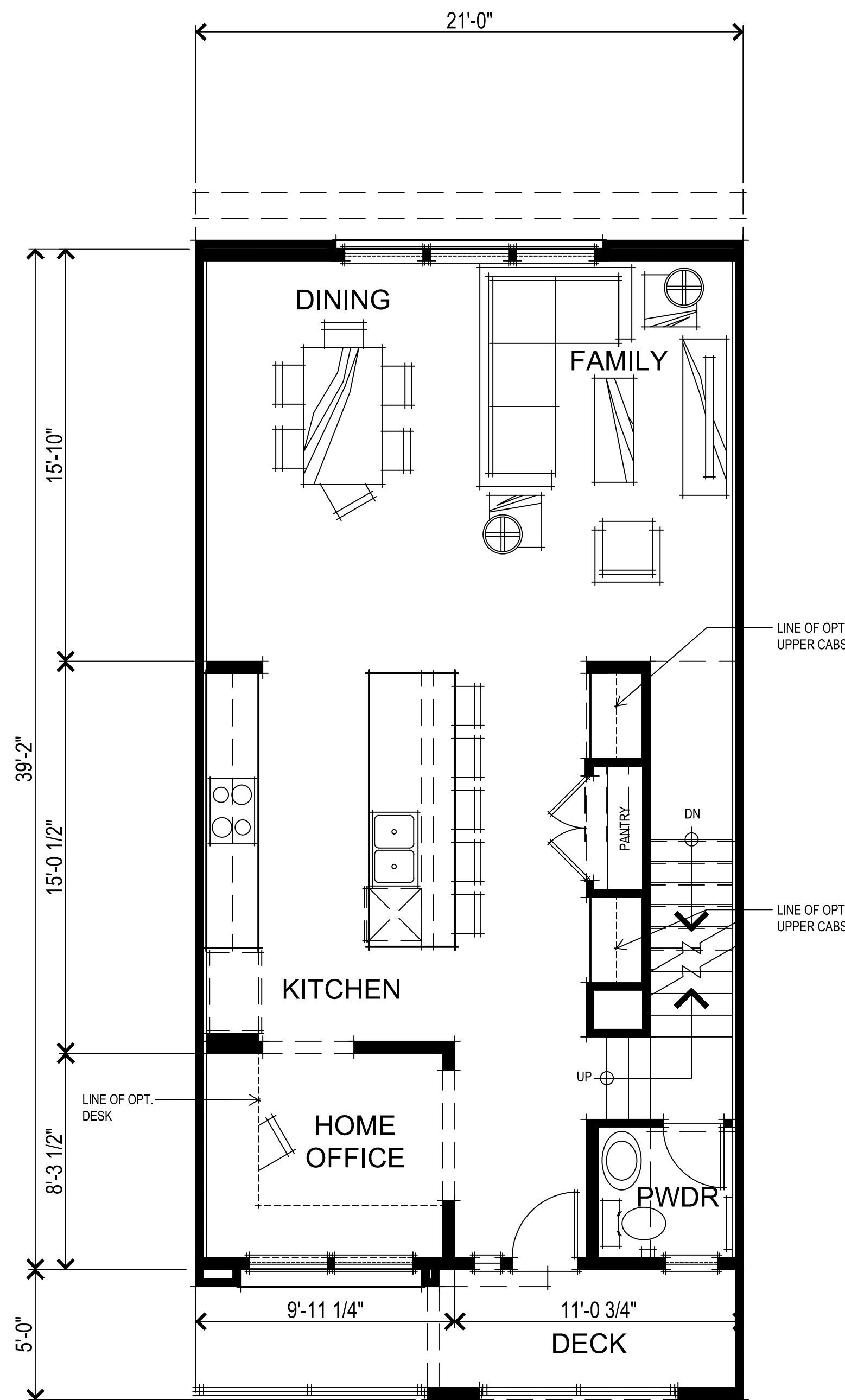
THIRD FLOOR PLAN

3 BDRM | 3.5 BATH | OFFICE | 2-CAR GARAGE

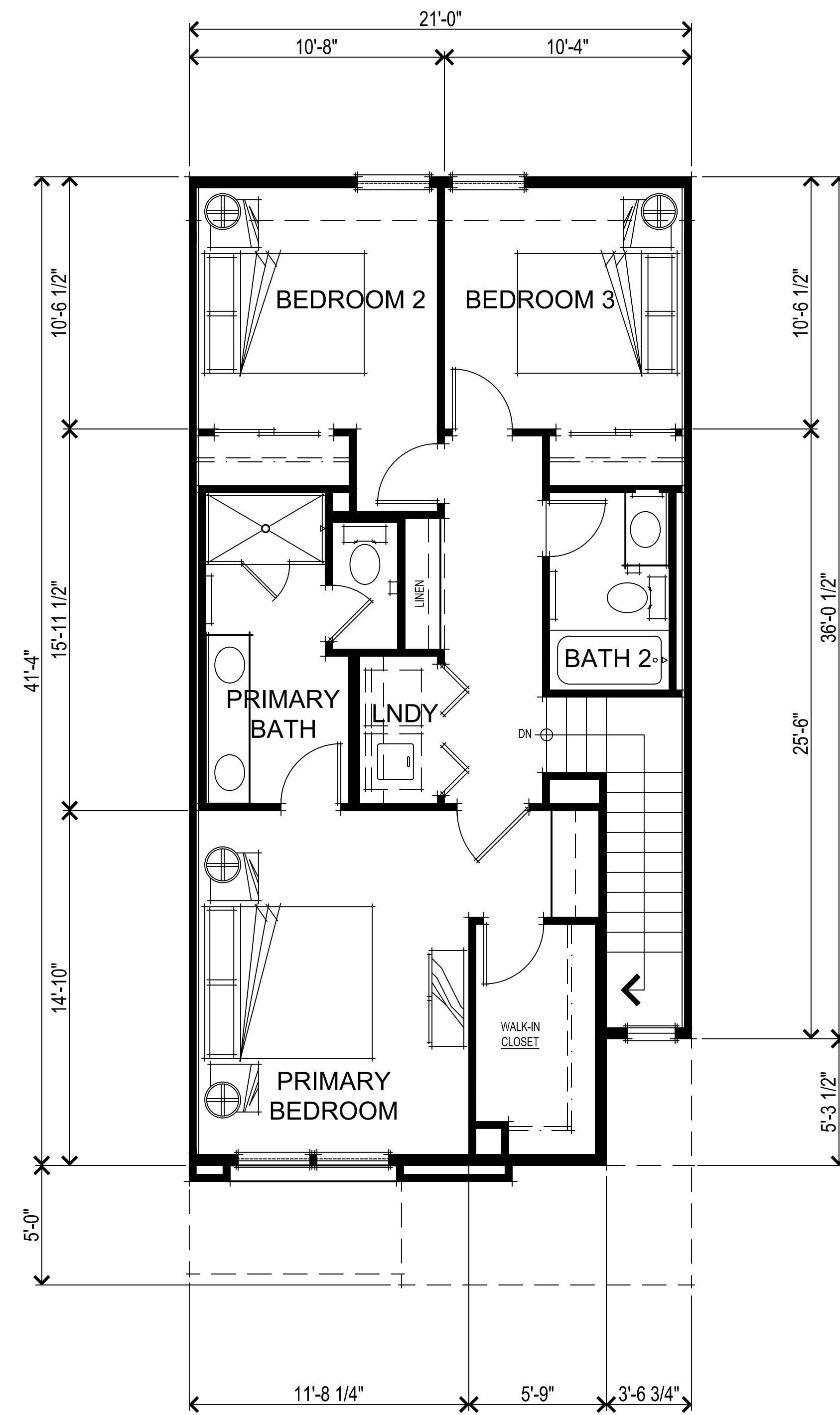
NET SQUARE FOOTAGES	
FIRST FLOOR	294 SQ. FT.
SECOND FLOOR	799 SQ. FT.
THIRD FLOOR	744 SQ. FT.
TOTAL LIVING	1837 SQ. FT.
2-CAR GARAGE	510 SQ. FT.



FIRST FLOOR PLAN



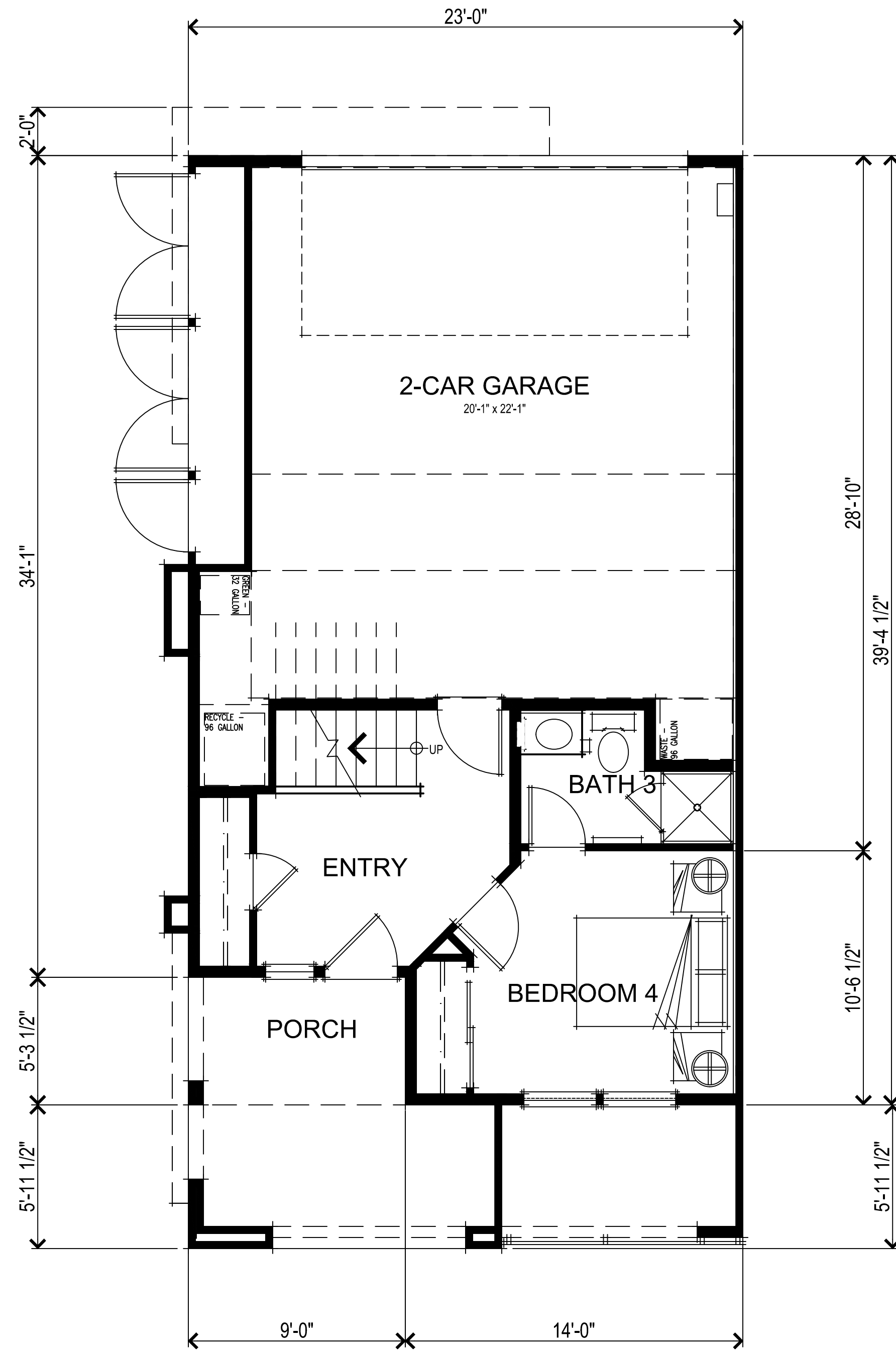
SECOND FLOOR PLAN



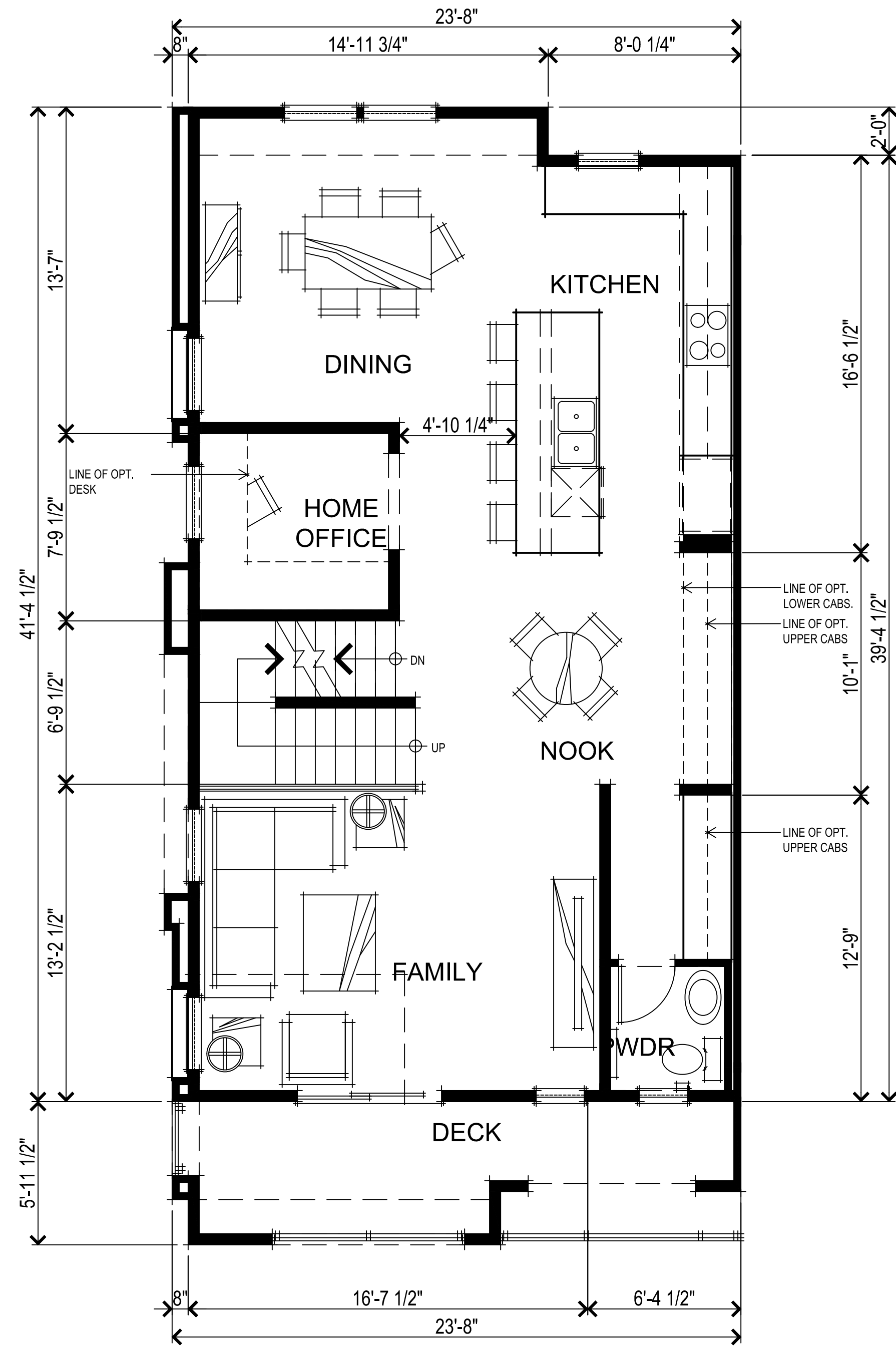
THIRD FLOOR PLAN

4 BDRM | 3.5 BATH | OFFICE | 2-CAR GARAGE

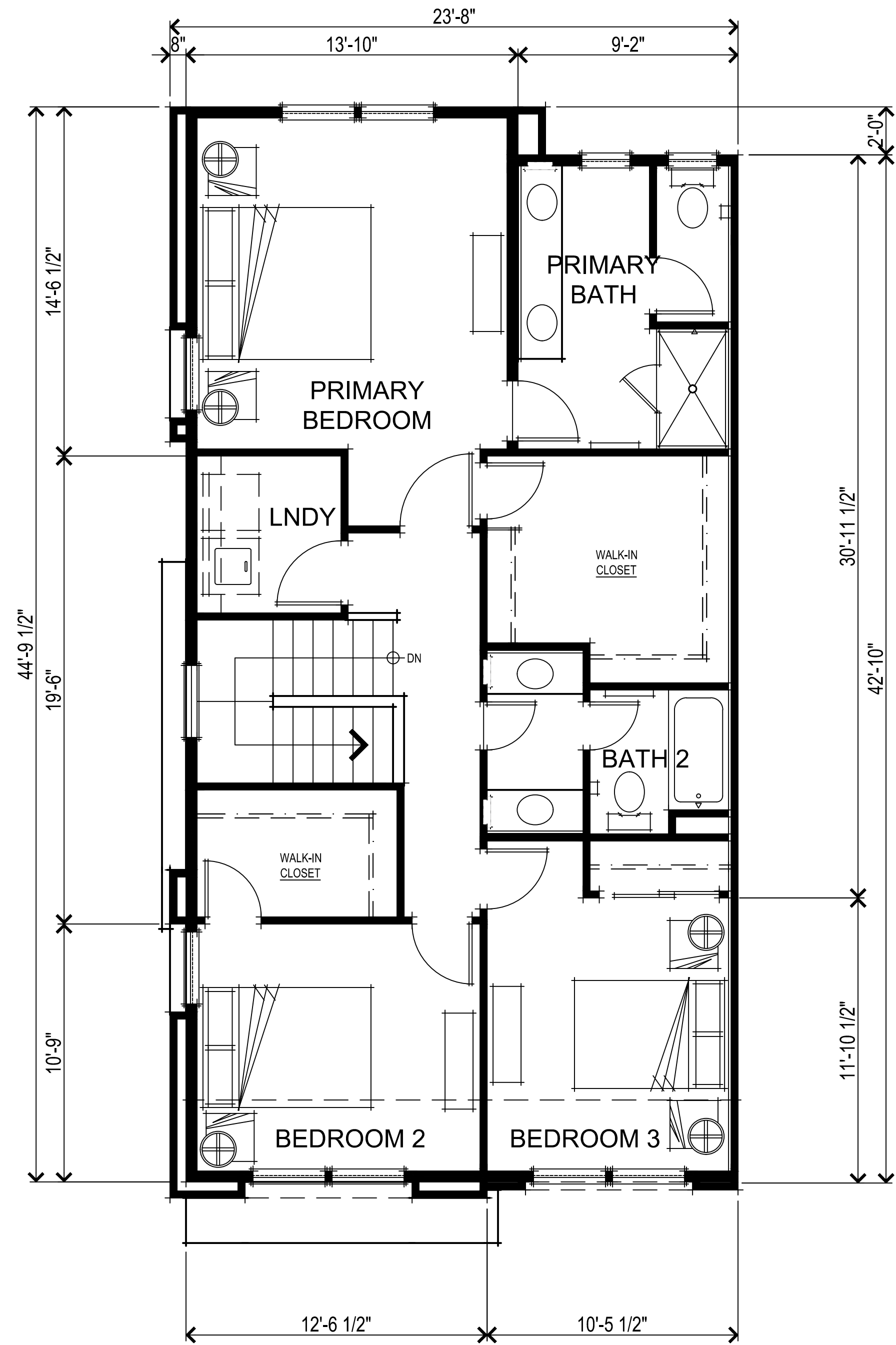
NET SQUARE FOOTAGES	
FIRST FLOOR	354 SQ. FT.
SECOND FLOOR	826 SQ. FT.
THIRD FLOOR	824 SQ. FT.
TOTAL LIVING	2004 SQ. FT.
2-CAR GARAGE	496 SQ. FT.



FIRST FLOOR PLAN



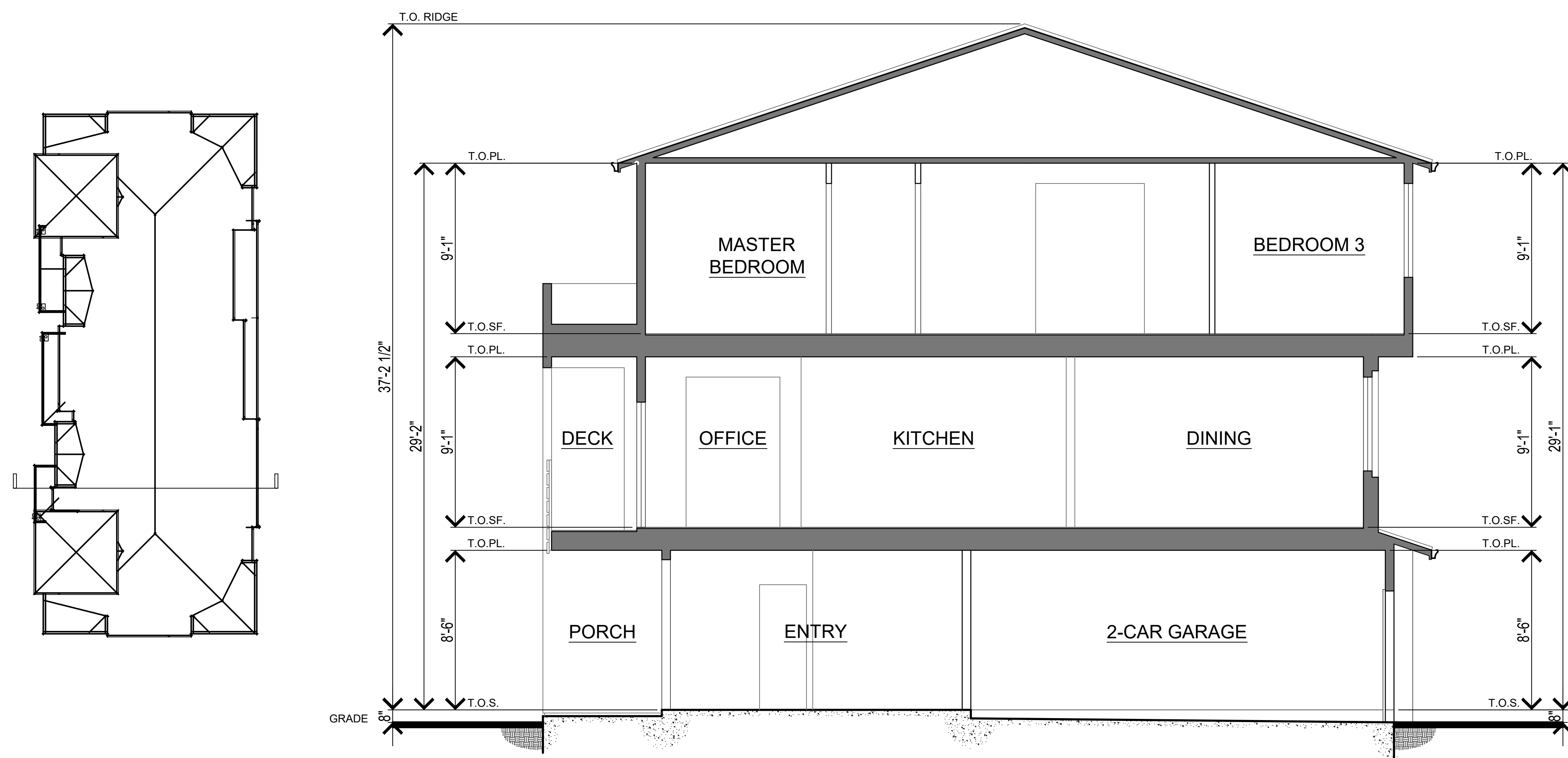
SECOND FLOOR PLAN



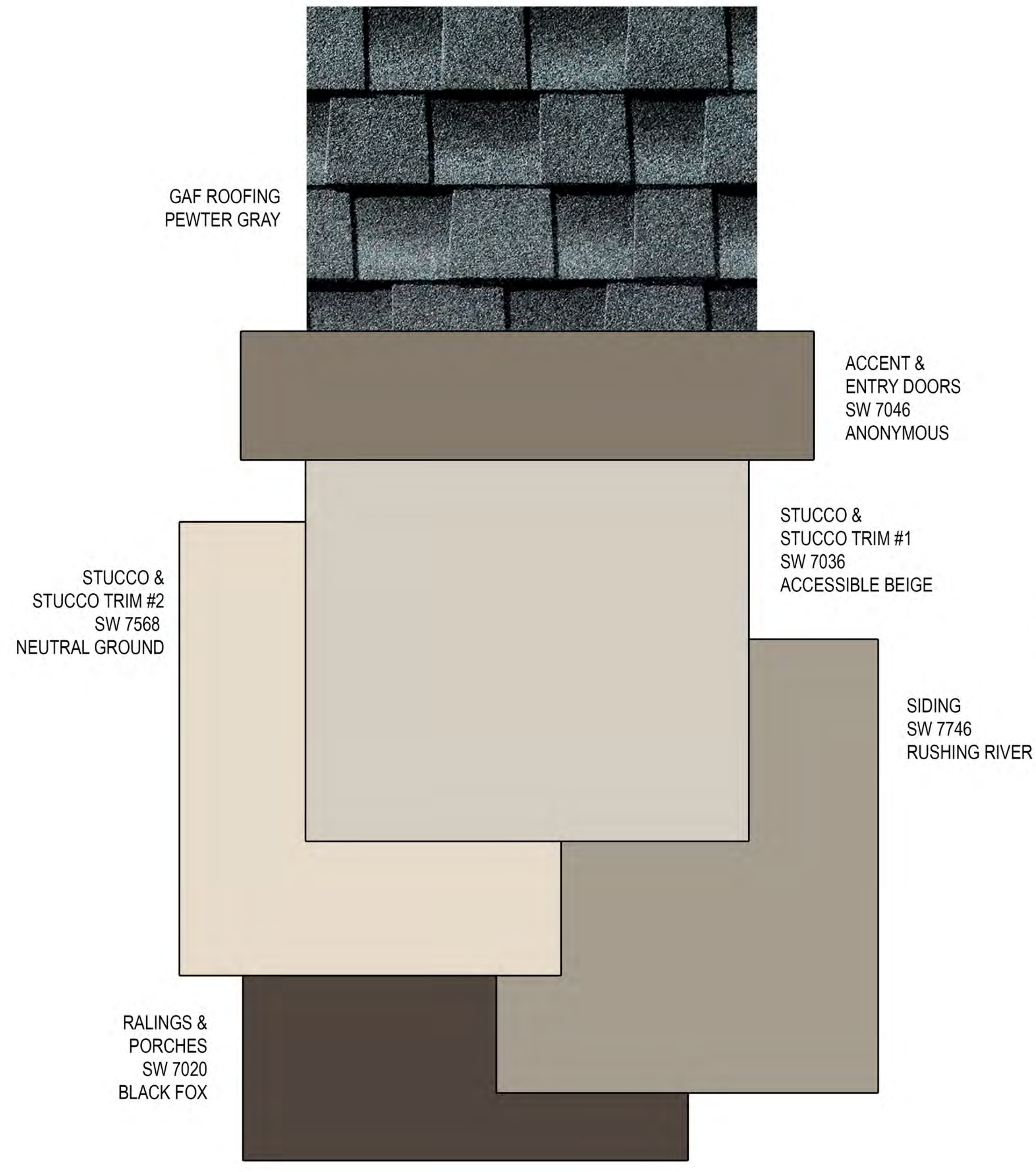
THIRD FLOOR PLAN

4 BDRM | 3.5 BATH | OFFICE | 2-CAR GARAGE

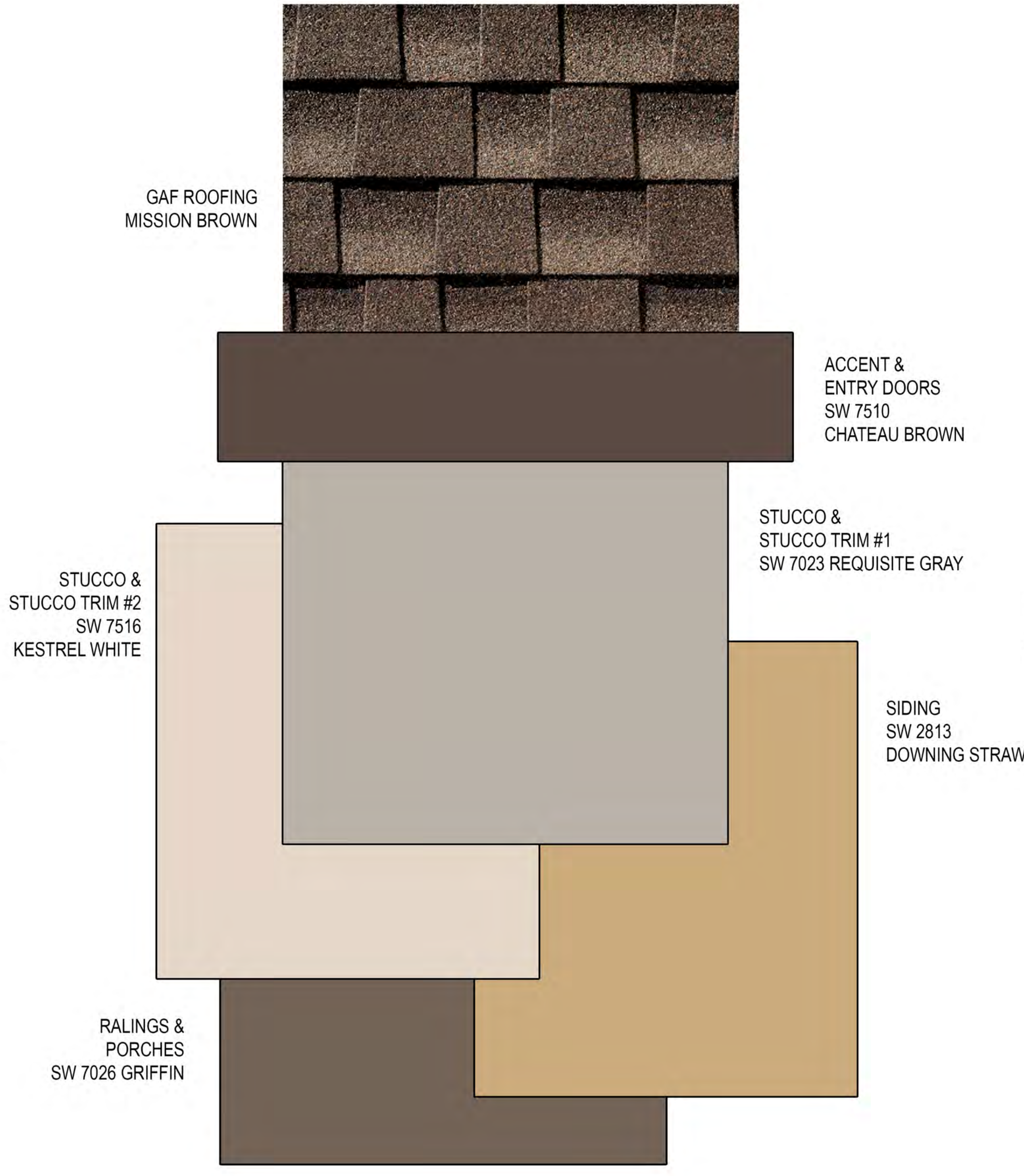
NET SQUARE FOOTAGES	
FIRST FLOOR	319 SQ. FT.
SECOND FLOOR	937 SQ. FT.
THIRD FLOOR	994 SQ. FT.
TOTAL LIVING	2250 SQ. FT.
2-CAR GARAGE	501 SQ. FT.



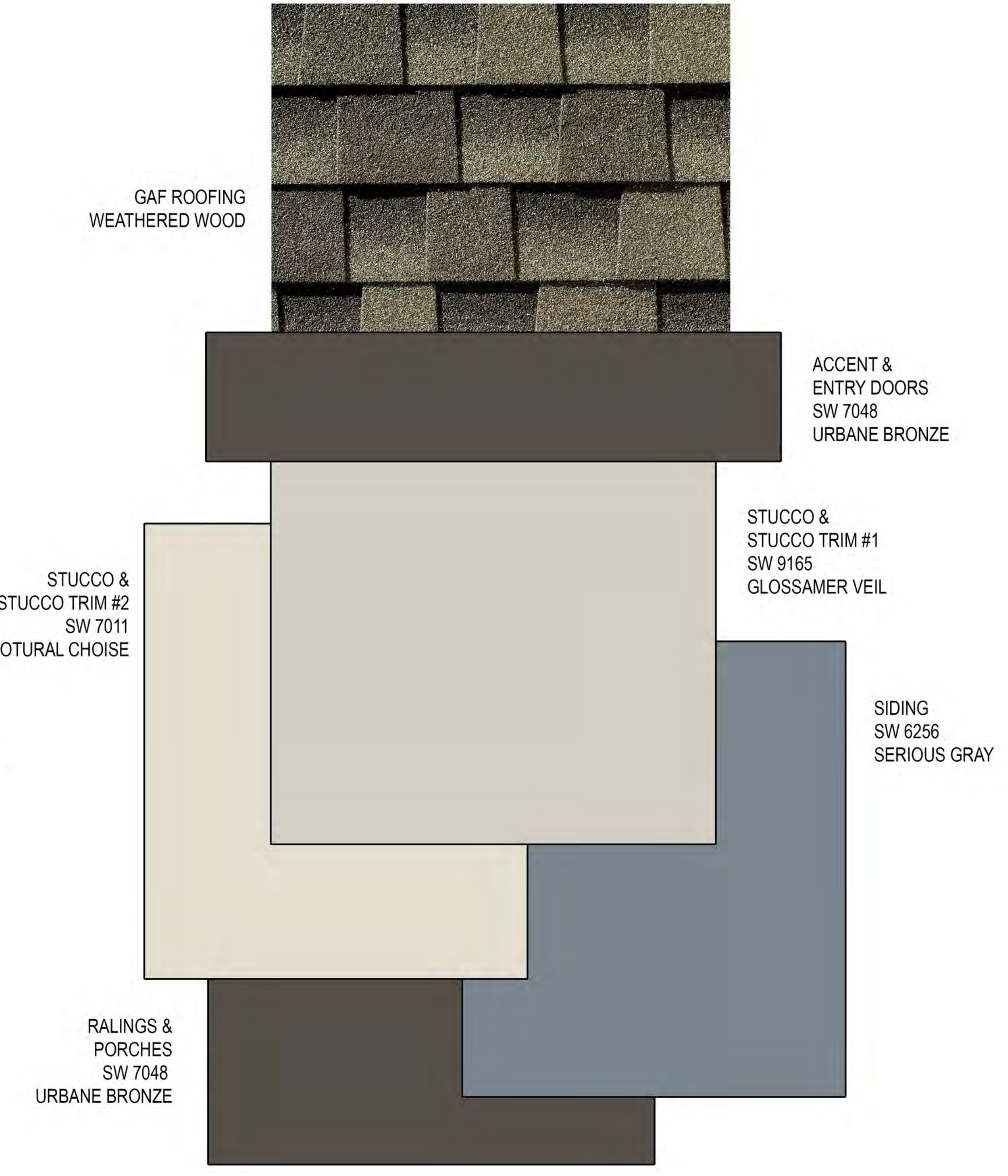
TYPICAL BUILDING SECTION



COLOR SCHEME 1



COLOR SCHEME 2



COLOR SCHEME 3