

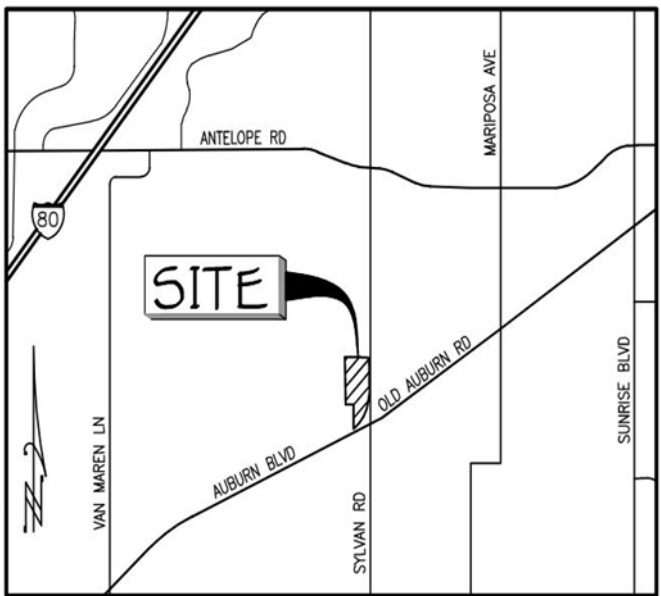
PROXIMITY MAP



CONTEXTUAL MAP



NORTH



VICINITY MAP  
NO SCALE

PROJECT INFORMATION

PROJECT NAME: SYLVAN CORNERS  
LOCATION: CITRUS HEIGHTS, CA

PROJECT TYPE:  
SINGLE FAMILY

OCCUPANCY GROUPS: R-3

TYPE OF CONSTRUCTION:

PROJECT TEAM

LOCAL JURISDICTION:  
CITY OF CITRUS HEIGHTS  
6360F FOUNTAIN SQUARE DR.  
CITRUS HEIGHTS, CA 95621  
916.725.2448

APPLICANT:

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LANDSCAPE:

CALLANDER ASSOCIATES  
12150 TRIBUTARY POINT DR. STE. 140  
GOLD RIVER, CA 95670  
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PHONE: 916.985.4366

SHEET INDEX

COVER SHEET:  
A0.1 COVER SHEET, SHEET INDEX, PROJECT INFO

RENDERINGS:

A1.0 CONCEPTUAL 3D RENDERING

ALLEY PRODUCT:

A1.1 PLAN 1 - FLOOR PLANS  
A1.2A COLORED ELEVATIONS - FARMHOUSE  
A1.2B COLORED ELEVATIONS - COTTAGE  
A1.2C COLORED ELEVATIONS - PRAIRIE  
A1.3 ROOF PLANS  
A2.1 PLAN 2 - FLOOR PLANS  
A2.2A COLORED ELEVATIONS - SPANISH  
A2.2B COLORED ELEVATIONS - FARMHOUSE  
A2.2C COLORED ELEVATIONS - COTTAGE  
A2.3 ROOF PLANS

TRADITIONAL PRODUCT:

A3.1 PLAN 1 - FLOOR PLANS  
A3.2A COLORED ELEVATIONS - FARMHOUSE  
A3.2B COLORED ELEVATIONS - COTTAGE  
A3.2C COLORED ELEVATIONS - PRAIRIE  
A3.3 ROOF PLANS  
A4.1 PLAN 2 - FLOOR PLANS  
A4.2A COLORED ELEVATIONS - FARMHOUSE  
A4.2B COLORED ELEVATIONS - COTTAGE  
A4.2C COLORED ELEVATIONS - PRAIRIE  
A4.3 ROOF PLANS

A5.1 PLAN 3 - FLOOR PLANS  
A5.2A COLORED ELEVATIONS - SPANISH  
A5.2B COLORED ELEVATIONS - FARMHOUSE  
A5.2C COLORED ELEVATIONS - PRAIRIE  
A5.3 ROOF PLANS

A6.1 PLAN 4 - FLOOR PLANS  
A6.2A COLORED ELEVATIONS - SPANISH  
A6.2B COLORED ELEVATIONS - FARMHOUSE  
A6.2C COLORED ELEVATIONS - PRAIRIE  
A6.3 ROOF PLANS

COLOR AND MATERIAL:

A7.1A PLAN 1 ALLEY - COTTAGE  
A7.1B PLAN 1 ALLEY - FARMHOUSE  
A7.1C PLAN 1 ALLEY - PRAIRIE  
A7.2A PLAN 2 ALLEY - COTTAGE  
A7.2B PLAN 2 ALLEY - FARMHOUSE  
A7.2C PLAN 2 ALLEY - SPANISH  
A7.3A PLAN 1 TRADITIONAL - COTTAGE  
A7.3B PLAN 1 TRADITIONAL - FARMHOUSE  
A7.3C PLAN 1 TRADITIONAL - PRAIRIE  
A7.4A PLAN 2 TRADITIONAL - COTTAGE  
A7.4B PLAN 2 TRADITIONAL - FARMHOUSE  
A7.4C PLAN 2 TRADITIONAL - PRAIRIE  
A7.5A PLAN 3 TRADITIONAL - FARMHOUSE  
A7.5B PLAN 3 TRADITIONAL - PRAIRIE  
A7.5C PLAN 3 TRADITIONAL - SPANISH  
A7.6A PLAN 4 TRADITIONAL - FARMHOUSE  
A7.6B PLAN 4 TRADITIONAL - PRAIRIE  
A7.6C PLAN 4 TRADITIONAL - SPANISH

CIVIL:

1 SITE PLAN  
2 TENTATIVE MAP  
3 PRELIMINARY GRADING PLAN  
4 PRELIMINARY UTILITY PLAN  
5 ILLUSTRATIVE PLAN  
6 TREE EXHIBIT  
7 PARKING PLAN  
8 PHOTO EXHIBIT

LANDSCAPE:

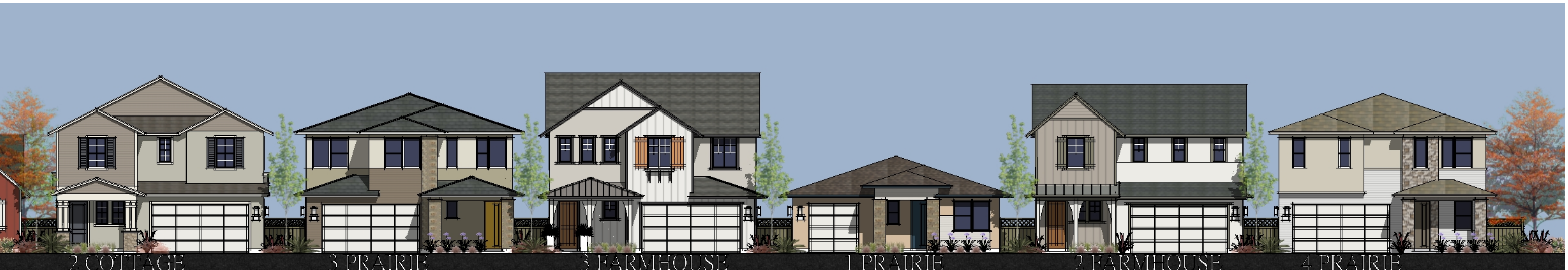
1 CONCEPT LANDSCAPE PLAN  
2 FENCE PLAN  
3 TREE REMOVAL PLAN  
4 INSPIRATION IMAGES  
5 MONUMENTS  
6 OPEN SPACE (MAIN ENTRY)  
7 DETENTION POND & PASEO  
8 OPEN SPACE  
9 HOUSING TYPICALS: PLANTING CONCEPT  
10 PLANT LIST  
11 SHRUBS/ GROUNDCOVERS



(A) AUBURN BOULEVARD STREETSCAPE



(B) TYPICAL TRADITIONAL STREETSCAPE



(B) TYPICAL TRADITIONAL STREETSCAPE



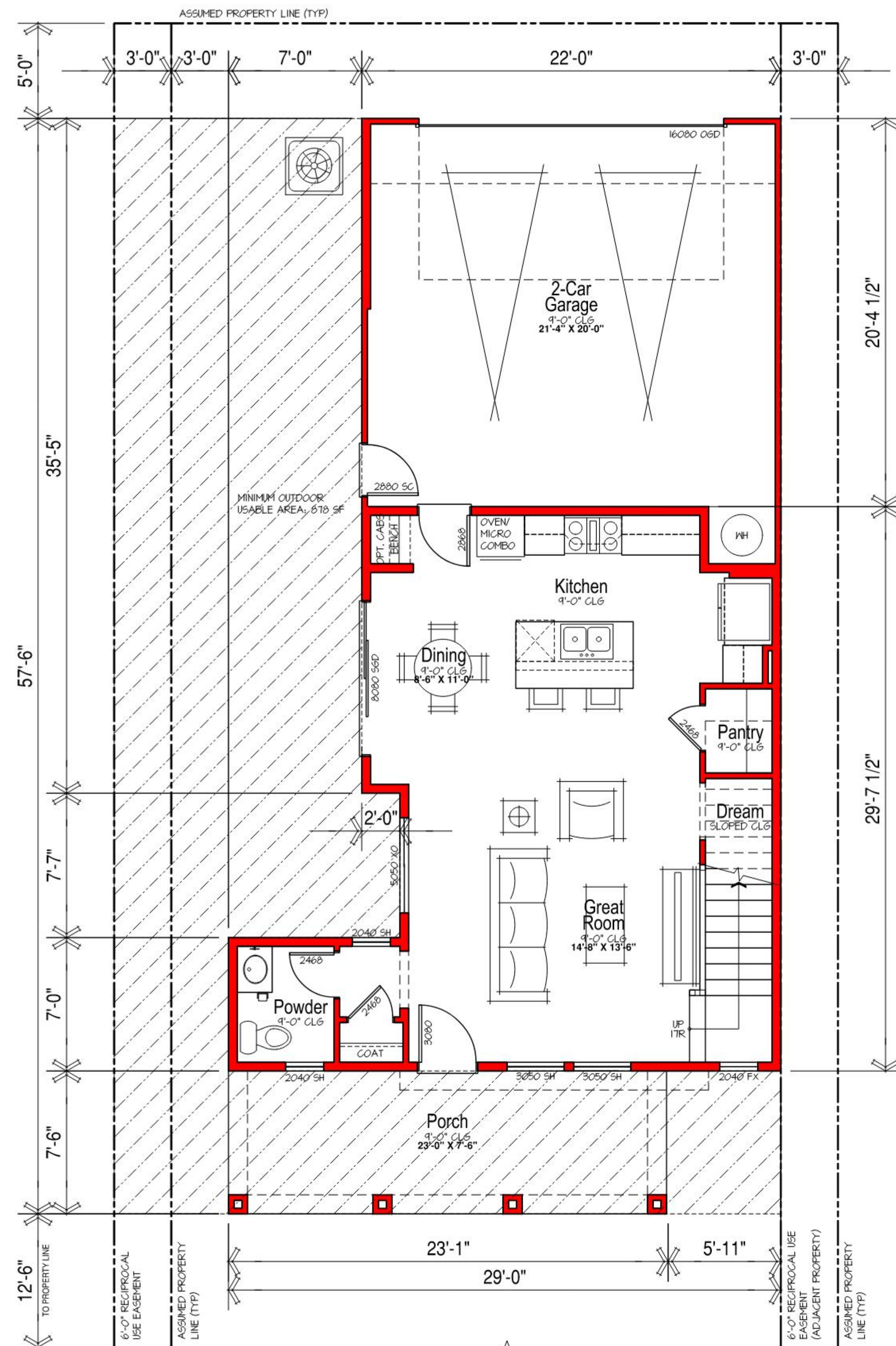
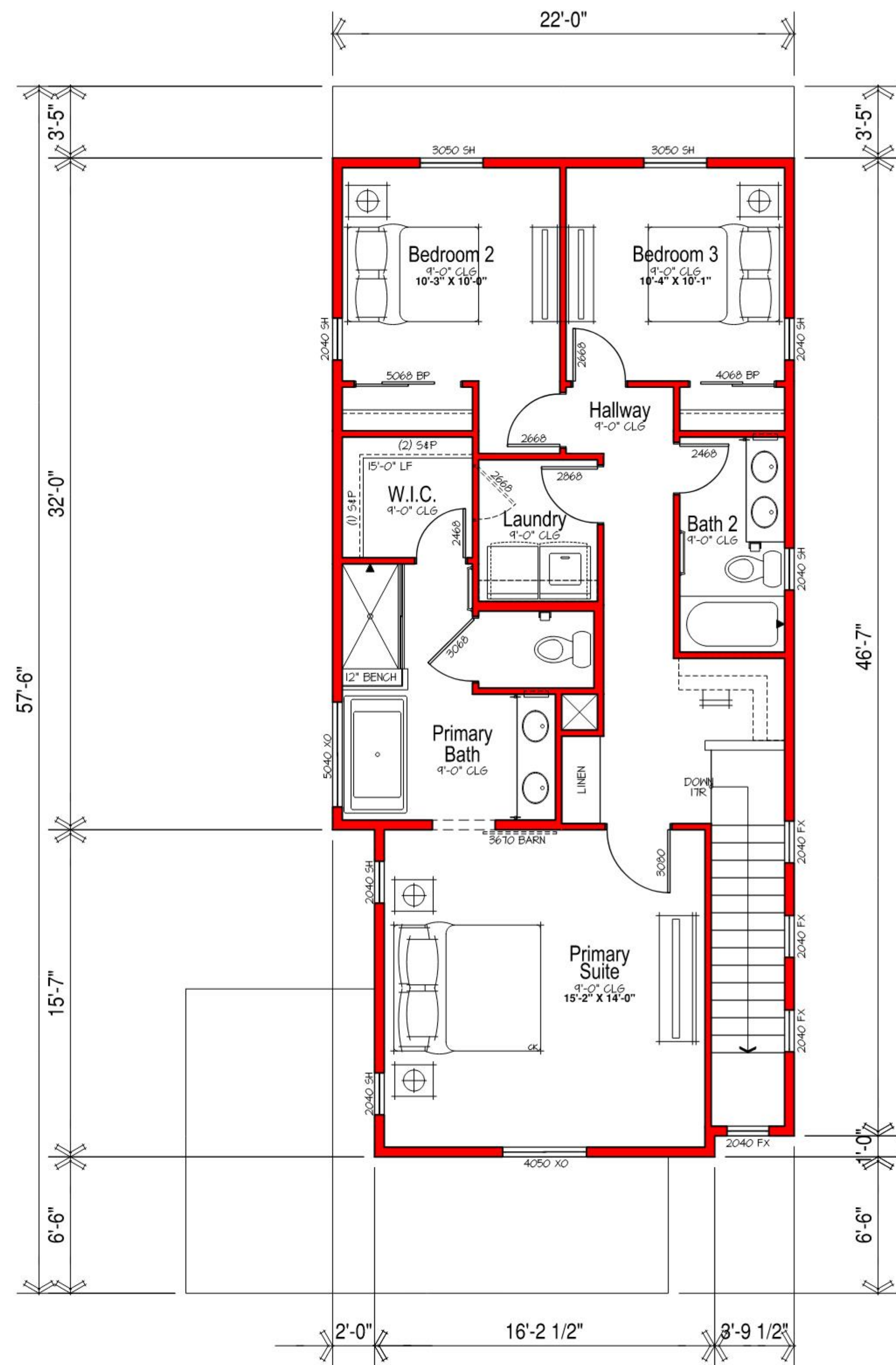


Alley Streetscape



Traditional Streetscape





LOT COVERAGE:  
1,307 SF / 2,625 SF LOT = 49.79%

MINIMUM USABLE OUTDOOR AREA:  
870 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	678	0	0	0
UPPER FLOOR LIVING	935	0	0	0
TOTAL LIVING	<del>1613</del>	<del>0</del>	<del>0</del>	<del>0</del>
GARAGE	460	0	0	0
PORCH	173	0	0	0
PLAN OPTIONS				
OPT. ---	+0	+0	+0	+0





RIGHT



REAR



LEFT



FRONT





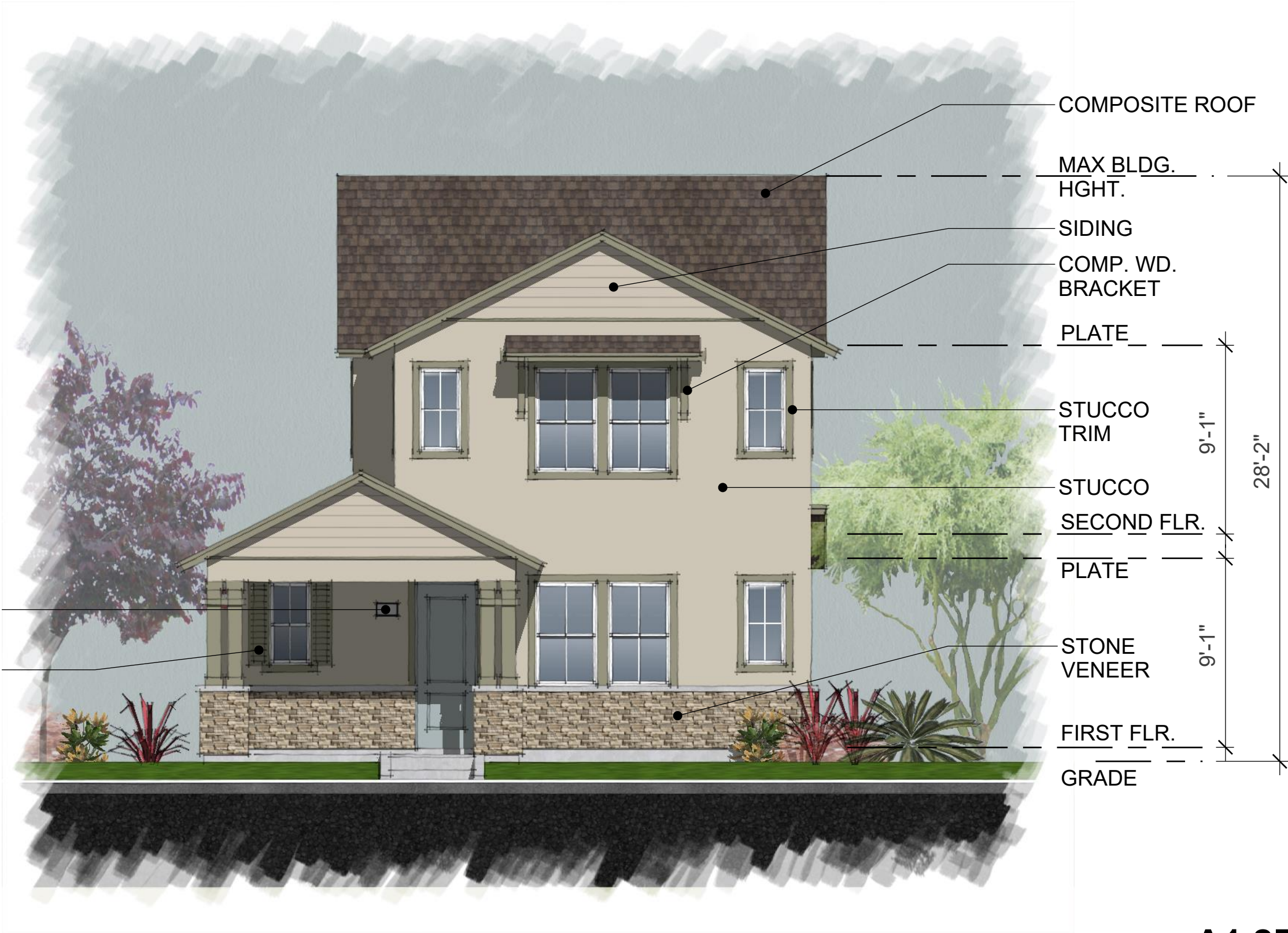
RIGHT



REAR



LEFT



FRONT





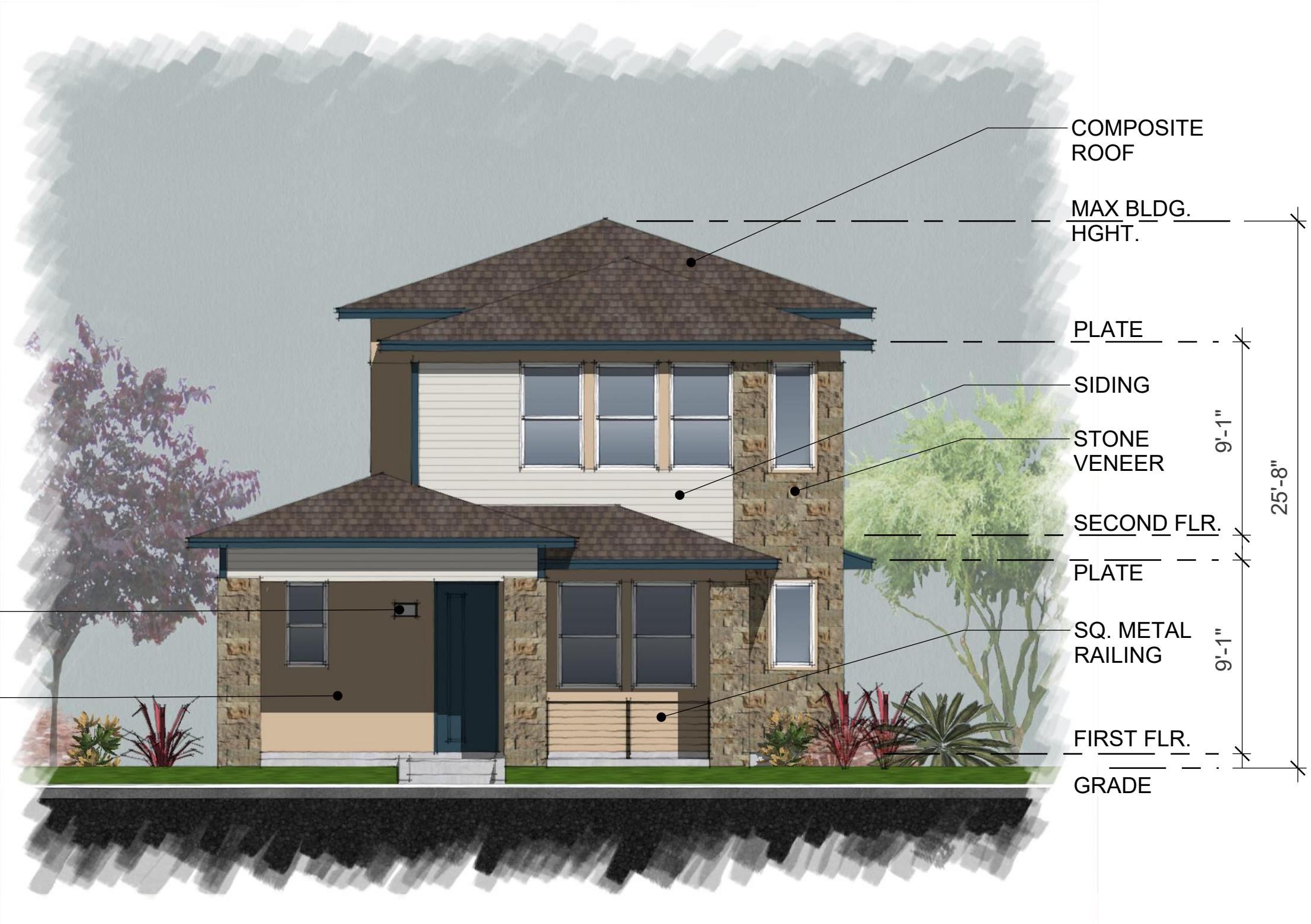
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REAR

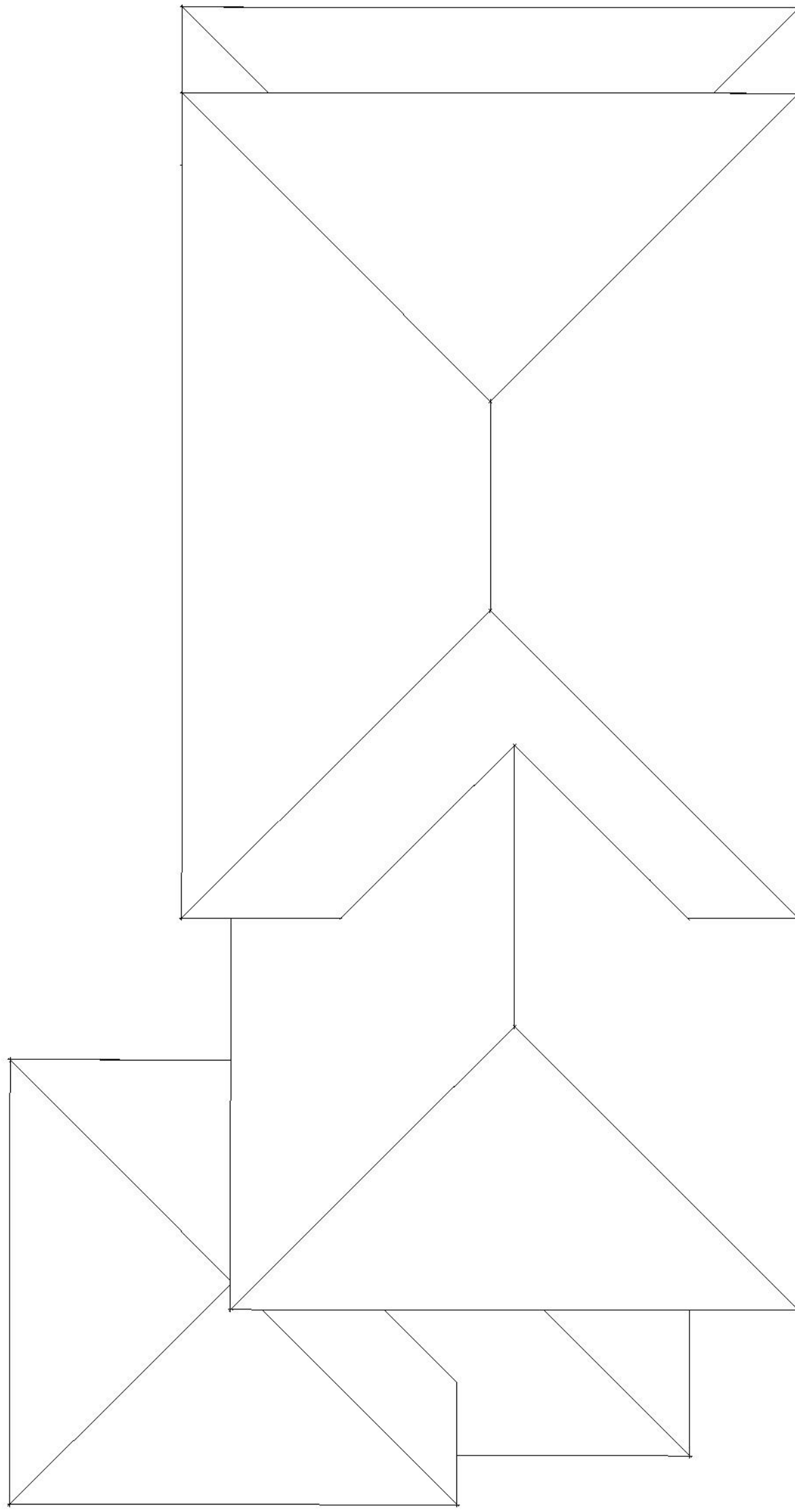


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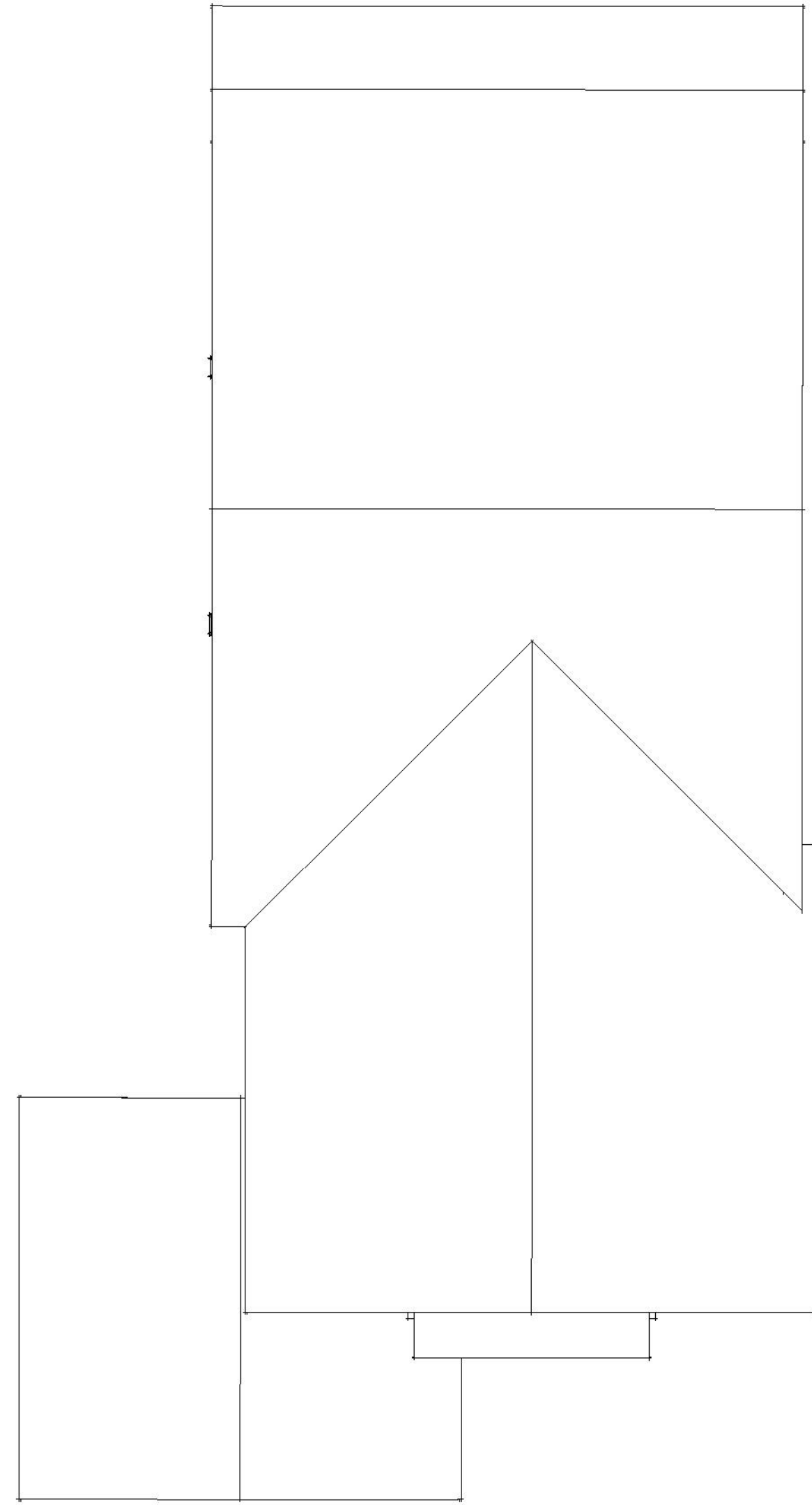


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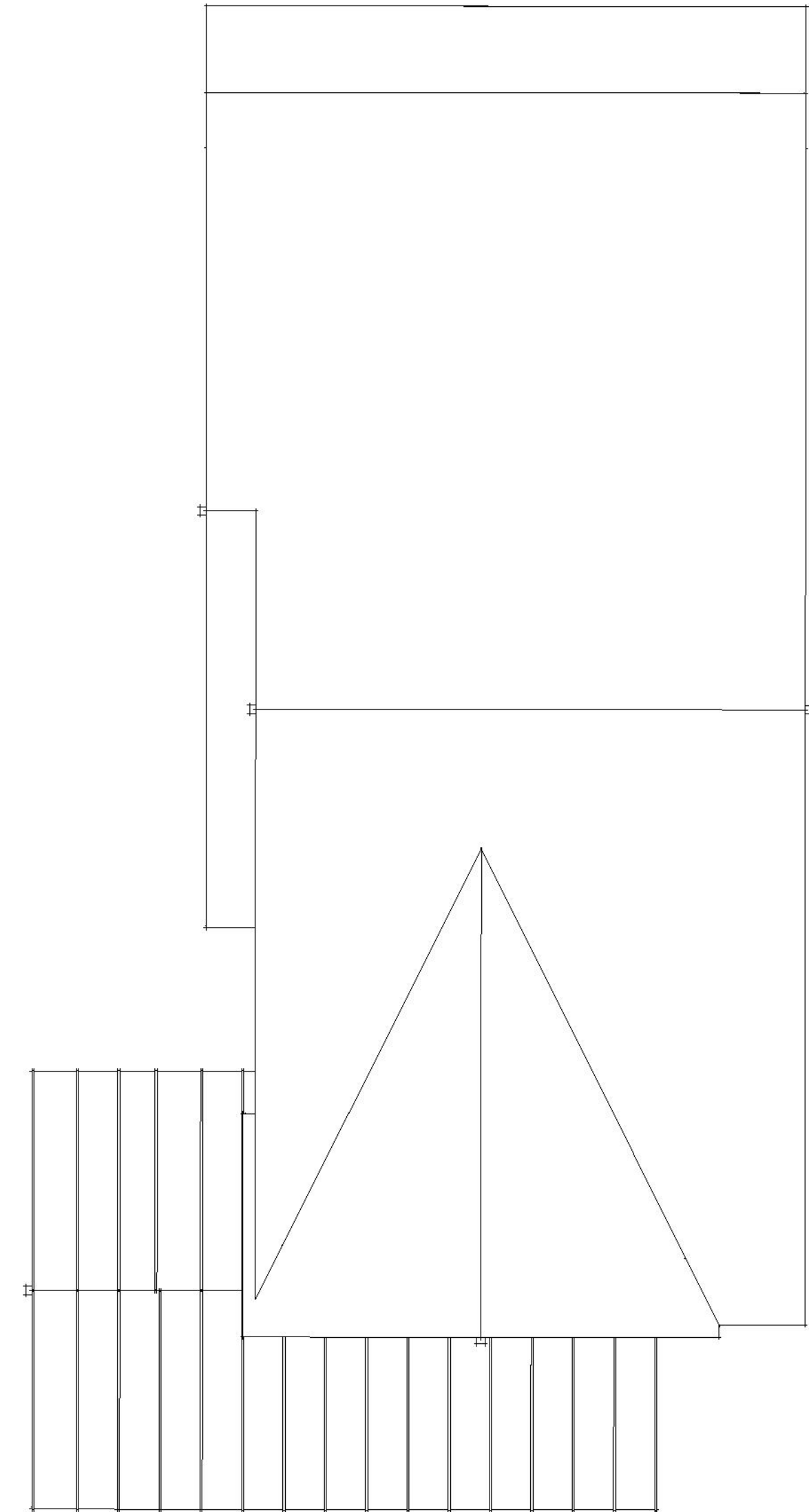




PRAIRIE



COTTAGE

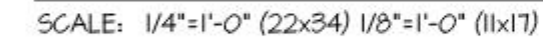


FARMHOUSE





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



May 15, 2023 | SF220551.00

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	822	0	0	0
UPPER FLOOR LIVING	1229	0	0	0
TOTAL LIVING	2051	0	0	0
SARAGE	541	0	0	0
PORCH	72	0	0	0
PLAN OPTIONS				
OPT. ---	+0	+0	+0	+0



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RIGHT



COACH LIGHT

REAR



LEFT



COMPOSITE SHUTTERS

STUCCO

STUCCO OVER 1" FOAM

COMPOSITE ROOF  
GLAZED TILE  
MAX BLDG. HGT.  
PLATE  
STUCCO  
STUCCO TRIM  
SECOND FLR.  
PLATE  
ADDRESS LIGHT  
FIRST FLR.  
GRADE

9'-1"  
24'-7"  
9'-1"

FRONT





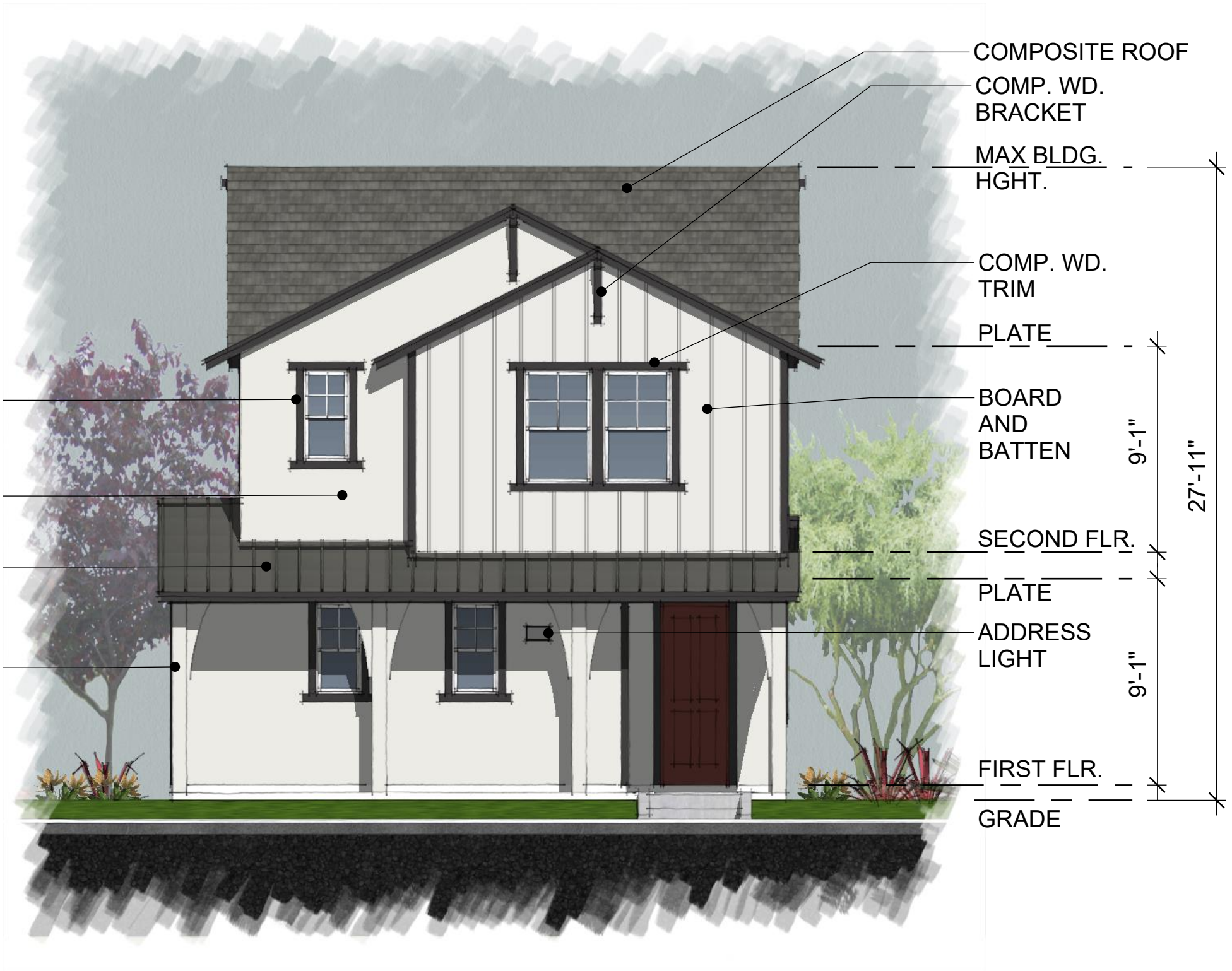
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REAR



LEFT



FRONT





RIGHT



REAR

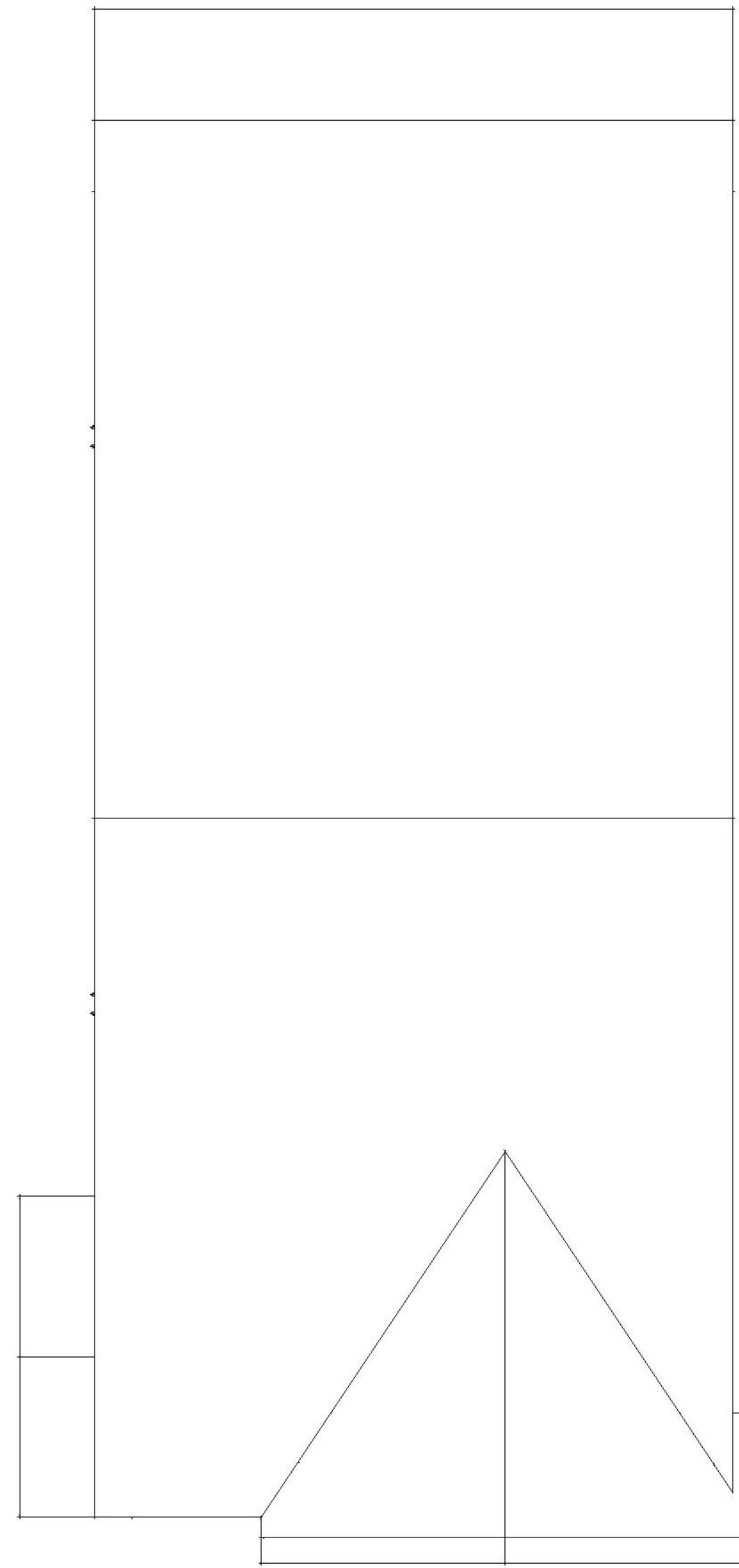


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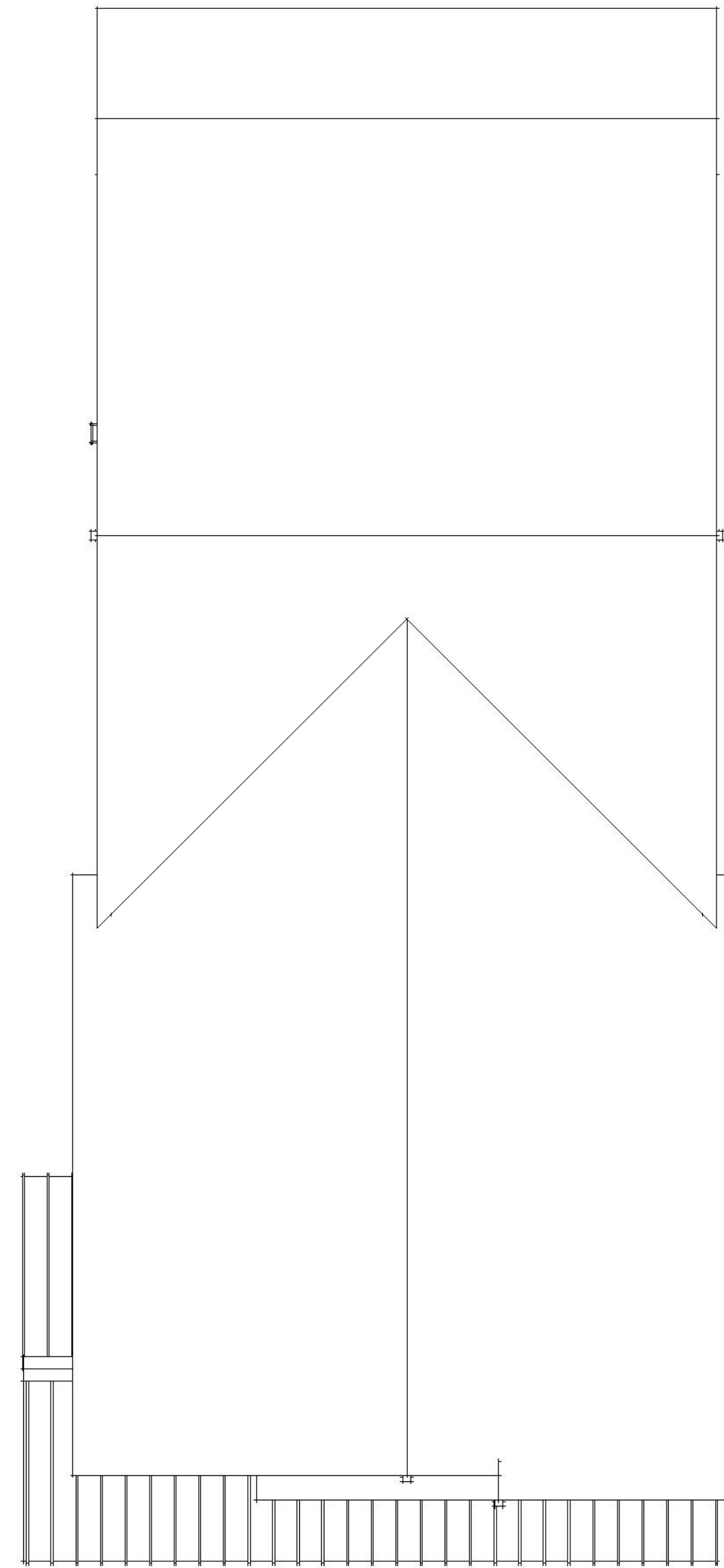


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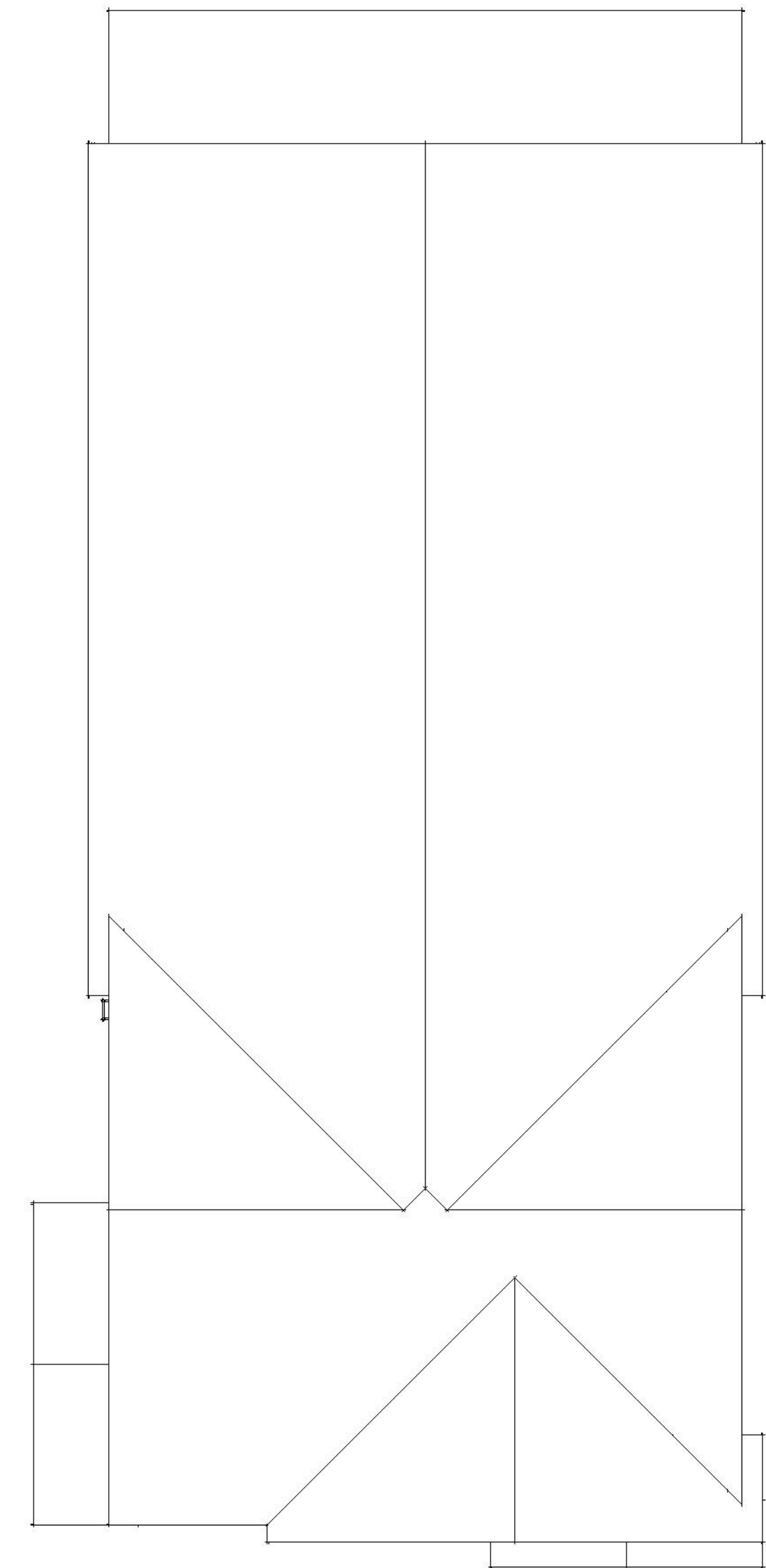




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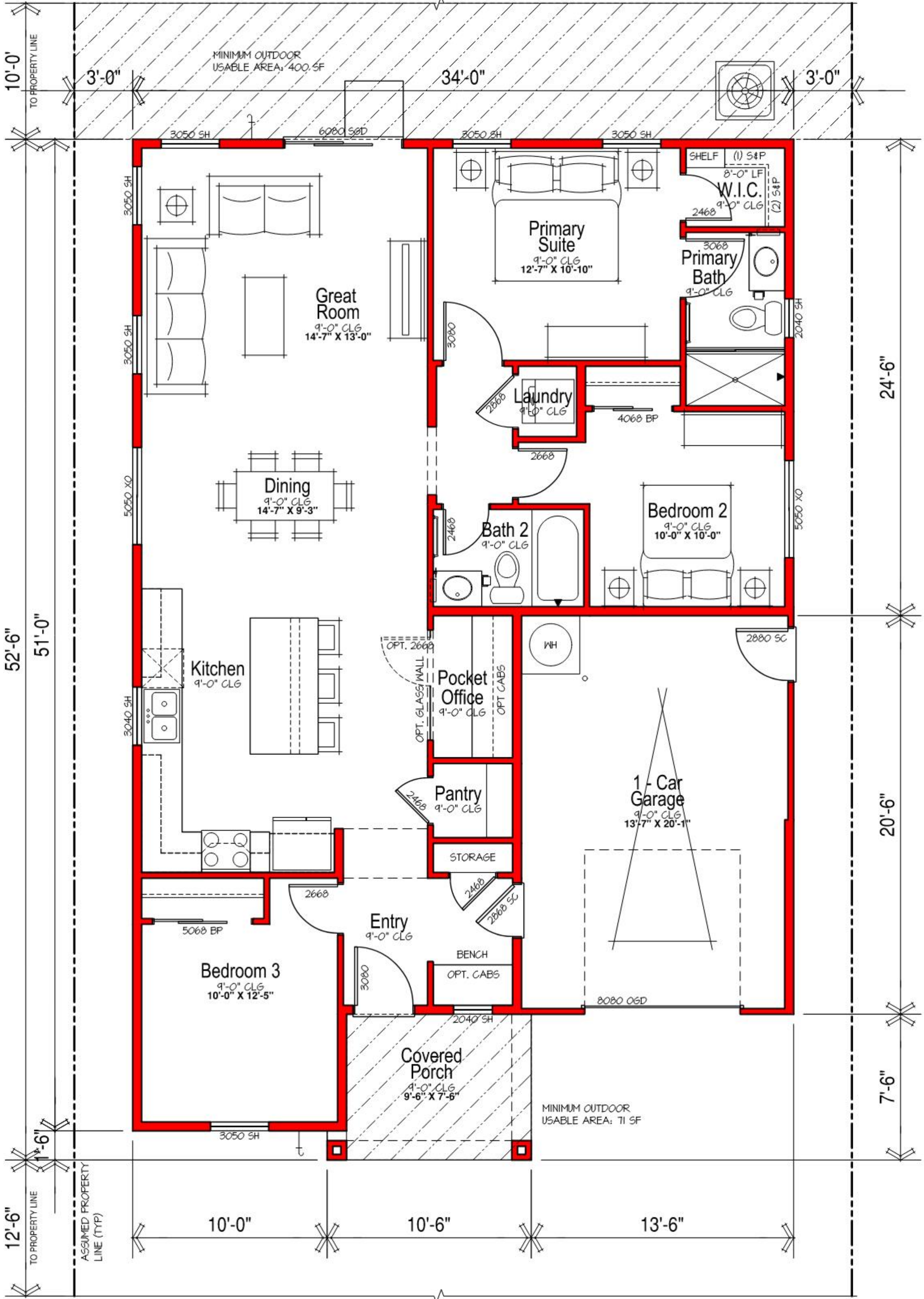


FARMHOUSE



SPANISH





Main Floor Plan

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

LOT COVERAGE:  
1,664 SF / 3,000 SF LOT = 55.63%

MINIMUM USABLE OUTDOOR AREA:  
471 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	1,309	0	0	0
TOTAL LIVING	1,309	0	0	0
GARAGE	287	0	0	0
PORCH	73	0	0	0
PLAN OPTIONS				
OPT. ---	+0	+0	+0	+0



PLAN 1 - TRADITIONAL FLOOR PLANS

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

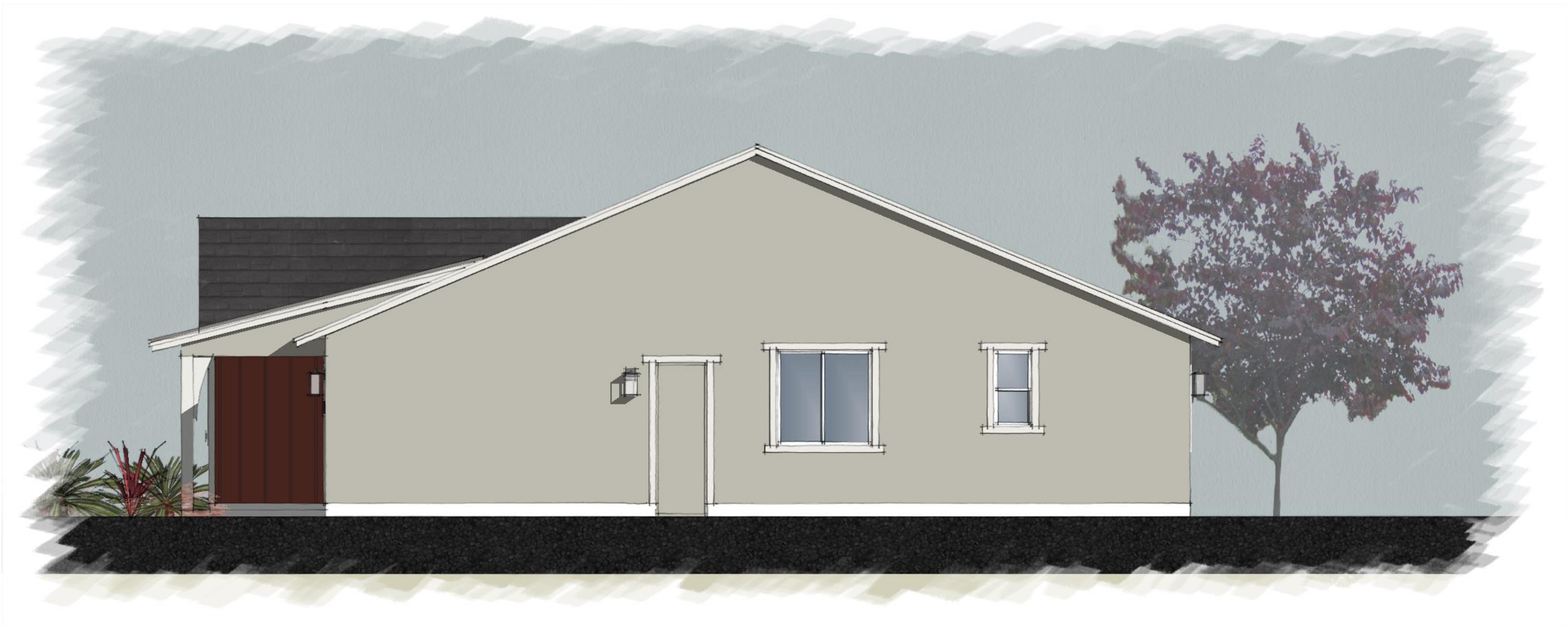
SYLVAN CORNERS  
Citrus Heights, CA

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A3.1

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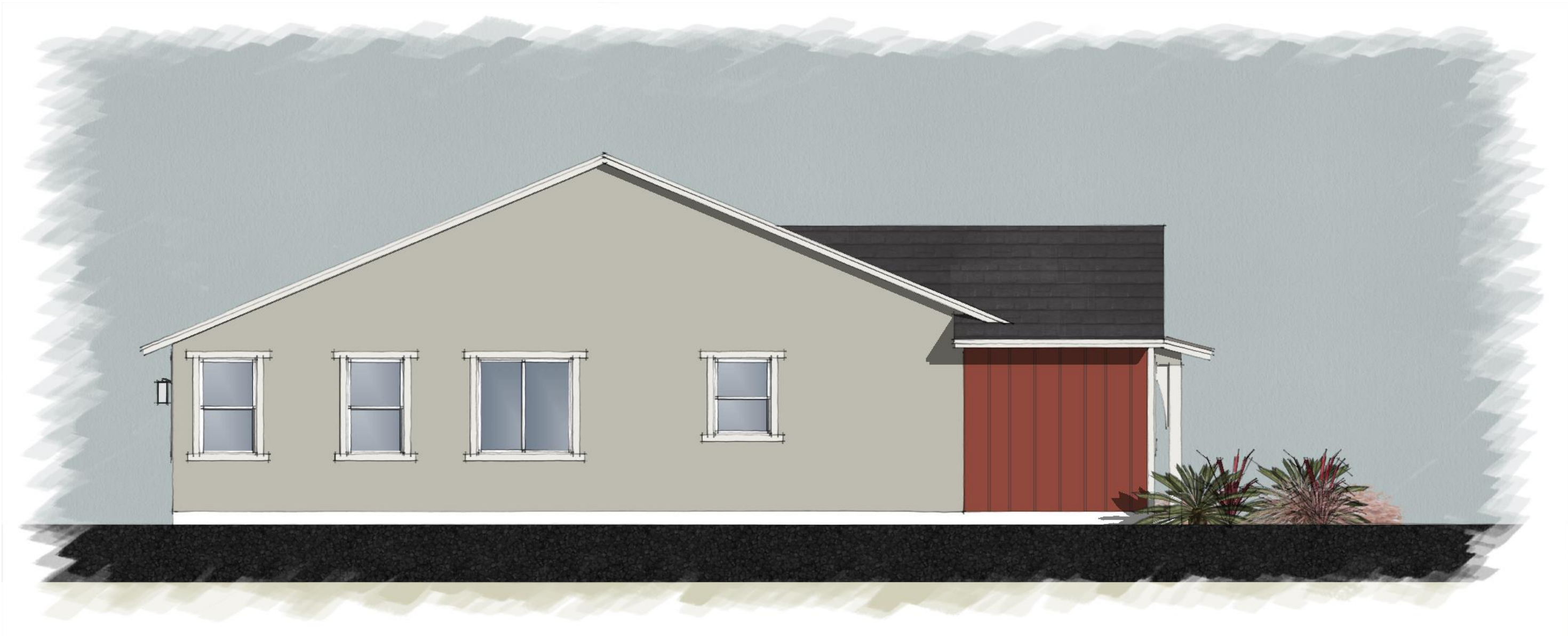




RIGHT



REAR



LEFT



FRONT





RIGHT



REAR

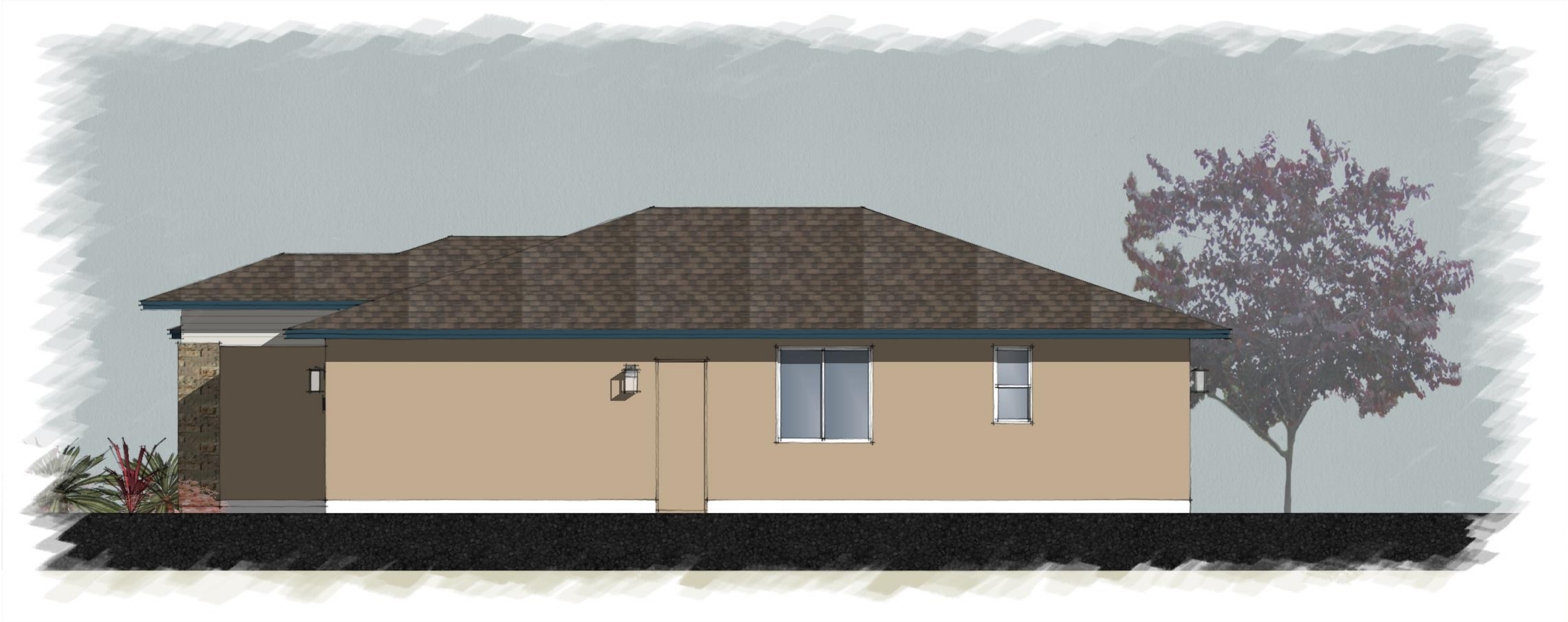


LEFT



FRONT





RIGHT



REAR

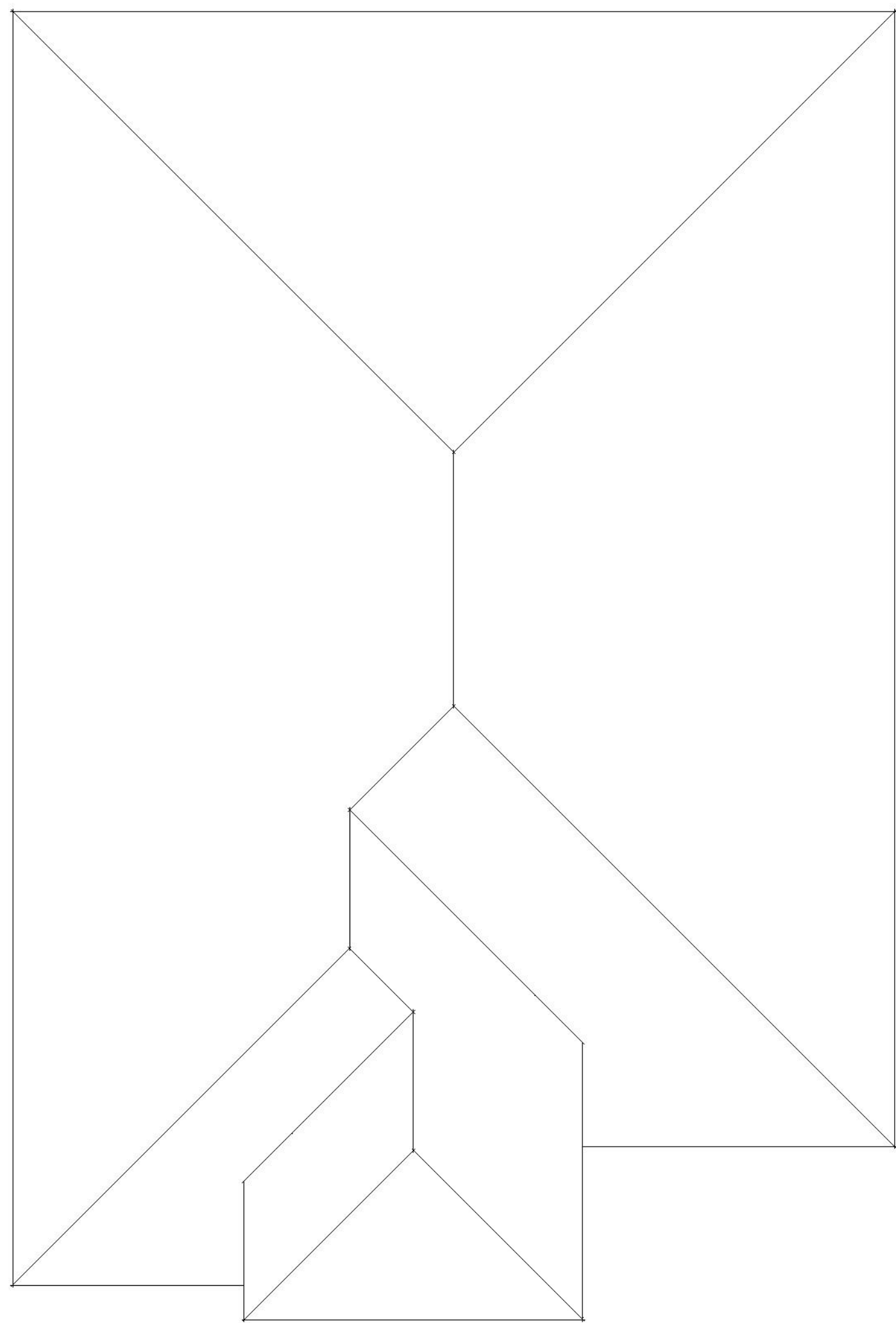


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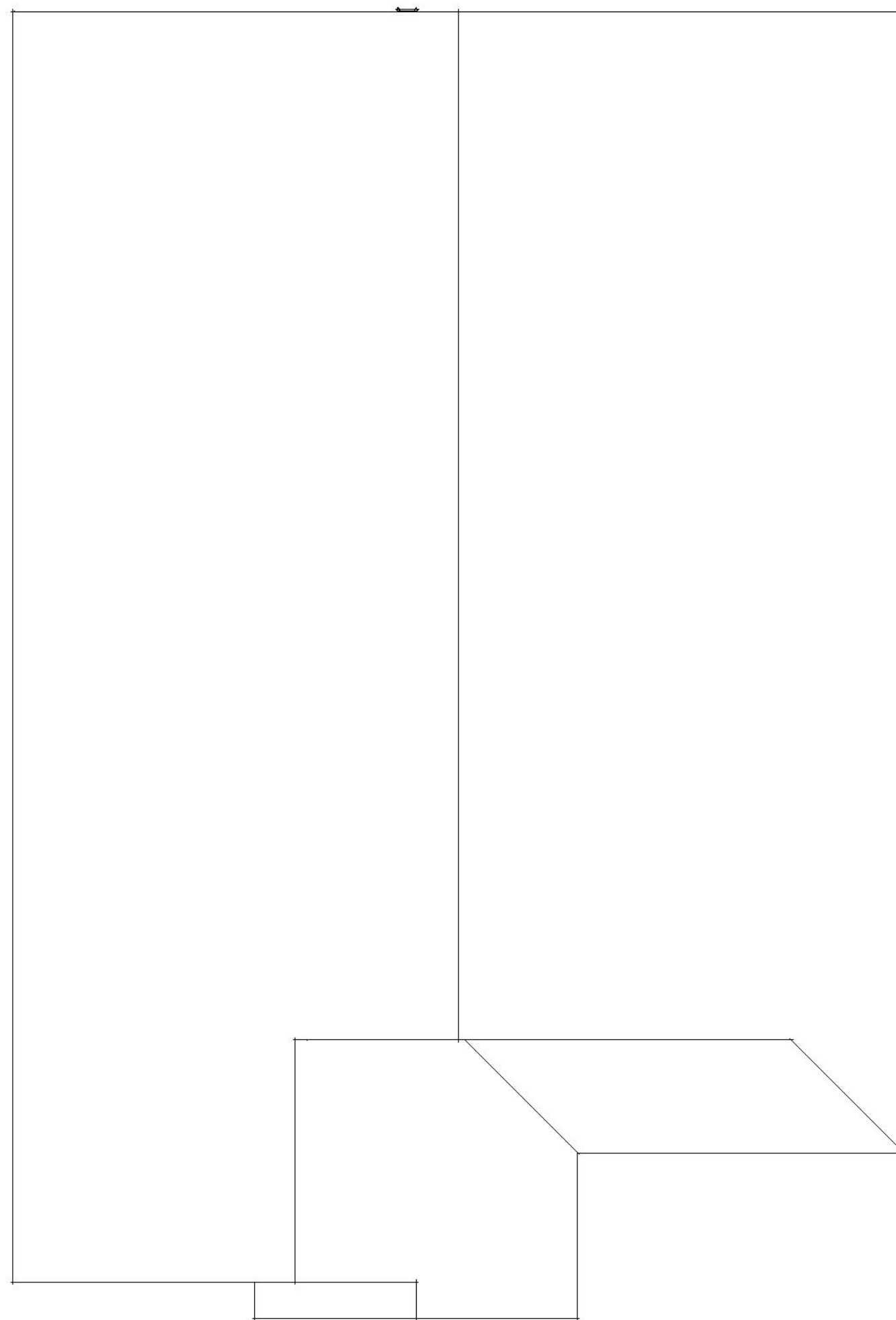


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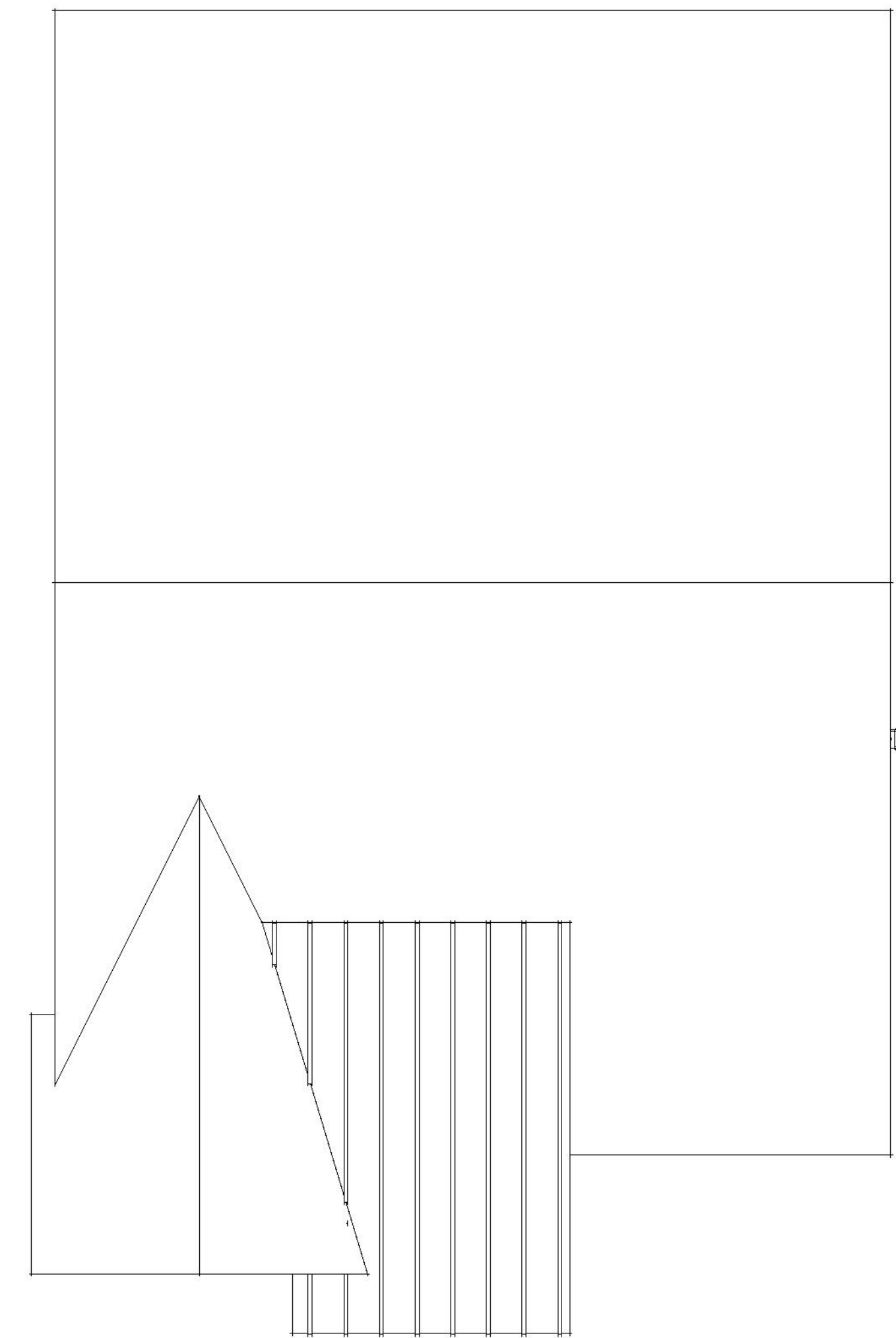




PRAIRIE

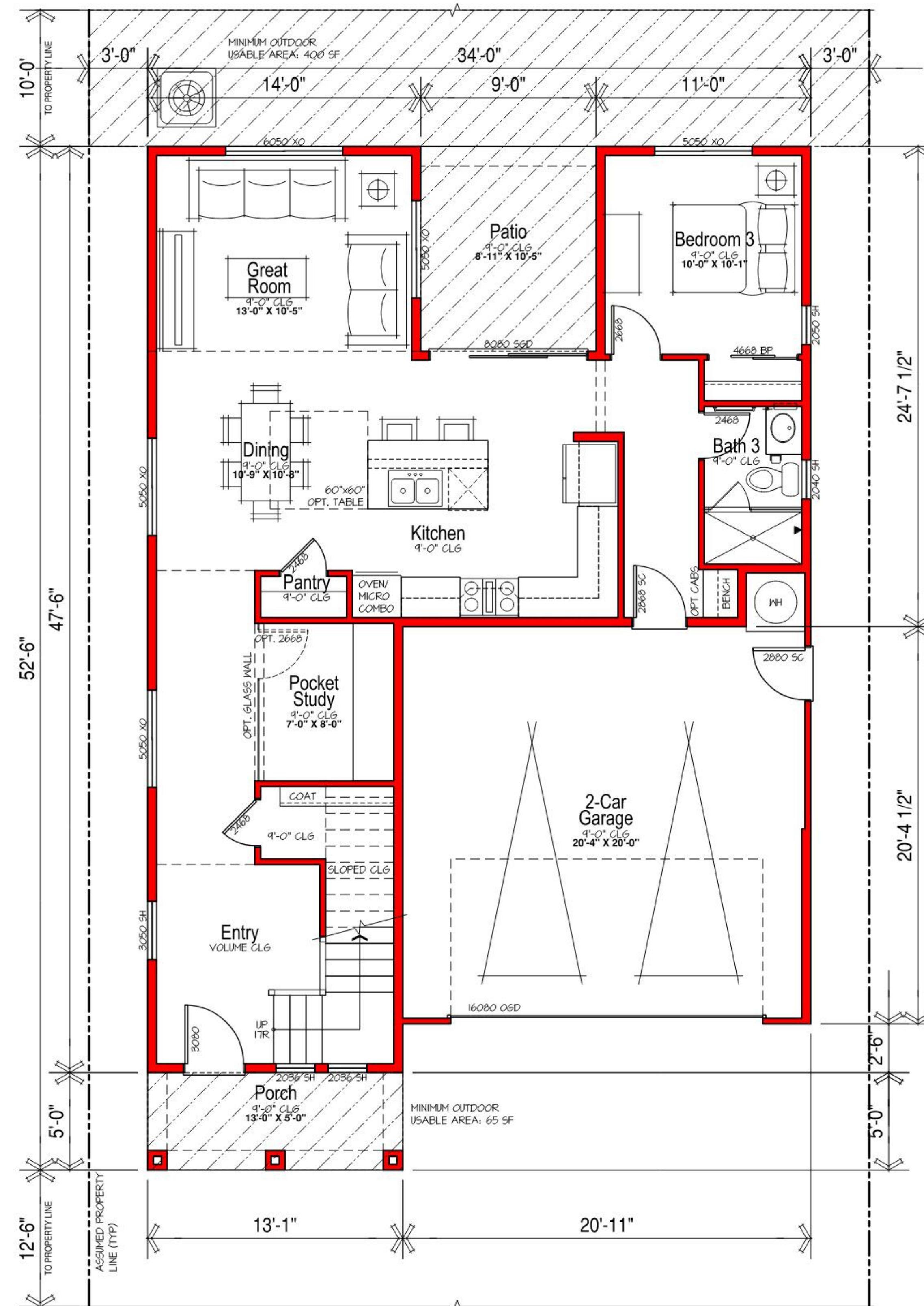
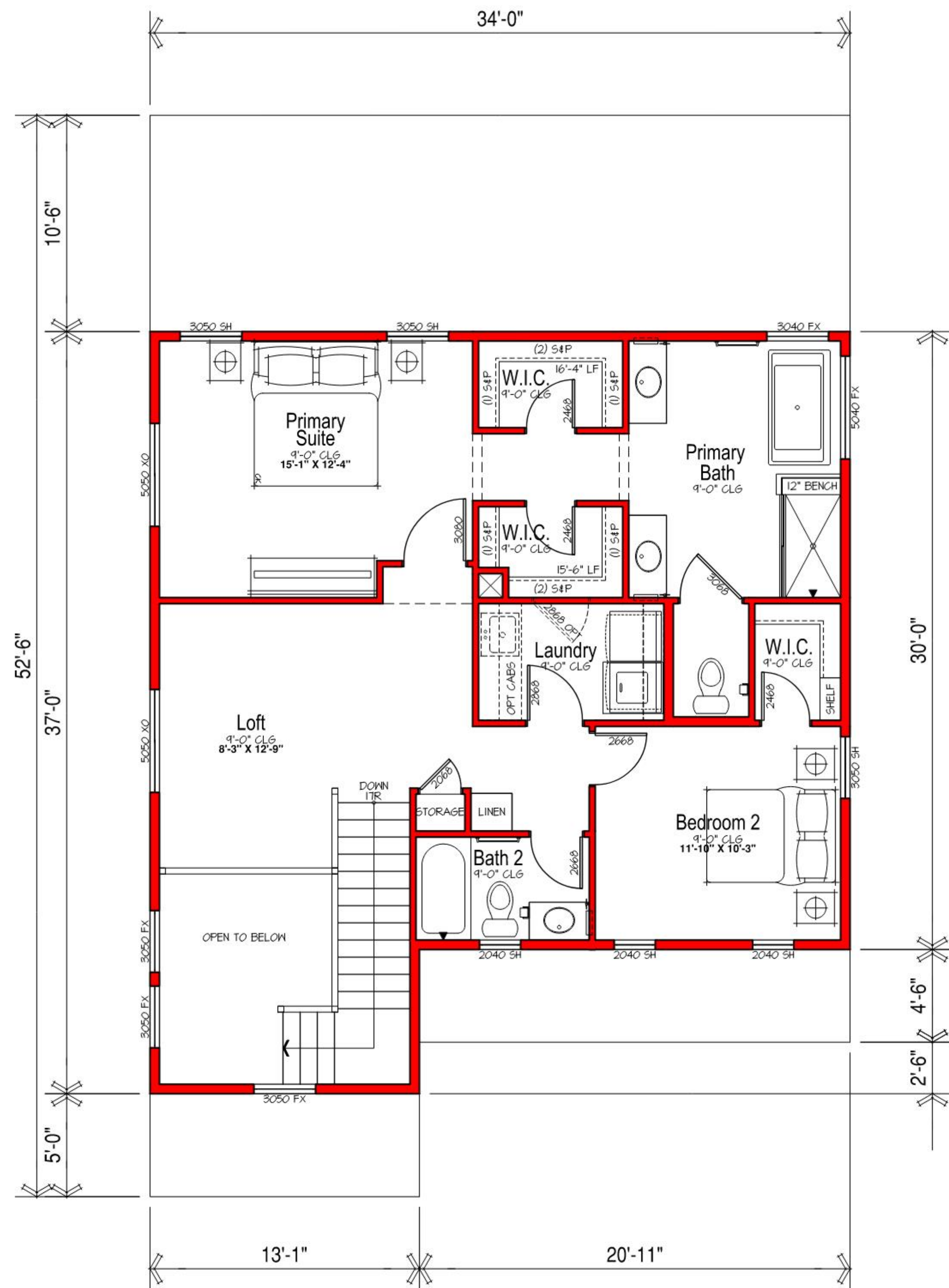


COTTAGE



FARMHOUSE





LOT COVERAGE:  
1,627 SF / 3,000 SF LOT = 54.23%

MINIMUM USABLE OUTDOOR AREA:  
554 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	1033	0	0	0
UPPER FLOOR LIVING	962	0	0	0
TOTAL LIVING	1995	0	0	0
GARAGE	436	0	0	0
PORCH	65	0	0	0
PATIO	93	0	0	0
PLAN OPTIONS				
OPT ---	+0	+0	+0	+0



## PLAN 2 - TRADITIONAL FLOOR PLANS

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

**SYLVAN CORNERS**  
Citrus Heights, CA

Citrus Heights, CA

## A4.1



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RIGHT



REAR



LEFT



FRONT





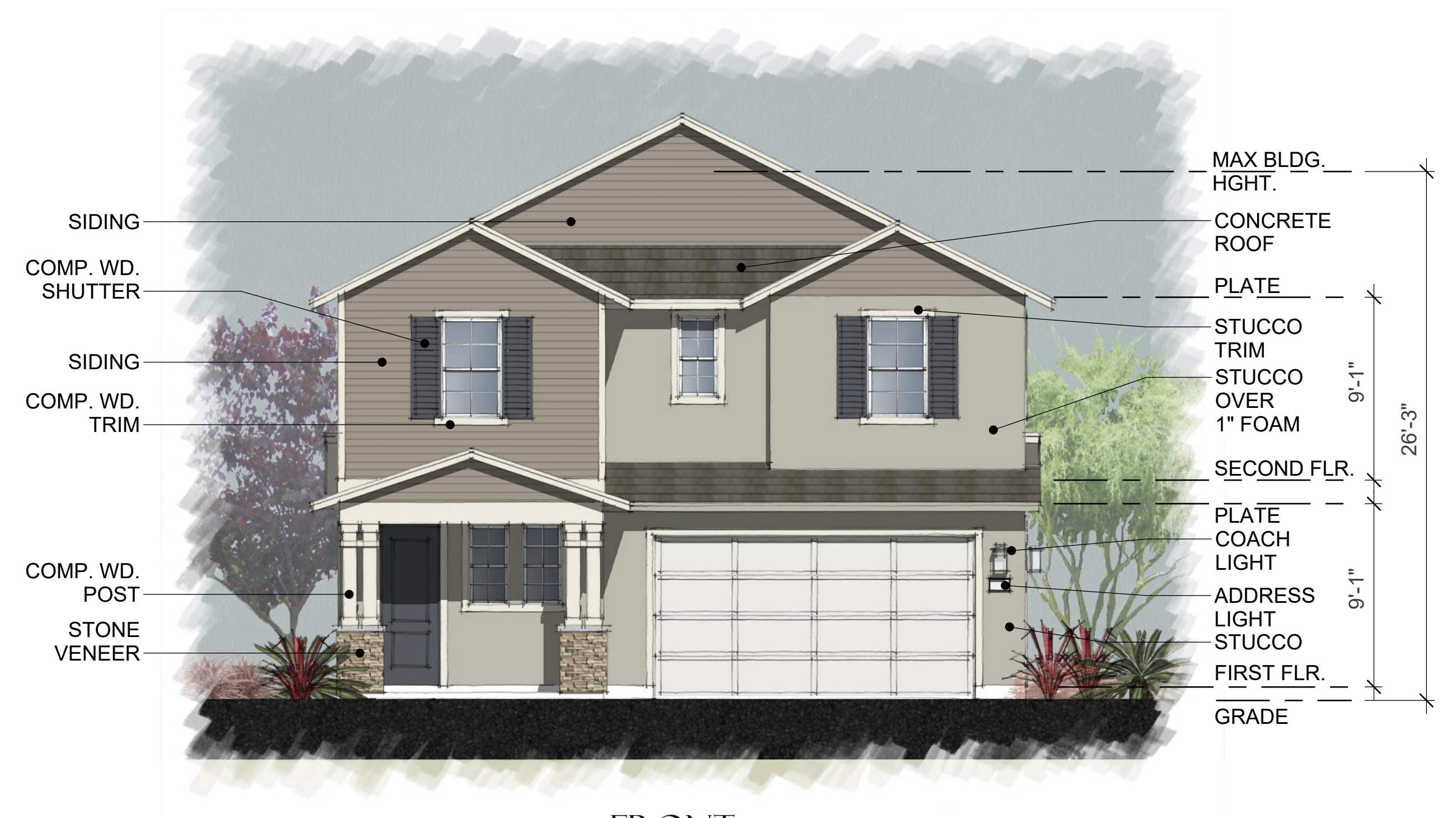
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REAR

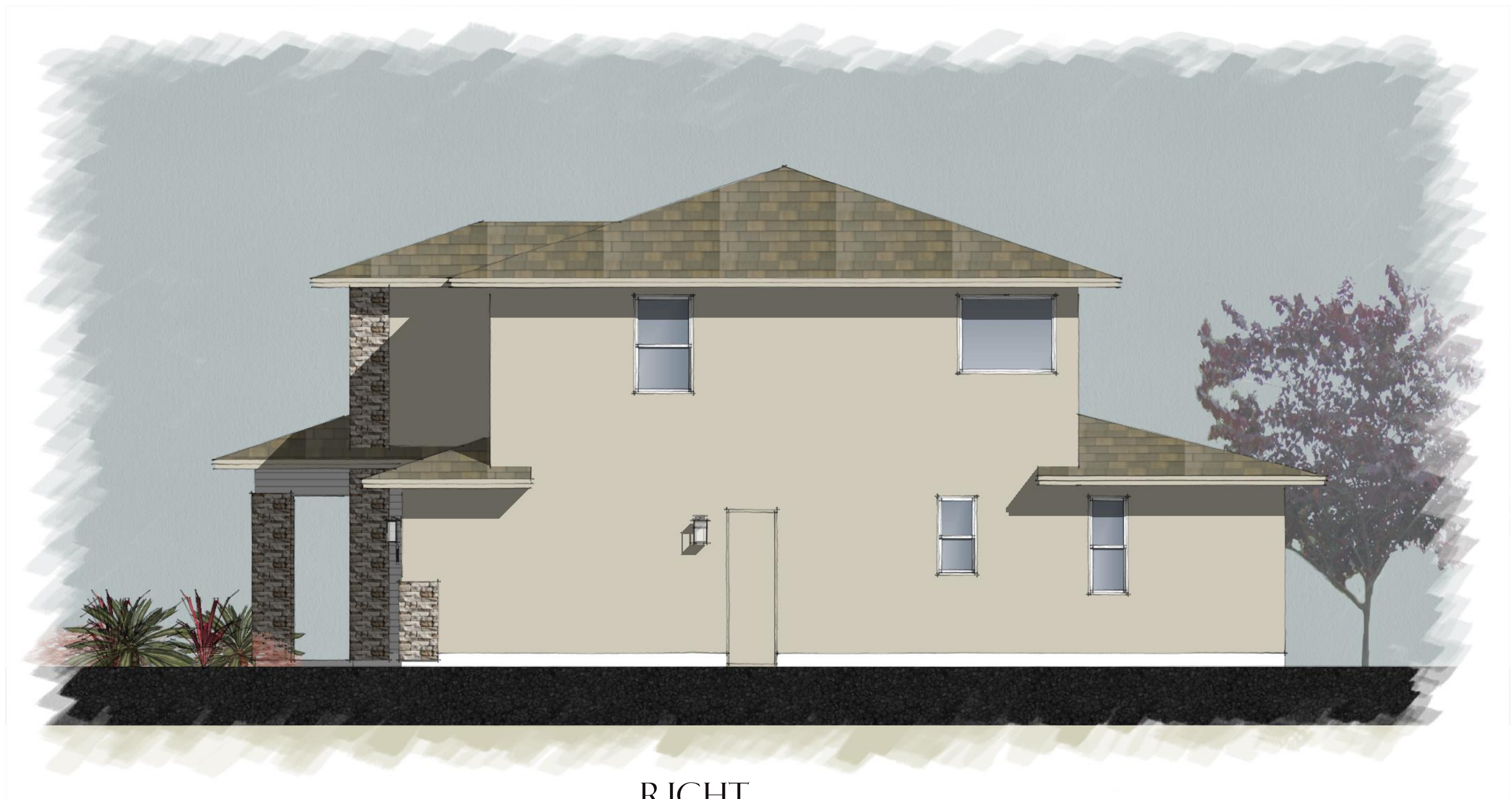


LEFT



FRONT





RIGHT



REAR

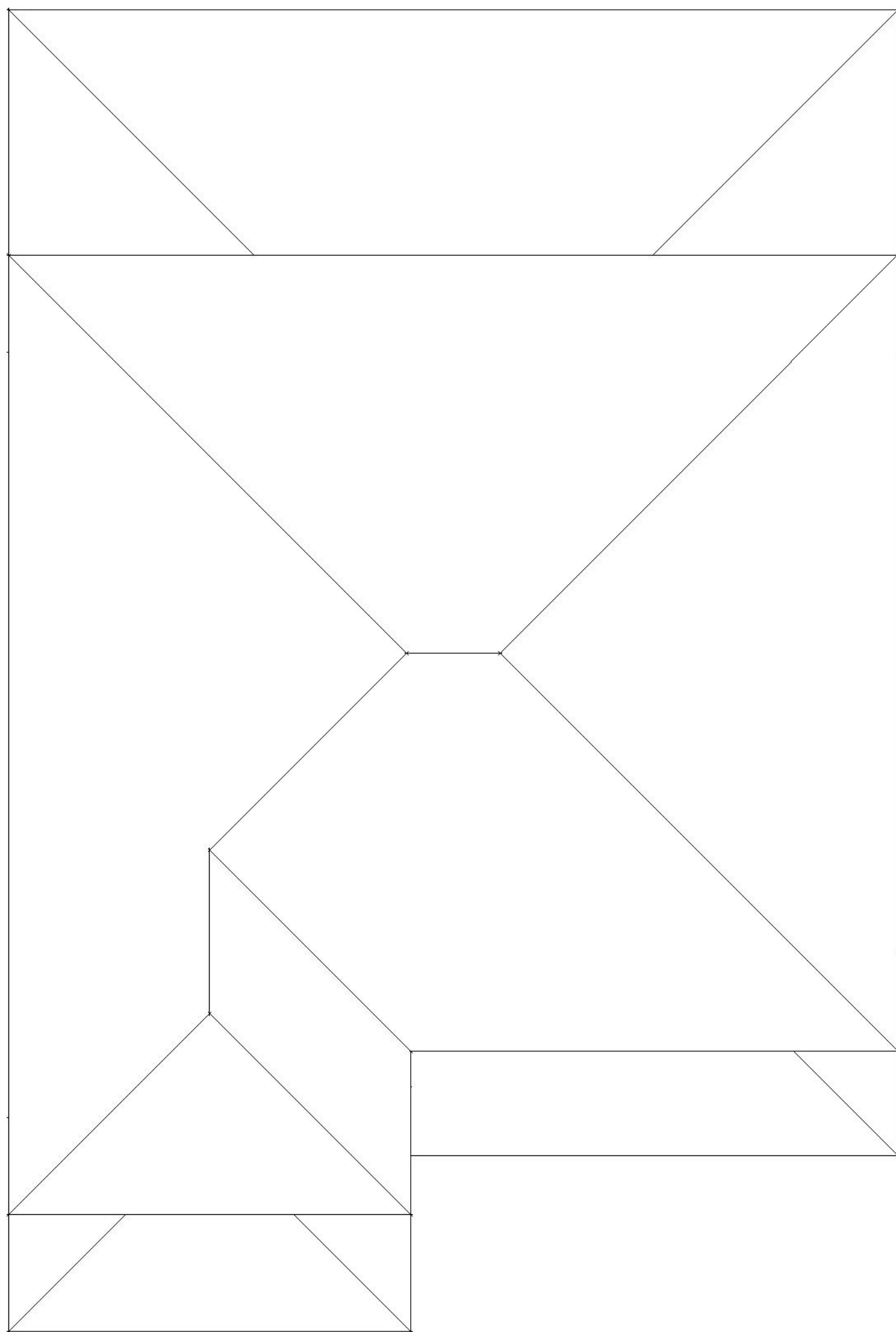


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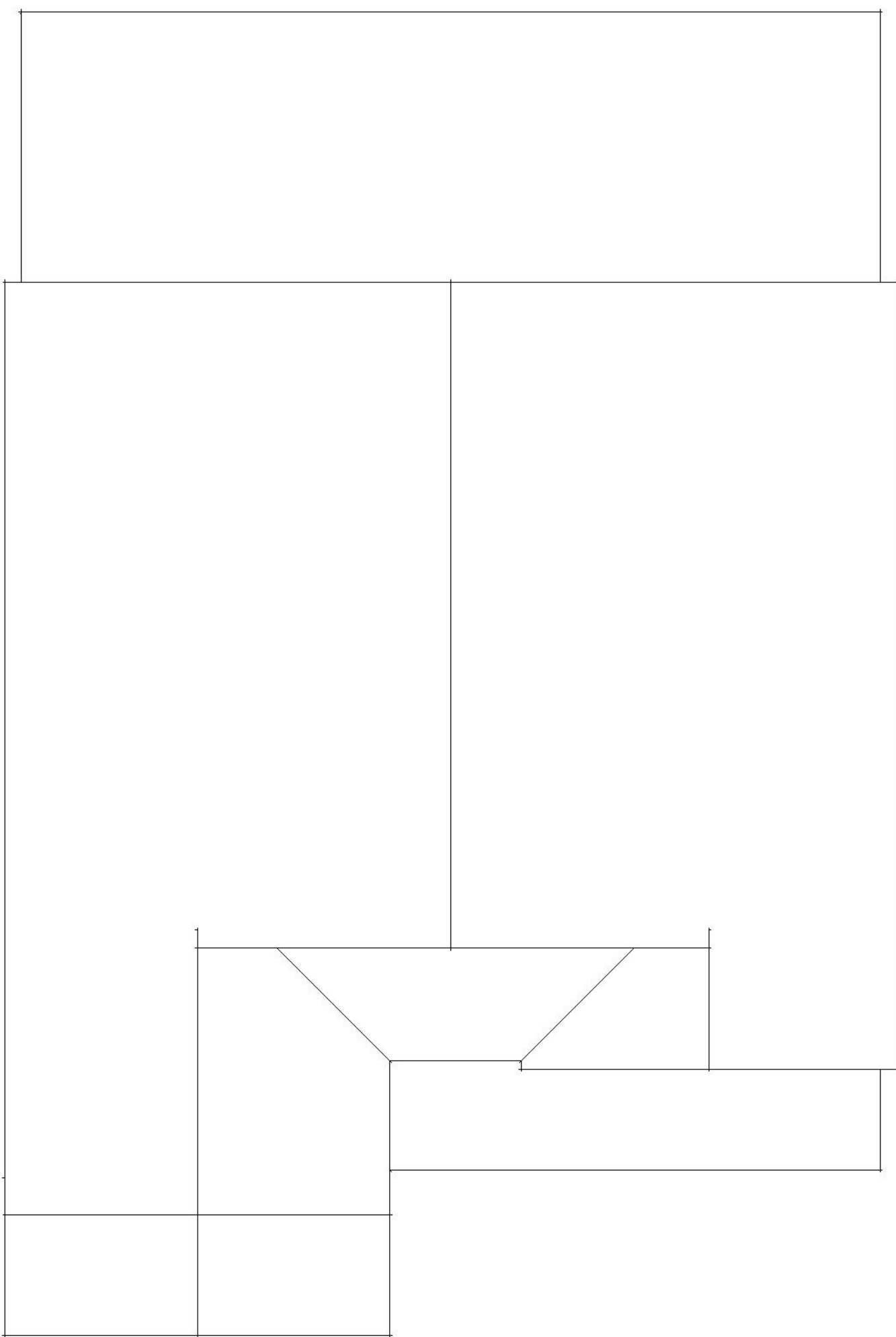


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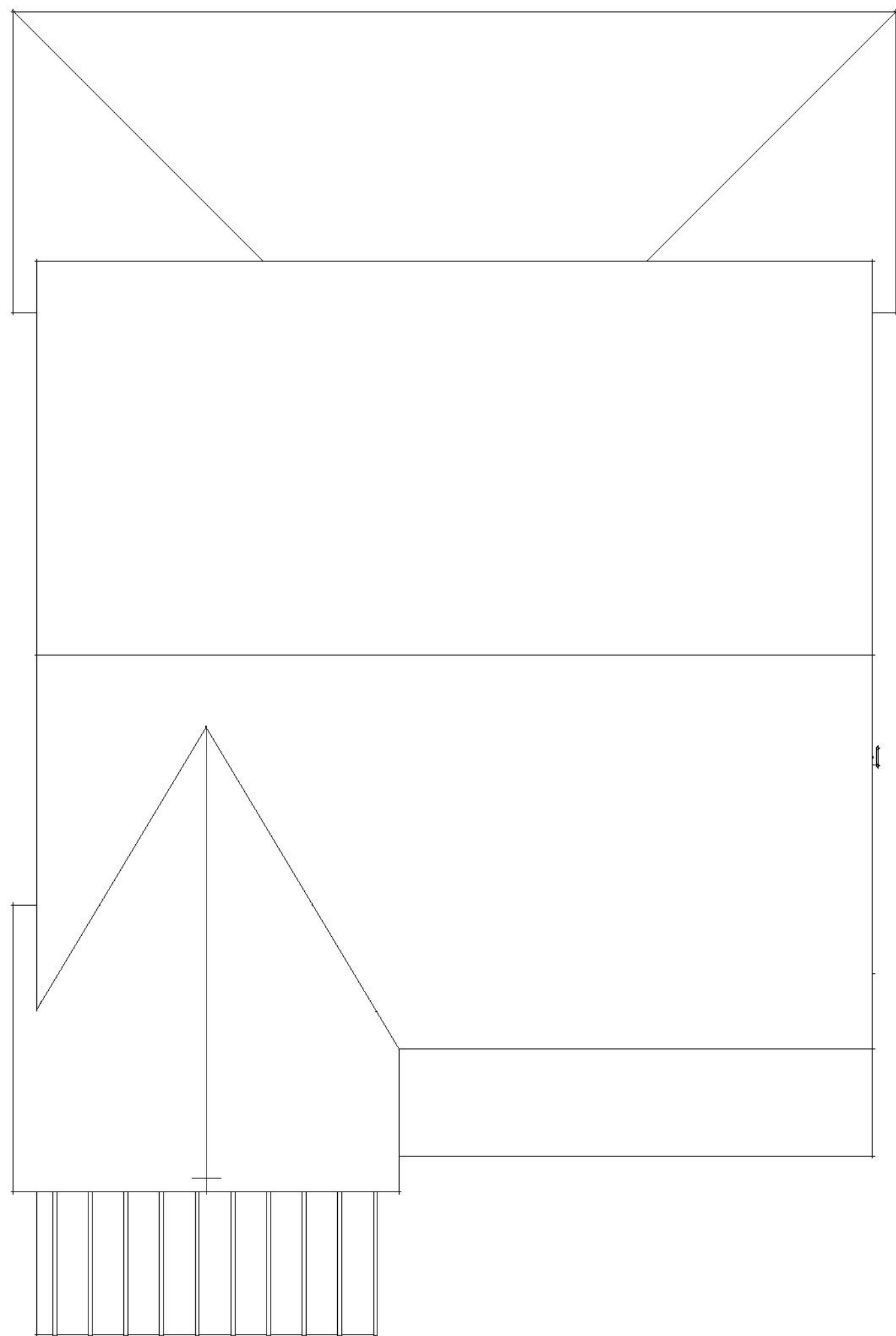




PRAIRIE



COTTAGE

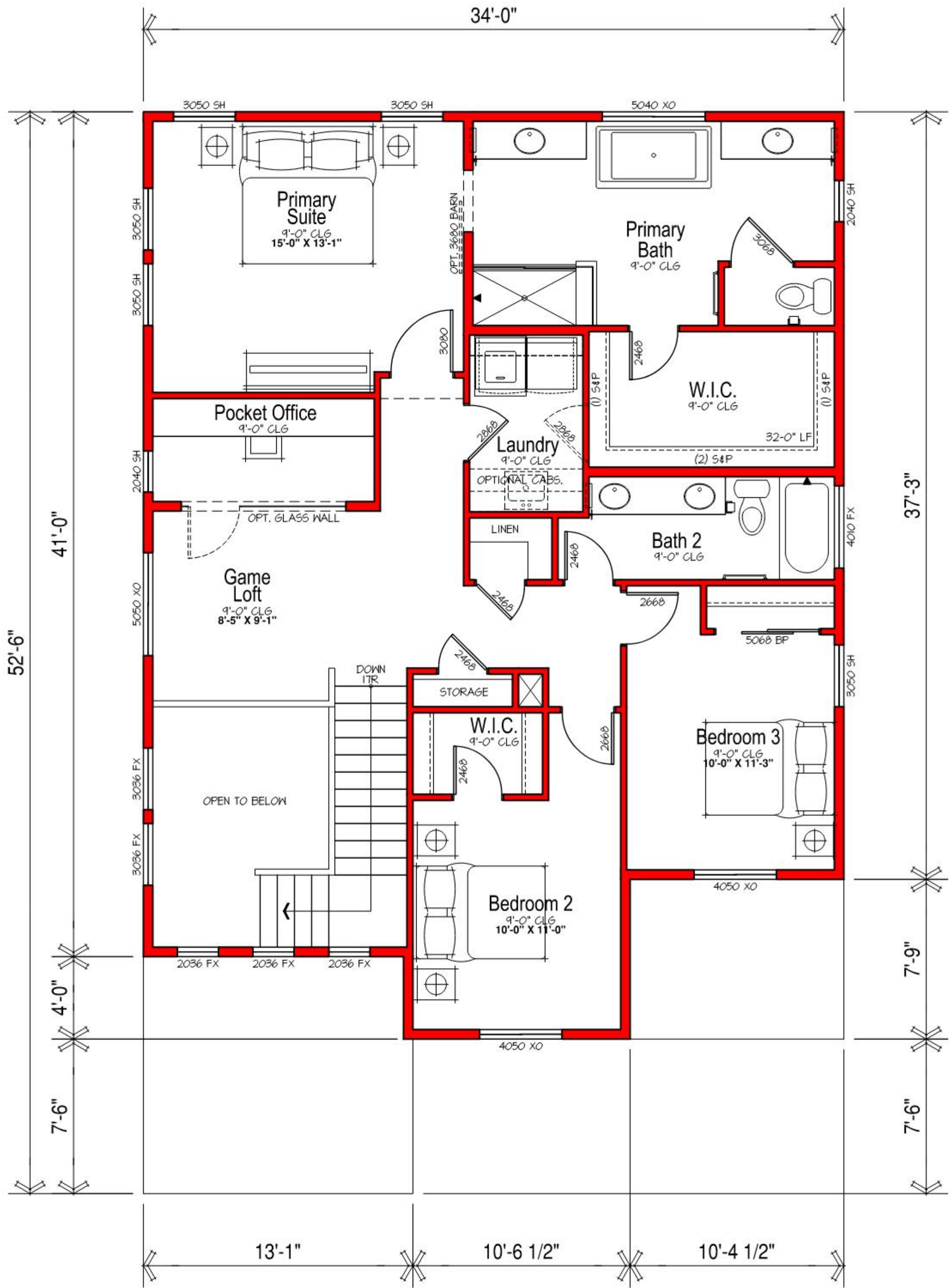


FARMHOUSE

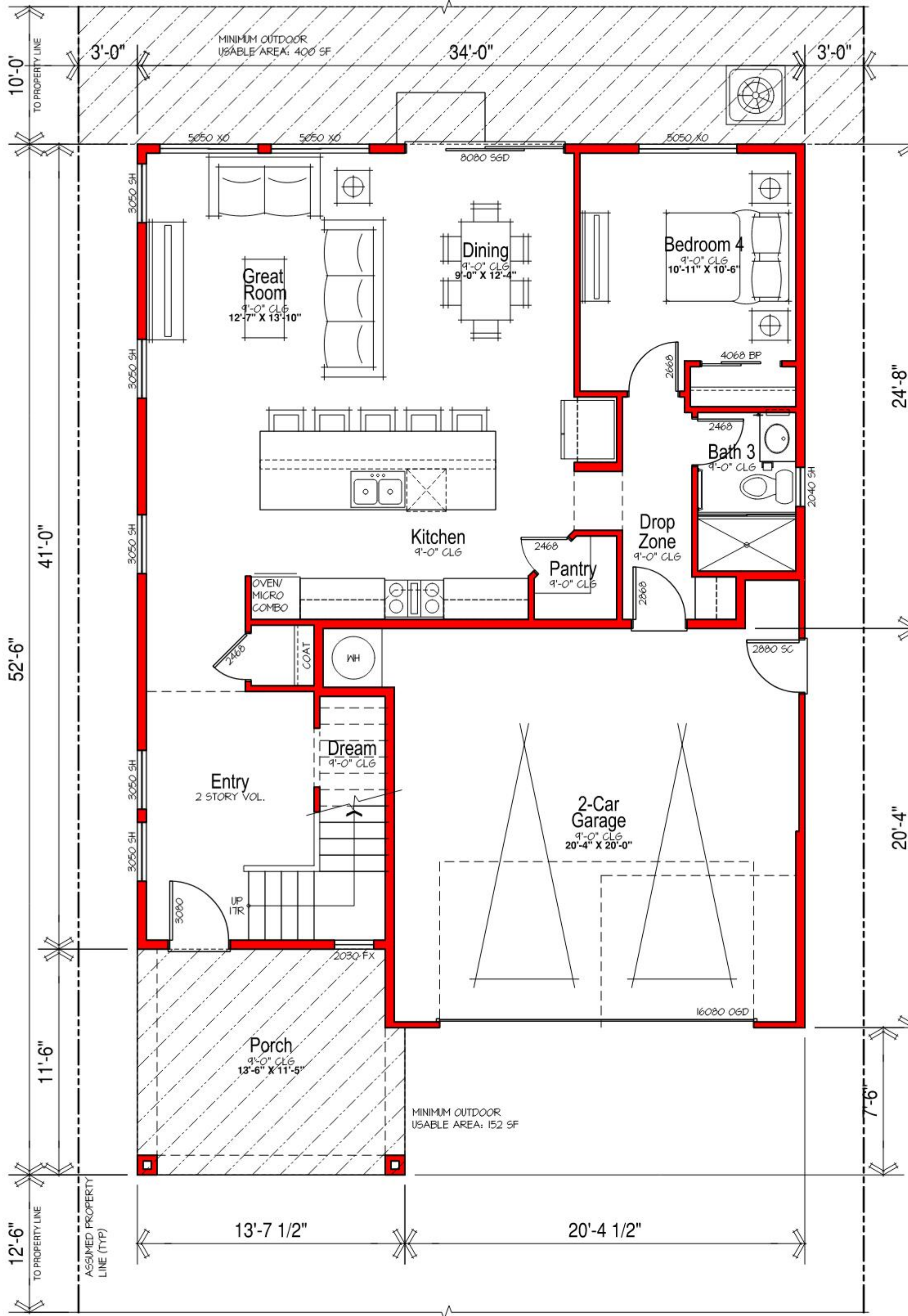


PLAN 3 - TRADITIONAL FLOOR PLANS  
Scale: 1/4" = 1'-0"

SYLVAN CORNERS  
Citrus Heights, CA



Upper Floor Plan



Main Floor Plan

LOT COVERAGE:  
1631 SF / 3,000 SF LOT = 54.36%

MINIMUM USABLE OUTDOOR AREA:  
552 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	1034	1034	1034	1034
UPPER FLOOR LIVING	1241	1241	1241	1241
TOTAL LIVING	2275	2275	2275	2275
GARAGE	444	444	444	444
PORCH	153	153	153	153
PLAN OPTIONS				
OPT. 3-CAR GARAGE	+215	+215	+215	+215





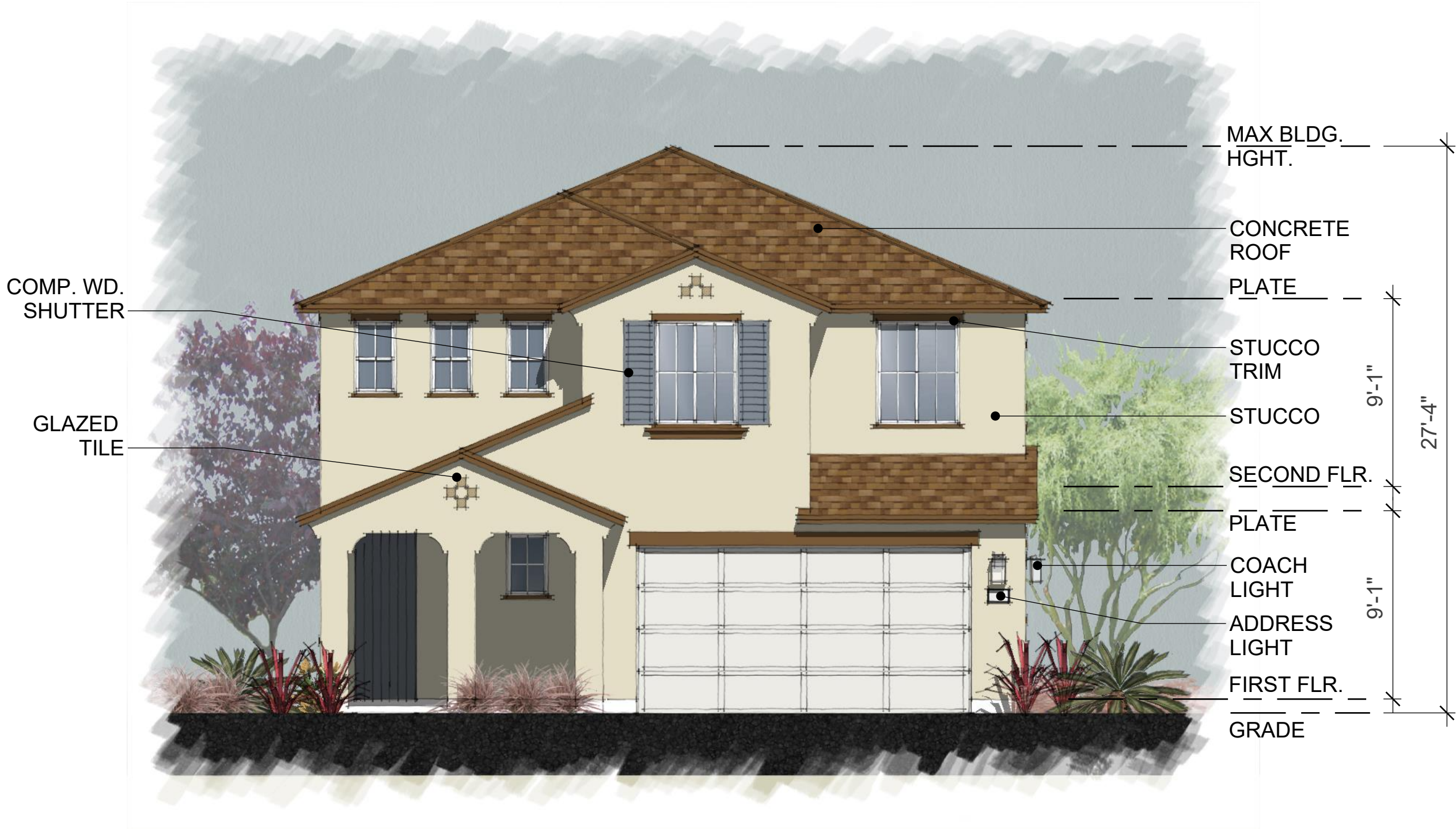
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REAR



LEFT



FRONT





RIGHT



REAR



LEFT



FRONT





RIGHT



REAR

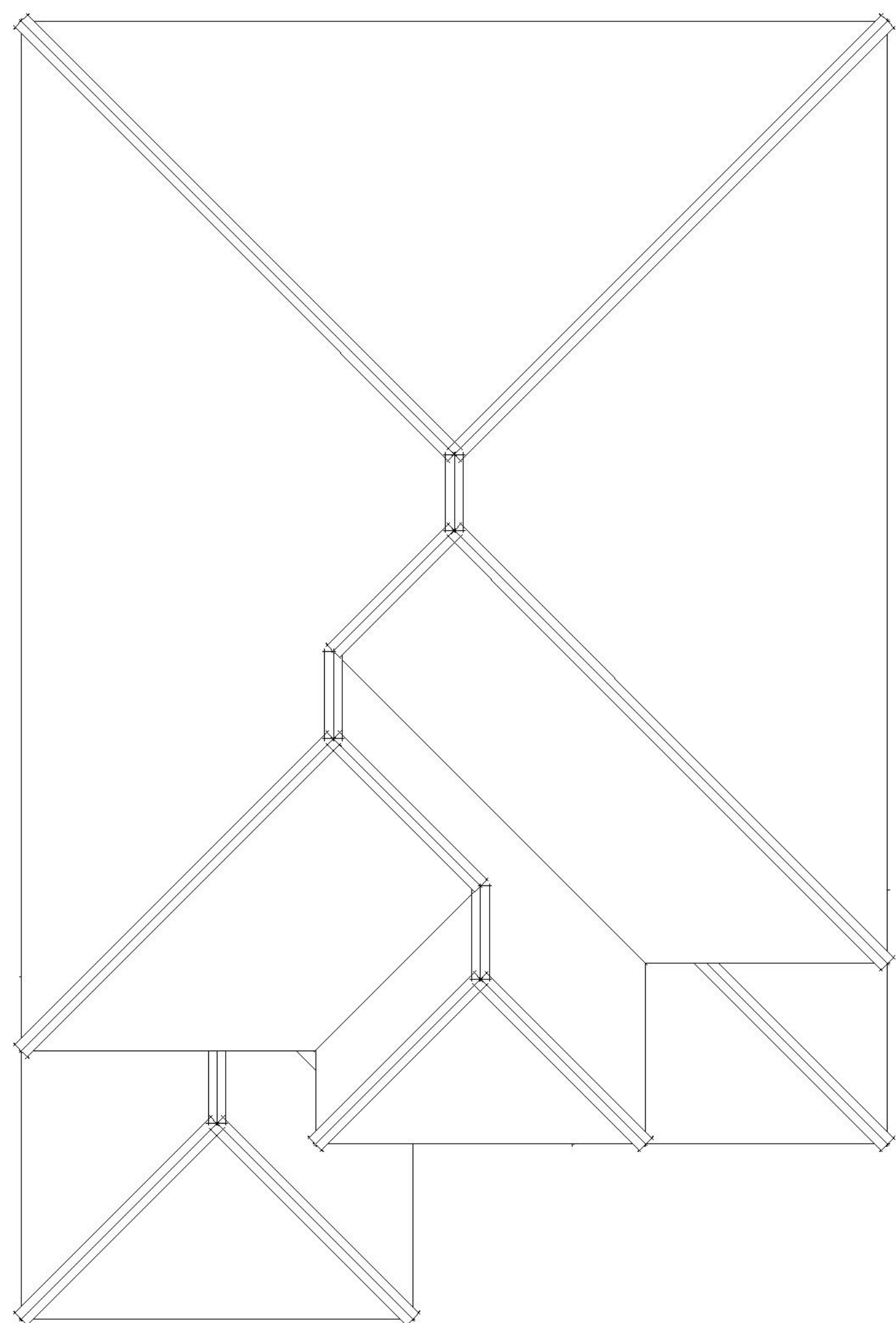


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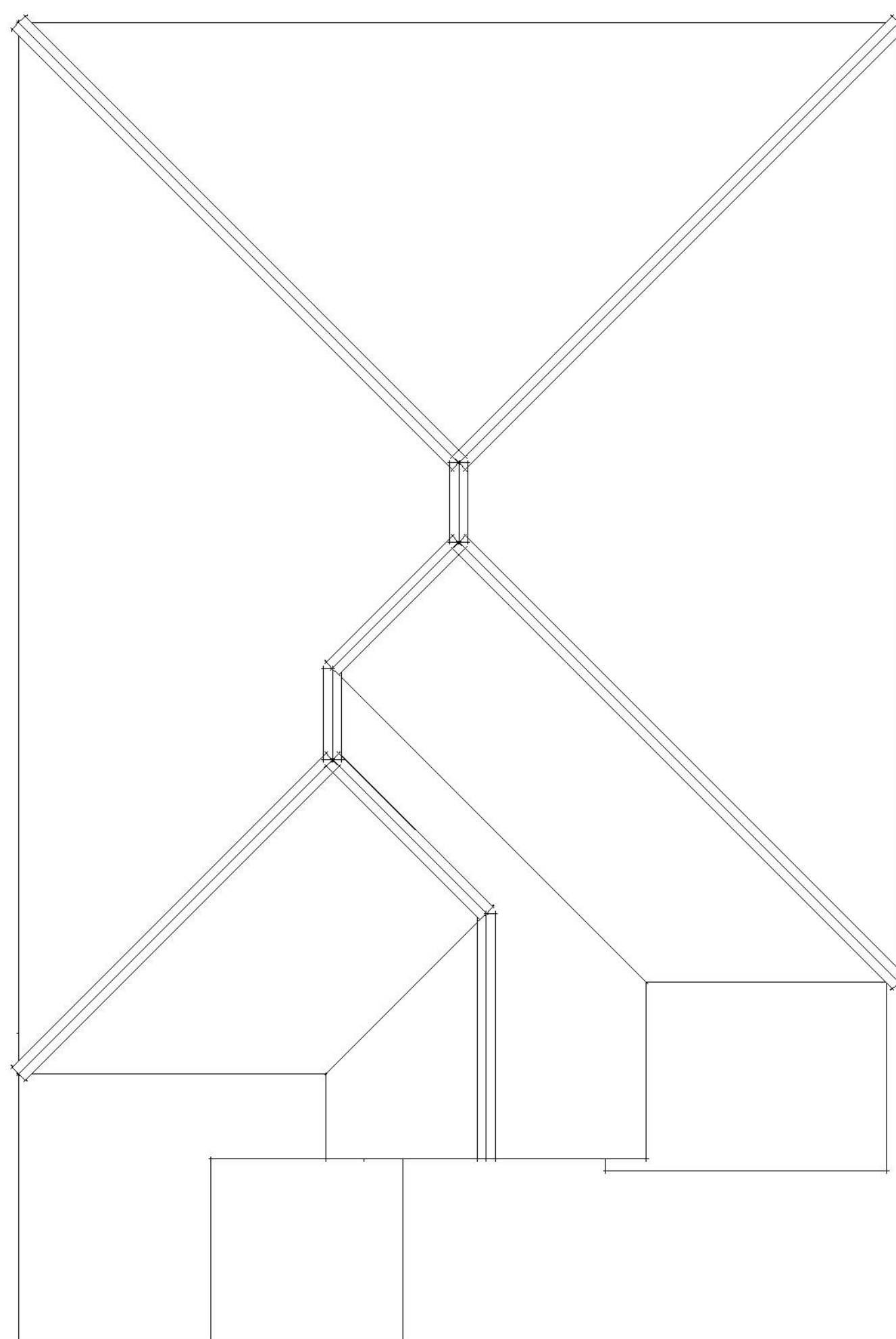


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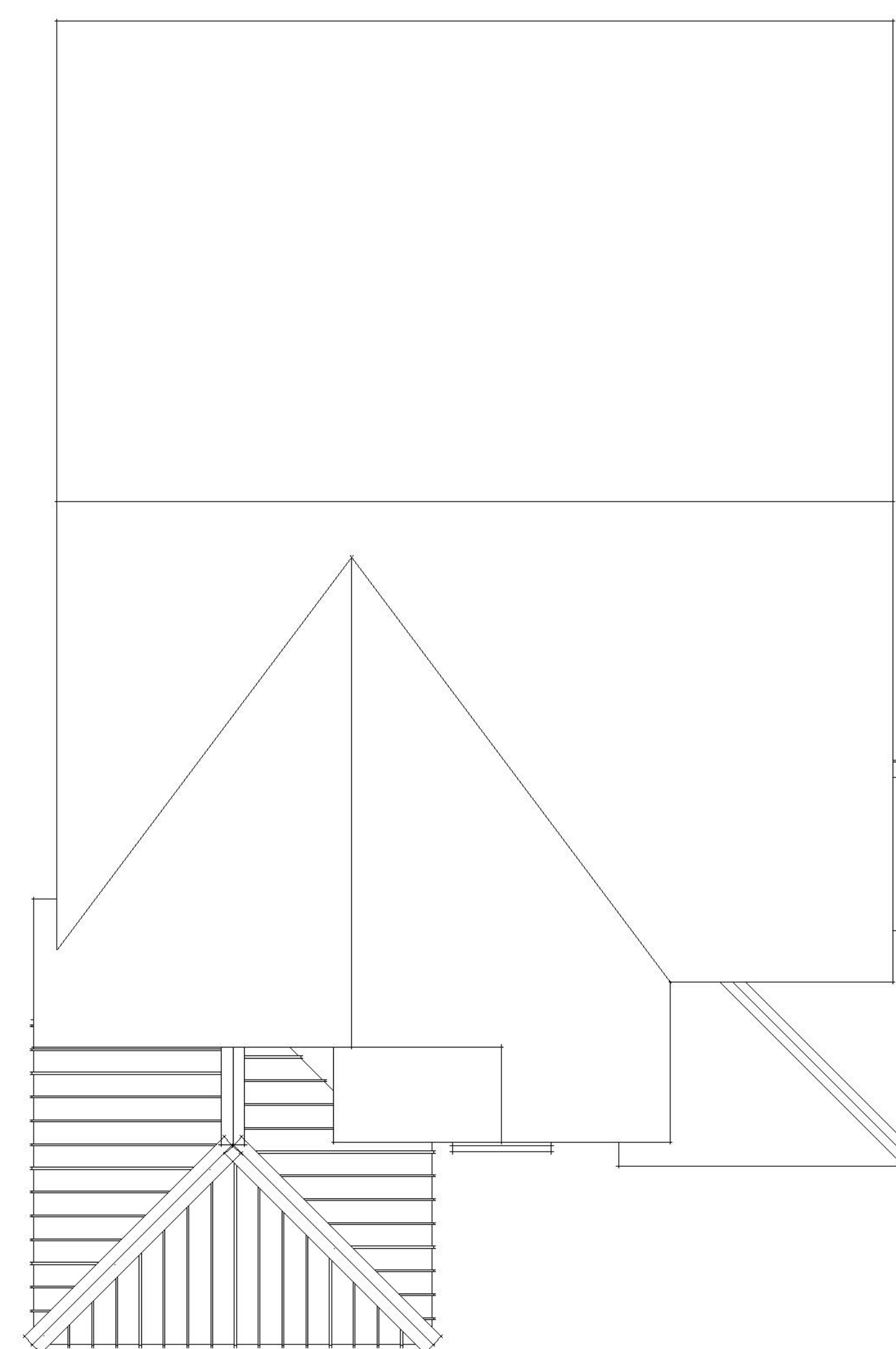




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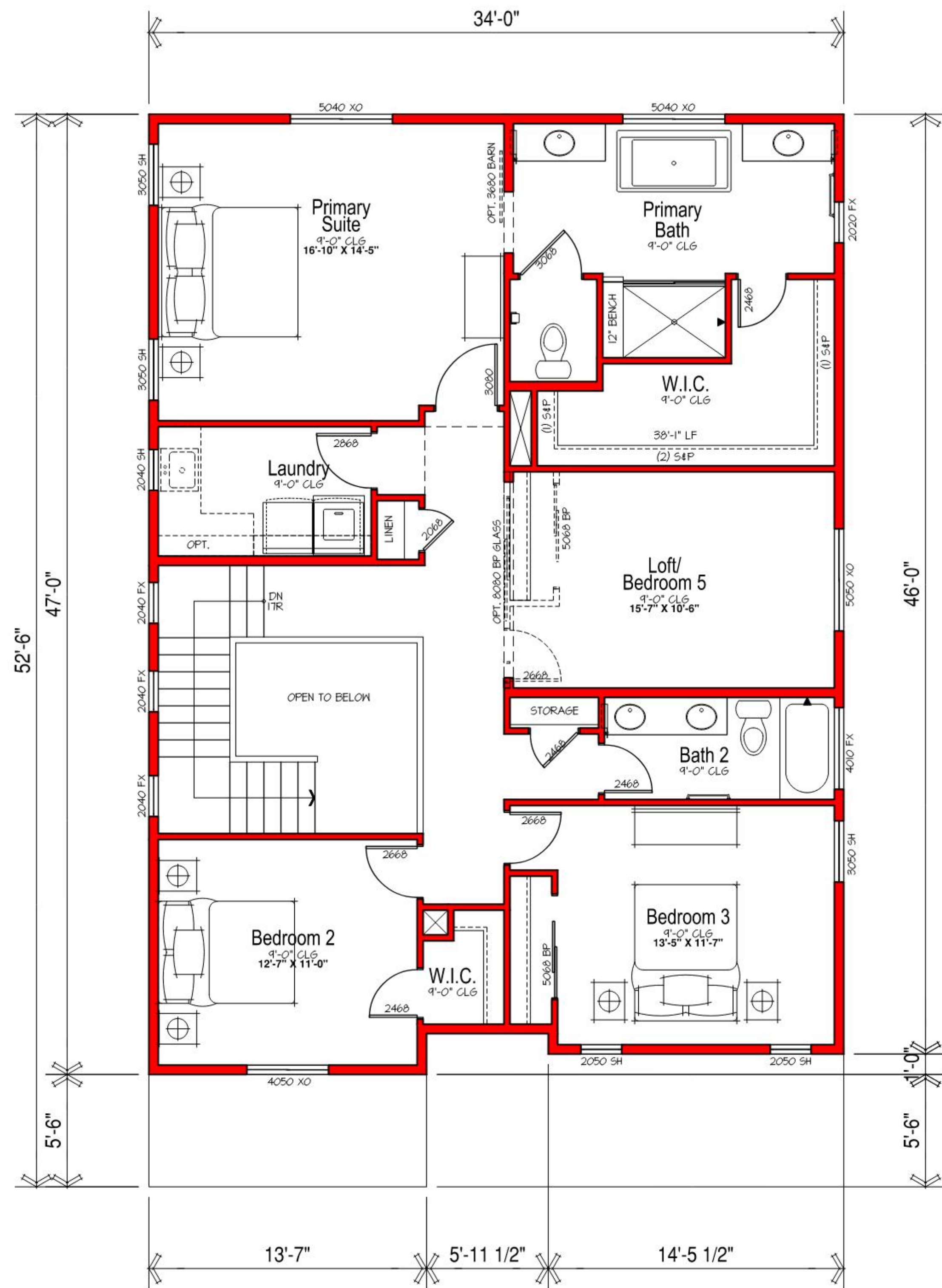


SPANISH

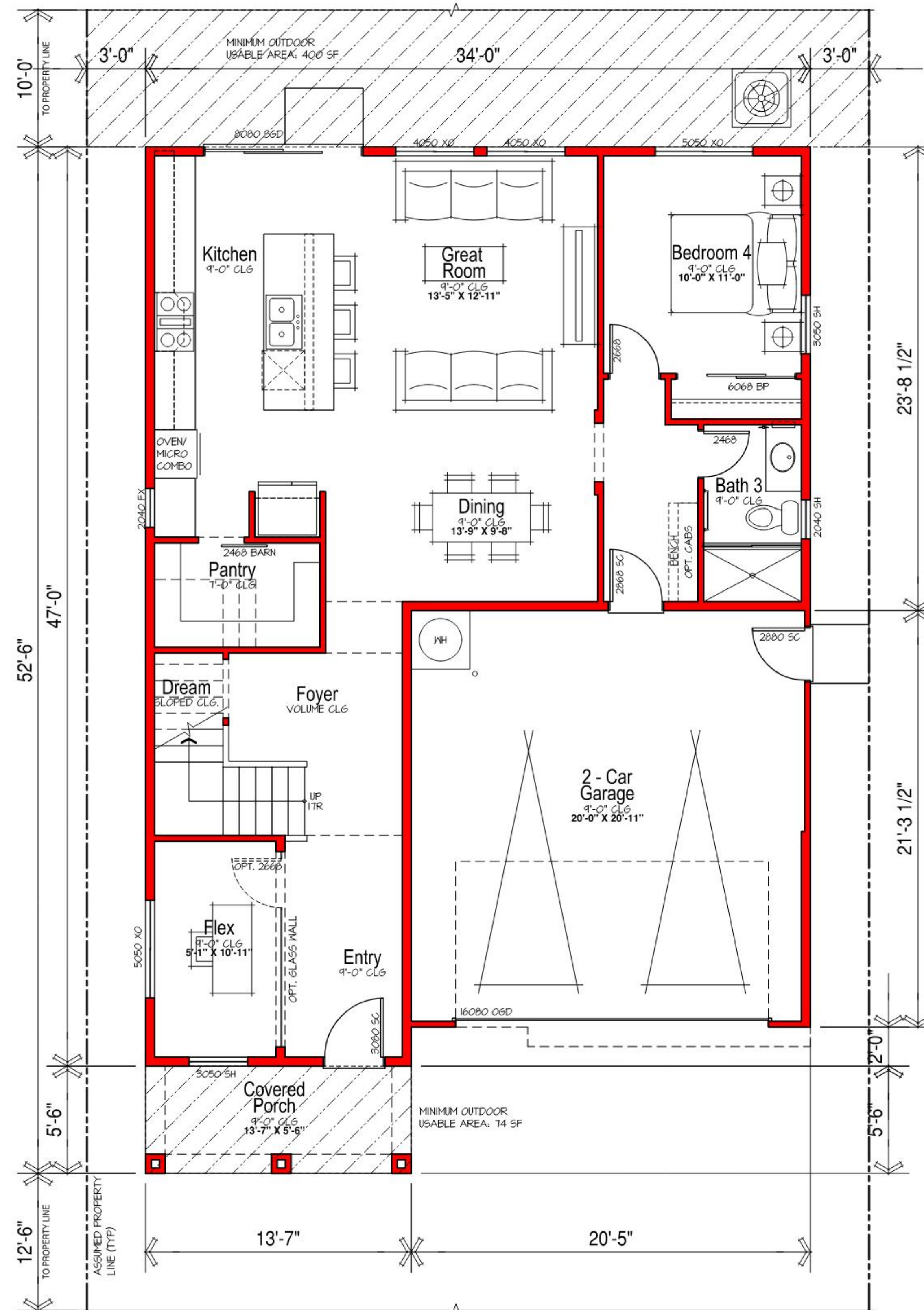


FARMHOUSE





Upper Floor Plan



Main Floor Plan

LOT COVERAGE:  
1632 SF / 3,000 SF LOT = 54.4%

MINIMUM USABLE OUTDOOR AREA:  
474 SF

SQUARE FOOTAGES				
	Elevation A	Elevation B	Elevation C	Elevation D
MAIN FLOOR LIVING	1122	0	0	0
UPPER FLOOR LIVING	1428	0	0	0
TOTAL LIVING	2550	0	0	0
GARAGE	435	0	0	0
PORCH	75	0	0	0
PATIO	0	0	0	0
PLAN OPTIONS				
OPT. ---	+247	+247	+247	+247

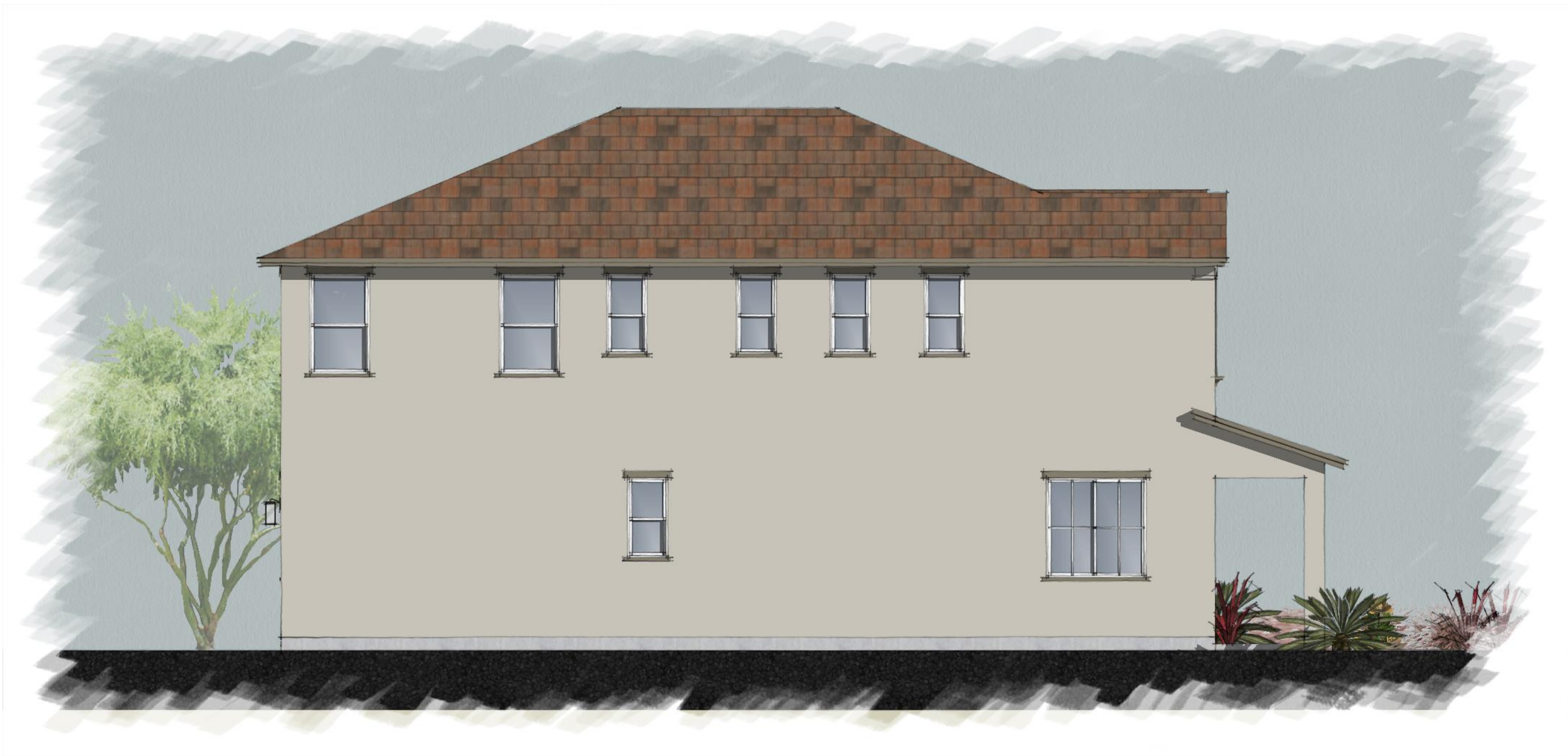




RIGHT



REAR



LEFT



FRONT

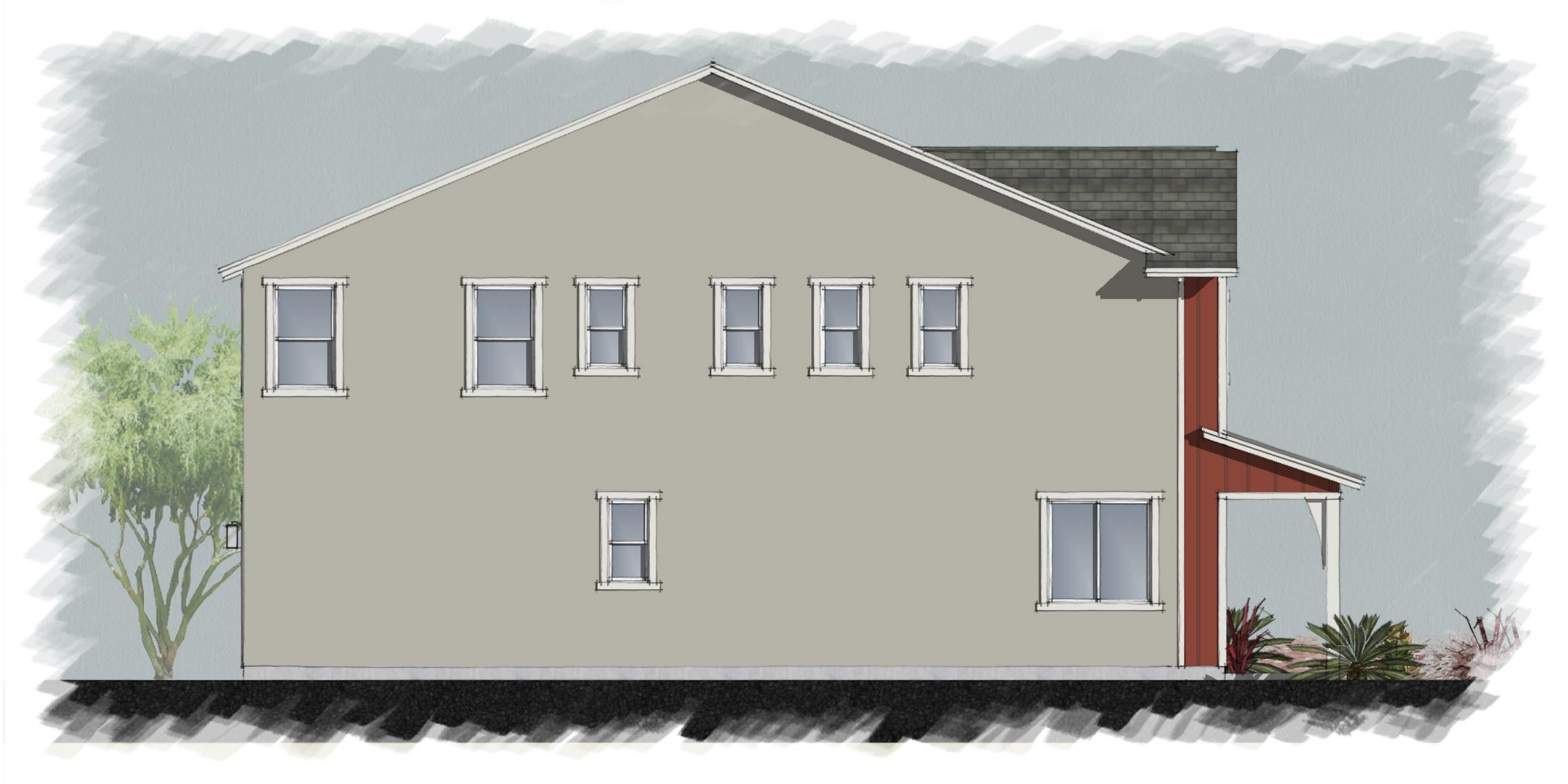




RIGHT



REAR



LEFT



FRONT

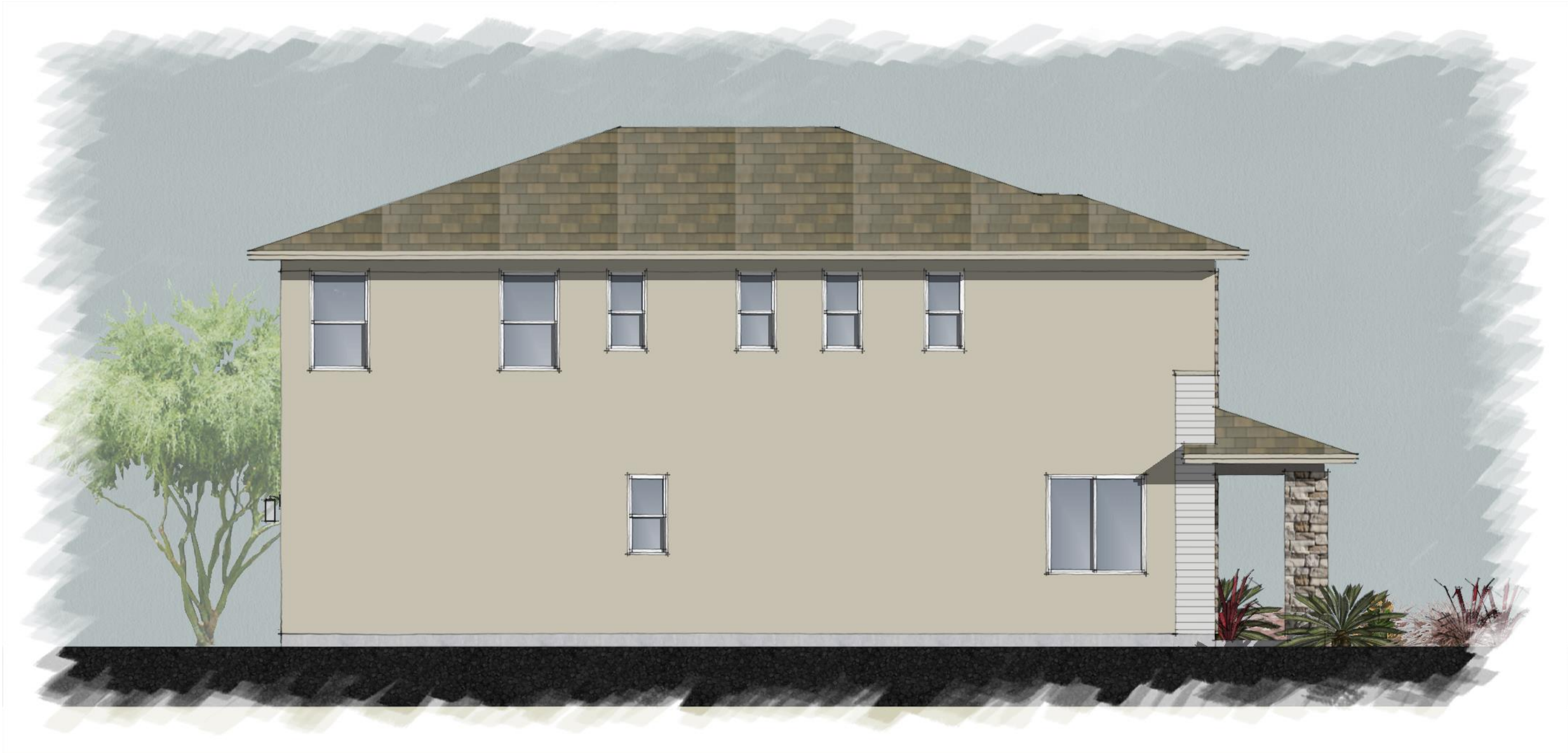




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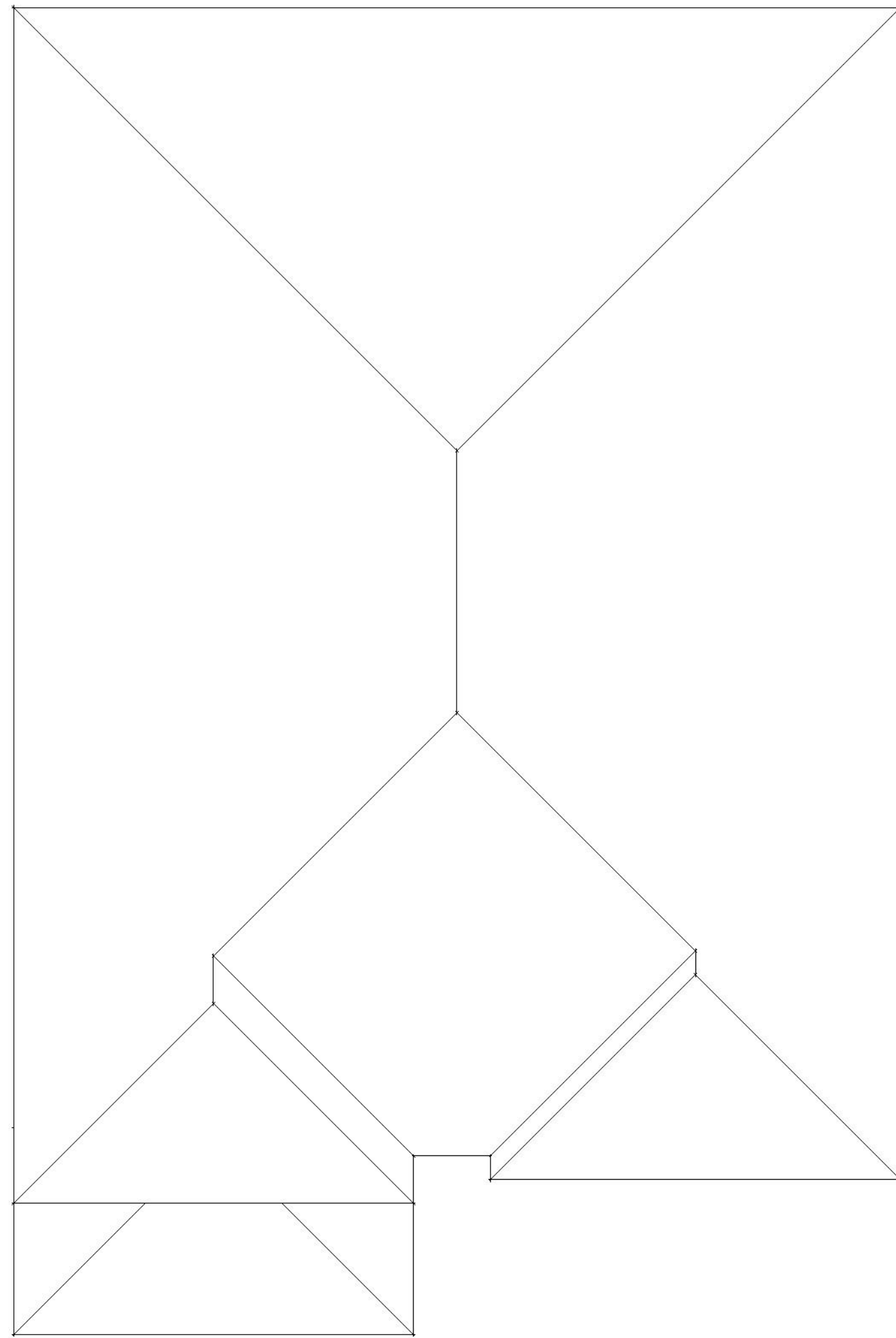


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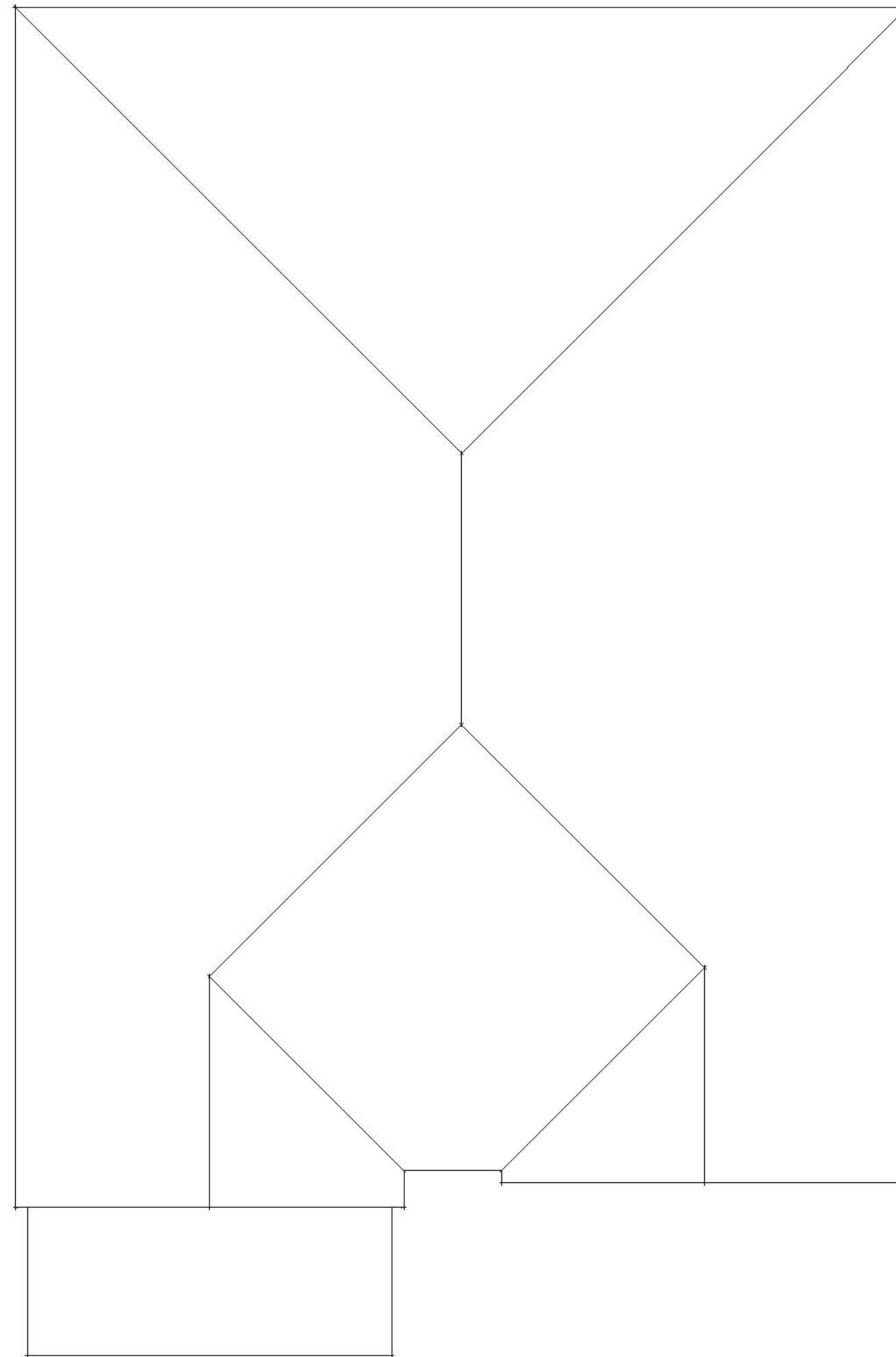


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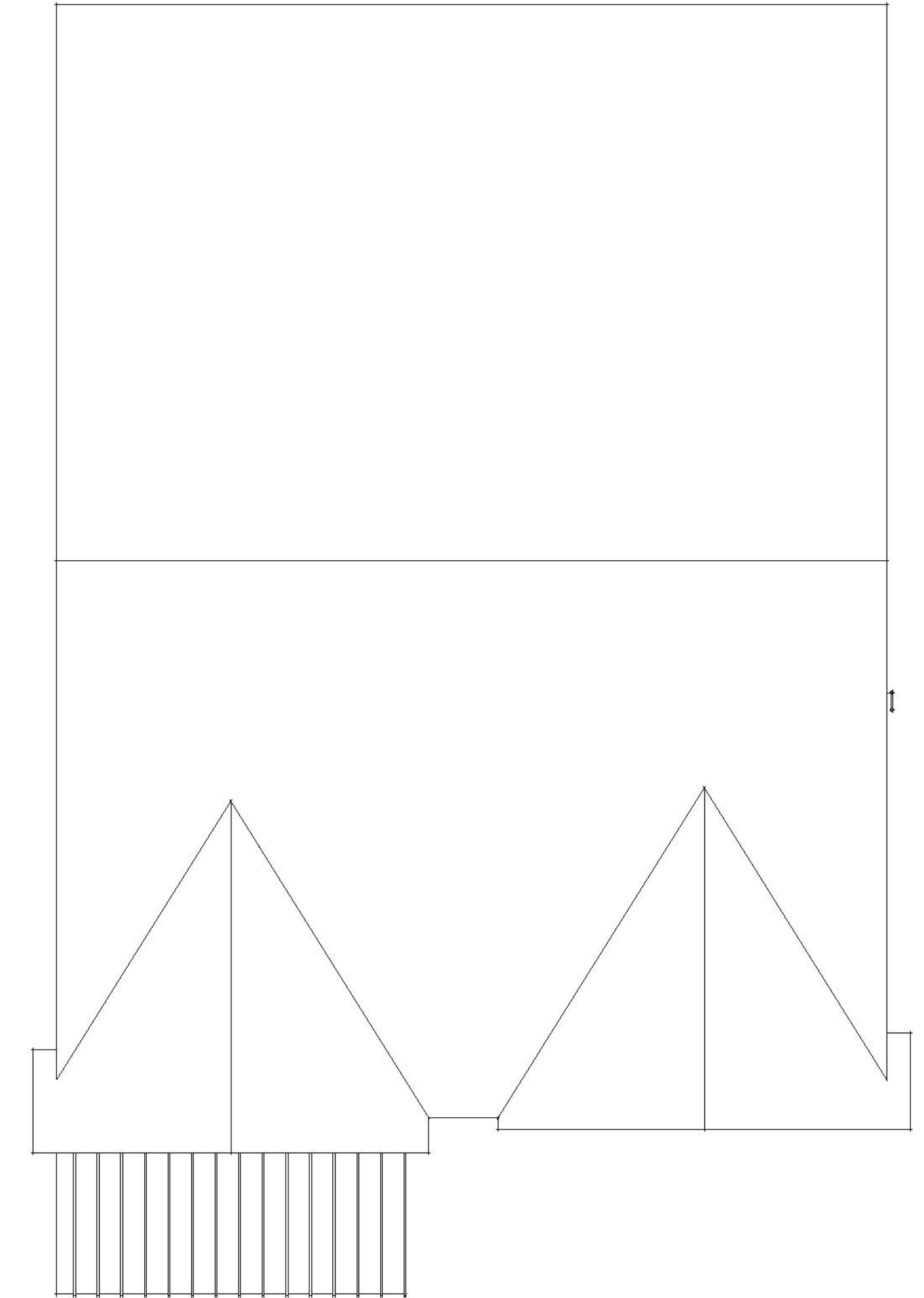




PRAIRIE



SPANISH



FARMHOUSE





Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale

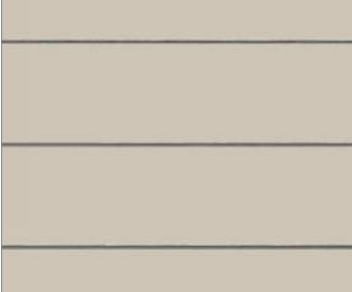


Right Elevation  
Scale: Not to Scale

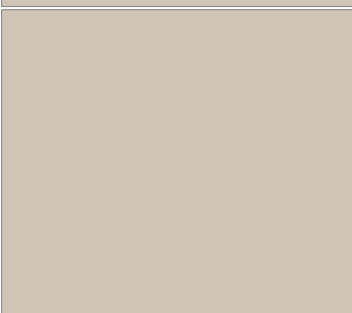
## COTTAGE - PALETTE 1



ROOF TILE - WESTLAKE  
DA VINCI MULTI-WIDTH SLATE -  
COMPOSITE TILE  
CASTLE GRAY FINISH



SIDING - LAP SIDING SMOOTH  
PPG1021-2 SYNCHRONICITY  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH



PAINT - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1021-2 SYNCHRONICITY  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH



STONE - ELDORADO  
CLIFFSTONE  
BOARDWALK FINISH

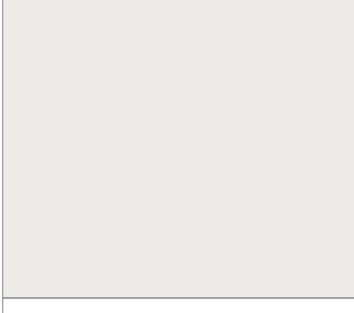


COLUMNS, TRIM, SHUTTERS & FASCIA -  
PPG PAINT WITH STUCCO SUBSTRATE  
PPG1032-4 SYLVAN  
6-900 SPEED HIDE SEMI-GLOSS FINISH

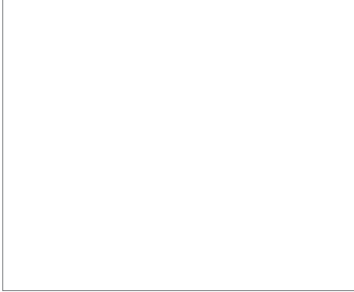


FRONT DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1036-3 NAUTICAL STAR  
6-900 SPEED HIDE SEMI-GLOSS FINISH

## PLAN 1 ALLEY



GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD  
SYLVAN CORNERS  
CITRUS HEIGHTS, CA



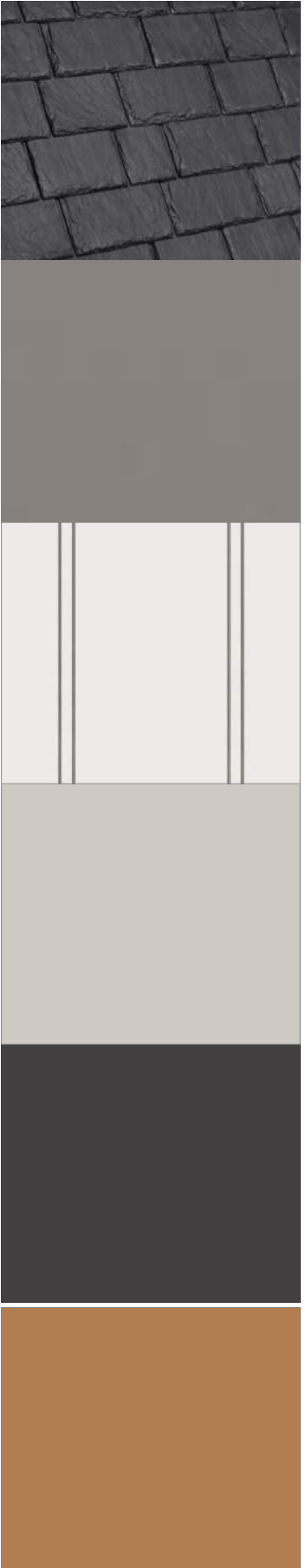
May 18, 2023 | Revision 4 | SF220551.00





Front Elevation  
Scale: Not to Scale

## FARMHOUSE - PALETTE 1



ROOF TILE - WESTLAKE  
DA VINCI MULTI-WIDTH SLATE -  
COMPOSITE TILE  
SLATE BLACK FINISH

STANDING SEAM METAL ROOF  
ASH GRAY FINISH

SIDING - LAP SIDING SMOOTH  
PPG 1002-1 SILVER FEATHER  
4-22 PERMA-CRETE EXTERIOR FLAT FINISH

PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1007-2 SWIRLING SMOKE  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

TRIM - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1001-7 BLACK MAGIC  
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR & SHUTTERS - PPG PAINT  
WITH WOOD SUBSTRATE  
PPG1082-6 COWBOY HAT  
6-900 SPEED HIDE SEMI-GLOSS FINISH

## PLAN 1 ALLEY



COLUMNS & GARAGE DOOR - PPG PAINT  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH

ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH

MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH

GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH

DOOR HARDWARE - KWIKSET  
SATIN NICKEL



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale



Folsom, CA

COLOR & MATERIAL BOARD  
SYLVAN CORNERS  
CITRUS HEIGHTS, CA





MODERN PRAIRIE - PALETTE 1 | PLAN 1 ALLEY



Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale



ROOF TILE - WESTLAKE  
DA VINCI SINGLE-WIDTH SLATE -  
COMPOSITE TILE  
CANYON FINISH

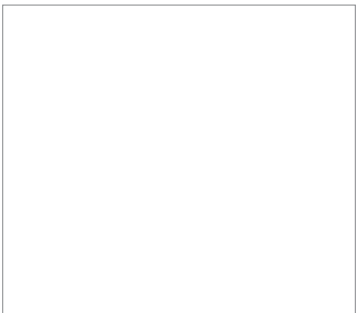
SIDING - LAP SIDING SMOOTH  
PPG1006-2 SHARK  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1077-4 WEATHERED WOOD  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

STONE - ELDORADO  
CUT COARSE STONE  
MADRONA FINISH

FRONT DOOR & FASCIA - PPG PAINT WITH  
WOOD SUBSTRATE  
PPG1153-7 SAILOR'S COAT  
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL

METAL RAILING  
DARK BRONZE



Folsom, CA

COLOR & MATERIAL BOARD  
SYLVAN CORNERS  
CITRUS HEIGHTS, CA



May 18, 2023 | Revision 4 | SF220551.00

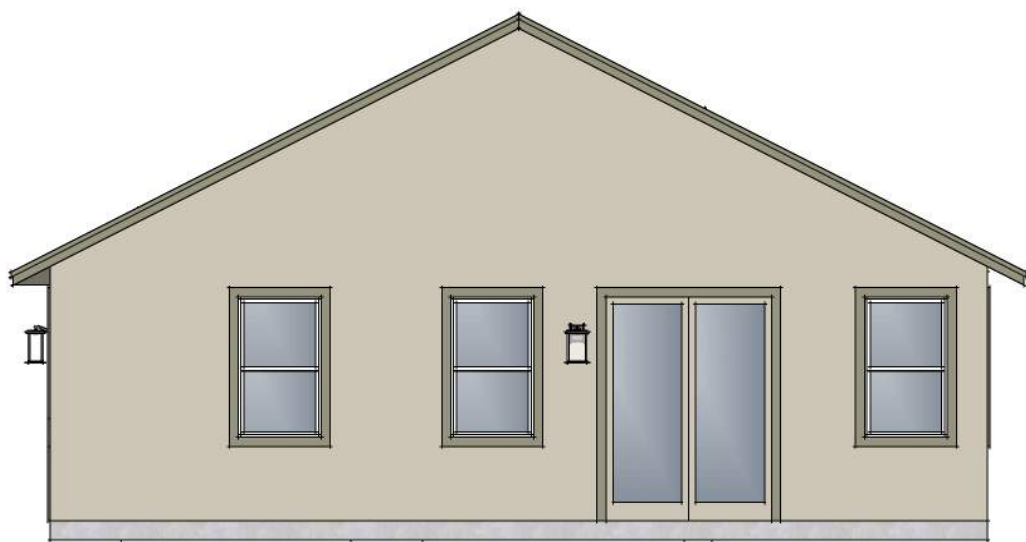




Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale

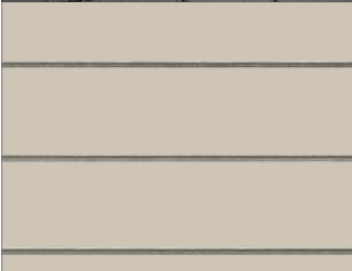


Right Elevation  
Scale: Not to Scale

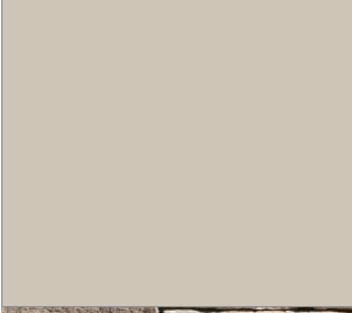
COTTAGE - PALETTE 1



ROOF TILE - WESTLAKE  
DA VINCI MULTI-WIDTH SLATE -  
COMPOSITE TILE  
SLATE GRAY FINISH



SIDING - LAP SIDING SMOOTH  
PPG1021-2 SYNCHRONICITY  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH



PAINT - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1021-2 SYNCHRONICITY  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH



STONE - ELDORADO  
CLIFFSTONE  
BOARDWALK FINISH

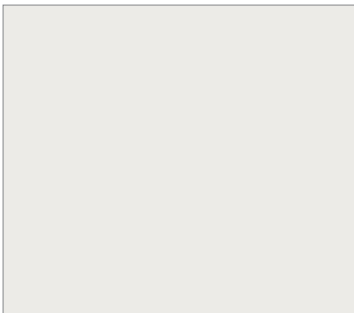


COLUMNS, TRIM, SHUTTERS & FASCIA -  
PPG PAINT WITH STUCCO SUBSTRATE  
PPG1032-4 SYLVAN  
6-900 SPEED HIDE SEMI-GLOSS FINISH



FRONT DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1036-3 NAUTICAL STAR  
6-900 SPEED HIDE SEMI-GLOSS FINISH

PLAN 1 TRADITIONAL



GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



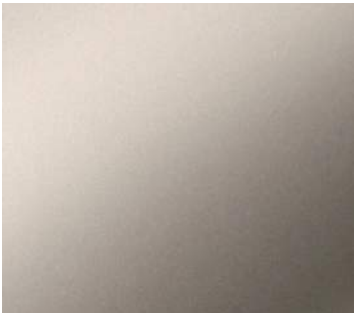
ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD  
SYLVAN CORNERS  
CITRUS HEIGHTS, CA



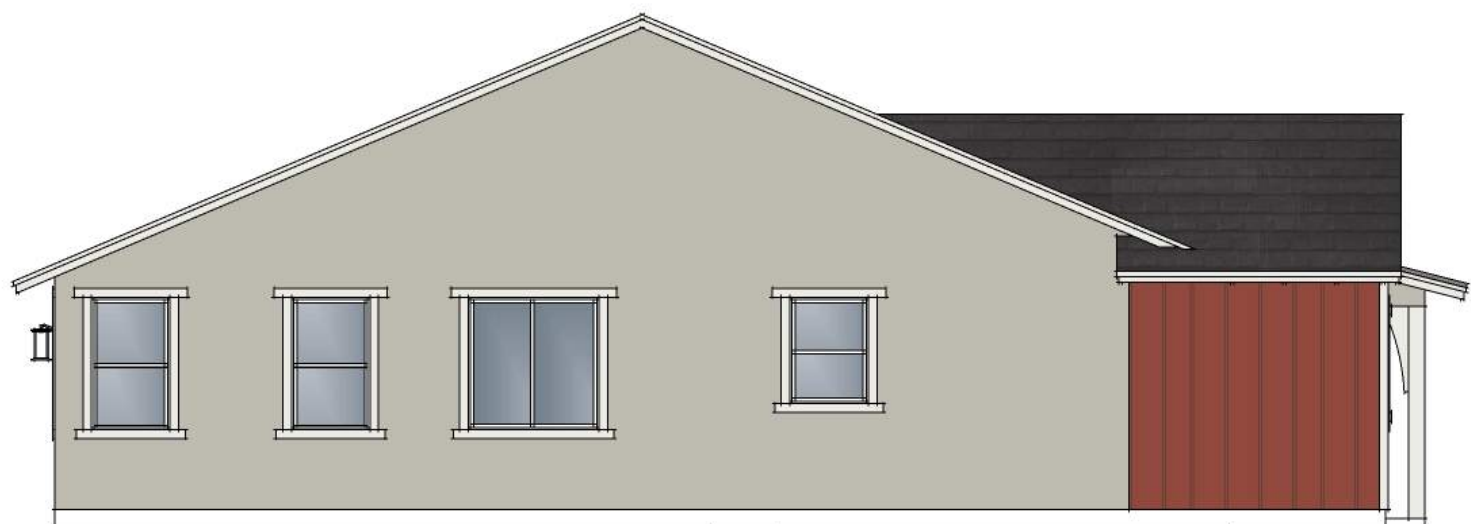


FARMHOUSE - PALETTE 2

PLAN 1 TRADITIONAL



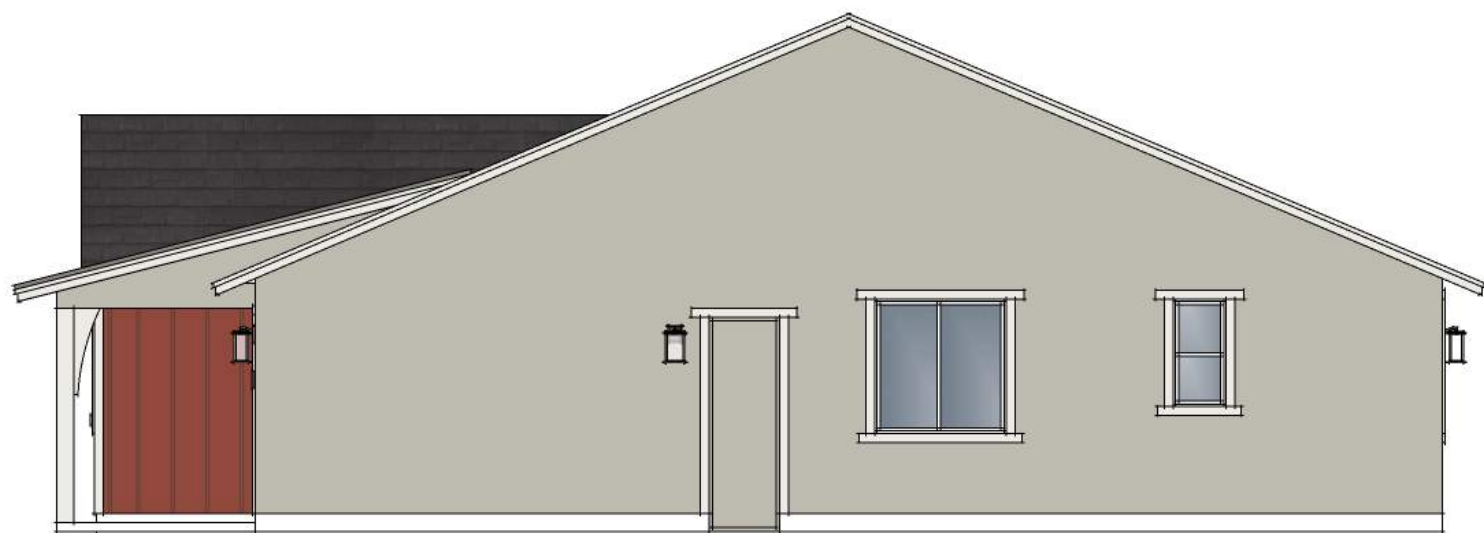
Front Elevation  
Scale: Not to Scale



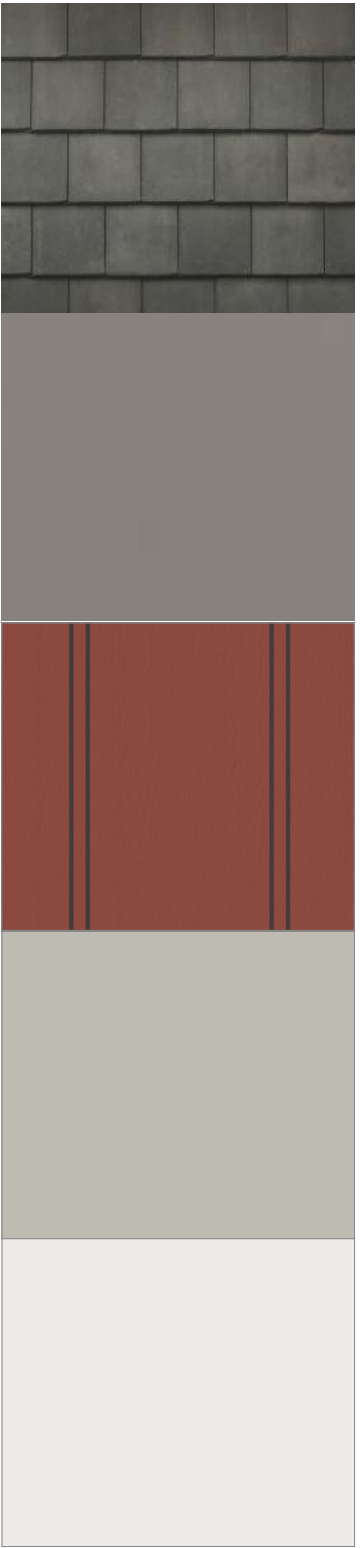
Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale



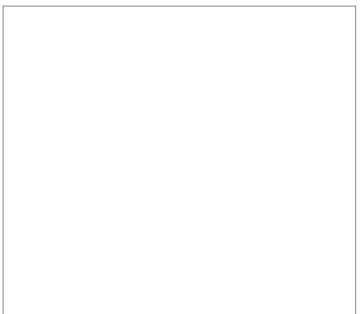
ROOF TILE - WESTLAKE  
SAXONY SLATE - CONCRETE TILE  
BLACK CANYON FINISH

STANDING SEAM METAL ROOF  
ASH GRAY FINISH

SIDING - LAP SIDING SMOOTH  
PPG1065-7 CEDAR CHEST  
4-22 PERMA-CRETE EXTERIOR FLAT FINISH

PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG0998-2 HIKERS PARADISE  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

DOOR, TRIM, COLUMNS, SHUTTERS &  
GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



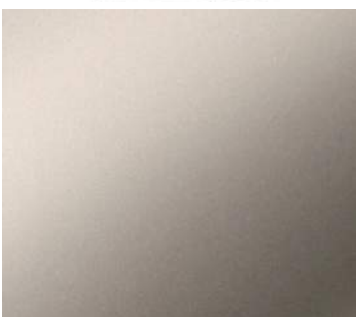
ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD  
SYLVAN CORNERS  
CITRUS HEIGHTS, CA





MODERN PRAIRIE - PALETTE 1 | PLAN 1 TRADITIONAL



Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale



ROOF TILE - WESTLAKE  
DA VINCI MULTI-WIDTH SLATE -  
COMPOSITE TILE  
SLATE GRAY FINISH

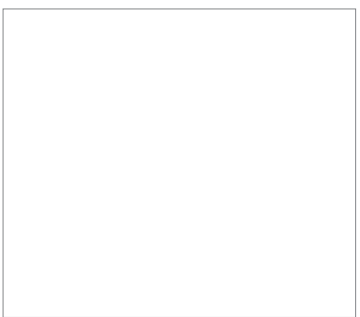
SIDING - LAP SIDING SMOOTH  
PPG1006-2 SHARK  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1077-4 WEATHERED WOOD  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

STONE - ELDORADO  
CUT COARSE STONE  
MADRONA FINISH

FRONT DOOR & FASCIA - PPG PAINT WITH  
WOOD SUBSTRATE  
PPG1153-7 SAILOR'S COAT  
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME  
ARCHITECTURAL BRONZE FINISH



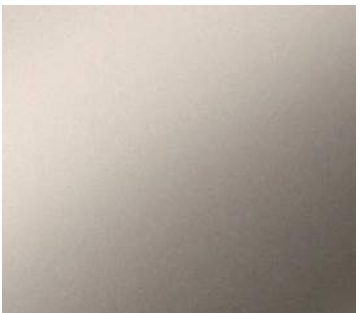
ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL





Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale

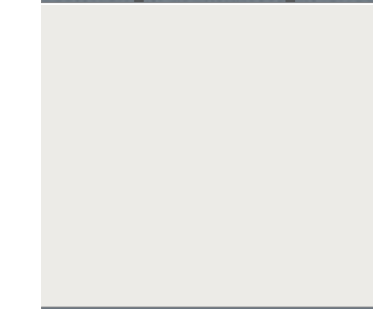
## COTTAGE - PALETTE 2



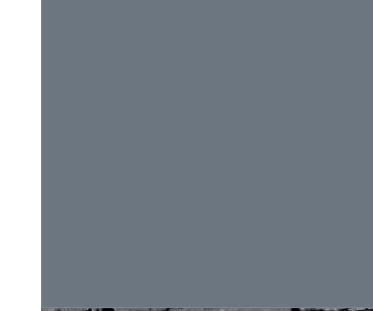
ROOF TILE - WESTLAKE  
DA VINCI MULTI-WIDTH SLATE -  
COMPOSITE TILE  
SMOKEY GRAY FINISH



SIDING - LAP SIDING SMOOTH  
PPG 1041-6 SHEFFIELD GRAY  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH



PAINT - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH



COLUMNS & TRIM - PPG PAINT WITH  
STUCCO SUBSTRATE  
PPG 1041-6 SHEFFIELD GRAY  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

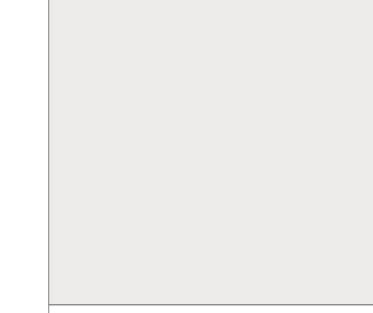


STONE - ELDORADO  
CLIFFSTONE  
BANFF SPRINGS FINISH

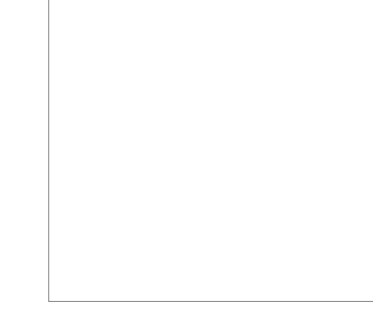


FRONT DOOR & SHUTTERS - PPG PAINT  
WITH STUCCO SUBSTRATE  
PPG1041-7 CALVARY  
6-900 SPEED HIDE SEMI-GLOSS FINISH

## PLAN 2 ALLEY



GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL





Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale

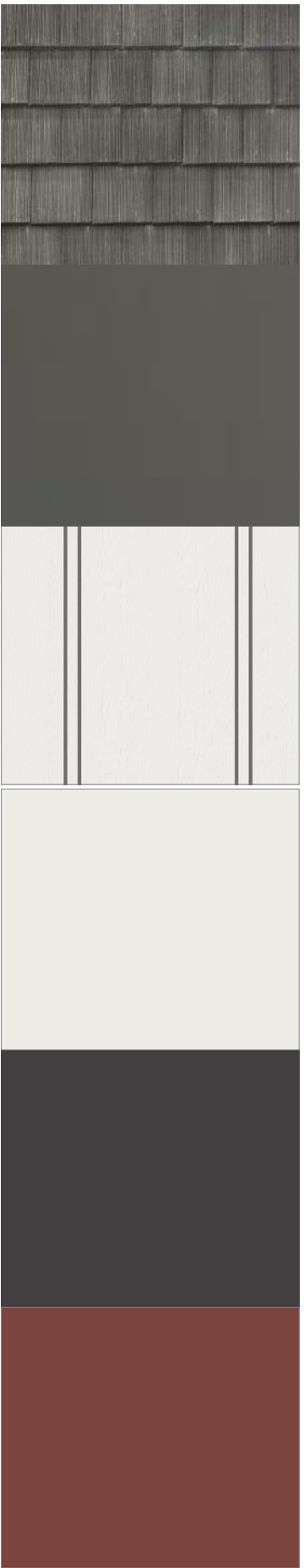


Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale

## FARMHOUSE - PALETTE 3



ROOF TILE - WESTLAKE  
SAXONY SHAKE - CONCRETE TILE  
BLACK CANYON FINISH

STANDING SEAM METAL ROOF  
DEEP CHARCOAL FINISH

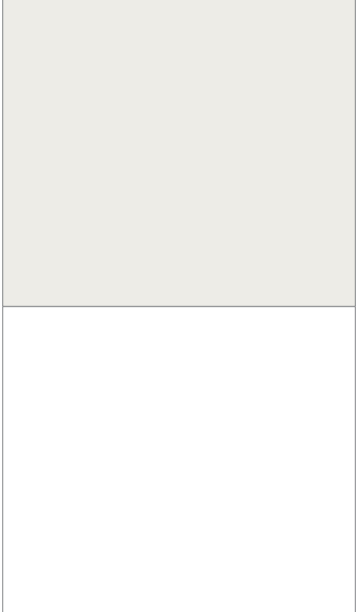
SIDING - LAP SIDING SMOOTH  
PPG1002-1 SILVER FEATHER  
4-22 PERMA-CRETE EXTERIOR FLAT FINISH

PAINT & COLUMNS - PPG PAINT WITH  
STUCCO SUBSTRATE  
PPG1002-1 SILVER FEATHER  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

TRIM & FASCIA - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1001-7 BLACK MAGIC  
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1059-7 SWEET SPICEBERRY  
6-900 SPEED HIDE SEMI-GLOSS FINISH

## PLAN 2 ALLEY



GARAGE DOOR - PPG PAINT  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



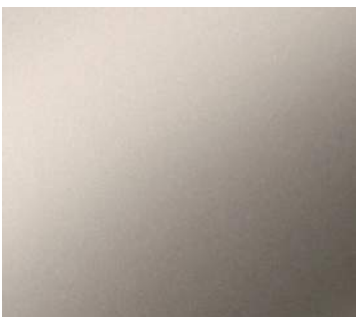
ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD  
**SYLVAN CORNERS**  
CITRUS HEIGHTS, CA







Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale

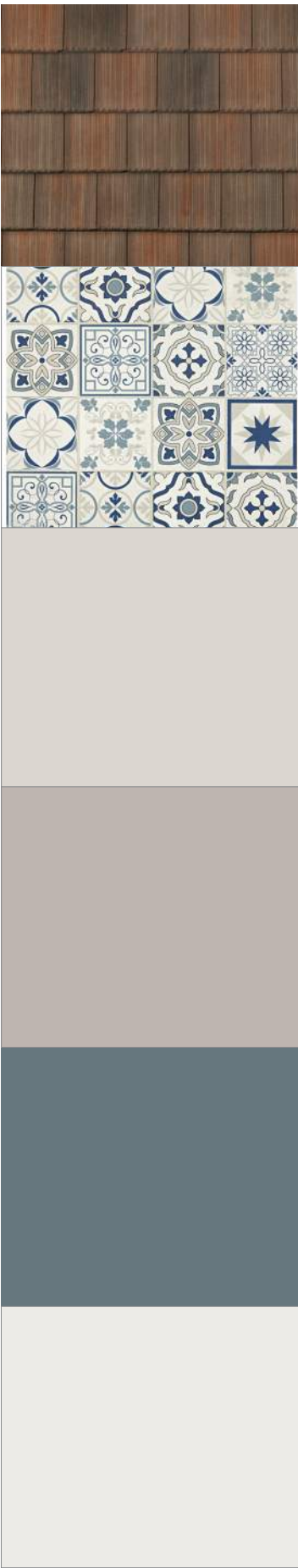


Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale

# SPANISH - PALETTE 1



ROOF TILE - WESTLAKE  
SAXONY 900 SHAKE - CONCRETE TILE  
HICKORY FINISH

TILE - DALTILE  
SUBLIMITY  
MINDFUL SEQUENCE  
HONED FINISH, 3" X 3" X 3/8"

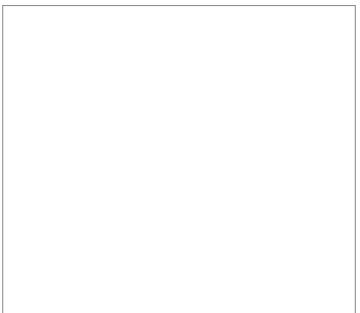
PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1025-2 SILENT SMOKE  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

ACCENT PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1022-3 SILVER DOLLAR  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

FRONT DOOR, TRIM & SHUTTERS- PPG  
PAINT WITH WOOD SUBSTRATE  
PPG1037-5 NIGHT RENDEZVOUS  
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH

# PLAN 2 ALLEY



WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



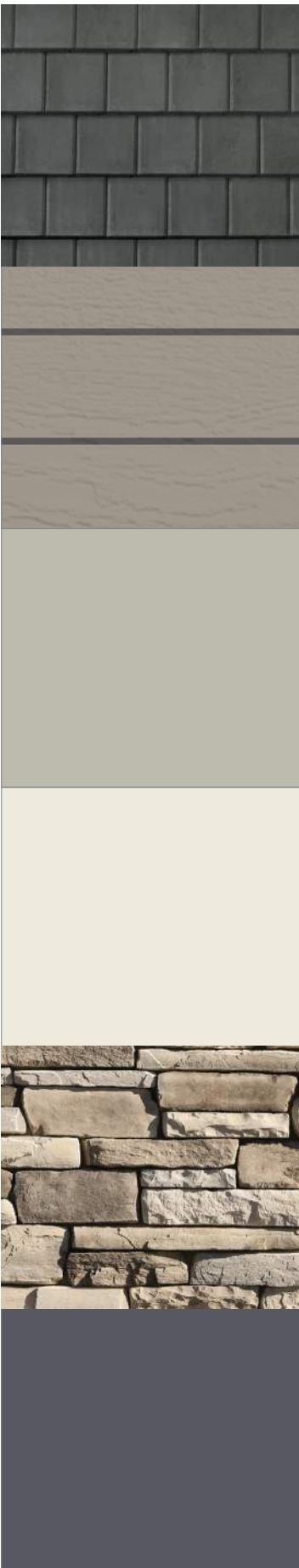
DOOR HARDWARE - KWIKSET  
SATIN NICKEL





Front Elevation  
Scale: Not to Scale

COTTAGE - PALETTE 3



ROOF TILE - WESTLAKE  
SAXONY 900 SLATE - CONCRETE TILE  
GRAPHITE FINISH

SIDING - LAP SIDING SMOOTH  
PPG1000-4 WINTER COCOA  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

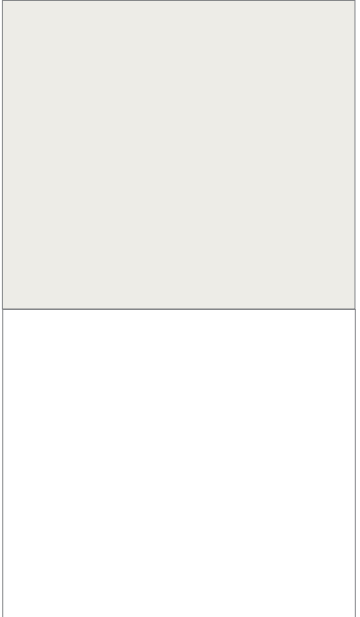
PAINT - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1032-2 HURRICANE HAZE  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

TRIM & COLUMNS - PPG PAINT WITH  
WOOD SUBSTRATE  
PPG1086-1 HORSERADISH  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

STONE - ELDORADO  
CLIFFSTONE  
BOARDWALK FINISH

FRONT DOOR & SHUTTERS - PPG PAINT  
WITH STUCCO SUBSTRATE  
PPG1013-6 GRAY FLANNEL  
6-900 SPEED HIDE SEMI-GLOSS FINISH

PLAN 2 TRADITIONAL



GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



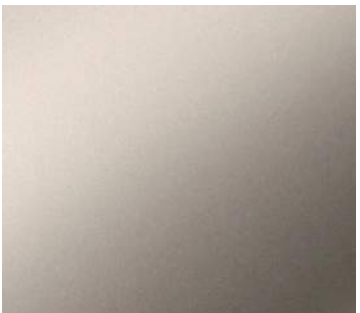
ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - Kwikset  
SATIN NICKEL



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale

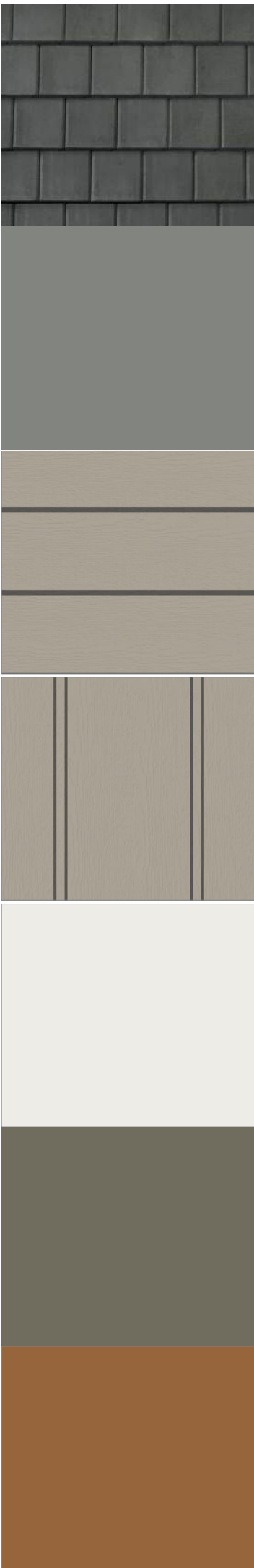


FARMHOUSE - PALETTE 3

PLAN 2 TRADITIONAL



Front Elevation  
Scale: Not to Scale



- ROOF TILE - WESTLAKE  
SAXONY COUNTRY SLATE IMPACT -  
CONCRETE TILE  
CHARCOAL BLEND FINISH
- STANDING SEAM METAL ROOF  
SLATE GRAY FINISH
- SIDING 1 - LAP SIDING SMOOTH  
PPG1000-3 FIELDSTONE  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- SIDING 2 - LAP SIDING SMOOTH  
PPG1000-3 FIELDSTONE  
4-22 PERMA-CRETE EXTERIOR FLAT FINISH
- STUCCO - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- TRIM & SHUTTERS - PPG PAINT WITH  
WOOD SUBSTRATE  
PPG1032-6 KING'S COURT  
6-900 SPEED HIDE SEMI-GLOSS FINISH
- FRONT DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1082-7 GINGER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



- GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH
- WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



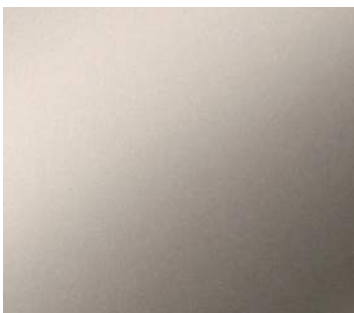
- ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



- MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



- GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



- DOOR HARDWARE - KWIKSET  
SATIN NICKEL



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



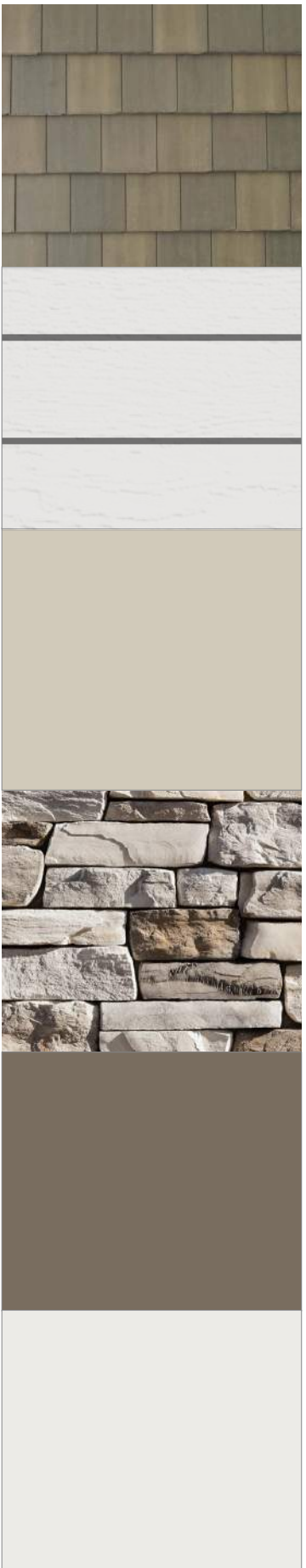
Right Elevation  
Scale: Not to Scale



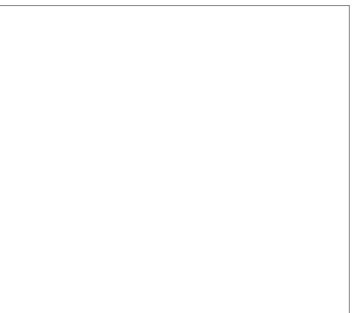
MODERN PRAIRIE - PALETTE 2 | PLAN 2 TRADITIONAL



Front Elevation  
Scale: Not to Scale



- ROOF TILE - WESTLAKE  
SAXONY SLATE - CONCRETE TILE  
TETON FINISH
- SIDING - LAP SIDING SMOOTH  
PPG1001-2 ARIA  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1024-4 MOTH GRAY  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- STONE - ELDORADO  
CLIFFSTONE  
WHITEBARK FINISH
- FRONT DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1025-6 SLEEPING GIANT  
6-900 SPEED HIDE SEMI-GLOSS FINISH
- GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



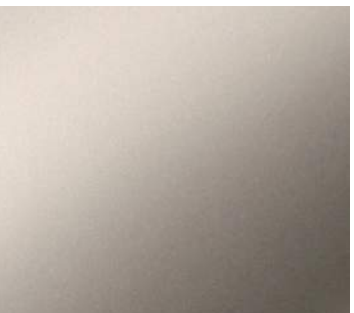
ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale





Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale

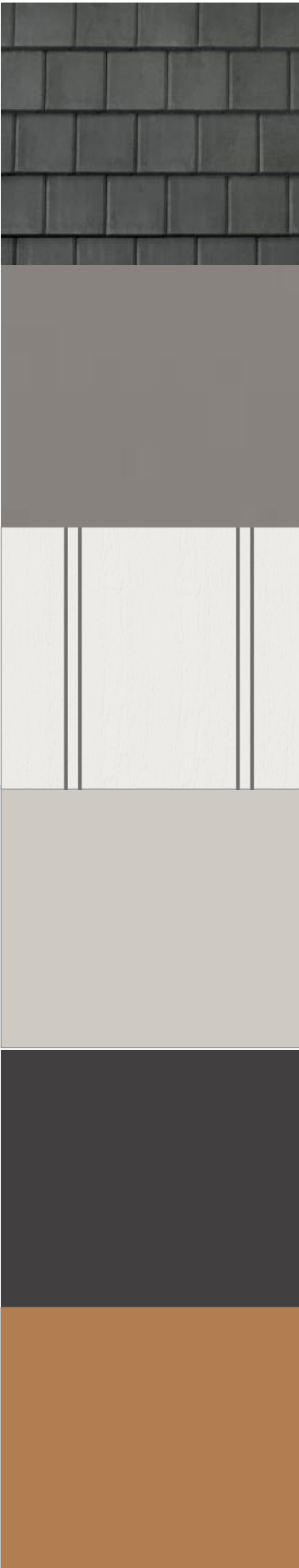


Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale

## FARMHOUSE - PALETTE 1



ROOF TILE - WESTLAKE  
SAXONY COUNTRY SLATE IMPACT -  
CONCRETE TILE  
CHARCOAL BLEND FINISH

STANDING SEAM METAL ROOF  
ASH GRAY FINISH

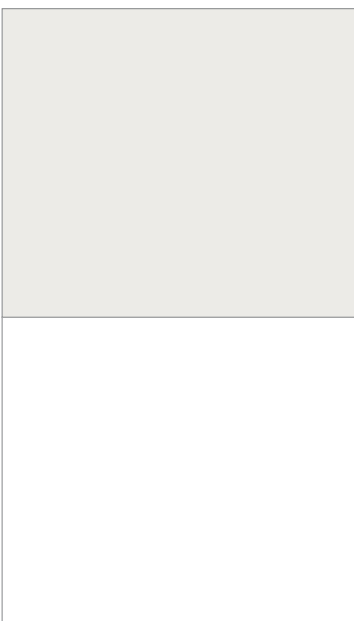
SIDING - LAP SIDING SMOOTH  
PPG1002-1 SILVER FEATHER  
4-22 PERMA-CRETE EXTERIOR FLAT FINISH

PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1007-2 SWIRLING SMOKE  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

TRIM & FASCIA - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1001-7 BLACK MAGIC  
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR & SHUTTERS - PPG PAINT  
WITH WOOD SUBSTRATE  
PPG1082-6 COWBOY HAT  
6-900 SPEED HIDE SEMI-GLOSS FINISH

## PLAN 3 TRADITIONAL



COLUMNS & GARAGE DOOR - PPG PAINT  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH

WINDOWS - AVANTI VINYL FRAME  
BLACK FINISH



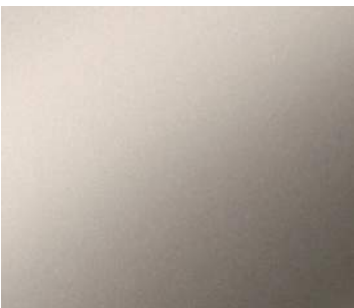
ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL



MODERN PRAIRIE - PALETTE 3 | PLAN 3 TRADITIONAL



Front Elevation  
Scale: Not to Scale



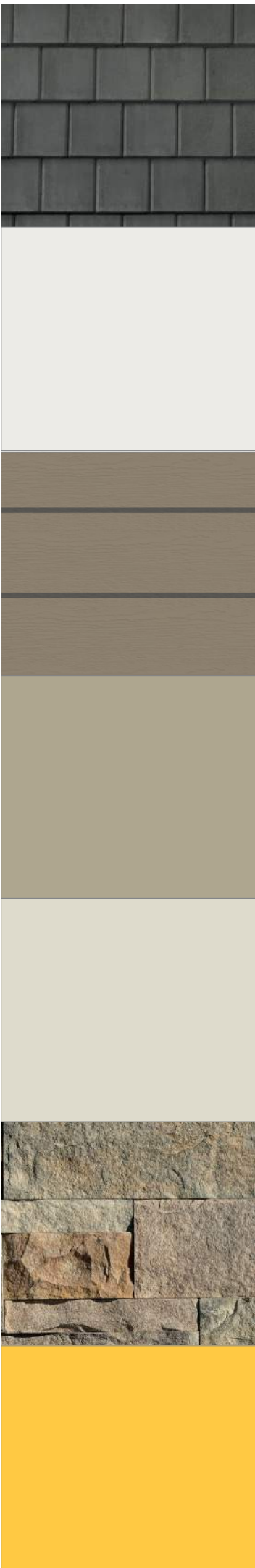
Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale



- ROOF TILE - WESTLAKE  
SAXONY COUNTRY SLATE IMPACT -  
CONCRETE TILE  
CHARCOAL BLEND FINISH
- FASCIA & GUTTERS - PPG PAINT WITH  
STUCCO SUBSTRATE  
PPG1002-1 SILVER FEATHER  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- SIDING - LAP SIDING SMOOTH  
PPG1024-6 PATCHES  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1027-4 OLIVE GRAY  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- ACCENT PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1027-1 COCOON  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- STONE - ELDORADO  
CUT COARSE STONE  
MADRONA FINISH
- FRONT DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1211-7 BE DARING  
6-900 SPEED HIDE SEMI-GLOSS FINISH



- GARAGE DOOR - PPG PAINT  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH
- WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH
- ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH
- MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH
- GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH
- DOOR HARDWARE - KWIKSET  
SATIN NICKEL





Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale



Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale

SPANISH - PALETTE 2

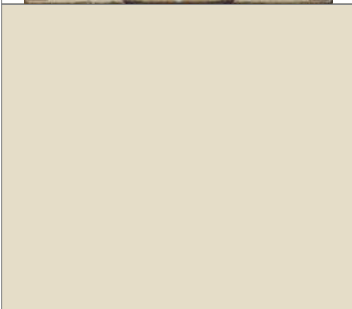
PLAN 3 TRADITIONAL



ROOF TILE - WESTLAKE  
SAXONY SLATE - CONCRETE TILE  
WESTERN TRAIL FINISH



TILE - DALTILE  
QUARTETTO  
WARM PETALO  
MATTE FINISH, 8" X 8" X 3/8"



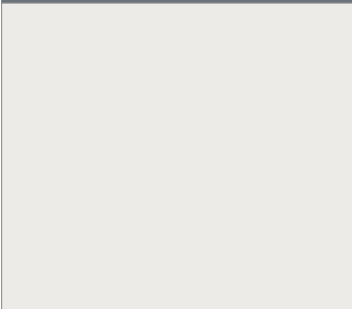
PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1101-2 SUGAR COOKIE  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH



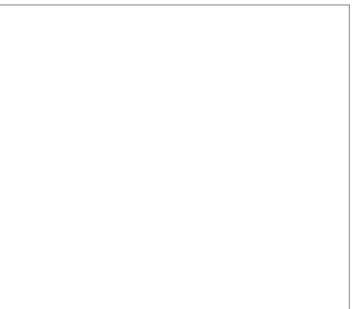
TRIM & FASCIA - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1023-7 AFTERNOON TEA  
6-900 SPEED HIDE SEMI-GLOSS FINISH



FRONT DOOR & SHUTTERS - PPG PAINT  
WITH WOOD SUBSTRATE  
PPG0993-6 OLD SILK  
6-900 SPEED HIDE SEMI-GLOSS FINISH



GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME  
ARCHITECTURAL BRONZE FINISH



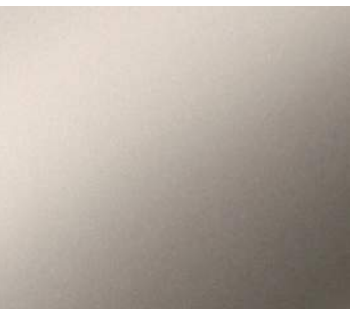
ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD  
SYLVAN CORNERS  
CITRUS HEIGHTS, CA



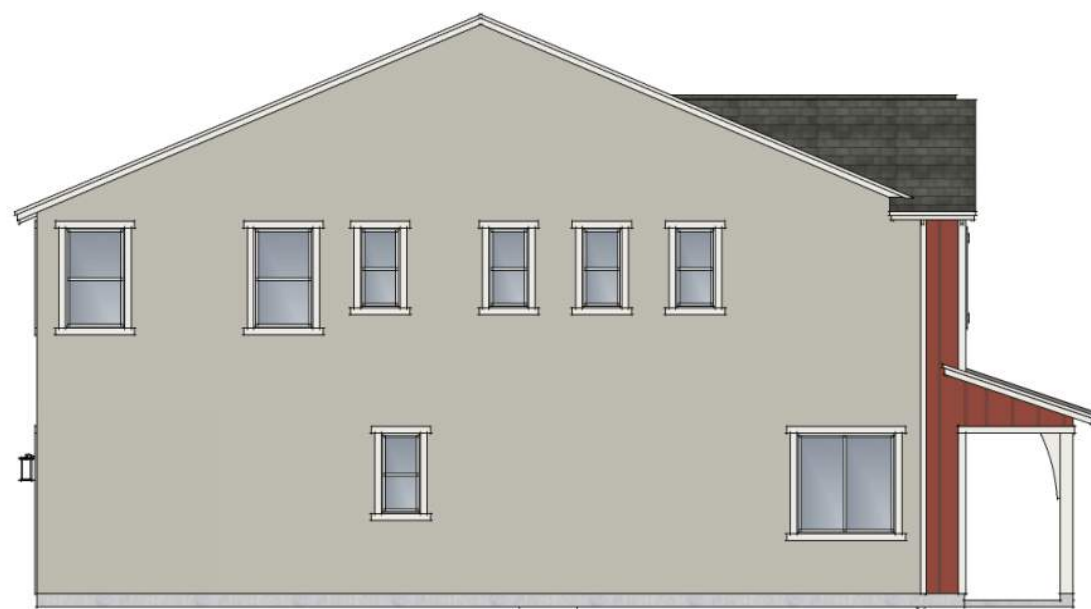


FARMHOUSE - PALETTE 2

PLAN 4 TRADITIONAL



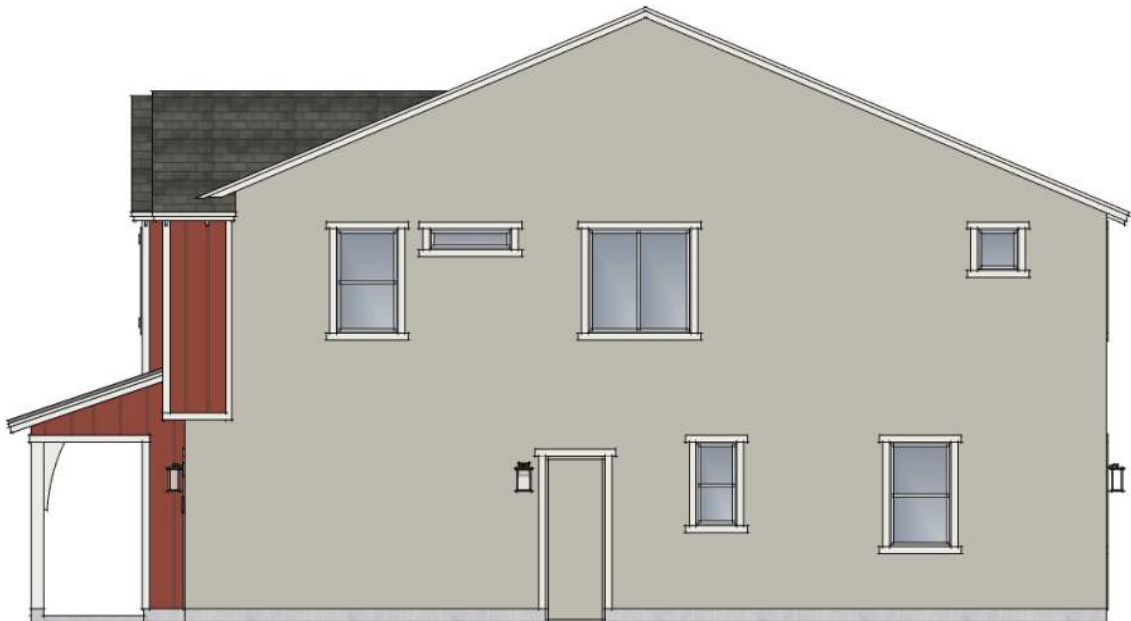
Front Elevation  
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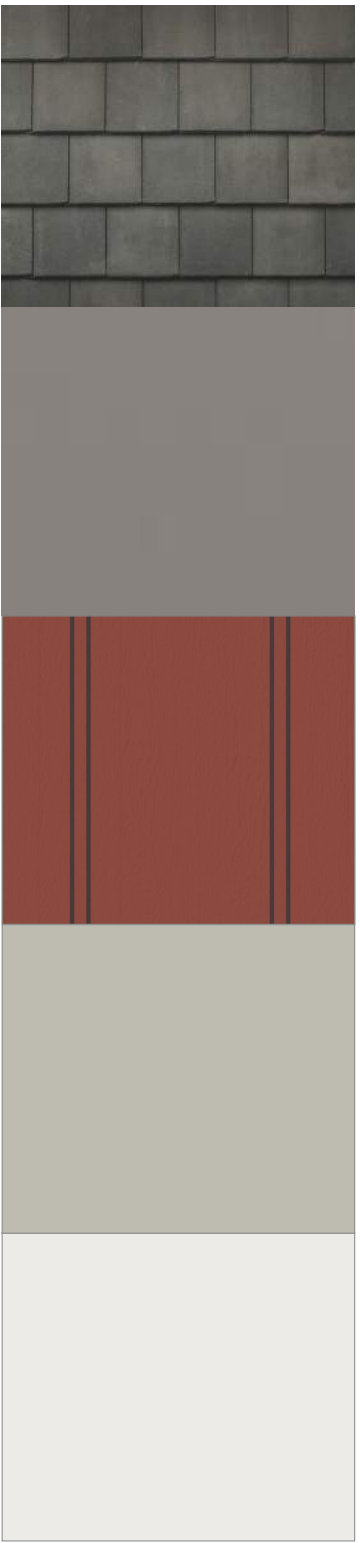
Left Elevation  
Scale: Not to Scale



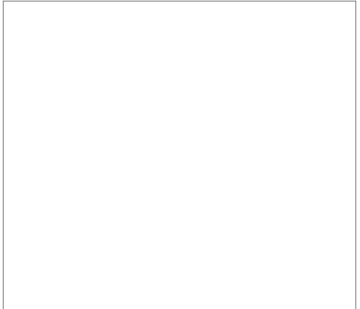
Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale



- ROOF TILE - WESTLAKE  
SAXONY SLATE - CONCRETE TILE  
BLACK CANYON FINISH
- STANDING SEAM METAL ROOF  
ASH GRAY FINISH
- SIDING - LAP SIDING SMOOTH  
PPG1065-7 CEDAR CHEST  
4-22 PERMA-CRETE EXTERIOR FLAT FINISH
- PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG0998-2 HIKERS PARADISE  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- FRONT DOOR, GARAGE DOOR, TRIM,  
COLUMNS & SHUTTERS - PPG PAINT WITH  
WOOD SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



- WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



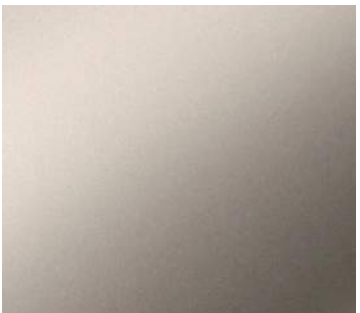
- ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



- MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



- GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



- DOOR HARDWARE - KWIKSET  
SATIN NICKEL



MODERN PRAIRIE - PALETTE 2 | PLAN 4 TRADITIONAL



Front Elevation  
Scale: Not to Scale



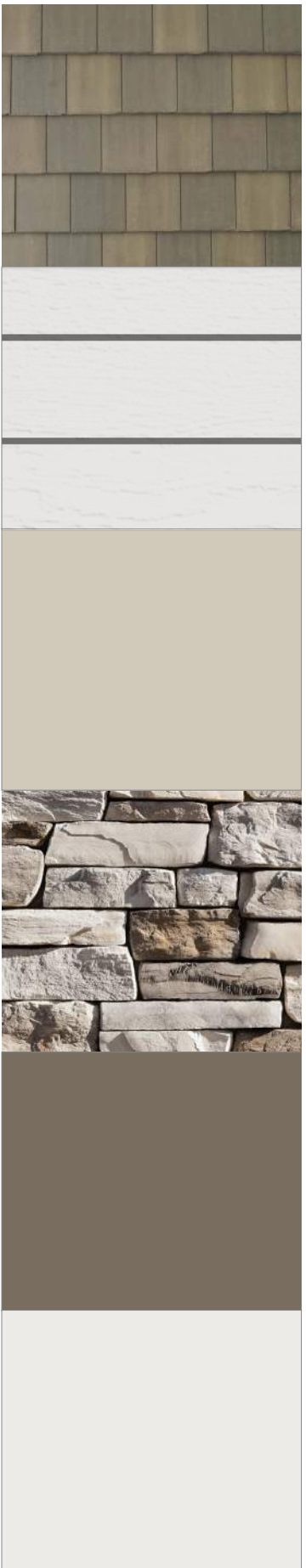
Left Elevation  
Scale: Not to Scale



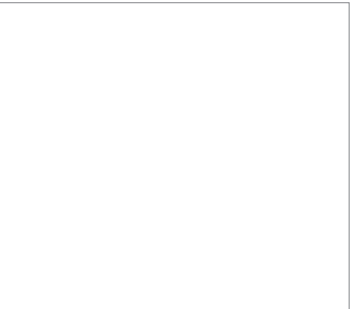
Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale



- ROOF TILE - WESTLAKE  
SAXONY SLATE - CONCRETE TILE  
TETON FINISH
- SIDING - LAP SIDING SMOOTH  
PPG1001-2 ARIA  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1024-4 MOTH GRAY  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH
- STONE - ELDORADO  
CLIFFSTONE  
WHITEBARK FINISH
- FRONT DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1025-6 SLEEPING GIANT  
6-900 SPEED HIDE SEMI-GLOSS FINISH
- GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH



WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL





Front Elevation  
Scale: Not to Scale



Left Elevation  
Scale: Not to Scale

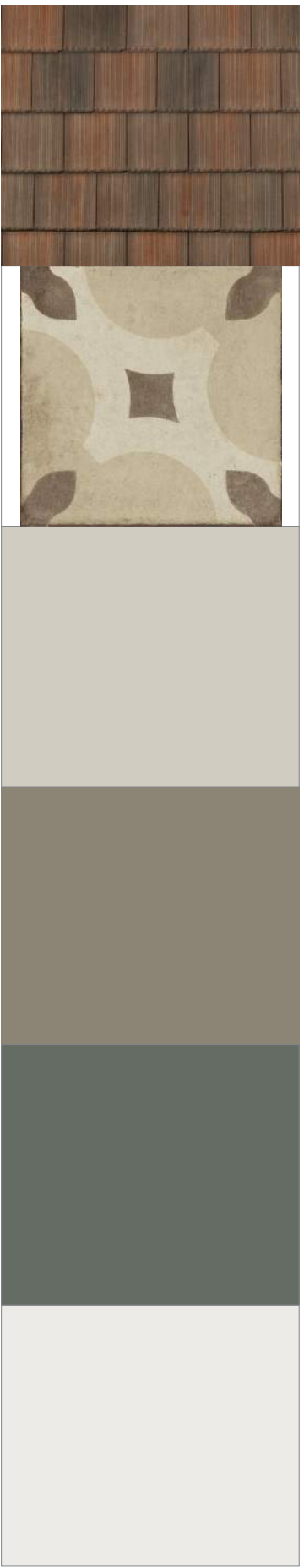


Rear Elevation  
Scale: Not to Scale



Right Elevation  
Scale: Not to Scale

## SPANISH - PALETTE 3



ROOF TILE - WESTLAKE  
SAXONY 900 SHAKE - CONCRETE TILE  
HICKORY FINISH

TILE - DALTILE  
QUARTETTO  
WARM PICCOLO FIORE  
MATTE FINISH, 8" X 8" X 3/8"

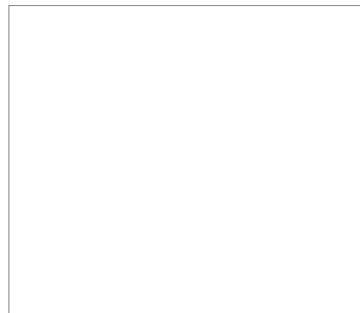
PAINT - PPG PAINT WITH STUCCO  
SUBSTRATE  
PPG1025-3 WHISKERS  
4-22 PERMA-CRETE EXTERIOR FLAT  
FINISH

TRIM, CORBEL & FASCIA - PPG PAINT WITH  
WOOD SUBSTRATE  
PPG1025-5 DARK ASH  
6-900 SPEED HIDE SEMI-GLOSS FINISH

FRONT DOOR & SHUTTERS - PPG PAINT  
WITH WOOD SUBSTRATE  
PPG1033-6 GUNMETAL GRAY  
6-900 SPEED HIDE SEMI-GLOSS FINISH

GARAGE DOOR - PPG PAINT WITH WOOD  
SUBSTRATE  
PPG1002-1 SILVER FEATHER  
6-900 SPEED HIDE SEMI-GLOSS FINISH

## PLAN 4 TRADITIONAL



WINDOWS - AVANTI VINYL FRAME  
WHITE FINISH



ADDRESS LIGHT - AERO-LITE  
4" LED ADDRESS SIGN PLHN4WLED  
WHITE FINISH



MAN DOOR - GENERATION LIGHTING  
88027-12: ONE LIGHT OUTDOOR WALL  
LANTERN  
BLACK FINISH



GARAGE LIGHT - PROGRESS LIGHTING  
CREIGHTON P560032 ONE LIGHT WALL  
LANTERN  
BLACK FINISH



DOOR HARDWARE - KWIKSET  
SATIN NICKEL



Folsom, CA

COLOR & MATERIAL BOARD  
**SYLVAN CORNERS**  
CITRUS HEIGHTS, CA



May 18, 2023 | Revision 4 | SF220551.00