



PLAN 1A  
SPANISH

PLAN 2B  
COTTAGE

PLAN 4A  
SPANISH

PLAN 3C  
CRAFTSMAN



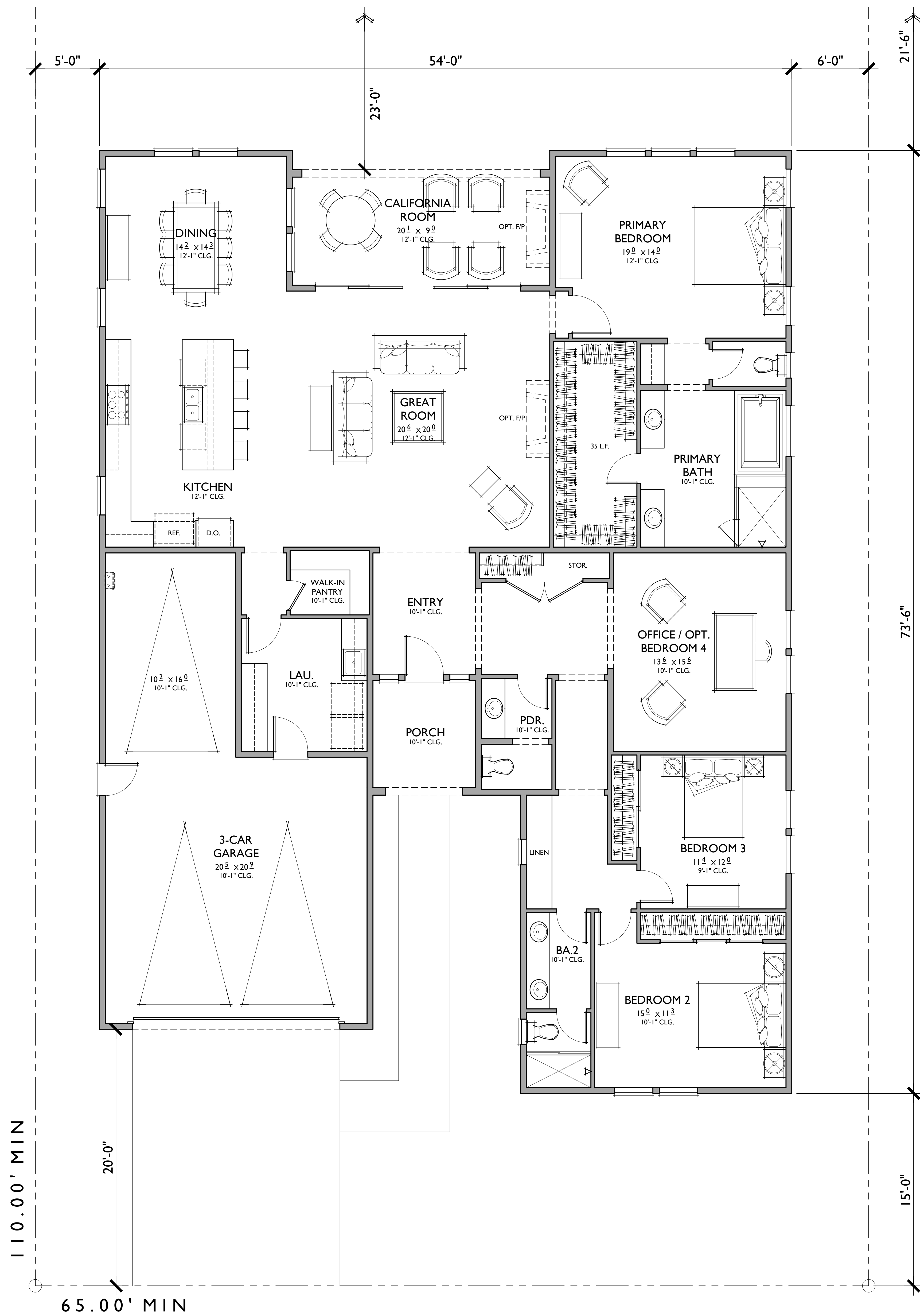
SPANISH



COTTAGE



CRAFTSMAN



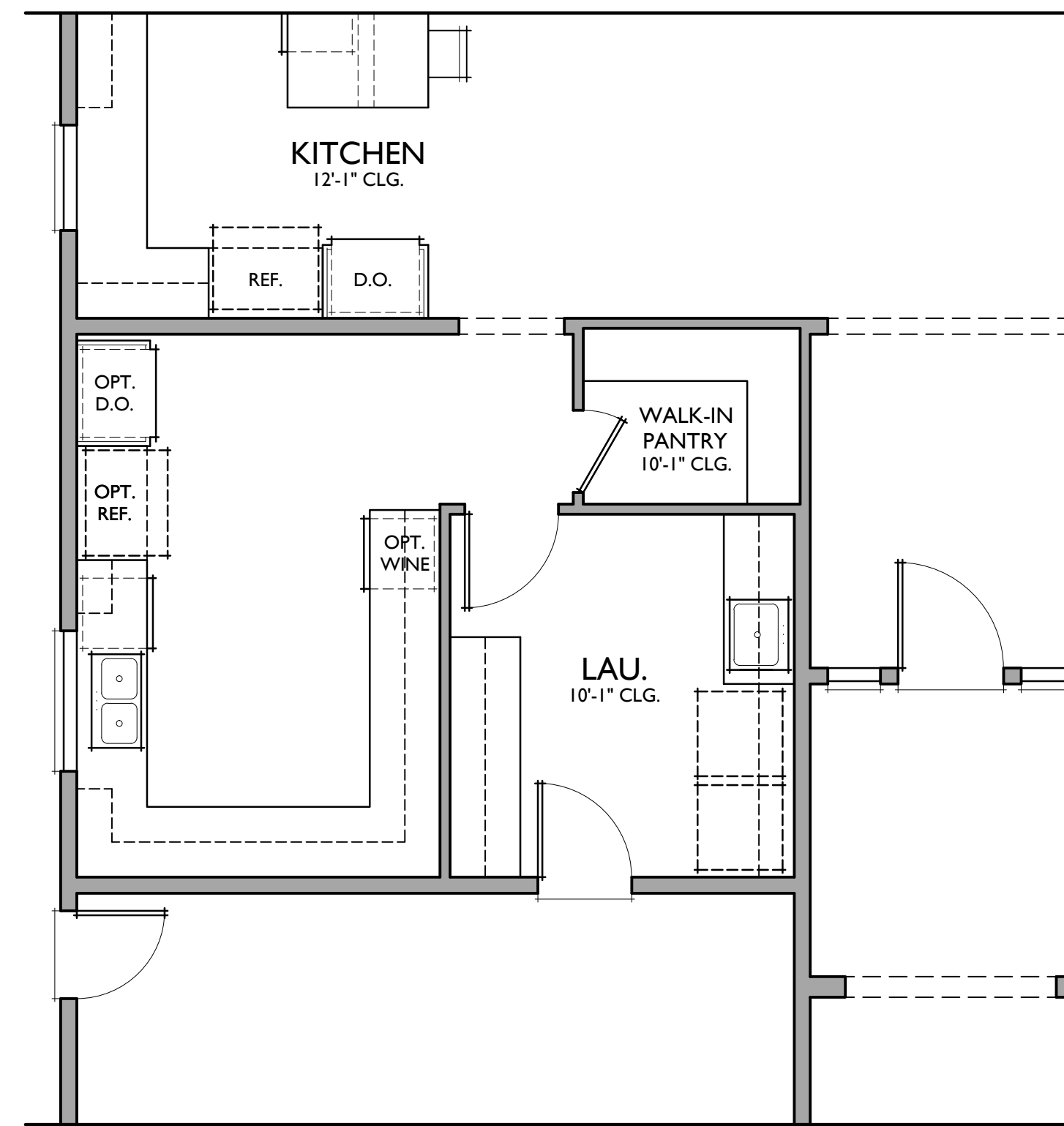
LOT COVERAGE	
7,150 SQ. FT. LOT X 50% =	3,575 SQ. SF.
LIVING	2,691 SQ. FT.
3 - CAR GARAGE	622 SQ. FT.
CALIFORNIA ROOM	181 SQ. FT.
PORCH	71 SQ. FT.
<b>TOTAL LOT COVERAGE</b>	<b>3,565 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

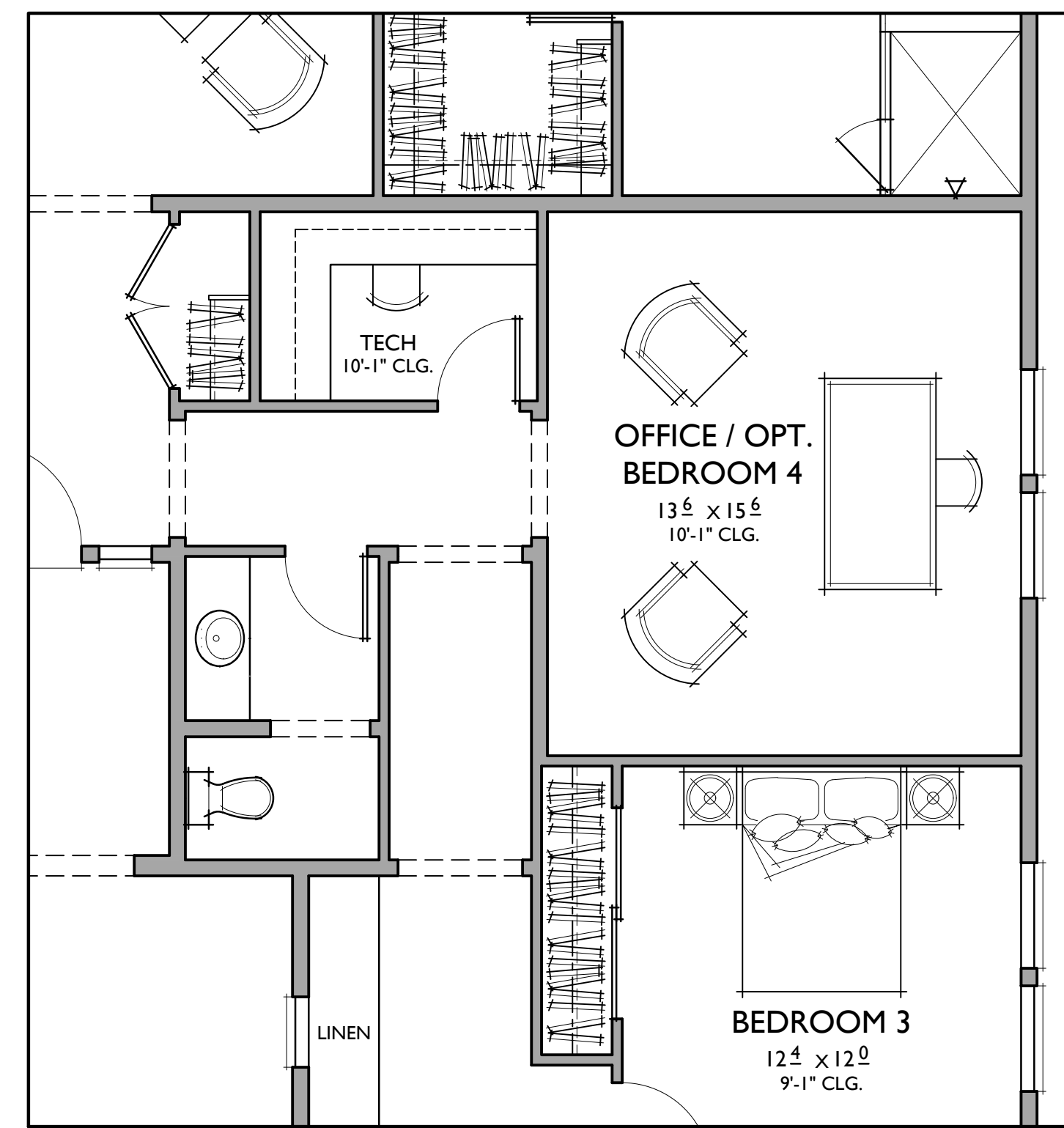
**PLAN I**  
 TARGET: 2,811 SQ. FT.  
 3 BEDROOMS / 2.5 BATHS + OFFICE - OPT.  
 BEDROOM 4  
 3 - CAR GARAGE

FLOOR AREA TABLE	
<b>TOTAL LIVING</b>	<b>2,691 SQ. FT.</b>
3 - CAR GARAGE	622 SQ. FT.
CALIFORNIA ROOM	181 SQ. FT.
PORCH	71 SQ. FT.

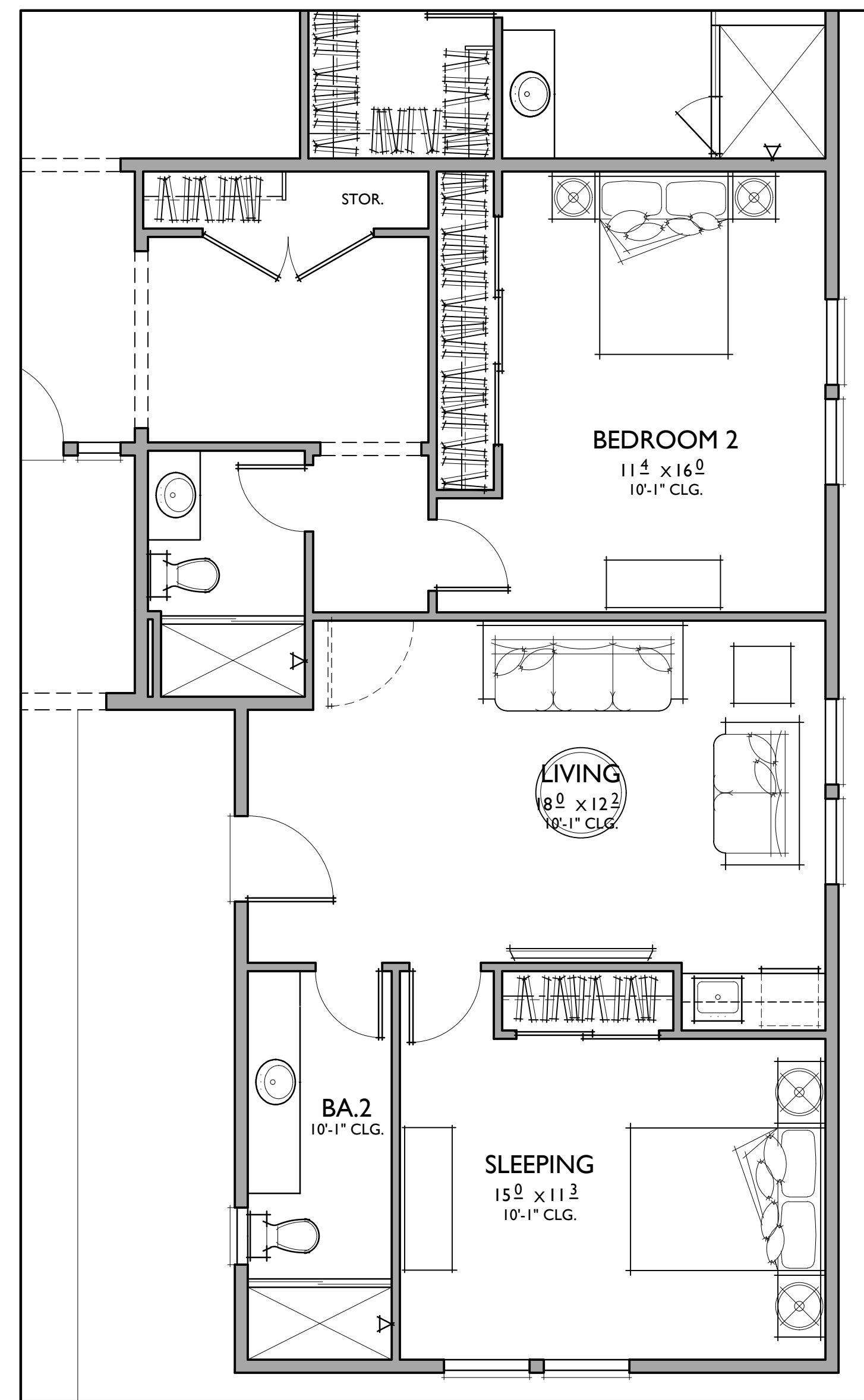
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



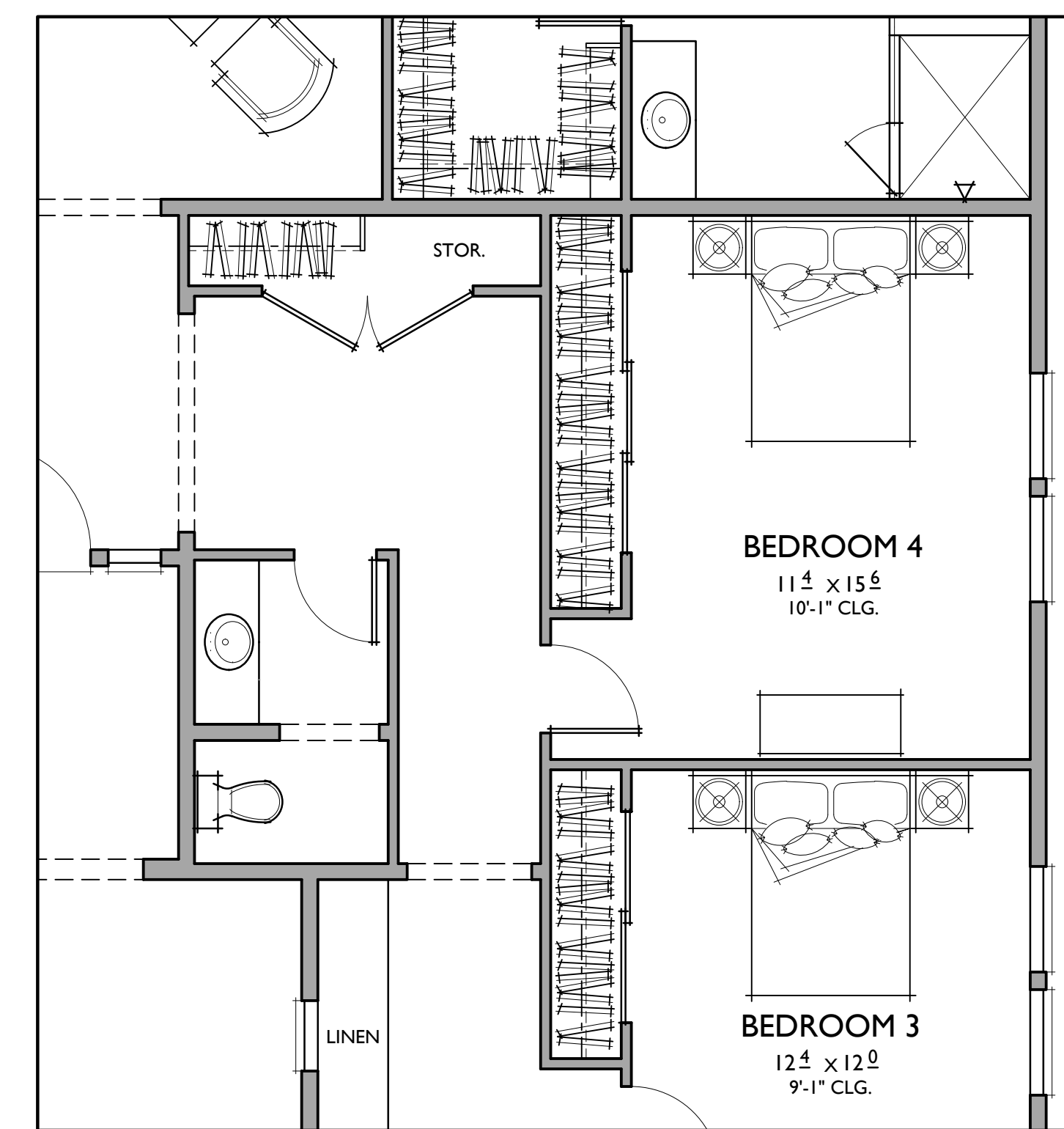
**OPT. PREP KITCHEN** +170 SQ. FT.  
IN LIEU OF 3-CAR GARAGE



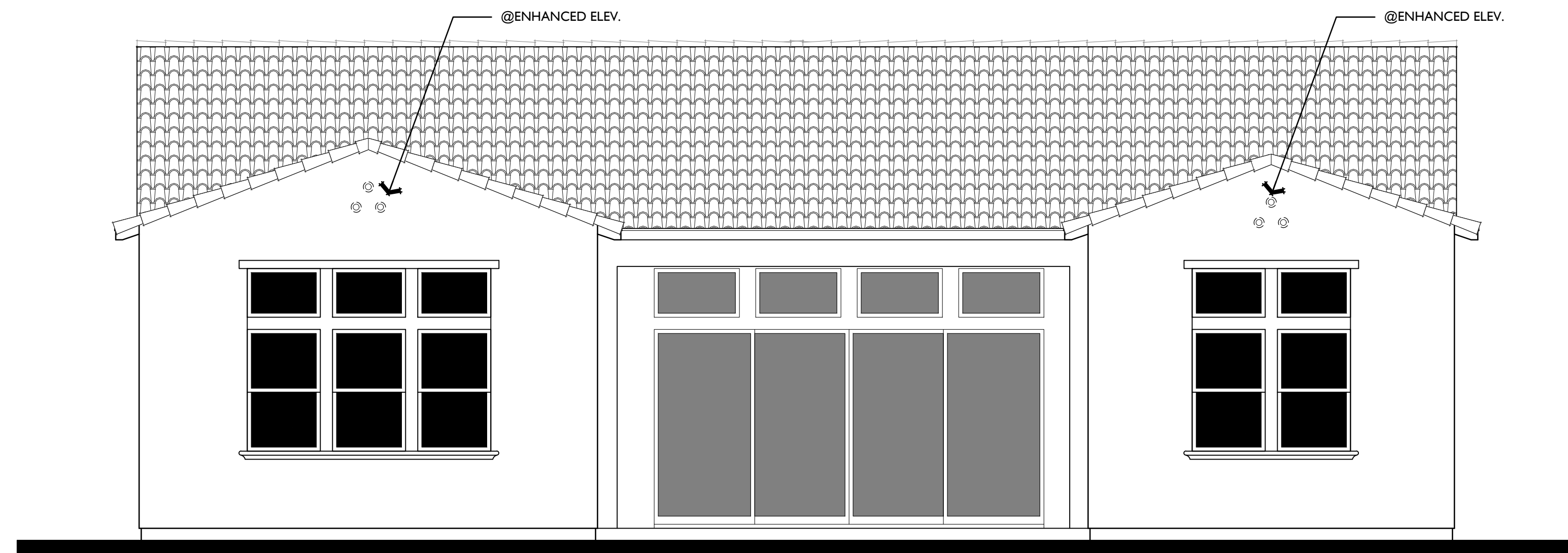
**OPT. TECH ROOM**



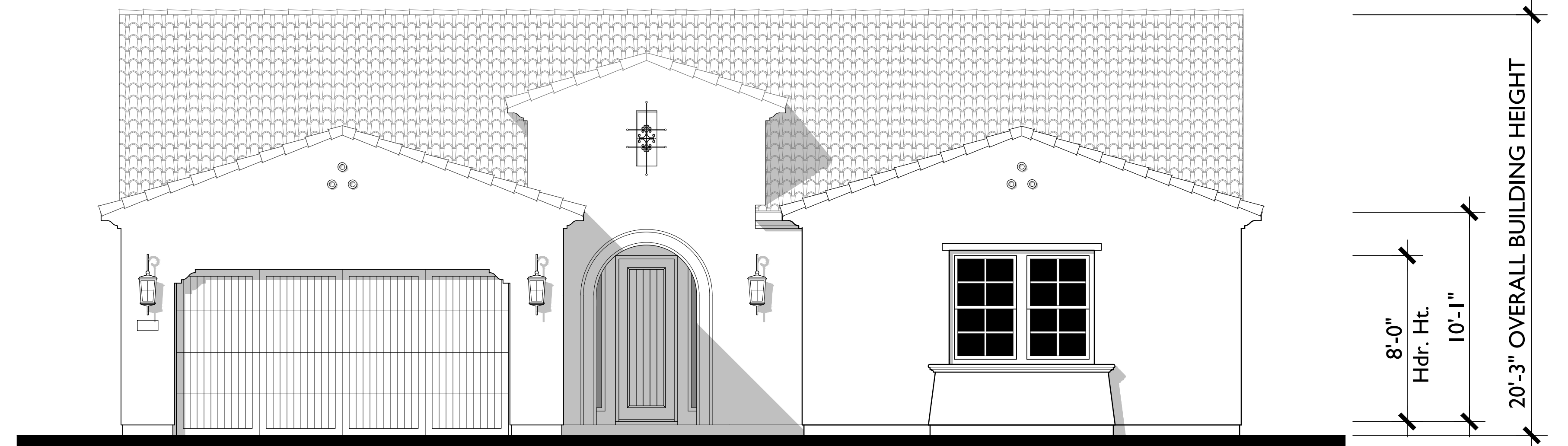
**OPT. SUITE**  
IN LIEU OF BEDROOM 3 & OFFICE



**OPT. BEDROOM 4**  
IN LIEU OF OFFICE

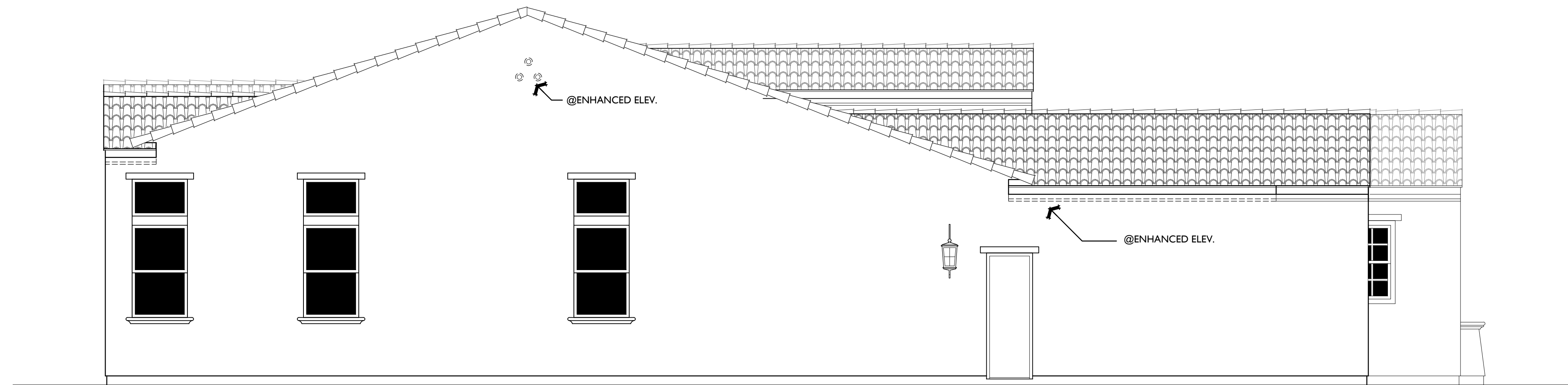
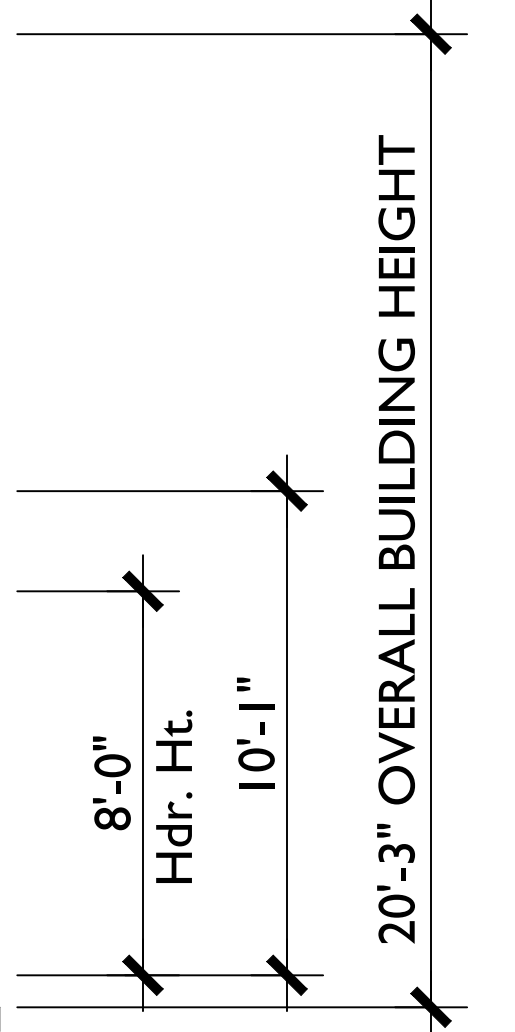


REAR

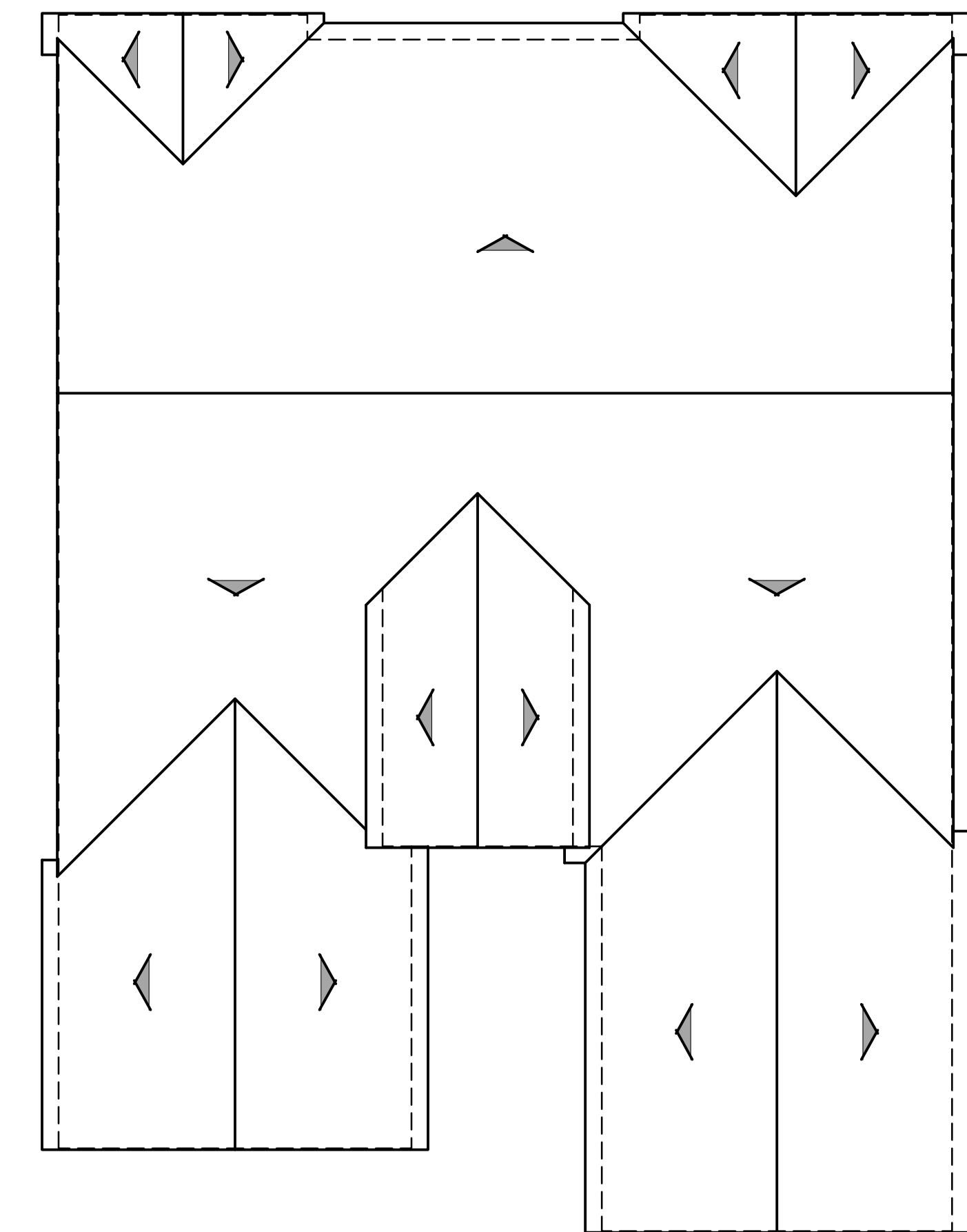


FRONT

SPANISH  
1/4"=1'-0"



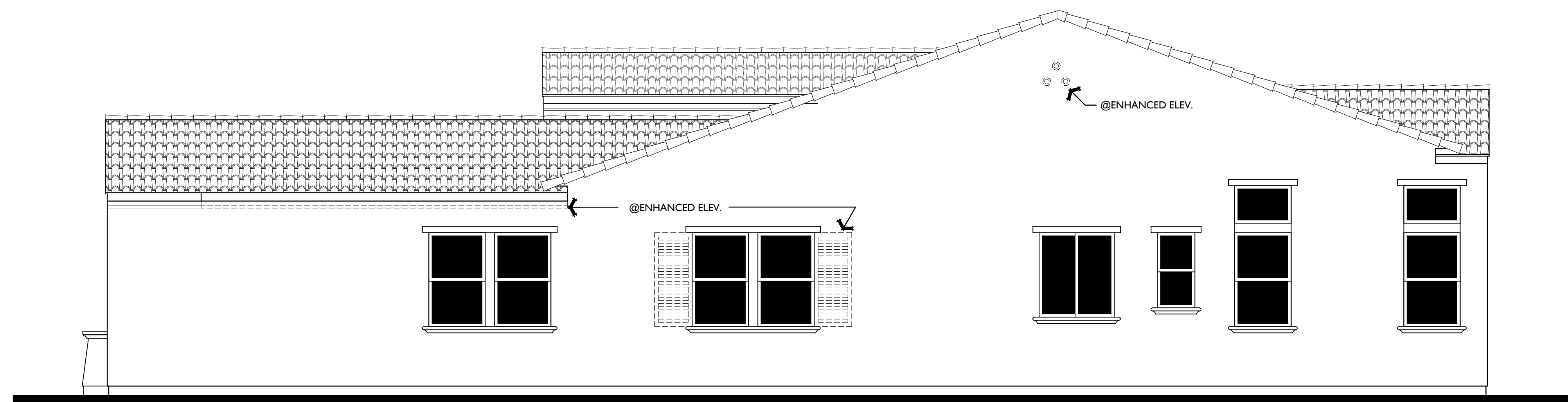
LEFT



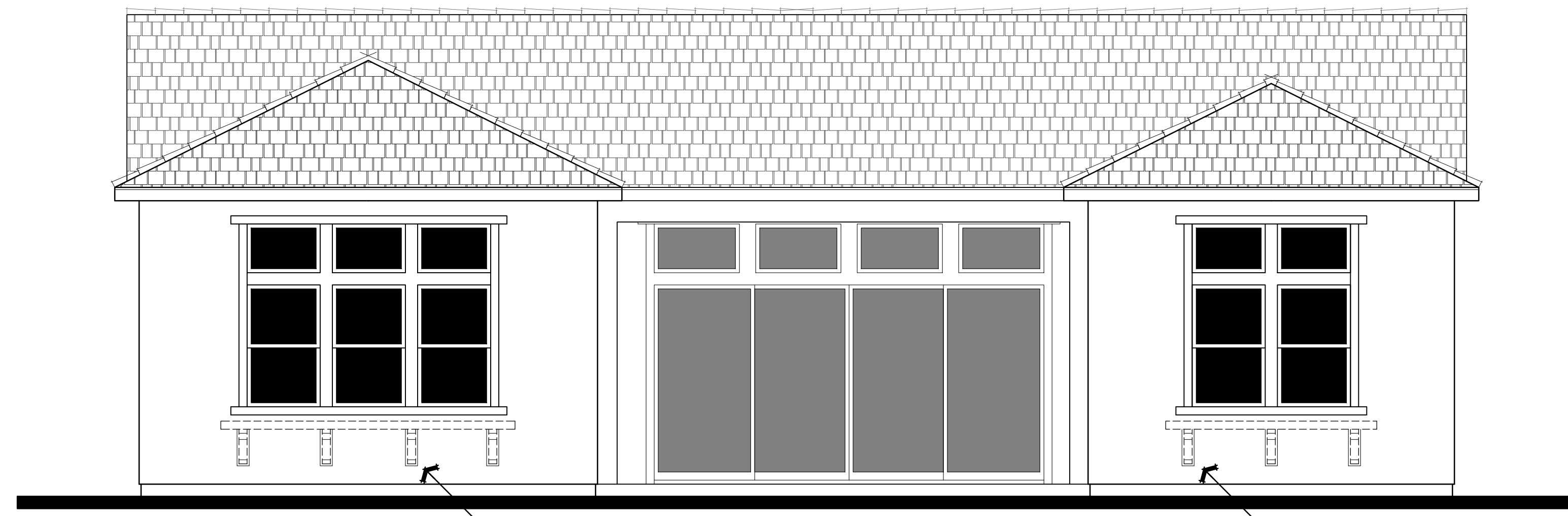
ROOF PLAN

A

PITCH: 4:12 U.N.O.  
RAKE: 0"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE 'S' TILE



RIGHT



REAR

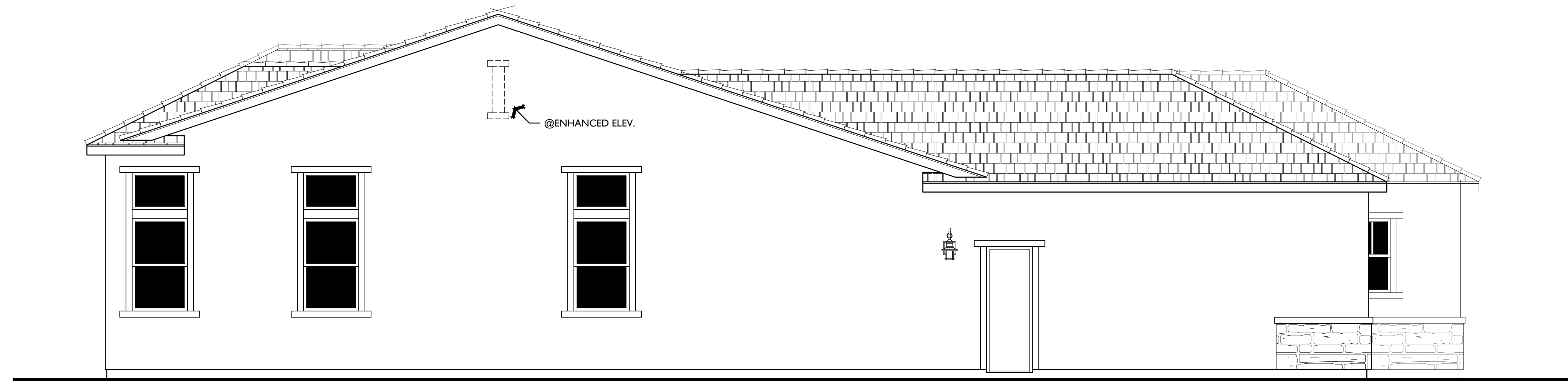
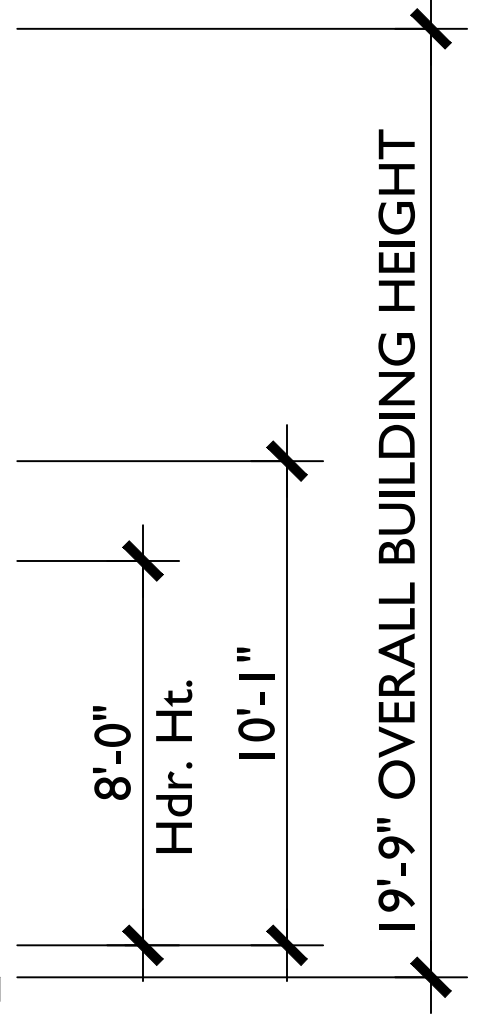
@ENHANCED ELEV.

@ENHANCED ELEV.



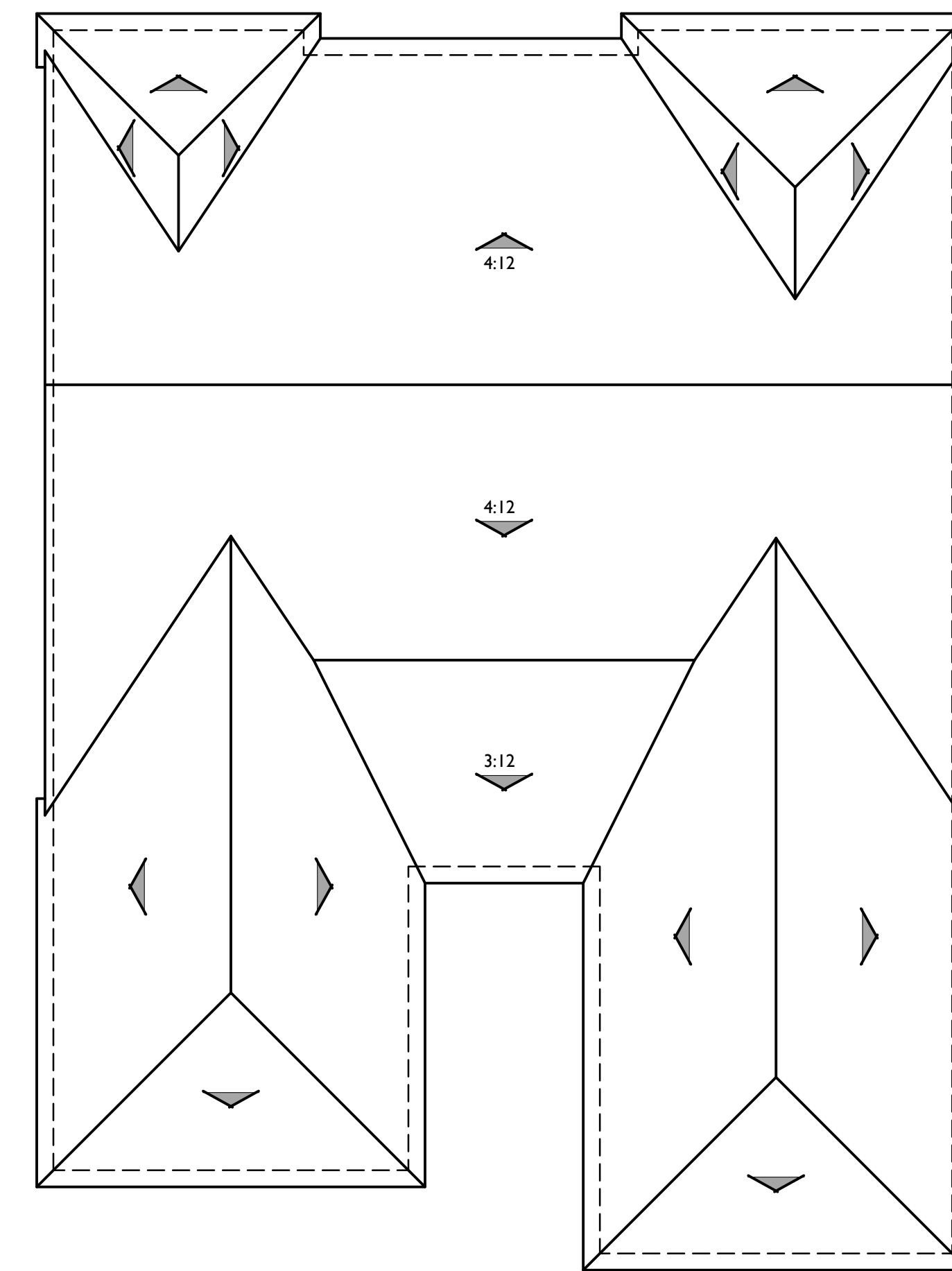
FRONT

COTTAGE  
1/4"=1'-0"



LEFT

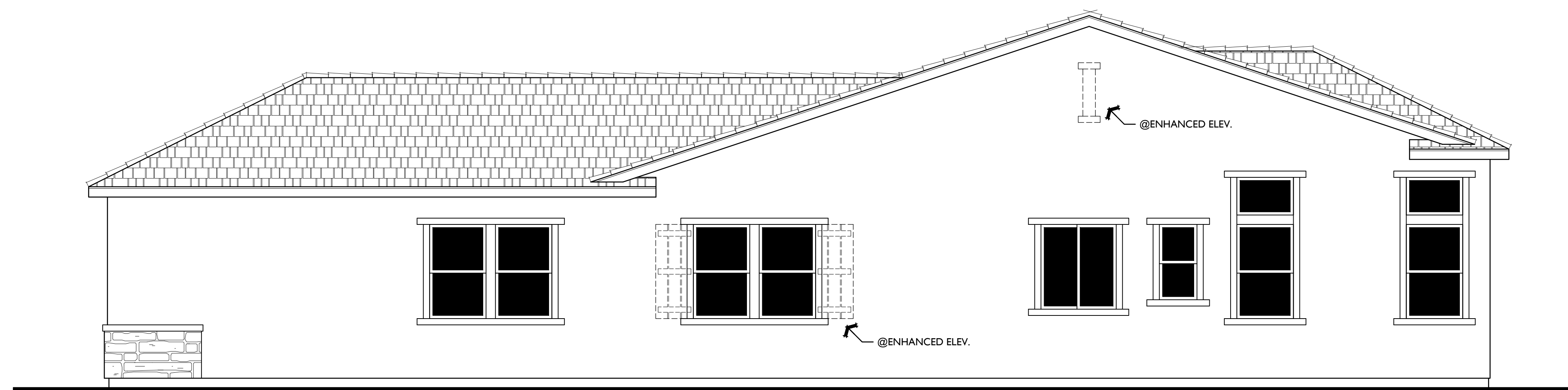
@ENHANCED ELEV.



ROOF PLAN

B

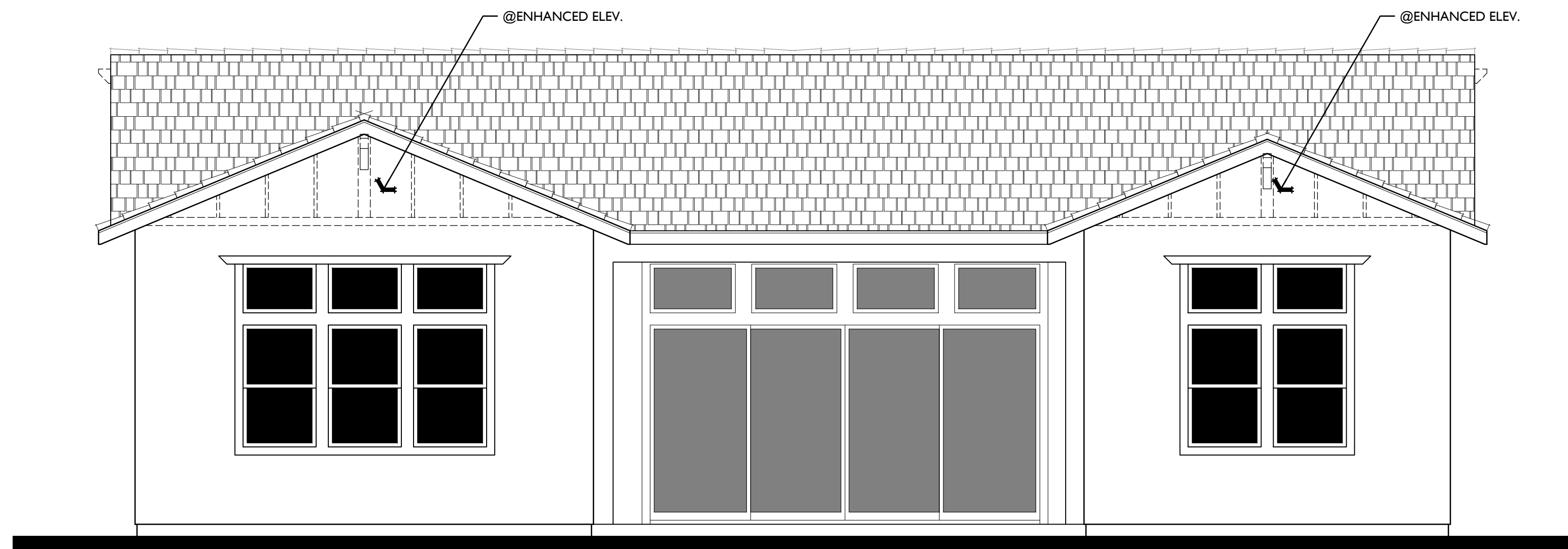
PITCH: 6:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE FLAT TILE



RIGHT

@ENHANCED ELEV.

@ENHANCED ELEV.

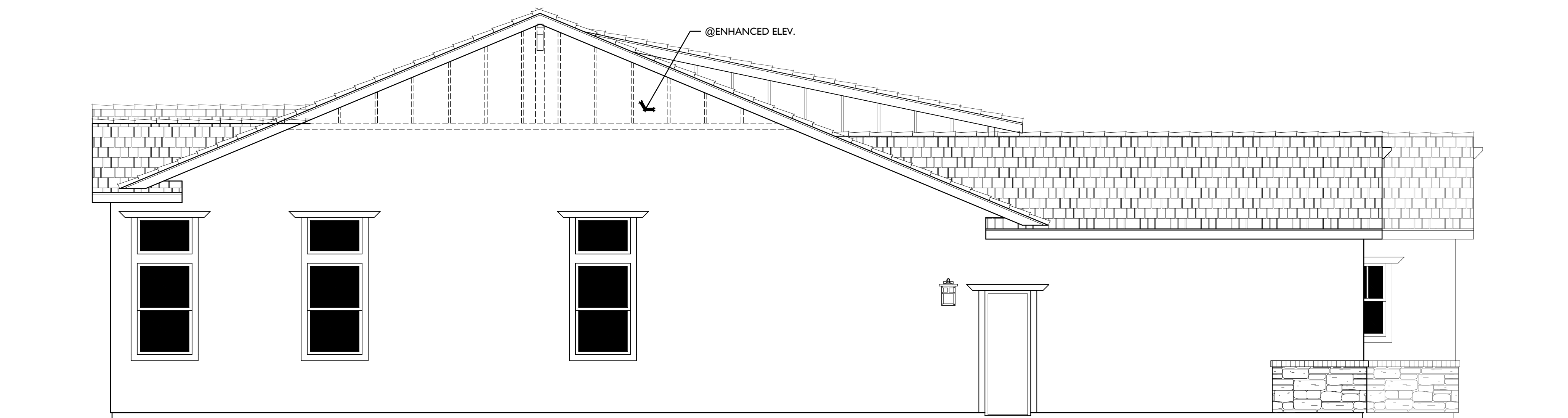
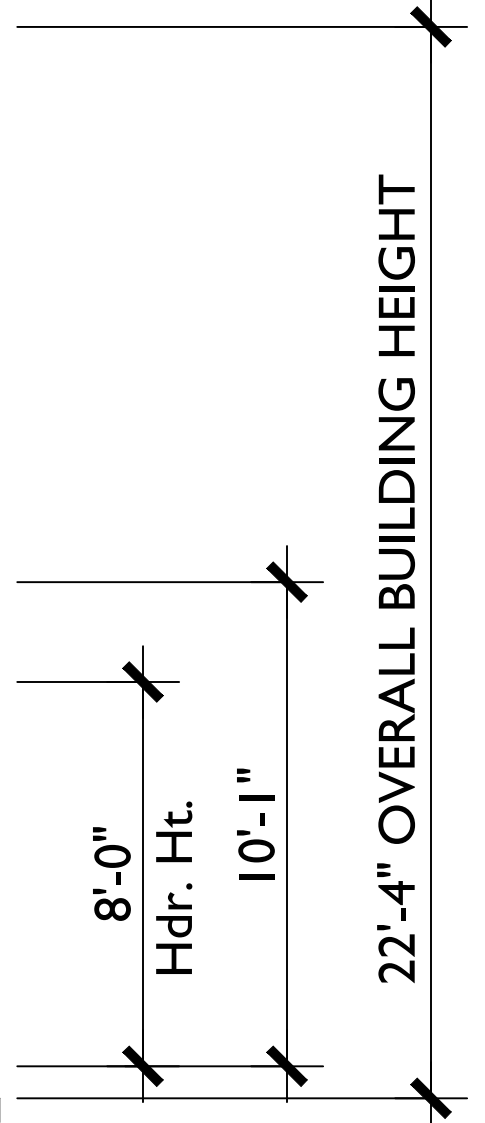


REAR

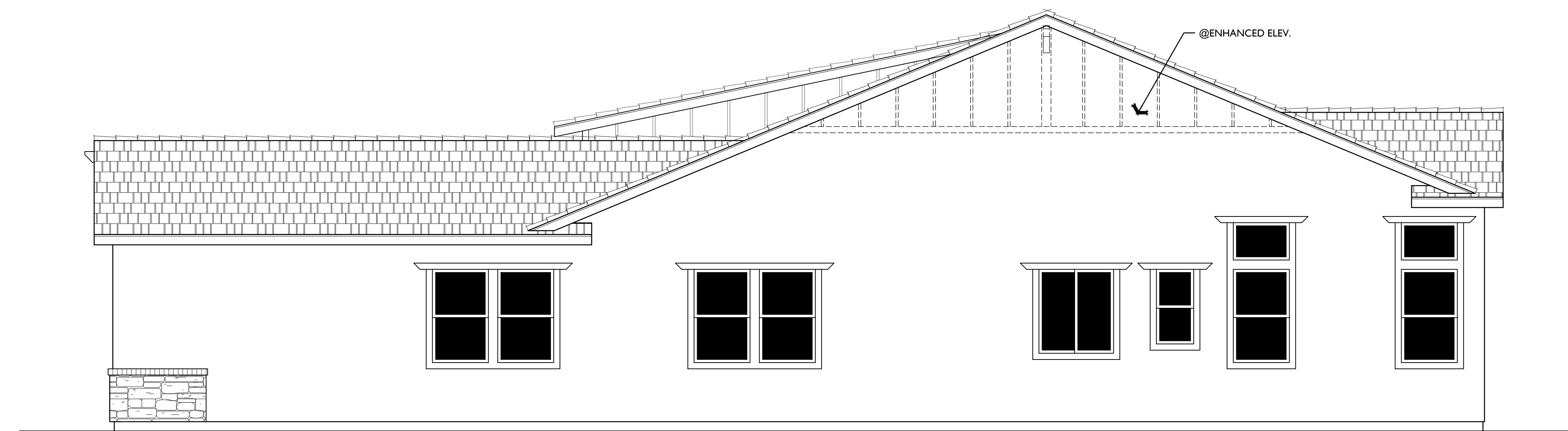


FRONT

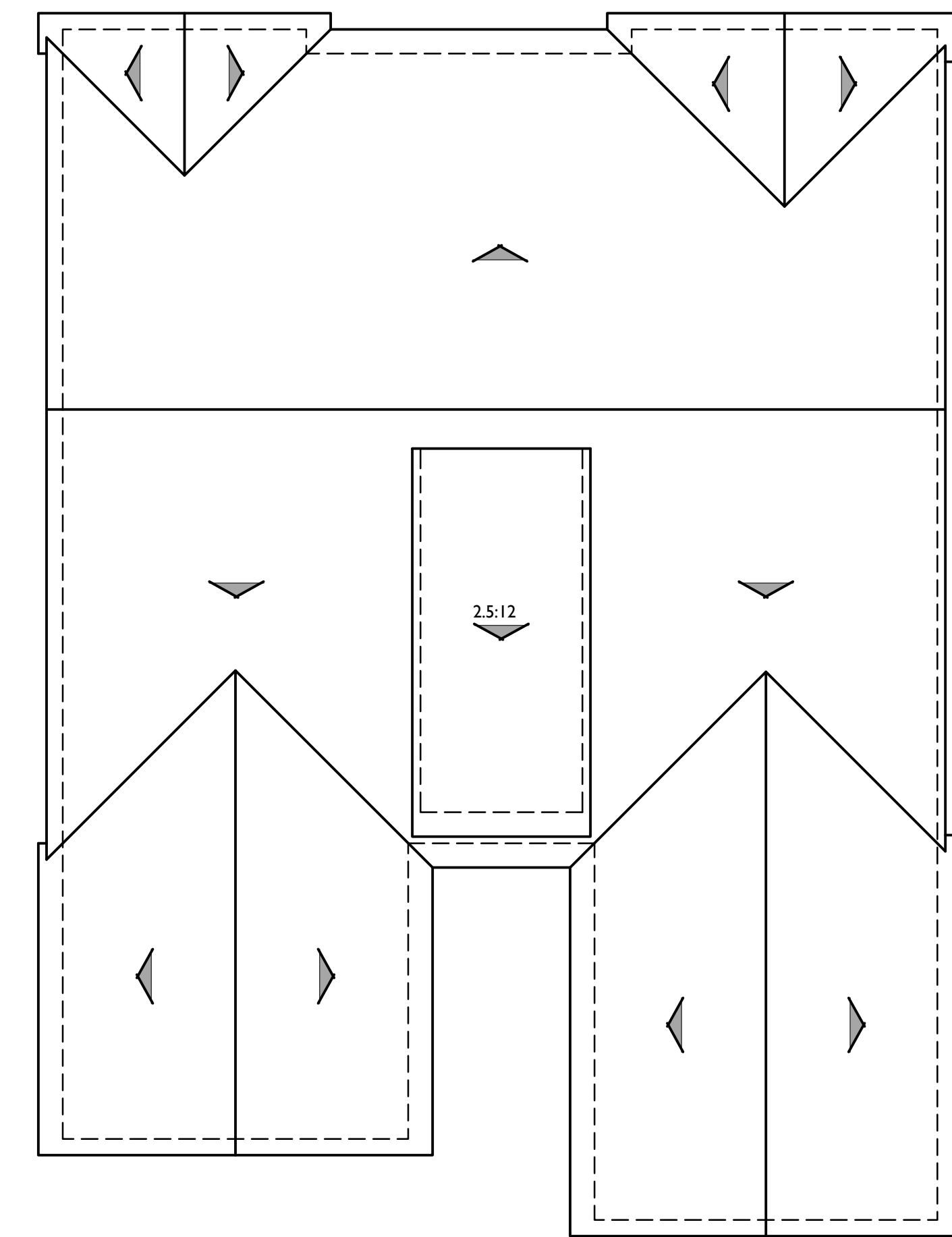
CRAFTSMAN  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

PITCH: 5:12 U.N.O.  
RAKE: 12"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE FLAT TILE

C



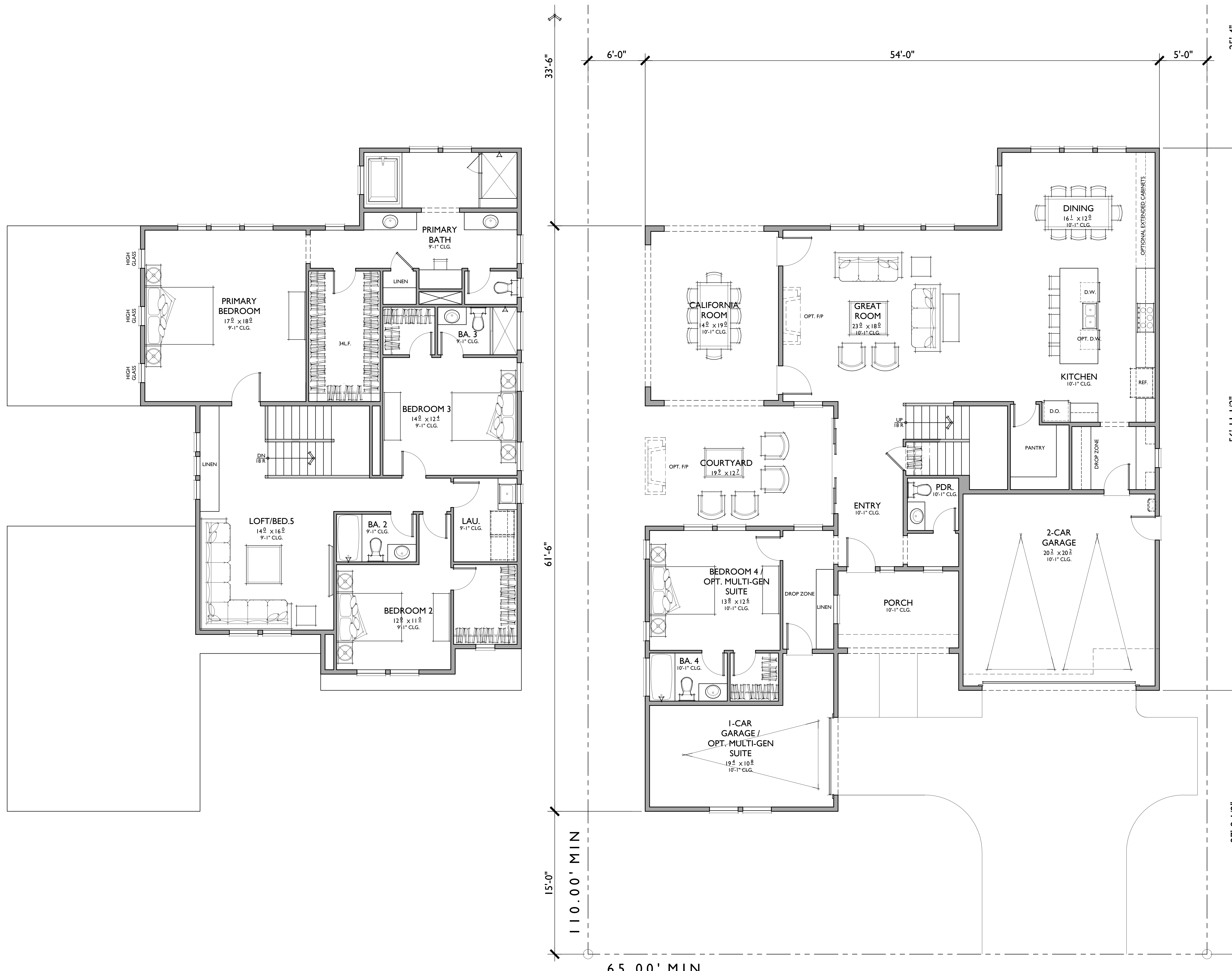
SPANISH



COTTAGE



CRAFTSMAN



LOT COVERAGE	
7,150 SQ. FT. LOT X 45% =	3,217 SQ. SF.
FIRST FLOOR	1,669 SQ. FT.
3 - CAR GARAGE	688 SQ. FT.
CALIFORNIA ROOM	265 SQ. FT.
PORCH	110 SQ. FT.
<b>TOTAL LOT COVERAGE</b>	<b>2,732 SQ. FT.</b>

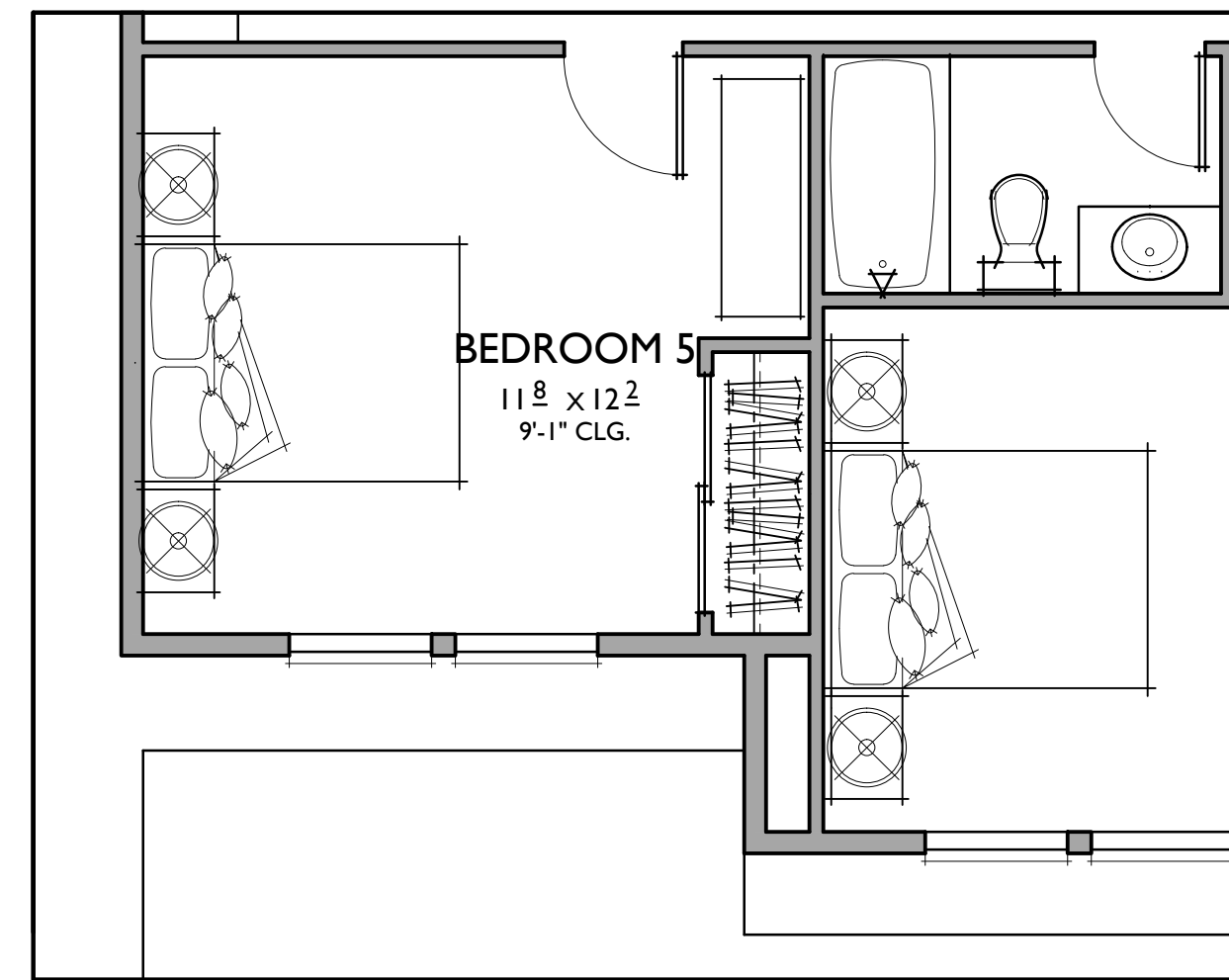
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 2**  
TARGET: 3,400 SQ. FT.

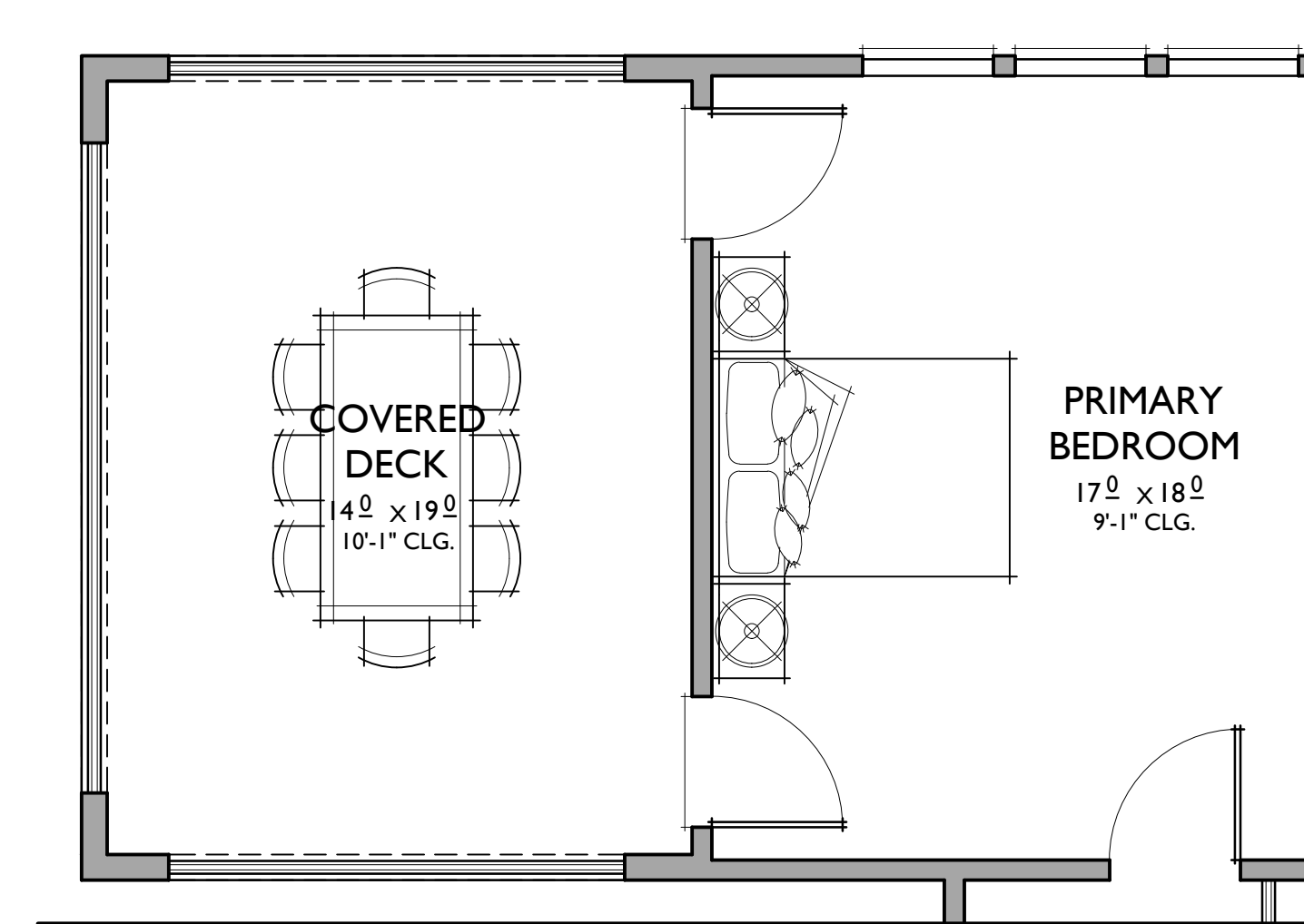
4 BEDROOMS / 4.5 BATHS + LOFT/OPT. BED.5  
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,669 SQ. FT.
2ND FLOOR	1,780 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,449 SQ. FT.</b>
3 - CAR GARAGE	688 SQ. FT.
CALIFORNIA ROOM	265 SQ. FT.
PORCH	110 SQ. FT.

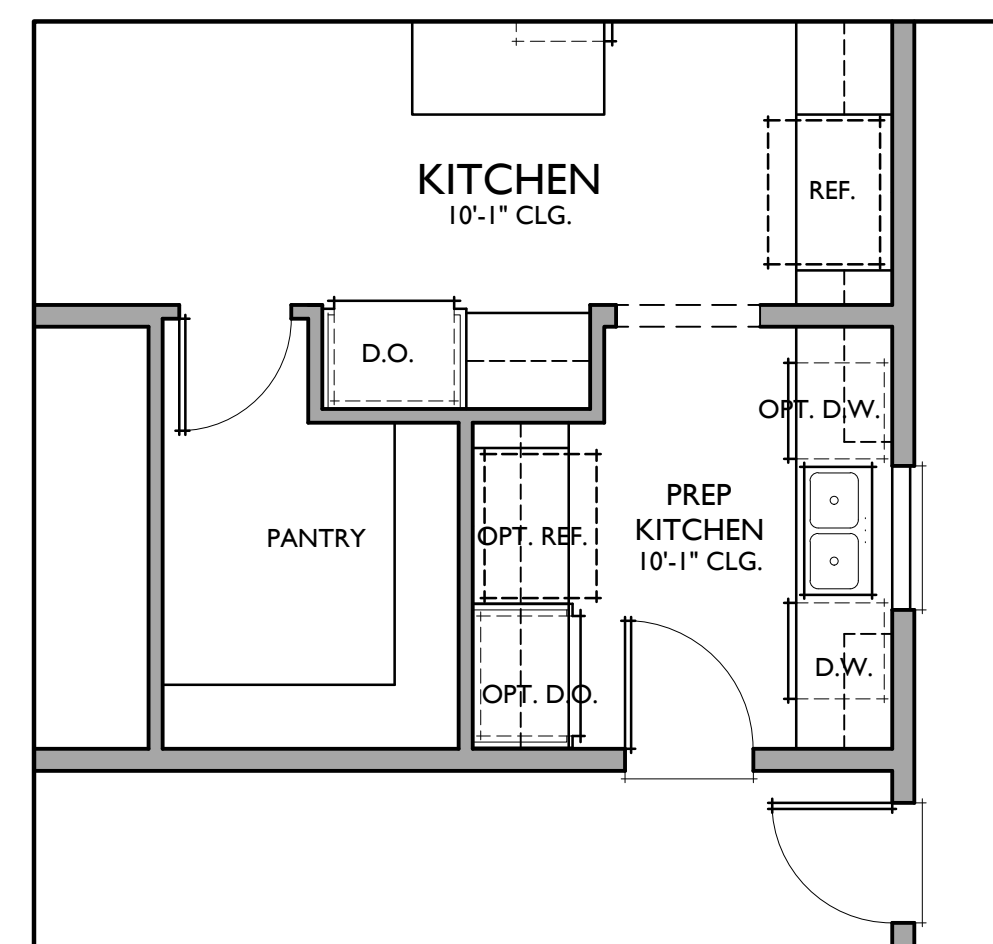
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



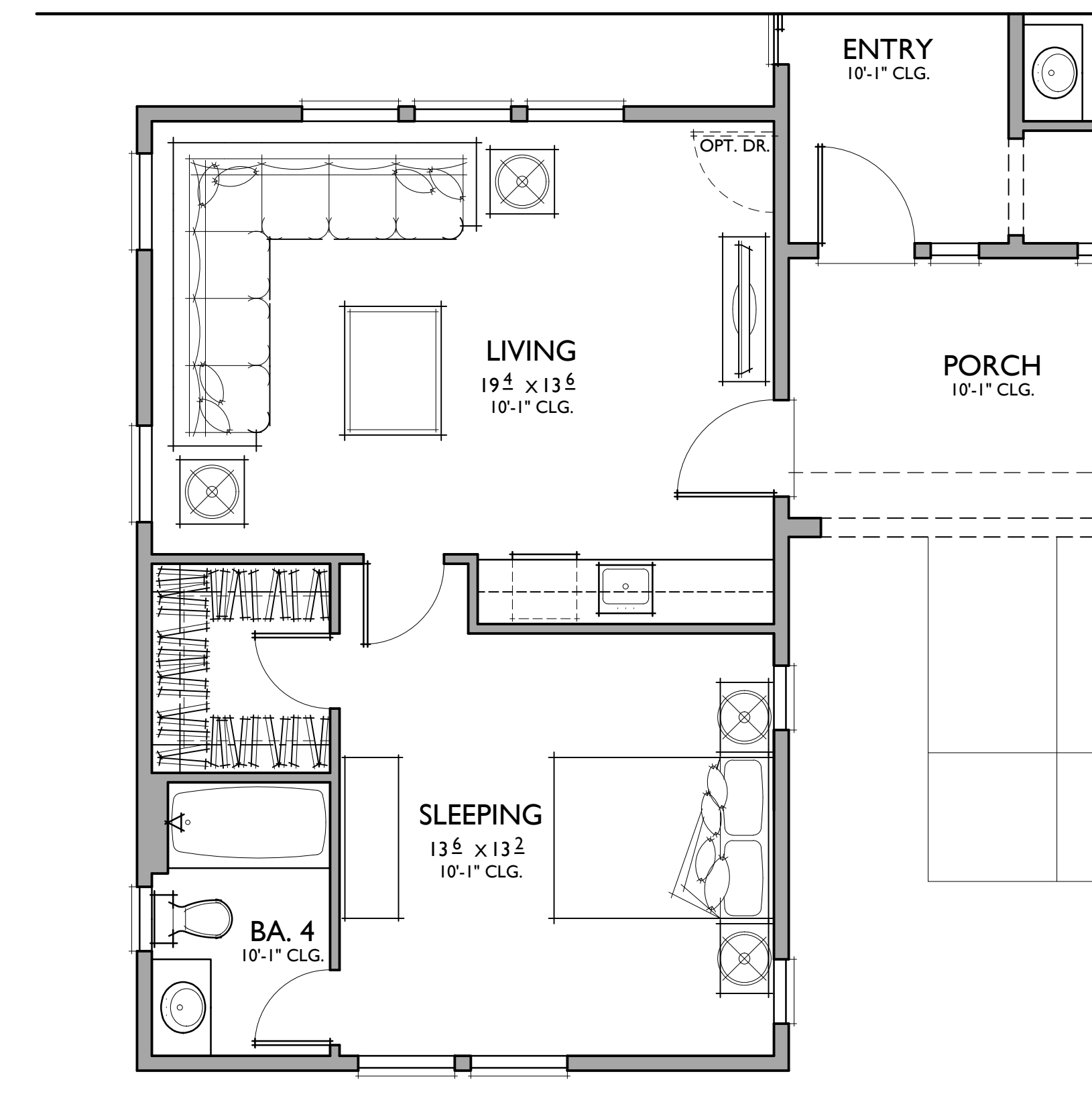
**OPTIONAL BEDROOM 5**  
IN LIEU OF LOFT



**OPTIONAL COVERED DECK**  
AT PRIMARY BEDROOM (265 SQ. FT.)

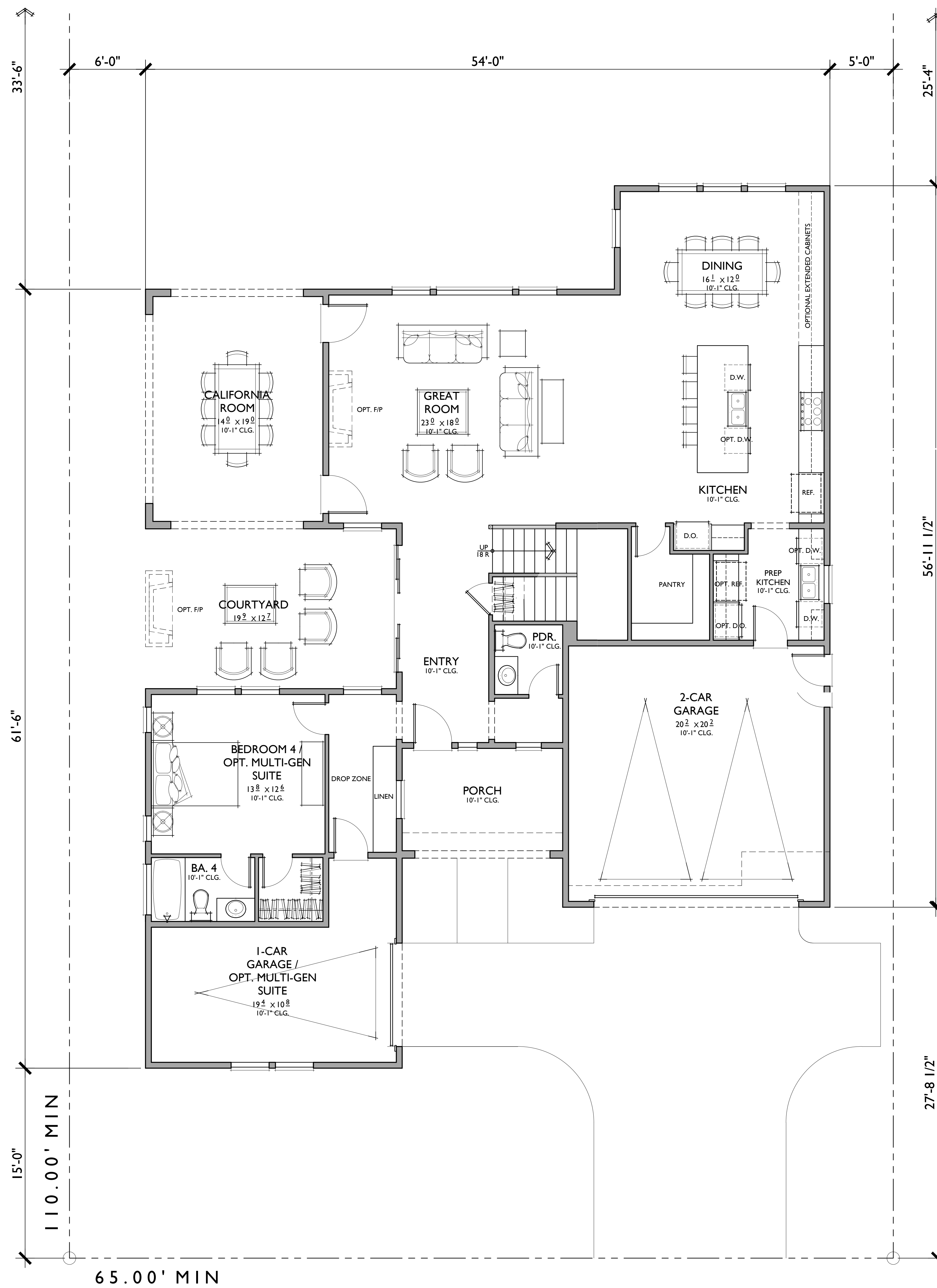


**OPT. PREP. KITCHEN**  
IN LIEU OF DROP ZONE



**OPT. MULTI-GEN SUITE**  
IN LIEU OF 1-CAR GARAGE

+ 257 SQ. FT.



**LOT COVERAGE**  
7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	1,669 SQ. FT.
3 - CAR GARAGE	688 SQ. FT.
CALIFORNIA ROOM	265 SQ. FT.
PORCH	110 SQ. FT.
<b>TOTAL LOT COVERAGE</b>	<b>2,732 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

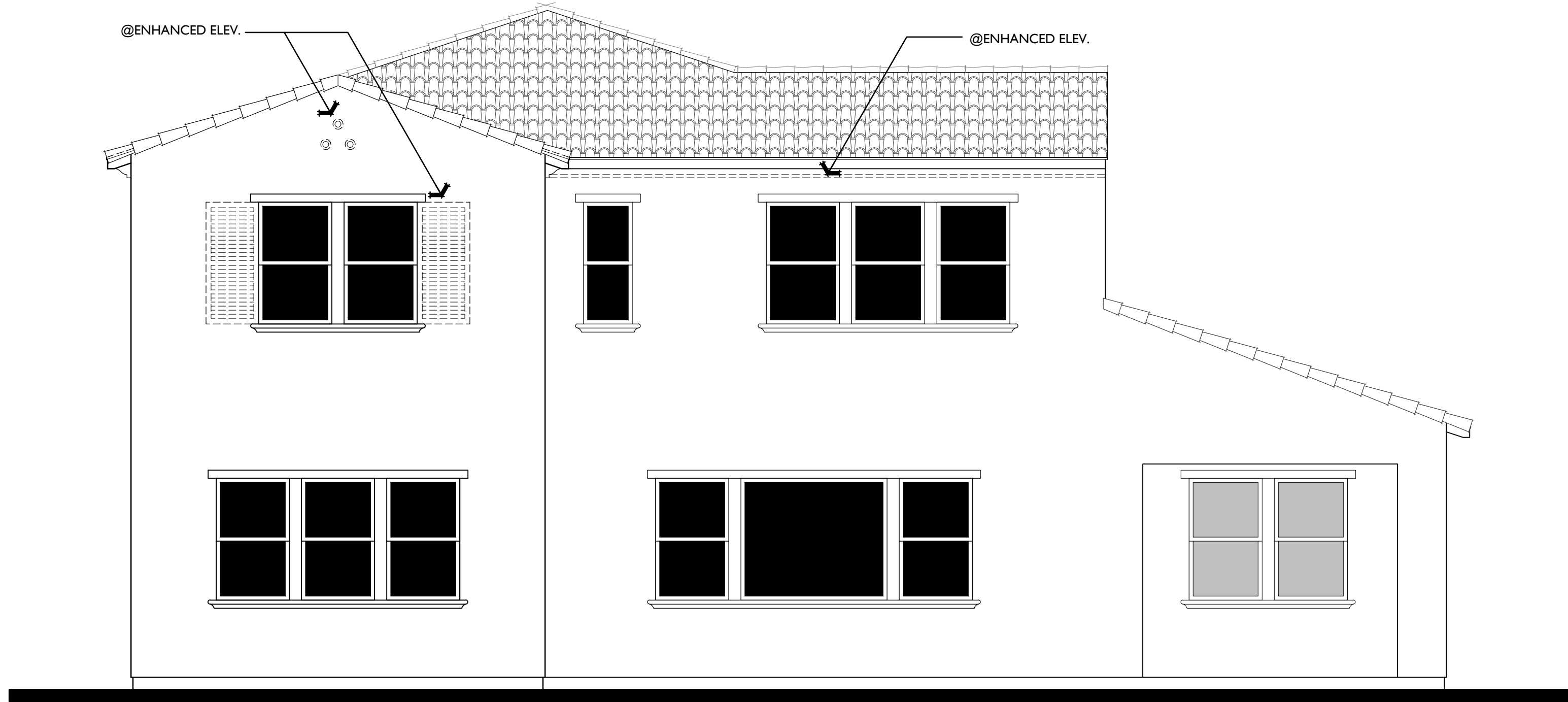
**PLAN 2**  
TARGET: 3,400 SQ. FT.

4 BEDROOMS / 4.5 BATHS + LOFT/OPT. BED.5  
3 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	1,669 SQ. FT.
2ND FLOOR	1,780 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,449 SQ. FT.</b>
3 - CAR GARAGE	688 SQ. FT.
CALIFORNIA ROOM	265 SQ. FT.
PORCH	110 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

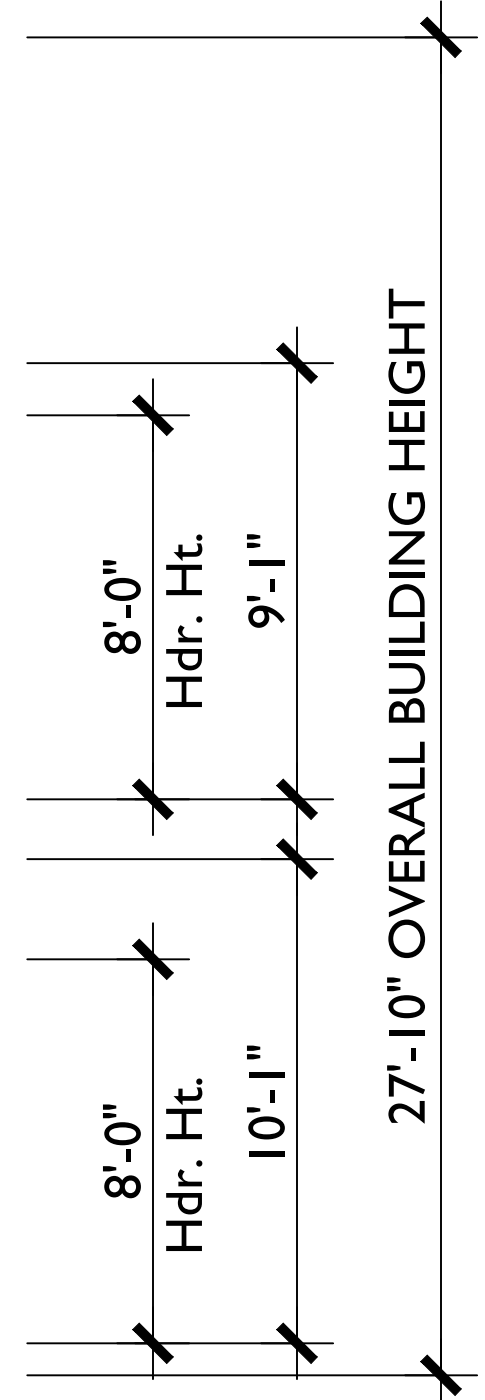


REAR

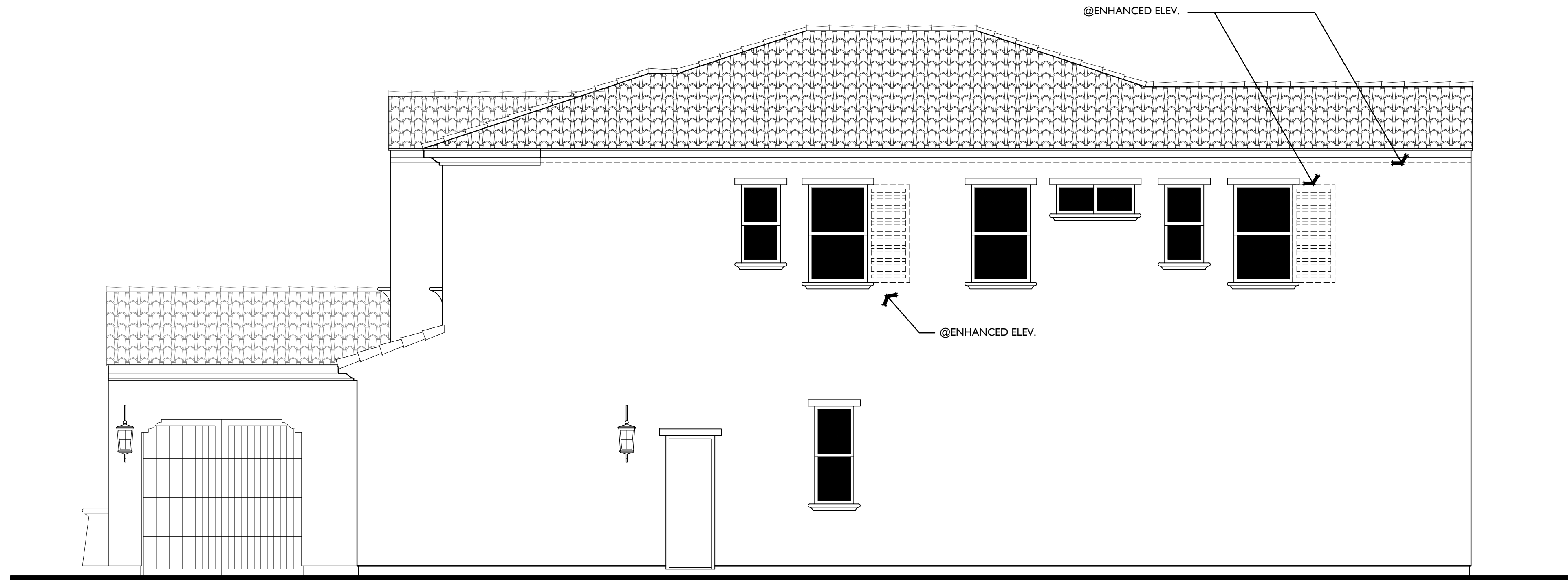


FRONT

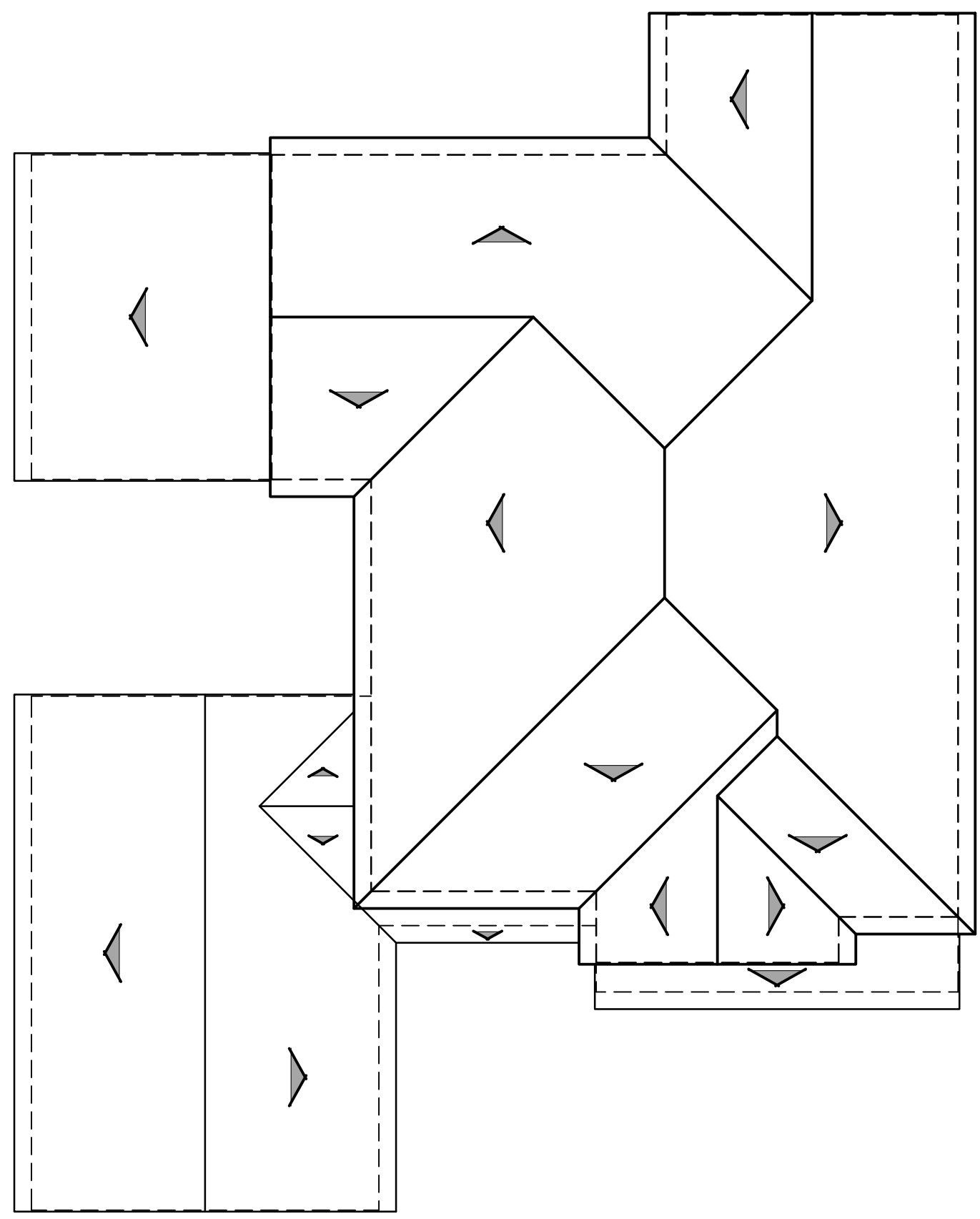
SPANISH  
1/4"=1'-0"



LEFT



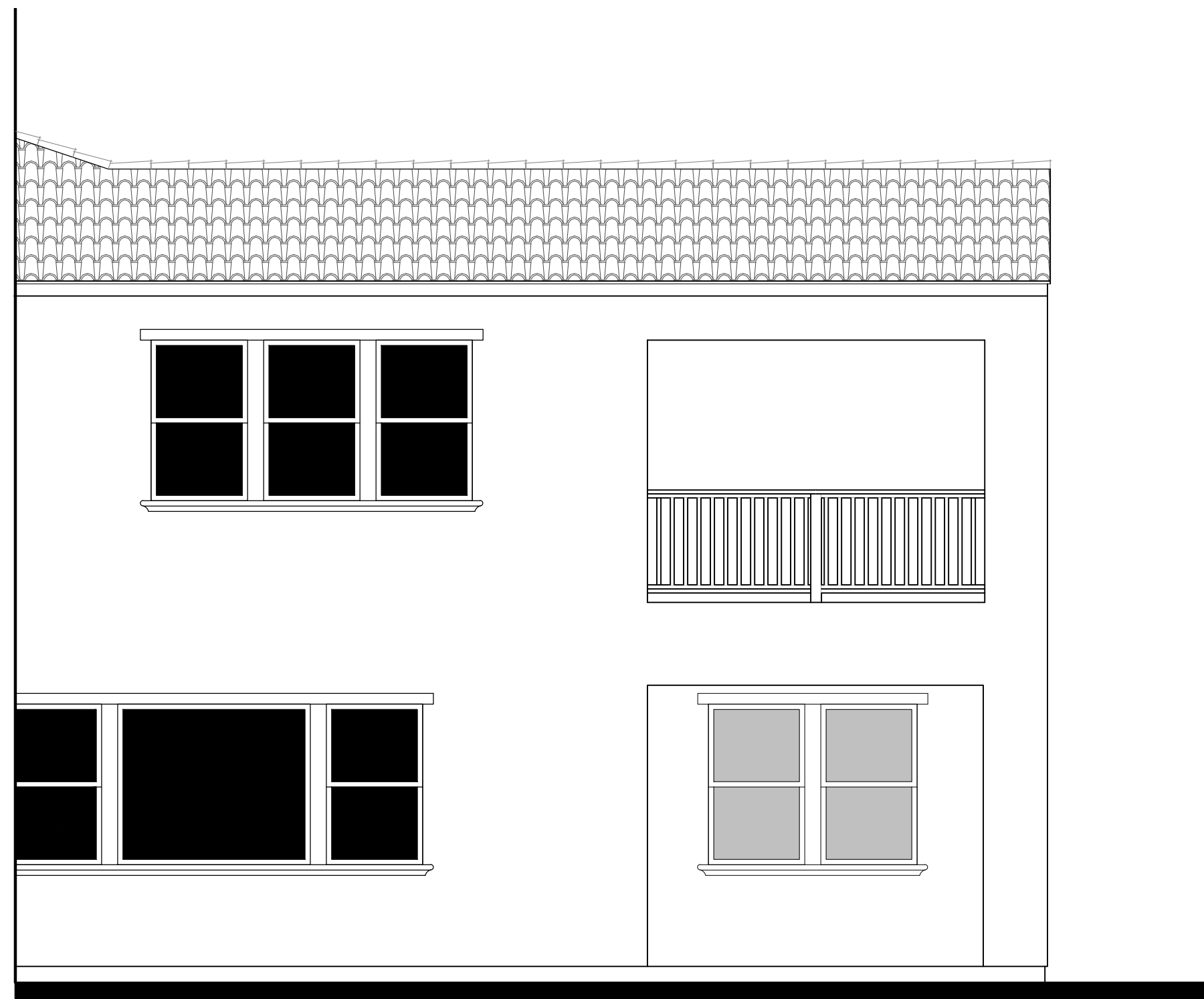
RIGHT



ROOF PLAN

PITCH: 4:12 U.N.O.  
RAKE: 0"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE 'S' TILE

A

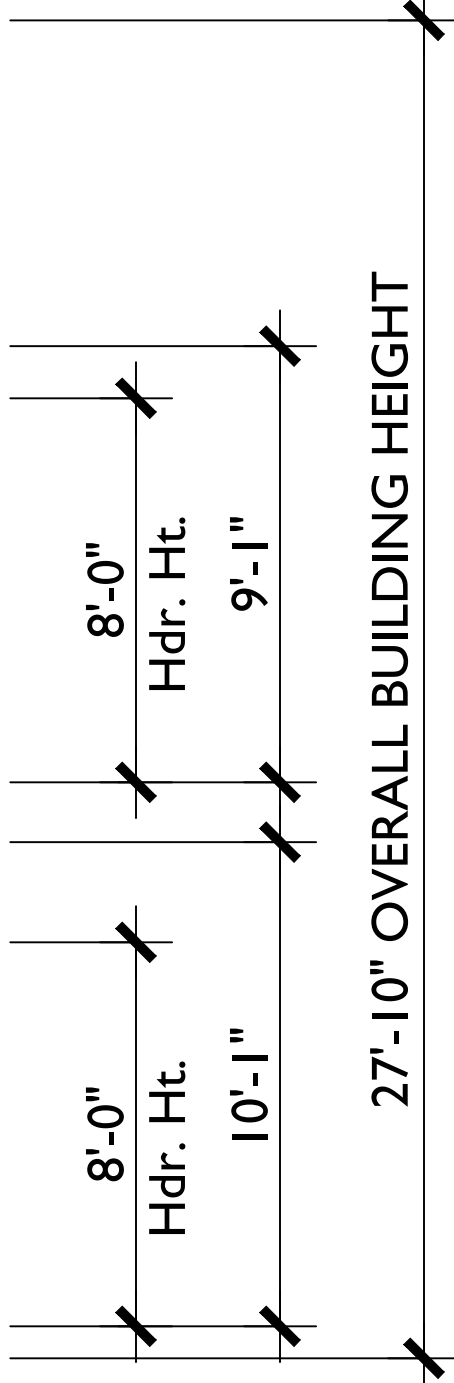


REAR - OPT. DECK

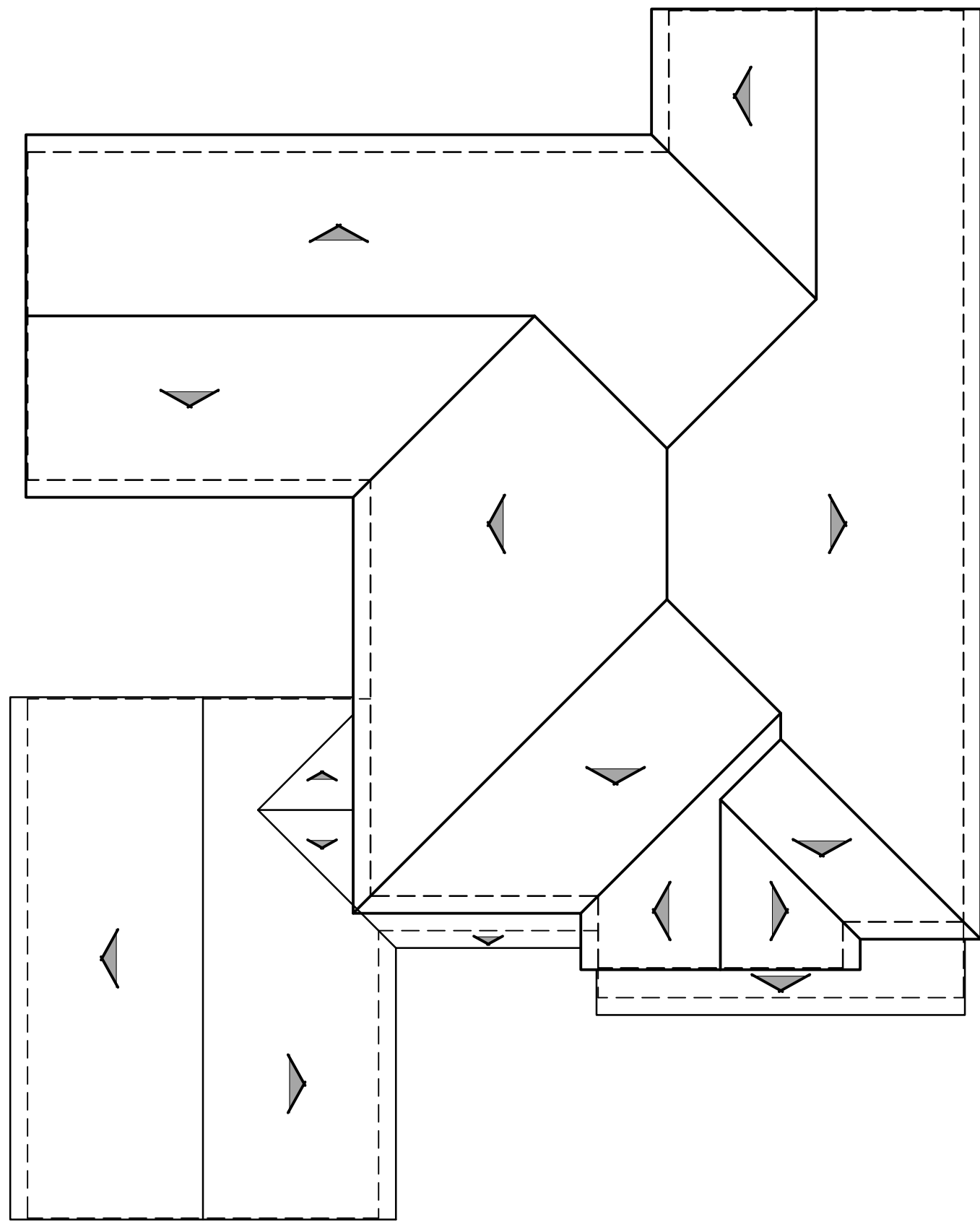


FRONT - OPT. DECK

SPANISH  
1/4"=1'-0"



LEFT - OPT. DECK



ROOF PLAN

A

PITCH: 4:12 U.N.O.  
RAKE: 0"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE 'S' TILE

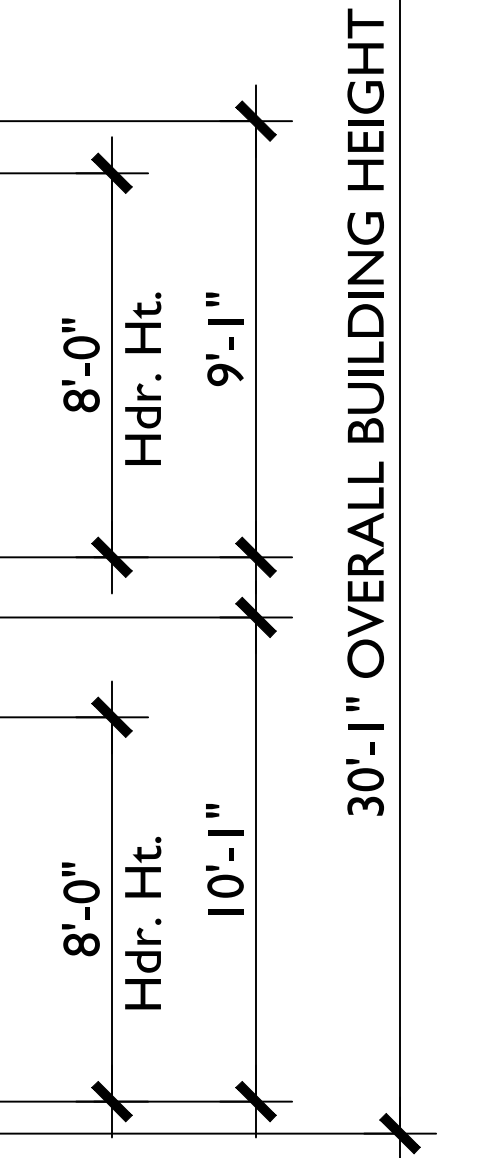


REAR

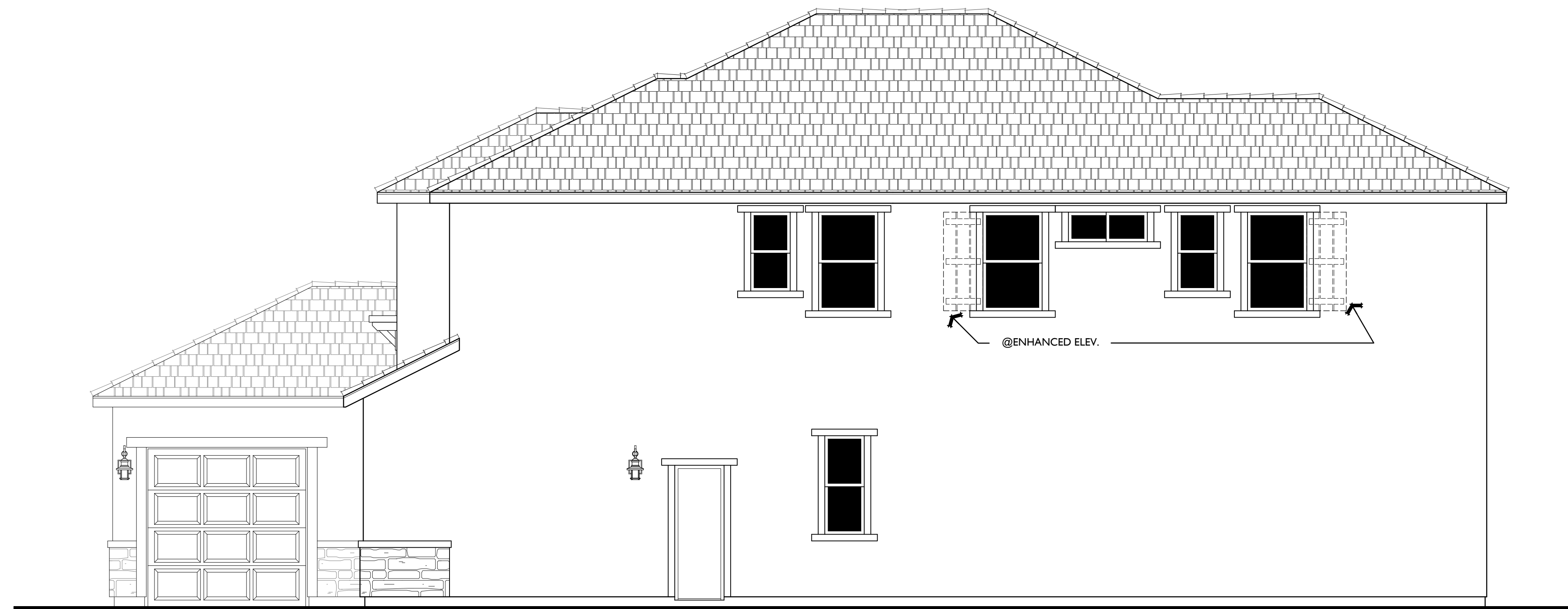


FRONT

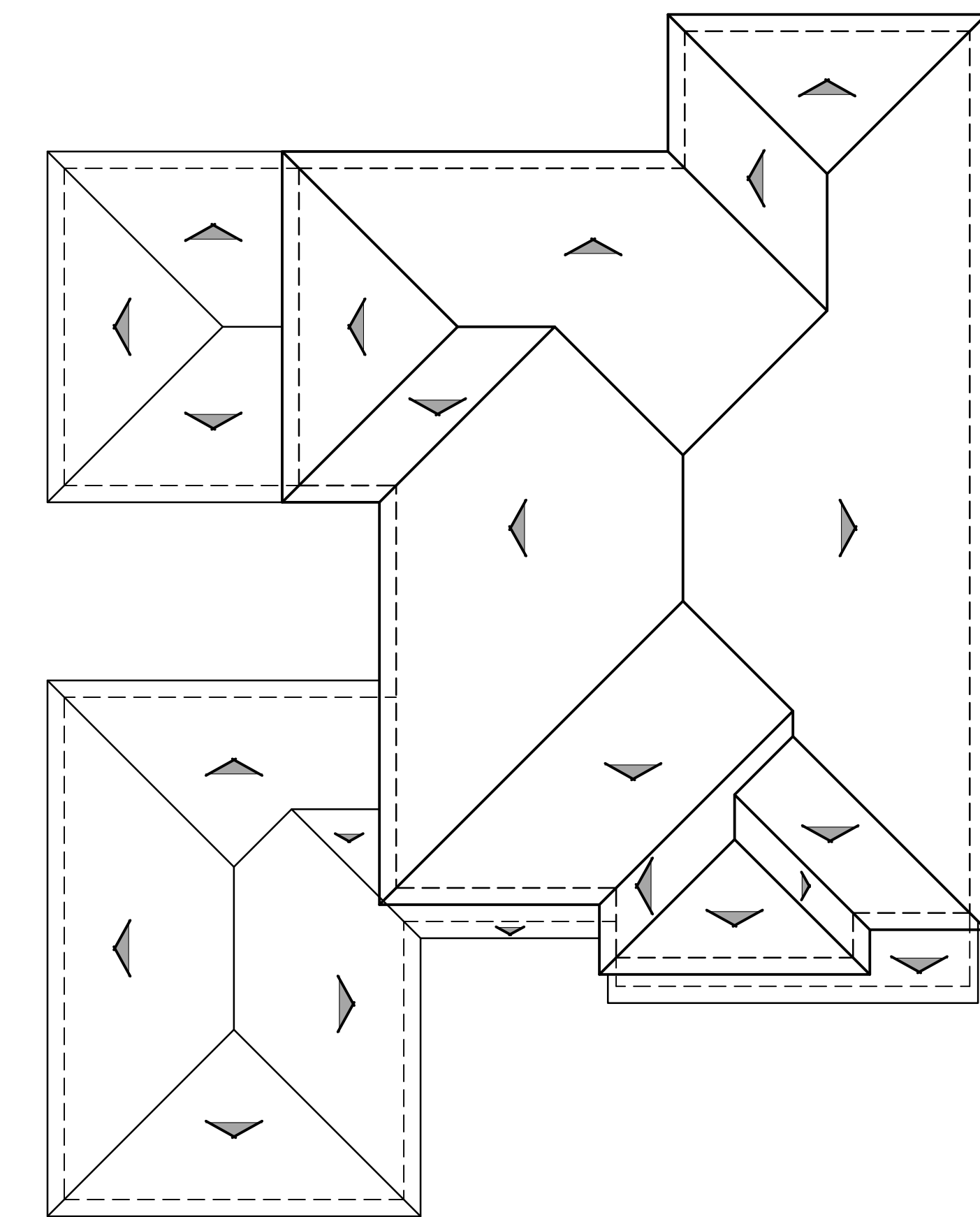
COTTAGE  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

PITCH: 6:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE FLAT TILE

B

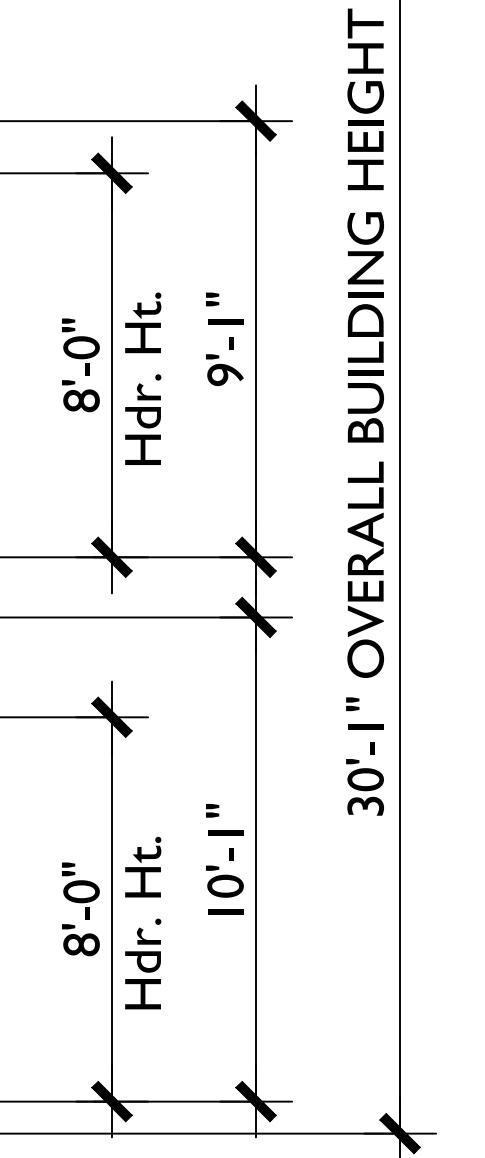


REAR - OPT. DECK

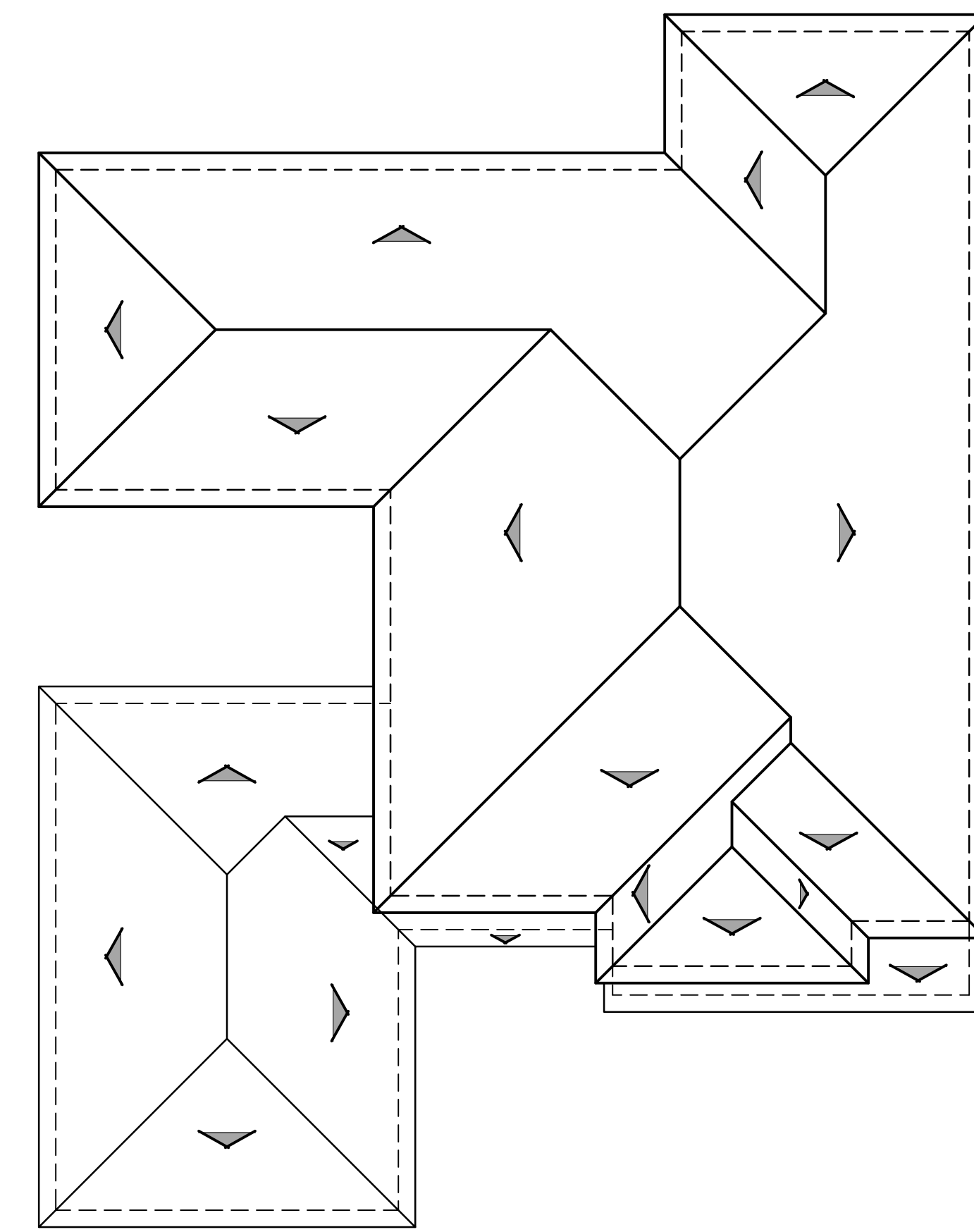


FRONT - OPT. DECK

COTTAGE  
1/4"=1'-0"



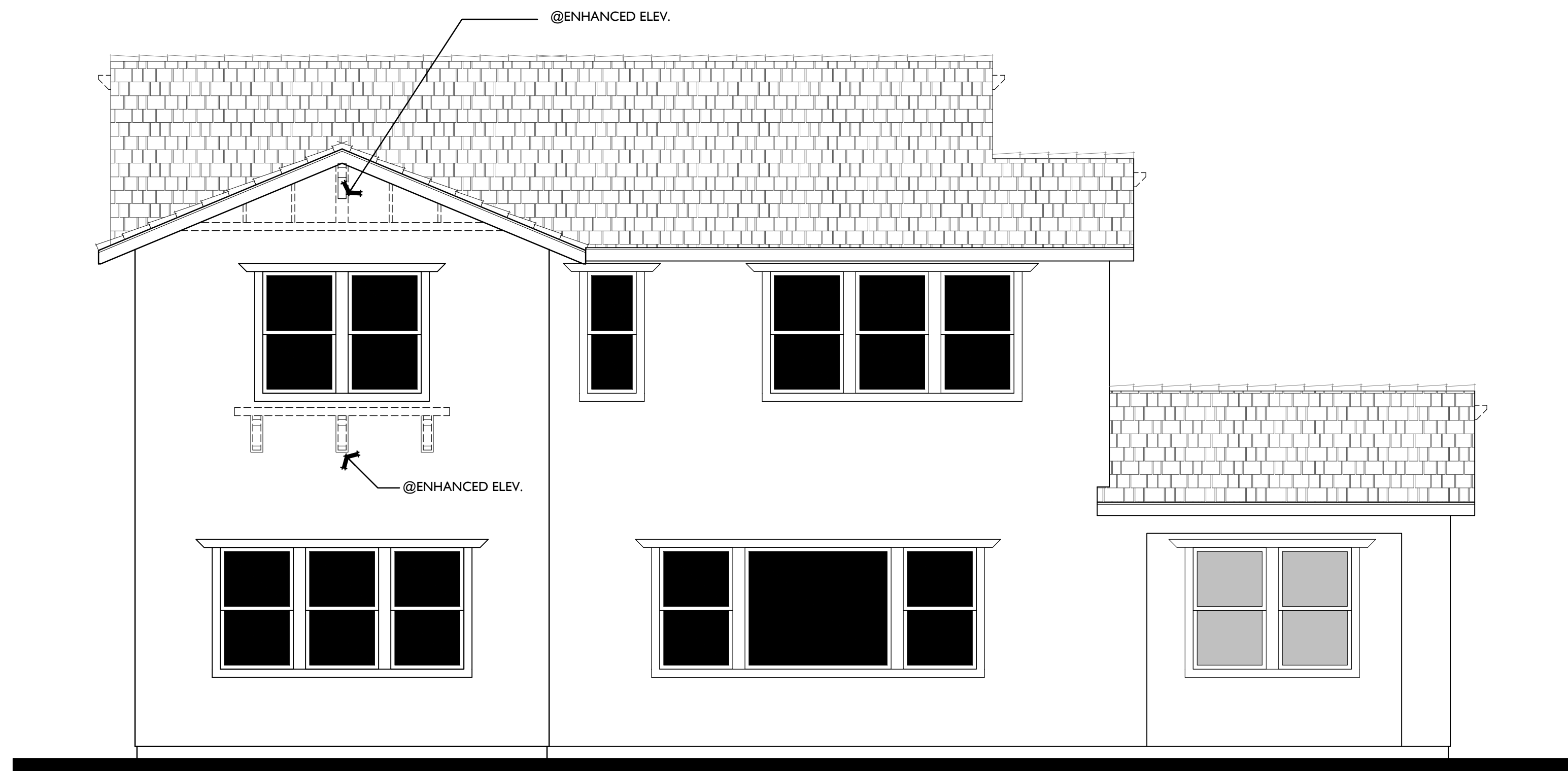
LEFT - OPT. DECK



ROOF PLAN

B

PITCH: 6:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE FLAT TILE

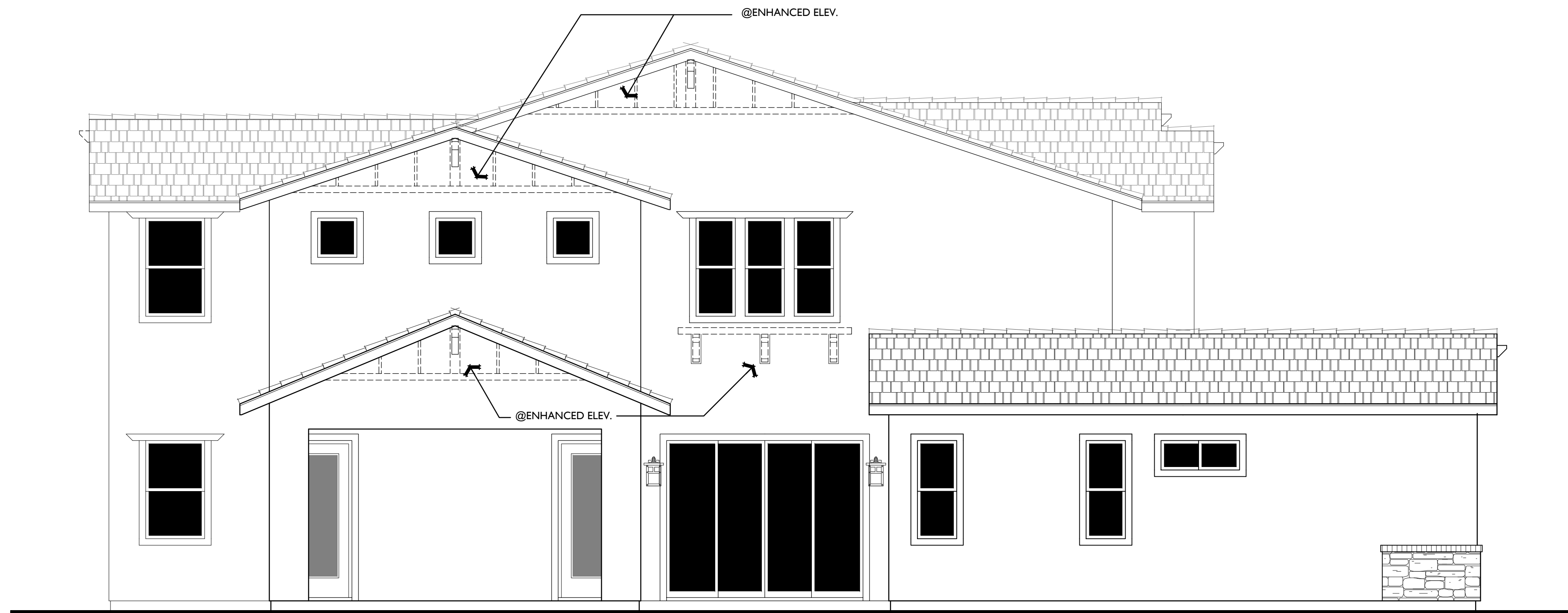
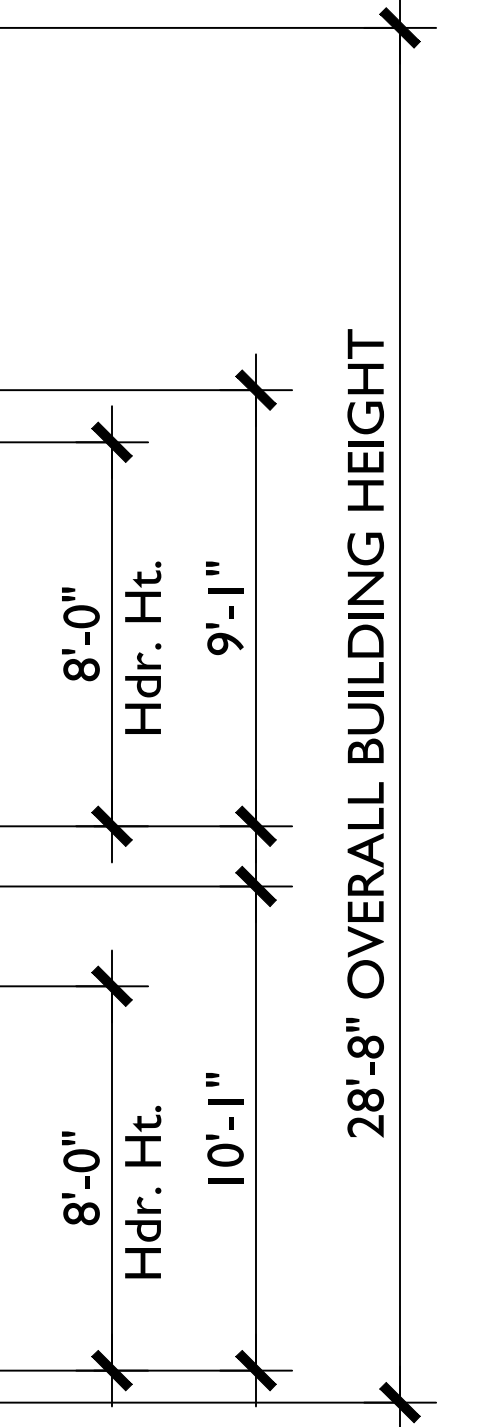


REAR

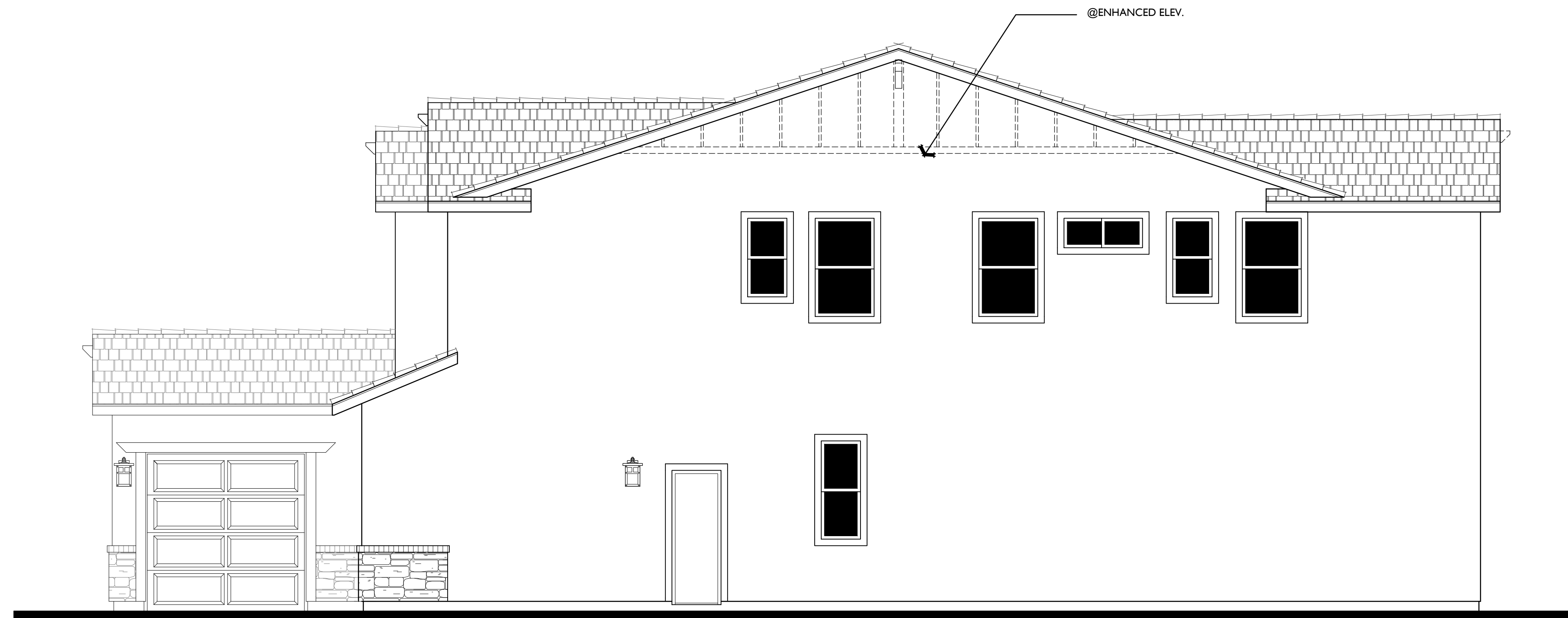


FRONT

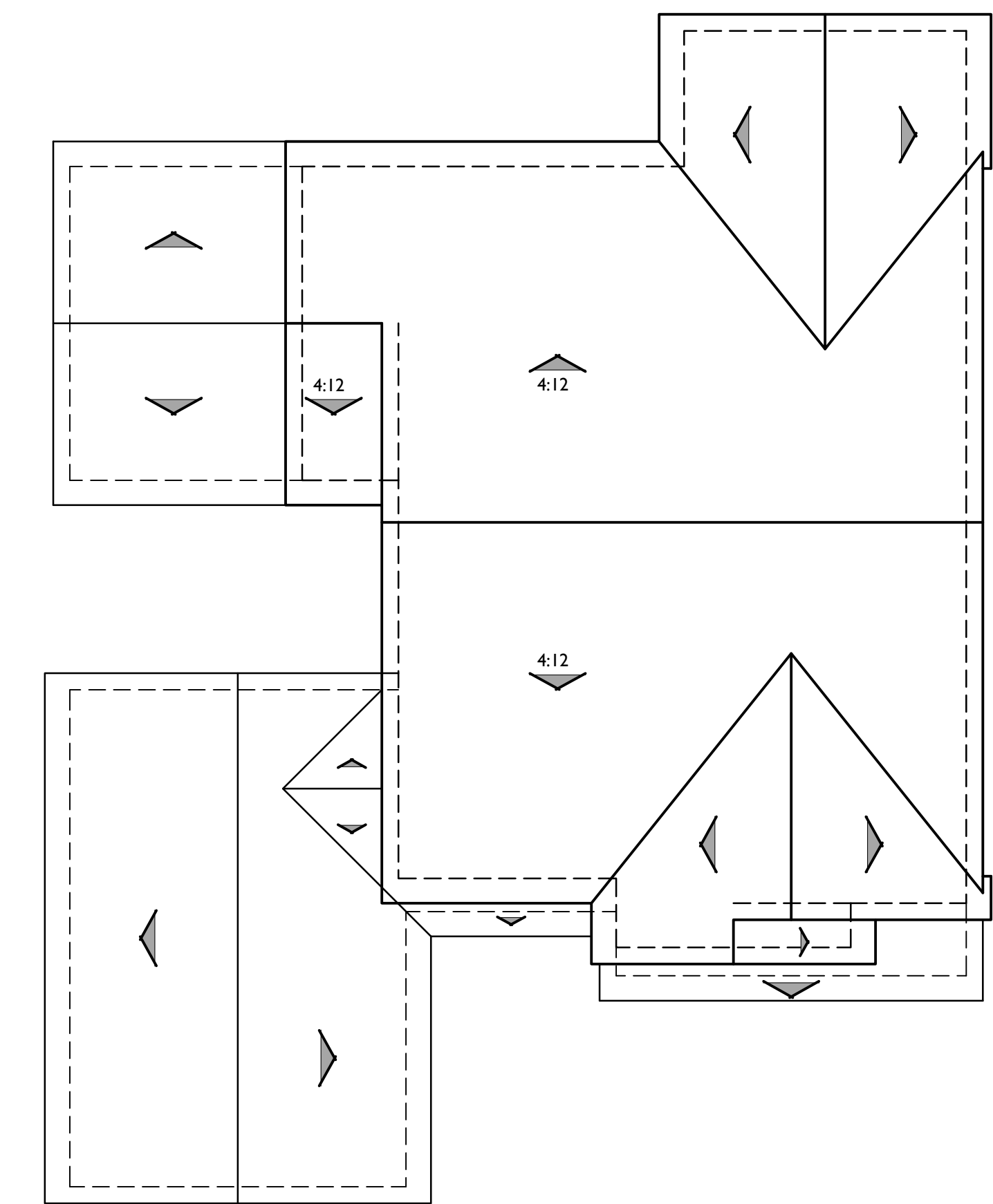
CRAFTSMAN  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

PITCH: 5:12 U.N.O.  
RAKE: 12"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE FLAT TILE

C  
1/8"=1'-0"

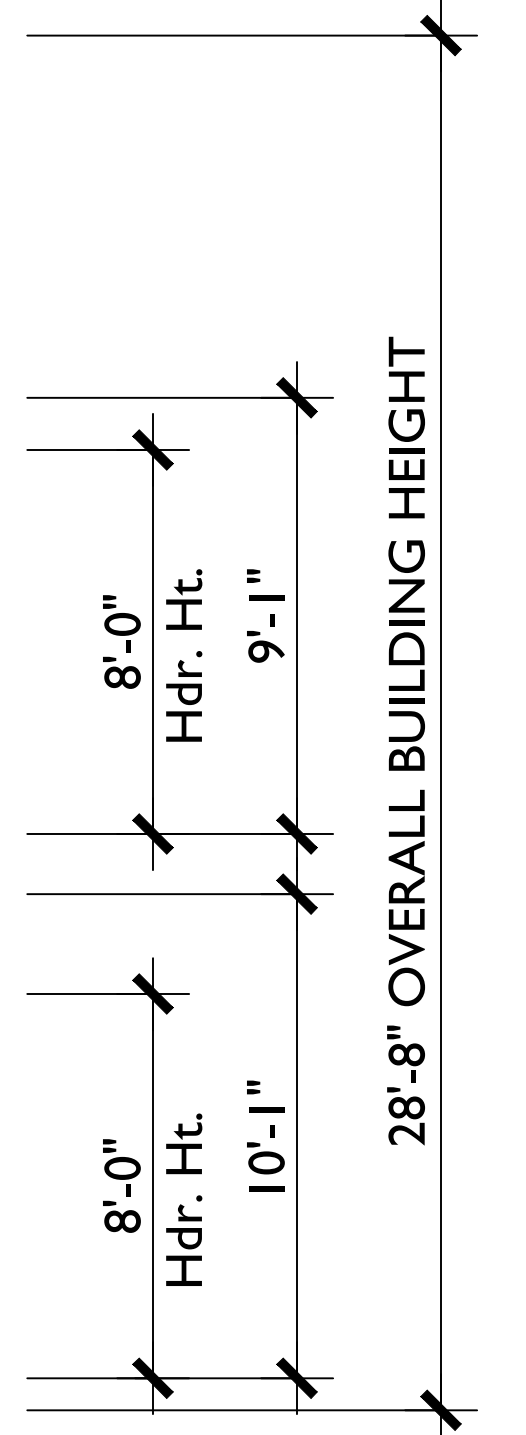


REAR - OPT. DECK

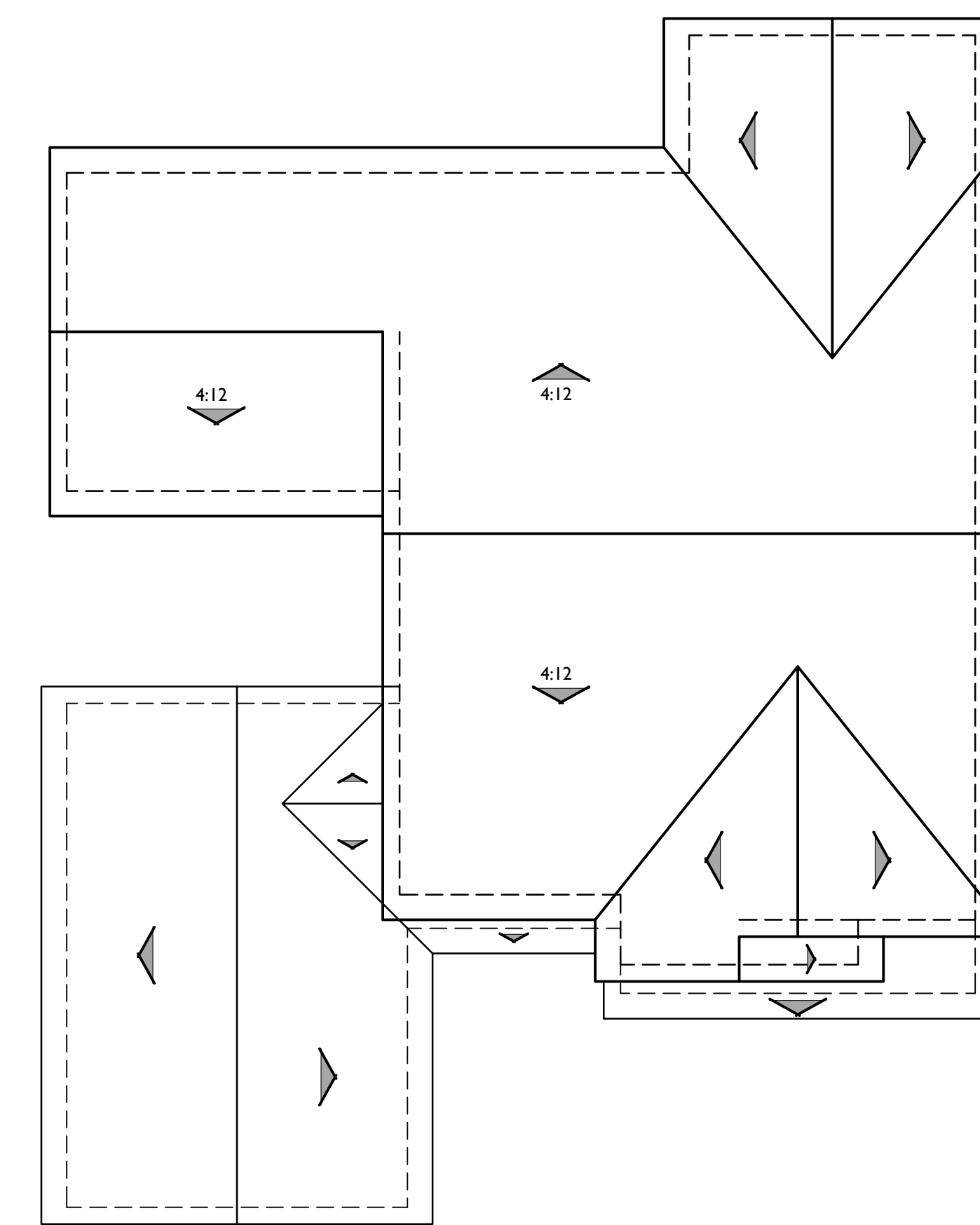


FRONT - OPT. DECK

CRAFTSMAN  
1/4"=1'-0"



LEFT - OPT. DECK



ROOF PLAN

PITCH: 5:12 U.N.O.  
RAKE: 12"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE FLAT TILE

C



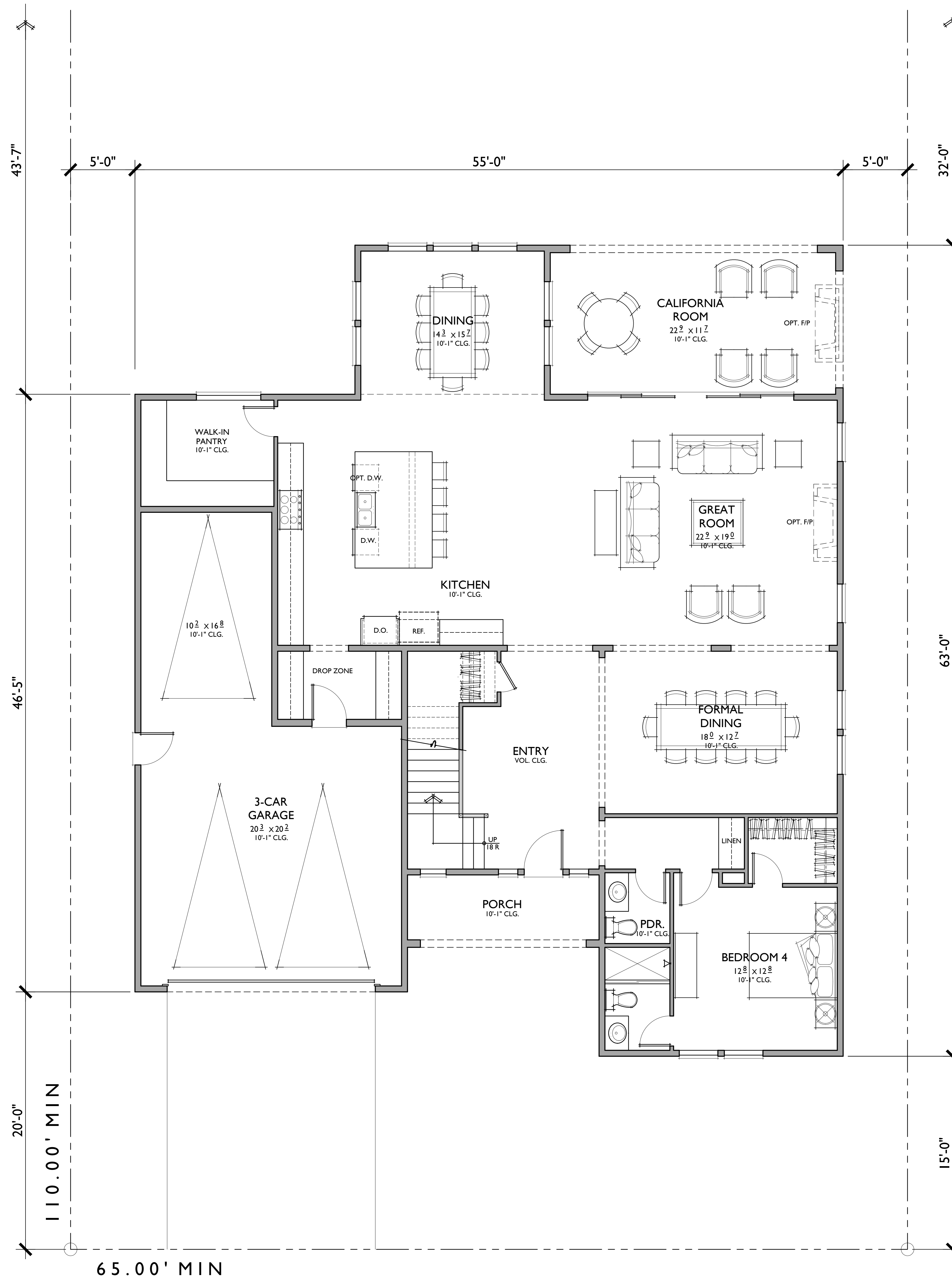
SPANISH



COTTAGE



CRAFTSMAN



**LOT COVERAGE**

7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	2,086 SQ. FT.
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.
<b>TOTAL LOT COVERAGE</b>	<b>3,086 SQ. FT.</b>

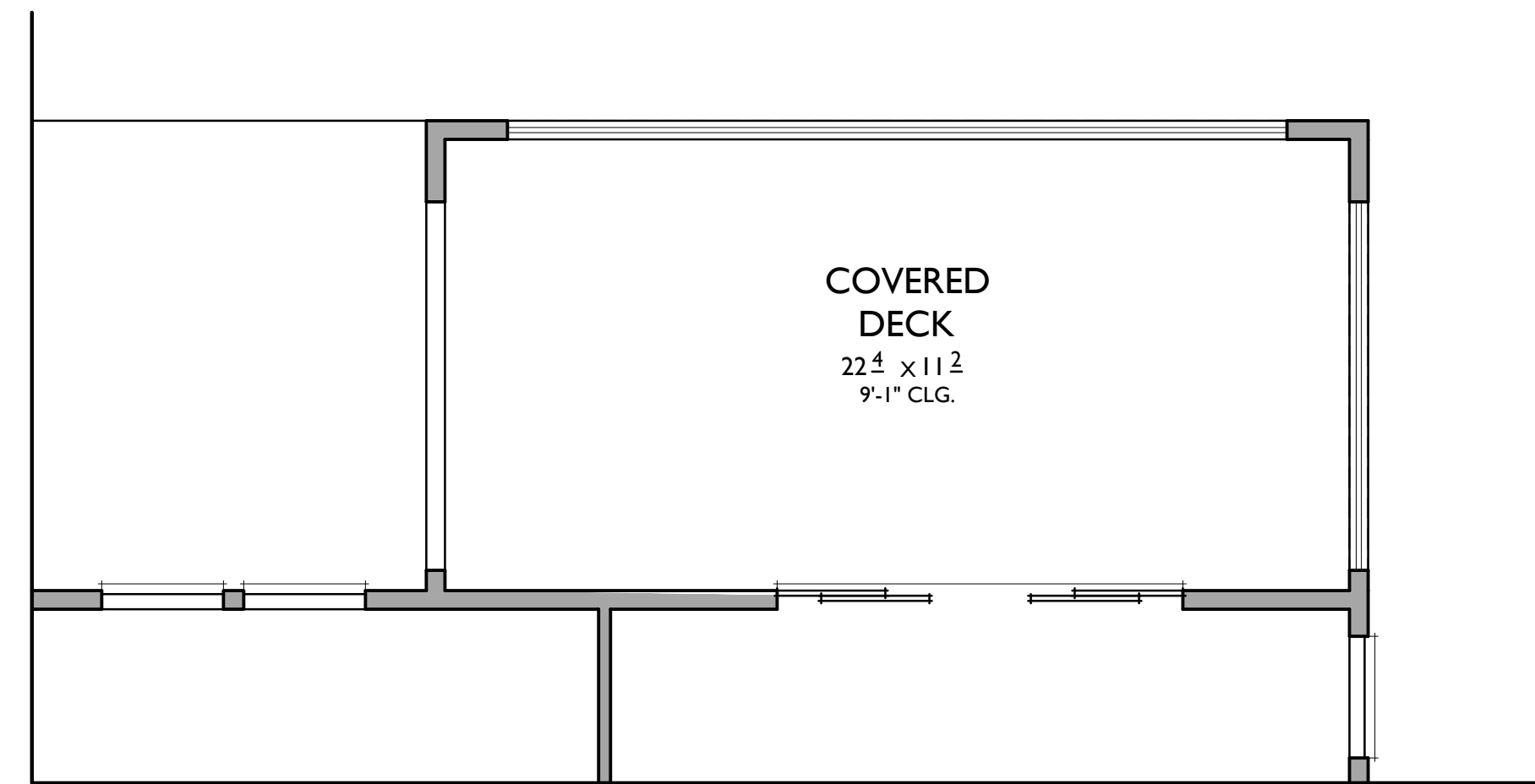
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 3**  
 TARGET: 3,980 SQ. FT.  
 4 BEDROOMS / 4.5 BATHS + LOFT - OPT.  
 BEDROOM 5 + FORMAL DINING  
 3 - CAR GARAGE

**FLOOR AREA TABLE**

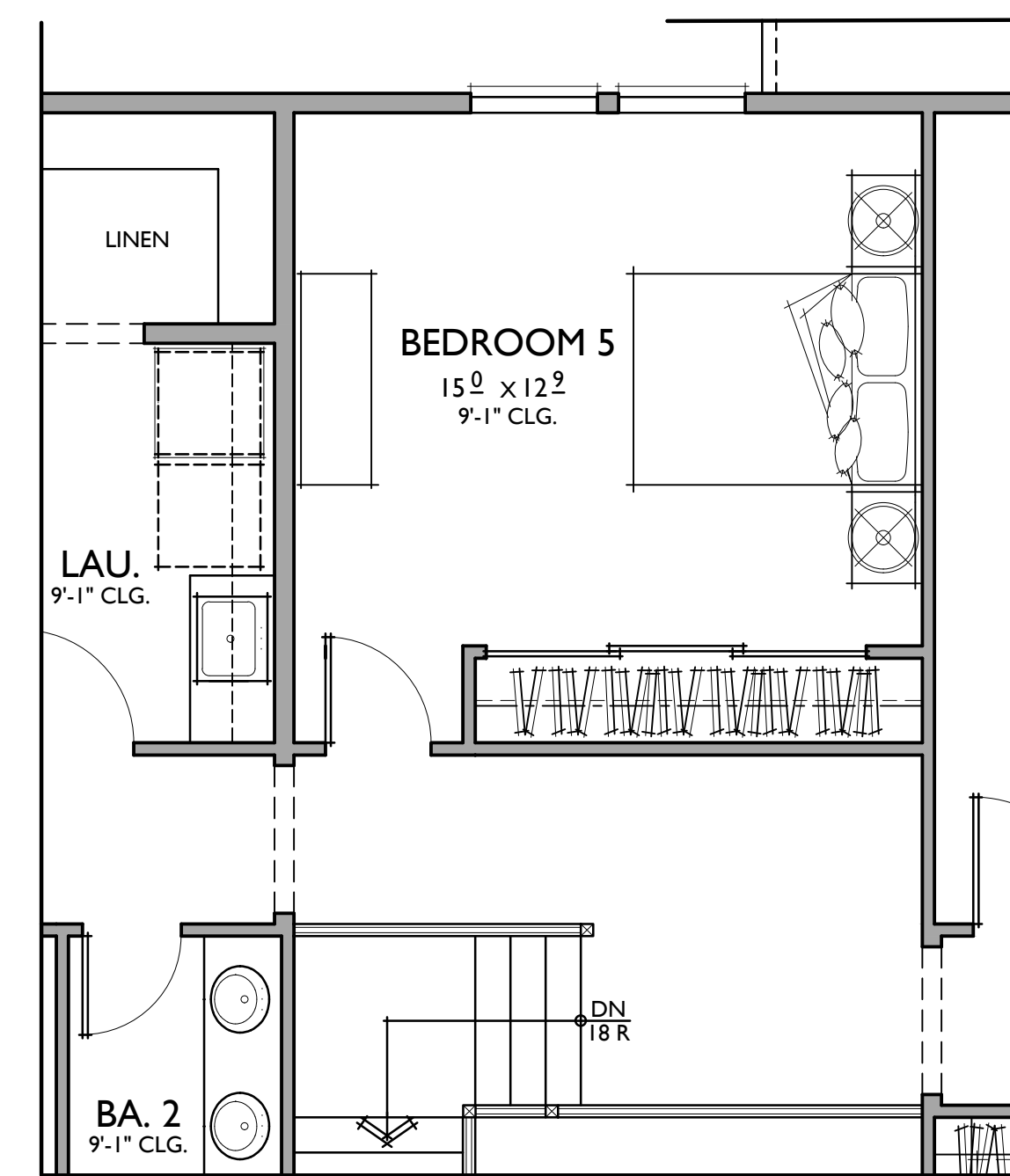
1ST FLOOR	2,086 SQ. FT.
2ND FLOOR	1,861 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,947 SQ. FT.</b>
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



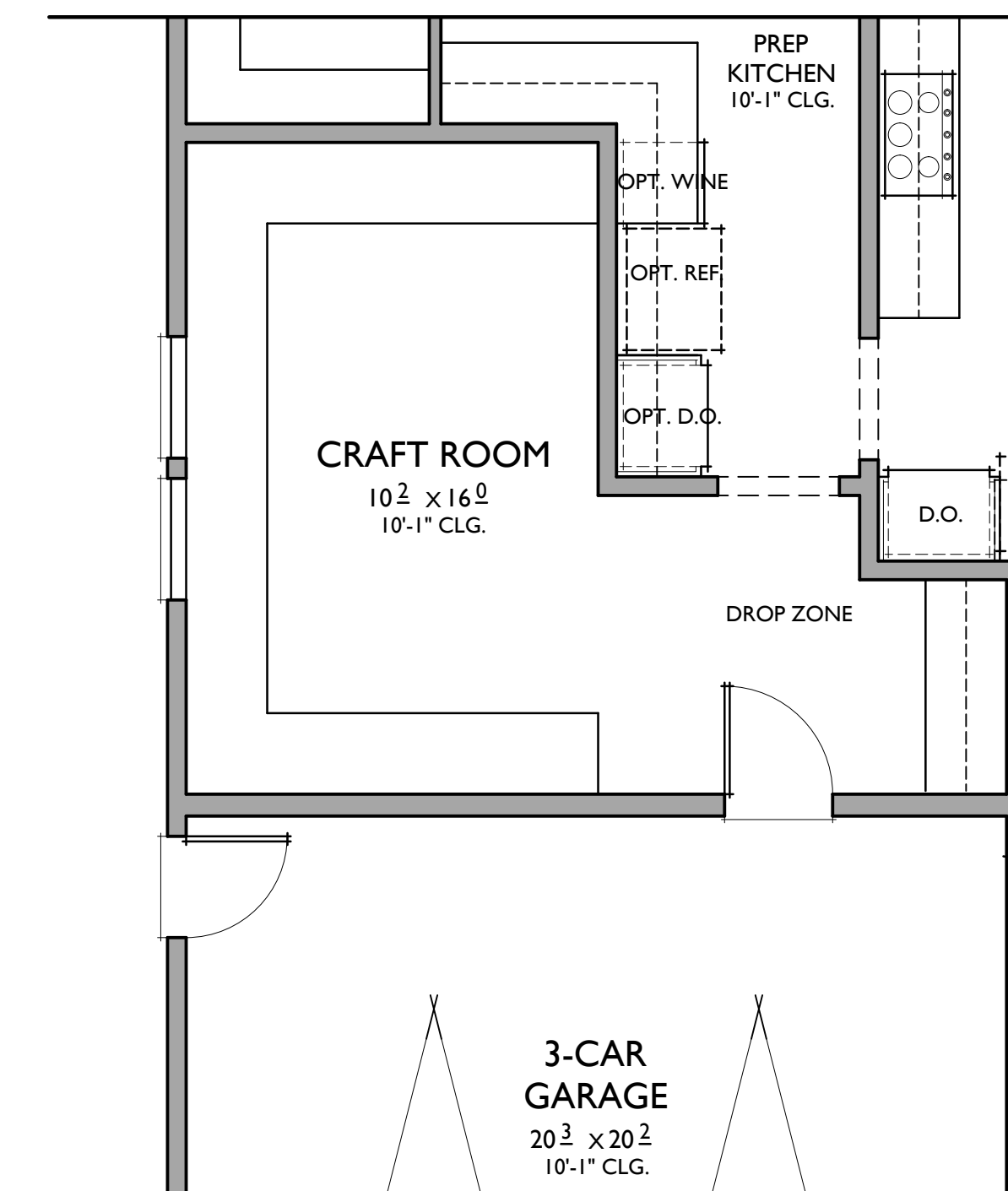
**OPT. COVERED DECK**

AT PRIMARY BEDROOM



**OPT. BEDROOM 5**

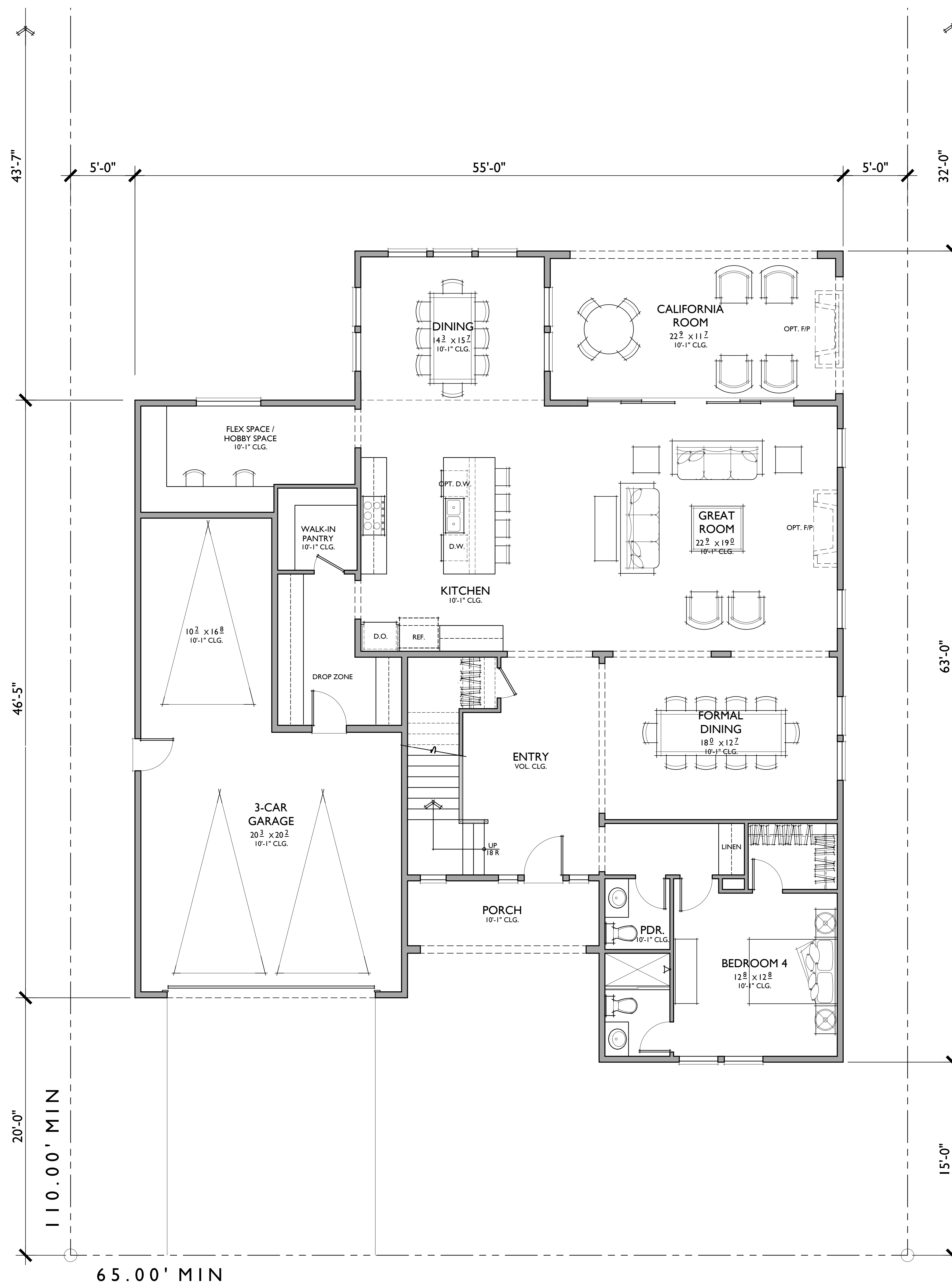
IN LIEU OF LOFT



**OPT. CRAFT ROOM**

AT GARAGE

+ 177 SQ. FT.



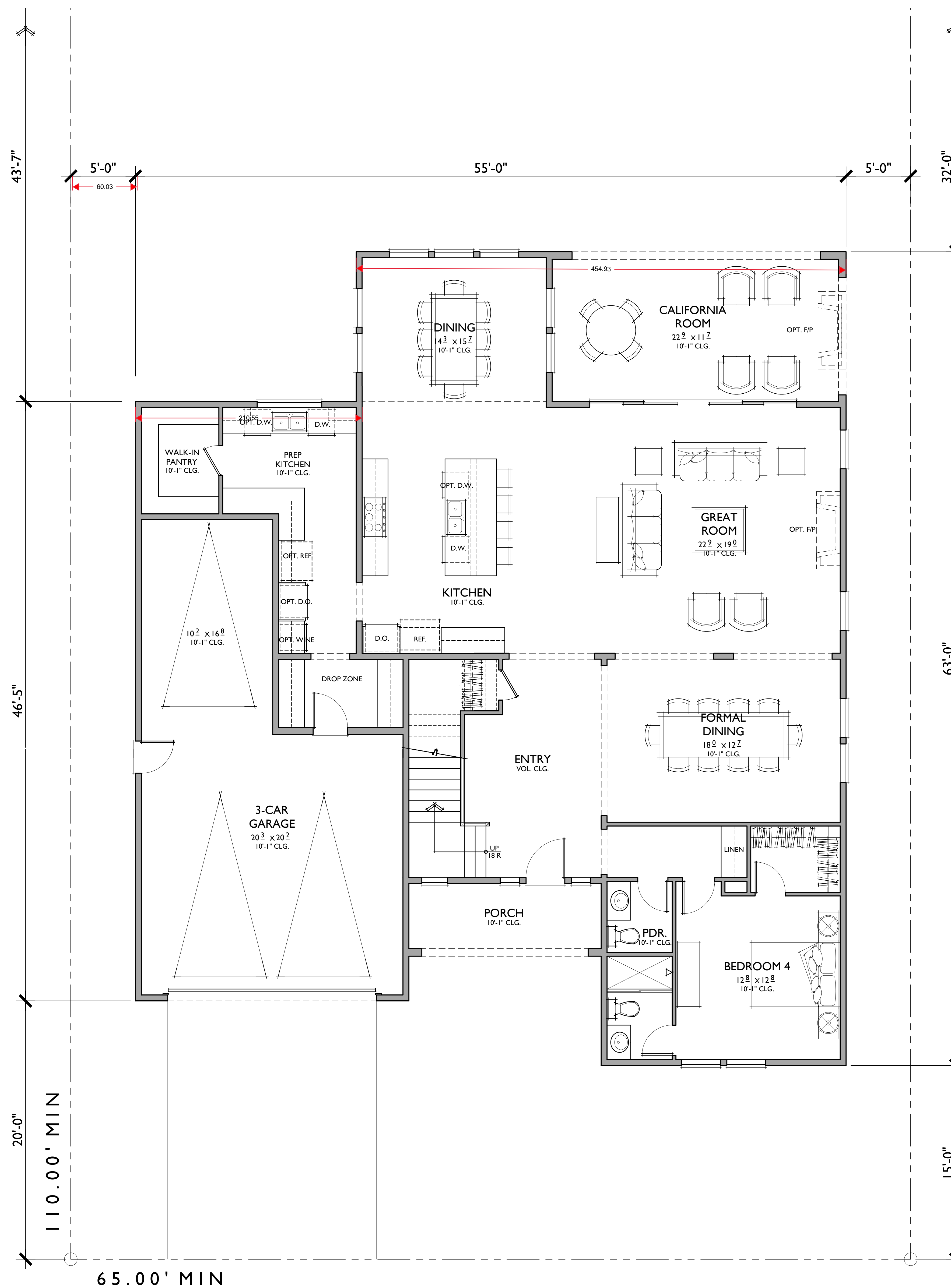
LOT COVERAGE	
7,150 SQ. FT. LOT X 45% =	3,217 SQ. SF.
FIRST FLOOR	2,086 SQ. FT.
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.
<b>TOTAL LOT COVERAGE</b>	<b>3,086 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 3**  
 TARGET: 3,980 SQ. FT.  
 4 BEDROOMS / 4.5 BATHS + LOFT - OPT.  
 BEDROOM 5 + FORMAL DINING  
 3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,086 SQ. FT.
2ND FLOOR	1,861 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,947 SQ. FT.</b>
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



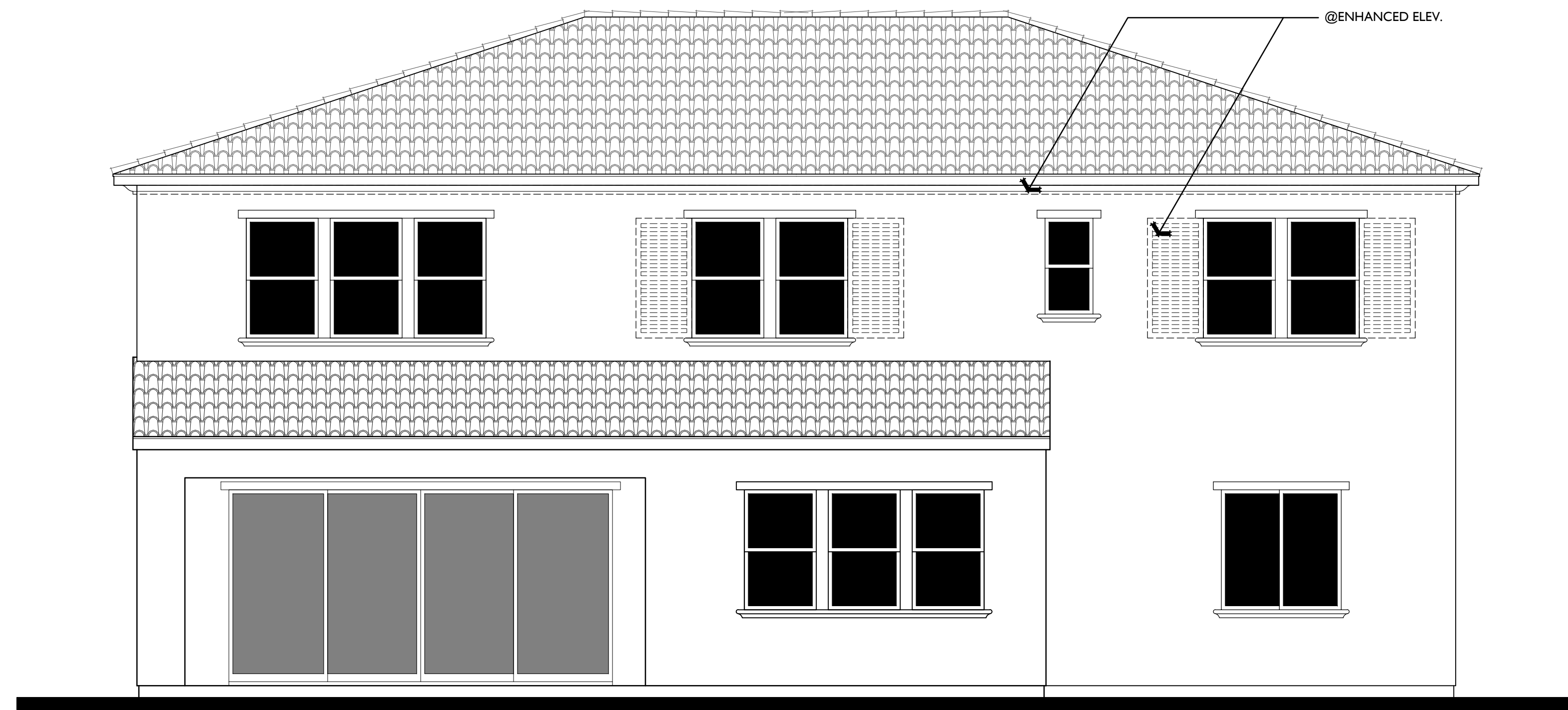
LOT COVERAGE	
7,150 SQ. FT. LOT X 45% =	3,217 SQ. SF.
FIRST FLOOR	2,086 SQ. FT.
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.
<b>TOTAL LOT COVERAGE</b>	<b>3,086 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 3**  
 TARGET: 3,980 SQ. FT.  
 4 BEDROOMS / 4.5 BATHS + LOFT - OPT.  
 BEDROOM 5 + FORMAL DINING  
 3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,086 SQ. FT.
2ND FLOOR	1,861 SQ. FT.
<b>TOTAL LIVING</b>	<b>3,947 SQ. FT.</b>
3 - CAR GARAGE	608 SQ. FT.
CALIFORNIA ROOM	308 SQ. FT.
PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

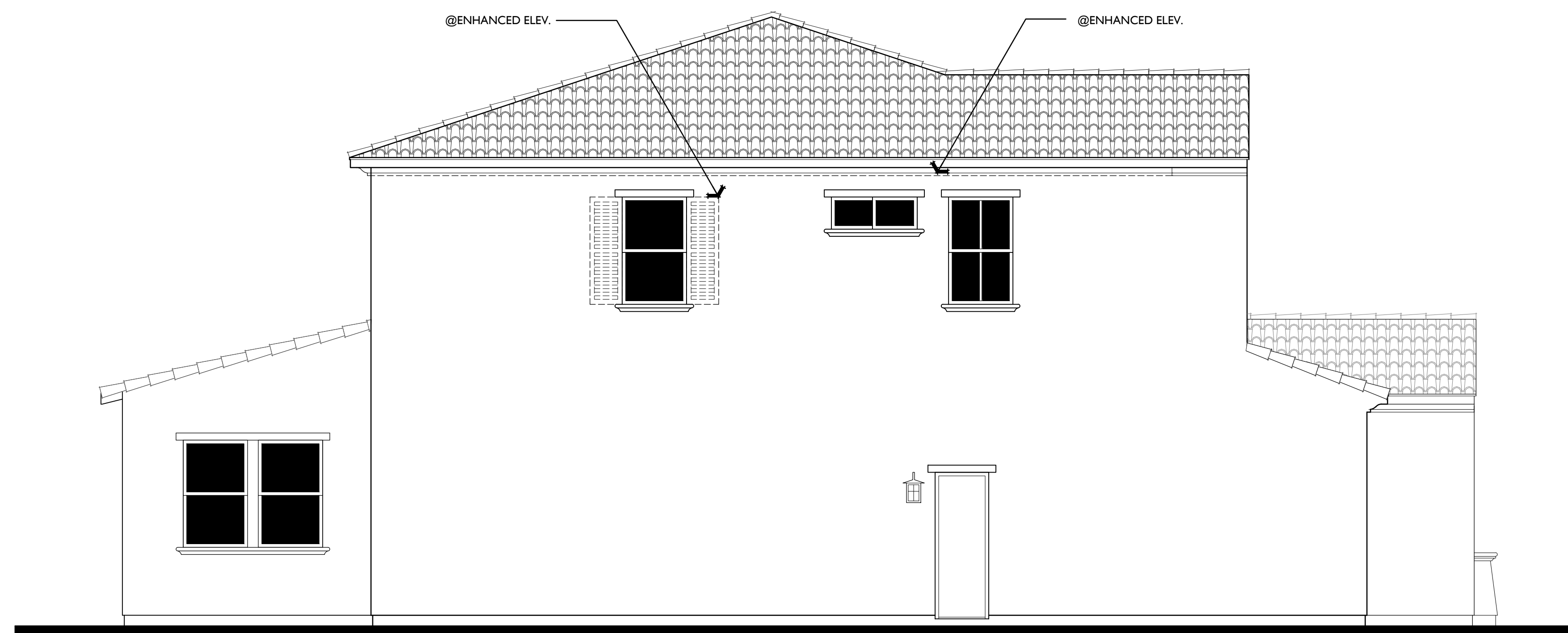


REAR

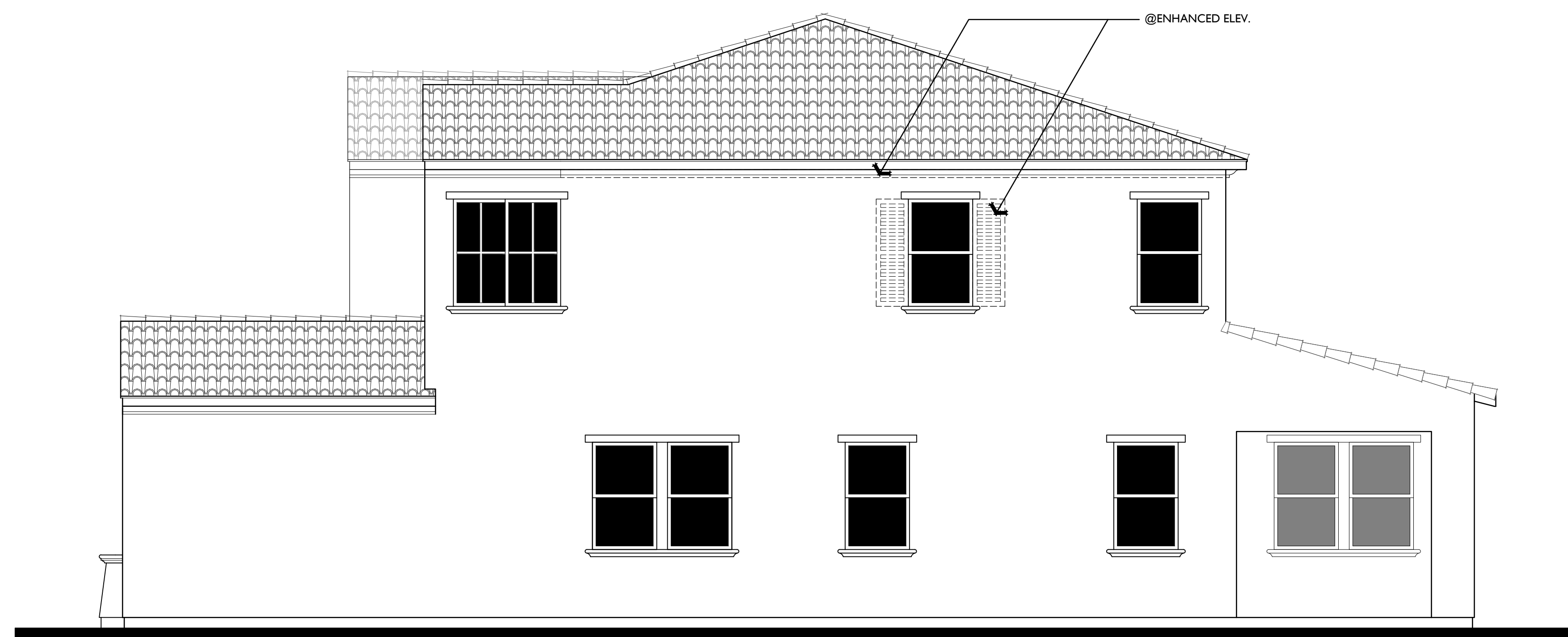


FRONT

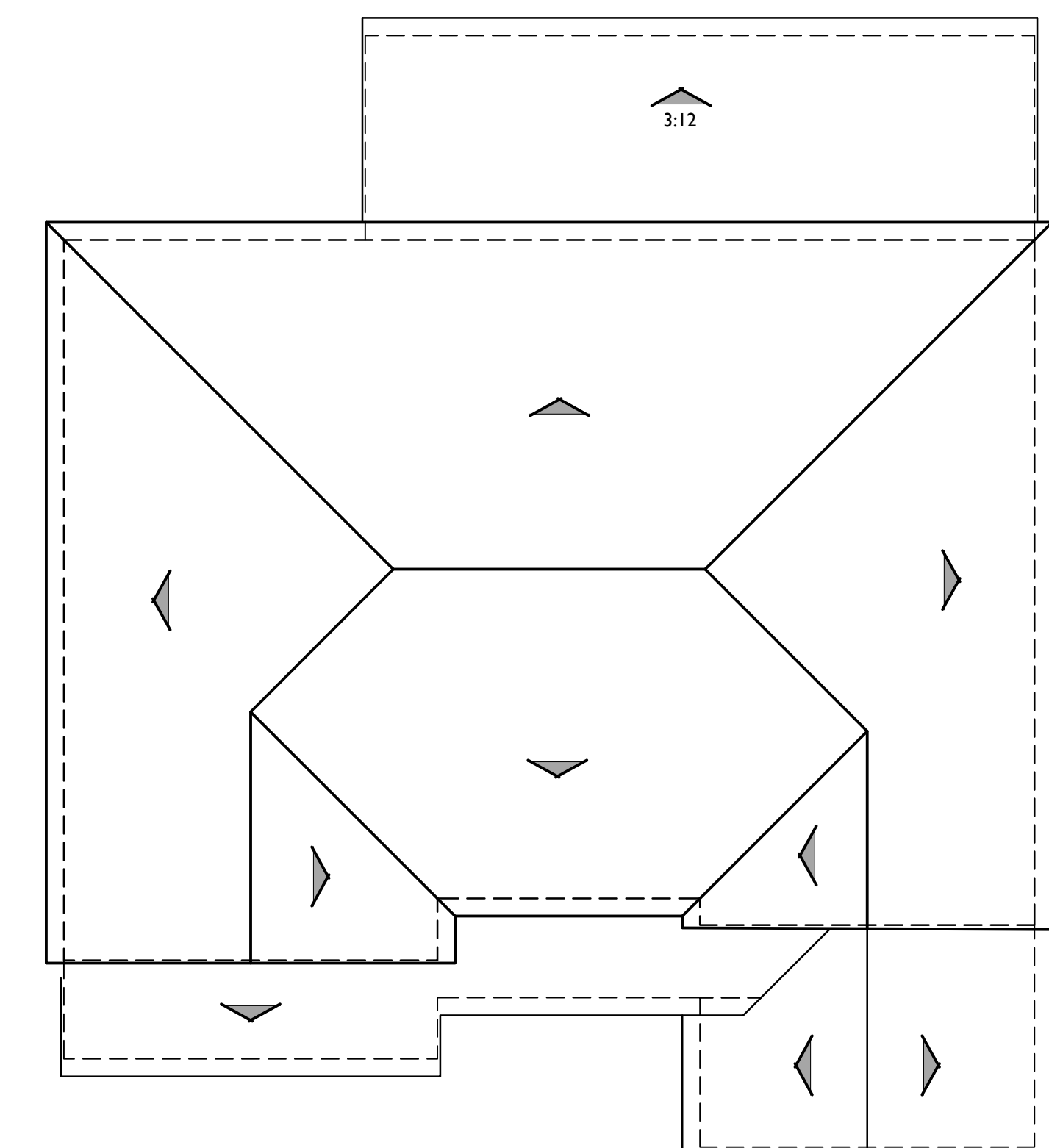
SPANISH  
1/4"=1'-0"



LEFT



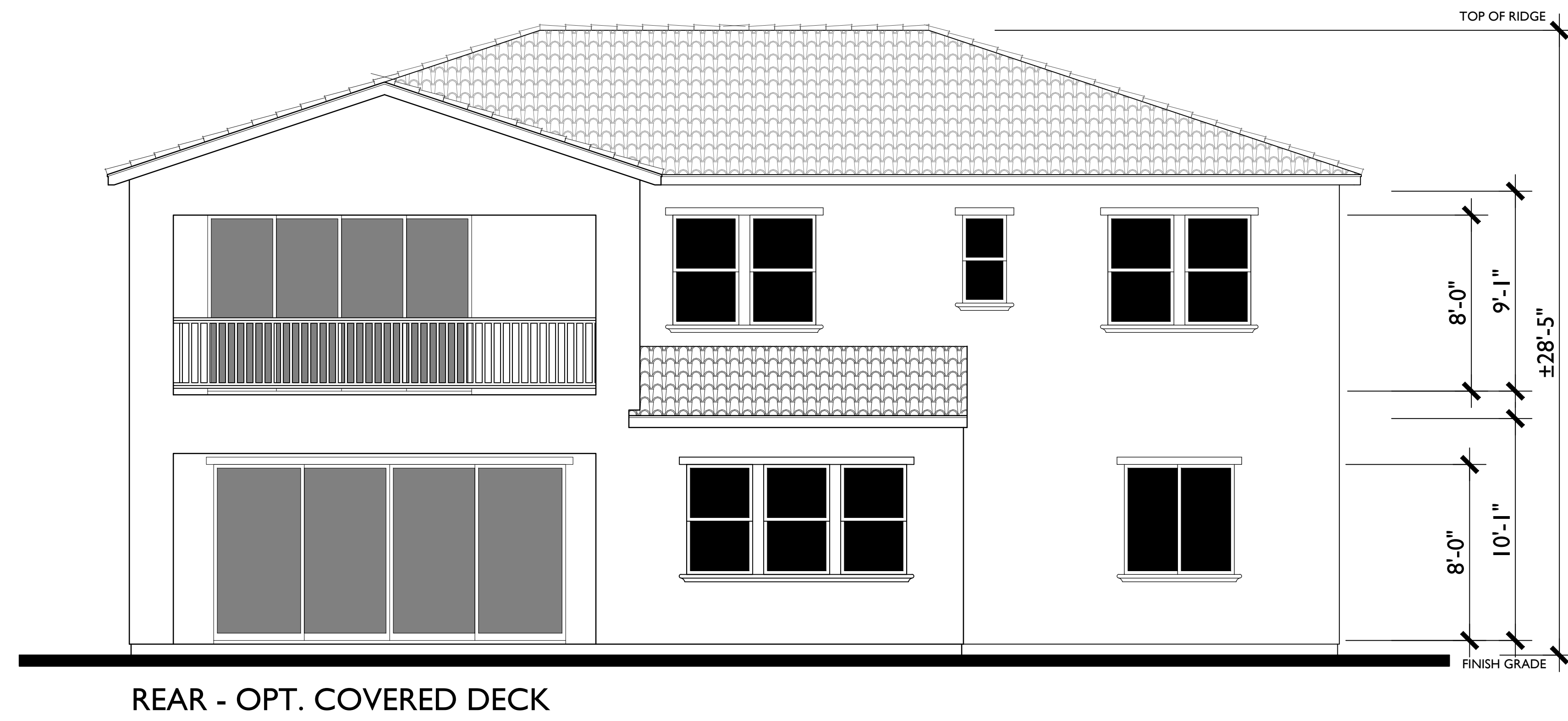
RIGHT



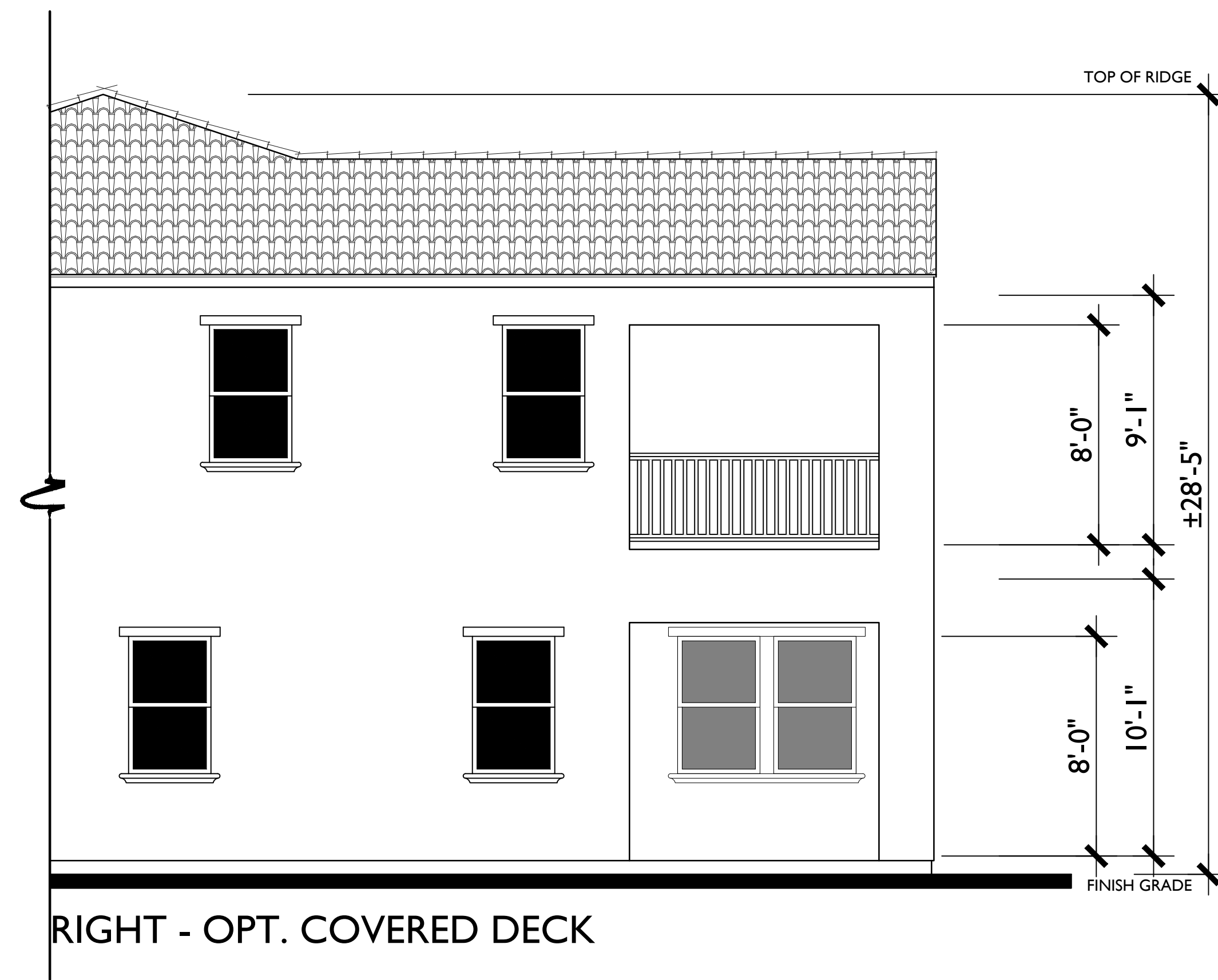
ROOF PLAN

A

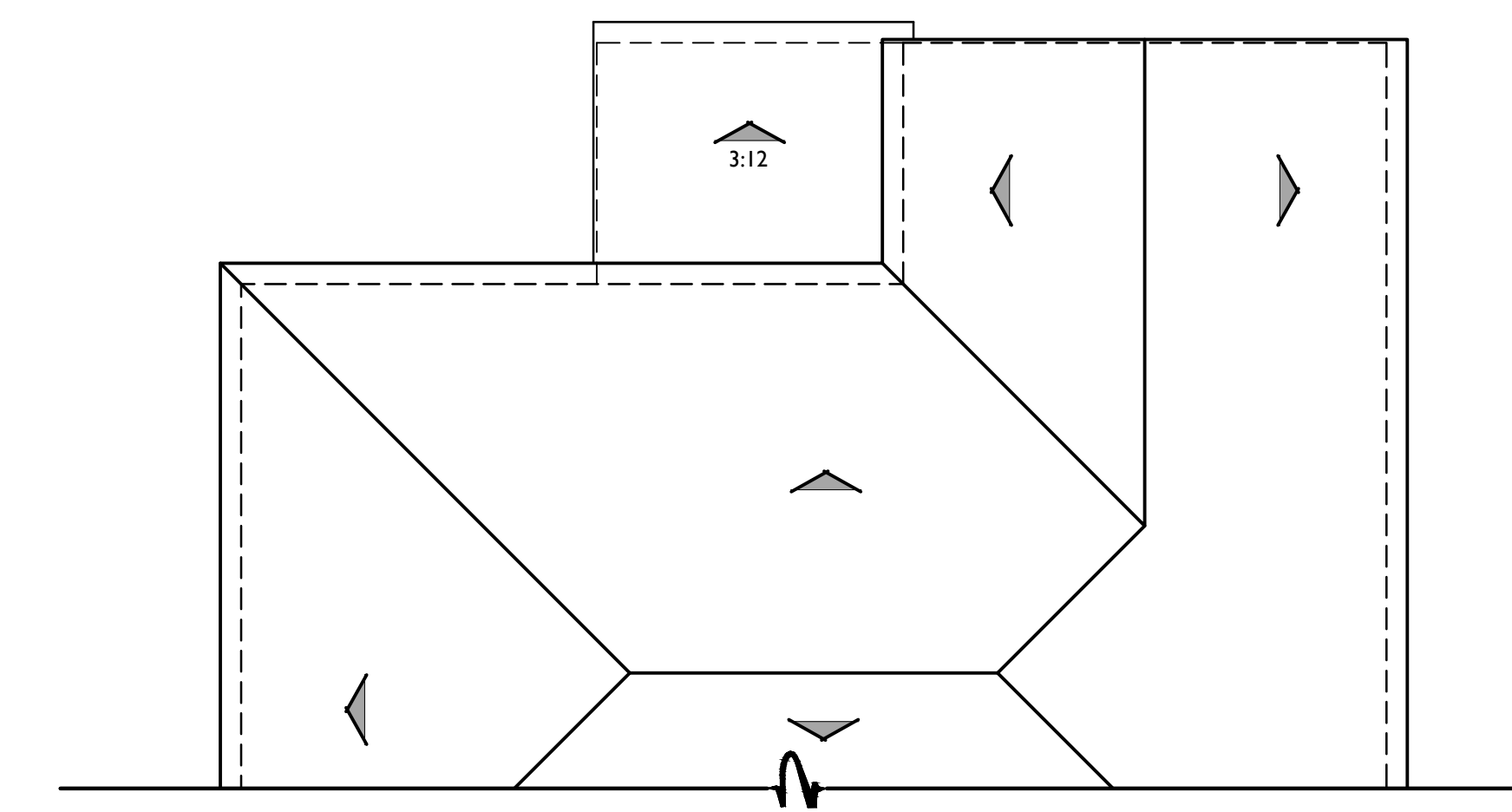
PITCH: 4:12 U.N.O.  
RAKE: 0"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE 'S' TILE



REAR - OPT. COVERED DECK



RIGHT - OPT. COVERED DECK



ROOF PLAN

PITCH: 4:12 U.N.O.  
 RAKE: 0"  
 EAVE: 12"  
 ROOF MATERIAL: CONCRETE 'S' TILE

A

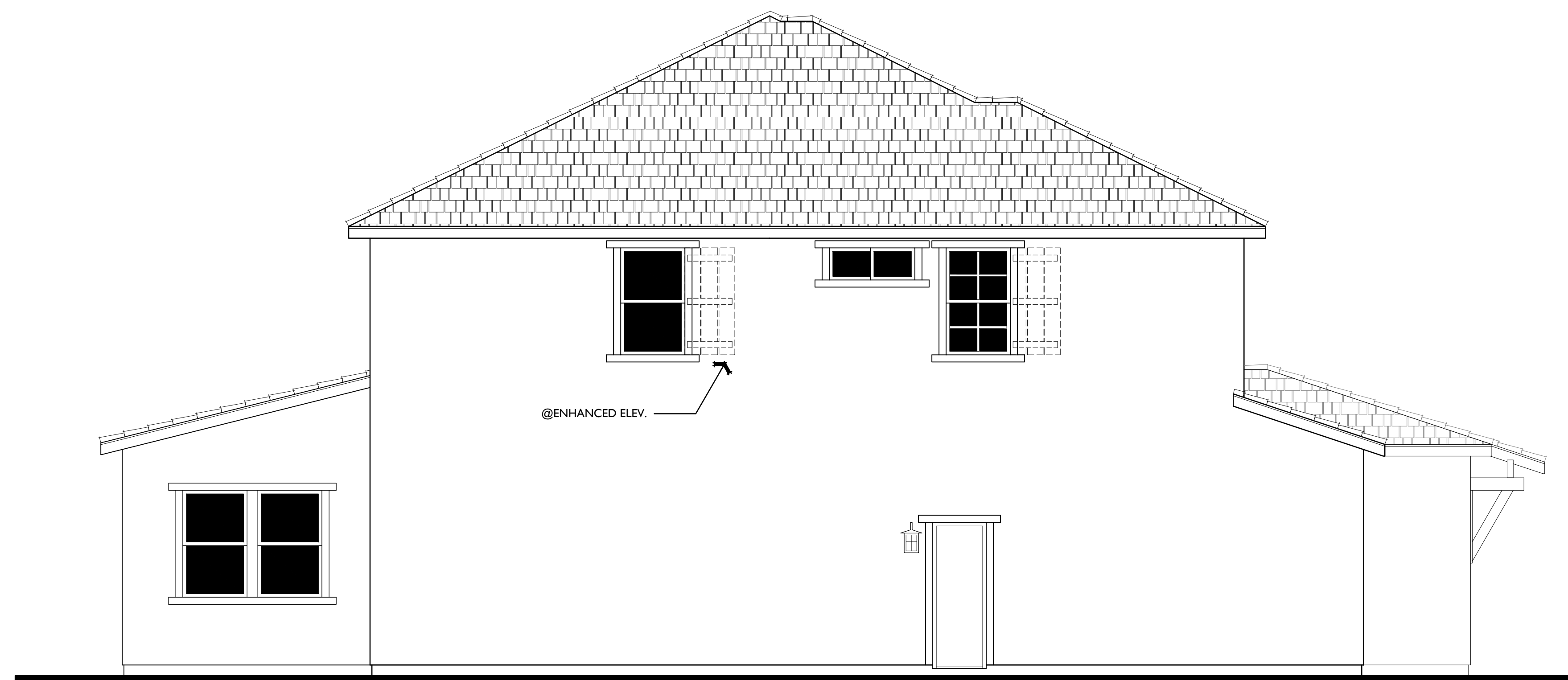


REAR

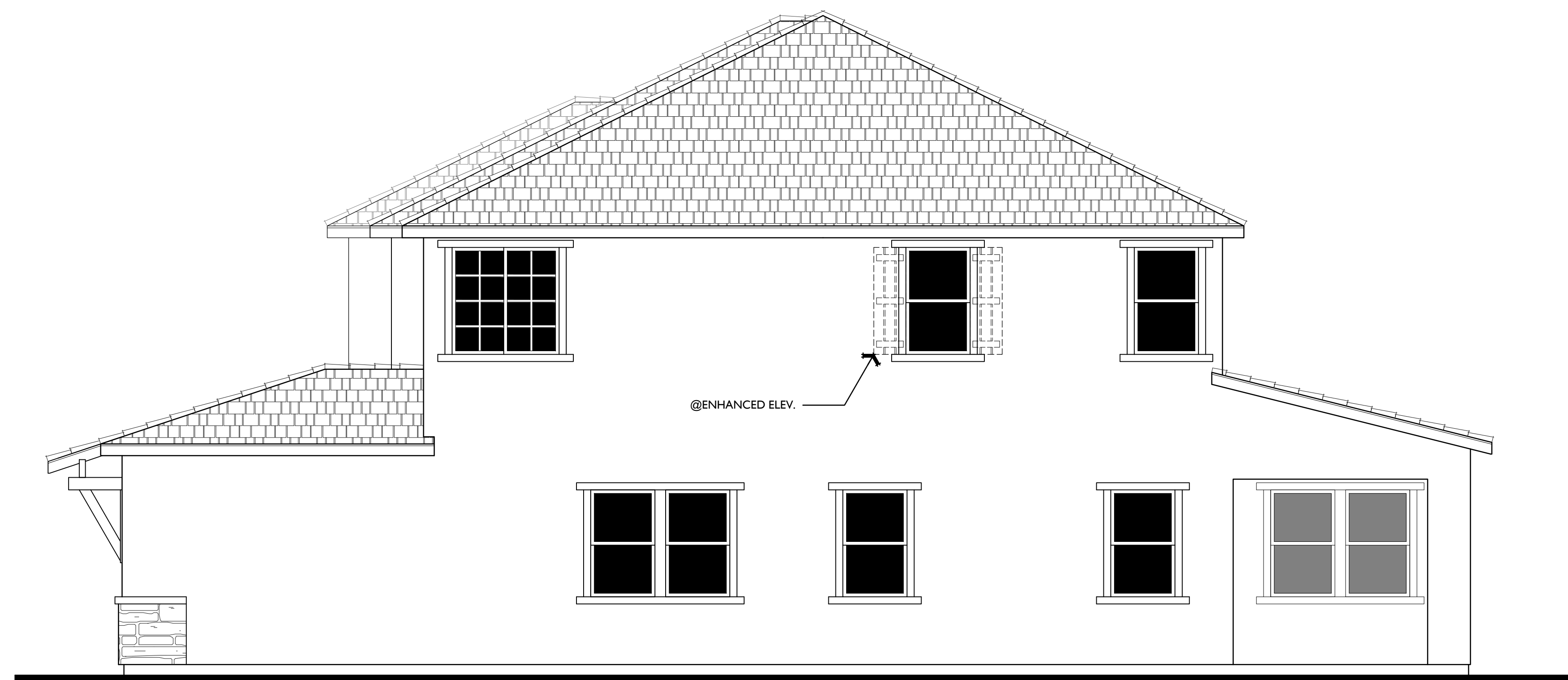


FRONT

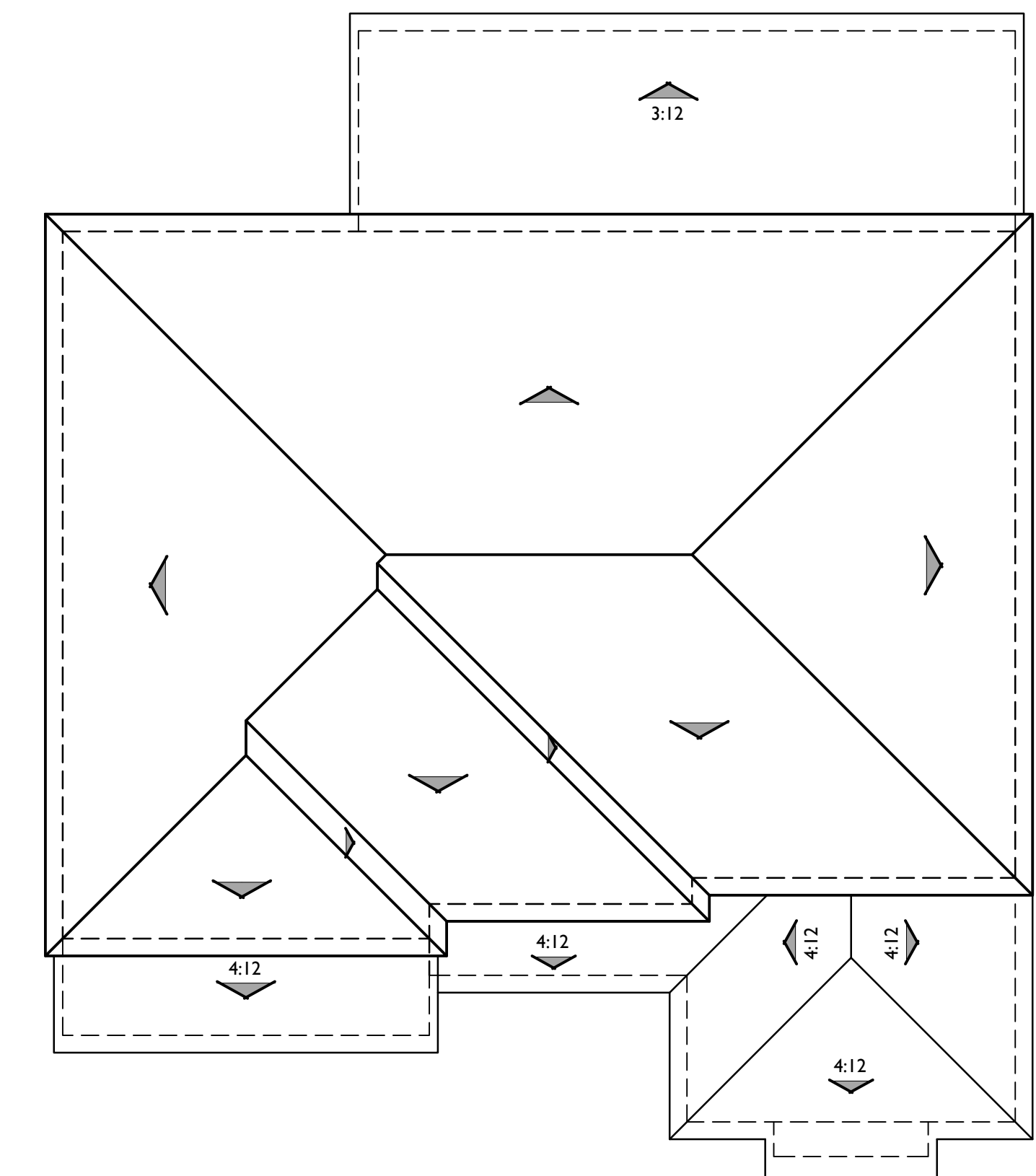
COTTAGE  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

B

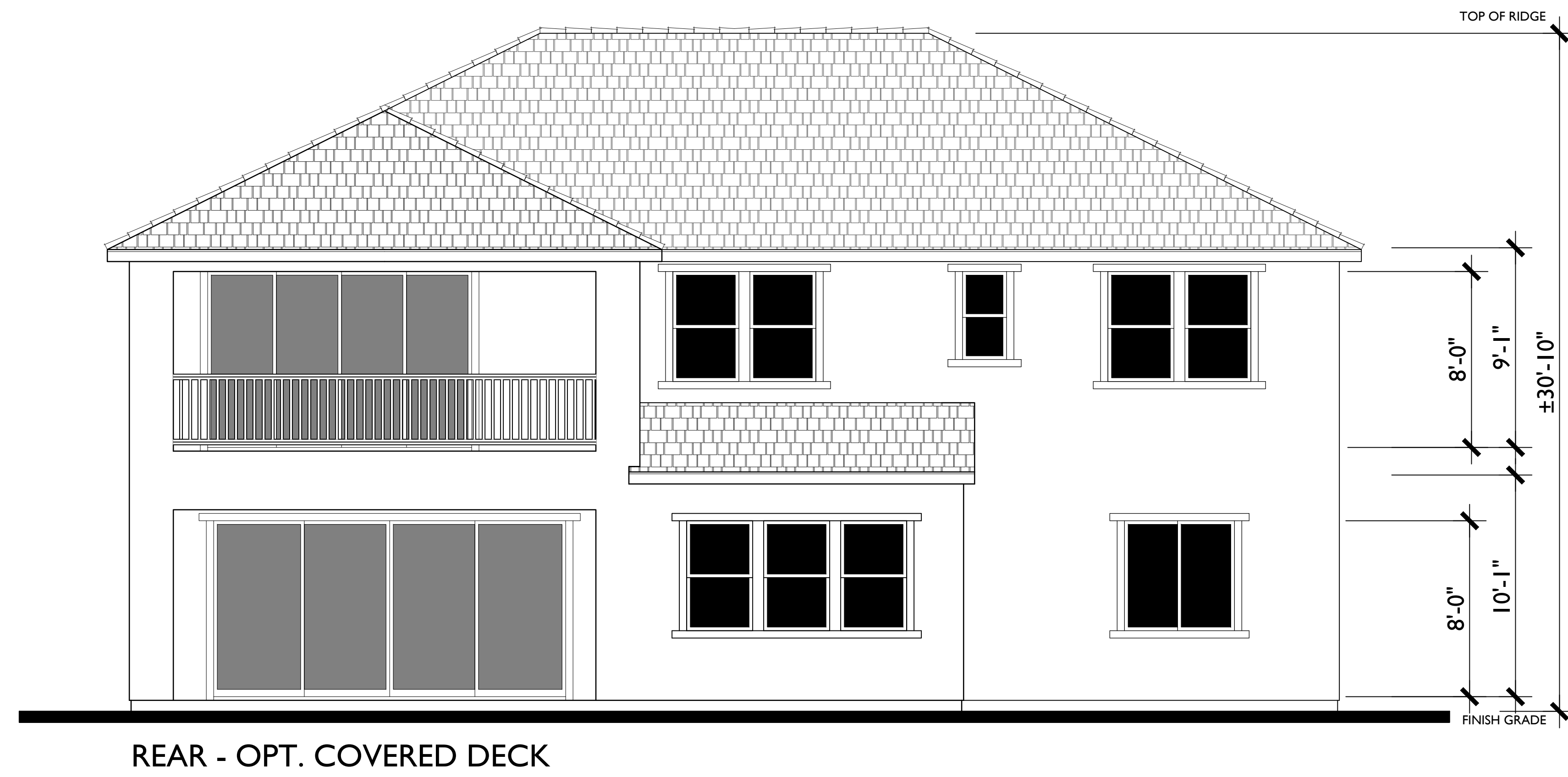
PITCH: 6:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE FLAT TILE

PLAN 3 B  
Cottage Elevation

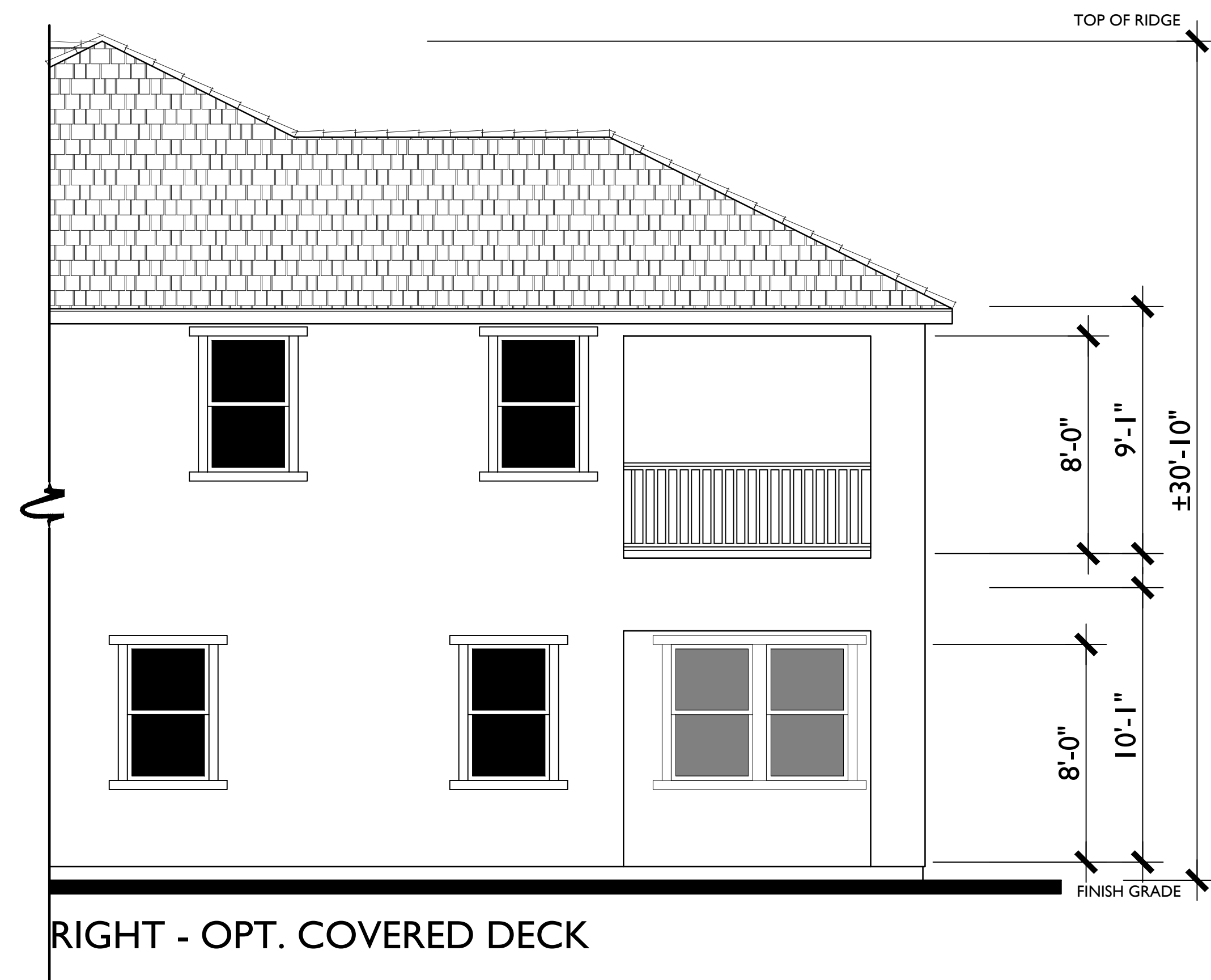
THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

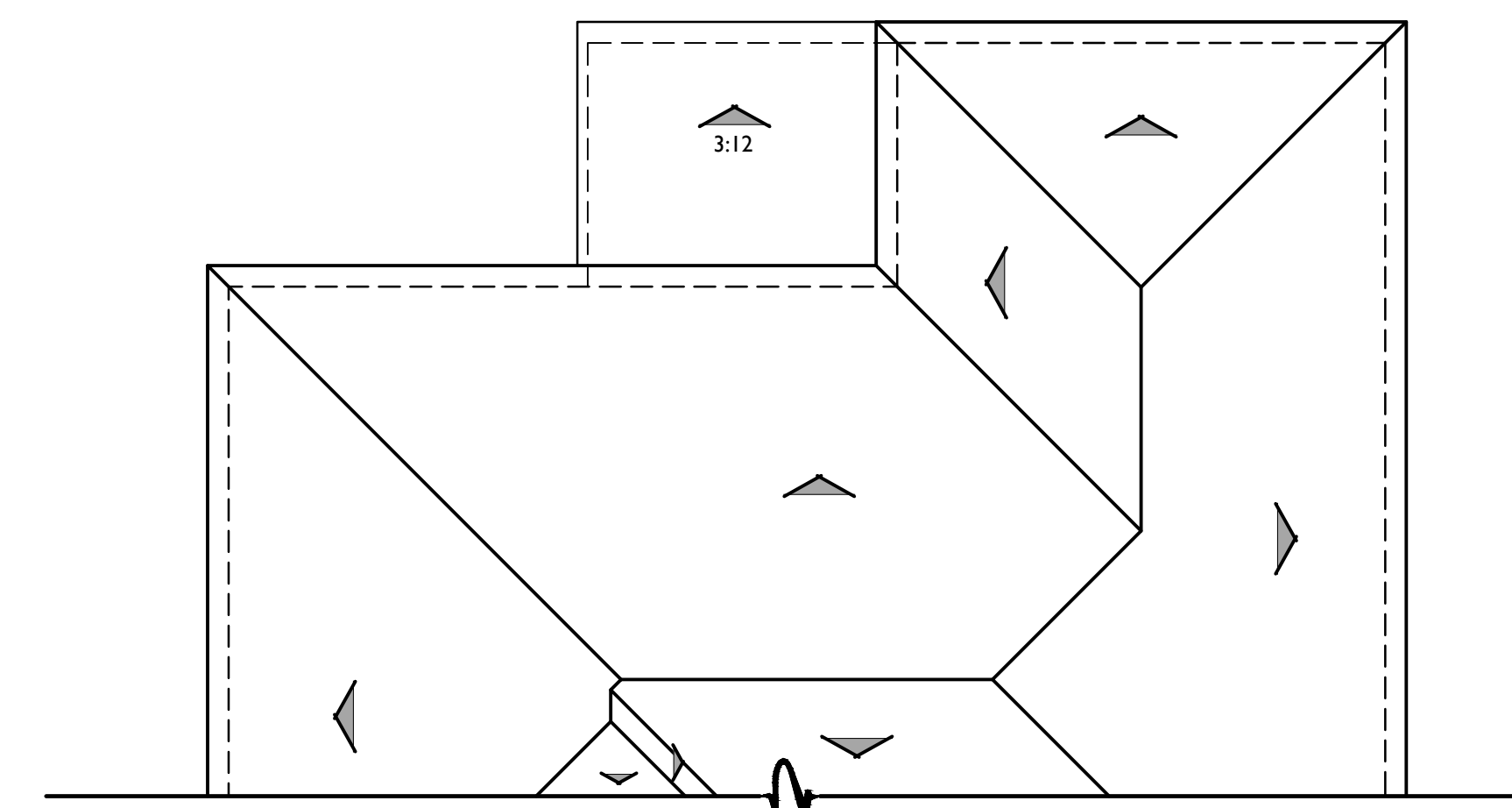
0 2 4 8 752.21398



REAR - OPT. COVERED DECK



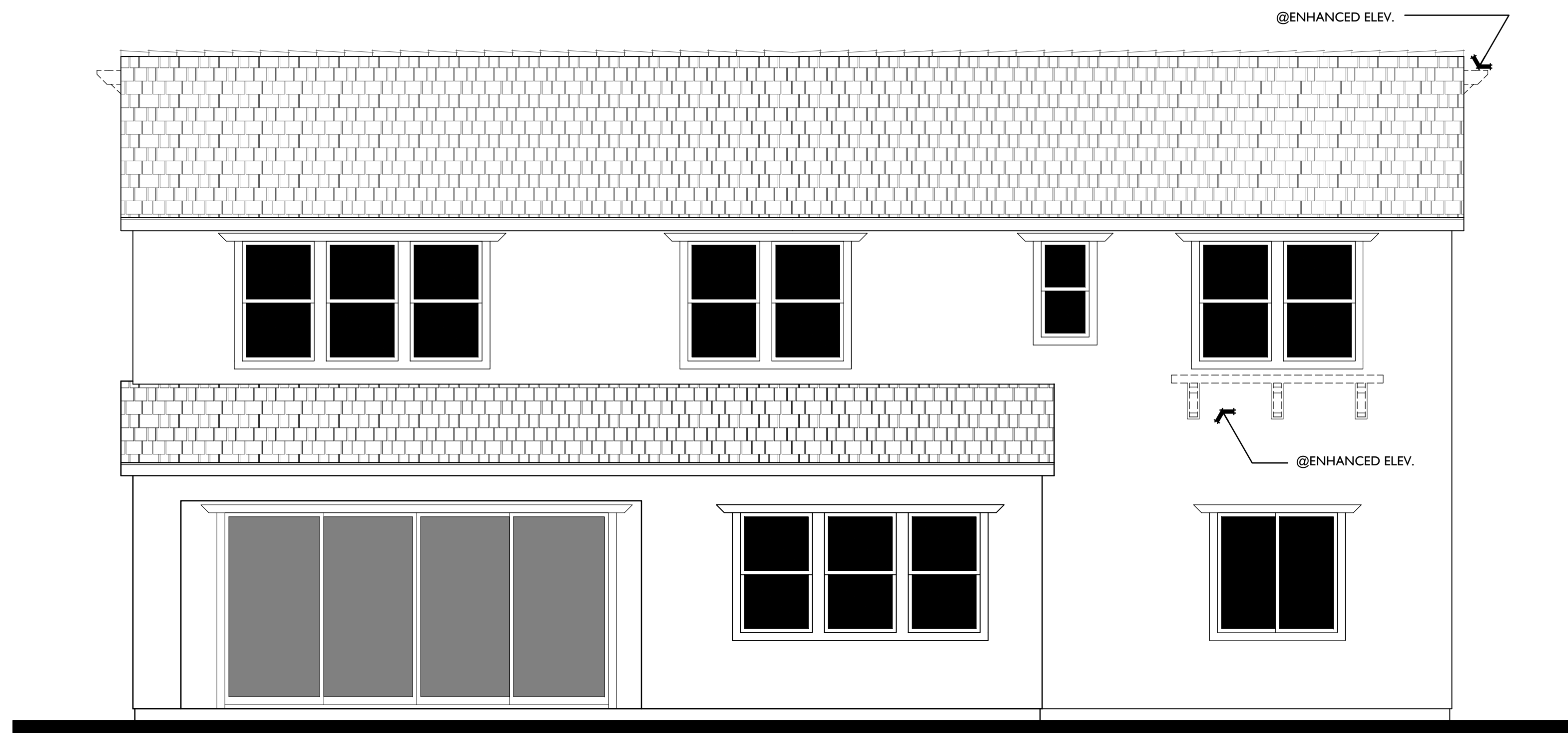
RIGHT - OPT. COVERED DECK



ROOF PLAN

PITCH: 6:12 U.N.O.  
 RAKE: 6"  
 EAVE: 12"  
 ROOF MATERIAL: CONCRETE FLAT TILE

B

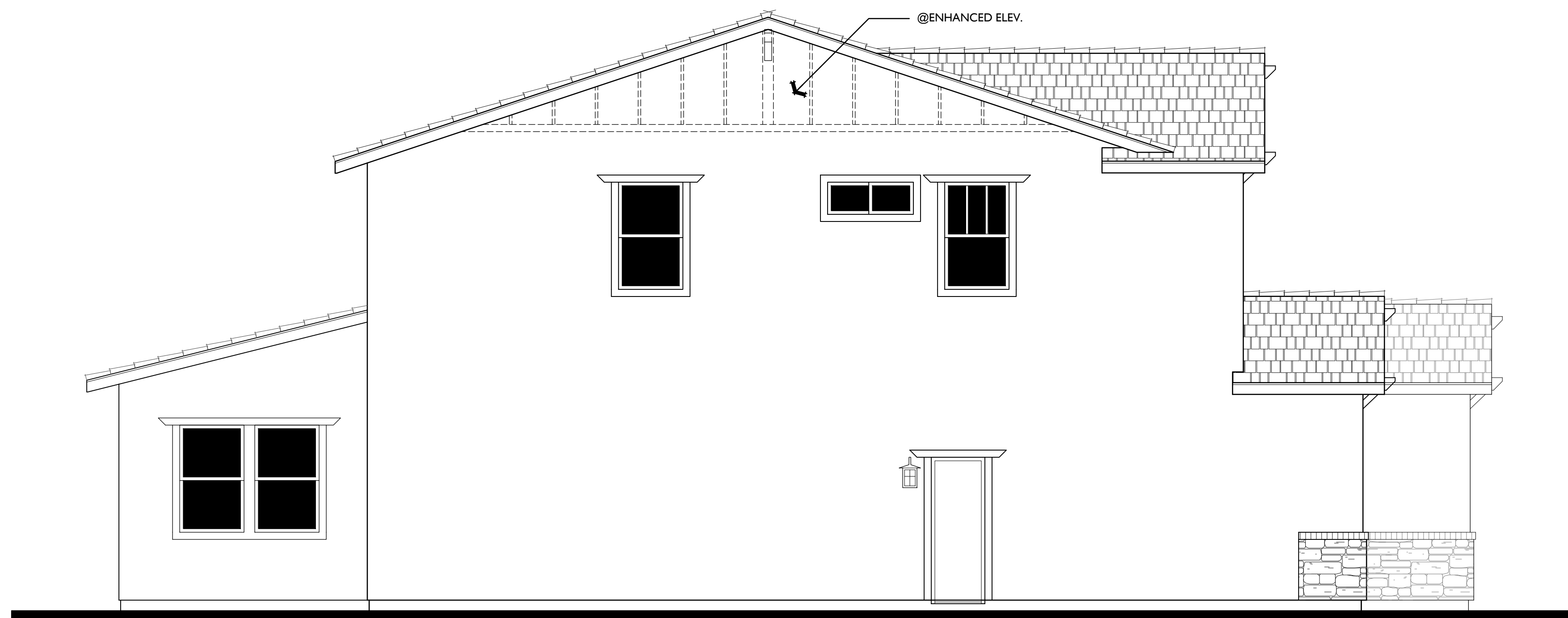


REAR

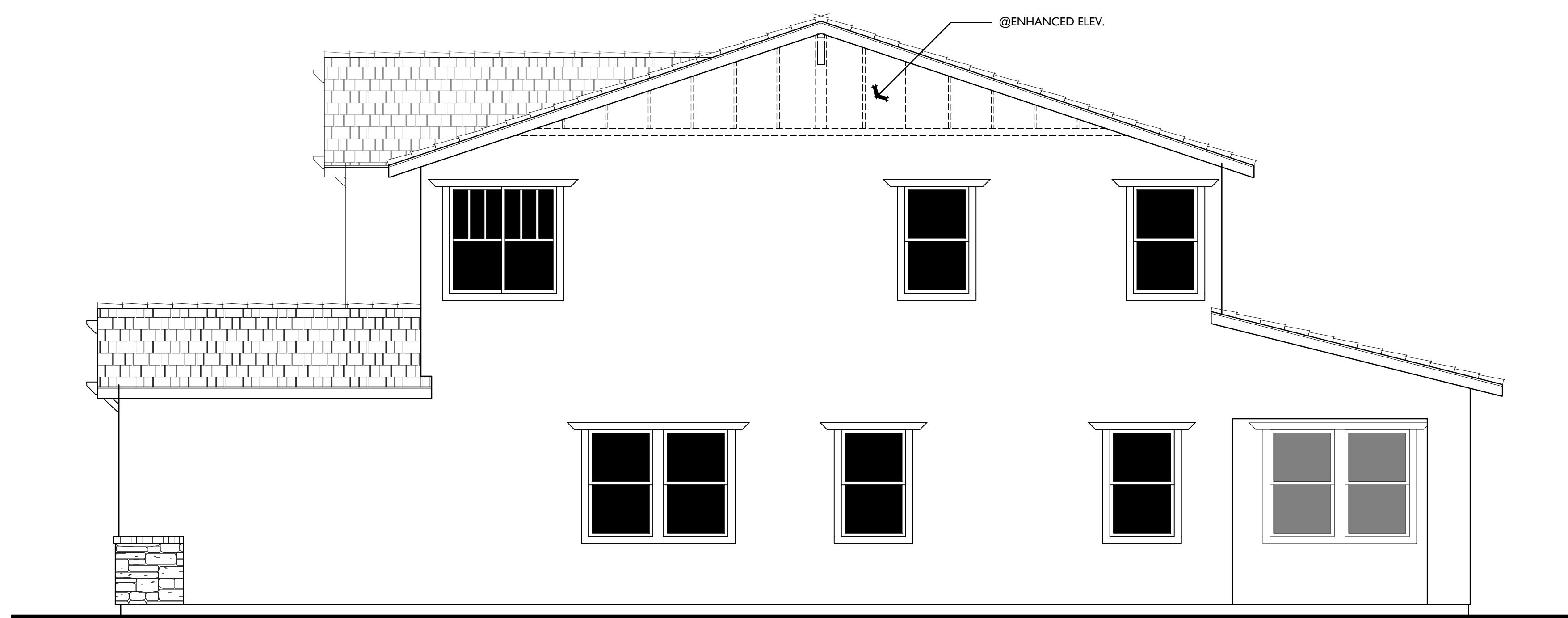


FRONT

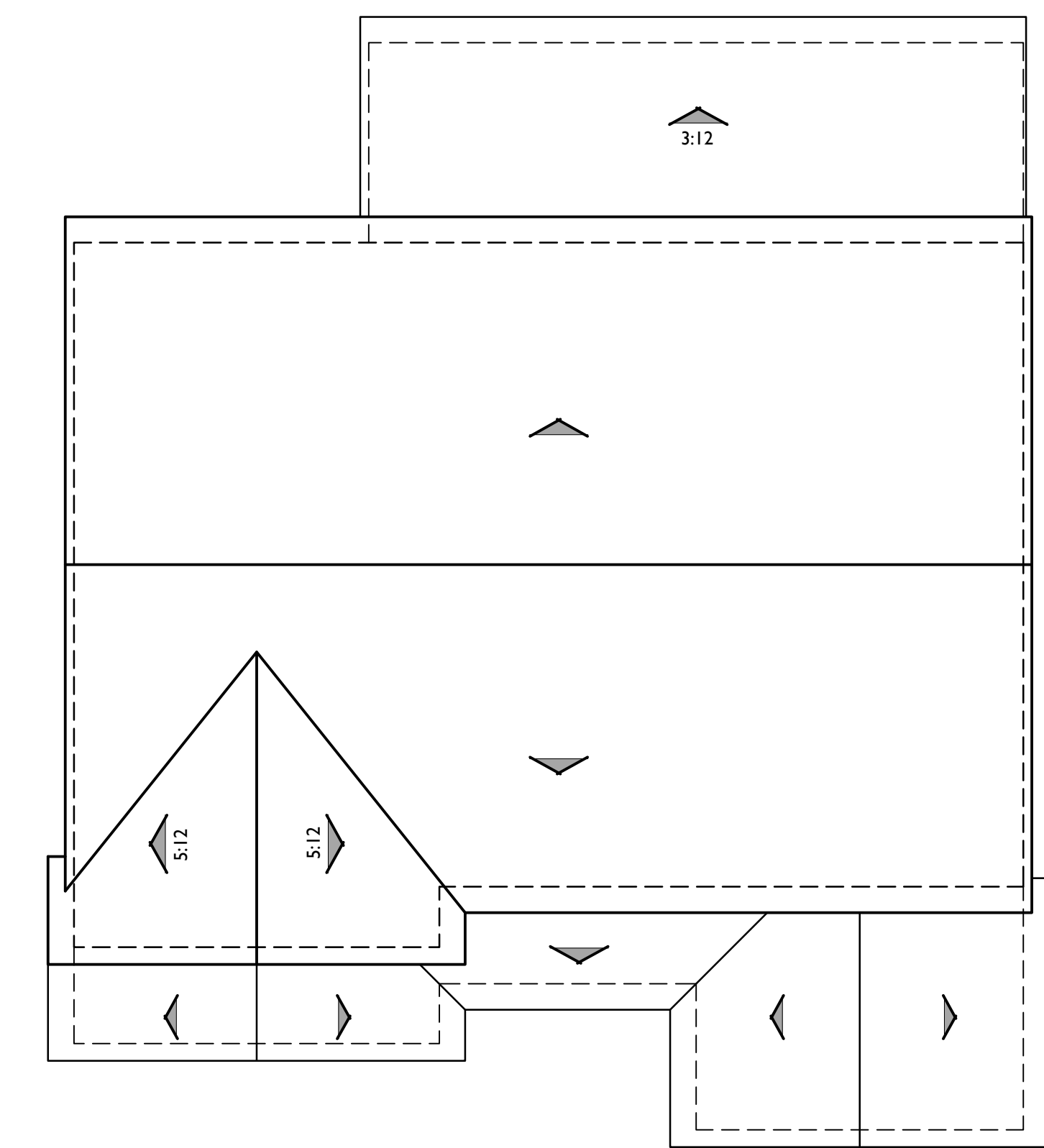
CRAFTSMAN  
1/4"=1'-0"



LEFT



RIGHT



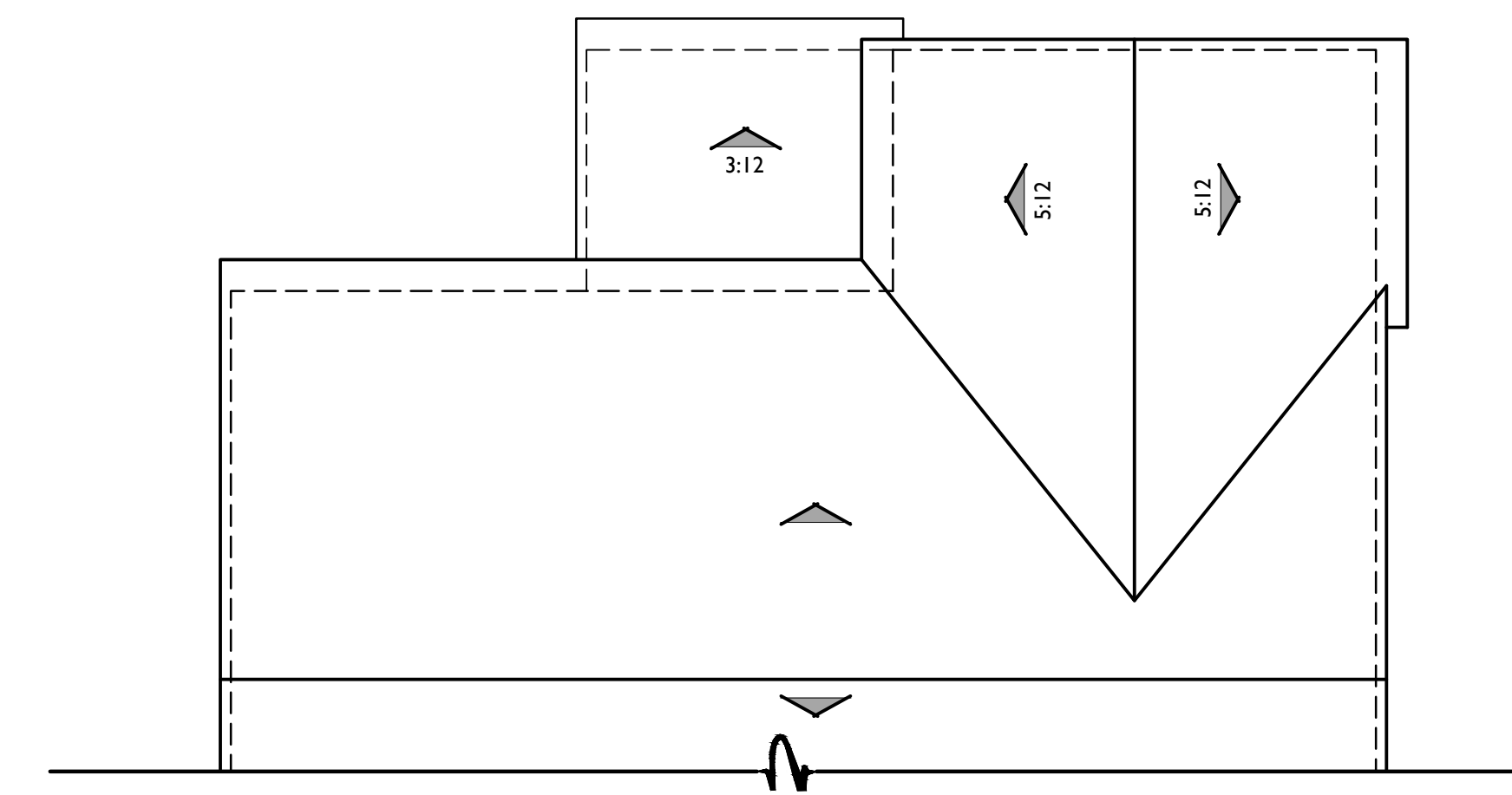
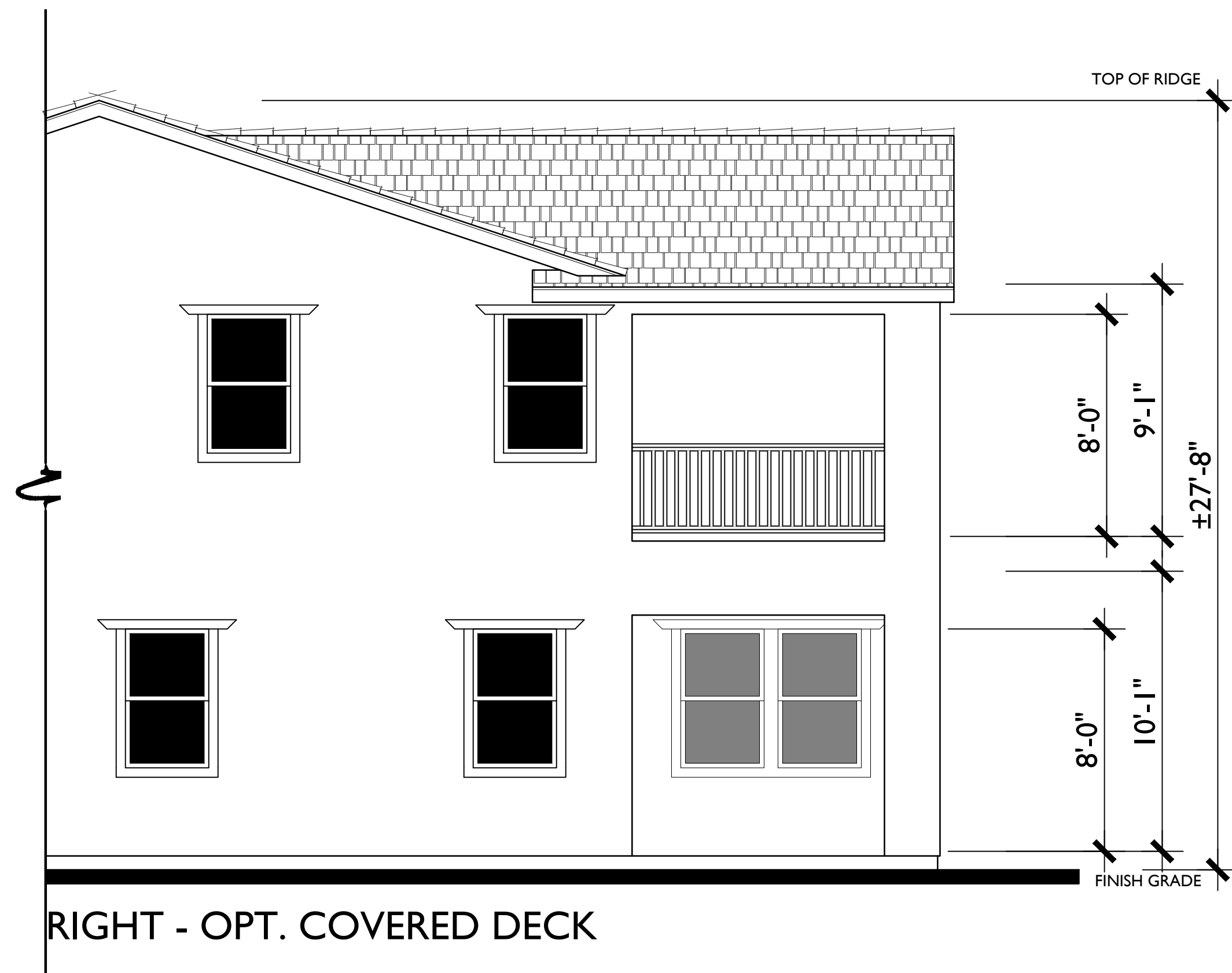
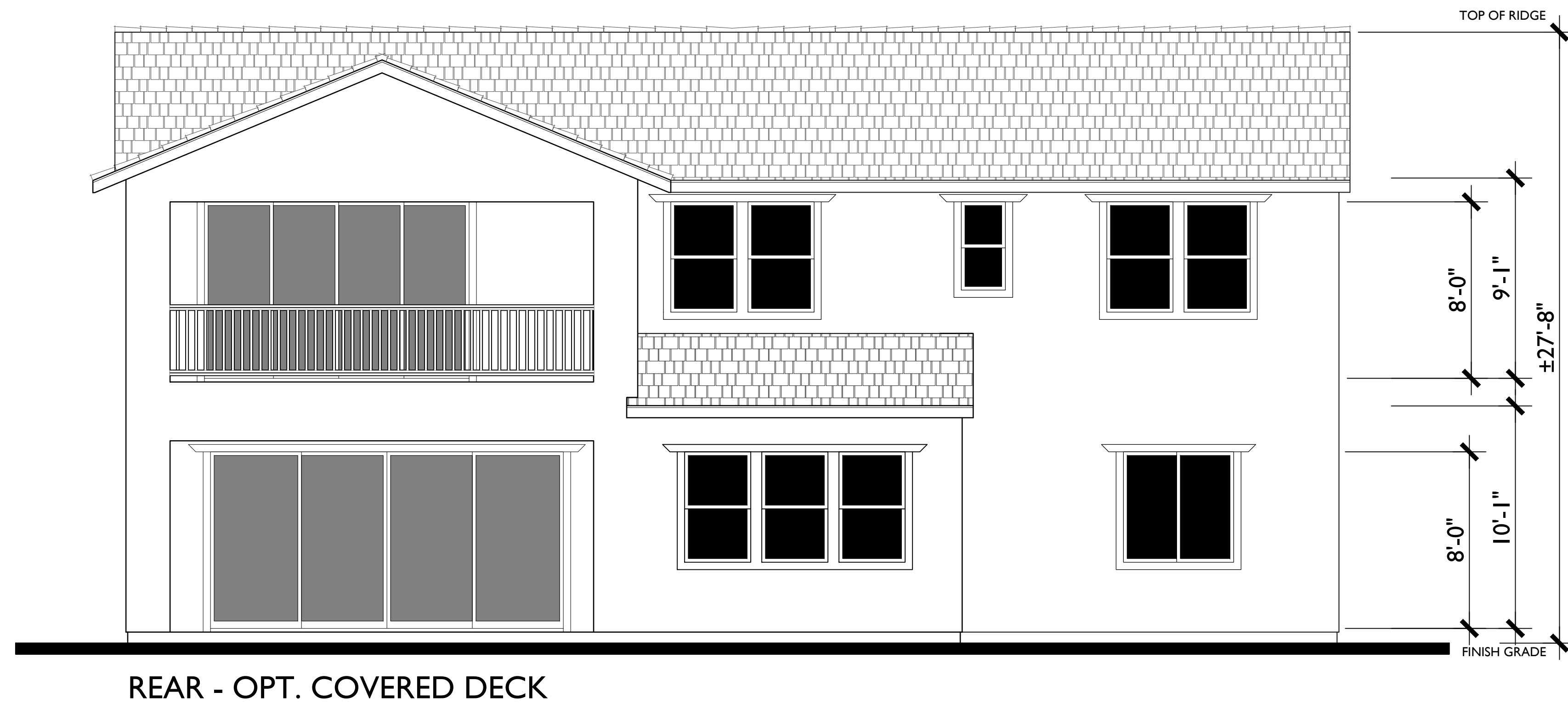
ROOF PLAN

PITCH: 4:12 U.N.O.  
RAKE: 6" & 12"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE FLAT TILE

C

**PLAN 3 C**  
Craftsman Elevation  
**THE TRAILS AT VALLEY OAK - 65' X 110'**  
Roseville, California

0 2 4 8 752.21398



**ROOF PLAN**

PITCH: 4:12 U.N.O.  
 RAKE: 6" & 12"  
 EAVE: 18"  
 ROOF MATERIAL: CONCRETE FLAT TILE



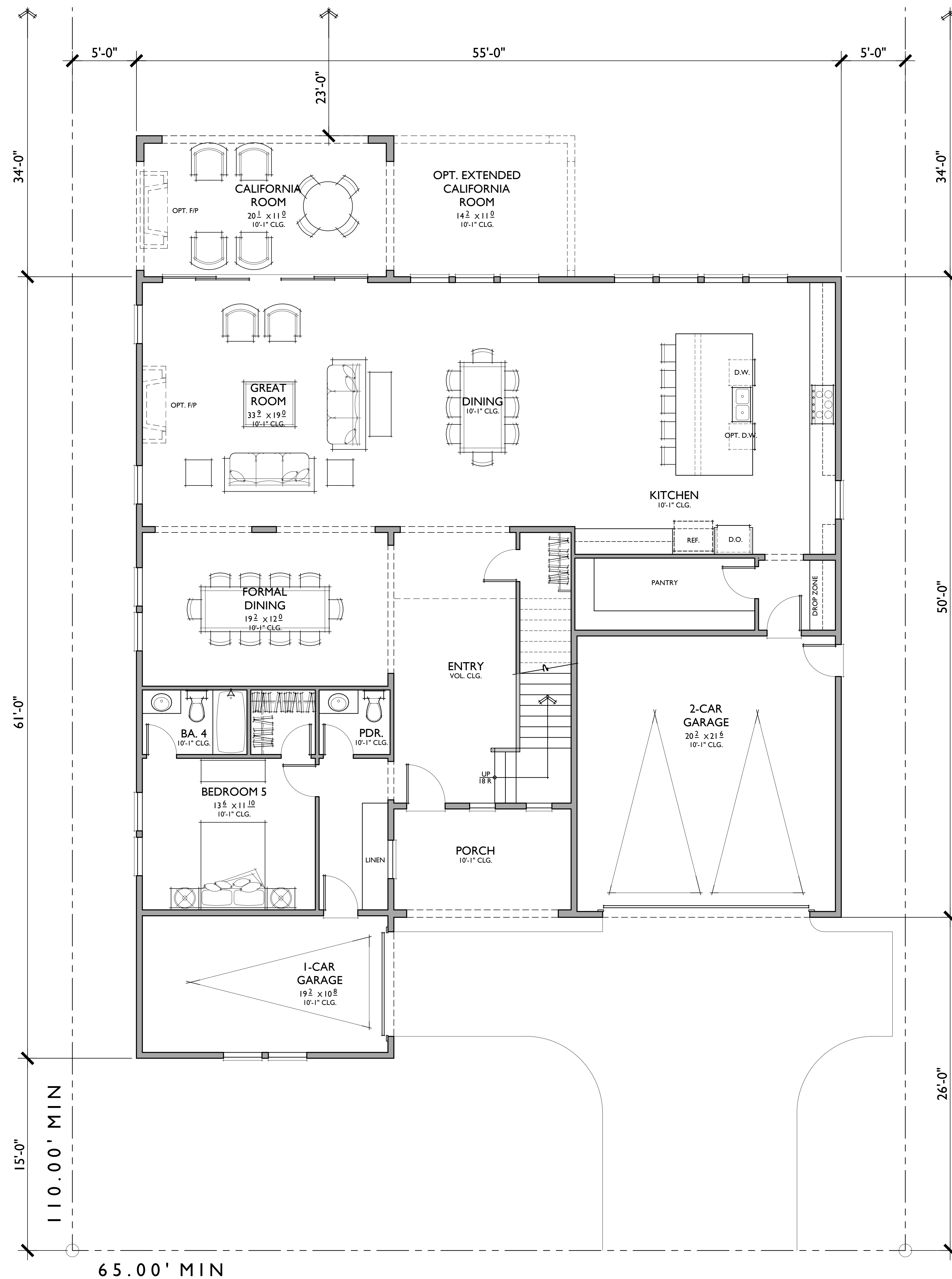
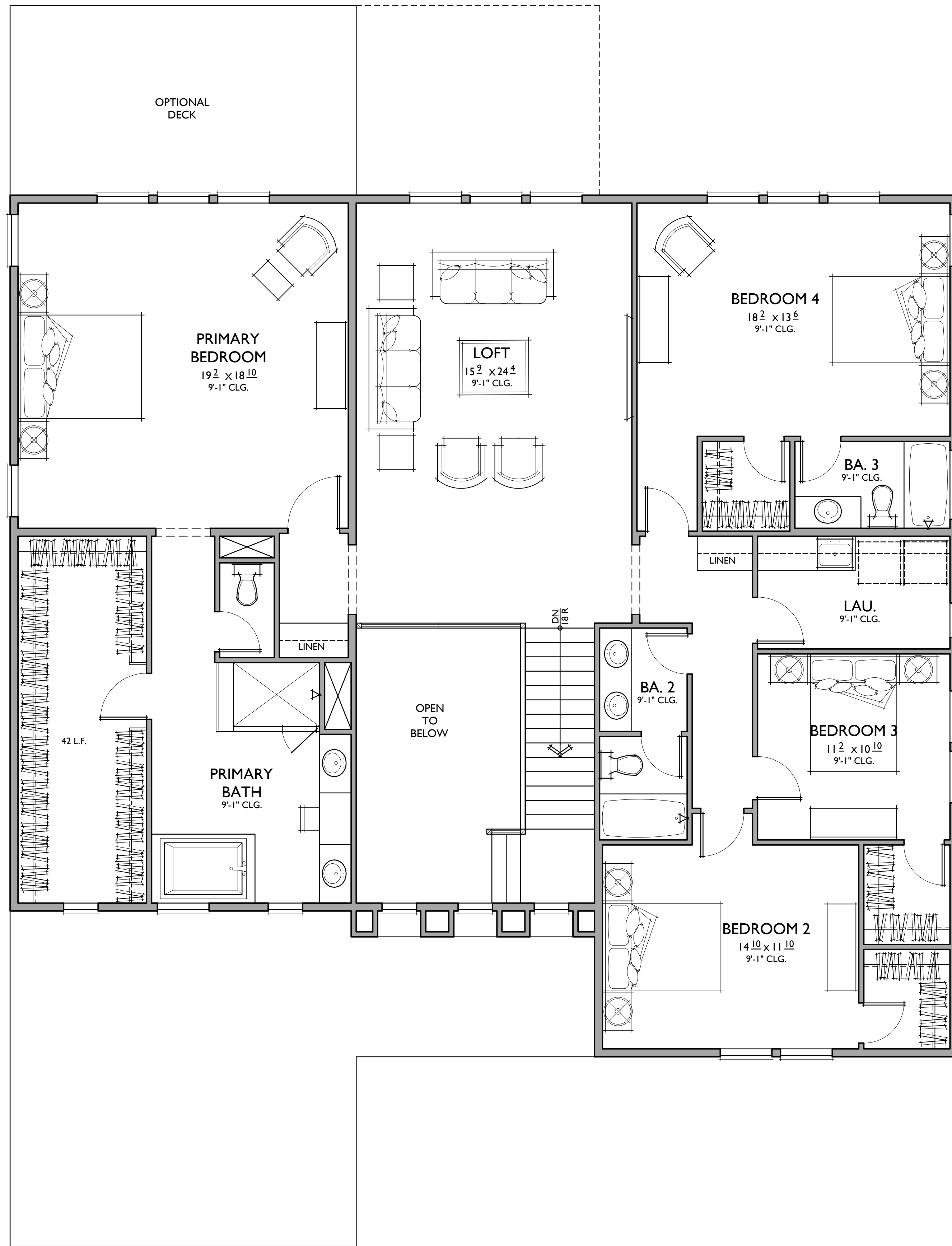
SPANISH



COTTAGE



CRAFTSMAN



**LOT COVERAGE**

7,150 SQ. FT. LOT X 45% = 3,217 SQ. SF.

FIRST FLOOR	2,174 SQ. FT.
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.
<b>TOTAL LOT COVERAGE</b>	<b>3,193 SQ. FT.</b>

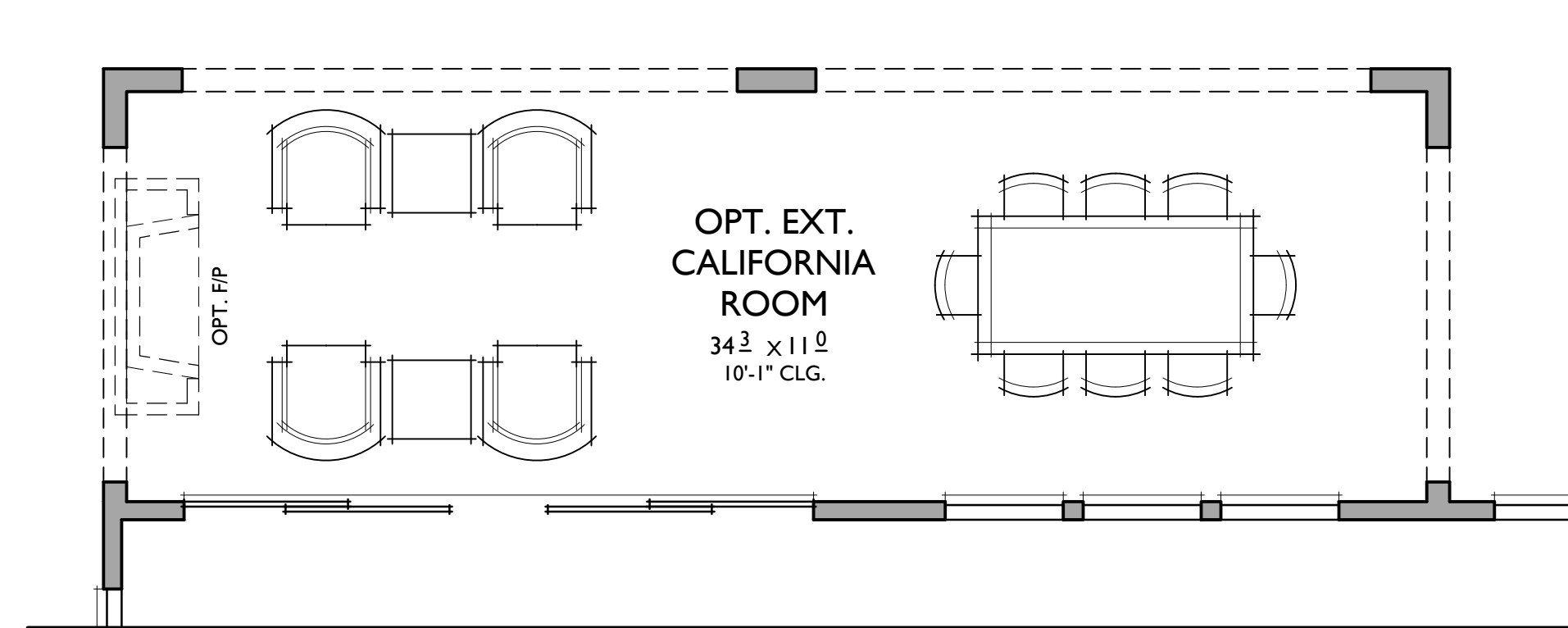
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 4**  
 TARGET: 4,400 SQ. FT.  
 5 BEDROOMS / 4.5 BATHS + LOFT + FORMAL DINING  
 3 - CAR GARAGE

**FLOOR AREA TABLE**

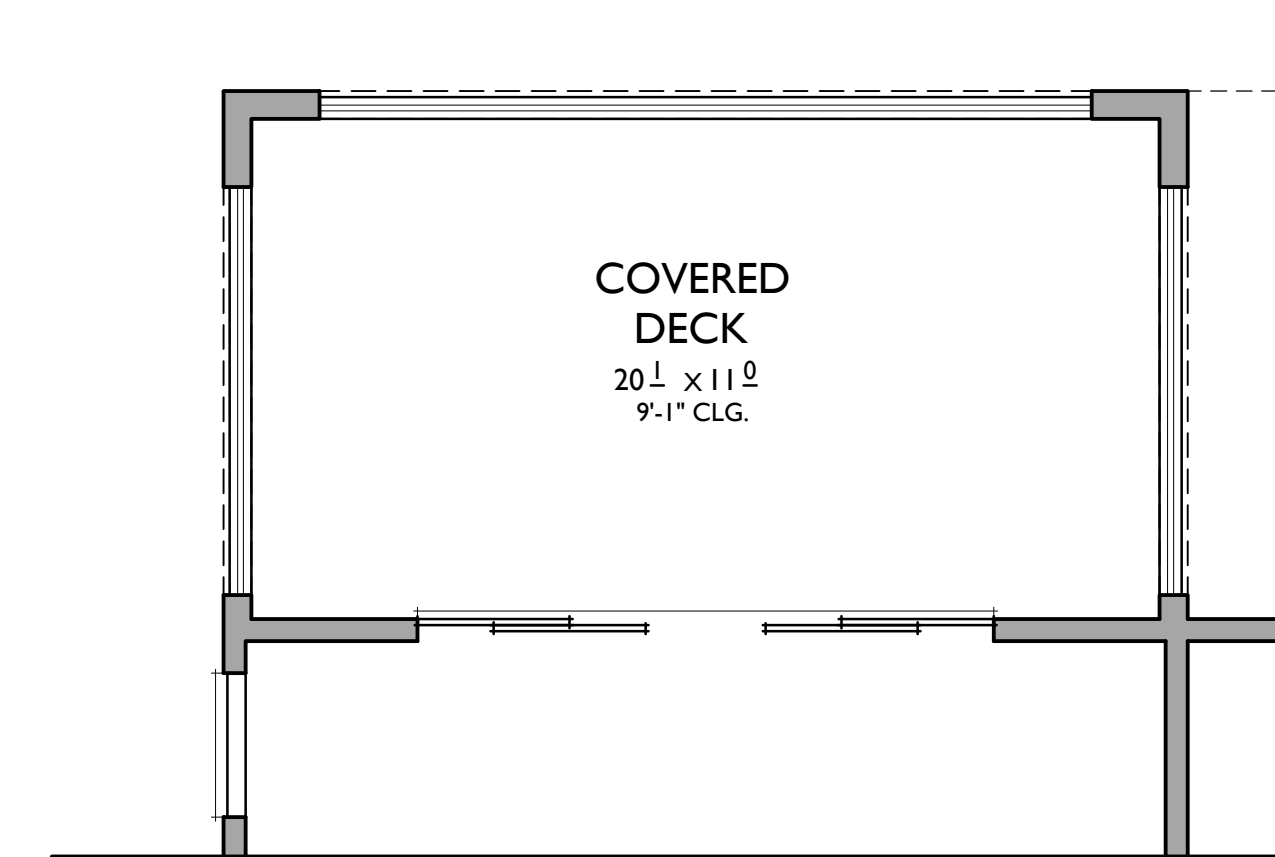
1ST FLOOR	2,174 SQ. FT.
2ND FLOOR	2,236 SQ. FT.
<b>TOTAL LIVING</b>	<b>4,410 SQ. FT.</b>
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



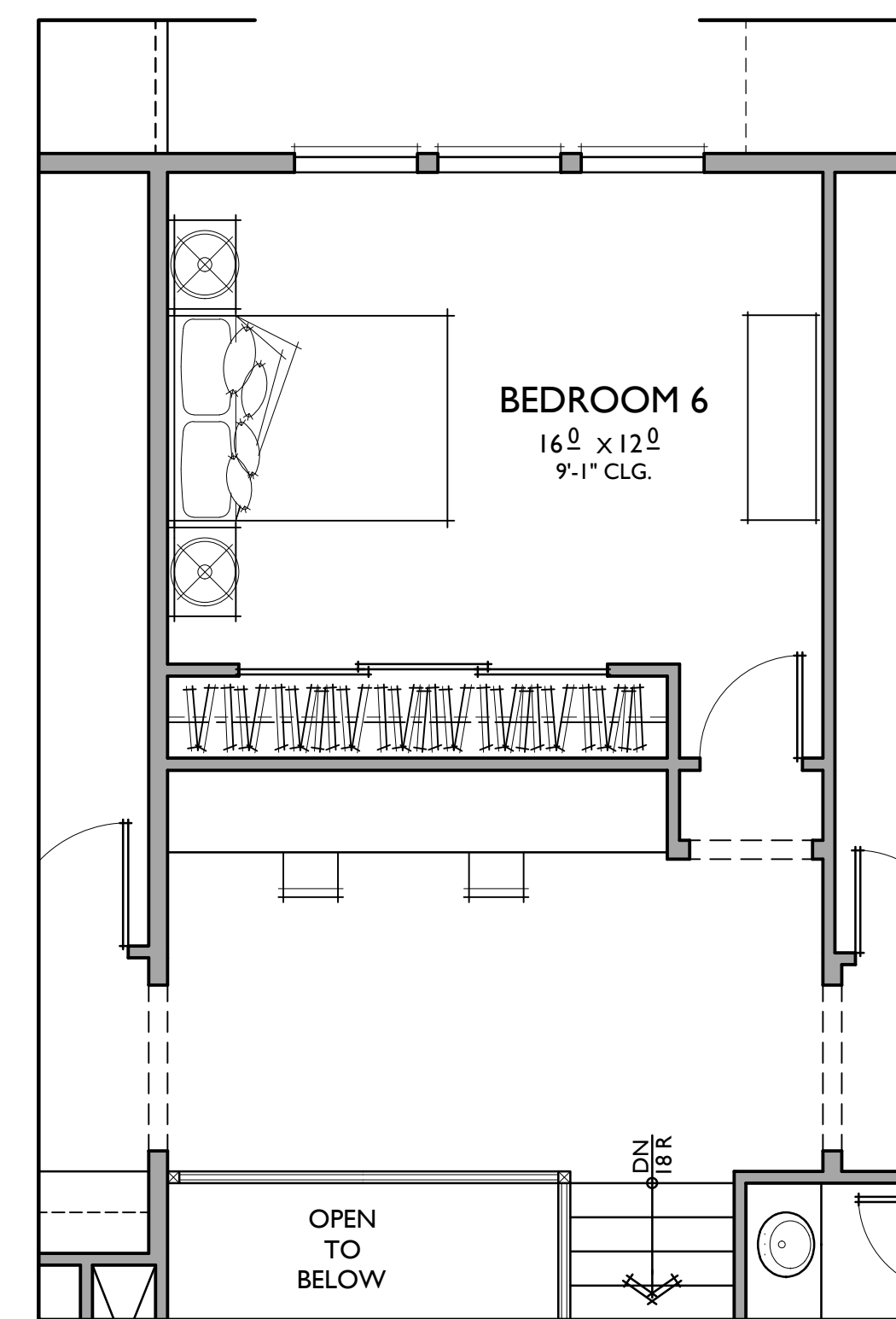
OPT. EXTENDED CALIFORNIA ROOM

IN LIEU OF GREAT ROOM



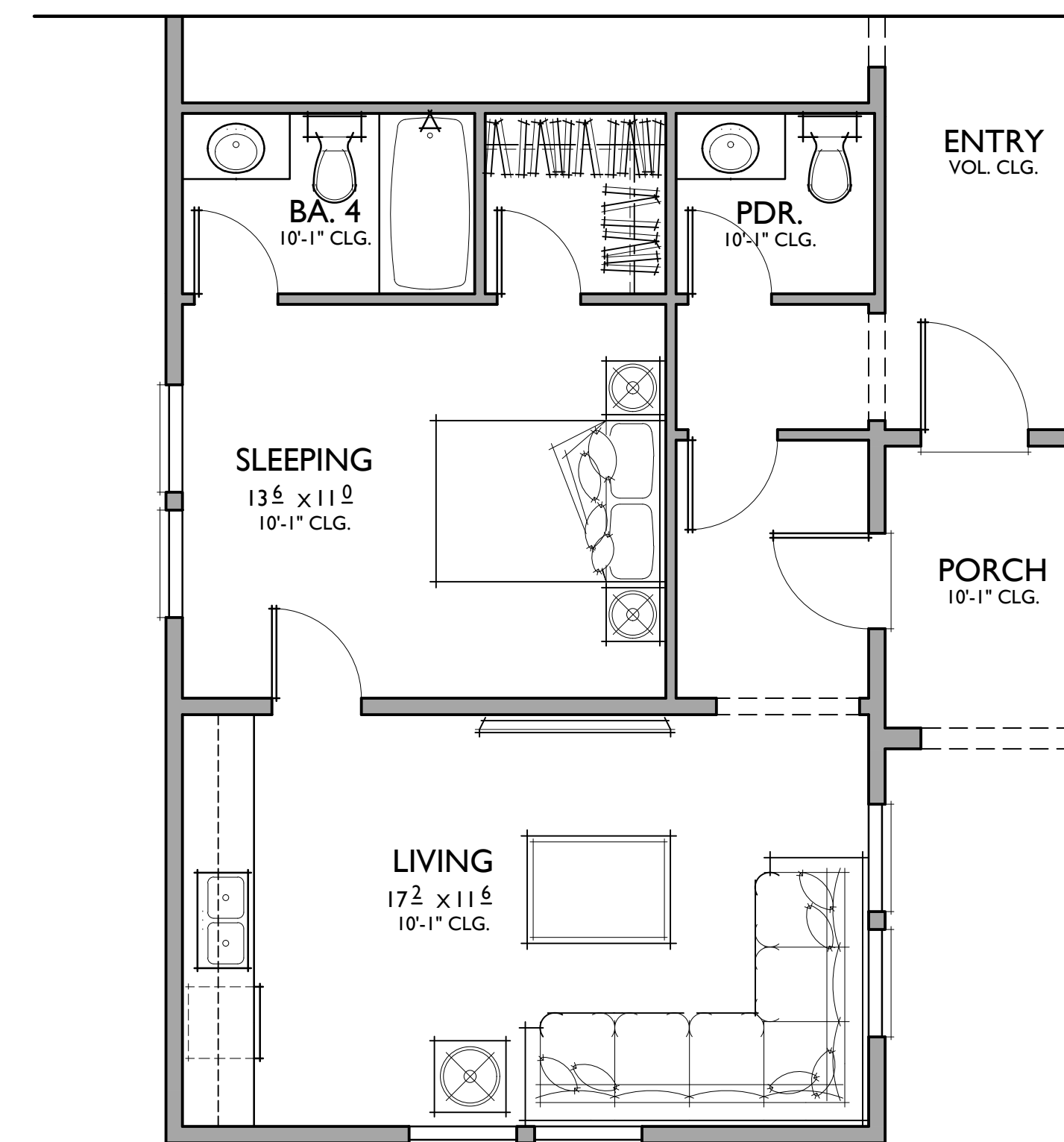
OPT. COVERED DECK

AT PRIMARY BEDROOM



OPT. BEDROOM 6

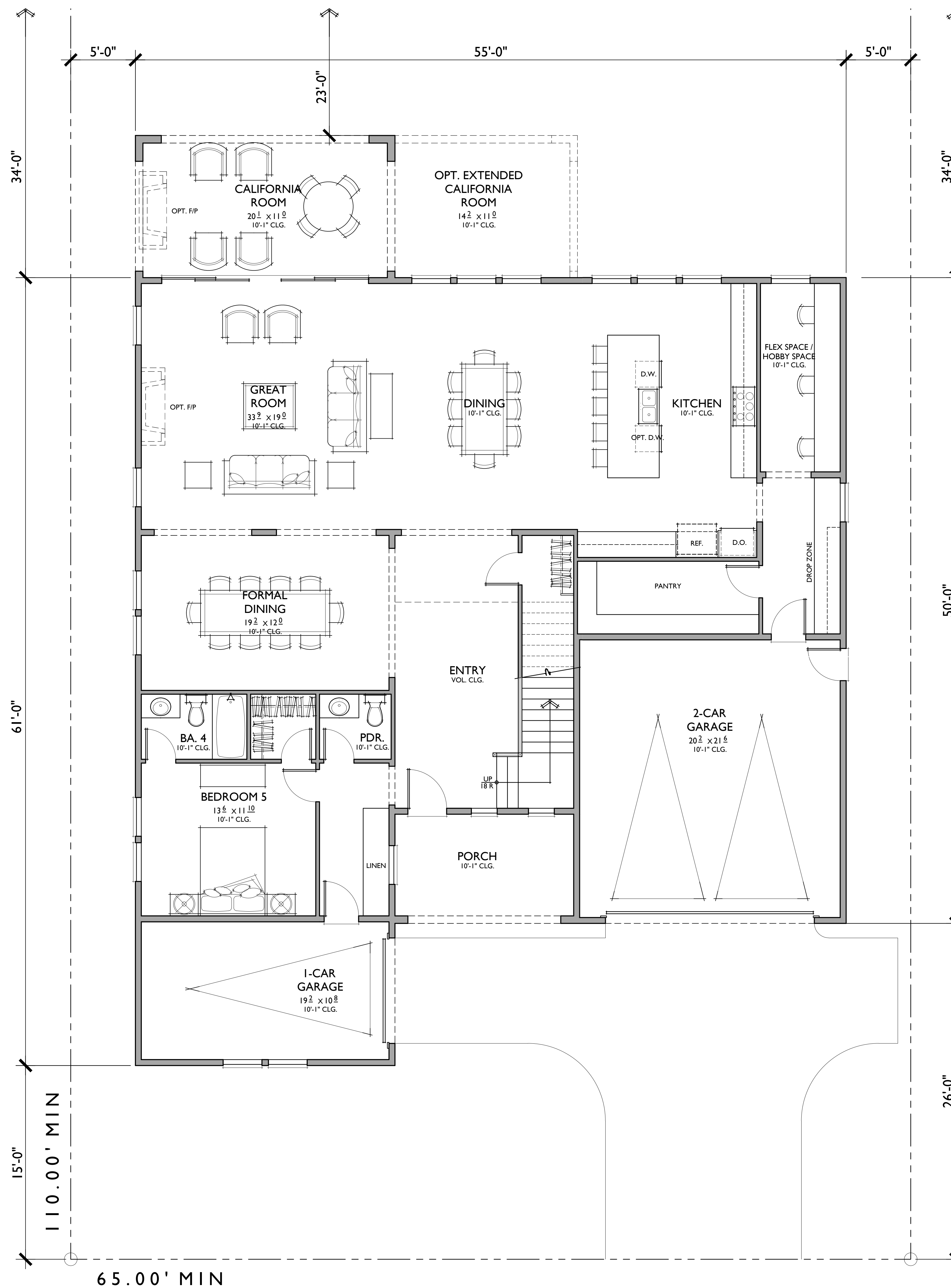
IN LIEU OF LOFT



OPT. MULTI-GEN SUITE

IN LIEU OF 1-CAR GARAGE

527 SQ. FT.



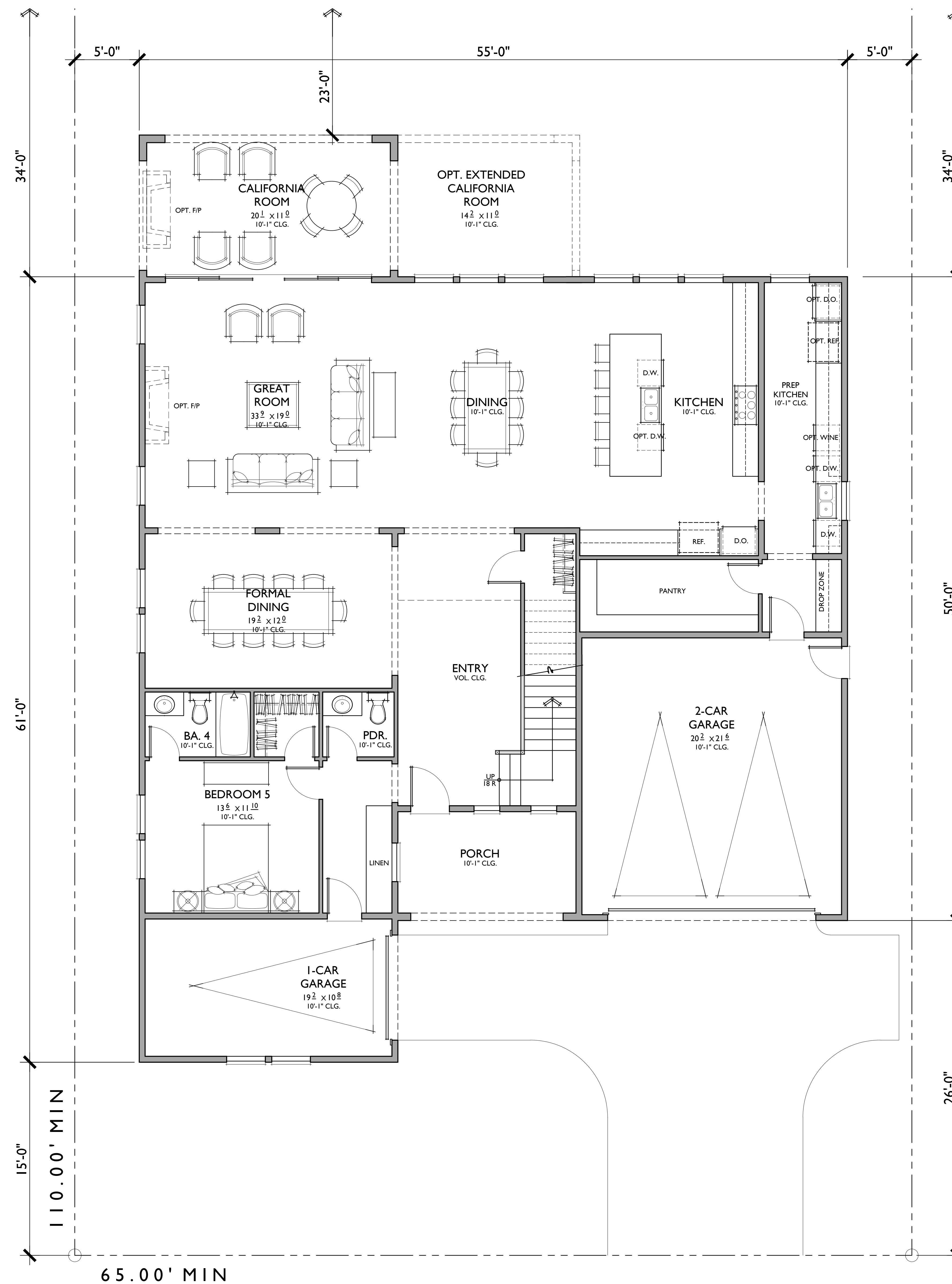
LOT COVERAGE	
7,150 SQ. FT. LOT X 45% =	3,217 SQ. SF.
FIRST FLOOR	2,174 SQ. FT.
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.
<b>TOTAL LOT COVERAGE</b>	<b>3,193 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 4**  
 TARGET: 4,400 SQ. FT.  
 5 BEDROOMS / 4.5 BATHS + LOFT + FORMAL DINING  
 3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,174 SQ. FT.
2ND FLOOR	2,236 SQ. FT.
<b>TOTAL LIVING</b>	<b>4,410 SQ. FT.</b>
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



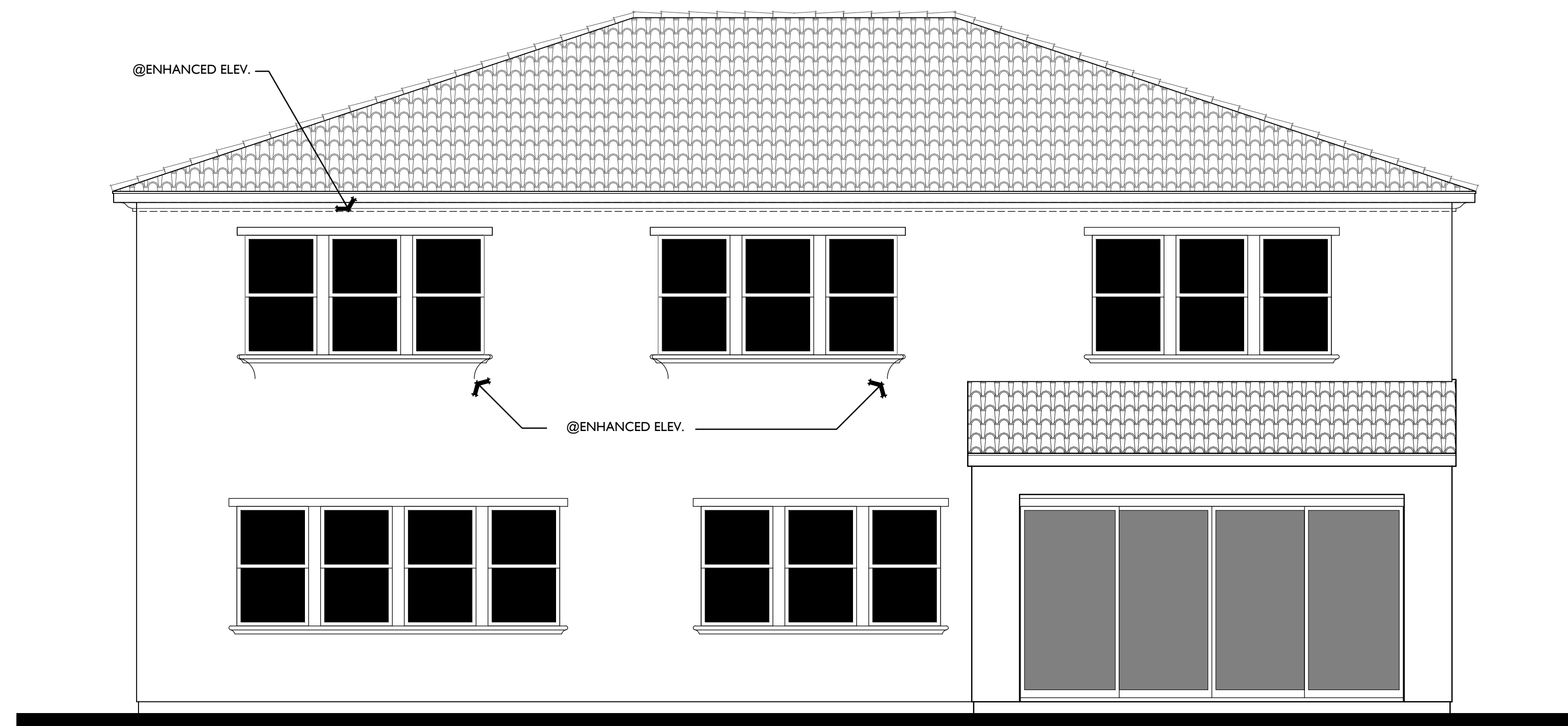
LOT COVERAGE	
7,150 SQ. FT. LOT X 45% =	3,217 SQ. SF.
FIRST FLOOR	2,174 SQ. FT.
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.
<b>TOTAL LOT COVERAGE</b>	<b>3,193 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

**PLAN 4**  
 TARGET: 4,400 SQ. FT.  
 5 BEDROOMS / 4.5 BATHS + LOFT + FORMAL DINING  
 3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,174 SQ. FT.
2ND FLOOR	2,236 SQ. FT.
<b>TOTAL LIVING</b>	<b>4,410 SQ. FT.</b>
3 - CAR GARAGE	681 SQ. FT.
CALIFORNIA ROOM	221 SQ. FT.
PORCH	117 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

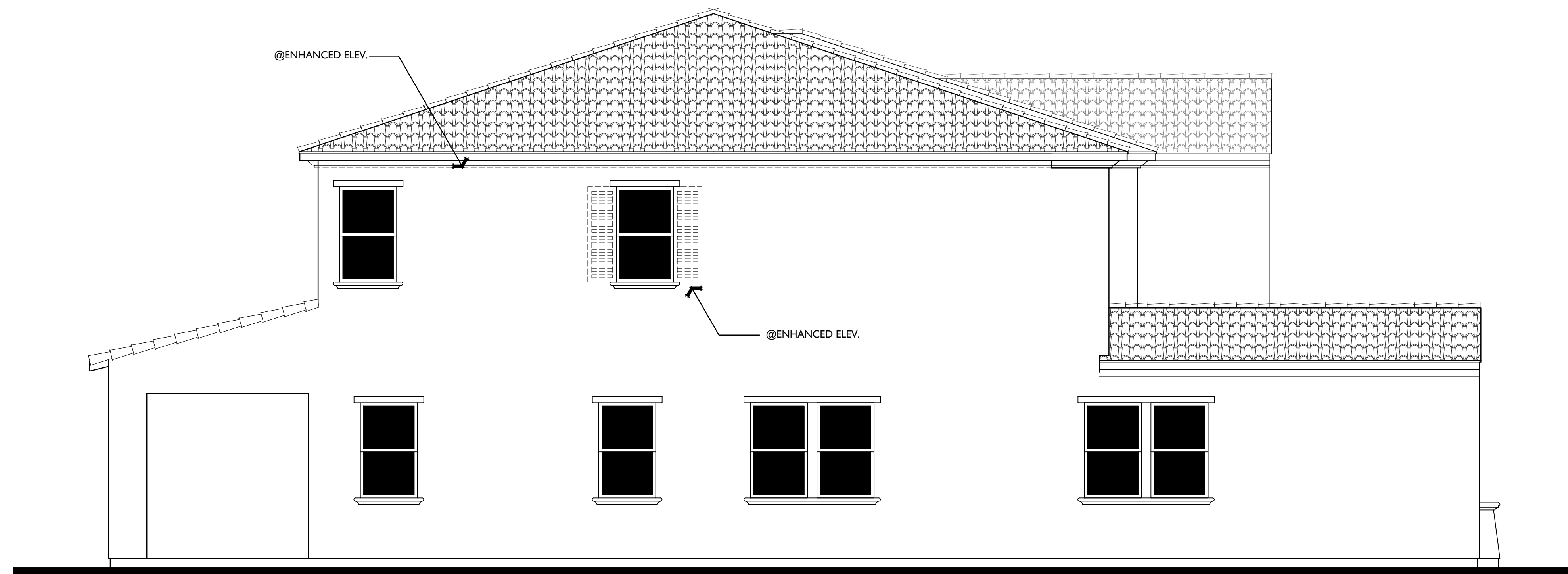


REAR



FRONT

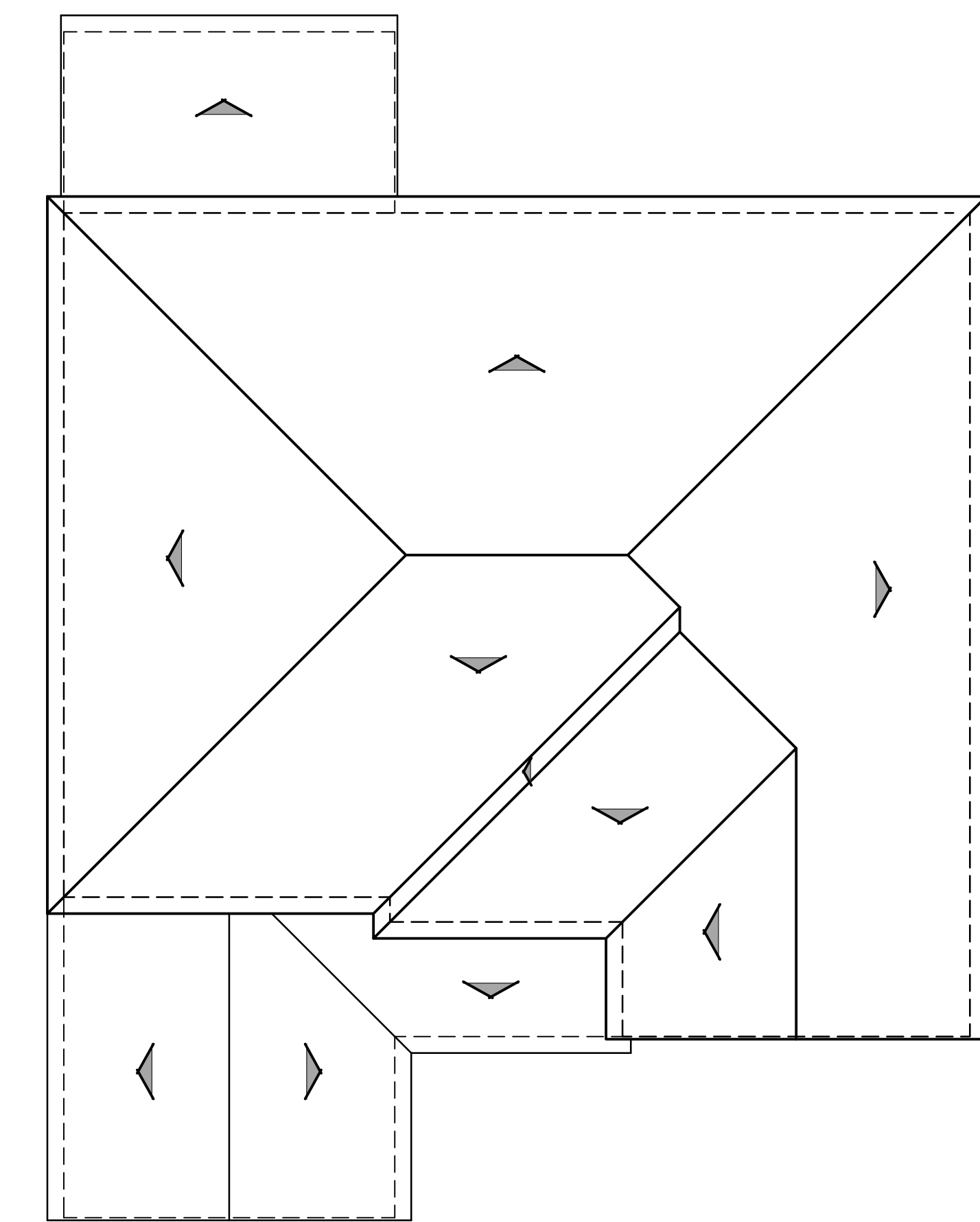
SPANISH  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

PITCH: 4:12 U.N.O.  
RAKE: 0"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE 'S' TILE

A

**PLAN 4A**  
Spanish Elevation

**THE TRAILS AT VALLEY OAK - 65' X 110'**

Roseville, California

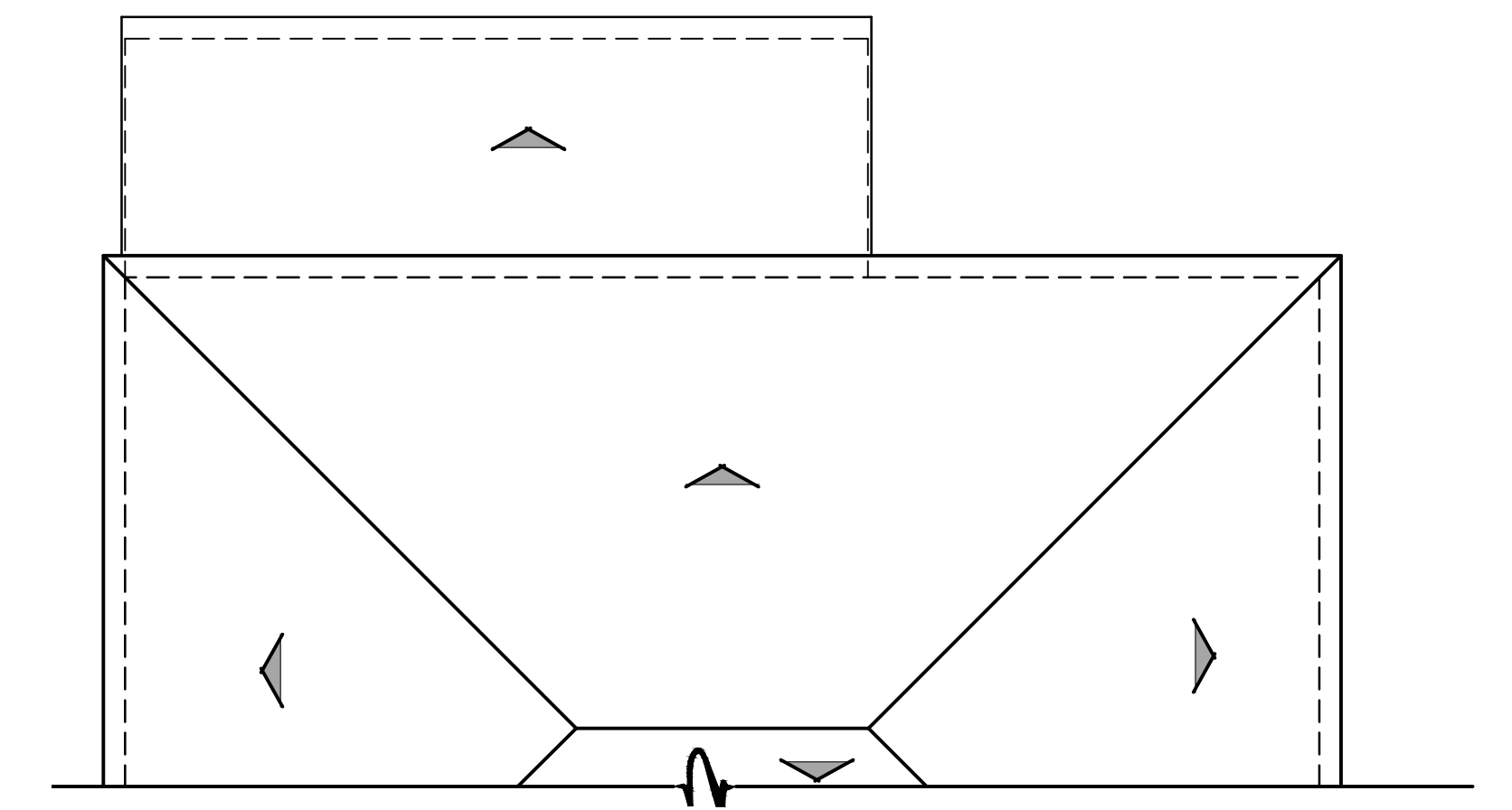
0 2 4 8 752.21398



REAR - OPT. EXTENDED CALIFORNIA ROOM



RIGHT - OPT. EXTENDED CALIFORNIA ROOM



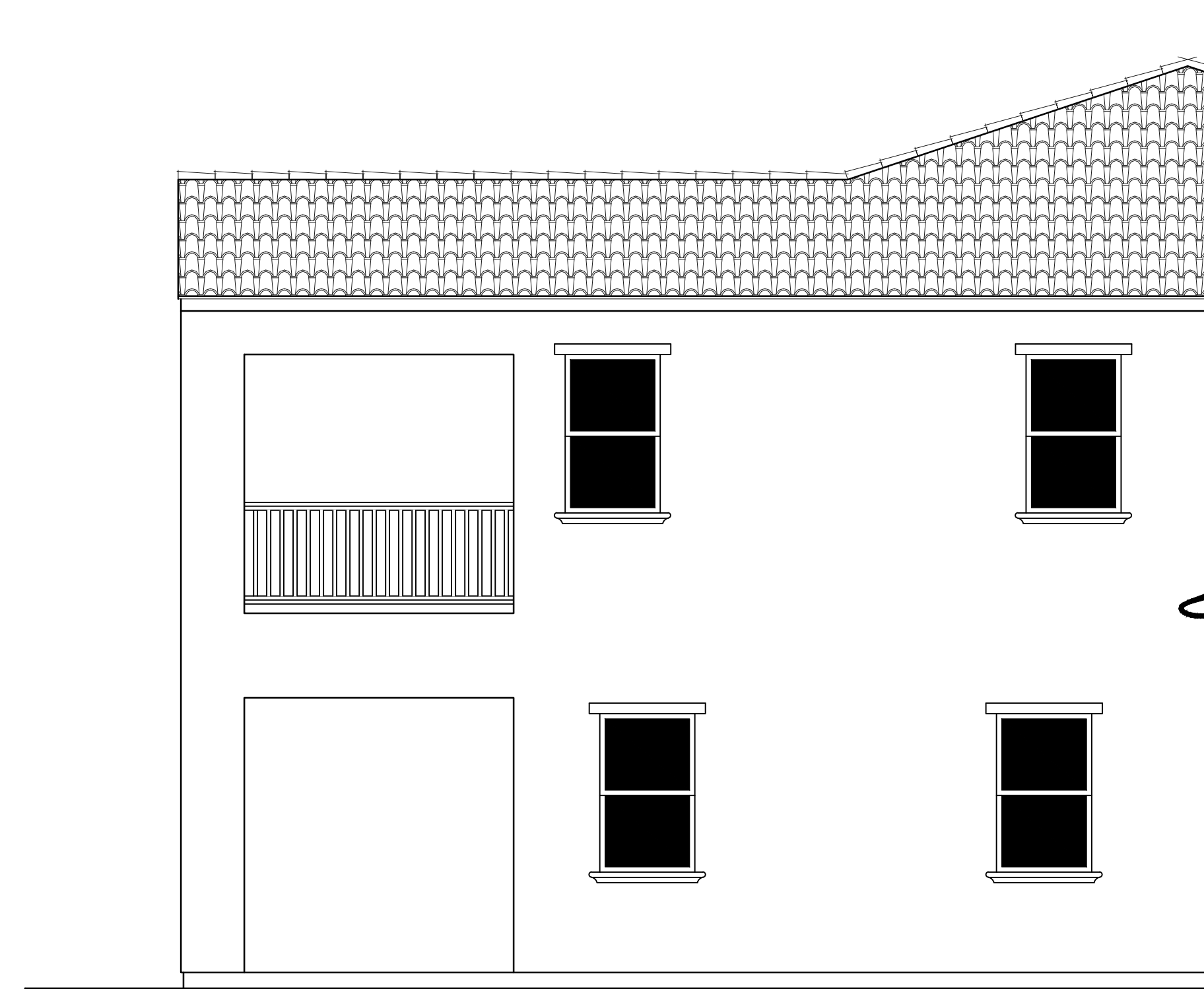
ROOF PLAN

PITCH: 4:12 U.N.O.  
RAKE: 0°  
EAVE: 12"  
ROOF MATERIAL: CONCRETE 'S' TILE

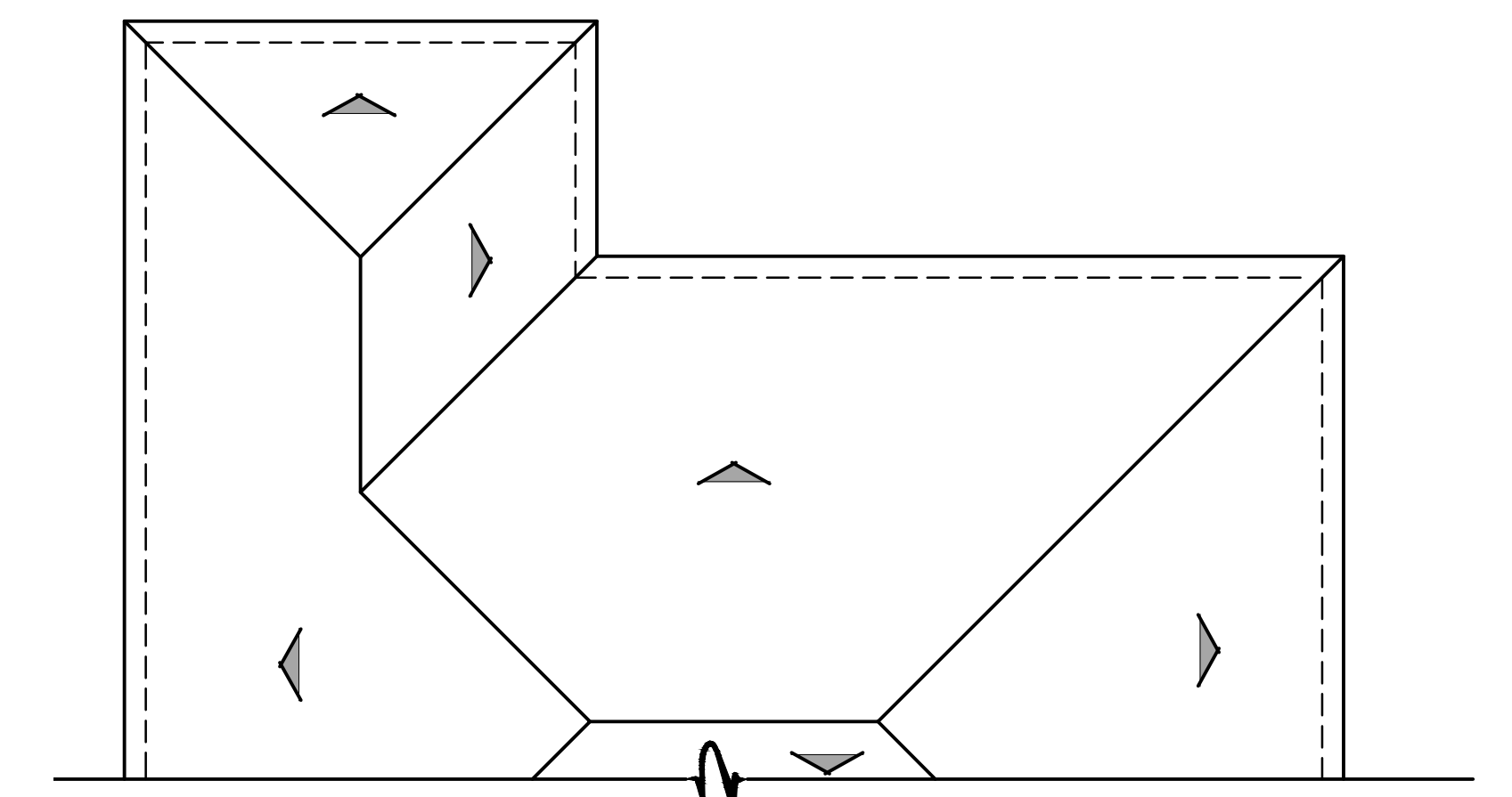
A



REAR - OPT. COVERED DECK



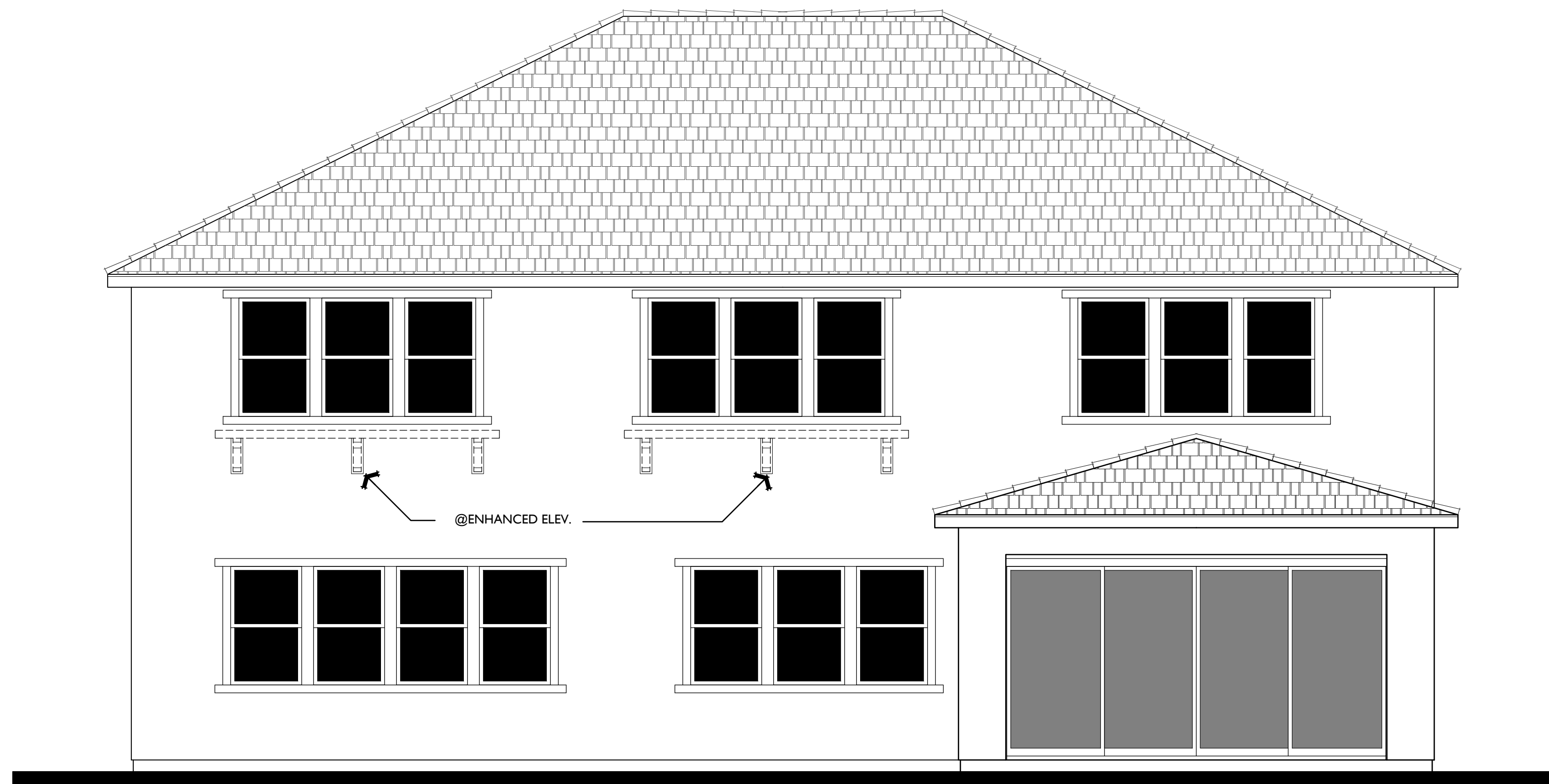
LEFT - OPT. COVERED DECK



ROOF PLAN

PITCH: 4:12 U.N.O.  
RAKE: 0°  
EAVE: 12"  
ROOF MATERIAL: CONCRETE 'S' TILE

A

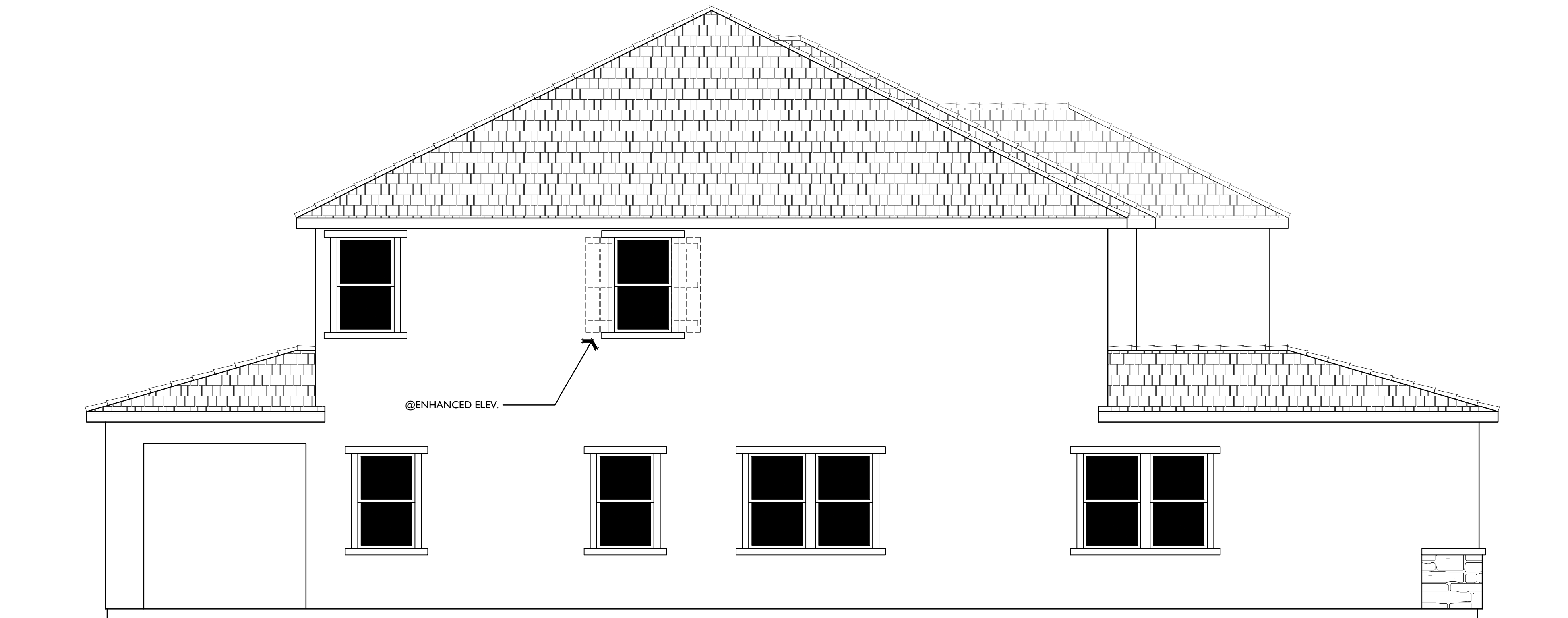


REAR

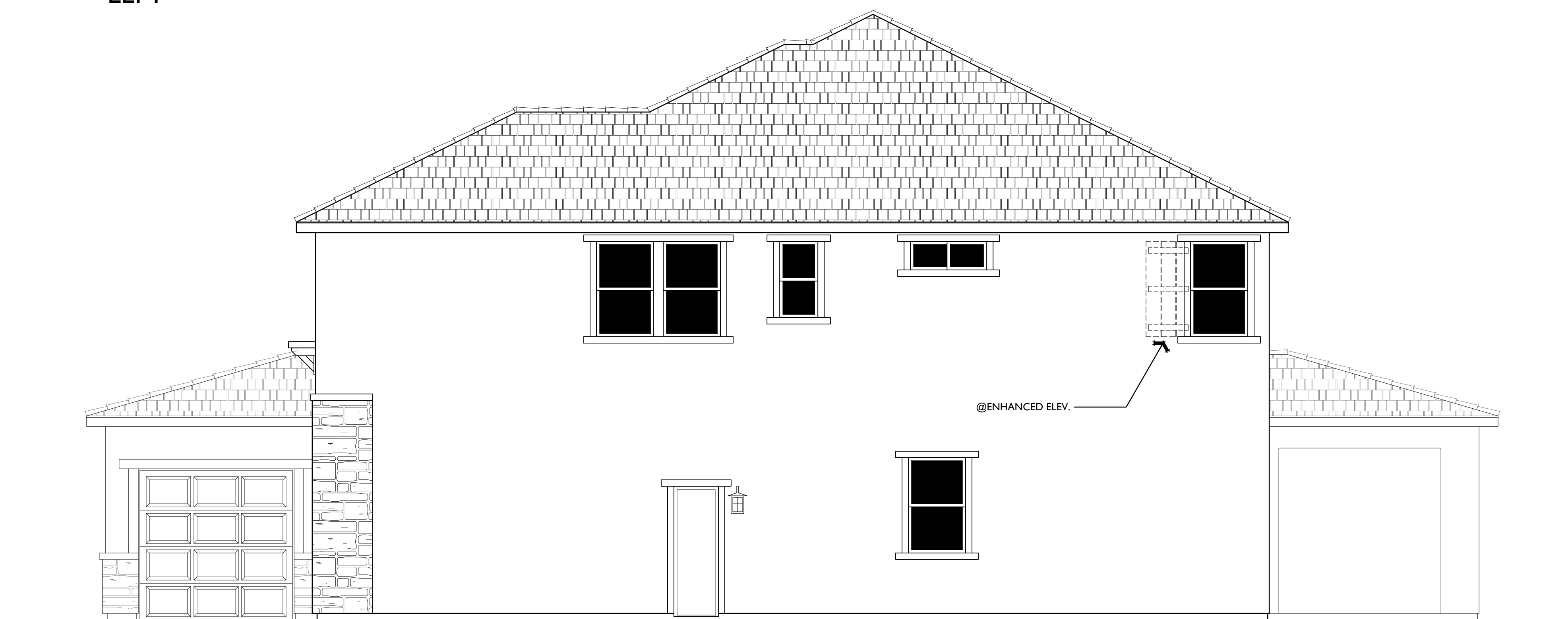


FRONT

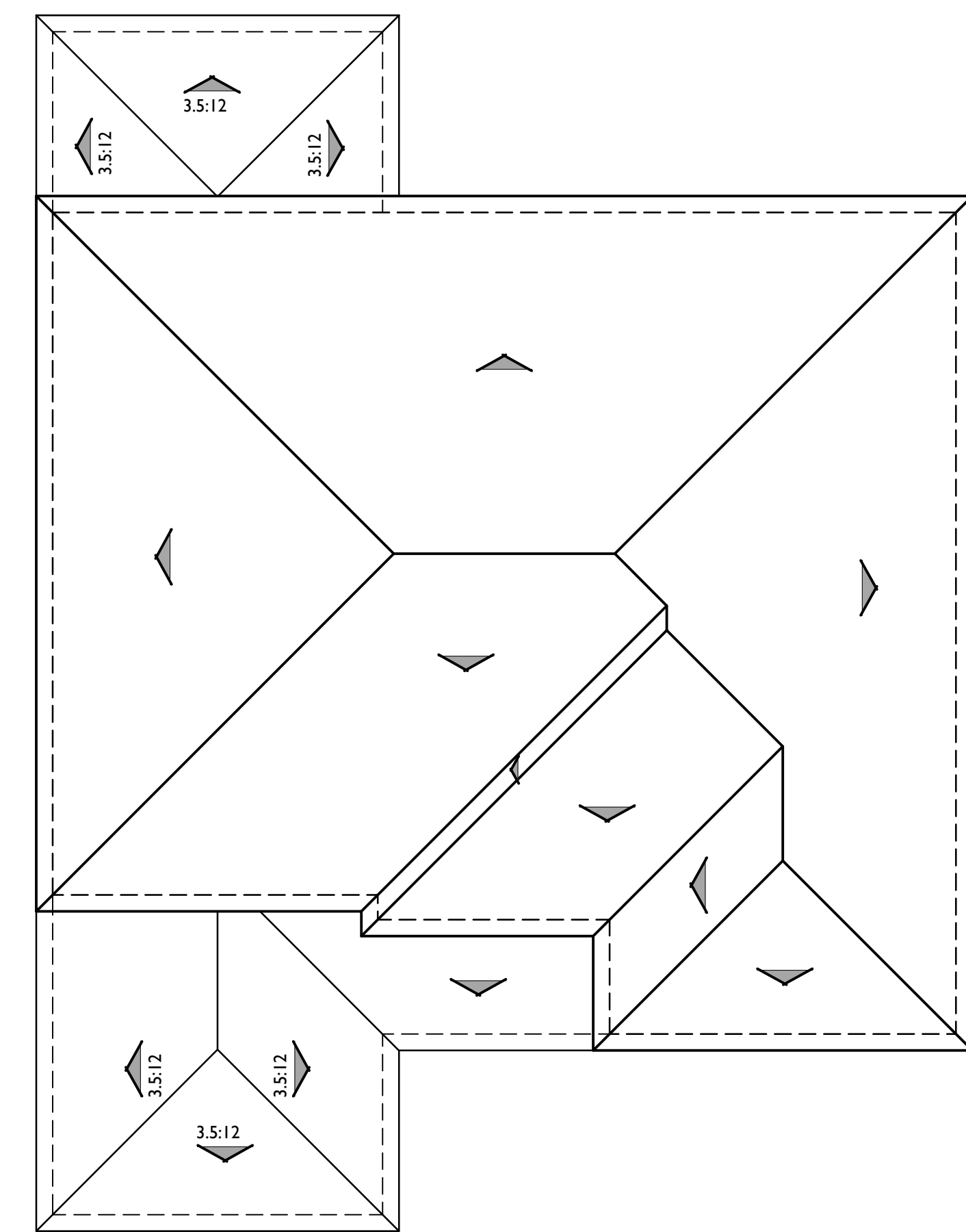
COTTAGE  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

B

PITCH: 6:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE FLAT TILE

PLAN 4B

Cottage Elevation

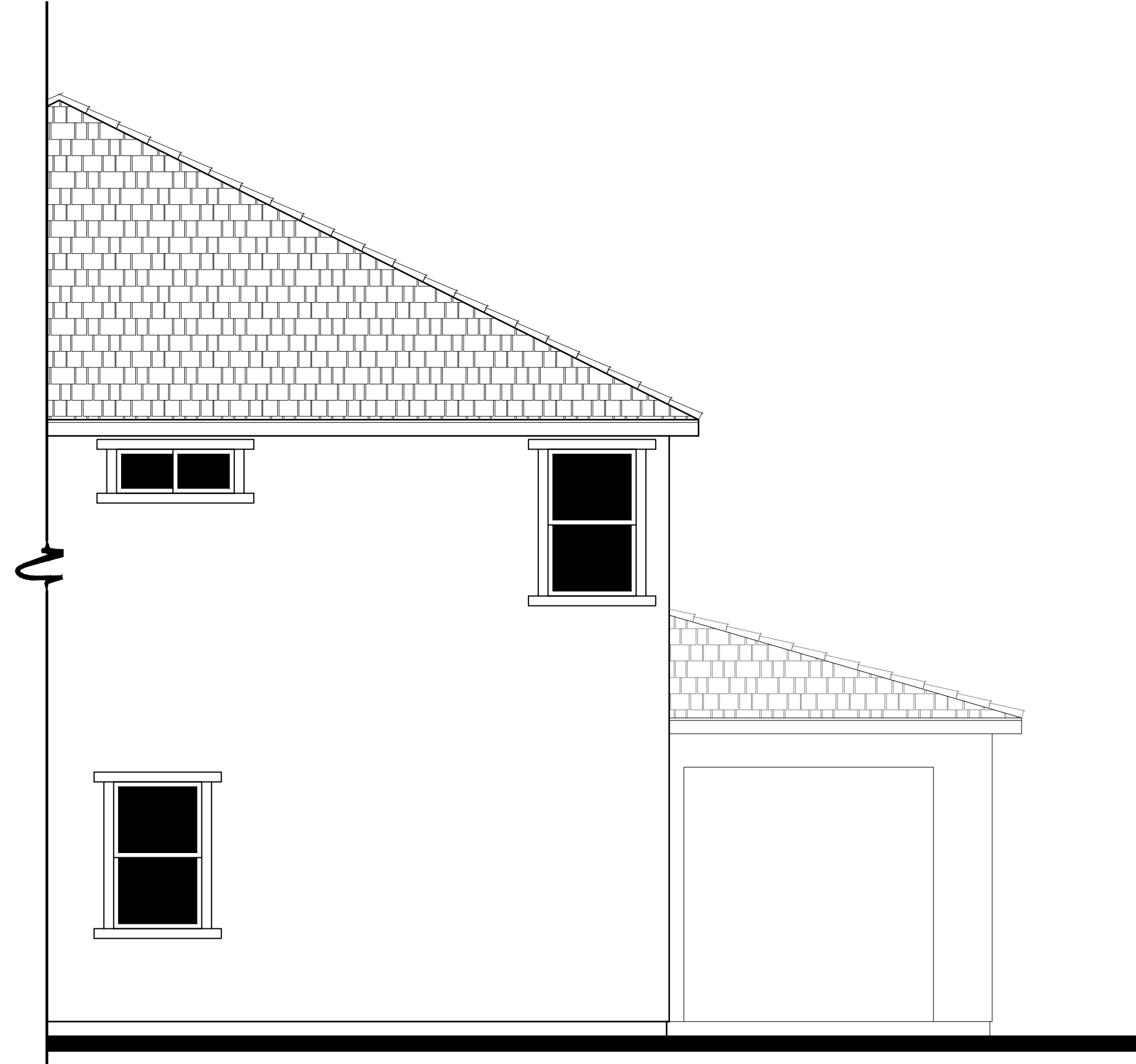
THE TRAILS AT VALLEY OAK - 65' X 110'

Roseville, California

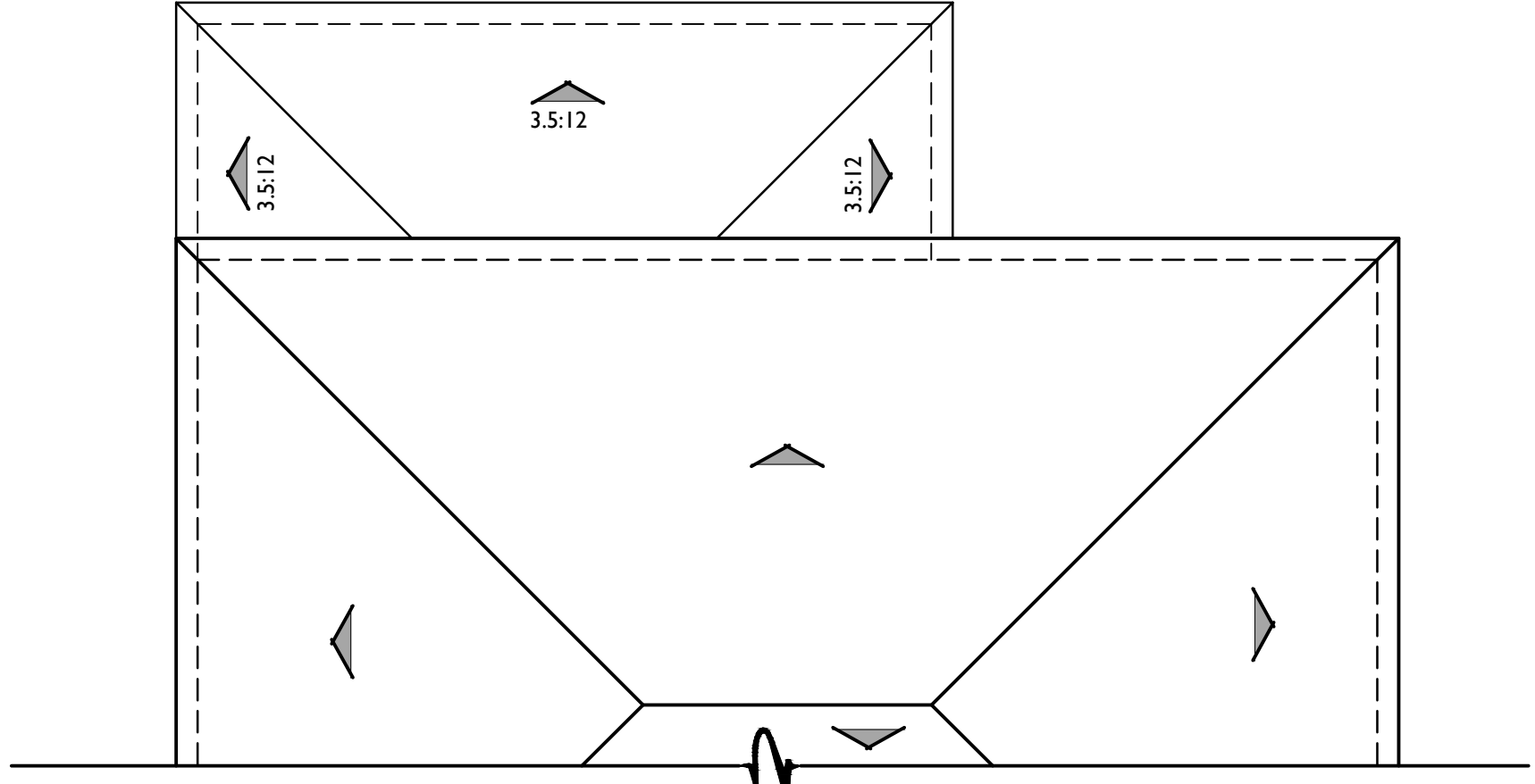
0 2 4 8 752.21398



REAR - OPT. EXTENDED CALIFORNIA ROOM



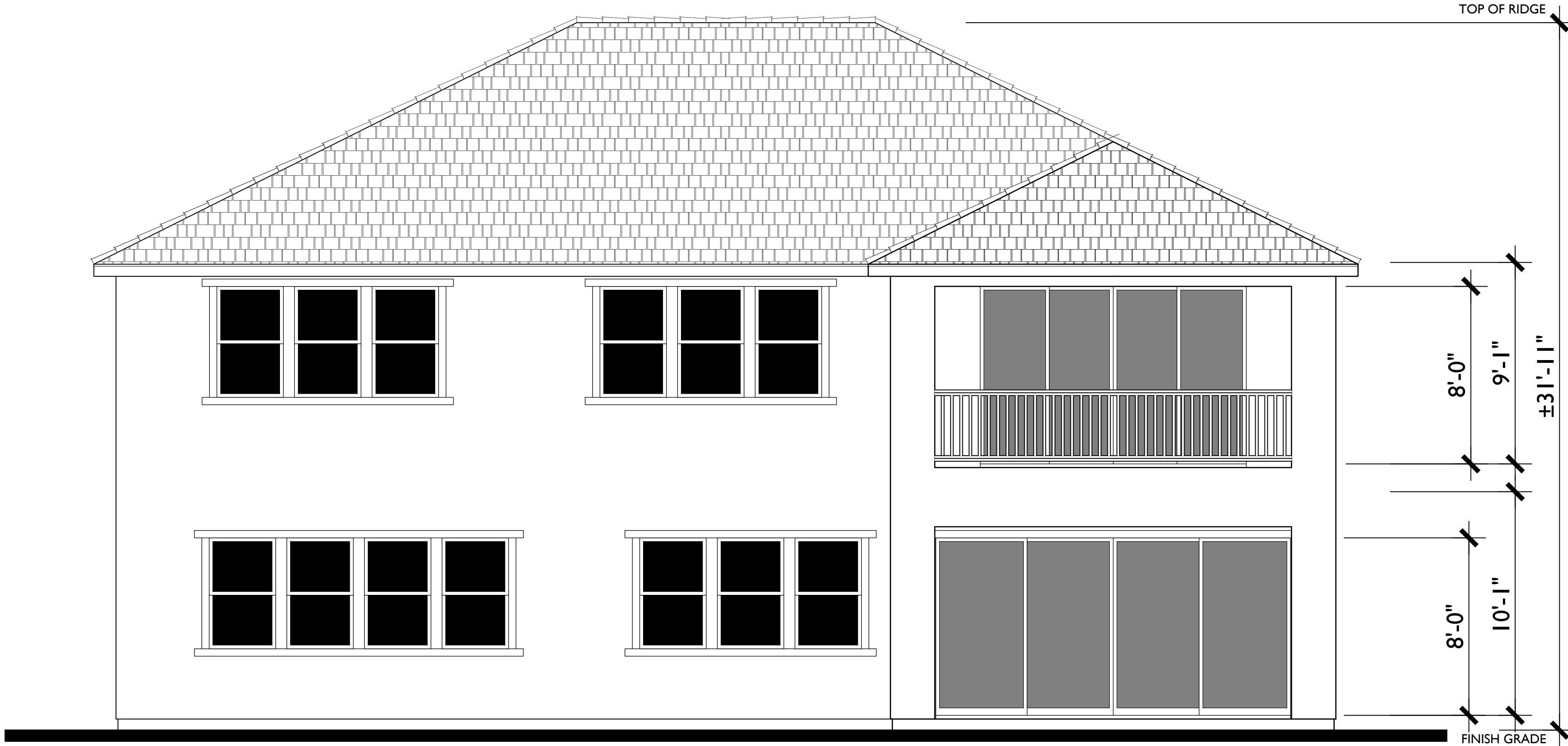
RIGHT - OPT. EXTENDED CALIFORNIA ROOM



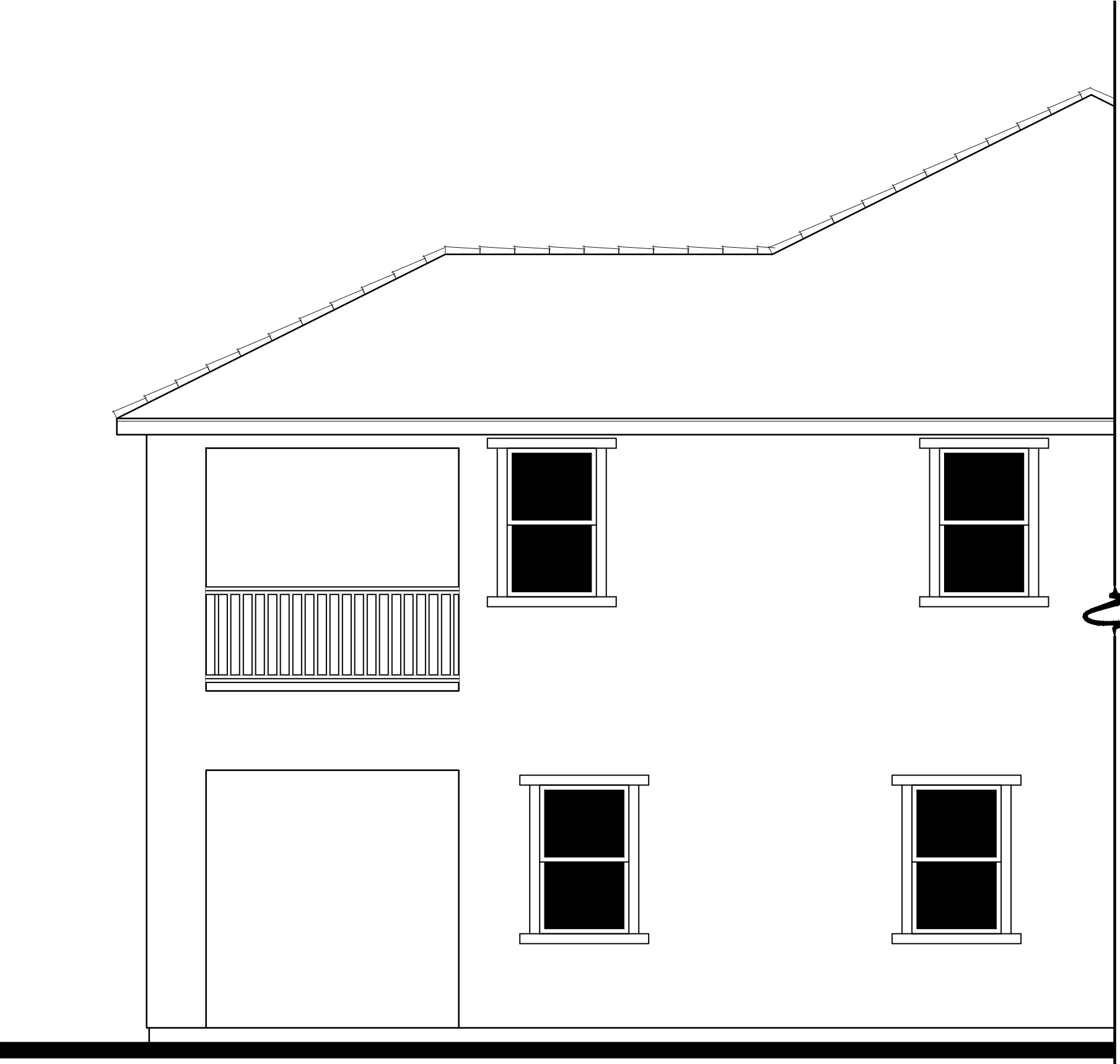
ROOF PLAN

B

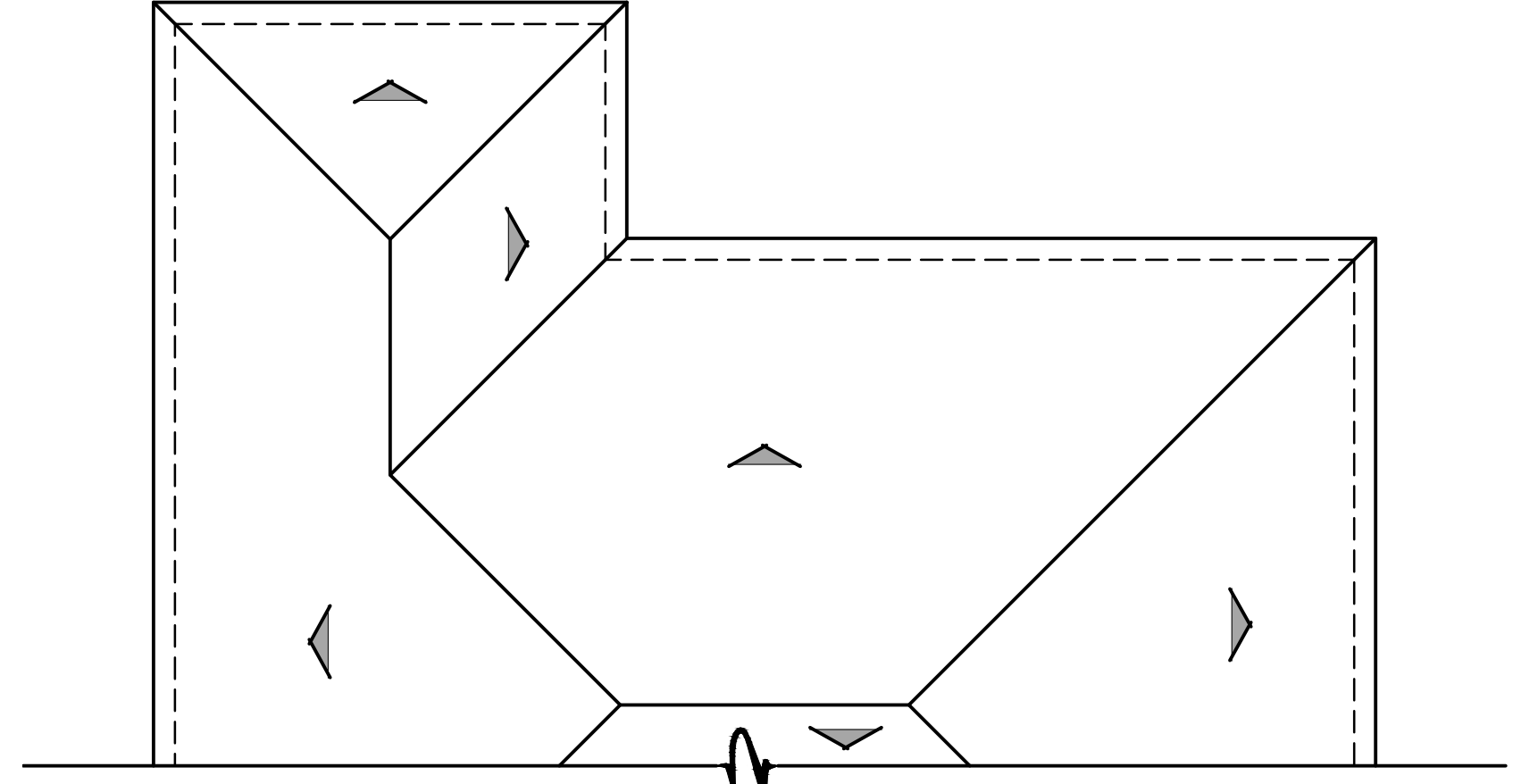
PITCH: 6:12 U.N.O.  
 RAKE: 6"  
 EAVE: 12"  
 ROOF MATERIAL: CONCRETE FLAT TILE



REAR - OPT. COVERED DECK



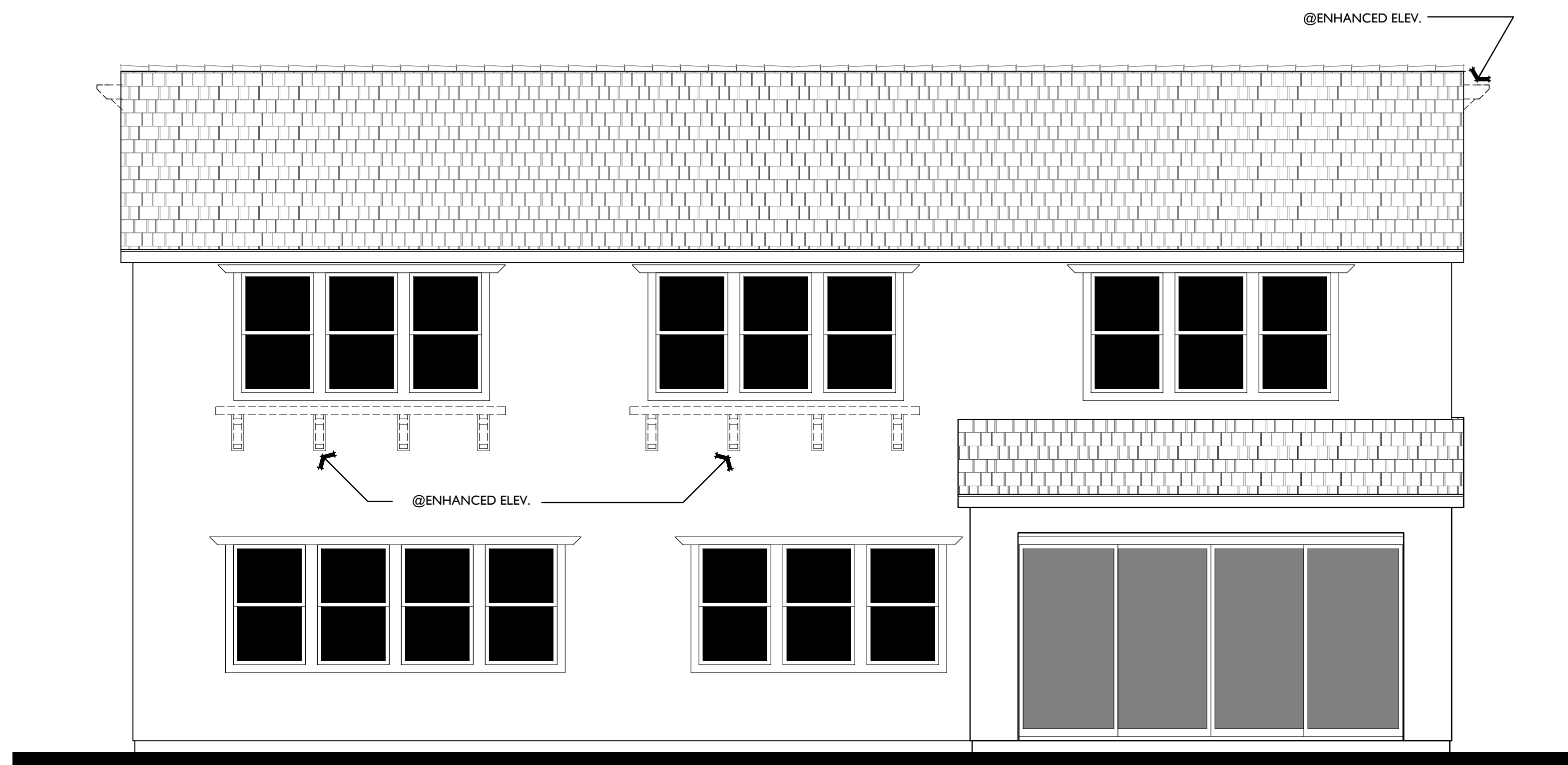
LEFT - OPT. COVERED DECK



ROOF PLAN

B

PITCH: 6:12 U.N.O.  
 RAKE: 6"  
 EAVE: 12"  
 ROOF MATERIAL: CONCRETE FLAT TILE

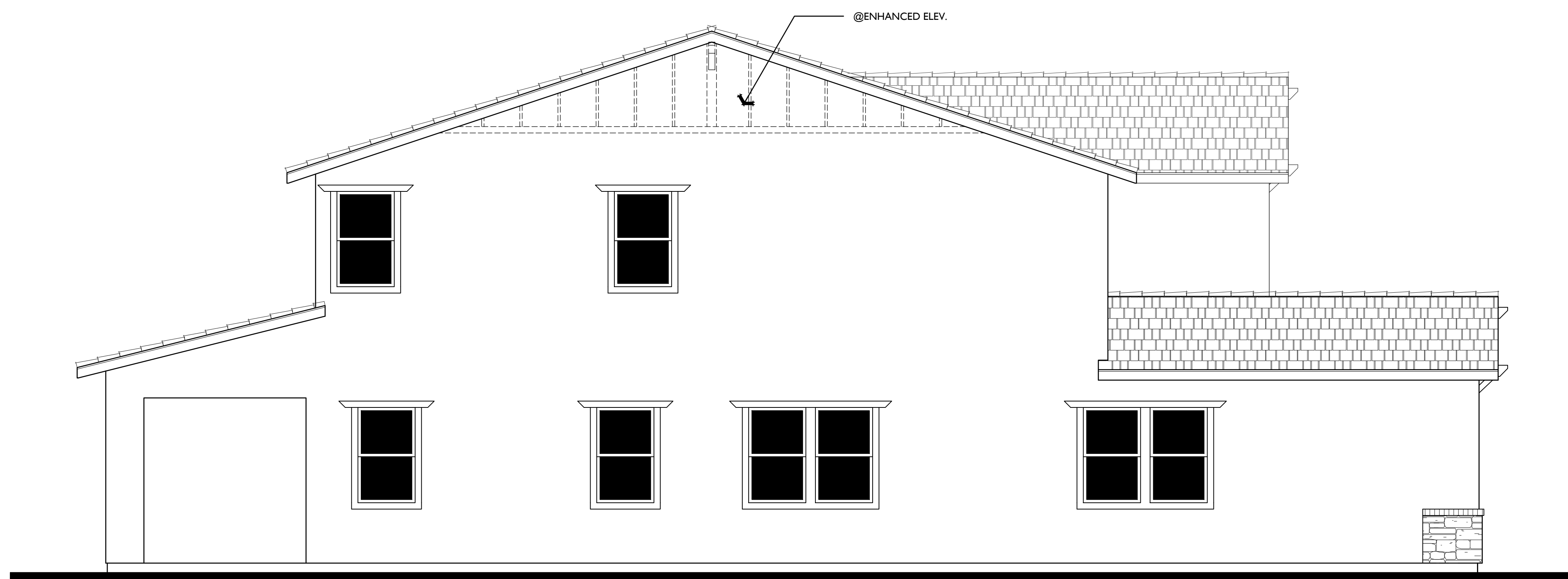


REAR



FRONT

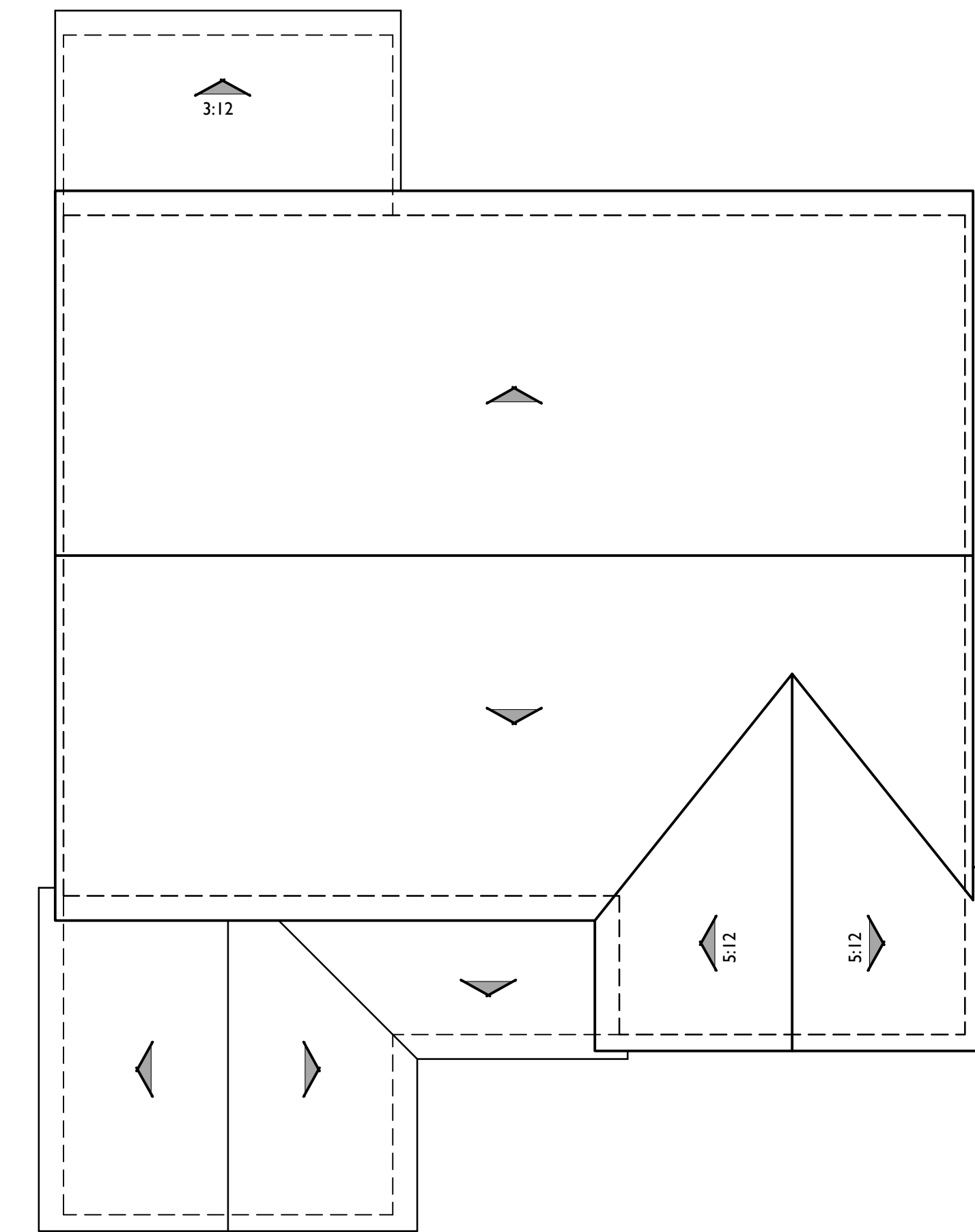
CRAFTSMAN  
1/4"=1'-0"



LEFT



RIGHT



ROOF PLAN

PITCH: 4:12 U.N.O.  
RAKE: 6" & 12"  
EAVE: 18"  
ROOF MATERIAL: CONCRETE FLAT TILE

C

**PLAN 4 C**

Craftsman Elevation

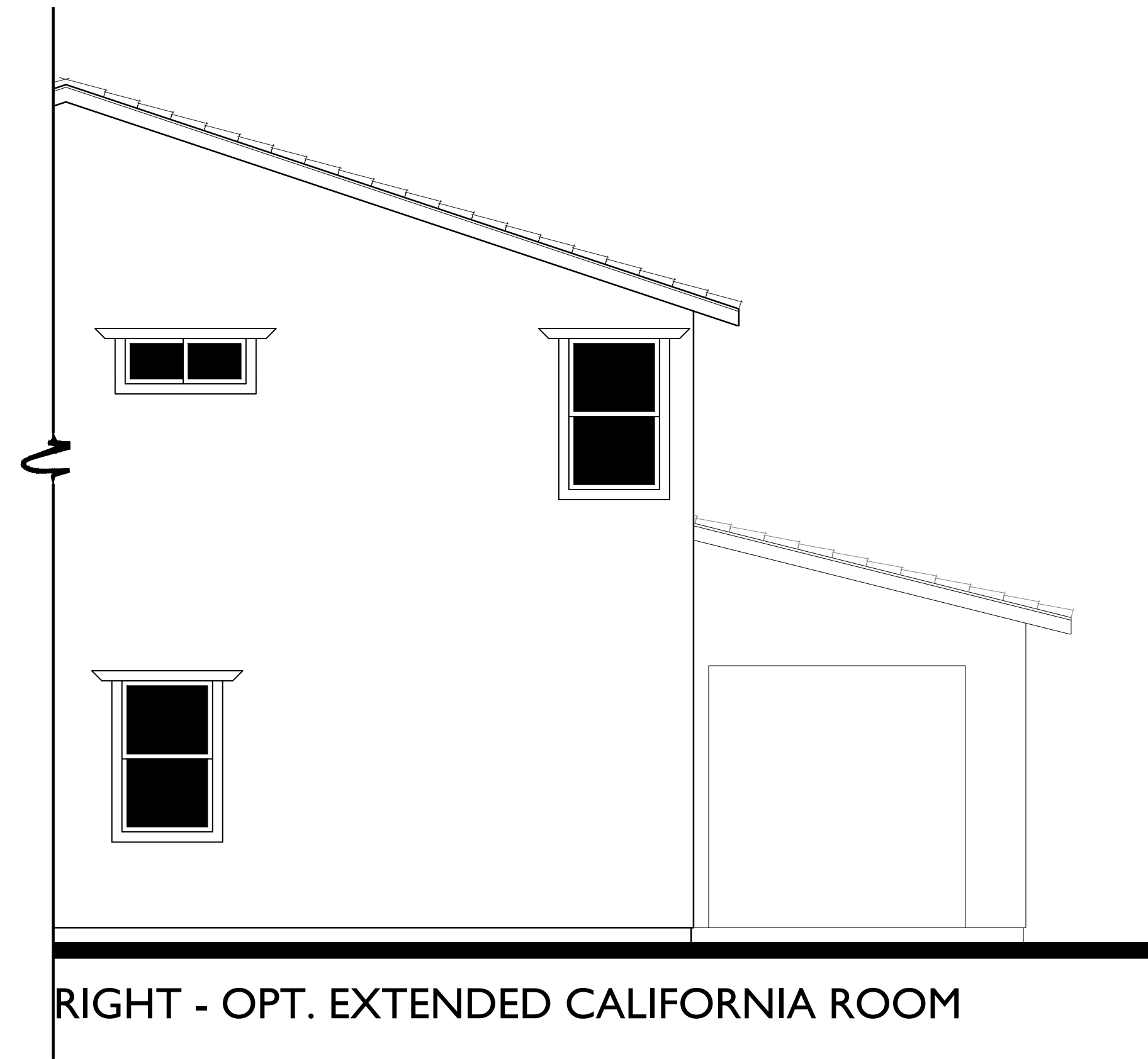
**THE TRAILS AT VALLEY OAK - 65' X 110'**

Roseville, California

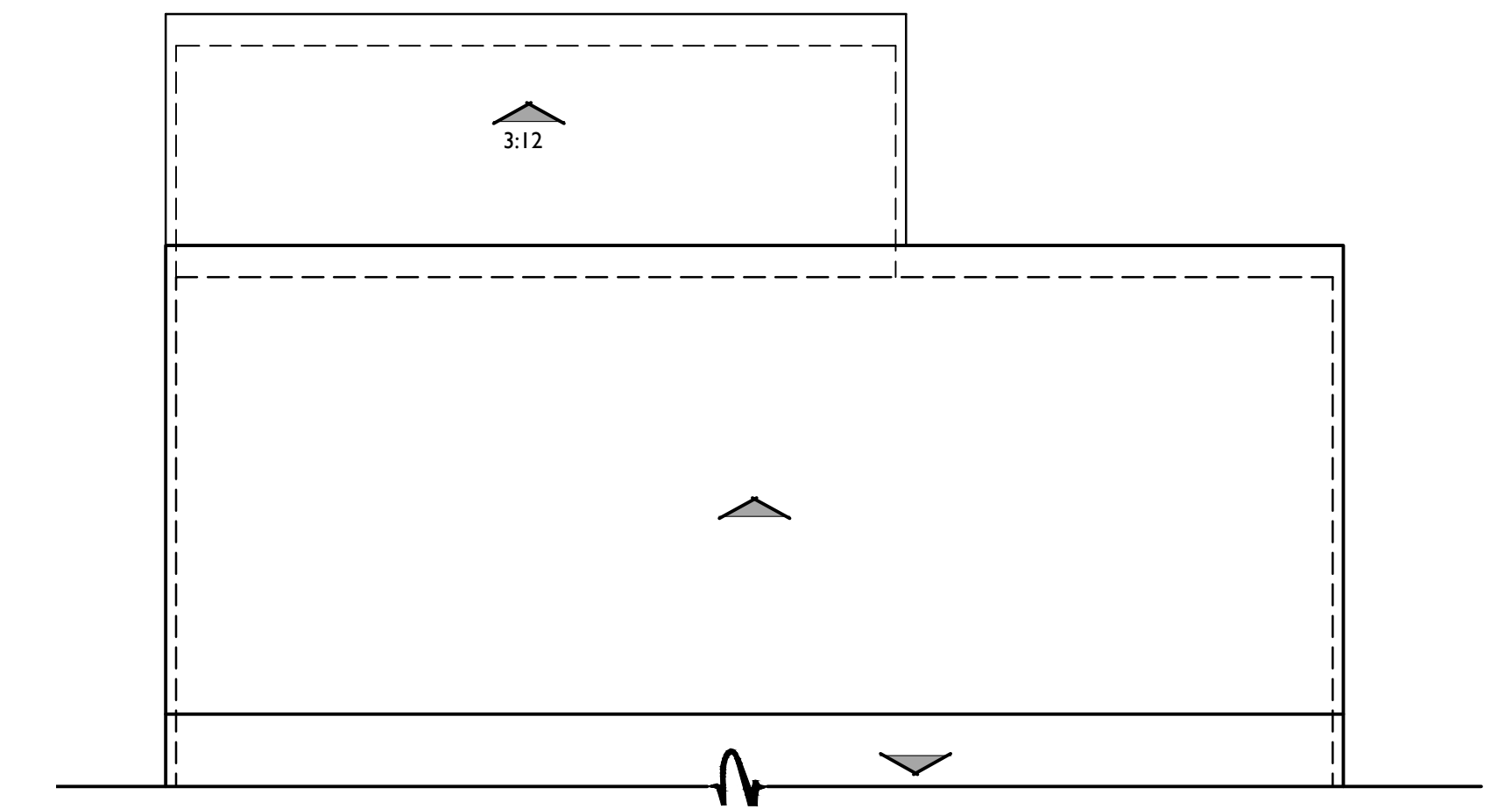
0 2 4 8 752.21398



REAR - OPT. EXTENDED CALIFORNIA ROOM



RIGHT - OPT. EXTENDED CALIFORNIA ROOM



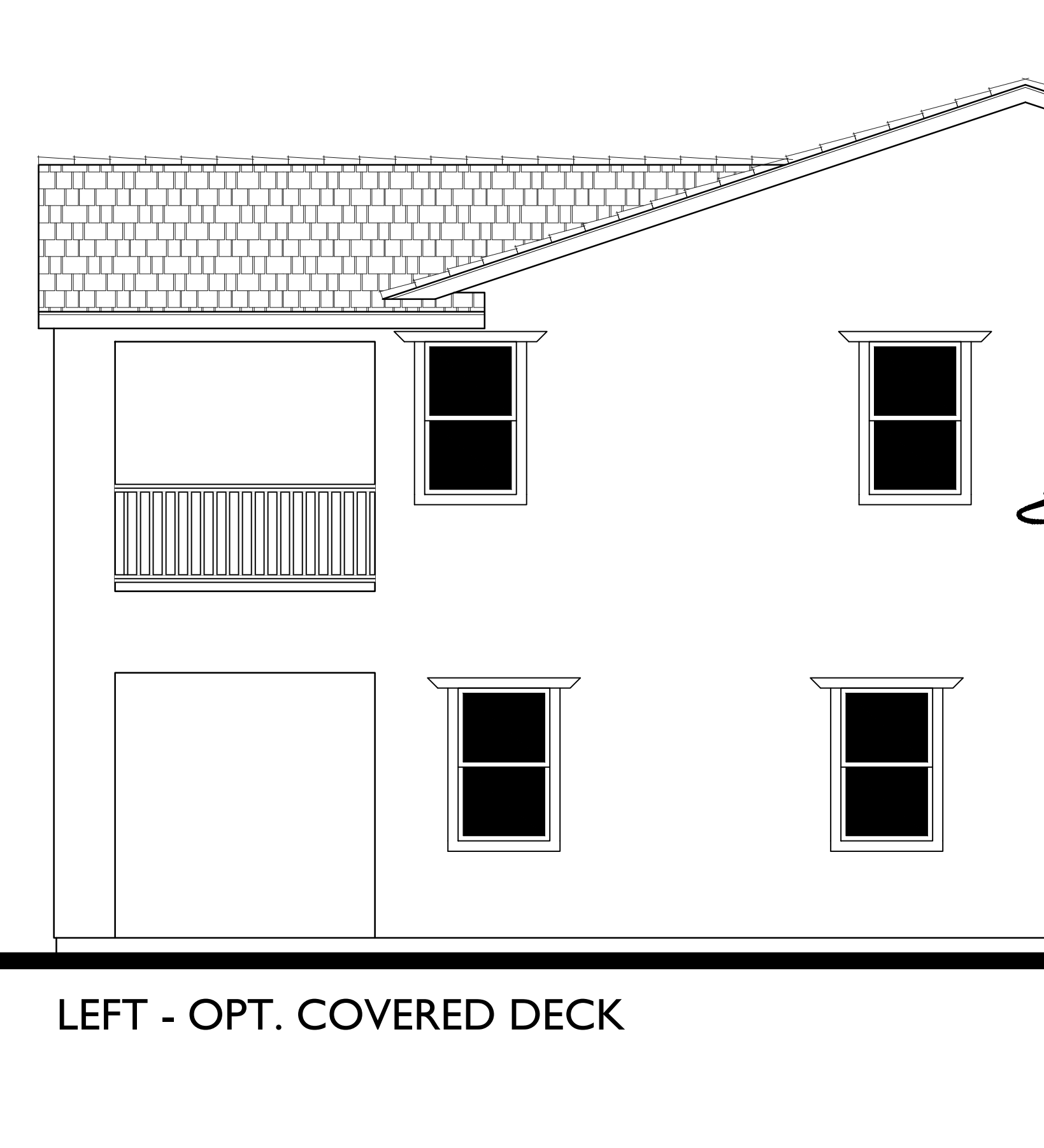
ROOF PLAN

PITCH: 4:12 U.N.O.  
 RAKE: 6" & 12"  
 EAVE: 18"  
 ROOF MATERIAL: CONCRETE FLAT TILE

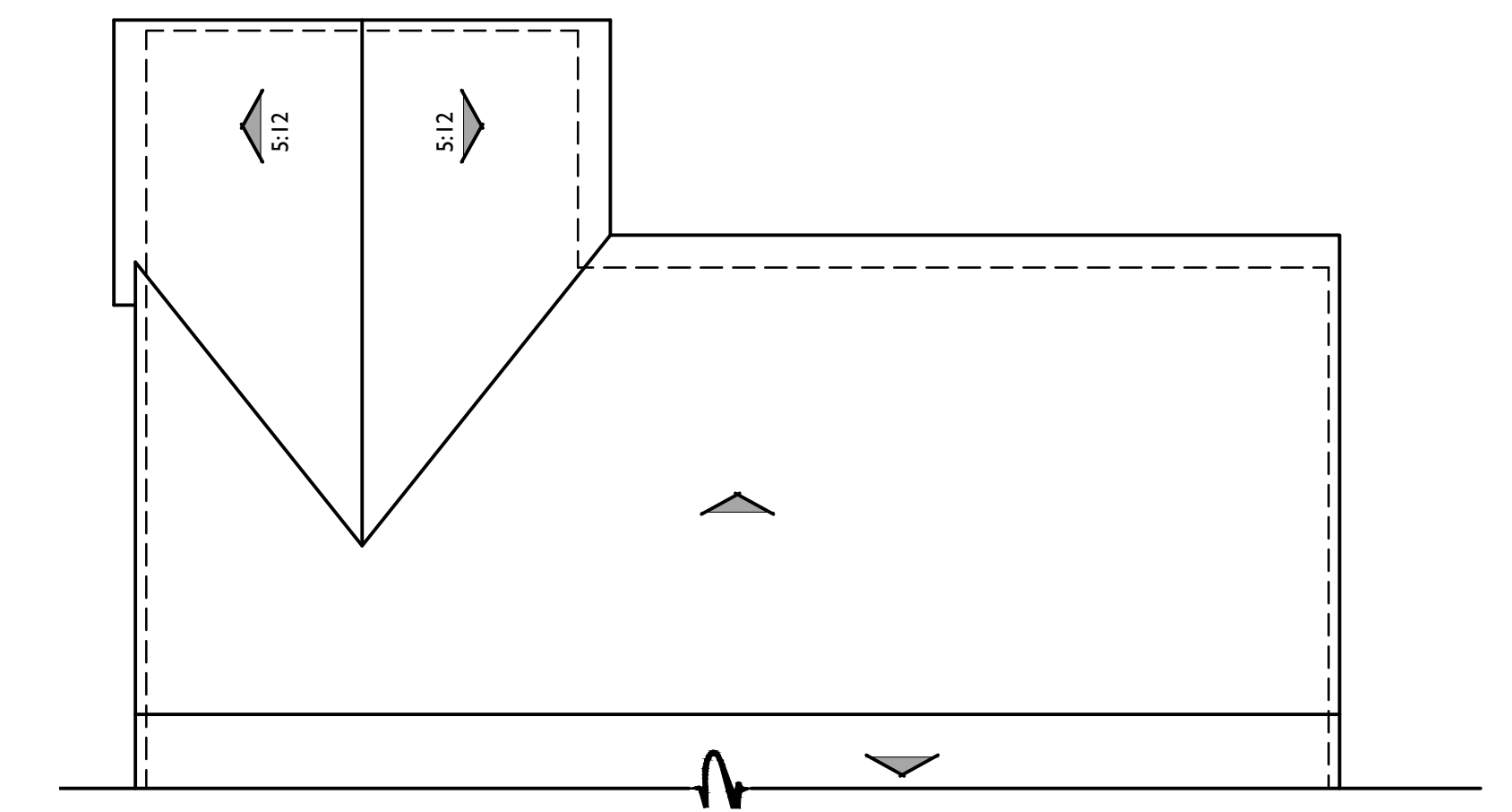
C



REAR - OPT. COVERED DECK



LEFT - OPT. COVERED DECK



ROOF PLAN

PITCH: 4:12 U.N.O.  
 RAKE: 6" & 12"  
 EAVE: 18"  
 ROOF MATERIAL: CONCRETE FLAT TILE

C