

WINDING CREEK

ROSEVILLE, CALIFORNIA



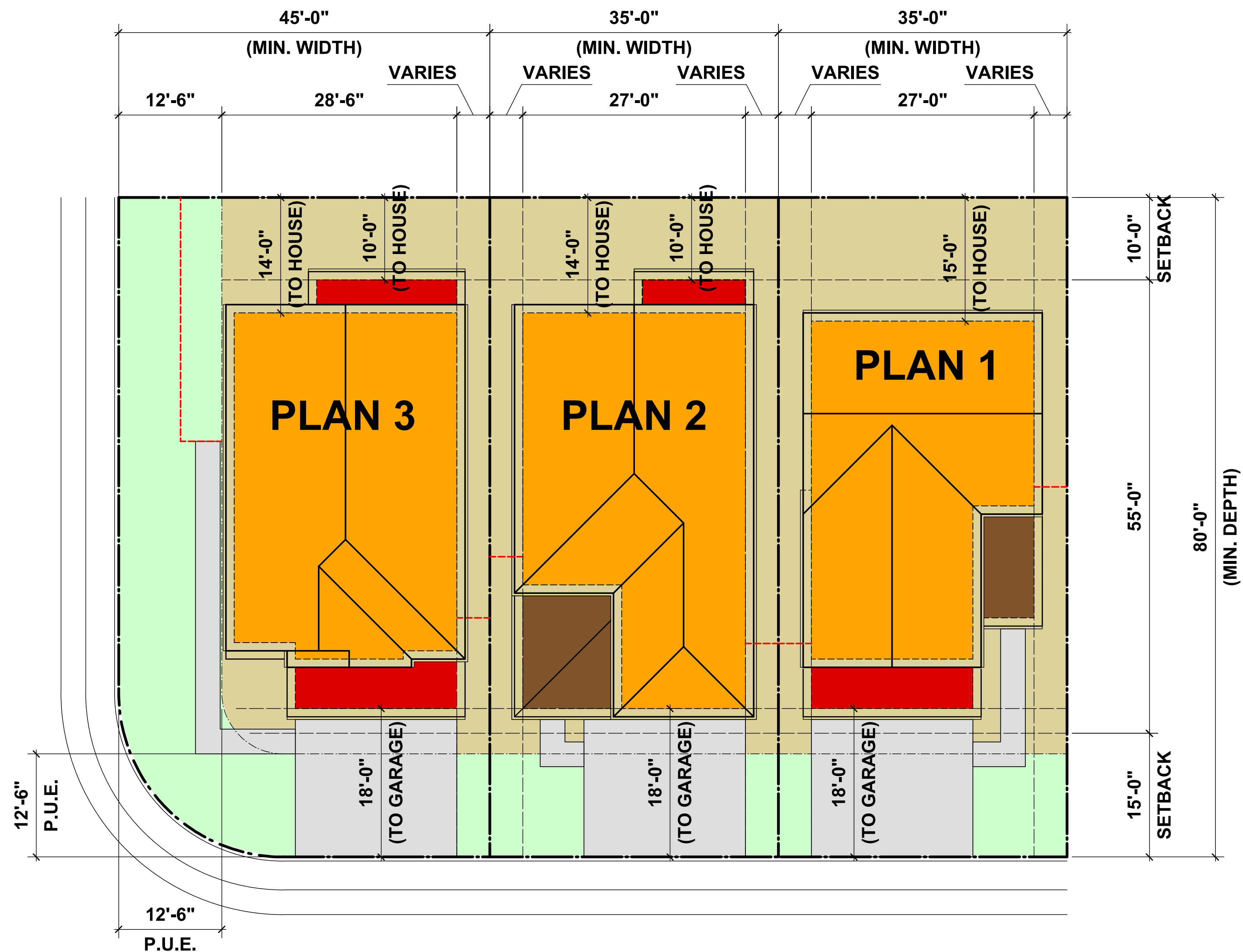
PLAN 3A - CALIFORNIA RANCH

PLAN 1C - FARMHOUSE

PLAN 2B - PRAIRIE

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LOT COVERAGE - PLAN 3	
	Area
Building Footprint w/ Opt. Patio	1312
Min. Lot Sq. Ft.	3500
Lot Coverage	37.49%

LOT COVERAGE - PLAN 2	
	Area
Building Footprint	1275
Min. Lot Sq. Ft.	2800
Lot Coverage	45.54%

LOT COVERAGE - PLAN 1	
	Area
Building Footprint	1187
Min. Lot Sq. Ft.	2800
Lot Coverage	42.39%

SETBACK VARIATIONS

Note: All building roof overhangs are 12", typical of plans and elevations.

This Articulation Plan depicts the minimum lot size. Setbacks will vary according to actual lot width and depth. See Development Plan for specific building locations on lots.

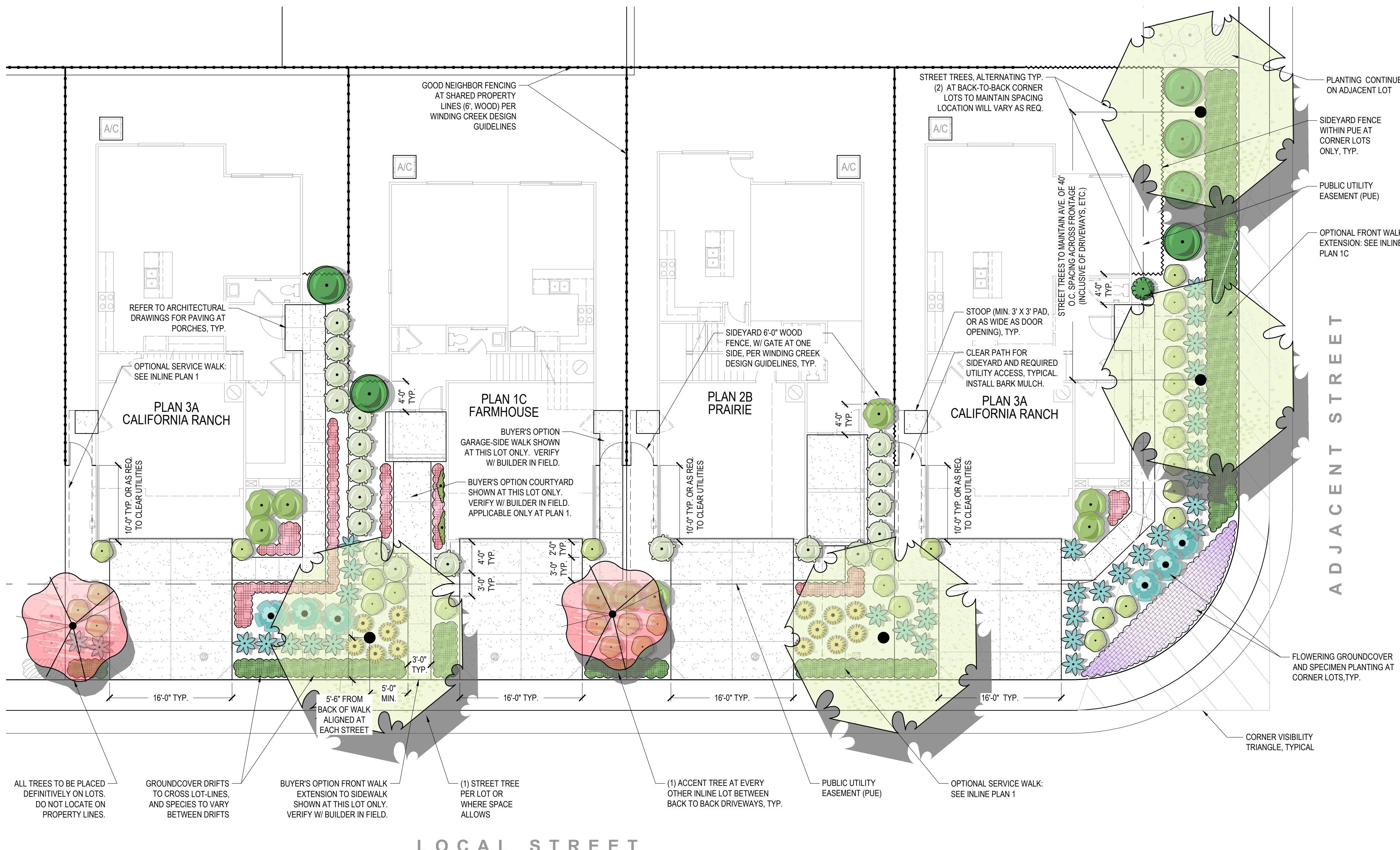
The minimum lot width and lot depth have been used to show that plans will meet setback requirements for all lot dimensions.

Under no circumstance can there be encroachment into any easement by the foundation or any part of the roof overhang.

COLOR KEY	
	Second Story Massing
	First Story Massing
	Covered Porch/Patio (One-story element)
	Paved Driveway (see Site Plan for Actual Configuration)
	P.U.E. (Public Utility Easement)
	Proposed Fence Line

**BUILDING ARTICULATION PLAN
WINDING CREEK VILLAGE C-21
Roseville, California**





PRELIMINARY PLANTING LEGEND (CONT.)

	MID-GROUND SHRUBS (S3) MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWHORNE ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE SPIRAEA X BUNALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA TEUCRIUM FRUTICOSA 'AZUREUM' / AZURE BUSH GERMANDER WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (L) WUCOLS (M), SW EXPOSURE WUCOLS (L), SW EXPOSURE WUCOLS (M), SW EXPOSURE WUCOLS (L), ALL EXPOSURES WUCOLS (M), SW EXPOSURE WUCOLS (L) WUCOLS (L), SW EXPOSURE WUCOLS (M) WUCOLS (L), ALL EXPOSURES WUCOLS (L), SW EXPOSURE
	ORNAMENTAL GRASSES (S5) ORNAMENTAL GRASSES AND STRAP-LEAF PLANTS FOR SEASONAL INTEREST AND TEXTURE. CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS DIANELLA REVOLUTA 'BIG REV' / BIG REV FLAX LILY FESTUCA MAIREI / ATLAS FESCUE LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH MUHLENBERGIA DUBIA / PINE MUHLY MUHLENBERGIA DUBIA / PINE MUHLY Pennisetum alopecuroides 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	WUCOLS (L) WUCOLS (L) WUCOLS (L), ALL EXPOSURES WUCOLS (M) WUCOLS (L) WUCOLS (L) WUCOLS (L) WUCOLS (L), SW EXPOSURES
	SPECIMEN FOCAL PLANTS (S6) UNIQUE SPECIMENS FOR VISUAL INTEREST, USED AT CORNER LOTS AND ELSEWHERE IF INDICATED. AGAVE AMERICANA 'MEDIO-PICTA ALBA' / STRIPED CENTURY PLANT DASYLIRION WHEELERI / GREY DESERT SPOON FELOJA SELLOWIANA / PINEAPPLE GUAVA HESPERALOE X 'PERFU' / PINK PARADE RED YUCCA PHORMIUM TENAX 'RUBRUM' / NEW ZEALAND FLAX	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (L) WUCOLS (L) WUCOLS (L) WUCOLS (L) WUCOLS (M)
	ACCENT SHRUBS/SUB-SHRUBS (S4) ACCENT PLANTS FOR SPECIAL INTEREST ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE DIETES VEGATA / FORTNIGHT LILY ERIGERON KARVINSKIANUS 'PROFUSION' / SANTA BARBARA DAISY Pennisetum x 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS PHORMIUM X 'SHIRAZ' / SHIRAZ NEW ZEALAND FLAX SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 5 GAL.	WUCOLS (M) WUCOLS (M), N/E EXPOSURE WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), SW EXPOSURE WUCOLS (L) WUCOLS (L)
	VERTICAL ACCENT SHRUBS (S7) USED TO HIGHLIGHT ARCHITECTURAL FEATURES (PORCHES, POP-OUTS, ETC.) CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS	5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (M) WUCOLS (M) WUCOLS (L) WUCOLS (M)
	SMALLER UPRIGHT SHRUBS (S9) VERTICAL SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN. FREQUENTLY USED TO PROVIDE A SENSE OF PRIVACY WHILE NOT BLOCKING VISIBILITY TO PORCHES. BUXUS MICROPHYLLA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWHORNE SPIRAEA JAPONICA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (M), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES
	ESPALLIER AT COURTYARD ESPALLIER AT COURTYARD, ONLY USED AT BUYER OPTION FOR COURTYARD. LOROPETALUM CHINENSE / CHINESE FRINGE FLOWER TRELLIS MAGNOLIA GRANDIFLORA 'LITTLE GEM' ESPALLIER / ESPALLIER MAGNOLIA TRACHELOSPERMUM JASMINOIDES / STAR JASMINE TRELLIS	5 GAL. 5 GAL. 5 GAL.	WUCOLS (M) WUCOLS (M) WUCOLS (M)
	G1 GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE. ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER MYOPORIUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK MYOPORIUM ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	WUCOLS (L), ALL EXPOSURES WUCOLS (L) WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (M) WUCOLS (M)
	G2 SMALLER SCALE FLOWERING GROUNDCOVER NEAR FRONT DOORS AND WALKS CAREX DIVULSA / EUROPEAN GREY SEDGE HELICHRYSUM PETIOLARE 'VARIEGATUM' / VARIEGATED LICORICE PLANT ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE SUTERA CORDATA 'WHITE' / WHITE BACOPA TEUCRIUM CHAMAEDRYOS 'PROSTRATUM' / PROSTRATE GERMANDER TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE VINCA MINOR 'VARIEGATA' / VARIEGATED PERIWINKLE	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	WUCOLS (M) WUCOLS (L) WUCOLS (M) WUCOLS (M) WUCOLS (L), ALL EXPOSURES WUCOLS (M) WUCOLS (M), N/E EXPOSURES ONLY
	G3 LOW FLOWERING GROUNDCOVERS, USE TO ADD INTEREST AND COLOR AT CORNERS. ROSA X 'MEIDRIFORA' TM / CORAL DRIFT GROUNDCOVER ROSE ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL. 1 GAL.	WUCOLS (M), ALL EXPOSURES, 2' X 3' W. WUCOLS (M), ALL EXPOSURES, 2' X 3' W.

PRELIMINARY LANDSCAPE DESIGN STATEMENT

Wildflower is a proposed community of single family residences. As part of an overall master-planned community, interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas of the project.

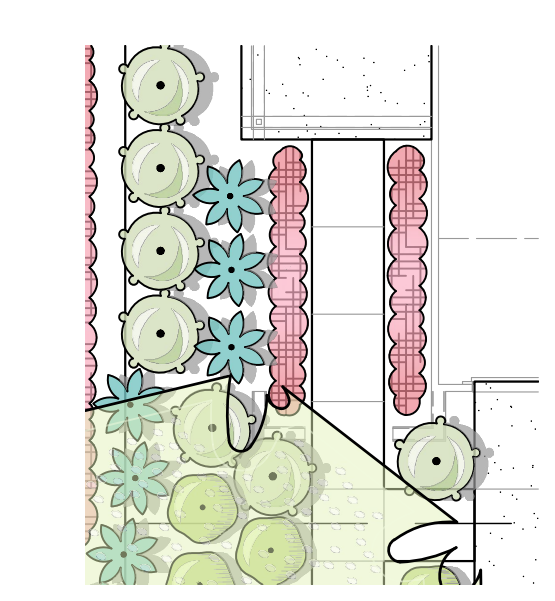
Within the landscape, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical grouping around a shared driveway. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. **Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability. Planting shall conform to the WINDING CREEK Design Guidelines.**

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance. Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be "smart" (self-adjusting). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

PRELIMINARY PLANTING LEGEND

	ACCENT TREES SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT DOORS AND WALKS WHERE SPACE ALLOWS CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD CHIONANTHUS RETUSUS / CHINESE FRINGE TREE ERIOBOTRYA DEFLEXA / BRONZE LOQUAT LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE-FLOWERING CRAPE MYRTLE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL.	WUCOLS (L) WUCOLS (M) WUCOLS (M) WUCOLS (L) WUCOLS (M)
	STREET TREES SELECTED FOR HABIT AND SIZE WITHIN SOMEWHAT CONSTRAINED AREAS, AND TO PROVIDE BROAD CANOPY FOR SHADE LAURUS NOBILIS / SWEET BAY NYSSA SYLVATICA / TUPELO PISTACIA X 'RED PUSH' / RED PUSH PISTACHE ULMUS PROPINQUA 'JFS-BIEBERICH' TM / EMERALD SUNSHINE ELM ZELKOVA SERRATA 'JFS-KW1' TM / CITY SPRITE ZELKOVA	15 GAL. 15 GAL. 15 GAL. 15 GAL. 15 GAL.	WUCOLS (L), AT RUCKSACK PL. WUCOLS (M), AT LANTERN PL. WUCOLS (L), AT VIBRANT DR. WUCOLS (M), AT SHADE TREE CIR. WUCOLS (M), AT HAMMOCK PL.
	LARGE/FOUNDATION SHRUBS (S1) LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA ELAEAGNUS X EBBINGE 'COMPACTA' / EBBINGE'S SILVERBERRY LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER (VAR. AS AVAIL) OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE OSMANTHUS FRAGRANS / SWEET OLIVE PHOTINIA X FRASERI / PHOTINIA PITTIOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (L), SW EXPOSURES WUCOLS (L) WUCOLS (M), SW EXPOSURE WUCOLS (M), N/E EXPOSURE WUCOLS (M), ALL EXPOSURES WUCOLS (M), SW EXPOSURES WUCOLS (M), N/E EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES
	VERTICAL SCREEN SHRUBS (S2) VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC. ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE HETEROMELES ARBUTIFOLIA / TOYON LIGUSTRUM TEXANUM 'COMPACTA' / TEXAS PRIVET PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM / BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL. 5 GAL. 5 GAL. 5 GAL. 5 GAL.	WUCOLS (M), ALL EXPOSURES WUCOLS (L), ALL EXPOSURES WUCOLS (M) WUCOLS (L), N/E EXPOSURES WUCOLS (L), ALL EXPOSURES

TYPICAL PLAN 1 FRONT PLANTING (WITHOUT BUYER OPTION)



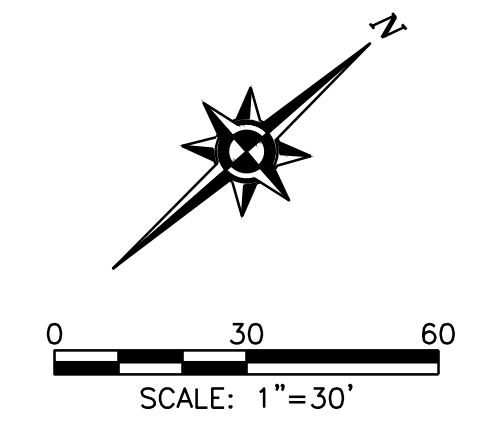
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Wildflower at Winding Creek				
LOT #	LOT SIZE (S.F.±)	GARAGE (L,R)	PLAN	ELEVATION
1	2,944	R	1941	C
2	2,800	L	1832	B
3	2,800	R	1655	A
4	2,800	L	1941	B
5	2,800	R	1832	A
6	2,800	L	1655	C
7	2,800	R	1941	A
8	2,800	L	1832	C
9	2,800	R	1655	B
10	2,800	L	1941	C
11	2,800	R	1832	B
12	2,800	L	1655	A
13	2,800	R	1941	B
14	2,810	L	1832	A
15	2,840	R	1655	C
16	2,891	L	1941	A
17	2,962	R	1832	B
18	3,054	L	1655	A
19	3,626	R	1941	C
20	4,119	L	1832	A
21	3,012	R	1655	B
22	3,145	L	1941	A
23	3,060	R	1832	B
24	2,975	L	1655	C
25	2,975	R	1941	B
26	2,975	L	1832	C
27	2,975	R	1655	A
28	2,975	L	1941	C
29	2,975	R	1832	B
30	2,975	L	1655	A
31	2,975	R	1941	B
32	2,975	L	1832	A
33	3,131	R	1655	B
34	3,497	L	1941	A
35	3,188	R	1832	B
36	3,081	L	1655	C
37	3,809	L	1941	B
38	4,401	R	1941	C
39	3,379	L	1655	A
40	3,400	R	1832	B
41	3,995	L	1941	A
42	4,250	R	1832	C
43	3,451	R	1655	C
44	4,677	L	1941	B
45	4,200	R	1832	A
46	3,368	L	1655	B
47	4,110	L	1941	C
48	3,910	R	1832	B
49	2,960	R	1655	A
50	4,374	L	1941	C
51	4,030	R	1832	A
52	2,960	L	1655	B
53	3,870	L	1941	A
54	3,750	R	1832	C
55	3,019	R	1655	A
56	3,658	L	1832	B
57	4,085	R	1941	C
58	2,960	L	1941	A
59	2,907	R	1832	A
60	2,800	L	1655	C
61	3,496	L	1941	A
62	2,800	R	1655	A
63	2,800	L	1832	B
64	2,800	R	1941	A
65	2,800	L	1655	B
66	2,800	R	1832	A
67	2,800	L	1941	C
68	2,800	R	1655	A
69	2,800	L	1832	B
70	2,800	R	1941	A
71	2,800	L	1655	C
72	2,800	R	1832	A
73	2,800	L	1941	B
74	2,800	R	1655	A
75	2,800	L	1832	A
76	2,800	R	1655	B
77	3,250	L	1941	C



LEGEND:
 - - - - - 12.5' PUE
 - - - - - MASONRY WALL
 - - - - - APPROXIMATE SETBACK DIMENSION
 - - - - - CLEAR VISION TRIANGLE

SETBACK INFORMATION:
FRONT: 12.5' MIN TO PORCH
 14' MIN TO LIVING SPACE OR SIDE WALL OF GARAGE
 18' MIN DRIVEWAY DEPTH WITH ROLL-UP GARAGE DOOR
SIDE: 5' MIN INTERIOR
 4' MIN ON LOTS 1-18, 21, 23-34, 37, 40, & 59-77
 3.5' MIN ON LOTS 13 & 19
 12.5' MIN STREET SIDE ON CORNER
REAR: 10' MIN TO 1ST STORY WALL
 14' MIN TO 2ND STORY WALL ON PLANS 1832 (2) & 1941 (3)
 15' MIN TO 2ND STORY WALL ON PLAN 1655 (1)



Pre-Plot Exhibit

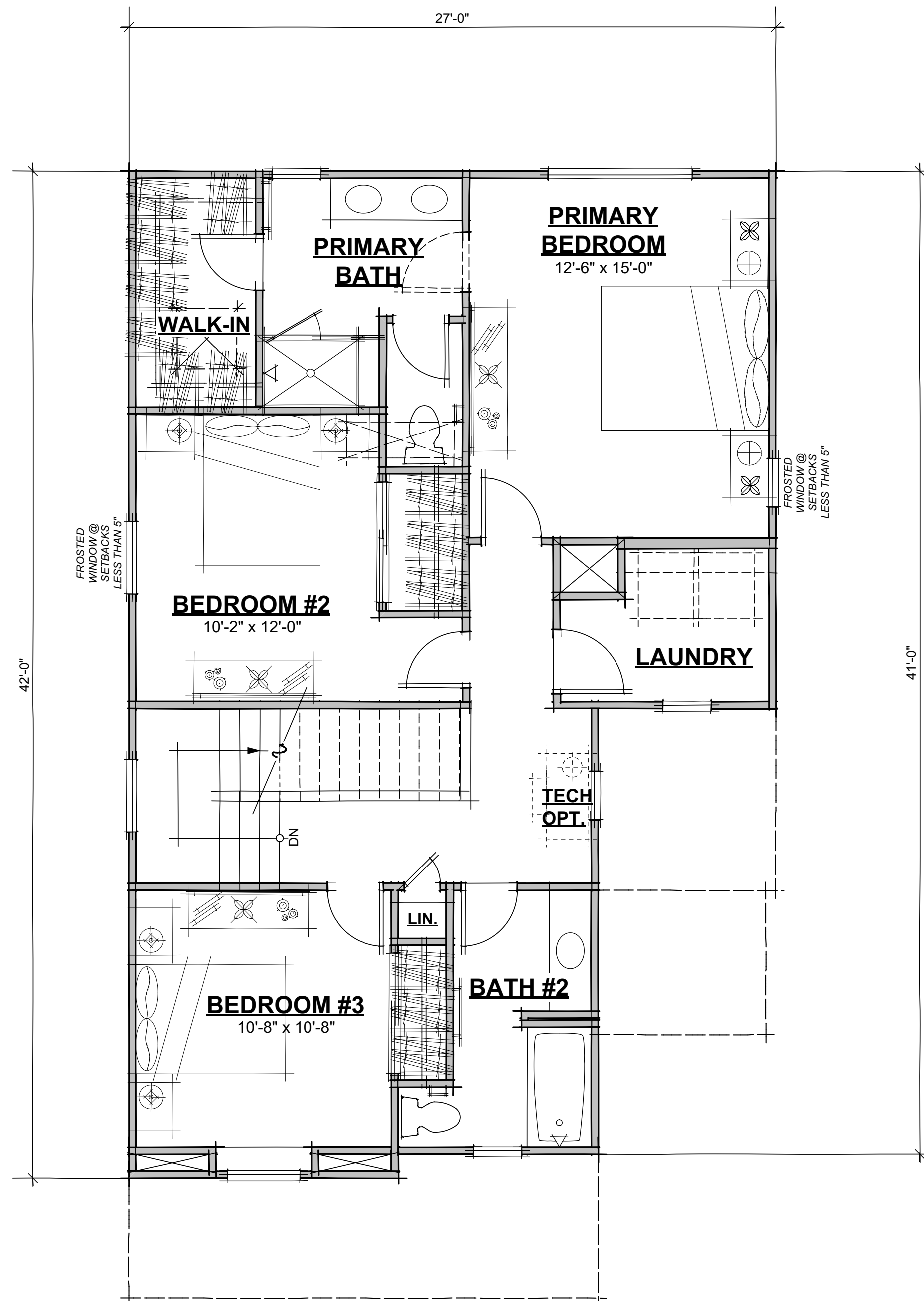
Wildflower

City of Roseville
Scale 1"=30'

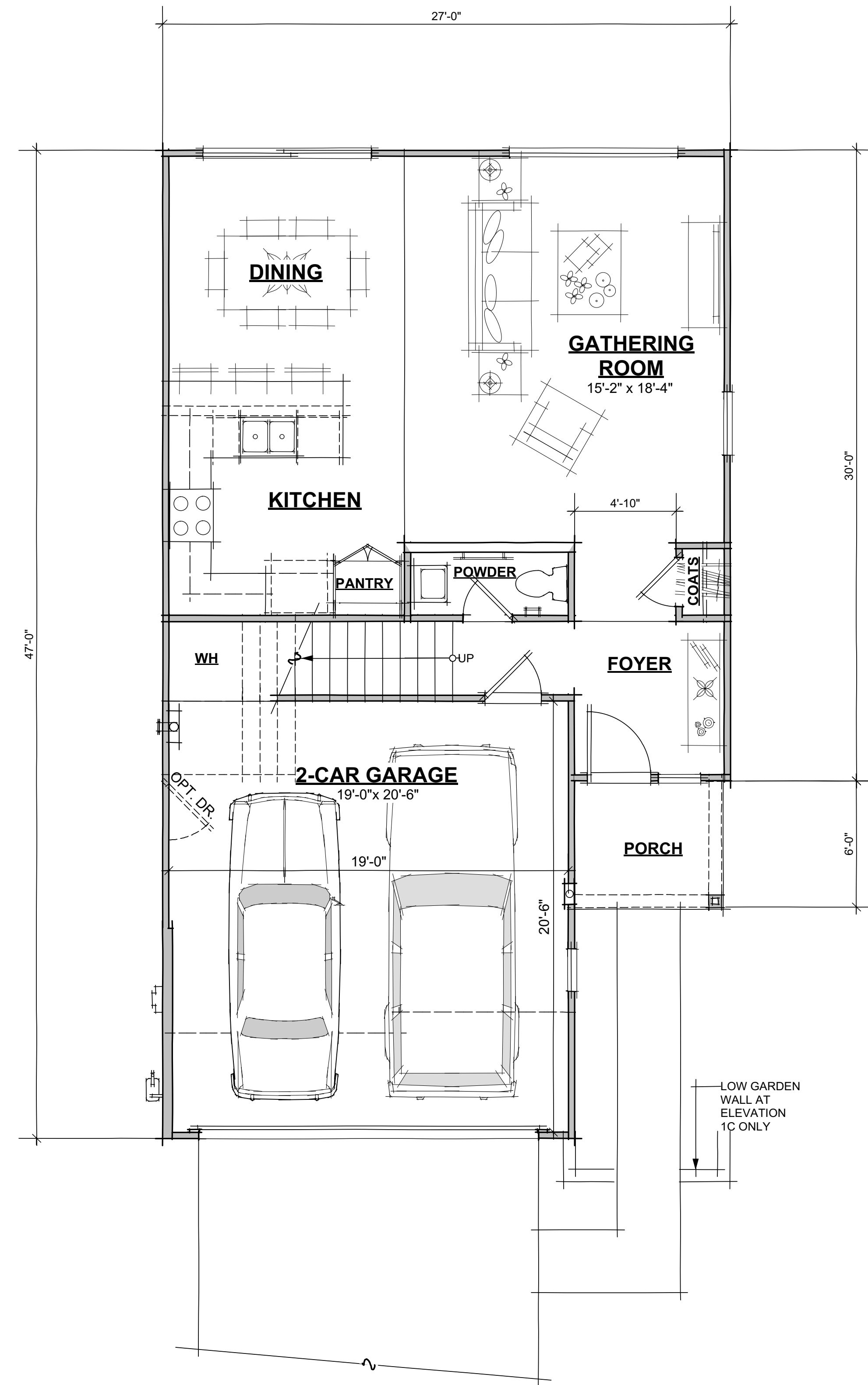
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 775-1189

California
June 20, 2022
18431.PH3.V21.HB

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SECOND FLOOR PLAN (970 S.F.)



FIRST FLOOR PLAN (685 S.F.; 1655 TOTAL S.F.)



PLAN 1
WINDING CREEK VILLAGE C-21
 Roseville, California

938 Tyler Street #101
 Benicia, CA 94510
 Phone: (707) 746-6586



2117 06-24-22

SHEET A-1



FRONT ELEVATION "A"
(CALIFORNIA RANCH)

Scheme 1



FRONT ELEVATION "B"
(PRAIRIE)

Scheme 6



FRONT ELEVATION "C"
(FARMHOUSE)

Scheme 8

PLAN 1

WINDING CREEK
Roseville, California

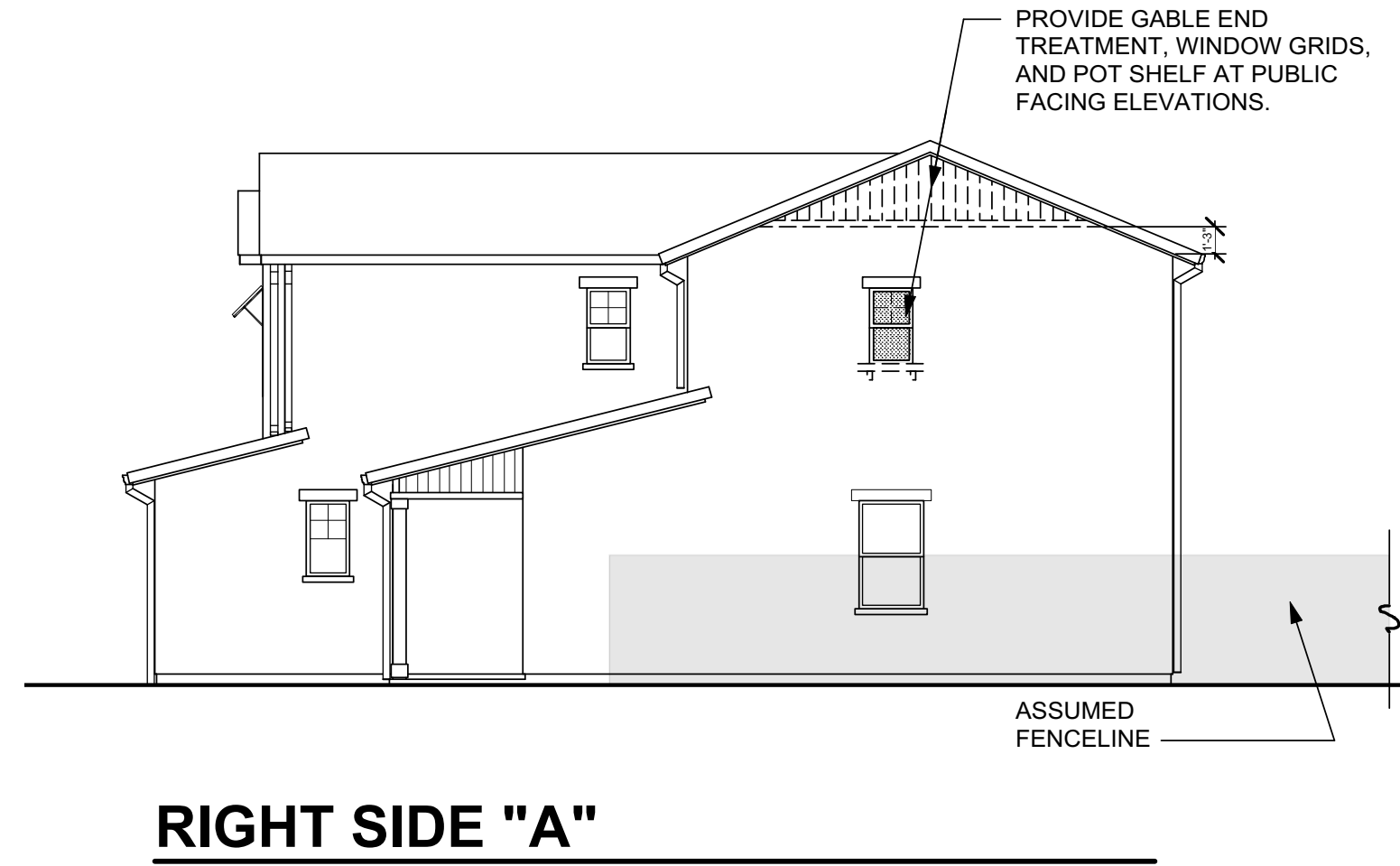


938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

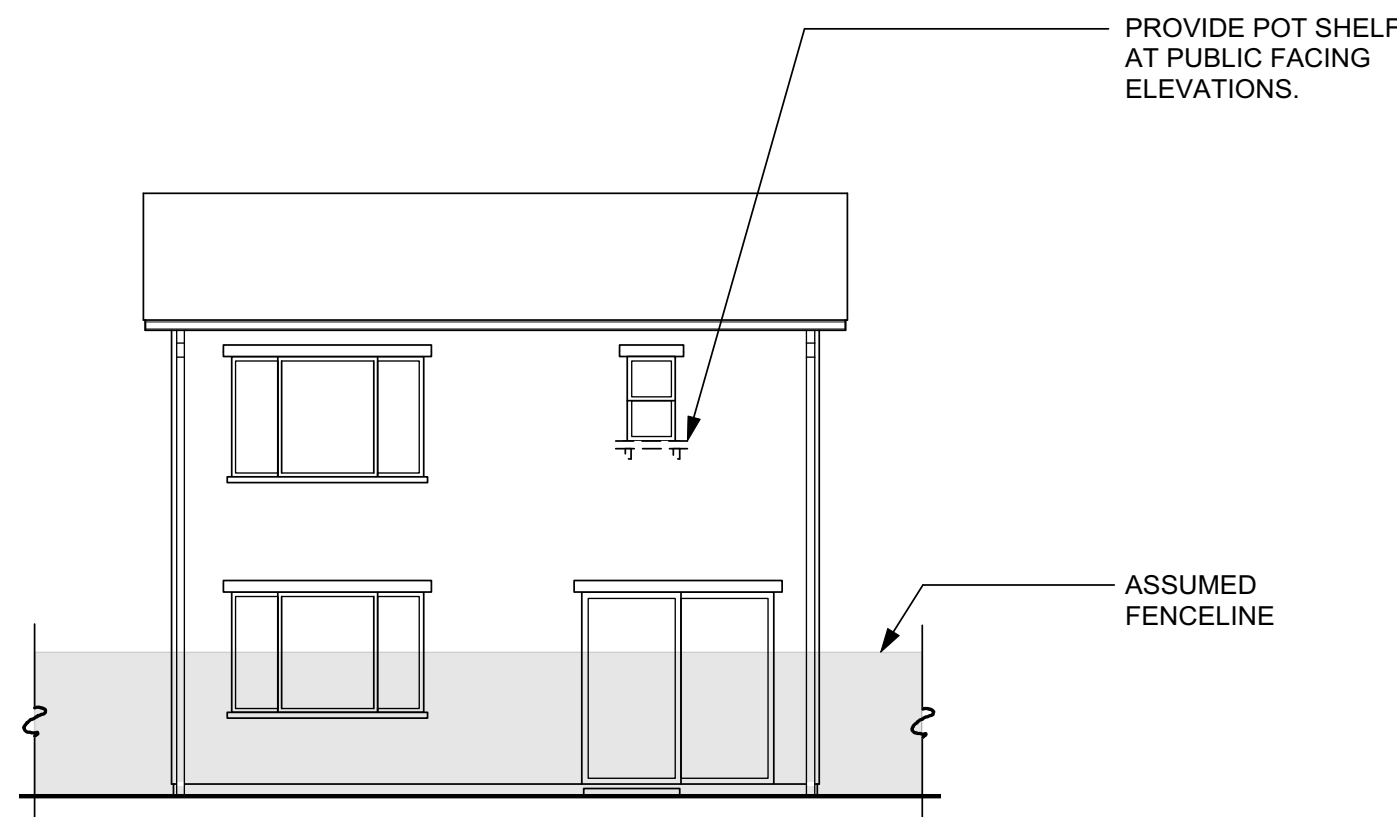


2117 06-24-22

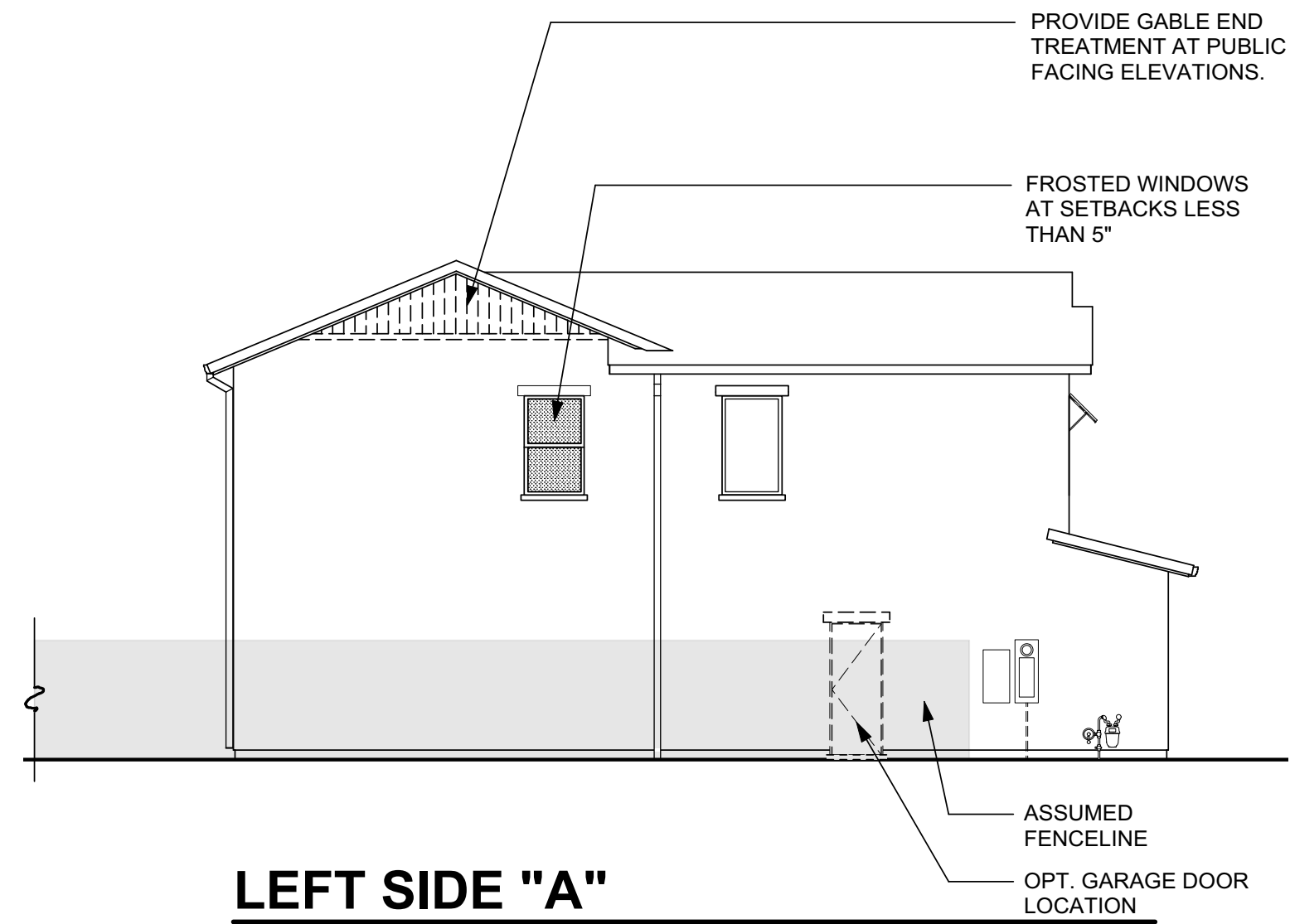
SHEET A-2



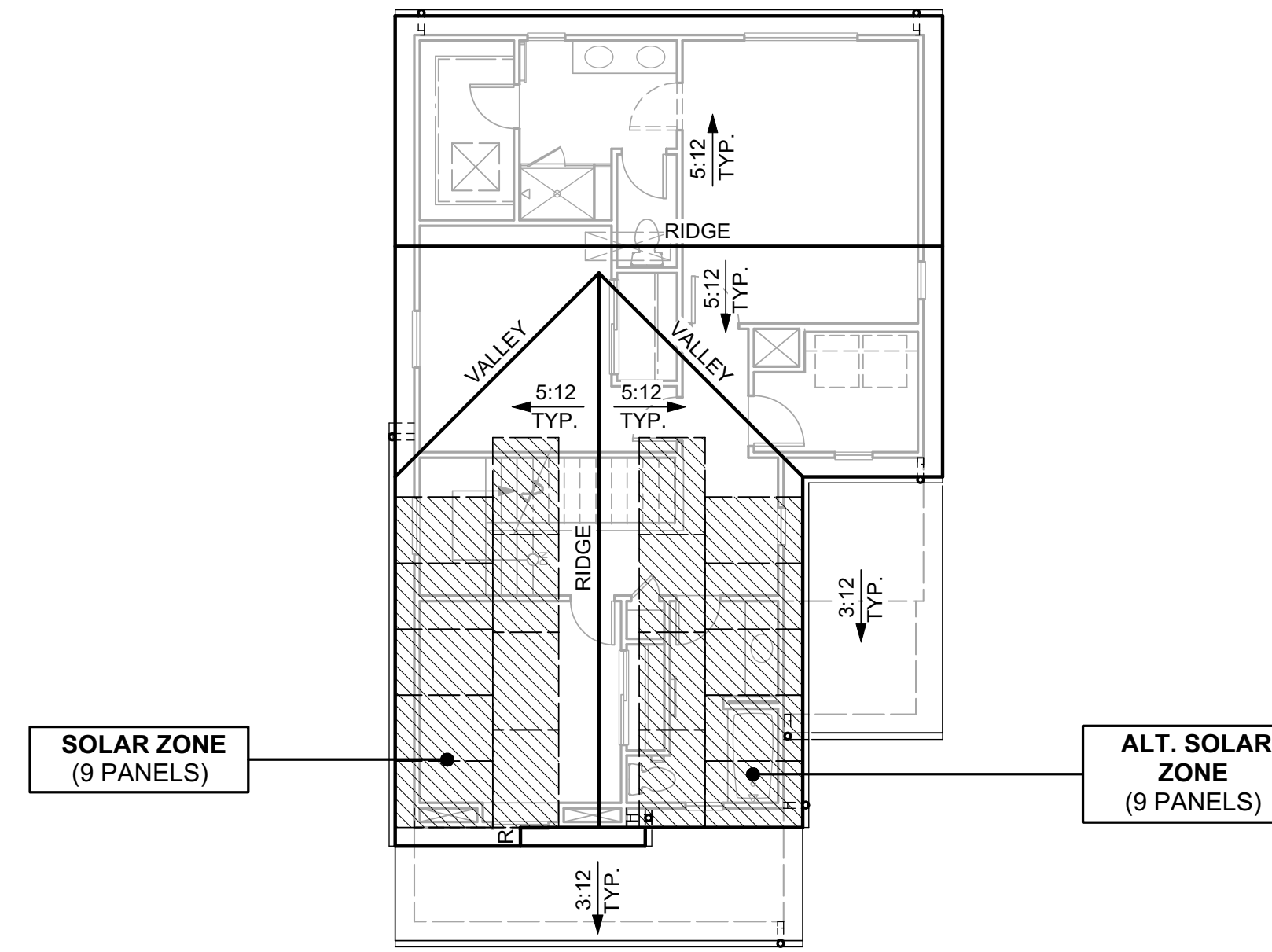
RIGHT SIDE "A"



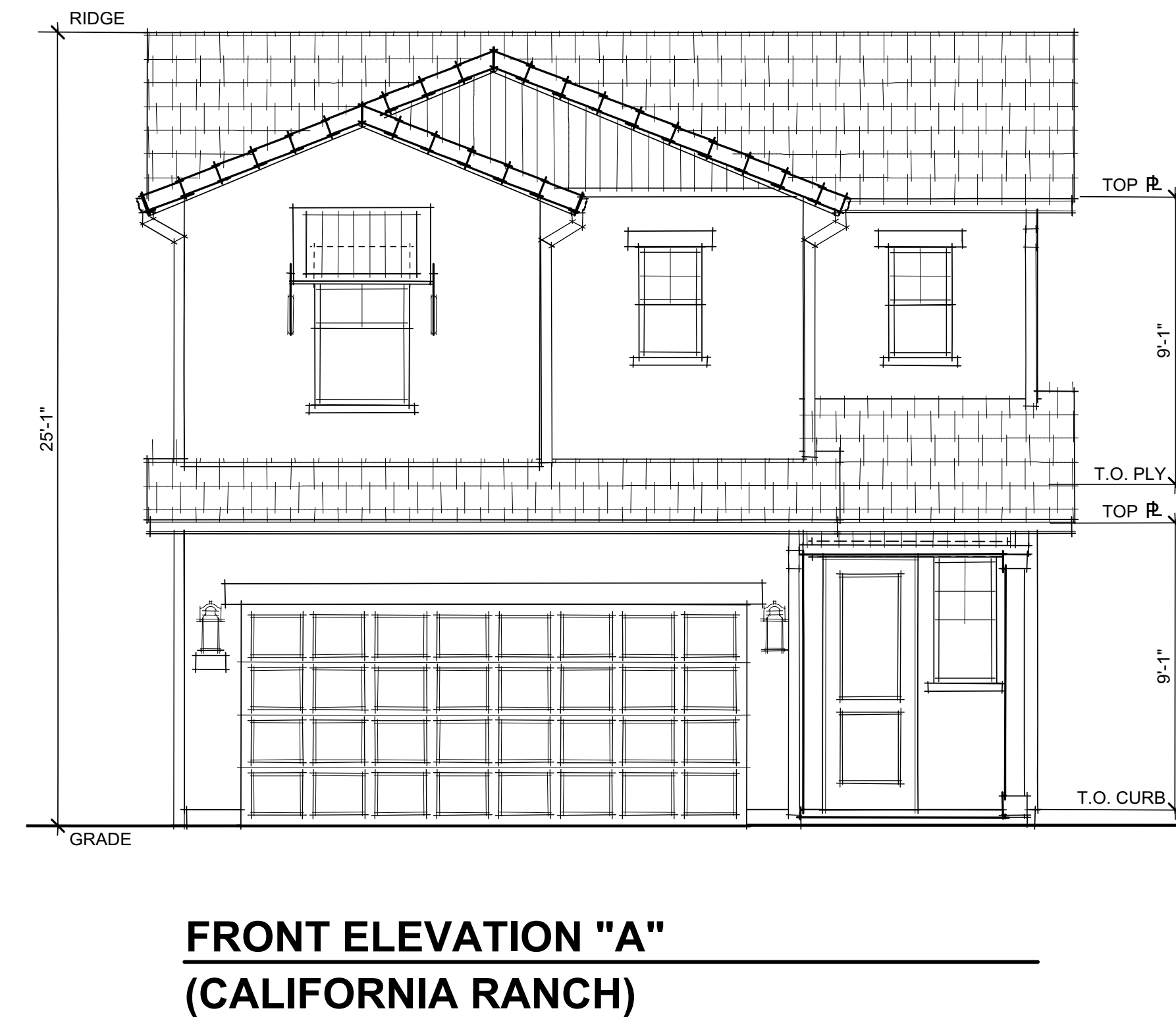
REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"



**FRONT ELEVATION "A"
(CALIFORNIA RANCH)**

**CALIFORNIA RANCH
STYLE**

ROOF

- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- VERTICAL WOOD SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS ON STREET FACADES
- ACCENT METAL ROOF AWNINGS OVER WINDOWS (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 1

**WINDING CREEK VILLAGE C-21
Roseville, California**

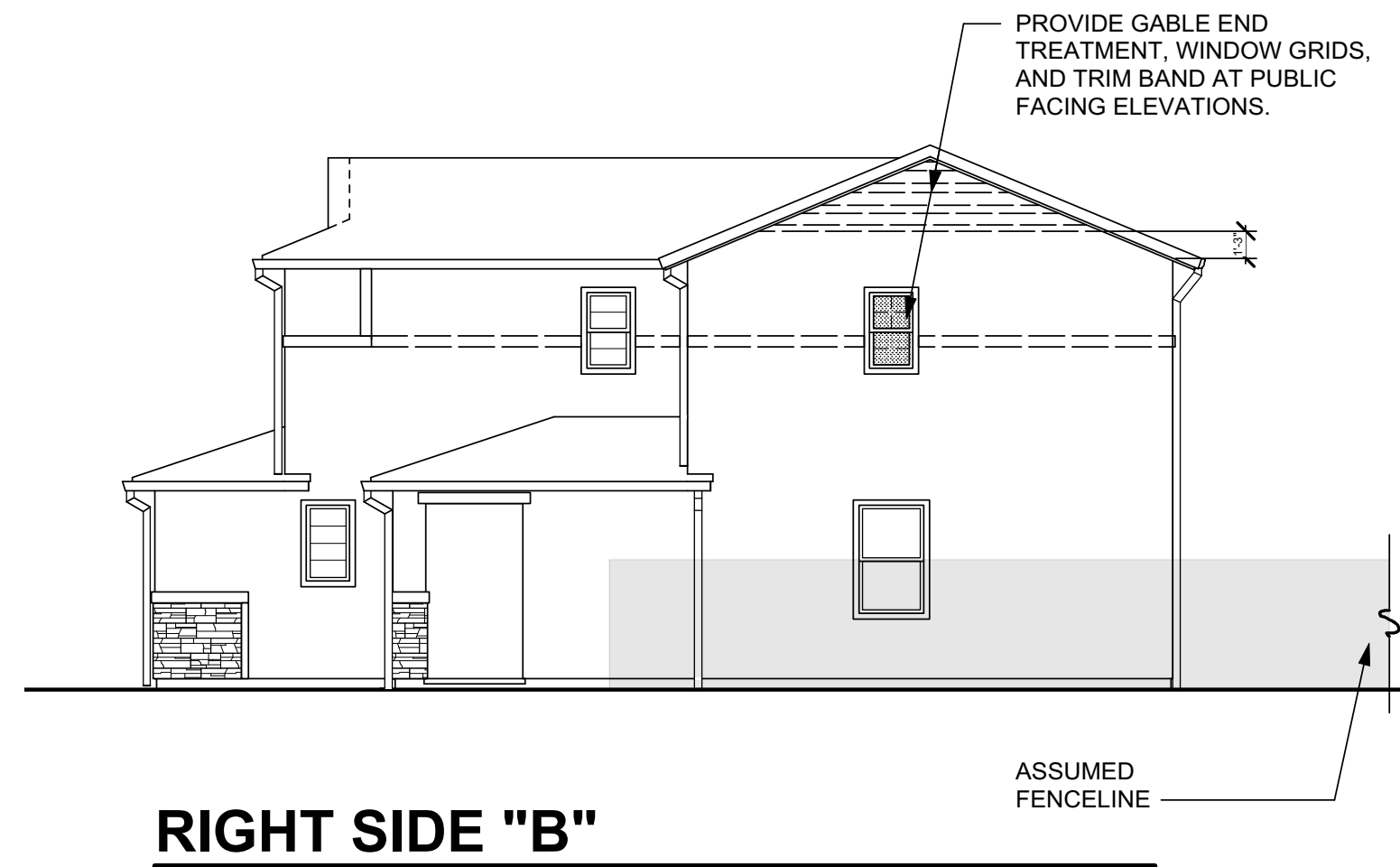


938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

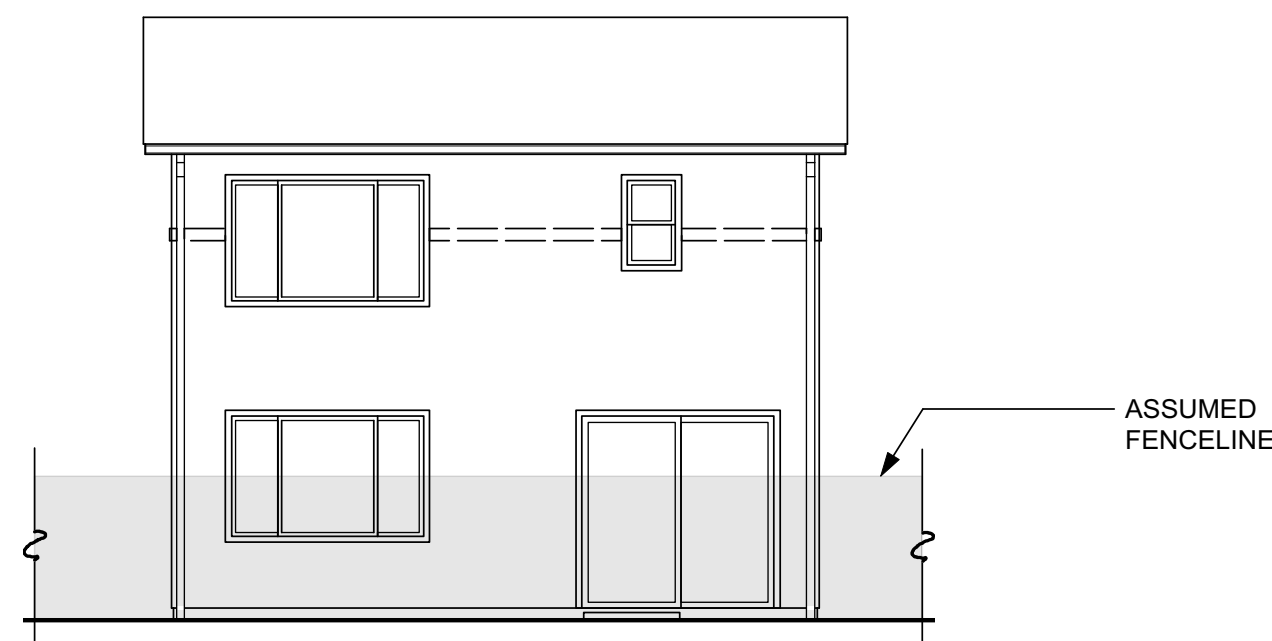


2117 06-24-22

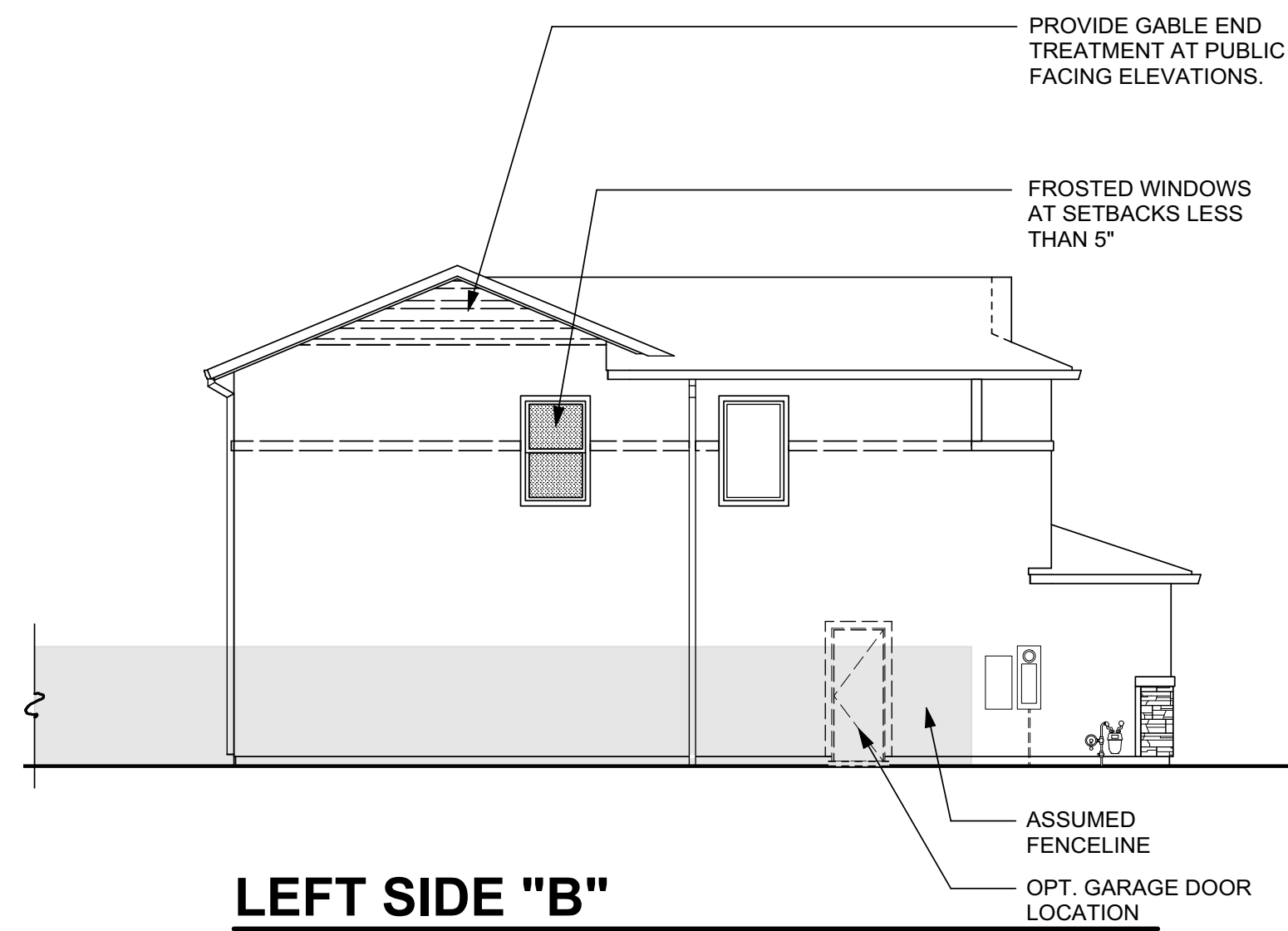
SHEET A-3



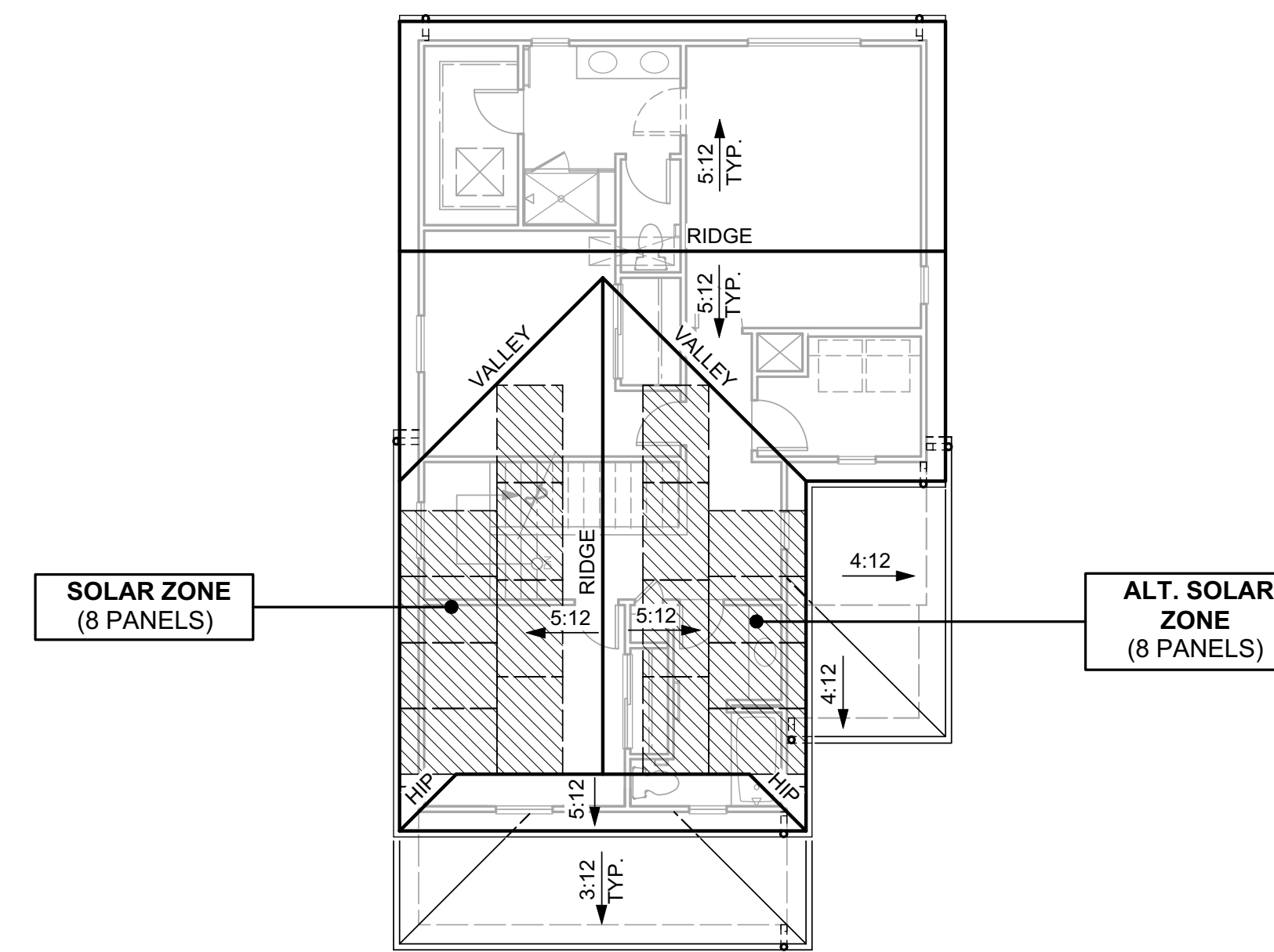
RIGHT SIDE "B"



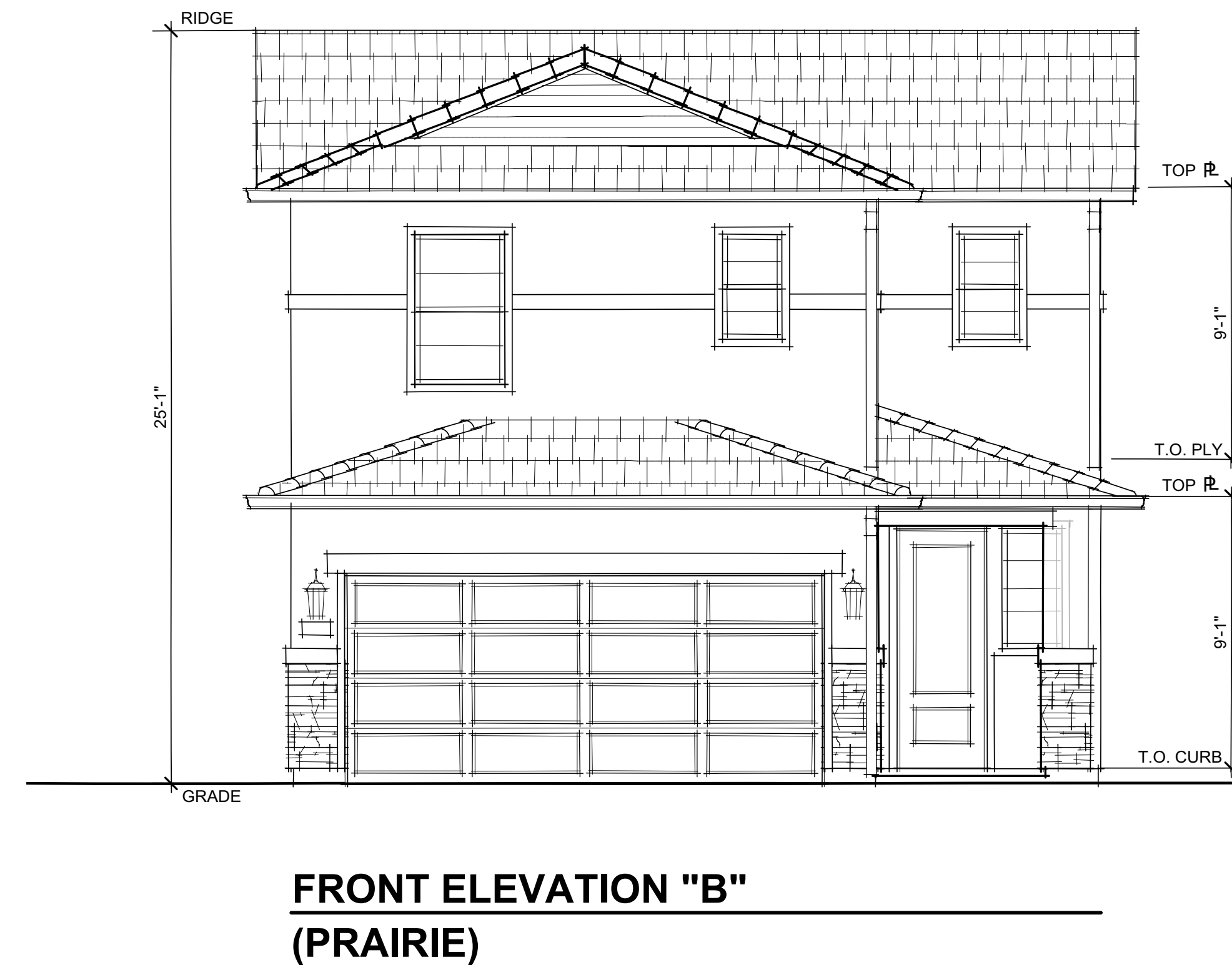
REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"



**FRONT ELEVATION "B"
(PRAIRIE)**

PRAIRIE STYLE

ROOF

- HIP ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING

TRIM

- STUCCO OVER FOAM TRIM
- STUCCO HORIZONTAL TRIM BANDS

FEATURES

- WINDOW GRIDS ON STREET FACADES
- STUCCO WAINSCOT (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- DECORATIVE RECESSED PANEL SHUTTERS

ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 1

WINDING CREEK VILLAGE C-21
Roseville, California

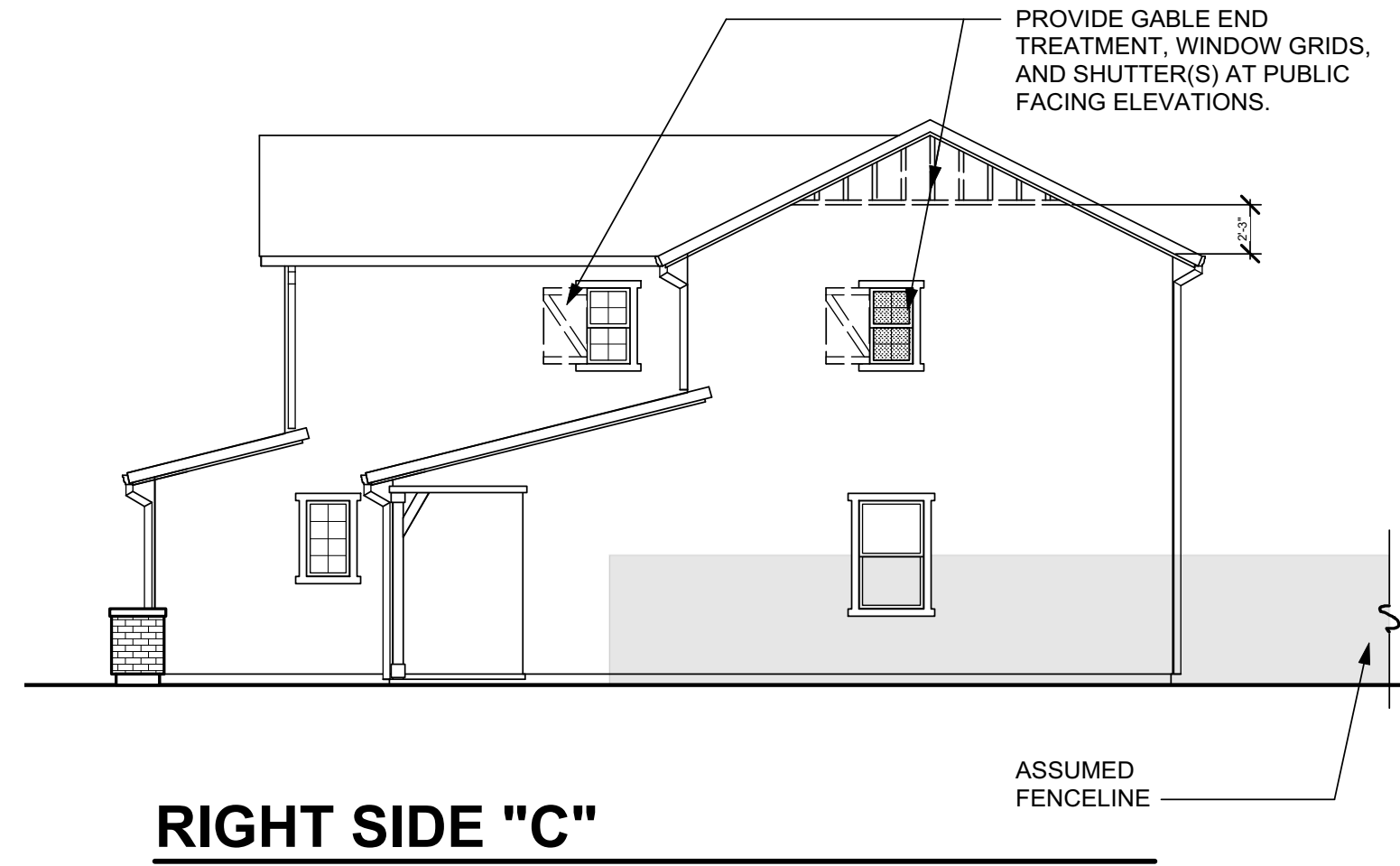


938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

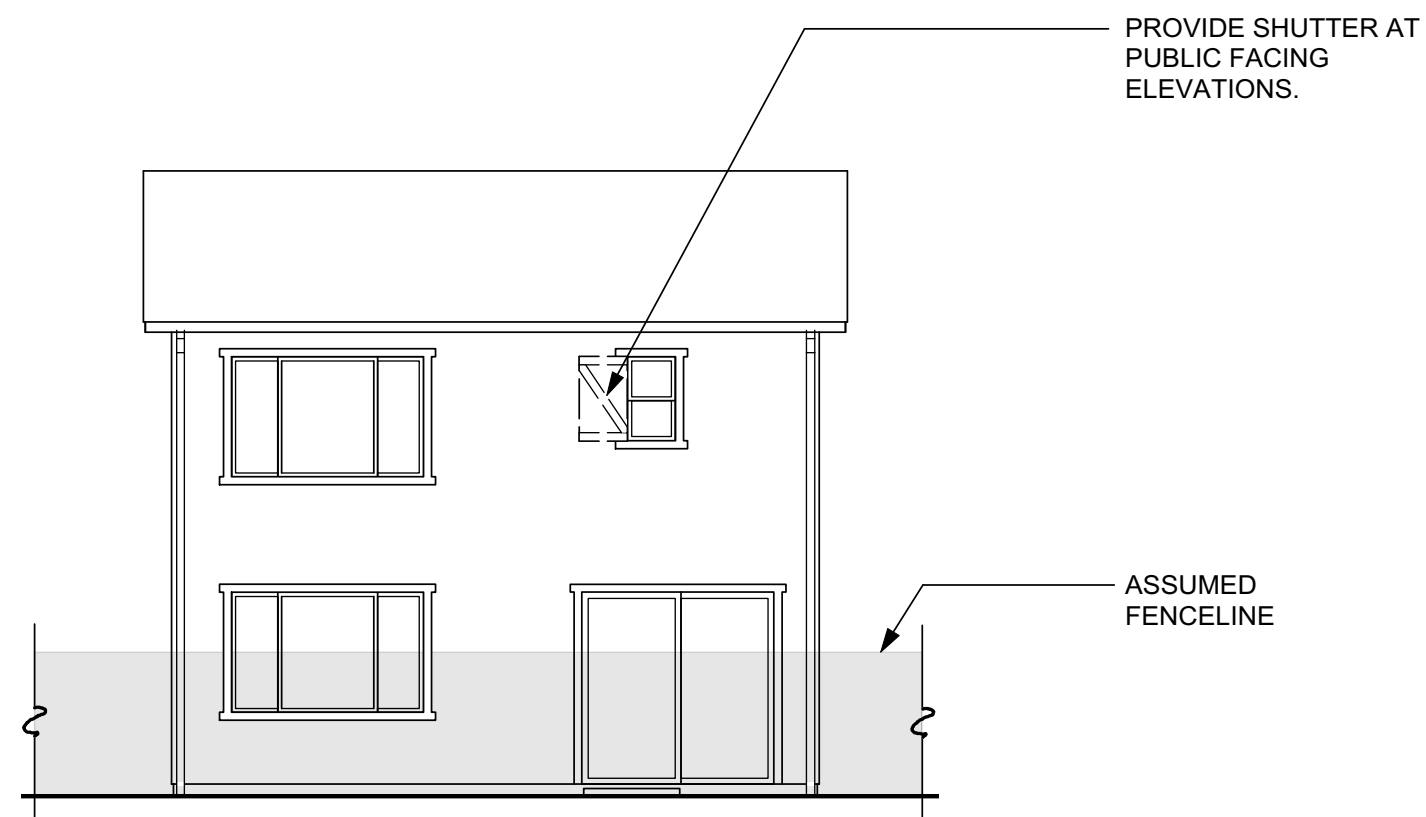


2117 06-24-22

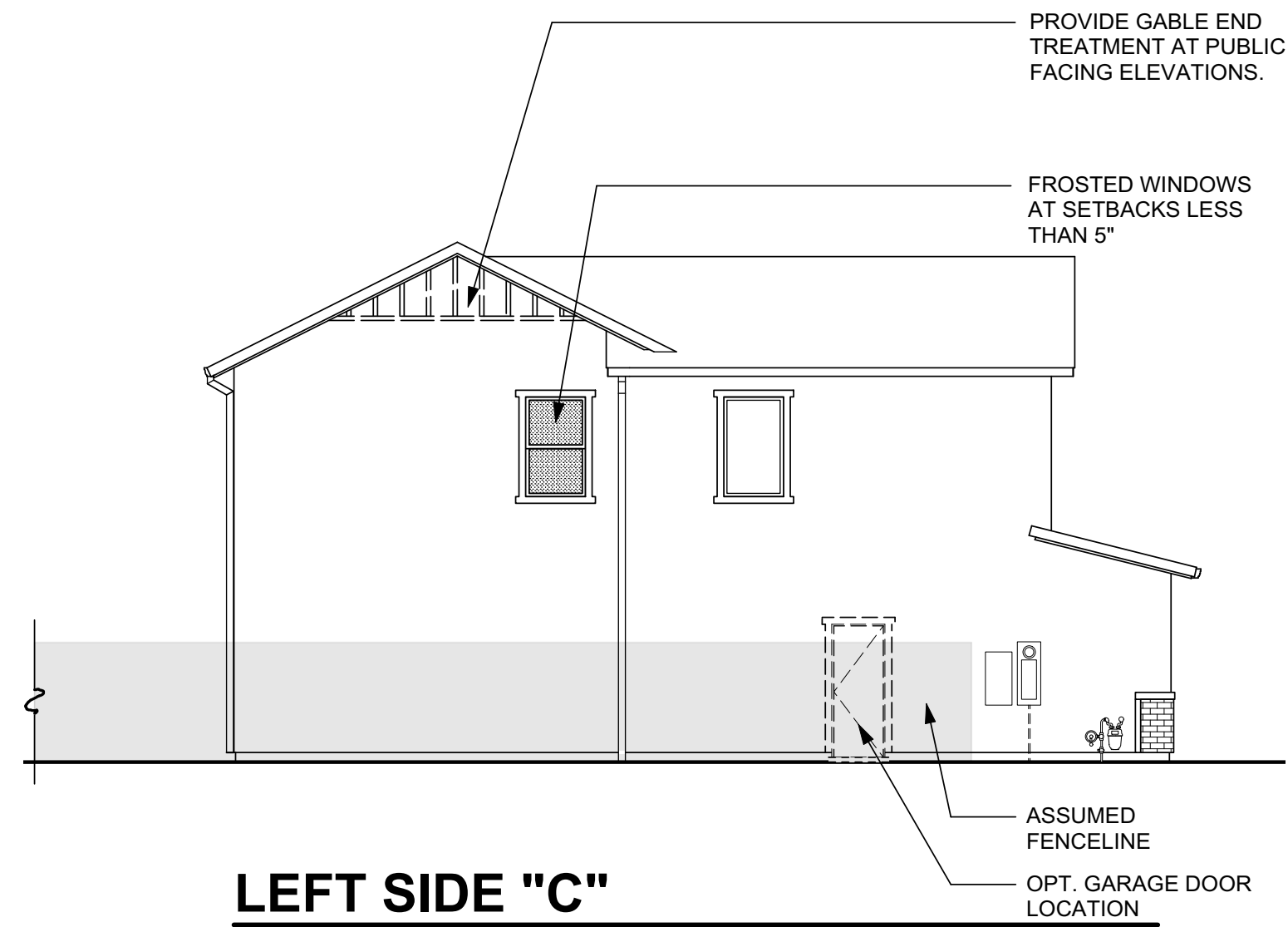
SHEET A-4



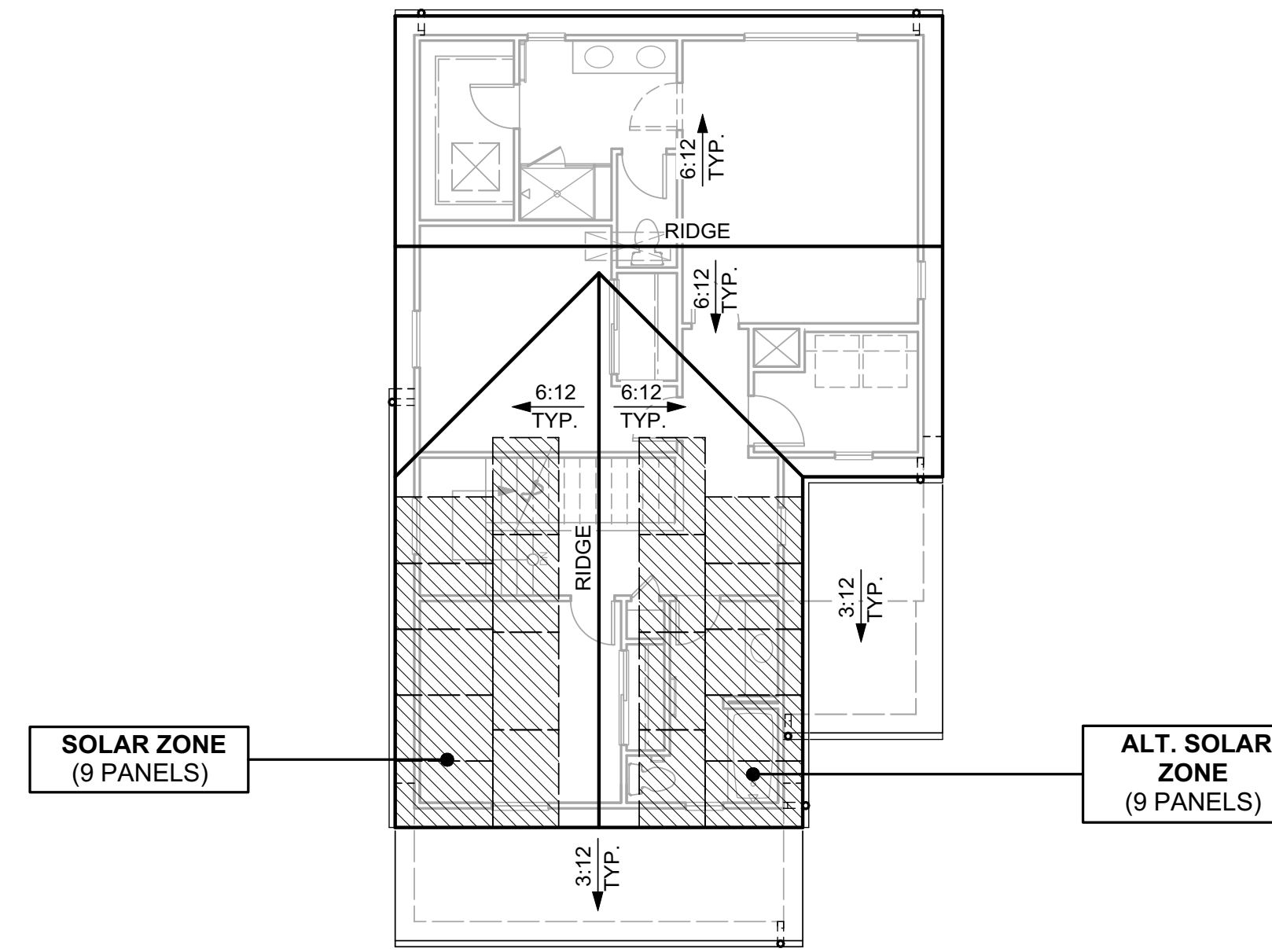
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"



**FRONT ELEVATION "C"
(FARMHOUSE)**

FARMHOUSE STYLE

ROOF

- GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- HORIZONTAL LAP SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM
- WOOD TRIM AT VERTICAL SIDING

FEATURES

- WINDOW GRIDS ON STREET FACADES
- DECORATIVE ENTRY POSTS (WHERE OCCURS)
- GABLE END OUTLOOKERS (WHERE OCCURS)
- BRICK WAINSCOT (WHERE OCCURS)
- DECORATIVE PLANK & BATTEN SHUTTERS
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 1

**WINDING CREEK VILLAGE C-21
Roseville, California**

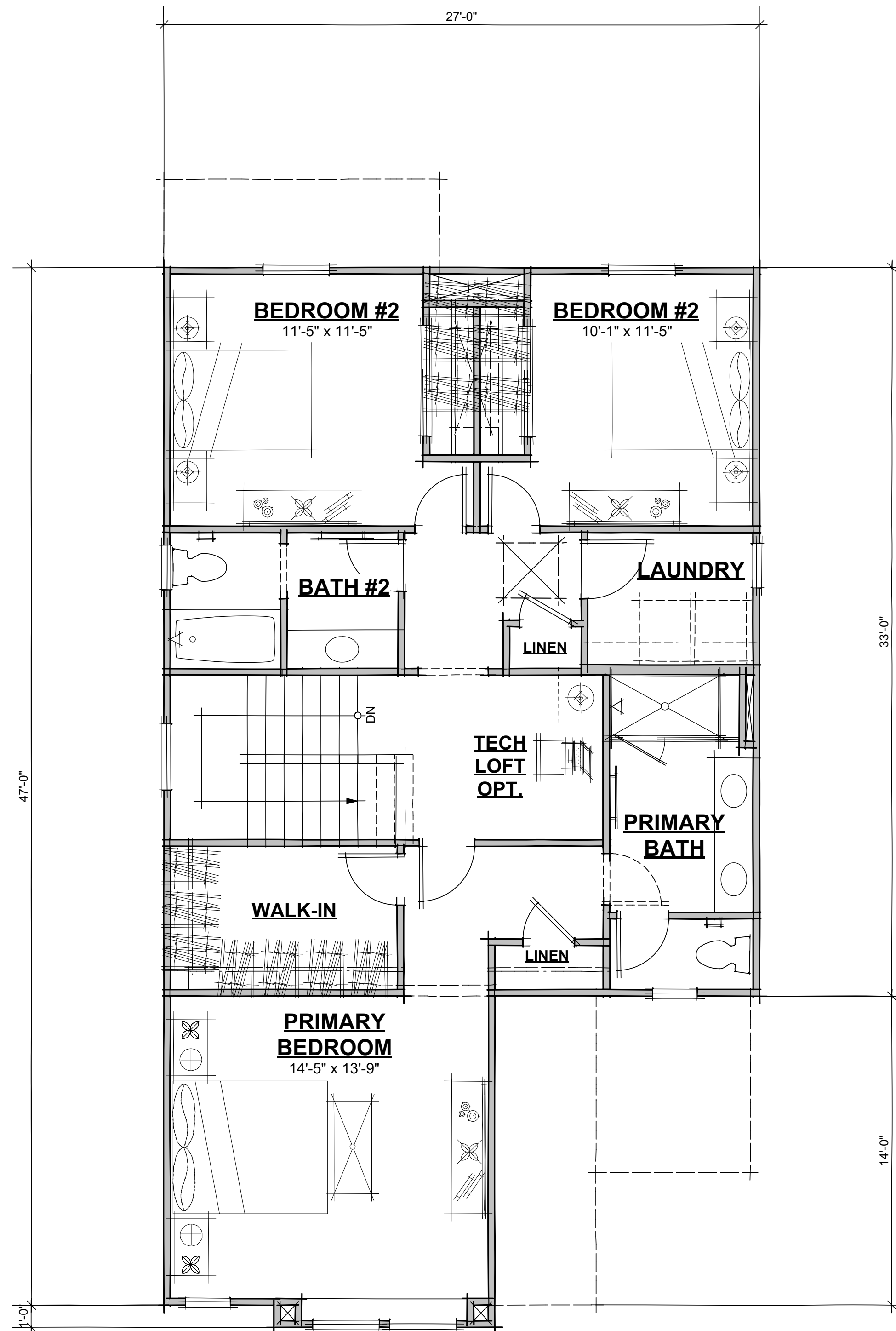


938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

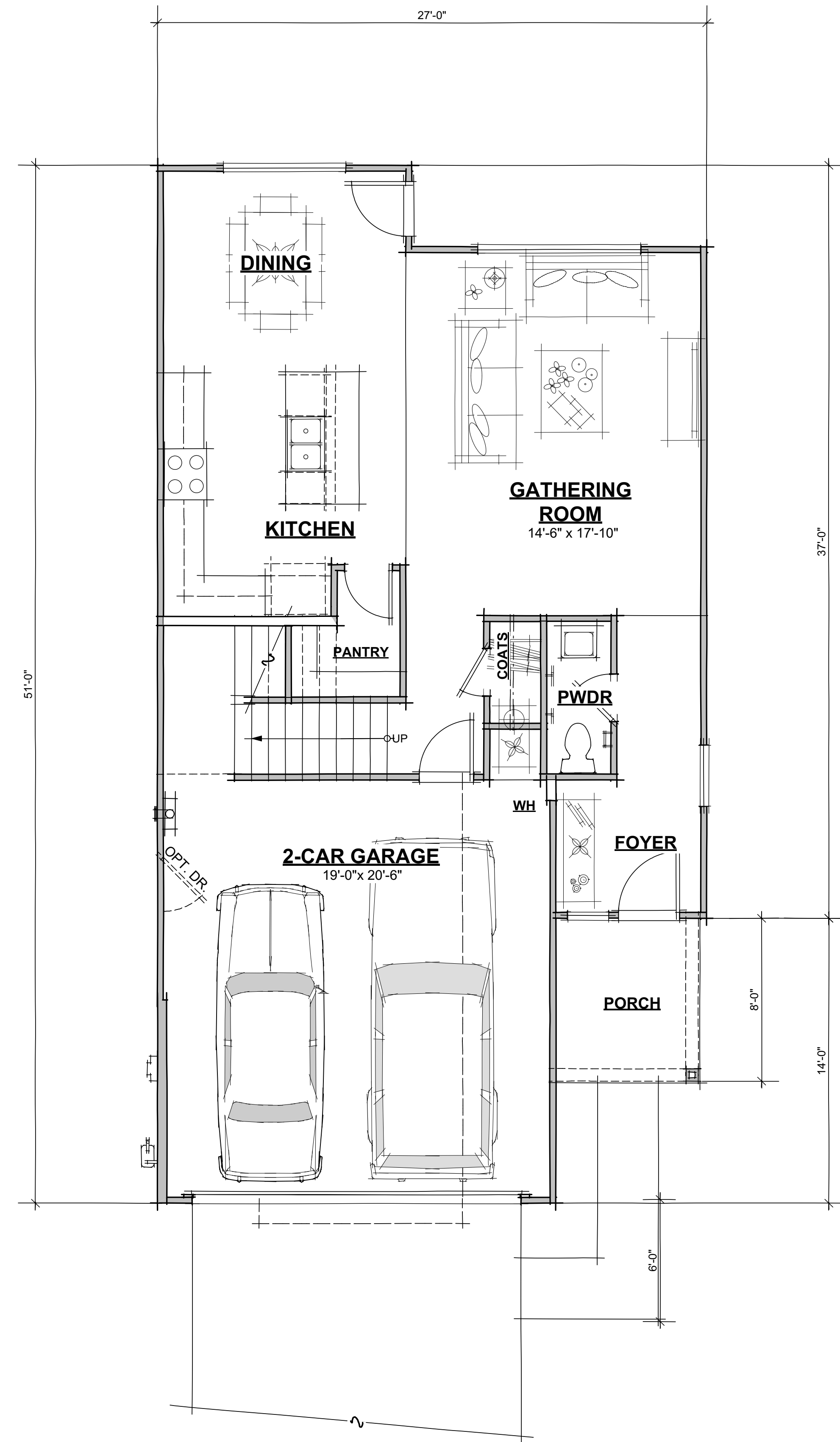


2117 06-24-22

SHEET A-5



SECOND FLOOR PLAN (1100 S.F.)



FIRST FLOOR PLAN (732 S.F.; 1832 TOTAL S.F.)



FRONT ELEVATION "A"
(CALIFORNIA RANCH)

Scheme 2



FRONT ELEVATION "B"
(PRAIRIE)

Scheme 4



FRONT ELEVATION "C"
(FARMHOUSE)

Scheme 7

PLAN 2

WINDING CREEK
Roseville, California

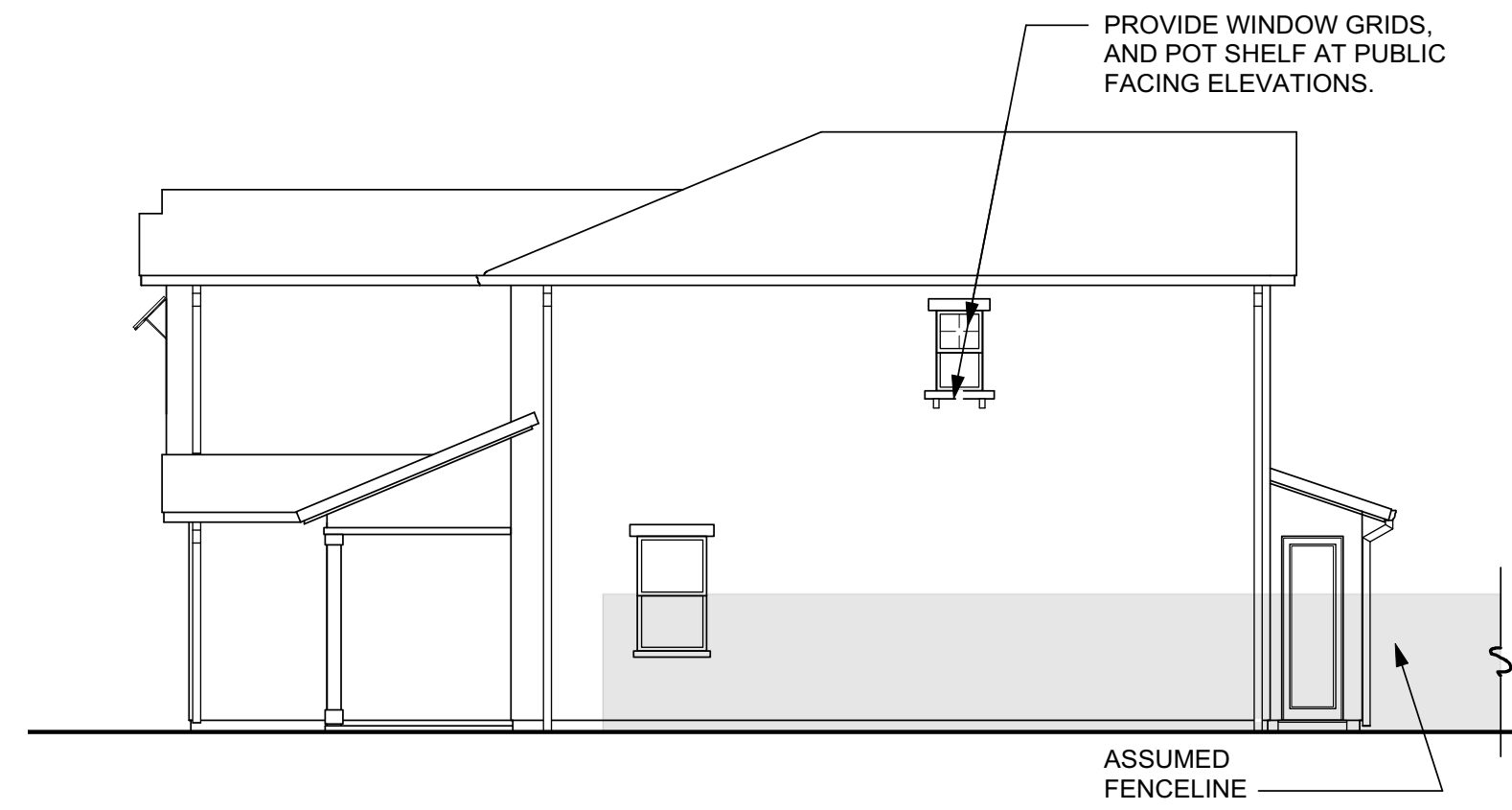


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Benicia, CA 94510
Phone: (707) 746-6586

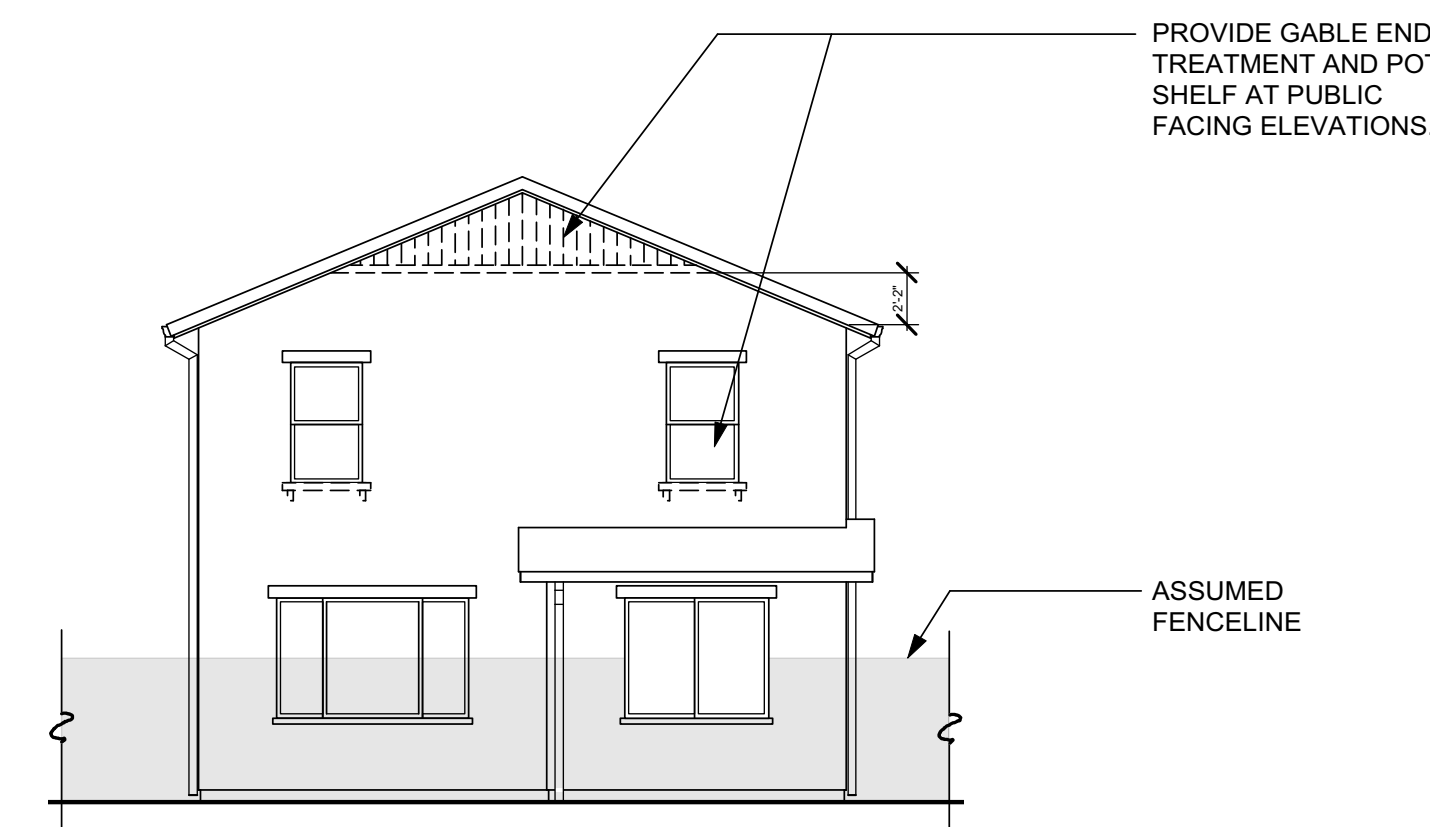


2117 06-24-22

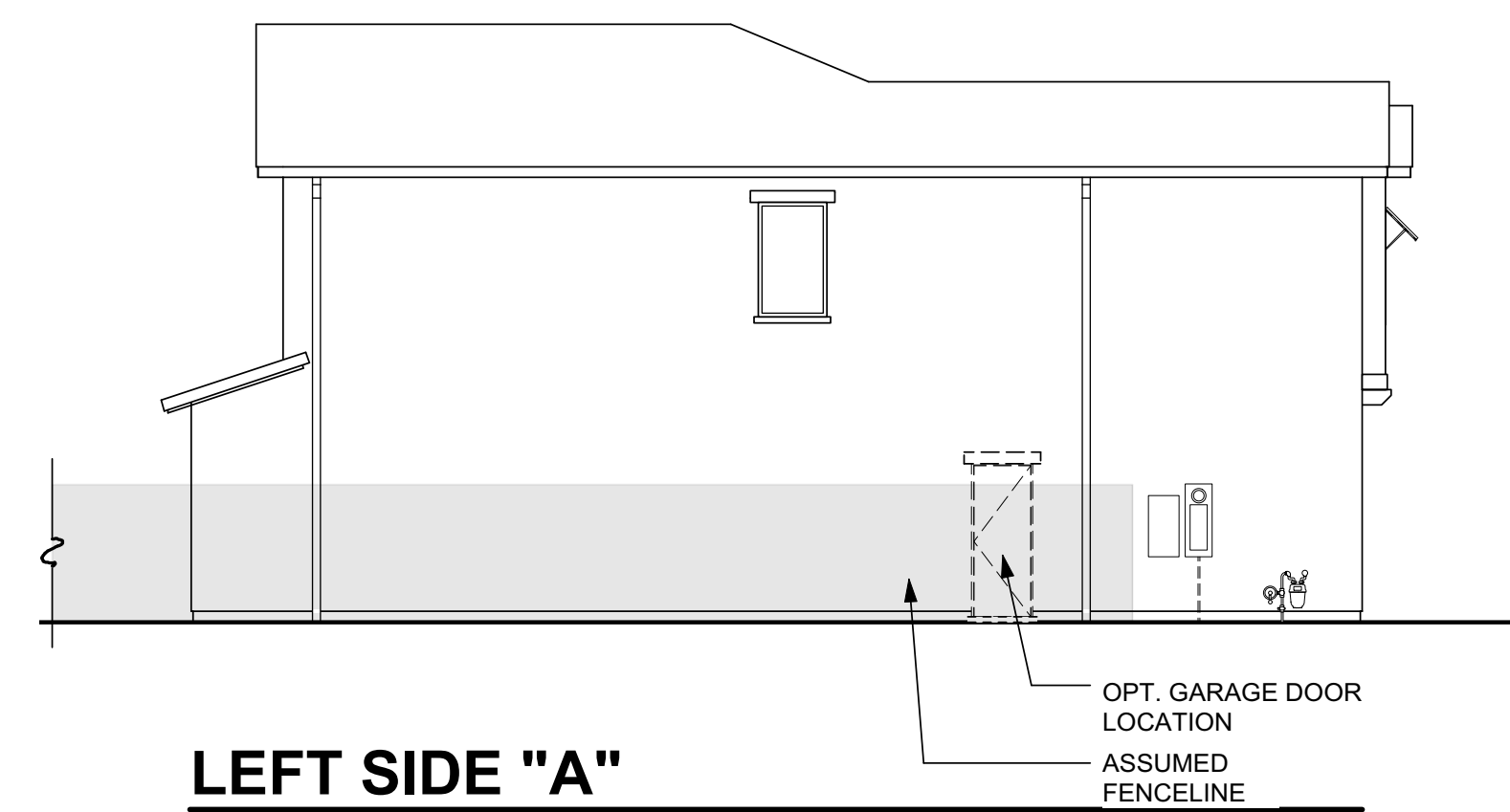
SHEET A-7



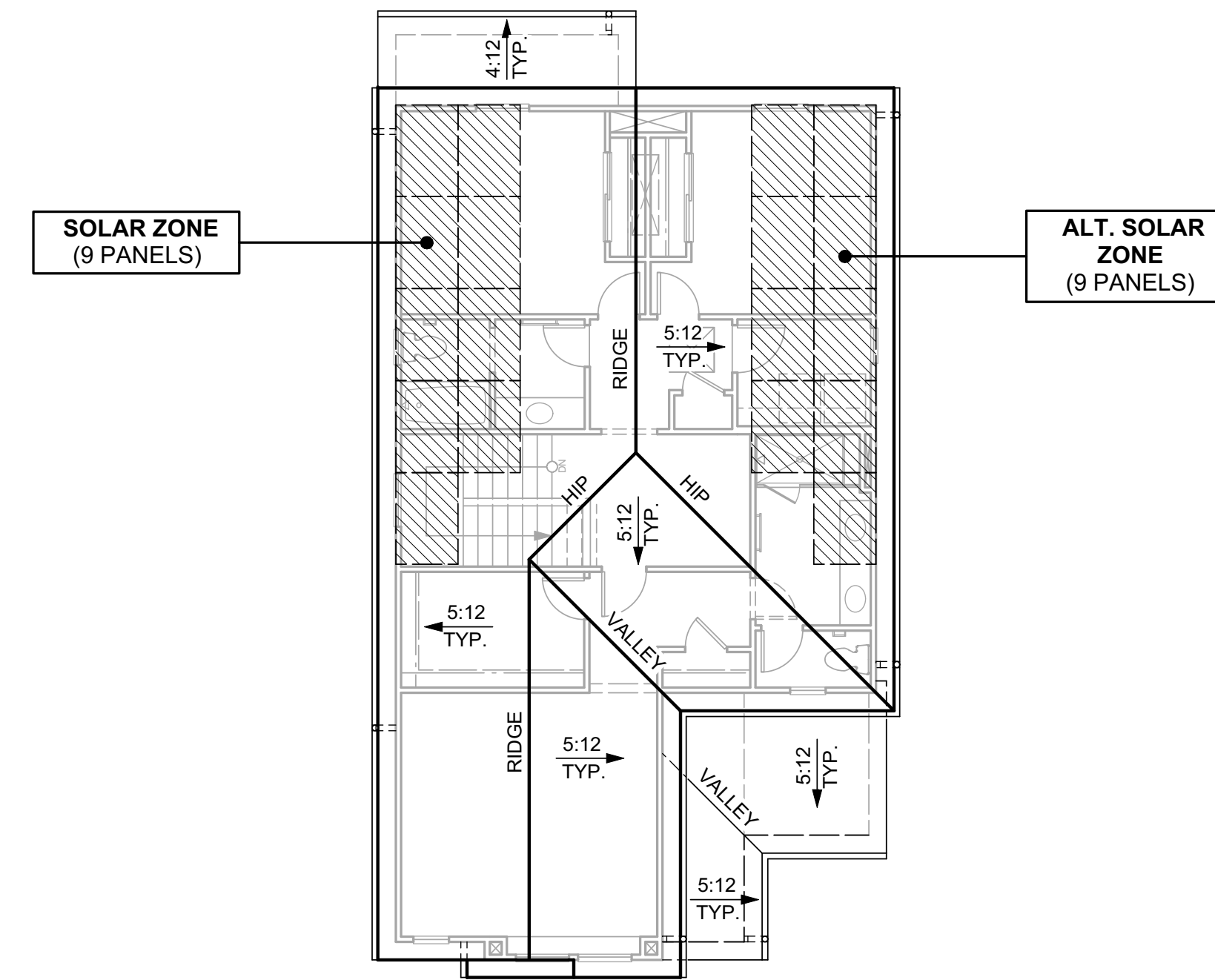
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"



**FRONT ELEVATION "A"
(CALIFORNIA RANCH)**

CALIFORNIA RANCH THEMES

ROOF

- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- VERTICAL WOOD SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS ON STREET FACADES
- ACCENT METAL ROOF AWNINGS OVER WINDOWS (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 2

**WINDING CREEK VILLAGE C-21
Roseville, California**

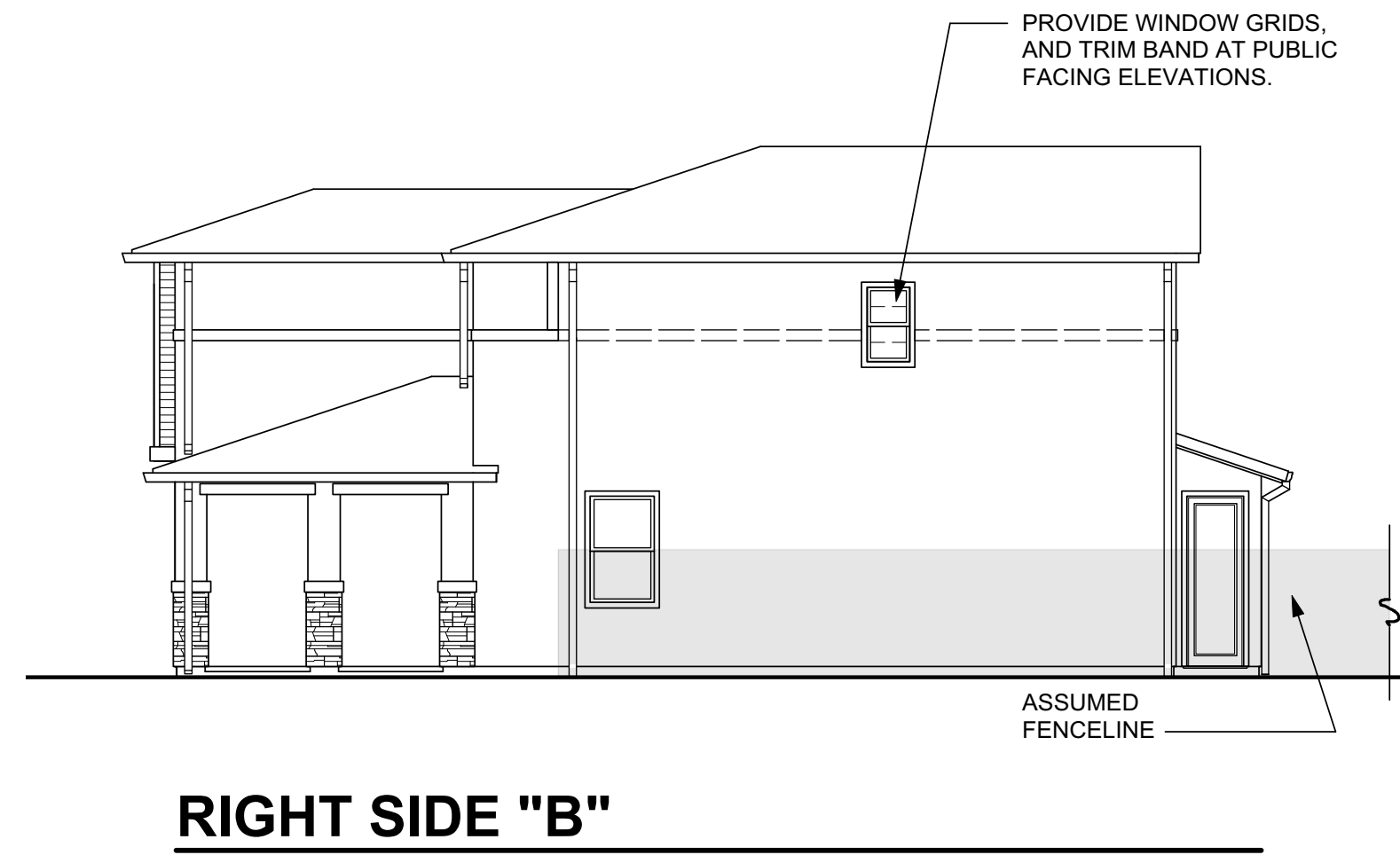


938 Tyler Street #101
Benicia, CA 94510
Phone: (707) 746-6586

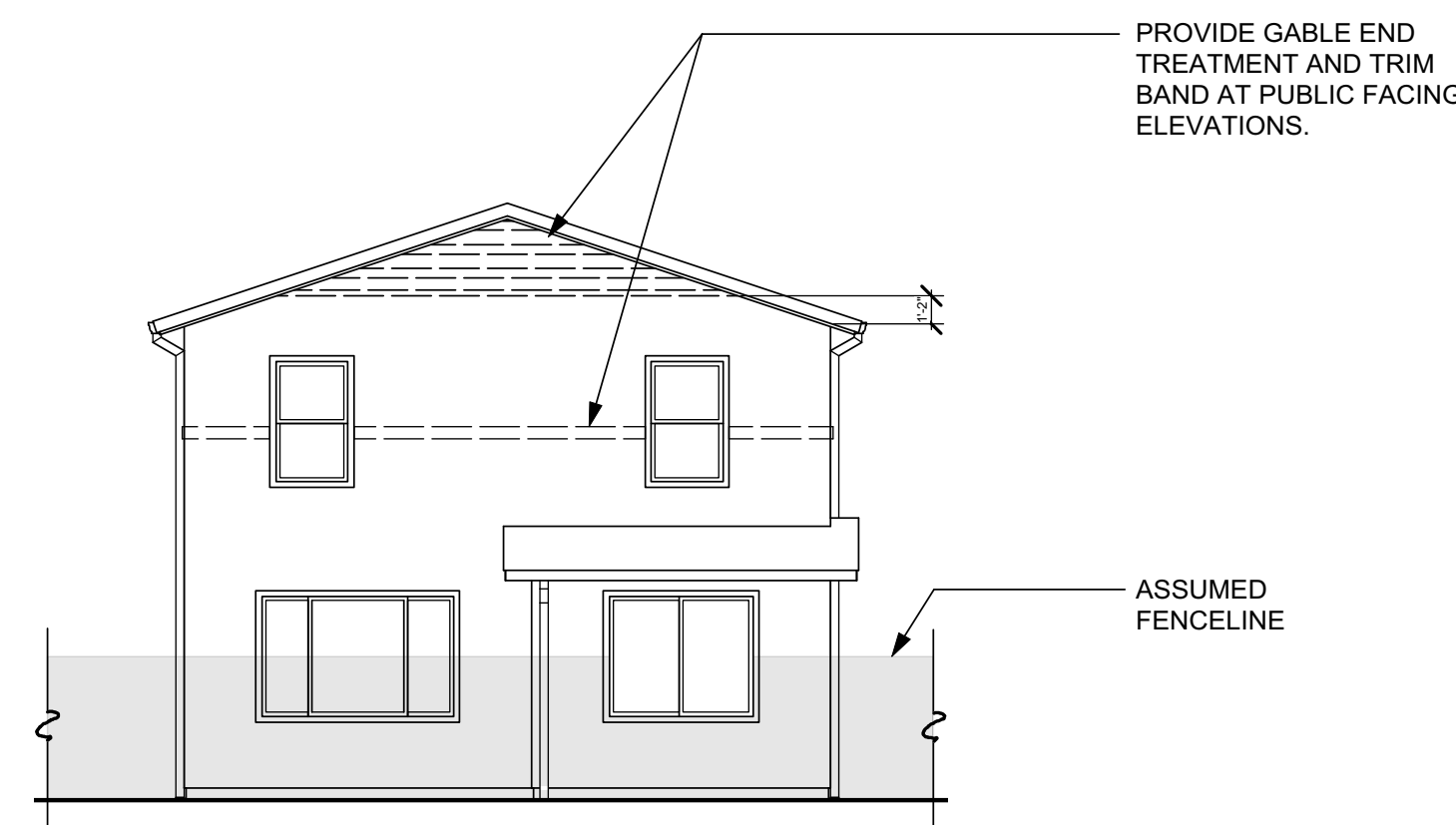


2117 06-24-22

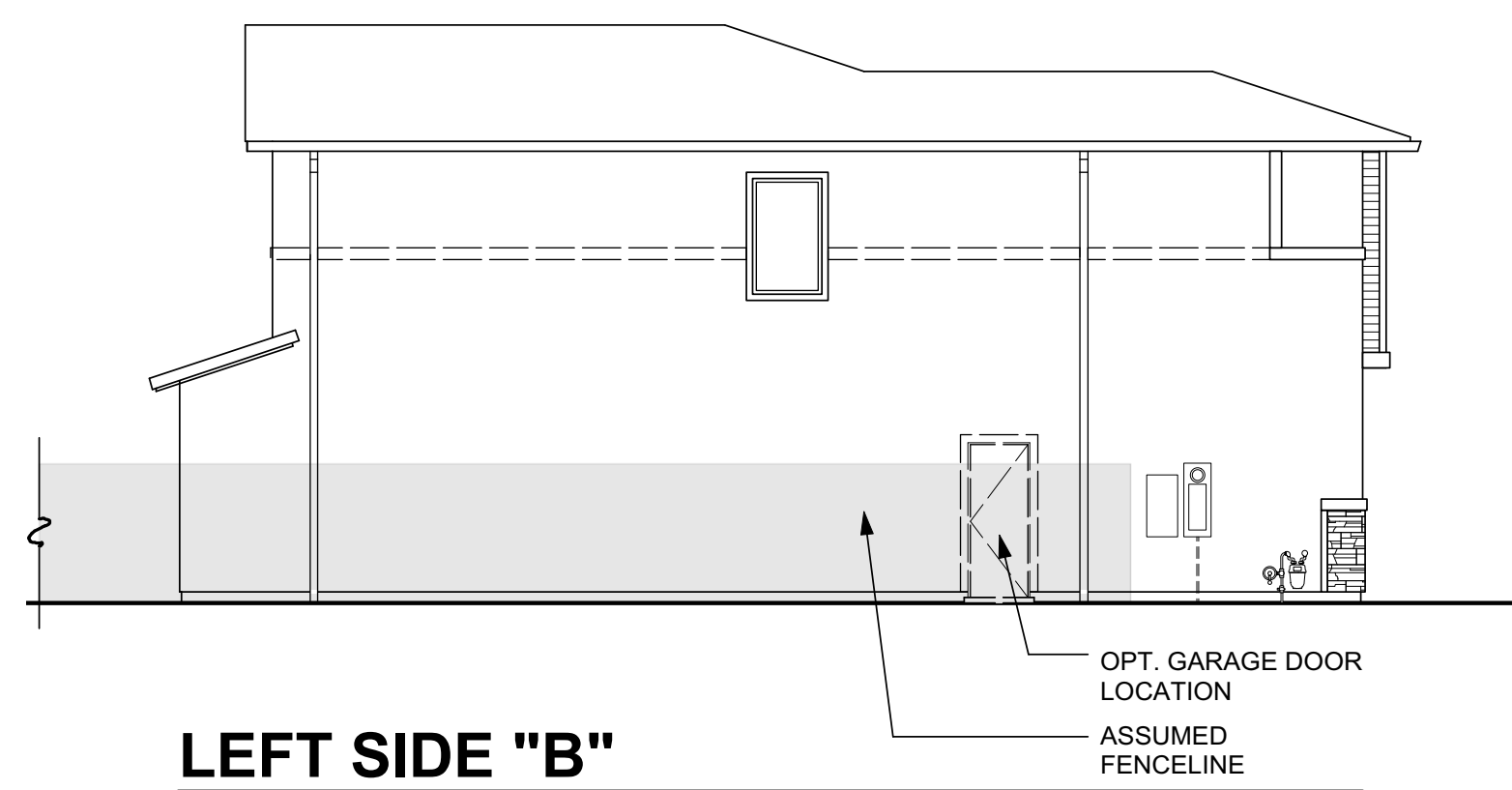
SHEET A-8



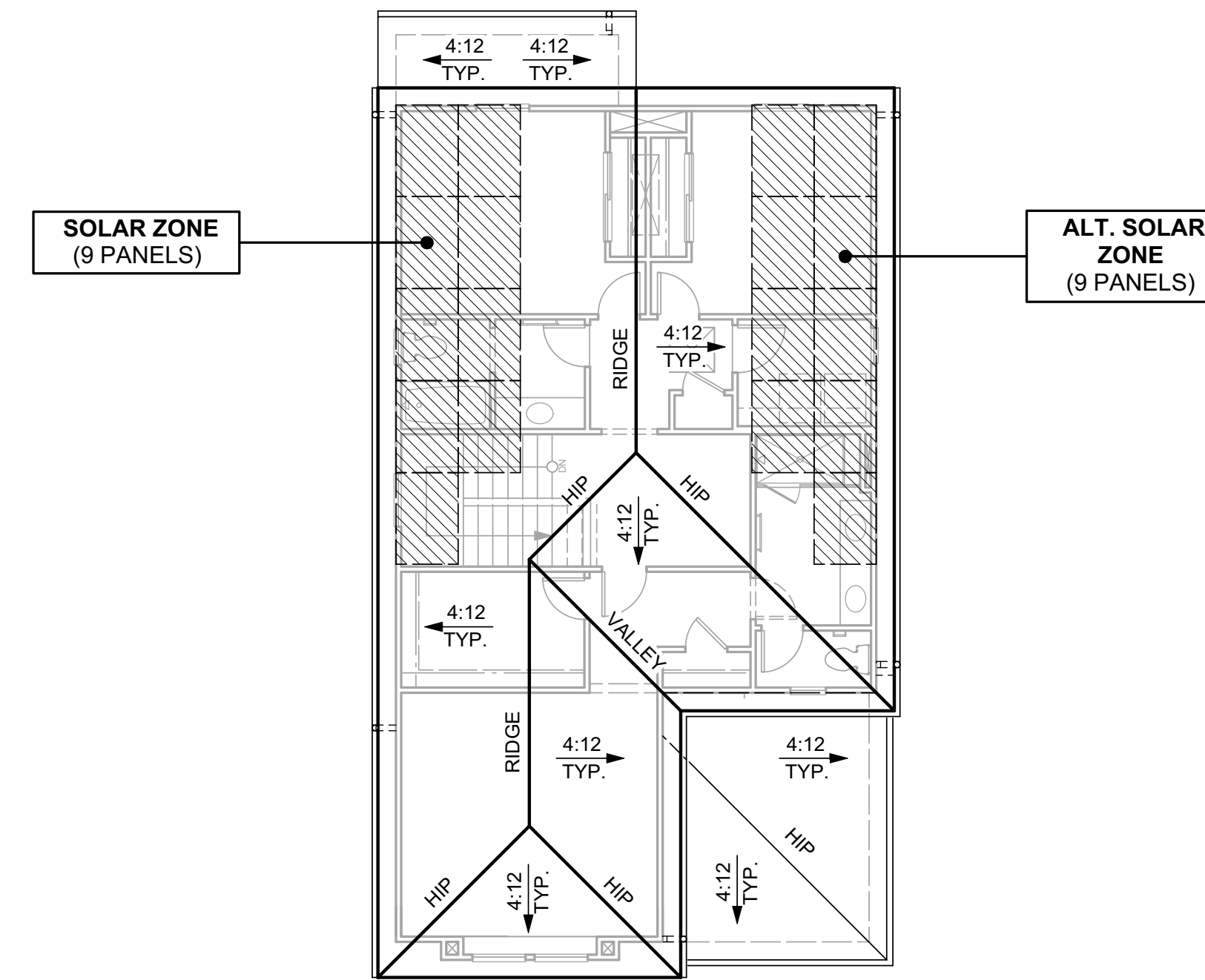
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"



FRONT ELEVATION "B"
(PRAIRIE)

PRAIRIE THEMES

ROOF

- HIP ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING

TRIM

- STUCCO OVER FOAM TRIM
- STUCCO HORIZONTAL TRIM BANDS

FEATURES

- WINDOW GRIDS ON STREET FACADES
- STUCCO WAINSCOT (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- DECORATIVE RECESSED PANEL SHUTTERS

ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 2

WINDING CREEK VILLAGE C-21
Roseville, California

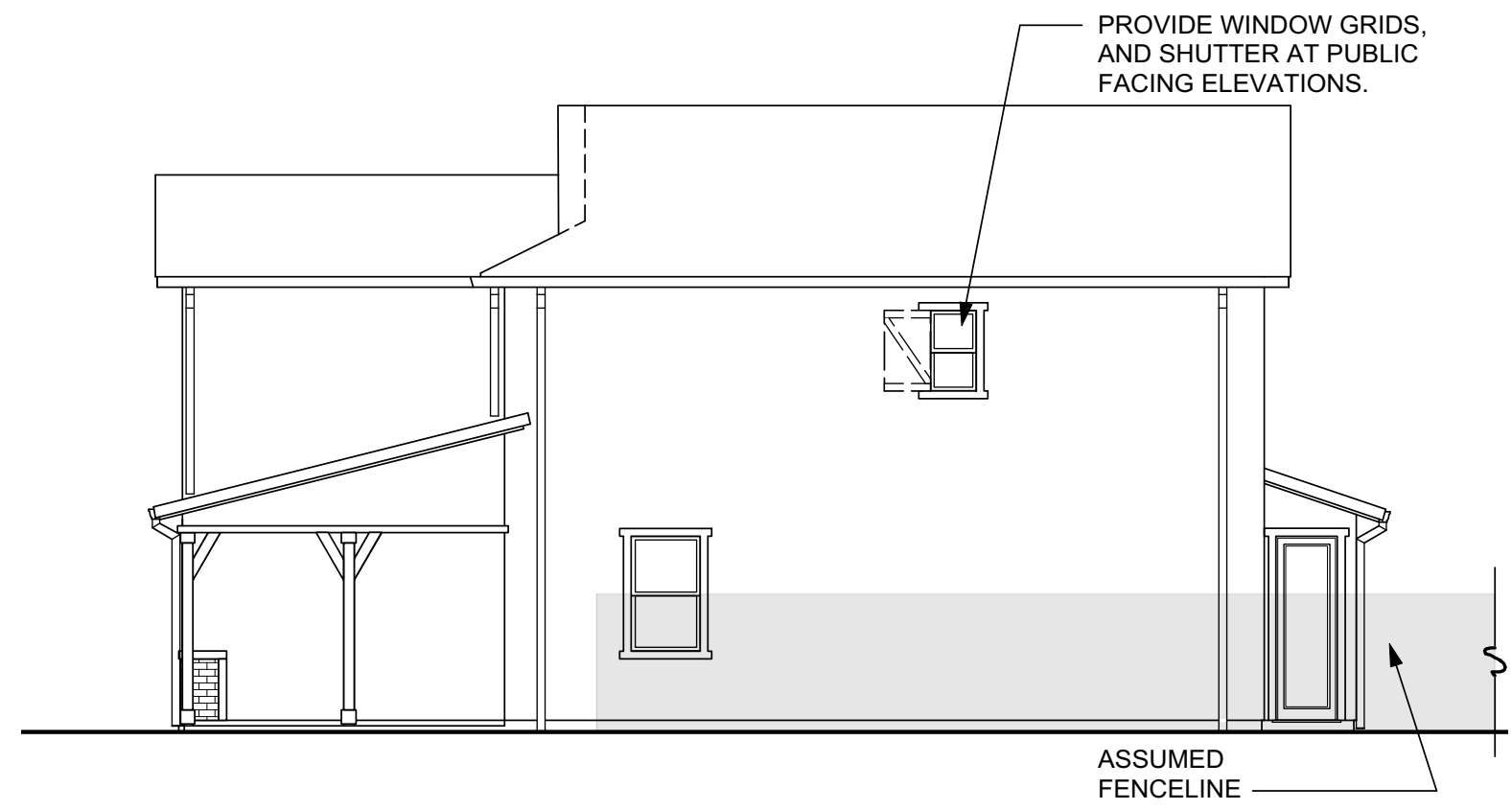


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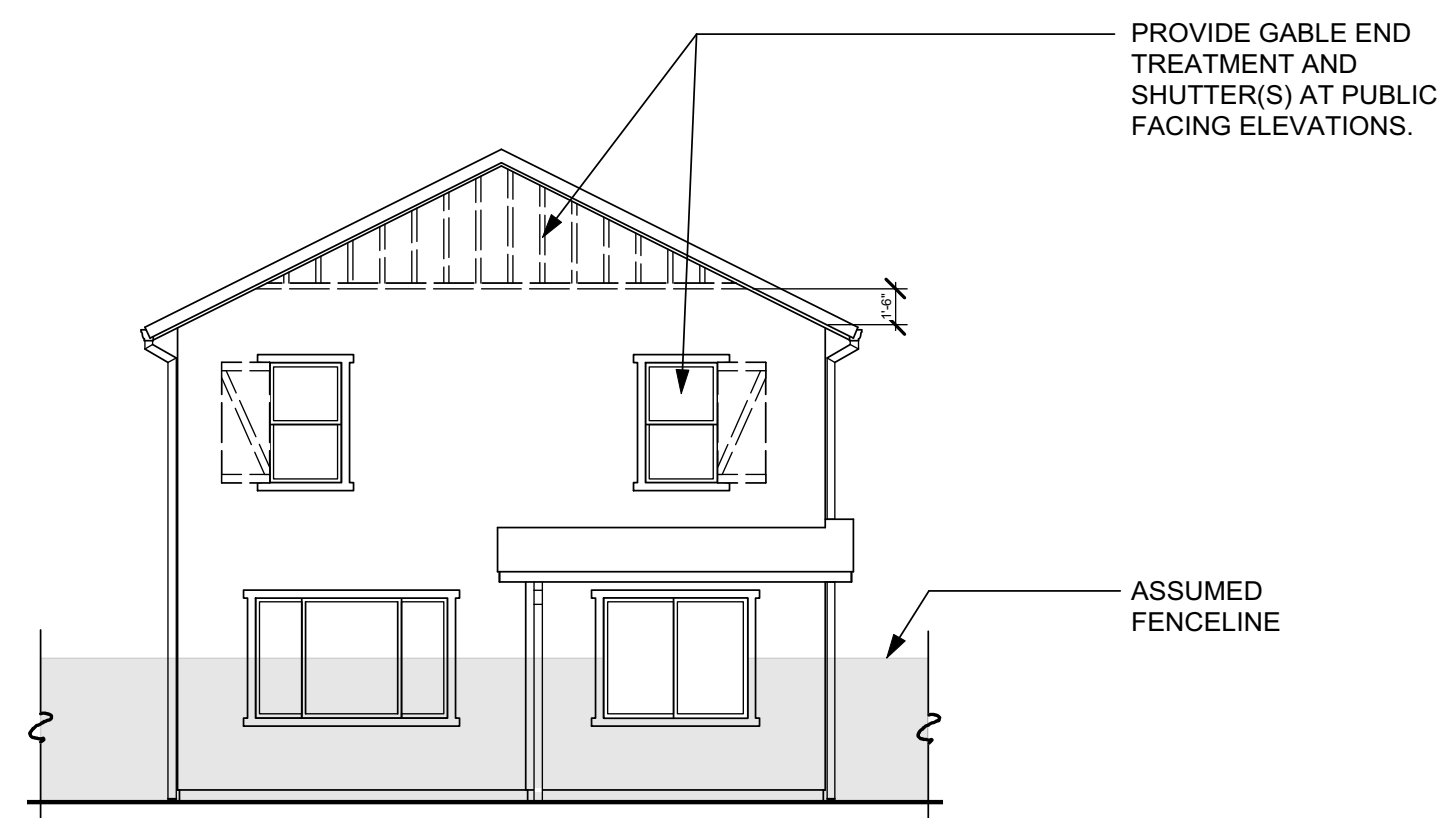


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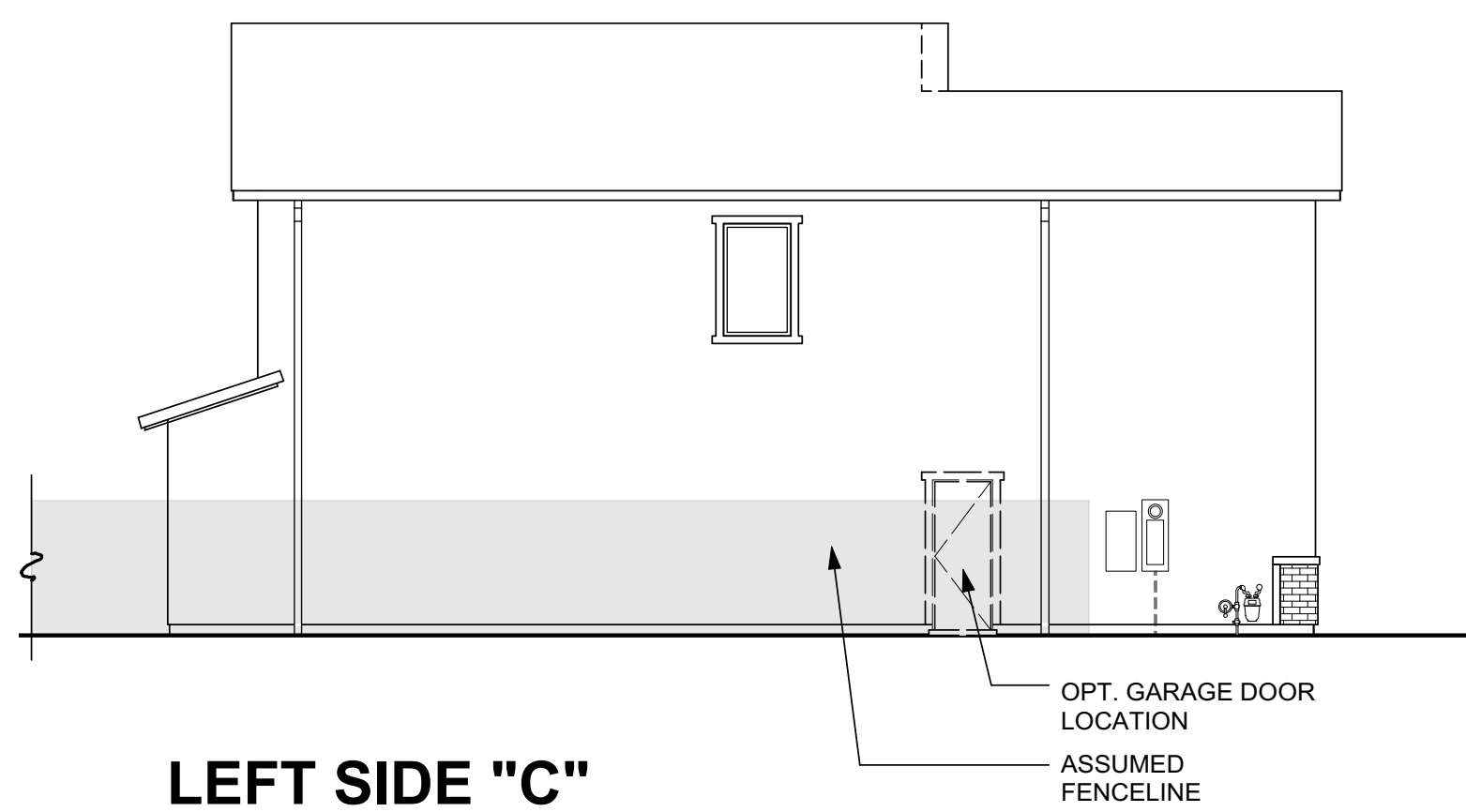
SHEET A-9



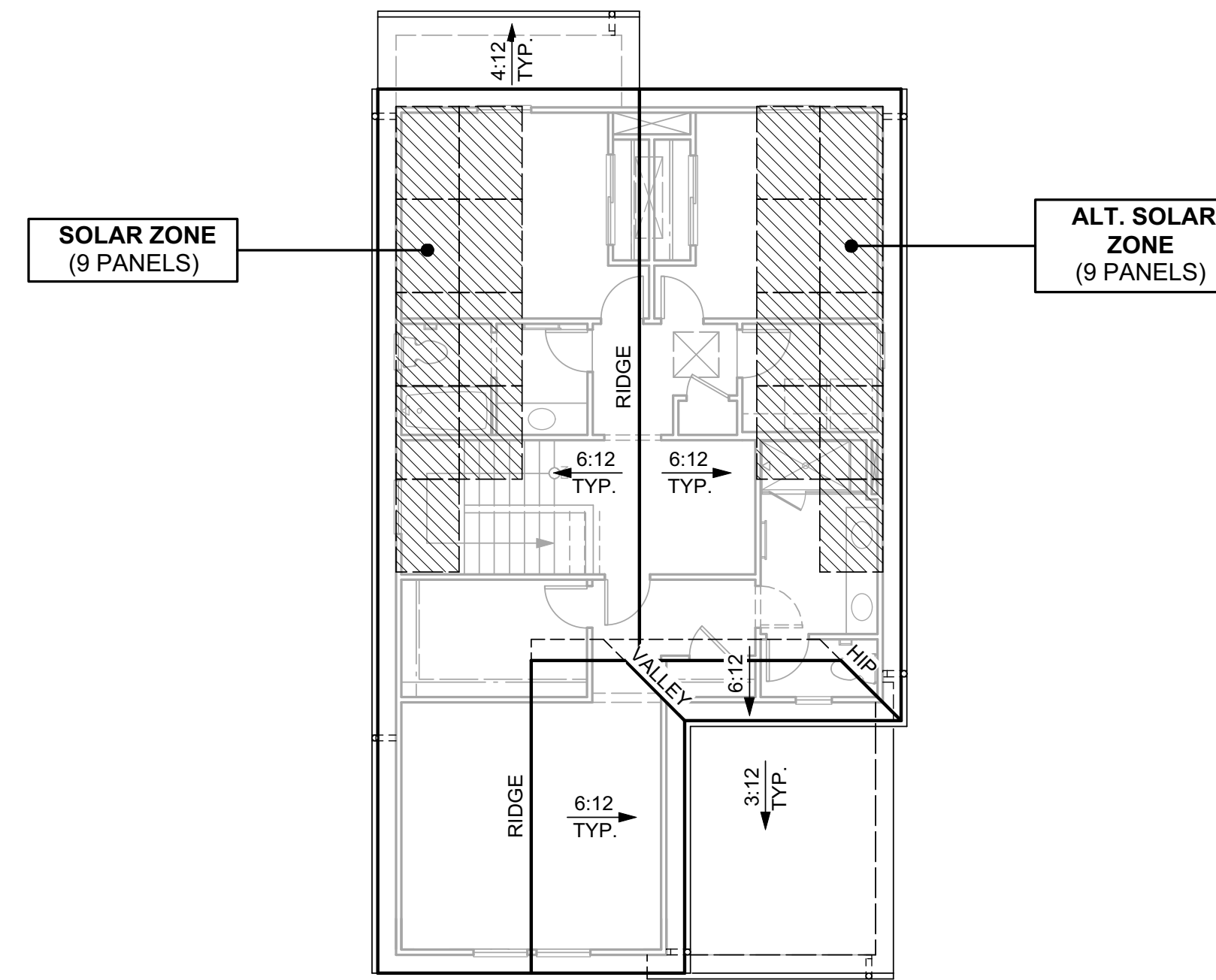
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"



**FRONT ELEVATION "C"
(FARMHOUSE)**

FARMHOUSE THEMES

ROOF

- GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- HORIZONTAL LAP SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM
- WOOD TRIM AT VERTICAL SIDING

FEATURES

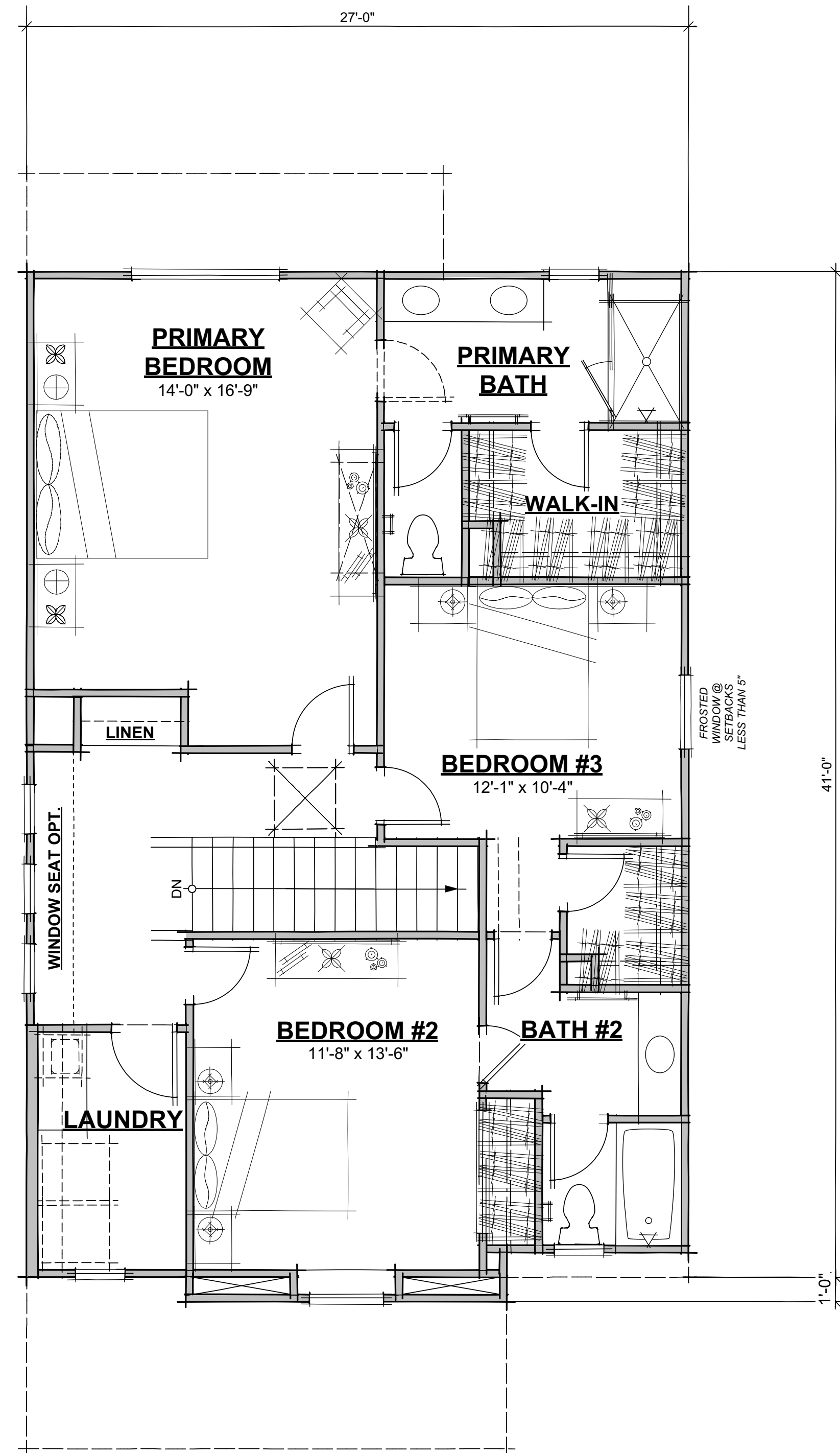
- WINDOW GRIDS ON STREET FACADES
- DECORATIVE ENTRY POSTS (WHERE OCCURS)
- GABLE END OUTLOOKERS (WHERE OCCURS)
- BRICK WAINSCOT (WHERE OCCURS)
- DECORATIVE PLANK & BATTEN SHUTTERS
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

ENHANCED ELEVATIONS

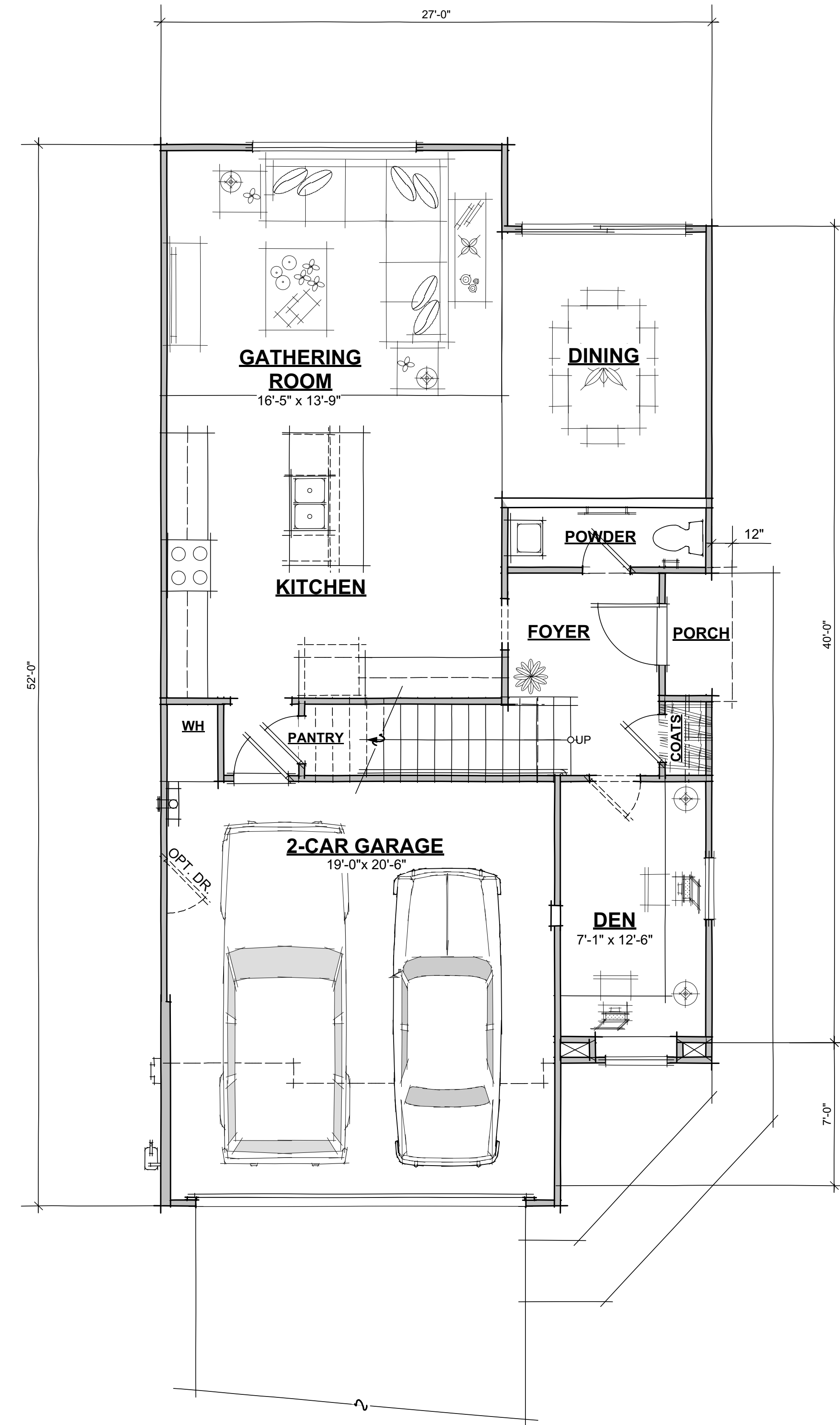
- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 2

WINDING CREEK VILLAGE C-21
Roseville, California



SECOND FLOOR PLAN (1107 S.F.)



FIRST FLOOR PLAN (834 S.F.; 1941 TOTAL S.F.)



FRONT ELEVATION "A"
(CALIFORNIA RANCH)

Scheme 3



FRONT ELEVATION "B"
(PRAIRIE)

Scheme 5



FRONT ELEVATION "C"
(FARMHOUSE)

Scheme 9

PLAN 3

WINDING CREEK
Roseville, California

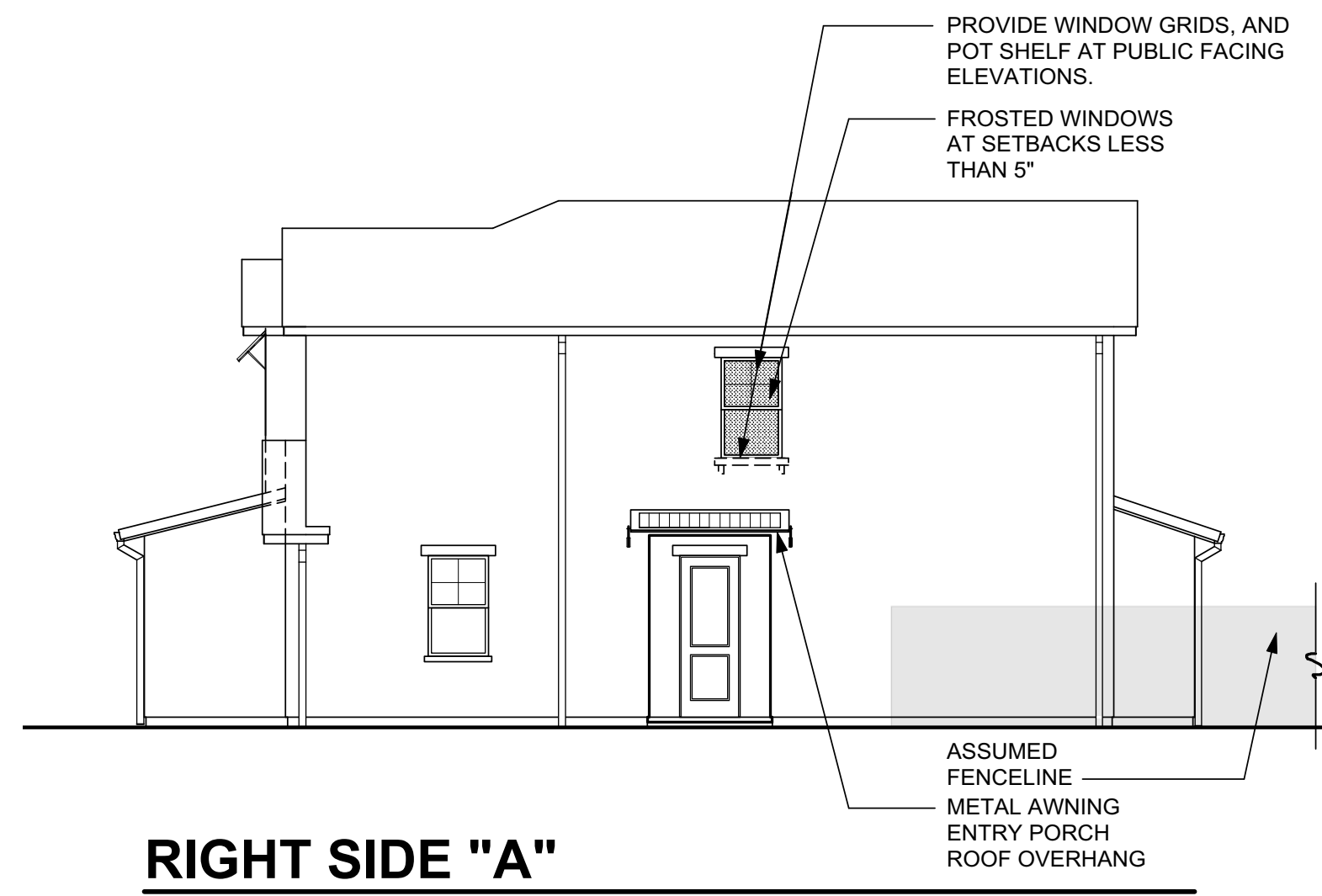


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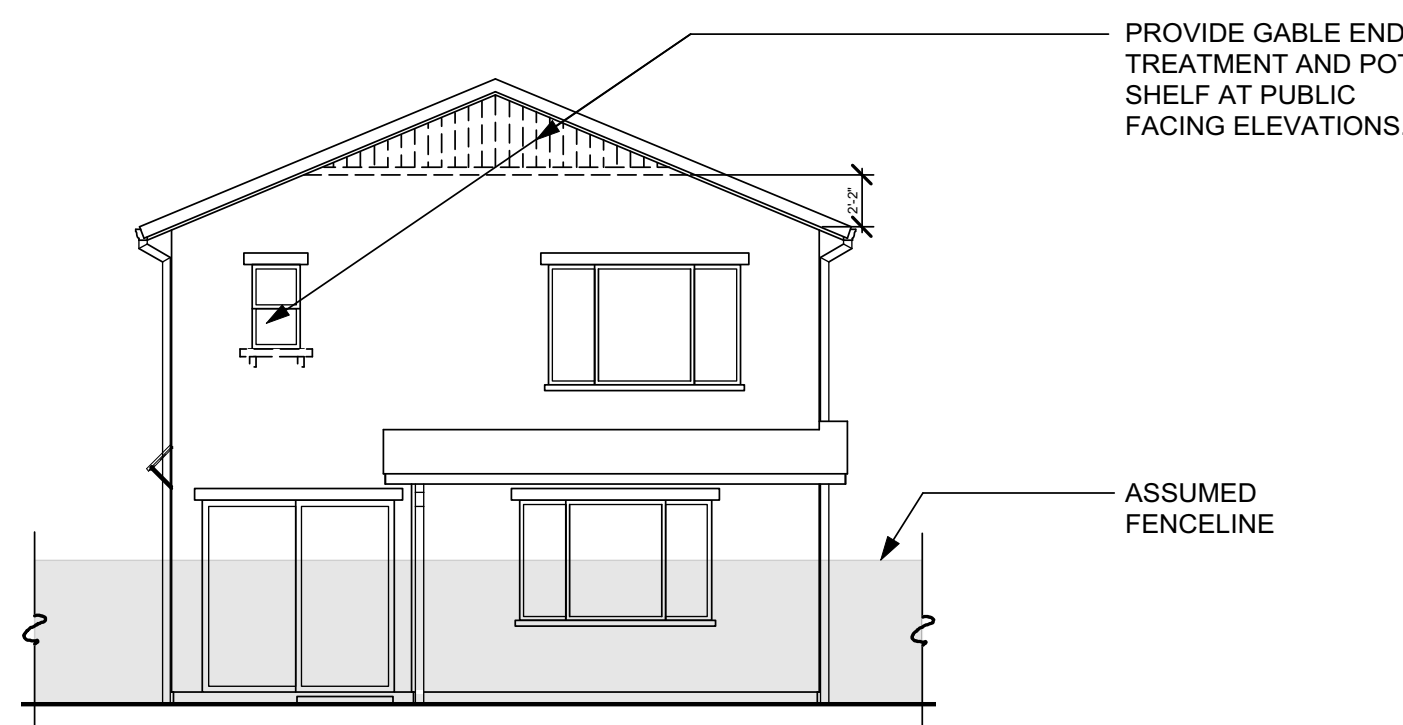


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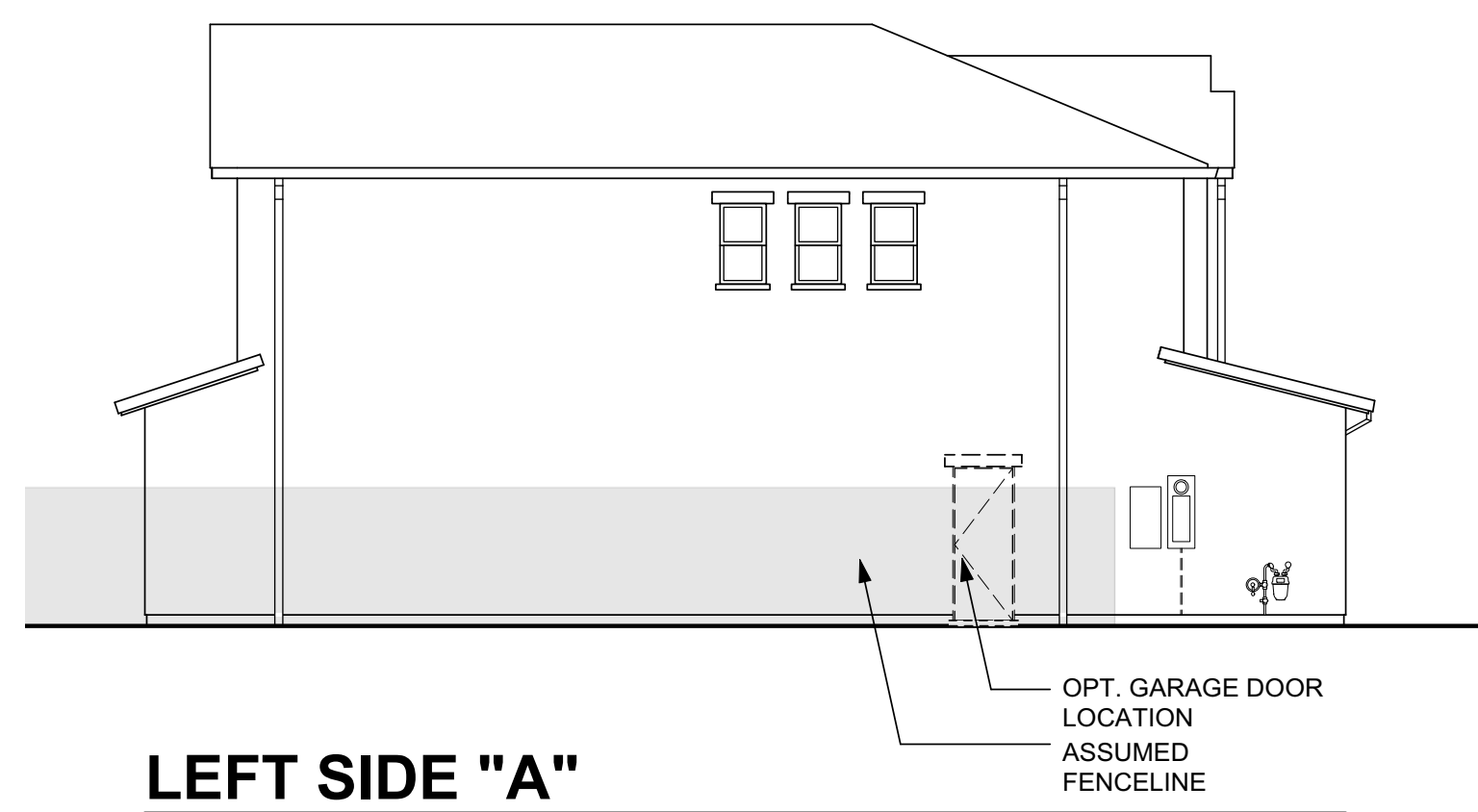
SHEET A-12



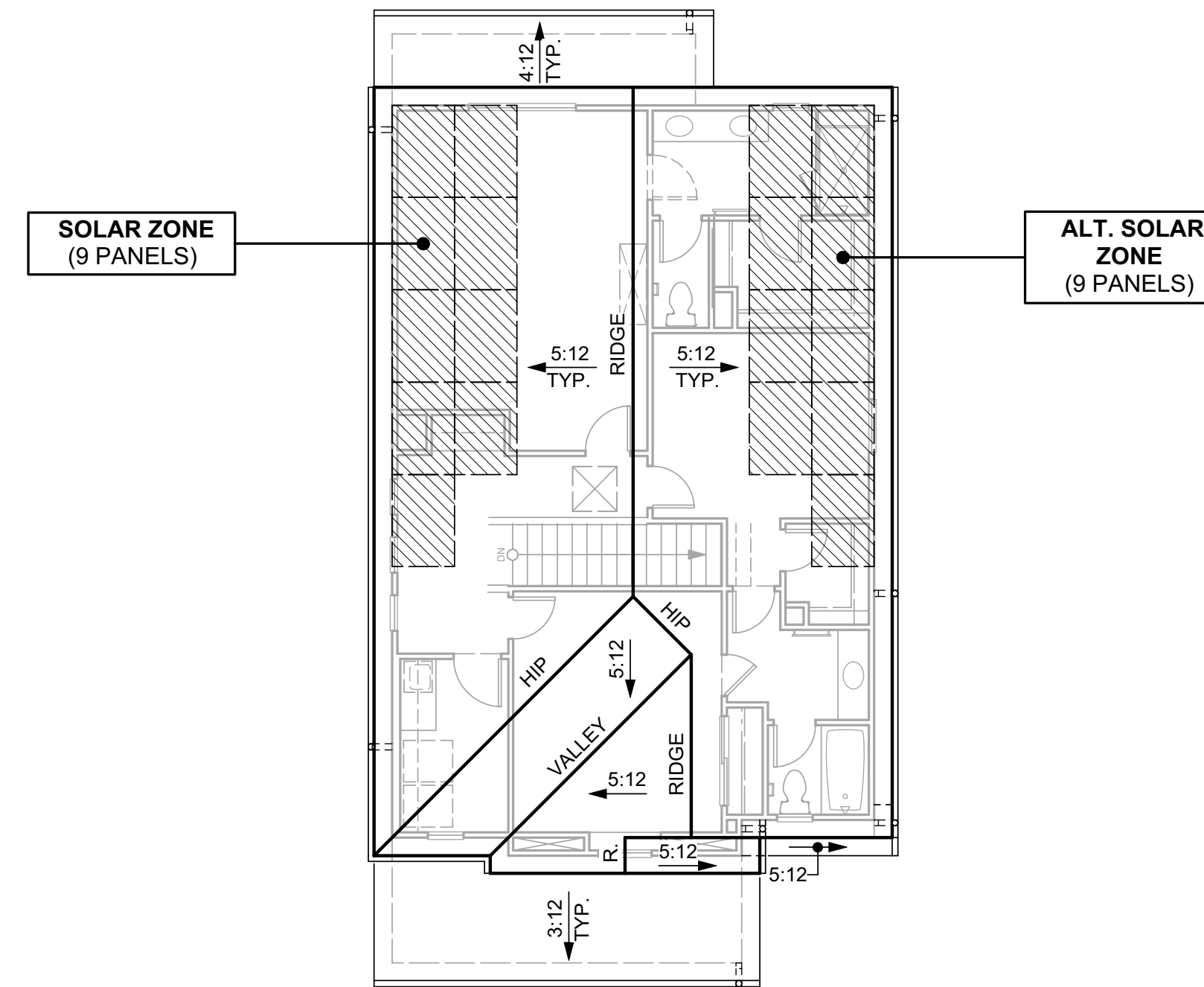
RIGHT SIDE "A"



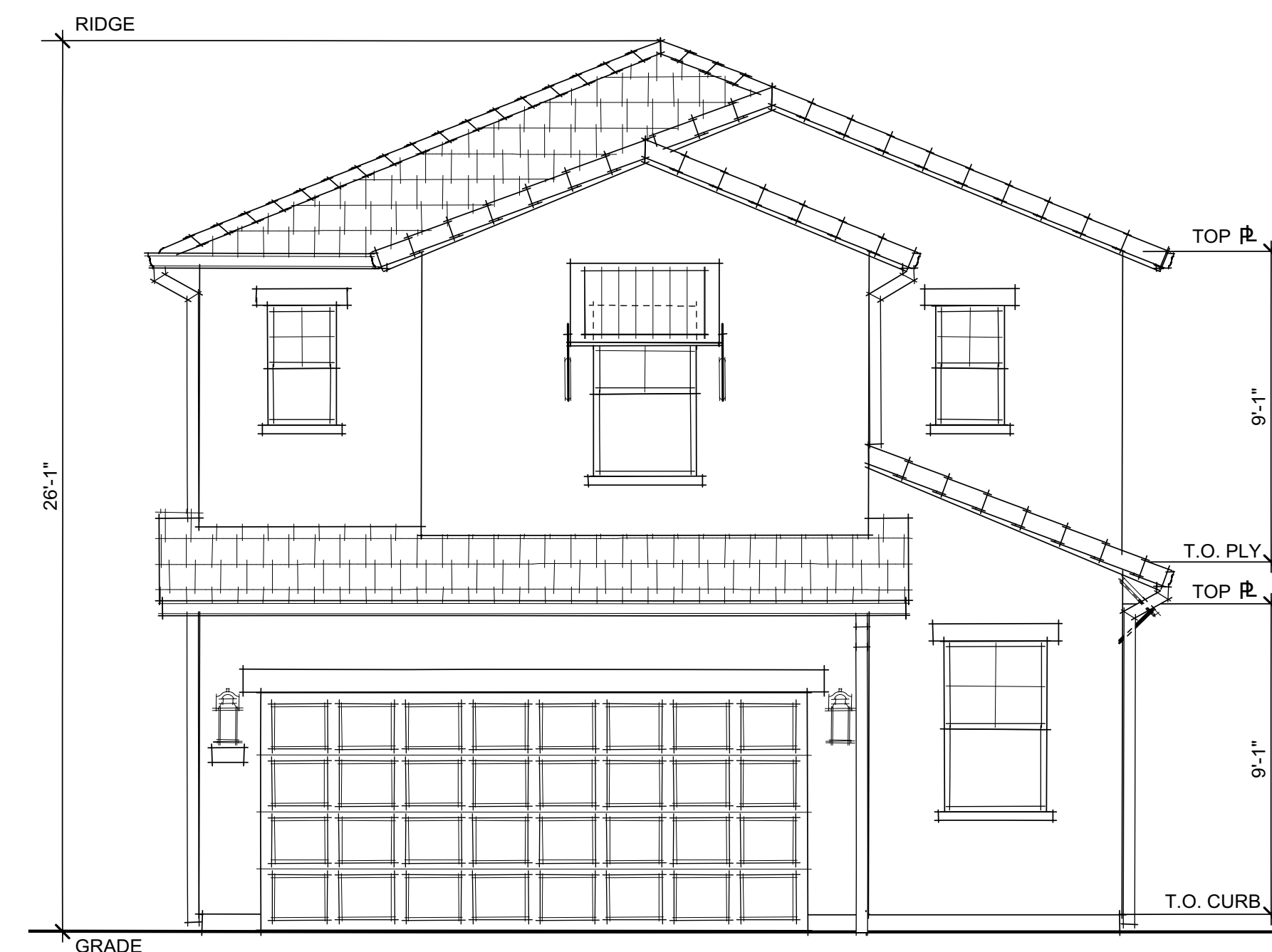
REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"



**FRONT ELEVATION "A"
(CALIFORNIA RANCH)**

CALIFORNIA RANCH THEMES

ROOF

- HIP / GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- VERTICAL WOOD SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM

FEATURES

- WINDOW GRIDS ON STREET FACADES
- ACCENT METAL ROOF AWNINGS OVER WINDOWS (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 3

**WINDING CREEK VILLAGE C-21
Roseville, California**

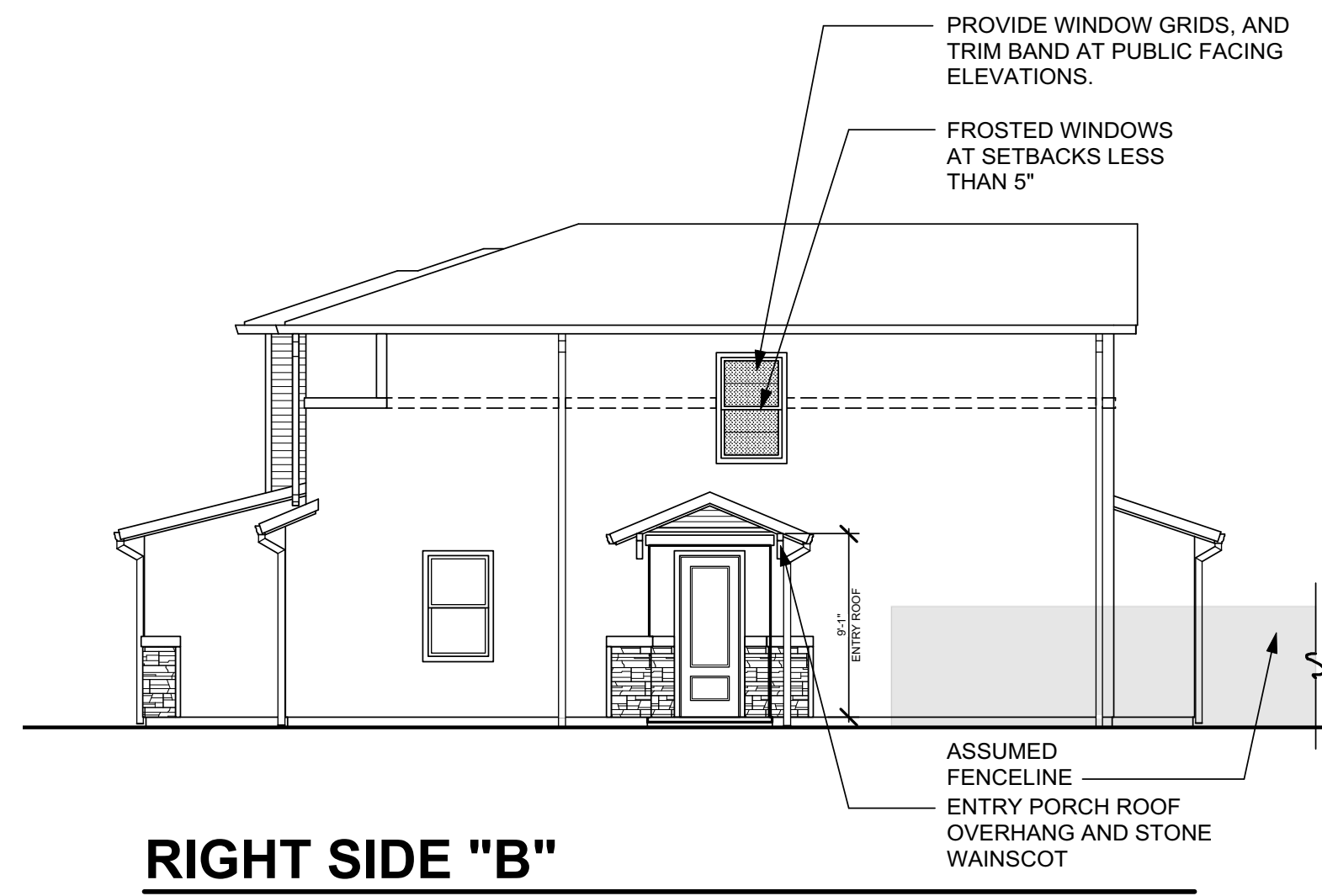


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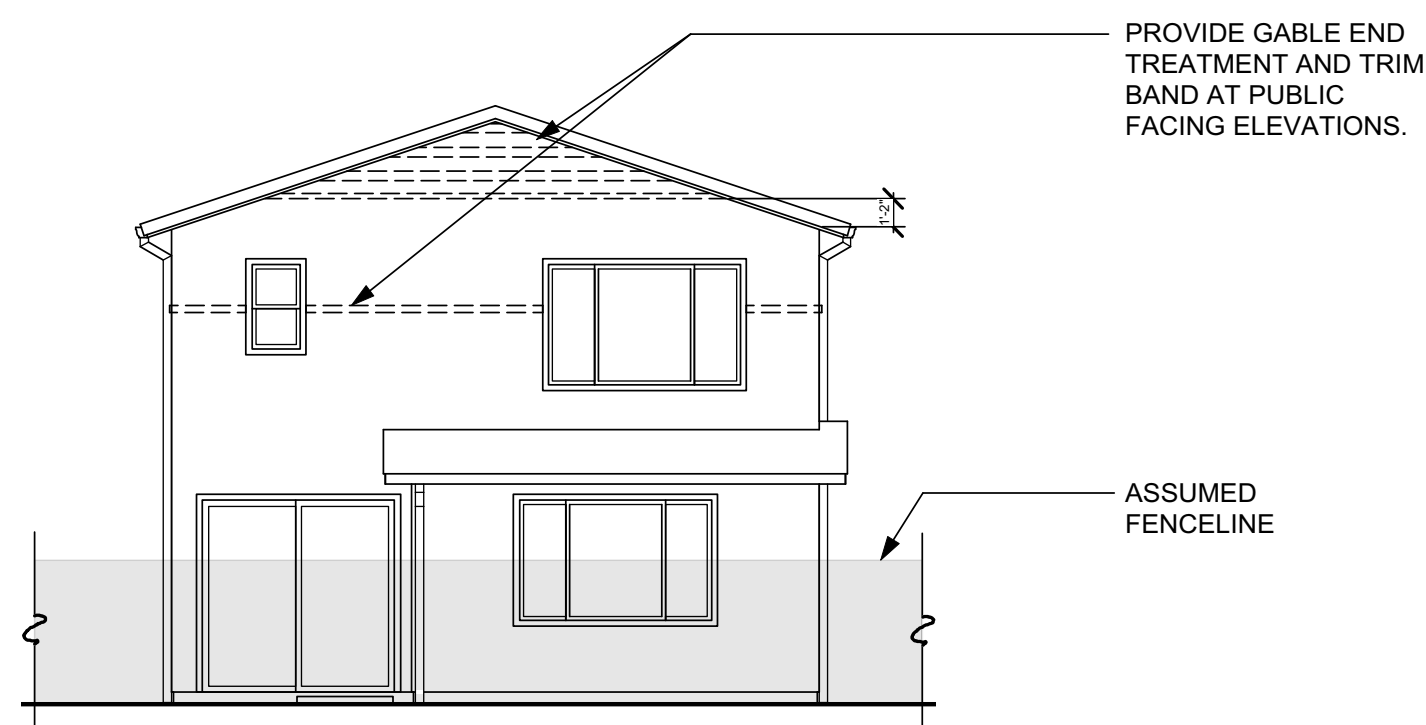


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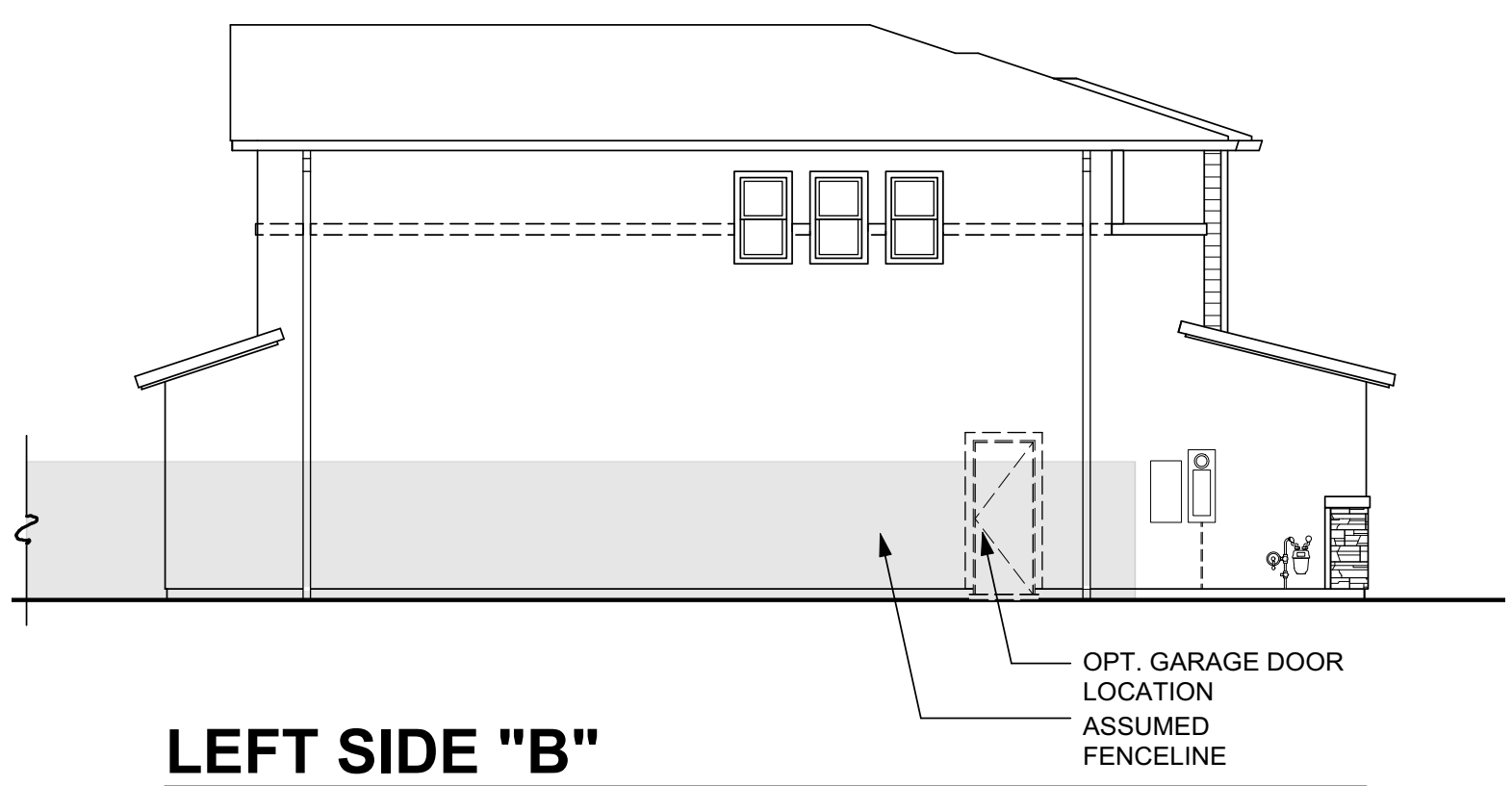
SHEET A-13



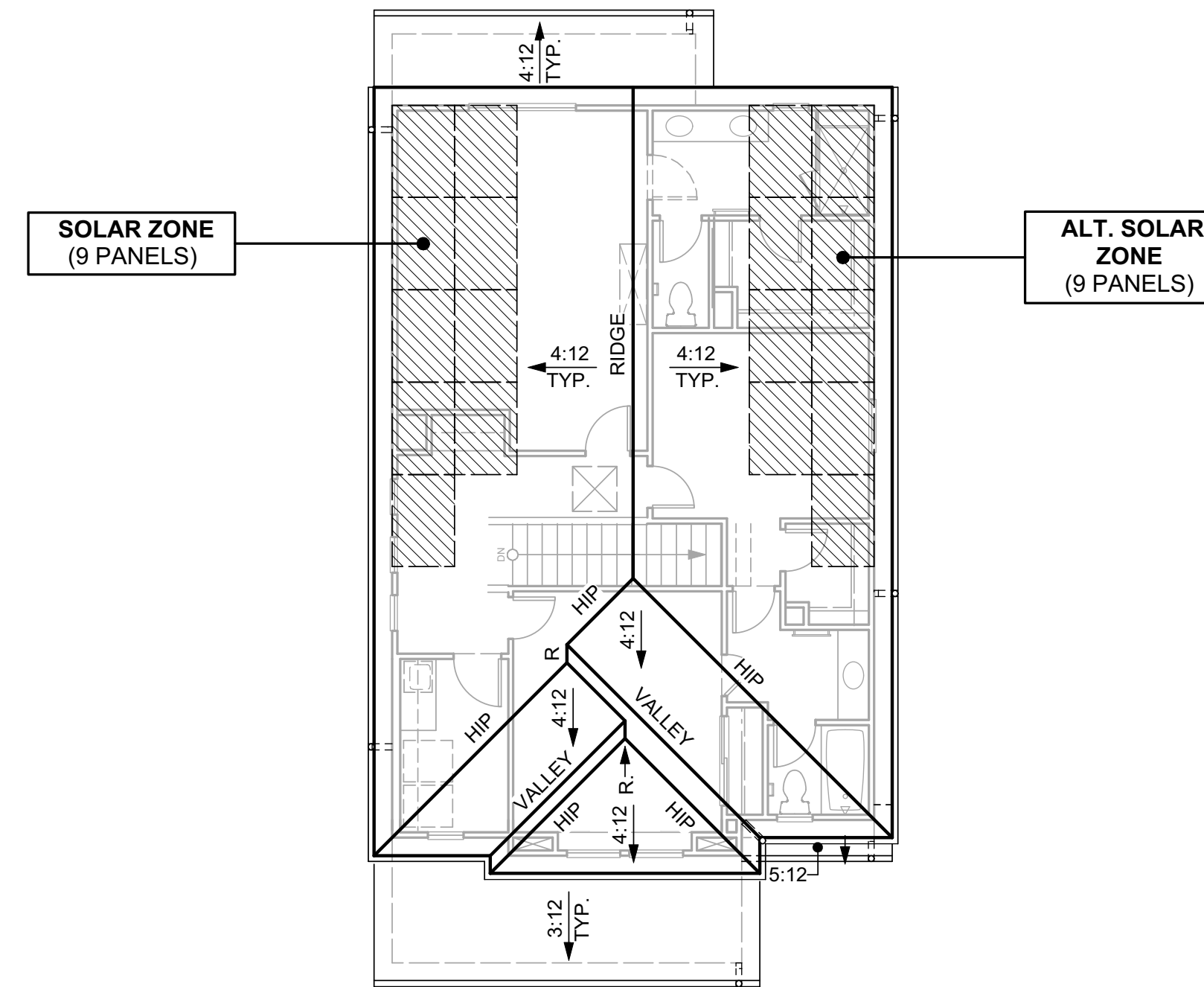
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"



**FRONT ELEVATION "B"
(PRAIRIE)**

PRAIRIE THEMES

ROOF

- HIP ROOFS
- CONCRETE TILE "SHAKE" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING

TRIM

- STUCCO OVER FOAM TRIM
- STUCCO HORIZONTAL TRIM BANDS

FEATURES

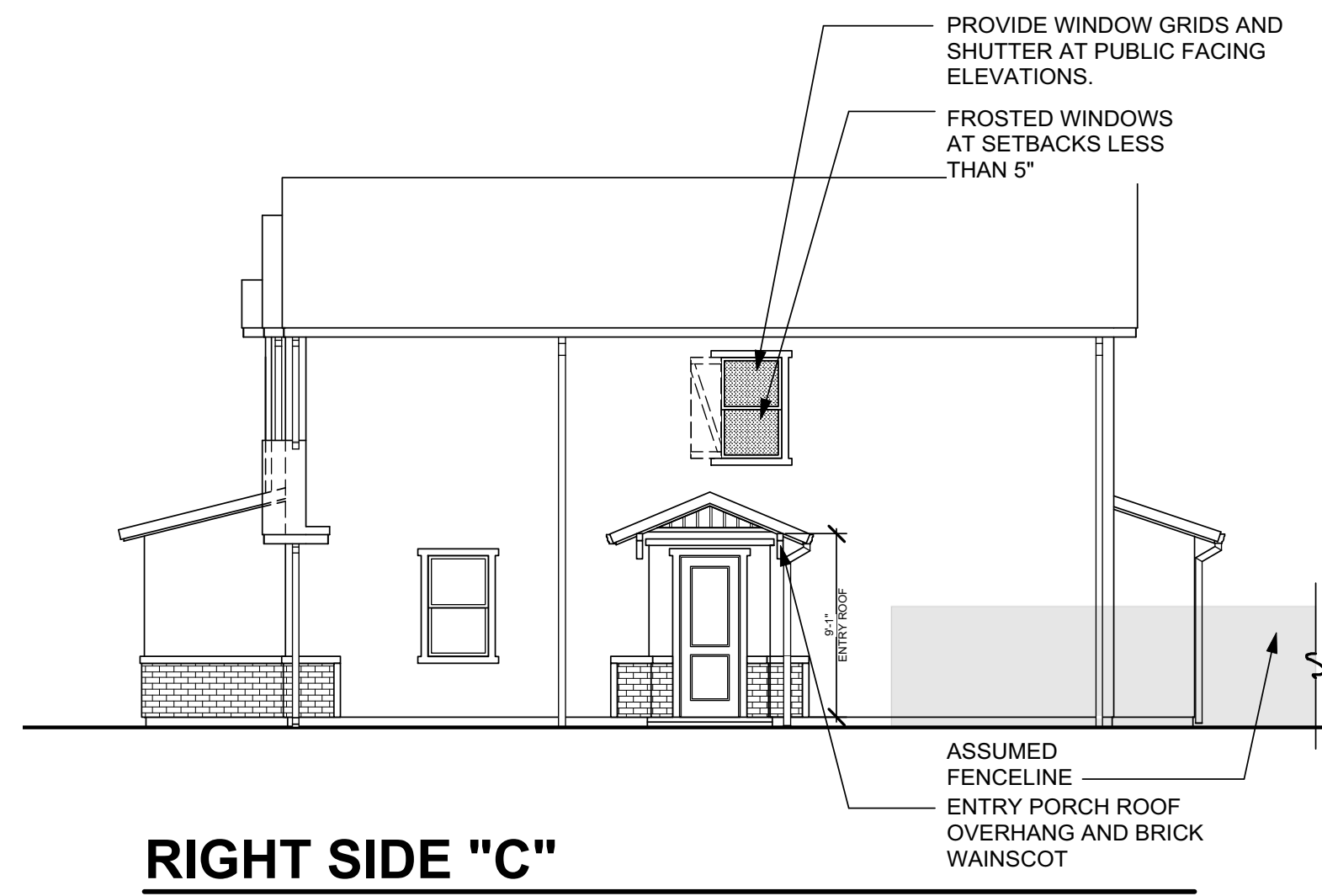
- WINDOW GRIDS ON STREET FACADES
- STUCCO WAINSCOT (WHERE OCCURS)
- DECORATIVE POSTS AT ENTRY (WHERE OCCURS)
- DECORATIVE RECESSED PANEL SHUTTERS
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

ENHANCED ELEVATIONS

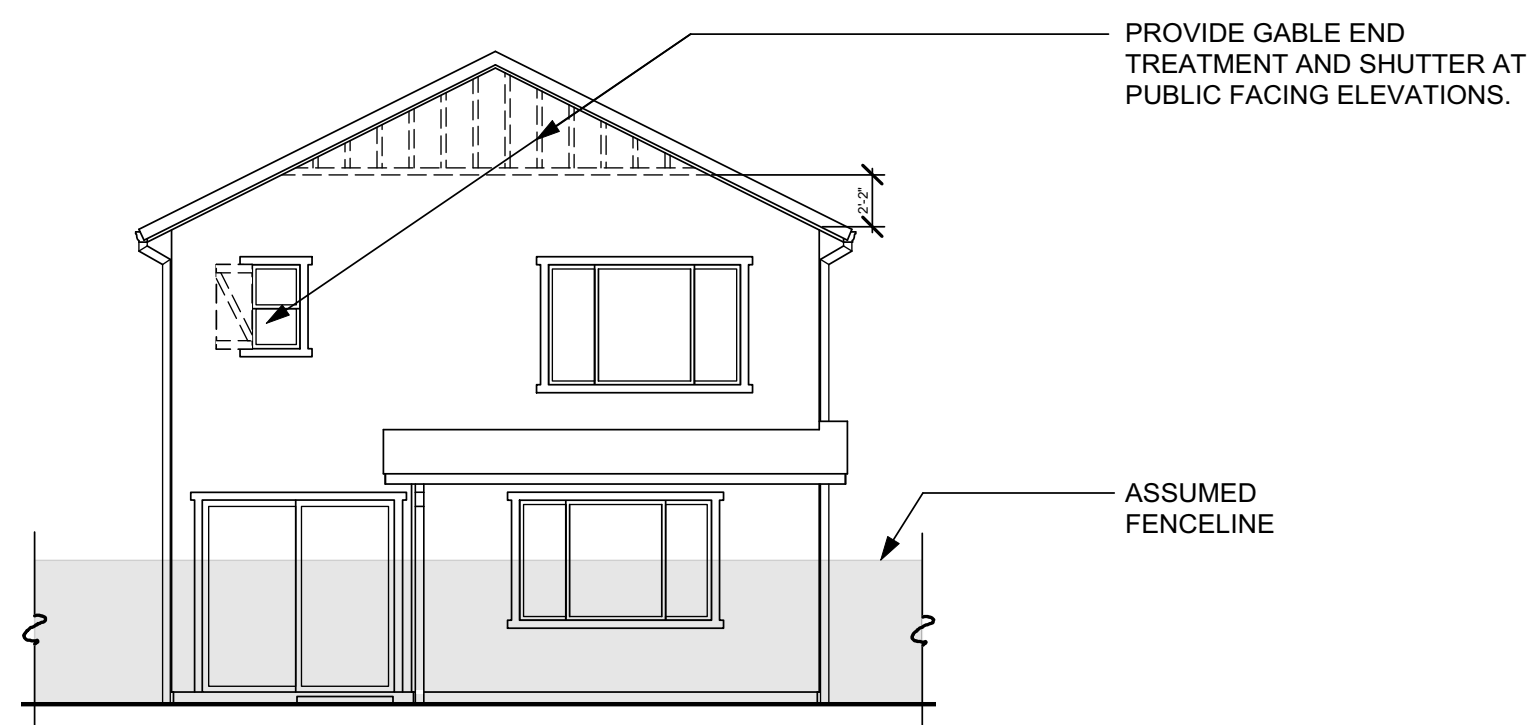
- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 3

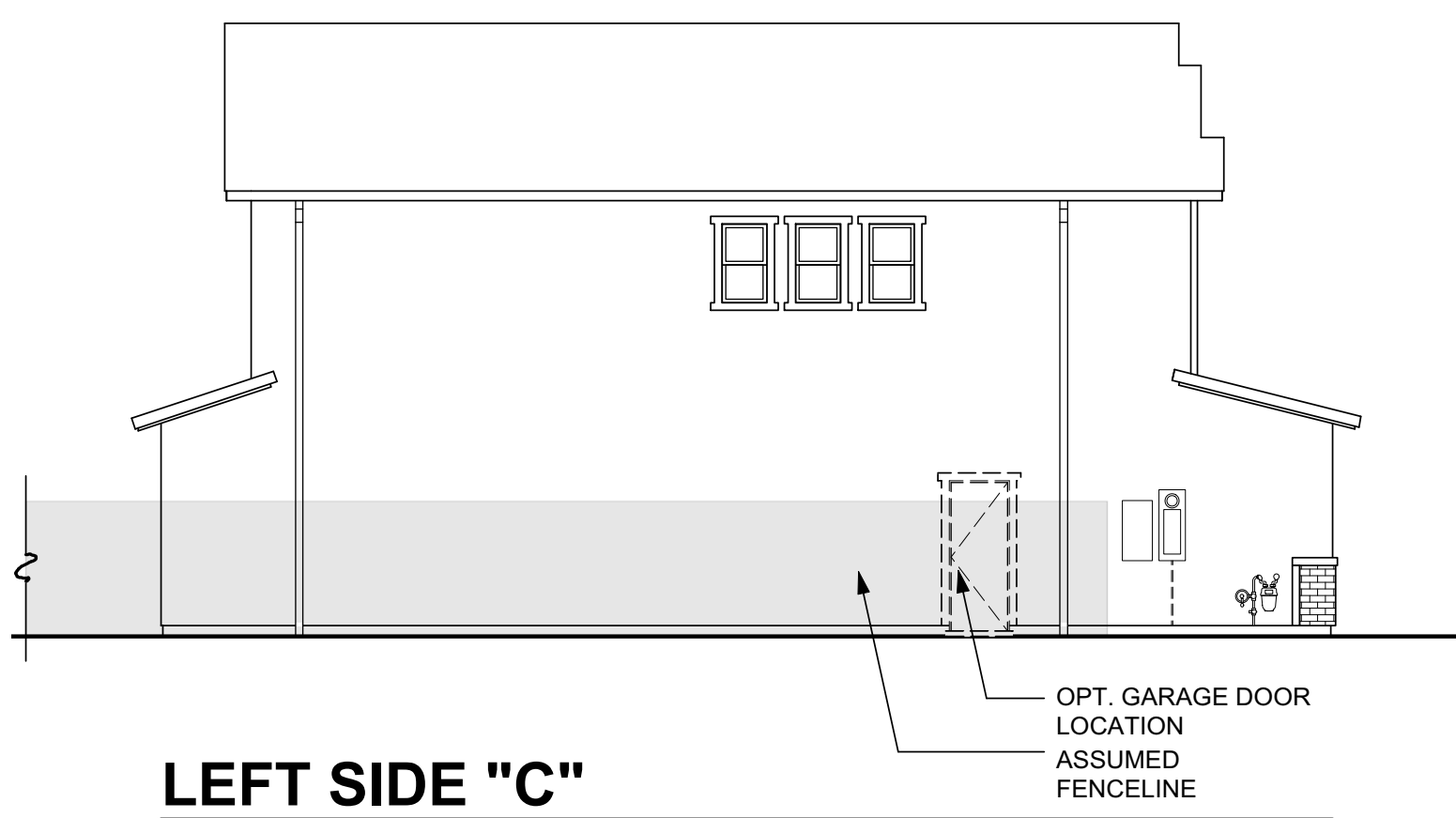
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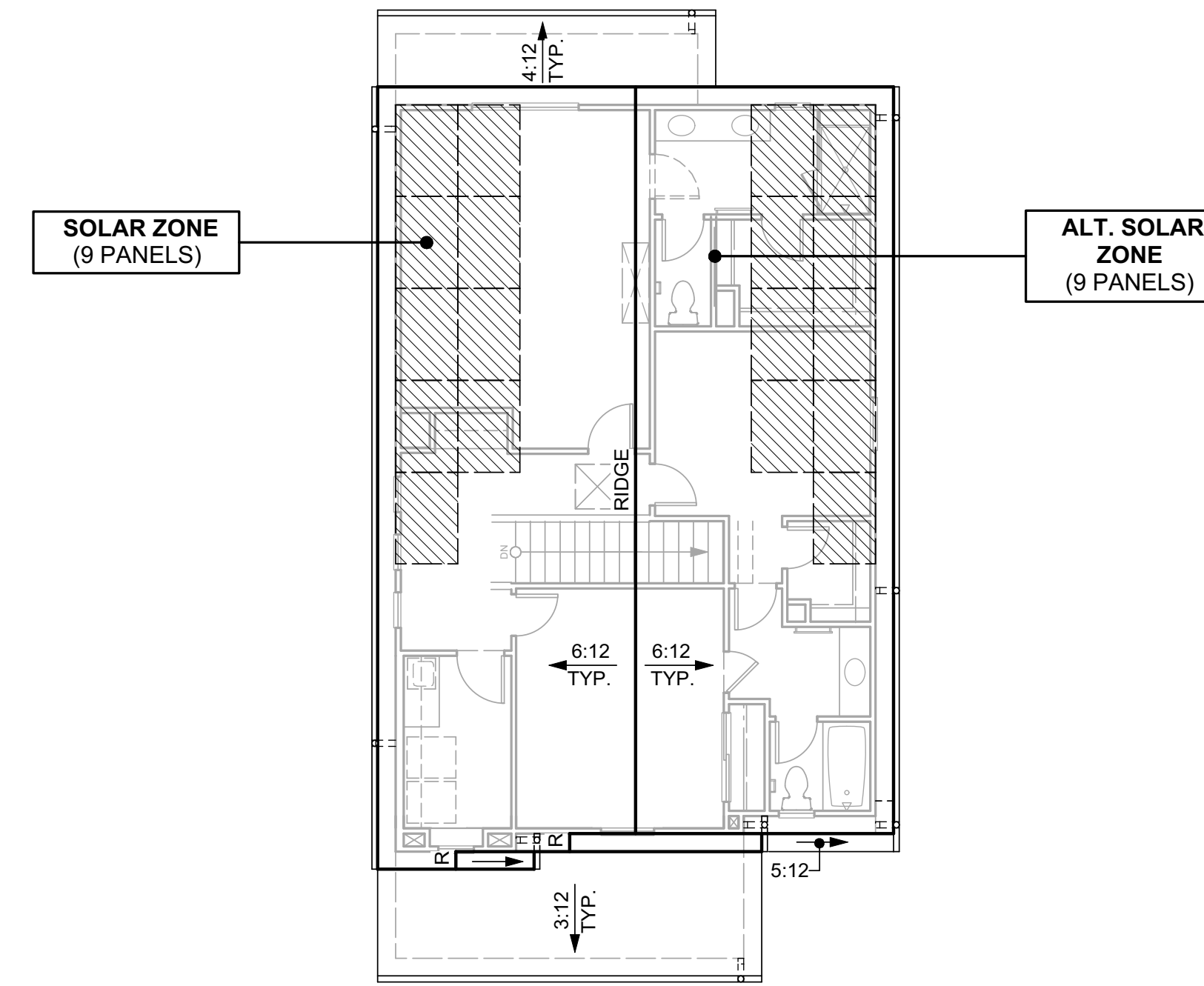
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"



**FRONT ELEVATION "C"
(FARMHOUSE)**

FARMHOUSE THEMES

ROOF

- GABLE ROOFS
- CONCRETE TILE "FLAT" PROFILE ROOFING
- OGEE GUTTERS
- 12" OVERHANGS, TYP. (U.O.N.)

SIDING

- STUCCO SIDING
- BOARD & BATTEN SIDING (WHERE OCCURS)

TRIM

- STUCCO OVER FOAM TRIM
- WOOD TRIM AT BOARD & BATTEN SIDING

FEATURES

- WINDOW GRIDS ON STREET FACADES
- DECORATIVE ENTRY POSTS (WHERE OCCURS)
- GABLE END OUTLOOKERS (WHERE OCCURS)
- BRICK WAINSCOT (WHERE OCCURS)
- DECORATIVE PLANK & BATTEN SHUTTERS
- ACCENT THEME SPECIFIC FRONT DOORS
- THEME SPECIFIC GARAGE DOORS

ENHANCED ELEVATIONS

- REFER TO DEVELOPMENT PLAN FOR SPECIFIC COMMUNITY EDGE LOCATIONS WHERE SIDE/REAR ELEVATION ENHANCEMENTS ARE REQUIRED

PLAN 3

**WINDING CREEK VILLAGE C-21
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SHEET A-15