

- LEGEND**
- PROPOSED CURB AND GUTTER
  - PROPOSED NEWER LINE
  - PROPOSED WATER LINE
  - PROPOSED STORM DRAIN LINE
  - PROPOSED NEWER MANHOLE
  - PROPOSED CATCH BASIN
  - PROPOSED STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - HIGHEST NUMBER OF RESIDENTIAL LOTS
  - EXISTING STREET LIGHT
  - EXISTING FIRE HYDRANT

**GENERAL INFORMATION**

- EXISTING LAND USE: VACANT, EXISTING RESIDENTIAL
- EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: R7-700
- PROPOSED LAND USE: SINGLE-FAMILY DETACHED
- PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
- PROPOSED ZONING: R7-700
- ALL GRADED SURFACES WILL BE A MAXIMUM OF 3% UNLESS OTHERWISE SHOWN AND APPROVED
- THE SUBDIVIDER / DEVELOPER RESERVES THE RIGHT TO FREE MULTIPLE FINAL MAPS FOR THE TENTATIVE TRACT MAP
- PURSUANT TO SECTION 64641 OF THE SUBDIVISION MAP ACT
- PAID ELEVATIONS SHOWN HEREON ARE PRELIMINARY AND MAY BE ADJUSTED UP TO MINUS 1 FOOT
- PAID ELEVATIONS SHALL BE MET BY THE SUBDIVIDER AND PRELIMINARY ELEVATIONS FOR LOT AND PARK
- ADJACENT LAND LOTS
- NORTH: EXISTING SINGLE-FAMILY DETACHED RESIDENTIAL AND VACANT
- EAST: EXISTING SINGLE-FAMILY DETACHED RESIDENTIAL
- SOUTH: EXISTING SINGLE-FAMILY DETACHED RESIDENTIAL
- WEST: EXISTING SINGLE-FAMILY DETACHED RESIDENTIAL
- THIS IS AN APPROXIMATION FOR A DEVELOPMENT PERMIT
- ESTABLISHED LARIPSON QUANTITIES
- ADJUSTED CUB: 10.66 CY
- ADJUSTED FILL: 10.66 CY
- ADJUSTED DIRT: 10.66 CY
- THE PRELIMINARY GEOTECHNICAL / SOILS REPORT WAS PREPARED BY LEGATON AND ASSOCIATES, INC. DATED OCTOBER 7, 2016, PROJECT NO. 1916.002
- THERE ARE NO HARMFUL OR NON-HARMFUL STRUCTURES WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP
- MINIMUM GARDENS ON STREETS IS 0.0%
- THE SUBDIVIDER / DEVELOPER RESERVES THE RIGHT TO MERGE LOTS ON THE FINAL MAP
- THERE ARE NO EXISTING WELLS WITHIN THE BOUNDARIES OF THIS TENTATIVE TRACT MAP
- ALL IMPROVEMENTS REQUIRED BY THE CITY OF RIVERSIDE WILL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER
- NEIGHBORING PRIVATE CONNECTIONS TO HIGHWAY (PUBLIC) TO THE NORTH AND PRIMROSE DRIVE TO THE SOUTH
- PROPOSED OPEN SPACE LOTS SHALL BE MAINTAINED BY AN APPROVED HOMEOWNERS ASSOCIATION
- THE PROPERTY IS WITHIN FLOOD ZONE "X" UNDESIGNED PER FEMA FLOOD MAP DATED OCTOBER 28, 2006
- ALL STREET IMPROVEMENTS OF PERMITS OR IMPROVING THE PROJECT ARE TO BE COMPLETED BY THE PROJECT
- THIS TENTATIVE TRACT MAP INCLUDES THE ENDS OF THE CORPUS OF LAND BEING SUBDIVIDED, EXCEPT AS NOTED ON PARCELS
- THIS TENTATIVE TRACT MAP IS NOT A GATED COMMUNITY
- ALL ON-SITE STORM DRAIN FACILITIES, SIZE AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL HYDRAULIC CALCULATIONS ACCEPTED BY THE CITY OF RIVERSIDE
- ALL ON-SITE UTILITIES SHALL BE UNDERGROUND

**GENERAL NOTES**

- DRAWINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RIVERSIDE STANDARDS
- SHEET IMPROVEMENTS SHALL BE CONSIDERED IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS
- ALL CAVING SHALL CONFORM TO THE CITY OF RIVERSIDE CURRENT AND ELEVATION CODE

**UTILITIES**

- WATER: CITY OF RIVERSIDE
- SEWER: CITY OF RIVERSIDE
- ELECTRIC: CITY OF RIVERSIDE
- NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
- TELEVISION: VERIZON
- TELEPHONE: VERIZON

**HYDROLOGIC SOIL GROUP**

- R1A: FINE-TEXTURED SANDY LOAM 0 TO 2% ROCKS
- R1A: SANDY LOAM 0 TO 2% ROCKS
- R1A: SANDY LOAM 0 TO 2% ROCKS

**LOT AREA SUMMARY**

NUMBER OF RESIDENTIAL LOTS	62
NUMBER OF RESIDENTIAL LOTS	3
NUMBER OF PRIVATE DRIVES	1
MINIMUM LOT AREA	1,200
MINIMUM LOT AREA	2,000
GROSS ACRES	9.99
NET ACRES	9.99
GROSS DENSITY	6.27 PER ACRE
NET DENSITY	6.27 PER ACRE

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (254-02-02-04)

THIRTEEN (13) OF LOT D IN BLOCK 26 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 42 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEING: AS A TRACT ON THE SOUTHWESTERLY CORNER OF SAID STREET, 100 FEET SOUTHWESTERLY FROM THE NORTHEAST CORNER OF SAID LOT C, THENCE SOUTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID STREET, 100 FEET, THENCE SOUTHWESTERLY, PARALLEL WITH THE NORTHEAST LINE OF SAID LOT D, 100 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT D, THENCE NORTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE, 100 FEET, THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHEAST LINE OF SAID LOT D, 100 FEET, TO THE POINT OF BEGINNING.

PARCEL B: (254-02-02-05)

THIRTEEN (13) OF THE SOUTHWESTERLY 100 FEET OF LOT B IN BLOCK 26 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 42 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEING: AS A TRACT ON THE SOUTHWESTERLY 100 FEET OF LOT B IN BLOCK 26 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 42 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

PARCEL C: (254-02-02-06)

THE NORTHEASTERLY 50 FEET OF THE SOUTHWESTERLY 100 FEET OF THE NORTHEASTERLY 100 FEET OF LOT B, BLOCK 26 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 42 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL D: (254-02-02-07)

A PORTION OF LOT B IN BLOCK 26 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 42 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL E: (254-02-02-08)

A PORTION OF LOT B IN BLOCK 26 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 42 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

PARCEL F: (254-02-02-09)

THIRTEEN (13) OF LOT B IN BLOCK 26 OF THE VILLAGE OF ARLINGTON, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 42 OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT D, THENCE NORTHEASTERLY ON THE WESTERLY LINE OF SAID LOT D, 100 FEET TO THE FIRST POINT OF BEGINNING, THENCE CONTINUING NORTHEASTERLY ON SAID WESTERLY LINE 100 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT D, THENCE NORTHEAST 100 FEET TO THE WESTERLY LINE OF SAID LOT D, THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT D, 100 FEET TO THE POINT OF BEGINNING.

**TENTATIVE TRACT NO. 20056**

SINGLE-FAMILY DETACHED RESIDENTIAL LOTS	62
PROPOSED WATER	3
NUMBER OF LOTS, TOTAL	1
PARCELS, TOTAL	1
NET ACRES, 9.99 ACRES	
GROSS ACRES, 9.99 ACRES	
CONVEYANCE INSTRUMENT - 100	
AERIAL TOPOGRAPHY - OCTOBER 20, 2016	

**OWNERS**

- LEW A. SHERIDAN - APN 234-092-017-0
- LEW A. SHERIDAN - APN 234-092-039-0
- MARY L. TOTTER - APN 234-092-023-5
- APN 234-092-024-6
- APN 234-092-025-7
- APN 234-092-026-8
- APN 234-092-012-2
- MATTA TRUST - APN 234-080-52
- NATHAN SAMU - APN 234-091-13

**APPLICANT/DEVELOPER**

COASTAL COMMERCIAL PROPERTIES  
3000 SECOND STREET, SUITE C  
ENCINITA, CA 92024  
CONTACT PERSON: BRIET CROWDER  
(760) 452-0022

**PREPARED FOR:**

COASTAL COMMERCIAL PROPERTIES  
3000 SECOND STREET, SUITE C  
ENCINITA, CA 92024  
CONTACT PERSON: BRIET CROWDER  
(760) 452-0022

**PREPARED BY:**

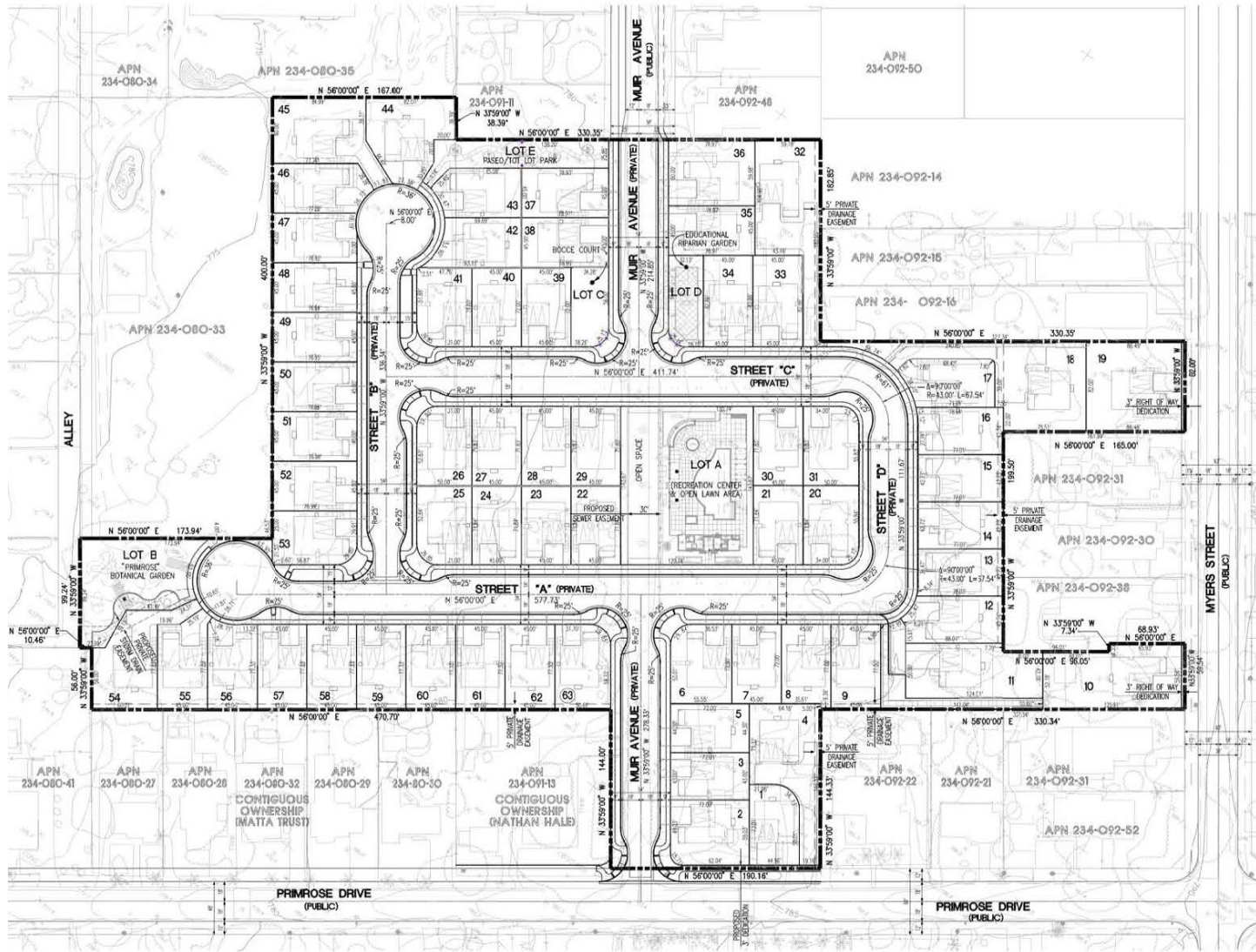
**MDS CONSULTING**  
PLANNERS ENGINEERS SURVEYORS



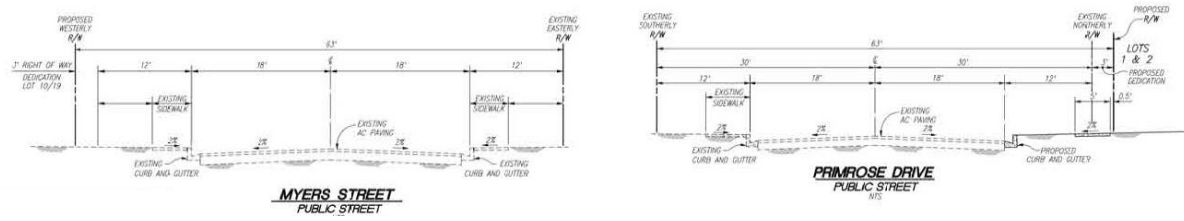
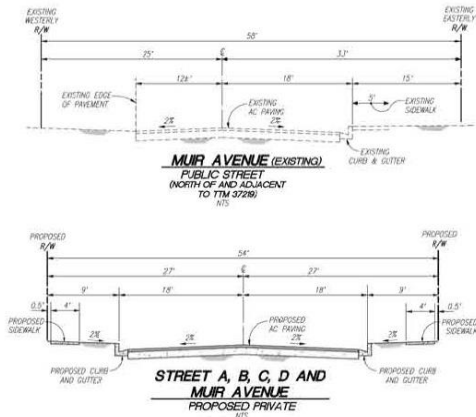
DATE PREPARED: SEPTEMBER 13, 2017

**TENTATIVE TRACT NO. 37219**

Exhibit 6 - Project Plans (Tract Map)



LOT TABULATION			
LOT #	LOT DEPTH (FT)	LOT WIDTH (FT)	LOT AREA (SF)
1	69.00	47.18	3169
2	71.90	51.03	3671
3	73.00	41.00	3007
4	77.33	61.18	4719
5	73.00	44.80	3260
6	72.00	55.55	3991
7	72.00	45.00	3240
8	72.00	45.00	3240
9	77.00	50.03	3845
10	79.95	58.54	4655
11	124.01	50.00	6200
12	77.00	42.74	3282
13	77.00	42.73	3281
14	77.00	42.73	3281
15	77.00	42.73	3281
16	77.00	42.74	3282
17	72.57	38.30	2778
18	75.51	81.00	6109
19	86.49	82.00	7092
20	71.84	50.00	3592
21	71.84	45.00	3233
22	71.84	45.00	3233
23	71.84	45.00	3233
24	71.84	45.00	3233
25	71.84	50.00	3592
26	71.84	50.00	3592
27	71.84	45.00	3233
28	71.84	45.00	3233
29	71.84	45.00	3233
30	71.84	45.00	3233
31	71.84	50.00	3592
32	105.00	58.18	6040
33	82.85	45.00	3728
34	82.85	45.00	3728
35	78.96	45.00	3554
36	78.96	60.00	4738
37	78.93	45.00	3551
38	78.93	45.00	3551
39	72.00	45.00	3240
40	72.00	45.00	3240
41	72.00	45.00	3240
42	93.13	82.00	7648
43	69.69	45.00	3130
44	78.64	82.01	6452
45	85.11	60.00	5107
46	77.20	45.00	3465
47	77.20	45.00	3465
48	76.94	45.00	3462
49	76.95	45.00	3463
50	76.95	45.00	3463
51	76.90	45.00	3464
52	76.99	45.00	3464
53	76.99	45.53	3467
54	76.83	50.01	3843
55	77.33	45.00	3469
56	86.05	45.00	3874
57	77.33	45.00	3469
58	77.33	45.00	3469
59	77.33	45.00	3469
60	77.33	45.00	3469
61	77.33	45.00	3469
62	77.33	45.00	3469
63	77.33	45.00	3469
LOT A			17347
LOT B			8308
LOT C			2412
LOT D			2608
LOT E			4336



**PREPARED FOR:**  
 COASTAL COMMERCIAL PROPERTIES  
 800 SECOND AVENUE, SUITE C  
 ENCINITAS, CA 92024  
 CONTACT PERSON: BRIET BROWDER  
 PHN: 619-442-8892

**PREPARED BY:**  
**MDS CONSULTING**  
 MORRIS SCHULTZ  
 PLANNERS ENGINEERS SURVEYORS

DATE PREPARED: SEPTEMBER 13, 2017  
**TENTATIVE TRACT NO. 37219**  
**TENTATIVE TRACT MAP**  
 CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Exhibit 6 - Project Plans (Tract Map)

# Site Summary - PRIMROSE

Unit Count: 63  
Net Site Area: 9.80 ac  
Density: 6.77 u/ac

## Plan Type Summary

Plan Type	S.F.	BR	(Options)	BA	GAR	HT	TOTAL
SPD							
Plan 1	1,838	3		2.50	2.50	2	17
Plan 2	1,862	3	+Dens (Opt Br 4)	3.00	2.50	2	23
Plan 3	2,356	3	4uH (Opt Br 5 + Br 4)	3.00	2.50	2	23
							Subtotal
							63

## Elevation Types

Plan 1: (Spanish, Farmhouse, French Country)  
Plan 2: (Spanish, Farmhouse, French Country)  
Plan 3: (Spanish, Farmhouse, French Country)

## Minimum Setbacks

FRONT: Bldg to Private Street (Curb)	22 ft
FRONT: Garage Private Street (Curb)	28 ft
FRONT: Porch to Private Street (Curb)	15 ft
REAR: (When adjacent to perimeter boundary)	20 ft
REAR: (Interior road)	15 ft
SIDE (Bldg to Bldg)**	10 ft

\*\*Units 3, 5, 11, 13, 14, 15, 16, & 17 have an 8ft min. bldg to bldg setback

## Parking Summary

Parking Required:  
Enclosed Garage Space (2 per unit) = (63 units x 2) =  
Guest Parking Space (1 space per 3 units) = (63 units / 3) =

Required  
126  
21

Parking Provided:  
Enclosed Garage Space (500 2 car) =  
Guest parking Space:

Provided  
126  
62

Total Guest Parking Spaces Provided =  
(Note: Plus 500 private driveway guest spaces not included in the parking calculations)

## OPEN SPACE SUMMARY

COMMON Open Space Required:  
500 sq ft per = (63 units x 500) =

Required  
31,500

## COMMON Open Space Provided:

LOT A (Recreation Center + Open Lawn)  
LOT B (Primrose Botanical Garden)  
LOT C (The Corner Park West - Bocce Court Park)  
LOT E (The Corner Park East - Rain Garden)  
LOT F (Fitness and Tot Lot Park)  
TOTAL COMMON SPACE PROVIDED

Provided  
17,347  
8,364  
2,413  
2,607  
4,185  
35,926

PRIVATE Open Space Required (at):  
200 sq ft Minimum per unit (100 minimum)

Required  
200

## PRIVATE Open Space Provided (at):

Smallest rear yard = (15' x 42.73') =  
Typical private rear yard for Interior lots = (15' x 45')  
Typical private rear yard for Perimeter lot = (27' x 45')

Provided  
640  
675  
900



Exhibit 6 - Project Plans (Illustrative Site Plan)

# Site Summary - PRIMROSE

Unit Count: 63  
 Net Site Area: 9.30 ac  
 Density: 6.77 units/ac

## Plan Type Summary

Plan Type	S.F.	BA	(Options)	GA	HT	TOTAL
SPD						
Plan 1	1,828	3		2.50	3.04	2
Plan 2	1,962	3	+Den (Opt Br 4)	3.00	2.54	2
Plan 3	2,356	3	+kith (Opt Br 5 + Br 4)	3.00	2.54	2
						Subtotal
						63

## Elevation Types

Plan 1: (Spanish, Farmhouse, French Country)  
 Plan 2: (Spanish, Farmhouse, French Country)  
 Plan 3: (Spanish, Farmhouse, French Country)

## Minimum Setbacks

FRONT: Bldg. to Private Street 22 ft  
 FRONT: Garage Private Street 28 ft  
 FRONT: Porch to Private Street 18 ft  
 RGR: (When adjacent to perimeter boundary) 20 ft  
 RGR: (Interior road) 15 ft  
 SIDE (Bldg to Bldg)\*\* 10 ft  
 \*\*Units 2, 3, 5, 11, 12, 13, 14, 15, 16, & 17 have an 8 ft min. bldg to bldg setback

## Parking Summary

Parking Required:	Required
Enclosed Garage Space (2 per unit) = (63 units x 2) =	126
Guest Parking Space (1 space per 3 units) = (63 units / 3) =	21
<b>Parking Provided:</b>	<b>Provided</b>
Enclosed Garage Space (568.2 car) =	126
Guest parking Space	62
On Street Parking =	62
Total Guest Parking Spaces Provided =	126
(Note: Plus 163 private driveway guest spaces not included in the parking calculations)	

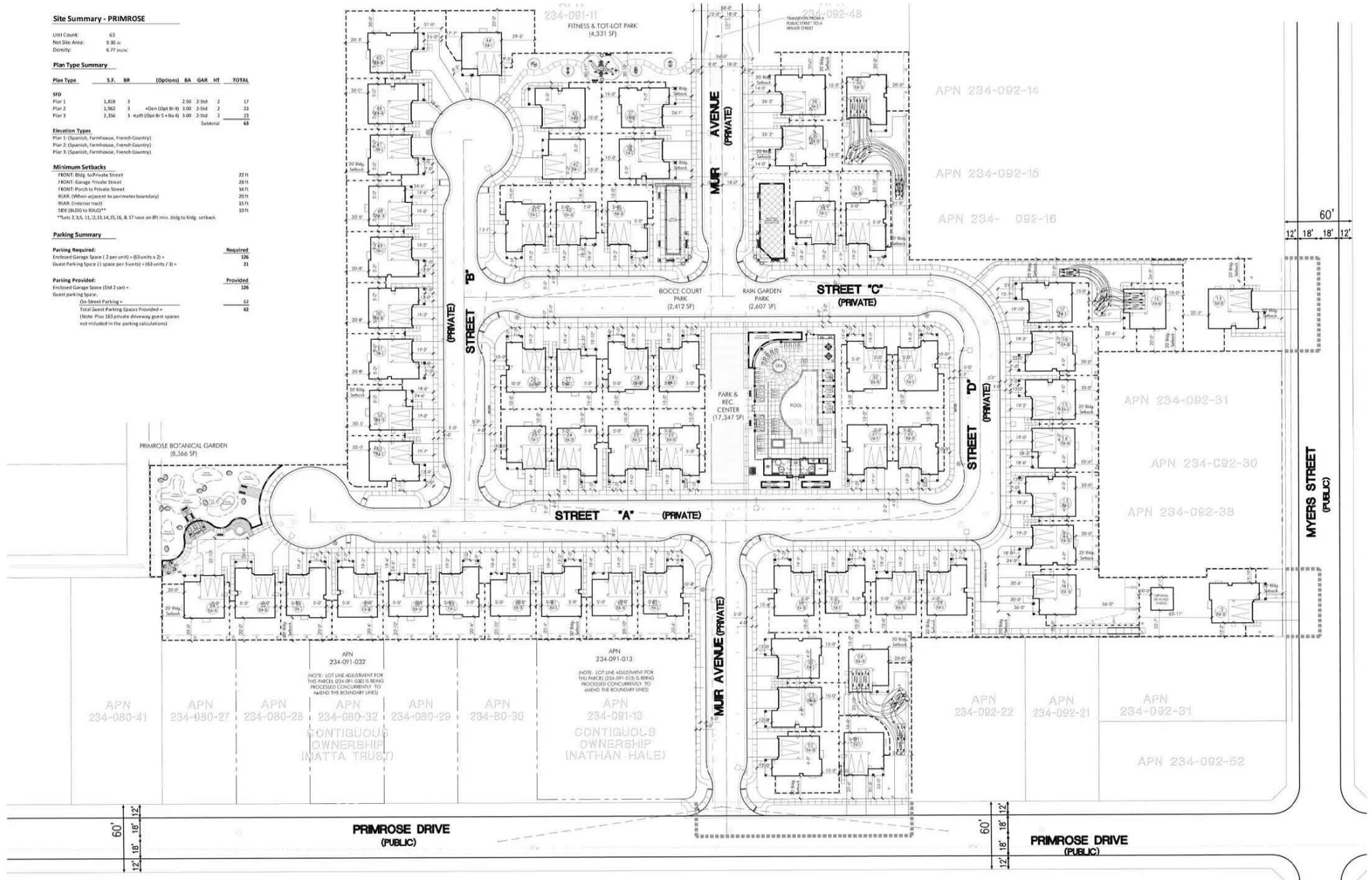


Exhibit 6 - Project Plans (Conceptual Site Plan)

## PUBLIC OPEN SPACE SUMMARY

<b>COMMON Open Space Required:</b>	<b>Required</b>
500 sf per unit = (63 units x 500) =	31,500
<b>COMMON Open Space Provided:</b>	<b>Provided</b>
LOT A (Recreation Center + Open Lawn)	17,347
LOT B (Primrose Botanical Garden)	8,338
LOT C (The Corner Park West - Bocce Court Park)	2,412
LOT D (The Corner Park East - Bocce Court Park)	2,408
LOT E (Fitness and Tot-Lot Park)	4,330
<b>TOTAL COMMON SPACE AREA PROVIDED</b>	<b>35,005</b>

## PRIVATE OPEN SPACE SUMMARY

PRIVATE Open Space Required (sf):		REQUIRED			
200 sf Minimum per unit (10 minimum)		200 sf / unit			
PRIVATE Open Space Provided (sf):					
LOT # (SF)	LOT # (SF)	LOT # (SF)			
LOT 1	566	LOT 22	735	LOT 43	735
LOT 2	1,477	LOT 23	619	LOT 44	619
LOT 3	645	LOT 24	725	LOT 45	725
LOT 4	1,201	LOT 25	673	LOT 46	673
LOT 5	714	LOT 26	676	LOT 47	676
LOT 6	675	LOT 27	675	LOT 48	675
LOT 7	723	LOT 28	726	LOT 49	726
LOT 8	712	LOT 29	663	LOT 50	663
LOT 9	804	LOT 30	718	LOT 51	718
LOT 10	2,378	LOT 31	681	LOT 52	681
LOT 11	1,666	LOT 32	1,841	LOT 53	1,841
LOT 12	903	LOT 33	1,000	LOT 54	1,000
LOT 13	851	LOT 34	1,186	LOT 55	1,186
LOT 14	873	LOT 35	681	LOT 56	681
LOT 15	807	LOT 36	1,020	LOT 57	1,020
LOT 16	983	LOT 37	725	LOT 58	725
LOT 17	580	LOT 38	634	LOT 59	634
LOT 18	1,390	LOT 39	627	LOT 60	627
LOT 19	2,871	LOT 40	652	LOT 61	652
LOT 20	719	LOT 41	679	LOT 62	679
LOT 21	665	LOT 42	629	LOT 63	629

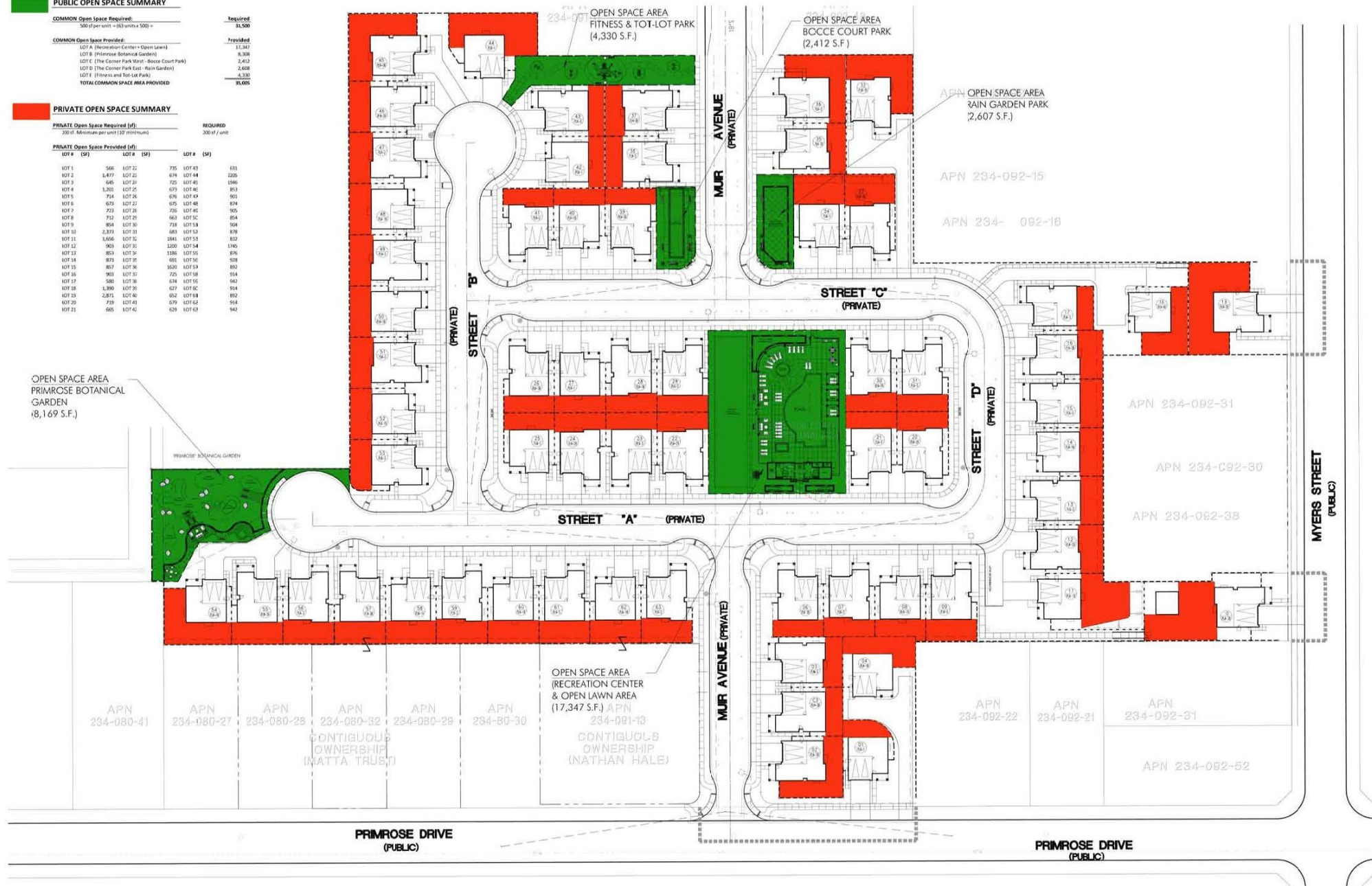



Exhibit 6 - Project Plans (Open Space Exhibit)



PARKING SUMMARY			
GARAGE PARKING:			
PLUM 1: 12-car x 17	=	34	
PLUM 2: 12-car x 23	=	46	
PLUM 3: 12-car x 23	=	46	
Total Garage Spaces	=	126 @ 0.00 / unit	
GUEST PARKING:			
On Street Parking - Public	=	42	
Total guest spaces	=	42 @ 0.99 / unit	
TOTAL PARKING REQUIRED:			
Full enclosed garage (1 per unit)	=	126 garage spaces Req'd	
Guest parking (1 space per 3 units)	=	22 guest spaces Req'd	
TOTAL PARKING PROVIDED:			
Full enclosed garage (1 per unit)	=	126 garage spaces Provided	
Guest parking (1 space per 3 units)	=	42 guest spaces Provided	
NOTE: An additional 143 private driveway parking spaces provided (not included in this calculation)			
PARKING PROVIDED			
SYMBOL	PARKING SPACE TYPE	STALL WIDTH	STALL DEPTH
	PRIVATE GARAGE PARKING SPACE (OFF-STREET)	10 FEET	20 FEET
	ON-STREET GUEST PARKING (GUEST PARKING - PUBLIC)	9 FEET	22 FEET

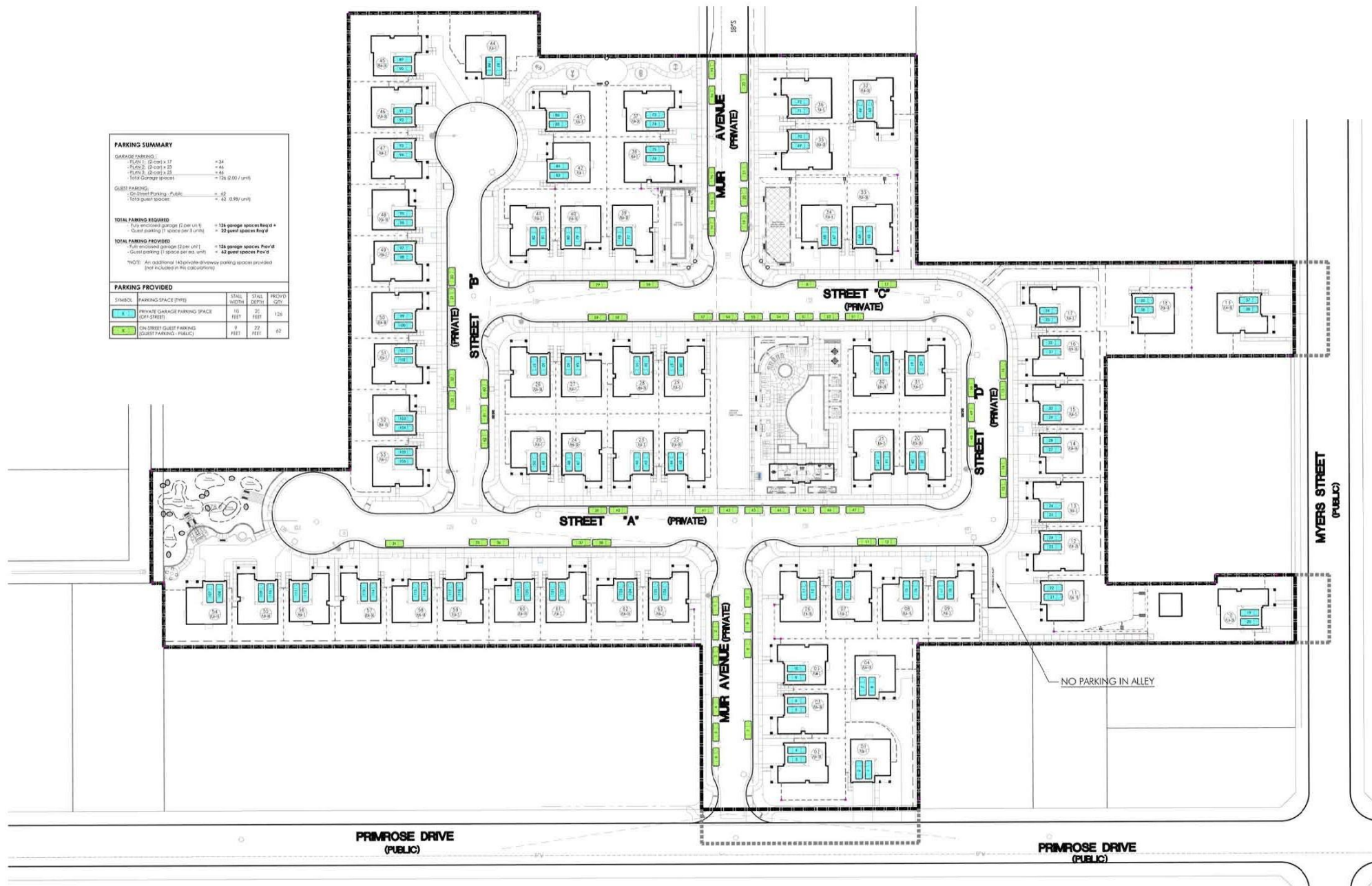
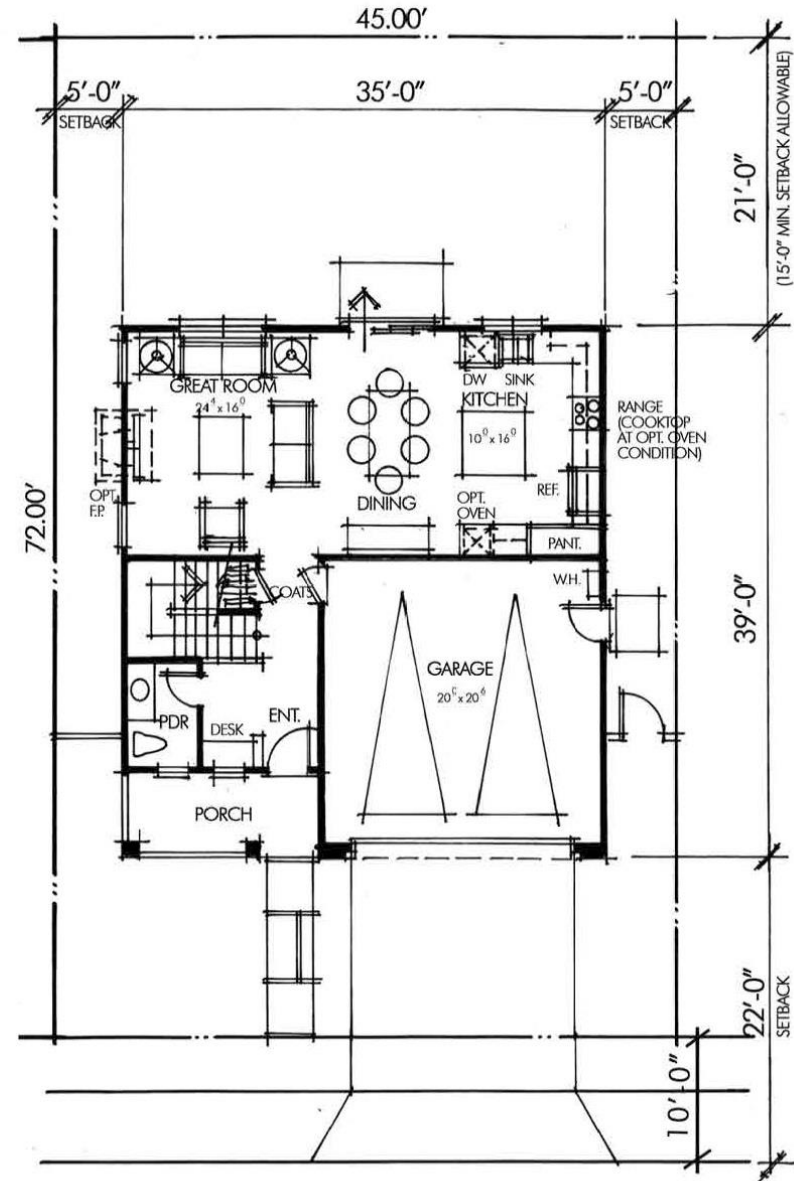
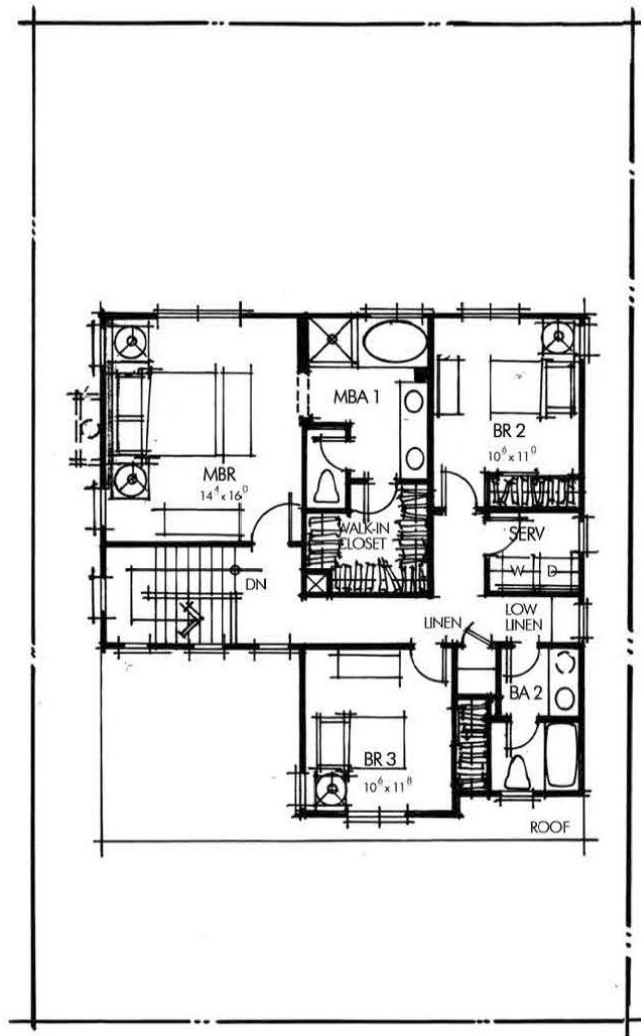
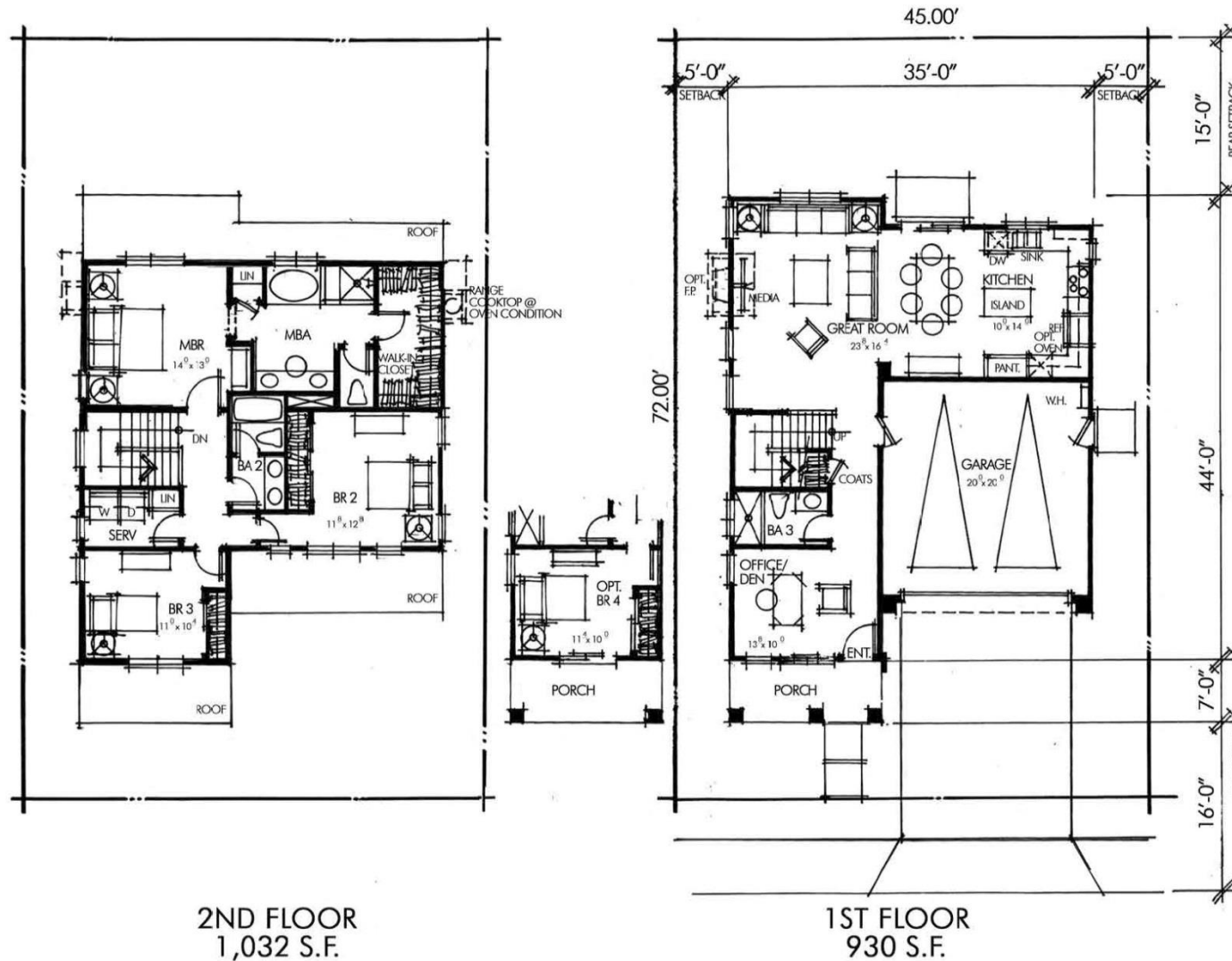
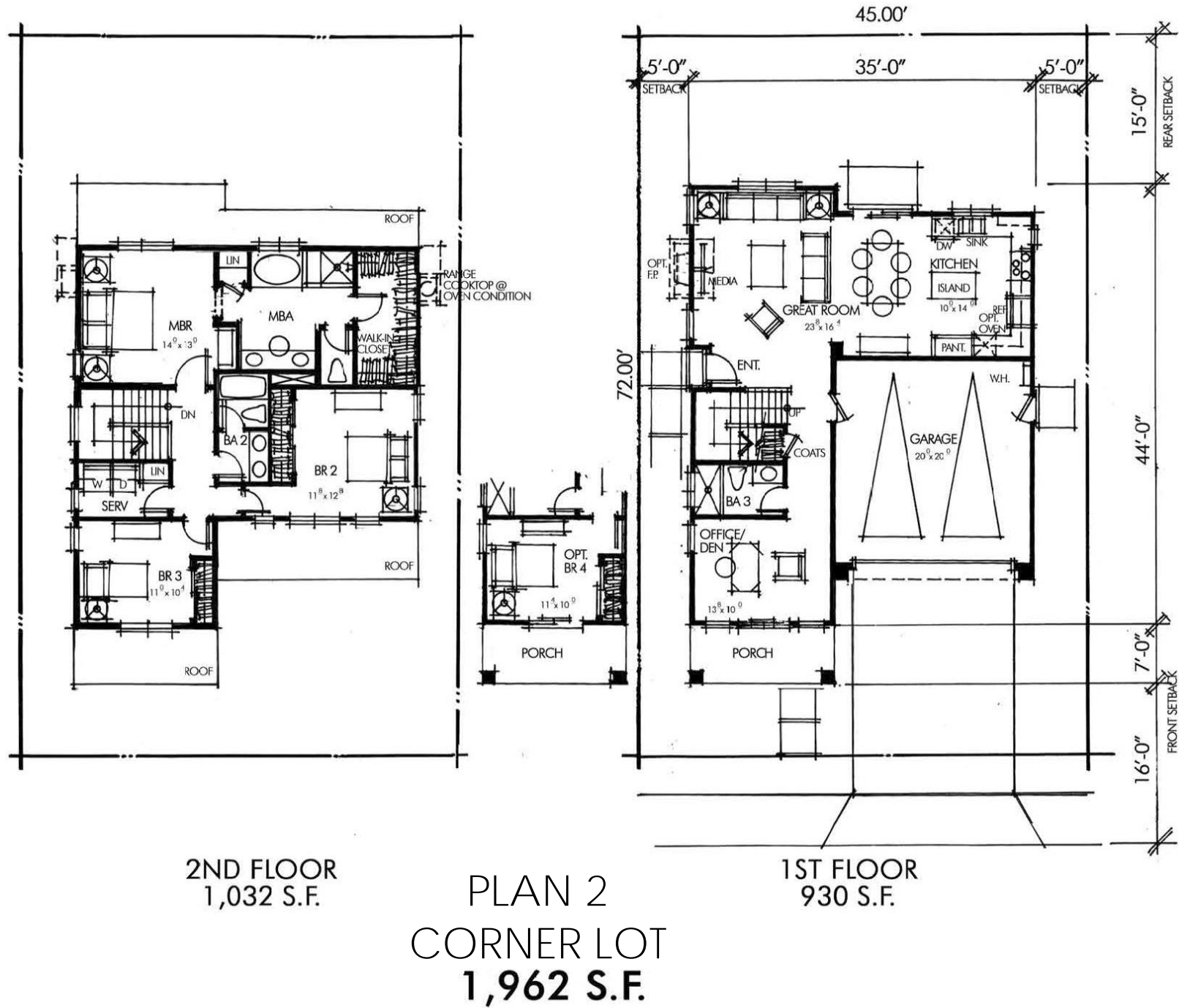


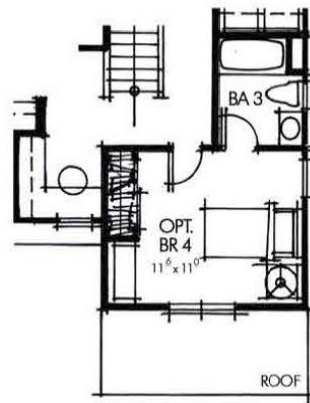
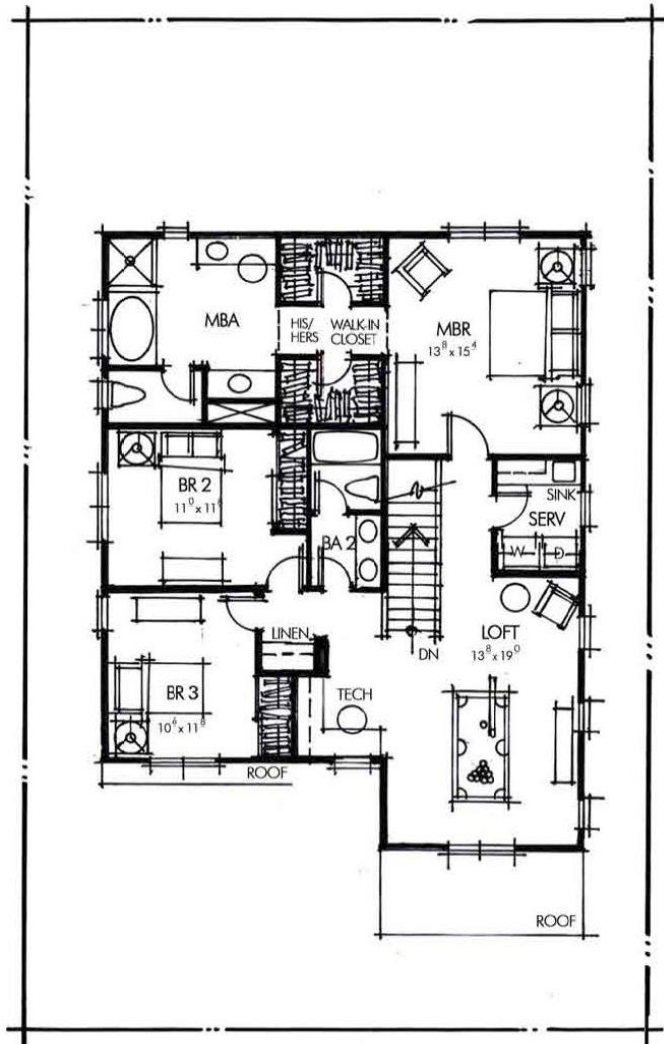
Exhibit 6 - Project Plans (Parking Exhibit)



**PLAN 1**  
**1,818 S.F.**







**PLAN 3**  
**2,356 S.F.**

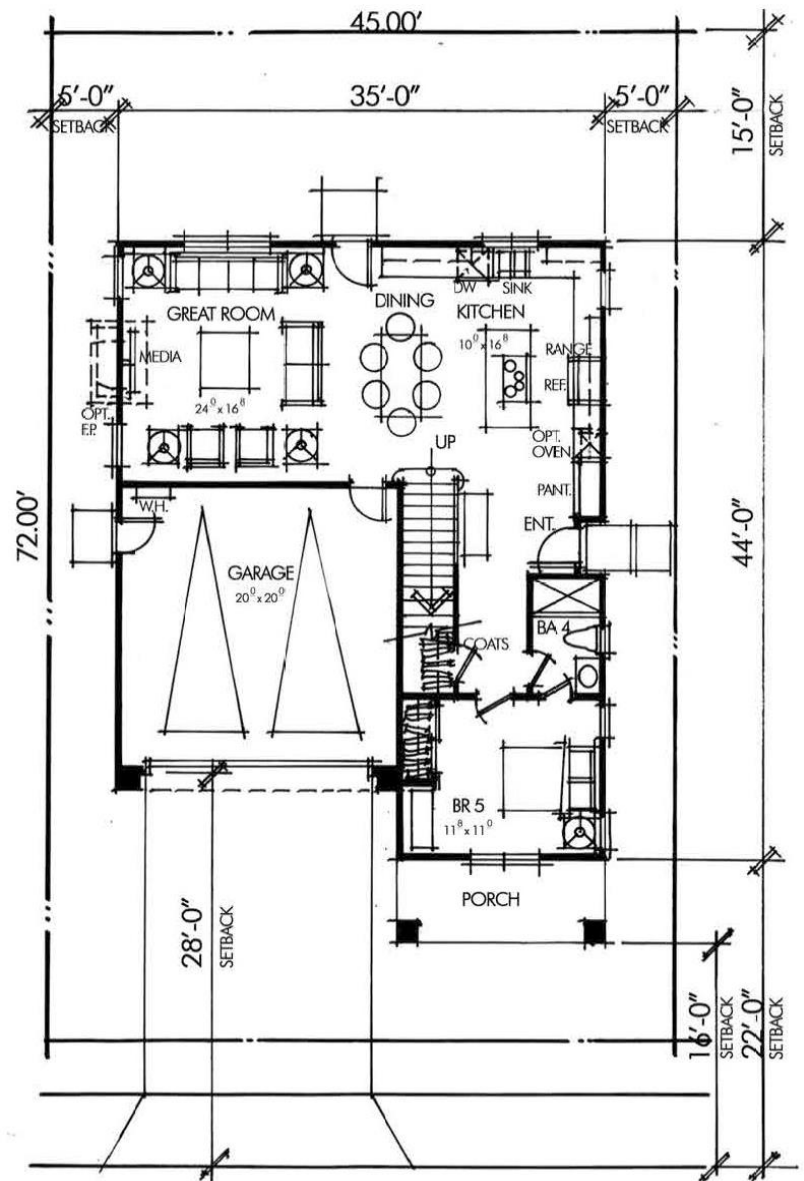




Exhibit 6 - Project Plans (Building Elevations)



Exhibit 6 - Project Plans (Building Elevations)



Exhibit 6 - Project Plans (Building Elevations)



Exhibit 6 - Project Plans (Building Elevations)



Exhibit 6 - Project Plans (Building Elevations)



Exhibit 6 - Project Plans (Building Elevations)



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Exhibit 6 - Project Plans (Building Elevations)



Exhibit 6 - Project Plans (Building Elevations)

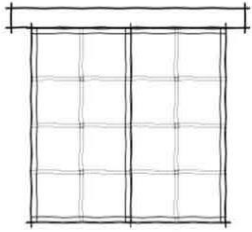


Exhibit 6 - Project Plans (Building Elevations)



Exhibit 6 - Project Plans (Building Elevations)

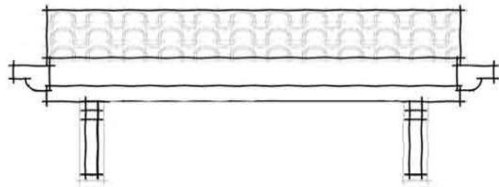
③ WINDOW TRIM



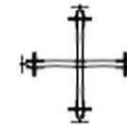
④ FACIA



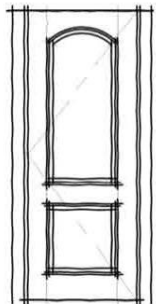
② ENTRY OVERHANG SOFFIT



⑤ WROUGHT IRON

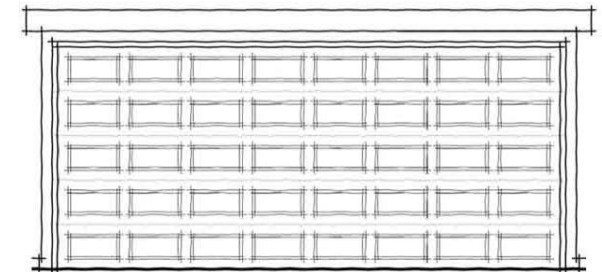


① FRONT ENTRY DOORS



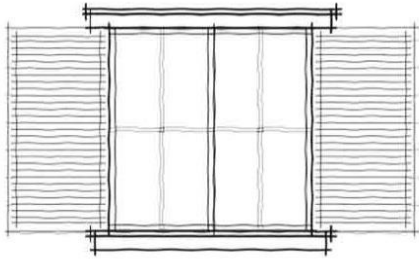
ROOF:	CONCRETE ROOF TILE
FACIA:	2x8 WOOD FACIA
STUCCO:	STUCCO WITH LIGHT SAND FINISH
WINDOW TRIM:	STUCCO OVER FOAM TRIM
WINDOW:	VINYL WINDOWS WITH GRIDS AT FRONT & SIDE WRAPPED
ACCENT DETAIL:	WROUGHT IRON SPEAKEASY GRILL
SHUTTERS:	FIBERGLASS
ENTRY DOOR:	THERMA-TRU SMOOTH STAR SERIES
GARAGE DOOR:	AMARR OAK SUMMIT SERIES PROVIDED BY ONTRAC

⑥ GARAGE DOORS

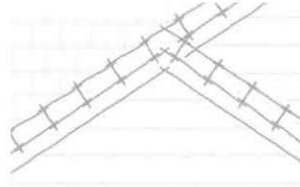


## SPANISH DETAILS

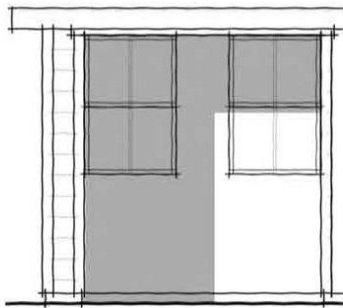
③ SHUTTERS



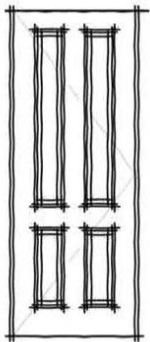
④ GABLE



② ENTRY OVERHANG SOFFIT



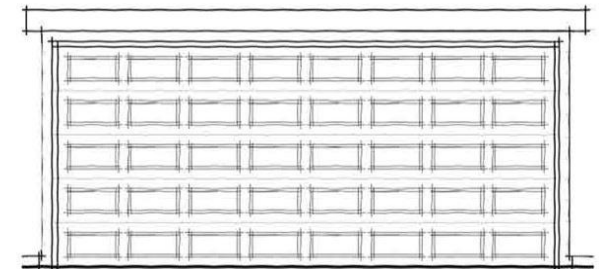
① FRONT ENTRY DOORS



⑤ WINDOW TRIM



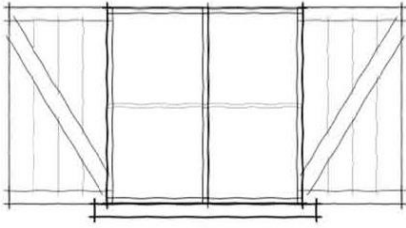
⑥ GARAGE DOORS



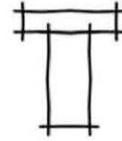
ROOF:	CONCRETE ROOF TILE
FACIA:	2x8 WOOD FACIA
EAVES:	FOAM CORBELS WITH STUCCO OVER
STUCCO:	STUCCO WITH LIGHT SAND FINISH
WINDOW TRIM:	STUCCO OVER FOAM TRIM
WINDOW:	VINYL WINDOWS WITH GRIDS AT FRONT & SIDE WRAPPED
ENTRY DOOR:	THERMA-TRU SMOOTH STAR SERIES
GARAGE DOOR:	AMARR OAK SUMMIT SERIES PROVIDED BY ONTRAC
SHUTTERS:	FIBERGLASS SHUTTERS

## FARMHOUSE DETAILS

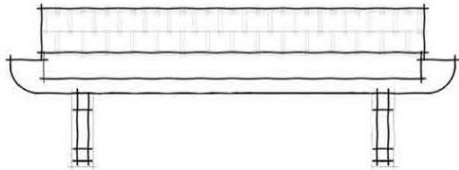
③ SHUTTERS



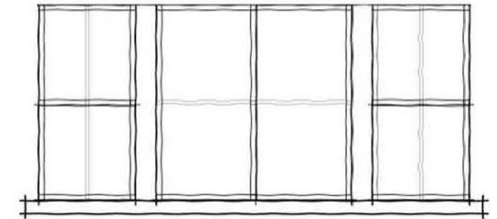
④ FOAM INSET



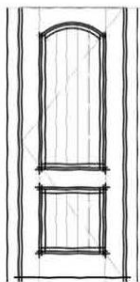
② ENTRY OVERHANG SOFFIT



⑤ WINDOW TRIM

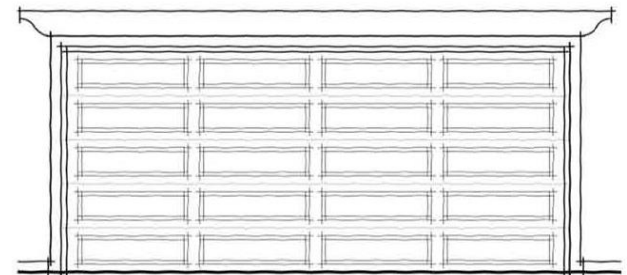


① FRONT ENTRY DOORS



ROOF:	CONCRETE ROOF TILE
FACIA:	2x8 WOOD FACIA
EAVES:	FOAM CORBELS WITH STUCCO OVER
STUCCO:	STUCCO WITH LIGHT SAND FINISH
WINDOW TRIM:	STUCCO OVER FOAM TRIM
WINDOW:	VINYL WINDOWS WITH GRIDS AT FRONT & SIDE WRAPPED
ENTRY DOOR:	THERMA-TRU SMOOTH STAR SERIES
GARAGE DOOR:	AMARR OAK SUMMIT SERIES PROVIDED BY ONTRAC
SHUTTERS:	FIBERGLASS SHUTTERS

⑥ GARAGE DOORS



## FRENCH COUNTRY DETAILS