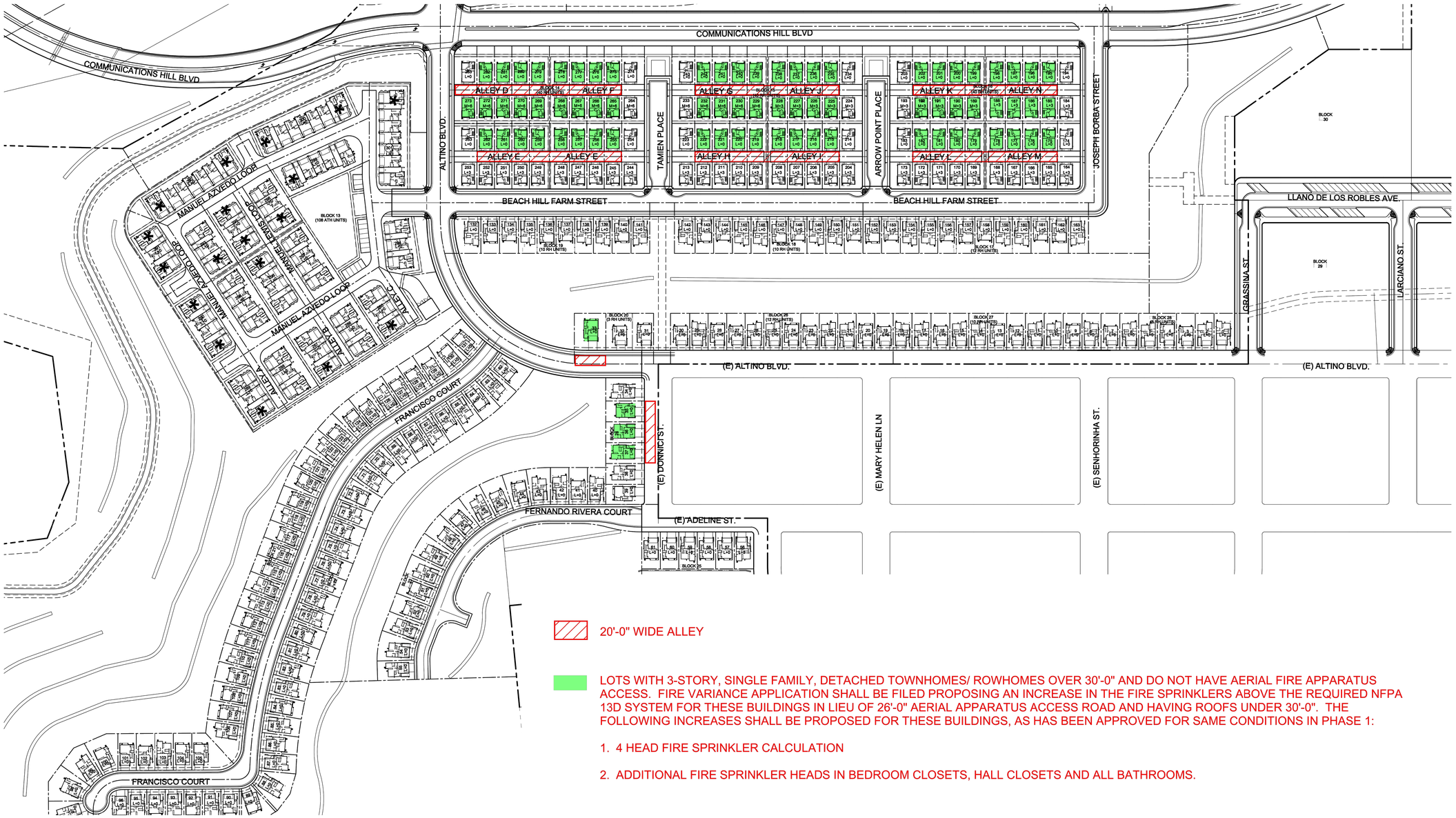

20'-0" WIDE ALLEY

LOTS WITH 3-STORY, SINGLE FAMILY, DETACHED TOWNHOMES/ ROWHOMES OVER 30'-0" AND DO NOT HAVE AERIAL FIRE APPARATUS ACCESS. FIRE VARIANCE APPLICATION SHALL BE FILED PROPOSING AN INCREASE IN THE FIRE SPRINKLERS ABOVE THE REQUIRED NFPA 13D SYSTEM FOR THESE BUILDINGS IN LIEU OF 26'-0" AERIAL APPARATUS ACCESS ROAD AND HAVING ROOFS UNDER 30'-0". THE FOLLOWING INCREASES SHALL BE PROPOSED FOR THESE BUILDINGS, AS HAS BEEN APPROVED FOR SAME CONDITIONS IN PHASE 1:

1. 4 HEAD FIRE SPRINKLER CALCULATION

2. ADDITIONAL FIRE SPRINKLER HEADS IN BEDROOM CLOSETS, HALL CLOSETS AND ALL BATHROOMS.

PROPOSED FIRE SPRINKLER VARIANCES- PHASE 3

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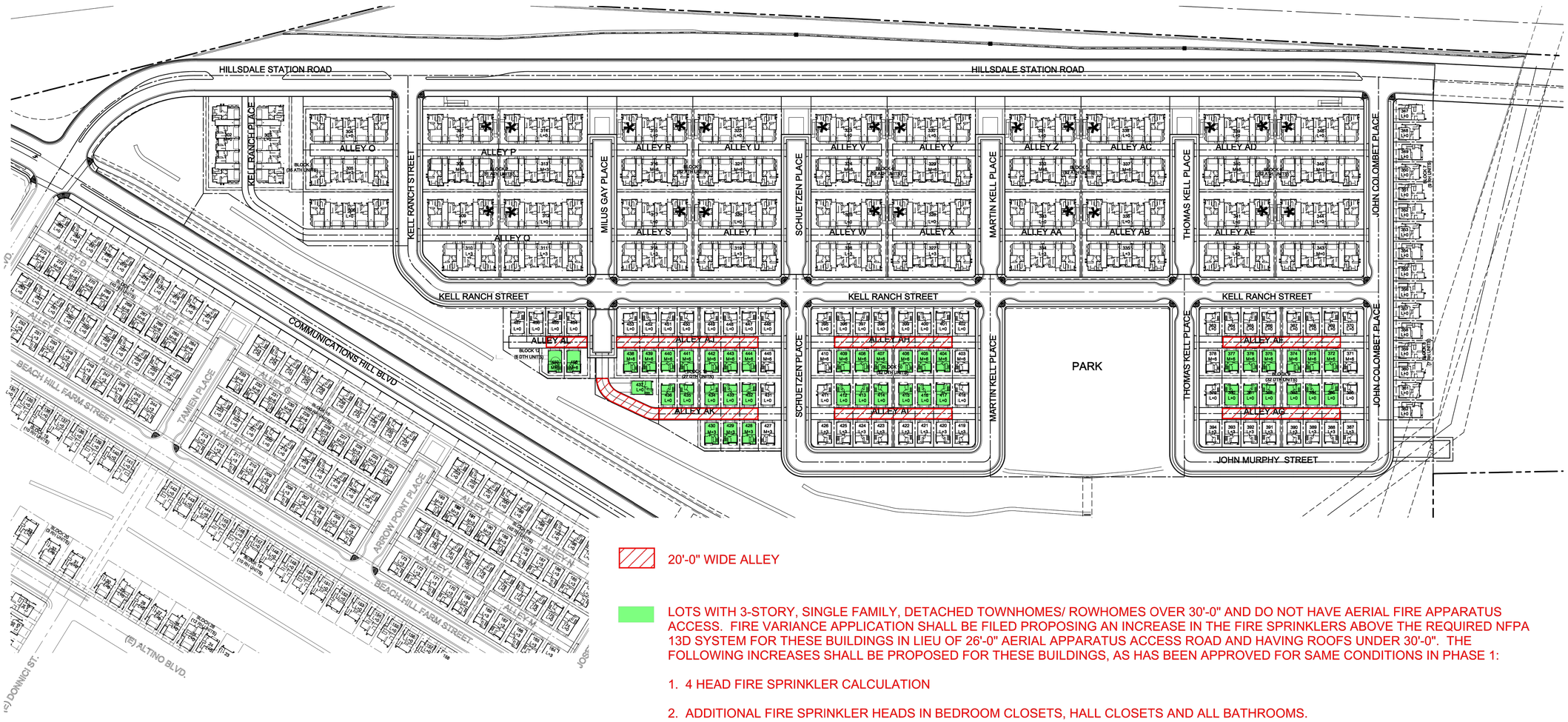
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-0.8.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	



20'-0" WIDE ALLEY

LOTS WITH 3-STORY, SINGLE FAMILY, DETACHED TOWNHOMES/ ROWHOMES OVER 30'-0" AND DO NOT HAVE AERIAL FIRE APPARATUS ACCESS. FIRE VARIANCE APPLICATION SHALL BE FILED PROPOSING AN INCREASE IN THE FIRE SPRINKLERS ABOVE THE REQUIRED NFPA 13D SYSTEM FOR THESE BUILDINGS IN LIEU OF 26'-0" AERIAL APPARATUS ACCESS ROAD AND HAVING ROOFS UNDER 30'-0". THE FOLLOWING INCREASES SHALL BE PROPOSED FOR THESE BUILDINGS, AS HAS BEEN APPROVED FOR SAME CONDITIONS IN PHASE 1:

1. 4 HEAD FIRE SPRINKLER CALCULATION

2. ADDITIONAL FIRE SPRINKLER HEADS IN BEDROOM CLOSETS, HALL CLOSETS AND ALL BATHROOMS.

PROPOSED FIRE SPRINKLER VARIANCES- PHASE 4

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-0.8.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

Submit by Email | Print Form

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Variance Application

San Jose Fire Department
Bureau of Fire Prevention
200 E. Santa Clara St., 2nd Fl. Tower
San Jose, CA 95113-1905
Phone: (408) 535-7750
Fax: (408) 292-6067

Fee required: **Hourly Rate (min. 3 hours) $618.00**

Fees must be submitted with application

Plan Check# _____ **Associated Folder# (Permit#)** PDA14-035-06

PROJECT INFORMATION

Project Name: Communications Hill (Phase 3) Detached Townhomes & Detached Rowhomes

Address: _____ City: San Jose Zip: 95113-1002

Type of Construction: VB Sprinklered: Yes ☑ No ☐

Building Floor Area: 2,148s.f - 2,178s.f Tenant Area: _____ Number of stories: 3

Describe Use: Detached three story single family homes

1. Code Requirement (Include code reference)

AERIAL FIRE APPARATUS ACCESS ROADS CFC/Section D105

1. Where vertical distance between the grade plane and the highest roof surface exceeds 30'-0", approved fire apparatus access roads must be provided. Section D105.2 Aerial fire apparatus access roads must have minimum unobstructed width of 26'-0"

2. Fire Apparatus Access roads max Section CFC/Section D103.2 150' maximum length with no turn around.

2. Variance Proposed (A brief description shall be included even if additional documents are attached)

In lieu of the 26'-0" aerial apparatus access road and having roofs under 30' to use an increase in the fire sprinklers above the required SJ modified NFPA 13D system. Proposed increase shall apply to the following: 135-37, 135-182, 185-192, 195-202, 215-222, 225-232, 235-242, 255-262, 265-273, 275-282.

1a. Provide 4 head fire sprinkler calculation, which produce the same hydraulic demand. To be submitted for approval.

1b. Provided additional sprinkler heads in all closets and bathrooms.

3. Justification (A brief description shall be included even if additional documents are attached)

1. The additional fire sprinkler coverage and upgrade 4 head calculation exceed the standard SJ modified NFPA 13D system and increase the time for persons to safely exit the building in the event of a fire.

2. All Detached single-family home structures within Blocks 14-16, 20, & 24 are within 150' hose pull from the Fire Apparatus Access roads per CFC/Section 503.1.1

DRAFT

APPLICANT INFORMATION

Manny Gonzalez — Requested by (Print Name)

Signature

4 / 2 / 2019 — Date

Mailing Address: 12555 West Jefferson City: Los Angeles Zip: 90066 Phone: (310) 394 - 2623

Note: **Attach plans showing the details of the proposed variance and** copies of any reference, test reports, expert opinion, etc. **Submit all documents, including plans in 11x17 or 8.5x11 format**. The Fire Chief may require that a consultant be hired by the applicant to perform all applicable test, research and analysis and submit a full report of evaluation to the Fire Department for consideration and approval.

Additional City requirements or notes: _____

_____ Reviewed by Inspector/Engineer

_____ Fire Marshal Signature

Denied ☐ Approved ☐

_____ / _____ / _____ Date

X:ENGINEERING:FORMS: Variance Rev. 03.28.11

FIRE SPRINKLER VARIANCE APPLICATION FORMS- PHASE 3

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-0.8.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

Submit by Email | Print Form

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Variance Application

San Jose Fire Department
Bureau of Fire Prevention
200 E. Santa Clara St., 2nd Fl. Tower
San Jose, CA 95113-1905
Phone: (408) 535-7750
Fax: (408) 292-6067

Fee required: **Hourly Rate (min. 3 hours) $618.00**

Fees must be submitted with application

Plan Check# _____ **Associated Folder# (Permit#)** PDA14-035-06

PROJECT INFORMATION

Project Name: Communications Hill (Phase 4) Detached Townhomes

Address: _____ City: San Jose Zip: 95113-1002

Type of Construction: VB Sprinklered: Yes ☑ No ☐

Building Floor Area: 2,148s.f - 2,178s.f Tenant Area: _____ Number of stories: 3

Describe Use: Detached three story single family homes

1. Code Requirement (Include code reference)

AERIAL FIRE APPARATUS ACCESS ROADS CFC/Section D105

1. Where vertical distance between the grade plane and the highest roof surface exceeds 30'-0", approved fire apparatus access roads must be provided. Section D105.2 Aerial fire apparatus access roads must have minimum unobstructed width of 26'-0"

2. Fire Apparatus Access roads max Section CFC/Section D103.4 maximum length with no turn around.

2. Variance Proposed (A brief description shall be included even if additional documents are attached)

In lieu of the 26'-0" aerial apparatus access road and having roads under 30'-0", propose an increase in the fire sprinklers above the required SJ modified NFPA 13D system. Proposed increase shall apply to the following lots: 380-385, 404-409, 412-417, 428-430, 432-444, 458, and 459.

1a. Provide 4 head fire sprinkler calculation, which produce the greater hydraulic demand. To be submitted for approval.

1b. Provided additional sprinkler heads in all closets and bathrooms.

3. Justification (A brief description shall be included even if additional documents are attached)

1. The additional fire sprinkler coverage and upgrade to the hydraulic calculation exceed the standard SJ modified NFPA 13D system and increase the time for persons to safely exit the building in the event of a fire.

2. All Detached single-family home structures within Blocks 9-12 are within 150' hose pull from the Fire Apparatus Access roads per CFC/Section 503.1.1

DRAFT

APPLICANT INFORMATION

Manny Gonzalez _____ 4 / 2 / 2019

Requested by (Print Name) Signature Date

Mailing Address: 12555 West Jefferson City: Los Angeles Zip: 90066 Phone: (310) 394 - 2623

Note: **Attach plans showing the details of the proposed variance and** copies of any reference, test reports, expert opinion, etc. **Submit all documents, including plans in 11x17 or 8.5x11 format**. The Fire Chief may require that a consultant be hired by the applicant to perform all applicable test, research and analysis and submit a full report of evaluation to the Fire Department for consideration and approval.

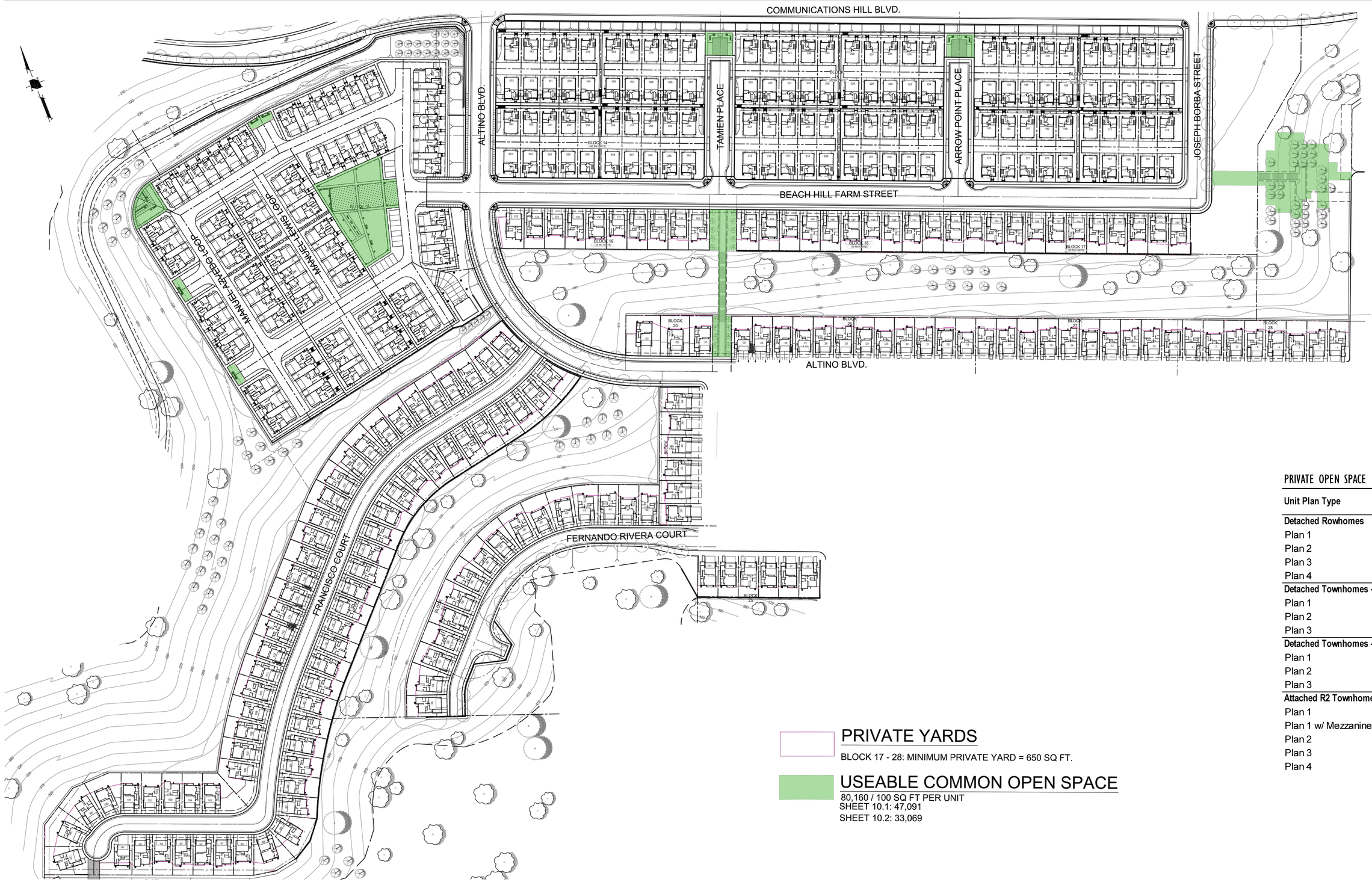
Additional City requirements or notes: _____

_____ _____ Denied ☐ _____ / _____ / _____

Reviewed by Inspector/Engineer Fire Marshal Signature Approved ☐ Date

X:ENGINEERING:FORMS: Variance Rev. 03.28.11

COMMUNICATIONS HILL
San Jose, California



PRIVATE OPEN SPACE

Unit Plan Type	Total Deck/Patio (sq. ft.)
Detached Rowhomes	
Plan 1	214
Plan 2	185
Plan 3	246
Plan 4	160
Detached Townhomes - Ground Level Entry	
Plan 1	138
Plan 2	131
Plan 3	80
Detached Townhomes - Mid Level Entry	
Plan 1	103
Plan 2	131
Plan 3	80
Attached R2 Townhomes - Ground Level Entry	
Plan 1	133
Plan 1 w/ Mezzanine	145
Plan 2	92
Plan 3	52
Plan 4	52

PRIVATE YARDS

BLOCK 17 - 28: MINIMUM PRIVATE YARD = 650 SQ FT.

USEABLE COMMON OPEN SPACE

80,160 / 100 SQ FT PER UNIT
SHEET 10.1: 47,091
SHEET 10.2: 33,069

PRIVATE & PUBLIC OPEN SPACE EXHIBIT - PHASE 3

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	0190008_7-0.9.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

PRIVATE OPEN SPACE

Unit Plan Type	Total Deck/Patio (sq. ft.)
Detached Rowhomes	
Plan 1	214
Plan 2	185
Plan 3	246
Plan 4	160
Detached Townhomes - Ground Level Entry	
Plan 1	138
Plan 2	131
Plan 3	80
Detached Townhomes - Mid Level Entry	
Plan 1	103
Plan 2	131
Plan 3	80
Attached R2 Townhomes - Ground Level Entry	
Plan 1	133
Plan 1 w/ Mezzanine	145
Plan 2	92
Plan 3	52
Plan 4	52
Attached R2 Townhomes - Mid Level Entry	
Plan 1	97
Plan 1 w/ Mezzanine	97
Plan 2	92
Plan 3	52
Plan 4	52

PRIVATE YARDS

BLOCK 7-8: MINIMUM PRIVATE YARD = 650 SQ FT.

USEABLE COMMON OPEN SPACE

80,160 / 100 SQ FT PER UNIT
SHEET 10.1: 47,091
SHEET 10.2: 33,069

PRIVATE & PUBLIC OPEN SPACE EXHIBIT - PHASE 4

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

STREETSCENE PERSPECTIVE

Strangis Properties

DAHLIN group

THE GUZZARDO PARTNERSHIP INC.
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COMMUNICATIONS HILL - PHASE III & IV

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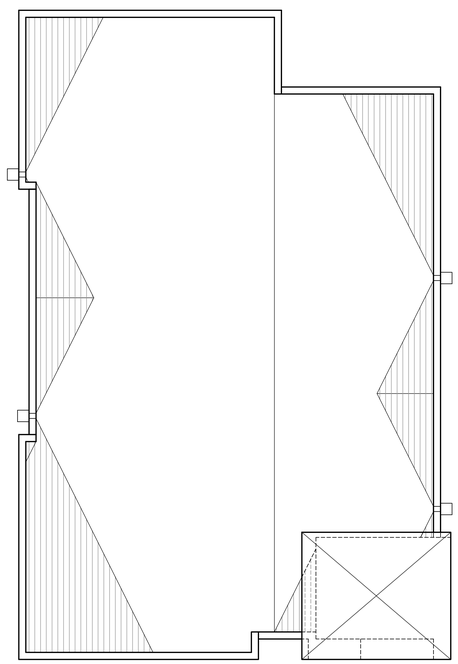
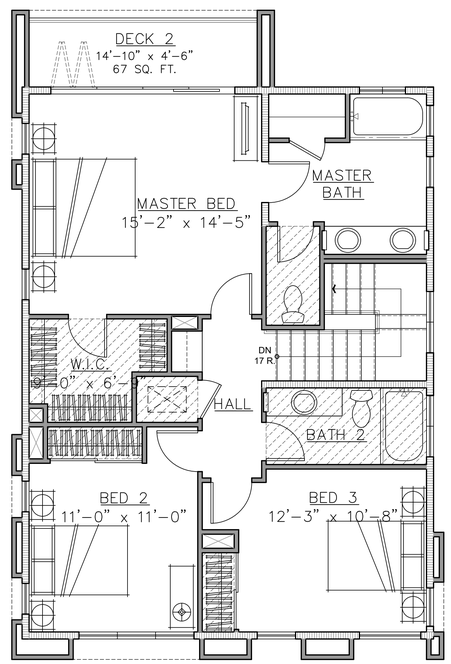
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-1.0



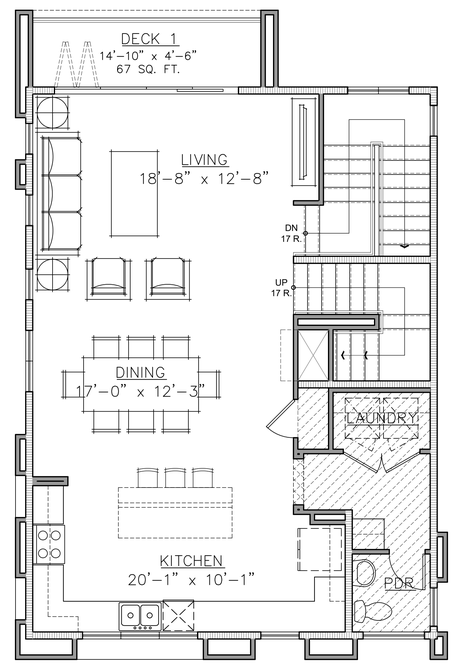
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



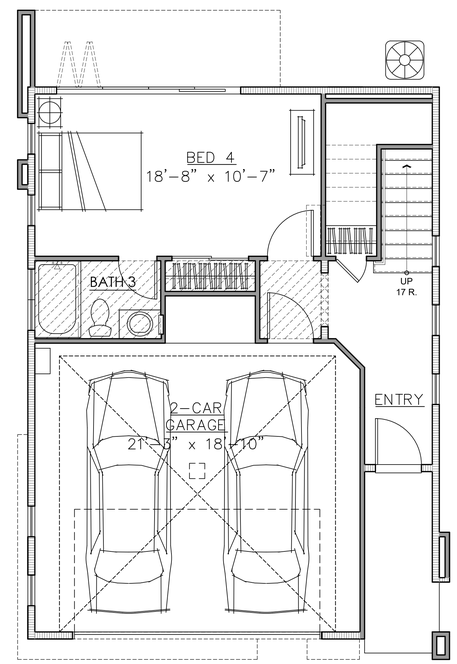
3RD LEVEL

THIRD FLOOR	901 SQ. FT.
DECK	67 SQ. FT.



2ND LEVEL

SECOND FLOOR	880 SQ. FT.
DECK	67 SQ. FT.



1ST LEVEL

FIRST FLOOR	475 SQ. FT.
GARAGE	438 SQ. FT.
TOTAL	2,256 SQ. FT.

Scale 0 4 8 16

PLAN 1 FLOOR PLANS

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-2.0

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY A - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-3.0

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

1
4
8
2
6
10
5
7
3

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 1 CONTEMPORARY A - COLOR OPTION 2

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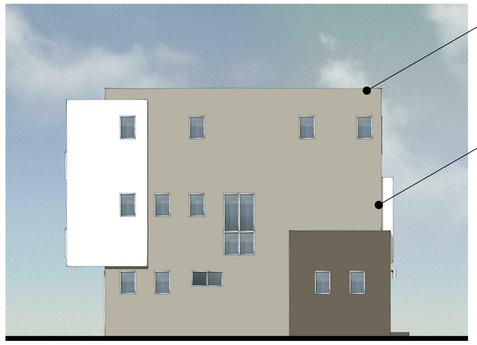
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-3.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-3.1

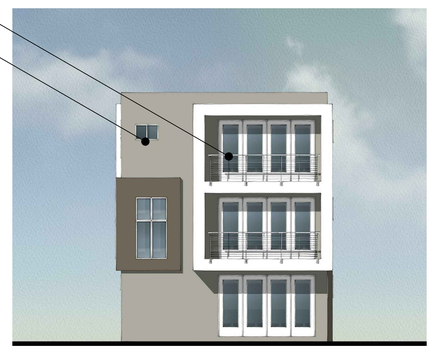
PERSPECTIVE



LEFT

FRONT

RIGHT



BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY B - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

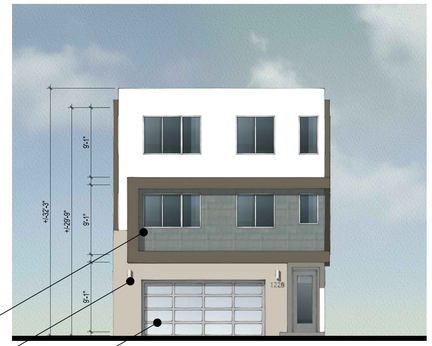
NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

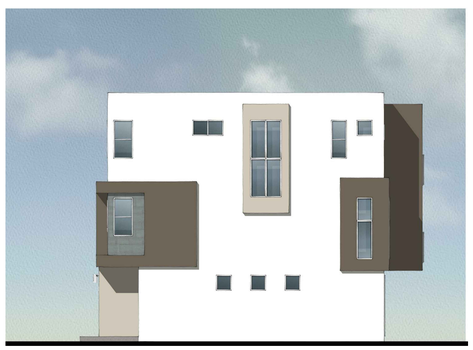
DETACHED ROWHOMES 7-4.0

PERSPECTIVE

LEFT



FRONT



RIGHT

BACK

1
2
8
6
5
7
4

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY B - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-4.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-4.1

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

1
12
13
2
10
6
5
7
4
11

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. FIBER CEMENT PANEL

Scale 0 4 8 16

PLAN I MEDITERRANEAN - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
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SCALE:	

DETACHED ROWHOMES 7-5.0

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

1
12
13
2
10
6
5
7
4
11

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. FIBER CEMENT PANEL

Scale 0 4 8 16

PLAN I MEDITERRANEAN - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

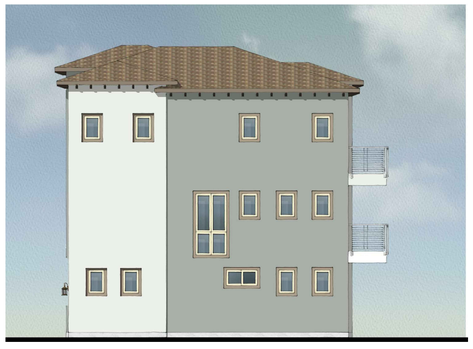
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-5.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-5.1

PERSPECTIVE

LEFT

FRONT



RIGHT

BACK

1B
11
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MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 1 TRANSITIONAL - COLOR OPTION 1

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DESIGNED BY:	Ryan Flautz
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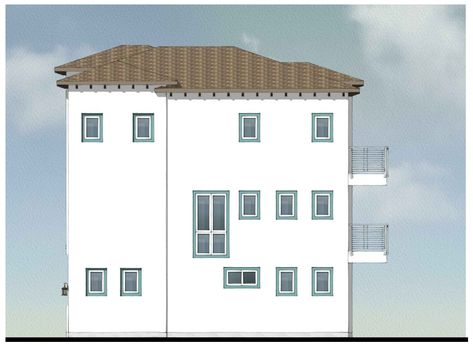
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-6.0

PERSPECTIVE

LEFT

FRONT



RIGHT

BACK

1B
11
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MATERIAL LEGEND

1A	TPO ROOFING
1B	EAGLE CONCRETE 'S' TILE ROOFING
2	OMEGA STUCCO 20/30 SAND FINISH
3	OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4	VINYL WINDOW SYSTEM
5	METAL SECTIONAL GARAGE DOOR
6	DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7	METAL GUARDRAIL
8	DECORATIVE METAL AWNING
9	WOOD FASCIA BOARD
10	WOOD GRAIN POLYSTYRENE CORBELS
11	WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 1 TRANSITIONAL - COLOR OPTION 2

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SCALE:	

DETACHED ROWHOMES 7-6.1

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

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8B
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MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL A - COLOR OPTION I

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CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-7.0

PERSPECTIVE

LEFT

FRONT

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MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN 1 INDUSTRIAL A - COLOR OPTION 2

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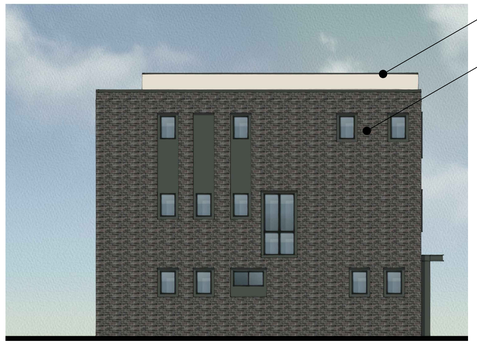
SCALE:	

DETACHED ROWHOMES 7-7.1

PERSPECTIVE



LEFT

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BACK

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MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL B - COLOR OPTION I

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DETACHED ROWHOMES 7-8.0

PERSPECTIVE

LEFT

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BACK

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MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL C - COLOR OPTION I

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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-9.0

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN 1 INDUSTRIAL C - COLOR OPTION 2

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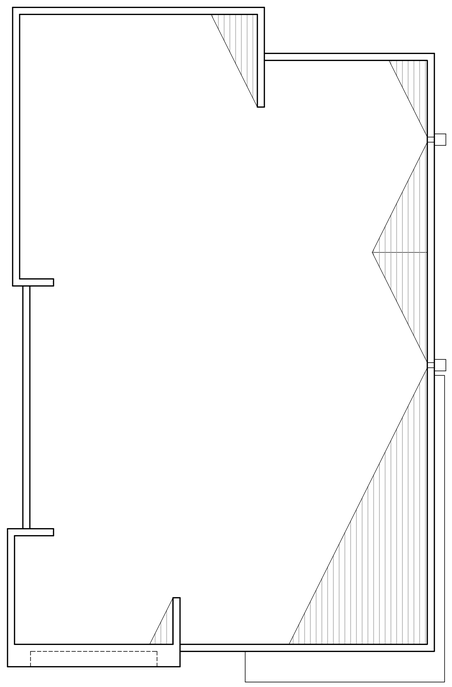
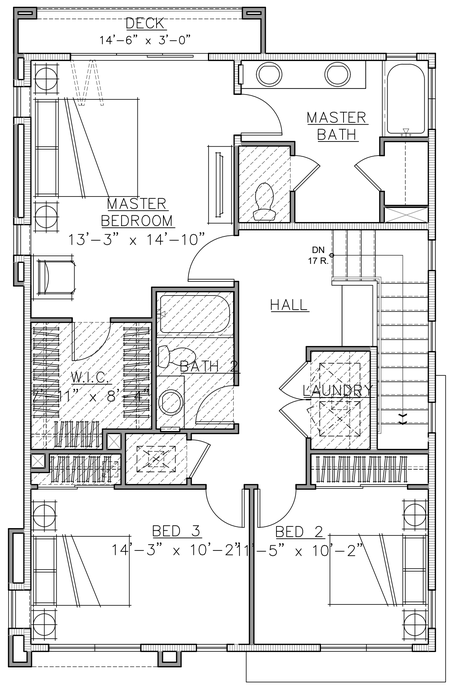
DETACHED ROWHOMES 7-9.1



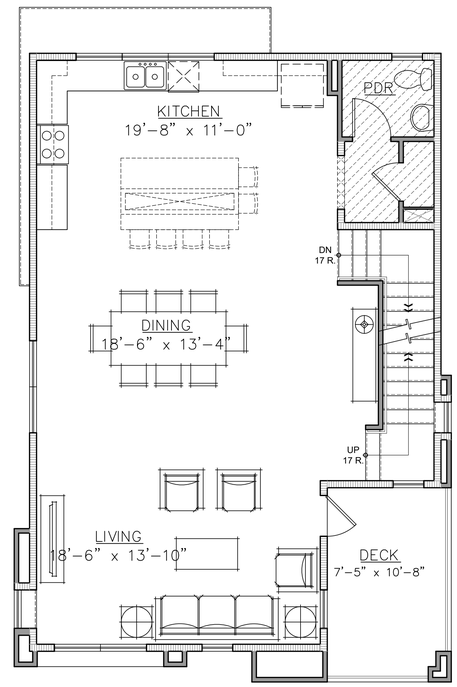
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



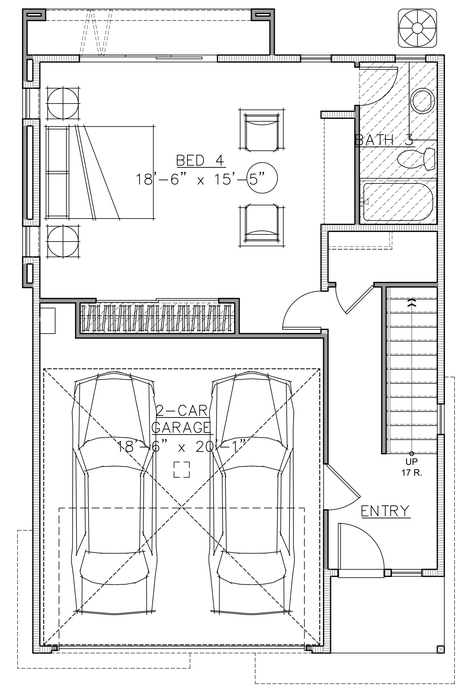
3RD LEVEL

THIRD FLOOR	1046 SQ. FT.
DECK	43 SQ. FT.



2ND LEVEL

SECOND FLOOR	931 SQ. FT.
DECK	97 SQ. FT.



1ST LEVEL

FIRST FLOOR	611 SQ. FT.
GARAGE	398 SQ. FT.

TOTAL 2,588 SQ. FT.

Scale 0 4 8 16

PLAN 2 FLOOR PLANS

DETACHED ROWHOMES 7-10.0

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PDA 14-035-06
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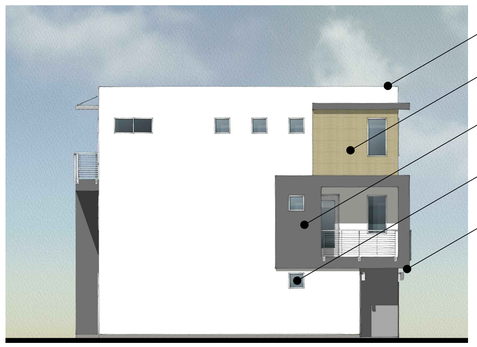
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

PERSPECTIVE



LEFT

FRONT

RIGHT

BACK

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MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - COLOR OPTION 1

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COMMUNICATIONS HILL - PHASE III & IV

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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-11.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
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DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7- 11.0

PERSPECTIVE

LEFT

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BACK

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MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - COLOR OPTION 2

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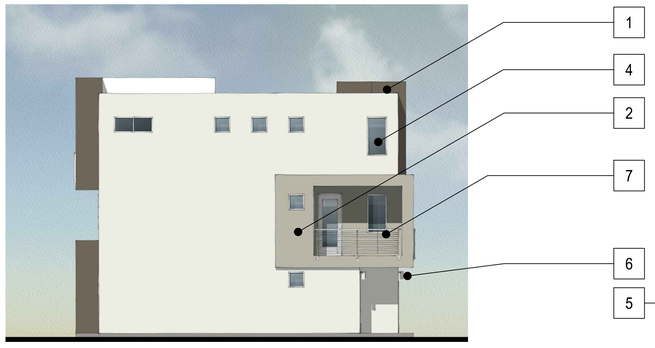
DETACHED ROWHOMES 7-11.1

PERSPECTIVE



LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY B - COLOR OPTION 1

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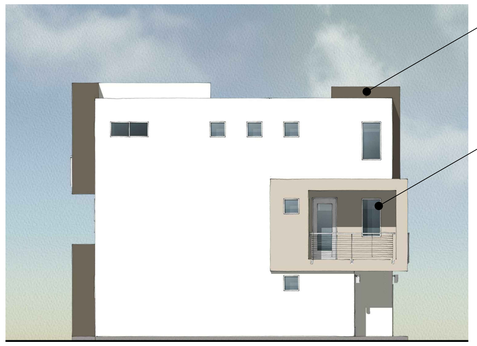
DETACHED ROWHOMES 7- 12.0

PERSPECTIVE



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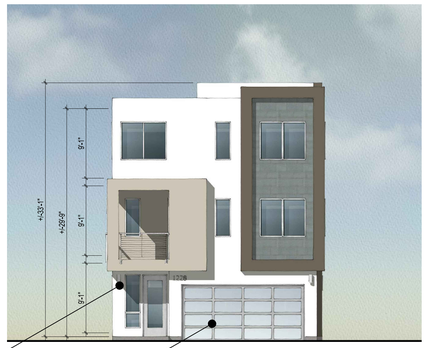

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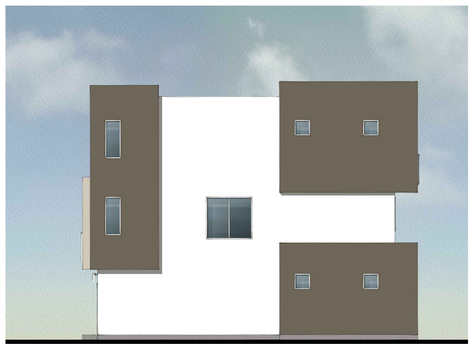

RIGHT

BACK

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MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY B - COLOR OPTION 2

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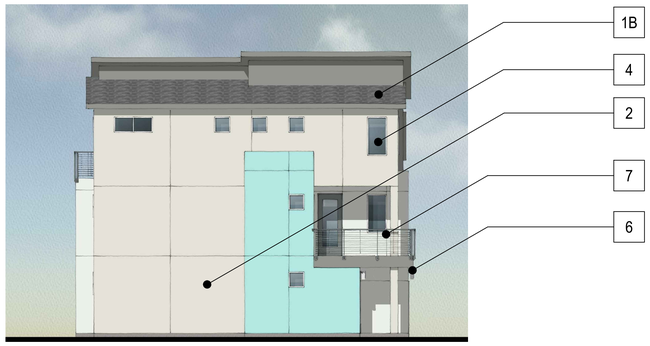
SCALE:	

DETACHED ROWHOMES 7- 12.1

PERSPECTIVE



LEFT

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MATERIAL LEGEND

- 1A TPO ROOFING
- 1B COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
- 9 METAL AWNING
- 10 NOT USED

Scale 0 4 8 16

PLAN 2 CONTEMPORARY C - COLOR OPTION 1

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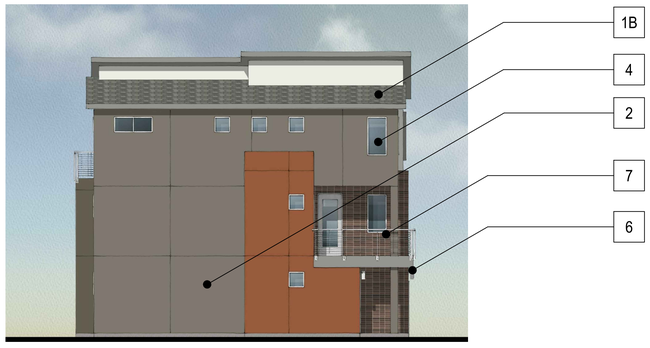
DETACHED ROWHOMES 7- 13.0

PERSPECTIVE



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MATERIAL LEGEND

- 1A TPO ROOFING
- 1B COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
- 9 METAL AWNING
- 10 NOT USED

Scale 0 4 8 16

PLAN 2 CONTEMPORARY C - COLOR OPTION 2

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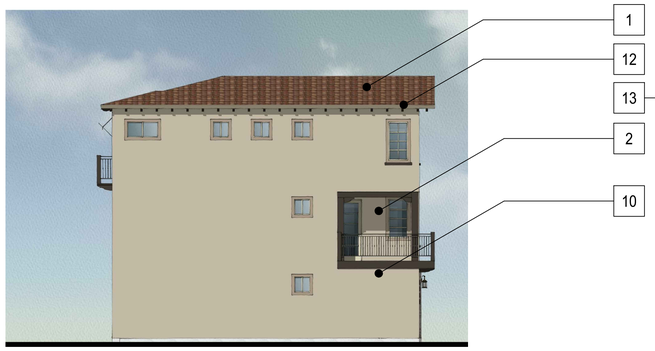
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-13.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7- 13.1

PERSPECTIVE



LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. FIBER CEMENT PANEL

Scale 0 4 8 16

PLAN 2 MEDITERRANEAN - COLOR OPTION 1

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NO	DATE	DESCRIPTION
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DESIGNED BY:	Ryan Flautz
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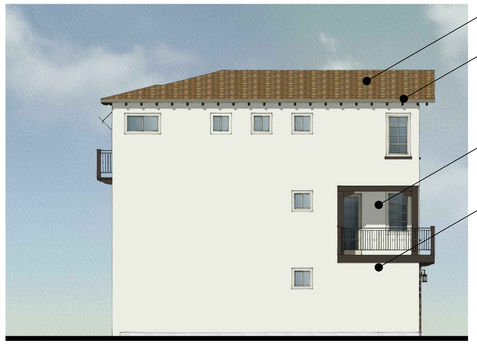
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

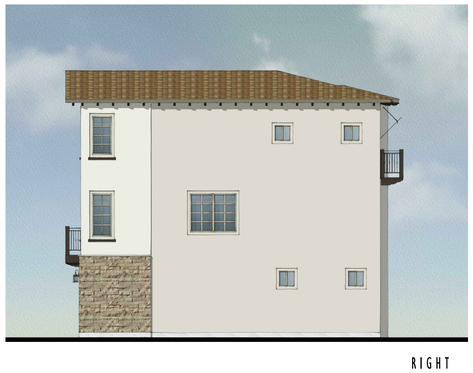
DETACHED ROWHOMES 7- 14.0

PERSPECTIVE



LEFT

FRONT



RIGHT

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. FIBER CEMENT PANEL

Scale 0 4 8 16

PLAN 2 MEDITERRANEAN - COLOR OPTION 2

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DETACHED ROWHOMES 7-14.1

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 2 TRANSITIONAL - COLOR OPTION 1

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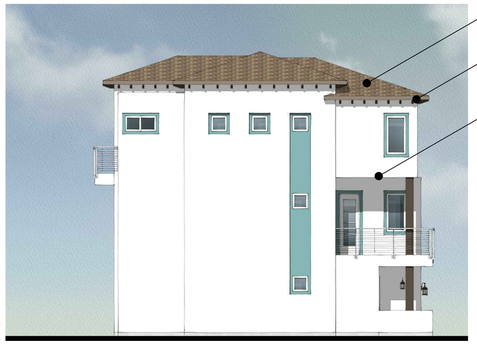
SCALE:	

DETACHED ROWHOMES 7-15.0

PERSPECTIVE



LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1A	TPO ROOFING
1B	EAGLE CONCRETE 'S' TILE ROOFING
2	OMEGA STUCCO 20/30 SAND FINISH
3	OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4	VINYL WINDOW SYSTEM
5	METAL SECTIONAL GARAGE DOOR
6	DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7	METAL GUARDRAIL
8	DECORATIVE METAL AWNING
9	WOOD FASCIA BOARD
10	WOOD GRAIN POLYSTYRENE CORBELS
11	WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 2 TRANSITIONAL - COLOR OPTION 2

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SCALE:	

DETACHED ROWHOMES 7- 15.1

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

1
8B
2
8A
5
7
4

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN 2 INDUSTRIAL A - COLOR OPTION 1

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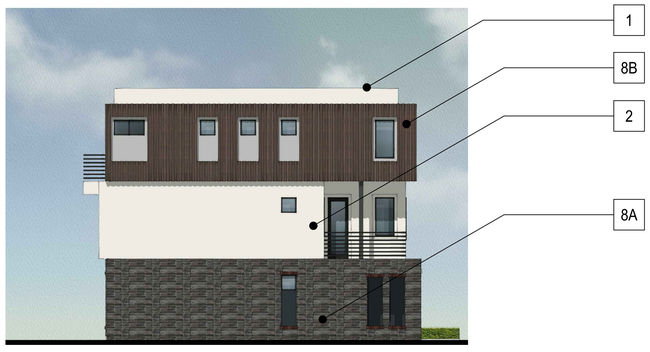
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7- 16.0

PERSPECTIVE



LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN 2 INDUSTRIAL A - COLOR OPTION 2

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DESIGNED BY:	Ryan Flautz
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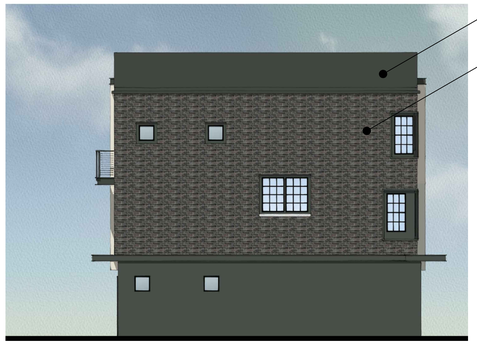
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7- 16.1

PERSPECTIVE



LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN 2 INDUSTRIAL B - COLOR OPTION 1

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PROJECT NO:	3636.60
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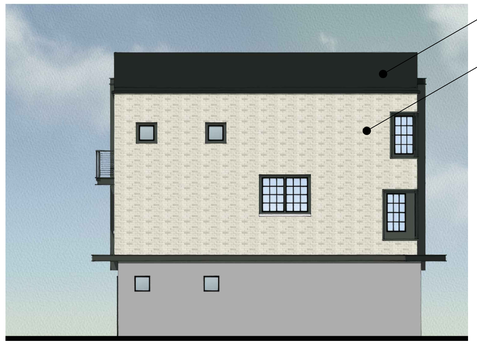
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-17.0

PERSPECTIVE



LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN 2 INDUSTRIAL B - COLOR OPTION 2

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COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

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CAD DWG FILE:	D190008_7-17.1.DWG
DESIGNED BY:	Ryan Flautz
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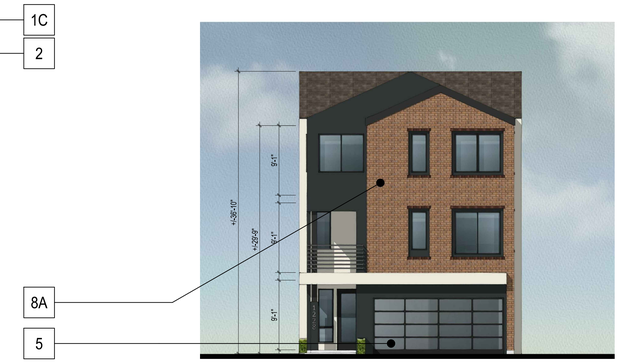
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7- 17.1

PERSPECTIVE

LEFT



FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN 2 INDUSTRIAL C - COLOR OPTION 1

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NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-18.0.DWG
DESIGNED BY:	Ryan Flautz
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DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7- 18.0

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN 2 INDUSTRIAL C - COLOR OPTION 2

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DATE:	04.02.2019
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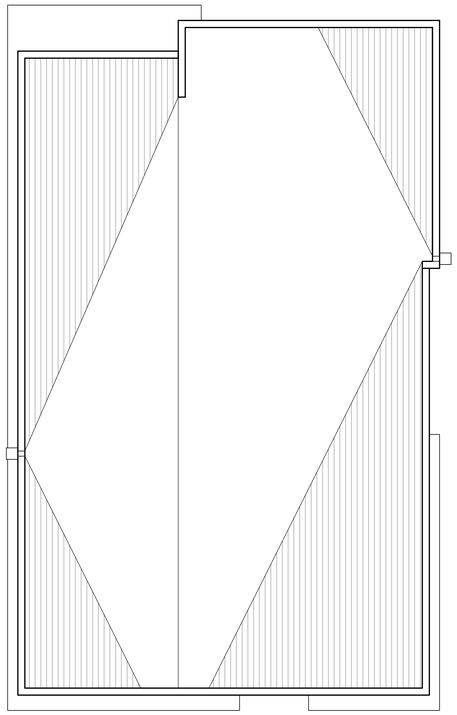
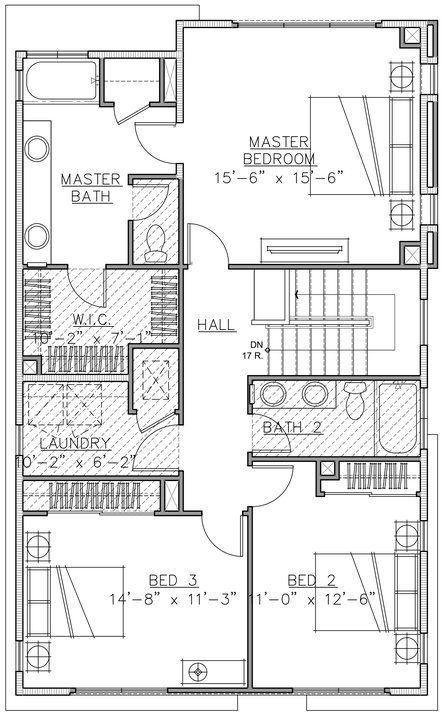
DETACHED ROWHOMES 7- 18.1



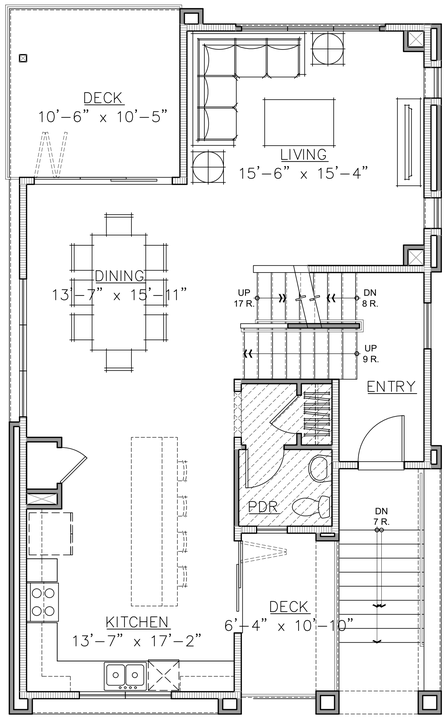
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



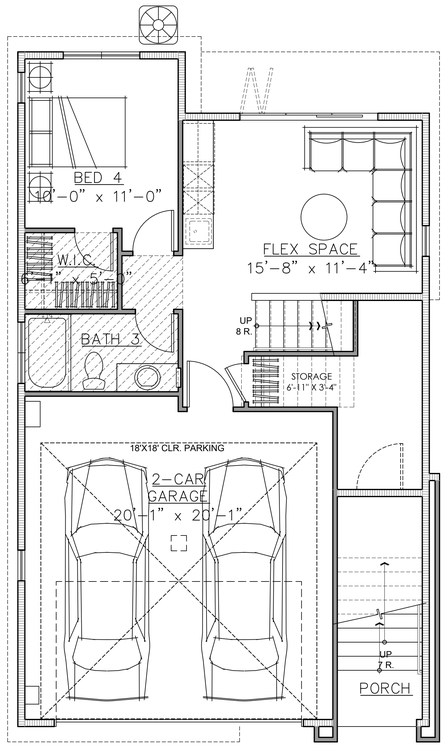
3RD LEVEL

THIRD FLOOR	1,160 SQ. FT.



2ND LEVEL

SECOND FLOOR	917 SQ. FT.
DECK 1	109 SQ. FT.
DECK 2	73 SQ. FT.



1ST LEVEL

FIRST FLOOR	591 SQ. FT.
GARAGE	441 SQ. FT.
TOTAL	2,668 SQ. FT.

Scale 0 4 8 16

PLAN 3 FLOOR PLANS

DETACHED ROWHOMES 7-19.0

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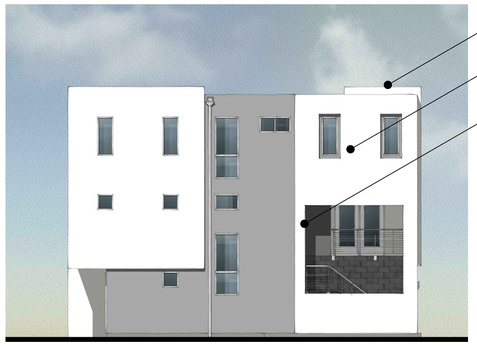

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY A - COLOR OPTION 1

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SCALE:	

DETACHED ROWHOMES 7-20.0

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY A - COLOR OPTION 2

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CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7- 20.1

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

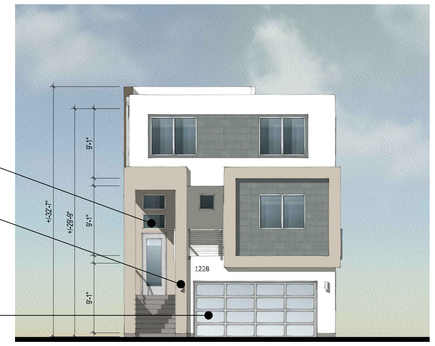
NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-21.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-21.0

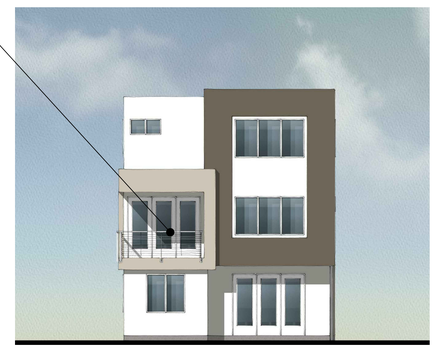
PERSPECTIVE

LEFT



FRONT

RIGHT



BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - COLOR OPTION 2

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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
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CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-21.1

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. FIBER CEMENT PANEL

Scale 0 4 8 16

PLAN 3 MEDITERRANEAN - COLOR OPTION 1

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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-22.0.DWG
DESIGNED BY:	Ryan Flautz
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CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-22.0

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

1
12
13
2
4
10
11
6
5
7

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. FIBER CEMENT PANEL

Scale 0 4 8 16

PLAN 3 MEDITERRANEAN - COLOR OPTION 2

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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7- 22.1

PERSPECTIVE

ENHANCED

LEFT

FRONT

RIGHT

BACK

1A
2
6
5
7
4

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - COLOR OPTION 1

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COMMUNICATIONS HILL - PHASE III & IV

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DESIGNED BY:	Ryan Flautz
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DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-23.0

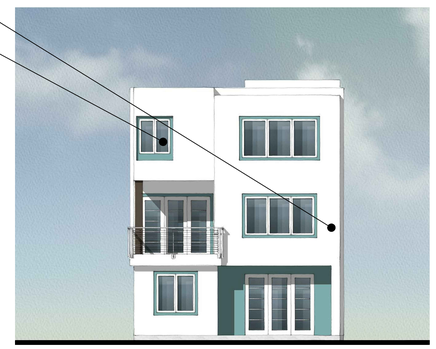
PERSPECTIVE

ENHANCED

LEFT

FRONT

RIGHT



BACK

1A
2
6
5
7
4

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
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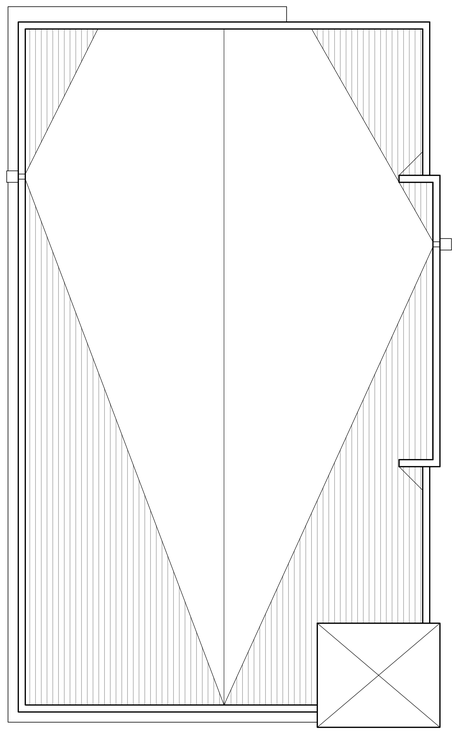
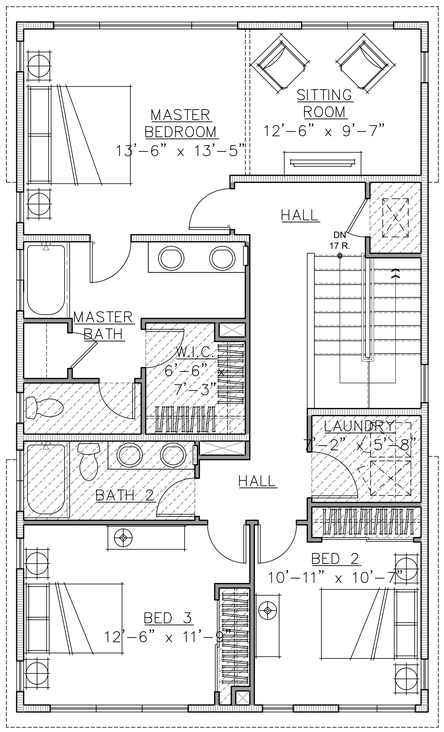
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-23.1



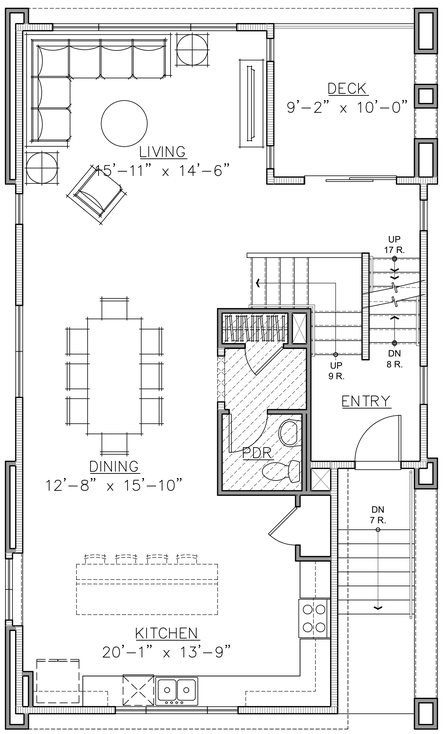
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



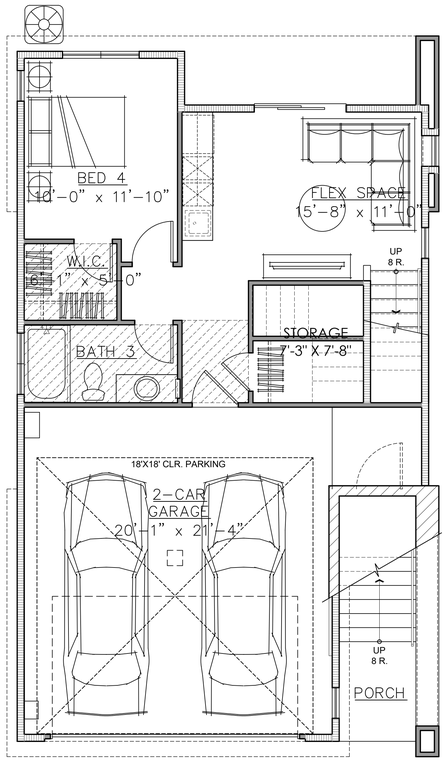
3RD LEVEL

THIRD FLOOR	1,208 SQ. FT.



2ND LEVEL

SECOND FLOOR	986 SQ. FT.
DECK	92 SQ. FT.



1ST LEVEL

FIRST FLOOR	567 SQ. FT.
GARAGE	491 SQ. FT.
TOTAL	2,761 SQ. FT.

Scale 0 4 8 16

PLAN 4 FLOOR PLANS

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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
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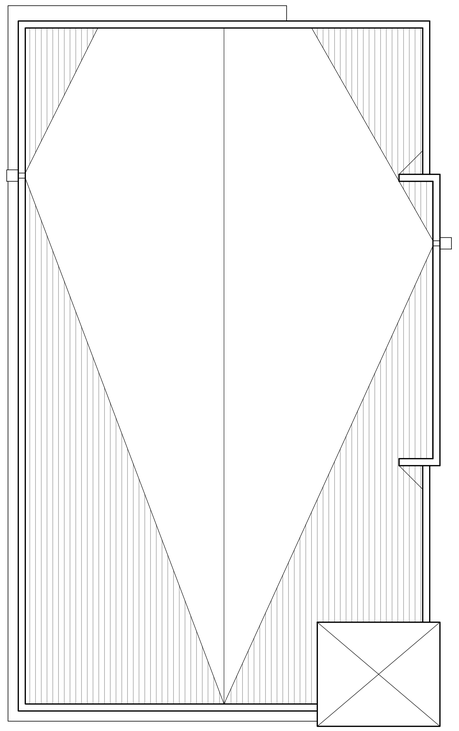
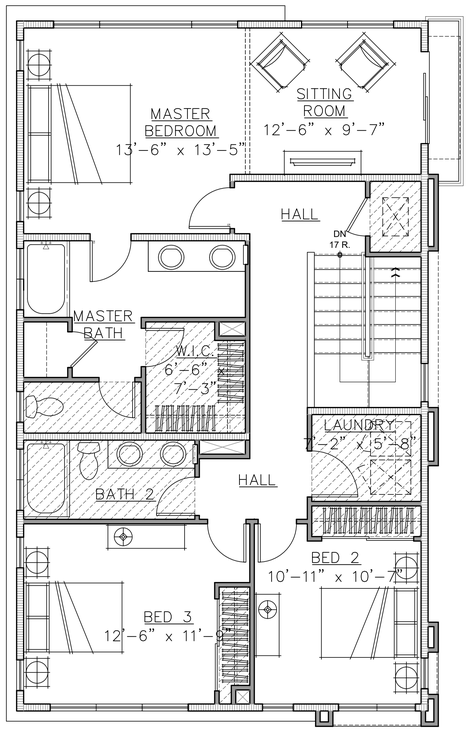
SCALE:	

DETACHED ROWHOMES 7-24.0



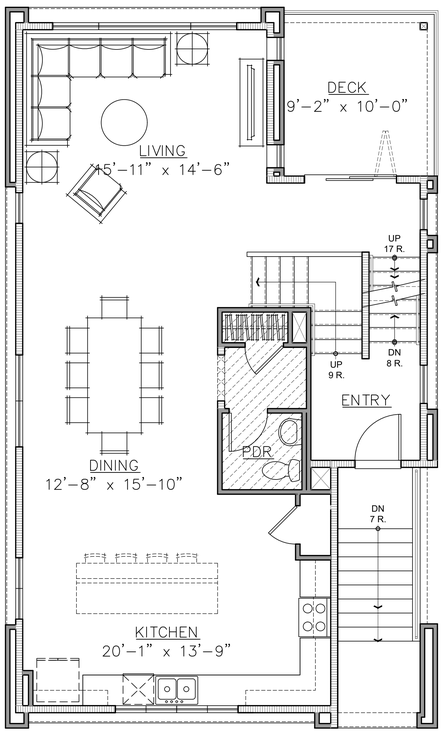
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



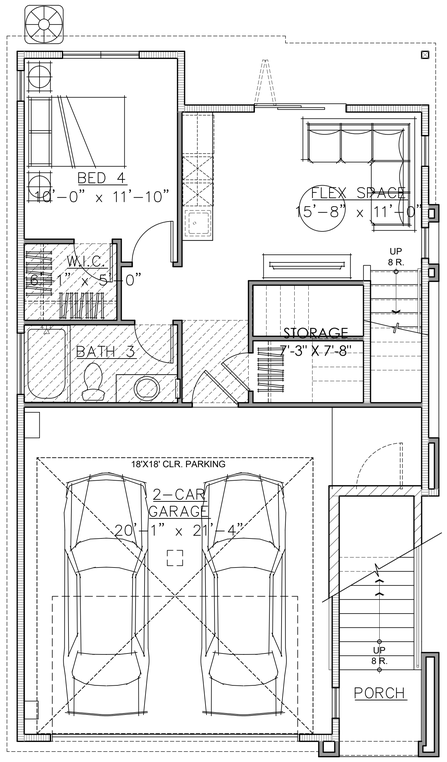
3RD LEVEL

THIRD FLOOR	1,208 SQ. FT.



2ND LEVEL

SECOND FLOOR	986 SQ. FT.
DECK	92 SQ. FT.



1ST LEVEL

FIRST FLOOR	567 SQ. FT.
GARAGE	491 SQ. FT.
TOTAL	2,761 SQ. FT.

Scale 0 4 8 16

PLAN 4 ALTERNATE FLOOR PLANS

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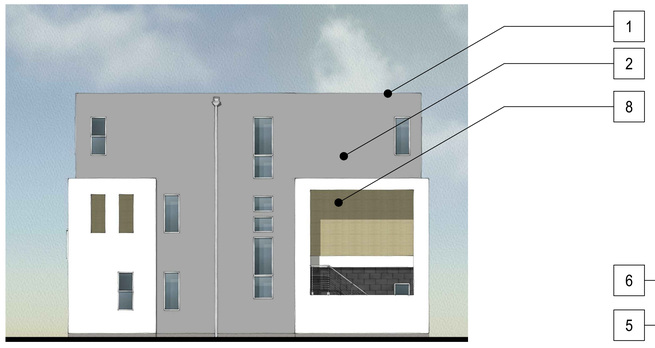
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-24.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-24.1

PERSPECTIVE



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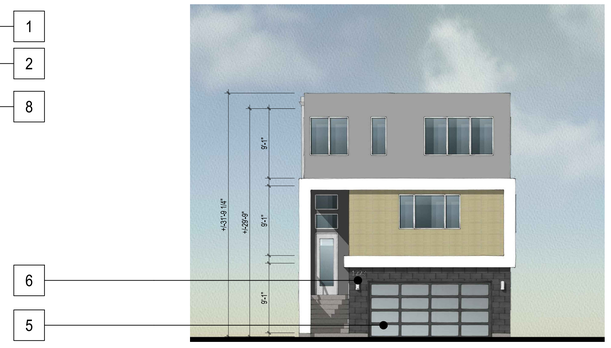

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 4 CONTEMPORARY A - COLOR OPTION 1

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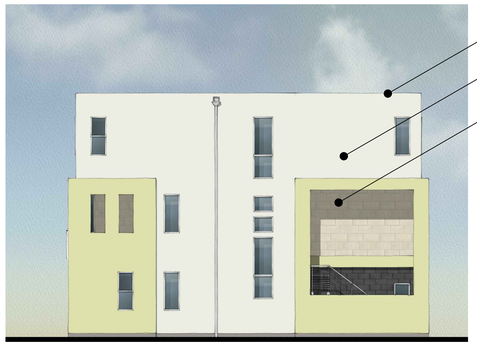
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-25.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-25.0

PERSPECTIVE



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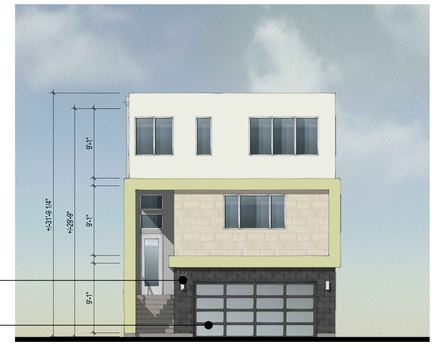

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 4 CONTEMPORARY A - COLOR OPTION 2

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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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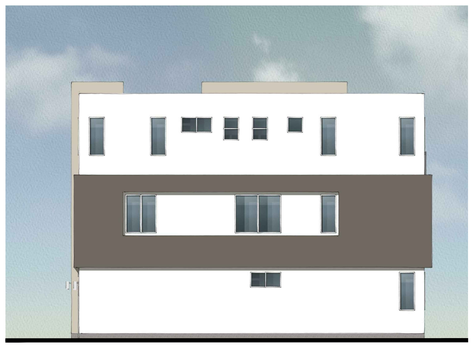
DETACHED ROWHOMES 7-25.1

PERSPECTIVE

LEFT

FRONT



RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 4 CONTEMPORARY B -ALTERNATE- COLOR OPTION 2

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COMMUNICATIONS HILL - PHASE III & IV

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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-26.0.DWG
DESIGNED BY:	Ryan Flautz
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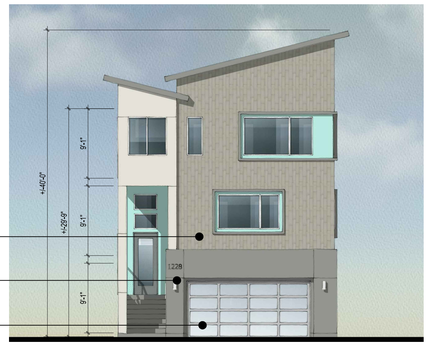
SCALE:	

DETACHED ROWHOMES 7-26.0

PERSPECTIVE

LEFT



FRONT

RIGHT

BACK

1B
2
8
6
5
1A
4
7

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
- 9 METAL AWNING
- 10 NOT USED

Scale 0 4 8 16

PLAN 4 CONTEMPORARY C - COLOR OPTION I

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COMMUNICATIONS HILL - PHASE III & IV

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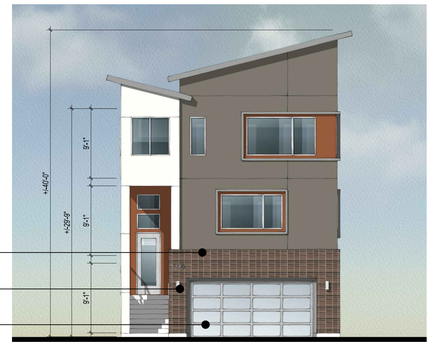
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-27.0

PERSPECTIVE

LEFT



FRONT

RIGHT

BACK

1B
2
8
6
5
1A
4
7

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
- 9 METAL AWNING
- 10 NOT USED

Scale 0 4 8 16

PLAN 4 CONTEMPORARY C - COLOR OPTION 2

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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-27.1

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. FIBER CEMENT PANEL

Scale 0 4 8 16

PLAN 4 MEDITERRANEAN - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-28.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-28.0

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. FIBER CEMENT PANEL

Scale 0 4 8 16

PLAN 4 MEDITERRANEAN - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
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CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-28.1

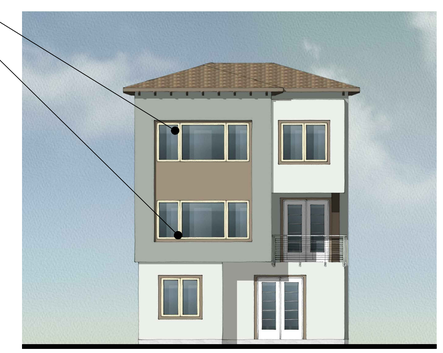
PERSPECTIVE

ENHANCED

LEFT

FRONT

RIGHT



BACK

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 4 TRANSITIONAL - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-29.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-29.0

PERSPECTIVE

ENHANCED

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 4 TRANSITIONAL - COLOR OPTION 2

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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_7-29.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED ROWHOMES 7-29.1

STREETSCENE PERSPECTIVE

Strangis Properties

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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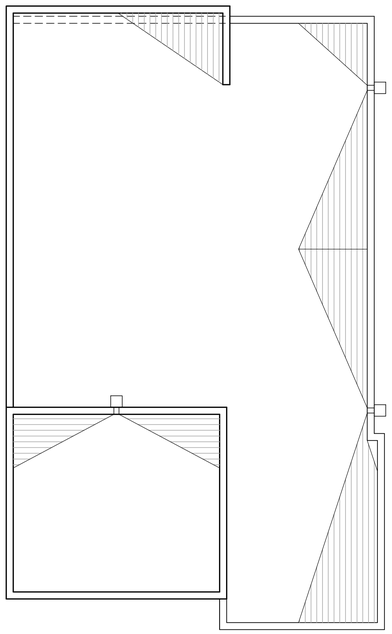
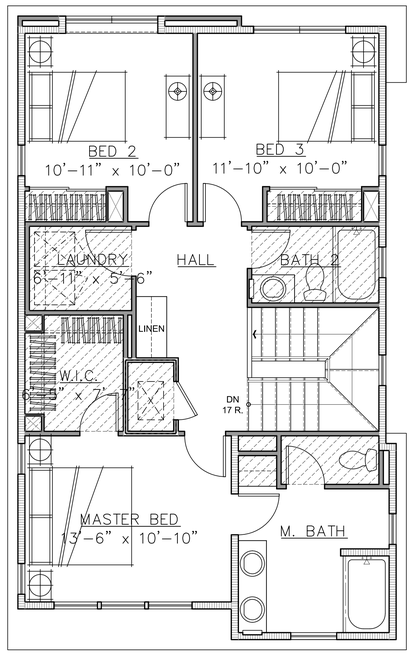
SCALE:	

DETACHED TOWNHOMES 8- 1.0



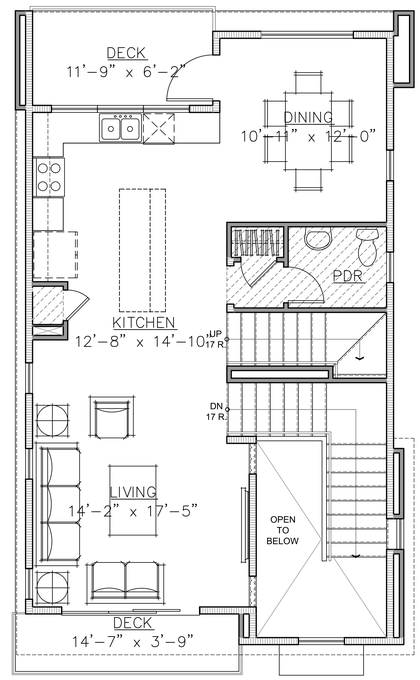
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



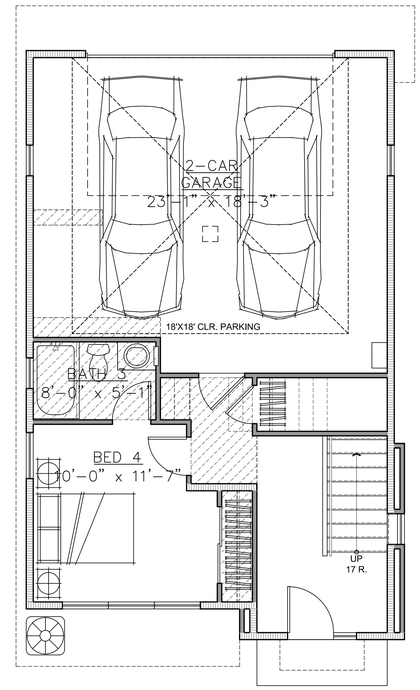
3RD LEVEL

THIRD FLOOR	868 SQ. FT.
DECK	79 SQ. FT.



2ND LEVEL

SECOND FLOOR	872 SQ. FT.
DECK	59 SQ. FT.



1ST LEVEL

FIRST FLOOR	408 SQ. FT.
GARAGE	485 SQ. FT.
TOTAL	2,148 SQ. FT.

Scale 0 2 4 8

PLAN 1 - GL

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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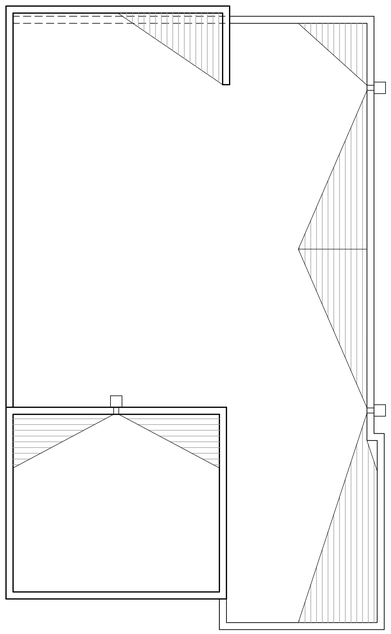
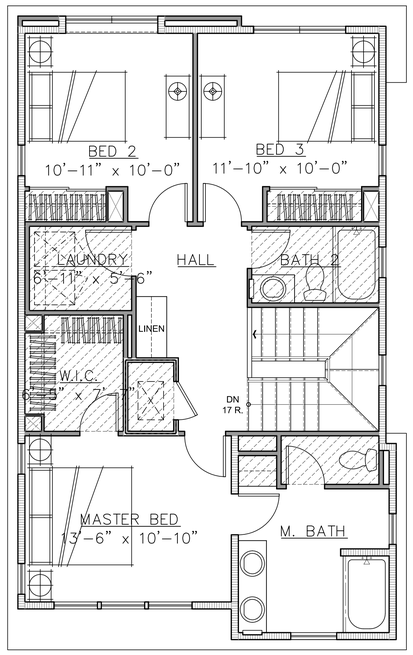
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-2-0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-2.0



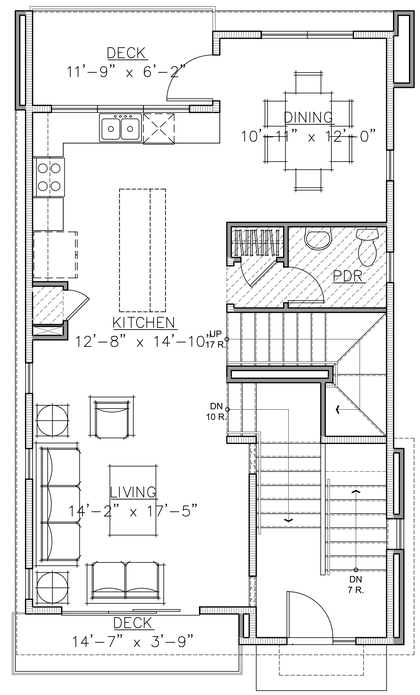
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



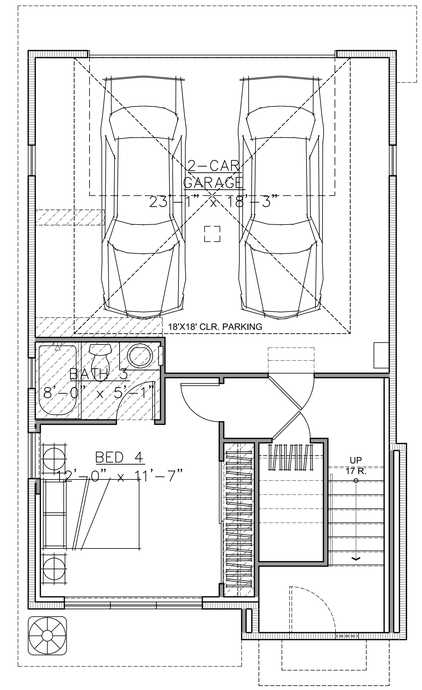
3RD LEVEL

THIRD FLOOR	868 SQ. FT.



2ND LEVEL

SECOND FLOOR	872 SQ. FT.
DECK 1	63 SQ. FT.
DECK 2	40 SQ. FT.



1ST LEVEL

FIRST FLOOR	409 SQ. FT.
GARAGE	484 SQ. FT.
TOTAL	2,149 SQ. FT.

Scale 0 2 4 8

PLAN 1 - ML

Strangis Properties

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-2-1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-2.1

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY A - GL - COLOR OPTION I

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PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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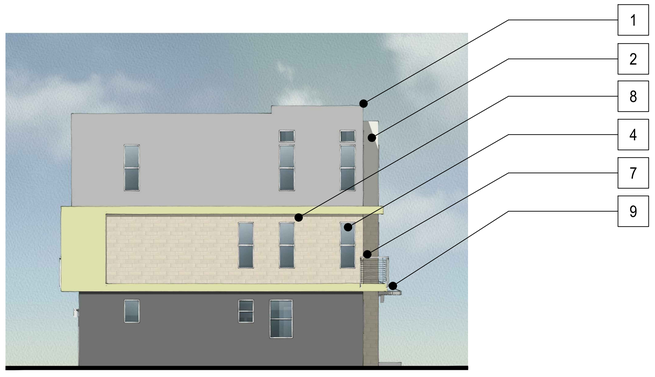
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-3.0

PERSPECTIVE

ENHANCED



LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY A - GL - COLOR OPTION 2

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COMMUNICATIONS HILL - PHASE III & IV

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DESIGNED BY:	Ryan Flautz
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DATE:	04.02.2019
SCALE:	

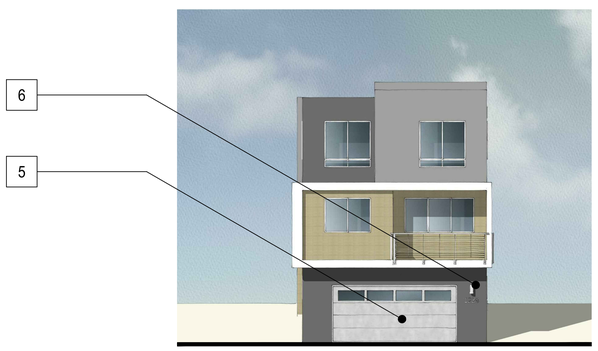
DETACHED TOWNHOMES 8-3.1

PERSPECTIVE

LEFT

FRONT

RIGHT



BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY A - ML - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-3.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

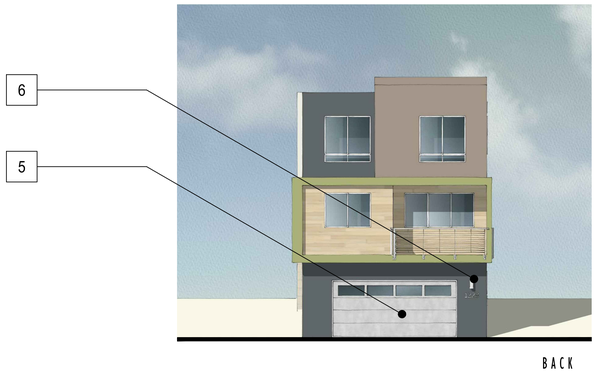
DETACHED TOWNHOMES 8- 3.2

PERSPECTIVE

LEFT

FRONT

RIGHT



BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY A - ML - COLOR OPTION 2

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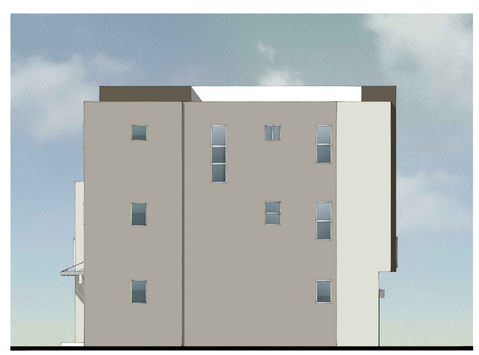
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-3.3

PERSPECTIVE

LEFT

FRONT



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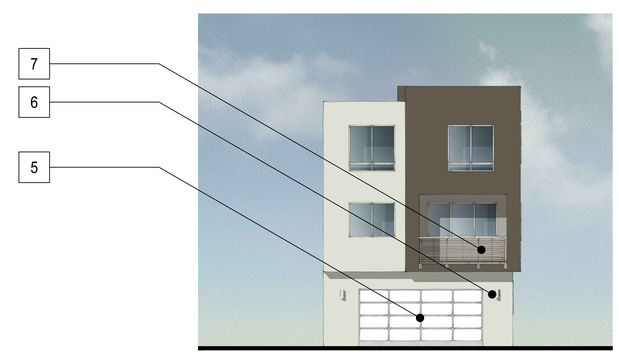

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY B - GL - COLOR OPTION I

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CAD DWG FILE:	D190008_8-4.0.DWG
DESIGNED BY:	Ryan Flautz
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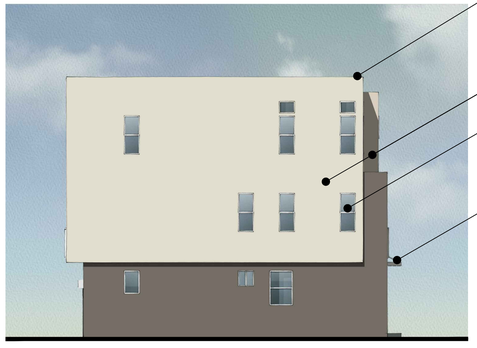
SCALE:	

DETACHED TOWNHOMES 8-4.0

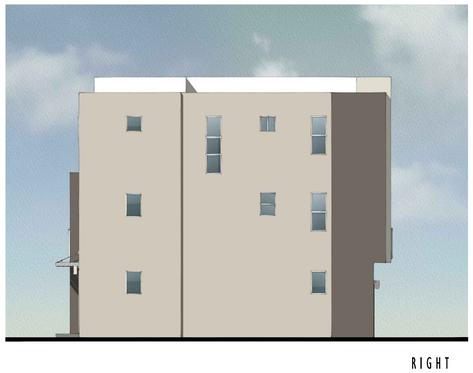
PERSPECTIVE

ENHANCED



LEFT

FRONT



RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY B - GL - COLOR OPTION 2

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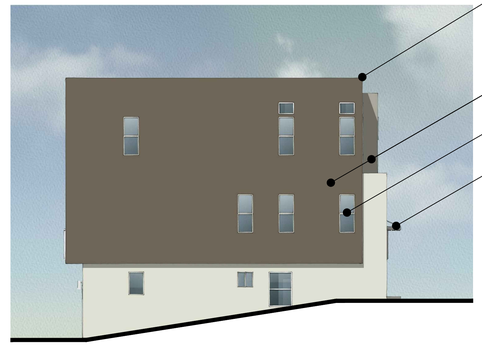
DETACHED TOWNHOMES 8-4.1

PERSPECTIVE



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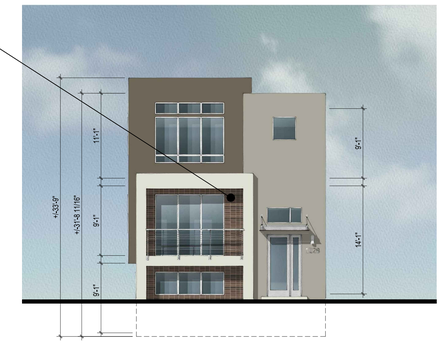
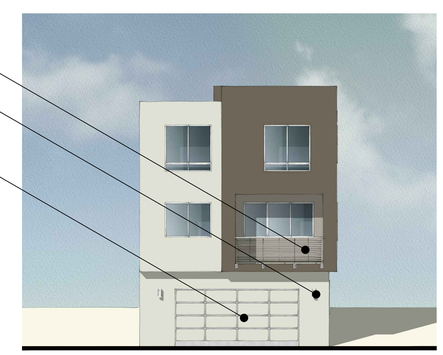


FRONT

RIGHT



BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
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7. METAL GUARDRAIL
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9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY B - ML - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
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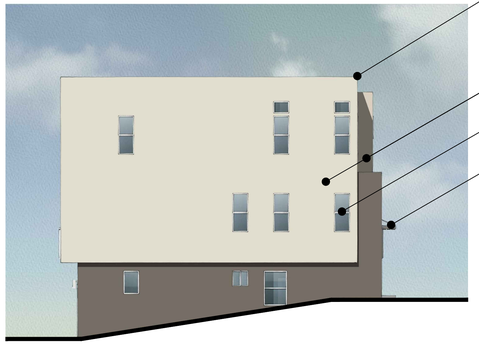
SCALE:	

DETACHED TOWNHOMES 8-4.2

PERSPECTIVE

ENHANCED



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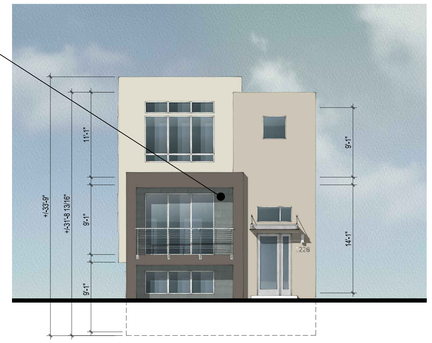

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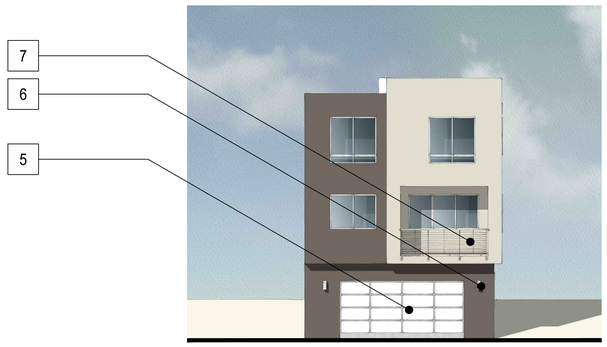

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY B - ML - COLOR OPTION 2

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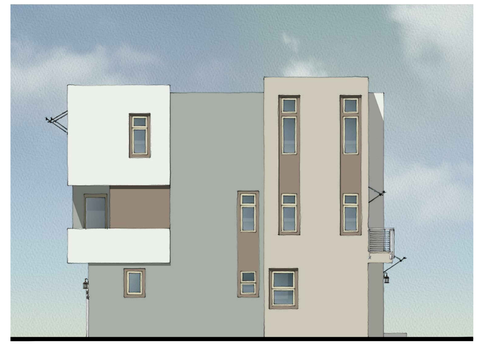
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-4.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-4.3

PERSPECTIVE



ENHANCED

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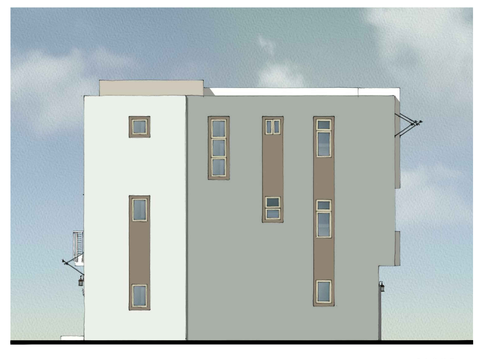
FRONT



RIGHT

BACK

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN I TRANSITIONAL - GL - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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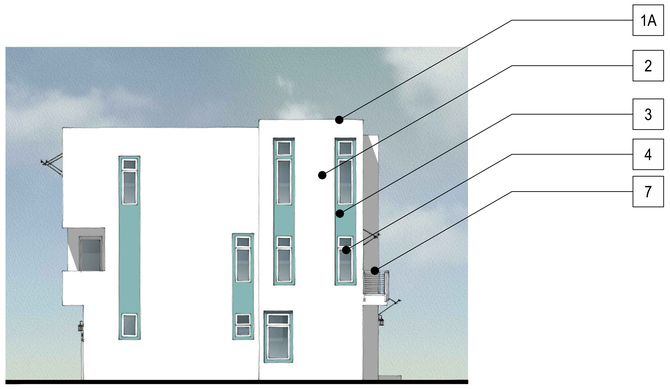
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-5.0

PERSPECTIVE



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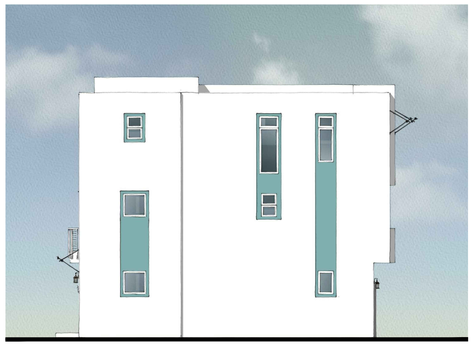
FRONT



RIGHT

BACK

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN I TRANSITIONAL - GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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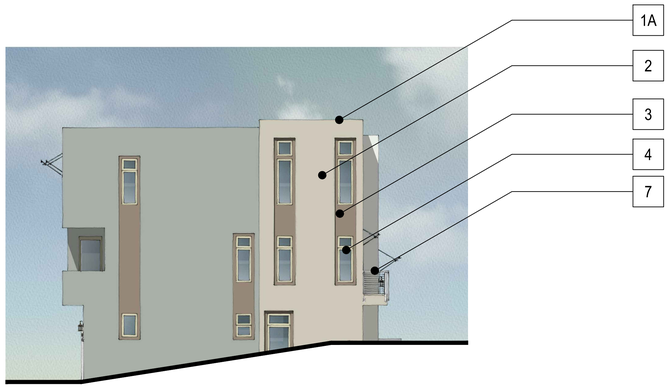
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-5-1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-5.1

PERSPECTIVE



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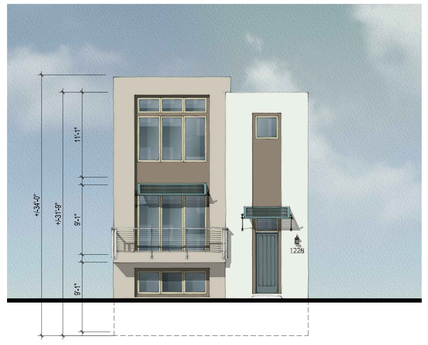

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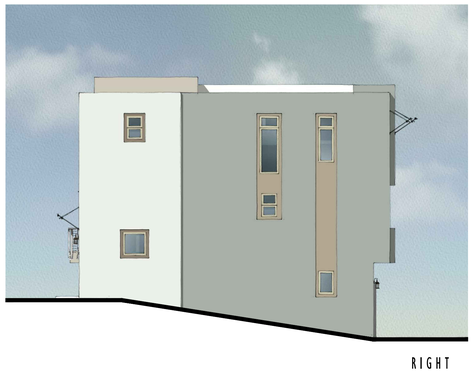

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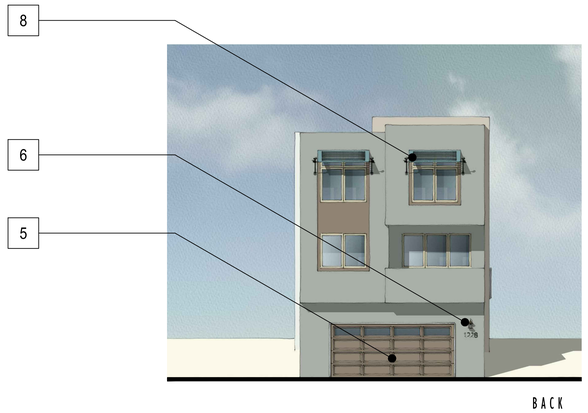

BACK

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN I TRANSITIONAL - ML - COLOR OPTION I

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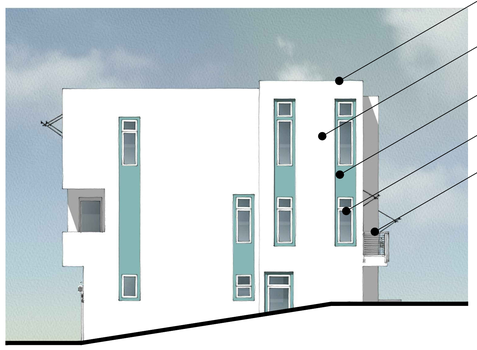
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-5.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

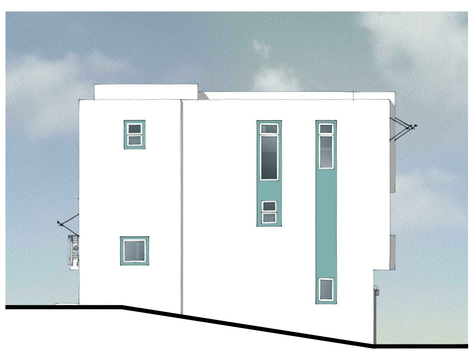
DETACHED TOWNHOMES 8-5.2

PERSPECTIVE



LEFT

FRONT



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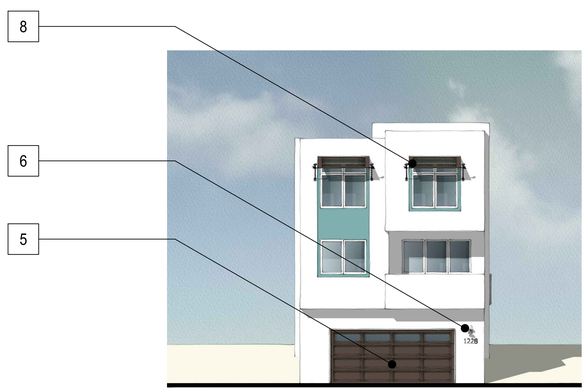

BACK

MATERIAL LEGEND

- 1A TPO ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN I TRANSITIONAL - ML - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-5-3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 5.3

PERSPECTIVE

ENHANCED

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL A - GL - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-6.0

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL A- ALTERNATE- GL - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-6.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

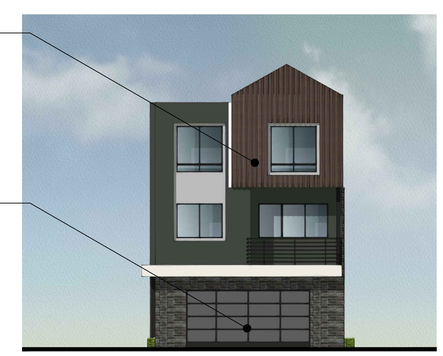
DETACHED TOWNHOMES 8-6.1

PERSPECTIVE

LEFT

FRONT

RIGHT



BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL A - GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-6.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

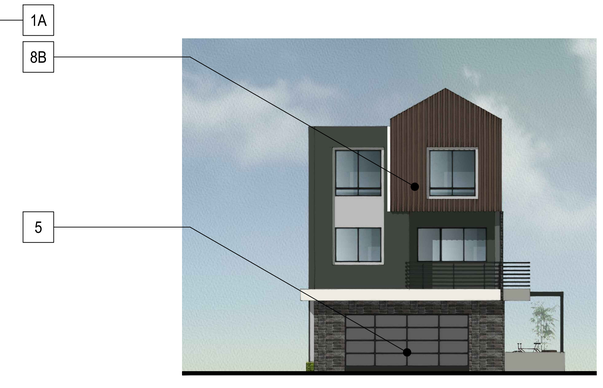
DETACHED TOWNHOMES 8-6.2

PERSPECTIVE

LEFT

FRONT

RIGHT



BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL A- ALTERNATE- GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
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CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-6.3

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
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- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL A - ML - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-6-4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

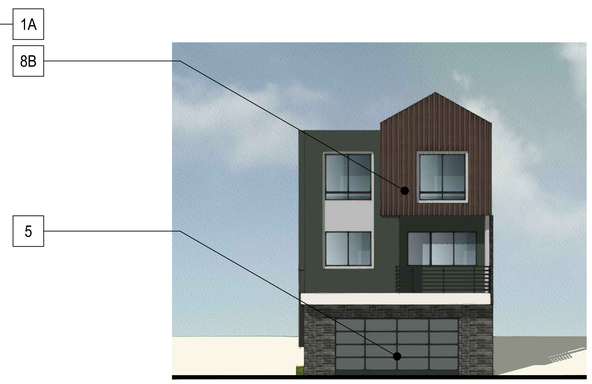
DETACHED TOWNHOMES 8-6.4

PERSPECTIVE

LEFT

FRONT

RIGHT



BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL A - ML - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
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CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-6.5

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL B - GL - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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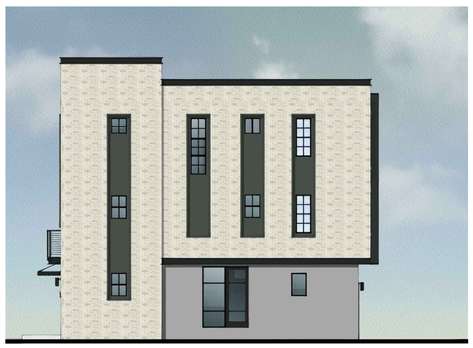
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-7.0

PERSPECTIVE

LEFT

FRONT



RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL B - GL - COLOR OPTION 2

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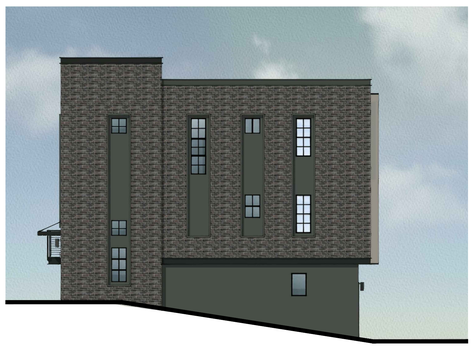
DETACHED TOWNHOMES 8-7.1

PERSPECTIVE

LEFT

FRONT



RIGHT

BACK

MATERIAL LEGEND

1A	TPO FLAT ROOFING
1B	TPO STANDING SEAM ROOFING
1C	COMPOSITION SHINGLE ROOFING
2	OMEGA STUCCO 20/30 SAND FINISH
3	OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4	VINYL WINDOW SYSTEM
5	METAL SECTIONAL GARAGE DOOR
6	DOWNWARD DIRECTED LIGHT FIXTURE
7	METAL GUARDRAIL
8A	EL DORADO BRICK VENEER
8B	METAL PANEL FINISH
9	METAL AWNING

Scale 0 4 8 16

PLAN 1 INDUSTRIAL B - ML - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-7.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-7.2

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

- 1A TPO FLAT ROOFING
- 1B TPO STANDING SEAM ROOFING
- 1C COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8A EL DORADO BRICK VENEER
- 8B METAL PANEL FINISH
- 9 METAL AWNING

Scale 0 4 8 16

PLAN I INDUSTRIAL B - ML - COLOR OPTION 2

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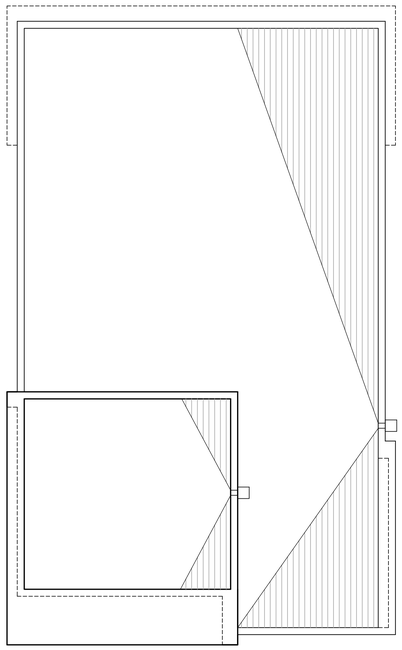
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

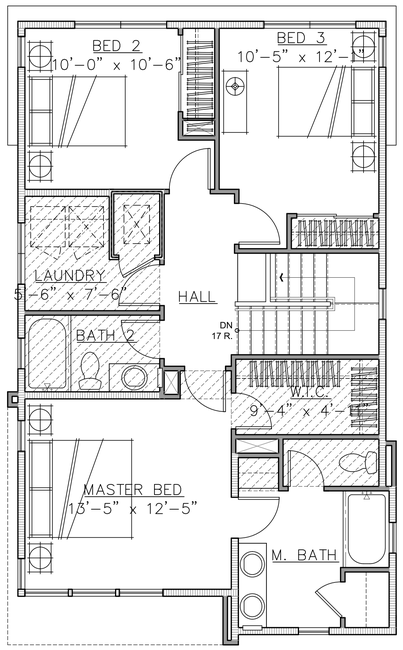
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_6-7.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-7.3



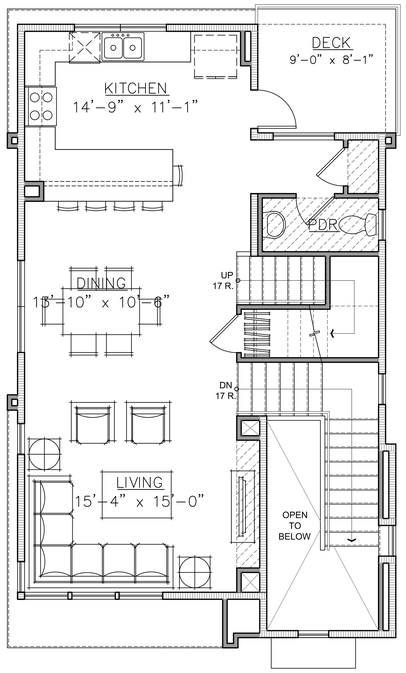
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



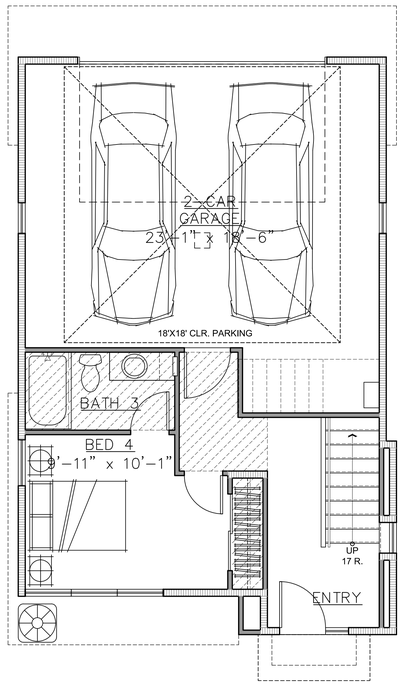
3RD LEVEL

THIRD FLOOR	930 SQ. FT.



2ND LEVEL

SECOND FLOOR	870 SQ. FT.
DECK	78 SQ. FT.



1ST LEVEL

FIRST FLOOR	353 SQ. FT.
GARAGE	512 SQ. FT.
TOTAL	2,153 SQ. FT.

Scale 0 2 4 8

PLAN 2 - GL

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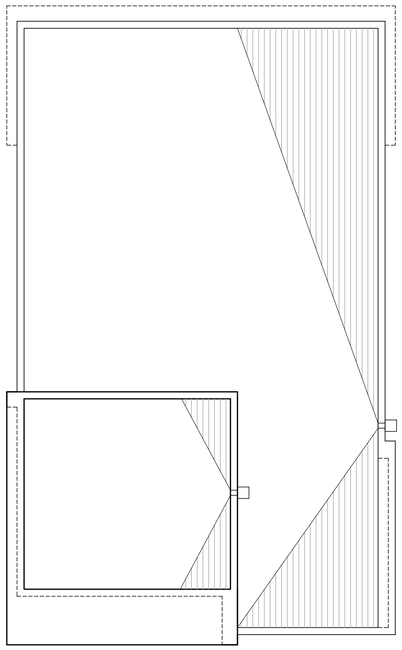
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

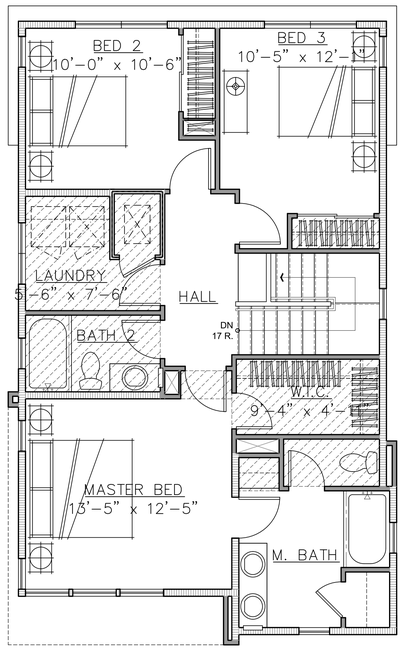
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-8.0



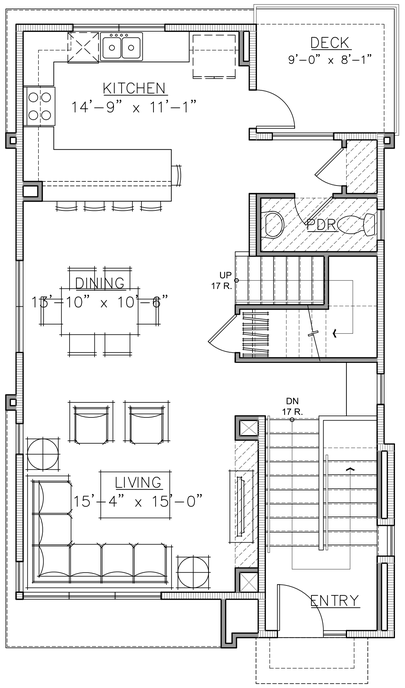
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



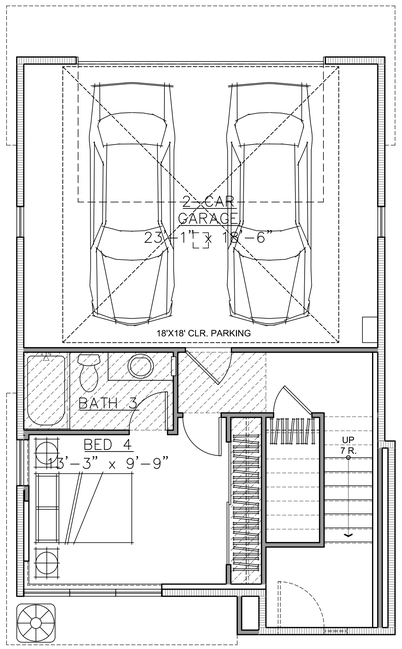
3RD LEVEL

THIRD FLOOR	930 SQ. FT.



2ND LEVEL

SECOND FLOOR	870 SQ. FT.
DECK	78 SQ. FT.



1ST LEVEL

FIRST FLOOR	410 SQ. FT.
GARAGE	455 SQ. FT.
TOTAL	2,210 SQ. FT.

Scale 0 2 4 8

PLAN 2 - ML

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COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-8.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

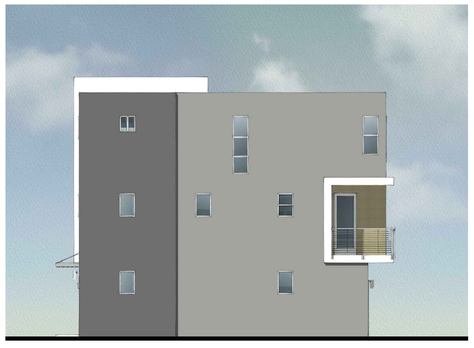
DETACHED TOWNHOMES 8-8.1

PERSPECTIVE

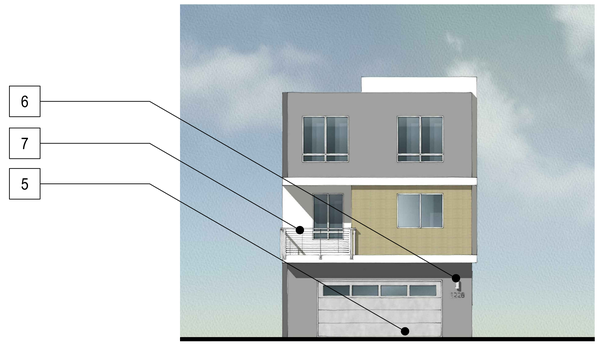
ENHANCED

LEFT

FRONT



RIGHT



BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - GL - COLOR OPTION I

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SCALE:	

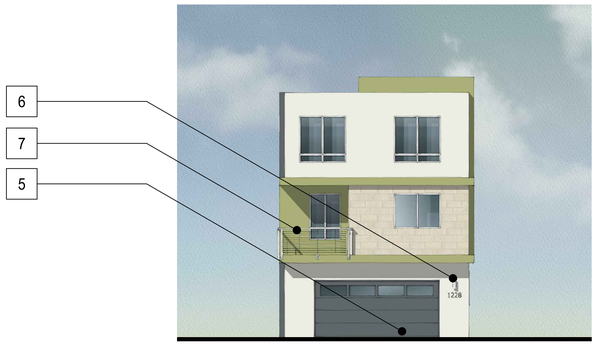
DETACHED TOWNHOMES 8-9.0

PERSPECTIVE

LEFT

FRONT

RIGHT



BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 2

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DETACHED TOWNHOMES 8-9.1

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

MATERIAL LEGEND

1. TPO ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
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7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 1

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SCALE:	

DETACHED TOWNHOMES 8-9.2