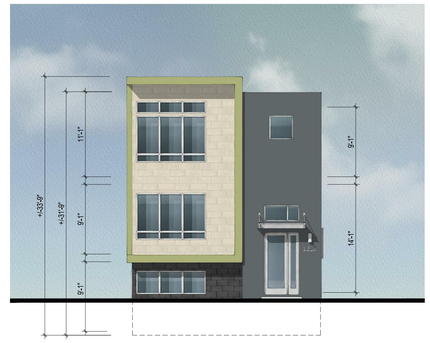
PERSPECTIVE

LEFT



FRONT

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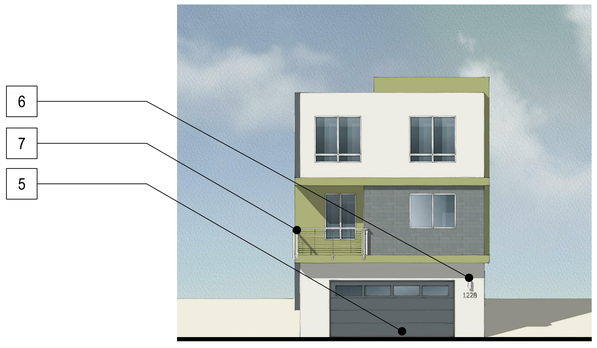

BACK

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 2 CONTEMPORARY A - ML - COLOR OPTION 2

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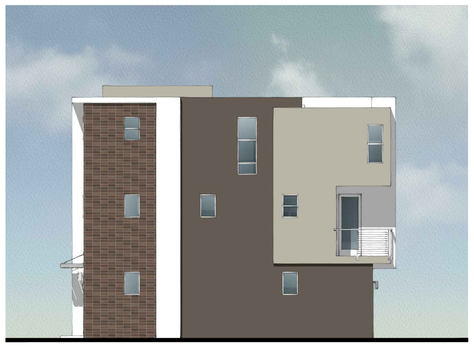
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-9.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-9.3

PERSPECTIVE

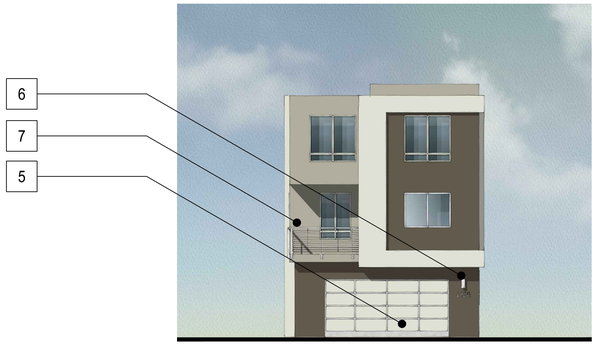


ENHANCED

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 B - GL - COLOR OPTION I

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH Ka.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

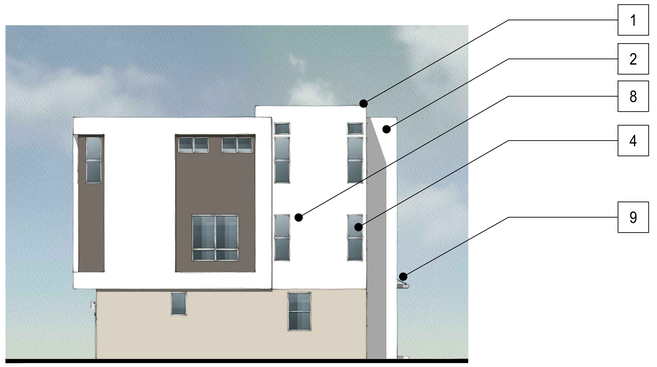
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-10.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 10.0

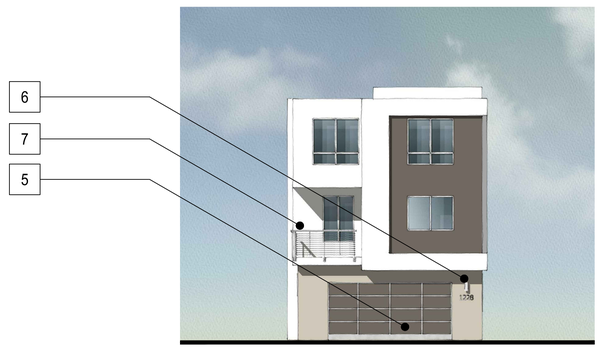
PERSPECTIVE



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 B - 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_8-10.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

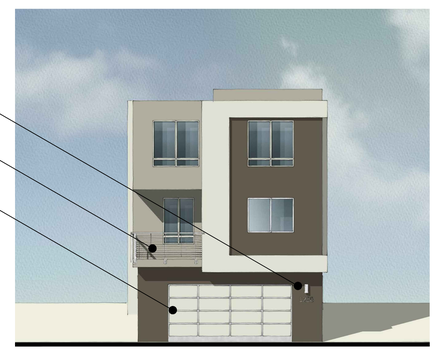
DETACHED TOWNHOMES 8- 10.1

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 - ML - COLOR OPTION I

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

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

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

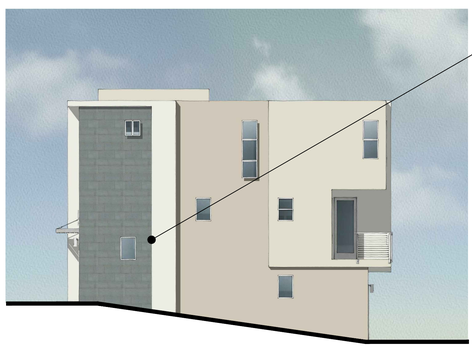
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-10.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 10.2

PERSPECTIVE

LEFT

FRONT



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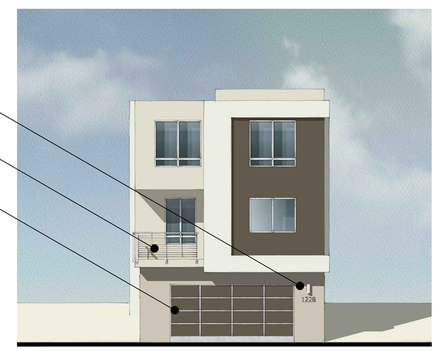

BACK

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 2 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
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-10.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 10.3

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

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 - 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_8-11.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

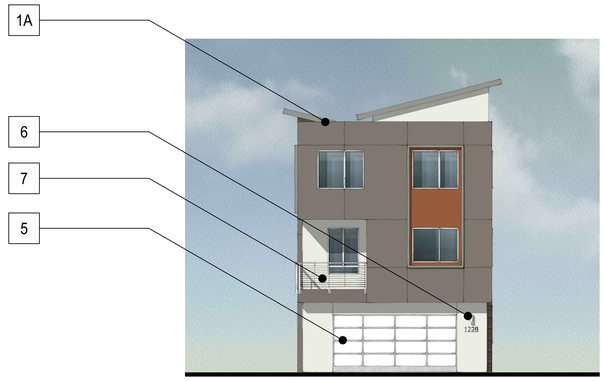
DETACHED TOWNHOMES 8- 11.0

PERSPECTIVE

LEFT

FRONT

RIGHT



BACK

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 - GL - 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

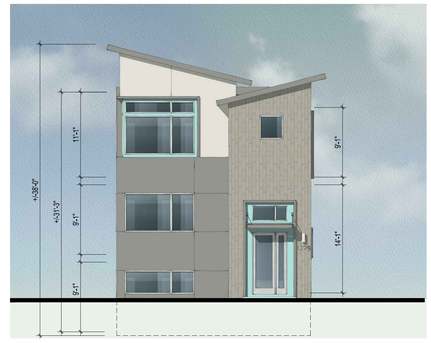
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-11.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-11.1

PERSPECTIVE

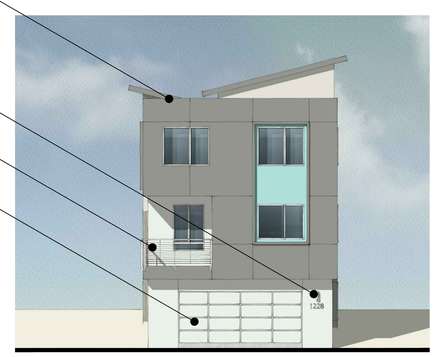
ENHANCED

LEFT



FRONT

RIGHT



BACK

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 - ML - COLOR OPTION I

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

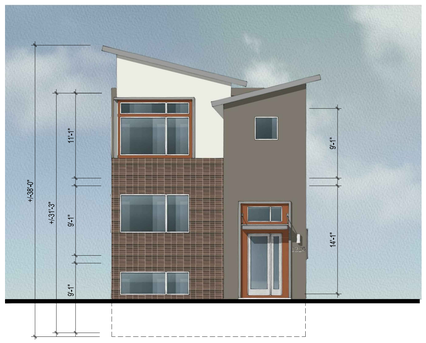
NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-11.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 11.2

PERSPECTIVE

LEFT



FRONT

RIGHT

BACK

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 - ML - 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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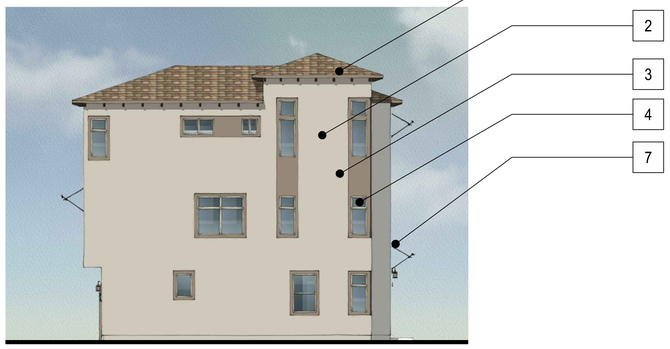
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 11.3

PERSPECTIVE



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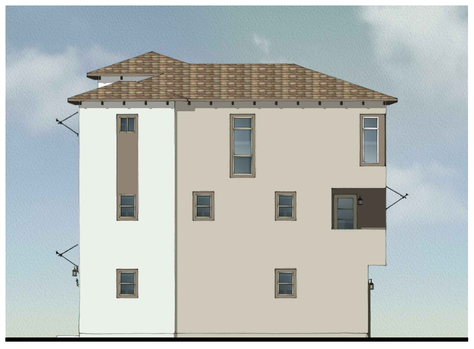

RIGHT

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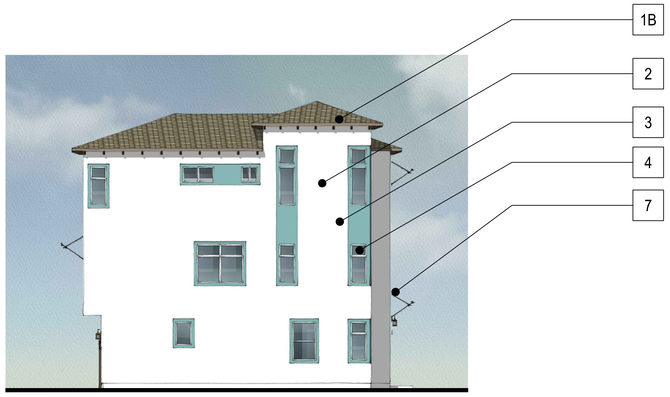
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 12.0

PERSPECTIVE



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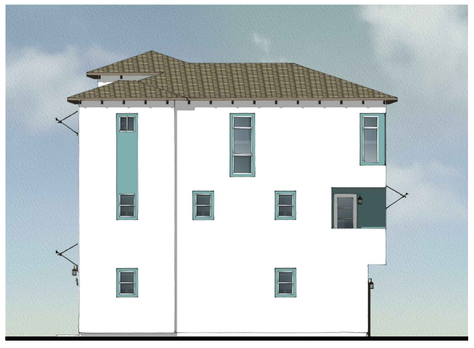

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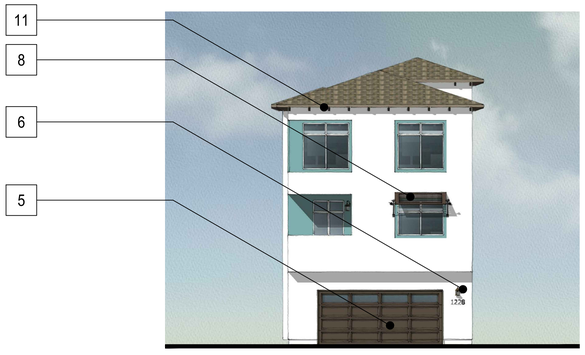

BACK

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 2 TRANSITIONAL - GL - 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_8-12.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 12.1

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 2 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
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-13.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 13.0

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 - ALTERNATE- GL - COLOR OPTION I

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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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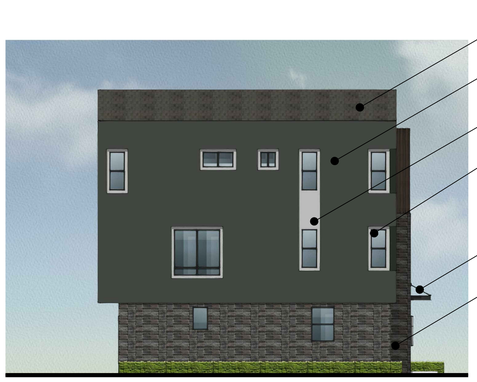
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-13.1

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 A - GL - COLOR OPTION 2

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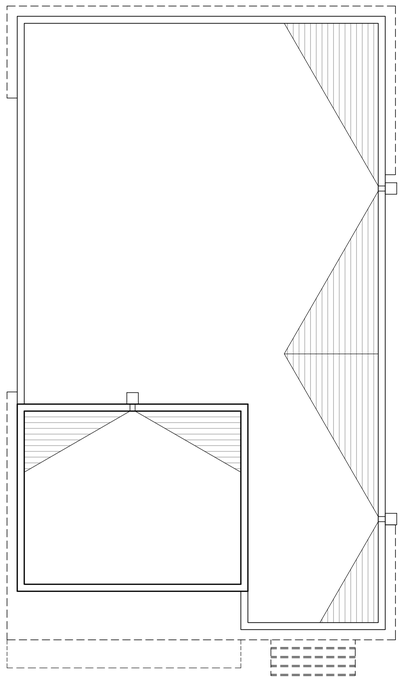
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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

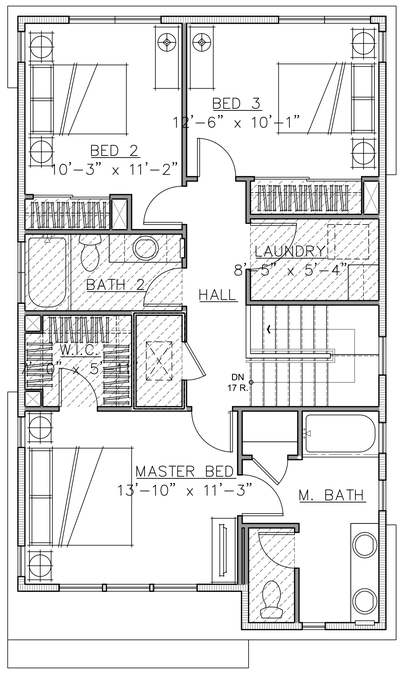
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-13.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 13.2



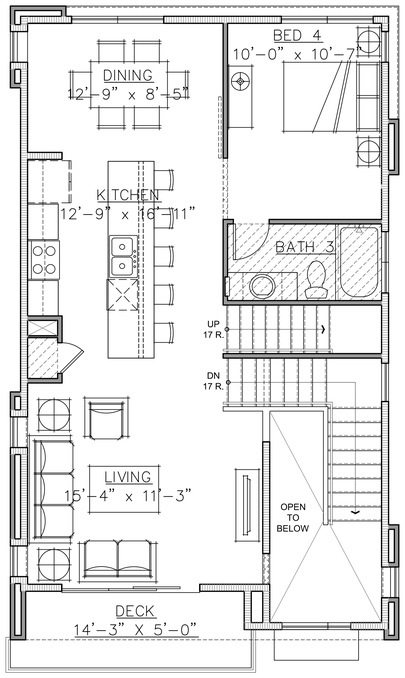
ROOF PLAN

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



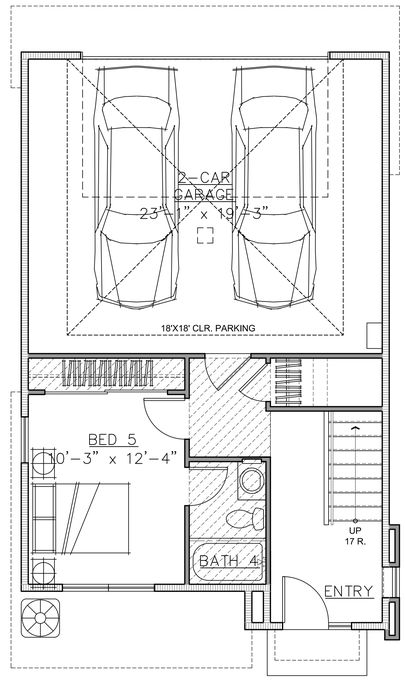
3RD LEVEL

THIRD FLOOR	864 SQ. FT.



2ND LEVEL

SECOND FLOOR	921 SQ. FT.
DECK	80 SQ. FT.



1ST LEVEL

FIRST FLOOR	393 SQ. FT.
GARAGE	472 SQ. FT.
TOTAL	2,178 SQ. FT.

Scale 0 2 4 8

PLAN 3 - GL

DETACHED TOWNHOMES 8-14.0

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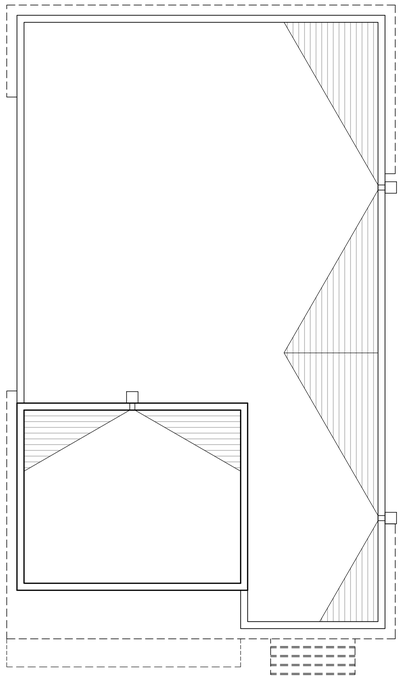
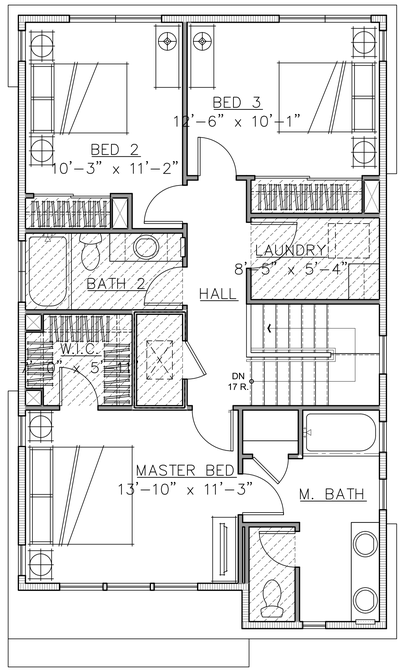
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	



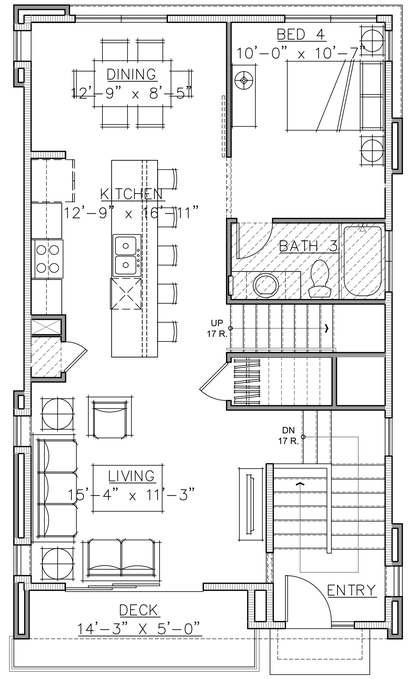
ROOF PLAN

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



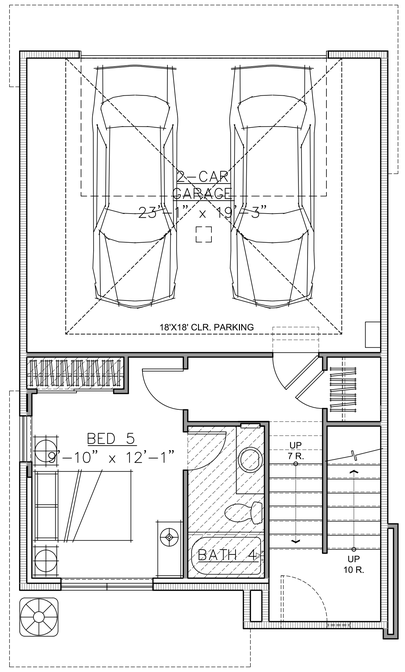
3RD LEVEL

THIRD FLOOR	864 SQ. FT.



2ND LEVEL

SECOND FLOOR	921 SQ. FT.
DECK	80 SQ. FT.



1ST LEVEL

FIRST FLOOR	393 SQ. FT.
GARAGE	472 SQ. FT.

TOTAL 2,178 SQ. FT.

Scale 0 2 4 8

PLAN 3 - ML

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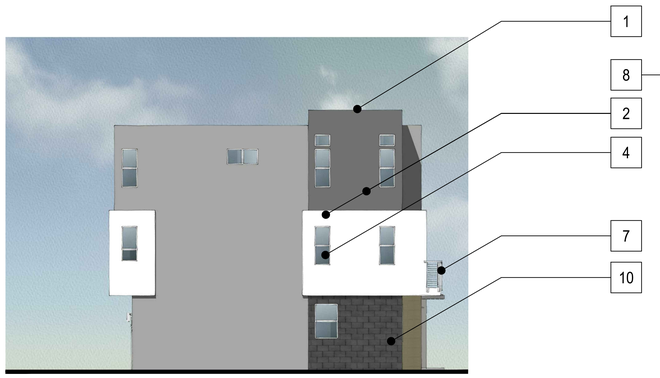
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-14.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

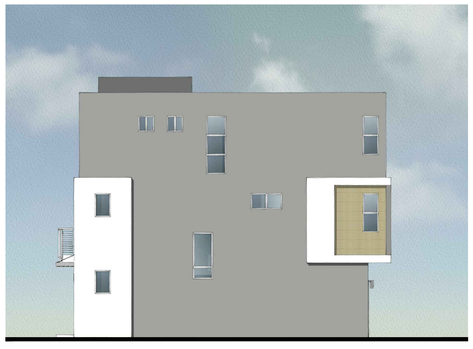
DETACHED TOWNHOMES 8-14.1

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 A - GL - COLOR OPTION I

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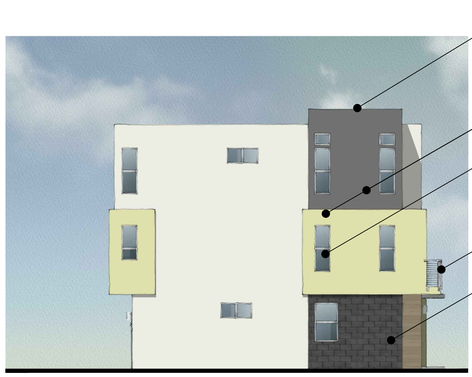
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-15.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

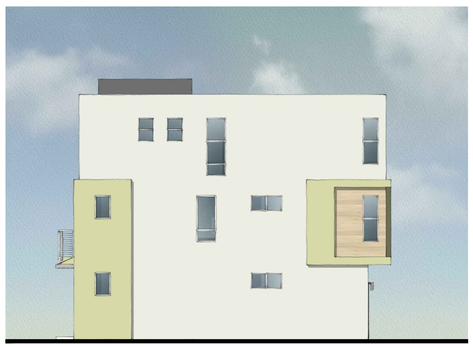
DETACHED TOWNHOMES 8- 15.0

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 - GL - 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_8-15.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

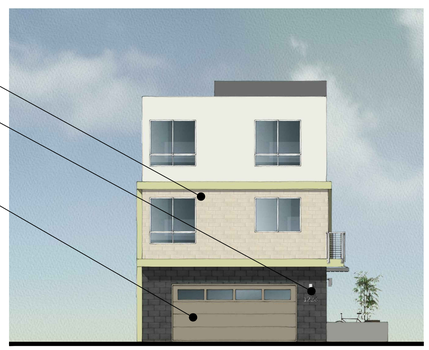
DETACHED TOWNHOMES 8-15.1

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 A- ALTERNATE- GL - COLOR OPTION 2

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COMMUNICATIONS HILL - PHASE III & IV

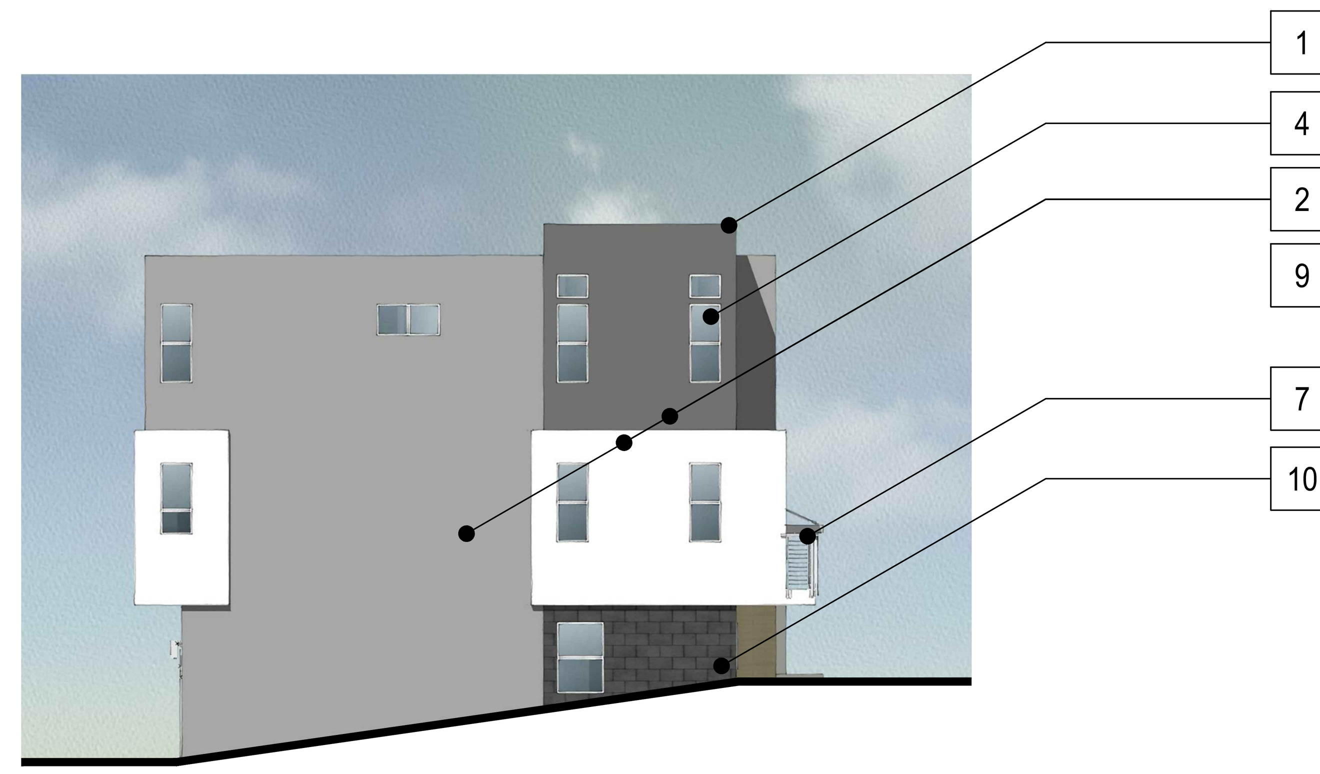
NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-15.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 15.2

PERSPECTIVE

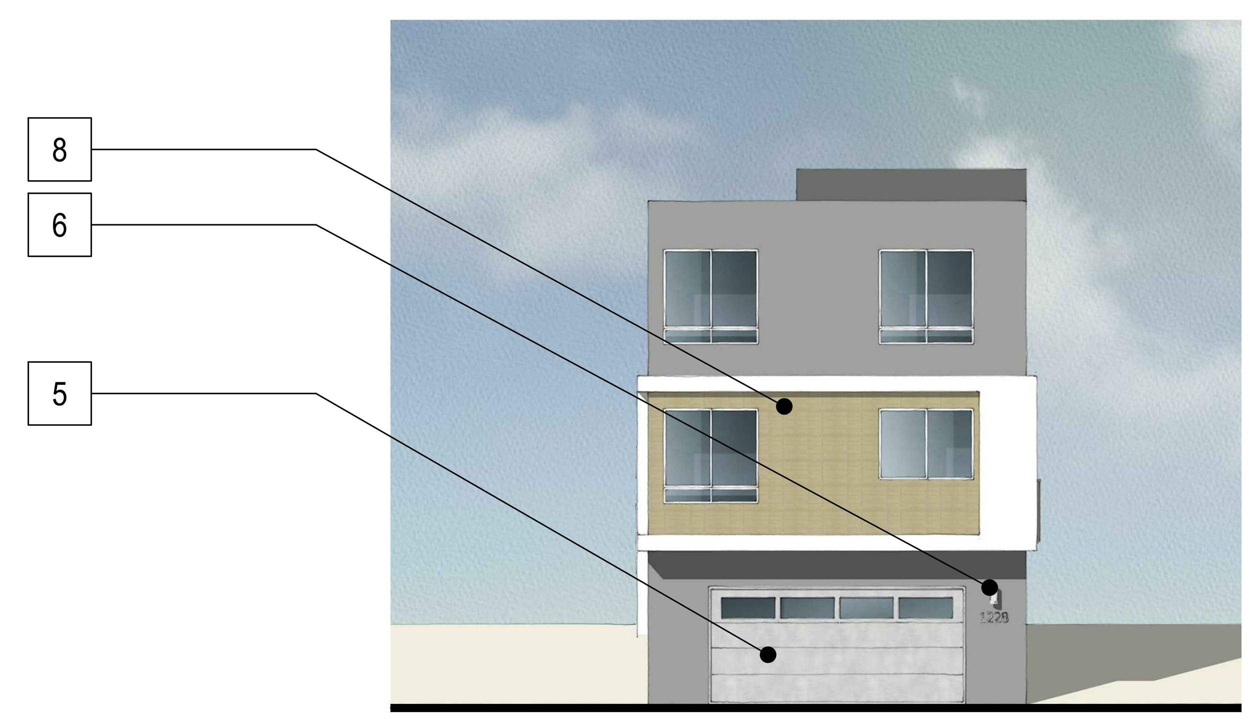
LEFT - ENHANCED



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 3 CONTEMPORARY A - ML - COLOR OPTION 1

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COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-15.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 15.3

PERSPECTIVE

LEFT - 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 3 CONTEMPORARY A - ML - COLOR OPTION 2

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COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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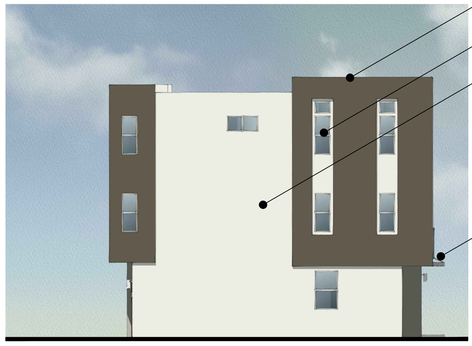
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-15.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 15.4

PERSPECTIVE



LEFT

FRONT

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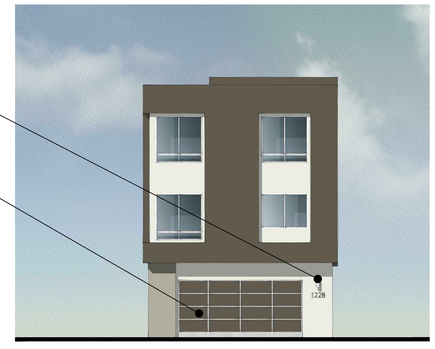

BACK

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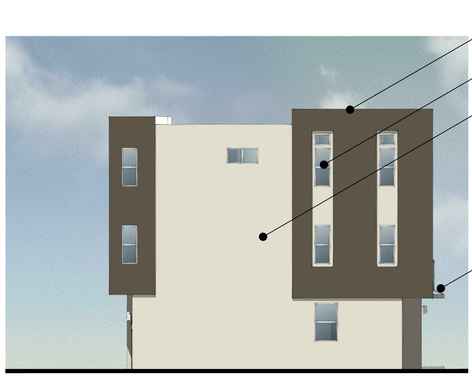
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 16.0

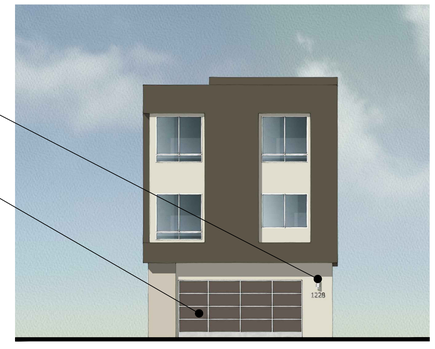
PERSPECTIVE



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
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7. METAL GUARDRAIL
8. EL DORADO STONE VENEER OR H.C. MUDDOX BRICK VENEER
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10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
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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:	

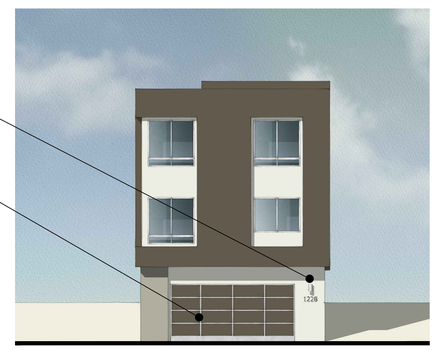
DETACHED TOWNHOMES 8- 16.1

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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9. METAL AWNING
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - 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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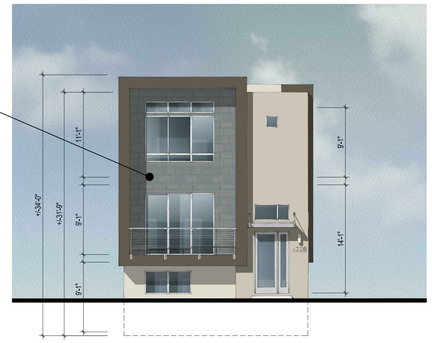
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-16.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-16.2

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
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10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 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
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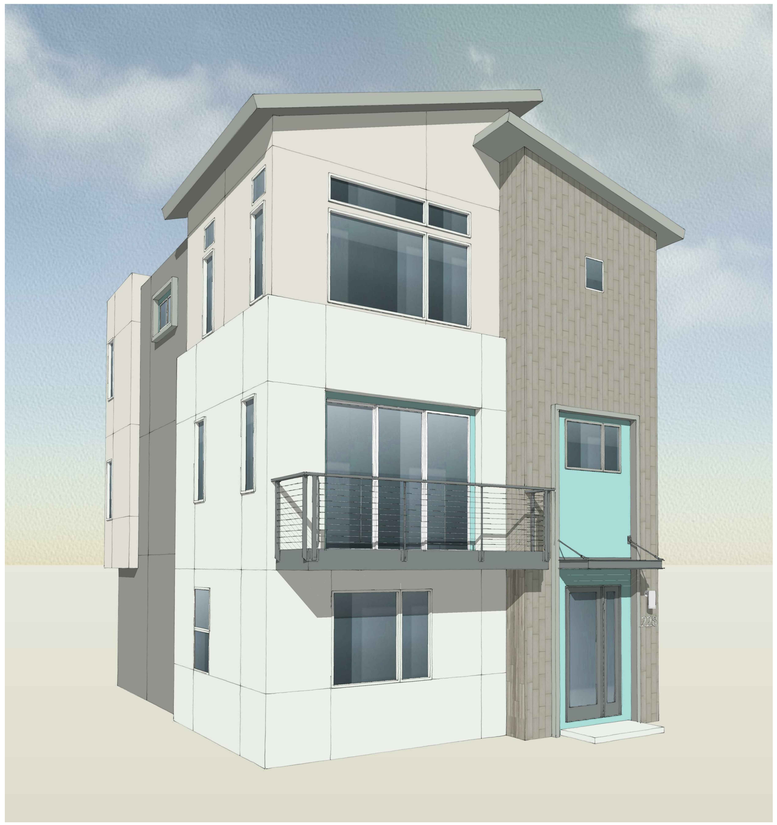
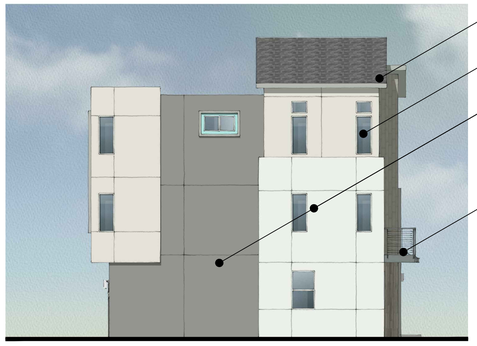
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-16.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 16.3



PERSPECTIVE

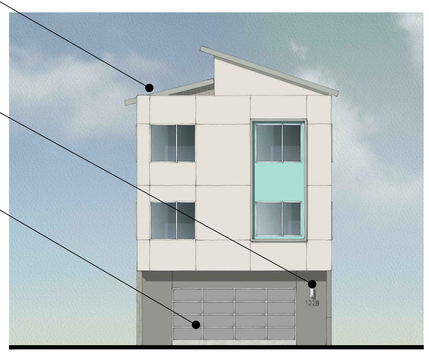
ENHANCED



LEFT

FRONT

RIGHT



BACK

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 3 CONTEMPORARY C - 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_8-17.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 17.0

PERSPECTIVE

ENHANCED

LEFT

FRONT

RIGHT

BACK

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 3 CONTEMPORARY C - 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_8-17.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 17.1

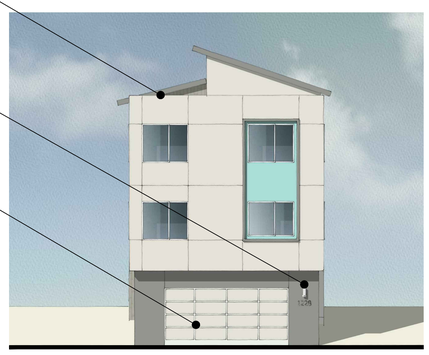
PERSPECTIVE

ENHANCED

LEFT

FRONT

RIGHT



BACK

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 3 CONTEMPORARY C - 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_8-17.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 17.2

PERSPECTIVE

LEFT

FRONT

RIGHT

BACK

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 3 CONTEMPORARY C - ML - 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
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 17.3

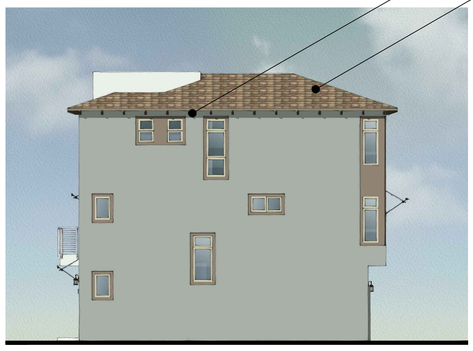
PERSPECTIVE

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

LEFT

FRONT



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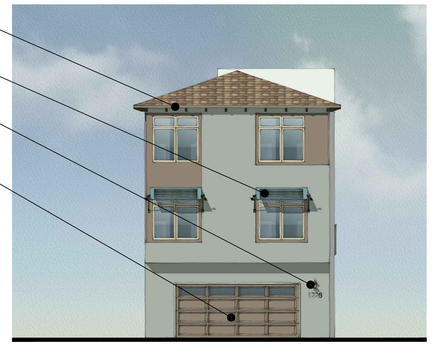

BACK

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - GL - COLOR OPTION I

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

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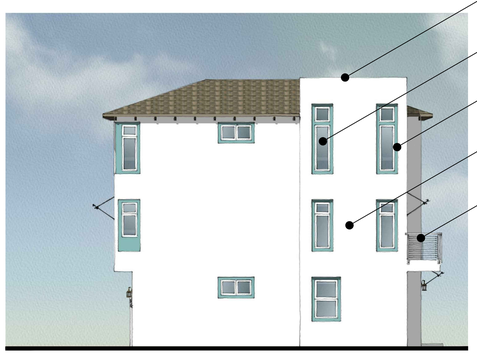
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 18.0

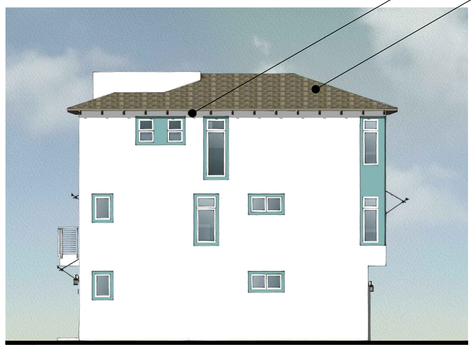
PERSPECTIVE

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 3 TRANSITIONAL - GL - COLOR OPTION 2

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

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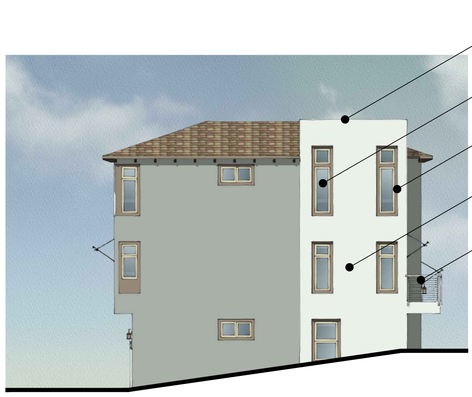
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-18.1

PERSPECTIVE



LEFT

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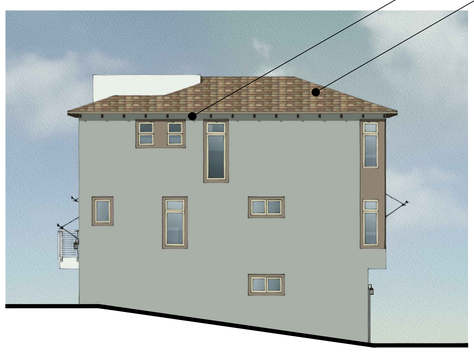

RIGHT

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
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10	WOOD GRAIN POLYSTYRENE CORBELS
11	WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - ML - COLOR OPTION 1

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COMMUNICATIONS HILL - PHASE III & IV

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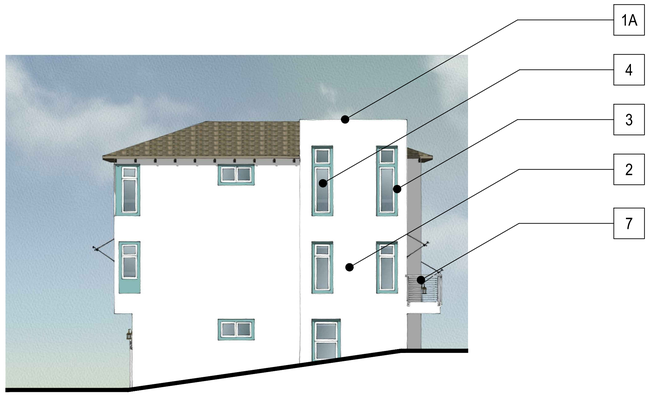
PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-18.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8-18.2

PERSPECTIVE

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



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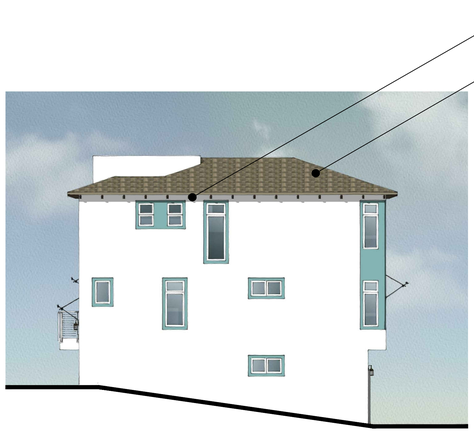

RIGHT

BACK

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - ML - COLOR OPTION 2

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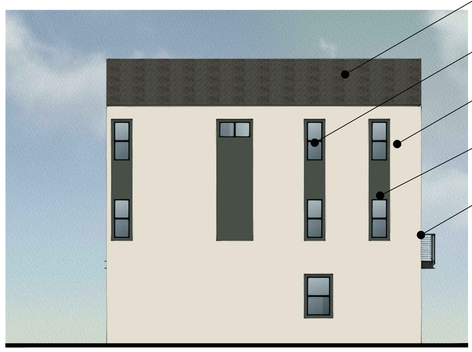
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

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

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_8-18.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 18.3

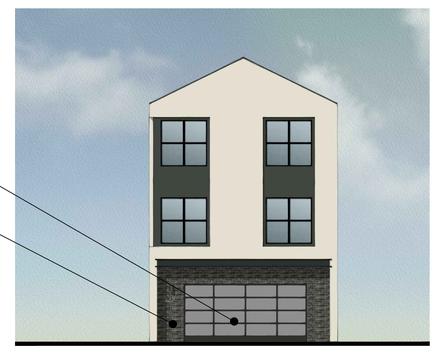
PERSPECTIVE



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
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 3 INDUSTRIAL B - GL - COLOR OPTION I

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

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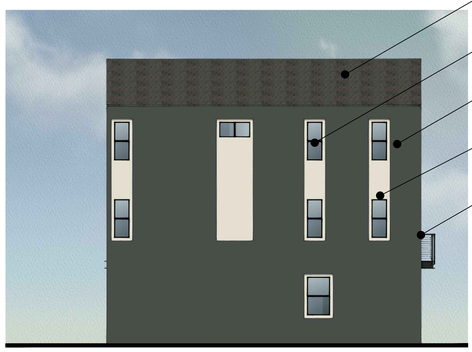
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 19.0

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 3 INDUSTRIAL B - GL - COLOR OPTION 2

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

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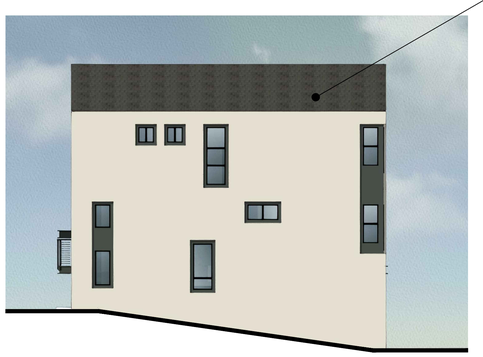
SCALE:	

DETACHED TOWNHOMES 8-19.1

PERSPECTIVE

LEFT

FRONT



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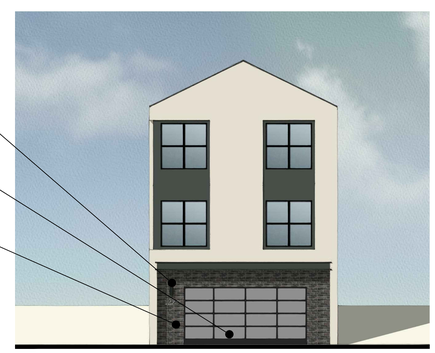

BACK

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 3 INDUSTRIAL B - ML - COLOR OPTION I

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PLANNED DEVELOPMENT PERMIT
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COMMUNICATIONS HILL - PHASE III & IV

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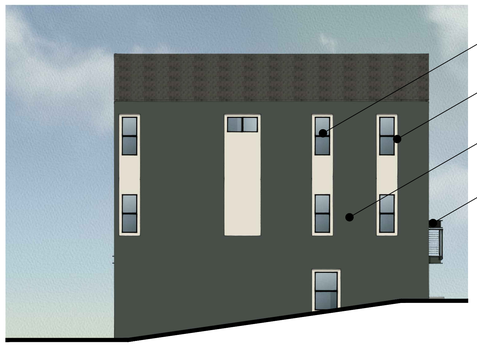
SCALE:	

DETACHED TOWNHOMES 8-19.2

PERSPECTIVE



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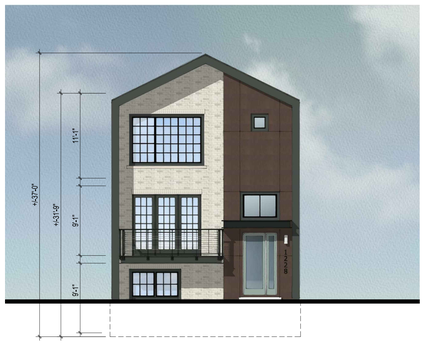

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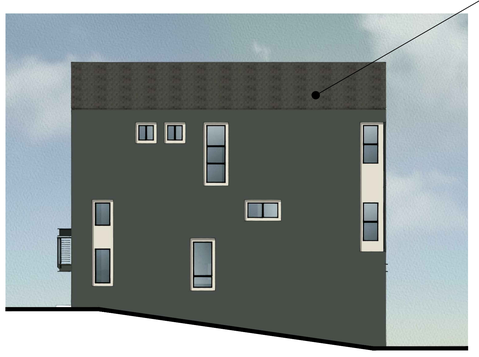

RIGHT

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 3 INDUSTRIAL B - ML - COLOR OPTION 2

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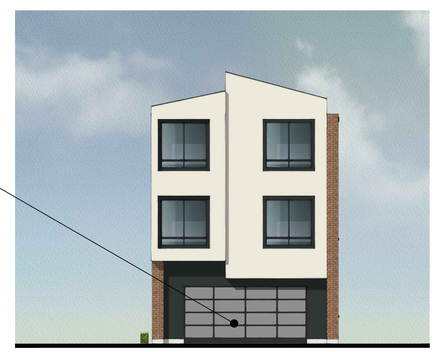
DETACHED TOWNHOMES 8- 19.3

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
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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 3 INDUSTRIAL C - GL - COLOR OPTION I

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SCALE:	

DETACHED TOWNHOMES 8- 20.0

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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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 3 INDUSTRIAL C - 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_8-20.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 20.1

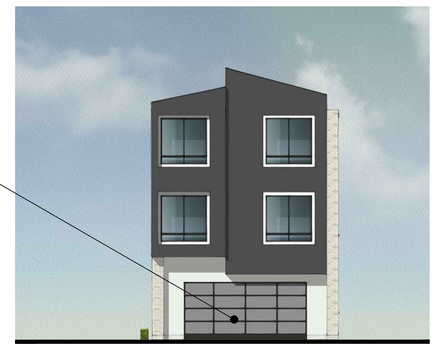
PERSPECTIVE

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 3 INDUSTRIAL C - GL - 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_8-20.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

DETACHED TOWNHOMES 8- 20.2

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 3 INDUSTRIAL C - ALTERNATE- 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
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DETACHED TOWNHOMES 8- 20.3

STREETSCENE PERSPECTIVE

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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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DATE:	04.02.2019
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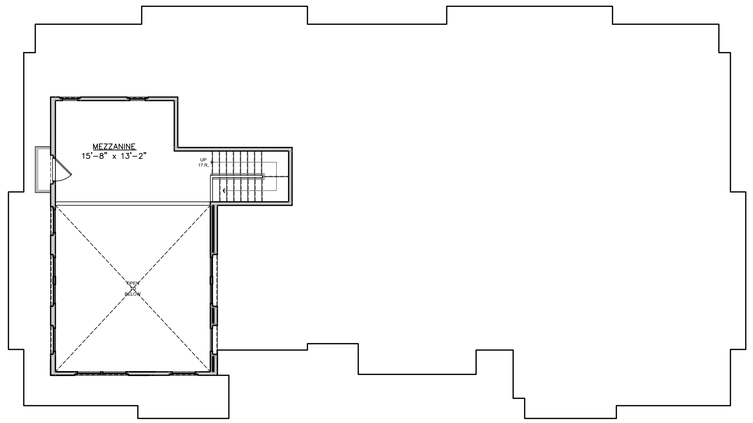
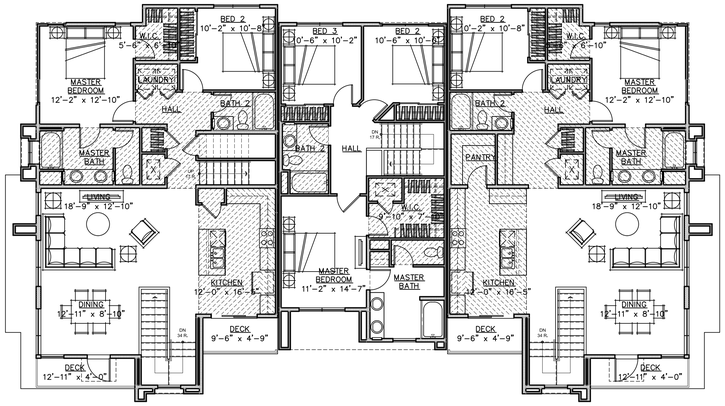
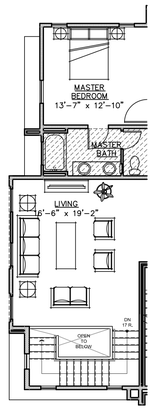
ATTACHED TOWNHOMES 9-1.0



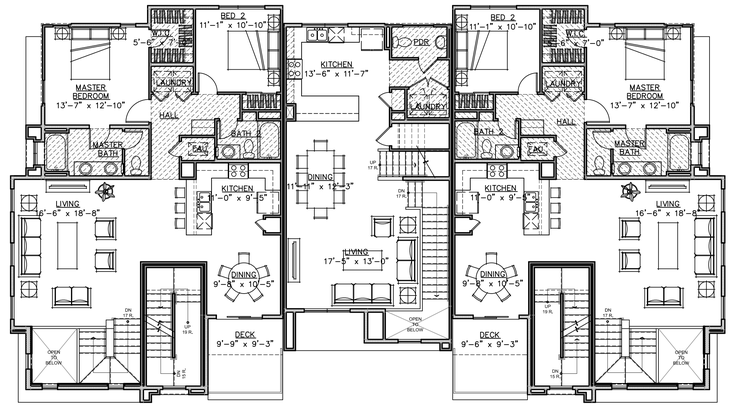
MEZZANINE PLAN / ROOF PLAN



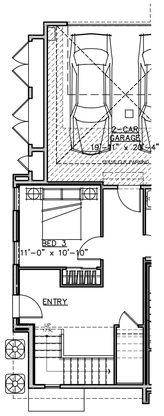
3RD LEVEL



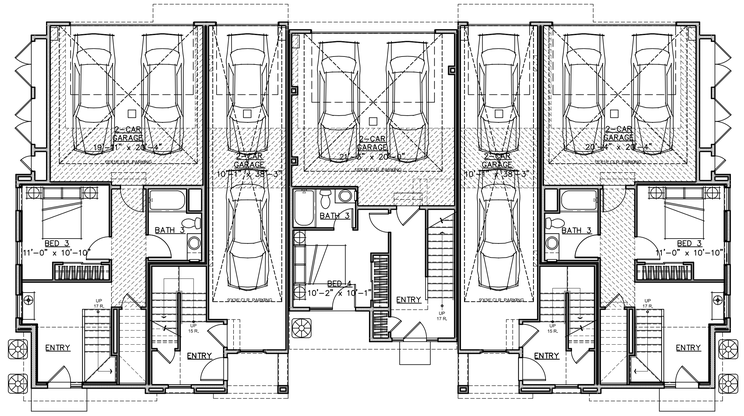
2ND LEVEL AT SIDE ENTRY ALTERNATE



2ND LEVEL



1ST LEVEL AT SIDE ENTRY ALTERNATE



1ST LEVEL

5-PLEX ATTACHED TOWNHOMES - GRADE LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	147	125	1396	NA	447	97	1668	2212
Plan 2	517	1296	NA	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	0	2002	2481
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	147	125	1396	237	447	109	1905	2461
Plan 2 SIDE ENTRY	517	1301	NA	NA	441	92	1818	2351

Scale 0 4 8 16

5-PLEX BUILDING PLANS - GL

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

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

ATTACHED TOWNHOMES 9-2.0

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX CONTEMPORARY A - GL- NO MEZZ - SE - COLOR OPT. I

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DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

ATTACHED TOWNHOMES 9-3.0

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX CONTEMPORARY A - GL- NO MEZZ - SE - COLOR OPT. 2

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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
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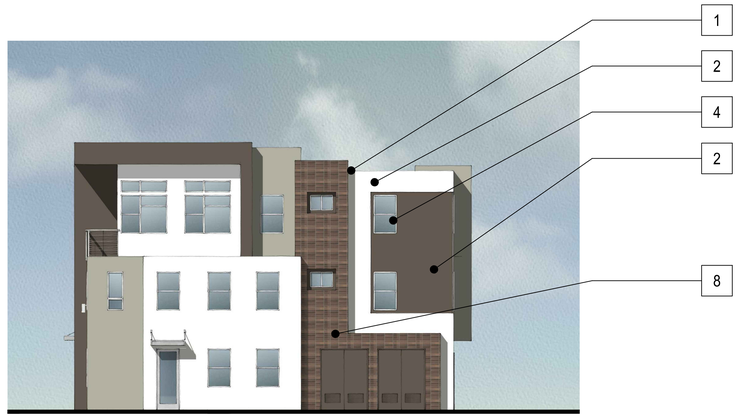
ATTACHED TOWNHOMES 9-3.1

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

PERSPECTIVE



RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX CONTEMPORARY B - GL- NO MEZZ - SE - COLOR OPT. I

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COMMUNICATIONS HILL - PHASE III & IV

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	D190008_9-4.0.DWG
DESIGNED BY:	Ryan Flautz
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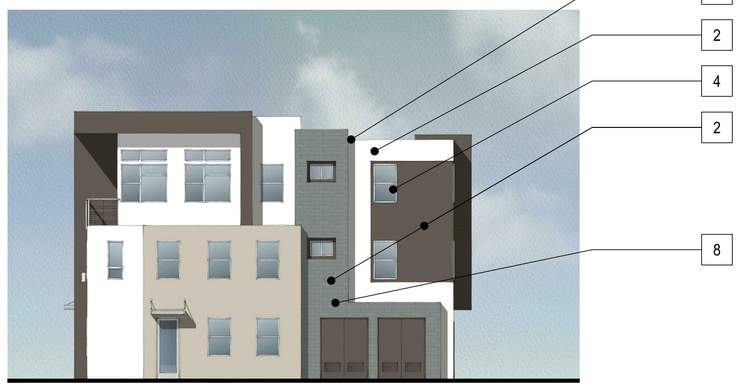
DATE:	04.02.2019
SCALE:	

ATTACHED TOWNHOMES 9-4.0

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

PERSPECTIVE



RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX CONTEMPORARY B - GL- NO MEZZ - SE - COLOR OPT. 2

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COMMUNICATIONS HILL - PHASE III & IV

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PROJECT NO:	3636.60
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DATE:	04.02.2019
SCALE:	

ATTACHED TOWNHOMES 9-4.1

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX CONTEMPORARY C- GL- NO MEZZ - COLOR OPT. 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_9-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

ATTACHED TOWNHOMES 9-5.0

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX CONTEMPORARY C- GL- NO MEZZ - SE - COLOR OPT. 2

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DATE:	04.02.2019
SCALE:	

ATTACHED TOWNHOMES 9-5.1

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX TRANSITIONAL - GL - MEZZ - COLOR OPT. I

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PDA 14-035-06
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NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
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DESIGNED BY:	Ryan Flautz
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SCALE:	

ATTACHED TOWNHOMES 9-6.0

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX TRANSITIONAL - GL - MEZZ - COLOR OPT. 2

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ATTACHED TOWNHOMES 9-6.1

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX TRANSITIONAL - GL - NO MEZZ - SE - COLOR OPT. 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
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DESIGNED BY:	Ryan Flautz
DRAWN BY:	
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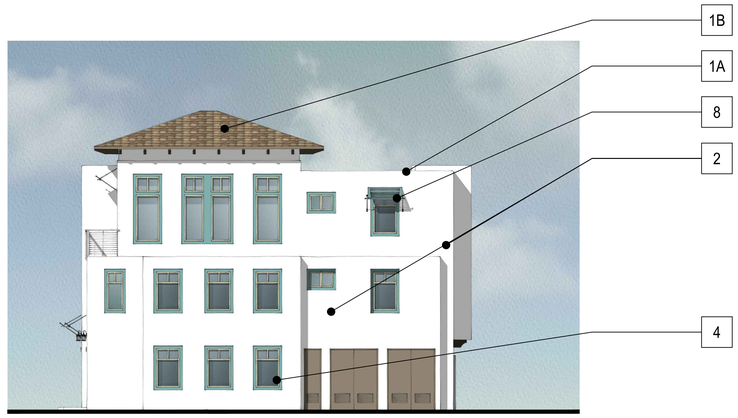
DATE:	04.02.2019
SCALE:	

ATTACHED TOWNHOMES 9-6.2

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

PERSPECTIVE



RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX TRANSITIONAL - GL - NO MEZZ - SE - COLOR OPT. 2

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SCALE:	

ATTACHED TOWNHOMES 9-6.3

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

5-PLEX INDUSTRIAL C- GL- MEZZ - COLOR OPT. I

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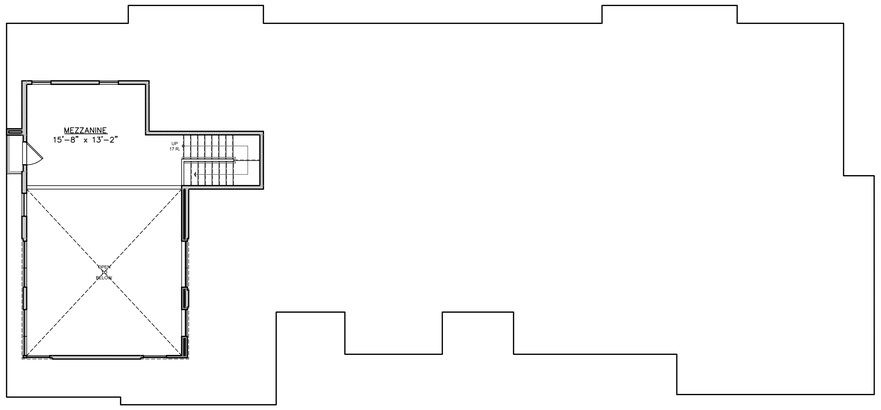
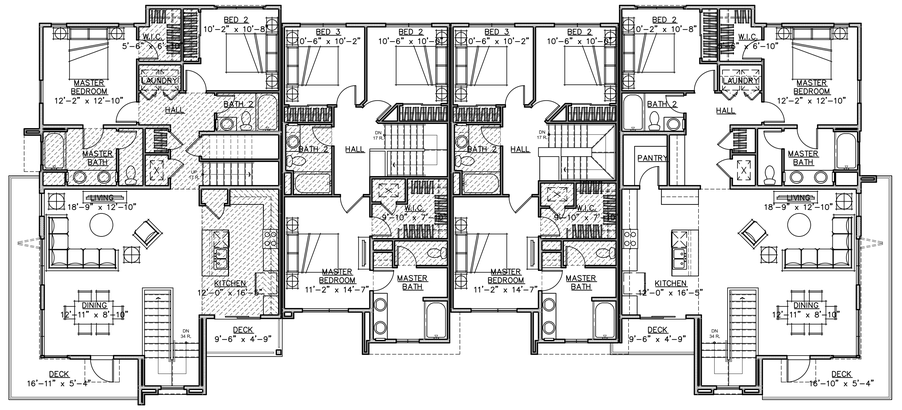
SCALE:	

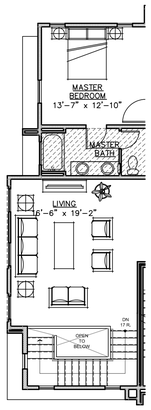
ATTACHED TOWNHOMES 9-7.0



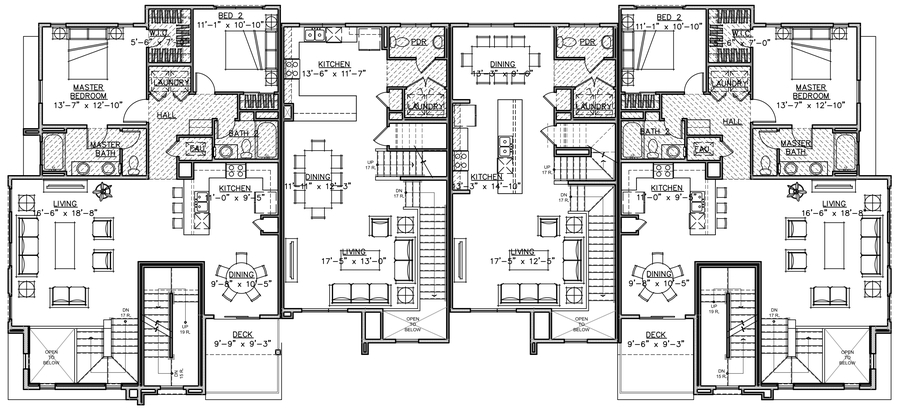
MEZZANINE PLAN / ROOF PLAN



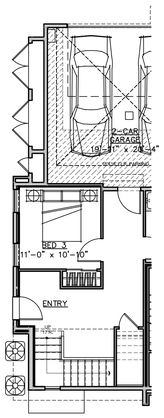
3RD LEVEL



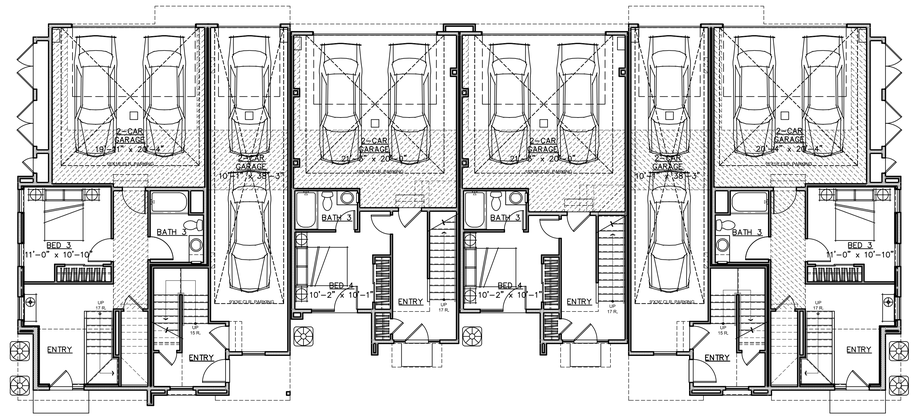
2ND LEVEL AT SIDE ENTRY ALTERNATE



2ND LEVEL



1ST LEVEL AT SIDE ENTRY ALTERNATE



1ST LEVEL

6-PLEX ATTACHED TOWNHOMES - GRADE LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	147	125	1396	NA	447	97	1668	2212
Plan 2	517	1296	0	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	73	2002	2554
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	147	125	1396	237	447	109	1905	2461
Plan 2 SIDE ENTRY	517	1301	NA	NA	441	92	1818	2351
Total	2055	4389	4520	237	2741	463	11201	14405

Scale 0 4 8 16

6-PLEX BUILDING PLANS - GL

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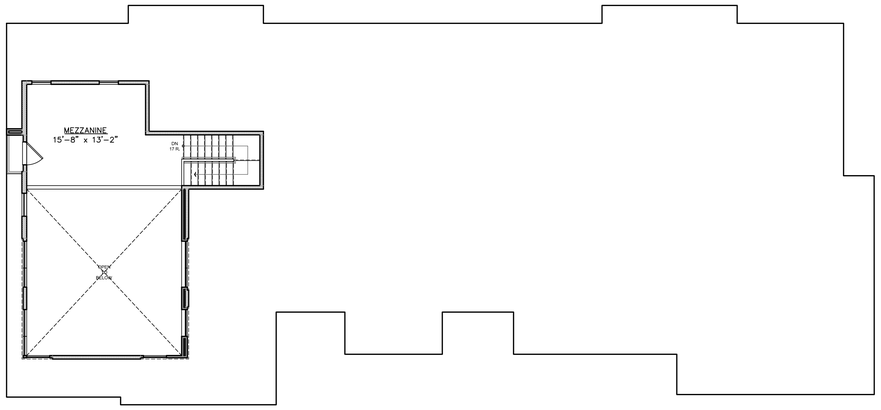
PLANNED DEVELOPMENT PERMIT
PDA 14-035-06
COMMUNICATIONS HILL - PHASE III & IV

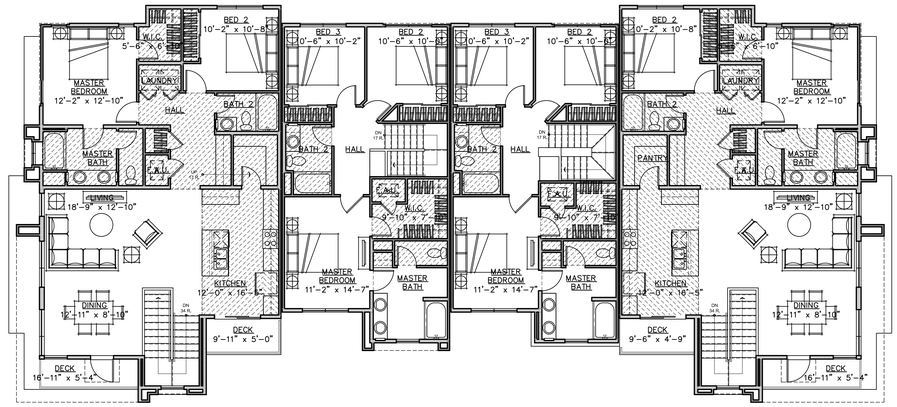
NO	DATE	DESCRIPTION
1	12/19/2019	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D190008_9-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

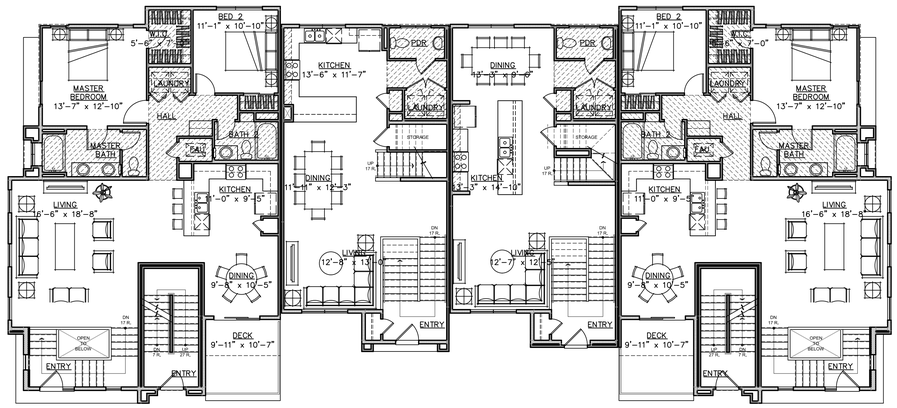
ATTACHED TOWNHOMES 9-8.0



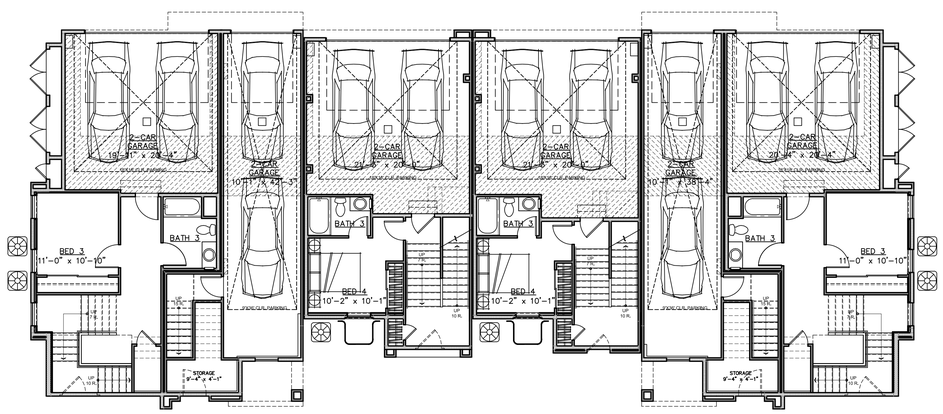
MEZZANINE PLAN / ROOF PLAN



3RD LEVEL



2ND LEVEL



1ST LEVEL

Scale 0 4 8 16

6-PLEX ATTACHED TOWNHOMES - MID LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	137	125	1396	NA	456	97	1658	2211
Plan 2	517	1296	0	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	0	2002	2481
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	137	125	1396	237	456	97	1895	2448
Total	1518	3088	4520	237	2318	286	9363	11967

6-PLEX BUILDING PLANS - ML

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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_9-8.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

ATTACHED TOWNHOMES 9-8.1

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY A- GL- NO MEZZ - SE - COLOR OPT. 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
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DRAWN BY:	
CHECKED BY:	
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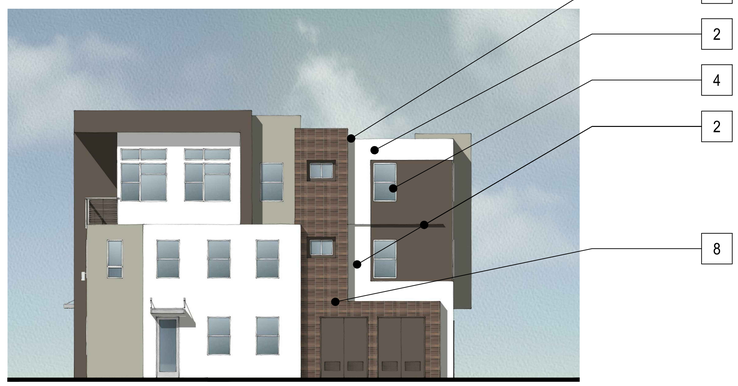
SCALE:	

ATTACHED TOWNHOMES 9-9.0

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

PERSPECTIVE



RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY B- GL- NO MEZZ - SE - COLOR OPT. 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
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DRAWN BY:	
CHECKED BY:	
DATE:	04.02.2019
SCALE:	

ATTACHED TOWNHOMES 9-10.0

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

PERSPECTIVE

RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY C- GL- NO MEZZ - SE - COLOR OPT. 2

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PLANNED DEVELOPMENT PERMIT
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SCALE:	

ATTACHED TOWNHOMES 9-10.1