CITY OF LINCOLN
DESIGN REVIEW BOARD
January 30, 2026

*** SPECIAL MEETING ***
Ronee Briley, Public Appointee
Sean Freitas, City Manager Designee
Michele Hutchinson, Planning Commission Appointee
Efren Sanchez, City Planner

AS A COURTESY, PLEASE TURN OFF ALL CELL PHONES & ELECTRONIC DEVICES DURING THE MEETING

BOARD / COMMISSION / COMMITTEE

9:00 AM
***** SPECIAL MEETING *****

First Floor Conference Room
City Hall, 600 Sixth Street
Lincoln, CA 95648
or attend via
ZOOM
register by using this link:
https://us06web.zoom.us/webinar/register/WN_CpblALWvSAqj-8baGspRTQ
or participate by calling US: +1 (669) 900-6833
use ID# 879 7391 7305 and use *9 to raise hand to speak

1. CALL TO ORDER

2. ROLL CALL

3. CITIZENS ADDRESSING THE COMMITTEE (Within the subject matter jurisdiction of the Board / Commission / Committee)

4. PROJECTS UNDER REVIEW

4.A West Lincoln Square - Major Tenant

4.B The Grove - Production Homes (Portion of Village 1 Specific Plan Area)

4.C Liberty at Lincoln Village 1- Production Homes (Portion of Village 7 Specific Plan Area)

4.D Liberty at Lincoln Village 2 - Production Homes (Portion of Village 7 Specific Plan Area)

4.E Walmart Remodel

5. ADJOURNMENT

NOTE: *Materials related to an item on this Agenda submitted to the Council/Redevelopment Successor Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at 600 Sixth Street, Lincoln, CA during normal business hours. Such documents are also available on the City of Lincoln's website at https://www.lincolnca.gov/ subject to staff's availability to post the documents before the meeting.*

In compliance with the American with Disabilities Act, the City will provide special assistance for disabled members of the public. The meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need a disability-related modification or accommodation to participate in the meeting, please contact the City Clerk's Office at (916) 434-2490. As a courtesy, please make every effort to inform the Clerk of your needs at least 24 hours prior to the meeting so the City may make reasonable arrangements to ensure accessibility to this meeting.

Pursuant to applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (including any action regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Levine Act Provisions -- The Levine Act requires a party (or the party's agent(s)) to a proceeding before the City of Lincoln that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officer totaling more than $500 within the 12 months before the City decision. This includes contributions to Councilmembers, Planning Commissioners and members of other City boards and commissions.

STAFF REPORT

Item Number 4.A

SUBJECT:	West Lincoln Square - Major Tenant
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	January 30, 2026

BACKGROUND/INTRODUCTION:

On November 20, 2025, the Design Review Board approved the majority of the West Lincoln Square Commercial Project. As part of its action, the Board requested several color and architectural modifications, which have since been incorporated into the current entitlement application. The Board also directed that the major tenant component return for review once its design was ready. The applicant has now submitted the major tenant plans for consideration. The proposed project includes the construction and operation of an approximately 244,000 square foot commercial development within the Special Use District Area B Northeast Quadrant (SUD B NEQ) Specific Plan area. The development consists of 15 commercial buildings ranging from 1,650 square feet to 10,000 square feet, anchored by an approximately 176,000 square foot major tenant. The project provides a mix of retail, dining, automotive services, and a bank, consistent with the SUD B NEQ General Development Plan. Entitlements for the project include a Specific Development Plan/Design Review and a Conditional Use Permit for two (2) fuel stations, six (6) quick service restaurants with drive-through facilities, a bank with a drive-through, and alcohol sales. A tentative subdivision map is also proposed to subdivide the 39.18 acre site into 15 commercial parcels and six (6) ancillary parcels. The project site is located at the northeast corner of Highway 65 and Nelson Lane. APN: 021-262-044. (Property owner: Lincoln 100, LLC.; Applicant: Lance Frame, Manager of Lincoln 100, LLC.) PLN25-00026.

ATTACHMENTS:

Attachment 1 - Vicinity Map.pdf

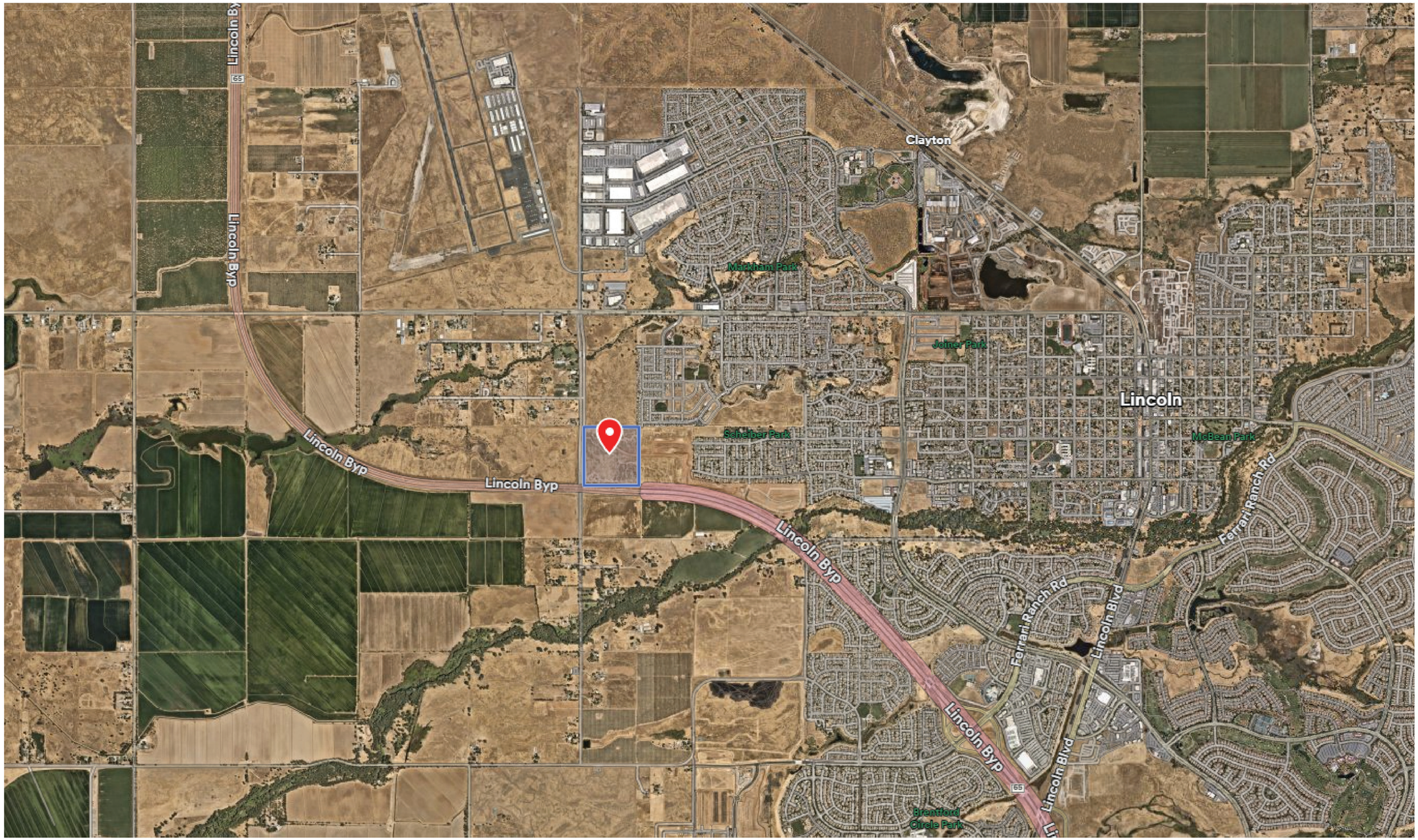
Attachment 2 - Site Plan and Parcel Map.pdf

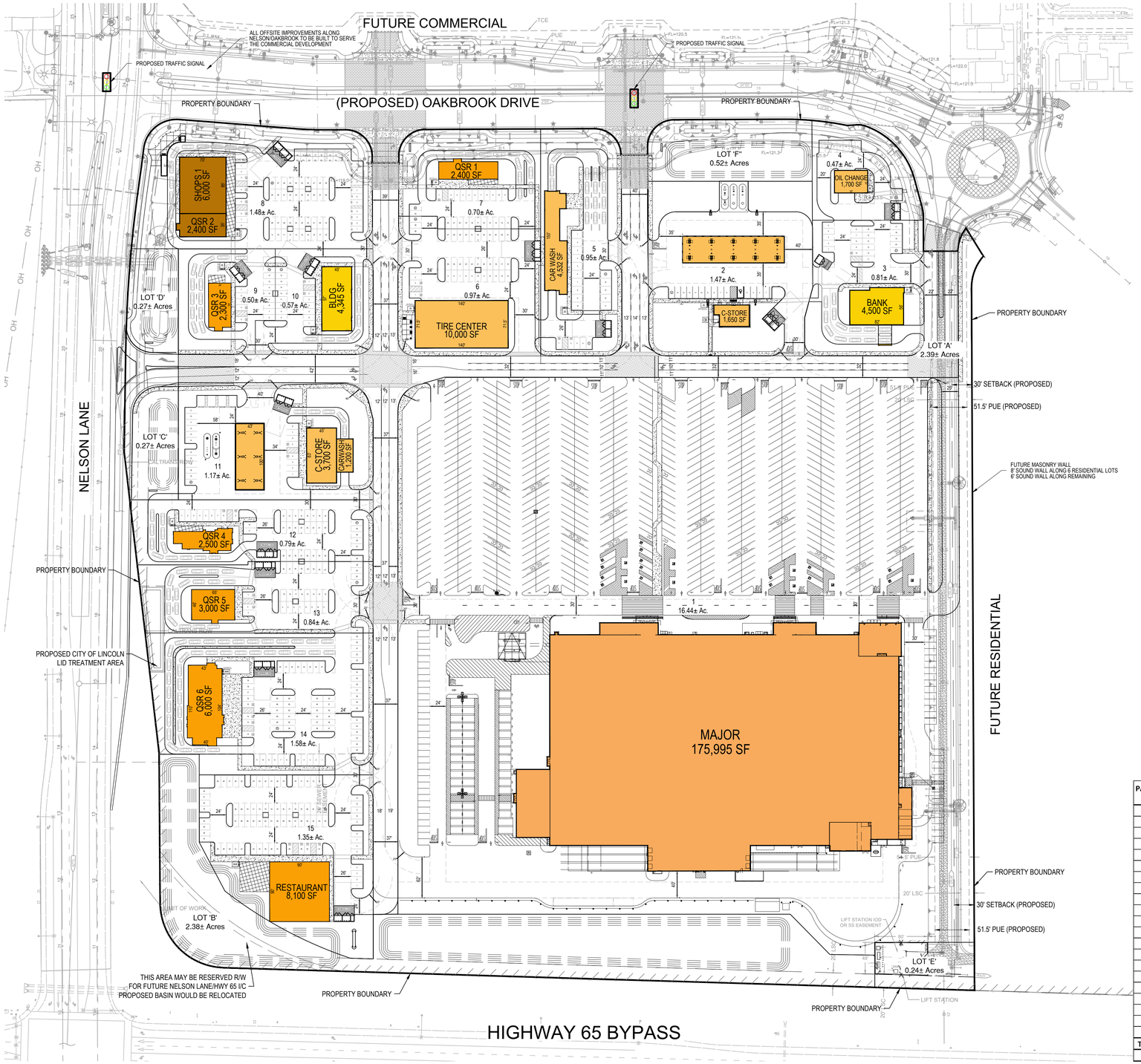
Attachment 3 - Updated Existing Elevations.pdf

Attachment 4 - Major Tenant Elevations Landscape and Lighting Plans.pdf

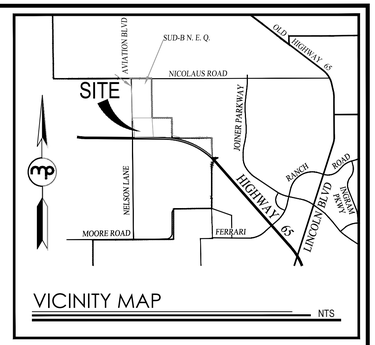
Attachment 5 - DRB Approved Elev Landscape Signage.pdf

Vicinity Map

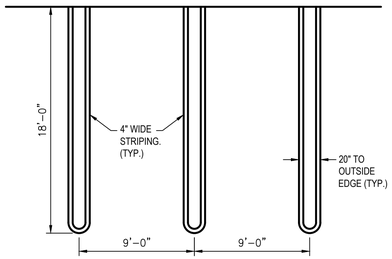




CITY OF LINCOLN, CA
APN: 021-262-044
ZONING:
CURRENT: C COMMERCIAL
PROPOSED: C COMMERCIAL
LAND USE:
CURRENT: CC COMMUNITY COMMERCIAL
PROPOSED: CC COMMUNITY COMMERCIAL
SETBACKS:
FRONT: 25 FEET
REAR: NONE *(10' ADJACENT TO RESIDENTIAL)*
SIDE: NONE *(10' ADJACENT TO RESIDENTIAL)*
PARKING STANDARDS: (90 DEGREE)
STALL WIDTH: *9* FEET
STALL LENGTH: *18* FEET
AISLE WIDTH: *24* FEET



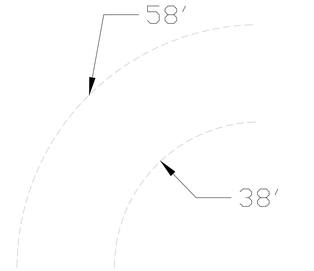
GRAPHIC SCALE
80 40 0 80 160
1 in = 80 ft



TYPICAL PARKING DETAIL
NO SCALE



TYPICAL LIGHT DETAIL
NO SCALE



TURNING RADIUS
NO SCALE

PARCEL	PARCEL (Acres)	BUILDING	USE	SF (lot coverage)	CODE per/SF	BY USE #Prkg	PARKING PROVIDED	ACCESSIBLE	EV Capable[3]	EVCS[3]	BIKE (Short Term)	BIKE (Long Term)
1	16.44	Major	Retail	175,995	250	704	734	15	147	37	TBD	tbd per employees
2	1.47	Fuel	Auto Service Station	1,650	1000	8	10	1	0	0	2 req. 2 prov.	tbd per employees
3	0.81	Bank	Bank	4,500	250	18	20	1	4	0	2 req. 2 prov.	tbd per employees
4	0.47	Oil Change	Oil / Lube Center	1,700	250	7	8	1	0	0	2 req. 2 prov.	tbd per employees
5	0.95	Car Wash	Car Wash	4,532	1000	5	20	2	0	0	2 req. 2 prov.	tbd per employees
6	0.97	Tire Center	Tire Center	10,000	250	40	40	2	4	0	2 req. 2 prov.	tbd per employees
7	0.70	QSR 1	QSR	2,400	100	24	24	2	4	0	2 req. 2 prov.	tbd per employees
8	1.48	Shops 1/QSR 2	Retail/Eating Establishment	8,400	125	67	67	4	13	4	3 req. 3 prov.	tbd per employees
9	0.50	QSR 3	QSR	2,300	100	23	24	2	4	0	2 req. 2 prov.	tbd per employees
10	0.57	BLDG	Bank	4,345	250	17	19	2	4	0	2 req. 2 prov.	tbd per employees
11	1.17	C. Store	Auto Service Station	3,700	1000	10	20	2	4	0	2 req. 2 prov.	tbd per employees
12	0.79	QSR 4	QSR	2,500	100	25	36	2	4	0	2 req. 2 prov.	tbd per employees
13	0.84	QSR 5	QSR	3,000	100	30	31	2	4	0	2 req. 2 prov.	tbd per employees
14	1.58	QSR 6	QSR	6,000	100	60	64	4	8	3	4 req. 4 prov.	tbd per employees
15	1.35	Restaurant	Restaurant	8,100	100	81	83	4	17	4	4 req. 4 prov.	tbd per employees
A	2.39		Roadway & Utilities									
B	2.38		Landscape, Drainage, & WQ									
C	0.27		Landscape, Drainage, & WQ									
D	0.27		Landscape, Drainage, & WQ									
E	0.24		Sewer Lift Station (City)									
F	0.52		Landscape, Drainage, & WQ									
TOTAL	**36.16**			**239,122**		**1,119**	**1,200**	**46**	**217**	**48**	**35 req. 35 prov.**	**tbd per employees**
FAR				**0.1518**								

SCALE:
HORIZ. 1" = PER PLAN
VERT. 1" = N/A
BENCH MARK
COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

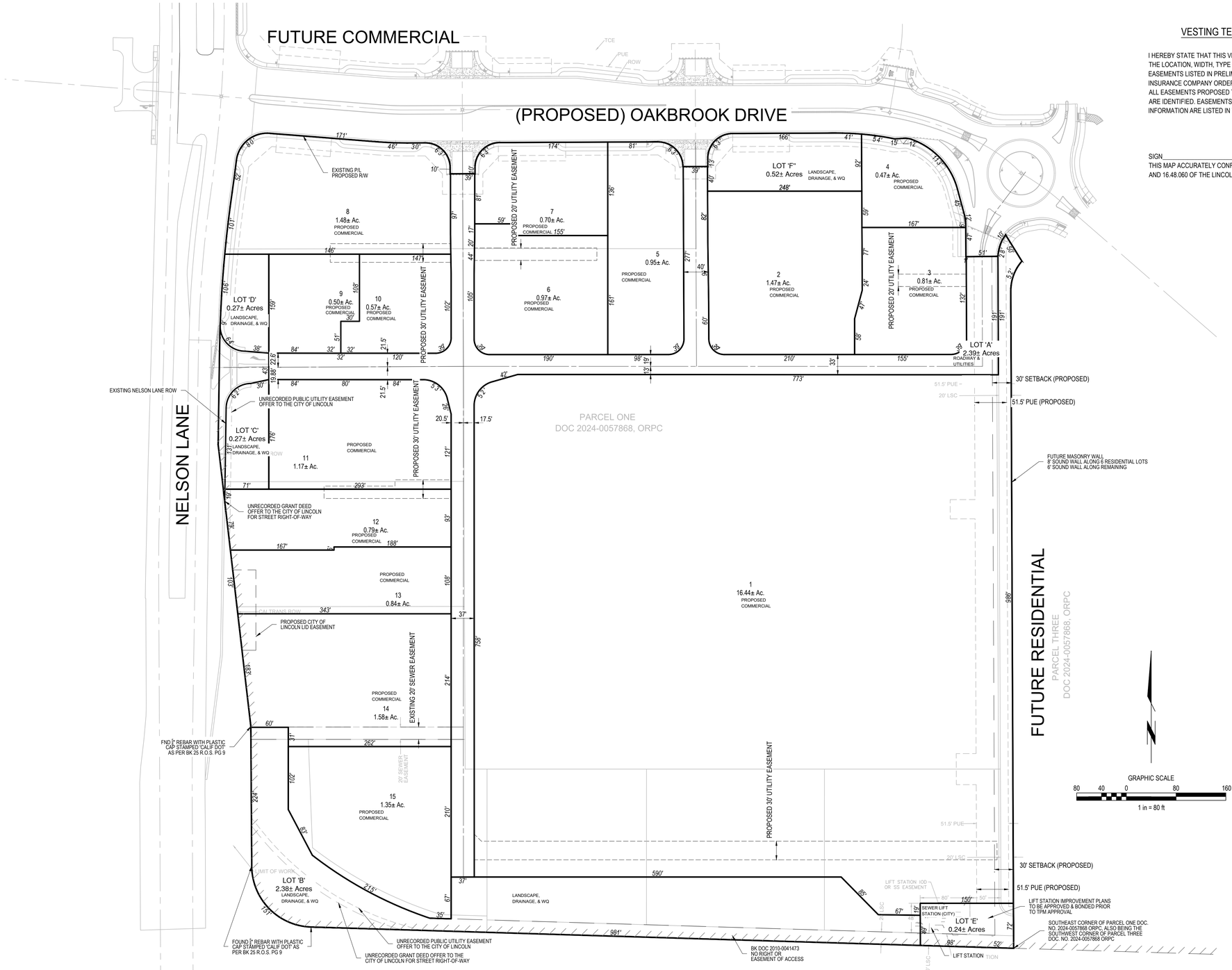
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

SPECIAL USE DISTRICT B NORTHEAST QUADRANT SPECIFIC PLAN
WEST LINCOLN SQUARE
CONCEPTUAL SITE PLAN
LINCOLN, CALIFORNIA

DATE 01/06/2026
SHEET CSP
OF 2 7

JOB NO. 25-0014-00

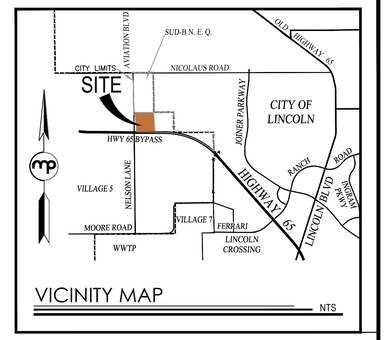
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VESTING TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS VESTING TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO 98206430-982-SK-JM DATED APRIL 28, 2025. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUIT CLAIMED, IF PRIVATE ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

SIGN_____ DATE _____
THIS MAP ACCURATELY CONFORMS TO SECTION LMC 17.18.040 & 17.16.020/030 AND 16.48.060 OF THE LINCOLN CITY CODE.



APPLICANT

LINCOLN 100, LLC
221 WALNUT CREEK CT.
DANVILLE, CA 94506
CONTACT: AMAR SIDHU
PHONE: (510) 579-3326
EMAIL: amarssidhu@yahoo.com

ENGINEER/PLANNER

MORTON & PITALO, INC.
600 COOLIDGE DRIVE, STE. 140
FOLSOM, CA 95630
CONTACT: GREG BARDINI
PHONE: (916) 927-2400
EMAIL: gbardini@mpengr.com

REGISTERED PROFESSIONAL ENGINEER GREGORY A. BARDINI No. 65072 PRELIMINARY NOT FOR CONSTRUCTION 6/30/26 STATE OF CALIFORNIA

UTILITY PROVIDERS

WATER:	CITY OF LINCOLN
SEWER:	CITY OF LINCOLN
GAS AND ELECTRIC:	PG&E
TELEPHONE:	CONSOLIDATED COMMUNICATIONS
CABLE TV:	WAVE

SERVICE PROVIDERS

SCHOOL DISTRICT:	WESTERN PLACER UNIFIED
PARKS & RECREATION :	CITY OF LINCOLN
FIRE PROTECTION :	CITY OF LINCOLN
POLICE PROTECTION:	CITY OF LINCOLN
STORM DRAINAGE:	CITY OF LINCOLN
SOLID WASTE:	CITY OF LINCOLN

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS 021-262-044

USE:	VACANT, COMMERCIAL
EXISTING ZONING:	COMMERCIAL (C)
PROPOSED ZONING:	COMMERCIAL (C)
EXISTING GENERAL PLAN:	COMMUNITY COMMERCIAL (CC)
PROPOSED GENERAL PLAN	COMMUNITY COMMERCIAL (CC)

EXISTING	#	ACRES	PROPOSED	#	ACRES
EXISTING NUMBER OF PARCELS	1	40 ± AC	PROPOSED NUMBER OF PARCELS	21	40.0 ± AC

PROJECT INFORMATION

TENTATIVE MAP NOTES

1. LOT LINES MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN.
2. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
3. LOTS MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED PUBLIC SAFETY ISSUES ARE ADDRESSED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN. MODIFICATIONS TO UTILITY SERVICE, ACCESS, AND THE PARCELIZATION SCHEME ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF LINCOLN COMMUNITY DEVELOPMENT RESOURCE AGENCY.
4. MINOR ADJUSTMENT TO THE DEPICTED LOT AND STREET PATTERN IS PERMITTED PROVIDED THE OVERALL DEVELOPMENT PATTERN REMAINS SUBSTANTIALLY THE SAME, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN WITH THE APPROVAL OF THE CITY OF LINCOLN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. COMMON AREA LOTS ARE TO BE CONVEYED TO , AND MAINTAINED BY, THE CITY OF LINCOLN.

7.1. LOT E IS SEWER LIFT STATION PARCEL TO BE DEDICATED TO THE CITY OF LINCOLN

8. PROPOSED EASEMENT WIDTHS AND ALIGNMENTS SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN, AND SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN.
9. THIS TENTATIVE MAP CONTAINS 3 SHEETS. SEE INCLUDED PRELIMINARY PLANS FOR MORE DETAILS ON THE PROPOSED PROJECT INCLUDING ALL EASEMENTS AFFECTING THE SITE.
10. ALL NON-STANDARD ITEMS MUST BE JUSTIFIED AND MITIGATED FOR AND REQUIRE CITY-ENGINEER APPROVAL. IF NON-STANDARD ITEMS ARE NOT SPECIFICALLY IDENTIFIED ON THE TENTATIVE MAP, THEY ARE SPECIFICALLY NOT APPROVED.
11. OFFSITE & ONSITE IMPROVEMENTS SHALL BE REQUIRED PRIOR TO ANY BUILDING PERMIT/OCCUPANCY TO THE SATISFACTION OF THE CITY ENGINEER.
12. ALL ONSITE INFRASTRUCTURE UNLESS AS NOTED ON THE PARCEL MAP SHALL BE PRIVATE.
13. ALL ONSITE LANDSCAPING SHALL BE PRIVATELY MAINTAINED.
14. DEVELOPMENT SHALL BE SUBJECT TO REQUIREMENTS OF THE APPROVED SUD-B IFP & SPECIFIC PLAN REQUIREMENTS.

SCALE:	BENCH MARK	COMPUTED		
HORIZ. 1" = PER PLAN		DESIGNED		
VERT. 1" = N/A		DRAWN		
		PROJ. ENGR.		

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SPECIAL USE DISTRICT B NORTHEAST QUADRANT SPECIFIC PLAN

WEST LINCOLN SQUARE
AMENDED TENTATIVE PARCEL MAP

LINCOLN, CALIFORNIA

DATE 11/12/2025
SHEET TPM-2
OF 2 2

JOB NO. 25-0014-00

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VIEW FROM SOUTHEAST

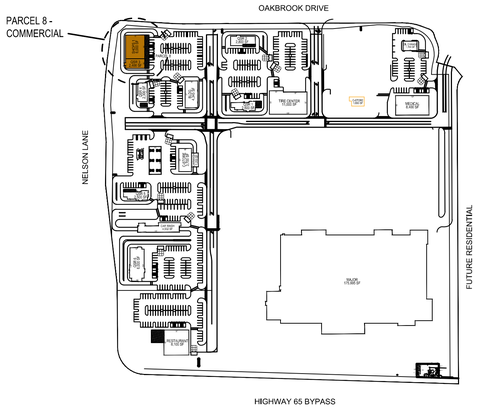
CONCEPTUAL ARCHITECTURAL INDEX

1A PARCEL 8 - PERSPECTIVES
1B PARCEL 8 - ELEVATIONS
1C PARCEL 8 - ELEVATIONS
1D PARCEL 8 - SECTIONS
1E PARCEL 8 - FLOOR PLAN
1F PARCEL 8 - ROOF PLAN

2A PARCEL 4 - PERSPECTIVES
2B PARCEL 4 - ELEVATIONS
2C PARCEL 4 - ELEVATIONS

3A PARCEL 15 - PERSPECTIVES
3B PARCEL 15 - ELEVATIONS
3C PARCEL 15 - ELEVATIONS

4A SITE AMENITIES



KEY PLAN



VIEW FROM NORTHEAST

DATE: JANUARY 21, 2026

OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 8 CONCEPTUAL ARCHITECTURAL PERSPECTIVES

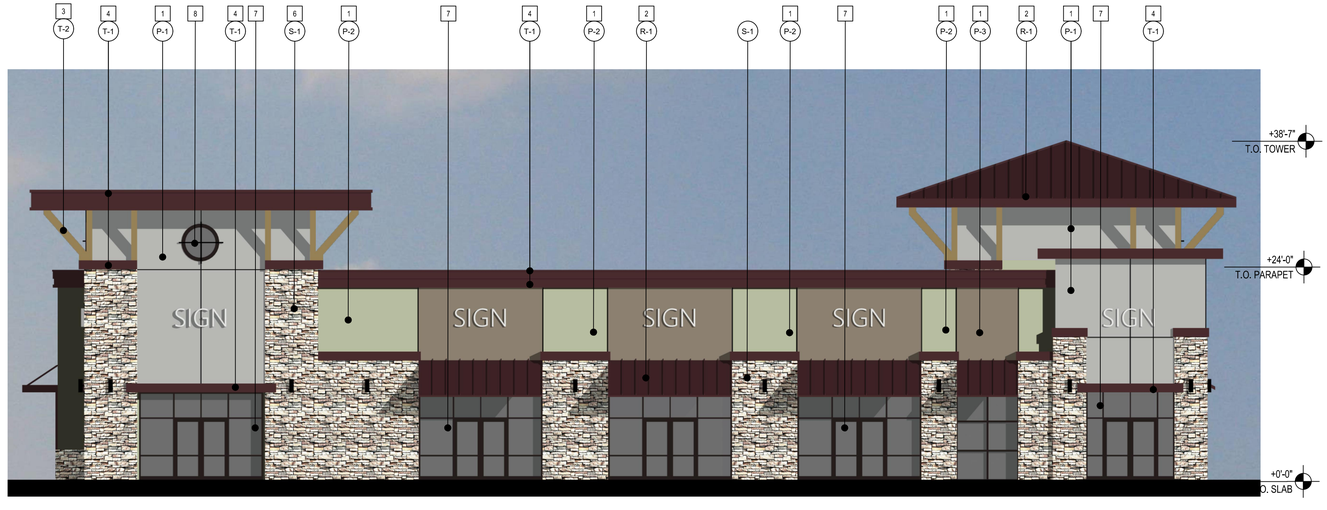
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NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
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1A



NORTH ELEVATION



EAST ELEVATION

P-1
CHELSEA GRAY
SW 2850

P-2
SAGE
SW 2860

P-3
BENJAMIN MOORE
CABOT TRAIL
#998

P-4
BENJAMIN MOORE
BURNT SIENNA
#1196

T-1
POLISHED
MAHOGANY
SW 2838

T-2
BIRDSEYE
MAPLE
SW 2834

T-3
BENJAMIN MOORE
BURNT SIENNA
#1196

M-1
BLACK

S-1
EL DORADO
STONE
BODEGA

R-1
WESTERN STATES
STANDING SEAM
METAL ROOF
'MANSARD BROWN"

1. CEMENT PLASTER W/ 'MEDIUM SAND' ACRYLIC FINSH
2. METAL ROOFING- WESTERN STATES METAL ROOFING "WESTERN LOCK STANDING SEAM". 24 GA STEEL WITH PVDF PAINT FINISH
3. PAINTED METAL DECORATIVE BRACKETS
4. PAINTED METAL PARAPET/ FASCIA EDGE FLASHINGS.
5. WALL SCONCES. VOLUME LIGHTING, 18" SURFACE WALL MOUNT DOWN LIGHT, BLACK ALUMINUM (15W LED). REFER TO DETAIL 2/ 4A
6. STONE VENEER. EL DORADO BLUFFSTONE 'BODEGA'
7. ALUMINUM STOREFRONT. 2" PROFILE, LOW 'E' CLEAR GLAZING, DARK BRONZE FINISH
8. ALUMINUM CLEARSTORY ROUND WINDOW AND GRATE- DARK BRONZE, OPAQUE GLAZING

DATE: JANUARY 21, 2026

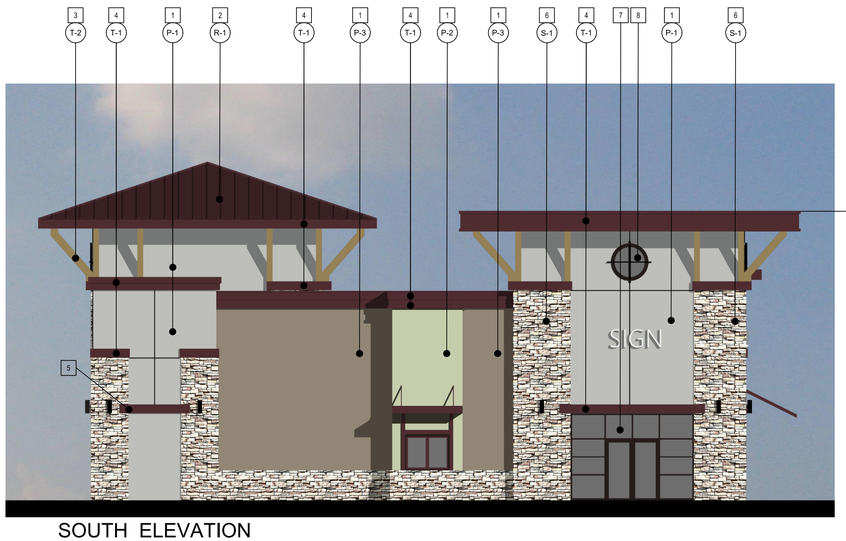
PARCEL 8 CONCEPTUAL ARCHITECTURAL ELEVATIONS

OWNER: LINCOLN 100, LLC
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SANTA BARBARA, CA. 93109

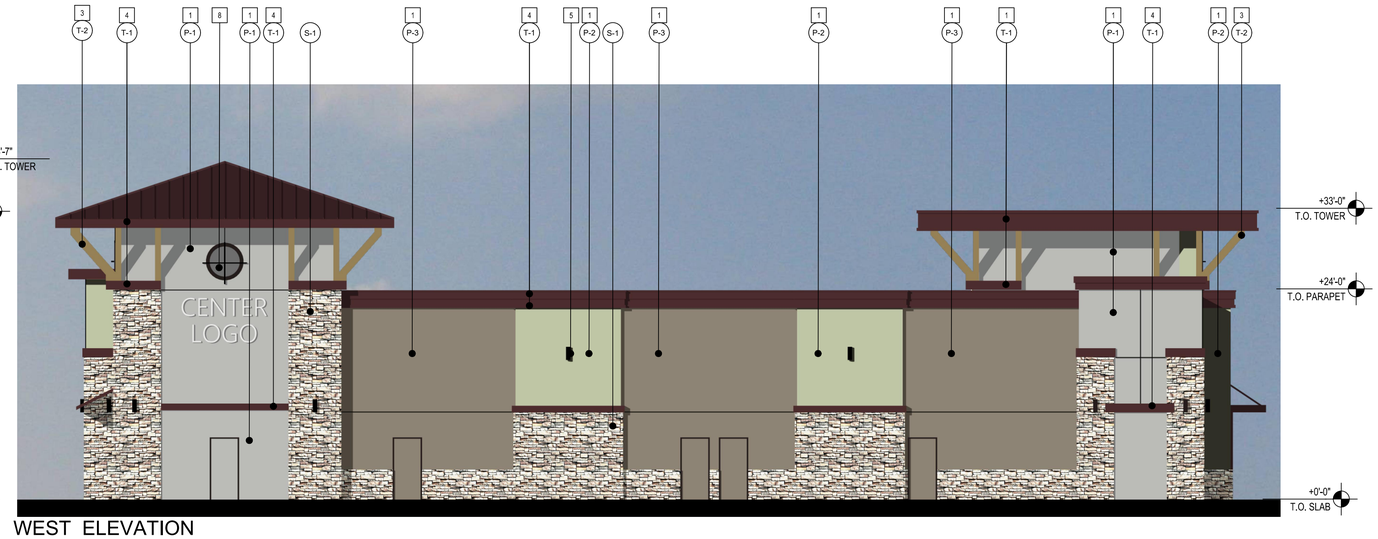
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1B



SOUTH ELEVATION



WEST ELEVATION

P-1
CHELSEA GRAY
SW 2850

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SAGE
SW 2860

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8. ALUMINUM CLEARSTORY ROUND WINDOW AND GRATE- DARK BRONZE, OPAQUE GLAZING

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PARCEL 8 CONCEPTUAL ARCHITECTURAL ELEVATIONS

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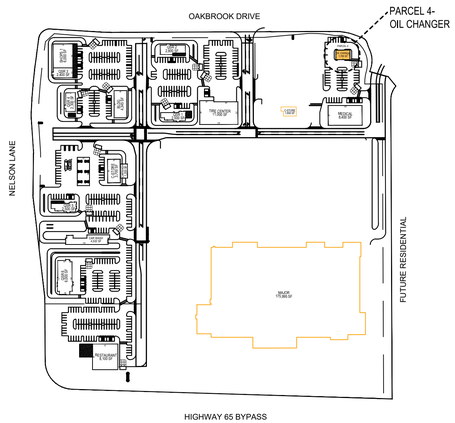
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1C



VIEW FROM SOUTHEAST



KEY PLAN



VIEW FROM NORTHEAST

DATE: JANUARY 21, 2026

OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 4- OIL CHANGE CONCEPTUAL ARCHITECTURAL DESIGN

WEST LINCOLN SQAURE
SPECIAL USE DISTRICT B.
NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
LINCOLN, CA.

PERSPECTIVES

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2A



NORTH ELEVATION



EAST ELEVATION

P-1
CHELSEA GRAY
SW 2850

P-2
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T-2
BIRDSEYE
MAPLE
SW 2834

T-3
BENJAMIN MOORE
BURNT SIENNA
#1196

M-1
BLACK

S-1
EL DORADO
STONE
BODEGA

R-1
WESTERN STATES
STANDING SEAM
METAL ROOF
'MANSARD BROWN"

1. CEMENT PLASTER W/ 'MEDIUM SAND' ACRYLIC FINSH
2. METAL ROOFING- WESTERN STATES METAL ROOFING "WESTERN LOCK STANDING SEAM". 24 GA STEEL WITH PVDF PAINT FINISH
3. PAINTED METAL DECORATIVE BRACKETS
4. PAINTED METAL PARAPET/ FASCIA EDGE FLASHINGS.
5. WALL SCONCES. VOLUME LIGHTING, 18" SURFACE WALL MOUNT DOWN LIGHT, BLACK ALUMINUM (15W LED). REFER TO DETAIL 2/ 4A
6. STONE VENEER. EL DORADO BLUFFSTONE 'BODEGA'
7. ALUMINUM STOREFRONT. 2" PROFILE, LOW 'E' CLEAR GLAZING, DARK BRONZE FINISH
8. ALUMINUM CLEARSTORY ROUND WINDOW AND GRATE- DARK BRONZE, OPAQUE GLAZING

DATE: JANUARY 21, 2026

OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 4 CONCEPTUAL ARCHITECTURAL DESIGN

WEST LINCOLN SQAURE
SPECIAL USE DISTRICT B.
NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
LINCOLN, CA.

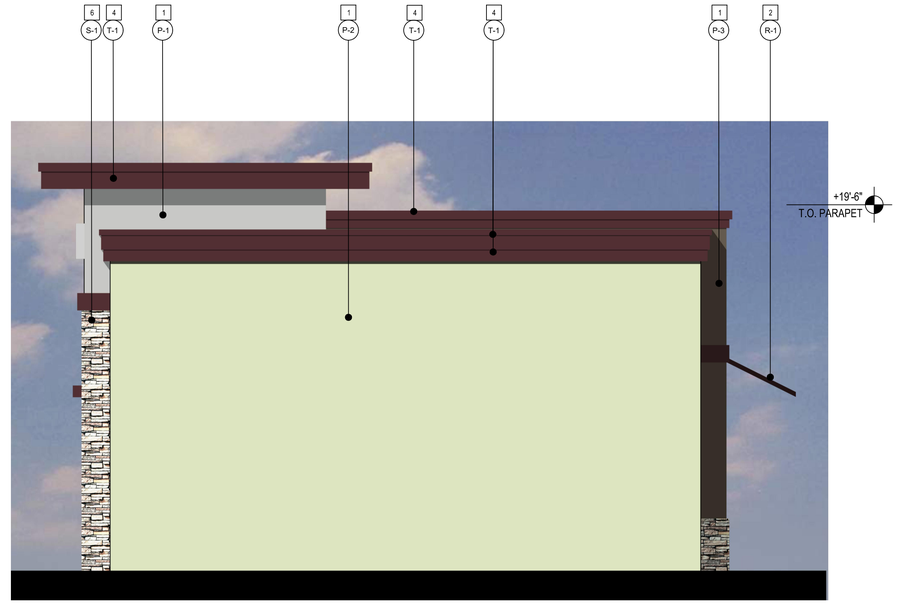
ELEVATIONS

VMI architecture
Design ~ Planning ~ Interiors
637 5th Avenue San Rafael, CA 94901
415-451-2500 415-451-2595 fax
www.vmiarchitecture.com

2B



SOUTH ELEVATION



WEST ELEVATION

P-1
CHELSEA GRAY
SW 2850

P-2
SAGE
SW 2860

P-3
BENJAMIN MOORE
CABOT TRAIL
#998

P-4
BENJAMIN MOORE
BURNT SIENNA
#1196

T-1
POLISHED
MAHOGANY
SW 2838

T-2
BIRDSEYE
MAPLE
SW 2834

T-3
BENJAMIN MOORE
BURNT SIENNA
#1196

M-1
BLACK

S-1
EL DORADO
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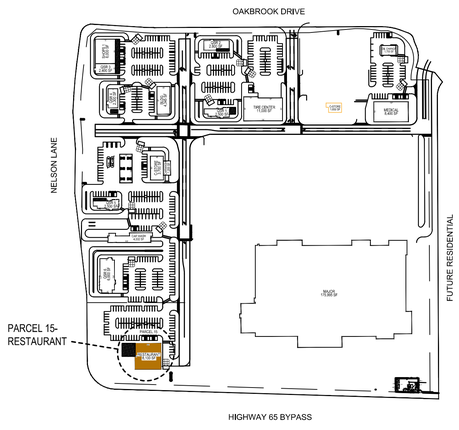
ELEVATIONS

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2C



VIEW FROM NORTHEAST



KEY PLAN



VIEW FROM NORTHWEST

DATE: JANUARY 21, 2026

OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 15 CONCEPTUAL ARCHITECTURAL DESIGN

WEST LINCOLN SQAURE
SPECIAL USE DISTRICT B.
NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
LINCOLN, CA.

PERSPECTIVES

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415-451-2500 415-451-2595 fax
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3A



NORTH ELEVATION



EAST ELEVATION

P-1
CHELSEA GRAY
SW 2850

P-2
SAGE
SW 2860

P-3
BENJAMIN MOORE
CABOT TRAIL
#998

P-4
BENJAMIN MOORE
BURNT SIENNA
#1196

T-1
POLISHED
MAHOGANY
SW 2838

T-2
BIRDSEYE
MAPLE
SW 2834

T-3
BENJAMIN MOORE
BURNT SIENNA
#1196

M-1
BLACK

S-1
EL DORADO
STONE
BODEGA

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METAL ROOF
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OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 15 CONCEPTUAL ARCHITECTURAL ELEVATIONS

WEST LINCOLN SQAURE
SPECIAL USE DISTRICT B.
NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
LINCOLN, CA.

ELEVATIONS

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3B



SOUTH ELEVATION



WEST ELEVATION

P-1
CHELSEA GRAY
SW 2850

P-2
SAGE
SW 2860

P-3
BENJAMIN MOORE
CABOT TRAIL
#998

P-4
BENJAMIN MOORE
BURNT SIENNA
#1196

T-1
POLISHED
MAHOGANY
SW 2838

T-2
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MAPLE
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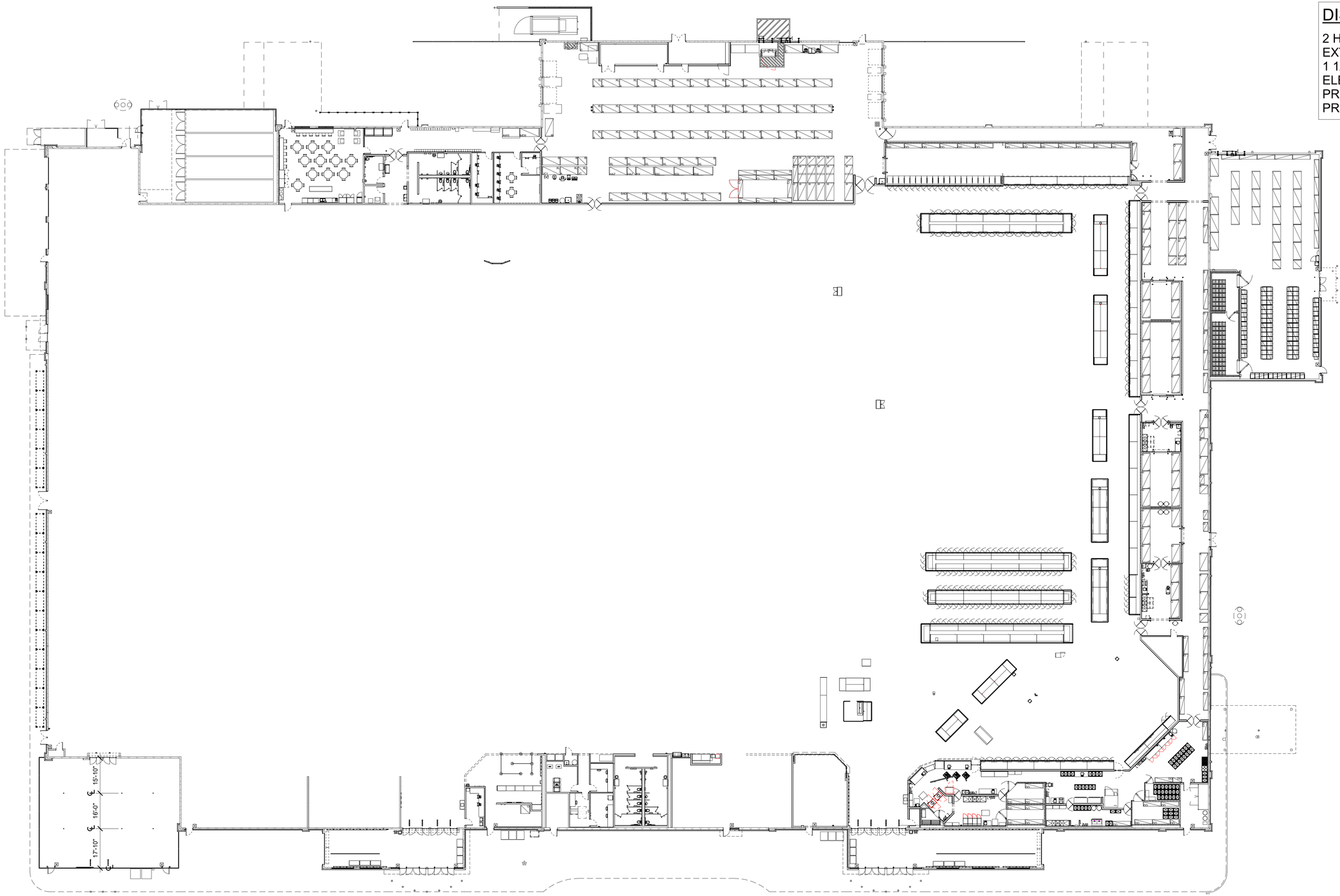
ELEVATIONS

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3C

DISCLOSURE HIGHLIGHTS:

2 HOUR RATED WALL ALONGSIDE EXTERIOR WALL.
1 1/2 HOUR RATED DOORS ALONG ELEVATION.
PROJECT IS MIRRORED ALONG THE PROJECT NORTH SOUTH AXIS.



brr

01/06/2026

Lincoln, CA

FLOOR PLAN
PROTO CYCLE 10/31/25

BD05



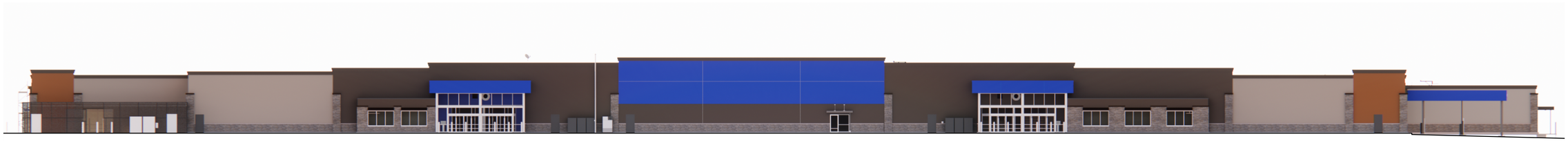
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

Paint
P216E Dark Brown
Benjamin Moore #1000
Northwood Brown

Paint
P214E Medium Brown
Benjamin Moore #998
Cabot Trail

Paint
P300 Burnt Sienna
Benjamin Moore #1196
Burnt Sienna

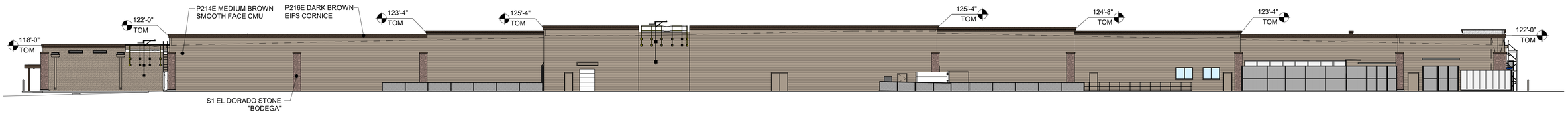
Paint
P218E True Blue

ACM Panel
PF-XX Dark Brown
Manufacturer:
Product:
Color:

ACM Panel
True Blue
Manufacturer: Arconic
Product: Reynobond
Color: True Blue

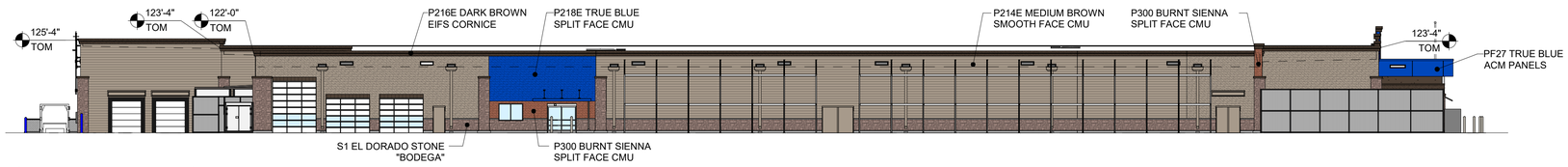
Aluminum Brake Cladding
and Automatic Doors
Clear Anodized Finish

Stacked Stone
Manufacturer: Eldorado Stone
Product: Bodega



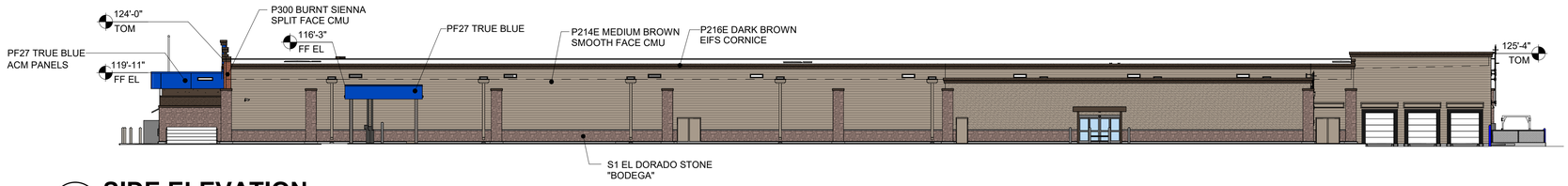
4 REAR ELEVATION

1" = 20'-0"



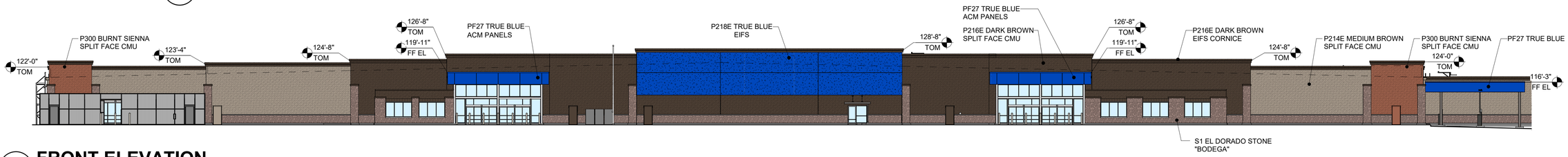
3 SIDE ELEVATION

1" = 20'-0"



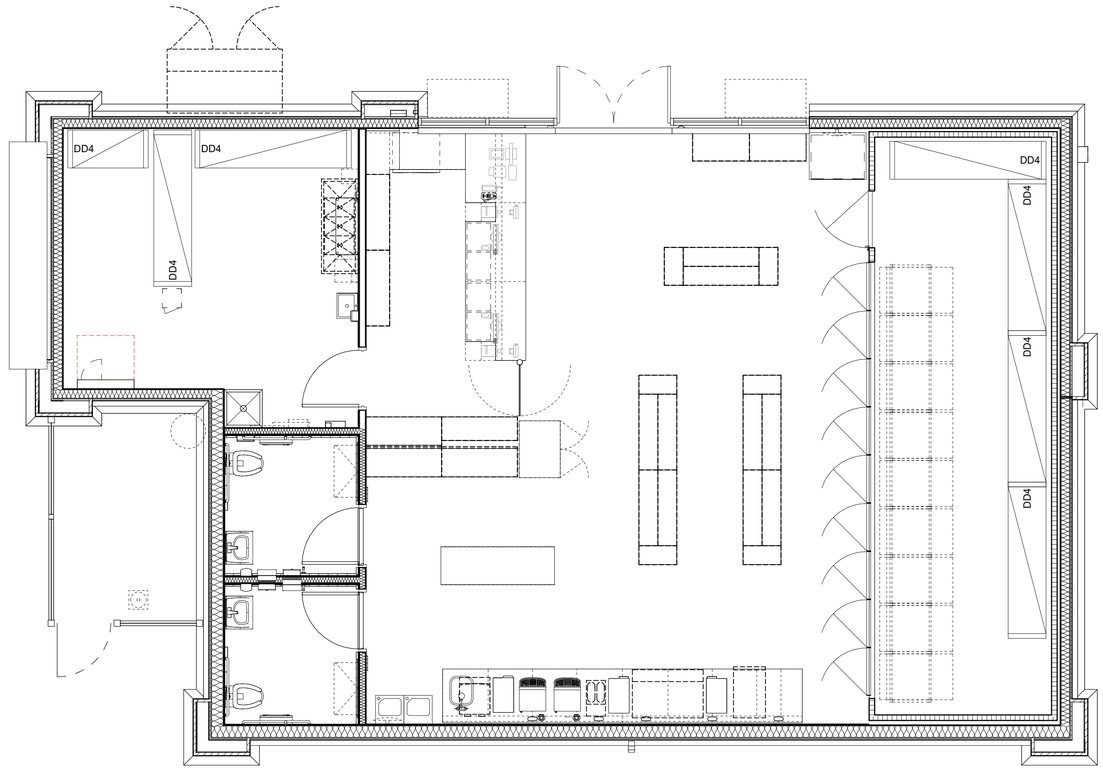
2 SIDE ELEVATION

1" = 20'-0"



1 FRONT ELEVATION

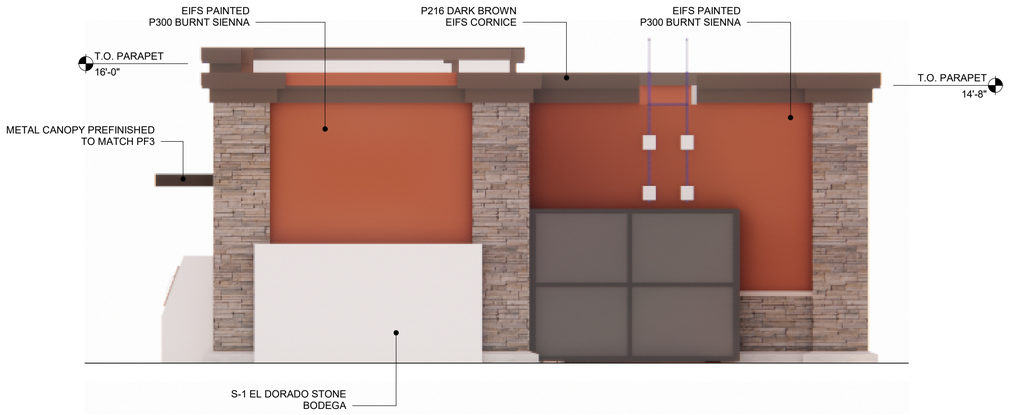
1" = 20'-0"



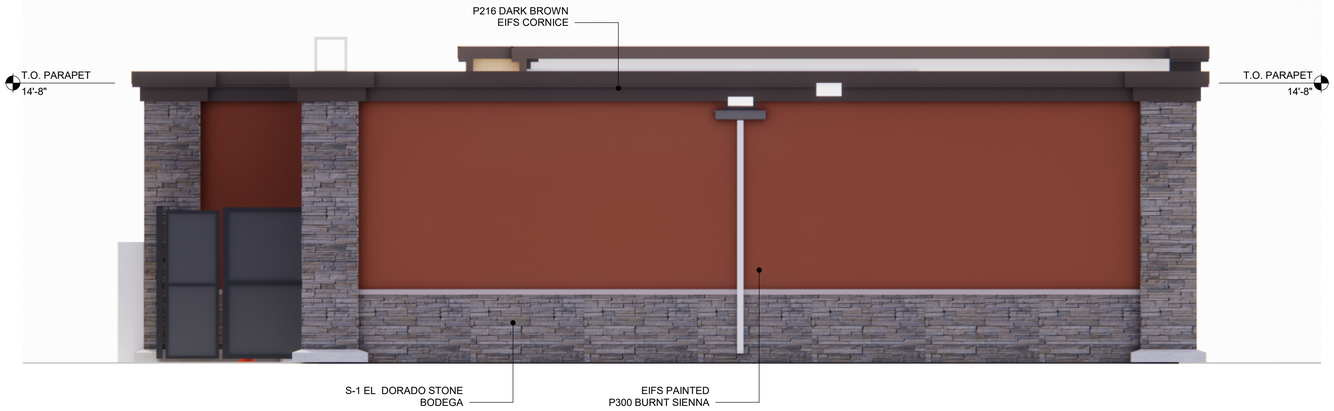
brr	01/06/2026	Lincoln, CA	FUEL FLOOR PLAN & SIGNAGE	BD09



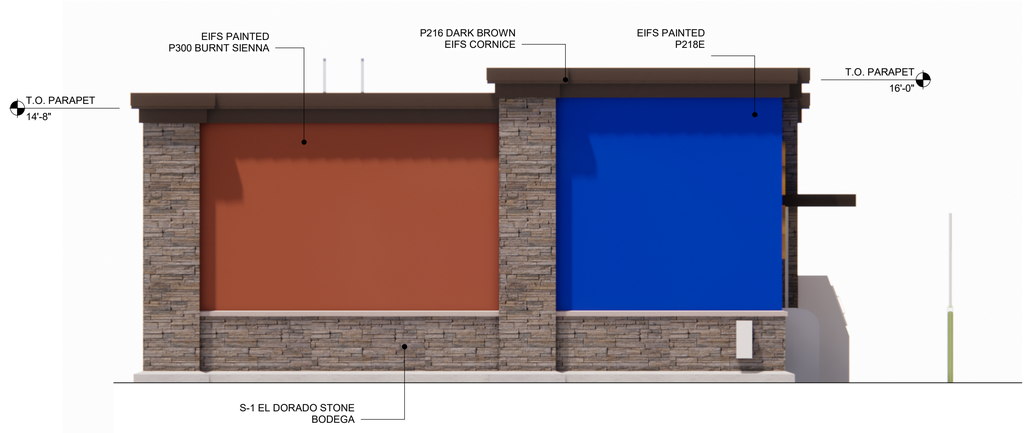
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



P216E DARK BROWN
BENJAMIN MOORE #1000
NORTHWOOD BROWN

P300 BURNT SIENNA
BENJAMIN MOORE #1196
BURNT SIENA

Paint P218E
True Blue

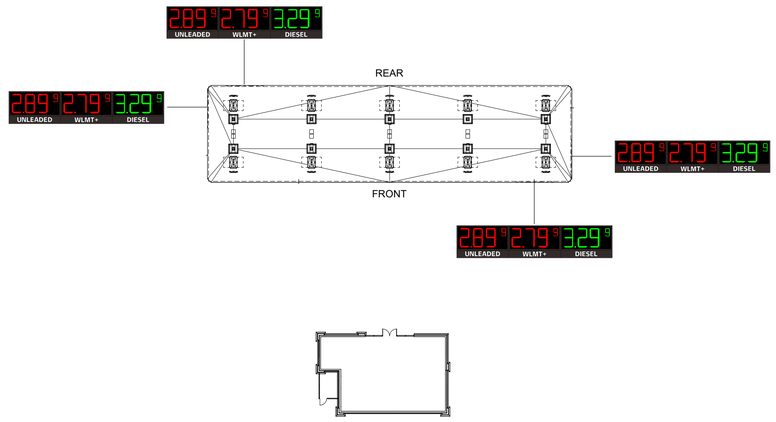
Paint P220E
Every Day Blue

P219E
Sky Blue

Paint P140E
White

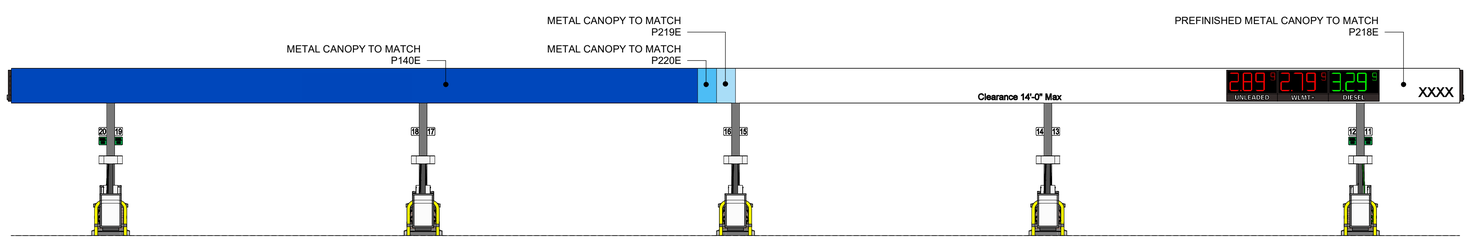
El Dorado Stone
"Bodega"

brr	01/06/2026	Lincoln, CA	FUEL ELEVATIONS	BD10



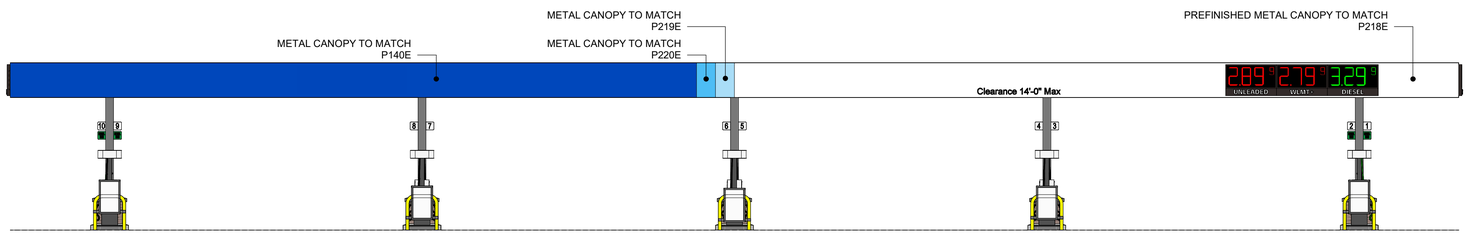
9 CANOPY KEY PLAN

1/32" = 1'-0"



4 FUEL CANOPY FRONT ELEVATION

1/8" = 1'-0"



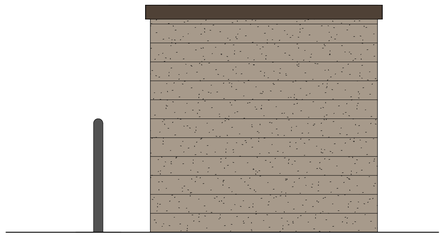
2 FUEL CANOPY REAR ELEVATION

1/8" = 1'-0"



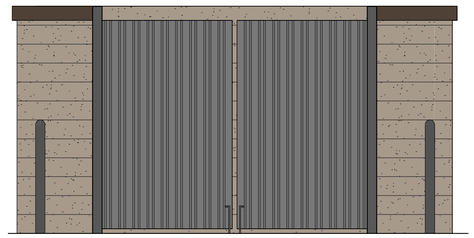
8 TRASH ENCLOSURE REAR ELEVATION

3/8" = 1'-0"



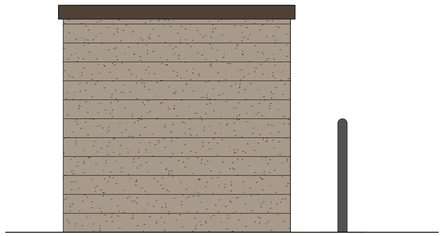
6 TRASH ENCLOSURE SIDE ELEVATION

3/8" = 1'-0"



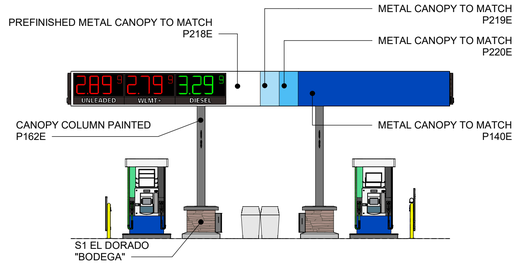
7 TRASH ENCLOSURE FRONT ELEVATION

3/8" = 1'-0"



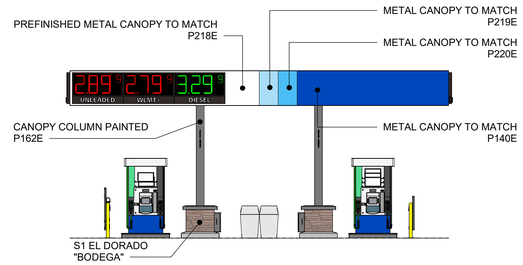
5 TRASH ENCLOSURE SIDE ELEVATION

3/8" = 1'-0"



3 FUEL CANOPY SIDE ELEVATION

1/8" = 1'-0"



1 FUEL CANOPY SIDE ELEVATION

1/8" = 1'-0"

brr

01/06/2026

Lincoln, CA

FUEL CANOPY ELEVATIONS

BD11

PRELIMINARY/ENTITLEMENTS NOTE

LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CLIMATIC, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF LINCOLN MUNICIPAL CODE.

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF LINCOLN MUNICIPAL CODE.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

RANDALL A. KOPFF JR, LLA 6633

TREE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
TREES						
	3	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL.	7'-8' HT. X 2'-3' SPR.	0.75" CAL.	LOW
	7	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	24" BOX	8-10` HT. X 2-4` SPR.	0.75" CAL.	MODERATE
	2	LAURUS NOBILIS / SWEET BAY	24" BOX	8'-9' HT X 3'-4' SPR	0.75" CAL.	MODERATE
	33	LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	15 GAL.	7'-8' HT. X 2'-3' SPR.	0.75" CAL.	LOW
	65	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	9`-11` HT. X 4`-5` SPR.	1" CAL.	LOW
	27	QUERCUS ILEX / HOLLY OAK	24" BOX	8`-10` HT. X 3`-4` SPR.	1" CAL.	LOW
	13	QUERCUS SUBER / CORK OAK	15 GAL.	7`-8` HT. X 2`-3` SPR.	0.75" CAL.	LOW
	49	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL.	7`-8` HT. X 2`-3` SPR.	0.75" CAL.	MODERATE
	19	ULMUS PARVIFOLIA / LACEBARK ELM	24" BOX	9`-11` HT. - 3`-4` SPR.	1" CAL.	MODERATE
	23	ULMUS PROPINQUA / ELM	24" BOX	9`-11` HT. - 3`-4` SPR.	1" CAL.	MODERATE
	10	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	15 GAL.	7`-8` HT. X 2`-3` SPR.	0.75" CAL.	LOW
	7	ZELKOVA SERRATA 'SCHMIDTLOW' / WIRELESS® JAPANESE ZELKOVA	24" BOX	9`-10` HT. X 3`-4` SPR.	1" CAL.	LOW

SHRUB/GROUNDCOVER SCHEDULE

INTERIOR PARKING SHRUBS — 33,487 SF

CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL., 5` O.C., LOW
DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY	1 GAL., 3` O.C., LOW
MYOPORUM X 'PUTAH CREEK' / PUTAH CREEK MYOPRORUM	1 GAL., 5` O.C., LOW
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE	5 GAL., 3` O.C., LOW
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN	5 GAL., 5` O.C., LOW
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	5 GAL., 5` O.C., LOW

BUFFER/SCREENING SHRUBS — 82,643 SF

ARCTOSTAPHYLOS X 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL., 7` O.C., LOW
JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	5 GAL., 6` O.C., LOW
LAURUS NOBILIS 'MONRIK' / LITTLE RAGU® SWEET BAY	5 GAL., 6` O.C., LOW
RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	5 GAL., 8" O.C., LOW
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY	5 GAL., 8` O.C., LOW

ACCENT SHRUBS & GROUNDCOVER — 6,605 SF

DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY	1 GAL., 3" O.C., LOW
DIETES BICOLOR / FORTNIGHT LILY	1 GAL., 3` O.C., LOW
GAURA LINDHEIMERI / GAURA	5 GAL., 5` O.C., LOW
GREVILLEA X 'NOELLII' / NOEL GREVILLEA	5 GAL., 3" O.C., LOW
ROSA X 'MEISENTMIL' / LEMON DRIFT® ROSE	5 GAL., 5` O.C., LOW
SALVIA GREGGII / AUTUMN SAGE	1 GAL., 3` O.C., LOW
TEUCRIUM CHAMAEDRYS / GERMANDER	1 GAL., 3` O.C., LOW

DRIVE ENTRY SHRUBS — 18,808 SF

CISTUS X SKANBERGII / CORAL ROCKROSE	5 GAL., 5` O.C., LOW
COPROSMA KIRKII / CREEPING MIRROR PLANT	5 GAL., 5` O.C., LOW
COTONEASTER DAMMERI / BEARBERRY COTONEASTER	5 GAL., 4` O.C., LOW
EUONYMUS JAPONICUS 'MICROPHYLLUS' / BOXLEAF EUNONYMUS	5 GAL., 3` O.C., LOW
LOMANDRA LONGIFOLIA 'ROMA 13' / PLATINUM BEAUTY® VARIEGATED MAT RUSH	5 GAL., 3` O.C., LOW
MUHLENBERGIA RIGENS / DEER GRASS	1 GAL., 4` O.C., LOW
NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO	1 GAL., 3` O.C., LOW
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE	5 GAL., 5` O.C., LOW

161,479 SF PARKING AREA

96,430 SF TREE SHADE AT 15 YEAR MATURITY

PARKING LOT SHADE REQUIREMENTS	
PARKING AREA	161,479 SF
SHADE REQUIRED	50% - 80,740 SF
SHADE PROVIDED	59.7% - 96,430 SF

*BASED ON CANOPY SIZE 15 YEARS AFTER INITIAL PLANTING

PARKING LOT LANDSCAPE REQUIREMENTS	
PARKING AREA	161,479 SF SF
LANDSCAPE REQUIRED	5% - 8,074 SF
LANDSCAPE PROVIDED	20.7% - 33,437 SF

SCALE:
HORIZ. 1" = PER PLAN
VERT. 1" = N/A

BENCH MARK

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
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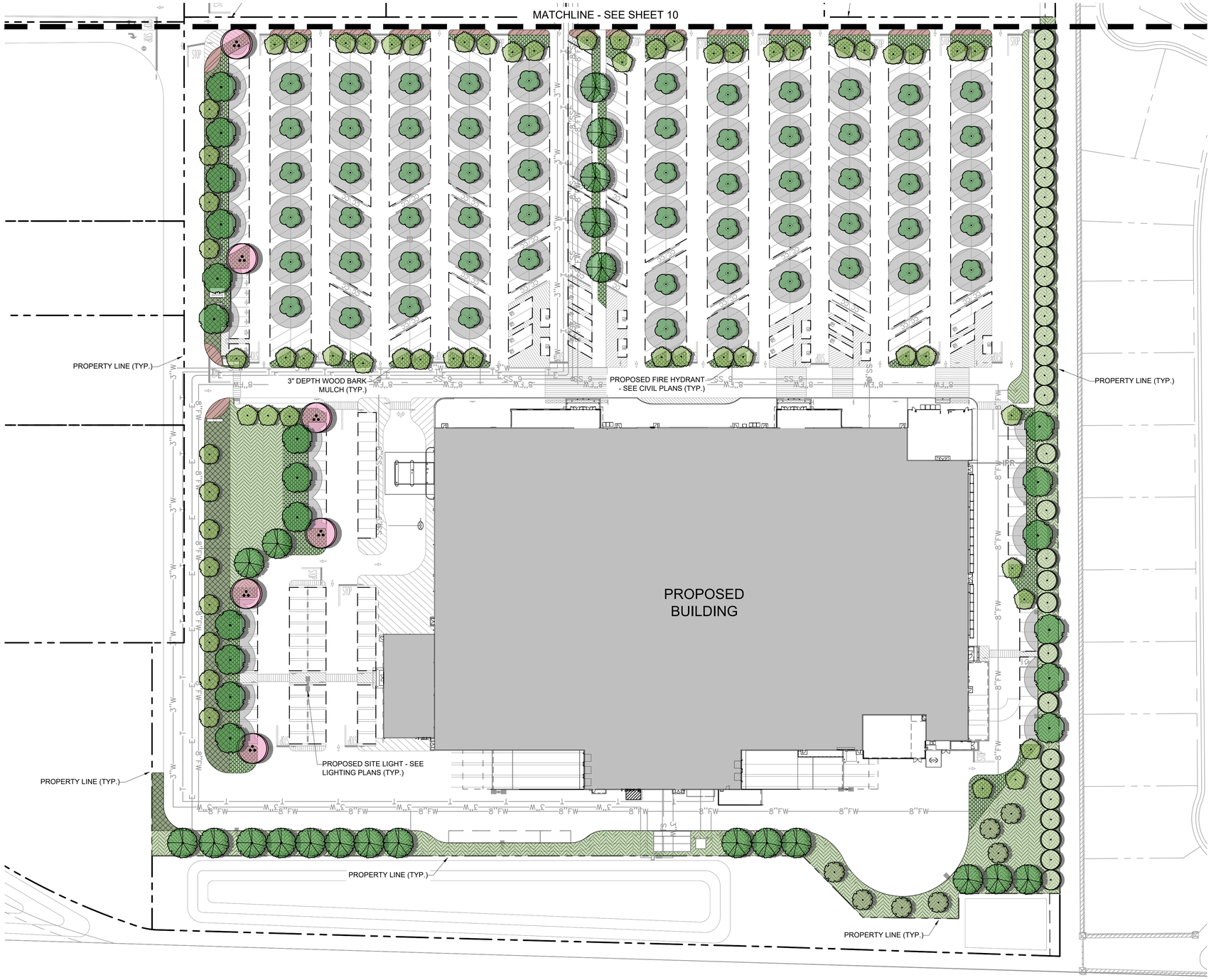
SPECIAL USE DISTRICT B NORTHEAST QUADRANT SPECIFIC PLAN

WEST LINCOLN SQUARE
PRELIMINARY LANDSCAPE NOTES

LINCOLN, CALIFORNIA

DATE 09/18/2025
SHEET 8
OF 10

JOB NO. 25-0014-00



TREE LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	3	CERCIS OCCIDENTALIS / WESTERN REDBUD
	7	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE
	2	LAURUS NOBILIS / SWEET BAY
	33	LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL
	65	PISTACIA CHINENSIS / CHINESE PISTACHE
	27	QUERCUS ILEX / HOLLY OAK
	13	QUERCUS SUBER / CORK OAK
	49	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
	19	ULMUS PARVIFOLIA / LACEBARK ELM
	23	ULMUS PROPINQUA / ELM
	10	X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA
	7	ZELKOVA SERRATA 'SCHMIDTLOW' / WIRELESS® JAPANESE ZELKOVA

SHRUB/GROUNDCOVER LEGEND

INTERIOR PARKING SHRUBS
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
DIANELLA REVOLUTA 'DR5000' / LITTLE REV™ FLAX LILY
MYOPORUM X 'PUTAH CREEK' / PUTAH CREEK MYOPRORUM
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY

BUFFER/SCREENING SHRUBS
ARCTOSTAPHYLOS X 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA
JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER
LAURUS NOBILIS 'MONRIK' / LITTLE RAGU® SWEET BAY
RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY

ACCENT SHRUBS & GROUNDCOVER
DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY
DIETES BICOLOR / FORTNIGHT LILY
GAURA LINDHEIMERI / GAURA
GREVILLEA X 'NOELLII' / NOEL GREVILLEA
ROSA X 'MEISENTMIL' / LEMON DRIFT® ROSE
SALVIA GREGGII / AUTUMN SAGE
TEUCRIUM CHAMAEDRYS / GERMANDER

DRIVE ENTRY SHRUBS
CISTUS X SKANBERGII / CORAL ROCKROSE
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NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE

161,479 SF PARKING AREA

96,430 SF TREE SHADE AT 15 YEAR MATURITY

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE: 1" = 50'
WHEN PRINTED AT FULL SIZE 24"X36"

	SCALE:	BENCH MARK	COMPUTED		MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Folsom ∗ Fresno 600 Coolidge Drive, Suite #140 Folsom, CA 95630 phone: (916) 984-7621 web: www.mpengr.com	SPECIAL USE DISTRICT B NORTHEAST QUADRANT SPECIFIC PLAN **WEST LINCOLN SQUARE PRELIMINARY LANDSCAPE PLAN** LINCOLN, CALIFORNIA	DATE 09/18/2025
	HORIZ. 1" = PER PLAN		DESIGNED				SHEET 9
	VERT. 1" = N/A		DRAWN				OF 10
			PROJ. ENGR.				

JOB NO. 25-0014-00



TREE LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
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161,479 SF PARKING AREA

96,430 SF TREE SHADE AT 15 YEAR MATURITY

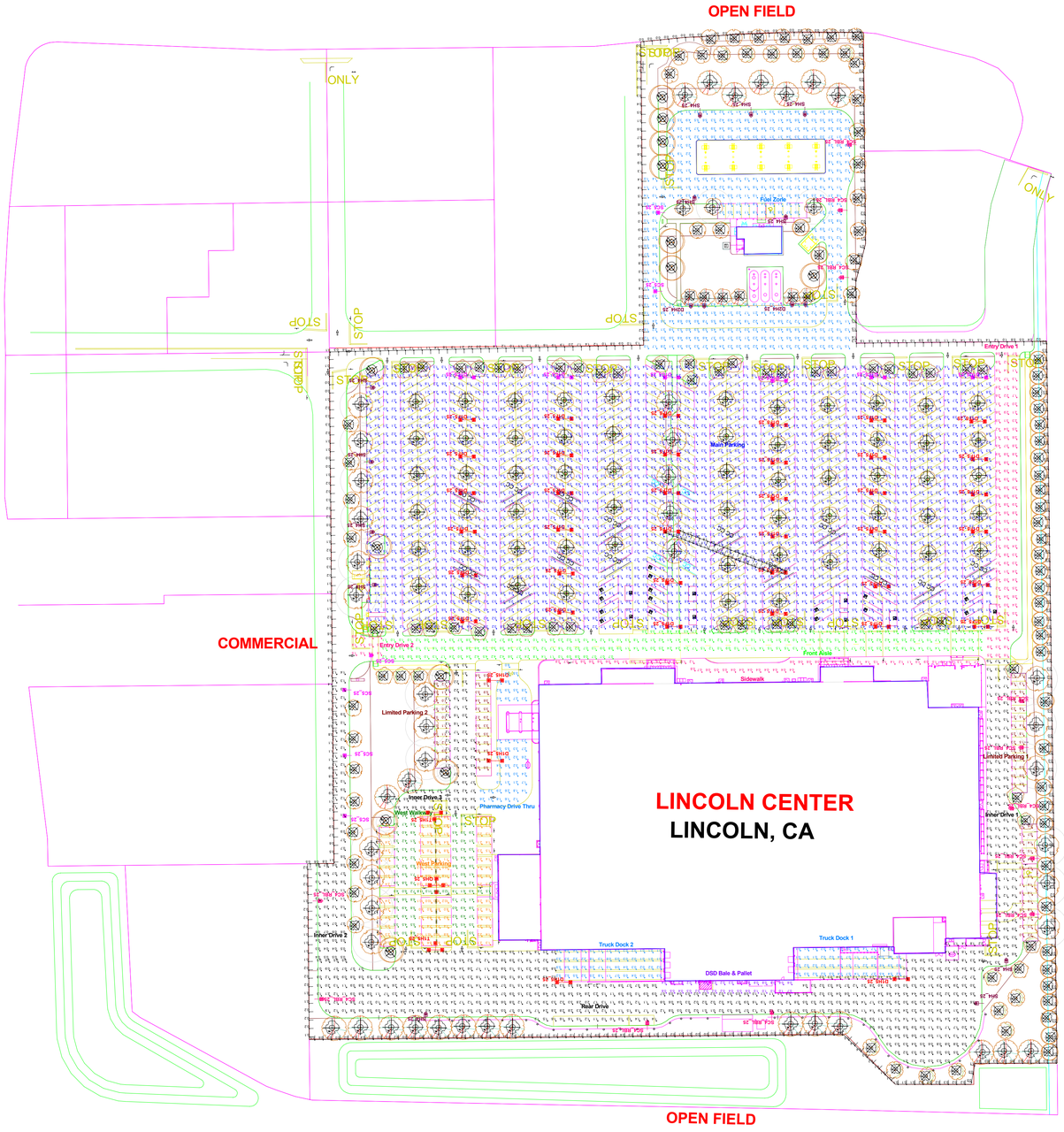
NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1" = 50'
WHEN PRINTED AT FULL SIZE 24"X36"

	SCALE:	BENCH MARK	COMPUTED		SPECIAL USE DISTRICT B NORTHEAST QUADRANT SPECIFIC PLAN	DATE 09/18/2025
	HORIZ. 1" = PER PLAN		DESIGNED		**WEST LINCOLN SQUARE**	SHEET 10
	VERT. 1" = N/A		DRAWN		**PRELIMINARY LANDSCAPE PLAN**	OF 10
			PROJ. ENGR.		LINCOLN, CALIFORNIA	

MORTON & PITALO, INC.
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JOB NO. 25-0014-00



LED STATISTICS SHOWN ARE AT 50000 HOURS L96 & L97 RATING (~12 YEARS @ 12 HRS/DAY)

L96 = OPERATING HOURS AT WHICH AN AVERAGE OF 4% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 96% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L97 = OPERATING HOURS AT WHICH AN AVERAGE OF 3% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 97% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF 850, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

Notes:
1) Acad site plan provided 10-28-25.
2) Local Lincoln ordinance applied.
3) Material shown is standard buy.
4) Requestor spec applied after ordinance.

Scale: 1 inch= 80 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Current

The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available.

ANSI / IES LS-6-20
Lighting Science: Calculation of Light and its Effects

Provided for:

CURRENT

Provided BY:
Application Solution Center
apps@currentlighting.com

6085 Parkland Blvd,
Mayfield Heights, OH 44124

Designer: Joshua Watkins

Date:11/11/2025

Drawing #: Lincoln Center, Lincoln, CA (NC)-A251986B (flipped).AGI

Lincoln Center, Lincoln, CA
A251986B
Evolve LED Area EALS04 5000K @ 25ft
Lighting Spec & Lincoln Ordinance Applied
Horizontal FC's at grade & vert at 5ft
Values at 50000 hours

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	36	D1F5_25	BACK-BACK	0.873	2-EALS045F5SM750NDD1BLCKF 22ft pole on 3ft base	182	30898	B4-U0-G2
	12	SC4_RBL_25	SINGLE	0.873	1-EALS045C4AF750NDD1BLCKF w/ELS-EAL-RBL-BLCK 22ft pole on 3ft base	46	7100	B1-U0-G2
	12	SH4_25	SINGLE	0.864	1-EALS045H4AF750NDD1BLCKF 22ft pole on 3ft base	123	20601	B3-U0-G3
	6	D1C5_25	BACK-BACK	0.864	2-EALS045C5SM750NDD1BLCKF 22ft pole on 3ft base	94	15460	B3-U0-G1
	4	D1H5_25	BACK-BACK	0.864	2-EALS045H5SM750NDD1BLCKF 22ft pole on 3ft base	246	41198	B4-U0-G2
	2	T1H5_25	3 @ 90°	0.864	3-EALS045H5SM750NDD1BLCKF 22ft pole on 3ft base	369	61797	B4-U0-G2
	6	SC5_25	SINGLE	0.864	1-EALS045C5SM750NDD1BLCKF 22ft pole on 3ft base	47	7730	B3-U0-G1
	2	D2H4_25	ROTATED OPTICS	0.864	1-EALS045H4AF750NDD1BLCKFS1 & 1-EALS045H4AF750NDD1BLCKFS2 22ft pole on 3ft base	246	41202	B3-U0-G3
	1	QH5_25	4 @ 90°	0.864	4-EALS045H5SM750NDD1BLCKF 22ft pole on 3ft base	492	82396	B4-U0-G2

Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	# Pts
DSD Bale & Pallet	0.50	1.0	0.2	2.50	5.00	32
Entry Drive 1	3.02	5.0	0.6	5.03	8.33	111
Entry Drive 2	1.30	1.5	0.9	1.44	1.67	12
Front Aisle	2.02	4.8	0.0	N.A.	N.A.	213
Fuel Zone	2.97	9.6	0.2	14.85	48.00	408
Inner Drive 1	1.67	4.9	0.4	4.18	12.25	119
Inner Drive 2	0.97	2.1	0.3	3.23	7.00	88
Inner Drive 3	3.66	9.2	1.2	3.05	7.67	79
Limited Parking 1	1.71	3.2	0.4	4.28	8.00	56
Limited Parking 2	2.89	5.9	0.6	4.82	9.83	44
Main Parking	3.48	6.8	0.5	6.96	13.60	2236
Pharmacy Drive Thru	3.59	6.2	1.2	2.99	5.17	49
Property Line	0.51	2.3	0.0	N.A.	N.A.	424
Rear Drive	2.03	9.4	0.1	20.30	94.00	522
Sidewalk	0.89	1.7	0.4	2.23	4.25	53
Truck Dock 1	1.50	6.0	0.1	15.00	60.00	51
Truck Dock 2	1.66	5.9	0.1	16.60	59.00	52
Vertical Main Parking In	1.87	3.8	1.0	1.87	3.80	14
Vertical Main Parking Out	1.48	2.2	0.5	2.96	4.40	14
West Parking	5.34	12.2	1.3	4.11	9.38	118
West Walkway	5.06	12.0	1.5	3.37	8.00	102

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Current

The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available.

ANSI / IES LS-6-20
Lighting Science: Calculation of Light and its Effects

Provided for:

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6085 Parkland Blvd,
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Designer: Joshua Watkins

Date:11/11/2025

Drawing #: Lincoln Center, Lincoln, CA (NC)-A251986B (flipped).AGI

Lincoln Center, Lincoln, CA
A251986B

Evolve LED Area EALS04 5000K @ 25ft
Lighting Spec & Lincoln Ordinance Applied
Horizontal FC's at grade & vert at 5ft
Values at 50000 hours



VIEW FROM SOUTHEAST

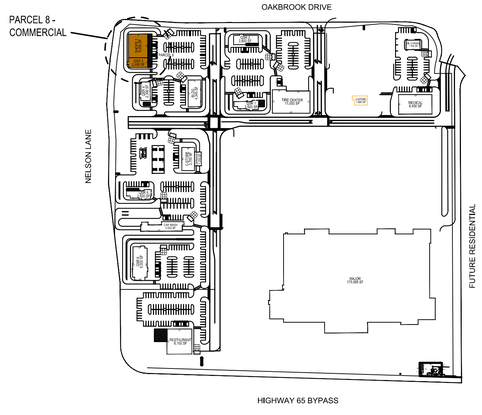
CONCEPTUAL ARCHITECTURAL INDEX

1A PARCEL 8 - PERSPECTIVES
1B PARCEL 8 - ELEVATIONS
1C PARCEL 8 - ELEVATIONS
1D PARCEL 8 - SECTIONS
1E PARCEL 8 - FLOOR PLAN
1F PARCEL 8 - ROOF PLAN

2A PARCEL 4 - PERSPECTIVES
2B PARCEL 4 - ELEVATIONS
2C PARCEL 4 - ELEVATIONS

3A PARCEL 15 - PERSPECTIVES
3B PARCEL 15 - ELEVATIONS
3C PARCEL 15 - ELEVATIONS

4A SITE AMENITIES



KEY PLAN



VIEW FROM NORTHEAST

DATE: NOVEMBER 10, 2025

OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 8 CONCEPTUAL ARCHITECTURAL PERSPECTIVES

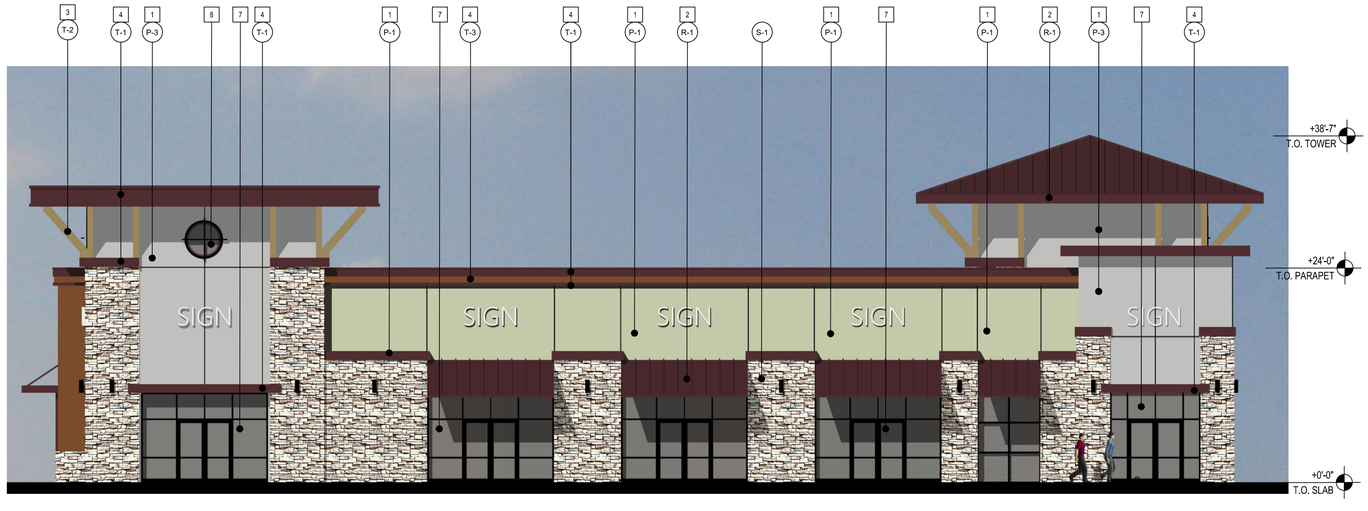
WEST LINCOLN SQAURE
SPECIAL USE DISTRICT B.
NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
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415-451-2500 415-451-2595 fax
www.vmiarchitecture.com

1A



NORTH ELEVATION



EAST ELEVATION

P-1
SAGE
SW 2860

P-2
ROOKWOOD
TERRA COTTA
SW 2803

P-3
CHELSEA GRAY
SW 2850

T-1
POLISHED
MAHOGANY
SW 2838

T-2
BIRDSEYE
MAPLE
SW 2834

T-3
ROOKWOOD
TERRA COTTA
SW 2803

M-1
BLACK

S-1
EL DORADO
STONE
BODEGA

R-1
WESTERN STATES
STANDING SEAM
METAL ROOF
'MANSARD BROWN"

1. CEMENT PLASTER W/ 'MEDIUM SAND' ACRYLIC FINSH
2. METAL ROOFING- WESTERN STATES METAL ROOFING "WESTERN LOCK STANDING SEAM". 24 GA STEEL WITH PVDF PAINT FINISH
3. PAINTED METAL DECORATIVE BRACKETS
4. PAINTED METAL PARAPET/ FASCIA EDGE FLASHINGS.
5. WALL SCONCES. VOLUME LIGHTING, 18" SURFACE WALL MOUNT DOWN LIGHT, BLACK ALUMINUM (15W LED)
6. STONE VENEER. EL DORADO BLUFFSTONE 'BODEGA'
7. ALUMINUM STOREFRONT. 2" PROFILE, LOW 'E' CLEAR GLAZING, DARK BRONZE FINISH
8. ALUMINUM CLEARSTORY ROUND WINDOW AND GRATE- DARK BRONZE, OPAQUE GLAZING

DATE: DECEMBER 10, 2025

OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 8 CONCEPTUAL ARCHITECTURAL ELEVATIONS

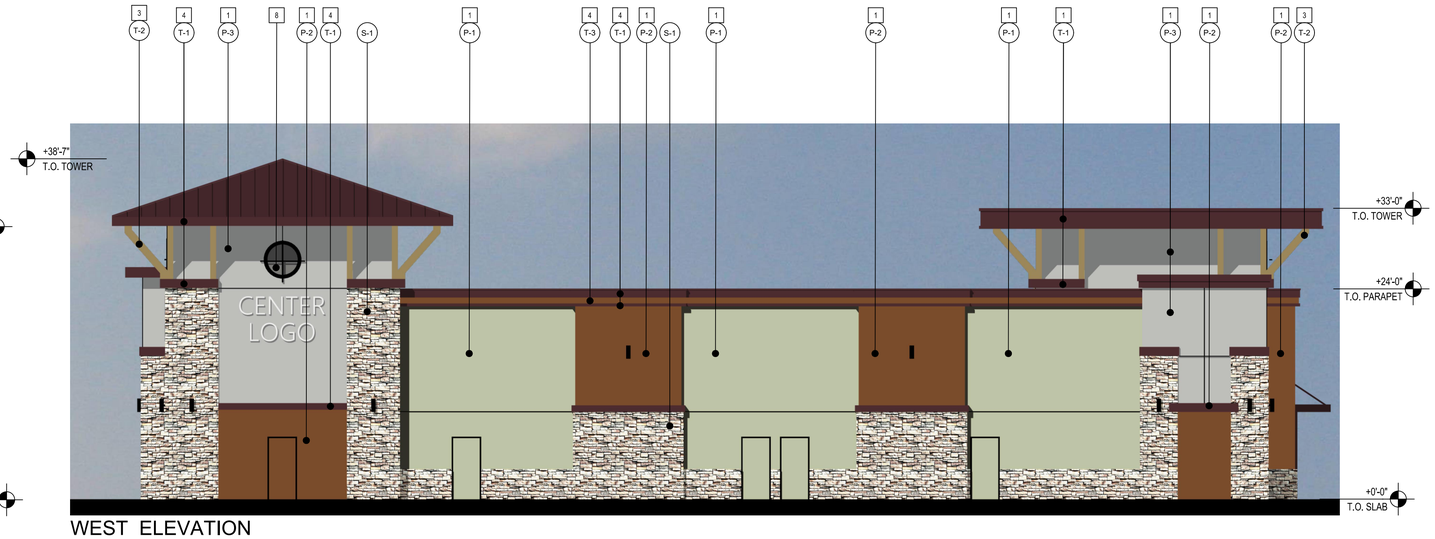
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1B



SOUTH ELEVATION



WEST ELEVATION

P-1
SAGE
SW 2860

P-2
ROOKWOOD
TERRA COTTA
SW 2803

P-3
CHELSEA GRAY
SW 2850

T-1
POLISHED
MAHOGANY
SW 2838

T-2
BIRDSEYE
MAPLE
SW 2834

T-3
ROOKWOOD
TERRA COTTA
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WESTERN STATES
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DATE: DECEMBER 10, 2025

OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 8 CONCEPTUAL ARCHITECTURAL ELEVATIONS

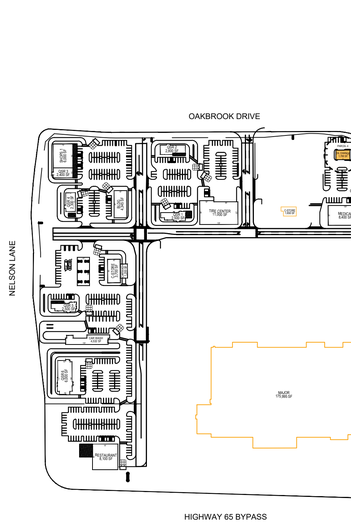
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1C



VIEW FROM SOUTHEAST



KEY PLAN



VIEW FROM NORTHEAST

DATE: DECEMBER 10, 2025

OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 4- OIL CHANGE CONCEPTUAL ARCHITECTURAL DESIGN

WEST LINCOLN SQAURE
SPECIAL USE DISTRICT B.
NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
LINCOLN, CA.

PERSPECTIVES

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2A



NORTH ELEVATION



EAST ELEVATION

P-1
SAGE
SW 2860

P-2
ROOKWOOD
TERRA COTTA
SW 2803

P-3
CHELSEA GRAY
SW 2850

T-1
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4. PAINTED METAL PARAPET/ FASCIA EDGE FLASHINGS.
5. WALL SCONCES. VOLUME LIGHTING, 18" SURFACE WALL MOUNT DOWN LIGHT, BLACK ALUMINUM (15W LED). REFER TO DETAIL 2/ 4A
6. STONE VENEER. EL DORADO BLUFFSTONE 'BODEGA'
7. ALUMINUM STOREFRONT. 2" PROFILE, LOW 'E' CLEAR GLAZING, DARK BRONZE FINISH
8. ALUMINUM CLEARSTORY ROUND WINDOW AND GRATE- DARK BRONZE, OPAQUE GLAZING

DATE: NOVEMBER 10, 2025

OWNER: LINCOLN 100, LLC
2216 ELISE WAY
SANTA BARBARA, CA. 93109

PARCEL 4 CONCEPTUAL ARCHITECTURAL DESIGN

WEST LINCOLN SQAURE
SPECIAL USE DISTRICT B.
NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
LINCOLN, CA.

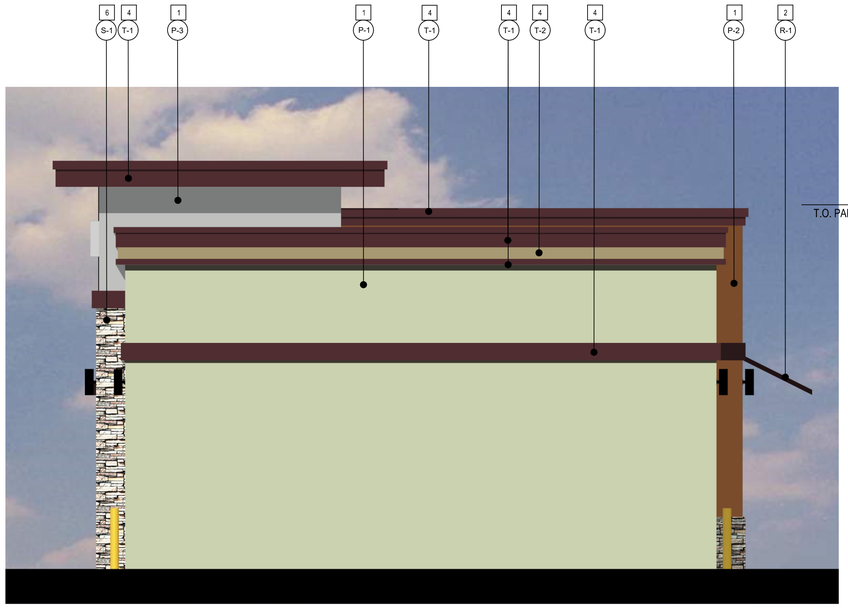
ELEVATIONS

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415-451-2500 415-451-2595 fax
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2B



SOUTH ELEVATION



WEST ELEVATION

P-1
SAGE
SW 2860

P-2
ROOKWOOD
TERRA COTTA
SW 2803

P-3
CHELSEA GRAY
SW 2850

T-1
POLISHED
MAHOGANY
SW 2838

T-2
BIRDSEYE
MAPLE
SW 2834

T-3
ROOKWOOD
TERRA COTTA
SW 2803

M-1
BLACK

S-1
EL DORADO
STONE
BODEGA

R-1
WESTERN STATES
STANDING SEAM
METAL ROOF
'MANSARD BROWN"

1 CEMENT PLASTER W/ 'MEDIUM SAND' ACRYLIC FINSH

2 METAL ROOFING- WESTERN STATES METAL ROOFING "WESTERN LOCK STANDING SEAM". 24 GA STEEL WITH PVDF PAINT FINISH

3 PAINTED METAL DECORATIVE BRACKETS

4 PAINTED METAL PARAPET/ FASCIA EDGE FLASHINGS.

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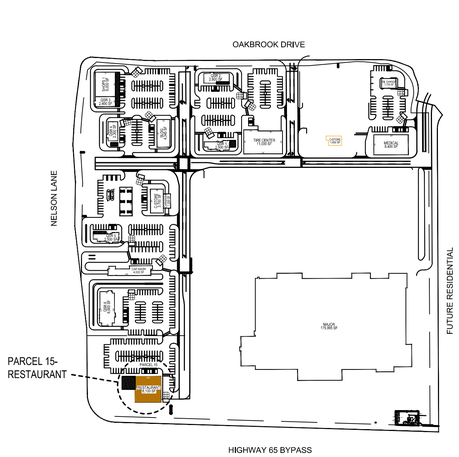
ELEVATIONS

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2C



VIEW FROM NORTHEAST



KEY PLAN



VIEW FROM NORTHWEST

DATE: DECEMBER 10, 2025

OWNER: LINCOLN 100, LLC
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SANTA BARBARA, CA. 93109

PARCEL 15 CONCEPTUAL ARCHITECTURAL DESIGN

WEST LINCOLN SQAURE
SPECIAL USE DISTRICT B.
NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
LINCOLN, CA.

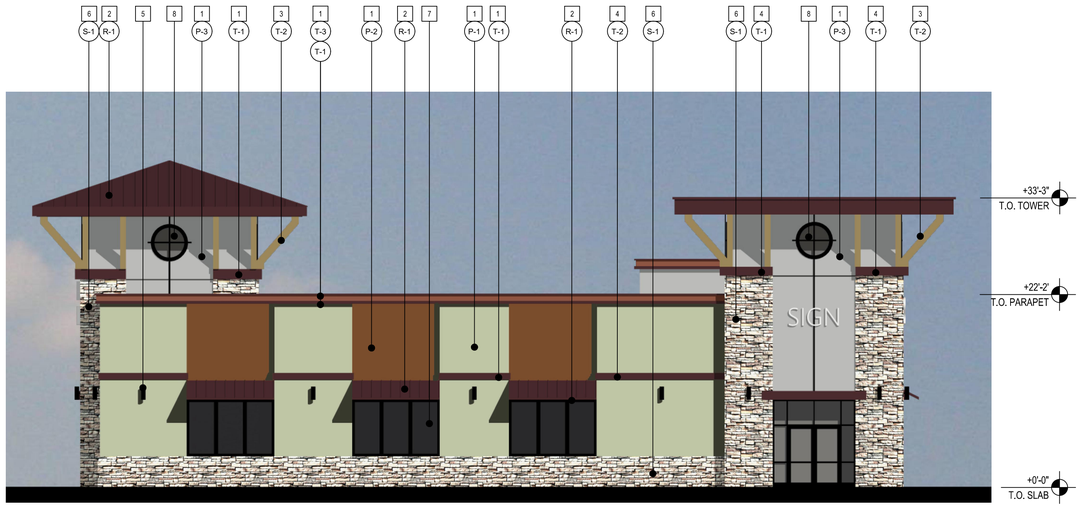
PERSPECTIVES

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3A



NORTH ELEVATION



EAST ELEVATION

P-1
SAGE
SW 2860

P-2
ROOKWOOD
TERRA COTTA
SW 2803

P-3
CHELSEA GRAY
SW 2850

T-1
POLISHED
MAHOGANY
SW 2838

T-2
BIRDSEYE
MAPLE
SW 2834

T-3
ROOKWOOD
TERRA COTTA
SW 2803

M-1
BLACK

S-1
EL DORADO
STONE
BODEGA

R-1
WESTERN STATES
STANDING SEAM
METAL ROOF
'MANSARD BROWN"

1. CEMENT PLASTER W/ 'MEDIUM SAND' ACRYLIC FINSH
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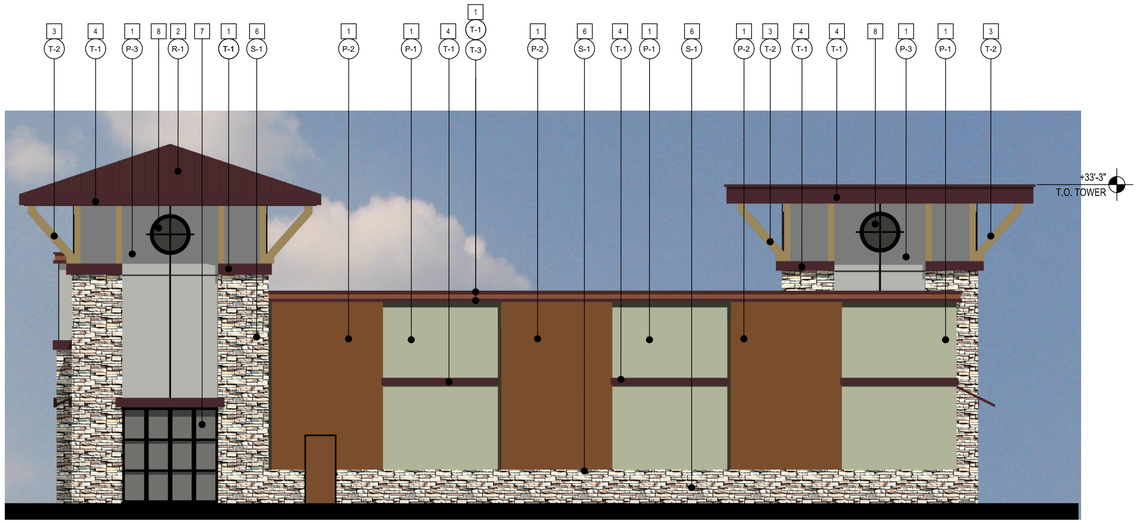
PARCEL 15 CONCEPTUAL ARCHITECTURAL ELEVATIONS

WEST LINCOLN SQAURE
SPECIAL USE DISTRICT B.
NORTHEAST QUADRANT SPECIF PLAN-COMMERCIAL
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ELEVATIONS

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3B



SOUTH ELEVATION



WEST ELEVATION

P-1
SAGE
SW 2860

P-2
ROOKWOOD
TERRA COTTA
SW 2803

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CHELSEA GRAY
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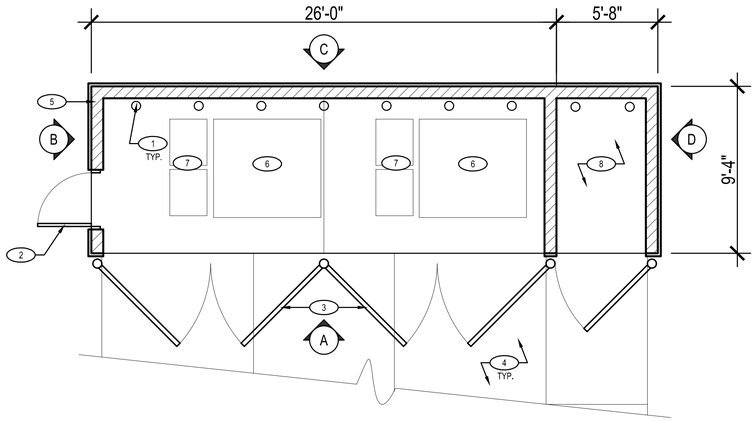
PARCEL 15 CONCEPTUAL ARCHITECTURAL ELEVATIONS

WEST LINCOLN SQAURE
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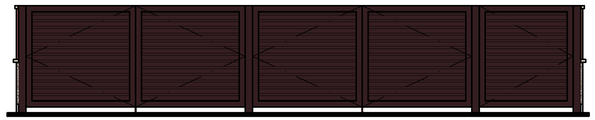
3C



1. CONCRETE FILLED BOLLARD; TYP.
2. STEEL ACCESS DOOR.
3. METAL GATES.
4. CONCRETE APRON.
5. CMU WALL WITH STUCOO AND STONE VENEER WAINSCOT.
6. TRASH BIN.
7. COMPOST & RECYCLING BINS.
8. GREASE/ TALLOW BOX REQUIRED TO BE SEPARATE FROM MAIN ENCLOSURE.

1 / - TYPICAL DOUBLE TRASH ENCLOSURE PLAN (SINGLE ENCLOSURE 12' WIDE INTERIOR)
SCALE: 1/4" = 1'-0"

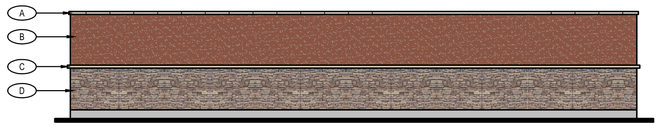
TRASH ENCLOSURE:
TO CONFORM WITH CITY OF LINCOLN ENGINEERING DEP'T STANDARD #SW-1.



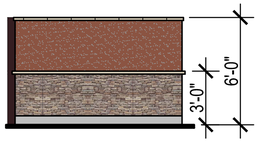
A / - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



B / - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



C / - REAR ELEVATION
SCALE: 1/4" = 1'-0"
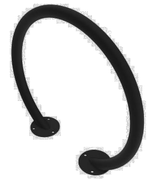


D / - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

A. STONE CAP (EL DORADO STONE- 'BODEGA'.)
B. STUCCO. (SW 2839 'ROYCROFT COPPER RED')
C. STONE WATER TABLE (EL DORADO STONE- 'BODEGA'.)
D. STONE VENEER (EL DORADO STONE- 'BODEGA'.)
E. METAL GATES (SW 2838 'POLISHED MAHOGANY')
F. STEEL ACCESS DOOR (SW 2838 'POLISHED MAHOGANY')



WALL LIGHTS:
B-K LIGHTING "NITE STAR" (ALUMINUM)
MODEL: 01-02-03-04-05-06A-06B-06D_18" STEM
DIMENSIONS: 2 1/4" DIA x 7 3/16" TALL X 18" PROJECTION
LIGHTING: 3000k CR180-7 WATT
COLOR: POWDER COATED SATIN BLACK (BLP)

6 / - TYPICAL ADDRESS LIGHT FIXTURE
N.T.S.



BIKE RACKS:
MADRAX BICYCLE SECURITY
MODEL: ORION CIRCULAR MODEL #ORN-2-SF-ES (SURFACE MTD)
DIMENSIONS: 2 3/8" DIA. x 36"l x 33"H
CAPACITY: 2 BIKES EACH
TUBING: ROUND
COLOR: POWDER COATED- BLACK

5 / - TYPICAL BIKE RACK
N.T.S.



BIKE LOCKERS:
MADRAX BICYCLE SECURITY
MODEL: NARROW MADLOCKER #MLN (WITHOUT FLOOR)
DIMENSIONS: 31"W x 75"l x 46"H
CAPACITY: 1 BIKE EACH
DOOR OPTION: BIKE PERFORATED WITH PADLOCK/ U-LOCK HANDLE
COLOR: POWDER COATED- BLACK

4 / - TYPICAL BIKE LOCKER
N.T.S.



TRASH RECEPTACLES:
TRASHCANS UNLIMITED
MODEL: CLASSIC SCD-2633 BLK WITH ANCHOR KIT
DIMENSIONS: 24" DIA. X 42" TALL WITH RAIN BONNET
CAPACITY: 37 GALLONS
COLOR: BLACK GLOSS

3 / - TYPICAL TRASH RECEPTACLE
N.T.S.



WALL LIGHTS:
VOLUMNE LIGHTING
MODEL: V9646-5
DIMENSIONS: 6" DIA x 18" TALL X 8 ¾" PROJECTION
LIGHTING: UP/ DOWN WITH CLEAR GLASS LENSES
LAMPS: INTEGRATED LED 15 WATTS EACH
COLOR: POWDER COATED- BLACK

2 / - TYPICAL WALL SCONCE
N.T.S.

SITE AMENITIES

DATE: DECEMBER 10, 2025

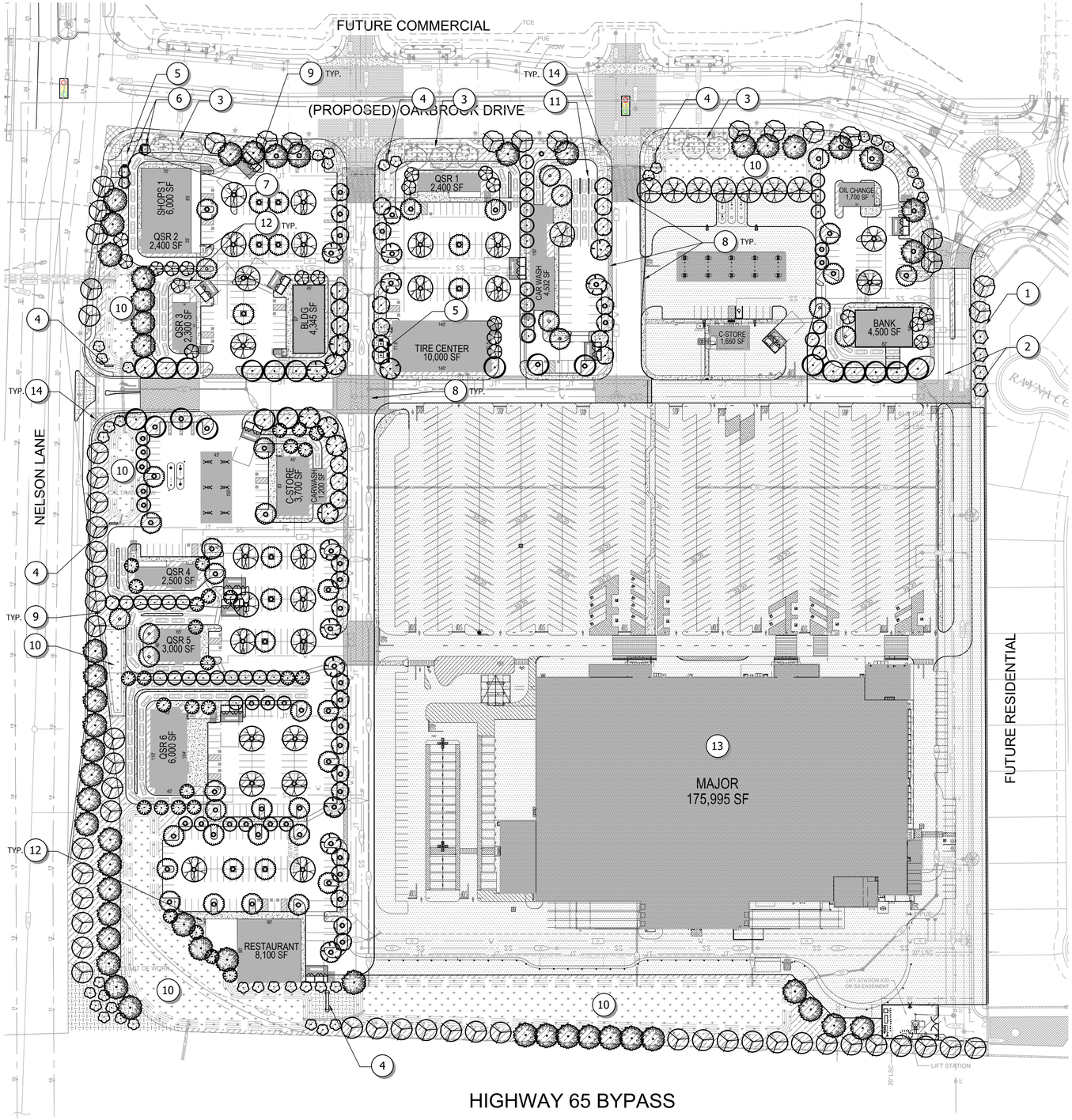
ALL PARCELS CONCEPTUAL ARCHITECTURAL DESIGN

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4A



SCALE: 1" = 80'–0"

0' 80' 320'

40' 160'

PLANT_SCHEDULE_ON-SITE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WATER USE	CANOPY	QTY
TREES						
	ACE GLO	ACER RUBRUM `OCTOBER GLORY` TM OCTOBER GLORY MAPLE	15 GAL.	MEDIUM	30'	43
	CER DES	CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	15 GAL.	LOW	20'	29
	CER OCC	CERCIS OCCIDENTALIS WESTERN REDBUD - STANDARD	15 GAL.	LOW	15'	40
	CHI LIN	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL.	LOW	20'	20
	GIN AUT	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE	24" BOX	MODERATE	30'	14
	LAU NOB	LAURUS NOBILIS SWEET BAY	24" BOX	LOW	20'	48
	LAU XSA	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	15 GAL.	LOW	20'	4
	PIS KEI	PISTACIA CHINENSIS `KEITH DAVEY` KEITH DAVEY CHINESE PISTACHE	15 GAL.	LOW	30'	53
	QUE ILE	QUERCUS ILEX HOLLY OAK	24" BOX	LOW	35'	32
	QUE SUB	QUERCUS SUBER CORK OAK	15 GAL.	LOW	35'	51
	ULM ESE	ULMUS PROPINQUA EMERALD SUNSHINE ELM	24" BOX	MEDIUM	25'	37
	CHI PIN	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	15 GAL.	LOW	30'	19
	ZEL SC2	ZELKOVA SERRATA 'SCHMIDTLOW' WIRELESS® JAPANESE ZELKOVA	24" BOX	LOW	30'	21
	EX TREE	EXISTING CITY MAINTAINED TREES PER OAKBROOK INFRASTRUCTURE IMPROVEMENT PLANS	--	--	--	7

CONCEPT PLANT SCHEDULE

	SHRUB & GROUNDCOVER		
	ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN` / HOWARD MCMINN MANZANITA	5 GAL., LOW	60" o.c.
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL., LOW	36" o.c.
	CALLISTEMON VIMINALIS `LITTLE JOHN` / DWARF WEEPING BOTTLEBRUSH	5 GAL., LOW	36" o.c.
	CHONDROPETALUM TECTORUM / CAPE RUSH	1 GAL., LOW	36" o.c.
	CISTUS X SKANBERGII / CORAL ROCKROSE	1 GAL., LOW	60" o.c.
	CORREA X `IVORY BELLS` / IVORY BELLS AUSTRALIAN FUCHSIA	5 GAL., LOW	36" o.c.
	EUONYMUS JAPONICUS `MICROPHYLLA VARIEGATA` / VARIEGATED BOXLEAF EUONYMUS	2 GAL., LOW	24" o.c.
	EUONYMUS JAPONICUS `MICROPHYLLA` / BOXLEAF EUONYMUS	2 GAL., LOW	24" o.c.
	LAURUS NOBILIS `LITTLE RAGU` / LITTLE RAGU SWEET BAY	5 GAL., LOW, LOW	72" o.c.
	LOMANDRA LONGIFOLIA PLATINUM BEAUTY / PLATINUM BEAUTY LOMANDRA	1 GAL., LOW, LOW	36" o.c.
	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL., LOW, LOW	48" o.c.
	MYRTUS COMMUNIS `COMPACTA` / DWARF MYRTLE	5 GAL., LOW	36" o.c.
	NANDINA DOMESTICA `FIREPOWER` / FIREPOWER HEAVENLY BAMBOO	5 GAL., LOW	36" o.c.
	OLEA EUROPAEA `LITTLE OLLIE` TM / LITTLE OLLIE OLIVE	5 GAL., LOW	60" o.c.
	RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY	5 GAL., LOW	72" o.c.
	RHAMNUS CALIFORNICA `MOUND SAN BRUNO` / CALIFORNIA COFFEEBERRY	5 GAL., LOW	96" o.c.
	RHAPHIOLEPIS UMBELLATA `MINOR` / YEDDA HAWTHORN	5 GAL., LOW	36" o.c.
	ROSMARINUS OFFICINALIS `PROSTRATUS` / DWARF TRAILING ROSEMARY	1 GAL., LOW	60" o.c.
	SALVIA GREGGII 'WHITE' / WHITE AUTUMN SAGE	1 GAL., LOW	24" o.c.
	ARCTOSTAPHYLOS X `JOHN DOURLEY` / JOHN DOURLEY MANZANITA	1 GAL., LOW	60" o.c.
	COPROSMA KIRKII `VERDE VISTA` / VERDE VISTA CREEPING MIRROR PLANT	1 GAL., LOW	60" o.c.
	COTONEASTER DAMMERI `LOWFAST` / LOWFAST BEARBERRY COTONEASTER	1 GAL., LOW	48" o.c.
	JUNIPERUS HORIZONTALIS `BLUE CHIP` / BLUE CHIP JUNIPER	1 GAL., LOW, LOW	48" o.c.
	MYOPORUM PARVIFOLIUM `PUTAH CREEK` / PUTAH CREEK MYOPORUM	1 GAL., LOW, LOW	60" o.c.
	BIORETENTION		
	TURF SOD BIOFILTRATION SOD / DELTA BLUEGRASS BIOFILTRATION SOD	SOD, MOD	
	GROUTED COBBLE		
	RANDOM 4" TO 6" GROUTED COBBLE STONE	N/A, N/A	
	ACCENT		
	DIANELLA REVOLUTA `DR5000` TM / LITTLE REV FLAX LILY	1 GAL., LOW	18" o.c.
	DIANELLA TASMANICA `VARIEGATA` / VARIEGATED FLAX LILY	1 GAL., LOW	36" o.c.
	DIETES BICOLOR / FORTNIGHT LILY	1 GAL., LOW	36" o.c.
	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA	1 GAL., LOW	36" o.c.
	GREVILLEA X `NOELLII` / GREVILLEA	1 GAL., LOW	60" o.c.
	LANTANA MONTEVIDENSIS `SPREADING WHITE` / WHITE TRAILING LANTANA	1 GAL., LOW	36" o.c.
	ROSA X 'MEISENTMIL' / LEMON DRIFT® ROSE	1 GAL., LOW	36" o.c.
	SALVIA GREGGII `HOT LIPS` / AUTUMN SAGE	1 GAL., LOW	36" o.c.
	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1 GAL., LOW	36" o.c.
	TEUCRIUM CHAMAEDRYS `PROSTRATUM` / PROSTRATE GERMANDER	1 GAL., LOW	18" o.c.
	EXISTING BIORETENTION		
	EXISTING CITY MAINTAINED BIORETENTION BASIN PER OAKBROOK INFRASTRUCTURE IMPROVEMENT PLANS.		

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	1	EXISTING MASONRY WALL TO REMAIN PER WILDWOOD PHASE 2 LANDSCAPE PLANS BY FUHRMAN LEAMY LAND GROUP.
	2	EXISTING EASEMENT.
	3	EXISTING CITY MAINTAINED BIORETENTION BASIN PER OAKBROOK INFRASTRUCTURE IMPROVEMENT PLANS.
	4	PROPOSED SIGNAGE BY OTHERS.
	5	PROPOSED PEDESTRIAN PLAZA WITH SEATING. SEE ENLARGEMENTS A AND B/ SHEET PL2.
	6	PROPOSED 24" HGT. RAISED PLANTER.
	7	PROPOSED 4' HGT. SCREEN WALL.
	8	PROPOSED ENHANCED PAVING AT PEDESTRIAN CROSSINGS.
	9	PROPOSED SHRUB AND GROUND COVER PLANTING AREA.
	10	PROPOSED BIORETENTION AREA.
	11	PROPOSED GROUTED COBBLE AT MEDIANS LESS THAN 3' WIDTH.
	12	PROPOSED SHORT TERM AND LONG TERM BIKE STORAGE, SEE ACHITECTUAL PLANS BY VMI ARCHITECTURE.
	13	PARCELS NOT IN PROJECT SCOPE - UNDER SEPERATE PERMIT.
	14	VISIBILITY CONTROL AREA - PLANT MATERIAL SHALL BE MAINTAINED TO 30" HGT. MAX ABOVE ADJACENT STREET GRADE, TYP. ALL DRIVE AISLES AND INTERSECTIONS.

TOTAL LANDSCAPE AREA: 304,885 SF

WEST LINCOLN SQUARE

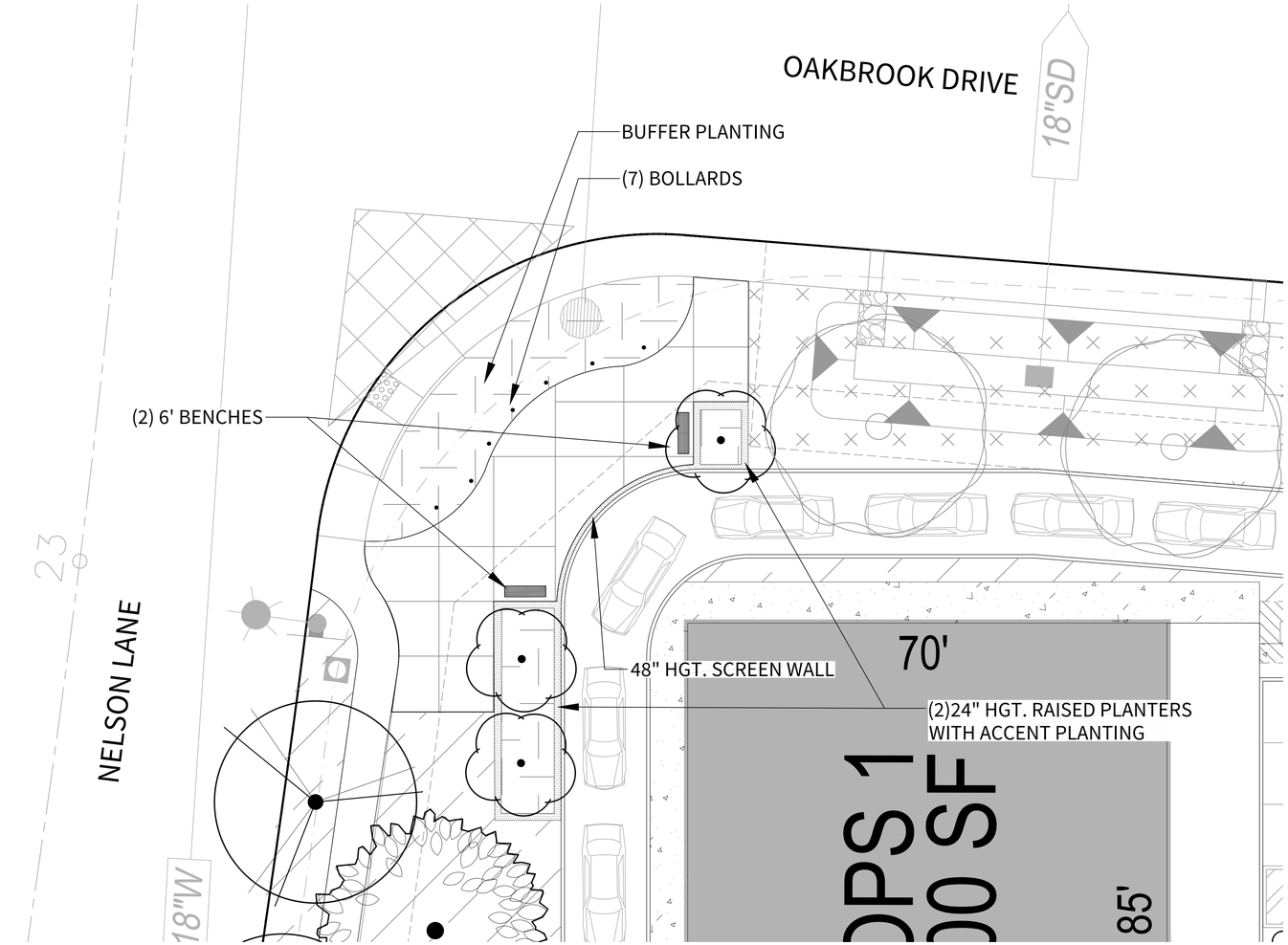
Lincoln, CA

PRELIMINARY LANDSCAPE PLAN

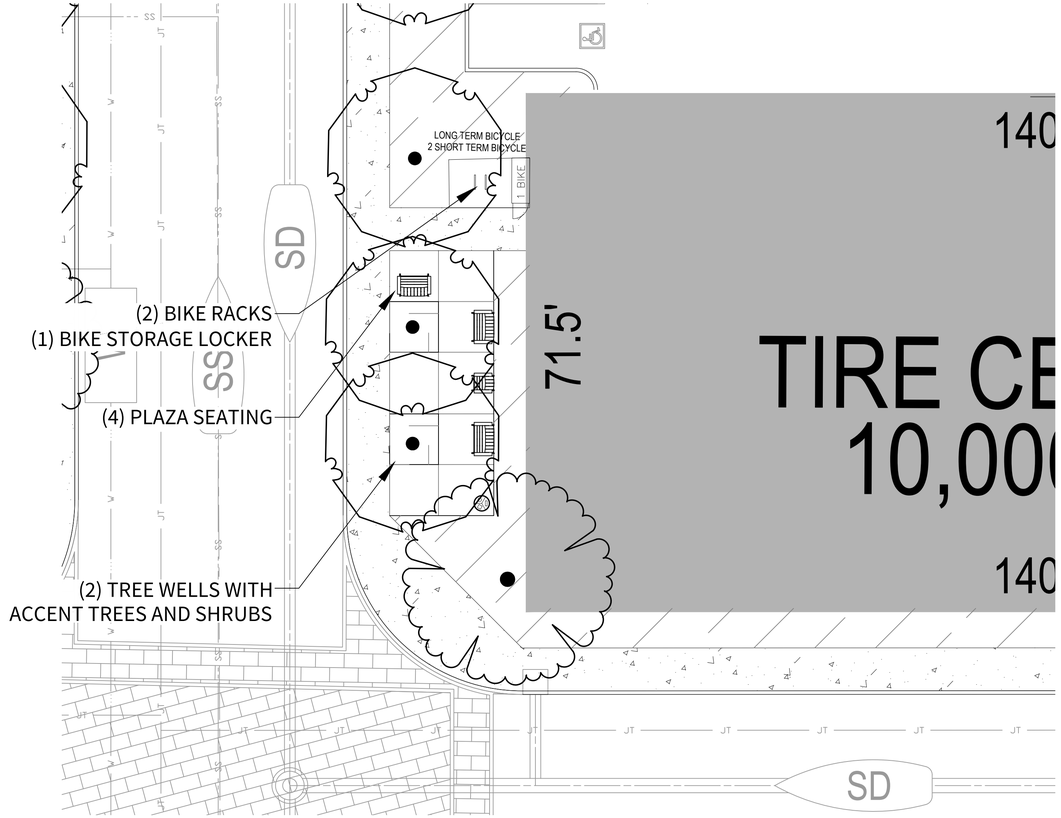
SHEET PL1

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
3400 Douglas Blvd., Ste. 275, Roseville, CA 95661
916.783.5263 www.fllandgroup.com

DATE: 1.06.2026
PROJECT: LOH.25044



PEDESTRIAN PLAZA ENLARGEMENT @ OAKBROOK DRIVE AND NELSON LANE



INTERIOR PEDESTRIAN PLAZA ENLARGEMENT

CITY OF LINCOLN - PRELIMINARY LANDSCAPE DESIGN NOTES

1. ALL PROPOSED LANDSCAPE IS DESIGNED TO MEET OR EXCEED CITY WATER EFFICIENT LANDSCAPING ORDINANCE FOR THE CITY OF LINCOLN PER CITY CODE CHAPTER 15.28.
2. LANDSCAPING WITHIN A PARKING LOT SHALL BE AT LEAST FIVE PERCENT OF THE PARKING AREA.
3. FINAL LANDSCAPE IMPROVEMENT PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL IN ACCORDANCE WITH CITY CODE, CHAPTER 18.66. PLANS SHALL INCORPORATE THE MINIMUM REQUIREMENTS REGARDING PERCENTAGE OF IRRIGATED LANDSCAPE COVERAGE, PERCENTAGE OF TURF COVERAGE, PERCENTAGE DROUGHT TOLERANT PLANTS PROPOSED AND DETAILS ON IRRIGATION SYSTEMS TO ASSURE EFFICIENT USE OF WATER.
4. NO MORE THAN 25 PERCENT OF THE PROJECT SITE COVERED BY IRRIGATED LANDSCAPING SHALL BE DEVOTED TO TURF. AT LEAST 50 PERCENT OF THE PROJECT SITE COVERED BY IRRIGATED LANDSCAPING SHALL BE DROUGHT TOLERANT/LOW WATER USE PLANTS. THE REMAINING NON-TURF PLANTS WHICH ARE NON-DROUGHT TOLERANT VARIETY, SHALL BE GROUPED TOGETHER BY HYDROZONE AND SHALL BE IRRIGATED SEPARATELY.
5. MULCH COVERAGE. ALL PLANTED AREAS SHALL INCLUDE MULCH MATERIAL TO AN AVERAGE THICKNESS OF AT LEAST THREE INCHES THROUGHOUT, EXCEPT IN THE IMMEDIATE VICINITY OF PLANT STEMS.
6. PERMANENT IRRIGATION SYSTEM DESIGN. IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT OVER-SPRAY, RUN-OFF, LOW-HEAD DRAINAGE. ALL IRRIGATION SYSTEMS SHALL INCORPORATE AUTOMATIC CONTROLLERS AND BE DESIGNED SUCH THAT THERE ARE SEPARATE VALVES SERVING EACH OF LANDSCAPE HYDROZONE.
7. TO ESTABLISH PLANTING AND ASSURE PROPER OPERATION OF THE IRRIGATION SYSTEM THE DEVELOPER/OWNER SHALL ENTER INTO A MINIMUM 90-DAY MAINTENANCE CONTRACT BETWEEN THE DEVELOPER/OWNER AND A LICENSED LANDSCAPE CONTRACTOR.
8. MAINTAIN 3' CLEARANCE SURROUNDING ALL FIRE HYDRANTS.

SHADE CALCULATIONS

TOTAL PAVED AREA:		115,020	S.F.
TOTAL SHADE REQUIRED	(50%):	57,510	S.F.
TOTAL SHADE PROVIDED	(51.8)%:	59587	S.F.

DIA.	QTY.	S.F.	TOTAL S.F.
35' TREES			
(QUE ILE, QUE SUB)			
100%	0	962	0
75%	4	722	2,888
50%	27	481	12,987
25%	0	240	0
30' TREES			
(PIS KEI, CHI PIN, ZEL CS2)			
100%	25	706	17,650
75%	31	530	16,430
50%	1	354	354
25%	1	177	177
25' TREES			
(CER OCC, CHI LIN LAU NOB, ULM ESE)			
100%	0	491	0
75%	1	368	368
50%	35	246	8,610
25%	1	123	123
TOTAL SHADE PROVIDED BY TREES:			59,587 S.F.

SCALE: 1" = 10'–0"

0' 10' 40'

5' 20'

WEST LINCOLN SQUARE

Lincoln, CA

PRELIMINARY LANDSCAPE PLAN

SHEET PL2

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
3400 Douglas Blvd., Ste. 275, Roseville, CA 95661
916.783.5263 www.fllandgroup.com

DATE: 1.06.2026
PROJECT: LOH.25044

West Lincoln Square

MASTER SIGN PROGRAM

PROJECT DIRECTORY

LANDLORD: Lincoln 100,LLC
2211 Walnut Creek Ct.
Danville, CA 94506

CONSULTANT: United Sign Systems
5201 Pentecost Drive
Modesto, CA 95356
Attn: David Randolph
916-804-9000

TABLE OF CONTENTS

TITLE	1
PROJECT DIRECTORY	2
SUBMITTALS & APPROVALS	3
CONSTRUCTION REQUIREMENTS	4
SIGNAGE SPECIFICATIONS	5
SIGNAGE SPECIFICATIONS	6
PROHIBITED SIGNS	7
LETTER TYPES	8
PYLON SIGN	9
MONUMENT SIGN	10

WALL SIGNS

CHANNEL LOGO SIGN	11
ANCHOR TENANTS	12
IN-LINE TENANTS	13
PAD TENANTS	14
BUILDING ELEVATION	15-16

SITE PLAN	17

A INTRODUCTION

The intent of this sign program is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project.

Conformance to this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and the City of Lincoln, by whatever their process for that would be at that time.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center, at Landlord's sole discretion.

No sign shall be installed without written Landlord approval and the required City permits.

B LANDLORD/TENANT REQUIREMENTS

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of the proposed sign(s), indicating conformance with this sign criteria.

2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).

3. The Tenant shall pay for all sign fabrication, installation, and permit fees. (including final inspection costs).

4. The Tenant shall obtain all necessary permits. Signs installed without City permit or Landlord approval are subject to immediate removal at Tenant's expense. A penalty of 100% of the Landlords cost to remove said sign shall be assessed to the Tenant in addition to the cost of the removal.

5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.

6. It is the responsibility of the Tenant's sign company to verify all conduit transformer and power supply locations and service access prior to fabrication.

7. Should a sign be removed or replaced, it is the Tenant's responsibility to patch all holes, to paint the surface to match the existing color, and restore the surface to original condition. If Tenant fails to complete any or all of this work, Landlord reserves the right, to complete this work at Tenant's expense.

C GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with local building and electrical codes.

2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and shall bear the U.L. Label.

3. The sign company is to be fully licensed with the City and State and shall carry full Workman's Compensation and general liability insurance.

4. All penetrations of building exterior surfaces are to be sealed watertight and shall match the existing exterior finish and color.

5. Internal illumination to be specified as to type and installed and labeled in accordance with UL specifications.

6. Painted surfaces to be smooth and free of visible flaws and imperfections.

7. Sign height shall be as specified and shall be determined by measuring the total height of the sign and multiplying by the total width of the sign, including any ascending or descending elements.

8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. The Landlord reserves the right to reject any fabrication work deemed to be below standard.

9. All lighting must meet title 24 specifications. No exposed conduits will be allowed.

10. Signs must be made of durable rust–inhibiting materials that are appropriate and complimentary to the building.

11. Color coatings shall exactly match the colors specified on the approved plans.

12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.

13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

14. In no case shall any manufacturer’s label be visible from the street from normal viewing angles.

15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.

16. Exposed junction boxes of any type are not permitted.

17: Any sign requiring penetration of any part of the roof, requires that tenant submit drawings showing such penetrations and the use of Landlords roofing contractor to make the penetrations and patching.

D TENANT WALL SIGN SPECIFICATIONS:

The intent of this criteria is to encourage creativity and to ensure the individuality of each tenant sign. Tenants are encouraged to use creativity in color, type style, and lighting within the confines of this criteria.

In order to allow creativity and artistic designs, ascending and descending shapes may be allowed to extend up to 25% below the height limits provided that the overall allocated square footage is not exceeded subject to approval from the Landlord and City of Lincoln.



Descender: (The part of the lowercase letters, such as g, p, and, y which extends below the other lowercase letters)

The following describes the size, placement, and language specifications for Anchor, In-Line, and Pad tenants.

Anchor tenants are those tenants with 38,000 square feet or more of leased building area.

In Line tenants are those tenants with less than 38,000 square feet of leased building area.

Pad tenants are those tenants within a building complex not attached to the anchor tenant(s).

All signs shall be in the English language with English letter characters.

ANCHOR TENANT SIGN ALLOWANCES:

-Building signs are allowed at 2 sq ft of sign area for each 1 ft of front building facade.

-Secondary frontage signs are allowed subject to the 2 to 1 limit for front elevation signs.

-Signs are to be centered vertically and horizontally in tenants lease frontage. Or centered vertically and horizontally over tenants customer entrance or appropriate architectural feature.

-Maximum sign width is to be 70 percent of the lease or building facade on which the sign is attached, whichever is more restrictive.

D TENANT WALL SIGN SPECIFICATIONS, cont.:

IN-LINE TENANT SIGN ALLOWANCES:

-Building signs are allowed at 2 sq ft of sign area per 1 ft of front building facade.

-Signs are to be centered vertically and horizontally in tenants lease frontage. Or centered vertically and horizontally over tenants customer entrance or appropriate architectural feature.

-Maximum sign width is to be 70 percent of the lease or building facade on which the sign is attached, whichever is more restrictive.

-Maximum letter or logo height is to be 36” for typical store fronts. Signs on tower elements are allowed up to 48” with landlord approval.

PAD TENANT SIGN ALLOWANCES:

-Building signs are allowed at 2 sq ft of sign area per 1 ft of front building facade.

-Secondary frontage signs are allowed subject to the 2 to 1 limit for front elevation signs. End cap tenants are allowed a third sign with landlord approval.

-Maximum letter or logo height is to be 36” for typical store fronts. Signs on tower elements are allowed up to 48” with landlord approval.

PAD TENANT SIGN ALLOWANCES, cont:

-Signs are to be centered vertically and horizontally in tenants lease frontage. Or centered vertically and horizontally over tenants customer entrance or appropriate architectural feature.

-Pad tenants in single use buildings are allowed a maximum of 3 signs provided each is on a frontage facing an entrance, a public street, or public parking lot.

-Pad tenants in shared buildings are allowed a maximum of 3 signs provided each is on a frontage facing an entrance, a public street, or public parking lot.

-Maximum sign width is to be 70 percent of the lease or building facade on which the sign is attached, whichever is more restrictive.

WINDOW AND DOOR SIGNAGE, ALL TENANTS:

-All window graphics and signs require written approval of the Landlord. They shall not exceed 10 percent of the window area without a special request and express written approval of an exception from the Landlord.

-Rear service or delivery door shall have placed on them the tenants name and suite number in 4” high white or black vinyl graphics.

-Front entrance doors may have placed on them the tenant name, suite number, hours of operation, and phone number. Name and suite number not to exceed 4” in height, all other copy not to exceed 1 ½” in height.

E PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard:
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.

2.Signs in Proximity to Utility Lines:
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.

3.Signs painted directly on a building surface will not be permitted.

4.Building wall signs may not project above the top of a parapet, the roof line at the wall or roof line.

5.Flashing, moving or audible signs are not allowed.

6.Signs projecting below the tenants lease facade without express written permission of the Landlord.

7. Vehicle Signs:
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited.

8.Light Bulb Strings:
External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord and the City of Lincoln when the display is an integral part of the design character of the activity to which it relates.

9.Banners, Pennants & Balloons Used for Advertising Purposes:
Temporary flags, banners, or pennants for special promotional purposes may be permitted subject to Municipal Code requirements, Landlord's, and City approval.

10.Billboard Signs are not permitted.

11. Permanent “sale” signs are prohibited. Temporary “sale” signs require written approval of the Landlord, are limited to a thirty-day period and, are restricted to signs affixed to the interior of windows.

12.No standard plex faced cabinet construction allowed. Cabinet signs are not permitted except as minor adjuncts to the primary signs (ie tag lines and logos)

13."A" frame signs, portable signs, and sandwich board signs.

F ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall be considered abandoned and may be removed by Landord at Tenant’s expense.

G INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

H MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times . Signs shall be regularly cleaned and maintained. The Landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary, in Landlord’s reasonable discretion. Broken signs shall be repaired or replaced within 10 days of notice of the Landlord.

Sign Type: A

Illuminated translucent face channel letter:

**Use standard aluminum construction with sidewalls to be Mathew's or equivalent) satin acrylic polyurethane finish.
Faces to be translucent acrylic or Lexan with trim cap.
Illuminate with neon, LED, or fluorscent lighting.**

Sign Type: B

Illuminated reverse pan channel, halo illuminated, letter:

**Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.
Illuminate with neon, LED, or fluorscent lighting.**

Sign Type: C

Illuminated face and halo illuminated channel letter:

**Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.
Faces use acrylic or Lexan with trim cap.
Illuminate with neon, LED, or fluorscent lighting.**

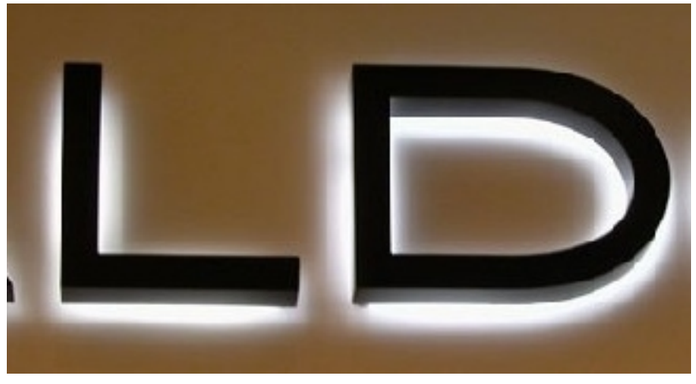
Sign Type: D

Illuminated open pan channel letter:

**Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.
Illuminate with neon or LED.**



Sign Type: A



Sign Type: B

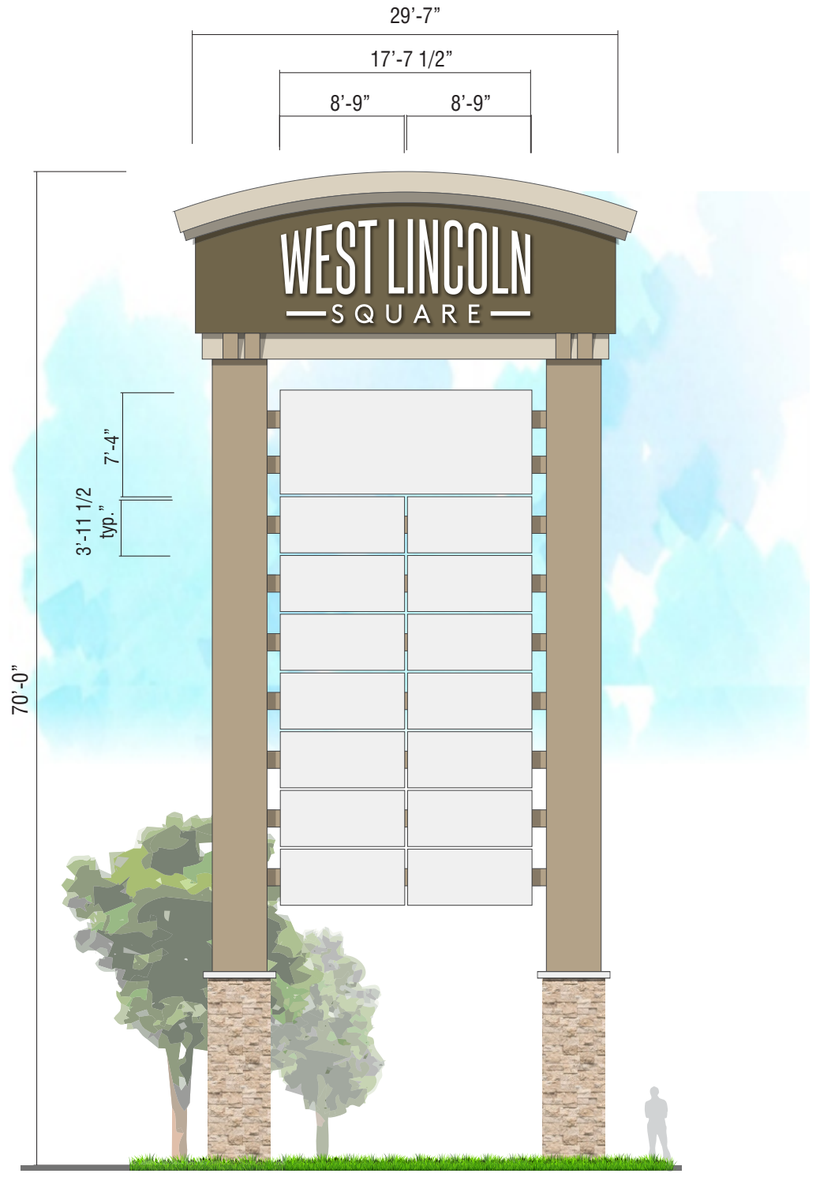


Sign Type: C



Sign Type: D

PYLON SIGN



SIGN A
One (1) D/F internally illuminated pylon sign

SCALE: 3/32” = 1’

CORNICE:
Fab. aluminum painted to match building

ID CABINET:
Fab. aluminum painted to match building

ID NAME:
Internally illuminated channel letters

ID CABINET ACCENT:
Fab. aluminum painted to match building

COLUMNS:
Fab. aluminum painted to match building

TENANT PANELS:
Fab. aluminum painted to match building

BASE:
Stone to match building

MONUMENT SIGN



SIGN B
One (1) D/F internally illuminated monument sign

SCALE: 1/2” = 1’

CORNICE:
Fab. aluminum painted to match building

ID CABINET:
Fab. aluminum painted to match building

ID NAME:
1/2” push thru

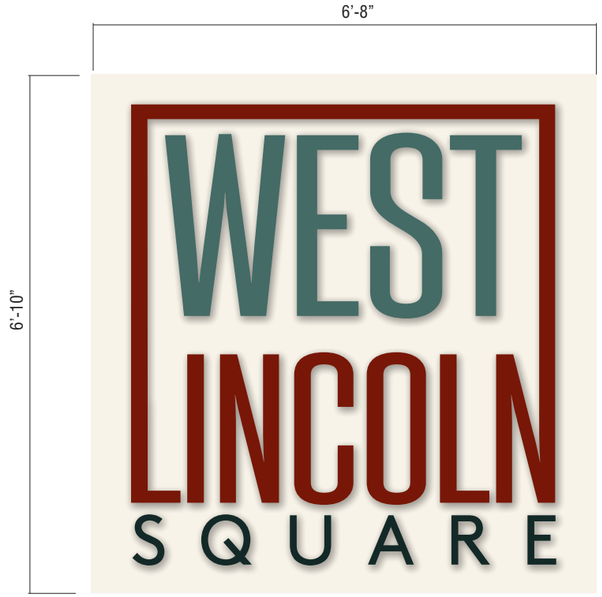
ID CABINET ACCENT:
Fab. aluminum painted to match building

TENANT CABINET:
Fab. aluminum painted to match building

TENANT PANELS:
Fab. aluminum painted to match building

BASE:
Stone to match building

CHANNEL LOGO SIGN



SIGN C
Two (2) internally illuminated logo signs

SCALE: 1/2" = 1'

PANEL:
Fab. aluminum painted to match building

WEST COPY:
Internally illuminated channel letters, Dark Brown returns, Green trimcap
White acrylic face with Green vinyl decoration, White LED illumination

LINCOLN COPY:
Internally illuminated channel letters, Dark Brown returns, terracota trimcap
White acrylic face with terracotta vinyl decoration, White LED illumination

ID NAME:
1/2" push thru with dark green decoration

ANCHOR TENANT SIGNAGE



*up to 10’ allowed for integrated text - logo graphics on tower element with landlord approval

IN-LINE TENANT SIGNAGE



*up to 48” is allowed on tower elements with landlord approval

PAD TENANT SIGNAGE



BUILDING ELEVATIONS

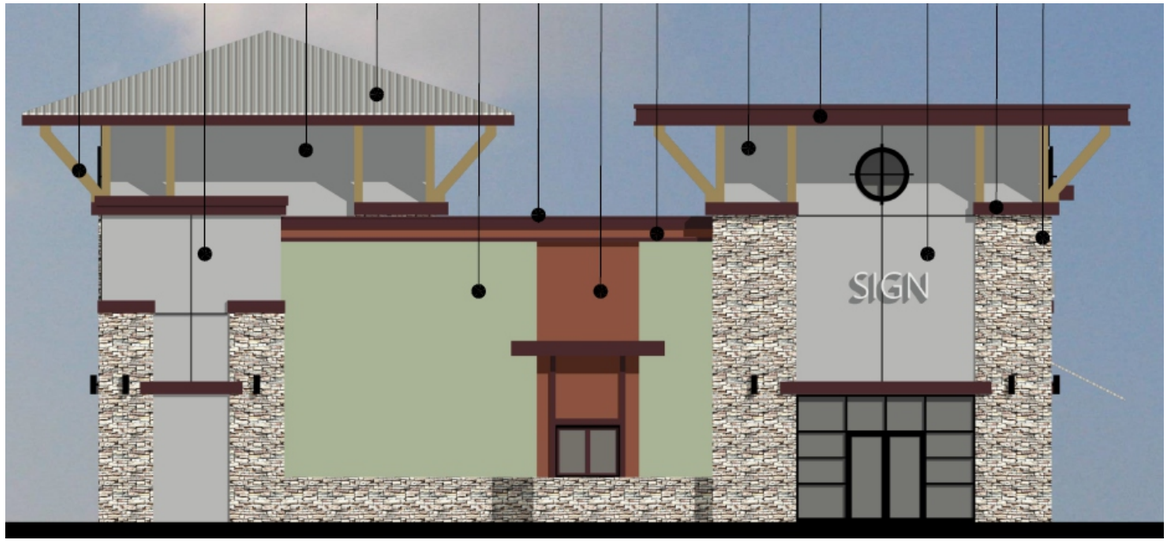


NORTH ELEVATION



WEST ELEVATION

BUILDING ELEVATIONS

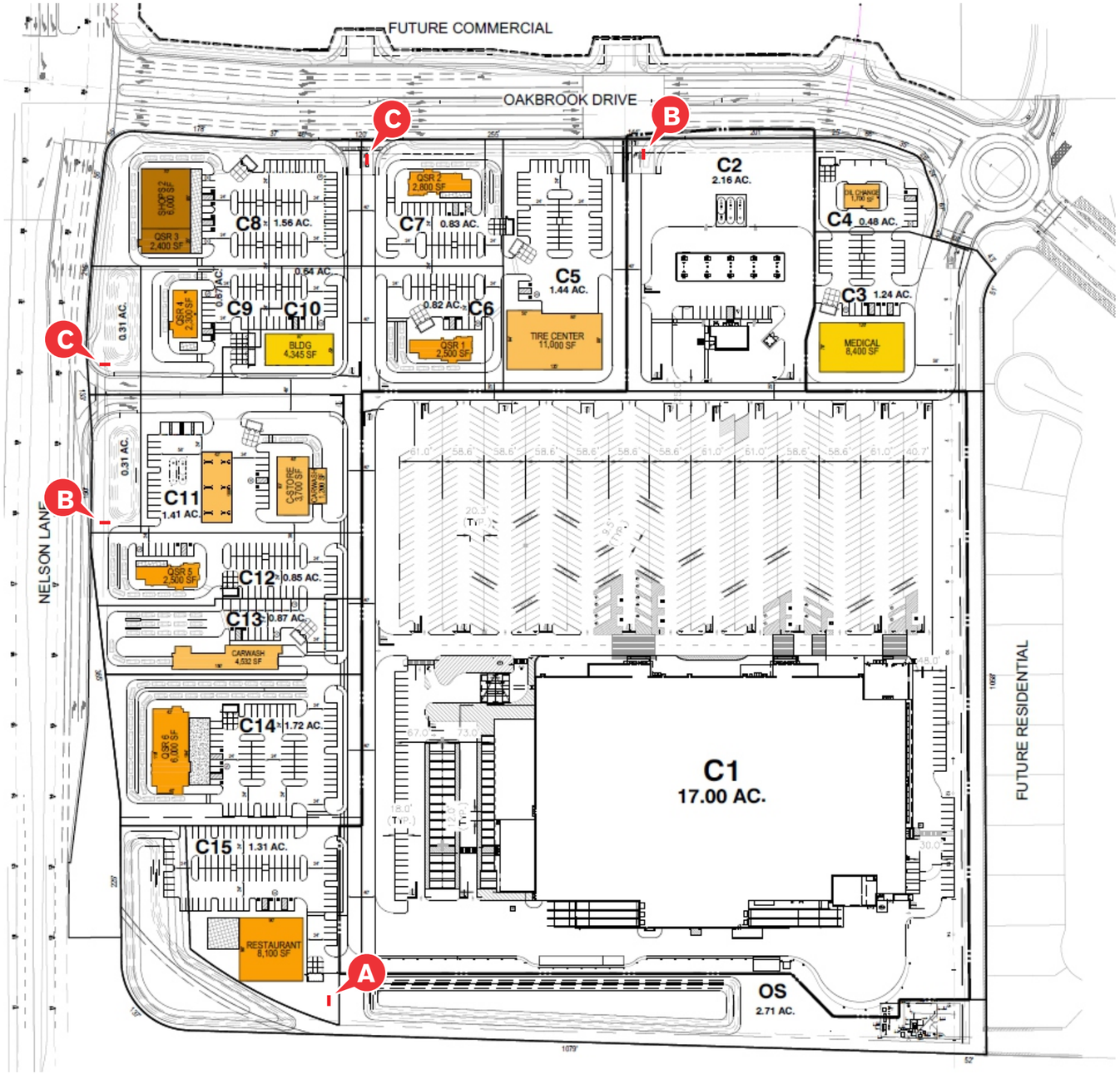


SOUTH ELEVATION



EAST ELEVATION

SITE PLAN


FUTURE COMMERCIAL
OAKBROOK DRIVE
NELSON LANE
FUTURE RESIDENTIAL
A
B
C
C1
17.00 AC.
C2
2.16 AC.
C3 1.24 AC.
C4 0.48 AC.
C5
1.44 AC.
C6 0.82 AC.
C7 0.83 AC.
C8 1.56 AC.
C9
C10
0.54 AC.
C11
1.41 AC.
C12 0.85 AC.
C13 0.87 AC.
C14 1.72 AC.
C15 1.31 AC.
0.31 AC.
0.31 AC.
0.87 AC.
SHOPS 2 6,000 SF
QSR 3 2,400 SF
QSR 2 2,800 SF
QSR 4 2,300 SF
BLDG 4,345 SF
QSR 1 2,500 SF
TIRE CENTER 11,000 SF
MEDICAL 8,400 SF
NL CHANGE 1,700 SF
C-STORE 3,700 SF
CANOPY 3,300 SF
QSR 5 2,500 SF
CARWASH 4,532 SF
QSR 6 6,000 SF
RESTAURANT 8,100 SF
OS
2.71 AC.

STAFF REPORT

Item Number 4.B

SUBJECT:	The Grove - Production Homes (Portion of Village 1 Specific Plan Area)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	January 30, 2026

BACKGROUND/INTRODUCTION:

Design Review of Beazer Homes' proposed residential development of 302 single-family residential lots within the Village 1 Specific Plan. The gated residential community consists of ten (10) single-family detached floor plans ranging from 1,567 square feet to 3,325 square feet.

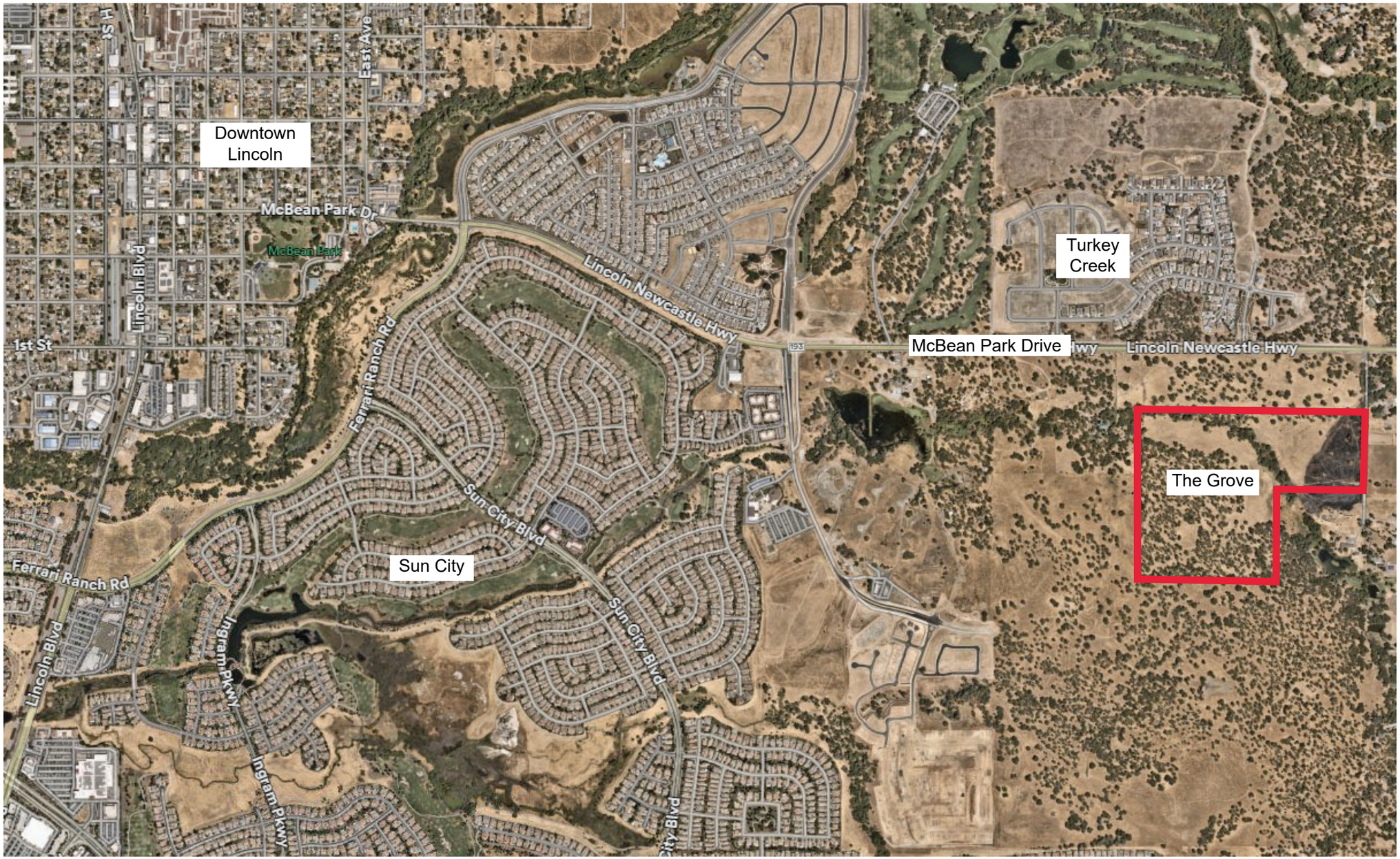
The project site is located south of McBean Park Drive, bordered on the east by Stardust Lane, and surrounded on the north, west and south by vacant properties. The project will be developed on both the east and west sides of the Oak Tree Lane extension. APN: 021-274-040-000. (Property owner: Stardust 80; Applicant: Beazer Homes Holdings, LLC.).

ATTACHMENTS:

Attachment 1 - Project Location.pdf

Attachment 2 - Design Review Set.pdf

Attachment 1 - Project Location



Small Lot Tentative Subdivision Map

TENTATIVE MAP INFORMATION

DEVELOPER/APPLICANT: BEAZER HOMES HOLDINGS, LLC
2990 LAVA RIDGE COURT, SUITE 110
ROSEVILLE, CA 95661

OWNER: STARDUST 80, CALIFORNIA LIMITED PARTNERSHIP.

ENGINEER: FRAYJI DESIGN GROUP, INC.
1316 BLUE OAKS BLVD
ROSEVILLE CA 95678
(916) 782-3000

ASSESSOR'S PARCEL NO.: 021-274-040

TOTAL ACREAGE: 77.74± AC

EXISTING ZONE: VLDR-OPEN SPACES, RIGHT OF WAY

PROPOSED ZONE: LDR

LOT SUMMARY: 302 SINGLE FAMILY
SMALLEST: 4,545 S.F.
LARGEST: 15,044 S.F.
AVERAGE: 5,300 S.F.

SERVICE PROVIDERS

SCHOOL DISTRICTS:	WESTERN UNIFIED SCHOOL DISTRICT, K-12, LINCOLN CA
PARKS & RECREATION:	CITY OF LINCOLN
POLICE & FIRE PROTECTION:	LINCOLN POLICE DEPT./LINCOLN FIRE DEPT.
SANITARY SEWER:	CITY OF LINCOLN
DOMESTIC WATER:	CITY OF LINCOLN
STORM DRAIN:	CITY OF LINCOLN
ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
TELEPHONE:	AT&T
CABLE:	WAVE COMMUNICATIONS / CABLE CO.

	AC
OPEN SPACE LOTS (OS1-OS5)	19.72
OPEN SPACE (LOT B)	0.18
3 RIGHT OF WAYS LOTS(ROW 1 - ROW 3)	2.93
1 RECREATION CENTER (LOT A)	2.08
6 LANDSCAPE CARRIDORS (LSC 1 - LSC 6)	1.22
(PUE)-(LOT C)	0.066
LIFT STATION, (LOT D)	0.2

DENSITY:	DU	ACRES
LDR 1 : 5.8 DU/ACRE	107	18.25
LDR 2 : 6.3 DU/ACRE	102	16.16
*LDR 3 : 5.4 DU/ACRE	93	17.20
TOTAL LDR : 5.8 DU/ACRE	302	51.61

* LDR 3 INCLUDES (LIFT STATION LOT D=0.2 AC) & (LOT C=0.066 AC)

ALTERNATIVE A: (LIFT STATION OFFSITE)

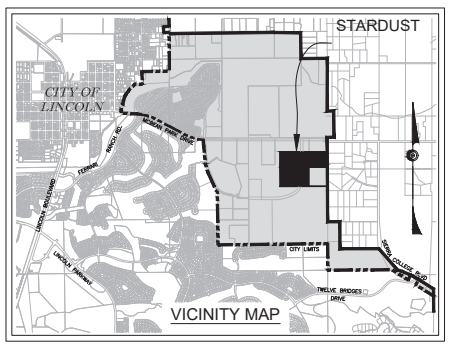
	AC
OPEN SPACE LOTS (OS1-OS5)	19.72
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3 RIGHT OF WAYS LOTS(ROW 1 - ROW 3)	2.93
1 RECREATION CENTER (LOT A)	2.08
6 LANDSCAPE CARRIDORS (LSC 1 - LSC 6)	1.277
(PUE)-(LOT C)	0.066

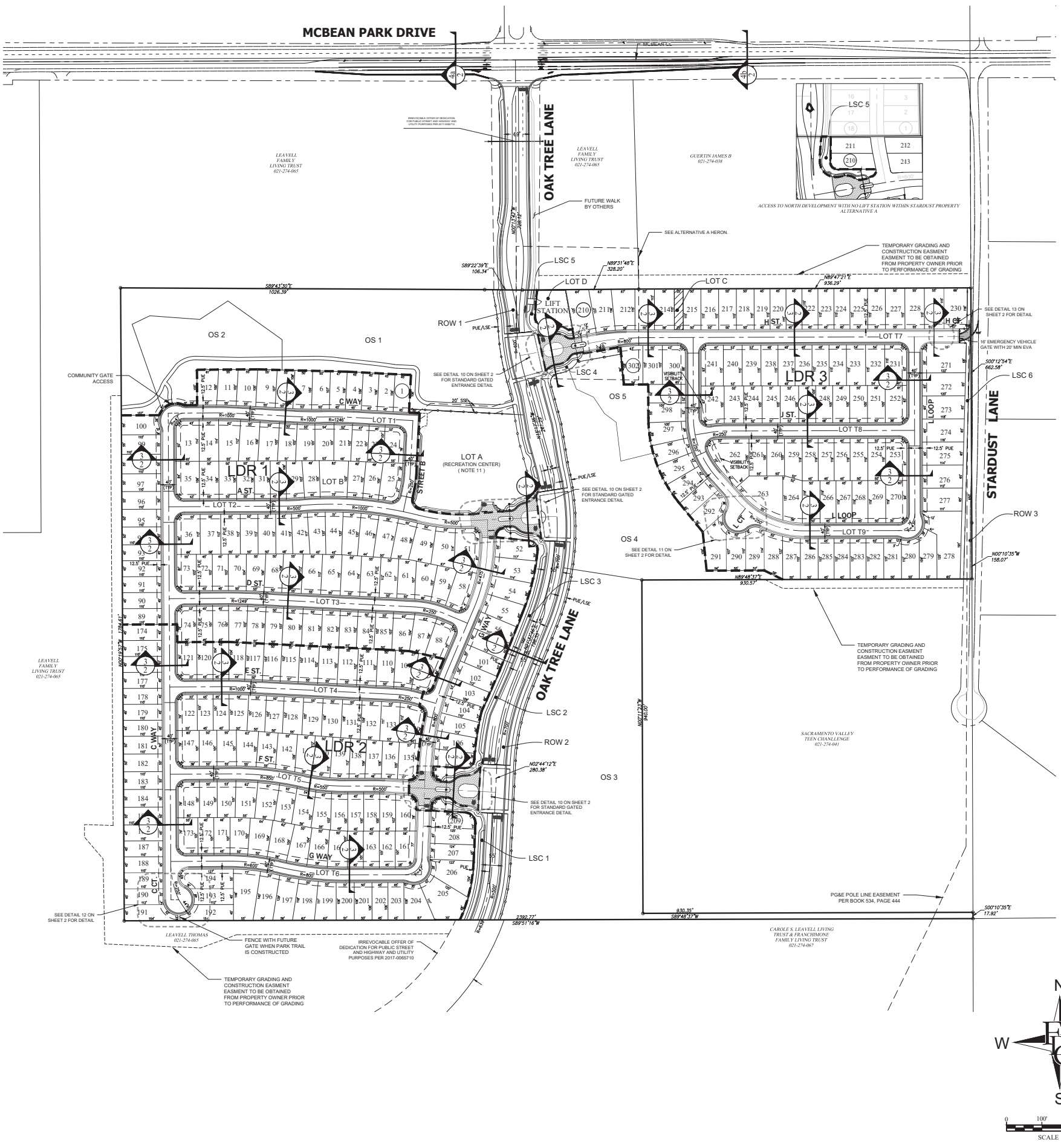
DENSITY:	DU	ACRES
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*LDR 3 : 5.4 DU/ACRE	93	17.15
TOTAL LDR : 5.8 DU/ACRE	302	51.56

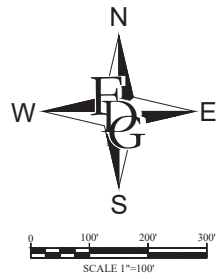
* LDR 3 INCLUDES (LOT C=0.066)

NOTES:

1) PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP, PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL RESIDENTIAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN.
2) PURSUANT TO GOVERNMENT CODE SECTION 56456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP.
3) THE RESIDENTIAL LOTS SHOWN ON THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED TO FIT THE FINAL BUILDING DESIGN AT THE TIME OF THE FINAL MAP.
4) ACCESS, PUBLIC UTILITY, AND LANDSCAPE AND MAINTENANCE EASEMENT LOTS SHOWN OR IMPLIED IN THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED AT THE TIME OF THE FINAL MAP.
5) ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF IMPROVEMENT PLANS.
6) GRADING SHOWN ON THIS TENTATIVE MAP IS TENTATIVE AND SUBJECT TO CHANGE AT THE TIME OF GRADING PLANS.
7) MINIMUM LOT DIMENSIONS PER VILLAGE 1 DESIGN GUIDELINES: (SEE SHEET 3 FOR DETAILS)
8) PARK FEES SHALL BE BASED UPON THE NUMBER OF LOTS SHOWN ON THE FINAL MAP.
9) LETTERED LOTS ROW 1, ROW 2, ROW 3, LOT C AND LSC 1-LSC 6, OS2 & OS5 WILL BE GRANTED TO THE HOA.
10) ALL STREETS, STREET LIGHTS AND DRAINAGE FACILITIES ARE CONSIDERED PRIVATE AND TO BE MAINTAINED BY THE HOA.
11) IF STARDUST IS DEVELOPED AS CONVENTIONAL PROJECT LOT A WILL BE DEVELOPED AS PARK - LOCATION MAY BE DIFFERENT FROM WHERE IT IS SHOWN.
12) ALL NON-STANDARD ITEMS MUST BE JUSTIFIED AND MITIGATED FOR AND REQUIRE CITY-ENGINEER APPROVAL. IF NON-STANDARD ITEMS ARE NOT SPECIFICALLY IDENTIFIED ON THE TENTATIVE MAP, THEY ARE SPECIFICALLY NOT APPROVED AND WILL REQUIRE FURTHER REVIEW AND APPROVAL.







Cover Sheet
Tentative Subdivision Map

Stardust

City of Lincoln, California June 19, 2024

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI NO. 57265 CIVIL STATE OF CALIFORNIA

SHEET 1 OF 4

/Users/michelekajamak/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/BEAZER/NORCAL/24069-24092 THE GROVE (STARDUST)/02 PROJECT COMMON FILES/LAYOUT/

THE GROVE

SINGLE FAMILY HOMES

BEAZER HOMES | JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

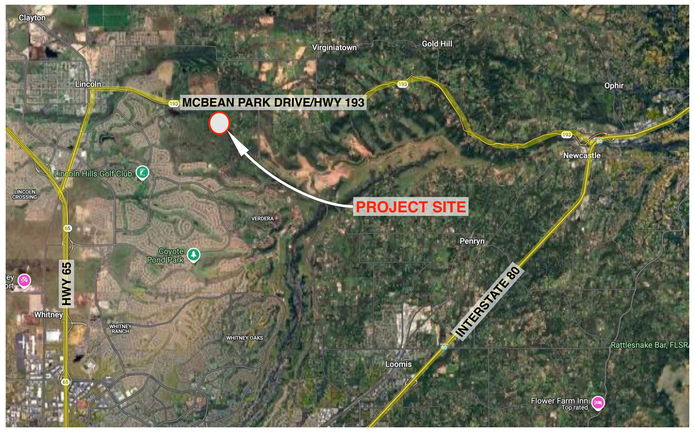
WOOD RODGERS

CITY OF LINCOLN, CALIFORNIA
01.08.2026 I DESIGN REVIEW SUBMITTAL

VICINITY MAP



CONTEXT MAP



PROJECT TEAM

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SHEET INDEX

A0.0 COVER SHEET

L1 45' X 105' LOTS I TYPICAL PRELIMINARY LANDSCAPE PLAN
L2 50' X 105' LOTS I TYPICAL PRELIMINARY LANDSCAPE PLAN
L3 55' X 105' LOTS I TYPICAL PRELIMINARY LANDSCAPE PLAN

A1.1 ENHANCED LOT EXHIBIT
A1.2 SCHEMATIC RENDERING
A1.3 SCHEMATIC RENDERING
A1.4 SCHEMATIC RENDERING
A1.5 SCHEMATIC RENDERING
A1.6 SCHEMATIC RENDERING
A1.7 SCHEMATIC RENDERING

45' WIDE LOTS

A2.1 SCHEMATIC FLOOR PLAN I PLAN 1 - 1,568 SF
A2.2 SCHEMATIC ELEVATIONS I PLAN 1 - 'AMERICANA'
A2.3 SCHEMATIC ELEVATIONS I PLAN 1 ENHANCED - 'AMERICANA'
A2.4 SCHEMATIC ELEVATIONS I PLAN 1 - 'FARMHOUSE'
A2.5 SCHEMATIC ELEVATIONS I PLAN 1 ENHANCED - 'FARMHOUSE'
A2.6 SCHEMATIC ELEVATIONS I PLAN 1 - 'TRANSITIONAL CRAFTSMAN'
A2.7 SCHEMATIC ELEVATIONS I PLAN 1 ENHANCED - 'TRANSITIONAL CRAFTSMAN'
A2.8 SCHEMATIC ROOF PLANS I PLAN 1

A3.1 SCHEMATIC FLOOR PLAN I PLAN 2 - 1,786 SF
A3.2 SCHEMATIC ELEVATIONS I PLAN 2 - 'AMERICANA'
A3.3 SCHEMATIC ELEVATIONS I PLAN 2 ENHANCED - 'AMERICANA'
A3.4 SCHEMATIC ELEVATIONS I PLAN 2 - 'FARMHOUSE'
A3.5 SCHEMATIC ELEVATIONS I PLAN 2 ENHANCED - 'FARMHOUSE'
A3.6 SCHEMATIC ELEVATIONS I PLAN 2 - 'TRANSITIONAL CRAFTSMAN'
A3.7 SCHEMATIC ELEVATIONS I PLAN 2 ENHANCED - 'TRANSITIONAL CRAFTSMAN'
A3.8 SCHEMATIC ROOF PLANS I PLAN 2

A4.1 SCHEMATIC FLOOR PLAN I PLAN 3 - 2,115 SF
A4.2 SCHEMATIC ELEVATIONS I PLAN 3 - 'AMERICANA'
A4.3 SCHEMATIC ELEVATIONS I PLAN 3 ENHANCED - 'AMERICANA'
A4.4 SCHEMATIC ELEVATIONS I PLAN 3 - 'FARMHOUSE'
A4.5 SCHEMATIC ELEVATIONS I PLAN 3 ENHANCED - 'FARMHOUSE'
A4.6 SCHEMATIC ELEVATIONS I PLAN 3 - 'TRANSITIONAL CRAFTSMAN'
A4.7 SCHEMATIC ELEVATIONS I PLAN 3 ENHANCED - 'TRANSITIONAL CRAFTSMAN'
A4.8 SCHEMATIC ROOF PLANS I PLAN 3

50' WIDE LOTS

A5.1 SCHEMATIC FLOOR PLAN I PLAN 4 - 2,040 SF
A5.2 SCHEMATIC ELEVATIONS I PLAN 4 - 'AMERICANA'
A5.3 SCHEMATIC ELEVATIONS I PLAN 4 ENHANCED - 'AMERICANA'
A5.4 SCHEMATIC ELEVATIONS I PLAN 4 - 'BUNGALOW'
A5.5 SCHEMATIC ELEVATIONS I PLAN 4 ENHANCED - 'BUNGALOW'
A5.6 SCHEMATIC ELEVATIONS I PLAN 4 - 'RANCH'
A5.7 SCHEMATIC ELEVATIONS I PLAN 4 ENHANCED - 'RANCH'
A5.8 SCHEMATIC ROOF PLANS I PLAN 4

A6.1 SCHEMATIC FLOOR PLAN I PLAN 5 - 2,134 SF
A6.2 SCHEMATIC ELEVATIONS I PLAN 5 - 'AMERICANA'
A6.3 SCHEMATIC ELEVATIONS I PLAN 5 ENHANCED - 'AMERICANA'
A6.4 SCHEMATIC ELEVATIONS I PLAN 5 - 'BUNGALOW'
A6.5 SCHEMATIC ELEVATIONS I PLAN 5 ENHANCED - 'BUNGALOW'
A6.6 SCHEMATIC ELEVATIONS I PLAN 5 - 'RANCH'
A6.7 SCHEMATIC ELEVATIONS I PLAN 5 ENHANCED - 'RANCH'
A6.8 SCHEMATIC ROOF PLANS I PLAN 5

SHEET INDEX

A7.1 SCHEMATIC FLOOR PLAN I PLAN 6 - 2,513 SF
A7.2 SCHEMATIC ELEVATIONS I PLAN 6 - 'AMERICANA'
A7.3 SCHEMATIC ELEVATIONS I PLAN 6 ENHANCED - 'AMERICANA'
A7.4 SCHEMATIC ELEVATIONS I PLAN 6 - 'BUNGALOW'
A7.5 SCHEMATIC ELEVATIONS I PLAN 6 ENHANCED - 'BUNGALOW'
A7.6 SCHEMATIC ELEVATIONS I PLAN 6 - 'RANCH'
A7.7 SCHEMATIC ELEVATIONS I PLAN 6 ENHANCED - 'RANCH'
A7.8 SCHEMATIC ROOF PLAN I PLAN 6

A8.1 SCHEMATIC FLOOR PLAN I PLAN 7 - 2,984 SF
A8.2 SCHEMATIC ELEVATIONS I PLAN 7 - 'AMERICANA'
A8.3 SCHEMATIC ELEVATIONS I PLAN 7 ENHANCED - 'AMERICANA'
A8.4 SCHEMATIC ELEVATIONS I PLAN 7 - 'BUNGALOW'
A8.5 SCHEMATIC ELEVATIONS I PLAN 7 ENHANCED - 'BUNGALOW'
A8.6 SCHEMATIC ELEVATIONS I PLAN 7 - 'FARMHOUSE'
A8.7 SCHEMATIC ELEVATIONS I PLAN 7 ENHANCED - 'FARMHOUSE'
A8.8 SCHEMATIC ROOF PLANS I PLAN 7

55' WIDE LOTS

A9.1 SCHEMATIC FLOOR PLAN I PLAN 8 - 2,300 SF
A9.2 SCHEMATIC ELEVATIONS I PLAN 8 - 'AMERICANA'
A9.3 SCHEMATIC ELEVATIONS I PLAN 8 ENHANCED - 'AMERICANA'
A9.4 SCHEMATIC ELEVATIONS I PLAN 8 - 'BUNGALOW'
A9.5 SCHEMATIC ELEVATIONS I PLAN 8 ENHANCED - 'BUNGALOW'
A9.6 SCHEMATIC ELEVATIONS I PLAN 8 - 'FARMHOUSE'
A9.7 SCHEMATIC ELEVATIONS I PLAN 8 ENHANCED - 'FARMHOUSE'
A9.8 SCHEMATIC ROOF PLANS I PLAN 8

A10.1 SCHEMATIC FLOOR PLAN I PLAN 9 - 2,535 SF
A10.2 SCHEMATIC ELEVATIONS I PLAN 9 - 'AMERICANA'
A10.3 SCHEMATIC ELEVATIONS I PLAN 9 ENHANCED - 'AMERICANA'
A10.4 SCHEMATIC ELEVATIONS I PLAN 9 - 'BUNGALOW'
A10.5 SCHEMATIC ELEVATIONS I PLAN 9 ENHANCED - 'BUNGALOW'
A10.6 SCHEMATIC ELEVATIONS I PLAN 9 - 'FARMHOUSE'
A10.7 SCHEMATIC ELEVATIONS I PLAN 9 ENHANCED - 'FARMHOUSE'
A10.8 SCHEMATIC ROOF PLANS I PLAN 9

A11.1 SCHEMATIC FLOOR PLAN I PLAN 10 - 3,325 SF
A11.2 SCHEMATIC ELEVATIONS I PLAN 10 - 'AMERICANA'
A11.3 SCHEMATIC ELEVATIONS I PLAN 10 ENHANCED - 'AMERICANA'
A11.4 SCHEMATIC ELEVATIONS I PLAN 10 - 'BUNGALOW'
A11.5 SCHEMATIC ELEVATIONS I PLAN 10 ENHANCED - 'BUNGALOW'
A11.6 SCHEMATIC ELEVATIONS I PLAN 10 - 'FARMHOUSE'
A11.7 SCHEMATIC ELEVATIONS I PLAN 10 ENHANCED - 'FARMHOUSE'
A11.8 SCHEMATIC ROOF PLANS I PLAN 10

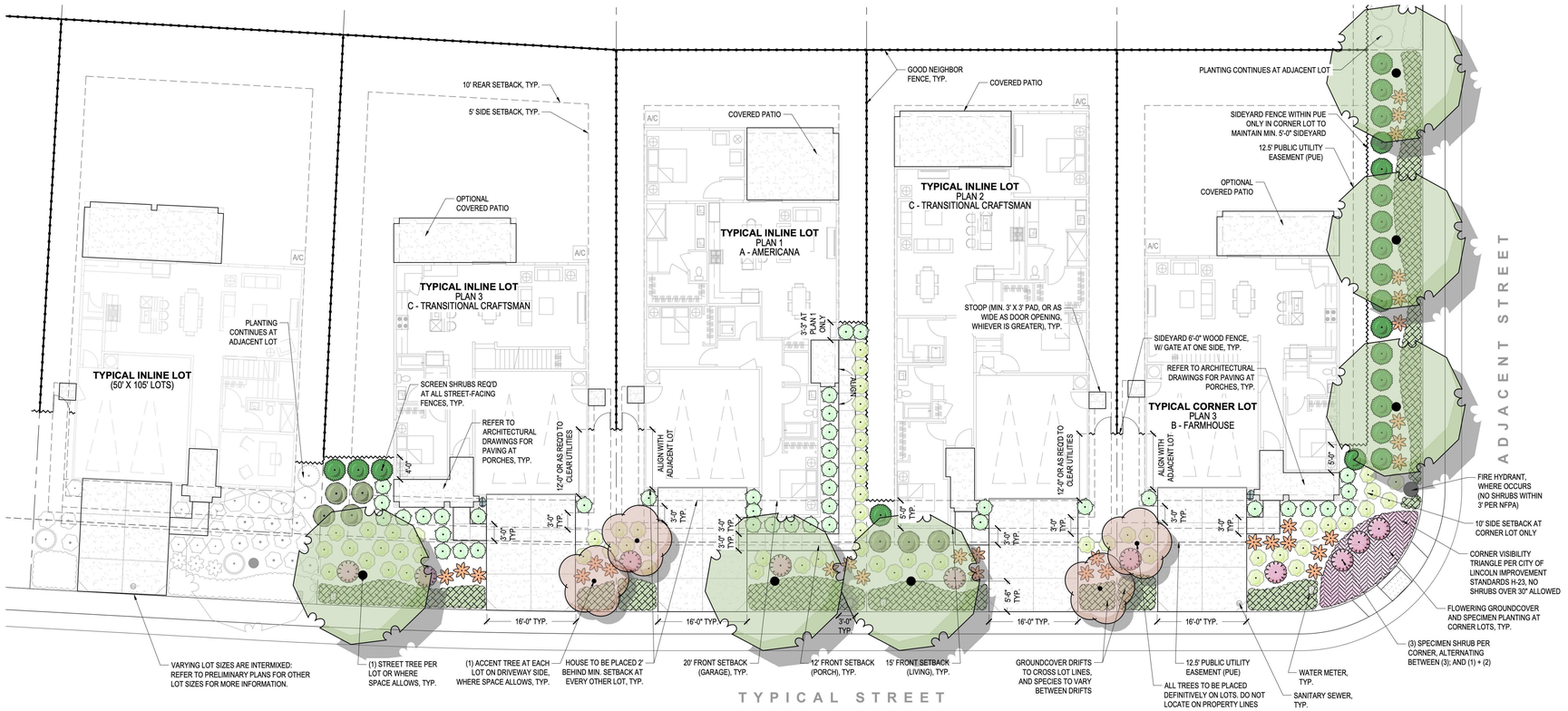
SHEET INDEX

COLOR + MATERIAL SELECTIONS

A12.1 COLOR + MATERIALS I 'AMERICANA'
A12.2 COLOR + MATERIALS I 'AMERICANA'
A12.3 COLOR + MATERIALS I 'BUNGALOW'
A12.4 COLOR + MATERIALS I 'FARMHOUSE'
A12.5 COLOR + MATERIALS I 'FARMHOUSE'
A12.6 COLOR + MATERIALS I 'TRANSITIONAL CRAFTSMAN'
A12.7 COLOR + MATERIALS I 'RANCH'

TYPICAL PLOTTING PLAN

A13.1 TYPICAL PLOTTING PLAN - 45X100
A13.2 TYPICAL PLOTTING PLAN - 50X100
A13.3 TYPICAL PLOTTING PLAN - 55X100



LANDSCAPE DESIGN STATEMENT

The Grove is a proposed community of single family residences. As part of an overall master-planned community, a curated plant palette provides consistency and harmony throughout the community. Native and adapted plants are featured, many with with soft, pastel colored flowers. Interest and variation is provided through varying leaf color, and by unique or strap-leafed specimen plants punctuating a consistent groundcover edge at the sidewalk.

Within the landscape, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. ***Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability. Planting shall conform to the Village 1 General Development Plan Design Guidelines.***

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

PRELIMINARY PLANT LEGEND

T1
STREET TREE: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH.

PISTACIA X 'RED PUSH' / RED PUSH PISTACHE	15 GAL
WUCOLS (L), 25-40' H X 25-40' W AT MATURITY.	
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL
WUCOLS (M), 40-65' H X 25-40' W AT MATURITY	
ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM	15 GAL
WUCOLS (M), 25' - 40' H X 15' - 25' W AT MATURITY.	
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	15 GAL
WUCOLS (M), 40-65' H X 25-40' W AT MATURITY.	

T2
ACCENT TREES: SMALLER SIZE FRUIT TREES SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CITRUS SPP. / ORANGE/LEMON TREE AS AVAIL.	15 GAL
WUCOLS (M), 'MIDKNIGHT', 'NEWHALL', 'SANGUINELLI', 'FUKUMOTO', 'VALENCIA', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	
DIOSPYROS SPP. / PERSIMMON TREE AS AVAIL.	15 GAL
WUCOLS (M), 'CHOCOLATE', 'NISHIMURA WASE', 'JIRO', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	
MALUS SPP. / APPLE TREE AS AVAIL.	15 GAL
WUCOLS (M), 'BULLOCK', 'DISCOVERY', 'EDEN', 'GRANNY SMITH', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.
WUCOLS (L), 8'-10' H X 8'-10' W AT MATURITY	
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL.
WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY	
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET	5 GAL.
WUCOLS (M), 10' H X 6' W AT MATURITY	
PRUNUS CAROLINIANA "COMPACTA" / DWARF CAROLINA LAUREL	5 GAL.
WUCOLS (L), N/E EXPOSURES, 8'-10' H X 6'-8' W AT MATURITY	

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL.
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL.
WUCOLS (L), S/W EXPOSURES, 8' H X 8' W AT MATURITY	
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL.
WUCOLS (M), S/W EXPOSURES, 5'-10' H X 6'-10' W AT MATURITY	
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL.
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN	5 GAL.
WUCOLS (M), S/W EXPOSURES, 3'-6' H X 3'-6' W AT MATURITY	

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	5 GAL.
WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY	
LAVANDULA X INTERMEDIA 'NIKO' / PHENOMENAL® LAVENDIN	5 GAL.
WUCOLS (L), 1.5-3' H X 3-6' W AT MATURITY	
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM	5 GAL.
WUCOLS (M), 2'-3' H X 4'-5' W AT MATURITY	
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL.
WUCOLS (M), S/W EXPOSURE, 3'-4' H X 3'-4' W AT MATURITY	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.
WUCOLS (M), N/E EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY	
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURE, 3'-4' H X 4'-5' W AT MATURITY	
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY	

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

BULBINE FRUTESCENS / BULBINE	1 GAL.
WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY	
DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY	1 GAL.
WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY	
FESTUCA MAIREI 'GREENLEE S FORM' / GREENLEE ATLAS FESCUE	1 GAL.
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL.
WUCOLS (M), 2'-3' H X 1'-3' W AT MATURITY	
MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.
WUCOLS (M), 1.5-3' H X 1-3' W	
SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.
WUCOLS (L), 1.5-2.5' H X 1-3' W AT MATURITY	

S6
UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT. IF USED IN CORNER LOT, ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.

DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON	5 GAL.
WUCOLS (L), 6'-10' H X 3'-6' W AT MATURITY,	
DIETES VEGETA / AFRICAN IRIS	5 GAL.
WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY.	
PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX	5 GAL.
WUCOLS (M), N/E EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY.	
YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE ADAM'S NEEDLE	5 GAL.
WUCOLSC (L), S/W EXPOSURE, 1.5-3' H X 3-6' W AT MATURITY.	

S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD	5 GAL.
WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY	
ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA	5 GAL.
WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL., L	36" o.c.
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY		
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL.	36" o.c.
WUCOLS (M), N/E/ EXPOSURES, 2'-3' H X 3'-6' W AT MATURITY		
WESTRINGIA FRUTICOSA MUNDI / COAST ROSEMARY	1 GAL.	36" o.c.
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 4' - 6' W AT MATURITY		

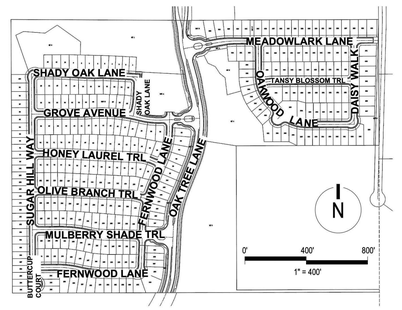
G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

AJUGA REPTANS / CARPET BUGLE	1 GAL.	30" o.c.
WUCOLS (M), N/E EXPOSURES, 1' H X 1' W AT MATURITY		
HELICHRYSUM PETIOLARE / LICORICE PLANT	1 GAL.	30" o.c.
WUCOLS (L), 1' - 2' H X 3' - 4' W AT MATURITY		
ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), ALL EXPOSURES, 1' - 1.5' H X 2.5' - 3' W AT MATURITY.		
TEUCRIUM AROANIUM / CREEPING GERMANDER	1 GAL.	30" o.c.
WUCOLS (L), 2' - 3' H X 1' - 2' W AT MATURITY		
TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER	1 GAL.	30" o.c.
WUCOLS (L), ALL EXPOSURES, 0.5' H X 2' - 3' W AT MATURITY		
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL.	30" o.c.
WUCOLS (M), 1' - 2' H X 10' - 12' W AT MATURITY.		

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.

ROSA X 'NOASCHNEE' / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), 2' - 3' H X 3' - 4' W AT MATURITY.		
VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA	1 GAL.	30" o.c.
WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY.		
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	1 GAL.	30" o.c.
WUCOLS (L), 1' H X 1.5' - 2' W AT MATURITY.		

OVERALL STREET TREE PLAN



TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. USE SAME SPECIES THROUGHOUT EACH STREET, AS NOTED BELOW:

STREET TREE SPECIES:	LOCATION
PISTACHIA X 'RED PUSH'	HONEY LAUREL TRAIL, MULBERRY SHADE TRAIL, TANSY BLOSSOM TRAIL
TILIA CORDATA 'GREENSPIRE'	SUGAR HILL WAY, BUTTERCUP COURT, DAISY WALK
ULMUS PROPINQUA 'DRAKE'	FERNWOOD LANE, SHADY OAK LANE, OAKWOOD LANE
ZELKOVA SERRATA 'GREEN VASE'	GROVE AVENUE, OLIVE BRANCH TRAIL, MEADOWLARK LANE

BEAZER HOMES

Roach & Campbell

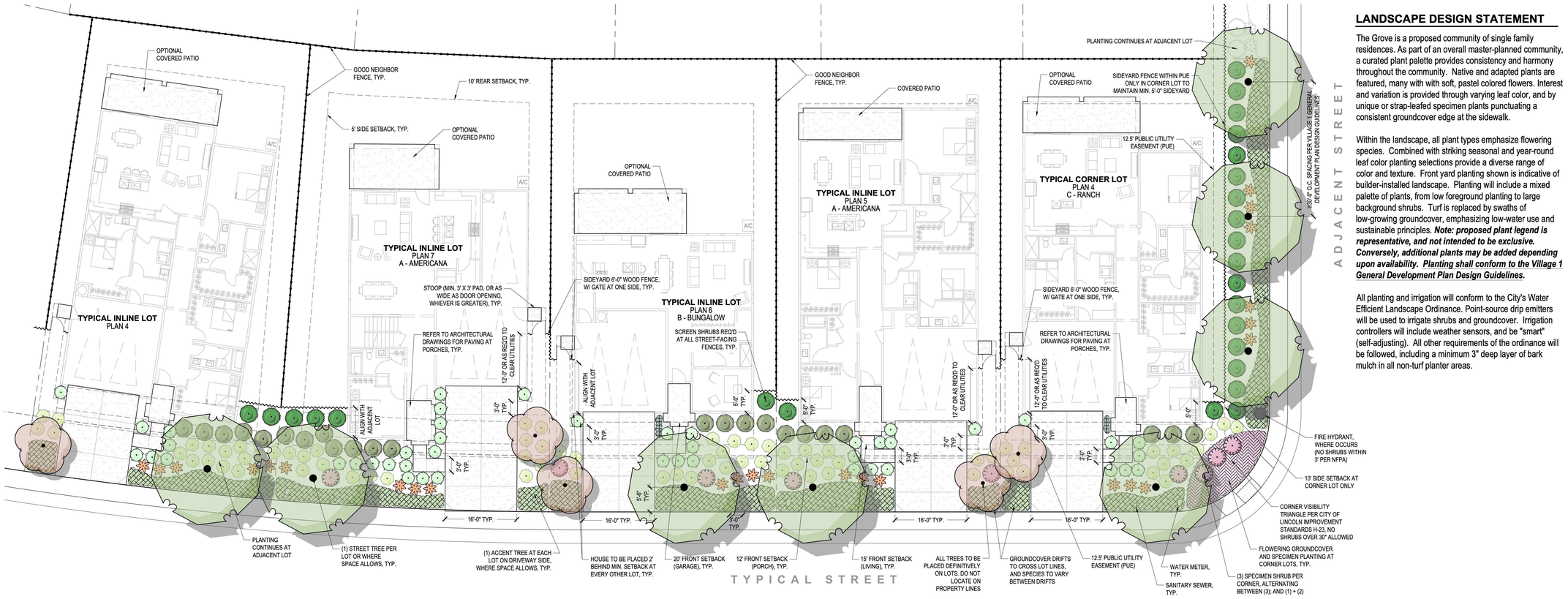
November 21, 2025
Lincoln, California
R&C PN: 24040A

0' 10' 20'
1" = 10'

The Grove

45' X 105' Lots | Typical Preliminary Landscape Plan

L1



LANDSCAPE DESIGN STATEMENT

The Grove is a proposed community of single family residences. As part of an overall master-planned community, a curated plant palette provides consistency and harmony throughout the community. Native and adapted plants are featured, many with with soft, pastel colored flowers. Interest and variation is provided through varying leaf color, and by unique or strap-leafed specimen plants punctuating a consistent groundcover edge at the sidewalk.

Within the landscape, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. ***Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability. Planting shall conform to the Village 1 General Development Plan Design Guidelines.***

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PRELIMINARY PLANT LEGEND

T1
STREET TREE: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH.
- PISTACIA X 'RED PUSH' / RED PUSH PISTACHE — 15 GAL. — WUCOLS (L), 25-40' H X 25-40' W AT MATURITY.
- TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN — 15 GAL. — WUCOLS (M), 40-65' H X 25-40' W AT MATURITY
- ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM — 15 GAL. — WUCOLS (M), 25' - 40' H X 15' - 25' W AT MATURITY.
- ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA — 15 GAL. — WUCOLS (M), 40-65' H X 25-40' W AT MATURITY.

T2
ACCENT TREES: SMALLER SIZE FRUIT TREES SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS
- CITRUS SPP. / ORANGE/LEMON TREE AS AVAIL. — 15 GAL. — WUCOLS (M), 'MIDKNIGHT', 'NEWHALL', 'SANGUINELLI', 'FUKUMOTO', 'VALENCIA', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.
- DIOSPYROS SPP. / PERSIMMON TREE AS AVAIL. — 15 GAL. — WUCOLS (M), 'CHOCOLATE', 'NISHIMURA WASE', 'JIRO', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.
- MALUS SPP. / APPLE TREE AS AVAIL. — 15 GAL. — WUCOLS (M), 'BULLOCK', 'DISCOVERY', 'EDEN', 'GRANNY SMITH', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.
- HETEROMELES ARBUTIFOLIA / TOYON — 5 GAL. — WUCOLS (L), 8'-10' H X 8'-10' W AT MATURITY
- LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL — 5 GAL. — WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY
- LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET — 5 GAL. — WUCOLS (M), 10' H X 6' W AT MATURITY
- PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL — 5 GAL. — WUCOLS (L), N/E EXPOSURES, 8'-10' H X 6'-8' W AT MATURITY

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.
- ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE — 5 GAL. — WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA — 5 GAL. — WUCOLS (L), S/W EXPOSURES, 8' H X 8' W AT MATURITY
- PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE — 5 GAL. — WUCOLS (M), S/W EXPOSURES, 5'-10' H X 6'-10' W AT MATURITY
- RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY — 5 GAL. — WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY
- RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN — 5 GAL. — WUCOLS (M), S/W EXPOSURES, 3'-6' H X 3'-6' W AT MATURITY

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.
- CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE — 5 GAL. — WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY
- LAVANDULA X INTERMEDIA 'NIKO' / PHENOMENAL® LAVENDIN — 5 GAL. — WUCOLS (L), 1.5-3' H X 3-6' W AT MATURITY
- PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM — 5 GAL. — WUCOLS (M), 2'-3' H X 4'-5' W AT MATURITY
- RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE — 5 GAL. — WUCOLS (M), S/W EXPOSURE, 3'-4' H X 3'-4' W AT MATURITY
- RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE — 5 GAL. — WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY
- ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE — 5 GAL. — WUCOLS (M), N/E EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY
- ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY — 5 GAL. — WUCOLS (L), S/W EXPOSURES, 3'-4' H X 4'-5' W AT MATURITY
- WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY — 5 GAL. — WUCOLS (L), S/W EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.
- BULBINE FRUTESCENS / BULBINE — 1 GAL. — WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY
- DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY — 1 GAL. — WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY
- FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE — 1 GAL. — WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY
- LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH — 1 GAL. — WUCOLS (M), 2'-3' H X 1'-3' W AT MATURITY
- MUHLENBERGIA DUBIA / PINE MUHLY — 1 GAL. — WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY
- PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS — 1 GAL. — WUCOLS (M), 1.5-3' H X 1-3' W
- SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE — 1 GAL. — WUCOLS (L), 1.5-2.5' H X 1-3' W AT MATURITY

S6
UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT. IF USED IN CORNER LOT, ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.
- DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON — 5 GAL. — WUCOLS (L), 6'-10' H X 3'-6' W AT MATURITY,
- DIETES VEGETA / AFRICAN IRIS — 5 GAL. — WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY.
- PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX — 5 GAL. — WUCOLS (M), N/E EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY.
- YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE ADAM'S NEEDLE — 5 GAL. — WUCOLSC (L), S/W EXPOSURE, 1.5-3' H X 3-6' W AT MATURITY.

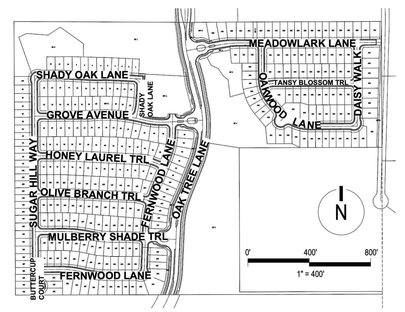
S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.
- BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD — 5 GAL. — WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY
- ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA — 5 GAL. — WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY
- RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE — 5 GAL. — WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.
- ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY — 1 GAL., L — 36" o.c. — WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY
- TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE — 1 GAL. — 36" o.c. — WUCOLS (M), N/E/ EXPOSURES, 2'-3' H X 3'-6' W AT MATURITY
- WESTRINGIA FRUTICOSA MUNDI / COAST ROSEMARY — 1 GAL. — 36" o.c. — WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 4' - 6' W AT MATURITY

G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS
- AJUGA REPTANS / CARPET BUGLE — 1 GAL. — 30" o.c. — WUCOLS (M), N/E EXPOSURES, 1' H X 1' W AT MATURITY
- HELICHRYSUM PETIOLARE / LICORICE PLANT — 1 GAL. — 30" o.c. — WUCOLS (L), 1' - 2' H X 3' - 4' W AT MATURITY
- ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE — 1 GAL. — 30" o.c. — WUCOLS (M), ALL EXPOSURES, 1' - 1.5' H X 2.5' - 3' W AT MATURITY.
- TEUCRIUM AROANIUM / CREEPING GERMANDER — 1 GAL. — 30" o.c. — WUCOLS (L), 2' - 3' H X 1' - 2' W AT MATURITY
- TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER — 1 GAL. — 30" o.c. — WUCOLS (L), ALL EXPOSURES, 0.5' H X 2' - 3' W AT MATURITY
- TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE — 1 GAL. — 30" o.c. — WUCOLS (M), 1' - 2' H X 10' - 12' W AT MATURITY.

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.
- ROSA X 'NOASCHNEE' / FLOWER CARPET WHITE GROUNDCOVER ROSE — 1 GAL. — 30" o.c. — WUCOLS (M), 2' - 3' H X 3' - 4' W AT MATURITY.
- VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA — 1 GAL. — 30" o.c. — WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY.
- VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA — 1 GAL. — 30" o.c. — WUCOLS (L), 1' H X 1.5' - 2' W AT MATURITY.

OVERALL STREET TREE PLAN



TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. USE SAME SPECIES THROUGHOUT EACH STREET, AS NOTED BELOW:

STREET TREE SPECIES:	LOCATION
PISTACHIA X 'RED PUSH'	HONEY LAUREL TRAIL, MULBERRY SHADE TRAIL, TANSY BLOSSOM TRAIL
TILIA CORDATA 'GREENSPIRE'	SUGAR HILL WAY, BUTTERCUP COURT, DAISY WALK
ULMUS PROPINQUA 'DRAKE'	FERNWOOD LANE, SHADY OAK LANE, OAKWOOD LANE
ZELKOVA SERRATA 'GREEN VASE'	GROVE AVENUE, OLIVE BRANCH TRAIL, MEADOWLARK LANE

BEAZER HOMES

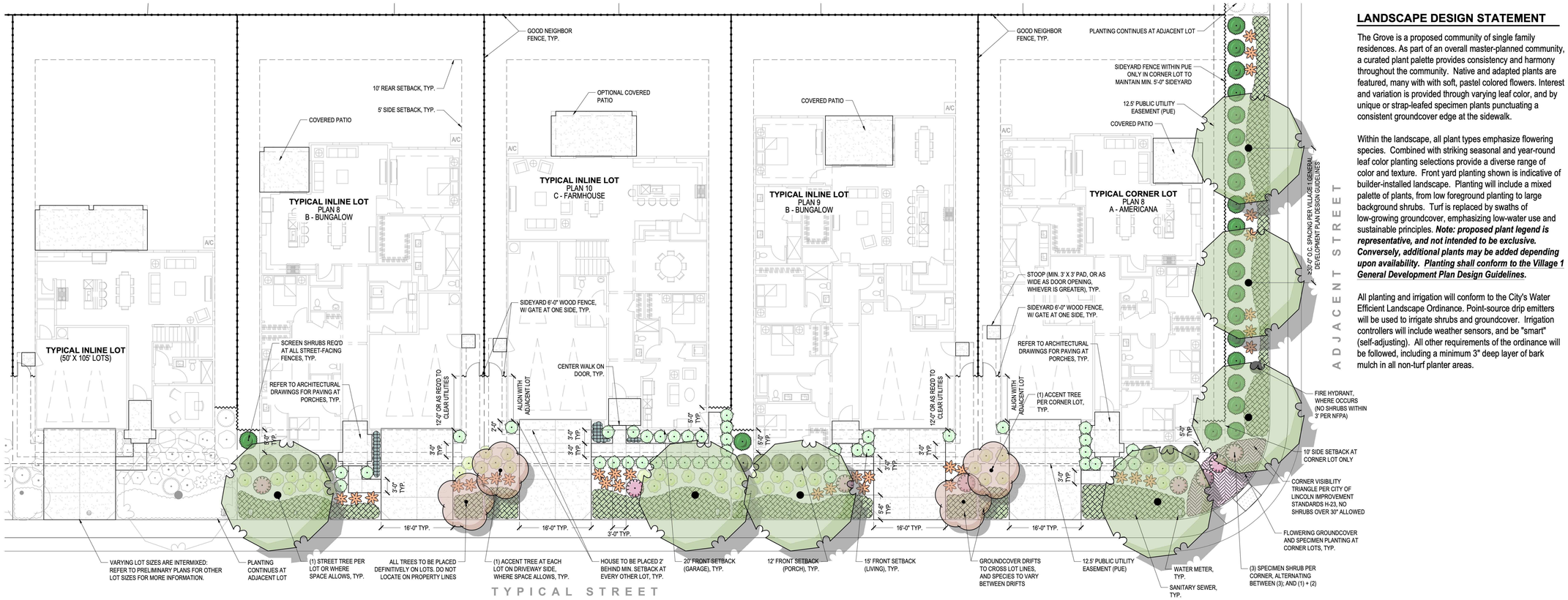
Roach & Campbell

November 14, 2025
Lincoln, California
R&C PN: 24040A

0' 10' 20'
1" = 10'

The Grove
50' X 105' Lots | Typical Preliminary Landscape Plan

L2



LANDSCAPE DESIGN STATEMENT

The Grove is a proposed community of single family residences. As part of an overall master-planned community, a curated plant palette provides consistency and harmony throughout the community. Native and adapted plants are featured, many with with soft, pastel colored flowers. Interest and variation is provided through varying leaf color, and by unique or strap-leafed specimen plants punctuating a consistent groundcover edge at the sidewalk.

Within the landscape, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. ***Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability. Planting shall conform to the Village 1 General Development Plan Design Guidelines.***

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

PRELIMINARY PLANT LEGEND

T1
STREET TREE: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH.

PISTACIA X 'RED PUSH' / RED PUSH PISTACHE	15 GAL.
WUCOLS (L), 25-40' H X 25-40' W AT MATURITY.	
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL.
WUCOLS (M), 40-65' H X 25-40' W AT MATURITY	
ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM	15 GAL.
WUCOLS (M), 25' - 40' H X 15' - 25' W AT MATURITY.	
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	15 GAL.
WUCOLS (M), 40-65' H X 25-40' W AT MATURITY.	

T2
ACCENT TREES: SMALLER SIZE FRUIT TREES SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CITRUS SPP. / ORANGE/LEMON TREE AS AVAIL.	15 GAL.
WUCOLS (M), 'MIDKNIGHT', 'NEWHALL', 'SANGUINELLI', 'FUKUMOTO', 'VALENCIA', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	
DIOSPYROS SPP. / PERSIMMON TREE AS AVAIL.	15 GAL.
WUCOLS (M), 'CHOCOLATE', 'NISHIMURA WASE', 'JIRO', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	
MALUS SPP. / APPLE TREE AS AVAIL.	15 GAL.
WUCOLS (M), 'BULLOCK', 'DISCOVERY', 'EDEN', 'GRANNY SMITH', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.
WUCOLS (L), 8'-10' H X 8'-10' W AT MATURITY	
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL.
WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY	
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET	5 GAL.
WUCOLS (M), 10' H X 6' W AT MATURITY	
PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL	5 GAL.
WUCOLS (L), N/E EXPOSURES, 8'-10' H X 6'-8' W AT MATURITY	

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL.
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL.
WUCOLS (L), S/W EXPOSURES, 8' H X 8' W AT MATURITY	
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL.
WUCOLS (M), S/W EXPOSURES, 5'-10' H X 6'-10' W AT MATURITY	
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL.
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN	5 GAL.
WUCOLS (M), S/W EXPOSURES, 3'-6' H X 3'-6' W AT MATURITY	

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	5 GAL.
WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY	
LAVANDULA X INTERMEDIA 'NIKO' / PHENOMENAL® LAVENDIN	5 GAL.
WUCOLS (L), 1.5-3' H X 3-6' W AT MATURITY	
PITTOSPORUM TOBIRA 'WHEELER`S DWARF' / WHEELER`S DWARF PITTOSPORUM	5 GAL.
WUCOLS (M), 2'-3' H X 4'-5' W AT MATURITY	
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL.
WUCOLS (M), S/W EXPOSURE, 3'-4' H X 3'-4' W AT MATURITY	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.
WUCOLS (M), N/E EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY	
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURE, 3'-4' H X 4'-5' W AT MATURITY	
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY	

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

BULBINE FRUTESCENS / BULBINE	1 GAL.
WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY	
DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY	1 GAL.
WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY	
FESTUCA MAIREI 'GREENLEE`S FORM' / GREENLEE ATLAS FESCUE	1 GAL.
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL.
WUCOLS (M), 2'-3' H X 1'-3' W AT MATURITY	
MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.
WUCOLS (M), 1.5-3' H X 1-3' W	
SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.
WUCOLS (L), 1.5-2.5' H X 1-3' W AT MATURITY	

S6
UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT. IF USED IN CORNER LOT, ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.

DASYLIRION LONGISSIMUM / TOOTHLESS DESSERT SPOON	5 GAL.
WUCOLS (L), 6'-10' H X 3'-6' W AT MATURITY,	
DIETES VEGETA / AFRICAN IRIS	5 GAL.
WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY.	
PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX	5 GAL.
WUCOLS (M), N/E EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY.	
YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE ADAM`S NEEDLE	5 GAL.
WUCOLSC (L), S/W EXPOSURE, 1.5-3' H X 3-6' W AT MATURITY.	

S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD	5 GAL.
WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY	
ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA	5 GAL.
WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL., L	36" o.c.
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY		
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL.	36" o.c.
WUCOLS (M), N/E/ EXPOSURES, 2'-3' H X 3'-6' W AT MATURITY		
WESTRINGIA FRUTICOSA MUNDI / COAST ROSEMARY	1 GAL.	36" o.c.
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 4' - 6' W AT MATURITY		

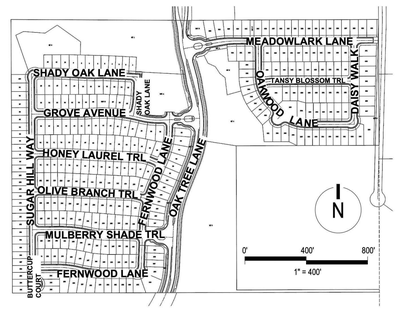
G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

AJUGA REPTANS / CARPET BUGLE	1 GAL.	30" o.c.
WUCOLS (M), N/E EXPOSURES, 1' H X 1' W AT MATURITY		
HELICHRYSUM PETIOLARE / LICORICE PLANT	1 GAL.	30" o.c.
WUCOLS (L), 1' - 2' H X 3' - 4' W AT MATURITY		
ROSA X 'MEIZORLAND` TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), ALL EXPOSURES, 1' - 1.5' H X 2.5' - 3' W AT MATURITY.		
TEUCRIUM AROANIUM / CREEPING GERMANDER	1 GAL.	30" o.c.
WUCOLS (L), 2' - 3' H X 1' - 2' W AT MATURITY		
TEUCRIUM CHAMAEDRYS `PROSTRATUM` / PROSTRATE GERMANDER	1 GAL.	30" o.c.
WUCOLS (L), ALL EXPOSURES, 0.5' H X 2' - 3' W AT MATURITY		
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL.	30" o.c.
WUCOLS (M), 1' - 2' H X 10' - 12' W AT MATURITY.		

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.

ROSA X 'NOASCHNEE' / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), 2' - 3' H X 3' - 4' W AT MATURITY.		
VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA	1 GAL.	30" o.c.
WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY.		
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	1 GAL.	30" o.c.
WUCOLS (L), 1' H X 1.5' - 2' W AT MATURITY.		

OVERALL STREET TREE PLAN



TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. USE SAME SPECIES THROUGHOUT EACH STREET, AS NOTED BELOW:

STREET TREE SPECIES:	LOCATION
PISTACHIA X 'RED PUSH'	HONEY LAUREL TRAIL, MULBERRY SHADE TRAIL, TANSY BLOSSOM TRAIL
TILIA CORDATA 'GREENSPIRE'	SUGAR HILL WAY, BUTTERCUP COURT, DAISY WALK
ULMUS PROPINQUA 'DRAKE'	FERNWOOD LANE, SHADY OAK LANE, OAKWOOD LANE
ZELKOVA SERRATA 'GREEN VASE'	GROVE AVENUE, OLIVE BRANCH TRAIL, MEADOWLARK LANE

BEAZER HOMES

Roach & Campbell

November 21, 2025
Lincoln, California
R&C PN: 24040A

0' 10' 20'
1" = 10'

The Grove

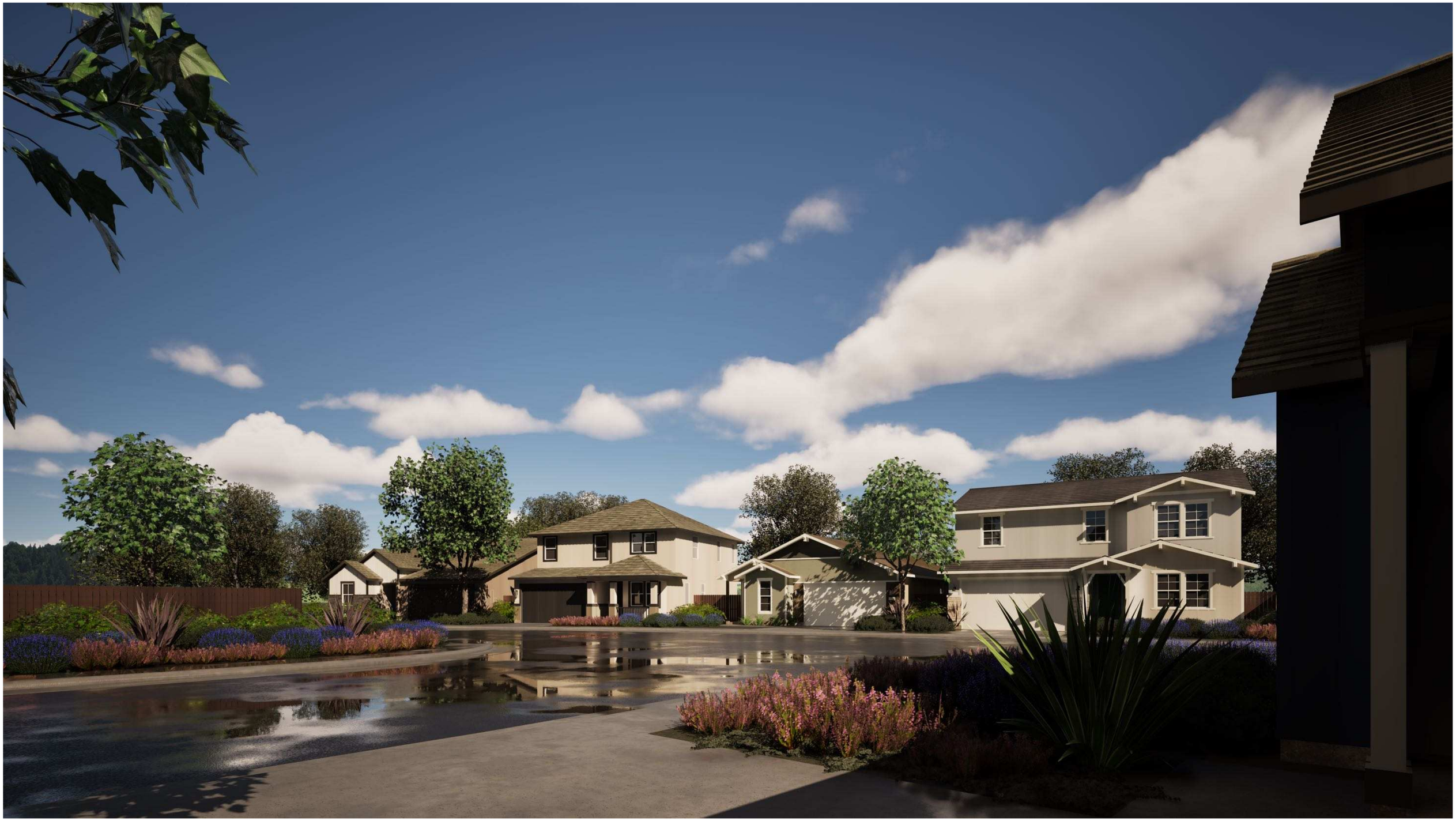
55' X 105' Lots | Typical Preliminary Landscape Plan

L3

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

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SCHEMATIC RENDERING

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

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BEAZER HOMES

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BEAZER HOMES

THE GROVE – 45', 50', 55' WIDE LOTS

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SCHEMATIC RENDERING

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BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

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BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

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SCHEMATIC RENDERING

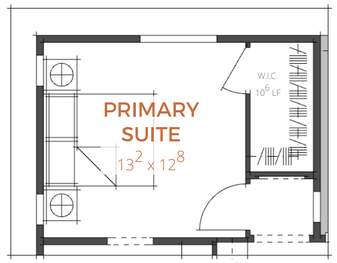
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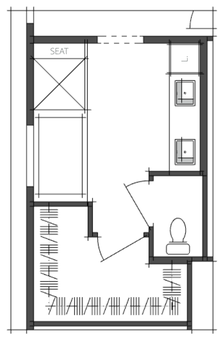
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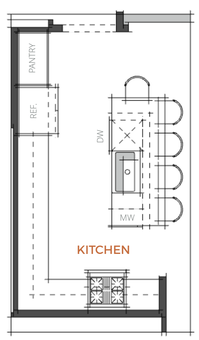
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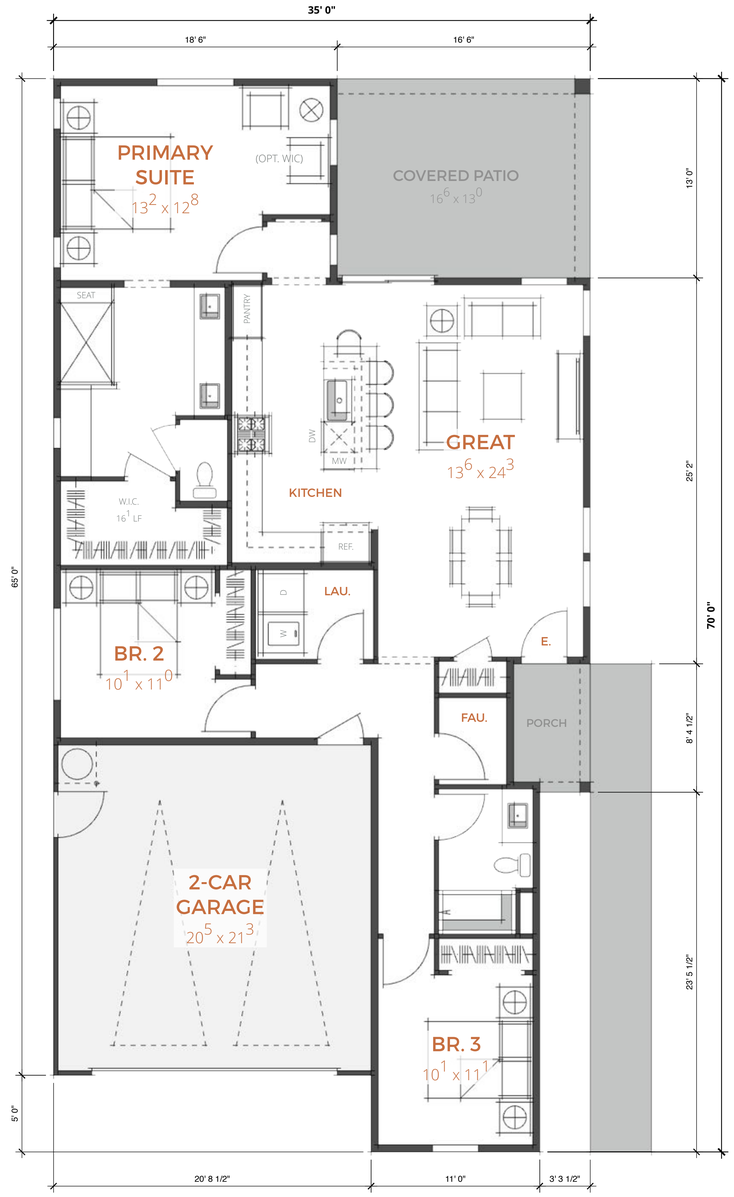
WIC OPTION



PRIMARY CHOICE B



KITCHEN CHOICE B



MAIN FLOOR I 1,568 SF

3 BEDROOM
2 BATH

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 1 - 1,568 SF

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
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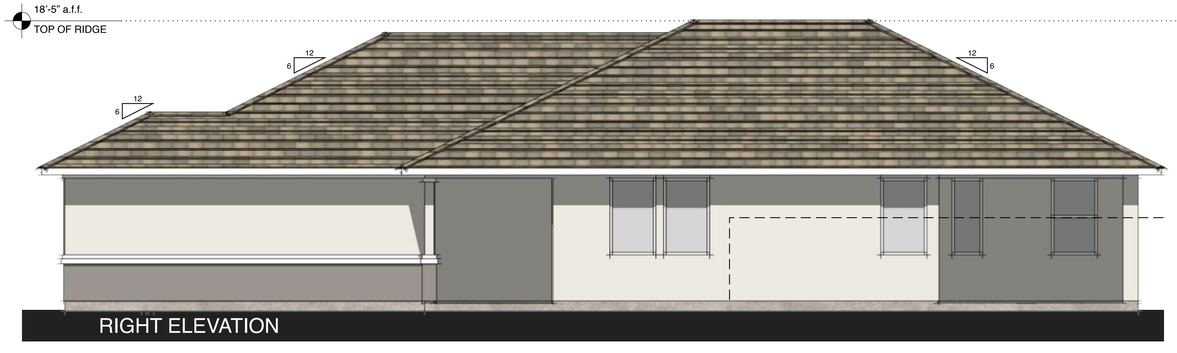
A2.1

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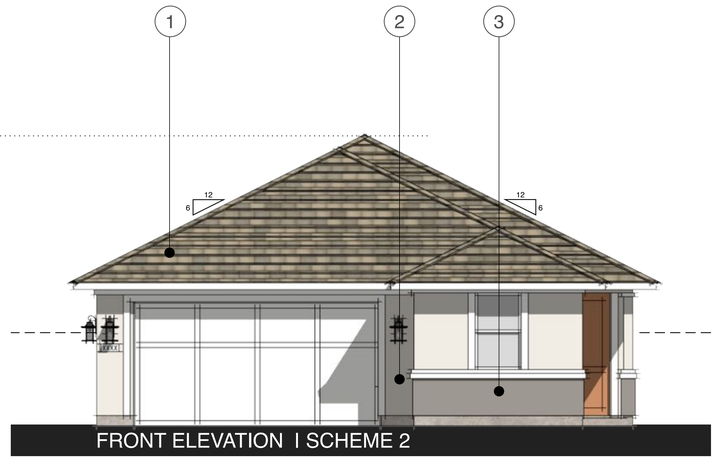
SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

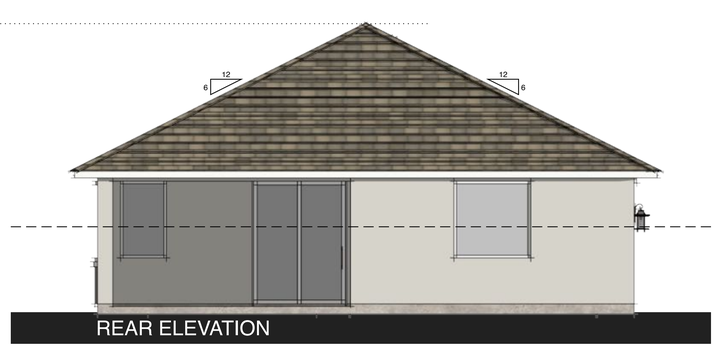


FRONT ELEVATION I SCHEME 2



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 1 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A2.2

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 1 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

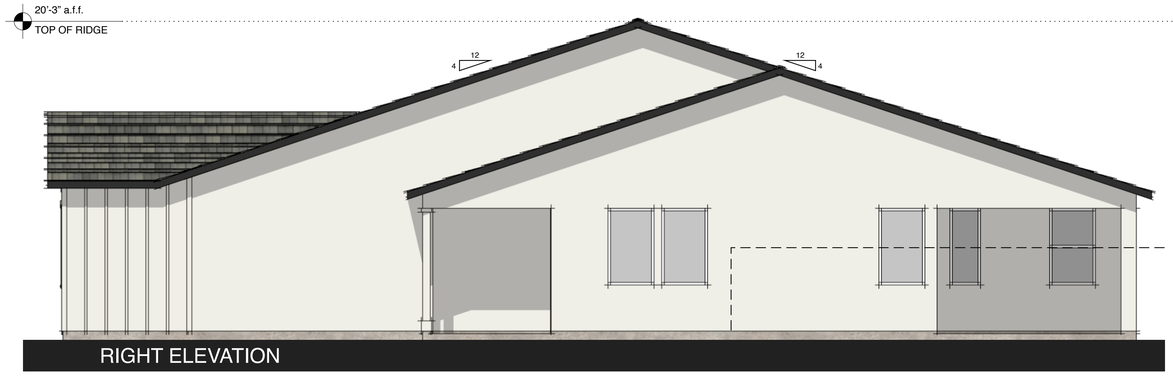
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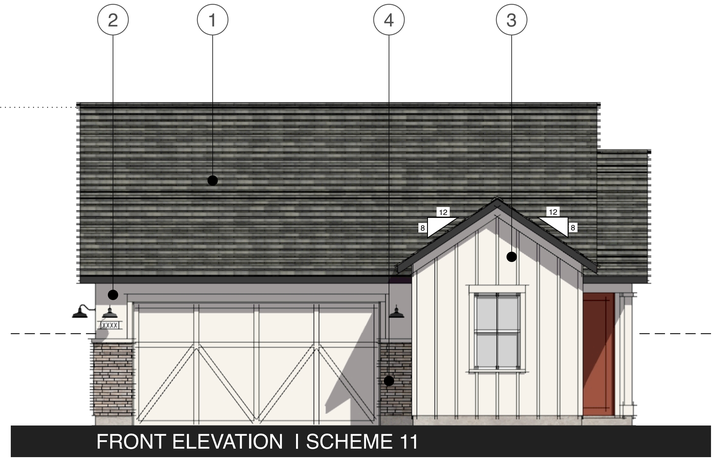
SHEET NOTES

MATERIALS

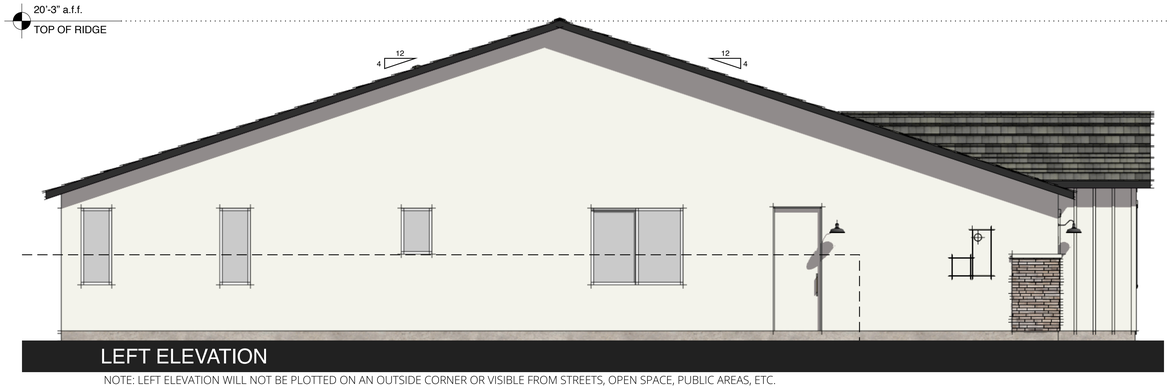
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION

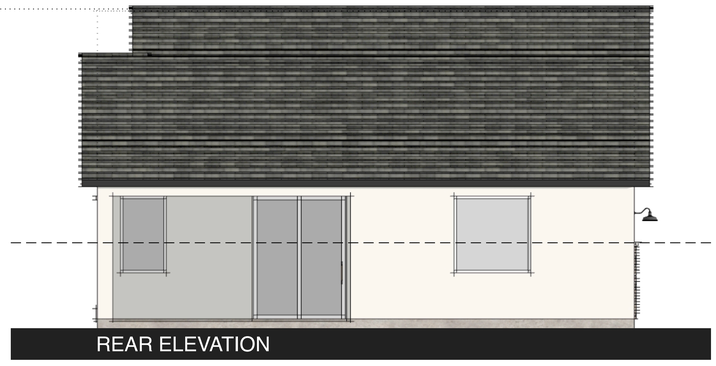


FRONT ELEVATION I SCHEME 11



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 1 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

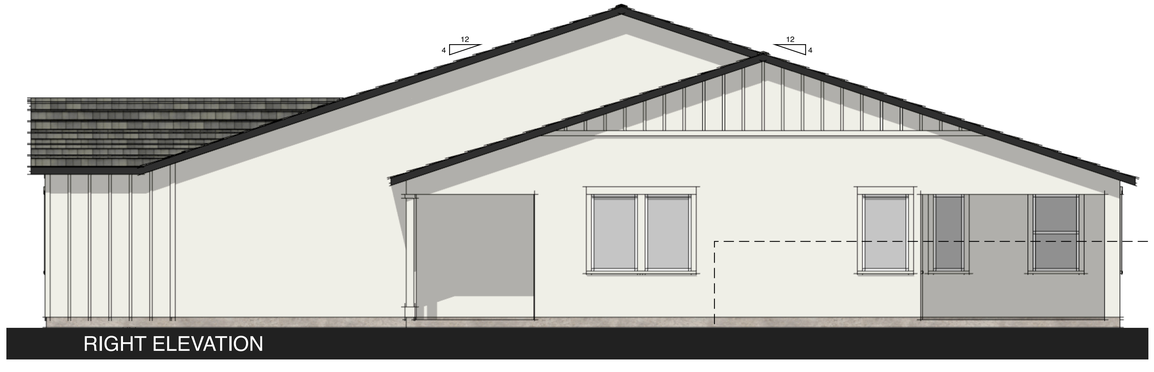
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090
DATE: 01.06.2026

A2.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090
DATE: 01.06.2026

A2.5

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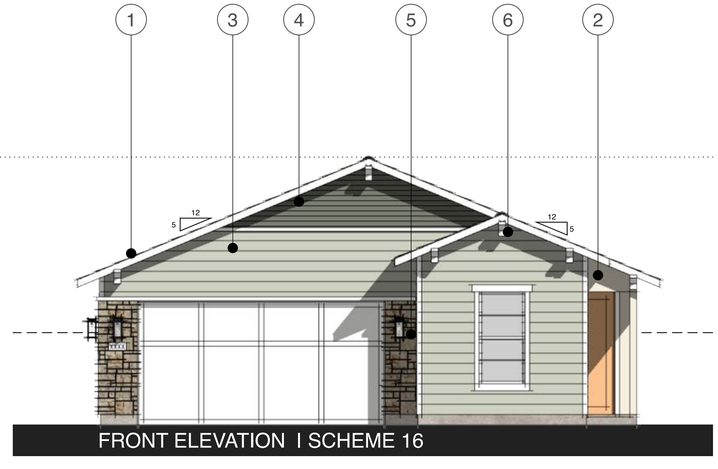
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   8" EXPOSURE
4. HORIZONTAL SIDING
   4" EXPOSURE
5. MASONRY VENEER
6. DECORATIVE BEAM END



RIGHT ELEVATION

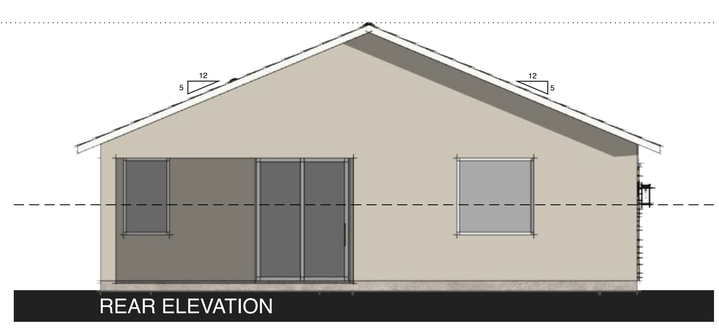


FRONT ELEVATION I SCHEME 16



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

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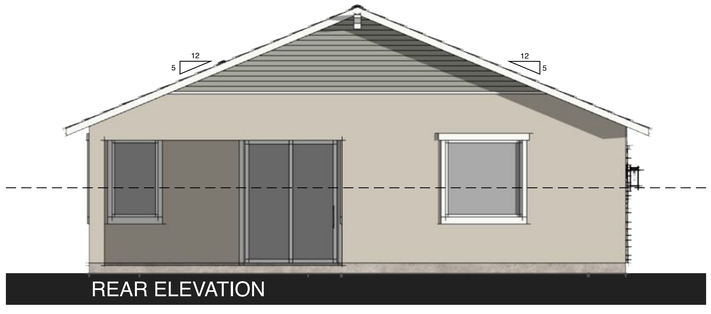
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A2.6

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 ENHANCED - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

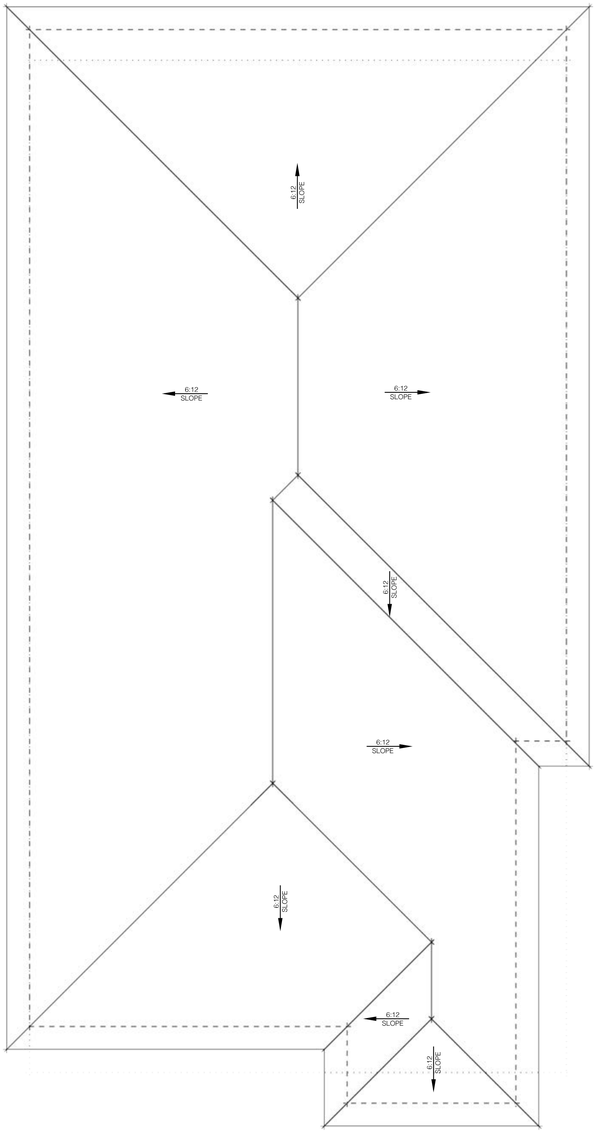
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

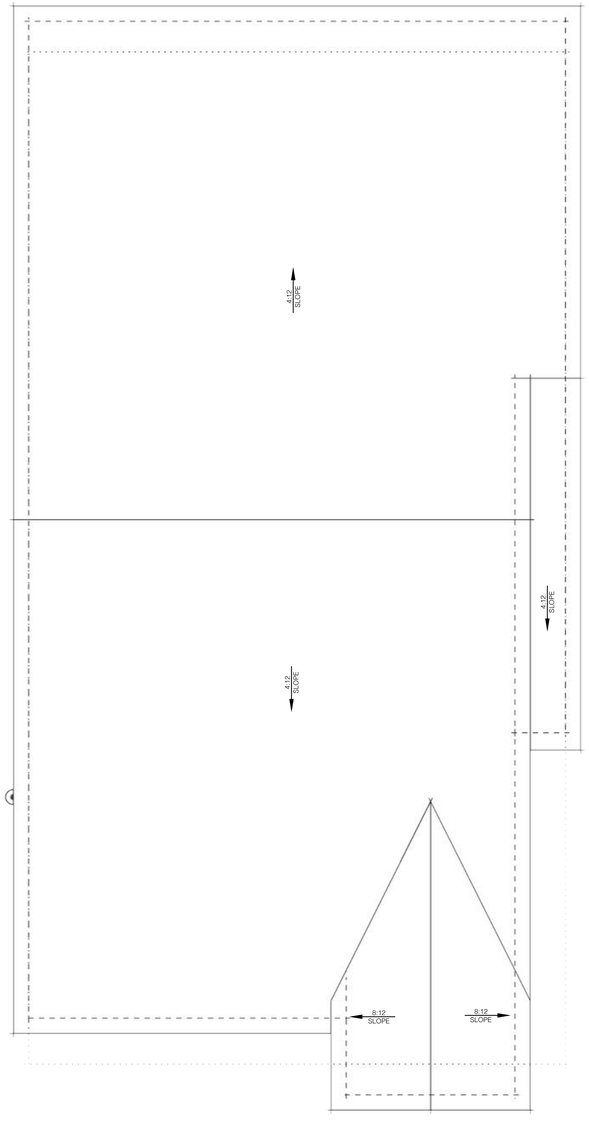
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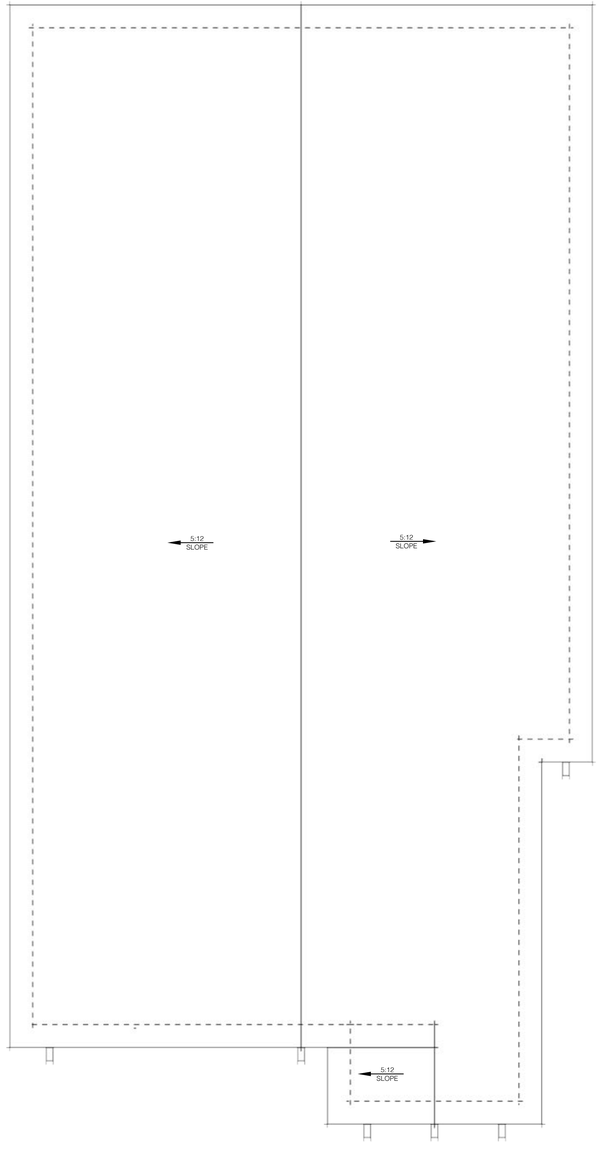
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 1

0 2 4 8

SCALE: 1/4" = 1'-0"

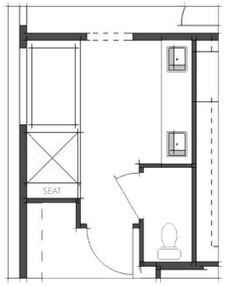
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

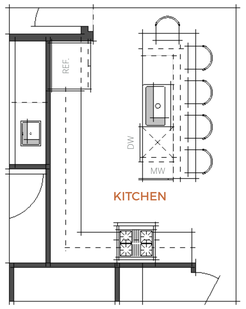
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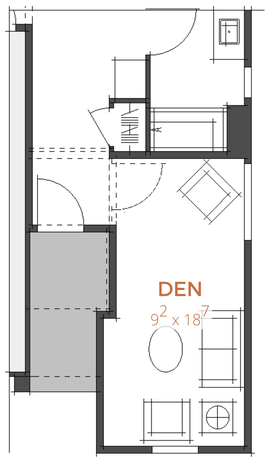
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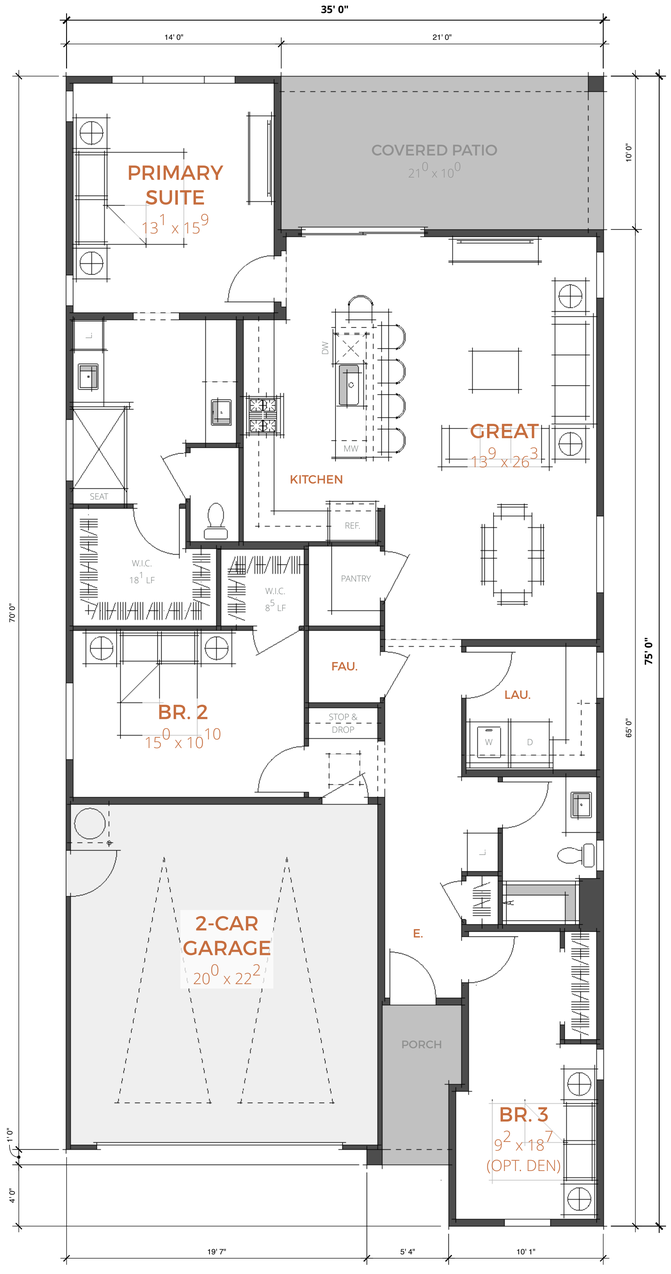
PRIMARY CHOICE B



KITCHEN CHOICE B



DEN OPTION



MAIN FLOOR I 1,786 SF

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 2 - 1,786 SF

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A3.1

/Users/jbalta/Library/CloudStorage/Egnyte-plasrch/Shared/02 PROJECTS/BEAZER/NORCAL/24090-24092 THE GROVE (STARDUST)/24090 STARDUST 45X100/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/24090_A3_PLAN 2_30x42L

SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

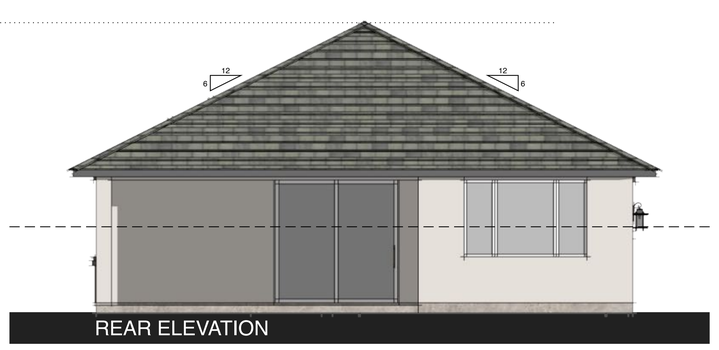


FRONT ELEVATION I SCHEME 3



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A3.2

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

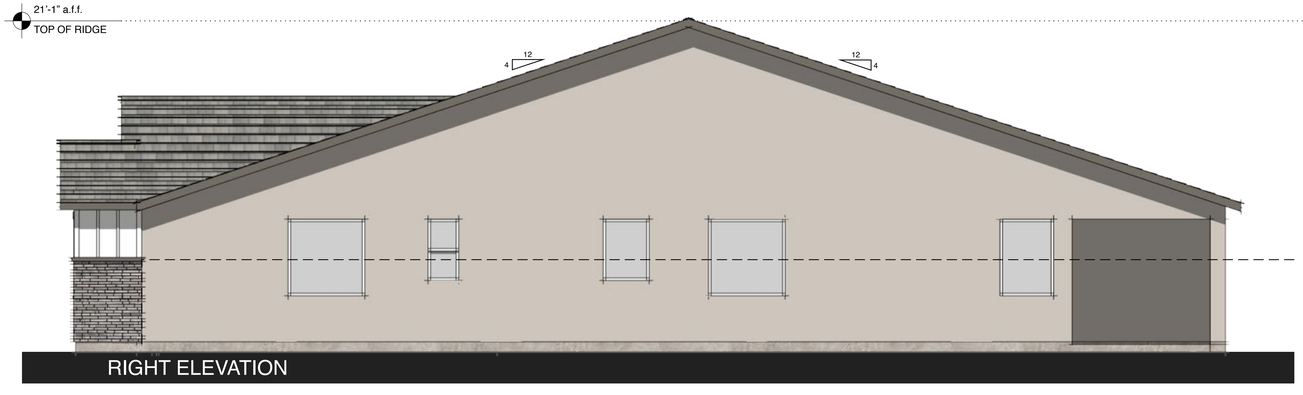
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SHEET NOTES

MATERIALS

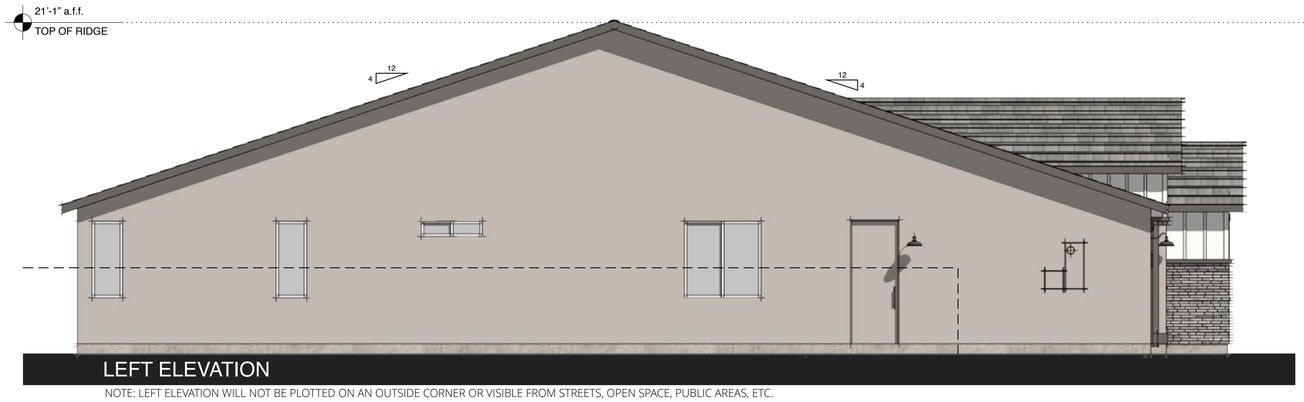
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 10



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

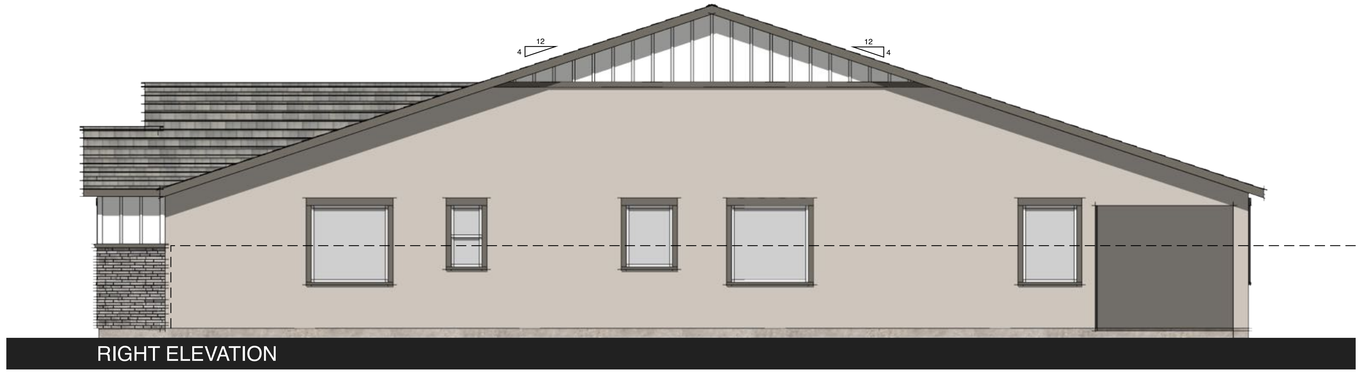
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A3.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

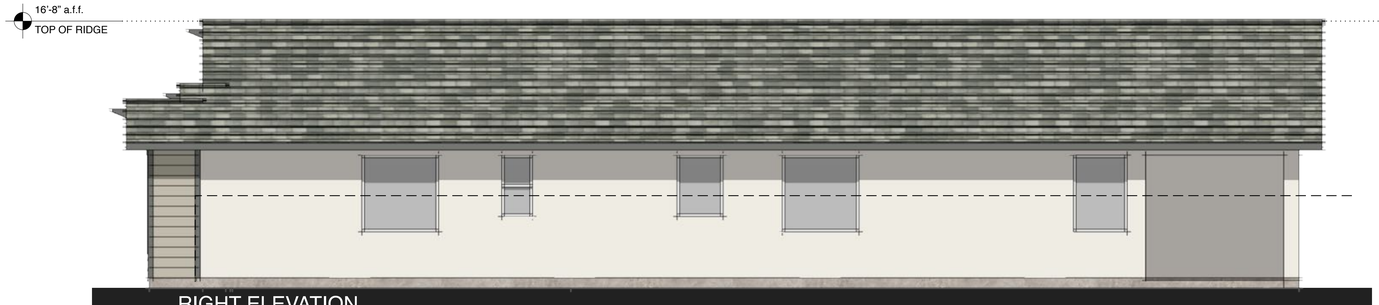
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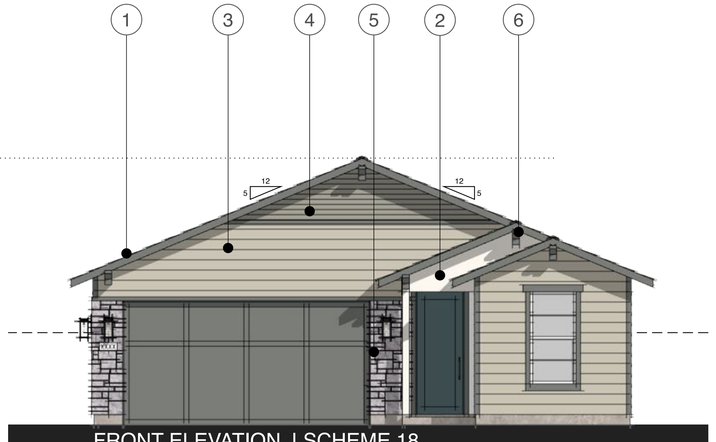
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   8" EXPOSURE
4. HORIZONTAL SIDING
   4" EXPOSURE
5. MASONRY VENEER
6. DECORATIVE BEAM END



RIGHT ELEVATION

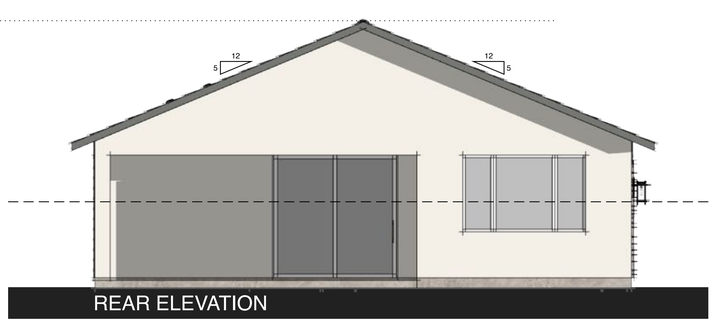


FRONT ELEVATION I SCHEME 18



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

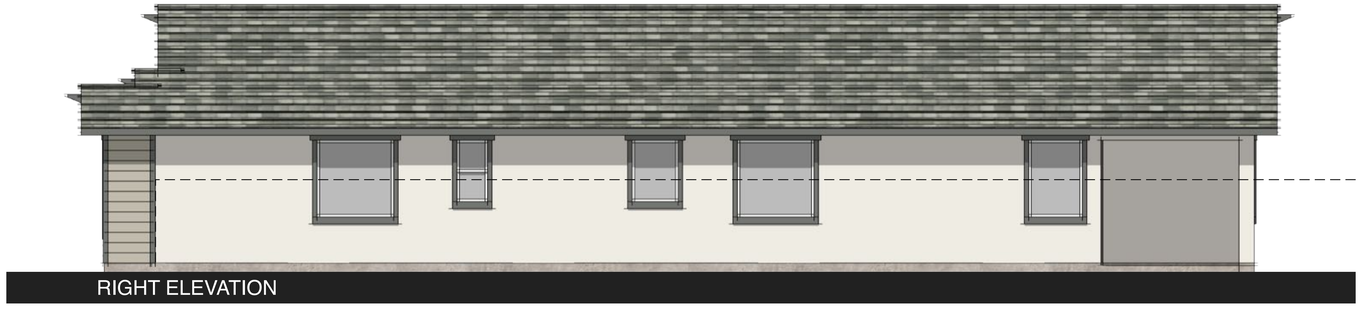
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

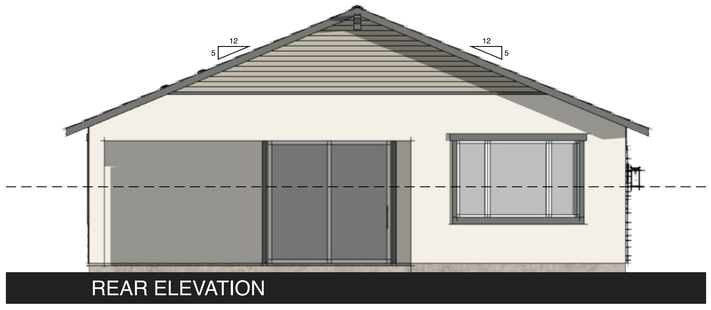
JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A3.6

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 ENHANCED - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

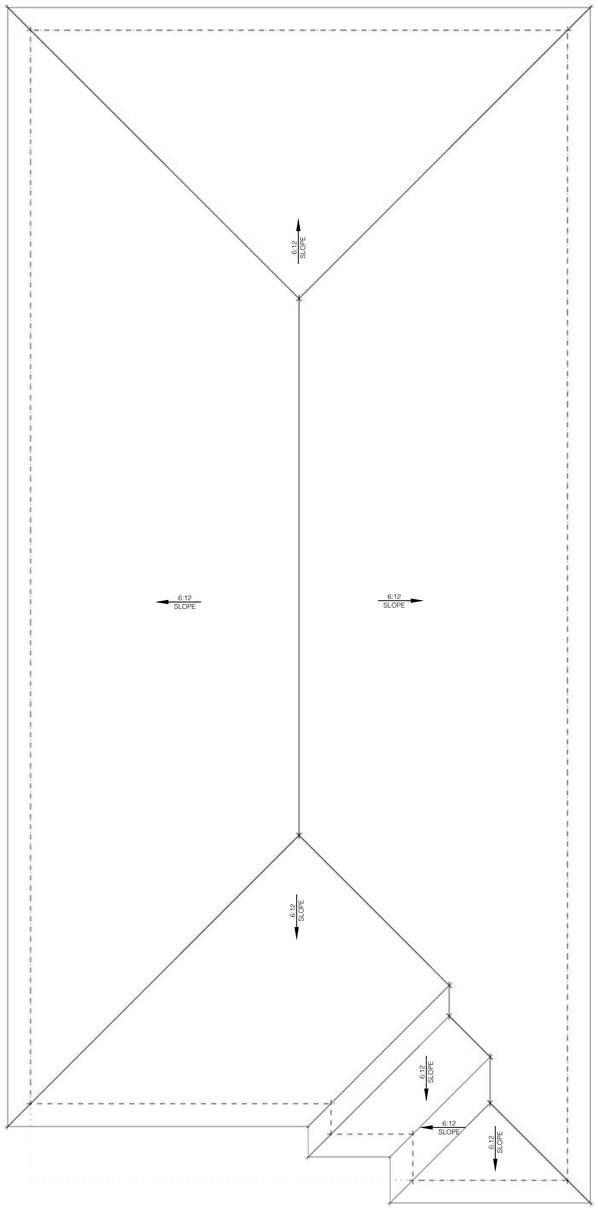
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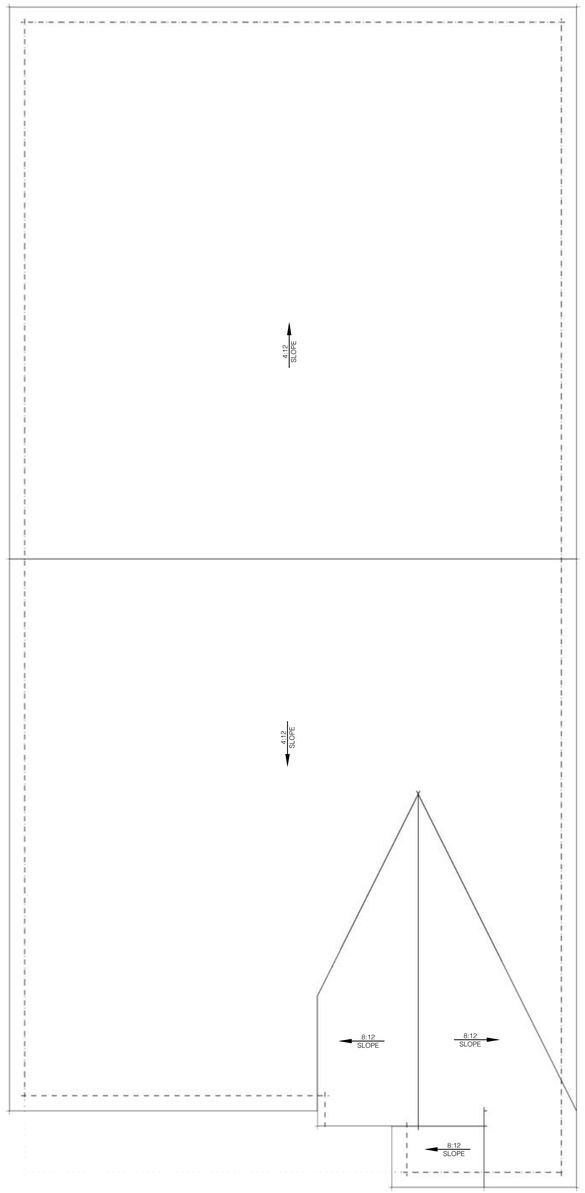
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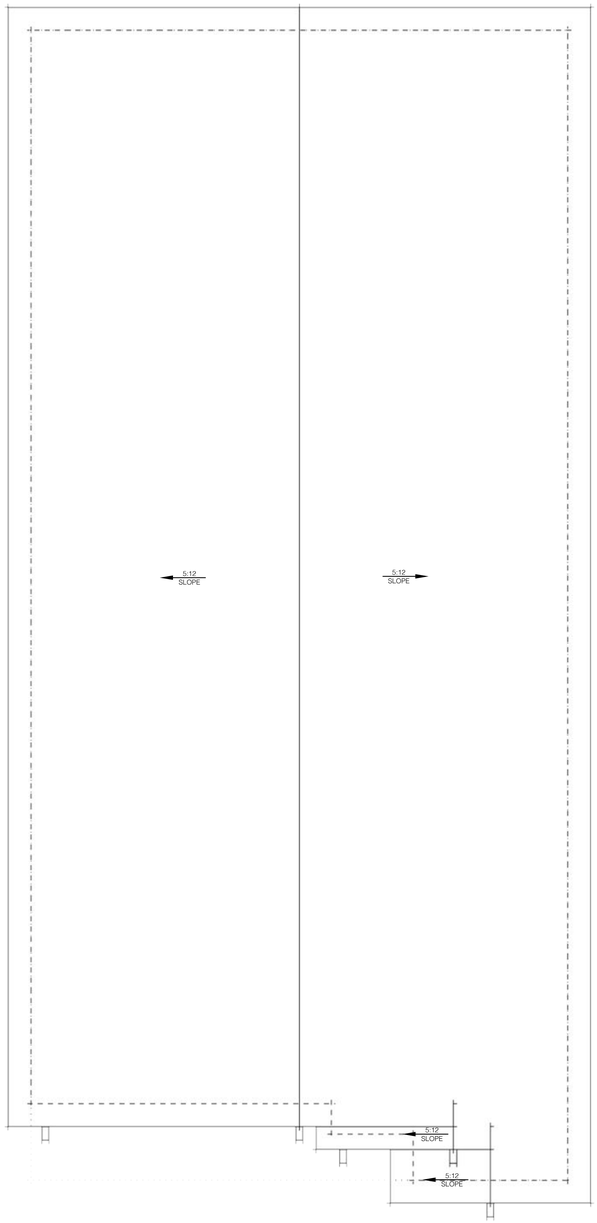
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 2

0 2 4 8

SCALE: 1/4" = 1'-0"

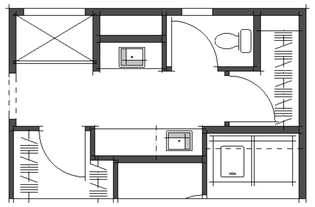
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

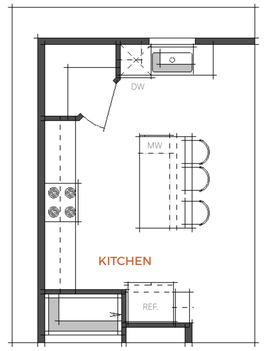
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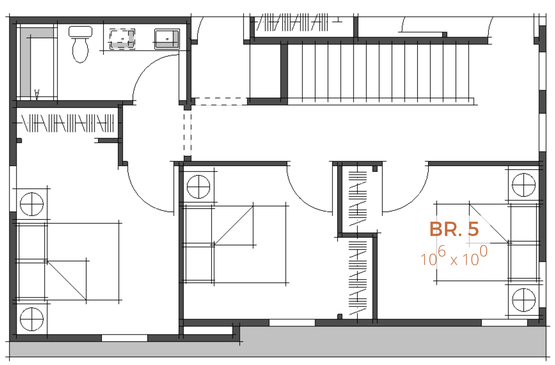
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PRIMARY CHOICE B

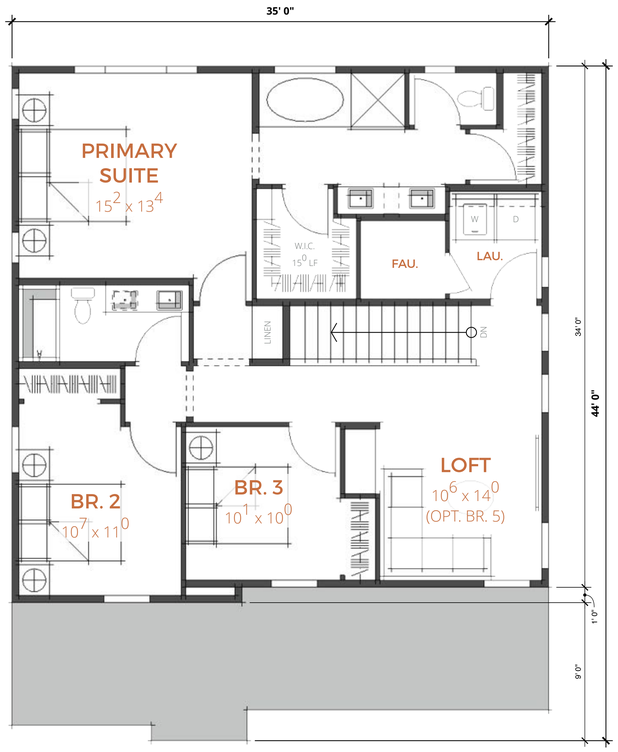


KITCHEN CHOICE B

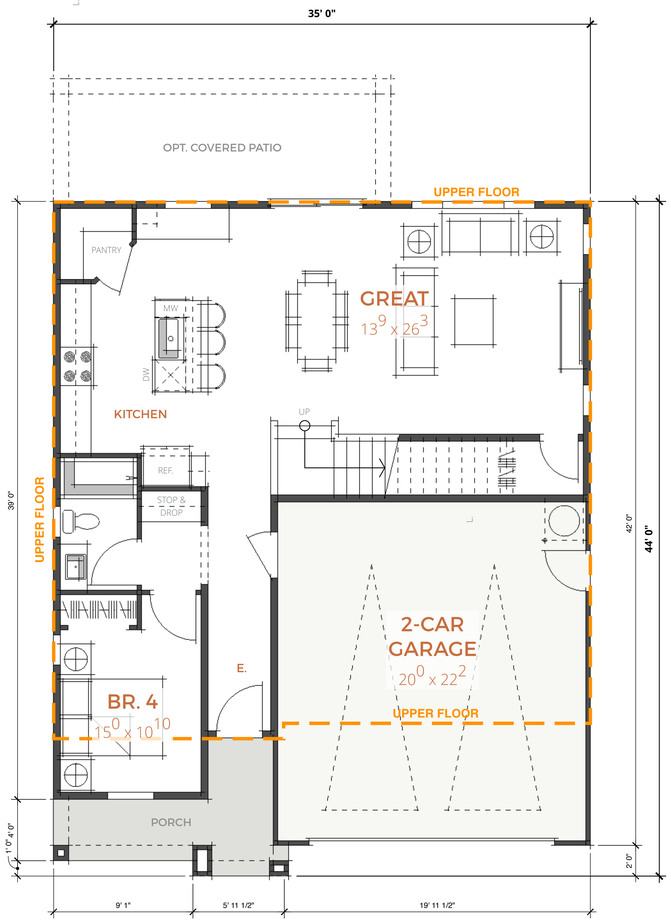


BR. 5 OPTION

(IN LIEU OF LOFT)



UPPER FLOOR I 1,164 SF



MAIN FLOOR I 951 SF

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 3 - 2,115 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24090

DATE: 10.29.2025

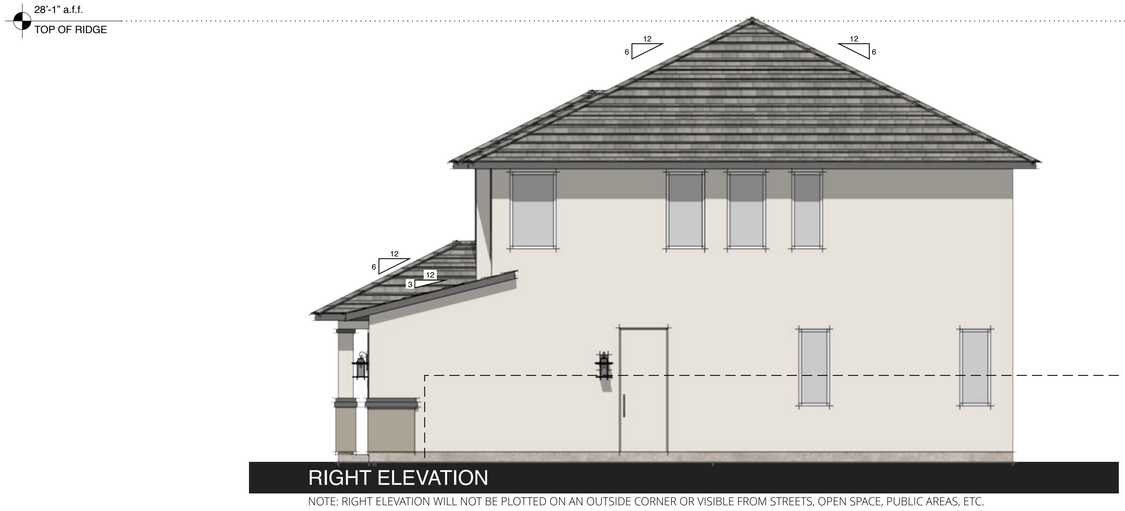
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SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT

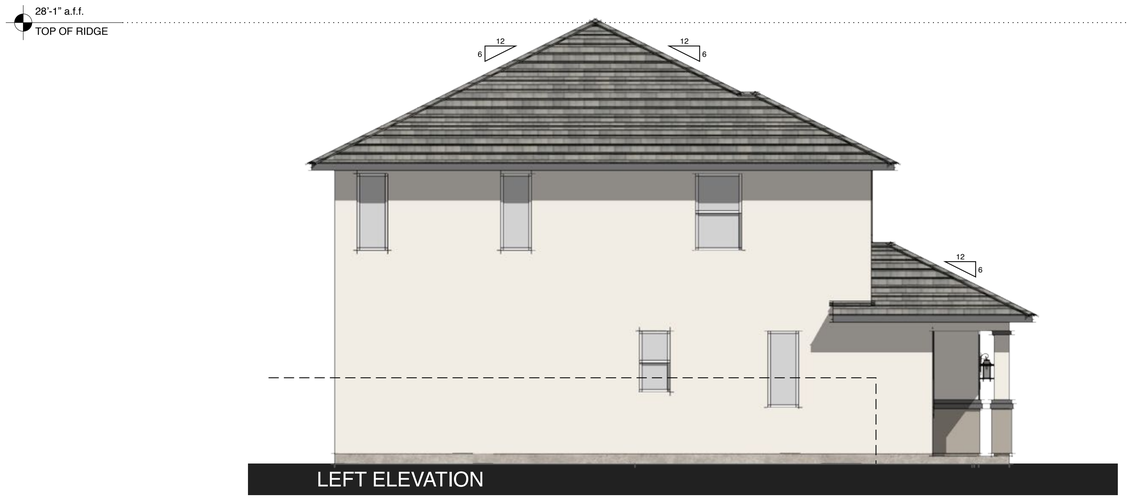


RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 3



LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

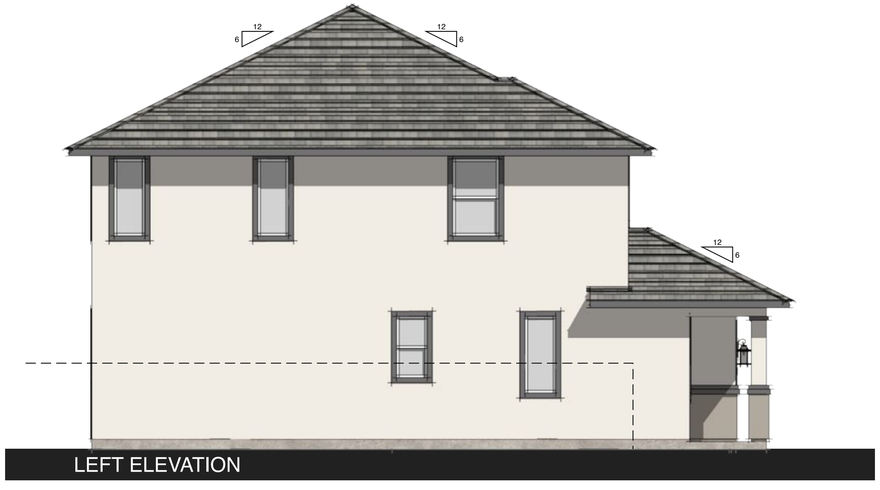
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A4.2

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 10.29.2025

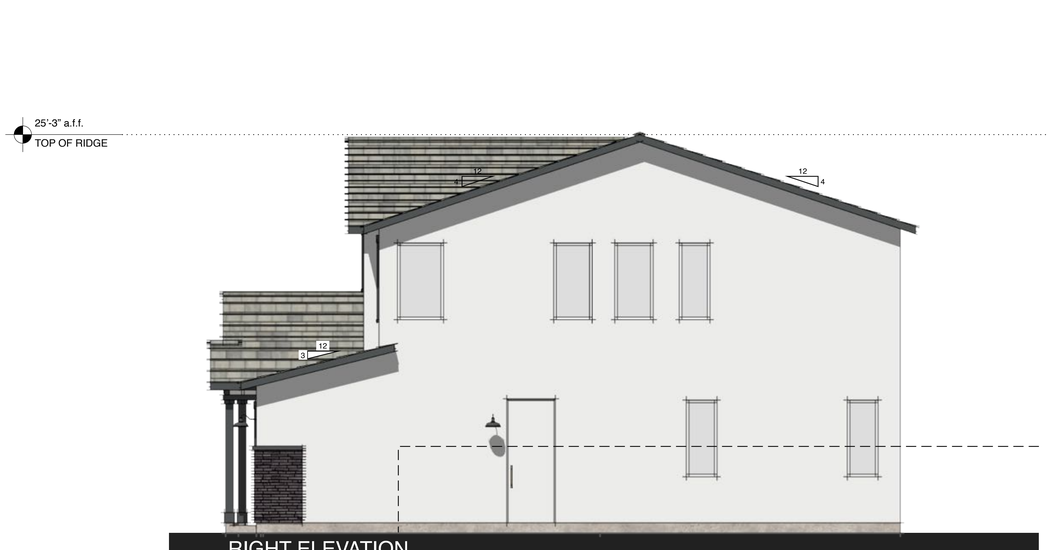
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SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER

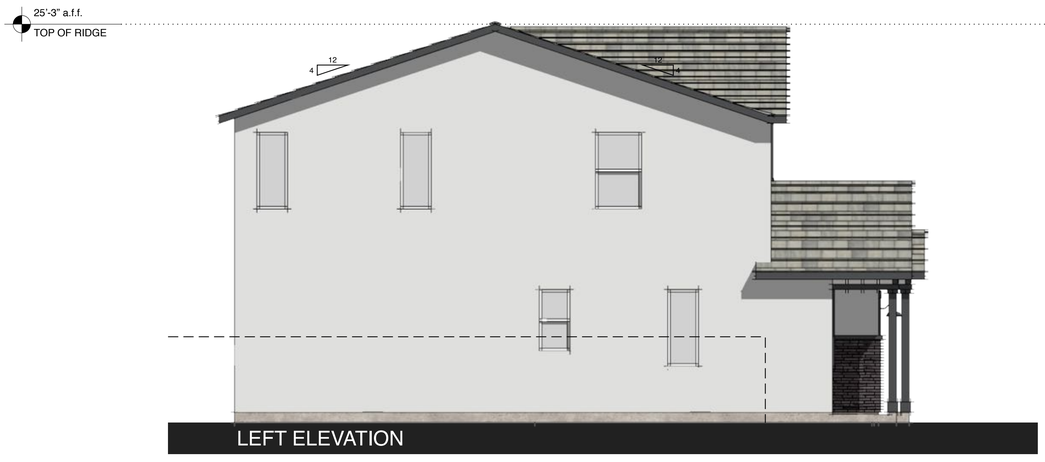


RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 12



LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A4.4

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 10.29.2025

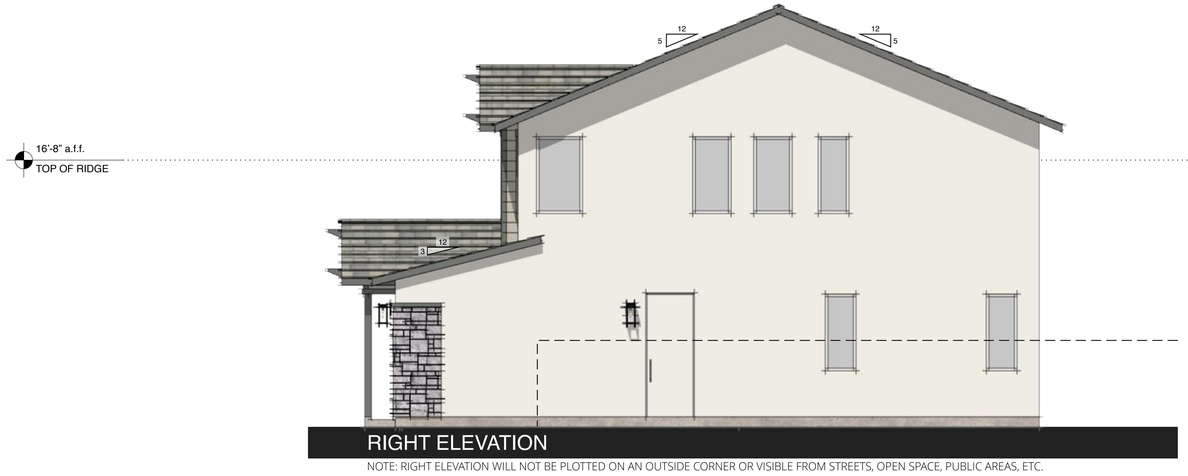
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SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   8" EXPOSURE
4. HORIZONTAL SIDING
   4" EXPOSURE
5. MASONRY VENEER
6. DECORATIVE BEAM END

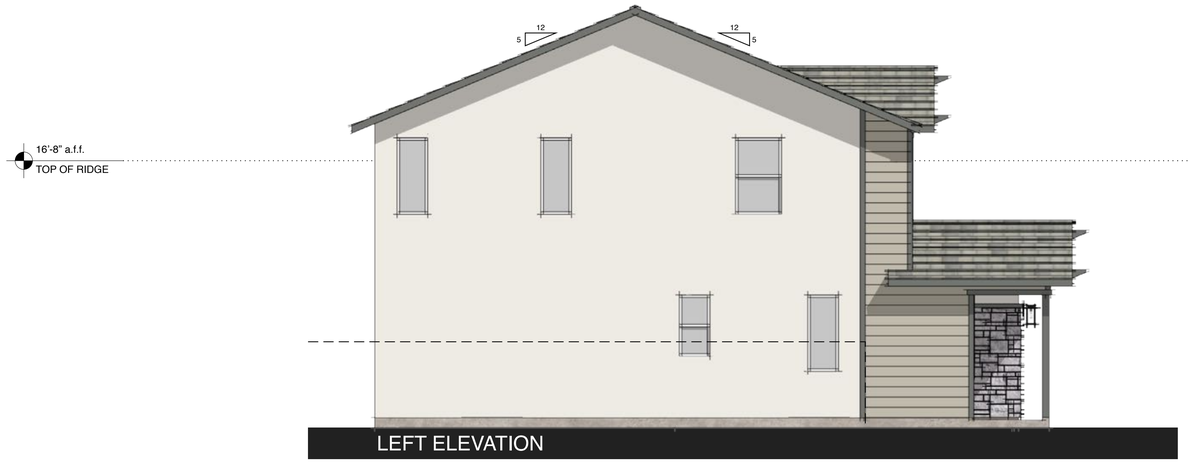


RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 18



LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A4.6

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 ENHANCED - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

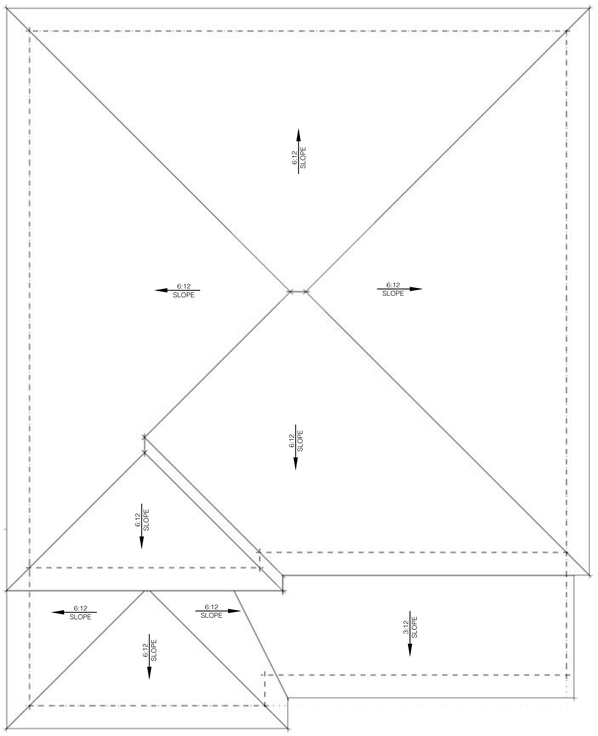
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

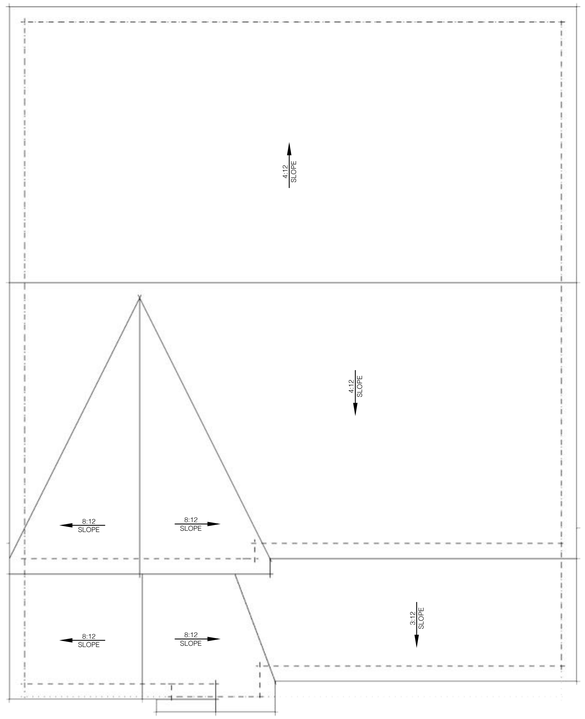
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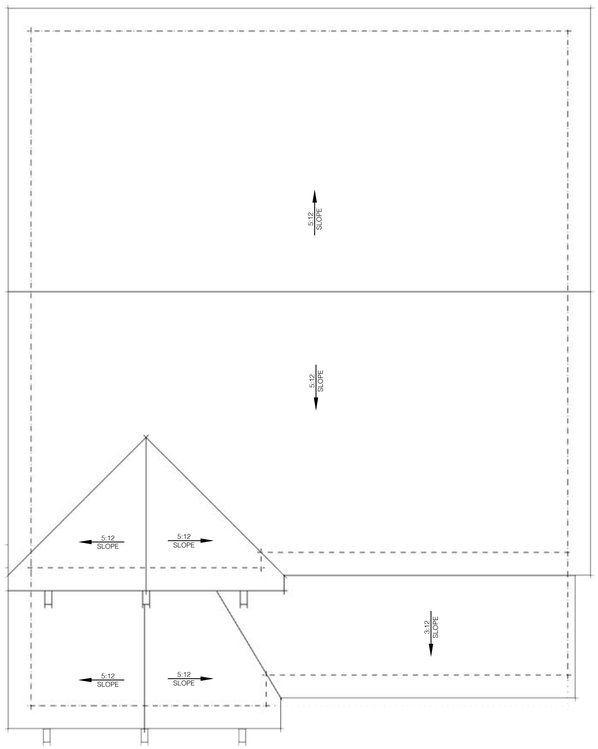
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STYLE A



STYLE B



STYLE C

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 3

0 2 4 8

SCALE: 1/4" = 1'-0"

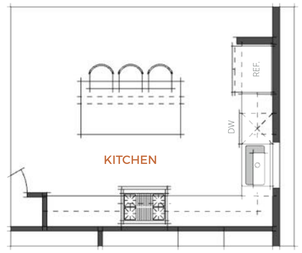
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

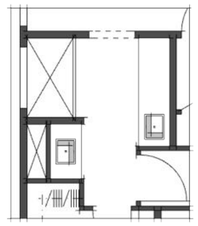
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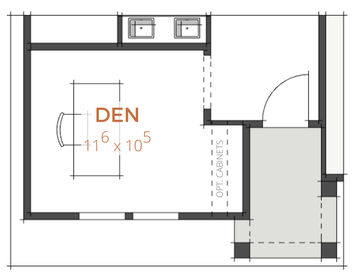
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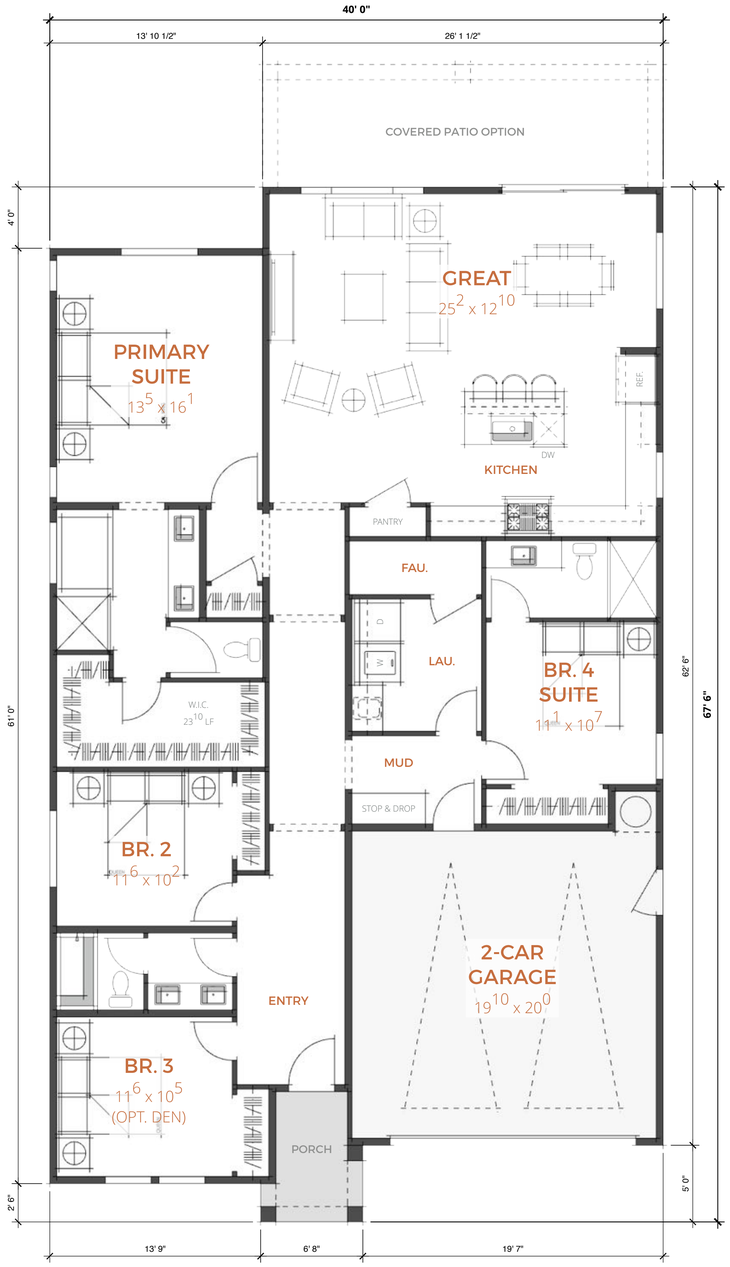
KITCHEN CHOICE B



PRIMARY CHOICE B



DEN OPTION



MAIN FLOOR I 2,040 SF

4 BEDROOM
3 BATH

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 4 - 2,040 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

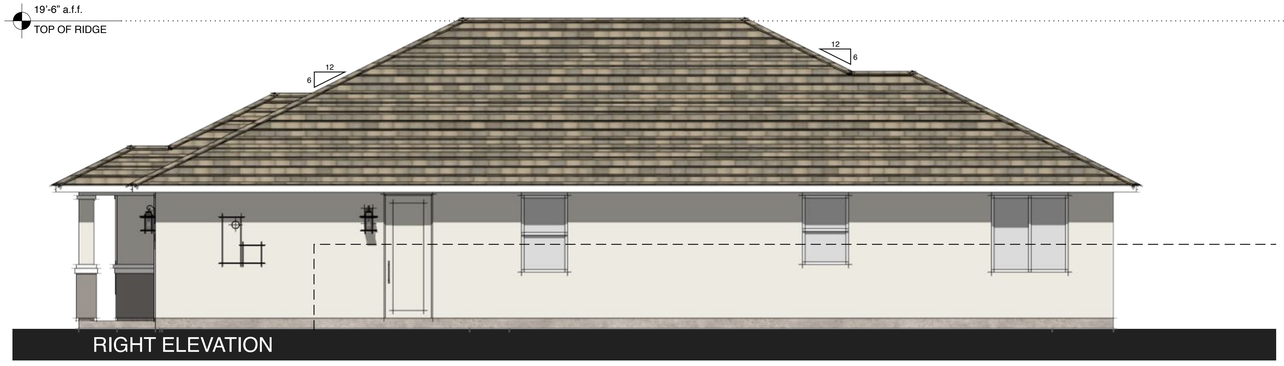
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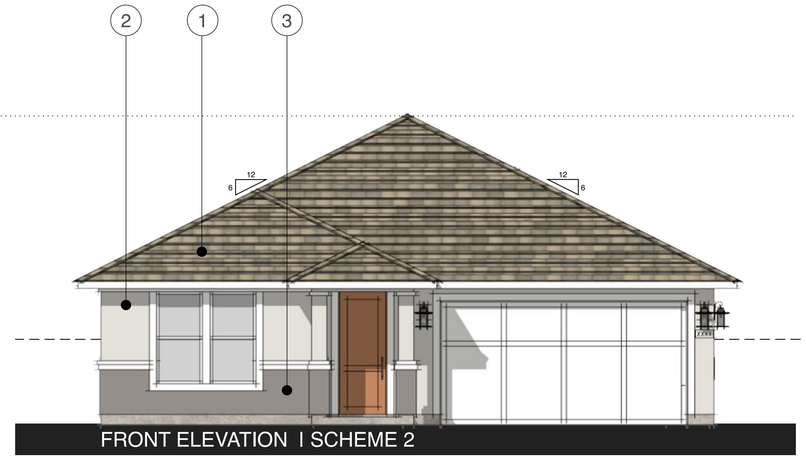
SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

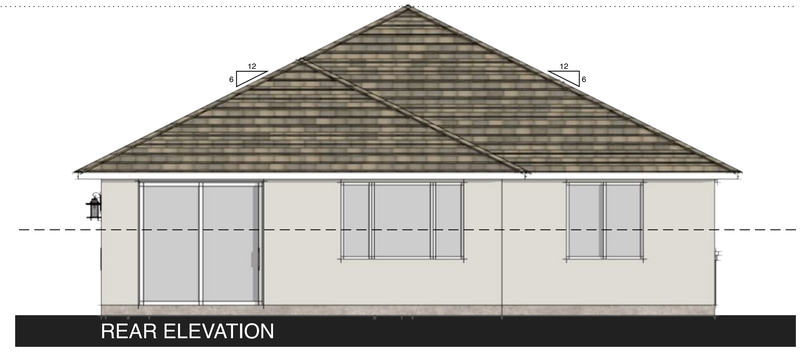


FRONT ELEVATION I SCHEME 2



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

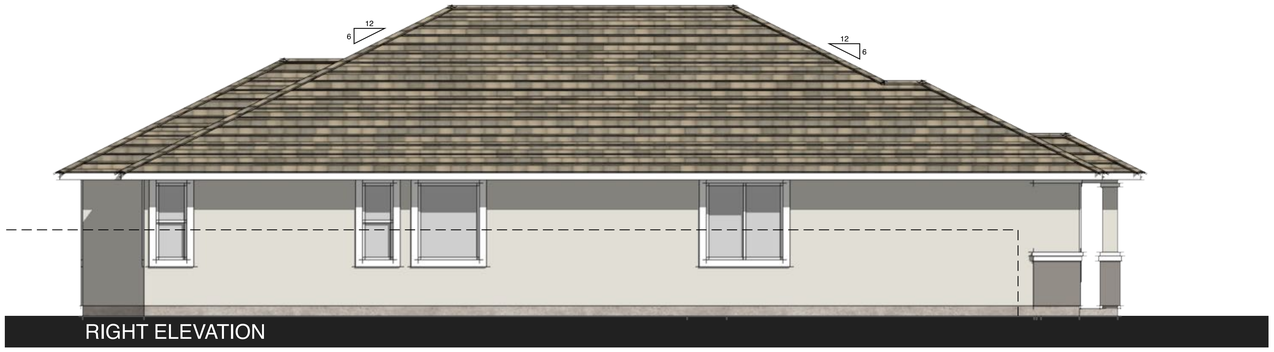
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

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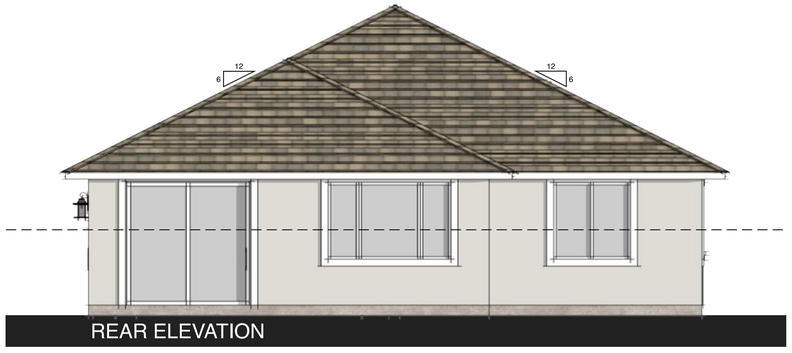
JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A5.2

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

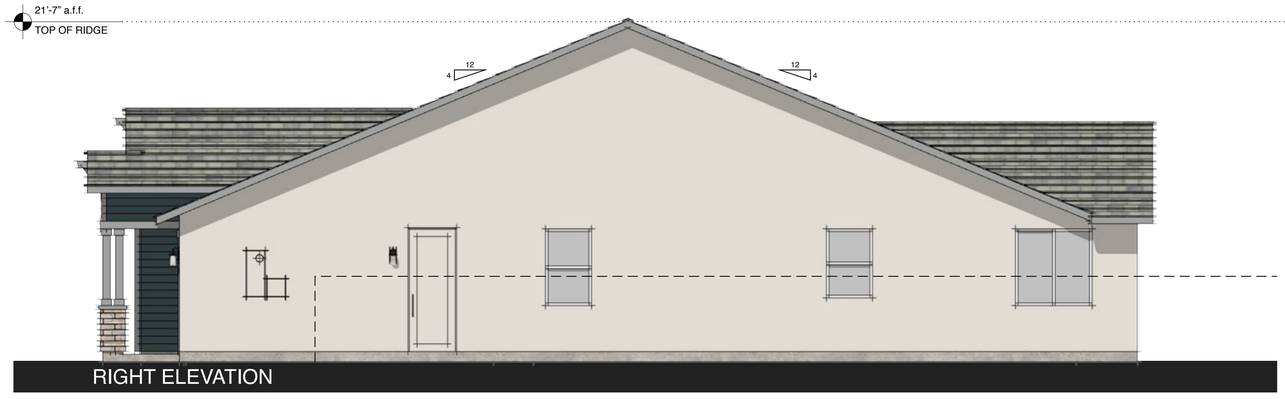
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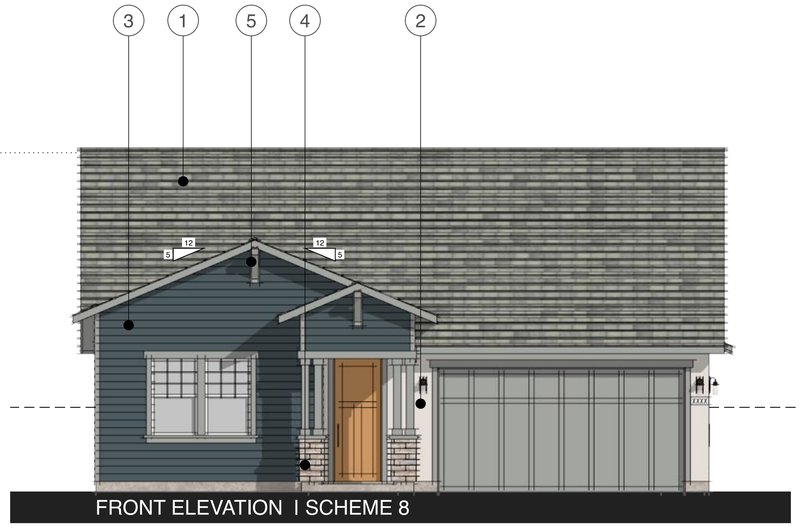
SHEET NOTES

MATERIALS

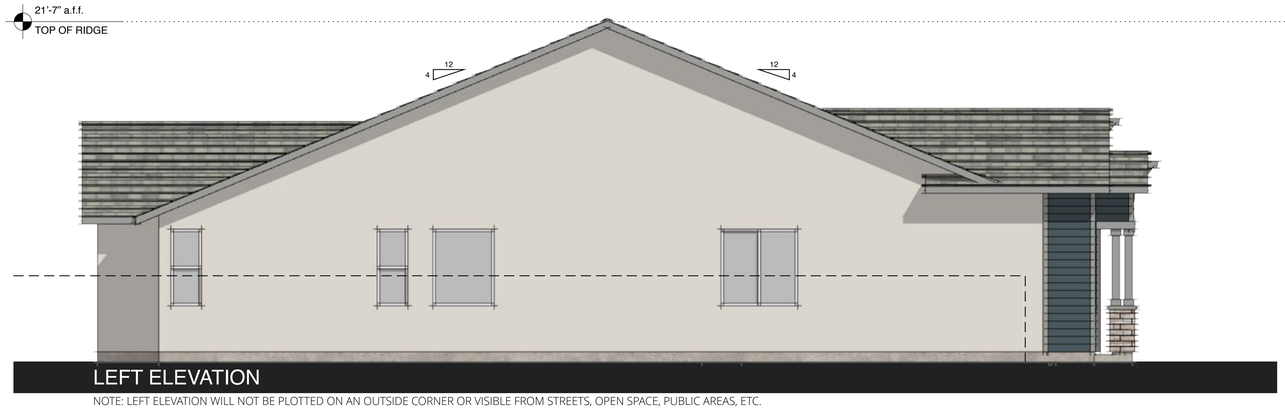
1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 8



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

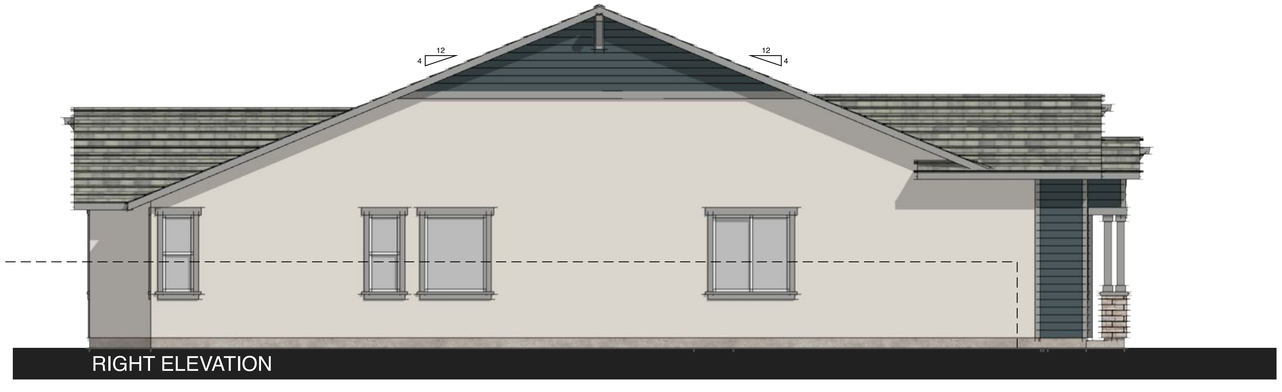
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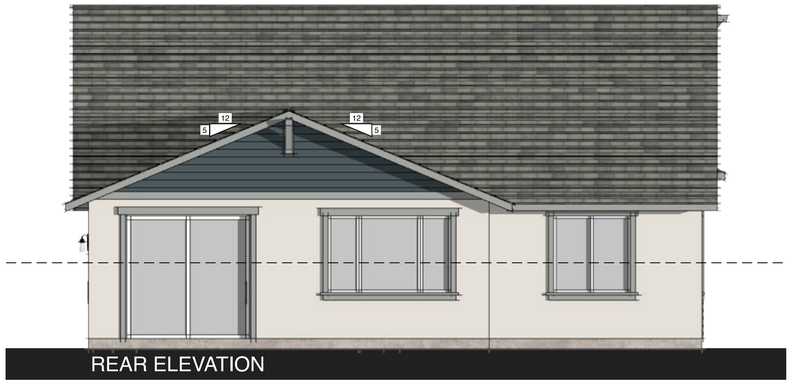
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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

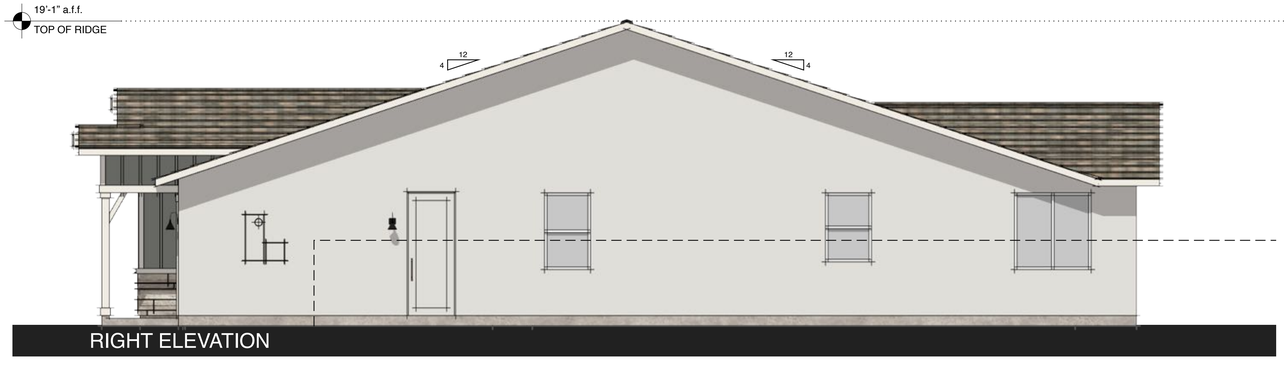
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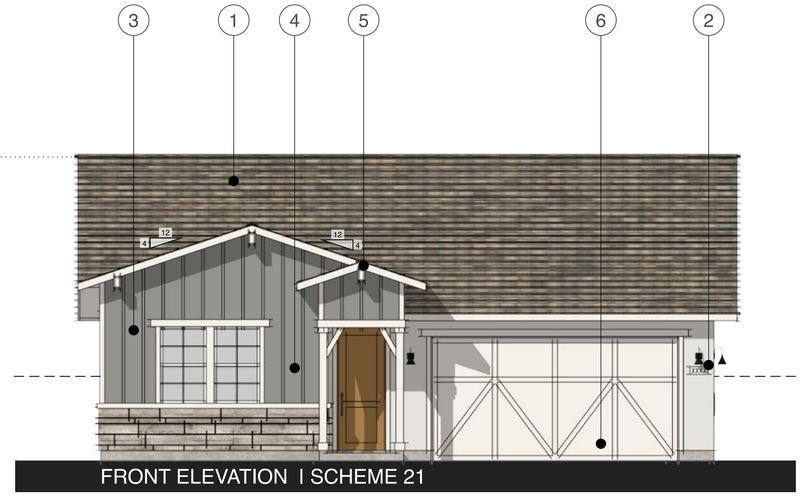
SHEET NOTES

MATERIALS

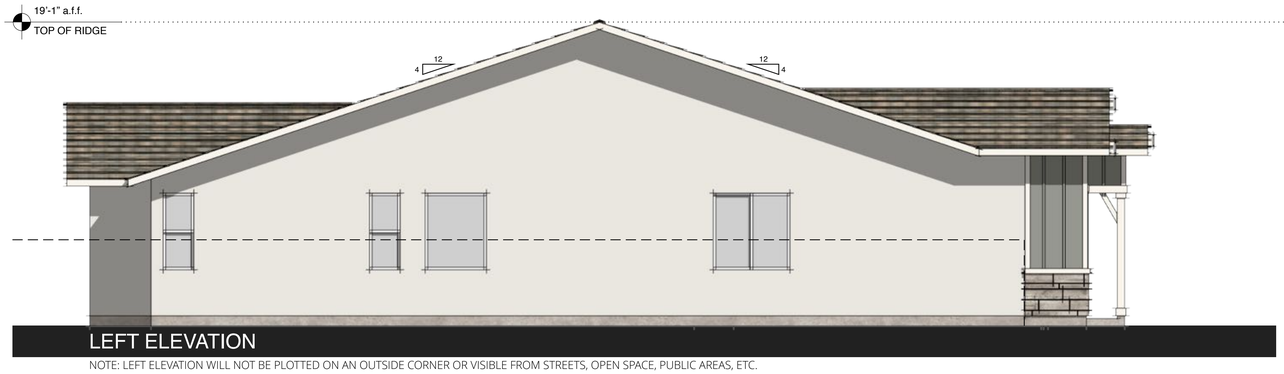
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER
5. DECORATIVE BEAM END



RIGHT ELEVATION

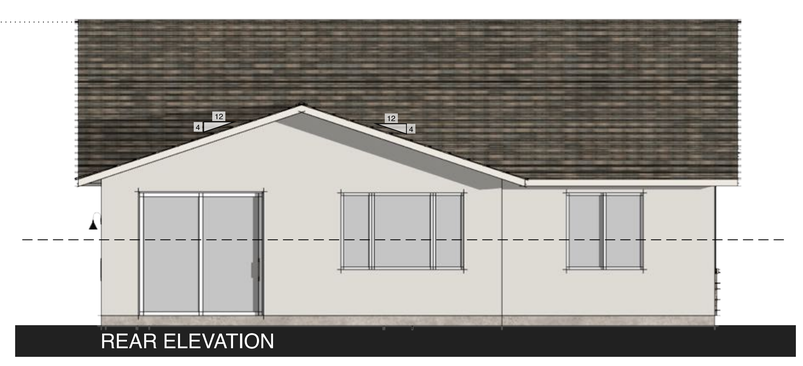


FRONT ELEVATION I SCHEME 21



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

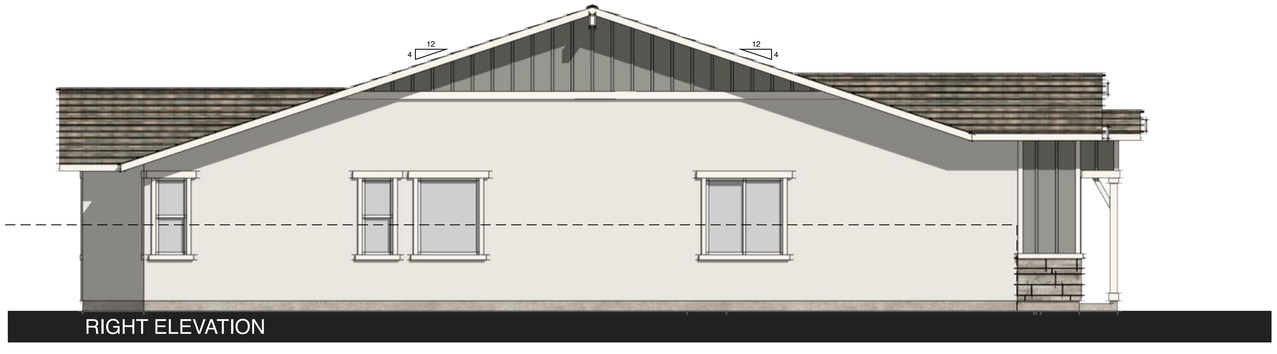
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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A5.6

/Users/jbalta/Library/CloudStorage/Egnyte-jdaroot/Shared/02 PROJECTS/BEAZER/NORCAL/24080-24092 THE GROVE (STARDUST)/24091 | STARDUST 50X100/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/24091_AS_PLAN 1_30x42L



RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 ENHANCED - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

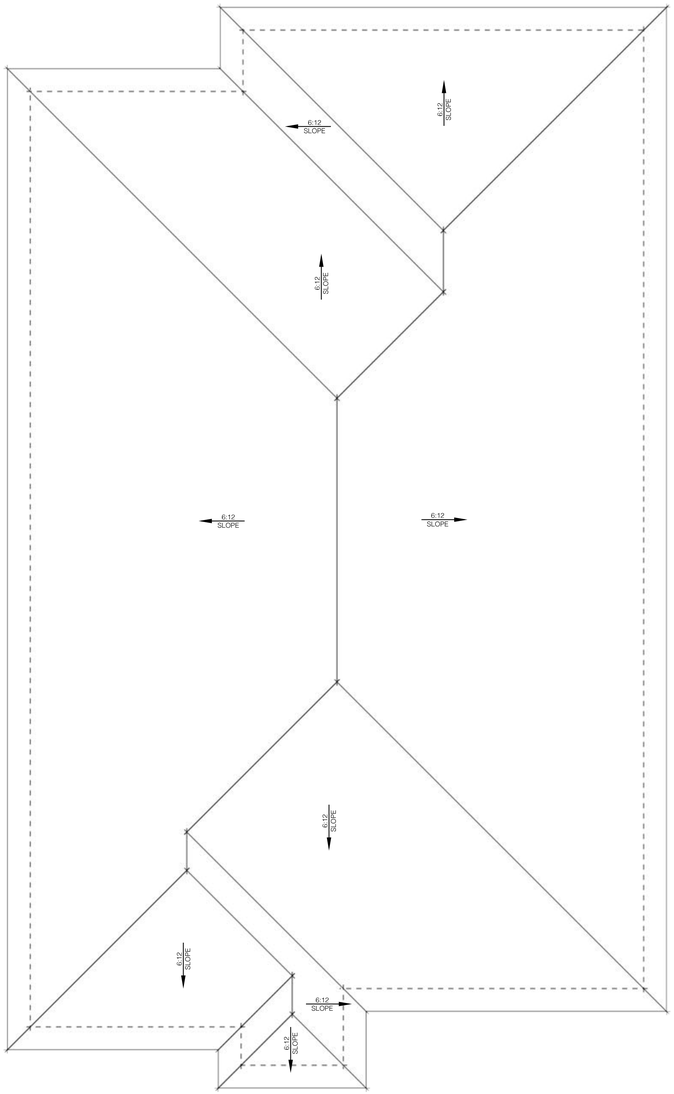
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

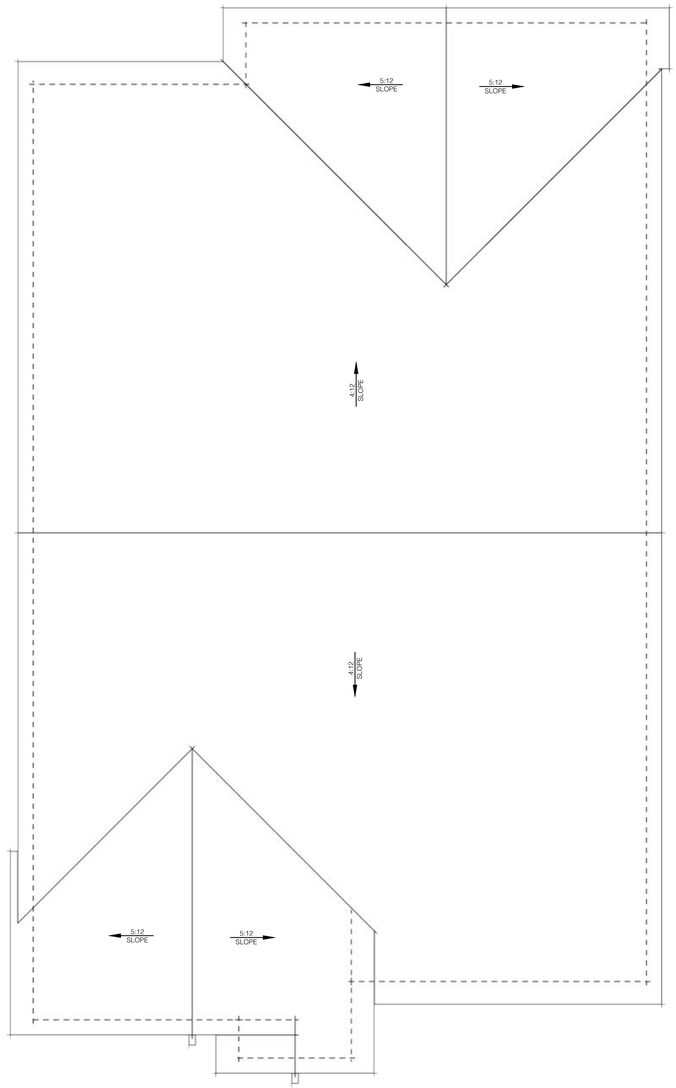
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DATE: 10.29.2025

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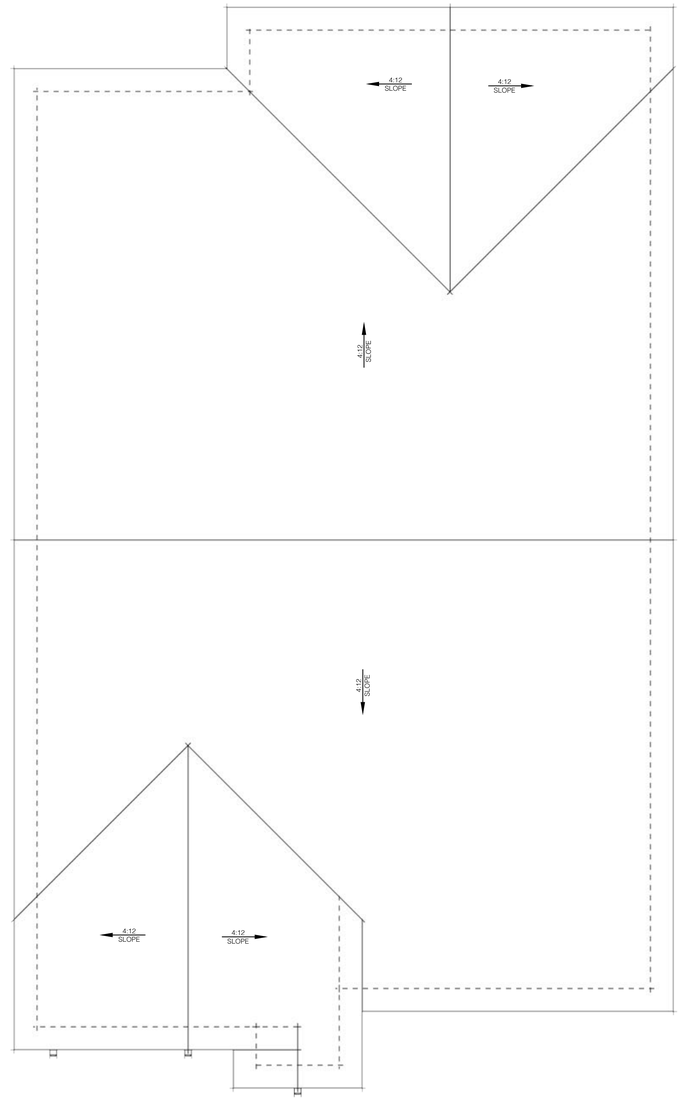
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 4

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

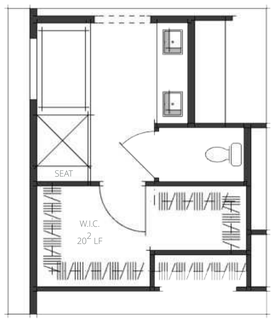
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JD+A JOB NUMBER: 24091

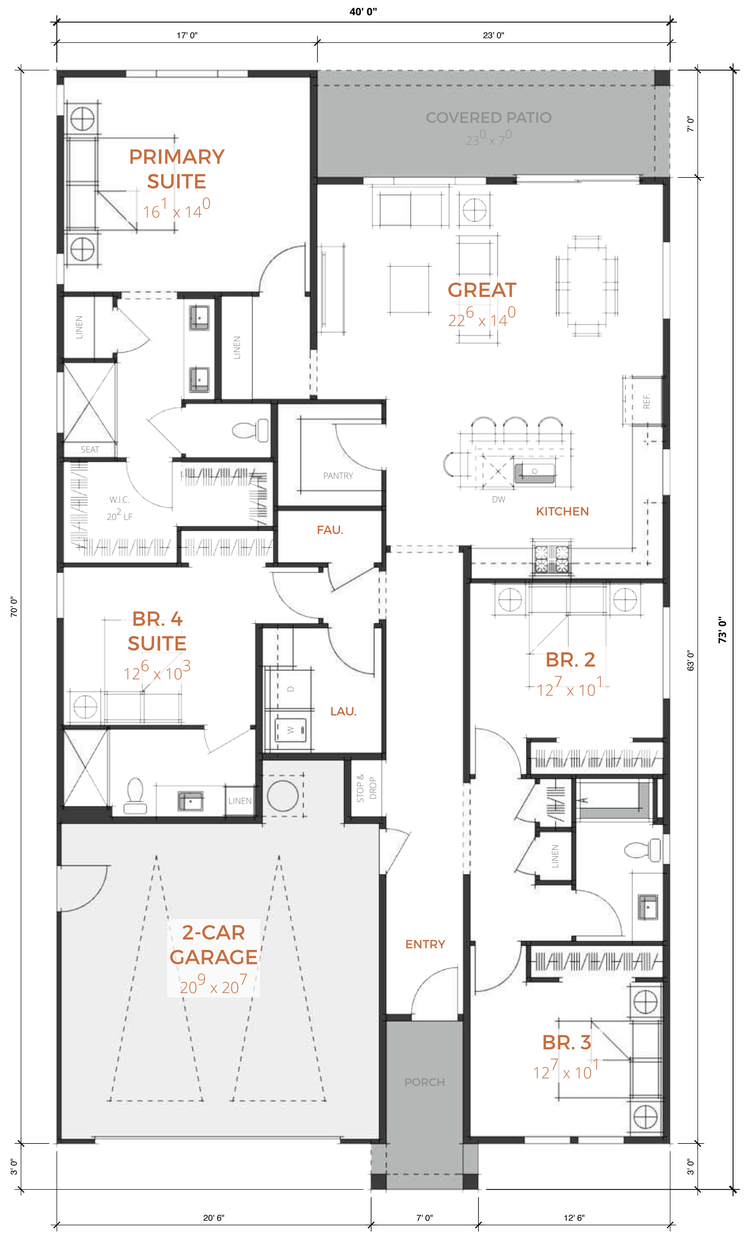
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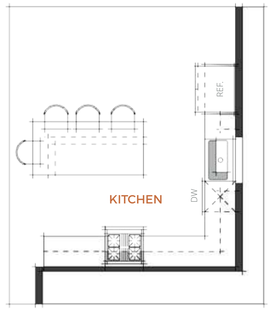
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PRIMARY CHOICE B



MAIN FLOOR I 2,134 SF



KITCHEN CHOICE B

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 5 - 2,134 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A6.1

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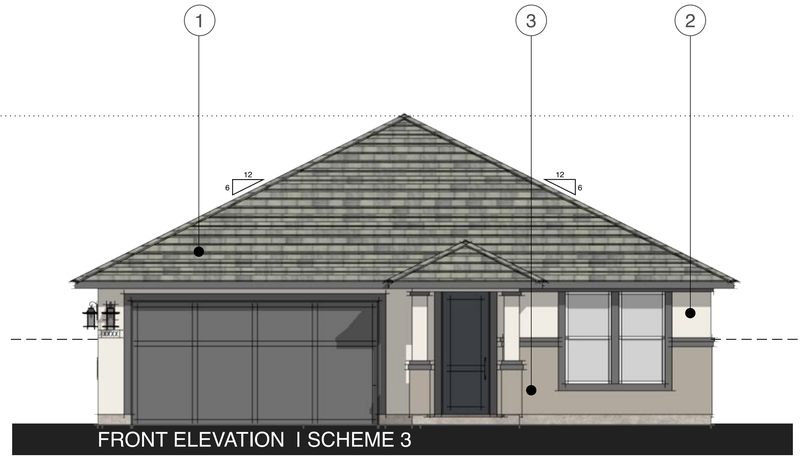
SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 3



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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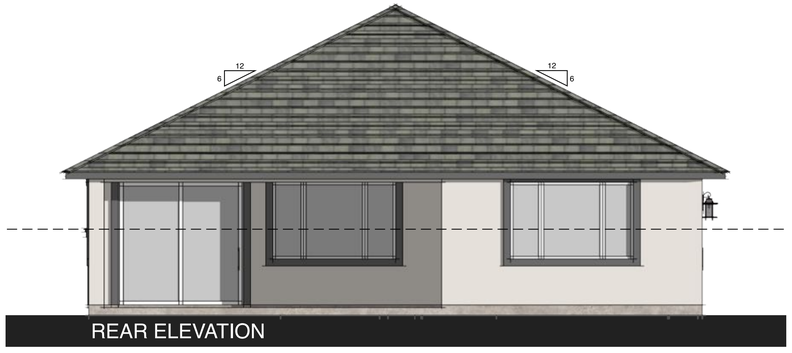
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DATE: 10.29.2025

A6.2

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

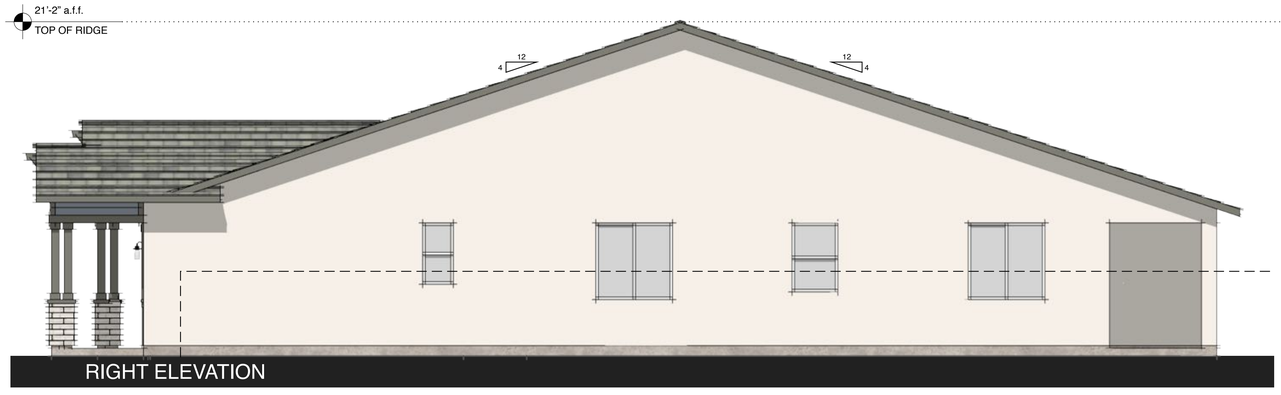
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

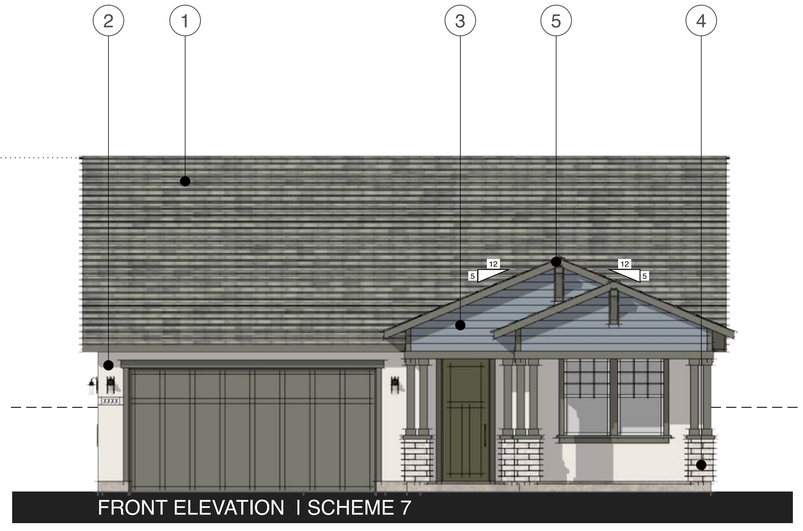
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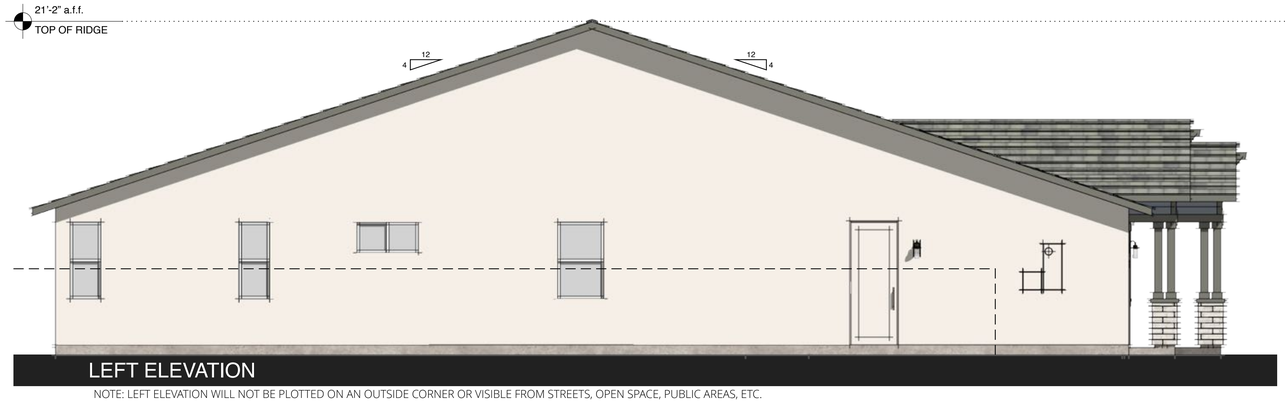
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RIGHT ELEVATION

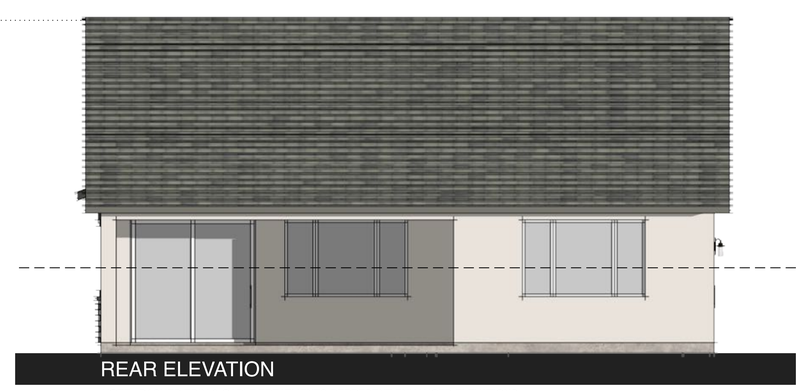


FRONT ELEVATION I SCHEME 7



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

NOTE : DASHED TRIM & GABLE TREATMENTS REPRESENT ENHANCED ELEVATIONS.
FOR LOT LOCATION SEE EXHIBIT SHEET - A1.1

SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

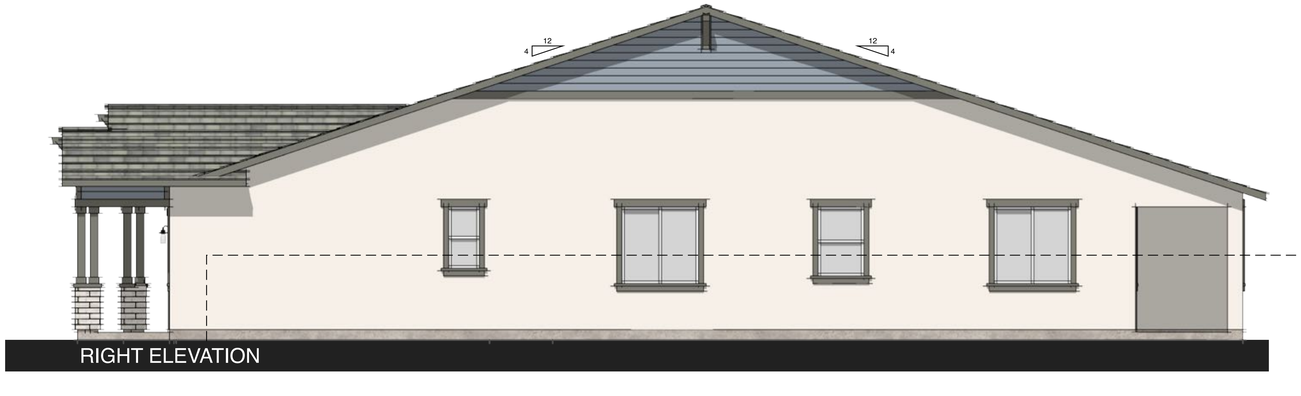
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A6.4

/Users/jbalta/Library/CloudStorage/Egnyte-jdaroot/Shared/02 PROJECTS/BEAZER/NORCAL/24080-24092 THE GROVE (STARDUST)/24091 | STARDUST 50X100/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/24091_AE_PLAN 2_30x42L



RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24091
DATE: 10.29.2025

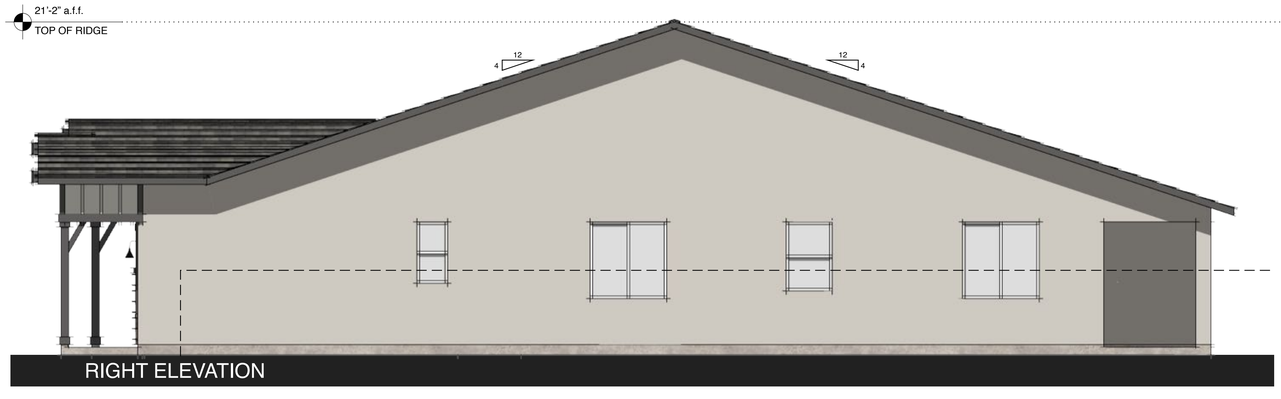
A6.5

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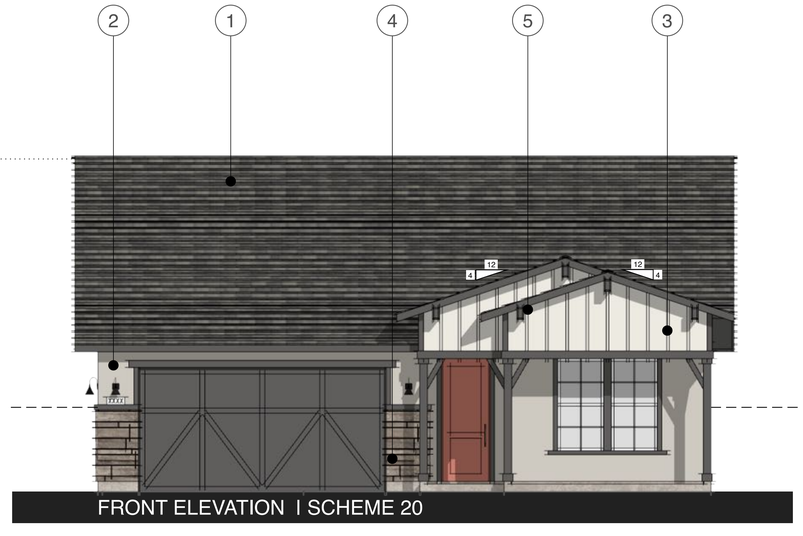
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER
5. DECORATIVE BEAM END



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 20



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

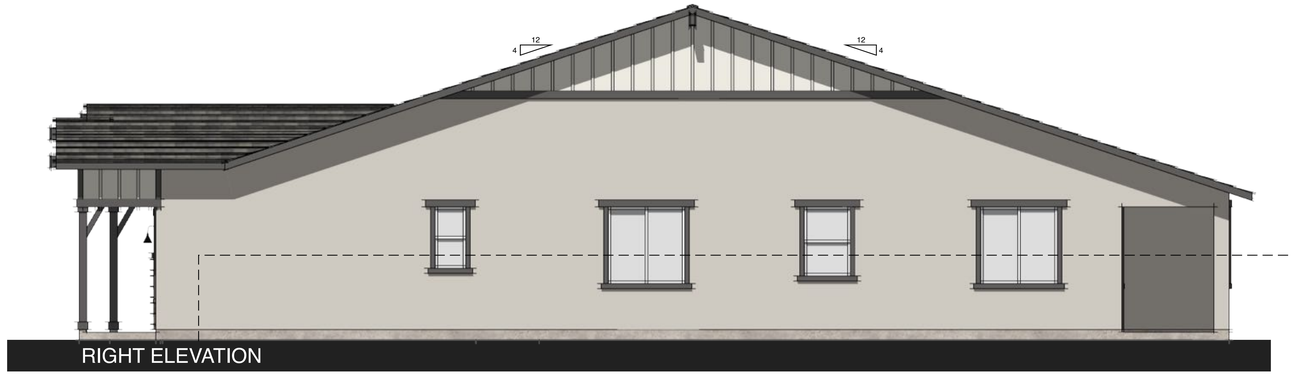
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A6.6

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 ENHANCED - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

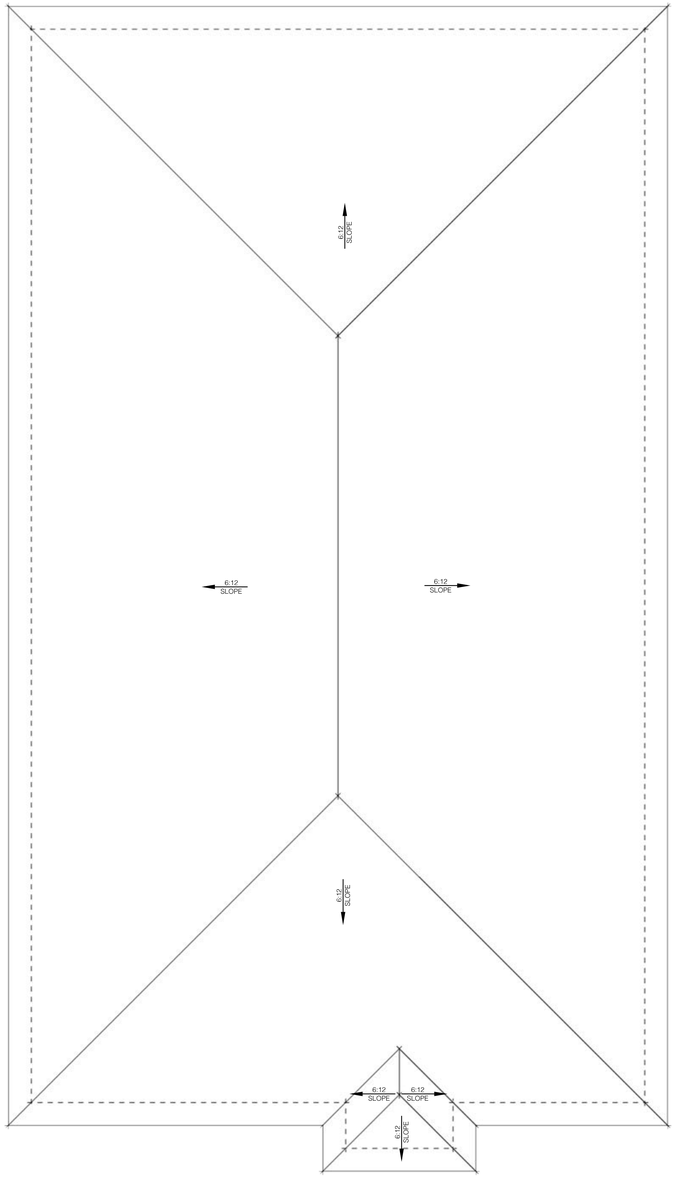
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

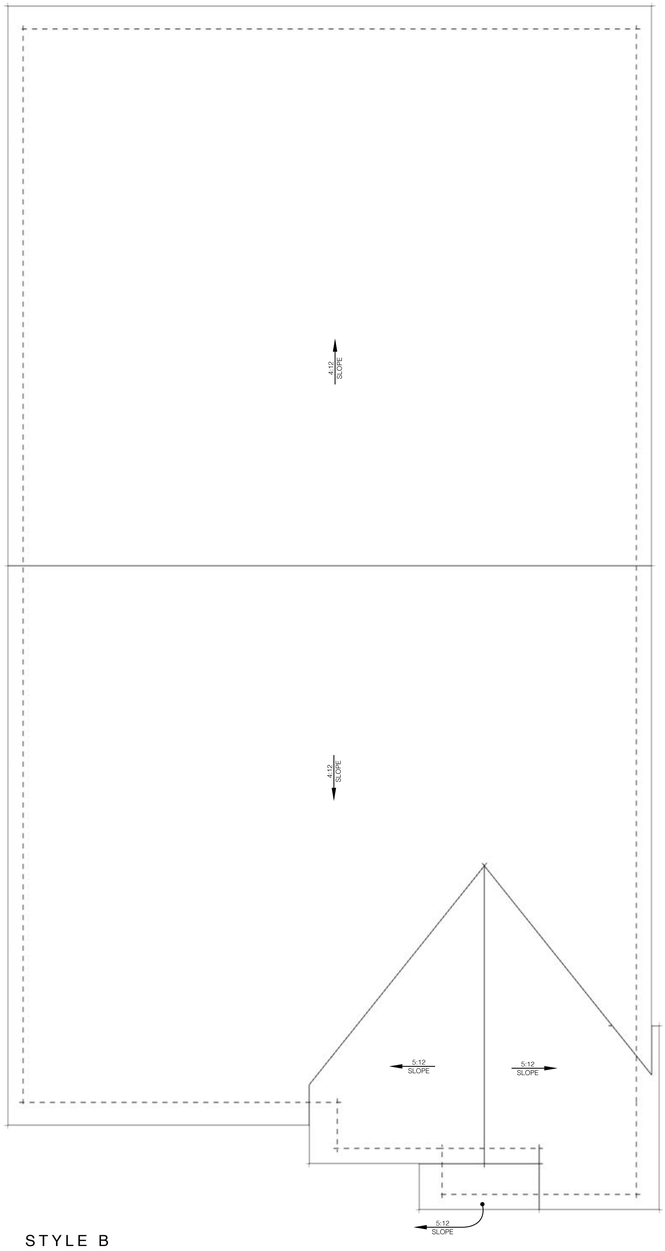
JD+A JOB NUMBER: 24091
DATE: 10.29.2025

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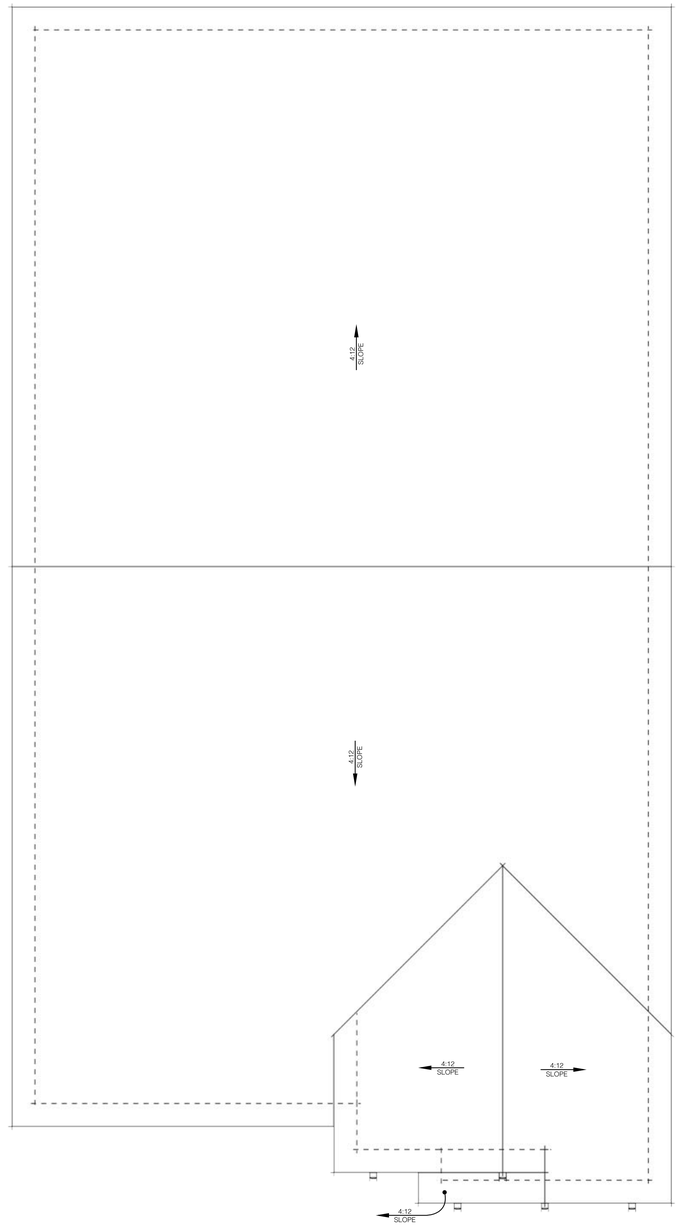
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 5

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

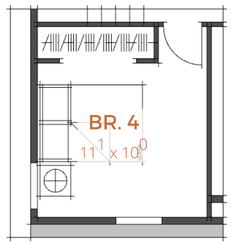
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24091

DATE: 10.29.2025

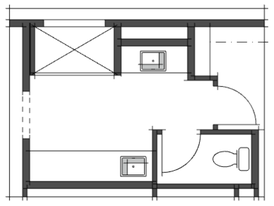
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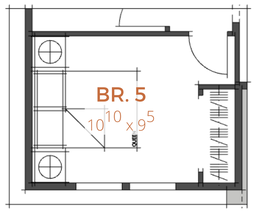


BR. 4 OPTION

(IN LIEU OF LOFT)

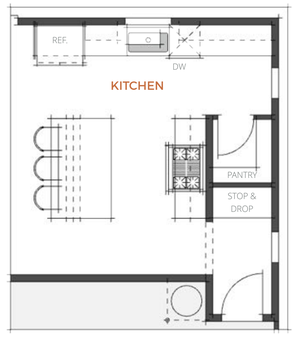


PRIMARY CHOICE B

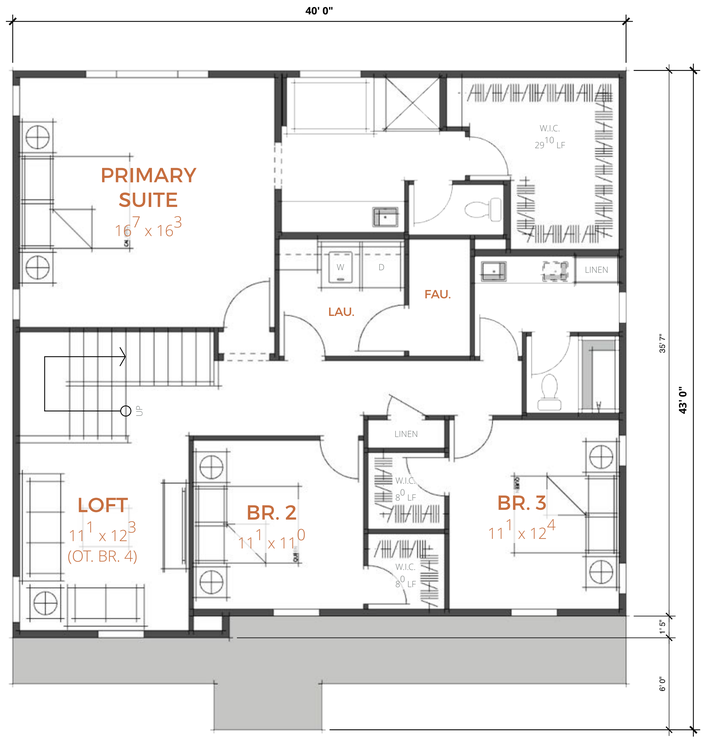


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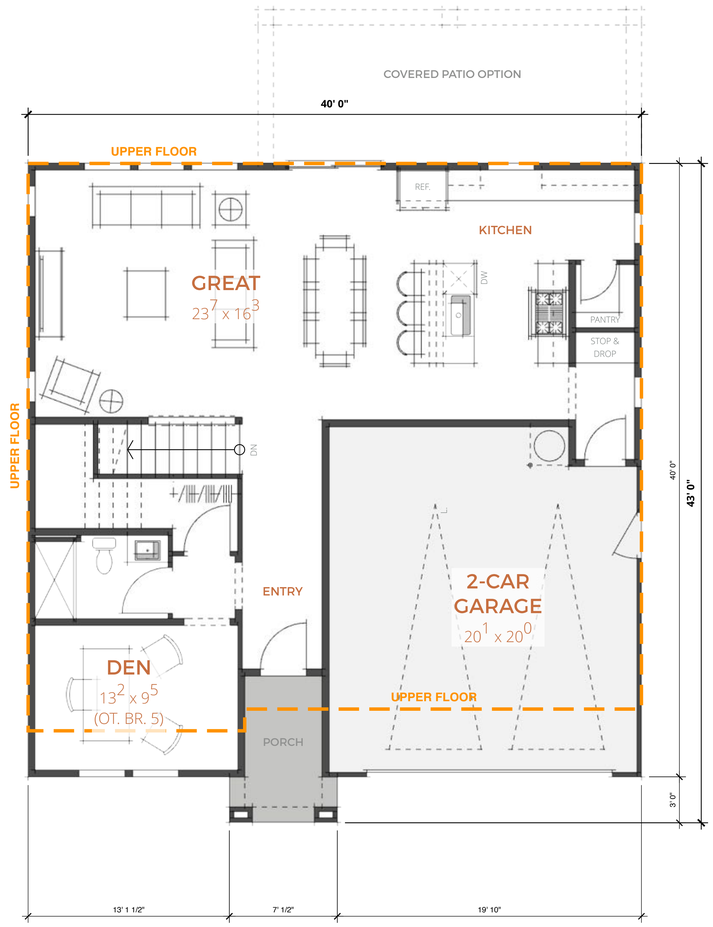
(IN LIEU OF DEN)



KITCHEN CHOICE B



UPPER FLOOR I 1,375 SF



MAIN FLOOR I 1,138 SF

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 6 - 2,513 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091

DATE: 10.29.2025

A7.1

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SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT

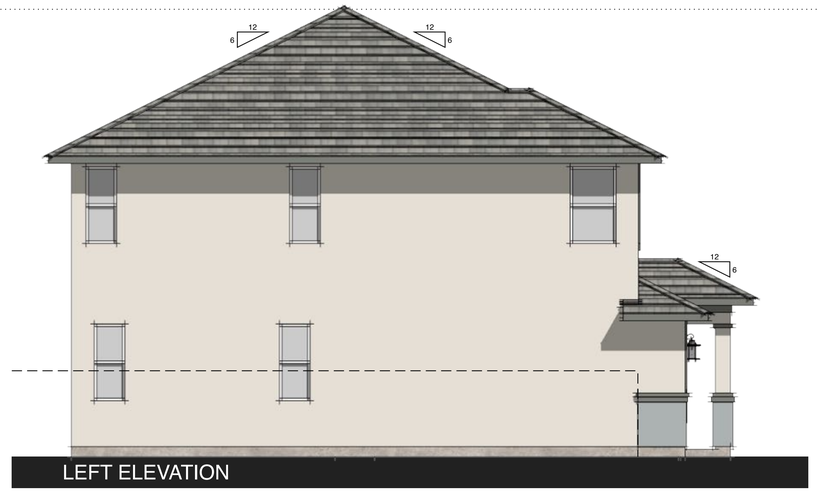


RIGHT ELEVATION

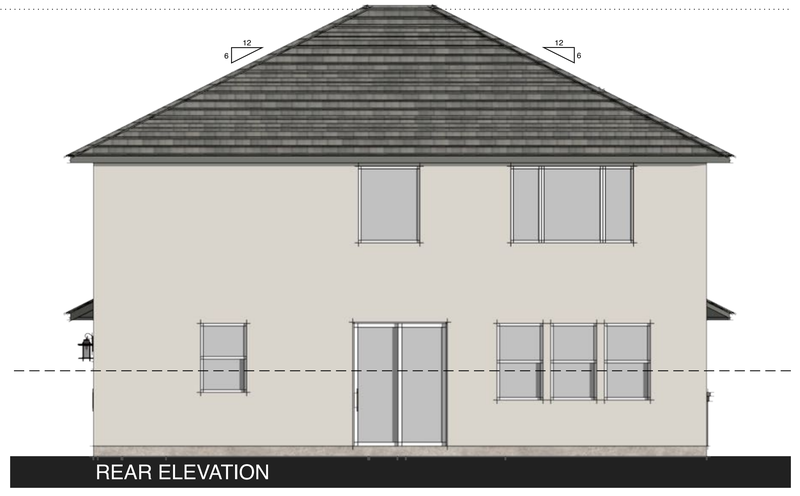
NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

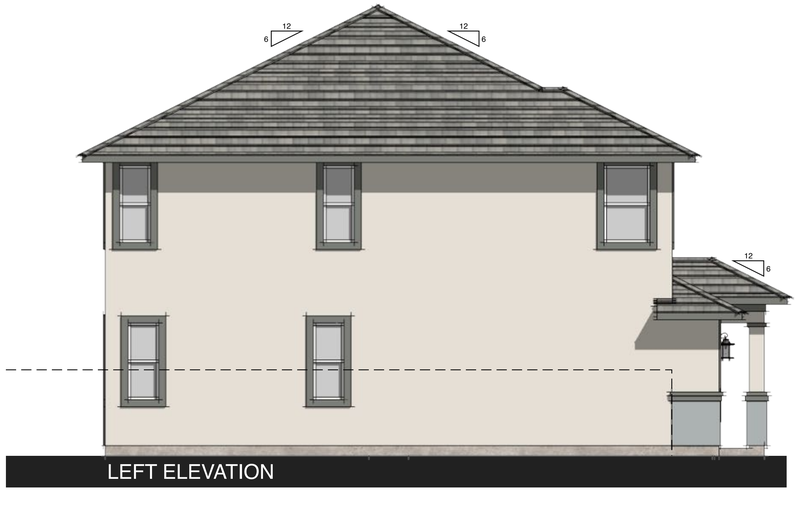
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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A7.2

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A7.3

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SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE



RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

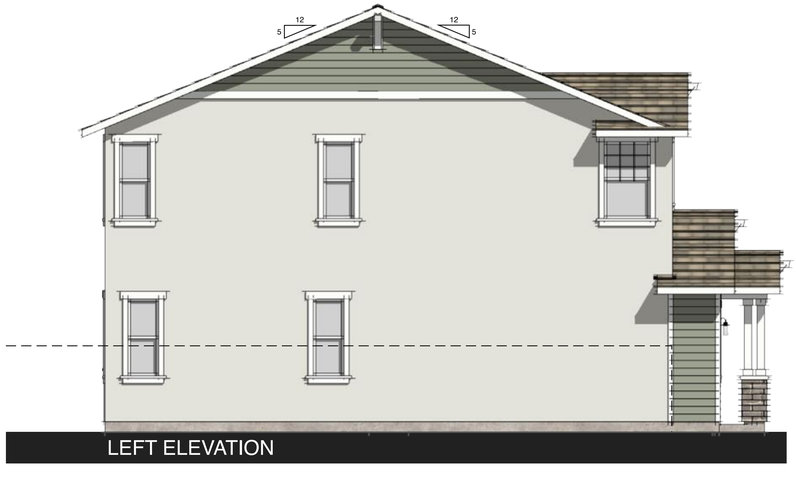
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A7.4

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24091
DATE: 10.29.2025

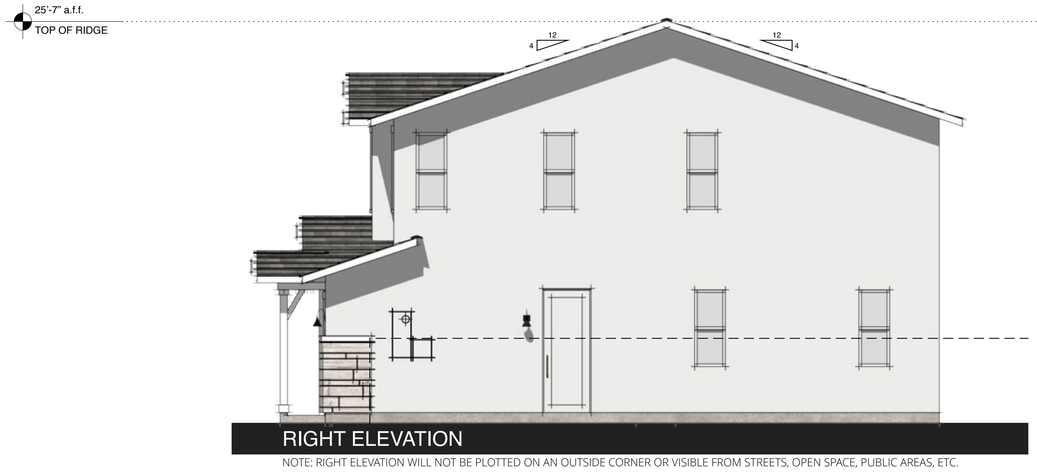
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SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER
5. DECORATIVE BEAM END

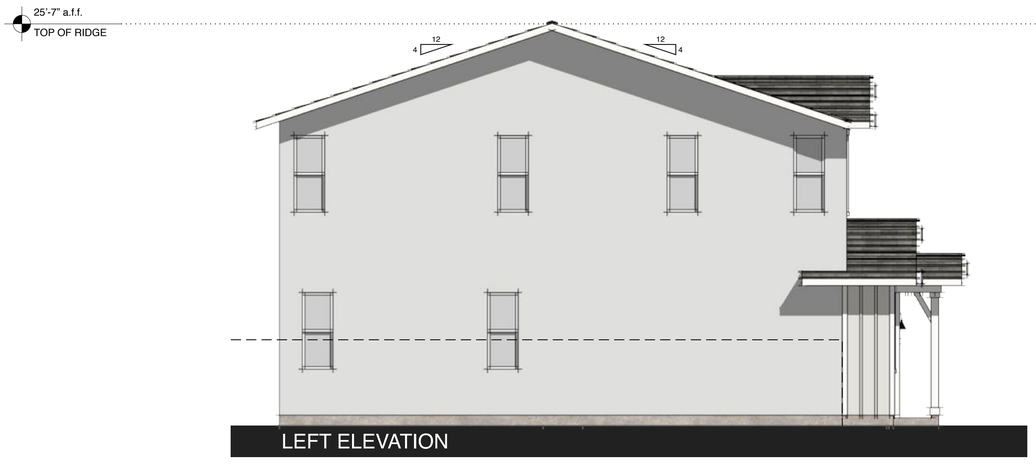


RIGHT ELEVATION

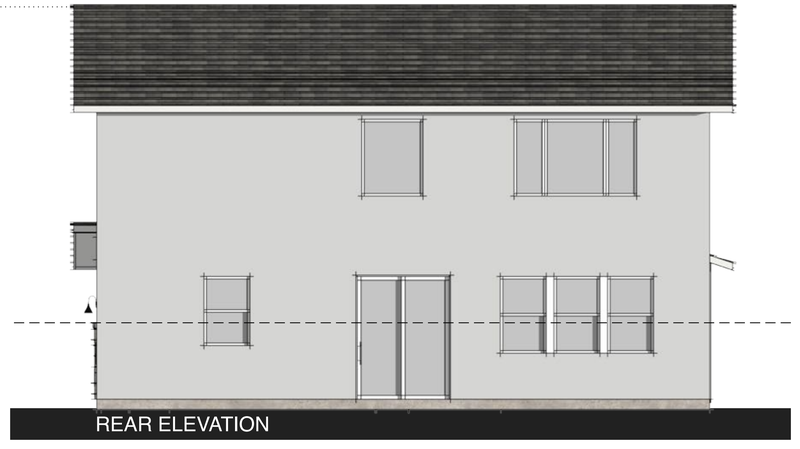
NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 19



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

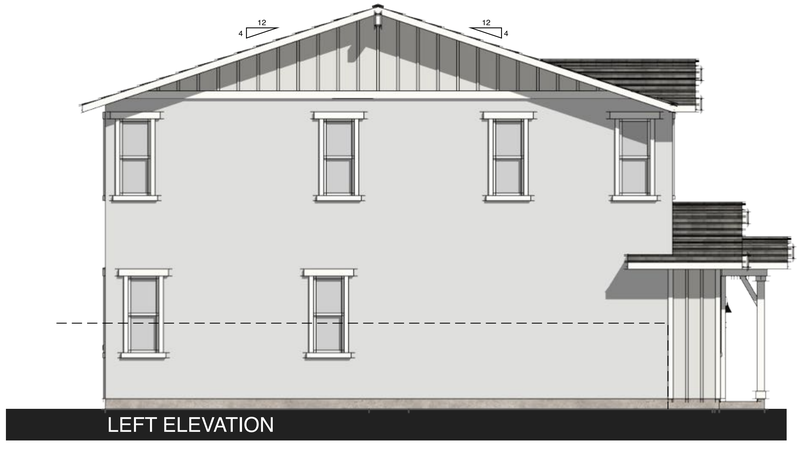
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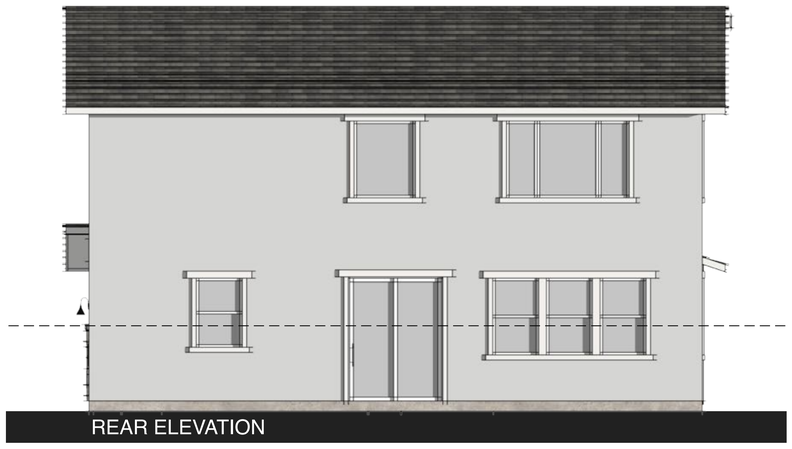
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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 ENHANCED - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

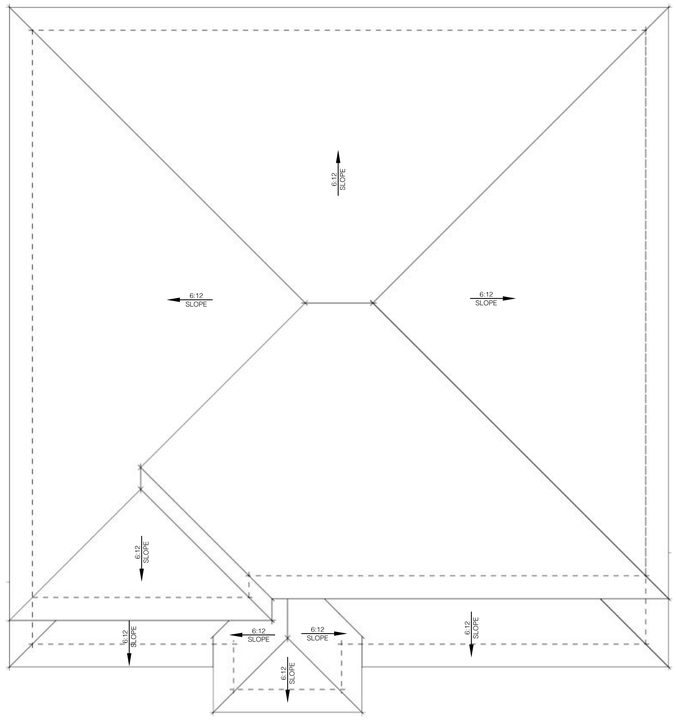
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

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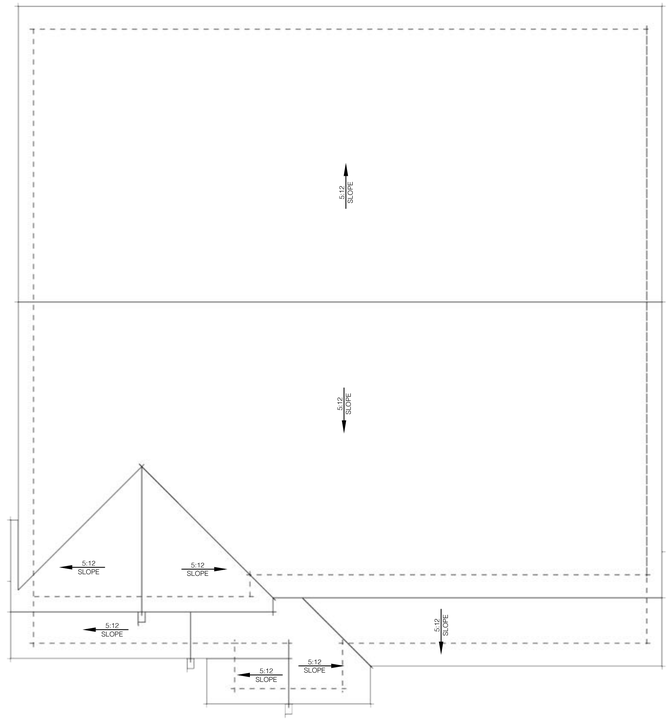
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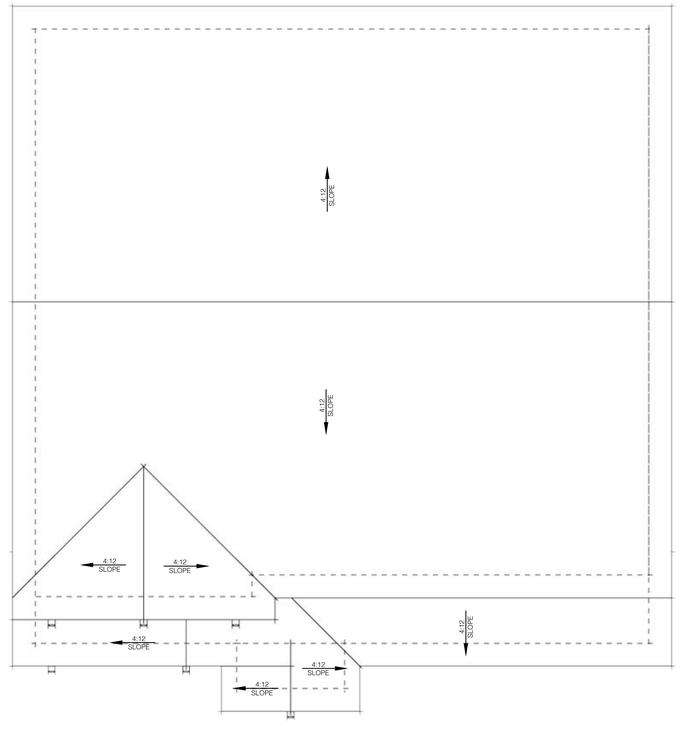
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 6

0 2 4 8

SCALE: 1/4" = 1'-0"

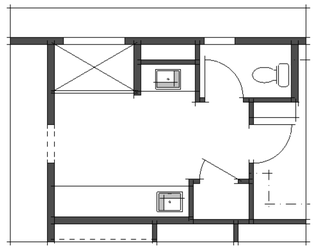
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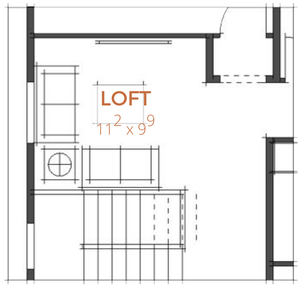
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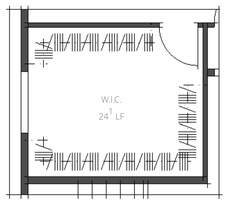


PRIMARY CHOICE B



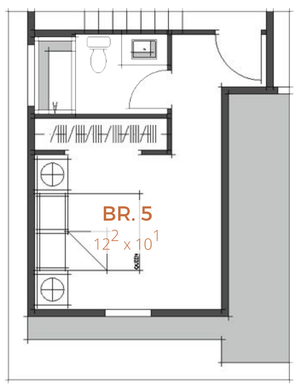
CHOICE LOFT OPTION

(IN LIEU OF OFFICE)



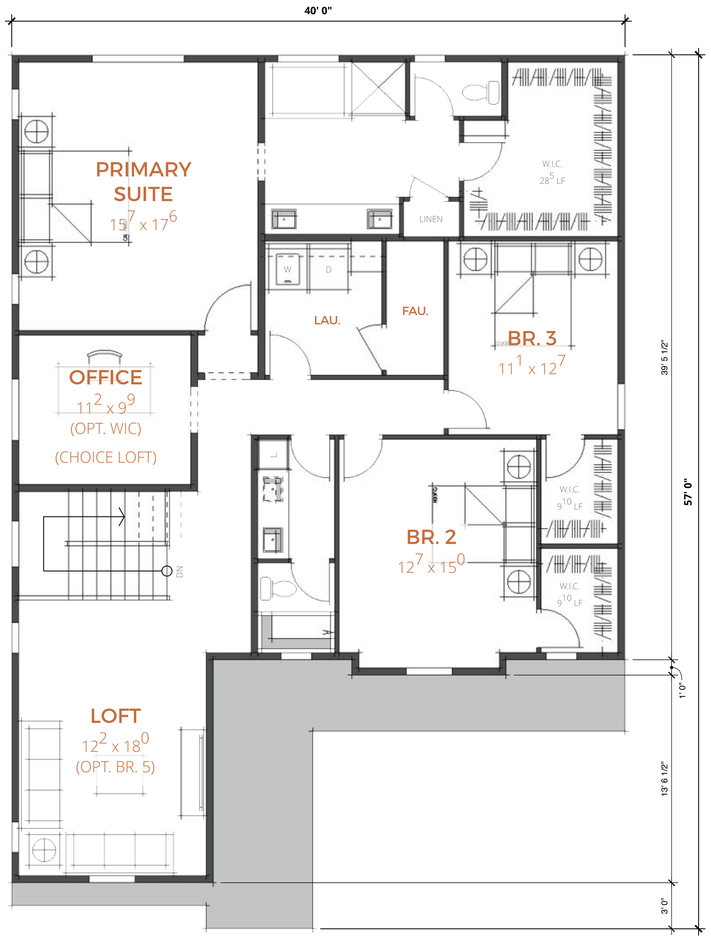
WIC OPTION

(IN LIEU OF OFFICE)

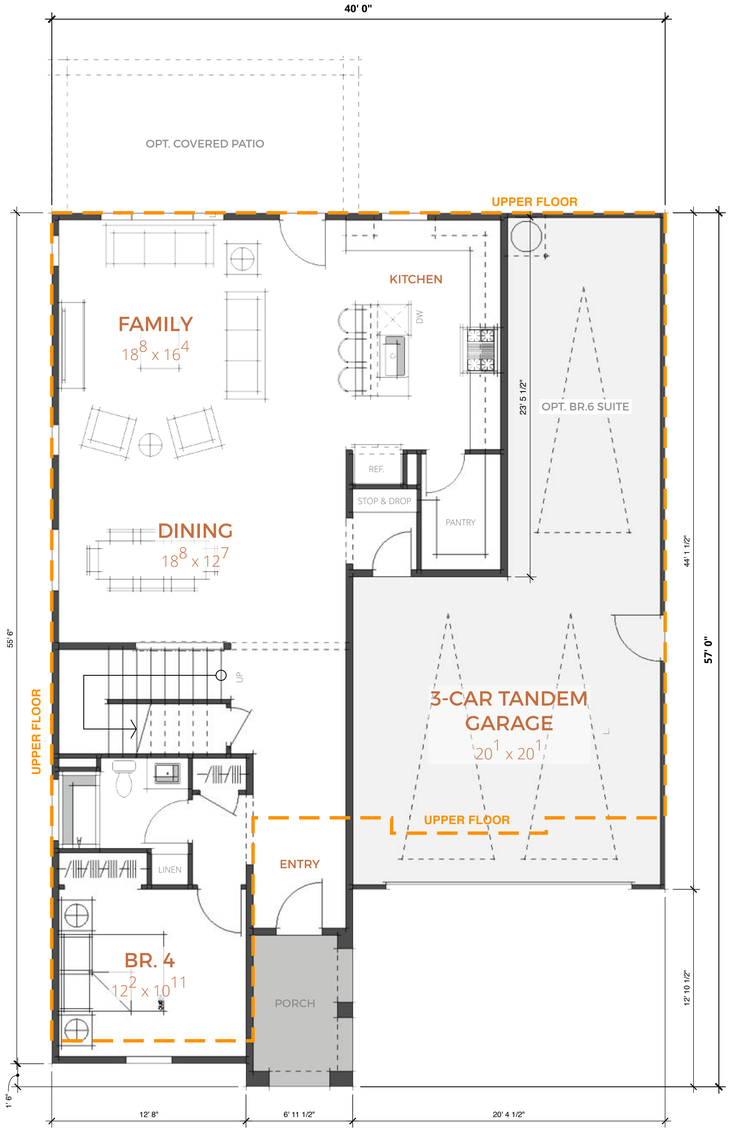


BR. 5 OPTION

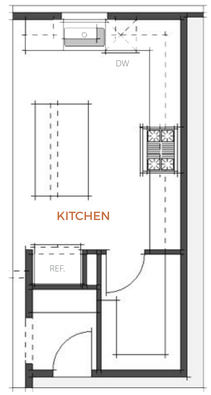
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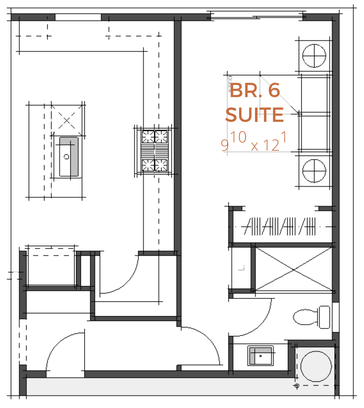
UPPER FLOOR I 1,710 SF



MAIN FLOOR I 1,274 SF



KITCHEN CHOICE B



BR. 6 OPTION

(IN LIEU OF TANDEM GARAGE)

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 7 - 2,984 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24091

DATE: 10.29.2025

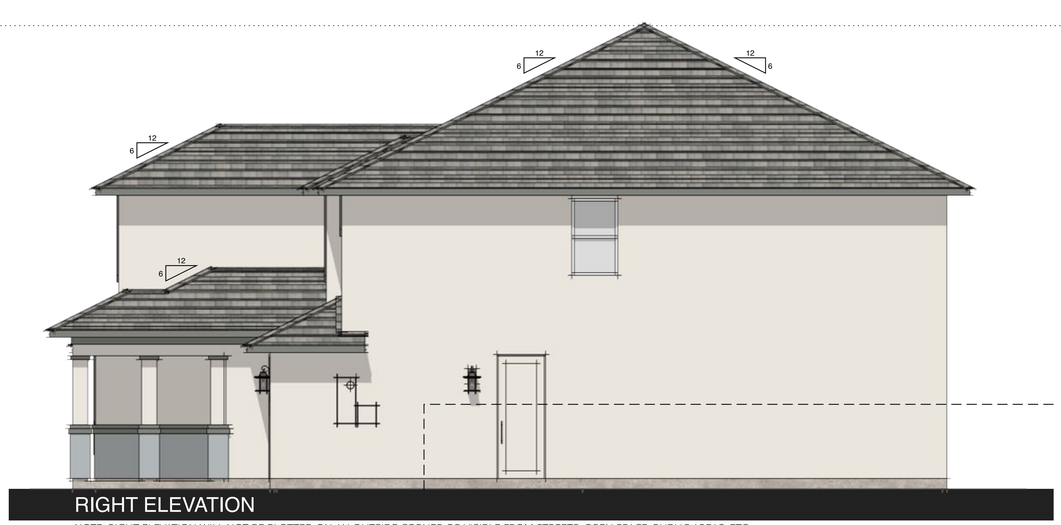
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SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

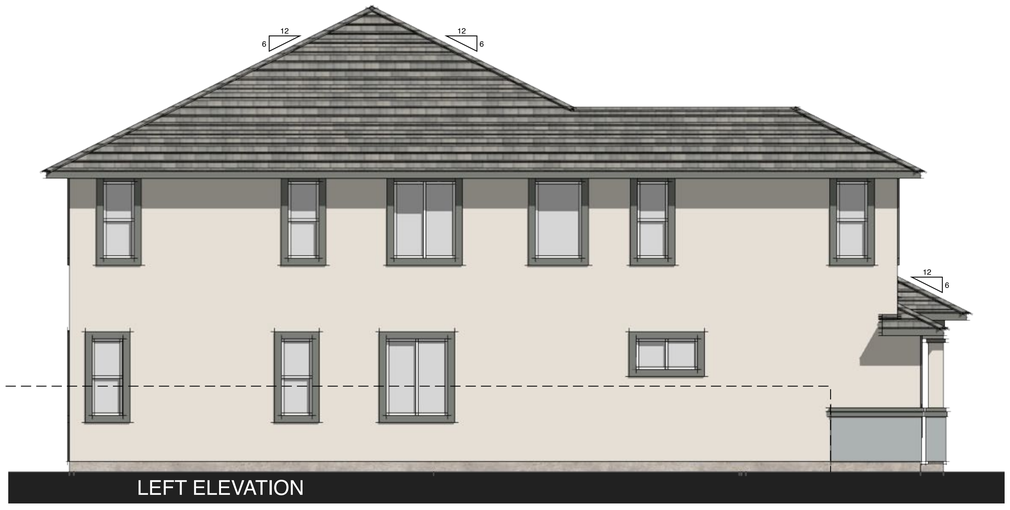
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24091

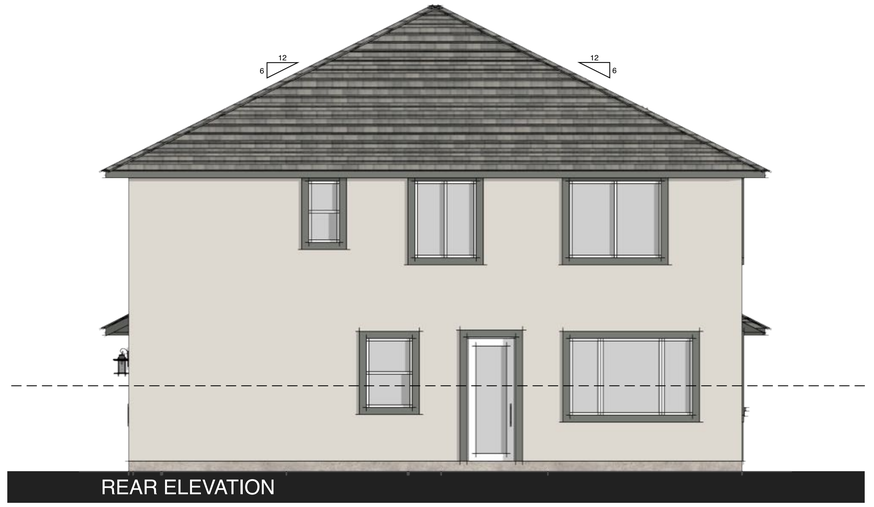
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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 7 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

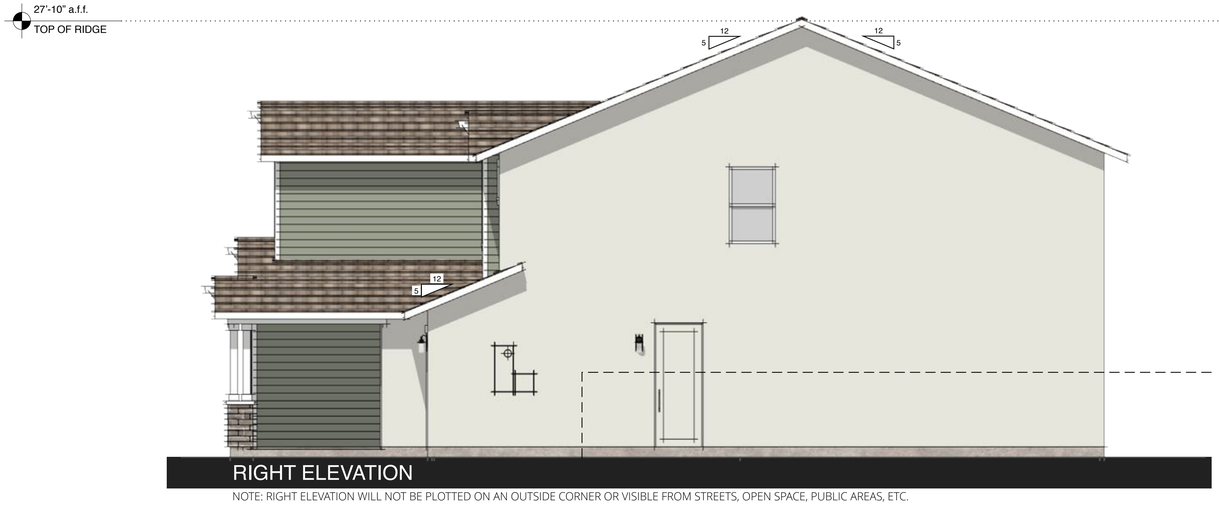
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SHEET NOTES

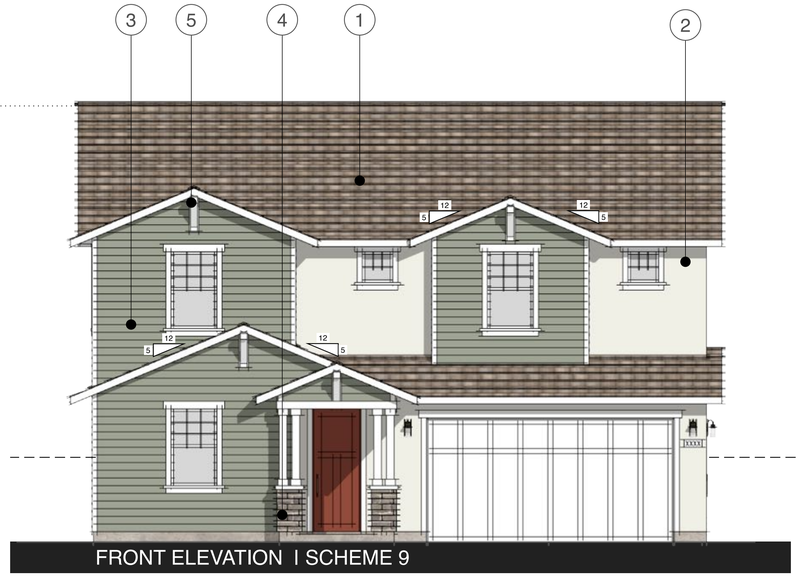
MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE

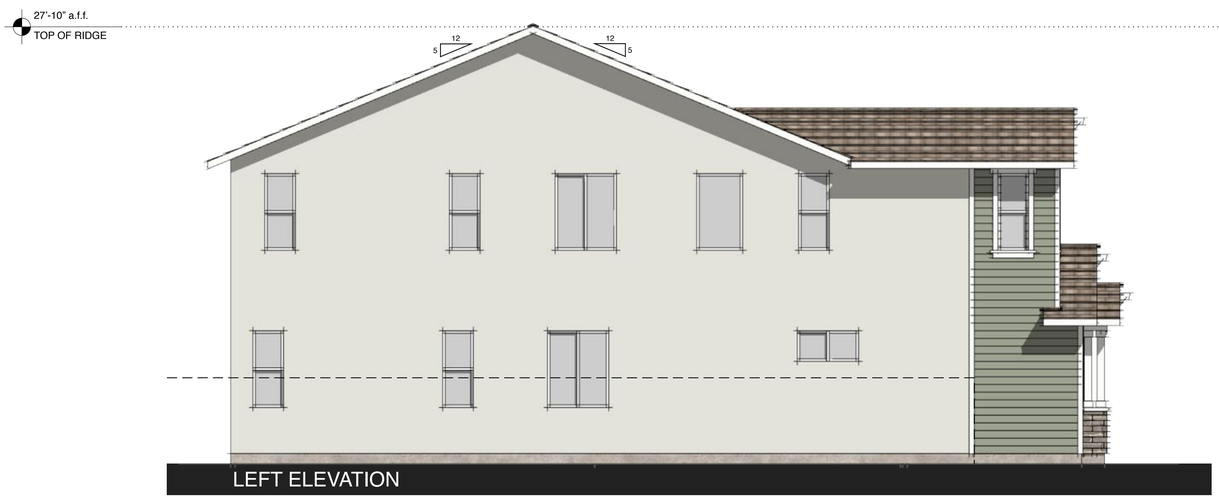


RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

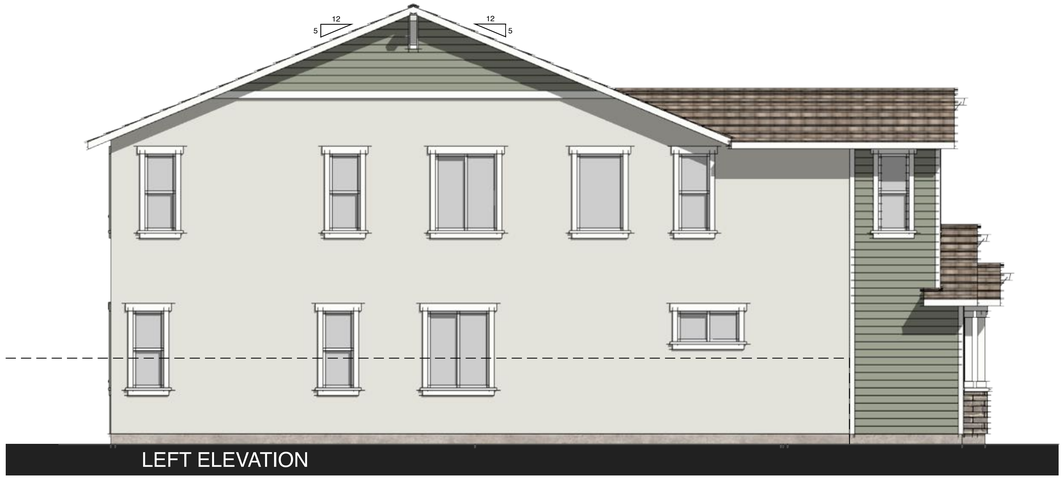
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DATE: 10.29.2025

A8.4

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

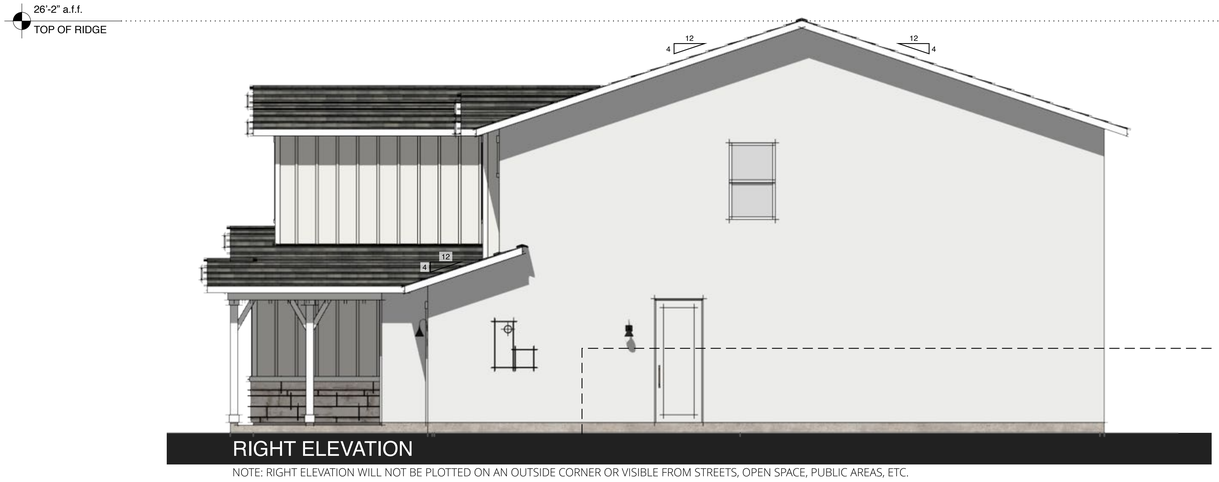
A8.5

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SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER
5. DECORATIVE BEAM END



RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 19



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

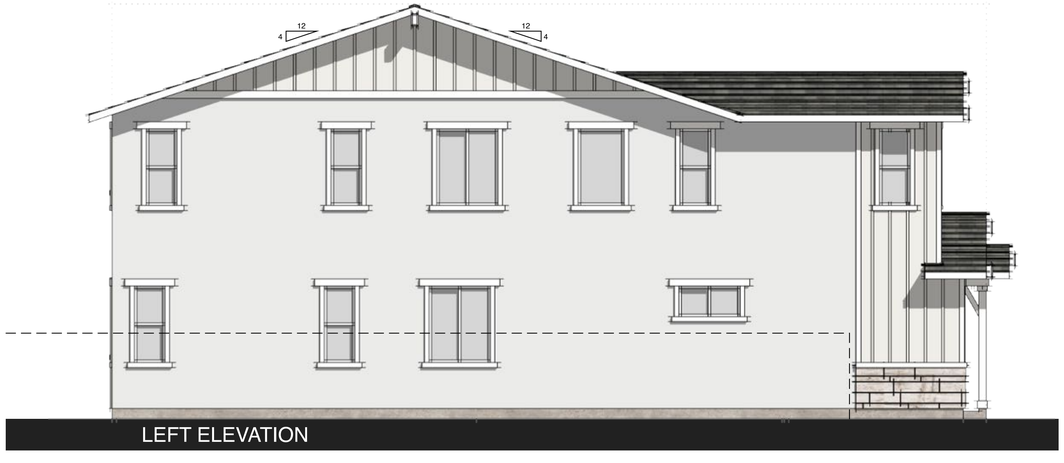
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A8.6

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 ENHANCED - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

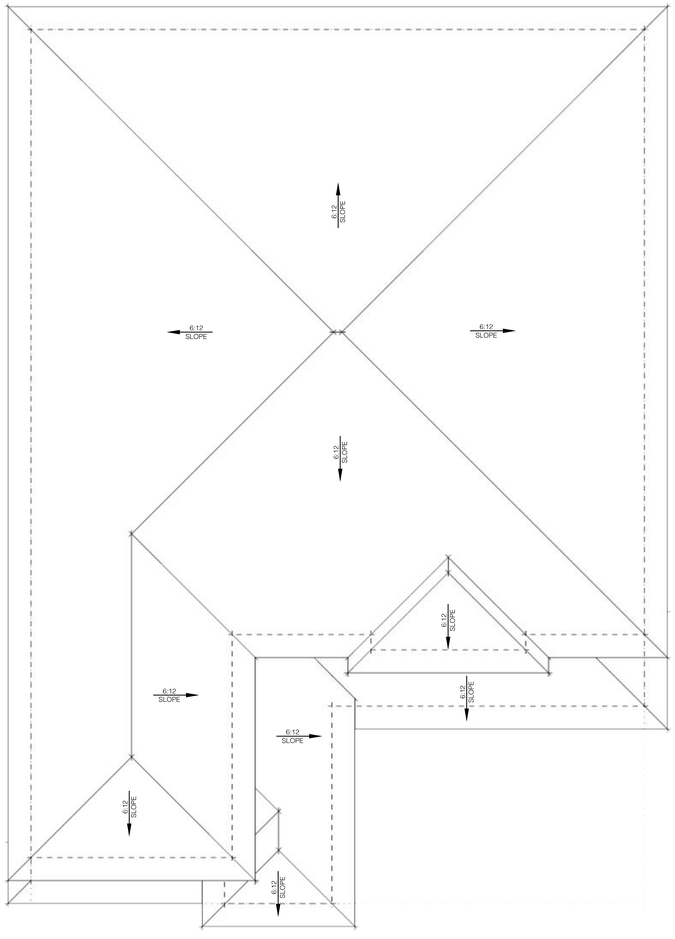
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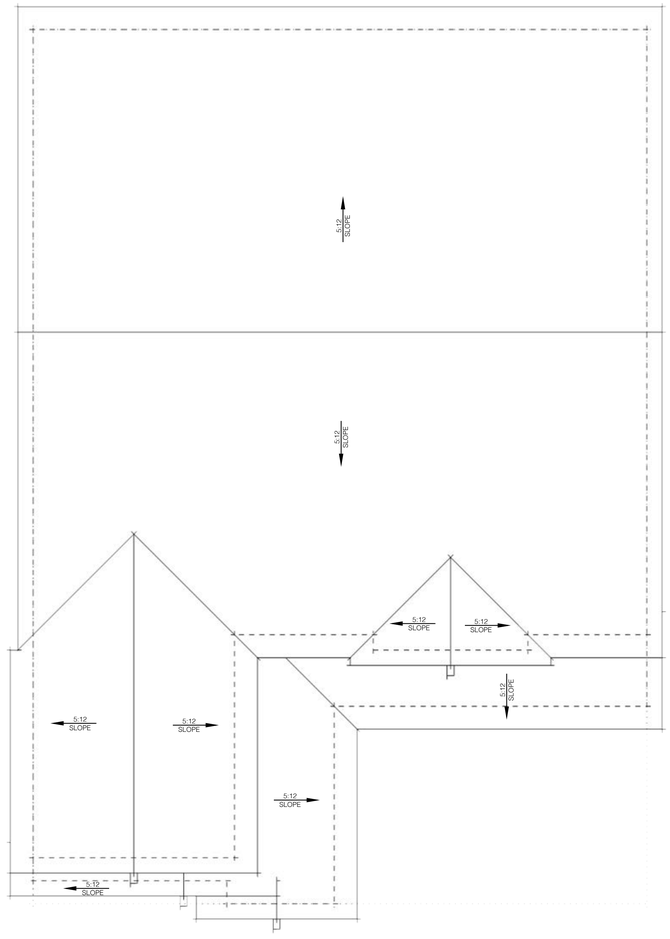
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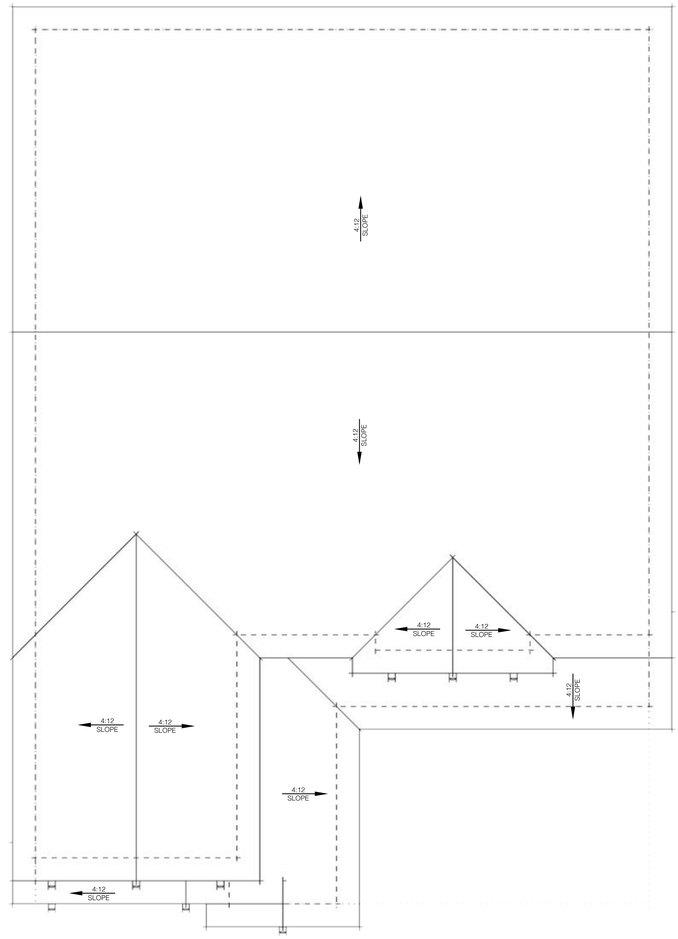
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 7

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

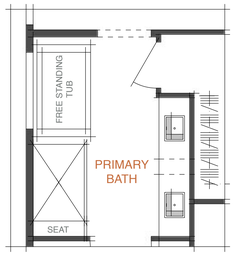
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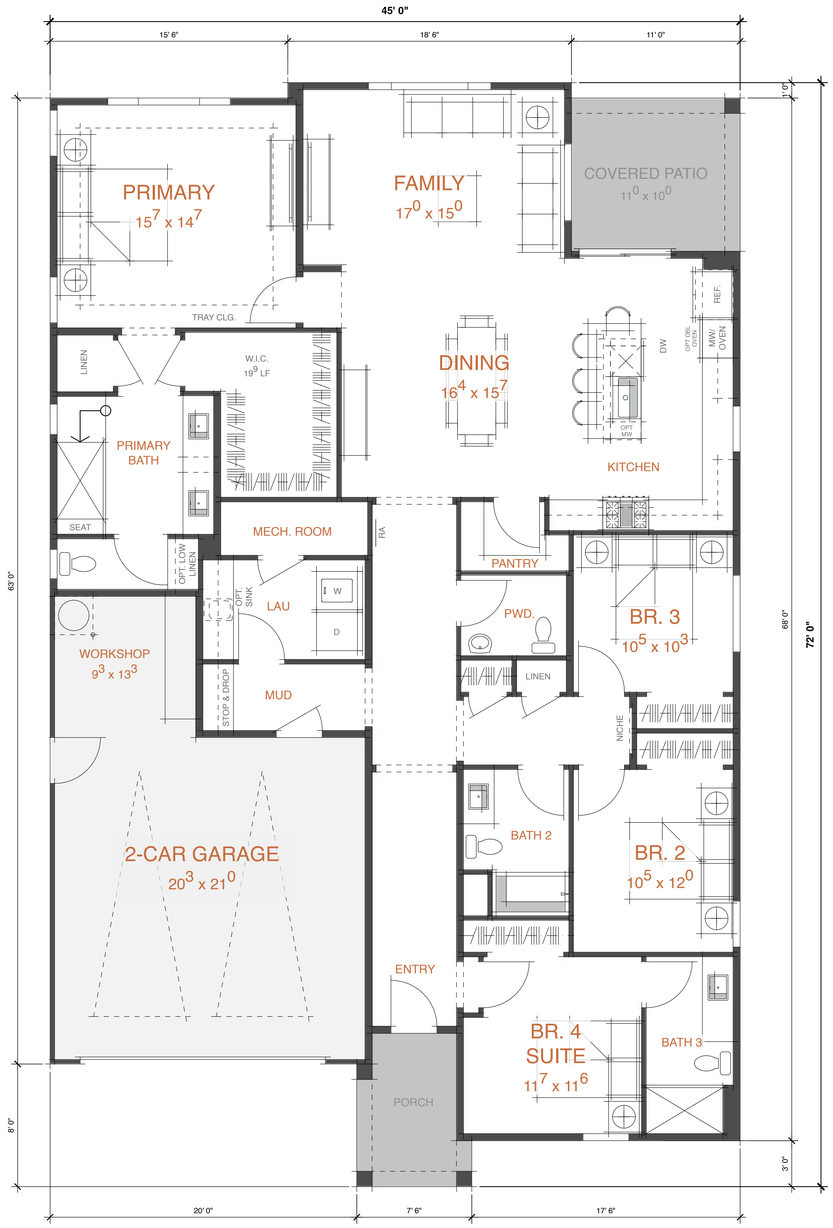
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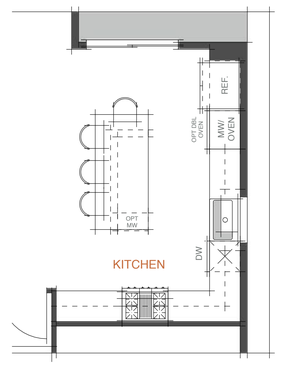


CHOICE BATH B



MAIN FLOOR

4 BEDROOM
3.5 BATH



CHOICE KITCHEN B

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 8 - 2,300 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24092
DATE: 10.29.2025

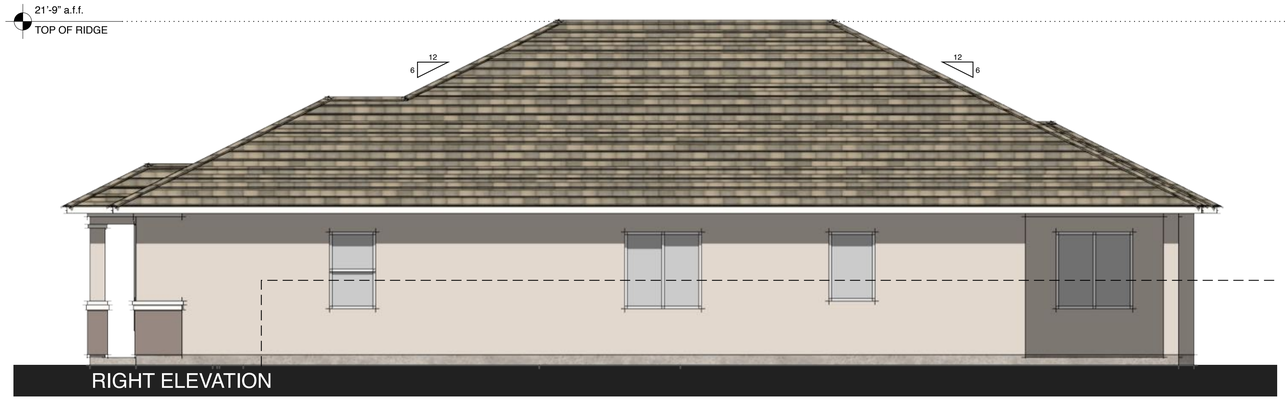
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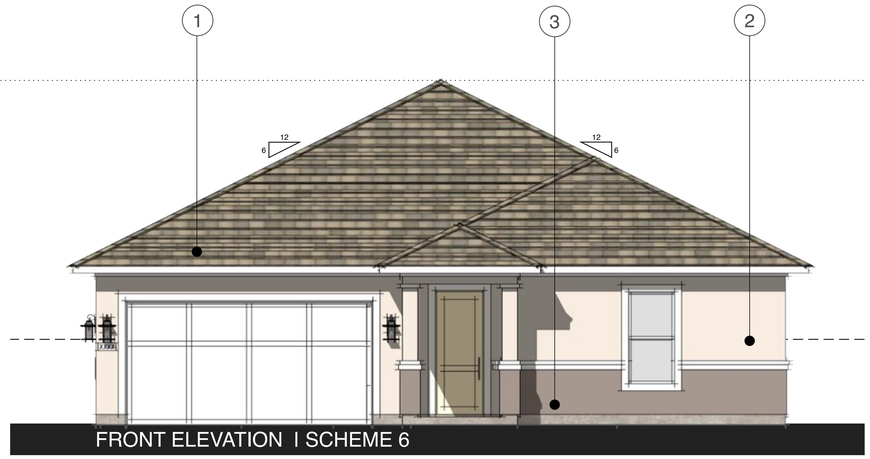
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

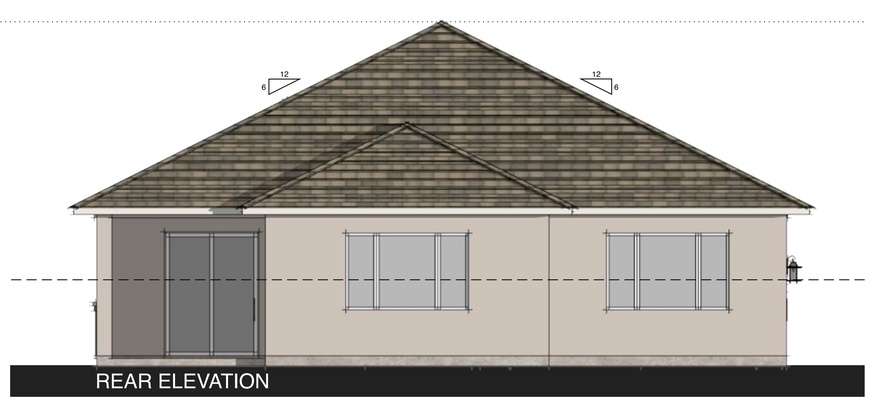


FRONT ELEVATION I SCHEME 6



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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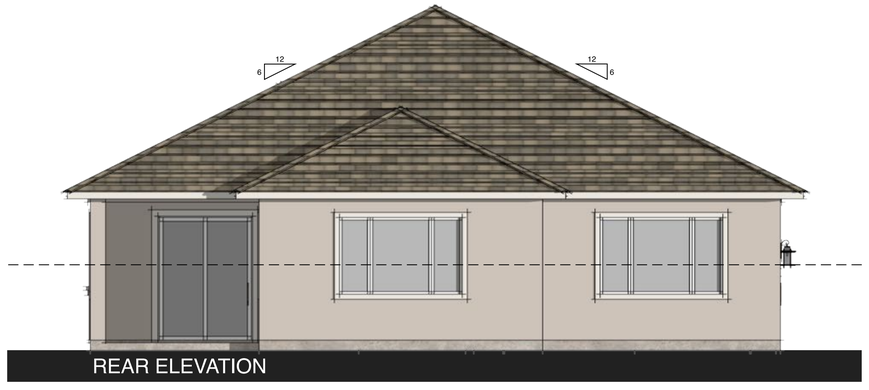
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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

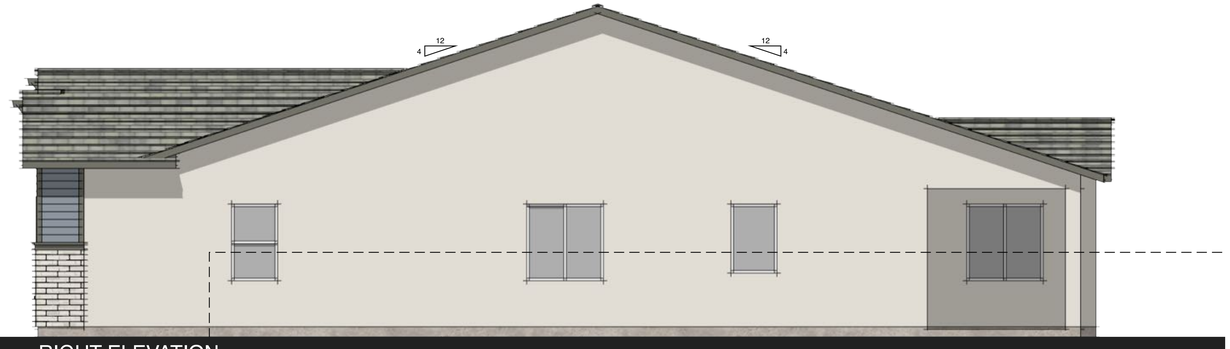
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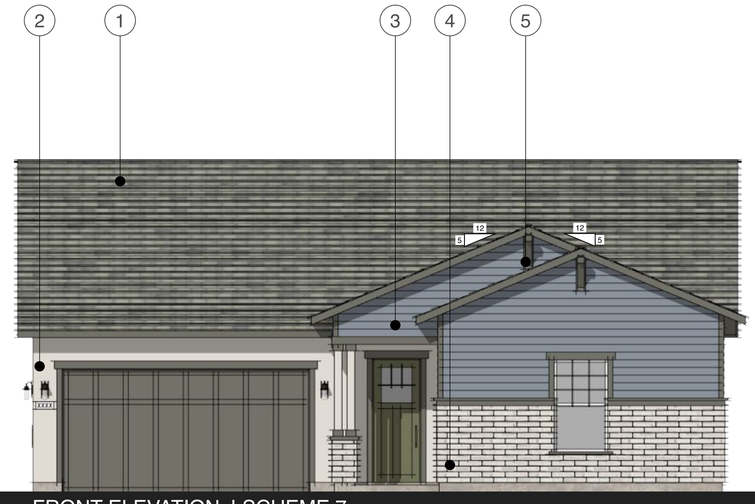
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A9.3

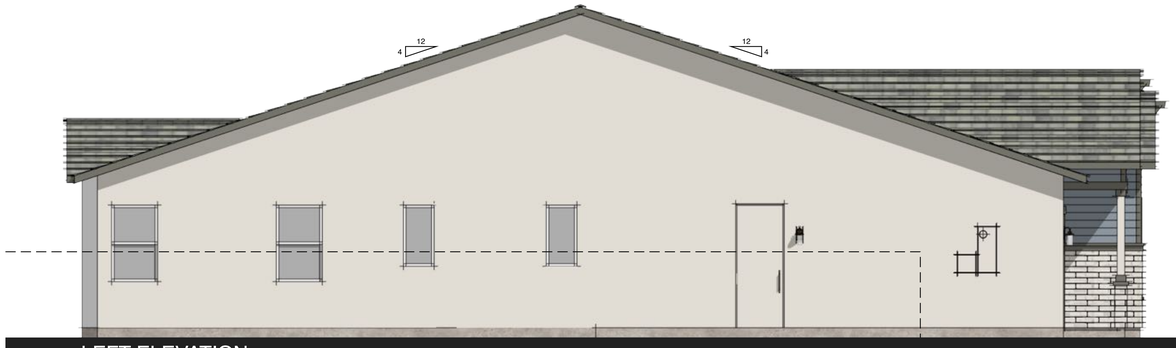
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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 7



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

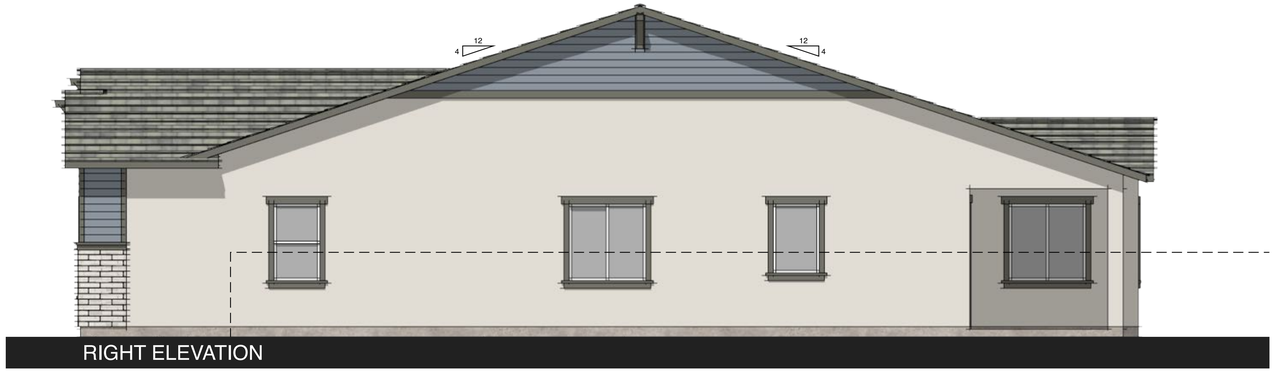
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DATE: 10.29.2025

A9.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24092
DATE: 10.29.2025

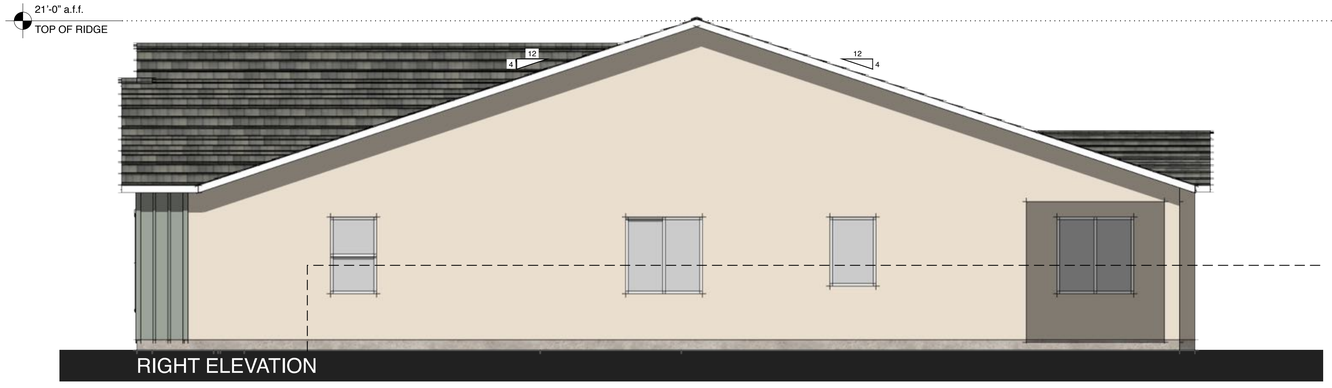
A9.5

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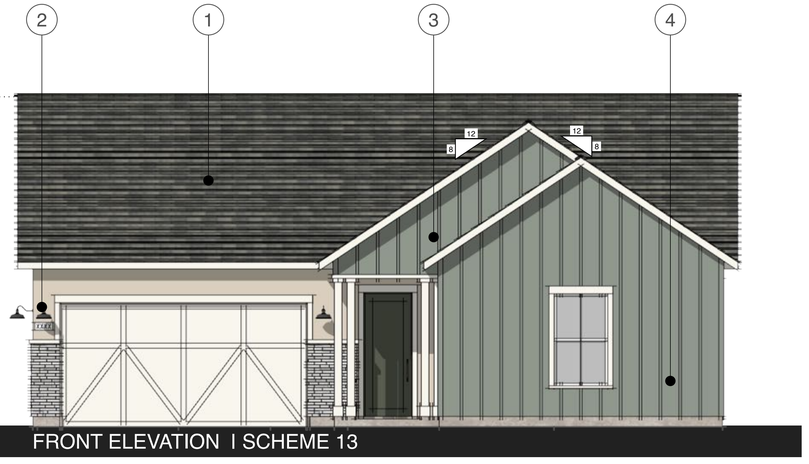
SHEET NOTES

MATERIALS

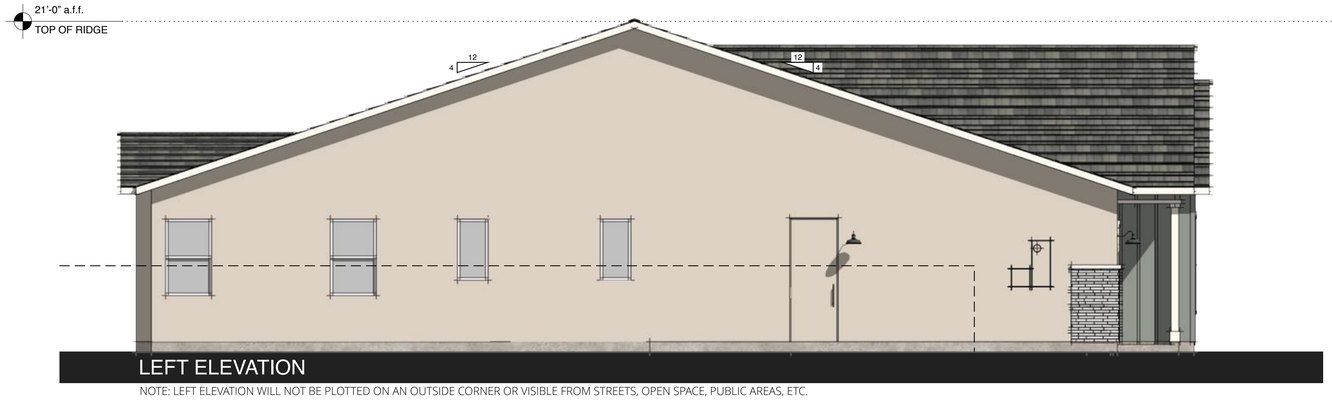
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 13



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2024 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 8 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

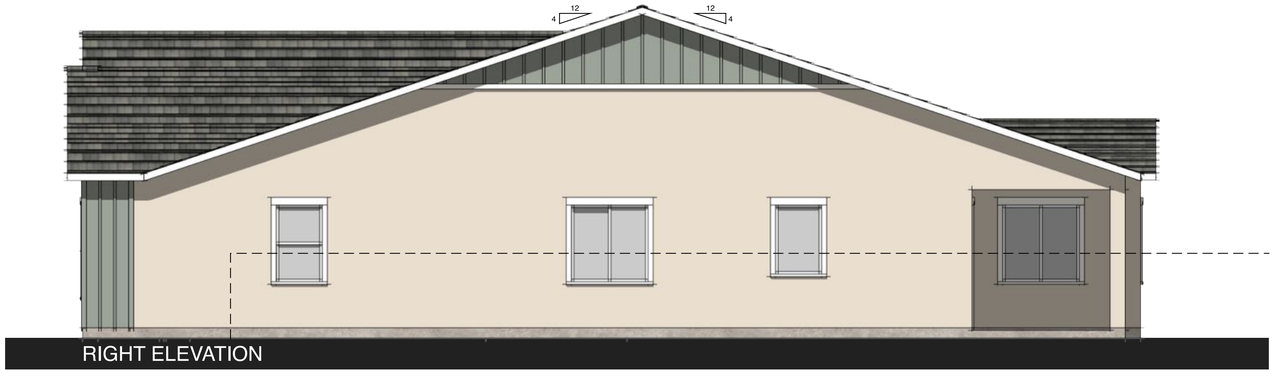
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24092
DATE: 10.29.2025

A9.6

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2024 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 8 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

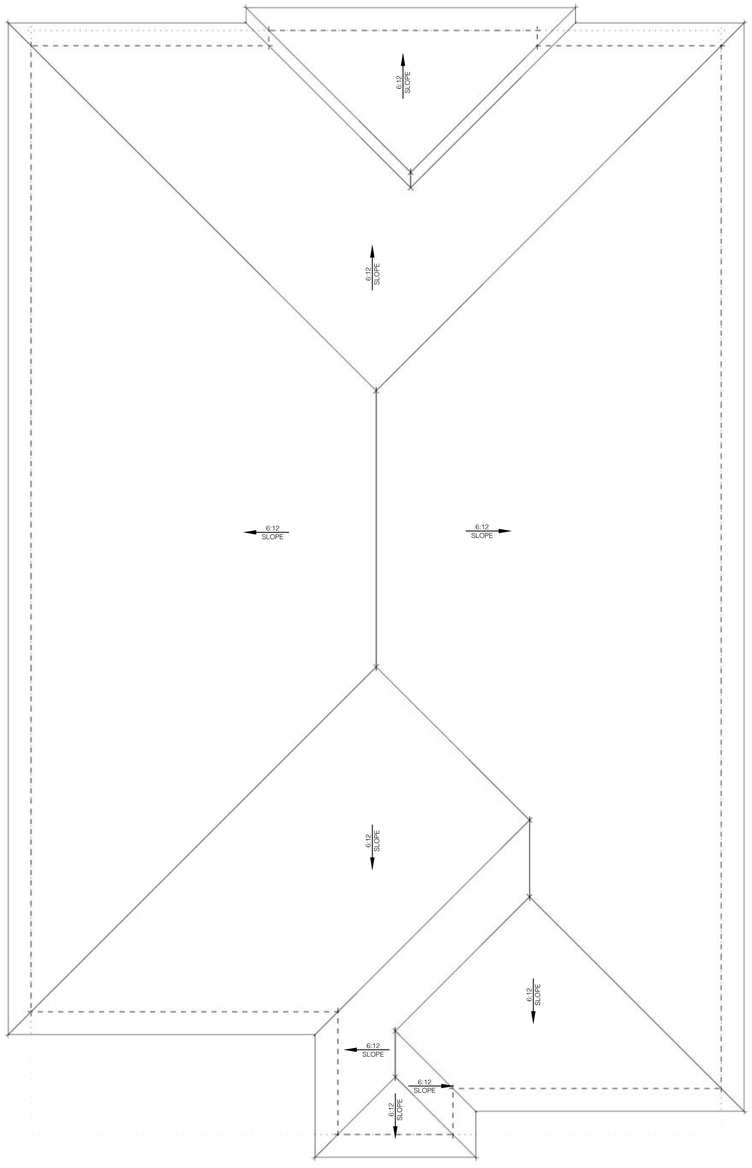
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

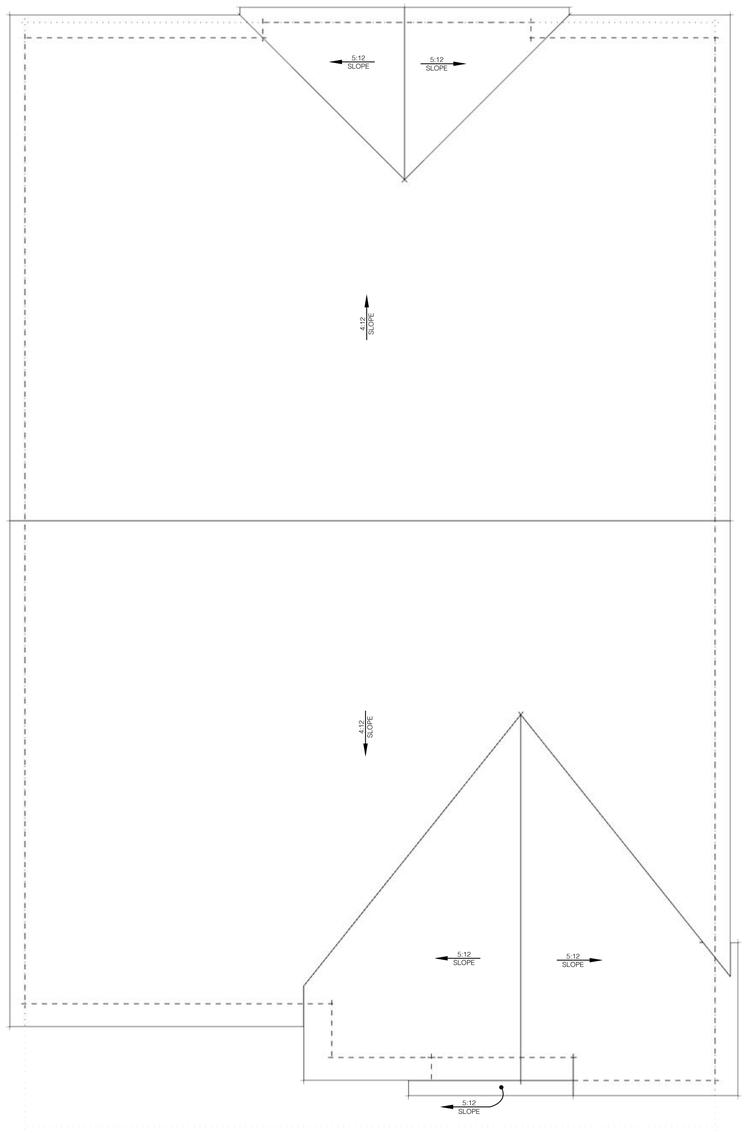
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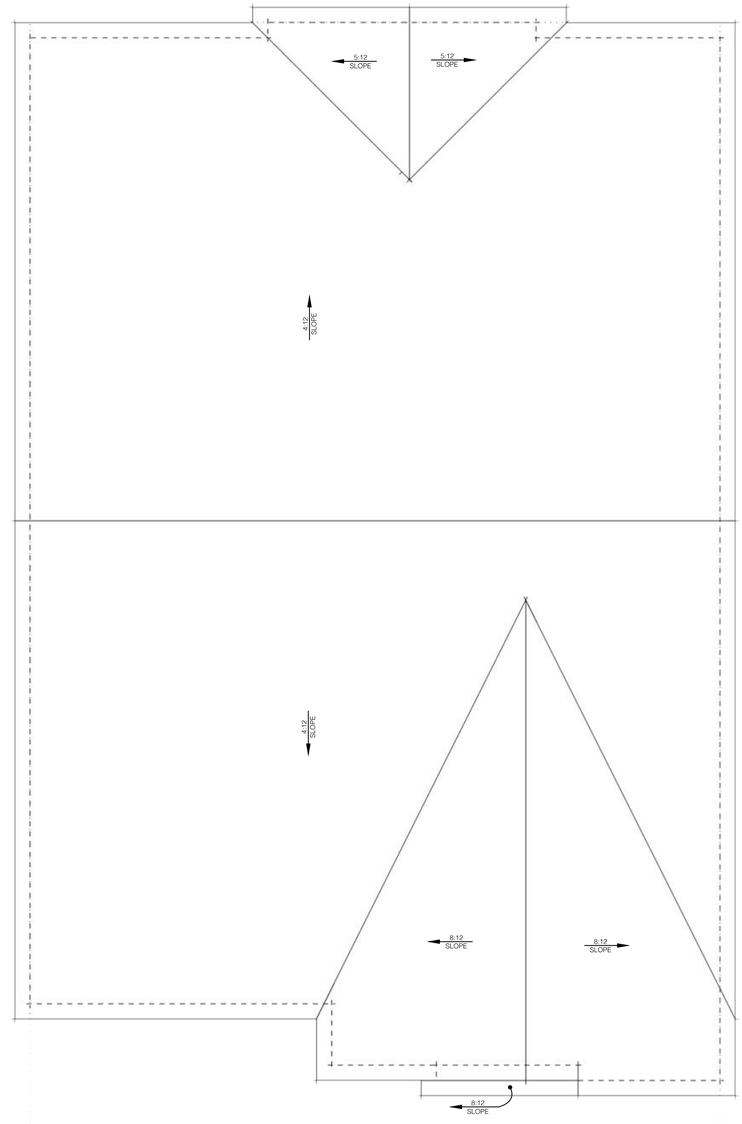
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 8

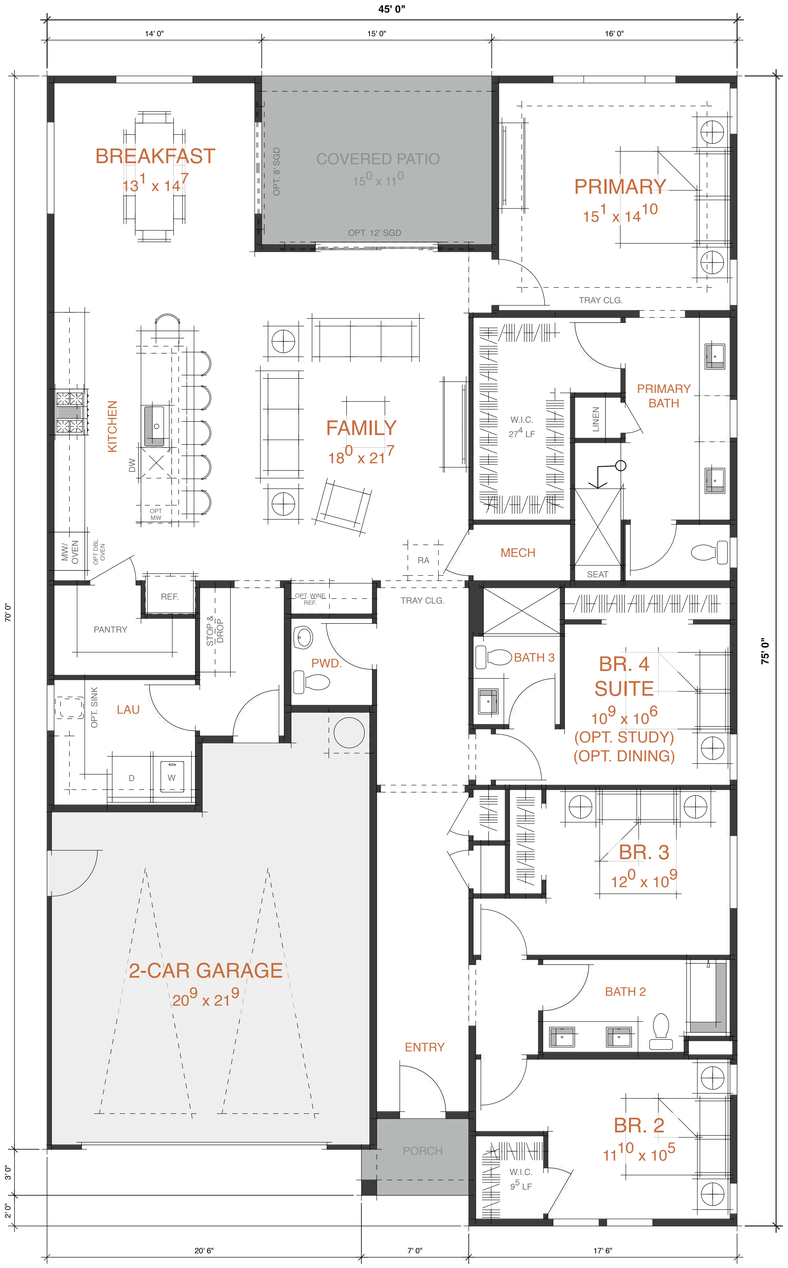
SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24092
DATE: 10.29.2025

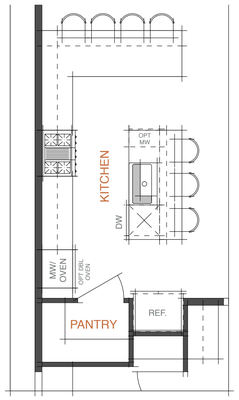
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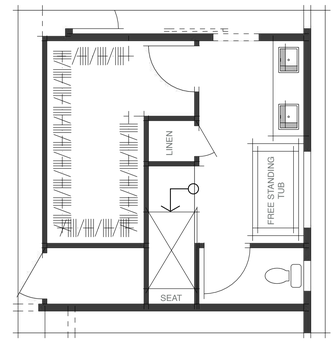


MAIN FLOOR

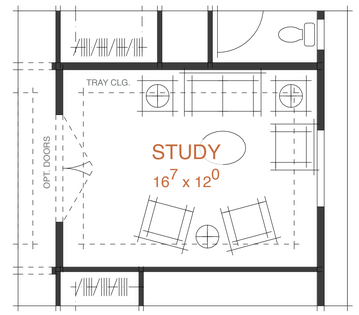
4 BEDROOM
3.5 BATH



CHOICE KITCHEN B

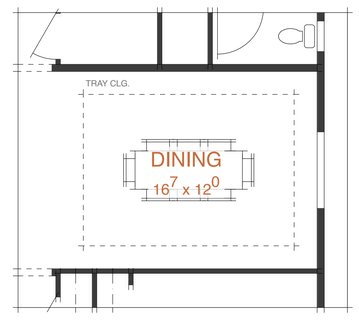


CHOICE BATH B



STUDY OPTION

(IN LIEU OF BR. 4 SUITE)



DINING OPTION

(IN LIEU OF BR. 4 SUITE)

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 9 - 2,535 SF

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD | SUITE 110 | ROSEVILLE, CALIFORNIA 95661 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 24092
DATE: 01.06.2026

A10.1

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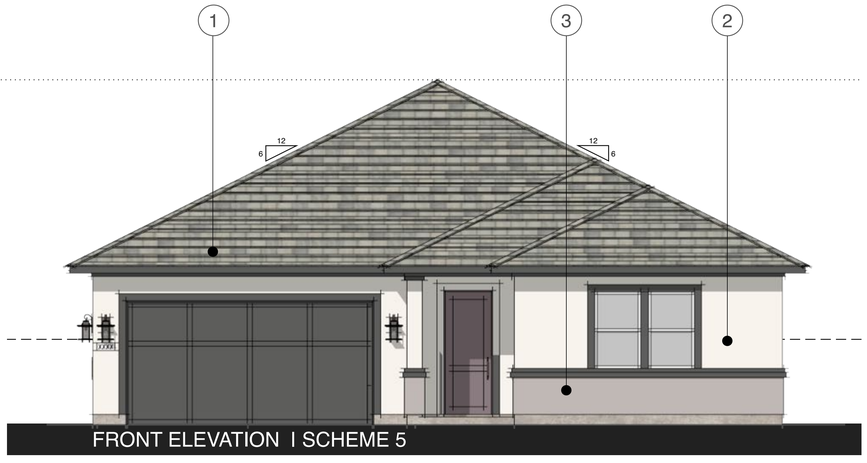
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

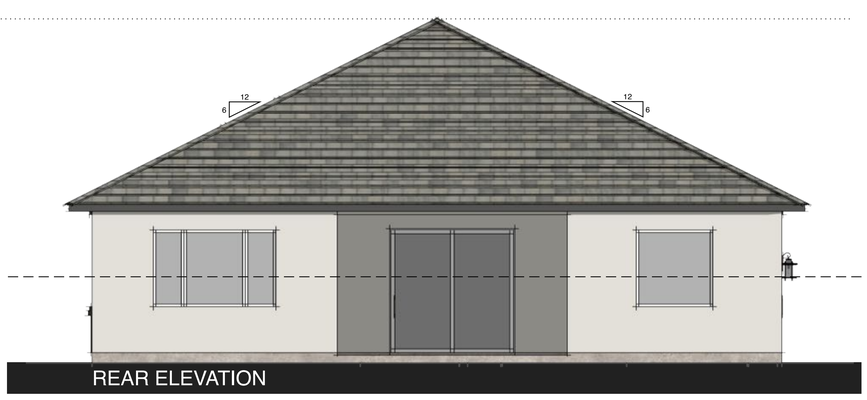


FRONT ELEVATION I SCHEME 5



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 9 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24092
DATE: 10.29.2025

A10.2

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 9 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24092
DATE: 10.29.2025

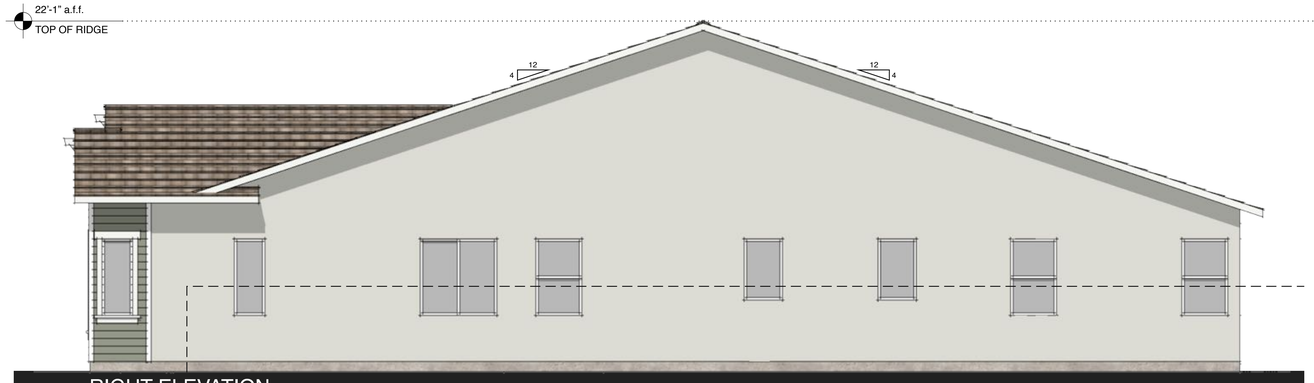
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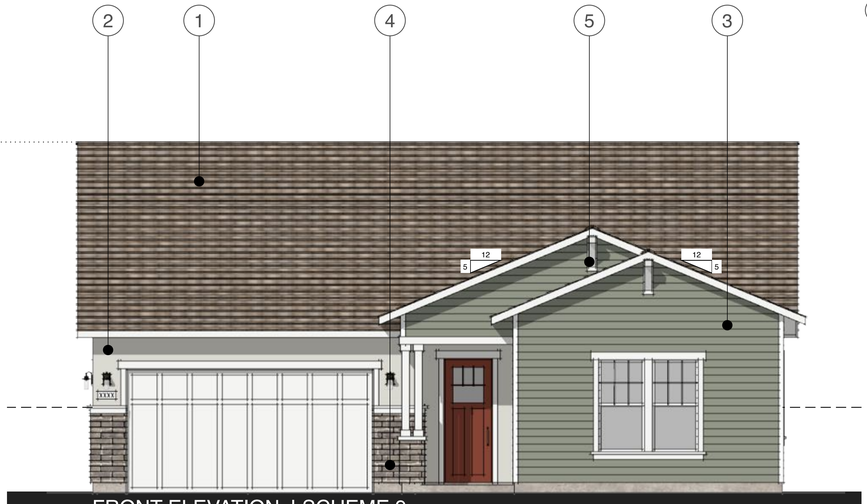
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MATERIALS

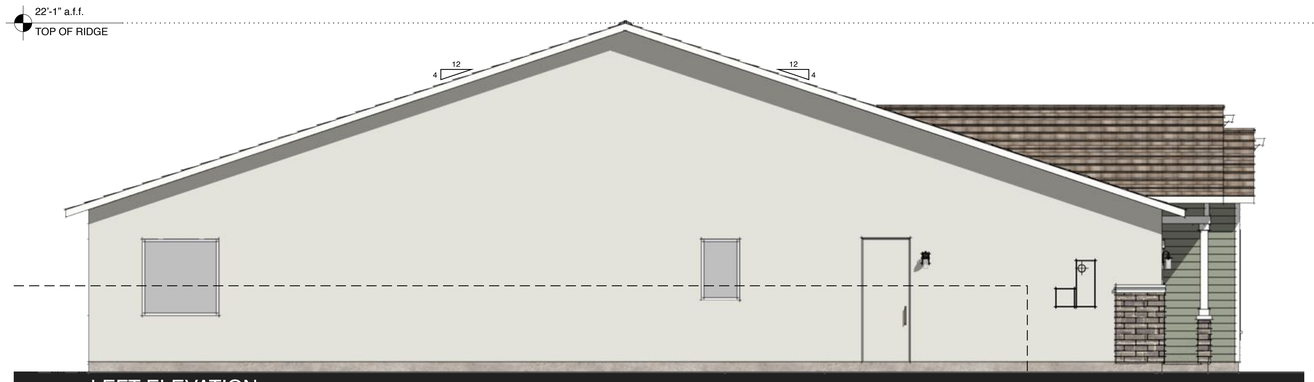
1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 9 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

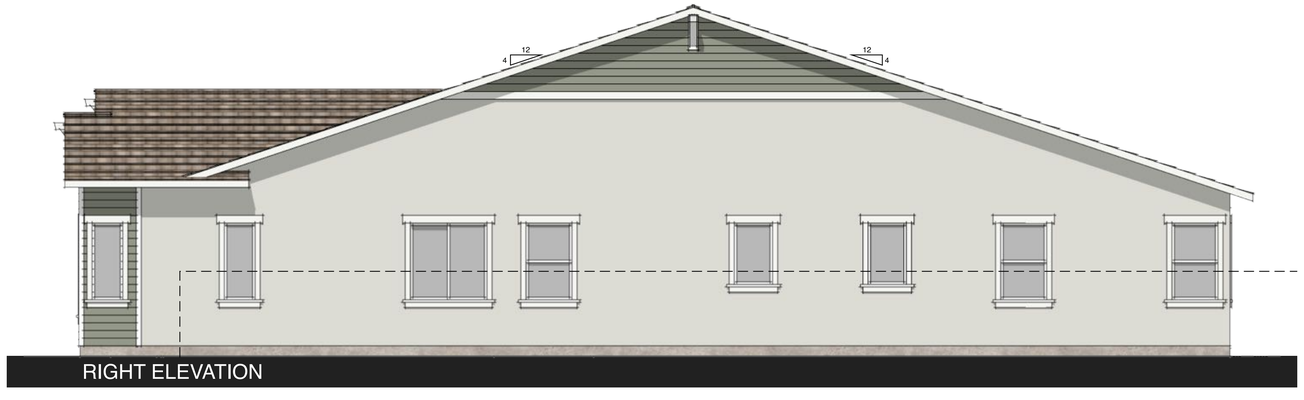
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24092
DATE: 10.29.2025

A10.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 9 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24092
DATE: 10.29.2025

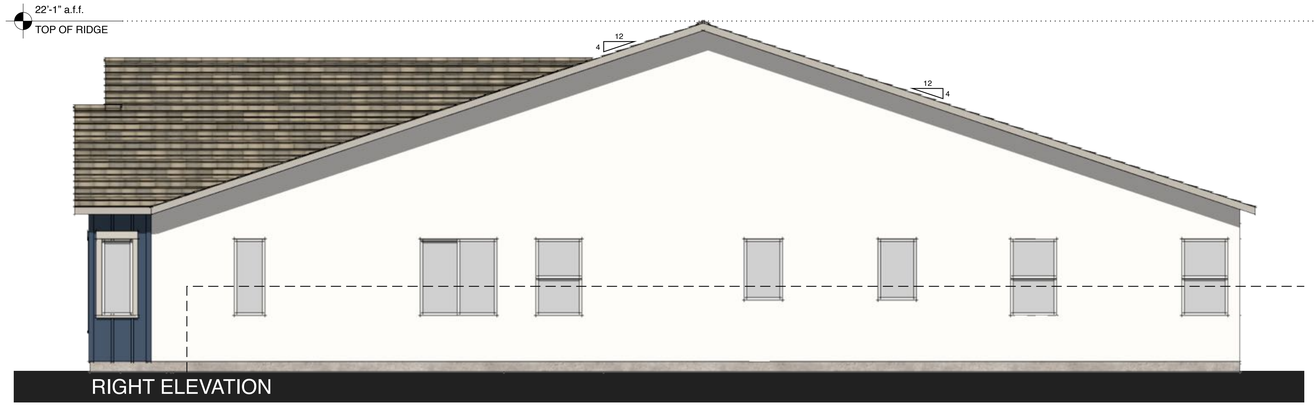
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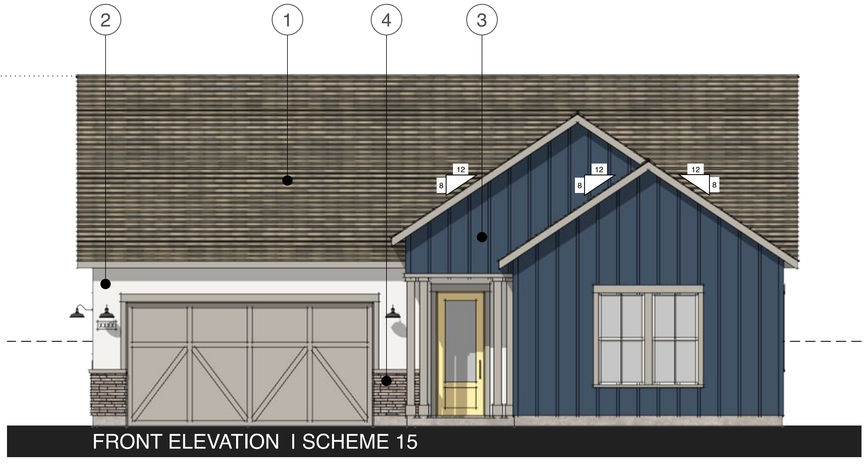
SHEET NOTES

MATERIALS

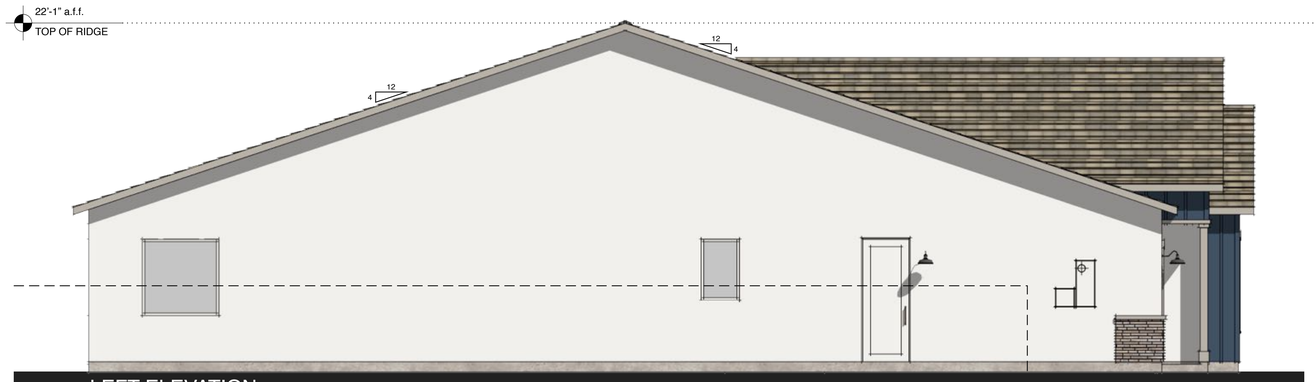
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 15



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 9 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

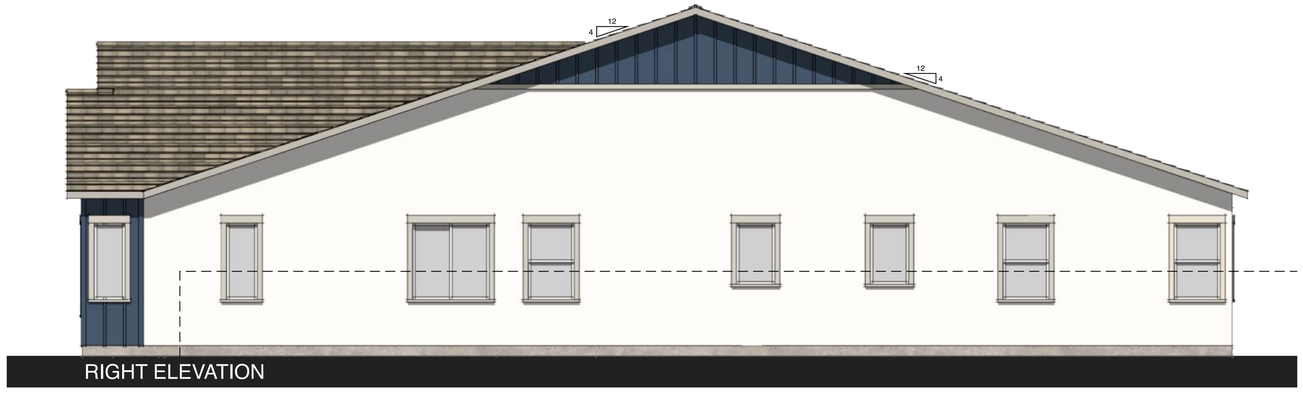
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

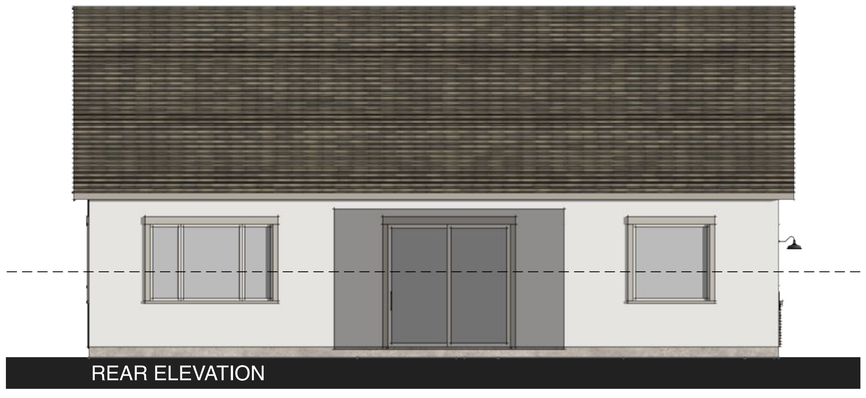
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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 9 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

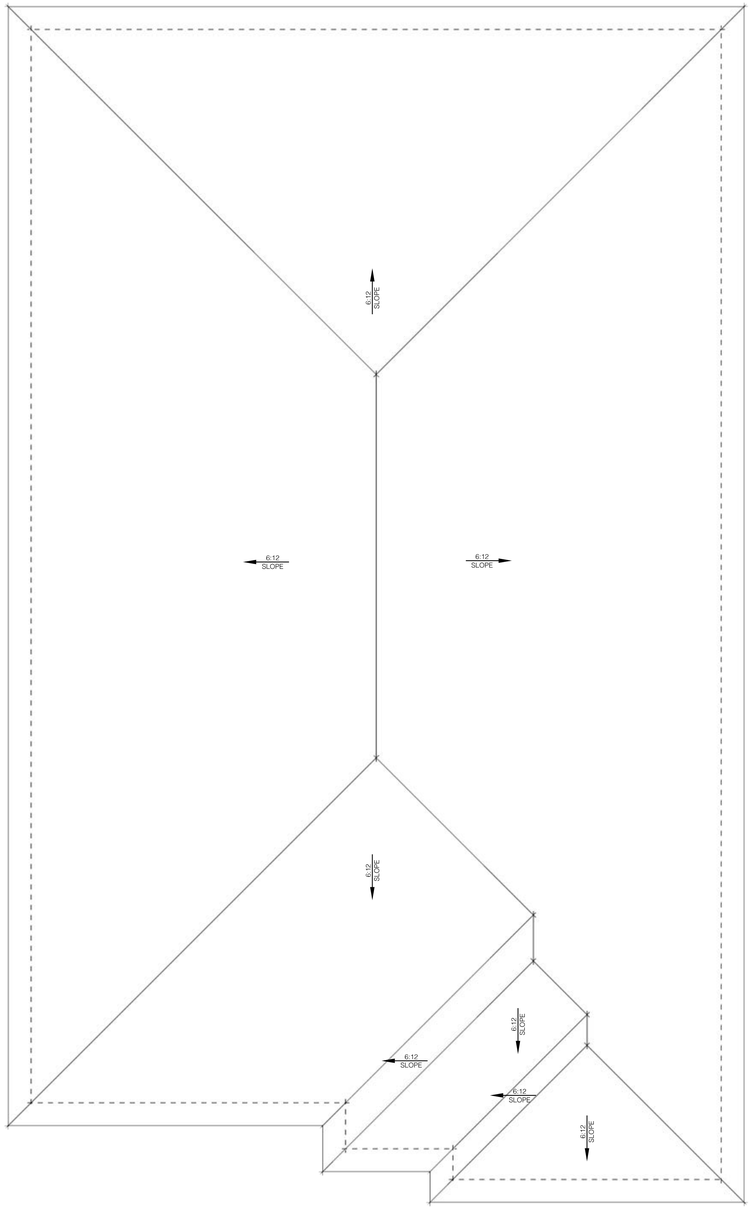
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

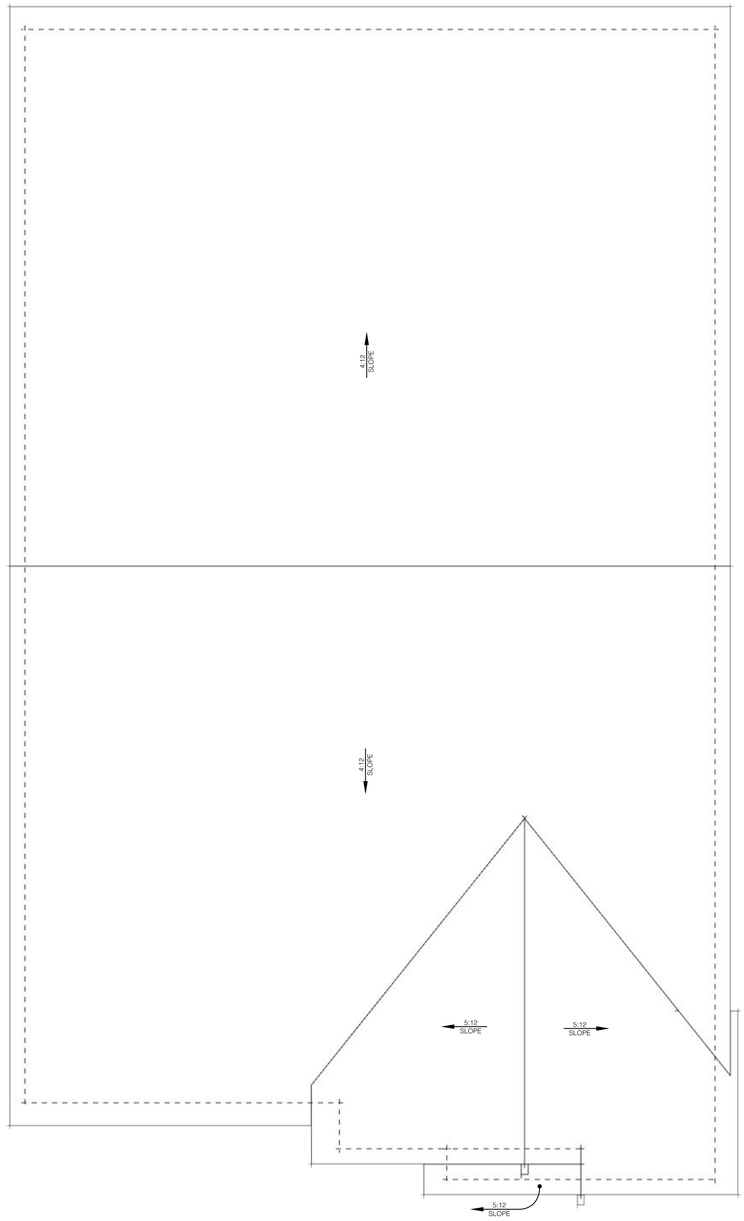
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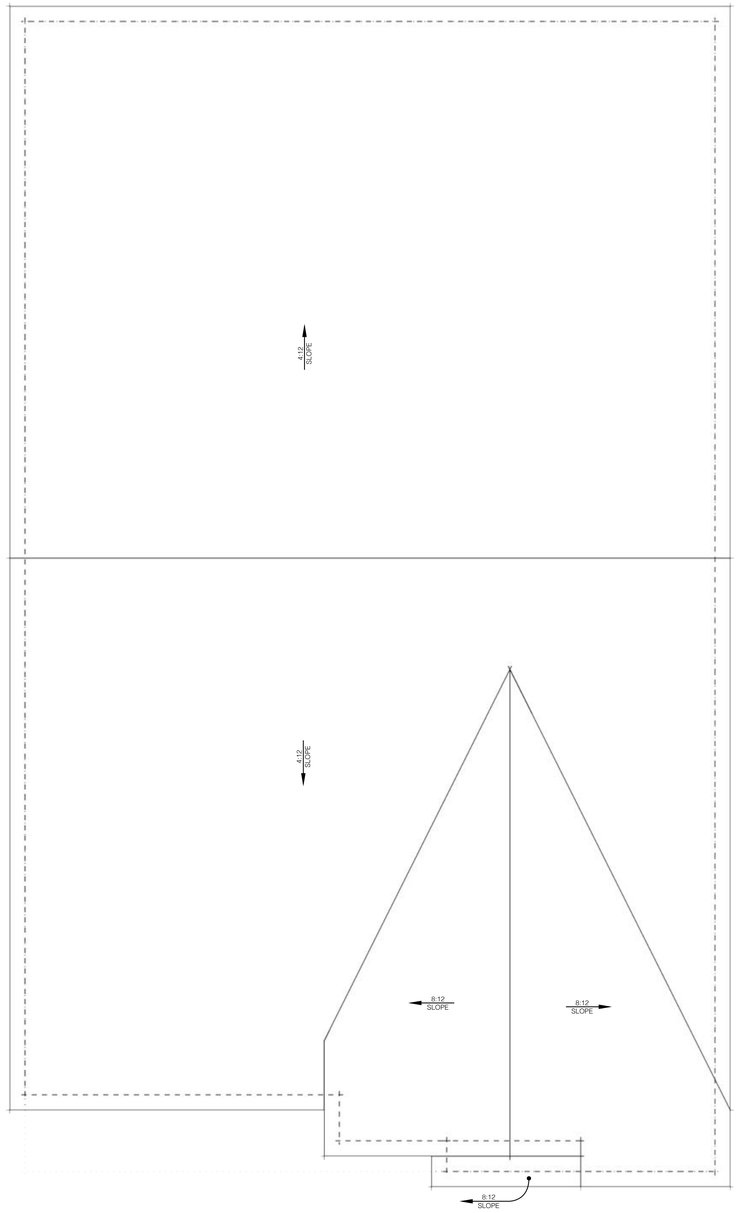
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 9

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

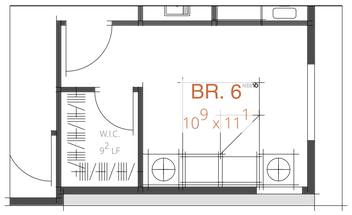
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24092

DATE: 10.29.2025

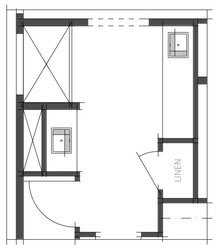
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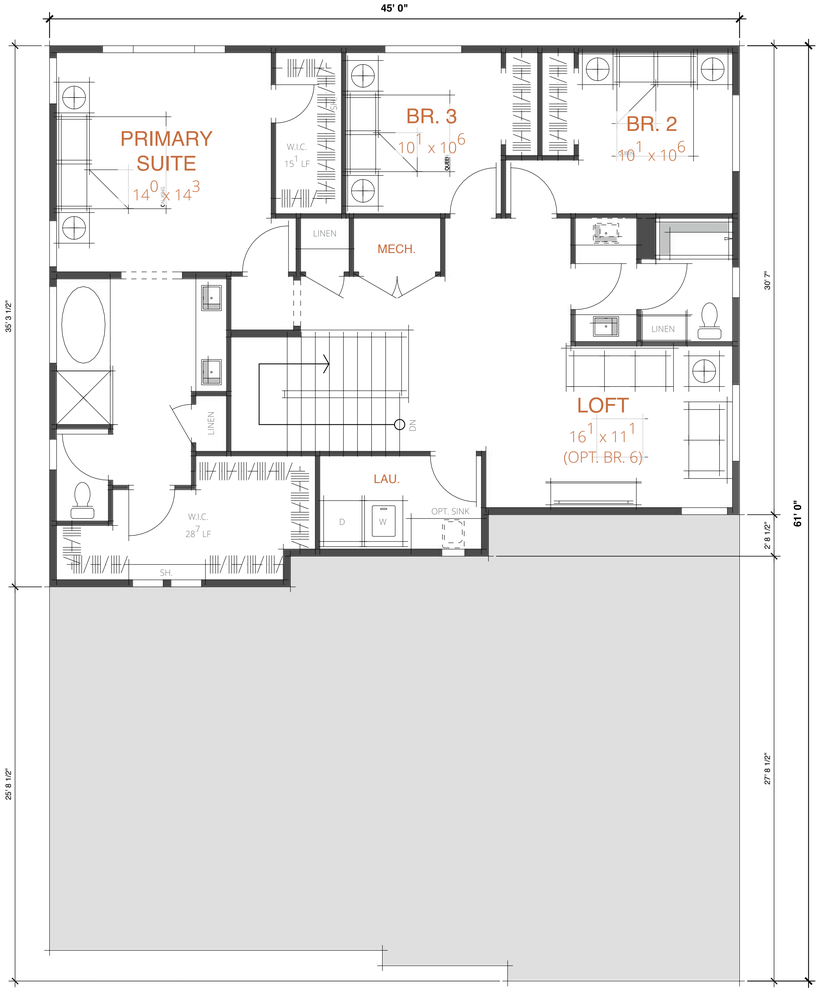


BEDROOM 6 OPTION

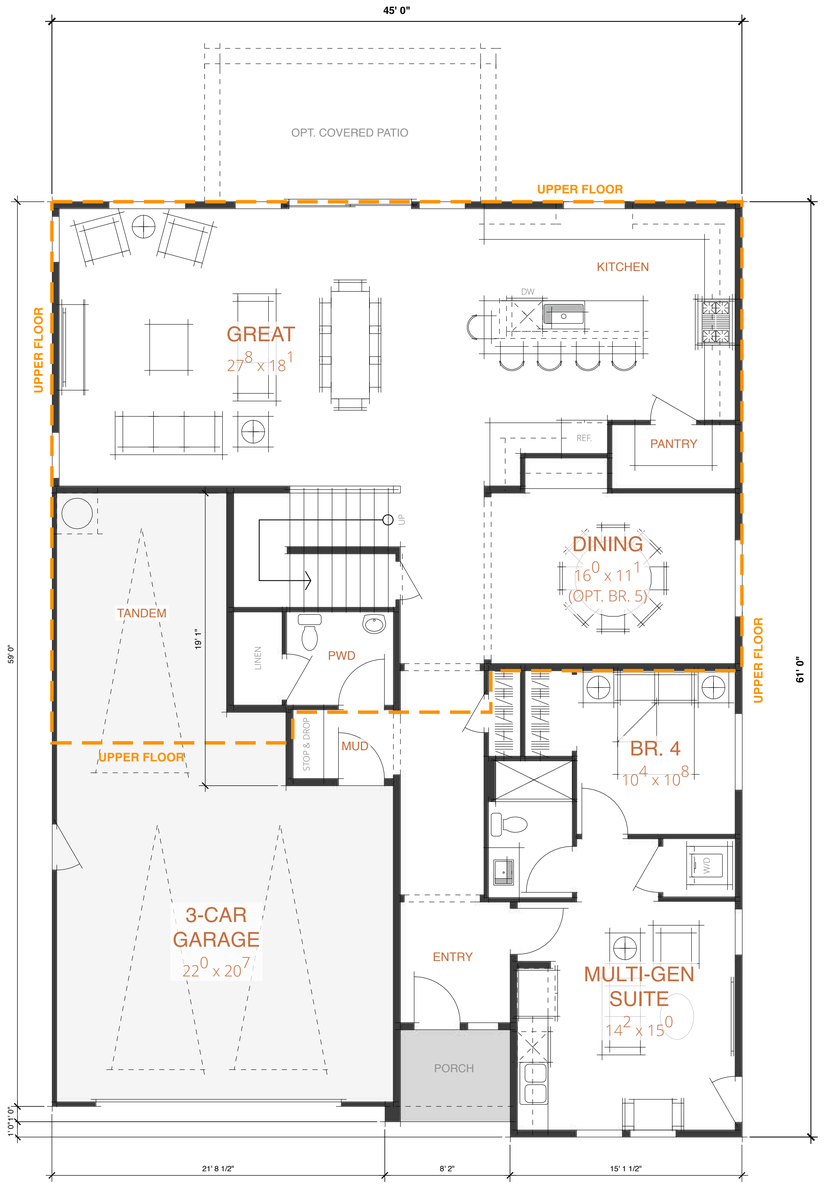
(IN LIEU OF LOFT)



CHOICE PRIMARY B

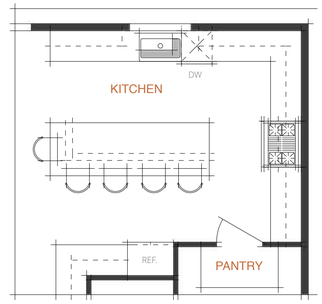


UPPER FLOOR I 1,403 SF

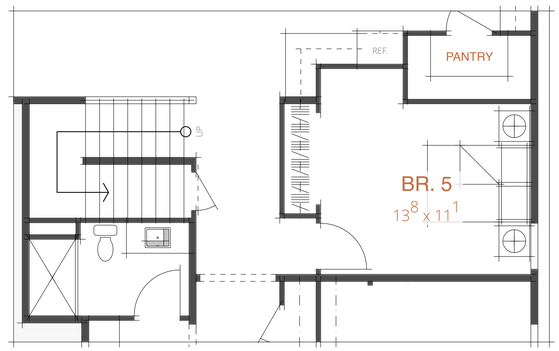


MAIN FLOOR I 1,922 SF

4-6 BEDROOM
3.5-4 BATH



CHOICE KITCHEN B



BR. 5 OPTION

(IN LIEU OF DINING)

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC FLOOR PLAN | PLAN 10 - 3,325 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24092

DATE: 10.29.2025

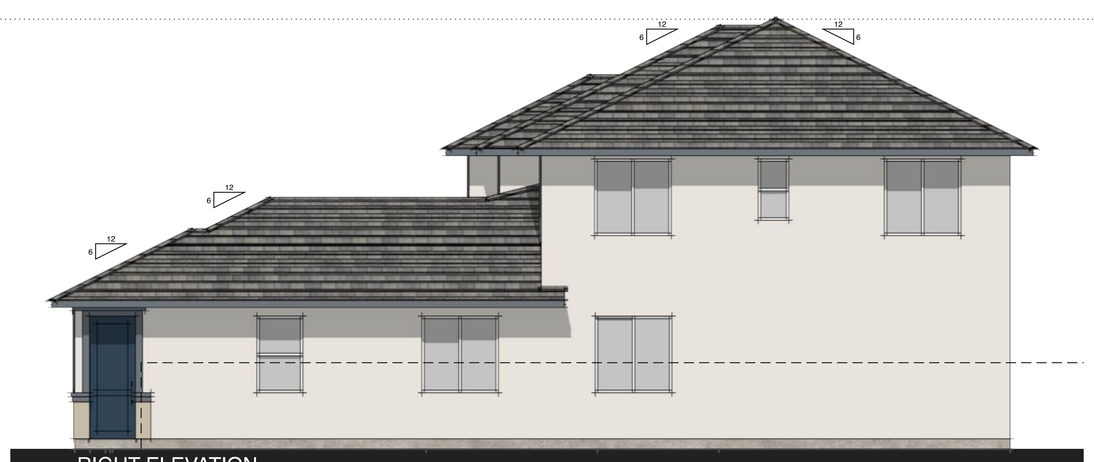
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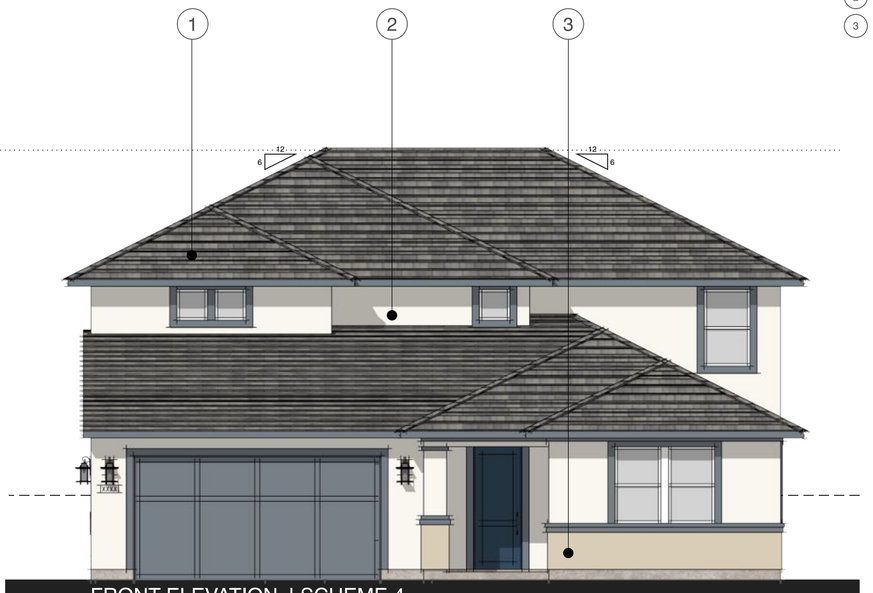
SHEET NOTES

MATERIALS

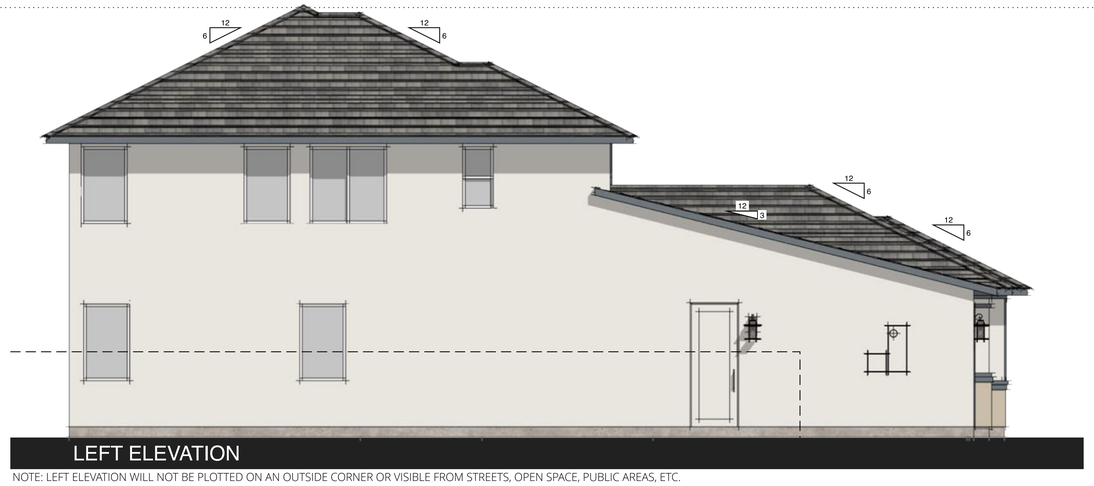
1. FLAT TILE ROOFING
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

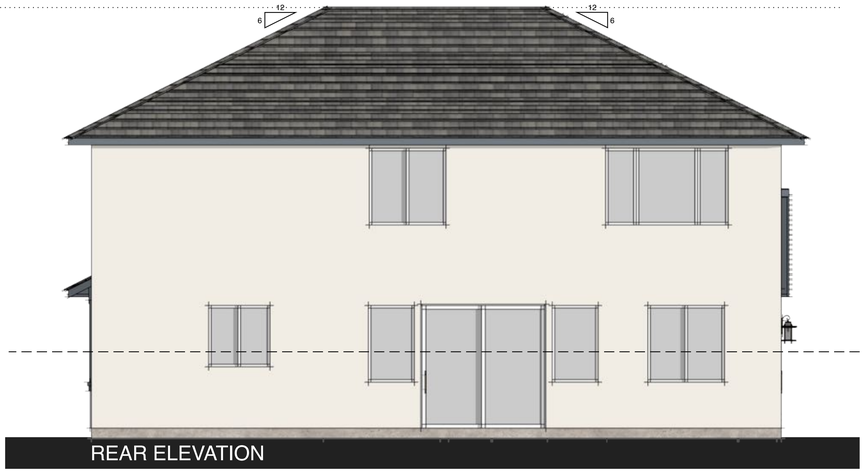


FRONT ELEVATION I SCHEME 4



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 10 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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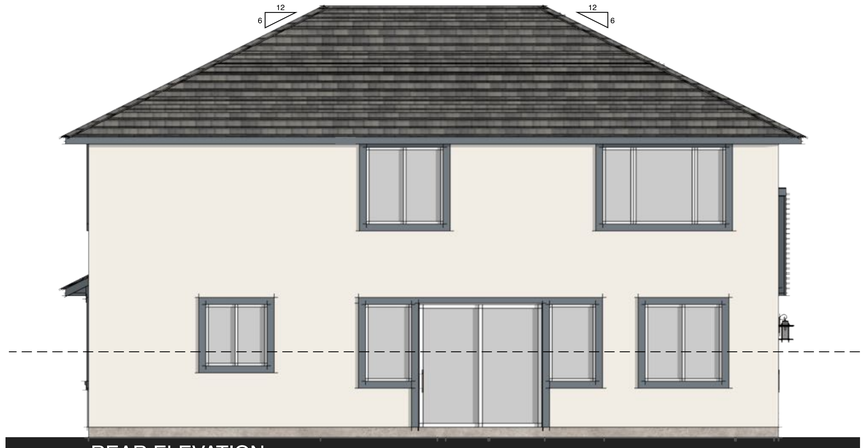
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DATE: 10.29.2025

A11.2

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24092
DATE: 10.29.2025

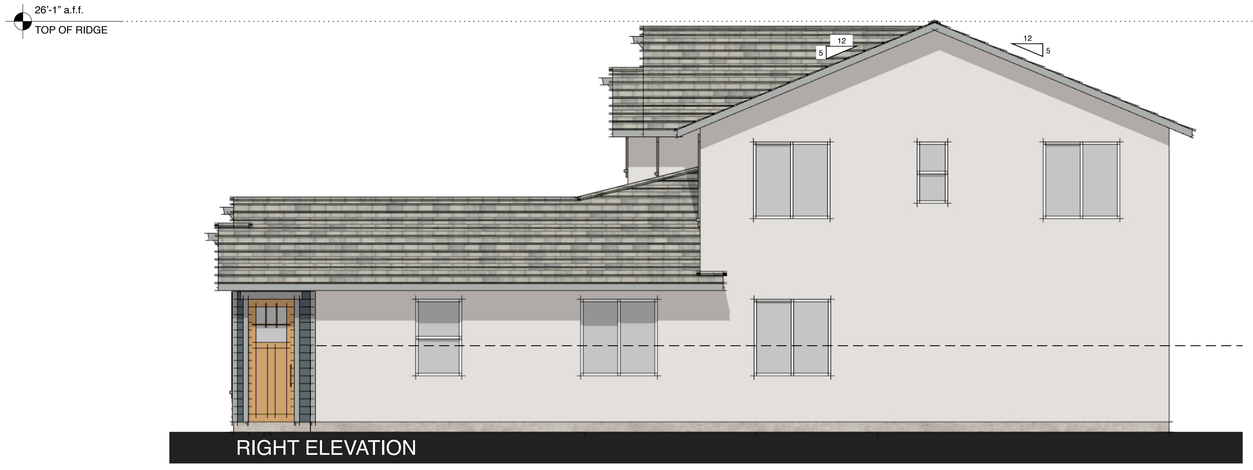
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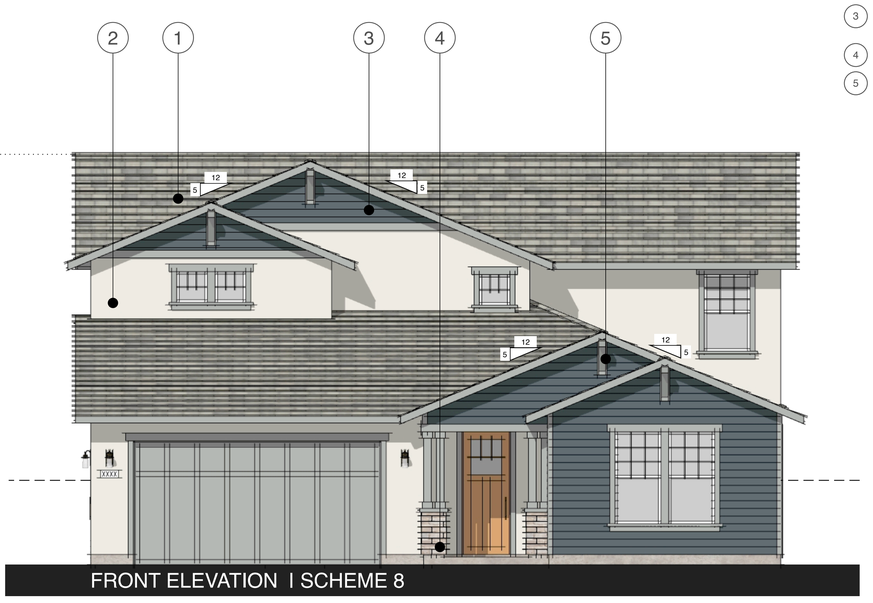
SHEET NOTES

MATERIALS

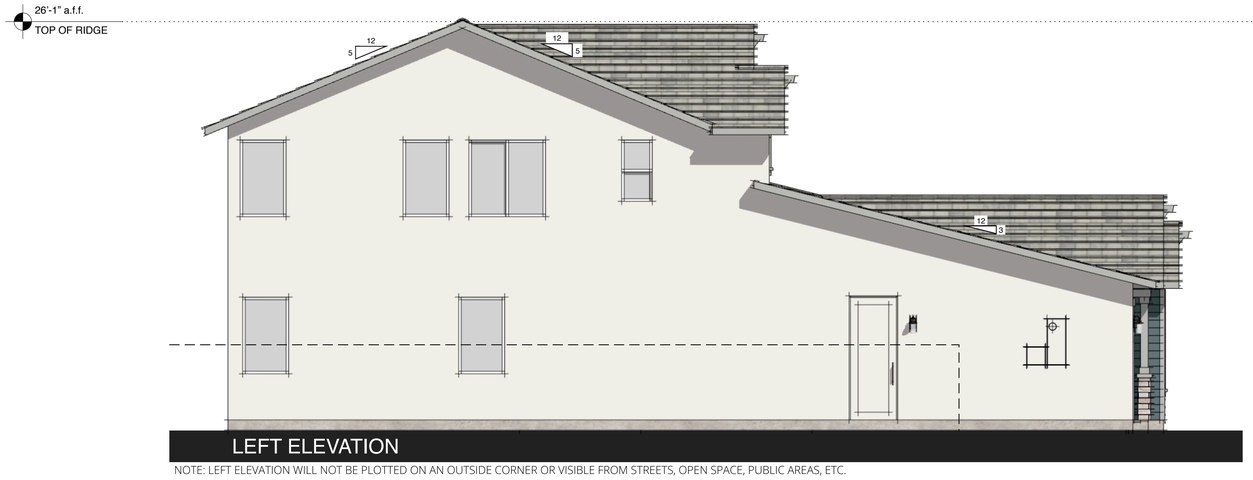
1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE



RIGHT ELEVATION

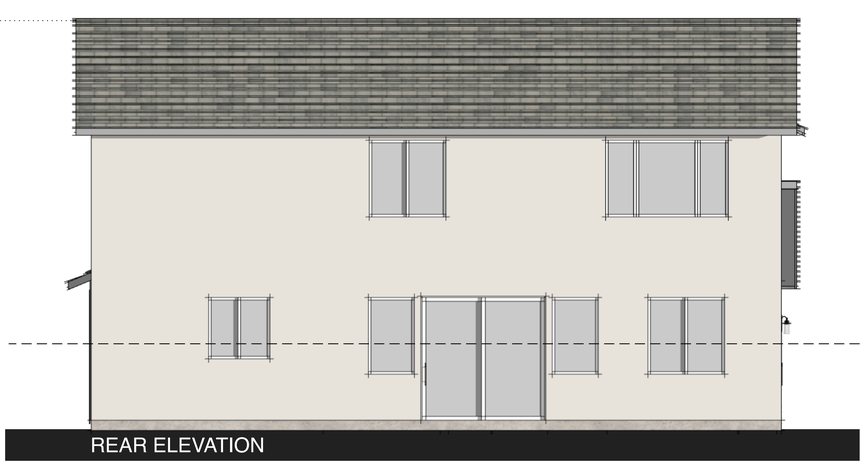


FRONT ELEVATION I SCHEME 8



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 10 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24092
DATE: 01.06.2026

A11.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

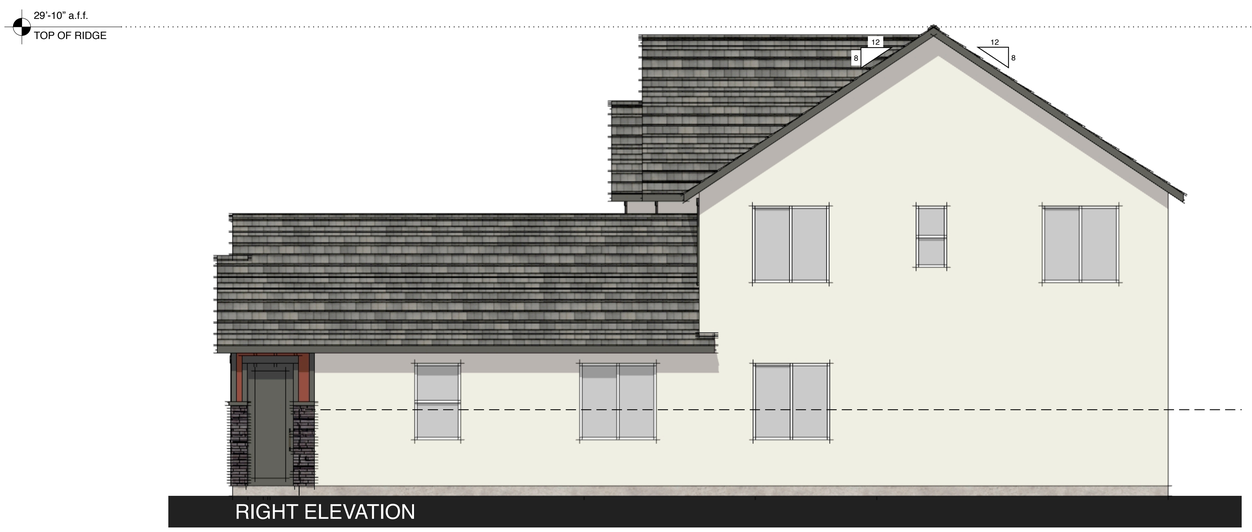
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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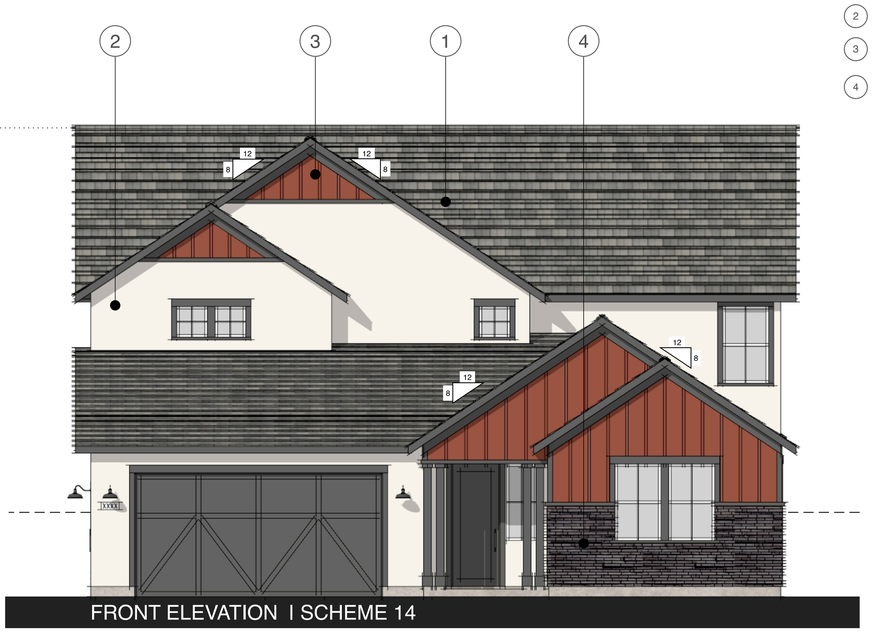
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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 14



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

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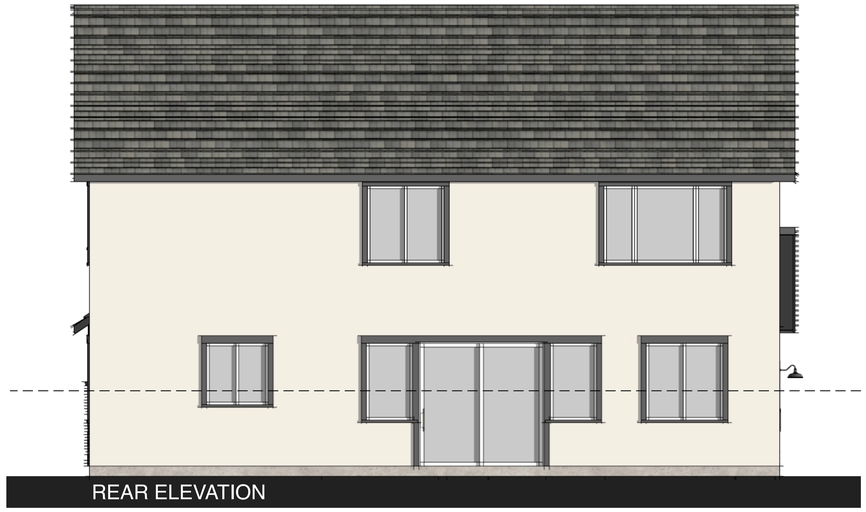
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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

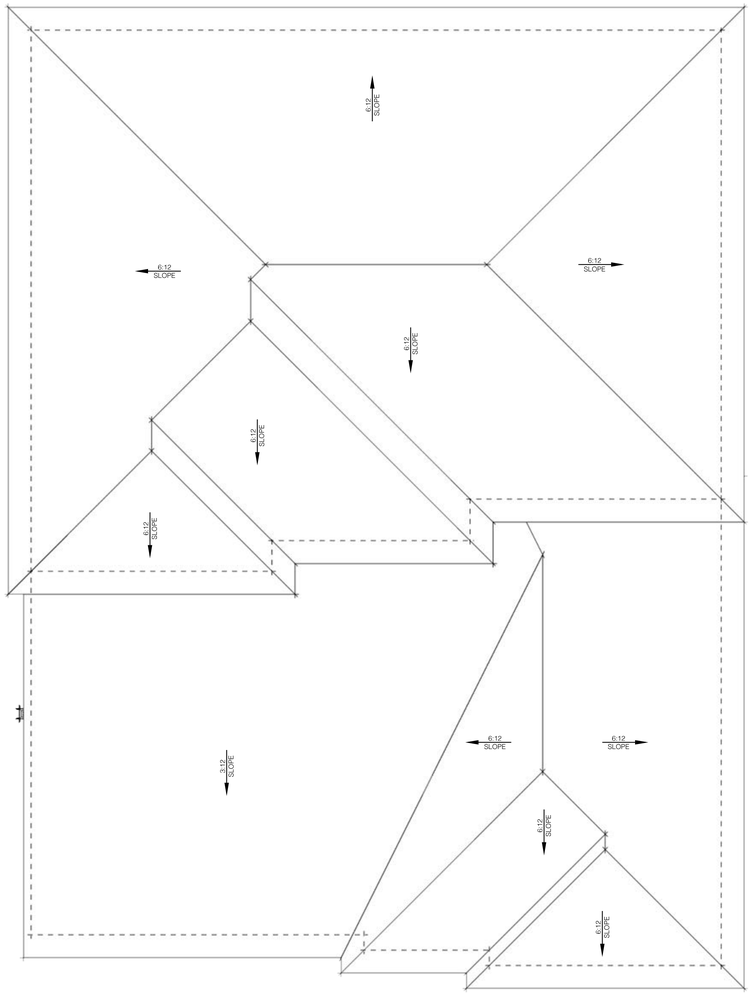
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JD+A JOB NUMBER: 24092

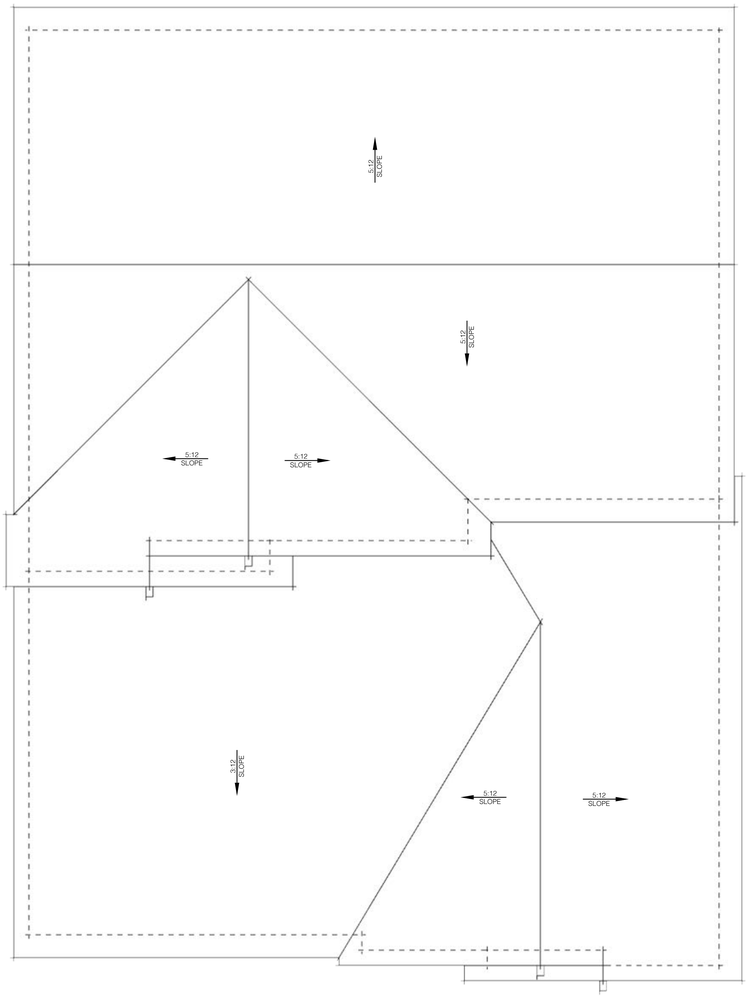
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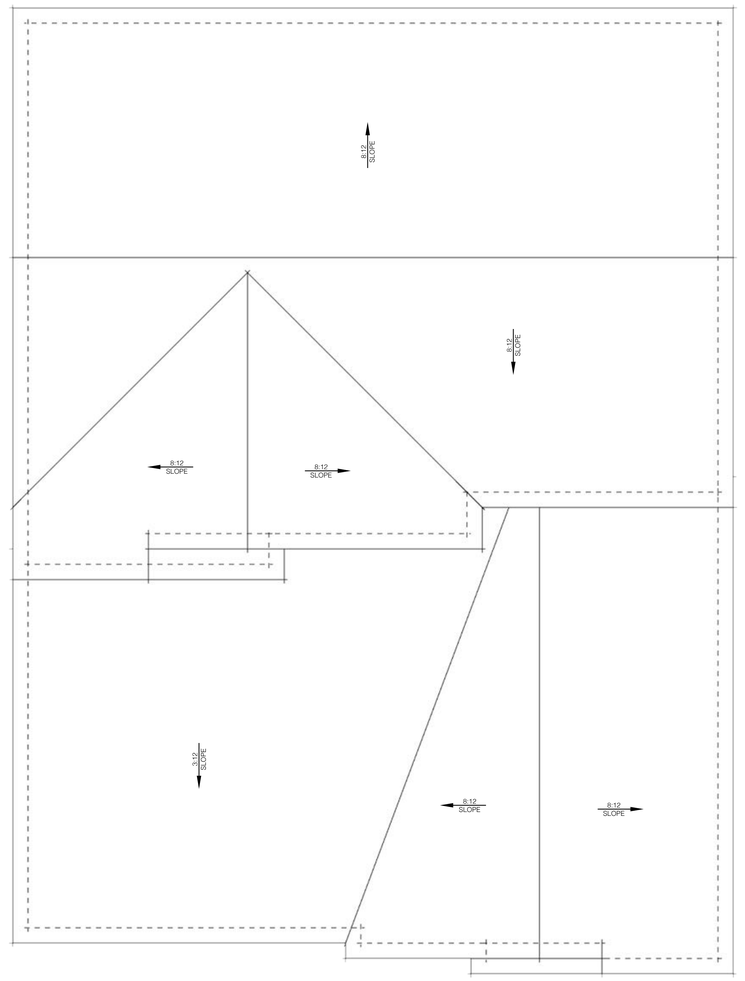
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 10

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

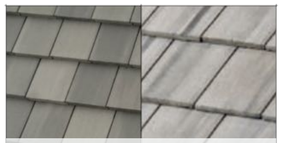
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JD+A JOB NUMBER: 24092
DATE: 10.29.2025

A11.8

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SCHEME 1



EAGLE | BEL AIR
4697 SLATE RANGE

WESTLAKE | SAXONY 900 SLATE
1FACS5037 NATURAL MARBLE



SW 7061 | NIGHT OWL
TRIM + FASCIA + GARAGE



SW 7029 | AGREEABLE GRAY
STUCCO BODY

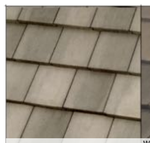


SW 9162 | AFRICAN GRAY
ACCENT STUCCO

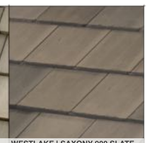


SW 2802 | ROOKWOOD RED
ENTRY DOOR

SCHEME 2



EAGLE | BEL AIR
4697 BROWN GRAY RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS1132
CHARCOAL BROWN BLEND



SW 7757 | HIGH REFLECTIVE WHITE
TRIM + FASCIA + GARAGE



SW 7015 | REPOSE GRAY
STUCCO BODY



SW 7019 | GAUNTLET GRAY
ACCENT STUCCO

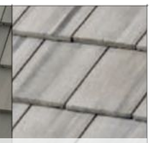


SW 7710 | BRANDYWINE
ENTRY DOOR

SCHEME 3



EAGLE | BEL AIR
4697 SLATE RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS5037 NATURAL MARBLE



SW 7674 | PEPPERCORN
TRIM + FASCIA + GARAGE



SW 7631 | CITY LOFT
STUCCO BODY



SW 9171 | FELTED WOOL
ACCENT STUCCO

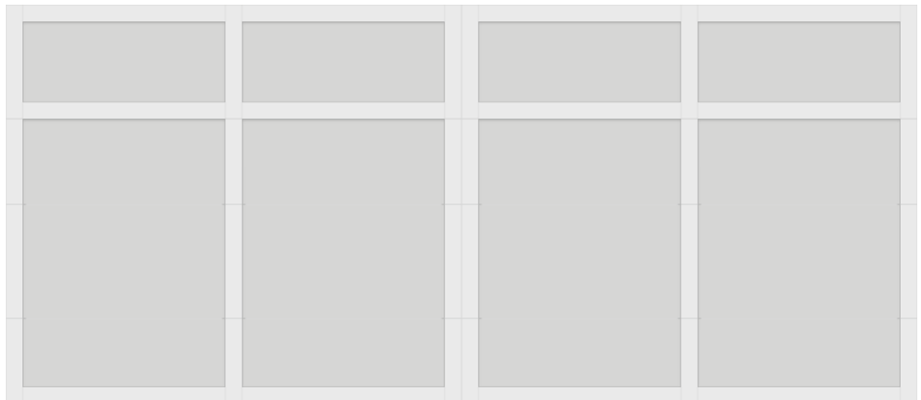


SW 7676 | CYBERSPACE
ENTRY DOOR

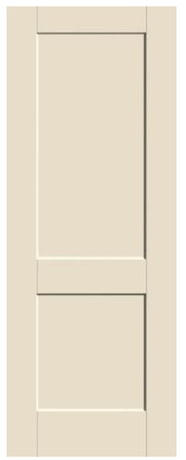


45' & 50' LOTS -
PROGRESS LIGHTING | GIBBES STREET | P560021-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 5-1/2" / H: 15-1/8" / D: 7"

55' LOTS -
PROGRESS LIGHTING | GIBBES STREET | P560022-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 7" / H: 21-3/4" / D: 8-3/4"



CLOPAY | GRAND HARBOR | GH11 INSULATED
GARAGE DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR | THERMA TRU | SSF8120
ENTRY DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2024 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

COLOR + MATERIAL | 'AMERICANA'

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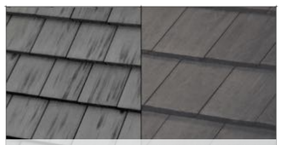
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

A12.1

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SCHEME 4



EAGLE | BEL AIR
295 DARK CHARCOAL

WESTLAKE | SAXONY 900 SLATE
1FACS1130 CHARCOAL

SW 6257 | GIBRALTAR
TRIM + FASCIA + GARAGE

SW 7551 | GREEK VILLA
STUCCO BODY

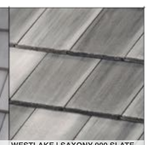
SW 6149 | RELAXED KHAKI
ACCENT STUCCO

SW 9178 | IN THE NAVY
ENTRY DOOR

SCHEME 5



EAGLE | BEL AIR
4679 LIGHT GRAY RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS5354
STONE MOUNTAIN BLEND

SW 7069 | IRON ORE
TRIM + FASCIA + GARAGE

SW 9166 | DRIFT OF MIST
STUCCO BODY

SW 9167 | POLISHED CONCRETE
ACCENT STUCCO

SW 6271 | EXPRESSIVE PLUM
ENTRY DOOR

SCHEME 6



EAGLE | BEL AIR
4687 BROWN GRAY RANGE

WESTLAKE | SAXONY 900 SLATE
1FACS1132
CHARCOAL BROWN BLEND

SW 6070 | HERON PLUME
TRIM + FASCIA + GARAGE

SW 6072 | VERSATILE GRAY
STUCCO BODY

SW 6075 | GARRET GRAY
ACCENT STUCCO

SW 6680 | FRIENDLY YELLOW
ENTRY DOOR

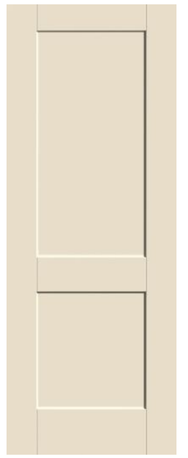


45' & 50' LOTS -
PROGRESS LIGHTING | GIBBES STREET | P560021-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 5-1/2" / H: 15-1/8" / D: 7"

55' LOTS -
PROGRESS LIGHTING | GIBBES STREET | P560022-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 7" / H: 21-3/4" / D: 8-3/4"



CLOPAY | GRAND HARBOR | GH11 INSULATED
GARAGE DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR | THERMA TRU | SSF8120
ENTRY DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR GLASS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'AMERICANA'

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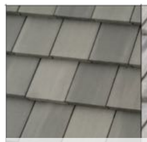
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

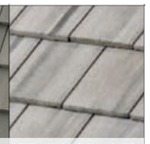
A12.2

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SCHEME 7



EAGLE | BEL AIR
4697 SLATE RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS5037 NATURAL MARBLE

SW 7061 | NIGHT OWL
TRIM + FASCIA + GARAGE

SW 7035 | AESTHETIC WHITE
STUCCO BODY

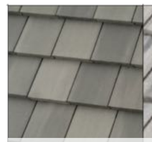
SW 6249 | STORM CLOUD
HORIZONTAL SIDING

SW 6180 | OAKMOSS
ENTRY DOOR

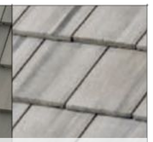


CHALK DUST | TUNDRA BRICK
MASONRY BY ELDORADO STONE

SCHEME 8



EAGLE | BEL AIR
4697 SLATE RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS5037 NATURAL MARBLE

SW 9163 | TIN LIZZIE
TRIM + FASCIA + GARAGE

SW 7570 | EGRET WHITE
STUCCO BODY

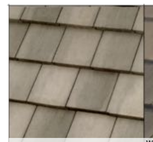
SW 7625 | MOUNT ETNA
HORIZONTAL SIDING

SW 2817 | ROOKWOOD AMBER
ENTRY DOOR



LATIGO | TUNDRA BRICK
MASONRY BY ELDORADO STONE

SCHEME 9



EAGLE | BEL AIR
4687 BROWN GRAY RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS1132
CHARCOAL BROWN BLEND

SW 7006 | EXTRA WHITE
TRIM + FASCIA + GARAGE

SW 6183 | CONSERVATIVE GRAY
STUCCO BODY

SW 6186 | DRIED THYME
HORIZONTAL SIDING

SW 7593 | RUSTIC RED
ENTRY DOOR

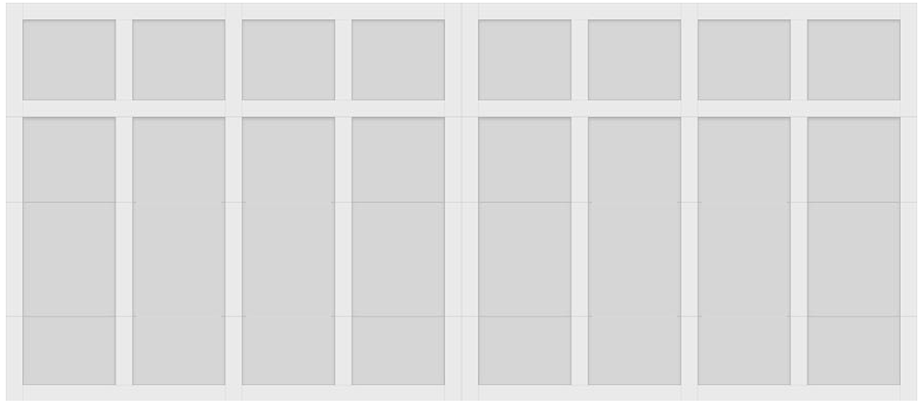


ASHLAND | TUNDRA BRICK
MASONRY BY ELDORADO STONE

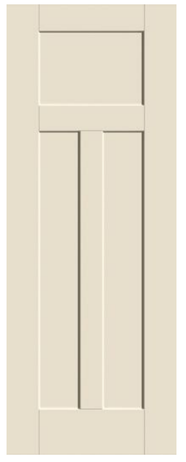


45' & 50' LOTS -
PROGRESS LIGHTING | WELDON | P560119-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 6" / H: 9" / D: 6-3/4"

55' LOTS -
PROGRESS LIGHTING | WELDON | P560120-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 8" / H: 11-7/8" / D: 8-3/4"



CLOPAY | GRAND HARBOR | GH12 INSULATED
GARAGE DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR | THERMA TRU | SSF84800
ENTRY DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2024 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

COLOR + MATERIAL | 'BUNGALOW'

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD | SUITE 110 | ROSEVILLE, CALIFORNIA 95661 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

A12.3

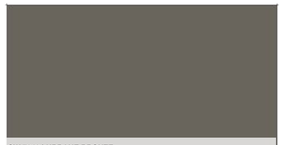
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SCHEME 10



EAGLE I BEL AIR
4602 CONCORD BLEND

WESTLAKE I SAXONY 900 SLATE
1FACS0330 APPALACIAN BLEND



SW 7048 I URBANE BRONZE
TRIM + FASCIA + GARAGE



SW 7024 I FUNCTIONAL GRAY
STUCCO BODY



SW 7005I PURE WHITE
BOARD & BATTEN

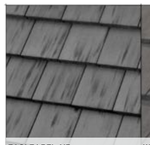


SW 7621 I SILVERMIST
ENTRY DOOR

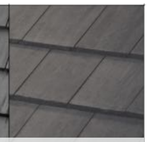


TALAVERA I LOREIOBRICKE
MASONRY BY ELDORADO STONE

SCHEME 11



EAGLE I BEL AIR
295 DARK CHARCOAL



WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL



SW 6990 I CAVIAR
FASCIA



SW 7636 I ORIGAMI WHITE
STUCCO BODY



SW 7636 I ORIGAMI WHITE
BOARD & BATTEN + TRIM + GARAGE



SW 6328 I FIREWEED
ENTRY DOOR

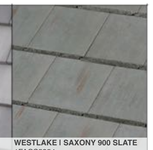


FAROLA I LOREIOBRICK
MASONRY BY ELDORADO STONE

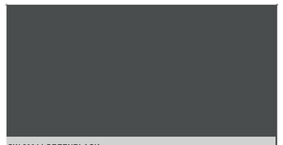
SCHEME 12



EAGLE I BEL AIR
4679 LIGHT GRAY RANGE



WESTLAKE I SAXONY 900 SLATE
1FACS5354
STONE MOUNTAIN BLEND



SW 6004 I GREENBLACK
TRIM + FASCIA + GARAGE



SW 7064 I PASSIVE
STUCCO BODY



SW 7005 I PURE WHITE
BOARD & BATTEN



SW 9184 I FOXHALL GREEN
ENTRY DOOR

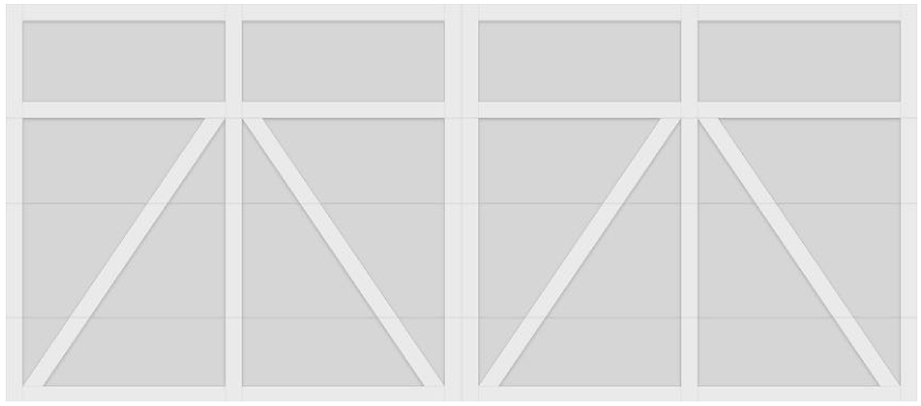


HOLLIN I LOREIOBRICK
MASONRY BY ELDORADO STONE

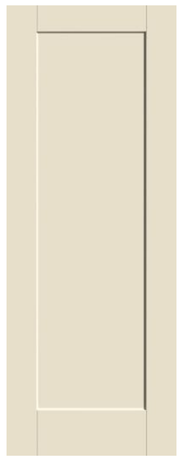


45' & 50' LOTS -
PROGRESS LIGHTING I DISTRICT I P5622-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 8" / H: 8-1/4" / D: 10-1/4"

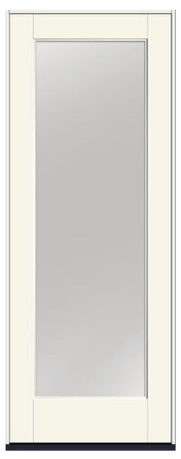
55' LOTS -
PROGRESS LIGHTING I DISTRICT I P5623-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 12" / H: 10-1/2" / D: 12-1/4"



CLOPAY I GRAND HARBOR I GH22 INSULATED
GARAGE DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR I THERMA TRU I SSF81100
ENTRY DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR FULL GLASS



BUILDER OPTION FOR GLASS
SMOOTH STAR I THERMA TRU I S8000
ENTRY DOOR I COLOR : SCHEME SPECIFIC

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'FARMHOUSE'

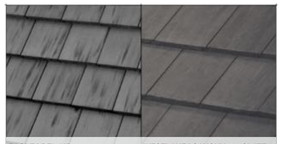
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

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SCHEME 13



EAGLE I BEL AIR
295 DARK CHARCOAL

WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL



SW 7008 I ALABASTER
TRIM + FASCIA + GARAGE



SW 9173 I SHIITAKE
STUCCO BODY



SW 6207 I RETREAT
BOARD & BATTEN

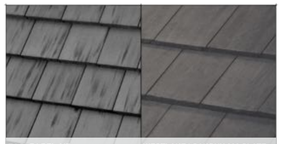


SW 6209 I RIPE OLIVE
ENTRY DOOR



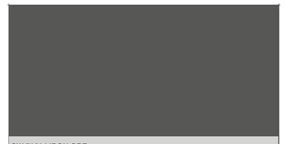
LILIA I LOREIOBRICK
MASONRY BY ELDORADO STONE

SCHEME 14

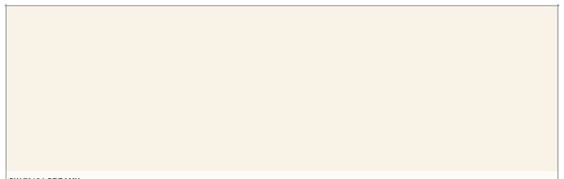


EAGLE I BEL AIR
295 DARK CHARCOAL

WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL



SW 7069 I IRON ORE
TRIM + FASCIA + GARAGE



SW 7012 I CREAMY
STUCCO BODY



SW 7593 I RUSTIC RED
BOARD & BATTEN



SW 7069 I IRON ORE
ENTRY DOOR



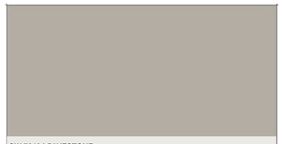
HOLLIN I LOREIOBRICK
MASONRY BY ELDORADO STONE

SCHEME 15



EAGLE I BEL AIR
4502 ARCADIA CANYON BROWN

WESTLAKE I SAXONY 900 SLATE
1FACS0024 DESERT SAGE



SW 7642 I PAVESTONE
TRIM + FASCIA + GARAGE



SW 6000 I SNOWFALL
STUCCO BODY



SW 6244 I NAVAL
BOARD + BATTEN



SW 9017 I SUNNY VERANDA
ENTRY DOOR

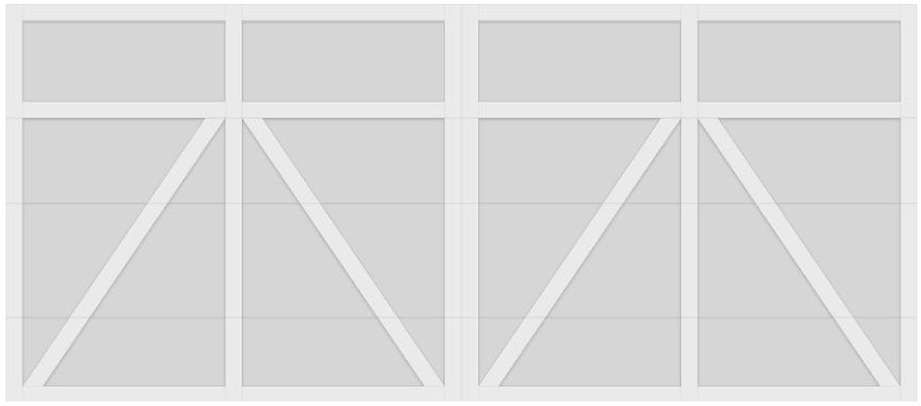


FAROLA I LOREIOBRICK
MASONRY BY ELDORADO STONE

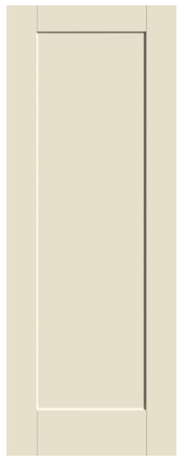


45' & 50' LOTS -
PROGRESS LIGHTING I DISTRICT I P5622-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 8" / H: 8-1/4" / D: 10-1/4"

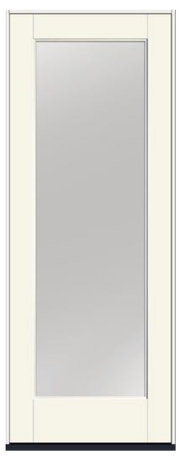
55' LOTS -
PROGRESS LIGHTING I DISTRICT I P5623-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 12" / H: 10-1/2" / D: 12-1/4"



CLOPAY I GRAND HARBOR I GH22 INSULATED
GARAGE DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR I THERMA TRU I SSF81100
ENTRY DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR FULL GLASS



BUILDER OPTION FOR GLASS
SMOOTH STAR I THERMA TRU I S8000
ENTRY DOOR I COLOR : SCHEME SPECIFIC

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'FARMHOUSE'

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

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SCHEME 16



EAGLE | BEL AIR
4687 BROWN GRAY RANGE

WESTLAKE | SAXONY 900 SLATE
1FACS1132
CHARCOAL BROWN BLEND

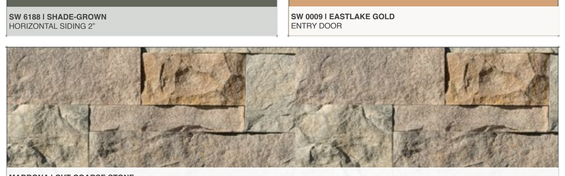
SW 7757 | HIGH REFLECTIVE WHITE
TRIM + FASCIA + GARAGE

SW 7638 | JOGGING PATH
STUCCO BODY

SW 9130 | EVERGREEN FOG
HORIZONTAL SIDING 6"

SW 6188 | SHADE-GROWN
HORIZONTAL SIDING 2"

SW 0009 | EASTLAKE GOLD
ENTRY DOOR



MADRONA | CUT COARSE STONE
MASONRY BY ELDORADO STONE

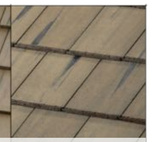


ALL LOTS -
PROGRESS LIGHTING | TRAFFORD NON-METALLIC | P560288-031
OUTDOOR WALL MOUNTED | COLOR : TEXTURED BLACK
W: 5" / H: 11-1/2" / D: 6-3/4"

SCHEME 17



EAGLE | BEL AIR
4502 ARCADIA CANYON BROWN



WESTLAKE | SAXONY 900 SLATE
1FACS0024 DESERT SAGE

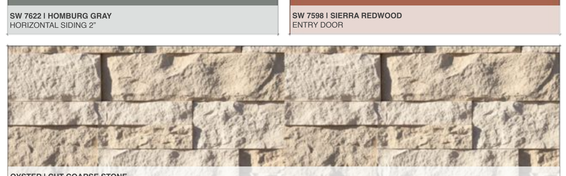
SW 7005 | PURE WHITE
TRIM + FASCIA + GARAGE

SW 9166 | DRIFT OF MIST
STUCCO BODY

SW 7660| EARL GREY
HORIZONTAL SIDING 6"

SW 7622 | HOMBURG GRAY
HORIZONTAL SIDING 2"

SW 7598 | SIERRA REDWOOD
ENTRY DOOR



OYSTER | CUT COARSE STONE
MASONRY BY ELDORADO STONE



CLOPAY | GRAND HARBOR | GH11 INSULATED
GARAGE DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS

SCHEME 18



EAGLE | BEL AIR
4679 LIGHT GRAY RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS5354
STONE MOUNTAIN BLEND

SW 7068 | GRIZZLE GRAY
TRIM + FASCIA + GARAGE

SW 7551 | GREEK VILLA
STUCCO BODY

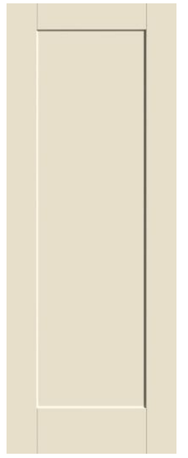
SW 7644 | GATEWAY GRAY
HORIZONTAL SIDING 6"

SW 7743 | MOUNTAIN ROAD
HORIZONTAL SIDING 2"

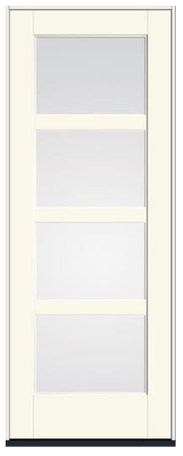
SW 6223 | STILL WATER
ENTRY DOOR



CANNONADE | CUT COARSE STONE
MASONRY BY ELDORADO STONE



SMOOTH STAR | THERMA TRU | SSF81100
ENTRY DOOR | COLOR : SCHEME SPECIFIC



BUILDER OPTION FOR GLASS
SMOOTH STAR | THERMA TRU | S85710
ENTRY DOOR | COLOR : SCHEME SPECIFIC

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'TRANSITIONAL CRAFTSMAN'

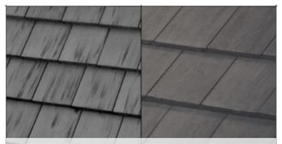
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3001 DOUGLAS BOULEVARD | SUITE 110 | ROSEVILLE, CALIFORNIA 95661 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

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SCHEME 19



EAGLE I BEL AIR
295 DARK CHARCOAL

WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL

SW 7005 I PURE WHITE
TRIM + FASCIA + GARAGE

SW 7064 I PASSIVE
STUCCO BODY

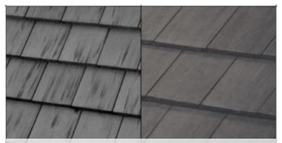
SW 7671 I ON THE ROCKS
BOARD + BATTEN

SW 6480 I LAGOON
ENTRY DOOR



DAWNWOOD! VINTAGE RANCH
MASONRY BY ELDORADO STONE

SCHEME 20



EAGLE I BEL AIR
295 DARK CHARCOAL

WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL

SW 7069 I IRON ORE
TRIM + FASCIA + GARAGE

SW 7017 I DORIAN GRAY
STUCCO BODY

SW 7015 I REPOSE GRAY
BOARD + BATTEN

SW 6333 I FOXY
ENTRY DOOR



PARCHWOOD I VINTAGE RANCH
MASONRY BY ELDORADO STONE

SCHEME 21



EAGLE I BEL AIR
4502 ARCADIA CANYON BROWN

WESTLAKE I SAXONY 900 SLATE
1FACS0024 DESERT SAGE

SW 7009 I PEARLY WHITE
TRIM + FASCIA + GARAGE

SW 7647 I CRUSHED ICE
STUCCO BODY

SW 7060 I ATTITUDE GRAY
BOARD + BATTEN

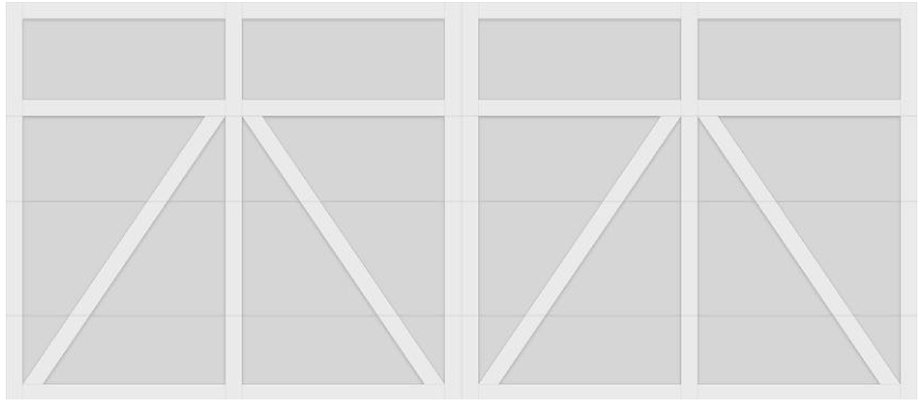
SW 6132 I RELIC BRONZE
ENTRY DOOR



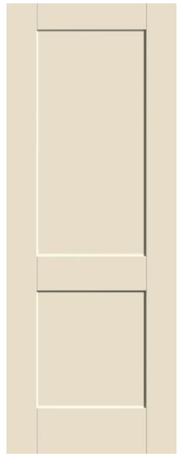
FOXWOOD I VINTAGE RANCH
MASONRY BY ELDORADO STONE



ALL LOTS -
PROGRESS LIGHTING I BAYSIDE NON-METALLIC I P560363-031
OUTDOOR WALL MOUNTED I COLOR : BLACK
W: 8" / H: 10" / D: 9-3/8"



CLOPAY I GRAND HARBOR I GH22 INSULATED
GARAGE DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR I THERMA TRU I SSF8120:
ENTRY DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2024 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

COLOR + MATERIAL | 'RANCH'

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

A12.7

/Users/michelelagalante/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/BEAZER/NORCAL/24090-24092 THE GROVE (STAR/DUST)/02 PROJECT COMMON FILES/LAYOUT/24090-24092_A13_TYPICAL PLOTTING



GRAPHIC KEY

- LIVING SPACE
- COVERED OUTDOOR SPACE
- GARAGE SPACE
- DRIVEWAY
- OPEN LOT AREA

PLAN 1 LOT COVERAGE DATA

MINIMUM LOT AREA:	4,500 SF
LIVING AREA:	1,568 SF
COVERED OUTDOOR AREA:	255 SF
GARAGE AREA:	446 SF
TOTAL LOT COVERAGE AREA:	2,269 SF
TOTAL LOT COVERAGE PERCENTAGE:	50.4%

PLAN 2 LOT COVERAGE DATA

MINIMUM LOT AREA:	4,500 SF
LIVING AREA:	1,786 SF
COVERED OUTDOOR AREA:	260 SF
GARAGE AREA:	460 SF
TOTAL LOT COVERAGE AREA:	2,506 SF
TOTAL LOT COVERAGE PERCENTAGE:	55.7%

PLAN 3 LOT COVERAGE DATA

MINIMUM LOT AREA:	4,500 SF
LIVING AREA:	951 SF
COVERED OUTDOOR AREA:	82 SF
COVERED PATIO OPTION:	176 SF
GARAGE AREA:	459 SF
TOTAL LOT COVERAGE AREA:	1,492 SF
TOTAL LOT COVERAGE AREA @ PATIO OPTION:	1,668 SF
TOTAL LOT COVERAGE PERCENTAGE:	33.1%
TOTAL LOT COVERAGE PERCENTAGE @ PATIO OPTION:	37%

TYPICAL PLOTTING PLAN - 45X100 LOTS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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A13.1

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PLAN 4 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,000 SF
LIVING AREA:	2,040 SF
COVERED OUTDOOR AREA:	47 SF
GARAGE AREA:	425 SF
TOTAL LOT COVERAGE AREA:	2,912 SF
TOTAL LOT COVERAGE PERCENTAGE:	58.2%

PLAN 5 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,000 SF
LIVING AREA:	2,134 SF
COVERED OUTDOOR AREA:	222 SF
GARAGE AREA:	465 SF
TOTAL LOT COVERAGE AREA:	2,821 SF
TOTAL LOT COVERAGE PERCENTAGE:	56.4%

PLAN 6 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,000 SF
LIVING AREA:	1,113 SF
COVERED OUTDOOR AREA:	54 SF
GARAGE AREA:	456 SF
TOTAL LOT COVERAGE AREA:	1,623 SF
TOTAL LOT COVERAGE PERCENTAGE:	32.5%

PLAN 7 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,000 SF
LIVING AREA:	1,274 SF
COVERED OUTDOOR AREA:	265 SF
GARAGE AREA:	660 SF
TOTAL LOT COVERAGE AREA:	2,199 SF
TOTAL LOT COVERAGE PERCENTAGE:	43.9%

GRAPHIC KEY

- LIVING SPACE
- COVERED OUTDOOR SPACE
- GARAGE SPACE
- DRIVEWAY
- OPEN LOT AREA

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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TYPICAL PLOTTING PLAN - 50X100 LOTS

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
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JD+A JOB NUMBER: 24090-24092
DATE: 01.08.2026

A13.2

/Users/michelelagalante/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/BEAZER/NORCAL/24090-24092 THE GROVE (STARDUST)/02 PROJECT COMMON FILES/LAYOUT/24090-24092_A13_TYPICAL PLOTTING



GRAPHIC KEY

- LIVING SPACE
- COVERED OUTDOOR SPACE
- GARAGE SPACE
- DRIVEWAY
- OPEN LOT AREA

PLAN 8 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,500 SF
LIVING AREA:	2,299 SF
COVERED OUTDOOR AREA:	176 SF
GARAGE AREA:	526 SF
TOTAL LOT COVERAGE AREA:	3,001 SF
TOTAL LOT COVERAGE PERCENTAGE:	54.6%

PLAN 9 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,500 SF
LIVING AREA:	2,536 SF
COVERED OUTDOOR AREA:	198 SF
GARAGE AREA:	523 SF
TOTAL LOT COVERAGE AREA:	3,257 SF
TOTAL LOT COVERAGE PERCENTAGE:	59.2%

PLAN 10 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,500 SF
LIVING AREA:	1,921 SF
COVERED OUTDOOR AREA:	44 SF
COVERED PATIO OPTION:	190 SF
GARAGE AREA:	728 SF
TOTAL LOT COVERAGE AREA:	2,693 SF
TOTAL LOT COVERAGE AREA @ PATIO OPTION:	2,883 SF
TOTAL LOT COVERAGE PERCENTAGE:	49%
TOTAL LOT COVERAGE PERCENTAGE @ PATIO OPTION:	52.4%

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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TYPICAL PLOTTING PLAN - 55X100 LOTS

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090-24092
DATE: 01.08.2026

A13.3

STAFF REPORT

Item Number 4.C

SUBJECT:	Liberty at Lincoln Village 1- Production Homes (Portion of Village 7 Specific Plan Area)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	January 30, 2026

BACKGROUND/INTRODUCTION:

Village 1 of the Liberty at Lincoln residential development will consist of 79 - 50'x105' lots in which The New Home Company is proposing to build four (4) floor plans with three (3) elevations per plan. The plans range from 2,173 square feet to 3,653 square feet. The elevation styles will feature a Spanish, Farmhouse, and Craftsman style each with unique elements and offerings to diversify the streetscape and community.

The project site lies within the adopted Village 7 Specific Plan area of the City of Lincoln. The development is positioned along Liberty Parkway, south of its intersection with Ferrari Ranch Road, and west of the existing Lincoln Crossing neighborhood. Liberty at Lincoln Village 2, Ingram Slough and adjacent undeveloped parcels are located to the south. APN: 327-380-009-000. (Property owner: Lincoln Land Holdings, LLC.; Applicant: Parker Carson, The New Home Company).

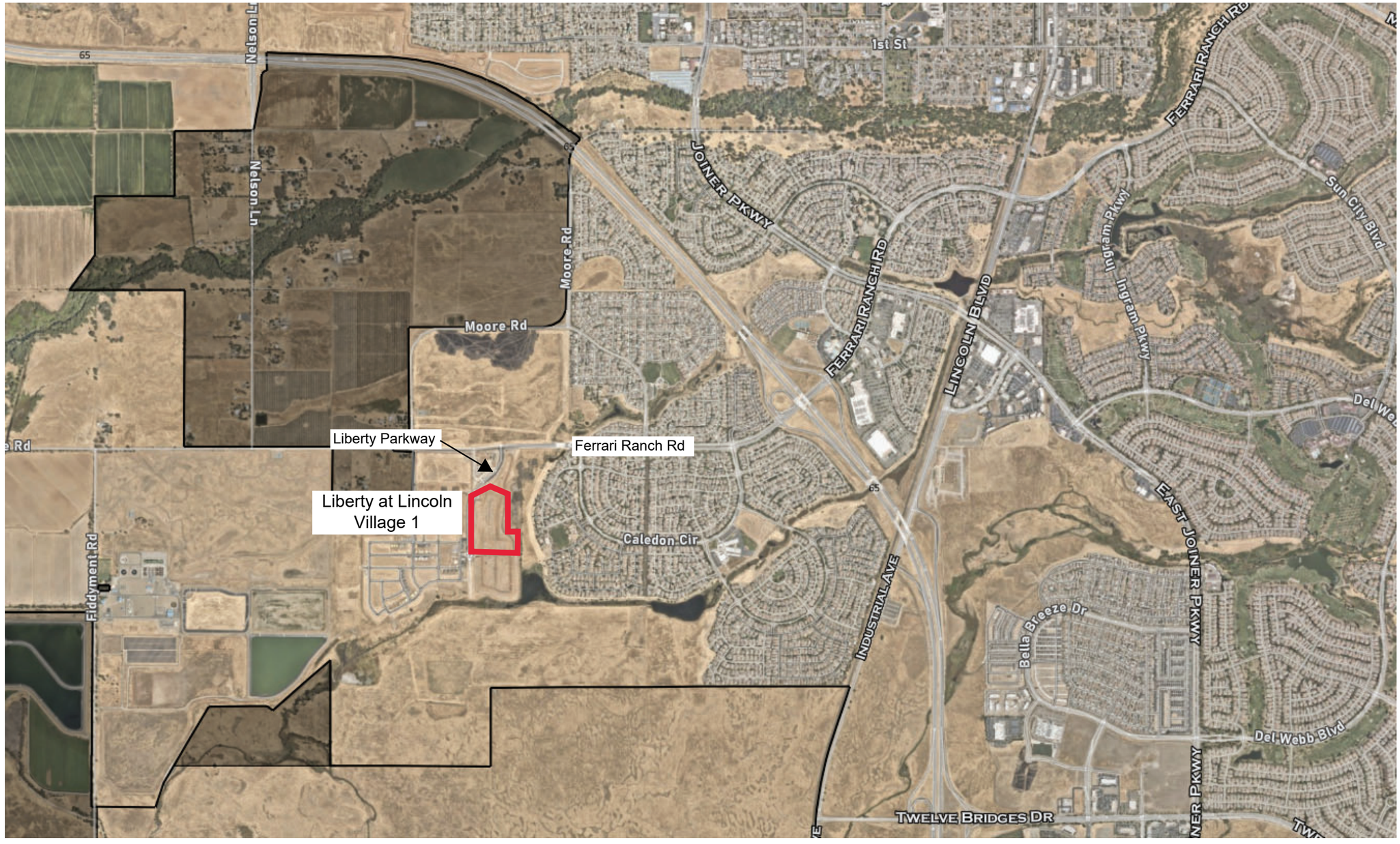
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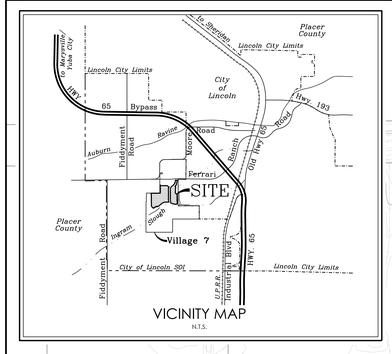
Attachment 1 - Project Location.pdf

Attachment 2 - Village 1 Design Review Set.pdf

Attachment 3 -Village 1 Elevations.pdf

Attachment 1 - Project Location
Liberty at Lincoln Village 1 Production Homes





VICINITY MAP
N.T.S.

TENTATIVE MAP NOTES

1. Lot lines may be adjusted at the time of final map preparation provided the general lotting scheme is preserved and no new additional residential lots are created, subject to the approval of the city of Lincoln.
2. Pursuant to government code Section 66463.1, the subdivider may file multiple final maps based upon this map. The filing of a final map on a portion of this map shall not invalidate any part of this map.
3. This map may be phased provided public safety issues are addressed, subject to the approval of the city of Lincoln.
4. Modifications to utility service, access, and the parcelization scheme are permitted subject to review and approval of the city of Lincoln.
5. Lot numbering on this map is for identification purposes only and may differ on the final map/s.
6. Minor adjustment to the street pattern shown hereon is permitted provided the overall circulation pattern remains substantially the same, subject to the approval of the city of Lincoln.
7. Street names shown hereon are for identification purposes only. Final street name & right-of-way geometry will be determined at the time of final map and improvement plan preparation.
8. Lot dimensions and acreages shown on this map are illustrative only. Actual lot dimensions and acreages will be established with the final map/s.
9. All utility systems shown or implied by this map are subject to change at the time of final design with the approval of the city of Lincoln.
10. Additional easements to accommodate new public utility improvements, access required for lot development, open space or drainage improvements, slopes, or similar mapping requirements needed to accomplish the final design, may be added with each final map.
11. A minimum 10' public utility easement (PUE) will be located adjacent to all public street rights-of-way as established by this map. See street sections.
12. Grading shown on this map illustrates a preliminary grading concept and is subject to change at the time of final design.
13. Grading & utilities shown with screened linework for Village 7. Area 2 are based on approved technical studies, rough grading, and improvement plans prepared by others.
14. The proposed utilities shown hereon substantially conform to the approved technical studies. (by others).
7. Topographic information shown hereon is based on the City of Lincoln control point no. " BM A 855" elev. 127.877'. NGS benchmark disk stamped "A 855 1949" set in concrete monument 39'± East of E. SPRR rail, 31.5± West of centerline Industrial Ave. at curve 0.1± mi West of intersection with Hwy. 65 2.5± mi S. of Lincoln. NGS PID JI0897.
8. This application is for a development permit.

BASIS OF BEARINGS:

The basis of bearings of this survey is N27°06'14"W as shown on the "City of Lincoln ROS #2291" recorded in Book 16 of Surveys, at Page 105, records of Placer County, and was determined from monuments "A855" and "111".

TENTATIVE MAP INFORMATION

PROJECT DESCRIPTION:
A portion of the south-half of the southeast quarter and a portion of the south-half of the north-half of the southeast quarter of Section 20, Township 12 North, Range 8 East, M.D.M.

APPLICANT:	Lewis Planned Commnities 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
OWNERS:	Lincoln Land Holdings, LLC 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
ASSESSOR'S PARCEL NUMBER:	A portion of 021-283-010
SITE AREA:	92.2 ± AC.
EXISTING USE:	Vacant / Agricultural
PROPOSED USE:	Low Density Residential, Medium Density Residential, Park & Recreation, Major Paseo
Zoning / Lincoln Village SP Designations:	VLDR, VMDR, VPR & VOS
LOT SUMMARY	582: TOTAL LOTS 565: Single-family Residential lots 2: Park Lots 15: Major Paseo Lots
SERVICE PROVIDERS:	
Park:	City of Lincoln
Fire:	City of Lincoln
Schools:	Western Placer Unified School District
Domestic Water:	City of Lincoln
Reclaimed Water:	City of Lincoln
Sanitary Sewer:	City of Lincoln
Storm Drainage:	City of Lincoln
Electricity:	PG&E
Gas:	PG&E
Voice / Data Communications:	AT&T, Comcast, Wave Broadband

Village 6
VMDR
72 LOTS - 40' x 90' (TYP.)
9.6 ± AC G
9.5 ± AC N

Village 7
VMDR
95 LOTS - 45' x 67' (TYP.)
11.3 ± AC G
11.1 ± AC N

TENTATIVE SUBDIVISION MAP LIMITS

Village 1
VLDR
78 LOTS - 50' x 100' (TYP.)
14.2 ± AC G
13.8 ± AC N

Village 5
VMDR
84 LOTS - 45' x 80' (TYP.)
10.3 ± AC G
10.2 ± AC N

Village 2
VLDR
70 LOTS - 50' x 90' (TYP.)
11.5 ± AC G
11.3 ± AC N

Village 4
VMDR
77 LOTS - 50' x 80' (TYP.)
12.5 ± AC G
12.2 ± AC N

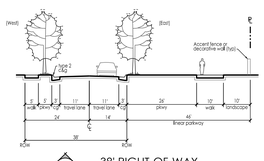
Village 3
VMDR
89 LOTS - 55' x 80' (TYP.)
15.4 ± AC G
15.2 ± AC N

Lot A Park 4.3± Ac
Lot B Park 2.9± Ac
Lot C Major Paseo 0.08± Ac
Lot D Major Paseo 0.07± Ac
Lot E Major Paseo 0.05± Ac
Lot F Major Paseo 0.05± Ac
Lot G Major Paseo 0.07± Ac
Lot H Major Paseo 0.07± Ac
Lot I Major Paseo 0.2± Ac
Lot J Major Paseo 0.09± Ac
Lot K Major Paseo 0.2± Ac
Lot L Major Paseo 0.3± Ac
Lot M Major Paseo 0.1± Ac
Lot N Major Paseo 0.1± Ac
Lot O Major Paseo 0.04± Ac
Lot P Major Paseo 0.04± Ac
Lot Q Major Paseo 0.09± Ac

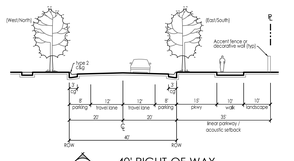
FERRARI RANCH ROAD
WESTERN BOULEVARD
CENTRAL BOULEVARD
INGRAM SLOUGH
SOUTH INGRAM SLOUGH
NORTH INGRAM SLOUGH
E Drive
O Drive
P Drive
Q Drive
R Drive
H Drive
I Drive
J Drive
K Drive
L Drive
M Drive
N Drive
F Drive
G Drive
S Drive
U Drive
D Drive
C Drive

021-283-018-000 LINCOLN LAND HOLDINGS LLC
021-283-012-000 LINCOLN LAND HOLDINGS LLC
021-283-010-000 LINCOLN LAND HOLDINGS LLC
021-283-007-000 DAVIS CHRISTIE K & JACKIE N
021-283-009-000 SWINGLE KEVIN & SWINGLE COREY
021-283-008-000 LINCOLN CITY OF
327-010-040-000 LINCOLN CITY OF

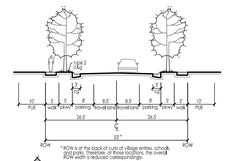
FUTURE BRIDGE



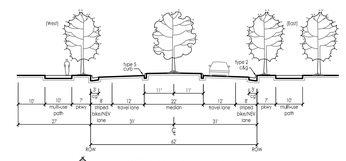
I1 — 38' RIGHT-OF-WAY
RESIDENTIAL STREET
(no parking)
n.t.s.



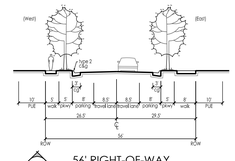
I — 40' RIGHT-OF-WAY
COLLECTOR ROADWAY (off-site)
WESTERN BOULEVARD
(Informational only - See Improvement Plans by others)
n.t.s.



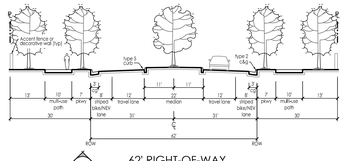
J — 53' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides)
n.t.s.



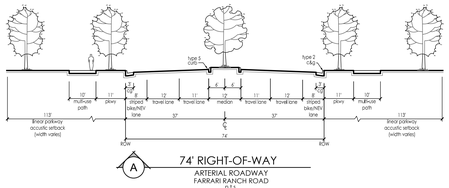
D — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



J1 — 56' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides / 8' walk one side)
n.t.s.



C — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



A — 74' RIGHT-OF-WAY
ARTERIAL ROADWAY
FARRARI RANCH ROAD
n.t.s.

Land Use Summary

Village #	SP/Zoning Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Gross Density
1	VLDR	Village Low Density Residential / 50' x 100'	14.2	13.8	78	5.6
2	VLDR	Village Low Density Residential / 50' x 90'	11.5	11.3	70	
3	VMDR	Village Medium Density Residential / 55' x 80'	15.4	15.2	89	
4	VMDR	Village Medium Density Residential / 50' x 80'	12.5	12.2	77	7.1
5	VMDR	Village Medium Density Residential / 45' x 80'	10.3	10.2	84	
6	VMDR	Village Medium Density Residential / 40' x 90'	9.6	9.5	72	
7	VMDR	Village Medium Density Residential / 45' x 67'	11.3	11.1	95	
A	VPR	Village Parks and Recreation	4.5	4.5		
B	VPR	Village Parks and Recreation	2.9	2.9		
Major Paseos	VOS/MP	Major Paseos	-	1.5		
Total			92.2	92.2	565	

N

0 50 100 200
SCALE: 1"=100'

AMENDED SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

Lincoln, CA

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 3

16484

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PLAN 40-3A
Spanish Elevation
Color Scheme SB-2

PLAN 40-4B
Farmhouse Elevation
Color Scheme FA-3

PLAN 40-6C
Craftsman Elevation
Color Scheme CR-1

PLAN 40-7A
Santa Barbara Elevation
Color Scheme SB-2

PLAN 40-3B
Farmhouse Elevation
Color Scheme FA-2

LIBERTY AT LINCOLN - VILLAGE 1

Lincoln, California

January 06, 2026

Sheet Index

Cover Sheet ..... CS

Architecture

Plan 40-3 | Elevations 4003.0
Plan 40-3 | Floor Plan 4003.1
Plan 40-3 | Addenda 4003.1.1
Plan 40-3A | Spanish Elevations 4003.2
Plan 40-3A | Spanish Elevations Enhanced 4003.2.1
Plan 40-3A | Spanish Elevations Opt. Outdoor Rm 4003.2.2
Plan 40-3B | Farmhouse Elevations 4003.3
Plan 40-3B | Farmhouse Elevations Enhanced 4003.3.1
Plan 40-3B | Farmhouse Elevations Opt. Outdoor Rm 4003.3.2
Plan 40-3C | Craftsman Elevations 4003.4
Plan 40-3C | Craftsman Elevations Enhanced 4003.4.1
Plan 40-3C | Craftsman Elevations Opt. Outdoor Rm 4003.4.2
Plan 40-4 | Elevations 4004.0
Plan 40-4 | Floor Plans 4004.1
Plan 40-4 | Addenda 4004.1.1
Plan 40-4A | Spanish Elevations 4004.2
Plan 40-4A | Spanish Elevations Enhanced 4004.2.1
Plan 40-4B | Farmhouse Elevations 4004.3
Plan 40-4B | Farmhouse Elevations Enhanced 4004.3.1
Plan 40-4C | Craftsman Elevations 4004.4
Plan 40-4C | Craftsman Elevations Enhanced 4004.4.1
Plan 40-6 | Elevations 4006.0
Plan 40-6 | Floor Plans 4006.1
Plan 40-6 | Addenda 4006.1.1
Plan 40-6 | Spanish Elevations 4006.2
Plan 40-6 | Spanish Elevations Enhanced 4006.2.1
Plan 40-6 | Spanish Elevations Opt. Outdoor Rm 4006.2.2
Plan 40-6 | Spanish Elevations Enh. Opt. Outdoor Rm 4006.2.3
Plan 40-6 | Farmhouse Elevations 4006.3
Plan 40-6 | Farmhouse Elevations Enhanced 4006.3.1
Plan 40-6 | Farmhouse Elevations Opt. Outdoor Rm 4006.3.2
Plan 40-6 | Farmhouse Elevations Enh. Opt. Outdoor Rm 4006.3.3
Plan 40-6 | Craftsman Elevations 4006.4
Plan 40-6 | Craftsman Elevations Enhanced 4006.4.1
Plan 40-6 | Craftsman Elevations Opt. Outdoor Rm 4006.4.2
Plan 40-6 | Craftsman Elevations Enh. Opt. Outdoor Rm 4006.4.3
Plan 40-7 | Elevations 4007.0
Plan 40-7 | Floor Plans 4007.1
Plan 40-7 | Addenda 4007.1.1
Plan 40-7 | Spanish Elevations 4007.2
Plan 40-7 | Spanish Elevations Enhanced 4007.2.1
Plan 40-7 | Farmhouse Elevations 4007.3
Plan 40-7 | Farmhouse Elevations Enhanced 4007.3.1
Plan 40-7 | Craftsman Elevations 4007.4
Plan 40-7 | Craftsman Elevations Enhanced 4007.4.1

Color & Materials

Color & Materials CM1

Project Team:

Applicant: New Home Co.
1508 Eureka Road, Suite 290
Roseville, CA 95661
Contact: Parker Carson
916.771.2223

Architect: WHA Architects
6101 Bollinger Canyon Road, Suite 210
San Ramon, CA 94583
Contact: Mohsen Heidari
925.463.1700



NOTES:

1. HOUSING PRODUCT SHOWN PER CAD FILES PROVIDED ON OCTOBER 13TH, 2025. ANY CHANGES TO THE PRODUCT AFTER THE ABOVE DATE WILL NEED TO BE REVIEWED FOR LOT FIT.
2. WALL AND FENCE LOCATION LIMITS HAVE BEEN GATHERED FROM BOTH THE 2024 VILLAGE 7 GENERAL DEVELOPMENT PLAN UPDATE, AND THE LIBERTY AT LINCOLN PHASE 1 BACKBONE FRONTAGE LANDSCAPE PLANS (DATED: JUNE 11, 2023).
3. GRADING BETWEEN LOTS SHOWN FOR REFERENCE ONLY. SEE APPROVED LIBERTY @ LINCOLN - AREA 2 GRADING PLAN FOR ADDITIONAL INFORMATION.
4. GOOD NEIGHBOR FENCING NOT SHOWN ON THIS EXHIBIT.

LEGEND

- EXISTING 6' TALL MASONRY WALL
- 6' TALL TUBULAR STEEL VIEW FENCE
- 6' WOOD FENCE
- CURB RAMP
- DRAIN INLETS
- FIRE HYDRANT
- STREET LIGHT
- ENHACED REAR AND/OR SIDE

SETBACK INFORMATION:

MINIMUM SETBACK REQUIREMENTS FROM THE LINCOLN VILLAGE 7 GENERAL DEVELOPMENT PLAN TABLE 4-4 - FRONT LOADED VILLA HOMES (50'X105')

FRONT / STREET MINIMUM SETBACK:
15' TO LIVING AREA
10' TO PORCH STOOP OR PATIO
18' TO GARAGE DOOR
10' TO SIDE WALL OF SWING GARAGE

SIDE SETBACK / MINIMUM BUILDING SEPARATION:
5' INTERIOR SIDE
10' STREET SIDE
10' STREET SIDE TO PORCH STOOP OR PATIO
10' BETWEEN MAIN STRUCTURES SIDE TO SIDE

REAR SETBACK:
15' MAIN STRUCTURE
10' GARAGE (SINGLE-STORY PLATE LINE)
5' PATIO COVER OR SECOND STORY DECK

MAXIMUM SITE COVERAGE: 60%

SETBACK NOTES:

1. SETBACKS MEASURED FROM PROPERTY LINE. ARCHITECTURAL PROJECTIONS MAY EXTEND A MAXIMUM OF 3 FEET INTO A FRONT, SIDE, OR REAR SETBACK AREA, HOWEVER, IN NO CASE SHALL SUCH PROJECTION BE CLOSER THAN 3 FEET TO ANY PROPERTY LINE. ARCHITECTURAL PROJECTIONS ARE DEFINED AS ELEMENTS THAT ARTICULATE A BUILDING ELEVATION SUCH AS EAVES, WINDOW AND DOOR POP-OUT SURROUNDS, MEDIA NICHES, BAY WINDOWS, POT SHELVES, CHIMNEYS, ENHANCED WINDOWSILLS, SHUTTER DETAILS, WINDOW TRIM, BALCONIES AND ENTRY GATES, AND OTHER SIMILAR ELEMENTS. NOT APPLICABLE TO PASEO OR COURT-FRONTING UNITS. REFER TO MINIMUM BUILDING SEPARATION REQUIREMENTS. THE WIDTH OF LOTS FRONTING ON A CURVED STREET OR ON THE CURVED PORTION OF A CUL-DE-SAC OR ELBOW MAY BE MEASURED ALONG AN ARC LOCATED WITHIN THE FRONT FIFTY (50) FEET OF THE LOT. SEE THE GENERAL DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION.

PLOTTING SUMMARY			
	PLAN - ELEVATION	COUNT	TOTAL
	PLAN 40-3 - A	9	21
	PLAN 40-3 - B	5	
	PLAN 40-3 - C	7	
	PLAN 40-4 - A	6	19
	PLAN 40-4 - B	7	
	PLAN 40-4 - C	6	
	PLAN 40-6 - A	5	20
	PLAN 40-6 - B	8	
	PLAN 40-6 - C	7	
	PLAN 40-7 - A	6	19
	PLAN 40-7 - B	7	
	PLAN 40-7 - C	6	

ELEVATION SUMMARY	
ELEVATION	COUNT
A	26
B	27
C	26

N

0 25 50 100

SCALE: 1"=50'

VILLAGE 1
DEVELOPMENT PLAN

LIBERTY @ LINCOLN

Lincoln, CA

January 6th, 2026

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

18484

P:\18484\LDES\PlotPlan\Planset Homes\Development Plan\Village 1\Lib_V1_DevPlan_Exhibit.dwg 1-06-2026 15:13:35 agonchenko



Front Elevation 40-3A| Spanish

Color Scheme: Panhandle Series 45 SB-2



Front Elevation 40-3C | Craftsman

Color Scheme: Panhandle Series 45 CR-1



Front Elevation 40-3B| Farmhouse

Color Scheme: Panhandle Series 45 FA-2

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-3

40 SERIES

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.0

0 2 4 8

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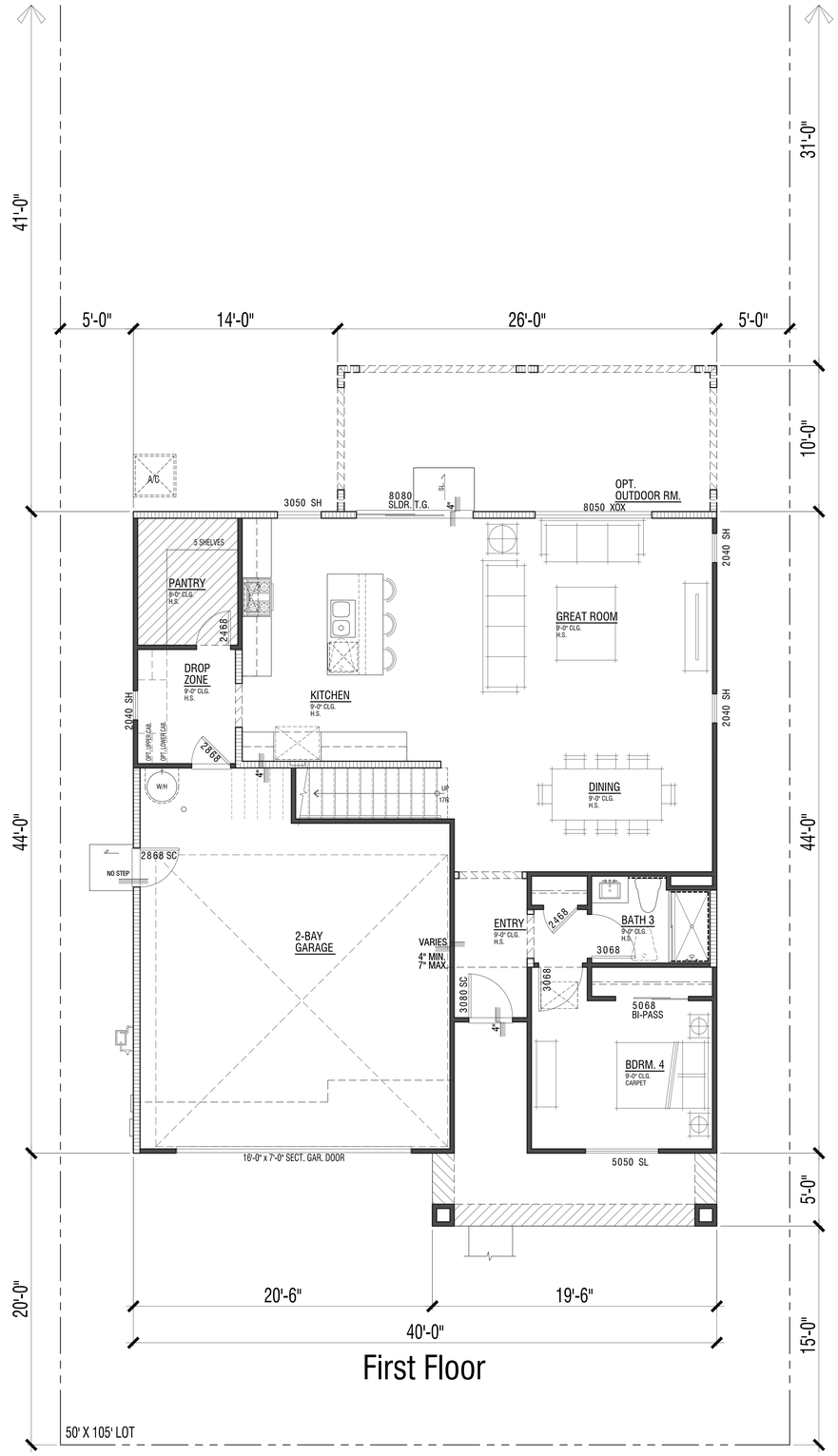
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor

2,565 SF
4 Bdrm | 3 Bath | Loft
2-Bay Garage



First Floor

PLAN 40-3A - SPANISH

40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.1

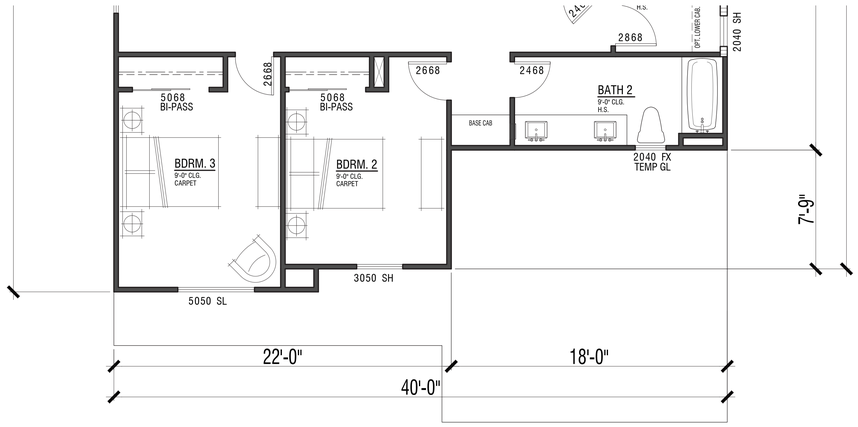
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ARCHITECTS . PLANNERS . DESIGNERS

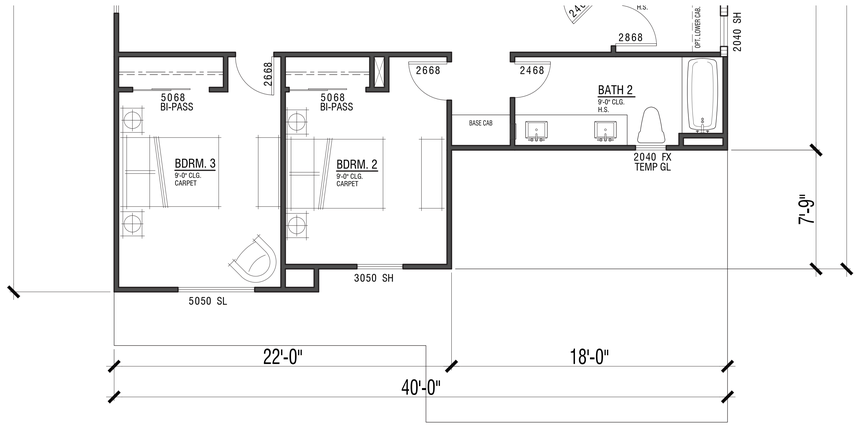
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

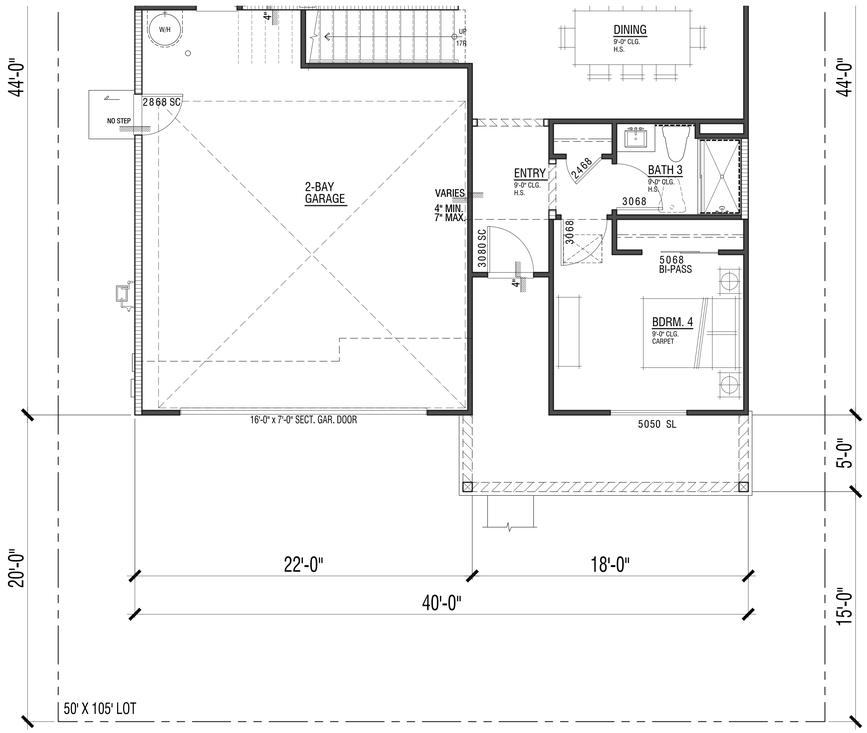
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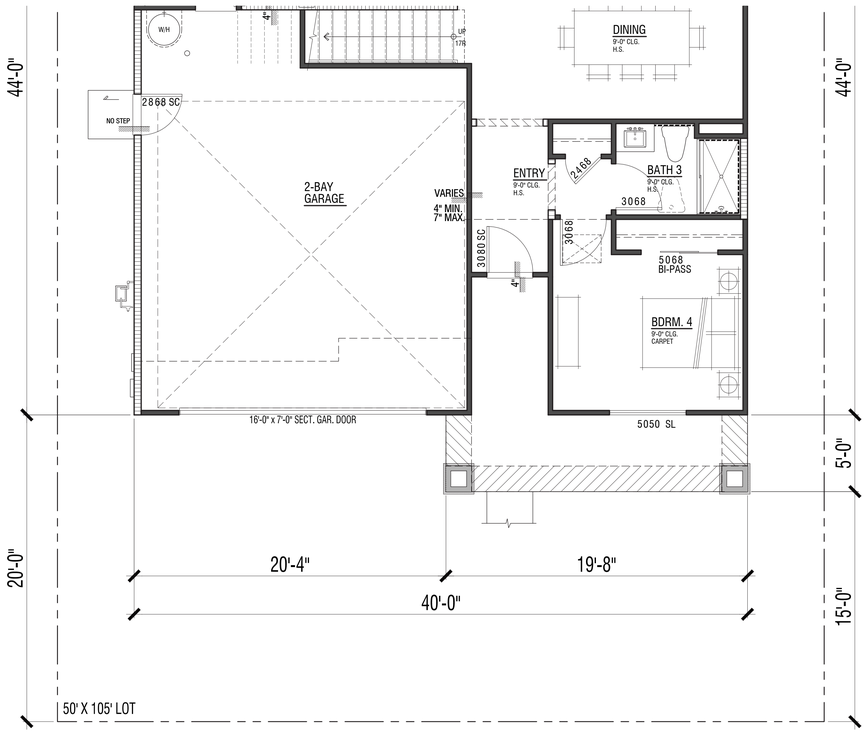
Second Floor
1,369 SF



Second Floor



First Floor



First Floor

Plan B - FARMHOUSE

2,565 SF
4 Bdrm | 3 Bath | Loft
2-Bay Garage

Plan C - CRAFTSMAN

PLAN 40-3 ADDENDA
40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.1.1

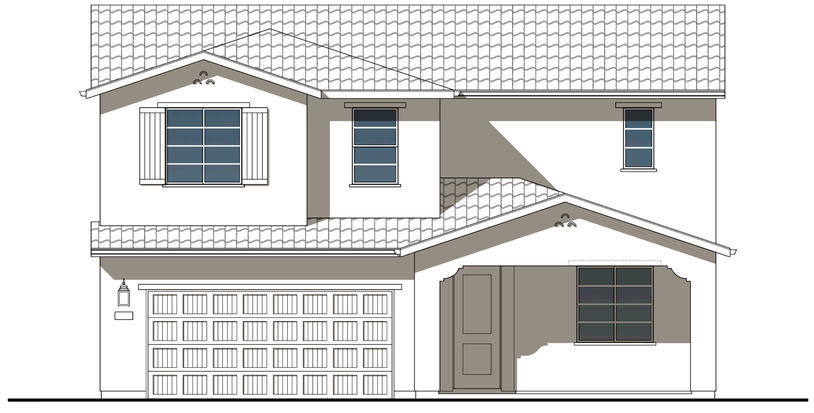
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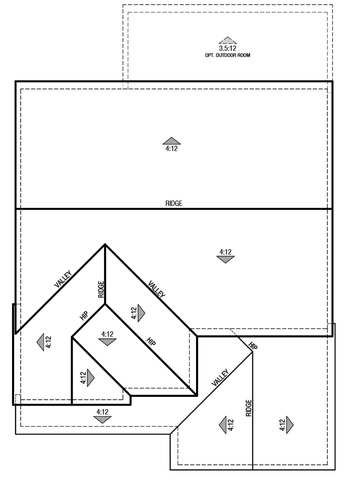
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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

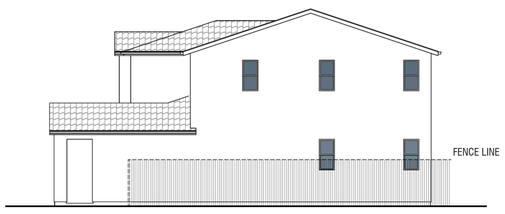
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



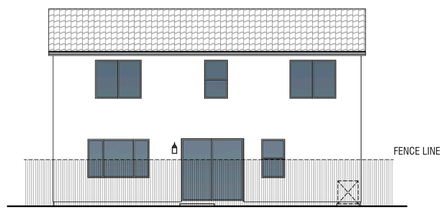
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



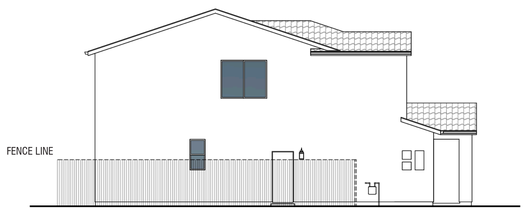
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3A - SPANISH

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.2

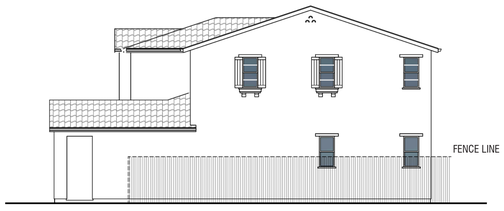
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MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3A - SPANISH

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

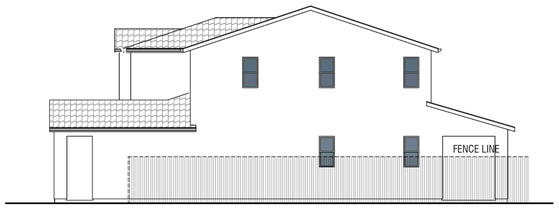
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

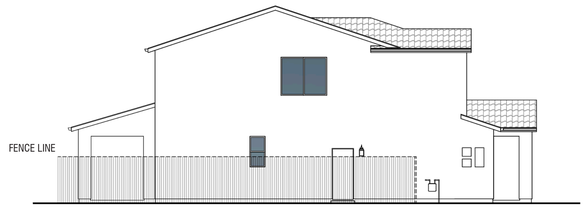
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3A - SPANISH

Exterior Elevations w/ Opt. Outdoor Room

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

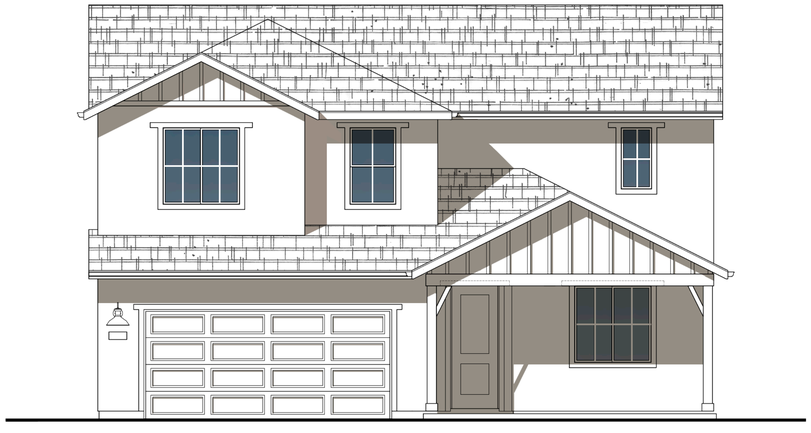
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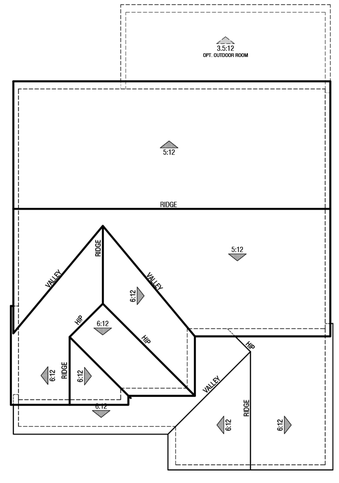
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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

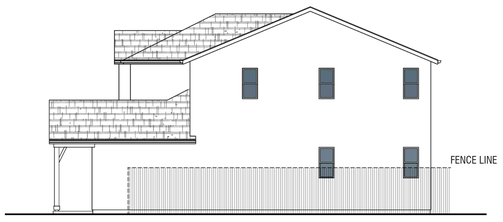
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



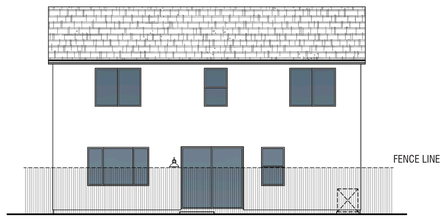
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



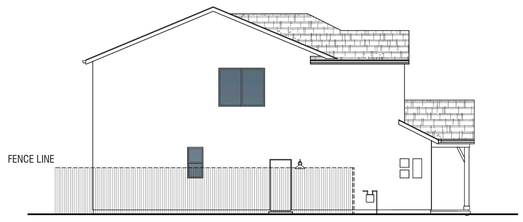
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3B - FARMHOUSE

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.3

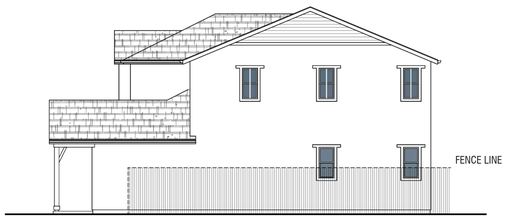
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MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3B - FARMHOUSE

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

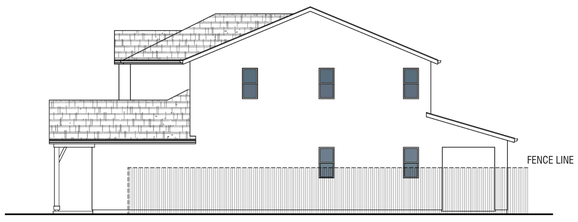
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0 4 8 16

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MATERIALS: FARMHOUSE

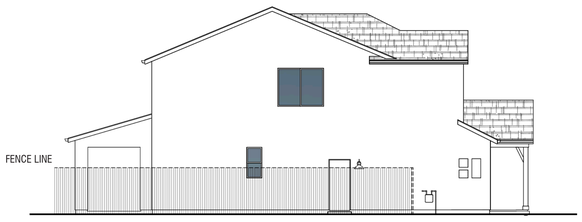
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3B - FARMHOUSE

Exterior Elevations w/ Opt. Outdoor Room

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.3.2

0 4 8 16

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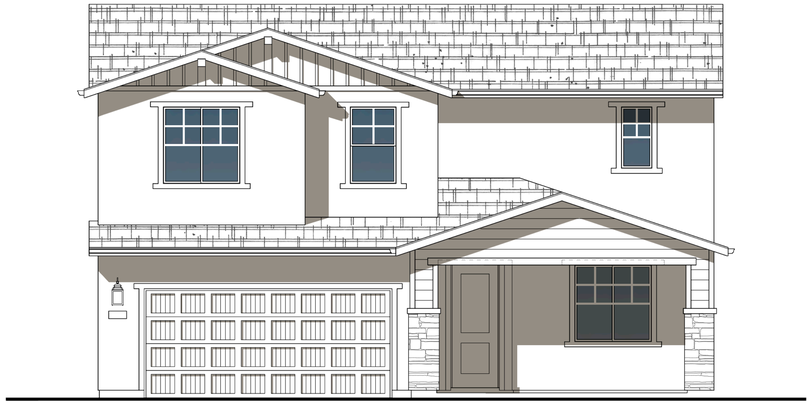
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WHA.

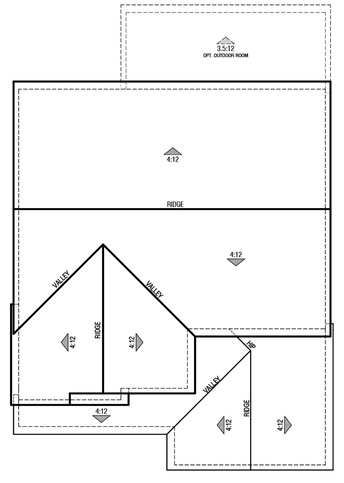
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

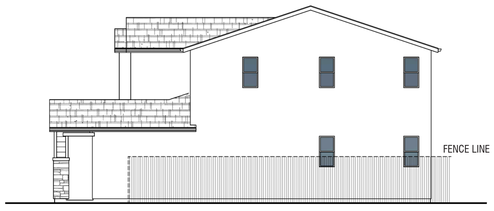
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



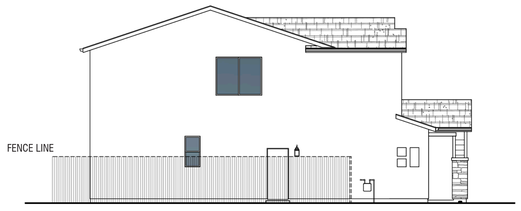
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3C - CRAFTSMAN

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.4

0 2 4 8

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3C - CRAFTSMAN

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

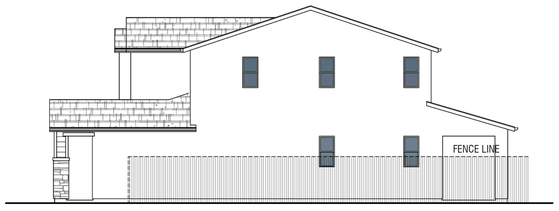
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WHA.
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MATERIALS: CRAFTSMAN

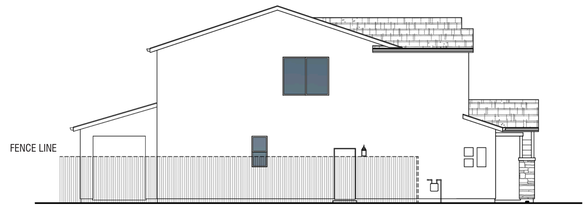
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3C - CRAFTSMAN

Exterior Elevations w/ Opt. Outdoor Room

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.4.2

0 4 8 16

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ARCHITECTS . PLANNERS . DESIGNERS

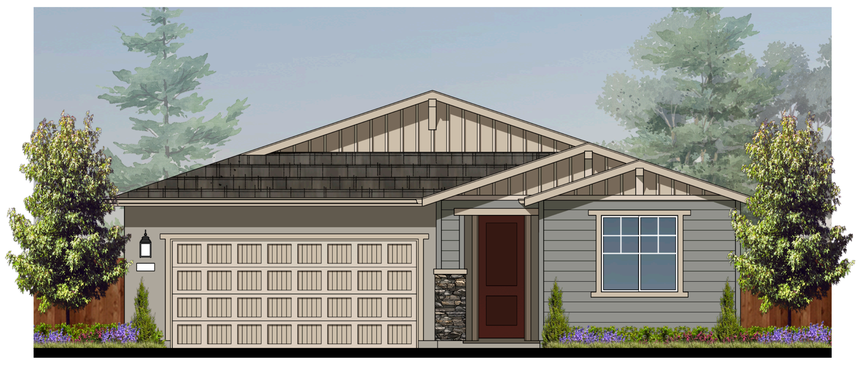
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Front Elevation 40-4A| Spanish

Color Scheme: 45 SB-3



Front Elevation 40-4C | Craftsman

Color Scheme: 45 CR-3



Front Elevation 40-4B| Farmhouse

Color Scheme: 45 FA-3

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-4

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4004.0

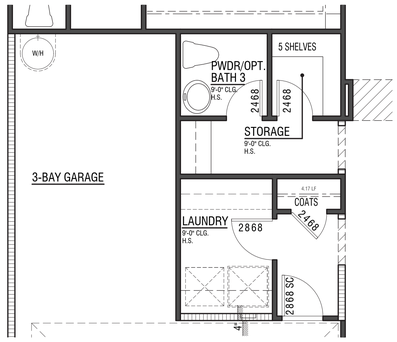
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ARCHITECTS . PLANNERS . DESIGNERS

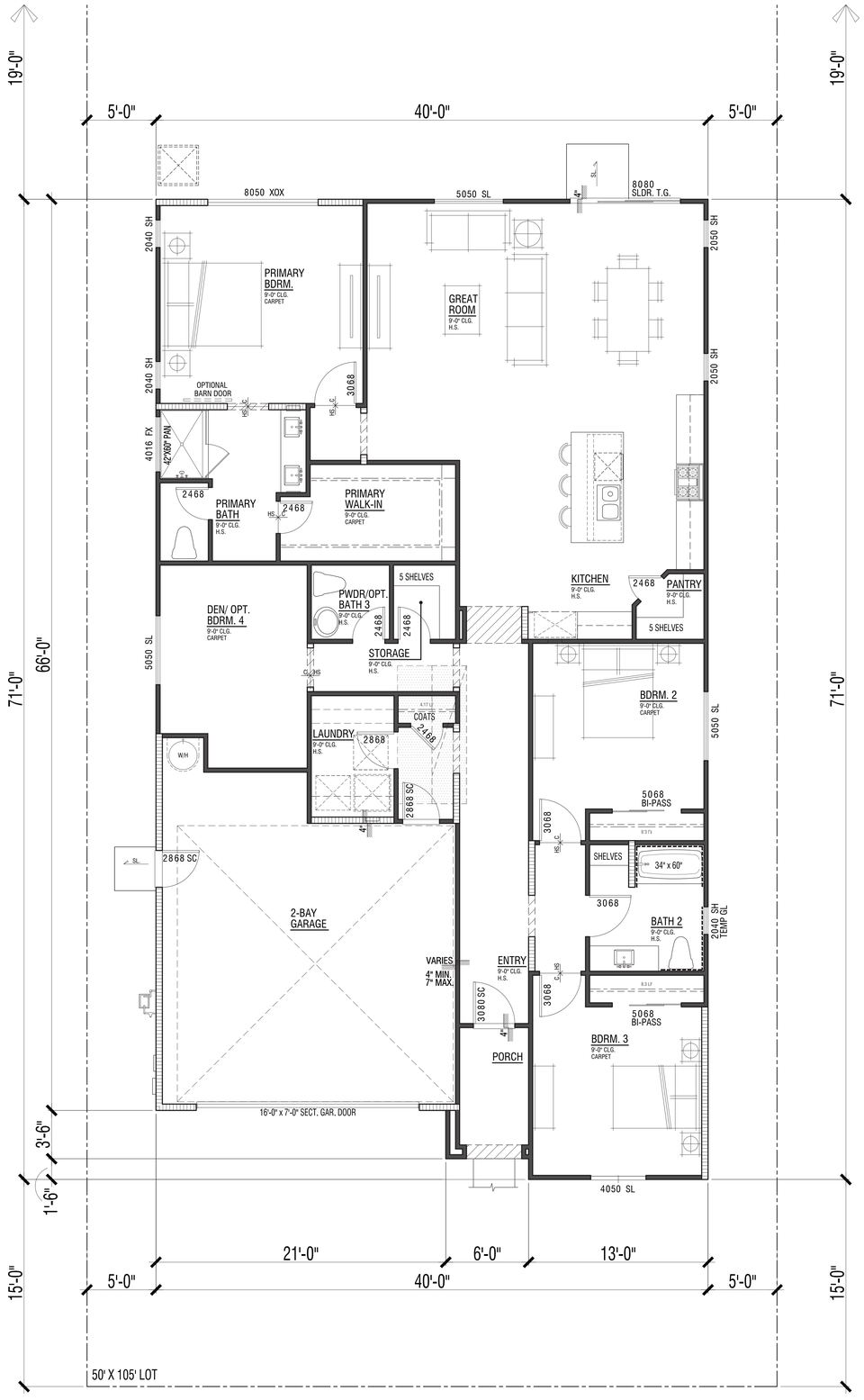
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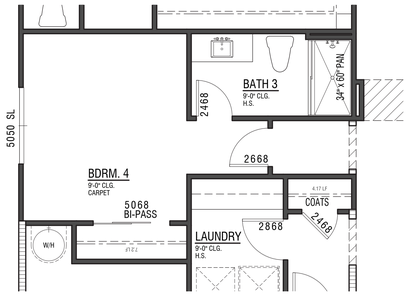
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



3-Car Tandem Garage Opt.

(2,017 SF)





Bdrm. 4 Opt.

2,173 SF

3 Bdrm | 2.5 Bath | Den | Opt. Bdrm 4/Bath 3

2-Bay Garage

PLAN 40-4A - SPANISH

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.1

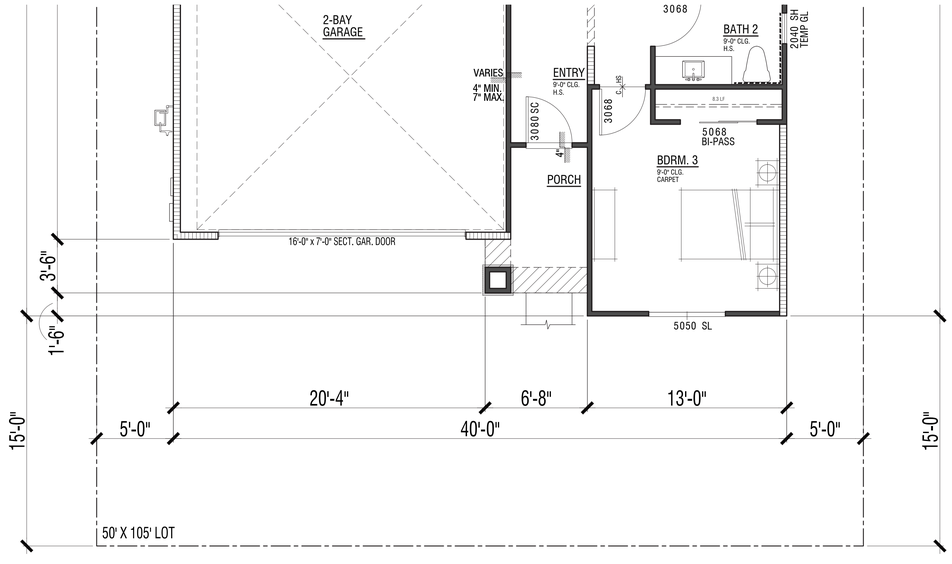
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ARCHITECTS . PLANNERS . DESIGNERS

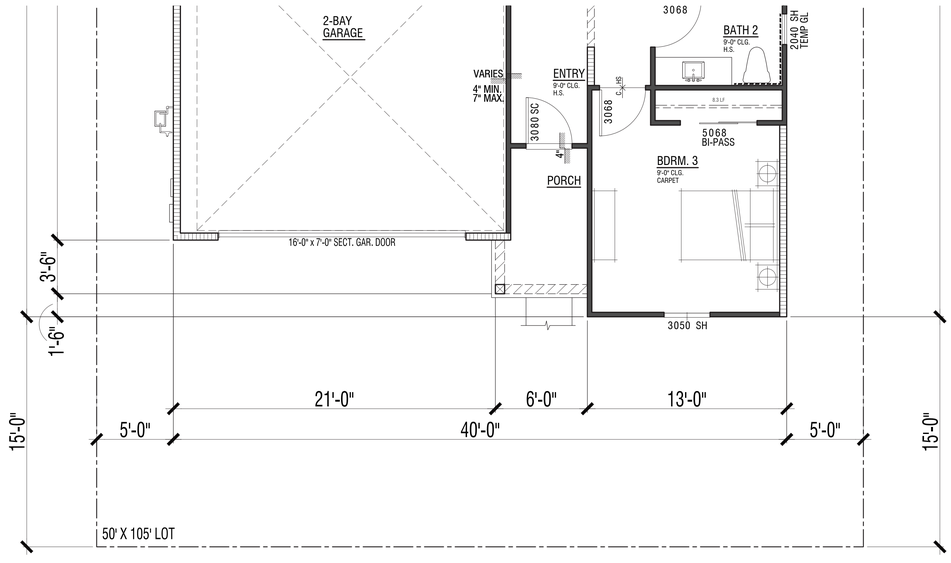
WHA.

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Plan C - CRAFTSMAN



Plan B - FARMHOUSE

2,173 SF
3 Bdrm | 2.5 Bath | Den | Opt. Bedroom 4/Bath 3
2-Bay Garage

PLAN 40-4 ADDENDA

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

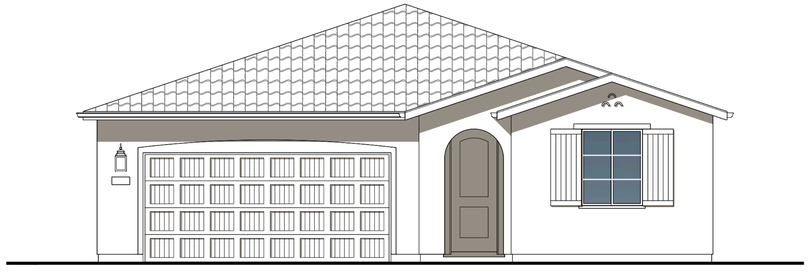
LINCOLN, CA

4004.1.1

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MATERIALS: SPANISH

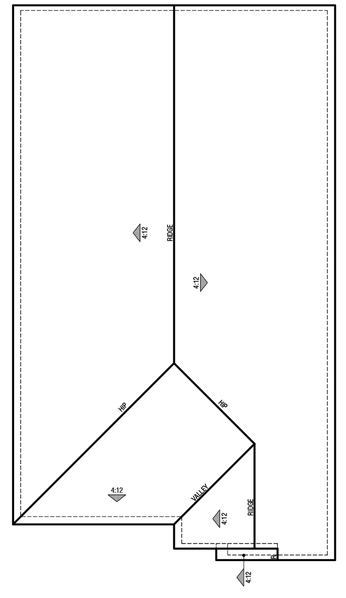
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Front Elevation

0 2 4 8

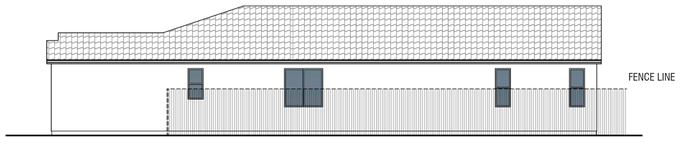
SCALE: 1/4" = 1'-0"



Roof Plan

0 4 8 16

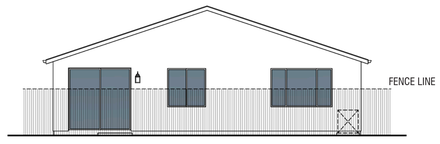
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Right Elevation

0 4 8 16

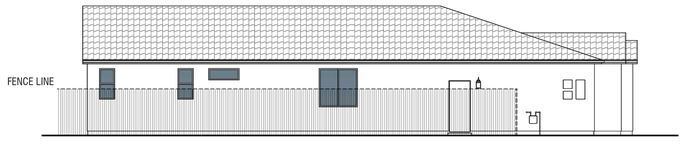
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Left Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-4A - SPANISH

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.2

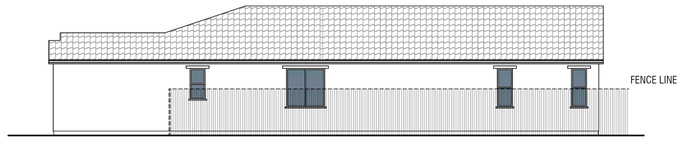
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

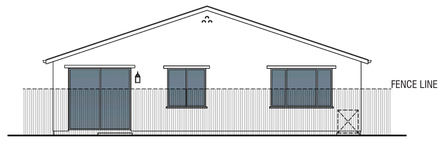
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-4A - SPANISH

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.2.1

0 4 8 16

NEW HOME CO.

ARCHITECTS . PLANNERS . DESIGNERS

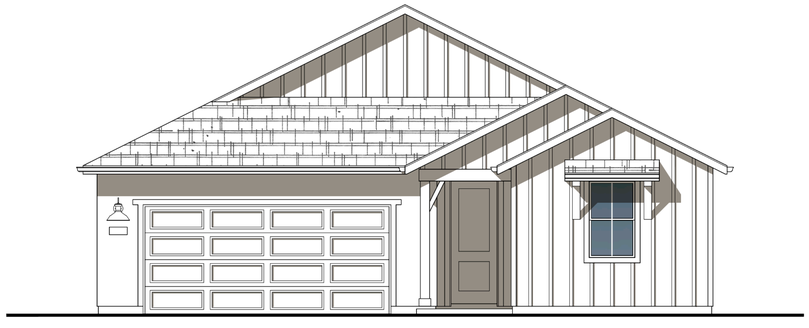
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

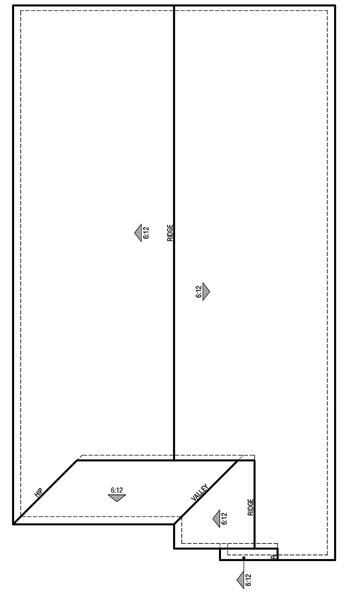
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MATERIALS: FARMHOUSE

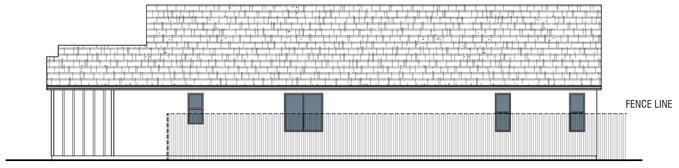
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



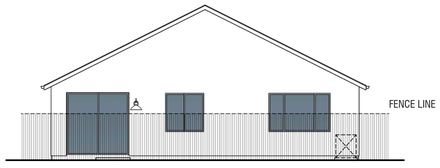
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



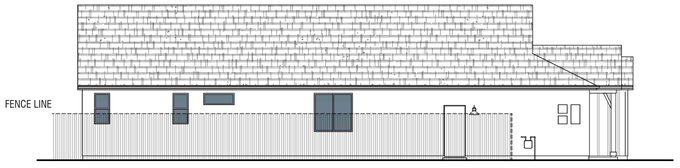
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-4B - FARMHOUSE

Exterior Elevations

40 SERIES

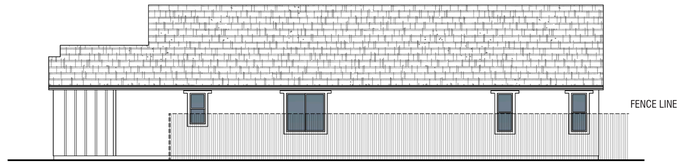
LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.3
0 2 4 8

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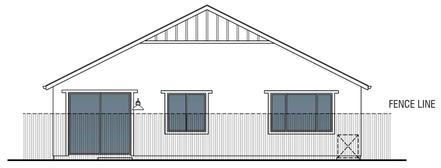
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-4B - FARMHOUSE

Enhanced Exterior Elevations

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.3.1

0 4 8 16

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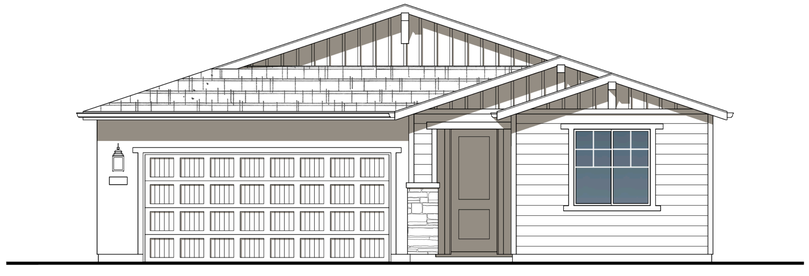
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

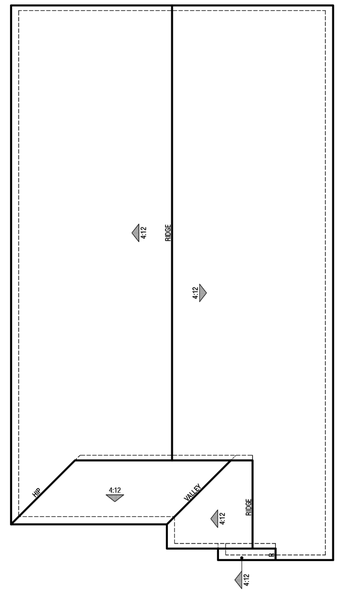
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

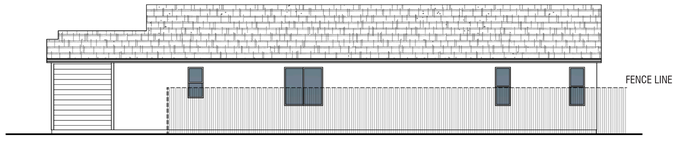
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



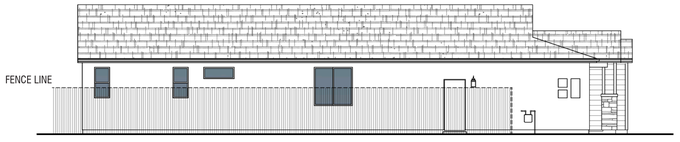
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-4C - CRAFTSMAN

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

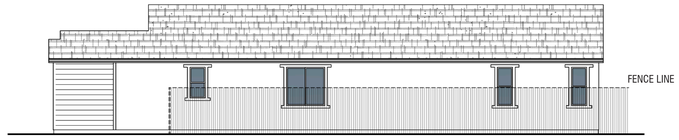
LINCOLN, CA

4004.4

0 2 4 8

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-4C - CRAFTSMAN

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.4.1

0 4 8 16

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Front Elevation 40-6A| Spanish

Color Scheme:45 SB-1



Front Elevation 40-6C | Craftsman

Color Scheme: 45 CR-2



Front Elevation 40-6B| Farmhouse

Color Scheme: 45 FA-1

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

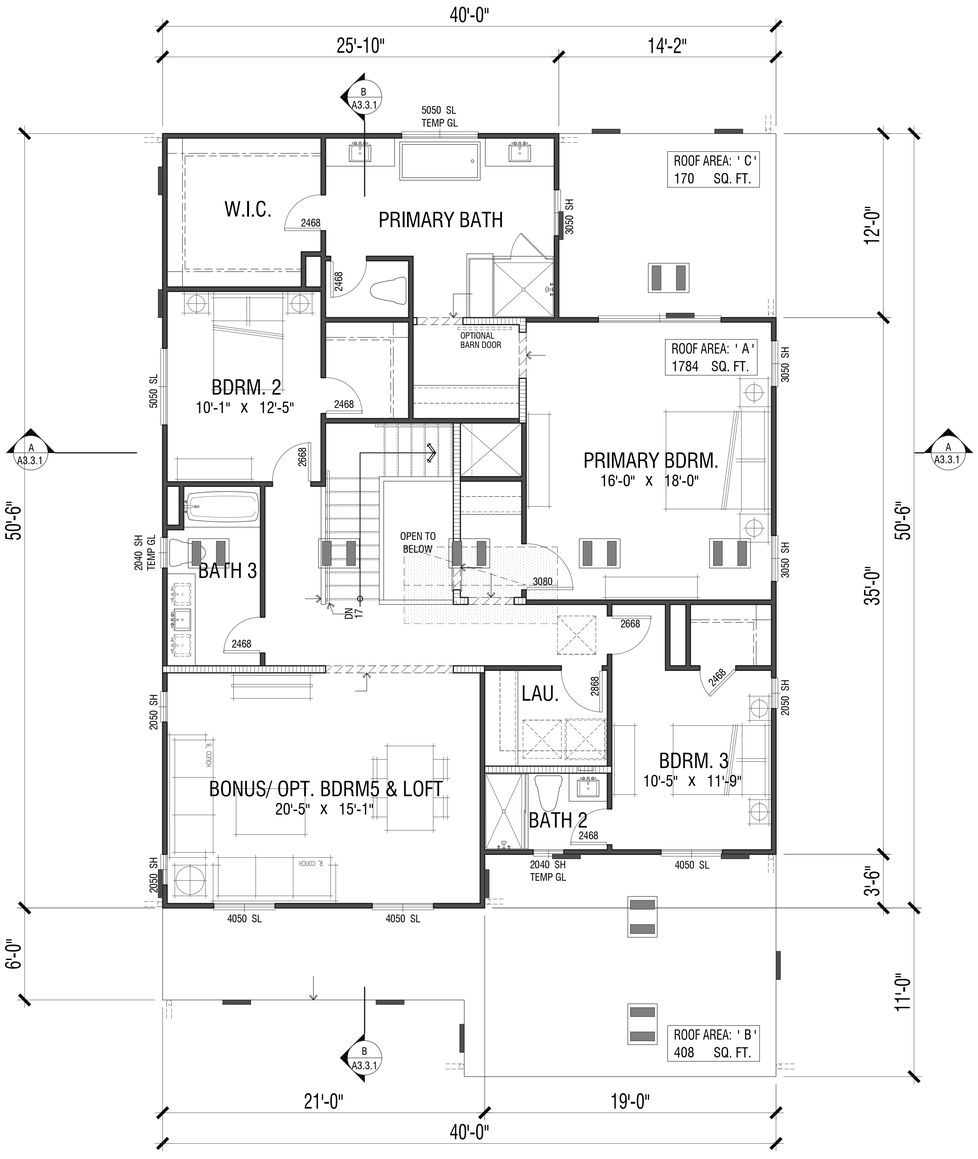
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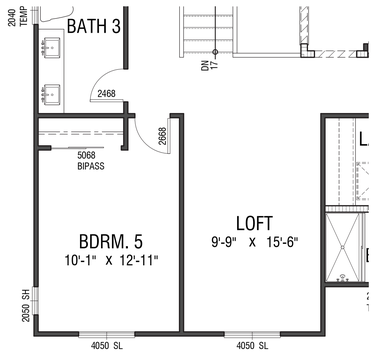
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ARCHITECTS . PLANNERS . DESIGNERS

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

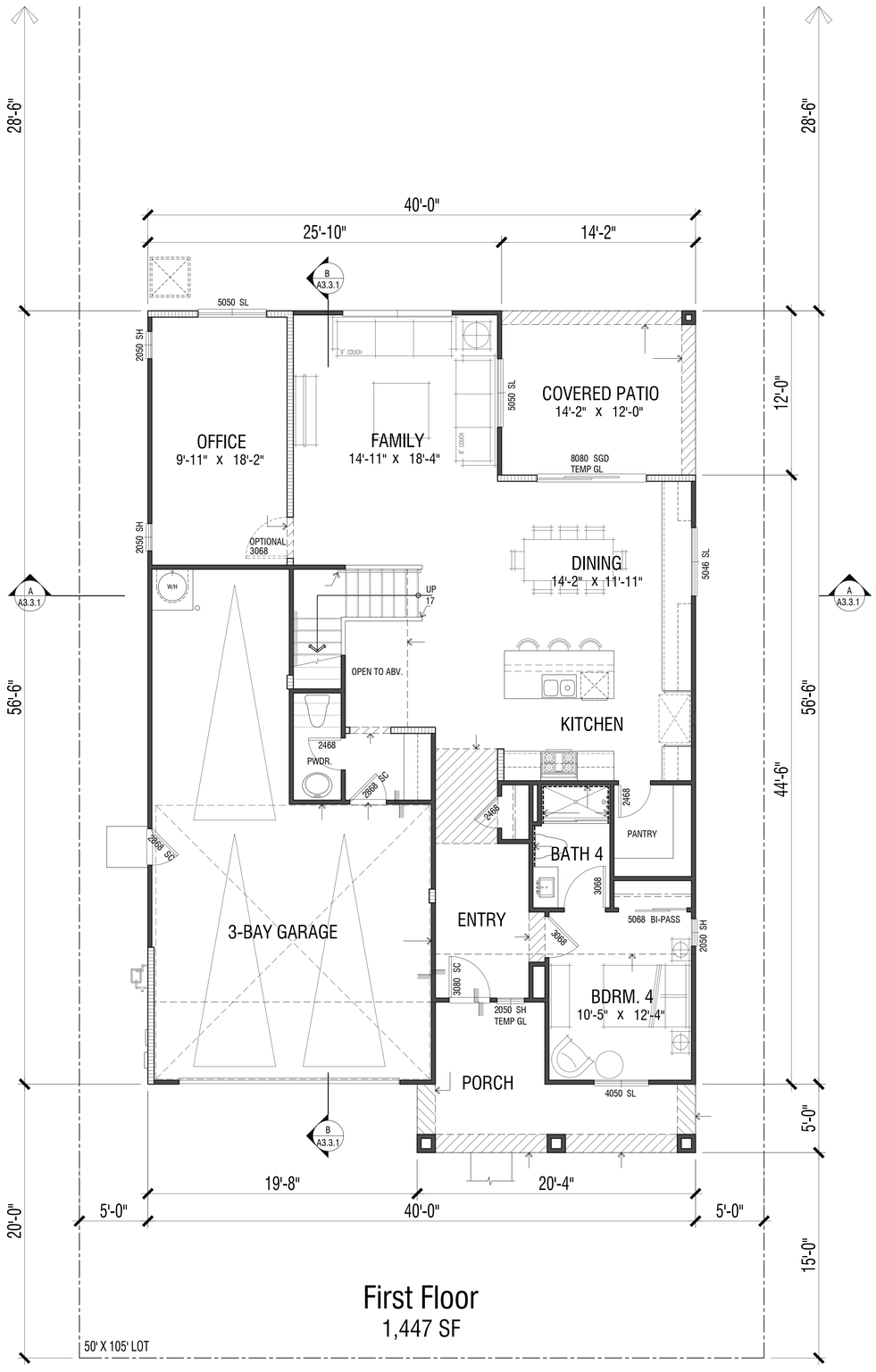


Second Floor
1,687 SF



Bdrm 5 & Loft Opt.

3,134 SF
4 Bdrm | 4.5 Bath | Office | Bonus
3-Bay Garage



First Floor
1,447 SF

PLAN 40-6A - SPANISH

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

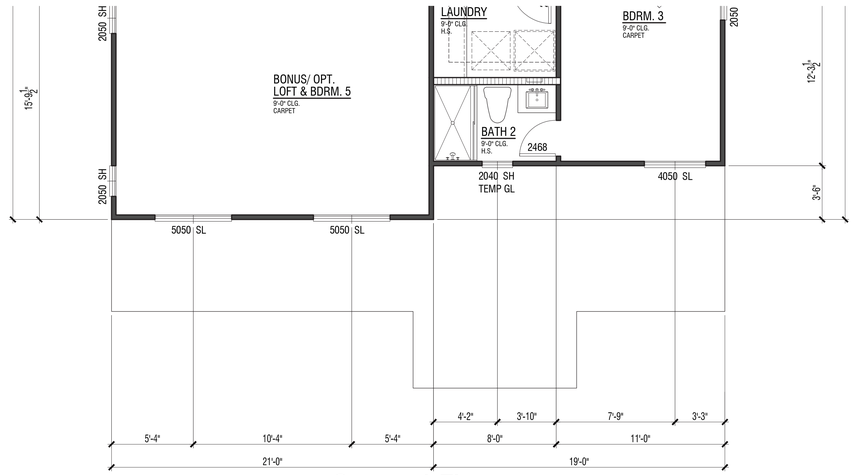
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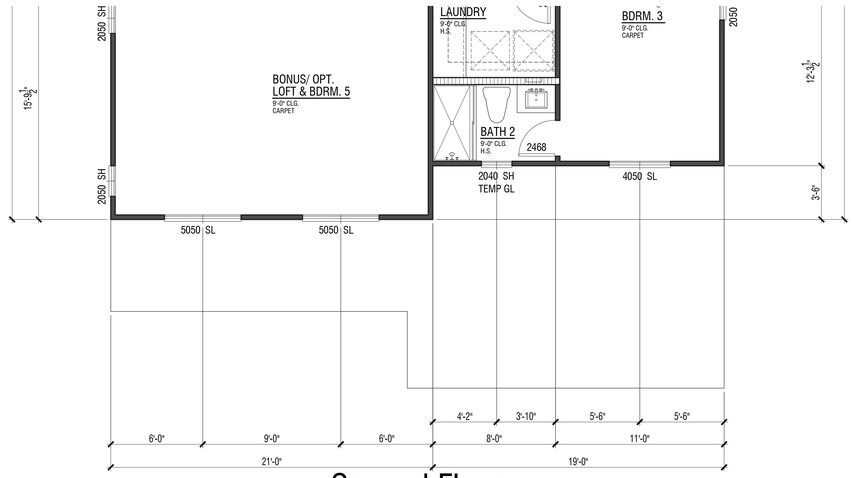
NEW HOME CO.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

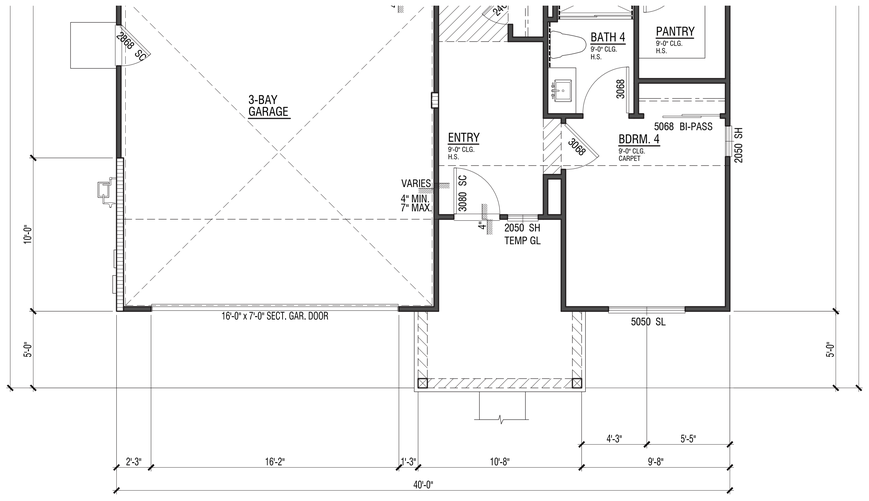
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Second Floor
1,687 SF

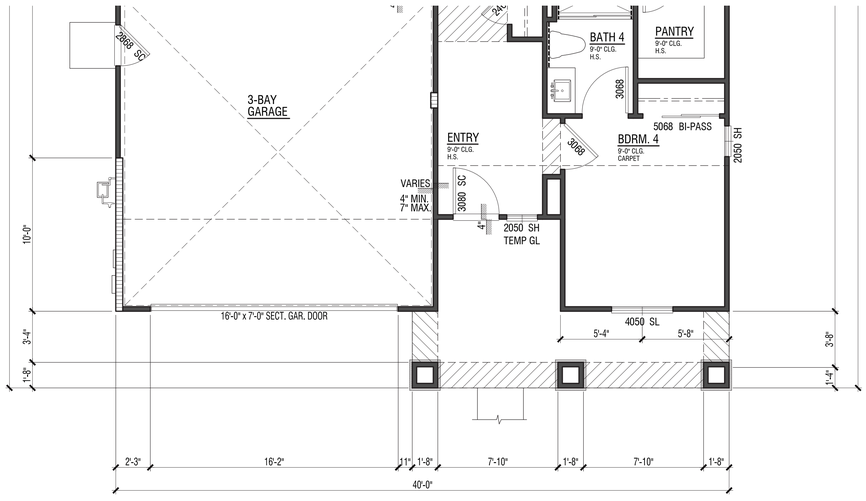


Second Floor
1,687 SF



First Floor
1,447 SF

Plan B - FARMHOUSE



First Floor
1,447 SF

Plan C - CRAFTSMAN

3,134 SF
4 Bdrm | 4.5 Bath | Office | Bonus
3-Bay Garage

PLAN 40-6 ADDENDA
40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.1.1

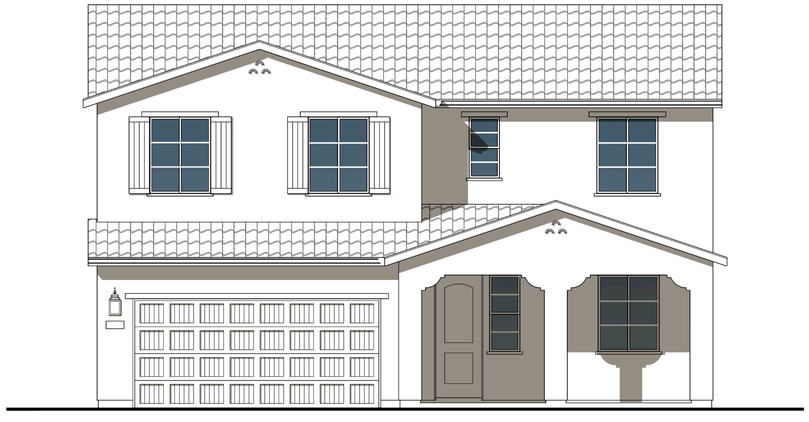
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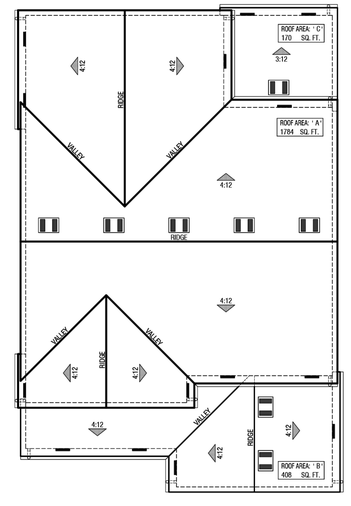
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6A - SPANISH

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.2
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6A - SPANISH

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

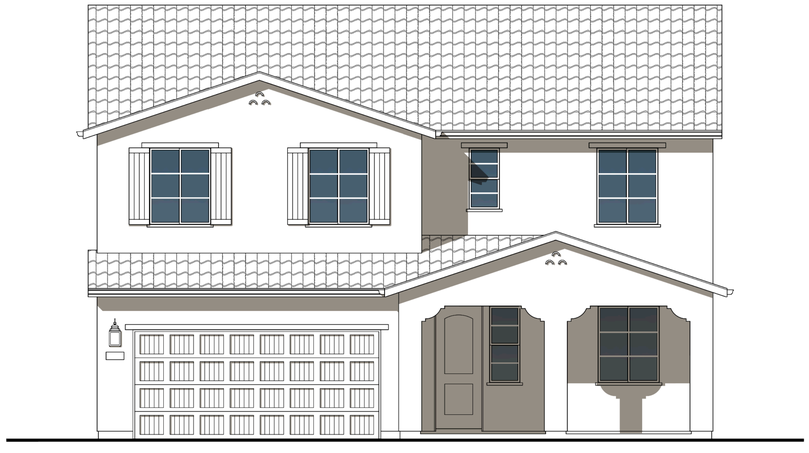
4006.2.1
0 4 8 16

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

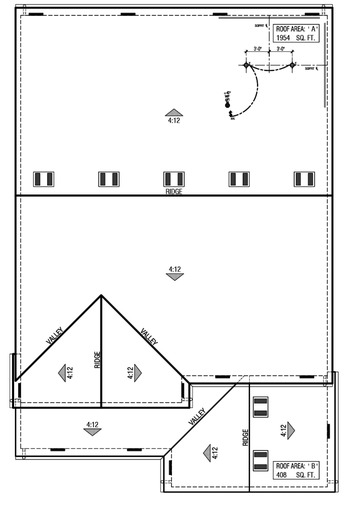
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Front Elevation

0 2 4 8

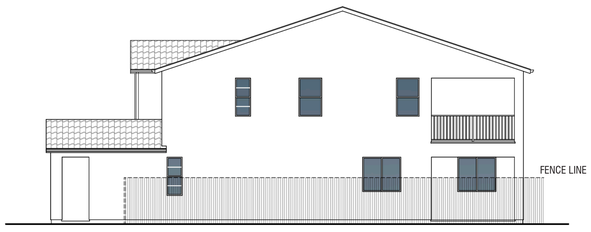
SCALE: 1/4" = 1'-0"



Roof Plan

0 4 8 16

SCALE: 1/8" = 1'-0"



Right Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Left Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-6A - SPANISH

Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.2.2

0 2 4 8

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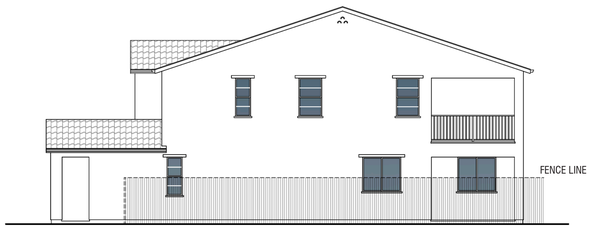
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6A - SPANISH

Enhanced Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

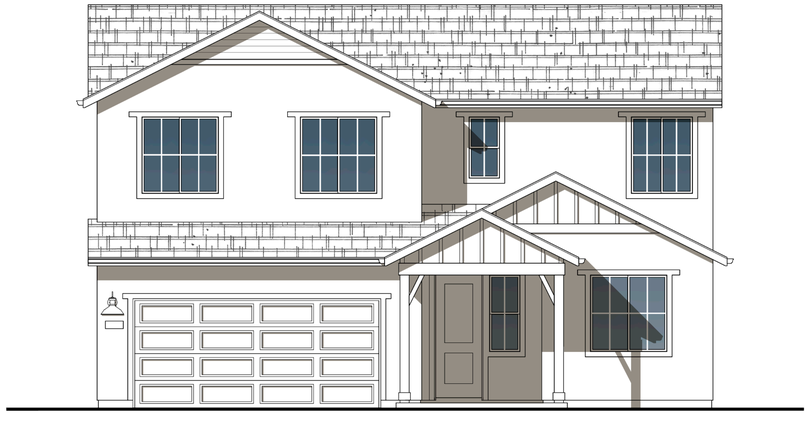
4006.2.3
0 2 4 8

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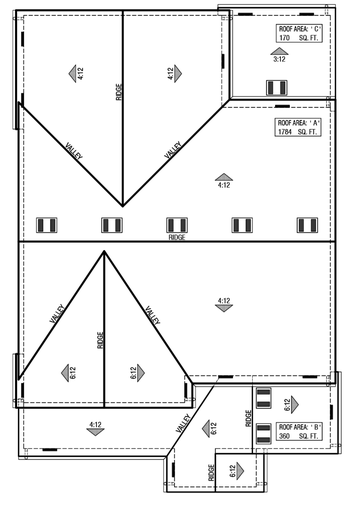
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



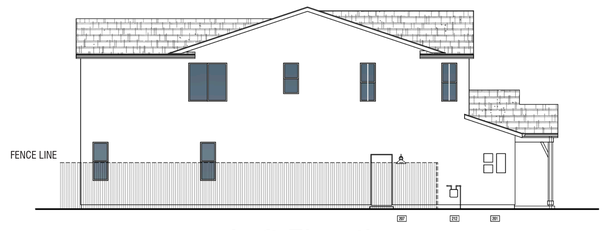
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6B - FARMHOUSE

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

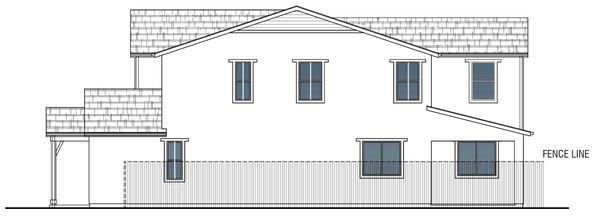
4006.3
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6B - FARMHOUSE

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

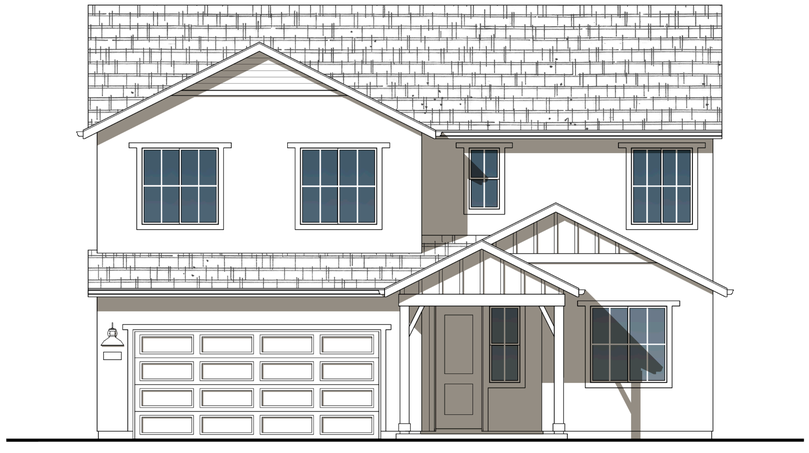
4006.3.1
0 4 8 16

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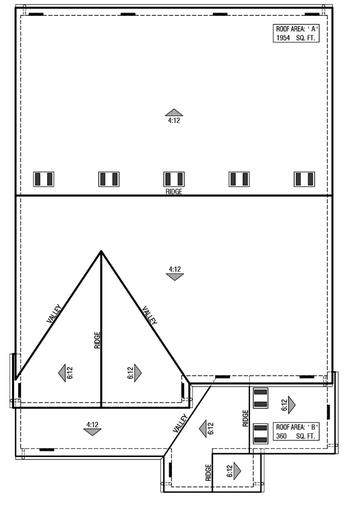
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

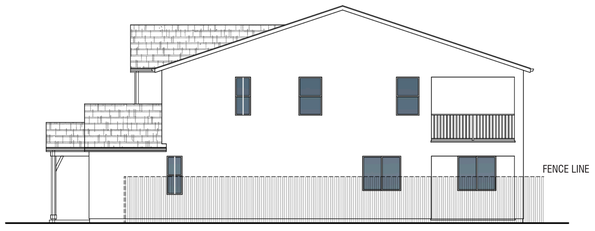
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6B - FARMHOUSE

Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.3.2
0 2 4 8

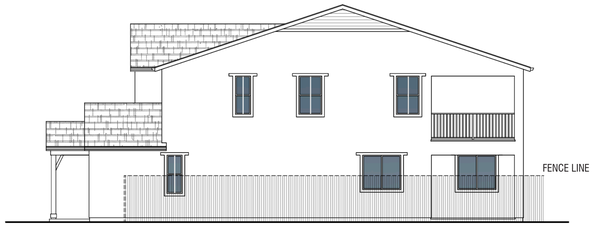
NEW HOME CO.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6B - FARMHOUSE

Enhanced Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

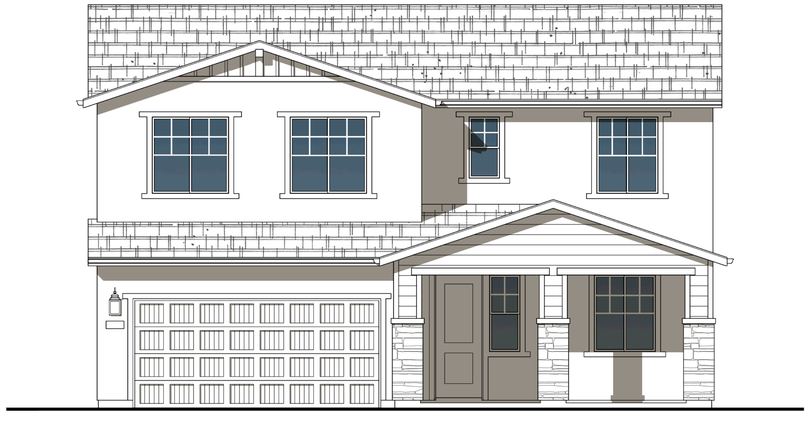
4006.3.3
0 2 4 8

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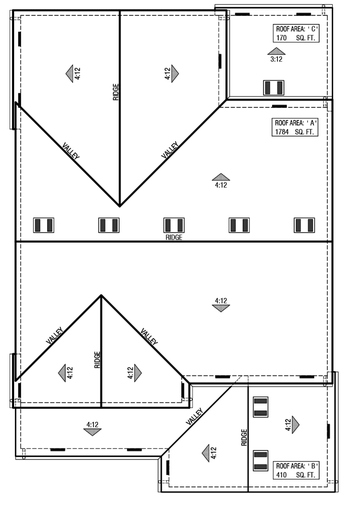
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

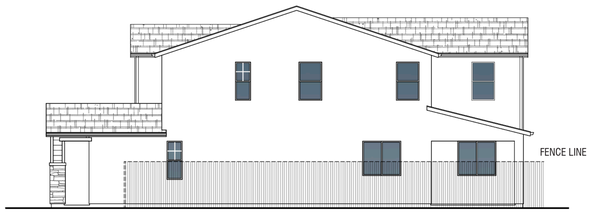
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



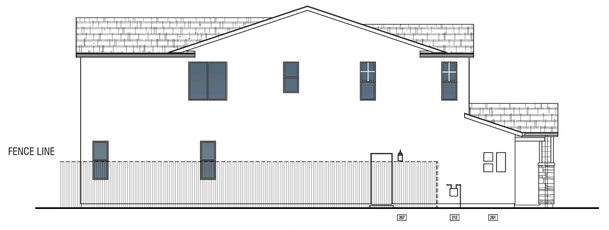
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6C - CRAFTSMAN

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.4
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6C - CRAFTSMAN

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

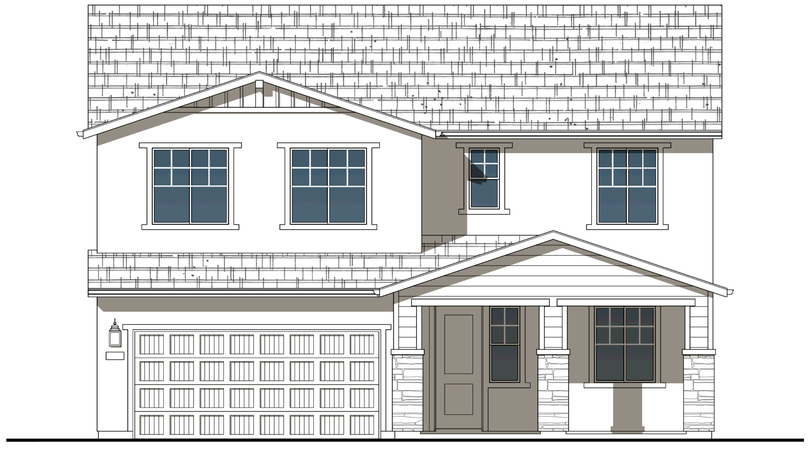
4006.4.1
0 4 8 16

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

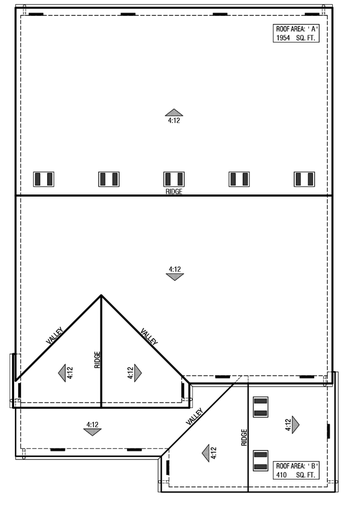
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation

0 2 4 8

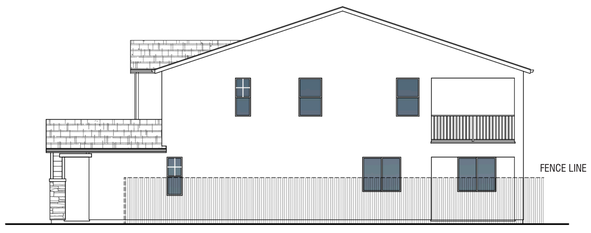
SCALE: 1/4" = 1'-0"



Roof Plan

0 4 8 16

SCALE: 1/8" = 1'-0"



Right Elevation

0 4 8 16

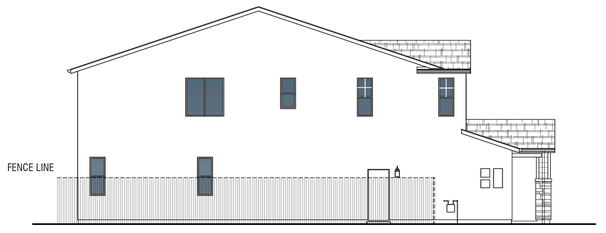
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Left Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-6C - CRAFTSMAN

Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.4.2

0 2 4 8

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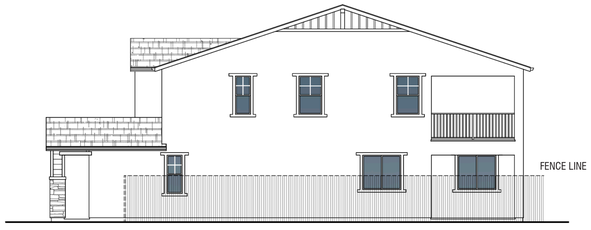
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6C - CRAFTSMAN

Enhanced Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.4.3
0 2 4 8

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Front Elevation 40-7A| Spanish

Color Scheme: 45 SB-3



Front Elevation 40-7C | Craftsman

Color Scheme: 45 CR-3



Front Elevation 40-7B| Farmhouse

Color Scheme: 45 FA-2

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4007.0

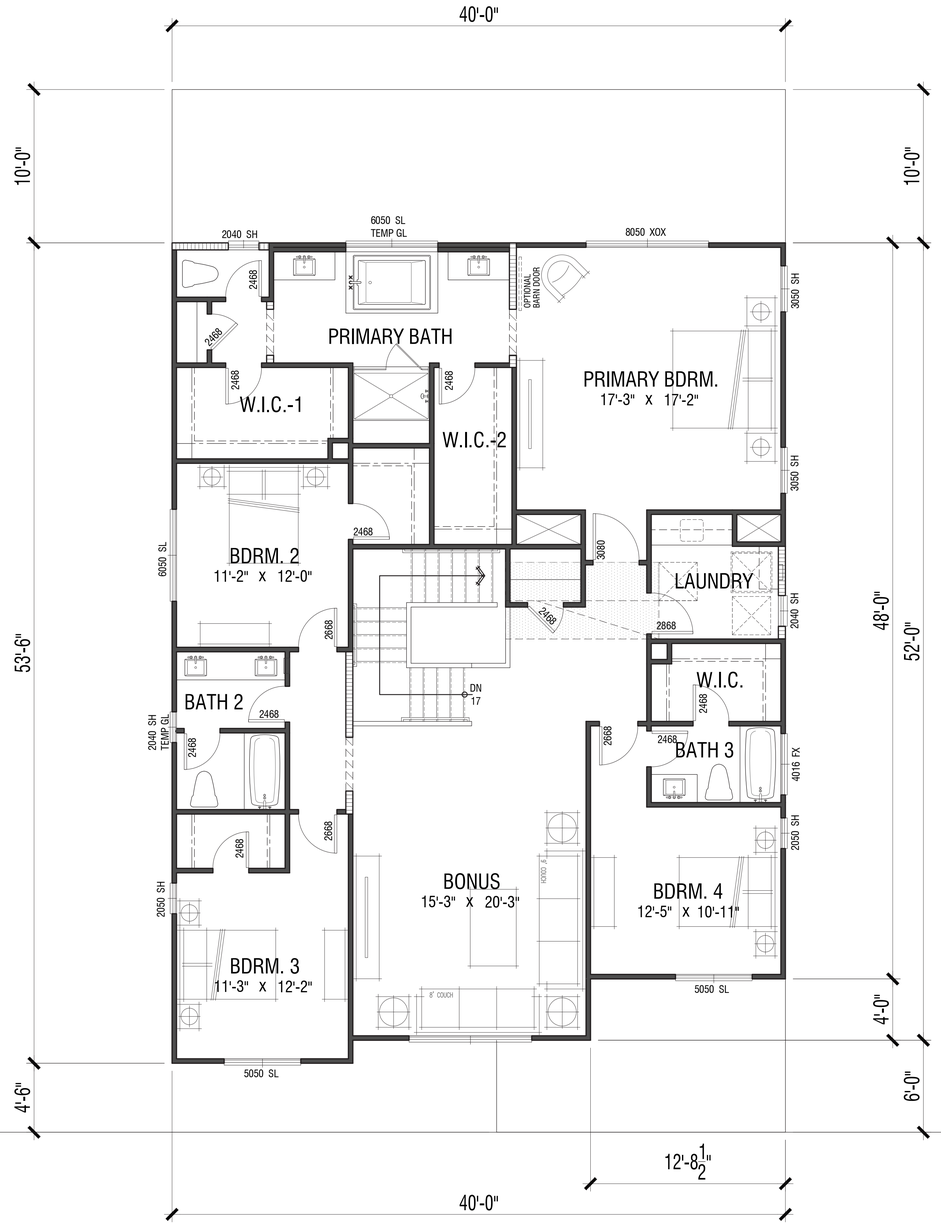
0 2 4 8

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA | 2025270 | 01-06-26

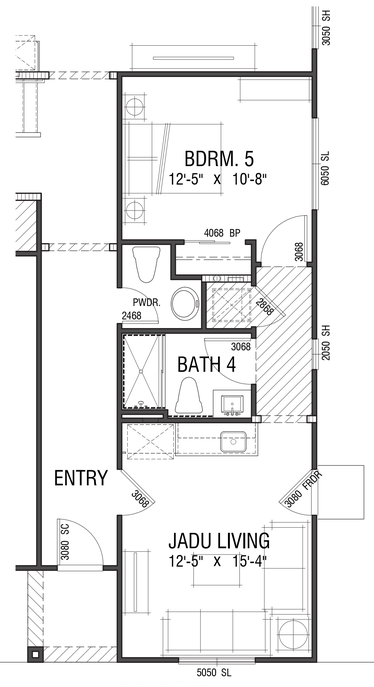
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

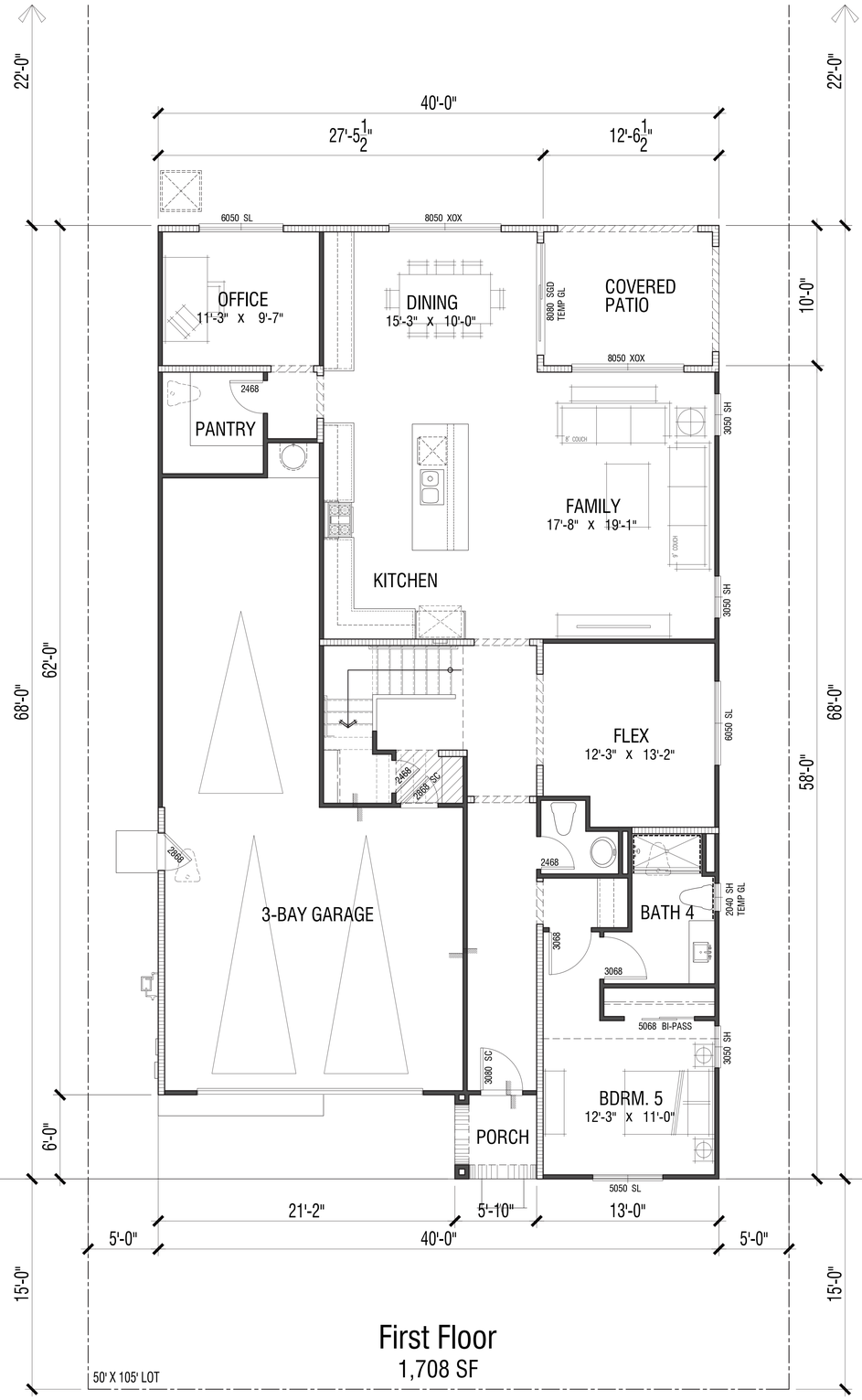


Second Floor
1,945 SF



Multi-Gen
Suite Opt.

3,653 SF
5 Bdrm | 4.5 Bath | Flex | Office | Bonus
3-Bay Garage



First Floor
1,708 SF

PLAN 40-7A - SPANISH

40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

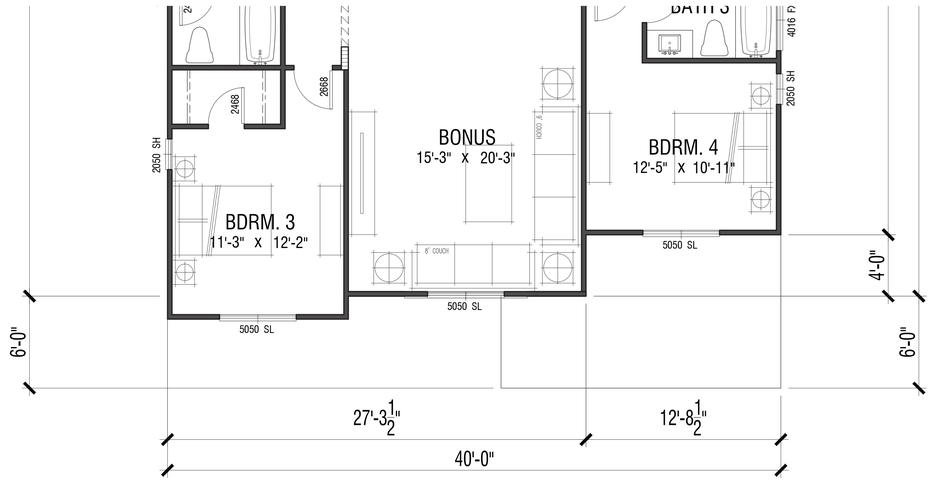
LINCOLN, CA

4007.1

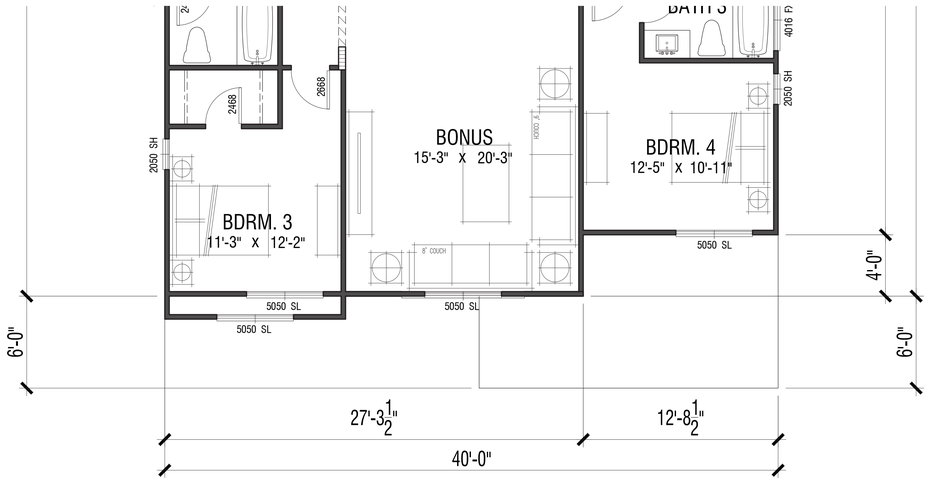
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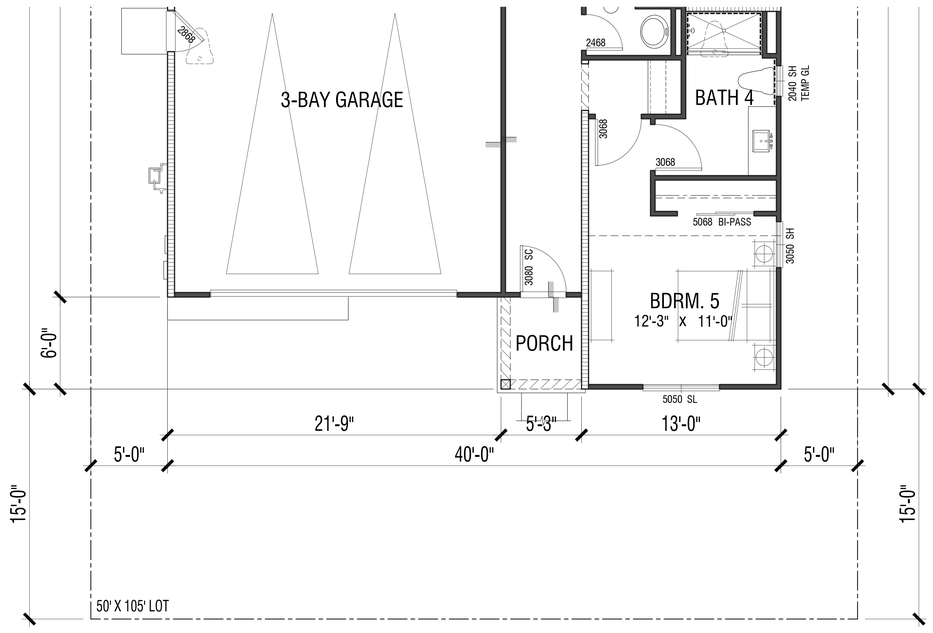
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,945 SF



Second Floor
1,945 SF

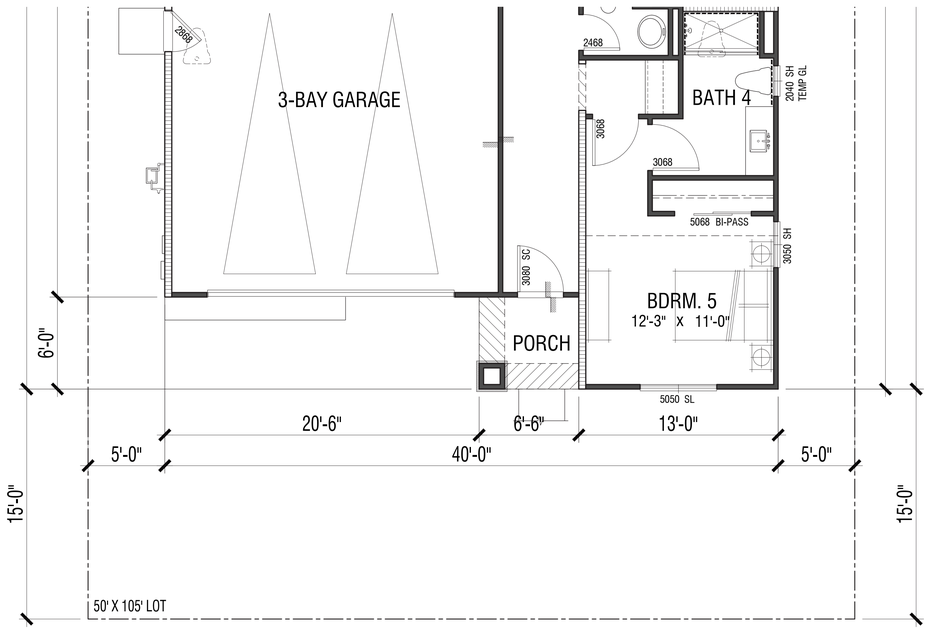


First Floor
1,708 SF

Plan B - FARMHOUSE

3,653 SF
5 Bdrm | 4.5 Bath | Flex | Office | Bonus
3-Bay Garage

PLAN 40-7 ADDENDA
40 SERIES



First Floor
1,708 SF

Plan C - CRAFTSMAN

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.1.1

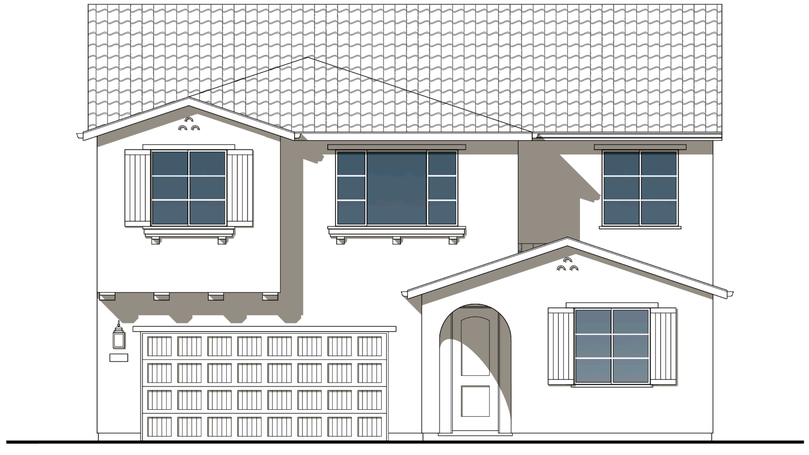
0 2 4 8

© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA | 2025270 | 01-06-26

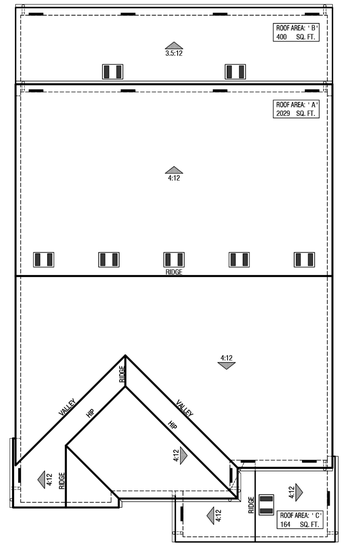
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



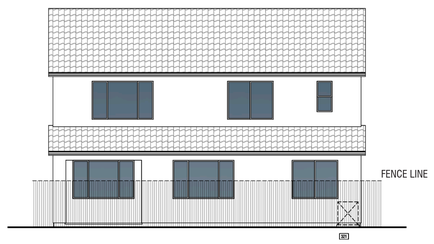
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



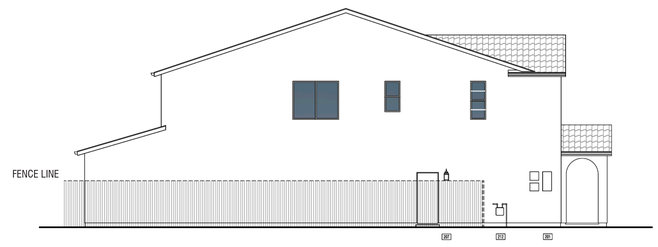
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7A - SPANISH

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.2

0 2 4 8

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7A - SPANISH

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

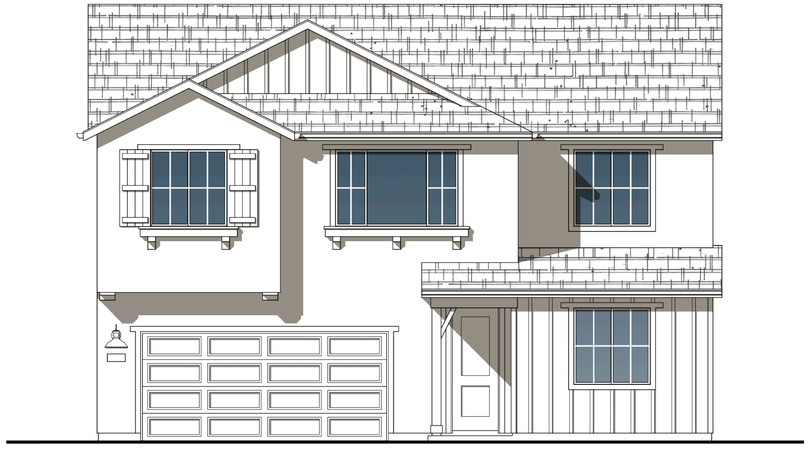
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0 4 8 16

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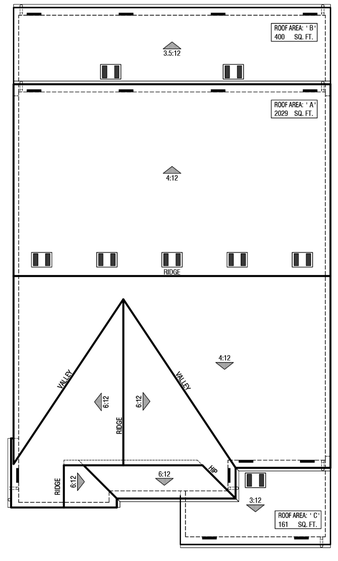
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MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



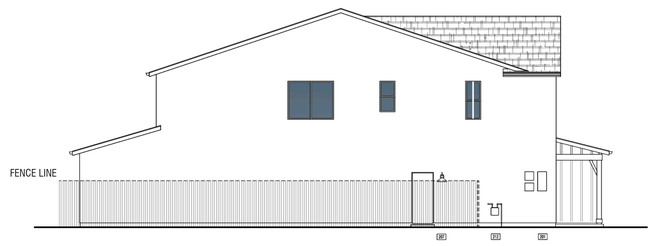
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7B - FARMHOUSE

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.3
0 2 4 8

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MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7B - FARMHOUSE

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

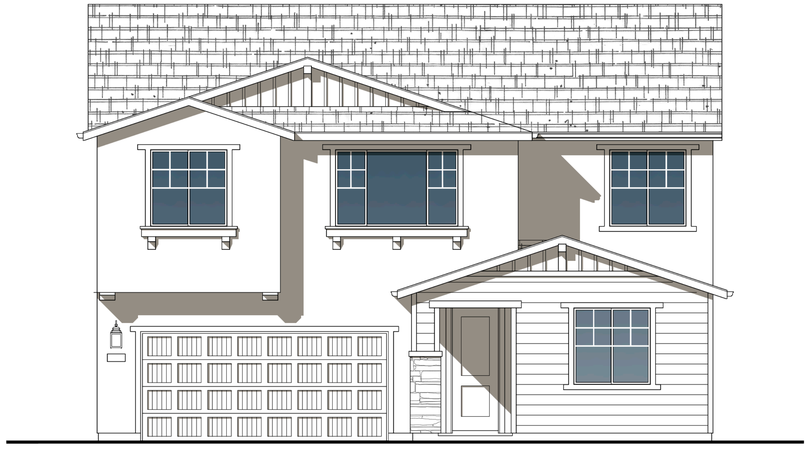
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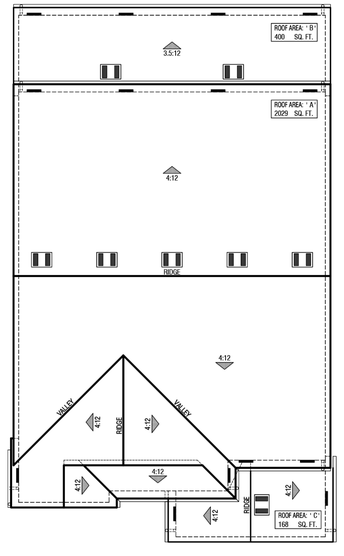
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MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



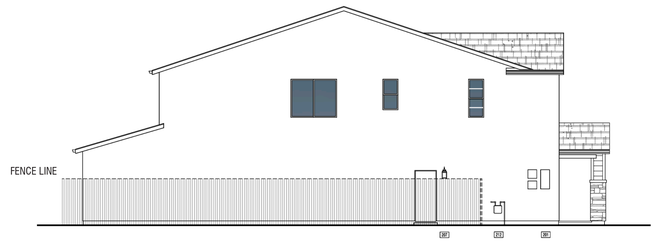
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7C - CRAFTSMAN

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.4
0 2 4 8

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MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7C - CRAFTSMAN

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.4.1
0 4 8 16

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LIBERTY AT LINCOLN - VILLAGE 1

Color and Material Palette prepared by Ann Matteson Consulting, Inc.
See First page for Latest Revision Date

Santa Barbara Color Schemes - A Elevations					
	Sherwin-Williams Paint Company				Westlake
Color Scheme	Painted Stucco Flat Finish	Wood Trim, Fascia, Garage Doors Flat Finish	Raised Foam Trim Flat Finish	Accent Color Semi-Gloss Finish	Villa 900 Low Profile "S" Tile Concrete Roofing
SB-1	SW7004 Snowbound	SW7040 Smokehouse	SW9111 Antler Velvet	SW2112 Black Sea	1VICS6464 Ca. Mission Blend
SB-2	SW7028 Incredible White	SW7054 Suitable Brown	SW7639 Ethereal Mood	SW2735 Rockweed	1VICS6330 Salerno Clay
SB-3	SW6078 Realist Beige	SW7041 Van Dyke Brown	SW7504 Keystone Gray	SW7615 Sea Serpent	1VICS7330 Verona Clay
Note:	• Decorative false "clay pipe" vents at Spanish Elevations are to be painted SW6061 Tanbark - Flat Finish				

Farmhouse Color Schemes - B Elevations					
	Sherwin-Williams Paint Company				Westlake
Color Scheme	Painted Stucco Flat Finish	B&B Siding Color Flat Finish	Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors Flat Finish	Accent Color Semi-Gloss Finish	Saxony 900 Shake Profile Concrete Roofing
FA-1	SW6168 Moderne White	SW6148 Wool Skein	SW6168 Moderne White	SW7741 Willow Tree	1FBCF 1430 Charcoal Blend
FA-2	SW7051 Analytical Gray	SW7013 Ivory Lace	SW7013 Ivory Lace	SW6990 Caviar	1FBCF5225 Shadow Grey
FA-3	SW7659 Gris	SW7012 Creamy	SW7012 Creamy	SW7592 Crabby Apple	1FBCF5139 Dark Ash

Craftsman Color Schemes - C Elevations						
	Sherwin-Williams Paint Company				Stone	Westlake
Color Scheme	Painted Stucco Flat Finish	Horizontal Siding Color Flat Finish	Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors Flat Finish	Accent Color Semi-Gloss Finish	See notes section for mortar specifications.	Saxony 900 Slate Profile Concrete Roofing
CR-1	SW7571 Casa Blanca	SW7058 Magnetic Gray	SW7039 Virtual Taupe	SW7510 Chateau Brown	Chesapeake Shadow Rock	1FACS3370 Sepia
CR-2	SW7542 Naturel	SW7743 Mountain Road	SW7012 Creamy	SW6251 Outerspace	Bronze Shadow Rock	1FACS0330 Appalachian Blend
CR-3	SW7017 Dorian Gray	SW9164 Illusive Green	SW7547 Sandbar	SW6034 Arresting Auburn	Teton Shadow Rock	1FACS5180 Graphite
Masonry Notes - Stone at Craftsman Elevations:						
Stone is to be dry-stacked with no visible mortar						

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Color Scheme SB-1

Accent Color

SW2112
Black Sea

Stucco Color

SW7004
Snowbound

Wood Trim, Fascia, Garage Doors

SW7040
Smokehouse

Raised Foam Trim

SW9111
Antler Velvet

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme SB-2

Accent Color

SW2735
Rockweed

Wood Trim, Fascia, Garage Doors

SW7054
Suitable Brown

Stucco Color

SW7028
Incredible White

Raised Foam Trim

SW7639
Ethereal Mood

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme SB-3

Accent Color

SW7615
Sea Serpent

Stucco Color

SW6078
Realist Beige

Wood Trim, Fascia, Garage Doors

SW7041
Van Dyke Brown

Raised Foam Trim

SW7504
Keystone Gray

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-1

Accent Color

SW7741
Willow Tree

B&B Siding Color

SW6148
Wool Skein

Stucco Color

SW6168
Moderne White

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW6168
Moderne White

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-2

Accent Color

SW6990
Caviar

Stucco Color

SW7051
Analytical Gray

B&B Siding Color

SW7013
Ivory Lace

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7013
Ivory Lace

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-3

Accent Color

SW7592
Crabby Apple

Stucco Color

SW7659
Gris

B&B Siding Color

SW7012
Creamy

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7012
Creamy

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-1

Accent Color

SW7510
Chateau Brown

Horizontal Siding Color

SW7058
Magnetic Gray

Stucco Color

SW7571
Casa Blanca

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7039
Virtual Taupe

Stone



Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-2

Accent Color

SW6251
Outerspace

Horizontal Siding Color

SW7743
Mountain Road

Stucco Color

SW7542
Naturel

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7012
Creamy

Stone



Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-3

Accent Color

SW6034
Arresting Auburn

Horizontal Siding Color

SW9164
Illusive Green

Stucco Color

SW7017
Dorian Gray

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7547
Sandbar

Stone



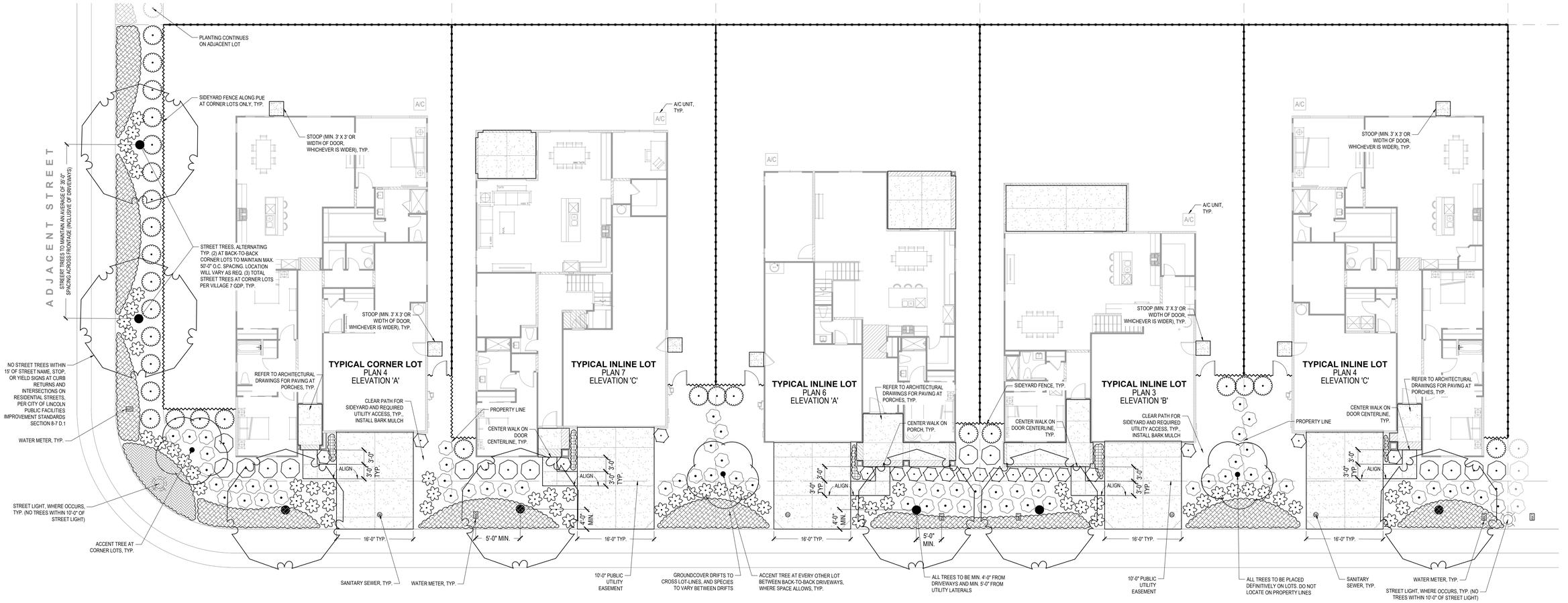
Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.



TYPICAL STREET

PRELIMINARY PLANT LEGEND

T1
STREET TREES: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH. SEE COVER SHEET FOR STREET TREE DESIGNATIONS

ARBUTUS X `MARINA` / MARINA STRAWBERRY TREE	15 GAL.,	L
LAURUS NOBILIS / SWEET BAY	15 GAL.,	L
NYSSA SYLVATICA / SOUR GUM	15 GAL.,	M
PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE	15 GAL.,	L
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL.,	M
ULMUS PROPINQUA `JFS-BIEBERICH` / EMERALD SUNSHINE® ELM	15 GAL.,	M
ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	15 GAL.,	M

T2
ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD	15 GAL.,	M
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL.,	M
LAGERSTROEMIA INDICA `NATCHEZ` / WHITE CRAPE MYRTLE	15 GAL.,	L
MAGNOLIA GRANDIFLORA `LITTLE GEM` / LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL.,	M

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	5 GAL.,	L
HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.,	L
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL.,	L
PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS	5 GAL.,	M
PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL	5 GAL.,	L

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL.,	L
ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN` / HOWARD MCMINN MANZANITA	5 GAL.,	L
GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA	5 GAL.,	L
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE	5 GAL.,	M
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	5 GAL.,	M
RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY	5 GAL.,	L
RHAPHIOLEPIS INDICA `JACK EVANS` / INDIAN HAWTHORN	5 GAL.,	M
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS	5 GAL.,	M

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	1 GAL.,	M
CALLISTEMON VIMINALIS `BETTER JOHN` / BETTER JOHN WEEPING BOTTLEBRUSH	1 GAL.,	L
CISTUS PULVERULENTUS `SUNSET` / ROCKROSE	1 GAL.,	L
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER	1 GAL.,	L
LOROPETALUM CHINENSE RUBRUM `FIRE DANCE` / PURPLE LEAF FRINGE FLOWER	1 GAL.,	M
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	1 GAL.,	L
PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAWHIWHI	1 GAL.,	M
PITTOSPORUM TOBIRA `WHEELER`S DWARF` / WHEELER`S DWARF PITTOSPORUM	1 GAL.,	M
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	1 GAL.,	M
RHAPHIOLEPIS INDICA `PINK DANCER` / INDIAN HAWTHORNE	1 GAL.,	M
ROSA FLORIBUNDA `ICEBERG` / ICEBERG ROSE	1 GAL.,	M
ROSMARINUS OFFICINALIS `COLLINGWOOD INGRAM` / ROSEMARY	1 GAL.,	L
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE	1 GAL.,	L
SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA	1 GAL.,	M
TEUCRIUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER	1 GAL.,	L
TEUCRIUM FRUTICANS `AZUREUM` / AZURE BUSH GERMANDER	1 GAL.,	L
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1 GAL.,	L
WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY	1 GAL.,	L

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

AGAPANTHUS AFRICANUS 'WHITE' / WHITE AFRICAN LILY	1 GAL.,	M
BULBINE FRUTESCENS / BULBINE	1 GAL.,	L
COLEONEMA PULCHRUM `SUNSET GOLD` / GOLDEN BREATH OF HEAVEN	1 GAL.,	M
DIANELLA REVOLUTA `LITTLE REV` / `LITTLE REV` FLAX LILY	1 GAL.,	L
DIETES VEGETA / FORTNIGHT LILY	1 GAL.,	L
ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY	1 GAL.,	L
HESPERALOE X 'PERFU', 'BRAKELIGHTS' / RED YUCCA VAR. AS AVAILABLE	1 GAL.,	L
LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF LILYTURF	1 GAL.,	M

S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA `WINTER GEM` / WINTER GEM JAPANESE BOXWOOD	5 GAL.,	M
ESCALLONIA X `COMPACTA` / COMPACT ESCALLONIA	5 GAL.,	M
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.,	L
ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY	5 GAL.,	L
SPIRAEA JAPONICA `ANTHONY WATERER` / ANTHONY WATERER SPIREA	5 GAL.,	M

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ARCTOSTAPHYLOS X `EMERALD CARPET` / EMERALD CARPET MANZANITA	1 GAL.,	M	36" o.c.
COTONEASTER DAMMERI `LOWFAST` / LOWFAST BEARBERRY COTONEASTER	1 GAL.,	L	36" o.c.
JUNIPERUS HORIZONTALIS `BLUE RUG` / BLUE RUG JUNIPER	1 GAL.,	L	36" o.c.
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL.,	L	36" o.c.
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL.,	L	36" o.c.
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY	1 GAL.,	L	36" o.c.
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL.,	M	36" o.c.

G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

AJUGA REPTANS / CARPET BUGLE	1 GAL.,	M	30" o.c.
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL.,	M	30" o.c.
ROSA X `NOASCHNEE` / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL.,	M	30" o.c.
TEUCRIUM AROANIUM / CREEPING GERMANDER	1 GAL.,	L	30" o.c.
TEUCRIUM CHAMAEDRYS `PROSTRATUM` / PROSTRATE GERMANDER	1 GAL.,	L	30" o.c.
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL.,	M	30" o.c.
VINCA MINOR / COMMON PERIWINKLE	1 GAL.,	M	30" o.c.

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS.

GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA	1 GAL.,	L	30" o.c.
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1 GAL.,	L	30" o.c.
LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	1 GAL.,	L	30" o.c.
ROSA X `MEIZORLAND` TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL.,	M	30" o.c.
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL.,	M	30" o.c.
VERBENA CANADENSIS 'HOMESTEAD PINK' / HOMESTEAD PINK VERBENA	1 GAL.,	L	30" o.c.
VERBENA CANADENSIS `HOMESTEAD PURPLE` / HOMESTEAD PURPLE VERBENA	1 GAL.,	L	30" o.c.
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	1 GAL.,	L	30" o.c.

PRELIMINARY LANDSCAPE DESIGN CONCEPT

Liberty at Lincoln is a proposed community of single family residences. As part of an overall City of Lincoln Village 7 master-planned community, interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas of the project.

Within the landscape of *Liberty*, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical streetscape scene, though house placement and plan mix may vary.

Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. Tree species shall be coordinated with the city's street tree list and supplemented with appropriately-sized species, and verified upon submittal of construction documents.

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

All planting and irrigation will follow the City of Lincoln Village 7 Specific Plan and General Development Plan.

RISEWELL HOMES

Roach & Campbell

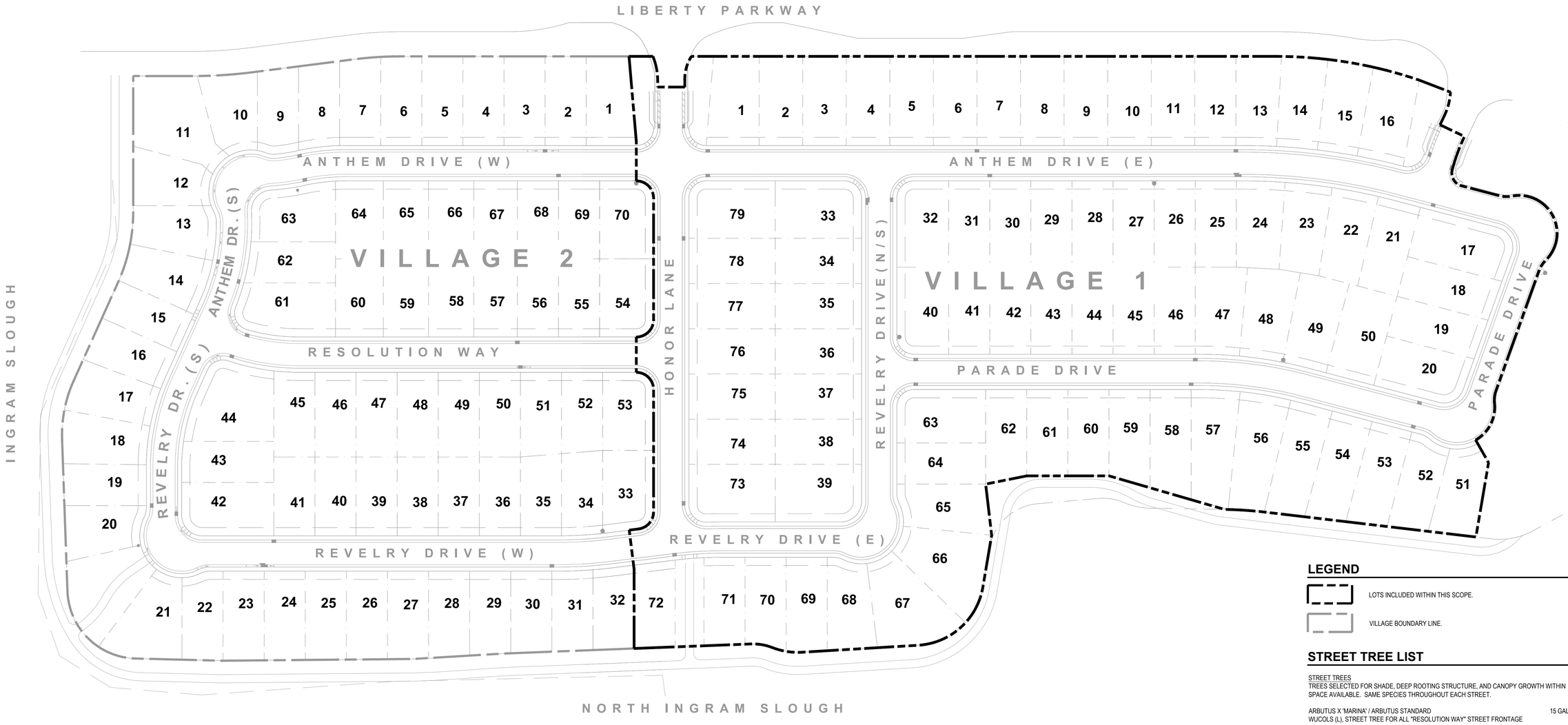
December, 2025
Lincoln, CA
R&C PN: 25062B

0' 10' 20'
1" = 10'

Liberty at Lincoln

Village 1 - 50' X 105' Lots | Preliminary Landscape Plan

L1



LEGEND

LOTS INCLUDED WITHIN THIS SCOPE.

VILLAGE BOUNDARY LINE.

STREET TREE LIST

STREET TREES
TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. SAME SPECIES THROUGHOUT EACH STREET.

ARBUTUS X 'MARINA' / ARBUTUS STANDARD — 15 GAL.
WUCOLS (L), STREET TREE FOR ALL "RESOLUTION WAY" STREET FRONTAGE

LAURUS NOBILIS / SWEET BAY — 15 GAL.
WUCOLS (L), STREET TREE FOR ALL "REVELRY DR. (N/S) STREET FRONTAGE

NYSSA SYLVATICA / SOUR GUM — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL "REVELRY DR. (S)" AND ANTHEM DR. (S) STREET FRONTAGE

PISTACHE X 'RED PUSH' / RED PUSH PISTACHE — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL "HONOR LANE" STREET FRONTAGE

ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL "REVELRY DRIVE (E/W)" STREET FRONTAGE

ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL ANTHEM DRIVE (E/W) AND PARADE DRIVE STREET FRONTAGE

NOTES

1. THIS EXHIBIT INDICATES SPECIES, CONTAINER SIZE, AND PARAMETERS FOR PLACEMENT AND PLANTING OF STREET TREES ON PRIVATE LOTS IN THE SUBJECT PROJECT AREA.
2. STREET TREE PLANTING SHALL FOLLOW, AT A MINIMUM, CITY OF LINCOLN STANDARDS AND VILLAGE 7 SPECIFIC PLAN AND GENERAL DEVELOPMENT PLAN.
3. STREET TREE AT STREETS "HONOR LANE, "S DRIVE" AND "U DRIVE" TO BE CONFIRMED WITH ADJACENT DEVELOPMENT.

RISEWELL HOMES

Roach & Campbell

December, 2025
Lincoln, CA
R&C PN: 25062B

0' 60' 120'
1" = 60'
N

Liberty at Lincoln
Overall Community Map and Street Tree List

L2



Front Elevation 40-3A| Spanish

Color Scheme: Panhandle Series 45 SB-2



Front Elevation 40-3C | Craftsman

Color Scheme: Panhandle Series 45 CR-1



Front Elevation 40-3B| Farmhouse

Color Scheme: Panhandle Series 45 FA-2

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-3

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4003.0

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ARCHITECTS . PLANNERS . DESIGNERS

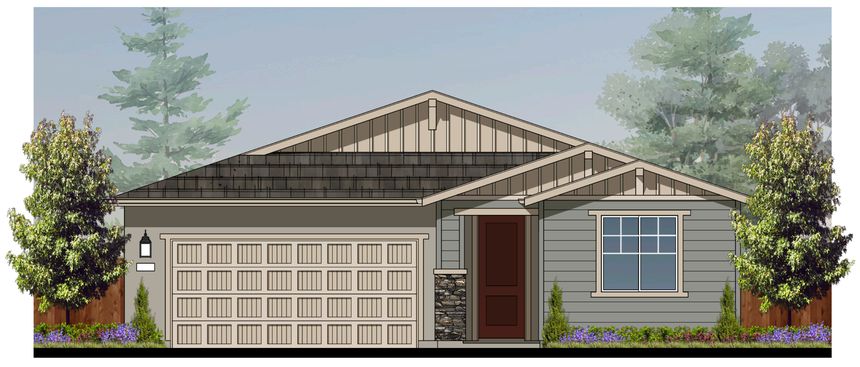
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Front Elevation 40-4A| Spanish

Color Scheme: 45 SB-3



Front Elevation 40-4C | Craftsman

Color Scheme: 45 CR-3



Front Elevation 40-4B| Farmhouse

Color Scheme: 45 FA-3

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-4

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Front Elevation 40-6A| Spanish

Color Scheme:45 SB-1



Front Elevation 40-6C | Craftsman

Color Scheme: 45 CR-2



Front Elevation 40-6B| Farmhouse

Color Scheme: 45 FA-1

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Front Elevation 40-7A| Spanish

Color Scheme: 45 SB-3



Front Elevation 40-7C | Craftsman

Color Scheme: 45 CR-3



Front Elevation 40-7B| Farmhouse

Color Scheme: 45 FA-2

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4007.0

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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

STAFF REPORT

Item Number 4.D

SUBJECT:	Liberty at Lincoln Village 2 - Production Homes (Portion of Village 7 Specific Plan Area)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	January 30, 2026

BACKGROUND/INTRODUCTION:

Village 2 of the Liberty at Lincoln residential development will consist of 70 - 50'x95' lots in which The New Home Company is proposing to build three (3) different floor plans with three (3) different elevations per floor plan. The plans range from 2,458 square feet to 2,785 square feet with Spanish, Farmhouse, or Craftsman styling.

The project site lies within the adopted Village 7 Specific Plan area of the City of Lincoln. The development is positioned along Liberty Parkway, south of its intersection with Ferrari Ranch Road, and west of the existing Lincoln Crossing neighborhood. Liberty at Lincoln Village 1 is located directly north while Ingram Slough and adjacent undeveloped parcels are located to the south. APN: 327-380-008-000. (Property owner: Lincoln Land Holdings, LLC.; Applicant: Parker Carson, The New Home Company).

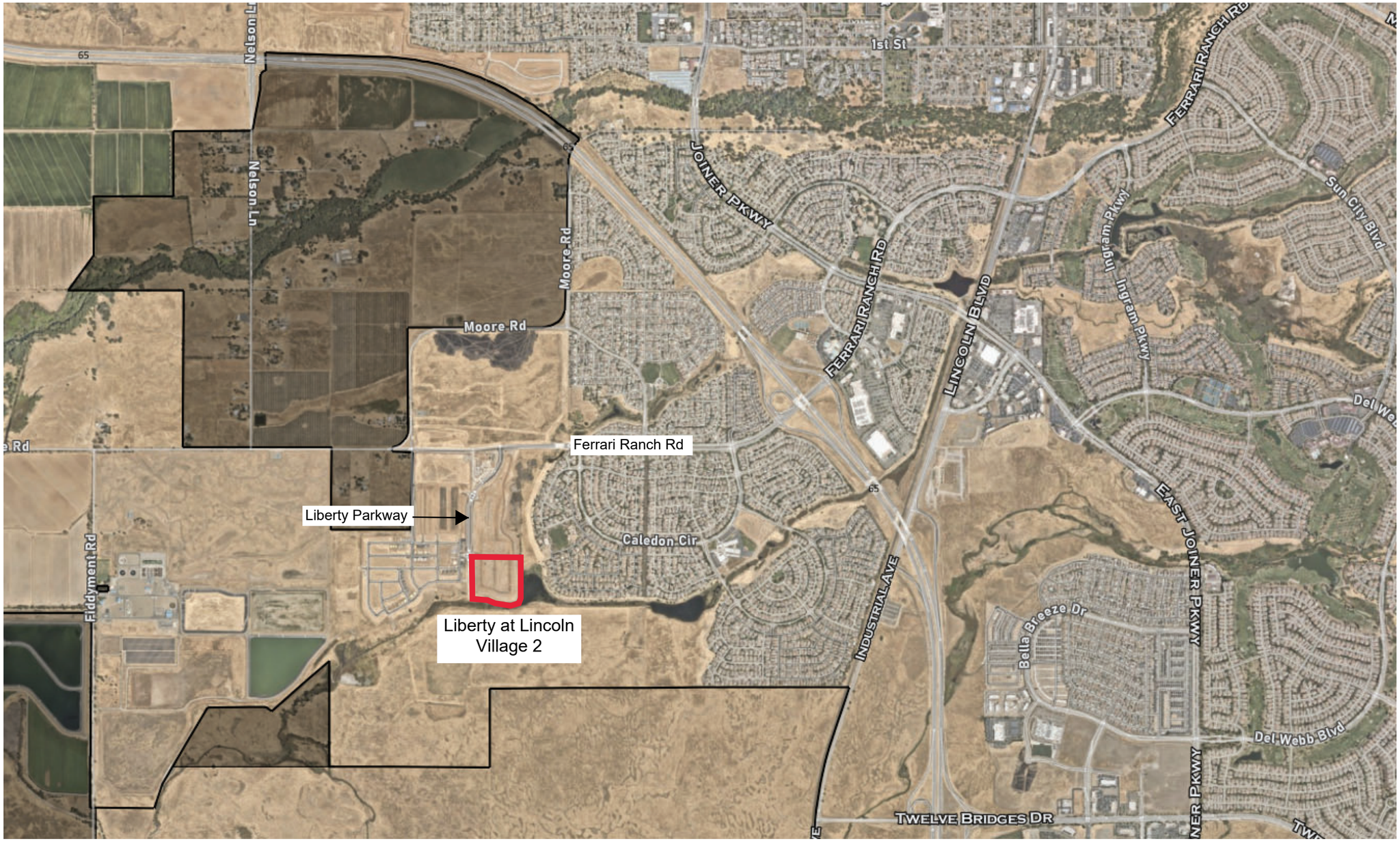
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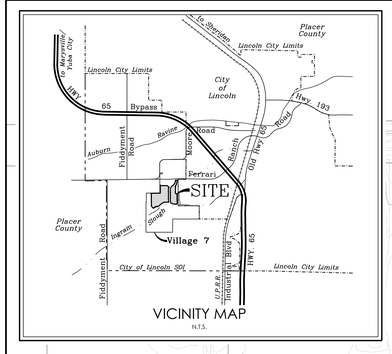
Attachment 1 - Project Location.pdf

Attachment 2 - Village 2 Design Set.pdf

Attachment 3 - Village 2 Elevations.pdf

Attachment 1 - Project Location
Liberty at Lincoln Village 2 Production Homes





VICINITY MAP
N.T.S.

TENTATIVE MAP NOTES

1. Lot lines may be adjusted at the time of final map preparation provided the general lotting scheme is preserved and no new additional residential lots are created, subject to the approval of the city of Lincoln.
2. Pursuant to government code Section 66463.1, the subdivider may file multiple final maps based upon this map. The filing of a final map on a portion of this map shall not invalidate any part of this map.
3. This map may be phased provided public safety issues are addressed, subject to the approval of the city of Lincoln.
4. Modifications to utility service, access, and the parcelization scheme are permitted subject to review and approval of the city of Lincoln.
5. Lot numbering on this map is for identification purposes only and may differ on the final map/s.
6. Minor adjustment to the street pattern shown hereon is permitted provided the overall circulation pattern remains substantially the same, subject to the approval of the city of Lincoln.
7. Street names shown hereon are for identification purposes only. Final street name & right-of-way geometry will be determined at the time of final map and improvement plan preparation.
8. Lot dimensions and acreages shown on this map are illustrative only. Actual lot dimensions and acreages will be established with the final map/s.
9. All utility systems shown or implied by this map are subject to change at the time of final design with the approval of the city of Lincoln.
10. Additional easements to accommodate new public utility improvements, access required for lot development, open space or drainage improvements, slopes, or similar mapping requirements needed to accomplish the final design, may be added with each final map.
11. A minimum 10' public utility easement (PUE) will be located adjacent to all public street rights-of-way as established by this map. See street sections.
12. Grading shown on this map illustrates a preliminary grading concept and is subject to change at the time of final design.
13. Grading & utilities shown with screened linework for Village 7. Area 2 are based on approved technical studies, rough grading, and improvement plans prepared by others.
14. The proposed utilities shown hereon substantially conform to the approved technical studies. (by others).
7. Topographic information shown hereon is based on the City of Lincoln control point no. "BM A 855" elev. 127.877'. NGS benchmark disk stamped "A 855 1949" set in concrete monument 39'± East of E. SPRR rail, 31.5± West of centerline Industrial Ave. at curve 0.1± mi West of intersection with Hwy. 65 2.5± mi S. of Lincoln. NGS PID JI0897.
8. This application is for a development permit.

BASIS OF BEARINGS:

The basis of bearings of this survey is N27°06'14"W as shown on the "City of Lincoln ROS #2291" recorded in Book 16 of Surveys, at Page 105, records of Placer County, and was determined from monuments "A855" and "111".

TENTATIVE MAP INFORMATION

PROJECT DESCRIPTION:
A portion of the south-half of the southeast quarter and a portion of the south-half of the north-half of the southeast quarter of Section 20, Township 12 North, Range 8 East, M.D.M.

APPLICANT:	Lewis Planned Commnities 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
OWNERS:	Lincoln Land Holdings, LLC 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
ASSESSOR'S PARCEL NUMBER:	A portion of 021-283-010
SITE AREA:	92.2 ± AC.
EXISTING USE:	Vacant / Agricultural
PROPOSED USE:	Low Density Residential, Medium Density Residential, Park & Recreation, Major Paseo
Zoning / Lincoln Village SP Designations:	VLDR, VMDR, VPR & VOS
LOT SUMMARY	582: TOTAL LOTS 565: Single-family Residential lots 2: Park Lots 15: Major Paseo Lots
SERVICE PROVIDERS:	
Park:	City of Lincoln
Fire:	City of Lincoln
Schools:	Western Placer Unified School District
Domestic Water:	City of Lincoln
Reclaimed Water:	City of Lincoln
Sanitary Sewer:	City of Lincoln
Storm Drainage:	City of Lincoln
Electricity:	PG&E
Gas:	PG&E
Voice / Data Communications:	AT&T, Comcast, Wave Broadband

Village 6
VMDR
72 LOTS - 40' x 90' (TYP.)
9.6 ± AC G
9.5 ± AC N

Village 7
VMDR
95 LOTS - 45' x 67' (TYP.)
11.3 ± AC G
11.1 ± AC N

TENTATIVE SUBDIVISION MAP LIMITS

Village 1
VLDR
78 LOTS - 50' x 100' (TYP.)
14.2 ± AC G
13.8 ± AC N

Village 5
VMDR
84 LOTS - 45' x 80' (TYP.)
10.3 ± AC G
10.2 ± AC N

Village 2
VLDR
70 LOTS - 50' x 90' (TYP.)
11.5 ± AC G
11.3 ± AC N

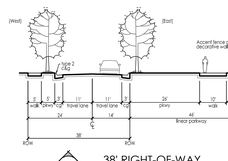
Village 4
VMDR
77 LOTS - 50' x 80' (TYP.)
12.5 ± AC G
12.2 ± AC N

Village 3
VMDR
89 LOTS - 55' x 80' (TYP.)
15.4 ± AC G
15.2 ± AC N

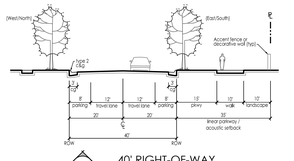
Lot A Park 4.3± Ac
Lot B Park 2.9± Ac
Lot C Major Paseo 0.08± Ac
Lot D Major Paseo 0.07± Ac
Lot E Major Paseo 0.05± Ac
Lot F Major Paseo 0.05± Ac
Lot G Major Paseo 0.07± Ac
Lot H Major Paseo 0.07± Ac
Lot I Major Paseo 0.2± Ac
Lot J Major Paseo 0.09± Ac
Lot K Major Paseo 0.2± Ac
Lot L Major Paseo 0.3± Ac
Lot M Major Paseo 0.1± Ac
Lot N Major Paseo 0.1± Ac
Lot O Major Paseo 0.04± Ac
Lot P Major Paseo 0.04± Ac
Lot Q Major Paseo 0.09± Ac

FERRARI RANCH ROAD
WESTERN BOULEVARD
CENTRAL BOULEVARD
SLOUGH
INGRAM
NORTH
SOUTH
E Drive
O Drive
P Drive
Q Drive
R Drive
S Drive
T Drive
U Drive
H Drive
I Drive
J Drive
K Drive
L Drive
M Drive
N Drive
F Drive
G Drive
Future roadway (south of traffic circle)
FUTURE BRIDGE

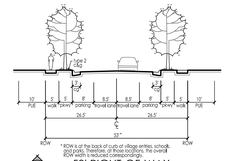
021-283-018-000 LINCOLN LAND HOLDINGS LLC
021-283-012-000 LINCOLN LAND HOLDINGS LLC
021-283-010-000 LINCOLN LAND HOLDINGS LLC
021-283-007-000 DAVIS CHRISTIE K & JACKIE N
021-283-009-000 SWINGLE KEVIN & SWINGLE COREY
021-283-008-000 LINCOLN CITY OF
327-010-040-000 LINCOLN CITY OF



I1 — 38' RIGHT-OF-WAY
RESIDENTIAL STREET
(no parking)
n.t.s.

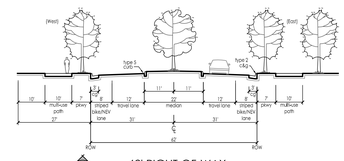


I — 40' RIGHT-OF-WAY
COLLECTOR ROADWAY (off-site)
WESTERN BOULEVARD
(Informational only - See Improvement Plans by others)
n.t.s.

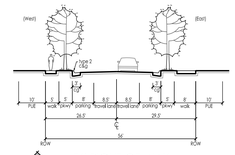


* ROW is at the back of curb at village entries, schools, pool parks, Freeway, or Rose locations, the overall ROW width is measured between curbs.

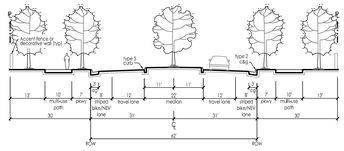
J — 53' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides)
n.t.s.



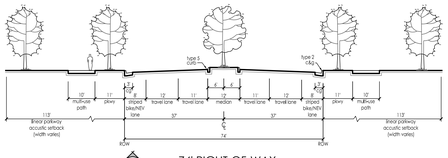
D — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



J1 — 56' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides / 8' walk one side)
n.t.s.



C — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



A — 74' RIGHT-OF-WAY
ARTERIAL ROADWAY
FARRARI RANCH ROAD
n.t.s.

N

0 50 100 200
SCALE: 1"=100'

Land Use Summary

Village #	SP/Zoning Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Gross Density
1	VLDR	Village Low Density Residential / 50' x 100'	14.2	13.8	78	5.8
2	VLDR	Village Low Density Residential / 50' x 90'	11.5	11.3	70	
3	VMDR	Village Medium Density Residential / 55' x 80'	15.4	15.2	89	
4	VMDR	Village Medium Density Residential / 50' x 80'	12.5	12.2	77	7.1
5	VMDR	Village Medium Density Residential / 45' x 80'	10.3	10.2	84	
6	VMDR	Village Medium Density Residential / 40' x 90'	9.6	9.5	72	
7	VMDR	Village Medium Density Residential / 45' x 67'	11.3	11.1	95	
A	VPR	Village Parks and Recreation	4.5	4.5		
B	VPR	Village Parks and Recreation	2.9	2.9		
Major Paseos	VOS/MP	Major Paseos	-	1.5		
Total			92.2	92.2	565	

AMENDED SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

Lincoln, CA

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 3

16484



PLAN 40-5A
Spanish Elevation
Color Scheme SB-2

PLAN 40-5B
Farmhouse Elevation
Color Scheme FA-3

PLAN 40-2C
Craftsman Elevation
Color Scheme CR-1

PLAN 40-1B
Farmhouse Elevation
Color Scheme FA-1

PLAN 40-2A
Spanish Elevation
Color Scheme SB-1

LIBERTY AT LINCOLN - VILLAGE 2

Lincoln, California

January 6, 2026

Sheet Index

Cover Sheet ..... CS

Architecture

Plan 40-1 | Elevations 4001.0
Plan 40-1 | Floor Plan 4001.1
Plan 40-1 | Addenda 4001.1.1
Plan 40-1A | Spanish Elevations 4001.2
Plan 40-1A | Spanish Elevations Enhanced 4001.2.1
Plan 40-1B | Farmhouse Elevations 4001.3
Plan 40-1B | Farmhouse Elevations Enhanced 4001.3.1
Plan 40-1C | Craftsman Elevations 4001.4
Plan 40-1C | Craftsman Elevations Enhanced 4001.4.1
Plan 40-2 | Elevations 4002.0
Plan 40-2 | Floor Plans 4002.1
Plan 40-2 | Addenda 4002.1.1
Plan 40-2A | Spanish Elevations 4002.2
Plan 40-2A | Spanish Elevations Enhanced 4002.2.1
Plan 40-2B | Farmhouse Elevations 4002.3
Plan 40-2B | Farmhouse Elevations Enhanced 4002.3.1
Plan 40-2C | Craftsman Elevations 4002.4
Plan 40-2C | Craftsman Elevations Enhanced 4002.4.1
Plan 40-5 | Elevations 4005.0
Plan 40-5 | Floor Plans 4005.1
Plan 40-5 | Addenda 4005.1.1
Plan 40-5A | Spanish Elevations 4005.2
Plan 40-5A | Spanish Elevations Enhanced 4005.2.1
Plan 40-5B | Farmhouse Elevations 4005.3
Plan 40-5B | Farmhouse Elevations Enhanced 4005.3.1
Plan 40-5C | Craftsman Elevations 4005.4
Plan 40-5C | Craftsman Elevations Enhanced 4005.4.1

Color & Materials

Color & Materials CM1

Project Team:

Applicant: New Home Co.
1508 Eureka Road, Suite 290
Roseville, CA 95661
Contact: Parker Carson
916.771.2223

Architect: WHA Architects
6101 Bollinger Canyon Road, Suite 210
San Ramon, CA 94583
Contact: Mohsen Heidari
925.463.1700

VILLAGE 1

HONOR LANE

VILLAGE 4

LIBERTY PARKWAY

ANTHEM DRIVE (W)

RESOLUTION WAY

REVELRY DRIVE (E)

TRAIL

INGRAM SLOUGH

ANTHEM DRIVE (S)

REVELRY DRIVE (S)

TRAIL

INGRAM SLOUGH

NOTES:

1. HOUSING PRODUCT SHOWN PER CAD FILES PROVIDED ON SEPTEMBER 25, 2025. ANY CHANGES TO THE PRODUCT AFTER THE ABOVE DATE WILL NEED TO BE REVIEWED FOR LOT FIT.
2. WALL AND FENCE LOCATION LIMITS HAVE BEEN GATHERED FROM BOTH THE 2024 VILLAGE 7 GENERAL DEVELOPMENT PLAN UPDATE, AND THE LIBERTY AT LINCOLN PHASE 1 BACKBONE FRONTAGE LANDSCAPE PLANS (DATED: JUNE 11, 2023).
3. GRADING BETWEEN LOTS SHOWN FOR REFERENCE ONLY. SEE APPROVED LIBERTY @ LINCOLN - AREA 2 GRADING PLAN FOR ADDITIONAL INFORMATION.
4. GOOD NEIGHBOR FENCING NOT SHOWN ON THIS EXHIBIT.

LEGEND

- EXISTING 6' TALL MASONRY WALL
- 6' TALL TUBULAR STEEL VIEW FENCE
- 6' WOOD FENCE
- CURB RAMP
- DRAIN INLET
- FIRE HYDRANT
- STREET LIGHT
- ENHACED REAR AND/OR SIDE

SETBACK INFORMATION:

MINIMUM SETBACK REQUIREMENTS FROM THE LINCOLN VILLAGE 7 GENERAL DEVELOPMENT PLAN TABLE 4-6 - FRONT LOADED VILLA HOMES (50'X95')

FRONT / STREET MINIMUM SETBACK:
15' TO LIVING AREA
10' TO PORCH STOOP OR PATIO
18' TO GARAGE DOOR
10' TO SIDE WALL OF SWING GARAGE

SIDE SETBACK / MINIMUM BUILDING SEPARATION:
5' INTERIOR SIDE
10' STREET SIDE
10' STREET SIDE TO PORCH STOOP OR PATIO
10' BETWEEN MAIN STRUCTURES SIDE TO SIDE

REAR SETBACK:
10' MAIN STRUCTURE
10' GARAGE (SINGLE-STORY PLATE LINE)
5' PATIO COVER OR SECOND STORY DECK

MAXIMUM SITE COVERAGE: 60%

SETBACK NOTES:

1. SETBACKS MEASURED FROM PROPERTY LINE. ARCHITECTURAL PROJECTIONS MAY EXTEND A MAXIMUM OF 3 FEET INTO A FRONT, SIDE, OR REAR SETBACK AREA, HOWEVER, IN NO CASE SHALL SUCH PROJECTION BE CLOSER THAN 3 FEET TO ANY PROPERTY LINE. ARCHITECTURAL PROJECTIONS ARE DEFINED AS ELEMENTS THAT ARTICULATE A BUILDING ELEVATION SUCH AS EAVES, WINDOW AND DOOR POP-OUT SURROUNDS, MEDIA NICHES, BAY WINDOWS, POT SHELVES, CHIMNEYS, ENHANCED WINDOWSILLS, SHUTTER DETAILS, WINDOW TRIM, BALCONIES AND ENTRY GATES, AND OTHER SIMILAR ELEMENTS, NOT APPLICABLE TO PASEO OR COURT-FRONTING UNITS. REFER TO MINIMUM BUILDING SEPARATION REQUIREMENTS. THE WIDTH OF LOTS FRONTING ON A CURVED STREET OR ON THE CURVED PORTION OF A CUL-DE-SAC OR ELBOW MAY BE MEASURED ALONG AN ARC LOCATED WITHIN THE FRONT FIFTY (50) FEET OF THE LOT. SEE THE GENERAL DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION.

PLOTTING SUMMARY			
	PLAN - ELEVATION	COUNT	TOTAL
	PLAN 40-1 - A	8	23
	PLAN 40-1 - B	8	
	PLAN 40-1 - C	7	
	PLAN 40-2 - A	8	23
	PLAN 40-2 - B	7	
	PLAN 40-2 - C	8	
	PLAN 40-5 - A	8	24
	PLAN 40-5 - B	8	
	PLAN 40-5 - C	8	

ELEVATION SUMMARY	
ELEVATION	COUNT
A	24
B	23
C	23

N

0 20 40 80

SCALE: 1"=40'

VILLAGE 2
DEVELOPMENT PLAN
LIBERTY @ LINCOLN

Lincoln, CA

January 6th, 2026

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

18484

P:\18484\DES\Plotting\Waiver Homes\Development Plan\Village 2\LIL_V2_DevPlan_Lincoln1.dwg epanchenko 1-06-2026 15:15:30



Front Elevation 40-1A| Spanish

Color Scheme: Panhandle Series 40 SB-1



Front Elevation 40-C | Craftsman

Color Scheme: Panhandle Series 40 CR-1



Front Elevation 40-1B| Farmhouse

Color Scheme: Panhandle Series 40 FA-1

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-1

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4001.0

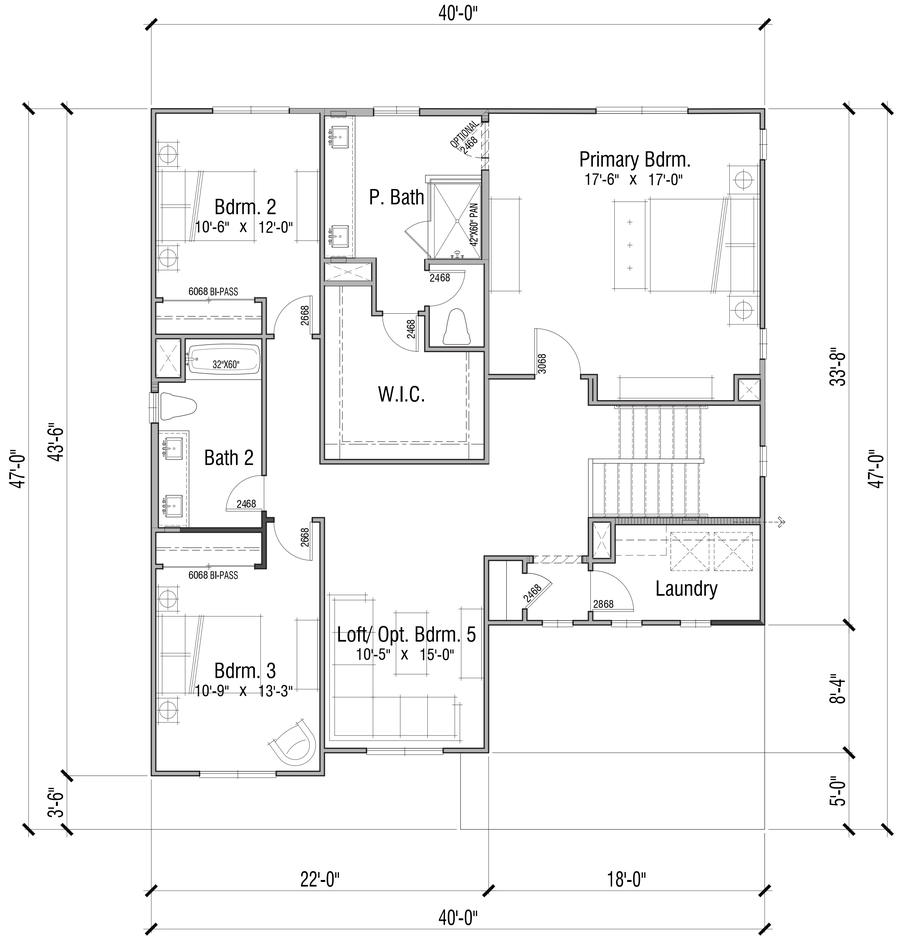
0 2 4 8

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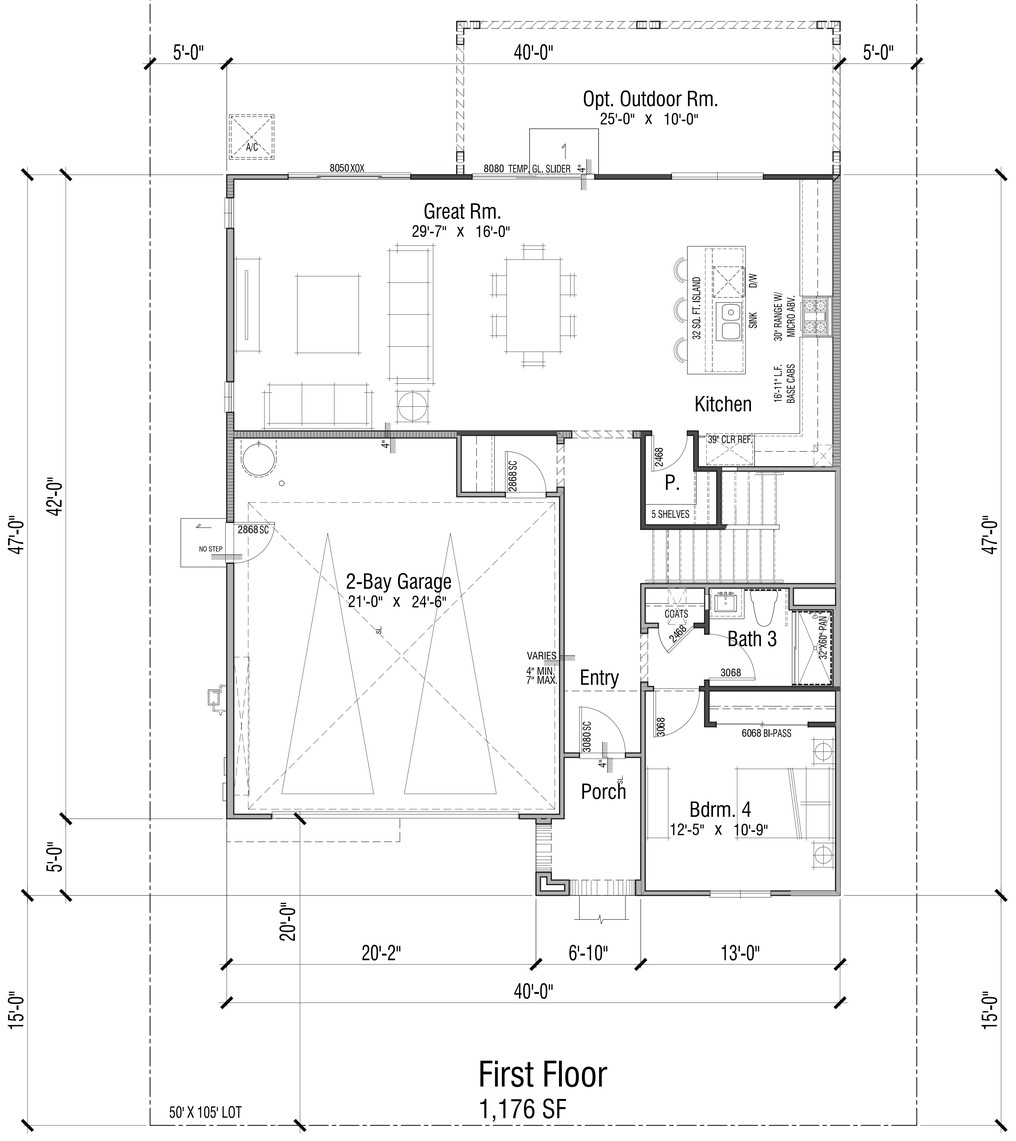
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,282 SF



First Floor
1,176 SF

2,458 SF
4 Bdrm | 3 Bath | Loft | 2 Car Garage

PLAN 40-01
40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 2

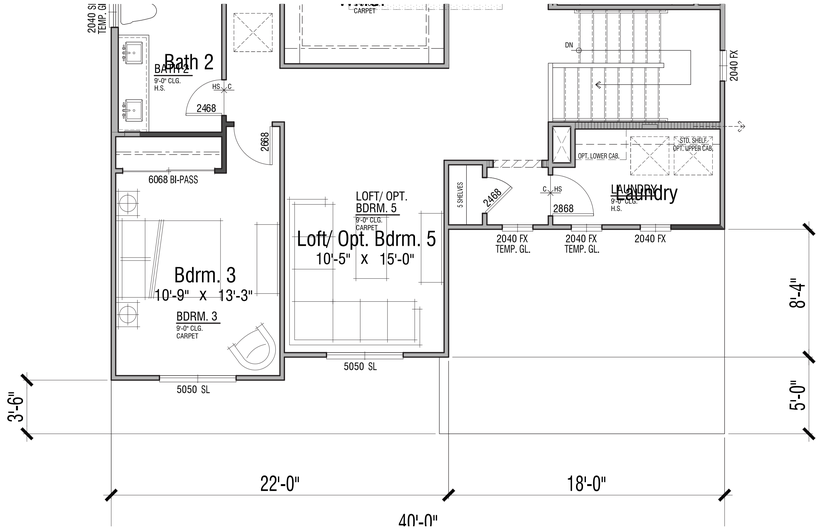
LINCOLN, CA

4001.1

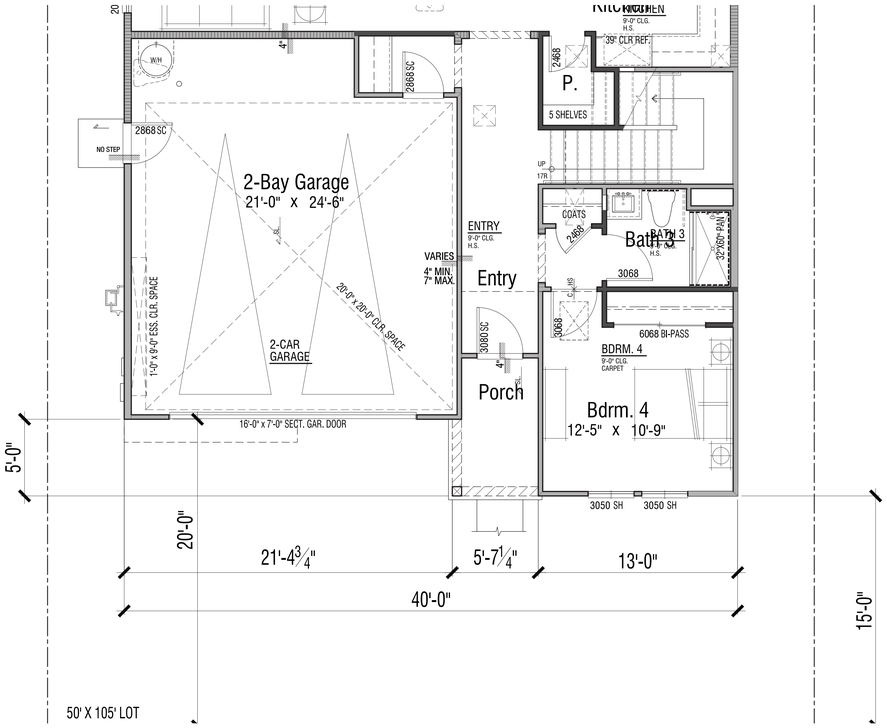
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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



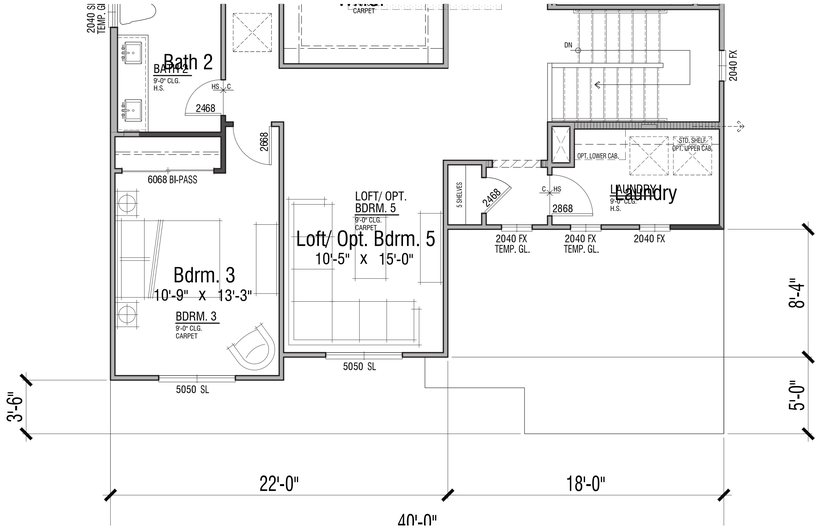
Second Floor
1,282 SF



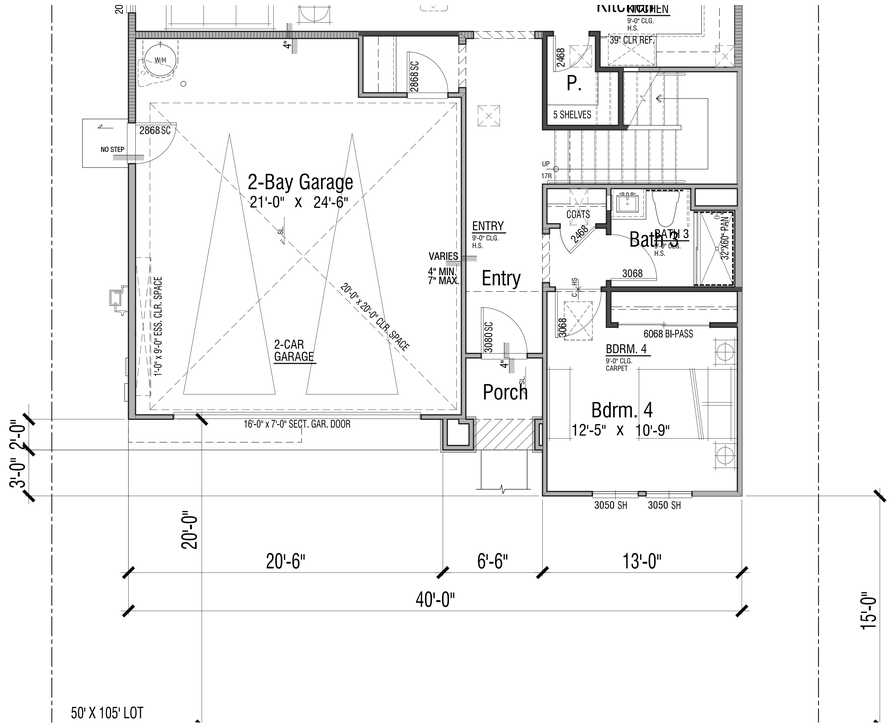
First Floor
1,176 SF
Plan B - FARMHOUSE

2,458 SF
4 Bdrm | 3 Bath | Loft | 2 Car Garage

PLAN 40-01 ADDENDA



Second Floor
1,282 SF



First Floor
1,176 SF
Plan C - CRAFTSMAN

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.1.1

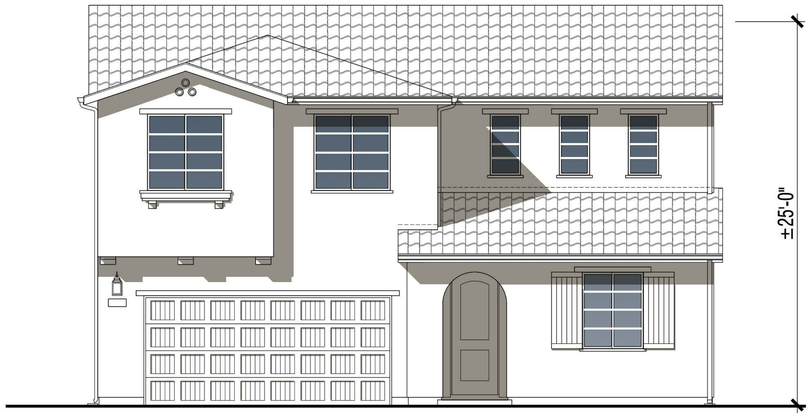
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

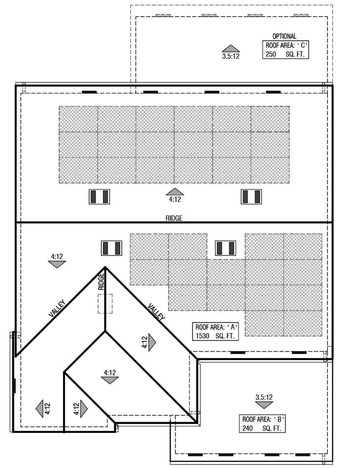
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Front Elevation

0 2 4 8

SCALE: 1/4" = 1'-0"



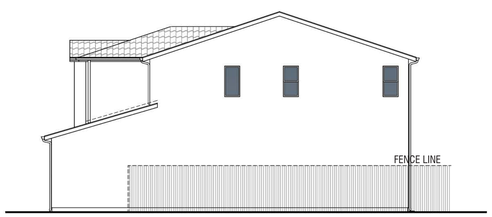
Roof Plan

0 4 8 16

SCALE: 1/8" = 1'-0"



Opt. Outdoor Rm.



Right Elevation

0 4 8 16

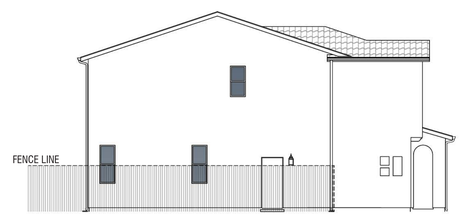
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Left Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-1A - SPANISH

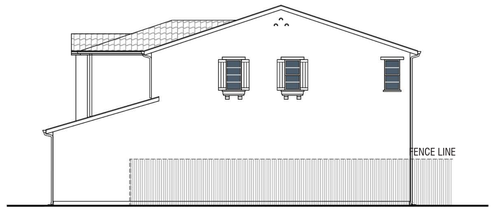
Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

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MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Enhanced Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-1A - SPANISH

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.2.1

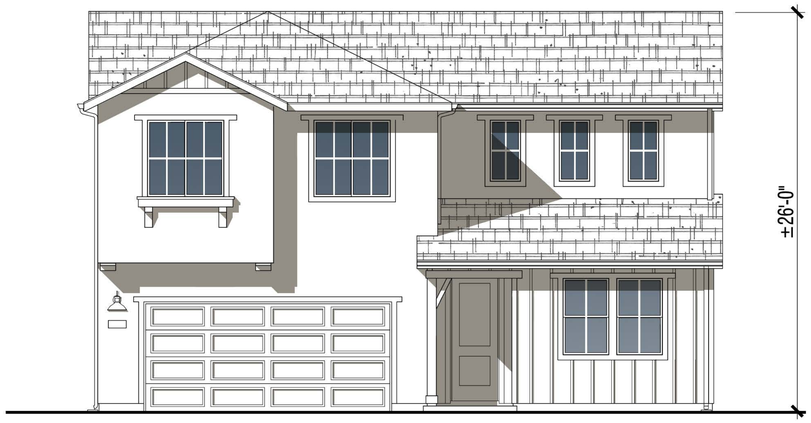
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

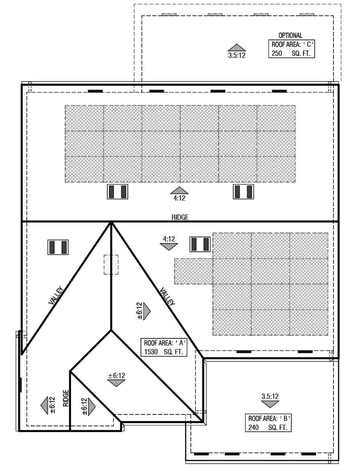
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation

0 2 4 8

SCALE: 1/4" = 1'-0"



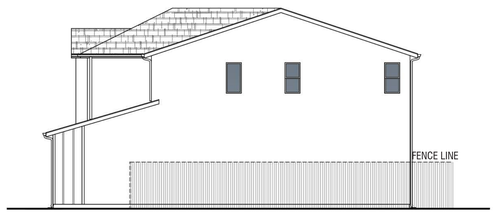
Roof Plan

0 4 8 16

SCALE: 1/8" = 1'-0"



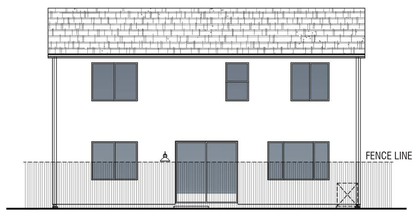
Opt. Outdoor Rm.



Right Elevation

0 4 8 16

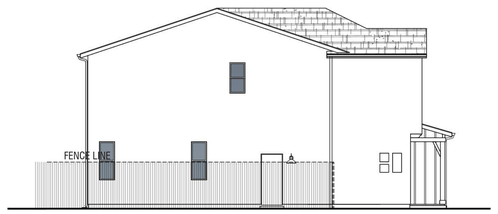
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Left Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-1B - FARMHOUSE

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.3

0 2 4 8

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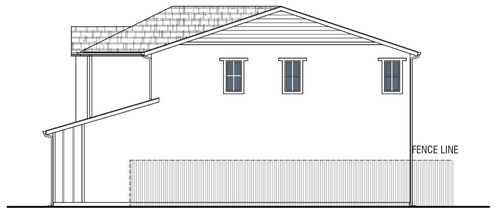
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Enhanced Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-1B - FARMHOUSE

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.3.1

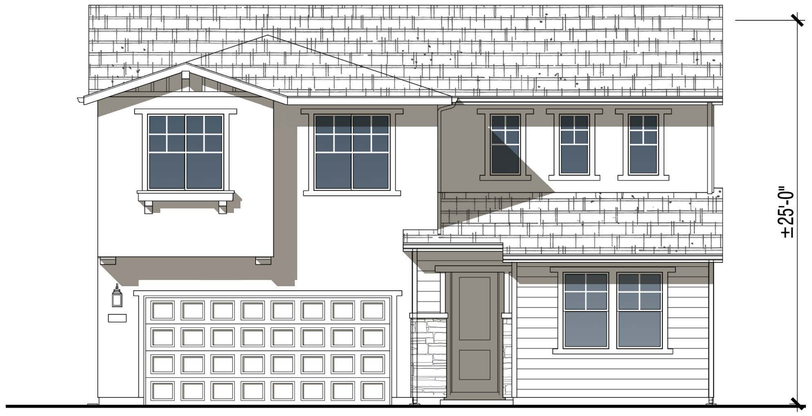
0 2 4 8

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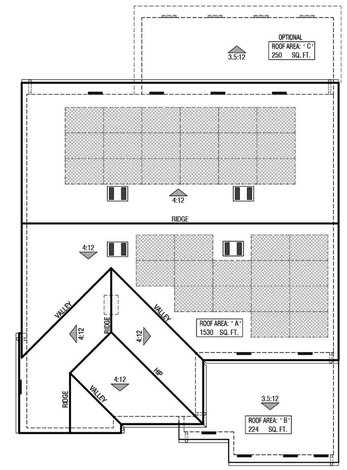
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



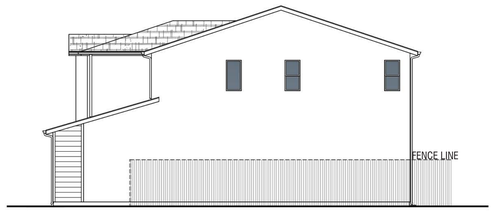
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



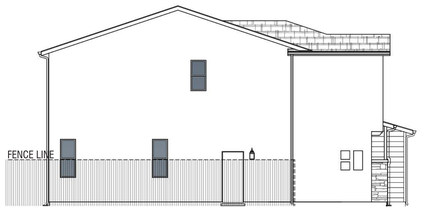
Opt. Outdoor Rm.



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-1C - CRAFTSMAN

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.4

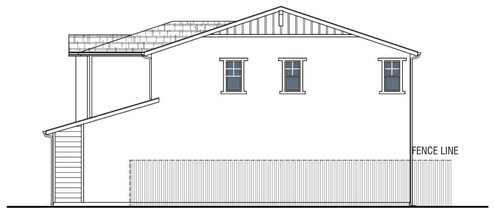
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Enhanced Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-1C - CRAFTSMAN

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.4.1

0 2 4 8

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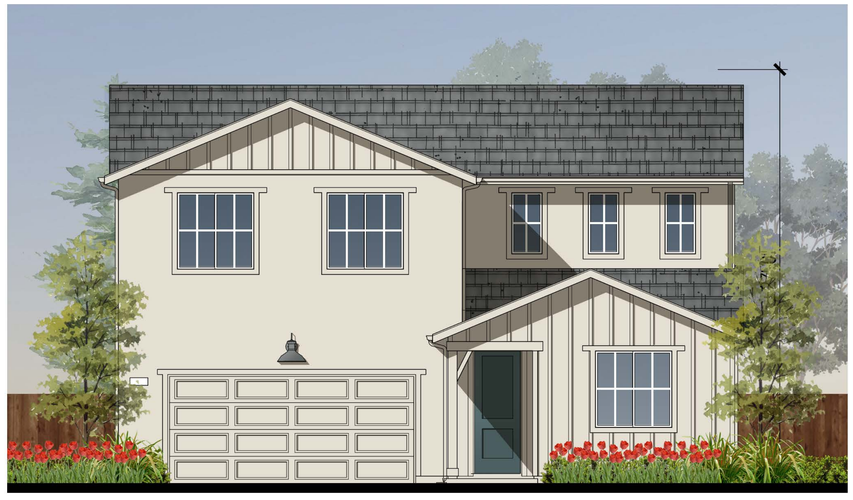
Front Elevation 40-2A| Spanish

Color Scheme: Panhandle Series 40 SB-1



Front Elevation 40-2C | Craftsman

Color Scheme: Panhandle Series 40 CR-1



Front Elevation 40-2B| Farmhouse

Color Scheme: Panhandle Series 40 FA-1

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-2

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4002.0

0 2 4 8

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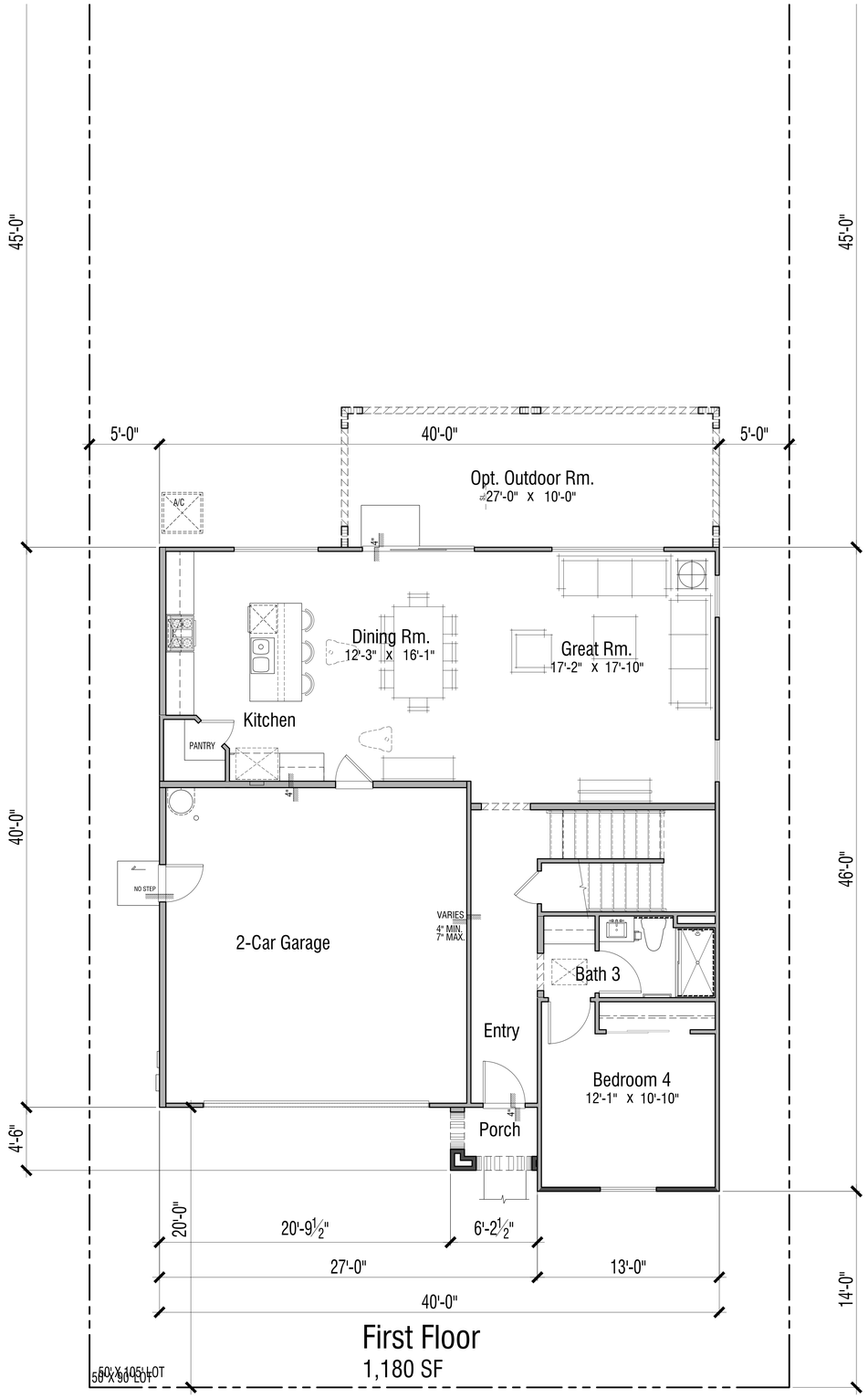
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,369 SF



First Floor
1,180 SF

2,549 SF
4 Bdrm | 3 Bath | Loft | 2 Car Garage

PLAN 40-02
40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

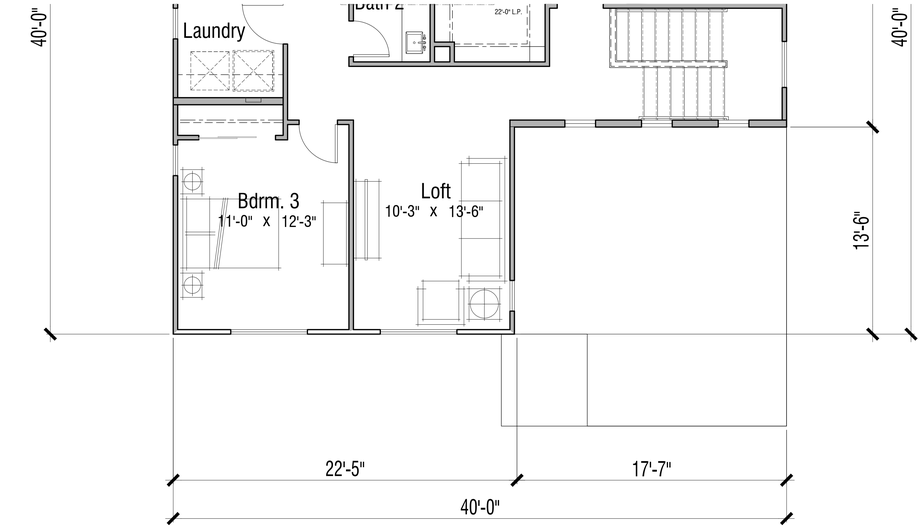
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0 2 4 8

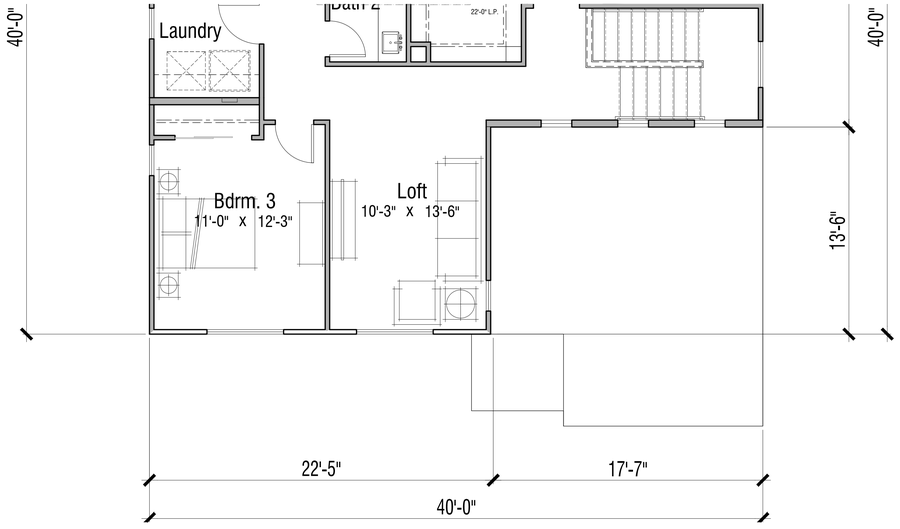
NEW HOME CO.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

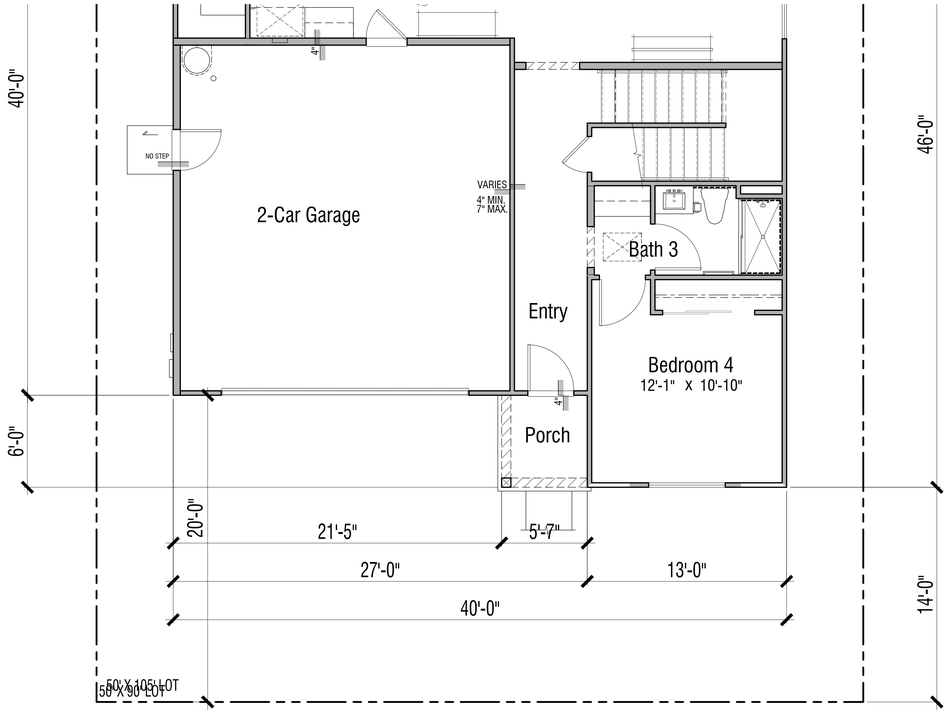
© 2026 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA | 2023380 | 01-06-26



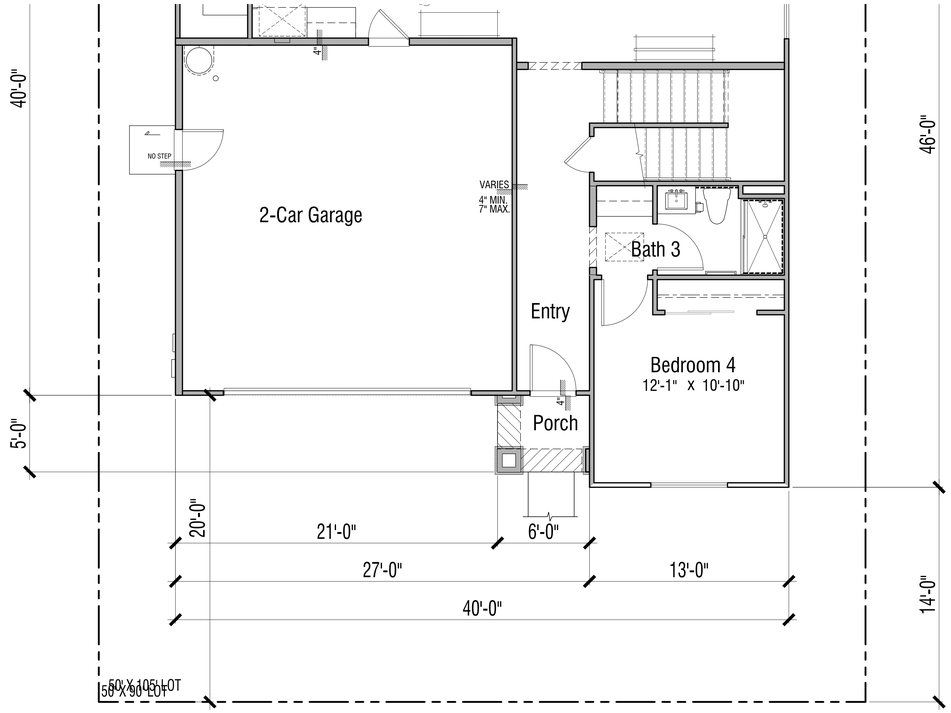
Second Floor
1,369 SF



Second Floor
1,369 SF



First Floor
1,180 SF
Plan B - FARMHOUSE



First Floor
1,180 SF
Plan C - CRAFTSMAN

2,549 SF
4 Bdrm | 3 Bath | Loft | 2 Car Garage

PLAN 40-02 ADDENDA

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.1.1

0 2 4 8

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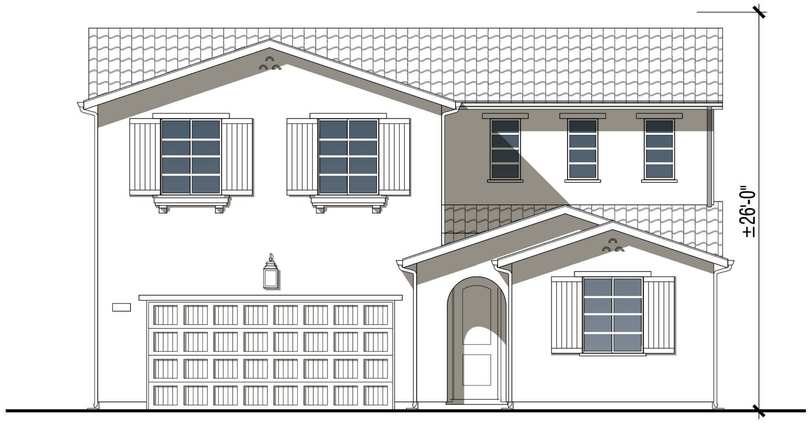
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

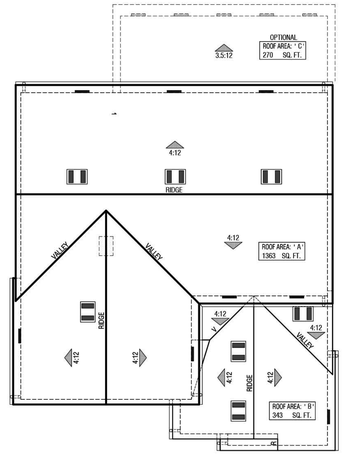
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



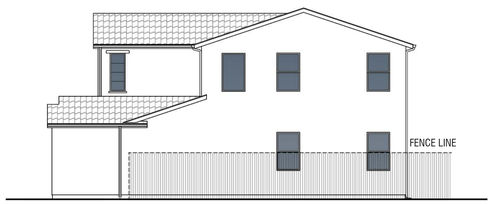
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



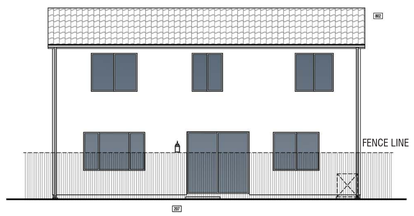
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



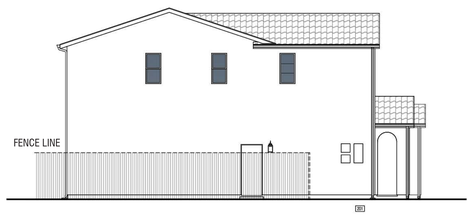
Opt. Outdoor Rm.



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-2A - SPANISH

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.2

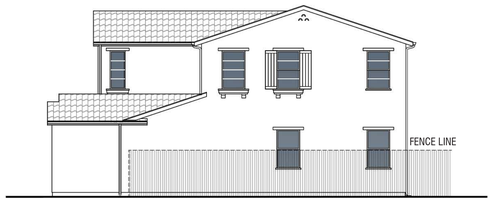
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

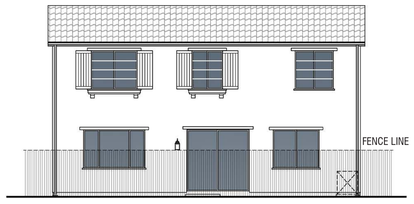
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Enhanced Right Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-2A - SPANISH

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.2.1

0 2 4 8

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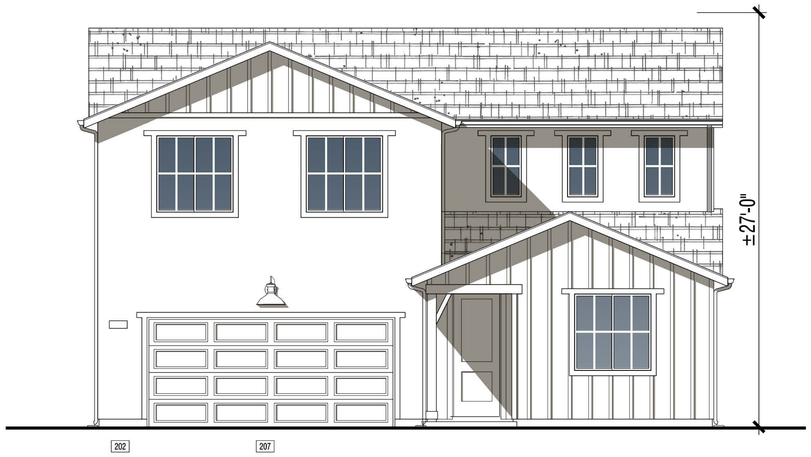
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

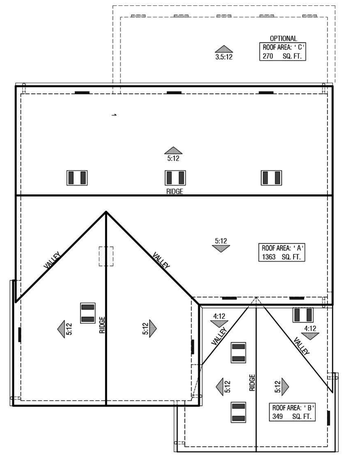
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation

0 2 4 8

SCALE: 1/4" = 1'-0"



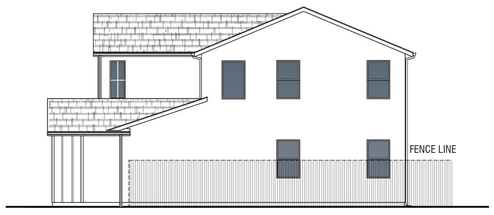
Roof Plan

0 4 8 16

SCALE: 1/8" = 1'-0"



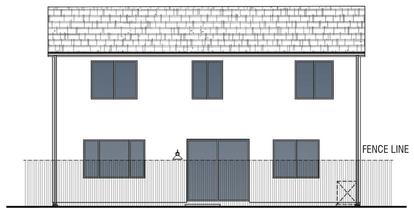
Opt. Outdoor Rm.



Right Elevation

0 4 8 16

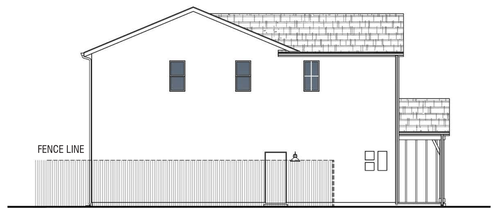
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Left Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-2B - FARMHOUSE

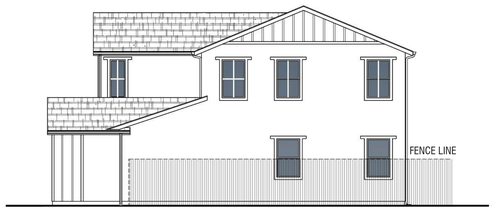
Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

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MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Enhanced Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-2B - FARMHOUSE

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.3.1

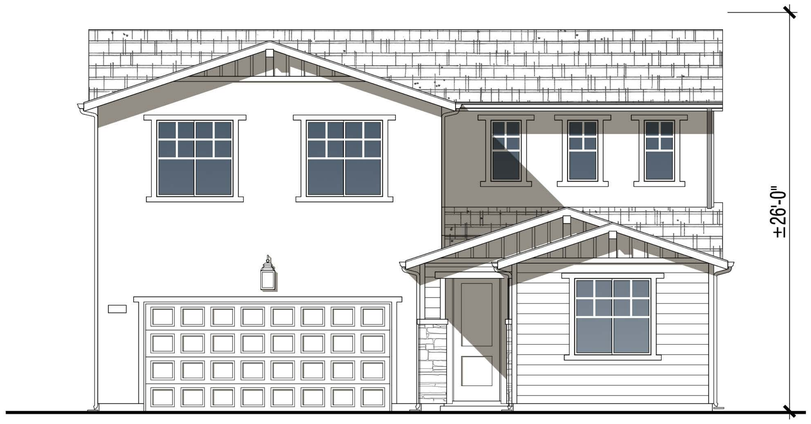
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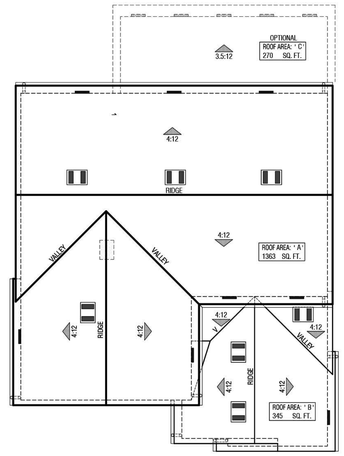
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



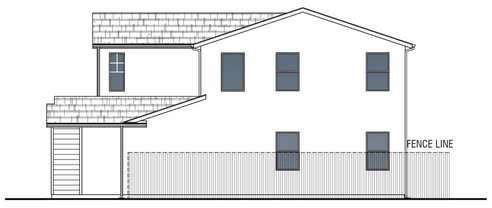
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



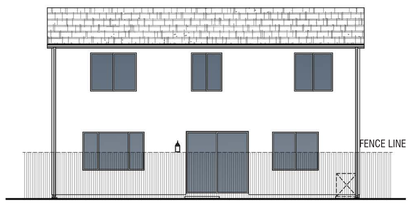
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



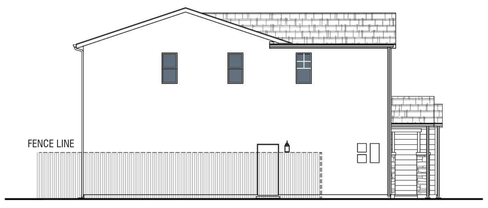
Opt. Outdoor Rm.



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-2C - CRAFTSMAN

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

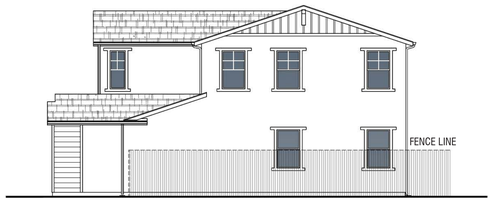
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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Enhanced Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-2C - CRAFTSMAN

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.4.1

0 2 4 8

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Front Elevation 40-5A| Spanish

Color Scheme: SB-2



Front Elevation 40-5C | Craftsman

Color Scheme: CR-2



Front Elevation 40-5B| Farmhouse

Color Scheme: FA-3

PLAN 40-05

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4005.0

0 2 4 8

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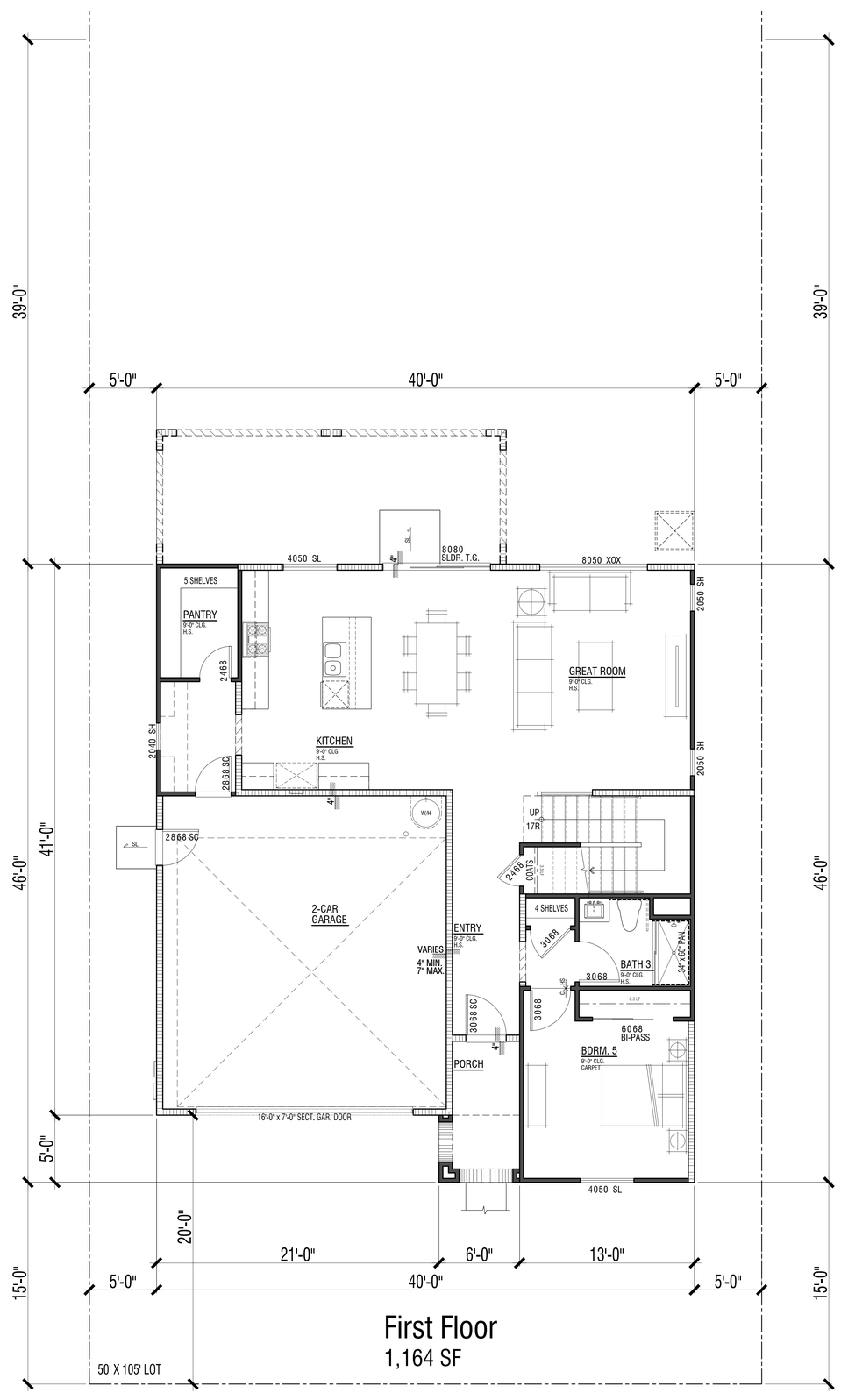
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,621 SF

2,785 SF
5 Bdrm | 3 Bath | Loft
2 Car Garage



First Floor
1,164 SF

PLAN 40-5A - SPANISH

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

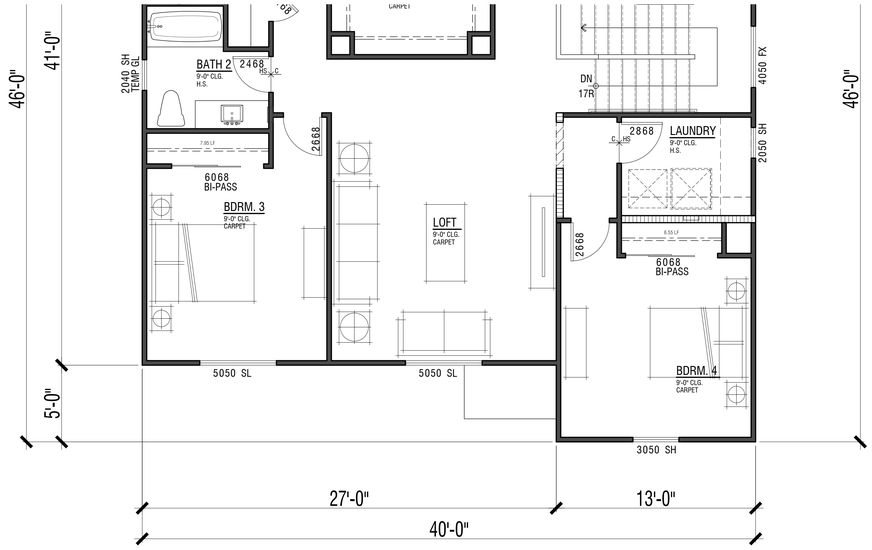
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0 2 4 8

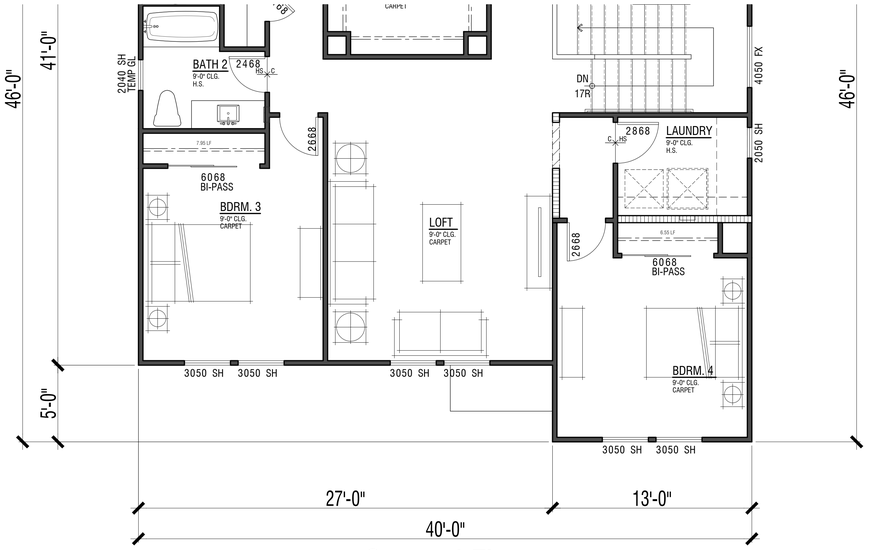
NEW HOME CO.

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

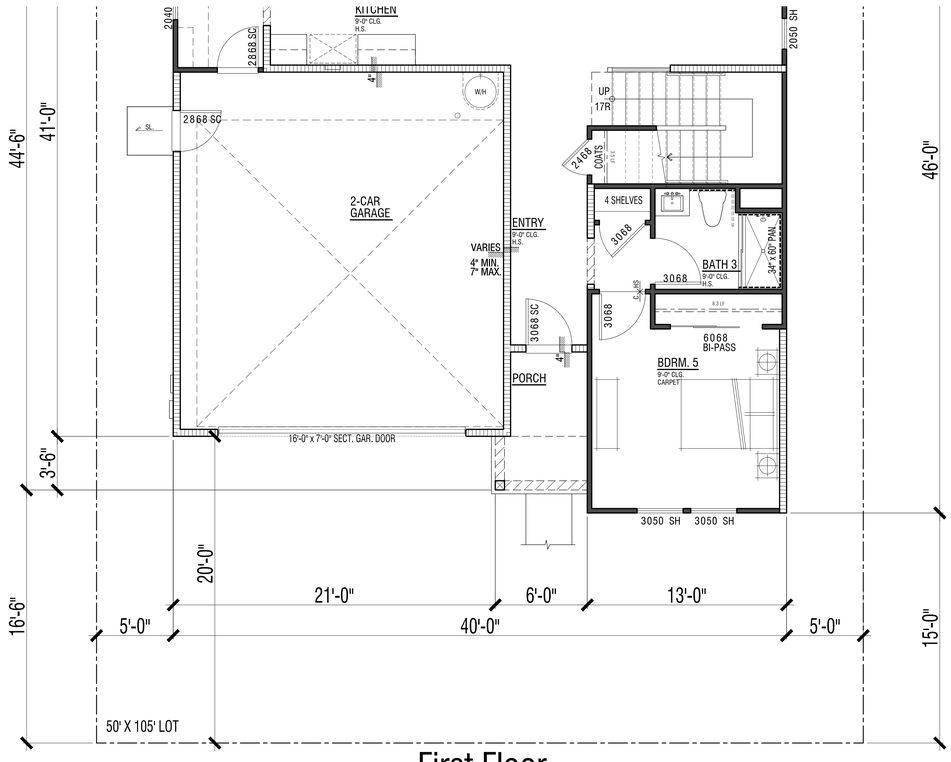
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Second Floor
1,621 SF



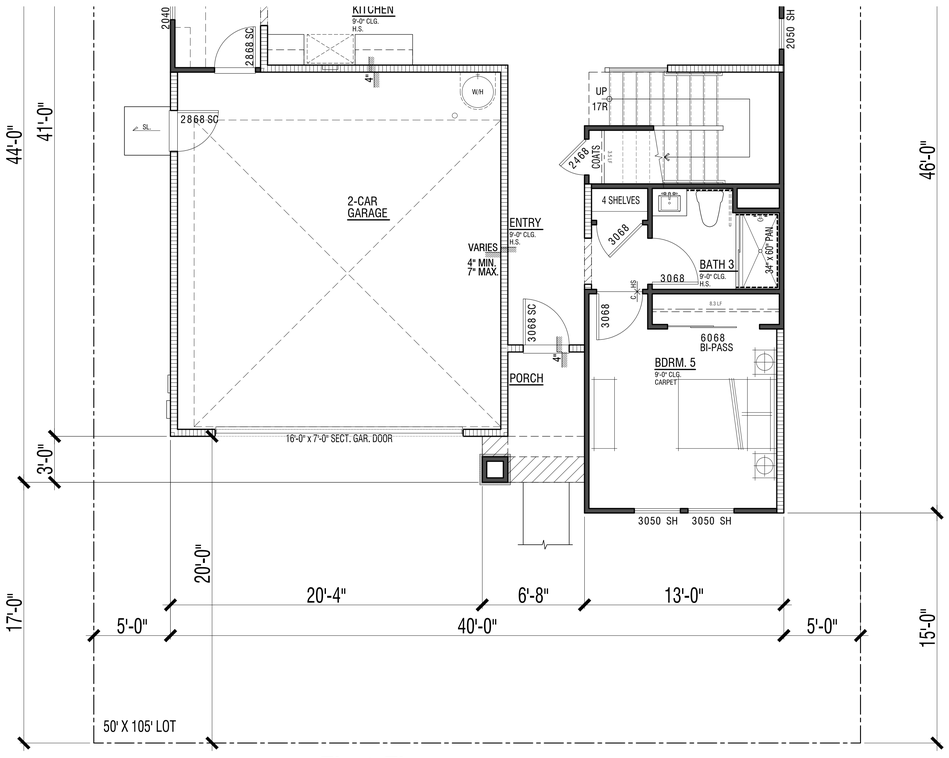
Second Floor
1,621 SF



First Floor
1,164 SF

Plan B - FARMHOUSE

2,785 SF
5 Bdrm | 3 Bath | Loft
2 Car Garage



First Floor
1,164 SF

Plan C - CRAFTSMAN

PLAN 40-5 ADDENDA
40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

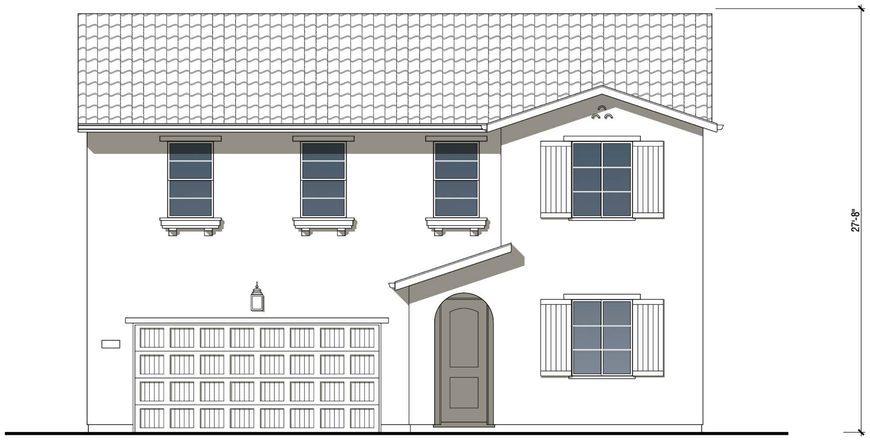
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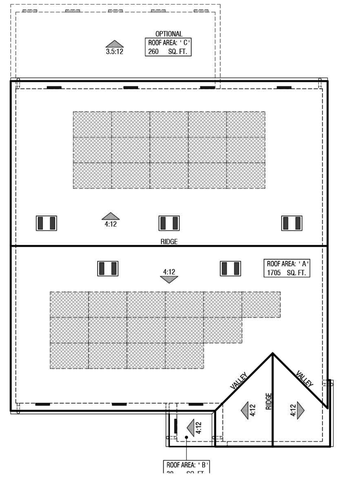
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

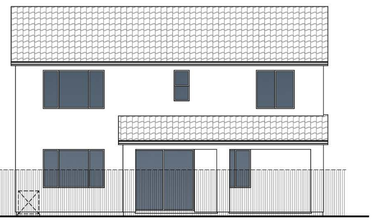
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



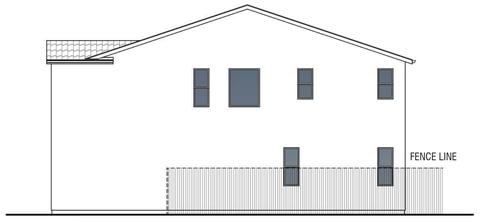
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



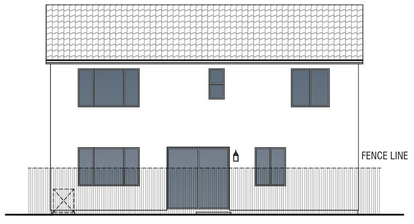
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



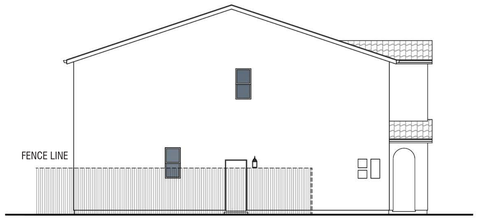
Opt. Outdoor Rm.



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-5A - SPANISH

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

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Enhanced Right Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-5A - SPANISH

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4005.2.1

0 2 4 8

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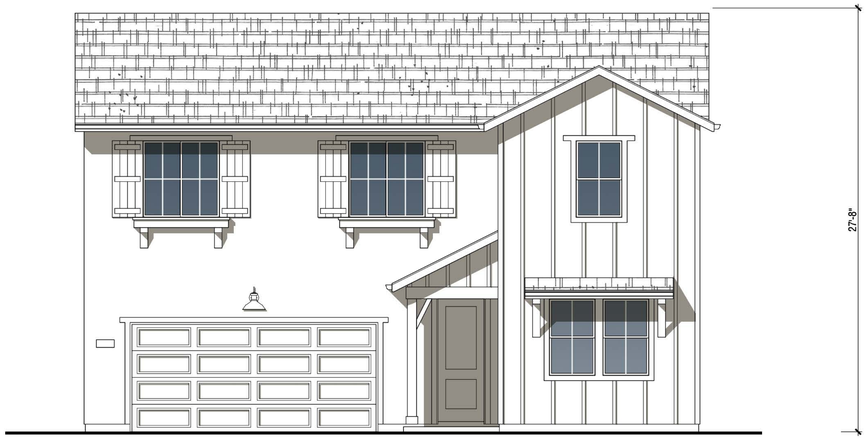
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

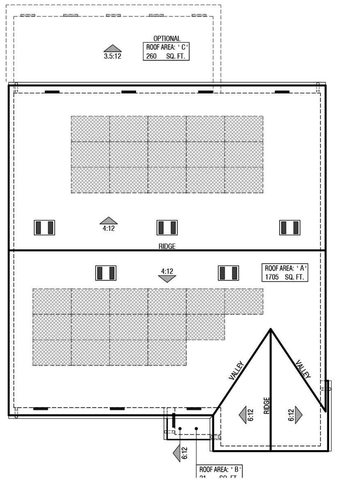
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation

0 2 4 8

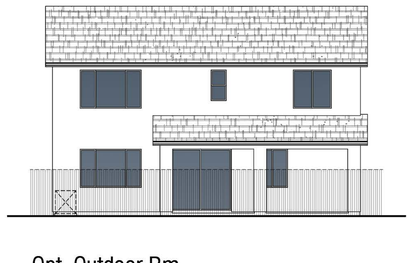
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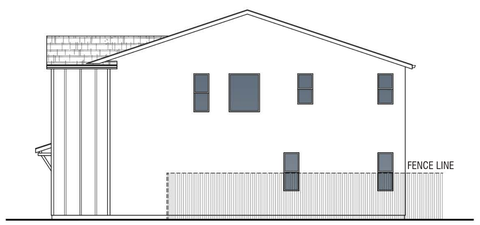
Roof Plan

0 4 8 16

SCALE: 1/8" = 1'-0"



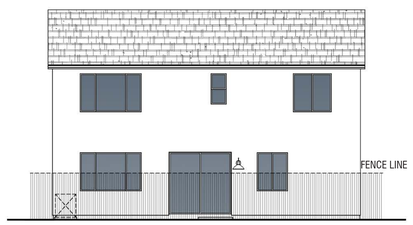
Opt. Outdoor Rm.



Right Elevation

0 4 8 16

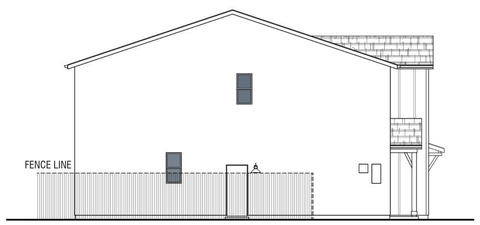
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Left Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-5B - FARMHOUSE

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4005.3

0 2 4 8

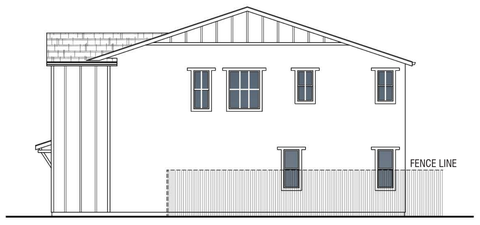
NEW HOME CO.

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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Enhanced Right Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-5B - FARMHOUSE

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4005.3.1

0 2 4 8

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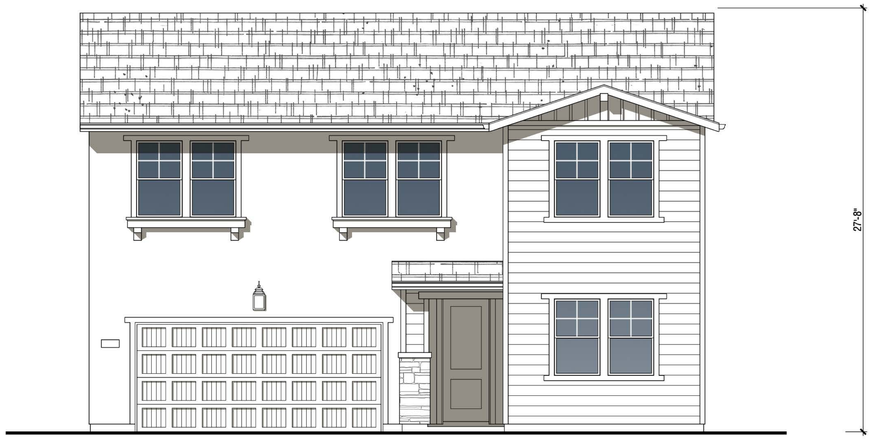
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

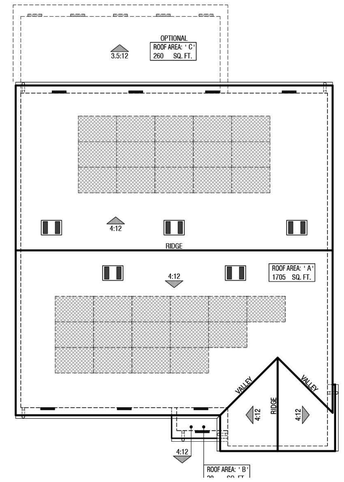
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation

0 2 4 8

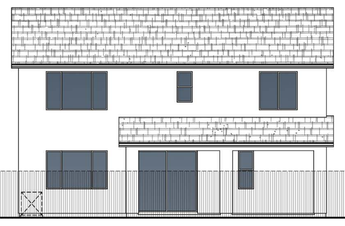
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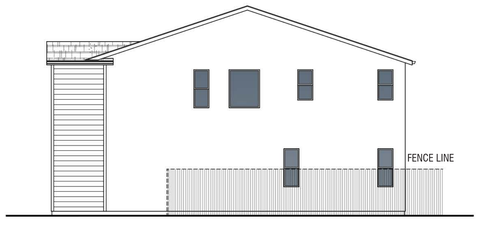
Roof Plan

0 4 8 16

SCALE: 1/8" = 1'-0"



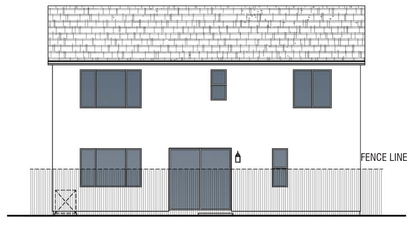
Opt. Outdoor Rm.



Right Elevation

0 4 8 16

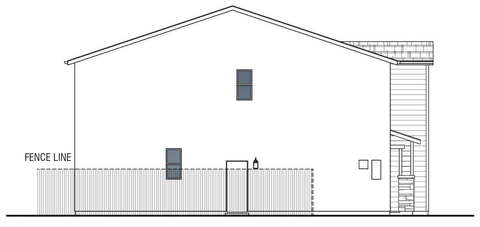
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Left Elevation

0 4 8 16

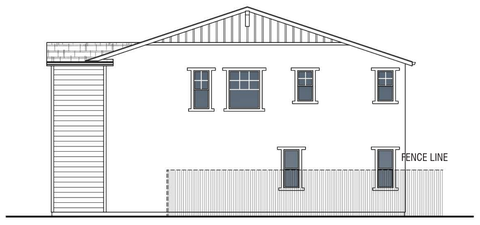
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PLAN 40-5C - CRAFTSMAN

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

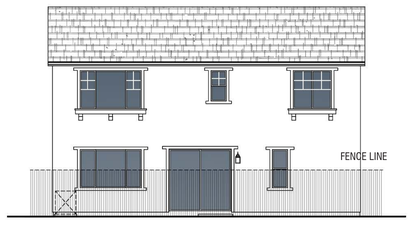
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Enhanced Right Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 40-5C - CRAFTSMAN

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4005.4.1

0 2 4 8

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LIBERTY AT LINCOLN - VILLAGE 2

Color and Material Palette prepared by Ann Matteson Consulting, Inc.
See First page for Latest Revision Date

The New Home Company

Spanish Color Schemes - A Elevations					
	Sherwin-Williams Paint Company				Westlake
Color Scheme	Painted Stucco Flat Finish	Wood Trim, Fascia, Man Doors, Garage Doors Flat Finish	Raised Foam Trim Flat Finish	Accent Color Semi-Gloss Finish	Villa 900 Low Profile "S" Tile Concrete Roofing
SB-1	SW6147 Panda White	SW7040 Smokehouse	SW6142 Macadamia	SW9140 Blustery Sky	1VICS6330 Salerno Clay
SB-2	SW7517 China Doll	SW7515 Homestead Brown	SW7546 Prairie Grass	SW9130 Evergreen Fog	1VICS4960 Gulfstream
SB-3	SW9173 Shitake	SW9183 Dark Clove	SW7549 Studio Taupe	SW7062 Rock Bottom	1VICS6464 Ca. Mission Blend
Note:	• Decorative false "clay pipe" vents at Spanish Elevations are to be painted SW6061 Tanbark - Flat Finish				

Farmhouse Color Schemes - B Elevations				
	Sherwin-Williams Paint Company			Westlake
Color Scheme	Painted Stucco Flat Finish	Wood Trim, Fascia, Board and Batten Siding, Man Doors, Garage Doors Flat Finish	Accent Color Semi-Gloss Finish	Saxony 900 Shake Profile Concrete Roofing
FA-1	SW7010 White Duck	SW7010 White Duck	SW6223 Still Water	1FBCF5225 Shadow Gray
FA-2	SW7566 Westhighland White	SW7566 Westhighland White	SW0057 Chinese Red	1FBCF5139 Dark Ash
FA-3	SW1015 Skyline Steel	SW7636 Oragami White	SW0032 Needlepoint Navy	1FBCF1430 Charcoal Blend

Craftsman Color Schemes - C Elevations						
	Sherwin-Williams Paint Company				Eldorado Stone	Westlake
Color Scheme	Painted Stucco Flat Finish	Field Siding Color Flat Finish	Wood Trim, Gable-End Siding Flat Finish	Accent Color Semi-Gloss Finish	See notes section for mortar specifications.	Saxony 900 Slate Profile Concrete Roofing
CR-1	SW7575 Chopsticks	SW7004 Snowbound	SW7039 Virtual Taupe	SW2856 Fairfax Brown	Mesquite Cliffstone	1FACS3184 Rustic Brown Blend
CR-2	SW7533 Khaki Shade	SW7053 Adaptive Shade	SW7569 Stucco	SW6174 Andiron	Montecito Cliffstone	1FACS1132 Charcoal Brown Blend
CR-3	SW6198 Sensible Hue	SW6165 Connected Gray	SW6149 Relaxed Khaki	SW7625 Mount Etna	Lantana Cliffstone	1FACS1130 Charcoal
Masonry Notes - Stone at Craftsman Elevations:						
Stone is to be dry-stacked with no visible mortar						

COLOR & MATERIALS

40 SERIES

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Color Scheme SB-1

Accent Color

SW9140
Blustery Sky

Wood Trim, Fascia, Garage Doors

SW7040
Smokehouse

Stucco Color

SW6147
Panda White

Raised Foam Trim

SW6142
Macadamia

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme SB-2

Accent Color

SW9130
Evergreen Fog

Stucco Color

SW7517
China Doll

Wood Trim, Fascia, Garage Doors

SW7515
Homestead Brown

Raised Foam Trim

SW7546
Prairie Grass

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme SB-3

Accent Color

SW7062
Rock Bottom

Stucco Color

SW9173
Shitake

Wood Trim, Fascia, Garage Doors

SW9183
Dark Clove

Raised Foam Trim

SW7549
Studio Taupe

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-1

Accent Color

SW6223
Still Water

Stucco Color

SW7010
White Duck

B&B Siding Color

SW7029
Agreeable Grey

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7010
White Duck

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-2

Accent Color

SW0057
Chinese Red

B&B Siding Color

SW7647
Crushed Ice

Stucco Color

SW7566
Westhighland White

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7566
Westhighland White

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-3

Accent Color

SW0032
Needlepoint Navy

B&B Siding Color

SW7636
Oragami White

Stucco Color

SW1015
Skyline Steel

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7636
Oragami White

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-1

Accent Color

SW2856
Fairfax Brown

Horizontal Siding Color

SW7004
Snowbound

Stucco Color

SW7575
Chopsticks

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7039
Virtual Taupe

Stone



Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-2

Accent Color

SW6174
Andiron

Horizontal Siding Color

SW7053
Adaptive Shade

Stucco Color

SW7533
Khaki Shade

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7569
Stucco

Stone



Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-3

Accent Color

SW7625
Mount Etna

Horizontal Siding Color

SW6165
Connected Gray

Stucco Color

SW6198
Sensible Hue

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW6149
Relaxed Khaki

Stone



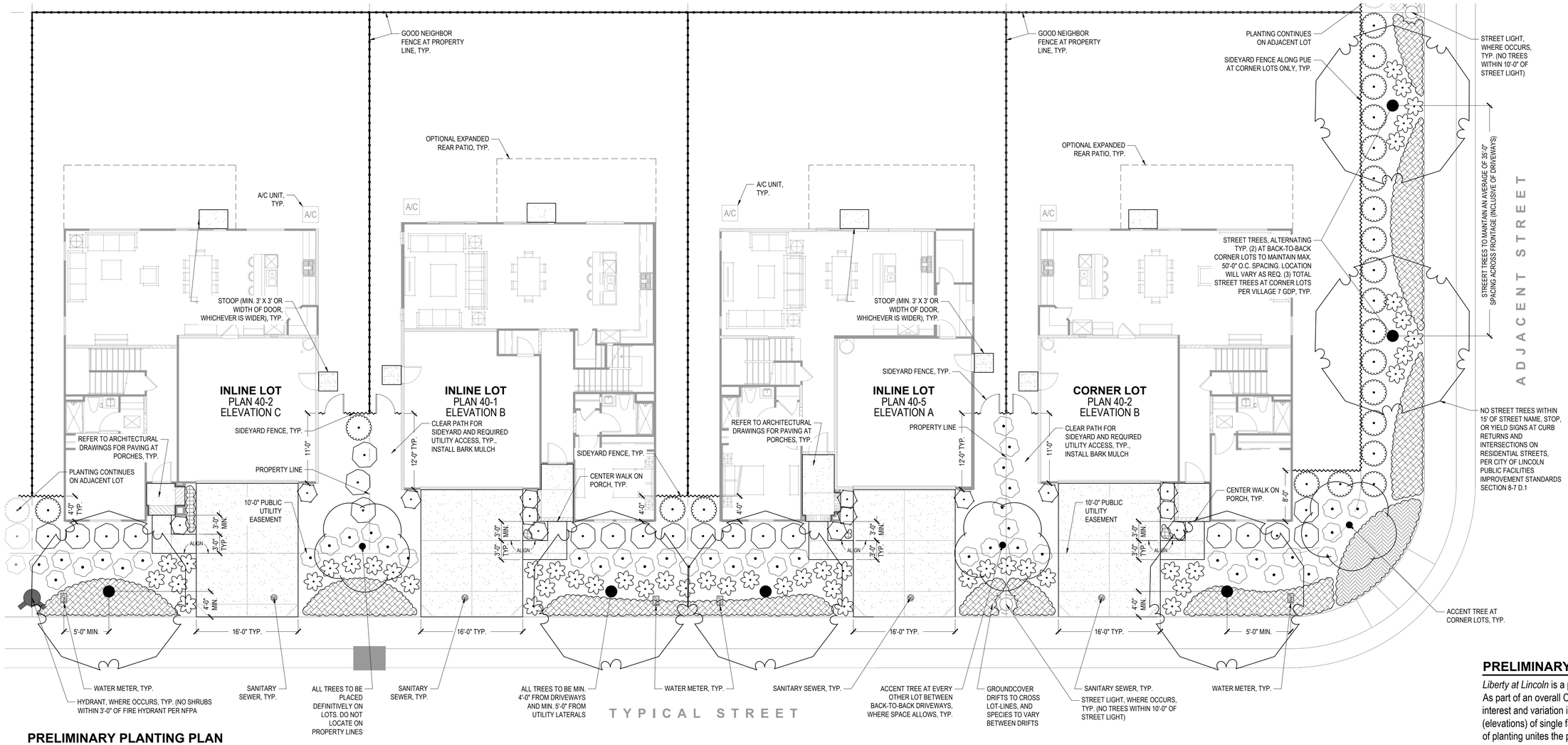
Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.



TYPICAL STREET

PRELIMINARY PLANTING PLAN

T1
STREET TREES: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH. SEE COVER SHEET FOR STREET TREE DESIGNATIONS

ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE	15 GAL., L
LAURUS NOBILIS / SWEET BAY	15 GAL., L
NYSSA SYLVATICA / SOUR GUM	15 GAL., M
PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE	15 GAL., L
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL., M
ULMUS PROPINQUA `JFS-BIEBERICH` / EMERALD SUNSHINE® ELM	15 GAL., M
ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	15 GAL, M

T2
ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD	15 GAL., M
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL., M
LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE	15 GAL., L
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL., M

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	5 GAL., L
HETEROMELES ARBUTIFOLIA / TOYON	5 GAL., L
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL., L
PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS	5 GAL., M
PRUNUS CAROLINIANA "COMPACTA" / DWARF CAROLINA LAUREL	5 GAL., L

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL., L
ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN` / HOWARD MCMINN MANZANITA	5 GAL., L
GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA	5 GAL., L
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE	5 GAL., M
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	5 GAL., M
RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY	5 GAL., L
RHAPHIOLEPIS INDICA `JACK EVANS` / INDIAN HAWTHORN	5 GAL., M
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS	5 GAL., M

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	1 GAL., M
CALLISTEMON VIMINALIS `BETTER JOHN` / BETTER JOHN WEEPING BOTTLEBRUSH	1 GAL., L
CISTUS PULVERULENTUS `SUNSET` / ROCKROSE	1 GAL., L
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER	1 GAL., L
LOROPETALUM CHINENSE RUBRUM `FIRE DANCE` / PURPLE LEAF FRINGE FLOWER	1 GAL., M
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	1 GAL., L
PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAWHIWHI	1 GAL., M
PITTOSPORUM TOBIRA `WHEELER`S DWARF` / WHEELER`S DWARF PITTOSPORUM	1 GAL., M
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	1 GAL., M
RHAPHIOLEPIS INDICA `PINK DANCER` / INDIAN HAWTHORNE	1 GAL., M
ROSA FLORIBUNDA `ICEBERG` / ICEBERG ROSE	1 GAL., M
ROSMARINUS OFFICINALIS `COLLINGWOOD INGRAM` / ROSEMARY	1 GAL., L
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE	1 GAL., L
SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA	1 GAL., M
TEUCRIUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER	1 GAL., L
TEUCRIUM FRUTICANS `AZUREUM` / AZURE BUSH GERMANDER	1 GAL., L
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1 GAL., L
WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY	1 GAL., L

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

AGAPANTHUS AFRICANUS 'WHITE' / WHITE AFRICAN LILY	1 GAL., M
BULBINE FRUTESCENS / BULBINE	1 GAL., L
COLEONEMA PULCHRUM `SUNSET GOLD` / GOLDEN BREATH OF HEAVEN	1 GAL., M
DIANELLA REVOLUTA `LITTLE REV` / `LITTLE REV` FLAX LILY	1 GAL., L
DIETES VEGETA / FORTNIGHT LILY	1 GAL., L
ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY	1 GAL., L
HESPERALOE X 'PERFU', 'BRAKELIGHTS' / RED YUCCA VAR. AS AVAILABLE	1 GAL., L
LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF LILYTURF	1 GAL., M

S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA `WINTER GEM` / WINTER GEM JAPANESE BOXWOOD	5 GAL., M
ESCALLONIA X `COMPACTA` / COMPACT ESCALLONIA	5 GAL., M
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL., L
ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY	5 GAL., L
SPIRAEA JAPONICA `ANTHONY WATERER` / ANTHONY WATERER SPIREA	5 GAL., M

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ARCTOSTAPHYLOS X `EMERALD CARPET` / EMERALD CARPET MANZANITA	1 GAL., M	36" o.c.
COTONEASTER DAMMERI `LOWFAST` / LOWFAST BEARBERRY COTONEASTER	1 GAL., L	36" o.c.
JUNIPERUS HORIZONTALIS `BLUE RUG` / BLUE RUG JUNIPER	1 GAL., L	36" o.c.
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL., L	36" o.c.
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL., L	36" o.c.
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY	1 GAL., L	36" o.c.
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL., M	36" o.c.

G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

AJUGA REPTANS / CARPET BUGLE	1 GAL., M	30" o.c.
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL., M	30" o.c.
ROSA X `NOASCHNEE` / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL., M	30" o.c.
TEUCRIUM AROANIUM / CREEPING GERMANDER	1 GAL., L	30" o.c.
TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER	1 GAL., L	30" o.c.
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL., M	30" o.c.
VINCA MINOR / COMMON PERIWINKLE	1 GAL., M	30" o.c.

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS.

GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA	1 GAL., L	30" o.c.
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1 GAL., L	30" o.c.
LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	1 GAL., L	30" o.c.
ROSA X 'MEIZORLAND` TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL., M	30" o.c.
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL., M	30" o.c.
VERBENA CANADENSIS 'HOMESTEAD PINK' / HOMESTEAD PINK VERBENA	1 GAL., L	30" o.c.
VERBENA CANADENSIS `HOMESTEAD PURPLE` / HOMESTEAD PURPLE VERBENA	1 GAL., L	30" o.c.
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	1 GAL., L	30" o.c.

PRELIMINARY LANDSCAPE DESIGN CONCEPT

Liberty at Lincoln is a proposed community of single family residences. As part of an overall City of Lincoln Village 7 master-planned community, interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas of the project.

Within the landscape of *Liberty*, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical streetscape scene, though house placement and plan mix may vary.

Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. Tree species shall be coordinated with the city's street tree list and supplemented with appropriately-sized species, and verified upon submittal of construction documents.

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

All planting and irrigation will follow the City of Lincoln Village 7 Specific Plan and General Development Plan.

RISEWELL HOMES

Roach & Campbell

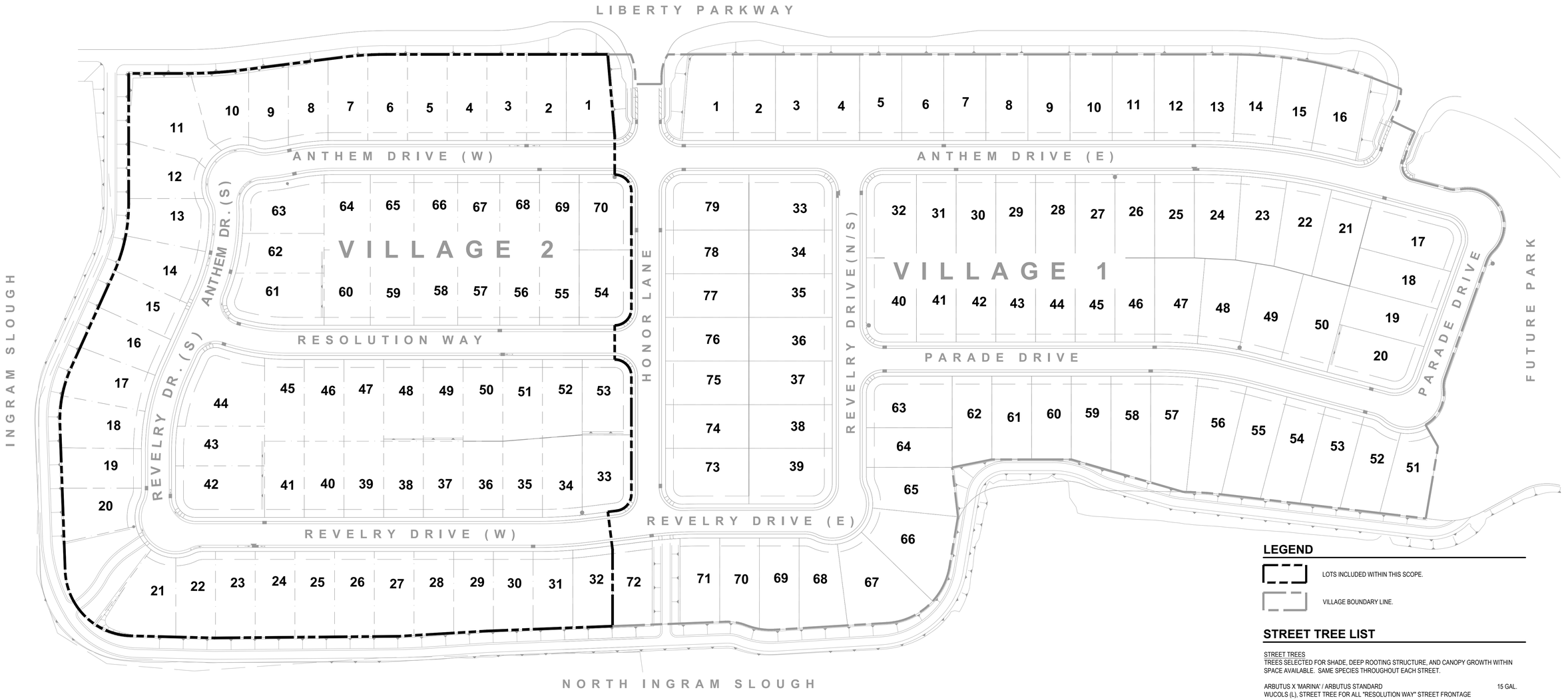
December, 2025
Lincoln, CA
R&C PN: 25062A

0' 8' 16'
1/8" = 1'-0"

N

Liberty at Lincoln
Village 2 - 50' X 95' Lots | Preliminary Landscape Plan

L1



LEGEND

LOTS INCLUDED WITHIN THIS SCOPE.

VILLAGE BOUNDARY LINE.

STREET TREE LIST

STREET TREES
TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. SAME SPECIES THROUGHOUT EACH STREET.

ARBUTUS X 'MARINA' / ARBUTUS STANDARD — 15 GAL.
WUCOLS (L), STREET TREE FOR ALL "RESOLUTION WAY" STREET FRONTAGE

LAURUS NOBILIS / SWEET BAY — 15 GAL.
WUCOLS (L), STREET TREE FOR ALL "REVELRY DR. (N/S) STREET FRONTAGE

NYSSA SYLVATICA / SOUR GUM — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL "REVELRY DR. (S)" AND ANTHEM DR. (S) STREET FRONTAGE

PISTACHE X 'RED PUSH' / RED PUSH PISTACHE — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL "HONOR LANE" STREET FRONTAGE

ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL "REVELRY DRIVE (E/W)" STREET FRONTAGE

ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL ANTHEM DRIVE (E/W) AND PARADE DRIVE STREET FRONTAGE

NOTES

1. THIS EXHIBIT INDICATES SPECIES, CONTAINER SIZE, AND PARAMETERS FOR PLACEMENT AND PLANTING OF STREET TREES ON PRIVATE LOTS IN THE SUBJECT PROJECT AREA.
2. STREET TREE PLANTING SHALL FOLLOW, AT A MINIMUM, CITY OF LINCOLN STANDARDS AND VILLAGE 7 SPECIFIC PLAN AND GENERAL DEVELOPMENT PLAN.
3. STREET TREE AT STREETS "HONOR LANE, "S DRIVE" AND "U DRIVE" TO BE CONFIRMED WITH ADJACENT DEVELOPMENT.

RISEWELL HOMES

Roach & Campbell

December, 2025
Lincoln, CA
R&C PN: 25062A

0' 60' 120'
1" = 60'
N

Liberty at Lincoln
Overall Community Map and Street Tree List

L2



Front Elevation 40-1A| Spanish

Color Scheme: Panhandle Series 40 SB-1



Front Elevation 40-C | Craftsman

Color Scheme: Panhandle Series 40 CR-1



Front Elevation 40-1B| Farmhouse

Color Scheme: Panhandle Series 40 FA-1

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-1

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

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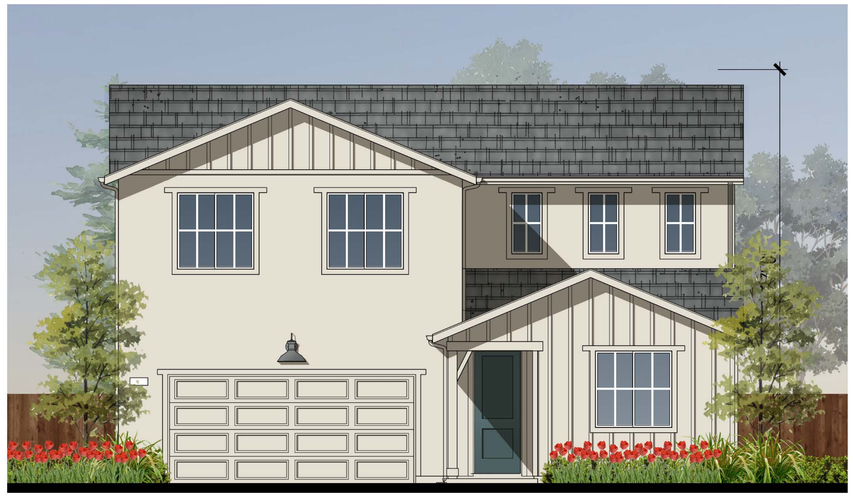
Front Elevation 40-2A| Spanish

Color Scheme: Panhandle Series 40 SB-1



Front Elevation 40-2C | Craftsman

Color Scheme: Panhandle Series 40 CR-1



Front Elevation 40-2B| Farmhouse

Color Scheme: Panhandle Series 40 FA-1

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-2

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

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Front Elevation 40-5A| Spanish

Color Scheme: SB-2



Front Elevation 40-5C | Craftsman

Color Scheme: CR-2



Front Elevation 40-5B| Farmhouse

Color Scheme: FA-3

PLAN 40-05

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

NEW HOME CO.

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STAFF REPORT

Item Number 4.E

SUBJECT: Walmart Remodel

SUBMITTED BY: Mikaela Noble

DEPARTMENT: Community Development

DATE: January 30, 2026

BACKGROUND/INTRODUCTION:
Design Review Modification application for the existing Walmart Neighborhood Market, located at 255 Lincoln Boulevard. The proposed changes include revisions to the exterior paint color scheme and signage replacement. The project site is zoned Commercial (C), subject to the Lincoln Downtown Urban Design Plan and Lincoln Municipal Code. APNs: 008-265-001, -006, -007 and 008-271-006-000. PLN25-00027. (Property owner: Walmart Real Estate Business Trust; Applicant: Pulley).

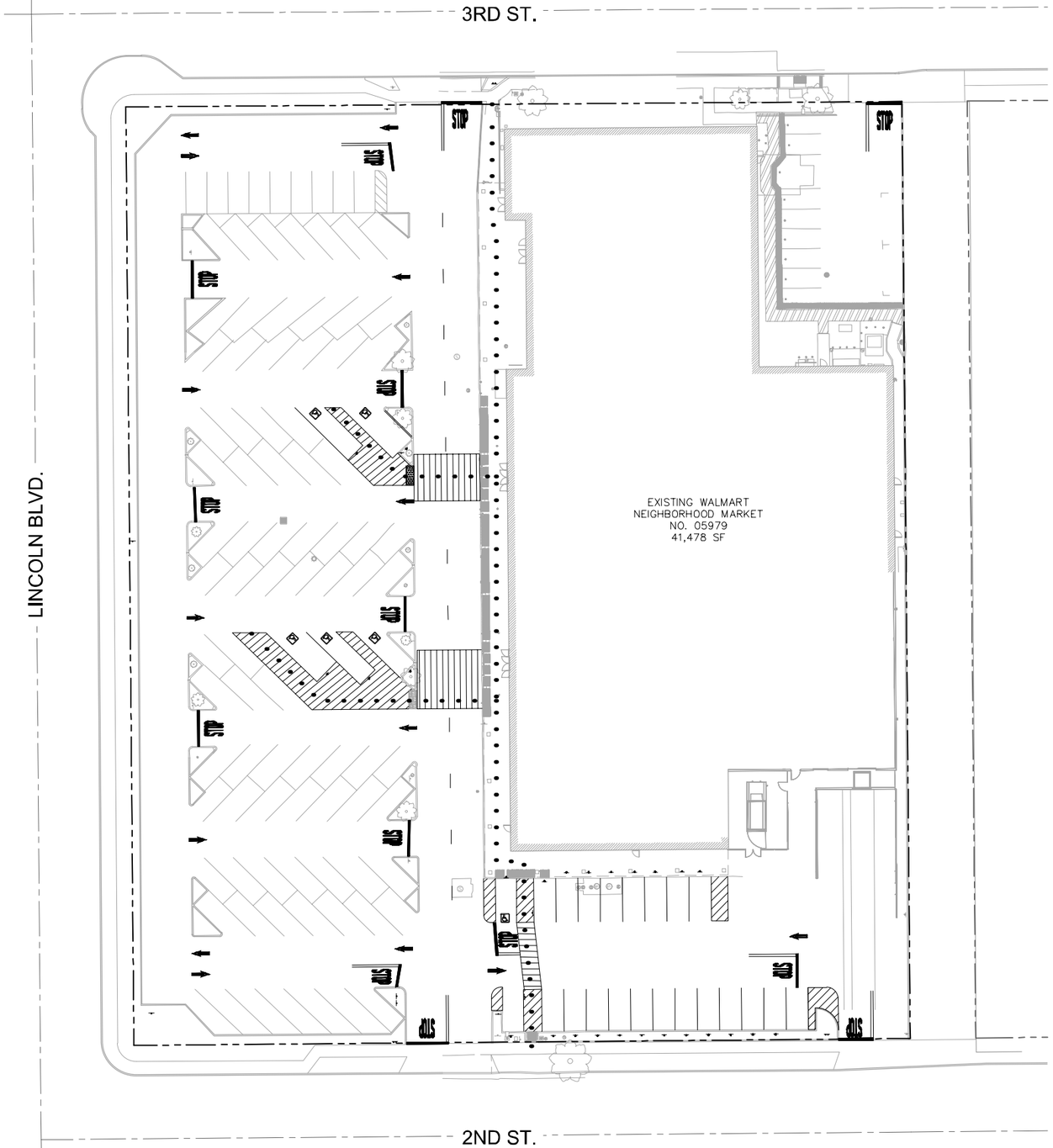
ATTACHMENTS:
Attachment 1 Site Plan.pdf

Attachment 2 Proposed Elevations and Signage.pdf

Attachment 3 For Reference - Existing Walmart Neighborhood Market.pdf

Attachment 4 For Reference - Example Walmart Neighborhood Market.pdf

Attachment 1
Walmart Site Plans



OVERALL SITE PLAN (1)
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- ACCESSIBLE PATH OF TRAVEL (SHOWN FOR REFERENCE ONLY, DO NOT PAINT)

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED
TOTAL BUILDING AREA[1]	41,478 S.F.	41,478 S.F.
REQUIRED PARKING (PER CITY OF LINCOLN) REQUIRED PARKING RATIO (PER CITY OF LINCOLN)	166 SPACES 4.00/1,000 S.F.	166 SPACES 4.00/1,000 S.F.
REQUIRED PARKING (PER ECR/CC&R) REQUIRED PARKING RATIO (PER ECR/CC&R)	NOT APPLICABLE	NOT APPLICABLE
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING (VAN)[2] EV PARKING PICKUP PARKING CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	111 SPACES 6 (2) SPACES 0 SPACES 6 SPACES 6 CORRALS / 6 SPACES	97 SPACES 6 (2) SPACES 0 SPACES 20 SPACES 6 CORRALS / 6 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	117 SPACES 2.82/1,000 S.F.	103 SPACES 2.48/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	123 SPACES 2.97/1,000 S.F.	123 SPACES 2.97/1,000 S.F.

1. USABLE FLOOR AREA IS PER EMAIL COORDINATION WITH THE AOR.
2. THE VAN STALL COUNT IS INCLUDED IN THE ADA PARKING STALLS PROVIDED COUNT.
3. EXISTING PARKING DATA WAS BASED ON A SITE VISIT CONDUCTED ON 6/18/2025 BY KIMLEY-HORN.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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GRAPHIC SCALE IN FEET
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SCALE: 1" = 20' WHEN PRINTED AT FULL SIZE 30"X42"

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CONSULTANTS

Kimley»Horn

1100 S. Flower Street, Suite 3000, Los Angeles, CA 90015
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WWW.KIMLEY-HORN.COM

Walmart

LINCOLN, CA
255 Ventura Dr
STORE NO. 05979.277

JOB NUMBER: 02-26-00044 | PROTO: 427

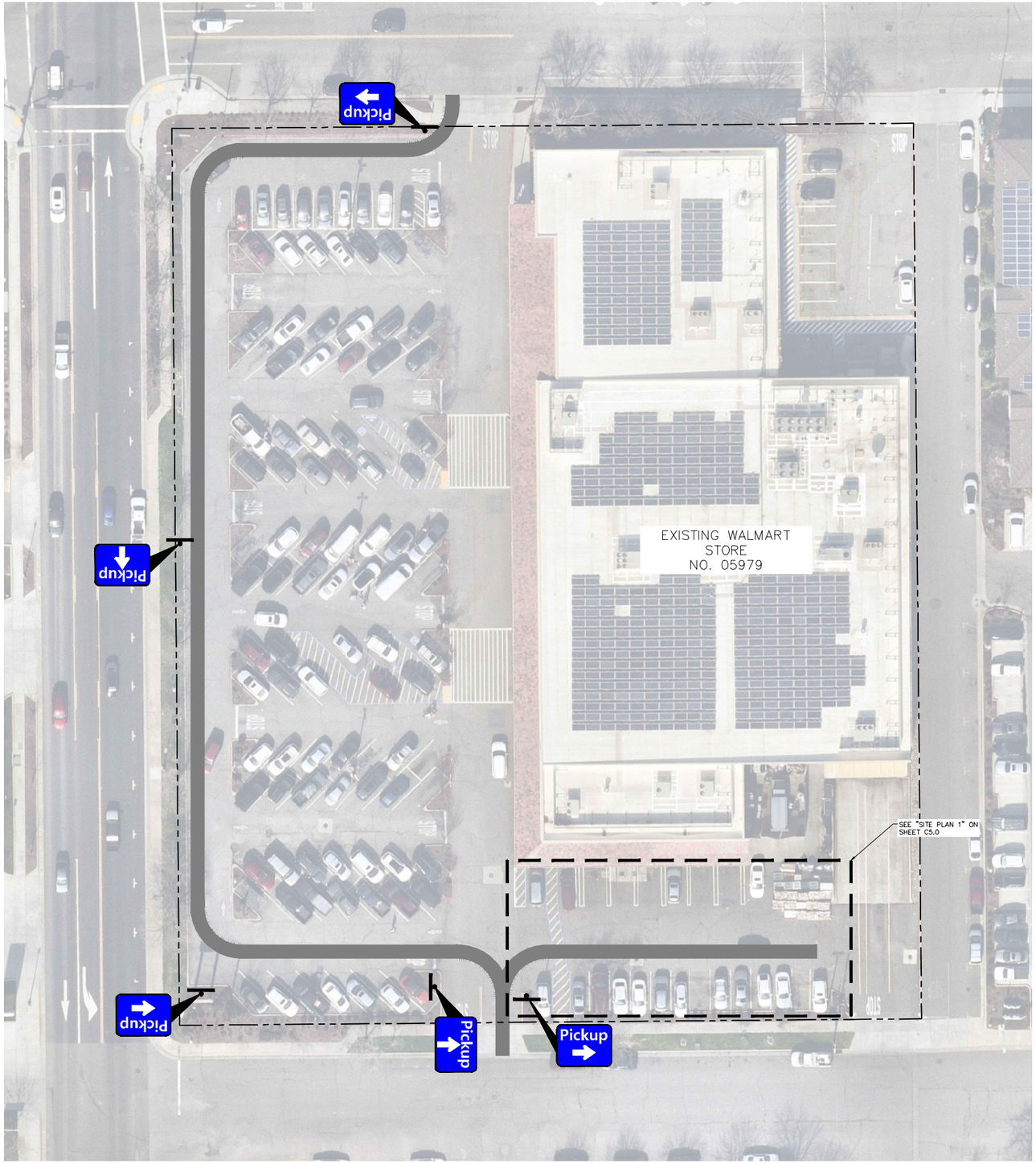
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REGISTERED PROFESSIONAL ENGINEER — JASON S. CRUZ — C 87934 — CIVIL — STATE OF CALIFORNIA

OVERALL SITE PLAN

SHEET: C2.0



WAYFINDING PLAN (1)
SCALE: 1" = 20'

LEGEND

PROPERTY LINE

QPD PARKING WAY-FINDING PATH (SHOWN FOR LOCATION PURPOSES ONLY, DO NOT PAINT)

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING UTILITY AND ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BIDS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL TERMS AND CONDITIONS OF THE NATIONWIDE PERMIT 12.
5. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
6. ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (GETTY.THOMAS@WALMART.COM) AND BRAD KEENER (BRADLEY.KEENER@WALMART.COM). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.

NOTE: EXISTING WALMART ORANGE DIRECTION PICKUP SIGNS TO BE SALVAGED AND REPLACE WITH UPDATED NEW BLUE WALMART PICKUP SIGNS PER LATEST DETAIL. IF EXISTING SIGN BASE IS IN THE SAME LOCATION AS PROPOSED SIGN, RE-USE THE EXISTING SIGN BASE, IF EXISTING SIGN AND BASE ARE NOT TO BE RE-USED, GC TO DEMO EXISTING BASE. REFER TO SHEET C5.0 FOR MORE INFORMATION.

CAUTION!!
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CONSULTANTS
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1100 H. Town and Country Road, Suite 700, Orange, CA 92868
714 939 1030
WWW.KIMLEY-HORN.COM

Walmart
LINCOLN, CA
2SE MCDONALD
STORE NUMBER: 05979 - 277
JOB NUMBER: 02-26-00044 | PROTO: 427

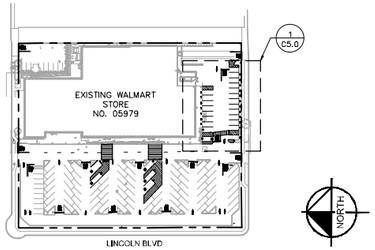
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REGISTERED PROFESSIONAL ENGINEER JACOB S. DYER C 87934 CIVIL STATE OF CALIFORNIA

WAYFINDING PLAN

SHEET: C3.0



INDEX MAP
SCALE: 1" = 100'

LEGEND

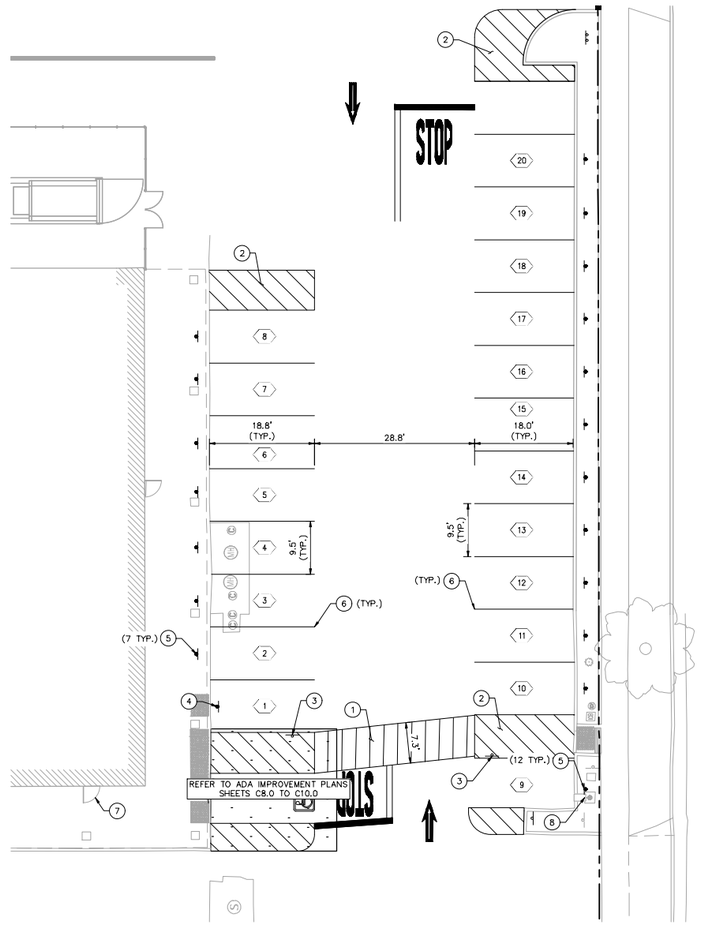
PROPERTY LINE

1" MILL AND OVERLAY. OVERLAY DEPTH VARIES. REFER TO PROPOSED GRADES ON SHEET C9.0 FOR MORE INFORMATION.

(X) PROPOSED PICKUP PARKING STALL NUMBER (SHOWN FOR LOCATION PURPOSES ONLY. DO NOT PAINT.)

CONSTRUCTION NOTES

1. PROPOSED ASSOCIATE PATH-OF-TRAVEL PER DETAIL ON SHEET C5.0.
2. PROPOSED WHITE 4" STRIPE, 60 DEGREES, SPACED AT 36" O.C.
3. INSTALL "STOP HERE FOR PEDESTRIANS" SIGN ON POST AND BOLLARD PER DETAIL ON SHEET C5.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
4. INSTALL PICKUP SIGN ON POST AND BOLLARD PER DETAILS ON SHEETS C5.0 AND C7.0.
5. INSTALL PICKUP SIGN ON POST PER DETAILS ON SHEETS C5.0 AND C7.0.
6. PROPOSED 4" WIDE SINGLE SOLID WHITE STRIPE.
7. PROPOSED PICKUP DOOR. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
8. PROPOSED PICKUP BANNER MOUNTED ON EXISTING LIGHT POLE PER DETAIL ON SHEET C7.0.



SITE PLAN (1)
SCALE: 1" = 10'

CAUTION!!
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CONSULTANTS

Kimley»Horn

Walmart

LINCOLN, CA
255 NORTH
STORE NO. 05979 | 277

JOB NUMBER: 02-24-00044 | PROTO: 427

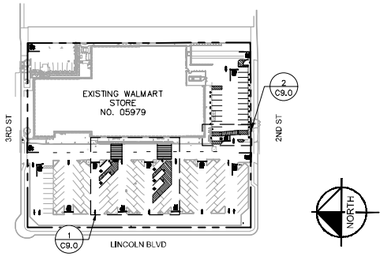
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JEFFREY C. CRAWFORD
C 87934
CIVIL
STATE OF CALIFORNIA

PICKUP 2.0 SITE PLAN

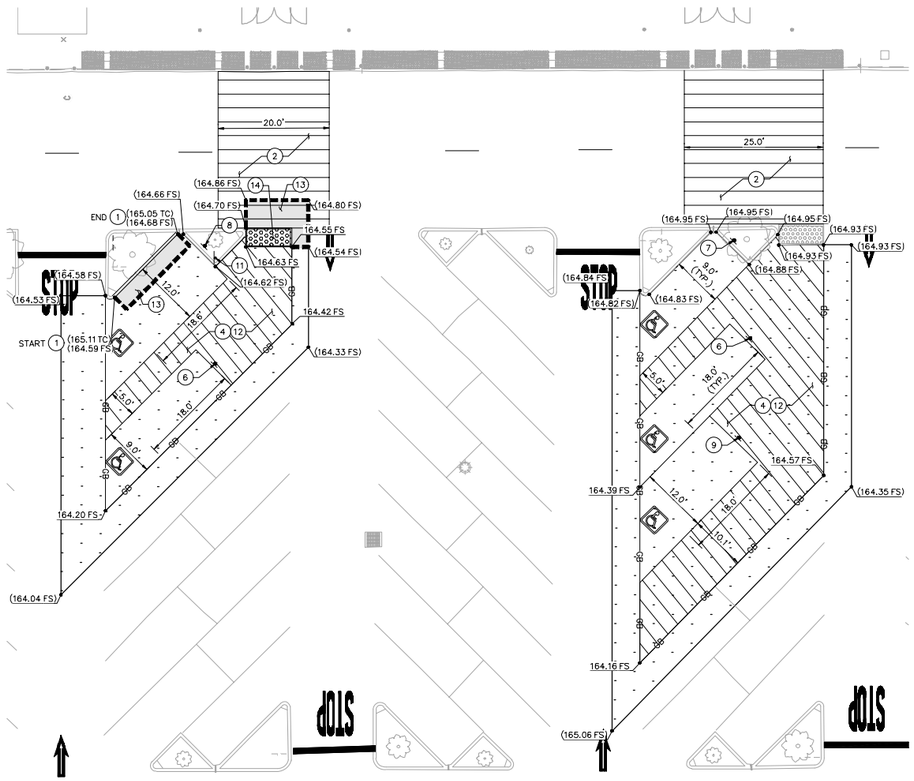
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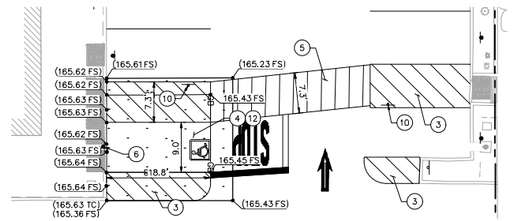
SITE PLAN
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- 1" MILL AND OVERLAY, OVERLAY DEPTH VARIES, REFER TO PROPOSED GRADES ON THIS SHEET FOR MORE INFORMATION.
- ASPHALT PAVEMENT, REFER TO DETAIL ON SHEET C10.0
- TRUNCATED DOMES, REFER TO DETAIL ON SHEET C10.0
- TRUNCATED DOMES TO REMAIN
- GB — GRADE BREAK LINE
- (164.50 TC) (164.00 FS) — EXISTING ELEVATION
- 164.00 TC 164.00 FS — PROPOSED ELEVATION
- FS — FINISHED SURFACE
- TC — TOP OF CURB



SITE PLAN (1)
SCALE: 1" = 10'



SITE PLAN (2)
SCALE: 1" = 10'

CONSTRUCTION NOTES

1. PROPOSED CONCRETE CURB PER DETAIL ON SHEET C10.0. HEIGHT PER PLAN.
2. NEW CROSSWALK MARKINGS, 6" WIDE PAINTED WITH STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-6" O.C. AND (1) 6" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE IMPROVEMENT PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RESTRIPED.
3. PROPOSED WHITE 4" STRIPE, 60 DEGREES, SPACED AT 36" O.C.
4. STRIPE ACCESSIBLE PARKING SPACES PER DETAIL ON SHEET C10.0. DIMENSIONS PER PLAN.
5. PROPOSED ADA CROSSWALK. REFER TO SHEET C6.0 FOR MORE INFORMATION.
6. INSTALL ACCESSIBLE PARKING SIGN ON POST AND BOLLARD PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
7. INSTALL ACCESSIBLE PARKING SIGN ON POST PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
8. INSTALL ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLACARD ON POST PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
9. INSTALL ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLACARD ON POST AND BOLLARD PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
10. INSTALL "STOP HERE FOR PEDESTRIANS" SIGN ON POST AND BOLLARD PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
11. INSTALL "STOP HERE FOR PEDESTRIANS" SIGN ON POST PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
12. PROPOSED 1.0" MILL AND OVERLAY TO PROPOSED GRADES SHOWN ON THIS SHEET. OVERLAY DEPTH VARIES.
13. PROPOSED ASPHALT PAVEMENT PER DETAIL ON SHEET C10.0.
14. INSTALL CAST-IN-PLACE TRUNCATED DOMES IN CONCRETE PER DETAIL ON SHEET C10.0. WIDTH TO BE 3.0' UNLESS OTHERWISE SPECIFIED IN PLANS.

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Walmart
LINCOLN, CA
2SE MCDONALD Rd
STORE NO. 05979

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REGISTERED PROFESSIONAL ENGINEER
JESSE S. CRUZ
C 87924
CIVIL
STATE OF CALIFORNIA

ADA SITE PLAN

SHEET: C9.0

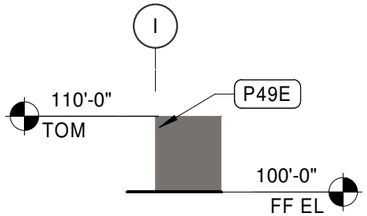
Attachment 2
Proposed Elevations and Signage

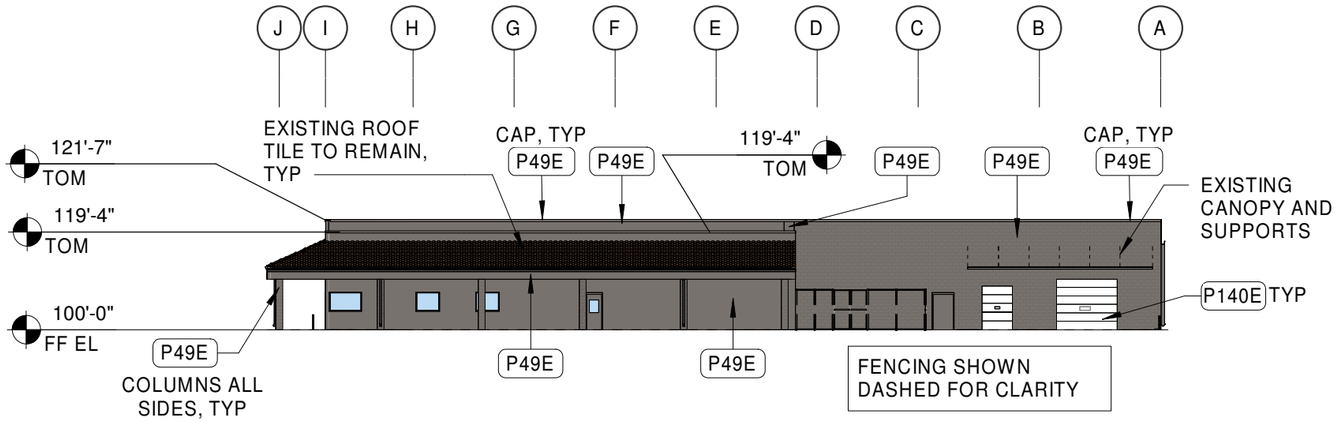
SITE PLAN



PYLON SIGNAGE:

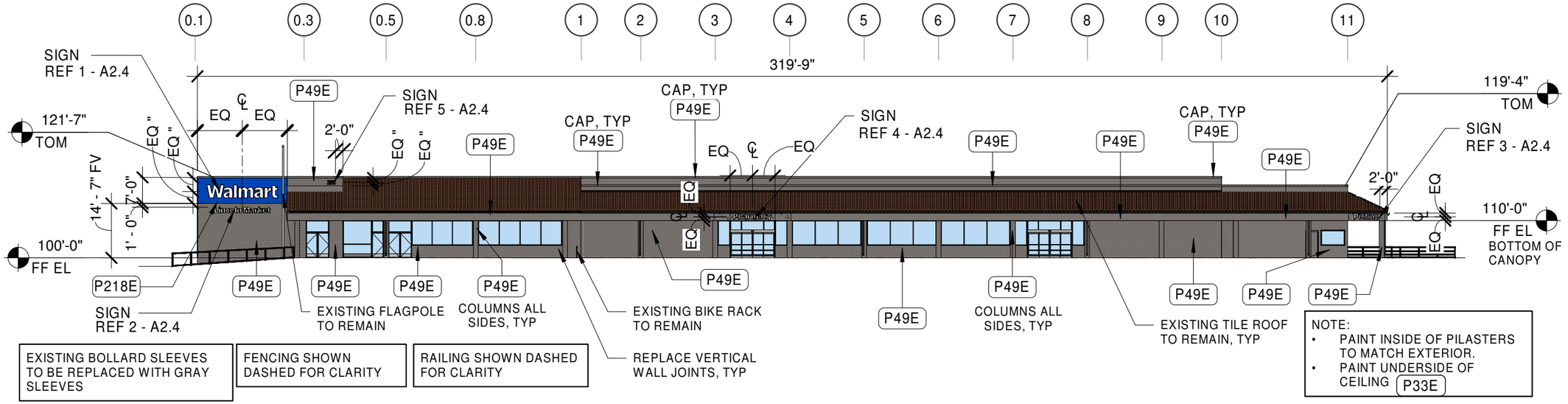






3 SIDE ELEVATION
1" = 20'-0"

2 RIGHT ELEVATION
1" = 30'-0"



1 FRONT ELEVATION
1" = 30'-0"

SHEET NOTES

1. DOOR HOODS, STEEL DOORS AND FRAMES, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BLDG COLOR UNO
   - IF THERE ARE TWO COLORS AT WALL ADJACENT TO DOOR AND FRAME, USE BOTTOM COLOR FOR ENTIRE DOOR AND FRAME
2. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE
3. PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL
   - REMOVE PAINT OVERSPRAY FROM LENSES
4. DO NOT PAINT WINDOW FRAMES OR STOREFRONT DOOR FRAMES
5. PAINT ANY ROOFTOP GAS PIPING P5E
   - WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BLDG
   - DO NOT PAINT METER OR VALVES
6. NOT USED
7. PAINT JIB CRANE P36E ON JIB BOOM P5E ON HANDRAILS
8. PAINT SPRINKLER VALVES P21E
   - DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL

DEMOLITION NOTES

1. REMOVAL OF BLDG MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BLDG
   - COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BLDG MOUNTED ITEMS

HATCH LEGEND

- STUCCO AREA TO BE RESURFACED (REF SPECS)
- STUCCO AREA EXISTING TO REMAIN

MATERIAL LEGEND

- SMOOTH-FACED CMU
- SMOOTH-FACED CMU WITH MORTAR SPACE
- QUIK-BRICK
- EIFS

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ISSUE BLOCK

COLOR LEGEND

PAINT	COLOR NAME
P5E	SAFETY YELLOW
P21E	SAFETY RED
P33E	CREAM
P36E	BLACK
P49E	DARK GRAY
P140E	WHITE
P200E	DURANODIC BRONZE
P218E	TRUE BLUE

PAINT SPECS

	BENJAMIN-MOORE | PPG | SHERWIN WILLIAMS
P5E	SAFETY YELLOW # 10 | 90-330 SAFETY YELLOW | OSHA STANDARD SAFETY YELLOW
P21E	SAFETY RED # 20 | 90-306 SAFETY RED | SW # 4081 SAFETY RED
P33E	2149-70 WHITE CHOCOLATE | 2149-70 WHITE CHOCOLATE | SW # 6385 DOVER WHITE
P36E	2118-20 TOUCAN BLACK | 2118-20 TOUCAN BLACK | SW # 6989 DOMINO
P49E	HC-167 AMHERST GRAY | 1007-6 COOL CHARCOAL | SW # 7019 GAUNTLET GREY
P140E	2141-70 VANILLA MILKSHAKE | 1007-1 WILLOW SPRINGS | SW # 7004 SNOWBOUND
P200E	2134-10 NIGHT HORIZON | 1008-7 STONE'S THROW | WALMART DURANODIC BRONZE
P218E	BM TRUE BLUE | PPG TRUE BLUE | SW # 2728 TRUE BLUE

LICENSED ARCHITECT
JAMES EDWARD MANN
C-38822
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

2025.10.23 15:41:21-05'00'

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HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

Walmart
LINCOLN, CA
255 Lincoln Blvd
STORE NO: 05979 - 277 - 277

JOB NUMBER: 02-26-00044
PROTO: 42T

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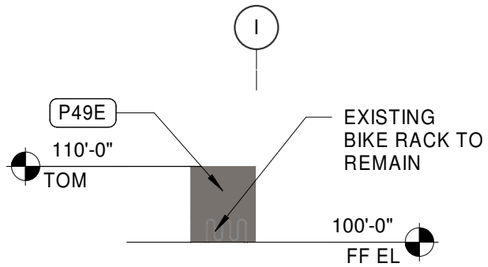
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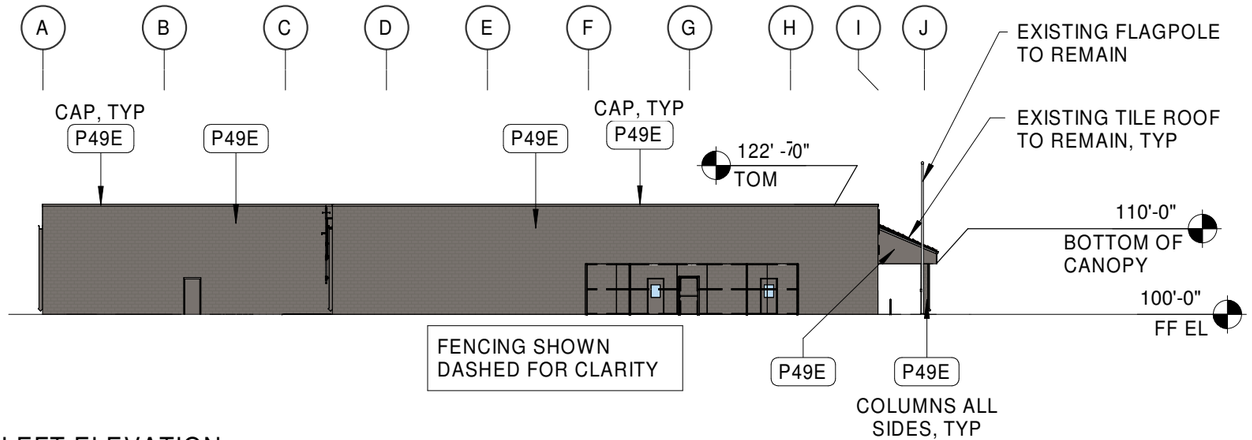
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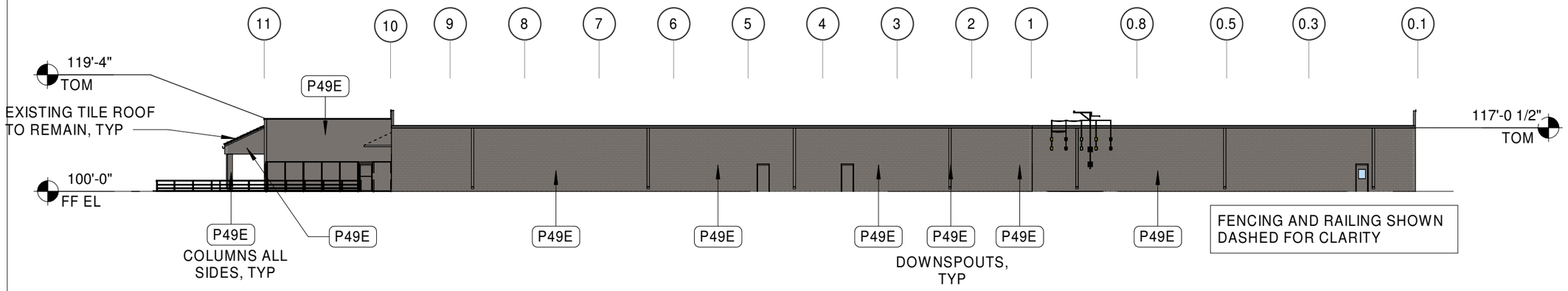
ISSUE BLOCK



3 SIDE ELEVATION
1" = 20'-0"



2 LEFT ELEVATION
1" = 30'-0"



1 REAR ELEVATION
1" = 30'-0"

LICENSED ARCHITECT
JAMES EDWARD MANN
C-38822
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

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HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

Walmart
LINCOLN, CA
255 Lincoln Blvd
STORE NO: 05979 - 277 - 277

JOB NUMBER: 02-26-00044
PROTO: 42T

SEAL:

ELEVATIONS

SHEET:
A2.3

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C:\Users\anna.mcmoran\Documents\2024 Revit Central Files\05979_LINCOLN_CA_42_R_ARCH_V24_HFA.Anna.McMoran.rvt

NEW SIGNAGE SCHEDULE

NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00SF.

ETR/NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG / CIRCLE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT							
DEMO	WALMART		WHITE	YES	1		
DEMO	Neighborhood market	7'-0 1/2"	WHITE	YES	1		
DEMO	Spark	4'-6 7/8"	YELLOW	YES	1	188.26	188.26
DEMO	Grocery	1'-6"	WHITE	NO	1	14.77	14.77
DEMO	Pharmacy	1'-6"	WHITE	NO	1	17.62	17.62
DEMO	Pickup	1'-6"	WHITE	YES	1	11.73	11.73
DEMO	Spark	2'-8"	YELLOW	YES	1	6.58	6.58
DEMO	Address	1'-0"	WHITE	NO	1	n/a	n/a
FRONT TOTAL							
					7		238.96
TOTAL TOTAL BUILDING SIGNAGE							

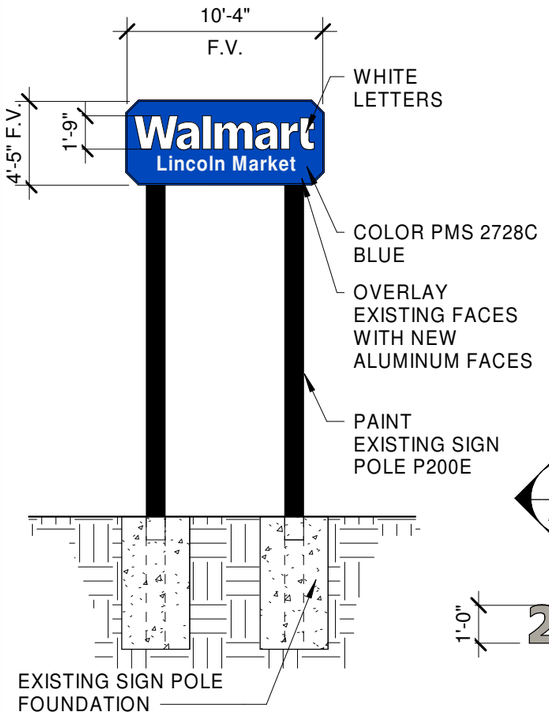
NEW SIGNAGE SCHEDULE

NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00SF.

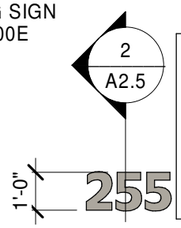
ETR/NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG / CIRCLE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT SIGNAGE							
NEW	Walmart	3'-6"	WHITE	YES	1	68.10	68.10
NEW	Pharmacy	1'-6"	WHITE	NO	1	19.60	19.60
NEW	Lincoln Market	1'-6"	WHITE	NO	1	23.40	23.40
NEW	Address Numbers	1'-0"	WHITE	NO	1	0.00	0.00
NEW	Pickup	1'-6"	WHITE	YES	1	13.36	13.36
FRONT SIGNAGE					5		124.46
TOTAL BUILDING SIGNAGE					5		124.46

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PROTO:	42T
PROTO CYCLE:	05/30/25

ISSUE BLOCK

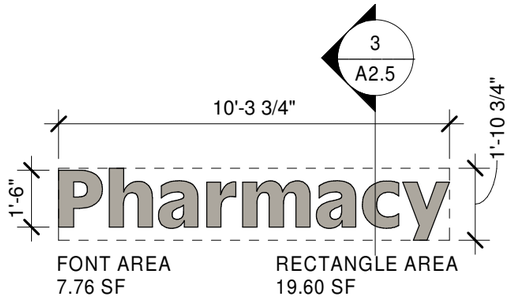


6 4'-5" EXISTING PYLON SIGN
1/8" = 1'-0"



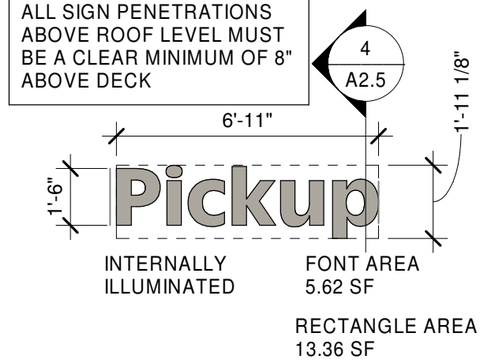
NOTE:
SQUARE FOOTAGE NOT REQUIRED IN BUILDING SIGNAGE SCHEDULE

5 1'-0" ADDRESS SIGN
1/4" = 1'-0"



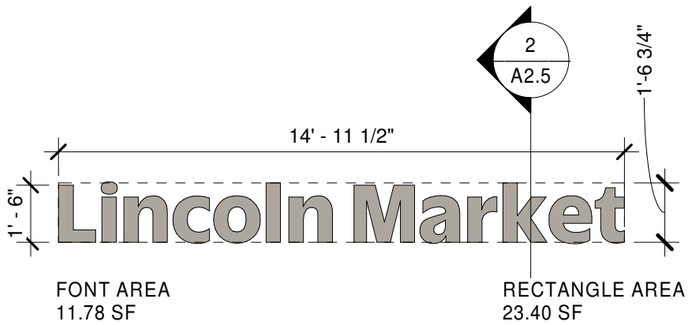
4 1'-6" PHARMACY SIGN
1/4" = 1'-0"

NOTE:
ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

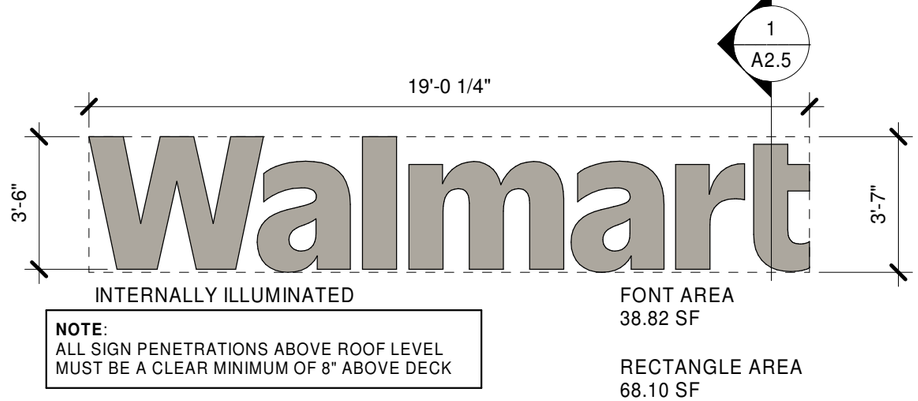


3 1'-6" PICKUP SIGN
1/4" = 1'-0"

NOTE TO SIGN INSTALLER:
A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES



2 1'-6" ANYTOWN MARKET SIGN
1/4" = 1'-0"



NOTE:
ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

1 3'-6" WALMART SIGN
1/4" = 1'-0"

NOTE TO SIGN INSTALLER:
A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS
D. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED

LICENSED ARCHITECT
JAMES EDWARD MANN
C-38822
11/30/25
RENEWAL DATE
STATE OF CALIFORNIA

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HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

Walmart
LINCOLN, CA
255 Lincoln Blvd
STORE NO: 05979 - 277 - 277

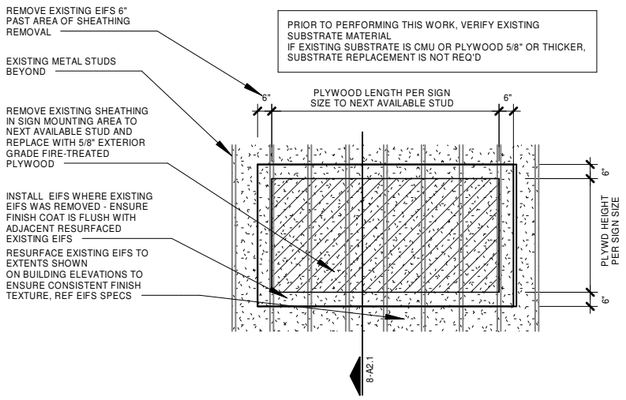
JOB NUMBER: 02-26-00044
PROTO: 42T

SEAL:

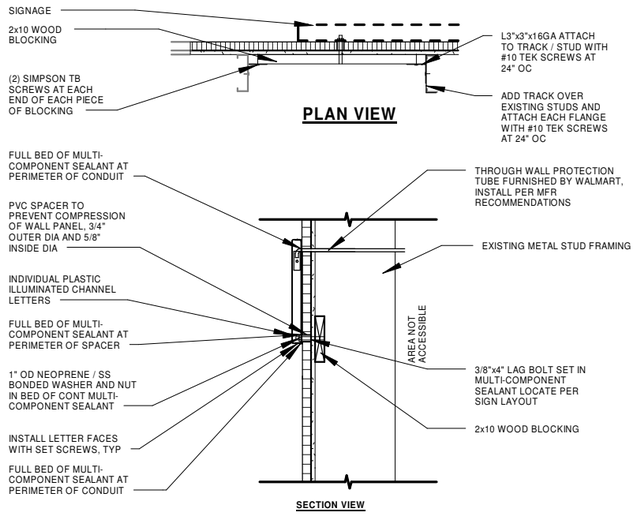
SIGNAGE

SHEET:
A2.4

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5 SUBSTRATE AT NEW SIGNAGE
3/16" = 1'-0"



ATTACHMENT AT STUDS AND EIFS

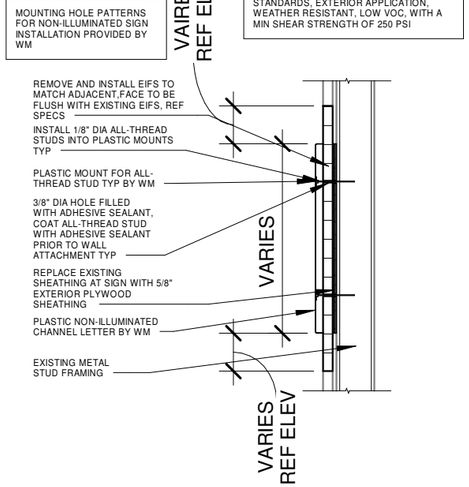
4 PICKUP SIGNAGE ATTACHMENT
1/2" = 1'-0"

SIGNAGE GENERAL NOTES

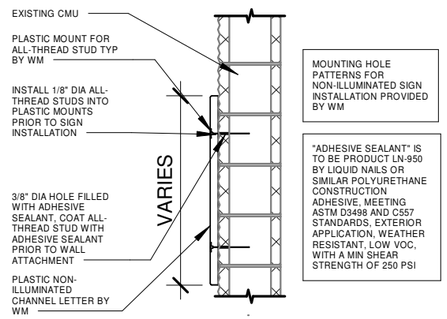
1. SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC THROUGH OWNER ASSIGNED SIGN CONTRACTOR
2. ALL EXISTING WM EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BLDG UNTIL THE GC SIGN COMPANY IS ONSITE
   - A. THE EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS
   - B. A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE,
     - a. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED
   - C. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5' x 25')
   - D. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE
3. NOT USED
4. GC RESPONSIBILITIES
   - A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED
     - a. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SPECS
     - b. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
   - B. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE, REFER TO SIGN DETAILS FOR LIGHTED ID/LOGO SIGNS
   - C. PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" AND "spark" SIGNAGE
     - a. EXISTING (8) BOXES FROM "WAL«MART" SIGNAGE MAY BE REUSED
   - D. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQ'D BY RELOCATION OF EXISTING TENANT SIGNAGE
   - E. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE, REF ELEC
   - F. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE
   - G. REMOVE ALL LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BLDG SIGNS, UNLESS NOTED OTHERWISE
   - H. MAKE REQ'D EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECS

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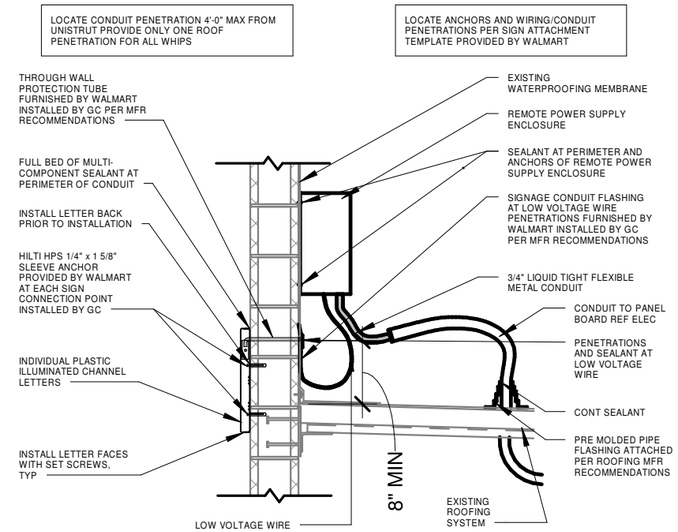
ISSUE BLOCK



3 SIGN ATTACHMENT
1/2" = 1'-0"



2 SIGN ATTACHMENT AT CMU WALL
1/2" = 1'-0"



ATTACHMENT AT CMU ABOVE ROOF LINE

1 SIGN ATTACHMENT
1/2" = 1'-0"

LICENSED ARCHITECT
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www.hfa-ae.com

Walmart
LINCOLN, CA
255 Lincoln Blvd
STORE NO: 05979 - 277 - 277

JOB NUMBER: 02-26-00044
PROTO: 42T

SEAL:

SIGNAGE DETAILS

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A2.5-SIGNAGE DETAILS

Attachment 3
For Reference -
Existing Walmart
Neighborhood Market


255
Walmart
Neighborhood Market



Attachment 4
For Reference -
Example Walmart
Neighborhood Market

Project: Walmart 5979
255 Lincoln Blvd,
Lincoln, CA 95648
Permit #: PLN25-00027
Project #: 02-26-00044
Date: October 23, 2025

Per staff recommendation, please see photos of Walmart Rebrand of the neighborhood market store in Milton, FL.





