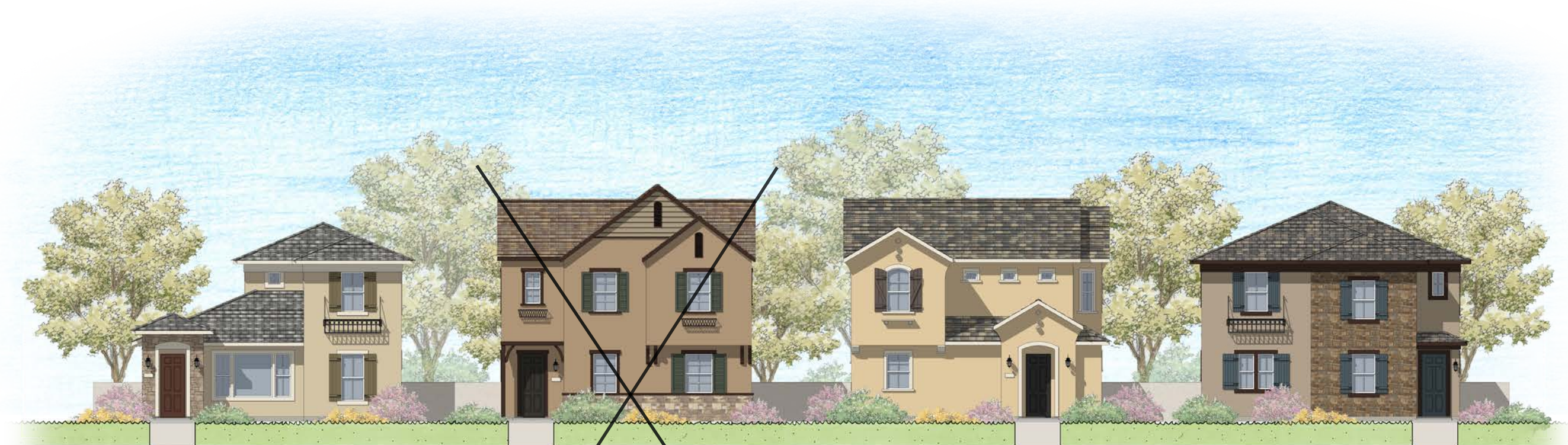


STREETSCAPE

PC Exhibit I



PLAN 1
1,438 SF

PLAN 2
1,937 SF

PLAN 3
2,013 SF

PLAN 4
2,185 SF

THE COMMUNITY VISION

A cohesive village displaying a sense of individuality was the inspiration for this community. Similar to the previously approved project, Chateau at Diamond Creek Phase II, the Architecture embraces this concept with massing and details of a French-inspired village. The Cottage, Manor, and French Eclectic styles all demonstrate the use of similar materials, yet display a variety of unique details to allow distinction between the styles and still maintain a sense of familiarity.

REVISION TO MMP

Diamond Creek is a new housing community proposed for the City of Roseville which utilizes three floor plans comparable to the previously approved Plans 2, 3, and 4 in the Chateau at Diamond Creek Phase II Community. In addition to these three plans, this community will also showcase a new 1430 SF plan with 3 bedrooms and an “L-shaped” living/kitchen/dining configuration similar to Plan 1 in Chateau at Diamond Creek Phase II. Plan 2 displays a similar layout of the main floor with a large family room and adjacent kitchen with separate dining space. Similar to Plan 2 at Chateau at Diamond Creek Phase II, the upper floor contains 3 bedrooms, 2 baths, and a loft/second living area. Both Plan 3 layouts have a large family room and identical kitchen/dining relationship with a bedroom and bathroom on the main floor. Upstairs, these plans both have 3 bedrooms and 2 bathrooms. Plan 4 shows a side entry into a living space, the kitchen towards the front, and an interior stair similar to the previously approved plan. Both plans have 4 bedrooms total with the large Master Bedroom located on the upper floor at the rear of the house. The minor differences in square footages are shown below:

~~Plan 2: Previously approved = 2,003 SF, Proposed = 1,937 SF~~

Plan 3: Previously approved = 2,195 SF, Proposed = 2,013 SF

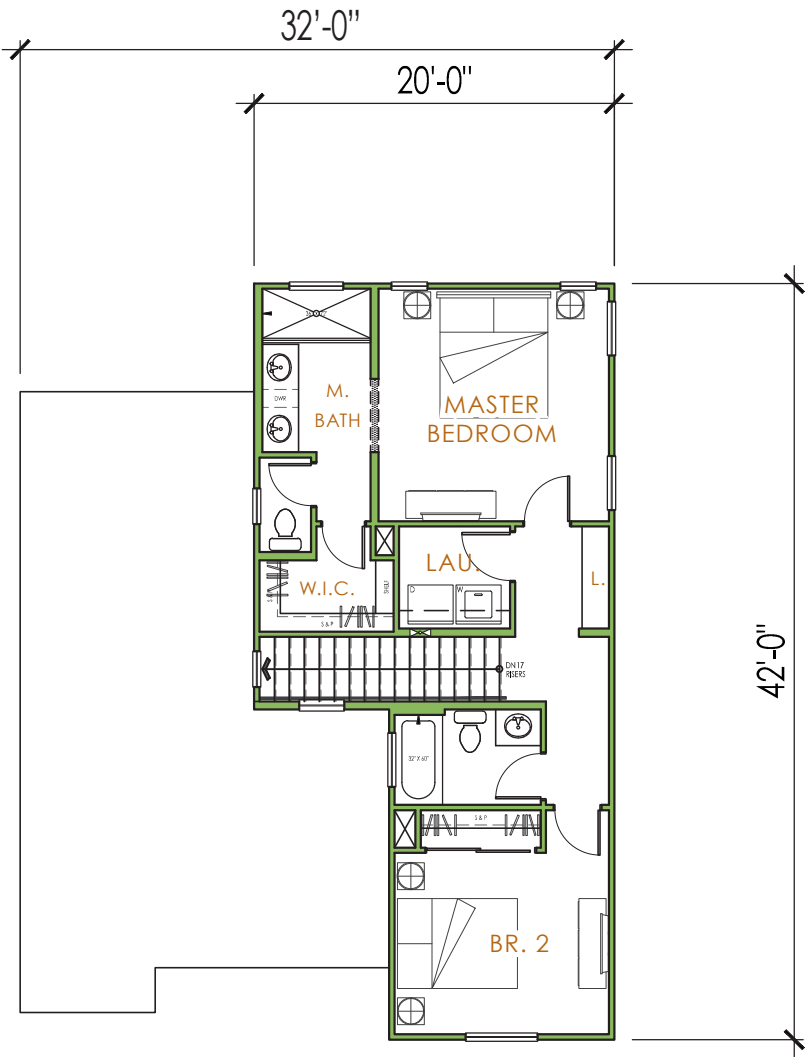
Plan 4: Previously approved = 2,282 SF, Proposed = 2,185 SF

In regards to the elevations, the architectural massing, roof pitches, and materials closely resemble what had been previously approved. A significant amount of thought and care has been given to elevate the level of detail in this community as well. It was important that all sides visible from the street have enough articulation and detail to create variety and visual interest throughout the community.

THE NEW 1438 SF PLAN

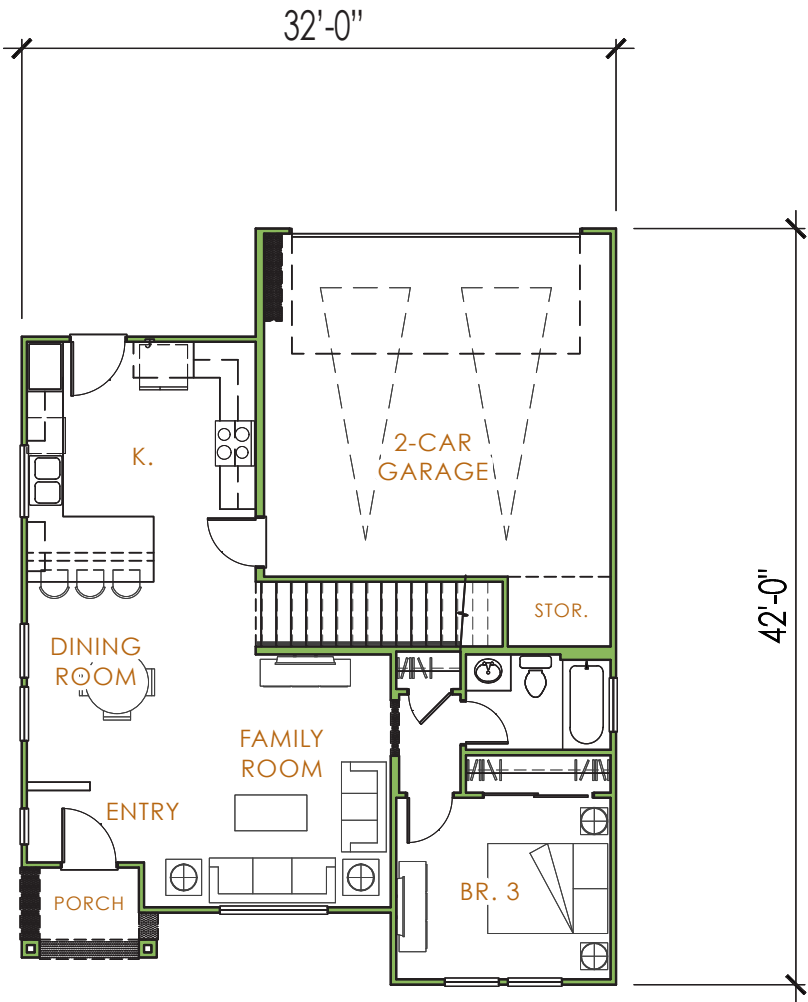
Plan 1 for this community showcases a new floor plan which offers a single-story living option with a kitchen, living/dining room, and bedroom/bathroom located downstairs. Two additional bedrooms and bathrooms are located upstairs. Additionally, the offset of the upper floor and the angled entry make this plan a great candidate for placement on corner lots.

PLAN 1 - FLOOR PLAN 1,438 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

ELEVATION "A" SHOWN

PLAN 1 - ELEVATION 'A' COTTAGE



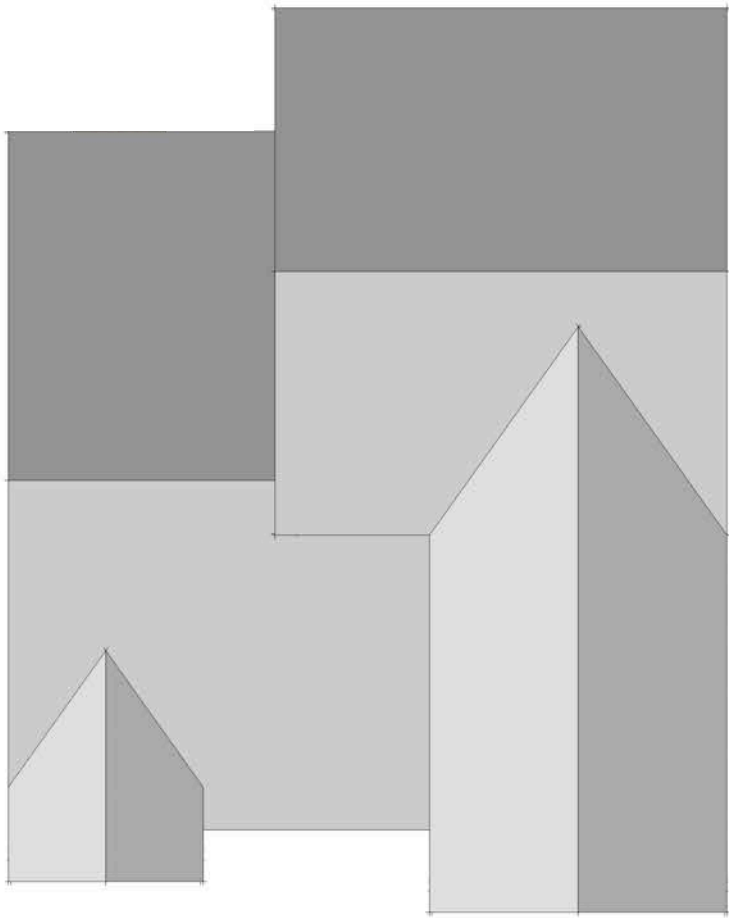
Cottage - Color Scheme 3

PLAN 1 - ELEVATION 'A' SIDES & REAR

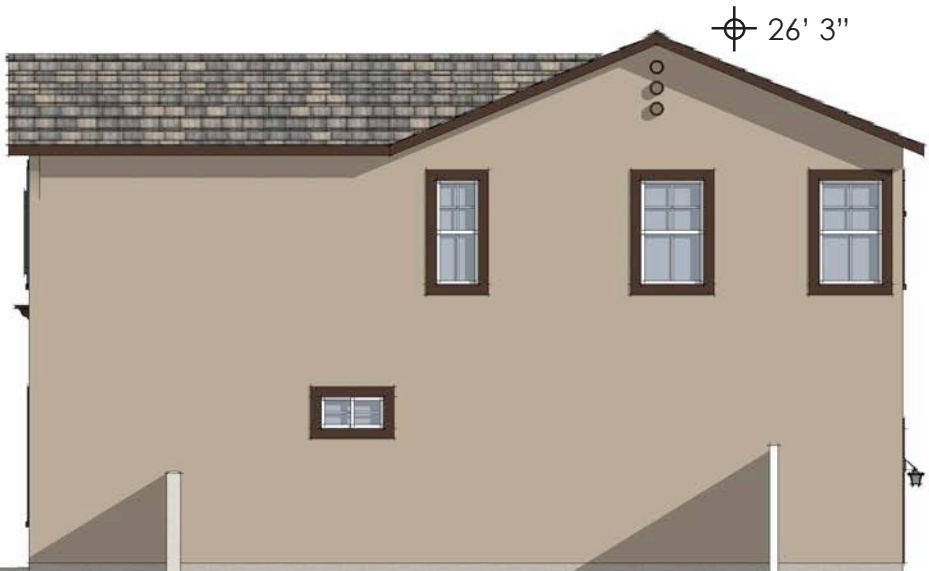


LEFT ELEVATION "A"

SCALE = 3/32"



ROOF PLAN "A"
SCALE = 3/32"



RIGHT ELEVATION "A"

SCALE = 3/32"



REAR ELEVATION "A"

SCALE = 3/32"

PLAN 1 - ELEVATION 'A' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "A"

SCALE = 3/32"



REAR ELEVATION "A"

SCALE = 3/32"

PLAN 1 - ELEVATION 'B' MANOR



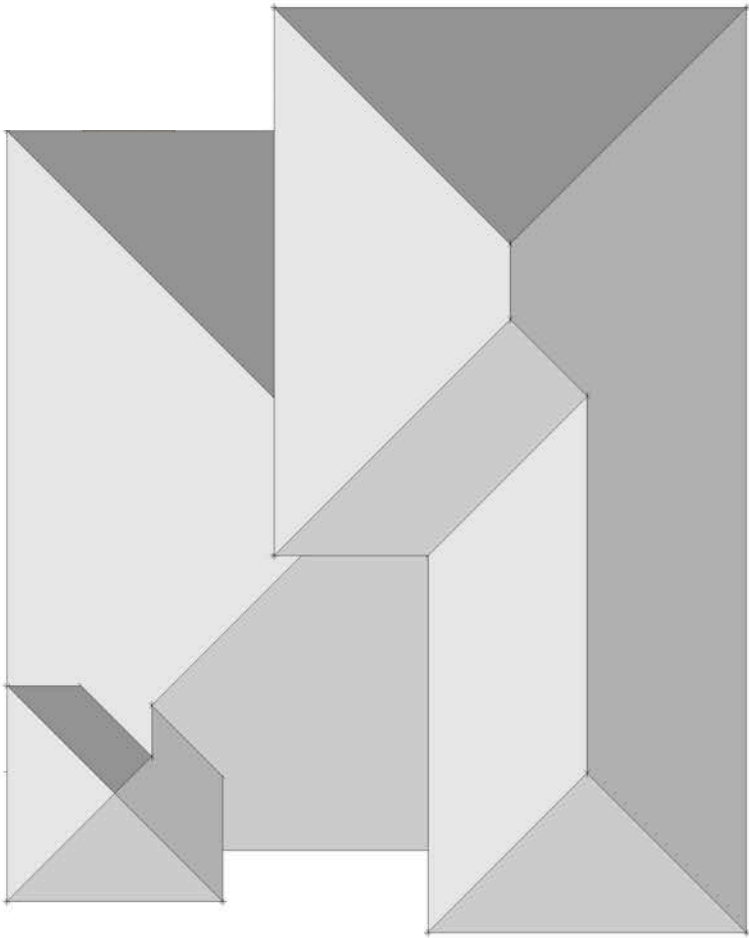
Manor - Color Scheme 1

PLAN 1 - ELEVATION 'B' SIDES & REAR



LEFT ELEVATION "B"

SCALE = 3/32"



ROOF PLAN "B"
SCALE = 3/32"



RIGHT ELEVATION "B"

SCALE = 3/32"



REAR ELEVATION "B"

SCALE = 3/32"

PLAN 1 - ELEVATION 'A' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "B"

SCALE = 3/32"



REAR ELEVATION "B"

SCALE = 3/32"

PLAN 1 - ELEVATION 'C' FRENCH ECLECTIC



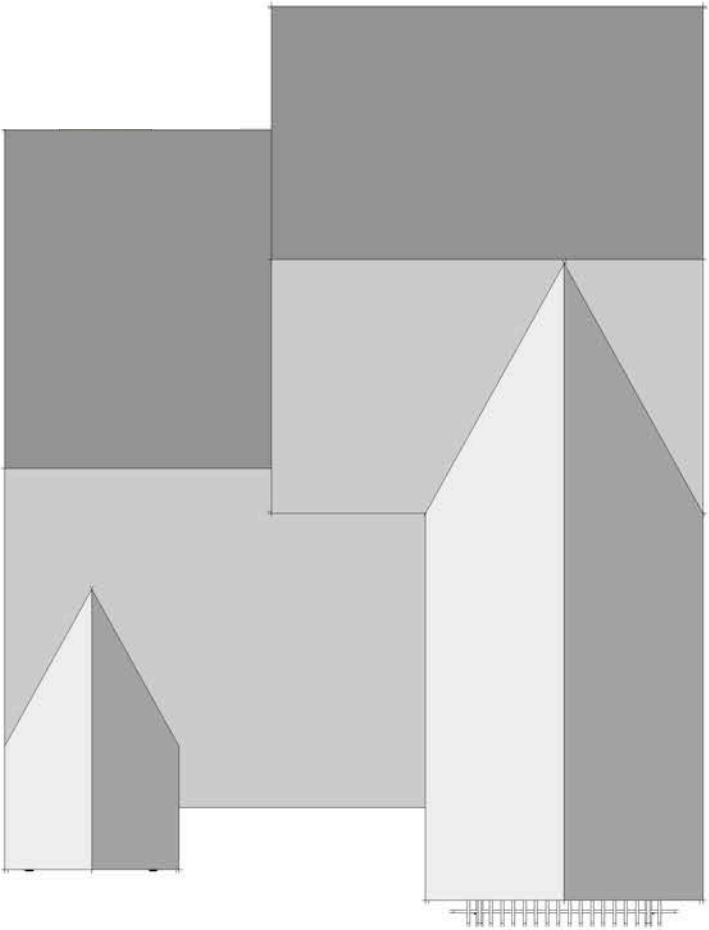
French Eclectic - Color Scheme 2

PLAN 1 - ELEVATION 'C' SIDES & REAR



LEFT ELEVATION "C"

SCALE = 3/32"



ROOF PLAN "C"
SCALE = 3/32"



RIGHT ELEVATION "C"

SCALE = 3/32"



REAR ELEVATION "C"

SCALE = 3/32"

PLAN 1 - ELEVATION 'C' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "C"

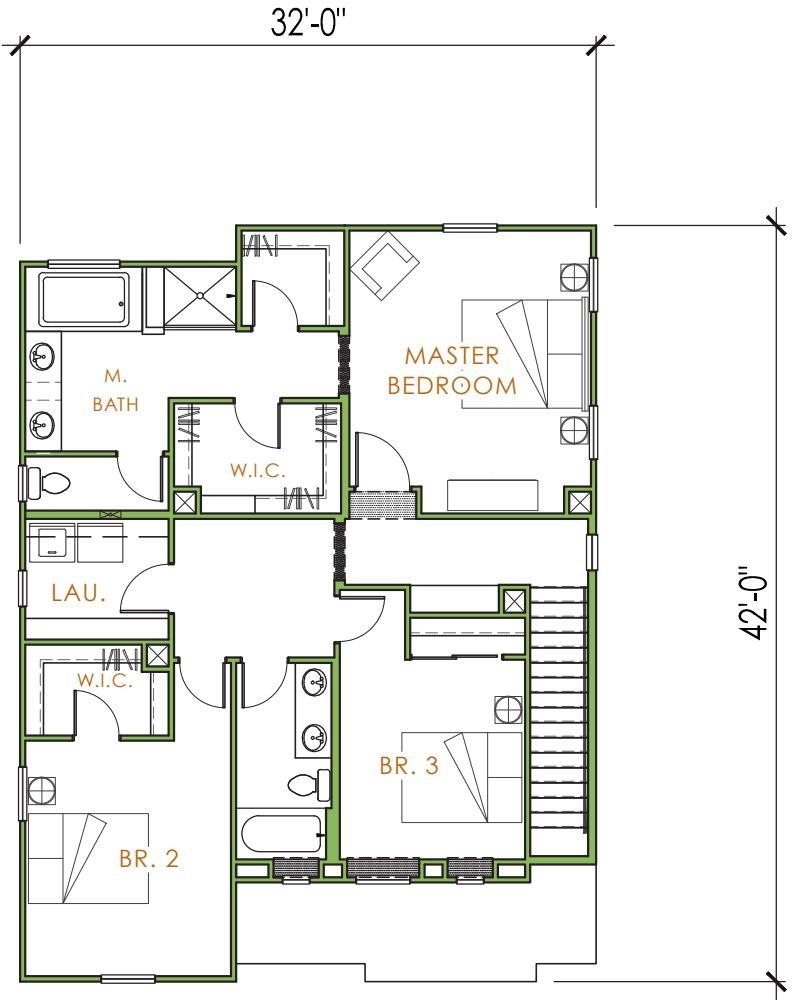
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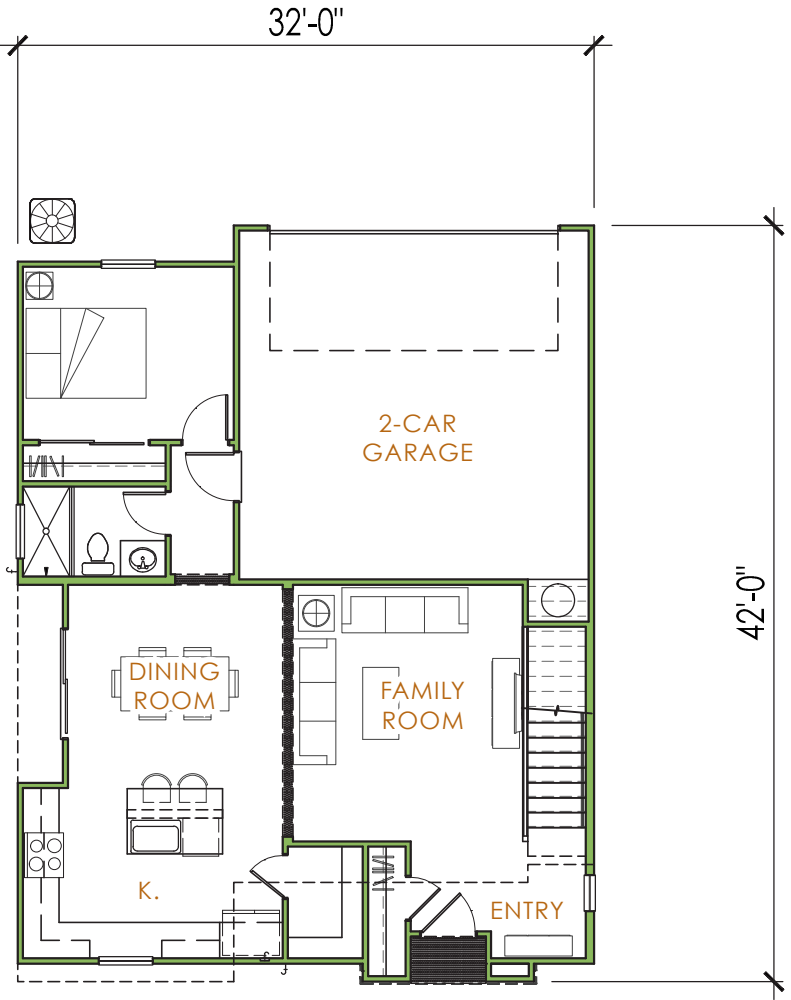
REAR ELEVATION "C"

SCALE = 3/32"

PLAN 3 - FLOOR PLAN 2,013 SF



UPPER FLOOR
ELEVATION "A" SHOWN



MAIN FLOOR
ELEVATION "A" SHOWN

PLAN 3 - ELEVATION 'A' COTTAGE



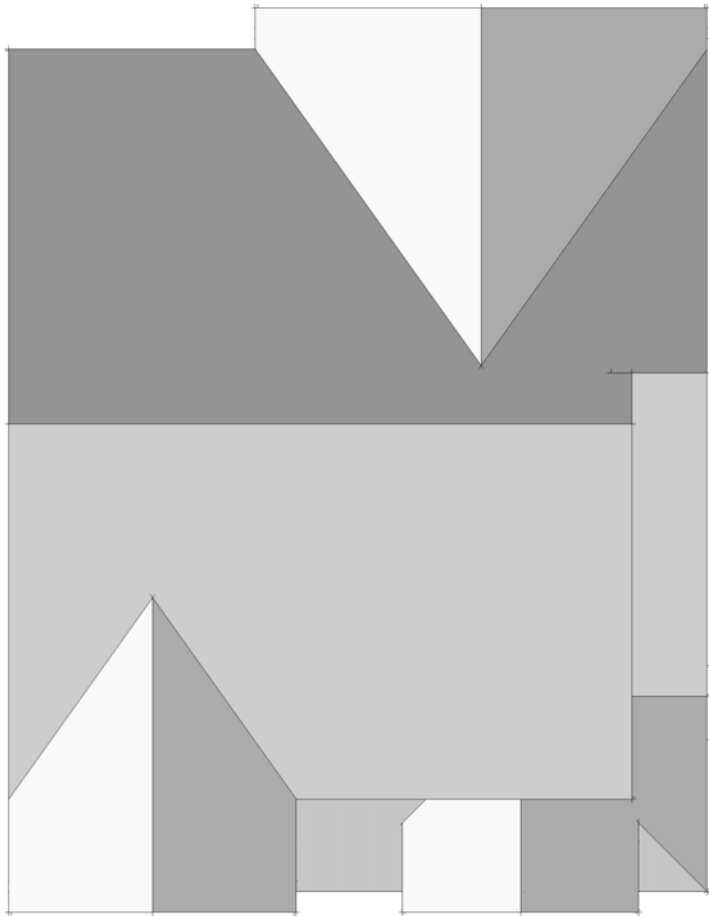
Cottage - Color Scheme 5

PLAN 3 - ELEVATION 'A' SIDES & REAR

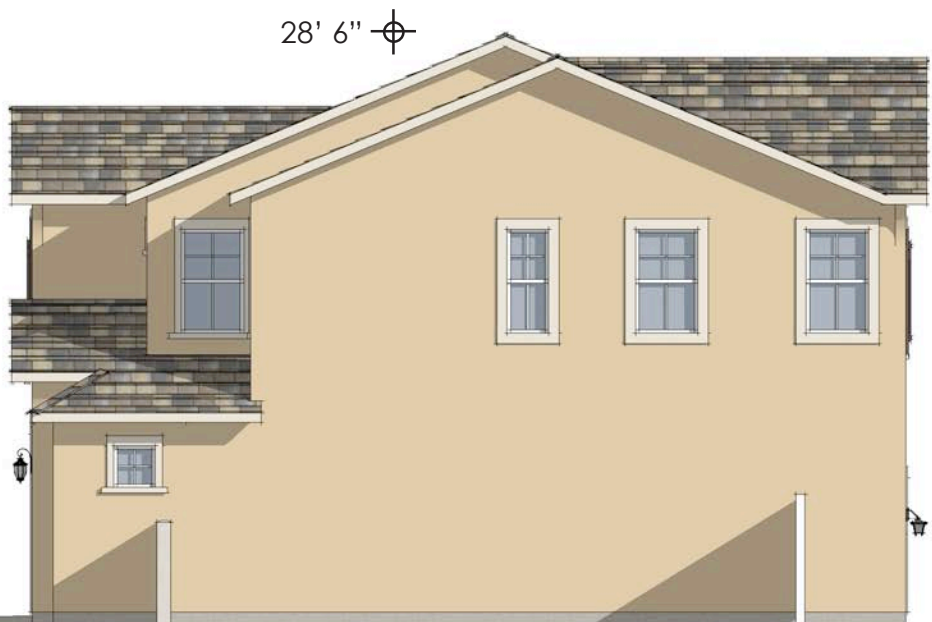


LEFT ELEVATION "A"

SCALE = 3/32"



ROOF PLAN "A"
SCALE = 3/32"



RIGHT ELEVATION "A"

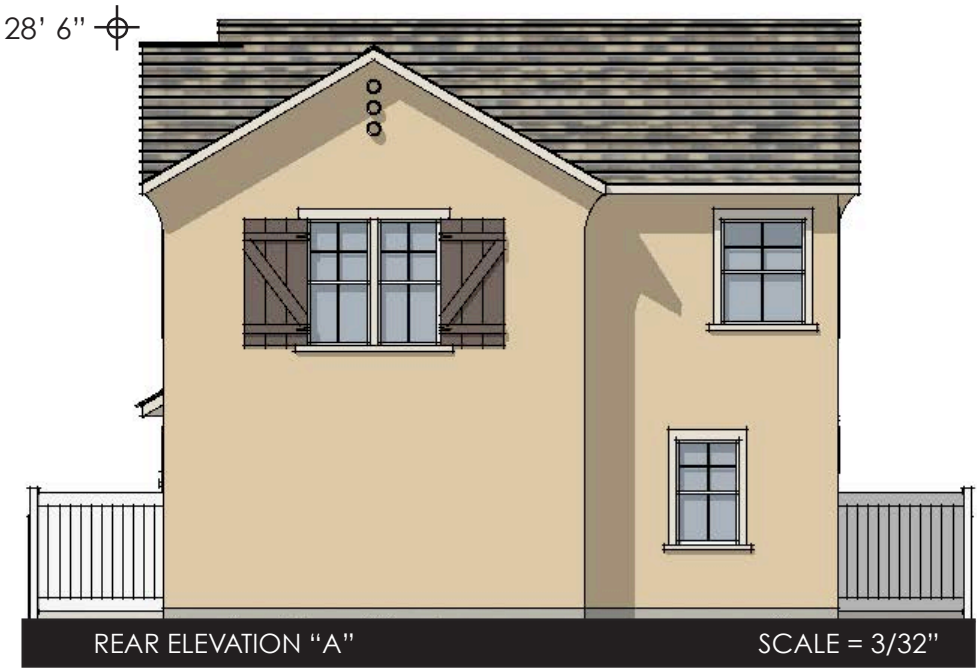
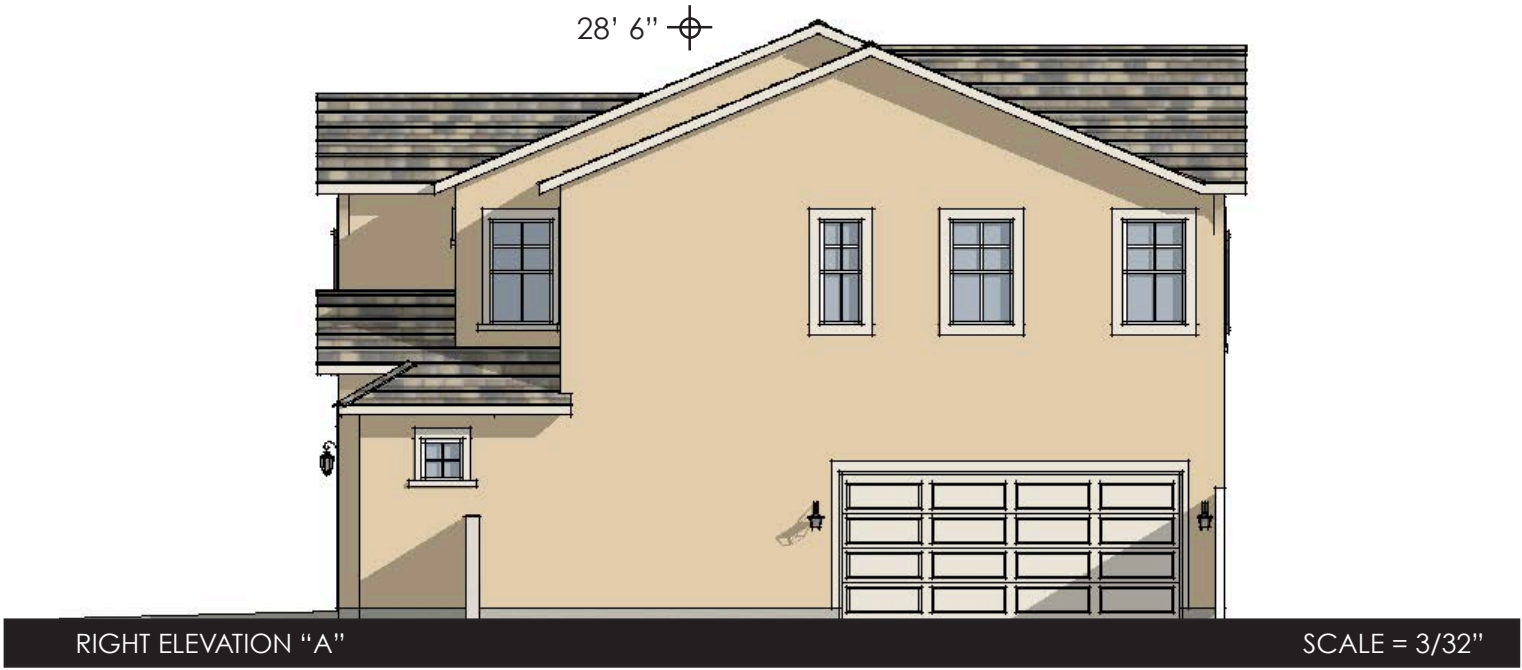
SCALE = 3/32"



REAR ELEVATION "A"

SCALE = 3/32"

PLAN 3 - ELEVATION 'A' SIDE LOAD GARAGE OPTION



PLAN 3 - ELEVATION 'B' MANOR



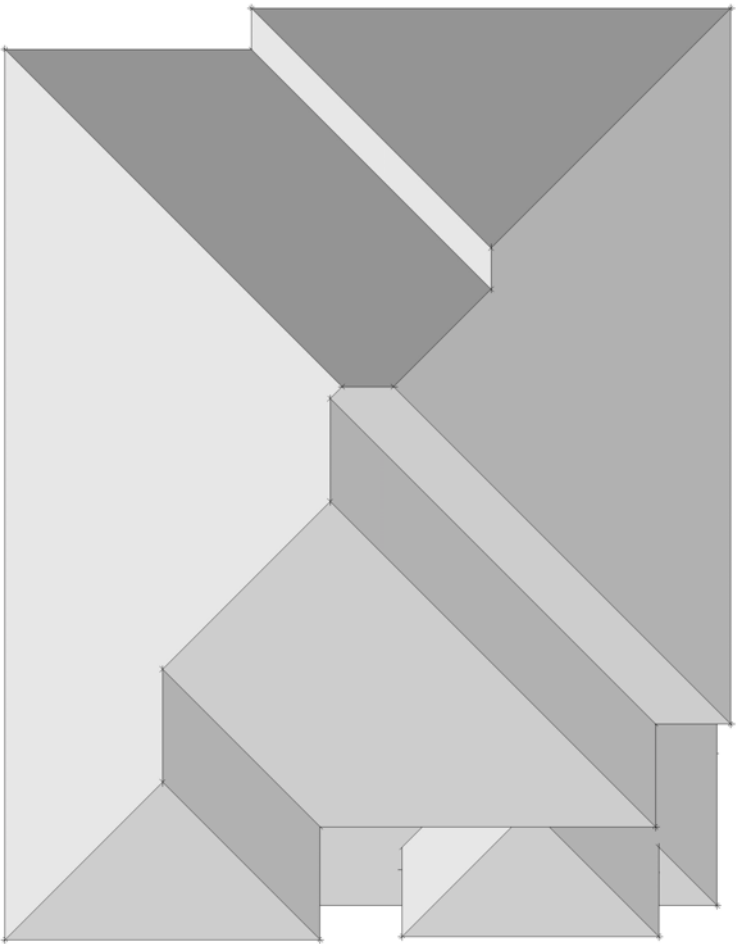
Manor - Color Scheme 6

PLAN 3 - ELEVATION 'B' SIDES & REAR

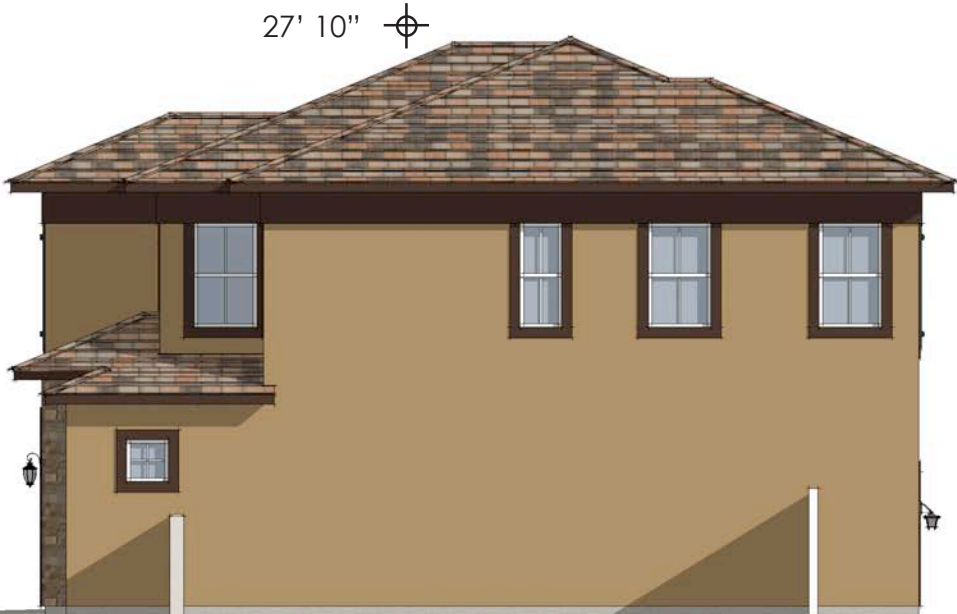


LEFT ELEVATION "B"

SCALE = 3/32"



ROOF PLAN "B"
SCALE = 3/32"



RIGHT ELEVATION "B"

SCALE = 3/32"



REAR ELEVATION "B"

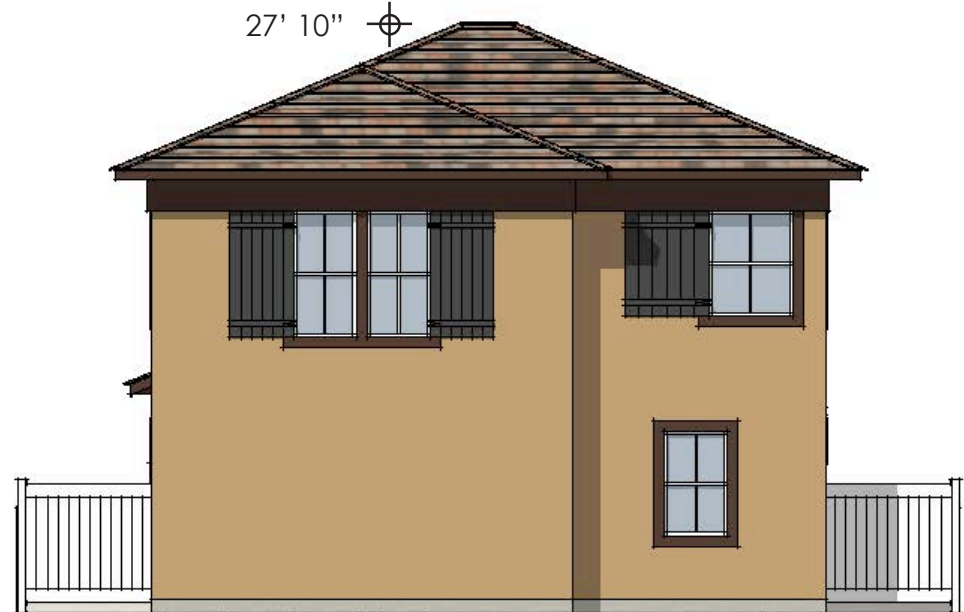
SCALE = 3/32"

PLAN 3 - ELEVATION 'B' SIDE LOAD GARAGE OPTION



RIGHT ELEVATION "B"

SCALE = 3/32"



REAR ELEVATION "B"

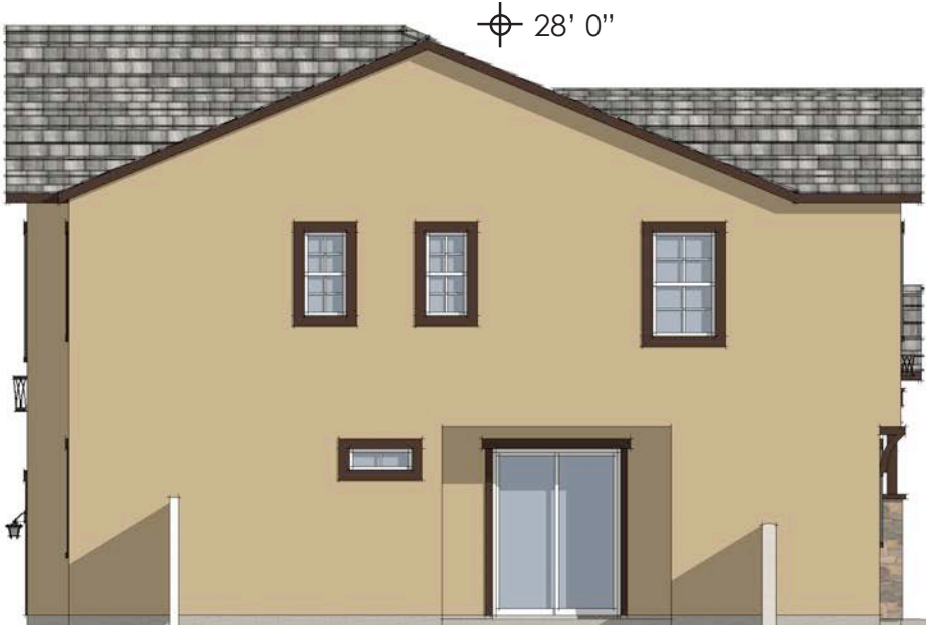
SCALE = 3/32"

PLAN 3 - ELEVATION 'C' FRENCH ECLECTIC



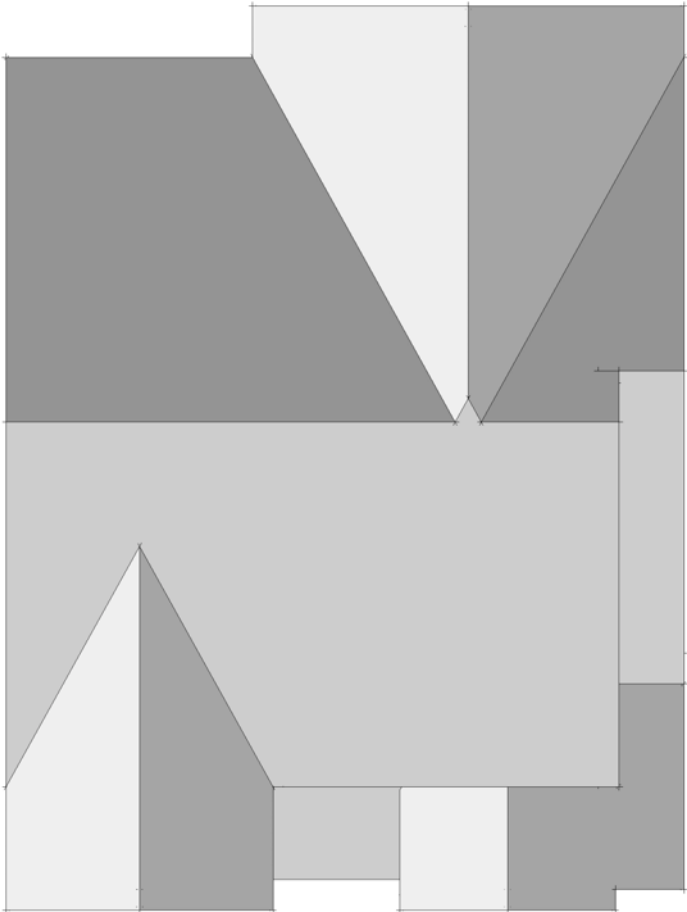
French Eclectic - Color Scheme 7

PLAN 3 - ELEVATION 'C' SIDES & REAR

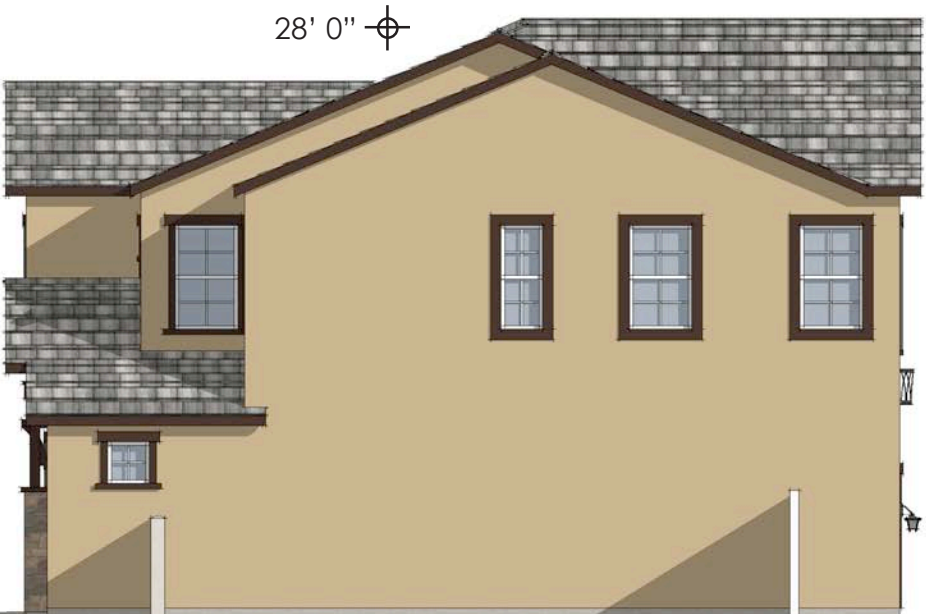


LEFT ELEVATION "C"

SCALE = 3/32"



ROOF PLAN "C"
SCALE = 3/32"



RIGHT ELEVATION "C"

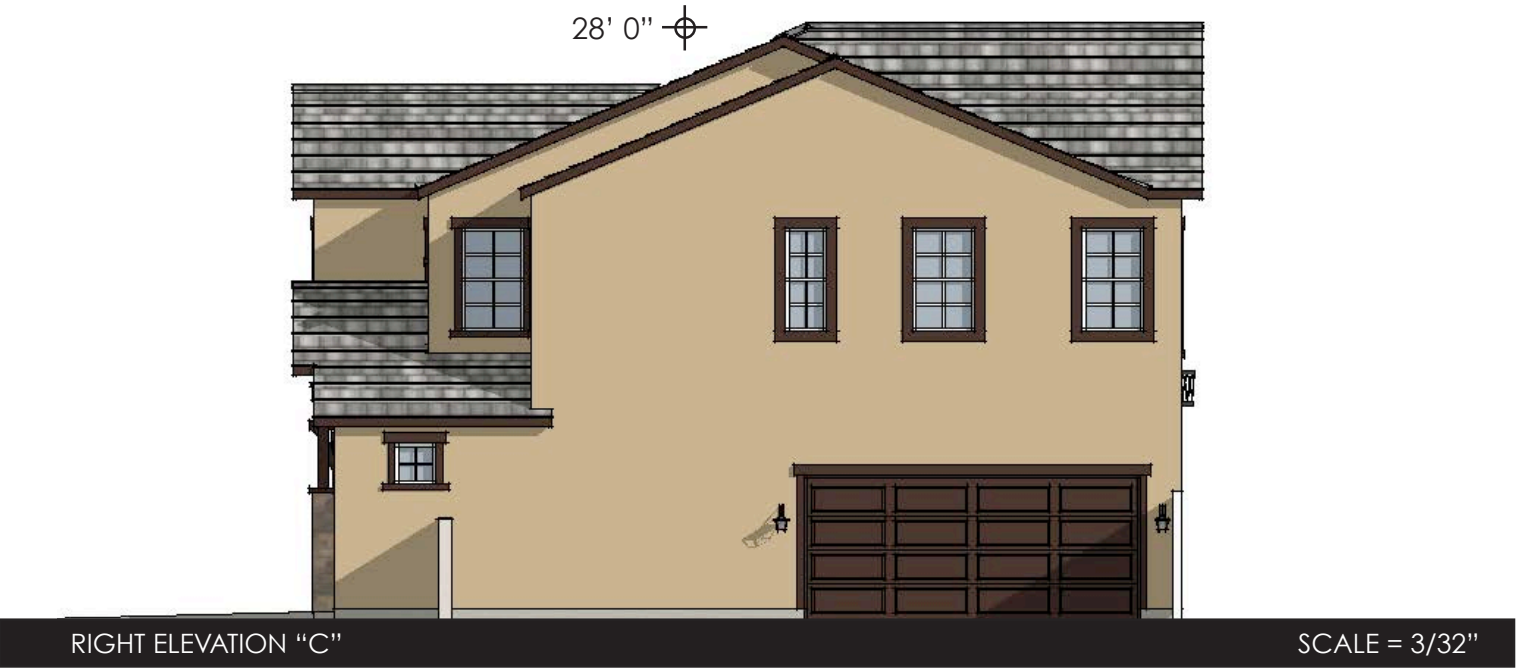
SCALE = 3/32"



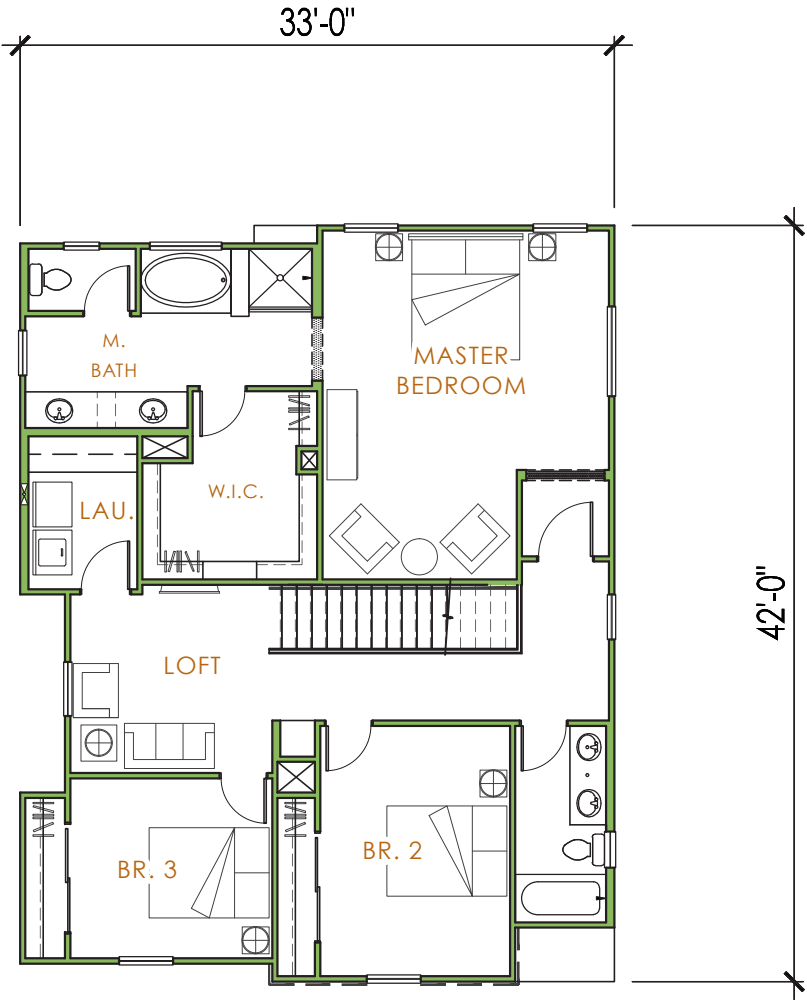
REAR ELEVATION "C"

SCALE = 3/32"

PLAN 3 - ELEVATION 'C' SIDE LOAD GARAGE OPTION

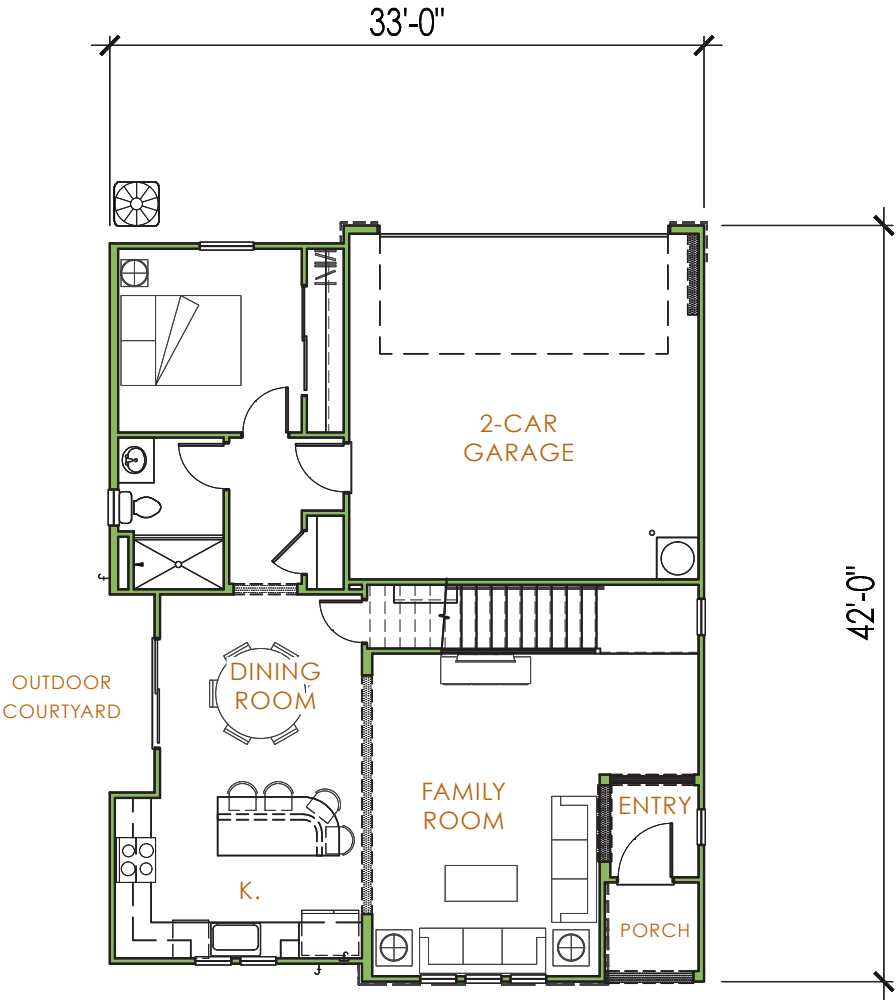


PLAN 4 - FLOOR PLAN 2,185 SF



UPPER FLOOR

ELEVATION "A" SHOWN



MAIN FLOOR

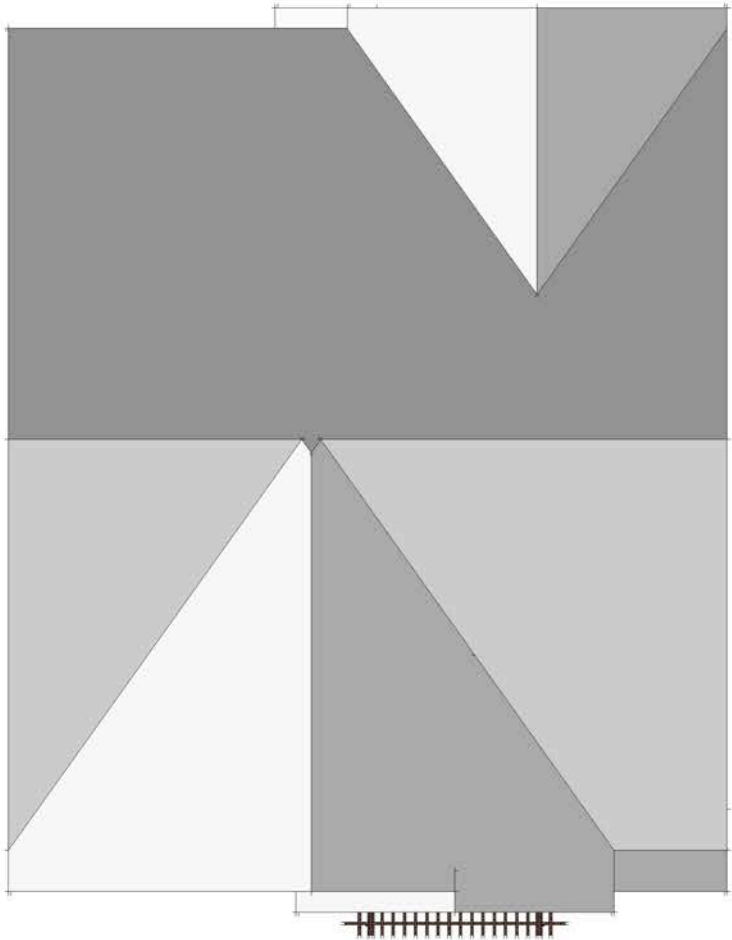
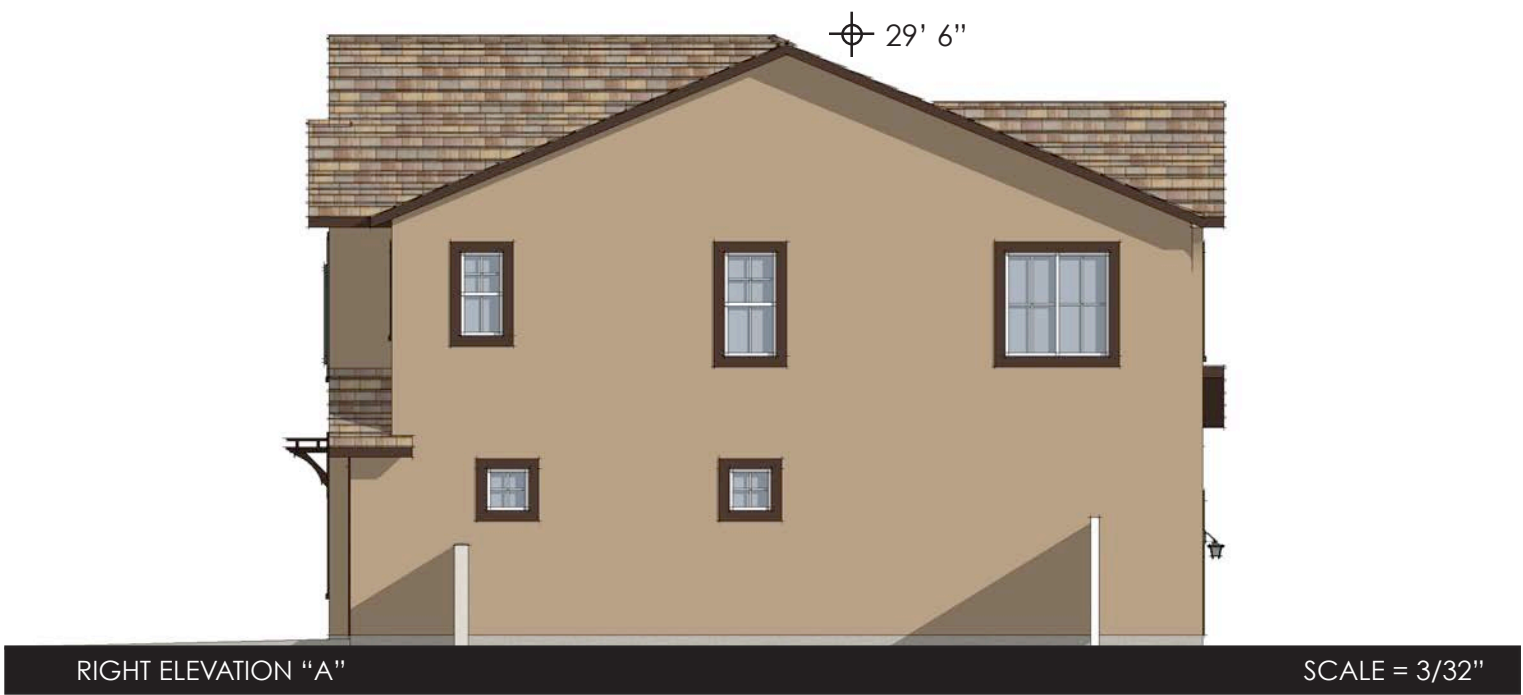
ELEVATION "A" SHOWN

PLAN 4 - ELEVATION 'A' COTTAGE



Cottage - Color Scheme 4

PLAN 4 - ELEVATION 'A' SIDES & REAR



PLAN 4 - ELEVATION 'B' MANOR

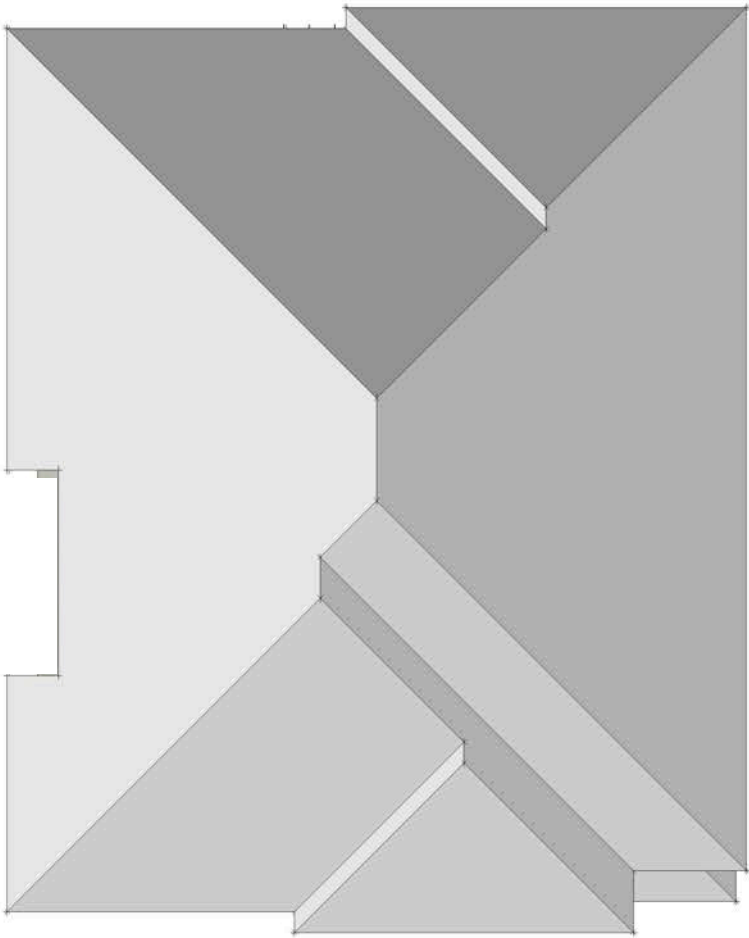


PLAN 4 - ELEVATION 'B' SIDES & REAR

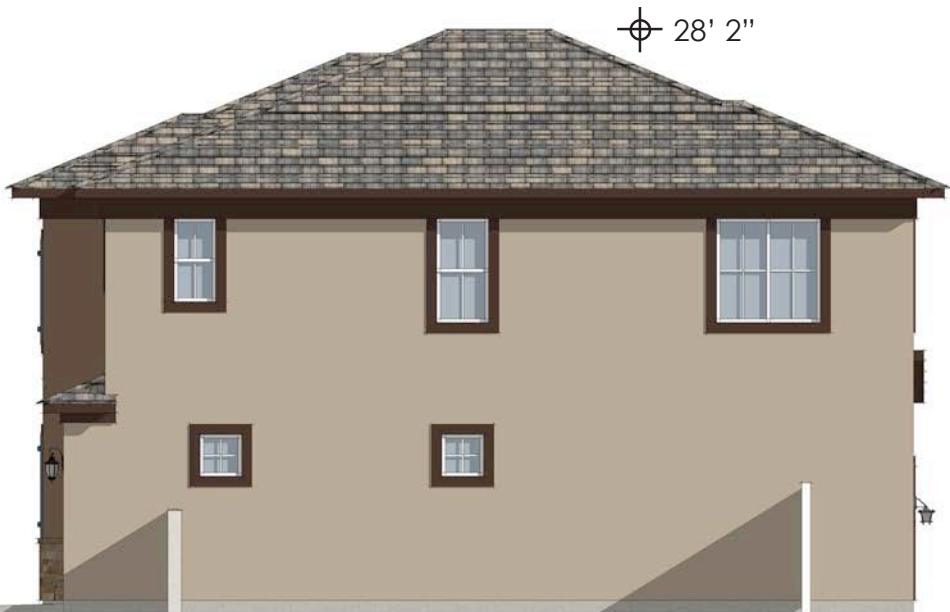


LEFT ELEVATION "B"

SCALE = 3/32"



ROOF PLAN "B"
SCALE = 3/32"



RIGHT ELEVATION "B"

SCALE = 3/32"



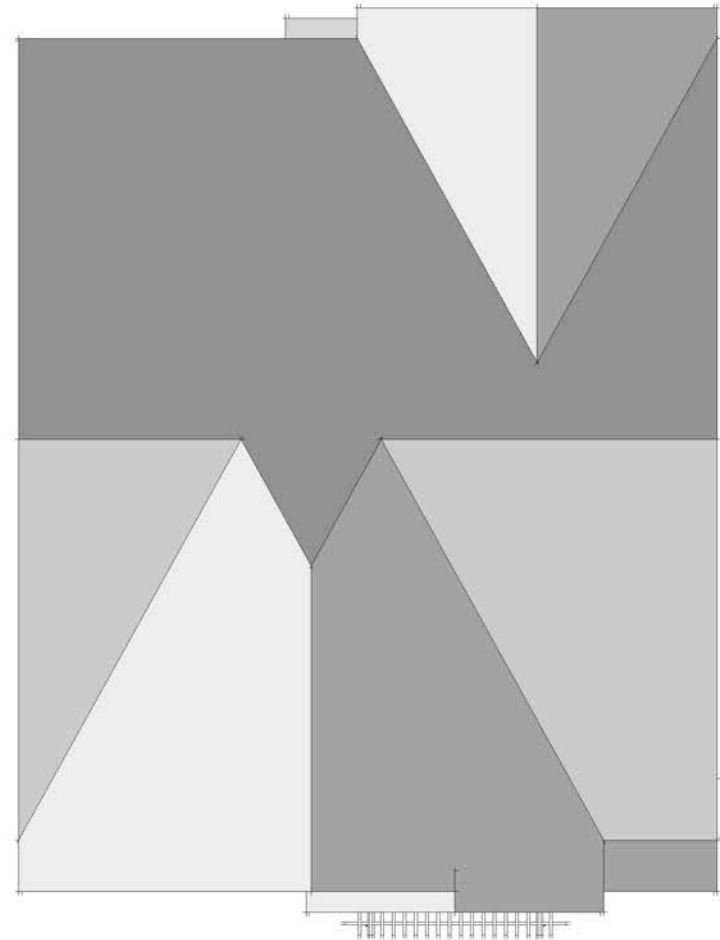
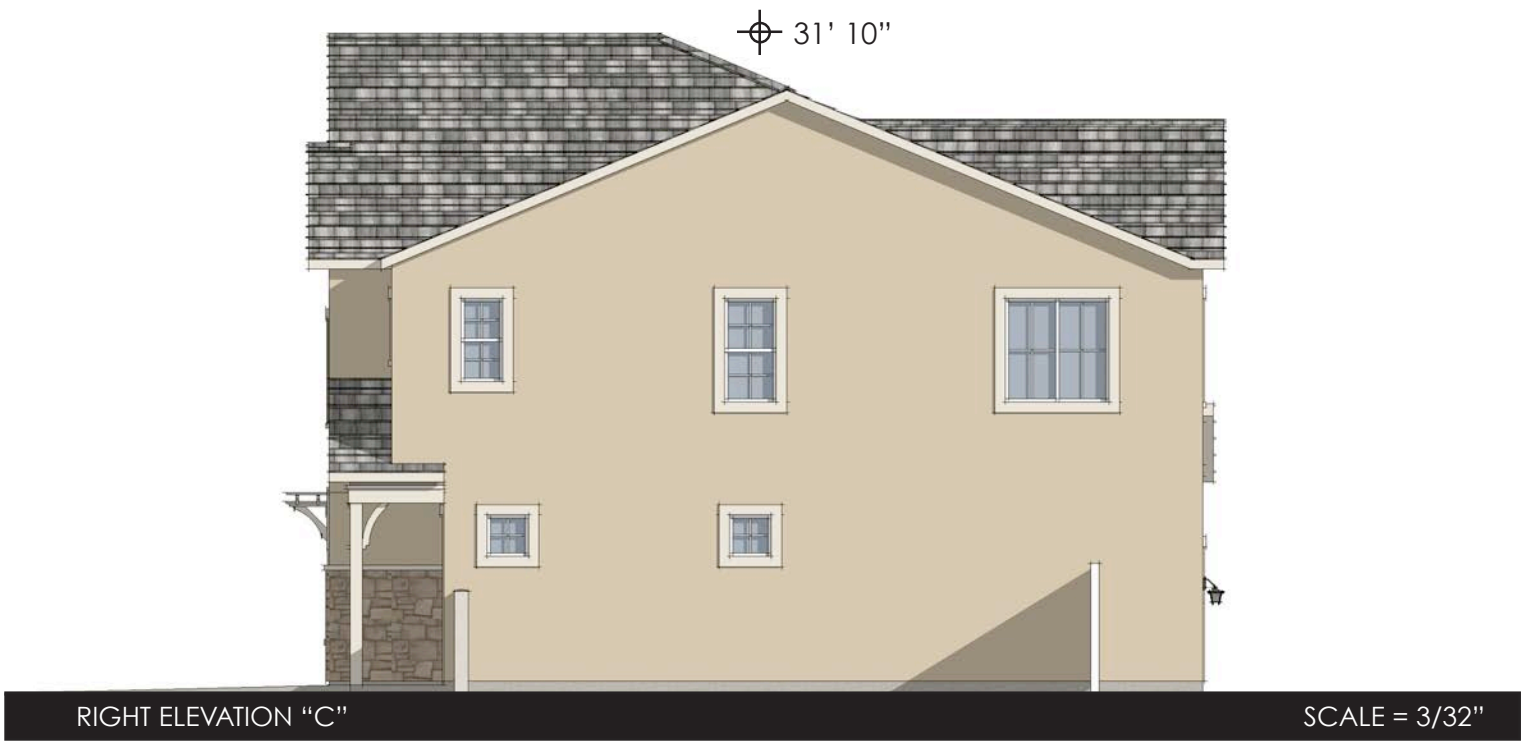
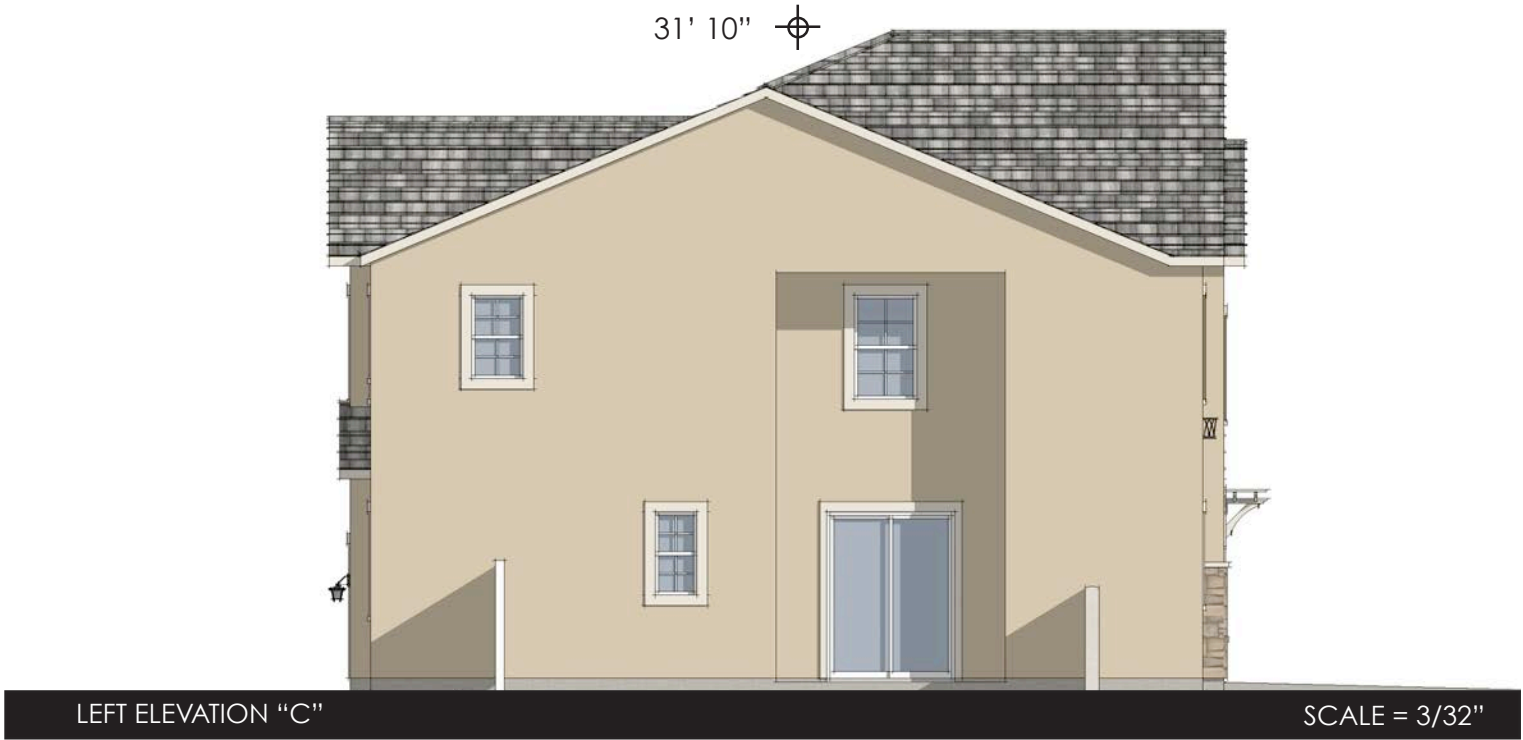
REAR ELEVATION "B"

SCALE = 3/32"

PLAN 4 - ELEVATION 'C' FRENCH ECLECTIC



PLAN 4 - ELEVATION 'C' SIDES & REAR



ROOF PLAN "C"

SCALE = 3/32"



COLOR PALETTES

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 1

Trim

Main Body

Roofing

Stone

Siding

Accent 1

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Soffer Tan	SW 6141	Stucco Body
Siding	Garret Gray	SW 6075	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Renwick Olive	SW 2815	Shutters, Front Door
Masonry	Chianti	Ancient Villa LedgeStone	Stone (when present)

Scheme 2

Trim

Main Body

Roofing

Stone

Siding

Accent 1

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Perfect Greige	SW 6073	Stucco Body
Siding	Otter	SW 6041	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Wheat Penny	SW 7705	Shutters, Front Door
Masonry	Toscana	Ancient Villa LedgeStone	Stone (when present)

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 3



Trim



Main Body



Roofing



Stone



Siding



Accent 1

LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Avenue Tan	SW 7543	Stucco Body
Siding	Nuthatch	SW 6088	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Outerspace	SW 6251	Shutters, Front Door
Masonry	Sevilla	Ancient Villa LedgeStone	Stone (when present)

Scheme 4



Trim



Main Body



Roofing



Stone



Siding



Accent 1

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Latte	SW 6108	Stucco Body
Siding	Portabello	SW 6102	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Rosemary	SW 6187	Shutters, Front Door
Masonry	Sienna	Ancient Villa LedgeStone	Stone (when present)

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 5

Trim

Main Body

Siding

Accent 1

Stone

Roofing

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Ivoire	SW 6127	Stucco Body
Siding	Sawdust	SW 6158	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Less Brown	SW 6040	Shutters, Front Door
Masonry	Sienna	Ancient Villa LedgeStone	Stone (when present)

Scheme 6

Trim

Main Body

Siding

Accent 1

Stone

Roofing

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Baguette	SW 6123	Stucco Body
Siding	Brevity Brown	SW 6068	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Iron Ore	SW 7069	Shutters, Front Door
Masonry	Sevilla	Ancient Villa LedgeStone	Stone (when present)

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

Scheme 7



Trim



Main Body



Siding



Accent 1



Stone



Roofing

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Whole Wheat	SW 6121	Stucco Body
Siding	Library Pewter	SW 0038	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Homburg Gray	SW 7622	Shutters, Front Door
Masonry	Toscana	Ancient Villa Ledgestone	Stone (when present)

Scheme 8



Trim



Main Body



Siding



Accent 1



Stone



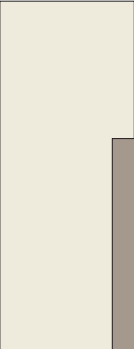
Roofing

LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Nomadic Desert	SW 6107	Stucco Body
Siding	Yearling	SW 7725	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Sealskin	SW 7675	Shutters, Front Door
Masonry	Sienna	Ancient Villa Ledgestone	Stone (when present)

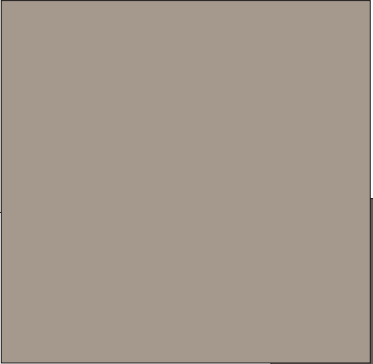
COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral

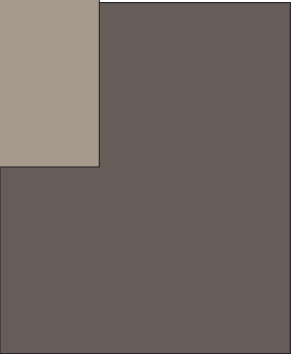
Scheme 9




Trim




Main Body




Siding



Accent 1



Stone



Roofing

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Sticks & Stones	SW 7503	Stucco Body
Siding	Manor House	SW 7505	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Rookwood Dark Red	SW 2801	Shutters, Front Door
Masonry	Toscana	Ancient Villa LedgeStone	Stone (when present)

DIAMOND CREEK 30 + 33

City of Roseville, California

July 18, 2018

DESIGN REVIEW SUBMITTAL

Prepared by Jeffrey DeMure + Associates Architects Planners, Inc.

LENNAR®

