RAYMUS HOMES

Manteca Trails, LLC

SUMMARY SELECTION SHEET

HOUSE NUMBER: 24000319
DEVELOPMENT: T5-Trails Unit 5
LOT NUMBER: 319
BUYER'S NAME: SPEC, 319
BUYER'S EMAIL:
JOB ADDRESS: 2183 APPALACHIAN AV
PHONE:
PERMIT NUMBER:
WO STAGE: 1
PO STAGE: 1
START:
SUPERCEDES START:

SUPERINTENDENT:
SUPER PHONE: ( ) -
SUPER EMAIL:

( )SALES SUPPORT | CONSTR SUPPORT( )
( )SALES MANAGER | CONSTR MANAGER ( )
ATTACHMENT:( )FACADE ( )FLOOR PLANS ( )OTHER

CHANGE ORD	DATE	ACCEPTED
001	03/10/26	03/11/26
002	05/06/26	05/06/26

COMPANY	DEV	HOUSE	BLOCK	LOT	MODEL/ELEVATION	RELEASED	ORIENT.
050	T5	24000319		319	CAM-CAMBRIA- 2398 B -ELEVATION - B	04/14/26	Per Plan

QTY	OPTION	DESCRIPTION/TAG
		Structural
1	10015	Secondary Suite
1	10024	Covered Patio
		Exterior Color Packages
1	12710	Elevation B Exterior Package
		#B2 - Stucco- KM4583 Canvas Cloth | Trim/Popouts/Horizontal Accents/Garage Door - KM4594 Bay Area | Front Door- KM5718-3 Waves of Grain | Stone- Koryak Ridge Stacked Stone | 1FACS0198-Slate Dunes Tan Flat Tile
		Electrical
1	20053	Pre-wire for Ceiling Fan at Patio with Switch. Install Blank Cover Plate
1	20059	Pre-wire for Two Future Pendant Lights over Kitchen Island with Dimmer Switch
1	20097	Four (4) LED Can Lights on One (1) Dimmer Switch
		at Great Room
		Kitchen Sink
1	27504	Included Amerisink Single Bowl Kitchen Sink AS112
		Plumbing Fixtures
1	30070	Plumbing Package #1 - Upgrade Standard Fixtures to Stainless Steel Finish (Kitchen & Bath Only)
		bath hardware to match stainless
		Entire Standard Home Entire Standard Home
		Bath 3 at Bed 4 Ste Add Bath 3

eci MarkSystems

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QTY	OPTION	DESCRIPTION/TAG
		Shower Doors/Medicine Cabinets
1	32550	Brushed Nickel Enclosure w/ Clear Glass at Primary Bath
1	32552	Brushed Nickel Enclosure w/ Clear Glass at Bath 3
		Appliances
1	35095	Included Appliance Package - Samsung Micro ME17R7021ES | Samsung Smart Range NX60A6311SS | Samsung 53dBA Dishwasher DW80CG4021SR
		Doors and Hardware
1	40024	Included Tavaris Front Door Handle Set
1	40034	Included Pismo Style Interior Knobs
		Cabinets
1	50000	Cabinets - Whole House, Entire Standard Home
		KCO114SQ-RG at all cabinet doors & PCO96-RG at all cabinet drawers
		Entire Standard Home Painted Shaker w/GRP1 Hardware
		Winter White
1	50010	Cabinets - Optional Bath 3
		KCO114SQ-RG at all cabinet doors & PCO96-RG at all cabinet drawers
		Bath 3 at Bed 4 Ste Painted Shaker w/GRP1 Hardware
		Winter White
		Kitchen Countertops
1	52529	Granite/ Quartz Kitchen Countertop - Level 3
		Serene Quartz | Square Edge Detail | No Quartz Backsplash
		Tile Backplash (Kitchen/Bath)
1	55031	Full Tile Kitchen Backsplash- Level 2
		Raku White Matte | 3 x 12 | #642 Ash Grout | Horizontal Subway Set
		Floor Tile
1	57600	Primary Bath Floor Tile Level A
		Brook II Cream | 13 x 13 | #643 Warm Gray Grout | Standard Square Layout
1	57610	Bath 2 Floor Tile Level A
		Brook II Cream | 13 x 13 | #643 Warm Gray Grout | Standard Square Layout
1	57620	Bath 3 Floor Tile Level A
		Brook II Cream | 13 x 13 | #643 Warm Gray Grout | Standard Square Layout
		Laminate Flooring
1	60571	Dining Laminate Floor Level 1

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QTY	OPTION	DESCRIPTION/TAG
		Arden Cliffs- Aged Burlap Oak-849 Laminate | Front-to-Back Layout (includes Great Room)
1	60691	Entry Laminate Floor Level 1
		Arden Cliffs- Aged Burlap Oak-849 Laminate | Front-to-Back Layout (includes Powder Bath)
1	60701	Laundry Laminate Floor Level 1
		Arden Cliffs- Aged Burlap Oak-849 Laminate | Front-to-Back Layout
1	60711	Kitchen Laminate Floor Level 1
		Arden Cliffs- Aged Burlap Oak-849 Laminate | Front-to-Back Layout
		Carpet/Padding
1	62570	Primary Bedroom - Carpet Level A
		BP56C Reactivate-728 Sugar Cookie
1	62580	Primary Walk-in Closet - Carpet Level A
		BP56C Reactivate-728 Sugar Cookie
1	62690	Bedroom 2 - Carpet Level A
		BP56C Reactivate-728 Sugar Cookie
1	62700	Bedroom 3 - Carpet Level A
		BP56C Reactivate-728 Sugar Cookie
1	62750	Flex - Carpet Level A
		BP56C Reactivate-728 Sugar Cookie
1	62780	Stairs - Carpet Level A
		BP56C Reactivate-728 Sugar Cookie
1	62840	Secondary Suite - Carpet Level A
		BP56C Reactivate-728 Sugar Cookie
		Bathroom Countertops/Surrounds
1	67516	Included Piedrafina Vanity Top- Primary Bath
		Glacier White
1	67517	Included Piedrafina Vanity Top- Bath 2
		Glacier White
1	67518	Included Piedrafina Vanity Top- Bath 3
		Glacier White
1	67528	Included Piedrafina Shower Surround- Primary Bath
		Glacier White
1	67529	Included Piedrafina Shower Surround- Bath 3
		Glacier White

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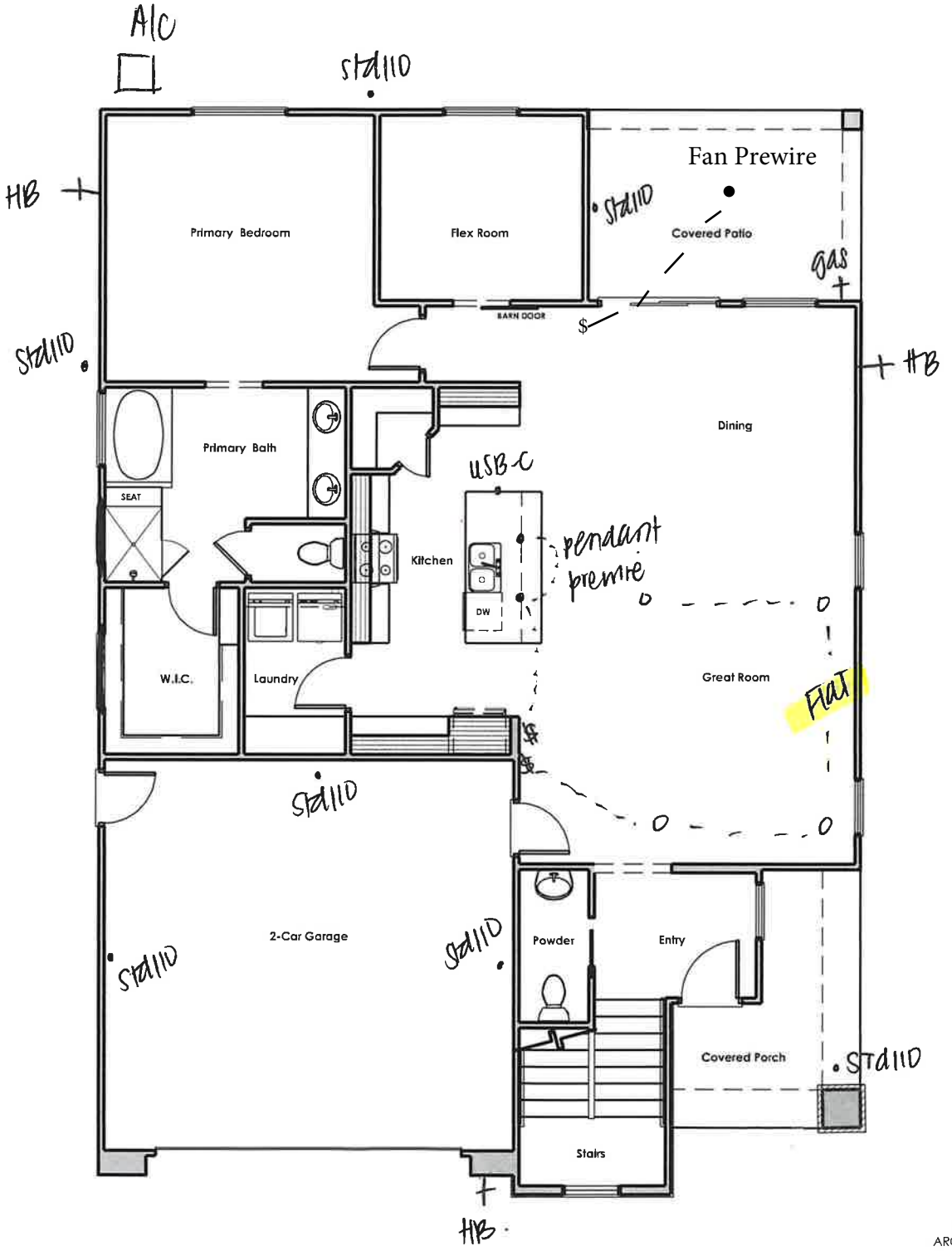
QTY	OPTION	DESCRIPTION/TAG
		Laundry Countertops
1	68008	Included Piedrafina Laundry Countertop Glacier White
		Interior Paint
1	70008	Included One-Color Interior Paint. SW7005 Pure White- (Flat fininsh on walls, ceilings & closets) | Semi-Gloss finish at kitchen, bath & laundry walls & ceilings, baseboards, doors/trim & windowsills).
		Stair Railing
1	80048	Open Rail -Paint Grade with Horizontal Stainless Steel at Bed 4 Suite Option painted SW7005 Pure White

ELECTRICAL

Strand Collection at the Trails

2,398 Square Feet
Three Bedrooms Two and a Half Baths

Lot 319



PLANNING
ARCHITECTURE
api

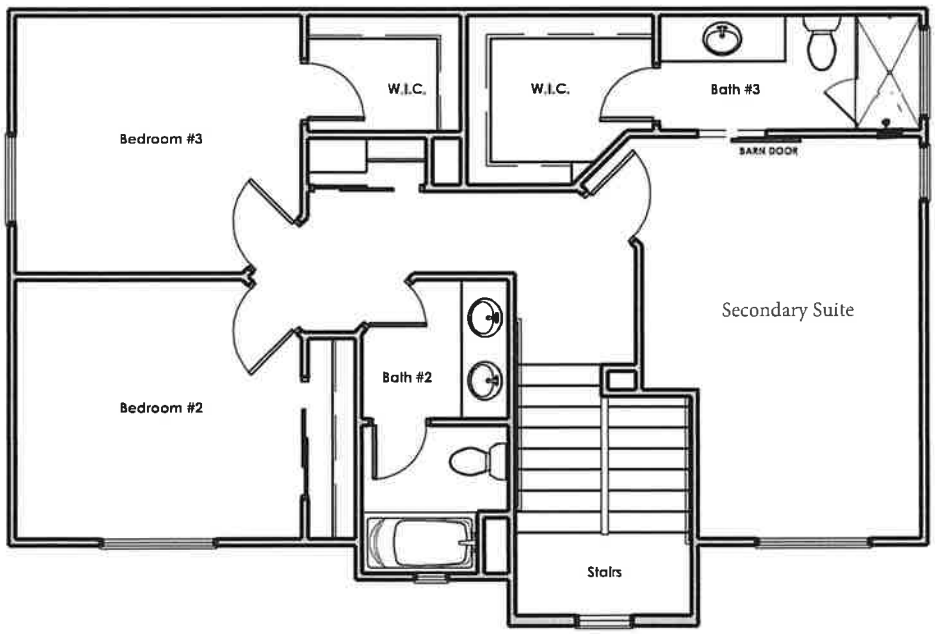
COVERED PATIO OPTION

Electrical

Strand Collection at the Trails

2,398 Square Feet
Four Bedrooms Three and a Half Baths

Lot 319



PLANNING
ARCHITECTURE
api

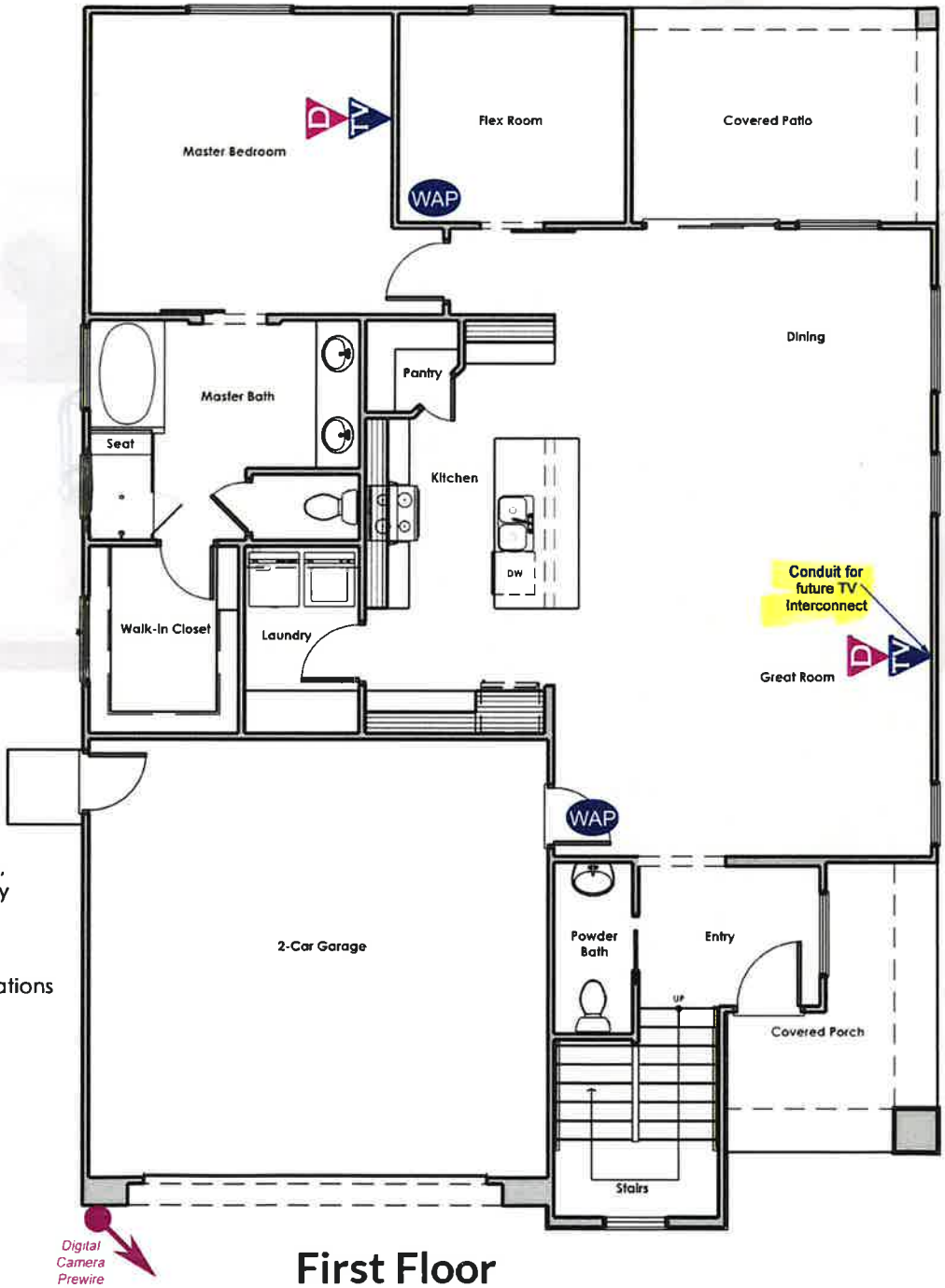
Secondary Suite Option

STANDARD STRUCTURED WIRING

Plan 2398 Cambria

RAYMUS HOMES

Lot 319



First Floor

STANDARD STRUCTURED WIRING

- Dual Jack (TV/Data) in Great Room, Master Bedroom, and all Secondary Bedrooms
- Conduit for future TV Interconnect
- Conduit into attic at Panel
- 2 Wireless Access Point Prewire Locations
- 1 Digital Camera Prewire Location

ARVIN HOME SYSTEMS
STRUCTURED WIRING

- TV - TV WIRE (RG6)
- D - DATA (CAT5)
- WAP - WIRELESS ACCESS POINT PREWIRE
- PANEL - MEDIA PANEL

Please Note: All locations shown are approximate only and not to scale. Final locations will be subject to framing, hvac, plumbing and electrical concerns.

Please Note: All Phone, TV and Data locations shown are at electrical outlet height unless otherwise noted

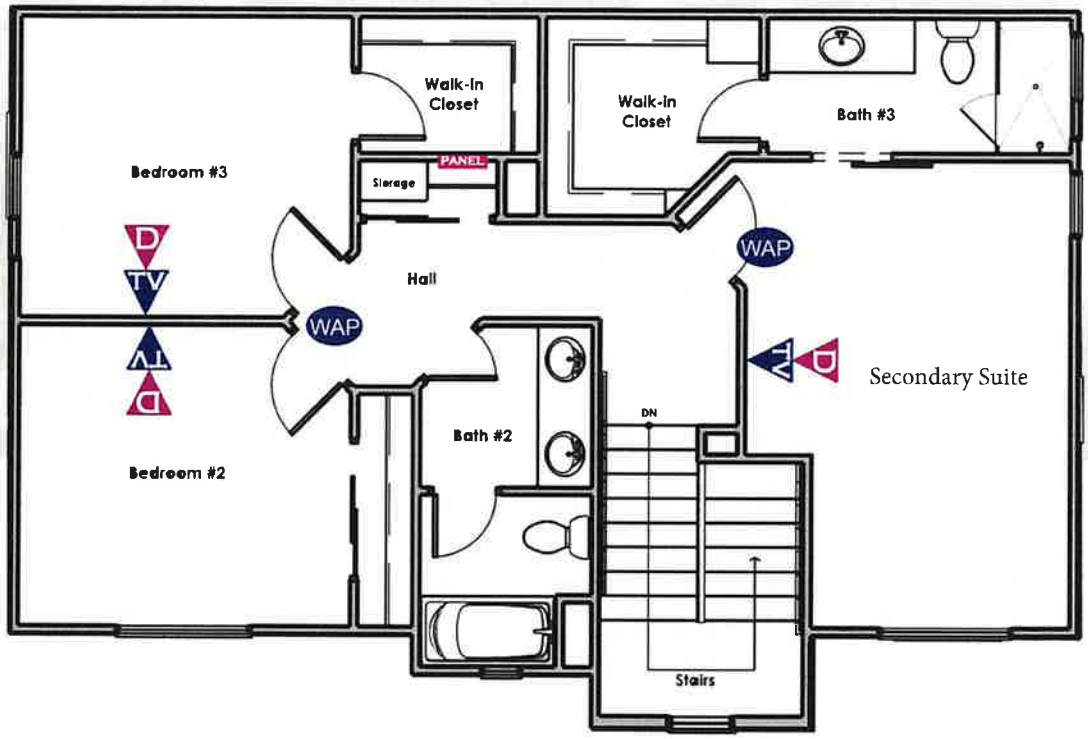
STRAND COLLECTION AT THE TRAILS

STANDARD STRUCTURED WIRING

RAYMUS HOMES

lot 319

Plan 2398
Cambria



STANDARD STRUCTURED WIRING
- Dual Jack (TV/Data) in Great Room, Master Bedroom, and all Secondary Bedrooms
- Conduit for future TV Interconnect
- Conduit into attic at Panel
- 2 Wireless Access Point Prewire Locations
- 1 Digital Camera Prewire Location

Secondary Suite Option

Second Floor

ARVIN HOME SYSTEMS
STRUCTURED WIRING

TV - TV WIRE (RG6)
D - DATA (CAT5)
WAP - WIRELESS ACCESS POINT PREWIRE
PANEL - MEDIA PANEL

Please Note: All locations shown are approximate only and not to scale. Final locations will be subject to framing, hvac, plumbing and electrical concerns.

Please Note: All Phone, TV and Data locations shown are at electrical outlet height unless otherwise noted

Elevation

Strand Collection at the Trails

2,398 Square Feet
Three Bedrooms Two and a Half Baths

Lot 319



ELEVATION B

PLANNING
ARCHITECTURE
api



BARBOSA CABINETS, INC

PREMIERE BOARD

LEVEL 1

Lot 319



K-910H SKU#
KI116- STYLE#
BC or PC STANDARD
Knob - Island - 1 1/16"



P-93096 SKU#
PMA96- STYLE#
B, BC, ORB, P, PC, RG
Pull - Madison - 96mm CC x 4 1/2"



K-94723 SKU# at doors
KCO114SQ- STYLE#
B, ORB, P, PC, RG, SN
Knob - Colorado - 1 1/4" Square



P-1096 SKU#
P896- STYLE#
B, BC, ORB, P, PC, RG
Pull - Bar 96mm CC - 6" OL



K-81091 SKU#
KCH114SQ- STYLE#
ASB, ASP, B, ORB, PC, RG, SN, WB
Knob - Charlotte - 1 1/4" Square



P-91496 SKU#
PSLA96- STYLE#
BC, ORB
Pull - St. Louis Arch - 96mm CC - 5 1/4"



P-86373 SKU#
PV96- STYLE#
B, BC, ORB, P, PC, RG
Pull - Vail - 96mm CC - 4 1/2" OL



P-97096 SKU#
PVAL96- STYLE#
B, SN
CC - 5 1/2" OL



P-92836 SKU# at drawers
PCO96- STYLE#
B, BC, ORB, P, PC, RG
Pull - Colorado - 96mm CC - 4 1/2" OL



P-92926 SKU#
PM96- STYLE#
B, BC, ORB, P, PC, RG
Pull - Manhattan - CC -



P-81092 SKU#
PCH96- STYLE#
ASB, ASP, B, ORB, PC, RG, WB
Pull - Charlotte - 96mm CC - 4 5/8" OL



P-87226 SKU#
PMSQ96- STYLE#
B, BC, ORB, P, PC, RG
Pull - Modern Square - 96mm CC - 4 1/4"

ASB - ANTIQUE SATIN BRASS	BC - BRUSHED CHROME	PB - POLISHED BRASS	SB - SATIN BRASS
ASP - ANTIQUE SATIN PEWTER	ORB - OIL RUBBED BRONZE	PC - POLISHED CHROME	SN - SATIN NICKEL
B - BLACK	P - PEWTER	RG - ROSE GOLD	WB - WEATHERED BLACK

BARCAB.COM
info@barcab.com

2020 E. Grant Line Road
Tracy, CA 95304

(209) 836-2501 office
(209) 836-0847 fax

KC MA KITCHEN CABINET MANUFACTURERS ASSOCIATION

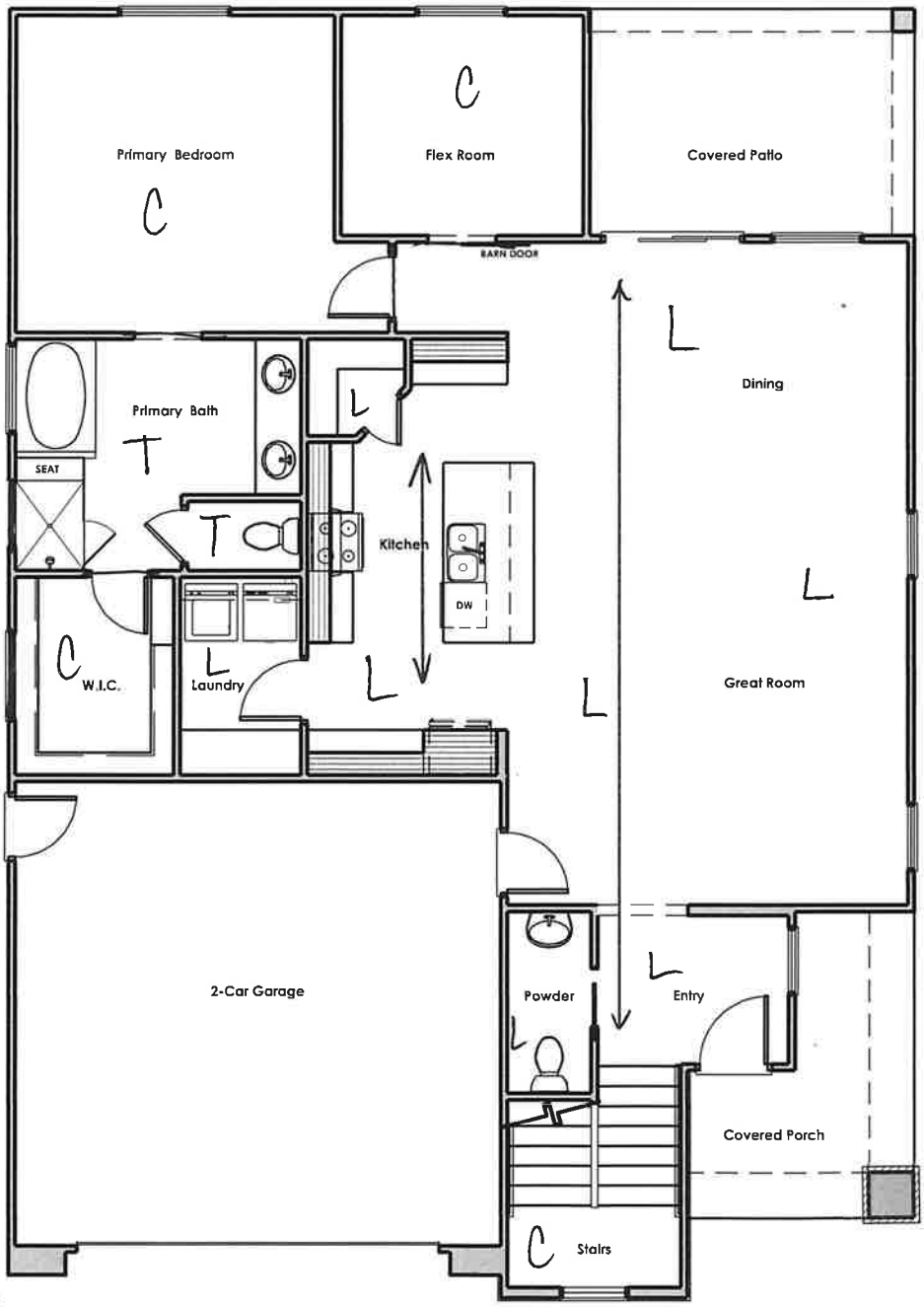
FSC

Flooring

Strand Collection at the Trails

2,398 Square Feet
Three Bedrooms Two and a Half Baths

Lot 319



L = Laminate
T = Tile
C = Carpet

COVERED PATIO OPTION

PLANNING
ARCHITECTURE
api

Lot 319

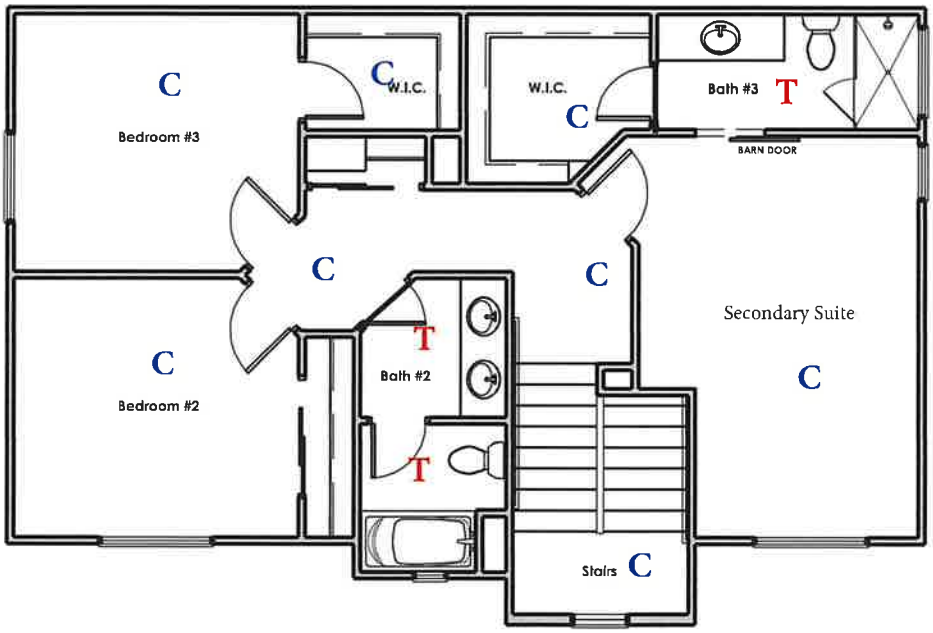
Strand Collection at the Trails

2,398 Square Feet
Four Bedrooms Three and a Half Baths

Included Flooring

T = Tile

C = Carpet



Secondary Suite Option

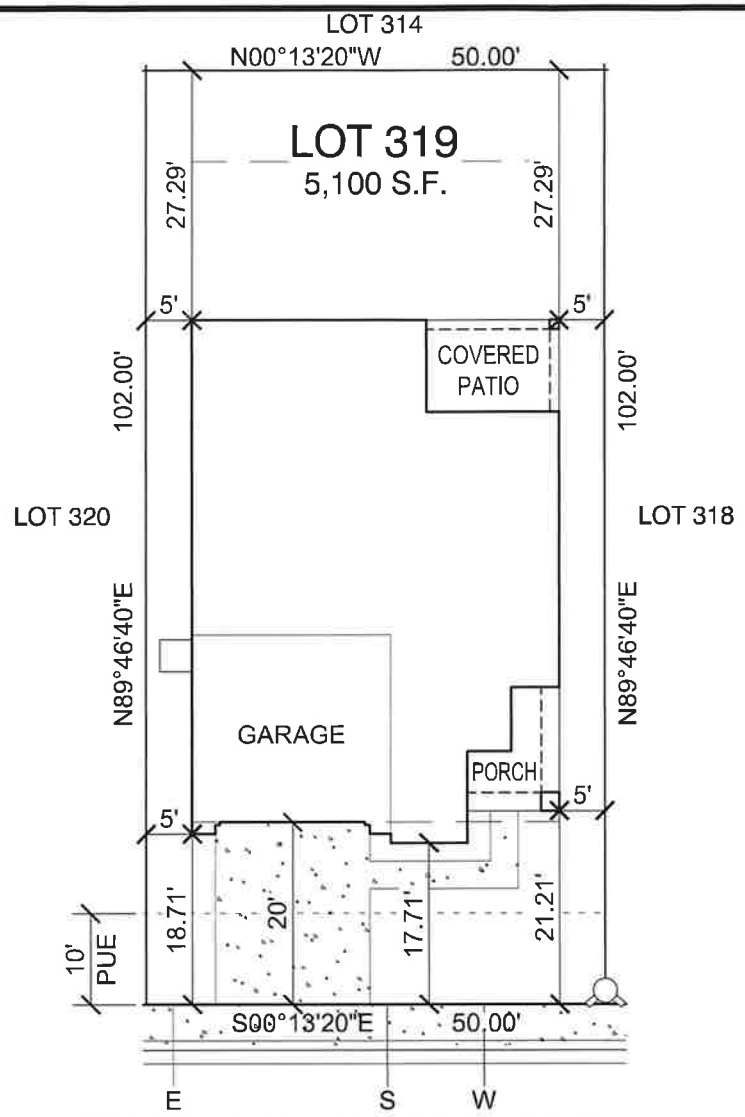
PLANNING
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LEGEND

PUBLIC UTILITY EASEMENT	PUE
WATER SERVICE	W
SEWER SERVICE	S
ELECTRICAL SERVICE	E
FIRE HYDRANT	
ELECTROLIER	
CURB INLETS	
ELECTRICAL	E
GAS	G
TELECOM	T
CATV	C
BROADBAND	B
TRANSFORMER	
GRADING STRIP	

NORTH

SCALE 1" = 20'



DRAWN BY: RP

DATE: MARCH 4, 2026

REVISED: MARCH 10, 2026

2183 APPALACHIAN AVENUE

APN: 268-330-60

THE TRAILS OF MANTECA, UNIT NO. 5

FLOOR PLAN: 2398 - "B"	LIVING SPACE: 2,398 SQ. FT.	GARAGE SPACE: 451 SQ. FT.
PORCH/PATIO SPACE: 102 / 143 SQ. FT.	LOT COVERAGE: 2,201 SQ. FT.	LOT COVERAGE AREA: 43.2%
FRONT YARD: 574 SQ. FT.	OPTIONS: BEDROOM 4 SUITE, COVERED PATIO	

NOTES:

1. ALL GROUND SHALL SLOPE AWAY FROM BUILDING WITH A DRAINAGE SWALE CONSTRUCTED TO MAINTAIN POSITIVE DRAINAGE.
2. FINAL FENCE LOCATIONS TO BE DETERMINED BY THE CONTRACTOR.
3. UNAUTHORIZED CHANGES & USES: NEITHER RAYMUS HOMES NOR MCR ENGINEERING WILL BE HELD RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THIS PLOT. ALL CHANGES TO THIS PLOT MUST BE APPROVED IN WRITING BY THE ENGINEER. PHOTOCOPYING/OTHER FORMS OF REPRODUCTION OF THIS PLOT MAY EFFECT ITS SCALABLE DIMENSIONS.
4. DUE TO THE UNIQUE CONDITIONS OF THIS LOT, THE BUYER HAS WALKED AND APPROVED THE SITE. SPOT ELEVATIONS ARE APPROXIMATE. CURB DRAIN LOCATIONS AND FINAL GRADING CONDITIONS MAY VARY. THE INFORMATION ON THIS PLOT PLAN IS PROVIDED FOR YOUR CONVENIENCE AS A GUIDE TO THE GENERAL LOCATION OF THE SUBJECT PROPERTY. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED, NOR IS IT A PART OF ANY POLICY, REPORT OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS. UTILITY BOXES AND TRANSFORMERS MAY BE MOVED OR ADDED AT THE DISCRETION OF THE UTILITY COMPANIES.
5. REFER TO RECORDED FINAL MAP 44-M&P-114 FOR PROPERTY MONUMENTATION.

R|H RAYMUS HOMES

RAYMUS HOMES
1433 MOFFAT BLVD.
SUITE 13, P.O. BOX 2188
MANTECA, CA 95336
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MCR ENGINEERING
www.mcreng.com

MCR ENGINEERING, INC.
1242 DUPONT COURT
MANTECA, CA 95336
TEL : (209) 239 - 6229
FAX : (209) 239 - 8839

BY SIGNING THIS, I AFFIRM THAT I HAVE PHYSICALLY WALKED THIS HOME SITE

BUYER'S SIGNATURE: _____ DATE _____ BUYER'S SIGNATURE _____ DATE _____

Lot 319

Strand Collection at the Trails

2,012 Square Feet



ELEVATION B



ELEVATION B
EXTERIOR PACKAGE 2

DETAILS

Stucco: KM4583 Canvas Cloth
Trim: KM4594 Bay Area
Pop outs: KM4594 Bay Area
Horizontal Accents: KM4594 Bay Area
Front Door: KM5718-3 Waves of Grain
Garage Door: KM4594 Bay Area
Stone: El Dorado Stone- Koryak Ridge