

STREETSCAPE EXHIBIT

ELEVATION [ULL]
PLAN 3 V429
COLOR SCHEME 6
URBAN LIFESTYLE

ELEVATION [SCL]
PLAN 1 V085
COLOR SCHEME 1
SPANISH COLONIAL

ELEVATION [ULL]
PLAN 2 V120
COLOR SCHEME 5
URBAN LIFESTYLE

ELEVATION [PRL]
PLAN 1 V085
COLOR SCHEME 7
PRAIRIE

ELEVATION [SCL]
PLAN 2 V120
COLOR SCHEME 2
SPANISH COLONIAL

ELEVATION [PRL]
PLAN 3 V429
COLOR SCHEME 9
PRAIRIE

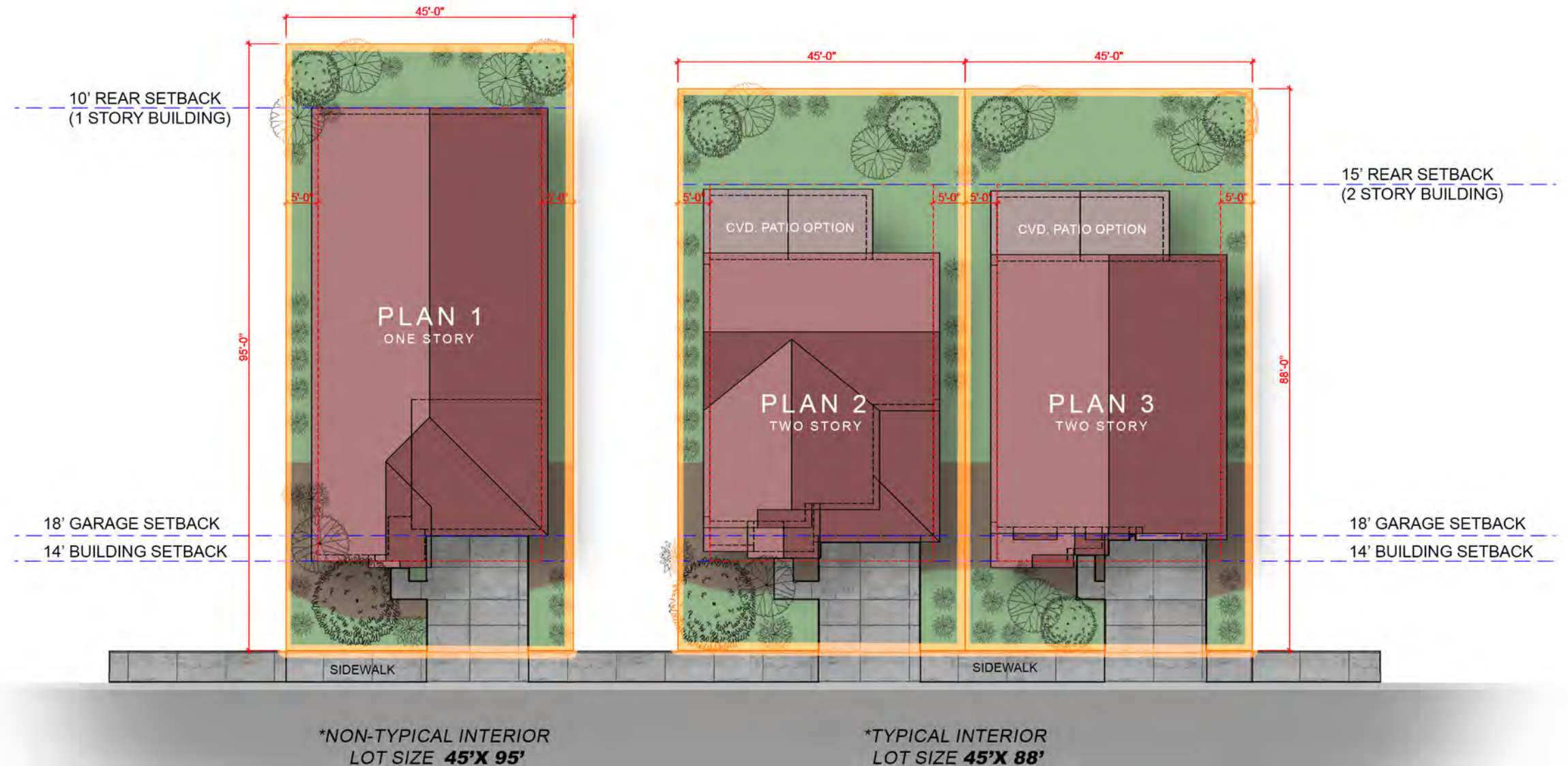


LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

SETBACK EXHIBIT

Exhibit E-1: RS/DS Development Standards

Single Family with Attached Sidewalk ⁴	
Lot Size (minimum)	
Area, Interior Lot	3,000 sq. ft.
Area, Corner Lot	3,300 sq. ft.
Width, Interior	45 ft.
Width, Corner	52.5 ft.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling; 1 second unit
Setbacks (minimum)	
Front ¹	14 ft. to living space or side wall of garage; 18 ft. min. driveway depth w/roll up garage door.
Sides ^{2,3}	5 ft. interior; 12.5 ft. street side on corner
Rear	10 ft. to 1 st story wall 15 ft. to 2 nd story wall
Coverage (maximum)	
Site Coverage	None & no min. usable open space required
Height (maximum)	
Height	35 ft.
Other Provisions	
Front Yard Stagger	None required, but optional per unit design
2nd story wall separation	10 ft.
Two-story unit mix	No limit
Stagger for 3 rd car garages	2 ft. between 3rd car bay and two-car garage



PLAN 1 V085



MAIN LEVEL

SQUARE FOOTAGE ANALYSIS

MAIN LEVEL DWELLING	1,907 sq.ft.
2 CAR GARAGE COVERED PORCH	404 sq.ft.
	36 sq.ft.

FRONT ELEVATION CONCEPT | PLAN 1 V085

SPANISH COLONIAL
ELEVATION [SCL] - SCHEME [1]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

1
Scheme

ROOF TILE

VILLA 900
CASA GRANDE BLEND

TRIM / ACCENTS

SW 6081
DOWN HOME

STUCCO BODY

SW 7003
TOQUE WHITE

SECONDARY STUCCO

SW 6080
UTTERLY BEIGE

WINDOW FRAME

WHITE

FRONT DOOR

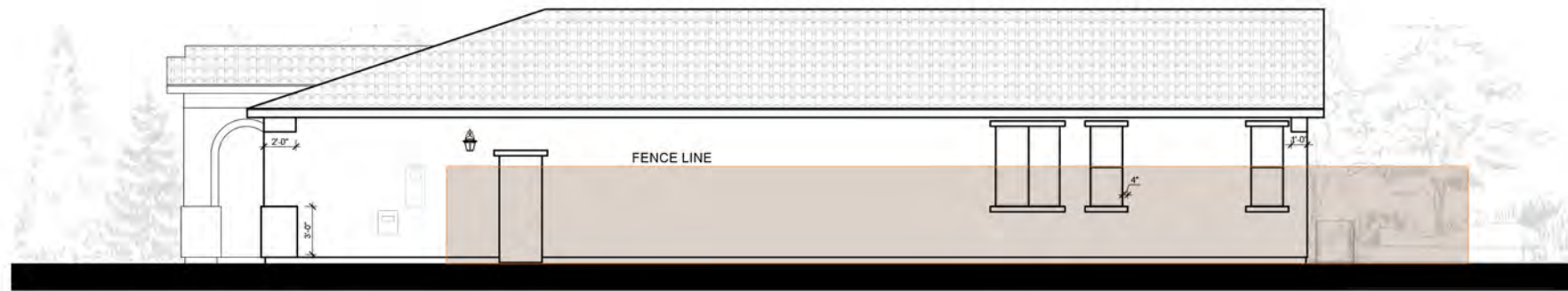
SW 6090
JAVA

GARAGE DOOR / FASCIA

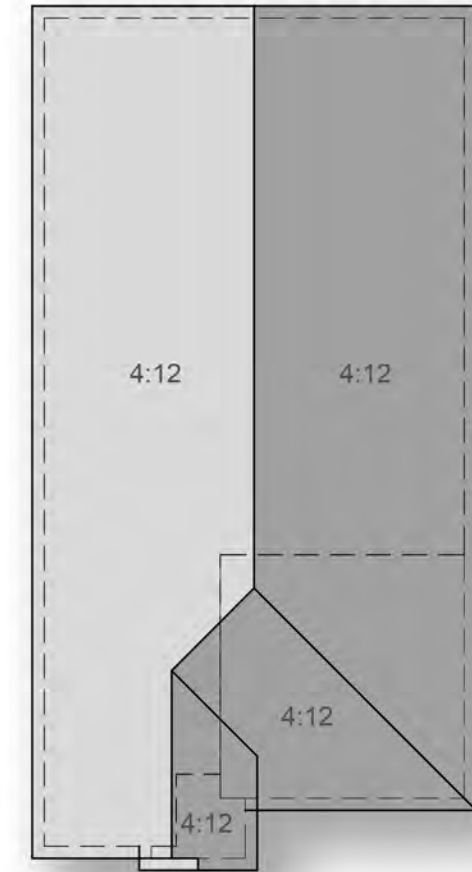
SW 6090
JAVA

ELEVATIONS [SCL] | PLAN 1 V085

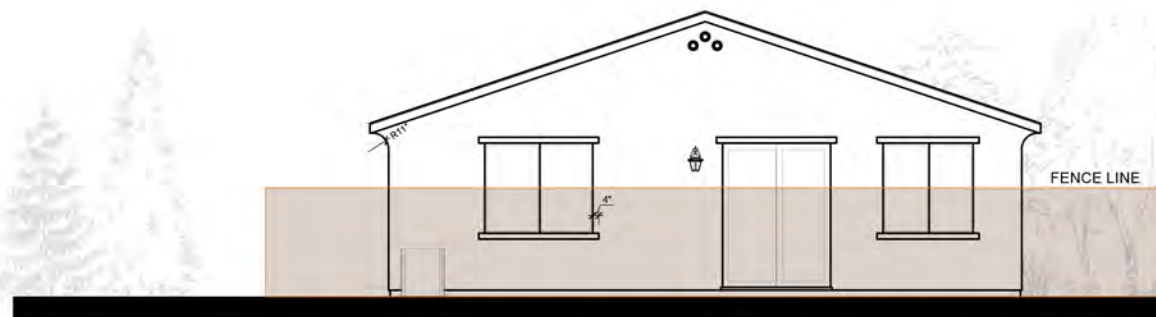
SPANISH COLONIAL



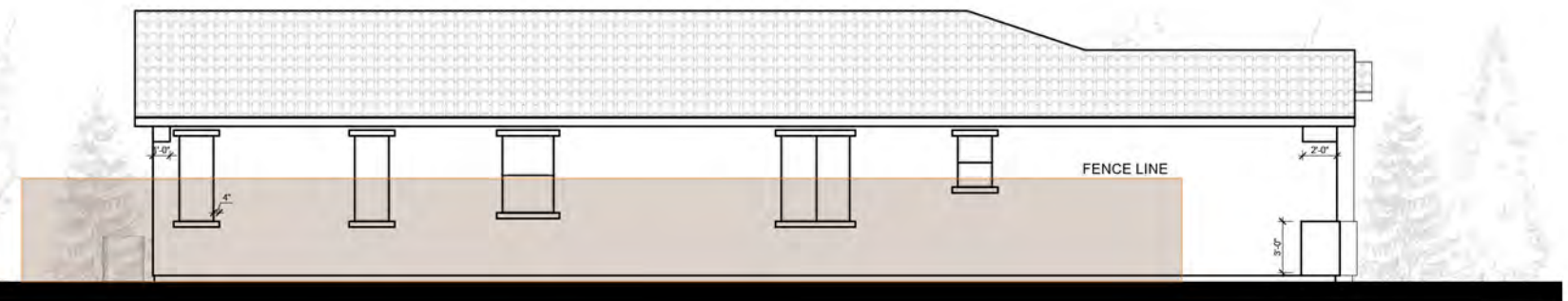
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION CONCEPT | PLAN 1 V085

URBAN LIFESTYLE

ELEVATION [ULL] - SCHEME [4]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

4
Scheme

ROOF TILE

BEL AIR
4502 ARCADIA
CANYON BROWN
FASCIA / TRIM / ACCENTS

SW 7003
TOQUE WHITE
STUCCO BODY

SW 7003
TOQUE WHITE
EXTERIOR SIDING

SW 7045
INTELLECTUAL GRAY
WINDOW FRAME

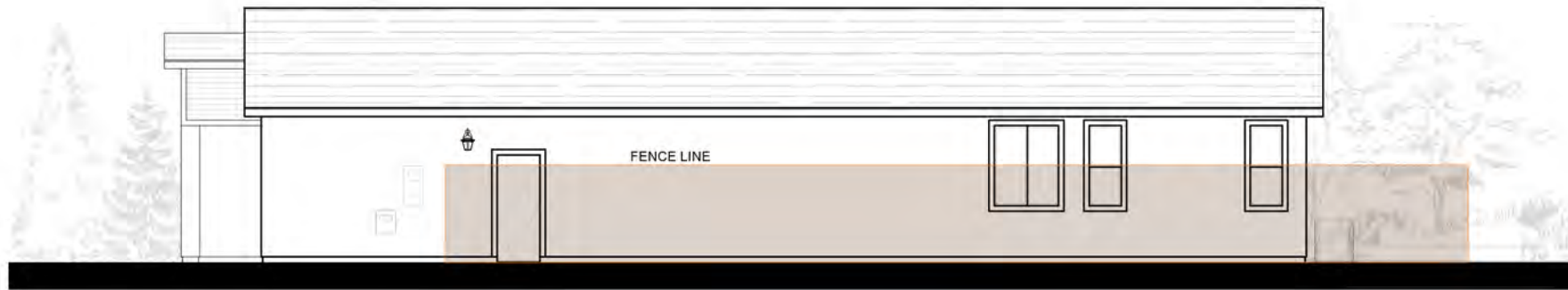
WHITE
FRONT DOOR

SW 0048
BUNGLEHOUSE BLUE
GARAGE DOOR

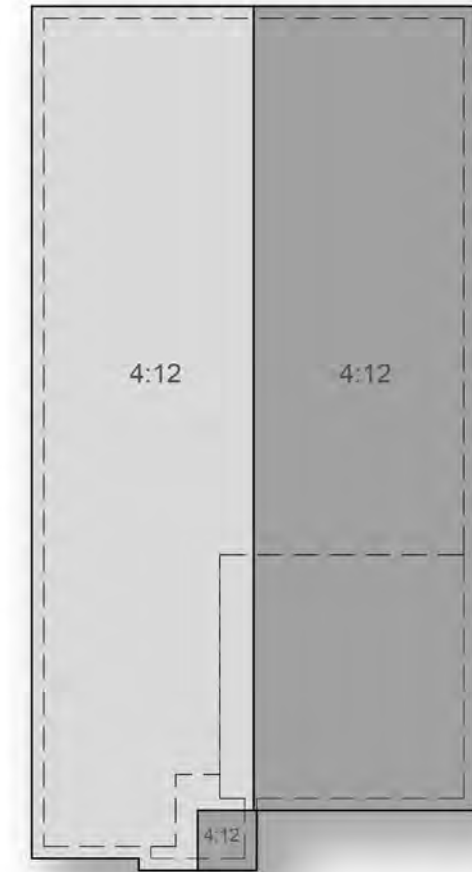
SW 7020
BLACK FOX

ELEVATIONS [ULL] | PLAN 1 V085

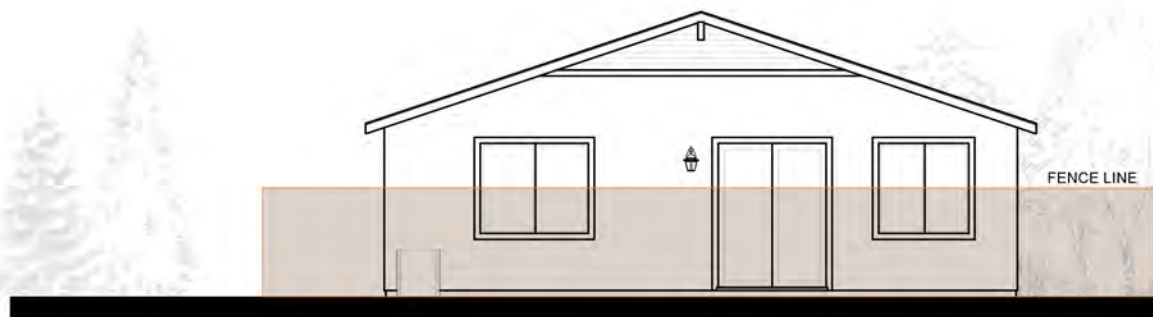
URBAN LIFESTYLE



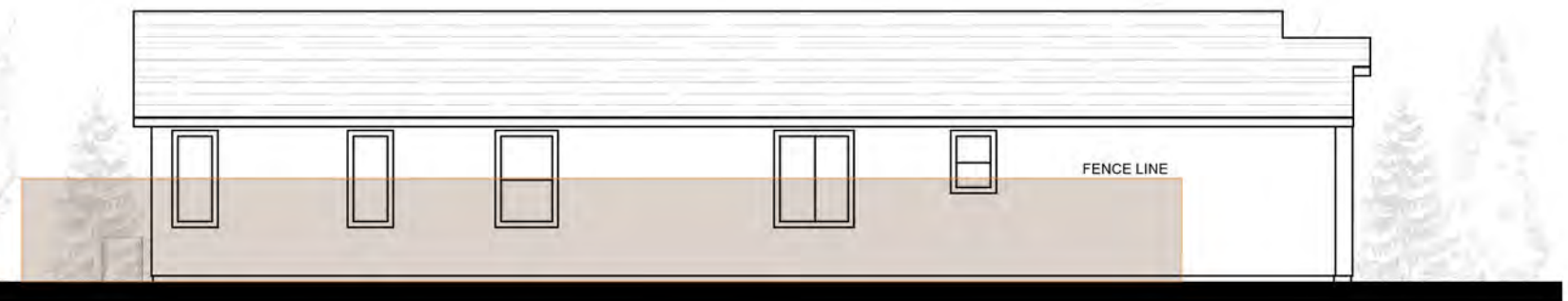
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION CONCEPT | PLAN 1 V085

PRAIRIE

ELEVATION [PRL] - SCHEME [7]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

7
Scheme

ROOF TILE

BEL AIR
4743 COCOA RANGE

TRIM

SW 7515
HOMESTEAD BROWN

STUCCO BODY / FASCIA

SW 7044
AMAZING GRAY

SECONDARY STUCCO

SW 0024
CURIO GRAY

STONE VENEER

RIDGETOP18
WHISPER WHITE

WINDOW FRAME

WHITE

FRONT DOOR

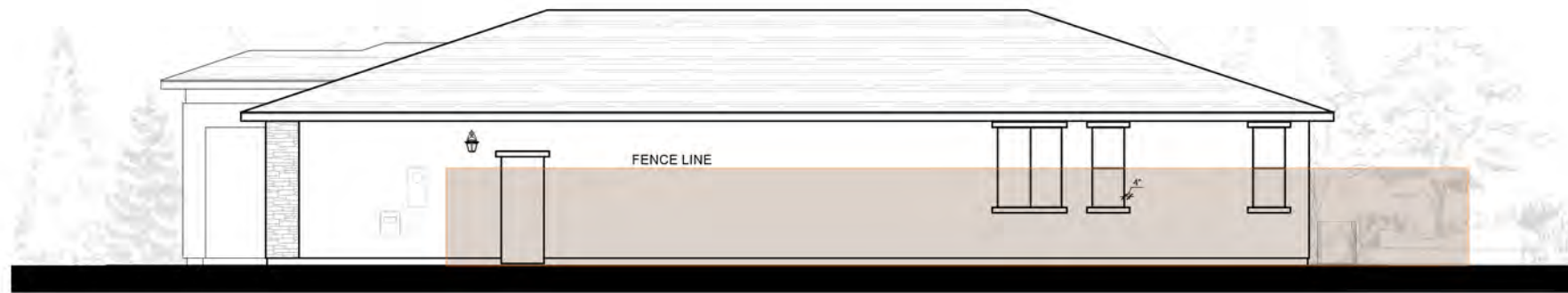
SW 9154
PERLE NOIR

GARAGE DOOR

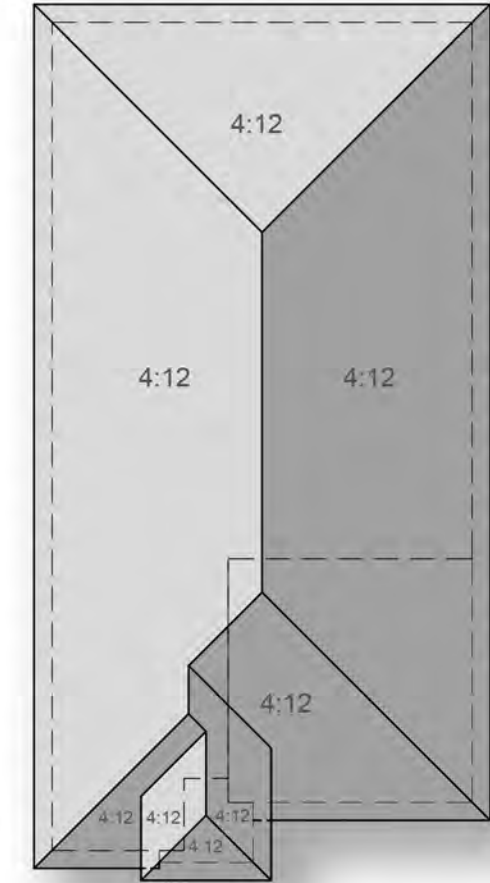
SW 7515
HOMESTEAD BROWN

ELEVATIONS [PRL] | PLAN 1 V085

PRAIRIE



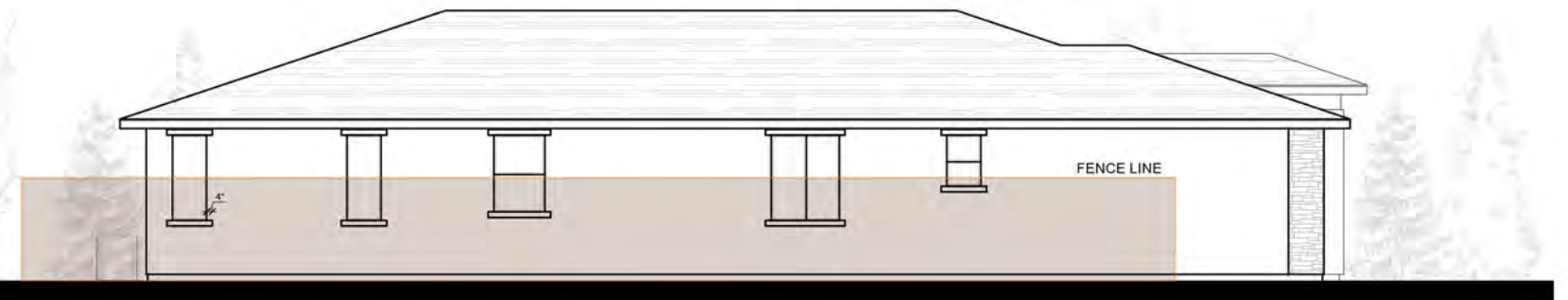
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12

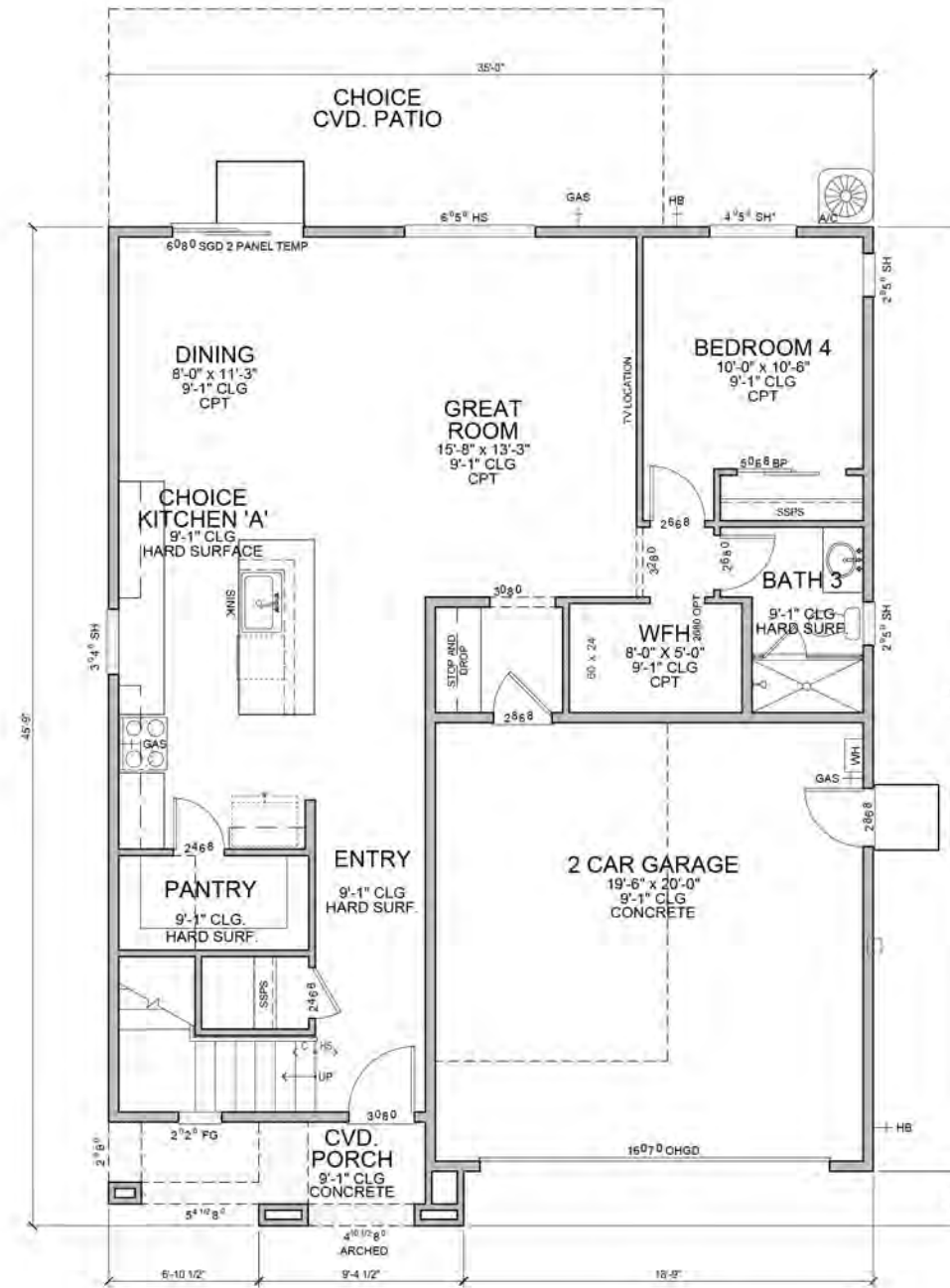
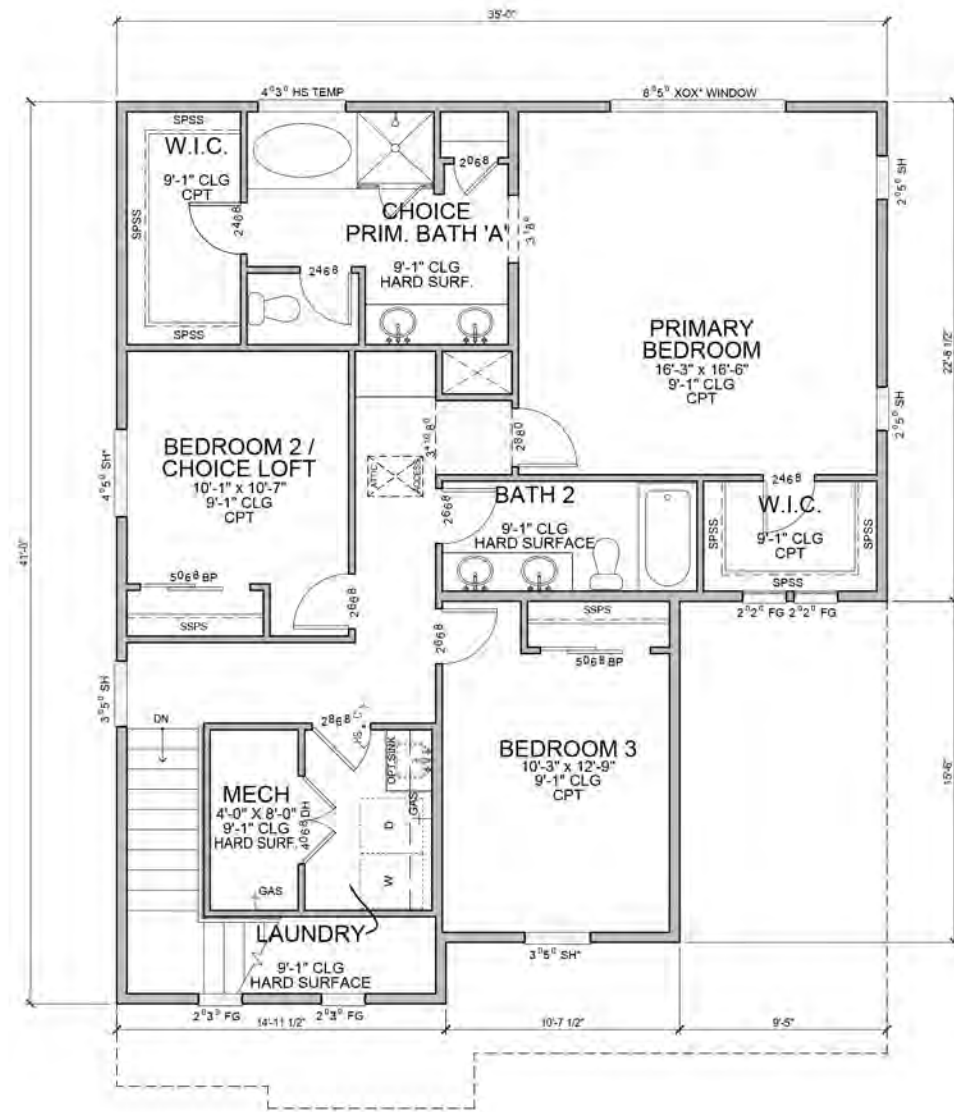


REAR ELEVATION



LEFT ELEVATION

PLAN 2 V120



SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	1,068 SQ.FT.
UPPER LEVEL	1,158 SQ.FT.
DWELLING	2,226 SQ.FT.
<hr/>	
2 CAR GARAGE	413 SQ.FT.
COVERED PORCH	62 SQ.FT.
COVERED PATIO OPTION	260 SQ.FT.

FRONT ELEVATION CONCEPT | PLAN 2 V120

SPANISH COLONIAL
ELEVATION [SCL] - SCHEME [2]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

2
Scheme

ROOF TILE

CAPISTRANO
3555 ALHAMBRA

FASCIA

SW 6081
DOWN HOME

STUCCO BODY

SW 7000
IBIS WHITE

SECONDARY STUCCO / TRIM

SW 9170
ACIER

WINDOW FRAME

WHITE

FRONT DOOR

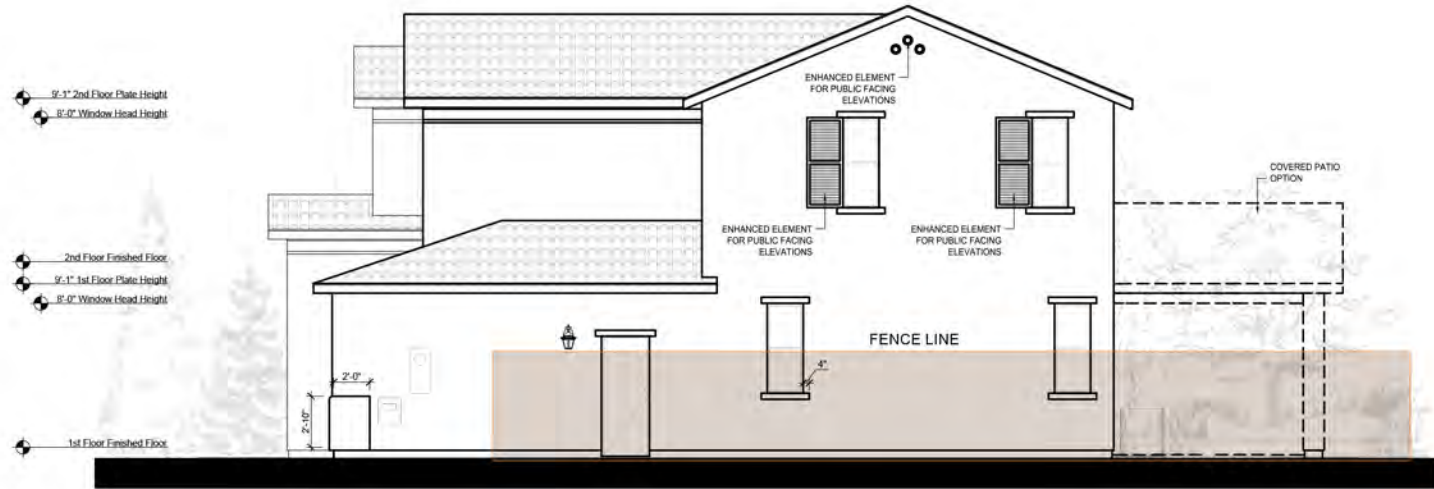
SW 2856
FAIRFAX BROWN

GARAGE DOOR

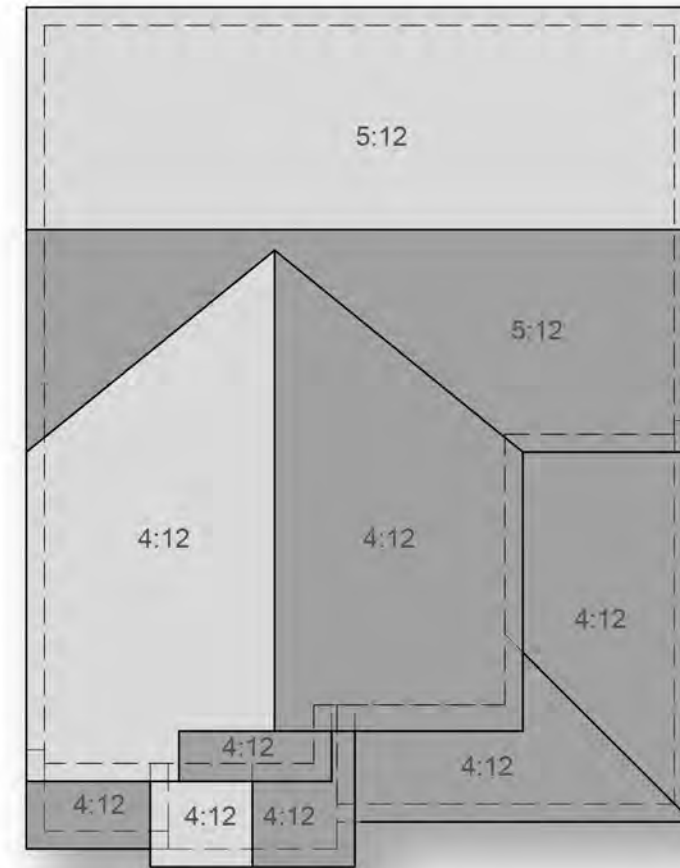
SW 6081
DOWN HOME

ELEVATIONS [SCL] | PLAN 2 V120

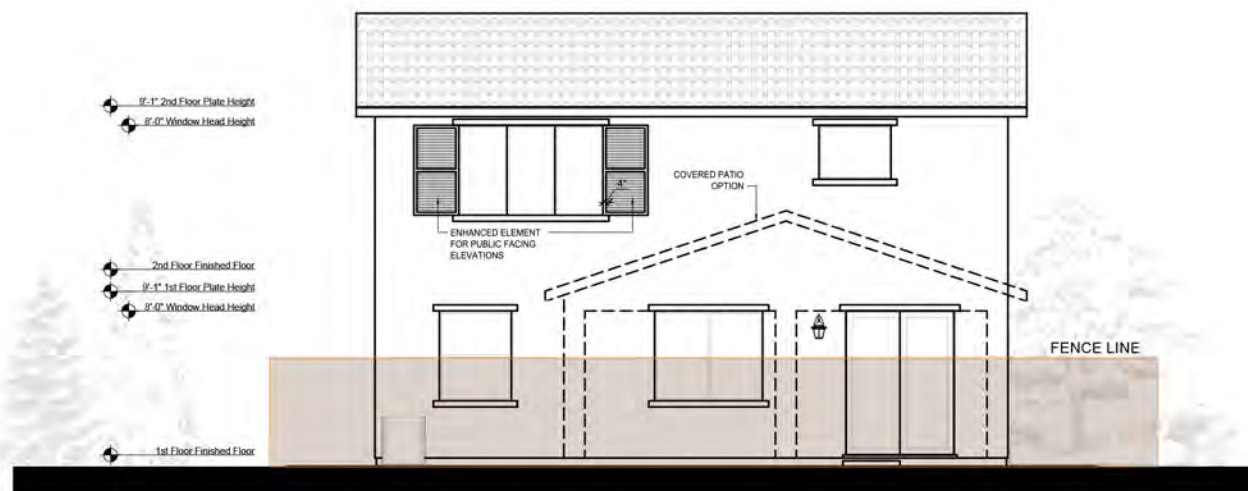
SPANISH COLONIAL



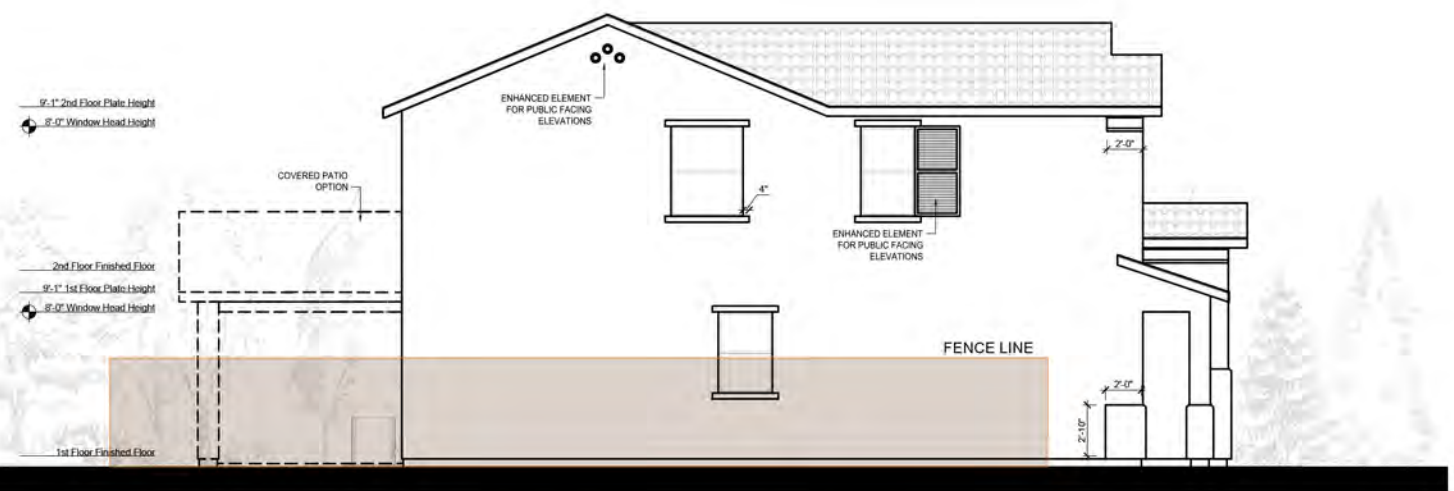
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12 / 5:12



REAR ELEVATION

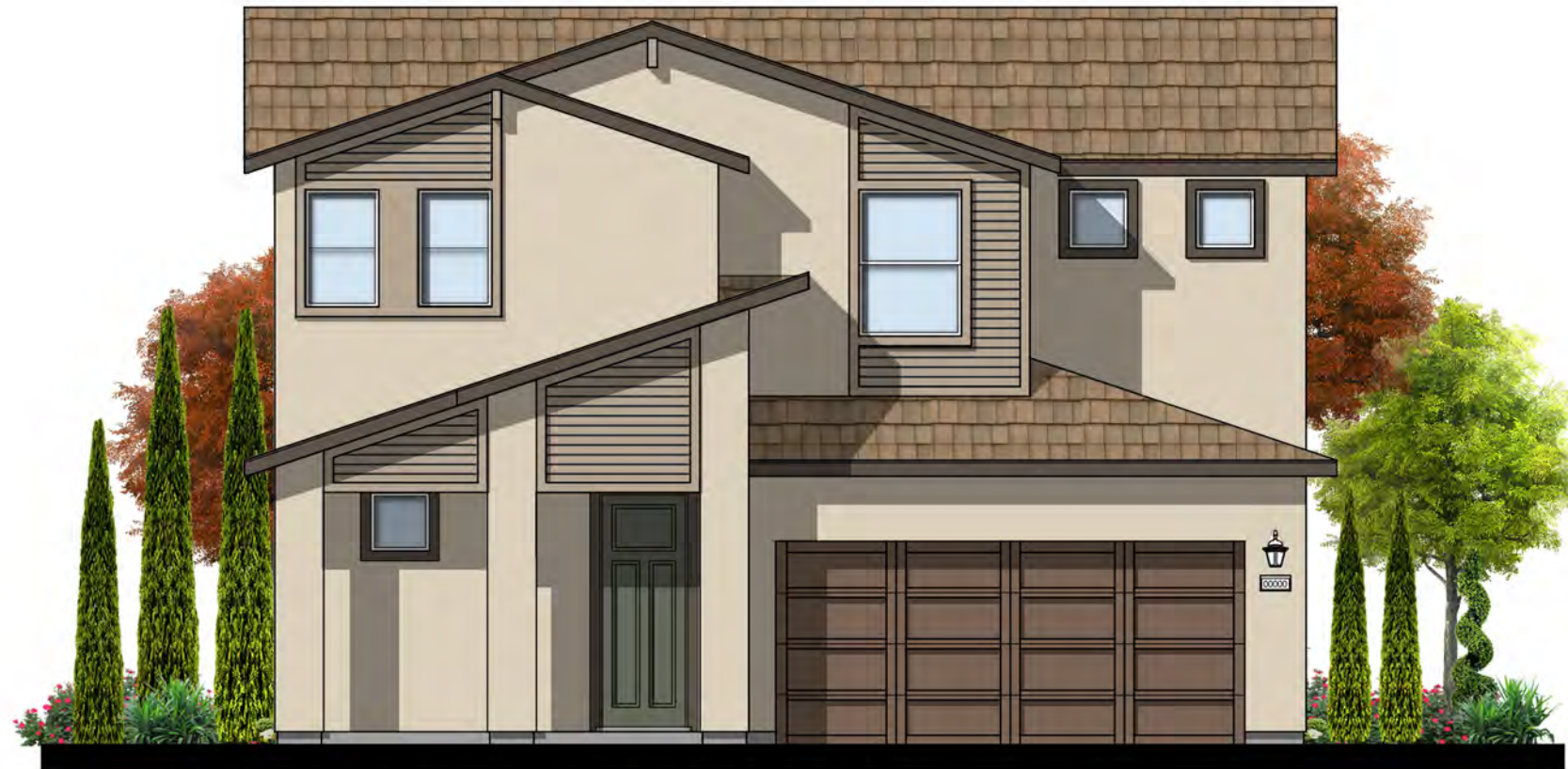


LEFT ELEVATION

FRONT ELEVATION CONCEPT | PLAN 2 V120

URBAN LIFESTYLE

ELEVATION [ULL] - SCHEME [5]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

5
Scheme
ROOF TILE

BEL AIR
4646 SUNSET BLEND
FASCIA / TRIM / ACCENTS

SW 0038
LIBRARY PEWTER
STUCCO BODY

SW 7565
OYSTER BAR
EXTERIOR SIDING

SW 7507
STONE LION
WINDOW FRAME

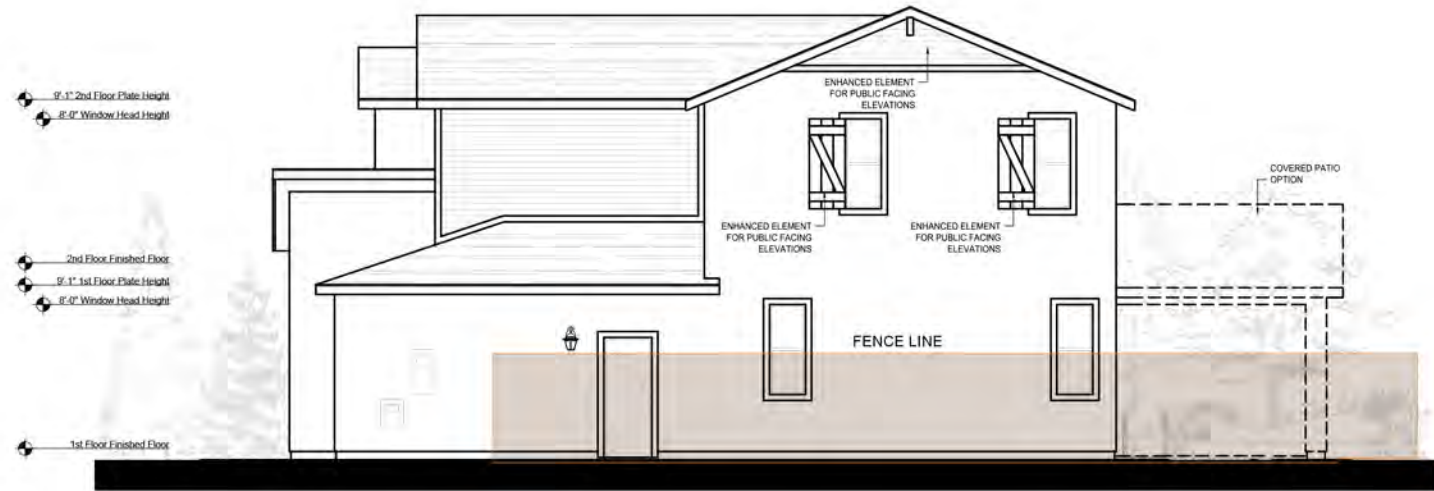
WHITE
FRONT DOOR

SW 6187
ROSEMARY
GARAGE DOOR

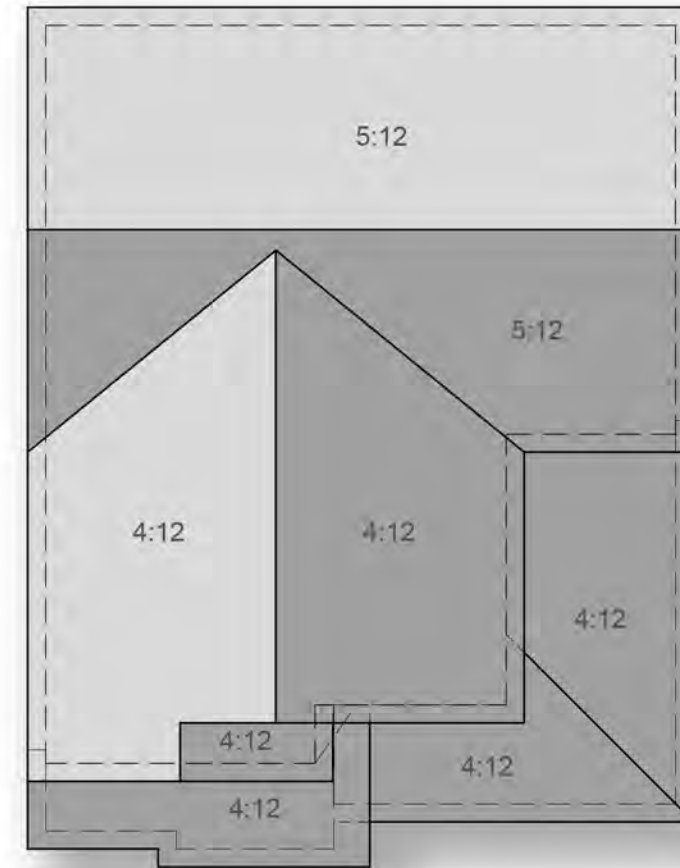
SW 6082
COBBLE BROWN

ELEVATIONS [ULL] | PLAN 2 V120

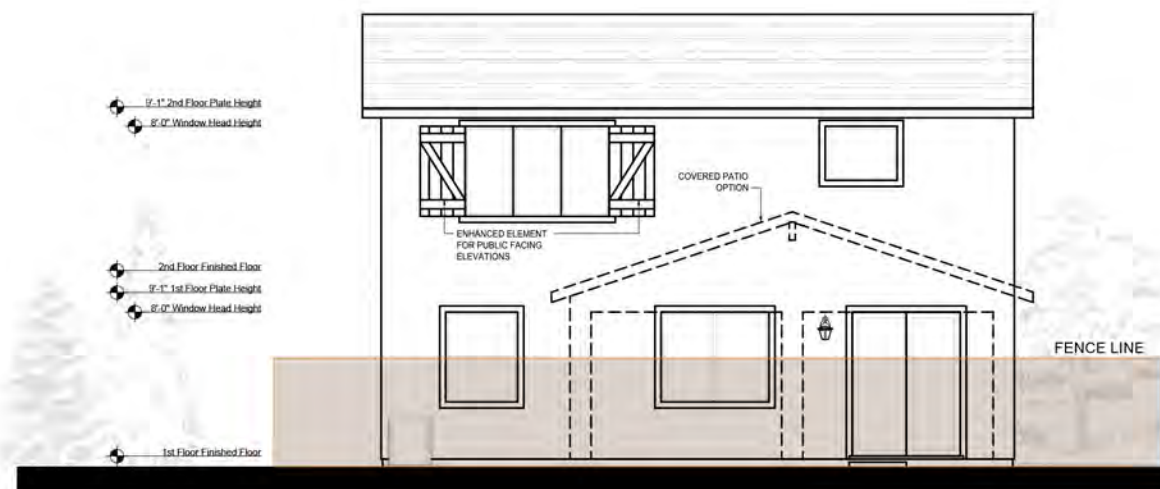
URBAN LIFESTYLE



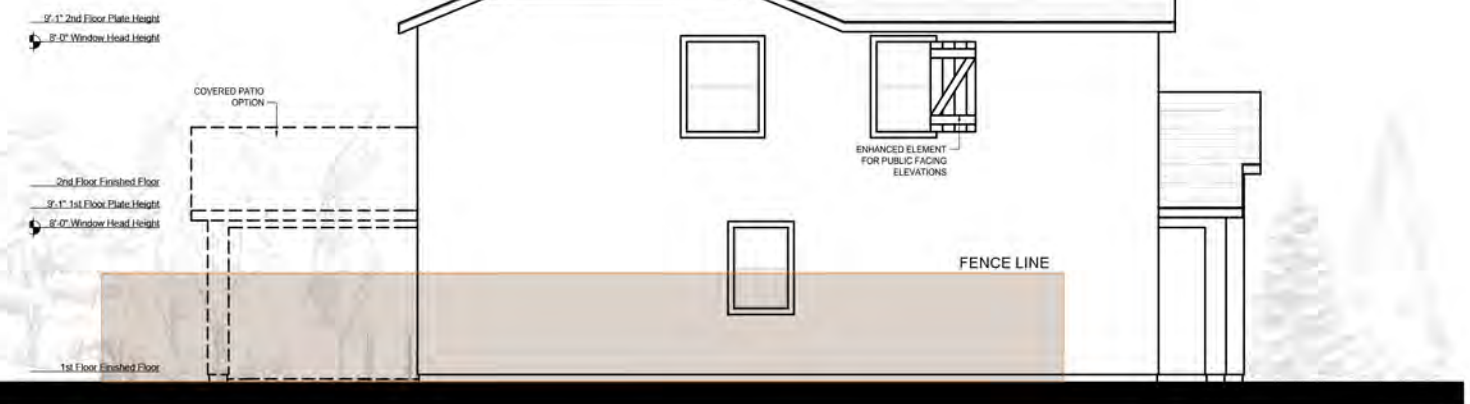
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12 / 5:12



REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION CONCEPT | PLAN 2 V120

PRAIRIE

ELEVATION [PRL] - SCHEME [8]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

8
Scheme

ROOF TILE

BEL AIR
202 BL CONCORD BLEND
FASCIA / TRIM

SW 9174
MOTH WING
STUCCO BODY

SW 7010
WHITE DUCK
SECONDARY STUCCO

SW 7037
BALANCED BEIGE
STONE VENEER

LEDGECUT33
WHITECAP
WINDOW FRAME

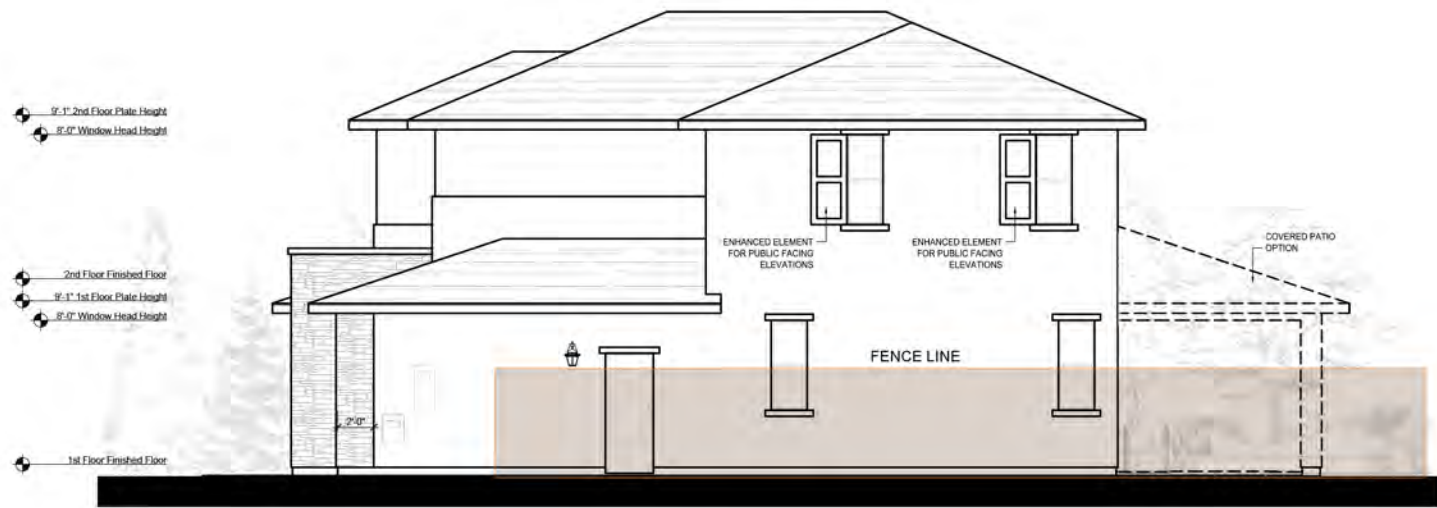
WHITE
FRONT DOOR

SW 2801
ROOKWOOD DARK RED ()
GARAGE DOOR

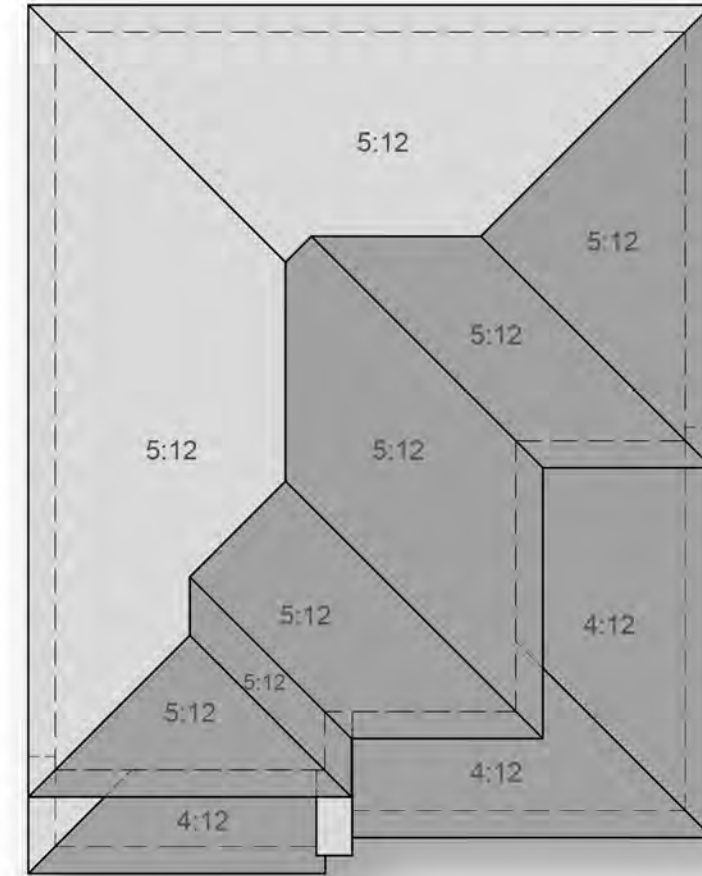
SW 7645
THUNDER GRAY

ELEVATIONS [PRL] | PLAN 2 V120

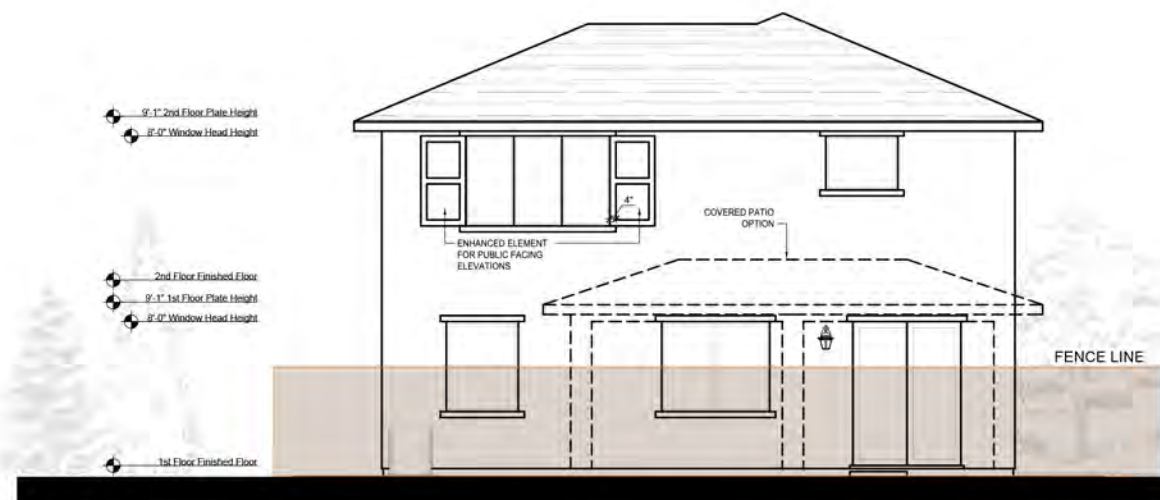
PRAIRIE



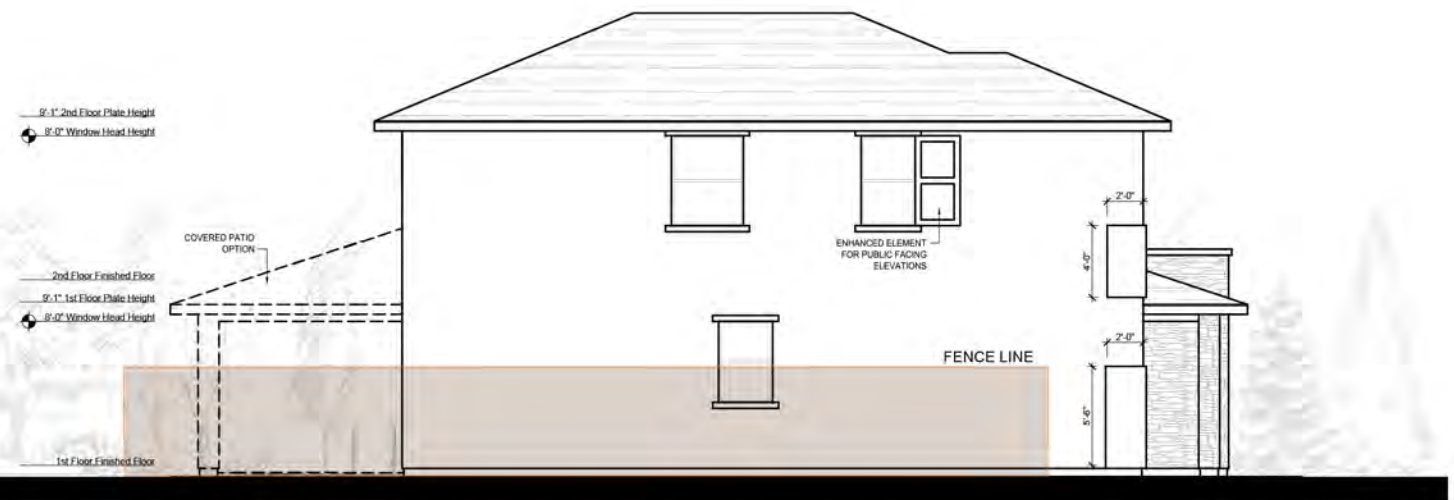
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12 / 5:12



REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION CONCEPT | PLAN 3 V429

SPANISH COLONIAL
ELEVATION [SCL] - SCHEME [3]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

3
Scheme
ROOF TILE

CAPISTRANO
8402 SANTA CRUZ BLEND
FASCIA / TRIM / ACCENTS

SW 7005
PURE WHITE
STUCCO BODY

SW 6084
MODEST WHITE
SECONDARY STUCCO

SW 9169
CHATURA GRAY
WINDOW FRAME

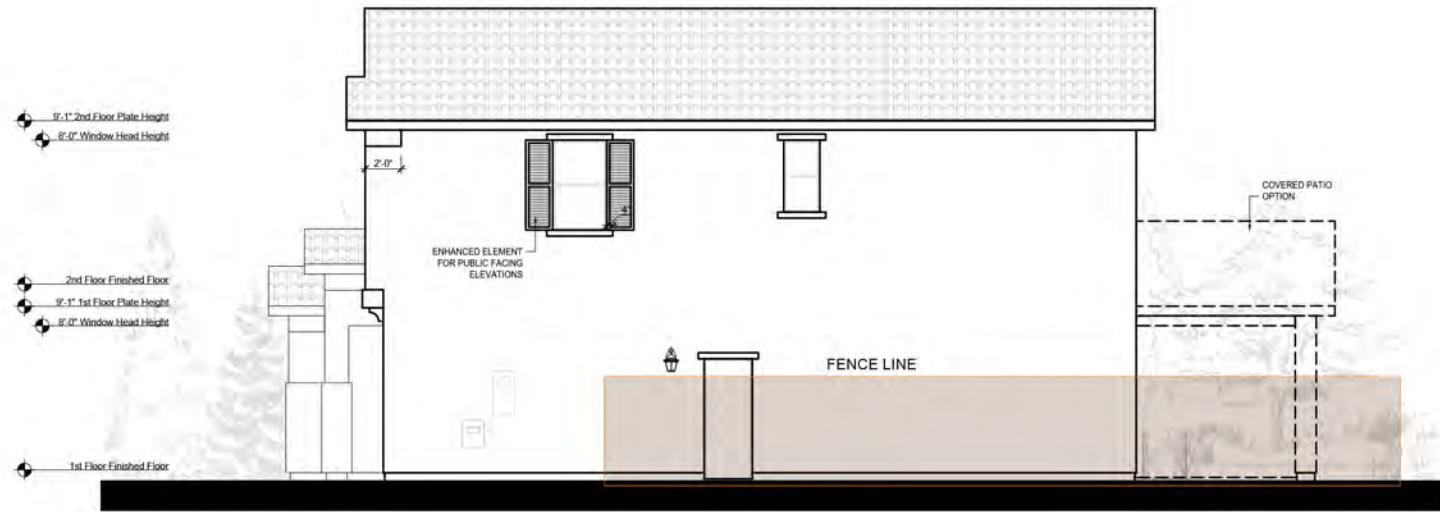
WHITE
FRONT DOOR

SW 6034
ARRESTING AUBURN
GARAGE DOOR

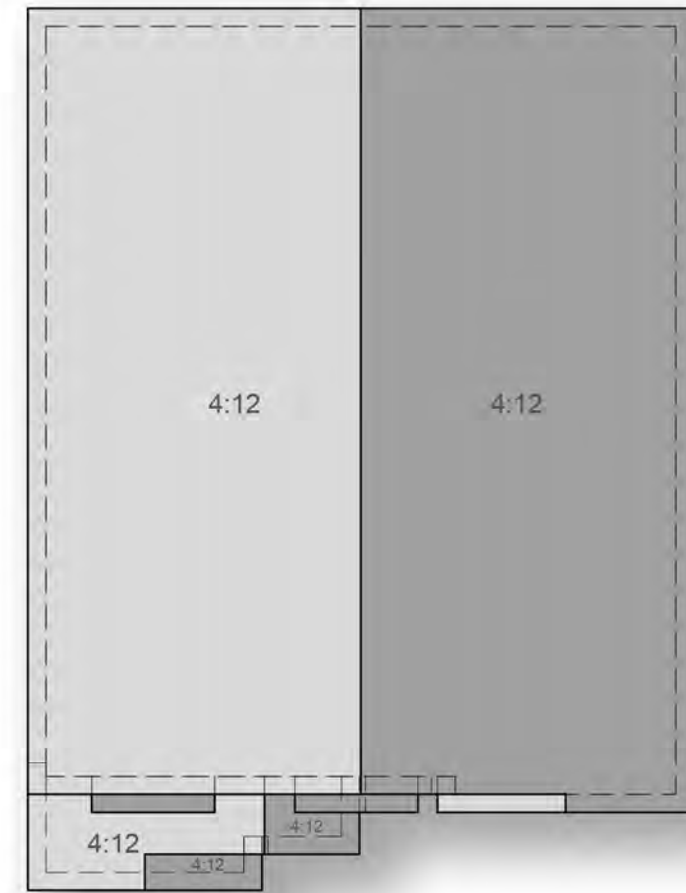
SW 6069
FRENCH ROAST

ELEVATIONS [SCL] | PLAN 3 V429

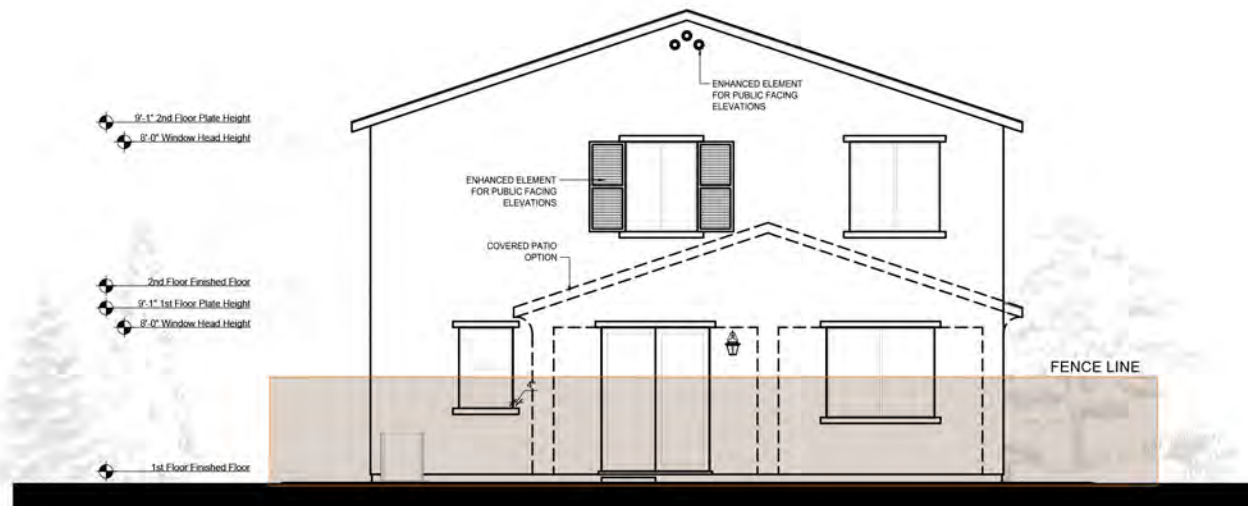
SPANISH COLONIAL



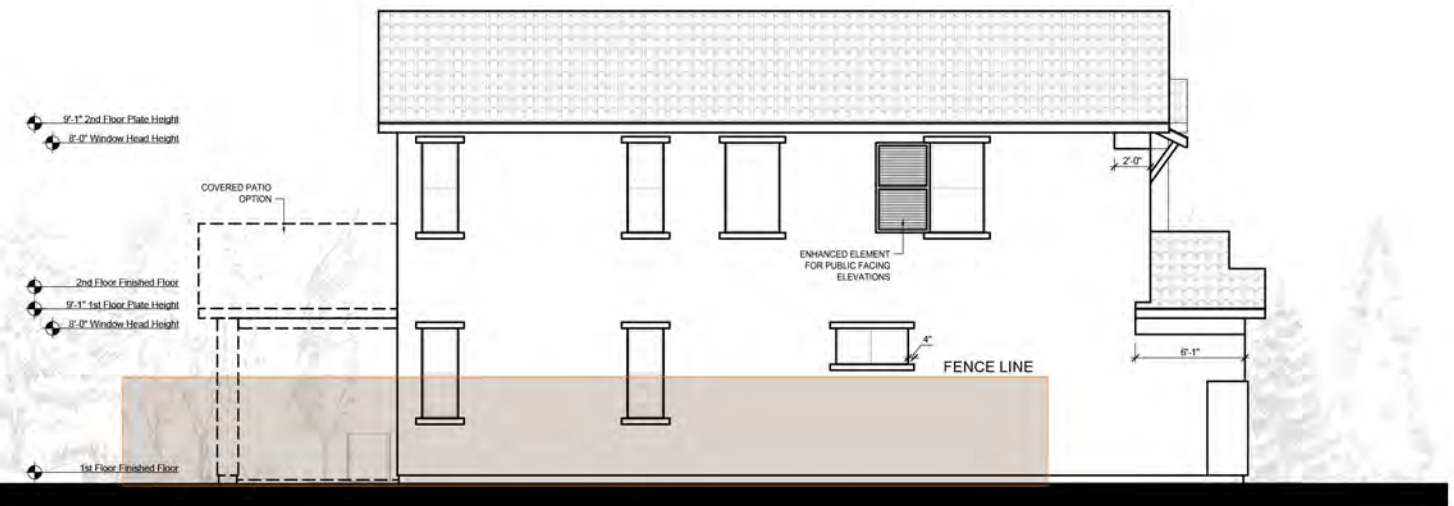
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION CONCEPT | PLAN 3 V429

URBAN LIFESTYLE

ELEVATION [ULL] - SCHEME [6]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

6
Scheme

ROOF TILE

BEL AIR
4687 BROWN
GRAY RANGE
FASCIA / TRIM / ACCENTS

SW 2844
ROYCROFT MIST GRAY
STUCCO BODY

SW 6071
POPULAR GRAY
EXTERIOR SIDING

SW 7054
SUITABLE BROWN
WINDOW FRAME

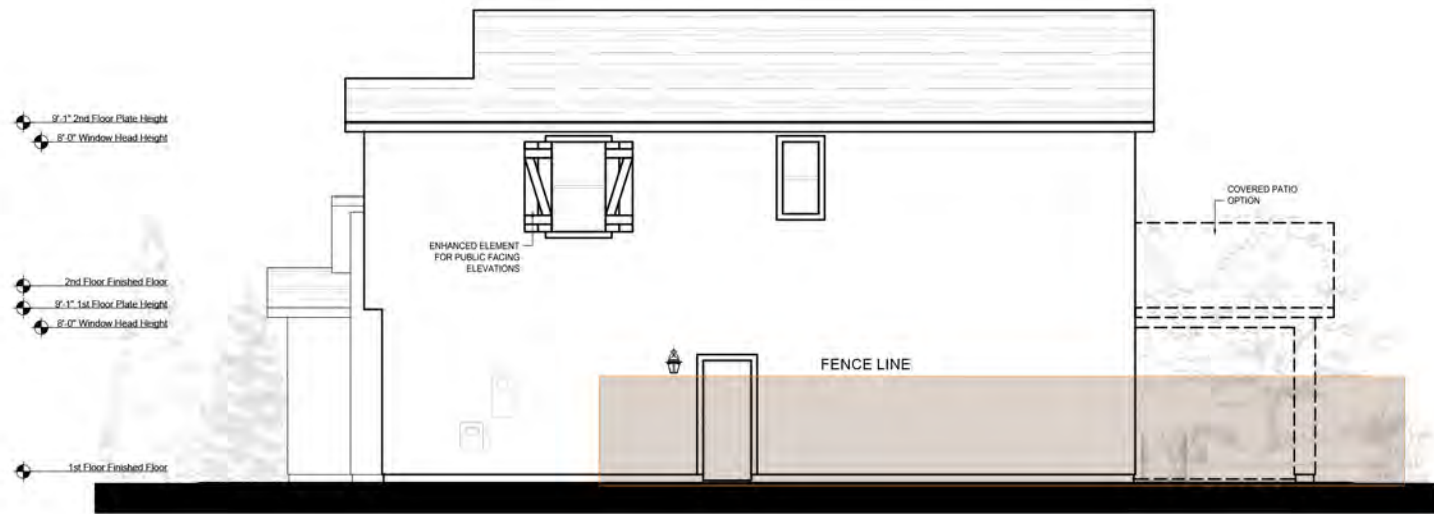
WHITE
FRONT DOOR

SW 6103
TEA CHEST
GARAGE DOOR

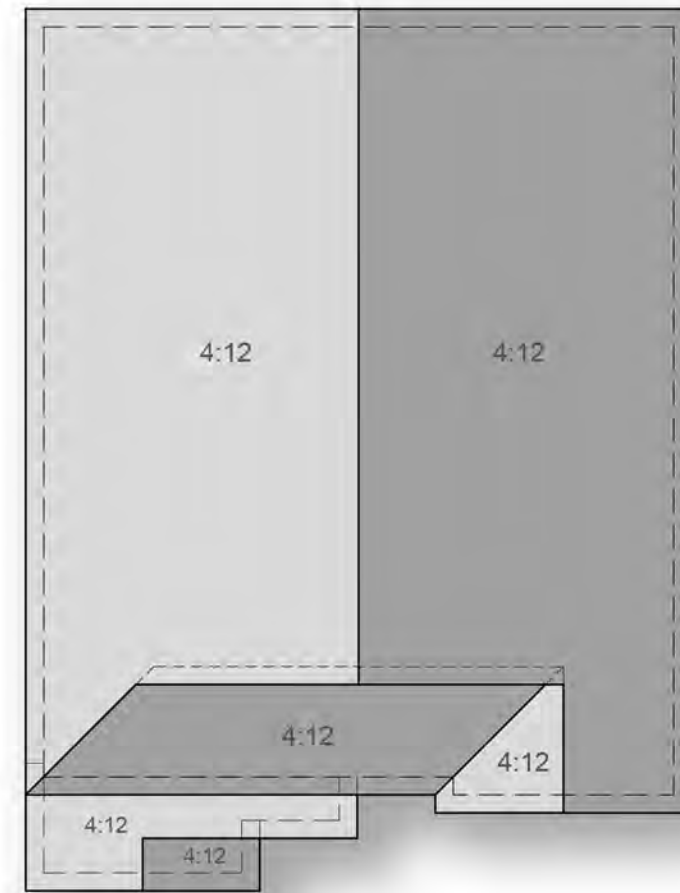
SW 2856
FAIRFAX BROWN

ELEVATIONS [ULL] - PLAN 3 V429

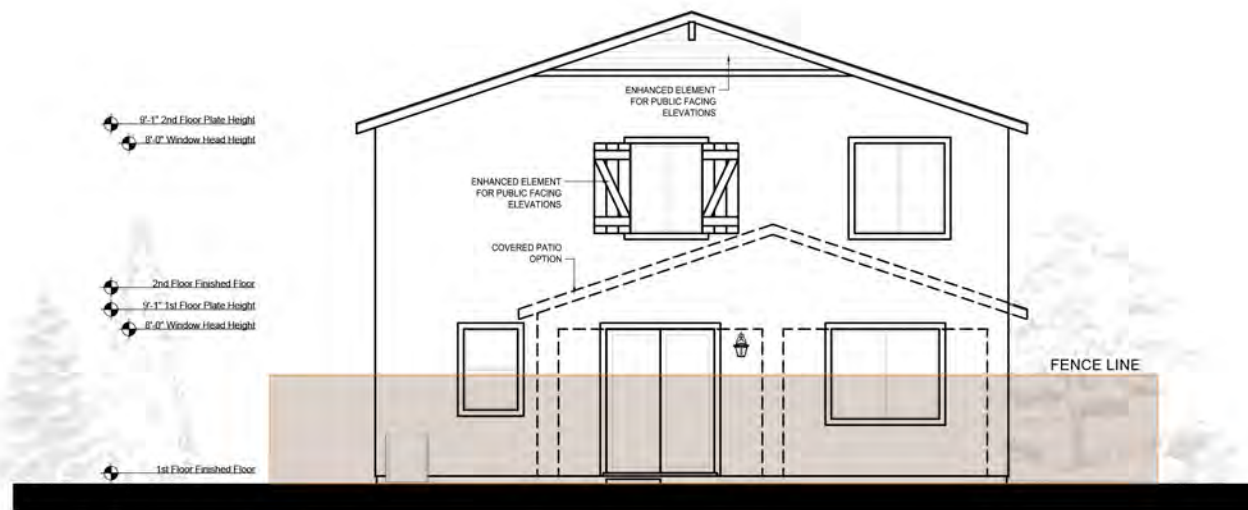
URBAN LIFESTYLE



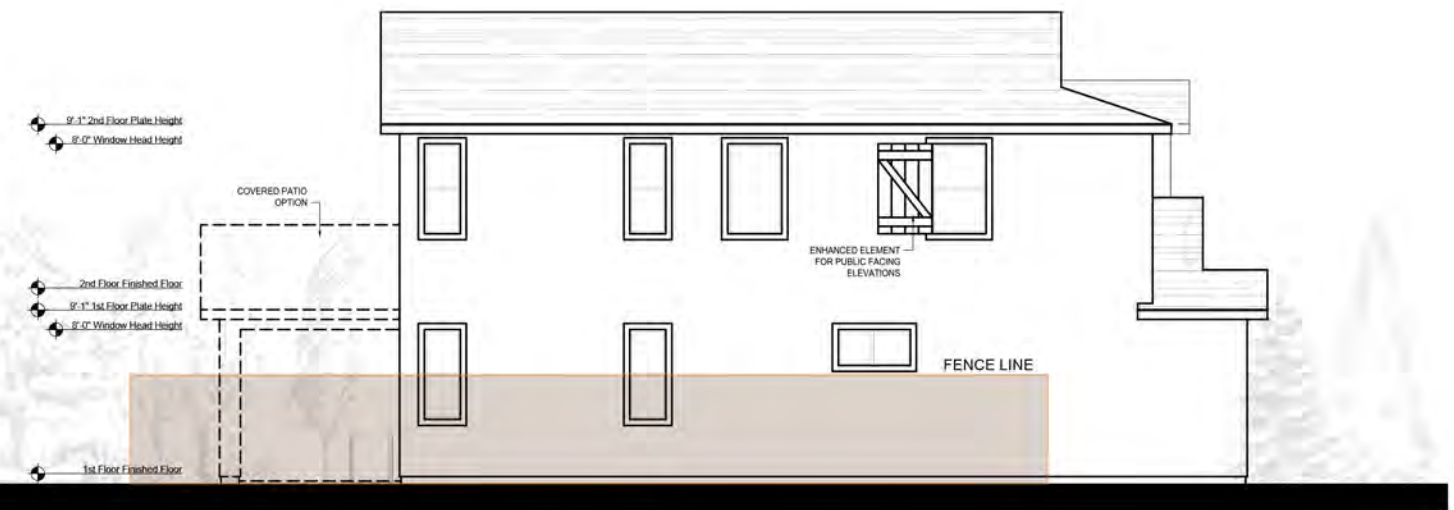
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION CONCEPT | PLAN 3 V429

PRAIRIE

ELEVATION [PRL] - SCHEME [9]



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

COLOR & MATERIALS PALETTE

9
Scheme
ROOF TILE

BEL AIR
600 SLATE - TAHOE BLEND
FASCIA / TRIM

SW 7015
REPOSE GRAY
STUCCO BODY

SW 7016
MINDFUL GRAY
SECONDARY STUCCO

SW 9171
FELTED WOOD
STONE VENEER

STACKED STONE
NANTUCKET
WINDOW FRAME

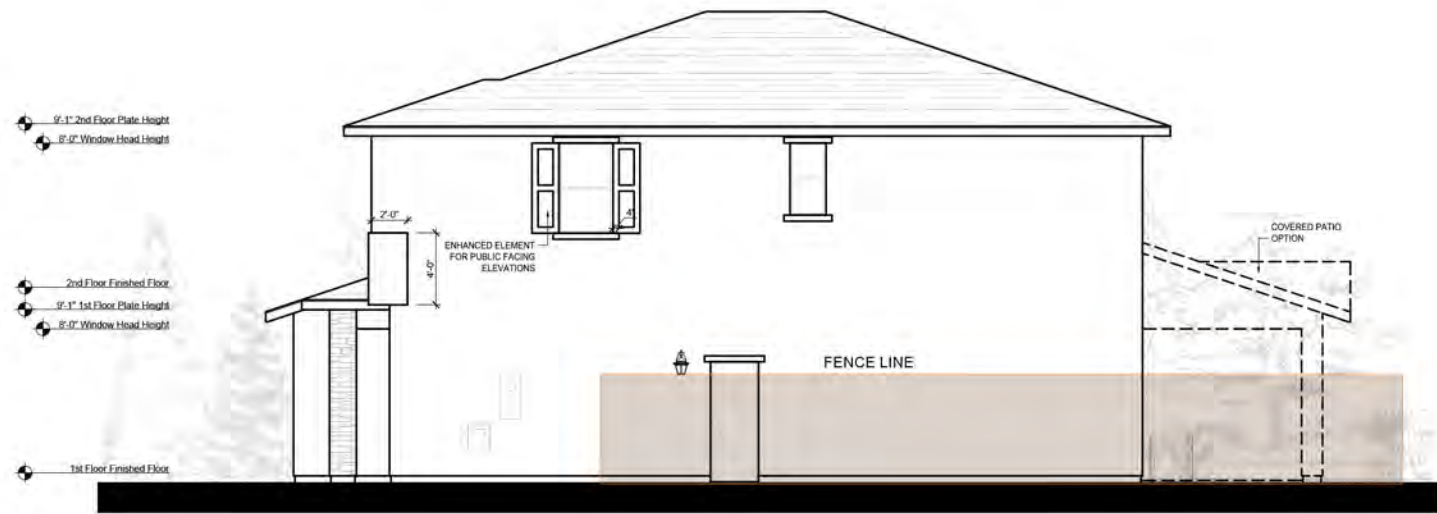
WHITE
FRONT DOOR

SW 6048
TERRA BRUN
GARAGE DOOR

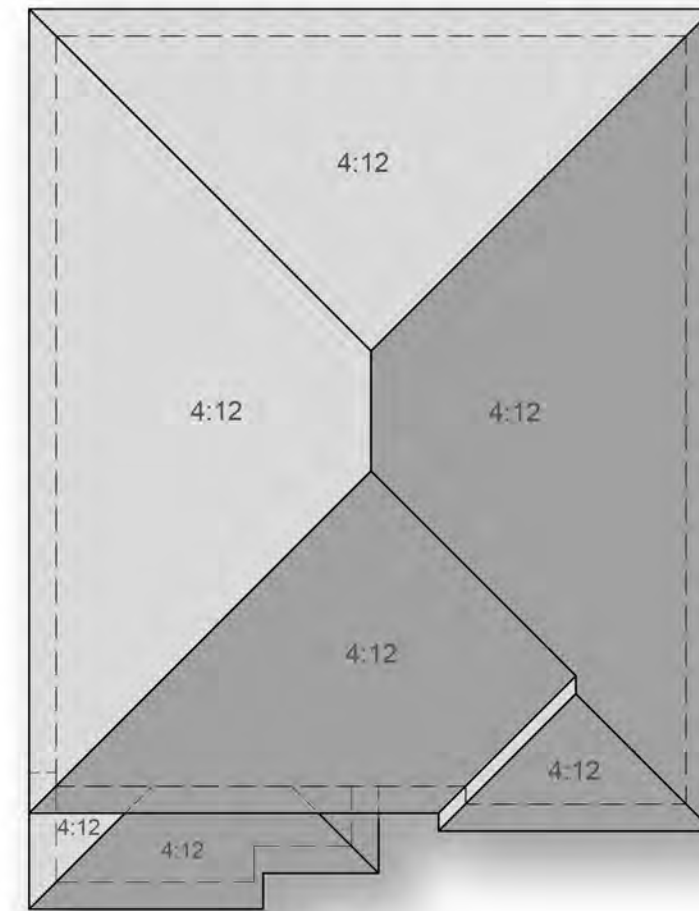
SW 7020
BLACK FOX

ELEVATIONS [PRL] | PLAN 3 V429

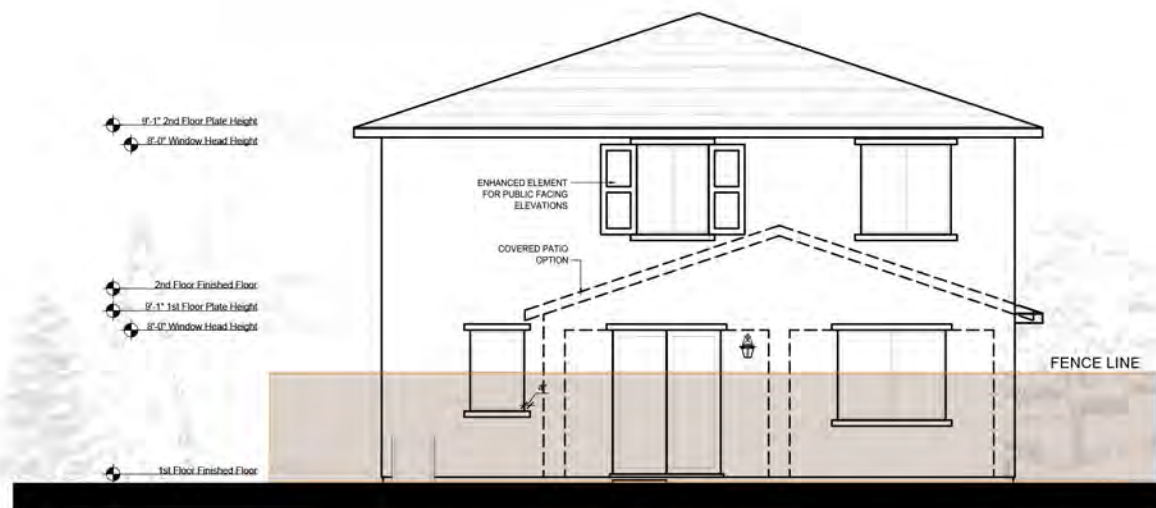
PRAIRIE



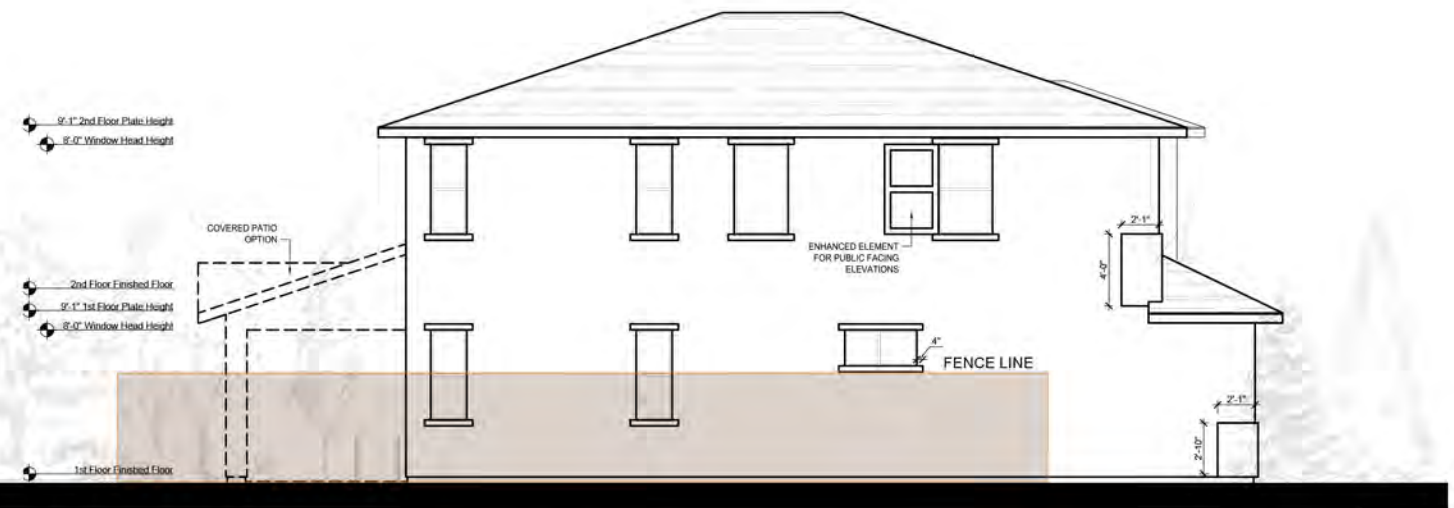
RIGHT ELEVATION



ROOF PLAN
ROOF SLOPE 4:12



REAR ELEVATION



LEFT ELEVATION