

**Preliminary Development Plan
(Housing Product)**

for

Treeland

**Southwest Corner of
Chandler Heights Road and 124th Street**

by:

Tri Pointe Homes

Case No.: PLH21-0041

**Submitted: May 24, 2021
Updated: November 8, 2021**

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TREELAND – HOUSING PRODUCT

I. INTRODUCTION

Tri Pointe Homes (f/k/a Maracay Homes) is the proposed homebuilder of approximately 27.73 gross (25.10± net) acres located at the southwest corner of Chandler Heights Road and 124th Street (the “Site”), also known as “Treeland.” Treeland is proposed as a highly amenitized, gated, single-family subdivision that offers future residents a sense of community and opportunities to interact together as families and as a neighborhood. Tri Pointe is proposing the Site be developed as a high-quality community that builds on the agricultural and farming heritage found in southeast Chandler. The Site will contain 86 lots at a density of approximately 3.43 du/net ac. Tri Pointe rezoned the Site to Planned Area Development (PAD) for Single-Family Residential and obtained approvals for the Preliminary Development Plan (PDP) for Subdivision Diversity and Preliminary Plat on June 11, 2020. Tri Pointe now seeks approval of a PDP for Architectural Diversity for Treeland. Tri Pointe’s proposed housing product for Treeland will portray superb quality, community, and architecture, commensurate with the reputation established by Tri Pointe throughout its other communities in the southeast Valley and elsewhere. Tri Pointe’s homes will be compatible with the immediate area.

II. SITE AND SURROUNDING AREA

An *Aerial Map* of the Site is attached as **Exhibit 1**. The Site lies within unincorporated Maricopa County and is PAD Residential. The Site is bounded by Chandler Heights on the north, 124th Street on the east, existing single-family residences within unincorporated Maricopa County on the south, and 122nd on the west. Further west of the Site is a single-family subdivision known as “Orchard Heights” and residences within unincorporated Maricopa County. The approved Illustrative Site Plan, Preliminary Site Plan, and Conceptual Landscape Plan are attached as **Exhibits 2, 3, and 4**, respectively.

III. PROPOSED PAD AND PDP

Tri Pointe’s proposed homes are in keeping with the theming established in the Rezoning and PDP case. See **Exhibit 5, Elevations and Floor Plans**. Four different floor plans with different elevations styles are proposed for Treeland. The homes are all single-story and range in size between 2,422 square feet to 3,201 square feet. This product was designed using a wide variety of resources and consultants with extensive homebuilding experience. The design criteria included consideration of current homebuyer lifestyle preferences, timeless rather than trendy exterior styling, incorporation of popular elements drawn from Tri Pointe’s extensive customer experience, and a commitment to crafting inviting neighborhoods and distinctive places. The timeless nature of charming neighborhoods (simple home design with distinct building shapes and roof massing) serves as the focus in creating the exterior shaping, massing, and detail of this series of homes.

The proposed homes are an innovative alternative to traditional, garage dominated, single-family homes. The proposed homes for Treeland offer flexibility for varying lifestyles. The ease of maintenance and appealing common area amenities meet the needs of empty-nesters, young professionals, and seasonal residents. Useable yard space for each residence is efficiently designed to provide private outdoor living areas. The variation in product sizes and massing creates an enhanced level of differentiation between homes. As depicted on the Elevations and Floor Plans (**Exhibit 5**), Tri Pointe is proposing 86 homes with a mix of lot sizes to meet homebuyers needs.

The homes will offer quality architectural elements such as a variety of garage placements that create an interesting street scene, well-defined entryways, generous front courtyards, and appealing architectural details such as decorative shutters, stone, tile, and iron accents.

The architectural theme of the homes gives buyers a wide selection of options and promotes architectural diversity within the community, all at the same time maintaining a consistent aesthetic feel. While the elevations will be easily identifiable to their historic origins, the slightly contemporary approach will be a refreshing and welcoming change for homebuyers seeking to proudly distinguish themselves with a unique home. The residences incorporate four distinct architectural styles:

Spanish – Inspired by regions where sunlight showers a home, the Spanish style emerged as a response to the warm climate. The style features low-pitched red tile roofs in simple hip or gable forms, smooth stucco walls, and arches defining porch entries. The main color palette for the sun battered walls often consists of lighter earth tones, offset with dark brown accents and vibrant decorative tile and shutters.

Southwest – Southwest is a regional style of architecture that draws inspiration from the Pueblos and marries it with the style characteristics of early Spanish architecture. Current interpretations rely on stucco with traditional stone, parapet roofs, and simple forms to replicate the historic look. True to its nature, there is little ornamentation, with the occasional shutter to add a pop of color on the rich earth tone stucco.

Desert –The Desert elevation design captures the beauty of the surrounding mountain backdrop, with the hipped roof forms echoing the natural silhouette. The stone application, along with the deep rich stucco hues, blend appropriately into the desert environment. Towered porches highlight the entries as well as courtyards. Deep-colored brick with darker toned accent stucco makes up the color palette.

Farmhouse – This style gives a general feeling of nostalgia—a sentimental connection to the land surrounding it and the country’s rich architectural history. Core elements include steep gable roofs, white color palettes, and straightforward detailing, allowing the form and material to speak for the style. Featured areas are clad in stone with white board and batt clearly defining the Farmhouse architecture.

In addition to the diversity in architectural themes, Tri Pointe follows these additional guidelines:

- The homes provide variation in massing by dramatically changing orientation of the living areas and garage placement.
- Tri Pointe’s attention to exterior design detail and massing assures a varied streetscape that is not dominated by front wall placement or garage doors.
- Exterior color schemes must be different on adjacent homes. For example, if Lots 1 and 2 are next to each other, Lot 1 cannot have the same exterior paint selection as Lot 2.
- The same exterior elevation style and color scheme combination cannot be directly across the street from each other. For example, Lots 59 and 63 are across the street from each other and cannot have the same elevation style and exterior color selection.

- The same plan and elevation cannot be built next to each other. For example, if Plan IA Elevation A is built on Lot 2, then Lots 1 and 3 must be a different combination of plan and elevation.

Included as **Exhibit 6** is the **Colors and Materials Palette**. The building exterior finishes will be stucco, and customers will have an assortment of texture choices. Tri Pointe has created four color schemes per elevation style, offering customers a wide variety of choices. A total of 16 color scheme options are available to future home buyers to select. In addition to guidelines on housing elevations and colors/materials, front yard landscaping will be provided with each home. Three options will be available to each home buyer.

Tri Pointe creates distinctive product lines that promote a neighborhood's unique identity and enhance the surrounding area. Tri Pointe will meet or exceed the City of Chandler's general requirements and standards as well as the intent of the additional requirements. The combination of architectural creativity and quality workmanship will create an attractive and desirable neighborhood that will maintain a high standard of development for the City and surrounding area.

A. Architectural Diversity Elements

Tri Pointe's homes are designed to meet the goals of the City's Residential Architectural Diversity Guidelines. Tri Pointe's proposed PDP satisfied the City's nine required Architectural Diversity Guidelines and at least eight (seven required) of the City's Optional Architectural Diversity Guidelines. The details follow in **Appendix A**.

IV. PROJECT TEAM

Owner/Builder:

Tri Pointe Homes
Attn: Jason Weber
Stephen Burris
Rashel Beaver
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Phone: (480) 970-6000

Zoning:

Burch & Cracchiolo, P.A.
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Phoenix, Arizona 85004
Phone: (602) 234-8794

V. CONCLUSION

Approval of the proposed, 1-story housing product for Treeland will add to the character and quality of the surrounding environment. Residents will enjoy many amenities within Treeland and high quality of architectural finish. The proposed PDP for Architectural Diversity is appropriate for this Site, is compatible with neighboring developments, and will provide an attractive presence in the area. We request your approval.

Tri Pointe Homes

APPENDIX A – ARCHITECTURAL DIVERSITY STANDARDS

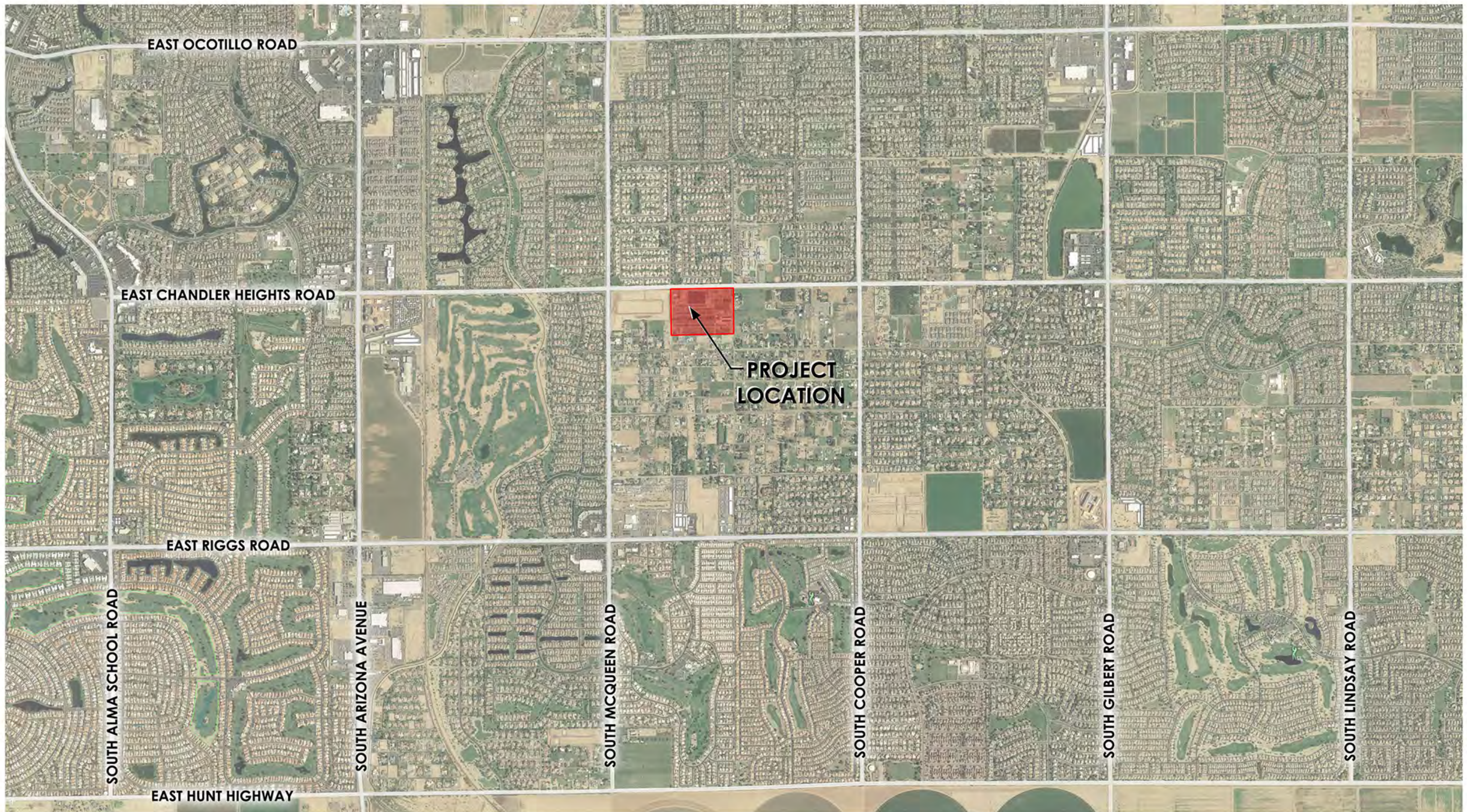
Required Elements:

1. Provide four-sided architecture	The use of varied roof massing, window accent detailing, and rear elevation roof line breaks provide four-sided architectural design.
2. De-emphasize garage fronts	The homes provide a mix garage locations and styles to deemphasize garage fronts. The forward-facing garages will encompass no more than one-third (1/3) of the street front elevation, in addition to being setback from the porch and living spaces in all plans and elevation styles.
3. Front door or courtyard entry visible from street	Front doors or courtyard entries on all plans are visible from the street.
4. Single story or combination one- and two-story homes on all corner lots	Corner lots will be restricted to single-story or combination one- and two-story homes.
5. Enhanced rear elevations along arterials/collectors	Enhanced rear elevations will be provided using varied roof massing, window accent detailing, and rear elevation roof line breaks.
6. Variety of roof colors, textures, shapes	The proposed elevation styles incorporate a variety of roof shapes and building massing.
7. Variety of durable exterior materials/finishes	Roofing materials will be concrete tile and wall finishes will be stucco. Accent materials will include stone veneer and ceramic tile.
8. Box-on-box to include single story element, second story plane change, or multiple roofs with different ridge orientations	No two-story plans are being offered.
9. Covered Patios	Covered rear patios are standard on all floor plans.

<i>Optional Elements:</i>	
1. Provide at least 3 significant architectural style differences with at least 4 distinctive features	The proposed homes offer four architectural styles as shown on Exhibit 5, Elevations and Floor Plans . Additionally, elements including corbels, stone and /or brick veneer, horizontal siding, batt & board, and decorative tile and shutters promote the individuality of each elevation.
2. Prohibit the same front elevation on adjoining homes or across the street	The same elevation styles will not be built side-by-side or directly across from each other.
3. Standard feature stone, brick, or accent façade material on at least one elevation for each floor plan	Stone veneer, horizontal siding, or batt and board is standard on at least one elevation for each plan.
4. Provide distinctive architectural details on all elevations such as covered front entries, covered front porches, door and window details, roof features, parapet walls with cap features, eave details, front door styles, dormers, etc.	Within each of the distinct architectural elevations there are varying details, each meant to articulate the individual style. Diversity elements between elevation styles include roof massing, window and opening shapes, window accent designs/materials, and general adherence to historical aesthetic design themes.
5. Provide screening or other accommodations for refuse containers	All trash containers, recycling bins, and other household equipment will be screened behind the side-yard gate.
6. Incorporate standard front porches, defined courtyards, or other defined front yard outdoor living spaces on at least one elevation for each floor plan.	All four plans contain covered porches or courtyards with covered portico.
8. Break-up the main ridgelines on roof slopes.	The main ridgelines of the roof slopes are broken-up using multiple roof elevations and plane changes.
9. Limit the roof slopes visible from arterial streets to no more than 2 adjacent lots with identical rear elevation roof lines.	The roof slopes visible from Lindsay Road (arterial street) will be limited to no more than 2 adjacent lots with identical rear elevation roof lines.

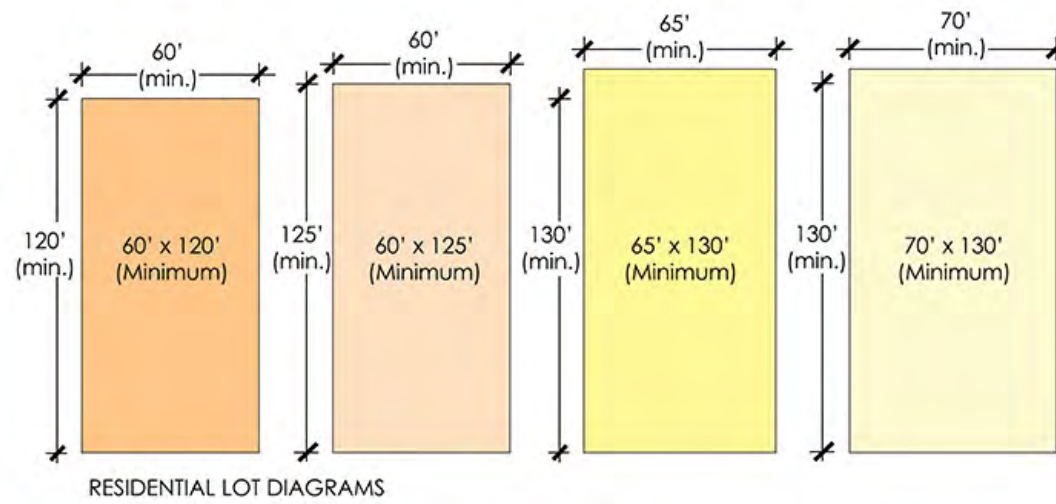
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8. Break-up the main ridgelines on roof slopes.	The main ridgelines of the roof slopes are broken-up using multiple roof elevations and plane changes.
9. Limit the roof slopes visible from arterial streets to no more than 2 adjacent lots with identical rear elevation roof lines.	The roof slopes visible from 124 th Street and East Chandler Heights Road (arterial street) will be limited to no more than 2 adjacent lots with identical rear elevation roof lines.

Exhibit 1



AERIAL CONTEXT MAP TREELAND

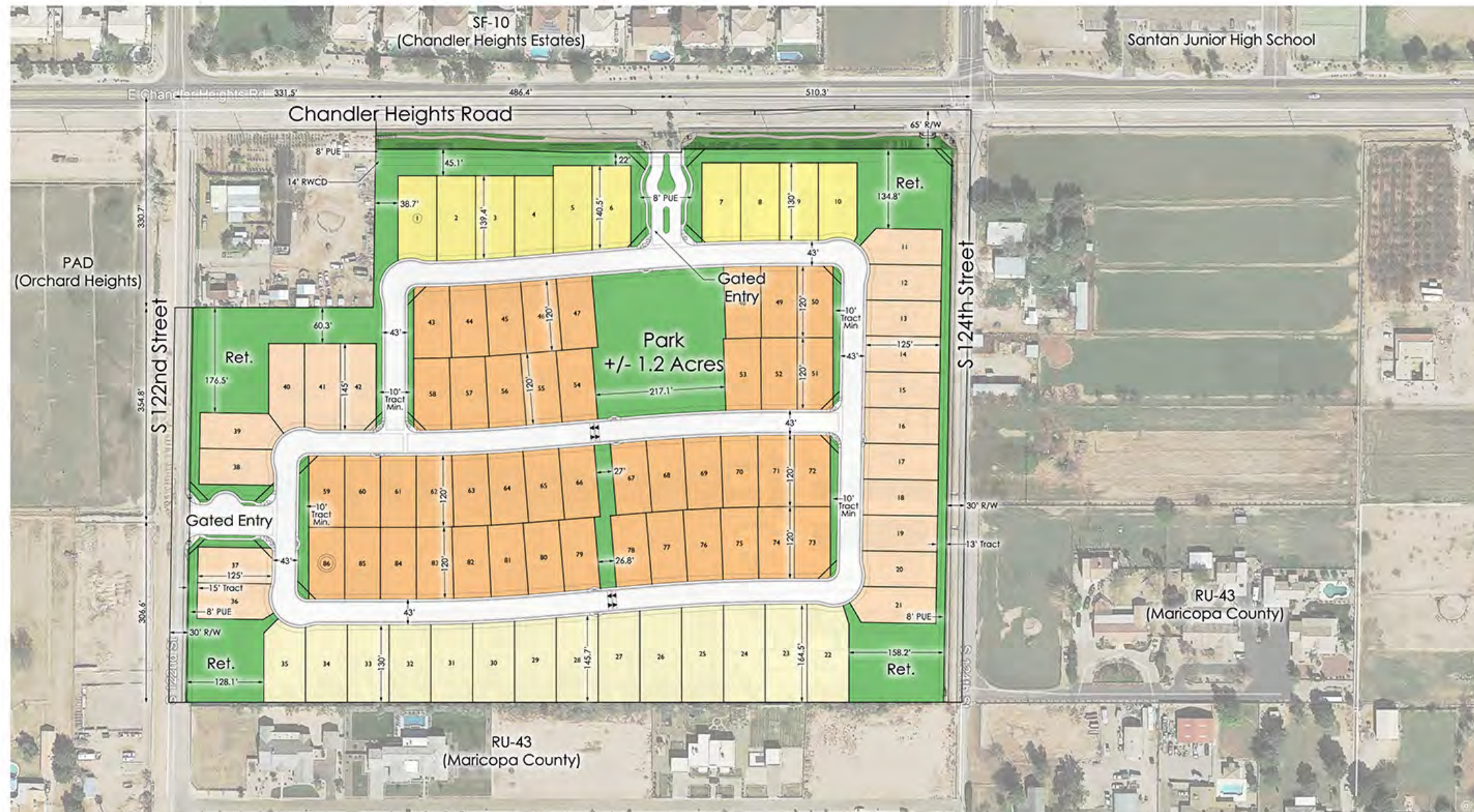
Exhibit 2



Project Data:

A.P.N: 303-54-003B; 003C; 003N
 Existing Zoning: RU-43
 Proposed Zoning: PAD (Residential)
 Gross Area: +/- 27.73 Acres
 Net Area: +/- 25.10 Acres
 No. of Lots: 86
 Net Density: 3.43 DU/AC

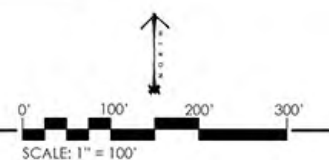
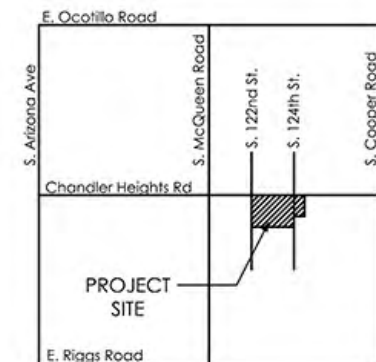
Open Space: +/- 5.02 Acres
 Open Space (%): +/- 20% of Net Area
 Avg. Lot Area: 7,984 Sq. Ft.
 Min. Lot Area: 7,200 Sq. Ft.
 Max. Lot Area: 11,450 Sq. Ft.



Summary

60' x 120': 47
 60' x 125': 15
 65' x 130': 10
 70' x 130': 14
 Total: 86

Total Lots: 86



MARACAY

SITE PLAN TREE LAND

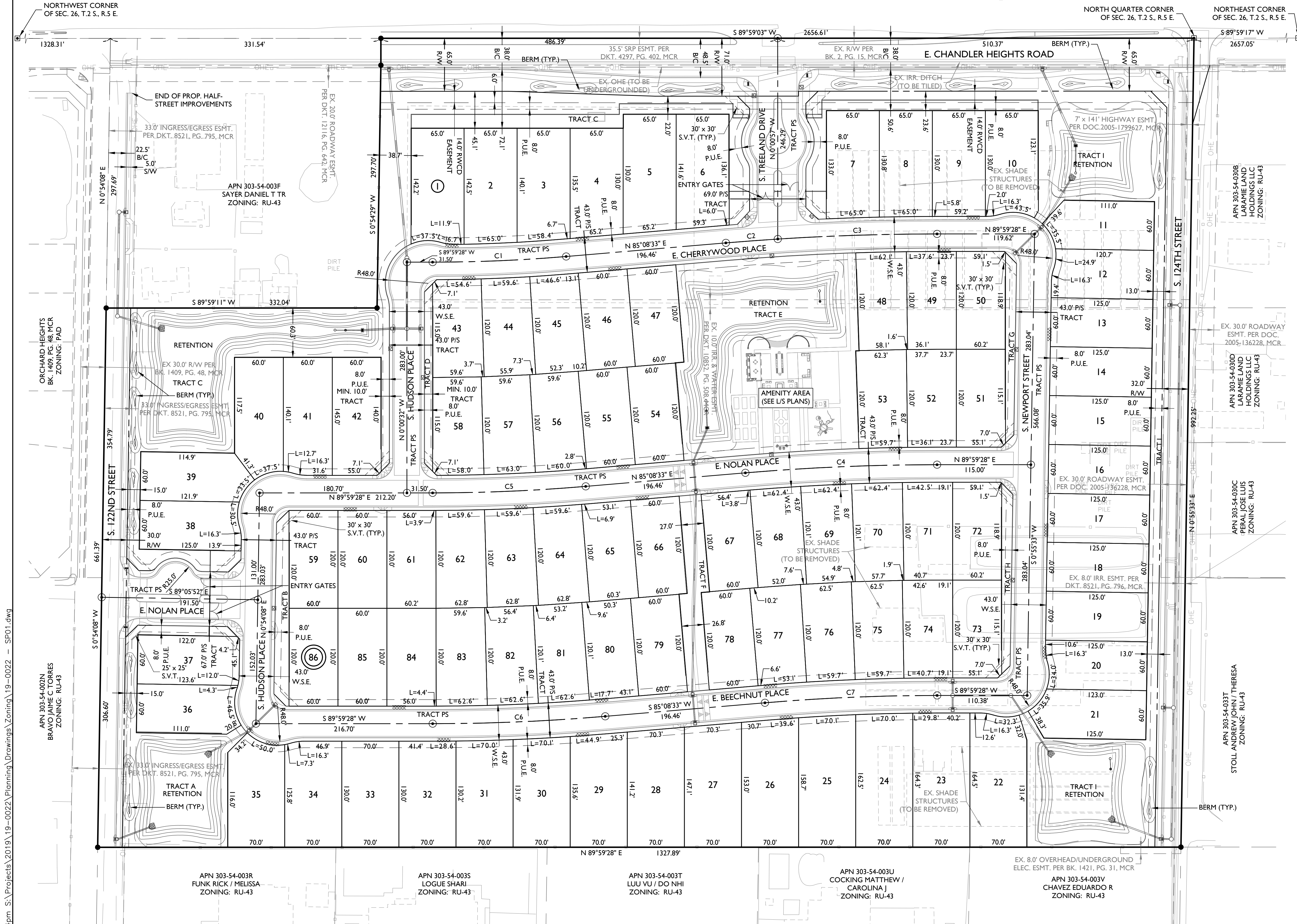
Exhibit 3

19-0022

Apr. 20, 2020 3:24pm S:\Projects\2019-19-0022\Planning\Drawings\Zoning\19-0022 - SP01.dwg

APN 303-54-002N
BRAVO JAME C TORRES
ZONING: RU-43

ORCHARD HEIGHTS
BK. 1409, PG. 48, MCR
ZONING: PAD



APN 303-54-003R
FUNK RICK / MELISSA
ZONING: RU-43

APN 303-54-003S
LOGUE SHARI
ZONING: RU-43

APN 303-54-003T
LUU VU / DO NHI
ZONING: RU-43

APN 303-54-003U
COCKING MATTHEW /
CAROLINA J
ZONING: RU-43

APN 303-54-003V
CHAVEZ EDUARDO R
ZONING: RU-43

APN 303-54-033T
STOLL ANDREW / JOHN / THERESA
ZONING: RU-43

APN 303-54-033C
TRINIDAD LUIS
ZONING: RU-43

APN 303-54-030D
LARAME LAND
HOLDINGS LLC
ZONING: RU-43

APN 303-54-030B
LARAME LAND
HOLDINGS LLC
ZONING: RU-43

* A 5' BY 5' PASSING ZONE SHALL BE PROVIDED EVERY 200' PER A.D.A. STANDARDS. WHERE POSSIBLE,
THE 5' BY 5' PASSING ZONE SHALL BE LOCATED WITHIN THE WIDTH OF RESIDENTIAL DRIVEWAYS

PRIVATE LOCAL STREET

N.T.S.

PRIVATE ENTRY ROAD WITH MEDIAN (TREELAND DRIVE & NOLAN PLACE)

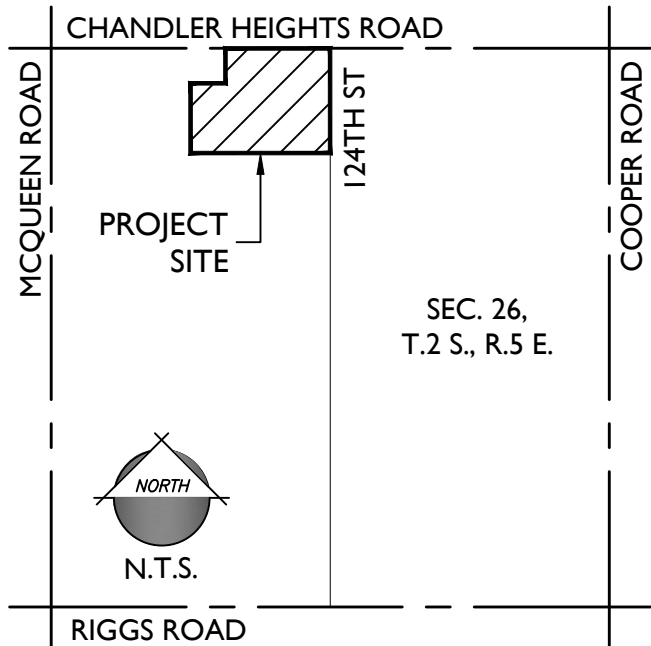
N.T.S.

SITE PLAN FOR TREELAND

A PORTION OF THE NORTHWEST QUARTER, SECTION
26, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

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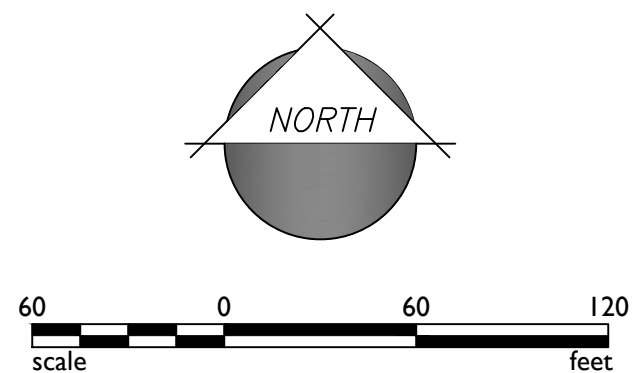
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CONTACT: JAMIE VAN RAVENSWAY
jvanravensway@greypickett.com

PROJECT DATA

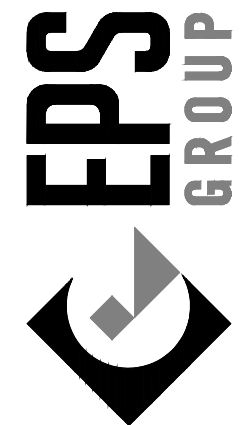
A.P.N.: 303-54-003B; 003C; 003N
EXISTING ZONING: RU-43
PROPOSED ZONING: PAD (RESIDENTIAL)
GROSS AREA: +/- 27.73 ACRES
NET AREA: +/- 25.06 ACRES
NO. OF LOTS: 86
NET DENSITY: 3.43 DU / AC.
OPEN SPACE: +/- 5.02 ACRES
OPEN SPACE (%): +/- 20.0% OF NET AREA
AVG. LOT AREA: 7,997 SQ. FT.
MIN. LOT AREA: 7,200 SQ. FT.
MAX. LOT AREA: 11,513 SQ. FT.

5' x 5' ADA PASSING ZONE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	163.92'	1937.00'	163.87'	004°50'56"
C2	63.80'	3063.00'	63.80'	001°11'37"
C3	195.41'	3063.00'	195.38'	003°39'19"
C4	235.27'	2780.00'	235.20'	004°50'56"
C5	187.87'	2220.00'	187.82'	004°50'56"
C6	211.82'	2503.00'	211.76'	004°50'56"
C7	211.32'	2497.00'	211.25'	004°50'56"



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgruoinc.com



Treeland

Chandler, AZ

Site Plan

Project:

Revisions:

NOVEMBER 22, 2019 - 1ST ZONING SUB.
MARCH 6, 2020 - 2ND ZONING SUB.
APRIL 20, 2020 - 3RD ZONING SUB.



Designer:
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
19-0022

SP01

Sheet No.
1
of 1

C.O.C. LOG NO. PLH19-0064

Exhibit 4

East Chandler Heights Road

122nd Street

124th Street

Trees

<i>Acacia aneura</i> Mulga Acacia	24" box
<i>Fraxinus velutina</i> 'Rio-Grande' Fan-Tex Ash	36" box
<i>Parkinsonia hybrid</i> 'Desert Museum' Desert Museum Palo Verde	24" box
<i>Pistacia chinensis</i> Chinese Pistache	48" box
<i>Prosopis hybrid</i> 'Phoenix' Thornless Mesquite	24" box
<i>Pyrus calleryana</i> Bradford Pear	36" box
<i>Quercus virginiana</i> Southern Live Oak	24" box

Shrubs

<i>Calliandra californica</i> Red Fairy Duster	5 gal.
<i>Convolvulus cneorum</i> Bush Morning Glory	5 gal.
<i>Dodonaea viscosa</i> 'Purpurea' Purple Hop Bush	5 gal.
<i>Leucophyllum frutescens</i> 'Compacta' Compact Texas Sage	5 gal.
<i>Leucophyllum frutescens</i> 'Green Cloud' Green Cloud Sage	5 gal.
<i>Leucophyllum langmanianae</i> 'Rio Bravo' Rio Bravo Sage	5 gal.
<i>Leucophyllum revolutum</i> 'Sierra Magic' Sierra Magic Sage	5 gal.
<i>Leucophyllum zygophyllum</i> Blue Ranger	5 gal.
<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.
<i>Nandina domestica</i> 'Nana' Dwarf Heavenly Bamboo	5 gal.
<i>Rosmarinus officinalis</i> 'Tuscan Blue' Upright Rosemary	5 gal.
<i>Ruellia peninsularis</i> Desert Ruellia	5 gal.

Groundcovers

<i>Lantana camara</i> 'Dallas Red' Dallas Red Lantana	1 gal.
<i>Lantana montevidensis</i> Purple Trailing Lantana	1 gal.
<i>Lantana montevidensis</i> 'White' White Lantana	1 gal.
<i>Lantana</i> 'New Gold' New Gold Lantana	1 gal.
<i>Lantana</i> 'Yellow Trailing' Yellow Trailing Lantana	1 gal.
<i>Ruellia brittoniana</i> 'Katie' Katie Ruellia	1 gal.
<i>Wedelia trilobata</i> Yellow Dot	1 gal.

Accents

<i>Agave desmettiana</i> Tropical Agave	5 gal.
<i>Agave geminiflora</i> Twin Flower Agave	5 gal.
<i>Agave tequilana</i> Weber Blue Agave	5 gal.
<i>Dasyliro longissimum</i> Mexican Grass Tree	5 gal.
<i>Hesperaloe funifera</i> Giant Hesperaloe	5 gal.
<i>Hesperaloe parviflora</i> -red Red Yucca	5 gal.
<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist TM	5 gal.
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' Autumn Glow TM	5 gal.
<i>Pedilanthus macrocarpus</i> Lady's Slipper	5 gal.

Vines

<i>Bougainvillea</i> 'Barbara Karst' Bougainvillea	5 gal.
<i>Gelsemium sempervirens</i> Carolina Jasmine	5 gal.

LANDSCAPE PLAN TREE LAND

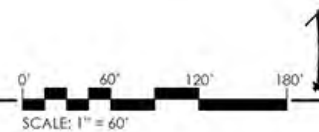
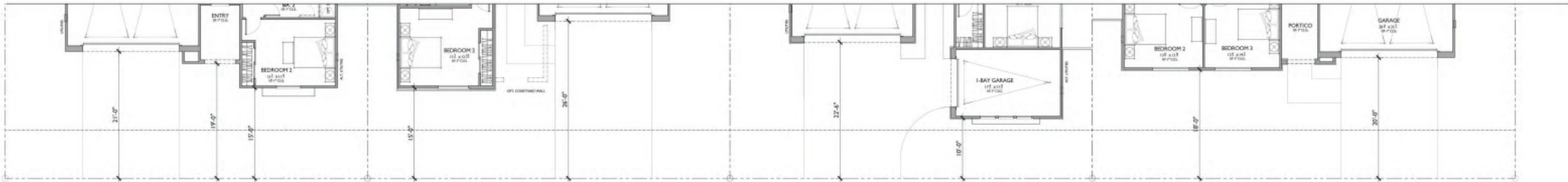
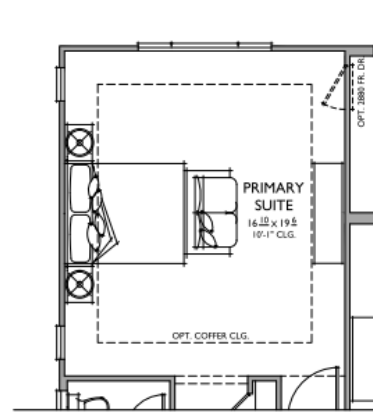
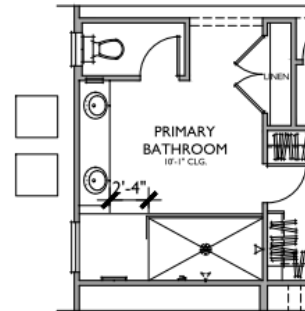


Exhibit 5

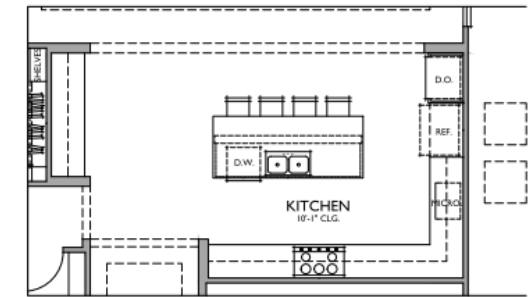
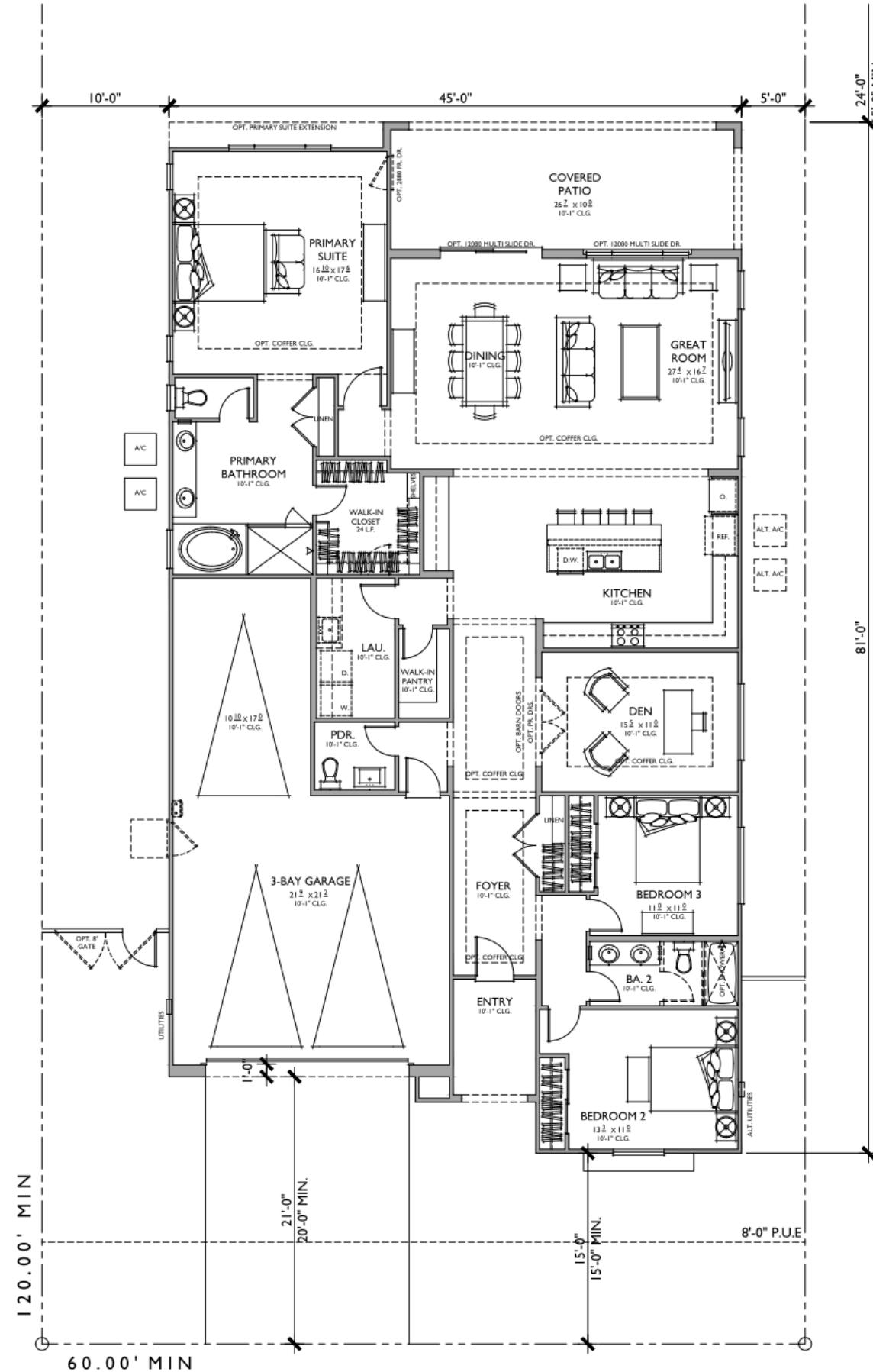




OPT. PRIMARY SUITE EXTENSION
+34 SQ. FT.



FRAMELESS WALK-IN SHOWER
AT PRIMARY BATHROOM



EXECUTIVE KITCHEN

PLAN 4531A 2,422 SQ. FT.

TARGET: 2,461 SQ. FT.
3 BEDROOMS / 2.5 BATHS + DEN
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,422 SQ. FT.
TOTAL LIVING	2,422 SQ. FT.
3 - BAY GARAGE	679 SQ. FT.
COVERED PATIO	287 SQ. FT.
PORCH	69 SQ. FT.
LOT COVERAGE	43.2%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

10.13.21



FRONT

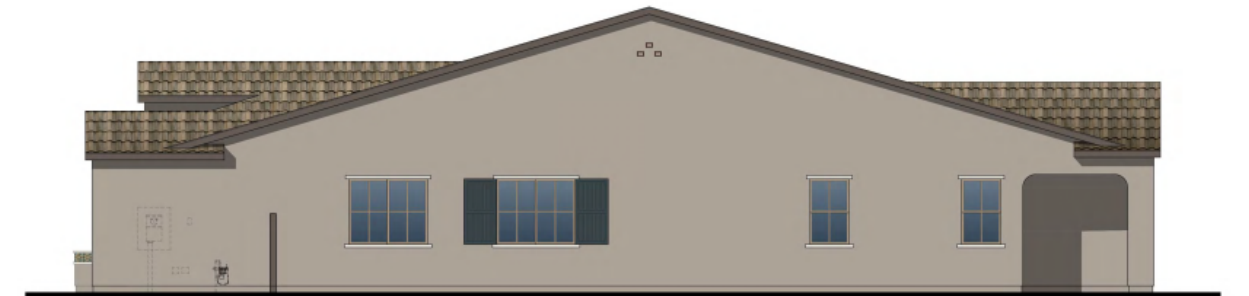
SPANISH
1/4"=1'-0"



REAR



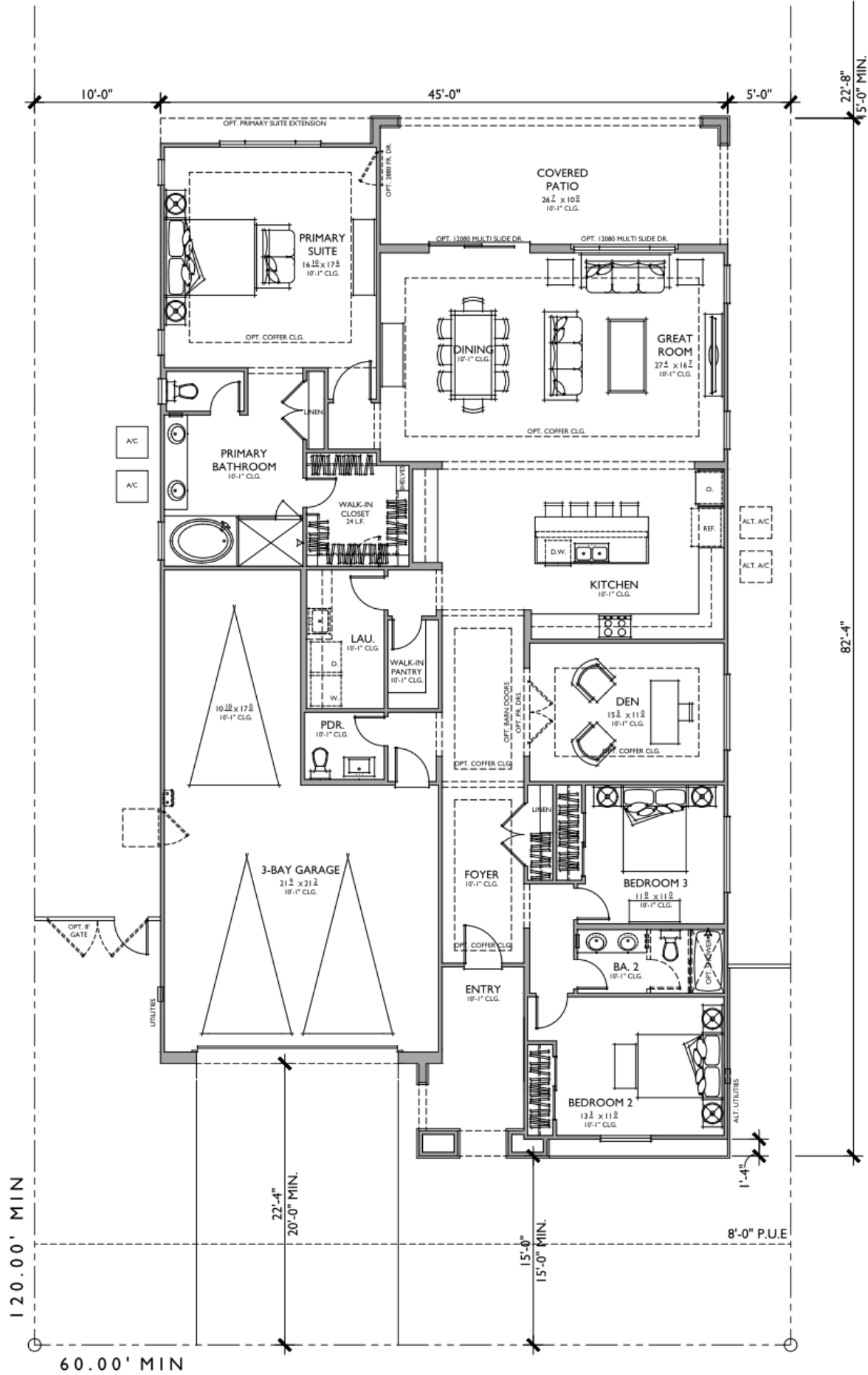
LEFT



RIGHT

PLAN 4531B
Reflects Southwest Elevation
TREELAND
Phoenix, Arizona

0 2 4 8 566.21011



PLAN 4531B
2,422 SQ. FT.

TARGET: 2,461 SQ. FT.
3 BEDROOMS / 2.5 BATHS + DEN
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,422 SQ. FT.
TOTAL LIVING	2,422 SQ. FT.
3 - BAY GARAGE	679 SQ. FT.
COVERED PATIO	287 SQ. FT.
PORCH	113 SQ. FT.
LOT COVERAGE	43.7%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

SOUTHWEST
1/4"=1'-0"



REAR



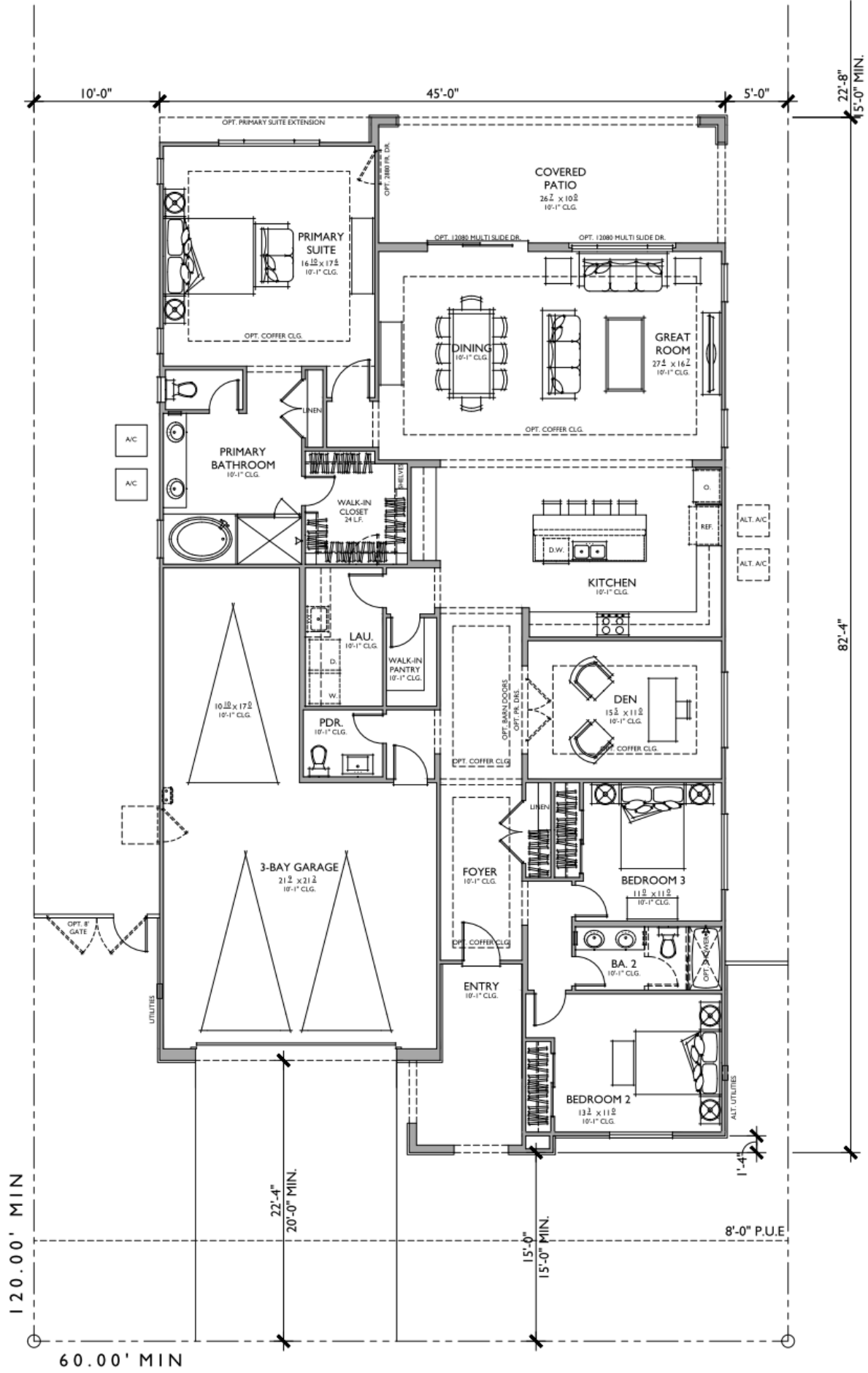
LEFT



RIGHT

PLAN 4531C
Reflects Desert Elevation
TREELAND
Phoenix, Arizona

0 2 4 8 566.21011



PLAN 4531C
2,422 SQ. FT.

TARGET: 2,461 SQ. FT.
3 BEDROOMS / 2.5 BATHS + DEN
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,422 SQ. FT.
TOTAL LIVING	2,422 SQ. FT.
3 - BAY GARAGE	679 SQ. FT.
COVERED PATIO	287 SQ. FT.
PORCH	119 SQ. FT.
LOT COVERAGE	43.8%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

10.13.21



FRONT

DESERT
1/4"=1'-0"



REAR



LEFT



RIGHT



FRONT

FARMHOUSE
1/4"=1'-0"



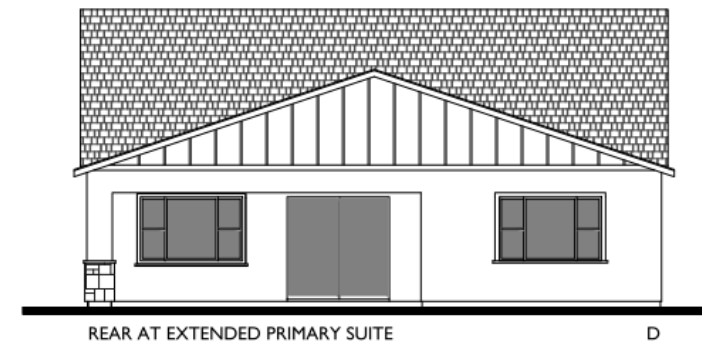
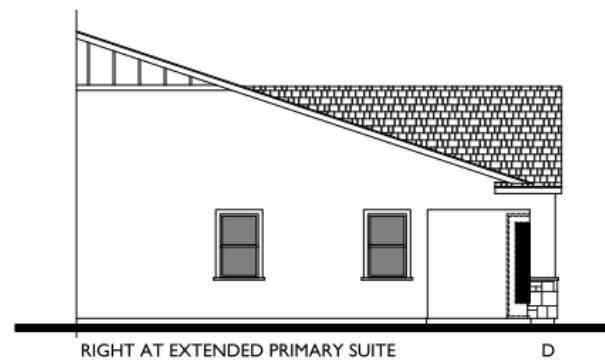
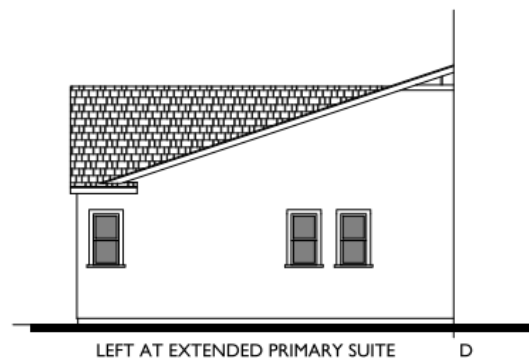
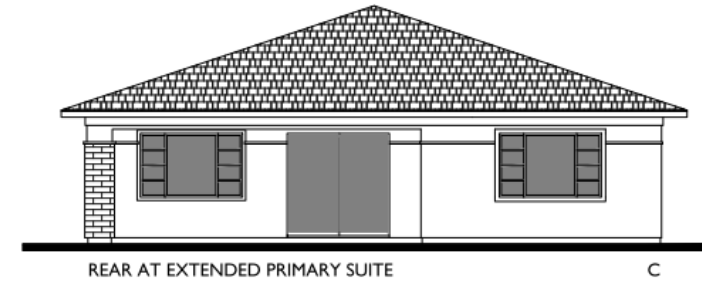
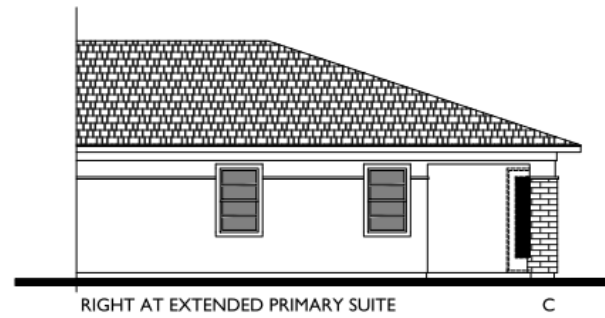
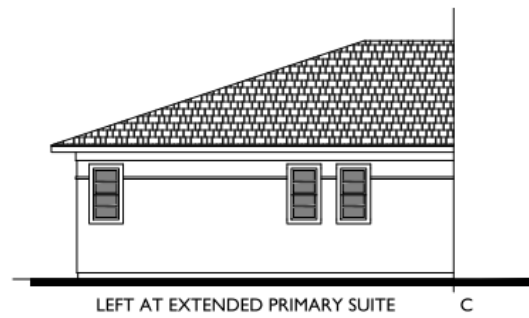
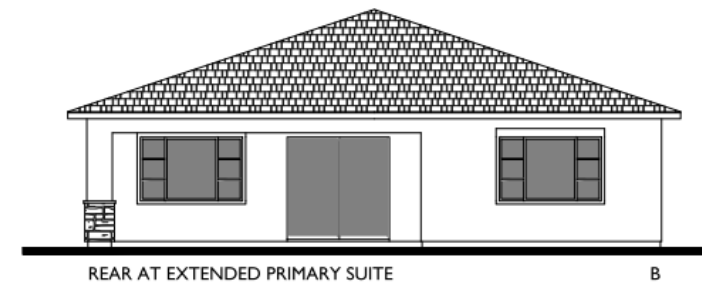
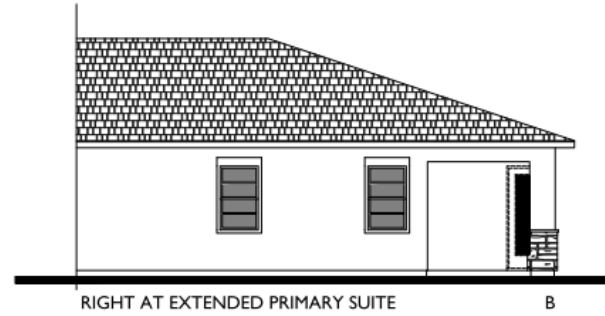
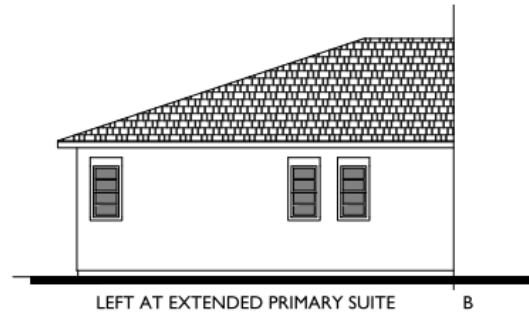
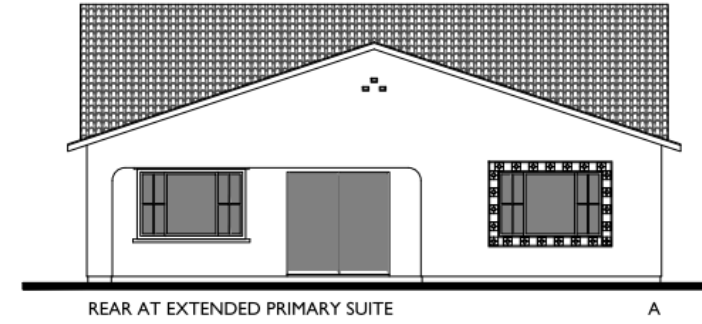
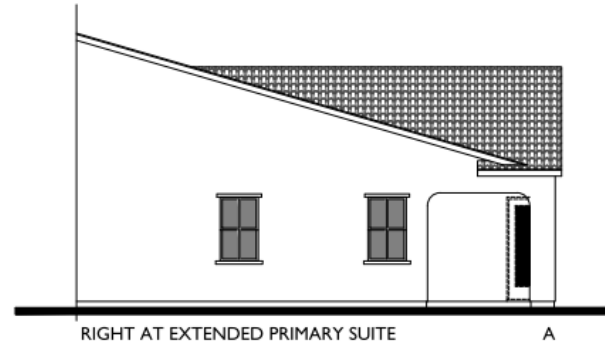
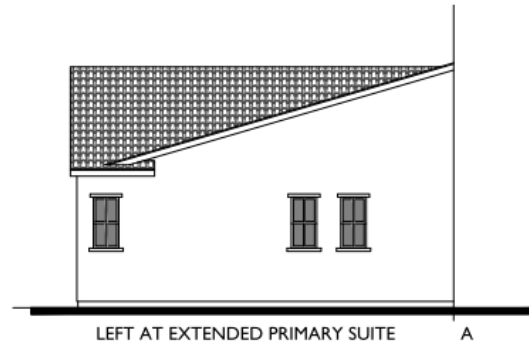
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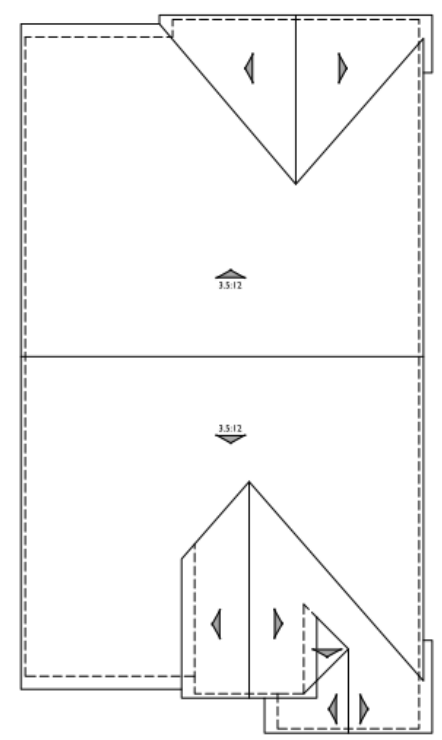


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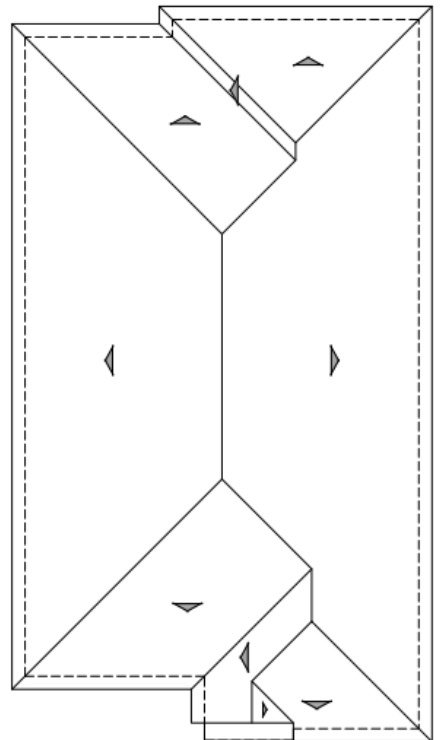


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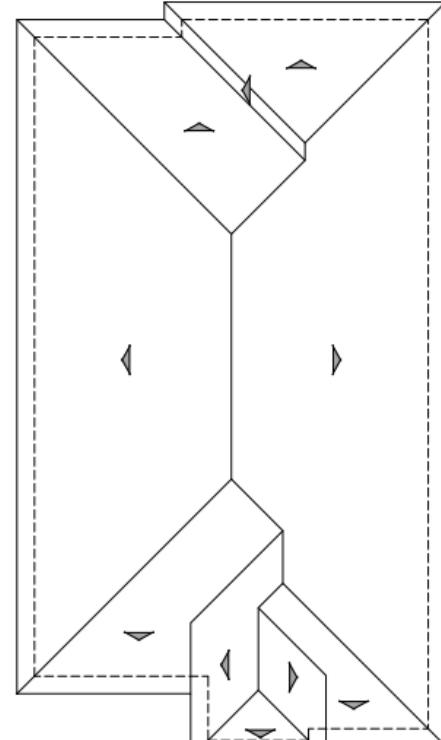




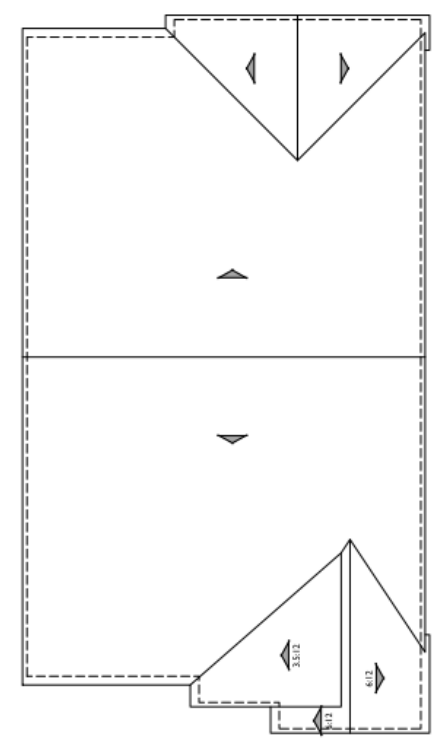
ROOF PLAN A
PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE



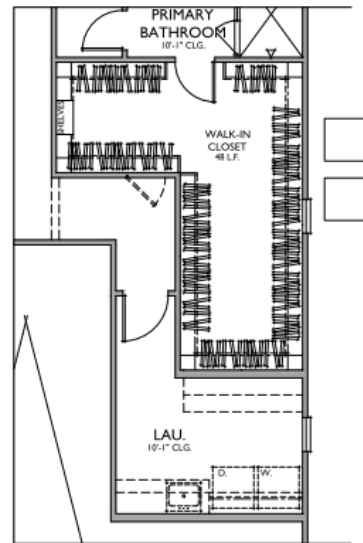
ROOF PLAN B
PITCH: 4:12
RAKE: N/A
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



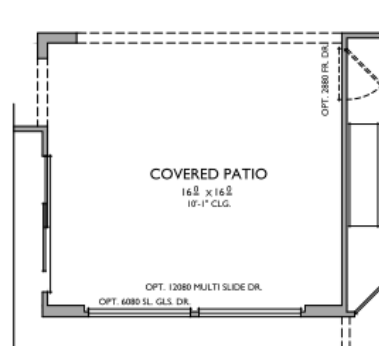
ROOF PLAN C
PITCH: 4:12
RAKE: N/A
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE



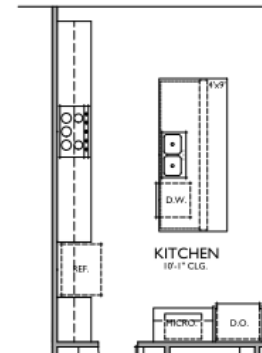
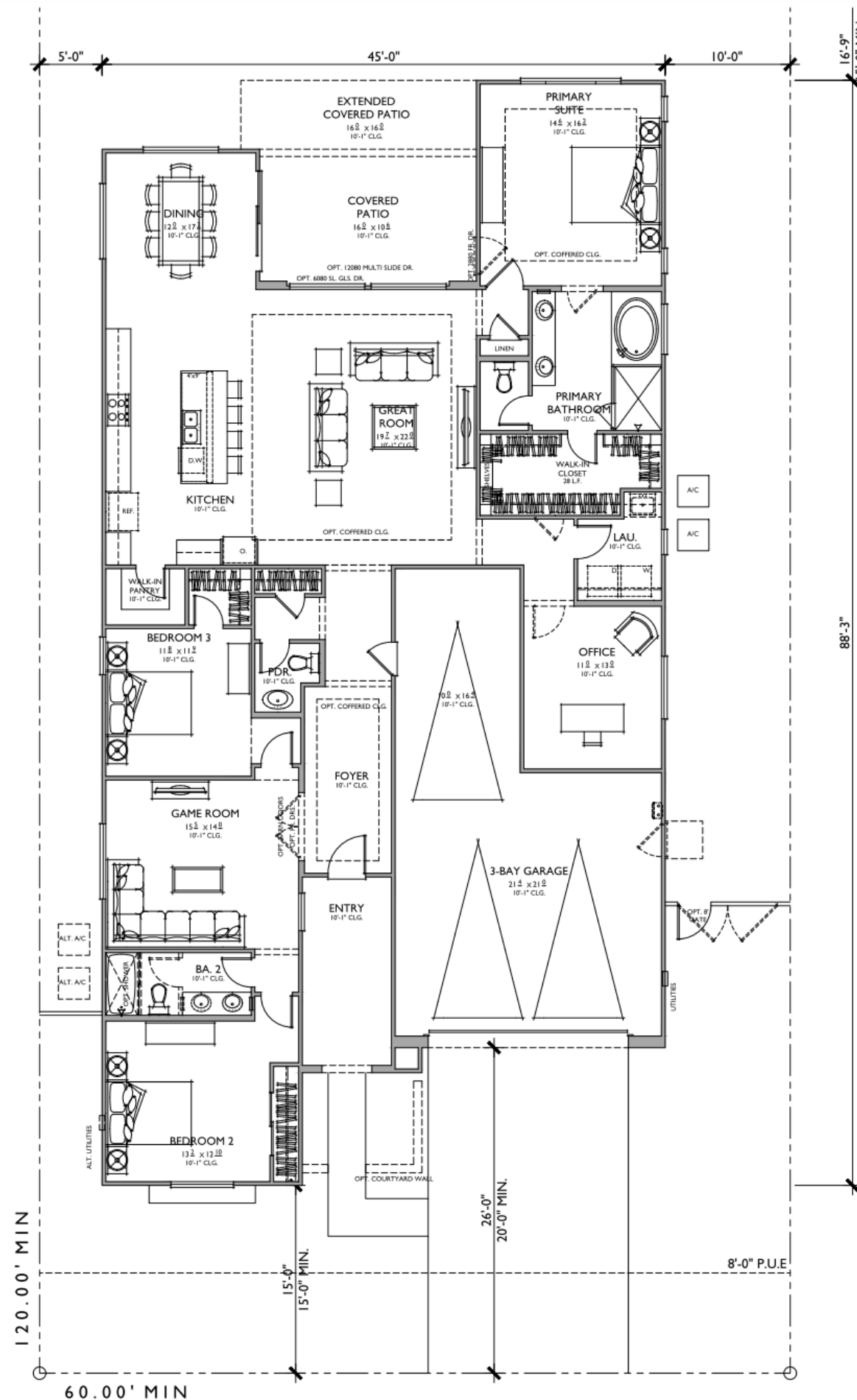
ROOF PLAN D
PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



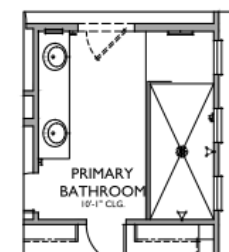
EXTENDED LAU. & WIC
INSTEAD OF OFFICE



EXTENDED COVERED PATIO
+99 SQ. FT.



EXECUTIVE KITCHEN



FRAMELESS WALK-IN SHOWER
AT PRIMARY BATHROOM

PLAN 4504A 2,567 SQ. FT.

TARGET: 2,550 SQ. FT.
3 BEDROOMS / 2.5 BATHS + FLEX + OFFICE
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,567 SQ. FT.
TOTAL LIVING	2,567 SQ. FT.
3 - BAY GARAGE	641 SQ. FT.
COVERED PATIO	183 SQ. FT.
PORCH	116 SQ. FT.
LOT COVERAGE	43.8%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

10.13.21



FRONT

OPT. COURTYARD WALL SHOWN

SPANISH
1/4"=1'-0"



REAR



LEFT



RIGHT

OPT. COURTYARD WALL SHOWN

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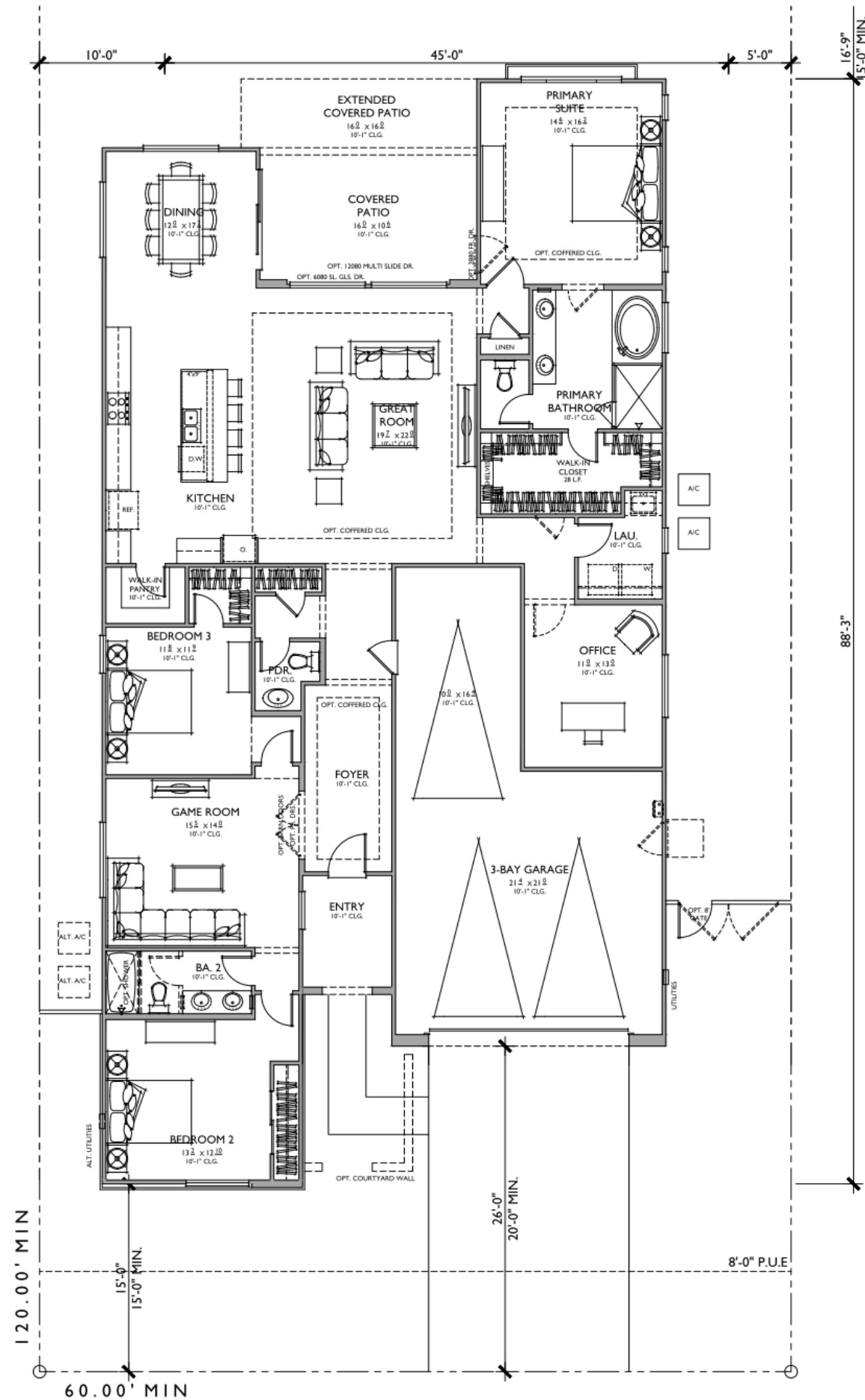
2021 Orchard Drive, Suite 100
Tempe, AZ 85281
Tel: +1 480 333 9900
Fax: +1 480 333 9901

PLAN 4504A
Spanish Elevation
TREELAND
Phoenix, Arizona

0 2 4 8 566.21011

09.17.21

tri pointe
HOMES



PLAN 4504B 2,567 SQ. FT.

TARGET: 2,550 SQ. FT.
3 BEDROOMS / 2.5 BATHS + FLEX + OFFICE
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,567 SQ. FT.
TOTAL LIVING	2,567 SQ. FT.
3 - BAY GARAGE	641 SQ. FT.
COVERED PATIO	183 SQ. FT.
PORCH	68 SQ. FT.
LOT COVERAGE	43.2%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

10.13.21

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PLAN 4504B
Reflects Southwest Elevation
TREELAND

Phoenix, Arizona

566.21011

tri pointe
HOMES



FRONT

OPT. COURTYARD WALL SHOWN

SOUTHWEST

1/4"=1'-0"



REAR



LEFT



RIGHT

OPT. COURTYARD WALL SHOWN

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PLAN 4504B
Southwest Elevation
TREELAND
Phoenix, Arizona

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Fax: (949) 448-5555

10.27.21

tri pointe
HOMES



FRONT

DESERT
1/4"=1'-0"



REAR



LEFT

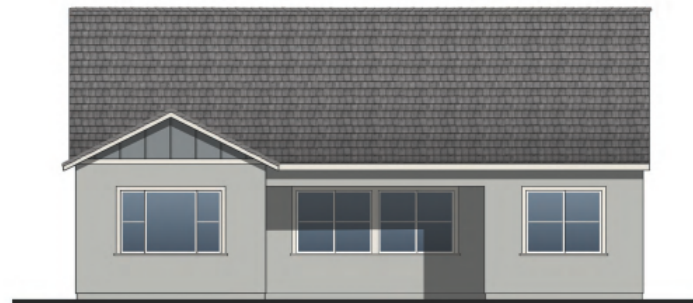


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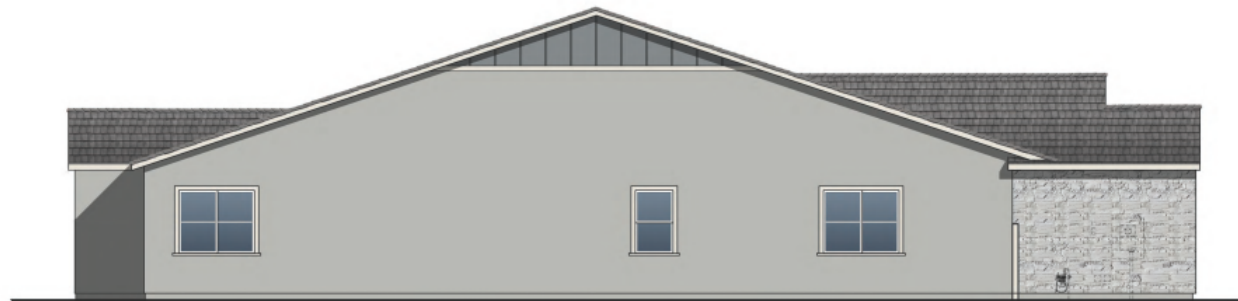


FRONT

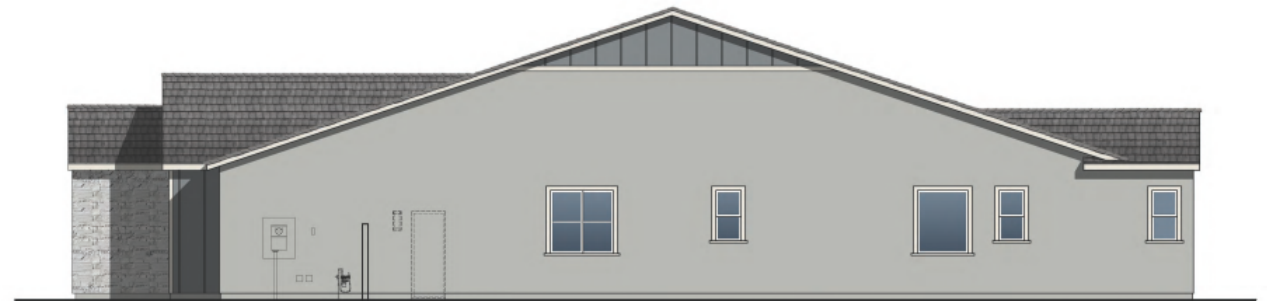
FARMHOUSE
1/4"=1'-0"



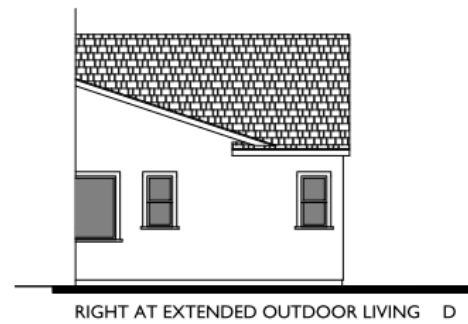
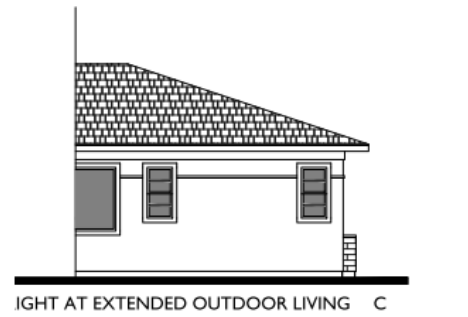
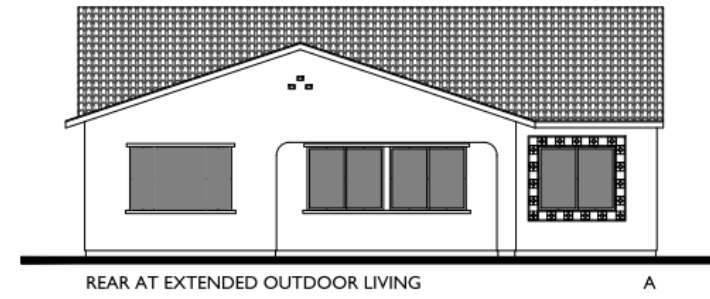
REAR

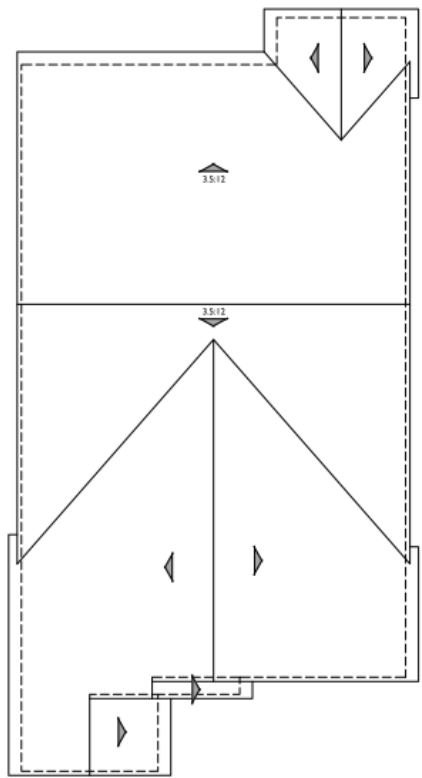


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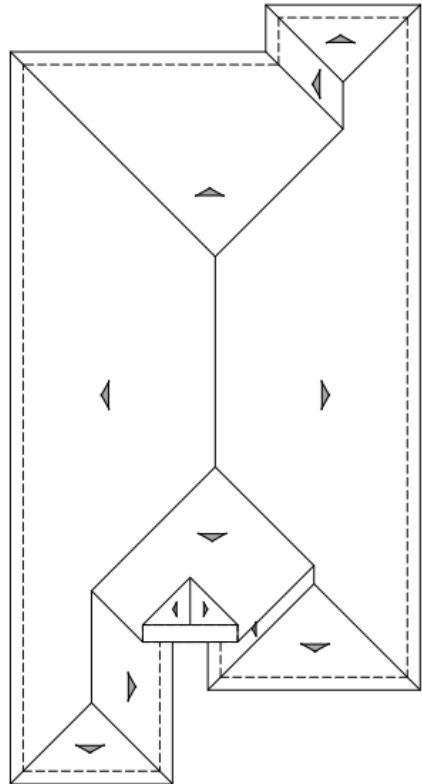


RIGHT

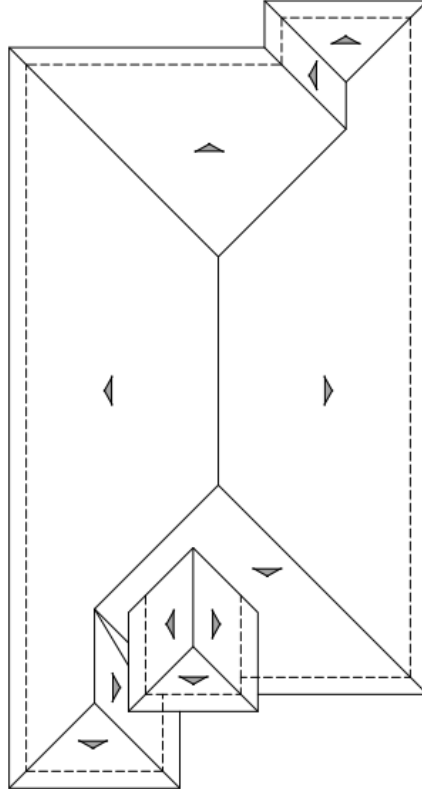




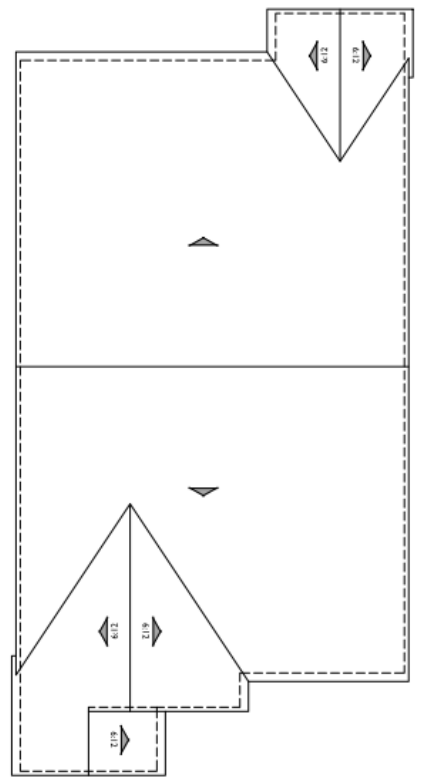
ROOF PLAN **A**
 PITCH: 4:12
 RAKE: 6°
 EAVE: 18"
 ROOF MATERIAL: CONCRETE 'S' TILE



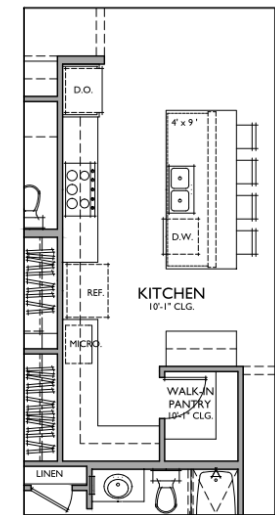
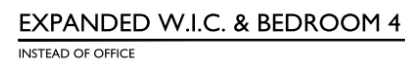
ROOF PLAN **B**
 PITCH: 4:12
 RAKE: N/A
 EAVE: 18"
 ROOF MATERIAL: FLAT CONCRETE TILE



ROOF PLAN **C**
 PITCH: 4:12
 RAKE: N/A
 EAVE: 24"
 ROOF MATERIAL: FLAT CONCRETE TILE



ROOF PLAN **D**
 PITCH: 4:12 U.N.O.
 RAKE: 6°
 EAVE: 12"
 ROOF MATERIAL: FLAT CONCRETE TILE



EXECUTIVE KITCHEN



INSTEAD OF FLEX

PLAN 4505A
2,802 SQ. FT.

TARGET: 2,700 SQ. FT.

3 BEDROOMS / 3 BATHS

3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,802 SQ. FT.
TOTAL LIVING	2,802 SQ. FT.
3 - BAY GARAGE	644 SQ. FT.
COVERED PATIO	194 SQ. FT.
PORCH	38 SQ. FT.
LOT COVERAGE	45.9%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

10.13.21

PLAN 4505A

Reflects Spanish Elevation

TREELAND

Phoenix, Arizona

0 2 4 8 5 6 6 . 2 | 0 | |



FRONT

SPANISH

1/4"=1'-0"



REAR



LEFT



RIGHT

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PLAN 4505A
Spanish Elevation

TREELAND

Phoenix, Arizona

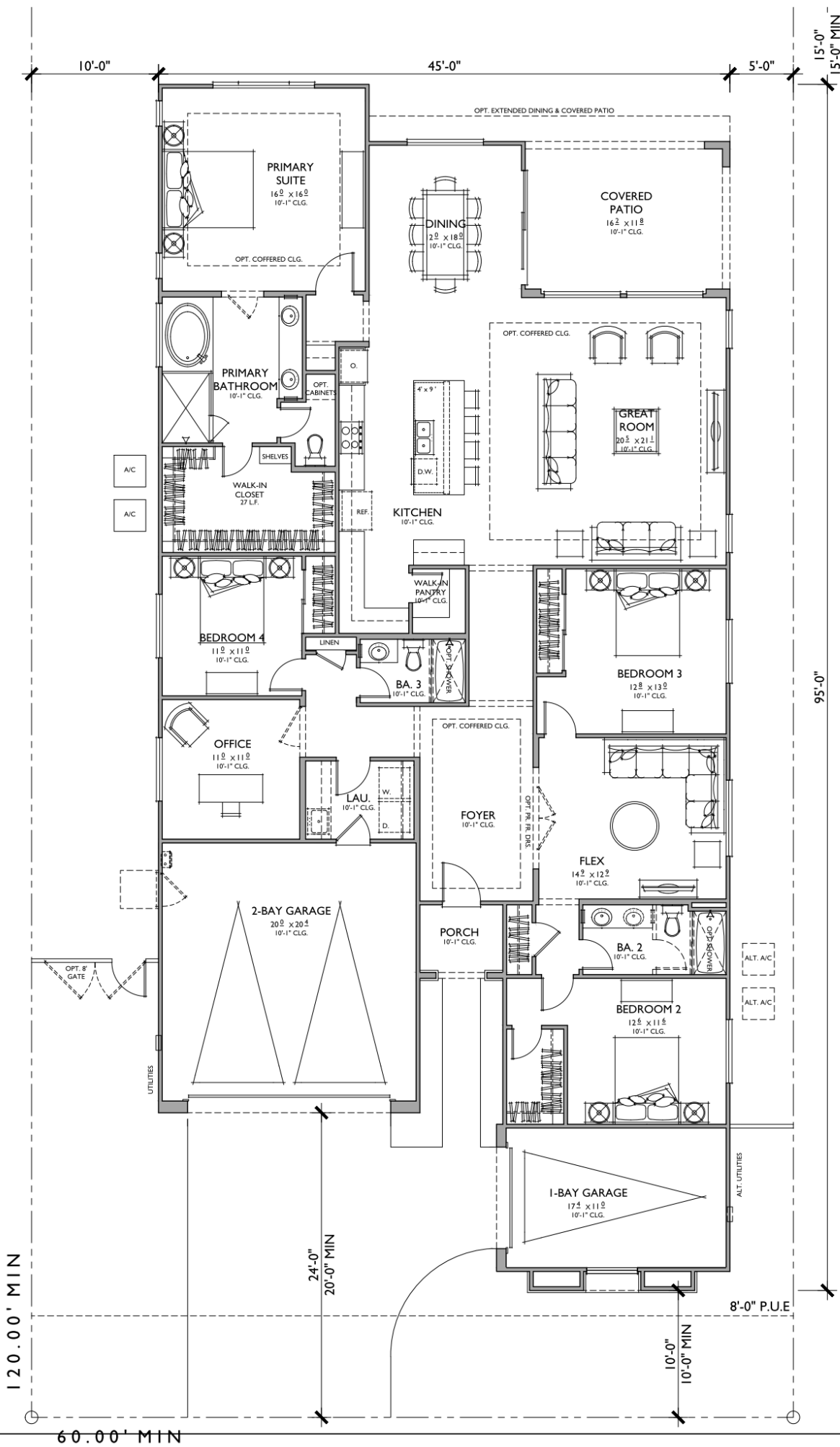
0 2 4 8 566.21011

09.17.21

tri pointe
HOMES

PLAN 4505B
Reflects Southwest Elevation
TREELAND
Phoenix, Arizona

0 2 4 8 566.21011



PLAN 4505B
2,802 SQ. FT.

TARGET: 2,700 SQ. FT.
3 BEDROOMS / 3 BATHS + FLEX + OFFICE
3 - BAY GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,802 SQ. FT.
TOTAL LIVING	2,802 SQ. FT.
3 - BAY GARAGE	644 SQ. FT.
COVERED PATIO	194 SQ. FT.
PORCH	38 SQ. FT.
LOT COVERAGE	45.9%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

SOUTHWEST

1/4"=1'-0"



REAR



LEFT



RIGHT

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PLAN 4505B
Southwest Elevation

TREELAND

Phoenix, Arizona

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HOMES



FRONT

DESERT

1/4"=1'-0"



REAR



LEFT



RIGHT

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PLAN 4505C
Desert Elevation

TREELAND

Phoenix, Arizona

0 2 4 8 566.21011

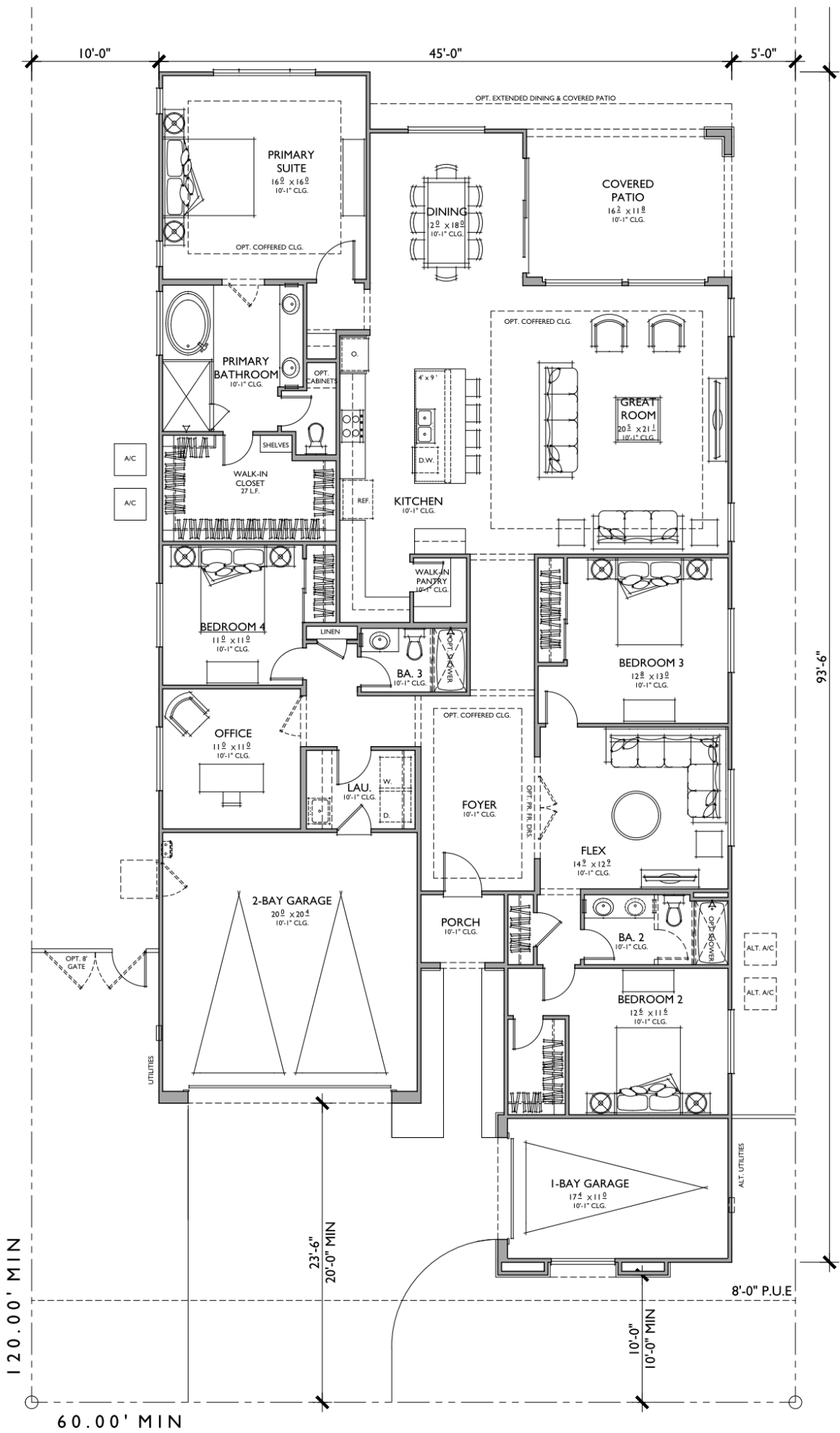
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HOMES

PLAN 4505D
Reflects Farmhouse Elevation
TREELAND
Phoenix, Arizona

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PLAN 4505D
2,802 SQ. FT.

TARGET: 2,700 SQ. FT.
3 BEDROOMS / 3 BATHS + FLEX + OFFICE
3 - BAY GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,802 SQ. FT.
TOTAL LIVING	2,802 SQ. FT.
3 - BAY GARAGE	644 SQ. FT.
COVERED PATIO	194 SQ. FT.
PORCH	38 SQ. FT.
LOT COVERAGE	45.9%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

FARMHOUSE

1/4"=1'-0"



REAR



LEFT



RIGHT

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PLAN 4505D
Farmhouse Elevation

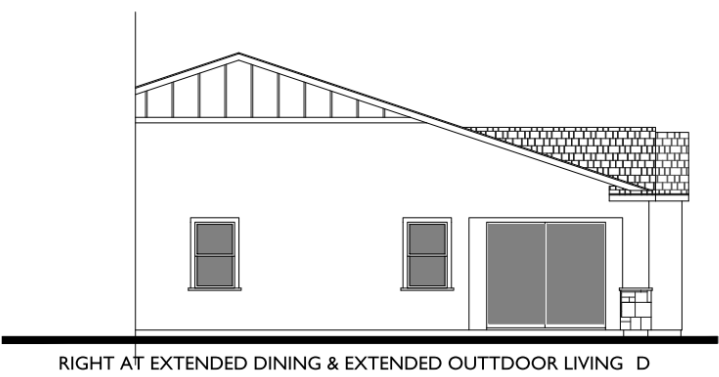
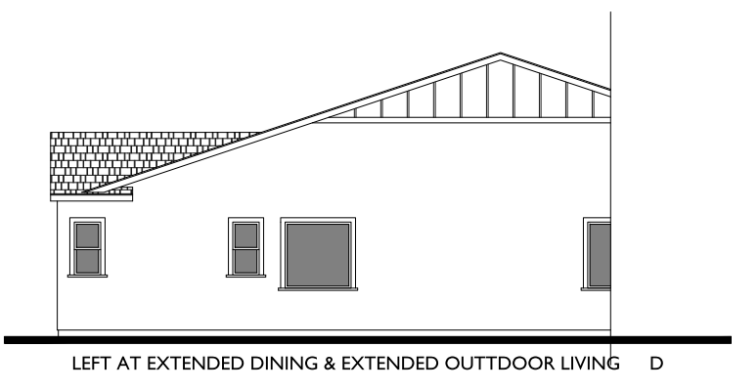
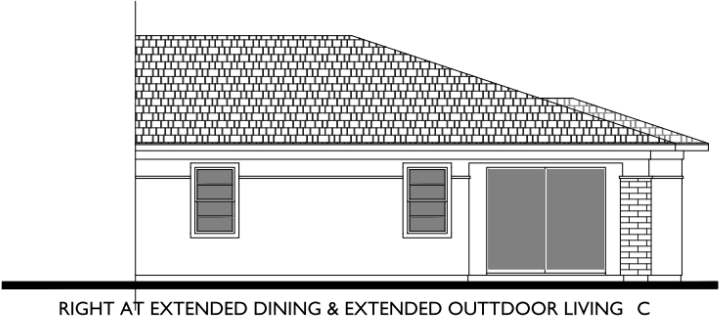
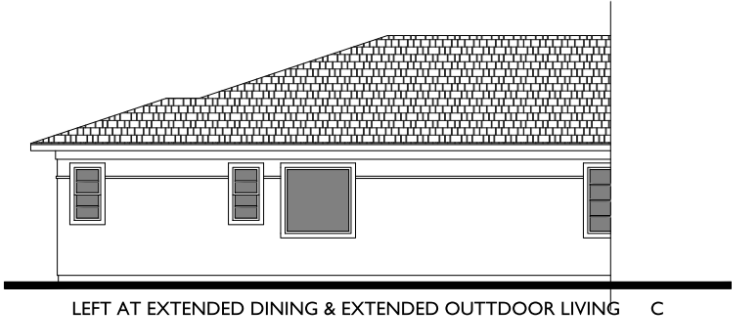
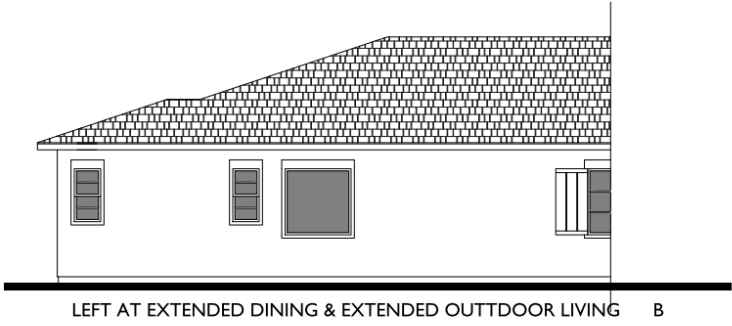
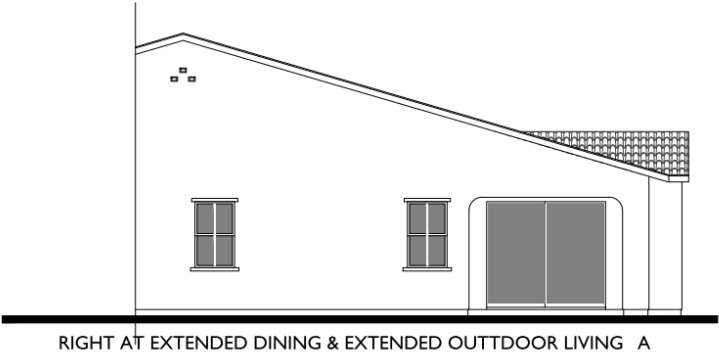
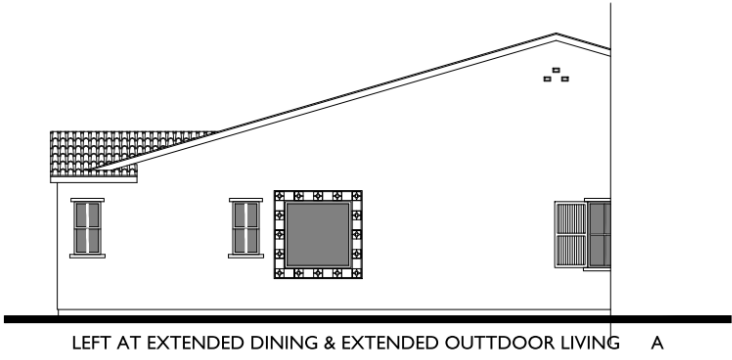
TREELAND

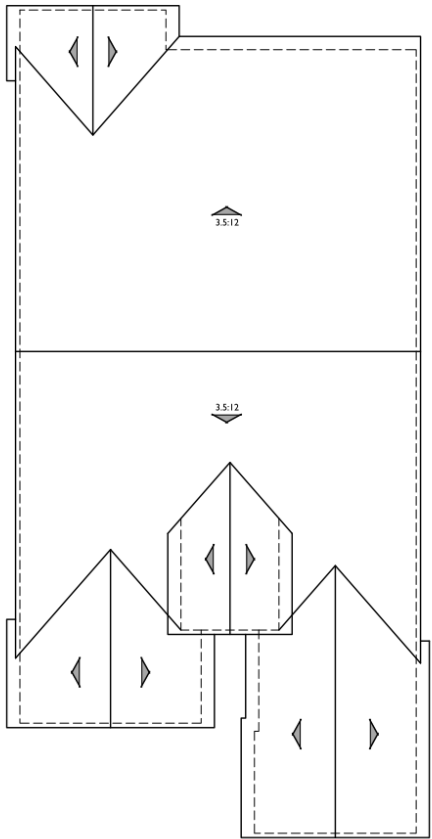
Phoenix, Arizona

0 2 4 8 566.21011

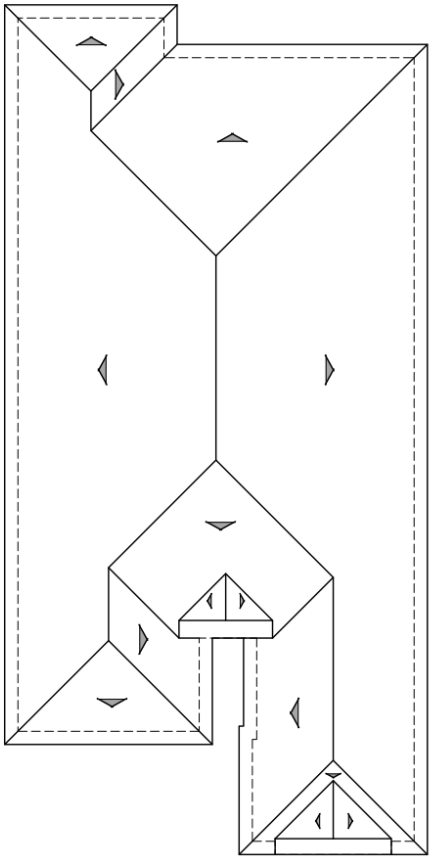
10.13.21

tri pointe
HOMES

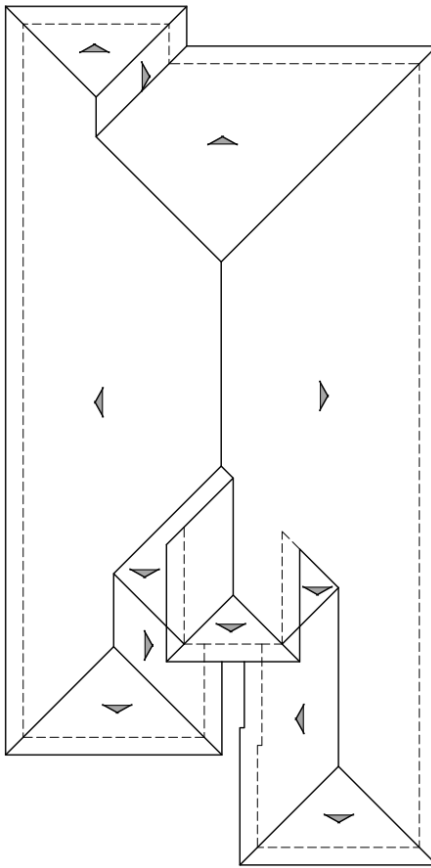




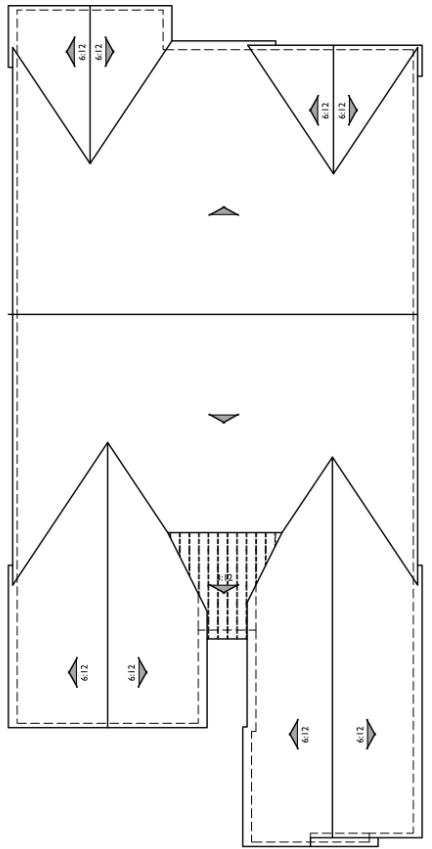
ROOF PLAN A
PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE



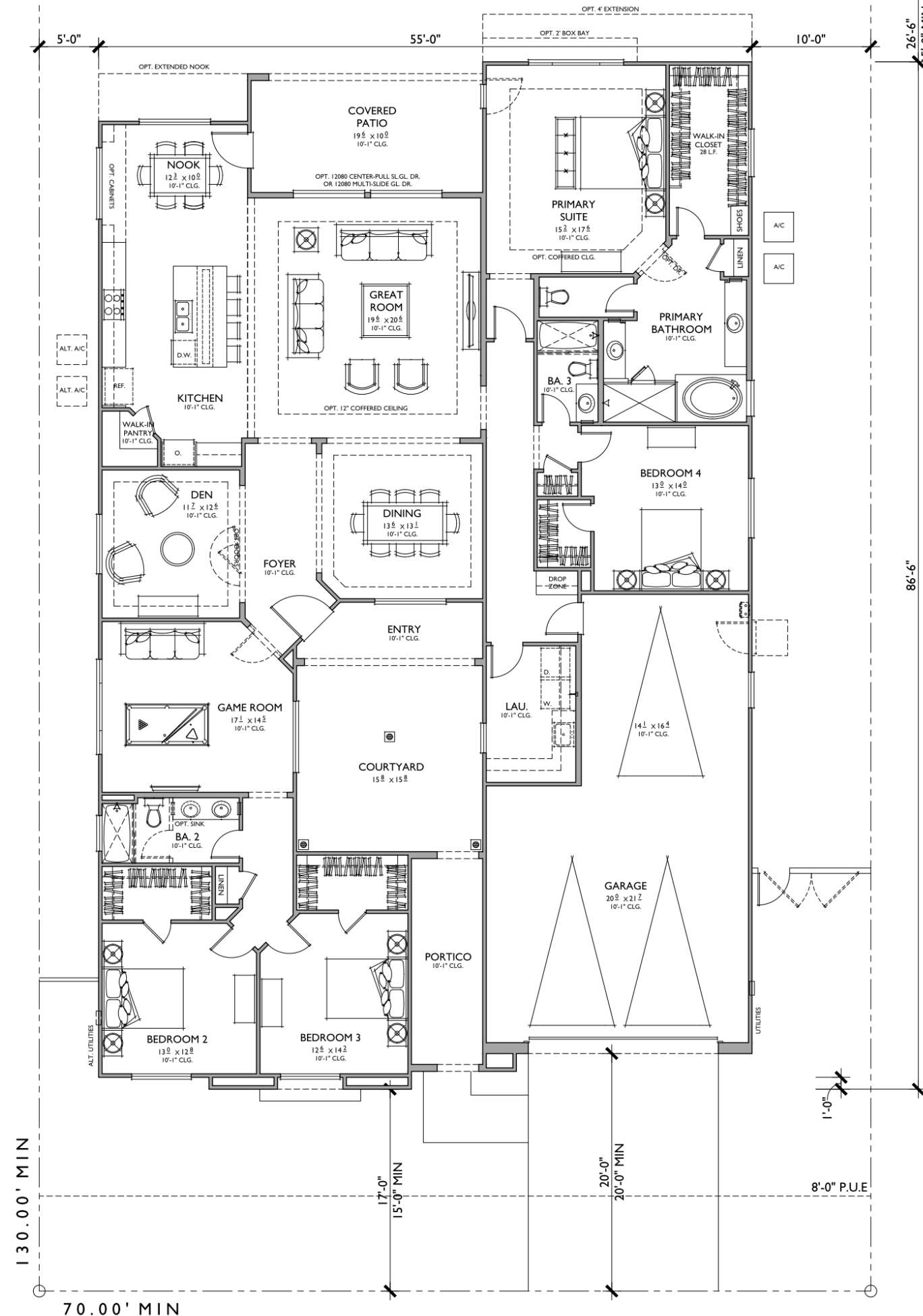
ROOF PLAN B
PITCH: 4:12
RAKE: N/A
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



ROOF PLAN C
PITCH: 4:12
RAKE: N/A
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE



ROOF PLAN D
PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



TARGET: 3,208 SQ. FT.
4 BEDROOMS / 3 BATHS + GAME ROOM + DEN
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	3,201 SQ. FT.
TOTAL LIVING	3,201 SQ. FT.
3 - BAY GARAGE	743 SQ. FT.
COVERED PATIO	196 SQ. FT.
PORCH	190 SQ. FT.
LOT COVERAGE	43.3%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

10.13.21



FRONT

SPANISH



REAR



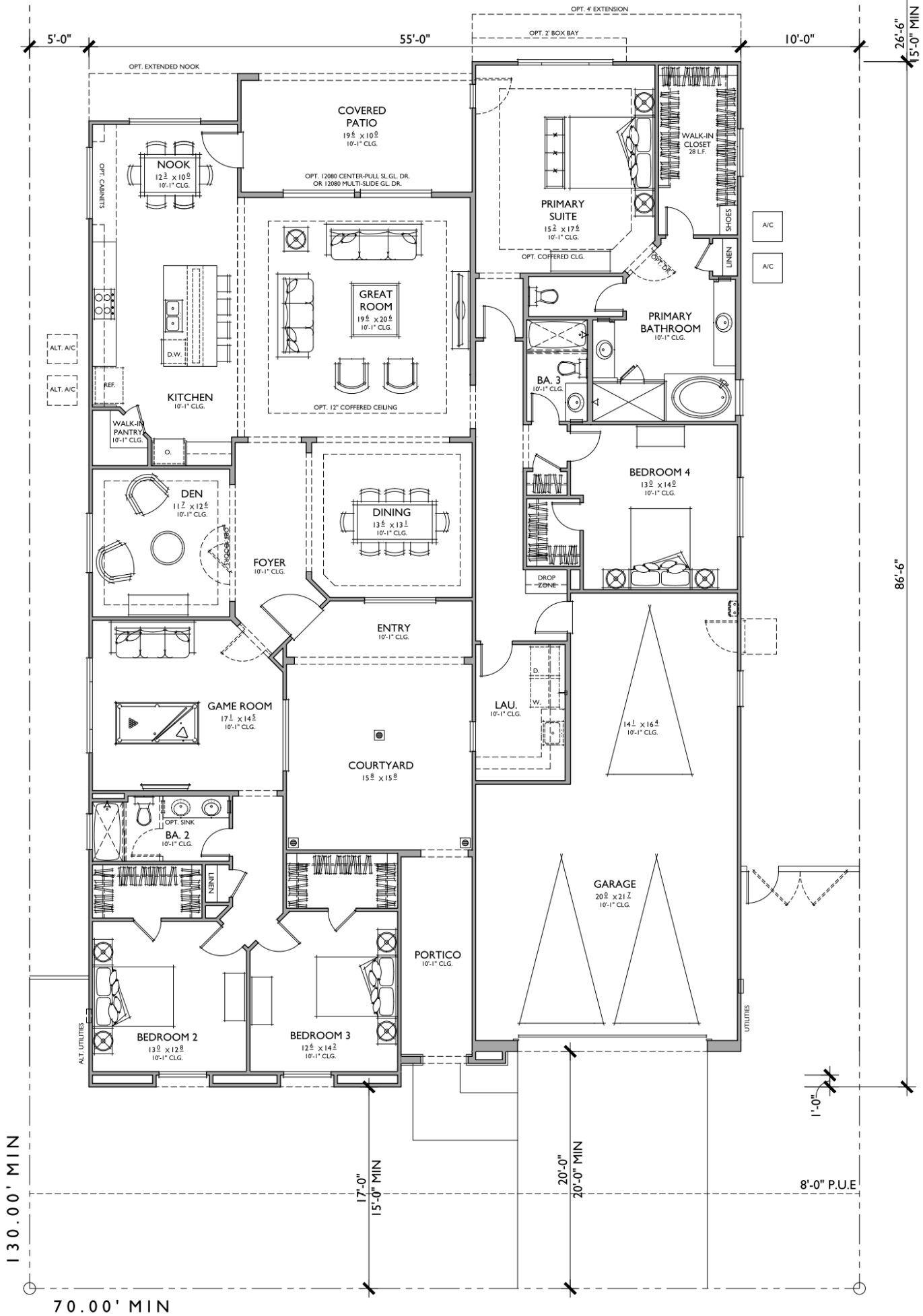
LEFT



RIGHT

PLAN 5541B
Reflects Southwest Elevation
TREELAND
Phoenix, Arizona

0 2 4 8 566.21011



PLAN 5541B
3,201 SQ. FT.

TARGET: 3,208 SQ. FT.
4 BEDROOMS / 3 BATHS + GAME ROOM + DEN
3 - BAY GARAGE

FLOOR AREA TABLE	
1ST FLOOR	3,201 SQ. FT.
TOTAL LIVING	3,201 SQ. FT.
3 - BAY GARAGE	743 SQ. FT.
COVERED PATIO	196 SQ. FT.
PORCH	186 SQ. FT.
LOT COVERAGE	43.2%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

SOUTHWEST
1/4"=1'-0"



REAR



LEFT

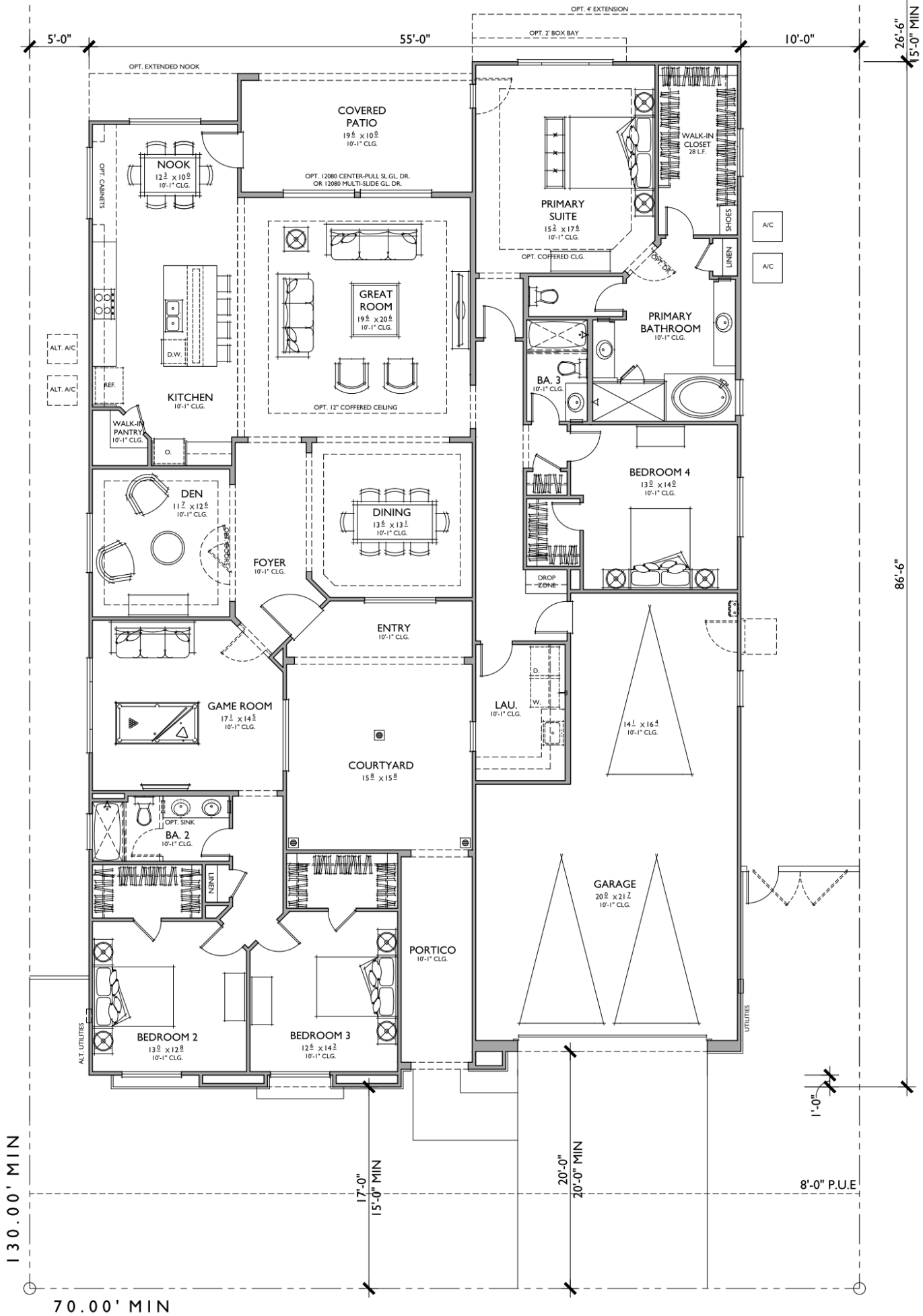


RIGHT

PLAN 5541C
Reflects Desert Elevation
TREELAND
Phoenix, Arizona

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Newport Beach, CA 92660
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Fax: +1 949 553 0548

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PLAN 5541C
3,201 SQ. FT.

TARGET: 3,208 SQ. FT.
4 BEDROOMS / 3 BATHS + GAME ROOM + DEN
3 - BAY GARAGE

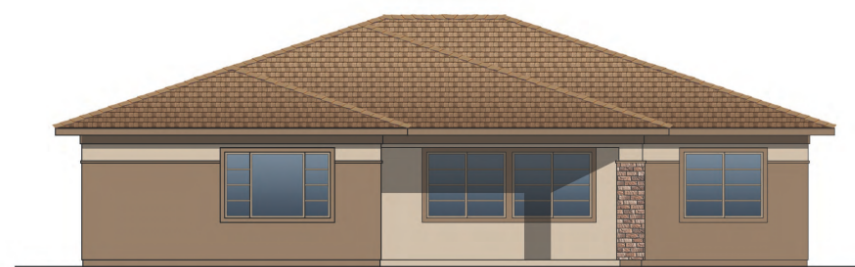
FLOOR AREA TABLE	
1ST FLOOR	3,201 SQ. FT.
TOTAL LIVING	3,201 SQ. FT.
3 - BAY GARAGE	743 SQ. FT.
COVERED PATIO	196 SQ. FT.
PORCH	192 SQ. FT.
LOT COVERAGE	43.3%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FRONT

DESERT
1/4"=1'-0"



REAR



LEFT



RIGHT



FRONT

FARMHOUSE
1/4"=1'-0"



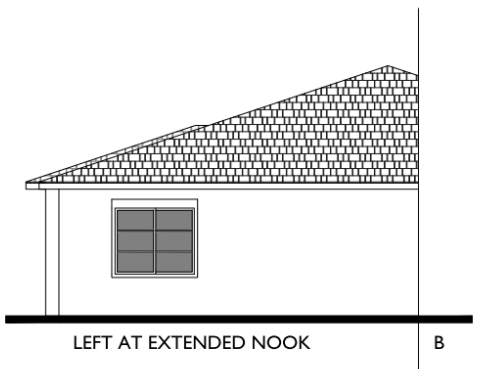
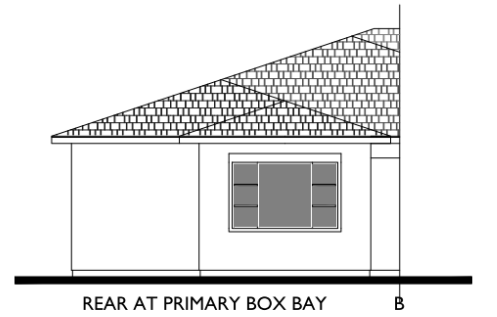
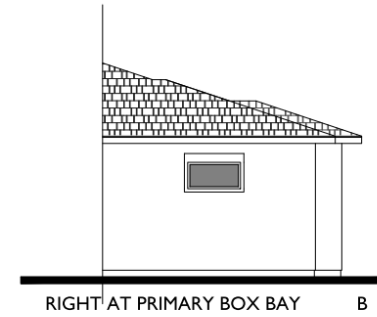
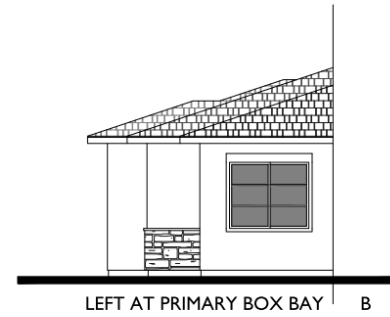
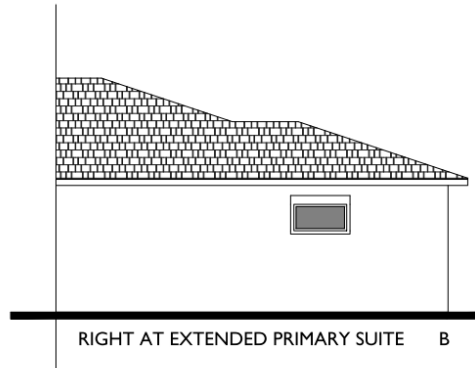
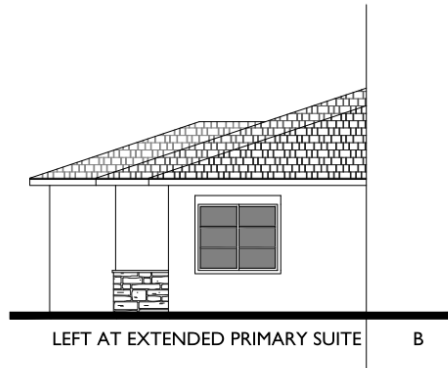
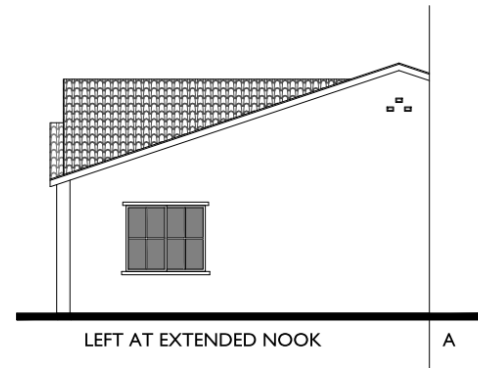
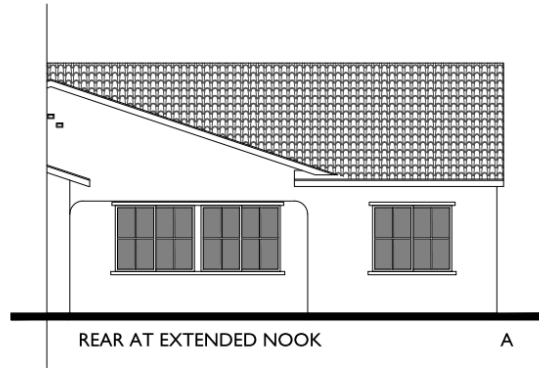
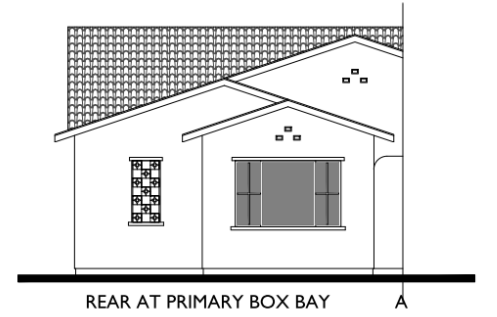
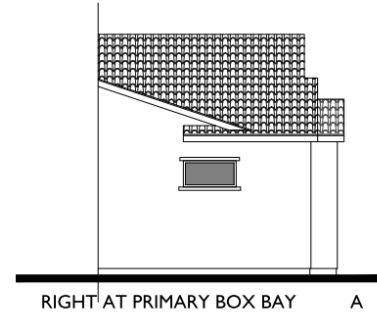
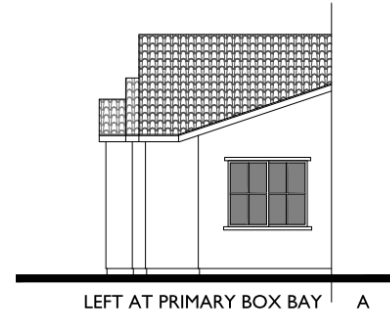
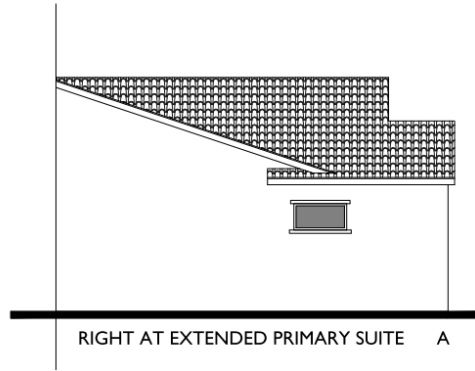
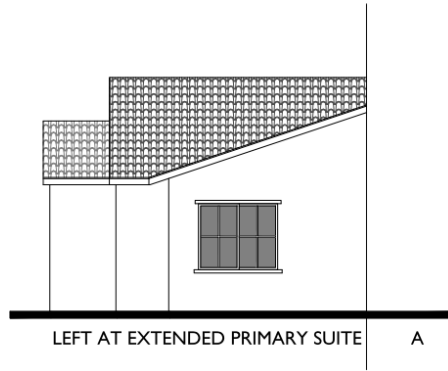
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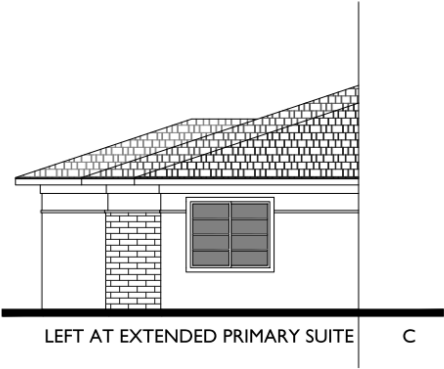


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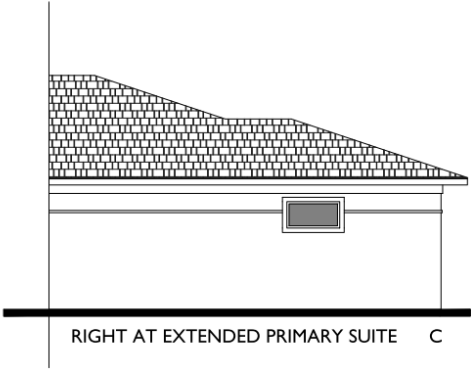


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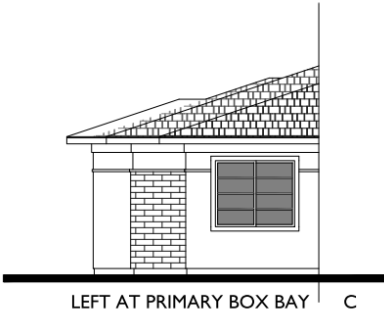




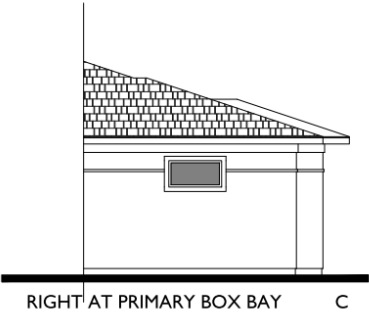
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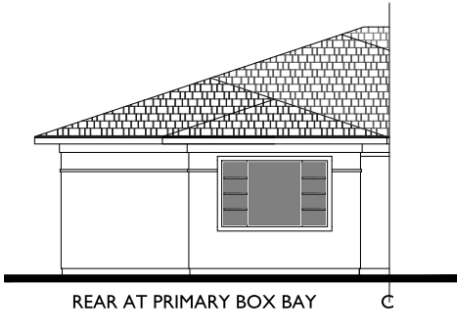
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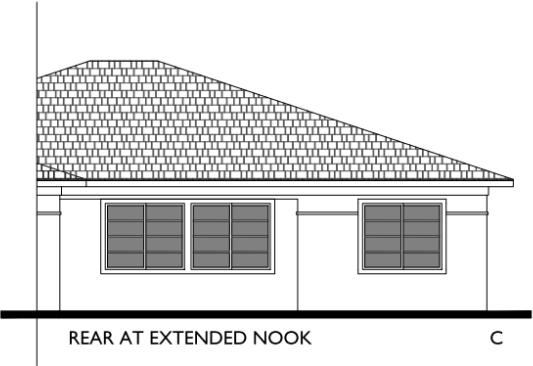
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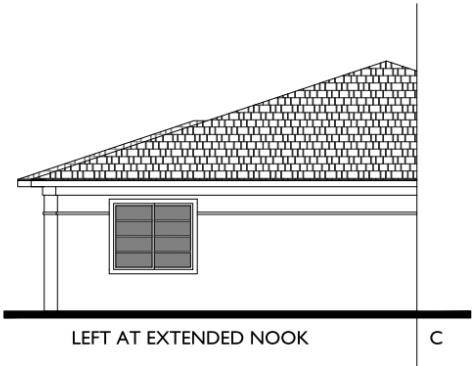
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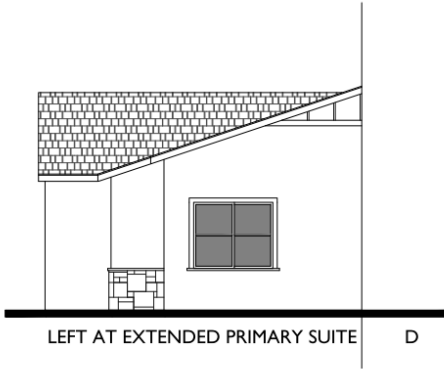
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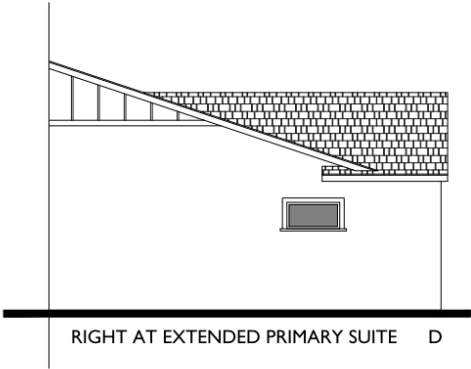
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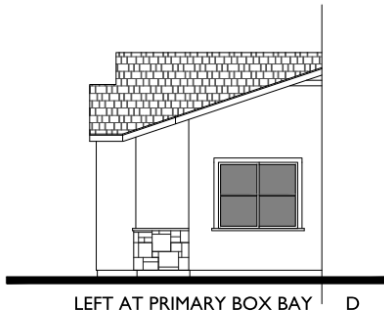
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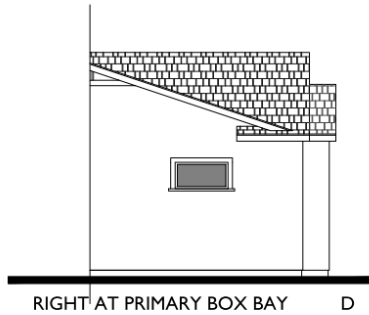
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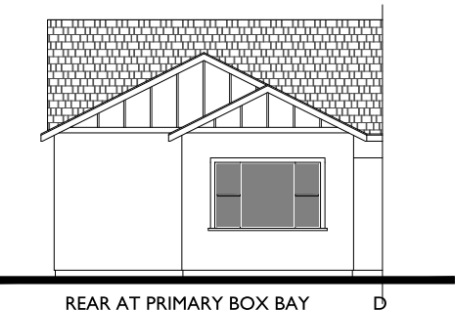
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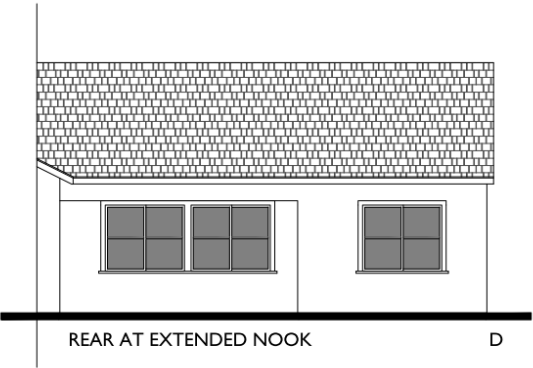
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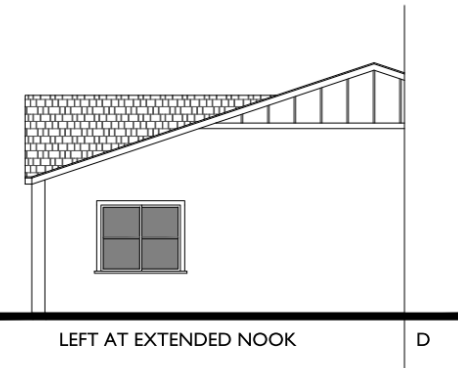
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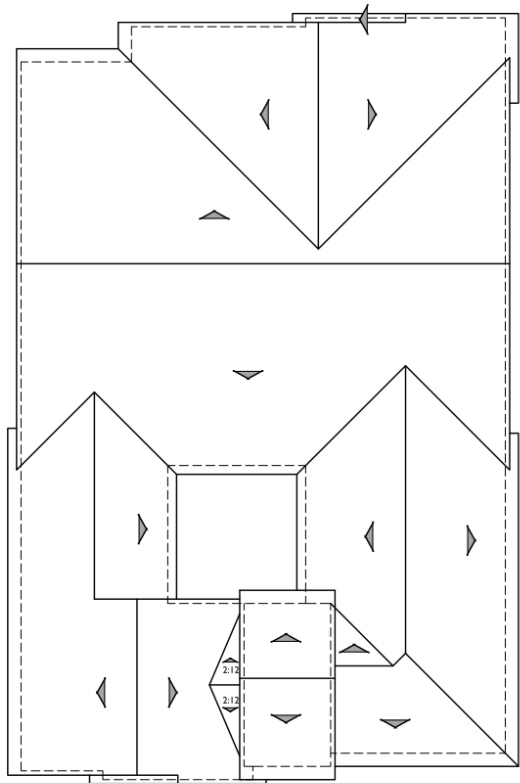
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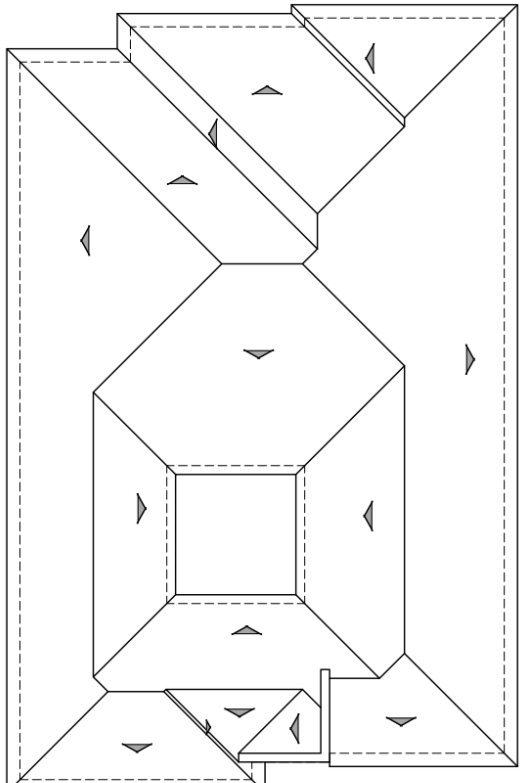
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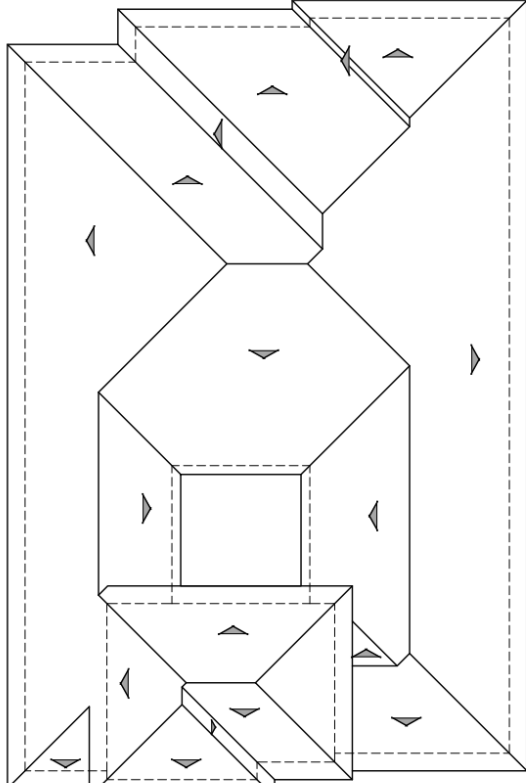
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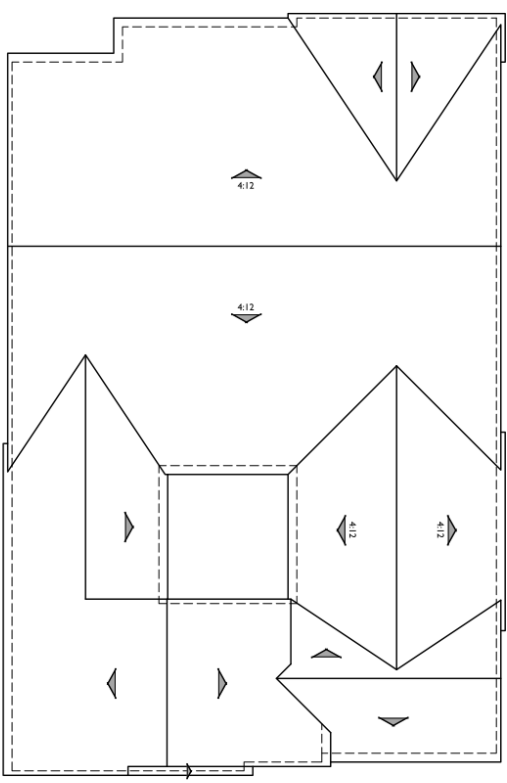
ROOF PLAN A
PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE'S TILE



ROOF PLAN B
PITCH: 4:12
RAKE: N/A
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE



ROOF PLAN C
PITCH: 4:12
RAKE: N/A
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE



ROOF PLAN D
PITCH: 6:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

	PLAN 4531	PLAN 4504	PLAN 4505	PLAN 5541
'A' - SPANISH				
'B' - SOUTHWEST				
'C' - DESERT				
'D' - FARMHOUSE				

	PLAN 4531	PLAN 4504	PLAN 4505	PLAN 5541
'A' - SPANISH				
'B' - SOUTHWEST				
'C' - DESERT				
'D' - FARMHOUSE				

	PLAN 4531	PLAN 4504	PLAN 4505	PLAN 5541
'A' - SPANISH				
'B' - SOUTHWEST				
'C' - DESERT				
'D' - FARMHOUSE				

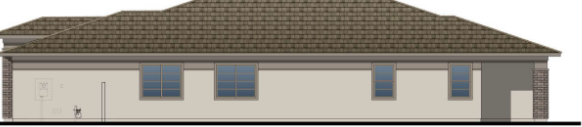
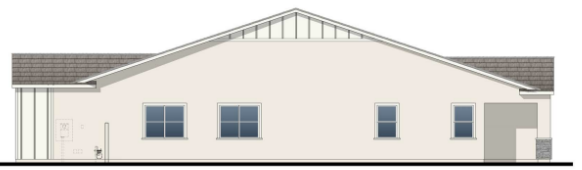
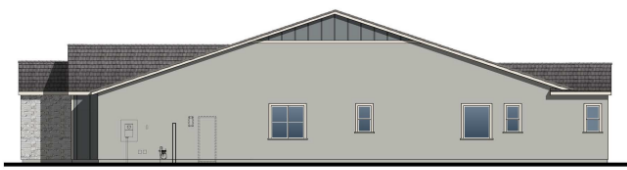
	PLAN 453I	PLAN 4504	PLAN 4505	PLAN 554I
'A' - SPANISH				
'B' - SOUTHWEST				
'C' - DESERT				
'D' - FARMHOUSE				

Exhibit 6

SPANISH PAINT LEGEND	COLOR SCHEME	BODY	POP-OUTS RECESSES	FASCIA ENTRY DOOR GARAGE DOOR	SHUTTERS
	1	Pure White SW7030	Anew Gray SW7030	Black Bean SW6006	Fiery Brown SW6055
	2	Aesthetic White SW7035	Dorian Gray SW7071	Gauntlet Gray SW7019	Naval SW6244
	3	Roycroft Mist Gray SW2844	Backdrop SW7025	Peppercorn SW7674	Forestwood SW7730
	4	Funtional Gray SW7024	Heron Plume SW6070	Manor House SW7505	Mount Etna SW7625

SPANISH ROOF & VENEER LEGEND	COLOR SCHEME	ROOF	TILE
	1	Eagle Sunrise Blend 3645 Capistrano	Bedrosian Remy-Soffia
	2	Eagle Slate Range 3697 Capistrano	Bedrosian Remy-Frame
	3	Eagle Concord Blend 3602 Capistrano	Bedrosian Remy-Remix
	4	Eagle Brown Gray Range 3687 Capistrano	Bedrosian Remy-Darcy

SOUTHWEST PAINT LEGEND	COLOR SCHEME	BODY	BODY ACCENT POP-OUTS WALL CAPS	FASCIA GARAGE DOOR	ENTRY DOOR SHUTTERS SIDING
	5	Dover White SW6385	Peppercorn SW7674	Caviar SW6990	Caviar SW6990
	6	Balanced Beige SW7037	Greek Villa SW7551	Greek Villa SW7551	Rockweed SW2735
	7	Mega Greige SW7031	Panda White SW6147	Panda White SW6147	Sealskin SW7675
	8	Nearly Brown SW9093	Cobble Brown SW6082	Otter SW6041	Otter SW6041

SOUTHWEST ROOF & VENEER LEGEND	COLOR SCHEME	ROOF	STONE
	5	Eagle Sierra Madre 4503 Bel Air	Coronado Sawtooth Ledge Mount Vernon
	6	Eagle Brown Range 4689 Bel Air	Coronado Playa Vista Cream
	7	Concord Blend 4602 Bel Air	Coronado Chiseled Limestone Cream
	8	Arcadia Canyon Brown 4502 Bel Air	Coronado Sawtooth Ledge Northland

DESERT PAINT LEGEND	COLOR SCHEME	BODY	BODY ACCENT POP-OUTS WALL CAPS	FASCIA GARAGE DOOR	
	9	Mexican Sand SW7519	Neutral Ground SW7568	Down Home SW6081	
	10	Ethereal Mood SW7639	Anonymous SW7046	Black Fox SW7020	
	11	Malabar SW9110	Portabello SW6102	Homestead Brown SW7515	
	12	Agreeable Gray SW7029	Elephant Ear SW9168	Manor House SW7505	

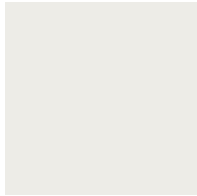
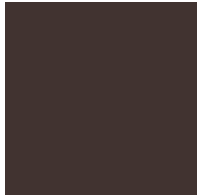
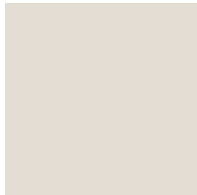
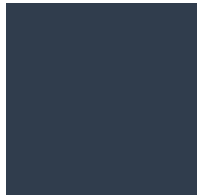
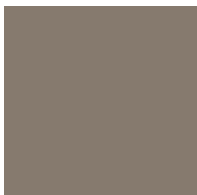
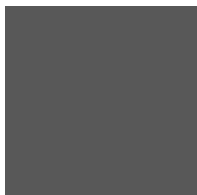
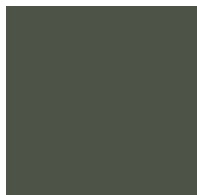
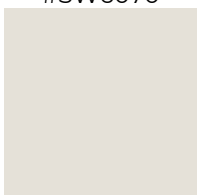
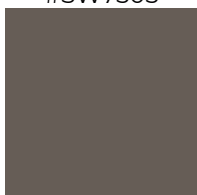
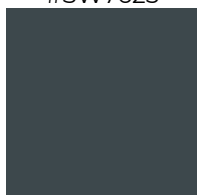
DESERT ROOF & VENEER LEGEND	COLOR SCHEME	ROOF	BRICK
	9	Eagle Arcadia Canyon Brown 5502 Ponderosa	Coronado Wirecut Brick 2-1/2x8 Country
	10	Eagle Charcoal Range 5699 Ponderosa	Coronado Wirecut Brick 2-1/2x8 Smoke
	11	Eagle Tombstone Blend 5808 Ponderosa	Coronado Belgian Brick Brookside
	12	Eagle Brown Gray Range 5687 Ponderosa	Coronado Belgian Brick Bear Creak

FARMHOUSE PAINT LEGEND	COLOR SCHEME	BODY	SIDING BOARD & BATTEN	FASCIA, POP- OUTS, TRIM, HEADERS, POSTS, BEAMS, GARAGE DOORS	ENTRY DOOR SHUTTERS
	13	Nebulous White SW7063	High Reflective White SW7757	High Reflective White SW7757	Meditative SW6227
	14	Aloof Gray SW6197	Mineral Deposit SW7652	Alabaster SW7008	Homestead Brown SW7515
	15	Passive SW7064	Dustblu SW9161	Greek Villa SW7551	Caviar SW6990
	16	Naturel SW7542	Westhighland White SW7566	Westhighland White SW7566	Cityscape SW7067

FARMHOUSE ROOF & VENEER LEGEND	COLOR SCHEME	ROOF	STONE
	13	Eagle Flintridge Gray 5511 Ponderosa	Coronado Amalfi Ledge Pompei
	14	Eagle Brown Gray Range 5687 Ponderosa	Coronado Amalfi Ledge Winter Alps
	15	Eagle Charcoal Range 5699 Ponderosa	Coronado Sawtooth Ledge White
	16	Eagle Arcadia Canyon Brown 5502 Ponderosa	Coronado Sawtooth Ledge Mount Vernon

TREELAND

SPANISH

COLOR SCHEME	BODY COLOR	POP-OUT & RECESS COLOR	FASCIA, ENTRY DOOR, GARAGE DOOR COLOR	SHUTTERS
1	PURE WHITE #SW7005 	ANEW GRAY #SW7030 	BLACK BEAN #SW6006 	FIERY BROWN #SW6055 
2	AESTHETIC WHITE #SW7035 	DORIAN GRAY #SW7017 	GAUNLET GRAY #SW7019 	NAVAL #SW6244 
3	ROYCROFT MIST #SW2844 	BACKDROP #SW7025 	PEPPERCORN #SW7674 	FORESTWOOD #SW7730 
4	FUNCTIONAL GRAY #SW7024 	HERON PLUME #SW6070 	MANOR HOUSE #SW7505 	MOUNT ETNA #SW7625 

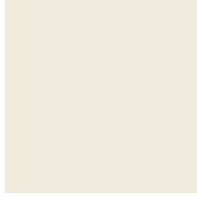
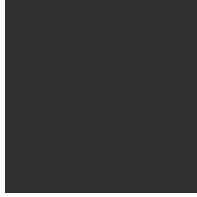
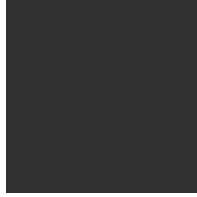
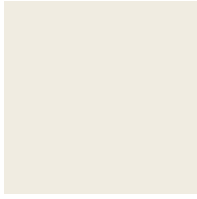
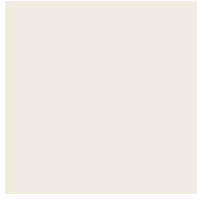
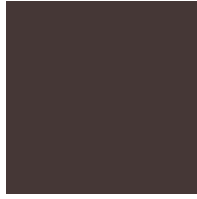
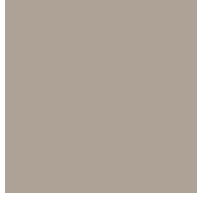
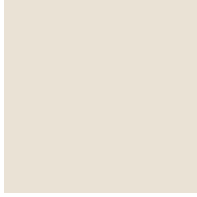
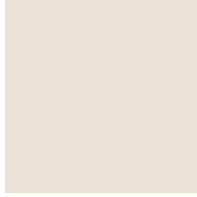
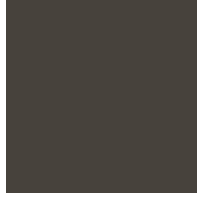
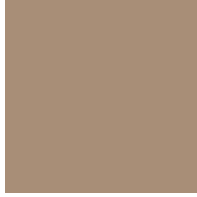
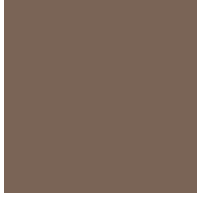
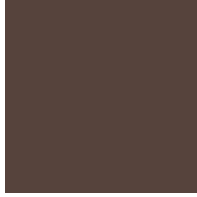
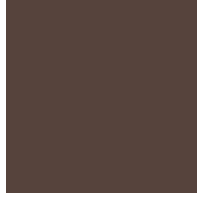
TREELAND

SPANISH

COLOR SCHEME 1 'A' - Spanish	Eagle Roofing Tile 3645 Sunrise Blend Bedrosians Remy Tile Soffia	 
COLOR SCHEME 2 'A' - Spanish	Eagle Roofing Tile 3697 Slate Range Bedrosians Remy Tile Frame	 
COLOR SCHEME 3 'A' - Spanish	Eagle Roofing Tile 3602 Concord Blend Bedrosians Remy Tile Remix	 
COLOR SCHEME 4 'A' - Spanish	Eagle Roofing Tile 3687 Brown Grey Range Bedrosians Remy Tile Darcy	 

TREELAND

SOUTHWEST

COLOR SCHEME	BODY COLOR	SIDING, BOARD & BATTEN	FASCIA & GARAGE DOOR COLOR	ENTRY DOOR, SHUTTER, SIDING COLOR
5	DOVER WHITE #SW6385 	PEPPERCORN #SW7674 	CAVIAR #SW6990 	CAVIAR #SW6990 
6	BALANCED BEIGE #SW7037 	GREEK VILLA #SW7551 	GREEK VILLA #SW7551 	ROCKWEED #SW2735 
7	MEGA GREIGE #SW7031 	PANDA WHITE #SW6147 	PANDA WHITE #SW6147 	SEALSKIN #SW7675 
8	NEARLY BROWN #SW9093 	COBBLE BROWN #SW6082 	OTTER #SW6041 	OTTER #SW6041 

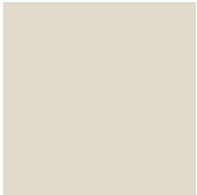
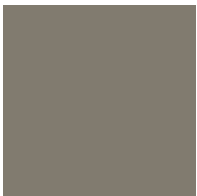
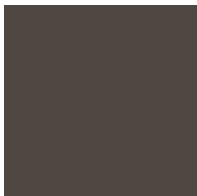
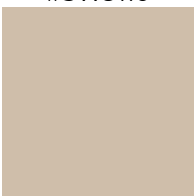
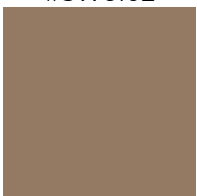
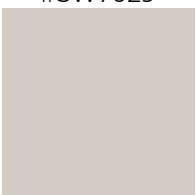
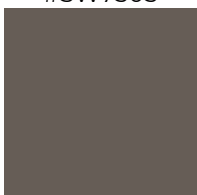
TREELAND

SOUTHWEST

COLOR SCHEME 5 'B' - Southwest	Eagle Roofing Tile 4503 Sierra Madre Coronado Stone Sawtooth Ledge Mount Vernon	 
COLOR SCHEME 6 'B' - Southwest	Eagle Roofing Tile 4689 Brown Range Coronado Stone Playa Vista Cream	 
COLOR SCHEME 7 'B' - Southwest	Eagle Roofing Tile 4602 Concord Blend Coronado Stone Chiseled Limestone Cream	 
COLOR SCHEME 8 'B' - Southwest	Eagle Roofing Tile 4502 Arcadia Canyon Brown Coronado Stone Sawtooth Ledge Northland	 

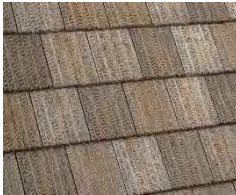
TREELAND

DESERT

COLOR SCHEME	BODY COLOR	FASCIA, BODY, ACCENT POP-OUT, BAND COLOR	ENTRY DOOR & GARAGE DOOR COLOR
9	MEXICAN SAND #SW7519 	NEUTRAL GROUND #SW7568 	DOWN HOME #SW6081 
10	ETHEREAL MOOD #SW7639 	ANONYMOUS #SW7046 	BLACK FOX #SW7020 
11	MALABAR #SW9110 	PORTABELLO #SW6102 	HOMESTEAD BROWN #SW7515 
12	AGREEABLE GRAY #SW7029 	ELEPHANT EAR #SW9168 	MANOR HOUSE #SW7505 

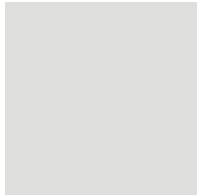
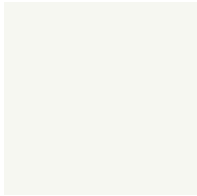
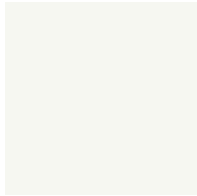
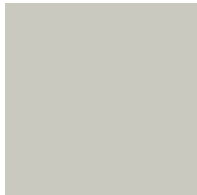
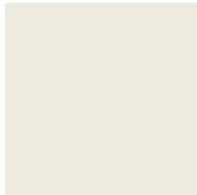
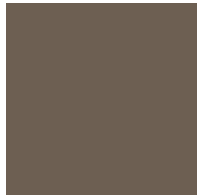
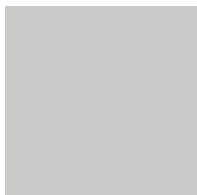
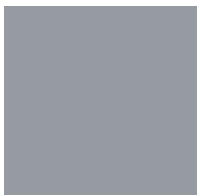
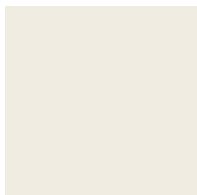
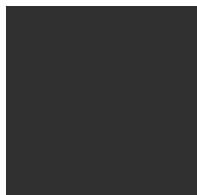
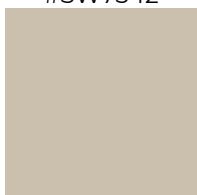
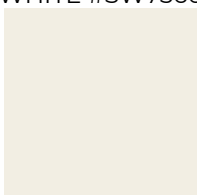
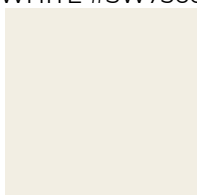
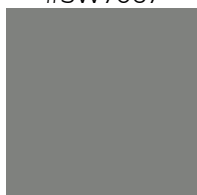
TREELAND

DESERT

COLOR SCHEME 9 'C' - Desert	Eagle Roofing Tile 5502 Arcadia Canyon Brown Coronado Stone Wirecut Brick 2-1/2"x8" Country	 
COLOR SCHEME 10 'C' - Desert	Eagle Roofing Tile 5699 Charcoal Range Coronado Stone Wirecut Brick 2-1/2"x8" Smoke	 
COLOR SCHEME 11 'C' - Desert	Eagle Roofing Tile 5808 Tombstone Blend Coronado Stone Belgian Brick Brookside	 
COLOR SCHEME 12 'C' - Desert	Eagle Roofing Tile 5687 Brown Gray Range Coronado Stone Belgian Brick Bear Creek	 

TREELAND

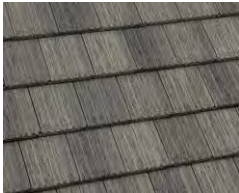
FARMHOUSE

COLOR SCHEME	BODY COLOR	SIDING, BOARD & BATTEN	FASCIA, POP-OUTS, TRIM, HEADERS, POSTS, BEAMS, GARAGE DOORS	ENTRY DOOR, SHUTTERS
13	NEBULOUS WHITE #SW7063 	HIGH REFLECTIVE WHITE #SW7757 	HIGH REFLECTIVE WHITE #SW7757 	MEDITATIVE #SW6227 
14	ALOOD GRAY #SW6197 	MINERAL DEPOSIT #SW7652 	ALABASTER #SW7008 	HOMESTEAD BROWN #SW7515 
15	PASSIVE #SW7064 	DUSTBLU #SW9161 	GREEK VILLA #SW7551 	CAVIAR #SW6990 
16	NATUREL #SW7542 	WESTHIGHLAND WHITE #SW7566 	WESTHIGHLAND WHITE #SW7566 	CITYSCAPE #SW7067 

TREELAND

FARMHOUSE



COLOR SCHEME 13 'D' - Farmhouse	Eagle Roofing Tile 5511 Flintridge Gray Coronado Stone Amalfi Ledge Pompeii	 
COLOR SCHEME 14 'D' - Farmhouse	Eagle Roofing Tile 5687 Brown Gray Range Coronado Stone Amalfi Ledge Winter Alps	 
COLOR SCHEME 15 'D' - Farmhouse	Eagle Roofing Tile 5699 Charcoal Range Coronado Stone Sawtooth Ledge White	 
COLOR SCHEME 16 'D' - Farmhouse	Eagle Roofing Tile 5502 Arcadia Canyon Brown Coronado Stone Sawtooth Ledge Mount Vernon	