

**MCKINLEY GLENN
SINGLE-FAMILY DESIGN REVIEW
DIVERSITY EXHIBIT
NARRATIVE**

Project Information

A Cachet Homes entity, Cachet-McKinley Glenn, LLC as owner of property located west of Cooper Road at 12949 E Chandler Heights Road in Chandler is submitting this Design Review Exhibit in accordance with the City of Chandler Design Criteria.

Project Characteristics:

Preliminary Plat:	PLT21-0008 Approved 5/13/21
Rezoning:	PLH20-0063 Approved 5/13/21
Zoning:	PAD
Lot size:	78' x 138'
Lot Count:	22
Setbacks:	Front: 10'/20' to front facing garage to B.O.W. Sides: 5', Combined 15' Rear: 20' Max. Lot Coverage: 50%

Housing Product

There are 3 standard plans proposed for use within our 22 lots of the community, each having 3 elevations. These elevations will be drawn from Mission Revival, Traditional Ranch and Southwestern Ranch architectural forms. The homes will be one-story with one-story garage elements and will range in size from 3609 to 3893 square feet of livable space. Garage fronts are de-emphasized by incorporating side entry garages, forward projections and garages set back from the main body of the home. All homes are sixty-three foot in width allowing them to fit on any lot within the community and create minimum seven/eight foot side yards.

Standard plans are as follows:

- Plan MG-1, 3609 square feet, single-story
- Plan MG-2, 3625 square feet, single-story
- Plan MG-3, 3893 square feet, single-story

Elevation Characteristics:

Elevation A – Mission Revival

- Low pitched roofs consisting primarily of gable and cross gable roofs
- Sand finish stucco
- Stuccoed eaves and rakes
- Stuccoed windowsill accents
- Filagree gable end details
- Arch top window with divided lights
- Architectural themed garage doors with iron accents

Elevation B – Traditional Ranch

- Low pitched roofs consisting primarily of hip roofs
- Sand finish stucco
- Plan specific board & batten exterior siding
- Exposed rafter tails
- Brick or stone wainscot
- Window with shutters and divided lights
- Architectural themed garage doors with iron accents

Elevation C – Southwestern Ranch

- Pitched roofs utilizing a combination of hip and gables with Dutch gable accents
- Stucco finish with a combination of plan specific board & batten or vertical siding
- Plan specific post and beam with corbels
- Fascia eaves and barge board rake details
- Architectural themed window patterns with lintel detail
- Architectural themed garage doors with iron accents

Standard patios are included on all plans with wrapped stucco columns and beams. The house designs provide architectural articulation through the use of window pop-outs, window divided lights, shutters, decorative gable vents, corbel/brackets, concrete roof tiles and siding along with varied massing and roof line changes. To enhance diversity no identical elevation and/or color scheme will be allowed adjacent to or across from one another.

Color Schemes:

There will be 9 varying color schemes for the subdivision. Each elevation style will offer multiple color schemes to choose from. Each color scheme has pre-determined colors for house body, fascia, stucco trim, shutters, entry door, garage door, iron accents and roof tile.

Elevation A:	Color Schemes 1-3
Elevation B:	Color Schemes 4-6
Elevation C:	Color Schemes 7-9

Roofing:

Eagle Roof Tile, concrete roof tiles will vary between “S” tile or flat tile and are elevation style and color scheme specific

Garage Doors:

Garage doors designs have been provided as a standard feature per elevation style.

Elevation A	Amarr Oak Summit with decorative straps
Elevation B	Amarr Classica Cortona with decorative straps
Elevation C	Amarr Classica Lucern with decorative straps

Drive & Walk Surfaces:

Cambridge Cobble, Sierra Blend 3-piece pattern concrete pavers are standard for the drives, walks and entry stoop.

Coach Lights:

Coach lights are standard and are elevation specific.

Elevation A	Maxim – Knoxville
Elevation B	Maxim – Knoxville
Elevation C	Minka Lavery - Mantiel

McKinley Glenn Lot Fit Matrix									
		PLAN MG-1		PLAN MG-2		PLAN MG-3			
Lot	#	Lot Area	Footprint 4,953 SF	FIT	Footprint 4,909 SF	FIT	Footprint 5,187 SF	Fit	
1		10,652	46.5%	Yes	46.1%	Yes	48.7%	Yes	
2		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
3		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
4		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
5		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
6		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
7		10,648	46.5%	Yes	46.1%	Yes	48.7%	Yes	
8		10,648	46.5%	Yes	46.1%	Yes	48.7%	Yes	
9		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
10		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
11		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
12		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
13		10,764	46.0%	Yes	45.5%	Yes	48.2%	Yes	
14		10,652	46.5%	Yes	46.1%	Yes	48.7%	Yes	
15		14,328	34.6%	Yes	34.3%	Yes	36.2%	Yes	
16		11,573	42.8%	Yes	42.4%	Yes	44.8%	Yes	
17		11,523	43.0%	Yes	42.6%	Yes	45.0%	Yes	
18		11,472	43.2%	Yes	42.8%	Yes	45.2%	Yes	
19		11,421	43.4%	Yes	43.0%	Yes	45.4%	Yes	
20		11,370	43.6%	Yes	43.2%	Yes	45.6%	Yes	
21		11,320	43.8%	Yes	43.4%	Yes	45.8%	Yes	
22		14,185	46.5%	Yes	34.6%	Yes	36.6%	Yes	
Setbacks for Zoning PAD									
	Front 10'/ 20' to Face of Garage								
	Rear 20'								
	Sides Minimum 5' & Cumulative 15'								
	50% Maximum Lot Coverage								

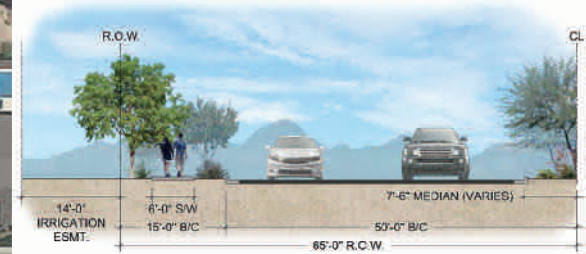


LEGEND

NET ACREAGE:	9.0 AC.
PROPOSED ZONING:	PAD
# OF LOTS:	22
GROSS DENSITY:	2.2 DU/AC
TYP. LOT SIZE:	78'X135'
OPEN SPACE:	1.58 AC. (18%)

*ALL HOMES TO BE ONE STORY

CHANDLER HEIGHTS ROAD SECTION

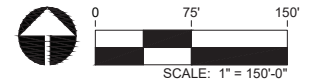


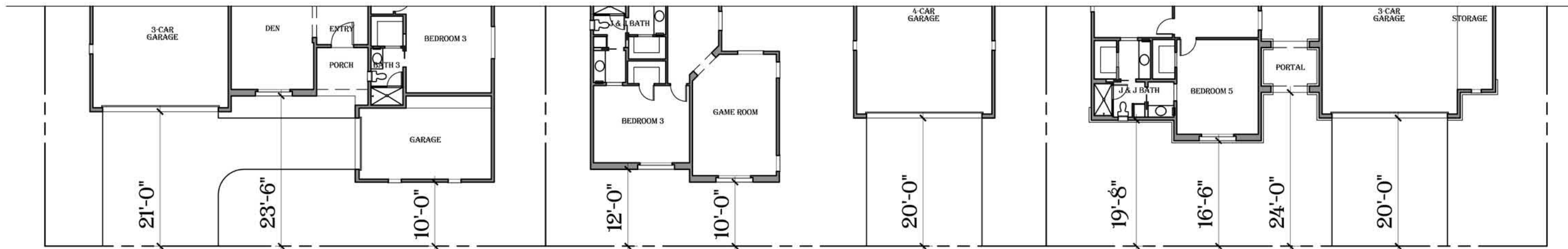
VICINITY MAP



EXHIBIT E • CONCEPTUAL SITE PLAN

McKINLEY GLENN





PLAN MG-1 'C'
COLOR SCHEME 7

PLAN MG-2 'A'
COLOR SCHEME 2

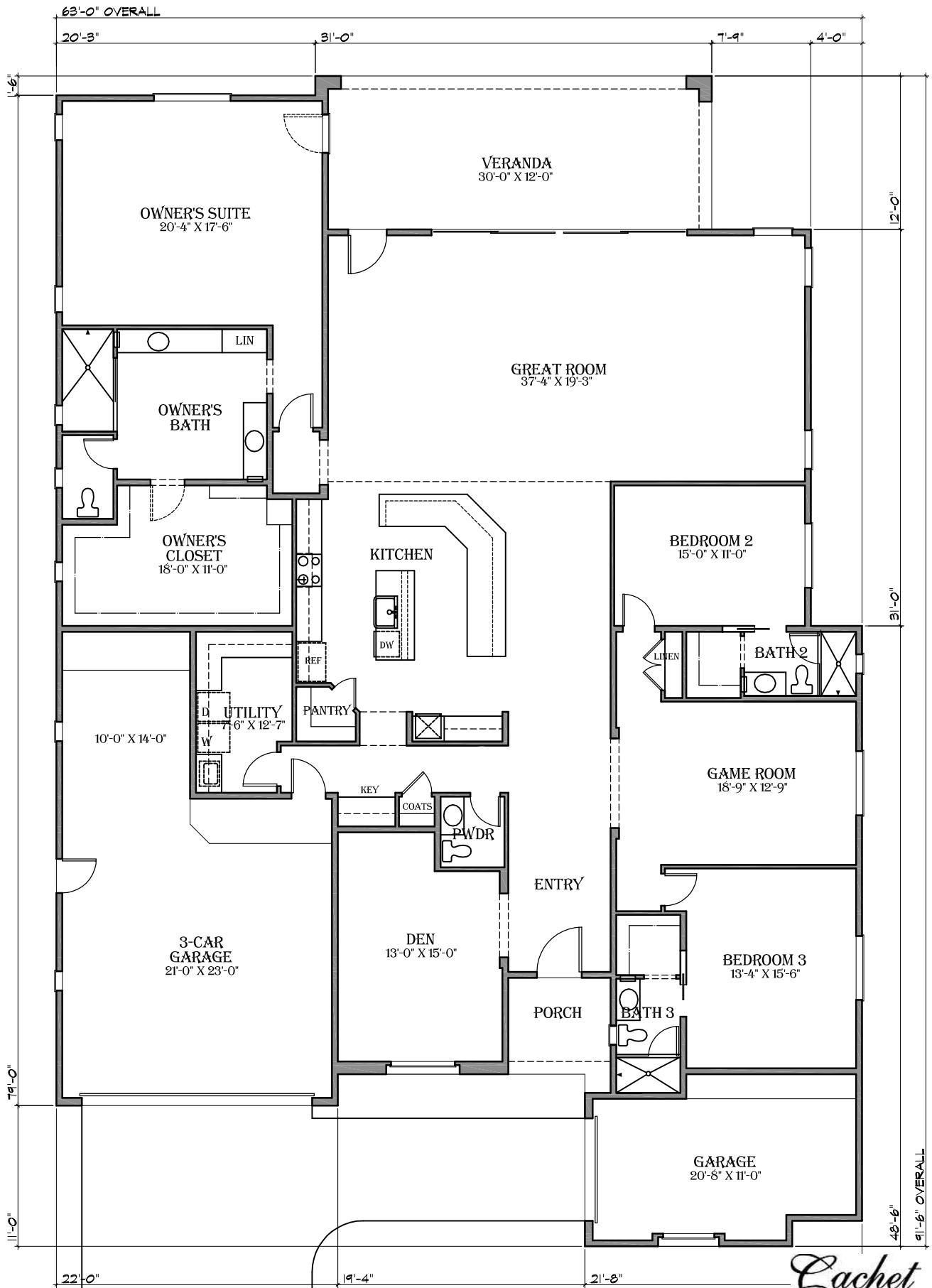
PLAN MG-3 'B'
COLOR SCHEME 6

NOTE:
THE SAME ELEVATION STYLE AND COLOR
SCHEME COMBINATION SHALL NOT BE BUILT
ADJACENT TO OR DIRECTLY ACROSS THE
STREET FROM ONE ANOTHER

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FRONT STREETSCAPE

Cachet
HOMES
10446 N. 74TH ST. SUITE 220
SCOTTSDALE, ARIZONA 85258
SCRIVNER
DESIGN GROUP
5-25-22



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PLAN MG-1
3609 S.F.

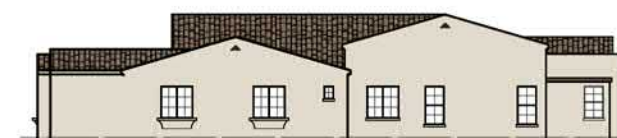
Cachet
HOMES
10446 N. 74TH ST. SUITE 220
SCOTTSDALE, ARIZONA 85258
SCRIVNER
DESIGN GROUP
SCALE: 3/32"=1'-0"
5-25-22



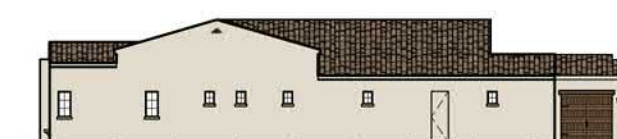
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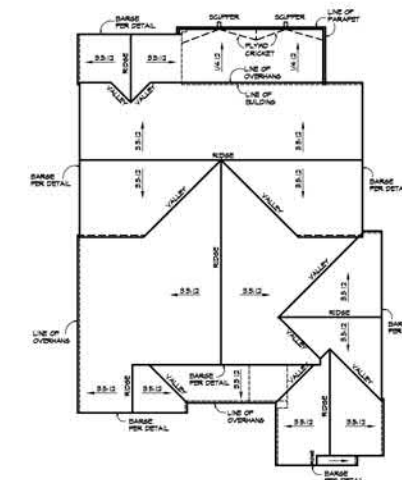
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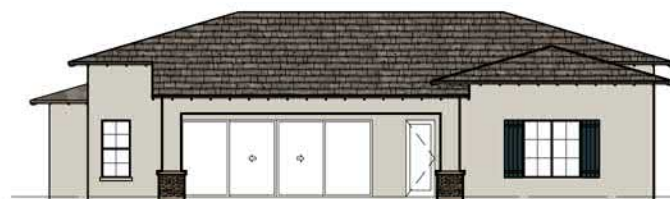
RIGHT ELEVATION



LEFT ELEVATION



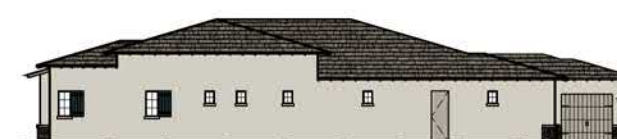
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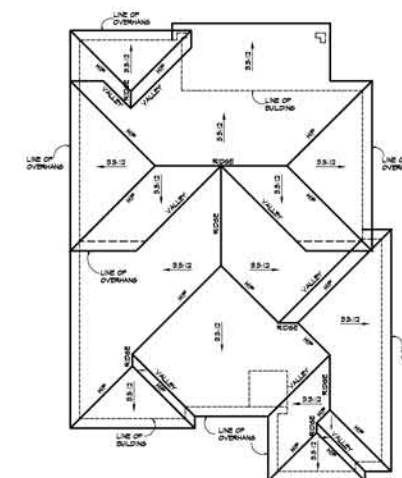
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RIGHT ELEVATION



LEFT ELEVATION



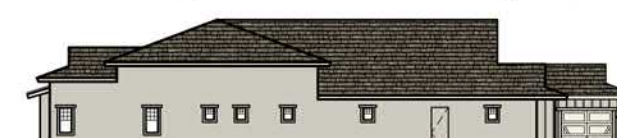
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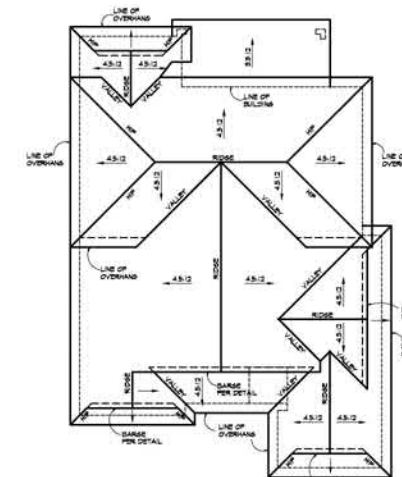
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



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SOUTHWESTERN RANCH 'C'

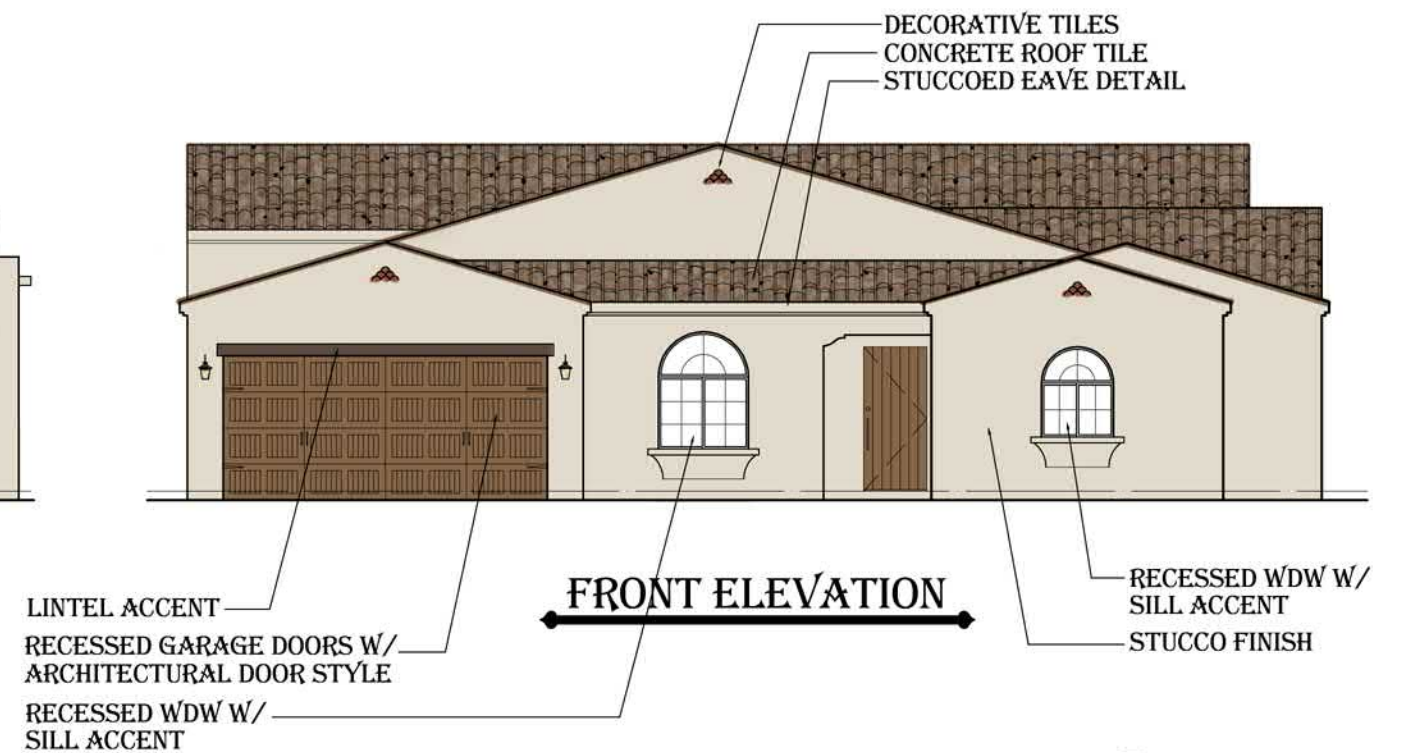
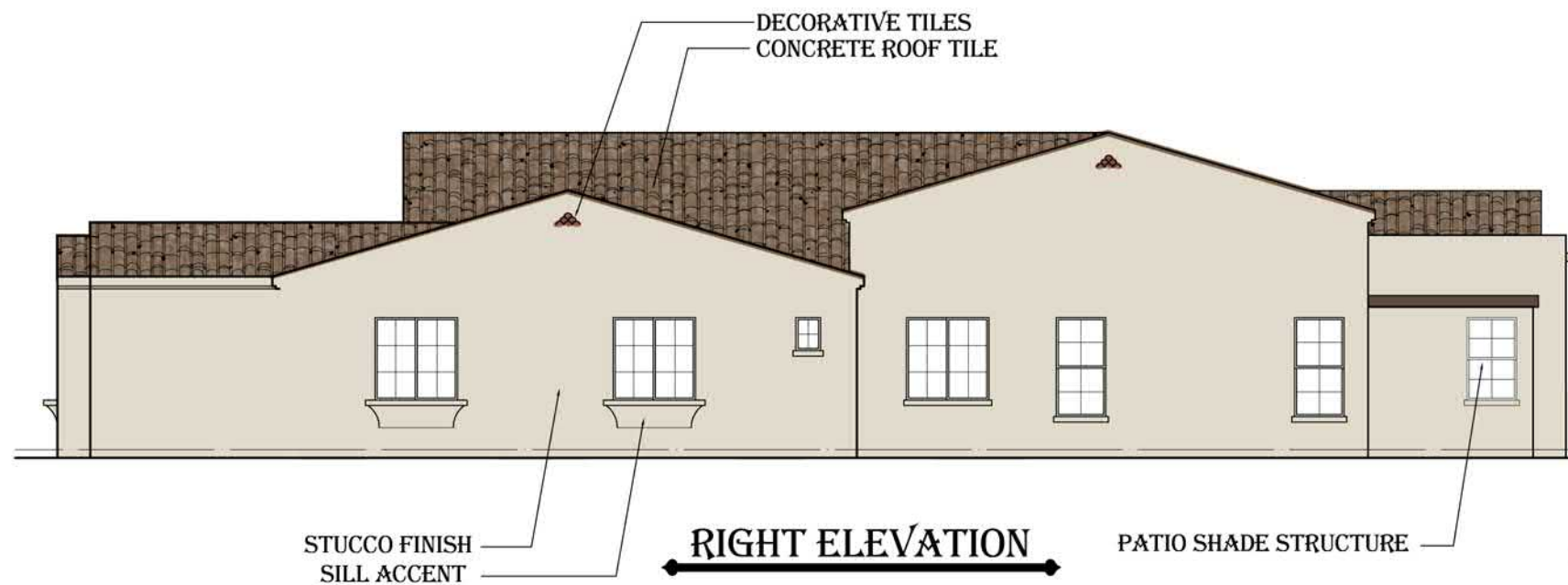
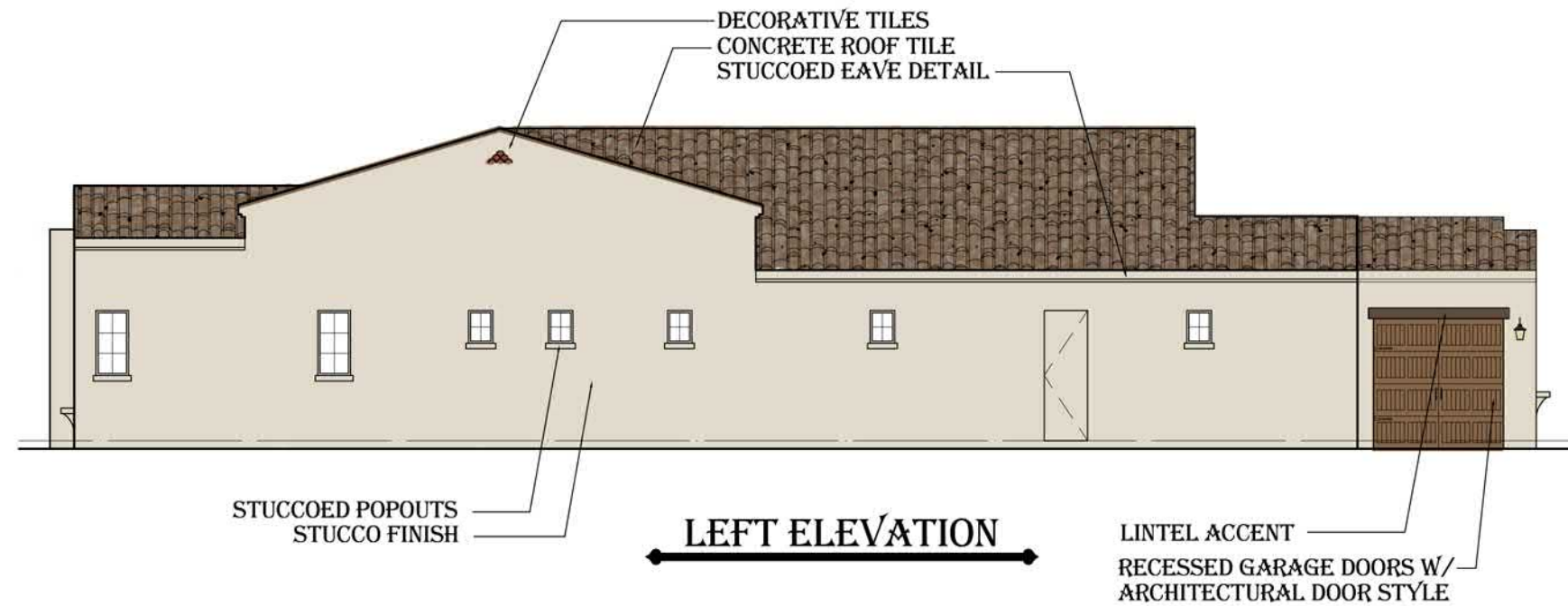
PLAN MG-1 MATRIX

Cachet
HOMES

10446 N. 74TH ST. SUITE 220
SCOTTSDALE, ARIZONA 85258

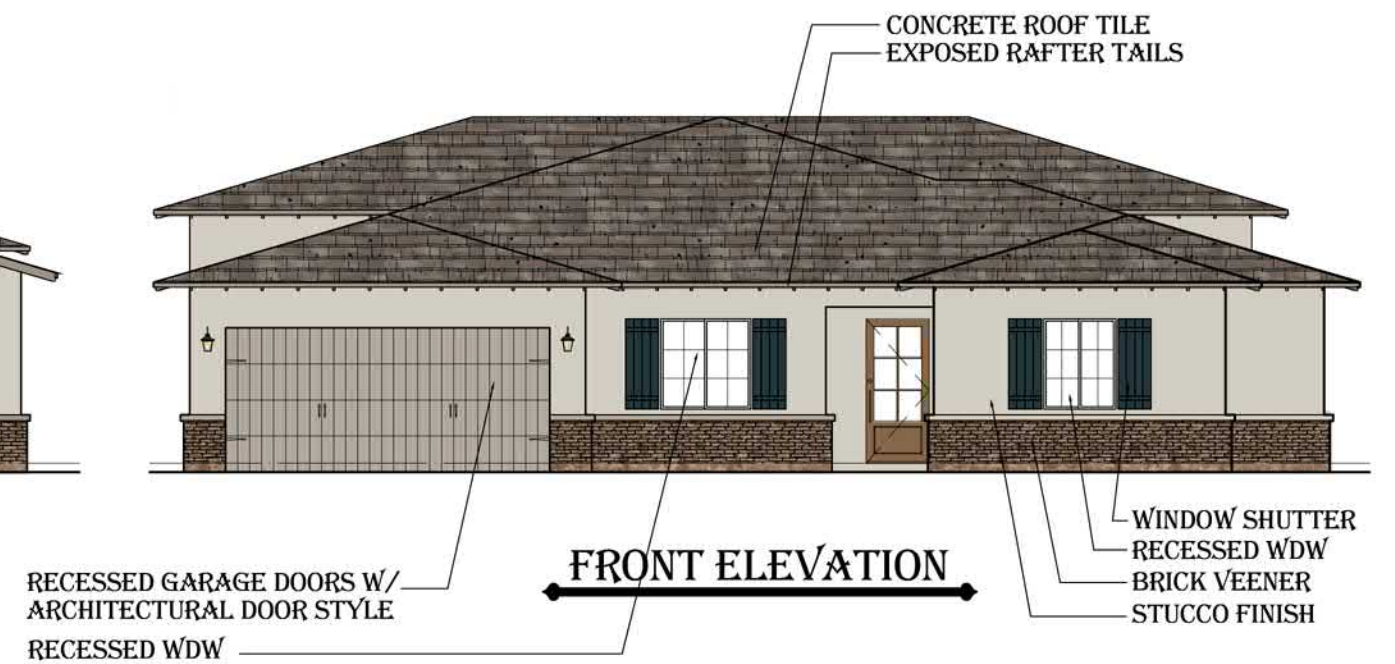
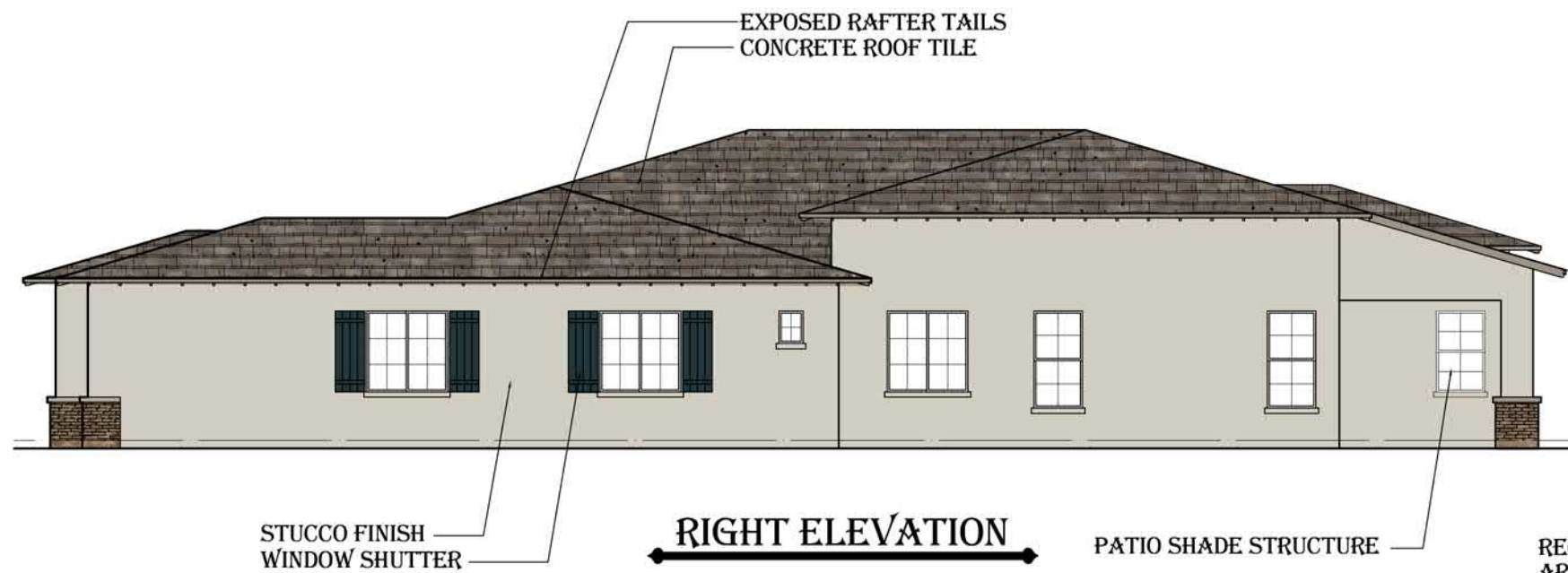
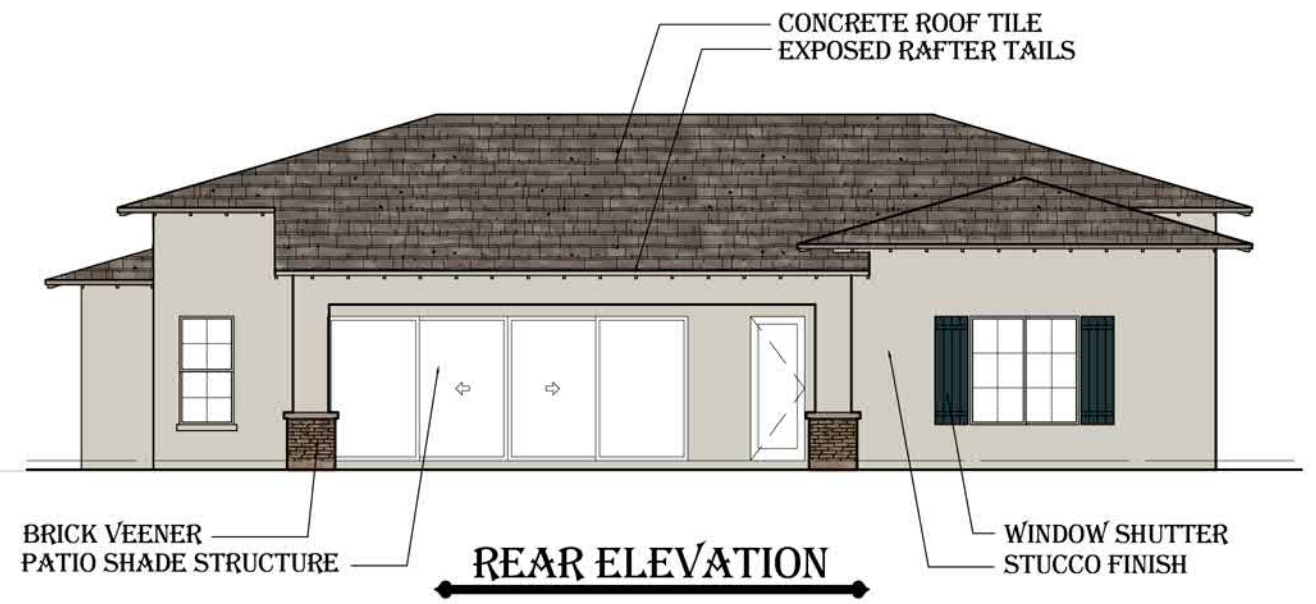
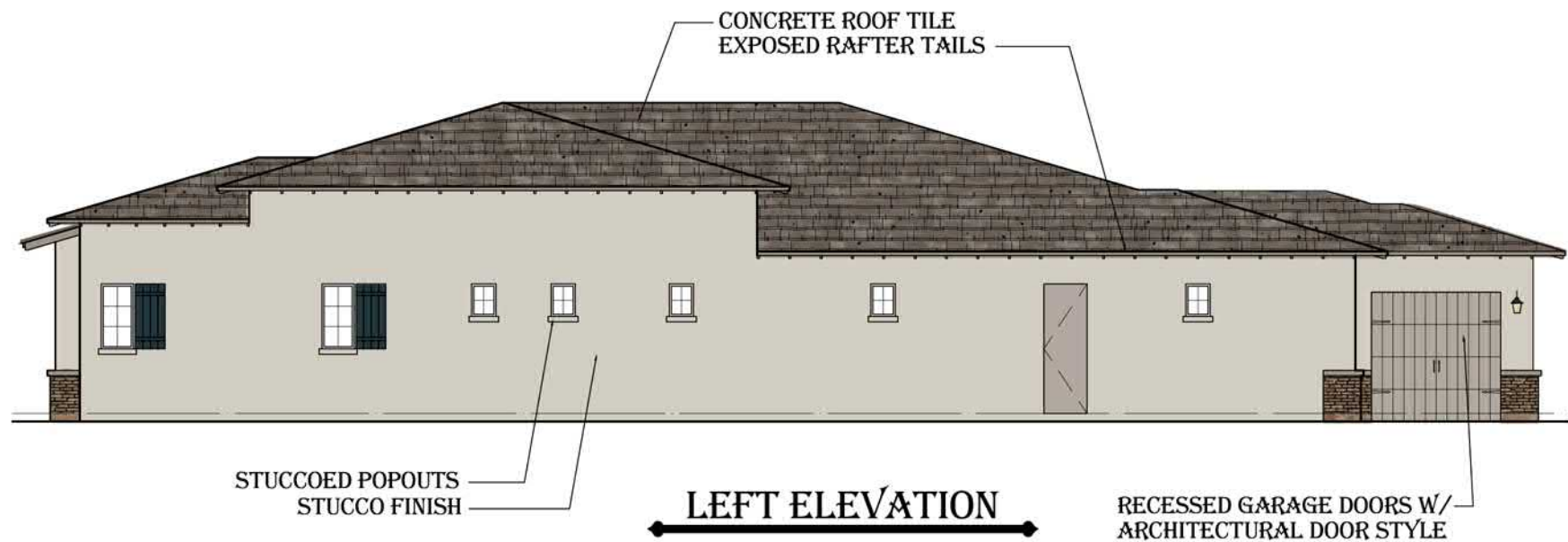
SCRIVNER
DESIGN GROUP

5-25-22



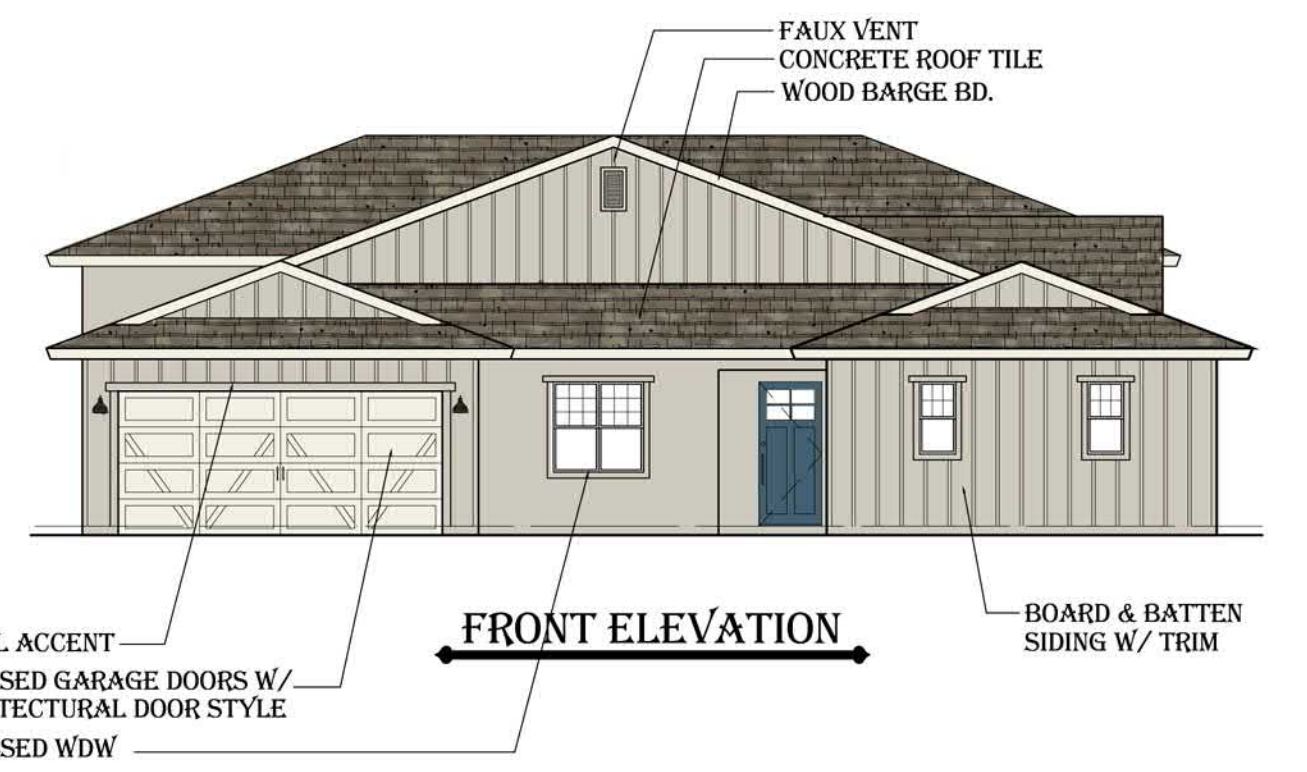
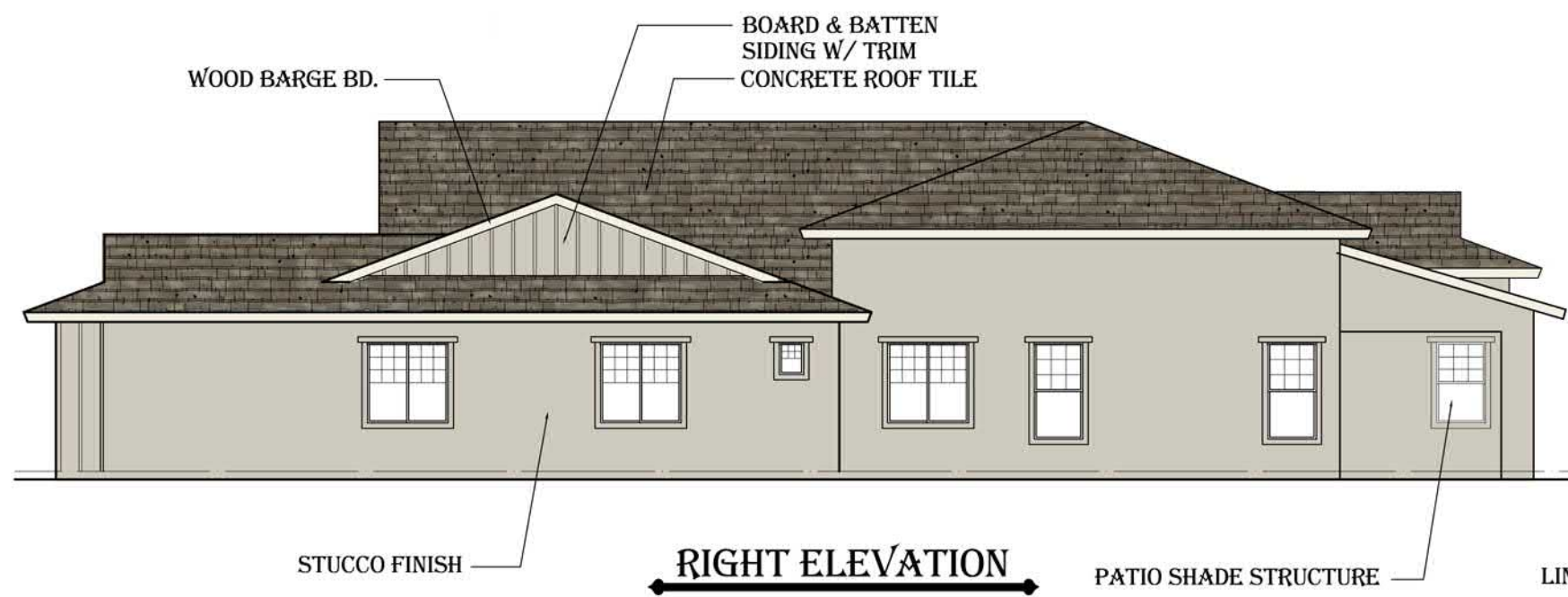
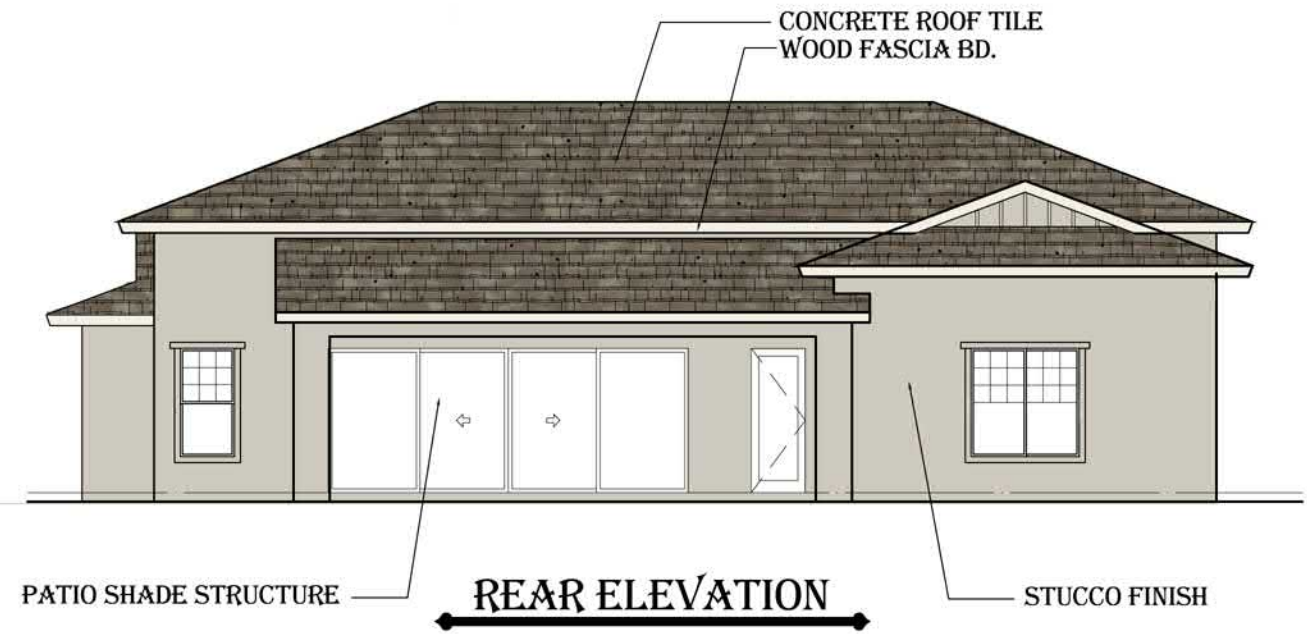
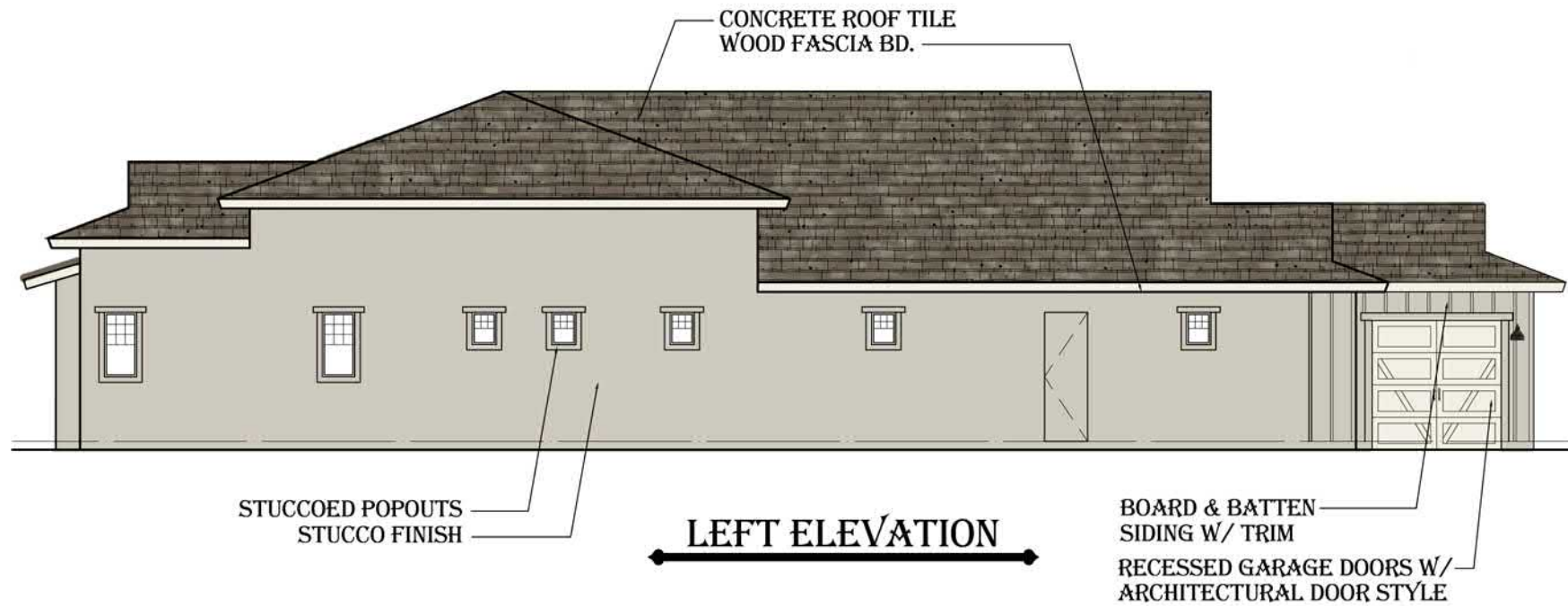
McKINLEY GLENN

PLAN MG-1 ELEVATION A
MISSION REVIVAL
COLOR SCHEME 1



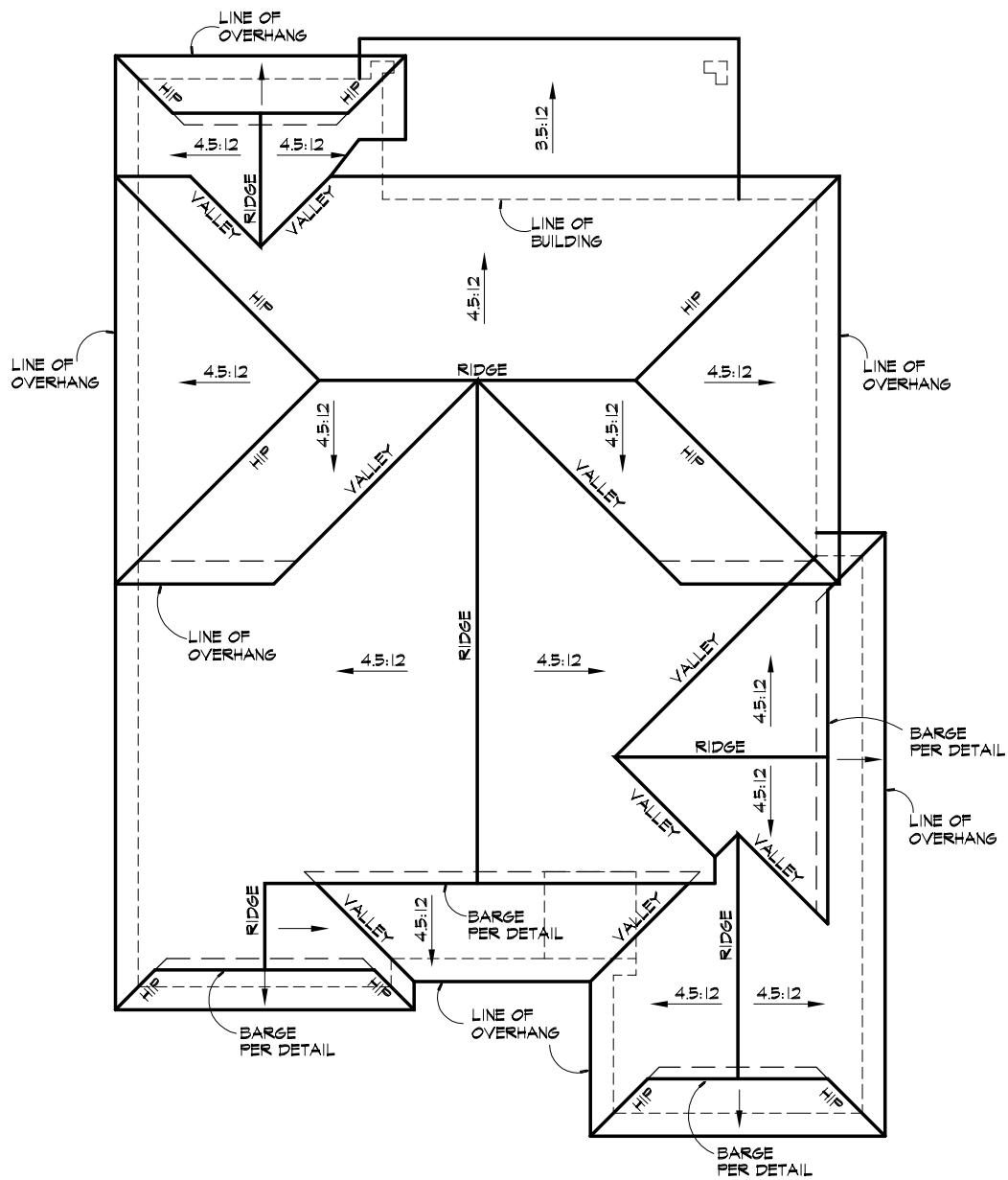
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**PLAN MG-1 ELEVATION B
TRADITIONAL RANCH
COLOR SCHEME 4**

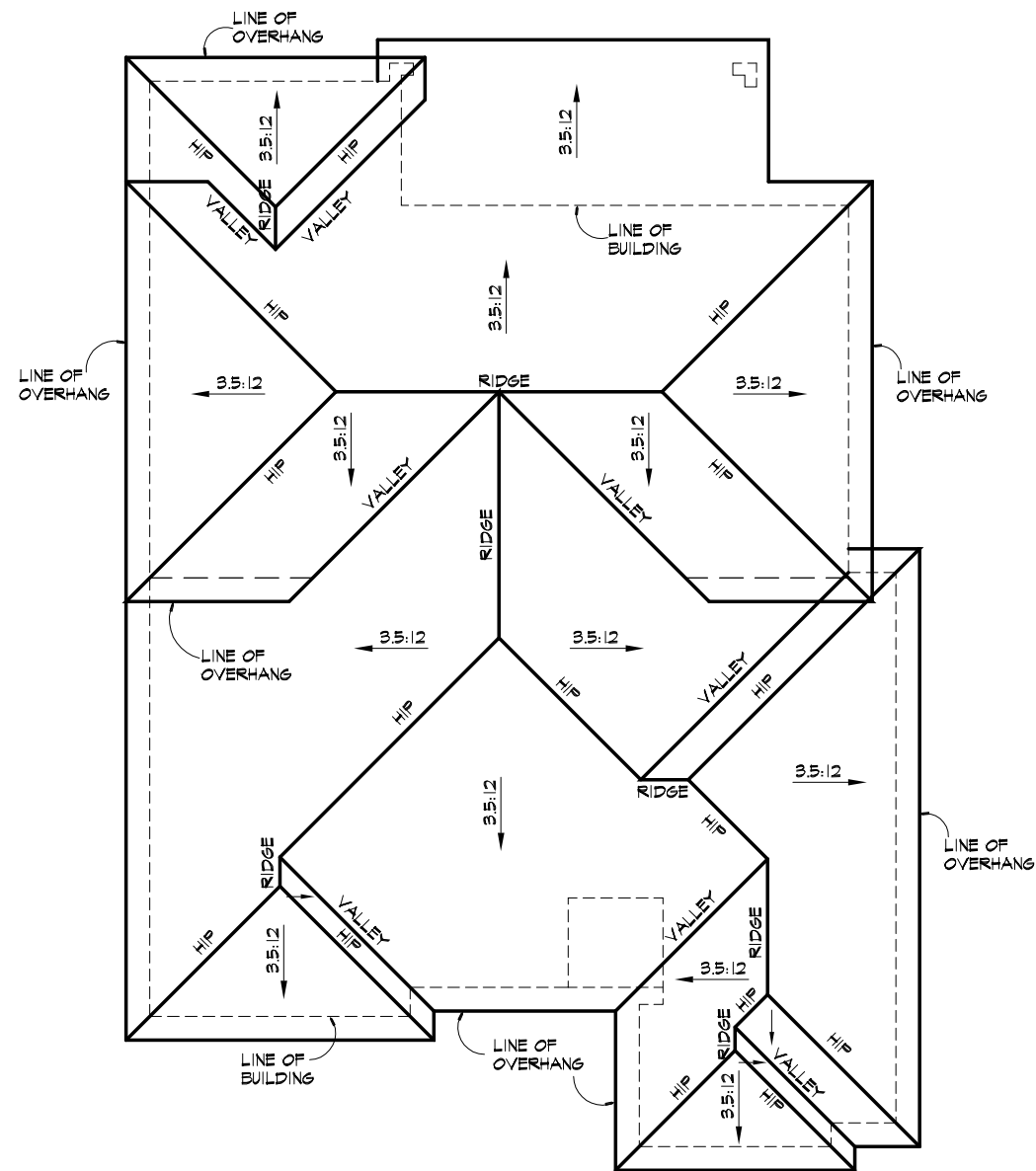


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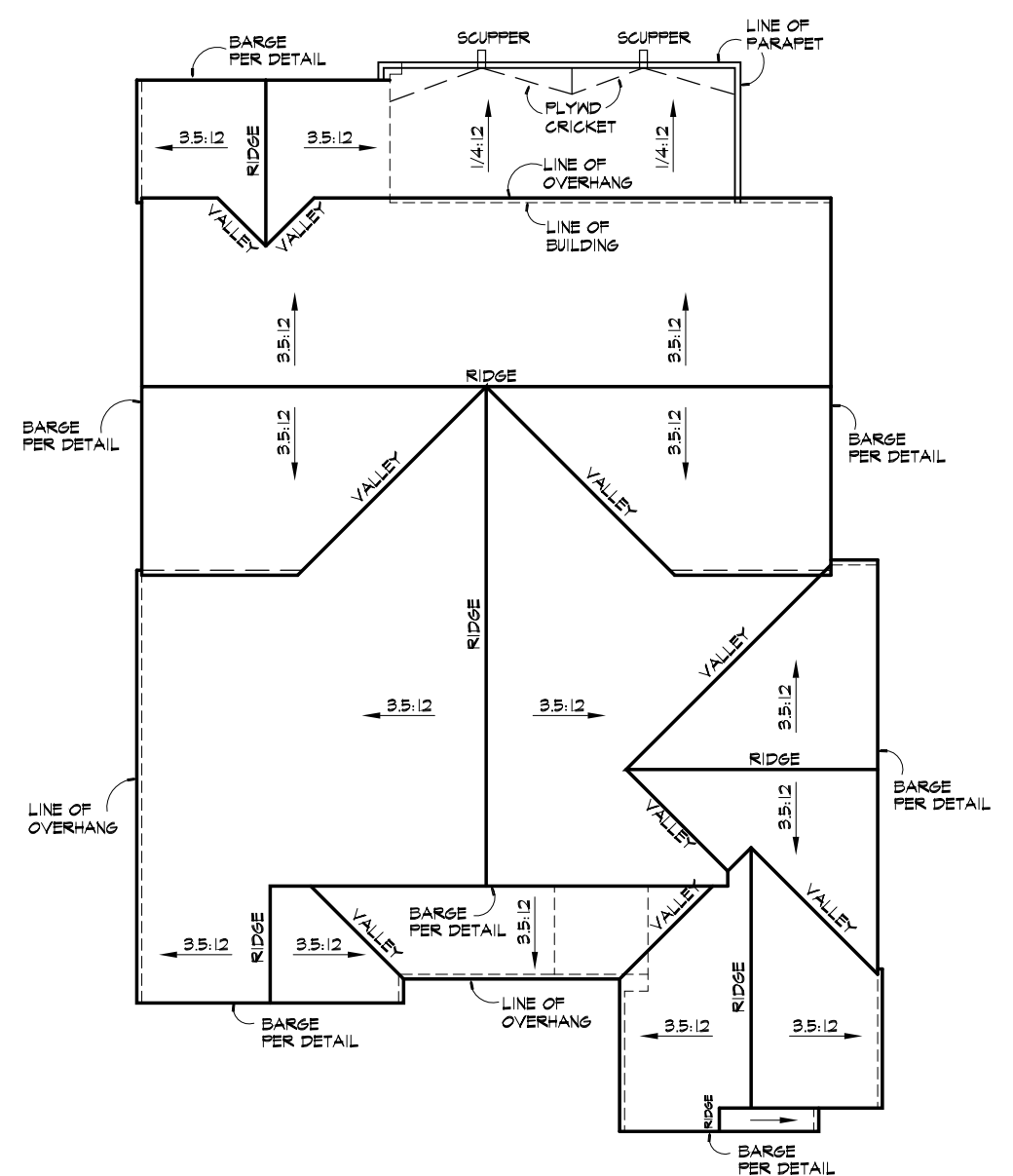
PLAN MG-1 ELEVATION C
SOUTHWESTERN RANCH
COLOR SCHEME 7



ELEVATION C



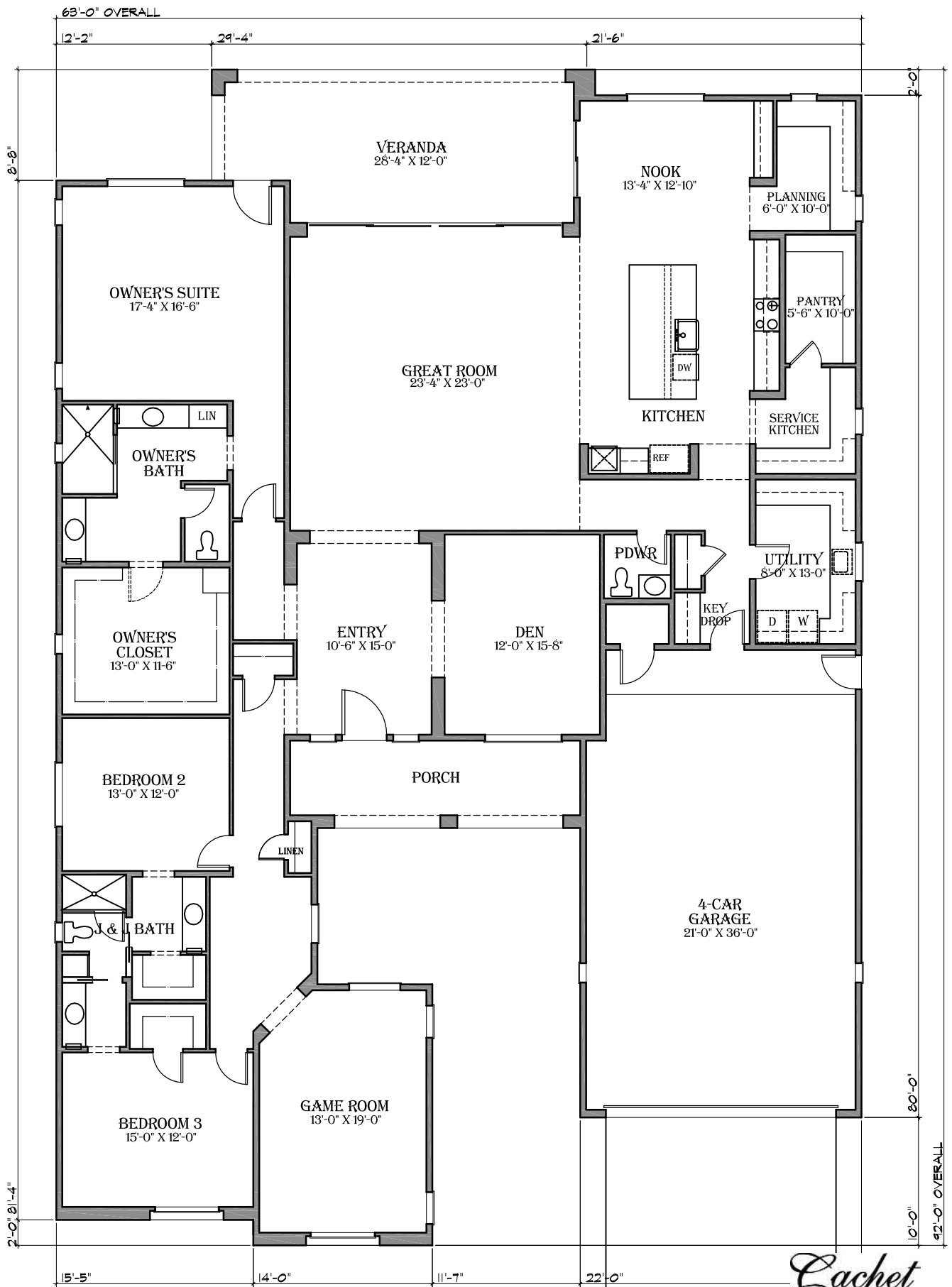
ELEVATION B



ELEVATION A

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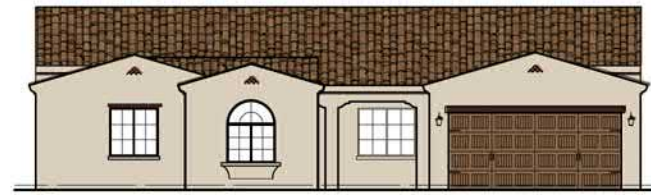
PLAN MG-1 ROOF PLANS



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PLAN MG-2
3625 S.F.

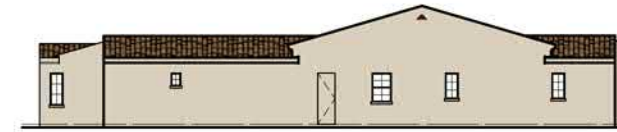
Cachet
HOMES
10446 N 74TH ST. SUITE 220
SCOTTSDALE, ARIZONA 85258
SCRIVNER
DESIGN GROUP
SCALE: 3/32"=1'-0"
5-25-22



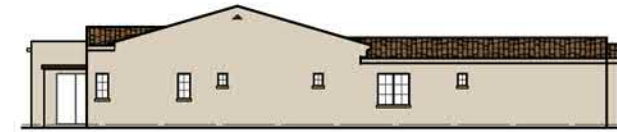
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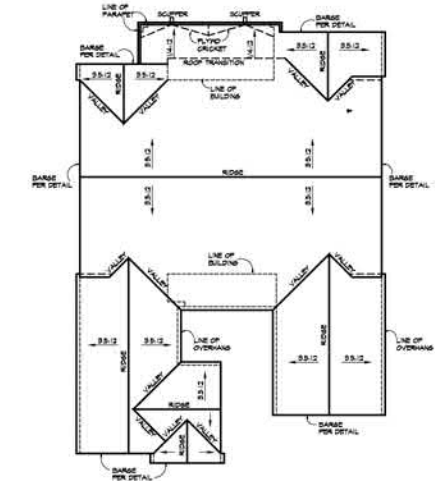
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



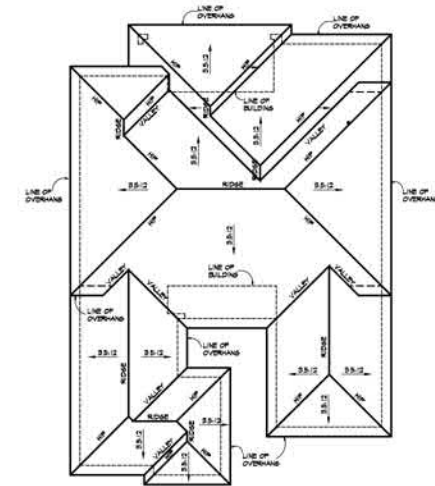
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RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



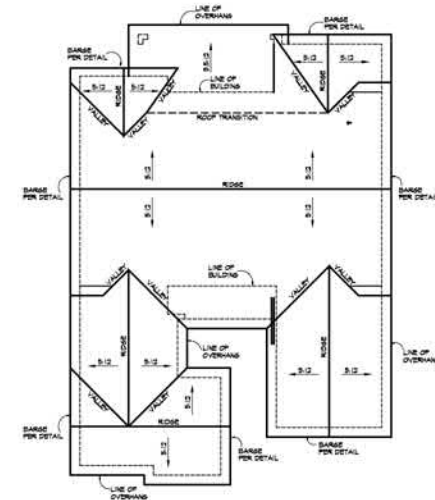
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RIGHT ELEVATION

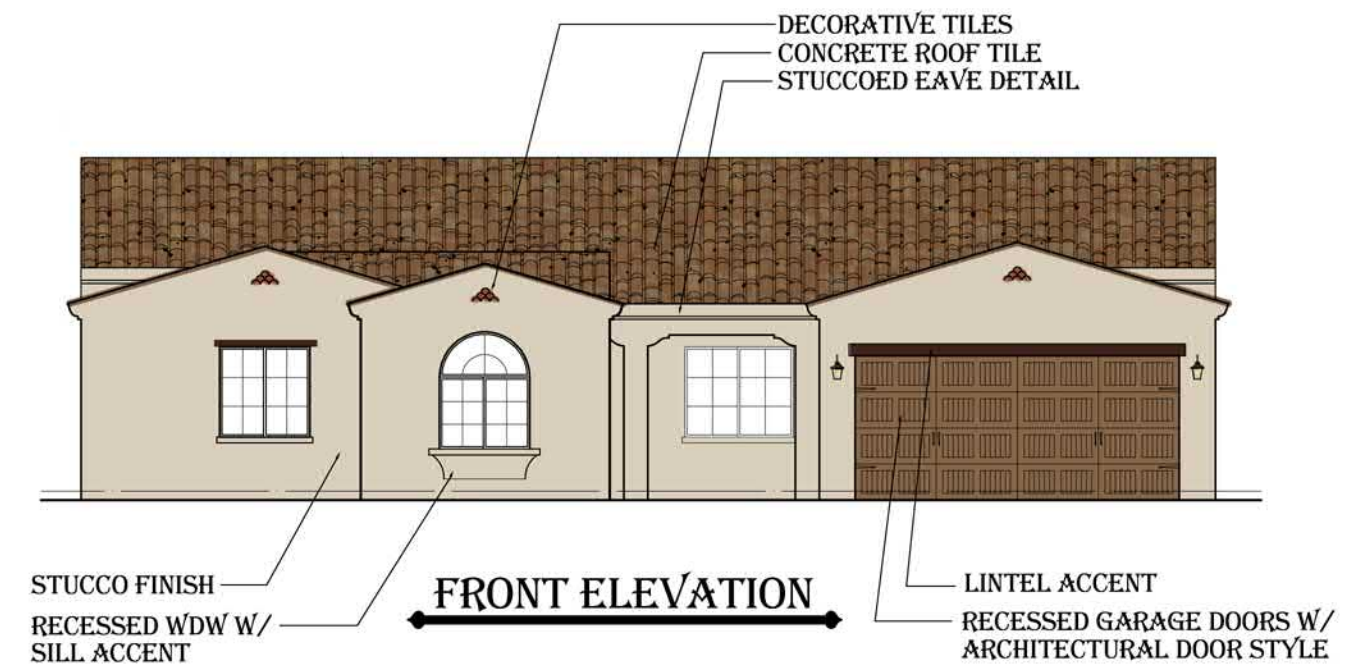
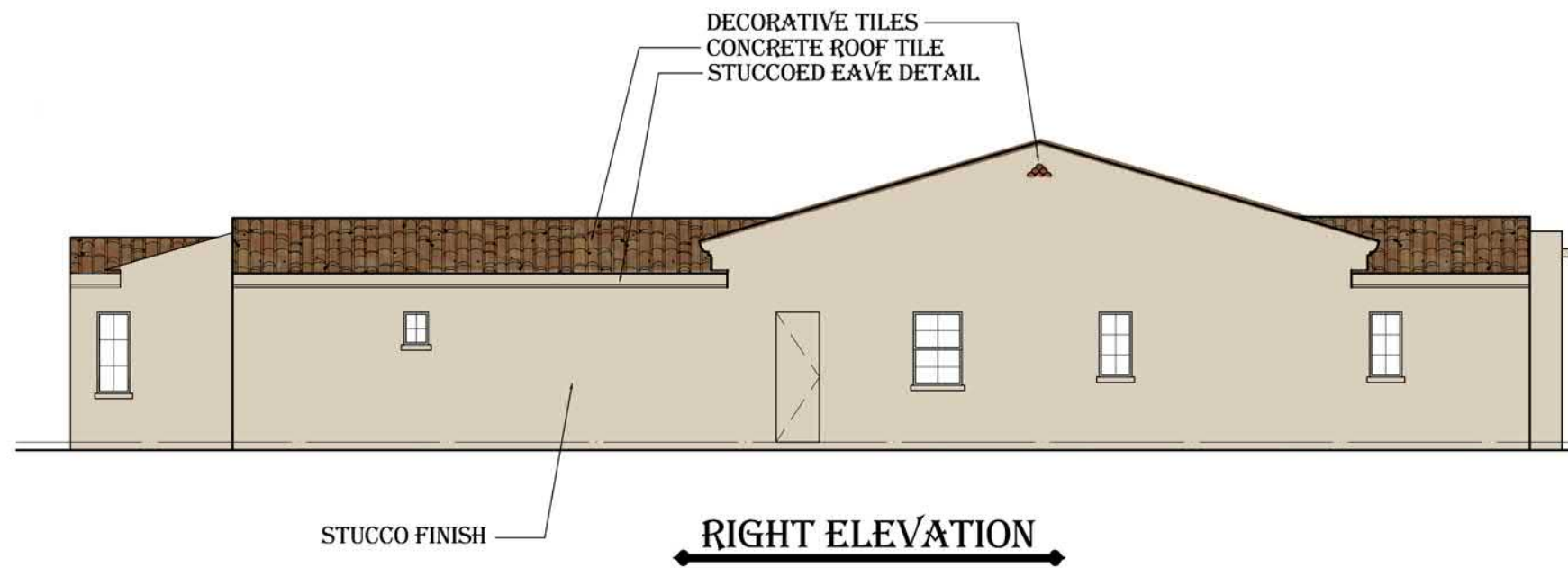
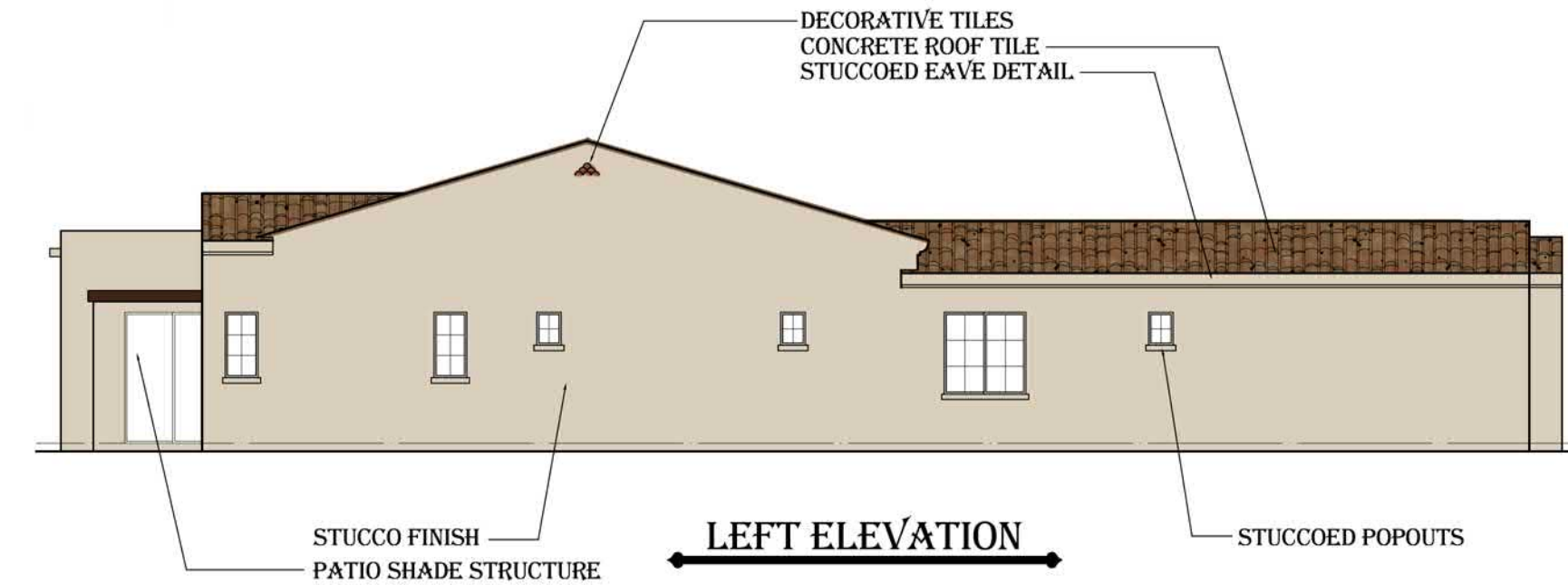


LEFT ELEVATION



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PLAN MG-2 MATRIX



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PLAN MG-2 ELEVATION A
MISSION REVIVAL
COLOR SCHEME 2

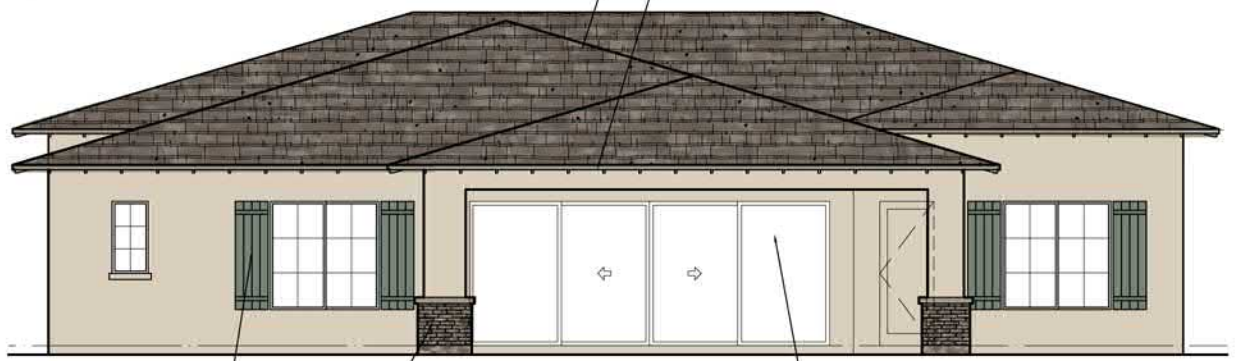
CONCRETE ROOF TILE
EXPOSED RAFTER TAILS



STUCCO FINISH
PATIO SHADE STRUCTURE

LEFT ELEVATION

CONCRETE ROOF TILE
EXPOSED RAFTER TAILS



WINDOW SHUTTER
BRICK VEENER

REAR ELEVATION

PATIO SHADE STRUCTURE

CONCRETE ROOF TILE
EXPOSED RAFTER TAILS



STUCCO FINISH

RIGHT ELEVATION

STUCCOED POPOUTS

CONCRETE ROOF TILE
EXPOSED RAFTER TAILS



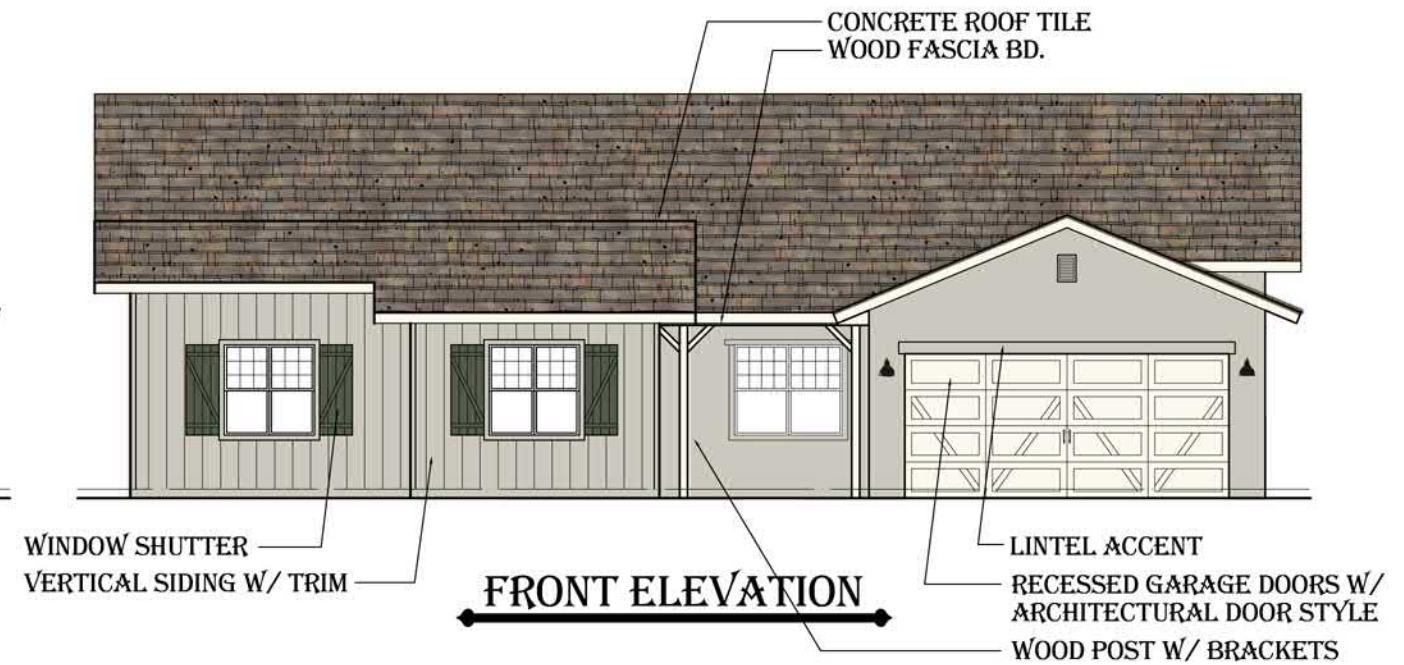
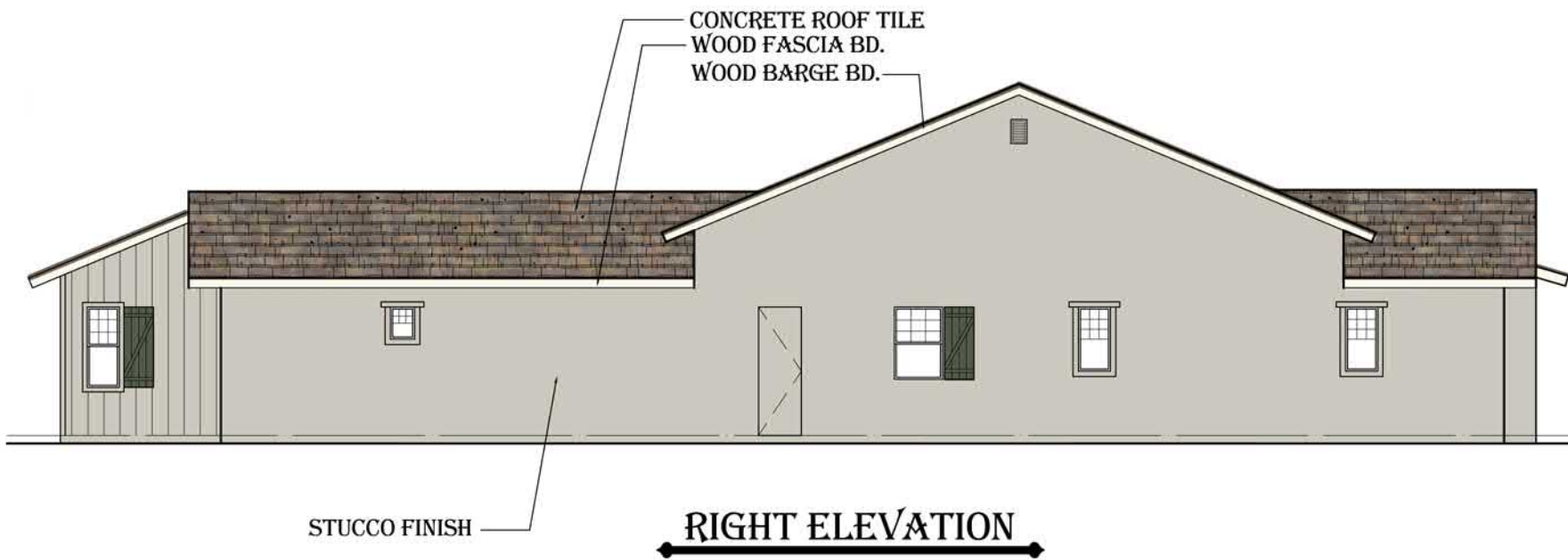
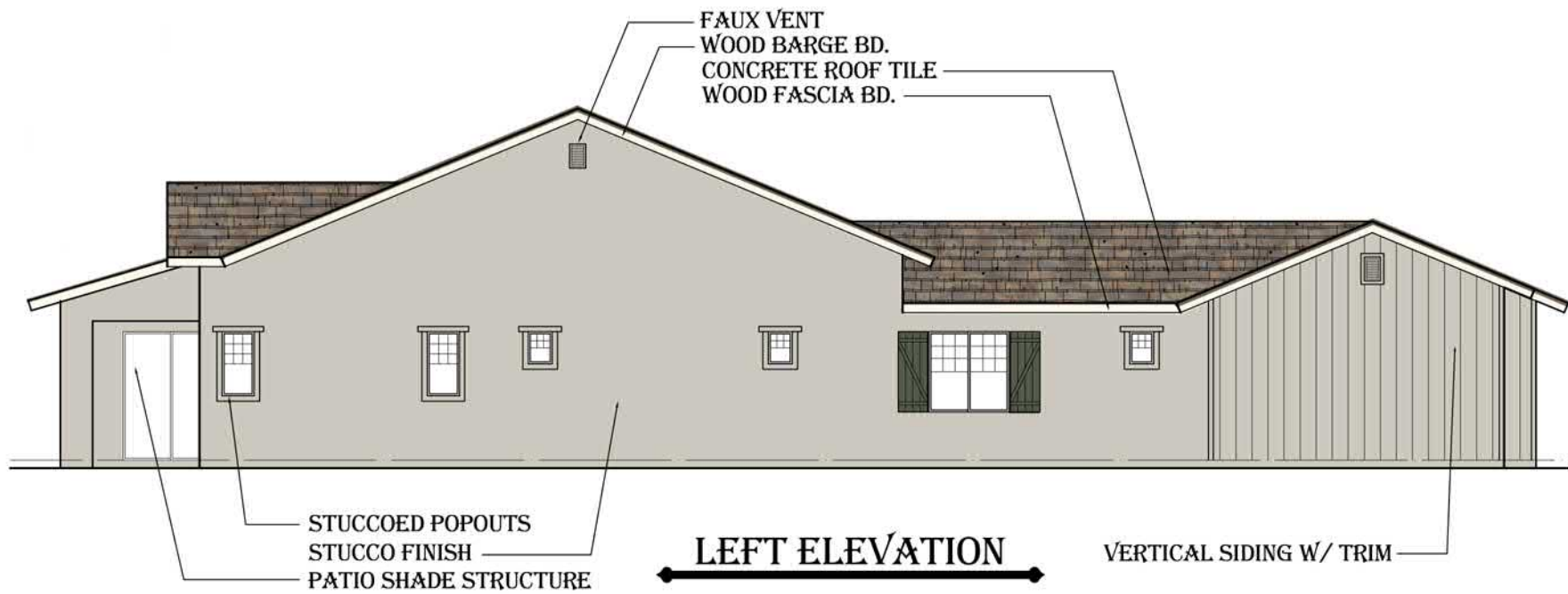
WINDOW SHUTTER
BRICK VEENER
RECESSED WDWs

FRONT ELEVATION

RECESSED GARAGE DOORS W/
ARCHITECTURAL DOOR STYLE

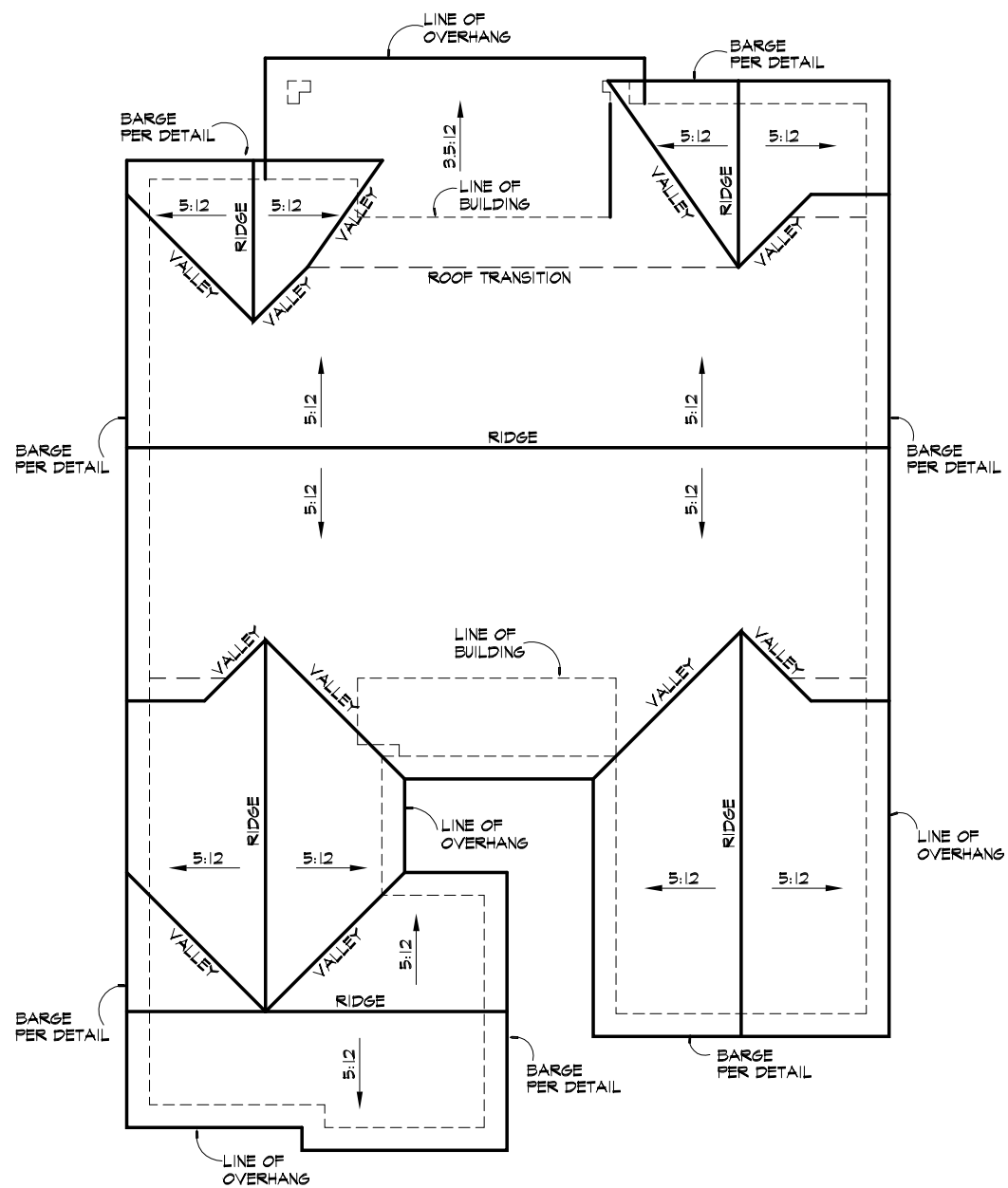
McKINLEY GLENN

PLAN MG-2 ELEVATION B
TRADITIONAL RANCH
COLOR SCHEME 5

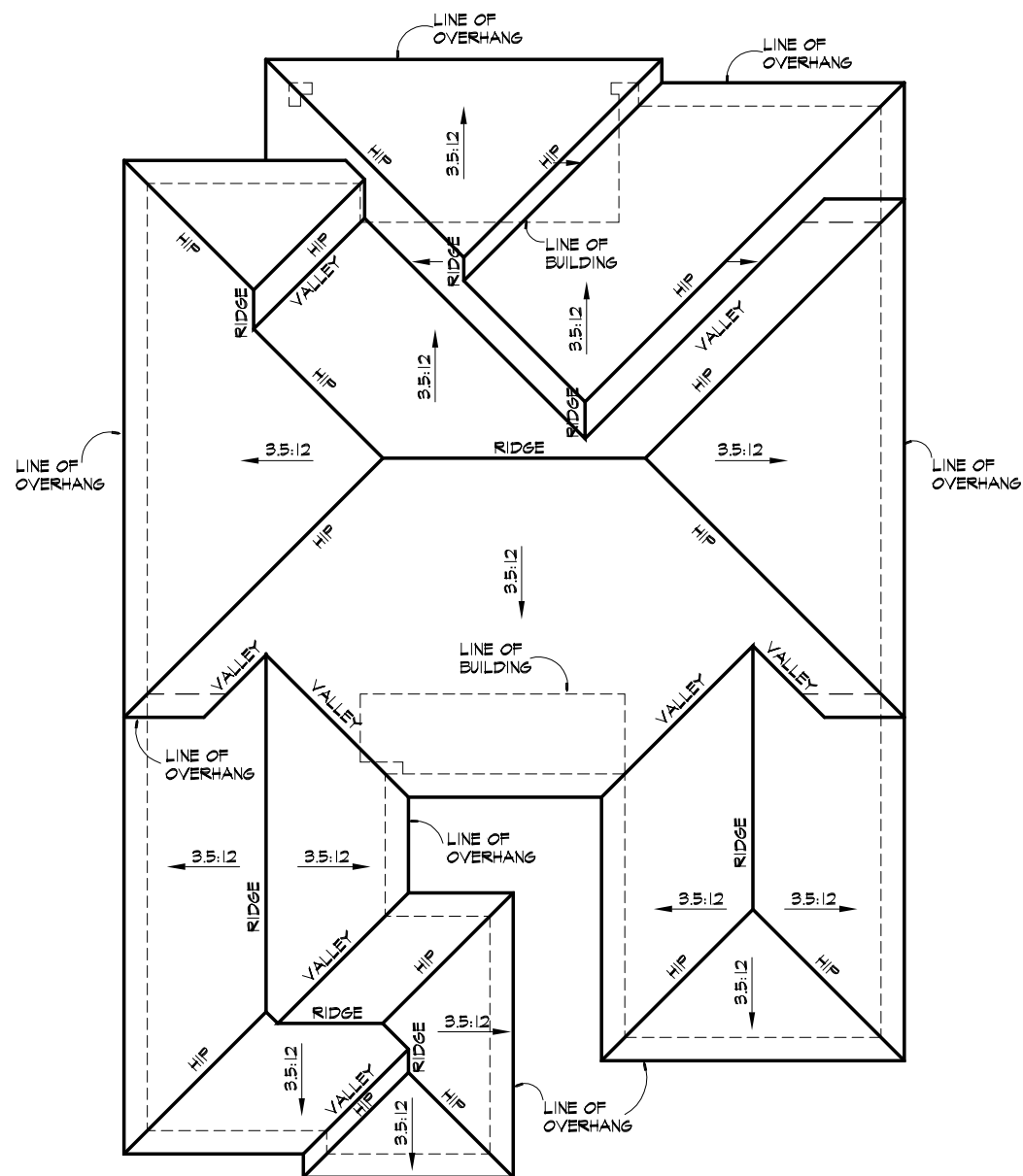


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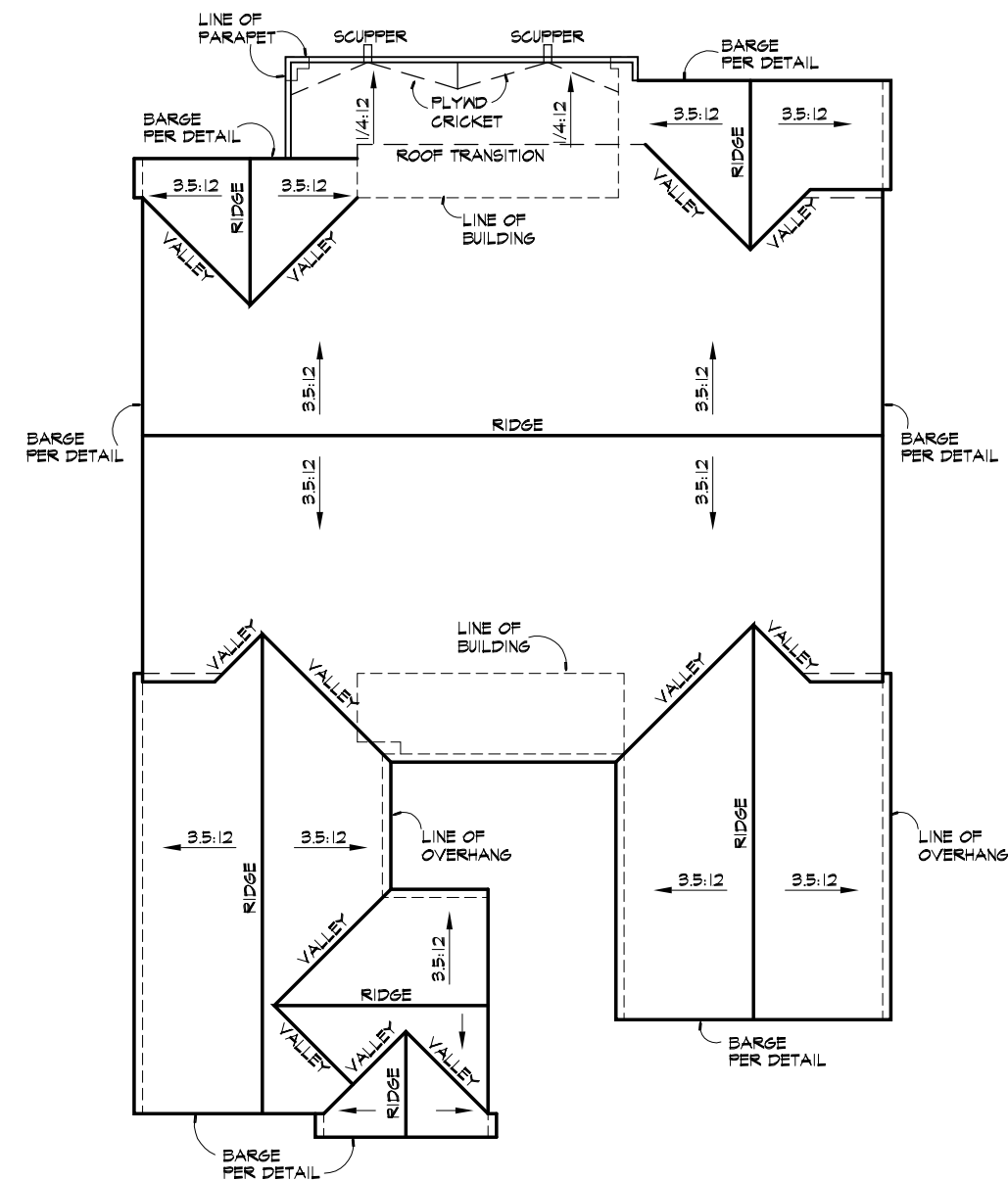
**PLAN MG-2 ELEVATION C
SOUTHWESTERN RANCH
COLOR SCHEME 8**



ELEVATION C



ELEVATION B



ELEVATION A

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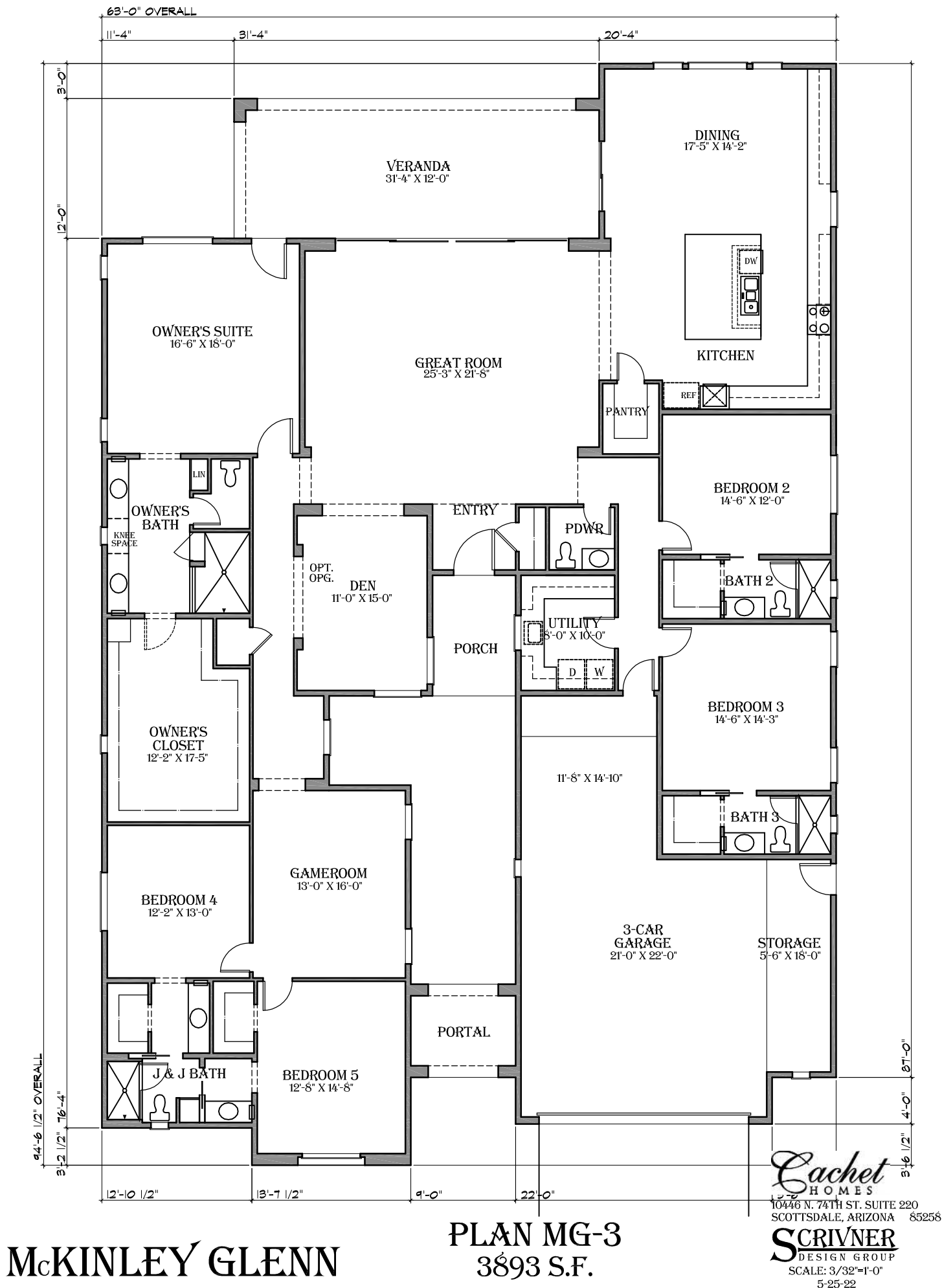
PLAN MG-2 ROOF PLANS

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HOMES

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SCRIVNER
DESIGN GROUP

5-25-22

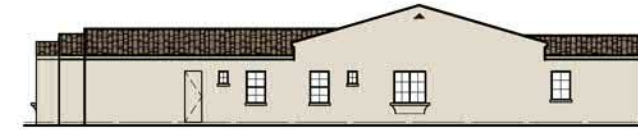




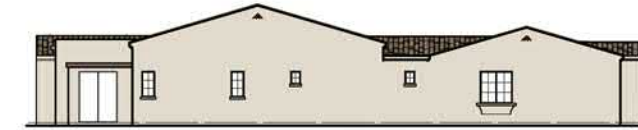
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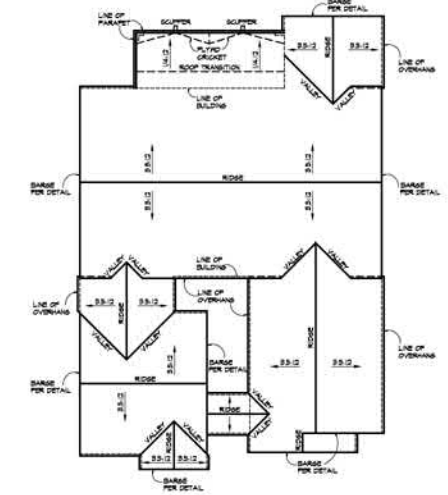
REAR ELEVATION



RIGHT ELEVATION



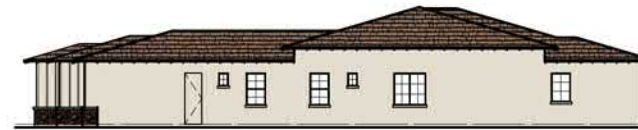
LEFT ELEVATION



FRONT ELEVATION



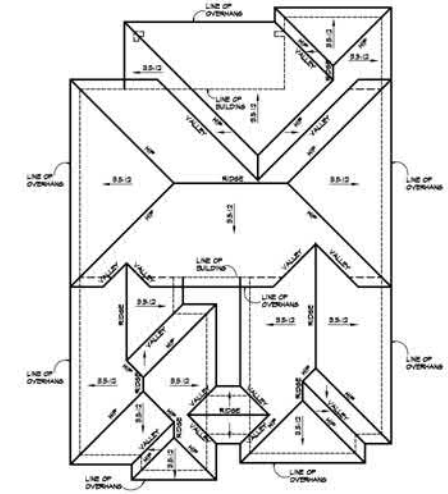
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



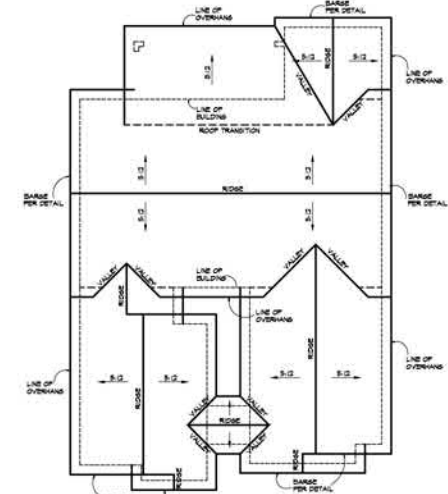
REAR ELEVATION



RIGHT ELEVATION

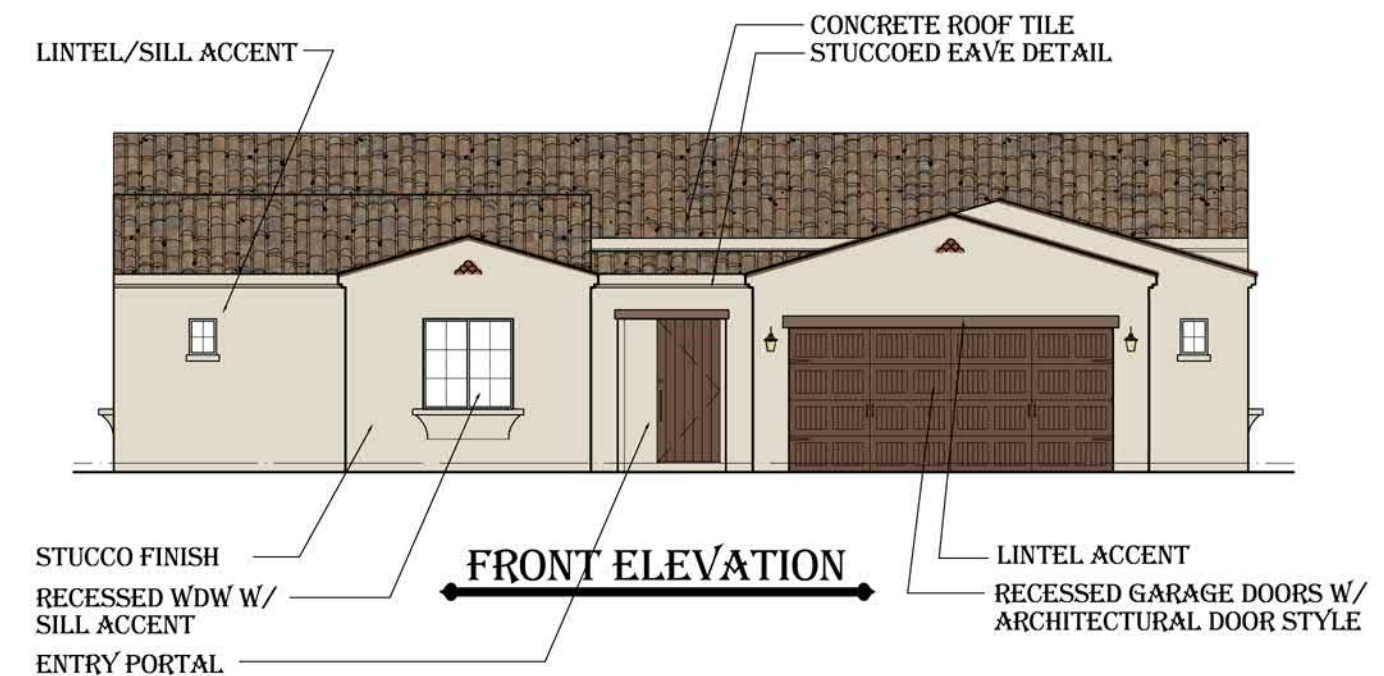
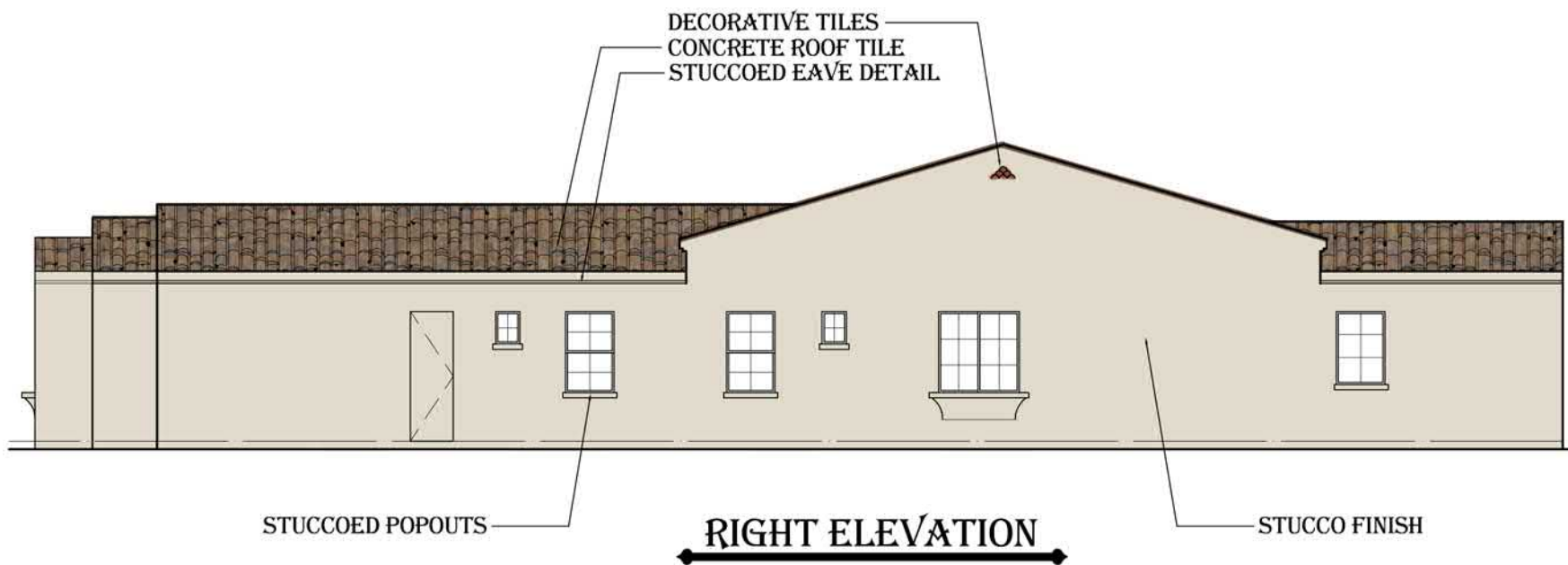
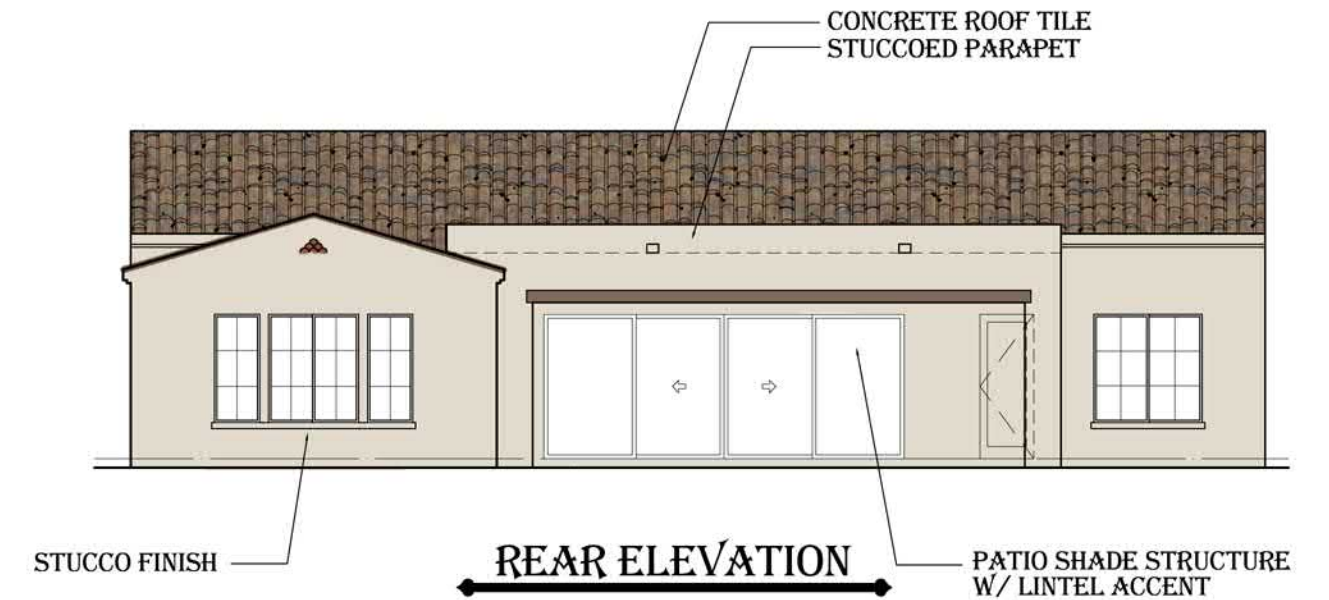
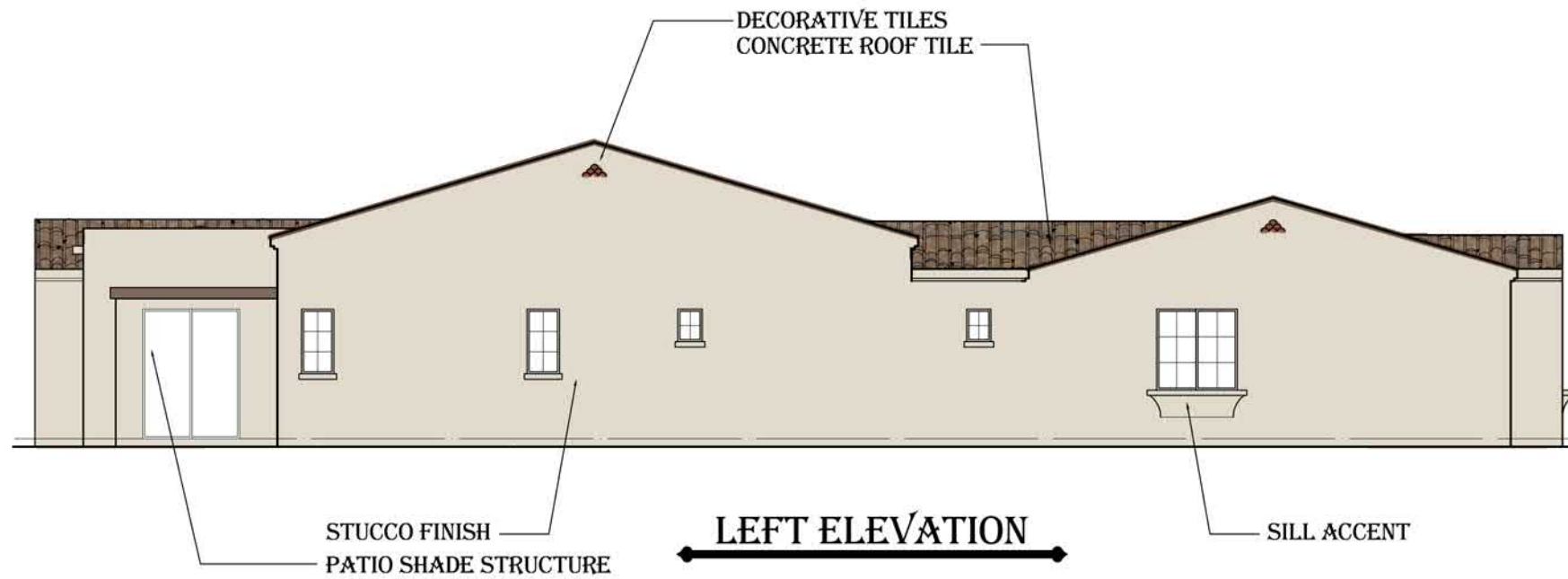


LEFT ELEVATION



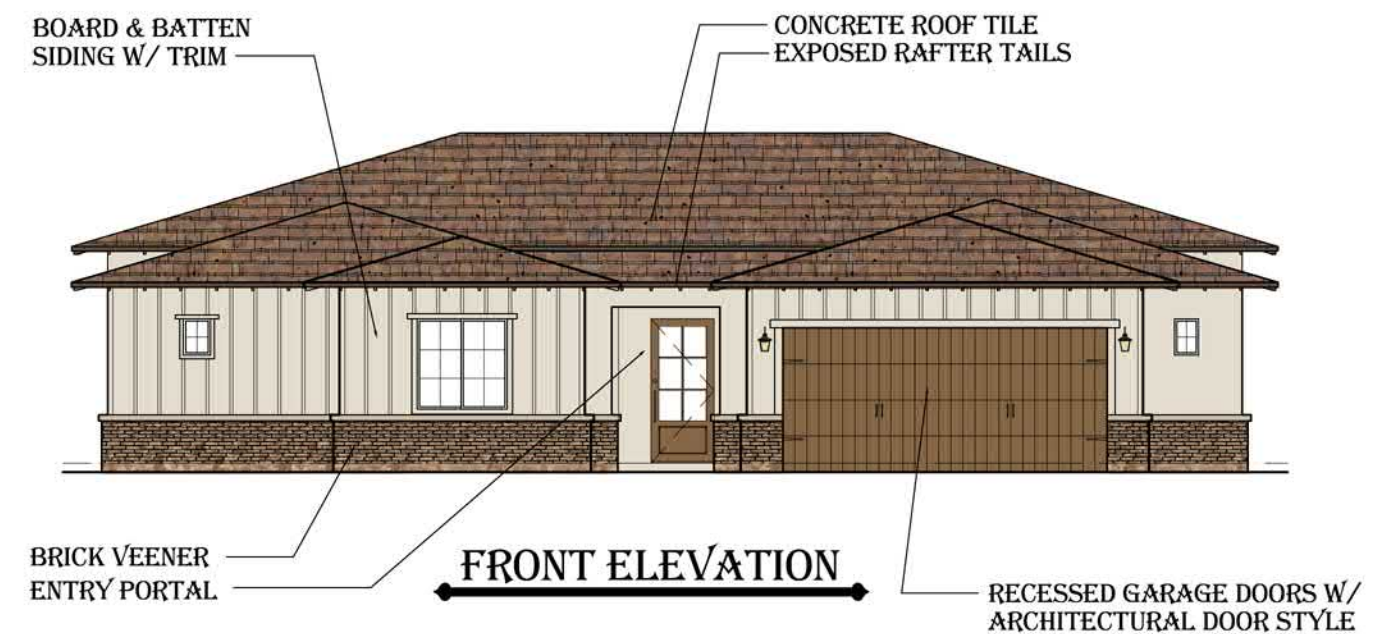
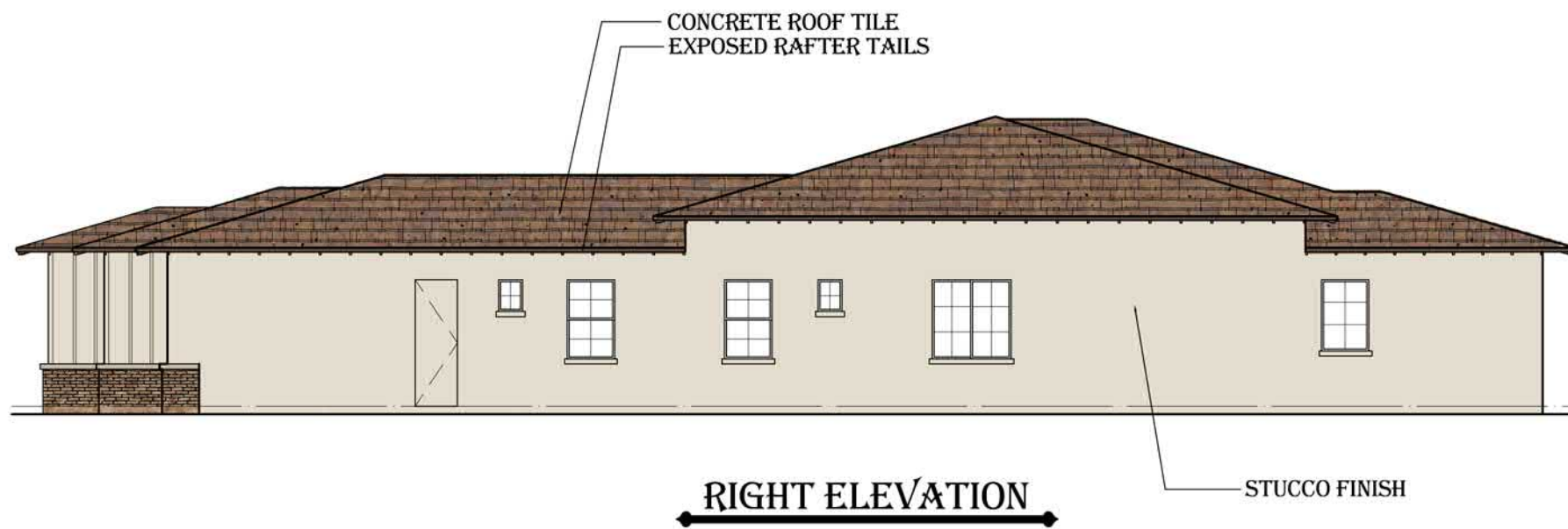
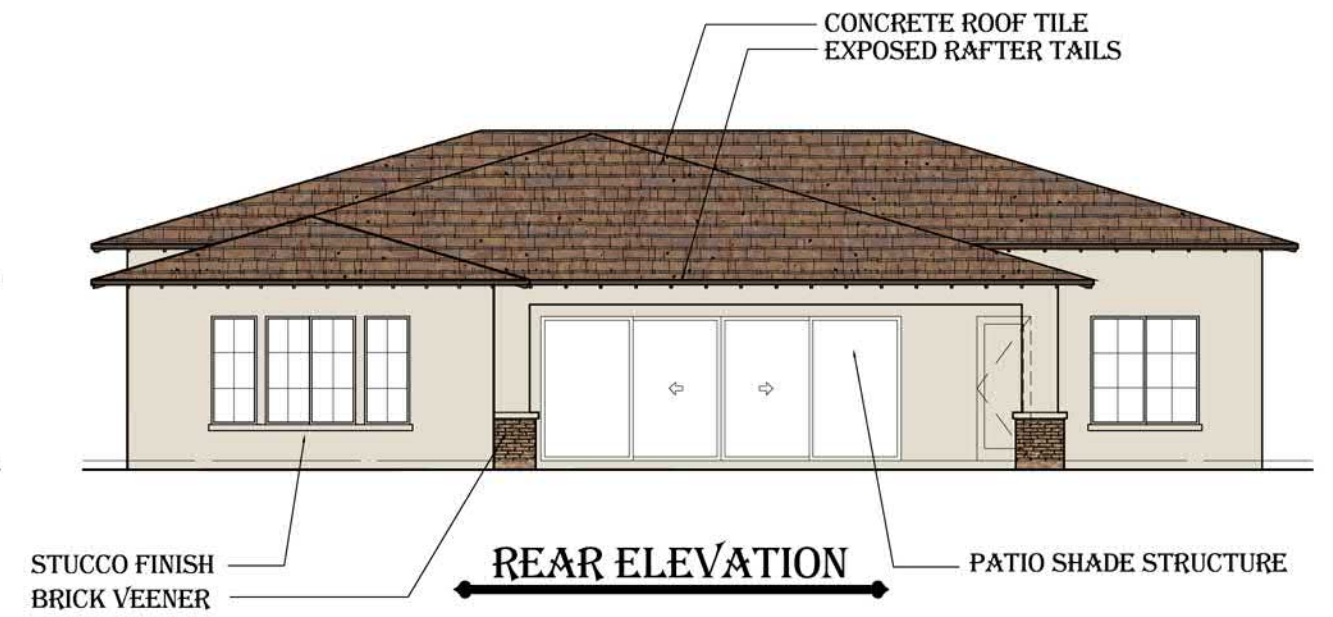
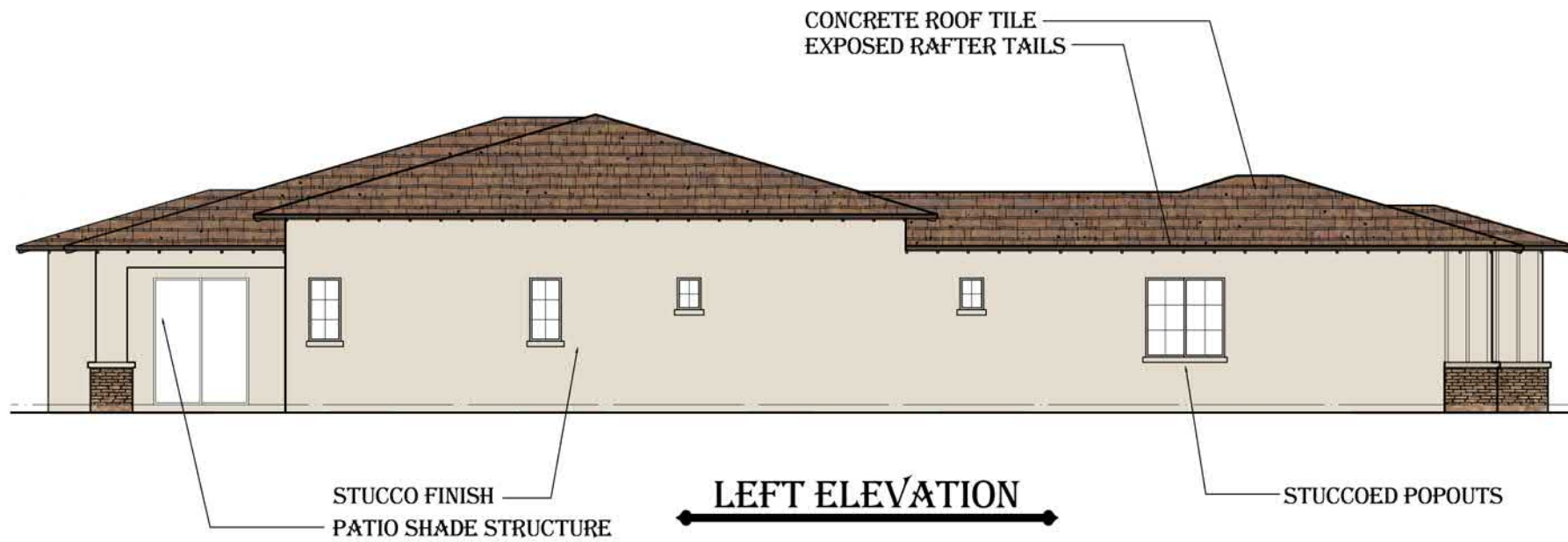
McKINLEY GLENN

PLAN MG-3 MATRIX



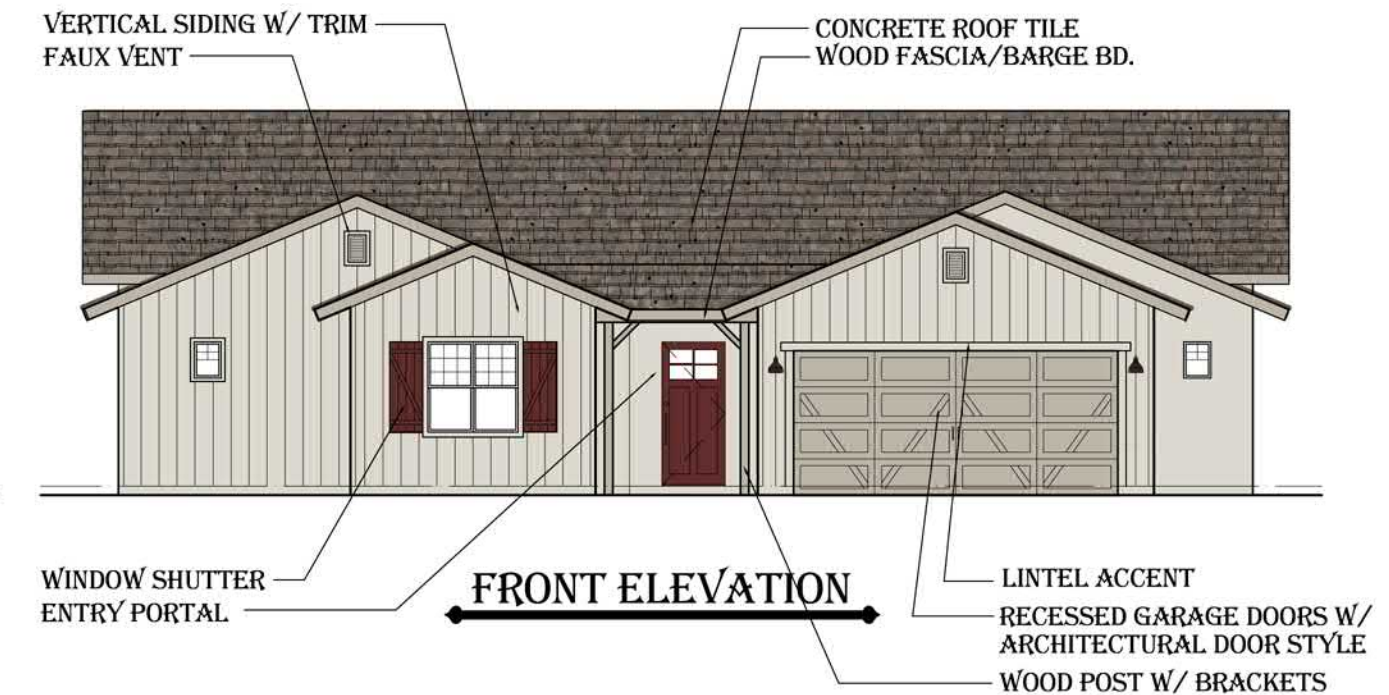
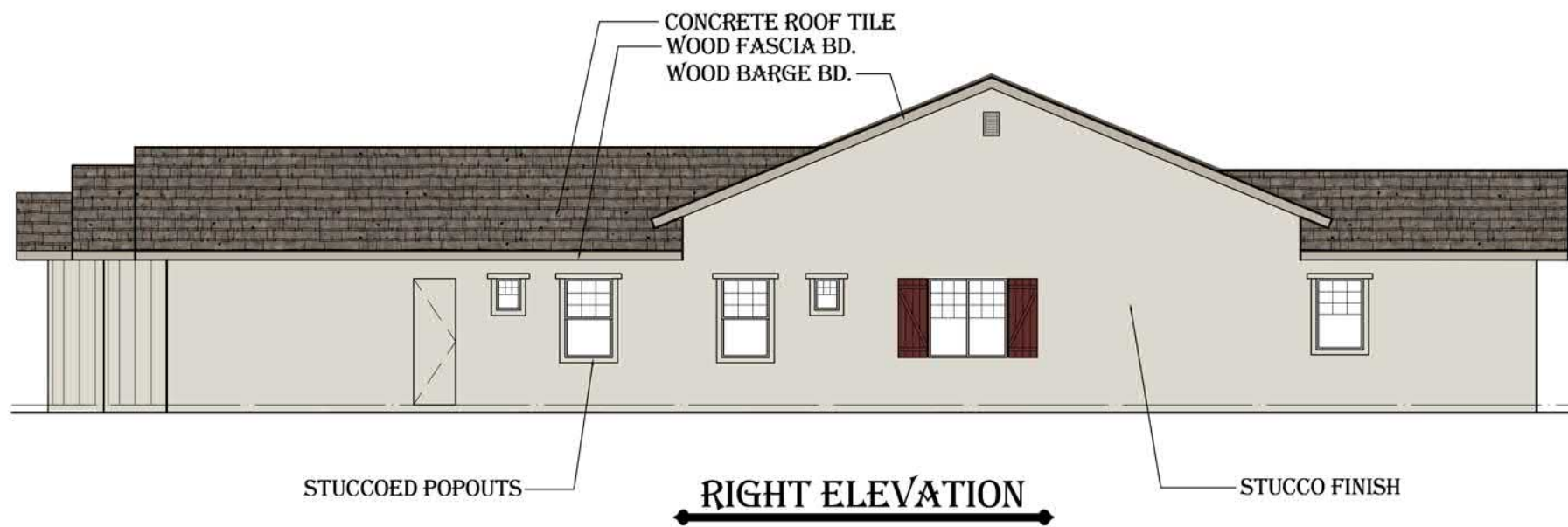
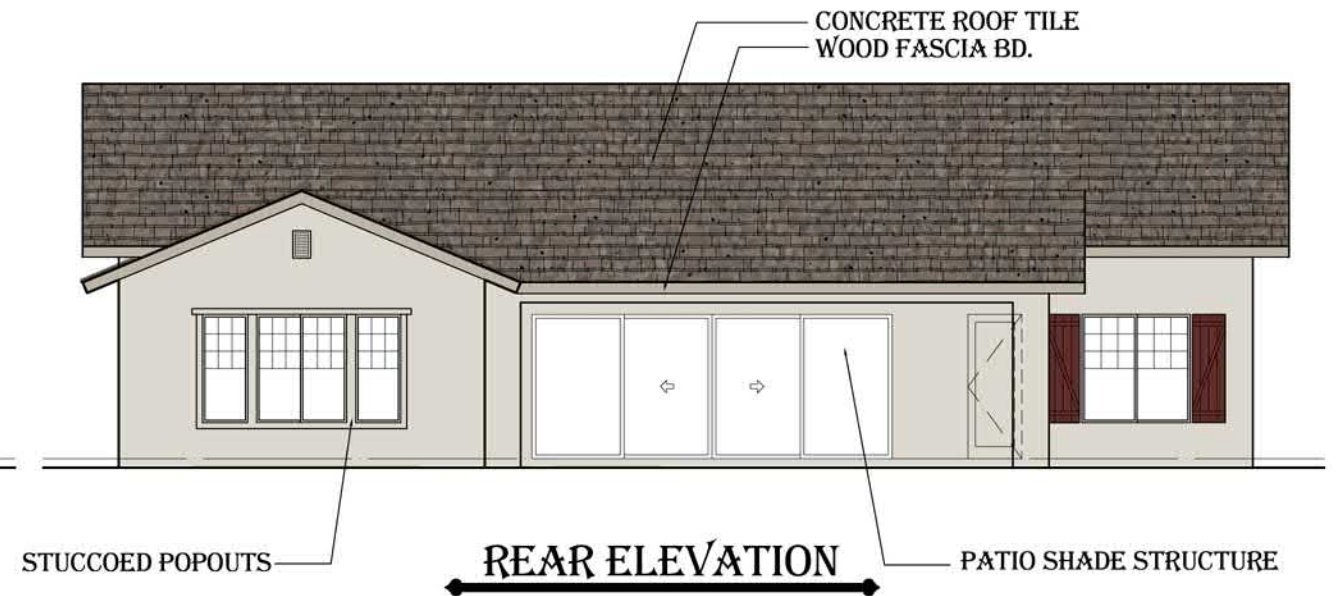
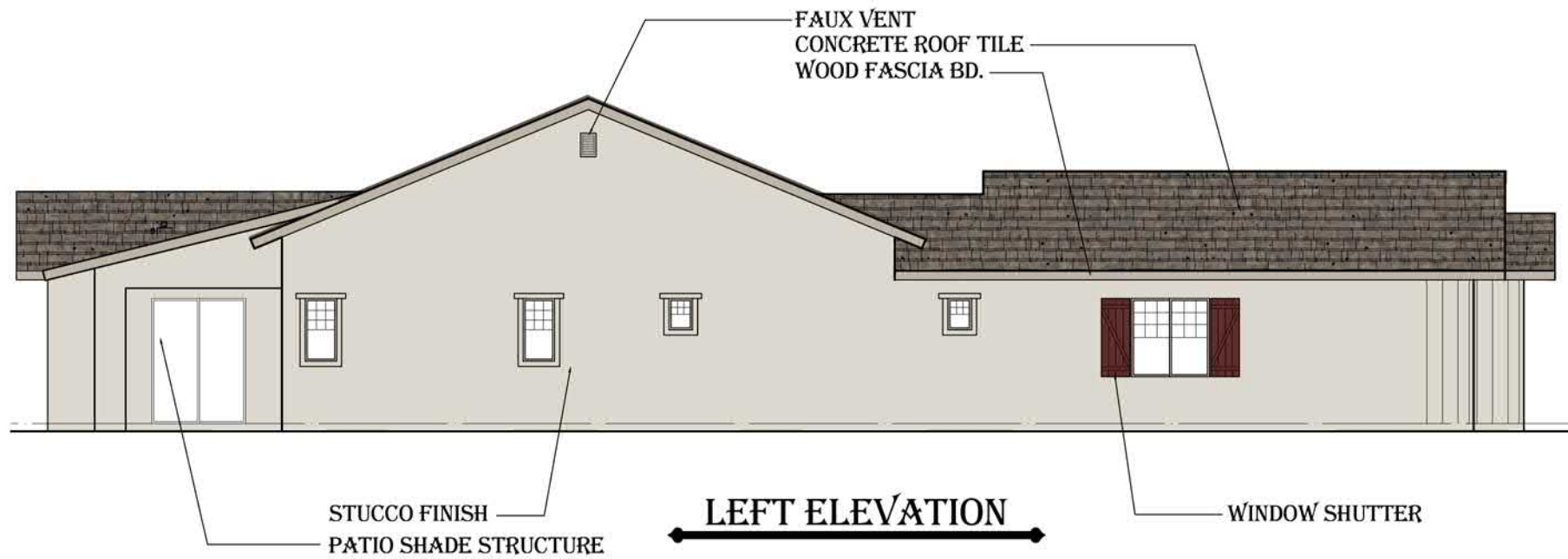
McKINLEY GLENN

PLAN MG-3 ELEVATION A
MISSION REVIVAL
COLOR SCHEME 3



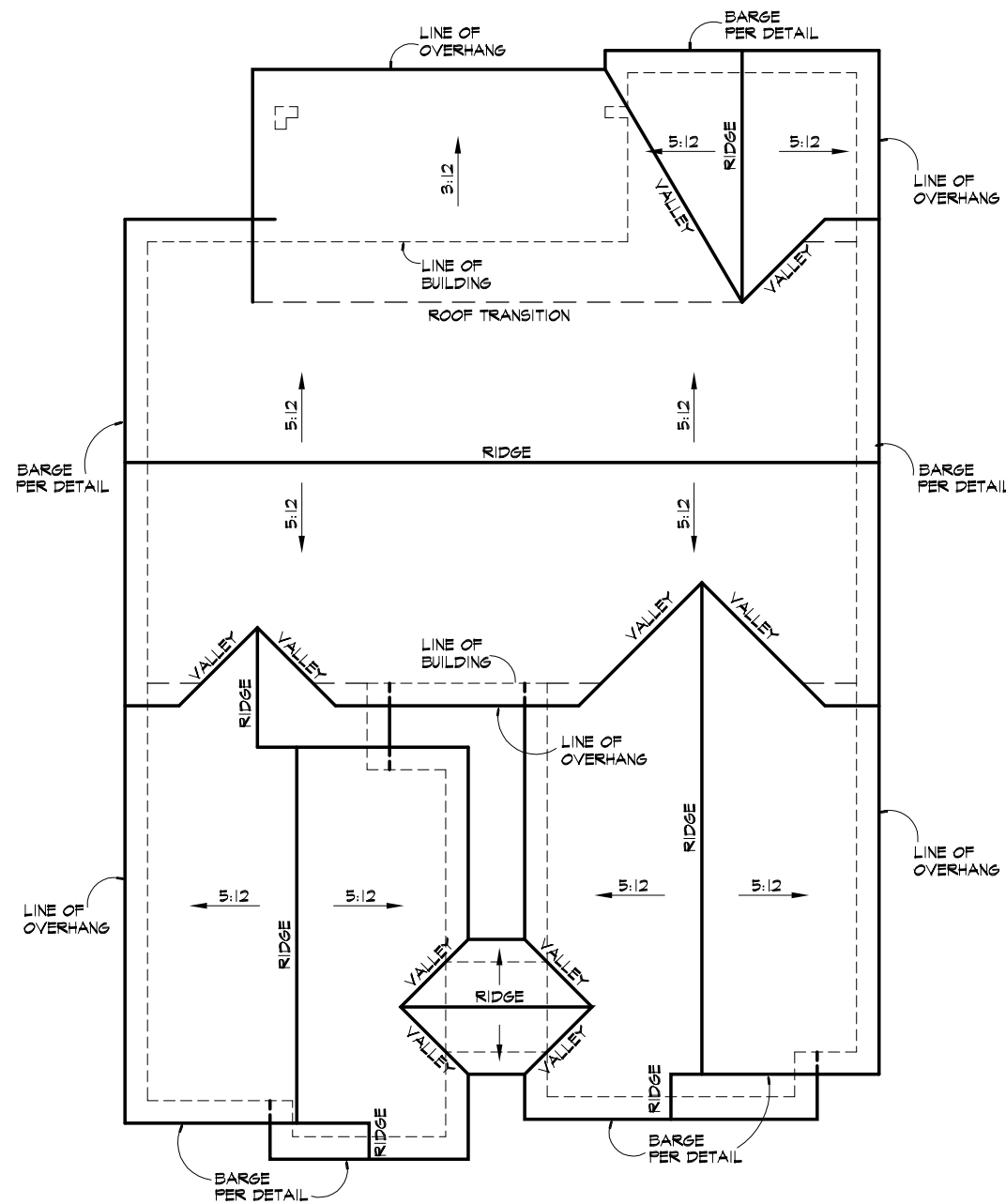
McKINLEY GLENN

**PLAN MG-3 ELEVATION B
TRADITIONAL RANCH
COLOR SCHEME 6**

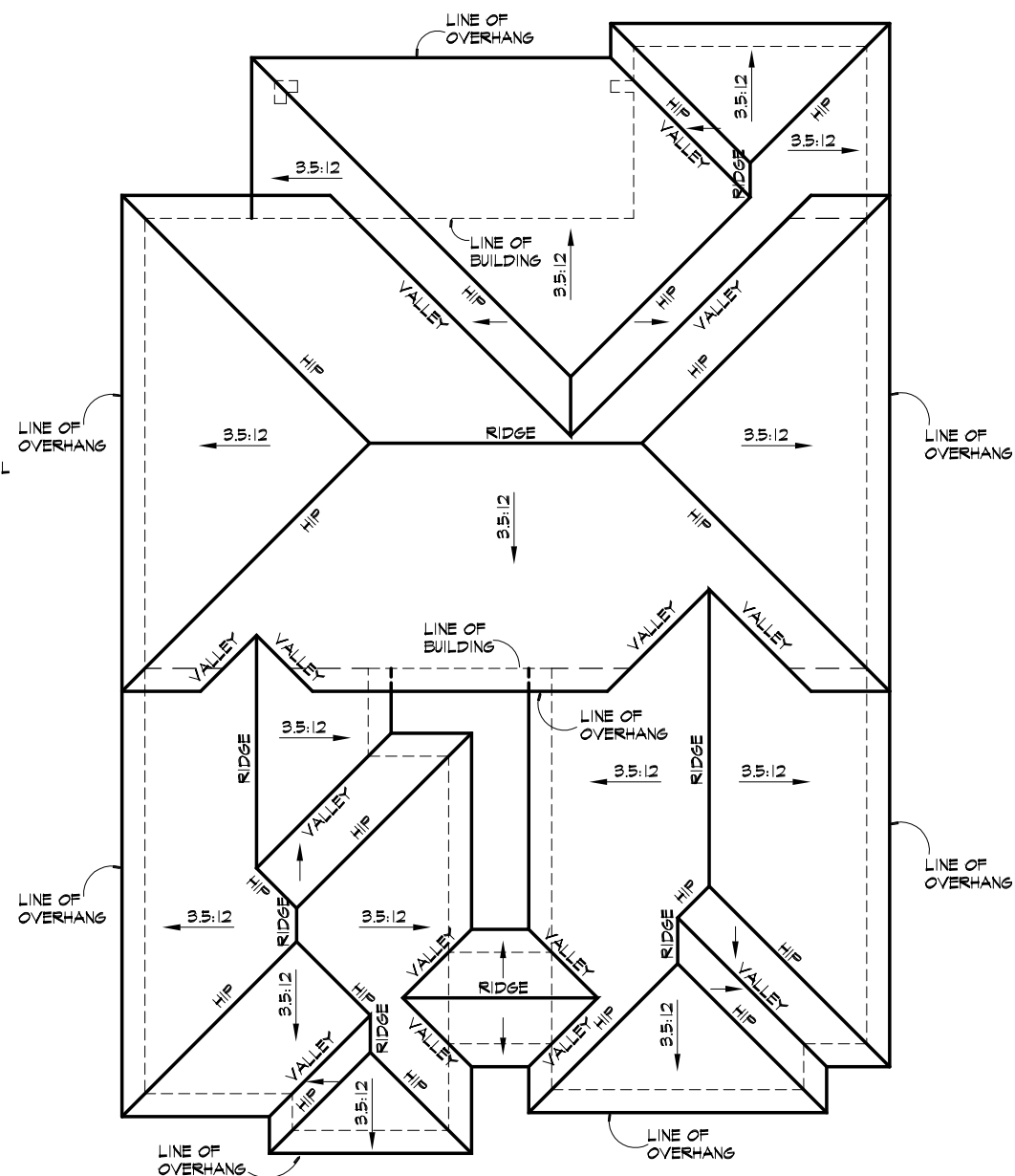


McKINLEY GLENN

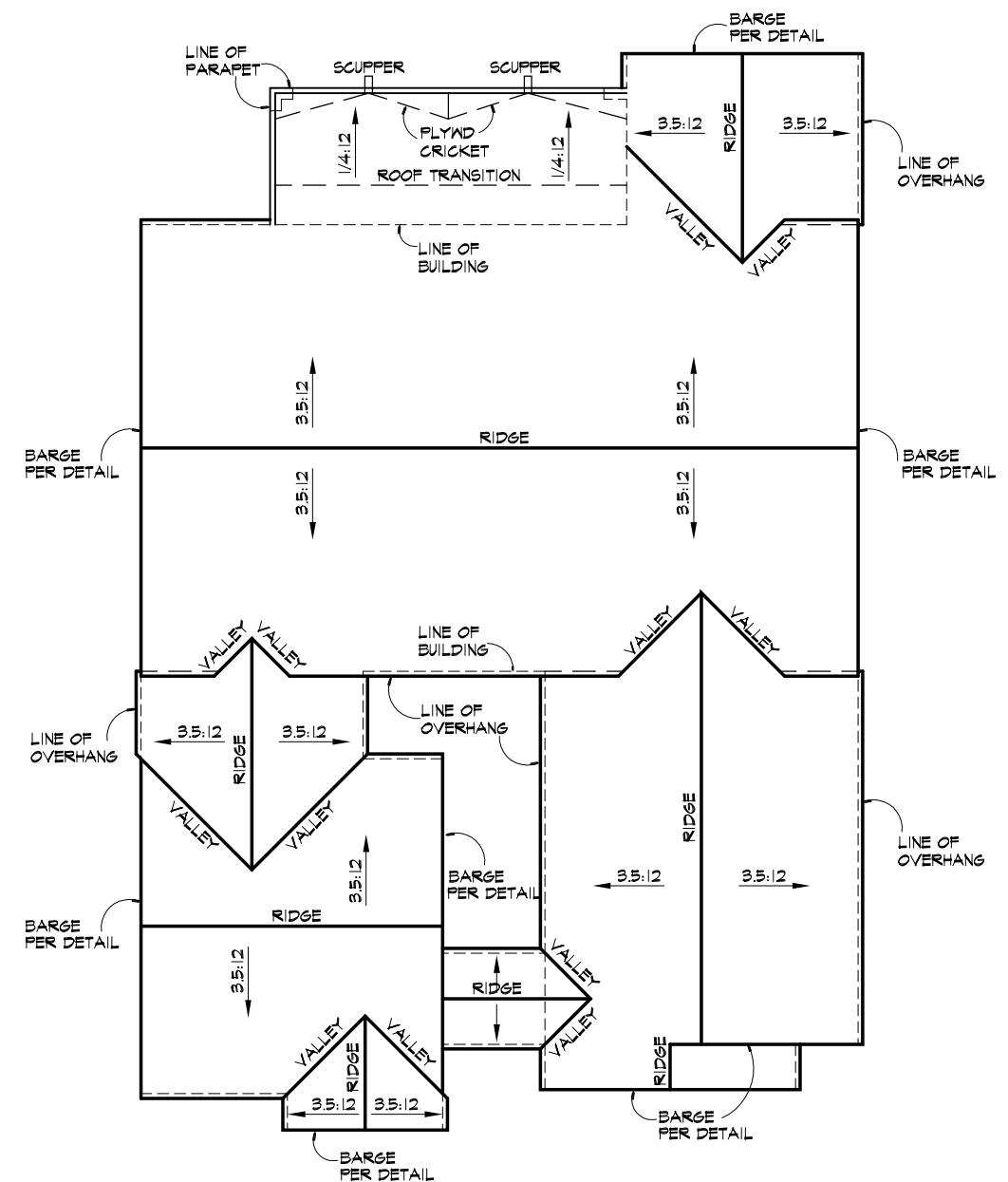
PLAN MG-3 ELEVATION C
SOUTHWESTERN RANCH
COLOR SCHEME 9



ELEVATION C



ELEVATION B



ELEVATION A

McKINLEY GLENN

PLAN MG-3 ROOF PLANS

Cachet
HOMES

10446 N. 74TH ST. SUITE 220
SCOTTSDALE, ARIZONA 85258

SCRIVNER
DESIGN GROUP

5-25-22

Cachet at McKinley Glenn Color Scheme 1

Elevation A – Mission Revival



Eagle Capistrano - "S"
Roof Tile – 3785
Clay Springs

**Window Frames
To be White**



Stucco &
Popouts below windows
Sherwin Williams
SW 7568 Neutral Ground



Garage Lintel
Sherwin Williams
SW 2808 Rookwood
Dark Brown



Garage & Entry Door
Sherwin Williams
SW 9098 Baked Cookie



Tile Filagree
Sherwin Williams
SW 7598 Sierra Redwood

Not all elements are on all plans

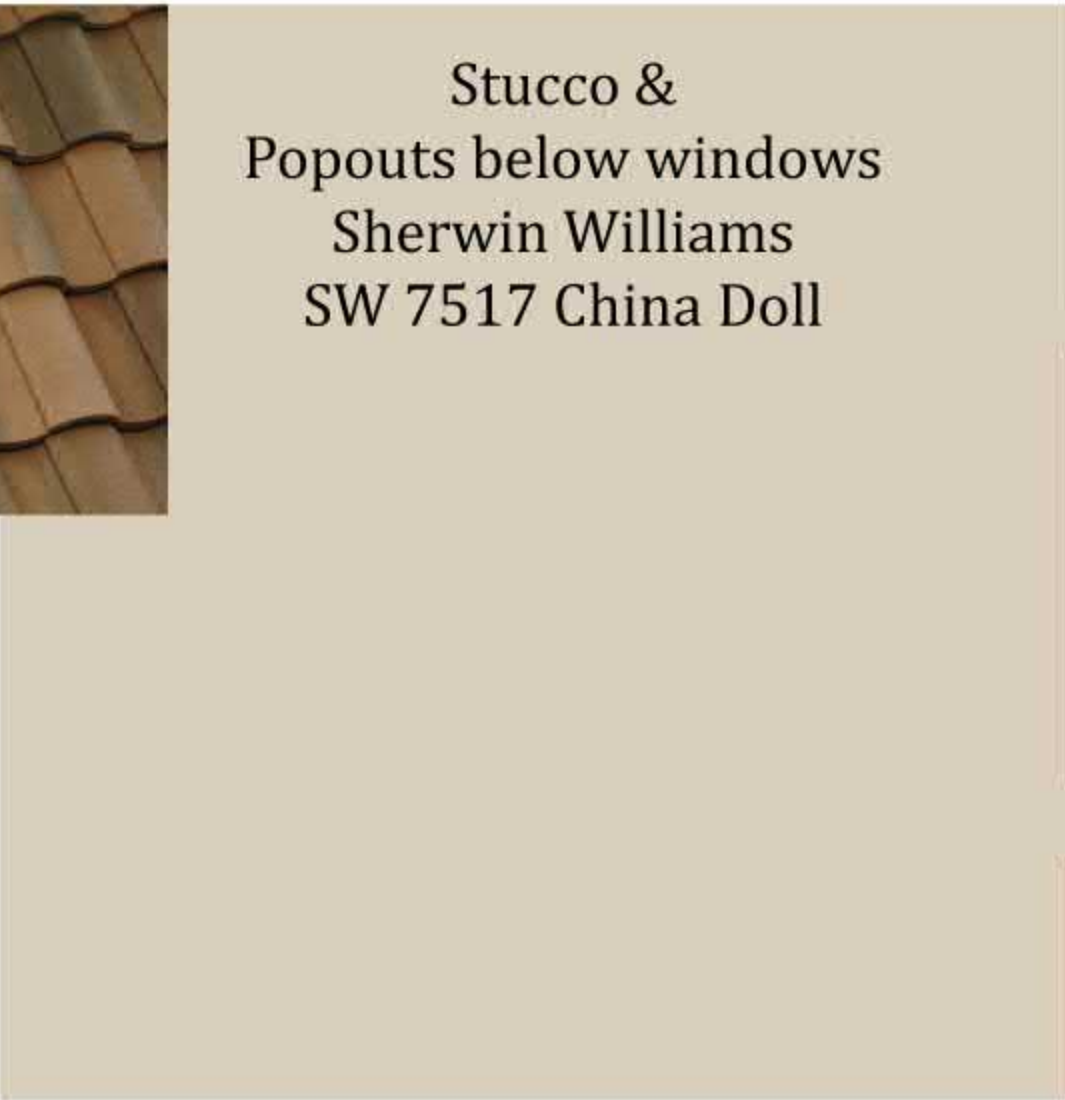
3-18-22

Cachet at McKinley Glenn Color Scheme 2
Elevation A – Mission Revival



Eagle Capistrano - “S”
Roof Tile – 3645
Sunrise Blend

**Window Frames
To be White**



Stucco &
Popouts below windows
Sherwin Williams
SW 7517 China Doll



Garage Lintel
Sherwin Williams
SW 2838 Polished
Mahogany



Garage & Entry Door
Sherwin Williams
SW 9098 Baked Cookie



Tile Filagree
Sherwin Williams
SW 7598 Sierra Redwood

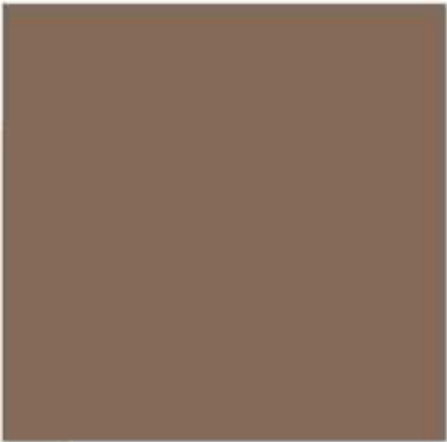
Cachet at McKinley Glenn Color Scheme 3
Elevation A – Mission Revival



Eagle Capistrano - "S"
Roof Tile – 3636
Piedmont Blend

**Window Frames
To be White**

Stucco &
Popouts below windows
Sherwin Williams
SW 7103 Whitetail



Garage Lintel
Sherwin Williams
SW 2836 Quarter Sawn



Garage & Entry Door
Sherwin Williams
SW 6068 Brevity Brown

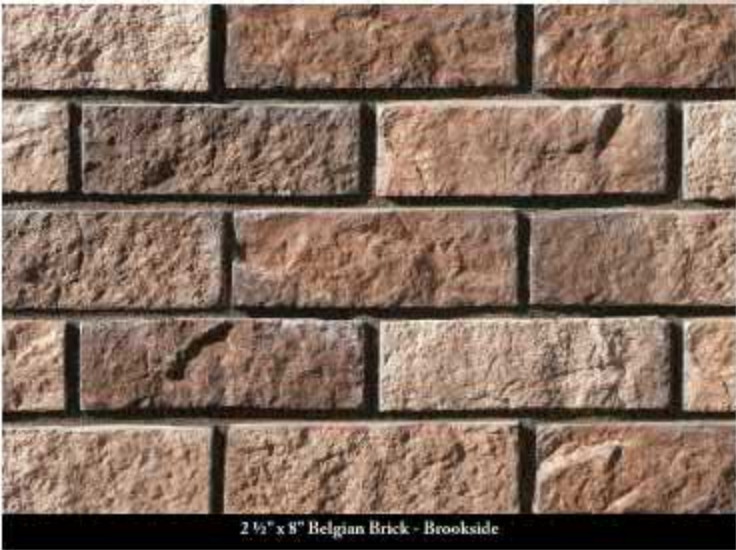


Tile Filagree
Sherwin Williams
SW 7598 Sierra Redwood

Cachet at McKinley Glenn Color Scheme 4
Elevation B – Traditional Ranch



Eagle Bel Air - "Flat"
Roof Tile – 4602
Concord



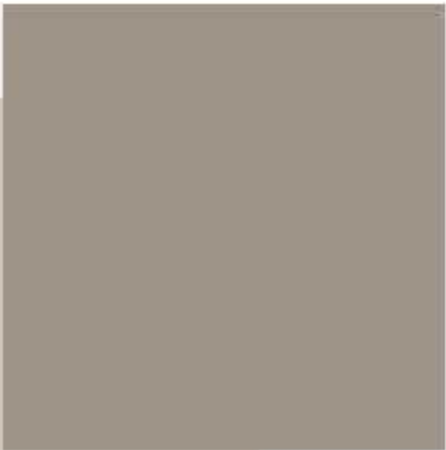
2 1/2" x 8" Belgian Brick - Brookside

Stucco & Siding
Sherwin Williams
SW 6071 Popular Gray

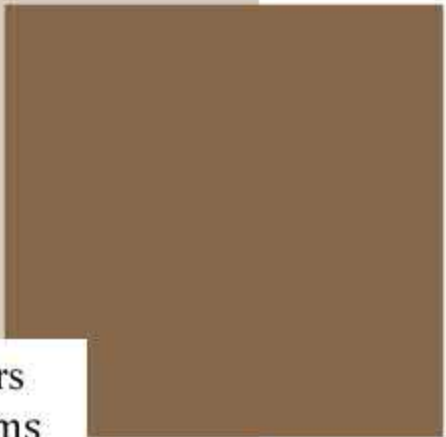


Window Shutters
Sherwin Williams
SW 6237 Dark Night

Stone Veneer
Coronado Stone
Belgian Brick
Color: Brookside



Fascia/Rafter Tails
Accent Trim
Sherwin Williams
SW 9169 Chatura Gray



Entry Door
Sherwin Williams
SW 9098 Baked Cookie



Wainscot Stucco Cap
Garage Doors
Sherwin Williams
SW 6073 Perfect Greige

Not all elements are on all plans

Cachet at McKinley Glenn Color Scheme 5
Elevation B – Traditional Ranch



Eagle Bel Air - "Flat"
Roof Tile – 4602
Concord

Window Frames
To be White



Stone Veneer
Coronado Stone
Belgian Brick
Color: Bear Creek

Stucco
Sherwin Williams
SW 7565 Oyster Bar

Window Shutters
Sherwin Williams
SW 2811 Rockwood
Blue Green

Fascia/Rafter Tails
Accent Trim
Sherwin Williams
SW 7546 Prairie Grass

Entry Door
Sherwin Williams
SW 9098 Baked Cookie

Wainscot Stucco Cap
Garage Door
Sherwin Williams
SW 7542 Naturel

Not all elements are on all plans

3-18-22

Cachet at McKinley Glenn Color Scheme 6
Elevation B – Traditional Ranch

Window Frames
To be White



Eagle Ponderosa - "Flat"
Roof Tile – 5636
Piedmont Blend

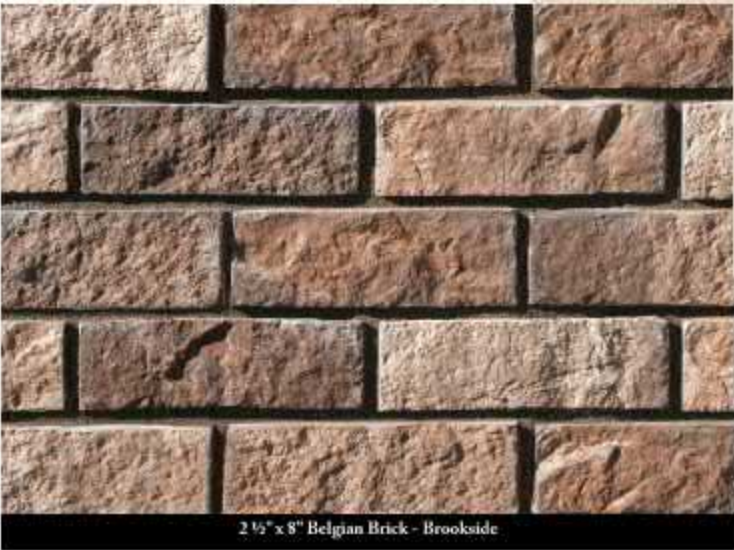
Stucco
Sherwin Williams
SW 7552 Bauhaus Buff



Fascia/Rafter Tails
Accent Trim
Sherwin Williams
SW 2808 Rockwood
Dark Brown

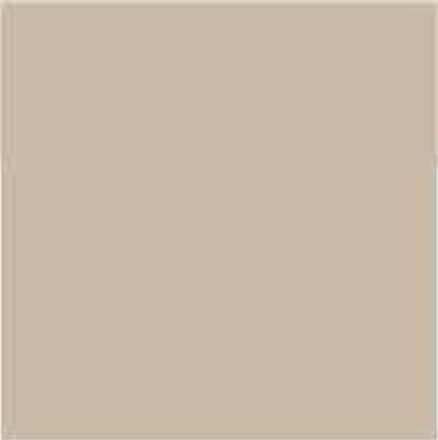


Entry Door/Garage Doors
Sherwin Williams
SW 9098 Baked Cookie



Stone Veneer
Coronado Stone
Belgian Brick
Color: Brookside

Wainscot Stucco Cap
Sherwin Williams
SW 7524 Dhurrie Beige



Window Shutters
Sherwin Williams
SW 2836 Quarter Sawn

Not all elements are on all plans

3-18-22

Cachet at McKinley Glenn Color Scheme 7

Elevation C - Southwestern Ranch



Eagle Bel Air - "Flat"
Roof Tile - 4634
Kings Canyon

Garage Lintels / Vents
Stucco & Siding
Sherwin Williams
SW 1015 Skyline Steel

Accent Trim/Fascia
& Garage Doors
Sherwin Williams
SW 7103 Whitetail

Window Shutters
Entry Door
Sherwin Williams
SW 0048
Bunglehouse Blue

**Window Frames
To be White**

Not all elements are on all plans

Cachet at McKinley Glenn Color Scheme 8
Elevation C - Southwestern Ranch



Eagle Bel Air - "Flat"
Roof Tile - 4723
Adobe Blend

Garage Lintels / Vents
Stucco & Siding
Sherwin Williams
SW 7050 Useful Gray



Accent Trim/Fascia
& Garage Doors
Sherwin Williams
SW 7103 Whitetail



Window Shutters
Entry Door
Sherwin Williams
SW 2816 Rockwood
Dark Green

Not all elements are on all plans

Window Frames
To be White

Cachet at McKinley Glenn Color Scheme 9

Elevation C - Southwestern Ranch



Eagle Bel Air - "Flat"
Roof Tile - 4602
Concord

**Window Frames
To be White**

Garage Lintels / Vents
Stucco & Siding
Sherwin Williams
SW 7570 Egret White

Accent Trim/Fascia/
Garage Door
Sherwin Williams
SW 7044 Amazing Gray

Window Shutters
Entry Door
Sherwin Williams
SW 2802 Rockwood Red

Not all elements are on all plans

3-18-22

McKinley Glenn

Standard Garage Doors

Mission Revival Elevations



Amarr Oak Summit - Bead Board Closed with Decorative Blue Ridge Handles and Decorative Blue Ridge Strap Hinges - Paint per Color Scheme

Traditional Ranch Elevations

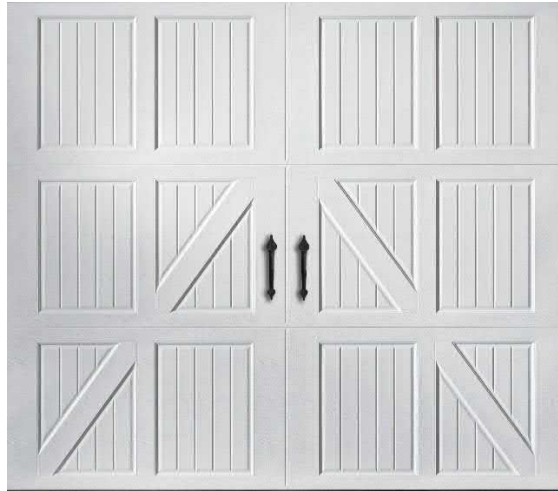


Amarr Classica - Cortona Closed with Decorative Blue Ridge Handles and Decorative Blue Ridge Strap Hinges - Paint per Color Scheme

McKinley Glenn

Standard Garage Doors

Southwestern Ranch Elevations



Amarr Classica - Lucern Closed with Decorative Blue Ridge Handles
- Paint per Color Scheme

Elevation A & B – Coach Lights



**Maxim – Knoxville LED
Outdoor Wall Lantern
51125FSBZ in
Bronze &
Frosted Seedy Glass**

Due to photographic and computer monitor variations, image colors may not be accurate.

Elevation C - Coach Lights



**Minka Lavery – Mantiel
1 Light Wall Mount
71242-66 in
Chelsey Bronze
& Black**

Due to photographic and computer monitor variations, image colors may not be accurate.

McKinley Glenn Pavers

Cambridge Cobble 3-Piece



Color:
Sierra Blend

Images are for illustrative purposes only. Actual installation may vary based on architectural configuration and other finish selections.