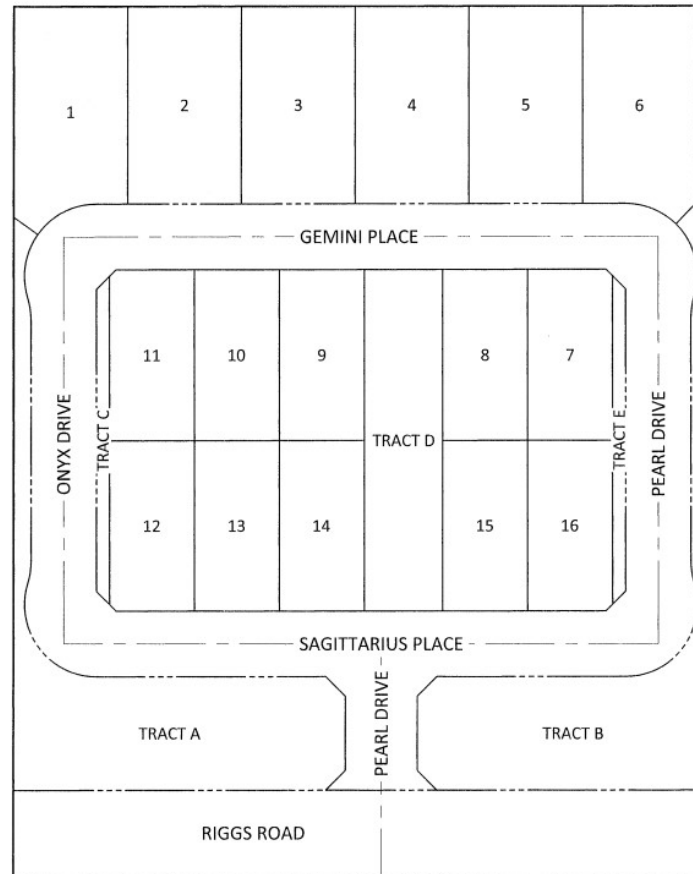


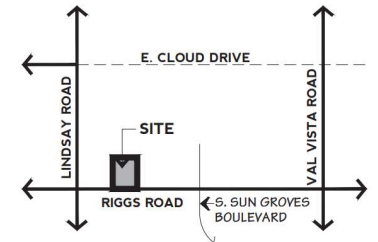
Mountain View Estates  
PDP Submittal  
November 7, 2022





## SITE DATA

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| LOCATION:         | RIGGS AND LINDSAY                                                            |
| ZONING:           | EXISTING: RU-43 MARICOPA COUNTY<br>PROPOSED: PAD - SINGLE FAMILY RESIDENTIAL |
| GROSS AREA:       | 352,046 S.F. (8.08 AC)                                                       |
| NET AREA:         | 317,449 S.F. (7.29 AC)                                                       |
| OPEN SPACE:       | 72,747 S.F. (1.67 AC)                                                        |
| OPEN SPACE %:     | 22.92%                                                                       |
| TOTAL LOTS:       | 16                                                                           |
| MIN LOT AREA:     | 8,437 S.F. (.19 AC)                                                          |
| MAX. LOT AREA:    | 13,675 S.F. (.31 AC)                                                         |
| AVERAGE LOT AREA: | 10,232 S.F. (.23 AC)                                                         |
| DENSITY           | 2.19 DU/AC                                                                   |



## VICINITY MAP

PLAN

SCALE: N.T.S.

# Conceptual Site Plan

**Mountain View Estates Lot Fit Matrix**

|                         |                                                                                                                               | <b>Plan MV-1/MV-2</b> |          |     | <b>Plan MV-3/MV-4</b> |          |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|-----|-----------------------|----------|
| Lot #                   | Lot Area                                                                                                                      | Footprint             | 4,488 SF | FIT | Footprint             | 3,259 SF |
|                         |                                                                                                                               |                       |          |     |                       |          |
| 1                       | 13,675 SF                                                                                                                     | 32.8%                 |          | Yes | 23.8%                 | Yes      |
| 2                       | 13,053 SF                                                                                                                     | 34.3%                 |          | Yes | 25.0%                 | Yes      |
| 3                       | 13,055 SF                                                                                                                     | 34.3%                 |          | Yes | 25.0%                 | Yes      |
| 4                       | 13,057 SF                                                                                                                     | 34.3%                 |          | Yes | 25.0%                 | Yes      |
| 5                       | 13,060 SF                                                                                                                     | 34.3%                 |          | Yes | 25.0%                 | Yes      |
| 6                       | 13,376 SF                                                                                                                     | 32.8%                 |          | Yes | 24.4%                 | Yes      |
| 7                       | 8,437 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| 8                       | 8,450 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| 9                       | 8,450 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| 10                      | 8,450 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| 11                      | 8,438 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| 12                      | 8,438 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| 13                      | 8,450 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| 14                      | 8,450 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| 15                      | 8,450 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| 16                      | 8,437 SF                                                                                                                      | 53.2%                 |          | Yes | 38.6%                 | Yes      |
| Setbacks for Zoning PAD |                                                                                                                               |                       |          |     |                       |          |
|                         | <b>Rear Yard Setbacks:</b> 40* ft. for Lots 1-6/20* ft. for Lots 7-16                                                         |                       |          |     |                       |          |
|                         | 20 ft. for casitas, ramadas & accessory structures on Lots 1-6                                                                |                       |          |     |                       |          |
|                         | 5 ft. for casitas, ramadas & accessory structures on Lots 7-16                                                                |                       |          |     |                       |          |
|                         | * Covered patios may extend into the minimum rear yard setback no more than 10ft.                                             |                       |          |     |                       |          |
|                         | <b>Side Yard Setbacks:</b> 10 ft. min. for Lots 1-6/5 ft. & 10 ft. for Lots 7-16                                              |                       |          |     |                       |          |
|                         | <b>Front Yard Setbacks:</b> 20 ft. to forward facing garage door, 10 ft. to side entry garage, livable area, or covered porch |                       |          |     |                       |          |
|                         | 50% Maximum Lot Coverage Lots 1-6                                                                                             |                       |          |     |                       |          |
|                         | 55% Maximum Lot Coverage Lots 7-16                                                                                            |                       |          |     |                       |          |

## Mountain View Estates

### Single-Family Design Review Narrative

#### Project information

A Mountain View Estates entity, MV Estates Chandler, LLC as owner of property on southwest quarter of section 29, township 2 south, range 6 east, of the Gila and Salt River Meridian, Maricopa County, Arizona in Chandler is submitting this Design Review Exhibit in accordance with the City of Chandler Design Criteria.

#### **Project Characteristics:**

Final Plat: PLT20-0014 Approved 09/23/21

Rezoning: Case # DVR17-0034 Approved 12/9/2019

Zoning: PAD

Lot sizes: Lots 1-6, 87' X 150' Lots 7-16, 65'x130'

Lot count: 16

#### **Setbacks:**

**Rear Yard Setbacks:** 40\* ft. for Lots 1-6/20\* ft. for Lots 7-16

20 ft. for casitas, ramadas & accessory structures on Lots 1-6

5 ft. for casitas, ramadas & accessory structures on Lots 7-16

\*Covered patios may extend into the minimum rear yard setback no more than 10ft.

**Side Yard Setbacks:** 10 ft. min. for Lots 1-6/5 ft. & 10 ft. for Lots 7-16

**Front Yard Setbacks:** 20 ft. to forward facing garage door, 10 ft. to side entry garage, livable area, or covered porch

Max. Lot Coverage: 50% for the six lots along the northern border (Lots 1-6). 55% for all other lots (Lots 7-16).

#### Housing Project

There are 4 standard plans proposed for use within our 16 lots of the community, each having 3 elevations. These elevations will be drawn from Farmhouse, European and French Country architectural forms. The homes will be single story with option of a basement for some and one-story garage elements. The size of the homes will range from 3,666-6,860 square feet of livable space. Garages have a forward projection with minimal or no setbacks from the main body of the home. All homes are under 50 foot in width allowing them to fit comfortably on any lot within the community while still giving 5/10 feet of side yard. Each house also meets the maximum building height of 22 feet to not disrupt surrounding sightlines. The height is measured to the highest point of the home, not the midpoint of a pitched roof as promised to the Council on 12/9/2019.

Standard plans are as follows:

- **Plan MV-1** (*Lots 1-6*), 4,488 square feet, single-story (Plan MV1-6)
  - Exhibit A – European
  - Exhibit B – Farmhouse
  - Exhibit C – French Country
- **Plan MV-2** (*Lots 1-6*), 6,860 square feet, single-story with basement (Plan MV1-6)
  - Exhibit A – European
  - Exhibit B – Farmhouse
  - Exhibit C – French Country
- **Plan MV-3** (*Lots 7-16*), 3,666-3,675 square feet, single-story (Plan MV7-16)
  - Exhibit A – European
  - Exhibit B – Farmhouse
  - Exhibit C – French Country
- **Plan MV-4** (*Lots 7-16*), 5,474-5,482 square feet, single-story with basement (Plan MV7-16)
  - Exhibit A – European
  - Exhibit B – Farmhouse
  - Exhibit C – French Country

## Elevation Characteristics:

### Plan MV1-6 European

- Pitched roofs consisting predominantly of gable roofs
- Sand finish stucco
- Stucco eaves with Hardie board fascia
- Inset windowsills with stucco finish, beam headers and divided light
- Architectural gable vents
- Architectural themed garage doors with window accents

### Plan MV1-6 Farmhouse

- Pitched roofs consisting predominantly of gable roofs
- Sand finish stucco with predominantly brick detailing
- Stone crown entry
- Stucco eaves with Hardie board fascia
- Flush windows with divided light
- Architectural gable vents
- Architectural themed garage doors with window accents

### Plan MV1-6 French Country

- Pitched roofs consisting predominantly of gable roofs
- Sand finish stucco
- Exposed Rafter Tails
- Stucco eaves with Hardie board fascia
- Stone window pop out with divided light
- Clerestory window details
- Architectural themed garage doors with window accent

### Plan MV7-16 European

- Pitched roofs consisting predominantly of gable roofs
- Sand finish stucco with predominantly brick detailing
- Stucco eaves with Hardie board fascia
- Cantilever entry with flat roof
- Flush windows with divided light
- Architectural gable vents
- Architectural themed garage doors with window accents

### Plan MV 7-16 Farmhouse

- Pitched roofs consisting predominantly of gable roofs
- Stucco finish with a combination of plan specific board & batten or vertical siding
- Stucco eaves with Hardie board fascia
- Clerestory window detail
- Architectural themed garage doors with window accents
- Architecturally placed gutters

### Plan MV7-16 French Country

- Pitched roofs consisting predominantly of hip roofs
- Sand finish stucco
- Stucco eaves with Hardie board fascia
- Window with shutters and divided light
- Architectural gutters
- Stone window pop out
- Clerestory window details
- Architectural themed garage doors

Standard patios are included on all plans with wrapped stucco columns and beams. Each house design provides architectural articulation through the use of window pop-puts and insets, window divided lights, shutters, decorative gable vents, concrete roof tiles, along with varied massing and roof line changes. These features provide diversity among the homes but are used to create a cohesive feel for the community.

**Color Schemes:**

There will be 3 varying color schemes for the subdivision. Each elevation style will offer pre-determined materials for house body, fascia, stucco trim, shutters, entry door, garage door, iron accents and roof tile.

Elevation 1: Bronze/White/Cream

Elevation 2: Black/White/Bronze

Elevation 3: Black/White/Bronze

Elevation 4: Black/White

Elevation 5: Black/White

Elevation 6: Black/White

**Roofing:**

Eagle Roof Tile, concrete roof tiles will vary between tapered slate tile or flat tile and are elevation style and color scheme specific.

**Drive and Walk Surfaces:**

Solstice Stone, Belden Brick, and Ackerstone manufacturers are provided for pavers per elevation style and color scheme specific for drives, walks and entry stoop. Driveway pavers are not optional, they will be standard on all lots.

**Garage Doors:**

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

Elevation 1: Clopay Canyon Ridge Carriage Door

Elevation 2: Clopay Grand Harbor with decorative straps

Elevation 3: Clopay Grand Harbor

Elevation 4: Clopay Grand Harbor

Elevation 5: Clopay Gallery Steel Carriage Door

Elevation 6: Clopay Reserve

**Coach Lights:**

Coach lights are standard and are elevation specific.

Elevation 1: Bevolo French Quarters

Elevation 2: Quoizel Stoneleigh

Elevation 3: Hinkley Weymouth

Elevation 4: Visual Comfort – Rega Folded Sconce

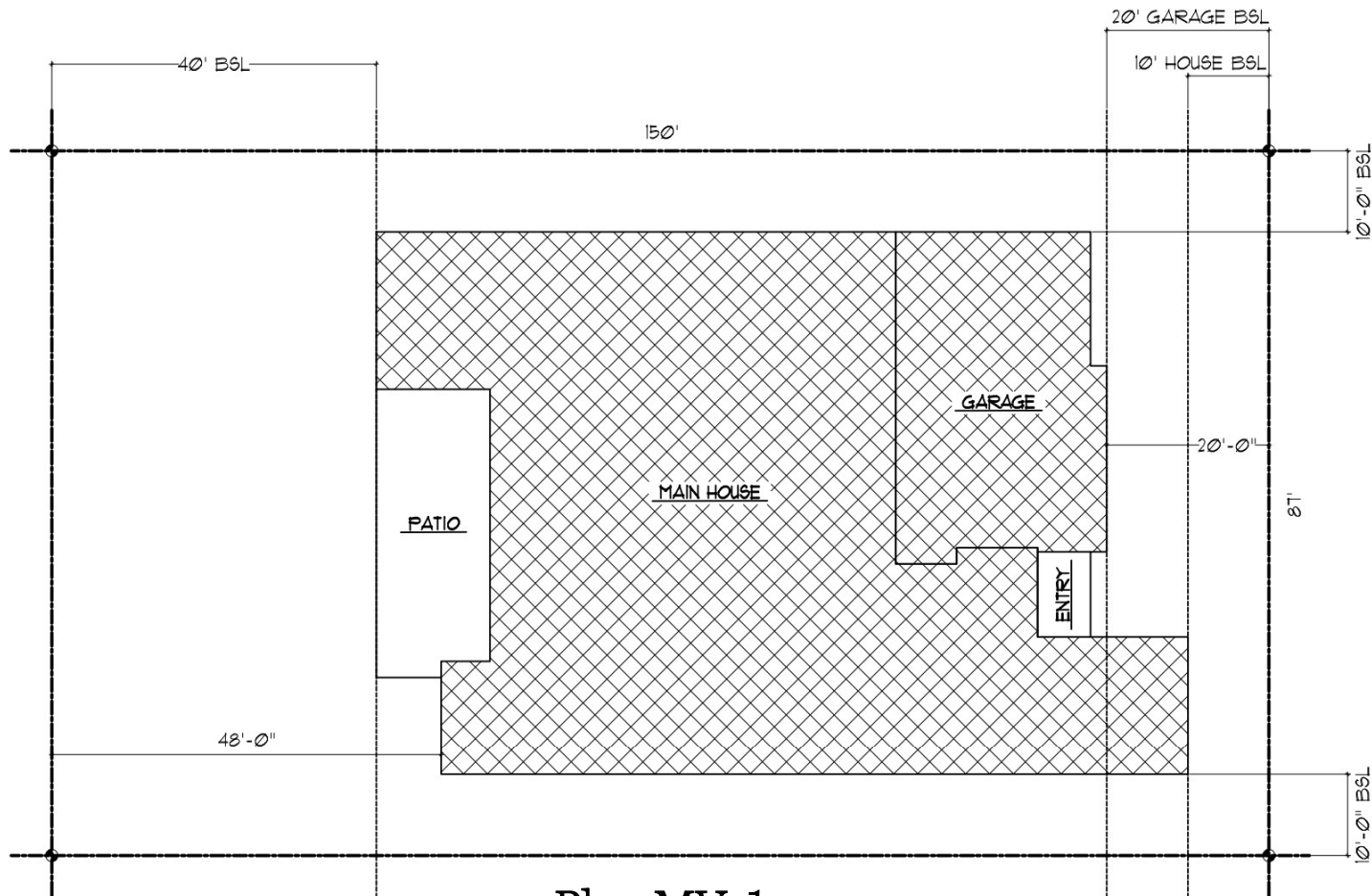
Elevation 5: Visual Comfort – Linear Lantern

Elevation 6: Visual Comfort – Fremont

# Mountain View Estates

Plans MV-1/MV-2  
Lots 1-6

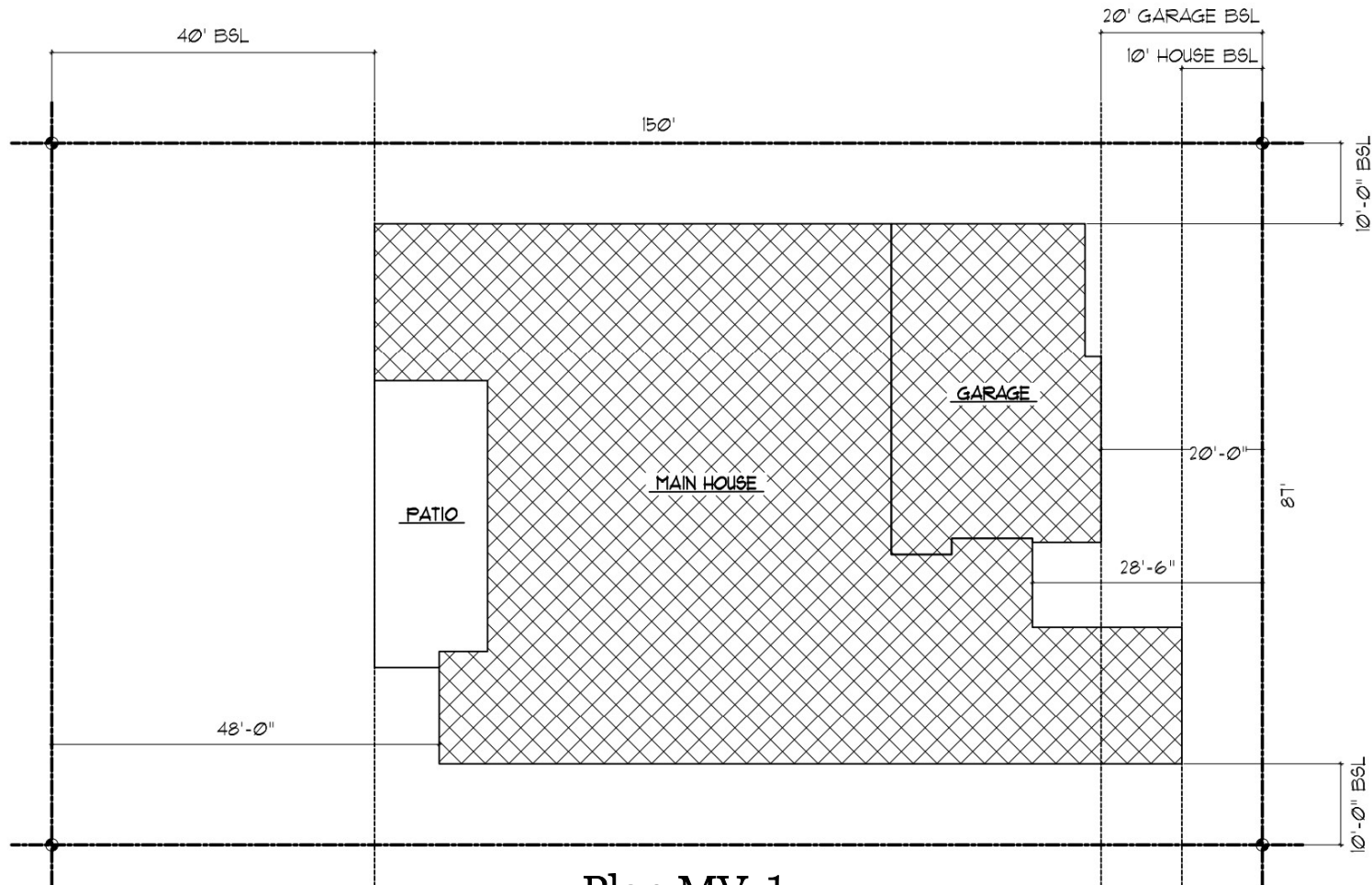




Plan MV-1  
Exhibit A & C  
Site Plan  
Lots 1-6

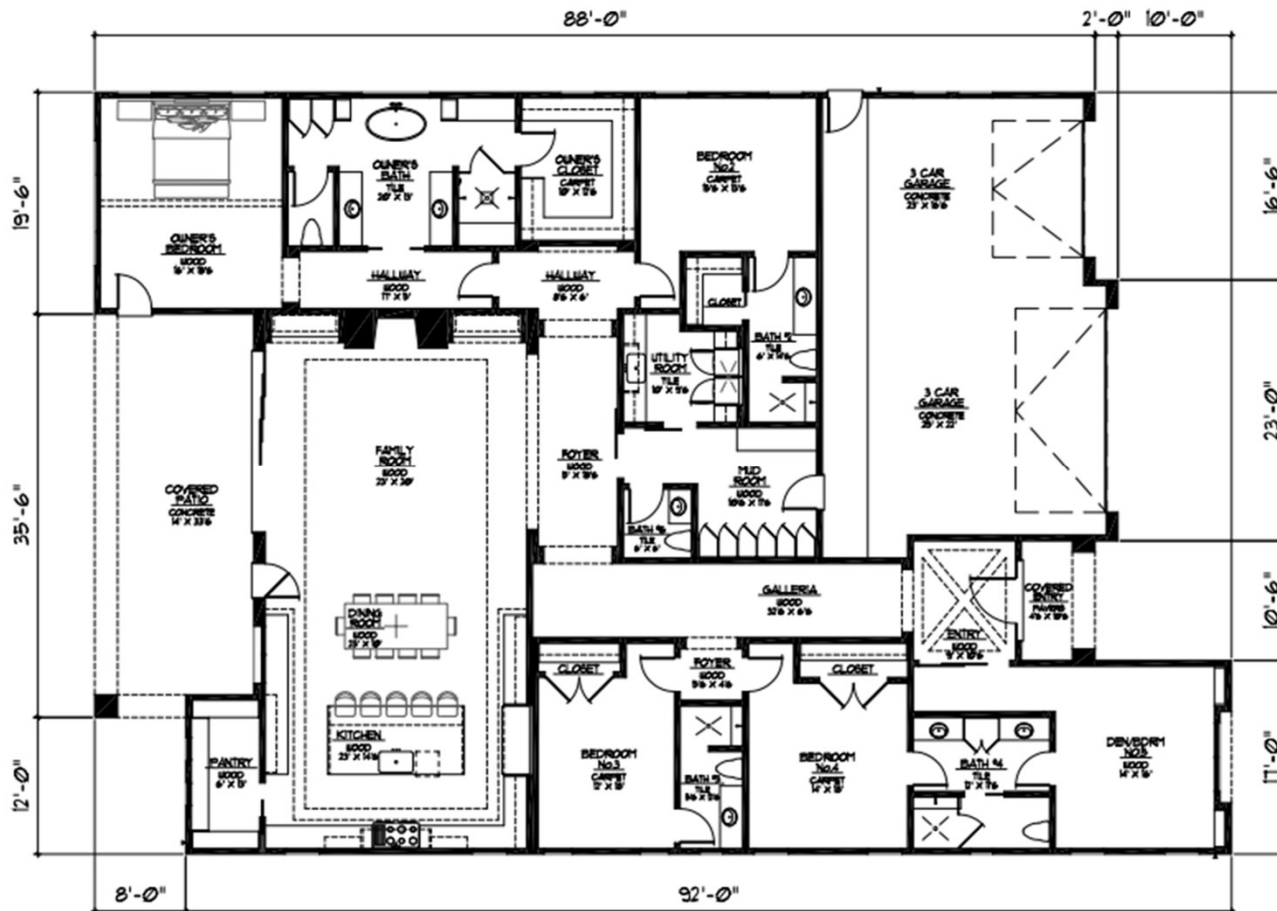
**AREA CALCULATIONS:**

MAIN LEVEL LIVABLE: 4,488 SQ/FT.  
COVERED ENTRY: 68 SQ/FT.  
COVERED PATIO: 485 SQ/FT.  
3 CAR GARAGE: 1,000 SQ/FT.  
TOTAL URSF: 6,050 SQ/FT.

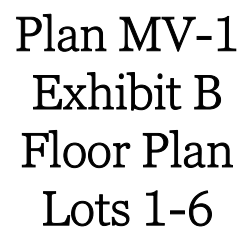


Plan MV-1  
Exhibit B  
Site Plan  
Lots 1-6

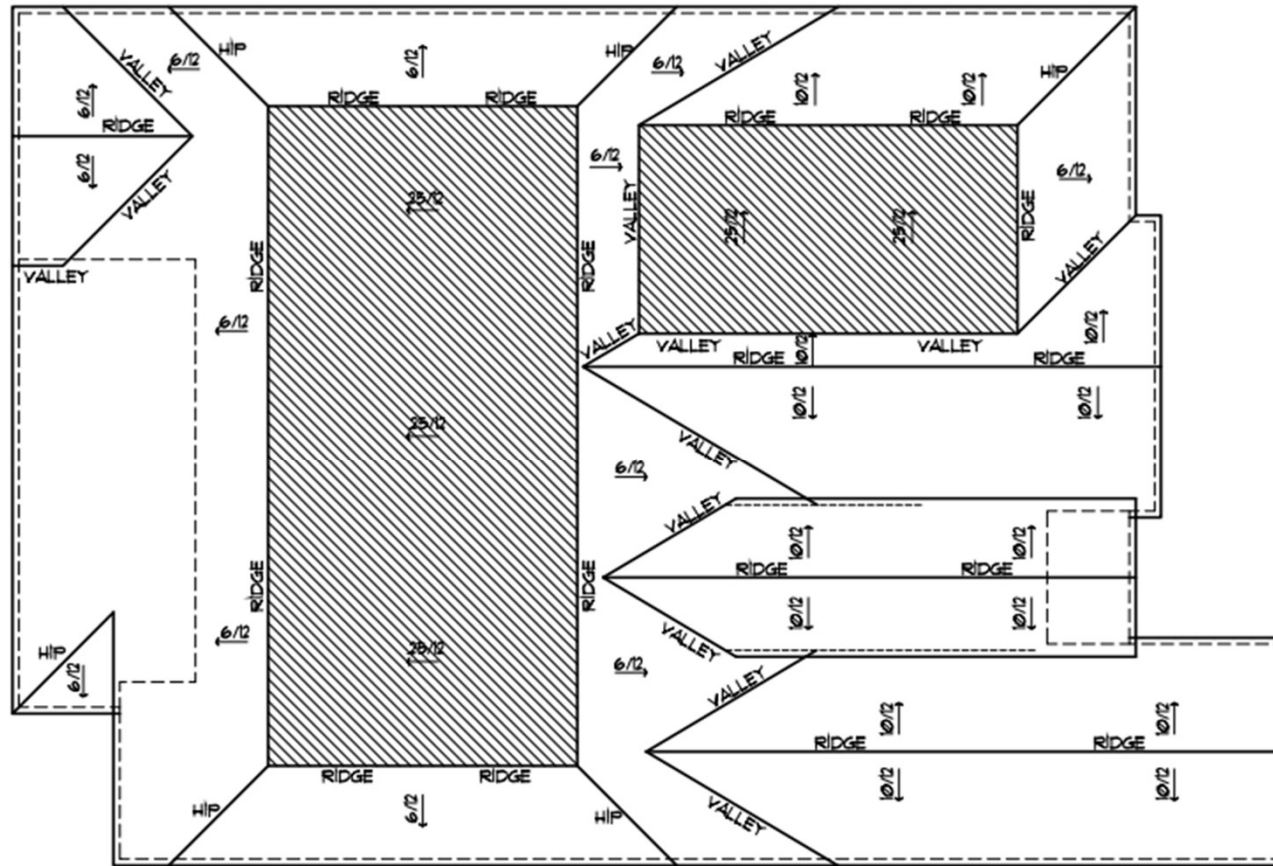
| AREA CALCULATIONS:               |
|----------------------------------|
| MAIN LEVEL LIVABLE: 4,488 SQ/FT. |
| COVERED PATIO: 485 SQ/FT.        |
| 3 CAR GARAGE: 1,000 SQ/FT.       |
| TOTAL URSF: 6,050 SQ/FT.         |



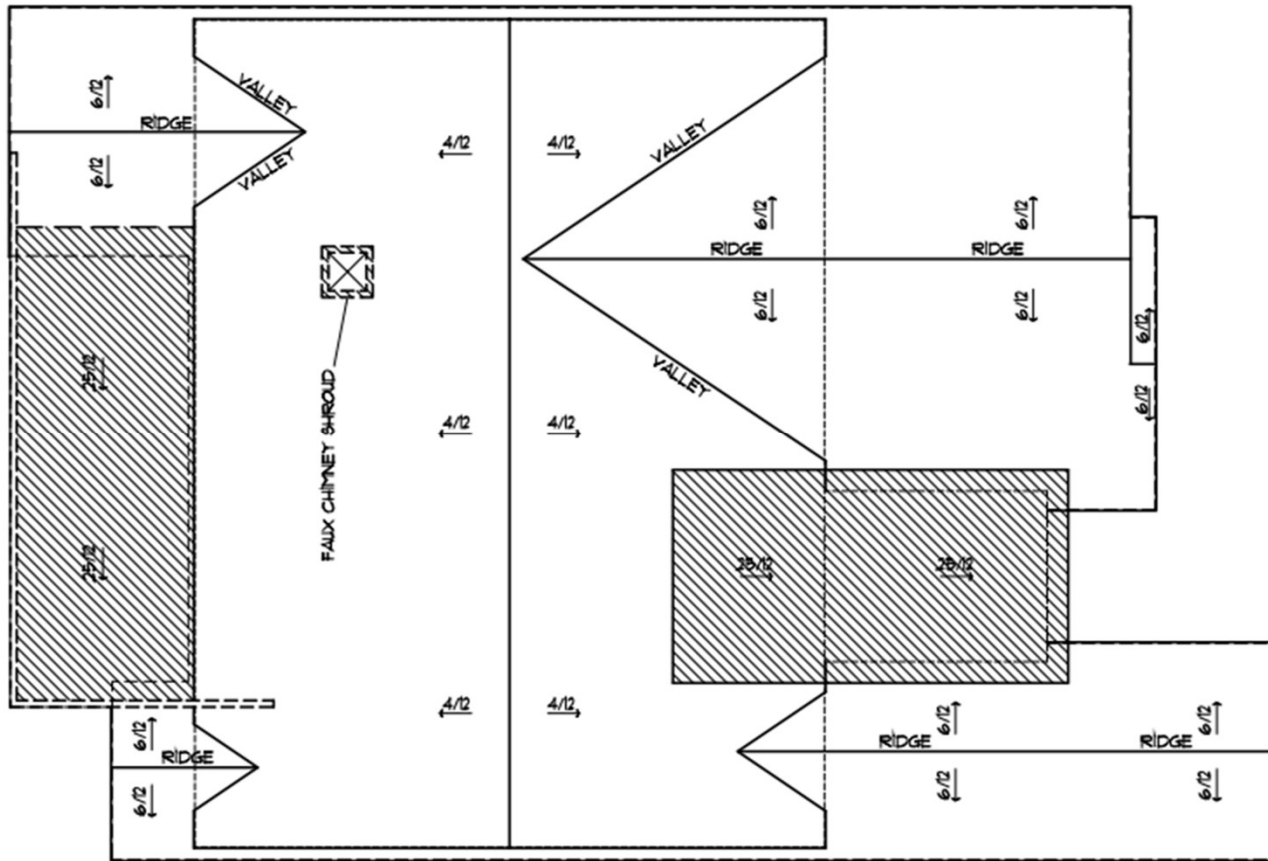
Plan MV-1  
Exhibit A  
Floor Plan  
Lots 1-6



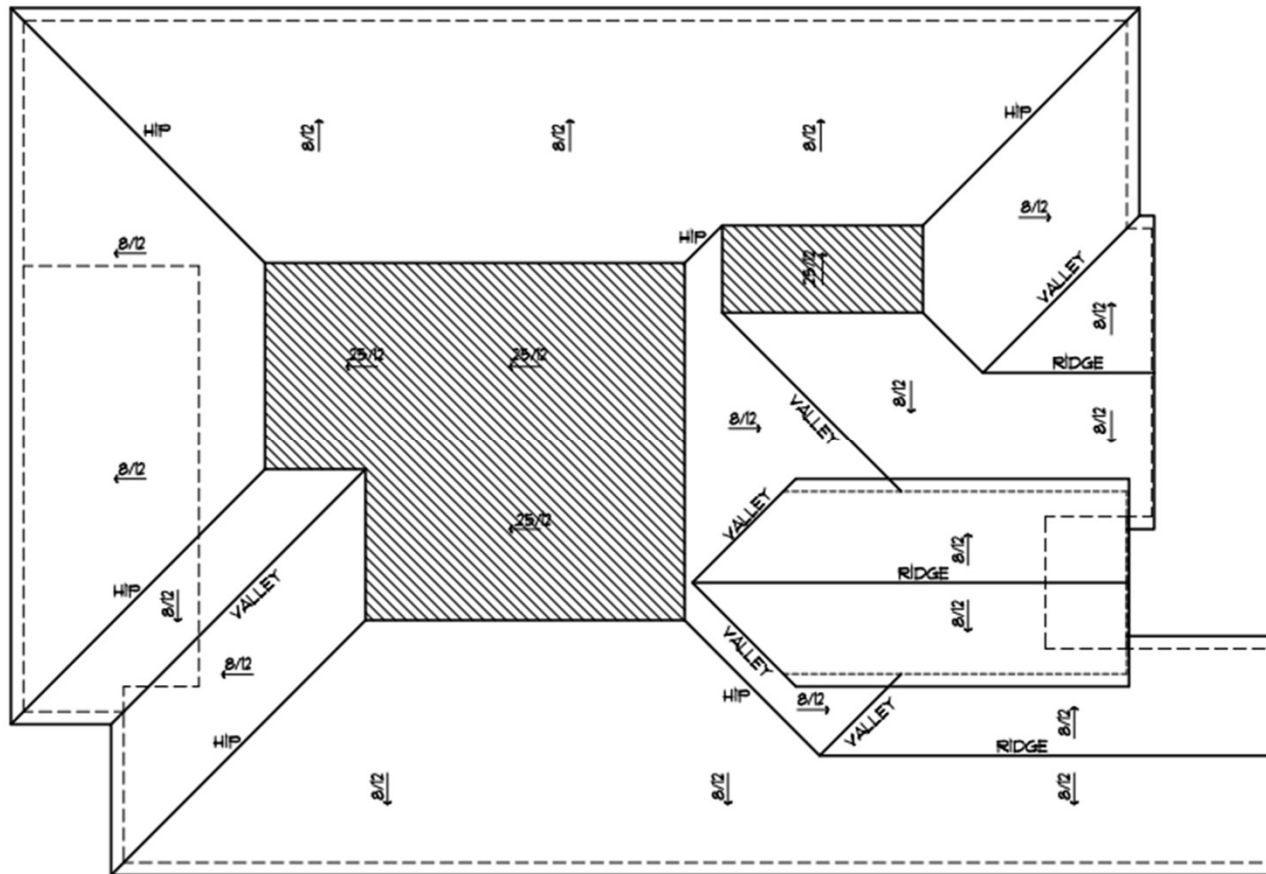




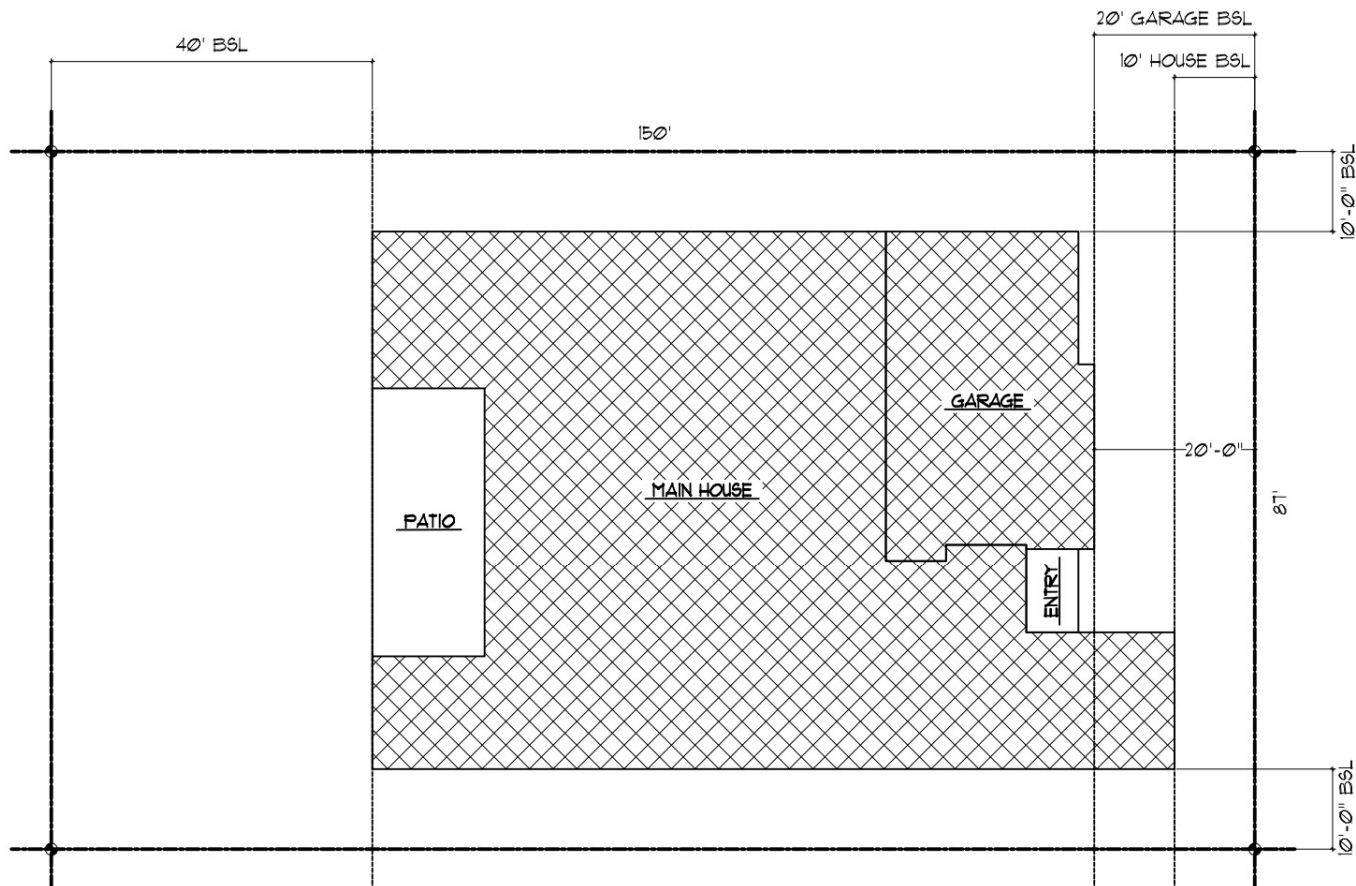
Plan MV-1  
Exhibit A  
Roofing Plan  
Lots 1-6



Plan MV-1  
Exhibit B  
Roofing Plan  
Lots 1-6



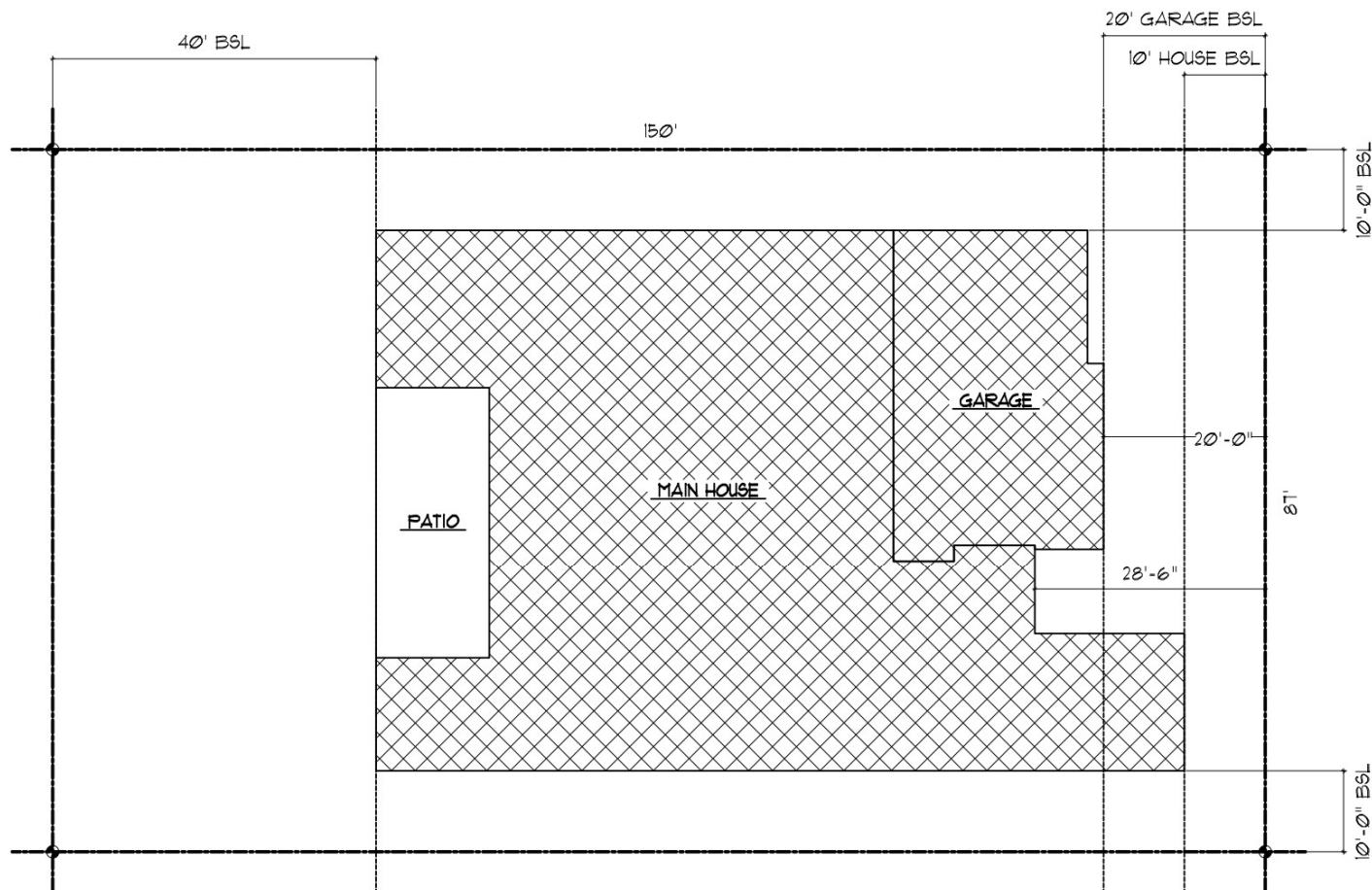
Plan MV-1  
Exhibit C  
Roofing Plan  
Lots 1-6



Plan MV-2  
Exhibit A & C  
Site Plan  
Lots 1-6

AREA CALCULATIONS:

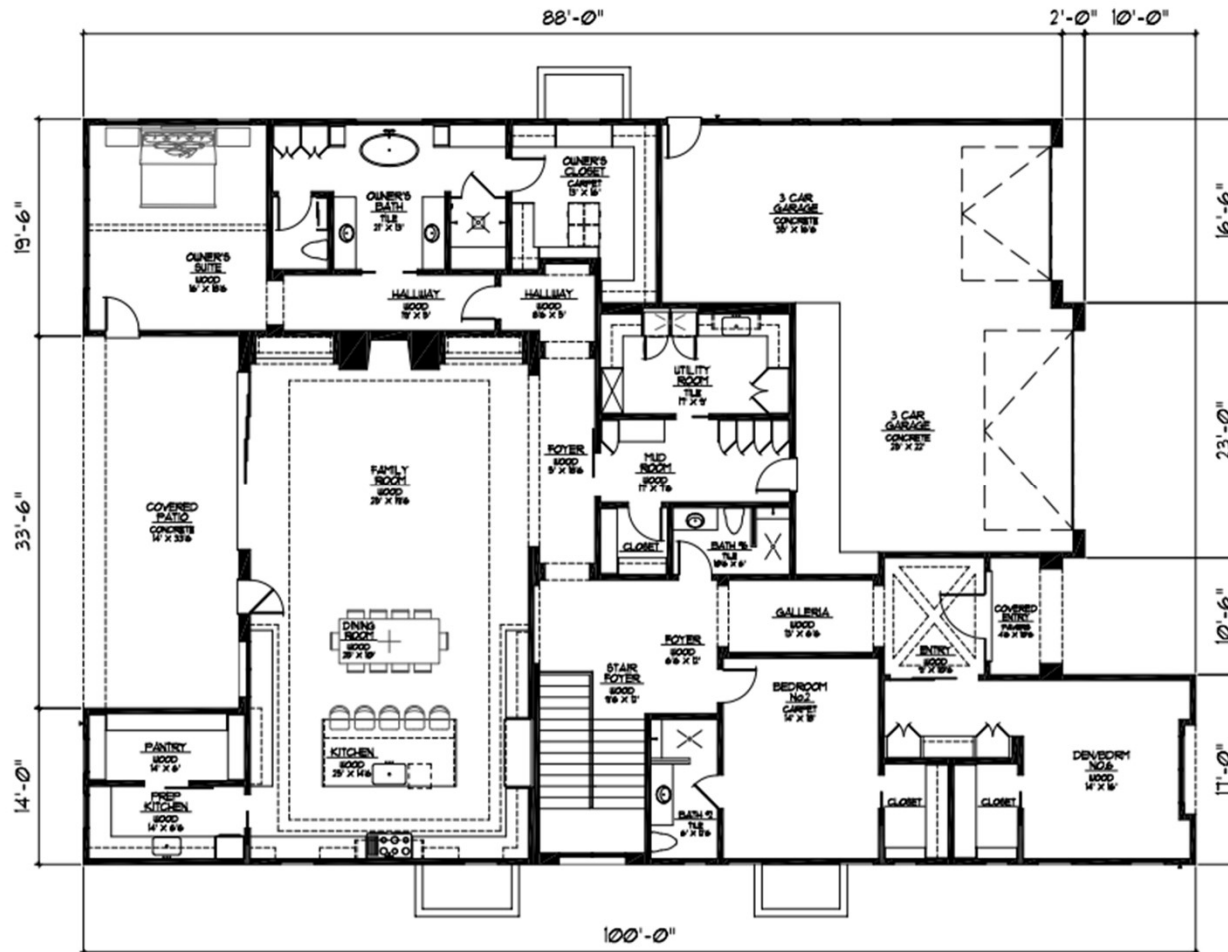
MAIN LEVEL LIVABLE: 4,402 SQ/FT.  
BASEMENT LIVABLE: 2,458 SQ/FT.  
TOTAL LIVABLE: 6,860 SQ/FT.  
COVERED ENTRY: 68 SQ/FT.  
COVERED PATIO: 469 SQ/FT.  
3 CAR GARAGE: 1,198 SQ/FT.  
TOTAL URSF: 6,146 SQ/FT.



Plan MV-2  
Exhibit B  
Site Plan  
Lots 1-6

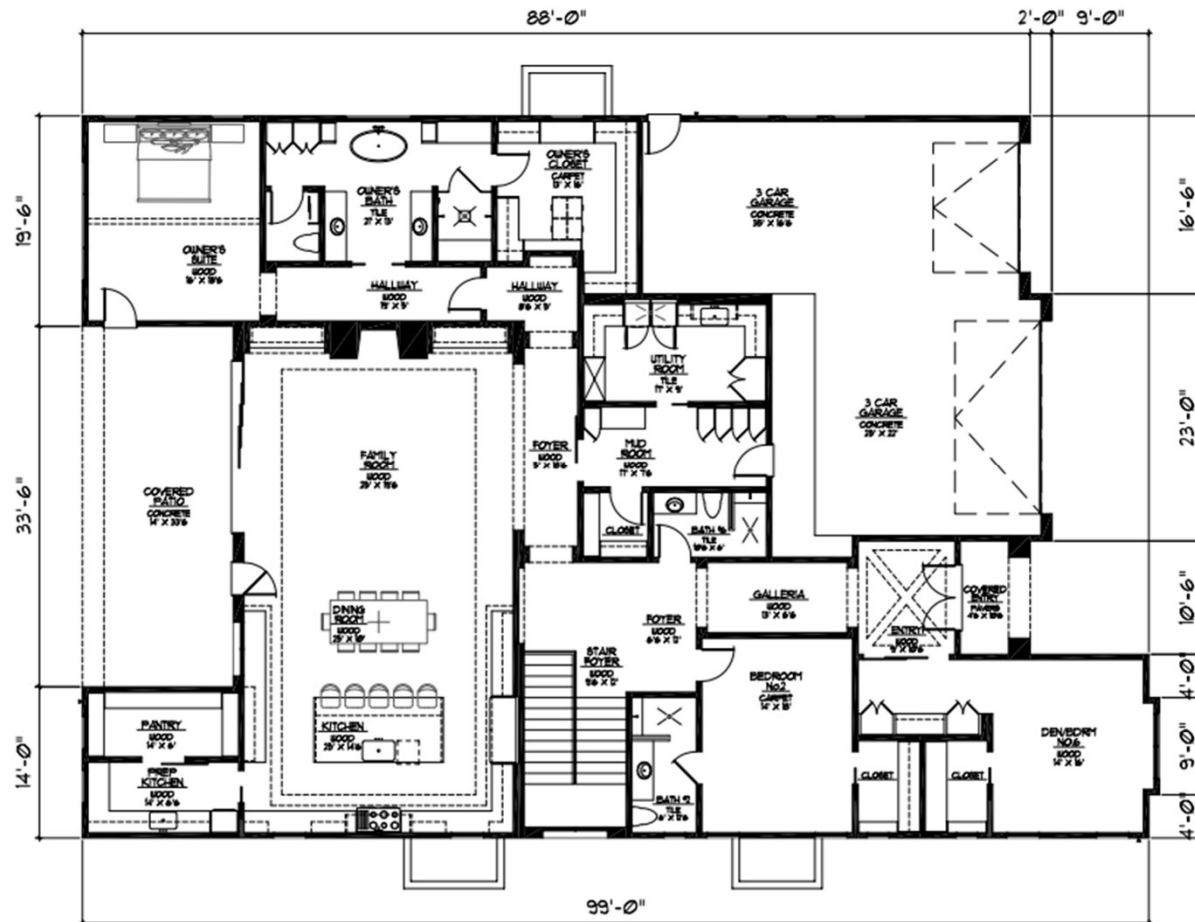
**AREA CALCULATIONS:**

MAIN LEVEL LIVABLE: 4,402 SQ/FT.  
BASEMENT LIVABLE: 2,458 SQ/FT.  
TOTAL LIVABLE: 6,860 SQ/FT.  
COVERED PATIO: 469 SQ/FT.  
3 CAR GARAGE: 1,198 SQ/FT.  
TOTAL URSF: 6,146 SQ/FT.

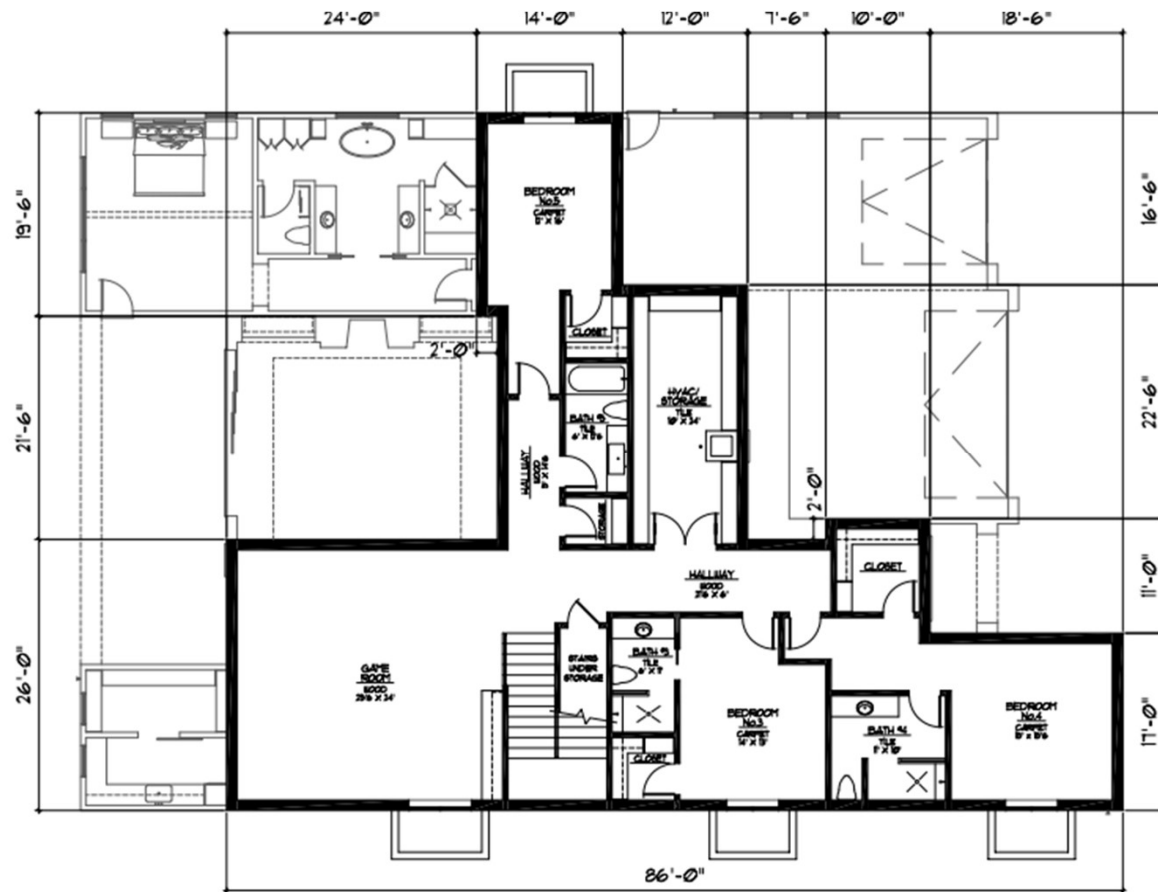


Plan MV-2  
Exhibit A  
Main Level Floor Plan  
Lots 1-6

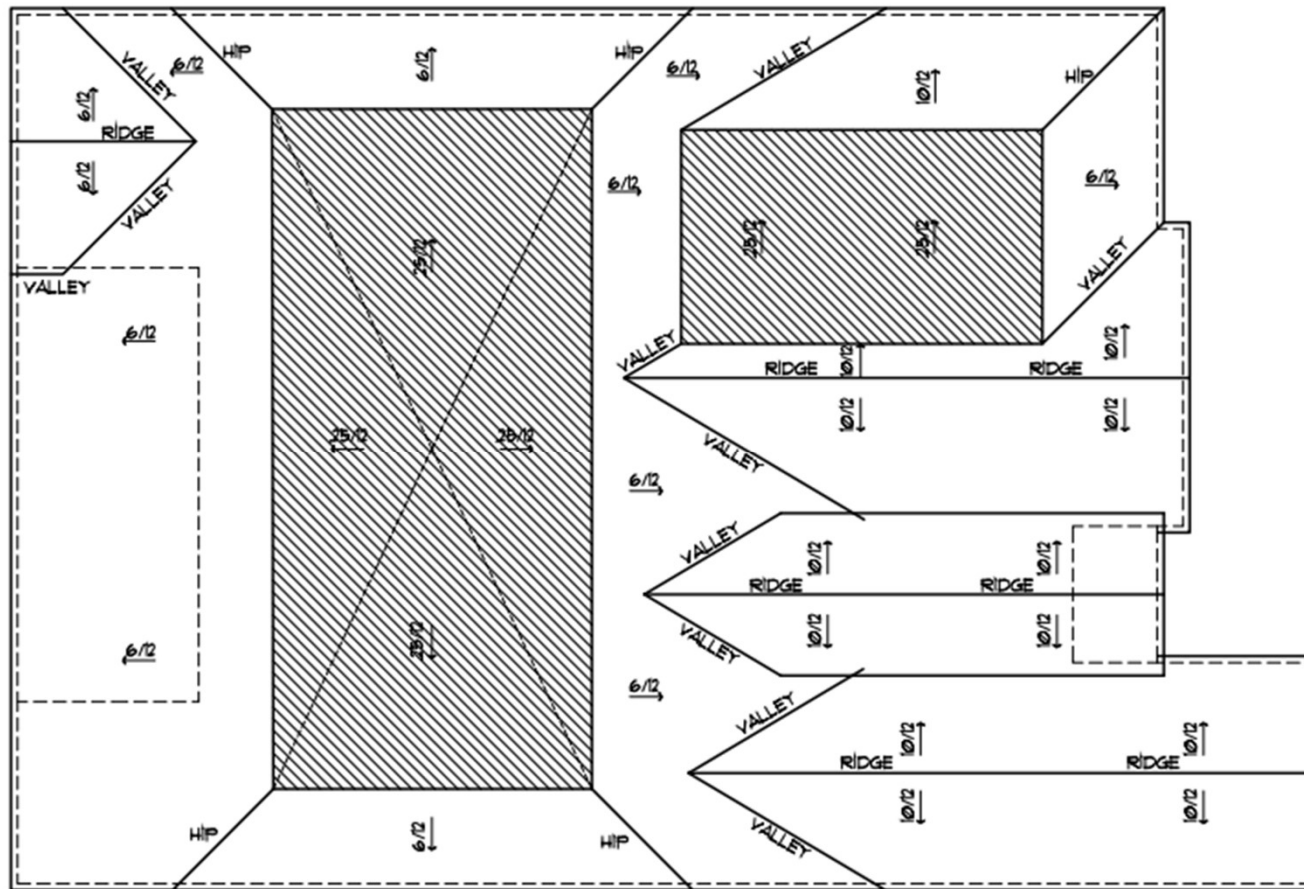




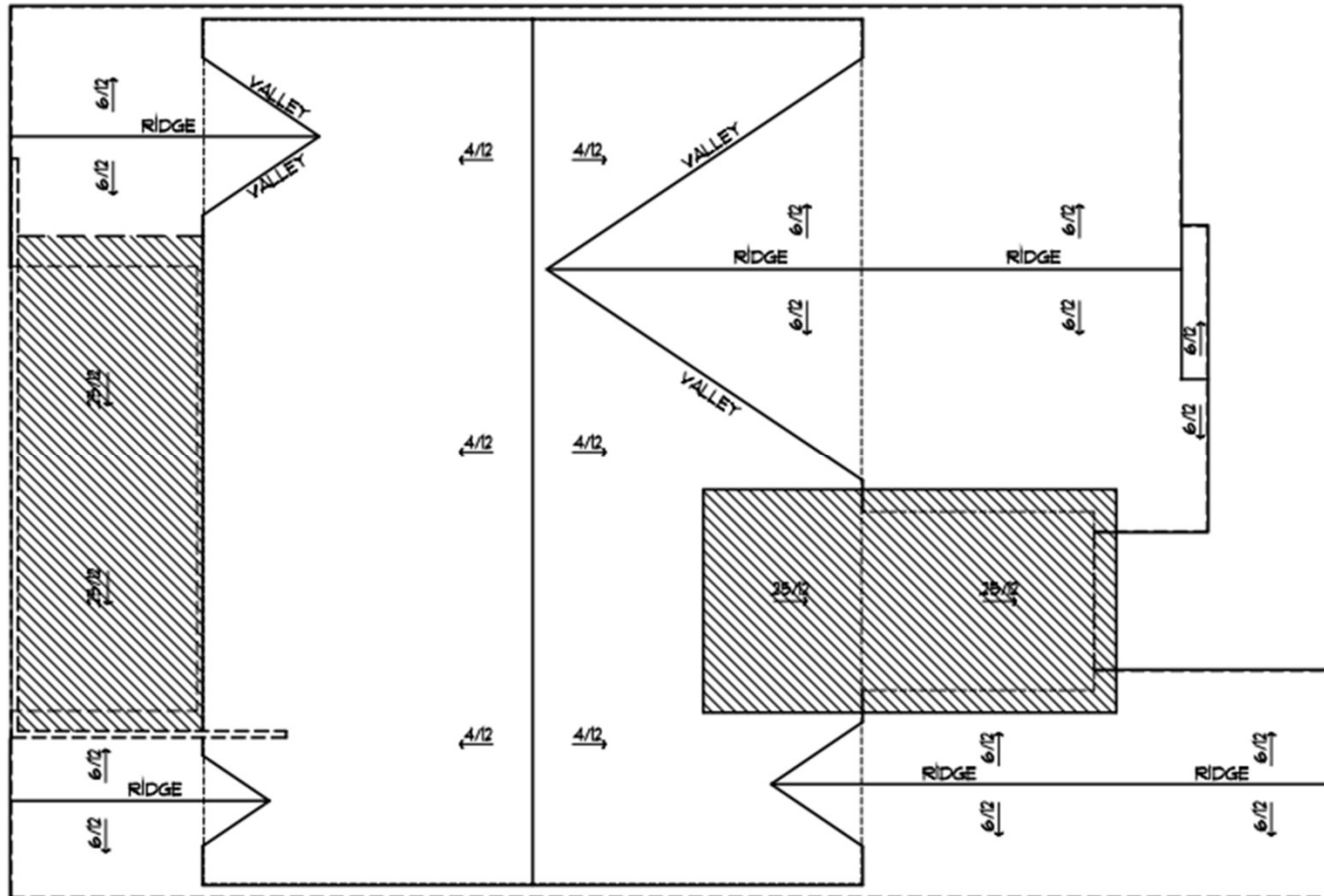
Plan MV-2  
Exhibit C  
Main Level Floor Plan  
Lots 1-6



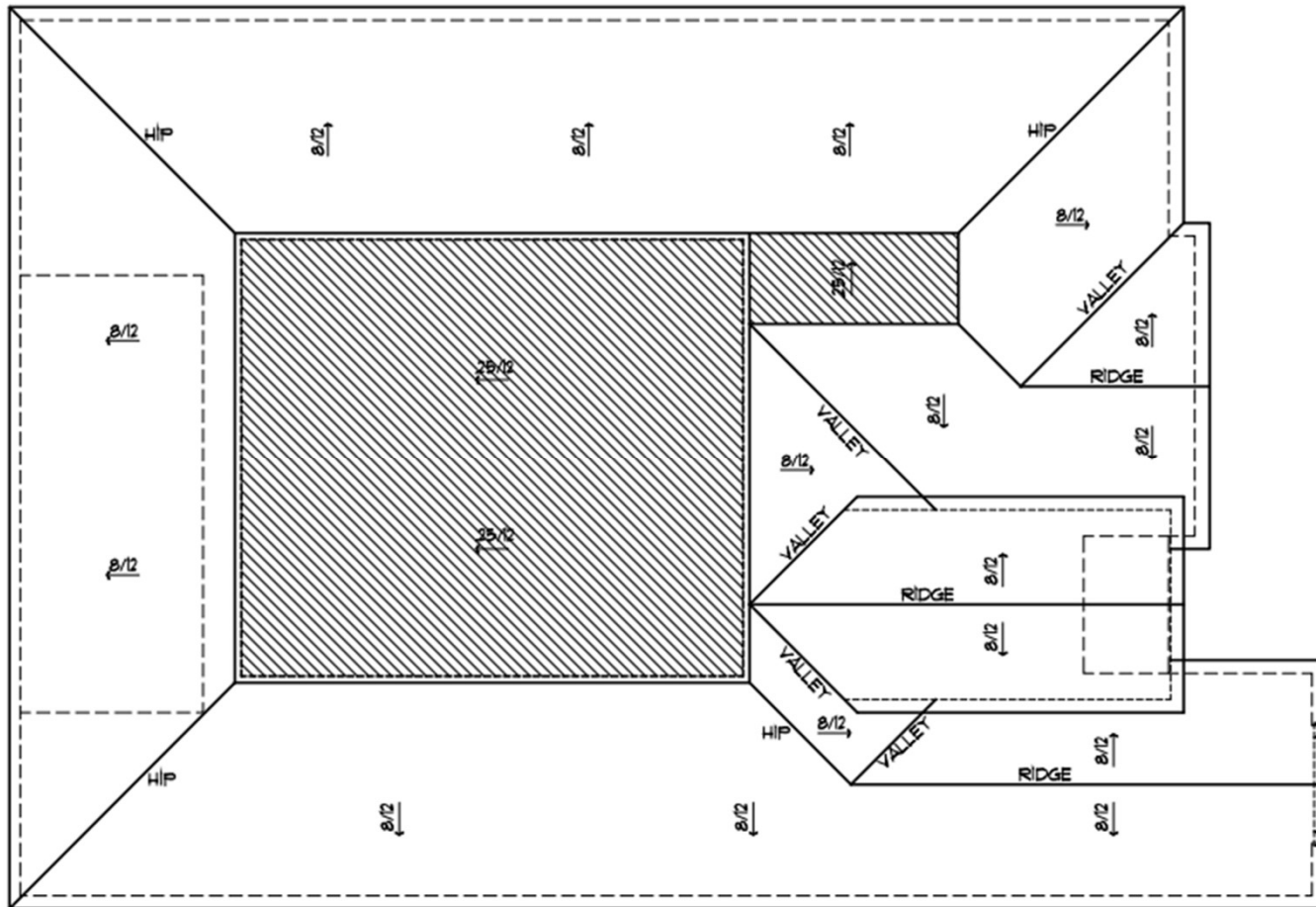
Plan MV-2  
Exhibit A, B & C  
Basement Level Floor Plan  
Lots 1-6



Plan MV-2  
Exhibit A  
Roof Plan  
Lots 1-6



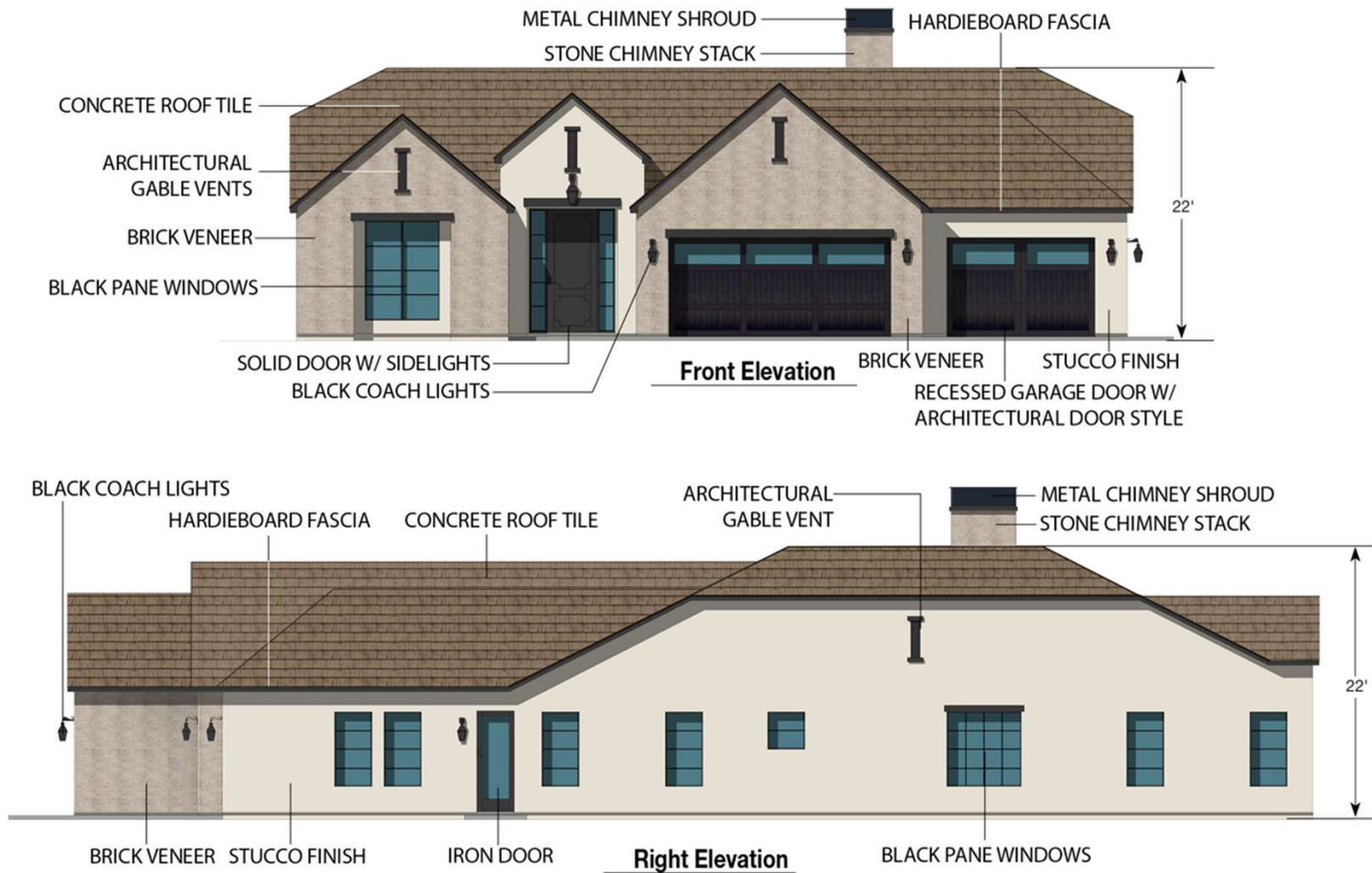
Plan MV-2  
Exhibit B  
Roof Plan  
Lots 1-6



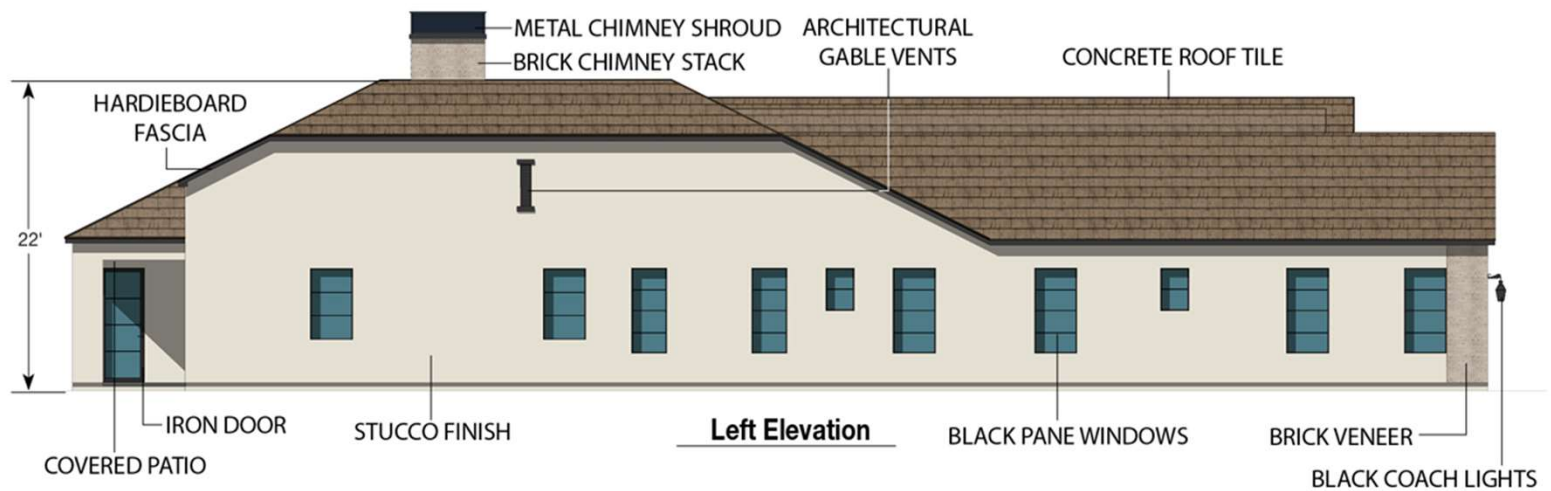
Plan MV-2  
Exhibit C  
Roof Plan  
Lots 1-6



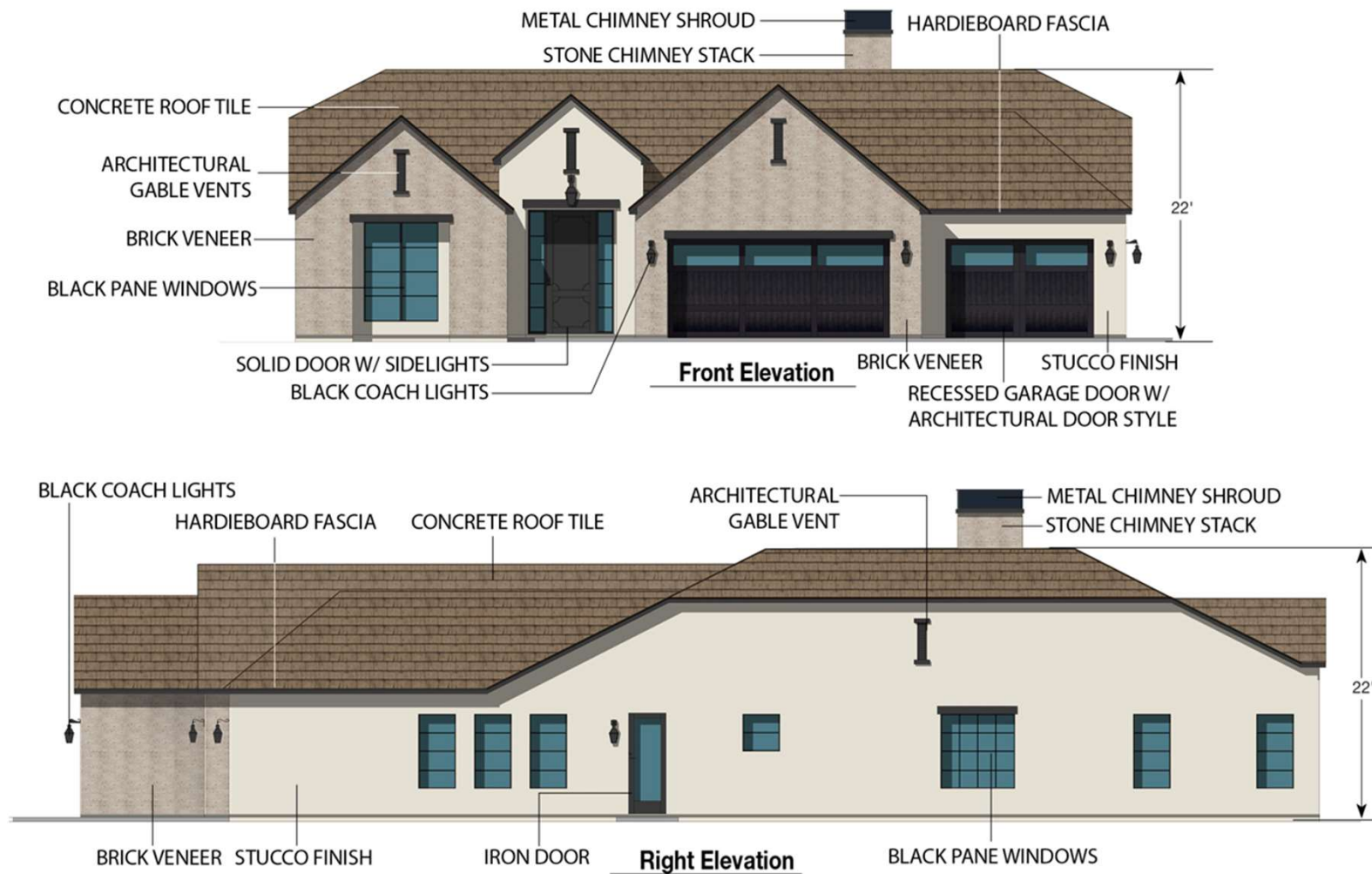
Plan MV-1/MV-2 Lots 1-6 European



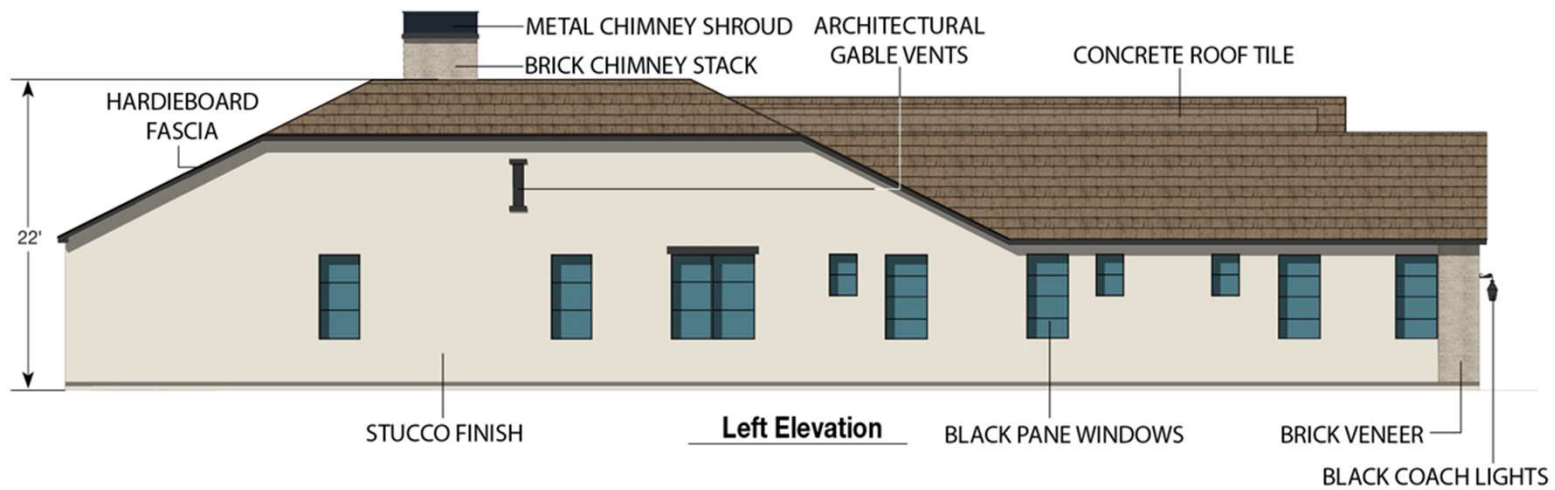
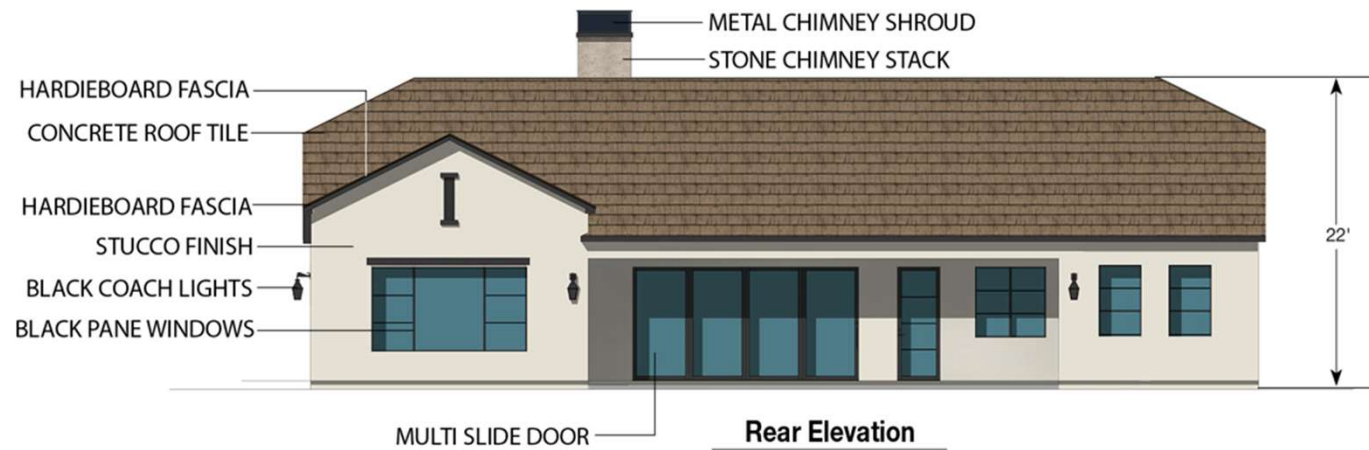
## Plan MV-1 Lots 1-6 European



## Plan MV-1 Lots 1-6 European



## Plan MV-2 Lots 1-6 European (Basement Option)



## Plan MV-2 Lots 1-6 European (Basement Option)

# MV-1/MV-2 LOTS 1-6 EUROPEAN

## EXTERIOR FINISHES

### EXTERIOR PAINT

SHERWIN  
WILLIAMS  
SHOJI WHITE



### GARAGE DOOR



### EXTERIOR STONE

BELDEN POLAR  
WHITE CLEAR



## ROOFING



EAGLE ROOFING 49581  
ARCADIA CANYON  
BROWN TAPERED SLATE



## WINDOWS

FINISH: BLACK

## CHIMNEY SHROUD

FINISH: BLACK

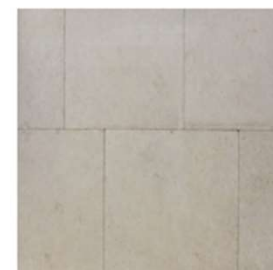


SCONCE  
BEVOLE FRENCH QUARTERS  
DROP BRACKET  
FINISH: BLACK



## ACCENT

PAVERS  
SOLSTICE STONE MARSA

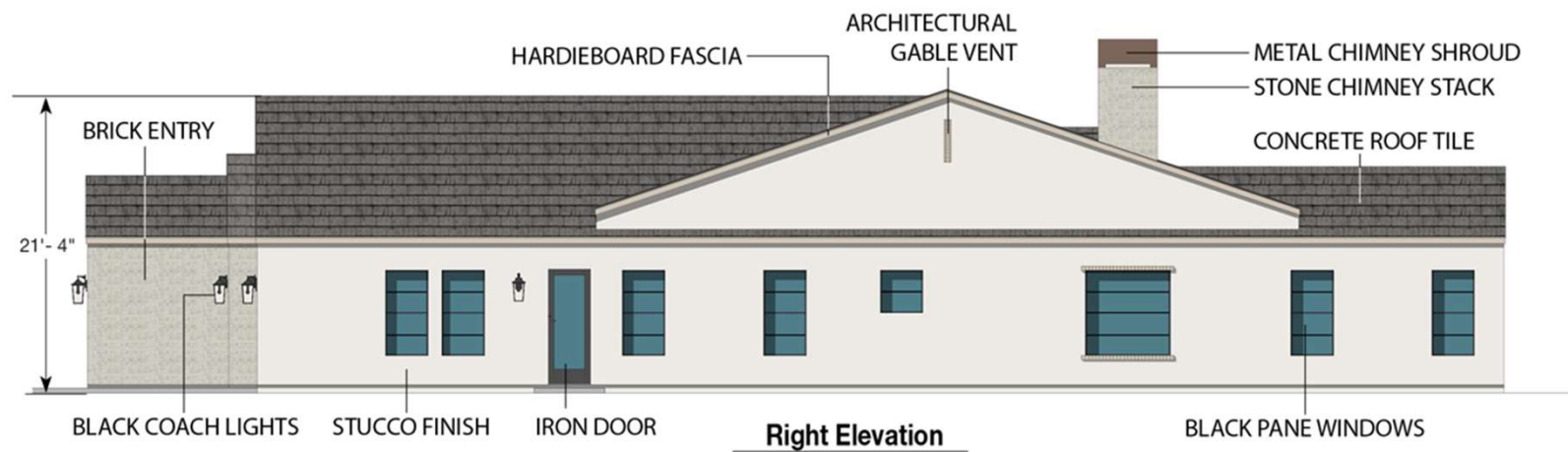
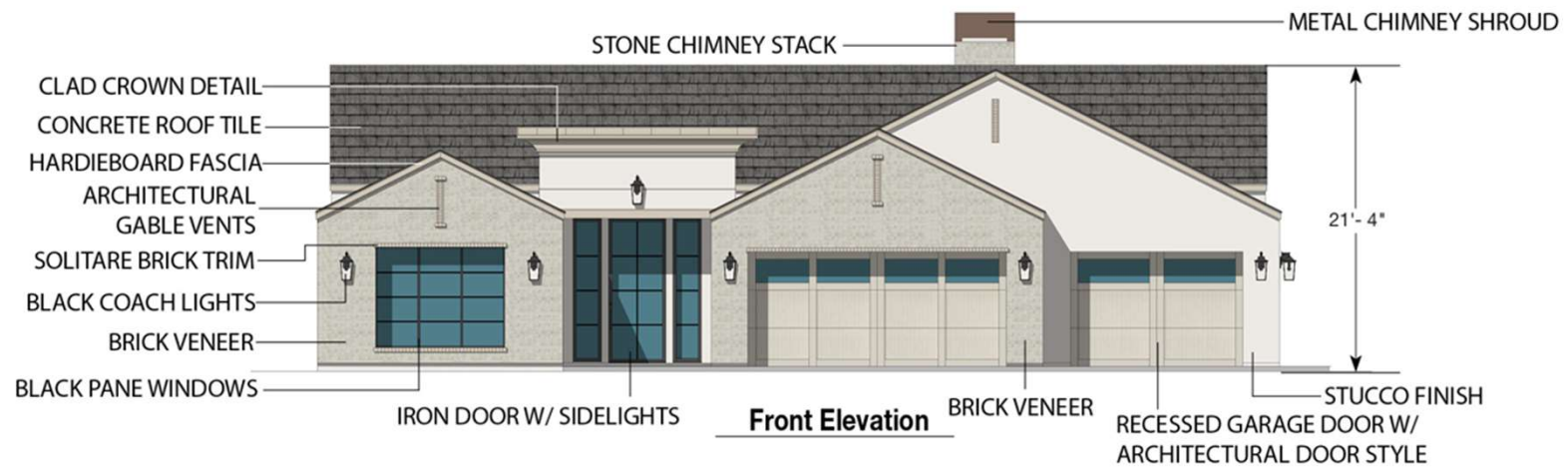


ENTRY DOOR

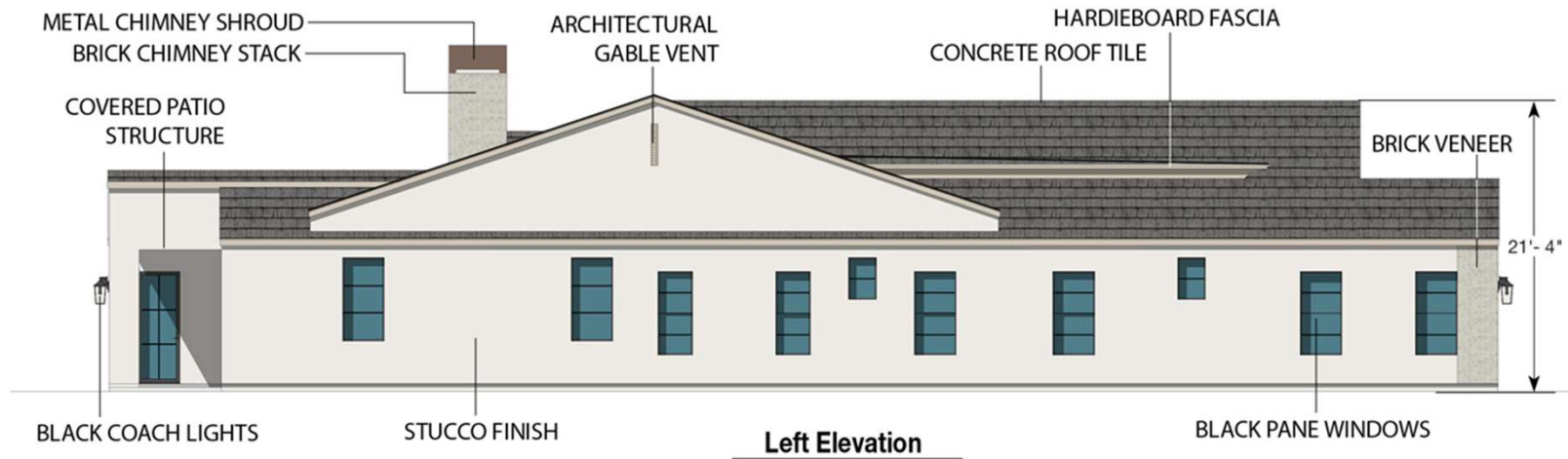




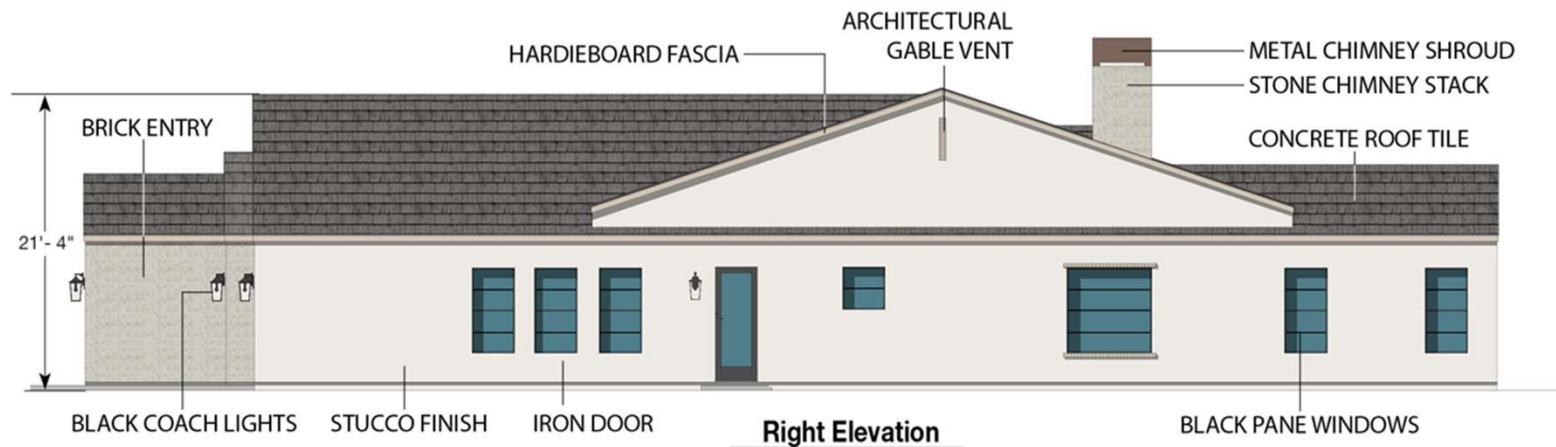
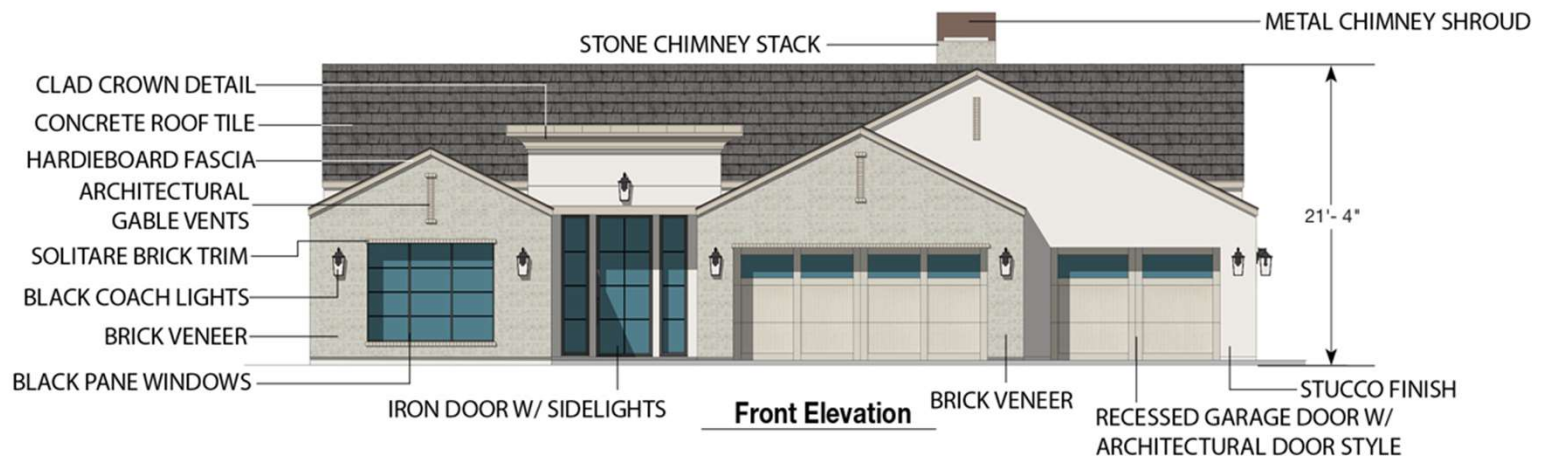
Plan MV-1/MV-2 Lots 1-6 Farmhouse



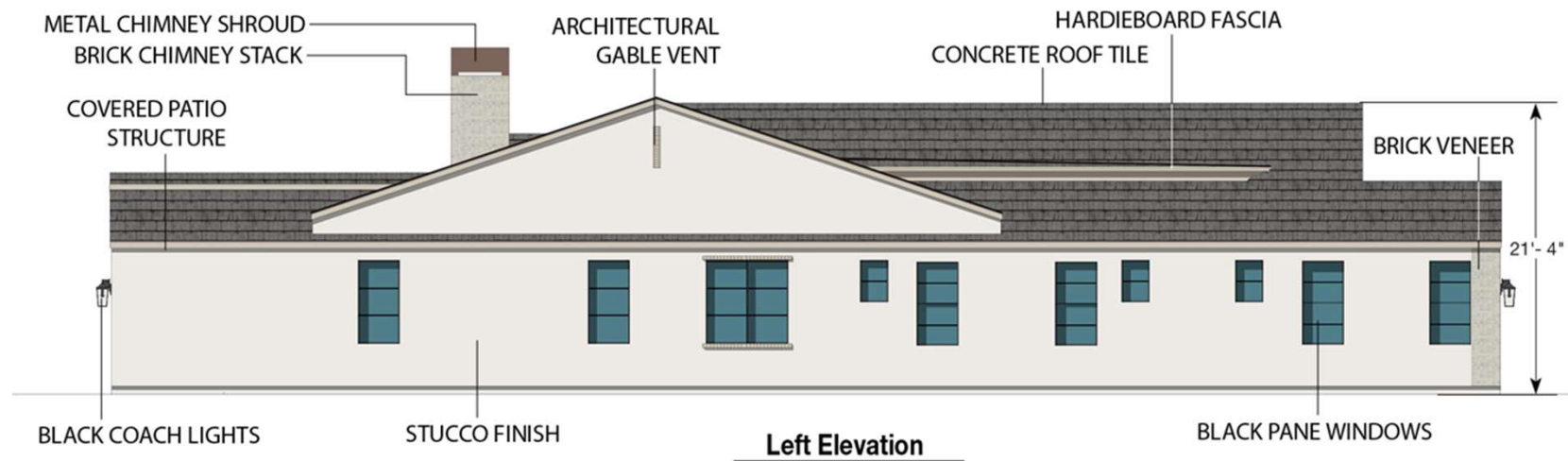
## Plan MV-1 Lots 1-6 Farmhouse



## Plan MV-1 Lots 1-6 Farmhouse



## Plan MV-2 Lots 1-6 Farmhouse (Basement Option)



## Plan MV-2 Lots 1-6 Farmhouse (Basement Option)

# MV-1/MV-2 LOTS 1-6 FARMHOUSE

## EXTERIOR FINISHES

### EXTERIOR PAINT

SHERWIN  
WILLIAMS  
SNOWBOUND



FASCIA  
SHERWIN  
WILLIAMS  
ACCENT  
BEIGE



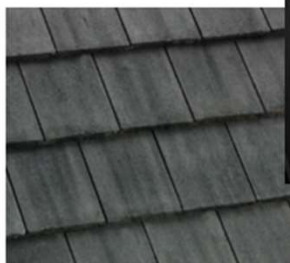
ENTRY DOOR  
FINISH: BLACK



SCONCE

QUOIZEL STONELEIGH  
WALL LIGHT

## ROOFING



4595 BEL AIR  
SERIES CHARCOAL

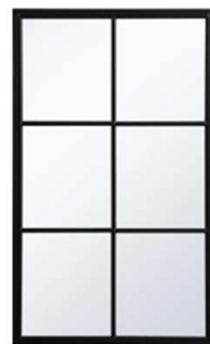


METAL

STAINLESS  
STEEL  
ROOFING  
FINISH: BLACK



FIREPLACE BRICK  
BELDEN WINTER MIST



WINDOWS  
FINISH: BLACK

## PAVERS



BELDEN BELCREST BLACK  
PAVER

## GARAGE DOOR



CHIMNEY  
SHROUD  
FINISH: BLACK

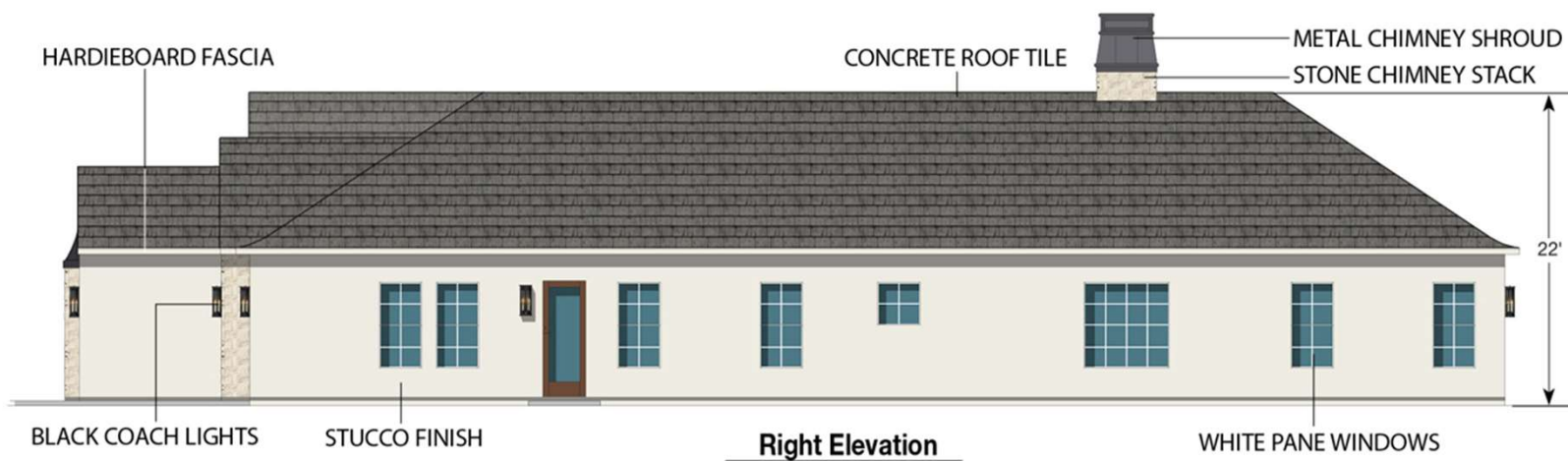


CB  
CORY BLACK  
Designs Inc.

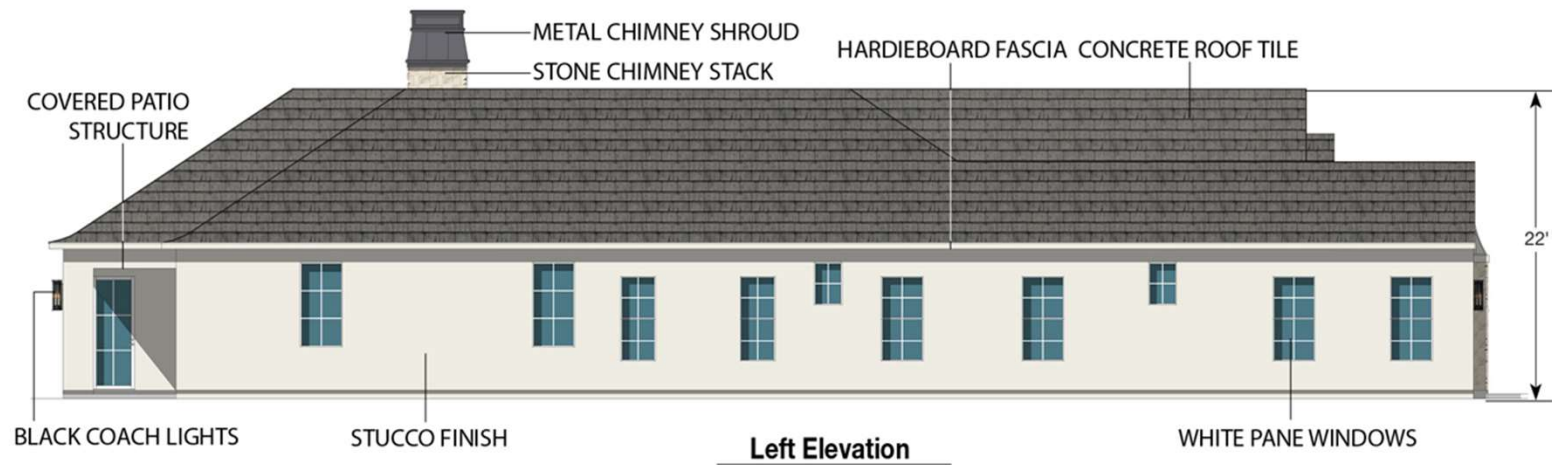
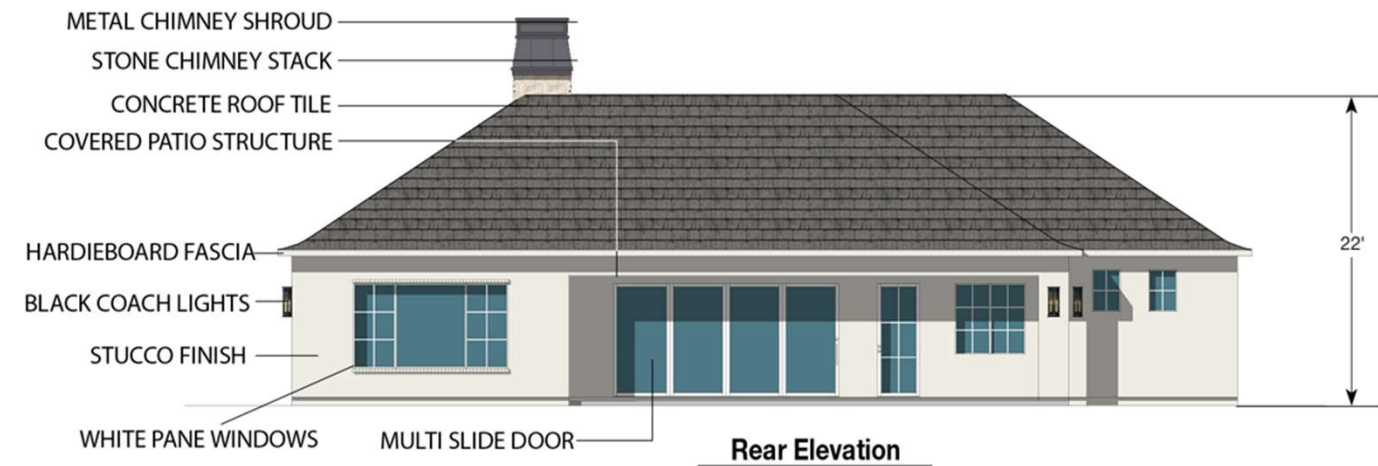




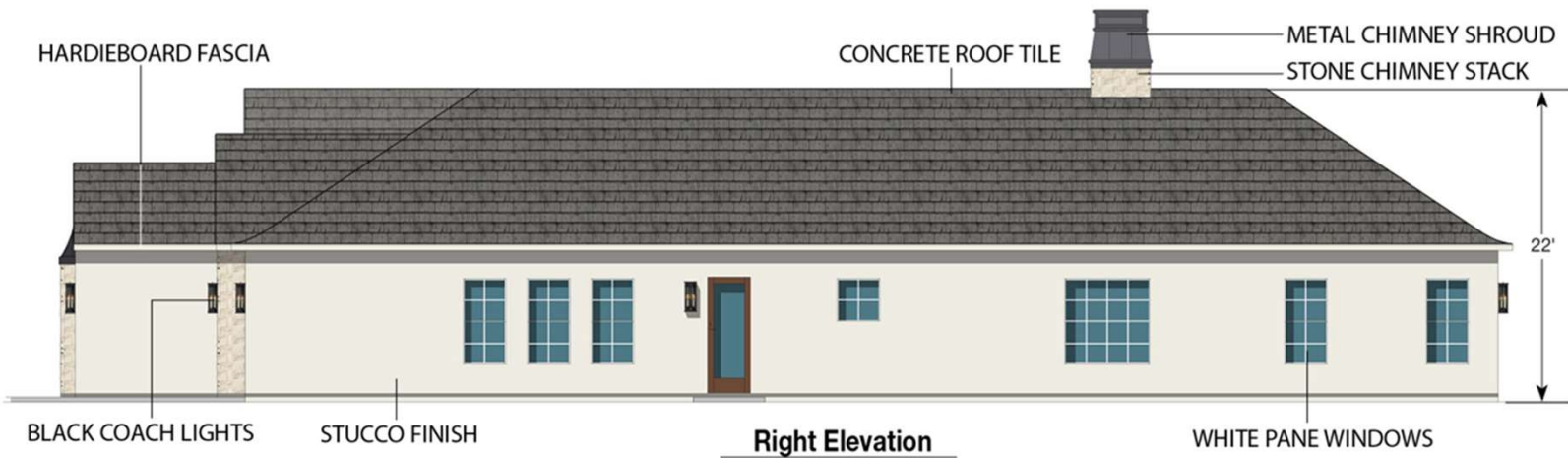
Plan MV-1/MV-2 Lots 1-6 French Country



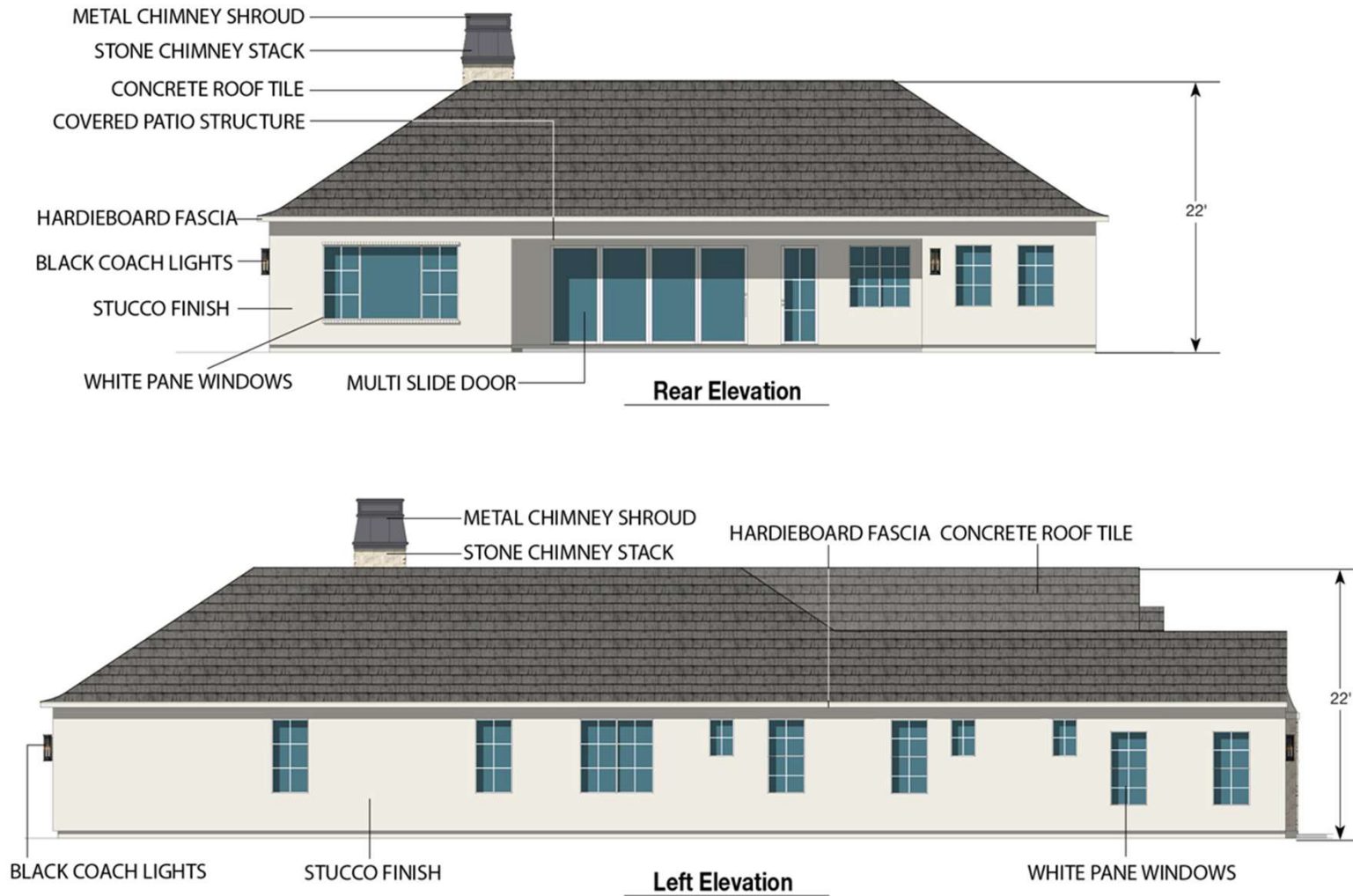
## Plan MV-1 Lots 1-6 French Country



## Plan MV-1 Lots 1-6 French Country



## **Plan MV-2 Lots 1-6 French Country (Basement Option)**



## Plan MV-2 Lots 1-6 French Country (Basement Option)

# MV-1/MV-2 LOTS 1-6 FRENCH COUNTRY

## EXTERIOR FINISHES

### EXTERIOR PAINT

SHERWIN  
WILLIAMS  
ALABASTER



ENTRY DOOR



### GARAGE DOOR



### EXTERIOR STONE



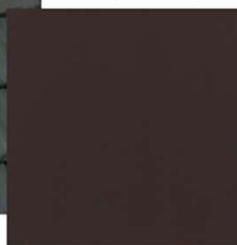
SOLSTICE STONE  
SONOMA WHITE

### ROOFING



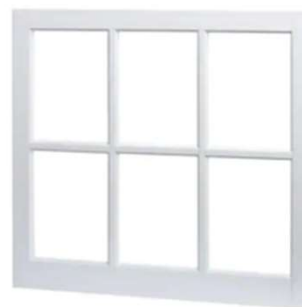
EAGLE ROOFING  
49595 DARK  
CHARCOAL  
TAPERED SLATE

### METAL



UNIVERSAL  
STANDING SEAM  
COLOR:  
BURNISHED SLATE

WINDOWS  
FINISH: WHITE



### SCONCE

HINKLEY WEYMOUTH  
OUTDOOR SCONCE  
98G11



CHIMNEY  
SHROUD  
FINISH: BLACK



### PAVERS



ACKERSTONE PALERMO  
COBBLESTONE IN ANTIQUE  
PEWTER

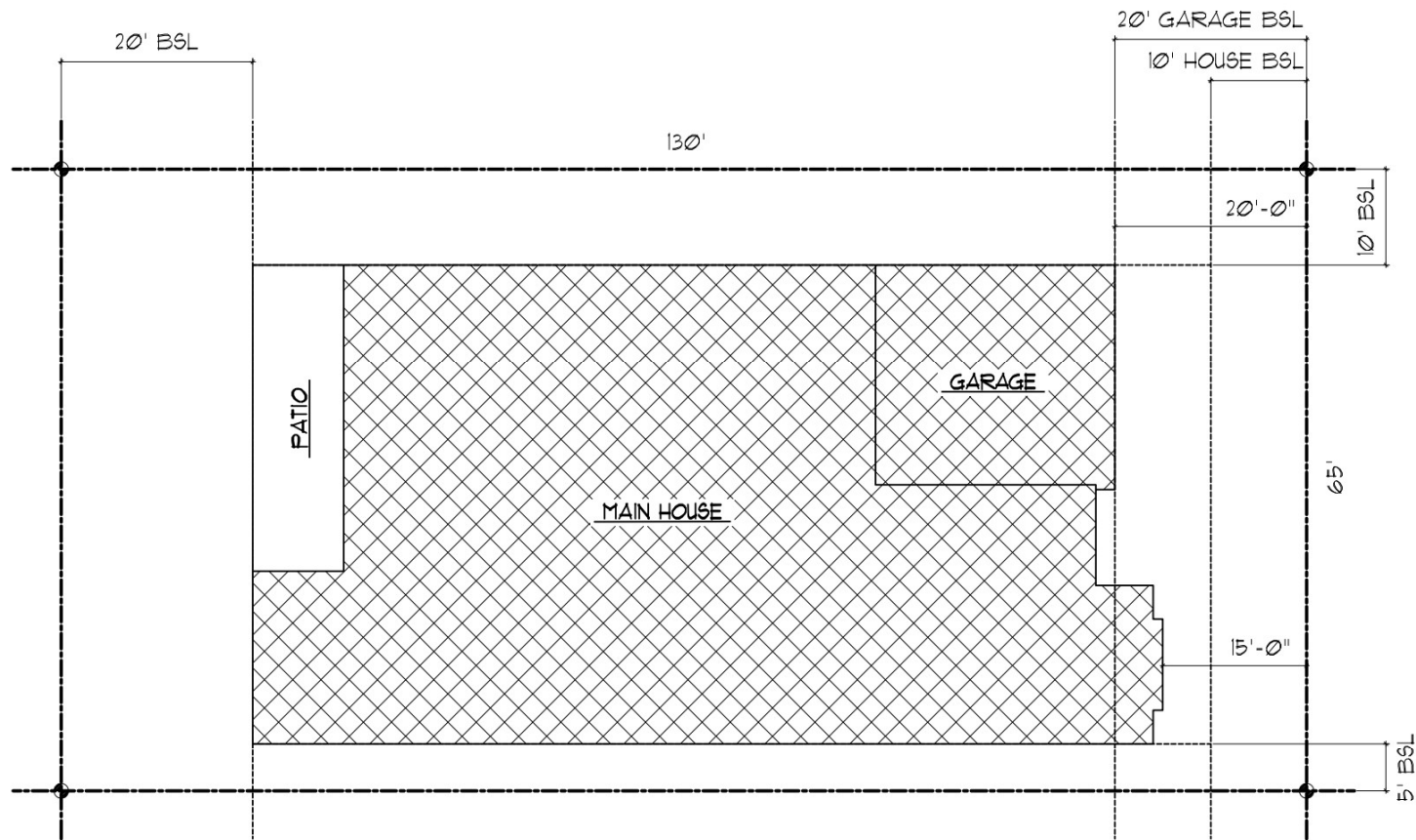


# Mountain View Estates

Plans MV-3/MV-4  
Lots 7-16



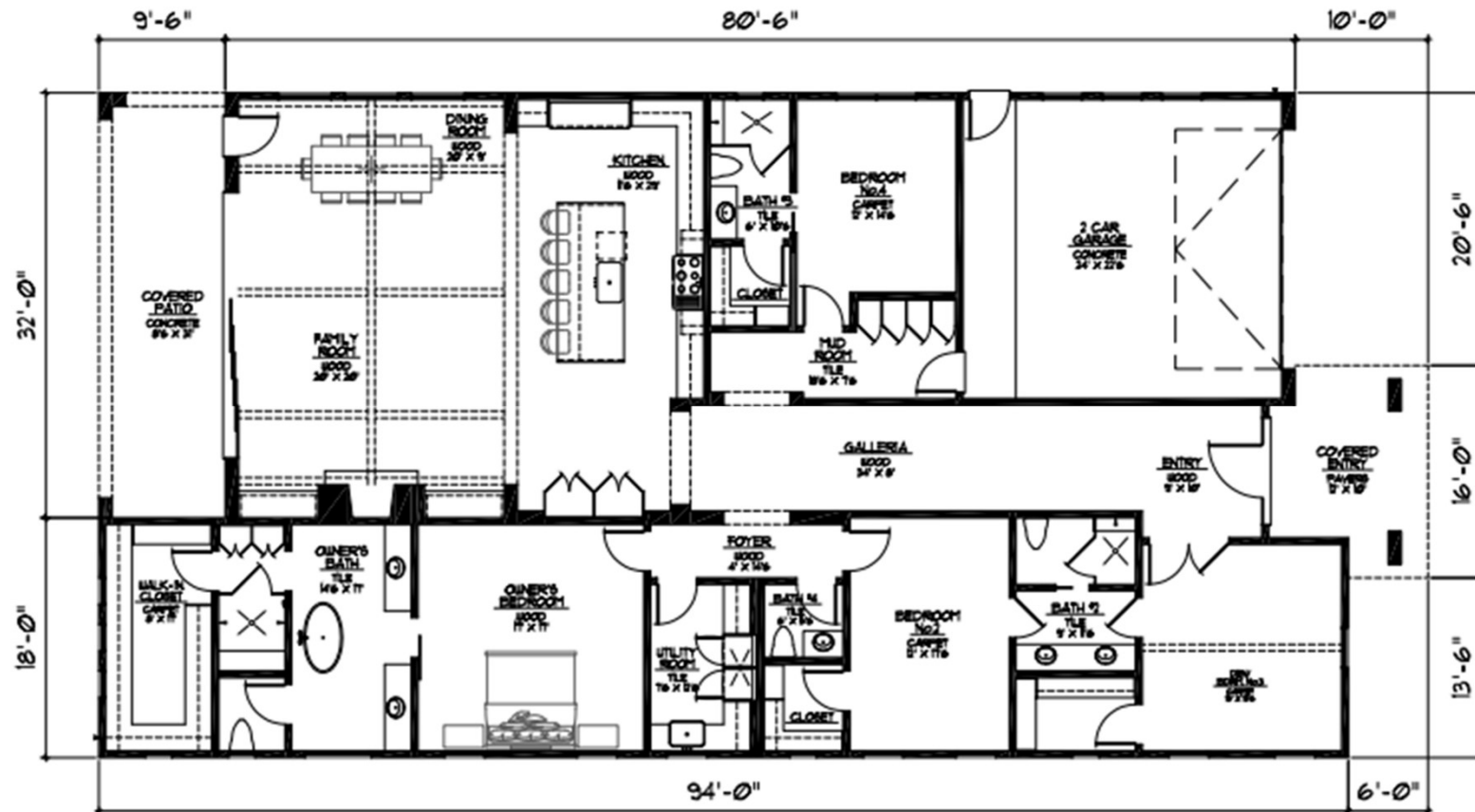
45



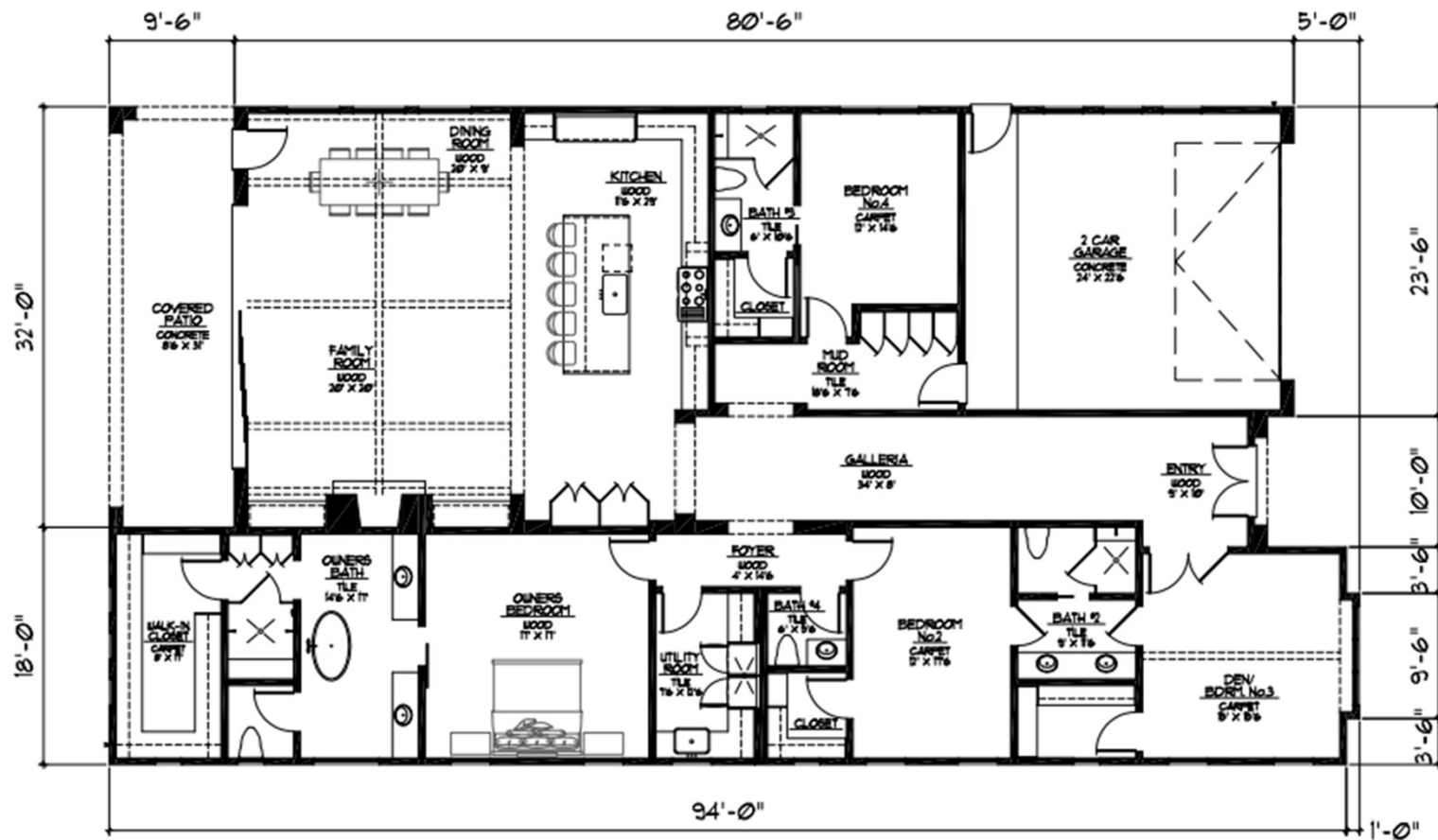
Plan MV-3  
Exhibit B  
Site Plan  
Lots 7-16

AREA CALCULATIONS:

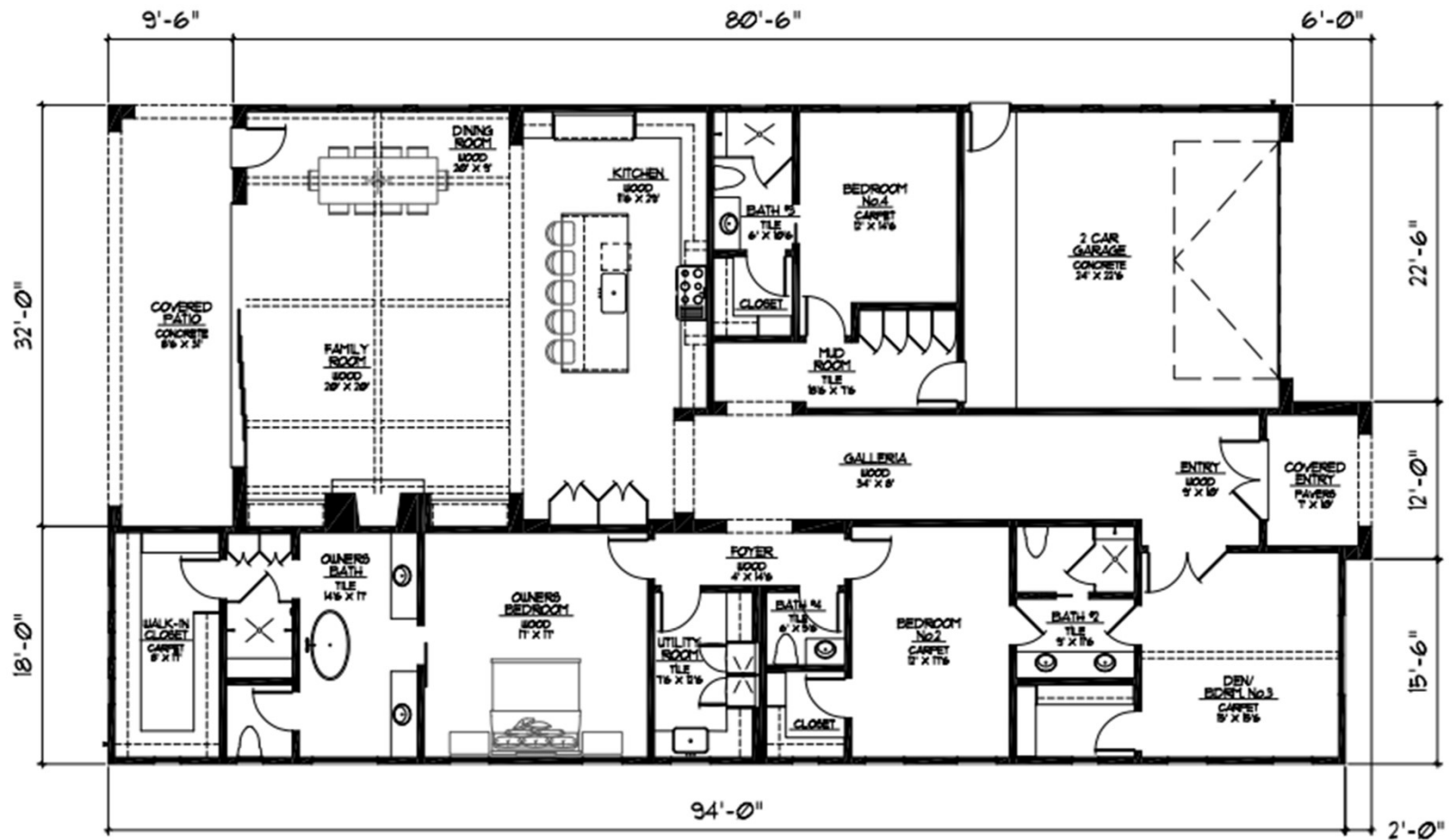
MAIN LEVEL LIVABLE: 3,675 SQ/FT.  
BASEMENT LIVABLE: 2,192 SQ/FT.  
TOTAL LIVABLE: 5,482 SQ/FT.  
COVERED PATIO: 304 SQ/FT.  
2 CAR GARAGE: 576 SQ/FT.  
TOTAL URSF: 4,555 SQ/FT.



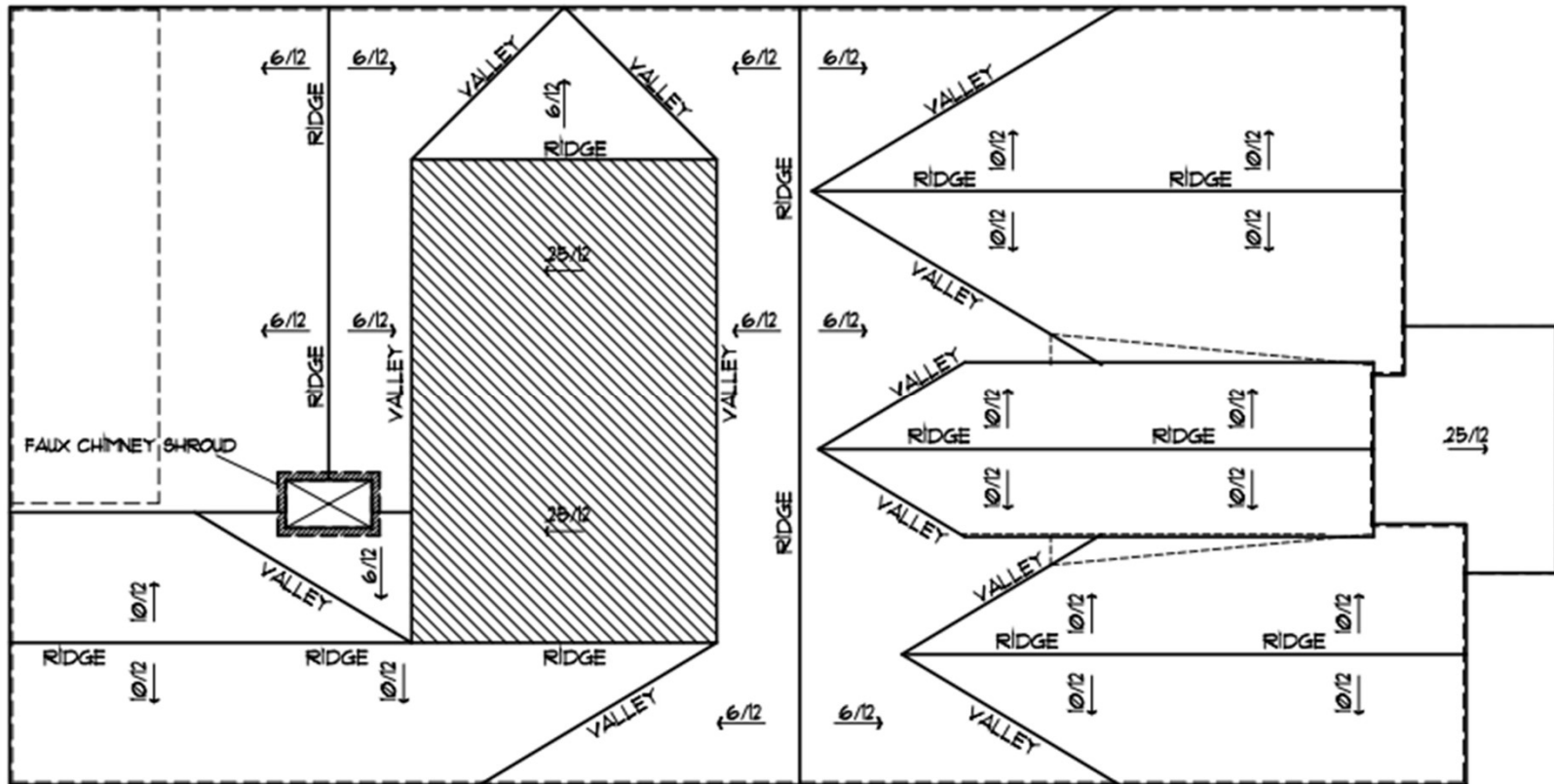
Plan MV-3  
Exhibit A  
Main Level Floor Plan  
Lots 7-16



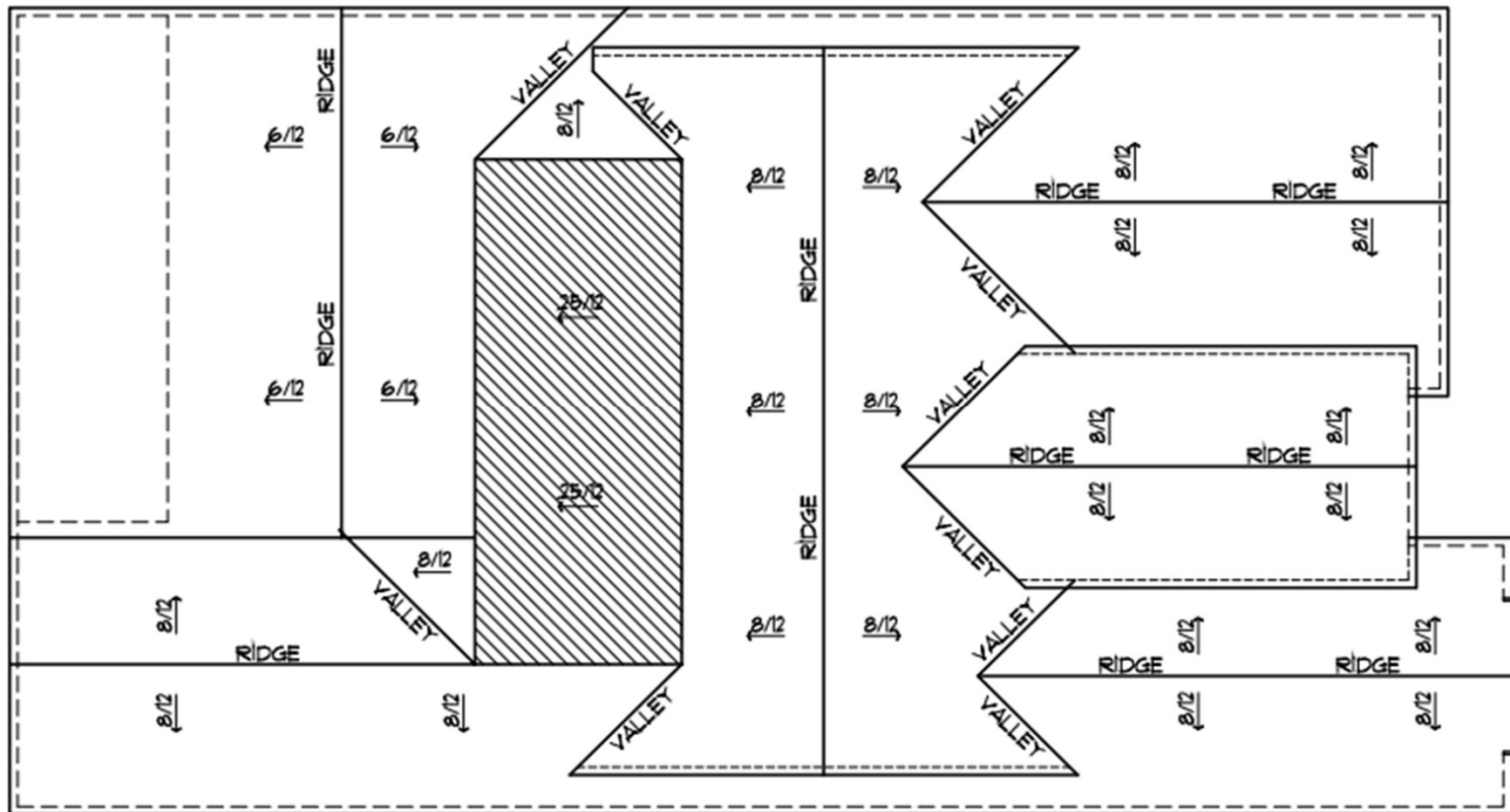
Plan MV-3  
Exhibit B  
Main Level Floor Plan  
Lots 7-16



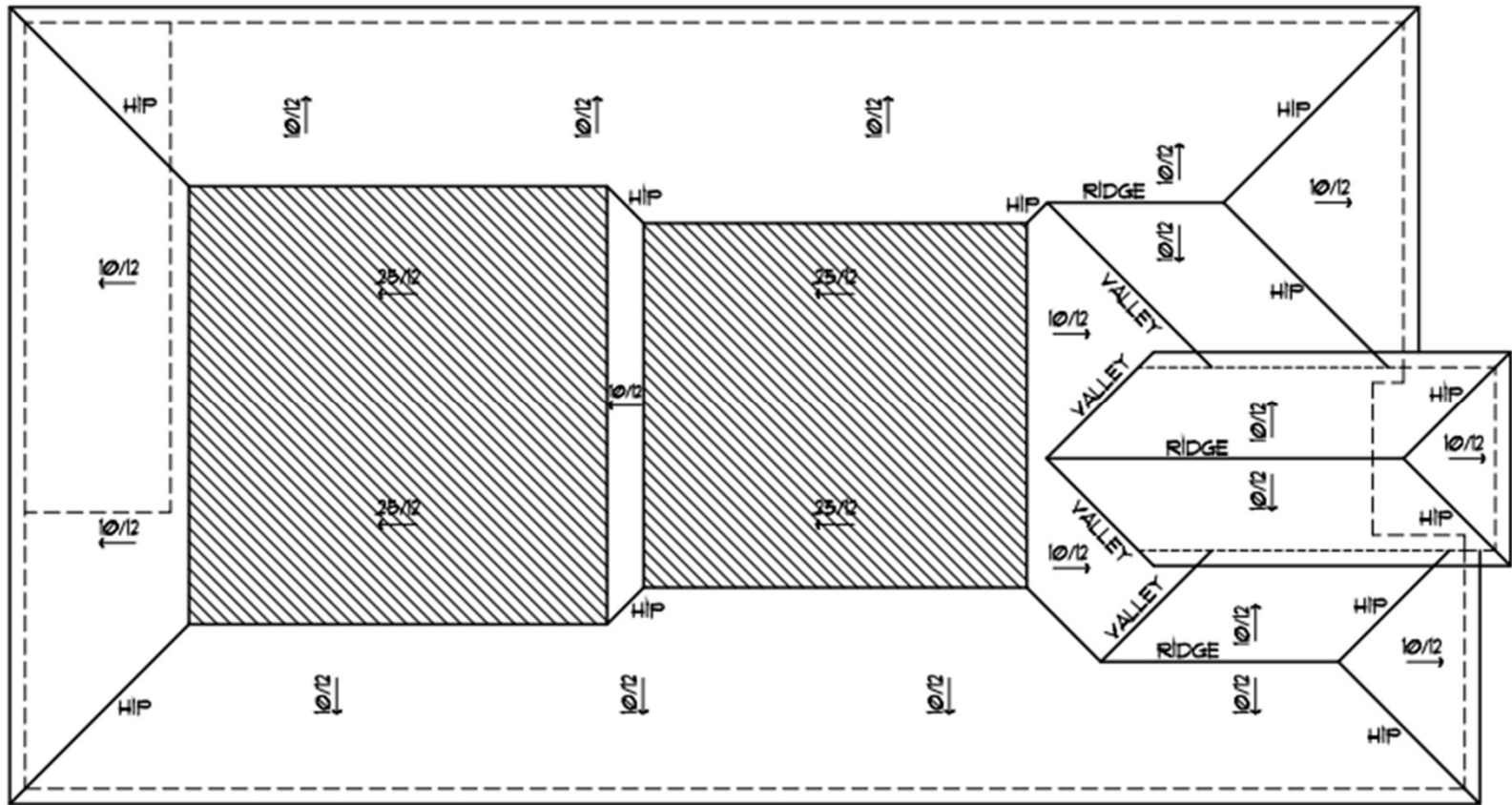
Plan MV-3  
Exhibit C  
Main Level Floor Plan  
Lots 7-16



Plan MV-3  
Exhibit A  
Roof Plan  
Lots 7-16

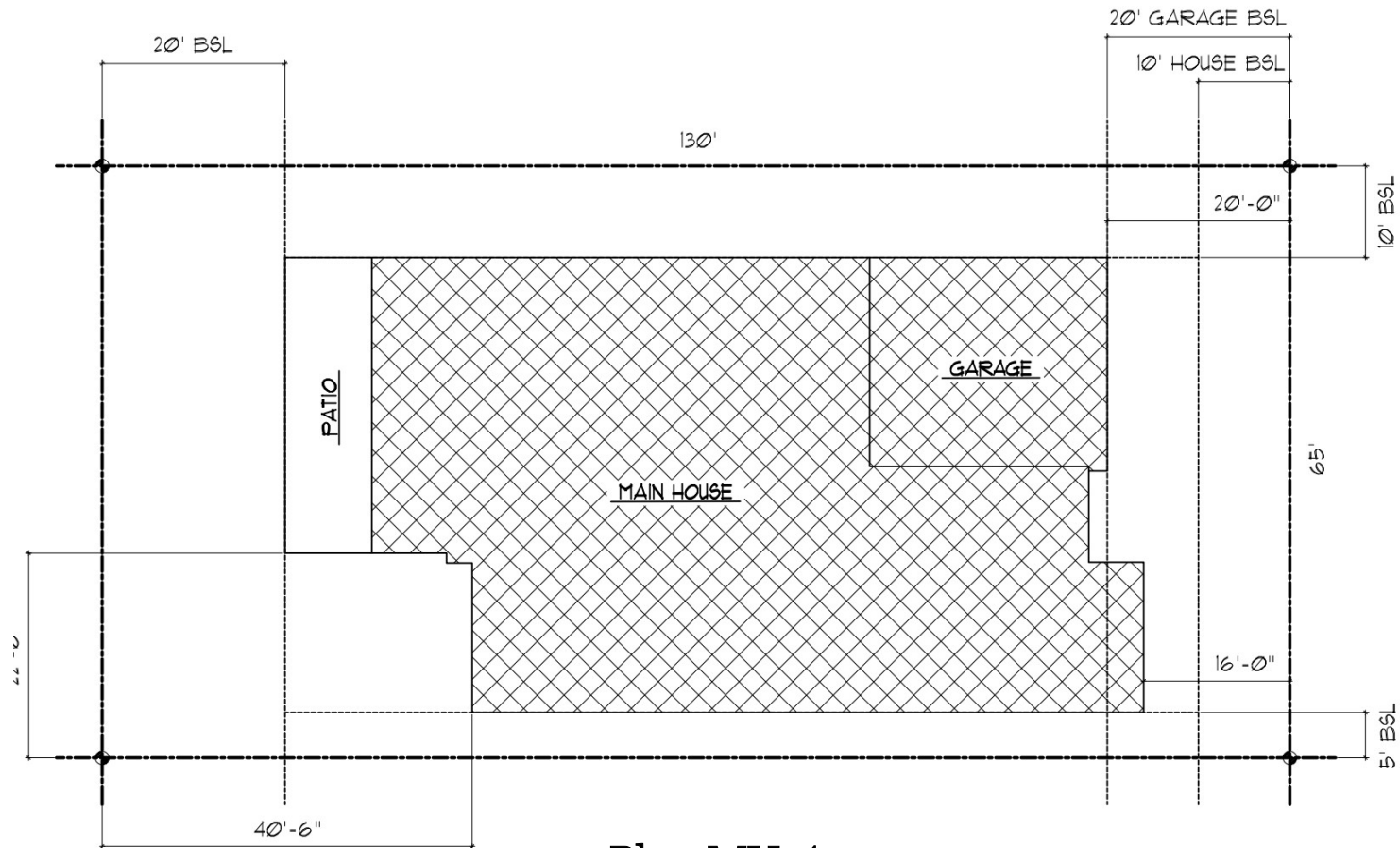


Plan MV-3  
Exhibit B  
Roof Plan  
Lots 7-16



Plan MV-3  
Exhibit C  
Roof Plan  
Lots 7-16

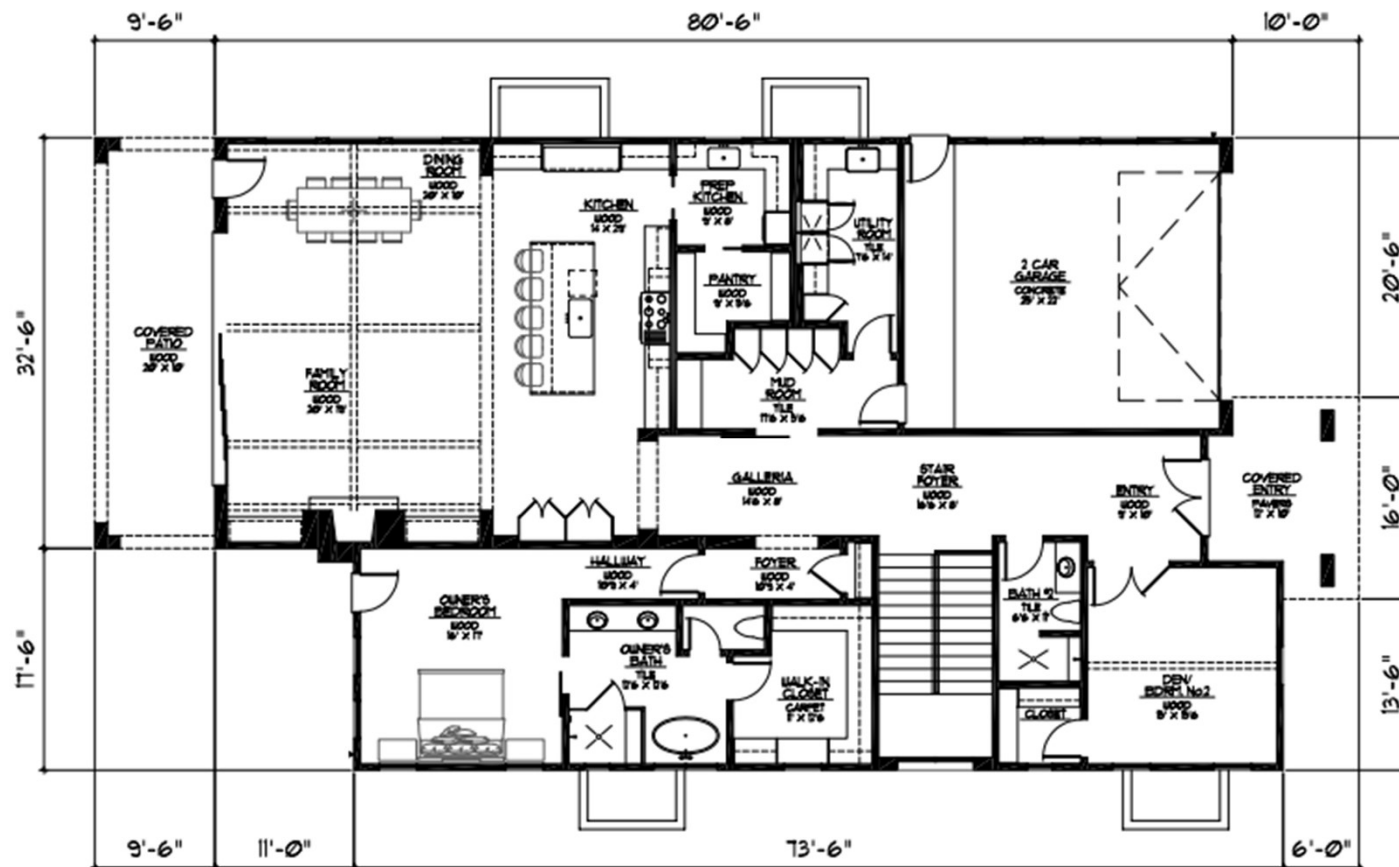
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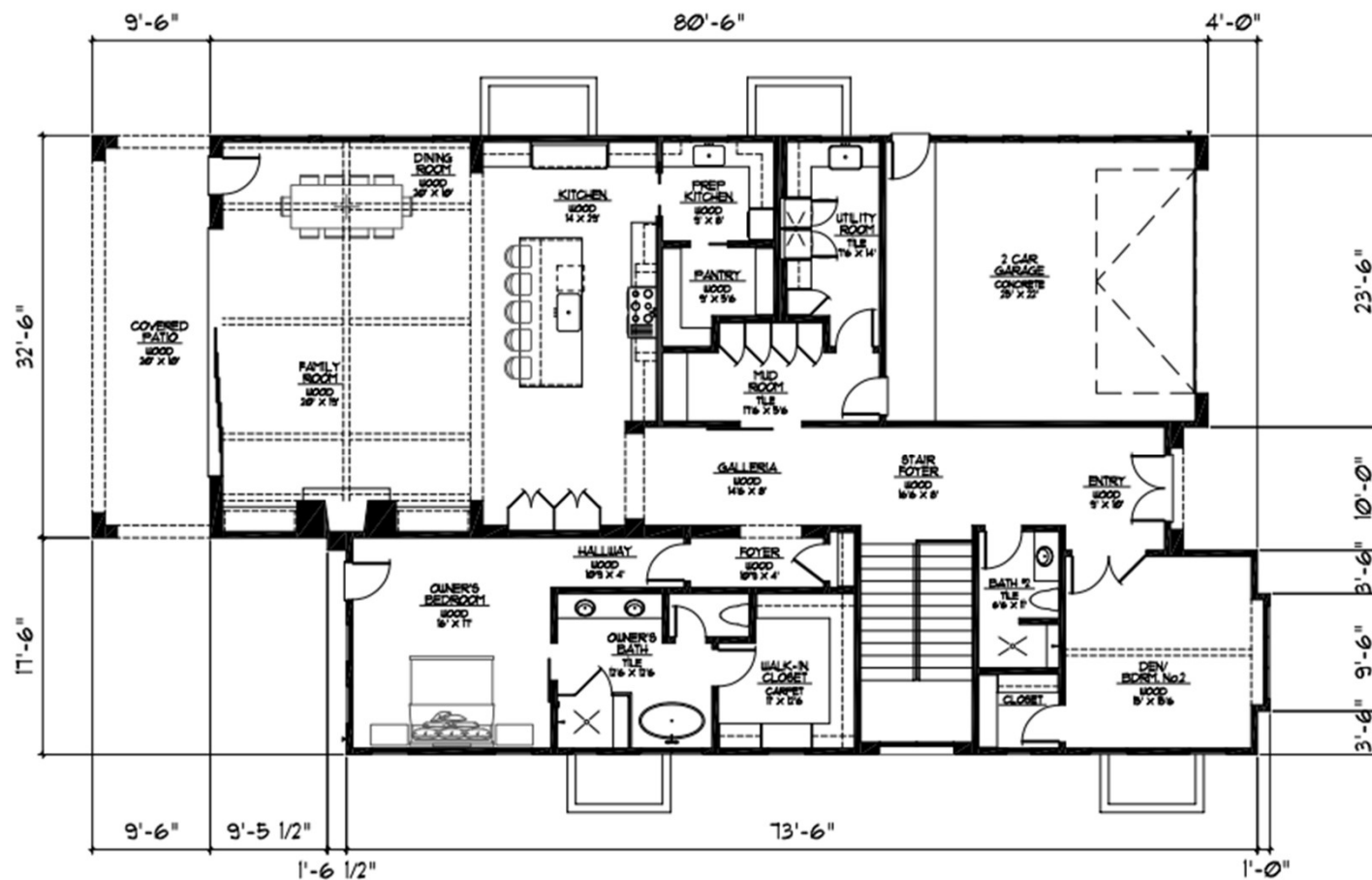
Plan MV-4  
Exhibit B  
Site Plan  
Lots 7-16

AREA CALCULATIONS:

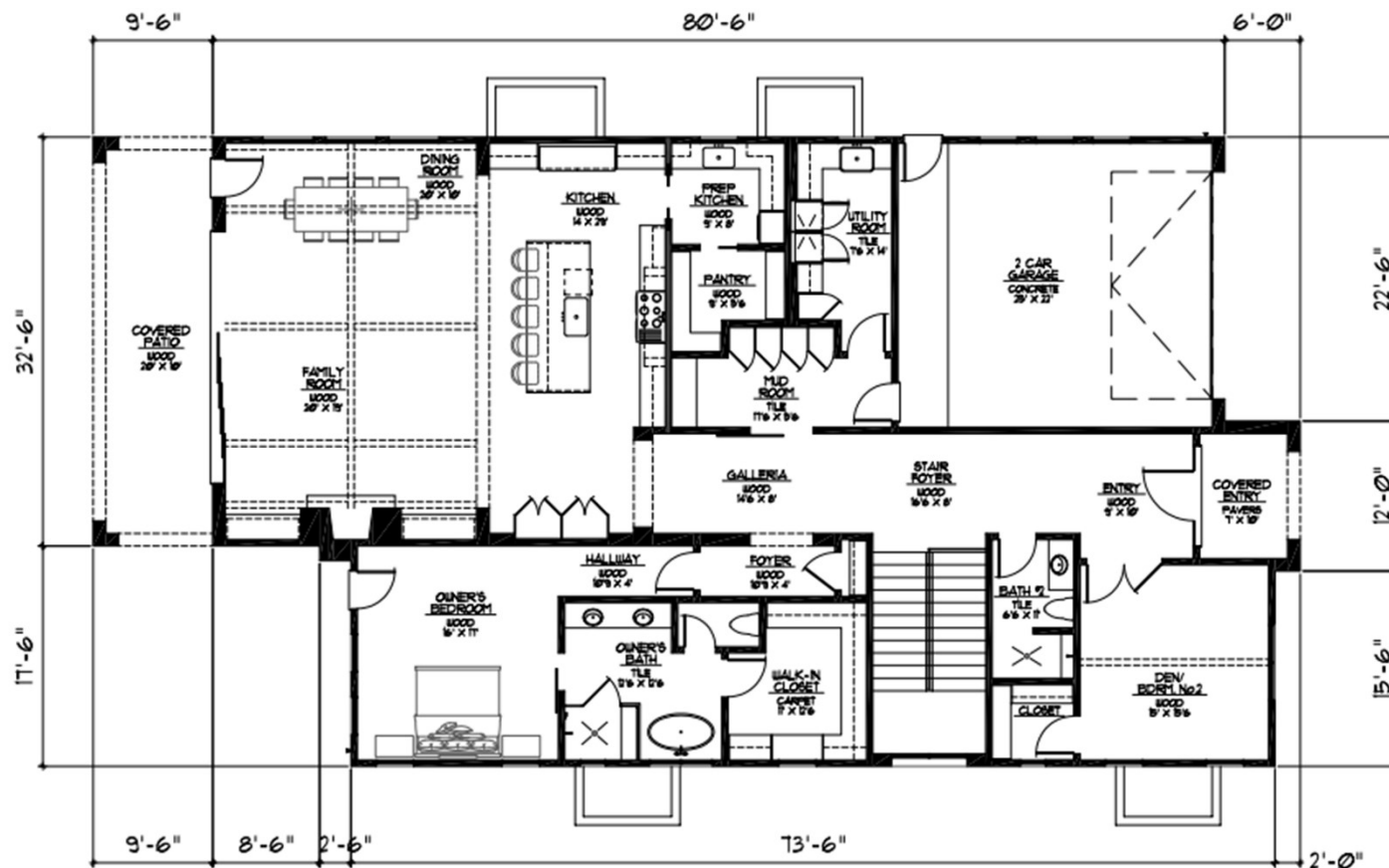
MAIN LEVEL LIVABLE: 3,290 SQ/FT.  
BASEMENT LIVABLE: 2,192 SQ/FT.  
TOTAL LIVABLE: 5,482 SQ/FT.  
COVERED PATIO: 308 SQ/FT.  
2 CAR GARAGE: 599 SQ/FT.  
TOTAL URSF: 4,198 SQ/FT.



Plan MV-4  
Exhibit A  
Main Level Floor Plan  
Lots 7-16



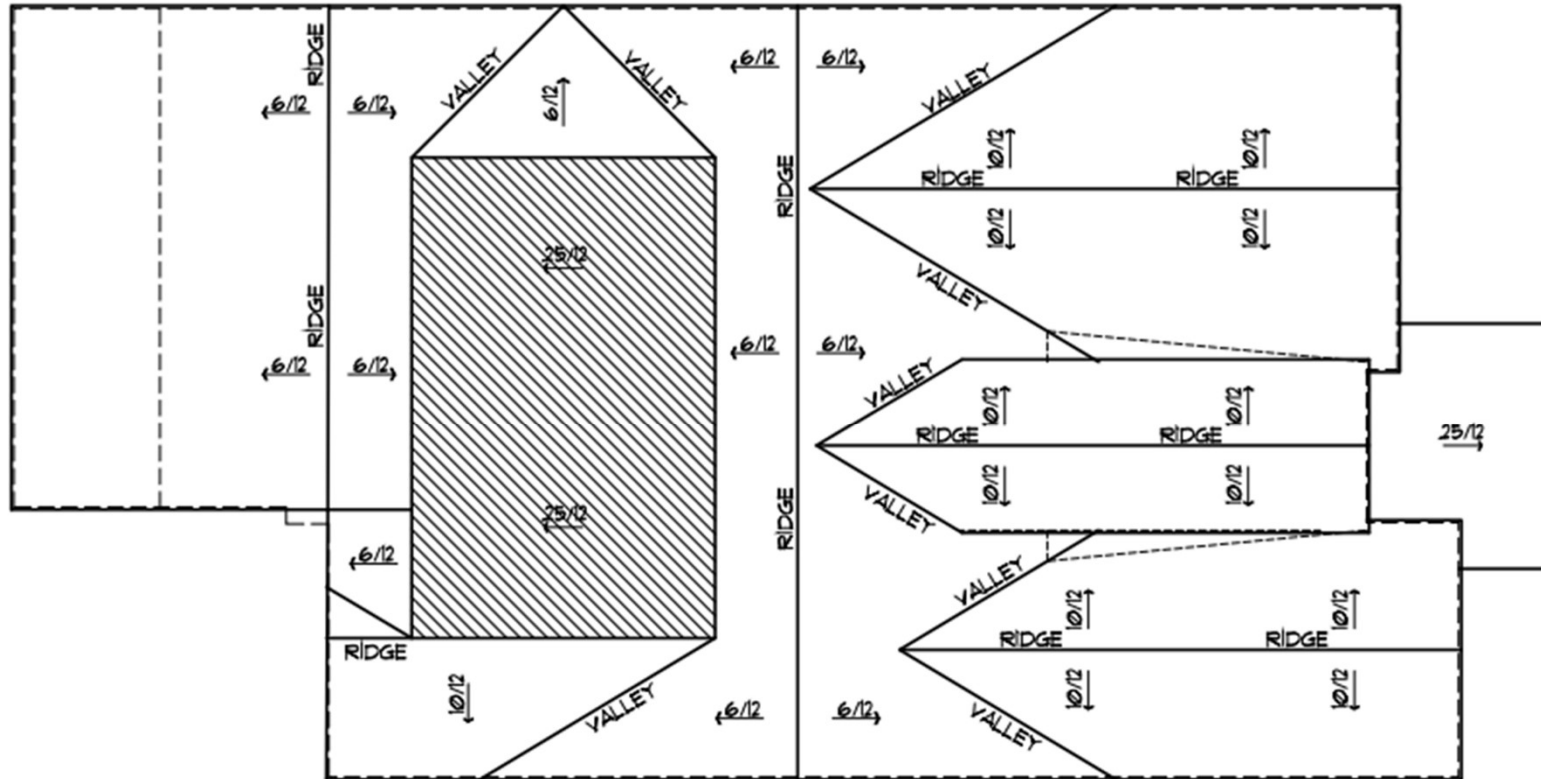
Plan MV-4  
Exhibit B  
Main Level Floor Plan  
Lots 7-16



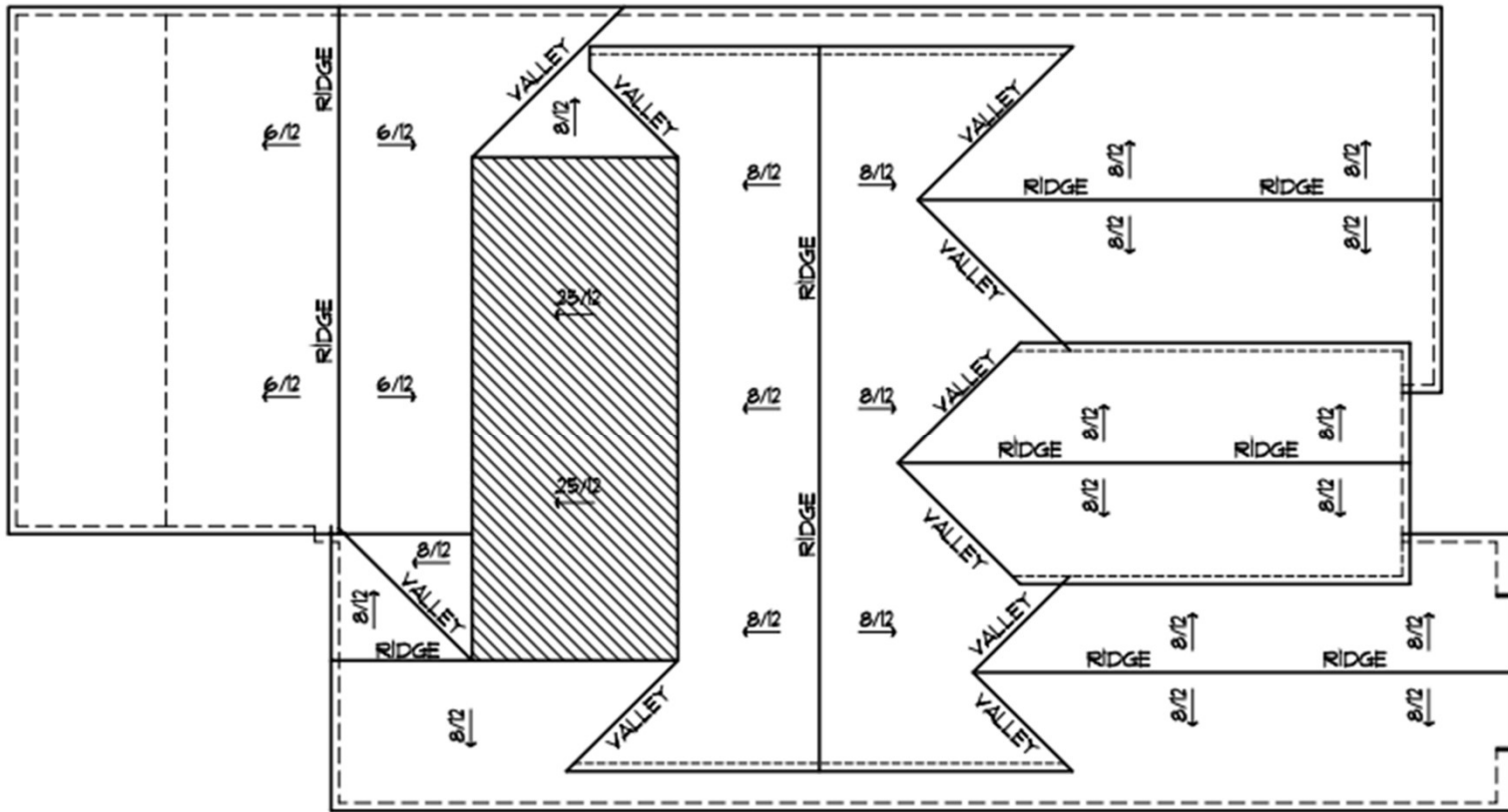
Plan MV-4  
Exhibit C  
Main Level Floor Plan  
Lots 7-16



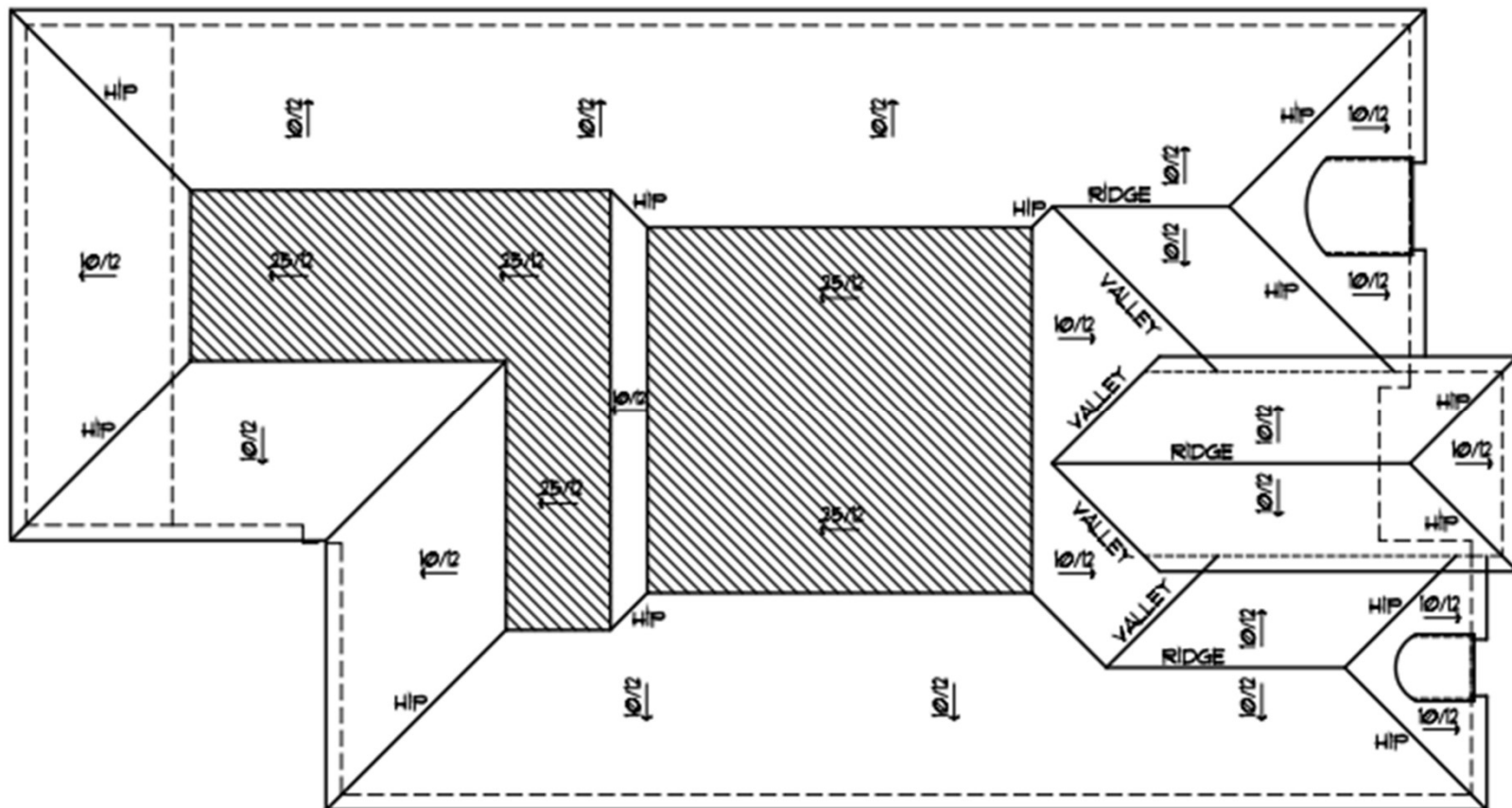
Plan MV-4  
Exhibit A, B & C  
Basement Level Floor Plan  
Lots 7-16



Plan MV-4  
Exhibit A  
Roof Plan  
Lots 7-16



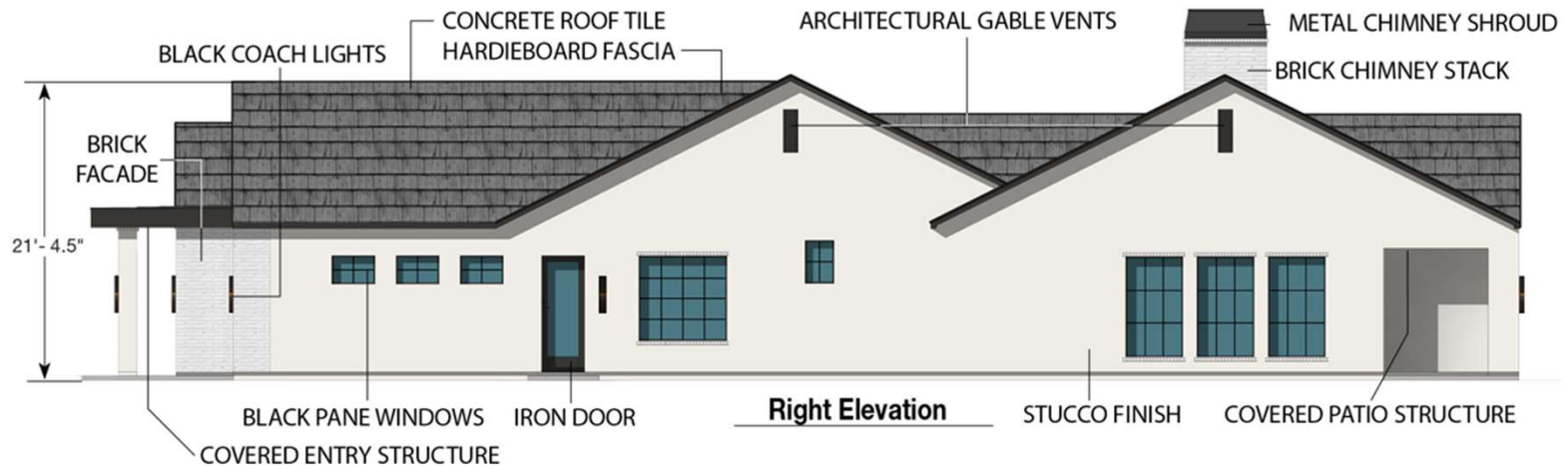
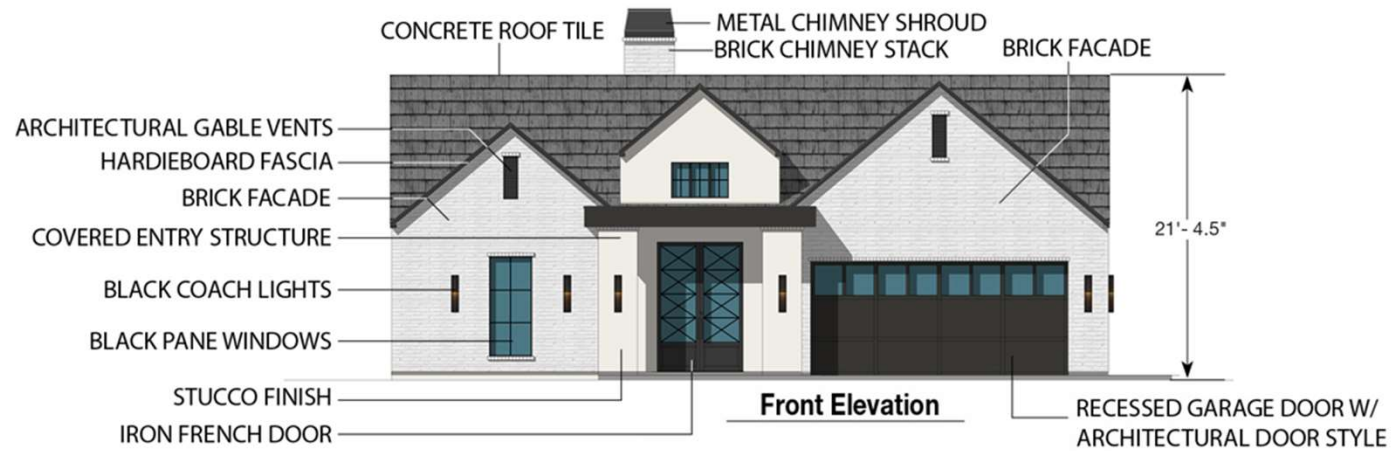
Plan MV-4  
Exhibit B  
Roof Plan  
Lots 7-16



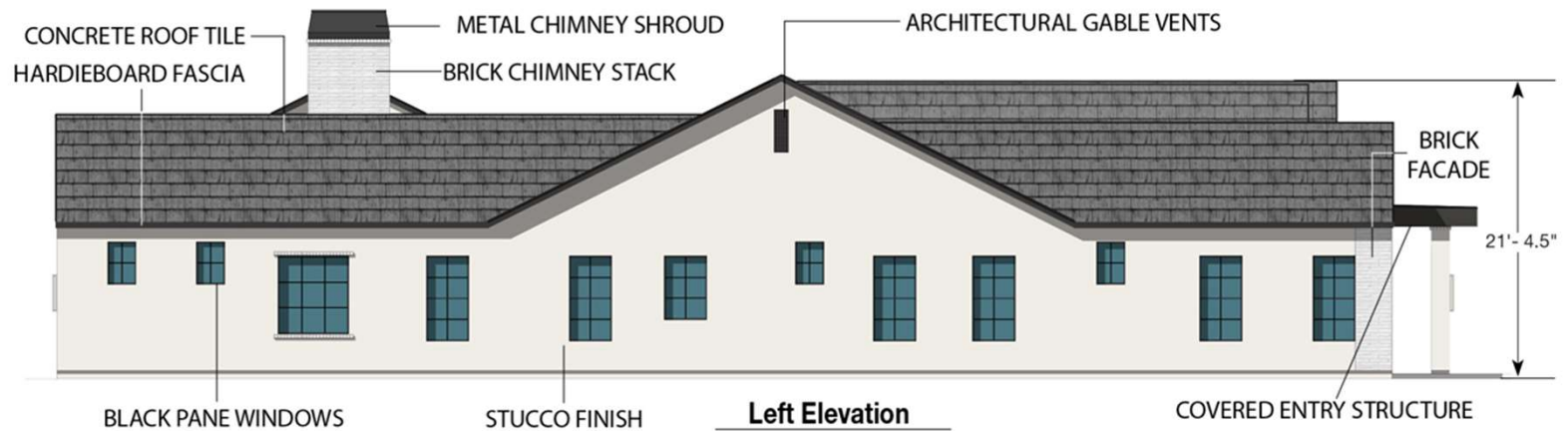
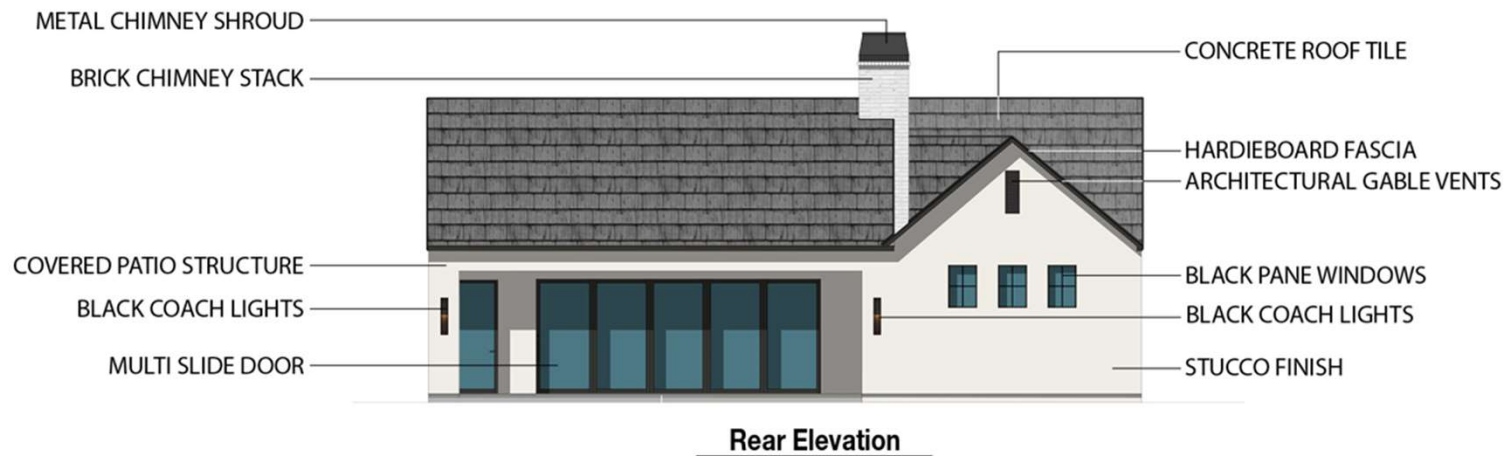
Plan MV-4  
Exhibit C  
Roof Plan  
Lots 7-16



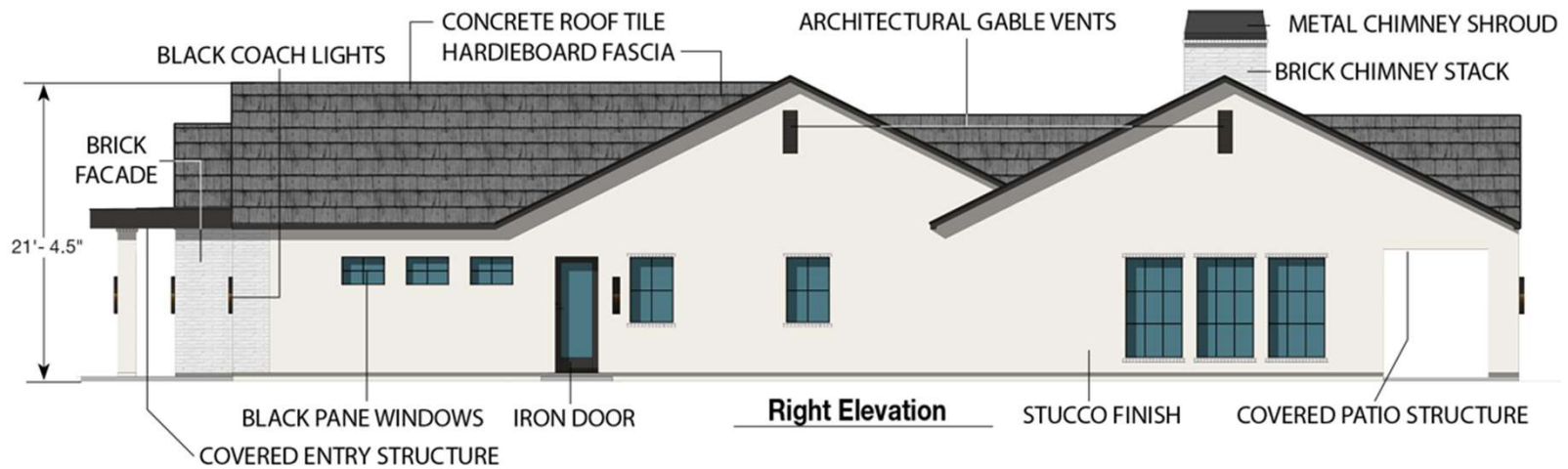
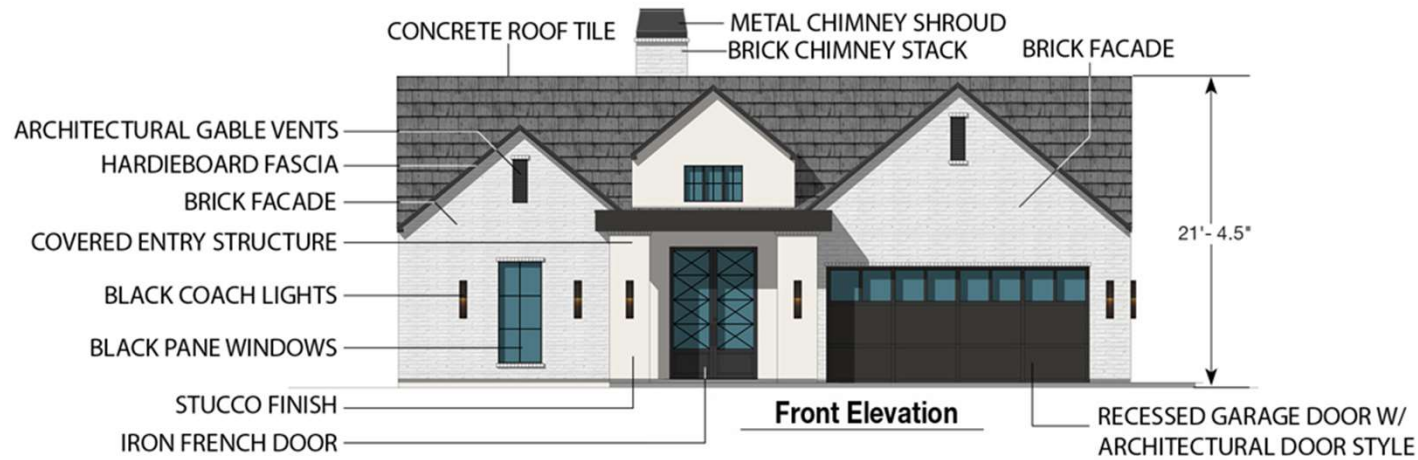
Plan MV-3/MV-4 Lots 7-16 European



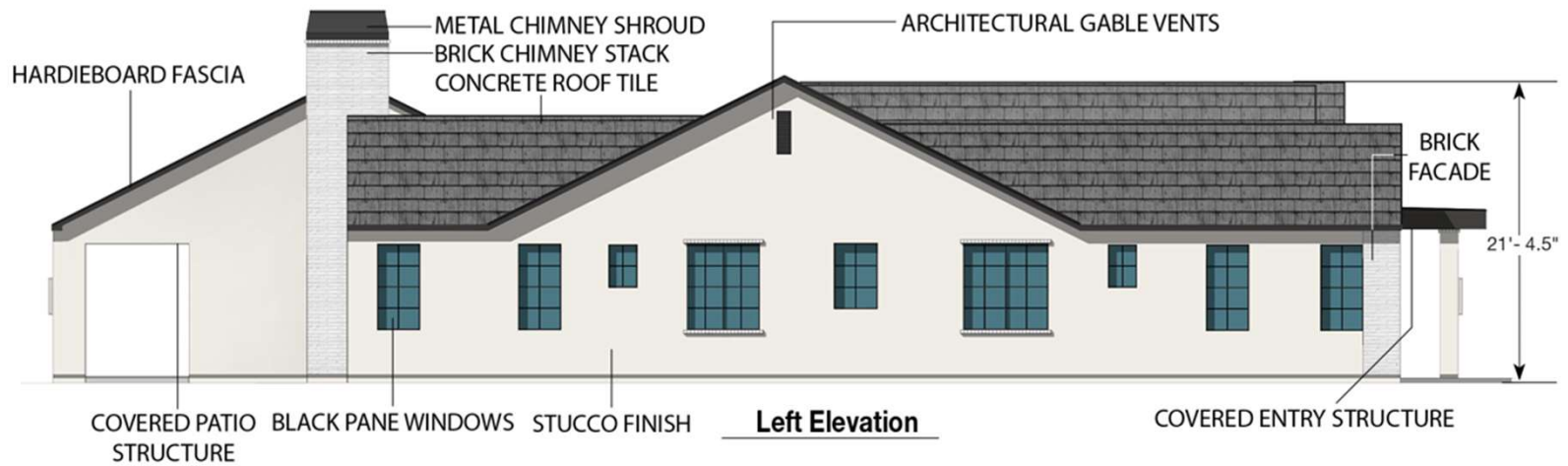
## Plan MV-3 Lots 7-16 European



## Plan MV-3 Lots 7-16 European



## **Plan MV-4 Lots 7-16 European (Basement Option)**



## Plan MV-4 Lots 7-16 European (Basement Option)

# MV-3/MV-4 LOTS 7-16 EUROPEAN

## EXTERIOR FINISHES

### EXTERIOR PAINT

SHERWIN  
WILLIAMS  
ALABASTER



### GARAGE DOOR



### SCENCE



VISUAL COMFORT  
REGA FOLDED  
SCENCE



WINDOWS  
FINISH: BLACK



PAVERS  
SOLSTICE STONE BLUE ST  
LO OLD HERITAGE

### ENTRY DOOR



### EXTERIOR STONE

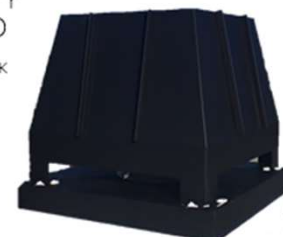
SOLSTICE STONE  
MIDCENTURY  
WHITE



### ACCENT

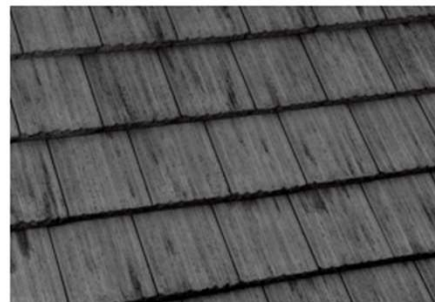


CHIMNEY  
SHROUD  
FINISH: BLACK



CB  
CORY BLACK  
Designs Inc.

### ROOFING

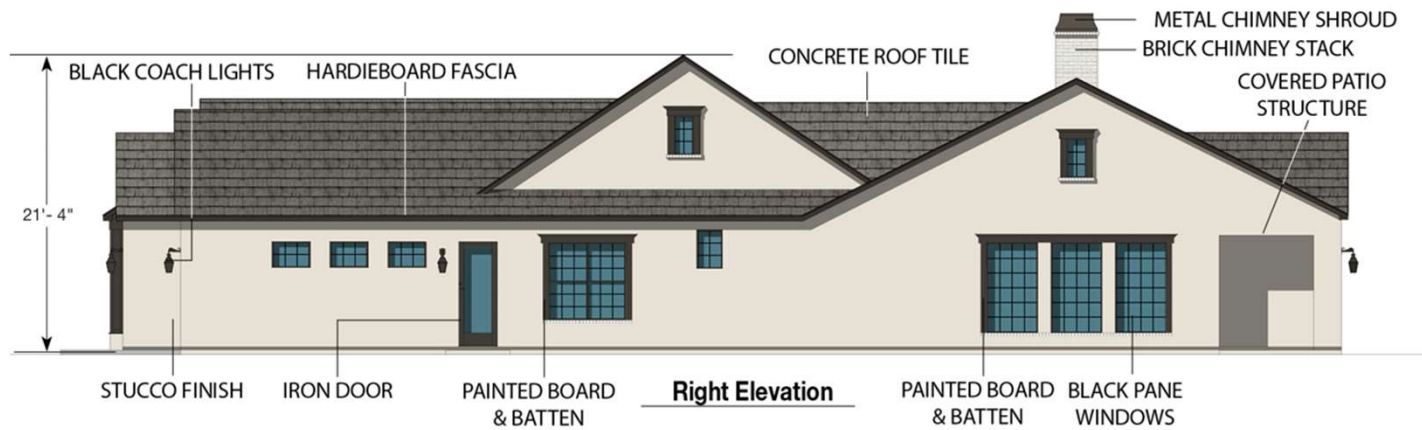
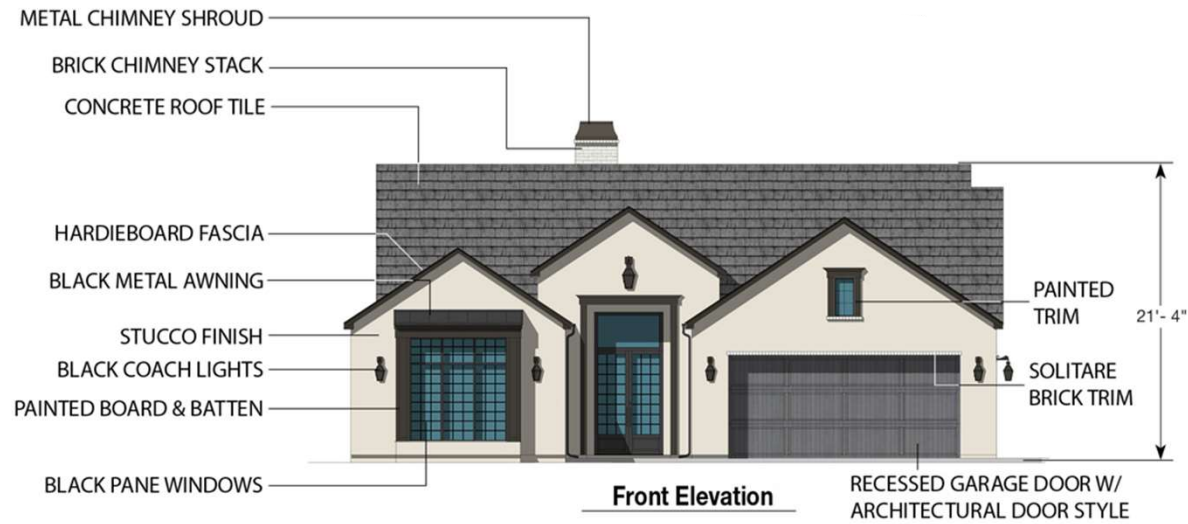


EAGLE ROOFING  
303 SIERRA MADRE  
PONDEROSA

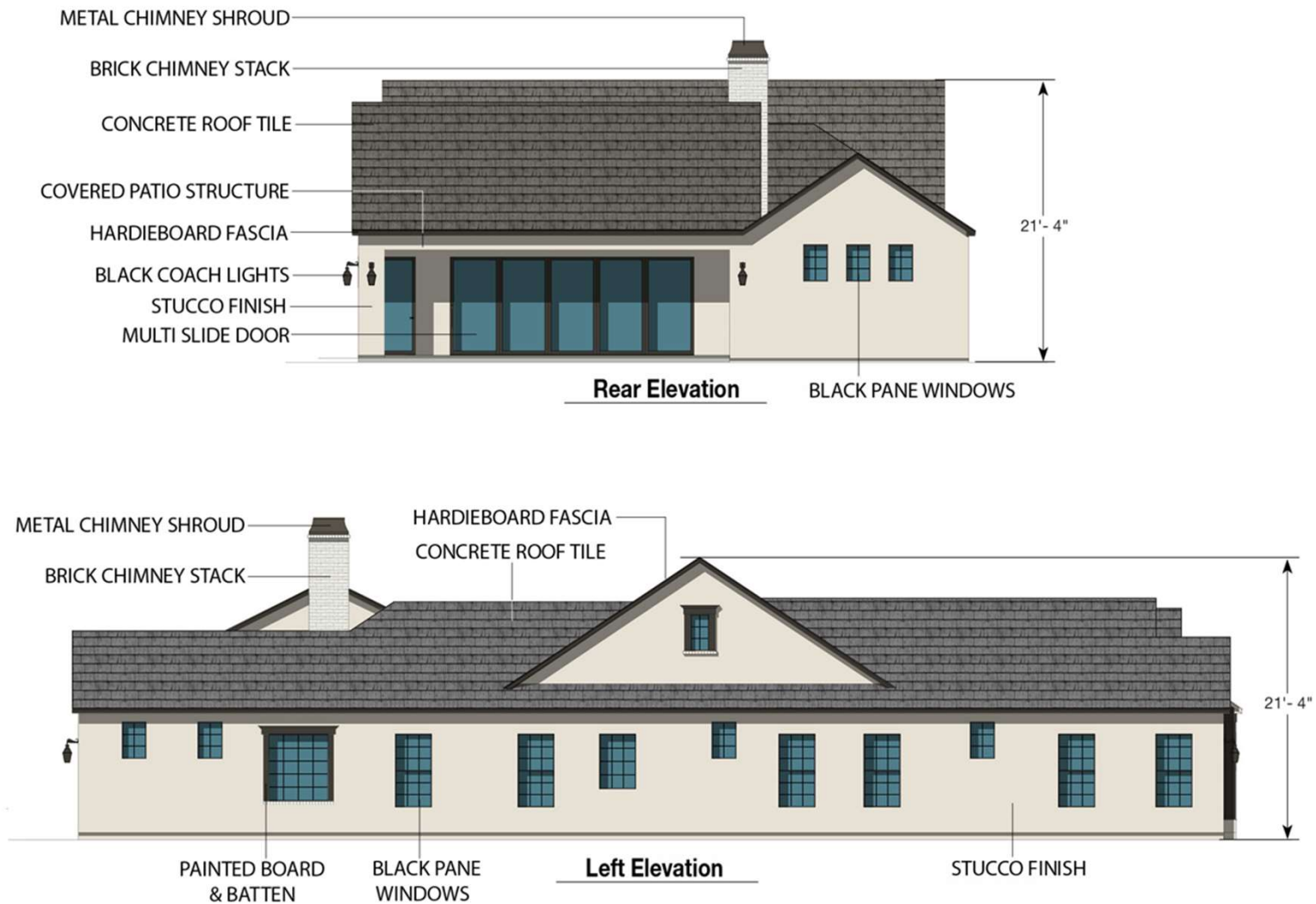




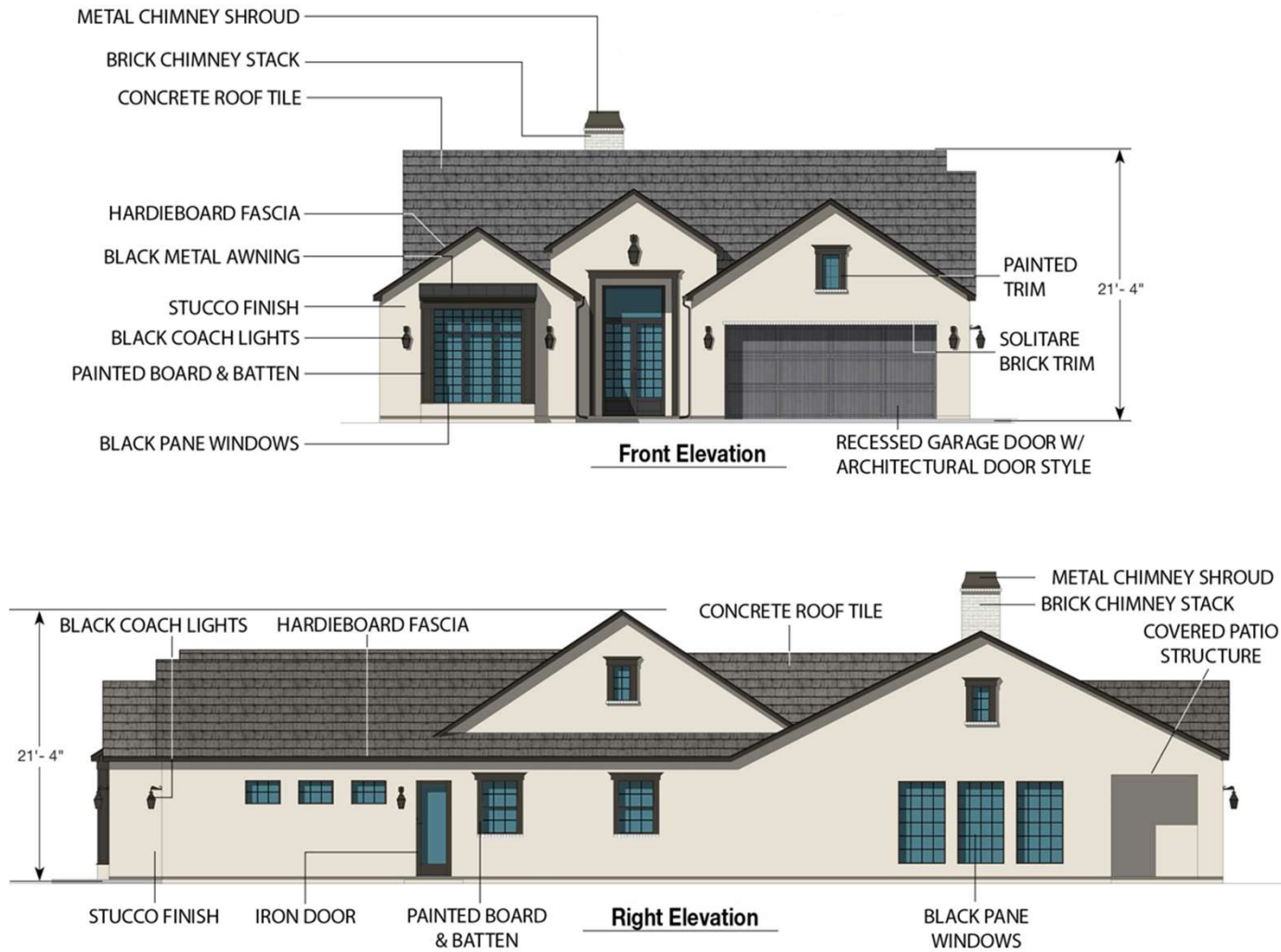
Plan MV-3/MV-4 Lots 7-16 Farmhouse



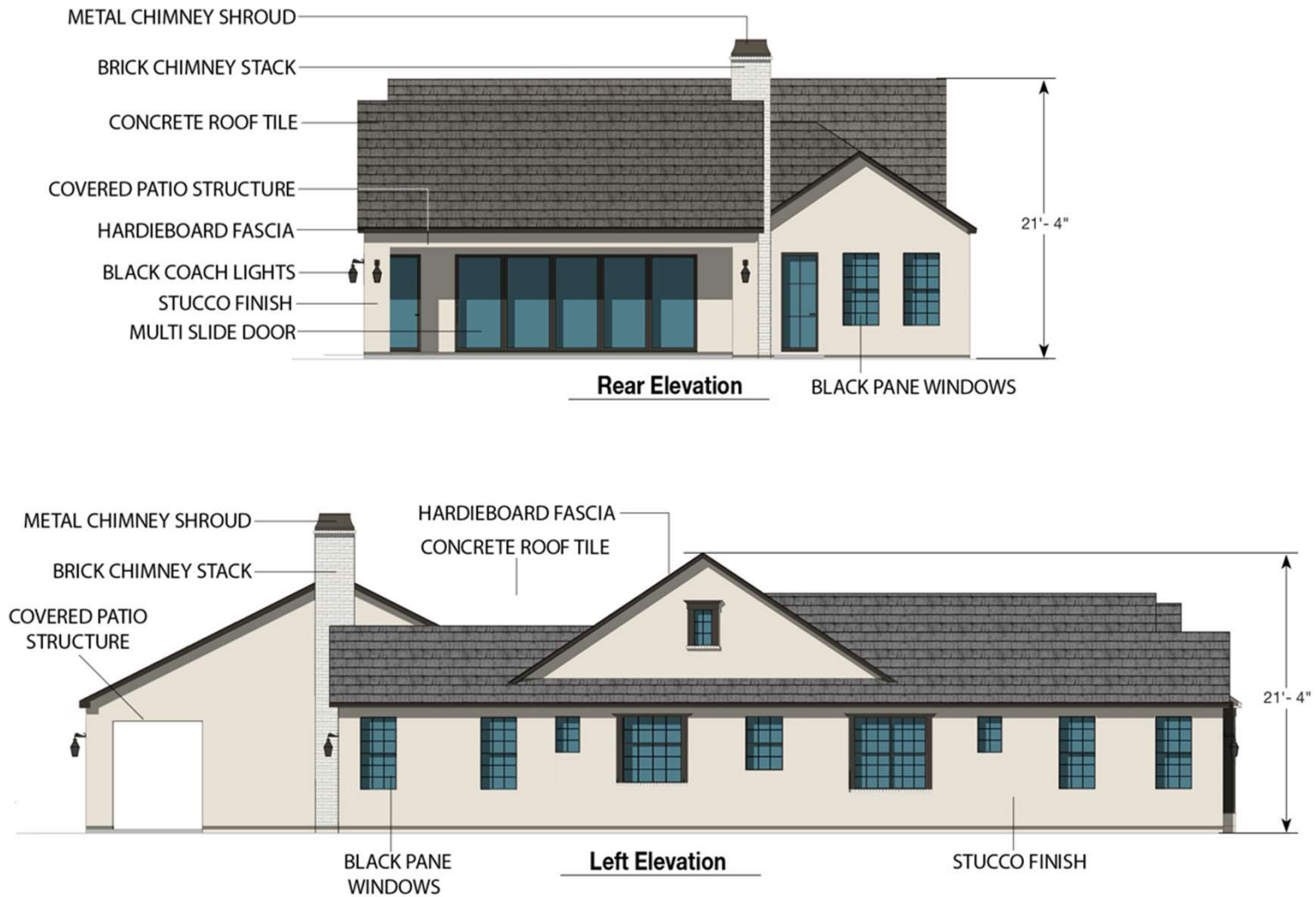
## Plan MV-3 Lots 7-16 Farmhouse



## Plan MV-3 Lots 7-16 Farmhouse



## Plan MV-4 Lots 7-16 Farmhouse (Basement Option)



## Plan MV-4 Lots 7-16 Farmhouse (Basement Option)

# MV-3/MV-4 LOTS 7-16 FARMHOUSE

## EXTERIOR FINISHES

### EXTERIOR PAINT

SHERWIN  
WILLIAMS  
SHOJI WHITE



### GARAGE DOOR



SHERWIN WILLIAMS  
CAVIAR



BOARD & BATTEN  
SW6990

### FIREPLACE BRICK

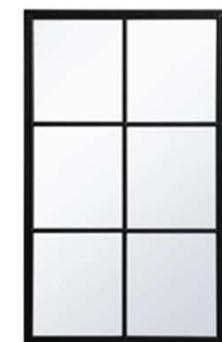
GENERAL SHALE  
ALPINE SELECT



### ROOFING



4595 BEL AIR  
SERIES DARK  
CHARCOAL



WINDOWS  
FINISH: BLACK

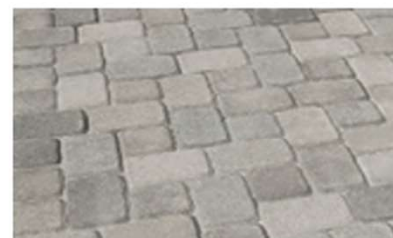
### SCENCE



VISUAL COMFORT  
FREMONT WALL  
LANTERN



GUTTER  
FINISH: BLACK



PAVERS  
ACKERSTONE ANTIQUE  
KOBBLE PEWTER



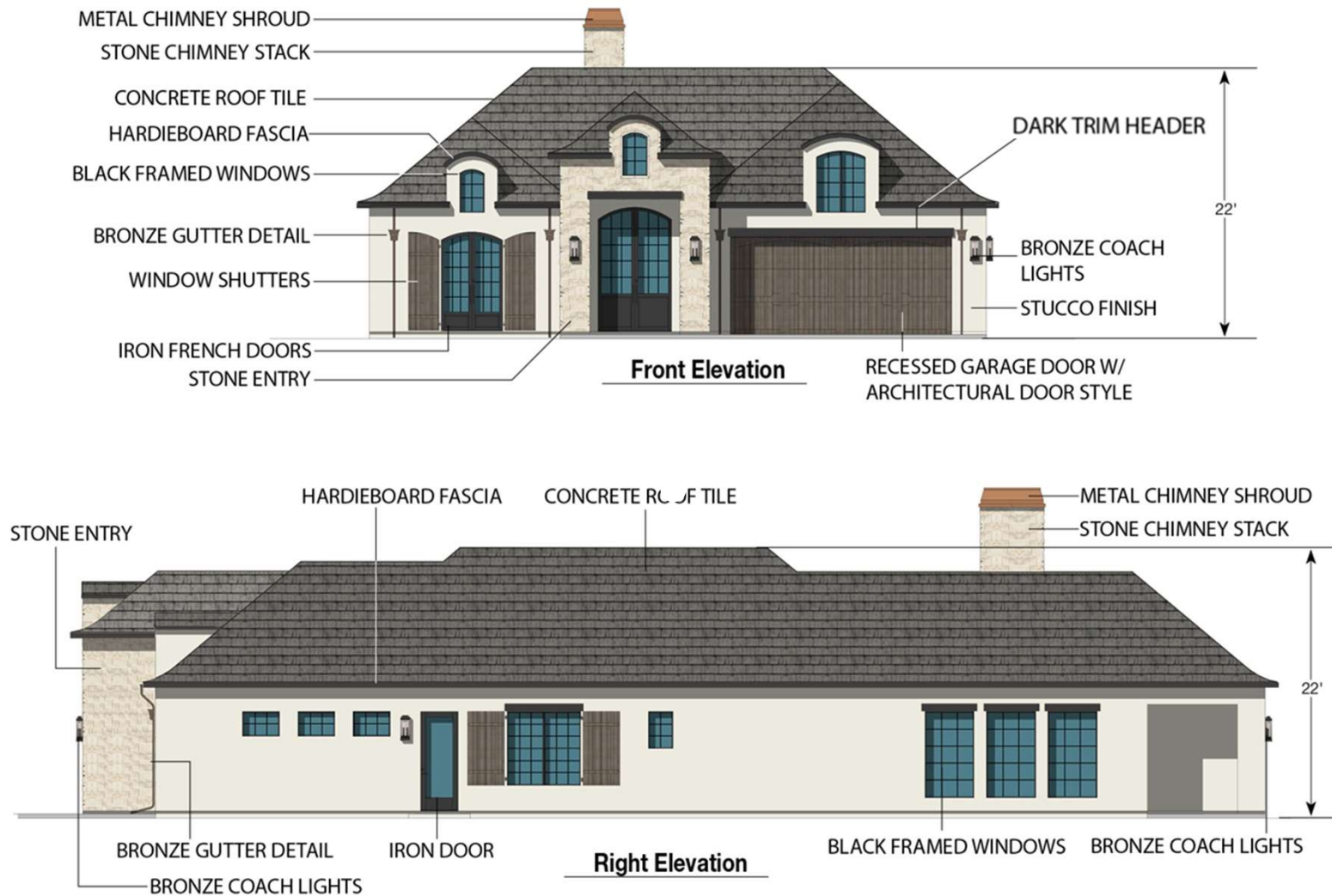
CHIMNEY  
SHROUD  
FINISH: BLACK



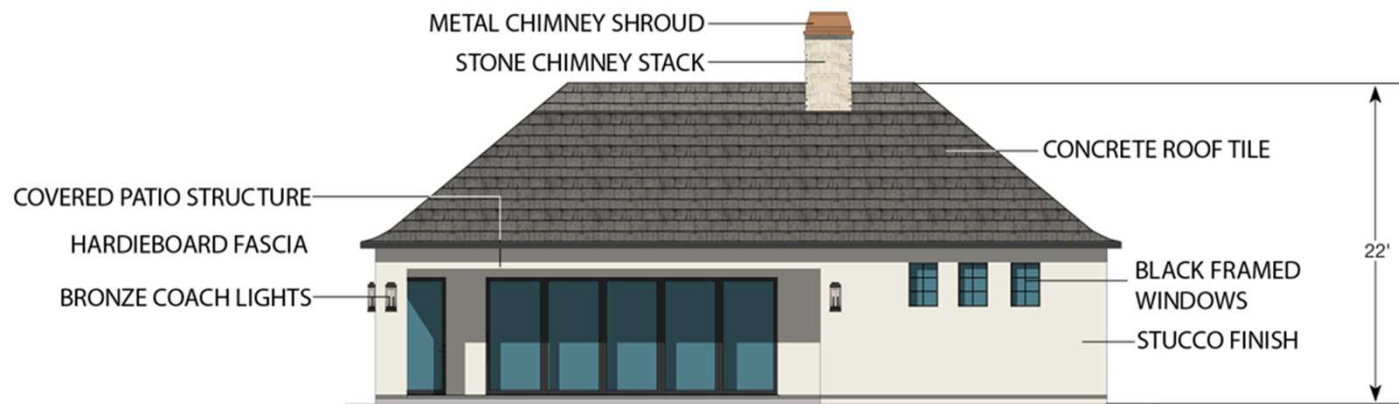
ENTRY DOOR  
FINISH: BLACK



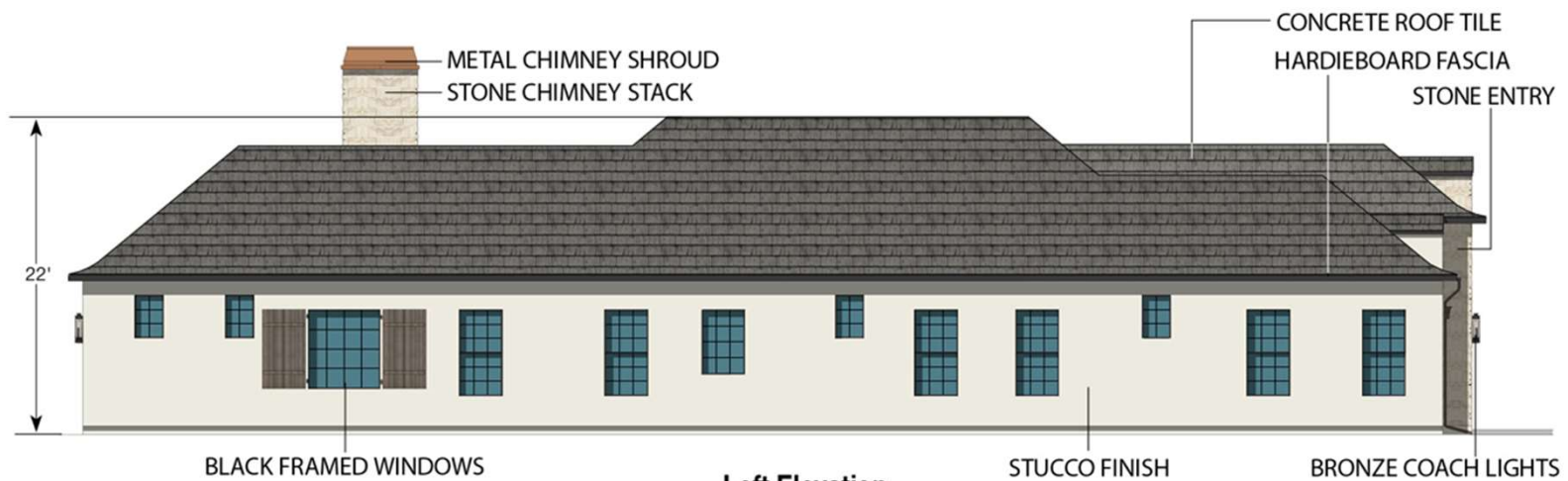
Plan MV-3/MV-4 Lots 7-16 French Country



## Plan MV-3 Lots 7-16 French Country

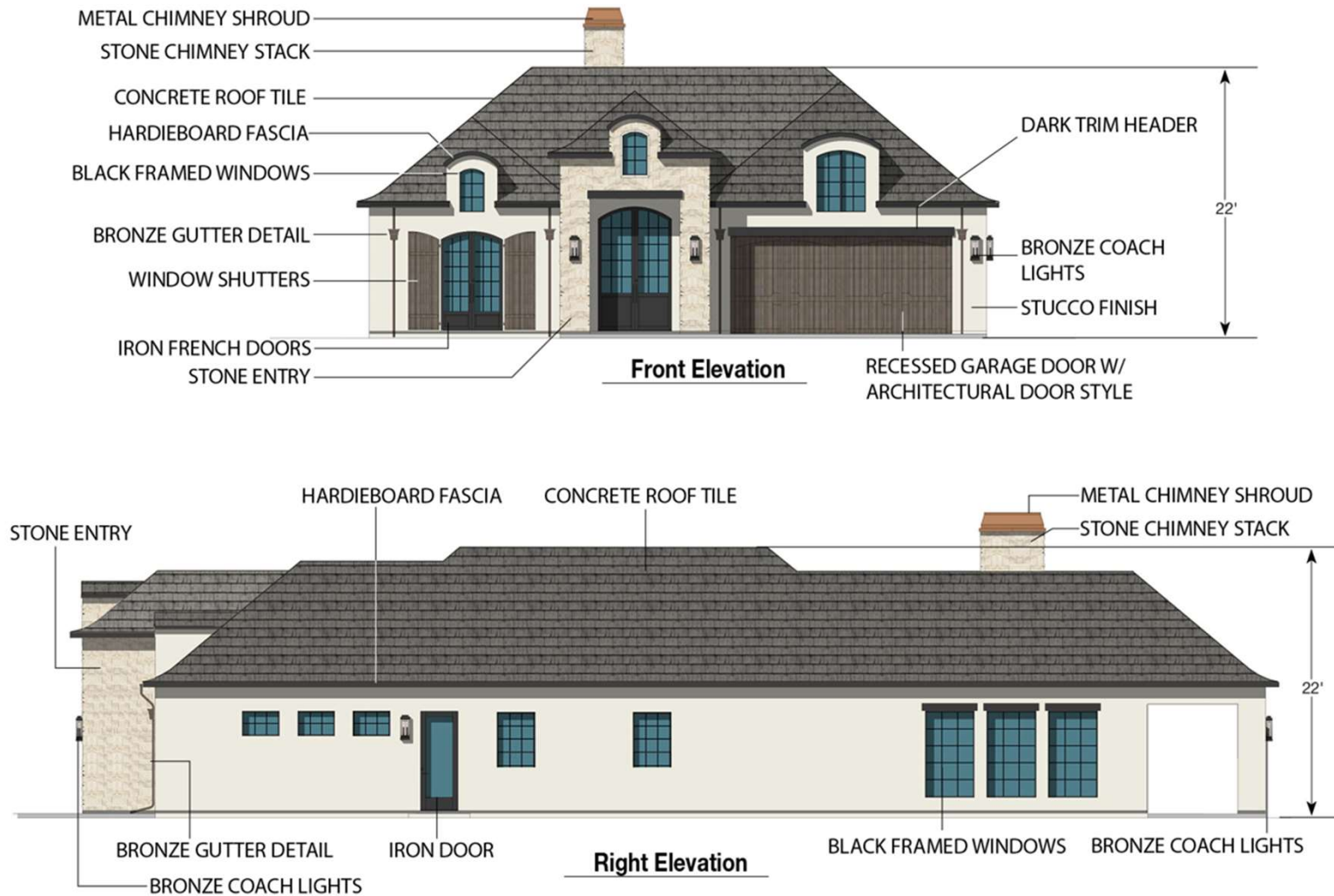


Rear Elevation

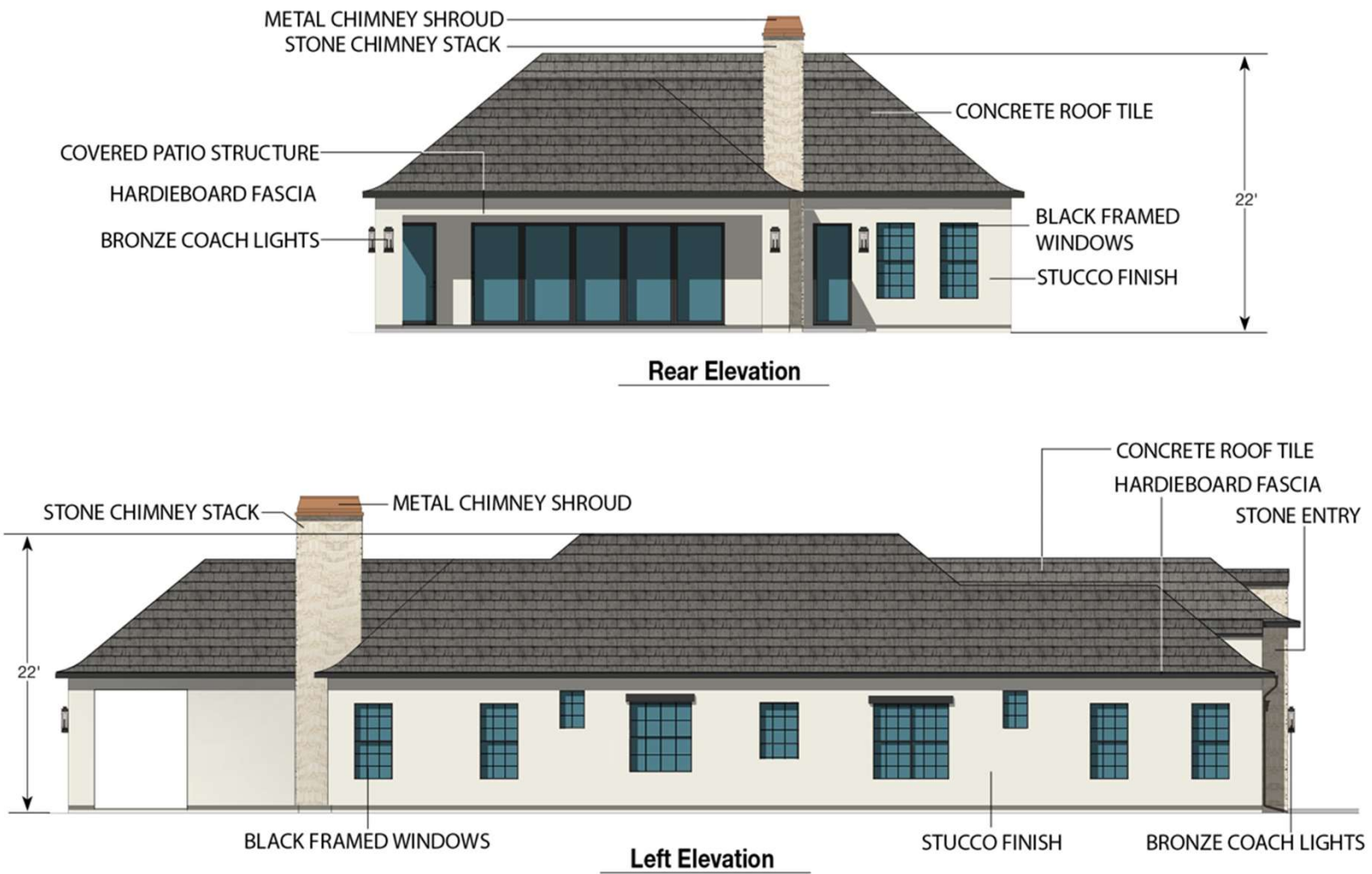


Left Elevation

## Plan MV-3 Lots 7-16 French Country



## Plan MV-4 Lots 7-16 French Country (Basement Option)



## Plan MV-4 Lots 7-16 French Country (Basement Option)

# MV-3/MV-4 LOTS 7-16 FRENCH COUNTRY

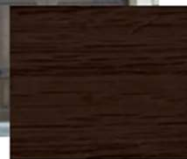
## EXTERIOR FINISHES

### EXTERIOR PAINT

SHERWIN  
WILLIAMS  
ALABASTER

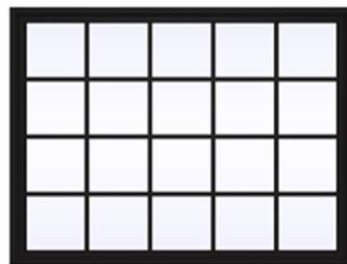


### GARAGE DOOR



EAGLE ROOFING 49595  
DARK CHARCOAL  
TAPERED SLATE

WINDOWS  
FINISH: BLACK



### PAVERS



SOLSTICE STONE FON DU  
LAC COBBLE

ACCENT



ENTRY DOOR



### EXTERIOR STONE



SOLSTICE STONE  
SONOMA WHITE

### SCONCE

VISUAL COMFORT  
LINEAR LANTERN



### CHIMNEY SHROUD

FINISH: BRONZE



GUTTER  
FINISH: BRONZE

