

APPROVED
BY CITY COUNCIL
10/28/99. #2

**Canyon Oaks Estates
a
Planned Community**

#2

**Preliminary Development
Design Review
Submittal**

**City of Chandler
215 East Buffalo Street
Chandler, Arizona 85244**

Prepared For:

Standard Pacific of Arizona, Inc.
6710 N. Scottsdale Rd., Ste. 150
Scottsdale, Az 85253

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CANYON OAKS ESTATES

Preliminary Development Design Review

PURPOSE:

This submittal for a Preliminary Development Design Review, which is required by the City of Chandler for all subdivisions to be developed, allows the City staff to review the proposal and to make comments regarding design issues before building begins. Standard Pacific of Arizona, Inc. ("Standard Pacific") is in their final stages to begin construction on a parcel within Canyon Oaks Estates. The enclosed information and exhibits regarding Standard Pacific's proposal for Canyon Oaks Estates is included in this document for review by the City staff.

HISTORY:

Canyon Oaks Estates is a 141 acre planned community consisting of single-family, multi-family, and commercial zoning designations (see Exhibit "A"). The area is bounded by Pecos Road on the north, the future alignment of the San Tan Freeway on the south, the Consolidated Canal on the west, and Cooper Road on the east (see Exhibit "B") and is legally described within this Preliminary Development Design Review submittal (see Exhibit "C"). The land is currently vacant and has been under agricultural uses (see Exhibit "D"). However, Standard Pacific has acquired the single-family portion of the project and is finalizing the plat through the City of Chandler (see Exhibit "E"). Upon overall build-out of Canyon Oaks Estates the community will consist of a variety of housing types, a neighborhood commercial site, and a system of open space areas and park sites that are interconnected throughout the community and link the neighborhoods to the Park Paseo on the western boundary. The goal of the Canyon Oaks Estates master planned community is to create a village and not individual independent subdivisions that do not connect or blend appropriately.

Standard Pacific is in the process of finalizing the remaining details to begin constructing three distinct products. Canyon Oaks Estates will provide a diverse range of housing opportunities allowing for a mix of income levels, lifestyles, and living environments integral in forming a stable, diverse, and lasting neighborhood as well as community. These single-family neighborhoods will feature lot sizes of 7,200, 8,000 and 10,000 square feet minimum. In addition, the remaining residential area will offer an opportunity for multi-family development.

DESIGN:

Standard Pacific offers residential products that incorporate the necessary architectural elements to create a diverse and aesthetically pleasing street scene. These products include elements such as defined entryways, enclosed three (3) car garages, exterior elevations with varied roof lines, building footprint offsets, and architectural projections. Each product will offer a range of elevations, roof tile selections, and color choices to enable the home buyers to individualize their home. Additionally, Standard Pacific has designed their neighborhoods to reflect Chandler's Residential Development Standards proposed within the master planned community zoning document.

The Residential Development Standards approved and being implemented are as follows:

Subdivision Design:

1. Standard – Provide a curvilinear street system with safe traffic sight visibilities, particularly at intersections.

Implementation – The entire street system was designed using a curvilinear street system including the collector streets and the local streets within each of the neighborhoods. Particular attention was paid to the visibility at intersections through the use of open space and landscape tracts.

2. Standard – Provide a sense of neighborhood arrival through design of the entry street intersecting the arterial or major collector featuring such elements as monument signing, special landscape, specialty pavement, enhanced fence/wall details, boulevard medians, etc.

Implementation – The collector street entrance from Pecos Road, Riggs Road and Val Vista Road are being designed with an entry feature containing landscape and entry monumentation.

3. Standard – Provide a means of vehicular access to rear yards, other than alleys, for keeping cars, small boats and trailers, all of which must be effectively screened from view by six (6) ft. fence walls, solid gates, and landscaping.

Implementation – A ten (10) foot minimum side setback is provided on one side of the lot and adequate solid gates will be required to allow the storage of cars, small boats, and trailers behind the walls.

4. Standard – Widen corner lots by at least ten (10) ft. more than the interior lots on that block.

Implementation – Corner lots are ten (10) feet wider than interior lots.

5. Standard – Stagger the rear setback lines for all lots backing onto an arterial street to achieve a range of ten (10) ft. or more (no rear yard setback shall be less than twenty (20) ft. from the property line to a single story structure, and not less than thirty (30) ft. for a two-story setback). A covered patio may extend into this minimum rear yard setback no more than ten (10) ft., provided; however, that a minimum twenty (20) ft. setback from the rear property line to the patio cover posts is retained.

Implementation – Rear setbacks along arterials will vary between twenty (20) and thirty (30) feet for all single story homes and will be a minimum of thirty (30) feet for two story homes. Lot depths along arterials were increased to allow for this additional setback.

6. Standard – Provide retention areas that meander through the subdivision as a greenbelt, rather than a single rectangular basin.

Implementation – Open space corridors are being provided throughout this development. These corridors will also be used for storm water retention. These corridors vary in width and are expanded in size at key locations to serve aesthetic and functional (recreational) purposes (see Exhibit “F”).

7. Standard – Provide landscaped open spaces, visible from arterial street view as well as from residential street view.

Implementation – Landscaped tracts are provided in areas along Pecos Road and Cooper Road. These tracts provide openings to landscaped corridors within the development. They are visible from the residential streets as well as the arterials (see Exhibit “G”).

8. Standard – Design and improve retention areas to be useable and accessible, i.e., not inundated by 10-year storm volumes for certain recreational purposes, such as, basketball, volleyball, or tot lots, etc., as well as for specific site and architectural amenities such as ramadas, benches, par courses, etc.

Implementation – The open areas will only partially be used for retention. The remainder of the space will be usable as pedestrian linkages as well as active and passive recreation (see Exhibit “H”).

9. Standard - Provide a minimum ten (10) ft. landscaped parkway measured from the right-of-way line to the fence wall, in a common area to be maintained by an association, where lots back onto an arterial street and five (5) ft. when backing to a local or collector street.

Implementation – The design of Canyon Oaks Estates provides for a ten (10) ft. minimum landscaped buffer along all arterial streets and collector streets. These buffers have been expanded wherever possible.

10. Standard – Provide staggers or other breaks to relieve the linear character of perimeter fence walls adjoining arterial streets.

Implementation – Staggered perimeter wall setbacks are provided along the arterial streets.

11. Standard – Within a multi-parcel PAD, provided a differential of a least 2,000 sq. ft. between the minimum lot size of two (2) or more parcels. In addition, credit for another “diversity element” may be granted if such differential results in a parcel with a minimum lot size of 12,000 sq. ft.

Implementation – Single family parcels range in minimum lot size from 7,200 square feet to 10,000 square feet.

Residential Design:

1. Standard – Provide significant architectural differences in the choice of elevations offered for each floor plan, e.g., roof lines, exterior colors, etc.

Implementation – Standard Pacific is providing three to four (3-4) elevations for each model including façade treatment and five (5) different paint color schemes. (see Exhibit “I”).

2. Standard – Prohibit the same front elevation on adjoining home products; prohibit the same rear elevations on adjoining homes visible from arterial street view.

Implementation – Standard Pacific is providing four (4) elevations for each model. This will provide a variety of home models and elevation options for each lot; thus insuring that the same front or rear elevation will not be used on adjoining homes.

3. Standard – De-emphasize garage fronts as the most prominent architectural feature of the dwelling front, e.g., incorporate side access garage, “in-line” garages, L-shape floor plans, etc.

Implementation – This will be accomplished in several ways, including front porches, surrounds, and side entry garages. The use of tandem garages and split garages will de-emphasize 3-car garage fronts..

4. Standard – Emphasize distinctive architectural details in the front elevations, e.g., covered front entries, covered front porches, door and window details, roof overhangs, parapet walls with cap features, etc.

Implementation – Standard Pacific will provide many of the above elements to give a distinctive architectural detail.

5. Standard – Provide a variety of roofing colors, textures, and component shapes, e.g., “barrel” tile and flat concrete tile.

Implementation – Standard Pacific will provide the option of varying roof colors, textures, and shapes.

6. Standard – Provide screening or other accommodation for trash containers, recycling bins, household tools and equipment.

Implementation – The side yard fence will provide necessary screening of trash containers, recycling bins, household tools and equipment.

7. Standard – Provide a variety of front yard landscape packages installed by the homebuilder.

Implementation – Standard Pacific will provide landscape packages for the front yard. However, buyers of these larger homes prefer individuality and custom designs for their front and rear landscaping. All plans are reviewed by the Architectural Committee of the Homebuilder Association.

SUMMATION:

Standard Pacific’s innovative use of incorporating cost effective architectural details, as well as lot and street layout, provides for diversity and a sense of place. Standard Pacific creates quality products that are affordable for individuals at all income levels, which instills a greater sense of pride and thus a more sustainable community. The results of individuals living with a Standard Pacific home as well as within Canyon Oaks Estates will maintain a high quality of life as individuals and as a community, thus benefiting the City of Chandler.

STANDARD PACIFIC HOMES

CANYON OAKS ESTATES

SINGLE-FAMILY RESIDENTIAL HOUSING DESIGN REVIEW DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, this Agreement is entered into as of the _____ day of _____, 1999 (the "Effective Date"), by and between the CITY OF CHANDLER, a municipal corporation of the State of Arizona ("City") and STANDARD PACIFIC OF ARIZONA, INC., a Delaware Corporation ("Developer").

RECITALS

A. WHEREAS, Developer owns, intends to acquire and/or is developing certain real property located at the southeast corner of Pecos Road and Cooper Road in the City of Chandler, commonly known as Canyon Oaks Estates (the "Project");

B. WHEREAS, effective January 20, 1997, City adopted (pursuant to Ordinance No. 2672) certain development and other fees ("Development Fees") that apply to development located within the City of Chandler, including the Project, with respect to building permits issued by City subsequent to January 20, 1997;

C. WHEREAS, proposed legislation (HB 2136) is pending in the Arizona Legislature, and other legislation may be introduced from time to time in the future, that, if adopted, may affect City's imposition of Development Fees;

D. WHEREAS, Developer and City are entering into this Agreement pursuant to the provisions of A.R.S. §9-500.05 to facilitate development of the Project by providing for public infrastructure improvements;

E. WHEREAS, Developer is desirous of proceedings with the actions required by City in order to issue building permits for structures within the Project upon the terms and conditions set forth in this Agreement; and

F. WHEREAS, City is willing to proceed with the actions required to issue building permits if it is assured that it will receive funds to provide public infrastructure improvements as provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and representations set forth herein and in the Recitals hereto, City and Developer agree as follows:

1. Upon Developer's request, City shall issue building permits for the structures to be built within the Project. The Development Fees shall be payable prior to issuance of the building permits for such structures and subject to the provisions of paragraphs 4 and 5 of this Agreement. City represents that Exhibit B ("Development Fee Schedule") is a schedule of all Development Fees in effect, as of January 20, 1997, pursuant to Ordinance No. 2672. In the future City may add new development fees or increased fees from the date of the levy of the new or increased fees upon any other development of similar type structures within the City, but this agreement shall not be construed to mean that Developer has agreed to a new fee or an increase in fees.

2. Subject to the provisions of paragraphs 4 and 5 of this Agreement, the Development Fees set forth on Exhibit B (less all applicable credits for qualifying offsite improvements installed by Developer) shall be due and payable prior to issuance of building permits for the Project, irrespective of any subsequent legislation affecting development fees generally.

3. Subject to the provisions of paragraphs 4 and 5 of this Agreement, Developer agrees that the imposition of the Development Fees is warranted by, related to an proportionate with the anticipated impact of the Project upon City's public infrastructure and Developer waives any right to reimbursement of such Development Fees, except as otherwise agreed between City and Developer or pursuant to existing City policy or practice (e.g., reimbursement for the cost differential of "up-sizing" utility lines to accommodate the City's master plan or other needs).

4. City and Developer recognize and acknowledge that future legislation, City Council action and/or changes in City policy with respect to amounts payable in respect of the development of similar type structures, whether such levies are presently existing or hereinafter imposed as development fees or otherwise (hereinafter referred to as the "Assessment Burden"), may result in the City's elimination, reduction or waiver of some or all development fees, or the failure to levy development fees, in whole or in part, upon other development constructing or planning to construct similar type structures within the City. City agrees that Developer shall be entitled to the benefit of equal treatment in respect of the Assessment Burden applicable to the Project (determined on a proportion and uniform basis), it being the intent of this provision that no develop or development of similar type structures on property within the City shall bear an Assessment Burden which, taking into account all amounts comprising the Assessment Burden, is less than that levied upon Developer and/or the Project pursuant to the terms of this Agreement or is computed on a basis more favorable to any other developer; provided, however, that nothing in the foregoing shall be construed to require the City to extend to Developer or the Project the benefit of any reduction in the Assessment Burden which is judicially imposed on the City with respect to developers or developments of similar type structures on property within the City if such developments were approved by the City on or before February 13, 1997.

5. In the event any proposed development of similar type structures on property within the City is zoned or otherwise approved for development on or after February 13, 1997, and is granted the benefit of future legislation resulting in a retroactive reduction in proportionate and uniform basis, retroactive to the date first extended to such other development.

6. City and Developer further recognize and acknowledge that, due to the potential impact of future legislation upon the City's ability to levy Development Fees upon developers of structures within the city, City may elect to impose a moratorium or to otherwise cease issuing building permits for certain types or classes of structures within the city. In the event of any such moratorium or cessation, and notwithstanding any such action by City, Developer shall have the right to proceed with the Project, and to obtain all required building permits from City upon Developer's payment of the Development Fees required by this Agreement.

7. This Agreement is binding upon and shall inure to the benefit of the successors and assigns of the parties hereto and the rights and obligations hereby created are assignable in whole or in part by Developer.

8. The Recitals set forth in paragraphs A through F, inclusive, of this Agreement, and the Schedule of Development Fees attached as Exhibit B are incorporated in this Agreement by reference as if fully set forth herein.

9. This Agreement is the result of negotiations between the parties and shall not be construed against any party as a consequence of its role or the role of its counsel in the drafting of this agreement.

10. Nothing in this Agreement shall preclude City from the reasonable exercise of its normal zoning, platting and review processes.

11. This Agreement represents the entire agreement of the parties with respect to its subject matter, and all agreements, oral or written, entered into prior to this Agreement are revoked and superseded by this Agreement. This Agreement may not be changed, modified or rescinded, except in writing, signed by all parties and any attempt at oral modification of this Agreement shall be void and of no effect.

IN WITNESS WHEREOF, the parties have executed this Agreement through their representatives duly authorized to execute this document and bind their respective entities to the terms and obligations herein contained on the date and year first written above.

CITY OF CHANDLER, a municipal
Corporation of the State of Arizona

ATTEST:

City Clerk

By: _____
Jay Tibshraeny
Mayor

APPROVED AS TO FORM:

Developer:

CITY ATTORNEY

By: _____
*

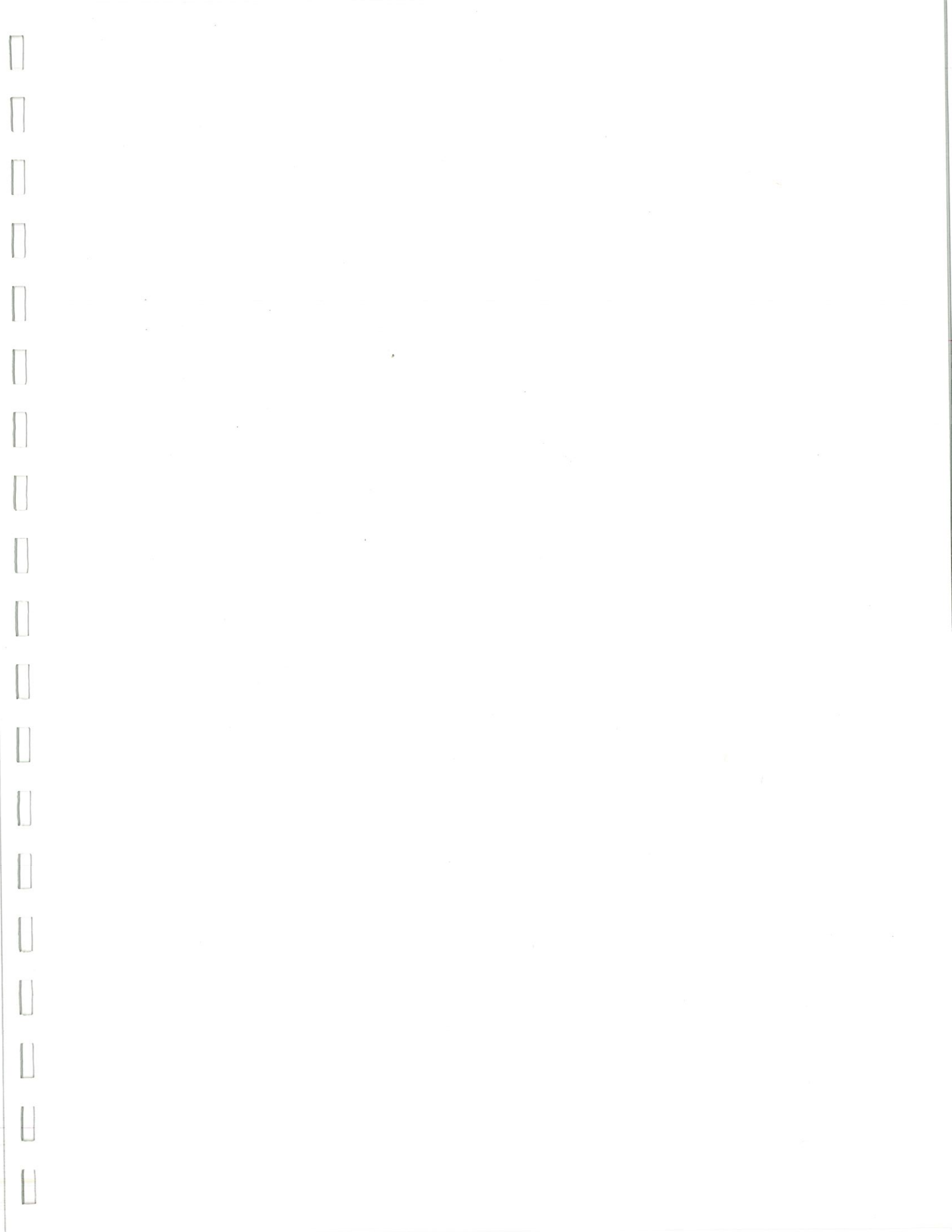
Its: _____

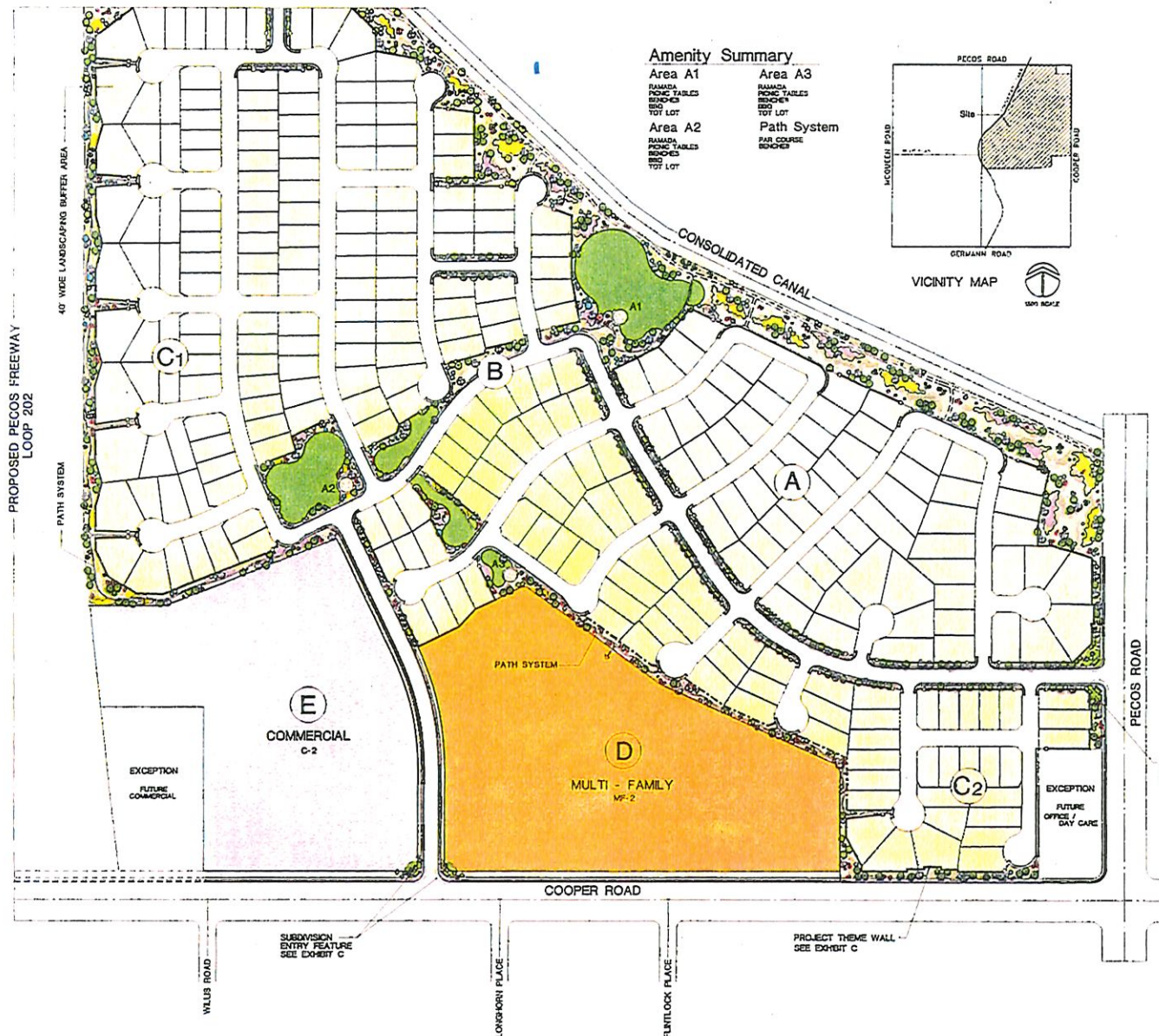
COUNTY OF MARICOPA)
)ss
State of Arizona)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 1999
by _____, in his/her capacity of _____ of
_____.

Notary Public

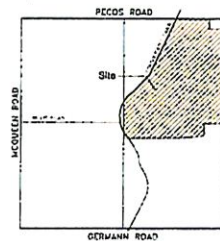
My Commission Expires:





Amenity Summary

Area A1	Area A3
RANCH PECOS TRAILS 80' x 120' TOT LOT	RANCH PECOS TRAILS 80' x 120' TOT LOT
Area A2	Path System
RANCH PECOS TRAILS 80' x 120' TOT LOT	PAR COURSE 80' x 120'



VICINITY MAP



Site Data

Lot Type	Min Lot Dimensions	Average Lot Size	D.U./acre	Units	Acres
A	77' x 120'	12,591 sf	2.2	64 Lots	28.7
B	65' x 120'	9,711 sf	2.6	122 Lots	41.6
C1	67' x 120'	8,245 sf	2.3	75 Lots	24.1
C2	67' x 120'	8,245 sf	2.3	28 Lots	6.4

Total Single Family 0,670 sf 2.7 289 Units 103.0

Per Flood Plain / Retention - 16.8 acres - 16% of the Single Family Project Area (included in lot type Subdivisions) 80.2 acres (net Area in Lots)

Area	Use	D.U./acre	Units	Acres
D	Multi-Family (R-2)	15	276	17.2
E	Commercial (C-2)			15.8
	Arterial Street R/W (Cooper & Pecos Road)			4.9

Approximate Total Project Area 140.9

Typical Residential Street Width	50' Dedicated Right-of-Way
Typical Collector Street Width	60' Dedicated Right-of-Way
Typical Arterial Street Width (1/2)	65' Dedicated Right-of-Way

Notes

- This project will be a SINGLE FAMILY residential development.
- Existing Zoning: AG-1
Proposed Zoning: PLANNED AREA DEVELOPMENT
- A Homeowners Association will be created for the purpose of maintenance of all common areas, landscape tracts, and open space.
- All streets will be constructed to the Maricopa County and the City of Chandler standards.
- All utilities will be located underground.

Subdivision Diversity Elements

Incorporated within this plan

- Curved near street system
- Curved streets diversity feature
- Neighborhood arrival / entrance feature
- Wider corner lot widths by 10'
- Deeper rear yard setbacks on two story buildings
- Landscape space visible from arterial streets
- Usable retention areas above 10 year storm
- Landscape tract - 10' on arterial streets, 5' on collector streets
- Staggers and other breaks in perimeter wall
- Lot differential of 2,000 sf
- Maintained retention thru subdivision
- 35% maximum lot coverage

SUBDIVISION ENTRY FEATURE SEE EXHIBIT C



pd/sA
LAND PLANNING/LANDSCAPE ARCHT
pd/sAUREY ASSOCIATES, L

3740 EAST BOWLING AVENUE, SUITE 20
MESA, AZ 85204 (PH) 977-4340

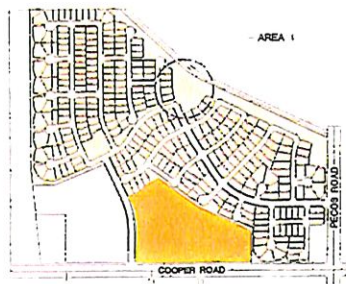


CANYON OAKS ESTATES

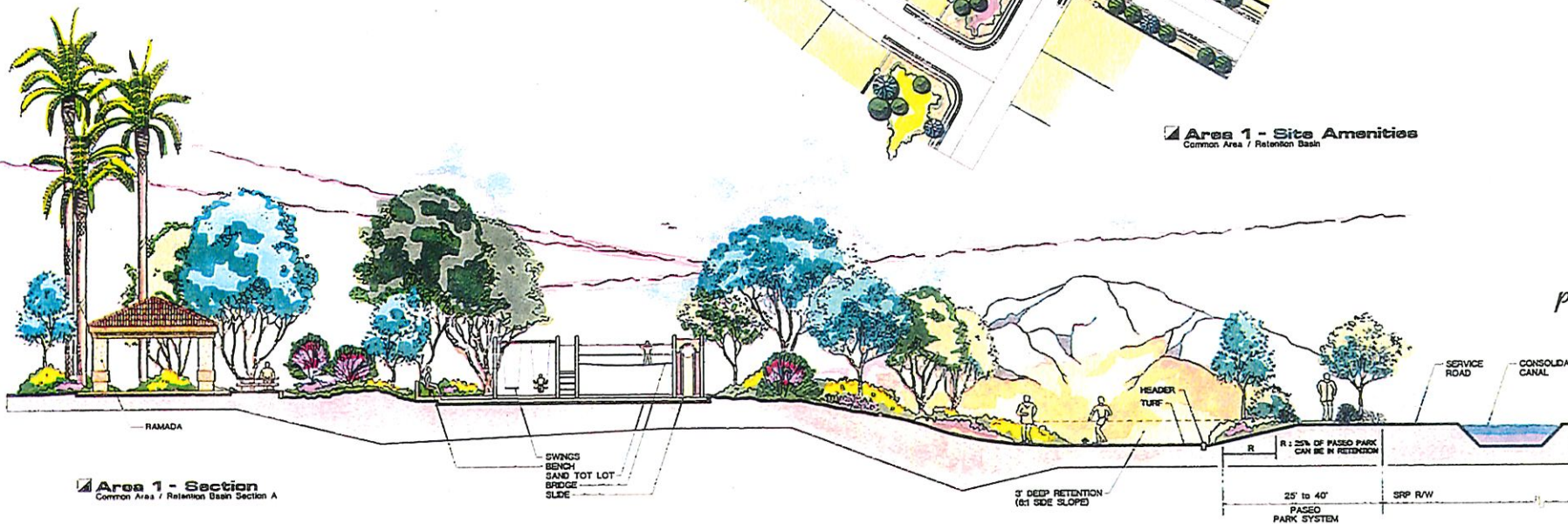
DEVELOPMENT MASTER PLAN

Canyon Oaks Estates

CHANDLER, ARIZONA



Area 1 - Site Amenities
Common Area / Retention Basin

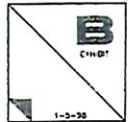


Area 1 - Section
Common Area / Retention Basin Section A

pd/s A
LAND PLANNING/LANDSCAPE ARCHITECTURE
pd/saurey Associates, Inc.



3740 EAST BOWEN AVENUE, SUITE 200
MESA, AZ 85205 (602) 837-4240

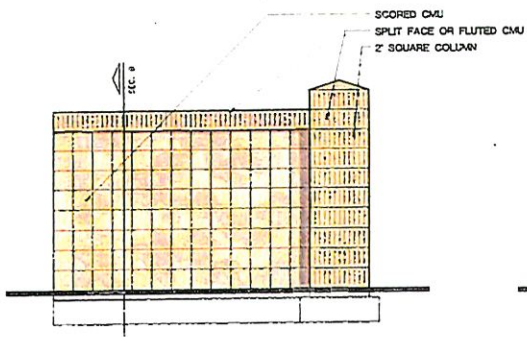


CANYON OAKS ESTATES

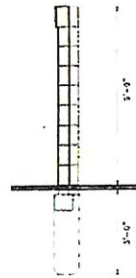
DEVELOPMENT MASTER PLAN
Typical Site Details

Canyon Oaks Estates

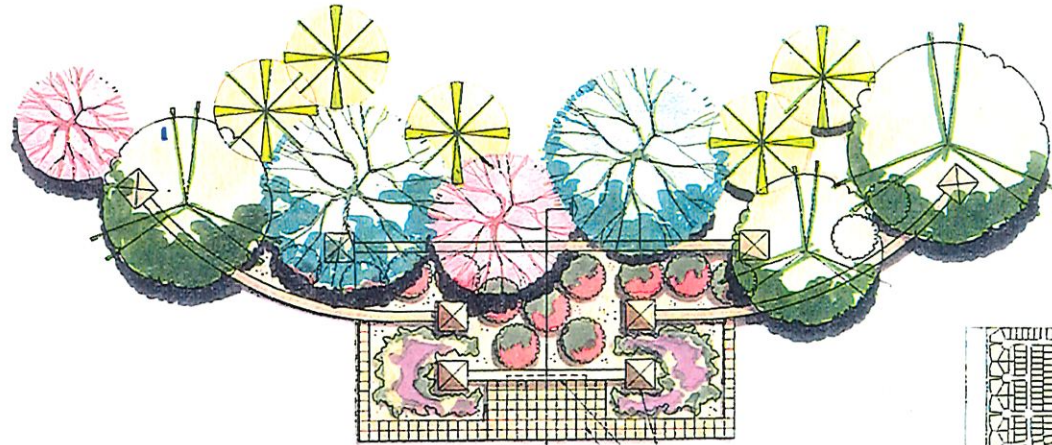
CHANDLER, ARIZONA



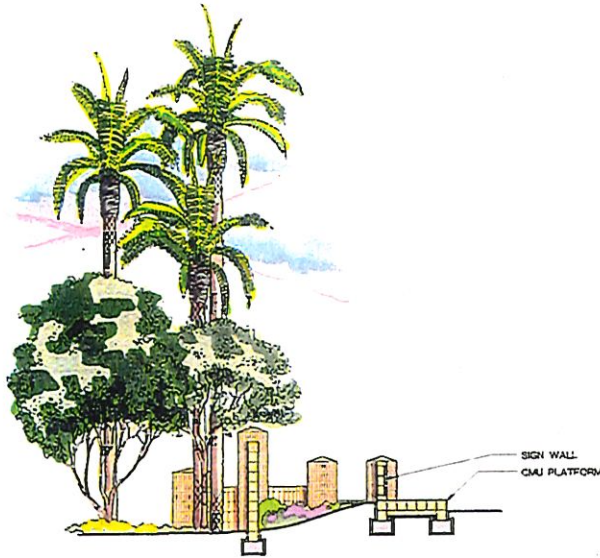
Project Theme Wall Elevation
1/2 SCALE



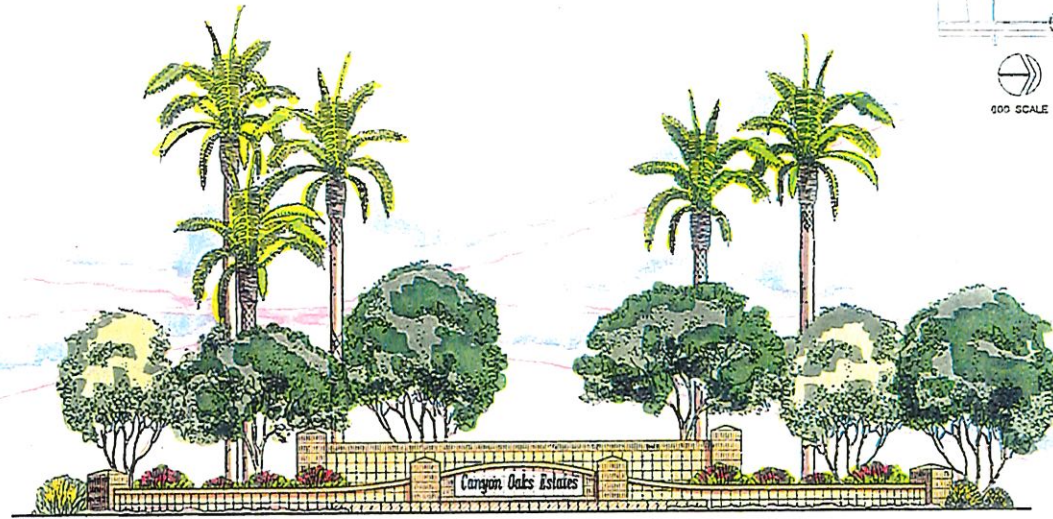
Section B
1/2 SCALE



Entry Monument Plan View
1/4 SCALE



Entry Monument Section A
1/4 SCALE

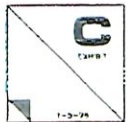


Entry Monument Elevation A
1/4 SCALE

pd/sA
LAND PLANNING/LANDSCAPE ARCHITECT
pd/saurey Associates



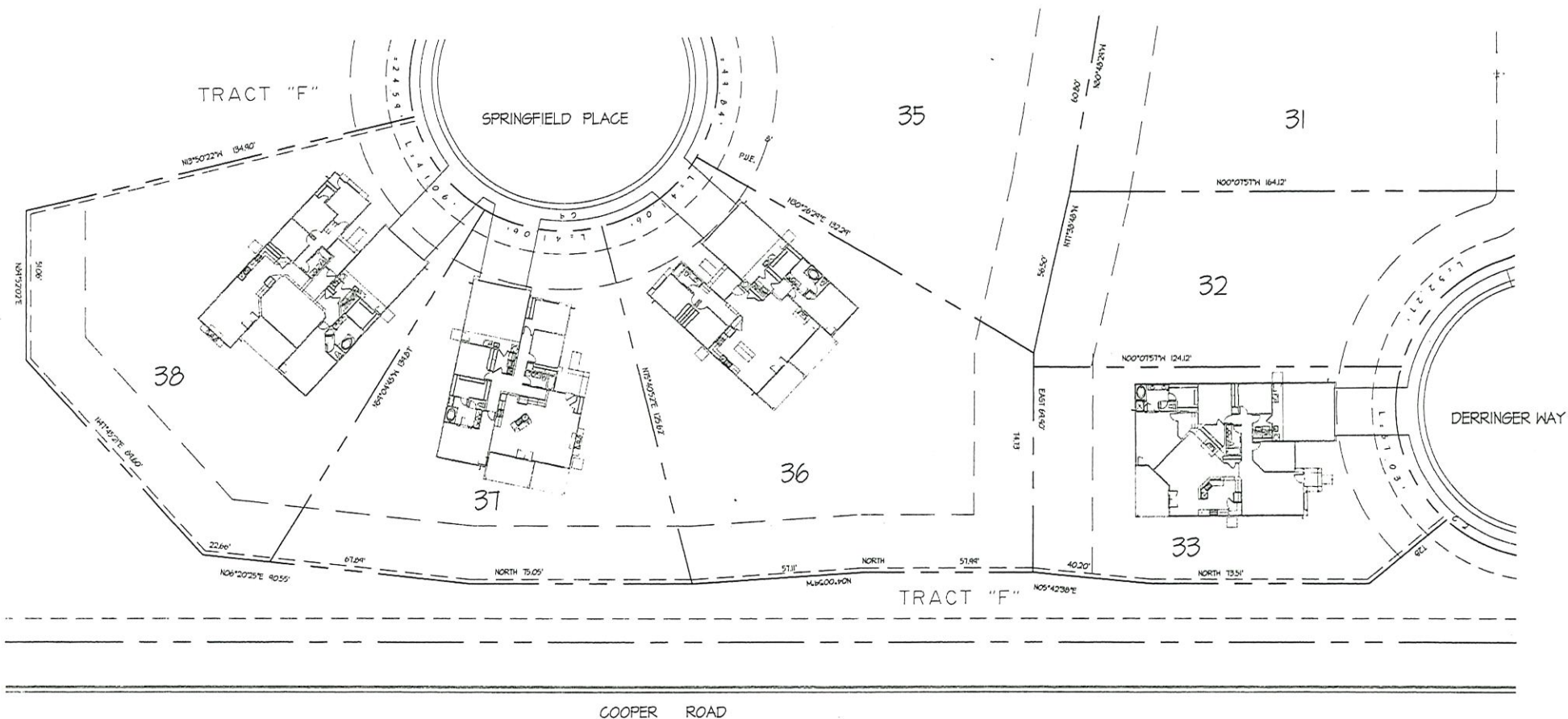
1740 EAST WASHINGTON AVENUE, SUITE 210
MESA, AZ 85204 (905) 961-0100



CANYON OAKS ESTATES

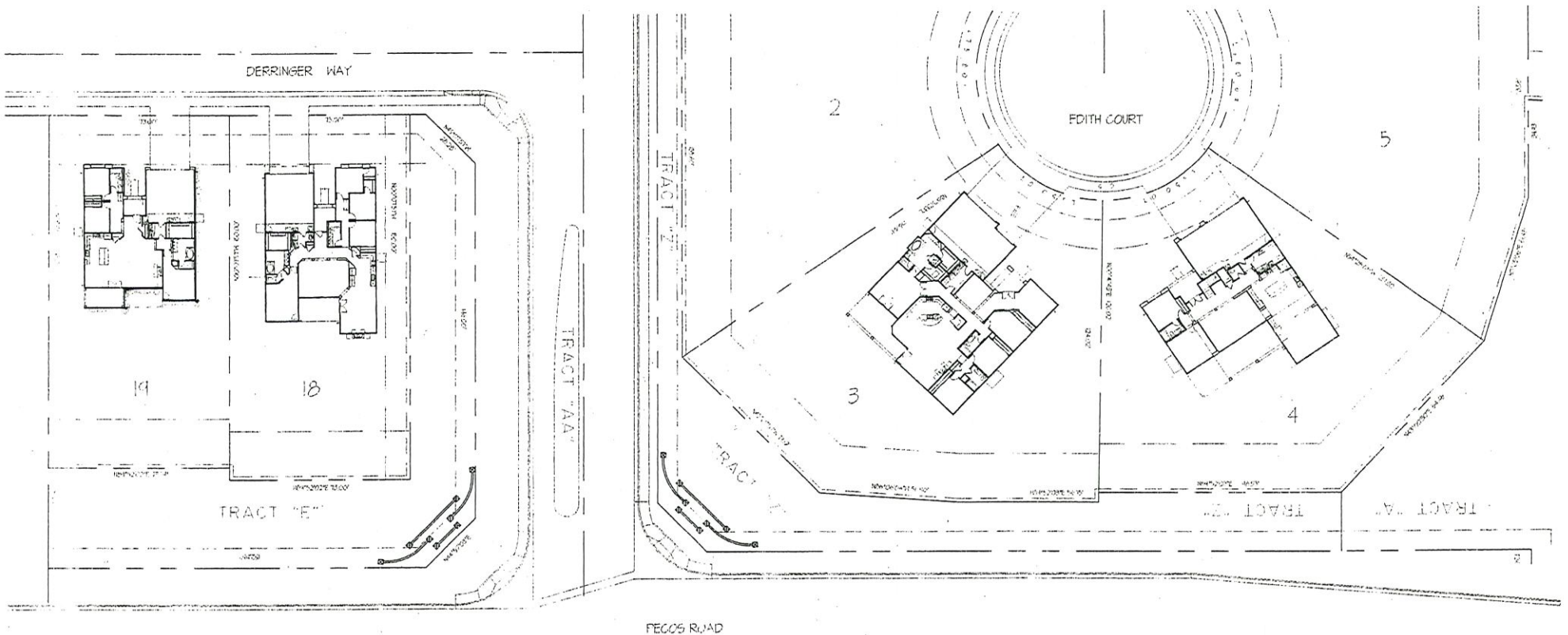
DEVELOPMENT MASTER PLAN
Entry Monument / Theme Wall

Canyon Oaks Estates
CHANDLER, ARIZONA



COOPER ROAD ELEVATION

 STANDARD PACIFIC
HOMES



PECOS ROAD

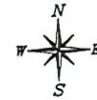
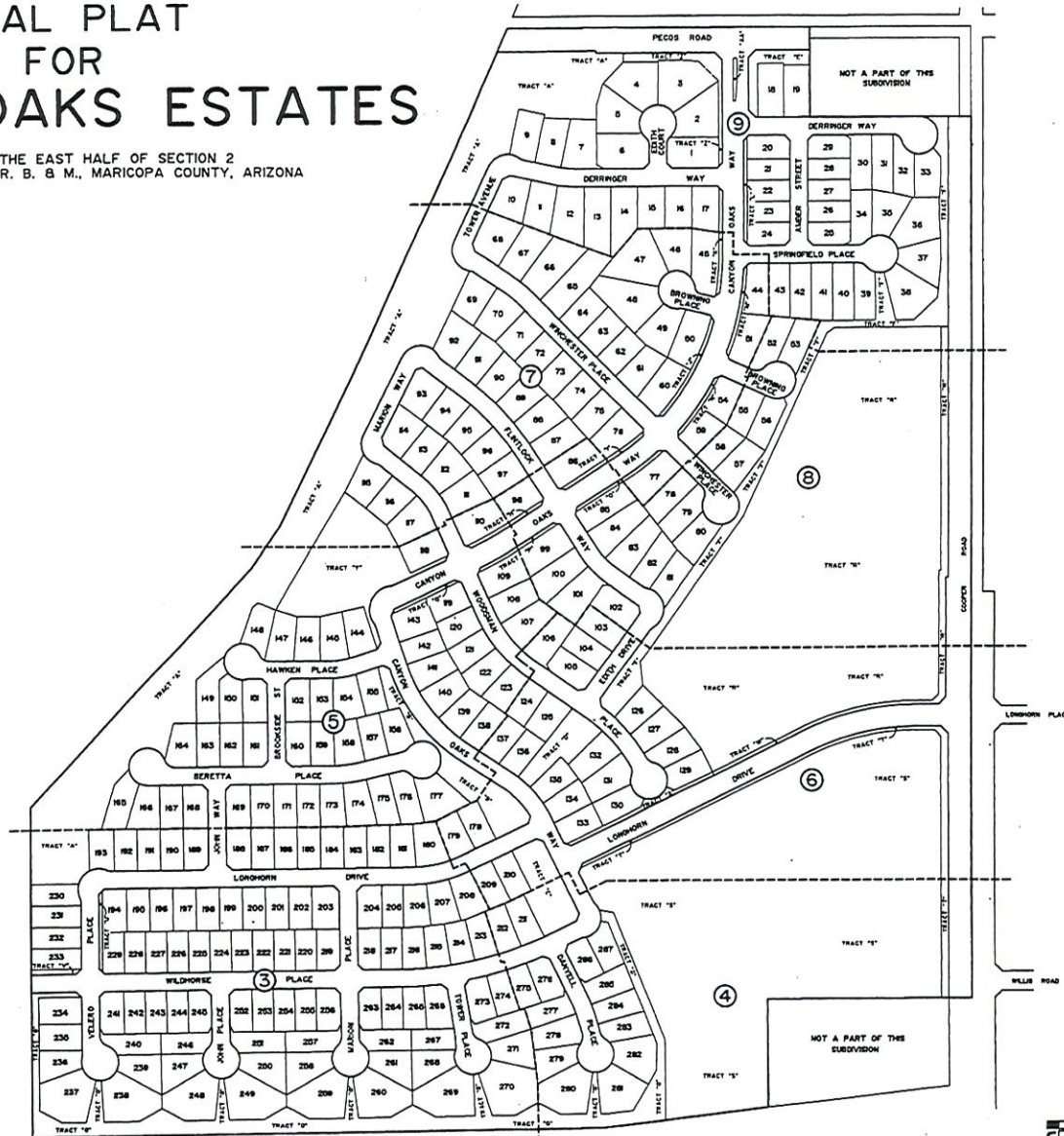


PECOS ROAD ELEVATION

 **STANDARD PACIFIC
HOMES**

FINAL PLAT
FOR
CANYON OAKS ESTATES

A PORTION OF THE EAST HALF OF SECTION 2
T. 2S., R. 5E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA



KEY MAP

○ INDICATES SHEET NUMBER



C.O.C. LOG NO: PT99-00015
REV. 05-05-99
05-10-99
DATE 02-04-99



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS

JOB NO.
970704
SH. 2
OF 9

CANYON OAKS ESTATES

MATCH SHEET 5

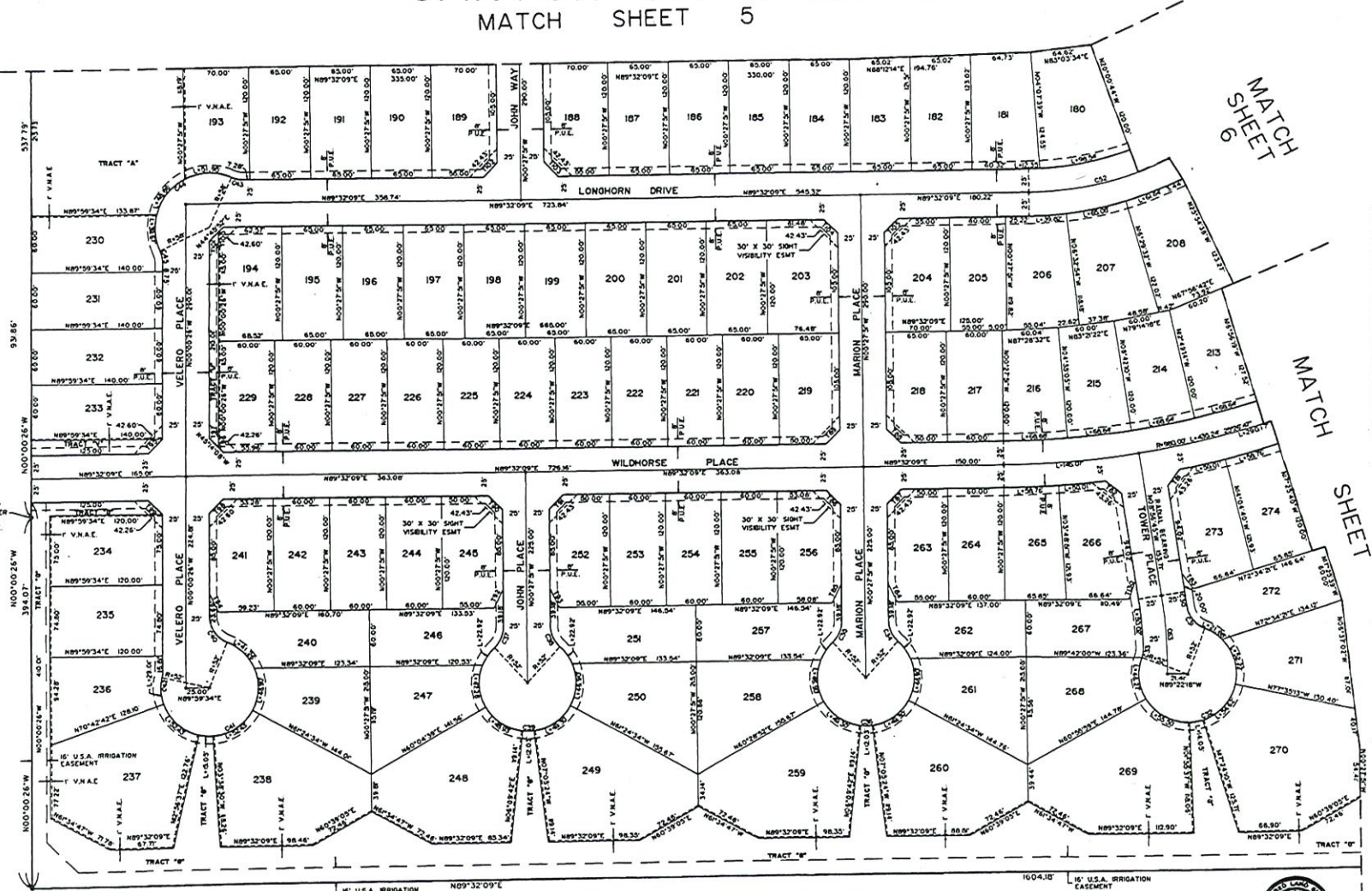


GRAPHIC SCALE
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SCALE 1" = 50'

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258	21.55	N 35°07'34" E
259	21.55	N 35°07'34" E
260	21.55	N 35°07'34" E
261	21.55	N 35°07'34" E
262	21.55	N 35°07'34" E
263	21.55	N 35°07'34" E
264	21.55	N 35°07'34" E
265	21.55	N 35°07'34" E
266	21.55	N 35°07'34" E
267	21.55	N 35°07'34" E
268	21.55	N 35°07'34" E
269	21.55	N 35°07'34" E
270	21.55	N 35°07'34" E
271	21.55	N 35°07'34" E
272	21.55	N 35°07'34" E
273	21.55	N 35°07'34" E
274	21.55	N 35°07'34" E
275	21.55	N 35°07'34" E
276	21.55	N 35°07'34" E
277	21.55	N 35°07'34" E
278	21.55	N 35°07'34" E
279	21.55	N 35°07'34" E
280	21.55	N 35°07'34" E
281	21.55	N 35°07'34" E
282	21.55	N 35°07'34" E
283	21.55	N 35°07'34" E
284	21.55	N 35°07'34" E
285	21.55	N 35°07'34" E
286	21.55	N 35°07'34" E
287	21.55	N 35°07'34" E
288	21.55	N 35°07'34" E
289	21.55	N 35°07'34" E
290	21.55	N 35°07'34" E
291	21.55	N 35°07'34" E
292	21.55	N 35°07'34" E
293	21.55	N 35°07'34" E
294	21.55	N 35°07'34" E
295	21.55	N 35°07'34" E
296	21.55	N 35°07'34" E
297	21.55	N 35°07'34" E
298	21.55	N 35°07'34" E
299	21.55	N 35°07'34" E
300	21.55	N 35°07'34" E

UNSUBDIVIDED

FOUND 1/2" BARFLAME CAP
CTR. 1/4" CORNER
SECTION 2
T 2 S. R 5 E.



UNSUBDIVIDED

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C30	325.00	14.88	7.33	0°36'00"
C31	30.00	32.41	17.99	6°23'38"
C32	30.00	244.84	92.79	28°28'42"
C33	30.00	12.07	6.14	23°07'02"
C34	30.00	29.07	13.32	47°20'33"
C35	30.00	29.07	13.32	47°20'33"
C36	30.00	29.07	13.32	47°20'33"
C37	30.00	29.07	13.32	47°20'33"

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C38	30.00	29.07	13.32	47°20'33"
C39	30.00	29.07	13.32	47°20'33"
C40	30.00	29.07	13.32	47°20'33"
C41	30.00	29.07	13.32	47°20'33"
C42	30.00	29.07	13.32	47°20'33"
C43	30.00	29.07	13.32	47°20'33"
C44	30.00	29.07	13.32	47°20'33"
C45	30.00	29.07	13.32	47°20'33"
C46	30.00	29.07	13.32	47°20'33"



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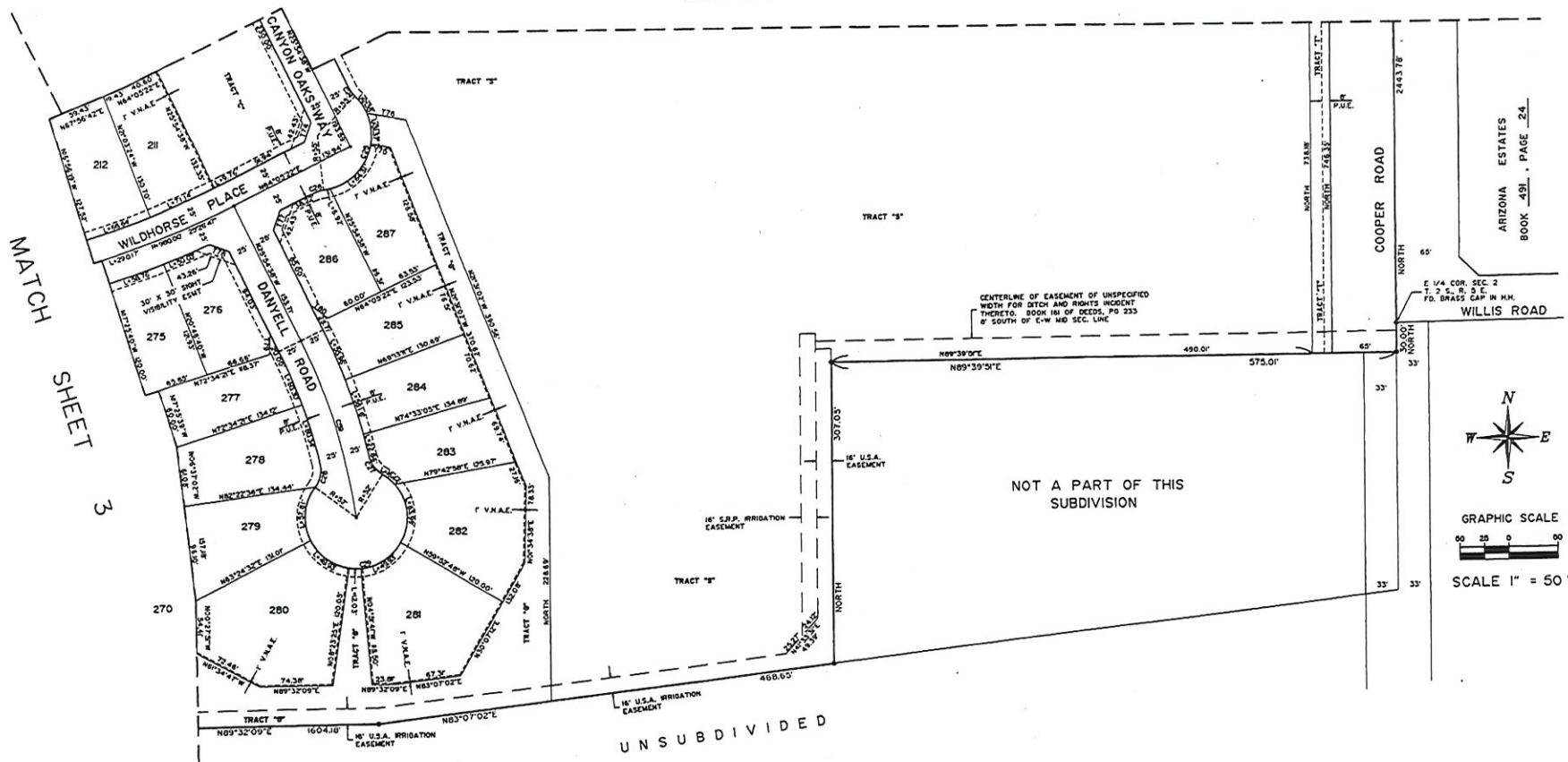
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C.O.C. LOG NO: PT99-00015
REV. 05-03-99
DATE: 02-04-99
JOB NO., 970704
SHEET 3 OF 9

EP12005

CANYON OAKS ESTATES

MATCH SHEET 6



CURVE	RADIUS	LENGTH	TANGENT	DELTA
C25	55.00	124.31	16.63	09°29'59"
C26	50.00	105.34	14.22	07°48'00"
C27	50.00	133.84	12.47	48°09'25"
C28	50.00	26.70	14.31	60°59'55"
C29	65.00	200.04	47.13	71°03'00"
C30	605.00	189.73	59.67	18°07'08"

LINE	LENGTH	BEARING
T74	21.21	N 89°05'22" E
T75	20.32	N 80°21'52" W
T76	49.30	N 80°21'52" W
T77	21.21	N 89°05'22" E
T78	21.05	N 89°26'05" W
T79	21.00	N 2°28'15" E
T80	22.38	N 52°28'32" W



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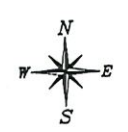
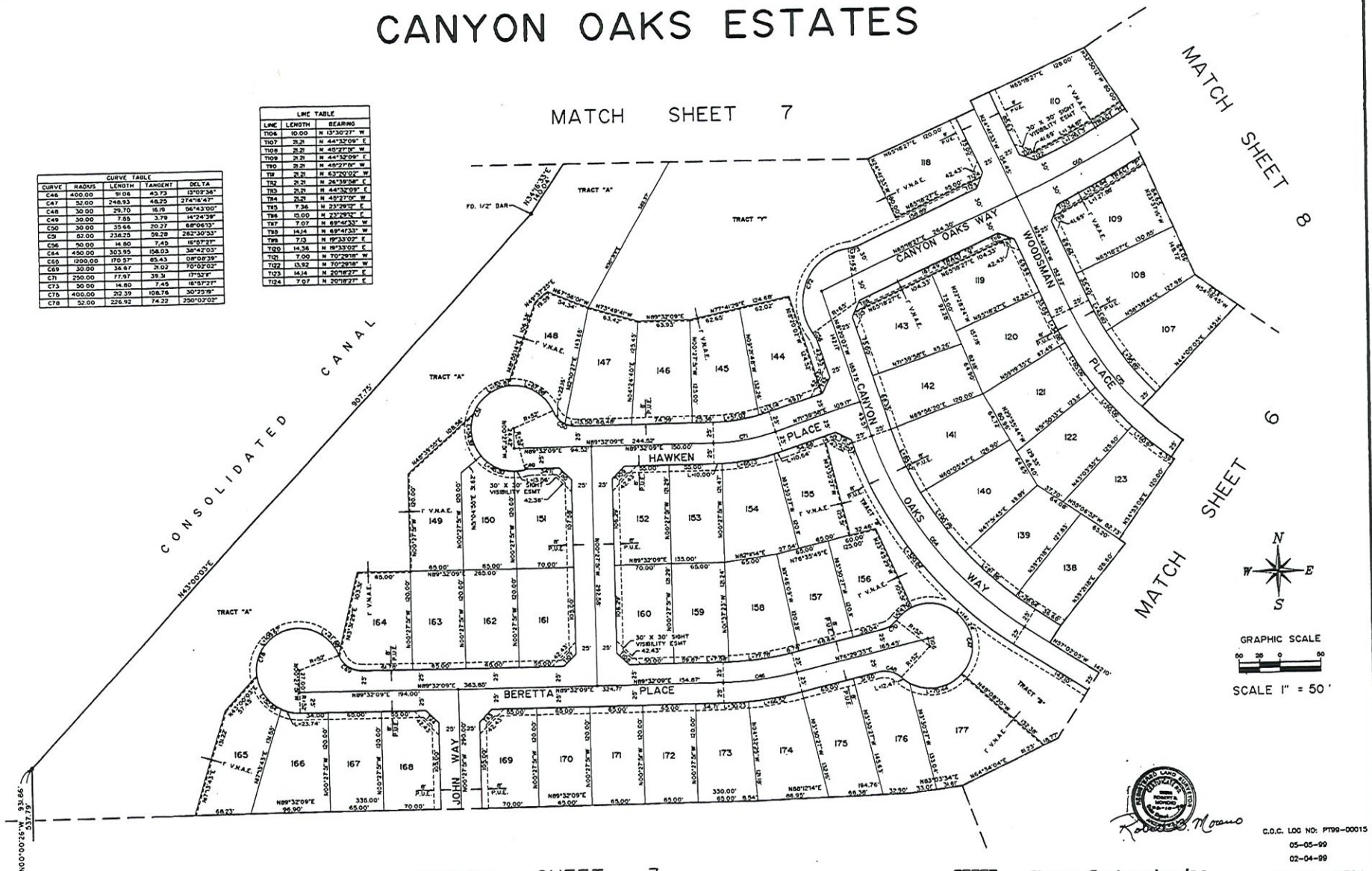
C.D.C. LOG NO: PT90-00015
REV. 05-05-99
DATE: 02-04-99
JOB NO. 970704
SHEET 4 OF 9

CANYON OAKS ESTATES

MATCH SHEET 7

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C46	400.00	9.06	43.73	137°09'38"
C47	50.00	248.93	48.25	274°46'43"
C48	30.00	29.70	16.19	98°43'00"
C49	30.00	7.85	3.79	162°44'38"
C50	30.00	35.66	20.27	88°06'13"
C51	62.00	238.20	59.28	282°30'33"
C52	70.00	11.80	7.55	163°27'27"
C53	150.00	303.95	104.03	36°42'03"
C54	1000.00	170.57	63.43	08°08'33"
C55	30.00	36.87	20.02	70°07'02"
C56	250.00	77.97	39.36	17°33'54"
C57	30.00	14.80	7.49	16°57'23"
C58	400.00	212.39	108.76	30°25'19"
C59	52.00	226.92	74.23	290°03'02"

LINE	LENGTH	BEARING
T04	10.00	N 13°30'21" W
T07	2.22	N 44°32'09" E
T08	2.22	N 45°21'00" W
T09	2.22	N 44°32'09" E
T10	2.22	N 49°23'50" W
T11	2.22	N 63°20'02" W
T12	2.22	N 24°33'06" E
T13	2.22	N 44°32'09" E
T14	2.22	N 45°21'00" W
T15	7.36	N 23°06'00" E
T16	15.00	N 23°06'00" E
T17	7.07	N 89°46'33" W
T18	14.34	N 89°46'33" W
T19	7.03	N 89°33'02" E
T20	14.36	N 89°33'02" E
T21	7.00	N 70°20'18" W
T22	13.62	N 70°20'18" W
T23	14.34	N 20°18'27" E
T24	7.07	N 20°18'27" E



GRAPHIC SCALE
SCALE 1" = 50'

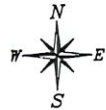


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05-05-99
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JOB NO. 970704
SHEET 5 OF 9

MATCH SHEET 3

CANYON OAKS ESTATES

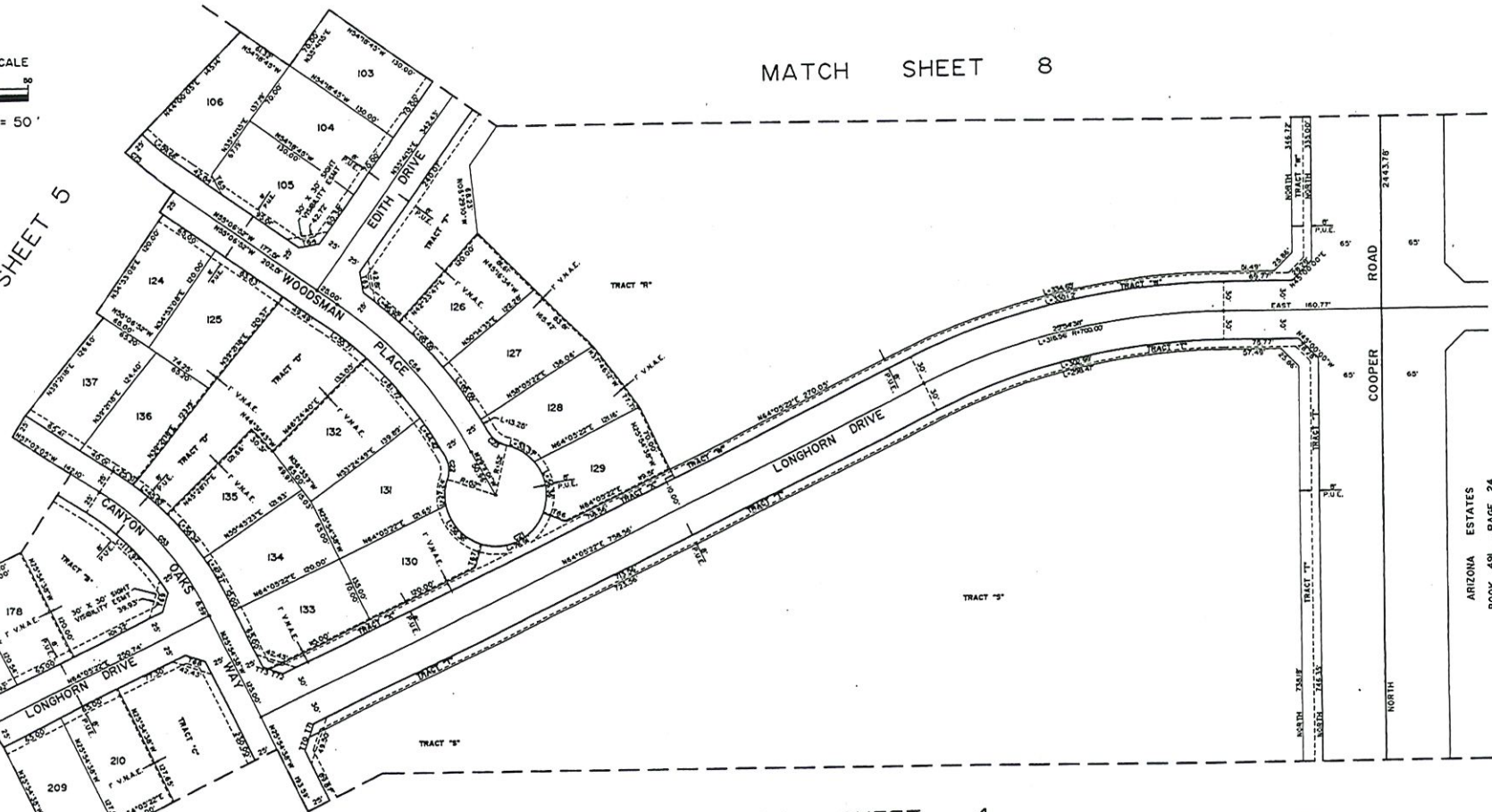


GRAPHIC SCALE
SCALE 1" = 50'

MATCH SHEET 8

MATCH SHEET 5

MATCH SHEET 3



MATCH SHEET 4

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	30.00	290.23	47.04	27°43'35"
C2	30.00	25.79	13.73	49°10'39"
C3	30.00	24.63	12.89	48°30'24"
C4	300.00	155.44	79.02	22°28'44"
C5	300.00	163.87	83.93	30°17'21"
C6	400.00	203.64	103.40	25°25'00"
C7	400.00	202.39	108.78	30°25'19"

LINE	LENGTH	BEARING
153	21.24	N 9°42'24" W
154	21.36	N 80°17'36" E
155	22.24	N 28°23'20" W
156	22.16	N 68°17'01" W
157	22.06	N 10°17'41" E
158	21.21	N 70°54'38" W
159	20.27	N 8°55'31" E
170	14.14	N 8°05'22" E
171	14.14	N 70°54'38" W
172	14.14	N 70°54'38" W
173	7.07	N 70°54'38" W

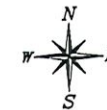


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REV. 05-05-99
DATE 02-04-99
JOB NO. 970704
SHEET 6 OF 9
PPL/200

ARIZONA ESTATES
BOOK 491, PAGE 24

CANYON OAKS ESTATES



GRAPHIC SCALE
0 20 40
SCALE 1" = 50'

MATCH SHEET 9

MATCH SHEET 8

MATCH SHEET 8

MATCH SHEET 5

LINE	LENGTH	BEARING
131	6.94	N 55°45'18" E
132	13.76	N 50°45'00" E
133	6.94	N 31°27'54" W
134	13.76	N 31°27'54" W
135	44.30	N 48°00'00" E
136	7.77	N 48°00'00" E
137	7.77	N 21°00'00" W
140	14.30	N 21°00'00" W
142	14.30	N 70°45'04" E
143	7.77	N 70°45'04" E
145	7.77	N 72°37'54" W
146	14.30	N 72°37'54" W
147	6.94	N 88°29'45" E
148	13.76	N 88°29'45" E
149	13.76	N 71°32'00" E
150	6.94	N 71°32'00" E
151	7.77	N 88°00'00" W
152	14.30	N 88°00'00" W
153	14.30	N 76°33'30" E
154	23.40	N 72°37'54" W
155	20.00	N 77°48'22" E
156	22.63	N 16°16'14" W

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	70.00	24.93	14.38	77°22'22"
C2	50.00	246.32	50.74	277°24'29"
C3	30.00	10.46	3.29	87°28'01"
C4	350.00	74.85	37.45	123°30'
C5	30.00	0.89	0.50	24°33'00"
C6	66.00	106.9	8.35	124°08'00"
C7	30.00	0.89	0.50	24°33'00"
C8	66.00	107.07	77.90	108°39'44"
C9	30.00	0.89	0.50	24°33'00"
C10	66.00	103.37	13.71	127°00'32"
C11	775.00	276.78	139.68	20°27'45"
C12	220.00	102.42	58.76	26°27'09"



C.O.C. LOC NO: PT99-00015

REV. 05-05-99

DATE: 02-04-99

JOB NO. 970704

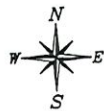
SHEET 7 OF 9



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CANYON OAKS ESTATES



GRAPHIC SCALE



SCALE 1" = 50'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
CA	30.00	36.87	5.03	70°02'02"
CB	30.00	224.92	74.22	200°02'02"
CC	30.00	36.87	5.03	70°02'02"
CD	30.00	224.92	74.22	200°02'02"
CE	30.00	36.87	5.03	70°02'02"
CF	30.00	224.92	74.22	200°02'02"
CG	30.00	36.87	5.03	70°02'02"
CH	30.00	224.92	74.22	200°02'02"
CI	30.00	36.87	5.03	70°02'02"
CJ	30.00	224.92	74.22	200°02'02"
CK	30.00	36.87	5.03	70°02'02"
CL	30.00	224.92	74.22	200°02'02"
CM	30.00	36.87	5.03	70°02'02"
CN	30.00	224.92	74.22	200°02'02"
CO	30.00	36.87	5.03	70°02'02"
CP	30.00	224.92	74.22	200°02'02"
CQ	30.00	36.87	5.03	70°02'02"
CR	30.00	224.92	74.22	200°02'02"
CS	30.00	36.87	5.03	70°02'02"
CT	30.00	224.92	74.22	200°02'02"

LINE	LENGTH	BEARING
T44	21.54	N 20°34'38" W
T45	14.34	N 0°09'48" E
T46	7.07	N 0°09'48" E
T47	14.34	N 77°50'12" W
T48	14.34	N 0°09'48" E
T49	7.07	N 77°50'12" W
T50	14.34	N 0°09'48" E
T51	7.07	N 77°50'12" W
T52	14.34	N 0°09'48" E
T53	7.07	N 77°50'12" W
T54	14.34	N 0°09'48" E
T55	7.07	N 77°50'12" W
T56	14.34	N 0°09'48" E
T57	7.07	N 77°50'12" W
T58	14.34	N 0°09'48" E
T59	7.07	N 77°50'12" W
T60	14.34	N 0°09'48" E
T61	22.48	N 8°23'34" W
T62	21.06	N 0°42'49" W

MATCH SHEET 9

MATCH SHEET 5

MATCH SHEET 7

MATCH SHEET 6

UNSUBDIVIDED

ARIZONA ESTATES
BOOK 491, PAGE 24



Robert D. Marino

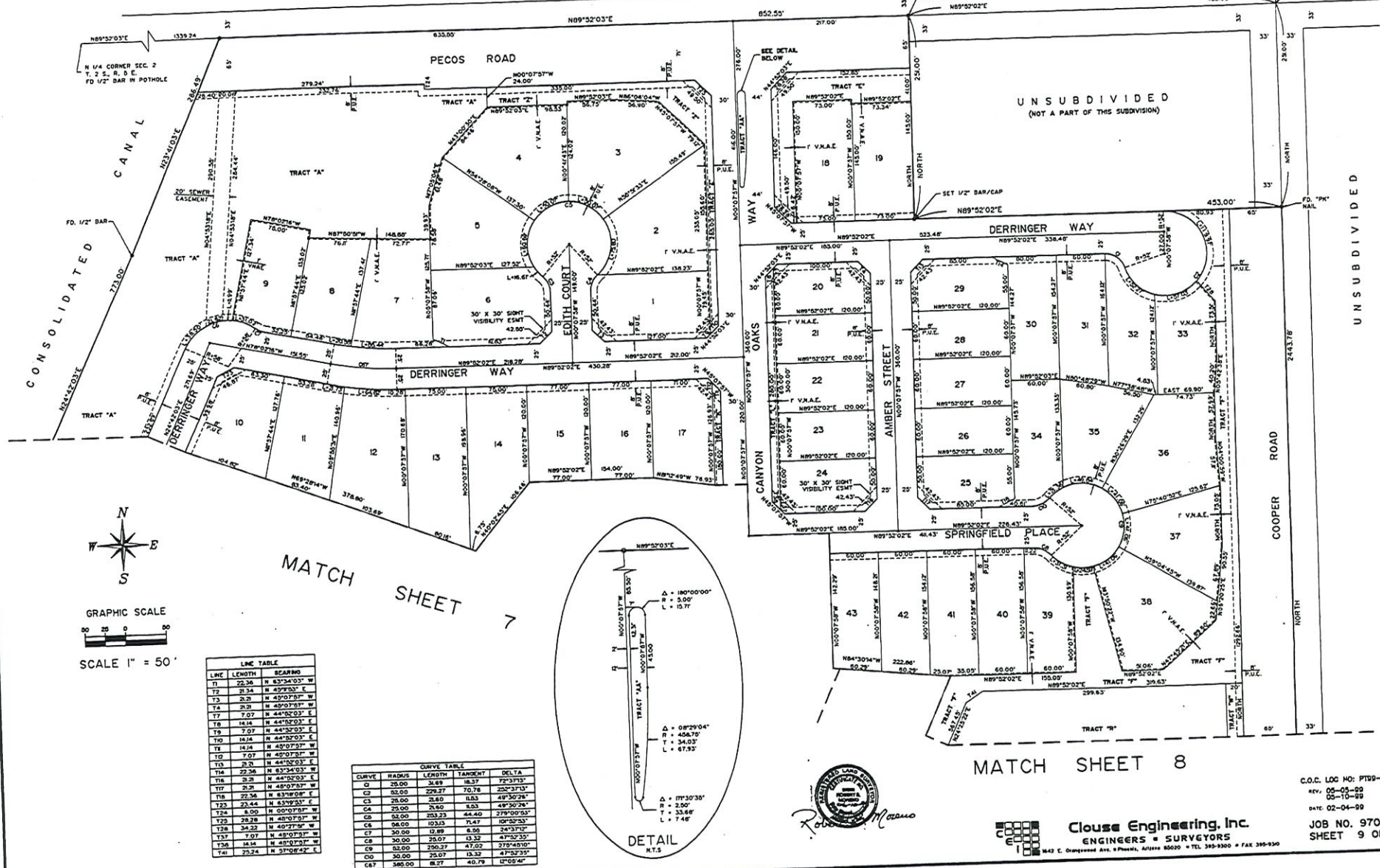


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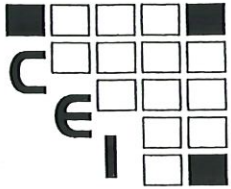
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C.O.C. LOG NO: PT99-00015
REV. 05-05-99
DATE 02-04-99
JOB NO. 970704
SHEET 8 OF 9

CANYON OAKS ESTATES



C.O.C. LOG NO: PT99-00015
REV. 05-05-99
05-10-99
DATE: 02-04-99
JOB NO. 970704
SHEET 9 OF 9



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July 2, 1999
Job No. 970704

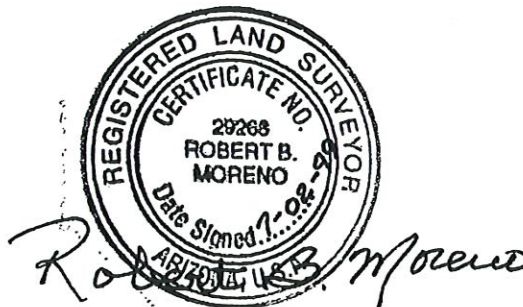
Legal Description For Canyon Oaks Estates Single Family Parcel

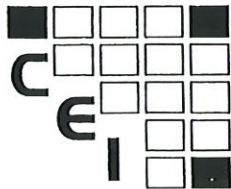
That part of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

From the Northeast corner of said Section 2, measure; thence South (bearing of reference) along the East line of said Section 2, a distance of 251.00 feet to the point of beginning; thence continuing along said East line South 586.58 feet; thence leaving said East line South 89 degrees 52 minutes 02 seconds West, a distance of 384.63 feet; thence South 57 degrees 08 minutes 42 seconds West, 25.24 feet; thence South 24 degrees 25 minutes 22 seconds West, 567.45 feet; thence South 35 degrees 41 minutes 15 seconds West, 497.12 feet; thence South 06 degrees 29 minutes 10 seconds East, 68.23 feet; thence South 45 degrees 16 minutes 34 seconds East, 165.42 feet; thence South 37 degrees 46 minutes 12 seconds East, 77.71 feet; thence South 25 degrees 54 minutes 38 seconds East, 73.63 feet; thence South 20 degrees 13 minutes 54 seconds East, 40.00 feet to a point on a non-tangent circular curve concave Southeasterly, from which the radius point bears South 20 degrees 13 minutes 54 seconds at a distance of 700.00 feet; thence continuing Southwesterly along said curve through a central angle of 05 degrees 40 minutes 44 seconds and a length of 69.38 feet to a point of tangent; thence South 64 degrees 05 minutes 22 seconds West, 370.28 feet; thence South 25 degrees 54 minutes 38 seconds East, 30.00 feet; thence South 19 degrees 05 minutes 22 seconds West, 28.28 feet; thence South 25 degrees 54 minutes 38 seconds East 89.87 feet to a point of curvature of a circular curve concave Northeasterly from which radius point bears North 64 degrees 05 minutes 22 seconds East at a distance of 30.00 feet; thence continuing Southeasterly along said circular curve, through a central angle of 19 degrees 45 minutes 00 seconds and a length of

10.34 feet to a point of reverse curvature; thence continuing along reverse circular curve concave Southwesterly, with a radius of 55.00 feet, a central angle of 22 degrees 14 minutes 25 seconds and a length of 21.35 feet; thence South 80 degrees 21 minutes 52 seconds East 40.30 feet; thence South 21 degrees 31 minutes 02 seconds East, 390.56 feet; thence South, 228.69 feet to a point on the proposed Northerly right of way line of freeway Loop 202; thence South 83 degrees 07 minutes 02 seconds West along the said proposed right of way, a distance of 177.23 feet; thence South 89 degrees 32 minutes 09 seconds West along the said proposed right of way line, a distance of 1604.18 feet to a point on the West line of the Southeast quarter of Section 2; thence North 00 degrees 00 minutes 26 seconds West along the North-South mid-section line of Section 2, a distance of 394.07 feet to the center quarter corner of said Section 2; thence continuing North 00 degrees 00 minutes 26 seconds West along said mid-section line, a distance of 537.79 feet to a point on the Southeasterly right of way line of the Consolidated Canal as recorded in Book 145, Page 46, Maricopa County Records; thence along said Southeasterly right of way line as follows; North 43 degrees 00 minutes 03 seconds East, 907.75 feet; thence North 34 degrees 16 minutes 33 seconds East, 140.04 feet; thence North 25 degrees 30 minutes 33 seconds East, 471.16 feet; thence North 24 degrees 42 minutes 03 seconds East, 773.00 feet; thence North 23 degrees 41 minutes 03 seconds East, 286.49 feet to a point on the North line of the Northeast quarter of said Section 2; thence leaving the said right of way line North 89 degrees 52 minutes 03 seconds East along the North line of said Northeast quarter, a distance of 852.55 feet to a point on the West line of the East 453.00 feet of said Northeast quarter; thence South along said West line, a distance of 251.00 feet; thence North 89 degrees 52 minutes 02 seconds East 453.00 feet to the point of beginning.

Note: The above described parcel contains 4,569,740 square feet or 104.9068 acres.





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July 2, 1999
Job No. 970704

Legal Description For Canyon Oaks Estates Single Family Parcel

That part of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

From the Northeast corner of said Section 2, measure; thence South (bearing of reference) along the East line of said Section 2, a distance of 251.00 feet to the point of beginning; thence continuing along said East line South 586.58 feet; thence leaving said East line South 89 degrees 52 minutes 02 seconds West, a distance of 384.63 feet; thence South 57 degrees 08 minutes 42 seconds West, 25.24 feet; thence South 24 degrees 25 minutes 22 seconds West, 567.45 feet; thence South 35 degrees 41 minutes 15 seconds West, 497.12 feet; thence South 06 degrees 29 minutes 10 seconds East, 68.23 feet; thence South 45 degrees 16 minutes 34 seconds East, 165.42 feet; thence South 37 degrees 46 minutes 12 seconds East, 77.71 feet; thence South 25 degrees 54 minutes 38 seconds East, 73.63 feet; thence South 20 degrees 13 minutes 54 seconds East, 40.00 feet to a point on a non-tangent circular curve concave Southeasterly, from which the radius point bears South 20 degrees 13 minutes 54 seconds at a distance of 700.00 feet; thence continuing Southwesterly along said curve through a central angle of 05 degrees 40 minutes 44 seconds and a length of 69.38 feet to a point of tangent; thence South 64 degrees 05 minutes 22 seconds West, 370.28 feet; thence South 25 degrees 54 minutes 38 seconds East, 30.00 feet; thence South 19 degrees 05 minutes 22 seconds West, 28.28 feet; thence South 25 degrees 54 minutes 38 seconds East 89.87 feet to a point of curvature of a circular curve concave Northeasterly from which radius point bears North 64 degrees 05 minutes 22 seconds East at a distance of 30.00 feet; thence continuing Southeasterly along said circular curve, through a central angle of 19 degrees 45 minutes 00 seconds and a length of

10.34 feet to a point of reverse curvature; thence continuing along reverse circular curve concave Southwesterly, with a radius of 55.00 feet, a central angle of 22 degrees 14 minutes 25 seconds and a length of 21.35 feet; thence South 80 degrees 21 minutes 52 seconds East 40.30 feet; thence South 21 degrees 31 minutes 02 seconds East, 390.56 feet; thence South, 228.69 feet to a point on the proposed Northerly right of way line of freeway Loop 202; thence South 83 degrees 07 minutes 02 seconds West along the said proposed right of way, a distance of 177.23 feet; thence South 89 degrees 32 minutes 09 seconds West along the said proposed right of way line, a distance of 1604.18 feet to a point on the West line of the Southeast quarter of Section 2; thence North 00 degrees 00 minutes 26 seconds West along the North-South mid-section line of Section 2, a distance of 394.07 feet to the center quarter corner of said Section 2; thence continuing North 00 degrees 00 minutes 26 seconds West along said mid-section line, a distance of 537.79 feet to a point on the Southeasterly right of way line of the Consolidated Canal as recorded in Book 145, Page 46, Maricopa County Records; thence along said Southeasterly right of way line as follows; North 43 degrees 00 minutes 03 seconds East, 907.75 feet; thence North 34 degrees 16 minutes 33 seconds East, 140.04 feet; thence North 25 degrees 30 minutes 33 seconds East, 471.16 feet; thence North 24 degrees 42 minutes 03 seconds East, 773.00 feet; thence North 23 degrees 41 minutes 03 seconds East, 286.49 feet to a point on the North line of the Northeast quarter of said Section 2; thence leaving the said right of way line North 89 degrees 52 minutes 03 seconds East along the North line of said Northeast quarter, a distance of 852.55 feet to a point on the West line of the East 453.00 feet of said Northeast quarter; thence South along said West line, a distance of 251.00 feet; thence North 89 degrees 52 minutes 02 seconds East 453.00 feet to the point of beginning.

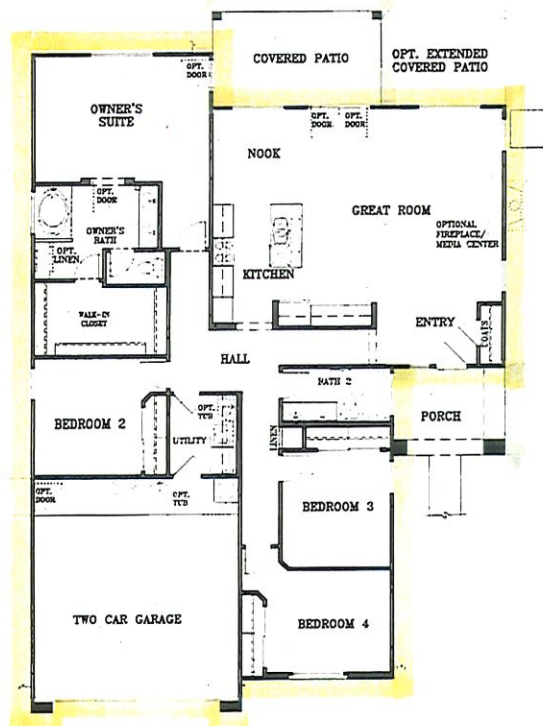
Note: The above described parcel contains 4,569,740 square feet or 104.9068 acres.





4500 SERIES

 STANDARD PACIFIC
HOMES



FLOOR PLAN

PLAN 4502
1,843 SQ. FT.



ELEVATION 'A'

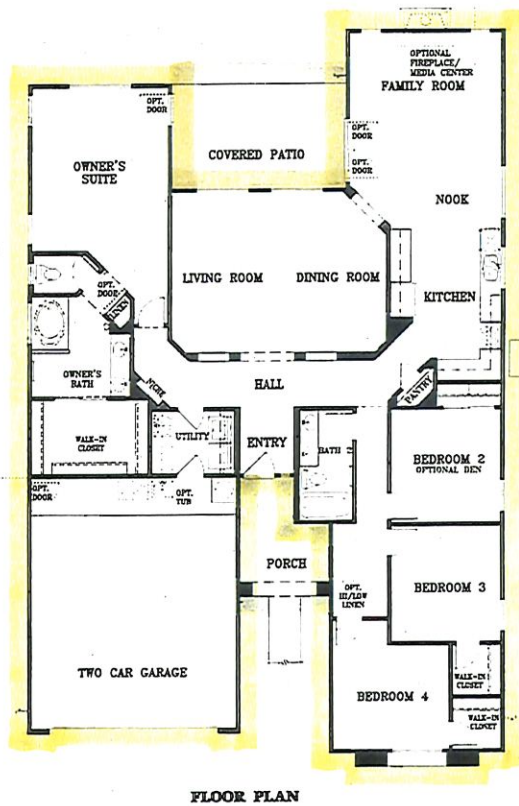
ELEVATION 'C'



ELEVATION 'B'

ELEVATION 'D'

 **STANDARD PACIFIC**
HOMES



ELEVATION 'A'

ELEVATION 'C'



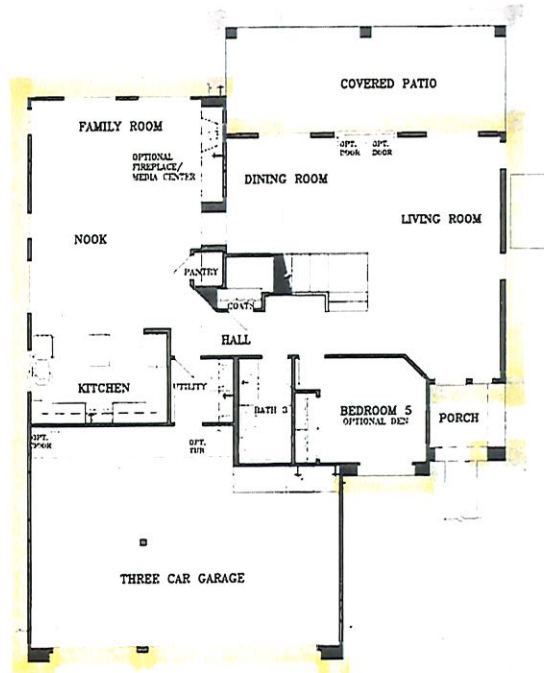
ELEVATION 'B'

ELEVATION 'D'

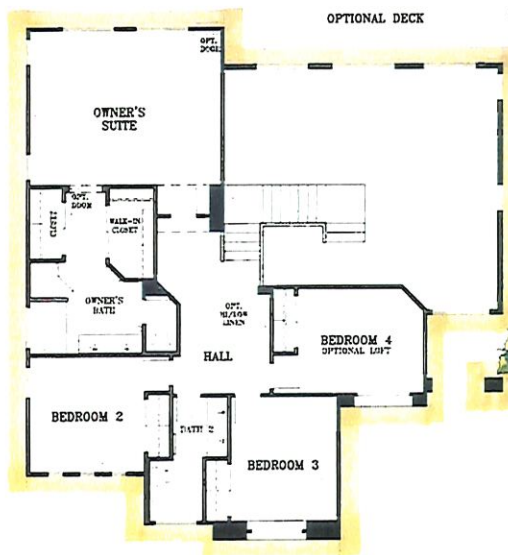
PLAN 4503
2,050 SQ. FT.



STANDARD PACIFIC
HOMES



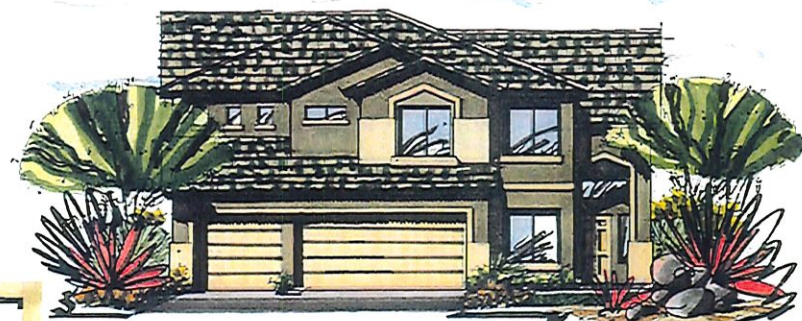
FIRST FLOOR PLAN



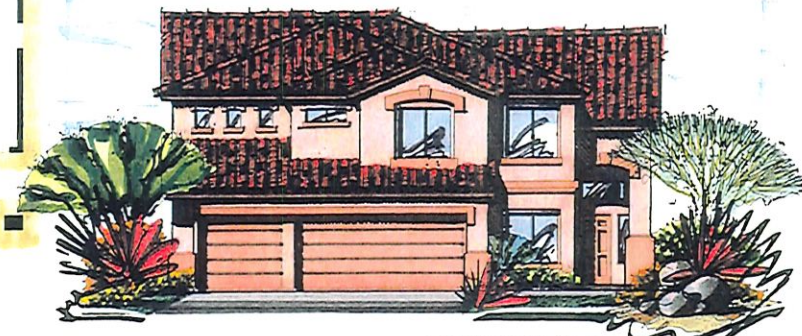
SECOND FLOOR PLAN

PLAN 4505
2,566 SQ. FT.

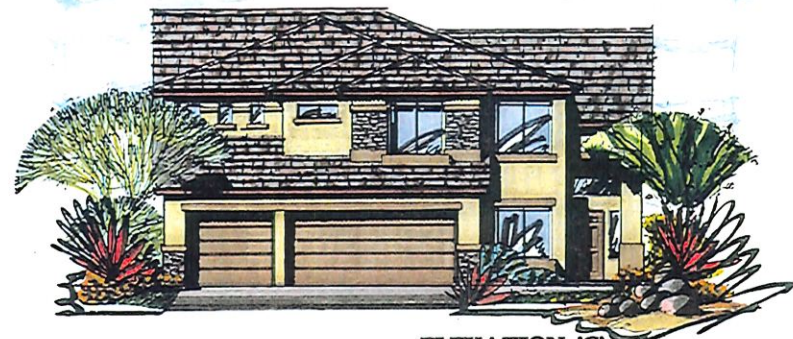
 **STANDARD PACIFIC
HOMES**



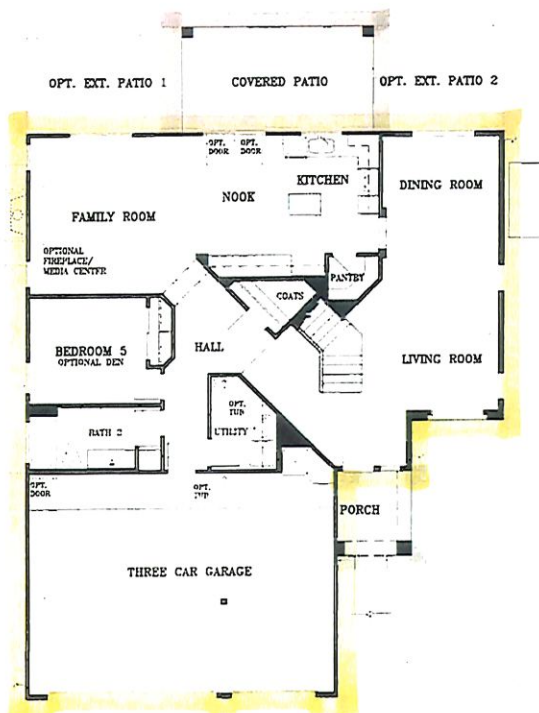
ELEVATION 'A'



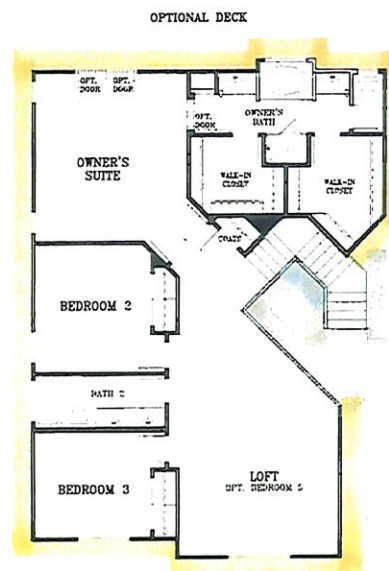
ELEVATION 'B'



ELEVATION 'C'



FIRST FLOOR PLAN



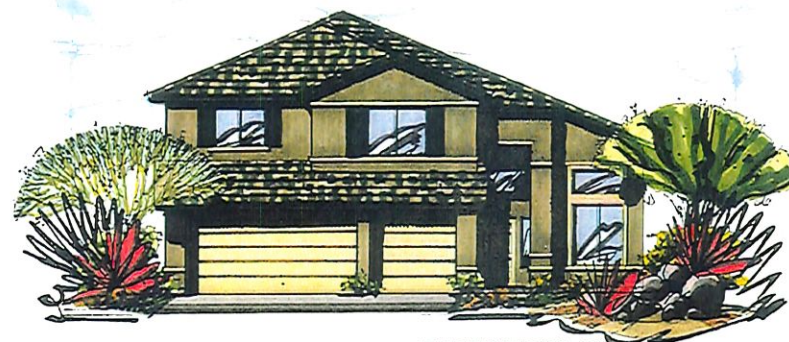
SECOND FLOOR PLAN

PLAN 4506
2,691 SQ. FT.

 **STANDARD PACIFIC
HOMES**



ELEVATION 'A'



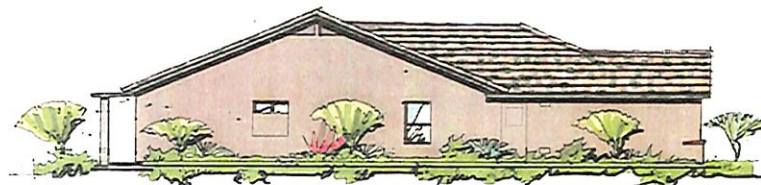
ELEVATION 'B'



ELEVATION 'C'



4501A LEFT SIDE ELEVATION



4502C LEFT SIDE ELEVATION



4501A RIGHT SIDE ELEVATION



4502C RIGHT SIDE ELEVATION



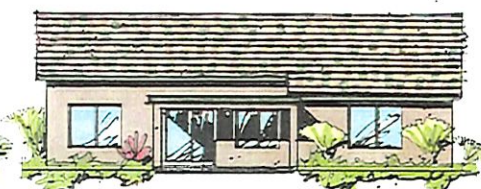
4501A & 4501B REAR ELEVATION



4501C & 4501D REAR ELEVATION



4502A & 4502B REAR ELEVATION

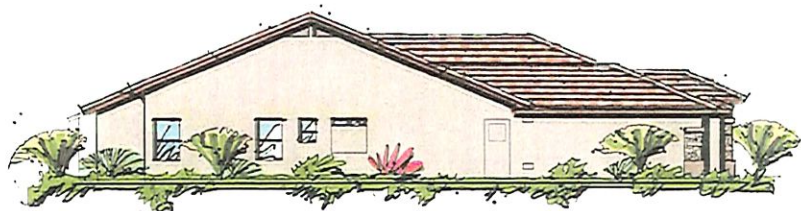


4502C & 4502D REAR ELEVATION

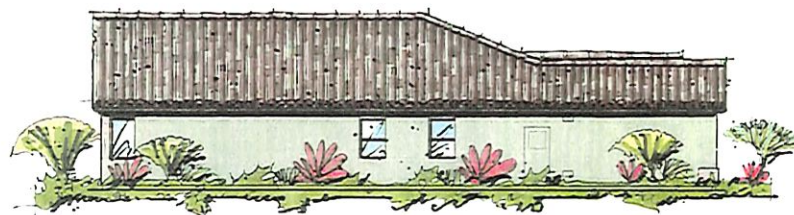
PLAN 4501

PLAN 4502

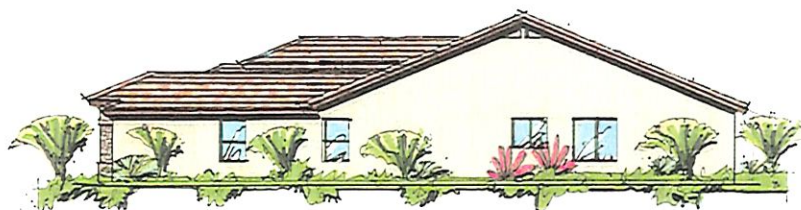




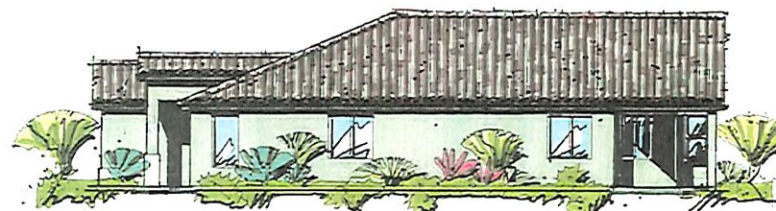
4503D LEFT SIDE ELEVATION



4504A LEFT SIDE ELEVATION



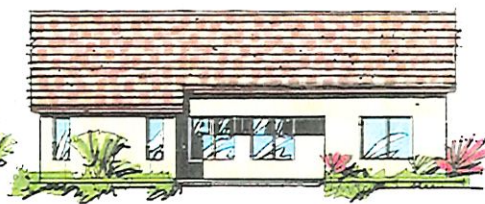
4503D RIGHT SIDE ELEVATION



4504A RIGHT SIDE ELEVATION



4503A & 4503B REAR ELEVATION



4503C & 4503D REAR ELEVATION

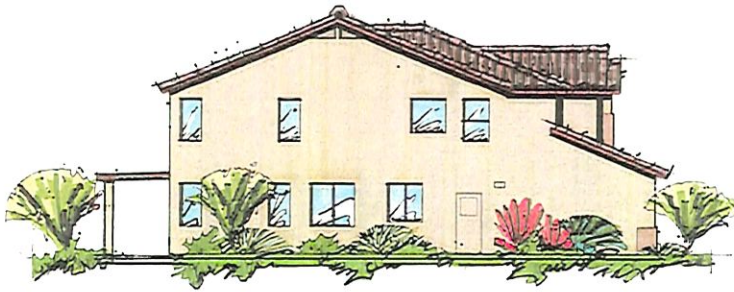


4504A, 4504B, & 4504C REAR ELEVATION

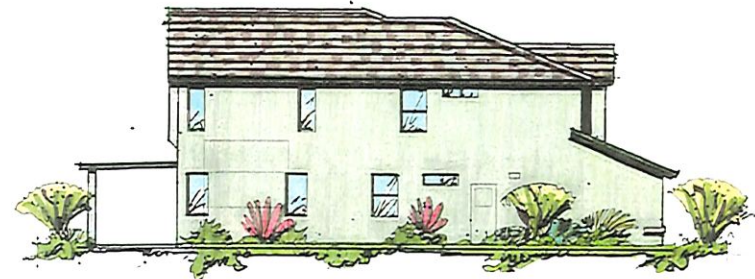
PLAN 4503

PLAN 4504

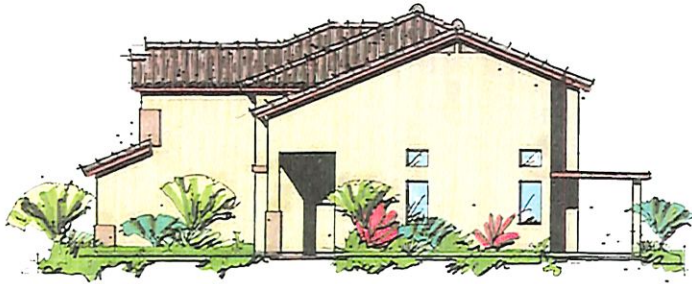




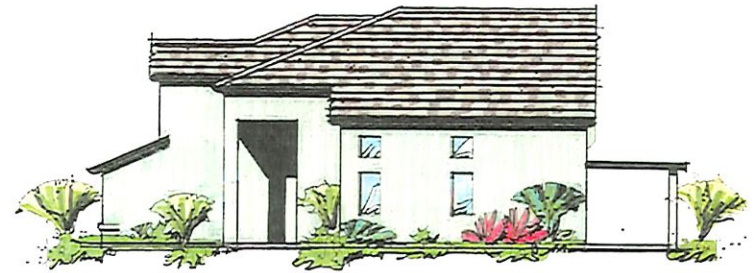
4505A LEFT SIDE ELEVATION



4506A LEFT SIDE ELEVATION



4505A RIGHT SIDE ELEVATION



4506A RIGHT SIDE ELEVATION



4505A, 4505B, & 4505C REAR ELEVATION

PLAN 4505

 **STANDARD PACIFIC
HOMES**



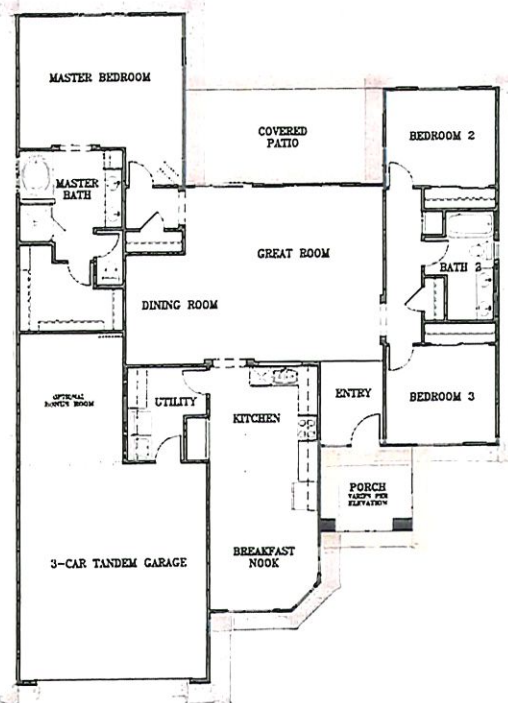
4506A, 4506B, & 4506C REAR ELEVATION

PLAN 4506



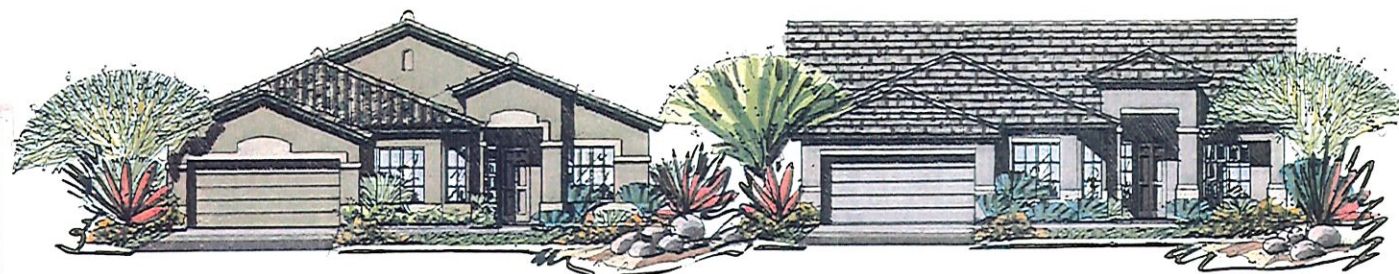
5000 SERIES

 **STANDARD PACIFIC**
HOMES



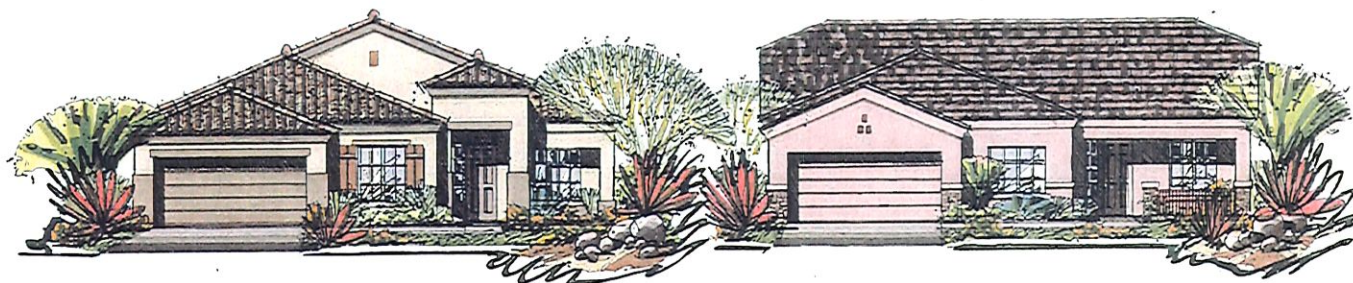
FLOOR PLAN

PLAN 5001
1,888 SQ. FT.



ELEVATION 'A'

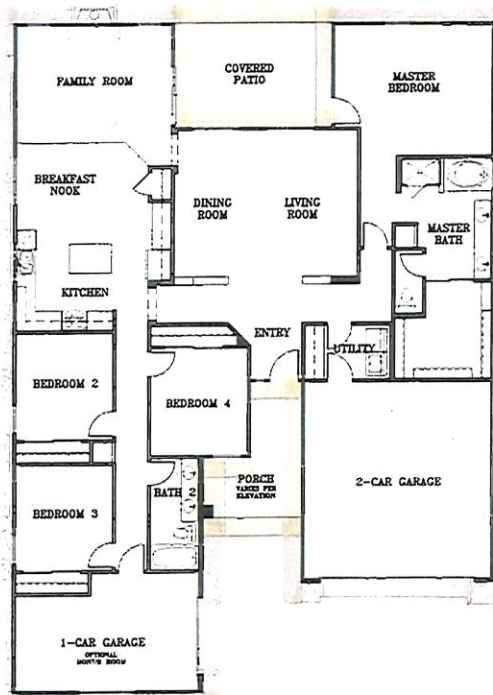
ELEVATION 'C'



ELEVATION 'B'

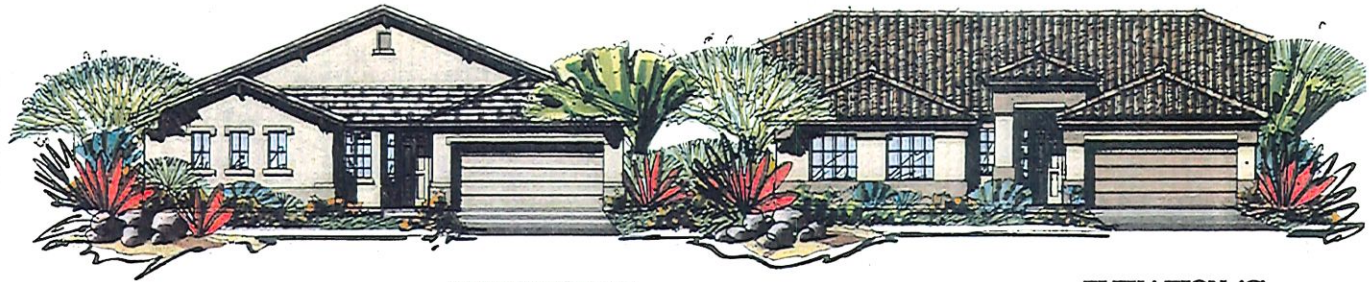
ELEVATION 'D'

 **STANDARD PACIFIC**
HOMES



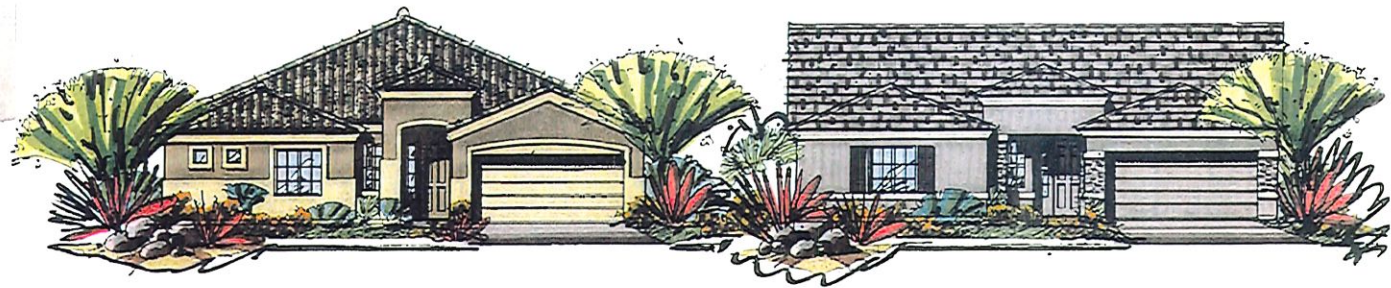
FLOOR PLAN

PLAN 5002
2,144 SQ. FT.



ELEVATION 'A'

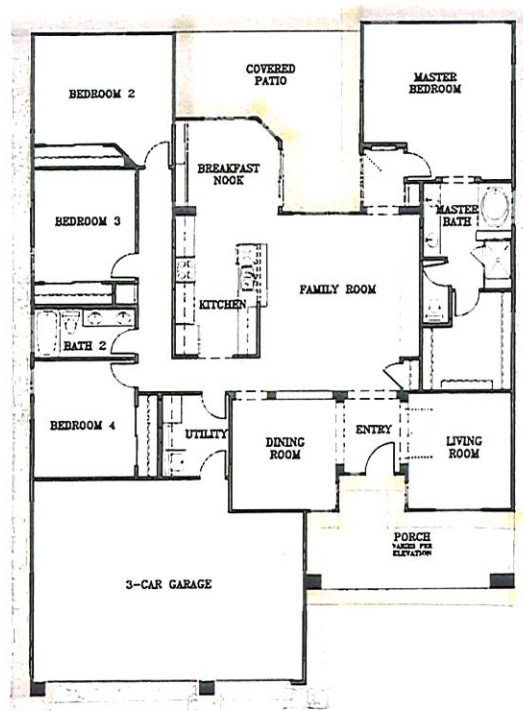
ELEVATION 'C'



ELEVATION 'B'

ELEVATION 'D'

 **STANDARD PACIFIC**
HOMES



FLOOR PLAN



ELEVATION 'A'

ELEVATION 'C'

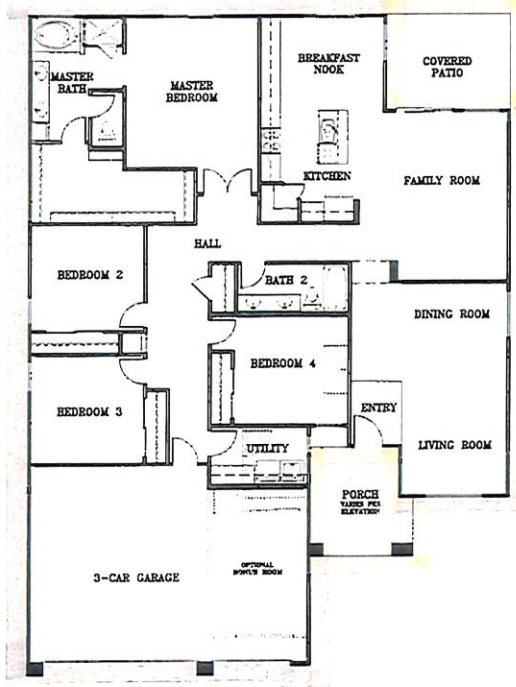


ELEVATION 'B'

ELEVATION 'D'

PLAN 5003
2,161 SQ. FT.

 **STANDARD PACIFIC**
HOMES



FLOOR PLAN

PLAN 5004
2,278 SQ. FT.



ELEVATION 'A'
 WITH BONUS ROOM

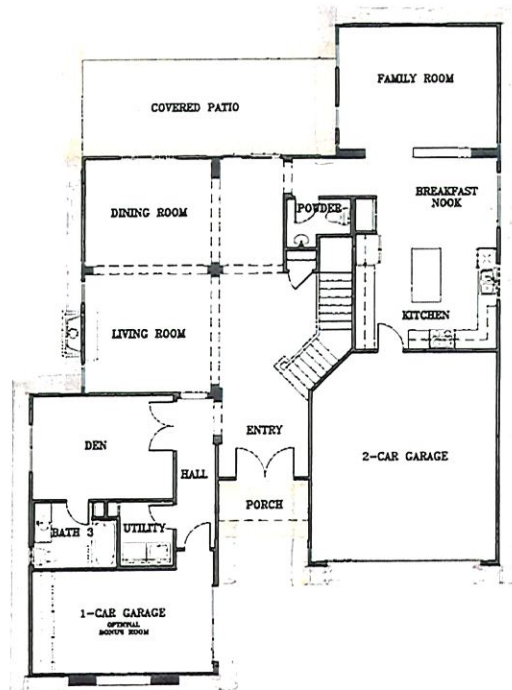
ELEVATION 'C'



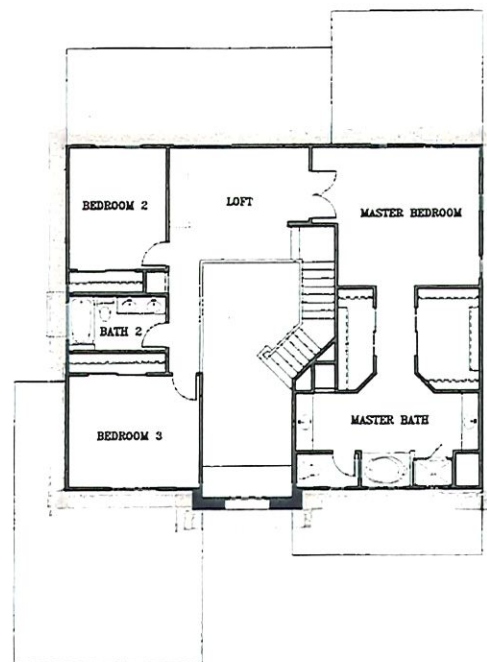
ELEVATION 'B'

ELEVATION 'D'
 WITH BONUS ROOM

 **STANDARD PACIFIC**
 HOMES



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 5005
2,926 SQ. FT.

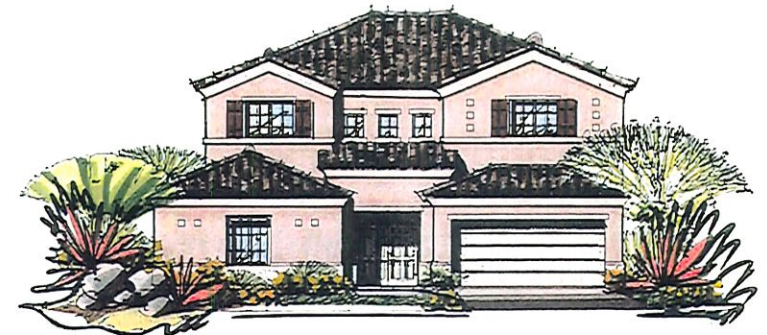
 **STANDARD PACIFIC**
HOMES



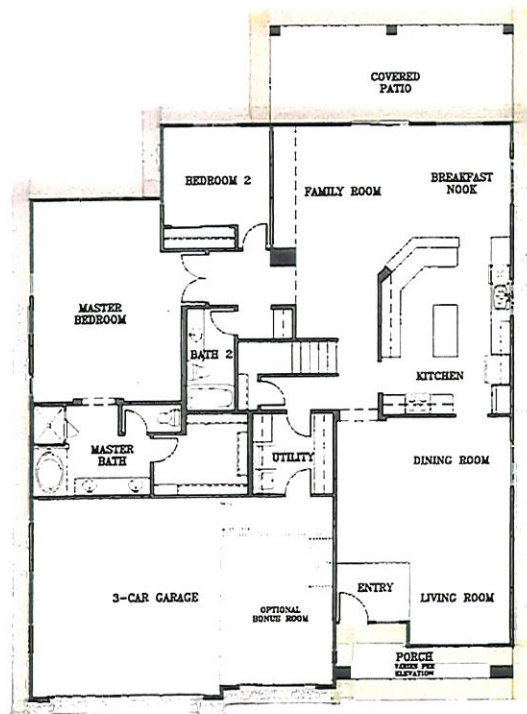
ELEVATION 'A'



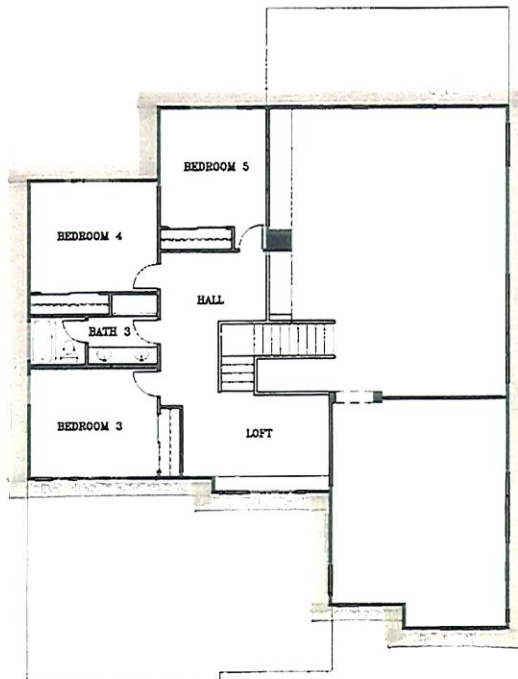
ELEVATION 'B'



ELEVATION 'C'



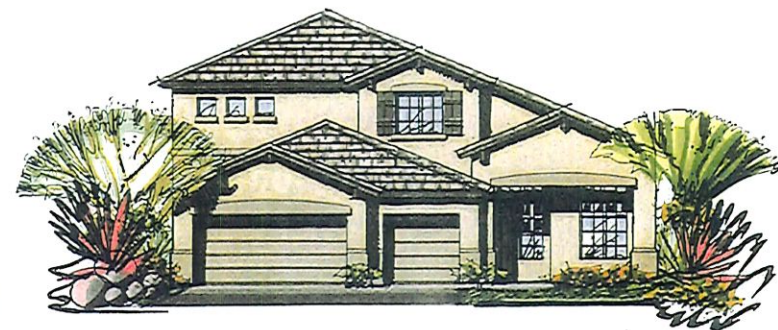
FIRST FLOOR PLAN



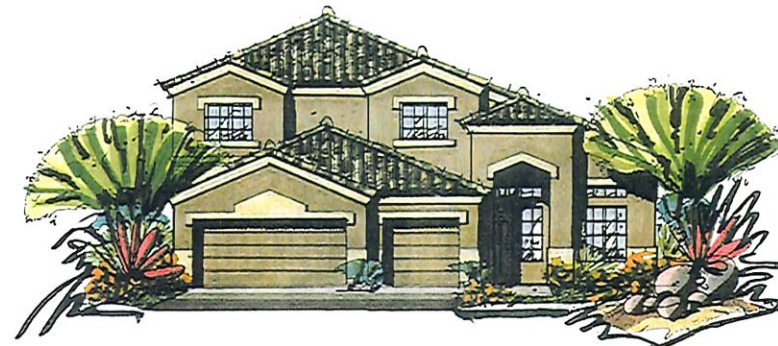
SECOND FLOOR PLAN

PLAN 5006
3,022 SQ. FT.

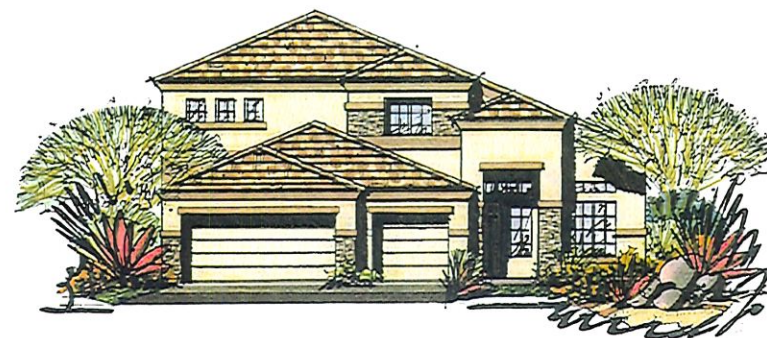
 **STANDARD PACIFIC**
HOMES



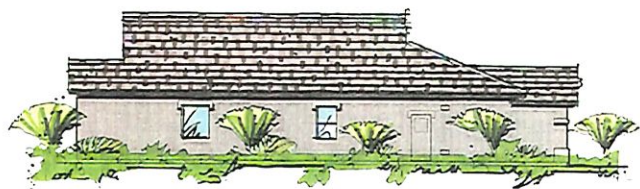
ELEVATION 'A'



ELEVATION 'B'



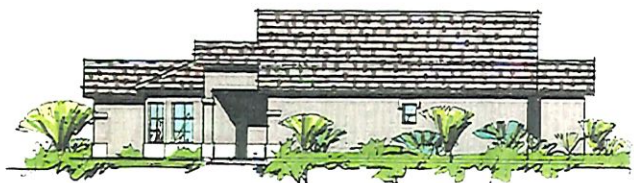
ELEVATION 'C'



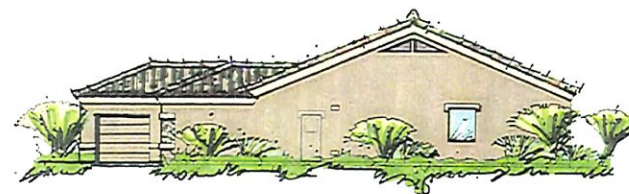
5001A LEFT SIDE ELEVATION



5002D LEFT SIDE ELEVATION



5001A RIGHT SIDE ELEVATION



5002D RIGHT SIDE ELEVATION



5001A REAR ELEVATION



5001D REAR ELEVATION



5002D REAR ELEVATION



5002A REAR ELEVATION

PLAN 5001



 **STANDARD PACIFIC**
HOMES

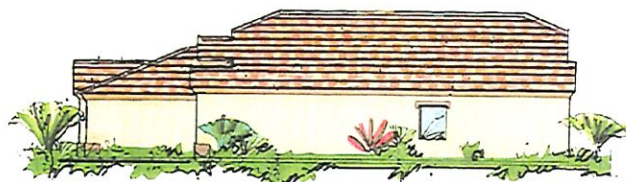
PLAN 5002



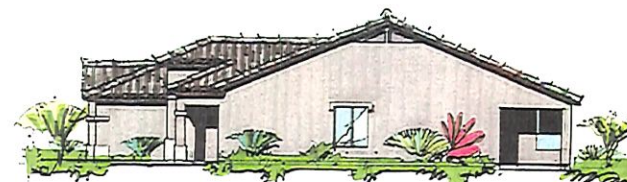
5003B LEFT SIDE ELEVATION



5004C LEFT SIDE ELEVATION



5003B RIGHT SIDE ELEVATION



5004C RIGHT SIDE ELEVATION



5003B REAR ELEVATION



5003C REAR ELEVATION



5004C REAR ELEVATION



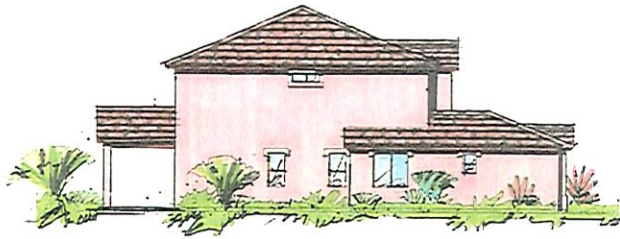
5004C REAR ELEVATION

PLAN 5003

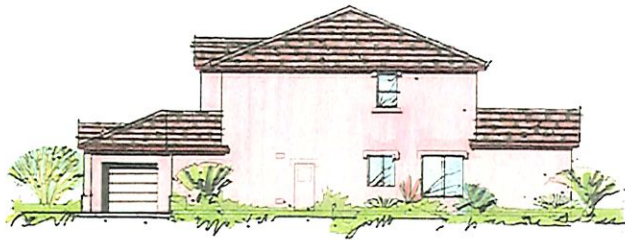


 **STANDARD PACIFIC
HOMES**

PLAN 5004



5005A LEFT SIDE ELEVATION



5005A RIGHT SIDE ELEVATION



5005A REAR ELEVATION

PLAN 5005



5006C LEFT SIDE ELEVATION



5006C RIGHT SIDE ELEVATION



5006C REAR ELEVATION

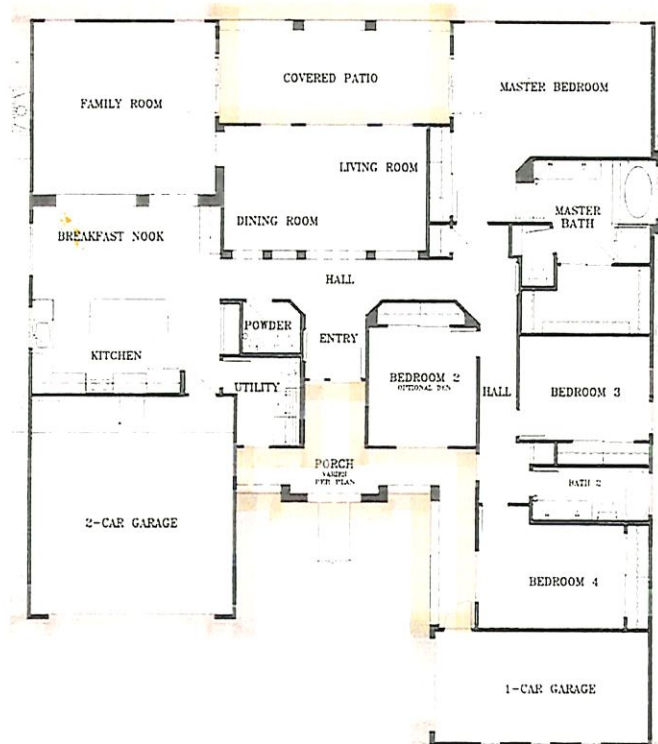
PLAN 5006

 **STANDARD PACIFIC
HOMES**

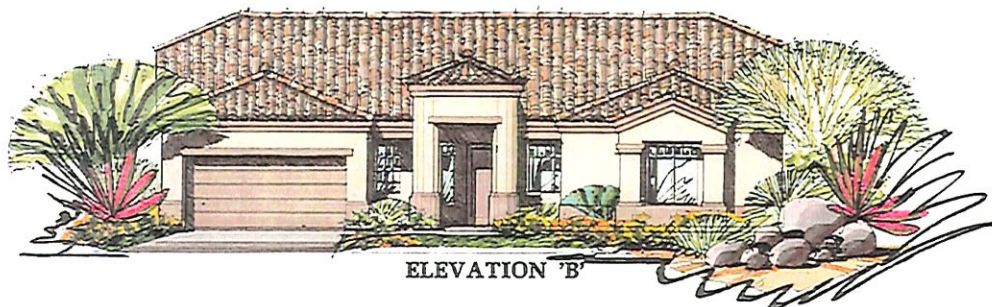
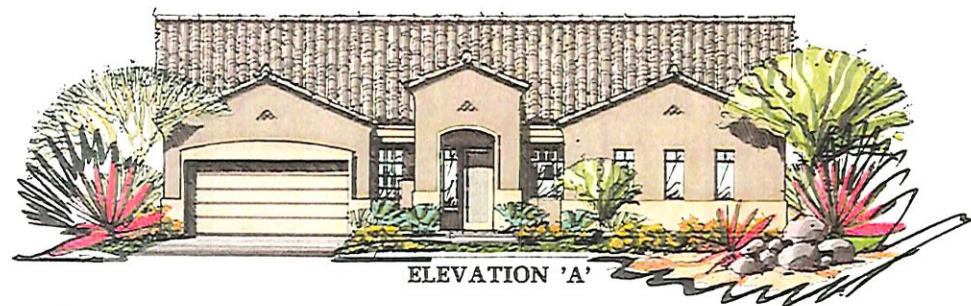
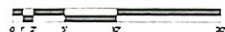


6000 SERIES

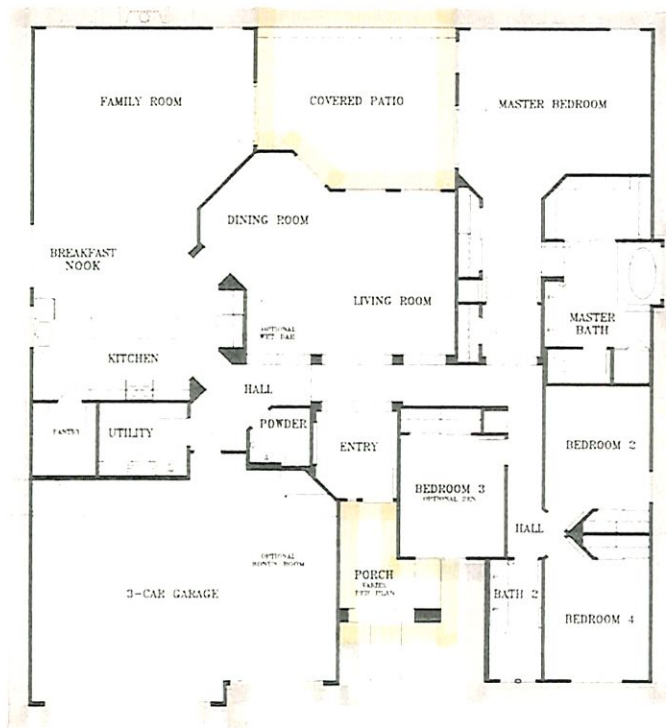
 STANDARD PACIFIC
HOMES



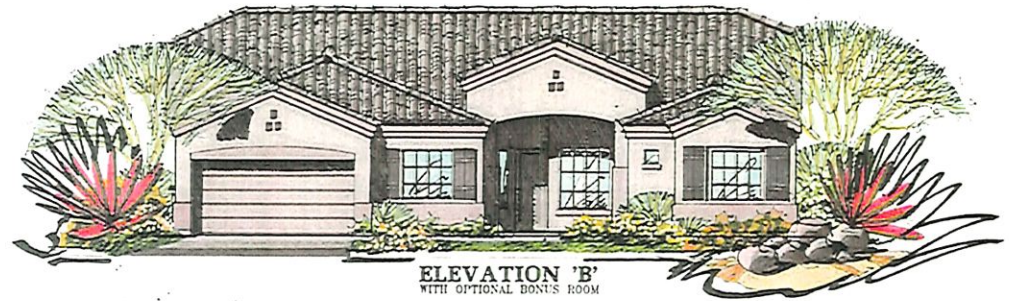
PLAN 6001
2,428 S.Q. FT.



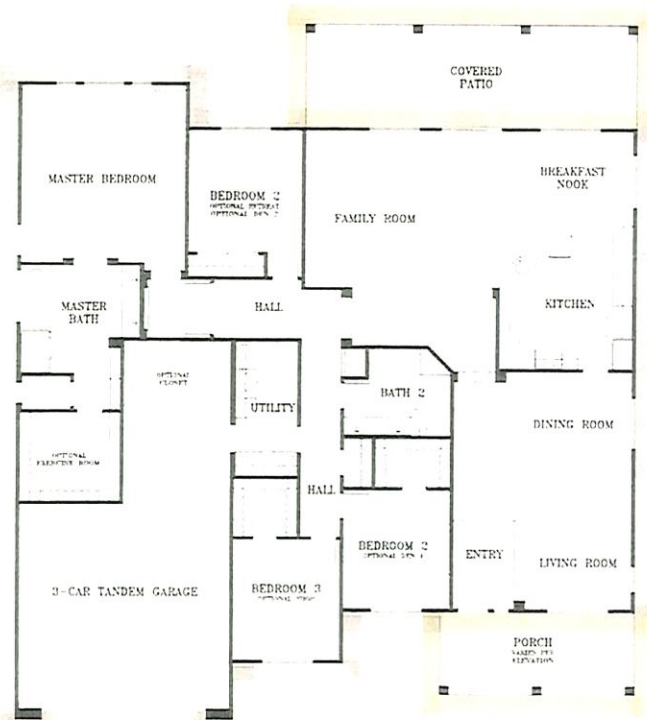
 **STANDARD PACIFIC**
HOMES



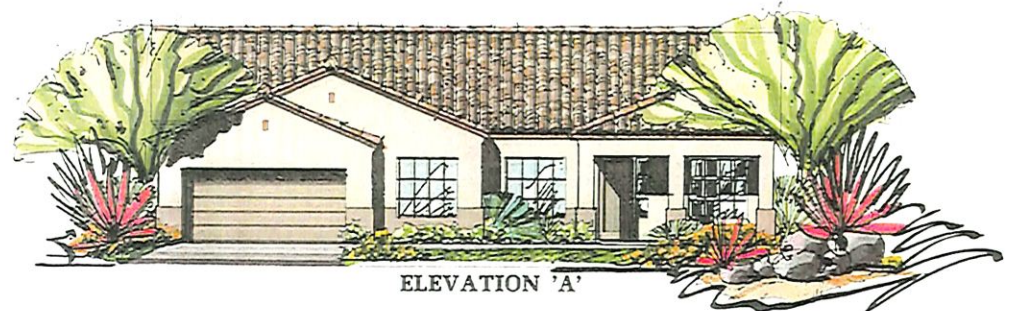
PLAN 6002
2,722 S.Q. FT.



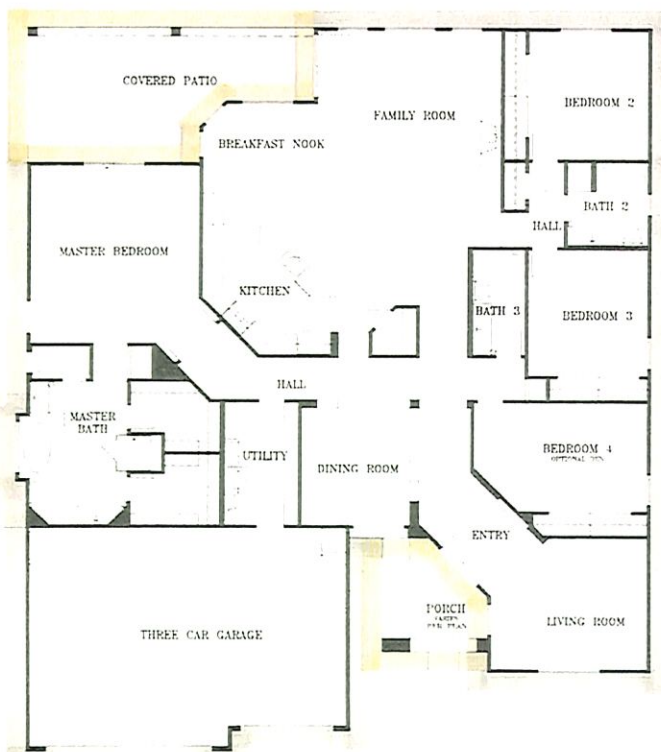
 **STANDARD PACIFIC**
 HOMES



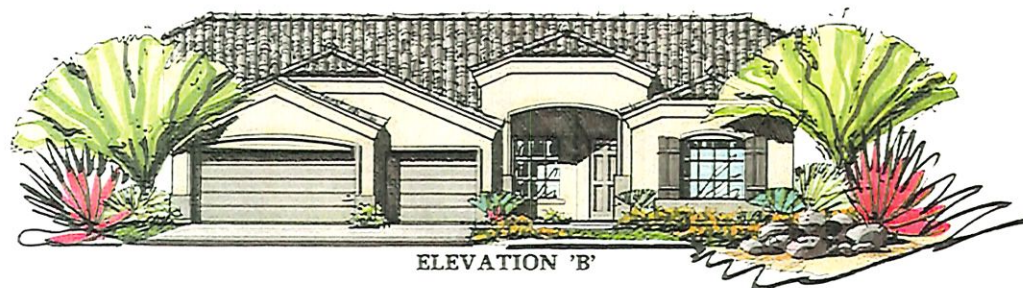
PLAN 6003
2,570 S.Q. FT.



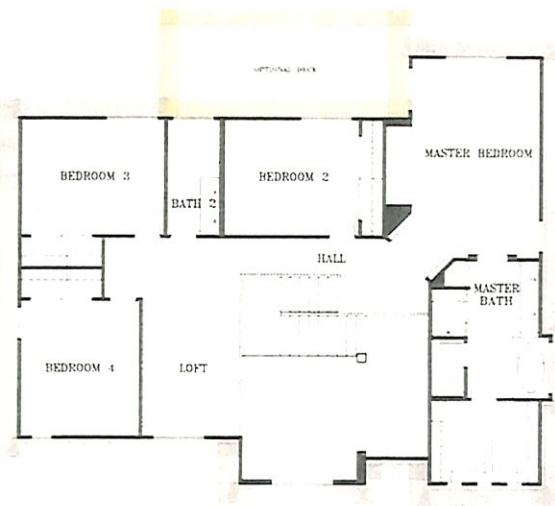
 **STANDARD PACIFIC**
HOUSES



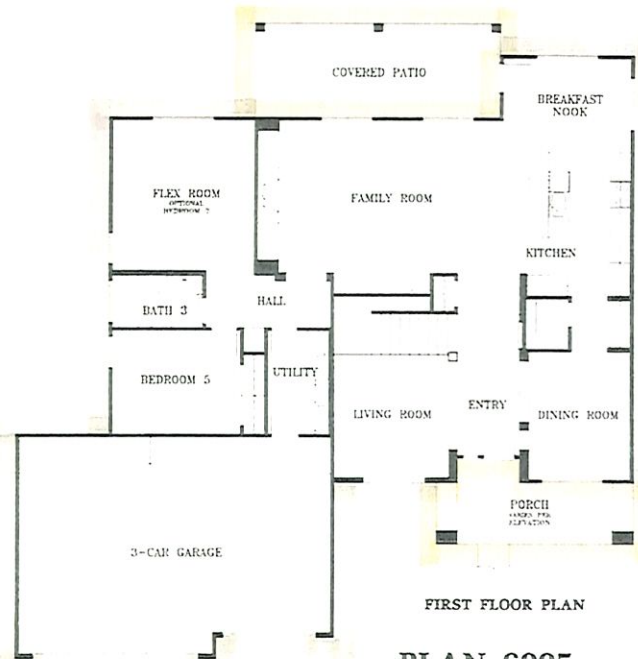
PLAN 6004
2,862 S.Q. FT.



 **STANDARD PACIFIC**
HOUSES

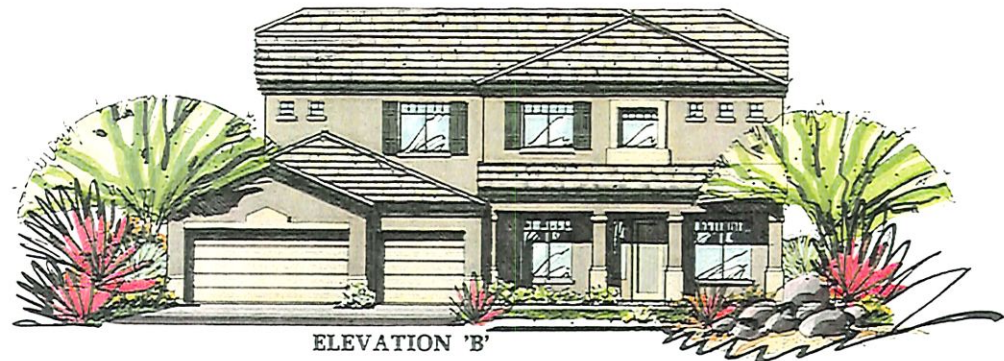


SECOND FLOOR PLAN

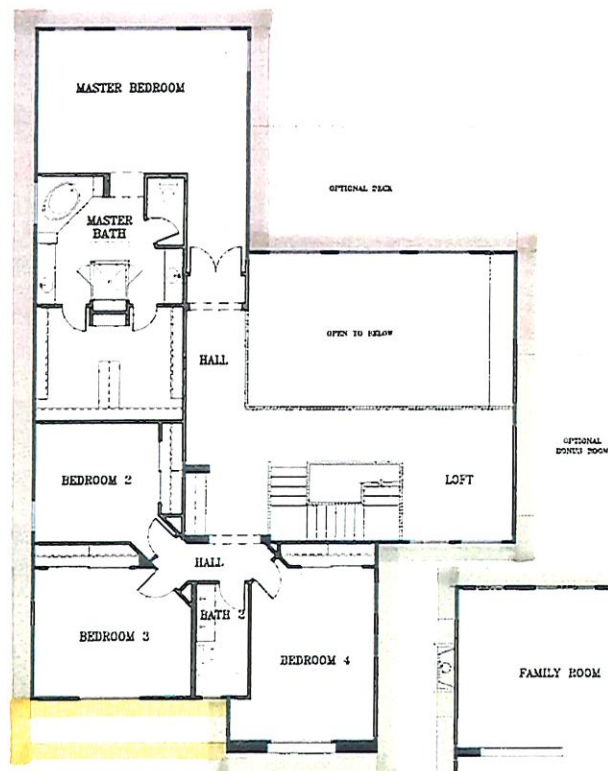


FIRST FLOOR PLAN

PLAN 6005
3,243 S.Q. FT.

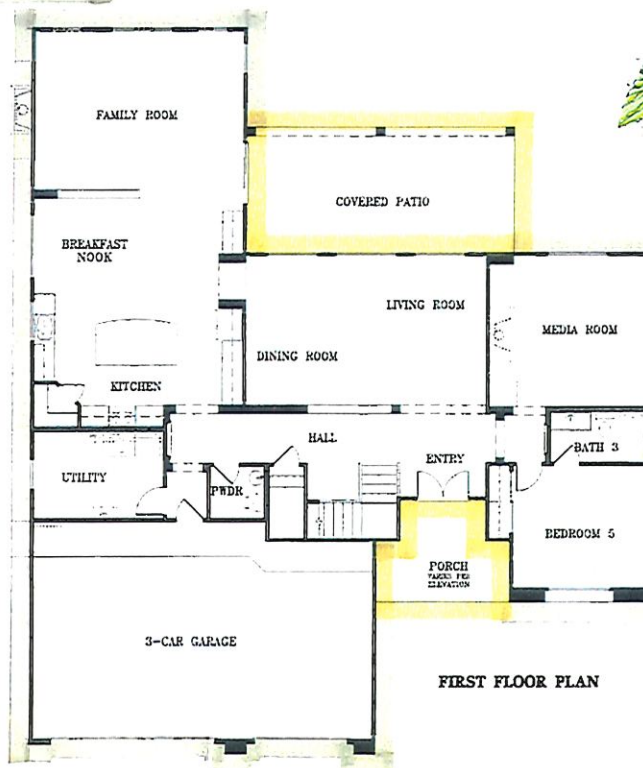


 **STANDARD PACIFIC**
HOMES



SECOND FLOOR PLAN

PLAN 6006
4,108 S.Q. FT.



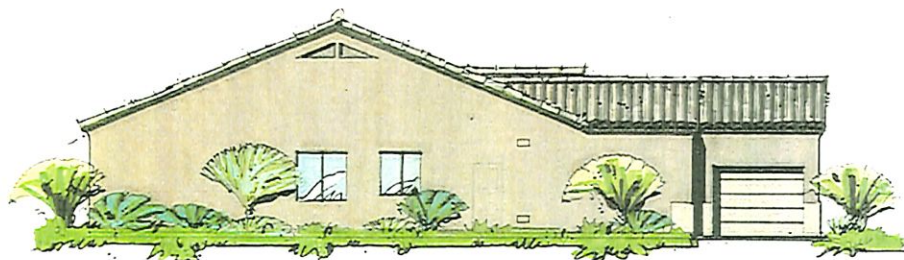
FIRST FLOOR PLAN



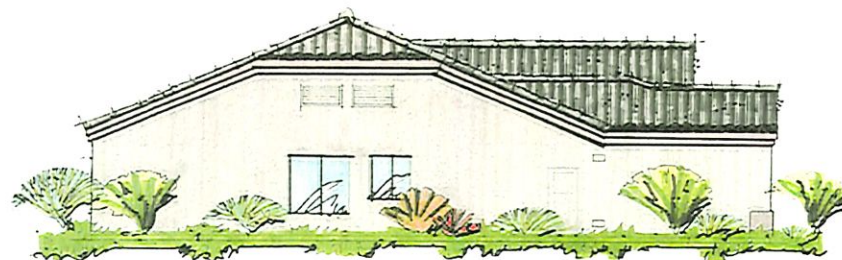
WITH OPTIONAL BONUS ROOM



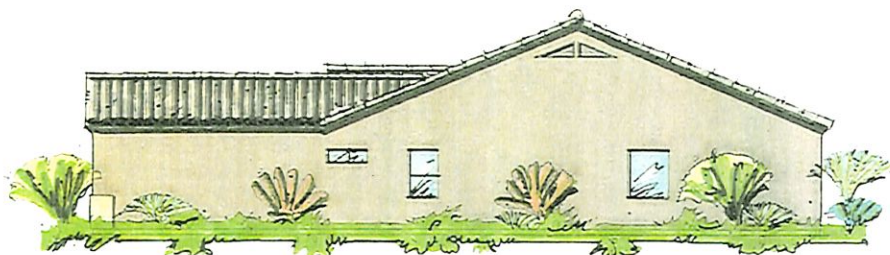
STANDARD PACIFIC
 HOMES



6001A LEFT SIDE ELEVATION



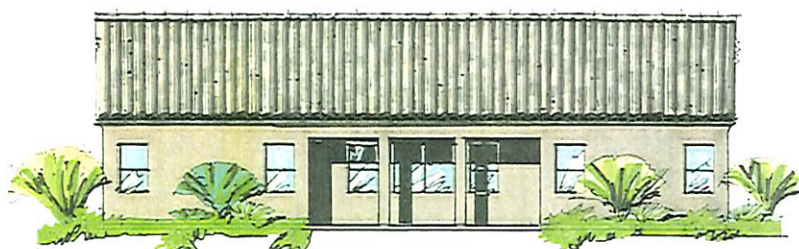
6002B LEFT SIDE ELEVATION



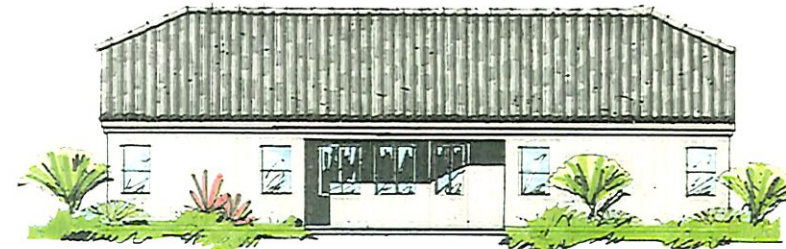
6001A RIGHT SIDE ELEVATION



6002B RIGHT SIDE ELEVATION



6001A REAR ELEVATION



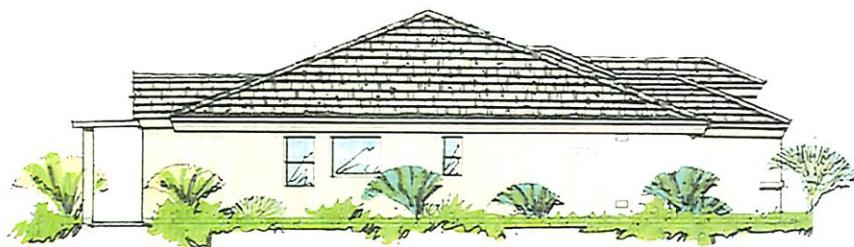
6002B REAR ELEVATION

PLAN 6001

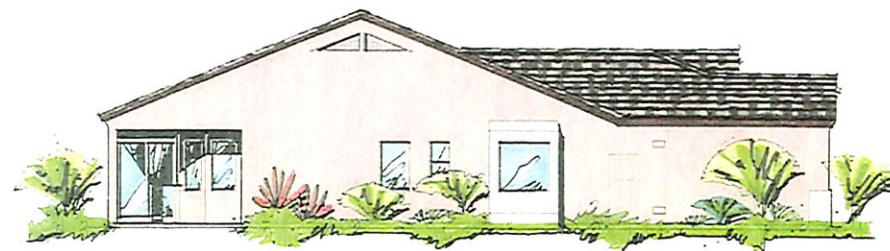


**STANDARD PACIFIC
HOMES**

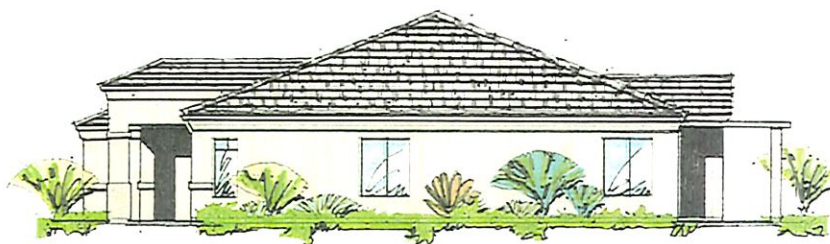
PLAN 6002



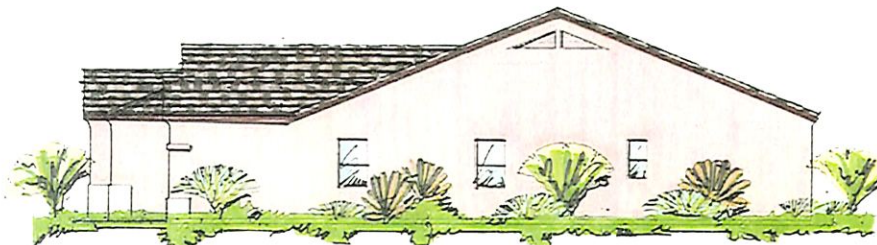
6003C LEFT SIDE ELEVATION



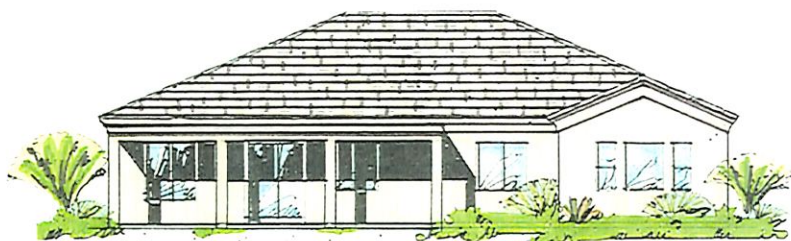
6004A LEFT SIDE ELEVATION



6003C RIGHT SIDE ELEVATION



6004A RIGHT SIDE ELEVATION



6003C REAR ELEVATION



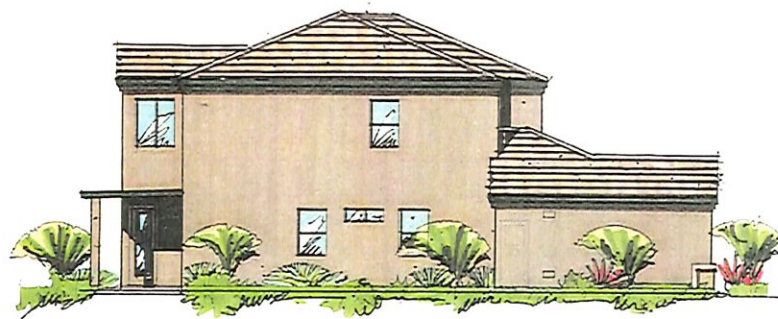
6004A REAR ELEVATION

PLAN 6003

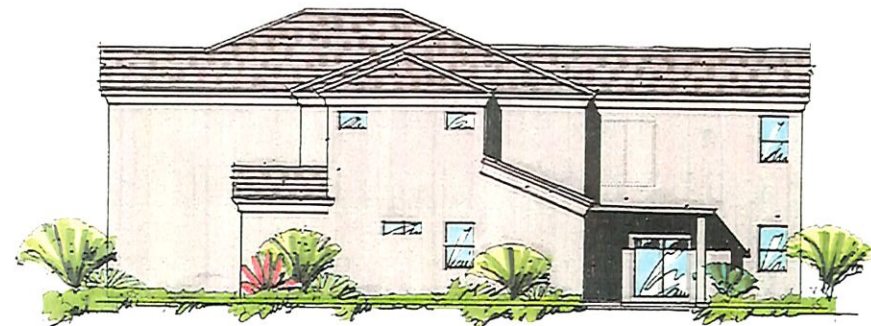


**STANDARD PACIFIC
HOMES**

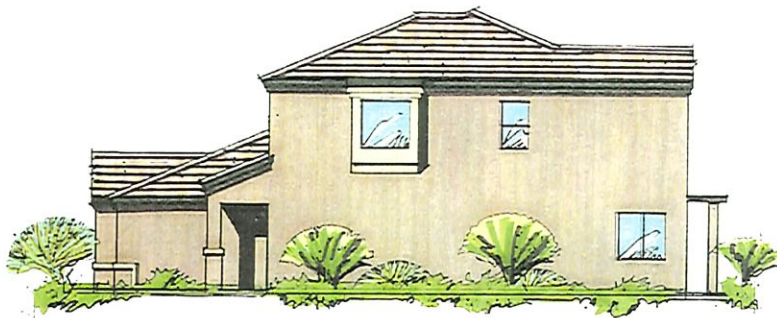
PLAN 6004



6005B LEFT SIDE ELEVATION



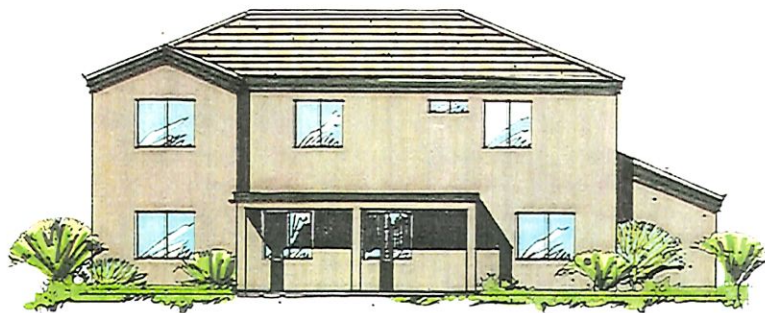
6006C LEFT SIDE ELEVATION



6005B RIGHT SIDE ELEVATION



6006C RIGHT SIDE ELEVATION



6005B REAR ELEVATION

PLAN 6005

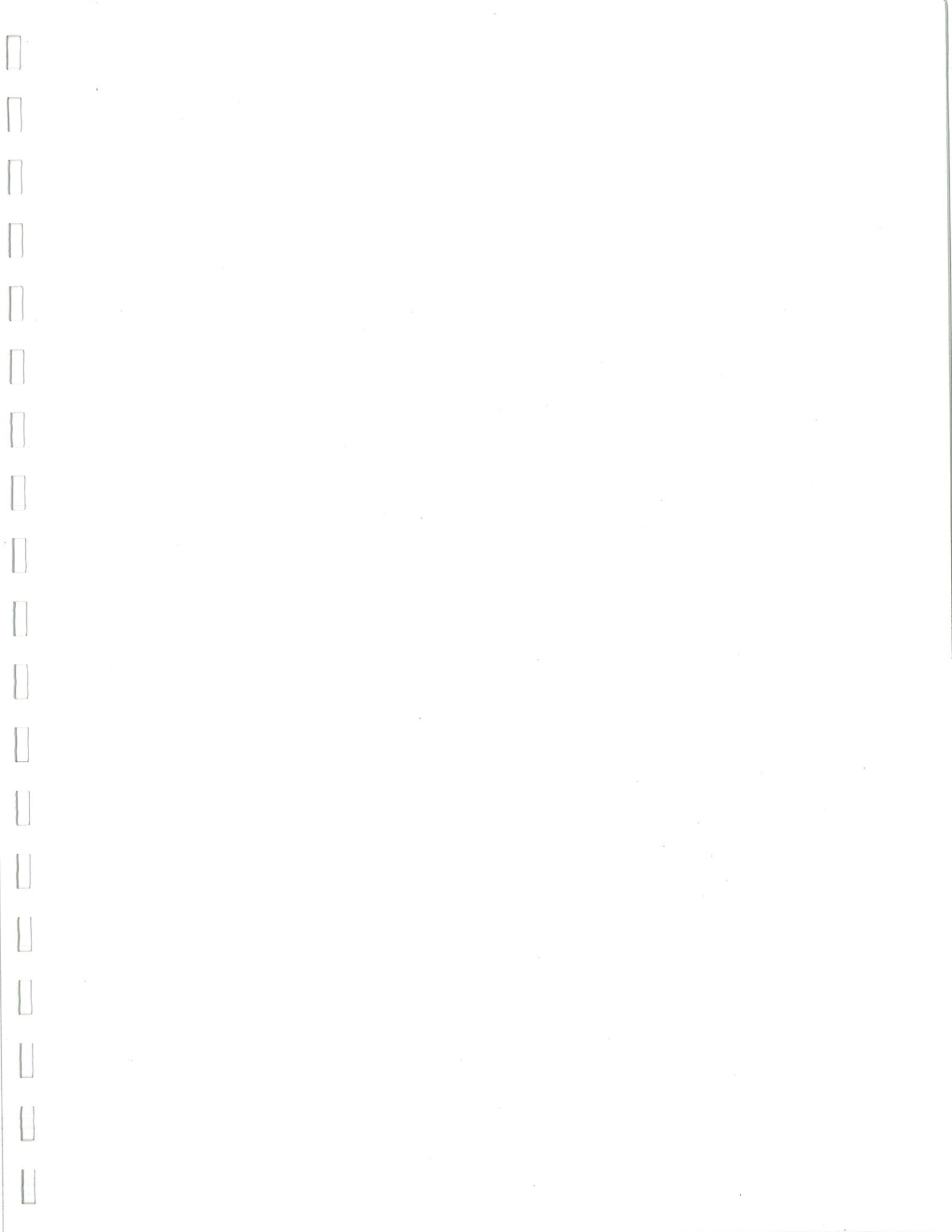


 **STANDARD PACIFIC**
HOMES



6006C REAR ELEVATION

PLAN 6006



Color Schemes - 4500 Canyon Oaks

ROOF TILE:
SOLANO
3546



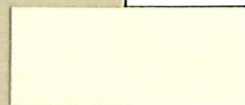
ACCENT:
WOODLAWN GREEN
DE 5P18



STONE: PLATINUM
8017

BASE: YOUR BLUFF
DE 5P2130

POP-OUT:
SOUTHWEST SKY
DE 5P2600



WOODLAWN GREEN

ROOF TILE:
NAVAJO
2386



ACCENT:
TRAILBLAZER
DE 5P2510



STONE: MOJAVE
8014

BASE: MILKWEED
DE 5P651

POP-OUT:
APACHE TAN
DE 5P2680



TRAILBLAZER



STANDARD PACIFIC
HOMES

Color Schemes - 4500 Canyon Oaks

ROOF TILE:
SILVERWOOD
2110



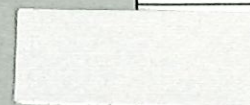
ACCENT:
STORM WATCH
DE 3013



STONE: GRAY
8018

BASE: PEWTER RING
DE 3004

POP-OUT:
SHEER SIDE
DE 3007



STORM WATCH

ROOF TILE:
NAVAJO
2386



ACCENT:
PIECES OF GOLD
DE 3195



STONE: AUTUMN
8015

BASE: BROWN OWL
Q5-190

POP-OUT:
BAJA BEIGE
525



PIECES OF GOLD



STANDARD PACIFIC
HOMES

Color Schemes - 4500 Canyon Oaks

ROOF TILE:
FLINTRIDGE GRAY
3511



STONE: PLATINUM
8017

ACCENT:
IRON HORSE
FR 8185



POP-OUT:
RUGGED TRAIL
FR 8663W



BASE: TEQUILA
FR 8612W

IRON HORSE

Color Schemes - 5500 Canyon Oaks

ROOF TILE:
SOLANO
3596



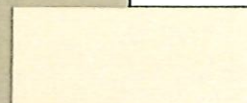
ACCENT:
WOODLAWN GREEN
DE SP18



STONE: PLATINUM
8017

BASE: YOUR BLUFF
DE SP2130

POP-OUT:
SOUTHWEST SKY
DE SP2600



WOODLAWN GREEN

ROOF TILE:
NAVAJO
2386



ACCENT:
TRAILBLAZER
DE SP2510



STONE: MOJAVE
8014

BASE: MILKWEED
DE SP651

POP-OUT:
APACHE TAN
DE SP2680



TRAILBLAZER



STANDARD PACIFIC
HOMES

Color Schemes - 5500 Canyon Oaks

ROOF TILE:
RIDGECREST
2258



ACCENT:
RUBY BREEZE
DE 3069



STONE: GRAY
8018

BASE: CLUSTER
DE 3061

POP-OUT:
GOSSIP
DE 3062



RUBY BREEZE

ROOF TILE:
FLINTRIDGE GRAY
3511



ACCENT:
IRON HORSE
FR 8185



STONE: PLATINUM
8017

BASE: TEQUILA
FR 8612W

POP-OUT:
RUGGED TRAIL
FR 8663W



IRON HORSE



STANDARD PACIFIC
HOMES

Color Schemes - 5500 Canyon Oaks

ROOF TILE:
SILVERWOOD
2110



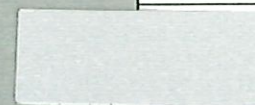
ACCENT:
STORM WATCH
DE 3013



STONE: GRAY
8018

BASE: PEWTER RING
DE 3009

POP-OUT:
SHEER SIDE
DE 3007



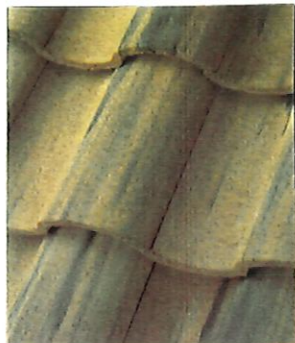
STORM WATCH



STANDARD PACIFIC
HOMES

Color Schemes - 6000 Canyon Oaks

ROOF TILE:
SOLANO
3546



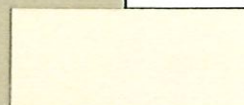
ACCENT:
WOODLAWN GREEN
DE SP18



STONE: PLATINUM
8017

BASE: YOUR BLUFF
DE SP2130

POP-OUT:
SOUTHWEST SKY
DE SP2600



WOODLAWN GREEN

ROOF TILE:
NAVAJO
2386



ACCENT:
TRAILBLAZER
DE SP2510



STONE: MOJAVE
8014

BASE: MILKWEED
DE SP651

POP-OUT:
APACHE TAN
DE SP2680



TRAILBLAZER



STANDARD PACIFIC
HOMES

Color Schemes - 6000 Canyon Oaks

ROOF TILE:
RIDGECREST
2258



ACCENT:
RUBY BREEZE
DE 3069



STONE: GRAY
8018

BASE: CLUSTER
DE 3061

POP-OUT:
GOSSIP
DE 3062



RUBY BREEZE

ROOF TILE:
FLINTRIDGE GRAY
3511



ACCENT:
IRON HORSE
FR 8785



STONE: PLATINUM
8017

BASE: TEQUILA
FR 8672W

POP-OUT:
RUGGED TRAIL
FR 8663W



IRON HORSE



STANDARD PACIFIC
HOMES

Color Schemes - 6000 Canyon Oaks

ROOF TILE:
ARROWHEAD GRAY
3209



ACCENT:
INDIGO TRUTH
3099



STONE: GRAY
8018

BASE: SHEER SIDE
3011



POP-OUT:
ALLAN'S BLAZE
3079

INDIGO TRUTH



STANDARD PACIFIC
HOMES

