

**Planned Area Development,
Preliminary Development Plan,
and
Preliminary Plat**

for

The Townsite

4421 S. Basha Road

by:

Porchlight Homes

Case No.: _____

Submitted: October 21, 2025

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THE TOWNSITE

I. INTRODUCTION

Continuing to build on their reputation of developing high-quality communities, Porchlight Homes (“Porchlight”) is the proposed developer of a single-family residential community, known as “The Townsite,” on 3.37± gross (3.04± net) acres at 4421 S. Basha Road (the “Site”). Porchlight is a locally owned homebuilder that is well known and respected for building beautiful homes and residential communities. The Site is part of what was once known as the Goodyear Townsite. The Goodyear Townsite is a historic area located in the Ocotillo region, south of Ocotillo Road along Basha Road. It was established in 1916 when the Southwest Cotton Company, a subsidiary of the Goodyear Tire Company, began leasing land for cotton cultivation to support tire production during World War I. The community was improved between 1917 and 1922, providing amenities such as a general store, theatre, school, paved roads, and electric lights, making it a model of small-town development for that era. The Goodyear Townsite is thus a notable part of Chandler’s heritage, illustrating the city’s transition from a rural cotton-growing operation to a modern urban center, and stands as a reminder of the city’s innovative and industrious past. Building on the Goodyear Townsite heritage, the Townsite will contain 12 single-family lots that echoes what once existed on the Site. To achieve this, Porchlight requests the Site be zoned Planned Area Development (PAD) for Residential uses, along with Preliminary Development Plan (PDP) and Preliminary Plat approvals.

II. SITE AND SURROUNDING AREA

An *Aerial Map* of the Site is attached as *Exhibit 1*. The Site is bounded by Basha Road and the Echelon residential community on the west, Fulton Ranch on the north, and existing single-family homes to the east and south. The Site has residential homes on it and Mona’s County Day School and Childcare. The City’s General Plan designates the Site as Residential.

III. PROPOSED PAD AND PDP

A. PAD and PDP Overview

One of the objectives of PAD zoning is “to provide for a coordinated and compatibly arranged variety of land uses through innovative site planning.” Another objective is “to provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.” The intent of this PAD is to accomplish those objectives by rezoning the Site to PAD Residential. The proposed PAD Residential accomplishes the PAD zoning objectives.

B. Site Layout

The Townsite will consist of 12 lots, with a minimum lot size of 55 ft. x 100 ft., a density of approximately 3.94 du/net acre. *See Exhibit 2, Site Plan*. Consistent with the original intent of the Goodyear Townsite, a looped private drive is provided around the perimeter of the Site. Ten (10) lots are located within the looped drive, with two others located on the south between two open space/retention areas. No on-site amenities will be provided as the City of Chandler’s Snedigar Park is within walking distance of the Site.

C. Landscaping

The proposed landscape character will utilize a theme appropriate for the architectural character of the community. *See Exhibit 3, Conceptual Landscape Plan*. The landscaping theming creates a sustainable, colorful, and approachable plant palette, featuring an ample

hierarchy of plant material, patterning to arrange a mixture of textures, colors, and seasonal blooming materials to provide a year-round quality appearance. The selected plant material chosen, will be low water use and selected from the Arizona Department of Water Resources (ADWR) “Low Water Use Plant List.”

D. Building Elevations

Porchlight is known for the distinctiveness, variety, diversity, and quality of the elevations on its homes. The Townsite will contain 4 different floor plans each with 3 different elevation choices per floor plan: Santa Barbara Contemporary, Modern Desert Prairie and Modern Farmhouse. *See Exhibit 4, Elevations and Floor Plans.*

- **Santa Barbara Contemporary** – this elevation will include several arched windows, window overhang affixed with metal rods for a contemporary look, modern front door with a pop of color, sand stucco finish and a “S” profile roof tile.
- **Modern Desert Prairie** – this elevation will include low pitched hip roofs, extended eaves, contemporary ledgerstone, modern window overhangs, decorative pop outs, covered front porches and a low-profile flat roof tile with straight edge.
- **Modern Farmhouse** – this elevation will include brick, siding, modern window overhangs, window pop outs, covered front porches and a low-profile flat roof tile with straight edge.

Nine (9) distinct color schemes will be provided which include three schemes per elevation. Three (3) distinctive roof tiles colors are provided. Exterior accent materials consisting of thin brick, cultured stone and contemporary ledge stone provided as standard materials per elevation. A sand finish stucco texture will be offered within the community. No additional texture is required. *See Exhibit 5, Colors & Materials Palette.*

E. Walls and Entry Monumentation

The theme walls, view fencing, and entry monuments have been designed to be consistent with the home elevations and landscaping theme. *See Exhibit 6, Wall Plan and Details, and Exhibit 7, Entry Monument.* The walls and entry monument are designed to provide a quality appearance through materials, color, and design details. Quality materials are proposed including smooth and split face CMU, brick cap, with the columns clad in a wood-like Trex Composite material. The entry monument utilizes a combination of materials and finishes to emphasize uniqueness and contrast. Additionally vertical massing and horizontal scale is used to create a focus at the arrival point.

F. Subdivision Diversity Elements

The conventional criteria of single-family detached housing do not lend themselves to describing the subdivision layout for a small, infill Site. The Townsite has been planned as a PAD residential subdivision reflecting the character and uses the City is striving to achieve for this area, including the Goodyear Townsite. Additionally, the City’s Residential Subdivision Diversity Standards were devised without considering development on relatively small, infill properties. Nevertheless, The Townsite is designed to meet the spirit and intent of many of the City’s Residential Subdivision Diversity Standards.

G. Architectural Diversity Elements

The Townsite is designed to meet the goals of the City's Residential Architectural Diversity Standards. Porchlight has created a unique housing product line designed to fit perfectly into the community. The housing product consists of 4 floor plans and will feature all the modern looks, comforts and amenities sought after in today's discerning housing market. Floor plans and elevations for each home are shown in ***Exhibit 4, Building Elevations and Floor Plans***. Like the Subdivision Diversity Standards, The Townsite is designed to meet the spirit and intent of many of the Architectural Diversity Standards.

H. Development Standards

Porchlight is proposing the following development standards for all lots within The Townsite:

Regulation	Development Standard
Front Yard Setback ^{a, b}	20 feet to the garage door of a forward-facing garage 10 feet to a livable area component 10 feet to a porch or side-entry garage
Rear Yard Setback ^c	15 feet for single-story 20 feet for two-story
Side Yard Setback ^{b, d}	5 and 5 feet
Minimum Lot Area	5,500 square feet
Minimum Lot Width	55 feet
Maximum Lot Coverage	60%
Maximum Wall Height	7 feet

- a. For forward-facing garages, front setbacks shall be a minimum twenty (20) feet measured to the face of the garage door to the back of sidewalk. For side-loaded garages, livable area forward living areas, front porches and front courtyards the front setback shall be a minimum of ten (10) feet so long as the twenty (20) feet to forward-facing garage is maintained.
- b. Architectural elements and/or projections shall be permitted to encroach up to twelve (12) inches into front and side yard setbacks.
- c. Architectural elements, fireplaces, entertainment centers, bay windows, architectural popouts, and living space extensions may encroach into the rear setback area up to five (5) feet provided the encroachment does not exceed more than 50% of the building's width.

- d. HVAC units and refuse receptacles will be allowed in the side yards, but no closer than two (2) feet from the property line.

I. Grading and Drainage

The ***Preliminary Grading and Drainage Map*** is attached as ***Exhibit 8***. The Site will be graded to convey storm water to the retention basins. All drainage systems will be designed and constructed per City standards.

IV. PRELIMINARY PLAT

The proposed ***Preliminary Plat*** is attached as ***Exhibit 9***.

V. PROJECT TEAM

Developer:

Porchlight Homes
Attn: Scott Peterson
Ryan Larsen
2915 E Baseline, Rd., Suite 118
Gilbert, Arizona 85234

Landscape:

Thomas + Crowley
Attn: Paul Thomas
Criag Crowley
1150 N. Country Club Dr., Suite 11
Mesa, Arizona 85201

Civil Engineer:

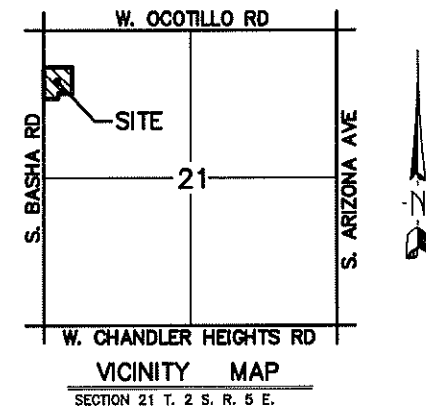
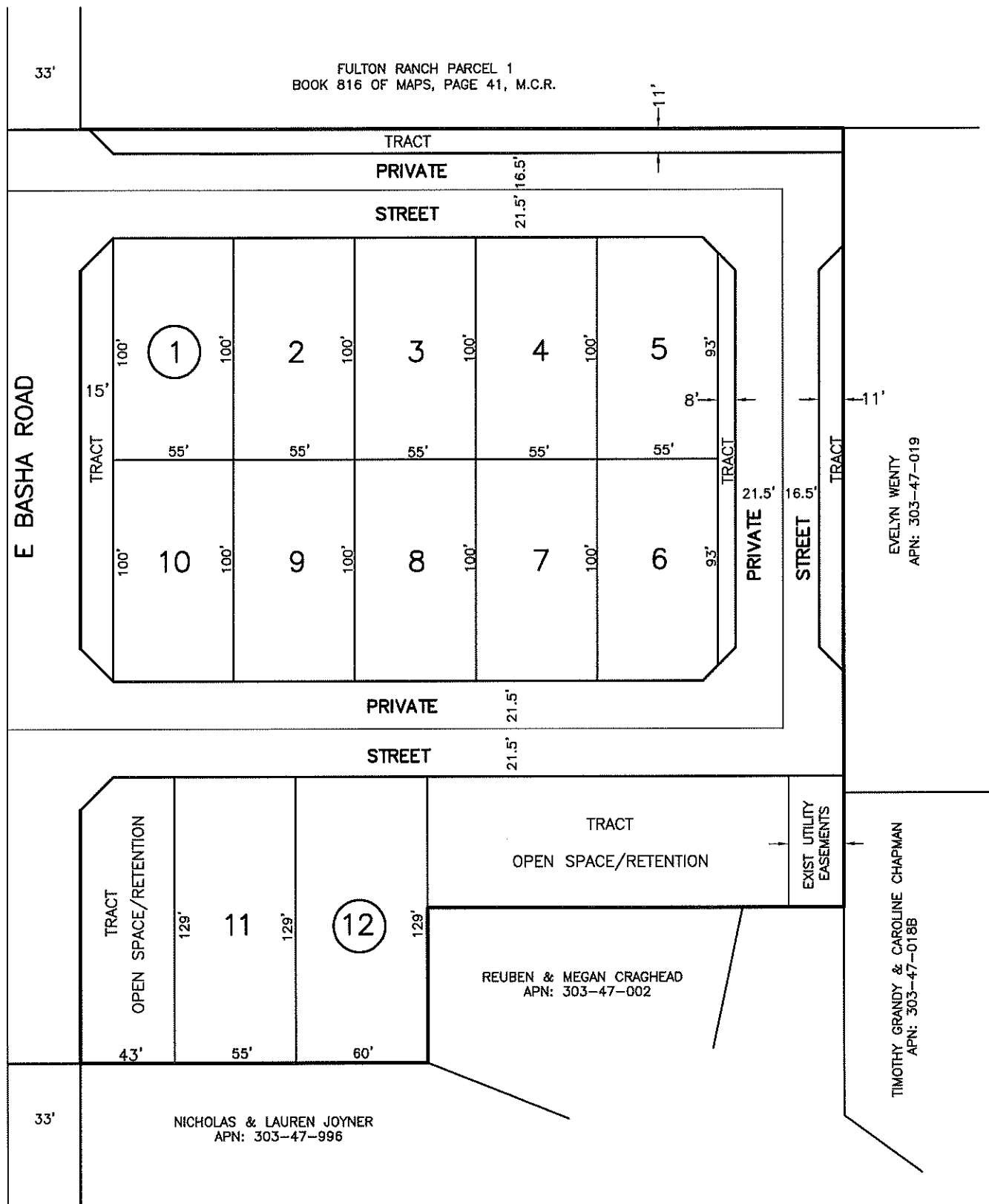
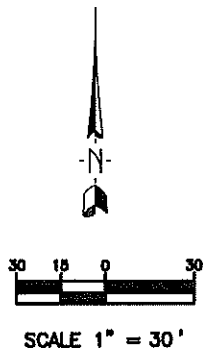
Clouse Engineering
Attn: Jeff Giles
2010 E. Shea Blvd., #110
Scottsdale, Arizona 85254

Zoning:

Ray Law Firm
Attn: Brennan Ray
2325 E. Camelback Rd., Suite 400
Phoenix, Arizona 85016
Phone: (602) 558-9934

VI. CONCLUSION

Approval of The Townsite will allow for the development of a high quality and distinctive residential community that adds to the character and quality of the surrounding area. The design and layout of The Townsite honors the heritage of the Goodyear Townsite. The Townsite makes good land use sense on this Site, will be compatible with neighboring developments, and will provide an attractive presence in the area. We request your approval.



SITE DATA

GROSS ACRES: 3.37 ACRES
TOTAL LOTS: 12
DENSITY: 3.56 D.U. PER ACRE
TYPICAL LOT SIZE: 55' x 100'

DEVELOPER

PORCHLIGHT HOMES
2915 E. BASELINE ROAD, STE 118
GILBERT, ARIZONA 85234
(480) 213-1324
CONTACT: RYAN LARSON

ENGINEER

CLOUSE ENGINEERING, INC.
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SCOTTSDALE, AZ 85254
(602) 395-9300
CONTACT: JEFF GILES

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
9010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9510

BASHA ROAD & OCOTILLO ROAD

ARIZONA

CHANDLER

Revised

Date
7-23-2025

As-Built

Job No.
250705



LEGEND

	PROPERTY LINE
	EASEMENT LINE
	LANDSCAPE SETBACK LINE
	SIGHT VISIBILITY LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	FIRE HYDRANT SEE CIVIL ENG. PLANS

PROJECT TEAM

OWNER / DEVELOPER
PORCHLIGHT HOMES
2915 E. BASELINE ROAD, SUITE 118
GILBERT, AZ 85234
PH: (480) 813.1324

CONTACT: RYAN LARSEN
EMAIL: RLARSEN@PORCHLIGHTHOMES.COM

CIVIL ENGINEER
CLOUSE ENGINEERING
5010 E. SHEA BLVD., SUITE 110
SCOTTSDALE, AZ 85254
PH: (602) 395.9300

CONTACT: JEFF GILES
EMAIL: JGILES@CLOUSEAZ.COM

LANDSCAPE ARCHITECT
THOMAS + CROWLEY LLC
1150 N. COUNTRY CLUB DRIVE, STE 11
MESA, AZ 85201
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

LANDSCAPE DATA

TOTAL LS AREA:	26,390 S.F. (0.605 AC)
OFFSITE LS AREA:	204 S.F. (0.005 AC)
ONSITE LS AREA:	26,186 S.F. (0.600 AC)
TOTAL TURF AREA:	5,034 S.F. (.120 AC)
TURF % OF LS AREA:	19.08%

KEYED NOTES

- X.X EXISTING
- X.1 EXISTING SIDEWALK AND CURB, DO NOT DISTURB
- X.2 EXISTING RAMP, DO NOT DISTURB
- X.3 EXISTING FIRE HYDRANT, DO NOT DISTURB
- C.X CIVIL
- C.1 CONCRETE CURB, SEE CIVIL PLANS
- C.2 CONCRETE SIDEWALK, SEE CIVIL PLANS
- C.3 RAMP, SEE CIVIL PLANS
- C.4 UTILITIES, SEE CIVIL PLANS
- C.5 FIRE HYDRANT, SEE CIVIL PLANS
- C.6 STORM DRAIN PIPE, SEE CIVIL PLANS
- C.7 HEADWALL, SEE CIVIL PLANS
- C.8 GROUTED RIP RAP, SEE CIVIL ENG. PLANS
SEE LANDSCAPE SCHEDULE FOR COLOR
- C.9 SCUPPER, SEE CIVIL ENG. PLANS
- C.10 BUBBLE UP BOX, SEE CIVIL PLANS
- C.11 DRYWELL, SEE CIVIL PLANS

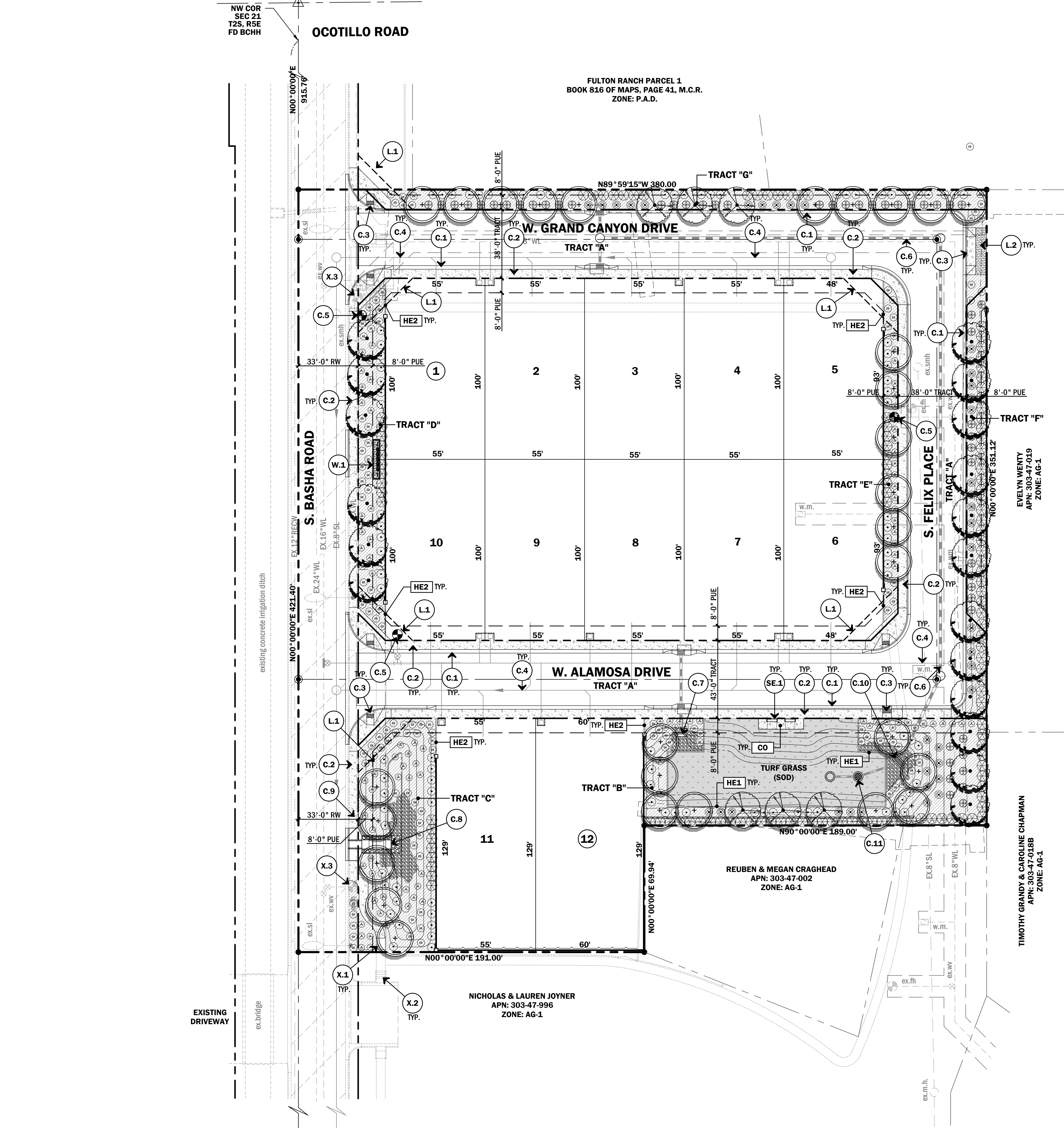
- L.X LANDSCAPE
- L.1 30' x 30' SVTE
- L.2 STABILIZED GRANITE, SEE LANDSCAPE SCHEDULE
- W.X WALLS / MONUMENTS
- W.1 ENTRY MONUMENT, SEE SHEET L3
- SE.X SITE EQUIPMENT
- SE.1 6'-0" LONG BENCH WITH BACK

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	<i>PISTACIA X 'RED PUSH'</i> RED PUSH CHINESE PISTACHE STANDARD TRUNK	24" BOX	18
	<i>QUERCUS VIRGINIANA</i> SOUTHERN LIVE OAK STANDARD TRUNK	24" BOX	29
	<i>ULMUS PARVIFOLIA</i> <i>'SIMPVIRENS'</i> CHINESE EVERGREEN ELM	24" BOX	6
SHRUBS			
	<i>DODONEA VISCOSA</i> GREEN HOPSEED BUSH	5 GAL.	123
	<i>NERIUM OLEANDER</i> <i>'PETITE PINK'</i> PETITE PINK OLEANDER	5 GAL.	102
	<i>LEUCOPHYLLUM LANGMANIAE</i> <i>'RIO BRAVO'</i> RIO BRAVO SAGE	5 GAL.	51
	<i>EROMOPHILA MACULATA</i> <i>'VALENTINE'</i> VALENTINE BUSH	5 GAL.	43
	<i>EREMOPHILA HYGROPHANA</i> <i>'BLUE BELLS'</i> BLUE BELLS EREMOPHILA	5 GAL.	94
GROUND COVER			
	<i>EROMOPHILA GLABRA</i> <i>'MINGENEW GOLD'</i> OUTBACK SUNRISE EMU	1 GAL.	118
	<i>ROSEMARINUS OFFICINALIS</i> <i>'PROSTRATUS'</i> TRAILING ROSEMARY	1 GAL.	8
TURF			
	<i>TURF GRASS</i> CYNODON DACTYLON 'MIDIRON' HYBRID BERMUDA GRASS (SOD)	5,034 S.F.	
TOP DRESSING			
	<i>DECOMPOSED GRANITE</i> SIZE: 1/2" SCREENED COLOR: MOHAGANY BY ROCK PROS USA (OR EQUAL) 2" DEEP MINIMUM	20,178 S.F.	
	<i>DECORATIVE RIP RAP</i> COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) 6" DEEP MINIMUM	1,059 S.F.	
	<i>GROUTED RIP RAP</i> COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) SEE CIVIL FOR DEPTH	119 S.F.	
	<i>STABILIZED GRANITE</i> SIZE: 1/4" MINUS WITH STABILIZER COLOR: SUPERIOR GOLD BY ROCK PROS USA (OR EQUAL) 3" DEEP MINIMUM	156 S.F.	

HARDSCAPE SCHEDULE

KEY	SYMBOL	MATERIAL	QTY
	CO	REGULAR CONCRETE COLOR: REGULAR GRAY WITH MEDIUM BROOM FINISH	150 S.F.
	HE1	CONCRETE TURF HEADER SIZE: 6" x 6" COLOR: REGULAR GRAY	255 L.F.
	HE2	CONCRETE HEADER AT ENDS OF COLUMNS SIZE: 6" x 6" COLOR: REGULAR GRAY	104 L.F.



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	PROPERTY LINE
	EASEMENT LINE
	LANDSCAPE SETBACK LINE
	SIGHT VISIBILITY LINE
	EXISTING CONTOUR LINE
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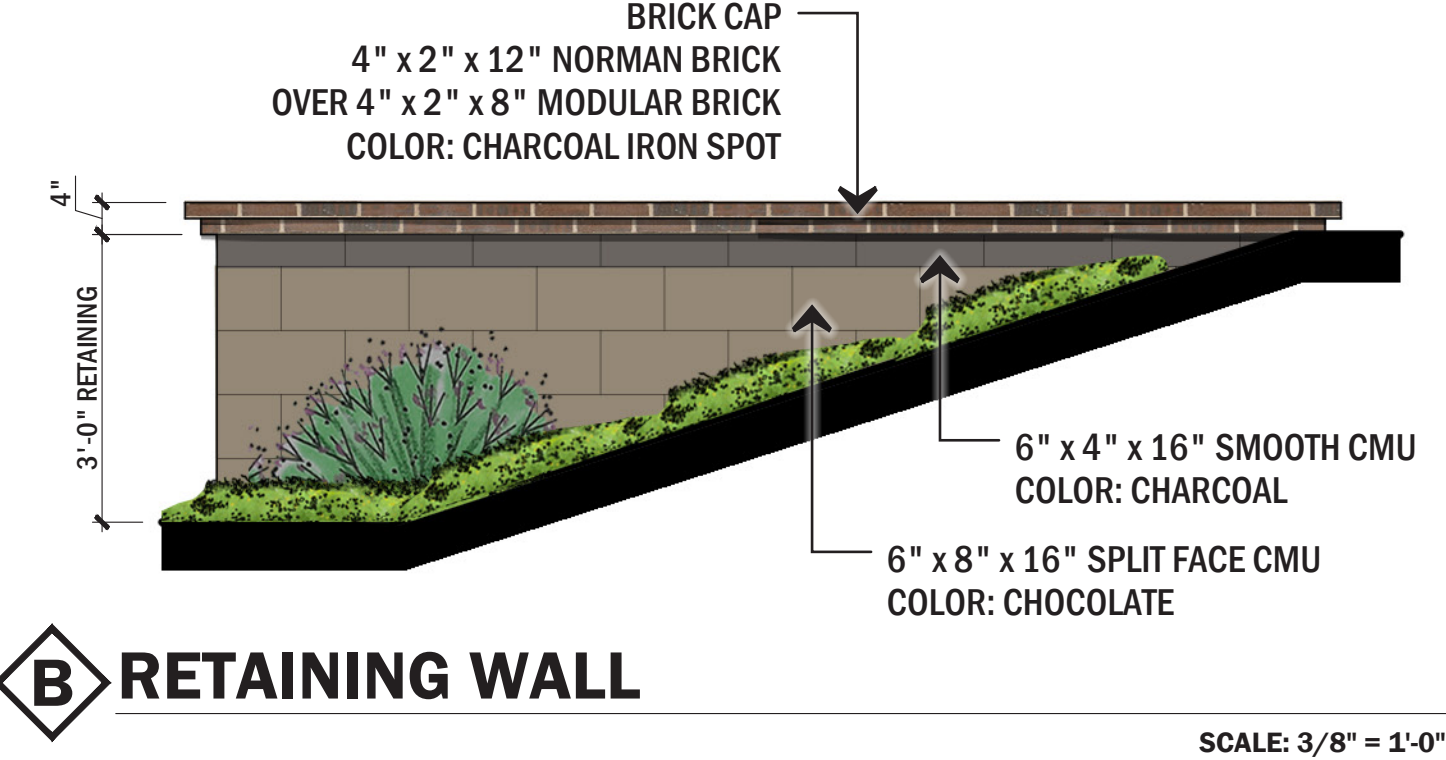
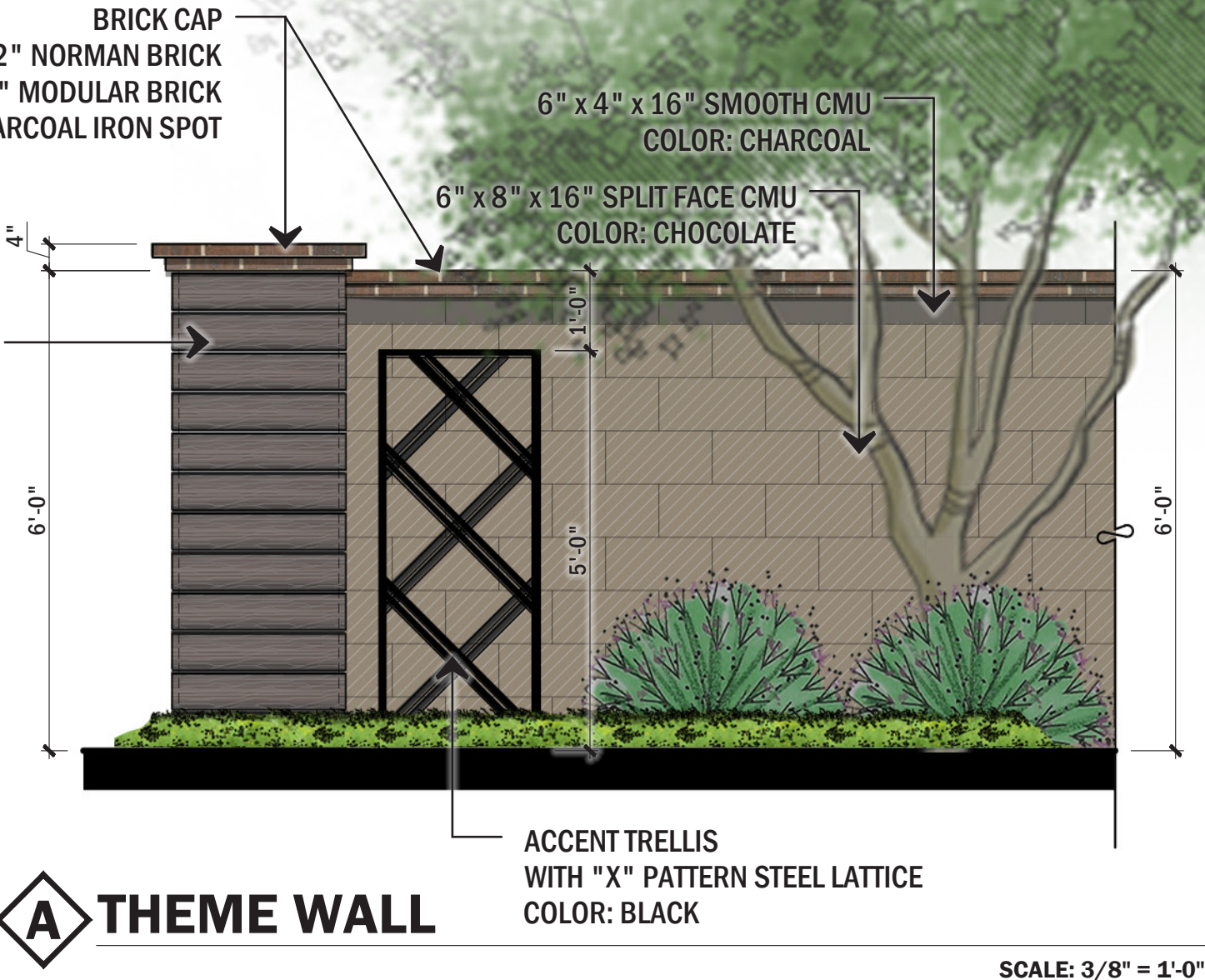
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WALL LEGEND

- THEME WALL
INDICATES COLUMN & ACCENT TRELLIS LOCATION
- RETAINING WALL
INDEPENDENT
SEE CIVIL PLANS FOR HEIGHTS
- RETAINING WALL
EXTENSION OF WALL ABOVE
SEE CIVIL PLANS FOR HEIGHTS







FRONT ELEVATION STREETSCAPE



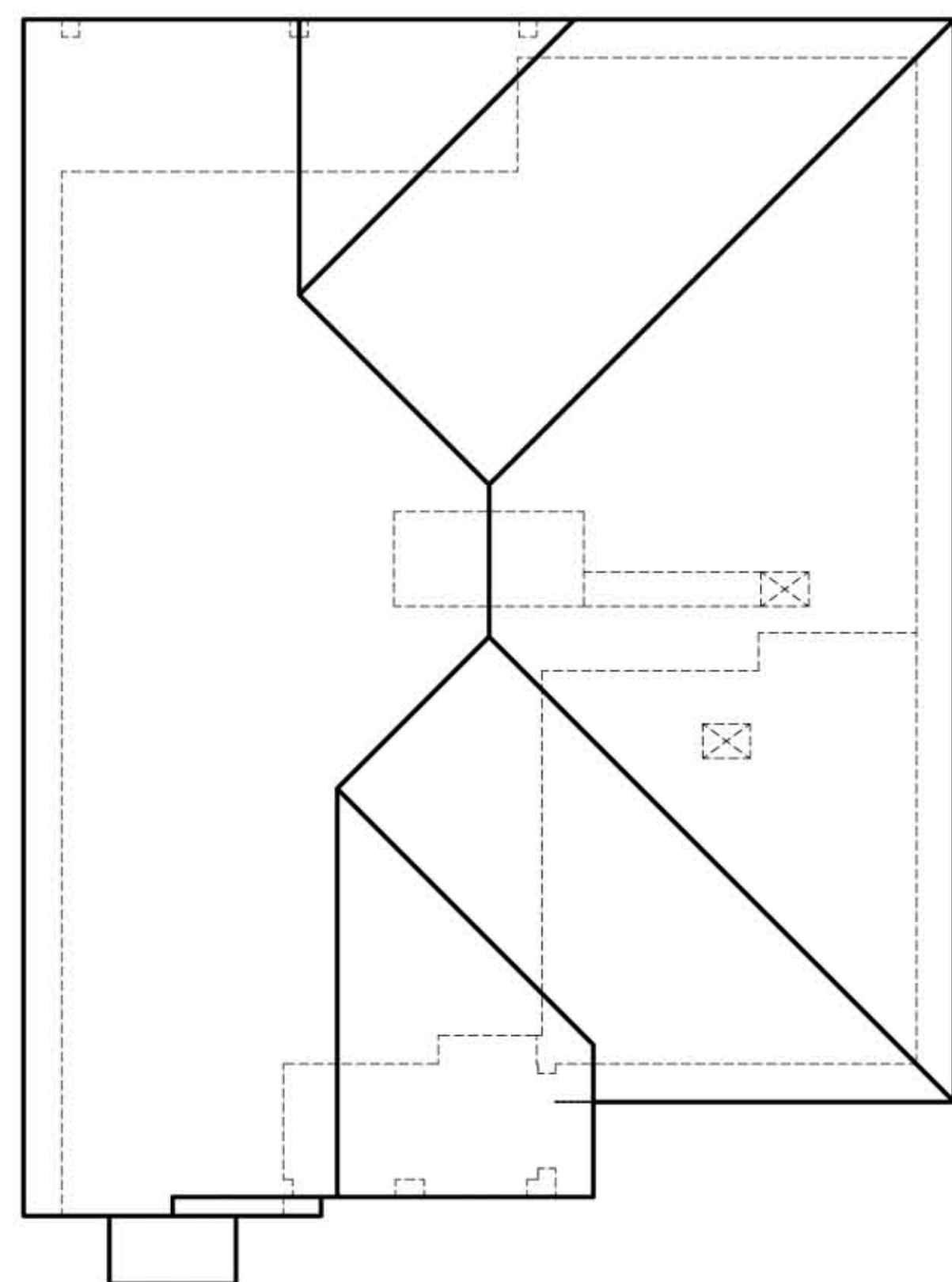
REAR ELEVATION STREETSCAPE



FRONT ELEVATION STREETSCAPE



REAR ELEVATION STREETSCAPE



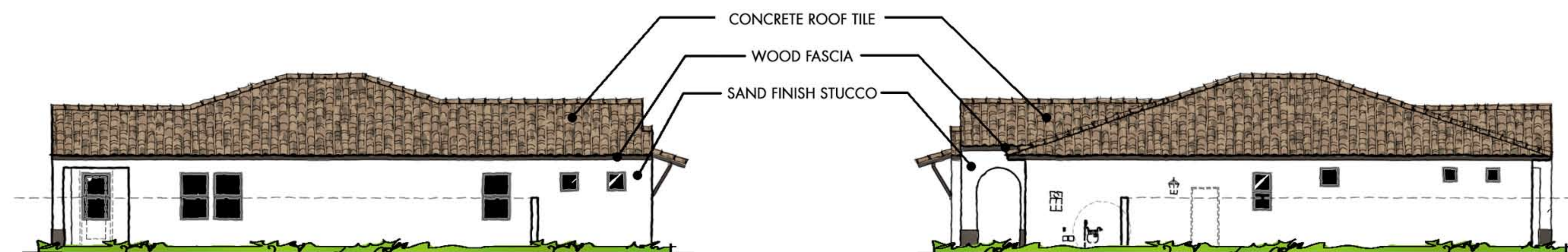
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

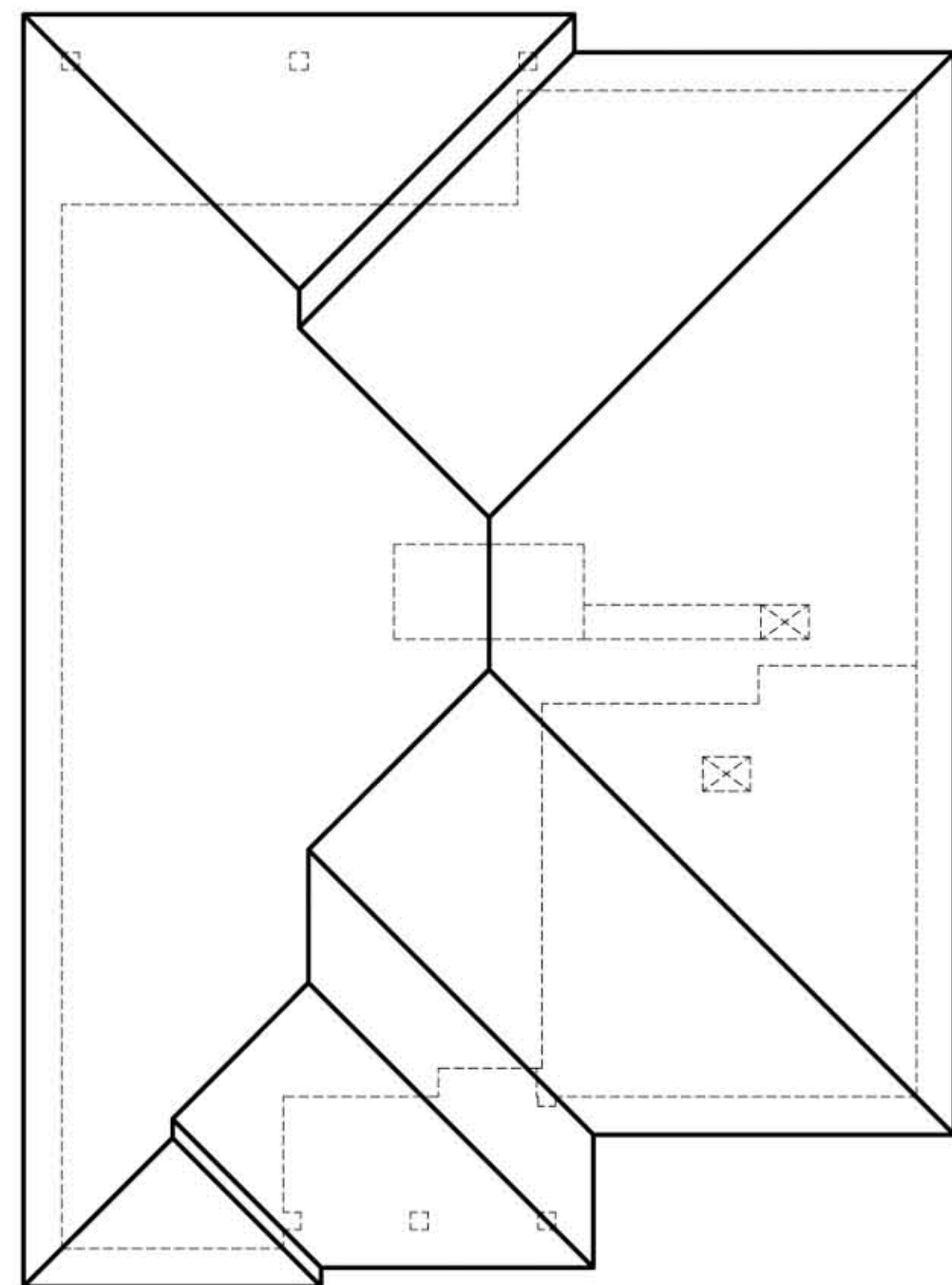
THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4511
1,901 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

LINDEROTH ASSOCIATES ARCHITECTS



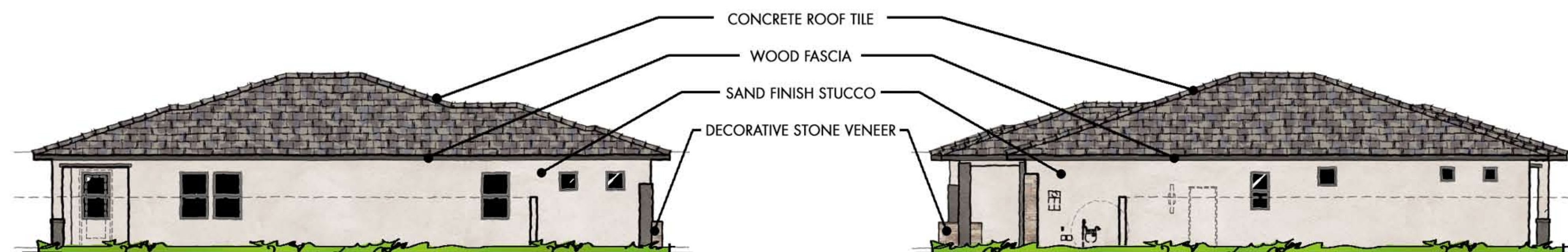
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

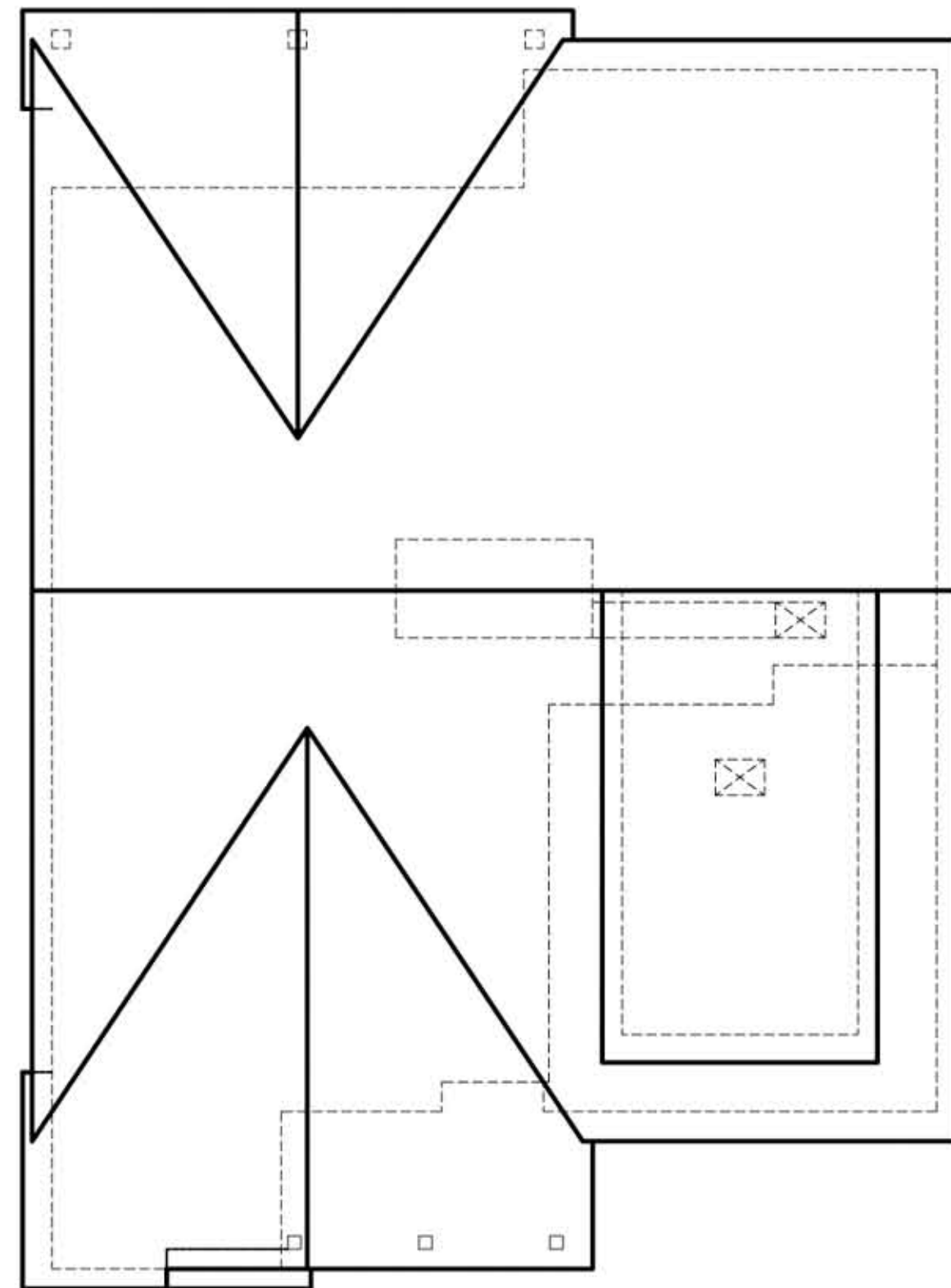
THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4511
1,901 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS



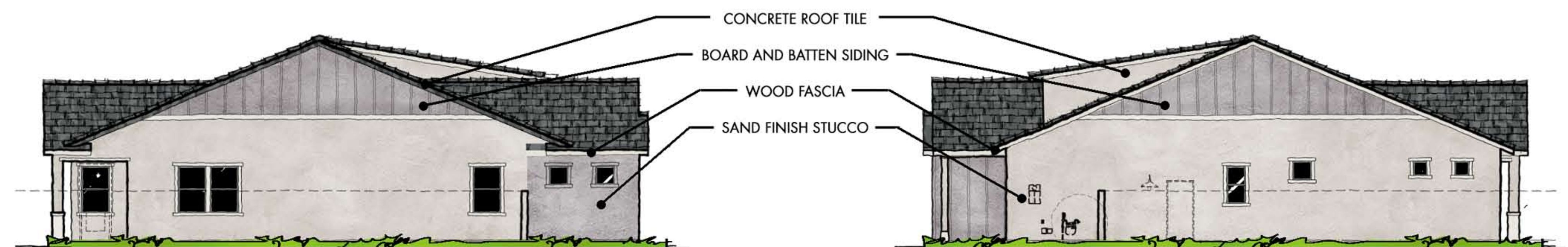
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

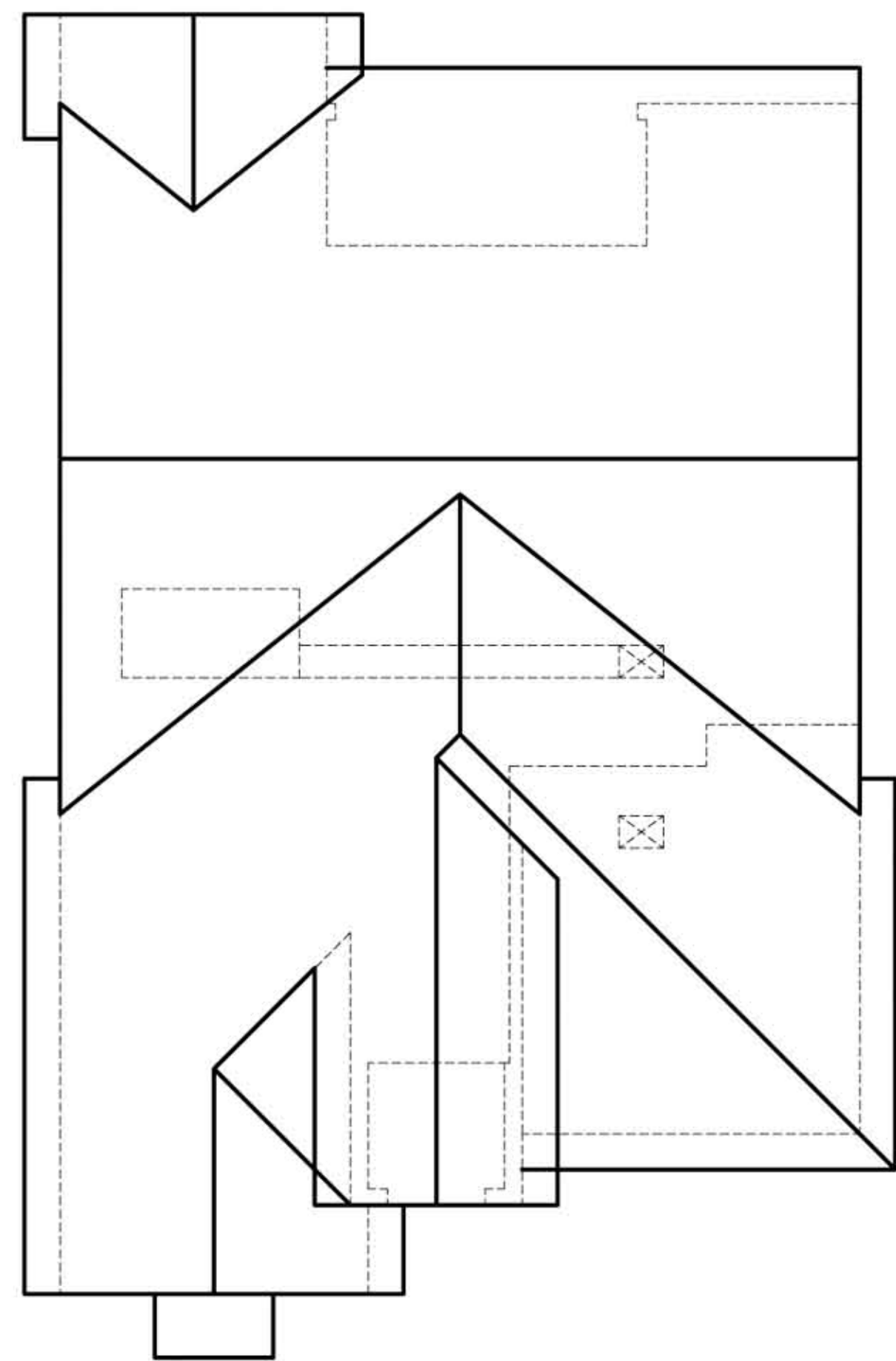
RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4511
1,901 S.F.
ELEVATION D - MODERN FARMHOUSE
LINDEROTH ASSOCIATES ARCHITECTS



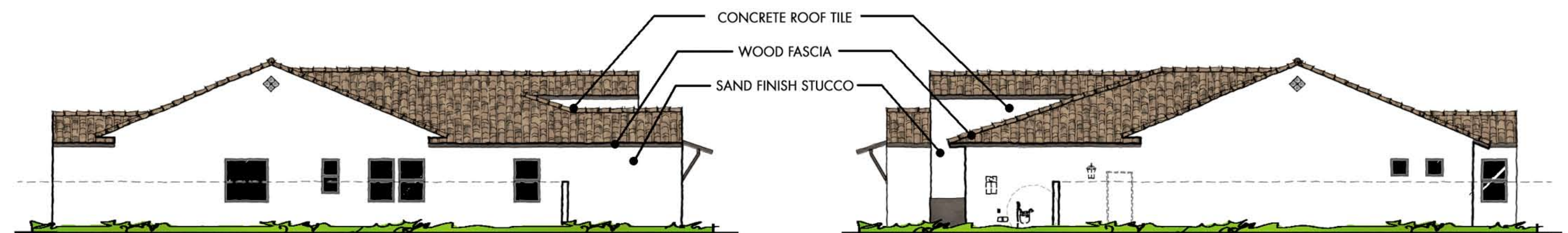
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

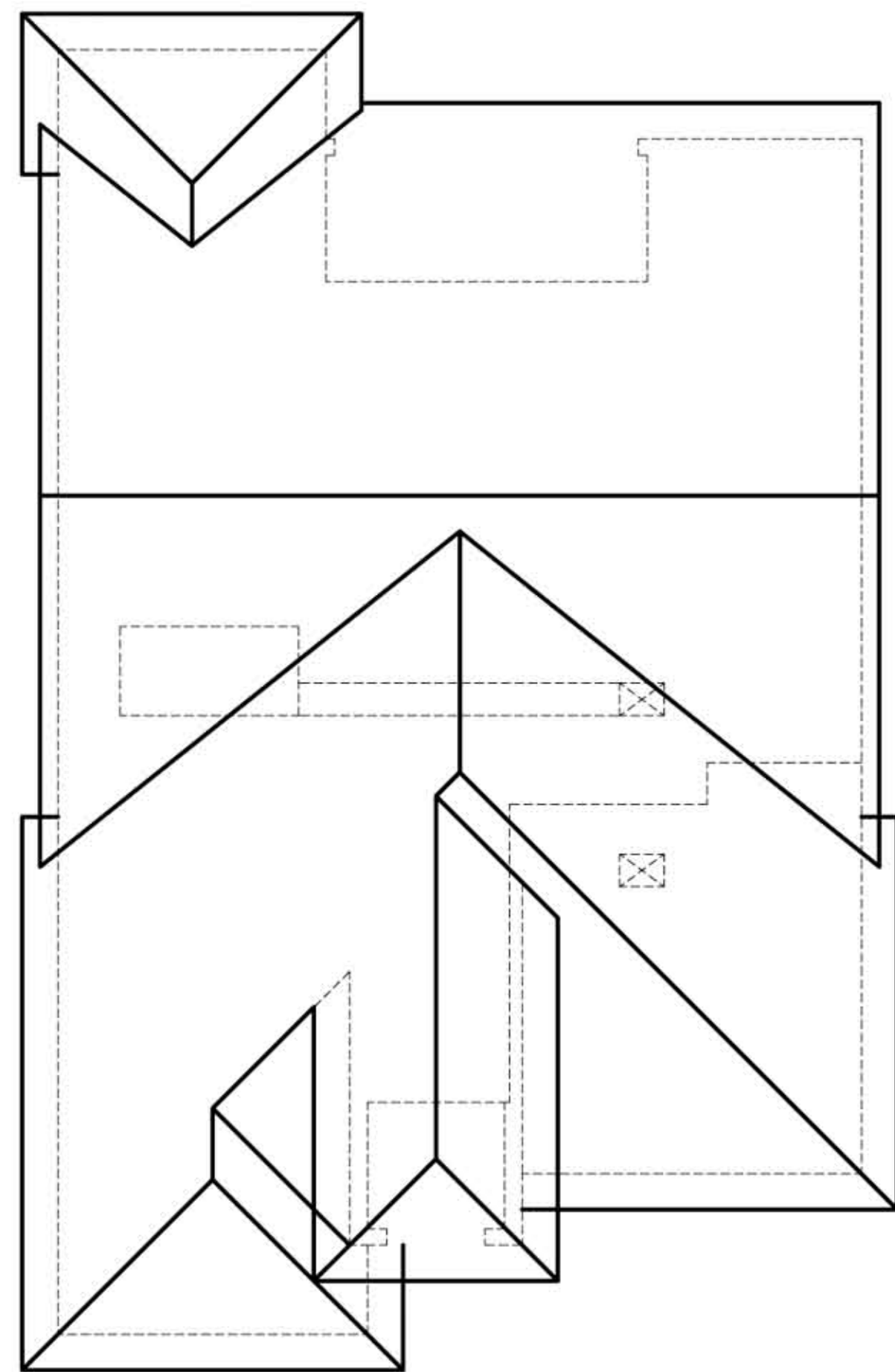
THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4512
2,245 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

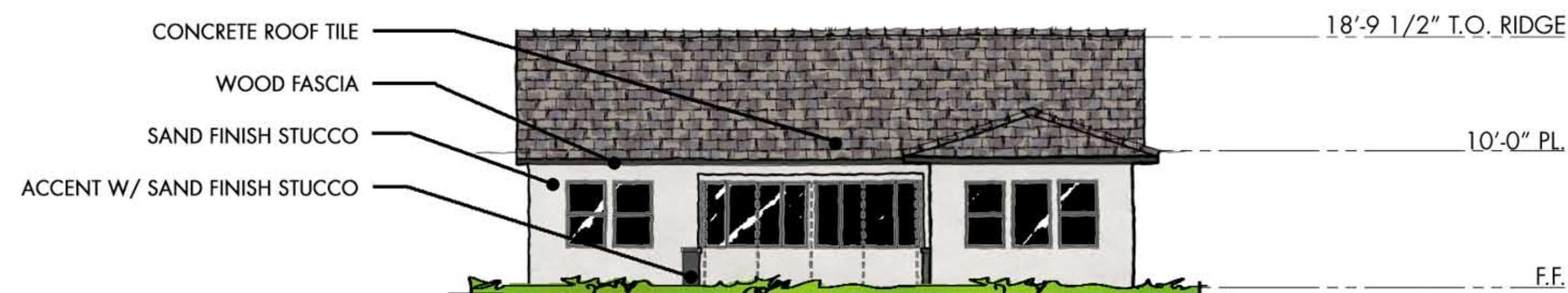
LINDEROTH ASSOCIATES ARCHITECTS



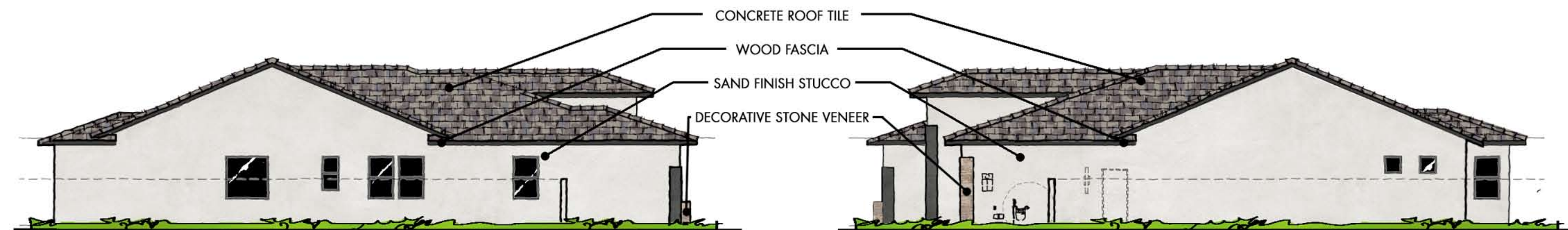
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

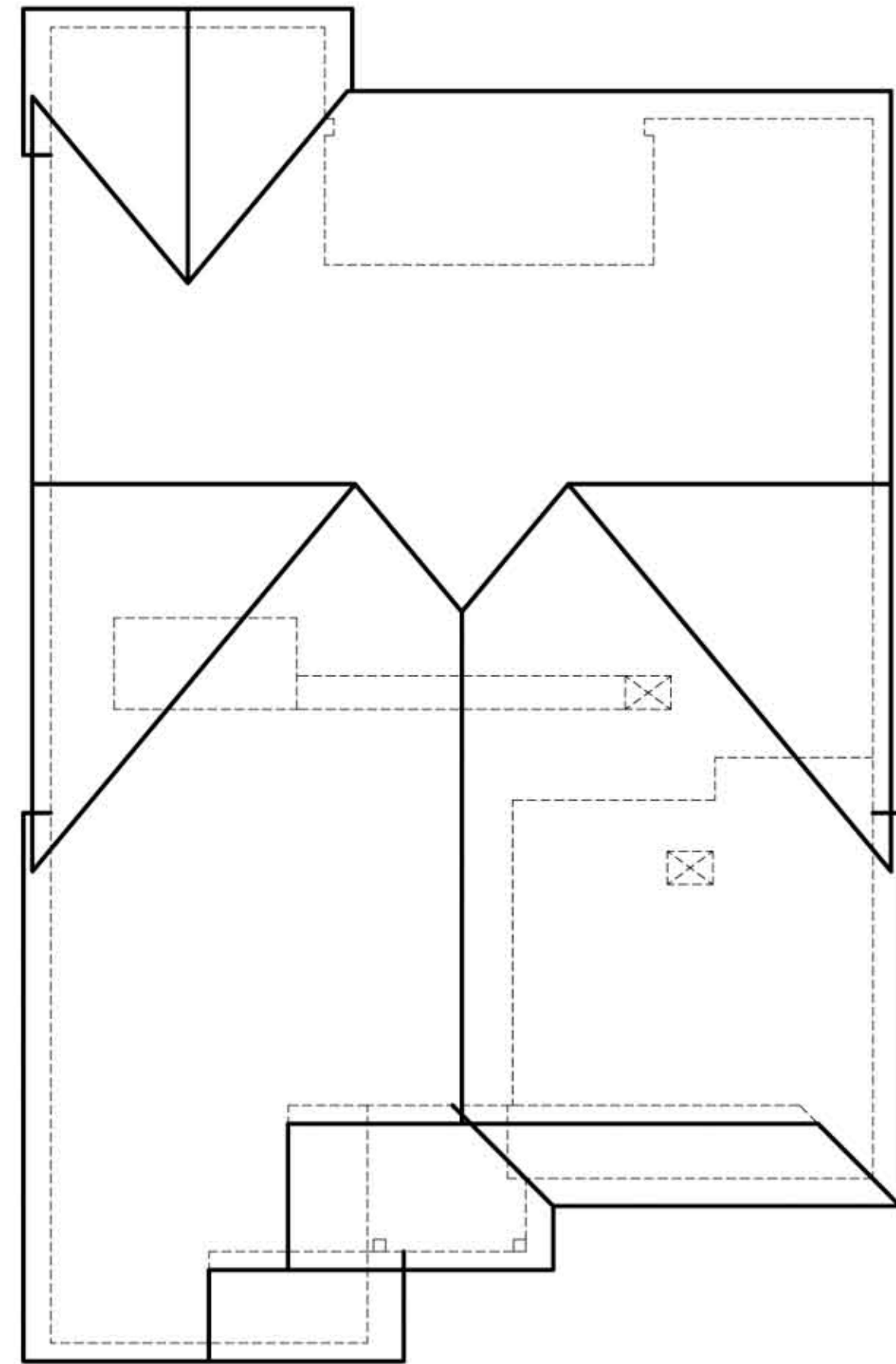
THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4512
2,245 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS



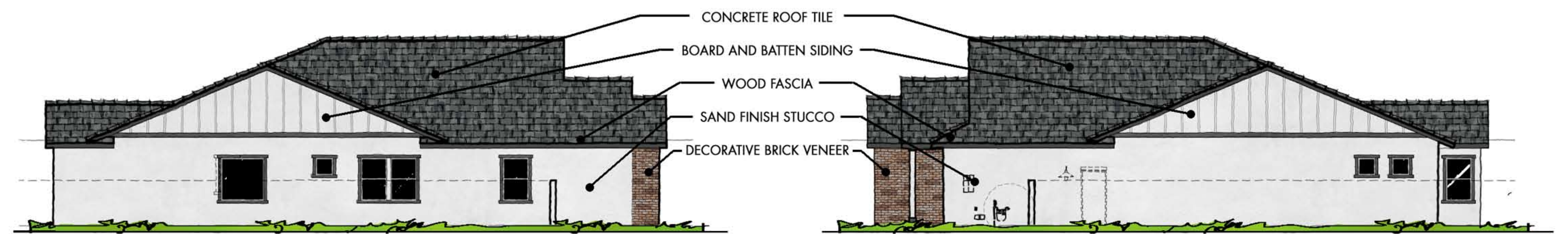
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

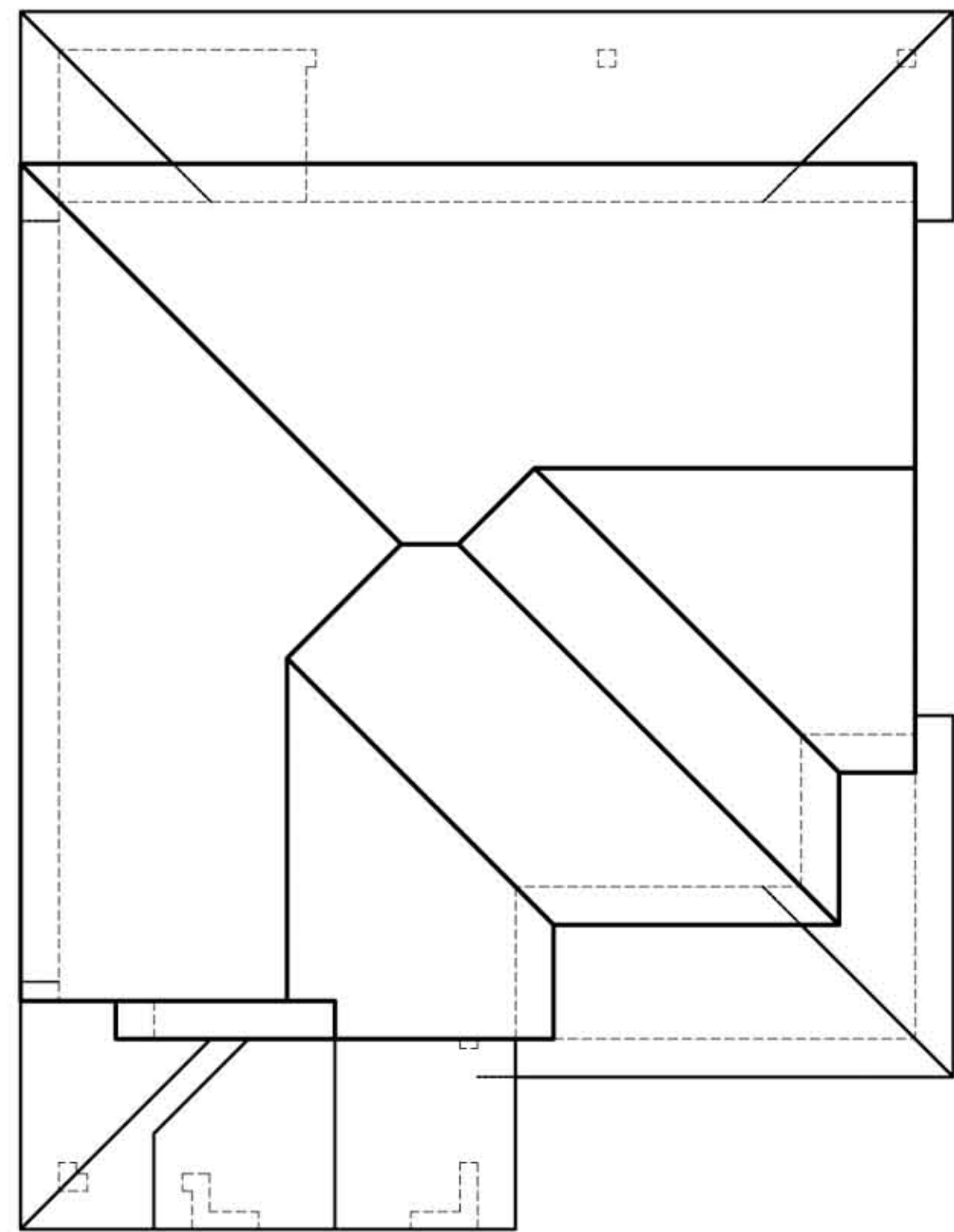
RIGHT ELEVATION

THE TOWNSITE

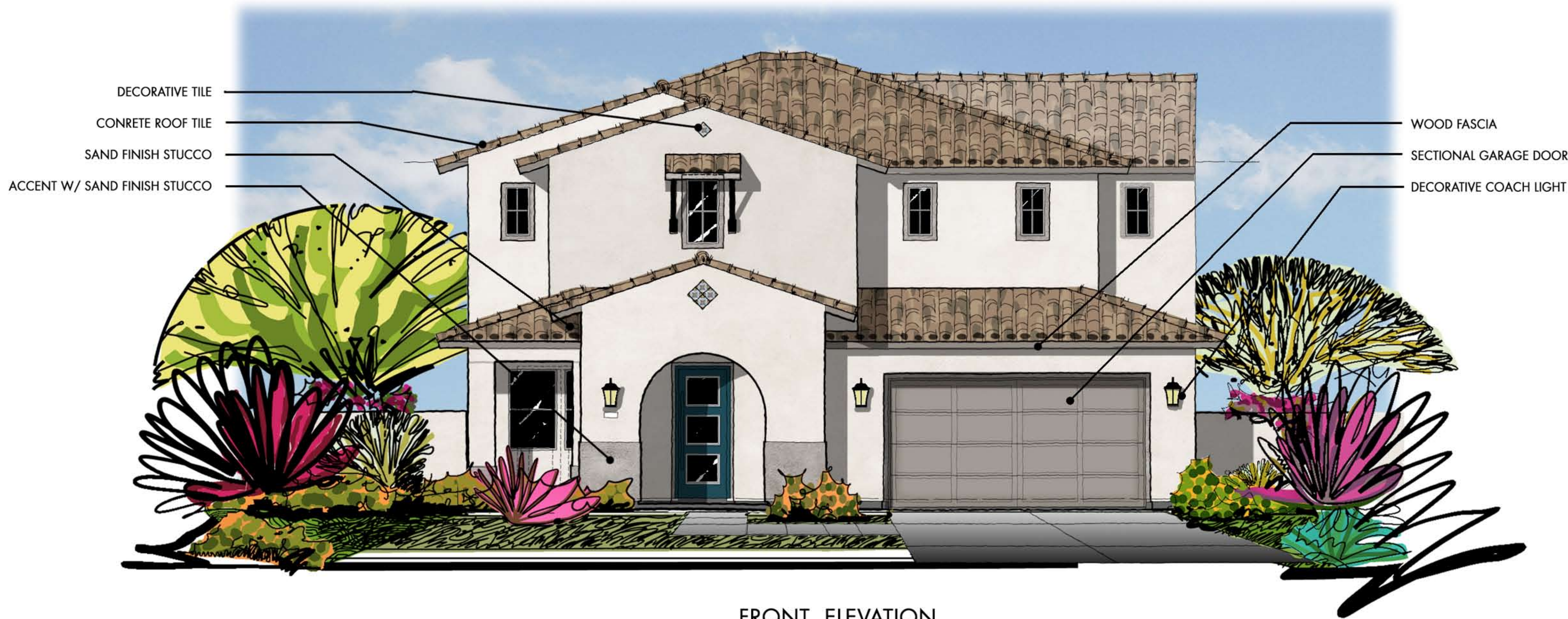
PORCHLIGHT HOMES

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PLAN 4512
2,245 S.F.
ELEVATION D - MODERN FARMHOUSE
LINDEROTH ASSOCIATES ARCHITECTS



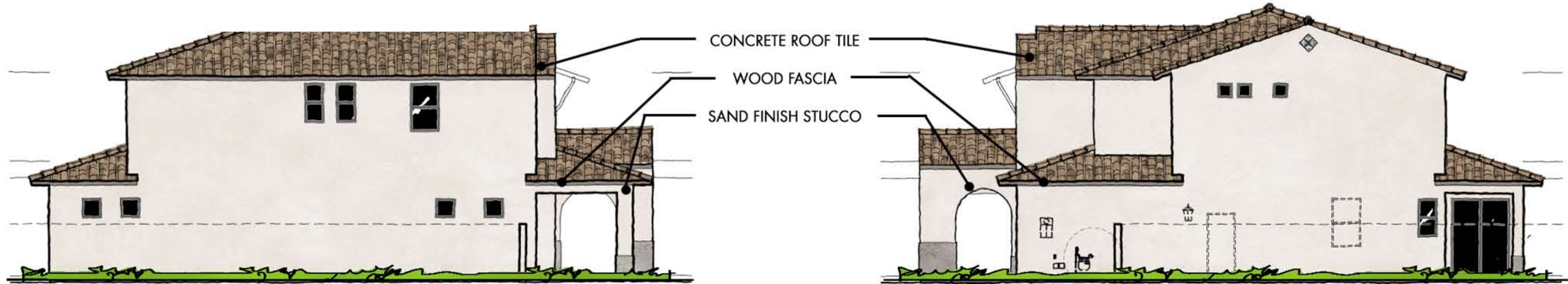
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

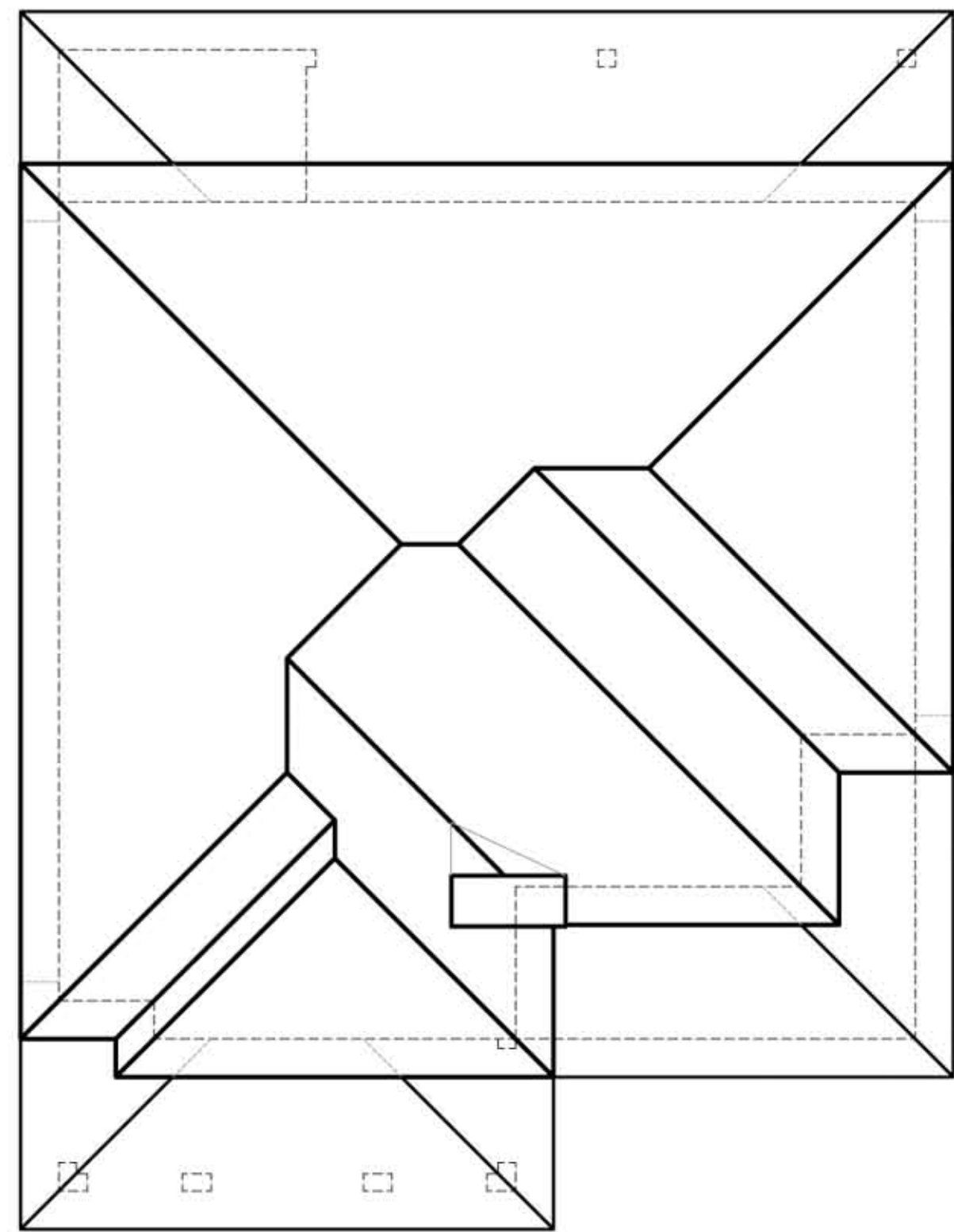
THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4521
2,887 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

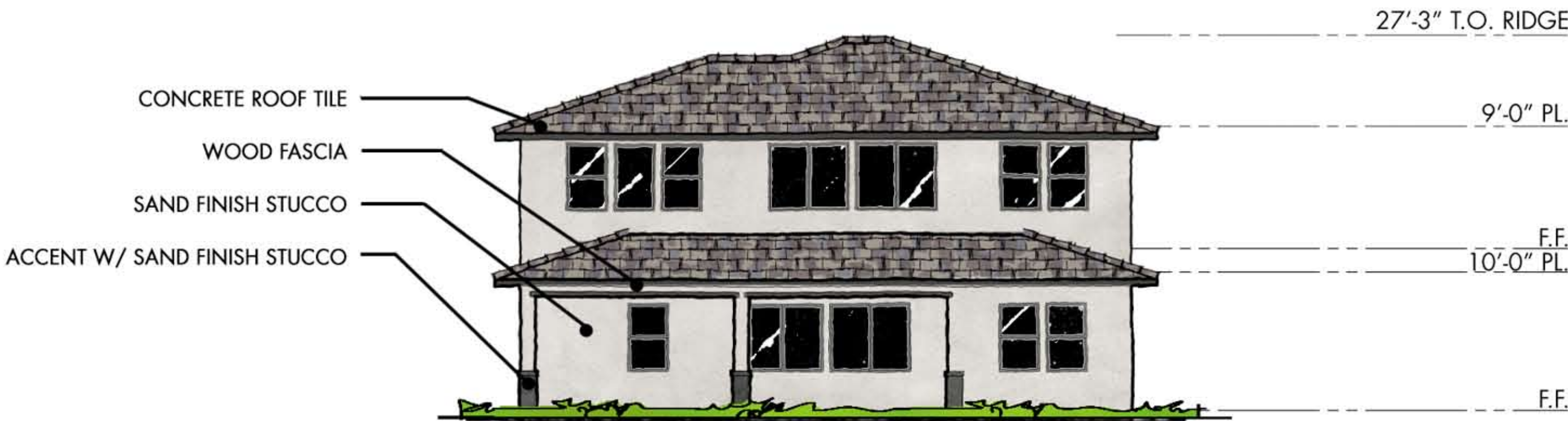
LINDEROTH ASSOCIATES ARCHITECTS



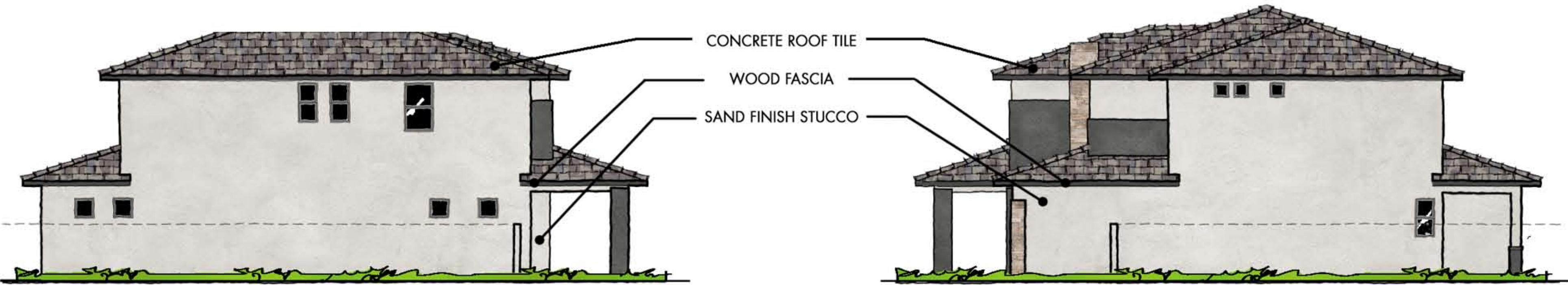
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RIGHT ELEVATION

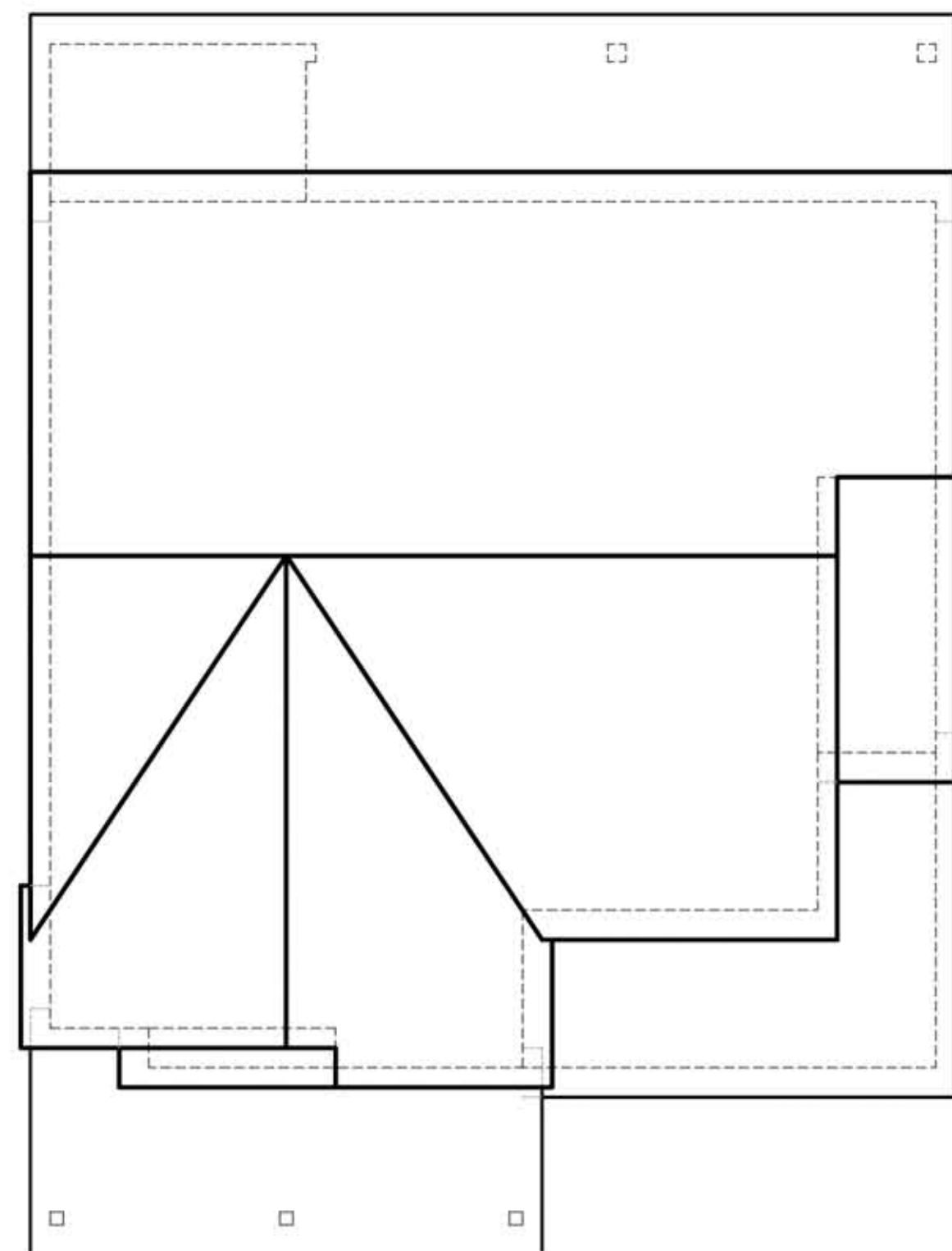
THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4521
2,887 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS



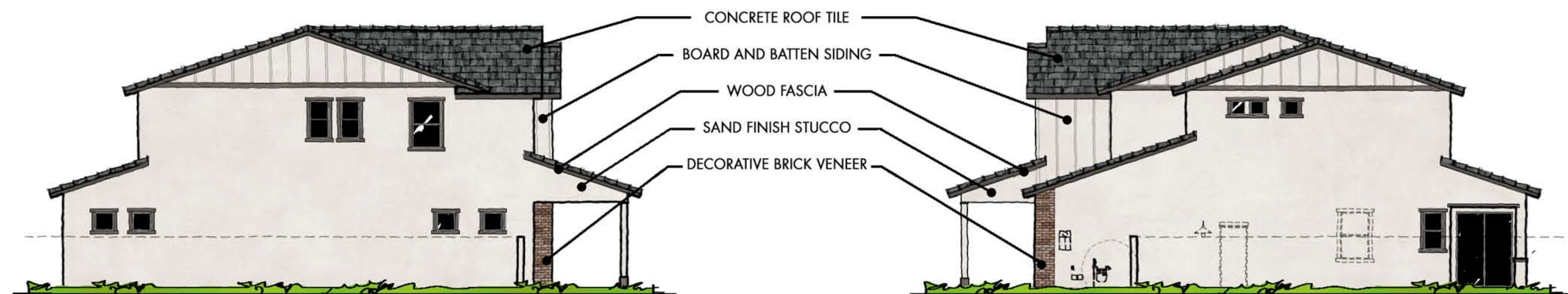
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION

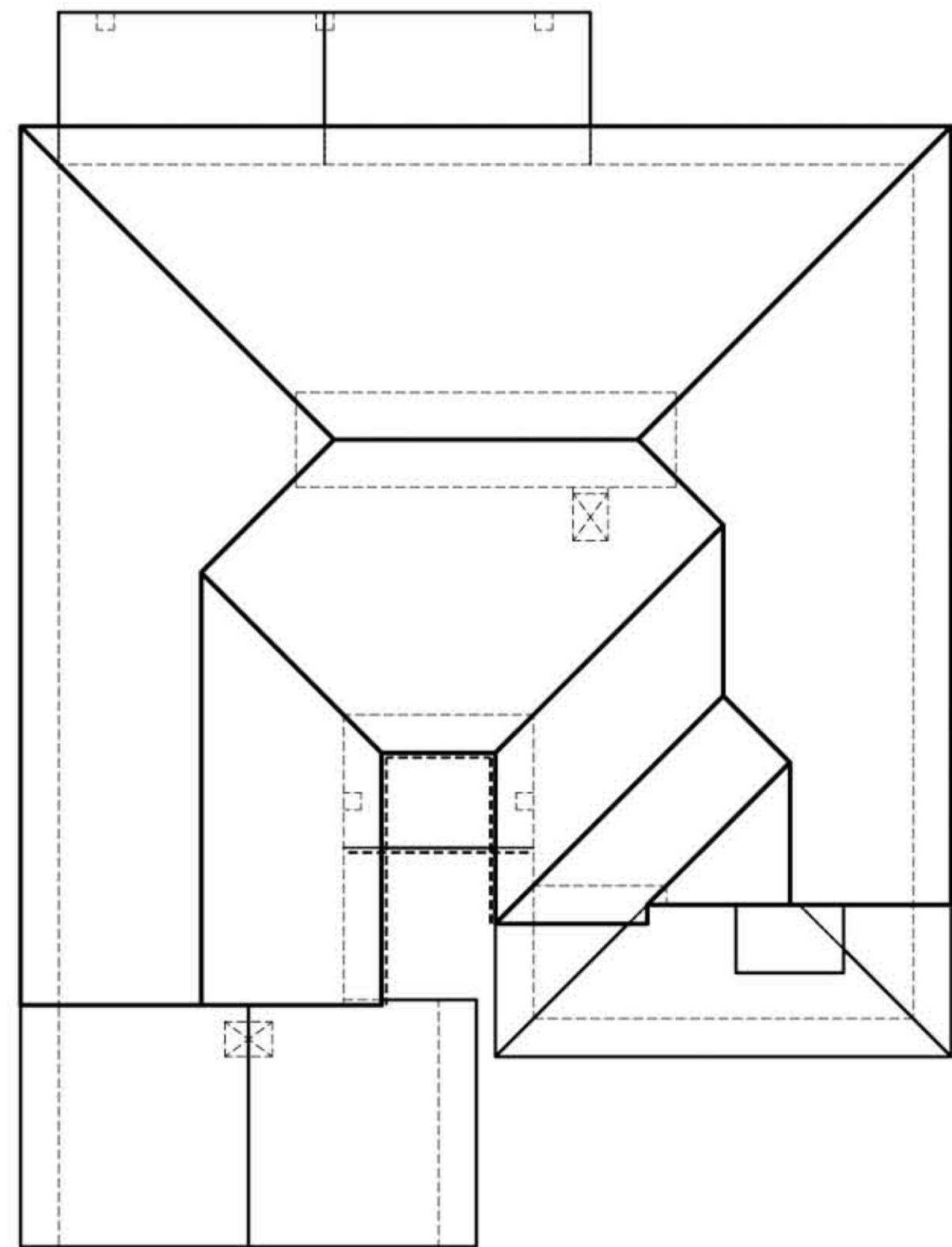
RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

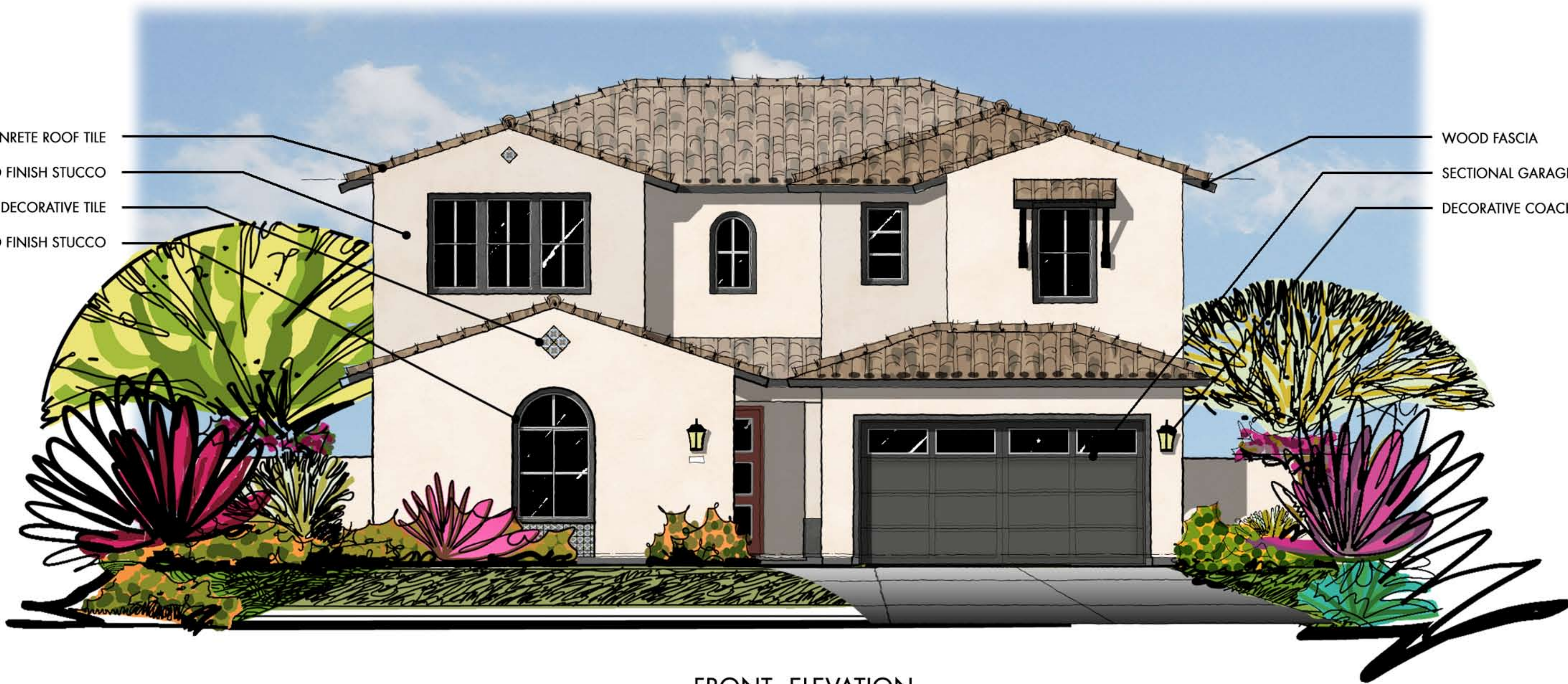
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PLAN 4521
2,887 S.F.
ELEVATION D - MODERN FARMHOUSE
LINDEROTH ASSOCIATES ARCHITECTS



ROOF PLAN

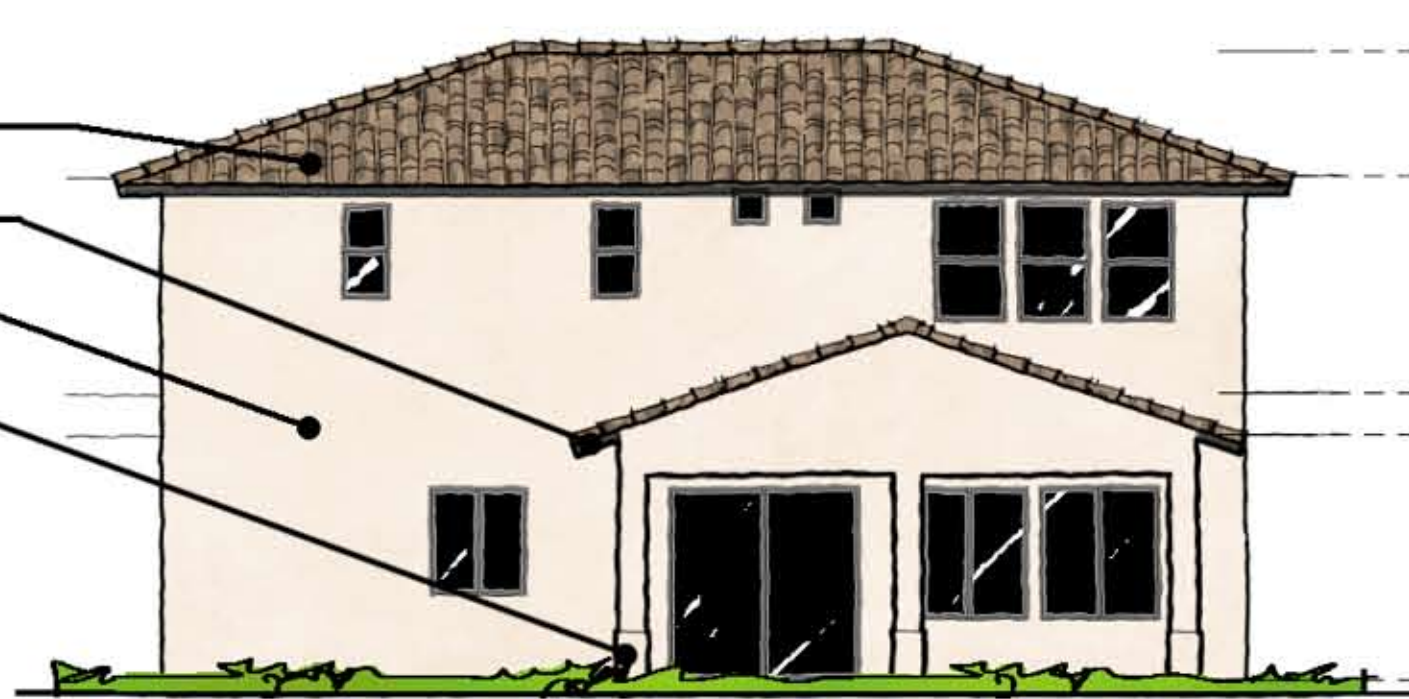
- CONCRETE ROOF TILE
- SAND FINISH STUCCO
- DECORATIVE TILE
- ACCENT W/ SAND FINISH STUCCO



- WOOD FASCIA
- SECTIONAL GARAGE DOOR
- DECORATIVE COACH LIGHT

FRONT ELEVATION

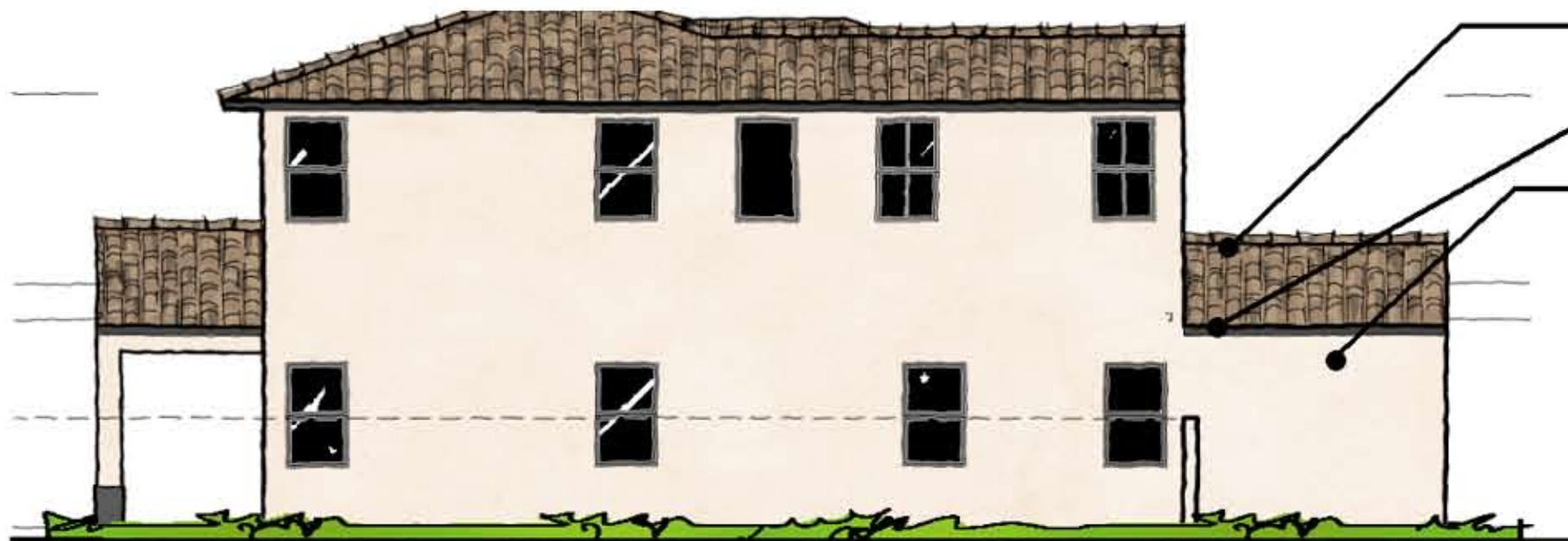
- CONCRETE ROOF TILE
- WOOD FASCIA
- SAND FINISH STUCCO
- ACCENT W/ SAND FINISH STUCCO



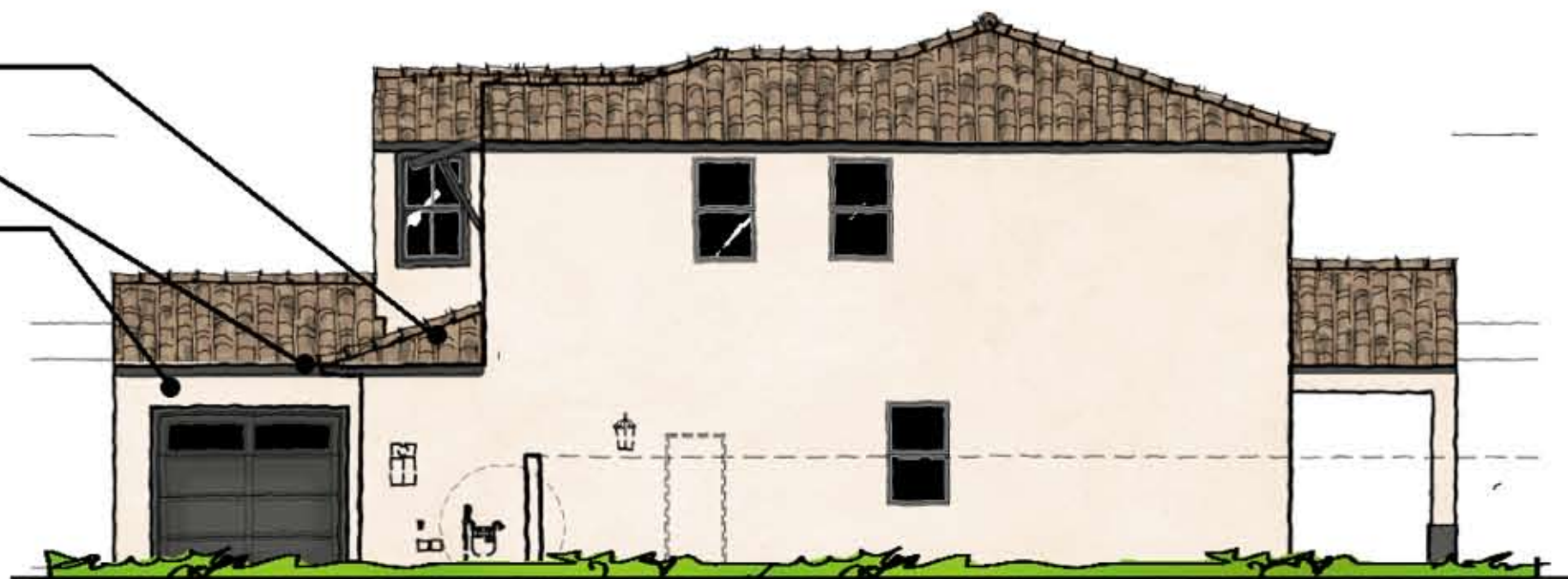
- 26'-1" T.O. RIDGE
- 9'-0" PL.
- F.F.
- 10'-0" PL.
- F.F.

REAR ELEVATION

- CONCRETE ROOF TILE
- WOOD FASCIA
- SAND FINISH STUCCO



LEFT ELEVATION



RIGHT ELEVATION

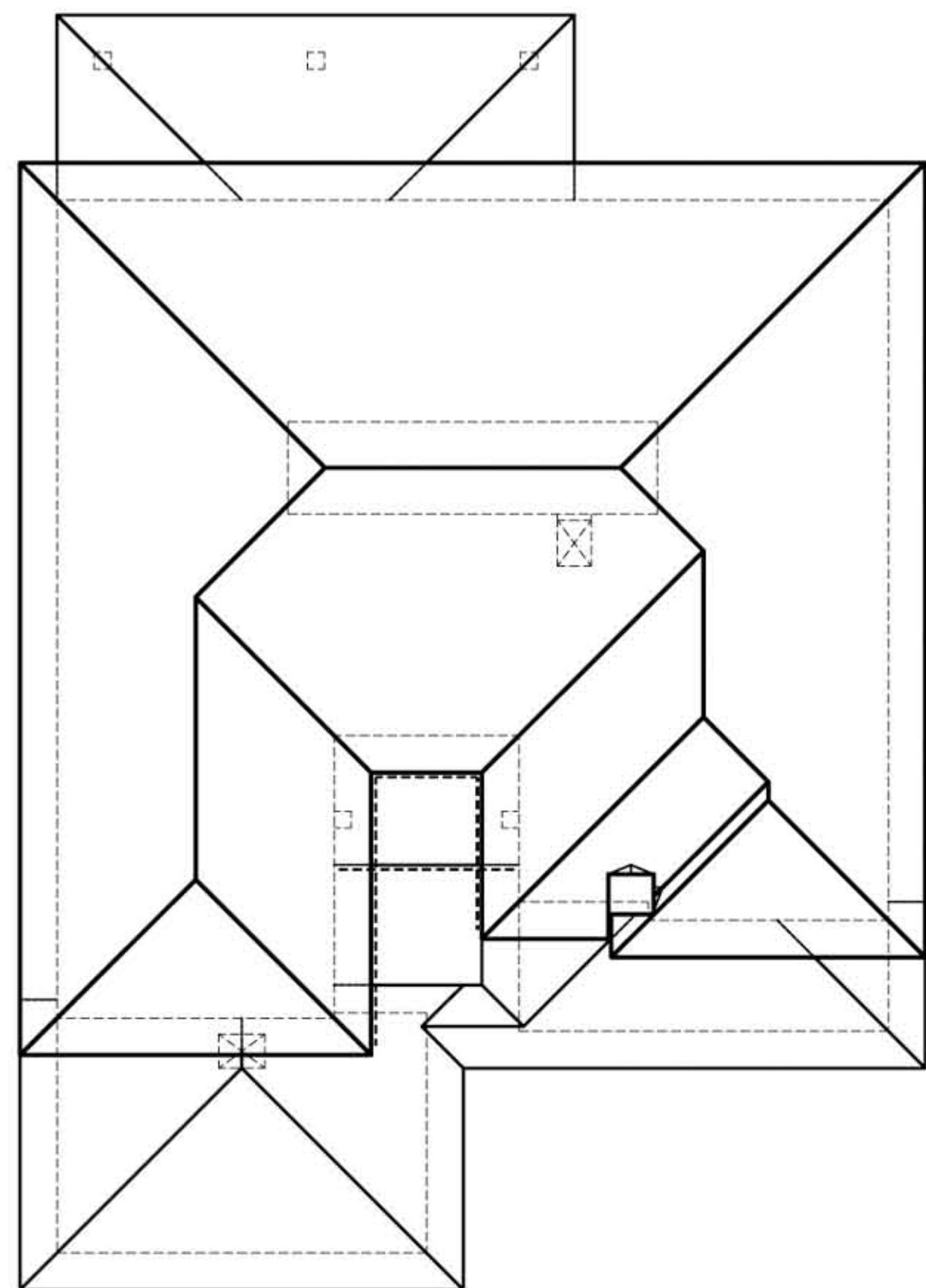
THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4522
3,047 S.F.
ELEVATION A - SANTA BARBARA CONTEMPORARY

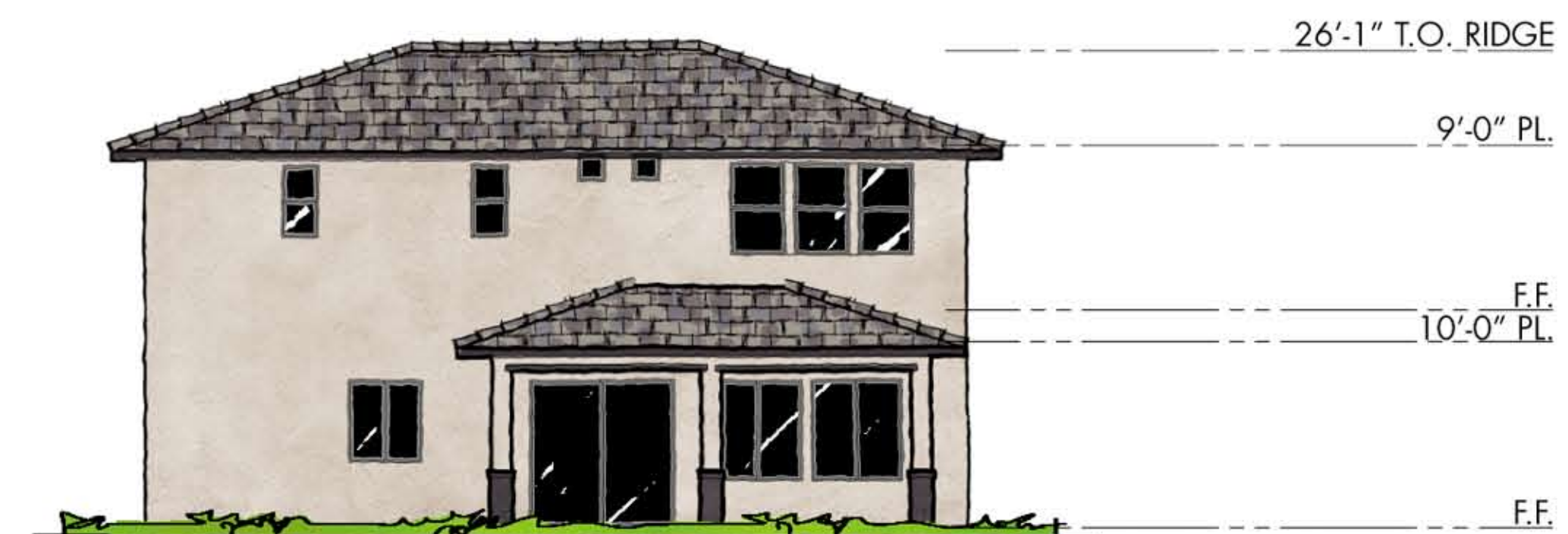
LINDEROTH ASSOCIATES ARCHITECTS



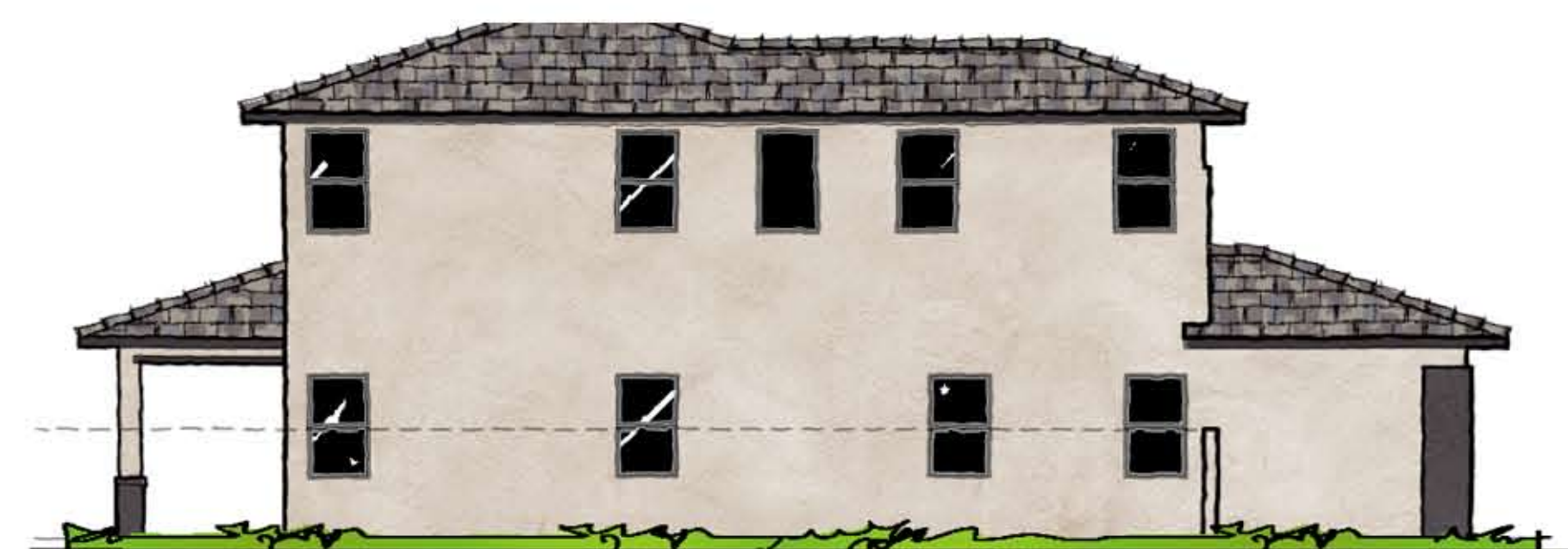
ROOF PLAN



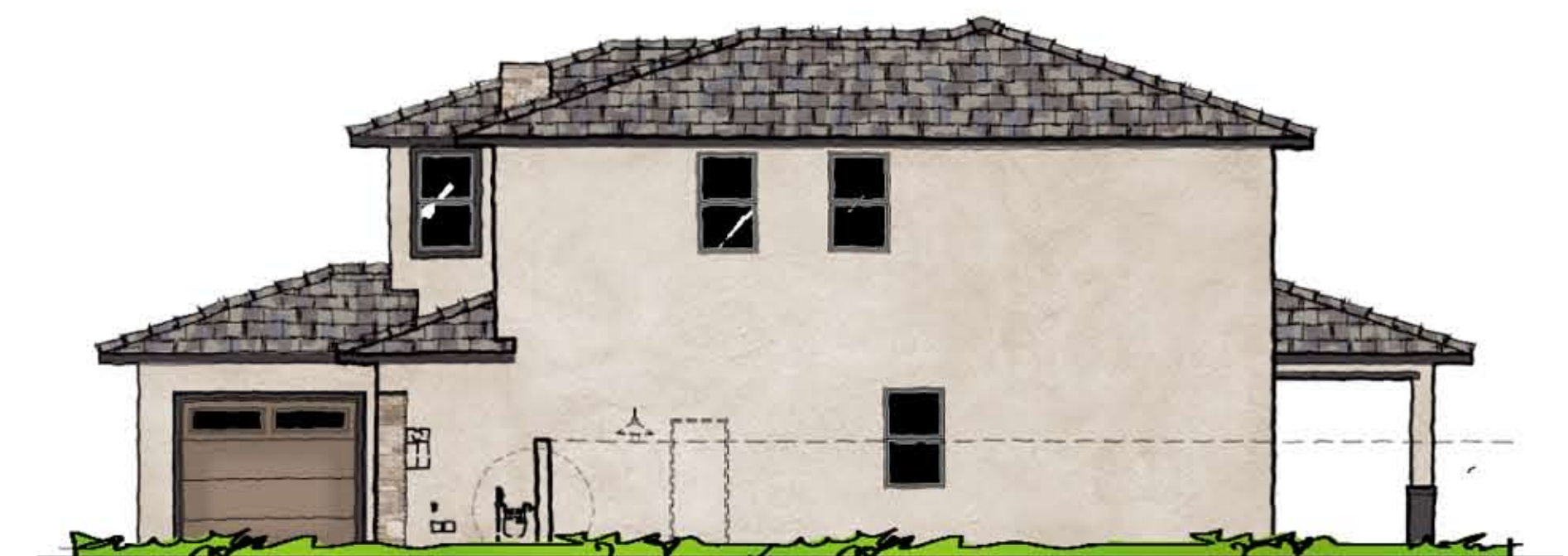
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

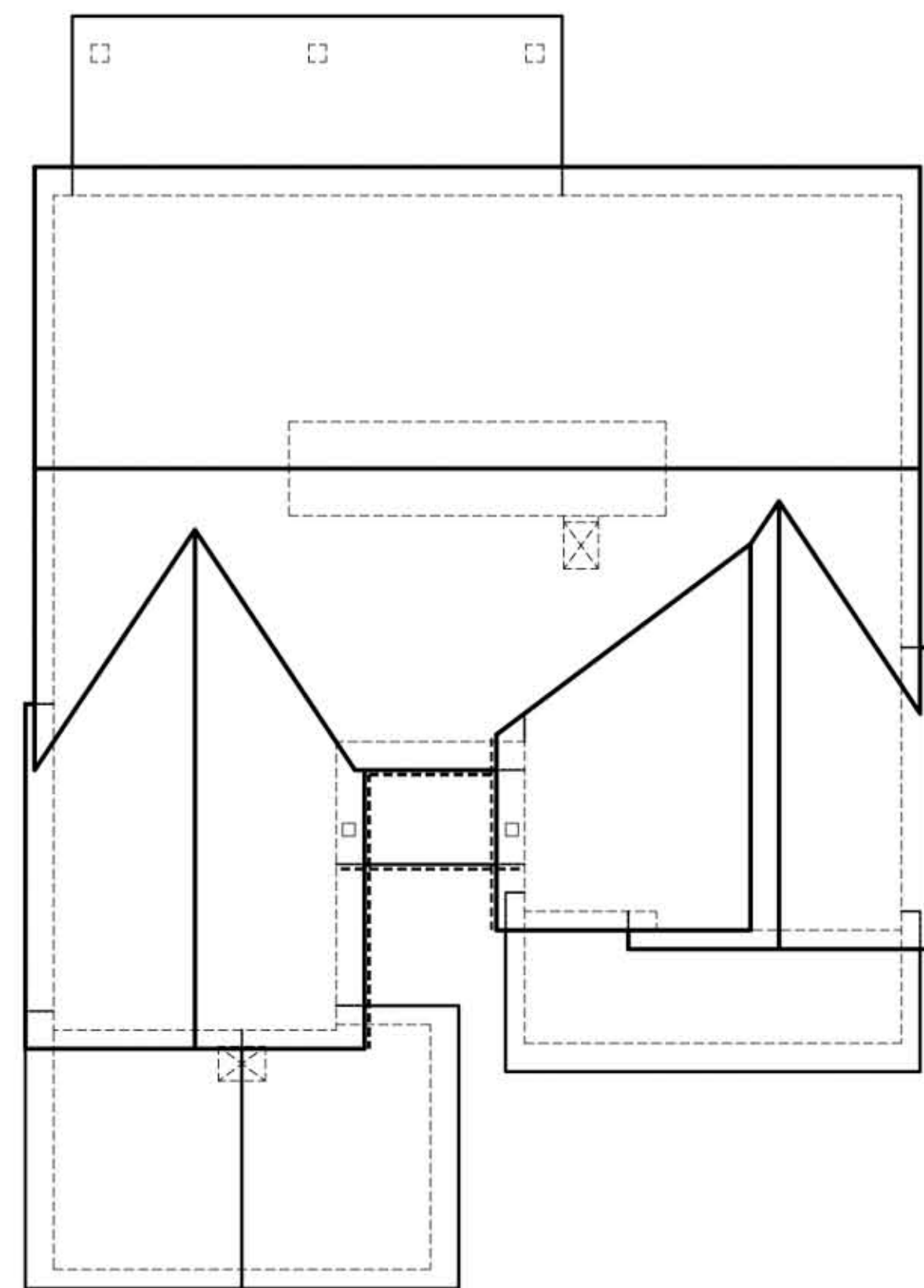
THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4522
3,047 S.F.
ELEVATION B - DESERT PRAIRIE

LINDEROTH ASSOCIATES ARCHITECTS



ROOF PLAN

WOOD FASCIA
ACCENT W/ SAND FINISH STUCCO
BOARD AND BATTEN SIDING



CONCRETE ROOF TILE
SAND FINISH STUCCO
DECORATIVE BRICK VENEER
DECORATIVE COACH LIGHT
SECTIONAL GARAGE DOOR W/ WINDOWS

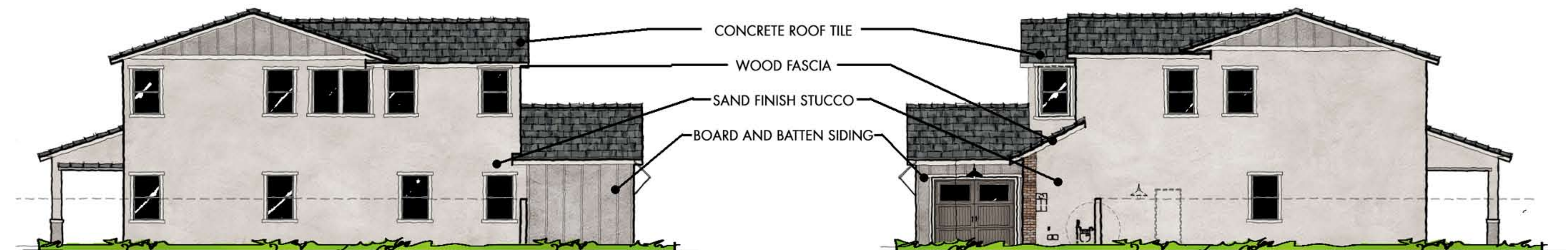
FRONT ELEVATION



CONCRETE ROOF TILE
WOOD FASCIA
SAND FINISH STUCCO
ACCENT W/ SAND FINISH STUCCO

26'-1" T.O. RIDGE
9'-0" PL.
E.F.
10'-0" PL.
E.F.

REAR ELEVATION



CONCRETE ROOF TILE
WOOD FASCIA
SAND FINISH STUCCO
BOARD AND BATTEN SIDING

LEFT ELEVATION

RIGHT ELEVATION

THE TOWNSITE

PORCHLIGHT HOMES

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PLAN 4522
3,047 S.F.
ELEVATION D - MODERN FARMHOUSE
LINDEROTH ASSOCIATES ARCHITECTS

ELEVATION A
SANTA BARBARA

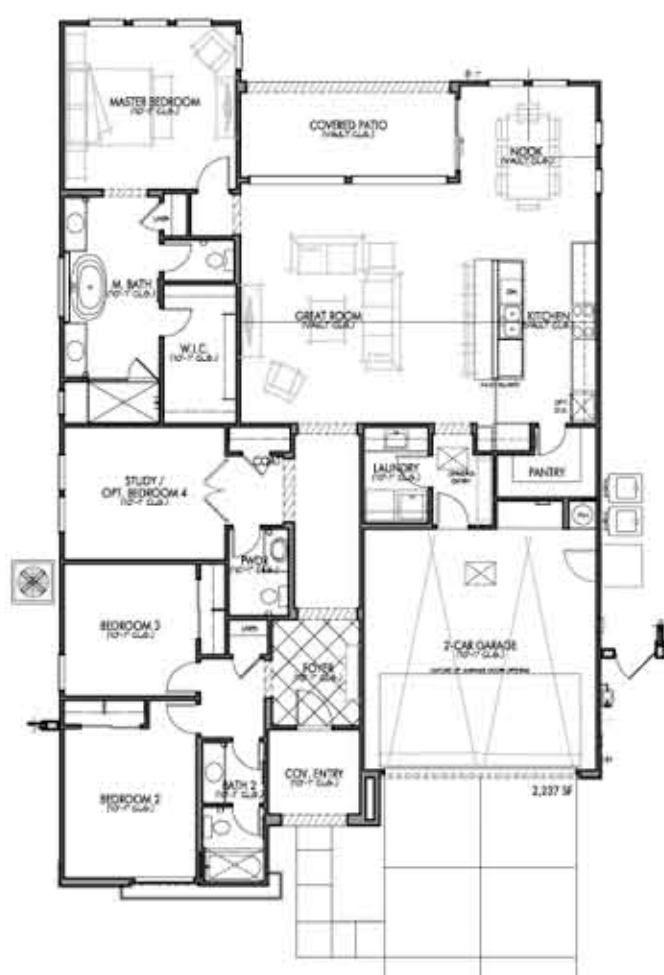
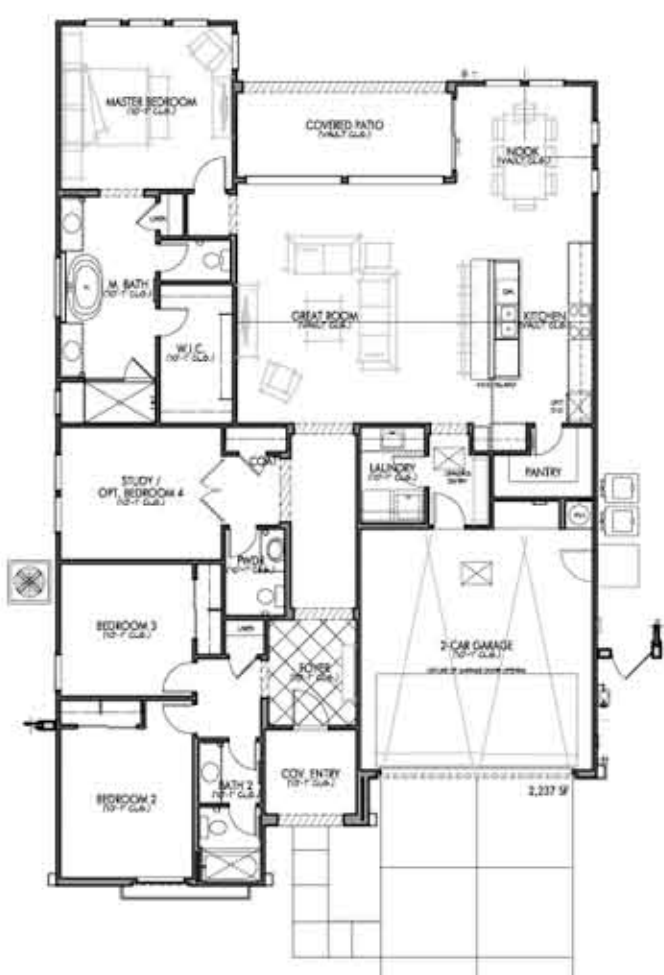
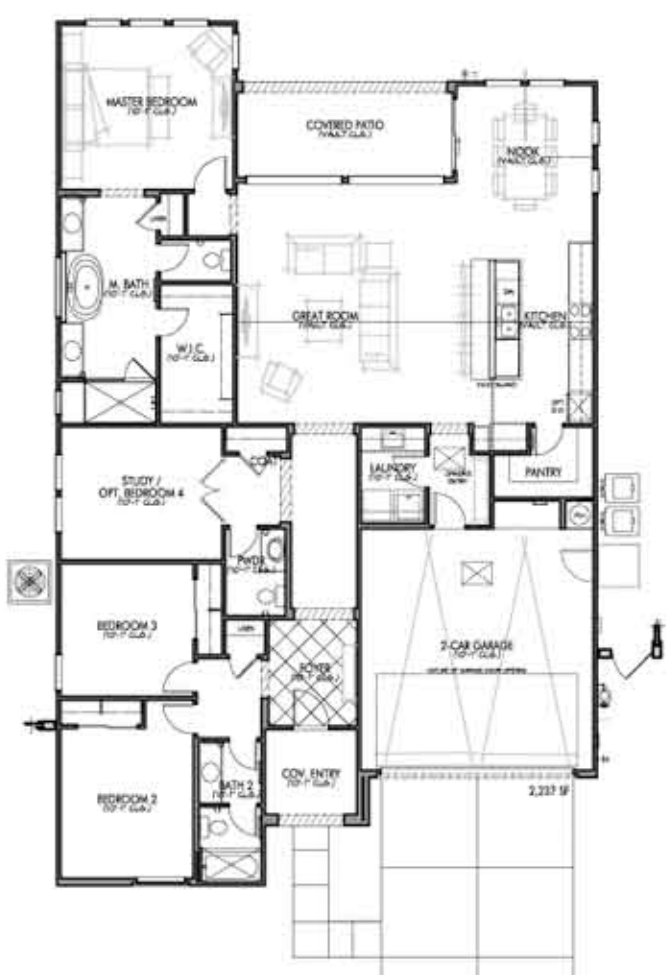
ELEVATION B
DESERT PRAIRIE

ELEVATION D
MODERN FARMHOUSE

PLAN 1



PLAN 2



PLAN 3



PLAN 4



ELEVATION A
SANTA BARBARA

ELEVATION B
DESERT PRAIRIE

ELEVATION D
MODERN FARMHOUSE

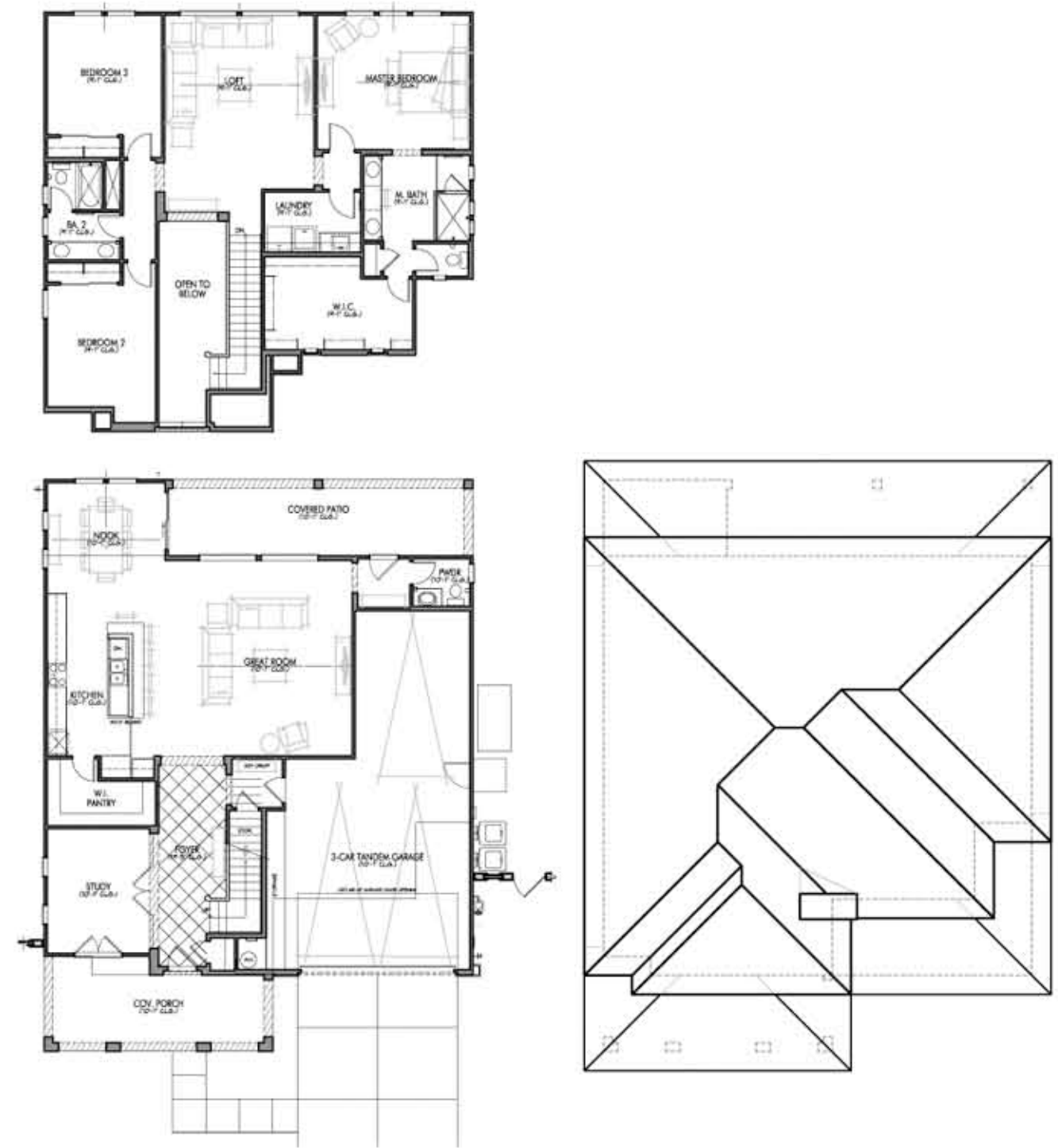
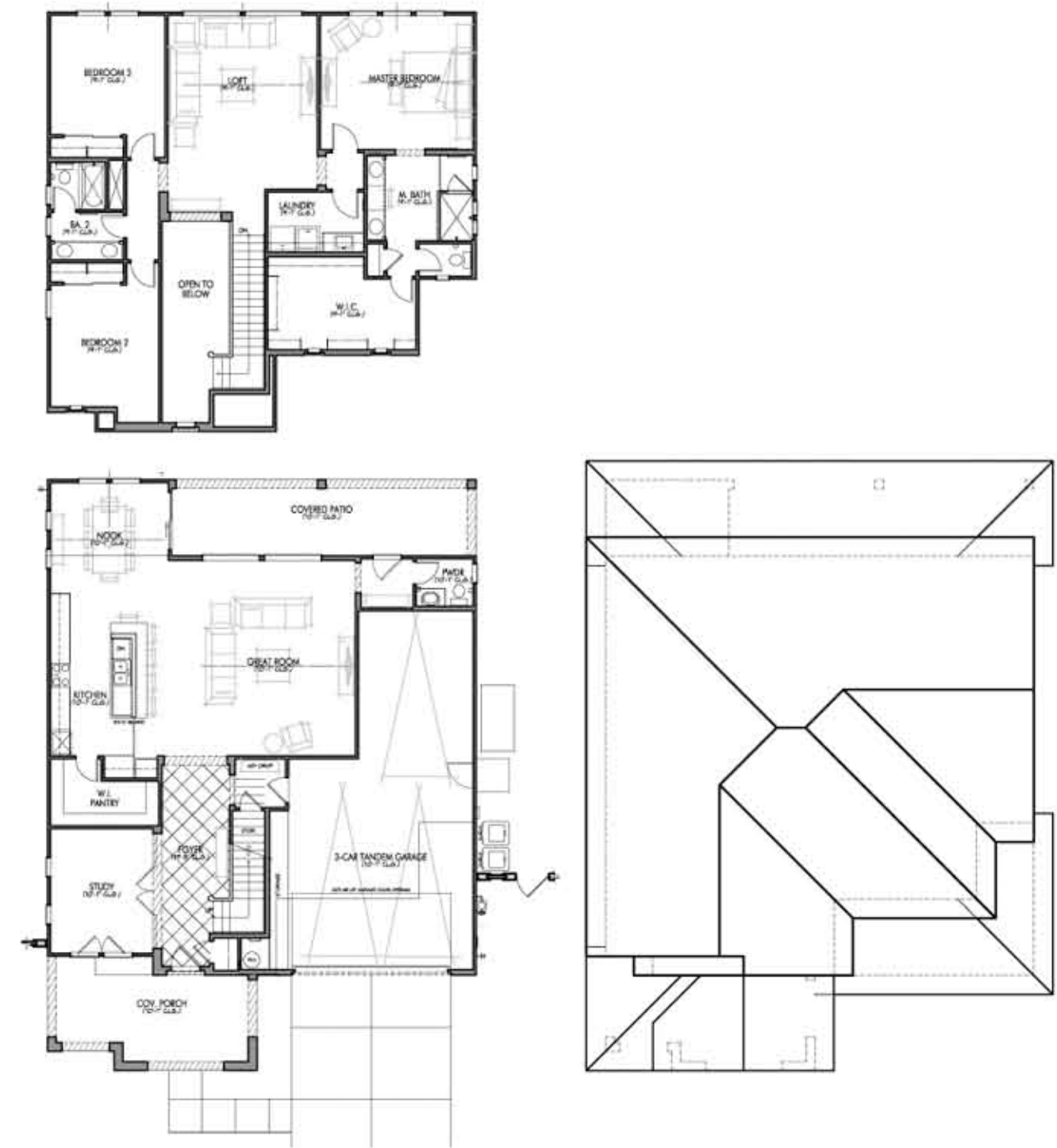
PLAN 1



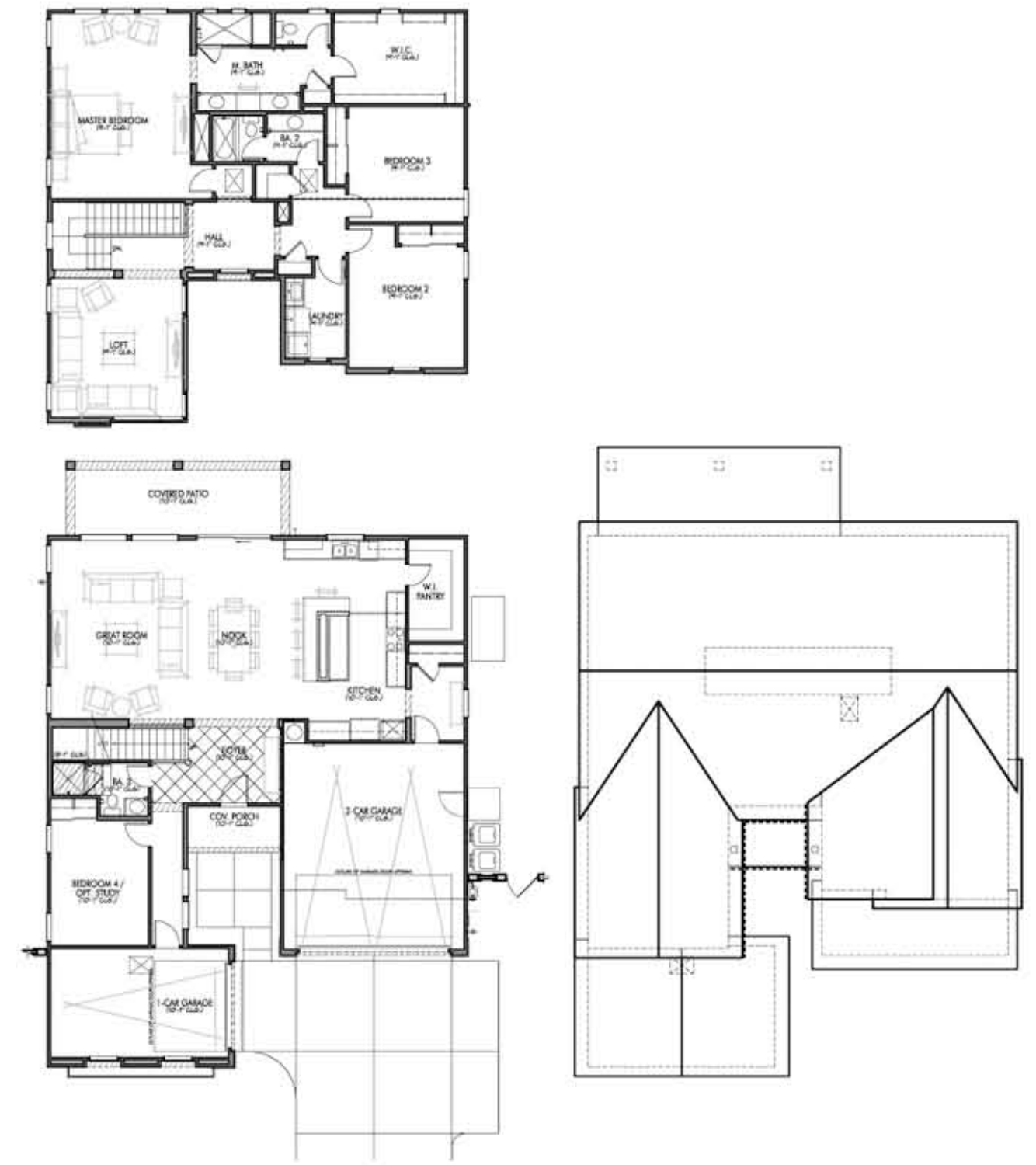
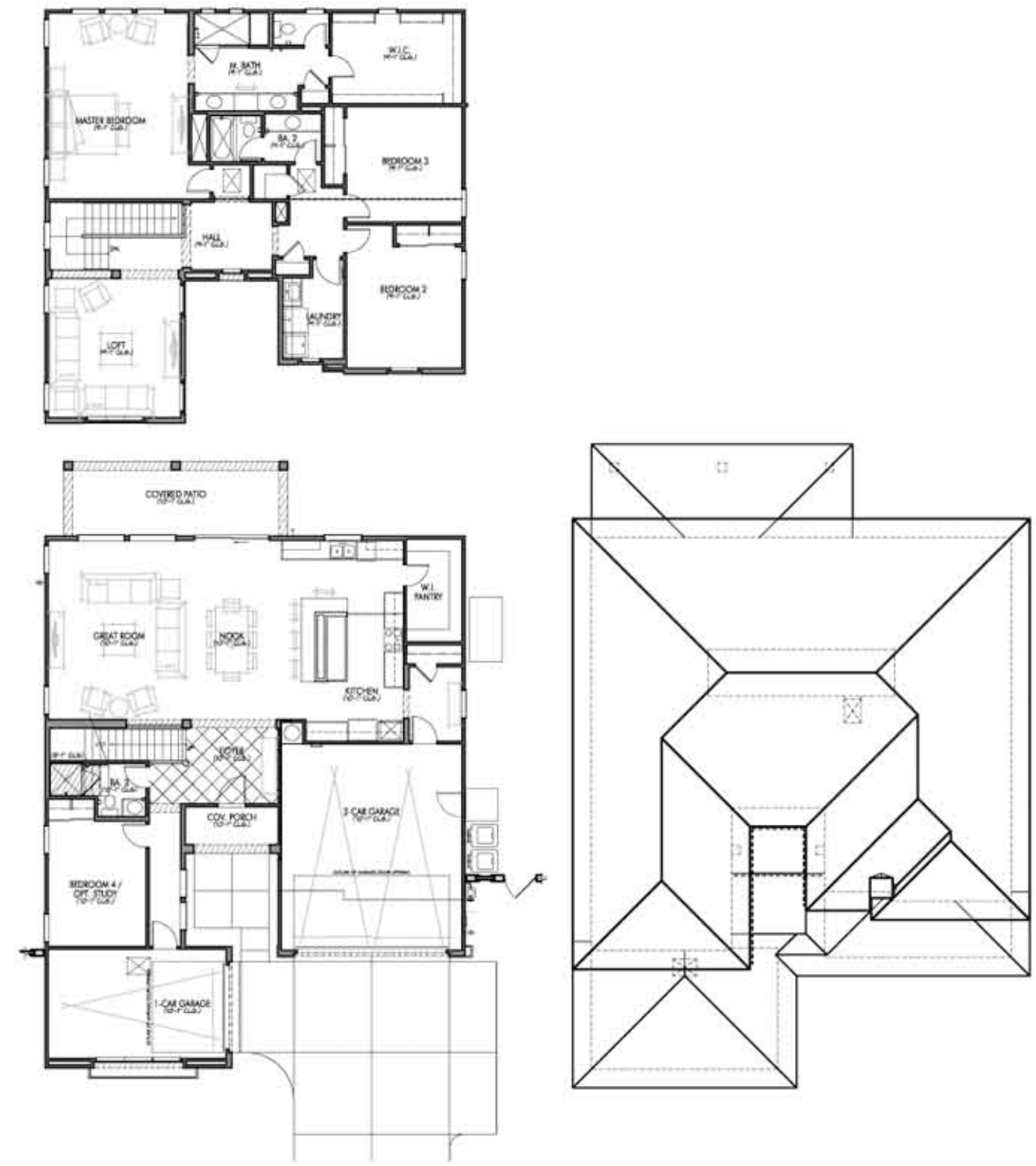
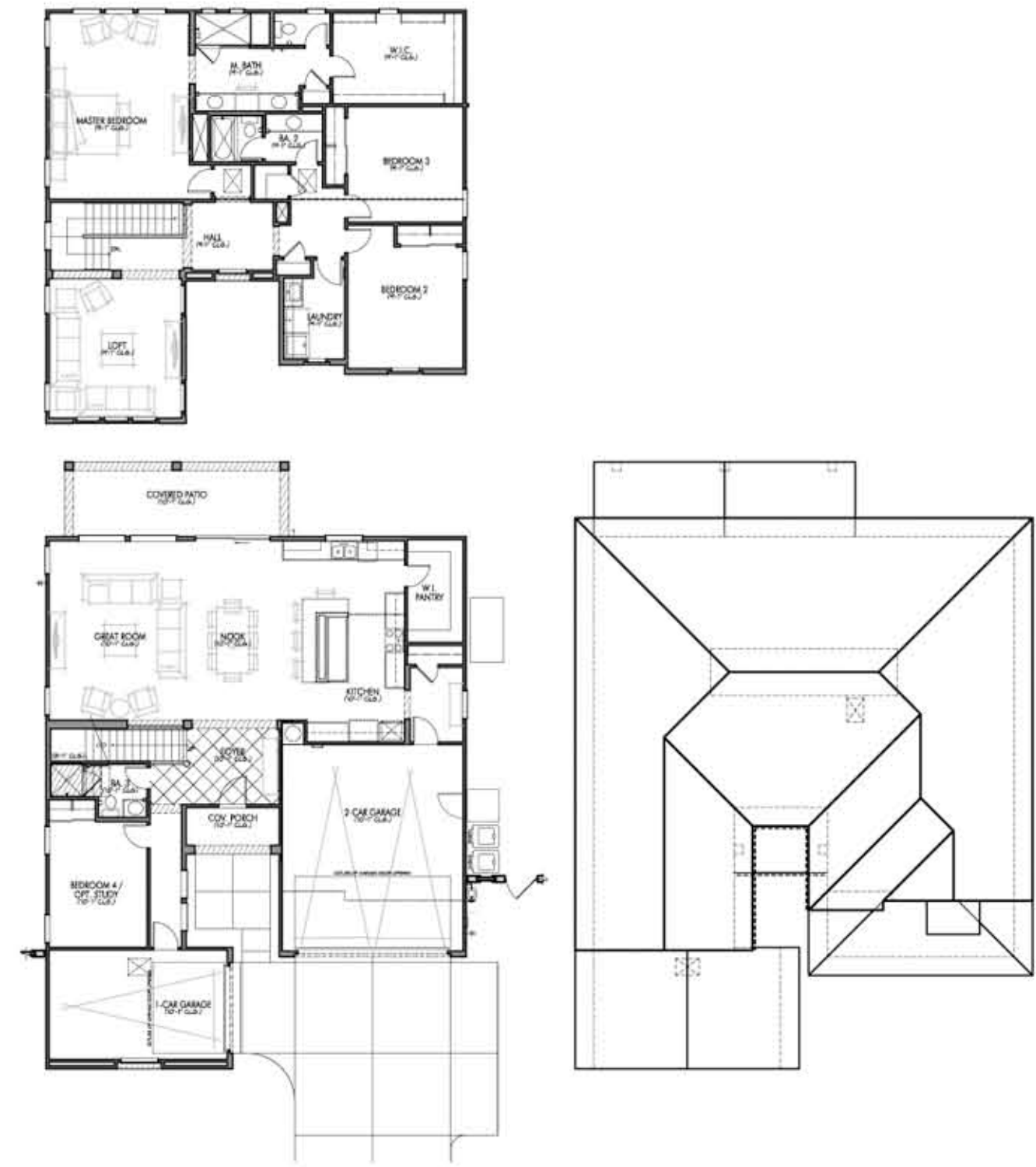
PLAN 2



PLAN 3

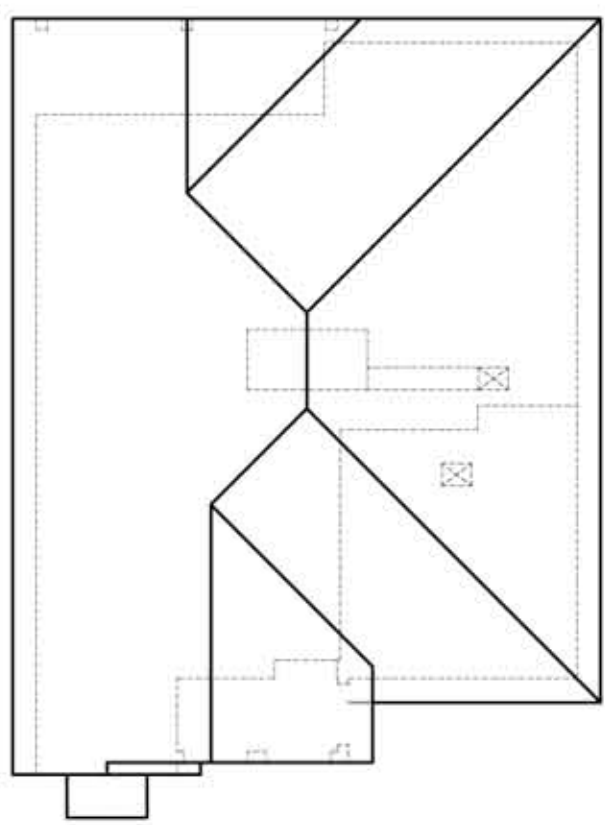


PLAN 4

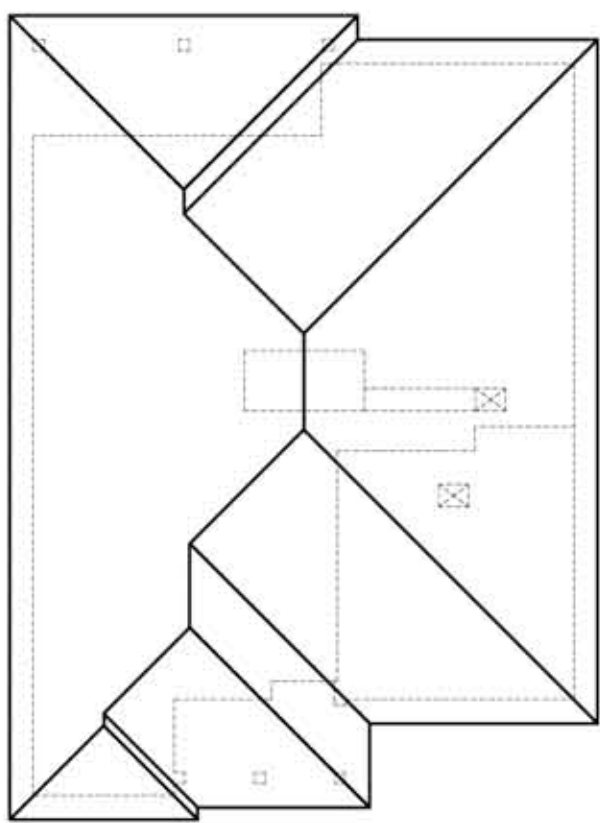


PLAN 1

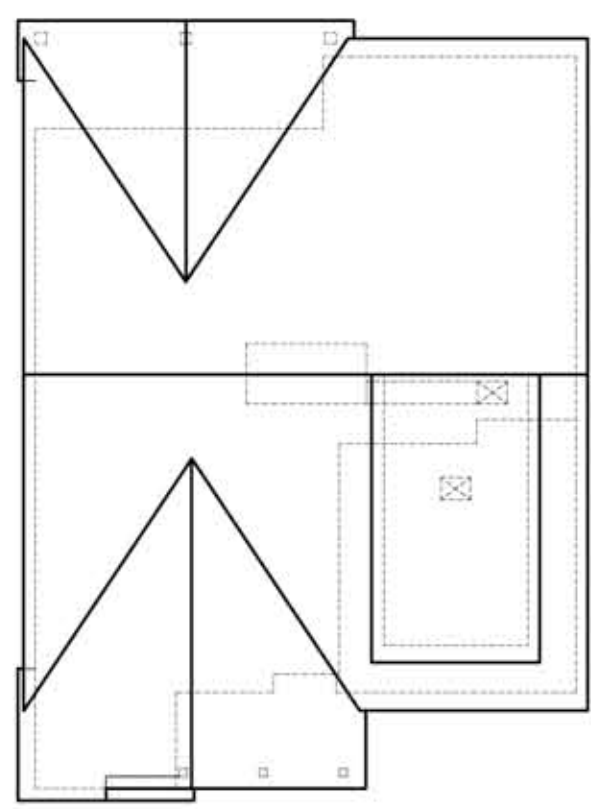
ELEVATION A
SANTA BARBARA



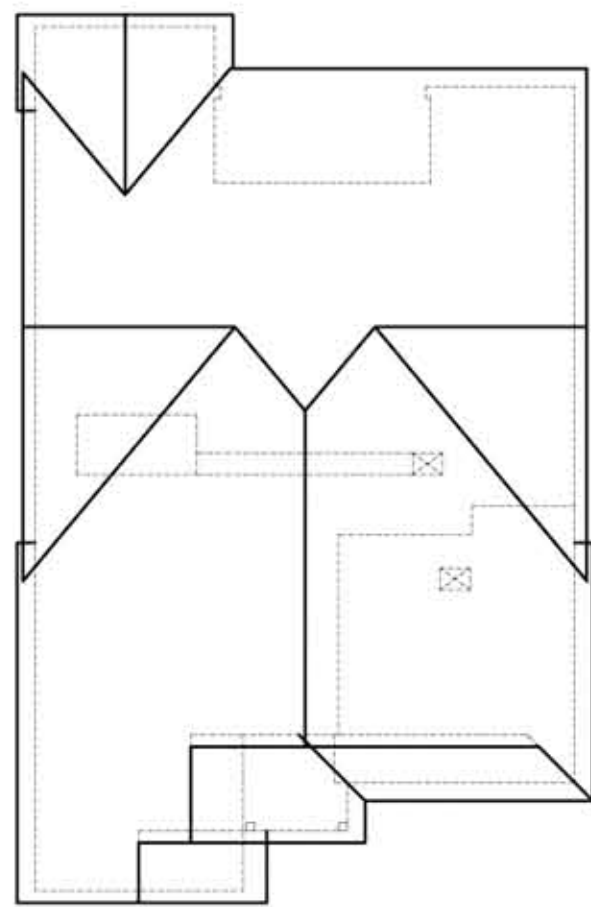
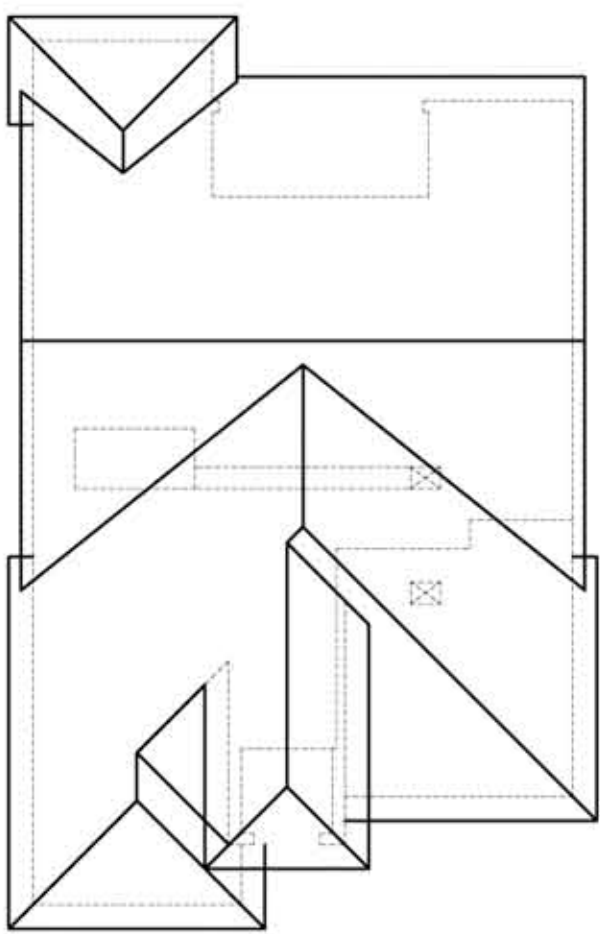
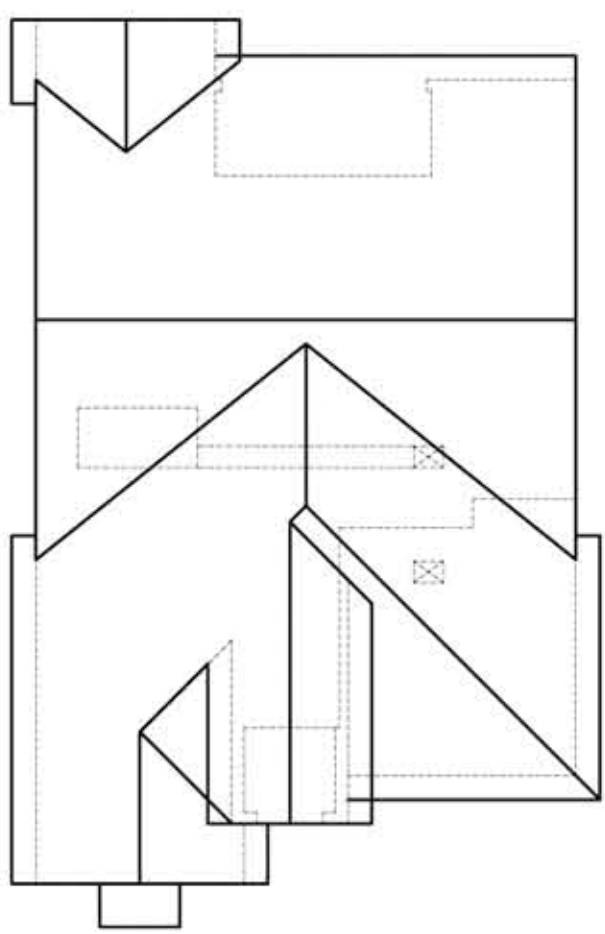
ELEVATION B
DESERT PRAIRIE



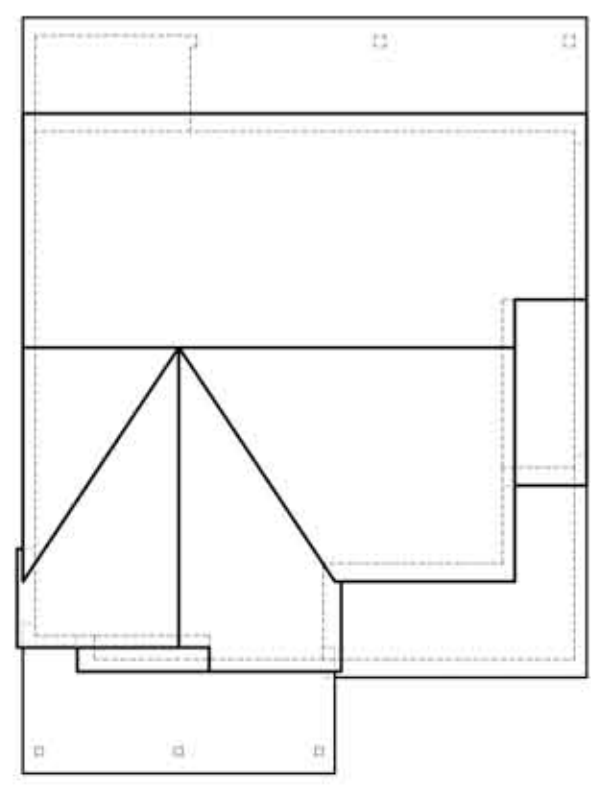
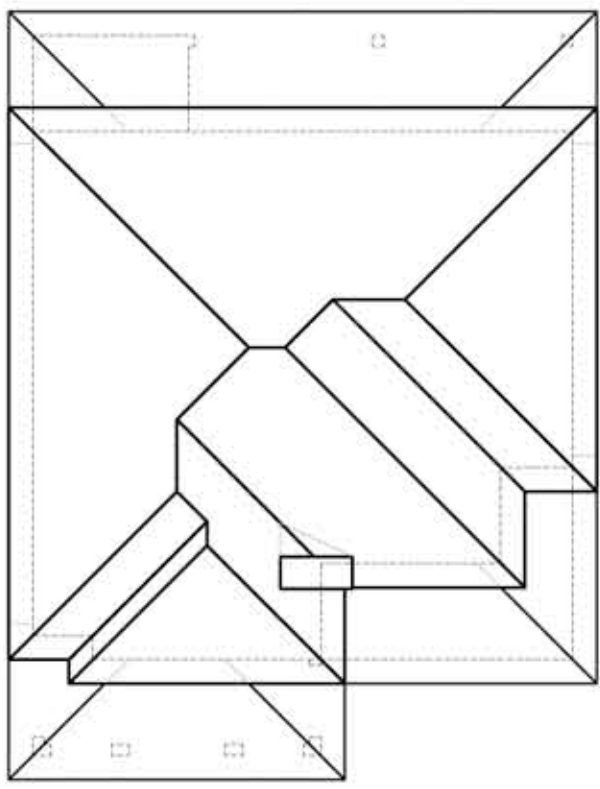
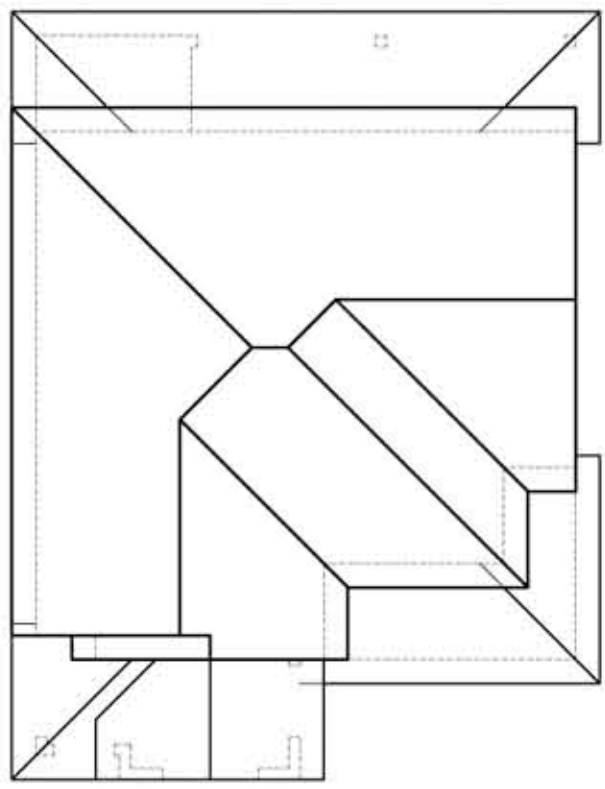
ELEVATION D
MODERN FARMHOUSE



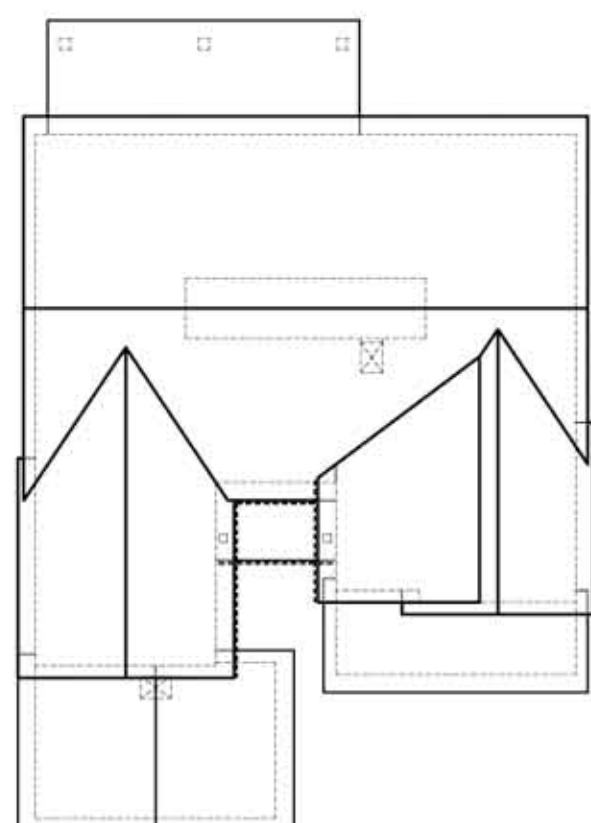
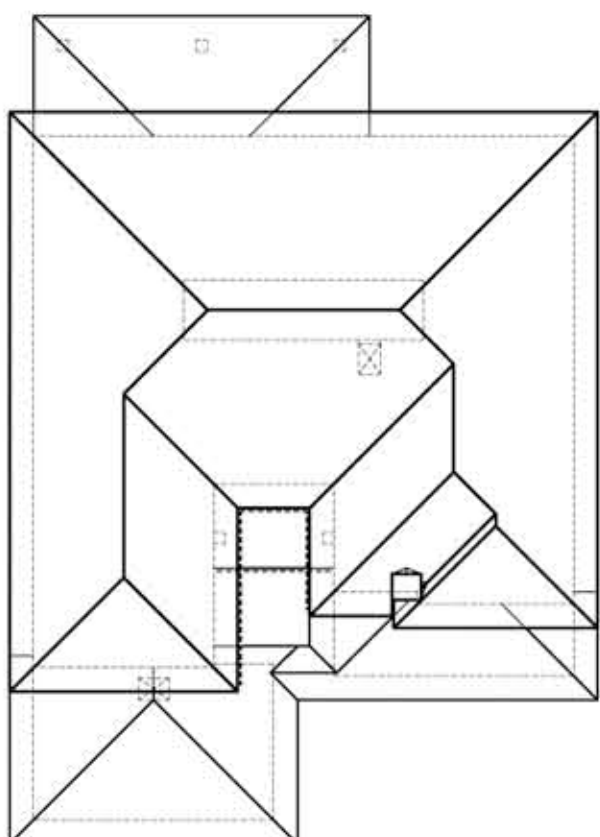
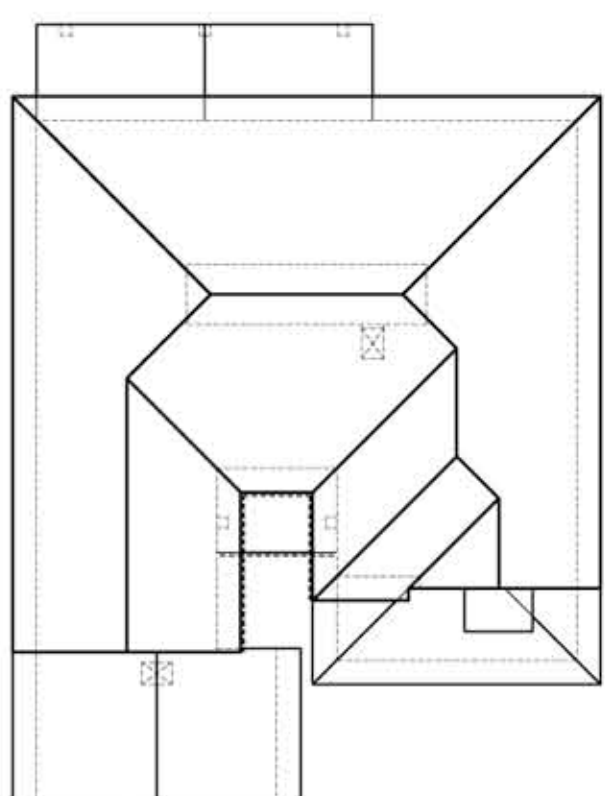
PLAN 2

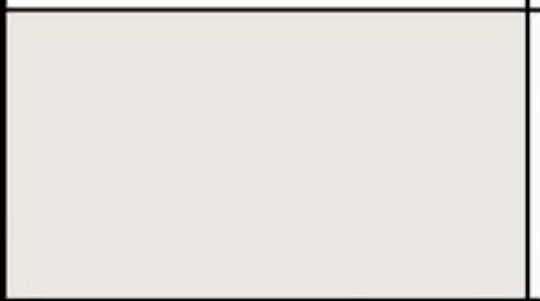
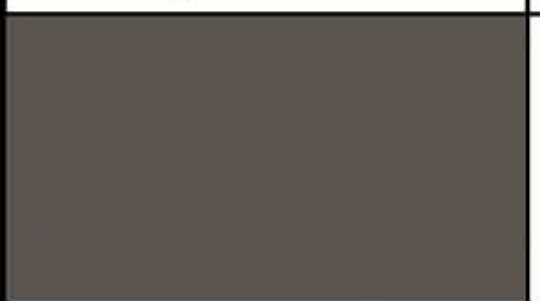
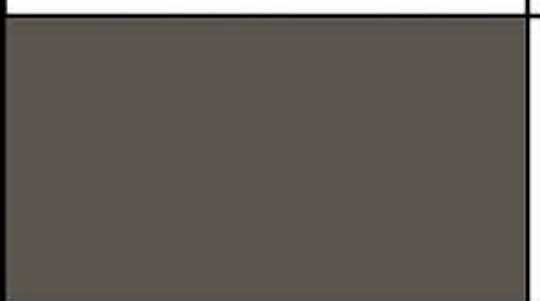
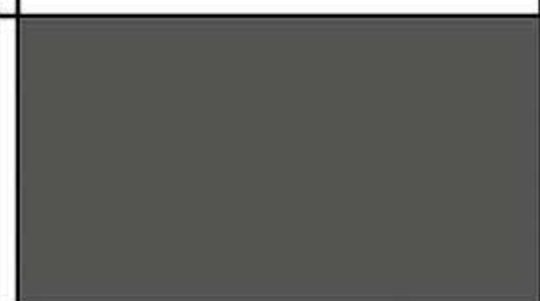
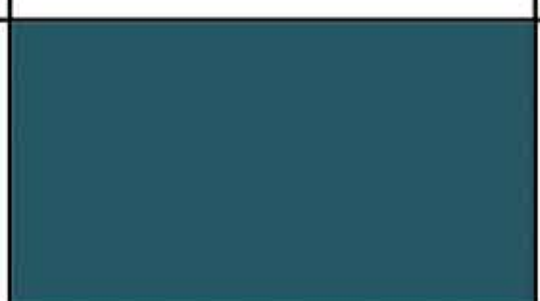


PLAN 3

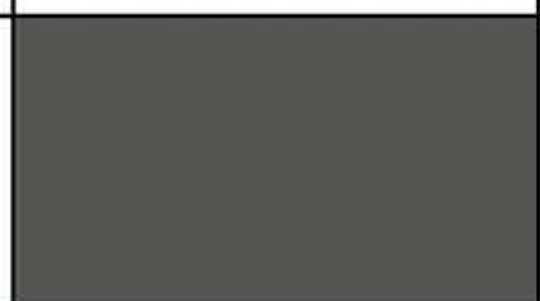
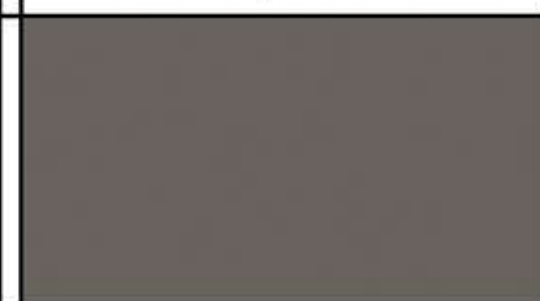
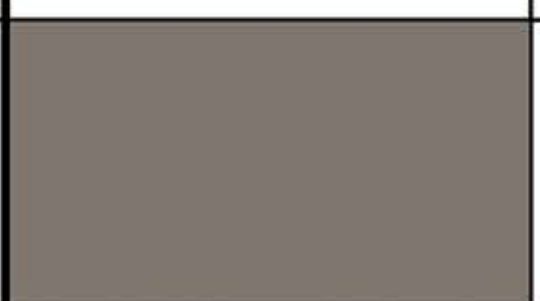


PLAN 4



	Santa Barbara Contemporary		
	Scheme A-1	Scheme A-2	Scheme A-3
Roof Tile: Eagle Roofing Capistrano			
	3646 Sunset Blend	3646 Sunset Blend	3646 Sunset Blend
Stucco Body			
	SW 7636 Origami White	SW 7035 Aesthetic White	SW 6378 Crisp Linen
Popout/ Recesses/ Fascia/ Trim			
	SW 7675 Sealskin	SW 7018 Dovetail	SW 7069 Iron Ore
Garage Door			
	SW 7675 Sealskin	SW 7018 Dovetail	SW 7069 Iron Ore
Entry Door			
	SW 6472 Composed	SW 6230 Rainstorm	SW 6327 Bold Brick

	Desert Prairie		
	Scheme B-1	Scheme B-2	Scheme B-3
Roof Tile: Eagle Roofing Bel Air			
	4687 Brown Gray Range	4687 Brown Gray Range	4502 Arcadia Canyon Brown
Stucco Body			
	SW 7632 Modern Gray	SW 7015 Repose Gray	SW 9173 Shitake
Popout/ Recesses/ Fascia/ Trim			
	SW 7048 Urbane Bronze	SW 7069 Iron Ore	SW 9175 Deep Forest Brown
Garage Door/ Entry Door & Shutters			
	SW 7040 Smokehouse	SW 7019 Gauntlet Gray	SW 7509 Tiki Hut
Masonry (Creative Mines)			
	Craft Split Modular Sea Pearl	Craft Split Modular Sea Pearl	Craft Split Modular Sea Pearl

	Modern Farmhouse		
	Scheme D-1	Scheme D-2	Scheme D-3
Roof Tile: Eagle Roofing Bel Air			
	49595 Dark Charcoal	49595 Dark Charcoal	49595 Dark Charcoal
Stucco Body			
	SW 7641 Colonade Gray	SW 7070 Site White	SW 7631 City Loft
Siding Body			
	SW 7018 Dovetail	SW 7070 Site White	SW 7631 City Loft
Popout/ Recesses/ Fascia/ Trim			
	SW 7048 Nuance	SW 7069 Iron Ore	SW 7048 Urbane Bronze
Garage Door/ Entry Door & Shutters			
	SW 7047 Porpoise	SW 7064 Passive	SW 7019 Gauntlet Gray
Thin Brick (General Shale)			
	Peppermill	Peppermill	Peppermill
Grout: OBP	Gray	Gray	Gray

PROJECT NOTES

* TRIM: INCLUDES ANY WOOD FASCIA, TAILS, OR BRACES, OVERHANG, CORBELS. ALL HEADERS, SILLS, SURROUNDS & RECESSES AT ALL WINDOWS, DOORS AND GARAGES.
ALSO INCLUDES POP-OUT CAPS ON STONE AND BRICK VENEER.
ALL WINDOWS TO BE WHITE
BRICK INSTALLATION: BRICK SHOULD BE INSTALLED WITH RELATIVELY TIGHT AND SLIGHTLY RECESSED JOINTS. ALLOW GROUT TO SET UP SLIGHTLY, THEN WIPED WITH A WET SPONGE TO EXPOSE THE SAND. BEING CAREFUL TO STAY IN GROUT LINE AND NOT OBSCURE THE BRICK FACES WITH GROUT.
STONE INSTALLATION: STONE TO BE SET TIGHT, JOINTS TO BE RECESSED, WITH GROUT ALLOWED TO SETUP SLIGHTLY THEN SPONGED TO REVEAL SAND.
O'HAGIN ROOF VENTS: PAINT TO MATCH DEEPER EDGE OF ROOF BLEND
SHAKE ROOF TILE SHOULD BE DETAILED WITHOUT THE USE OF GABLE-END PIECES.
COLORS ARE SHERWIN WILLIAMS, PER CLIENT'S DESIGNATION.