

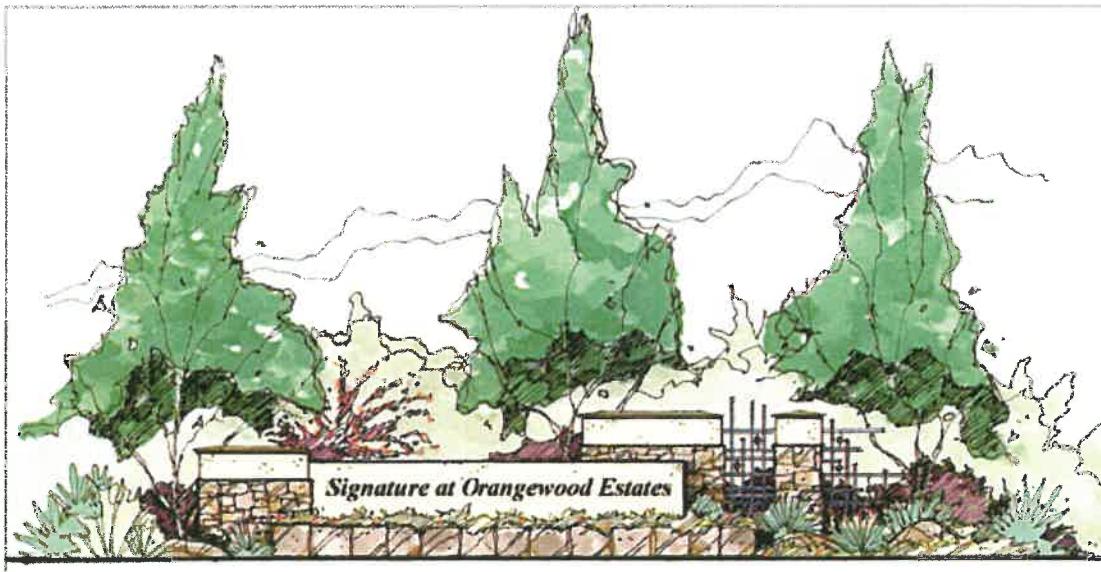
“Signature at Orangewood Estates”

ZON06-10

A request for R1-10 PRD to allow 45 lots on 19.77 gross acres

8051 West Orangewood Avenue
SEC 81st Avenue and Orangewood Avenue
Glendale, Arizona

Original Submittal August 24, 2006
Resubmitted January 22, 2007
Planning Commission Public Hearing: April 5, 2007



Developer

Richmond American Homes of Arizona, Inc.
Justin Merritt
9520 W. Palm Lane, Suite 200
Phoenix, Arizona 85037
(623) 474-8200

Engineer

Hoskin-Ryan Consultants, Inc.
Tom Ryan, Ryan Raab
201 West Indian School Road
Phoenix, Arizona 85013
(602) 252-8384

Applicant

Withey Anderson & Morris P.L.C.
Jason Morris, Vanessa Hickman
2525 E. Arizona Biltmore Cir. Ste A-212
Phoenix, Arizona 85016
(602) 230-0600

APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
(C) May 22, 07



June 5, 2007

Vanessa Hickman
Withey, Anderson & Morris P.L.C
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

**SUBJECT: APPROVAL OF REZONING APPLICATION: ZON06-10 - SIGNATURE
AT ORANGEWOOD ESTATES - 8051 WEST ORANGEWOOD AVENUE**

Dear Ms. Hickman:

At its regularly scheduled meeting of May 22, 2007, the Glendale City Council approved your Rezoning request ZON06-10. This request will rezone 19.8 acres from R1-6 (Single Residence) to R1-10 PRD (Single Residence, Planned Residential Development). The property is located at the southeast corner of 81st and Orangewood Avenues at 8051 West Orangewood Avenue. The approval is subject to the following stipulations:

1. Development shall be in substantial conformance with the development plan and narrative for Signature at Orangewood Estates, dated January 22, 2007, as modified by stipulations.
2. Dedication of right-of-way on the north half of Myrtle Avenue to provide a total width of 30 feet from the east property line to 80th Avenue to be dedicated by final plat approval.
3. Dedication of additional right-of-way on Orangewood Avenue to provide a total half street width of 40 feet.
4. Dedication of additional right-of-way on 81st Avenue to provide a half street total width of 25 feet.
5. All half-street improvements on Orangewood and 81st Avenues adjacent to the property shall be completed at the time of development. The City of Glendale Engineering Design and Construction Standards determine required improvement standards.
6. In lieu of constructing the north half of Myrtle Avenue between 80th Avenue and the east property line, the developer shall deposit funds to the City of Glendale in an escrow account, equal to the cost to construct the north half of Myrtle Avenue.

June 5, 2007
Hickman
Page 2

7. A new sewer line shall be installed to provide service to the properties that are currently using the sewer line that will be abandoned in 81st and Myrtle Avenues. This sewer line shall be active prior to removal of the existing line.
8. All new and existing power lines less than 69kV shall be installed underground.
9. Lots 3, 5, 6, 10, 11, and 37-42 shall be restricted to single-story homes.
10. All homes shall include a patio cover as a standard feature. All patio covers shall include a tile roof or a parapet wall and shall include box columns with a stucco finish, or similar architectural finish.

Please call me at (623) 930-2800 if you have any questions or comments regarding the City Council's approval.

Sincerely,



Tabitha Perry
Senior Planner
Planning Department

TP/df



ORANGEWOOD ESTATES

SIGNATURE SERIES

The Community:

The architectural theme for Orangewood Estates residential development will be an expression of Spanish Colonial architecture and utilize warm, rich earth tones to blend the style into the native Arizona landscape. Stucco, split-faced block and iron will be used to express the theme on walls, landscape elements and community structures and amenities. Landscape theme elements have been enclosed. Concrete tile and stone accents will also be used to enhance the elements and carry the theme consistently throughout the Orangewood Estates community. The landscape palette will include the plantings enhanced by lush plantings and trees to provide for a proper balanced presentation providing the optimal living environment for the future residents of Orangewood Estates.

The Homes:

Within the Orangewood community, Richmond American Homes will be offering the innovative and highly successful Signature series homes. In keeping with the overall theme of the Orangewood community, Richmond's home elevations will incorporate the Spanish Colonial theme with four-sided architecture. The home plans will include elevations with front porches, side entry garages and living space forward designs to enhance the sense of community and a pedestrian-friendly streetscape. As shown in the enclosed perspective renderings, the overall architectural theme of Orangewood Estates will be incorporated into the homes through the use of stucco and stone accents, recessed windows and Spanish-style walls, eaves and lintels. Wrought iron and clay vents will also be incorporated into the exterior elevations to express the Spanish Colonial and Territorial architectural themes. Window elements and stucco accents will be consistent on all sides and rear of the homes. Exterior colors will be warm, rich earth tones to blend with the natural beauty of the surrounding areas. A color palette, roof and exterior materials exhibits is enclosed. The streetscape of the Orangewood community will be enhanced by a mixture of architectural styles and designs for both one- and two-story homes. Front yard setbacks will vary from lot to lot to provide visual interest and an enhanced aesthetic presentation of the home within the streetscape. The overall architectural design of Richmond American Signature homes will be in conformance with the community theme elements in order to provide the highest quality living experience at Orangewood Estates.

PROJECT NARRATIVE

Introduction

On behalf of Richmond American Homes, Withey Anderson & Morris (the “Applicant”) respectfully submits for consideration and approval this Application for Rezoning. This Application for Rezoning encompasses 19.77 gross acres located at the southeast corner of 81st Avenue and Orangewood Avenue (the “Property”). The Property is located in Maricopa County and is currently zoned R1-6. In conjunction with this Application for Rezoning, the Applicant has submitted an Annexation Application (AN-165) to annex the Property into the City of Glendale.

The Property is currently undeveloped. To the north is a residential development, “Topaz”, which is zoned SR-17. To the west is a Single-Family Home Development zoned R1-8 PRD. To the east is a Single-Family Home Development zoned SR-17. To the south lies undeveloped property in Maricopa County.

Richmond American Homes is proposing to rezone the Property to R1-10 PRD which will allow the development of “Signature at Orangewood Estates”, a 45 lot single-family home subdivision at 2.276 dwelling units per acre.

Legal Description

The County Assessor Parcel Number for this Property is 142-27-003B. For a full legal description of the Property see **Exhibit A**.

Proposed Development

Richmond American seeks to rezone the Property to R1-10 PRD to allow the development of a Single Family Home Subdivision. Richmond American will offer the “Signature Series” series Richmond American product that offers seven (7) Plans, with three (3) design variations available within each Plan. The “Signature Series” series appeals to a large demographic by offering high-quality homes on ample lots in a well-planned, family friendly neighborhood.

The gross project density of this development is 2.276 dwelling units/acre. The average lot size is 11,876 square feet. This application seeks to utilize the Planned Residential Development Overlay, which is intended to promote the development of Single Residence subdivisions according to an overall development plan. This application meets the purpose of this district by:

1. Encouraging imaginative and innovative planning of residential neighborhoods by providing greater flexibility in design. The size, character, and setting of the

proposed project relates to the function of adjacent streets and pedestrian networks.

2. Encouraging the provision of usable open space and recreation facilities within the subdivision. A minimum of 15% or 2.87 acres will be dedicated to improved useable open space. The open space areas are dispersed throughout the project to allow mobility and pedestrian access. Amenities will be provided to encourage the use of public spaces.
3. Encouraging variations in lot size, lot width, building setback, building orientation, and house product design. The lot sizes vary from 9,000 square feet to 20,623 square feet. Thoughtful and careful design consideration was given during the platting process in order to create a subdivision that complements adjacent developments and provides appropriate buffers where necessary. The lots clearly relate to the lots around them, creating a sense of neighborhood. Lots adjacent to perimeter streets are configured to back or provide rear yards to mitigate any negative impacts of the street. Additional separation has been provided along Orangewood with landscape tracts and open space. Providing seven (7) home plans, each with three (3) design variations, allows diversity of housing design.
4. Establishing a residential neighborhood that has a distinct character and conveys a sense of place. Theme walls will use a variety of materials including a cultured stone veneer, smooth and split face block, and decorative cap detail to enhance the visual interest and unique character of the subdivision. The entry feature along Orangewood is designed at a scale that provides clarity to the pedestrian as well as the automobile and does not result in visual clutter. Internal to the project the use of view fencing is provided where homes back or side onto open space. The open fencing creates a spacious feeling, encourages surveillance and discourages graffiti and vandalism to the wall and adjacent property.
5. Promoting the efficient use of land by enabling the development of parcels that would otherwise be difficult to develop. Through annexation and rezoning this parcel has reduced the size of an existing county island and will be rezoned to be compatible with the intent and vision of the City of Glendale's General Plan.

General Plan

The General Plan designates this property as Low Density Residential, which allows between 1-2.5 dwelling units per acre. The surrounding area is a mix of Medium, Medium-High, and Low Density Residential. This proposal is fully consistent with the Property's General Plan designation by promoting the following Elements:

1. Housing Element

Goal 2: Provide the citizens of Glendale choice from a wide variety of housing types.

- a. **Objective:** Encourage planned residential communities that provide a range of housing unit diversity in the development to promote socio-economic balance in the Glendale housing market. (page 31)
- b. **Objective:** Avoid repetitive sameness in housing developments and in infill locations. Discourage generic, bland architectural design. Require variety in siting, floor plans, elevations, massing, materials, and color schemes in housing units. (page 31)

Richmond American Homes is a nationally known homebuilder. For nearly thirty-five years, M.D.C. Holdings, Inc. has been building and financing the American Dream for families across the United States. Building under the name "Richmond American Homes," the company has established a strong reputation for providing classic, quality homes and exceptional value. This proposed development is consistent with Glendale's strategy to promote the City's image as an excellent place to live.

2. Circulation Element

Goal 7: Transportation facilities will be designed to support the character of adjacent uses including neighborhoods, Downtown and designated historic areas. Preparedness planning ensures dedication of adequate right-of-way for future transportation needs.

- a. **Objective:** Maintain excellent access to serve new development.
- b. **Objective:** Design transportation facilities in accordance with aesthetic expectations of the community.

The development of the Property will result in street dedication and improvements according to City of Glendale street standards.

During the Pre-Application meeting held on June 15, 2006 discussion took place regarding the right-of-way needed along Myrtle Avenue. Myrtle Avenue functions as a $\frac{1}{4}$ mile collector street on the City of Glendale's Street Classification Map. However, due to the existing development to the west of the Property future access opportunities are limited. Although Myrtle may not be fully functional as intended by Glendale, Richmond American will dedicate 30 feet of right-of-way for $\frac{1}{2}$ street improvements for approximately 125 feet extending east from the intersection of 80th Avenue and Myrtle Avenue. The southern half street dedication will be made as development occurs.

Orangewood Avenue will remain in the County, yet improvements will reflect City of Glendale standards.

Development Standards

The Planned Residential Development Overlay requires additional information at the time of rezoning. It serves the same purpose as Design Review. With a PRD Overlay, no separate Design Review is required for the subdivision layout or housing product. The following table provides the development standards for Signature at Orangewood Estates.

R1-10 PRD

	R1-10 Development Standards	Signature at Orangewood Estates PRD Development Standards
Minimum Net Lot Area	10,000 square feet	Lot area varies from 9,000 square feet to 20,623 square feet. The typical lot area is 11,876 square feet
Minimum Lot Width	90 feet	Lot widths vary from 75 feet to 123 feet 5 lots (23, 30, 33, 44, 45) are 75 feet wide; this is due to the need to provide 120 feet wide lots along the east. The typical lot area is 11,907 square feet
Minimum Lot Depth	100 feet	Lot depths vary from 120 feet to 160 feet
Setbacks		
Front:	15 feet to living area, 20 feet to garage	Minimum 15 feet to living area, 20 feet to forward facing garage
Side:	10 feet	10 and 10 feet for one and two story homes – A minimum of 20 feet will be provided between buildings
Rear:	25 feet	25 feet for single story homes 30 feet for two story homes Building setbacks along Orangewood will stagger 3 feet between adjacent homes, with a range of 6 feet on the same block
Street Side:	10 feet	10 feet
Maximum Height	30 feet	30 feet
Maximum % Lot Coverage	40%	45%

Lot Matrix

Lot Numbers	Lot sizes	Combined Area	% of Gross Area, or 19.77 Ac.
23, 30, 33, 43-45	75' x 120/125'	1.07 Acres, or 46,437 SF	5.4 % of Gross Area
1-3, 12 - 22, 24 - 29, 31, 32, 34 - 42	85' x 120'/125'	8.36 Acres, or 364,379 SF	42.3 % of Gross Area
4 - 10	123' x 125'	2.52 Acres, or 109,783 SF	12.7 % of Gross Area
11	110' x 125'	.32 Acres, or 13,843 SF	1.6 % of Gross Area

Project Design

Signature at Orangewood Estates has been designed according to Medium Lot Development guidelines. According to the Residential Design and Development Manual medium lots are defined as those lots between 7,000 square feet and 12,000 square feet in size.

1. Lot Layout

- (a). A variety of lot sizes have been provided to avoid uniformity and help create visual interest.
- (b). Lots along the east property line match the existing 123-foot wide lots.
- (c). There are twelve (12) corner lots, all which provide a minimum 6-foot wide side landscape tract.
- (d). The minimum lot width of the corner lots is 85 feet, ten feet wider than the minimum 75-foot wide lots, except for lot 45 which is 75' wide and is adjacent to a 10' wide landscape tract.
- (e). No more than four lots are placed in row backing onto the collector streets.
- (f). The lots backing onto Orangewood are a minimum of 120 feet, 20 feet deeper than the minimum 100-foot depth required by the Zoning Ordinance.

2. Street Layout

- (a). Streets have been carefully integrated into the overall design, with special attention given to connectivity to adjacent existing development.
- (b). All streets within the subdivision will be public.
- (c). Three ingress/egress drives have been provided to serve the subdivision.
- (d). A traffic circle is proposed at the intersection of 80th Avenue and State Avenue to help mitigate potential cut-through traffic.
- (e). A 1-foot non-vehicular access easement has been provided to restrict lots from backing onto designated open space areas.
- (f). Nicolet Avenue has been designed as a cul-de-sac to provide a variety of lot orientations. Furthermore, the cul-de-sac terminates on a 50-foot wide landscape tract.
- (g). Local streets consist of a 32-foot wide street width in a 50-foot right-of-way.
- (h). A 30-foot by 30-foot view easement is provided at all intersections.

3. Streetscape

- (a). The width of the planting strip adjacent to the local streets is 5 feet, with a minimum 4-foot detached sidewalk.

4. Perimeter Improvements

- (a). Theme walls will use a variety of materials including a cultured stone veneer, smooth and split face block, and decorative cap detail to enhance the visual interest and unique character of the subdivision. The wall will be 6 feet in height.
- (b). The entry feature along Orangewood is designed at a scale that provides clarity to the pedestrian as well as the automobile and does not result in visual clutter.
- (c). The landscape tracts along the perimeter will be a minimum 20-foot, and utilize a variety of plant materials to provide for shade and an attractive street appearance.

5. Landscape

- (a). The landscape palette will consist of drought tolerant/low water use plants, trees, and shrubs.
- (b). All landscaped tracts will be owned and maintained by the Home Owners Association.
- (c). Each lot will have at least one associated tree, selected for consistency with the dominant approved block street tree and planted within the 5-foot landscape area between the curb and the sidewalk.

6. Storm water Retention

- (a). All storm water retention areas will be constructed according to City of Glendale Engineering Design and Construction Standards.
- (b). The Retention basins will be owned and maintained by the Home Owners Association.
- (c). The retention areas have been designed to meander through the development as a greenbelt.
- (d). All retention basins will be landscaped to meet the requirements of the Landscape Ordinance.

7. Lighting

- (a). All lighting will be in accordance with the City of Glendale's Street Light Manual.

8. Mailboxes

- (a). The mailbox locations will be integrated with the development and adjacent to streetlights.
- (b). The mailbox design will reflect the same type of building materials as used throughout the development.

House Product Design

Signature at Orangewood Estates will be offering the innovative and highly successful Signature series homes. The home elevations will incorporate the Spanish Colonial theme with four-sided architecture. The home plans will include elevations with front

porches, side entry garages and living space forward designs to enhance the sense of community and a pedestrian-friendly streetscape. All mechanical equipment will be ground mounted. Please see the plans submitted as part of this application.

Phasing

The development will occur in one phase. The model home phase will be located on the north portion of the site near the entrance.



January 24, 2007

LEGAL DESCRIPTION
FOR 81ST AVENUE & ORANGEWOOD AVENUE
OVERALL BOUNDARY

That part of the West half of the Northeast quarter of the Southwest quarter of Section 2, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follow:

COMMENCING at the West quarter corner of said Section 2, monumented with a brass cap in handhole, from which the Southwest quarter, monumented with a brass cap in handhole, bears South 00 Degrees 24 Minutes 42 Seconds East, a distance of 2,619.16 feet;

Thence North 89 Degrees 12 Minutes 43 Seconds East, along the East-West mid section line of said Section 2, a distance of 1,322.43 feet to the Northwest corner of the West half of the Northeast quarter of the Southwest quarter of said Section 2, said corner being the POINT OF BEGINNING;

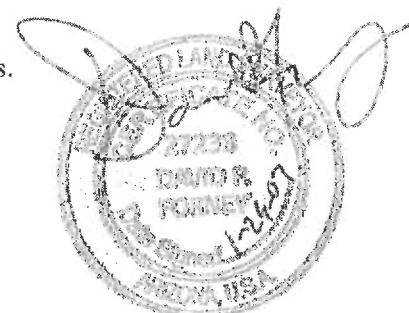
Thence continuing North 89 Degrees 12 Minutes 43 Seconds East, along said East-West mid Section line, a distance of 658.72 feet, to the Northwest corner of Orangewood West recorded in Book 256 of maps, Page 44, M.C.R.;

Thence departing said East-West Mid Section line, South 00 Degrees 05 Minutes 14 Seconds East, along the West line of Orangewood West, a distance of 1310.33 feet to the Southwest corner of said Orangewood West, said corner being on the South line of said West half of the Northeast quarter of the Southwest quarter;

Thence South 89 degrees 13 Minutes 53 Seconds West, along said South line a distance of 656.24 feet to the Southwest corner of said West half of the Northeast quarter of the Southwest quarter;

Thence departing said South line, North 00 Degrees 11 Minutes 43 Seconds West, along the West line of said West half of the Northeast quarter of the Southwest quarter, a distance of 1310.08 feet to the POINT OF BEGINNING.

The above described parcel contains 19.77 acres more or less.



P.O.C.
WEST 1/4 CORNER
SECTION 2, T2N, R1E
FOUND BRASS CAP
IN HANDHOLE

N00°01'15"E
2612.96'

NORTH 1/4 CORNER
SECTION 2,
FOUND BRASS CAP
IN HANDHOLE

ORANGEWOOD AVE
N89°12'43"E 2644.86'
EAST-WEST MID SECTION LINE SECTION 2

1322.43'

658.72'

S89°12'43"W
2645.59'

P.O.B.
N.W. COR
NE4 SW4

N00°11'43"W 1310.08'

WEST LINE W2 NE4 SW4

A.P.N.
142-27-003B

S.W. COR
NE4 SW4
S89°13'53"W 656.24'
SOUTH LINE W2 NE4 SW4

S00°05'14"E 1310.33'

ORANGEWOOD WEST BK:256, PG:44

663.71'

79TH AVE

N00°01'15"E 2621.18'

CENTER OF SECTION 2,
NOTHING FOUND,
CALCULATED POSITION

EAST 1/4 CORNER
SECTION 2,
FOUND BRASS CAP
IN HANDHOLE

83RD AVE
S00°24'42"E 2619.16"



N.T.S.

GLENDALE AVE
N89°15'04"E
2625.06'
SOUTHWEST CORNER
SECTION 2, FOUND
BRASSCAP IN HANDHOLE

SOUTH 1/4 CORNER
SECTION 2,
FOUND BRASS CAP
IN HANDHOLE



EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
OF 81ST AVE &
ORANGEWOOD AVE
OVERALL BOUNDARY



Hoskin-Ryan Consultants Inc.
creative engineering solutions

201 West Indian School Road
Phoenix, Arizona 85012-2902
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com





SIGNATURE @ ORANGEWOOD ESTATES

(800's)

RICHMOND AMERICAN HOMES

- Design Review Submittal •

3.7.07



March 7, 2007

City of Glendale
Development Services Department
5850 West Glendale Avenue
Glendale, AZ 85301

RE: Single Family Design Review Diversity Exhibit Submittal 800 Series Plans:
Signature at Orangewood Estates

Dear Ms. Perry,

This Single-Family Design Review Diversity Exhibit is being submitted for approval in accordance with the City of Glendale Design Guidelines. The proposed community of Signature at Orangewood Estates will consist of (45) 75' x 125", 85' x 125', and 125' x 125' lots.

Standard Plans Proposed:

Signature at Orangewood Estates will offer a choice of seven (7) floor plans. All plans will offer a choice of three (3) elevations per plan to promote plan and elevation diversity throughout the community. To further the point of diversity, no identical elevations and/or color schemes will be allowed adjacent to or across from one another.

Plan #		Sq. Ft.	Levels	Bed/Bath	Standard Dimensions	Standard Garage	Elevs.
810		2,868	1	4/2	65'x67'-6"	3	A,B,C
820		3,112	1	4/2	65'x74'-3"	3 Tandem	A,B,C
830		3,344	1	4/3	65'x72'	3	A,B,C
840		3,720	2	4/2.5	65'x58'-6"	3	A,B,C
850		4,377	2	5/3.5	55'x71'-6"	3	A,B,C
860		4,761	2	5/4.5	55'x72'	3	A,B,C
870		5,261	2	6/4.5	65'x74'	4 Tandem	A,B,C

Design Features:

Product Design – Themed elevations representing distinct styles are presented in a "French", "Spanish", and "Italian" variation. All plans offer architectural articulation through the use of stucco trim, pre-fabricated trim, vents and shutters, in addition to varied massing and roof line changes.

Stucco – In context with the Southwest setting, each home will be completed with a lace stucco finish accented with pop-outs where indicated in a contrasting plaster sand finish. Pop-outs are provided standard on all rear and side elevation windows.

Paint – A choice of ten (10) color schemes are available for selection. Each of the ten schemes has pre-selected colors for the house body, trim, standard roof tile, and optional roof tile. See binder exhibit.

Richmond American Homes of Arizona, Inc.,

9520 West Palm Lane, Suite #200 Phoenix, Arizona 85037

West Division Phone: (623) 474-8200 Fax: (623) 474-8201 Regional Office Phone: (623) 474-8300 Fax: (623) 474-8301 Visit our website: www.richmondamerican.com

A subsidiary of M.D.C. Holdings, Inc., a New York Stock Exchange company

ROC# 206612

Stone Veneer – In order to establish a unique character for the neighborhood and enhance visual interest at the human scale, stone veneer is provided as an option (optional stone shown on French Eclectic elevations). See binder exhibit.

Roofing – Concrete roof tiles, compatible with the Southwest's climate in style and durability, are a standard "villa" design. Optional flat tiles are also available throughout the series. See binder exhibit.

Garage Door Diversity – Included standard are four panel garage doors. Optional glass is available for all elevations throughout the series. There is also a choice of four glass panel designs to further diversify the elevations. See binder exhibit.

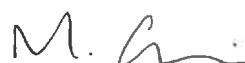
Alternative Driveway Surfaces – Driveway grids are diversified per plan with additional grid patterns offered as an option. See binder exhibit.

Patio(s) – Standard patios are included on all plans, and feature stucco columns with stucco wrapped beams above.

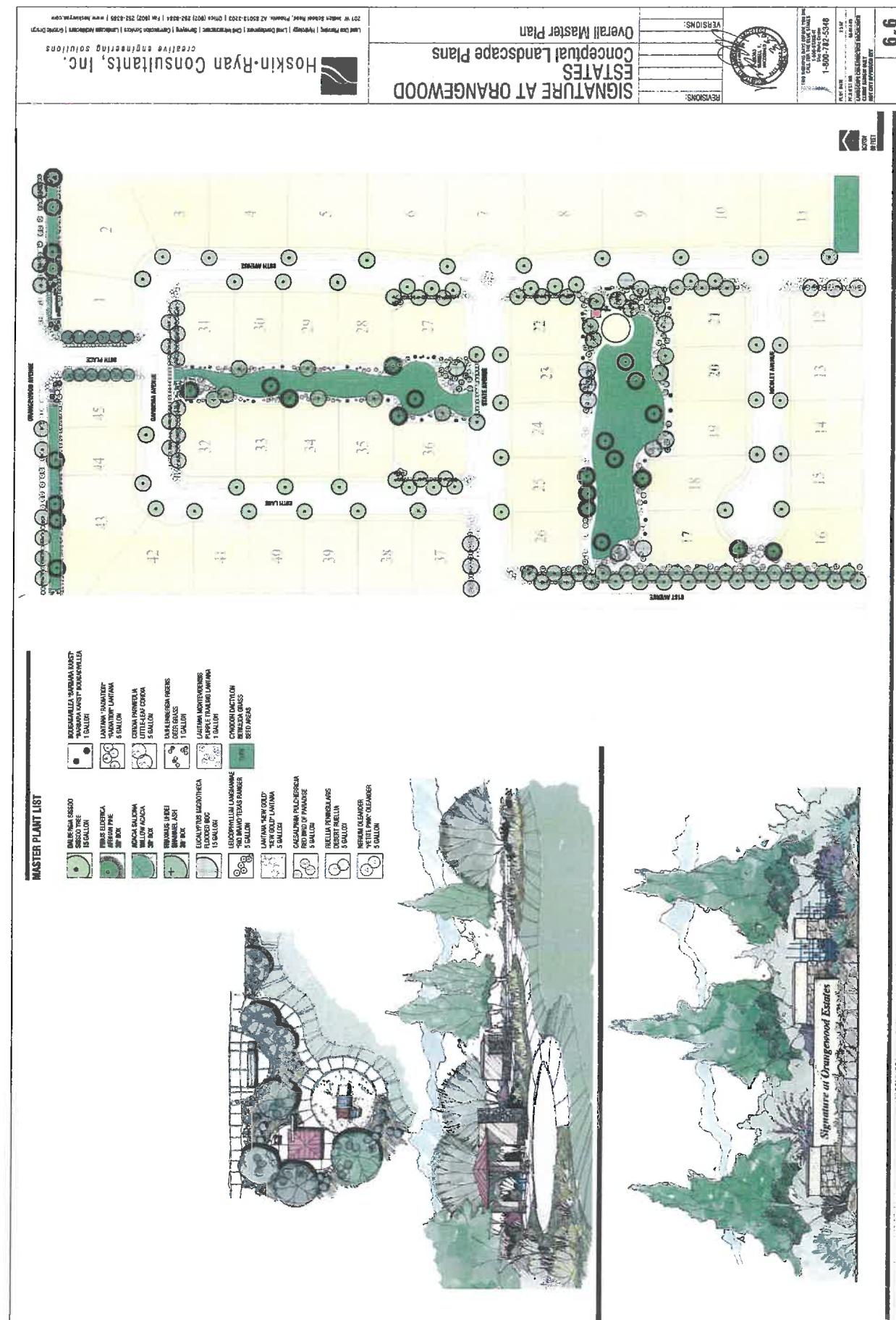
Closing:

Richmond American Homes is eager to help create a diverse neighborhood setting and provide the buyer with a unique home. We feel that this series of housing product will enhance the character, value, and appearance of the neighborhood. We look forward to your approval and ongoing partnership. If for any reason there are questions or comments, please feel free to contact me at (623) 474-8323 or by e-mail at: michelle.golfin@mdch.com.

Cordially,



Michelle Golfin
Richmond American Homes



PRELIMINARY PLAT

SIGNS AT ORANGEWOOD ESTATES

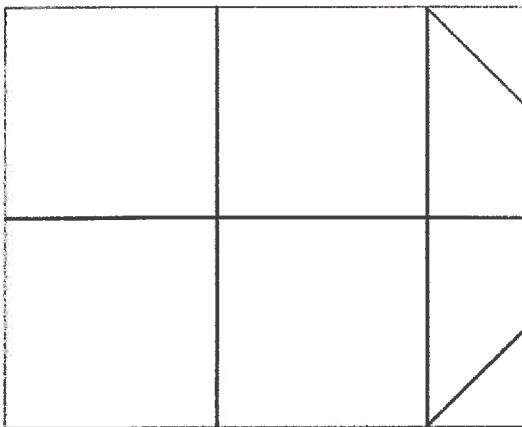
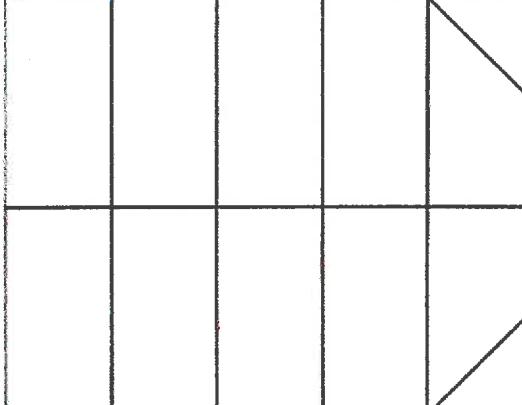
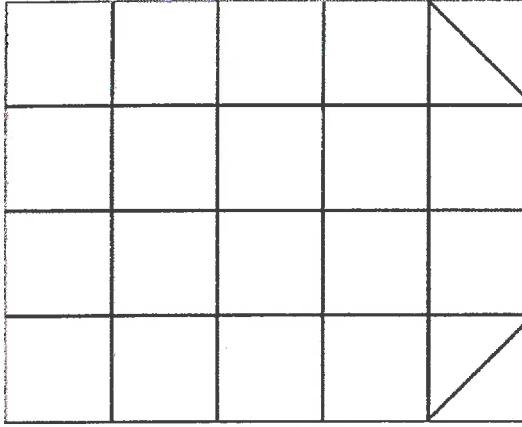
APPROVAL

Preliminary Not for Construction

REVIEWED BY _____ DATE _____
PRAFED BY _____ DATE _____
CHECKED BY _____ DATE _____

REVIEWED BY	DATE	CHIEKED BY	DATE
DRAFTERED BY	DATE		

PREFACE AT "SIGN

PRELIMINARY PLAT "SIGNATURE AT ORANGEWOOD ESTATES"		 Hoskin-Ryan Consultants, Inc. <small>relative engineering solutions</small>	
<small>201 W Main School Road Phoenix AZ 85013-3203 Phone (602) 252-8564 Fax (602) 252-8565 www.hoskinryan.com</small>		<small>Land Planning Hydrology Land Development Civil Infrastructure Surveying</small>	
		<small>RECEIVED BY DATE CHECKED BY DATE DATE</small>	
STANDARD LOT DETAIL 			
<i>All Elevations Natural Gray 8' x 8' Grids</i>	<i>All Elevations Natural Gray 4' x 8' Grids</i>	<i>All Elevations Natural Gray 4' x 4' Grids</i>	



You Dream. We Build.

Richmond American Homes Stone Exhibit

Stone Manufacturer —
Coronado Stone



Costal Brown
(Eastern Ledge)



Dakota Brown
(Eastern Ledge)

Signature @ Orangewood Estates



SIGNATURE SERIES

OPTIONAL ROOF TILE EXHIBIT

COLOR SCHEME: SIGNATURE



3645 Sunrise Blend



3626 Rancho Cordova Blend



3680 Los Padres Blend



SHC8710 Ladera Blend



SMC8401 San Miguel

ROOF TILE MFG: EAGLE TILE

**SIGNATURE @ ORANGE-
WOOD ESTATES**

SIGNATURE SERIES

ROOF TILE EXHIBIT

COLOR SCHEME: SIGNATURE



3549 Santa Paula



3581 Canyon Brown



3520 Weathered Terracotta



3576 Topanga

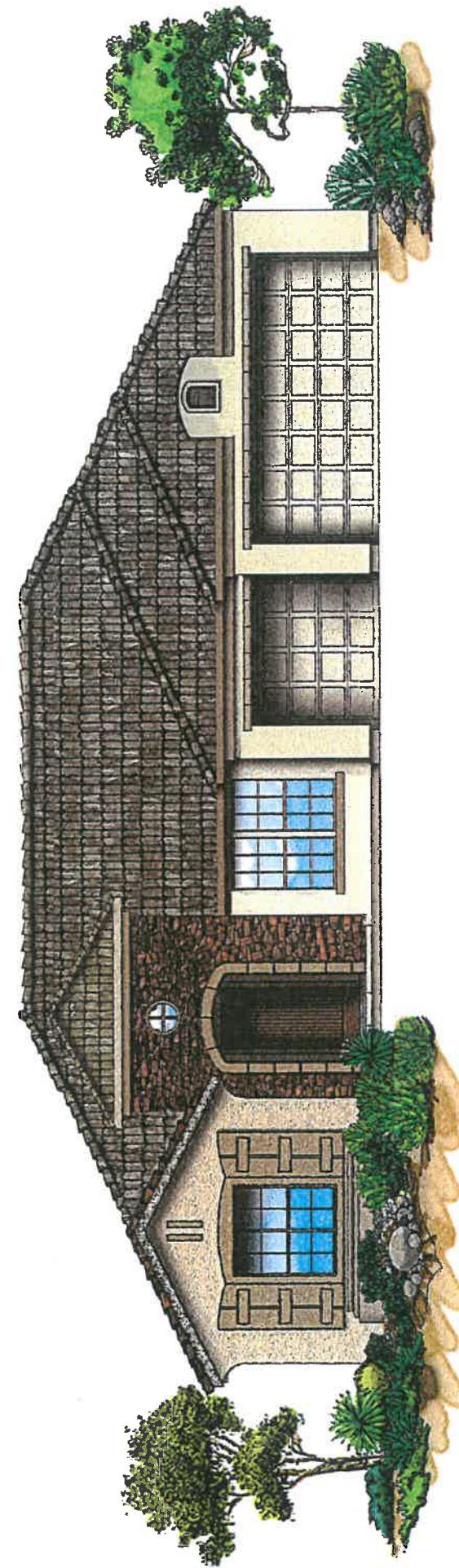


3553 Sandstone Flashed

ROOF TILE MFG: EAGLE TILE

**SIGNATURE @ ORANGE-
WOOD ESTATES**

 **RICHMOND**
AMERICAN HOMES
You Dream. We Build.



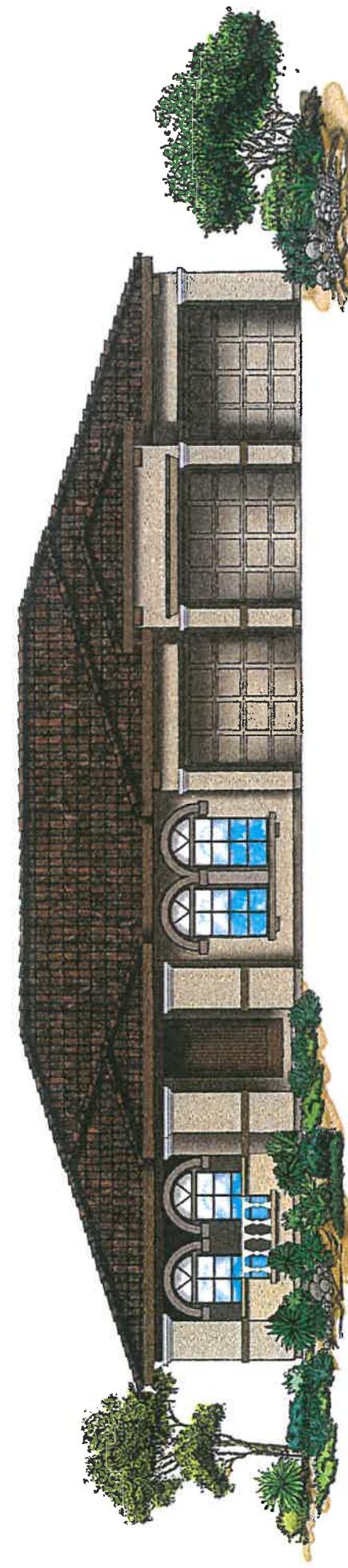
Plan 810 A

Signature @ Orangewood Estates



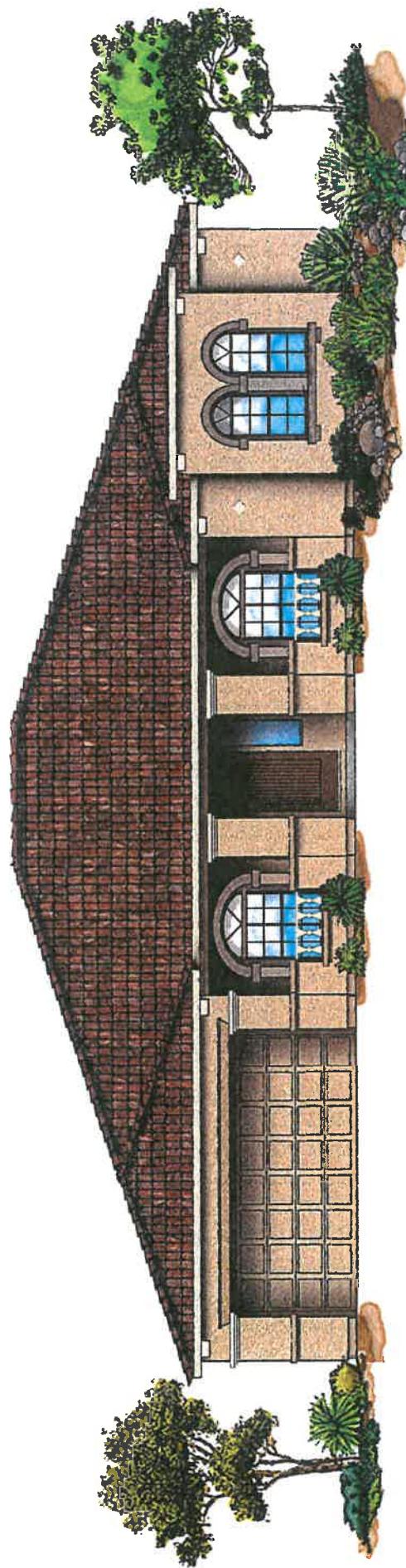
Plan 810 B

Signature @ Orangewood Estates



Plan 810 C

Signature @ Orangewood Estates



Plan 820 A

Signature @ Orangewood Estates



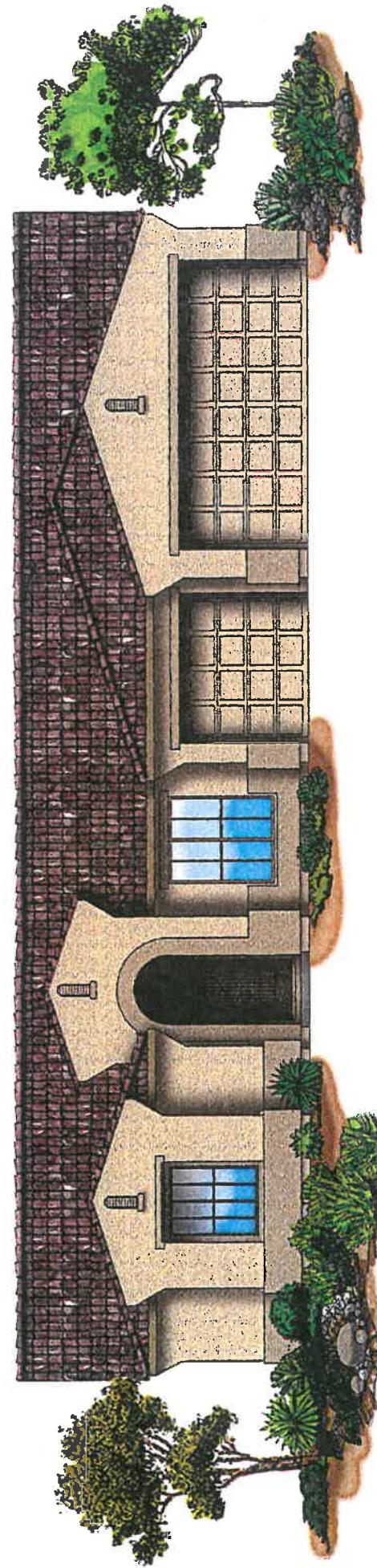
Plan 820 B

Signature @ Orangewood Estates



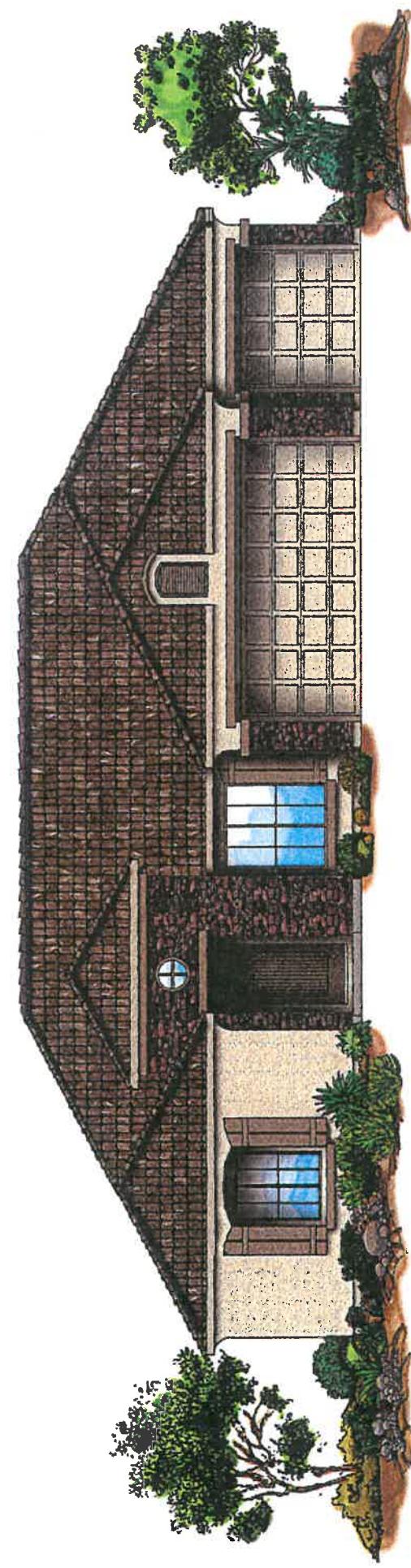
Plan 820 C

Signature @ Orangewood Estates



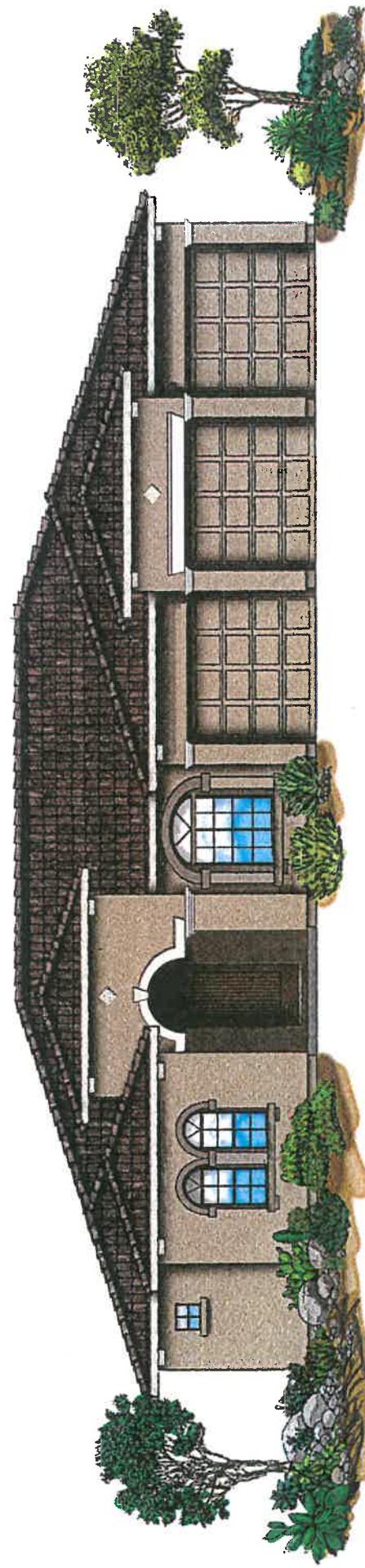
Plan 830 A

Signature @ Orangewood Estates



Plan 830 B

Signature @ Orangewood Estates



Plan 830 D

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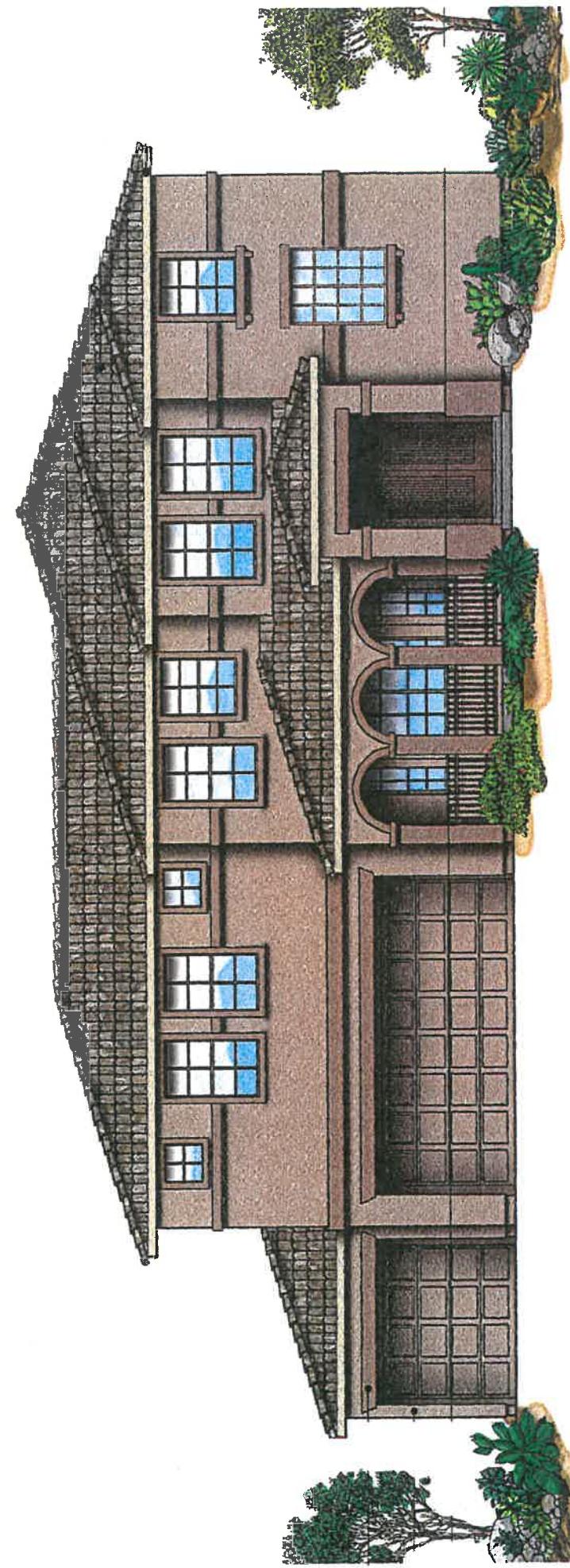
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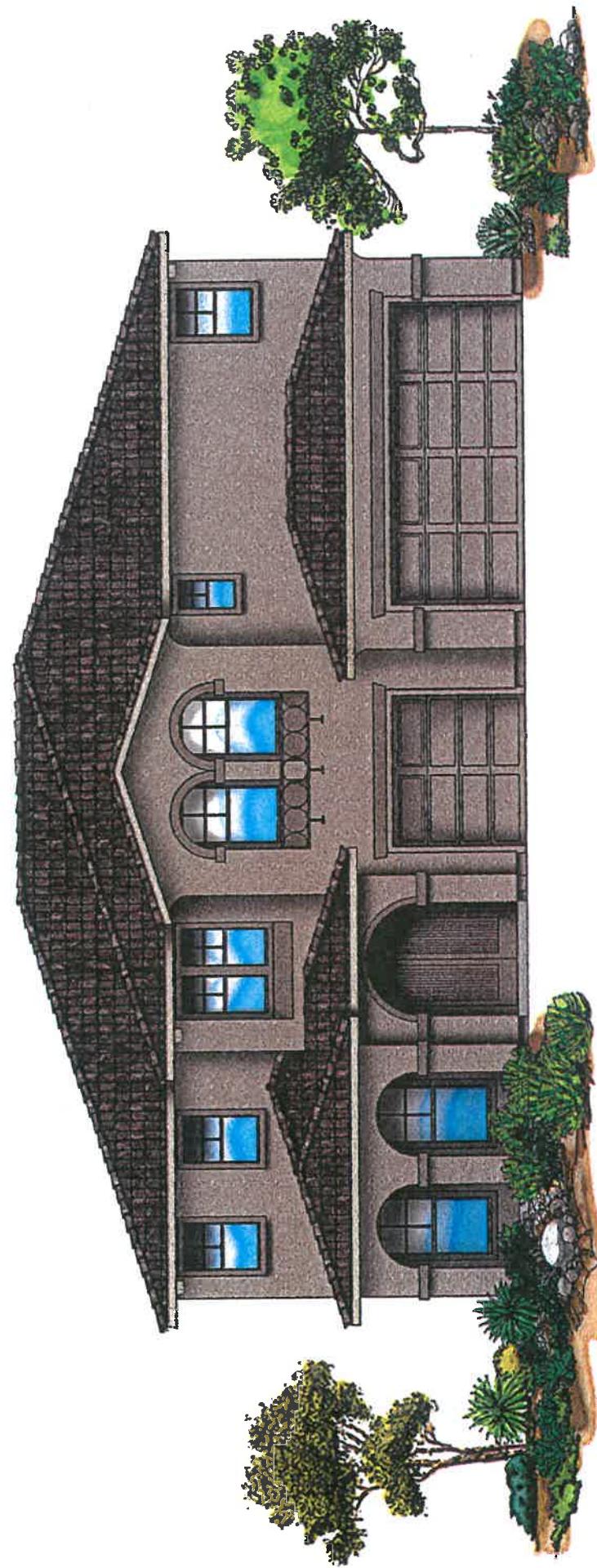
Plan 840 B

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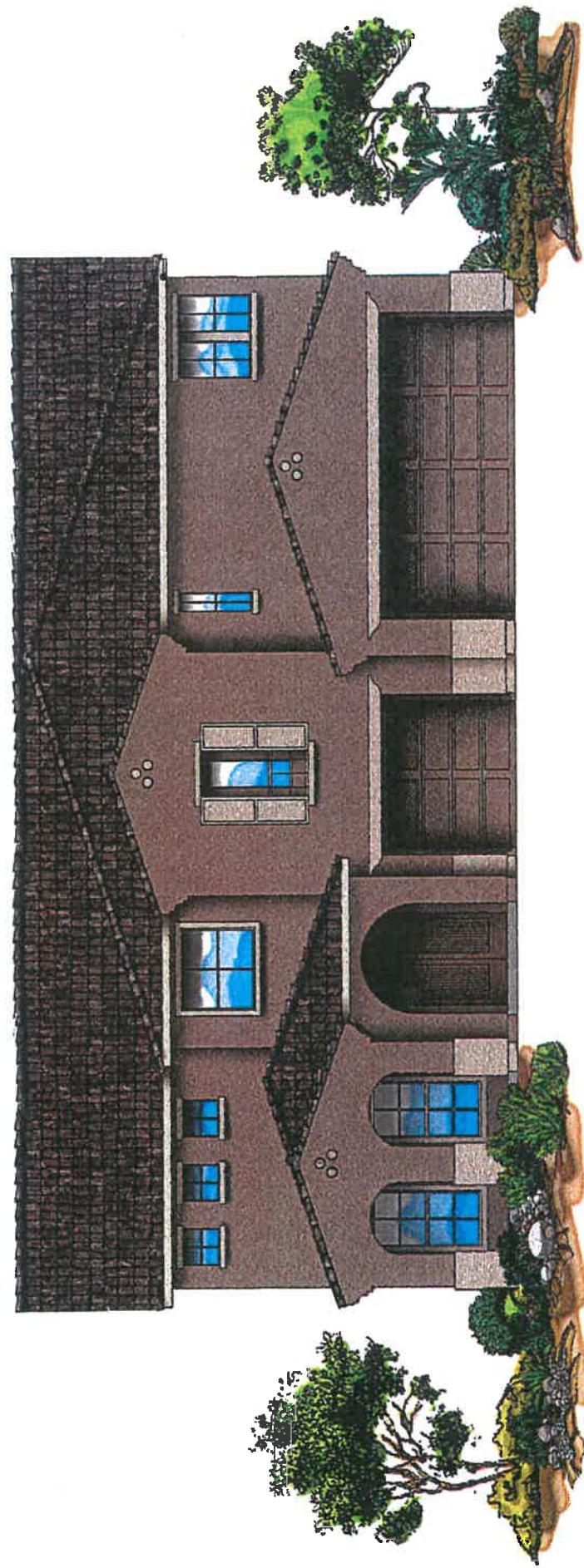
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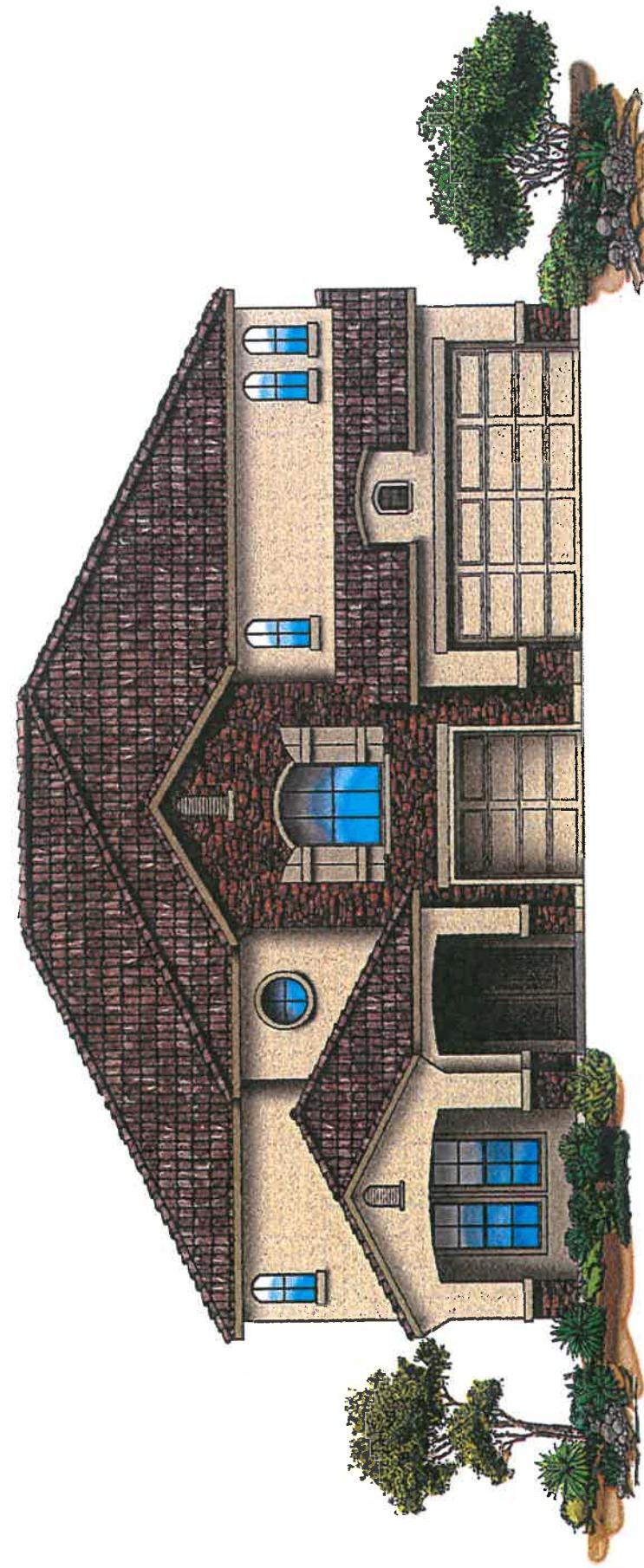
Plan 850 A

Signature @ Orangewood Estates



Plan 850 B

Signature @ Orangewood Estates



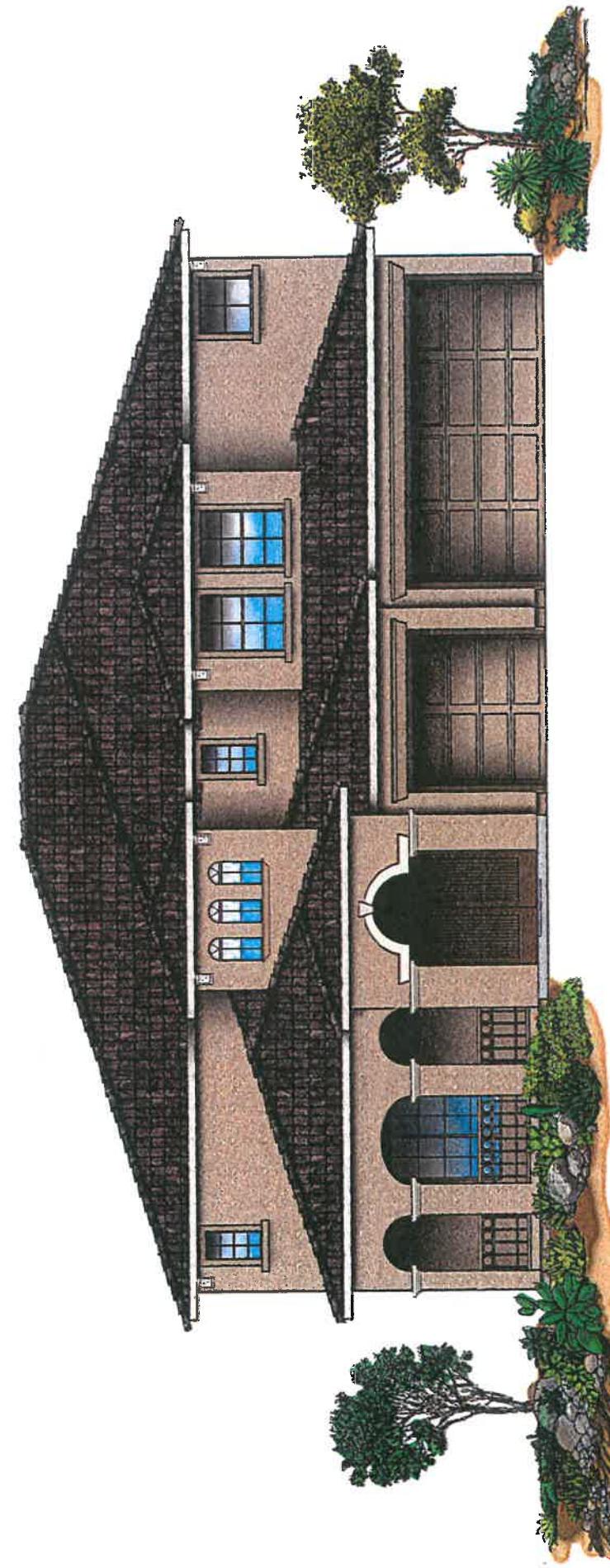
Plan 850 C

Signature @ Orangewood Estates



Plan 860 A

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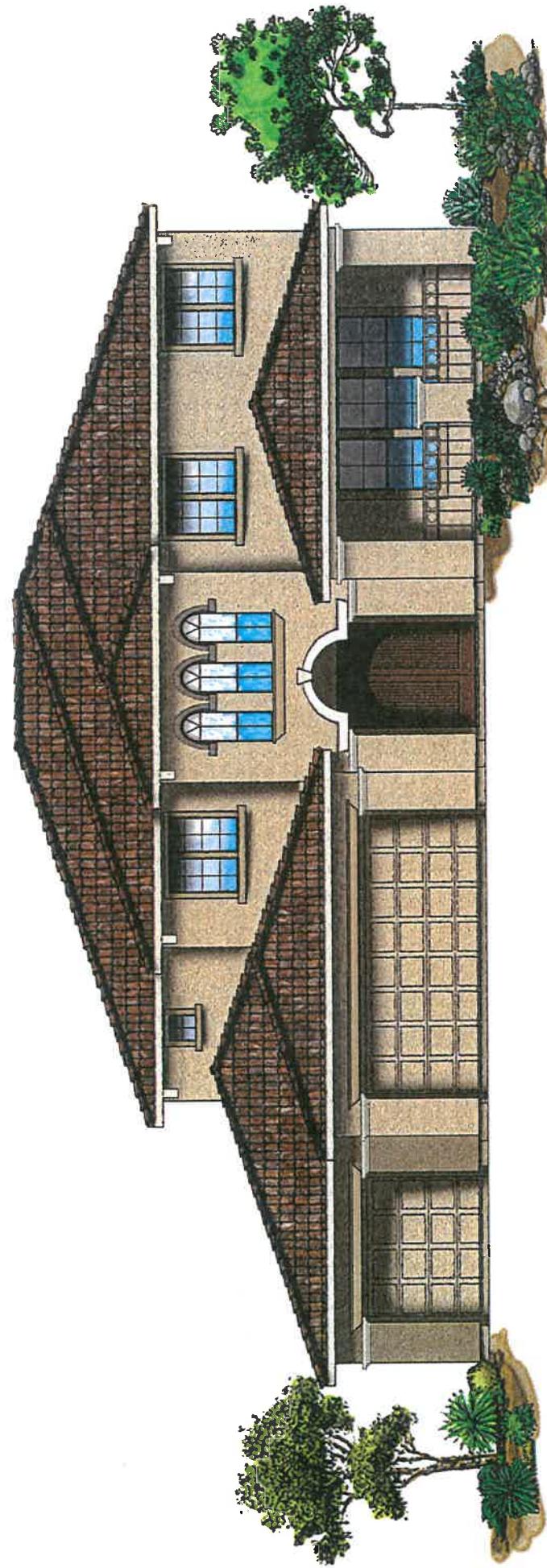
Plan 860 B

Signature @ Orangewood Estates



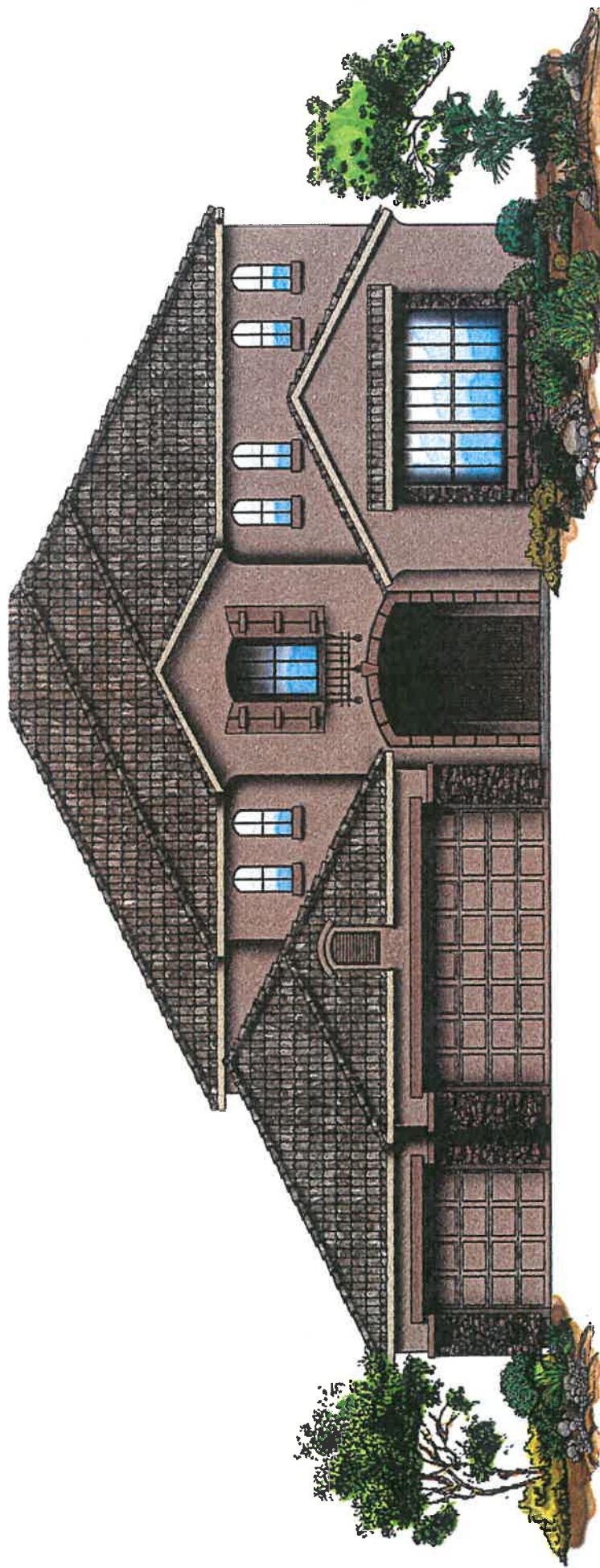
Plan 860 C

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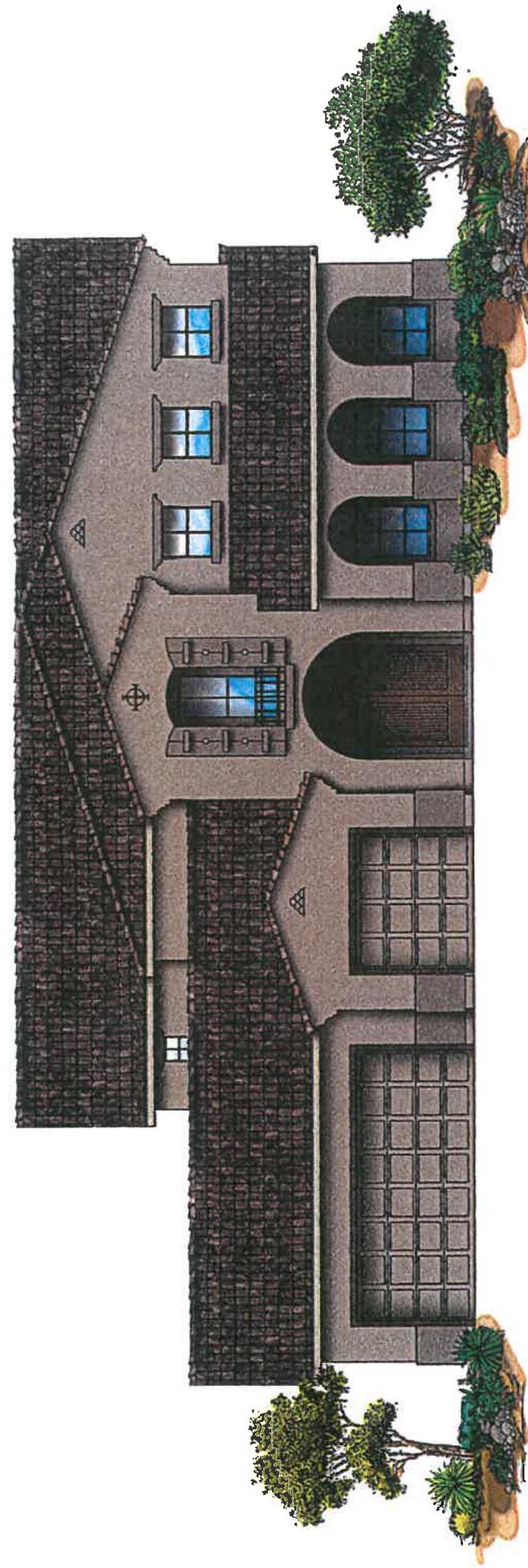
Plan 870 A

Signature @ Orangewood Estates



Plan 870 B

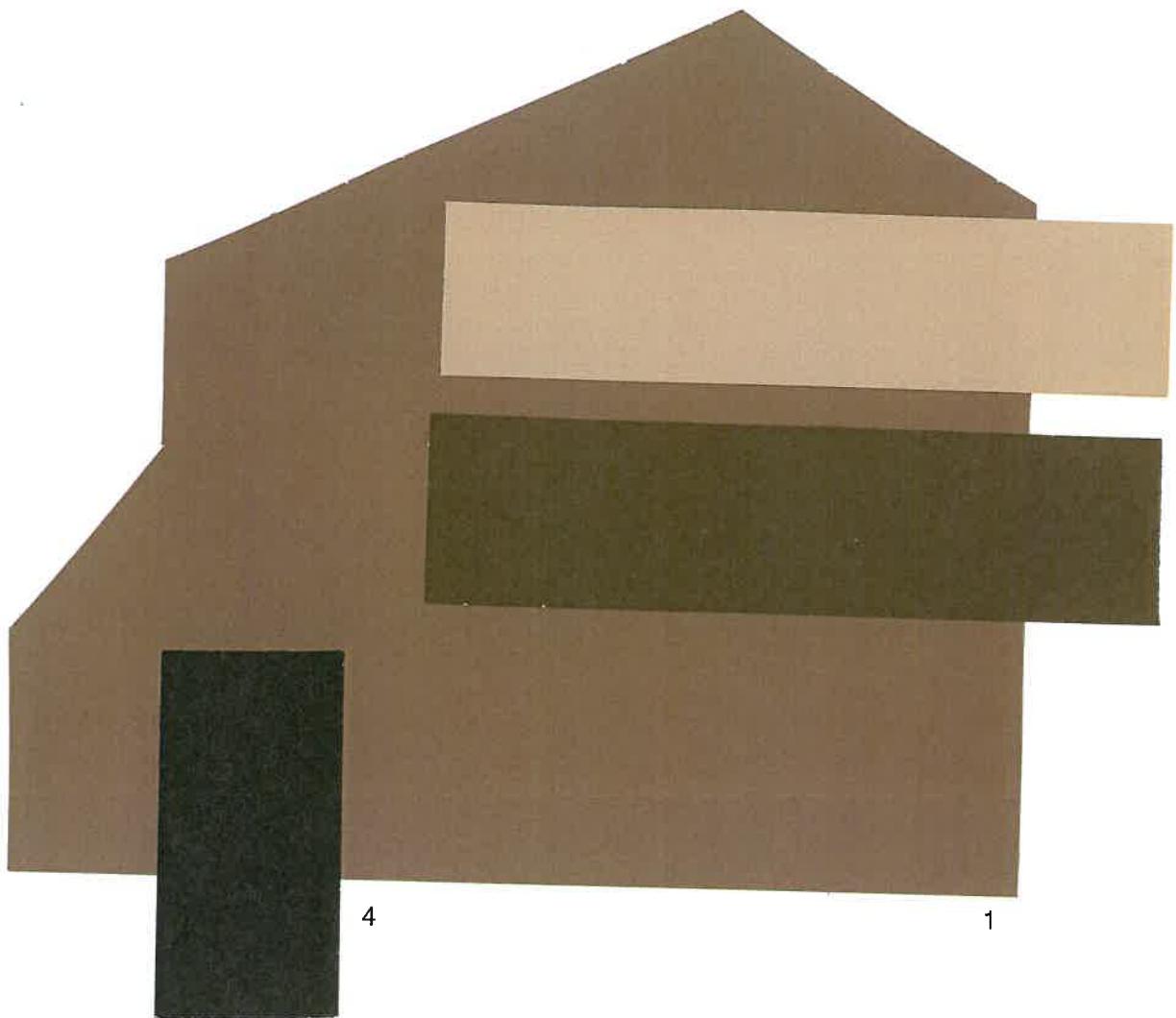
Signature @ Orangewood Estates



Plan 870 C

Signature @ Orangewood Estates

SCHEME B1



2

3

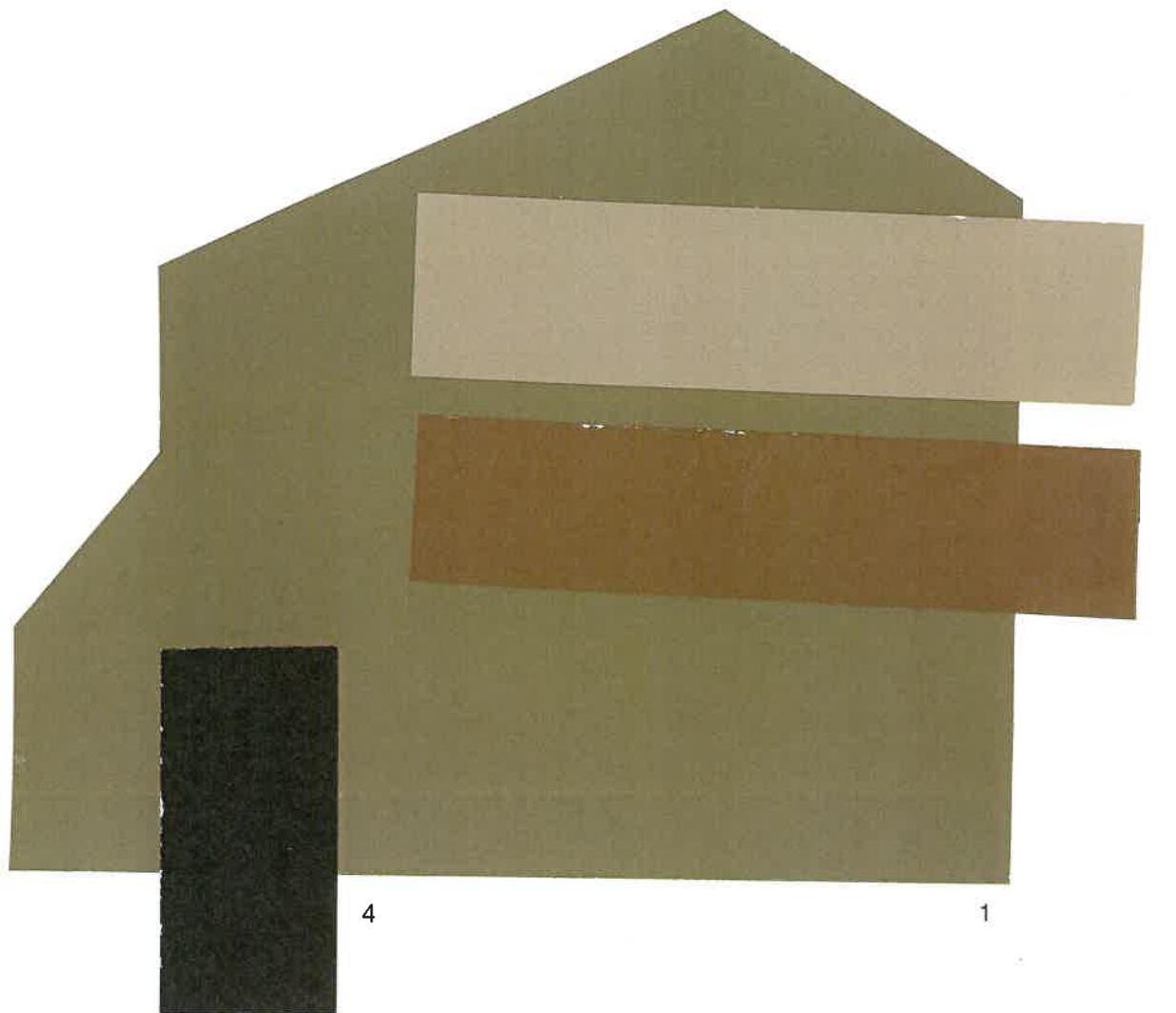
4

1

Bougainvillea Paint Group

- | | |
|----------------------|----------------------|
| 1. Body/Garage Door | SW6067 Mocha |
| 2. Trim | SW2805 Renwick Beige |
| 3. Fascia | SW6103 Tea Chest |
| 4. Accent/Front Door | SW 6041 Otter |

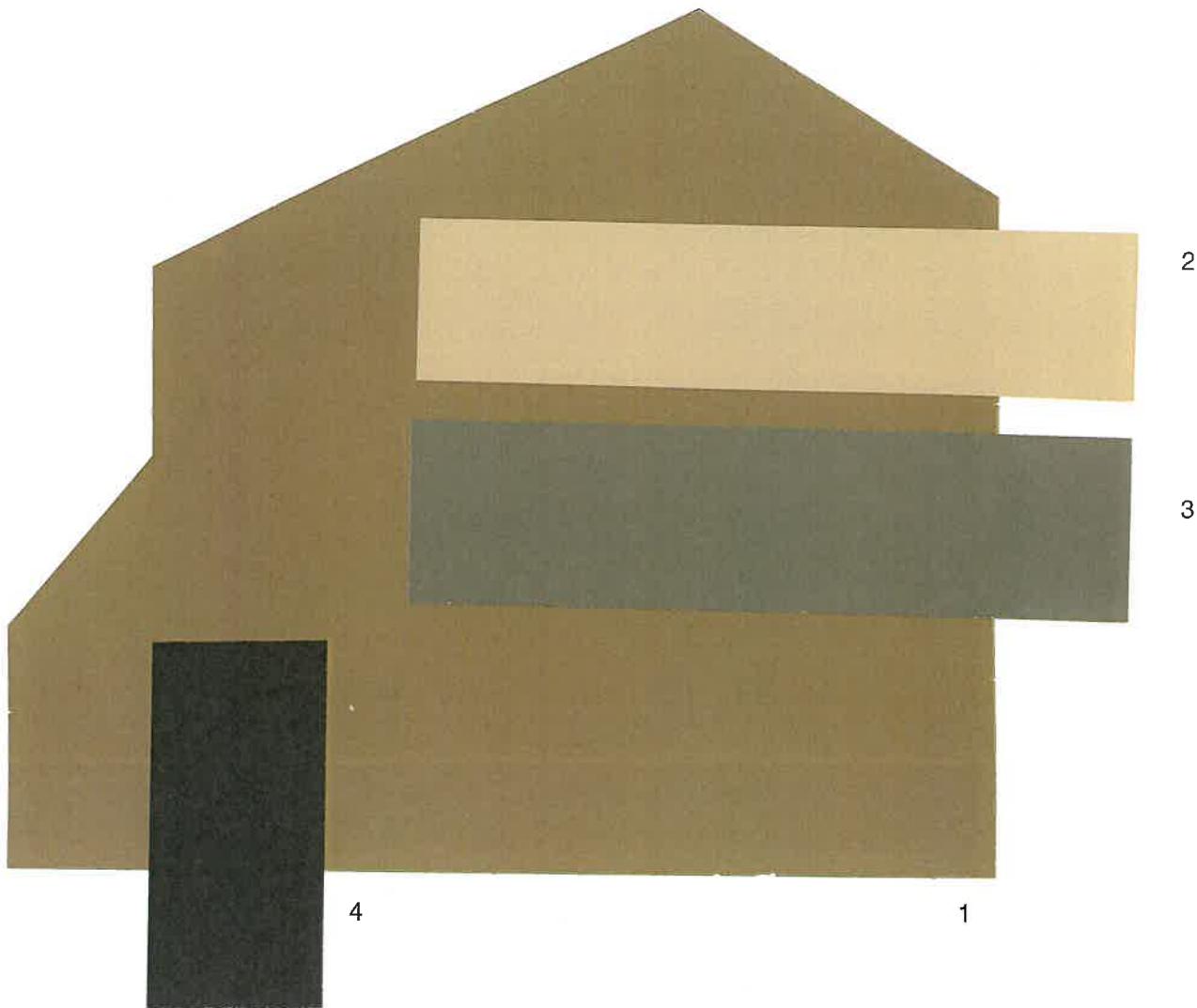
SCHEME B2



Bougainvillea Paint Group

- | | |
|----------------------|---------------------|
| 1. Body/Garage Door | SW6144 Dapper Tan |
| 2. Trim | SW7038 Tony Taupe |
| 3. Fascia | SW6095 Toasty |
| 4. Accent/Front Door | SW6069 French Toast |

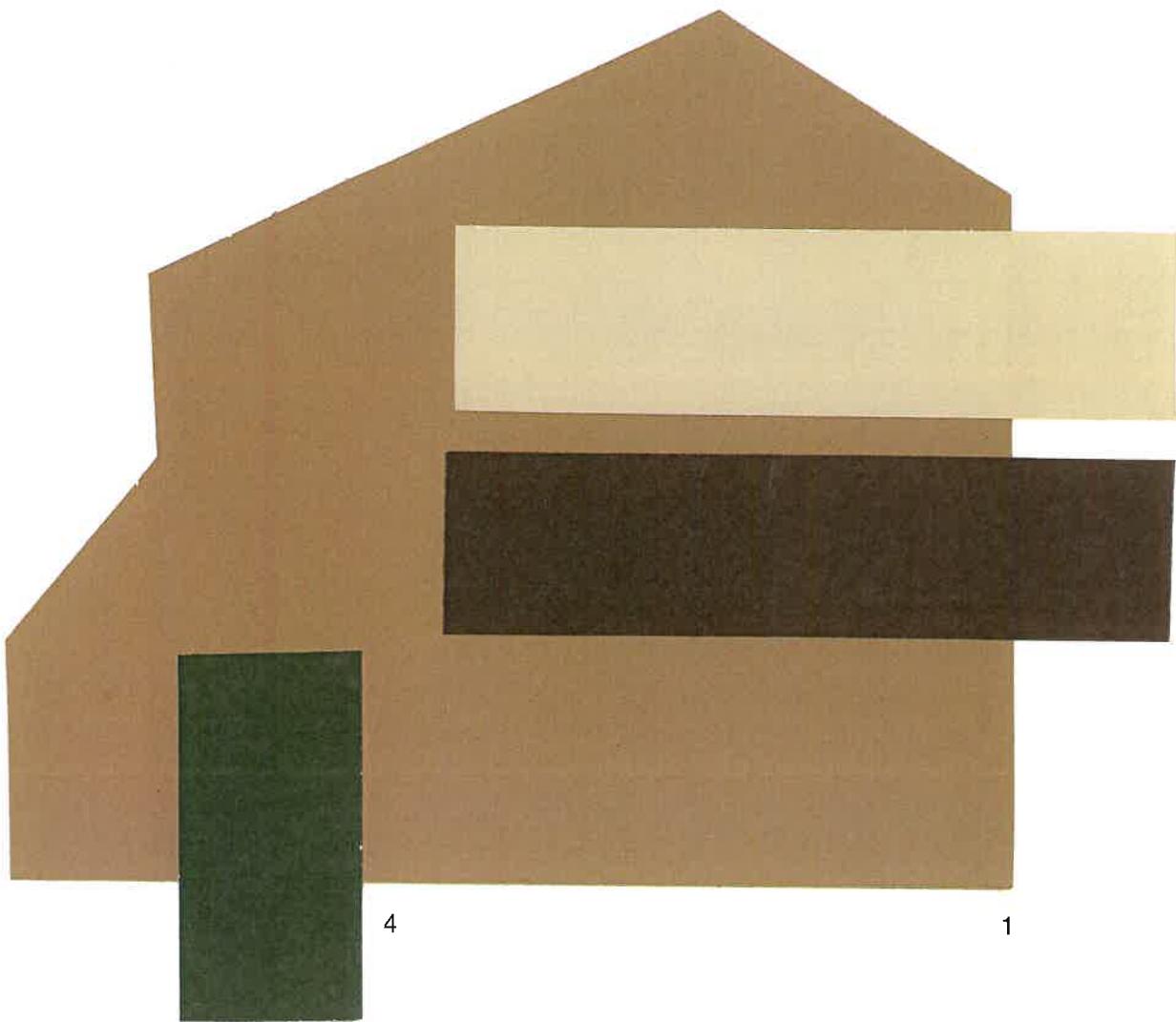
SCHEME B3



Bougainvillea Paint Group

- | | |
|----------------------|-------------------------|
| 1. Body/Garage Door | SW6109 Hopsack |
| 2. Trim | SW6142 Macadamia |
| 3. Fascia | SW7039 Virtual Taupe |
| 4. Accent/Front Door | SW6013 Bitter Chocolate |

SCHEME B4



2

3

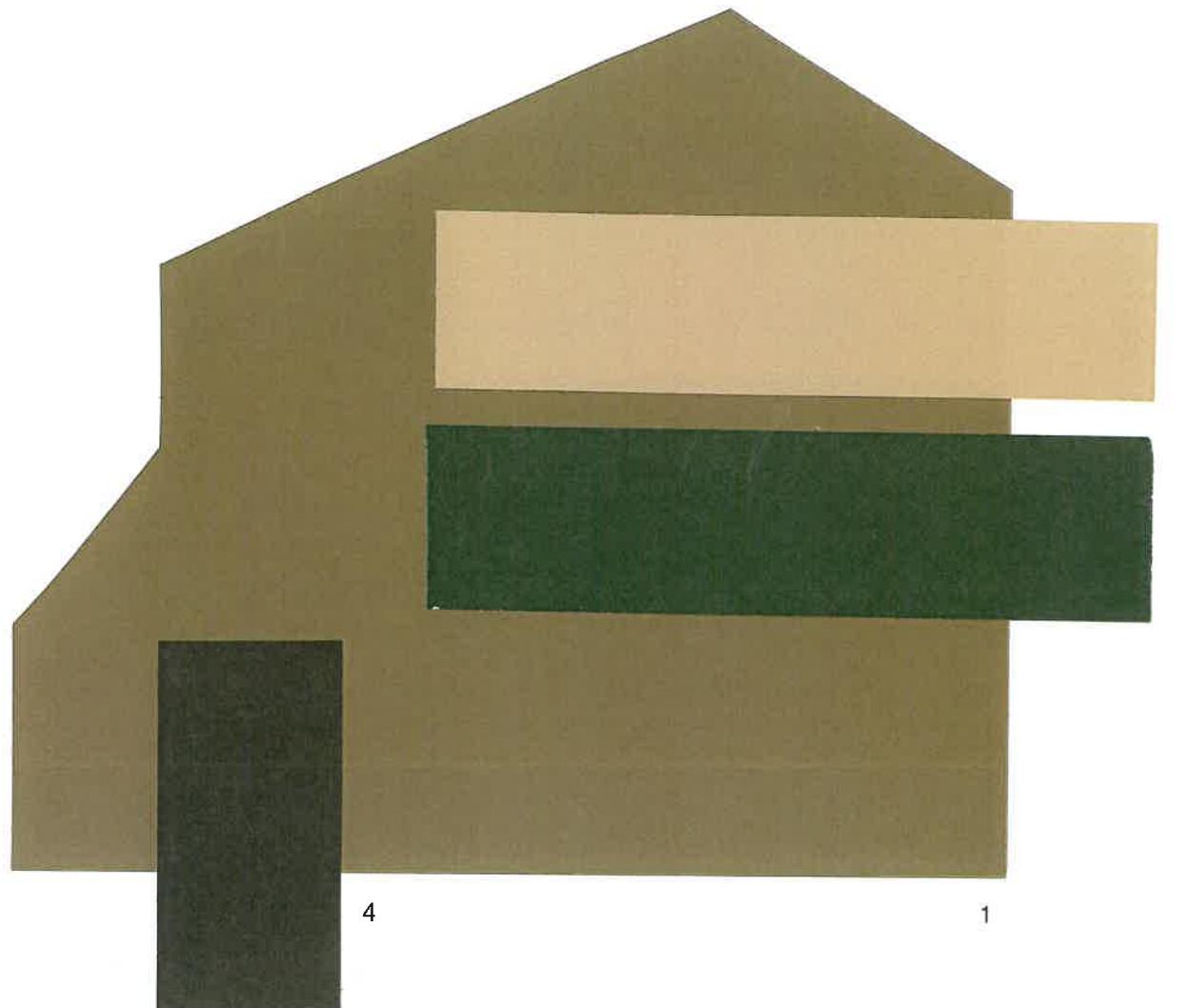
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4

Bougainvillea Paint Group

- | | |
|----------------------|-----------------------|
| 1. Body/Garage Door | DE6117 Colordao Trail |
| 2. Trim | SW2822 Downing Sand |
| 3. Fascia | SW6062 Rugged Brown |
| 4. Accent/Front Door | SW6160 Best Bronze |

SCHEME B5



2

3

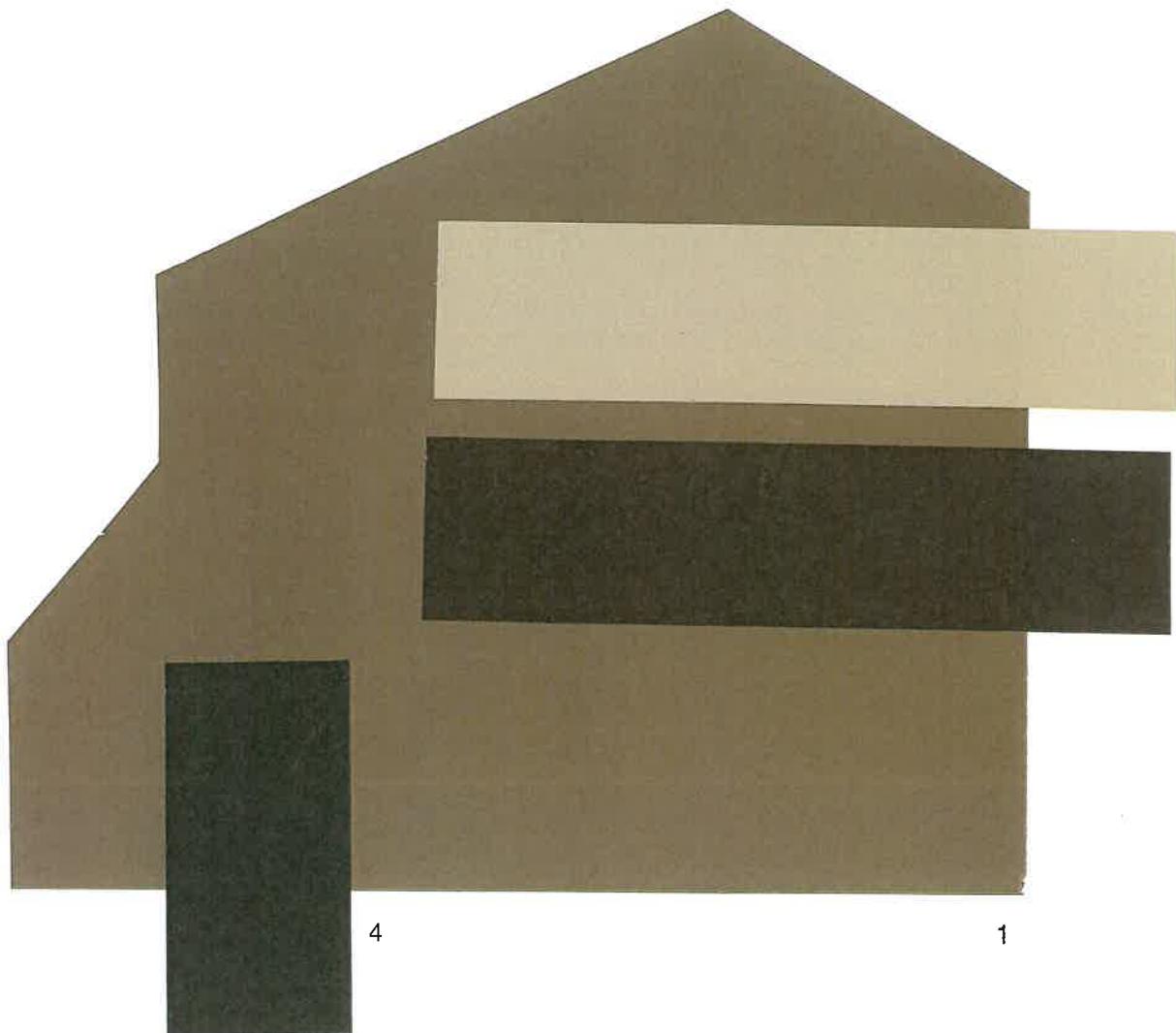
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4

Bougainvillea Paint Group

- | | |
|----------------------|------------------------------|
| 1. Body/Garage Door | SW6102 Portabello |
| 2. Trim | SW6107 Nomadic Desert |
| 3. Fascia | SW2846 Roycroft Bronze Green |
| 4. Accent/Front Door | SW6083 Sable |

SCHEME B6

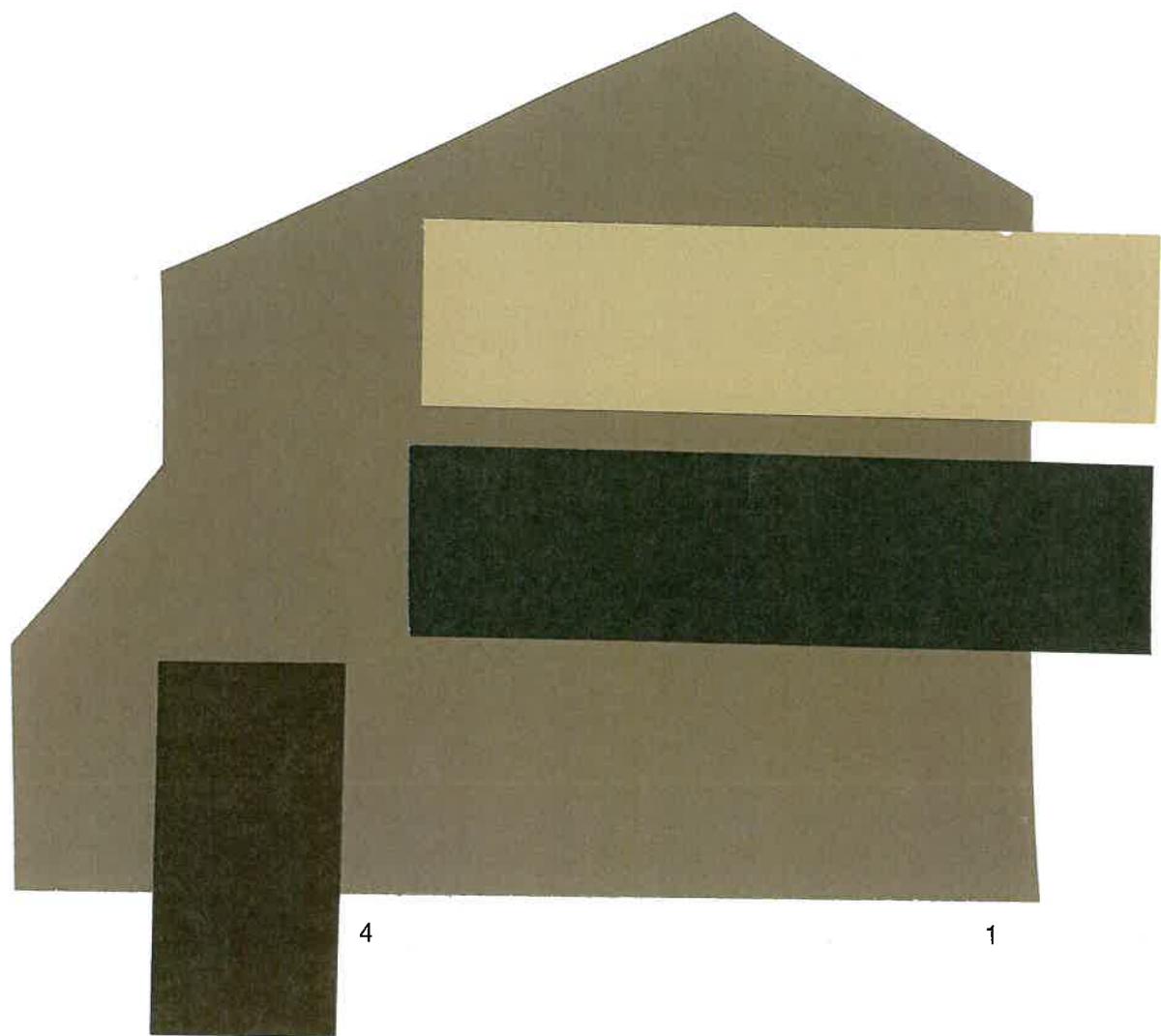


Bougainvillea Paint Group

- | | |
|----------------------|------------------------|
| 1. Body/Garage Door | SW6088 Nuthatch |
| 2. Trim | SW7037 Balanced Beige |
| 3. Fascia | SW2856 Fairfax Brown |
| 4. Accent/Front Door | SW7027 Well-Bred Brown |



SCHEME B7



Bougainvillea Paint Group

- | | |
|----------------------|-----------------------|
| 1. Body/Garage Door | SW6081 Down Home |
| 2. Trim | SW6143 Basket Beige |
| 3. Fascia | SW7041 Van Dyke Brown |
| 4. Accent/Front Door | SW6097 Sturdy Brown |

