CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: May 9, 2016

Item: Mill Ridge Townhomes Plat 1, Southwest corner of S. 88th Street and Stagecoach Drive – Approval of a Site Plan to allow the construction of a 75 unit townhome development. – Hubbell Realty Company – SP-002936-2015

Requested Action: Approval of a Phased Site Plan

Case Advisor: J. Bradley Munford

Applicant's Request: The applicant, Hubbell Realty Company, represented by Josh Trygstad of Civil Design Advantage, is requesting the second part of a phased approval of a site plan to approve the above ground elements for a 75 unit townhome development. The first part of the phased approval was approved by the City Council on April 18, 2016 and only allowed for grading and installation of underground private utilities.

History: The property is generally undeveloped. All except the 24 acres at the northeast corner of the proposal was previously platted in the Corrected Michael's Landing Plat 1. The 24 acres was a large acreage property belonging to James Miller. On December 14, 2016 the City Council approved an amendment to the Comprehensive Plan Land Use Map and amendment to the Tallyn's Reach Planned Unit Development (PUD) to incorporate the Miller property and modify regulations to accommodate this development. On March 21, 2016 the City Council approved the Preliminary Plat. On April 18, 2016 the City Council approved a site plan to allow for grading and installation of underground private utilities

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on March 7, 2016 and an informational item only. The Subcommittee expressed support of the development.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

Architecture: Per the PUD, building designs shall provide varied facades and be articulated to provide visual interest to pedestrians. The applicant has worked with staff on the design of the proposed multi-family units to carry the details and materials from the front elevation around to the side and rear elevations that will be in public view to provide this visual interest to pedestrians. Staff notes that public view elevations will not be a requirement for the townhome and row home products where they are adjacent to another unit and not visible from the street. However, the pinwheel buildings will have public view elevations on all sides as all sides are visible. A site layout plan with a markup of the location of the public view elevations for the townhomes and the row homes is included with the building elevations in Attachment C.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Site Plan Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.

2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.

3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.

4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.

5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.

6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the second phase of the site plan to allow the construction of a 75 unit townhome development, subject to the applicant meeting all City Code requirements and the following:

1. The applicant install and maintain all necessary soil erosion measures;
2. Before any Building Permits can be issued for buildings within Mill Ridge Townhomes Plat 1, the Final Plat must be approved and recorded;
3. The Applicant will need to provide and maintain two separate access points to a building before construction can begin. Provisions will need to be made to maintain two access points to a building during paving of any interior streets or exterior streets adjacent to the development. In addition, prior to issuance of any occupancy permits, there must be at least one paved access to the building;
4. Before any construction on a structure that is of combustible nature can occur, the Applicant must assure that an approved water supply as defined in the City of West Des Moines Fire Code is in place.

Property Owner:

Mill Ridge Homes, LLC
6900 Westown Parkway
West Des Moines, Iowa 50266

Applicant:

Joe Pietruszynski
Hubbell Realty Company
6900 Westown Parkway
West Des Moines, Iowa 50266
Joe.Pietruszynski@HubbellRealty.com

Applicant's Representatives:

Josh Trygstad P.E
Civil Design Advantage.
3405 SE Crossroads Drive Suite G
Grimes, Iowa 50111
JoshT@cda-eng.com

Attachments:

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Site Plan: Site Layout, & Architecture

ATTACHMENT A

RESOLUTION NO.

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE MILL RIDGE SITE PLAN (SP-002936-2015) TO ALLOW THE CONSTRUCTION OF A 75 UNIT TOWNHOME DEVELOPMENT.

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, Hubbell Realty Company, has requested approval for a Phased Site Plan (SP-002936-2015) for approximately 65 acres generally located at the southwest corner of S. 88th Street and Stagecoach Drive, for the purpose of allowing the construction of a 75 unit townhome development;

WHEREAS, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on May 9, 2016 this Commission held a duly-noticed meeting to consider the application for Mill Ridge Site Plan (SP-002936-2015) to allow site grading and installation of underground private infrastructure only;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Phase Site Plan (SP-002936-2015) permit to allow the construction of a 75 unit townhome development for that site located at the southwest corner of S. 88th Street and Stagecoach Drive is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report including conditions added at the meeting and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on May 9, 2016.

_____
Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:

_____
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on May 9, 2016, by the following vote:

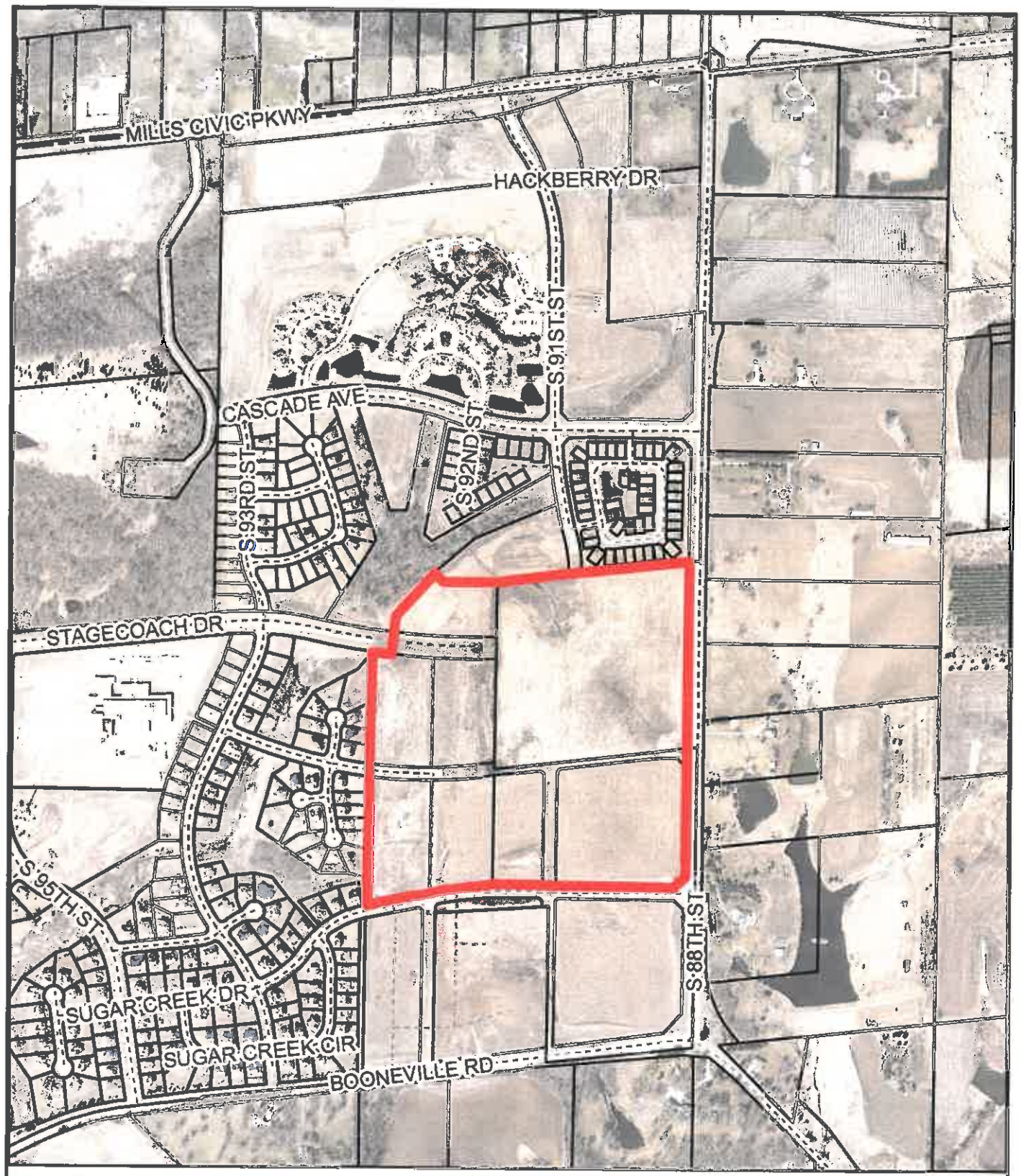
AYES:
NAYS:
ABSTENTIONS:
ABSENT:

ATTEST:

_____
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant install and maintain all necessary soil erosion measures;
2. Before any Building Permits can be issued for buildings within Mill Ridge Townhomes Plat 1, the Final Plat must be approved and recorded;
3. The Applicant will need to provide and maintain two separate access points to a building before construction can begin. Provisions will need to be made to maintain two access points to a building during paving of any interior streets or exterior streets adjacent to the development. In addition, prior to issuance of any occupancy permits, there must be at least one paved access to the building;
4. Before any construction on a structure that is of combustible nature can occur, the Applicant must assure that an approved water supply as defined in the City of West Des Moines Fire Code is in place.



S:___Development Projects\Tallyns Reach\Mill Ridge (Plat of Miller Property SWC of S 88th and Stagecoach Dr)\Preliminary Plat\PP-002931-2015_SR_Mill Ridge_03-14-2016_PZ.docx

ATTACHMENT C

REFER TO SEPARATE PUBLIC IMPROVEMENT PLANS FOR PUBLIC SANITARY SEWER, PUBLIC STORM SEWER, PUBLIC WATER MAIN AND PUBLIC STREET INFORMATION.

NOTE:
EXTERIOR PUBLIC VIEW SIDE ELEVATIONS OF THE DETACHED TOWNHOMES TO BE REVIEWED AT BUILDING PERMIT SUBMITTAL.

LEGEND:

PUBLIC SIDE ELEVATION

PUBLIC REAR ELEVATION

AREA A

AREA B

STAGECOACH DR. (PUBLIC)

JEAN LOUISE DRIVE (PRIVATE)

JEM LANE (PRIVATE)

NELLIE LANE (PRIVATE)

S. 91ST STREET (PUBLIC)

S. 88TH STREET (PUBLIC)

SUNSET RIDGE PLAT 2 LOT 9

SUNSET RIDGE PLAT 2 LOT 10

SUNSET RIDGE PLAT 2 LOT 1

SUNSET RIDGE PLAT 2 LOT 2

SITE PLAN WITH PUBLIC VIEW ELEVATIONS NOTED

SCALE 0' 30' 60' 120'

REVISIONS	DATE
SITE PLAN SUBMITTAL #3	02/25/16
SITE PLAN SUBMITTAL #2	02/03/16
SITE PLAN SUBMITTAL #1	12/28/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:

TECH:

CIVIL DESIGN ADVANTAGE

MILL RIDGE TOWNHOMES - PHASE 1

SITE LAYOUT AND EASEMENT INFORMATION

WEST DES MOINES, IOWA

3/14

1304147

RICHMOND

VICTOR

ELEVATION C
SCALE: 3/32" = 12"

RICHMOND

RICHMOND

ELEVATION B
SCALE: 3/32" = 12"

VICTOR

VICTOR

ELEVATION D
SCALE: 3/32" = 12"

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PINWHEEL MILL RIDGE WESTDESMOINES, IA

VICTOR
UNIT D

BENNETT
UNIT A

HUBBELL HOMES
CROSSHAVEN TOWNHOMES, JOHNSTON

BENNETT
UNIT A

BENNETT
UNIT B
HUBBELL HOMES
CROSSHAVEN TOWNHOMES, JOHNSTON

VICTOR
UNIT C

VICTOR
UNIT D
HUBBELL HOMES
CROSSHAVEN TOWNHOMES, JOHNSTON

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PINWHEEL MILL RIDGE WESTDESMOINES, IA

RICHMOND

VICTOR

ELEVATION C
SCALE: 3/32" = 12"

BENNETT

BENNETT

ELEVATION D
SCALE: 3/32" = 12"

RICHMOND

RICHMOND

ELEVATION B
SCALE: 3/32" = 12"

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PINWHEEL MILL RIDGE WESTDESMOINES, IA

Revision Schedule		
Revision Date	Revision Description	Revision Number

1 **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

4 **STANDARD VIEW - LEFT ELEVATION**
SCALE: 1/8" = 1'-0"

2 **REAR ELEVATION**
SCALE: 1/8" = 1'-0"

3 **PUBLIC STREET VIEW - RIGHT ELEVATION**
SCALE: 1/8" = 1'-0"

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11x17 Prints NOT TO SCALE

Client: _____ Date: _____

Drawn By:

Mill Ridge
West Des Moines IA

SHEET DESCRIPTION
Rockwell 3 Plex
Elevations

A3.0

DATE: 7/12/2016 12:09:56 PM

Revision Schedule		
Revision Date	Revision Description	Revision Number

NOTE: SEE CUSTOM ENTRY DOOR COLOR SELECTION

1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 STANDARD VIEW - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

4 PUBLIC STREET VIEW - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

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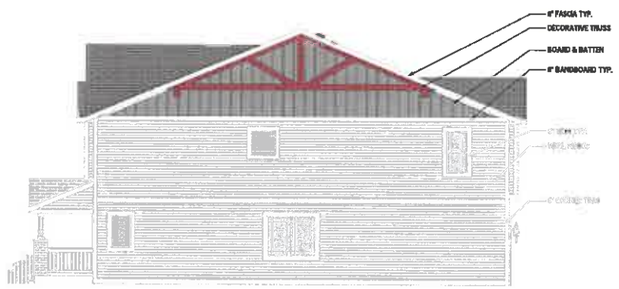
Rockwell 4 Plex Mill Ridge WestDesMoines, IA

DATE: 4/13/2016 8:57:29 AM

Revision Schedule		
Revision Date	Revision Description	Revision Number

4 PUBLIC STREET SIDE VIEW - FRONT ELEVATION
1/4" = 1'-0"



2 PUBLIC STREET VIEW - RIGHT ELEVATION
1/8" = 1'-0"

3 REAR ELEVATION
1/8" = 1'-0"

1 STANDARD VIEW - LEFT ELEVATION
1/8" = 1'-0"

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11x17 Prints NOT TO SCALE

Client: _____ Date: _____

Drawn By:

Mill Ridge
West Des Moines IA

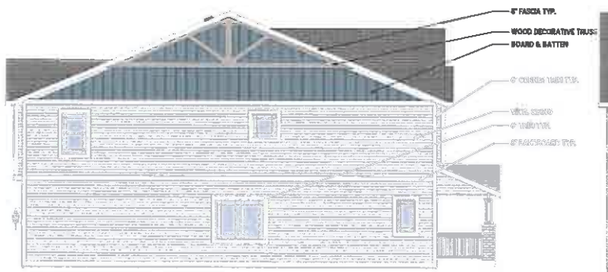
SHEET DESCRIPTION
RANDALIA 3 PLEX
Exterior Elevations

A3.1

DATE: 4/12/2016 12:03:09 PM

Revision Schedule		
Revision Date	Revision Description	Revision Number

1 FRONT ELEVATION
1/4" = 1'-0"



2 PUBLIC VIEW - LEFT ELEVATION
1/8" = 1'-0"

3 REAR ELEVATION
1/8" = 1'-0"

4 STANDARD VIEW - RIGHT ELEVATION
1/8" = 1'-0"

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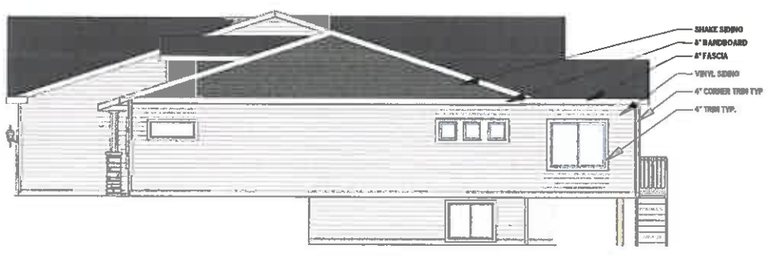
Randalia 4Plex MILL RIDGE WestDesMoines, IA

DATE: 4/13/2016 9:09:58 AM

1 FRONT ELEVATION
1/8" = 1'-0"

5 REAR ELEVATION - Standard Elevation
1/16" = 1'-0"

2 REAR ELEVATION - Stagecoach Elevation
1/16" = 1'-0"



4 RIGHT ELEVATION - STREET VIEW
1/16" = 1'-0"

3 LEFT ELEVATION - STANDARD VIEW
1/16" = 1'-0"

Client: _____ Date: _____

Issue Date: 4/19/2016 10:32:24 AM

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MILL RIDGE
WESTDESMOINES, IA

Forrester Duplex

Drawn By:

NOT FOR CONSTRUCTION

Revision Schedule

Revision Number	Revision Date	Revision Description

A3.0

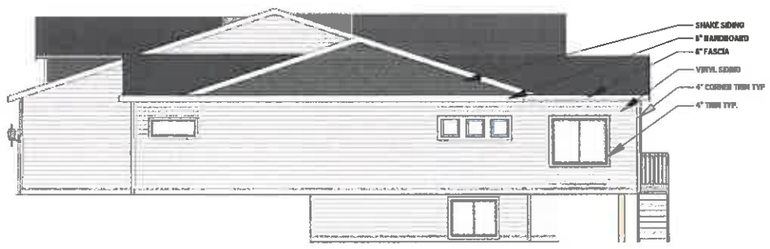
Front & Back Elevations

F:\Hubbell Homes\1Developments - Builder Pockets\West Des Moines\Woodland Hills of WDM - Michael's Landing\engineering and city files\Elevations proposed for city\xRendered Elevations\Forrester Duplex\Forrester _FINAL.rvt

1 FRONT ELEVATION
1/8" = 1'-0"

5 REAR ELEVATION - Standard Elevation
1/16" = 1'-0"

2 REAR ELEVATION - Stagecoach Elevation
1/16" = 1'-0"



4 RIGHT ELEVATION - STREET VIEW
1/16" = 1'-0"

3 LEFT ELEVATION - STANDARD VIEW
1/16" = 1'-0"

Client: _____ Date: _____

Issue Date: 4/19/2016 10:30:37 AM

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Revision Schedule

Revision Number	Revision Date	Revision Description

A3.0

Front & Back Elevations

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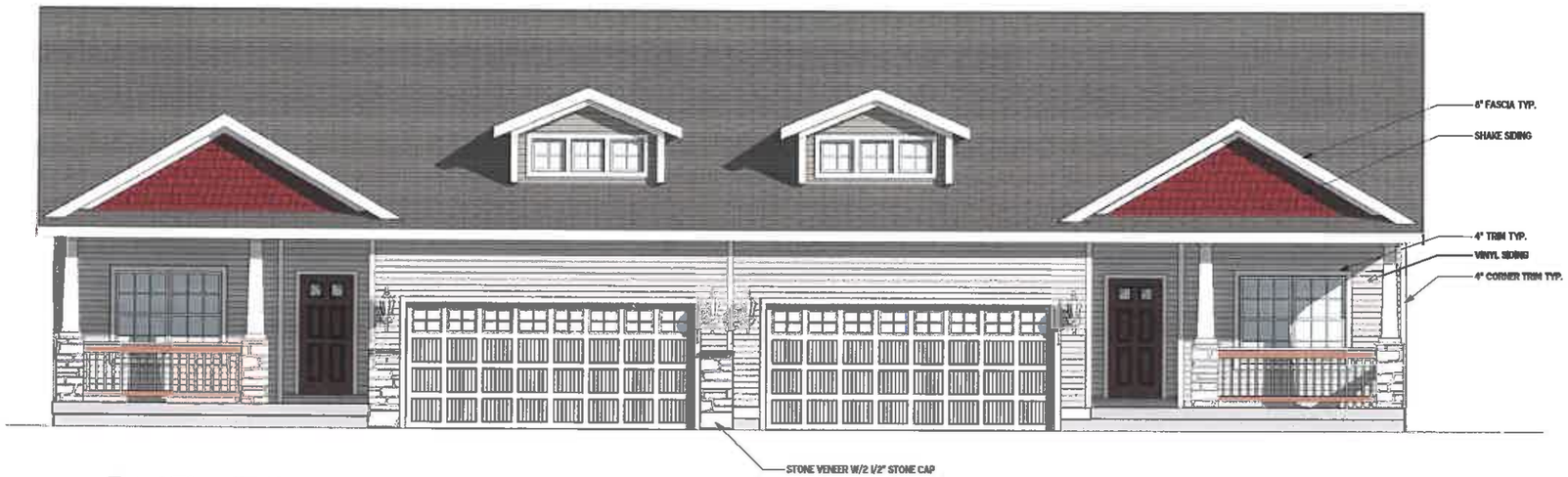
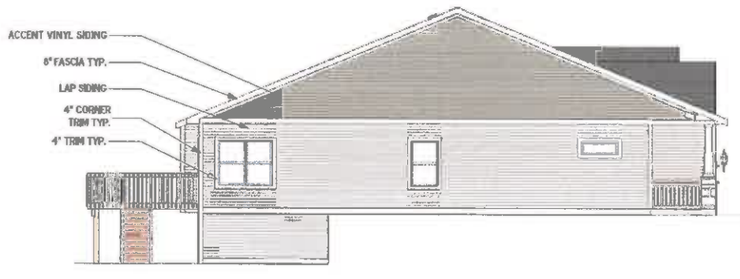


1 Front Elevation
1/8" = 1'-0"

5 Rear Elevation - Standard Elevation
1/16" = 1'-0"

3 Rear Elevation - Stagecoach Elevation
1/16" = 1'-0"

2 Standard - Right Elevation
1/16" = 1'-0"



4 Street - Left Elevation
1/16" = 1'-0"

Client: _____ Date: _____

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MILL RIDGE
WESTDESMOINES, IA

CEDAR DUPLEX

Drawn By:

NOT FOR CONSTRUCTION

Revision Schedule

Revision Number	Revision Date	Revision Description

A3.0a

Front & Back Elevations

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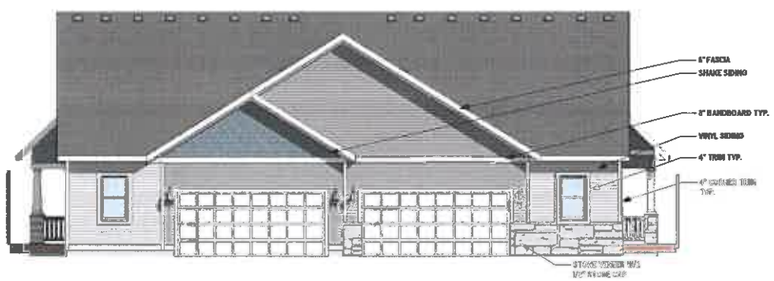
1 FRONT ELEVATION
1/8" = 1'-0"

3 PUBLIC STREET VIEW - RIGHT ELEVATION
1" = 20'-0"



4 REAR ELEVATION
1/16" = 1'-0"

2 STANDARD VIEW - LEFT ELEVATION
1" = 20'-0"

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WESTDESMOINES IA

Cayman Duplex

Drawn By:

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Revision Schedule

Revision Number	Revision Date	Revision Description

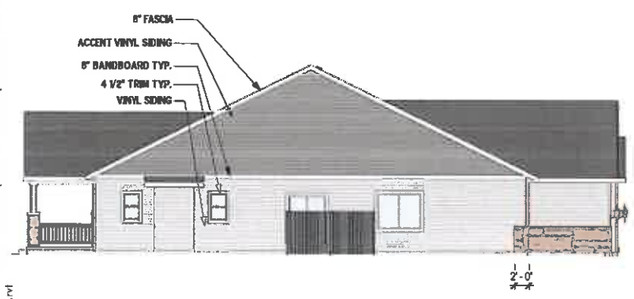
A3.0

Front Elevation

Client: _____ Date: _____

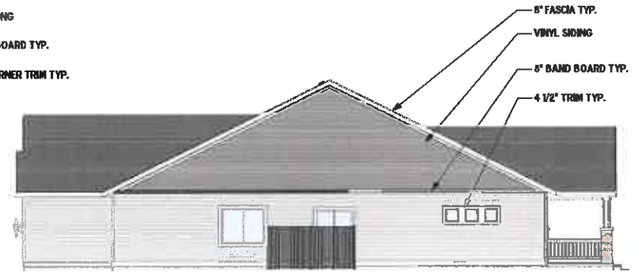
Issue Date: 4/12/2016 2:11:47 PM

1 FRONT ELEVATION
1/8" = 1'-0"



2 STANDARD VIEW - RIGHT ELEVATION
1" = 20'-0"

3 REAR ELEVATION
3/32" = 1'-0"



4 PUBLIC STREET VIEW - LEFT ELEVATION
1" = 20'-0"

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MILL RIDGE
WESTDESMOINES IA

Bristow Duplex

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Revision Schedule

Revision Number	Revision Date	Revision Description

A3.0

Front Elevation

Client: _____ Date: _____

Issue Date: 4/13/2016 9:13:12 AM

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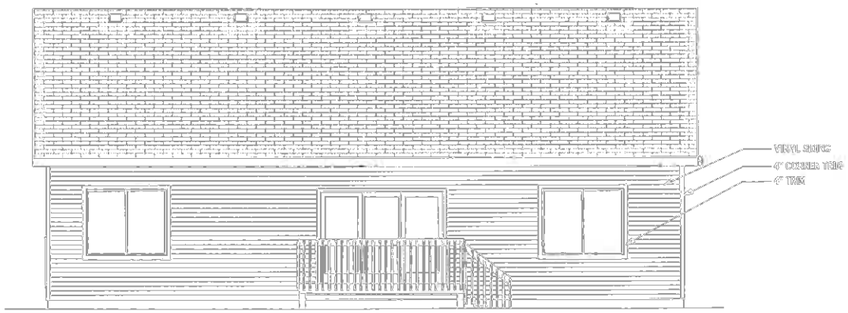
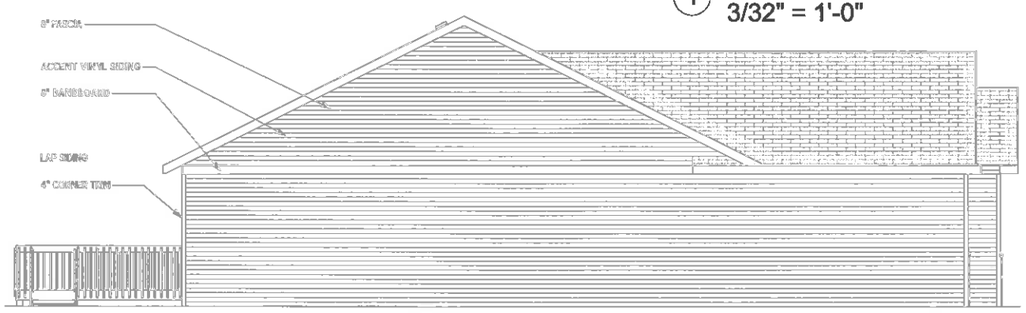
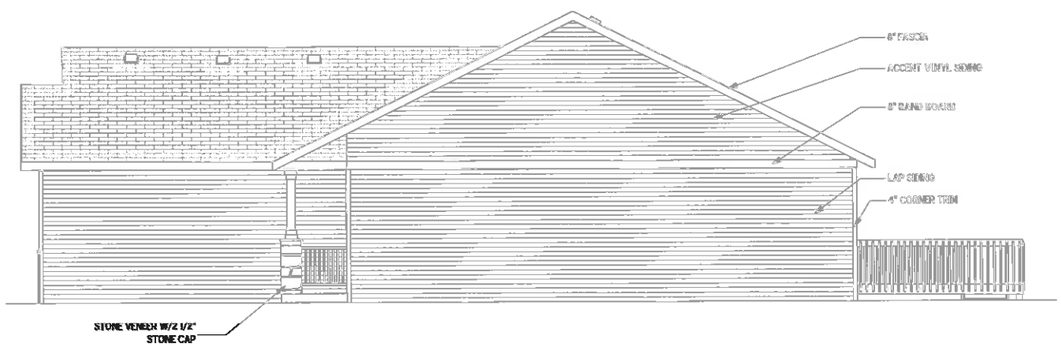
4 **Front Elevation**
3/16" = 1'-0"



1 **Rear Elevation**
3/32" = 1'-0"



2 **Left - Elevation**
3/32" = 1'-0"



3 **Right Elevation**
3/32" = 1'-0"

Client: _____ Date: _____

Issue Date: 2/22/2016 11:03:37 AM

MELROSE ELEVATION - MILL RIDGE - WSDM

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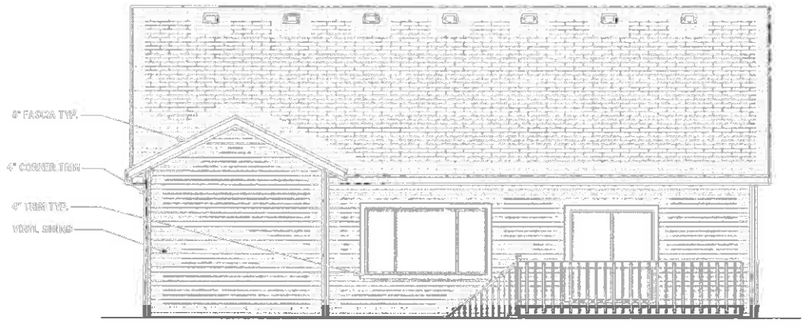
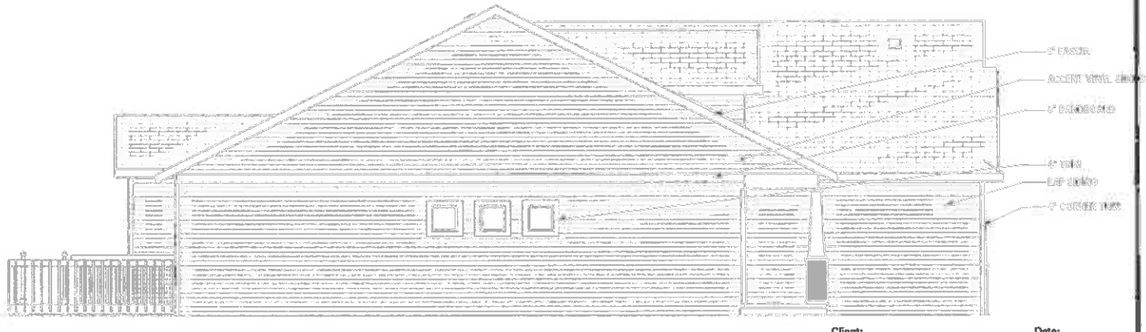
4 Front Elevation
3/16" = 1'-0"



3 Rear Elevation
3/32" = 1'-0"

2 Right Elevation
3/32" = 1'-0"



1 Left Elevation
3/32" = 1'-0"

Client: _____ Date: _____

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RIDGE—WSDM

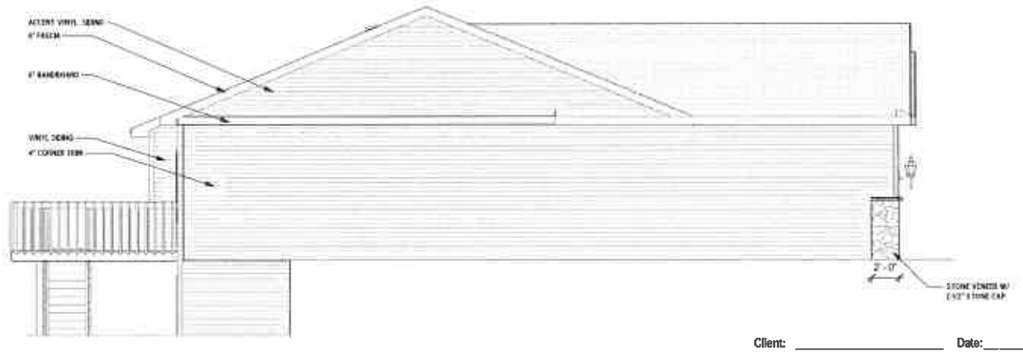
GRAHAM ELEVATION—MILL R

K:\Hubbell Homes\Developments - Builder Packets\West Des Moines\Woodland Hills of WDM - Michael's Landing\engineering and city files\Elevations proposed for city\Graham\Archive\6484 NE 9th (Graham) Woodland Hills wdm City Approval.rvt

4 Front Elevation B
3/16" = 1'-0"

1 Rear Elevation
3/32" = 1'-0"

3 Right Elevation
3/32" = 1'-0"



2 Left Elevation
3/32" = 1'-0"

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FRASER ELEVATION - MILL RIDGE - WSDM

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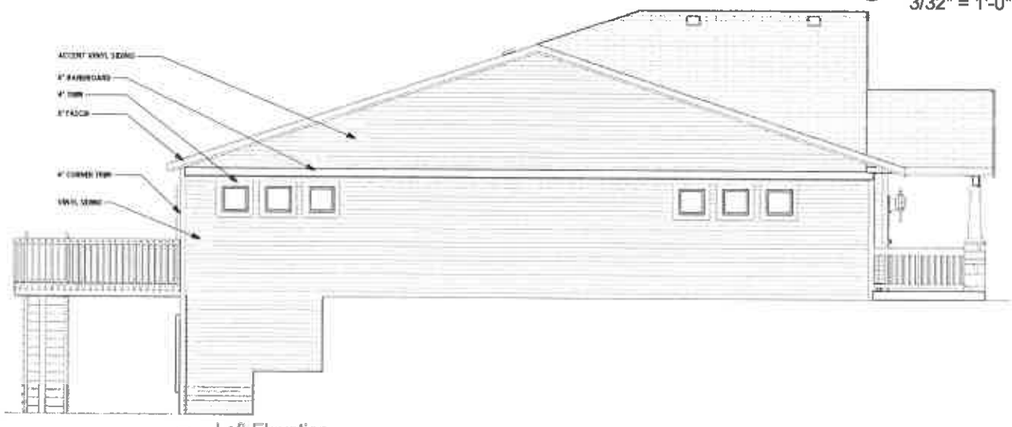
4 Front Elevation B
3/16" = 1'-0"

1 Rear Elevation
3/32" = 1'-0"



2 Left Elevation
3/32" = 1'-0"

3 Right Elevation
3/32" = 1'-0"

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DOUGLAS ELEVATION - MILL RIDGE - WSDM

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Issue Date: 2/23/16 2:52:22 PM

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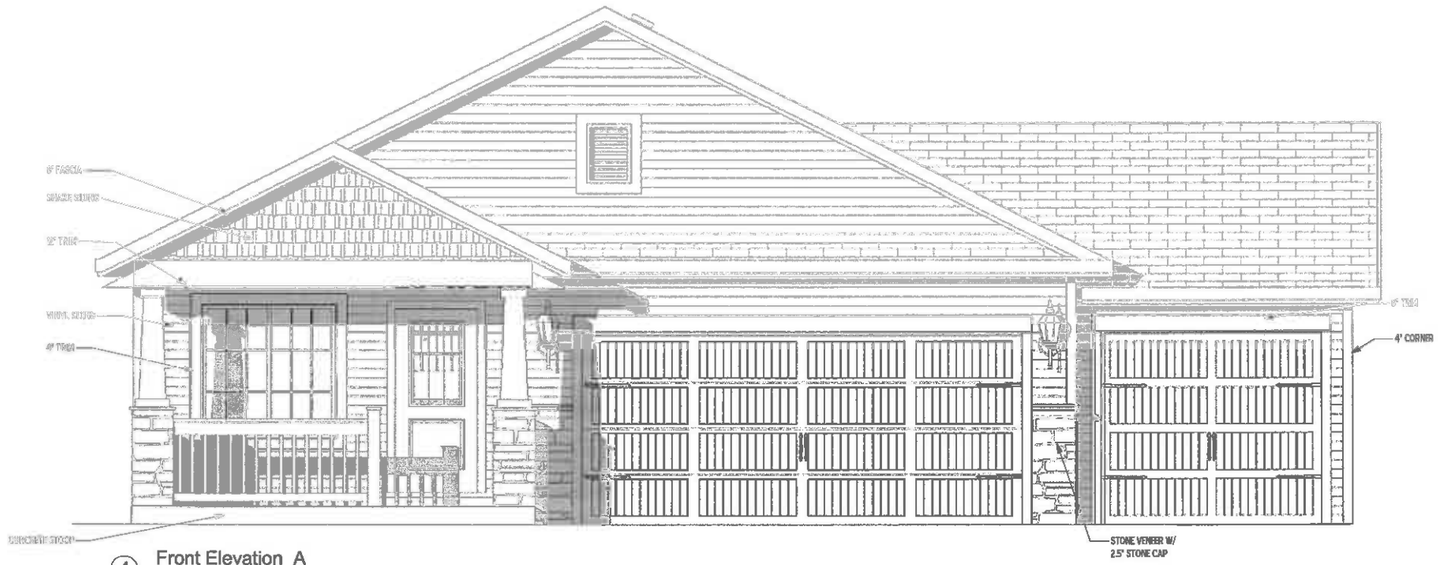
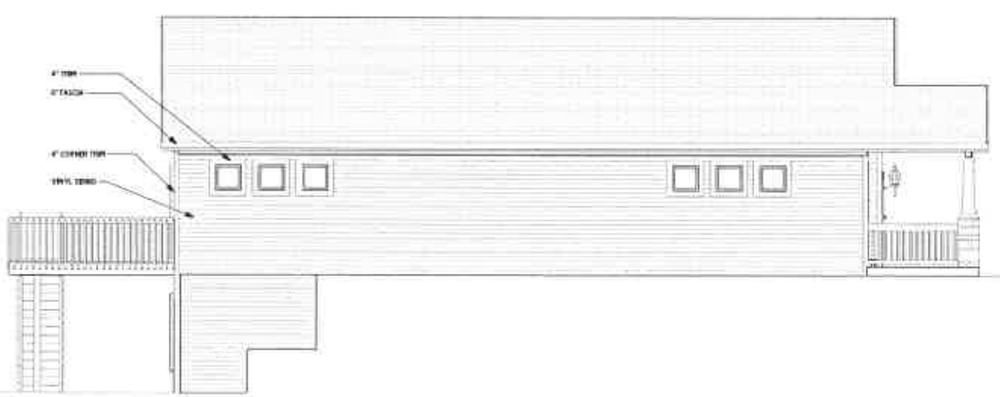
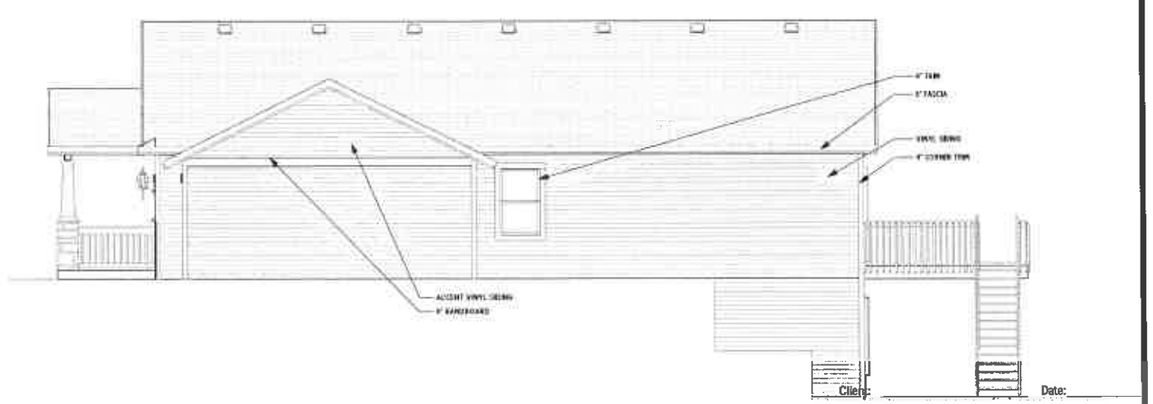


4 Front Elevation A
3/16" = 1'-0"

1 Rear Elevation
3/32" = 1'-0"



2 Left Elevation
3/32" = 1'-0"



3 Right Elevation
3/32" = 1'-0"

F:\Hubbell Homes\1Developments - Builder Packets\West Des Moines\Woodland Hills of WDM - Michael's Landing\engineering and city files\Elevations proposed for city\Douglas\Douglas_Master_Template_Copy.rvt

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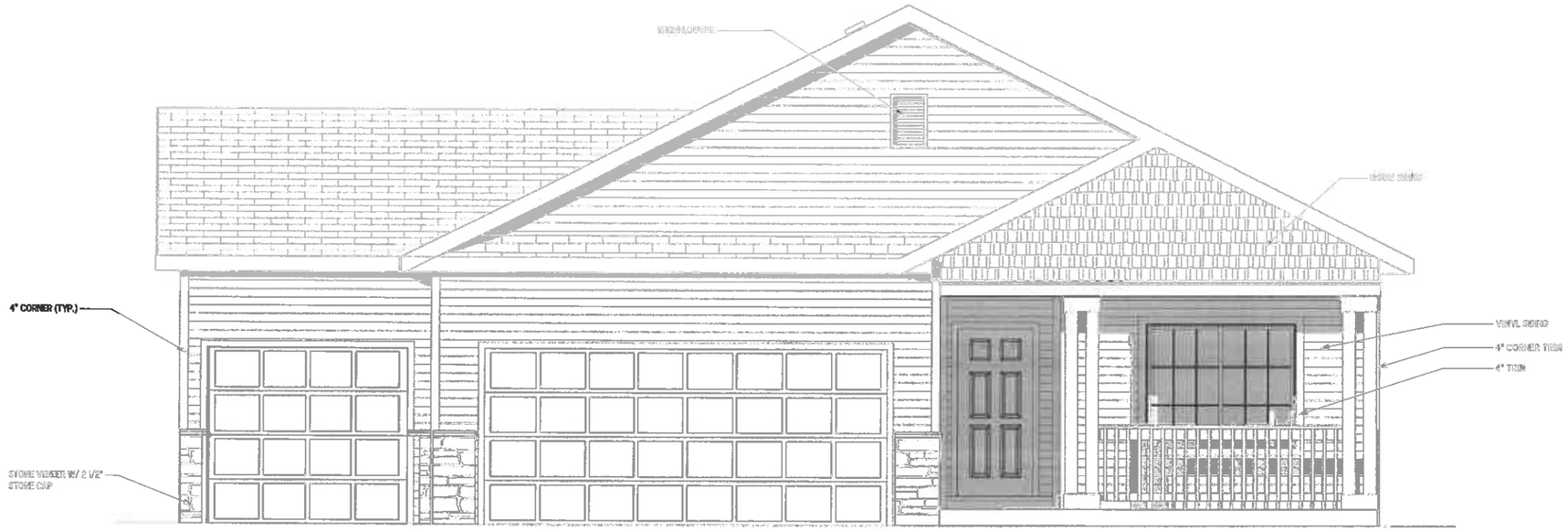
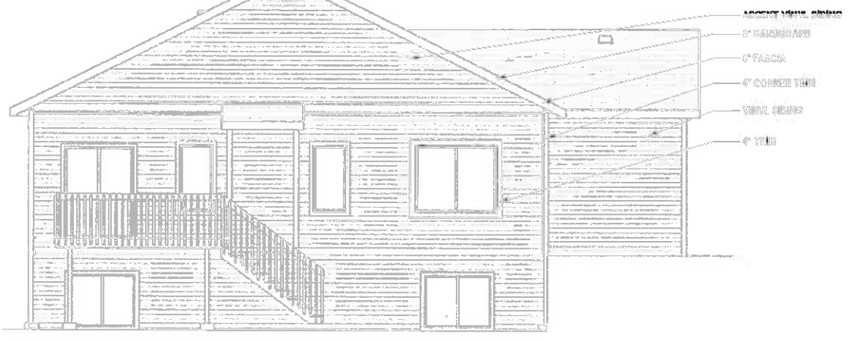
DOUGLAS ELEVATION - MILL RIDGE - WSDM

Client: Date:

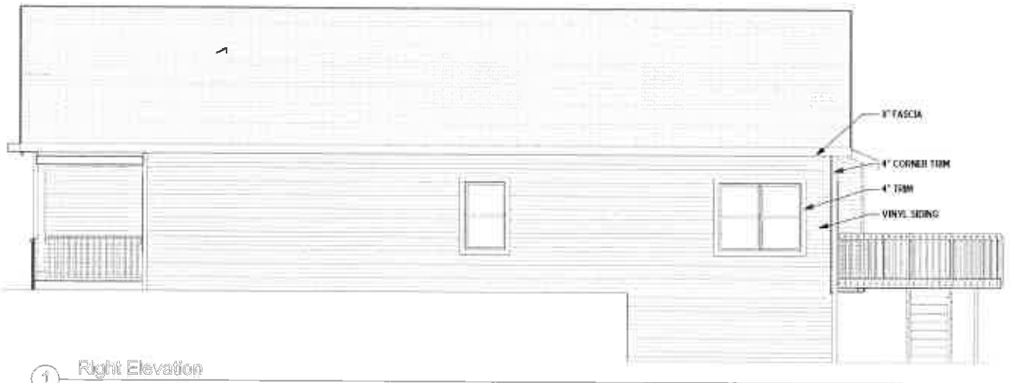
Issue Date: 2/23/2016 9:48:38 AM



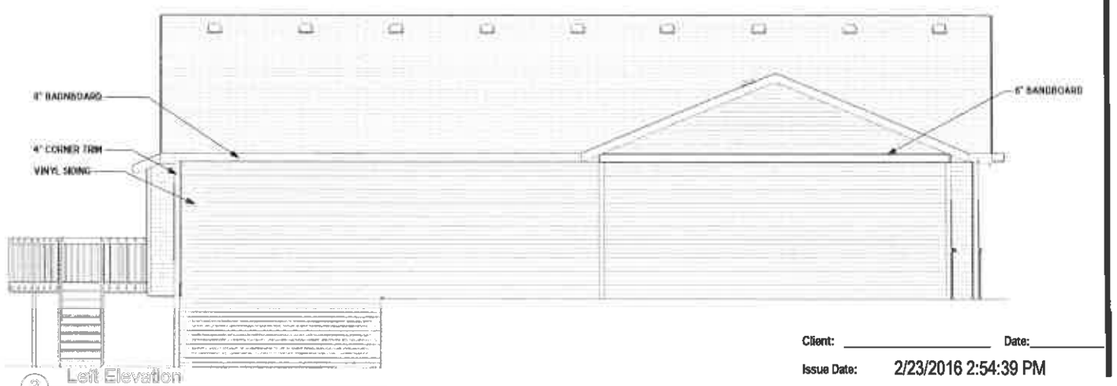
4 Front Elevation B
3/16" = 1'-0"



2 Rear Elevation
3/32" = 1'-0"



1 Right Elevation
3/32" = 1'-0"



3 Left Elevation
3/32" = 1'-0"

Client: _____ Date: _____

Issue Date: 2/23/2016 2:54:39 PM

CEDAR ELEVATION - MILL RIDGE - WSDM

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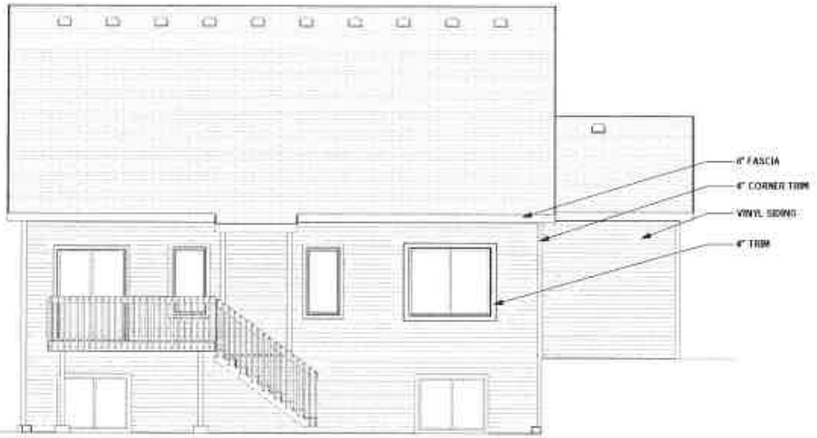
4 Front Elevation A
3/16" = 1'-0"



2 Rear Elevation
3/32" = 1'-0"

1 Right Elevation
3/32" = 1'-0"

3 Left Elevation
3/32" = 1'-0"

F:\Hubbell Homes\1Developments - Builder Packets\West Des Moines\Woodland Hills of WDM - Michael's Landing\engineering and city files\Elevations proposed for city\Cedar (36- No Notch)\Cedar_No Notch_Master_Template_Copy.rvt

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CEDAR ELEVATION - MILL RIDGE - WSDM

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Basswood Package

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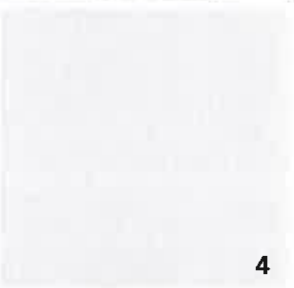
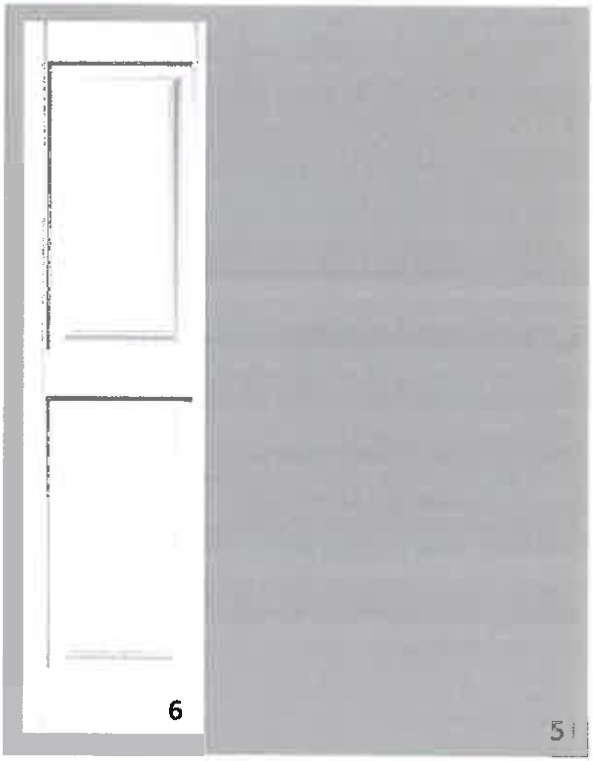
3





Roof : Driftwood (ref 1)

Roof Edge : White

Soffit and Fascia : White (ref 9)

Shakes : Option A – Natural Slate (ref 2)

Option B – Silver Grey (ref 4)

Board and Batten : Option A – Linen (ref 3)

Option B – Silver Grey (ref 4)

Siding : Harbor Grey (ref 5)

Corner Board : White (ref 9)

Exterior Trim : White (ref 9)

Vent Access : White (ref 9)

Gutters : Lo Gloss White (ref 9)

Shutter Style & Color : 117 Bright White (ref 6)

Windows : White (ref 9)

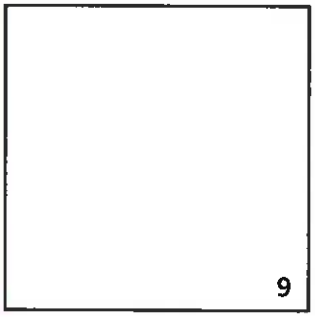
Front Door : 6356 Copper Mountain (ref 8)

Garage Door : White (ref 9)

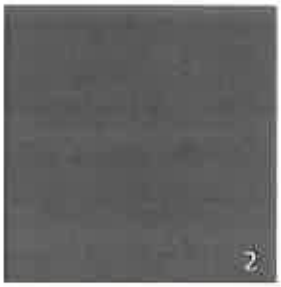
Stone : Tulsa Hackett (ref 7)

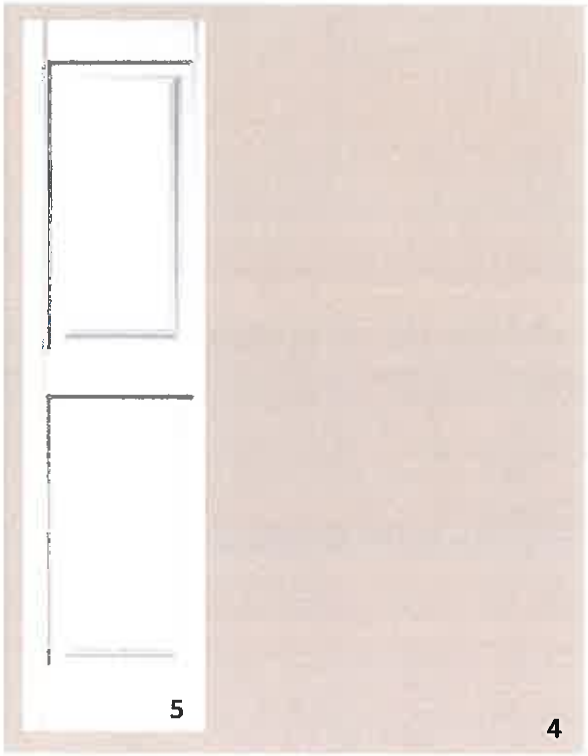
Columns : 7006 Extra White (ref 9)

Porch Rail : 7006 Extra White (ref 9)



Aspen Package





Roof : Weathered Wood (ref 1)

Roof Edge : Terratone

Soffit and Fascia : 7051 Analytical Gray (ref 4)

Shakes : Option A – Misty Shadow (ref 2)

Option B – Rugged Canyon (ref 3)

Board and Batten : Option A – Misty Shadow (ref 2)

Option B – Rugged Canyon (ref 3)

Siding : Wicker (ref 4)

Corner Board : White (ref 4)

Exterior Trim : White (ref 8)

Vent Access : White (ref 8)

Gutters : Linen (ref 8)

Shutter Style & Color : 117 White (ref 5)

Windows : White (ref 8)

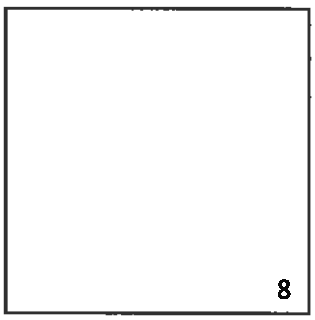
Front Door : 6174 Andiron (ref 7)

Garage Door : White (ref 8)

Stone : Plain Rubble (ref 6)

Columns : 7006 Extra White (ref 8)

Porch Rail : 7006 Extra White (ref 8)



Nutmeg Package

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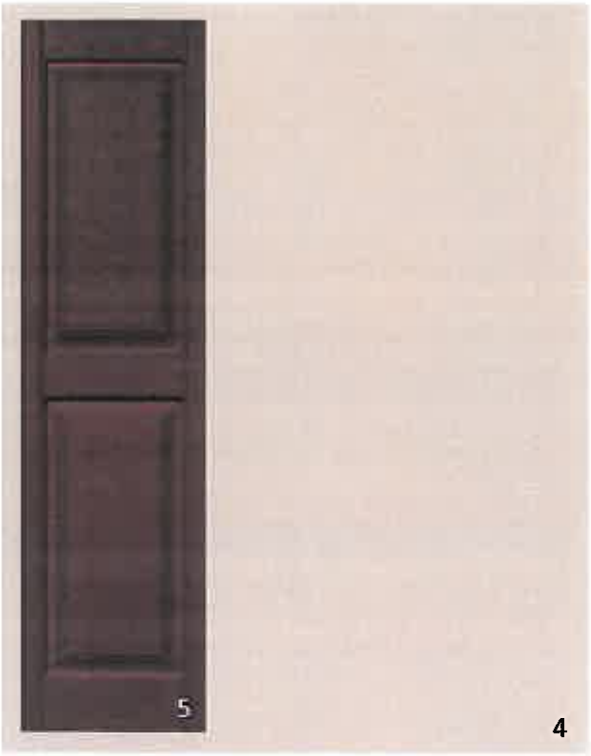
2



Roof : Weathered Wood (ref 1)

Roof Edge : Terratone

Soffit and Fascia : White (ref 8)

Shakes : Option A – Linen (ref 2)

Option B – Montana Suede (ref 3)

Board and Batten : Option A – Linen (ref 2)

Option B – Montana Suede (ref 3)

Siding : Wicker (ref 4)

Corner Board : White (ref 8)

Exterior Trim : White (ref 8)

Vent Access : White (ref 8)

Gutters : Linen (ref 8)

Shutter Style & Color : 38 Red (ref 5)

Windows : White (ref 8)

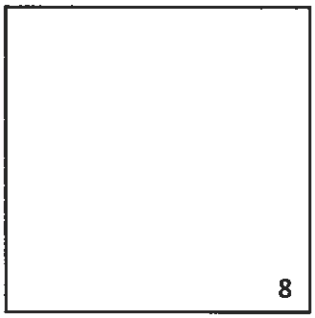
Front Door : 7593 Rustic Red (ref 7)

Garage Door : White (ref 8)

Stone : Pennsylvania Ledge (ref 6)

Columns : 7006 Extra White (ref 8)

Porch Rail : 7006 Extra White (ref 8)



Juniper Package

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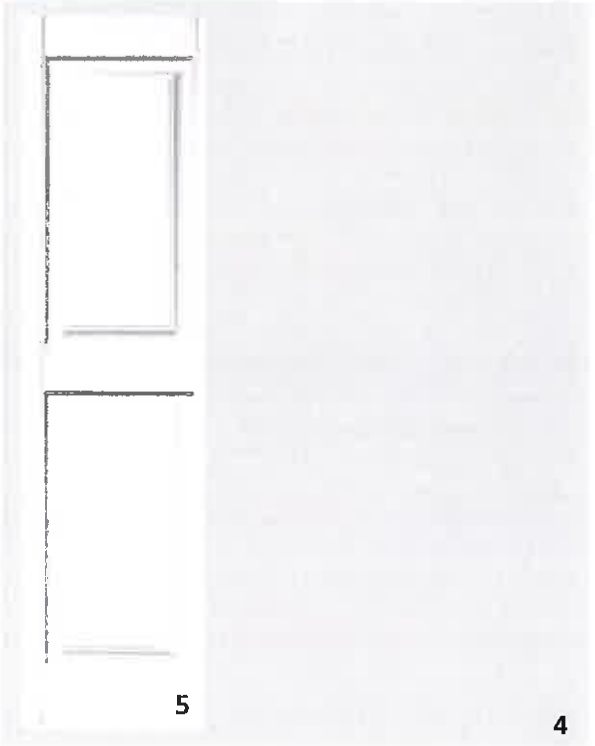
1

2

3


4

5

Roof : Driftwood (ref 1)

Roof Edge : White

Soffit and Fascia : White (ref 8)

Shakes : Option A – English Wedgewood (ref 2)

Option B – Deep Granite (ref 3)

Board and Batten : Option A – English Wedgewood (ref 2)

Option B – Deep Granite (ref 3)

Siding : Silver Grey (ref 4)

Corner Board : Silver Grey (ref 4)

Exterior Trim : White (ref 8)

Vent Access : White (ref 8)

Gutters : Lo Gloss White (ref 8)

Shutter Style & Color : 117 White (ref 5)

Windows : White (ref 8)

Front Door : 7593 Rustic Red (ref 7)

Garage Door : White (ref 8)

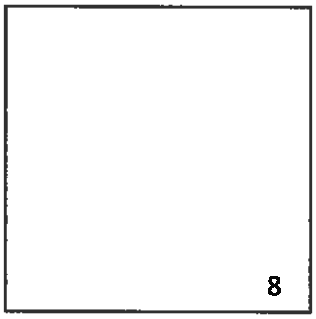
Stone : Gray-No Stain Rustic (ref 6)

Columns : 7006 Extra White (ref 8)

Porch Rail : 7006 Extra White (ref 8)

6

7


8

Ironwood Package

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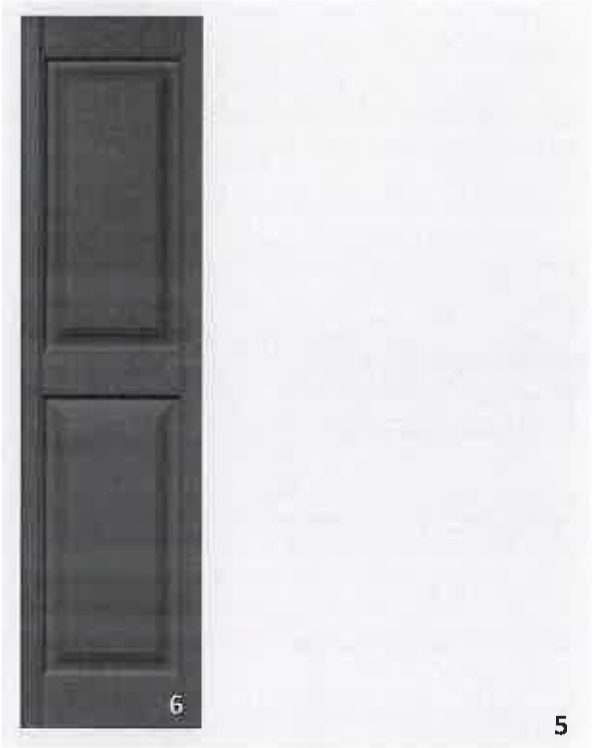


Roof : Driftwood (ref 1)

Roof Edge : Terratone

Soffit and Fascia : White (ref 9)

Shakes : Option A – Newport Bay (ref 2)

Option B – Desert Sand (ref 4)

Board and Batten : Option A – Rugged Canyon (ref 3)

Option B – Desert Sand (ref 4)

Siding : Silver Gray (ref 5)

Corner Board : White (ref 9)

Exterior Trim : White (ref 9)

Vent Access : White (ref 9)

Gutters : Lo Gloss White (ref 9)

Shutter Style & Color : Peppercorn (ref 6)

Windows : White (ref 9)

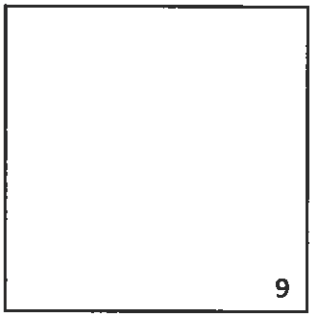
Front Door : 6235 Foggy Day (ref 8)

Garage Door : White (ref 9)

Stone : Appalachian Stacked (ref 7)

Columns : 7006 Extra White (ref 9)

Porch Rail : 7006 Extra White (ref 9)



Hawthorn Package

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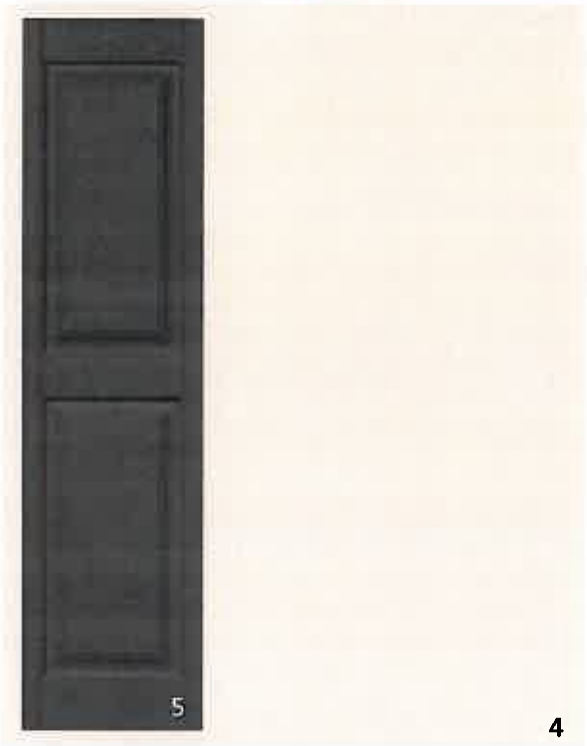


Roof : Driftwood (ref 1)

Roof Edge : Terratone

Soffit and Fascia : Desert Sand (ref 4)

Shakes : Option A – Pebblestone Clay (ref 2)

Option B – Russet Red (ref 3)

Board and Batten : Option A – Pebblestone Clay (ref 2)

Option B – Russet Red (ref 3)

Siding : Desert Sand (ref 4)

Corner Board : Desert Sand (ref 4)

Exterior Trim : White (ref 8)

Vent Access : White (ref 8)

Gutters : Linen (ref 8)

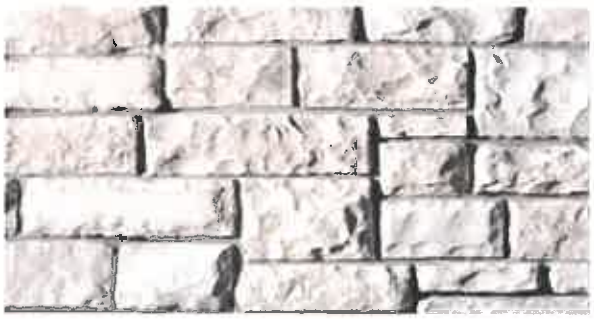
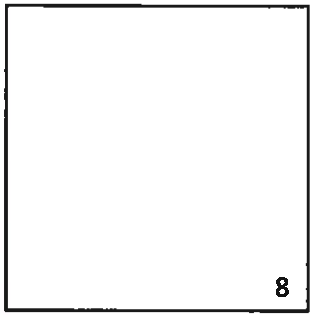
Shutter Style & Color : 10 Musket Brown (ref 5)

Windows : White (ref 8)

Front Door : 7593 Rustic Red (ref 7)

Garage Door : White (ref 8)

Stone : Plain Rubble (ref 6)

Columns : 7006 Extra White (ref 8)

Porch Rail : 7006 Extra White (ref 8)