

Encanto Development

Response to Architectural Comments

3517-1



A - PROGRESSIVE SPANISH
Color Scheme 1



B - DESERT CONTEMPORARY
Color Scheme 6



C - DESERT RANCH
Color Scheme 9

3518-1



Front Elevation 'A' - Progressive Spanish



Front Elevation 'B' - Desert Contemporary



Front Elevation 'C' - Desert Ranch

3520-1



A - PROGRESSIVE SPANISH
Color Scheme 3



B - DESERT CONTEMPORARY
Color Scheme 4



C - DESERT RANCH
Color Scheme 7

2. Architectural design – façade modulation and articulation

Many design elements that were considered to create a modern interpretation that respects traditional aesthetics. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling. Each home shall incorporate diverse style of facades. This encompasses unique front door, garage doors and coach lights per architectural style. we have focused the architectural elements toward the front of the home and towards common areas that are visible. For those conditions we have created corner enhancement elevations that will be noted on the plotting plan that defines where these will be required. (see architectural sheets for examples.)

Elevation A See example below that highlights articulation elements used

Complies with 1 stucco, 2 trim and gable end details, 3 metal coach light, decorative window trim

Elevation B See example below that highlights articulation elements used

Complies with 1 stucco, 2 trim and scored stucco accent with different body colors, 3 metal coach light, decorative window trim

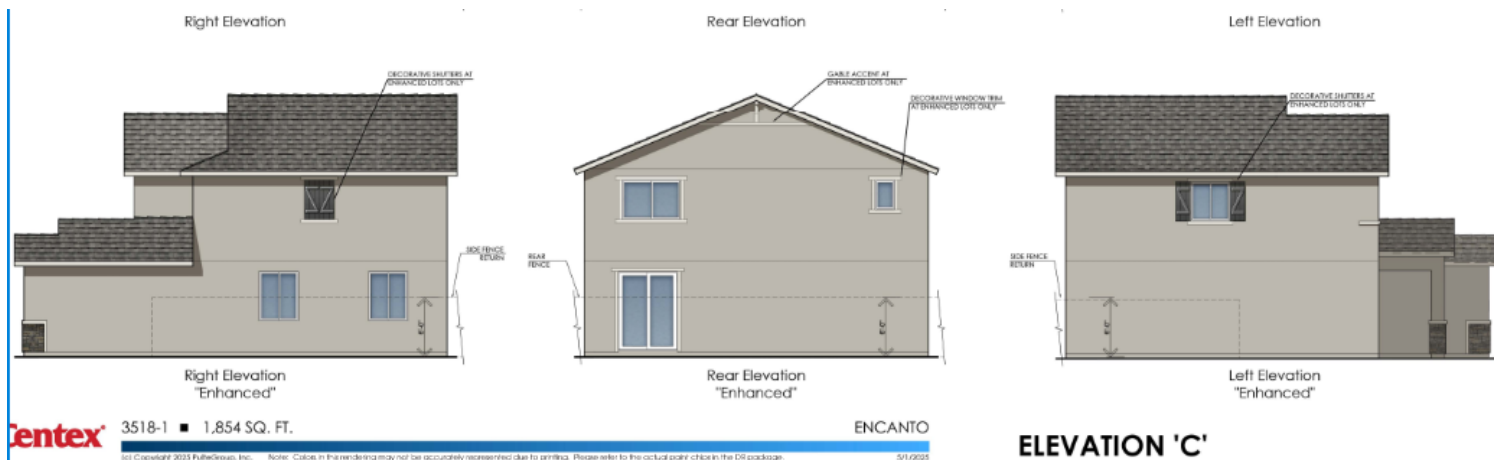
Elevation C See example below that highlights articulation elements used

Complies with 1 stucco, 2 trim and board and batten element with different body colors, 3 metal coach light, decorative window trim

Section 5 increasing the roof overhangs - with the current lot configuration extending the eaves would create fire separation issues and not achievable

To provide additional aesthetic diversity we have selected 3 unique and transitional elevation styles - Progressive Spanish, Desert Contemporary, and Desert Ranch with 3 separate color pallets for each series with 3 color selections for each – totaling 27 different home configurations for this community.

example of enhanced lots shown in plans



A -Spanish
elevations

plan 3517

std pop out creating
recessed windows at
front elevations

Unique window grids

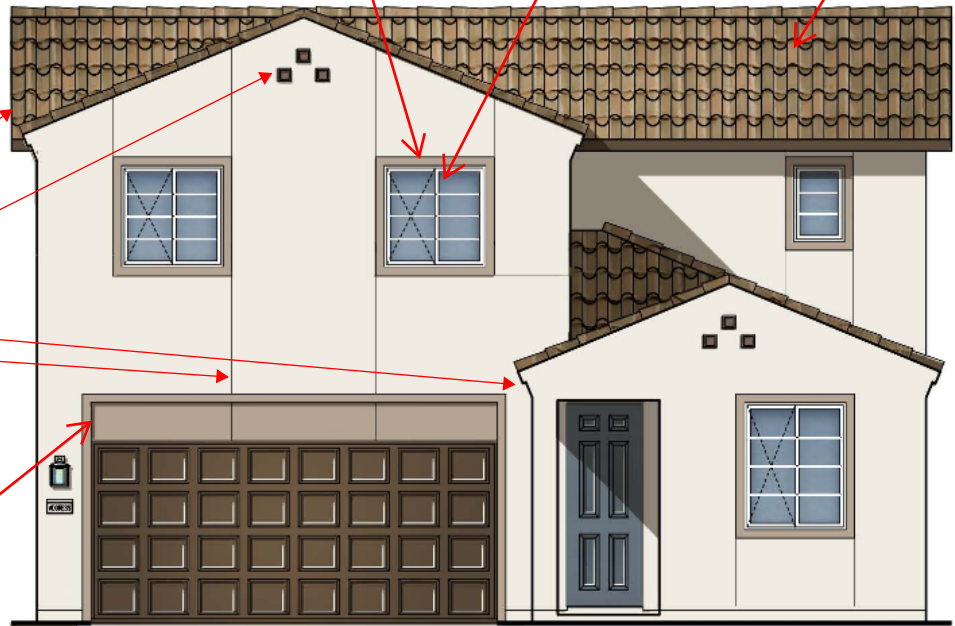
varied roof lines

Articulation
elements unique to
this style

Exterior Materials

- A. STUCCO
- B. CONCRETE 'S' TILE ROOFING
- C. DECORATIVE GABLE ACCENTS
- D. STUCCO PROJECTION AT FRONT EAVES
- E. SCORED STUCCO ACCENTS
- F. DISTINCT "A" ELEVATION COACH LIGHT
- G. DISTINCT "A" ELEVATION FRONT DOOR
- H. DISTINCT "A" ELEVATION GARAGE DOOR

Additional grange
head detail and color



Front Elevation 'A' - Progressive Spanish



Front Elevation 'A' - Progressive Spanish

plan 3518



Front Elevation 'A' - Progressive Spanish

plan 3520

plan 3517

B -Desert
contemporary
elevations

Articulation
elements unique to
this style

Exterior Materials

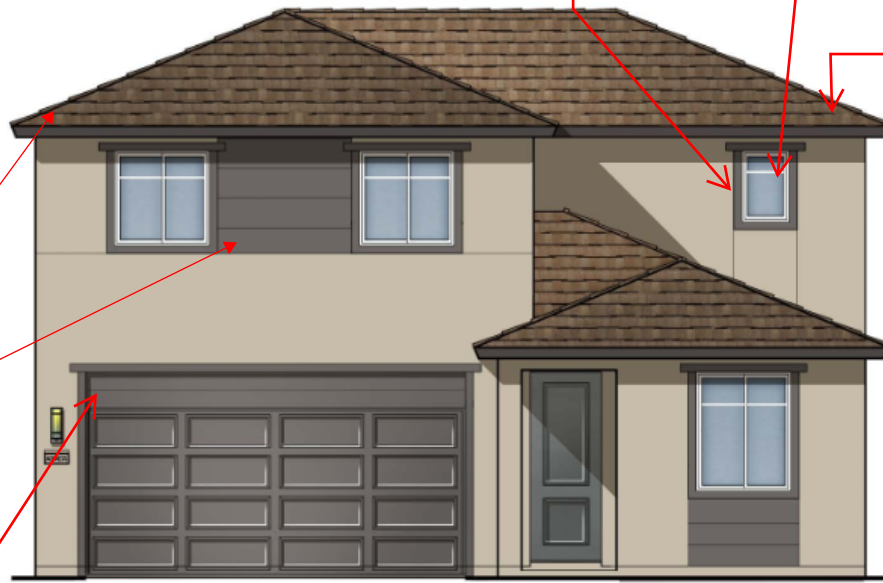
- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. SCORED STUCCO ACCENTS
- D. DISTINCT "B" ELEVATION COACH LIGHT
- E. DISTINCT "B" ELEVATION FRONT DOOR
- F. DISTINCT "B" ELEVATION GARAGE DOOR

Additional grange
head detail and color

std pop out creating
recessed windows at
front elevations

Unique window grids

varied roof lines



Front Elevation 'B' - Desert Contemporary



Front Elevation 'B' - Desert Contemporary

plan 3518



Front Elevation 'B' - Desert Contemporary

plan 3520

C -Desert
ranch

plan 3517

std pop out creating
recessed windows at
front elevations

varied roof lines

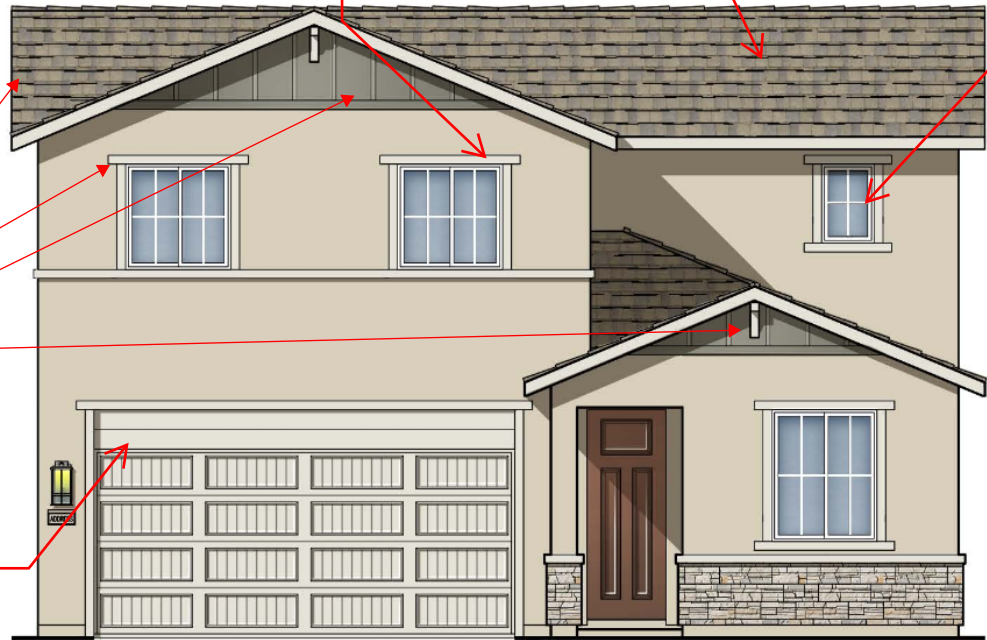
Unique window grids

Articulation
elements unique to
this style

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. STUCCO FINISHED WINDOW TRIM
- D. DECORATIVE VENEER
- E. BOARD AND BATTEN STUCCO
- F. DECORATIVE GABLE BRACKETS
- G. DISTINCT "C" ELEVATION COACH LIGHT
- H. DISTINCT "C" ELEVATION FRONT DOOR
- I. DISTINCT "C" ELEVATION GARAGE DOOR

Additional grange
head detail and color



Front Elevation 'C' - Desert Ranch



Front Elevation 'C' - Desert Ranch

plan 3518



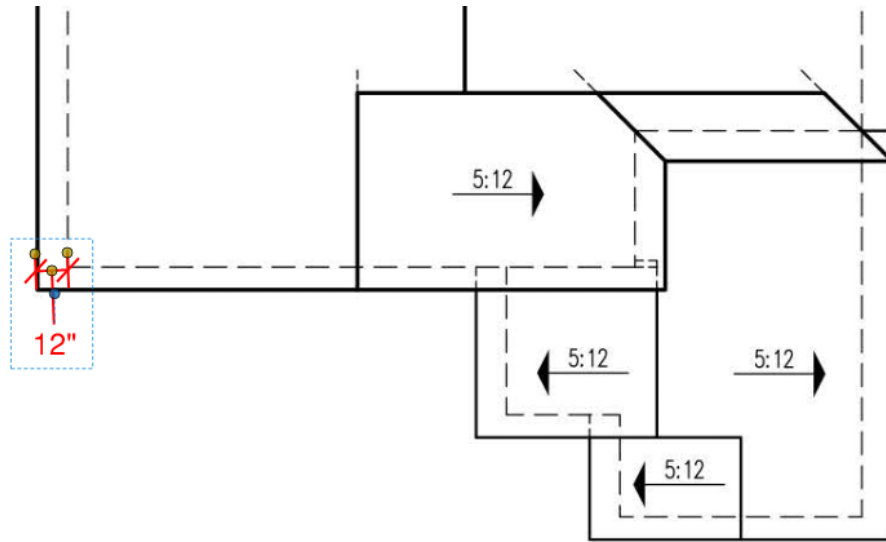
Front Elevation 'C' - Desert Ranch

plan 3520

iii. Building entry's

Porches are proportional to the homes and help create undulation in the elevations. We feel they are adequate for the plans and lot coverage allowed

iv. All overhangs are 12" – see roof plans on floor plan sheet



v. Roof vents

Roofs will be un-vented spray foam for energy efficiency and we will utilize O'hagin vents over not livable portions of the homes that are integrated into the roof tiles.

vi. Siding materials

See elevation materials above for more information. we have provided color boards as part of the submittal

viii. Window placement

We have limited the windows on the side elevations to ensure that we avoid direct line of sight to bedrooms. We are still completing the plotting plan but will take this consideration