



CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

# VIVIANO AT SARATOGA SPRINGS

## PHASE 1

### PRELIMINARY PLAN SUBMITTAL

485 WEST PONY EXPRESS PARKWAY  
SARATOGA SPRINGS, UTAH

FOR REVIEW  
NOT FOR CONSTRUCTION

DATE PRINTED  
September 20, 2022

VIVIANO AT SARATOGA SPRINGS  
PHASE 1  
485 WEST PONY EXPRESS PARKWAY  
SARATOGA SPRINGS, UTAH

WWW.ENSIGNENG.COM  
FOR  
CITY CREEK RESERVE, INC.  
51 S MAIN STREET, STE 301  
SALT LAKE CITY, UTAH 84111  
CONTACT:  
BENSON WHITNEY  
PHONE: 801-643-4459

09.20.22\_PRELIMINARY  
COVER  
PROJECT NUMBER 11267A PRINT DATE 9/20/22  
DRAWN BY JBG CHECKED BY ROE  
PROJECT MANAGER ROE

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#### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

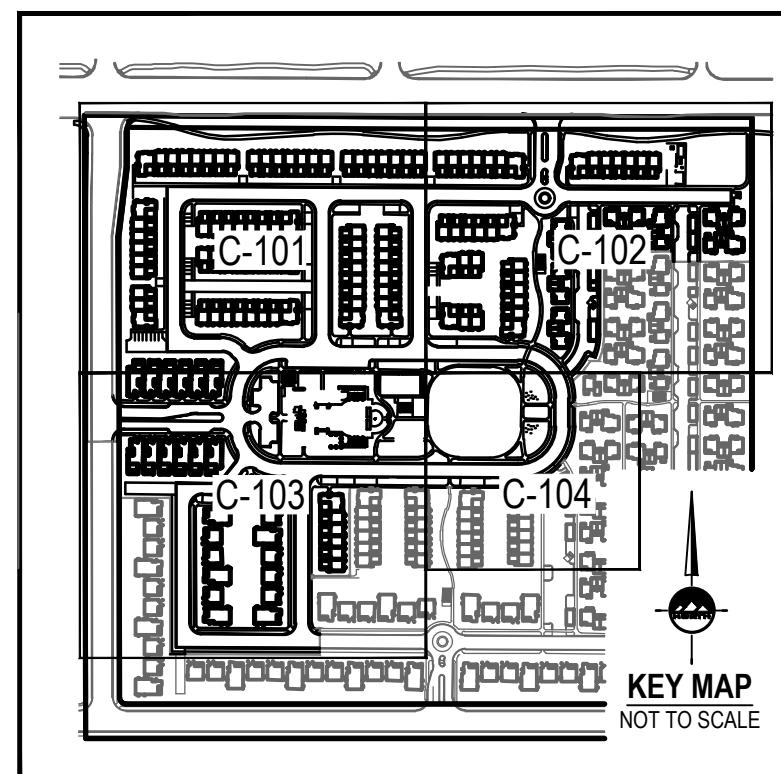
#### NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

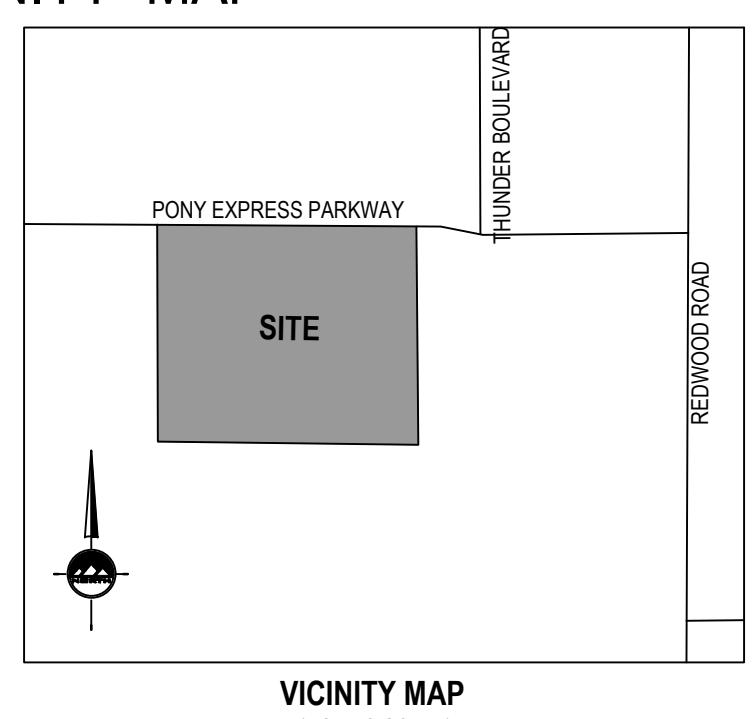
#### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

#### KEY MAP



#### VICINITY MAP



VICINITY MAP  
(NOT TO SCALE)

#### GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SARATOGA SPRINGS CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NORTH QUARTER CORNER SECTION 27, TSS, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4616.18.
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
6. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
7. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

#### PROJECT TEAM

1. DEVELOPER:  
CITY CREEK RESERVE, INC.  
51 S MAIN STREET, SUITE 301  
SALT LAKE CITY, UTAH  
CONTACT: BENSON WHITNEY  
(801) 321-7557  
bjwhitney@citycreeklc.com
2. CIVIL ENGINEER:  
ENSIGN ENGINEERING  
45 WEST SEGO LILY DRIVE, SUITE 500  
SANDY, UTAH 84090  
CONTACT: BOB ELDER  
(801) 664-4658  
relder@ensignutah.com
3. LANDSCAPE ARCHITECT:  
THINK ARCHITECTURE  
7927 S HIGH POINT WAY, SUITE 300  
SANDY, UTAH  
CONTACT: TROY SANDERS  
(801) 269-0055  
tsanders@thinkaec.com

811

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
ELEV = 4616.18'

## BENCHMARK

NORTH QUARTER CORNER OF SECTION 27,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4616.18'

**EN SIGN**  
THE STANDARD IN ENGINEERING

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR  
CITY CREEK RESERVE, INC.  
51 S MAIN STREET, STE 301  
SALT LAKE CITY, UTAH 84111  
CONTACT:  
BENSON WHITNEY  
PHONE: 801-643-4459

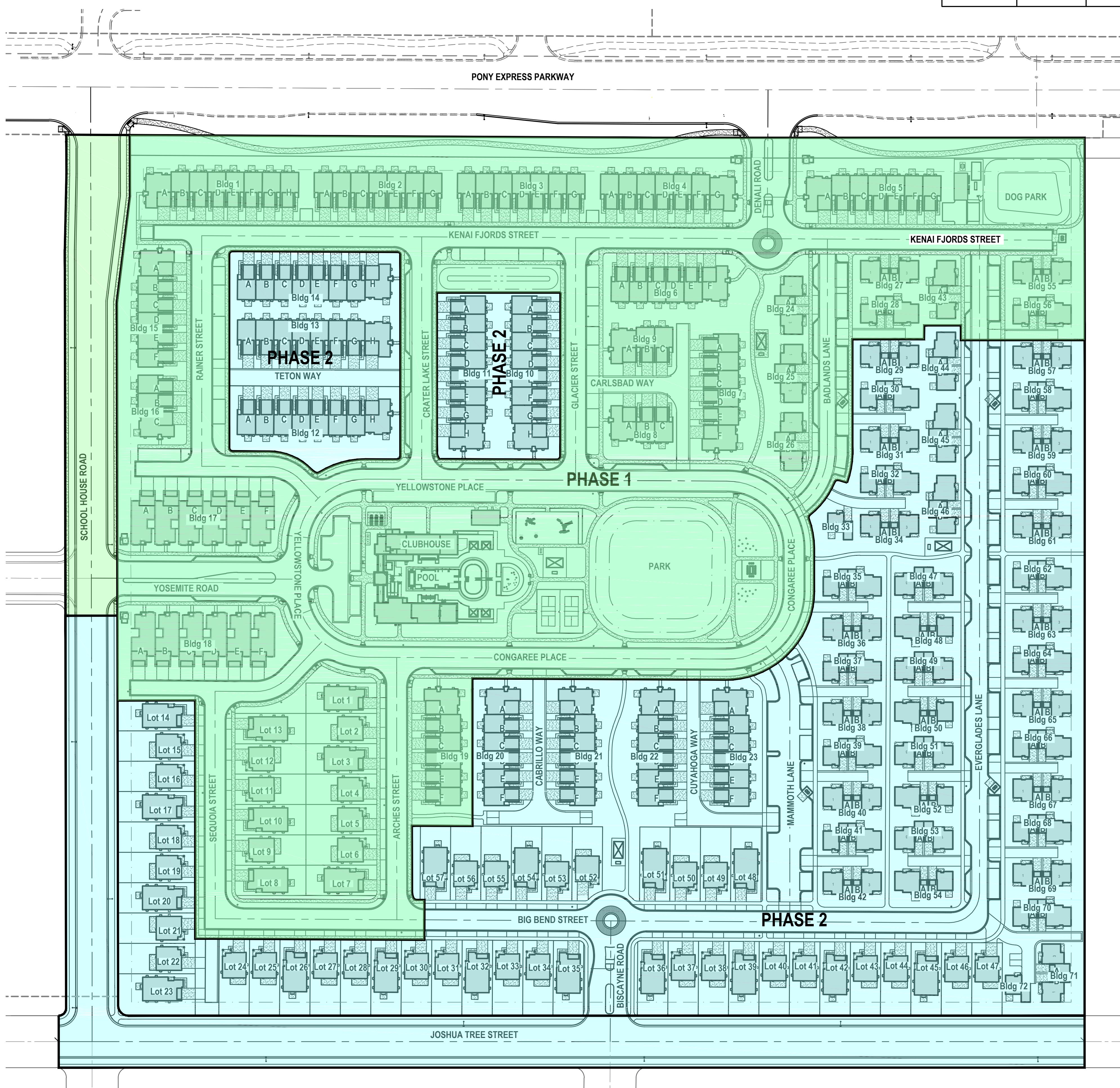
**VIVIANO AT SARATOGA SPRINGS**  
**PHASE 1**  
485 WEST PONY EXPRESS PARKWAY  
SARATOGA SPRINGS, UTAH

09.20.22 PRELIMINARY

PHASING PLAN

PROJECT NUMBER  
11267A  
PRINT DATE  
9/20/22  
DRAWN BY  
JBG  
CHECKED BY  
RQE  
PROJECT MANAGER  
RQE

| PHASING SUMMARY TABLE |           |                        |                       |                    |                  |            |   |   |
|-----------------------|-----------|------------------------|-----------------------|--------------------|------------------|------------|---|---|
| PHASE                 | AREA (AC) | FRONT LOADED TOWNHOMES | REAR LOADED TOWNHOMES | SINGLE FAMILY LOTS | MOTORCOURT UNITS | UNIT TOTAL | AMENITIES   | PARKING SPACES (EXCLUDING DRIVEWAY/GARAGE STALLS) |
| 1                     | 22.47     | 69                     | 12                    | 13                 | 16               | 110        | CLUBHOUSE, PARK, PICKLEBALL, PLAYGROUND, DOG PARK, WALKING TRAILS | 156   |
| 2                     | 20.28     | 80                     | 0                     | 48                 | 80               | 208        | WALKING TRAILS  | 127   |
| TOTAL SITE            | 42.75     | 149                    | 12                    | 61                 | 96               | 318        | -   | 283   |



## Clubhouse



Clubhouse



## Clubhouse

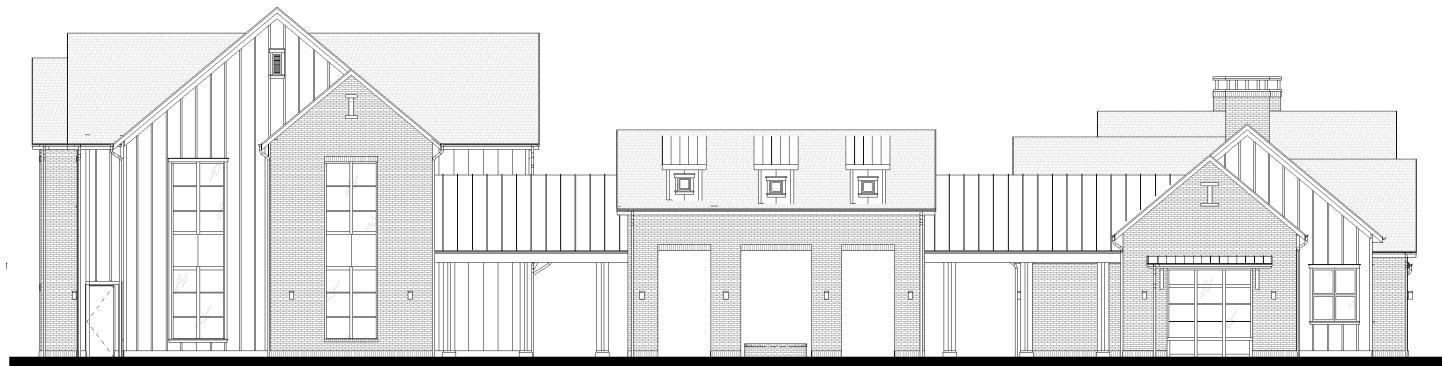


North Elevation

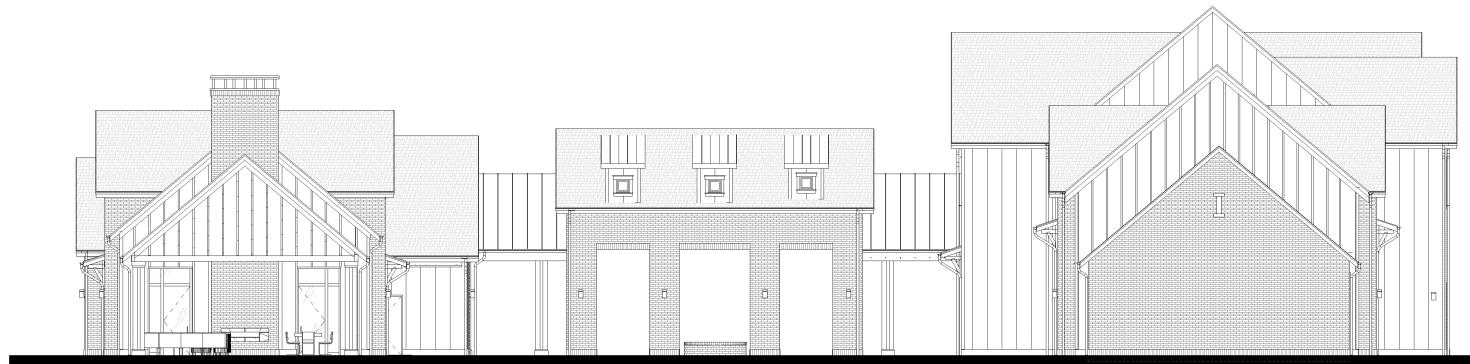


South Elevation

## Clubhouse



West Elevation



East Elevation

**Building Types**  
1-Level Single-family

**Single-family Lots**



**Elevation A**



**Rendering**



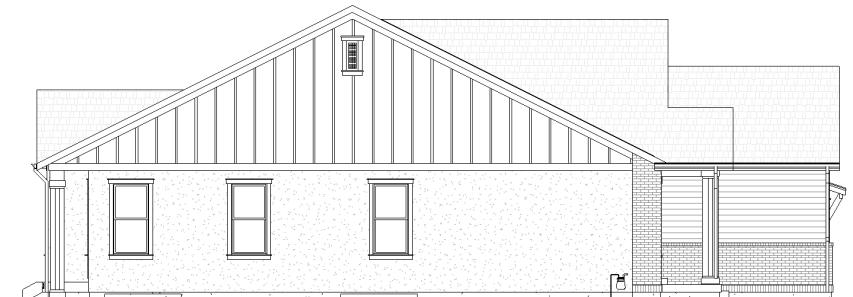
**Elevation A - Front**



**Elevation A - Right**



**Elevation A - Rear**



**Elevation A - Left**

**Building Types**  
1-Level Single-family

**Single-family Lots**



**Elevation B**



**Rendering**



**Elevation B - Front**



**Elevation B - Right**



**Elevation B - Rear**



**Elevation B - Left**

**Building Types**  
2-Level Single-family

**Single-family Lots**



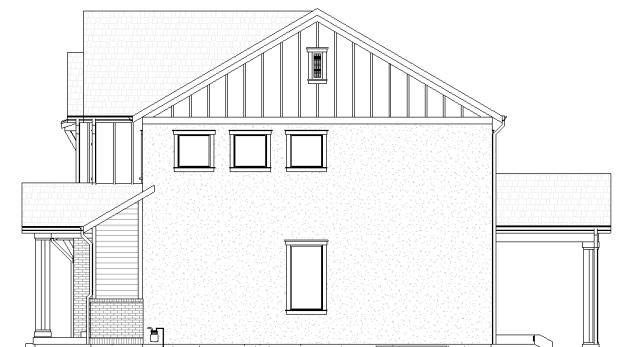
Elevation A



Rendering



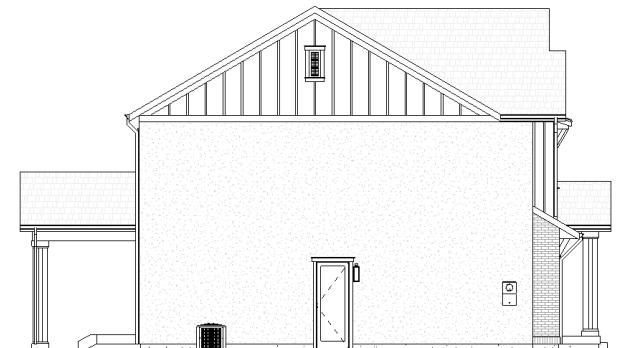
Elevation A - Front



Elevation A - Right



Elevation A - Rear



Elevation A - Left

**Building Types**  
2-Level Single-family

## Single-family Lots

Dwelling, Single Family



Elevation B



Rendering



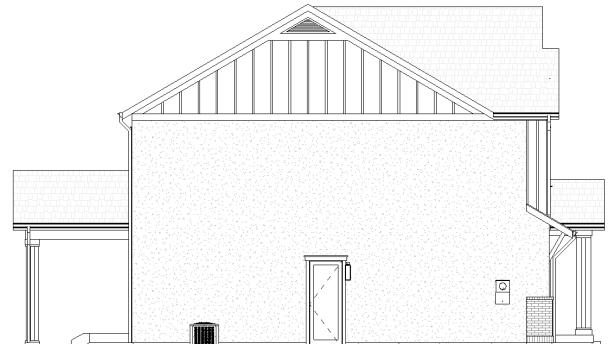
Elevation B - Front



Elevation B - Right



Elevation B - Rear



Elevation B - Left

## Building Types

Front-loaded Townhomes: 6-plex  
(Typical of 3, 7, & 8-Plex Buildings)

## Townhomes



Elevation A



Rendering

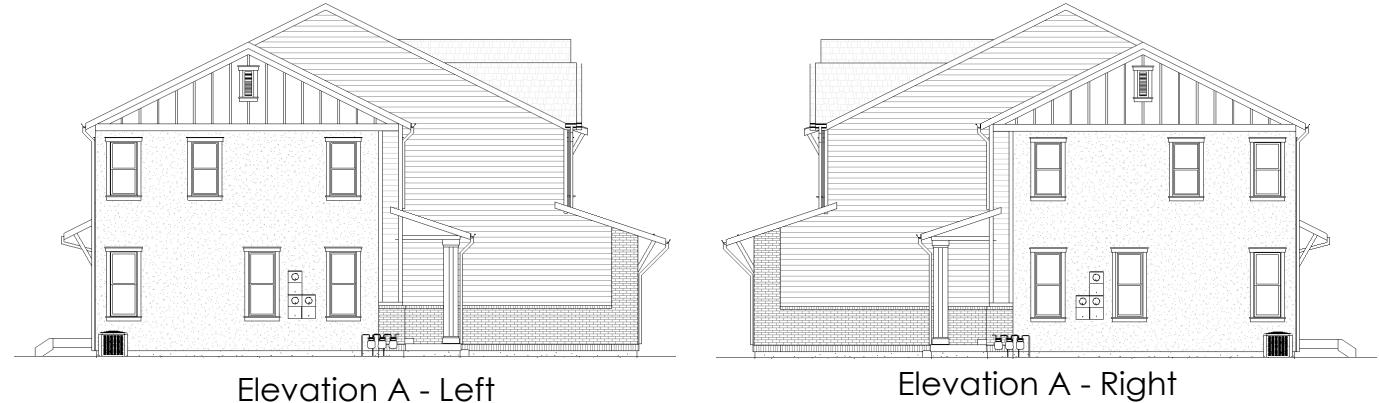


Elevation A - Front

## Building Types

Front-loaded Townhomes: 6-plex  
(Typical of 3, 7, & 8-Plex Buildings)

## Townhomes



Elevation A - Left

Elevation A - Right



Elevation A - Rear



Elevation A - Rear Perspective

## Building Types

Front-loaded Townhomes: 6-plex  
(Typical of 3, 7, & 8-Plex Buildings)

## Townhomes



Elevation B



Rendering

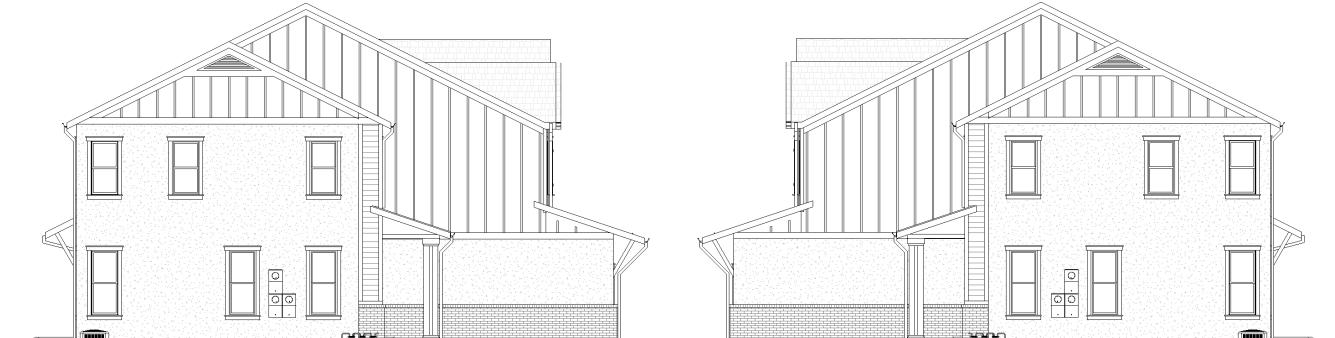


Elevation B - Front

## Building Types

Front-loaded Townhomes: 6-plex  
(Typical of 3, 7, & 8-Plex Buildings)

## Townhomes



Elevation B - Left



Elevation B - Right



Elevation B - Rear



Elevation B - Rear Perspective

## Building Types

Patio Townhomes: 6-plex

### Patio Townhomes



Rendering



Front Elevation

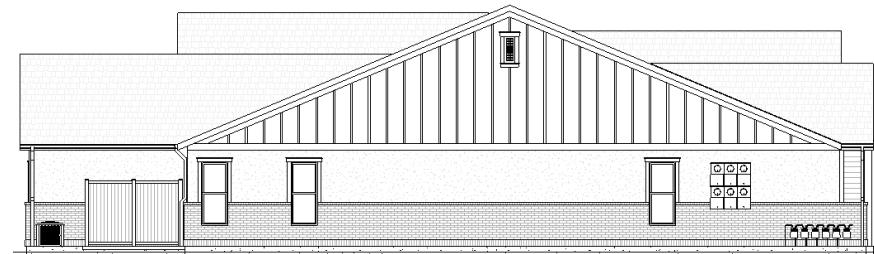
## Building Types

Patio Townhomes: 6-plex

## Patio Townhomes



Right Elevation



Left Elevation



Rear Elevation

## **Building Types**

Attached Multi-family

### **1-Bed / 2-Bed Horizontal Apartment**



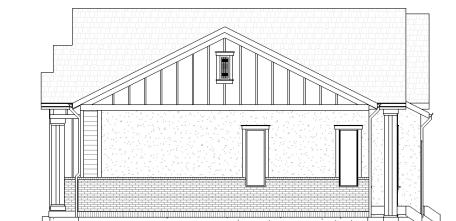
**Elevation A**



**Rendering**



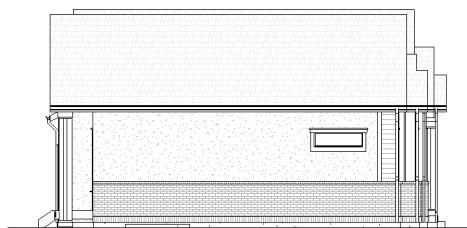
**Elevation A - Front**



**Elevation A - Right**



**Elevation A - Rear**



**Elevation A - Left**

## **Building Types**

Attached Multi-family

### **1-Bed / 2-Bed Horizontal Apartment**



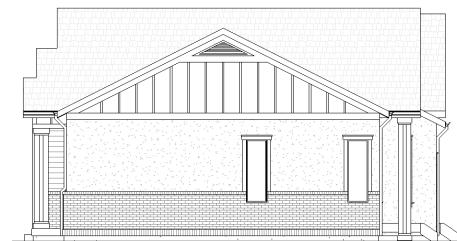
**Elevation B**



**Rendering**



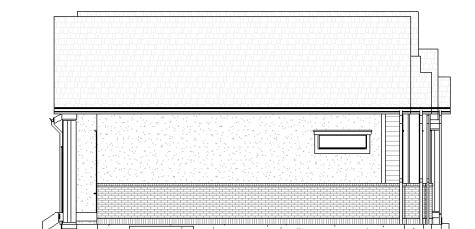
**Elevation B - Front**



**Elevation B - Right**



**Elevation B - Rear**



**Elevation B - Left**

**Building Types**

Attached Multi-family

**1-Bed / 3-Bed Horizontal Apartment**



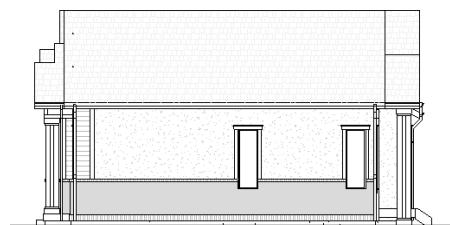
**Elevation A**



**Rendering**



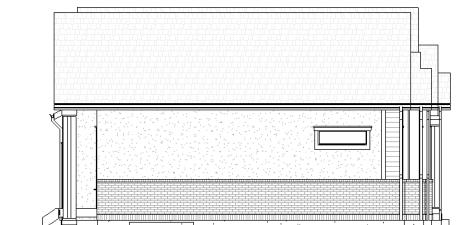
**Elevation A - Front**



**Elevation A - Right**



**Elevation A - Rear**



**Elevation A - Left**

**Building Types**

Attached Multi-family

**1-Bed / 3-Bed Horizontal Apartment**



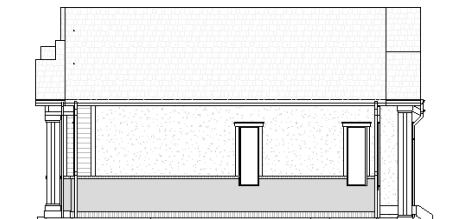
**Elevation B**



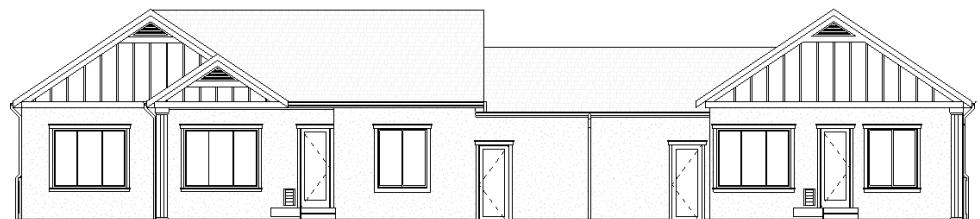
**Rendering**



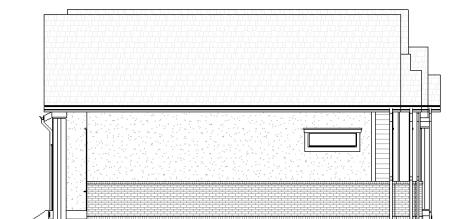
**Elevation B - Front**



**Elevation B - Right**



**Elevation B - Rear**



**Elevation B - Left**

## Building Types

### Attached Multi-family

#### 2-Bed / 2-Bed Horizontal Apartment



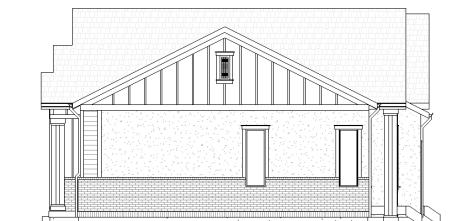
Elevation A



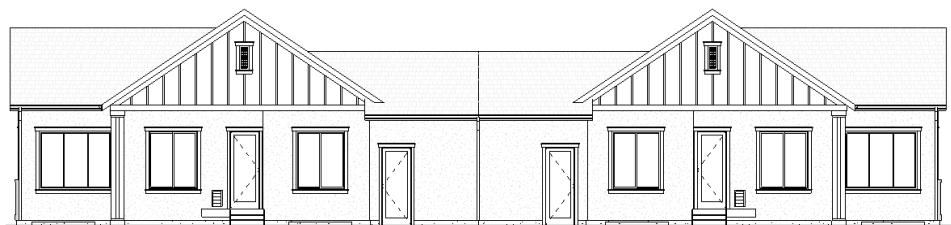
Rendering



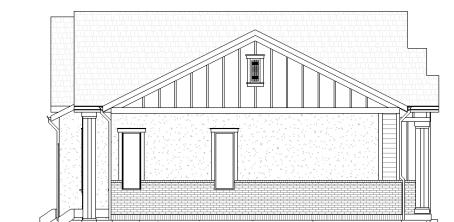
Elevation A - Front



Elevation A - Right



Elevation A - Rear



Elevation A - Left

## Building Types

### Attached Multi-family

#### 2-Bed / 2-Bed Horizontal Apartment



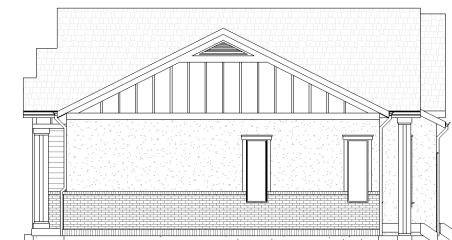
Elevation B



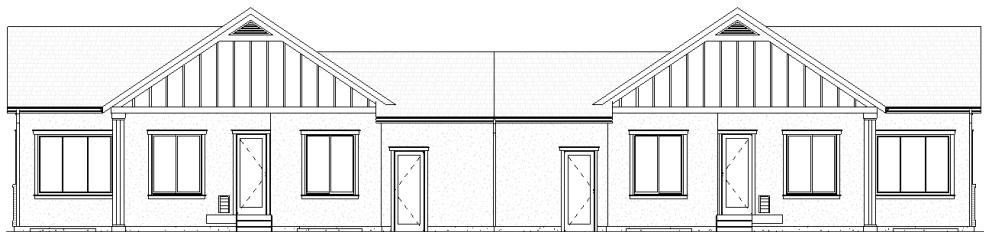
Rendering



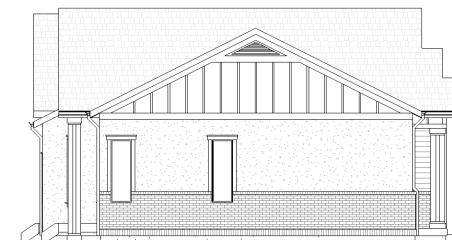
Elevation B - Front



Elevation B - Right



Elevation B - Rear



Elevation B - Left

## Typical Color Palettes

### EXTERIOR COLOR SCHEME 1

#### ROOF MATERIAL:

GAF – Timberline NS Shingles  
Color: CHARCOAL



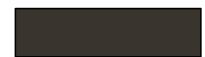
#### DRIP EDGE/SOFFIT/FASCIA/GUTTERS:

Mastic-PlyGem Aluminum  
Color: DARK BRONZE  
(Foundation Drip: Alside Natural Linen 55)



#### METAL ROOF/AWNING:

(IF APPL PER PLAN)  
Color: DARK BRONZE



#### BODY COLOR 1:

Textured Fiber Cement  
Horizontal Lap Siding  
Color: ANEW GRAY SW7030



#### BODY COLOR 2:

Textured Fiber Cement  
Board & Batten  
Color: ALABASTER SW7008



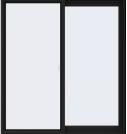
#### ENTRY DOOR:

Sherwin Williams Paint  
Color: IRON ORE SW7069



#### WINDOWS:

(PER PLAN)  
Amsco - Studio Series Low-E Vinyl  
Window Grids per plan  
Color: BLACK EXTERIOR  
w /WHITE INTERIOR



#### GARAGE DOOR:

CHI 4251 – Raised Long Panel w/  
Madison Windows  
Color: SANDSTONE



#### ENTRY DOOR STYLE & HARDWARE:

Masonite 8' Winslow Fiberglass Paint-grade  
w/ Glass 6 Lite Grids (no shelf)  
Door Color: SEE BELOW  
Hardware Finish: Matte Black



#### STUCCO COLOR :

Color-matched to SW paint color  
Color: ALABASTER SW7008

#### TRIM:

(+ PORCH COLUMNS)  
Fiber Cement Trim  
Color: ALABASTER SW7008

#### SHUTTERS:

(IF APPL. PER PLAN)  
Color: ATTITUDE GRAY SW7060



#### MASONRY:

(FULL-SIZE BRICK, NOT THIN-BRICK VENEER)  
INTERSTATE BRICK  
Color: CAPE COD  
Mortar/Grout Color:  
CUSTOM – NEW TAUPE 185

## Typical Color Palettes

### EXTERIOR COLOR SCHEME 2

#### ROOF MATERIAL:

GAF – Timberline NS Shingles  
Color: CHARCOAL



#### DRIP EDGE/SOFFIT/FASCIA/GUTTERS:

Mastic-PlyGem Aluminum  
Color: DARK BRONZE  
(Foundation Drip: Alside Monterey Sand V5)



#### METAL ROOF/AWNING:

(IF APPL PER PLAN)  
Color: DARK BRONZE



#### BODY COLOR 1:

Textured Fiber Cement  
Horizontal Lap Siding  
Color: COCOON SW6173



#### GARAGE DOOR:

CHI 4251 – Raised Long Panel w/  
Madison Windows  
Color: BROWN



#### STAIRS/DECKING:

(per plan)  
Trex Enhance - Honey Grove



#### HOUSE NUMBERS:

Sure-Loc 5" Zinc HN5 FBL  
Color: FLAT BLACK

789

#### BODY COLOR 2:

Textured Fiber Cement  
Board & Batten  
Color: KEYSTONE GRAY SW7504



#### ENTRY DOOR:

Sherwin Williams Paint  
Color: ALABASTER SW7008



#### STUCCO COLOR :

Color-matched to SW paint color  
Color: AMAZING GRAY SW7044



#### TRIM:

(+ PORCH COLUMNS)  
Fiber Cement Trim  
Color: ALABASTER SW7008



#### SHUTTERS:

(IF APPL. PER PLAN)  
Color: BLACK FOX SW7020



#### MASONRY:

(FULL-SIZE BRICK, NOT THIN-BRICK VENEER)  
INTERSTATE BRICK - HEBRON

Color: SMOKEHOUSE  
Mortar/Grout Color:  
CUSTOM – TRUFFLE 540

## Typical Color Palettes

### EXTERIOR COLOR SCHEME 3

#### ROOF MATERIAL:

GAF – Timberline NS Shingles  
Color: CHARCOAL



#### DRIP EDGE/SOFFIT/FASCIA/GUTTERS:

Mastic-PlyGem Aluminum  
Color: LINEN  
(Foundation Drip: Alside Cape Cod Gray V3)



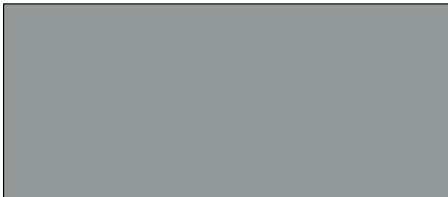
#### METAL ROOF/AWNING:

(IF APPL PER PLAN)  
Color: DARK BRONZE



#### BODY COLOR 1:

Textured Fiber Cement  
Horizontal Lap Siding  
Color: ARGOS SW7065



#### STUCCO COLOR :

Color-matched to SW paint color  
Color: GRAY MATTERS SW7066



#### BODY COLOR 2:

Textured Fiber Cement  
Board & Batten  
Color: COLONNADE GRAY SW7641



#### SHUTTERS:

(IF APPL. PER PLAN)  
Color: BACKDROP SW7025



#### MASONRY:

(FULL-SIZE BRICK, NOT THIN-BRICK VENEER)  
BEEHIVE BRICK – GLEN-GERY  
Color: WILLIAMSBURG STONE CITY  
Mortar/Grout Color:  
CUSTOM – MUSHROOM 135

Note: PRODUCTS ARE PRESENT PER PLAN ONLY. COLORS & TEXTURES MAY NOT ACCURATELY REPRESENT FINAL PRODUCTS DUE TO VARIABLES IN MATERIALS, SAMPLE PHOTOS, PRINTING, ETC. ALL IMAGERY PRESENTED IS REPRESENTATIONAL AND TO BE USED FOR GENERIC PURPOSES.

#### STAIRS/DECKING:

(per plan)  
Trex Enhance - Honey Grove



#### HOUSE NUMBERS:

Sure-Loc 5" Zinc HN5 FBL  
Color: FLAT BLACK

789



## Typical Color Palettes

### EXTERIOR COLOR SCHEME 4

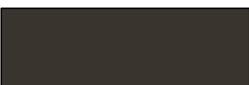
#### ROOF MATERIAL:

GAF – Timberline NS Shingles  
Color: CHARCOAL



#### DRIP EDGE/SOFFIT/FASCIA/GUTTERS:

Mastic-PlyGem Aluminum  
Color: DARK BRONZE  
(Foundation Drip: Alside Monterey Sand V5)



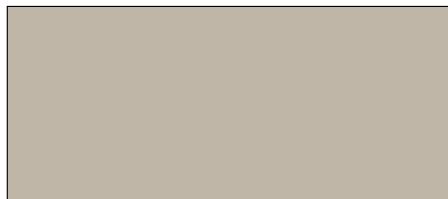
#### METAL ROOF/AWNING: (IF APPL PER PLAN)

Color: DARK BRONZE



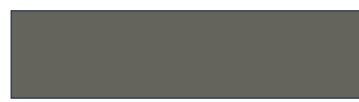
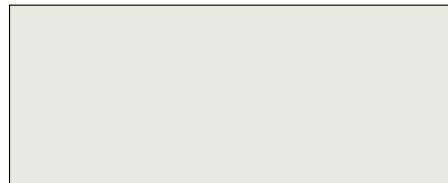
#### BODY COLOR 1:

Textured Fiber Cement  
Horizontal Lap Siding  
Color: ANALYTICAL GRAY SW7051



#### BODY COLOR 2:

Textured Fiber Cement  
Board & Batten  
Color: ALABASTER SW7008



#### ENTRY DOOR:

Sherwin Williams Paint  
Color: URBAN BRONZE SW7048



#### WINDOWS:

(PER PLAN)  
Amsco - Studio Series Low-E Vinyl  
Window Grids per plan  
Color: BLACK EXTERIOR  
w/WHITE INTERIOR



#### GARAGE DOOR:

CHI 4251 – Raised Long Panel w/  
Madison Windows  
Color: BRONZE



#### STAIRS/DECKING:

(per plan)  
Trex Enhance - Honey Grove



#### HOUSE NUMBERS:

Sure-Loc 5" Zinc HN5 FBL  
Color: FLAT BLACK

789

#### ENTRY DOOR STYLE & HARDWARE:

Masonite 8' Winslow Fiberglass Paint-grade  
w/ Glass 6 Lite Grids (no shelf)  
Door Color: SEE BELOW  
Hardware Finish: Satin Nickel



#### STUCCO COLOR :

Color-matched to SW paint color  
Color: ANALYTICAL GRAY SW7051

#### TRIM: (+ PORCH COLUMNS)

Fiber Cement Trim  
Color: ALABASTER SW7008

#### SHUTTERS: (IF APPL. PER PLAN)

Color: CAST IRON SW6202

#### MASONRY: (FULL-SIZE BRICK, NOT THIN-BRICK VENEER)

BEEHIVE BRICK - ACME  
Color: WHITE BLUFF KS  
Mortar/Grout Color:  
CUSTOM – ANTIQUE WHITE 10



## Typical Color Palettes

### EXTERIOR COLOR SCHEME 5

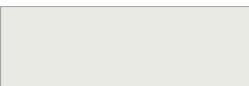
#### ROOF MATERIAL:

GAF – Timberline NS Shingles  
Color: CHARCOAL



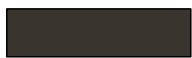
#### DRIP EDGE/SOFFIT/FASCIA/GUTTERS:

Mastic-PlyGem Aluminum  
Color: LINEN  
(Foundation Drip: Alside Platinum Gray X2)



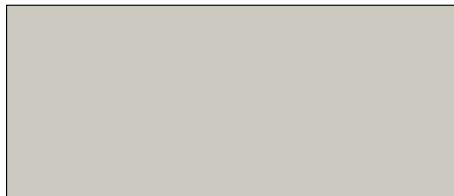
#### METAL ROOF/AWNING: (IF APPL PER PLAN)

Color: DARK BRONZE



#### BODY COLOR 1:

Textured Fiber Cement  
Horizontal Lap Siding  
Color: REPOSE GRAY SW7015



#### WINDOWS:

(PER PLAN)  
Amsco - Studio Series Low-E Vinyl  
Window Grids per plan  
Color: WHITE



#### GARAGE DOOR:

CHI 4251 – Raised Long Panel w/  
Madison Windows  
Color: WHITE



#### STAIRS/DECKING:

(per plan)  
Trex Enhance - Honey Grove



#### HOUSE NUMBERS:

Sure-Loc 5" Zinc HN5 FBL  
Color: FLAT BLACK

789

#### ENTRY DOOR STYLE & HARDWARE:

Masonite 8' Winslow Fiberglass Paint-grade  
w/ Glass 6 Lite Grids (no shelf)  
Door Color: SEE BELOW  
Hardware Finish: Satin Nickel



#### STUCCO COLOR :

Color-matched to SW paint color  
Color: MINDFUL GRAY SW7016



#### TRIM:

(+ PORCH COLUMNS)  
Fiber Cement Trim  
Color: ALABASTER SW7008



#### SHUTTERS:

(IF APPL. PER PLAN)  
Color: BIG DIPPER SW9645



#### MASONRY:

(FULL-SIZE BRICK, NOT THIN-BRICK VENEER)  
INTERSTATE BRICK  
Color: DARTMOUTH  
Mortar/Grout Color:  
CUSTOM – SHADOW 644

**ENTRY DOOR:**  
Sherwin Williams Paint  
Color: BIG DIPPER SW9645

