

OUR TEAM

Foremost Center Street, LLC

Contact: Mike Canfield, Manager
714 606-2821 | mike@foremostcompanies.com
27271 Las Ramblas, Suite 100 Mission Viejo, CA 92691

WHA. Architects . Planners . Designers .

Contact: Gary Cunningham, AIA Senior Principal
Mark Zonarich, AICP Senior Associate, Senior Planner
949.250.0607 | garyc@whainc.com & markz@whainc.com
680 Newport Center Drive, Suite 300 Newport Beach, CA 92660

T&B Planning

Contact: Joel Morse
714 505-6360 x105 | jmorse@tbplanning.com
3200 El Camino Real, Suite 100 Irvine, CA 92602

Adkan Engineering

Contact: Mitch Adkison Project Manager
909 213-0827 | madkison@adkan.com
6879 Airport Drive, Riverside, CA 92504

Land Concern

Contact: Mike Sweeney
949 333-6318 | msweeney@landconcern.com
1750 E. Deere Ave. Santa Ana, CA 92705-5719

SHEET INDEX:

- SP1 Conceptual Site Plan
- SP2 Technical Site Plan
- SP3 Enhanced Architecture Diagram
- SP4 Common Open Space Diagram
- SP5 Site Plan Conceptual Elevation Plotting
- 1.1 Paseo Townhomes - Plan 1 Floor Plan
- 1.2 Paseo Townhomes - Plan 2 Floor Plan
- 1.3 Paseo Townhomes - Plan 3 Floor Plan
- 1.4 Paseo Townhomes - Building 100 Composite Floor Plan
- 1.5 Paseo Townhomes - Building 100 Roof Plans
- 1.6 Paseo Townhomes - Building 100 Spanish Elevation
- 1.7 Paseo Townhomes - Building 100 Craftsman Elevation
- 1.8 Paseo Townhomes - Building 200 Composite Floor Plan
- 1.9 Paseo Townhomes - Building 200 Roof Plans
- 1.10 Paseo Townhomes - Building 200 Spanish Elevation
- 1.11 Paseo Townhomes - Building 200 Craftsman Elevation
- 1.12 Paseo Townhomes - Building 300 Composite Floor Plan
- 1.13 Paseo Townhomes - Building 300 Roof Plans
- 1.14 Paseo Townhomes - Building 300 Spanish Elevation
- 1.15 Paseo Townhomes - Building 300 Craftsman Elevation
- 1.16 Paseo Townhomes - Building 400 Composite Floor Plan
- 1.17 Paseo Townhomes - Building 400 Roof Plans
- 1.18 Paseo Townhomes - Building 400 Spanish Elevation
- 1.19 Paseo Townhomes - Building 400 Craftsman Elevation
- 2.1 Yard Townhomes - Plan 1 Floor Plan
- 2.2 Yard Townhomes - Plan 2 Floor Plan
- 2.3 Yard Townhomes - Plan 3 Floor Plan
- 2.4 Yard Townhomes - Plan 4 Floor Plan
- 2.5 Yard Townhomes - Building 100 Composite Floor Plan
- 2.6 Yard Townhomes - Building 100 Roof Plans
- 2.7 Yard Townhomes - Building 100 Spanish Elevation
- 2.8 Yard Townhomes - Building 100 Craftsman Elevation
- C.1 Yard Townhomes | Exterior Color & Materials

LEGEND

BROWN	BUILDING & SAFETY GRADING DIVISION COMMENTS
PURPLE	PLANNING DEPARTMENT COMMENTS
GREEN	ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
LIGHT ORANGE	TRANSPORTATION DEPARTMENT COMMENTS
BLUE	FLOOD CONTROL DISTRICT COMMENTS
LIGHT GREEN	REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
RED	FIRE DEPARTMENT COMMENTS
YELLOW	ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
LIGHT BLUE	BUILDING & SAFETY PLAN CHECK COMMENTS
ORANGE	WASTE MANAGEMENT DEPARTMENT COMMENTS

CASE: PPT210011
EXHIBIT: Highgrove To
DATE: 5/20/21
PLANNER: S.Jones

Meeting Comment Agenda Final

PROJECT SUMMARY

TOTAL UNITS: 846 DU

- 'PASEO' TOWNHOMES 461 DU (54%)
- 'YARD' TOWNHOMES 385 DU (46%)

PHASE 1B-NW

PASEO TOWNS: 123 DU
 YARD TOWNS: 100 DU
 TOTAL: 223 DU

GUEST PARKING SUMMARY
 PARKING REQ: 129 SP
 PARKING PROV: 136 SP

PHASE 2A-SW

PASEO TOWNS: 114 DU
 YARD TOWNS: 80 DU
 TOTAL: 194 DU

GUEST PARKING SUMMARY
 PARKING REQ: 110 SP
 PARKING PROV: 110 SP

PHASE 1A-NE

PASEO TOWNS: 141 DU
 YARD TOWNS: 125 DU
 TOTAL: 266 DU

GUEST PARKING SUMMARY
 PARKING REQ: 156 SP
 PARKING PROV: 170 SP

*INCLUDES PARKING ADJACENT TO REC

PHASE 2B-SE

PASEO TOWNS: 83 DU
 YARD TOWNS: 80 DU
 TOTAL: 163 DU

GUEST PARKING SUMMARY
 PARKING REQ: 99 SP
 PARKING PROV: 99 SP

*INCLUDES PARKING ADJACENT TO REC

COMMUNITY PARK
 PARKING PROV: 20 SP



CONCEPTUAL SITE PLAN

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.



SP.1
 0 50 100 200

SPECIAL MULTI-FAMILY DESIGN REVIEW

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21



PROPOSED PRODUCT

PASEO & YARD TOWNHOMES
2-STORY PRODUCT

TYPE: VB (NON-RATED CONSTRUCTION)
OCCUPANCY: R3/U (TOWNHOME & PRIVATE GARAGE)
FIRE SPRINKLERS: NFPA-13D

PHASE 1B-NW PARKING:

Phase 1B-NW					
Paseo Townhomes		55%			
Plan	DU	Parking Required	Garage	Open/ Guest	
Plan 1: 1 - BR	23	1.25	28.75	23	5.75
Plan 2: 2 - BR	54	2.25	121.5	108	13.50
Plan 3: 3 - BR	46	2.75	126.5	92	34.50
	123		276.75	223	53.75
Yard Townhomes		45%			
Plan	DU	Parking Required	Garage	Open/ Guest	
3 - BR	100	2.75	275.00	200	75.00
	100		275.00	200	75.00
		Total Parking Required:	551.75	Guest Sp Required:	128.75
		Total Parking Provided:	559.00	Guest Sp Provided:	136.00
		223	Total DU		

PHASE 1B-NW

PASEO TOWNS: 123 DU
YARD TOWNS: 100 DU
TOTAL: 223 DU

GUEST PARKING SUMMARY
PARKING REQ: 129 SP
PARKING PROV: 136 SP

PHASE 2A-SW PARKING:

Phase 2A-SW					
Paseo Townhomes		59%			
Plan	DU	Parking Required	Garage	Open/ Guest	
Plan 1: 1 - BR	22	1.25	27.5	22	5.50
Plan 2: 2 - BR	48	2.25	108	96	12.00
Plan 3: 3 - BR	44	2.75	121	88	33.00
	114		256.50	206	50.50
Yard Townhomes		41%			
Plan	DU	Parking Required	Garage	Open/ Guest	
3 - BR	80	2.75	220.00	160	60.00
	80		220.00	160	60.00
		Total Parking Required:	476.50	Guest Sp Required:	110.50
		Total Parking Provided:	477.00	Guest Sp Provided:	111.00
		194	Total DU		

PHASE 2A-SW

PASEO TOWNS: 114 DU
YARD TOWNS: 80 DU
TOTAL: 194 DU

GUEST PARKING SUMMARY
PARKING REQ: 110 SP
PARKING PROV: 110 SP

Parking standards taken from county ORDINANCE NO. 348.4913, SECTION 18.12. OFF-STREET VEHICLE PARKING, A. PARKING DESIGN STANDARDS, 2. NUMBER OF REQUIRED PARKING SPACES.

PHASE 1A-NE

PASEO TOWNS: 141 DU
YARD TOWNS: 125 DU
TOTAL: 266 DU

GUEST PARKING SUMMARY
PARKING REQ: 156 SP
PARKING PROV: 170 SP

*INCLUDES PARKING ADJACENT TO REC

PHASE 1A-NE PARKING:

Phase 1A-NE					
Paseo Townhomes		53%			
Plan	DU	Parking Required	Garage	Open/ Guest	
Plan 1: 1 - BR	26	1.25	32.5	26	6.50
Plan 2: 2 - BR	61	2.25	137.25	122	15.25
Plan 3: 3 - BR	54	2.75	148.5	108	40.50
	141		318.25	256	62.25
Yard Townhomes		47%			
Plan	DU	Parking Required	Garage	Open/ Guest	
3 - BR	125	2.75	343.75	250	93.75
	125		343.75	250	93.75
		Total Parking Required:	662.00	Guest Sp Required:	156.00
		Total Parking Provided:	676.00	Guest Sp Provided:	170.00
		266	Total DU		

PHASE 2B-SE

PASEO TOWNS: 83 DU
YARD TOWNS: 80 DU
TOTAL: 163 DU

GUEST PARKING SUMMARY
PARKING REQ: 99 SP
PARKING PROV: 99 SP

*INCLUDES PARKING ADJACENT TO REC

COMMUNITY PARK
PARKING PROV: 20 SP

PHASE 2B-SE PARKING:

Phase 2B-SE					
Paseo Townhomes		51%			
Plan	DU	Parking Required	Garage	Open/ Guest	
Plan 1: 1 - BR	14	1.25	17.5	14	3.50
Plan 2: 2 - BR	33	2.25	74.25	66	8.25
Plan 3: 3 - BR	36	2.75	99	72	22.00
	83		190.75	152	38.75
Yard Townhomes		49%			
Plan	DU	Parking Required	Garage	Open/ Guest	
3 - BR	80	2.75	220.00	160	60.00
	80		220.00	160	60.00
		Total Parking Required:	410.75	Guest Sp Required:	98.75
		Total Parking Provided:	411.00	Guest Sp Provided:	99.00
		163	Total DU		



TECHNICAL SITE PLAN

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.



SP.2
0 50 100 200

SPECIAL MULTI-FAMILY DESIGN REVIEW
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LEGEND

 ENHANCED ARCHITECTURAL ELEVATIONS*

*REFER TO ARCHITECTURAL ELEVATIONS



ENHANCED ARCHITECTURE DIAGRAM

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA



LEGEND

COMMON OPEN SPACE REQUIRED
84,600 SF (846 UNITS X 100 SF/UNIT)

 **COMMON OPEN SPACE PROVIDED**
348,670 SF (SHOWN)

INDIVIDUAL USABLE OPEN SPACE REQUIRED
169,200 SF (846 UNITS X 200 SF/UNIT)

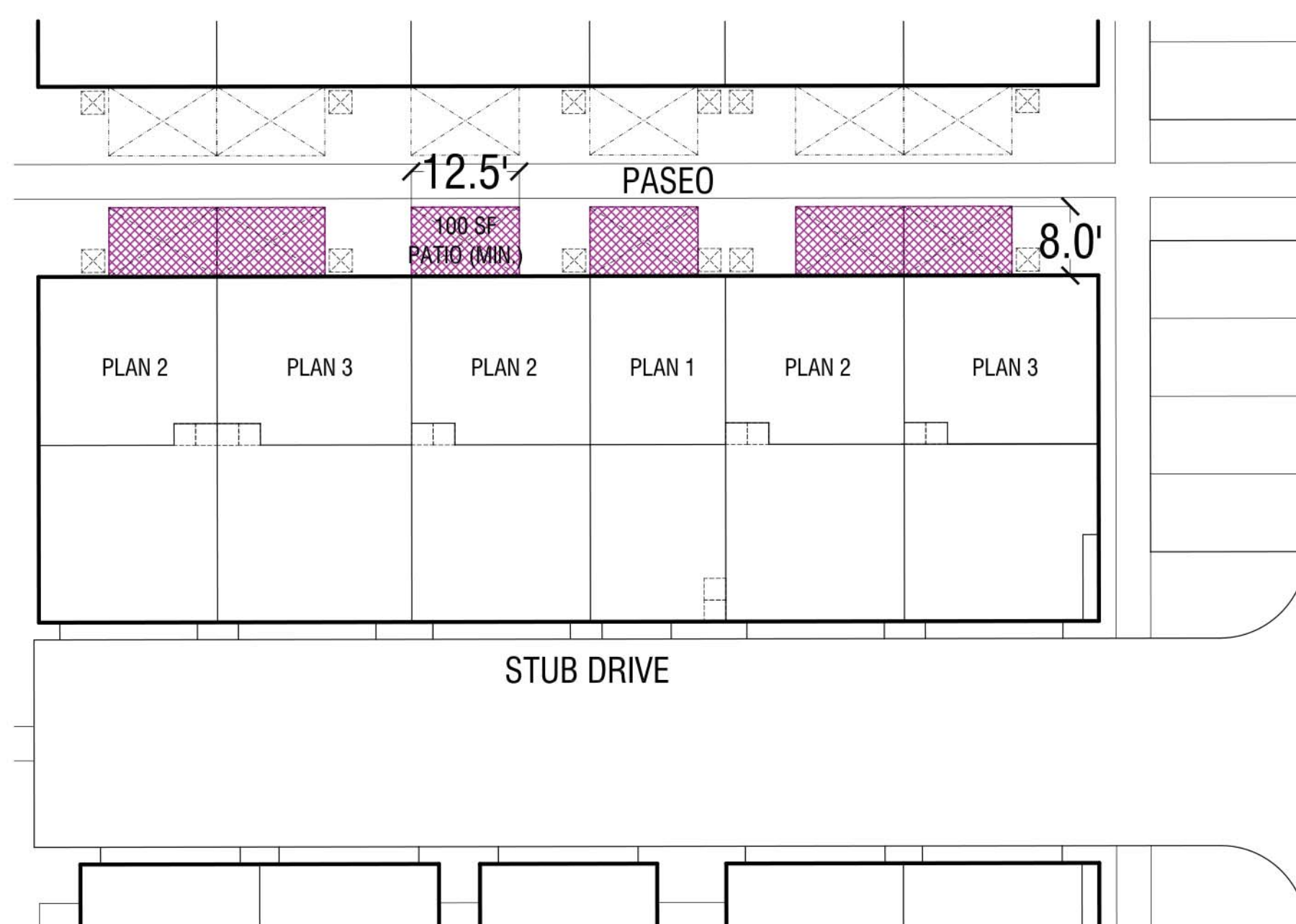
INDIVIDUAL USABLE CONTIGUOUS OPEN SPACE REQUIRED
84,600 SF (846 UNITS X 100 SF/UNIT)

 **INDIVIDUAL USABLE CONTIGUOUS OPEN SPACE PROVIDED**
129,645 SF (153 SF AVG.)

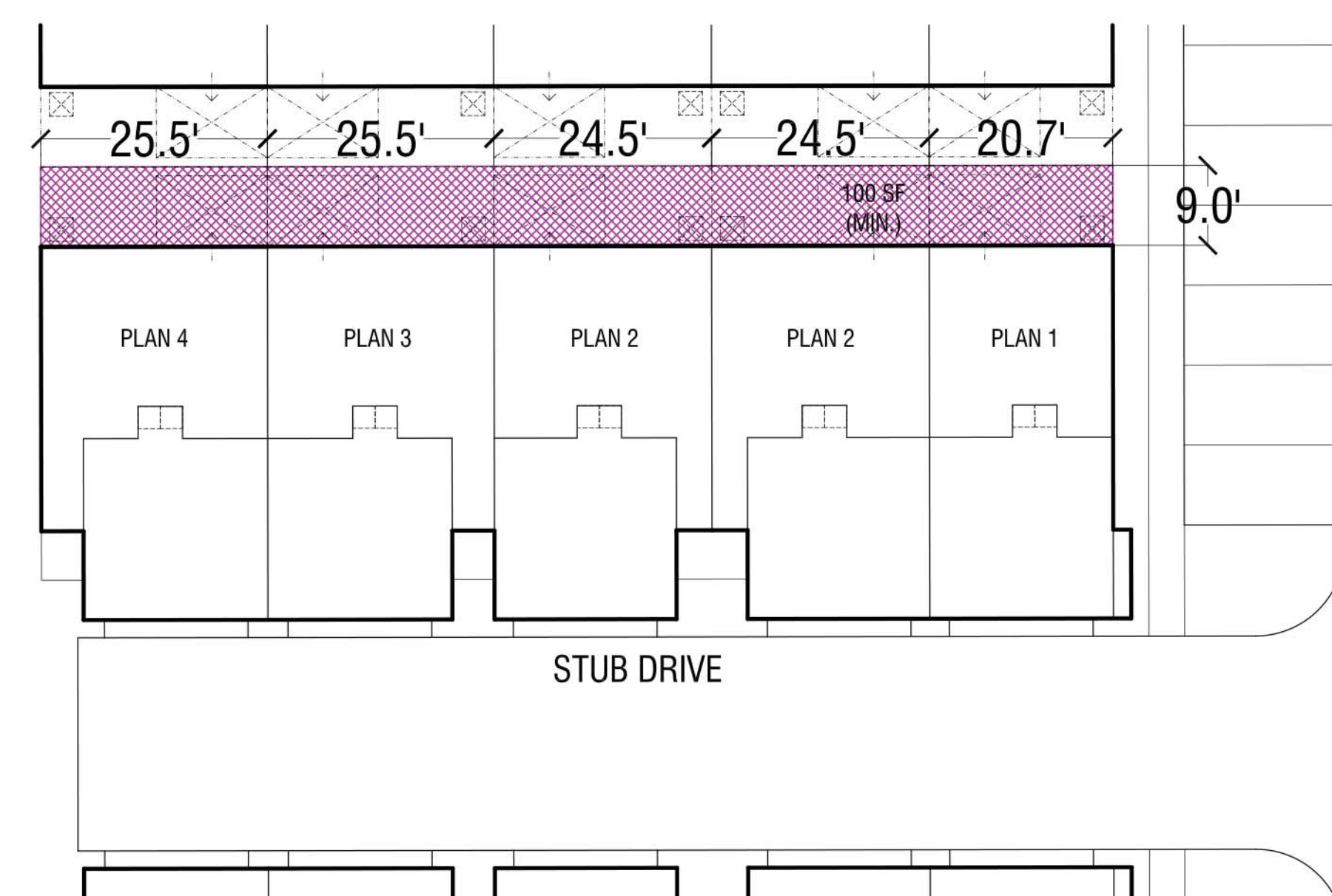
INDIVIDUAL USABLE NON-CONTIGUOUS OPEN SPACE REQUIRED
169,200 SF - 129,645 SF = 39,555 SF

 **INDIVIDUAL USABLE NON-CONTIGUOUS OPEN SPACE PROVIDED**
101,298 SF (SHOWN)

INDIVIDUAL USEABLE OPEN SPACE EXHIBITS:



TYPICAL PASEO TOWNHOMES INDIVIDUAL OPEN SPACE
(100 SF MIN.)
SCALE: 1" = 16'-0"



TYPICAL YARD TOWNHOMES INDIVIDUAL OPEN SPACE
(100 SF MIN.)
SCALE: 1" = 16'-0"



Open Space standards taken from county ORDINANCE NO. 348.4913, ARTICLE IXf MU ZONE (MIXED USE), SECTION 9.87. DEVELOPMENT STANDARDS,

B. RESIDENTIAL USES. In addition to the development standards in Section 9.87 subsection A., the following development standards shall apply to residential uses:

3. COMMON RECREATIONAL OPEN SPACE.
b. Development with more than one hundred (100) residential dwellings shall provide one hundred square feet (100') of common useable recreational open space per residential dwelling such as, but not limited to, pools, gyms, parks and recreational facilities.

4. INDIVIDUAL USEABLE OPEN SPACE. A residential dwelling shall include at least two hundred square feet (200') of contiguous or non-contiguous useable open space, such as patios or balconies, which is not encumbered with structures. At least one hundred square feet (100') of useable open space shall be attached to the dwelling. No length or width of the useable open space shall be less than eight feet (8').

COMMON OPEN SPACE DIAGRAM

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA



LEGEND

'PASEO' TOWNHOMES

- SPANISH
- CRAFTSMAN

'YARD' TOWNHOMES

- SPANISH
- CRAFTSMAN

PHASE 1A-NE

PASEO TOWNS: 141 DU
 YARD TOWNS: 125 DU
 TOTAL: 266 DU

FLOOR (UNIT) PLANS REQUIRED: 6
 FLOOR (UNIT) PLANS PROVIDED: 7
 ELEVATIONS REQUIRED: 3
 ELEVATIONS PROVIDED: 9*
 *3-Plex Paseo TH Craftsman, 4-Plex Paseo TH Spanish, 4-Plex Paseo TH Craftsman, 5-Plex Paseo TH Spanish, 5-Plex Paseo TH Craftsman, 6-Plex Paseo TH Spanish, 6-Plex Paseo TH Craftsman, 5-Plex Yard TH Spanish and 5-Plex Yard TH Craftsman

PHASE 1B-NW

PASEO TOWNS: 123 DU
 YARD TOWNS: 100 DU
 TOTAL: 223 DU

FLOOR (UNIT) PLANS REQUIRED: 6
 FLOOR (UNIT) PLANS PROVIDED: 7
 ELEVATIONS REQUIRED: 3
 ELEVATIONS PROVIDED: 8*
 *4-Plex Paseo TH Spanish, 4-Plex Paseo TH Craftsman, 5-Plex Paseo TH Spanish, 5-Plex Paseo TH Craftsman, 6-Plex Paseo TH Spanish, 6-Plex Paseo TH Craftsman, 5-Plex Yard TH Spanish and 5-Plex Yard TH Craftsman

PHASE 2A-SW

PASEO TOWNS: 114 DU
 YARD TOWNS: 80 DU
 TOTAL: 194 DU

FLOOR (UNIT) PLANS REQUIRED: 5
 FLOOR (UNIT) PLANS PROVIDED: 7
 ELEVATIONS REQUIRED: 3
 ELEVATIONS PROVIDED: 6*
 *4-Plex Paseo TH Spanish, 4-Plex Paseo TH Craftsman, 6-Plex Paseo TH Spanish, 6-Plex Paseo TH Craftsman, 5-Plex Yard TH Spanish and 5-Plex Yard TH Craftsman

PHASE 2B-SE

PASEO TOWNS: 83 DU
 YARD TOWNS: 80 DU
 TOTAL: 163 DU

FLOOR (UNIT) PLANS REQUIRED: 5
 FLOOR (UNIT) PLANS PROVIDED: 7
 ELEVATIONS REQUIRED: 3
 ELEVATIONS PROVIDED: 9*
 *3-Plex Paseo TH Spanish, 3-Plex Paseo TH Craftsman, 4-Plex Paseo TH Spanish, 4-Plex Paseo TH Craftsman, 5-Plex Paseo TH Craftsman, 6-Plex Paseo TH Spanish, 6-Plex Paseo TH Craftsman, 5-Plex Yard TH Spanish and 5-Plex Yard TH Craftsman

Floorplan and elevation standards taken from COUNTYWIDE DESIGN STANDARDS & GUIDELINES, County of Riverside, Adopted: January 13, 2004, Amended: August 20, 2014.

Section II. RESIDENTIAL, E. Streetscape Design

2. Multiple Floor Plans and Elevations

Floor Plans. At a minimum, there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

Elevations.** Each floor plan shall have at least three distinct elevations. One elevation shall not be repeated more than each fourth house. Please note that adding or deleting false shutters, or similar types of minimal elevation changes will not suffice as one of the required distinct elevations.

**Note: While efforts have been made to create a sense of architectural diversity throughout Highgrove Town Center, color and material palettes have been carefully selected to create a unified and harmonious community. Facing elevations along paseos have been purposefully paired to create a unified and identifiable sense of place in these locations.*

***Countywide Design Standards & Guidelines were drafted to apply to single-family dwellings as noted by the references to "houses." Because of this, we adapted these standards to a multi-family application - defining an "elevation" as a unique stylistic application to each building type.*

ELEVATION VARIATIONS:

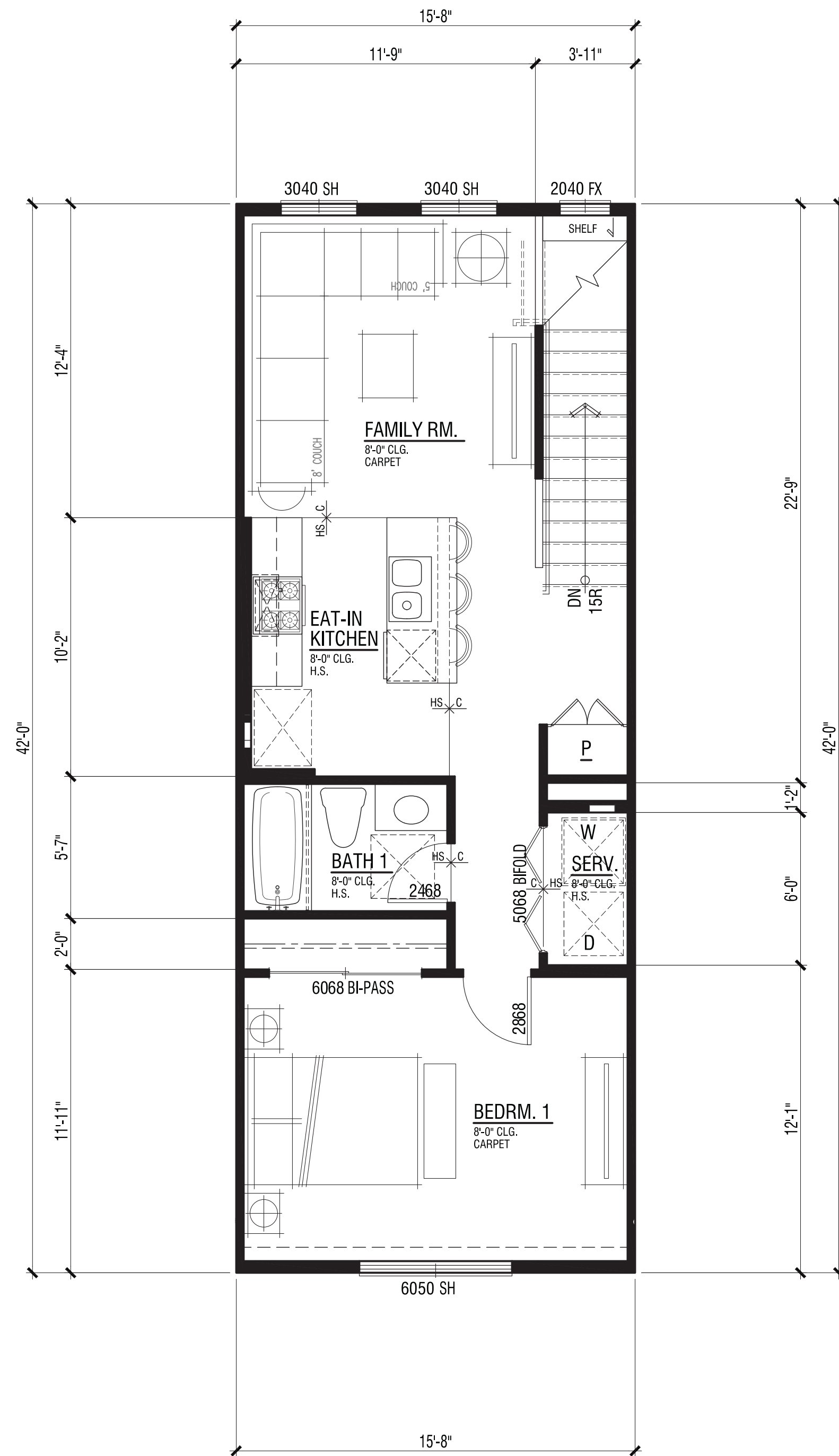
1. Paseo Townhome, 3-Plex, Spanish, Color & Materials 1
2. Paseo Townhome, 3-Plex, Spanish, Color & Materials 2
3. Paseo Townhome, 3-Plex, Craftsman, Color & Materials 3
4. Paseo Townhome, 3-Plex, Craftsman, Color & Materials 4
5. Paseo Townhome, 4-Plex, Spanish, Color & Materials 1
6. Paseo Townhome, 4-Plex, Spanish, Color & Materials 2
7. Paseo Townhome, 4-Plex, Craftsman, Color & Materials 3
8. Paseo Townhome, 4-Plex, Craftsman, Color & Materials 4
9. Paseo Townhome, 5-Plex, Spanish, Color & Materials 1
10. Paseo Townhome, 5-Plex, Spanish, Color & Materials 2
11. Paseo Townhome, 5-Plex, Craftsman, Color & Materials 3
12. Paseo Townhome, 5-Plex, Craftsman, Color & Materials 4
13. Paseo Townhome, 6-Plex, Spanish, Color & Materials 1
14. Paseo Townhome, 6-Plex, Spanish, Color & Materials 2
15. Paseo Townhome, 6-Plex, Craftsman, Color & Materials 3
16. Paseo Townhome, 6-Plex, Craftsman, Color & Materials 4
17. Yard Townhome, 5-Plex, Spanish, Color & Materials 1
18. Yard Townhome, 5-Plex, Spanish, Color & Materials 2
19. Yard Townhome, 5-Plex, Craftsman, Color & Materials 3
20. Yard Townhome, 5-Plex, Craftsman, Color & Materials 4

CONCEPTUAL ELEVATION PLOTTING

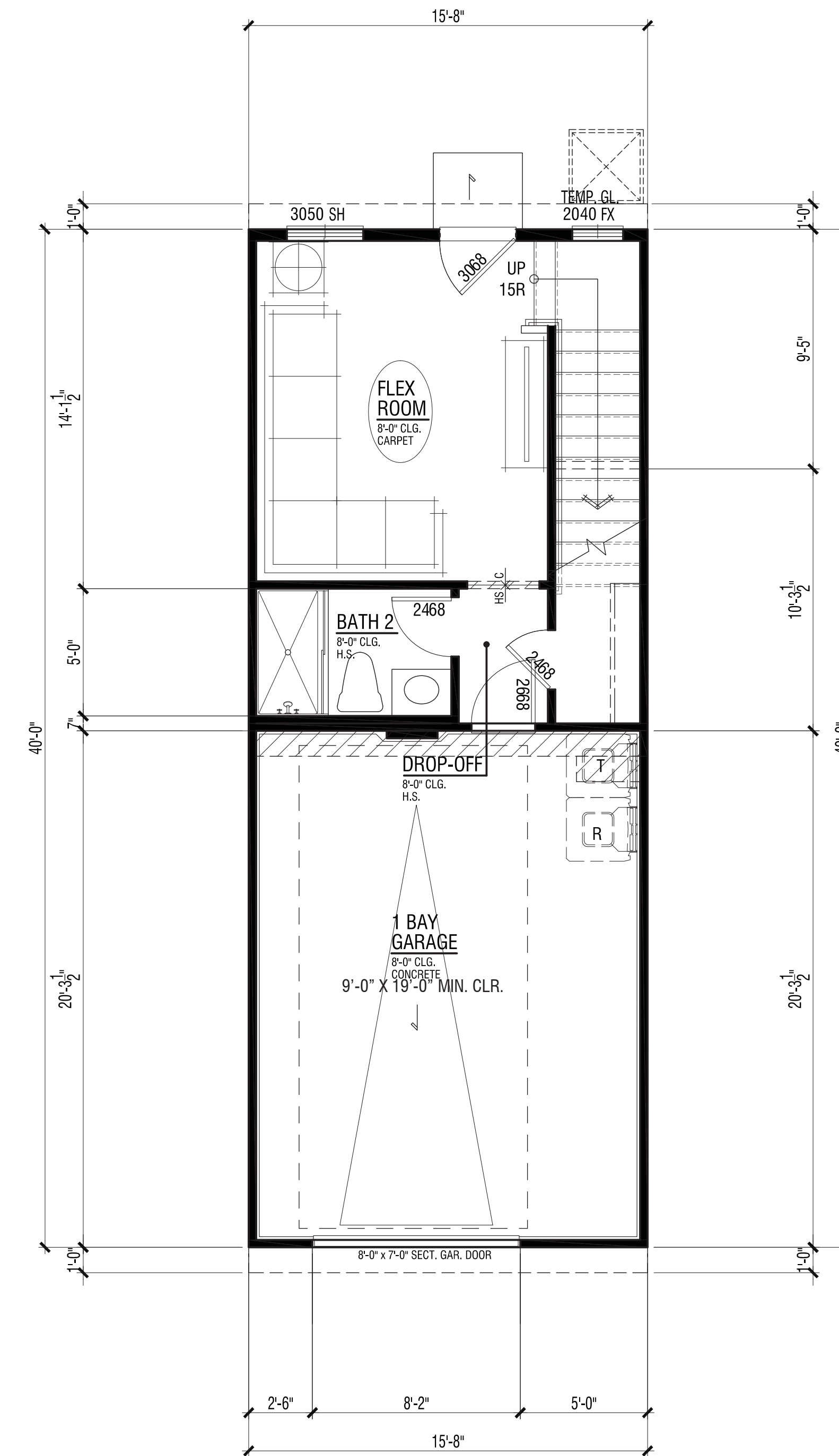
HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA





SECOND FLOOR - 608 S.F.



FIRST FLOOR - 309 S.F.

Plan 1

1 Bdrm | 2 Bath | Flex |
 1- BAY Garage |
 917 S.F.
 8' | 8' Plates

Paseo Townhomes

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

0 2 4 8

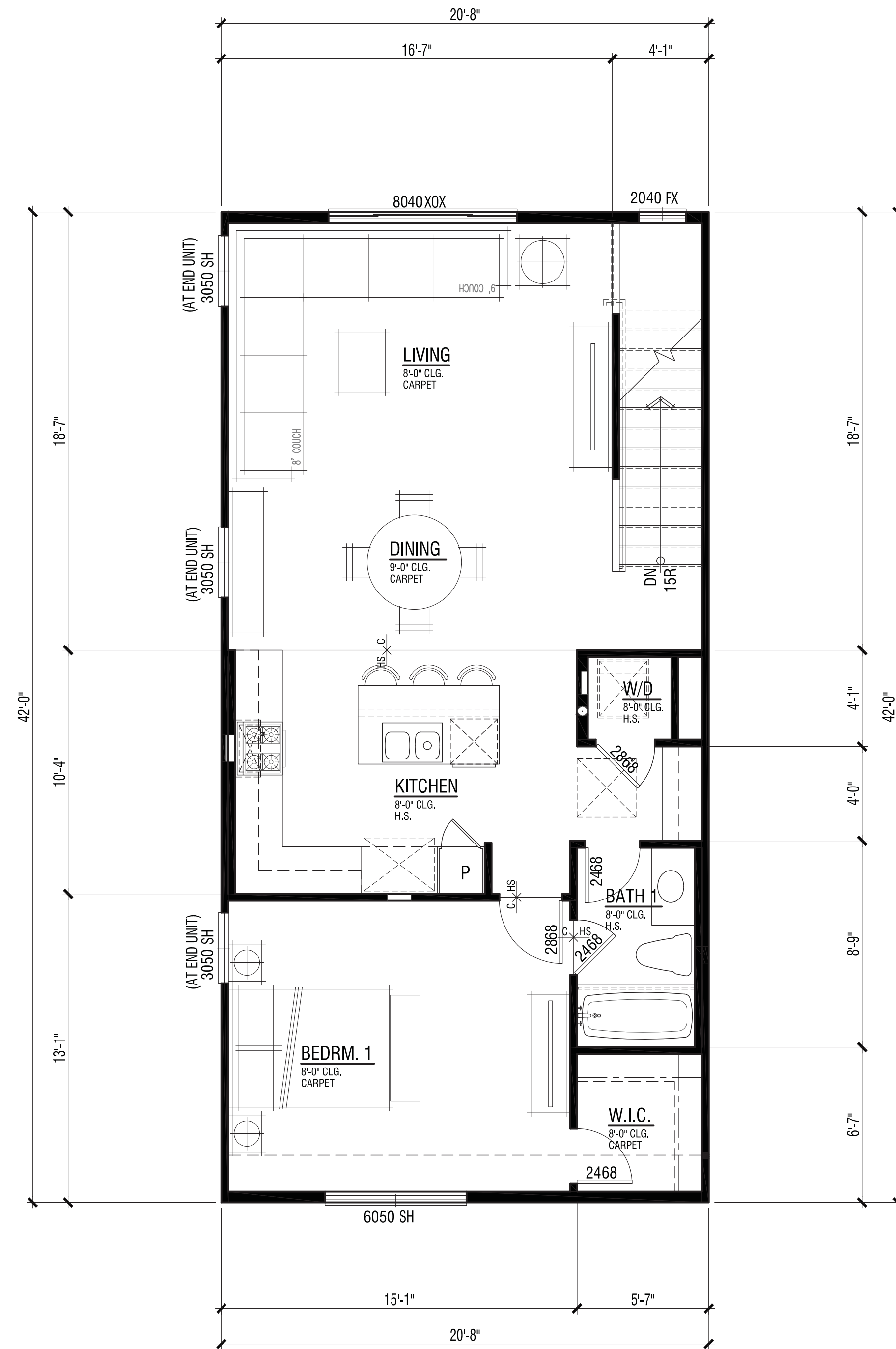
SPECIAL MULTI-FAMILY DESIGN REVIEW

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21

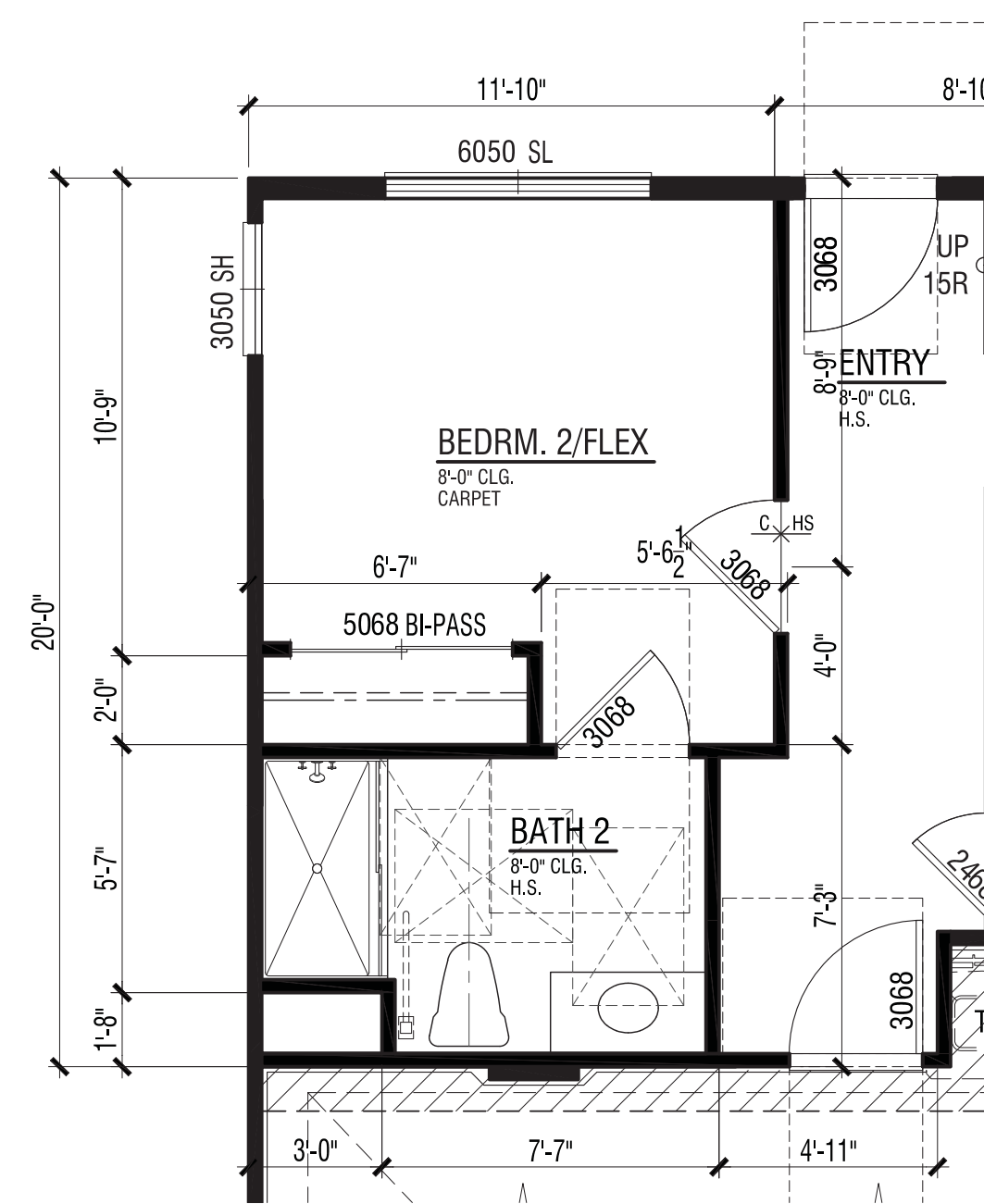
ARCHITECTS . PLANNERS . DESIGNERS

WHA

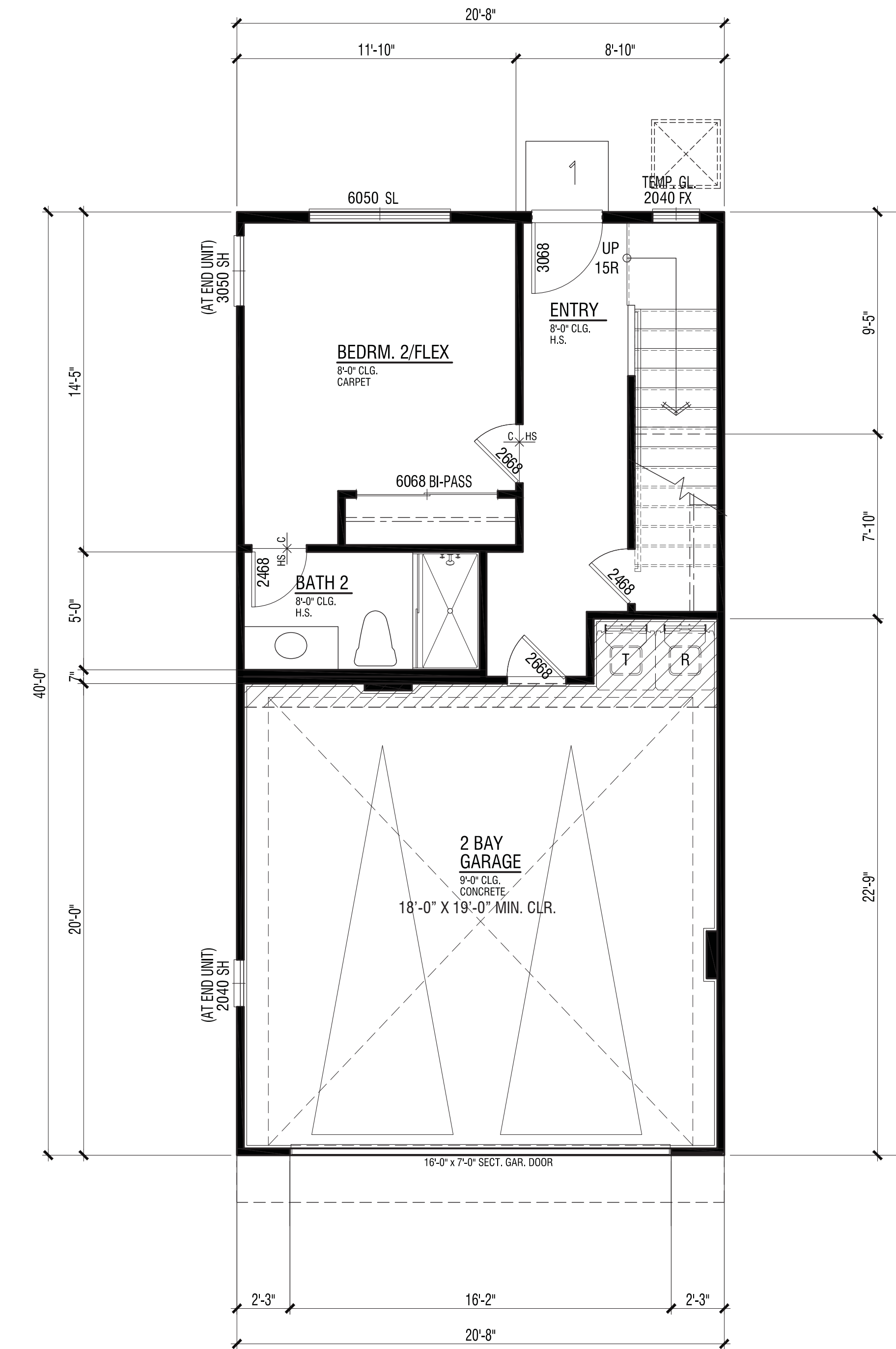
ORANGE COUNTY . LOS ANGELES . BAY AREA



SECOND FLOOR - 811 S.F.



ACCESSIBLE UNIT



FIRST FLOOR - 398 S.F.

Plan 2

2 Bdrm | 2 Bath | Flex |
2- BAY Garage |
1,209 S.F.
8' | 8' Plates

Paseo Townhomes

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

0 2 4 8

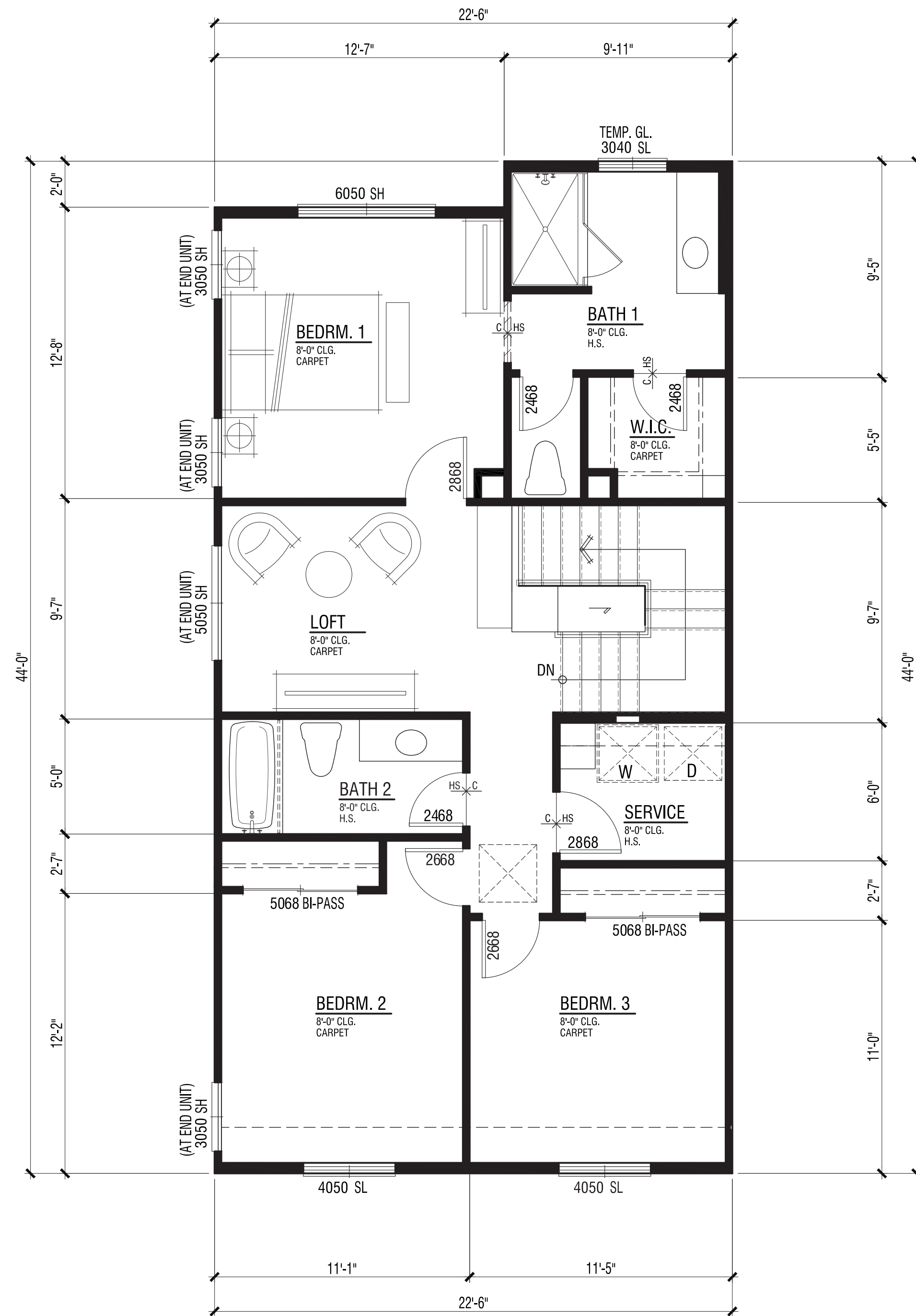
SPECIAL MULTI-FAMILY DESIGN REVIEW

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21

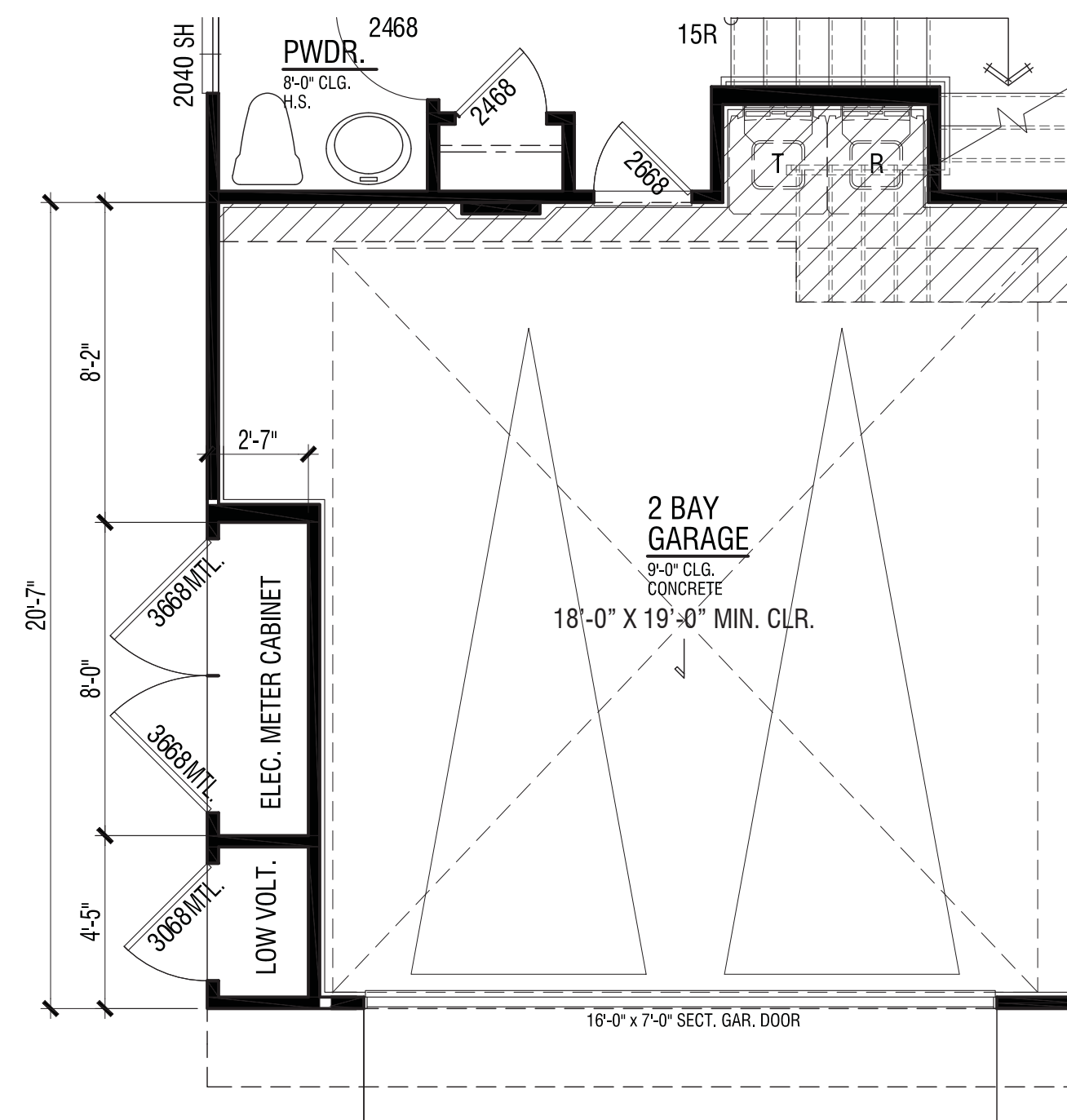
ARCHITECTS . PLANNERS . DESIGNERS

WHA

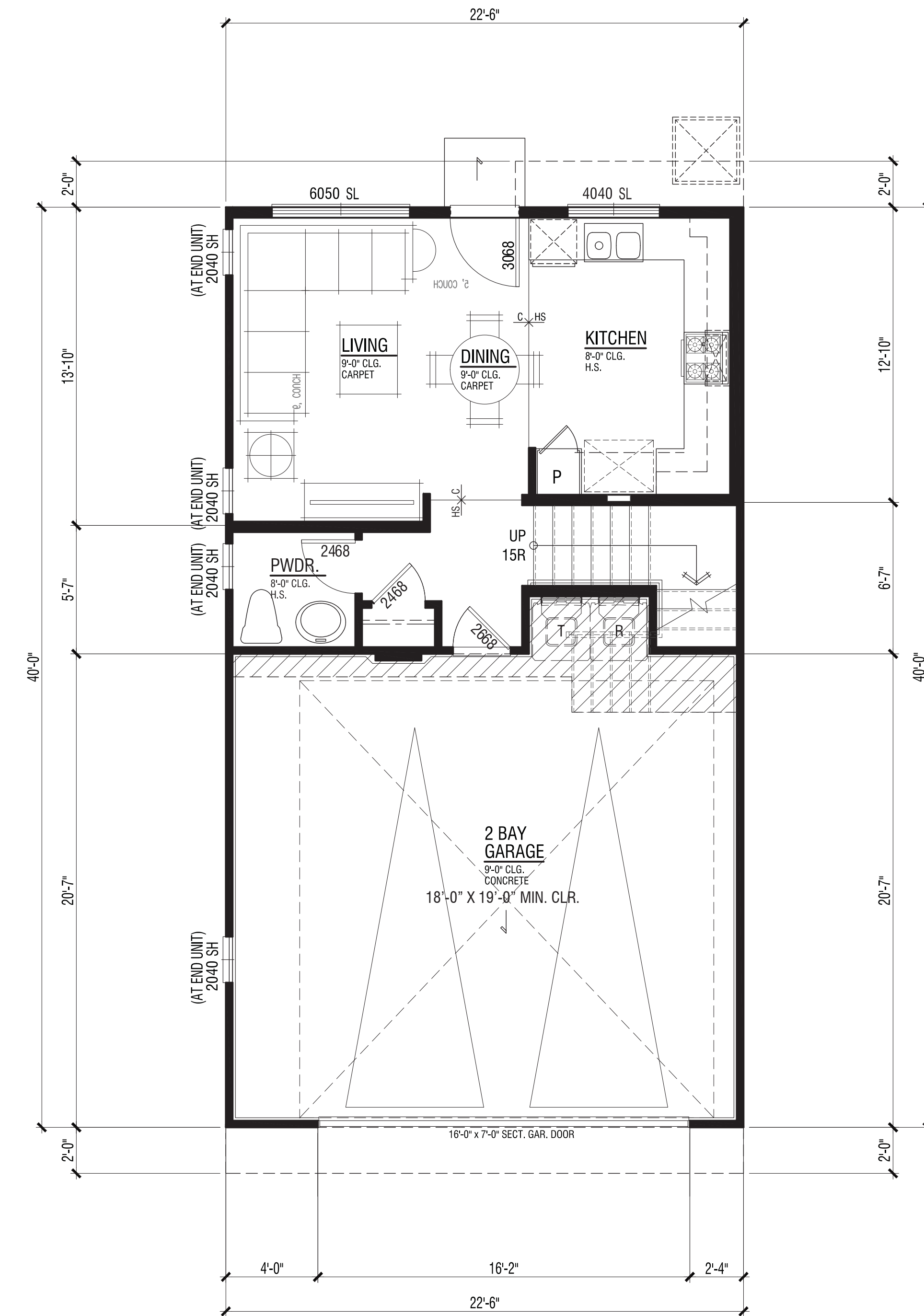
ORANGE COUNTY . LOS ANGELES . BAY AREA



SECOND FLOOR - 892 S.F.



END UNIT W/ UTILITY RM. (PLAN 7X)



FIRST FLOOR - 425 S.F.

Plan 3

3 Bdrm | 2.5 Bath | Loft |
2- BAY Garage |
1,316 S.F.
8' | 8' Plates

Paseo Townhomes

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

0 2 4 8

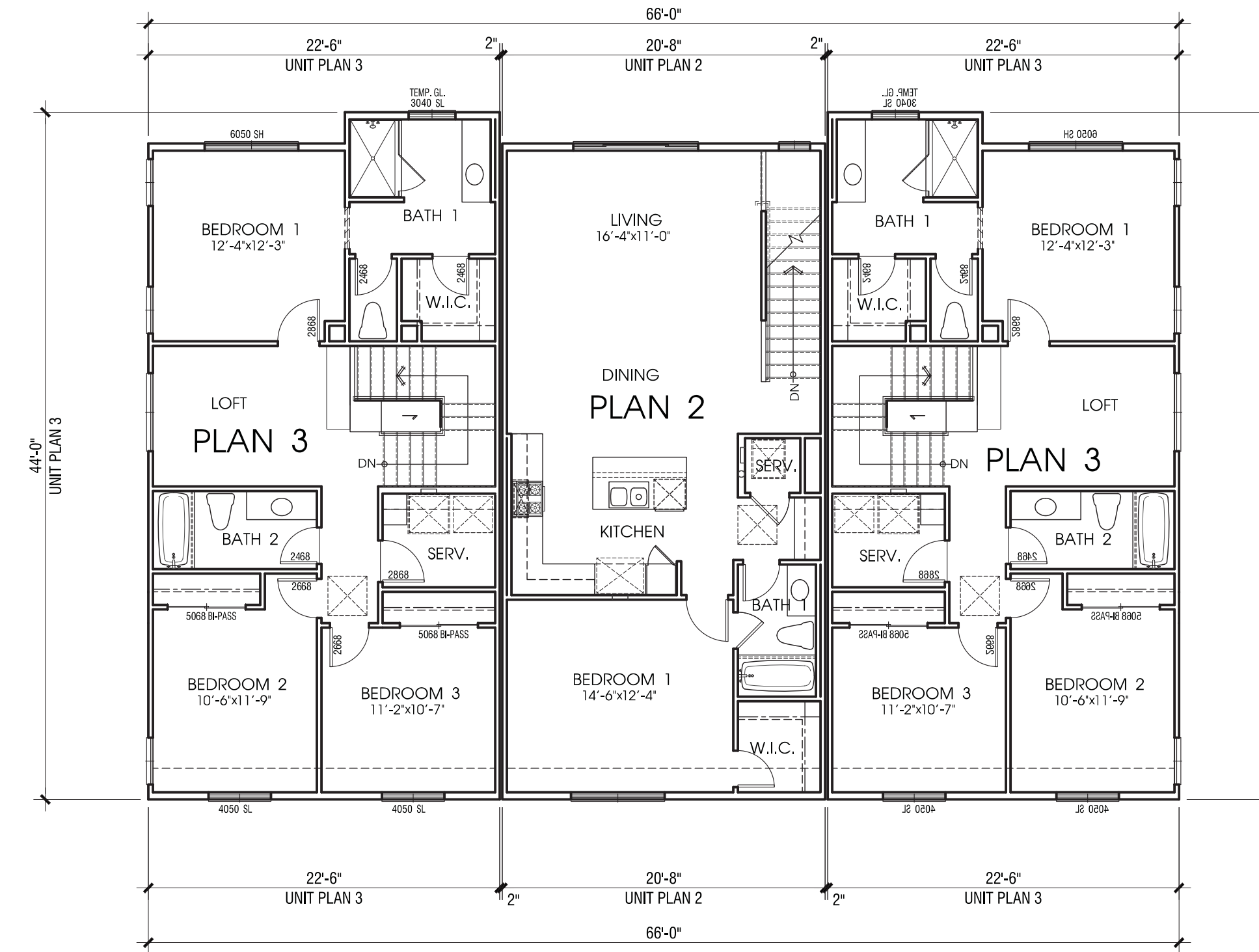
SPECIAL MULTI-FAMILY DESIGN REVIEW

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21

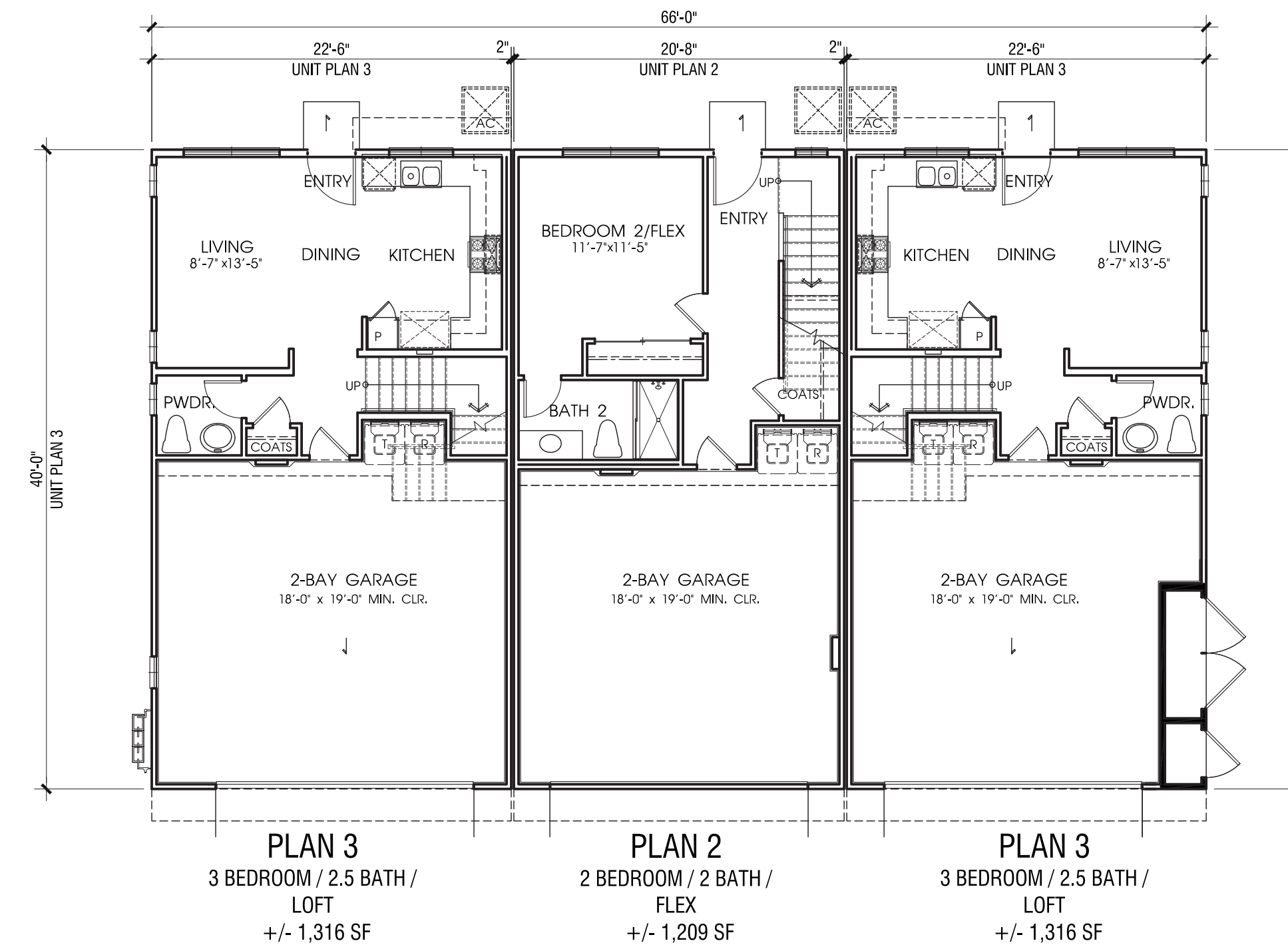
ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Second Floor



First Floor

Composite Floor Plans - 3 Plex Paseo Townhomes

HIGHGROVE TOWN CENTER COUNTY OF RIVERSIDE, CA

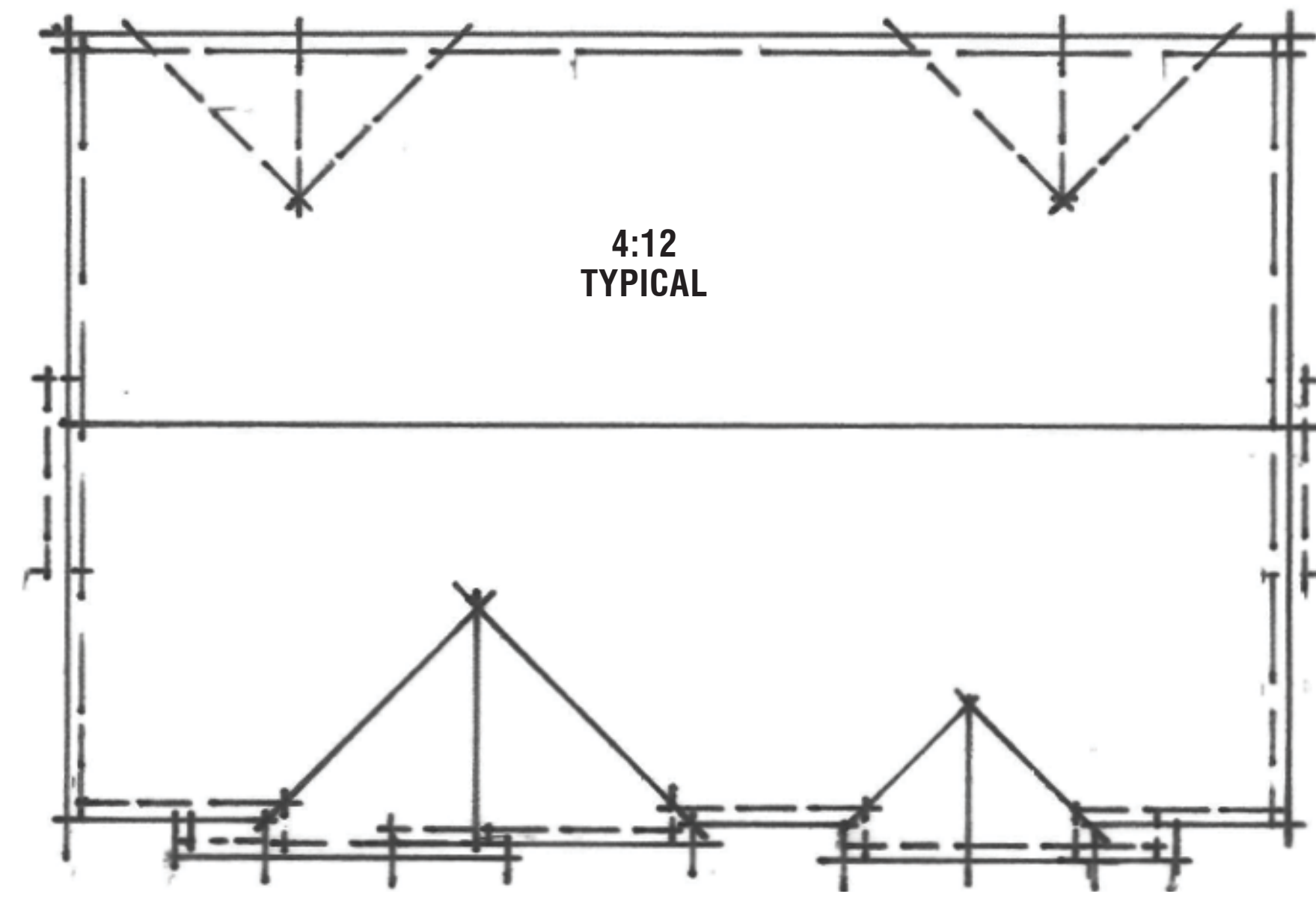
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

Occupancy: R3/U
Townhomes per CRC
Type of Const.: VB (non-rated)
Sprinkler System: NFPA-13D

0 2 4 8

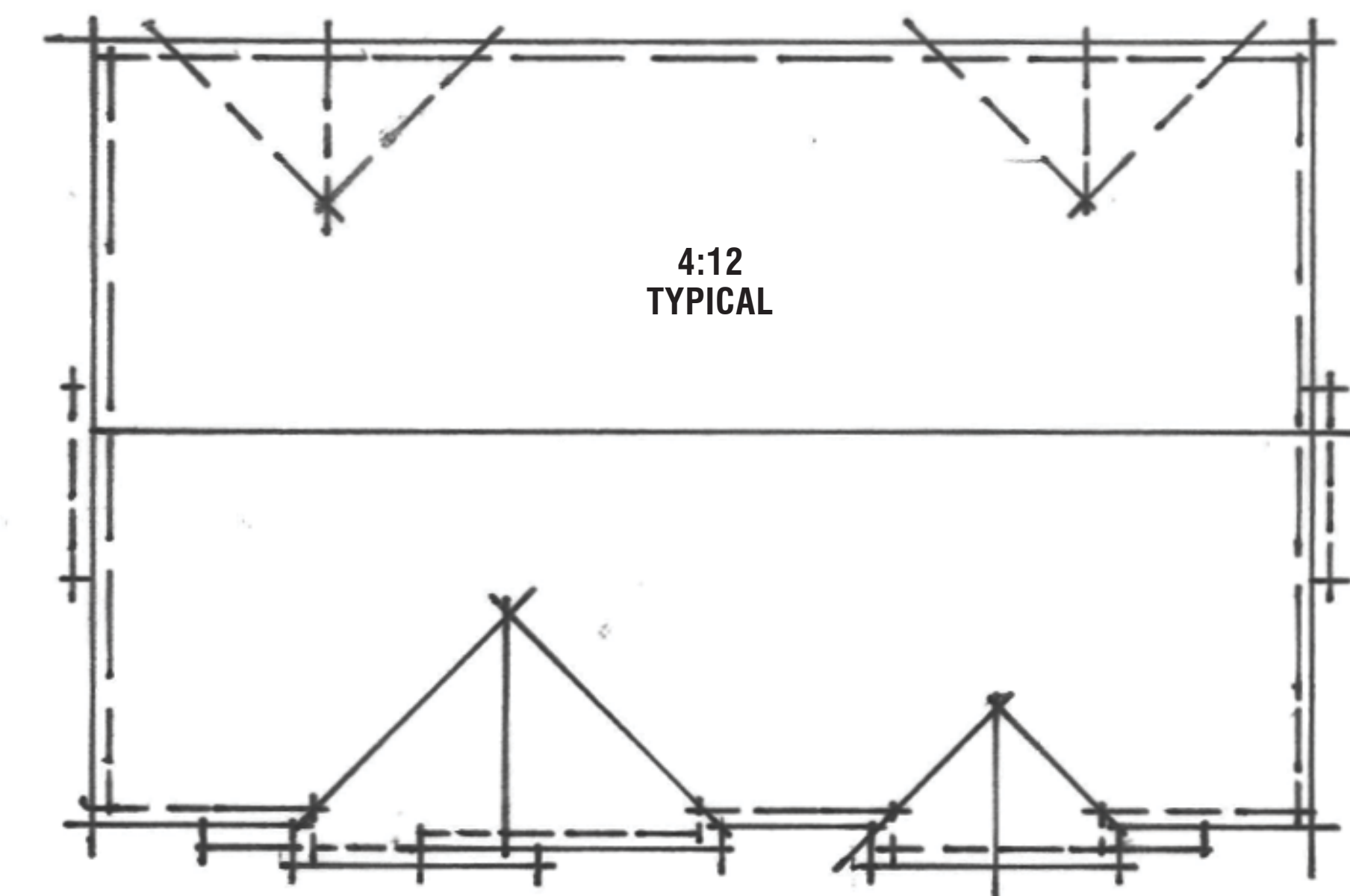
SPECIAL MULTI-FAMILY DESIGN REVIEW

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21



SPANISH

Eave 12" | Rake 12"
Concrete "S" Tile



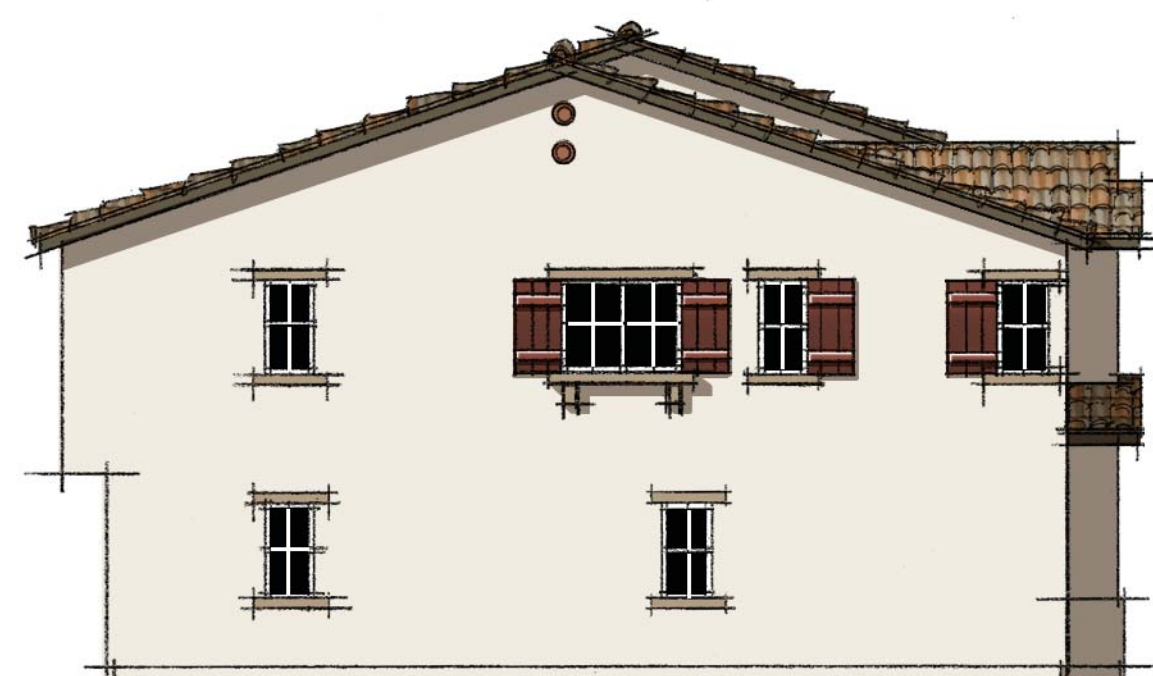
CRAFTSMAN

Eave 18" | Rake 12"
Concrete Flat Tile

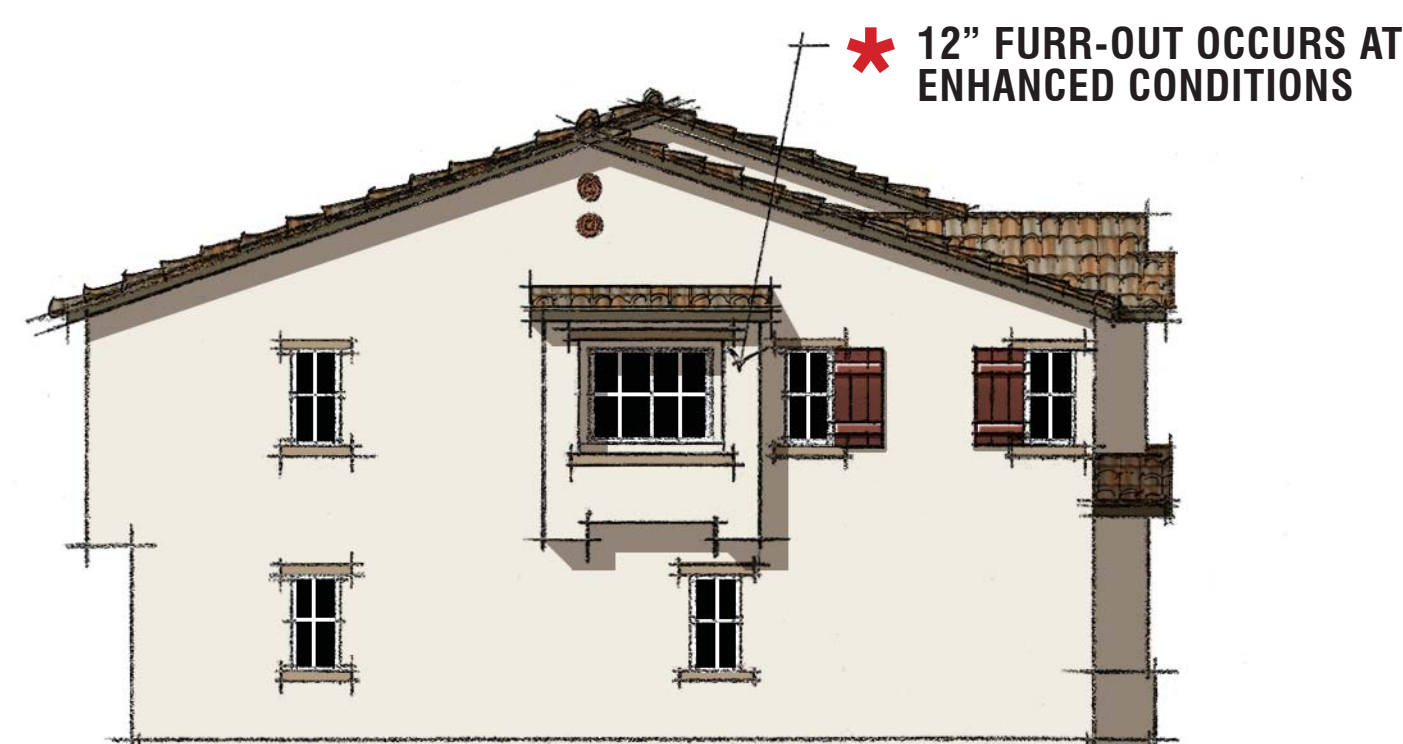
PASEO TOWNHOMES | BUILDING 100
Roof Plans

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA



Plan 3R STANDARD LEFT



Plan 3R ENHANCED LEFT



Plan 3R Plan 2 Plan 3 FRONT



Plan 3 STANDARD RIGHT



Plan 3 ENHANCED RIGHT



Plan 3 Plan 2 Plan 3R REAR

STYLE ELEMENTS: SPANISH

- Concrete Medium 'S' Tile
- Stucco With 16/20 Finish
- Foam Shutters
- Stucco Wrapped Potshef With Brackets
- Stucco Wrapped Shaped Corbels
- Gable End Foam Pipe Detail
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Column
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

PASEO TOWNHOMES | BUILDING 100
Spanish Elevations

HIGHGROVE TOWN CENTER
 COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.

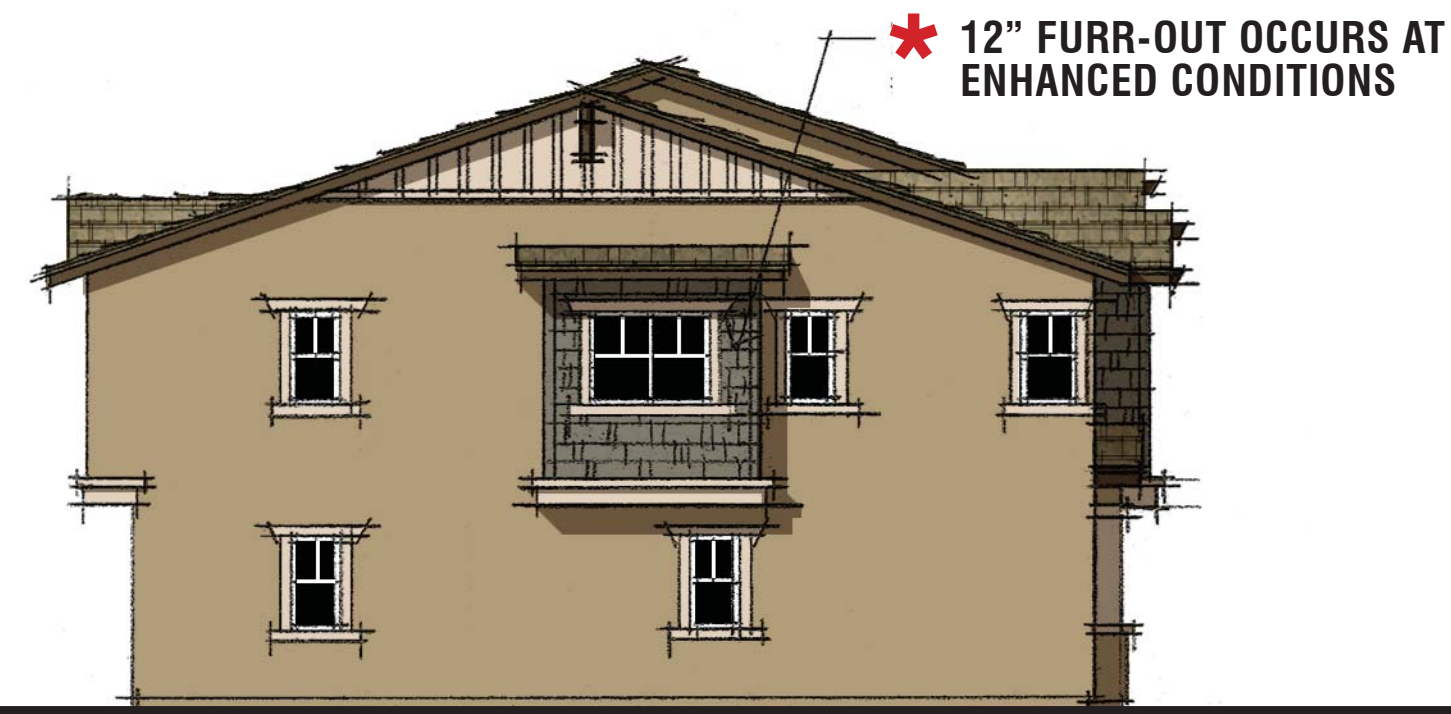
Note: Artist's Conception; Colors, Materials And Application May Vary.

1.6
 0 4 8 16
SPECIAL MULTI-FAMILY DESIGN REVIEW
 © 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-21-21

ARCHITECTS . PLANNERS . DESIGNERS
WHA
 ORANGE COUNTY . LOS ANGELES . BAY AREA



Plan 3R STANDARD LEFT



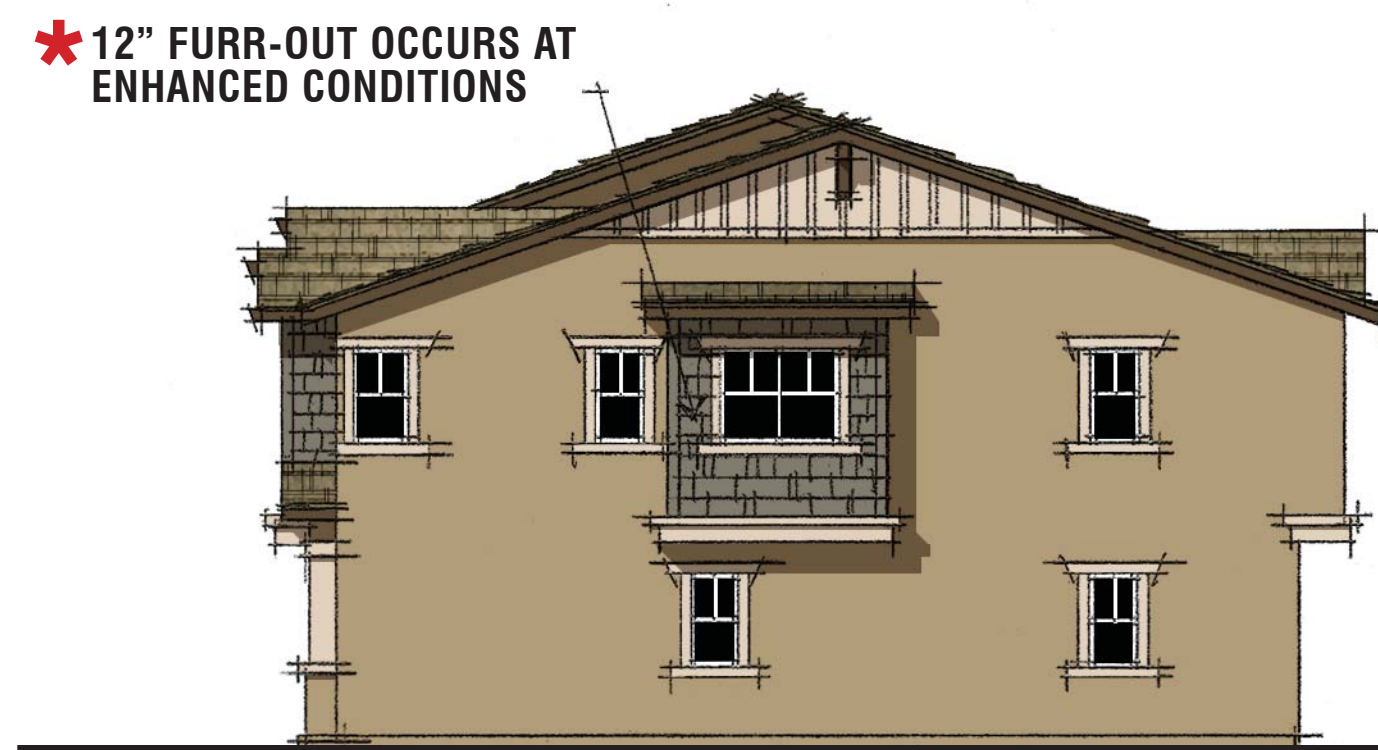
Plan 3R ENHANCED LEFT



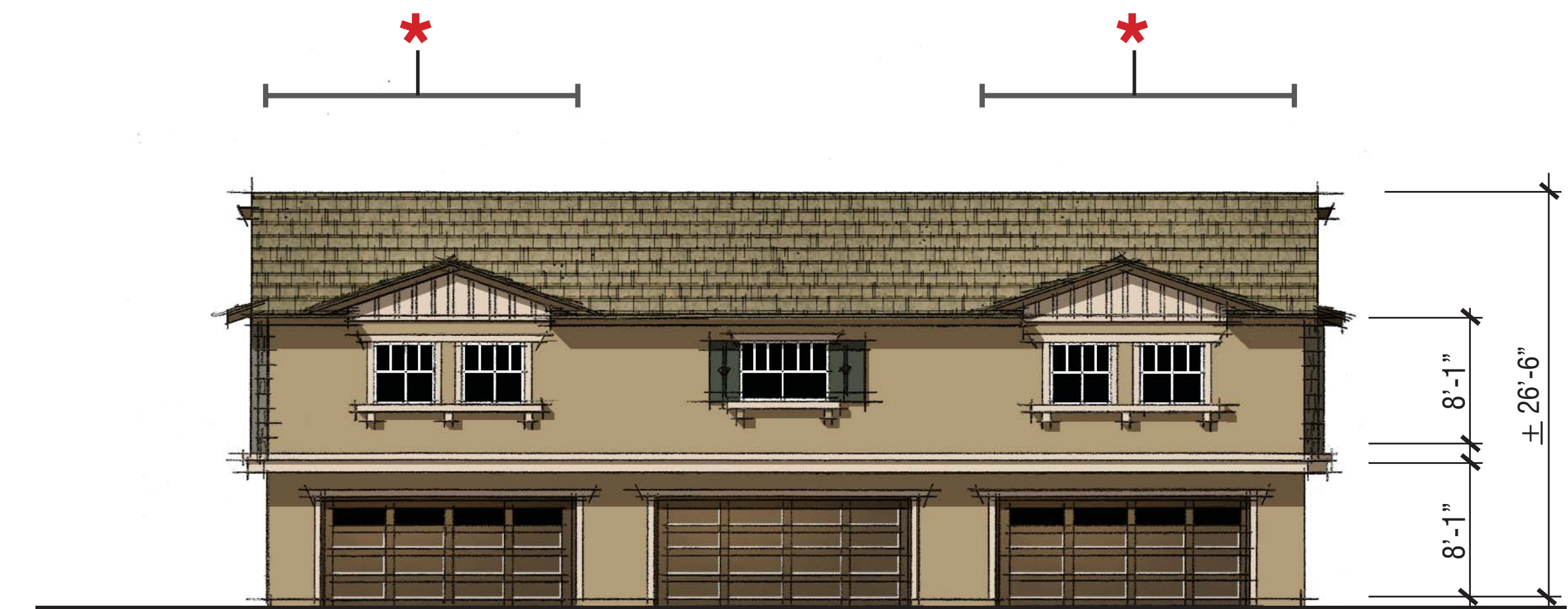
Plan 3R Plan 2 Plan 3 FRONT



Plan 3 STANDARD RIGHT



Plan 3 ENHANCED RIGHT



Plan 3 Plan 2 Plan 3R REAR

STYLE ELEMENTS: CRAFTSMAN

- Flat Concrete Tile
- Stucco With 16/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outlookers
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

PASEO TOWNHOMES | BUILDING 100
Craftsman Elevations

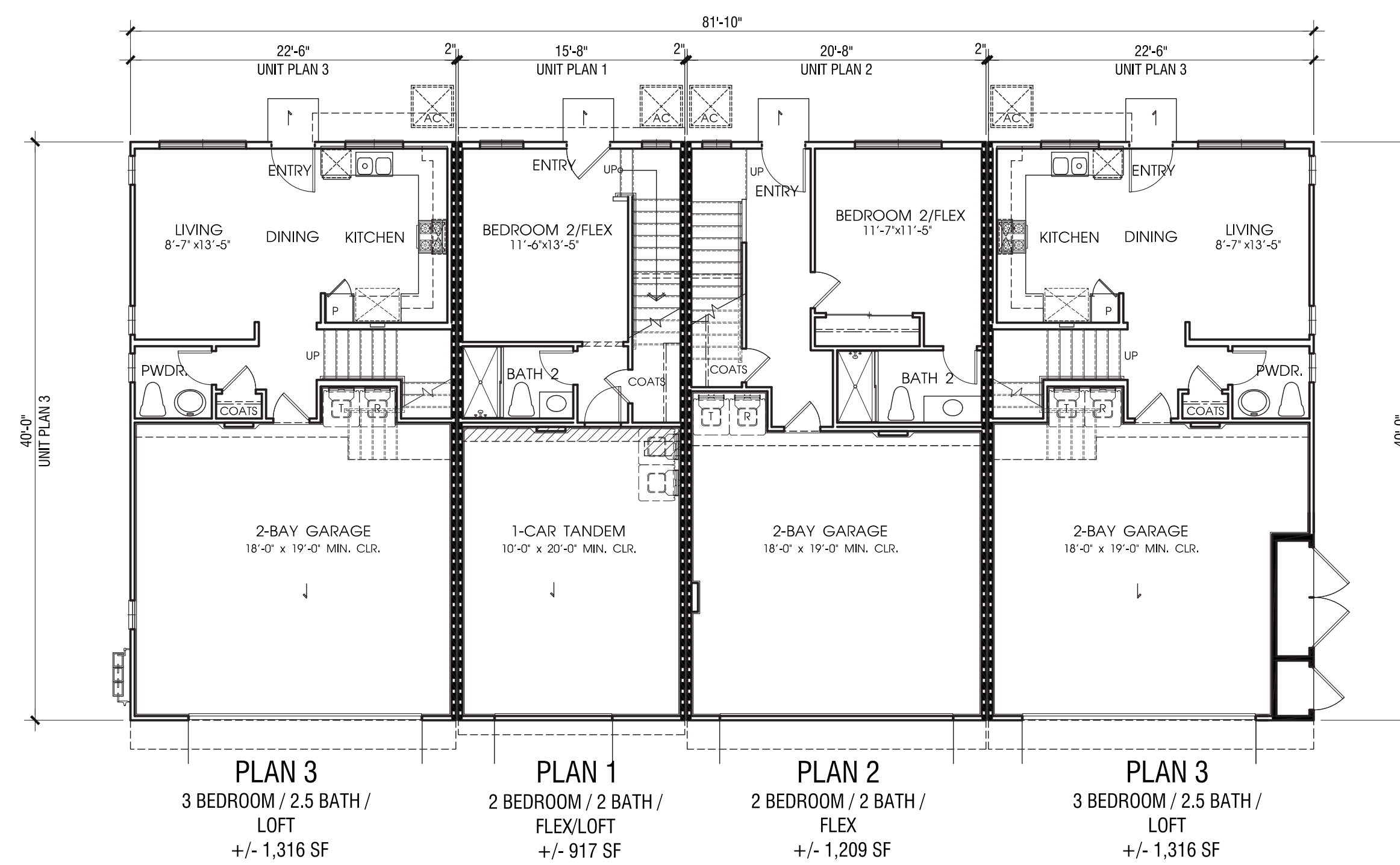
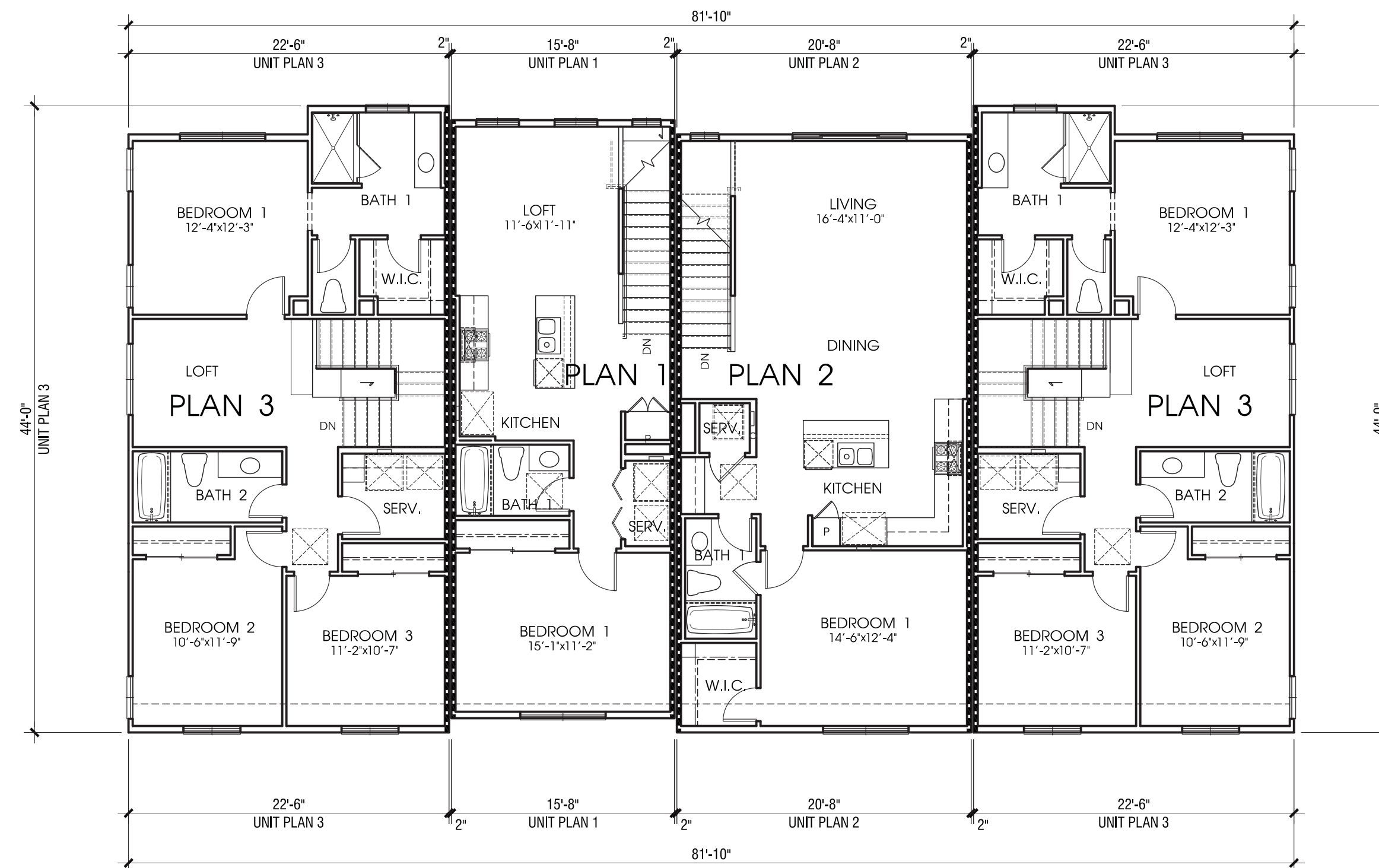
HIGHGROVE TOWN CENTER
COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.

Note: Artist's Conception; Colors, Materials And Application May Vary.

1.7
0 4 8 16
SPECIAL MULTI-FAMILY DESIGN REVIEW
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-21-21

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA

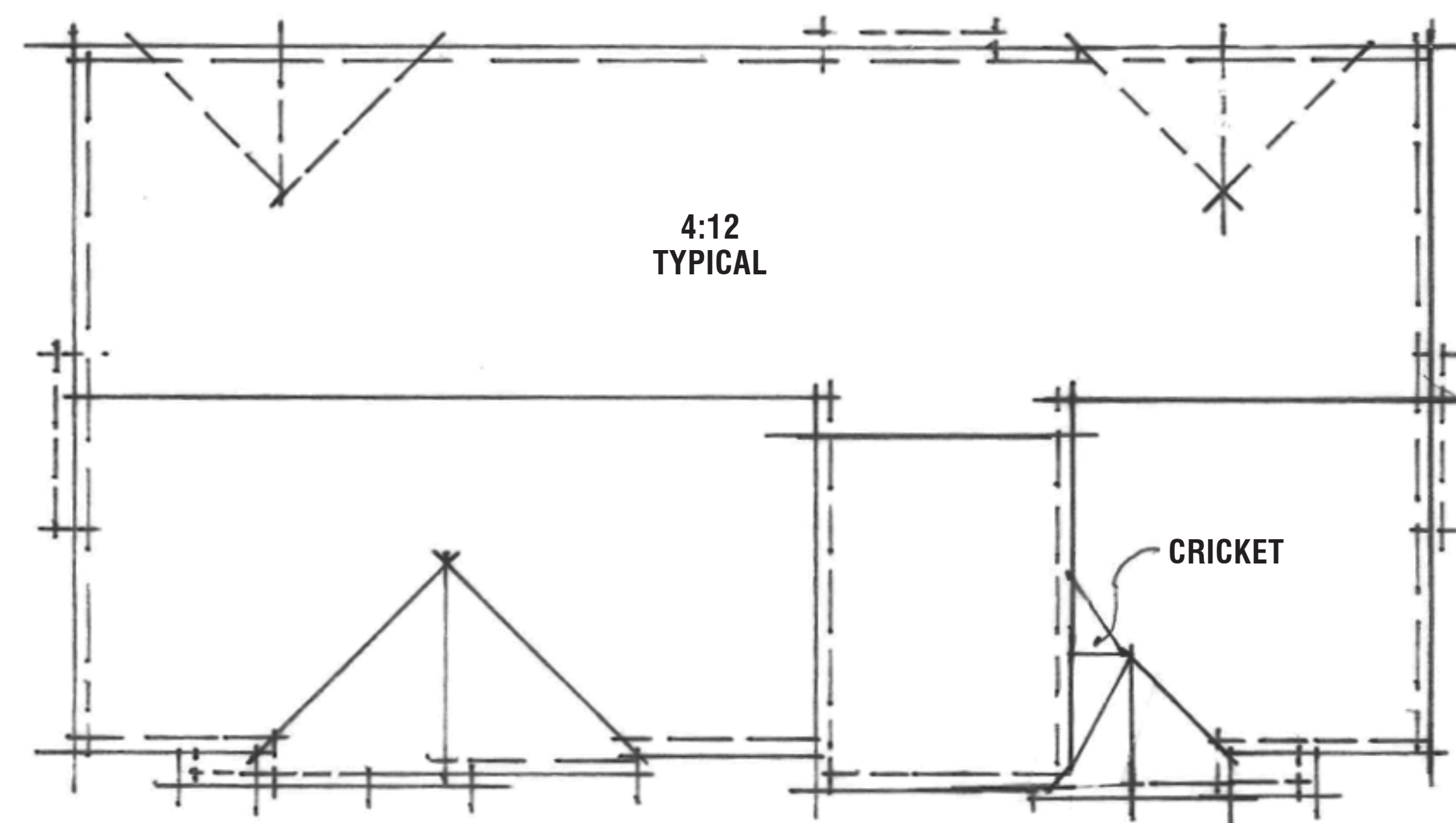


Composite Floor Plans - 4 Plex Paseo Townhomes

HIGHGROVE TOWN CENTER COUNTY OF RIVERSIDE, CA

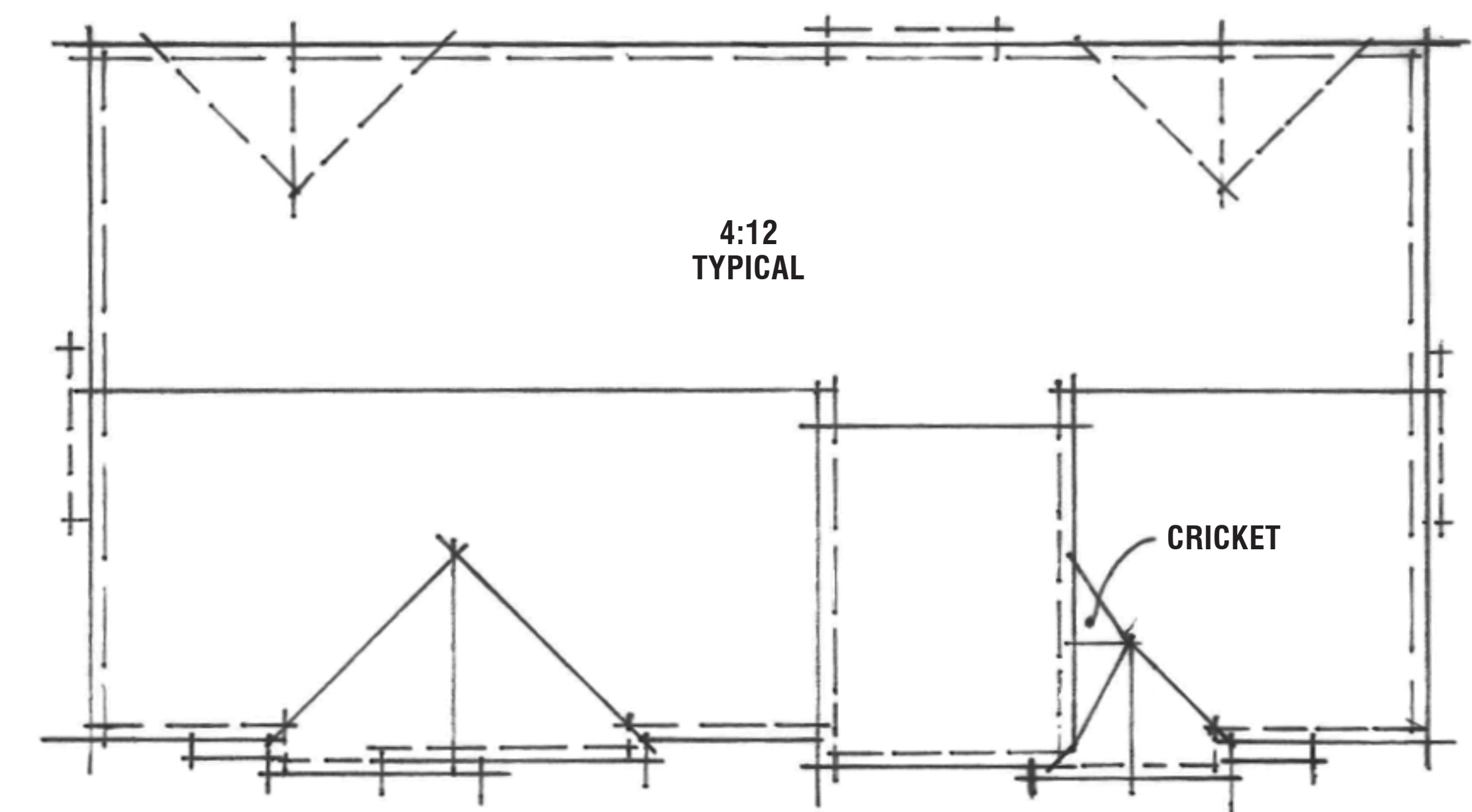
Occupancy: R3/U
Townhomes per CRC
Type of Const.: VB (non-rated)
Sprinkler System: NFPA-13D

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.



SPANISH

Eave 12" | Rake 12"
Concrete "S" Tile



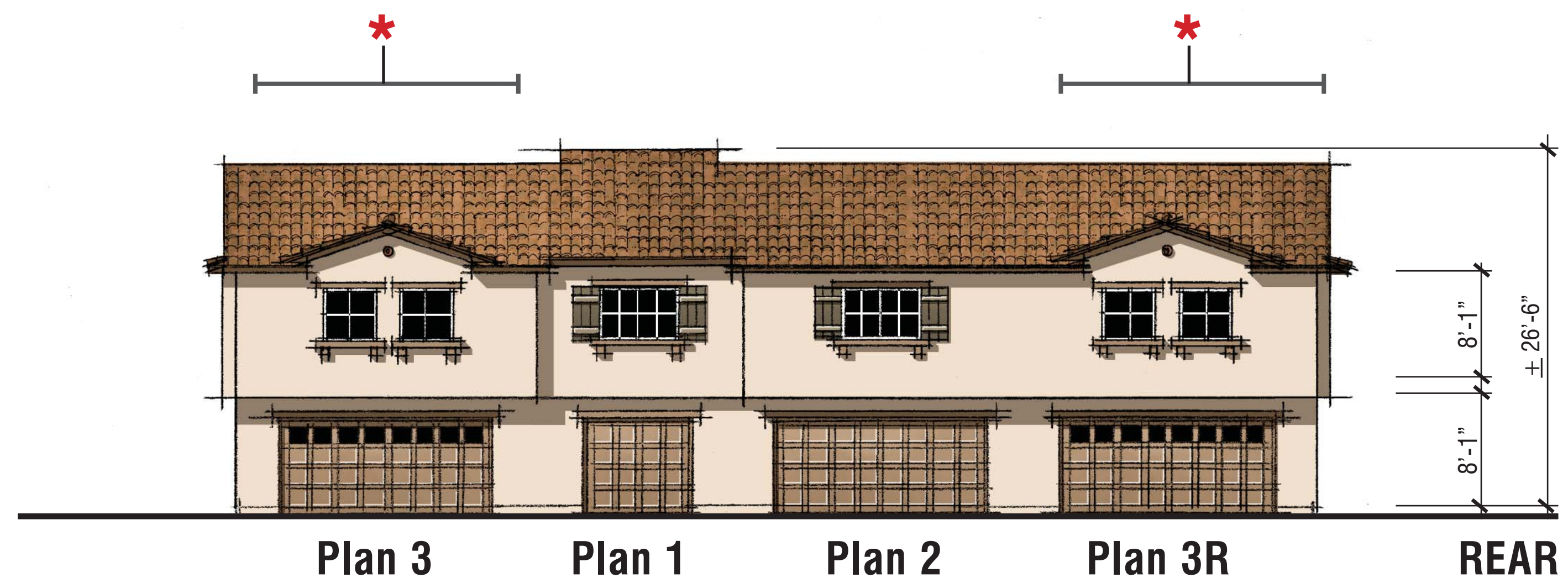
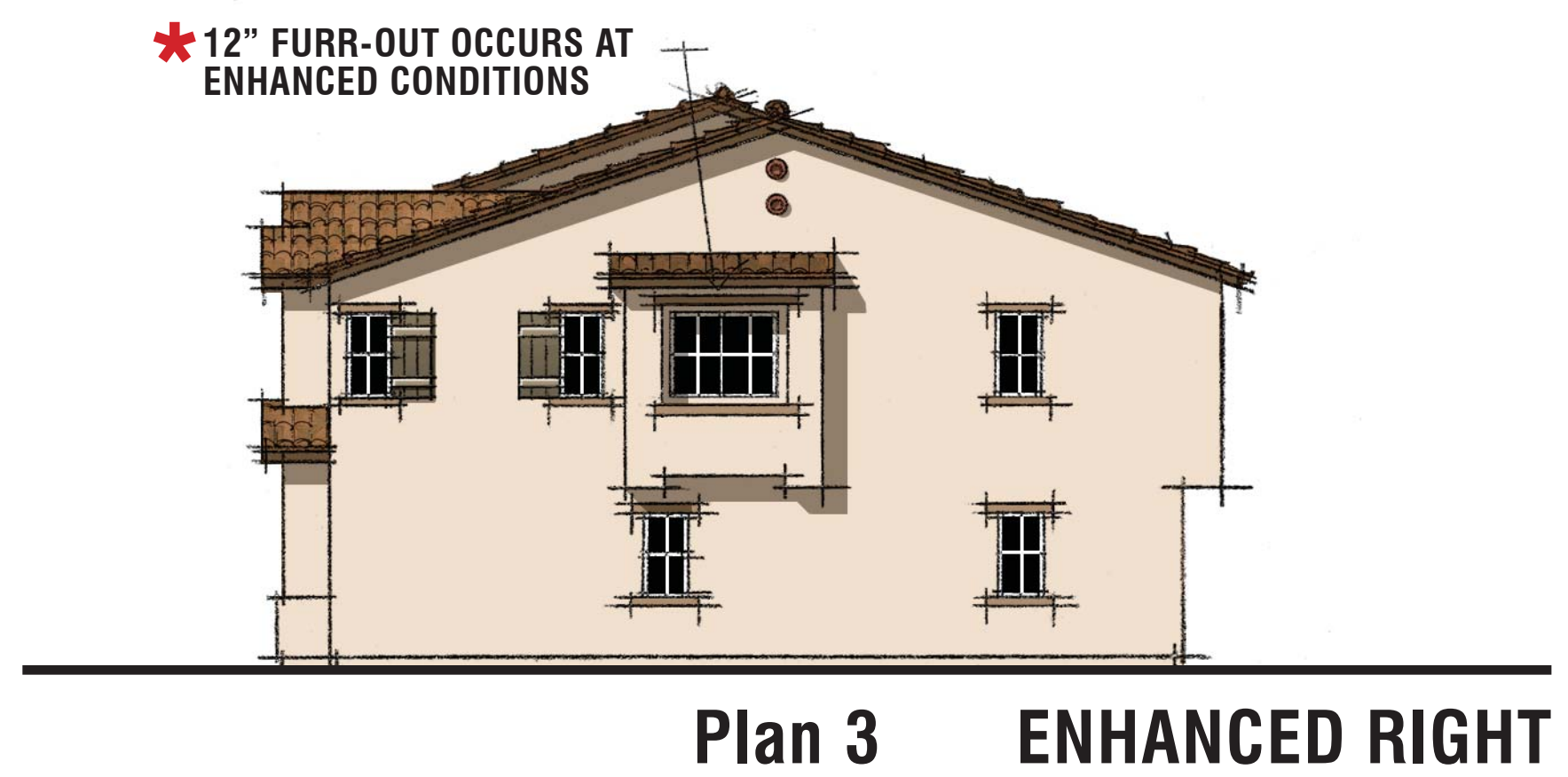
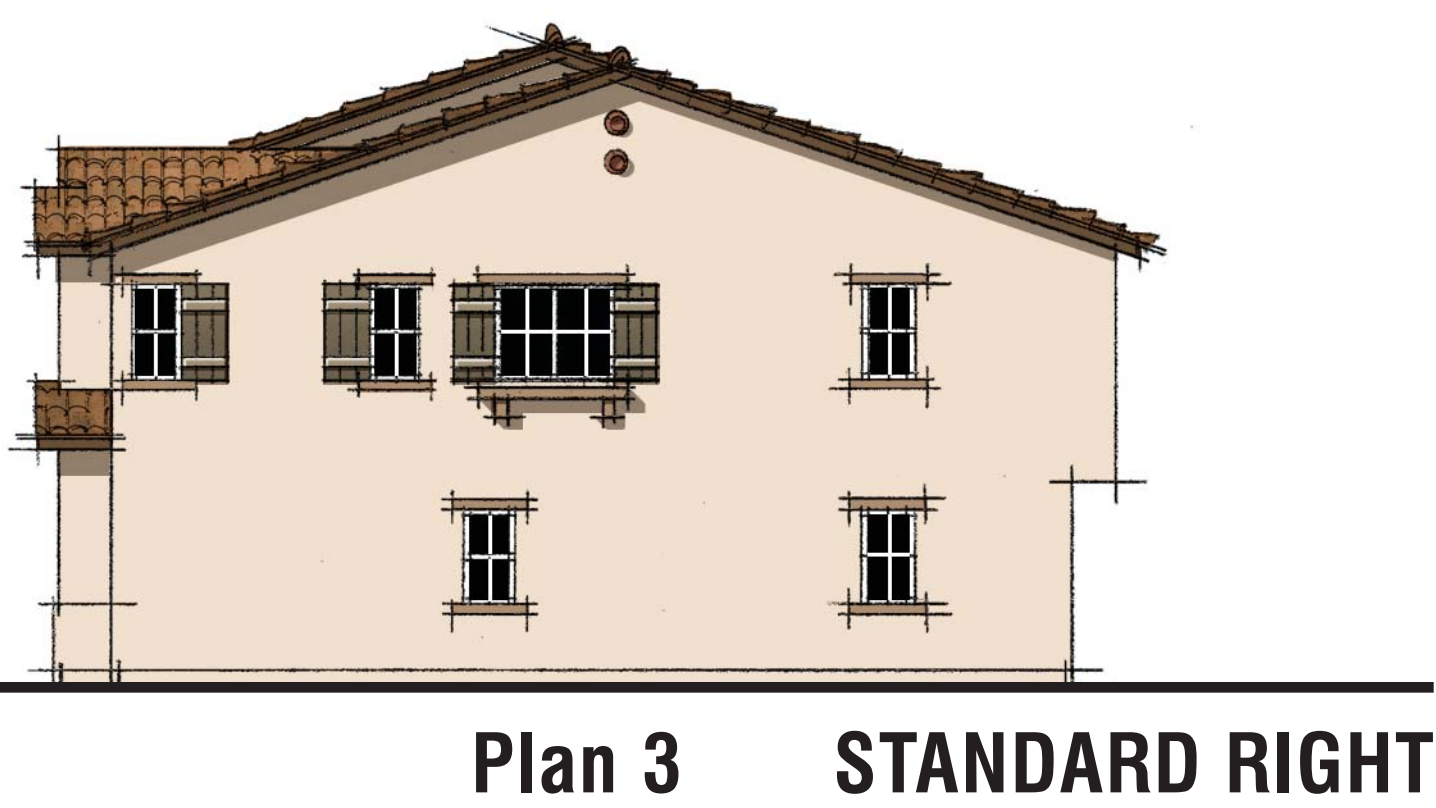
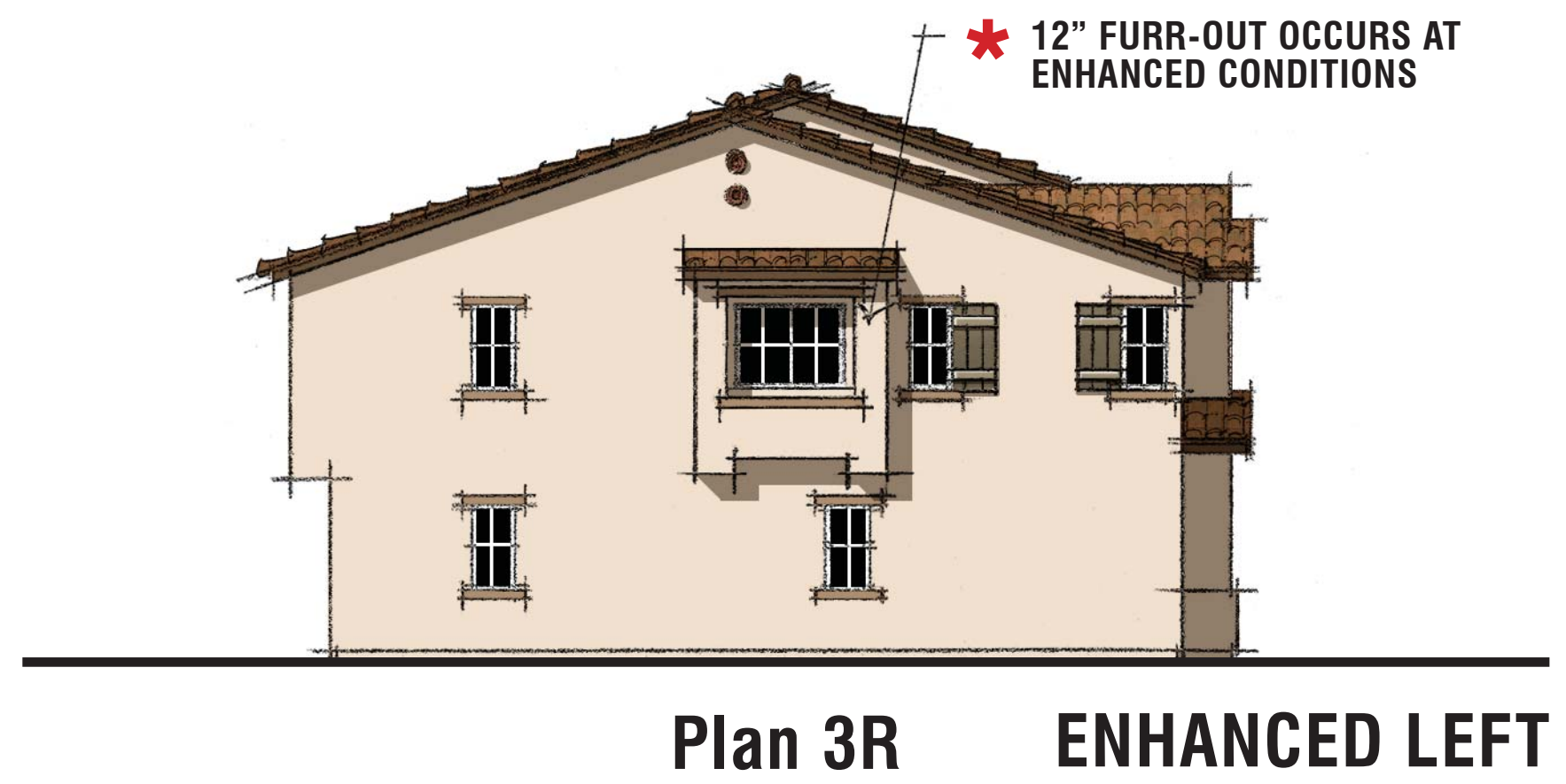
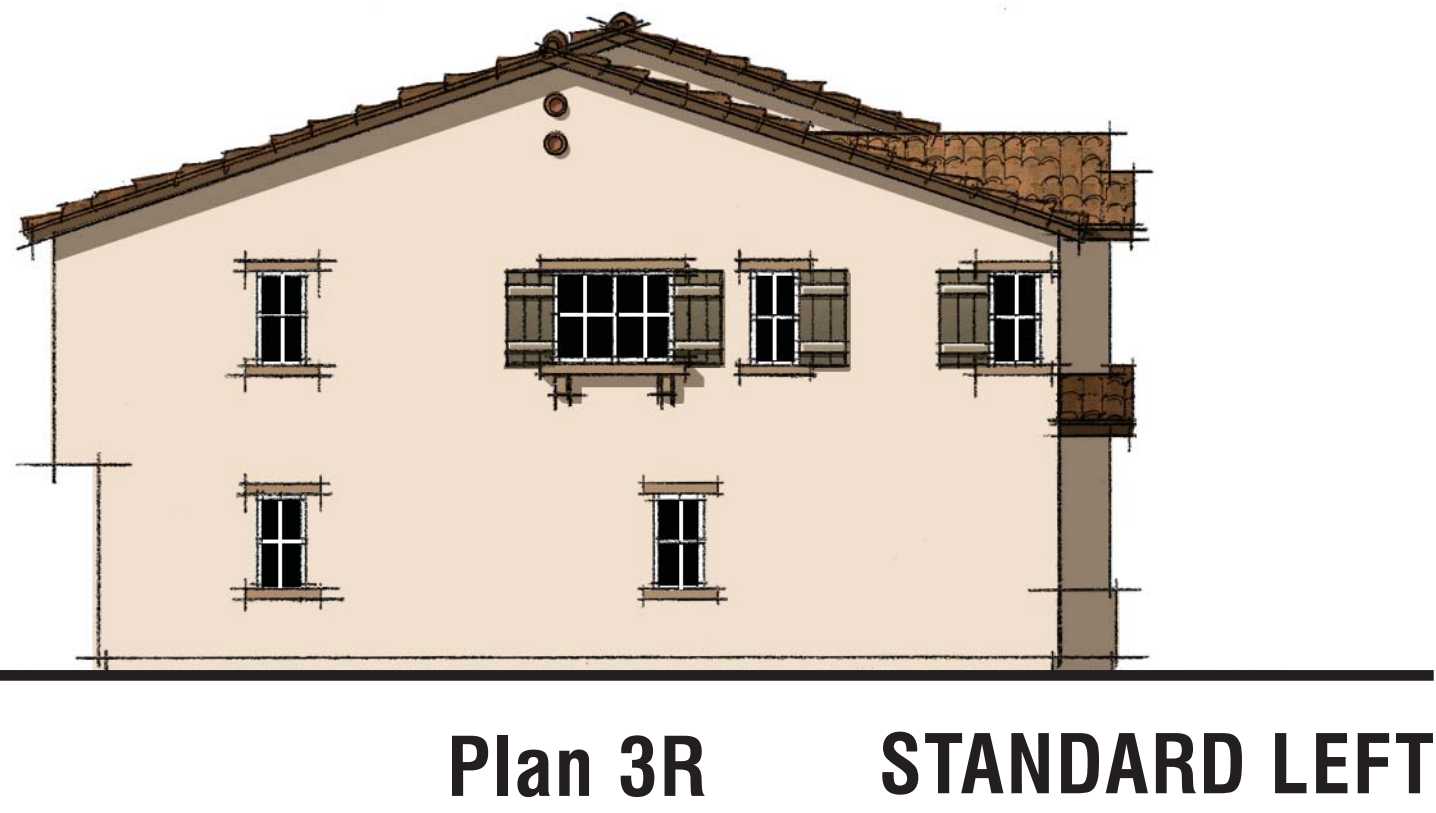
CRAFTSMAN

Eave 18" | Rake 12"
Concrete Flat Tile

PASEO TOWNHOMES | BUILDING 200
Roof Plans

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA



STYLE ELEMENTS: SPANISH

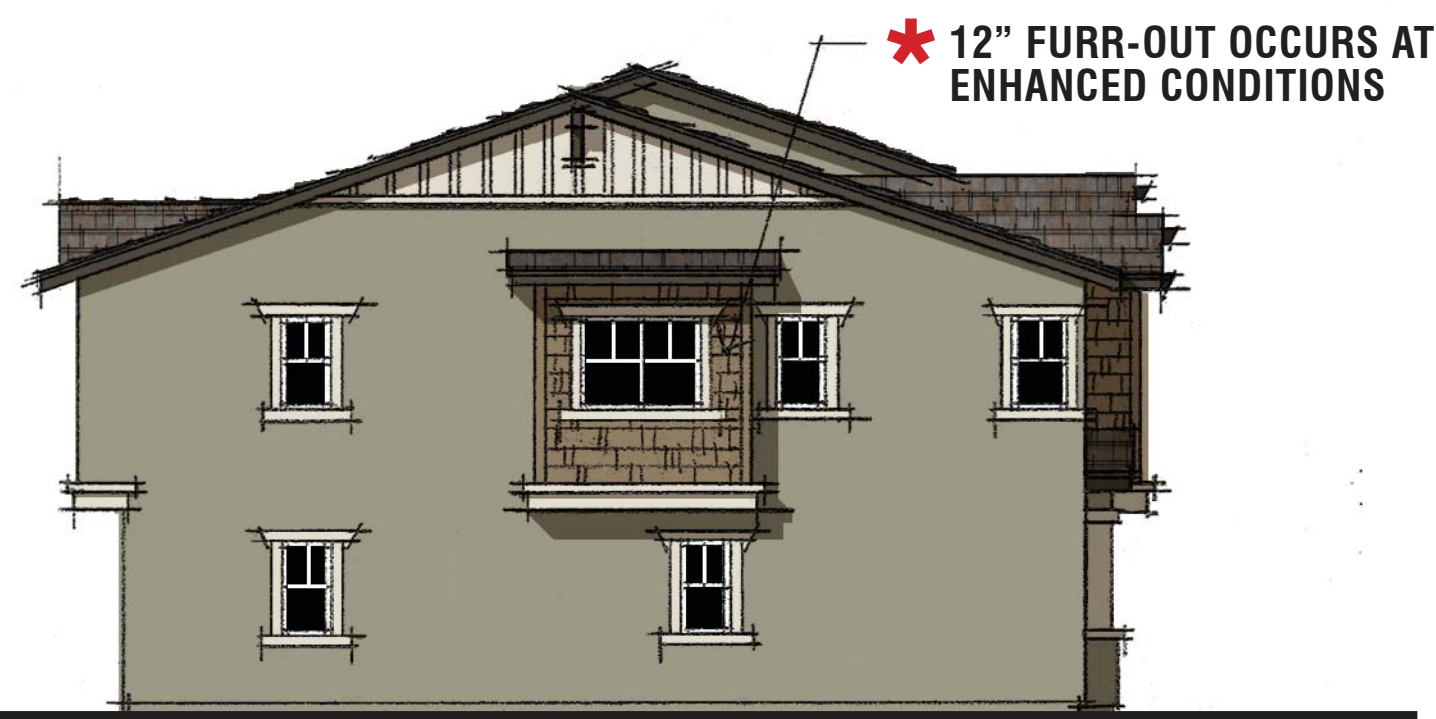
- Concrete Medium 'S' Tile
- Stucco With 16/20 Finish
- Foam Shutters
- Stucco Wrapped Potshef With Brackets
- Stucco Wrapped Shaped Corbels
- Gable End Foam Pipe Detail
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Column
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

PASEO TOWNHOMES | BUILDING 200
Spanish Elevations



Plan 3R STANDARD LEFT



Plan 3R ENHANCED LEFT



Plan 3R Plan 2 Plan 1 Plan 3 FRONT



Plan 3 STANDARD RIGHT



Plan 3 ENHANCED RIGHT



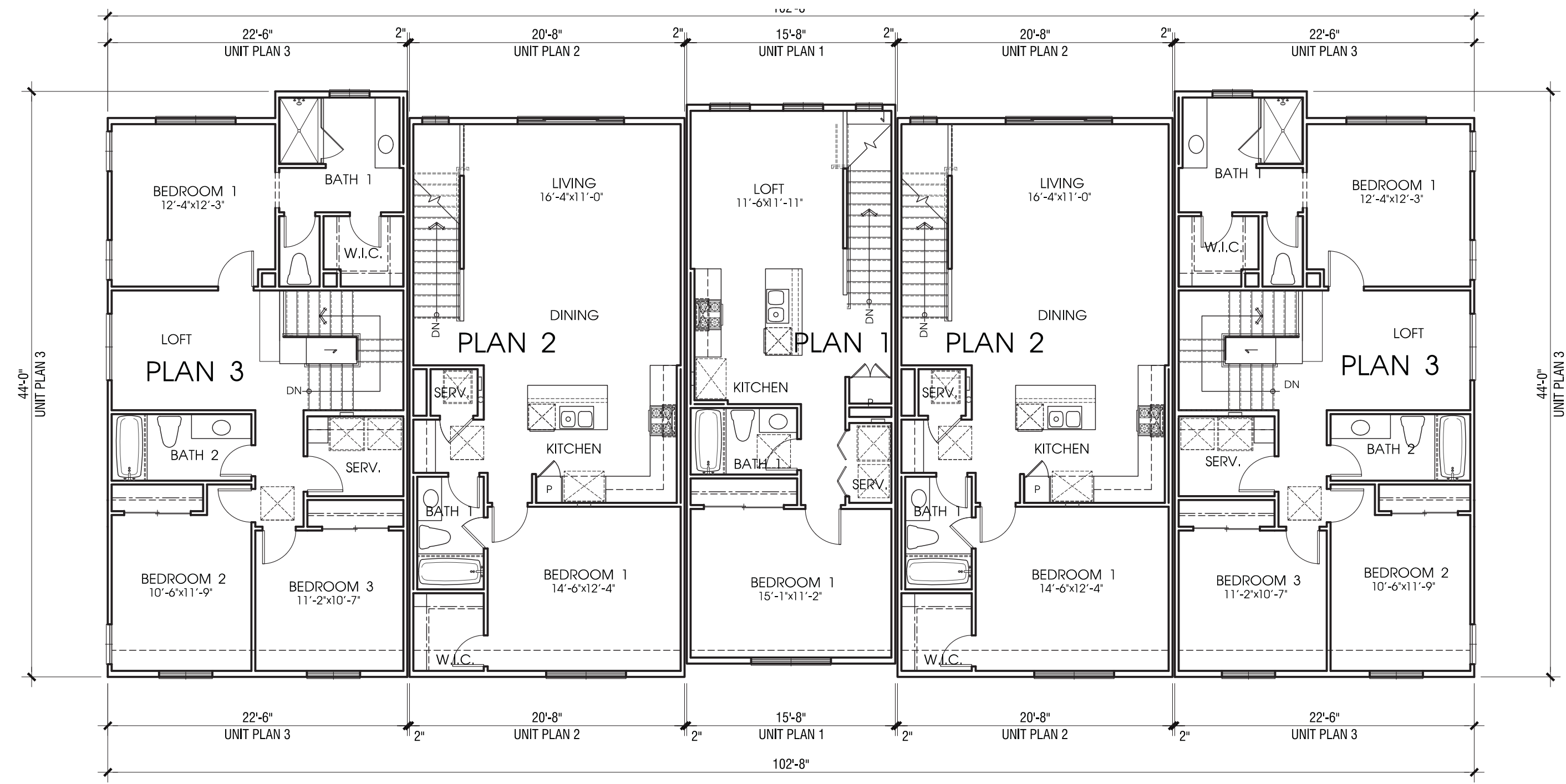
Plan 3 Plan 1 Plan 2 Plan 3R REAR

STYLE ELEMENTS: CRAFTSMAN

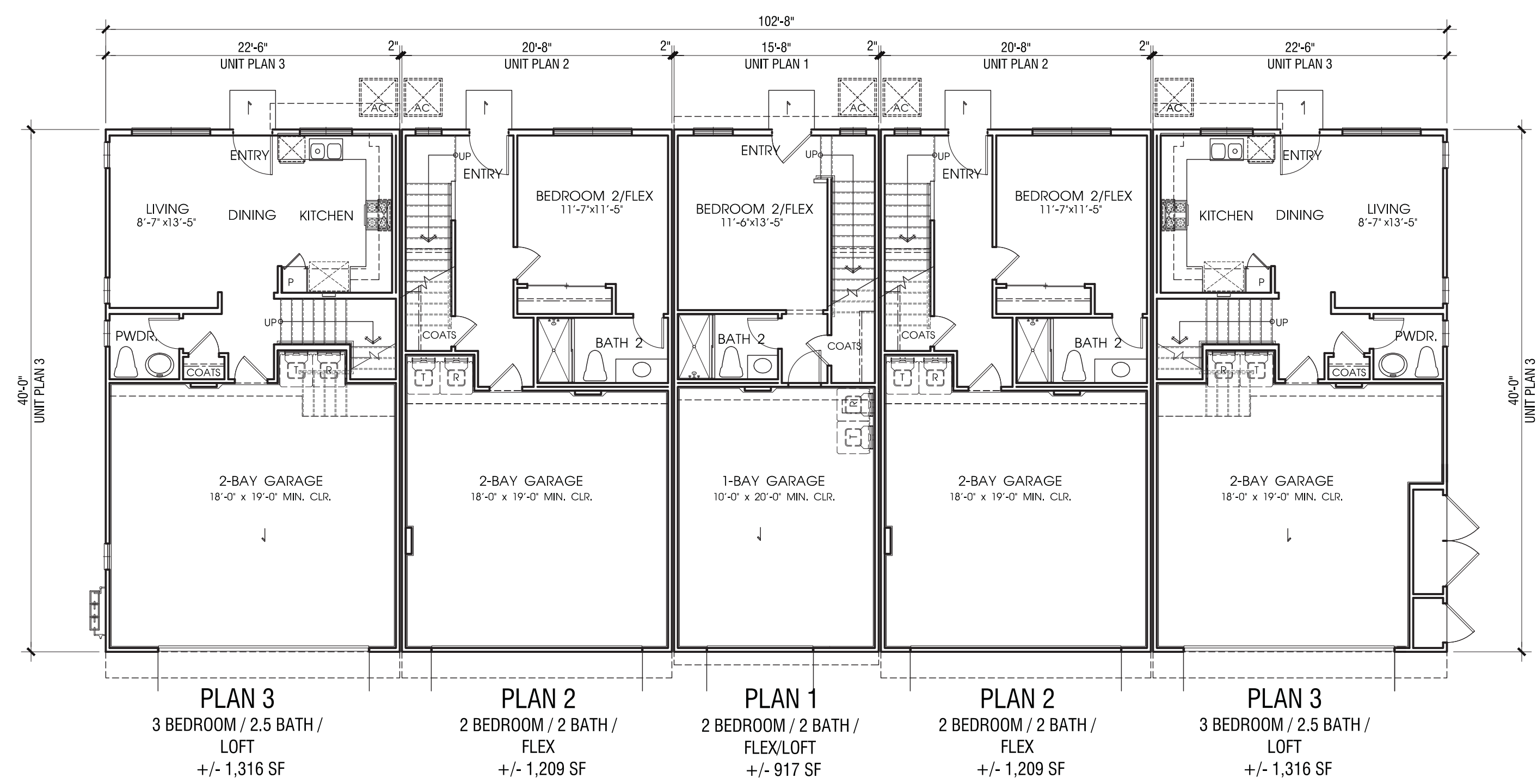
- Flat Concrete Tile
- Stucco With 16/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outlookers
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

PASEO TOWNHOMES | BUILDING 200
Craftsman Elevations



Second Floor



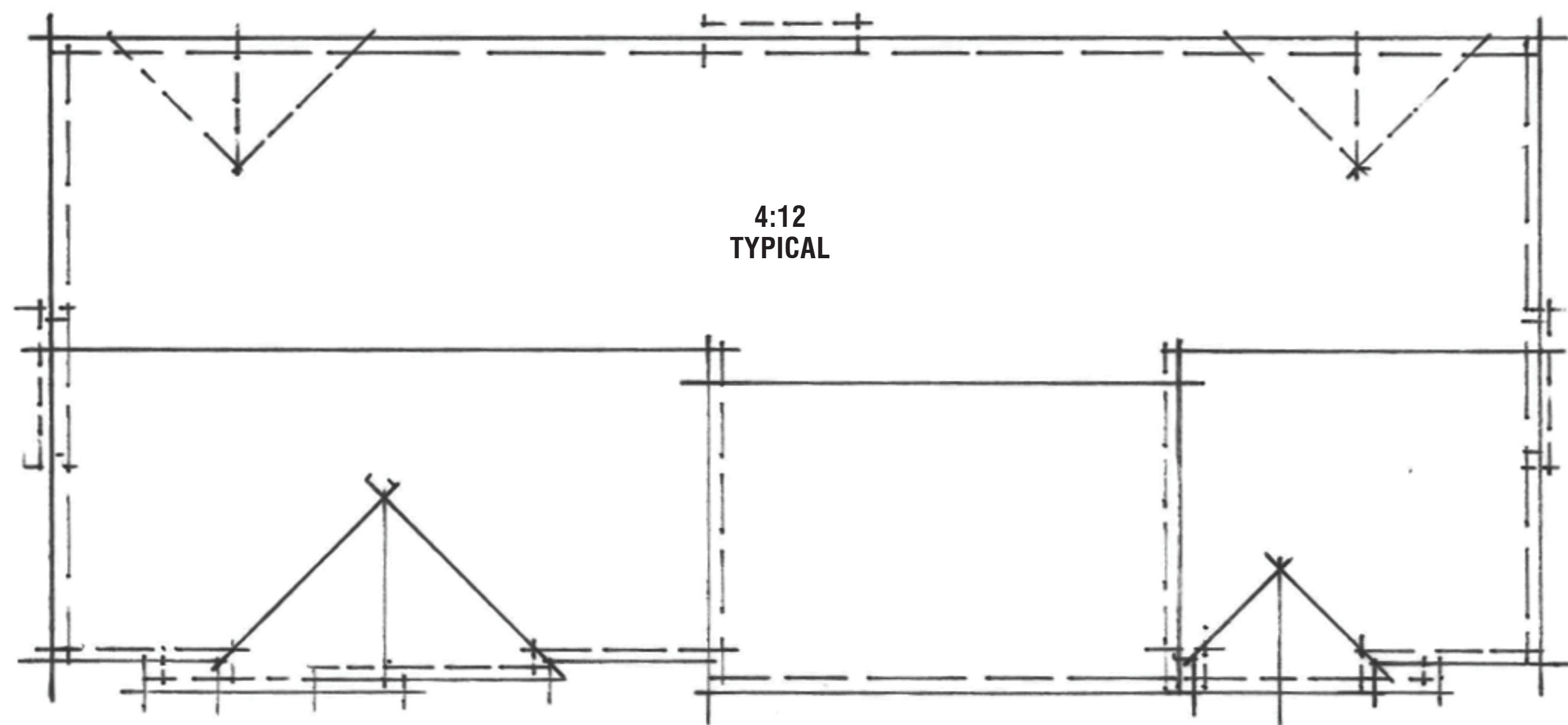
First Floor

Composite Floor Plans - 5 Plex Paseo Townhomes

HIGHGROVE TOWN CENTER COUNTY OF RIVERSIDE, CA

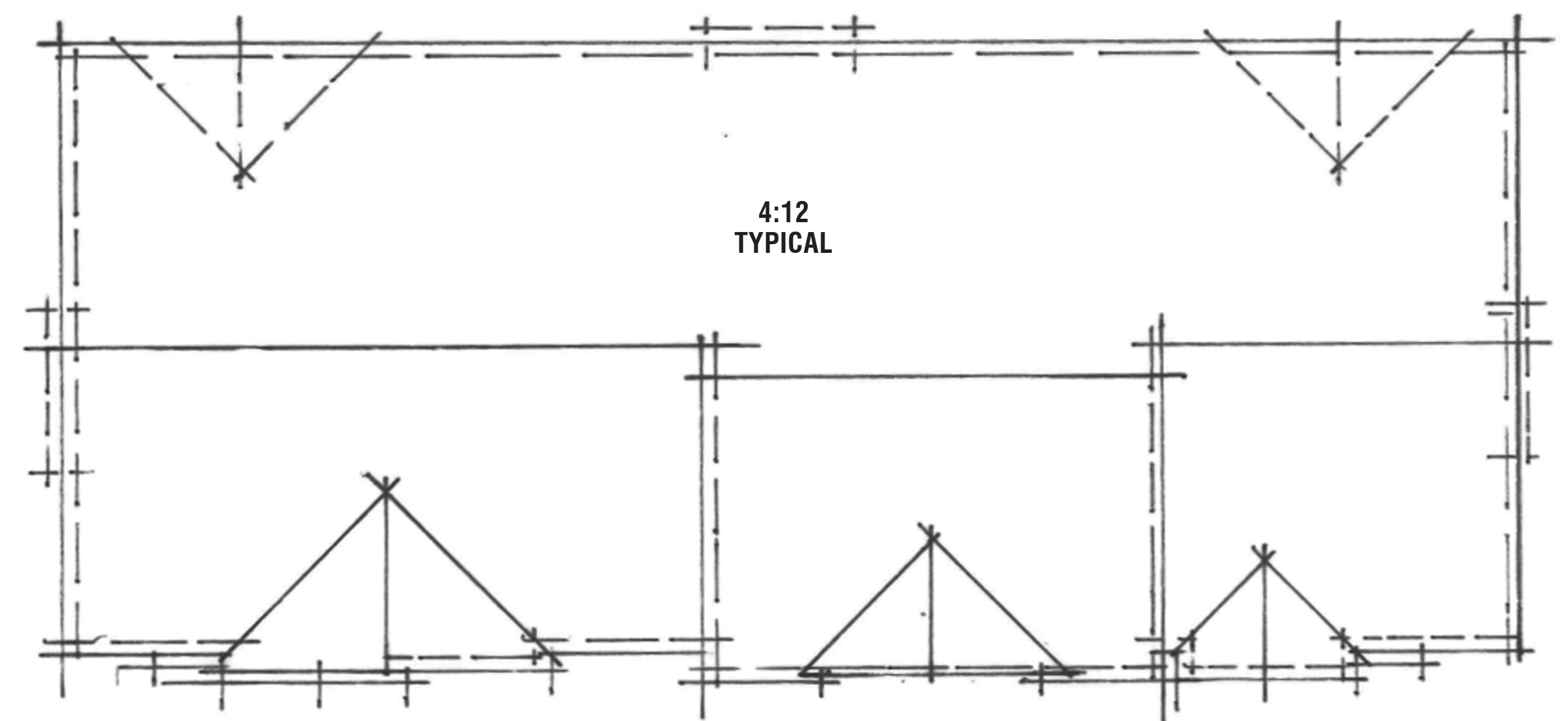
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

Occupancy: R3/U
Townhomes per CRC
Type of Const.: VB (non-rated)
Sprinkler System: NFPA-13D



SPANISH

Eave 12" | Rake 12"
Concrete "S" Tile



CRAFTSMAN

Eave 18" | Rake 12"
Concrete Flat Tile

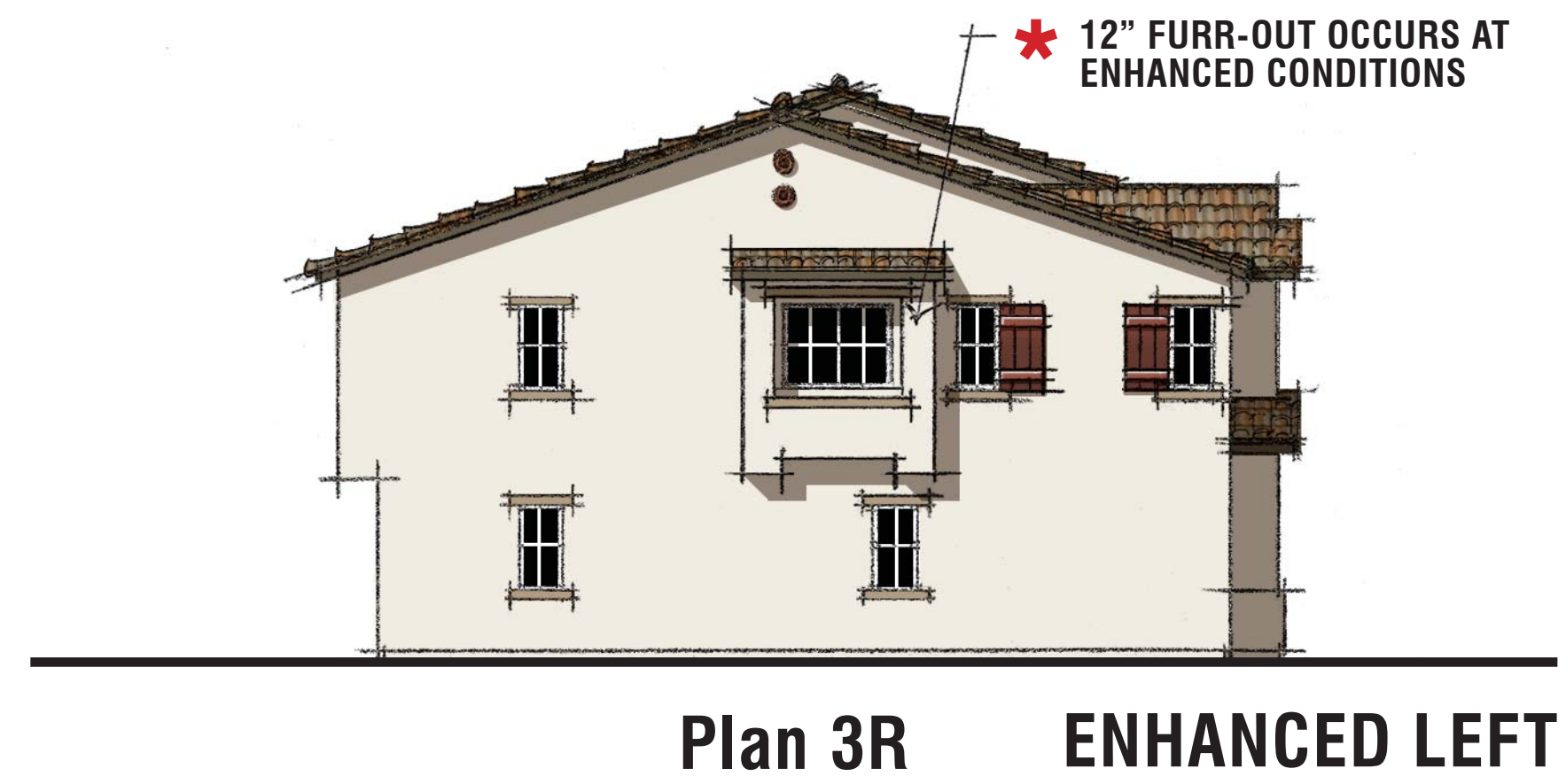
PASEO TOWNHOUSES | BUILDING 300
Roof Plans

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA



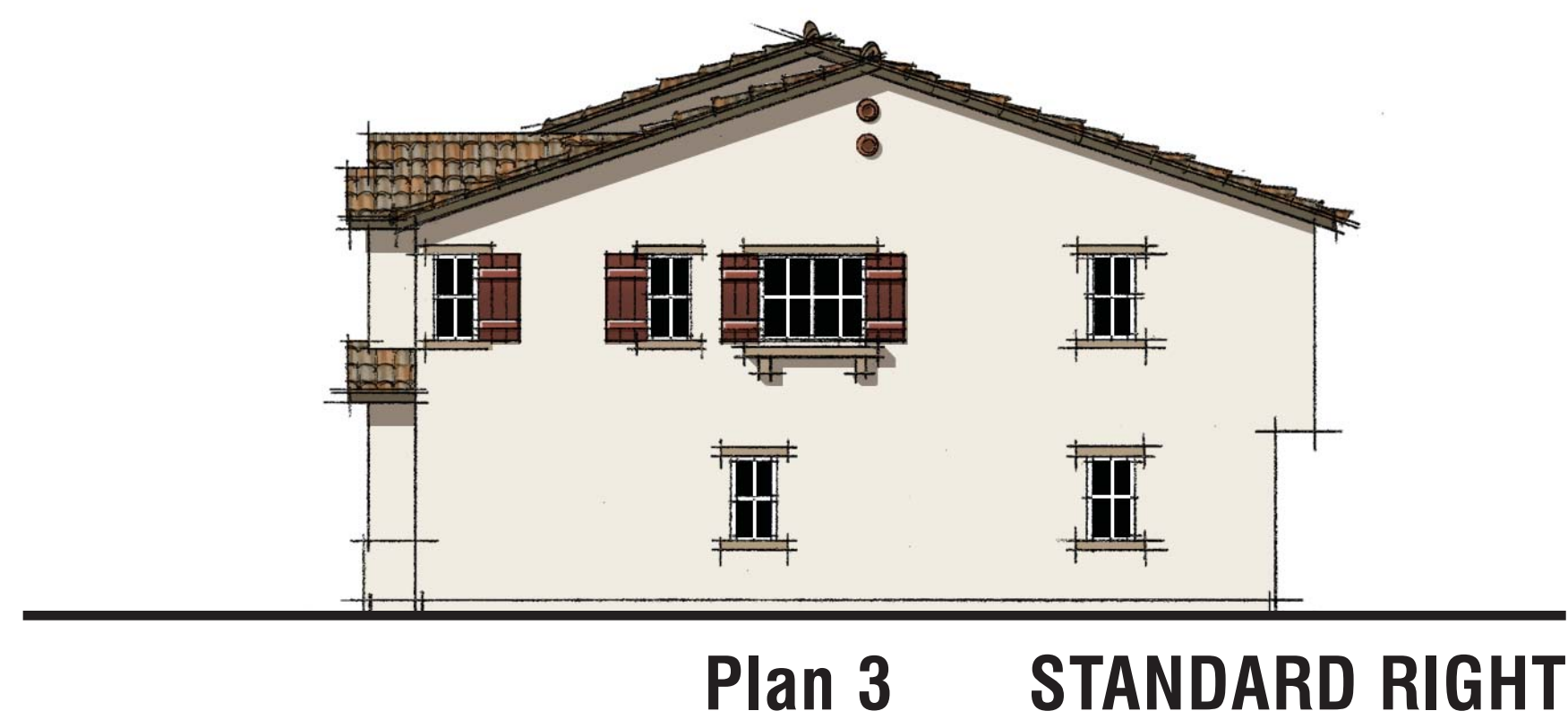
Plan 3R STANDARD LEFT



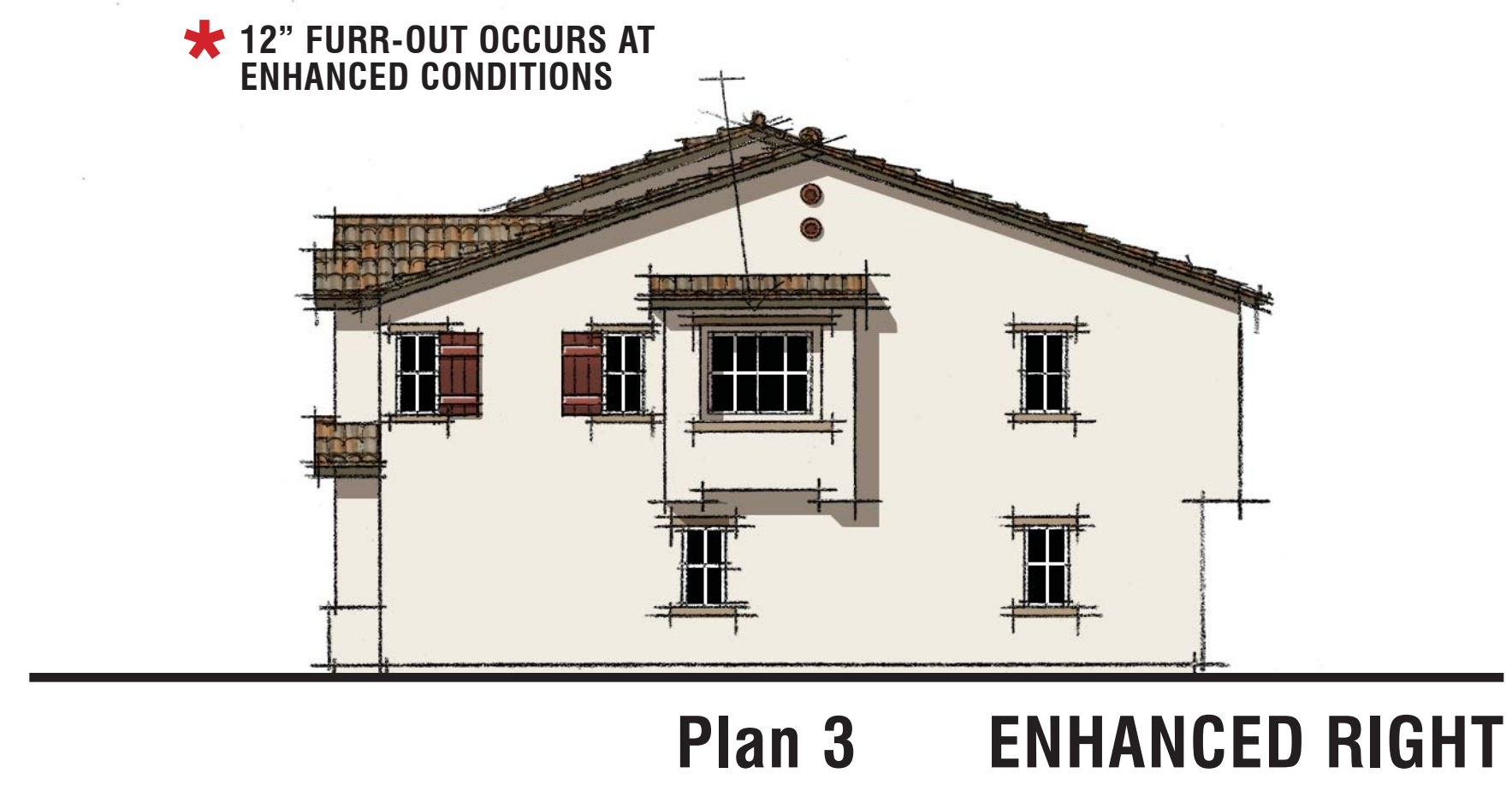
Plan 3R ENHANCED LEFT



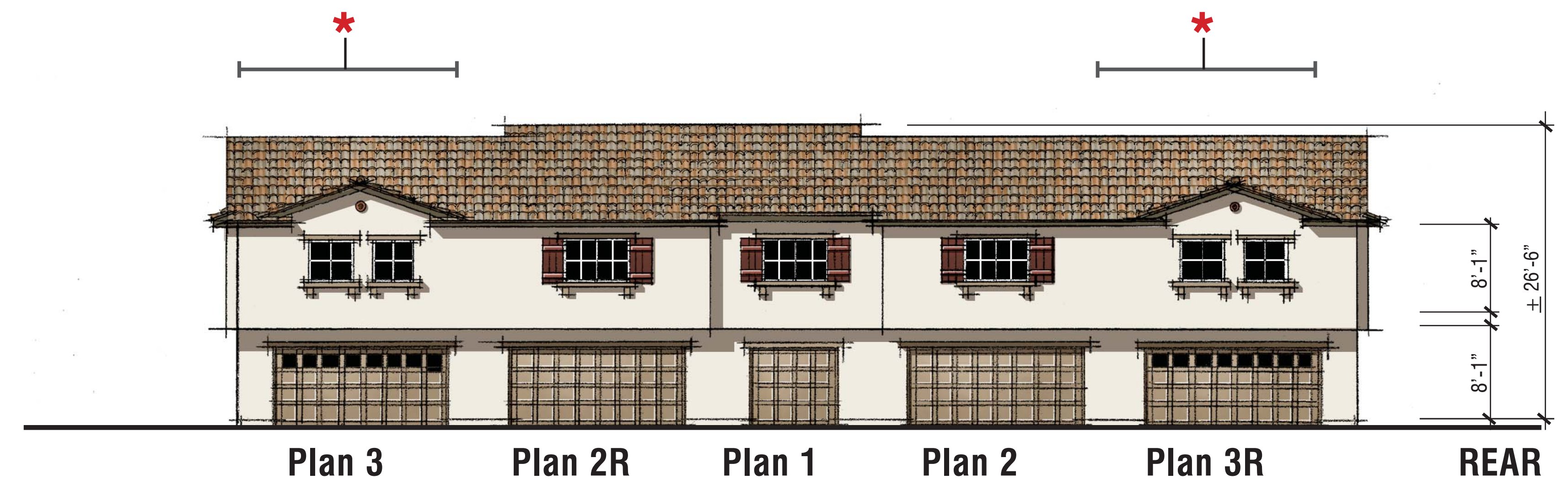
Plan 3R Plan 2 Plan 1 Plan 2R Plan 3 FRONT



Plan 3 STANDARD RIGHT



Plan 3 ENHANCED RIGHT



Plan 3 Plan 2R Plan 1 Plan 2 Plan 3R REAR

STYLE ELEMENTS: SPANISH

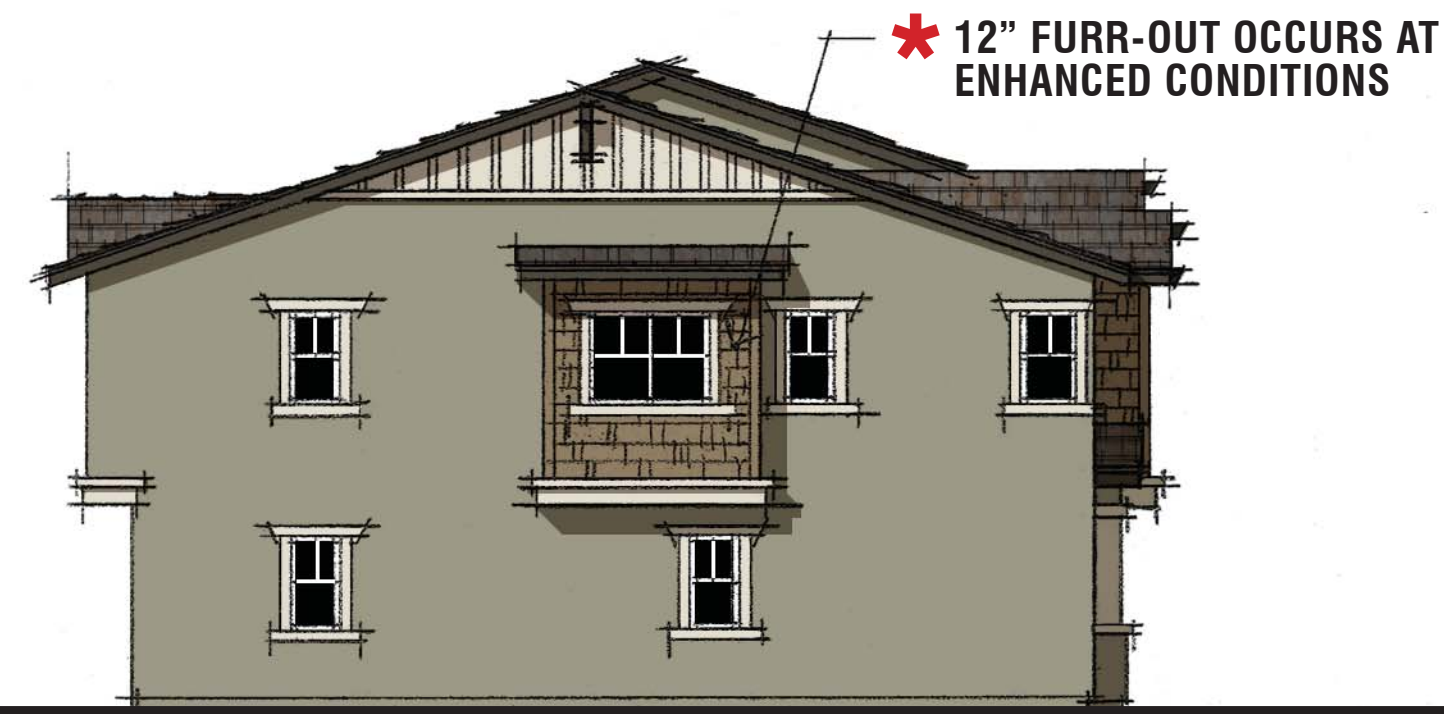
- Concrete Medium 'S' Tile
- Stucco With 16/20 Finish
- Foam Shutters
- Stucco Wrapped Potsshelf With Brackets
- Stucco Wrapped Shaped Corbels
- Gable End Foam Pipe Detail
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Column
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

PASEO TOWNHOUSES | BUILDING 300
Spanish Elevations



Plan 3R STANDARD LEFT



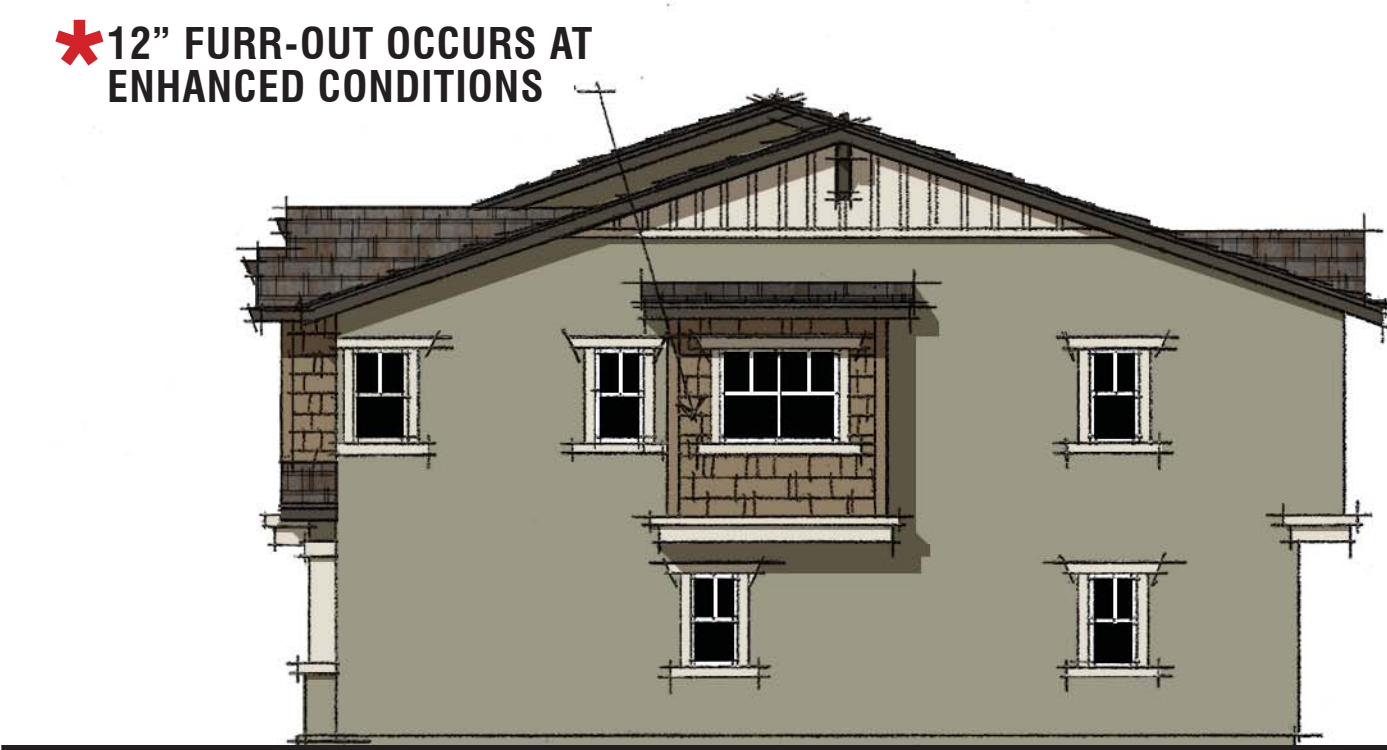
Plan 3R ENHANCED LEFT



Plan 3R Plan 2 Plan 1 Plan 2R Plan 3 FRONT



Plan 3 STANDARD RIGHT



Plan 3 ENHANCED RIGHT



Plan 3 Plan 2R Plan 1 Plan 2 Plan 3R REAR

STYLE ELEMENTS: CRAFTSMAN

- Flat Concrete Tile
- Stucco With 16/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outlookers
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

PASEO TOWNHOMES | BUILDING 300
Craftsman Elevations

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.

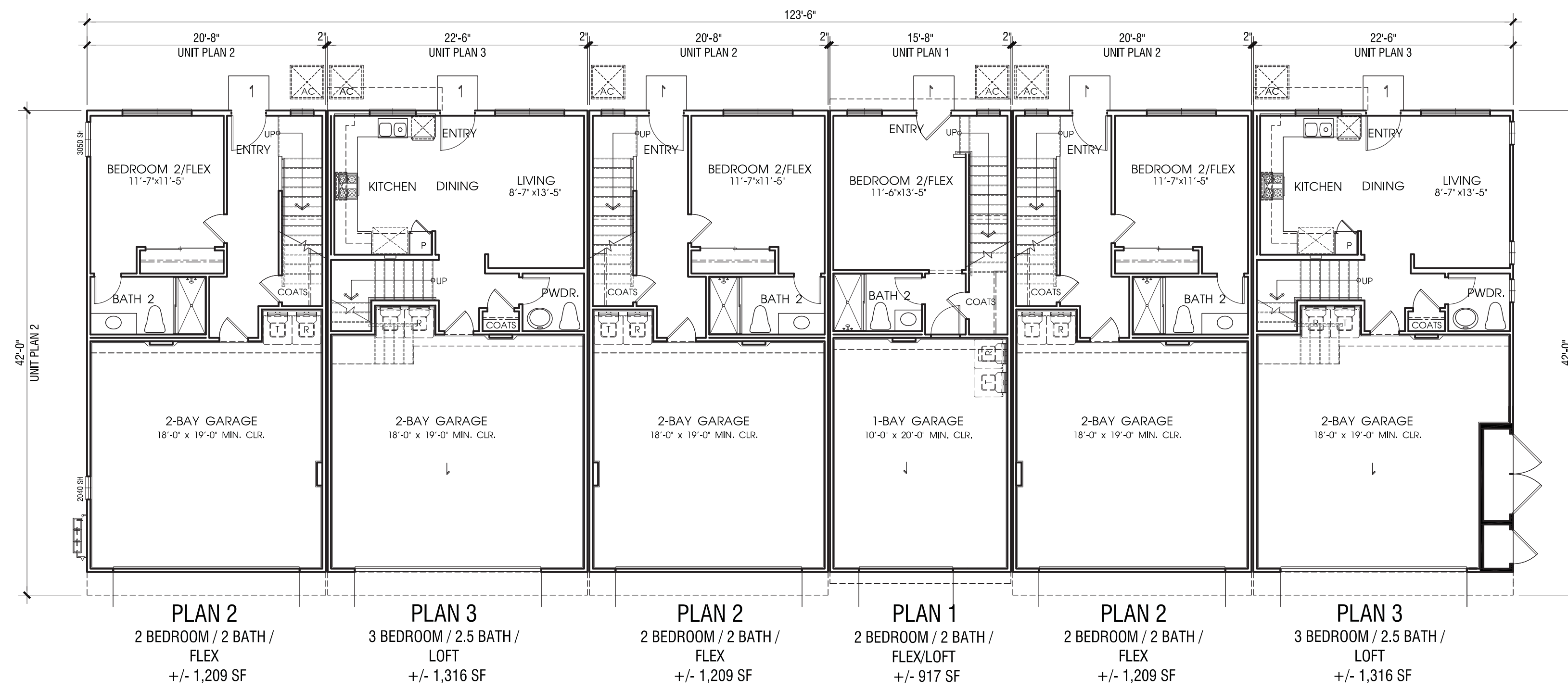
Note: Artist's Conception; Colors, Materials And Application May Vary.

1.15
 0 4 8 16
SPECIAL MULTI-FAMILY DESIGN REVIEW
 © 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-21-21

ARCHITECTS . PLANNERS . DESIGNERS
WHA
 ORANGE COUNTY . LOS ANGELES . BAY AREA



Second Floor



First Floor

Composite Floor Plans - 6 Plex

Paseo Townhomes

HIGHGROVE TOWN CENTER
COUNTY OF RIVERSIDE, CA

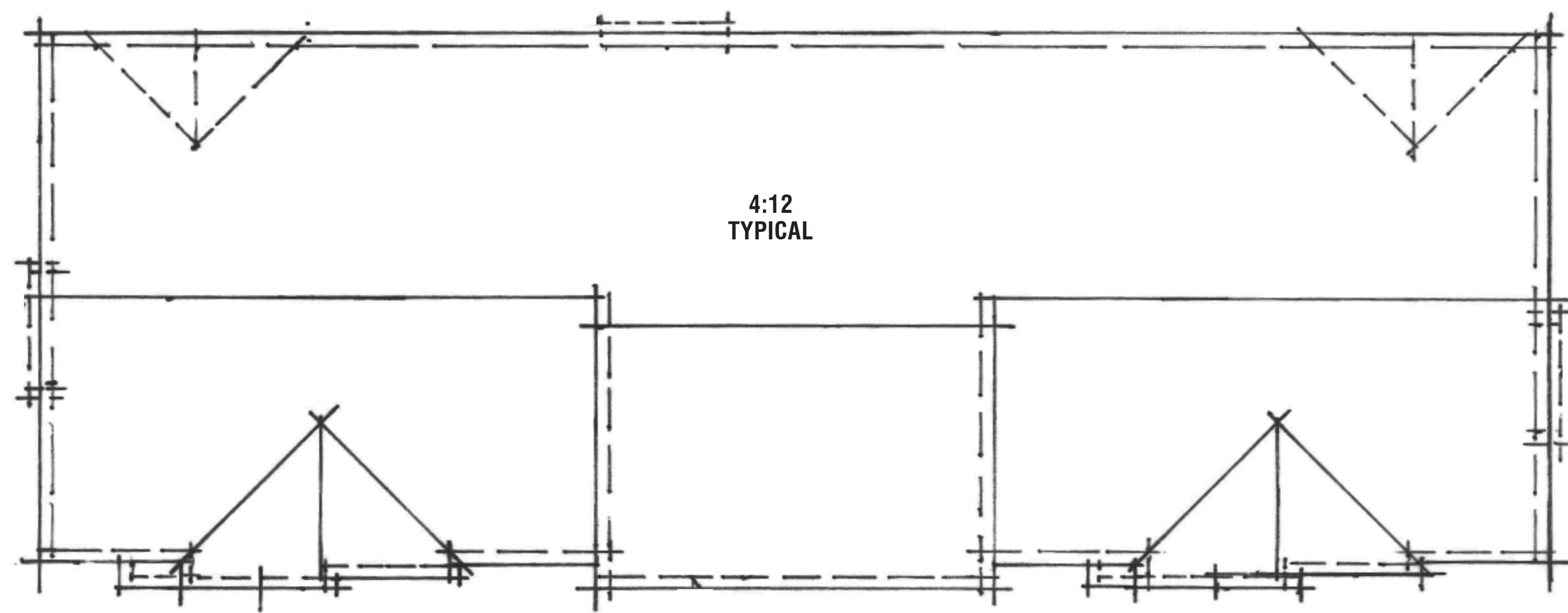
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

Occupancy: R3/U
Townhomes per CRC
Type of Const.: VB (non-rated)
Sprinkler System: NFPA-13D

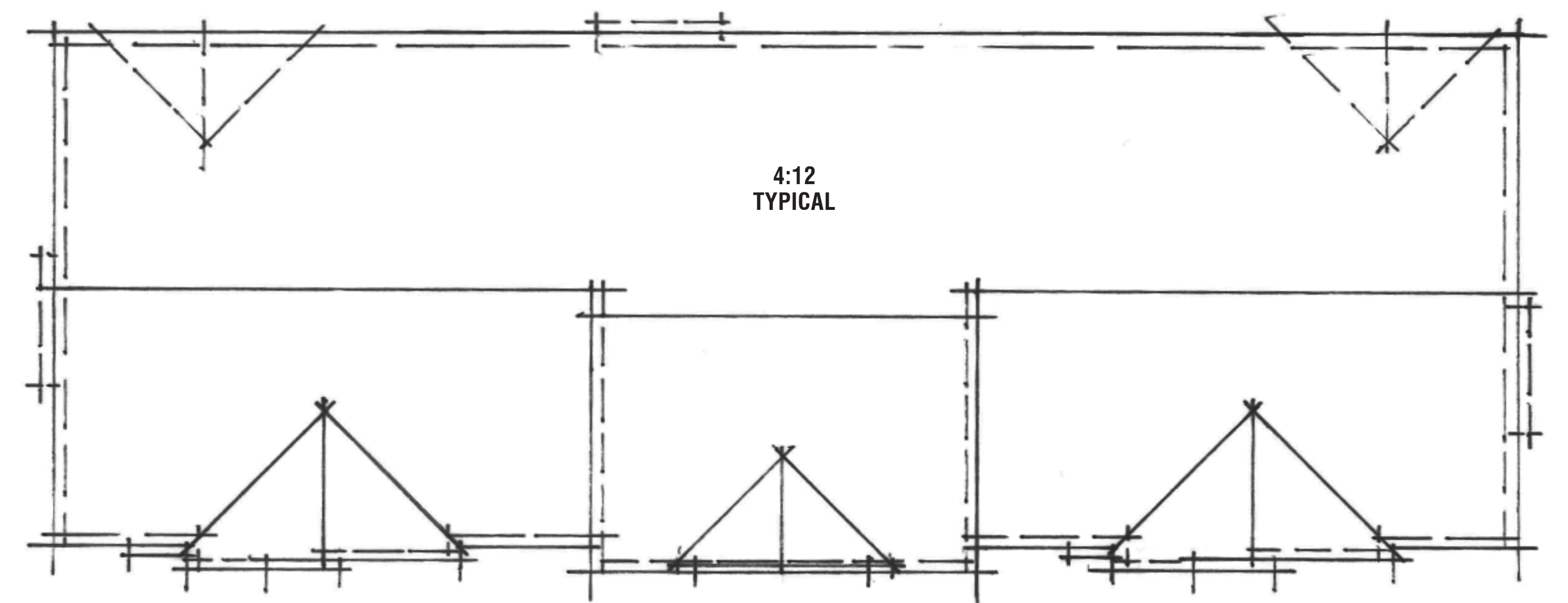
FOREMOST CENTER STREET, LLC.

1.16
0 4 8 16
SPECIAL MULTI-FAMILY DESIGN REVIEW
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



SPANISH
 Eave 12" | Rake 12"
 Concrete "S" Tile



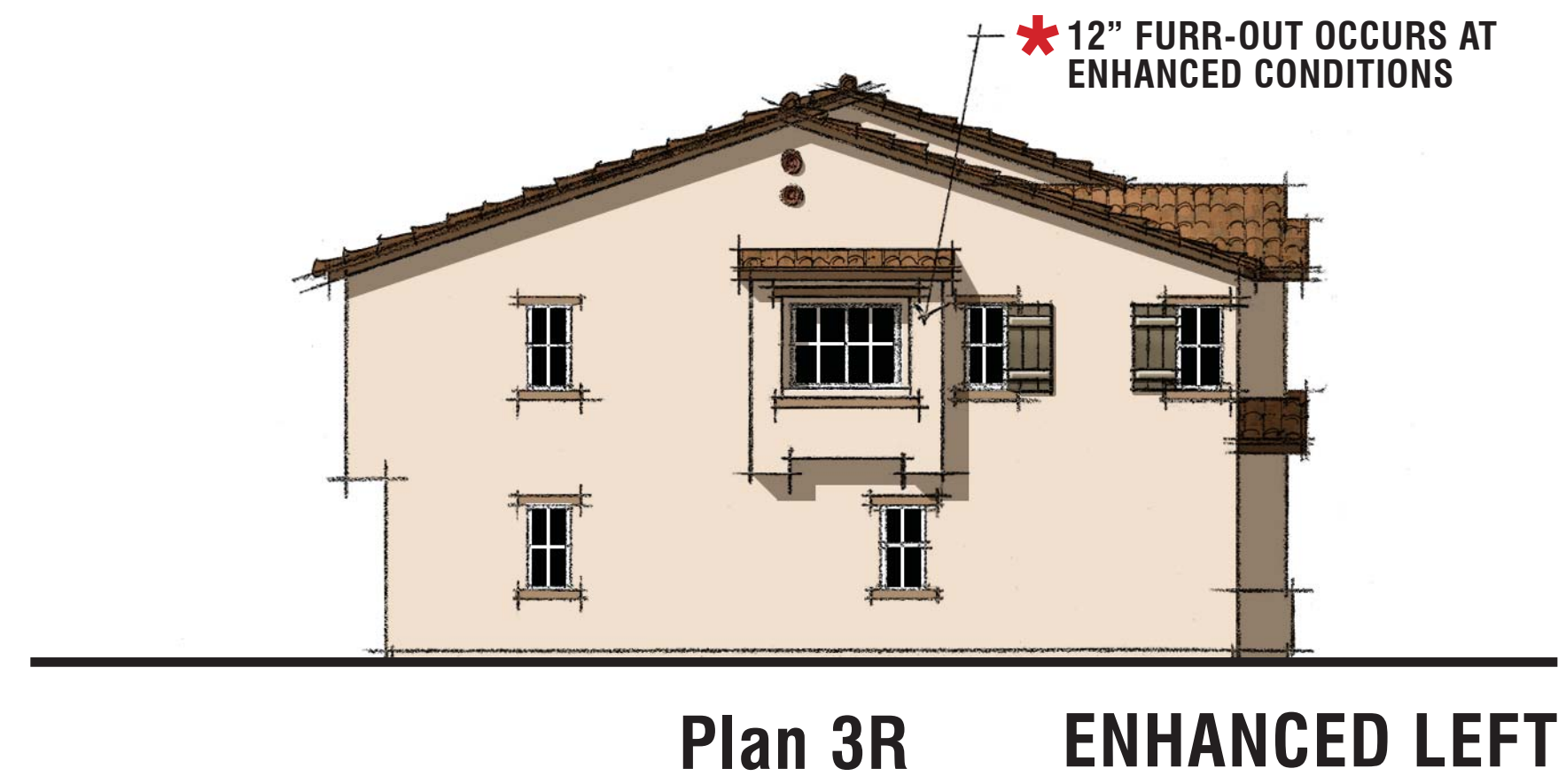
CRAFTSMAN
 Eave 18" | Rake 12"
 Concrete Flat Tile

PASEO TOWNS | BUILDING 400
Roof Plans

HIGHGROVE TOWN CENTER
 COUNTY OF RIVERSIDE, CA



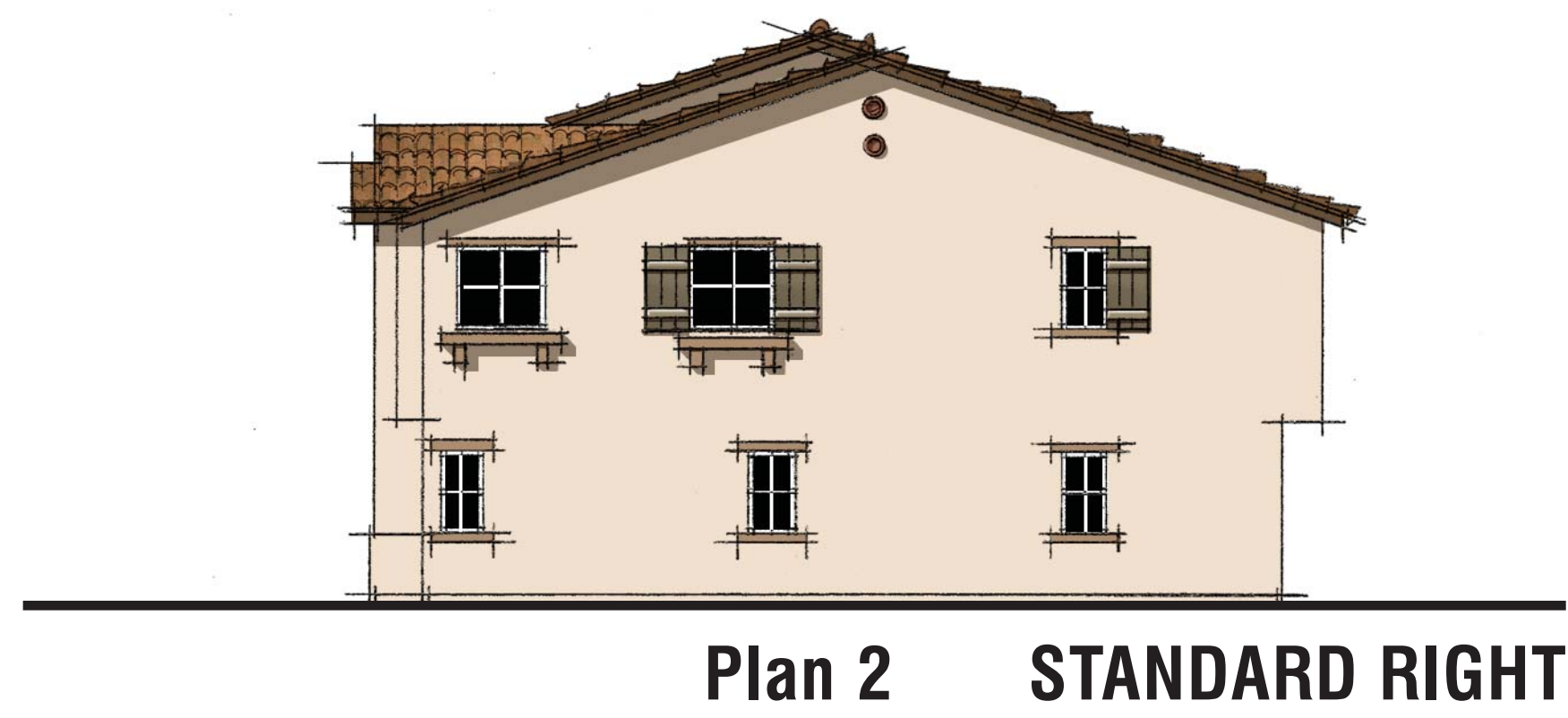
Plan 3R STANDARD LEFT



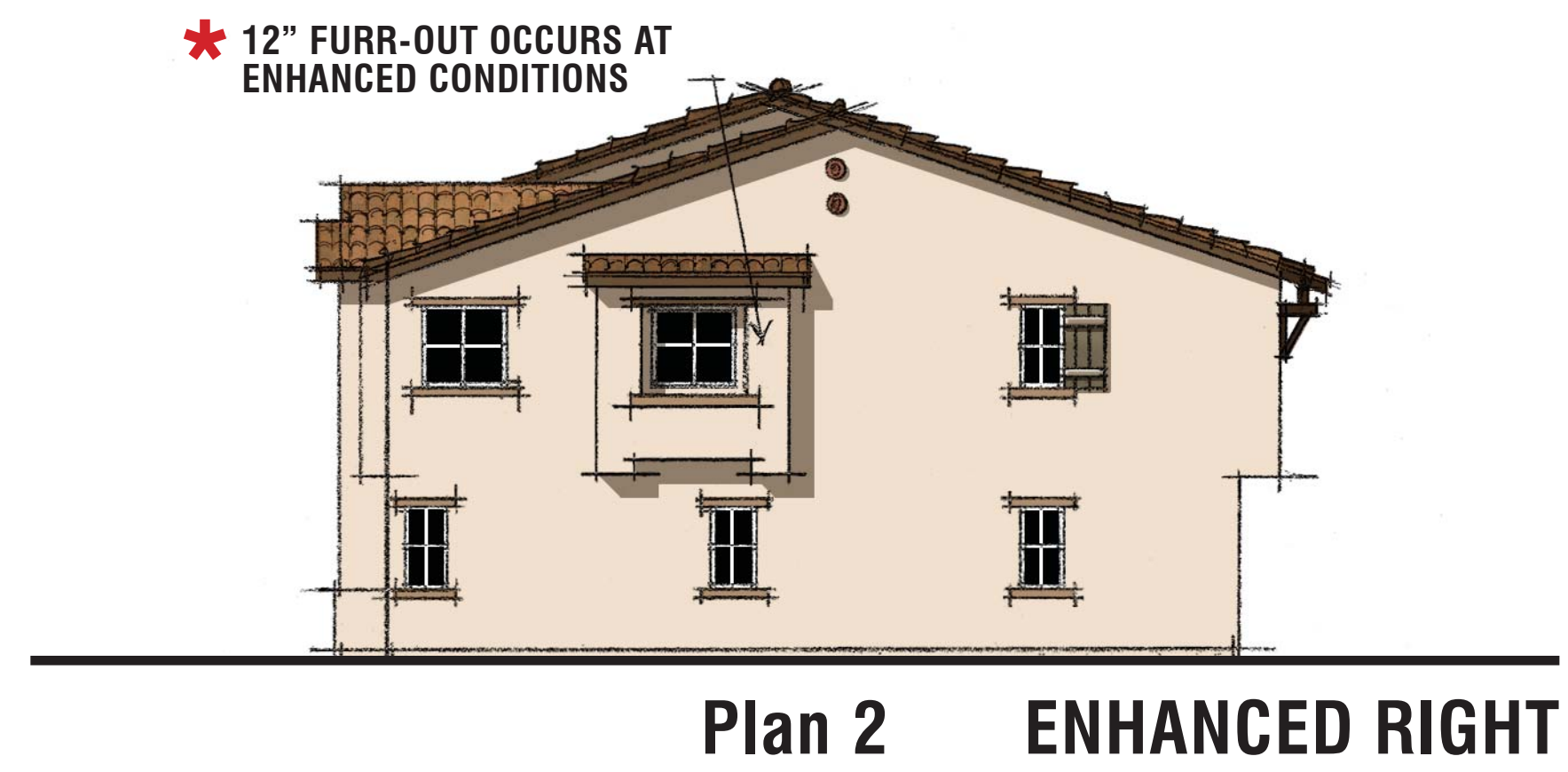
Plan 3R ENHANCED LEFT



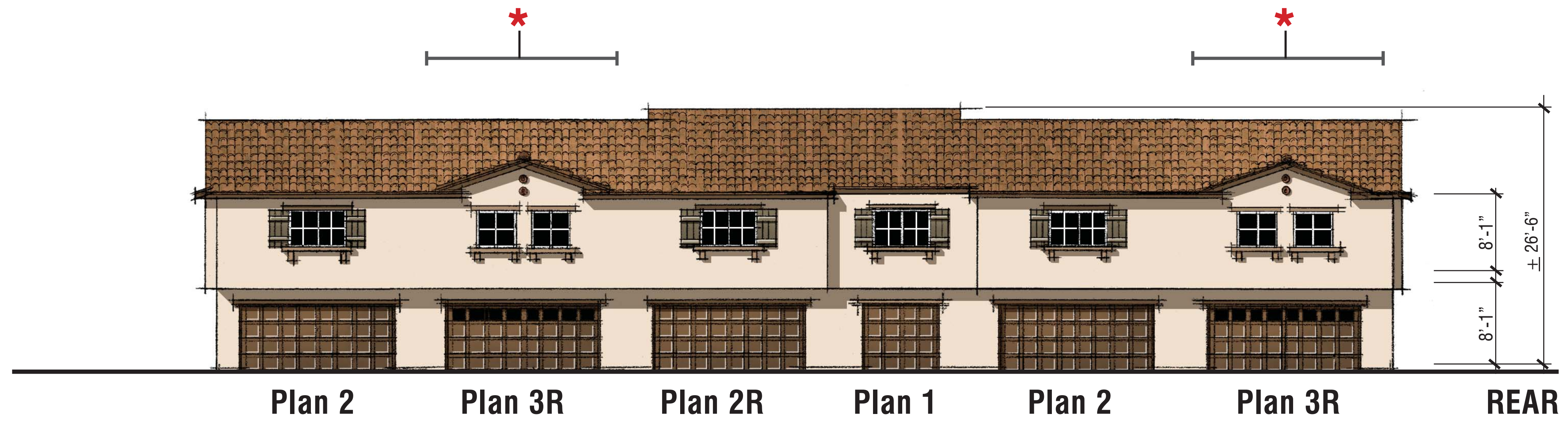
Plan 3R Plan 2 Plan 1 Plan 2R Plan 3R Plan 2 FRONT



Plan 2 STANDARD RIGHT



Plan 2 ENHANCED RIGHT



Plan 2 Plan 3R Plan 2R Plan 1 Plan 2 Plan 3R REAR

STYLE ELEMENTS: SPANISH

- Concrete Medium 'S' Tile
- Stucco With 16/20 Finish
- Foam Shutters
- Stucco Wrapped Potsshelf With Brackets
- Stucco Wrapped Shaped Corbels
- Gable End Foam Pipe Detail
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Column
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

PASEO TOWNHOMES | BUILDING 400
Spanish Elevations

HIGHGROVE TOWN CENTER
COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.

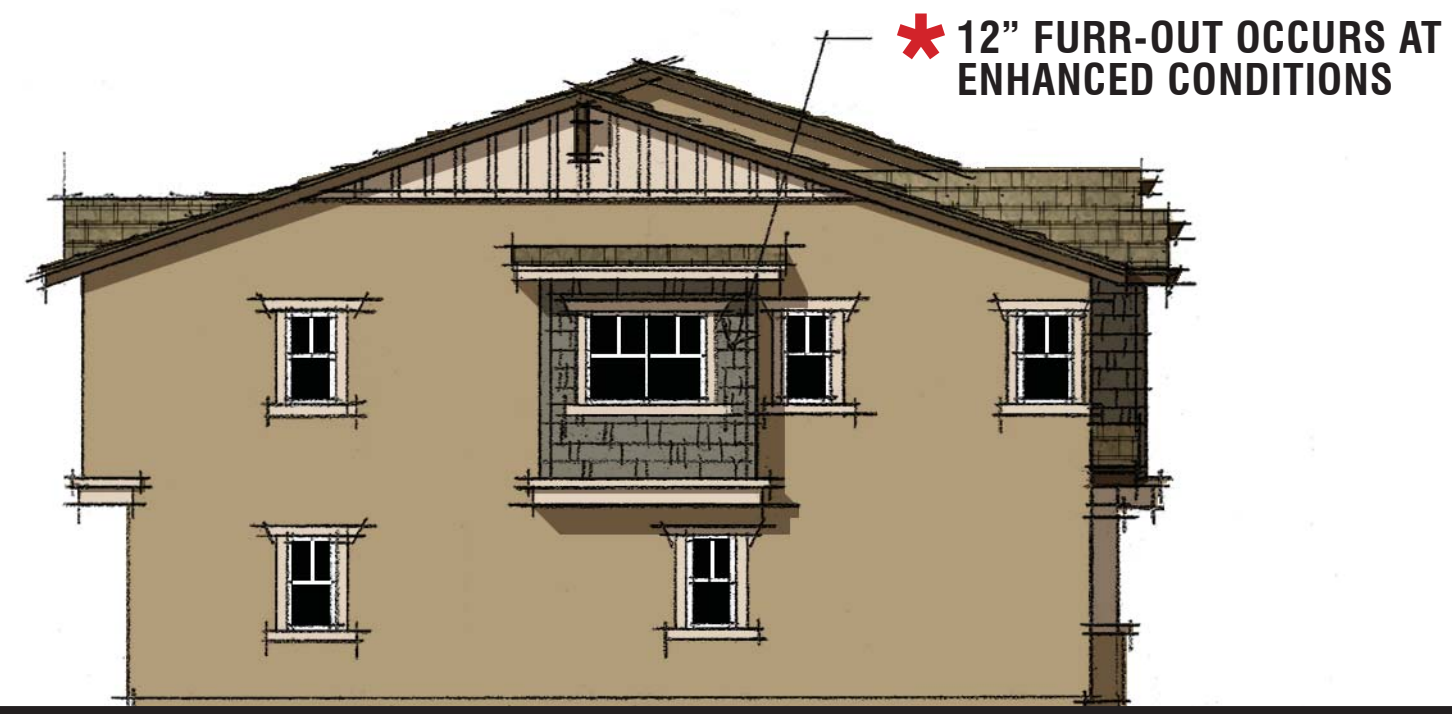
Note: Artist's Conception; Colors, Materials And Application May Vary.

1.18
0 4 8 16
SPECIAL MULTI-FAMILY DESIGN REVIEW
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-21-21

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Plan 3R STANDARD LEFT



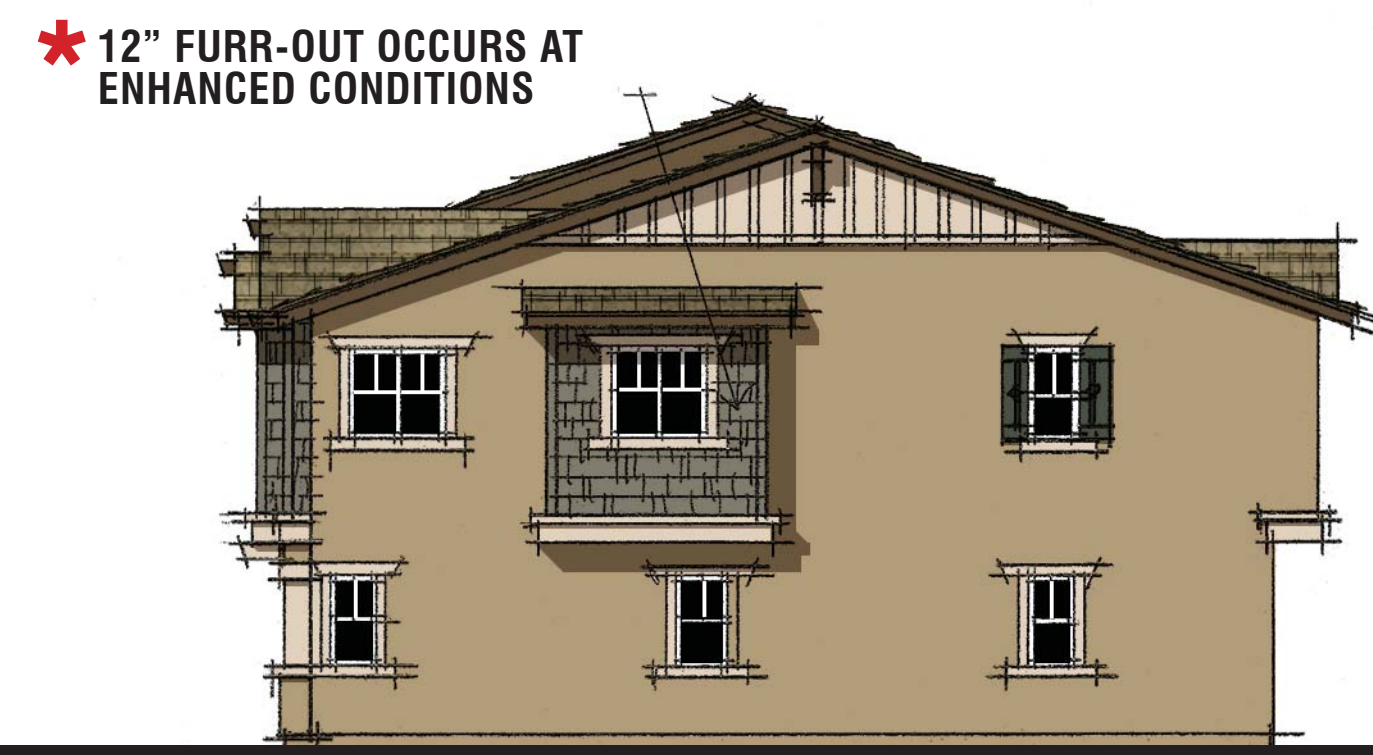
Plan 3R ENHANCED LEFT



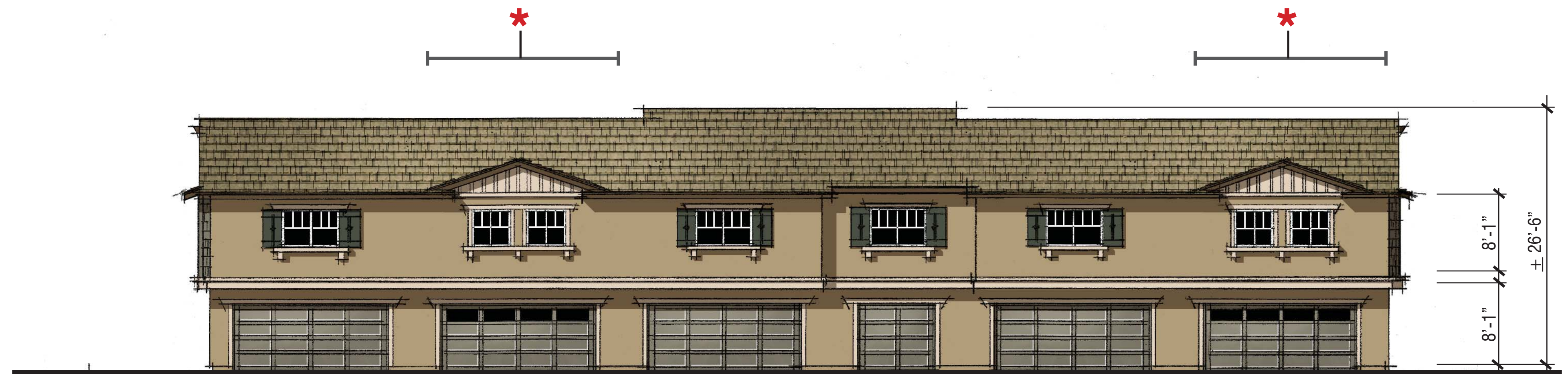
Plan 3R Plan 2 Plan 1 Plan 2R Plan 3R Plan 2 FRONT



Plan 2 STANDARD RIGHT



Plan 2 ENHANCED RIGHT



Plan 2 Plan 3R Plan 2R Plan 1 Plan 2 Plan 3R REAR

STYLE ELEMENTS: CRAFTSMAN

- Flat Concrete Tile
- Stucco With 16/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outlookers
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

PASEO TOWNHOMES | BUILDING 400
Craftsman Elevations

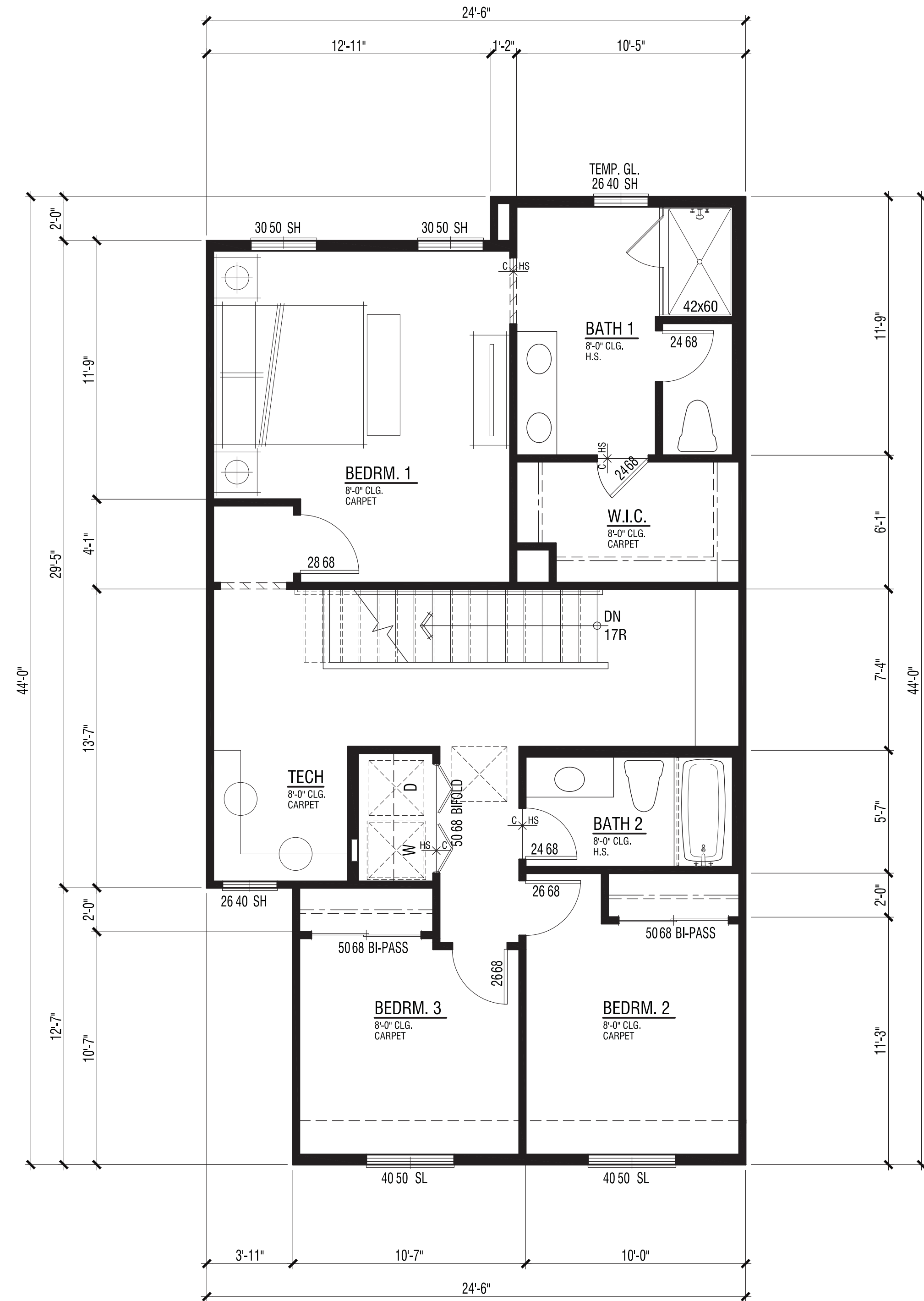
HIGHGROVE TOWN CENTER
 COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.

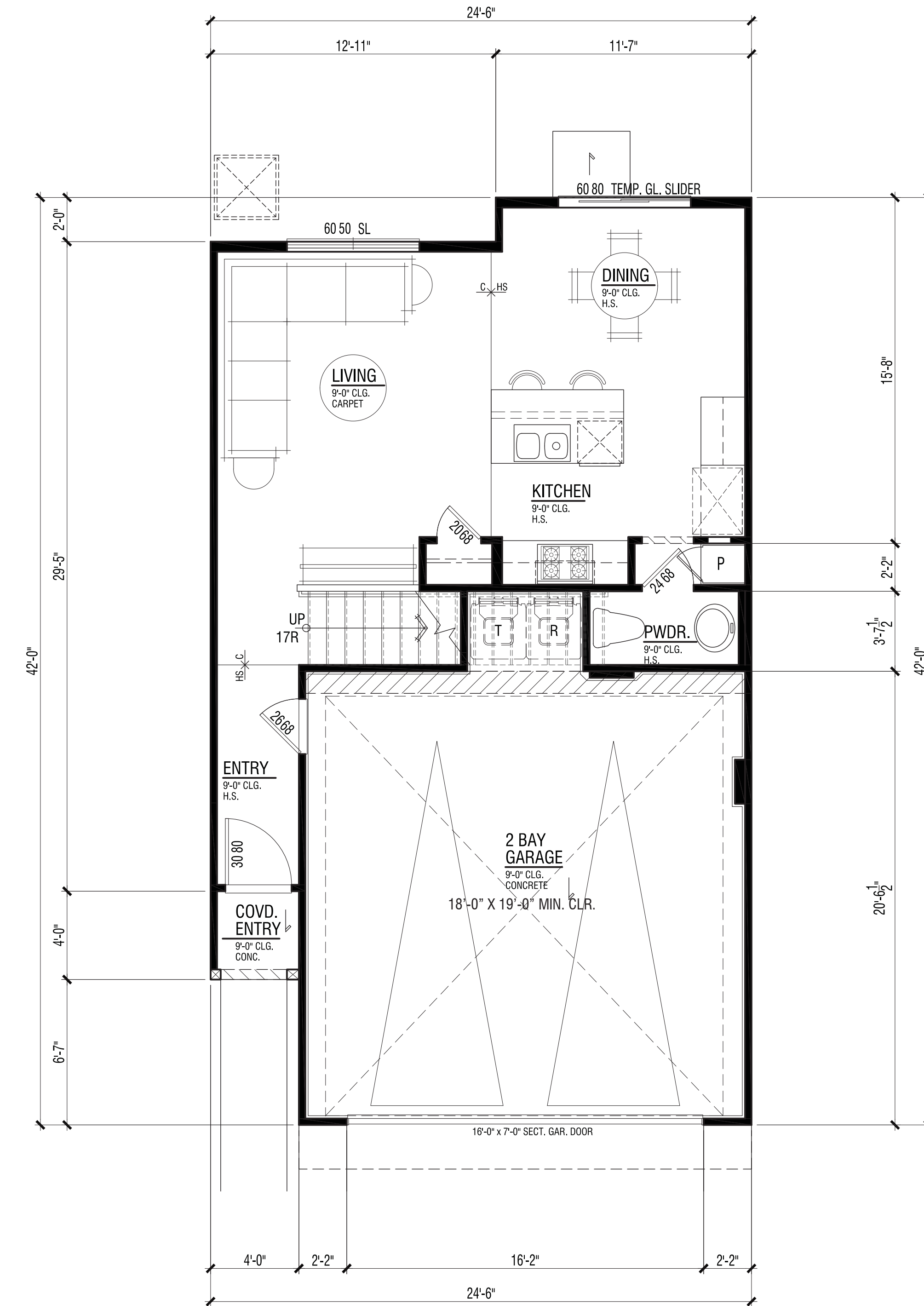
Note: Artist's Conception; Colors, Materials And Application May Vary.

1.1
 0 4 8 16
SPECIAL MULTI-FAMILY DESIGN REVIEW
 © 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-21-21

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
 ORANGE COUNTY . LOS ANGELES . BAY AREA



SECOND FLOOR - 960 S.F.



FIRST FLOOR - 524 S.F.

Plan 2

3 Bdrm | 2.5 Bath | Tech |
 2- BAY Garage |
 1,484 S.F.
 9' | 8' Plates

Yard Townhomes

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

0 2 4 8

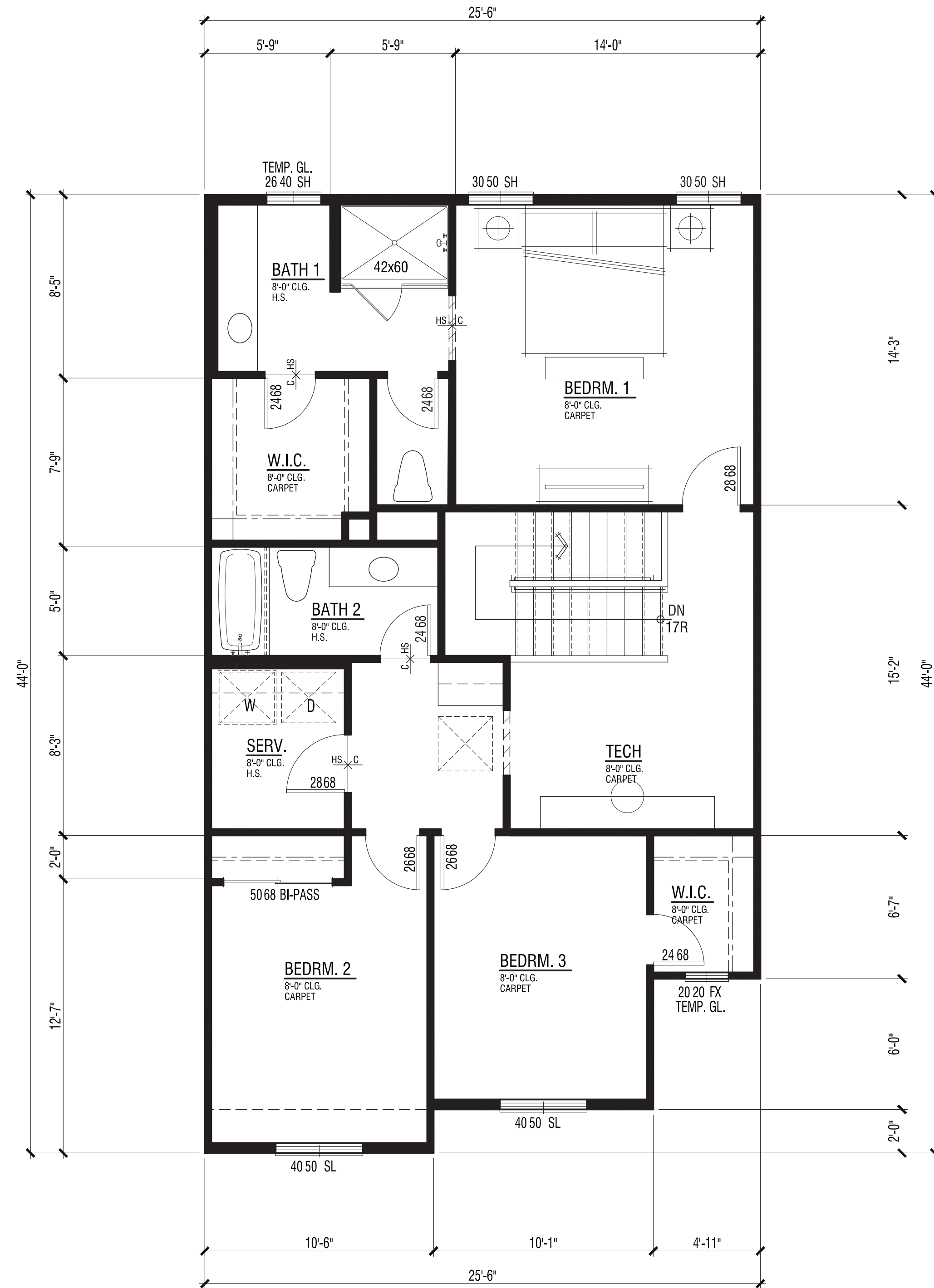
SPECIAL MULTI-FAMILY DESIGN REVIEW

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21

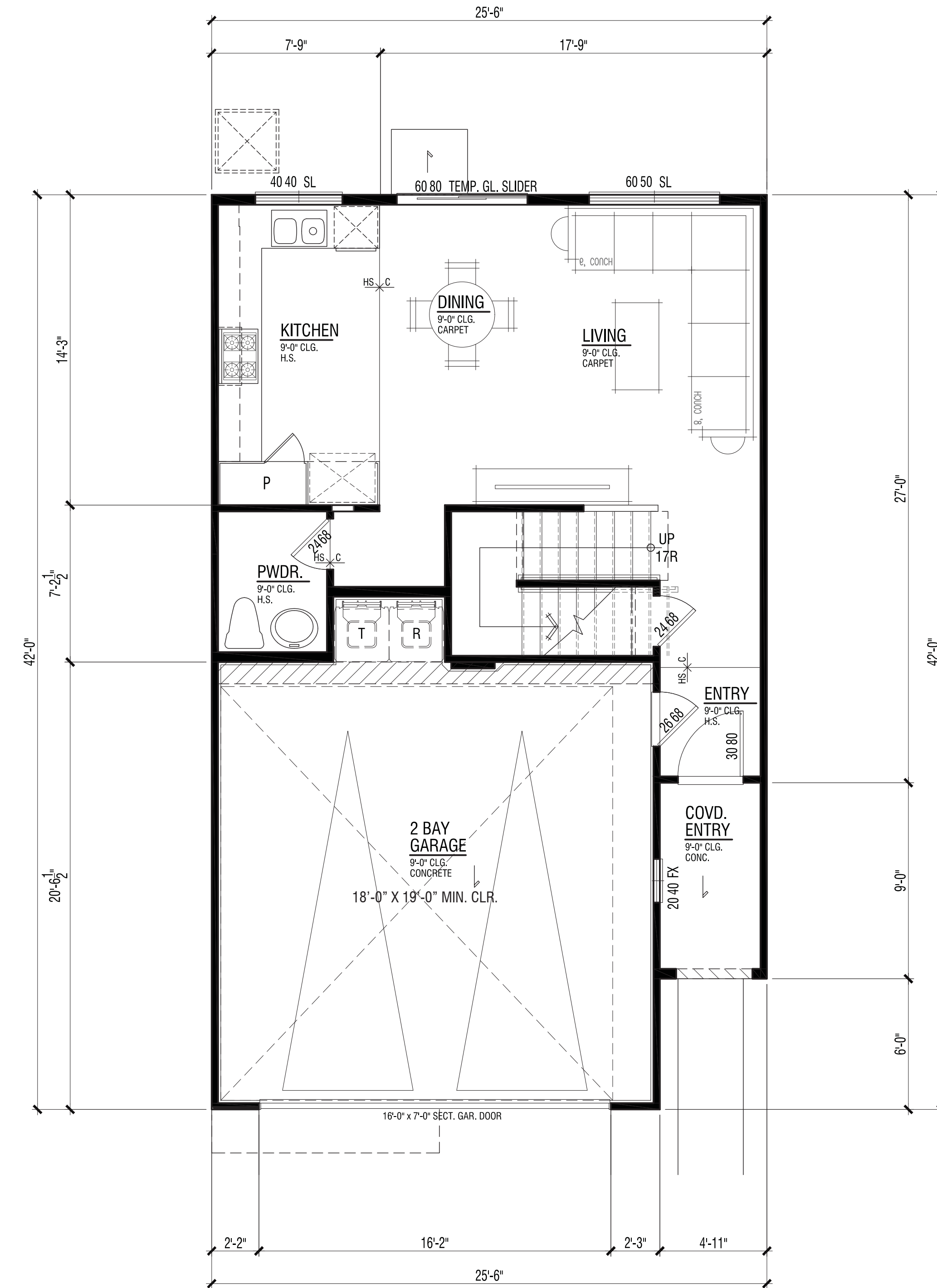
ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



SECOND FLOOR - 997 S.F.



FIRST FLOOR - 561 S.F.

Plan 3

3 Bdrm | 2.5 Bath | Tech |
 2- BAY Garage |
 1,557 S.F.
 9' | 8' Plates

Yard Townhomes

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

0 2 4 8

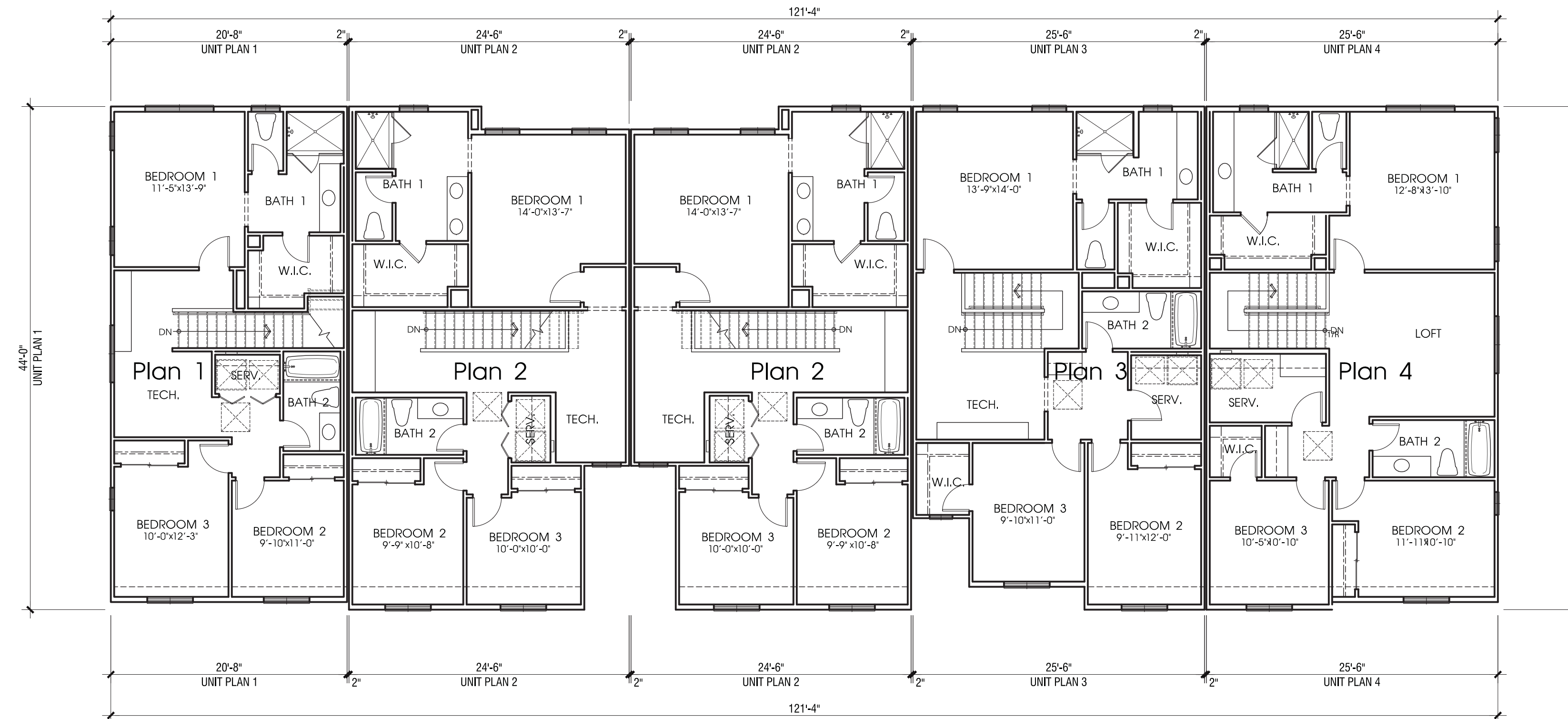
SPECIAL MULTI-FAMILY DESIGN REVIEW

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21

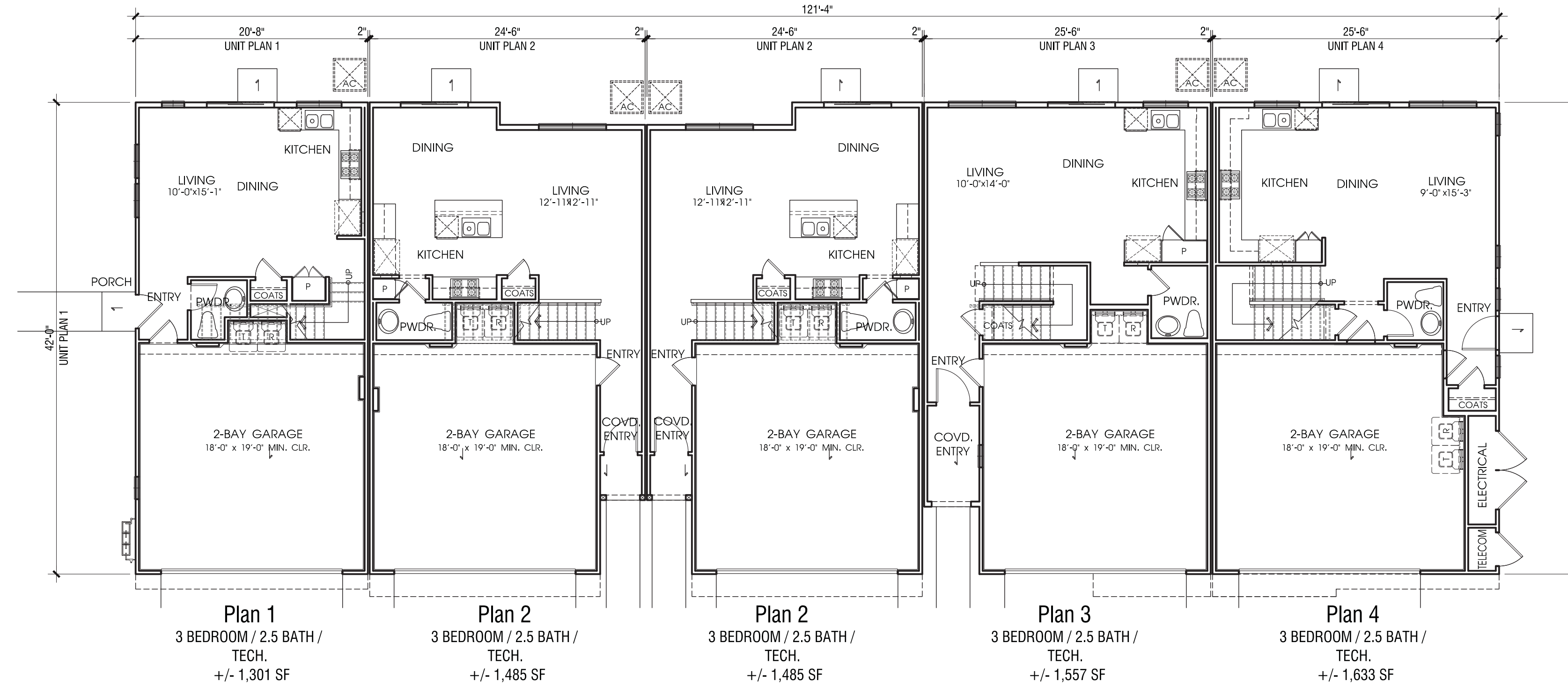
ARCHITECTS . PLANNERS . DESIGNERS



ORANGE COUNTY . LOS ANGELES . BAY AREA



Second Floor



First Floor

Composite Floor Plans - 5 Plex Yard Townhomes

HIGHGROVE TOWN CENTER COUNTY OF RIVERSIDE, CA

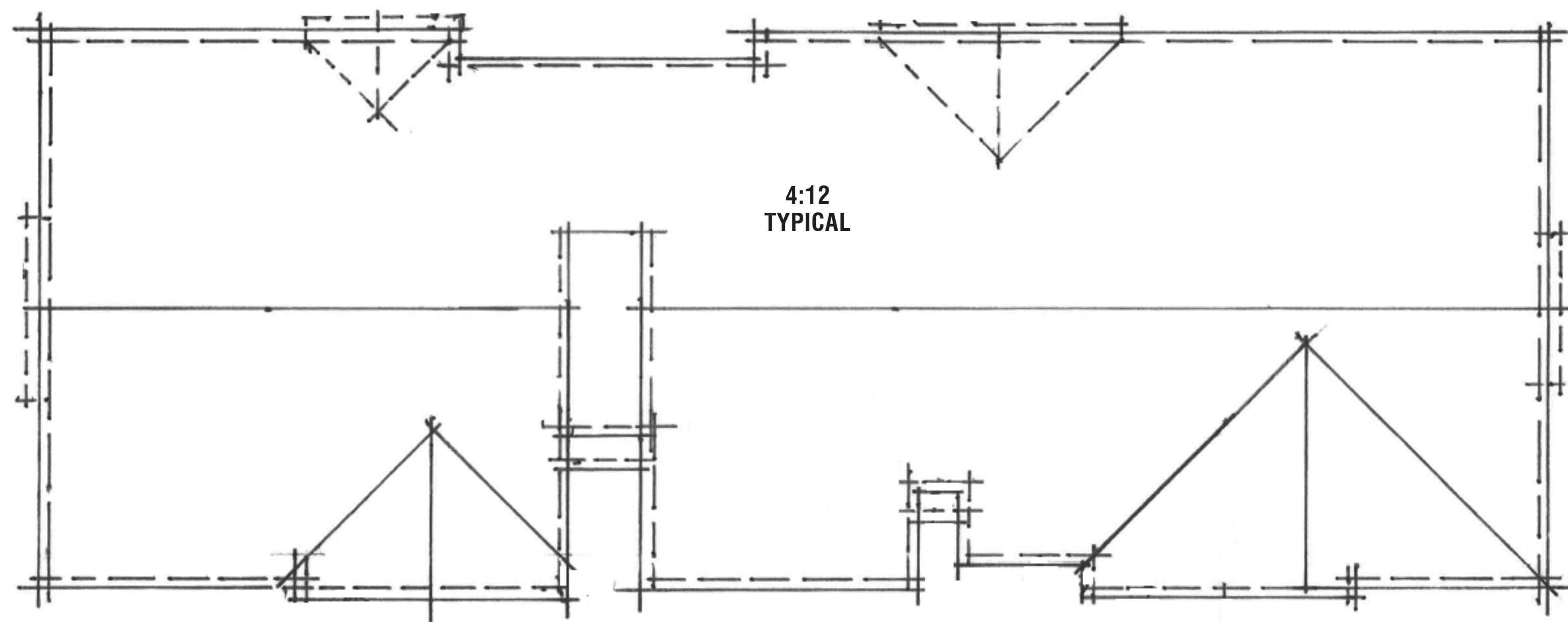
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

Occupancy: R3/U
Townhomes per CRC
Type of Const.: VB (non-rated)
Sprinkler System: NFPA-13D

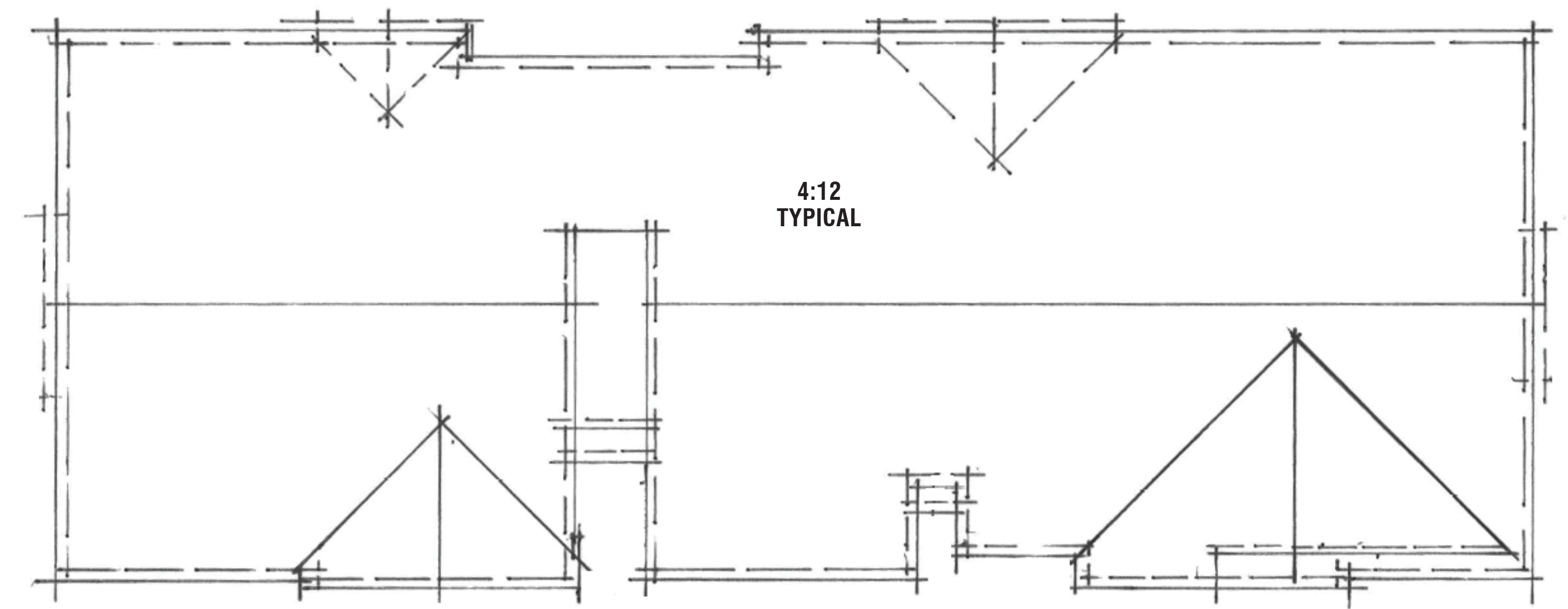
0 2 4 8

SPECIAL MULTI-FAMILY DESIGN REVIEW

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-22-21



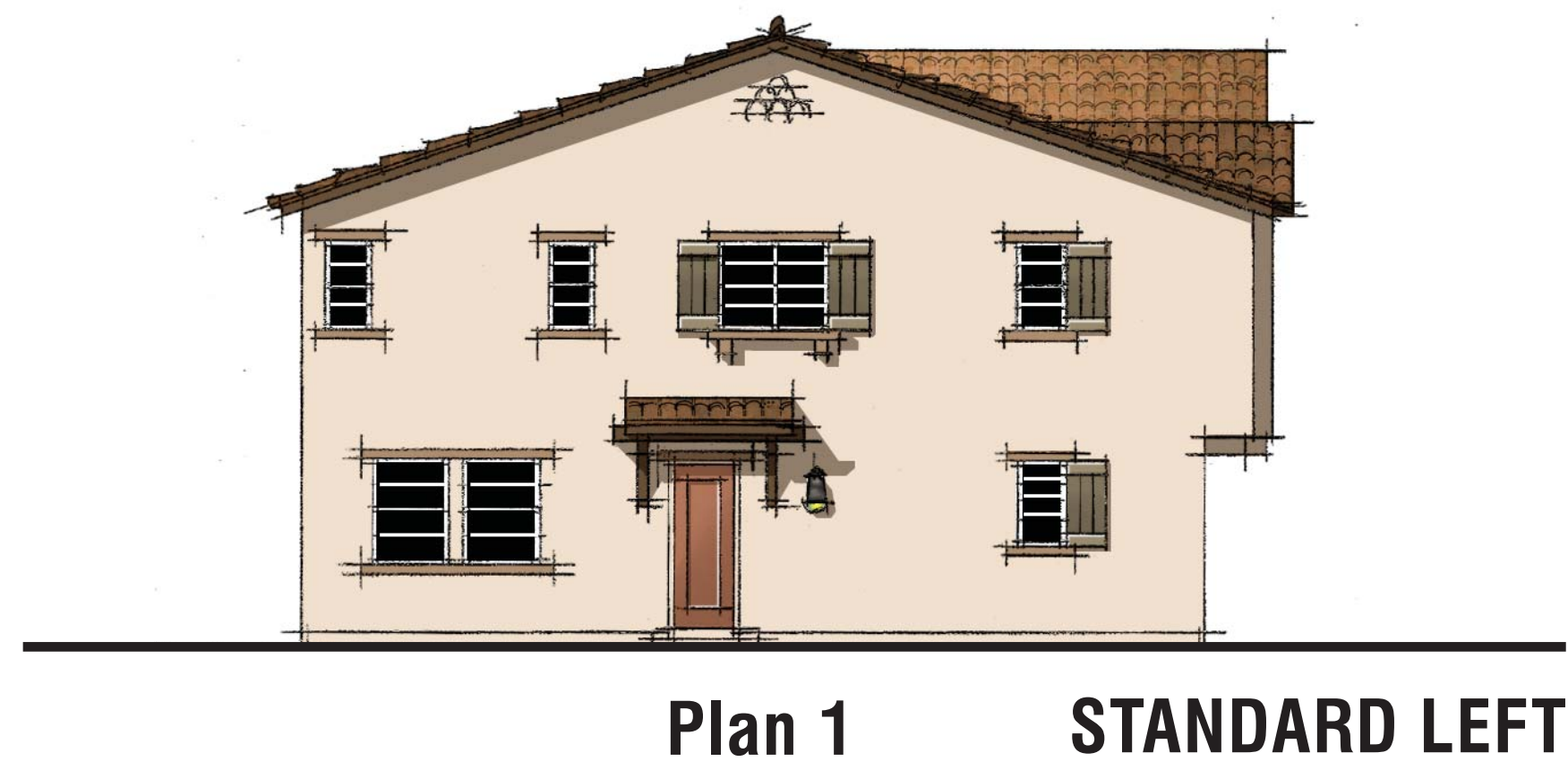
SPANISH
 Eave 12" | Rake 12"
 Concrete "S" Tile



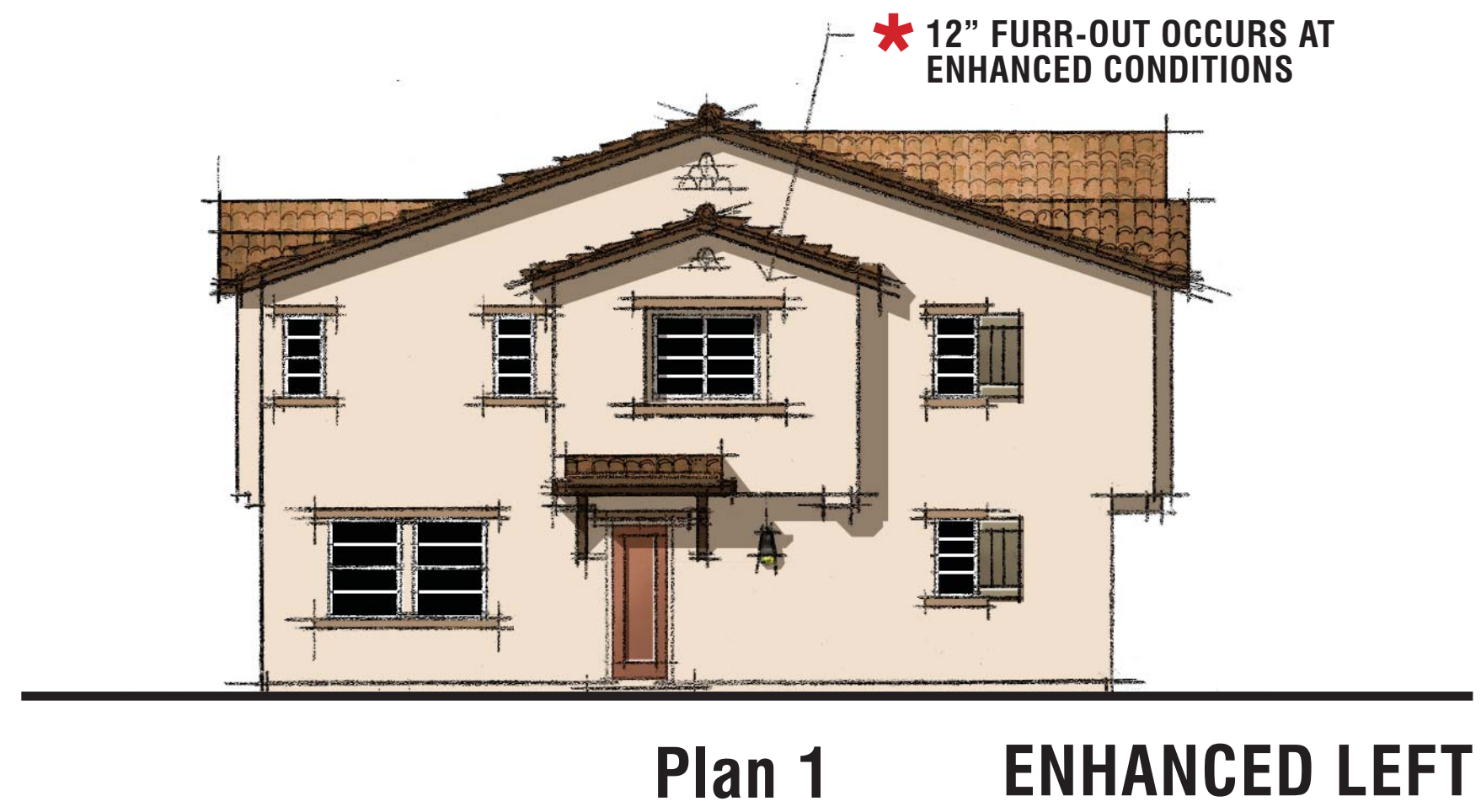
CRAFTSMAN
 Eave 18" | Rake 12"
 Concrete Flat Tile

YARD TOWNHOMES | BUILDING 100
Roof Plans

HIGHGROVE TOWN CENTER
 COUNTY OF RIVERSIDE, CA



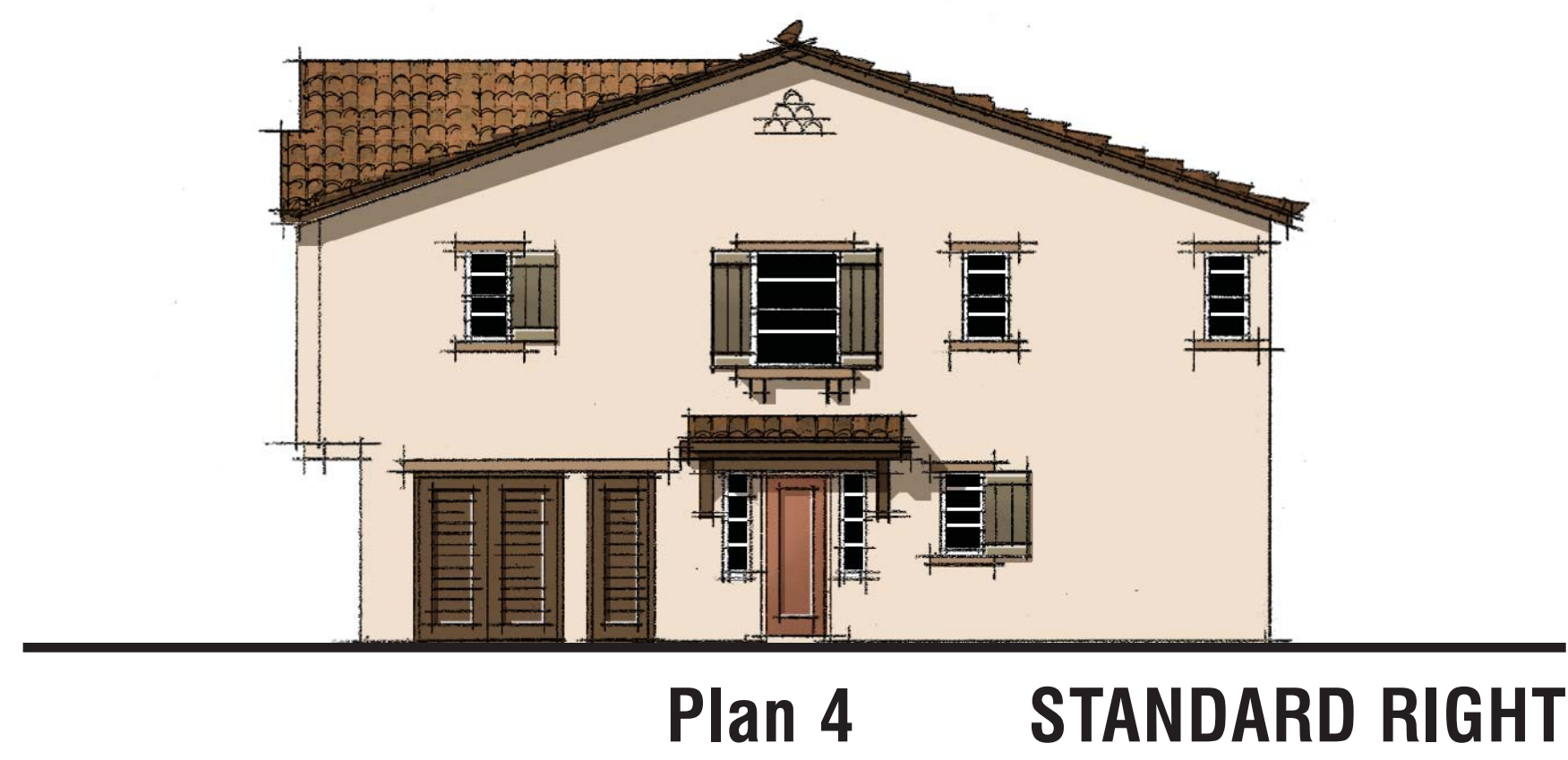
Plan 1 STANDARD LEFT



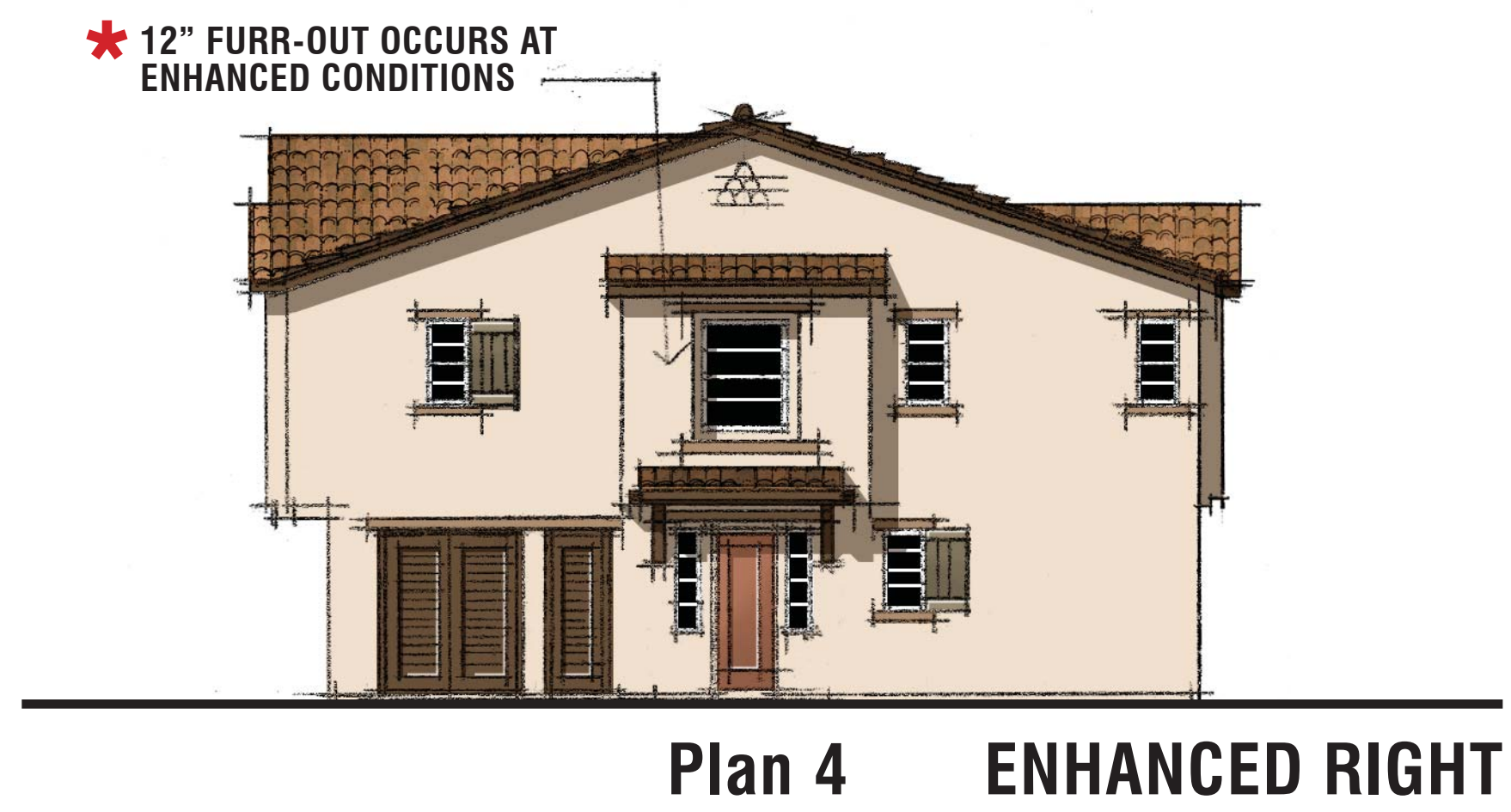
Plan 1 ENHANCED LEFT



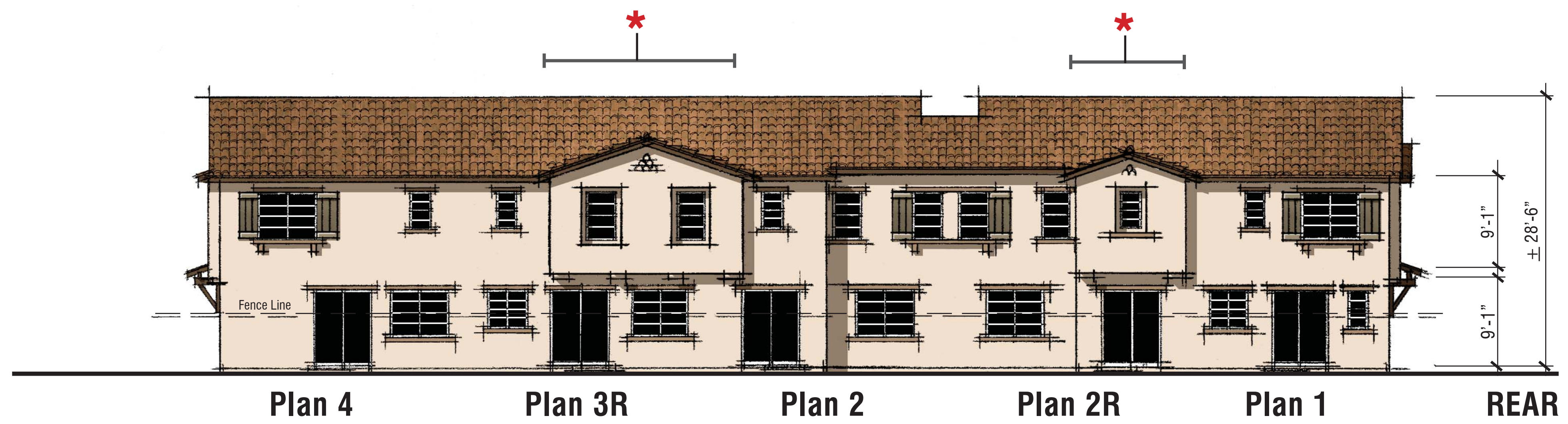
Plan 1 Plan 2R Plan 2 Plan 3R Plan 4 FRONT



Plan 4 STANDARD RIGHT



Plan 4 ENHANCED RIGHT



Plan 4 Plan 3R Plan 2 Plan 2R Plan 1 REAR

STYLE ELEMENTS: SPANISH

- Concrete Medium 'S' Tile
- Stucco With 16/20 Finish
- Foam Shutters
- Stucco Wrapped Potsshelf With Brackets
- Stucco Wrapped Shaped Corbels
- Gable End Foam Pipe Detail
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Column
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

YARD TOWNHOMES | BUILDING 100
Spanish Elevations

HIGHGROVE TOWN CENTER

COUNTY OF RIVERSIDE, CA

FOREMOST CENTER STREET, LLC.

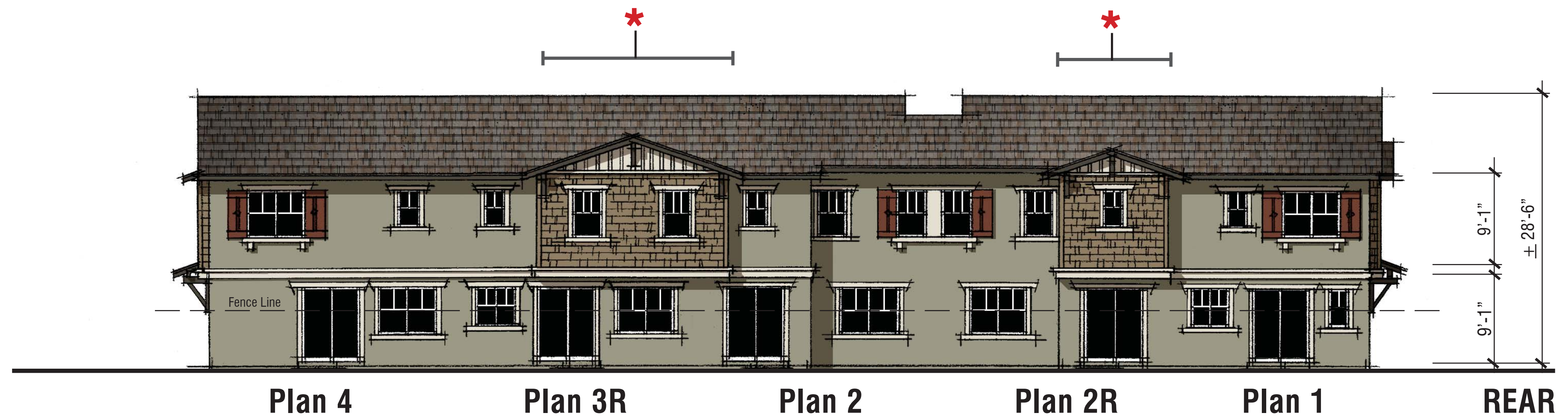
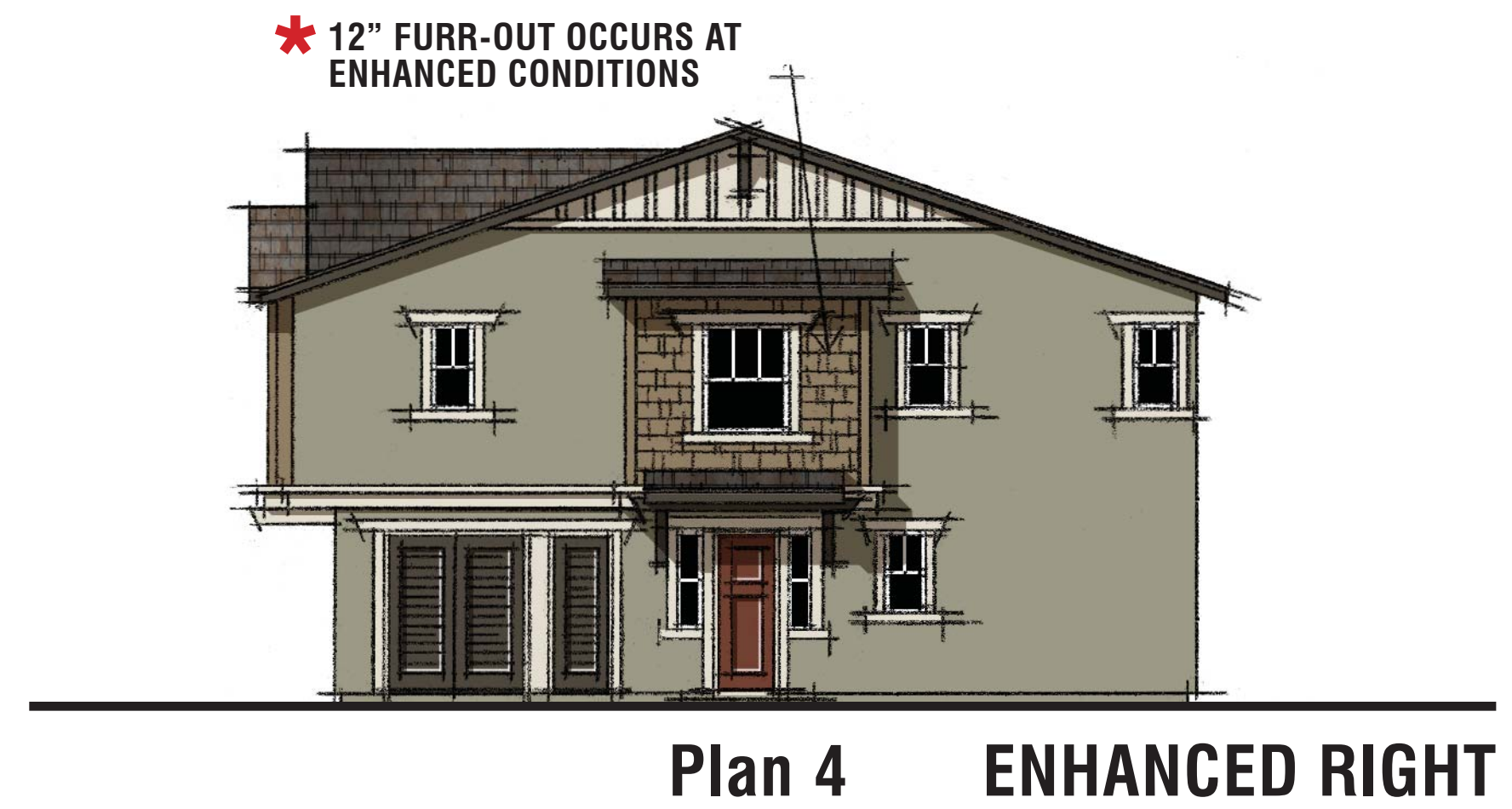
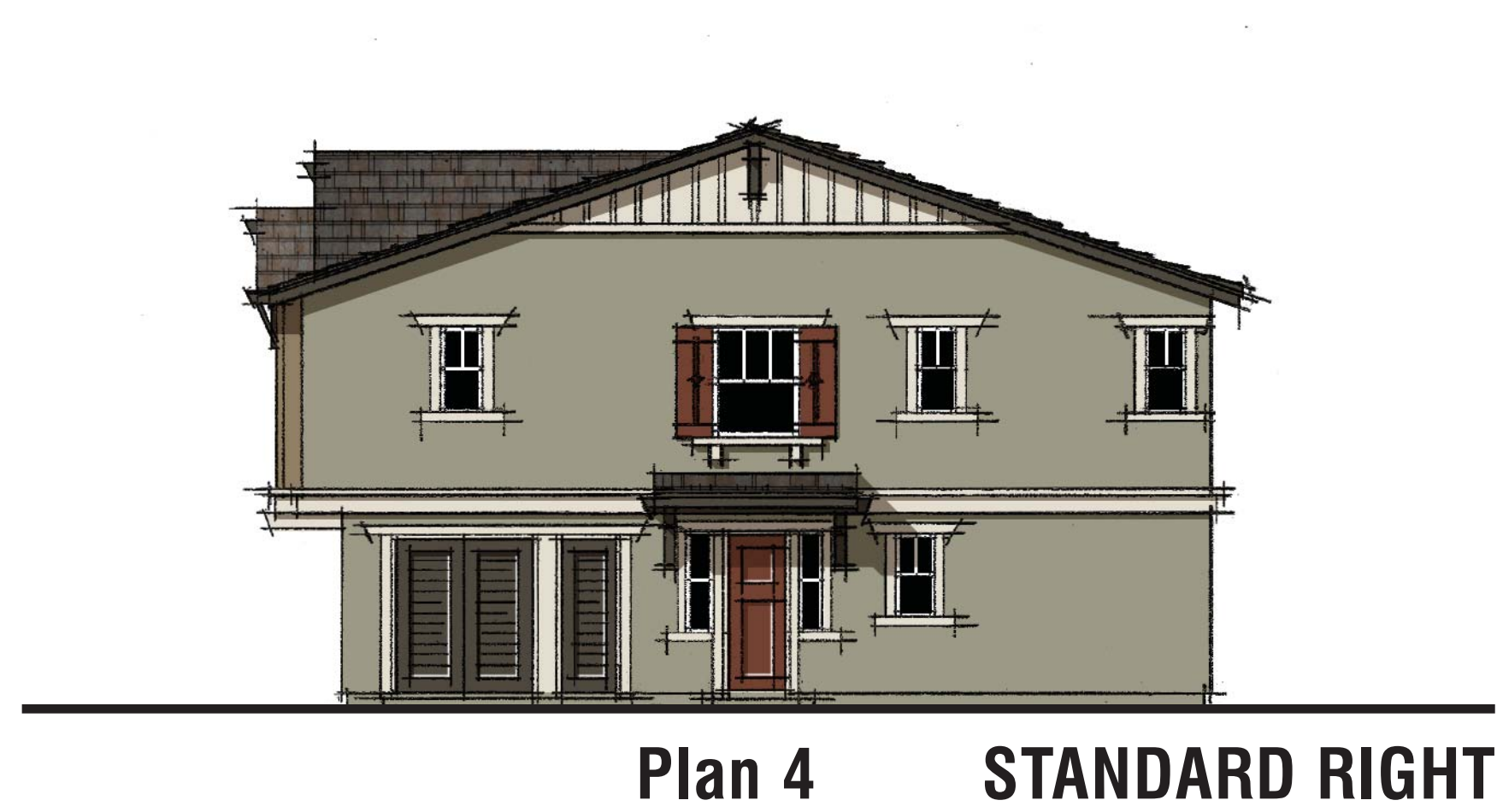
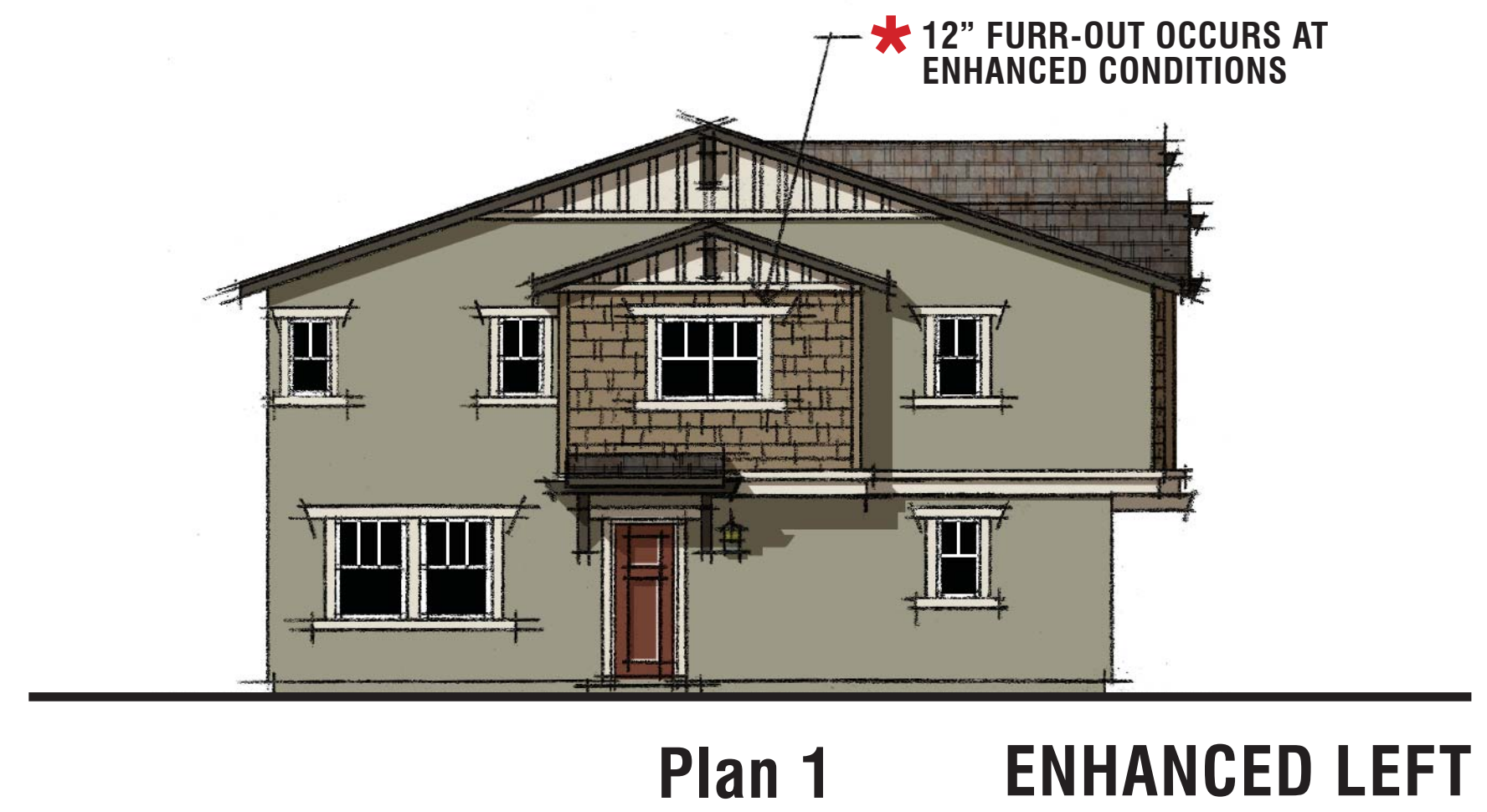
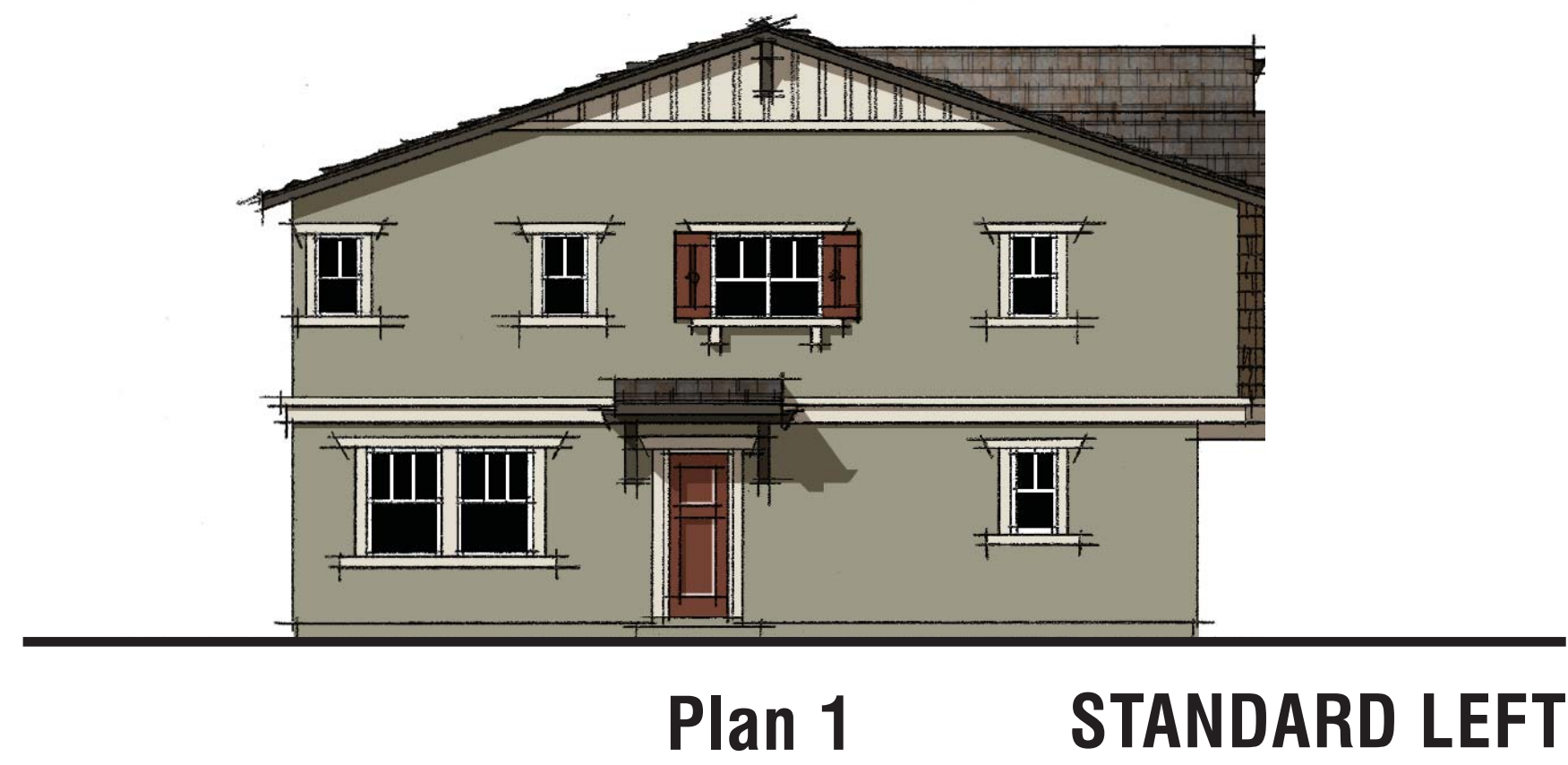
Note: Artist's Conception; Colors, Materials And Application May Vary.

SPECIAL MULTI-FAMILY DESIGN REVIEW

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. dba WHA. | 2020158 | 04-21-21

0 4 8 16
2.7

ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



STYLE ELEMENTS: CRAFTSMAN

- Flat Concrete Tile
- Stucco With 16/20 Finish
- Cementitious Fiber Shake Siding
- Wood Outlookers
- Stucco Wrapped Shaped Corbels
- Stucco Wrapped Board And Batten Siding
- Windows With Divided Lights
- Stucco Wrapped Trim
- Stucco Wrapped Columns
- Solid Panel Entry Door

- * EXTENDED GABLE END ROOF TO BE STANDARD AT ENHANCED ELEVATIONS SEE SITE PLAN FOR REQUIRED LOCATIONS.
- * MINIMUM OF 25% GARAGE DOORS SHALL HAVE GLAZING SHOWN ON PLAN 3'S (257) PLAN 3 UNITS/846 TOTAL DU=30.4 OF UNITS

YARD TOWNHOUSES | BUILDING 100
Craftsman Elevations

HIGHGROVE TH 1 & 2
Riverside County, California
FOREMOST
January 22, 2021 | 2020158

SCHEME 1
'A' Elevations Only
Spanish

For exact color refer to manufacturer actual samples.
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

HIGHGROVE TH 1 & 2
Riverside County, California
FOREMOST
January 22, 2021 | 2020158

SCHEME 2
'A' Elevations Only
Spanish

For exact color refer to manufacturer actual samples.
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

HIGHGROVE TH 1 & 2
Riverside County, California
FOREMOST
January 22, 2021 | 2020158

SCHEME 3
'B' Elevations Only
Craftsman

For exact color refer to manufacturer actual samples.
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

HIGHGROVE TH 1 & 2
Riverside County, California
FOREMOST
January 22, 2021 | 2020158

SCHEME 4
'B' Elevations Only
Craftsman

For exact color refer to manufacturer actual samples.
© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

HIGHGROVE TH 1 & 2
Riverside County, California
FOREMOST
December 11, 2020 | 2020158
PAGE 1 OF 4

Exterior Color & Materials
SCHEME 1 OF 4 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	2690 Los Padres Blend Ref: 24 Emi. 91 A.SRI: 25 CRRC: 0918-0013	Eagle
Metal Bird Stop @ 'S' Tile (factory finish)	Terracotta	Eagle
Vinyl Windows (factory finish)	TBD	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco Color (16/20 sand finish)	TBD (Match to Sherwin Williams 'SW 7551' Greek Villa)	Omega
Trim Color #1 (applied to): Barge Boards Braces Corbels Eaves Fascia Garage Doors Trim Utility Doors	'SW 7054 Suitable Brown	Sherwin Williams
Trim Color #2 (applied to): Garage Doors Stucco Trim	SW 7549 Studio Taupe	Sherwin Williams
Accent Color #1 (applied to): Shutters	SW 2837 Aurora Brown	Sherwin Williams
Accent Color #2 (applied to): Unit Doors	'SW 7624 Slate Tile	Sherwin Williams
Prefab Pipes	SW 7705 Wheat Penny	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Donna Allich (949) 250-0607.

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	1/14/21	Various revisions per client comments.
2	1/22/21	Various revisions per client comments.

HIGHGROVE TH 1 & 2
Riverside County, California
FOREMOST
December 11, 2020 | 2020158
PAGE 2 OF 4

Exterior Color & Materials
SCHEME 2 OF 4 'A' ELEVATIONS ONLY, SPANISH

Material	Color	Manufacturer
Roofing: Concrete 'S' Tile	2605 San Benito Blend Ref: 20 Emi. 92 A.SRI: 21 CRRC: 0918-0031	Eagle
Metal Bird Stop @ 'S' Tile (factory finish)	Black	Eagle
Vinyl Windows (factory finish)	TBD	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco Color (16/20 sand finish)	TBD (Match to Sherwin Williams 'SW 7571' Casa Blanca)	Omega
Trim Color #1 (applied to): Barge Boards Braces Corbels Eaves Fascia Garage Doors Trim Utility Doors	SW 6104 Kaftee	Sherwin Williams
Trim Color #2 (applied to): Garage Doors Stucco Trim	'SW 9108 Double Latte	Sherwin Williams
Accent Color #1 (applied to): Shutters	SW 7740 Messenger Bag	Sherwin Williams
Accent Color #2 (applied to): Unit Doors	SW 7705 Wheat Penny	Sherwin Williams
Prefab Pipes	SW 7705 Wheat Penny	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Donna Allich (949) 250-0607.

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	1/14/21	Various revisions per client comments.
2	1/22/21	Various revisions per client comments.

HIGHGROVE TH 1 & 2
Riverside County, California
FOREMOST
December 11, 2020 | 2020158
PAGE 3 OF 4

Exterior Color & Materials
SCHEME 3 OF 4 'B' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	'S504 New Cedar Ref: 15 Emi. 92 A.SRI: 16 CRRC: 0918-0110	Eagle
Vinyl Windows (factory finish)	TBD	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco Color (16/20 sand finish)	TBD (Match to Sherwin Williams 'SW 7540' Artisan Tan)	Omega
Siding Color (applied to): Corner Boards @ Shingle Siding Garage Doors Shingle Siding	SW 7046 Anonymous	Sherwin Williams
Trim Color #1 (applied to): Columns Corbels Gable Board & Battens Garage Doors Trim	SW 7526 Maison Blanche	Sherwin Williams
Trim Color #2 (applied to): Barge Boards Eaves Fascia Outlookers Unit Doors Utility Doors	'SW 7034 Status Bronze	Sherwin Williams
Accent Color #1 (applied to): Shutters Unit Doors	'SW 6188 Shade-Grown	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Donna Allich (949) 250-0607.

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	1/14/21	Various revisions per client comments.
2	1/22/21	Various revisions per client comments.

HIGHGROVE TH 1 & 2
Riverside County, California
FOREMOST
December 11, 2020 | 2020158
PAGE 4 OF 4

Exterior Color & Materials
SCHEME 4 OF 4 'B' ELEVATIONS ONLY, CRAFTSMAN

Material	Color	Manufacturer
Roofing: Concrete Shake Tile	'S580 Shasta Blend Ref: 2 Emi. 94 A.SRI: 23 CRRC: 0918-0088	Eagle
Vinyl Windows (factory finish)	TBD	TBD
Gutters & Downspouts	Match Adjacent Color	TBD
Stucco Color (16/20 sand finish)	TBD (Match to Sherwin Williams 'SW 9126' Honed Soapstone)	Omega
Siding Color (applied to): Corner Boards @ Shingle Siding Garage Doors Shingle Siding	'SW 7550 Resort Tan	Sherwin Williams
Trim Color #1 (applied to): Columns Corbels Gable Board & Battens Garage Doors Trim	'SW 7011 Natural Choice	Sherwin Williams
Trim Color #2 (applied to): Barge Boards Eaves Fascia Outlookers Unit Doors Utility Doors	'SW 7020 Black Fox	Sherwin Williams
Accent Color #1 (applied to): Shutters Unit Doors	'SW 6062 Rugged Brown	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Donna Allich (949) 250-0607.

© 2021 WILLIAM HEZMALHALCH ARCHITECTS, INC. DBA WHA.

REVISIONS:

Number	Date	Description
1	1/14/21	Various revisions per client comments.
2	1/22/21	Various revisions per client comments.