MEDINA STATION ELEVATIONS

● Primary materials

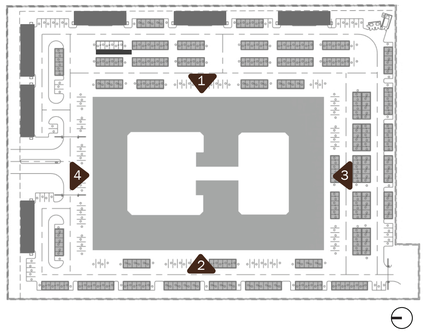
- **A** Stucco - Cumbulus Cloud (28%) ●
- **B** Stucco - Gauntlet Gray (6%) ●
- **C** Stucco - Umber Rust (15%) ●
- **D** Fiber Cement - Dorian Gray (15%)
- **E** Fiber Cement - Wood (16%)
- **F** Masonry (19%)
- **G** Storefront (2%)
- **H** Vinyl Windows
- **I** Garage Door
- **J** Typical Railing
- **K** Masonry Privacy Wall
- **L** Wall sconce decorative lighting
- **M** Prefabricated Metal Canopy

Primary : 49%
Secondary : 51%

OVERALL PROJECT PERCENTAGES

A	Stucco - Cumbulus Cloud	(33%) ●
B	Stucco - Gauntlet Gray	(5%) ●
C	Stucco - Umber Rust	(11%) ●
D	Fiber Cement - Dorian Gray	(25%)
E	Fiber Cement - Wood	(9%)
F	Masonry	(15%)
G	Storefront	(2%)

Primary : 49%
Secondary : 51 %



EAST ELEVATION

A	Stucco - Cumbulus Cloud	(20%) ●
B	Stucco - Gauntlet Gray	(19%) ●
C	Stucco - Umber Rust	(12%) ●
D	Fiber Cement - Dorian Gray	(22%)
E	Fiber Cement - Wood	(8%)
F	Masonry	(19%)

Primary : 51%
Secondary : 49%

Percentage of Openness: 41%

1 EAST ELEVATION

WEST ELEVATION

A	Stucco - Cumbulus Cloud	(38%) ●
B	Stucco - Gauntlet Gray	(0%) ●
C	Stucco - Umber Rust	(12%) ●
D	Fiber Cement - Dorian Gray	(16%)
E	Fiber Cement - Wood	(17%)
F	Masonry	(17%)

Primary : 50%
Secondary : 50%

Percentage of Openness: 46%

2 WEST ELEVATION

SOUTH ELEVATION

A	Stucco - Cumbulus Cloud	(34%) ●
B	Stucco - Gauntlet Gray	(0%) ●
C	Stucco - Umber Rust	(16%) ●
D	Fiber Cement - Dorian Gray	(18%)
E	Fiber Cement - Wood	(14%)
F	Masonry	(18%)

Primary : 50%
Secondary : 50%

Percentage of Openness: 43%

3 SOUTH ELEVATION

NORTH ELEVATION

A	Stucco - Cumbulus Cloud	(22%) ●
B	Stucco - Gauntlet Gray	(0%) ●
C	Stucco - Umber Rust	(24%) ●
D	Fiber Cement - Dorian Gray	(0%)
E	Fiber Cement - Wood	(26%)
F	Masonry	(21%)
G	Storefront	(7%)

Primary : 46%
Secondary : 54%

Percentage of Openness: 49%

4 NORTH ELEVATION

MEDINA STATION ELEVATIONS - CARRAIGE HOUSE TYPE 1

● Primary materials

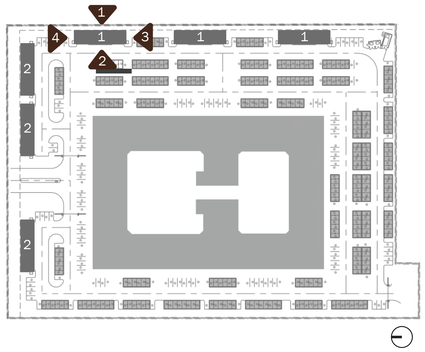
A	Stucco - Cumbulus Cloud (17%) ●	**E**	Fiber Cement - Wood (9%)	**I**	Garage Door	**M**	Prefabricated Metal Canopy
B	Stucco - Gauntlet Gray (18%) ●	**F**	Masonry (39%)	**J**	Typical Railing		
C	Stucco - Umber Rust (3%) ●	**G**	Storefront (7%)	**K**	Masonry Privacy Wall		
D	Fiber Cement - Dorian Gray (7%)	**H**	Vinyl Windows	**L**	Wall sconce decorative lighting		

Primary : 38%
Secondary : 62%

OVERALL PROJECT PERCENTAGES

A	Stucco - Cumbulus Cloud	(33%) ●
B	Stucco - Gauntlet Gray	(5%) ●
C	Stucco - Umber Rust	(11%) ●
D	Fiber Cement - Dorian Gray	(25%)
E	Fiber Cement - Wood	(9%)
F	Masonry	(15%)
G	Storefront	(2%)

Primary : 49%
Secondary : 51%

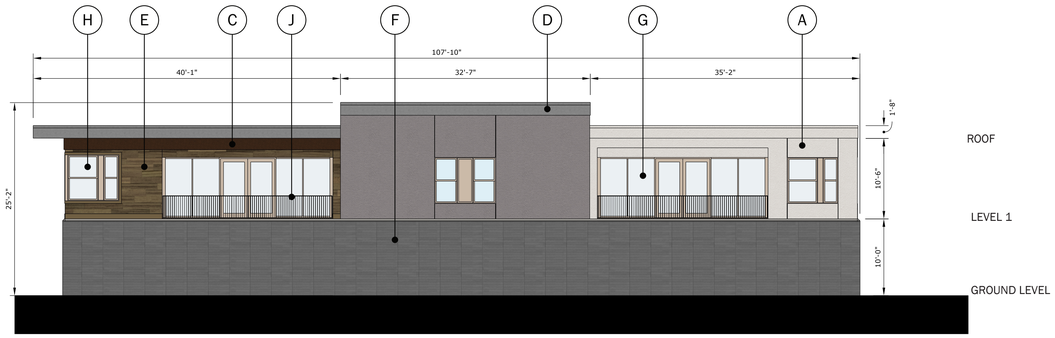


EAST ELEVATION

A	Stucco - Cumbulus Cloud	(10%) ●
B	Stucco - Gauntlet Gray	(17%) ●
C	Stucco - Umber Rust	(2%) ●
D	Fiber Cement - Dorian Gray	(4%)
E	Fiber Cement - Wood	(4%)
F	Masonry	(47%)
G	Storefront	(16%)

Primary : 29%
Secondary : 71%

Percentage of Openness: 5%



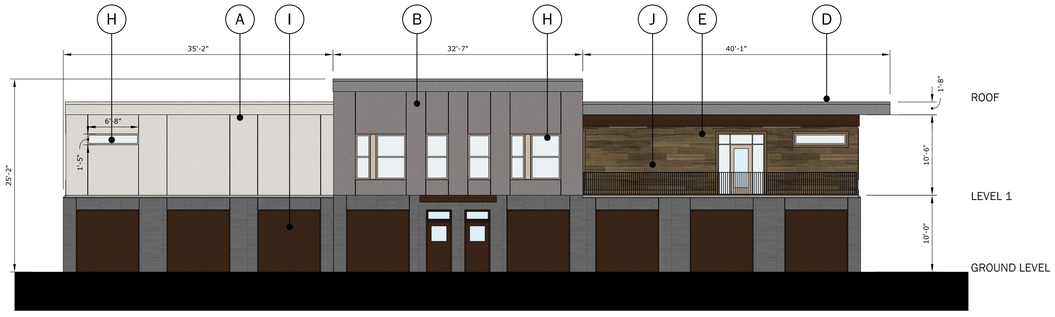
1 EAST ELEVATION

WEST ELEVATION

A	Stucco - Cumbulus Cloud	(26%) ●
B	Stucco - Gauntlet Gray	(20%) ●
C	Stucco - Umber Rust	(4%) ●
D	Fiber Cement - Dorian Gray	(7%)
E	Fiber Cement - Wood	(16%)
F	Masonry	(27%)

Primary : 50%
Secondary : 50%

Percentage of Openness: 45%



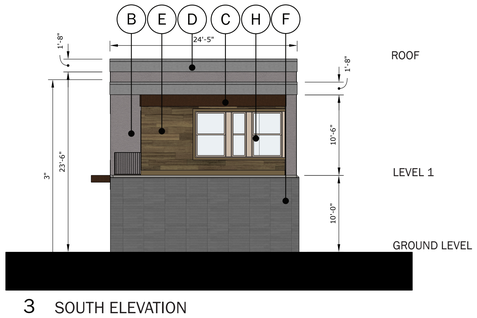
2 WEST ELEVATION

SOUTH ELEVATION

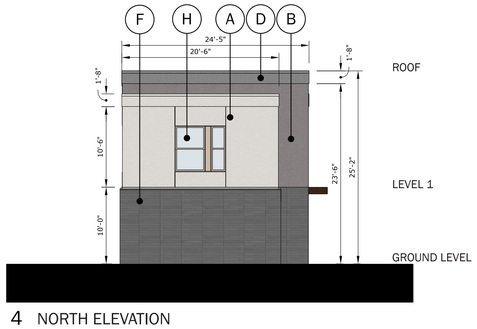
A	Stucco - Cumbulus Cloud	(0%) ●
B	Stucco - Gauntlet Gray	(16%) ●
C	Stucco - Umber Rust	(6%) ●
D	Fiber Cement - Dorian Gray	(15%)
E	Fiber Cement - Wood	(18%)
F	Masonry	(45%)

Primary : 22%
Secondary : 78%

Percentage of Openness: 14%



3 SOUTH ELEVATION



4 NORTH ELEVATION

NORTH ELEVATION

A	Stucco - Cumbulus Cloud	(36%) ●
B	Stucco - Gauntlet Gray	(14%) ●
C	Stucco - Umber Rust	(0%) ●
D	Fiber Cement - Dorian Gray	(7%)
E	Fiber Cement - Wood	(0%)
F	Masonry	(43%)

Primary : 50%
Secondary : 50%

Percentage of Openness: 7%

MEDINA STATION ELEVATIONS - CARRAIGE HOUSE TYPE 2

● Primary materials

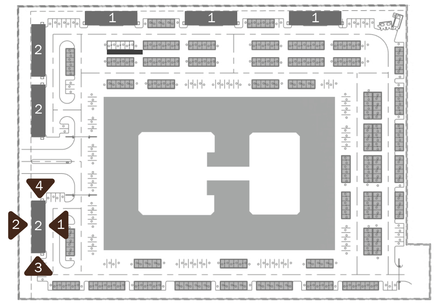
A	Stucco - Cumbulus Cloud (17%) ●	**E**	Fiber Cement - Wood (9%)	**I**	Garage Door	**M**	Prefabricated Metal Canopy
B	Stucco - Gauntlet Gray (18%) ●	**F**	Masonry (38%)	**J**	Typical Railing		
C	Stucco - Umber Rust (3%) ●	**G**	Storefront (7%)	**K**	Masonry Privacy Wall		
D	Fiber Cement - Dorian Gray (8%)	**H**	Vinyl Windows	**L**	Wall sconce decorative lighting		

Primary : 38%
Secondary : 62%

OVERALL PROJECT PERCENTAGES

A	Stucco - Cumbulus Cloud	(33%) ●
B	Stucco - Gauntlet Gray	(5%) ●
C	Stucco - Umber Rust	(11%)
D	Fiber Cement - Dorian Gray	(25%)
E	Fiber Cement - Wood	(9%)
F	Masonry	(15%)
G	Storefront	(2%)

Primary : 49%
Secondary : 51%

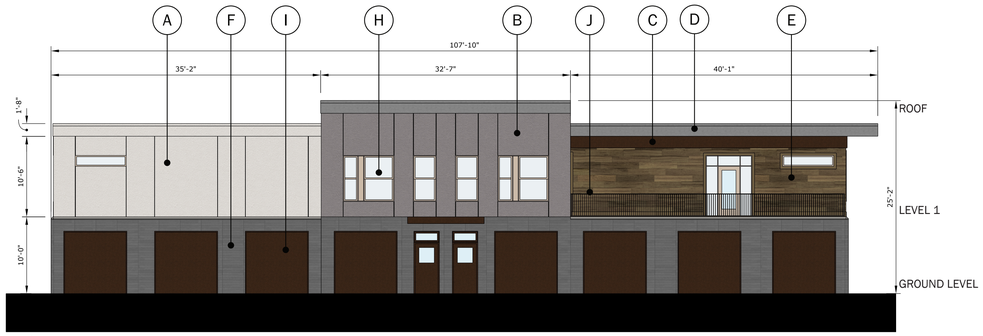


SOUTH ELEVATION

A	Stucco - Cumbulus Cloud	(26%) ●
B	Stucco - Gauntlet Gray	(20%) ●
C	Stucco - Umber Rust	(4%) ●
D	Fiber Cement - Dorian Gray	(7%)
E	Fiber Cement - Wood	(16%)
F	Masonry	(27%)

Primary : 50%
Secondary : 50%

Percentage of Openness: 45%



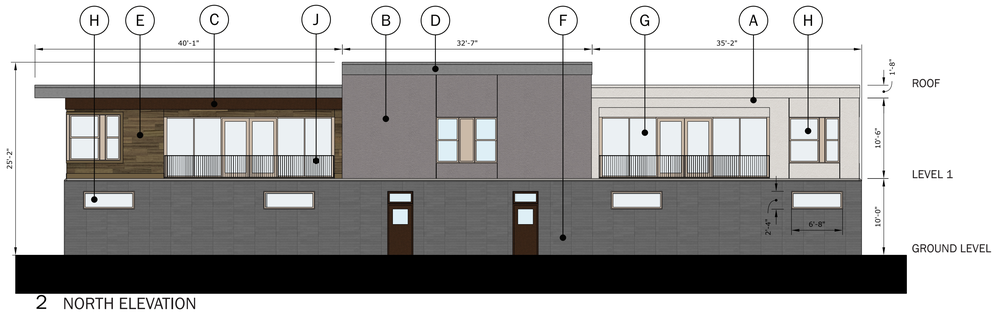
1 SOUTH ELEVATION

NORTH ELEVATION

A	Stucco - Cumbulus Cloud	(10%) ●
B	Stucco - Gauntlet Gray	(18%) ●
C	Stucco - Umber Rust	(3%) ●
D	Fiber Cement - Dorian Gray	(6%)
E	Fiber Cement - Wood	(5%)
F	Masonry	(43%)
G	Storefront	(17%)

Primary : 31%
Secondary : 69%

Percentage of Openness: 11%



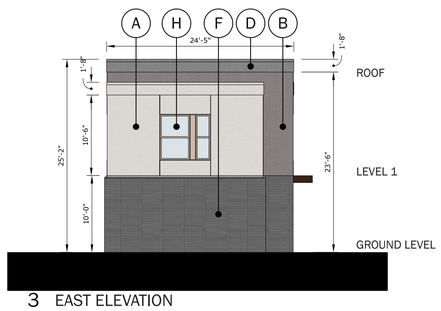
2 NORTH ELEVATION

EAST ELEVATION

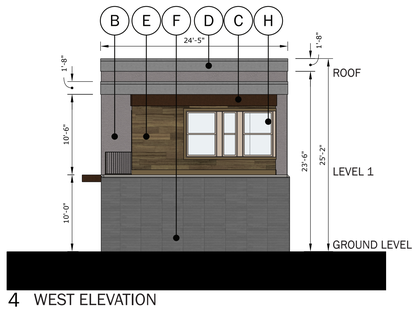
A	Stucco - Cumbulus Cloud	(36%) ●
B	Stucco - Gauntlet Gray	(14%) ●
C	Stucco - Umber Rust	(0%) ●
D	Fiber Cement - Dorian Gray	(7%)
E	Fiber Cement - Wood	(0%)
F	Masonry	(43%)

Primary : 50%
Secondary : 50%

Percentage of Openness: 7%



3 EAST ELEVATION



4 WEST ELEVATION

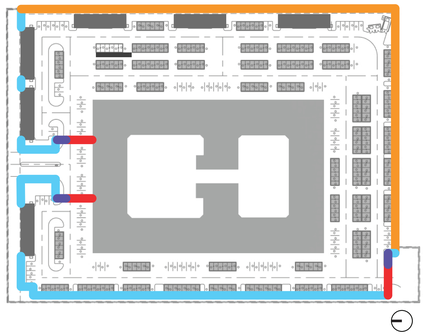
WEST ELEVATION

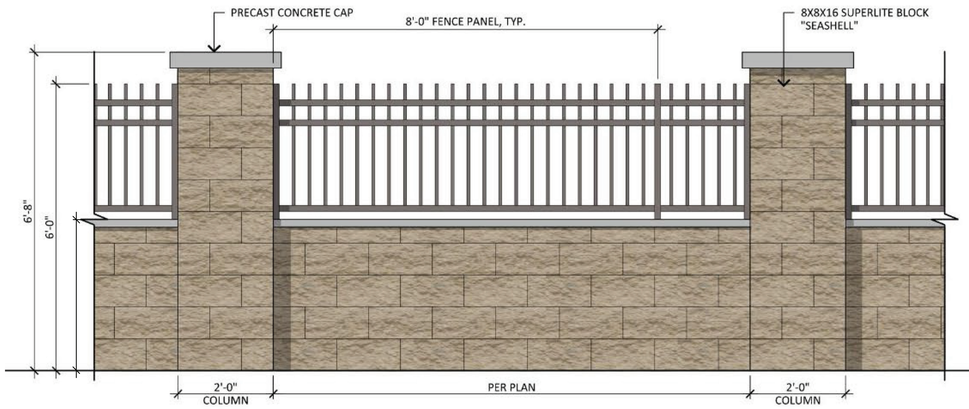
A	Stucco - Cumbulus Cloud	(0%) ●
B	Stucco - Gauntlet Gray	(16%) ●
C	Fiber Cement - Umber Rust	(6%) ●
D	Fiber Cement - Dorian Gray	(15%)
E	Fiber Cement - Wood	(18%)
F	Masonry	(45%)

Primary : 22%
Secondary : 78%

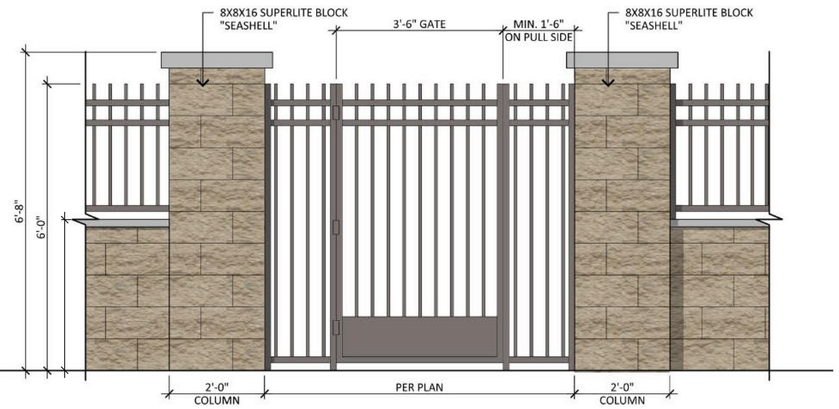
Percentage of Openness: 12%

FENCES & GATES

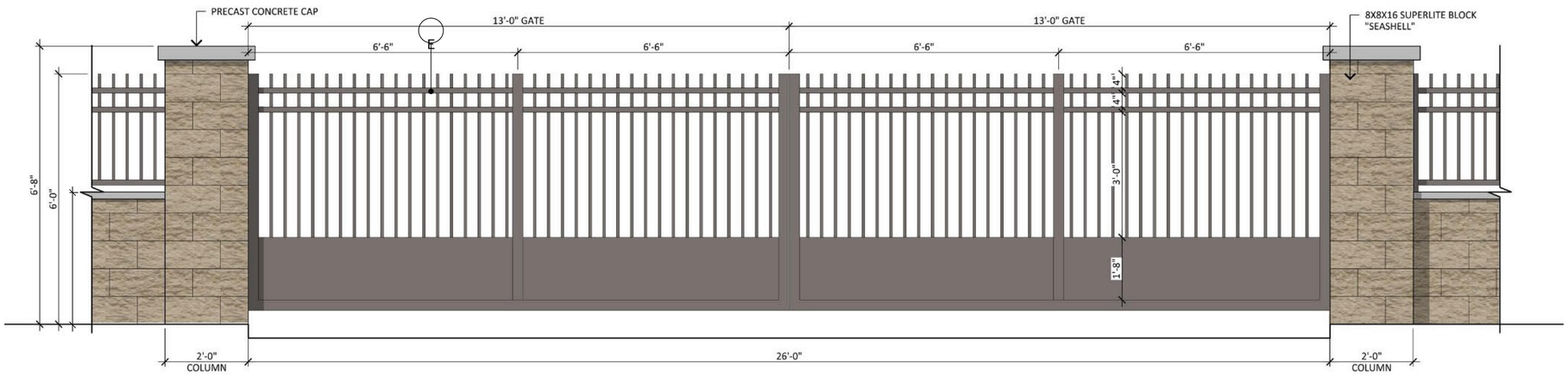




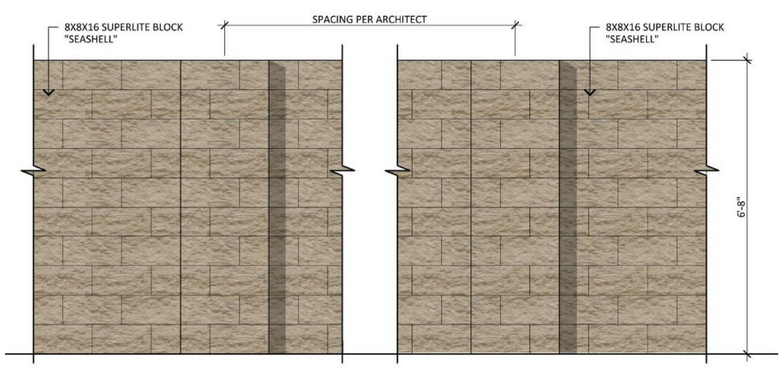
VIEW FENCE
(FENCE OVER CMU)



PEDESTRIAN GATE



VEHICULAR GATE



PERIMETER CMU WALL AT 8'-0" HEIGHT
WITH 2'-0" WIDE PIERS PER ARCHITECT

MEDINA STATION COURTYARD ELEVATIONS

● Primary materials

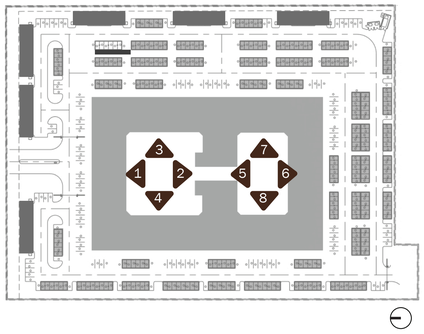
A	Stucco - Cumbulus Cloud (44%) ●	**E**	Fiber Cement - Wood (1%)	**I**	Garage Door	**M**	Prefabricated Metal Canopy
B	Stucco - Gauntlet Gray (0%) ●	**F**	Masonry (1%)	**J**	Typical Railing		
C	Stucco - Umber Rust (8%) ●	**G**	Storefront (2%)	**K**	Masonry Privacy Wall		
D	Fiber Cement - Dorian Gray (44%)	**H**	Vinyl Windows	**L**	Wall sconce decorative lighting		

Primary : 52%
Secondary : 48%

OVERALL PROJECT PERCENTAGES

A	Stucco - Cumbulus Cloud	(33%) ●
B	Stucco - Gauntlet Gray	(5%) ●
C	Stucco - Umber Rust	(11%) ●
D	Fiber Cement - Dorian Gray	(25%)
E	Fiber Cement - Wood	(9%)
F	Masonry	(15%)
G	Storefront	(2%)

Primary : 49%
Secondary : 51%



NORTH ELEVATION - POOL

A	Stucco - Cumbulus Cloud	(40%) ●
B	Stucco - Gauntlet Gray	(0%) ●
C	Stucco - Umber Rust	(6%) ●
D	Fiber Cement - Dorian Gray	(34%)
E	Fiber Cement - Wood	(0%)
F	Masonry	(10%)
G	Storefront	(10%)

Primary : 46%
Secondary : 54%

Percentage of Openness: 23%

1 NORTH ELEVATION - POOL

5 NORTH ELEVATION - GARDEN

NORTH ELEVATION - GARDEN

A	Stucco - Cumbulus Cloud	(41%) ●
B	Stucco - Gauntlet Gray	(0%) ●
C	Stucco - Umber Rust	(10%) ●
D	Fiber Cement - Dorian Gray	(49%)
E	Fiber Cement - Wood	(0%)
F	Masonry	(0%)

Primary : 51%
Secondary : 49%

Percentage of Openness: 33%

SOUTH ELEVATION - POOL

A	Stucco - Cumbulus Cloud	(40%) ●
B	Stucco - Gauntlet Gray	(0%) ●
C	Stucco - Umber Rust	(6%) ●
D	Fiber Cement - Dorian Gray	(54%)
E	Fiber Cement - Wood	(0%)
F	Masonry	(0%)

Primary : 46%
Secondary : 54%

Percentage of Openness: 22%

2 SOUTH ELEVATION - POOL

6 SOUTH ELEVATION - GARDEN

SOUTH ELEVATION - GARDEN

A	Stucco - Cumbulus Cloud	(36%) ●
B	Stucco - Gauntlet Gray	(0%) ●
C	Stucco - Umber Rust	(10%) ●
D	Fiber Cement - Dorian Gray	(54%)
E	Fiber Cement - Wood	(0%)
F	Masonry	(0%)

Primary : 46%
Secondary : 54%

Percentage of Openness: 25%

WEST ELEVATION

A	Stucco - Cumbulus Cloud	(54%) ●
B	Stucco - Gauntlet Gray	(0%) ●
C	Stucco - Umber Rust	(9%) ●
D	Fiber Cement - Dorian Gray	(37%)
E	Fiber Cement - Wood	(0%)
F	Masonry	(0%)

Primary : 63%
Secondary : 37%

Percentage of Openness: 31%

3 WEST ELEVATION - POOL

7 WEST ELEVATION - GARDEN

EAST ELEVATION

A	Stucco - Cumbulus Cloud	(46%) ●
B	Stucco - Gauntlet Gray	(0%) ●
C	Stucco - Umber Rust	(9%) ●
D	Fiber Cement - Dorian Gray	(42%)
E	Fiber Cement - Wood	(3%)
F	Masonry	(0%)

Primary : 55%
Secondary : 45%

Percentage of Openness: 33%

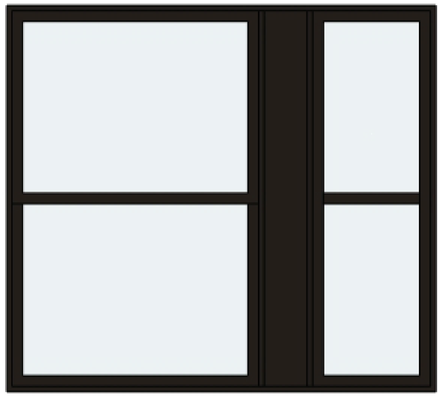
8 EAST ELEVATION - GARDEN

4 EAST ELEVATION - POOL

MATERIAL PALETTE

PRIMARY

Stucco - Cumbulus Cloud

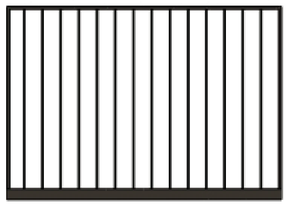


Vinyl Window - Dark Bronze, Clay or Almond

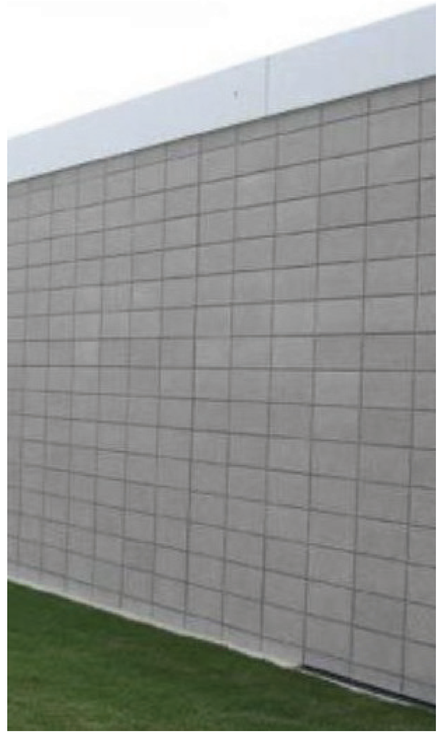
Wall Sconce

Stucco - Gauntlet Gray

Prefabricated Metal Canopy



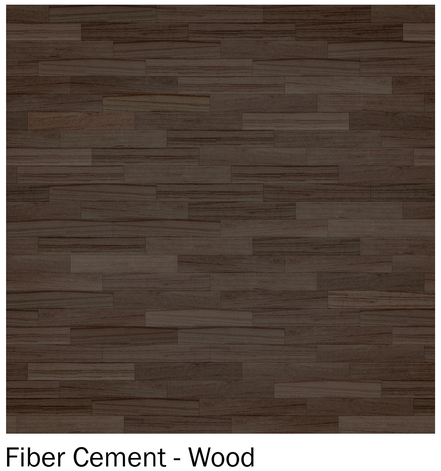
Railing - Dark Bronze



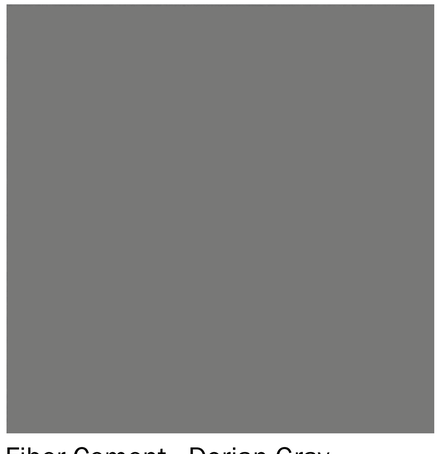
Masonry Precedent Image
Private Yard Wall

SECONDARY

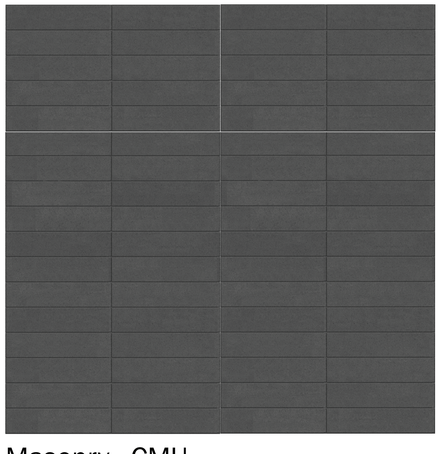
Stucco - Umber Rust



Fiber Cement - Wood



Fiber Cement - Dorian Gray



Masonry - CMU

MEDINA STATION ELEVATIONS

ADDITIONAL NOTES

3.2.4 MULTIFAMILY CHARACTER

1 Verying building heights over different portions of building

2 Displays uninterrupted wall lengths exceeding 50 feet without including façade articulation that subdivides the wall into human scale proportions.

3 Facades shall incorporate at least three (3) different and distinct materials.

4 Provide contextual relationships of "Primary Materials" to adjacent buildings with multi-story building massing broken up into recognizable overlapping or layered masses balanced with complimentary "Secondary Materials" and accents.

ARCHITECTURAL FEATURES

5 Shading at Windows – a minimum of 25% of windows will incorporate shading devices such as, but not limited to, horizontal and vertical louvers, trellises, and overhangs.

6 A minimum of 25% of balconies or railing will be decorative metal (which shall be a detail added to balcony or railing with the purpose of embellishment or decoration).

1. PRIMARY ENTRIES

7 Utilize accent lighting.

8 Differentiated building massing at entries (e.g., height or building massing).

2. MASSING AND SCALE

9 Building corner accent features / elements.

10 Horizontal banding.

3. ARTICULATION

11 Variations in the fenestration, add visual interest to the elevations.

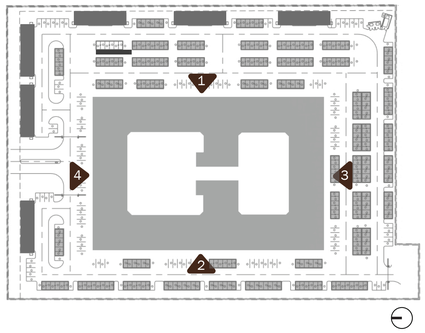
12 Crisp lines, bold geometries, and attention to quality detailing shall be provided.

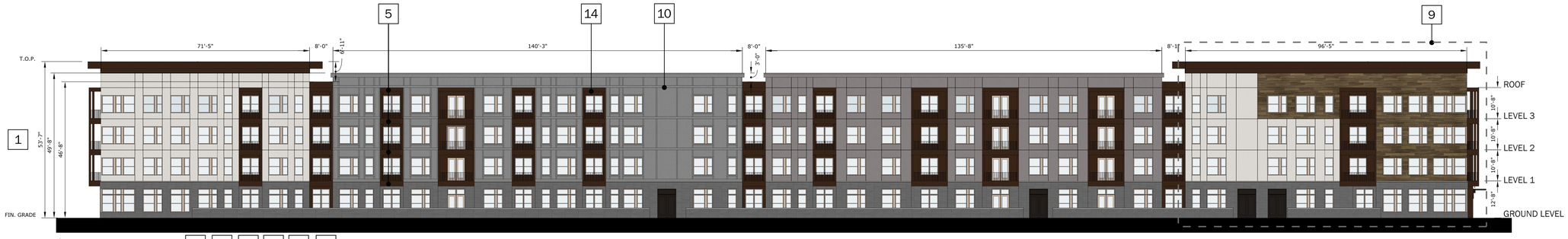
3.2.5 MATERIAL MINIMUMS PER BUILDING TYPE

13 Multifamily buildings shall contain one (1) primary material with a maximum of 50% coverage on each façade and two (2) or more secondary materials that make up the remaining 50%. Of the two (2) secondary materials, neither shall exceed a maximum of 40% coverage on each façade, and together, shall not exceed 60% coverage on a façade. Glazing may be included as either a primary or secondary material, but if not, will be removed from the percentage calculations of each facade.

3.4.1 SOFFITS AND OVERHANGS

14 Soffits and overhangs shall be a minimum of four (4) feet in depth, regardless of window height. Soffit and overhang length shall be minimum six (6) feet in length or minimum length of the window, whichever is longer.





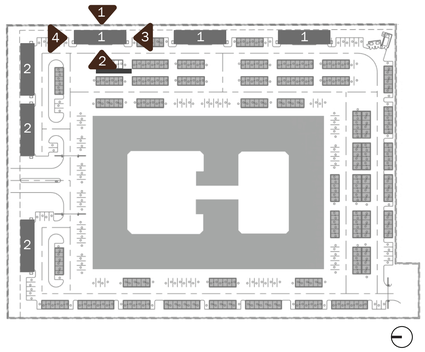
1 EAST ELEVATION 2 3 4 11 12 13

2 WEST ELEVATION 2 3 4 11 12 13

3 SOUTH ELEVATION 2 3 4 11 12 13

4 NORTH ELEVATION 2 3 4 11 12 13

MEDINA STATION ELEVATIONS - CARRAIGE HOUSE TYPE 1



ADDITIONAL NOTES

3.2.4 MULTIFAMILY CHARACTER

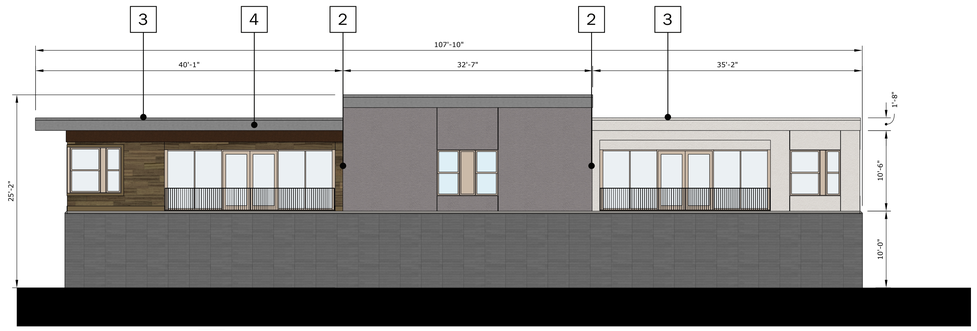
1 A minimum two (2) building materials

2 One (1) change in plane element.

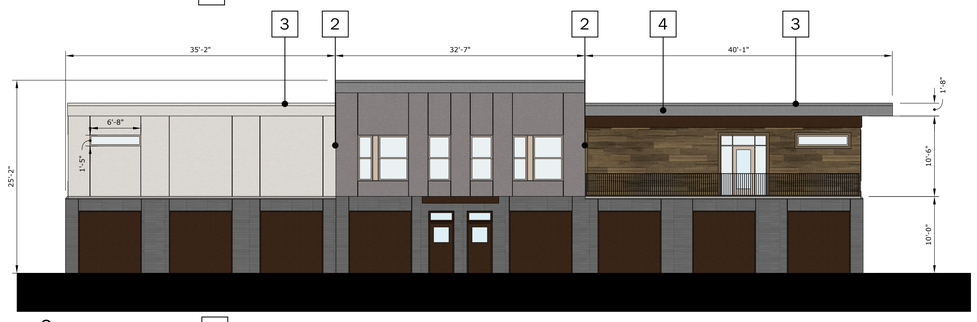
3 A minimum of two (2) changes in vertical height for every 48' in horizontal length shall be incorporated into the building elevations

3.4.1 SOFFITS AND OVERHANGS

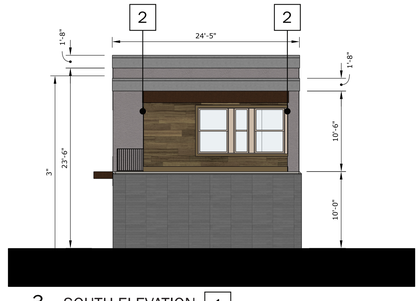
4 Soffits and overhangs shall be a minimum of four (4) feet in depth, regardless of window height. Soffit and overhang length shall be minimum six (6) feet in length or minimum length of the window, whichever is longer.



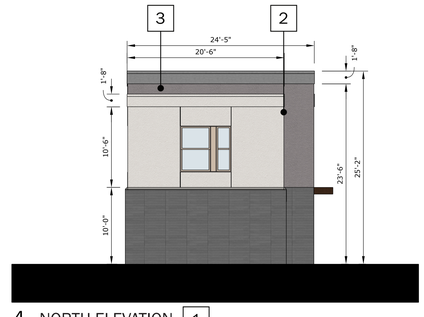
1 EAST ELEVATION 1



2 WEST ELEVATION 1

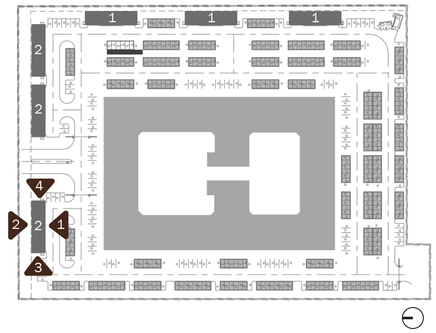


3 SOUTH ELEVATION 1



4 NORTH ELEVATION 1

MEDINA STATION ELEVATIONS - CARRAIGE HOUSE TYPE 2



ADDITIONAL NOTES

3.2.4 MULTIFAMILY CHARACTER

1 Carriage buildings adjacent to Southern Avenue. Desert Modern shall engage the pedestrian realm along public edges with durable materials and activated streetscape.

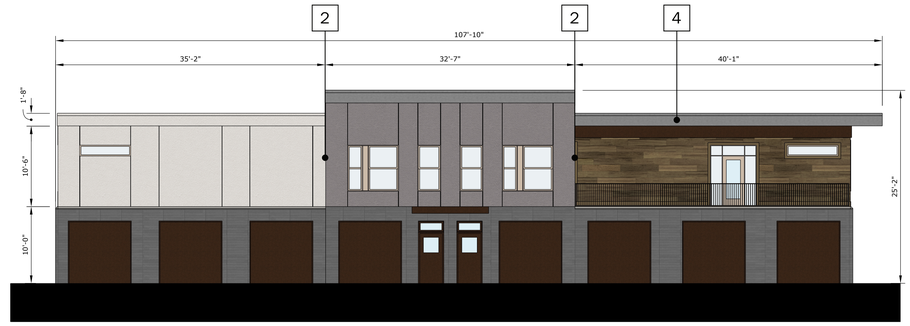
3.2.5 MULTIFAMILY CARRIAGE BUILDINGS ALONG SOUTHERN AVENUE

2 Buildings shall be stepped with a change in plane at a minimum of 1'-6" every 23'-8" to break up longer building facades.

3 Spandrel glass windows measuring 2'-4" W x 2'-4" H, plus material change below first floor windows.

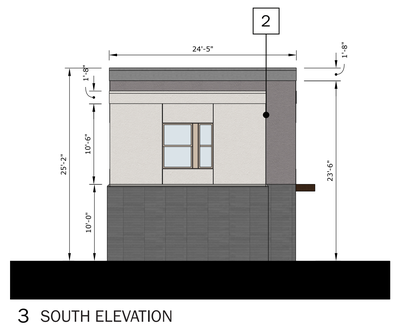
3.4.1 SOFFITS AND OVERHANGS

4 Soffits and overhangs shall be a minimum of four (4) feet in depth, regardless of window height. Soffit and overhang length shall be minimum six (6) feet in length or minimum length of the window, whichever is longer.

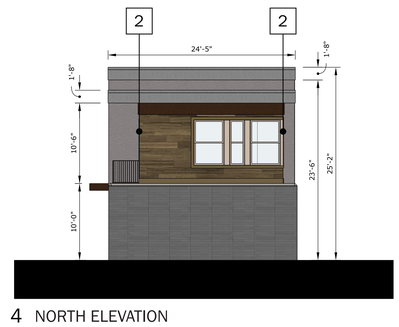


1 EAST ELEVATION

2 WEST ELEVATION

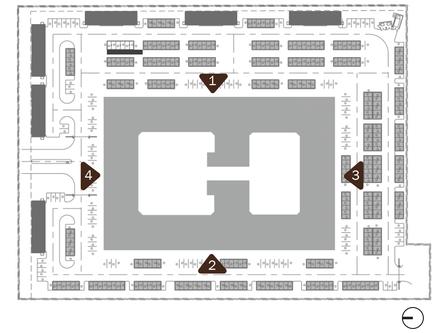


3 SOUTH ELEVATION



4 NORTH ELEVATION

MEDINA STATION ELEVATIONS



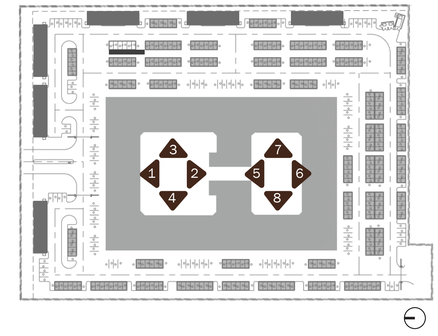
1 EAST ELEVATION

2 WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

MEDINA STATION COURTYARD ELEVATIONS



1 NORTH ELEVATION - POOL

5 NORTH ELEVATION - GARDEN

2 SOUTH ELEVATION - POOL

6 SOUTH ELEVATION - GARDEN

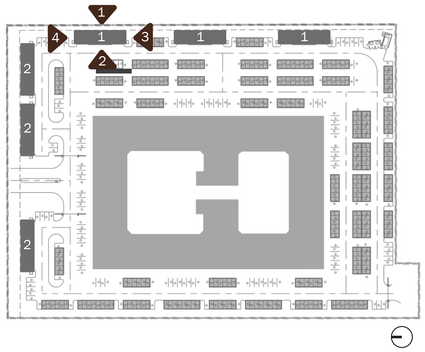
3 WEST ELEVATION - POOL

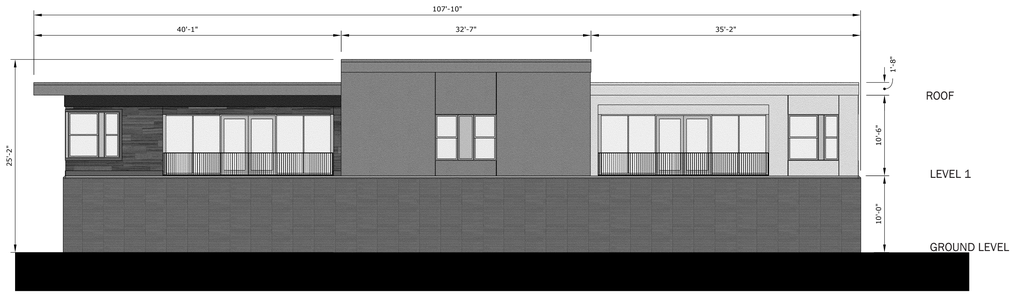
7 WEST ELEVATION - GARDEN

8 EAST ELEVATION - GARDEN

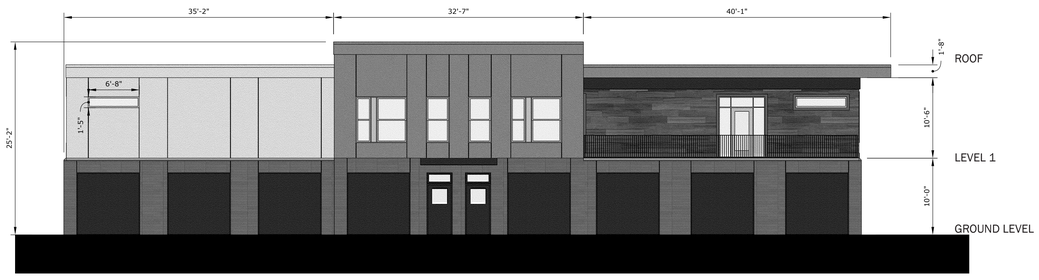
4 EAST ELEVATION - POOL

MEDINA STATION ELEVATIONS - CARRAIGE HOUSE TYPE 1

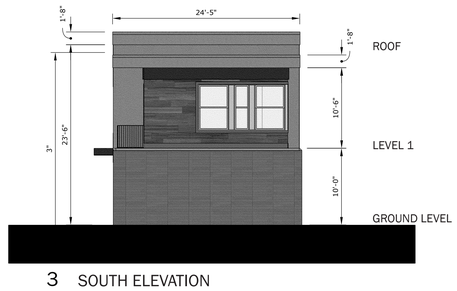




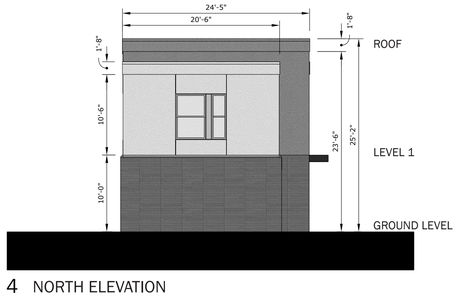
1 EAST ELEVATION



2 WEST ELEVATION

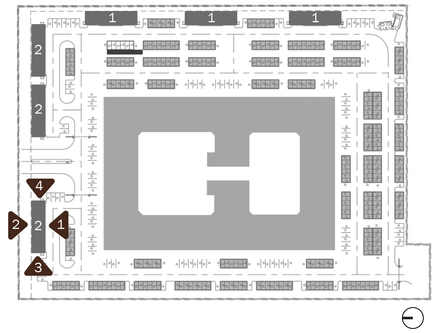


3 SOUTH ELEVATION



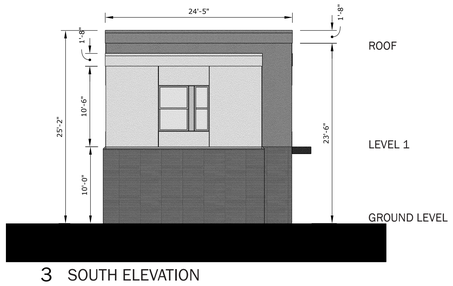
4 NORTH ELEVATION

MEDINA STATION ELEVATIONS - CARRAIGE HOUSE TYPE 2

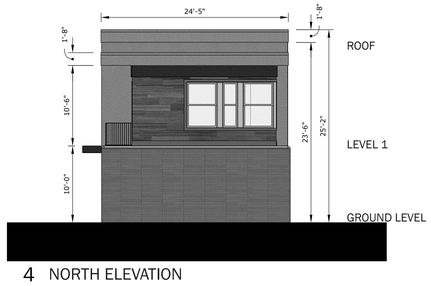


1 EAST ELEVATION

2 WEST ELEVATION



3 SOUTH ELEVATION



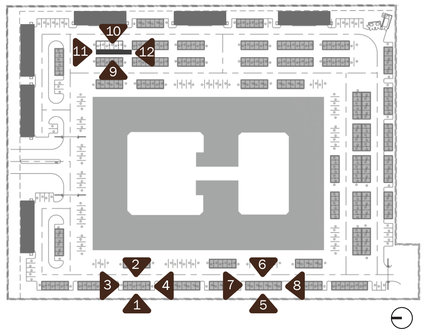
4 NORTH ELEVATION

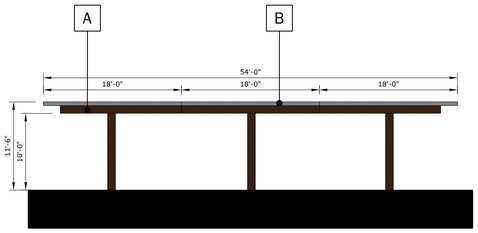
CAR PORTS & MAIL KIOSK

A Painted Exposed Steel

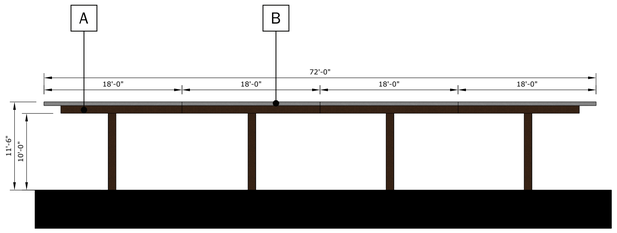
B Painted Exposed Structure

C Prefab Painted Metal Mail Boxs

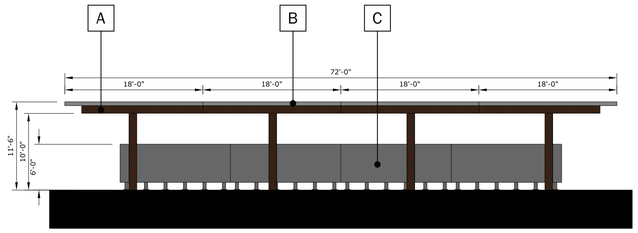




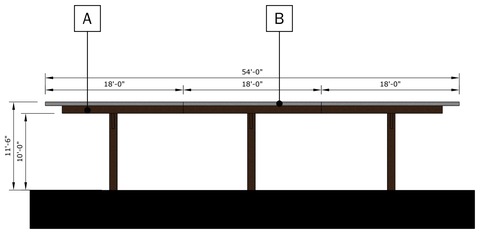
1 EAST ELEVATION



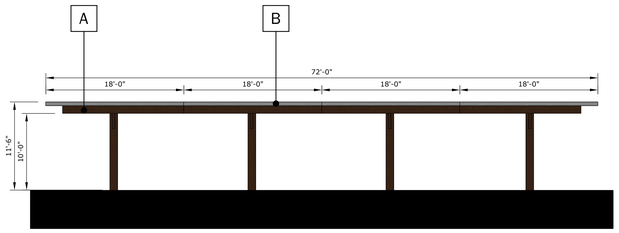
5 EAST ELEVATION



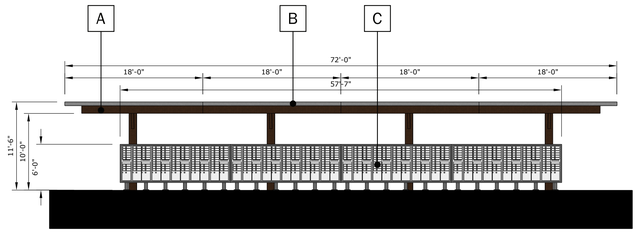
9 EAST ELEVATION



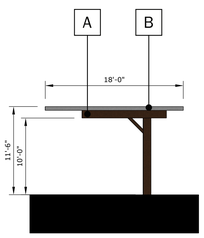
2 WEST ELEVATION



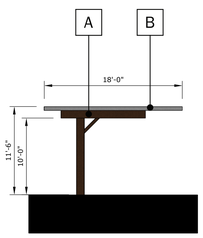
6 WEST ELEVATION



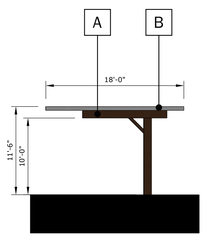
10 WEST ELEVATION



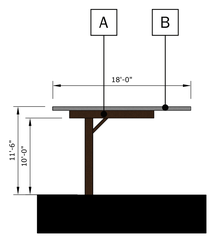
3 NORTH ELEVATION



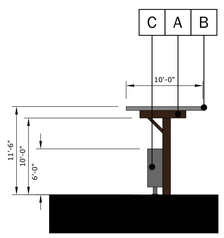
4 SOUTH ELEVATION



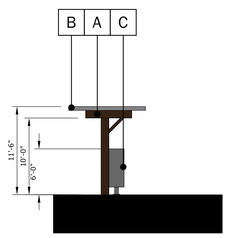
7 NORTH ELEVATION



8 SOUTH ELEVATION



11 NORTH ELEVATION



12 SOUTH ELEVATION

CAR PORTS TYPE 1 - 6 SPOTS

CAR PORTS TYPE 2 - 8 SPOTS

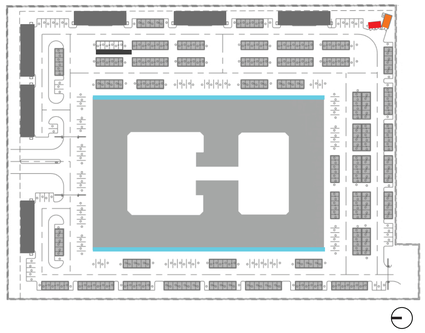
MAIL KIOSK WITH ROOF ENCLOSURE

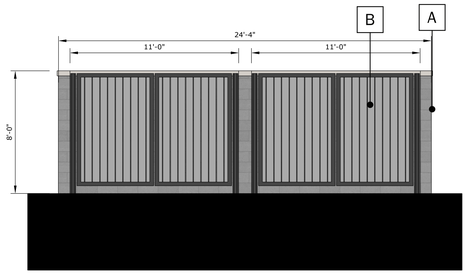
TRASH ENCLOSURES AND PONY WALLS

A CMU

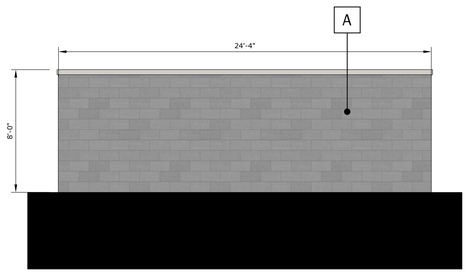
B Painted Metal Gates

C Decorative Railing - Dark Bronze





FRONT



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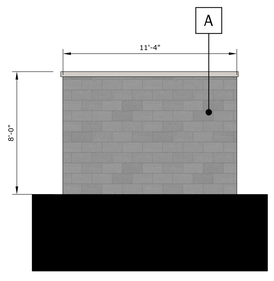
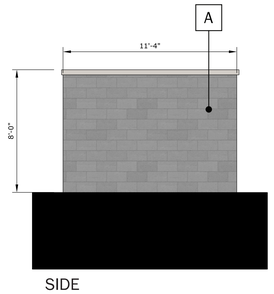
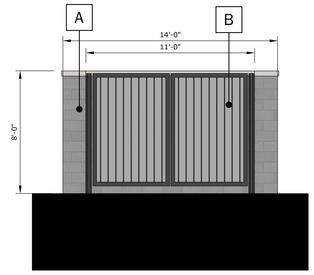


SIDE



SIDE

TRASH ENCLOSURE TYPE 1



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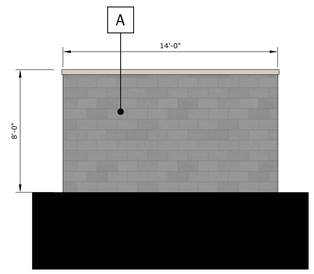

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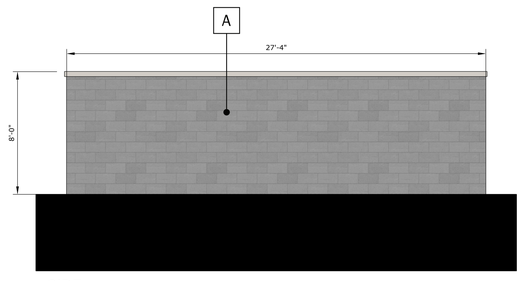

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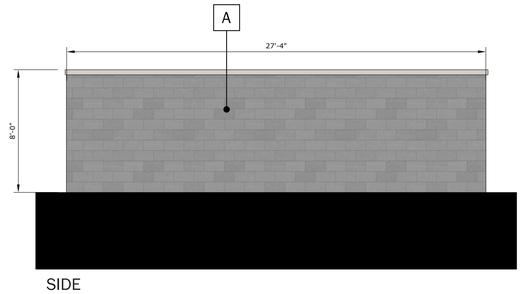
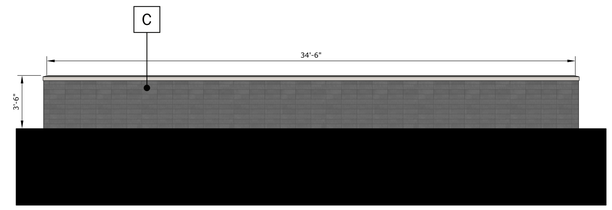


SIDE

TRASH ENCLOSURE TYPE 2



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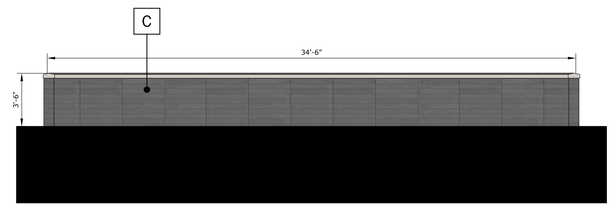

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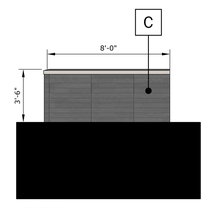

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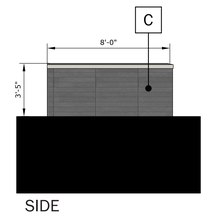

SIDE

PRIVATE YARD CMU WALL


MEDINA STATION


MEDINA STATION


MEDINA STATION


MEDINA STATION