



Project: Napa Valley, PMIX Development
Modify the approve house material
City Ordinance No 7775

This memorandum is to serve as a guideline for the home construction on any Lot located within the approved preliminary development plan date stamped November 10, 2015, Napa Valley Subdivision.

This modification is for the Condition of Approval No. 3, which states:

3. The approved architectural styles, building materials and colors, shall be as shown on the building elevation date stamped October 21, 2015.

Existing Area Description

The Napa Valley Subdivision has completed 3 phases of the approved preliminary development plan and has plans to construct the 4th phase in Fall of 2020. Currently there are 146 residential lots with a wide variety of architectural styles, materials, and colors. The following pictures are a sampling of the existing homes and all these options should be considered acceptable for all future homes.

House Style Two-Story, Story and a Half, Reverse and Ranch

House Color and Material

The developer will have the authority to review and approve all home colors, materials, and styles prior to building permit approval.

The proposed modification will expand the approved materials and specifically exclude certain materials as stated below:

Acceptable materials for exterior siding of homes

- Wood Panel, Shingle
- Stone or Brick Veneer
- Real Brick or Stone
- Fiber Cement Lap Siding, Panel or Shingle
- LP Smart Lap Siding, Panel or Shingle
- LP Smart Batten Board Siding
- Natural Wood Accents, Walls or Beams

Acceptable materials for roofing of homes

- Standing Seam Metal Accents
- Asphalt Shingle

Side and Rear materials for exterior of homes

- Any of the accepted materials for exterior siding
- LP Smart Siding

Excluded materials for exterior siding of homes

- Horizontal or Vertical Vinyl Siding
- Horizontal or Vertical Metal Siding



1836 SW Napa Valley Drive (Lot 42, Napa Valley 1st Plat)



1833 SW Napa Valley Drive (Lot 30, Napa Valley 1st Plat)



1825 SW Napa Valley Drive (Lot 32, Napa Valley 1st Plat)



1820 SW Napa Valley Drive (Lot 45, Napa Valley 1st Plat)



1817 SW Napa Valley Drive (Lot 34, Napa Valley 1st Plat)



1813 SW Napa Valley Drive (Lot 35, Napa Valley 1st Plat)



1808 SW Napa Valley Drive (Lot 47, Napa Valley 1st Plat)



1809 SW Napa Valley Drive (Lot 36, Napa Valley 1st Plat)



1820 SW Kendall Drive (Lot 59, Napa Valley 1st Plat)



1809 SW Kendall Drive (Lot 53, Napa Valley 1st Plat)



1621 SW Napa Valley Drive (Lot 74, Napa Valley 1st Plat)



1620 SW Napa Valley Drive (Lot 71, Napa Valley 1st Plat)



1522 SW Blackstone Place (Lot 131, Napa Valley 3rd Plat)



1518 SW Blackstone Place (Lot 132, Napa Valley 3rd Plat)



1611 SW Blackstone Place (Lot 138, Napa Valley 3rd Plat)



1622 SW Blackstone Place (Lot 124, Napa Valley 3rd Plat)



1630 SW Blackstone Place (Lot 122, Napa Valley 3rd Plat)



4012 SW Meritage Lane (Lot 188, Napa Valley 3rd Plat)



4011 SW Meritage Lane (Lot 119, Napa Valley 3rd Plat)



4015 SW Meritage Lane (Lot 120, Napa Valley 3rd Plat)



Lot 1801 SW Blackstone Place (Lot 114, Napa Valley 2nd Plat)



1804 SW Blackstone Place (Lot 99, Napa Valley 2nd Plat)



1817 SW Blackstone Place (Lot 110, Napa Valley 2nd Plat)



1821 SW Blackstone Place (Lot 109, Napa Valley 2nd Plat)



1825 SW Blackstone Place (Lot 108, Napa Valley 2nd Plat)



1833 SW Blackstone Place (Lot 106, Napa Valley 2nd Plat)



1824 SW Blackstone Place (Lot 94, Napa Valley 2nd Plat)



1837 SW Blackstone Court (Lot 105, Napa Valley 2nd Plat)



1849 SW Blackstone Court (lot 102, Napa Valley 2nd Plat)



1853 SW Blackstone Court (Lot 101, Napa Valley 2nd Plat)



House Type Description
May 29, 2020
Napa Valley, PMIX PDP
Lee's Summit, MO

Home colors shall not be

- High Contrasting Color Palettes
- Florescent

The following pages are taken from Sherwin Williams and will provide options for the home colors and schemes, the final houses are not limited to these specific color palettes, but these are to be considered the basis for judgement of the final home options. White is not shown on these pages but is allowed as a home color.

AMERICA'S
HERITAGE

exterior historic colors



SHERWIN-WILLIAMS



exterior historic colors

AMERICA'S HERITAGE

The America's Heritage Palette pays homage to key architectural styles throughout American history. Ranging from exuberant hues that adorned ornately appointed Victorians to the softer, restrained shades of Craftsman bungalows, our featured color combinations are based on authentic schemes from their respective eras. Each has endured the test of time and is sure to provide beauty and enjoyment for centuries to come.



historic color

AMERICA'S HERITAGE



BODY	TRIM	ACCENT	ACCENT 2
Renwick Rose Beige SW 2804	Renwick Beige SW 2805	Pewter Tankard SW 0023	Polished Mahogany SW 2838
Renwick Golden Oak SW 2824	Downing Straw SW 2813	Roycroft Vellum SW 2833	Deepest Mauve SW 0005
Downing Sand SW 2822	Rookwood Clay SW 2823	Rookwood Sash Green SW 2810	Rookwood Blue Green SW 2811



BODY	TRIM	ACCENT	ACCENT 2
Sheraton Sage SW 0014	Downing Sand SW 2822	Rookwood Antique Gold SW 2814	Fairfax Brown SW 2856
Eastlake Gold SW 0009	Classical White SW 2829	Curio Gray SW 0024	Downing Slate SW 2819
Pearl Gray SW 0052	Classic Light Buff SW 0050	Colonial Revival Stone SW 2827	Mulberry Silk SW 0001



Due to variations in the printing process, actual colors may vary from those shown in this brochure.



BODY	TRIM	ACCENT	ACCENT 2
Downing Slate SW 2819	Downing Straw SW 2813	Rookwood Antique Gold SW 2814	Rookwood Medium Brown SW 2807
Downing Earth SW 2820	Renwick Beige SW 2805	Rookwood Terra Cotta SW 2803	Rookwood Dark Brown SW 2808
Renwick Olive SW 2815	Downing Sand SW 2822	Rookwood Dark Green SW 2816	Rookwood Amber SW 2817



BODY	TRIM	ACCENT	ACCENT 2
Craftsman Brown SW 2835	Roycroft Vellum SW 2833	Rookwood Brown SW 2806	Naval SW 624
Birdseye Maple SW 2834	Roycroft Brass SW 2843	Roycroft Bronze Green SW 2846	Aurora Br SW 283
Roycroft Pewter SW 2848	Weathered Shingle SW 2841	Roycroft Vellum SW 2833	Roycroft Copper R SW 283

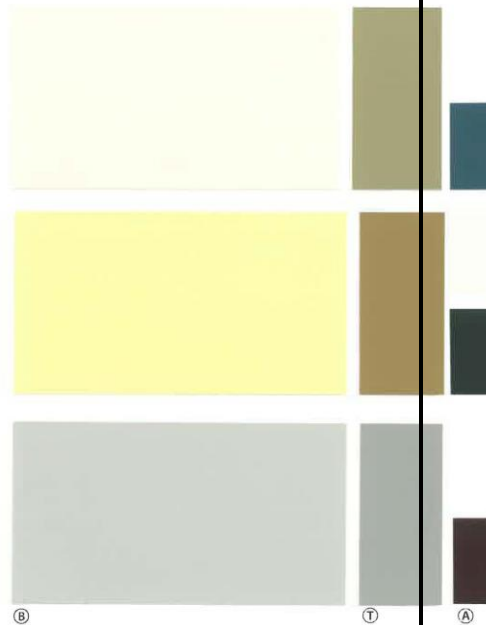
The above scheme is featured on the cover.



BODY	TRIM	ACCENT	ACCENT 2
Downing Stone SW 2821	Sage Green Light SW 2851	Roycroft Bronze Green SW 2846	Classic Light Buff SW 0050
Rookwood Clay SW 2823	Pure White SW 7005	Downing Sand SW 2822	Teal Stencil SW 0018
Downing Straw SW 2813	Roycroft Vellum SW 2833	Roycroft Pewter SW 2848	Classic French Gray SW 0070



BODY	TRIM	ACCENT	ACCENT 2
Antique White SW 6119	Roycroft Suede SW 2842	Creamy SW 7012	Bunglehouse Blue SW 0048
Peace Yellow SW 2857	Rookwood Antique Gold SW 2814	Classical White SW 2829	Roycroft Bottle Green SW 2847
Roycroft Mist Gray SW 2844	Downing Stone SW 2821	Extra White SW 7006	Rookwood Dark Red SW 2801





BODY	TRIM	ACCENT	ACCENT 2
Needlepoint Navy SW 0032	Classic Light Buff SW 0050	New Colonial Yellow SW 2853	Antiquarian Brown SW 0045
Chelsea Gray SW 2850	Westchester Gray SW 2849	Decorous Amber SW 0007	Roycroft Pewter SW 2848
Downing Sand SW 2822	Classical White SW 2829	Toile Red SW 0006	Rookwood Dark Brown SW 2808



BODY	TRIM	ACCENT	ACCENT 2
Colonial Revival Stone SW 2827	Classical White SW 2829	Tricorn Black SW 6258	Rookwood SW 2808
Colonial Revival Gray SW 2832	Pure White SW 7005	Downing Slate SW 2819	Harvest SW 637
Colonial Revival Green Stone SW 2826	Classic Light Buff SW 0050	Polished Mahogany SW 2838	Roycroft Bronze Green SW 284

(B) Body (T) Trim (A) Accent | Featured accent colors can be used individually or as a combination.

**NORTHERN SHORES
AND SEAPORTS**

exterior coastal colors





exterior coastal colors



NORTHERN SHORES AND SEAPORTS

From the lush forests of the Pacific Northwest to the misty harbors of Maine, cool weather and gentle waters create a perfect environment for relaxation and rejuvenation.

In the Northern Shores & Seaports Palette, you'll find softened shades of traditional colors found throughout nature. Slate blue, dusty red and subdued gray-green tones offer a calming serenity reflective of a vast, pristine landscape.



coastal color

NORTHERN SHORES AND SEAPORTS



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BODY	TRIM	ACCENT
Restrained Gold SW 6129	Believable Buff SW 6120	Sierra Redwood SW 7598
Butternut SW 6389	Concord Buff SW 7684	Olympic Range SW 7750
Homburg Gray SW 7622	White Duck SW 7010	Butterscotch SW 6377



BODY	TRIM	ACCENT
Carriage Door SW 7594	Urban Putty SW 7532	Sanderling SW 7513
Creamy SW 7012	Lanyard SW 7680	Tanbark SW 6061
Perfect Greige SW 6073	Pure White SW 7005	Naval SW 6244

The above scheme is featured on the cover.



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BODY	TRIM	ACCENT
Portabello SW 6102	Modern Gray SW 7632	Porpoise SW 7047
Anew Gray SW 7030	Extra White SW 7006	Fireweed SW 6328
Retreat SW 6207	Creamy SW 7012	Portico SW 7548



BODY	TRIM	ACCENT
Storm Cloud SW 6249	Alabaster SW 7008	Ramie SW 6156
Svelte Sage SW 6164	Lotus Pod SW 7572	Leather Bound SW 6118
Lanyard SW 7680	Buff SW 7683	Sea Serpent SW 7615



BODY	TRIM	ACCENT
Downing Earth SW 2820	Dover White SW 6385	Spiced Cider SW 7702
Accessible Beige SW 7036	Tony Taupe SW 7038	Foggy Day SW 6235
Chatroom SW 6771	Muslin SW 6133	Beach House SW 7518



BODY	TRIM	ACCENT
Stone Lion SW 7507	Windfresh White SW 7628	Roycroft Copper Red SW 2839
Macadamia SW 6142	Pure White SW 7005	Caviar SW 6990
Meadowlark SW 7522	Dover White SW 6385	Pier SW 7545

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BODY	TRIM	ACCENT
Pottery Urn SW 7715	Fresco Cream SW 7719	Roycroft Brass SW 2843
Roycroft Mist Gray SW 2844	Attitude Gray SW 7060	Rock Bottom SW 7062
Renwick Olive SW 2815	Roycroft Vellum SW 2833	Renwick Heather SW 2818



BODY	TRIM	ACCENT
Comfort Gray SW 6205	Alabaster SW 7008	Rockwood Red SW 2802
Latte SW 6108	Warm Stone SW 7032	Muddled Basil SW 7745
Harmonic Tan SW 6136	Ivoire SW 6127	Java SW 6090

(B) Body (T) Trim (A) Accent