

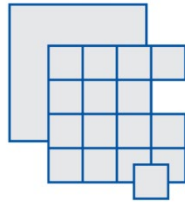
Viviendo – K. Hovnanian Homes

SEC McQueen & Ocotillo

PROJECT NARRATIVE PLH23-0056 & PLH24-0012

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On Behalf of:

K. Hovnanian Homes
20830 N Tatum Blvd Suite 250
Phoenix, AZ 85050

KHovnanian[®]
Homes

April 16, 2024

Introduction

Pew & Lake PLC., on behalf of our client, K. Hovnanian Homes, is pleased to submit this request for a single-family residential development on approximately 15.33 net acres of property located at the southeast corner of Ocotillo Road and McQueen Road. The overall project site is shown below, outlined in blue. It is currently vacant and zoned PAD in support of Commercial uses in the City of Chandler.

Figure 1 – Site Aerial



Request

The Applicant requests the following to the City of Chandler:

1. Rezoning from PAD in support of Commercial uses to PAD in support of Single-Family Residential with a Preliminary Development Plan (PDP).

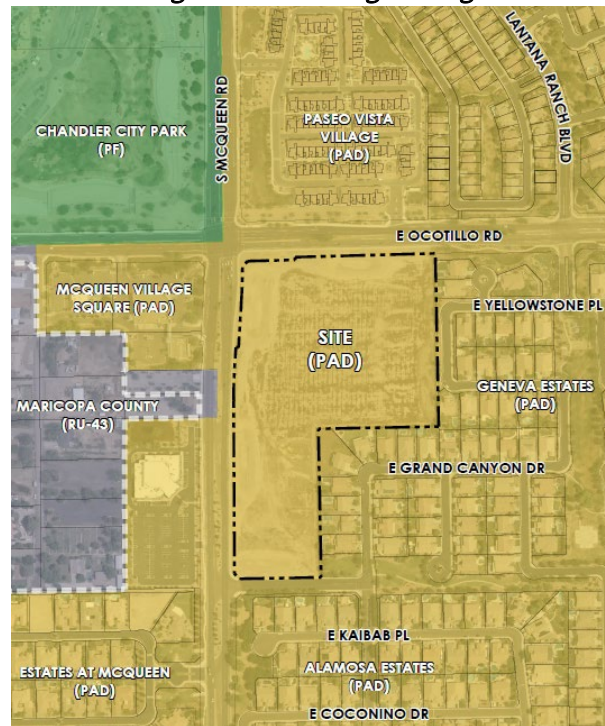
Existing Site Conditions

The property is currently vacant and surrounded by complementary residential and commercial uses. Immediately to the west is the McQueen Village Square commercial shopping center. To the north is a single-family condo subdivision and public park. To the east is the Geneva Estates residential community. The south boundary is Alamosa Estates residential community.

Table 1 – Relationship to Surrounding Properties

Direction	Existing Use
North	Park/Residential
East	Residential
South	Residential
West	Church/Commercial
Project Site	Vacant

Figure 2 – Existing Zoning



General Plan Designation

The City of Chandler General Plan land use designation for this site is “Neighborhood”. The adopted 2016 General Plan provides flexibility in the Neighborhood Land Use Classification for a range of residential densities. Furthermore, the City has matured and has now grown to the point where large developable land parcels are few and infill or redevelopment is how most future development will occur.

Additionally, the site is within the Southeast Area Plan which allows a maximum density of 3.5 du/ac. Currently, Geneva Estates is 97.02 net acres with 268 lots. With the addition of the Viviendo 15.33 net acres and 76 lots, the overall net area will become 112.42 acres offering 344 lots. The result of the added acreage and lots is an aggregate density of **3.06** du/ac. Therefore, the proposed rezoning is consistent with the Southeast Area Plan designations.

The consideration of medium-density single-family residential in this location is warranted as can be demonstrated with the following elements and policies of the City’s General Plan:

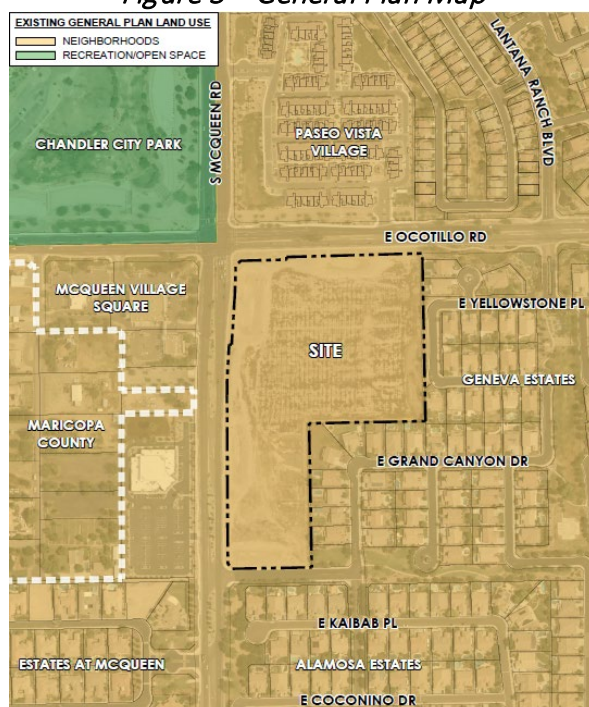
- Medium-density residential (3.5-12 dwelling units per acre) can be considered for infill parcels in areas located between land uses of different intensities where a transitional use or density gradation is advisable, or as a component of a mixed-use development. Medium-density residential may be located along arterial roads, freeway corridor, adjacent to employment and commercial areas, regional parks, or major recreation facilities, or as part of an approved neighborhood or area plan where compatibility, transition, or other justification warrant approval.

Viviendo is located along two arterials, McQueen and Ocotillo Roads, and surrounded by a range of densities and uses. The community offers compatible and complimentary residential use adjacent to single-family subdivisions.

- Land Use & Development Policy 1.1.1(f) Encourage compatible infill projects.
- Housing & Neighborhoods Policy 1.1.2 (a), 1.1.2 (b) Provide for a variety of housing choices for all income levels and promote a compatible mix of housing types in infill areas.
- Growth Areas: It is important to note that there are infill lots and parcels that will be redeveloped outside of these growth areas. Chandler encourages infill and redevelopment to occur in appropriate areas throughout Chandler.
- Infill: Development of vacant lands in predominantly built-up portions of the community or redevelopment of properties that are underutilized so as to make the most efficient use of existing infrastructure and attain higher economic return from real estate.

The proposed development offers a housing product at 4.9 DU/AC (gross density) which is truly an asset to the City by bringing to the market the highly demanded, but often overlooked “Missing Middle” housing option. Most residential development either focuses on single-family at or just below 4 DU/AC or multi-family over 12 DU/AC. There is a gap in the housing that should be provided and is needed. As an infill parcel, this development is at a great location and provides an appropriate transition.

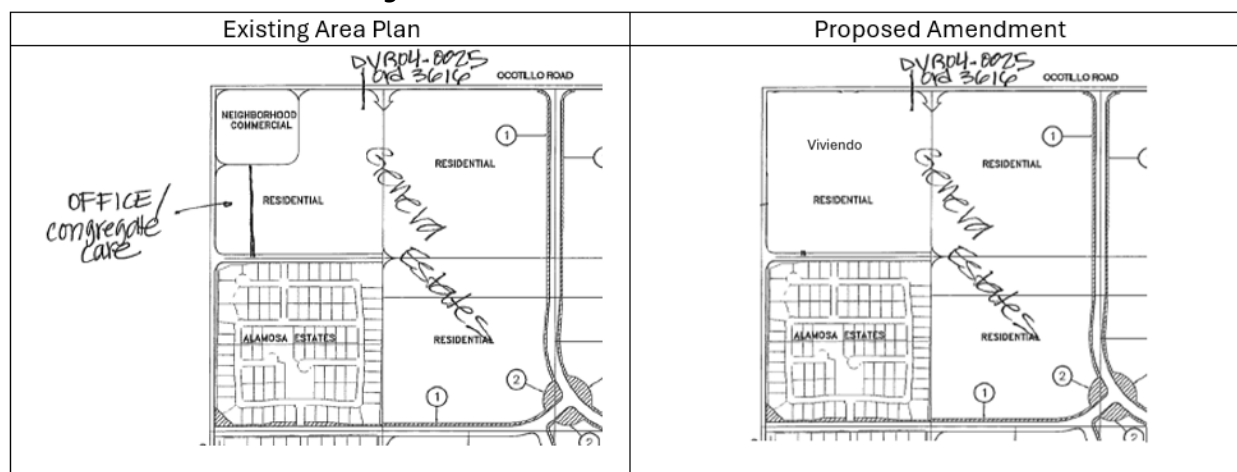
Figure 3 – General Plan Map



Section 23 Area Plan Amendment

To accommodate the proposed residential project, the applicant is requesting to amend the Section 23 Area Plan. Currently, the Section 23 Area Plan includes Neighborhood Commercial at the intersection of Ocotillo and McQueen Roads and Office / Congregate Care along McQueen Road. The balance of the site is designated as residential. The request to amend the area plan includes changing the Neighborhood Commercial and Office / Congregate Care to residential. **Figure 4** below illustrates the Section 23 Area Plan Amendment.

Figure 4 – Section 23 Area Plan Amendment



Residential Development Standards

Viviendo has been thoughtfully designed in compliance with the City's Residential Design Standards. The proposal consists of 76 residential lots on 15.33 gross acres, with the primary gated entry on Ocotillo Road and the secondary gated entry along Alamosa Drive. The relatively small parcel is located near developed residential neighborhoods, but the physical barriers of the surrounding area preclude expansion making it a prime location for infill.

The community offers 23% open space with an amenity park centrally located in the project and a walking trail throughout with access to the arterials. The lots are a minimum of 4,922 square feet and offer a detached single family housing product. Front setbacks are 13 feet minimum to livable space; 20 feet minimum to front facing garage from back of sidewalk. Side setbacks are 5 feet minimum and rear setbacks are a minimum of 10 feet and 5 feet for an accessory building. Lots 10, 37, 32, 41, 47, 49, 58, 60, 67, 70, 76, will offer a rear yard setback of 40 feet for the second story elements.

The subdivision offers 39-foot-wide private streets, which will accommodate ample guest parking on one side of the street. In addition, each home will provide two car garages and two car driveways accommodating four parking spaces for each home.

Entry, walls, signage

A primary entry monument shall be located on Ocotillo Road and the secondary entry monument will be on Alamosa Drive. The monument shall incorporate a variety of materials including split face block, smooth face block, and founders finish block. Ground mounted lighting shall be provided to illuminate the monument as well as accent larger box trees immediately adjacent.

Along the western, northern and southern perimeters/entries of the project, theme walls will separate the development from the arterial roads. Theme walls are also provided throughout the community. A dooley wall is proposed within the community between lots 18 and 19. A seat wall is proposed in the amenity area. Additionally, the amenity area will offer retaining walls with partial view fencing. The partial view fence will be constructed to provide 3.5 ft of exposed retaining wall below a 6-foot wall. The 6-foot wall will be 4 feet of block with 2 feet of view fencing on top.

Amenities & Open Space

Over 3 acres of open space is provided, and the community is thoughtfully landscaped (see landscape plan). The amenity area will include a tot lot, ramada, and grass area. A dog park has been designed in the northwest corner near the McQueen Road and Ocotillo Road intersection.

Landscaping

As seen on the included landscape plan, the Viviendo community will provide perimeter landscaping along McQueen Road and Ocotillo Road and a passive open space / retention area is located near the intersection, the main entrance, between lots 49 and 50, and along Alamosa Drive.

Subdivision Layout Diversity

As further described below, Viviendo demonstrates that the residential proposal incorporates several of the Subdivision Diversity Elements. The plan satisfies six of the required Subdivision Diversity Elements and three of the optional Diversity Elements, see in the table on the next page.

Table 2 – Subdivision Diversity Elements

Element Number	Required Diversity Element	Explanation
1	Sense of neighborhood arrival	Project monumentation will be provided at both entrances to the community. These elements will include material and color themes that are prevalent throughout the community
2	Distinctive project themes	Thematic elements found throughout the community include expression of rural themes including red brick and color tones that are common throughout the area.
5	Irregular shaped retention basins	Because the project is located on a site that was originally planned for commercial uses creativity with open space is limited. However, the project contains multiple locations that are irregularly shaped retention areas, long narrow amenity shaped retention area.
6	Design and improve retention areas to be useable and accessible	The dog park has been designed with the retention basin in the NWC
7	Provide a minimum 10- foot landscape parkway from ROW link to fence in a common are when lots back onto an arterial street and 5 feet when backed to a local collector	The landscape parkway along the arterial streets is greater than 10'
8	Provide staggers or other visual breaks in perimeter fence walls adjoining arterial streets	The rear lot walls along the perimeter are staggered 5' every couple of lots.
Element Number	Optional Diversity Element	Explanation
6	Provide different lot widths (at least 5-ft differential)	All lots are 46' wide.
7	Widen corner lots by at least 10 feet more than interior lots on same block or include a 10-foot-wide landscape tract on the street side of the lot.	10' landscape tracts are provided throughout.
20	Provide a minimum 20-foot landscape parkway along arterial streets, measured from the ROW line to the fence.	This standard is met and, in many places, exceeded.

Development Standards

Below are the development standards proposed for the Viviendo residential subdivision. The lots are a minimum of 4,922 square feet with typical dimensions of 46 feet wide by 107 feet deep. Each garage is proposed to be pre-wired to provide 240V electrical capacity necessary to accommodate future electric vehicle charging equipment. The table on the next page outlines the proposed development standards.

Table 3- Proposed Development Standards

Standard	Proposed PAD
Front Setback	20' from Back of Sidewalk to garage. 13' from livable/porch
Rear Setback*The rear yard setback for an accessory building shall be a minimum of 5 feet.	10'
Homes on lots 10, 37, 32, 41, 47, 49, 58, 60, 67, 70 and 76 Rear Setback*The rear yard setback for an accessory building shall be a minimum of 5 feet.	40' Minimum rear setback to second story elements
Side Setback	5'-5'
Building Height	30'
Density (Maximum)	6.0 du/ac
Common Open Space	20%
Lot coverage	60%

Housing Product Architecture

The proposed Viviendo subdivision will provide high quality architecture that represents a combination of Contemporary, Spanish Modern, and Hacienda styles. Four-sided architecture has been provided on all homes throughout the community. Each style has three different design options provided to further enhance the character and uniqueness of the community. Additionally, each architectural style will incorporate specific details, some examples of the details are window trim, shutters, board and batten siding, masonry veneer, corbels, parapets, window girds, and stuccos control joints.

The homes will be one or two stories and range in size from approximately 2,084 SF to approximately 3,352 SF. All home designs include front doors and covered entry/porches that are visible from the street. The garage styles, locations, and coach lights further diversify the design and de-emphasize garage fronts. The image below illustrates the diversity of design and the unique collection of architectural styles.



As previously discussed, the proposed housing product meets the City's Architectural Diversity Standards and is demonstrated by specifically meeting the following elements outlined in the tables on the next pages.

ARCHITECTURAL DIVERSITY STANDARDS - REQUIRED 9 ELEMENTS	
1. Provide four-sided architecture especially for portions of building visible from arterial street	Four-sided architectural design has been provided on all homes/elevations by incorporating design elements including stucco window popouts, window mullions, shutters, stucco control joints, gable vents, varied roof and massing designs, and soffit treatments to all side/rear elevations.
2. De-emphasize garage fronts	The home designs de-emphasize the garages by providing livable and porch elements in front of the garage massing. Furthermore there are varying garage massing, roof lines, garage door designs, and coach lights to promote diversity and de-emphasizing garage fronts.
3. Front door or courtyard entry to be visible from street	All home designs include front doors and covered entry/porches that are visible from the street.
4. Single-story or combination one- and two-story homes on all corner lots	Combination of one and two story homes are proposed on corner lots.
5. Enhanced rear elevations along arterial and collector streets and open spaces	All homes/elevations include four-sided architecture that represent the style of architecture from all sides and vantage points.
6. Variety of roofing colors, textures, and shapes	Each elevation character will have style specific color schemes and roof tile colors and profiles including both concrete S and flat tiles. The varied use of gables and hips promote building mass diversity.
7. Durable exterior materials and finishes (brick, masonry, stone, stucco facades)	Durable exterior finishes include stucco, engineered wood composite board and batten siding, masonry veneer, and concrete roof tiles.
8. Box-on-box (two-story) homes to include a single-story element on rear elevations or second story plan changes or multiple roof designs	All home designs include single story elements, mass offsets, and varied roof designs at the rear elevations.
9. Standard covered rear patios on all floor plans	All home designs include a standard covered patio at the rear of the home.

ARCHITECTURAL DIVERSITY STANDARDS - OPTIONAL ELEMENTS (MINIMUM REQUIRED - 7 POINTS)	
1. Provide at least 3 significant architectural style differences	Three architectural styles are proposed in Spanish Modern, Hacienda, and Contemporary elevation characters.
2. Prohibit the same front elevation on adjoining homes or across the street	To promote street scene diversity, no identical plan and elevation will be allowed adjacent to or across from one another regardless of color scheme.
3. Standard feature stone, brick, or accent façade material on at least one elevation for each floor plan available	Masonry veneer will be standard on the Craftsman elevations, board and batten siding is a standard material on Farmhouse elevations, masonry veneer and horizontal siding is a standard material on the Contemporary elevations.
4. Provide distinctive architectural details on all elevations; covered front porches, covered front entries, door & window details, roof features, etc.	Each architectural style incorporates style specific details, materials, colors, and massing. Examples include window trim, shutters, board and batten siding, masonry veneer, corbels, window grids, stucco control joints among others.
5. Provide screening or other accommodation for trash bins, recycling bins, household tools and equipment	Trash/recycle bins will be stored in garage or behind the side yard gate. A/C condensers are also located behind the side yard fence return.
10. Provide a variety of front yard landscape packages installed by builder	K. Hovnanian will offer a choice of (3) three distinct front yard landscape packages available to the buyer and installed by the builder.
12. Provide four-sided architecture throughout subdivision	Four-sided architectural design has been provided on all homes/elevations throughout the community.

Conclusion

With the development of this property, K Hovnanian will introduce a new type of housing product into this established part of Chandler. The applicant and K. Hovnanian look forward to working with the City of Chandler Planning and Engineering staff to design an outstanding community for the City of Chandler.

EXISTING GENEVA ESTATES PAD DENSITY						
DEVELOPMENT	MARICOPA COUNTY RECORDING NUMBER	NUMBER OF LOTS	NET ACREAGE	DENSITY (DU/NET AC)	ACREAGE OF OPEN SPACE	PERCENT OPEN SPACE
GENEVA ESTATES	BOOK 761 PAGE 9	268	97.02	2.76	18.0	19%

PROPOSED GENEVA ESTATES PAD DENSITY						
DEVELOPMENT	MARICOPA COUNTY RECORDING NUMBER	NUMBER OF LOTS	NET ACREAGE	DENSITY (DU/NET AC)	ACREAGE OF OPEN SPACE	PERCENT OPEN SPACE
GENEVA ESTATES	BOOK 761 PAGE 9	268	97.02	2.76	18.0	19%
VIVIENDO	N/A	76	15.33	4.96	3.5	23%
TOTAL		344	112.35	3.06	21.5	19%

LEGEND

GROSS SITE AREA: 18.8 AC.
NET SITE AREA: 15.33 AC.
PROPOSED ZONING: PAD
OF LOTS: 76
NET SITE DENSITY: 4.9 DU/AC
MIN. LOT SIZE: 46'X106'

GENEVA ESTATES AREA: $97.02 + 15.33 = 112.35$ AC
PROP. TOTAL LOT COUNT: $268 + 76 = 344$ UNITS
PROP. OVERALL DENSITY: $344 / 112.35 = 3.06$ DU/AC
REQ. USEABLE O/S
PER SECAP: 17.5% (2.7 AC)
PROV. USEABLE O/S: 18% (2.8 AC)
PROV. TOTAL O/S: 23% (3.5 AC)

SETBACKS:

FRONT: 20' FROM BACK OF S/W TO FACE OF GARAGE,
13' FROM P.L. TO LIVABLE
REAR: 10', 5' FOR AN ACCESSORY BUILDING
SIDE: 5'-5'



COMMUNITY MAILBOX



LOTS W/ SINGLE-STORY RESTRICTION



LOTS W/ 40' MIN. REAR STBK TO 2ND
STORY ELEMENTS



S MCQUEEN RD

PASEO VISTA VILLAGE
(PAD)

E OCOTILLO RD



AMENITY

E GRAND CANYON DR

GENEVA ESTATES
(PAD)

E ALAMOSA DR

ALAMOSA ESTATES
(PAD)

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Aerial Photography Date:

VIVIENDO • SITE PLAN

📍 CHANDLER, AZ
📅 2024-04-16
23003921
👤 K.HOVANIAN



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PLANT PALETTE

TREES

BOTANICAL NAME

Acacia mulga
Acacia stenophylla
Caesalpinia mexicana
Prosopis glandulosa 'Maverick'
Prosopis chilensis 'Leslie Roy'
Pistacia x 'Red Push'
Quercus virginiana 'Joan Lionetti'
Sophora secundiflora 'Silver Peso'
Ulmus parvifolia

COMMON NAME

Mulga
Shoestring Acacia
Mexican Bird-of-Paradise
Texas Honey Mesquite
Thornless Mesquite
Red Push Pistache
Joan Lionetti Live Oak
Silver Texas Mountain Laurel
Chinese Evergreen Elm

SHRUBS & ACCENTS

BOTANICAL NAME

Caesalpinia pulcherrima
Calliandra californica
Dodonaea viscosa 'Purpurea'
Eremophila hygrophana
Eremophila maculata 'Valentine'
Hesperaloe parviflora
Leucophyllum langmaniae 'Lynn's Legacy'
Leucophyllum zygomphyllum
Muhlenbergia capillaris 'Regal Mist'
Muhlenbergia linheimeri 'Autumn Glow'
Russelia equisetiformis
Tecoma stand 'Gold Star'

COMMON NAME

Red Bird-of-Paradise
Baja Fairy Duster
Purple Hopseed Bush
Blue Bells
Valentine Emu Bush
Red Yucca
Lynn's Legacy Sage
Blue Ranger
Regal Mist Muhly
Autumn Glow Muhly
Firecracker Plant
Gold Star Tecoma

GROUND COVER

BOTANICAL NAME

Acalypha monstachya
Baccharis x 'Stam'
Eremophila glabra 'Mingenew Gold'
Lantana x 'New Gold'
Lantana montevidensis
Rosmarinus officinalis 'Huntington Carpet'
Ruellia brittoniana x 'Katie'

COMMON NAME

Raspberry Fuzzies
Dwarf Coyote Bush
Outback Sunrise Emu Bush
New Gold Lantana
Purple Trailing Lantana
Trailing Rosemary
Katie Ruellia

LANDSCAPE KEYNOTES

- 1 10' LANDSCAPE TRACT
- 2 TRAFFIC CALMING
- 3 DOG PARK
- 4 PERIMETER THEME WALL
- 5 5' SIDEWALK
- 6 MAILBOX
- 7 TOT LOT
- 8 PRIMARY ENTRY MONUMENTATION
- 9 SECONDARY ENTRY MONUMENTATION
- 10 PRIMARY ENTRY - SWING GATE
- 11 RESIDENT ONLY ACCESS - SWING GATE
- 12 PEDESTRIAN GATE
- 13 PLANTERS

MARICOPA
COUNTY
(RU-43)

S MCQUEEN RD

PASEO VISTA VILLAGE
(PAD)

E OCOTILLO RD

E GRAND CANYON DR

GENEVA ESTATES
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E ALAMOSA DR

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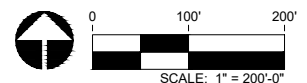
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4900 N. Scottsdale Rd. Suite 1200
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Tel: 480.994.0924
www.rviplanning.com

VIVIENDO • LANDSCAPE PLAN

- 📍 CHANDLER, AZ
- 📅 2024-04-16
- 🔢 23003921
- 👤 K.HOVNANIAN



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Pistacia x 'Red Push'
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Ulmus parvifolia

COMMON NAME

Mulga
Shoestring Acacia
Mexican Bird-of-Paradise
Texas Honey Mesquite
Thornless Mesquite
Red Push Pistache
Joan Lionetti Live Oak
Silver Texas Mountain Laurel
Chinese Evergreen Elm

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BOTANICAL NAME

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Leucophyllum zygomphyllum
Muhlenbergia capillaris 'Regal Mist'
Muhlenbergia linheimeri 'Autumn Glow'
Russelia equisetiformis
Tecoma stand 'Gold Star'

COMMON NAME

Red Bird-of-Paradise
Baja Fairy Duster
Purple Hopseed Bush
Blue Bells
Valentine Emu Bush
Red Yucca
Lynn's Legacy Sage
Blue Ranger
Regal Mist Muhly
Autumn Glow Muhly
Firecracker Plant
Gold Star Tecoma

GROUND COVER

BOTANICAL NAME

Acalypha monstachya
Baccharis x 'Stam'
Eremphila glabra 'Mingenew Gold'
Lantana x 'New Gold'
Lantana montevidensis
Rosmarinus officinalis 'Huntington Carpet'
Ruellia brittoniana x 'Katie'

COMMON NAME

Raspberry Fuzzies
Dwarf Coyote Bush
Outback Sunrise Emu Bush
New Gold Lantana
Purple Trailing Lantana
Trailing Rosemary
Katie Ruellia

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PASEO VISTA VILLAGE
(PAD)

E OCOTILLO RD

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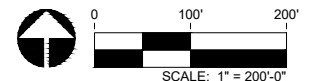
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VIVIENDO • LANDSCAPE PLAN

- CHANDLER, AZ
- 2024-04-16
- # 23003921
- K.HOVNANIAN



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L:\23003921-VIVIENDO (KHOV)\06 PLANNING\02 CAD\03 SITE PLANS\RV-3921-5TH-VIVIENDO PLANNED AREA DEVELOPMENT.dwg

LEGEND

THEME WALL

DOOLEY WALL

PARTIAL VIEW FENCE

DOG PARK FENCE

SEAT WALL

PRIMARY ENTRY MONUMENT

SECONDARY ENTRY MONUMENT

MAILBOX

PEDESTRIAN GATE

DECORATIVE COLUMN

PLANTERS

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VIVIENDO • WALL PLAN

📍 CHANDLER, AZ

📅 2024-04-16

23003921

👤 K.HOVNANIAN

0

100'

200'

SCALE: 1" = 200'-0"

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Wainwright 6' Contour Bench
 Anova Furnishings
 Item#RCPWC6
 Color: Brown Frame, Cedar Slats

PLASTIC SLAT COLOR: CEDAR



FRAME COLOR: BROWN



Wainwright 45 Gallon Trash Receptacle
 Anova Furnishings
 Item#RCPWCT
 Color: Brown Frame, Cedar Slats

PLASTIC SLAT COLOR: CEDAR



FRAME COLOR: BROWN



Wainwright 6' Picnic Table and Benches Set
 Anova Furnishings
 Item#RCPWT63
 Color: Brown Frame, Cedar Slats

PLASTIC SLAT COLOR: CEDAR



FRAME COLOR: BROWN



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Mesa Ramada
 Classic Recreation Systems Inc.
 Model: Mesa
 Color: RAL 7022 for Ramada, RAL 7030 for Frame



RAL 7022 49/72850
 38/70022



RAL 7030 49/72890
 38/70027



Curva Spinner

Landscape Structures

Model#247179

Color: Limon

Limon



Saddle Spinner

Landscape Structures

Model#152179

Color: Limon Frame, Denim Chairpiece

Limon

Denim



Stand-Up Seesaw

Landscape Structures

Model#148638

Color: Tangerine

Tangerine

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Aerial photography circa MM-DD-YYYY



VIVIENDO • SITE FURNISHING EXHIBIT

Chandler, Arizona

April 08, 2024

23003921

K. Hovnanian

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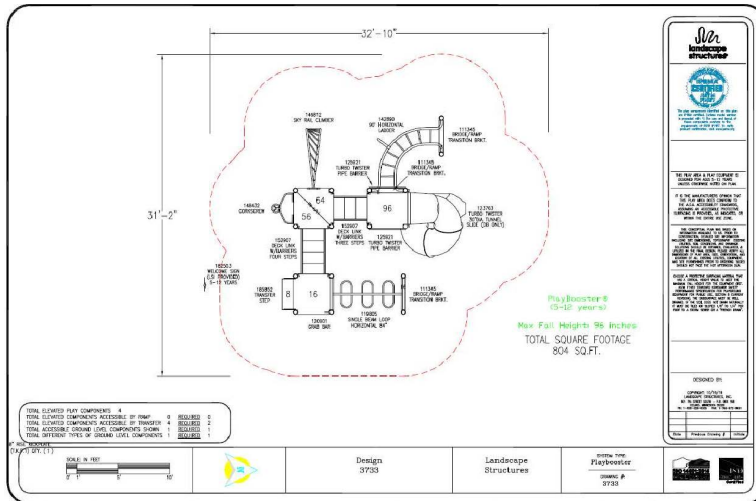


Playbooster Design #3733

Landscape Structures

Palette: AG, Shade Sail: Denim

Palette **AG**



Grill 21

DuMor

Model#21-00



Dog Waste Station

Dog Waste Depot

SKU: Depot 006-B-GRN

Color: Matte Green (as seen above)

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Aerial photography circa MM-DD-YYYY



VIVIENDO • SITE FURNISHING EXHIBIT

Chandler, Arizona

April 08, 2024

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- 2 • PRODUCT MATRIX
- 3 • SETBACK EXHIBIT :: BASE CONDITION
- 4 • ELEVATION MATRIX :: FRONT, SIDES & REAR
- 10 • TYP. STREET SCENES :: FRONT & REAR
- 11 • STREET SCENES :: LOT SETBACK EXHIBIT
- 12 • PLAN 1 - CORK - 8047 :: 2,084 S.F.
- 19 • PLAN 2 - OBAN - 7890 :: 2,554 S.F.
- 27 • PLAN 3 - REINE - 8065 :: 2,846 S.F.
- 35 • PLAN 4 - SEAVIEW - 8083 :: 3,352 S.F.
- 43 • SPANISH MODERN DETAILS
- 44 • HACIENDA DETAILS
- 45 • CONTEMPORARY DETAILS



Design Review | (75) 46' x 106' 109' 112' Lots

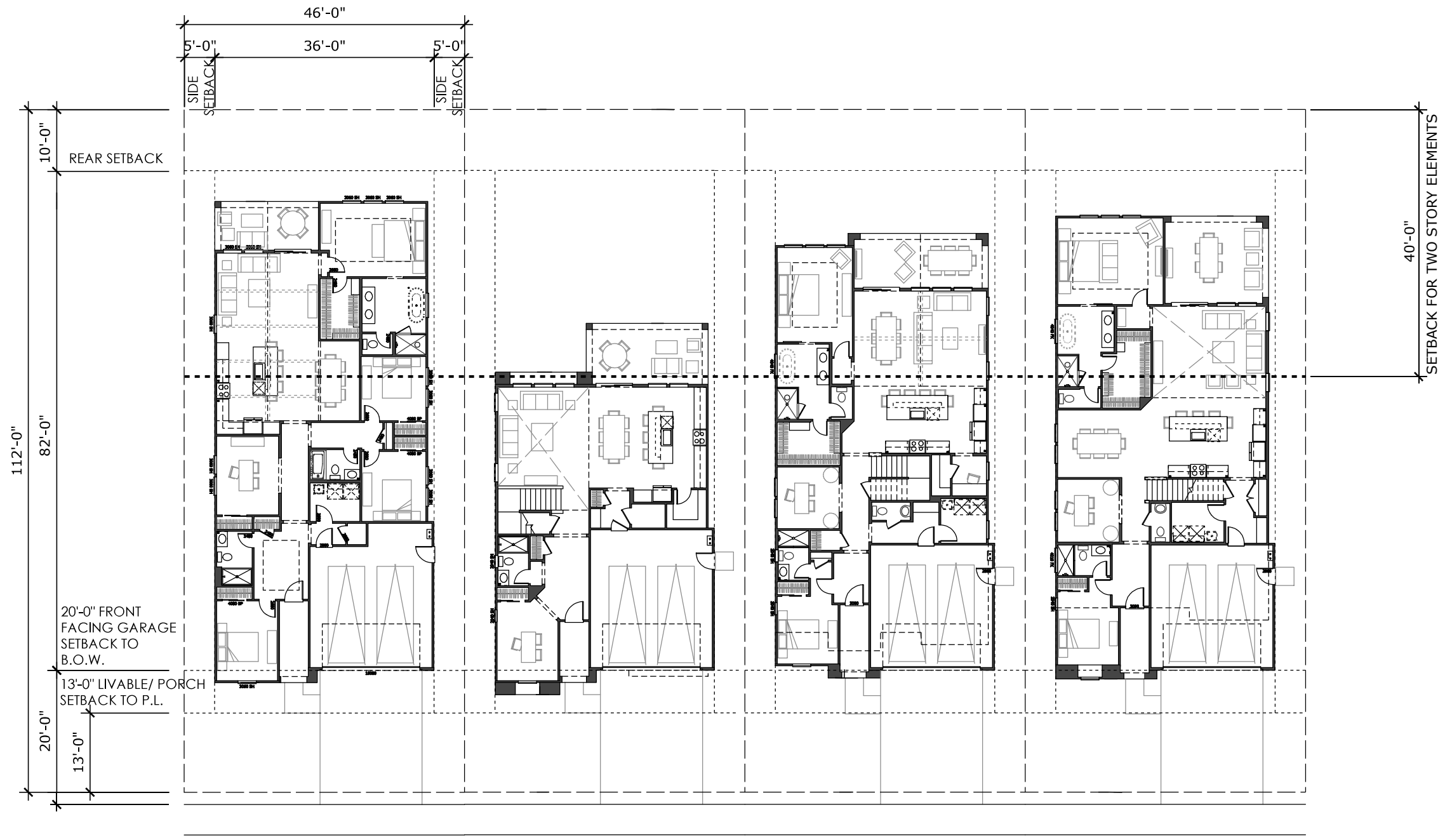
Viviendo :: Chandler, AZ

02/02/2024



AZD Viviendo - Chandler, AZ																
35' Market Rate - Spec 2				(75) 46' x 106', 109', 112' Lots												
	Floors	Livable SF	Width	Base Depth	Max Depth	Bed Dn	Bed Up	Bath	Home Office	Loft	Esuite+	HovHub	HovHall	Laundry	Garage	Patio
Plan 1 - #8047 <i>Cork</i>	1	2,084	34'-11"	78'-11"	84'-11"	4 (Opt. 5)	N/A	3	1	N/A	N/A	N/A	1	N/A	2 CAR F	Standard
Plan 2 - #7890 <i>Oban</i>	2	2,554	34'-11"	60'-11"	64'-11"	0 (Opt. 1)	3 (Opt. 4)*	3	1	1	N/A	N/A	1	UP	2 CAR F	Standard
Plan 3 - #8065 <i>Reine</i>	2	2,846	34'-11"	72'-11"	76'-11"	2*	3	3.5	1	1	N/A	1	1	DN	2 CAR F	Standard
Plan 4 - #8083 <i>Vienne</i>	2	3,352	34'-11"	75'-11"	75'-11"	2*	4	4.5	1	1	N/A	N/A	1	DN	2 CAR F	Standard

* Identifies location of Owners Bedroom



SETBACK EXHIBIT - BASE HOUSE
SCALE :: 1" = 20'-0"



PLAN 1 - CORK (#8047)



SPANISH MODERN (FORM - UA)

PLAN 2 - OBAN (#7890)



PLAN 3 - REINE (#8065)



PLAN 4 - VIENNE (#8083)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)



PLAN 1 - CORK (#8047)

PLAN 2 - OBAN (#7890)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)

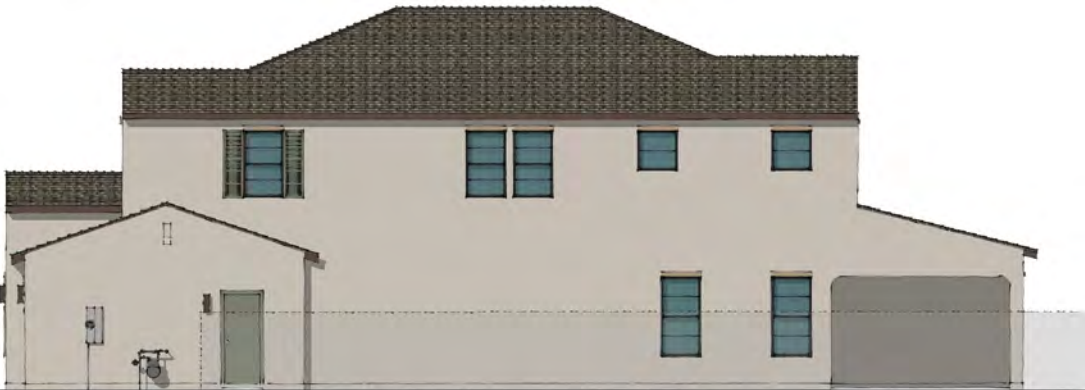


CONTEMPORARY (FORM - ZA)



PLAN 3 - REINE (#8065)

PLAN 4 - VIENNE (#8083)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)

PLAN 1 - CORK (#8047)

PLAN 2 - OBAN (#7890)

PLAN 3 - REINE (#8065)

PLAN 4 - VIENNE (#8083)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)

PLAN 1 - CORK (#8047)

PLAN 2 - OBAN (#7890)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)



PLAN 3 - REINE (#8065)

PLAN 4 - VIENNE (#8083)



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



CONTEMPORARY (FORM - ZA)



CORK
PLAN 1 - #8047
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: SINGLE STORY

OBAN
PLAN 2 - #7890
FORM XA - HACIENDA
2,554 SQ. FT. :: TWO STORY

REINE
PLAN 3 - #8065
FORM ZA - CONTEMPORARY
2,846 SQ. FT. :: TWO STORY

VIENNE
PLAN 4 - #8083
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: TWO STORY

CORK
PLAN 1 - #8047
FORM ZA - CONTEMPORARY
2,084 SQ. FT. :: SINGLE STORY

STREET SCENE - FRONT
SCALE = NTS



CORK
PLAN 1 - #8047
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: SINGLE STORY

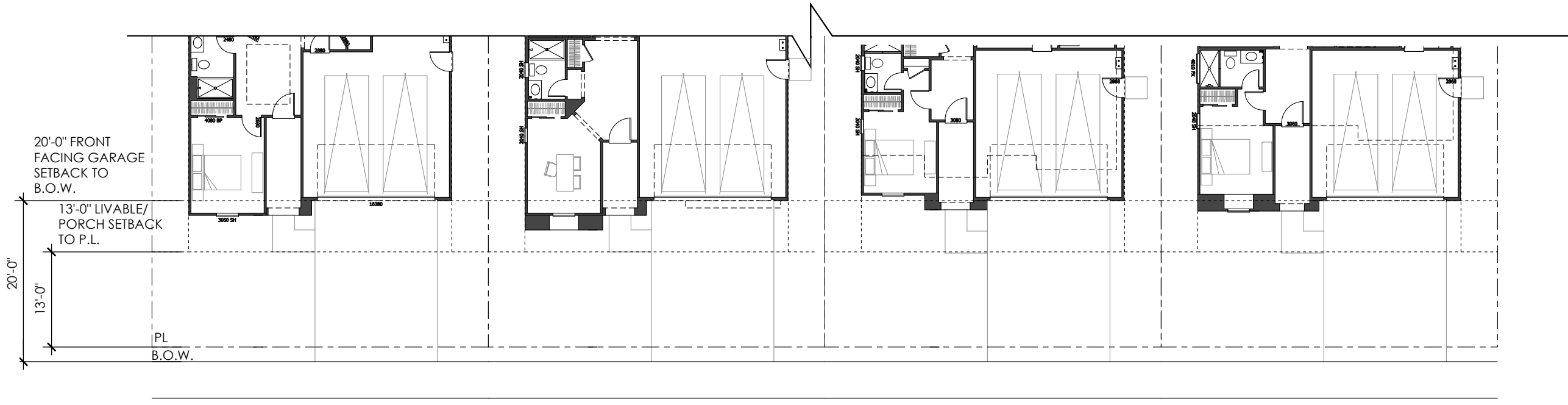
OBAN
PLAN 2 - #7890
FORM XA - HACIENDA
2,554 SQ. FT. :: TWO STORY

REINE
PLAN 3 - #8065
FORM ZA - CONTEMPORARY
2,846 SQ. FT. :: TWO STORY

VIENNE
PLAN 4 - #8083
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: TWO STORY

CORK
PLAN 1 - #8047
FORM ZA - CONTEMPORARY
2,084 SQ. FT. :: SINGLE STORY

STREET SCENE - REAR
SCALE = NTS



CORK
PLAN 1 - #8047
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: SINGLE STORY

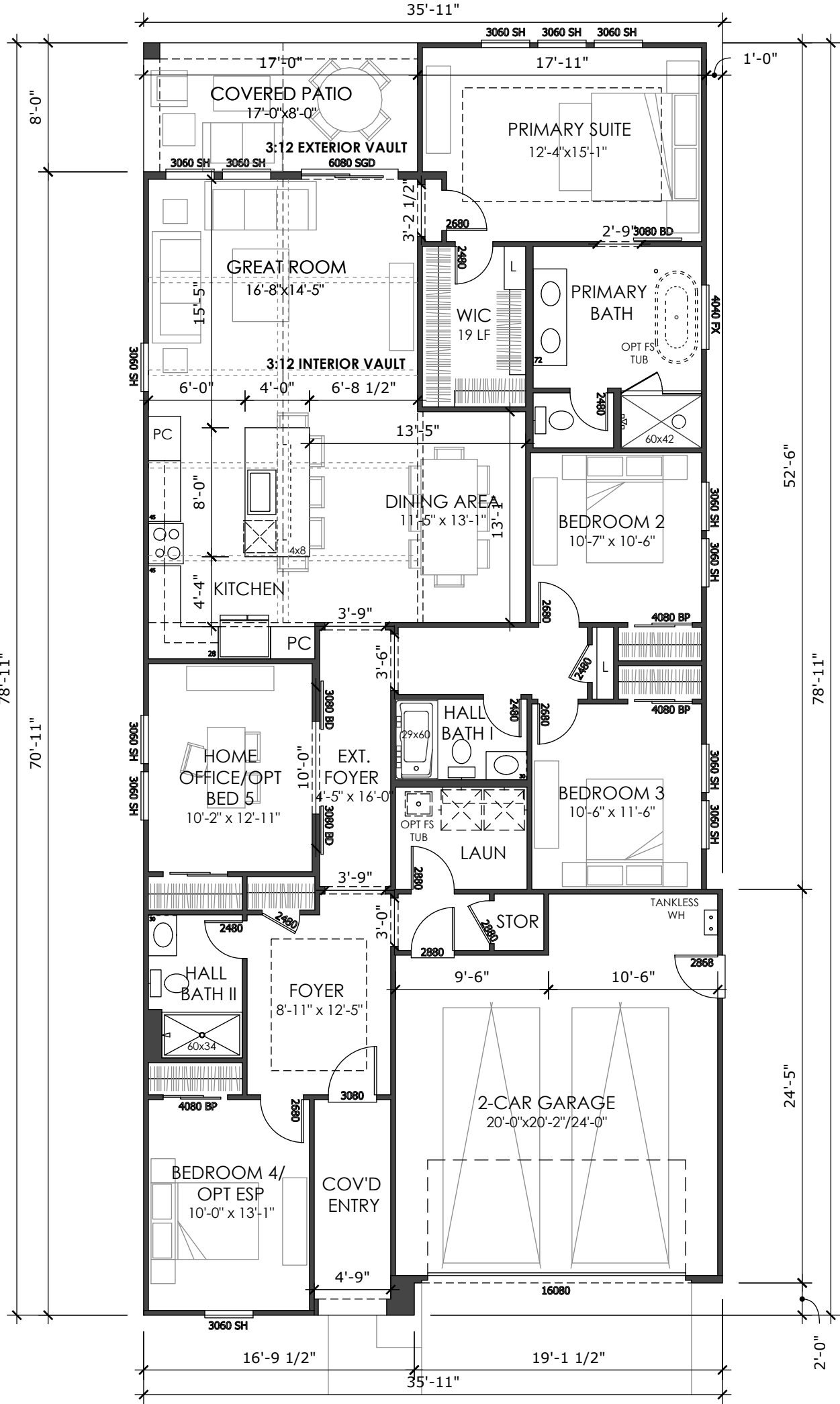
OBAN
PLAN 2 - #7890
FORM XA - HACIENDA
2,554 SQ. FT. :: TWO STORY

REINE
PLAN 3 - #8065
FORM ZA - CONTEMPORARY
2,846 SQ. FT. :: TWO STORY

VIENNE
PLAN 4 - #8083
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: TWO STORY

STREET SCENE - FRONT
SCALE = NTS





35' MARKET RATE :: SP-2

PLAN 1

LIV. SF: 2,084
PLAN W x D: 34'-11" x 78'-11"
PLAN #: 6506
SCALE: 1/8" = 1'-0"
PLAN NAME: CORK

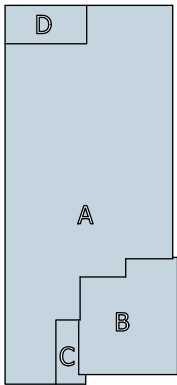
VITAL STATS
BEDROOM 4 (OPT 5)
BATH 3
CAR 2
CEILING 10'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,084
(A) 1ST FLR LIVABLE: 2,084
(B) 2 CAR GARAGE: 457
(C) COVERED ENTRY:
ELEVATION UA: 66
ELEVATION XA: 164
ELEVATION ZA: 83
(D) COVERED PATIO: 136
(E) ARCH. PROJECTION:
ELEVATION UA: -
ELEVATION XA: -
ELEVATION ZA: -

MAX FOOTPRINT: 2,841

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,841 / 5,152 = 55.1%



FIRST FLOOR PLAN
UA - SPANISH MODERN



PLAN 1

LIV. SF: 2,084
PLAN W x D: 34'-11" x 78'-11"
PLAN #: 6506
SCALE: 1/8" = 1'-0"
PLAN NAME: CORK

VITAL STATS
BEDROOM 4 (OPT 5)
BATH 3
CAR 2
CEILING 10'
WINDOW HDR 8'

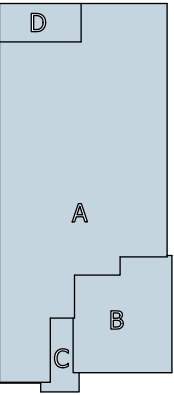
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,084
(A) 1ST FLR LIVABLE: 2,084
(B) 2 CAR GARAGE: 457
(C) COVERED ENTRY:
ELEVATION UA: 66
ELEVATION XA: 164
ELEVATION ZA: 83
(D) COVERED PATIO: 136
(E) ARCH. PROJECTION:
ELEVATION UA: -
ELEVATION XA: -
ELEVATION ZA: -

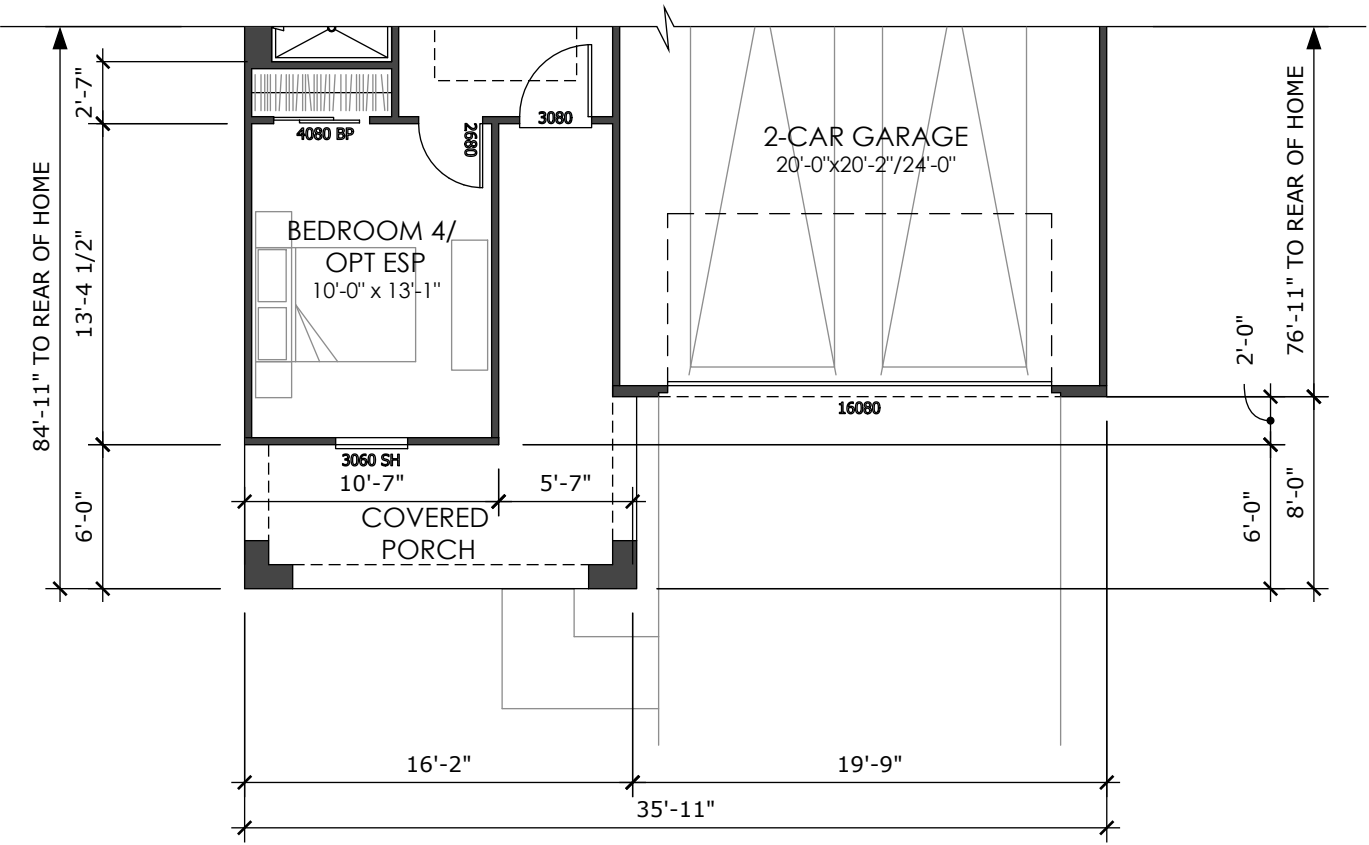
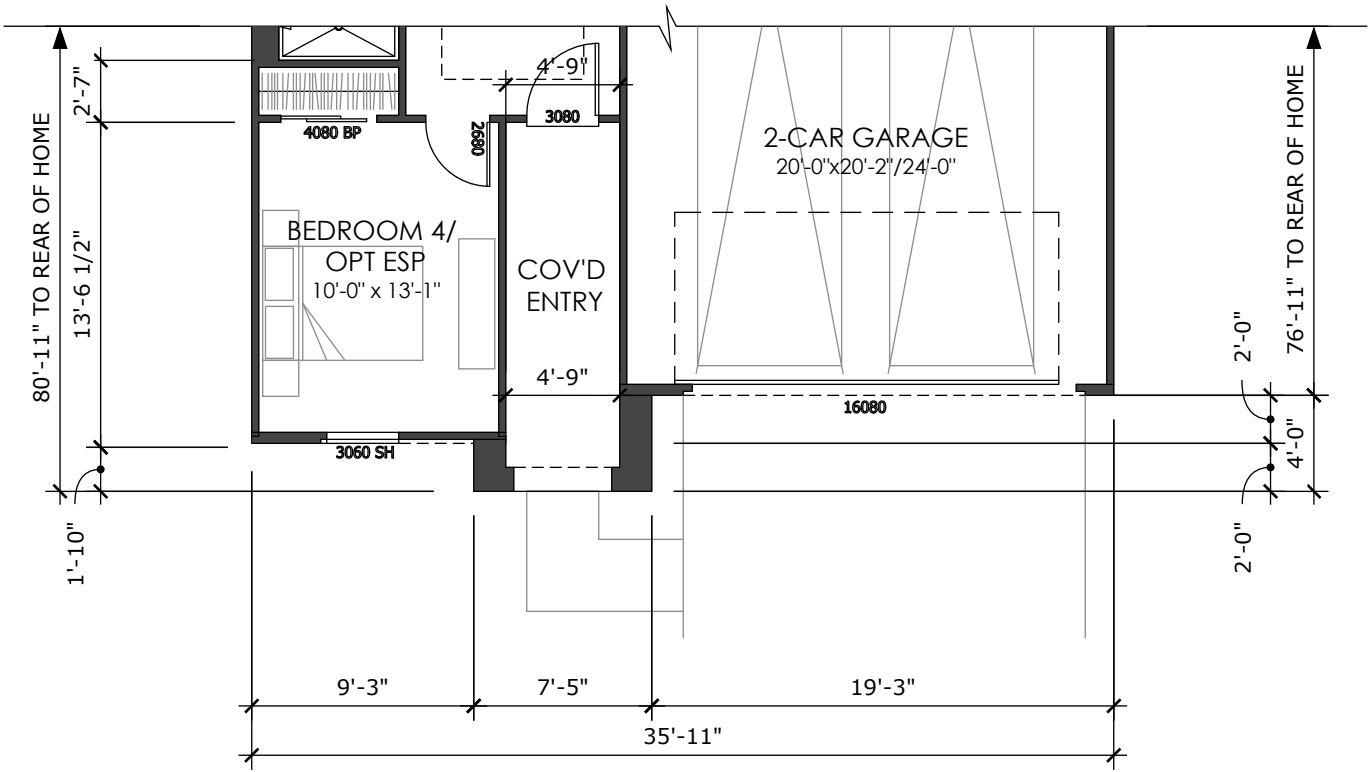
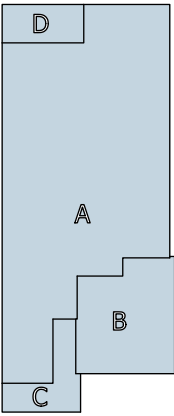
MAX FOOTPRINT: 2,841

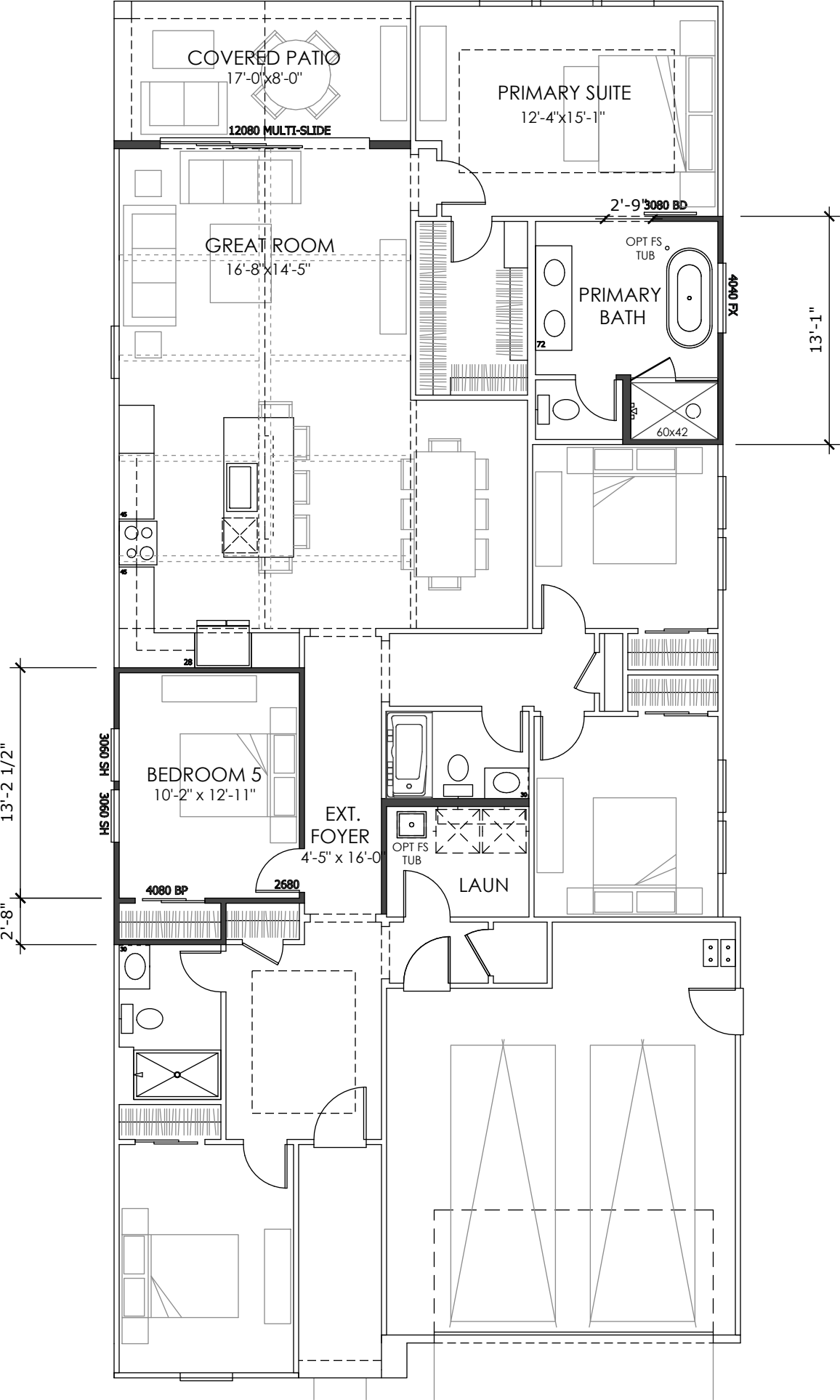
TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,841 / 5,152 = 55.1%

FLOOR PLAN
ZA - CONTEMPORARY



FLOOR PLAN
XA - HACIENDA





35' MARKET RATE :: SP-2

PLAN 1 (OPTIONS)

LIV. SF: 2,084
PLAN W x D: 34'-11" x 78'-11"
PLAN #: 6506
SCALE: 1/8" = 1'-0"
PLAN NAME: CORK

VITAL STATS
BEDROOM 4 (OPT 5)
BATH 3
CAR 2
CEILING 10'
WINDOW HDR 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,084
(A) 1ST FLR LIVABLE: 2,084
(B) 2 CAR GARAGE: 457
(C) COVERED ENTRY:
ELEVATION UA: 66
ELEVATION XA: 164
ELEVATION ZA: 83
(D) COVERED PATIO: 136
(E) ARCH. PROJECTION:
ELEVATION UA: -
ELEVATION XA: -
ELEVATION ZA: -

MAX FOOTPRINT: 2,841

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,841 / 5,152 = 55.1%

- OPTION :: 12080 MULTI-SLIDE DOOR
- OPTION :: FREESTANDING TUB AT PRIMARY BATH
- OPTION :: FREESTANDING TUB AT LAUNDRY
- OPTION :: BEDROOM 5 ILO HOME OFFICE
- OPTION :: BEAMS AT GREAT ROOM CEILING

FLOOR PLAN OPTIONS
UA - SPANISH MODERN





FORM UA - SPANISH MODERN
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 1

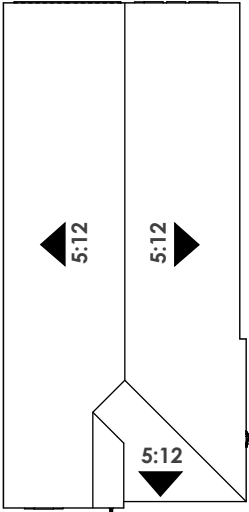
LIV. SF: 2,084

PLAN WxD: 34'-11" x 78'-11"

PLAN #: 8047

PLAN NAME: CORK

FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT GABLES
 - 2 CONCRETE 'FLAT' TILES
 - 3 FLUSH RAKES 12" EAVES
 - 4 DECORATIVE SHUTTERS
 - 5 DECORATIVE GANBLE DETAILS
 - 6 PLATE HEIGHT - 10'-1" A.F.F.
 - 7 WINDOW HEADER - 8'-0" A.F.F.



FORM XA - HACIENDA
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 1

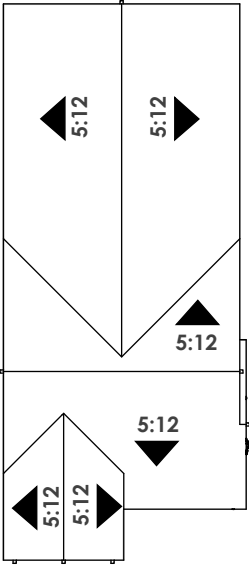
LIV. SF: 2,084

PLAN WxD: 34'-11" x 84'-11"

PLAN #: 8047

PLAN NAME: CORK

FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT GABLES
 - 2 CONCRETE 'S' TILES
 - 3 12" RAKES AND EAVES
 - 4 DECORATIVE CORBELS
 - 5 DECORATIVE SHUTTERS
 - 6 PLATE HEIGHT - 12'-1" A.F.F.
 - 7 PLATE HEIGHT - 10'-1" A.F.F.
 - 8 WINDOW HEADER - 8'-0" A.F.F.



FORM ZA - CONTEMPORARY
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 1

LIV. SF:

2,084

PLAN WxD:

34'-11" x 80'-11"

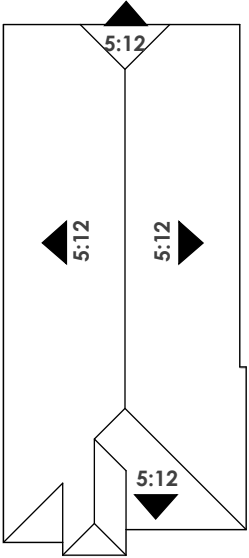
PLAN #:

8047

PLAN NAME:

CORK

FORM ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'FLAT' TILES
- 3 12" EAVES
- 4 DECORATIVE SIDING
- 5 DECORATIVE STONE VENEER
- 6 PLATE HEIGHT - 14'-1" A.F.F.
- 7 PLATE HEIGHT - 10'-1" A.F.F.
- 8 WINDOW HEADER - 8'-0" A.F.F.



PLAN 1 (OPTIONS)
LIV. SF: 2,084
PLAN WxD: 34'-11" x 78'-11"
PLAN #: 8047
PLAN NAME: CORK
OPT. MULTI-SGD



FORM ZA - CONTEMPORARY REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM XA - HACIENDA REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM UA - SPANISH MODERN REAR ELEVATION
SCALE: 3/32" = 1'0"

35' MARKET RATE :: SP-2

PLAN 2

LIV. SF: 2,554
PLAN W x D: 34'-11" x 60'-11"
PLAN #: 7890
SCALE: 1/8" = 1'-0"
PLAN NAME: OBAN

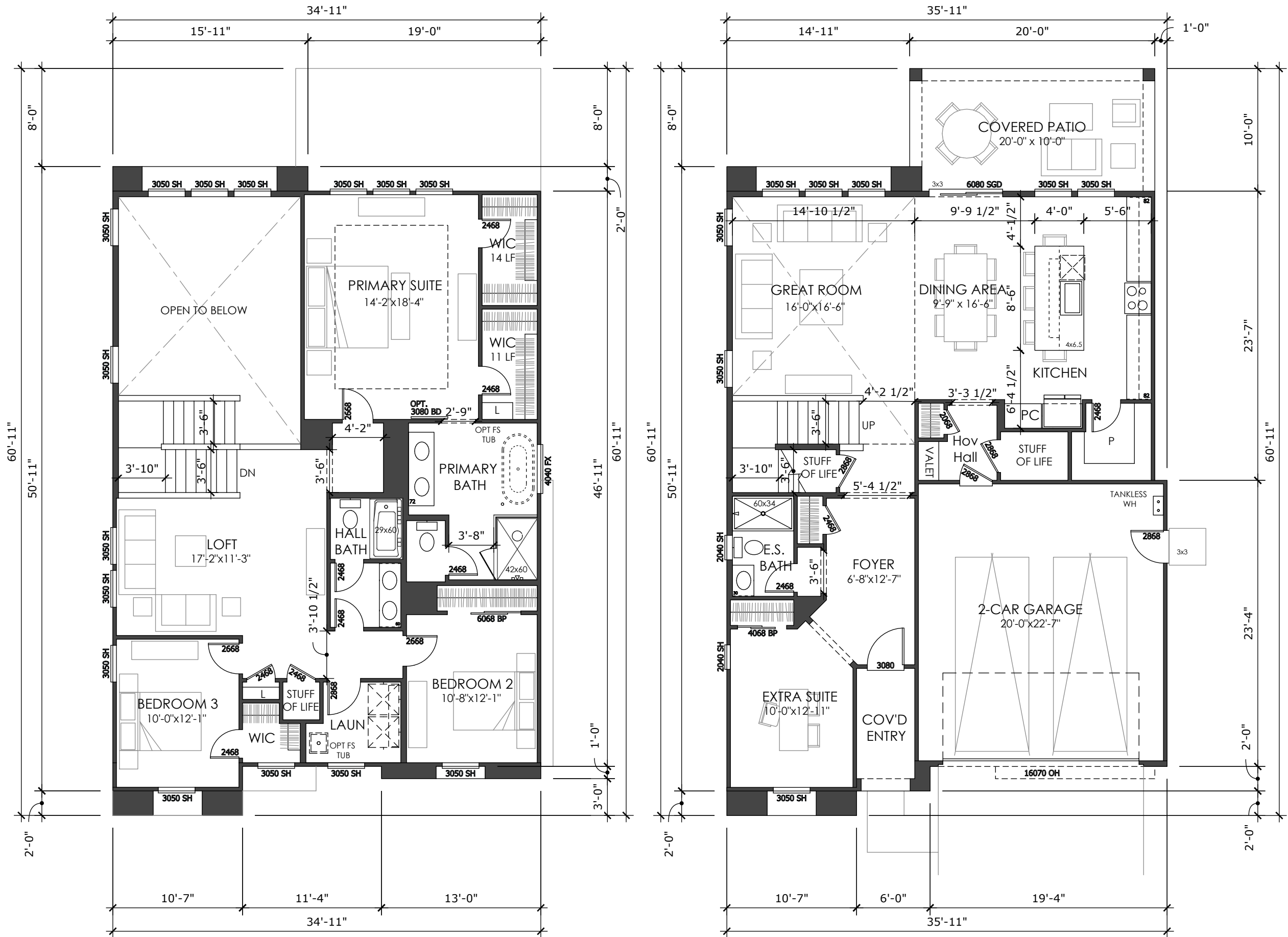
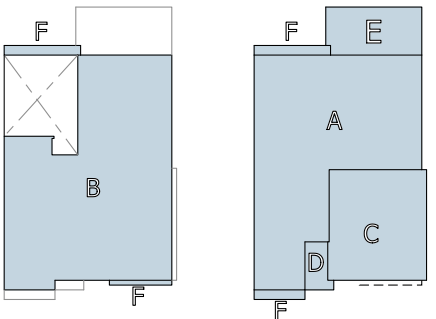
VITAL STATS
BEDROOM 3 (OPT. 5)
BATH 3
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

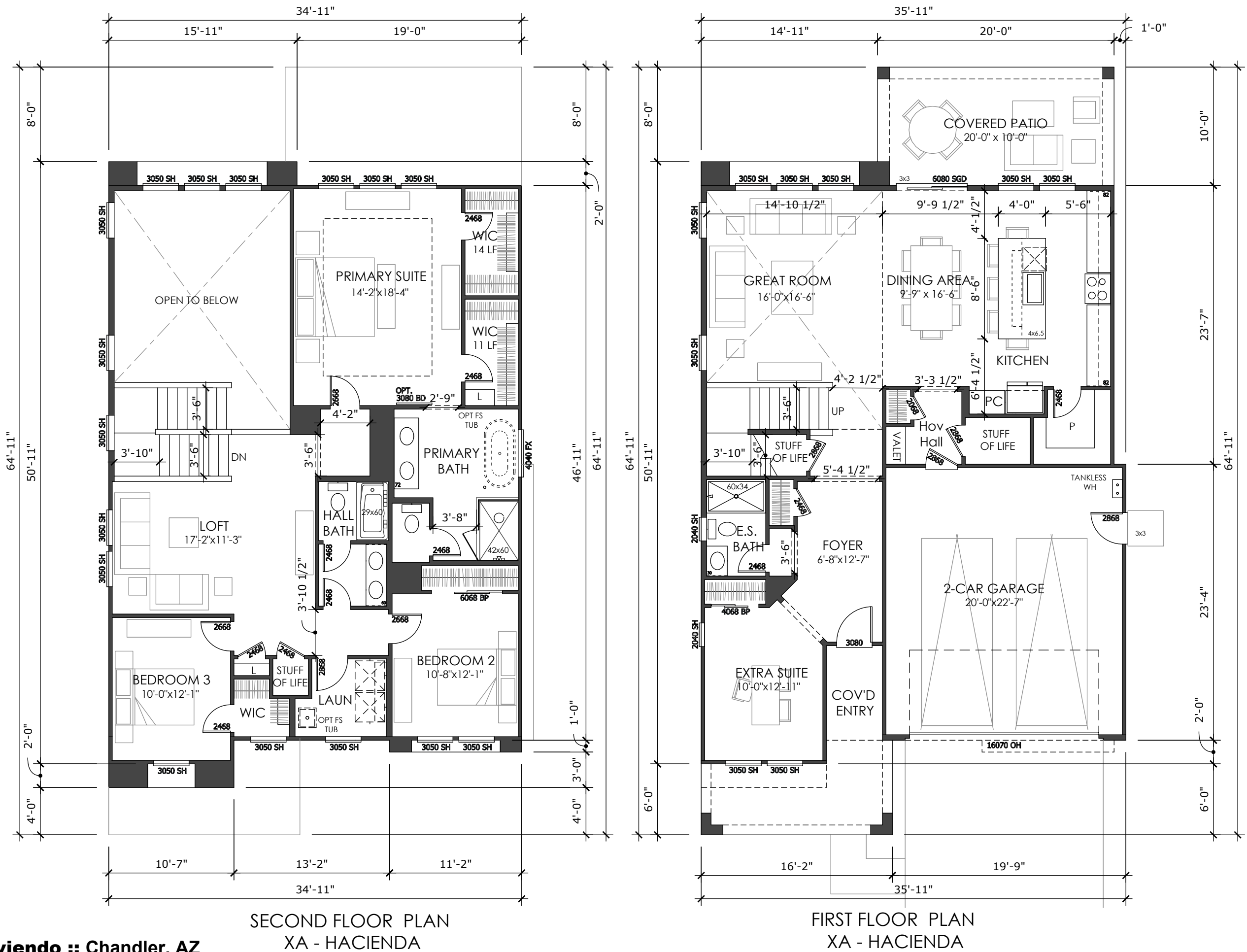
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A)+(B): 2,554
(A) 1ST FLR LIVABLE: 1,175
(B) 2ND FLR LIVABLE: 1,379
(C) 2 CAR GARAGE: 470
(D) COVERED ENTRY:
ELEVATION UA: 50
ELEVATION XA: 146
ELEVATION ZA: 66
(E) OPT. COVERED PATIO: 198
(F) ARCH. PROJECTION:
ELEVATION UA: 98
ELEVATION XA: 96
ELEVATION ZA: 64

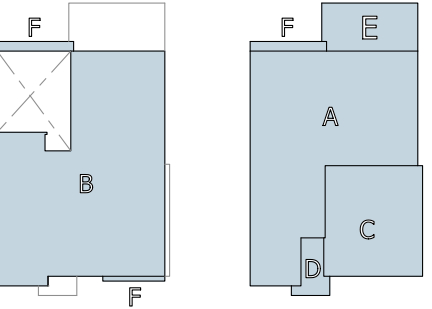
MAX FOOTPRINT: 2,020

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,020 / 5,152 = 39.2%

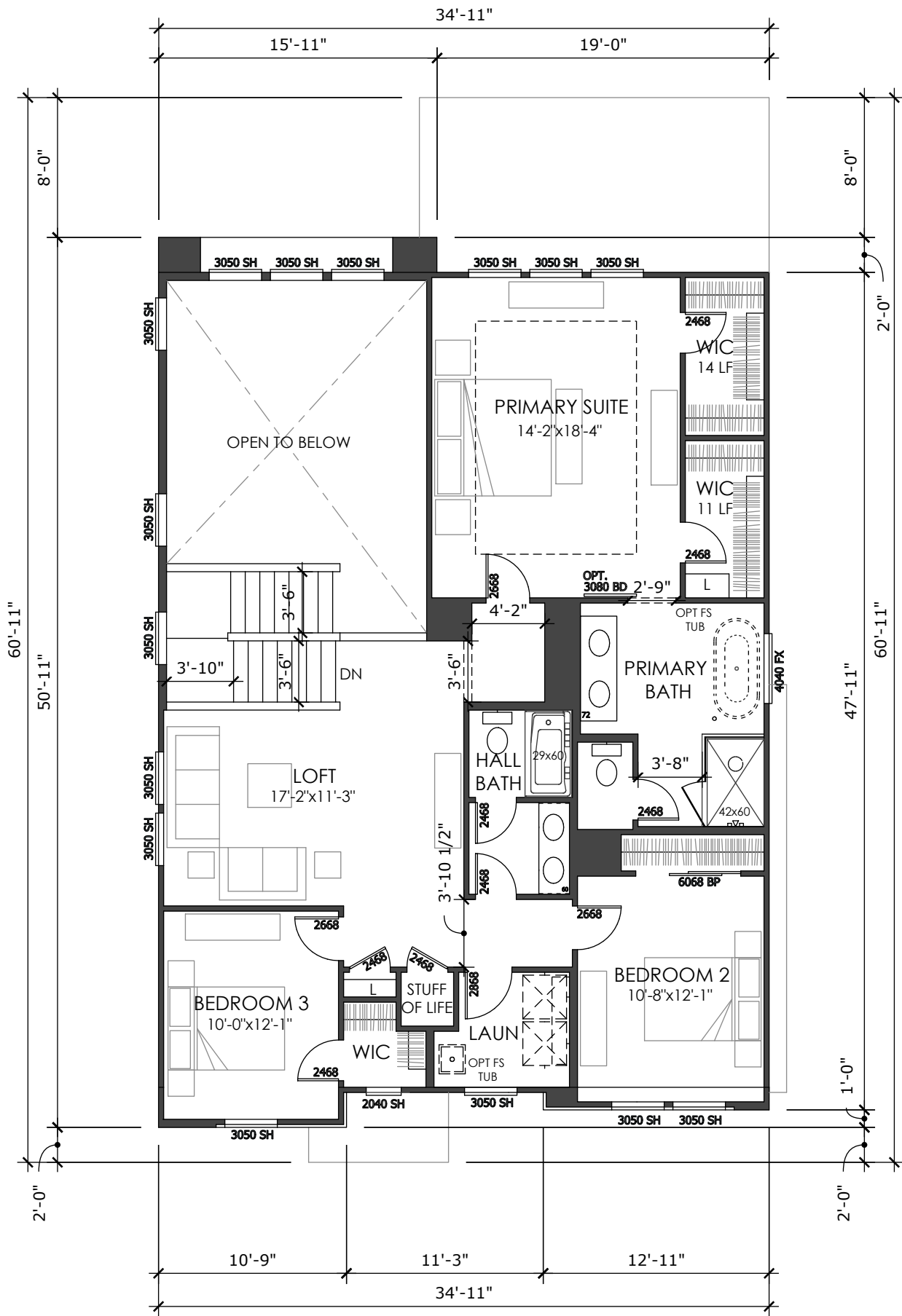




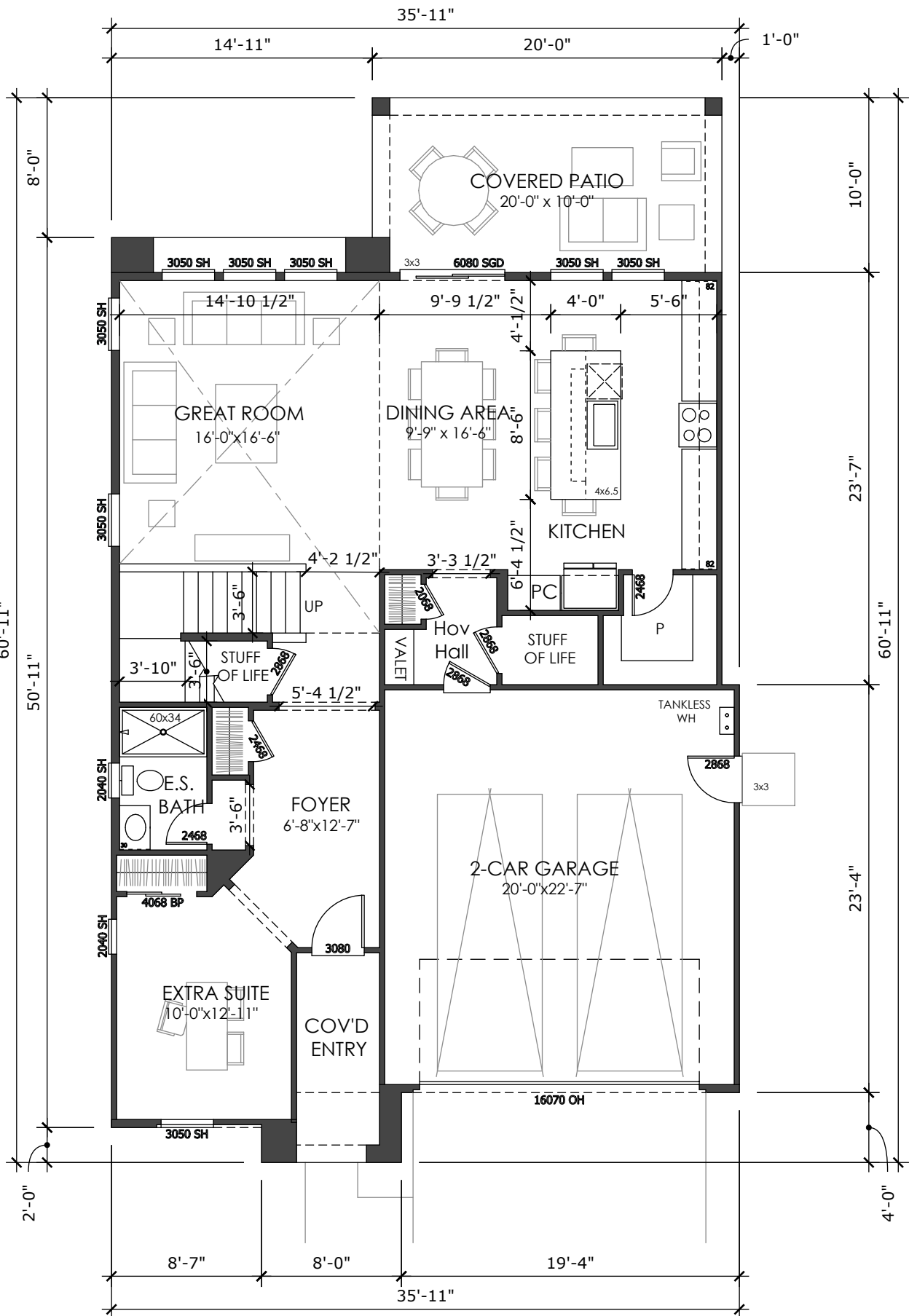
35' MARKET RATE :: SP-2	
PLAN 2	
LIV. SF:	2,554
PLAN W x D:	34'-11" x 64'-11"
PLAN #:	7890
SCALE:	1/8" = 1'-0"
PLAN NAME:	OBAN
VITAL STATS	
BEDROOM	3 (OPT. 5)
BATH	3
CAR	2
CEILING	9' 9'
WINDOW HDR	8' 8'
STATUS NTL PORTFOLIO PLAN	
AREA S.F. BREAKDOWN	
MAX. LIVABLE (A)+(B):	2,554
(A) 1ST FLR LIVABLE:	1,175
(B) 2ND FLR LIVABLE:	1,379
(C) 2 CAR GARAGE:	470
(D) COVERED ENTRY:	
ELEVATION UA:	50
ELEVATION XA:	146
ELEVATION ZA:	66
(E) OPT. COVERED PATIO:	198
(F) ARCH. PROJECTION:	
ELEVATION UA:	98
ELEVATION XA:	96
ELEVATION ZA:	64
MAX FOOTPRINT:	2,020
TYP LOT SIZE 46'x112' (SF)	
LOT COVERAGE ALLOWED 60.0%	
LOT COVERAGE 2,020 / 5,152 = 39.2%	



SECOND FLOOR PLAN
ZA - CONTEMPORARY



FIRST FLOOR PLAN
ZA - CONTEMPORARY



35' MARKET RATE :: SP-2

PLAN 2

LIV. SF: 2,554
PLAN W x D: 34'-11" x 60'-11"
PLAN #: 7890
SCALE: 1/8" = 1'-0"
PLAN NAME: OBAN

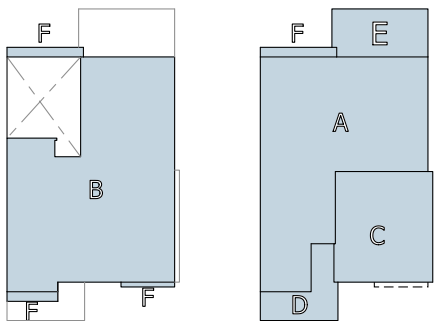
VITAL STATS
BEDROOM 3 (OPT. 5)
BATH 3
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A)+(B): 2,554
(A) 1ST FLR LIVABLE: 1,175
(B) 2ND FLR LIVABLE: 1,379
(C) 2 CAR GARAGE: 470
(D) COVERED ENTRY:
ELEVATION UA: 50
ELEVATION XA: 146
ELEVATION ZA: 66
(E) OPT. COVERED PATIO: 198
(F) ARCH. PROJECTION:
ELEVATION UA: 98
ELEVATION XA: 96
ELEVATION ZA: 64

MAX FOOTPRINT: 2,020

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,020 / 5,152 = 39.2%



VITAL STATS

BEDROOM	3 (OPT. 5)
BATH	3
CAR	2
CEILING	9' 9'
WINDOW HDR	8' 8'

AREA S.F. BREAKDOWN	
MAX. LIVABLE (A)+(B):	2,554
(A) 1ST FLR LIVABLE:	1,175
(B) 2ND FLR LIVABLE:	1,379
(C) 2 CAR GARAGE:	470
(D) COVERED ENTRY:	
ELEVATION UA:	50
ELEVATION XA:	146
ELEVATION ZA:	66
(E) OPT. COVERED PATIO:	198
(F) ARCH. PROJECTION:	
ELEVATION UA:	98
ELEVATION XA:	96
ELEVATION ZA:	64

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,020 / 5,152 = 39.2%

OPTION :: 15080 MULTI-SLIDE DOOR
OPTION :: EXTRA SUITE ILO HOME OFFICE
OPTION :: FREESTANDING TUB AT PRIMARY BATH
OPTION :: FREESTANDING TUB AT LAUNDRY
OPTION :: BEDROOM 5 ILO LOFT

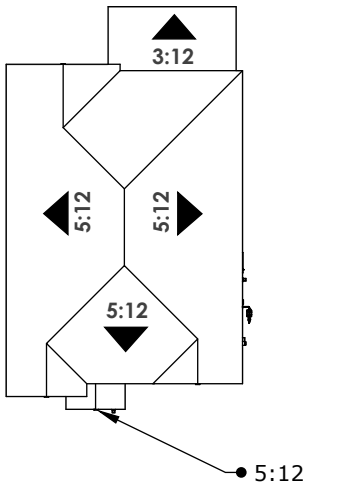




35' :: MKT SPEC2

PLAN 2

LIV. SF: 2,554
PLAN WxD: 34'-11" x 60'-11"
PLAN #: 7890
PLAN NAME: OBAN
FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'FLAT' TILES
- 3 FLUSH RAKE 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE RECESSED WINDOWS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM UA - SPANISH MODERN
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



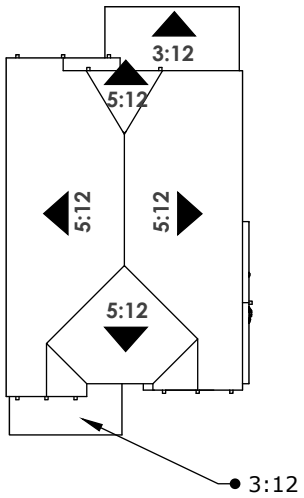
FRONT ELEVATION
SCALE: 3/32" = 1'-0"



35' :: MKT SPEC2

PLAN 2

LIV. SF: 2,554
PLAN WxD: 34'-11" x 64'-11"
PLAN #: 7890
PLAN NAME: OBAN
FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES, HIPS & CLIPS
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM XA - HACIENDA
FRONT VIEW: N.T.S.



REAR ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

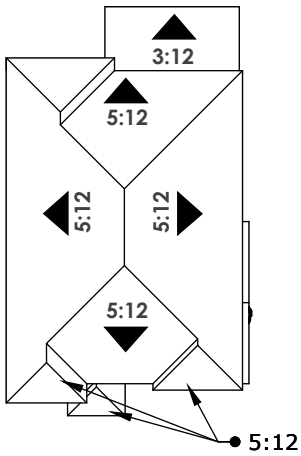


LEFT ELEVATION
SCALE: 3/32" = 1'-0"



PLAN 2

LIV. SF: 2,554
 PLAN WxD: 34'-11" x 60'-11"
 PLAN #: 7890
 PLAN NAME: OBAN
 FORM ZA - CONTEMPORARY

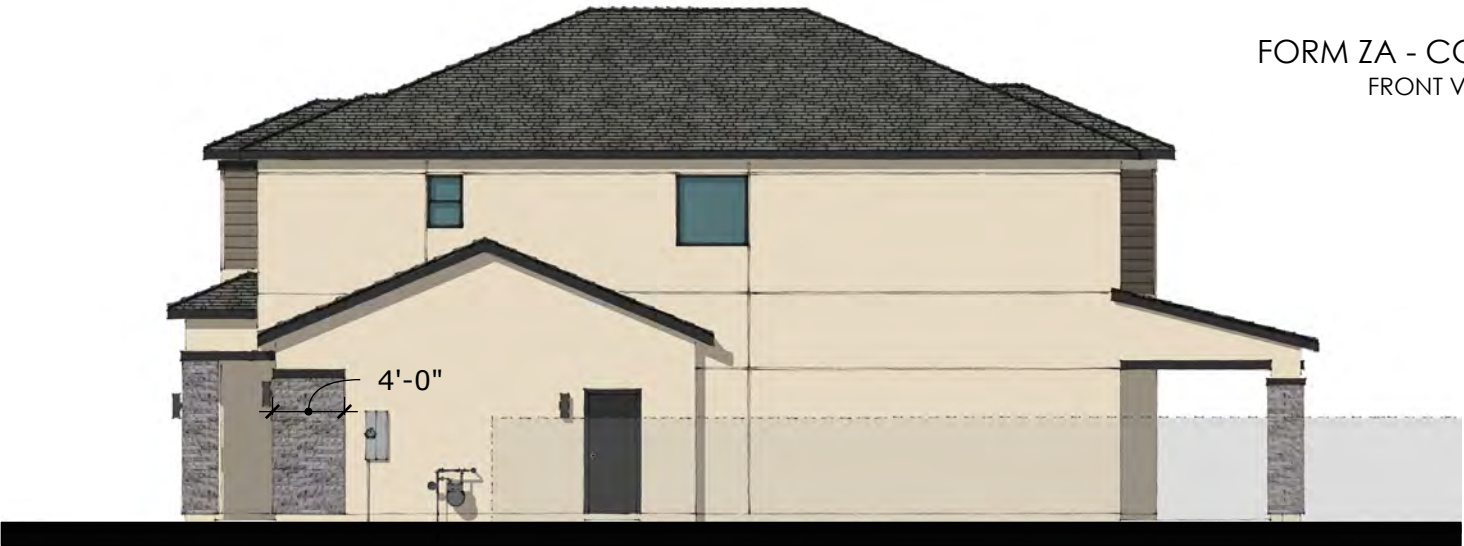


ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'FLAT' TILES
- 3 12" EAVES
- 4 DECORATIVE SIDING
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM ZA - CONTEMPORARY
 FRONT VIEW: N.T.S.



RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"



FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

PLAN 2 (OPTIONS)

LIV. SF: 2,554
PLAN WxD: 34'-11" x 60'-11"
PLAN #: 7890
PLAN NAME: OBAN
OPT. MULTI SGD



FORM ZA - CONTEMPORARY REAR ELEVATION
SCALE: 3/32" = 1'0"

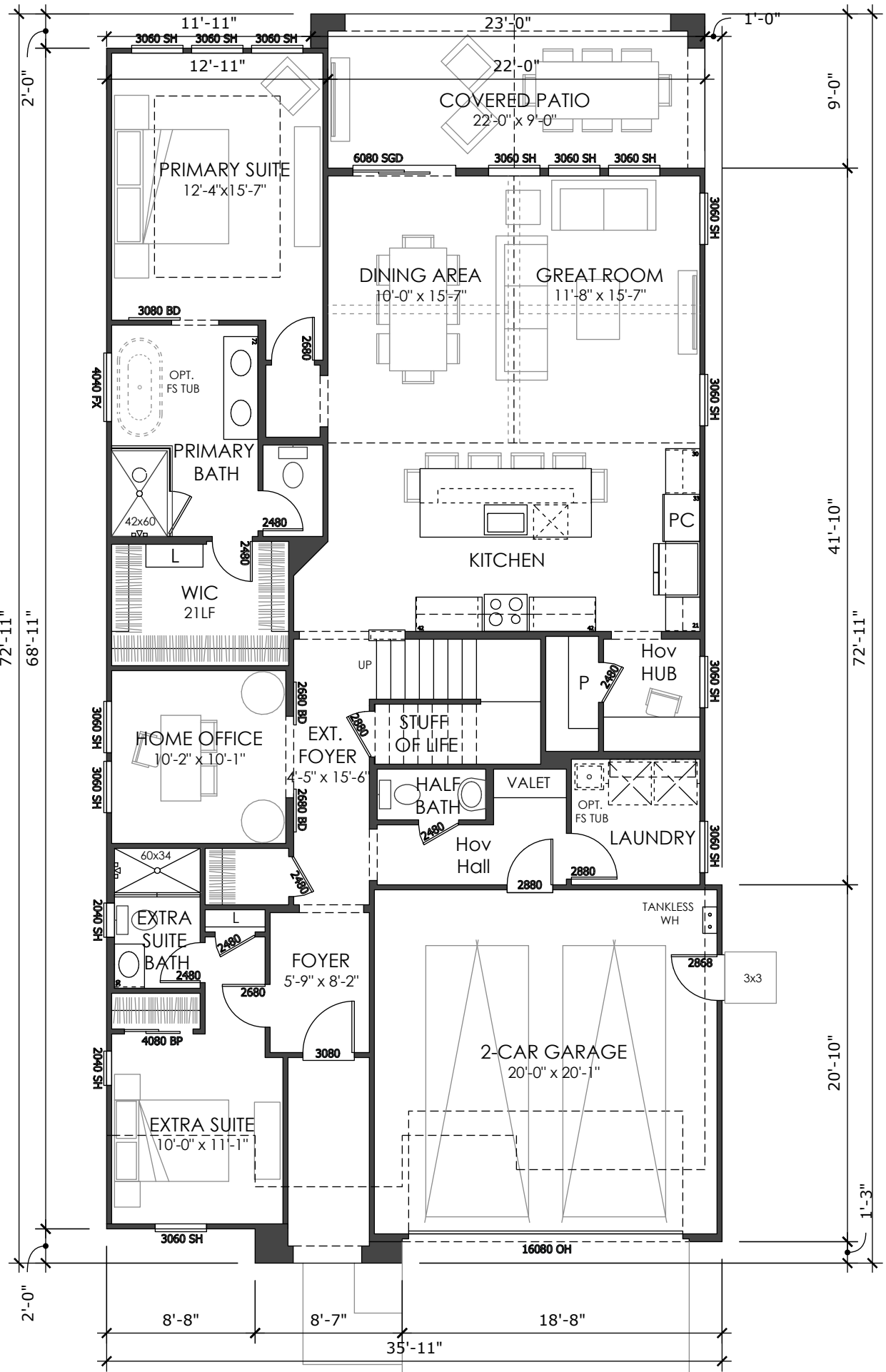
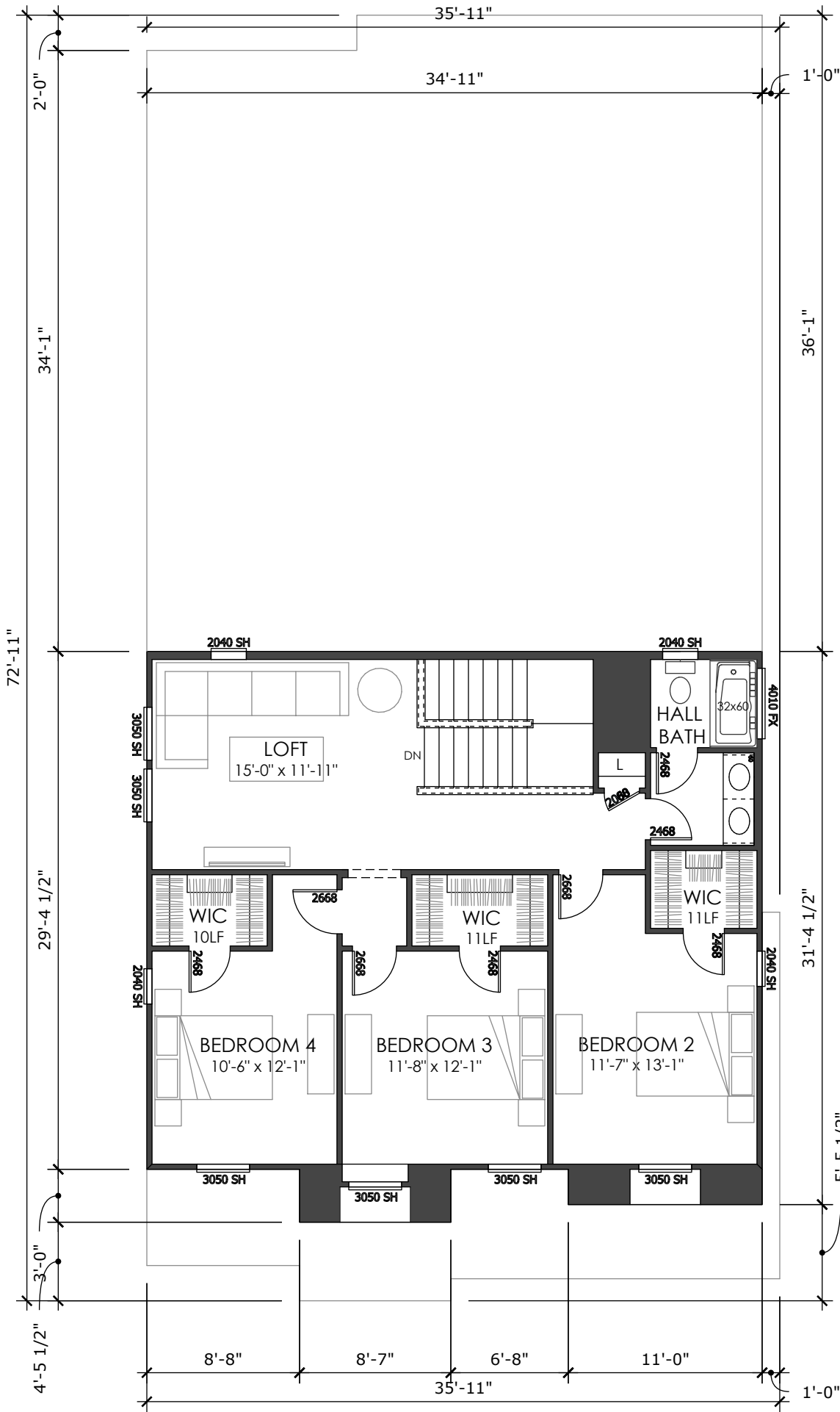


FORM XA - HACIENDA REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM UA - SPANISH MODERN REAR ELEVATION
SCALE: 3/32" = 1'0"





35' MARKET RATE :: SP-2

PLAN 3

LIV. SF: 2,846
PLAN W x D: 34'-11" x 72'-11"
PLAN #: 8065
SCALE: 1/8" = 1'-0"
PLAN NAME: REINE

VITAL STATS
BEDROOM 5
BATH 3.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

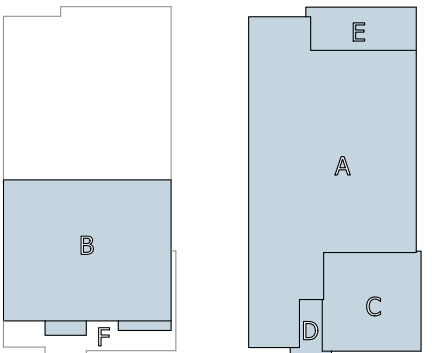
STATUS | NTL PORTFOLIO PLAN

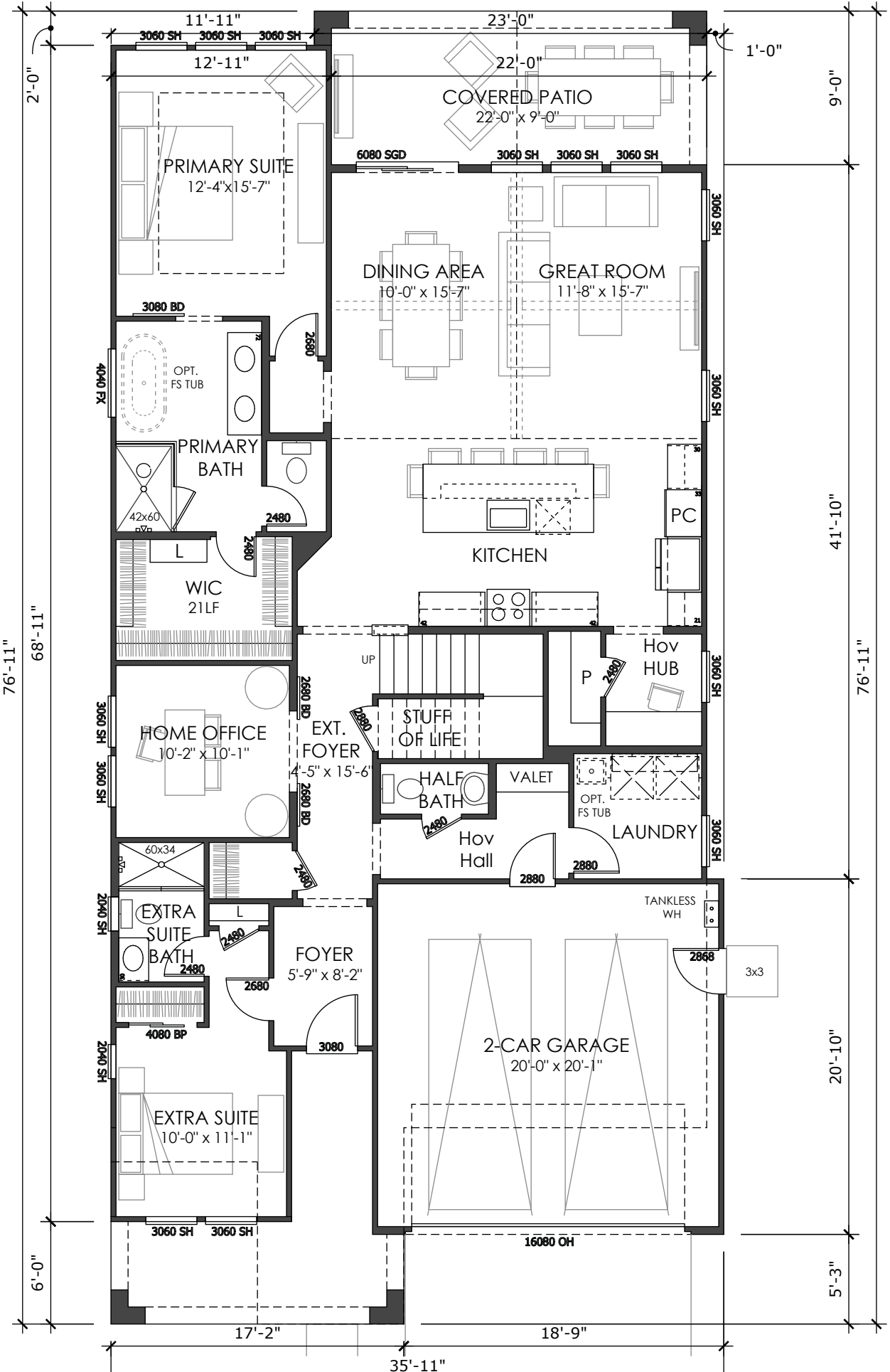
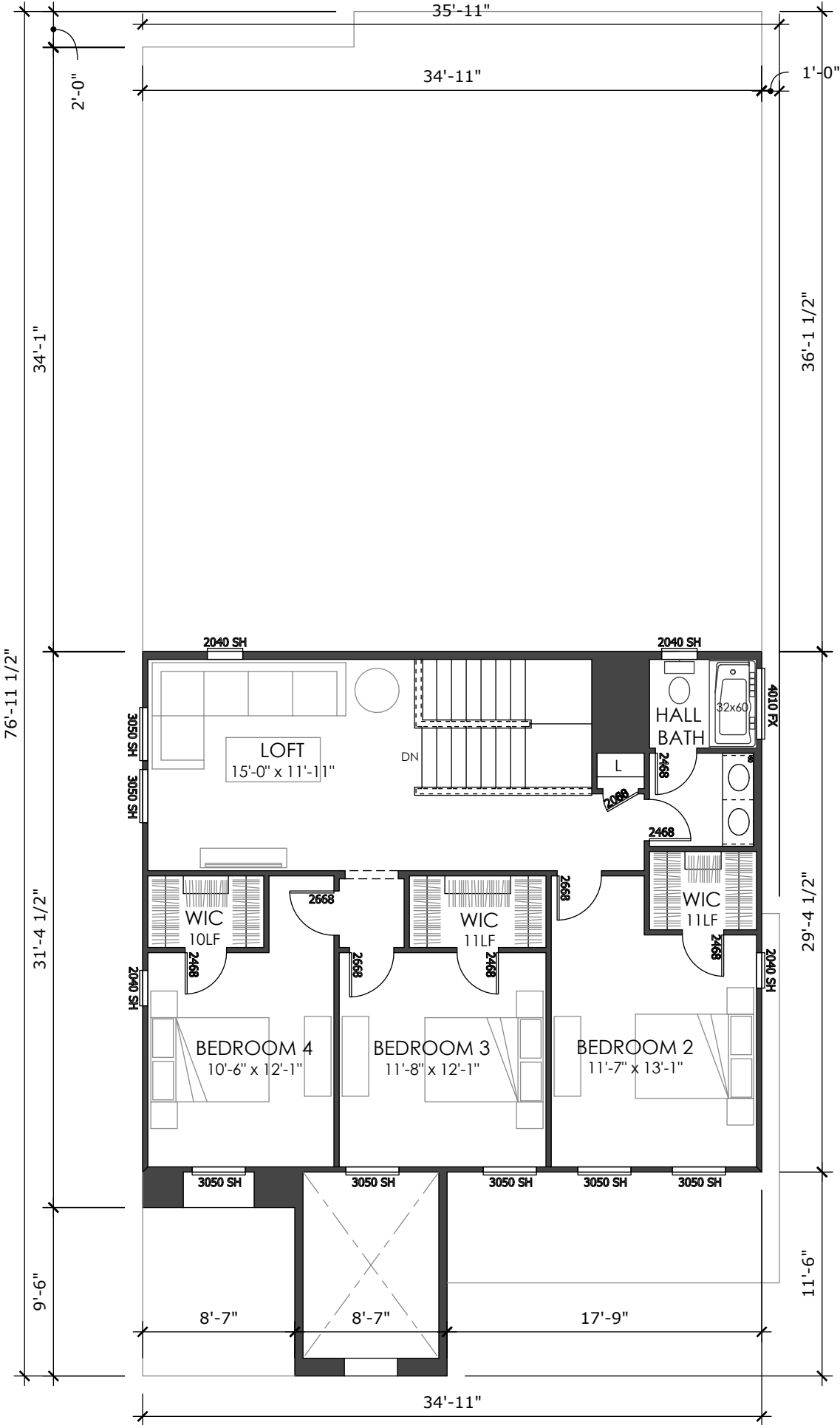
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,846
(A) 1ST FLR LIVABLE: 1,820
(B) 2ND FLR LIVABLE: 1,026
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 63
ELEVATION XA: 149
ELEVATION ZA: 62

(E) COVERED PATIO: 200
(F) ARCH. PROJECTION:
ELEVATION UA: 48
ELEVATION XA: 26
ELEVATION ZA: 22

(UA)MAX FOOTPRINT: 2,589

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,589 / 5,152 = 50.3%





35' MARKET RATE :: SP-2

PLAN 3

LIV. SF: 2,846
PLAN W x D: 34'-11" x 76'-11"
PLAN #: 8065
SCALE: 1/8" = 1'-0"
PLAN NAME: REINE

VITAL STATS
BEDROOM 5
BATH 3.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

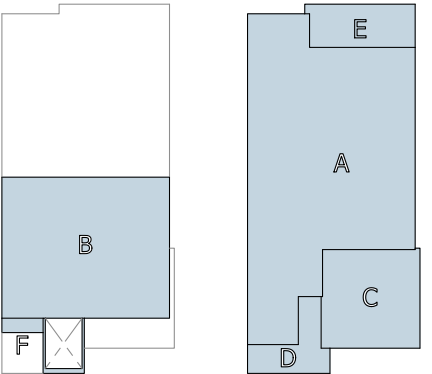
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,846
(A) 1ST FLR LIVABLE: 1,820
(B) 2ND FLR LIVABLE: 1,026
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 63
ELEVATION XA: 149
ELEVATION ZA: 62

(E) COVERED PATIO: 200
(F) ARCH. PROJECTION:
ELEVATION UA: 48
ELEVATION XA: 26
ELEVATION ZA: 22

(UA)MAX FOOTPRINT: 2,589

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,589 / 5,152 = 50.3%



35' MARKET RATE :: SP-2

PLAN 3

LIV. SF: 2,846
PLAN W x D: 34'-11" x 72'-11"
PLAN #: 8065
SCALE: 1/8" = 1'-0"
PLAN NAME: REINE

VITAL STATS
BEDROOM 5
BATH 3.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

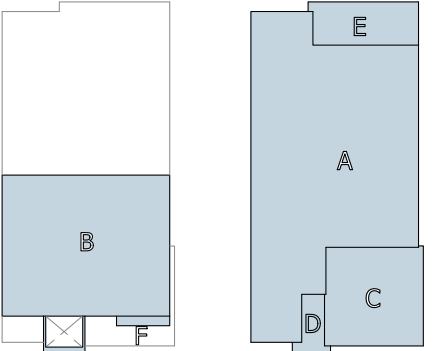
STATUS | NTL PORTFOLIO PLAN

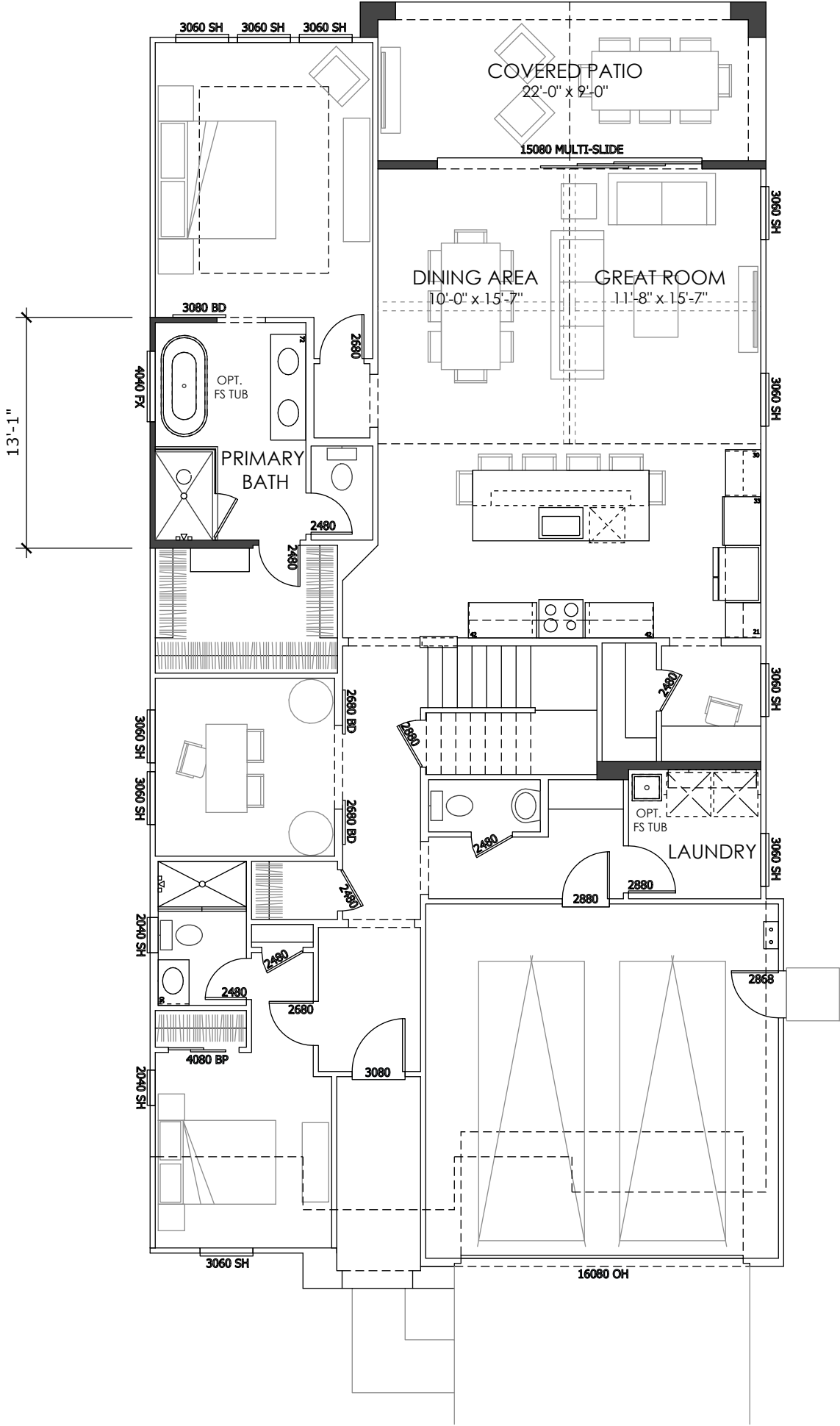
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,846
(A) 1ST FLR LIVABLE: 1,820
(B) 2ND FLR LIVABLE: 1,026
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 63
ELEVATION XA: 149
ELEVATION ZA: 62

(E) COVERED PATIO: 200
(F) ARCH. PROJECTION:
ELEVATION UA: 48
ELEVATION XA: 26
ELEVATION ZA: 22

(UA)MAX FOOTPRINT: 2,589

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,589 / 5,152 = 50.3%





35' MARKET RATE :: SP-2

PLAN 3 (OPTIONS)

LIV. SF: 2,846
PLAN W x D: 34'-11" x 72'-11"
PLAN #: 8065
SCALE: 1/8" = 1'-0"
PLAN NAME: REINE

VITAL STATS
BEDROOM 5
BATH 3.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 2,846
(A) 1ST FLR LIVABLE: 1,820
(B) 2ND FLR LIVABLE: 1,026
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 63
ELEVATION XA: 149
ELEVATION ZA: 62

(E) COVERED PATIO: 200
(F) ARCH. PROJECTION:
ELEVATION UA: 48
ELEVATION XA: 26
ELEVATION ZA: 22

(UA)MAX FOOTPRINT: 2,589

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,589 / 5,152 = 50.3%

OPTION :: 15080 SGD WITH COVERED PATIO
OPTION :: FREESTANDING TUB AT PRIMARY BATH
OPTION :: FREESTANDING TUB AT LAUNDRY
OPTION :: BEAMS AT GREAT ROOM CEILING

FIRST FLOOR OPTIONS
UA - SPANISH MODERN

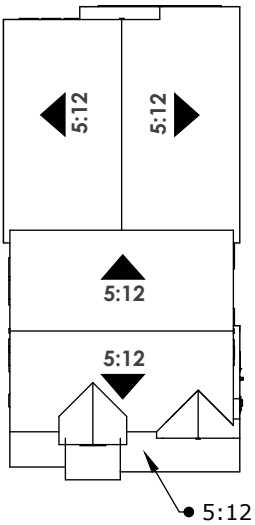




35' :: MKT SPEC2

PLAN 3

LIV. SF: 2,846
 PLAN WxD: 34'-11" x 70'-11"
 PLAN #: 8065
 PLAN NAME: REINE
 FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'FLAT' TILES
- 3 FLUSH RAKE 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE RECESSED WINDOWS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM UA - SPANISH MODERN
 FRONT VIEW: N.T.S.



RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"



FRONT ELEVATION
 SCALE: 3/32" = 1'-0"



FORM XA - HACIENDA
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 3

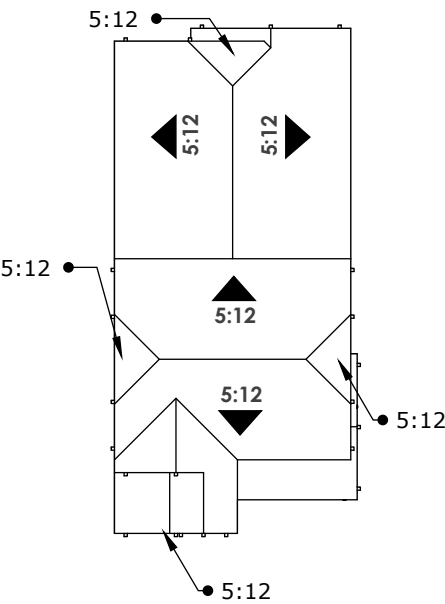
LIV. SF: 2,846

PLAN WxD: 34'-11" x 74'-11"

PLAN #: 8065

PLAN NAME: REINE

FORM XA - HACIENDA



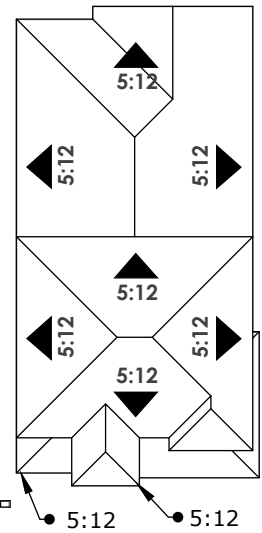
ROOF PLAN | SCALE: N.T.S.

- STYLE LEGEND:
- 1 PROMINENT GABLES, HIPS & CLIPS
 - 2 CONCRETE 'S' TILES
 - 3 12" RAKES AND 12" EAVES
 - 4 DECORATIVE GABLE DETAILS
 - 5 DECORATIVE STONE ACCENTS
 - 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
 - 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



PLAN 3

LIV. SF: 2,846
PLAN WxD: 34'-11" x 70'-11"
PLAN #: 8065
PLAN NAME: REINE
FORM ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'T' TILES
- 3 12" EAVES
- 4 DECORATIVE SIDING
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM ZA - CONTEMPORARY
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

PLAN 3 (OPTIONS)

LIV. SF: 2,846
PLAN WxD: 34'-11" x 70'-11"
PLAN #: 8065
PLAN NAME: REINE
OPT. MULTI SGD



FORM ZA - CONTEMPORARY REAR ELEVATION
SCALE: 3/32" = 1'0"

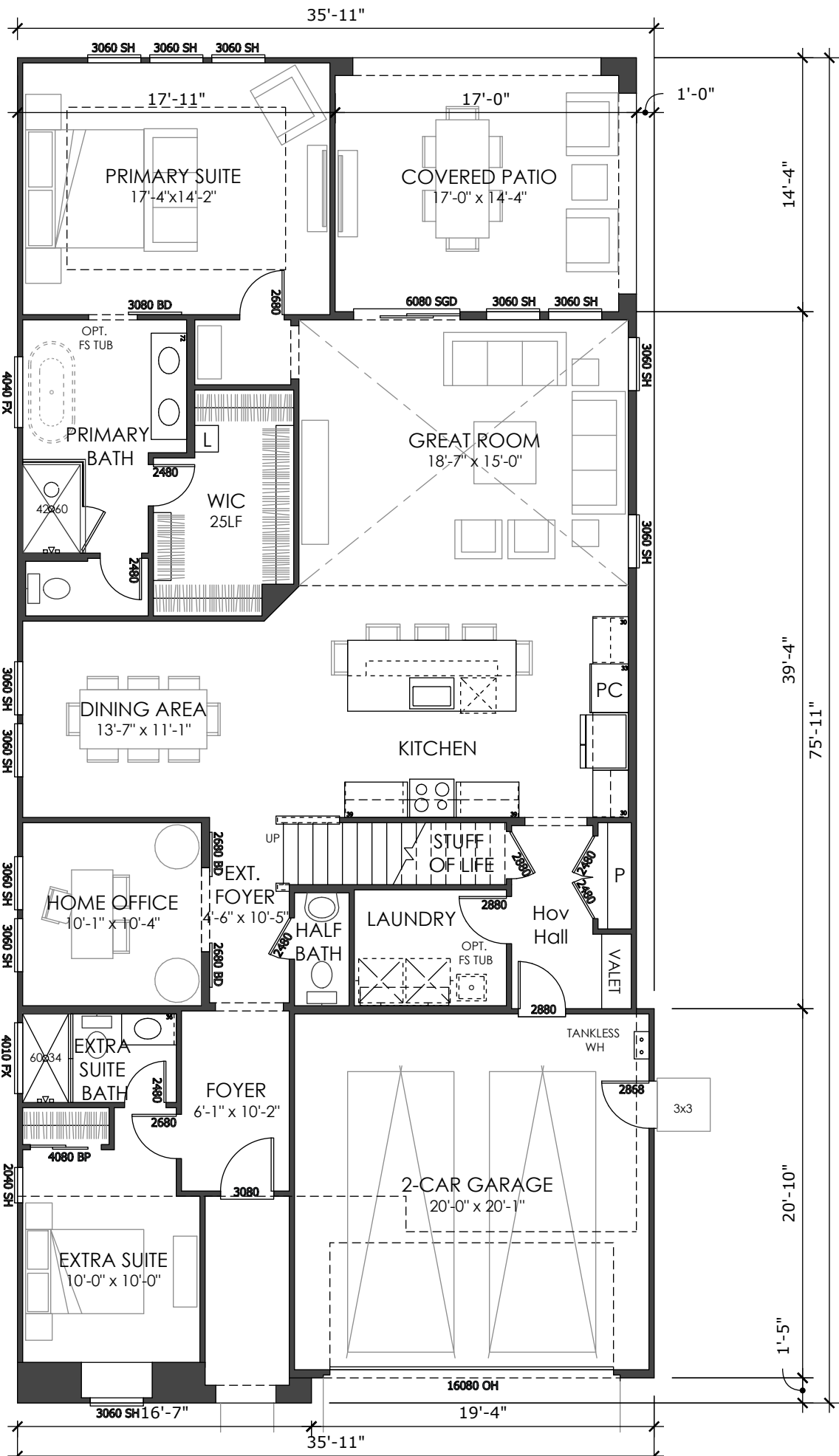
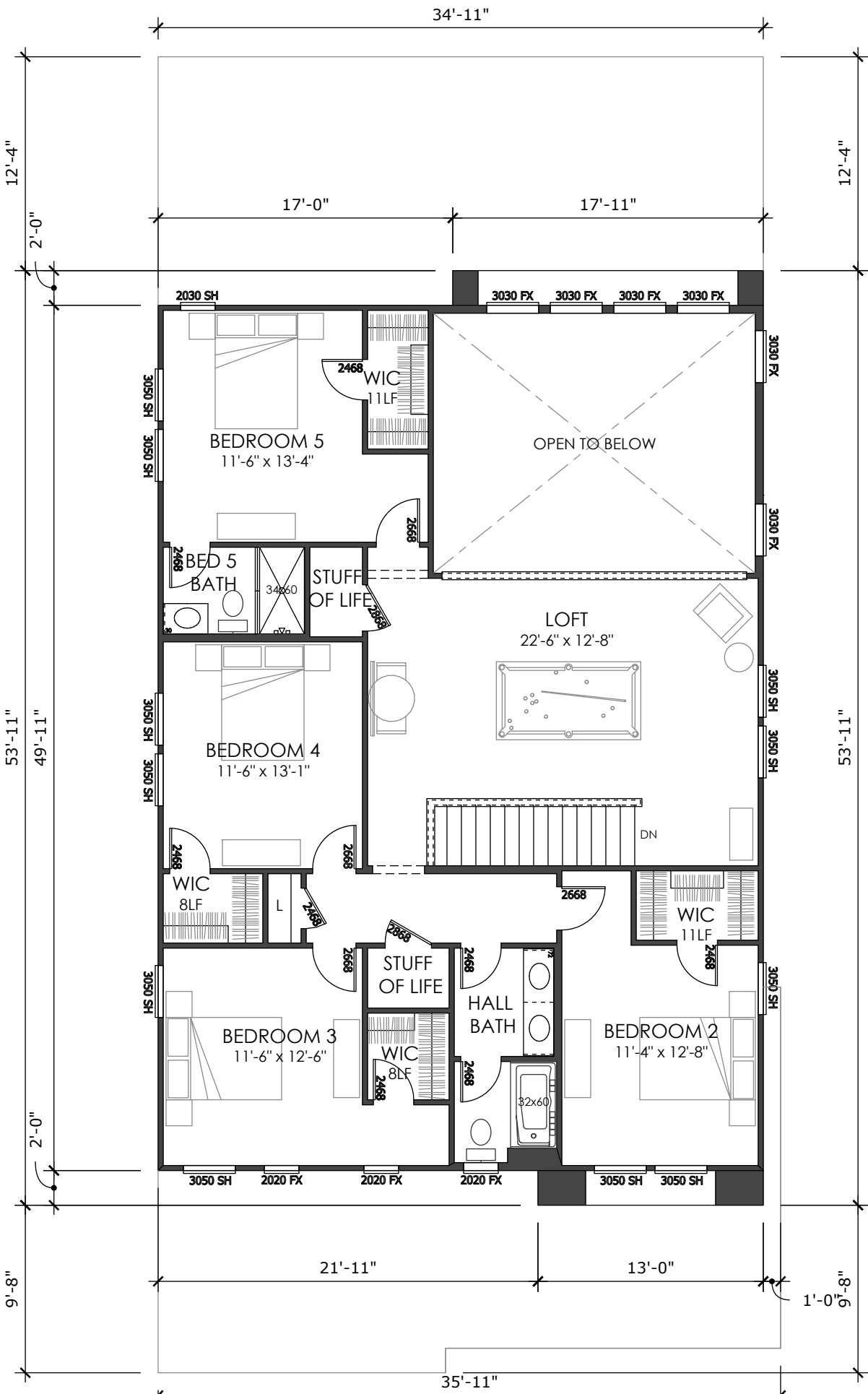


FORM XA - HACIENDA REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM UA - SPANISH MODERN REAR ELEVATION
SCALE: 3/32" = 1'0"





35' MARKET RATE :: SP-2

PLAN 4

LIV. SF: 3,352
PLAN W x D: 34'-11" x 75'-11"
PLAN #: 8083
SCALE: 1/8" = 1'-0"
PLAN NAME: VIENNE

VITAL STATS
BEDROOM 6
BATH 4.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

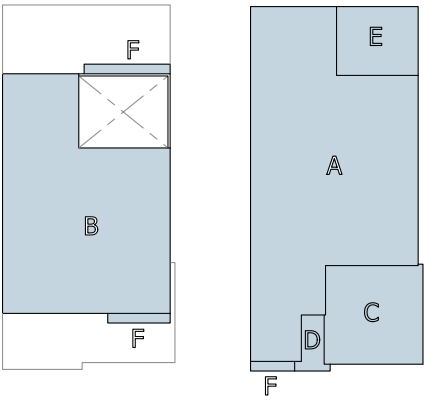
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,352
(A) 1ST FLR LIVABLE: 1,903
(B) 2ND FLR LIVABLE: 1,449
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 60
ELEVATION XA: 60
ELEVATION ZA: 60

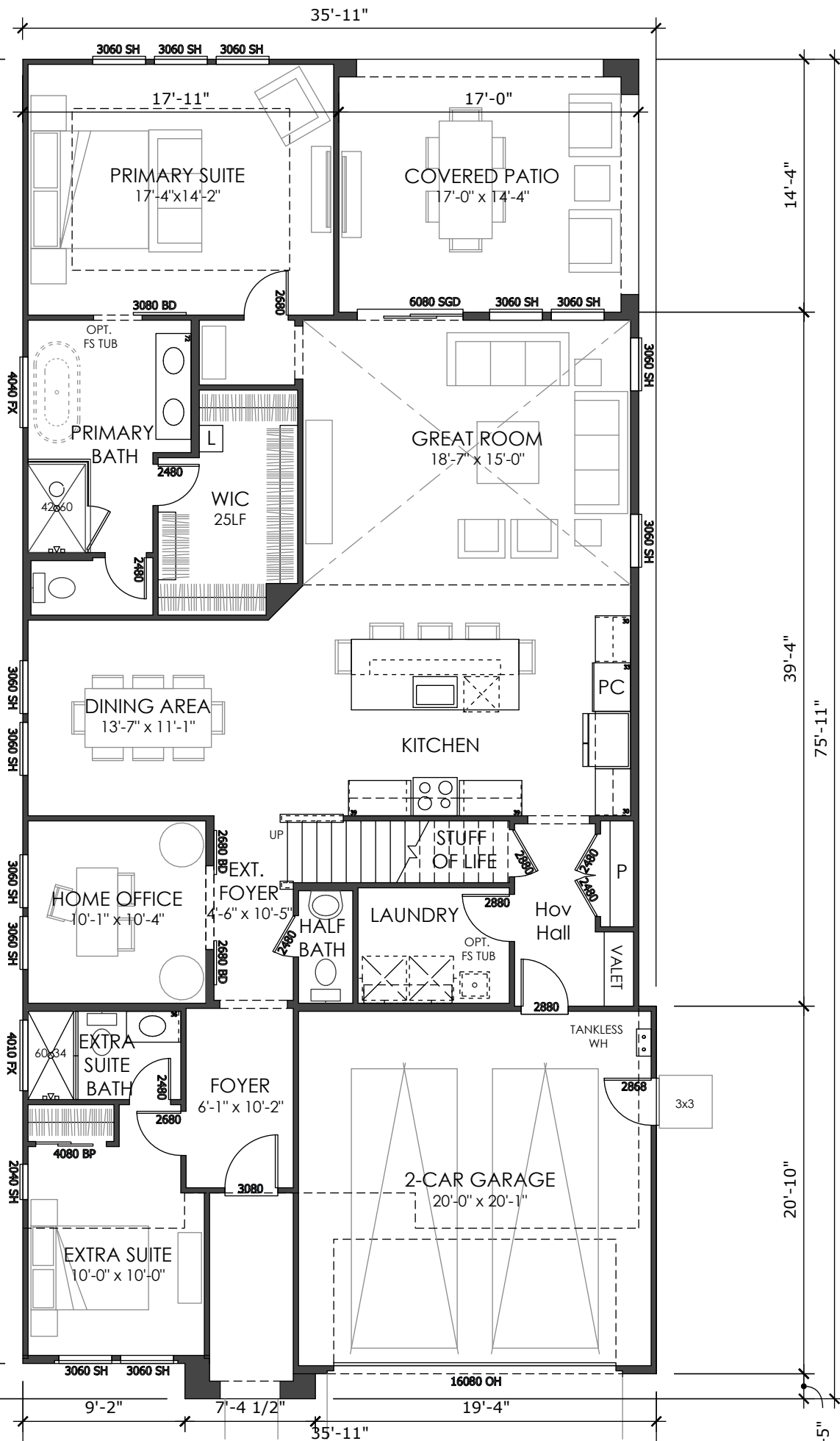
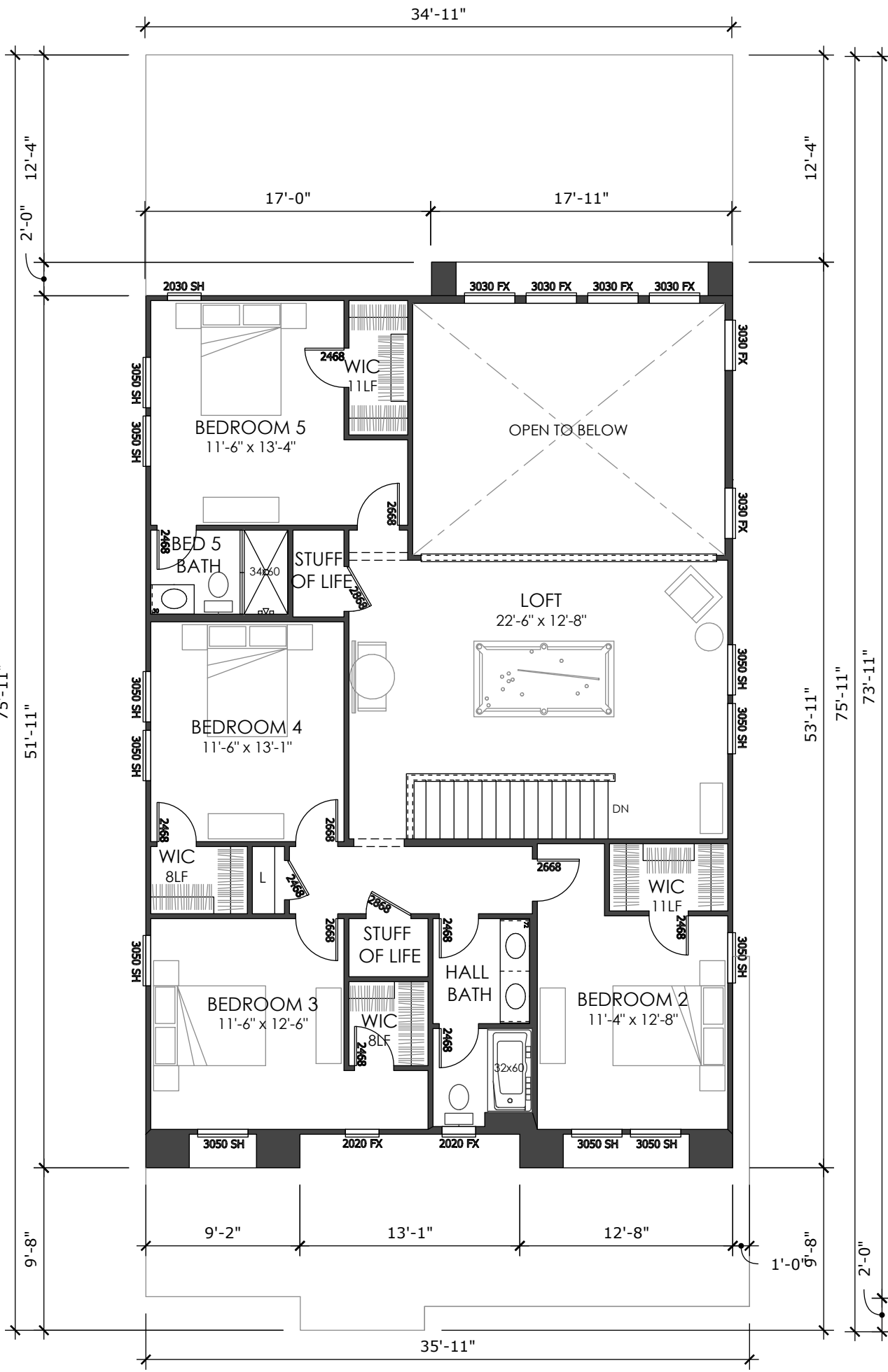
(E) COVERED PATIO: 244
(F) ARCH. PROJECTION:
ELEVATION UA: 80
ELEVATION XA: 80
ELEVATION ZA: 87

(UA)MAX FOOTPRINT: 2,627

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,627 / 5,152 = 50.9%



KHovnanian
Homes



35' MARKET RATE :: SP-2

PLAN 4

LIV. SF: 3,352
PLAN W x D: 34'-11" x 75'-11"
PLAN #: 8083
SCALE: 1/8" = 1'-0"
PLAN NAME: VIENNE

VITAL STATS
BEDROOM 6
BATH 4.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

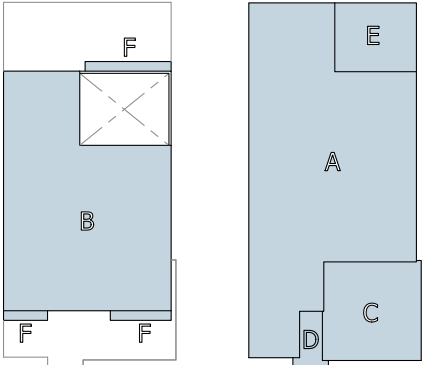
STATUS | NTL PORTFOLIO PLAN

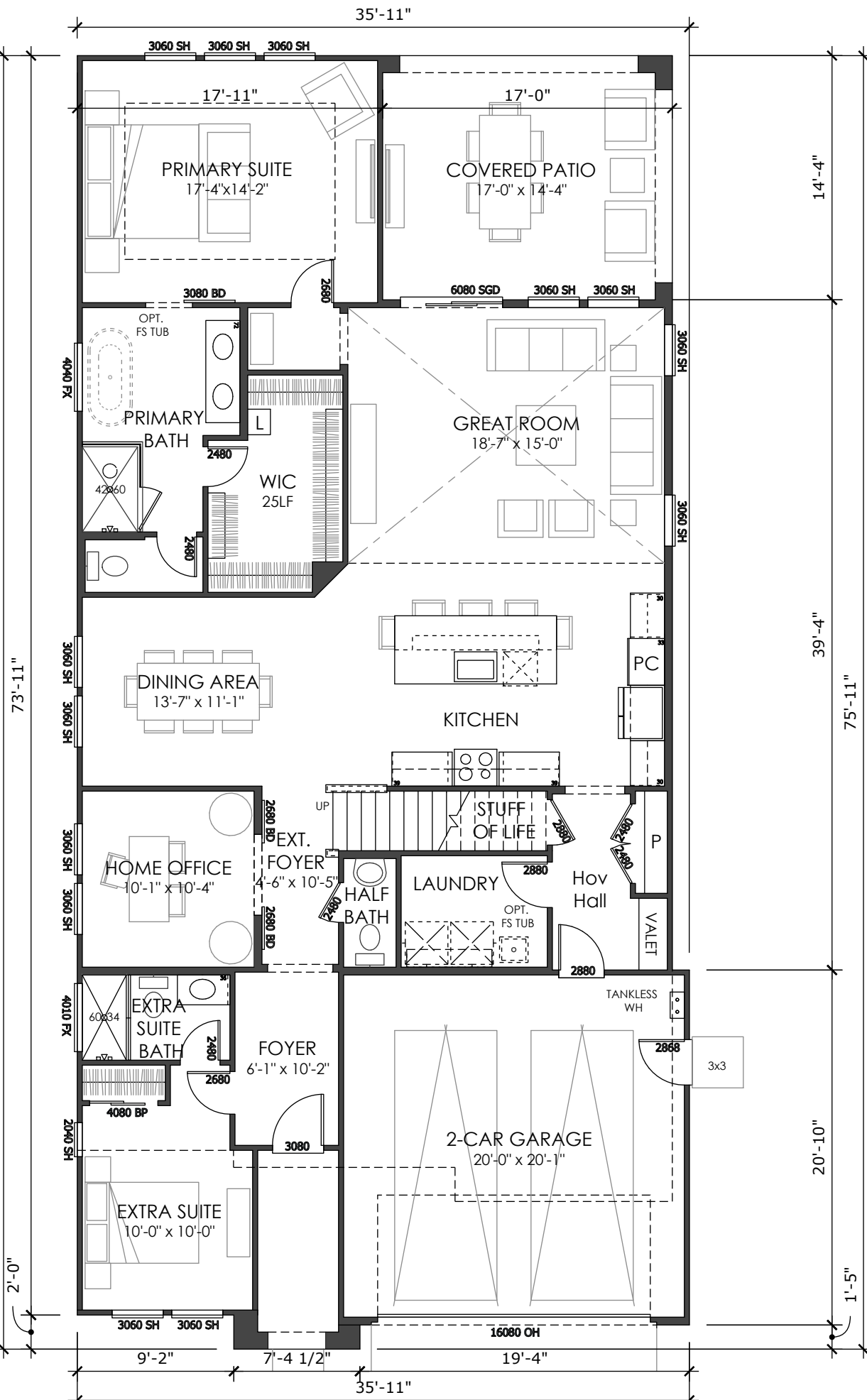
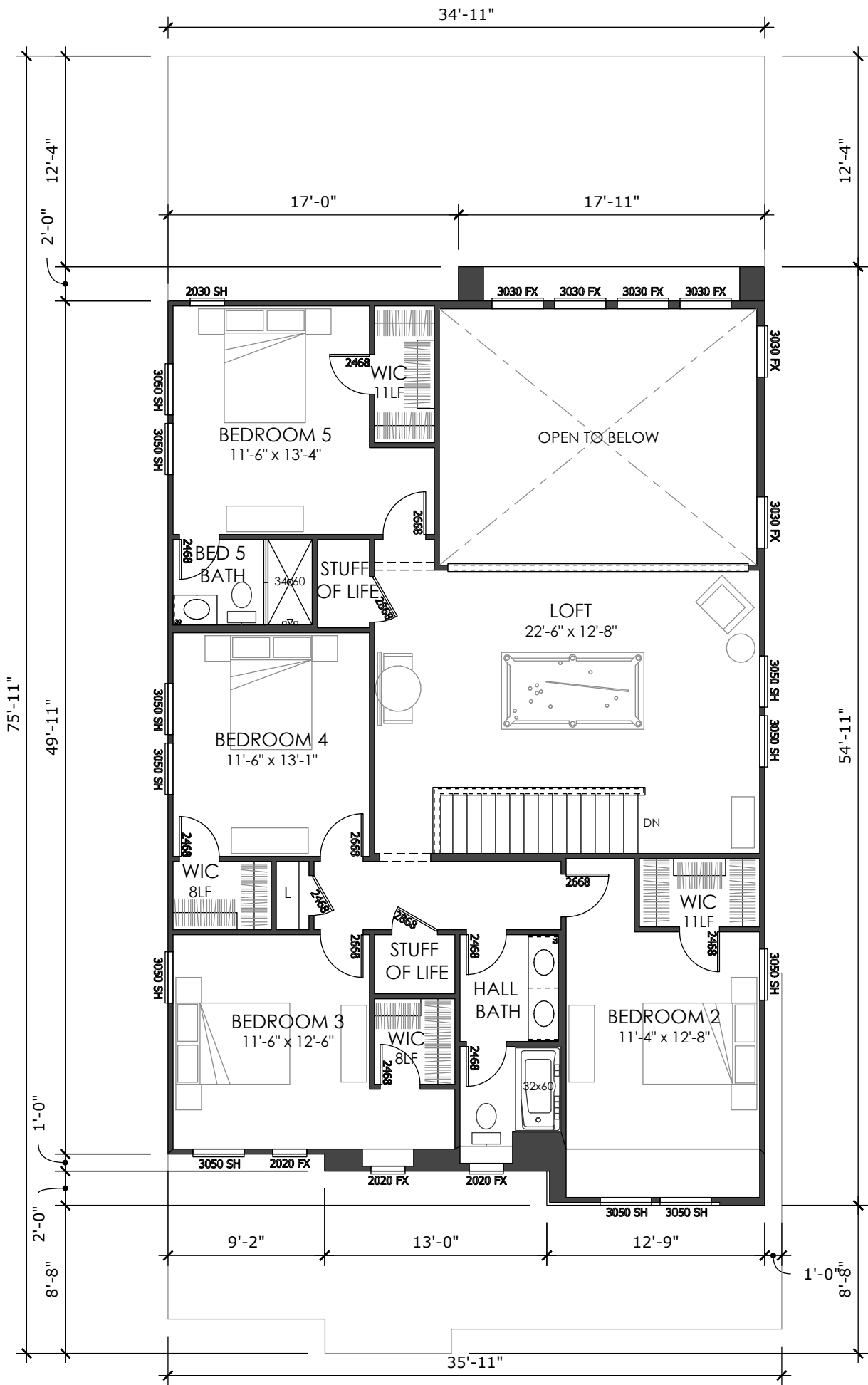
AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,352
(A) 1ST FLR LIVABLE: 1,903
(B) 2ND FLR LIVABLE: 1,449
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 60
ELEVATION XA: 60
ELEVATION ZA: 60

(E) COVERED PATIO: 244
(F) ARCH. PROJECTION:
ELEVATION UA: 80
ELEVATION XA: 80
ELEVATION ZA: 87

(UA)MAX FOOTPRINT: 2,627

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,627 / 5,152 = 50.9%





35' MARKET RATE :: SP-2

PLAN 4

LIV. SF: 3,352
PLAN W x D: 34'-11" x 75'-11"
PLAN #: 8083
SCALE: 1/8" = 1'-0"
PLAN NAME: VIENNE

VITAL STATS
BEDROOM 6
BATH 4.5
CAR 2
CEILING 9' | 9'
WINDOW HDR 8' | 8'

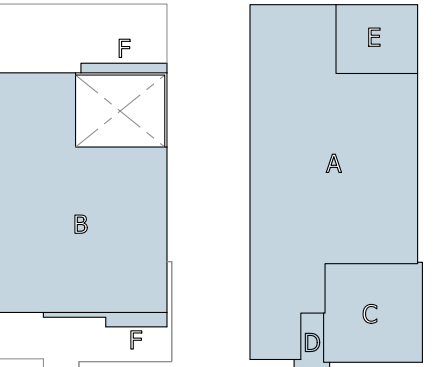
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN
MAX. LIVABLE (A): 3,352
(A) 1ST FLR LIVABLE: 1,903
(B) 2ND FLR LIVABLE: 1,449
(C) 2 CAR GARAGE: 420
(D) COVERED ENTRY:
ELEVATION UA: 60
ELEVATION XA: 60
ELEVATION ZA: 60

(E) COVERED PATIO: 244
(F) ARCH. PROJECTION:
ELEVATION UA: 80
ELEVATION XA: 80
ELEVATION ZA: 87

(UA)MAX FOOTPRINT: 2,627

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,627 / 5,152 = 50.9%



PLAN 4 (OPTIONS)

LIV. SF: 3,352
PLAN W x D: 34'-11" x 75'-11"
PLAN #: 8083
SCALE: 1/8" = 1'-0"
PLAN NAME: VIENNE

VITAL STATS

BEDROOM	6
BATH	4.5
CAR	2
CEILING	9' 9'
WINDOW HDR	8' 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	3,352
(A) 1ST FLR LIVABLE:	1,903
(B) 2ND FLR LIVABLE:	1,449
(C) 2 CAR GARAGE:	420
(D) COVERED ENTRY:	
ELEVATION UA:	60
ELEVATION XA:	60
ELEVATION ZA:	60

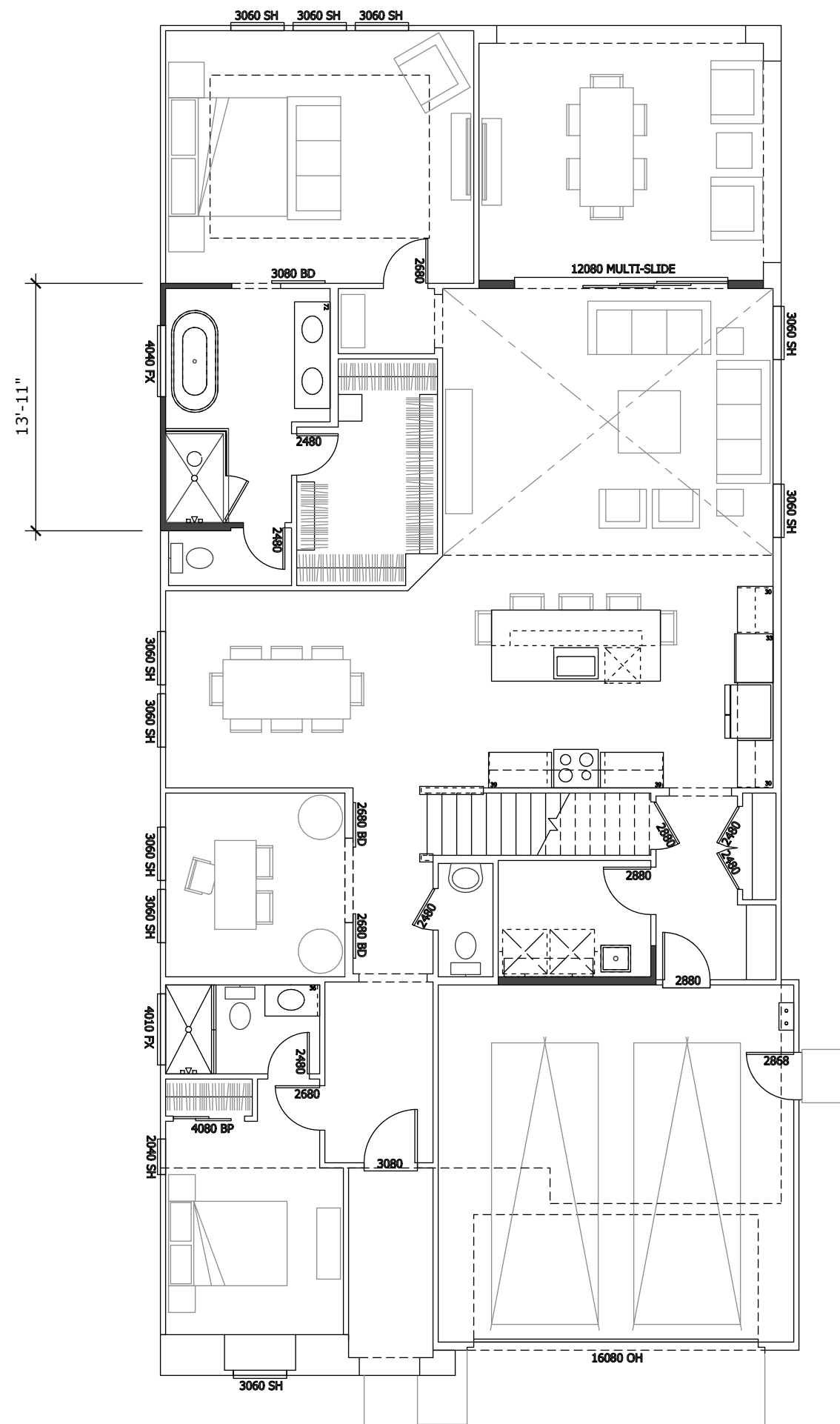
(E) COVERED PATIO: 244
(F) ARCH. PROJECTION:
ELEVATION UA: 80
ELEVATION XA: 80
ELEVATION ZA: 87

(UA)MAX FOOTPRINT: 2,627

TYP LOT SIZE | 46'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,627 / 5,152 = 50.9%

OPTION :: 12080 MULTI-SLIDE
OPTION :: FREESTANDING TUB AT PRIMARY BATH
OPTION :: FREESTANDING TUB AT LAUNDRY

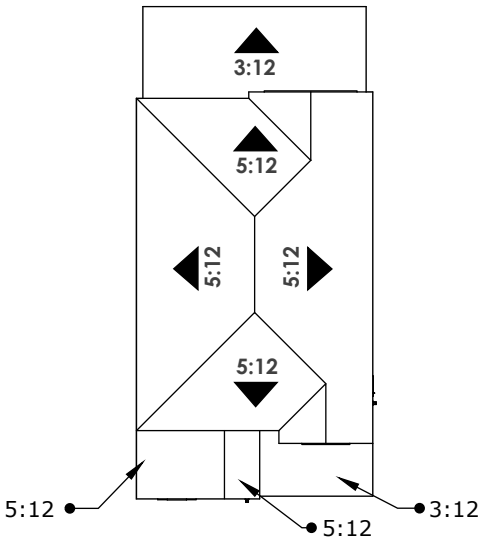
FIRST FLOOR OPTIONS
UA - SPANISH MODERN





PLAN 4

LIV. SF: 3,352
 PLAN WxD: 34'-11" x 75'-11"
 PLAN #: 8083
 PLAN NAME: VIENNE
 FORM UA - SPANISH MODERN



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'FLAT' TILES
- 3 FLUSH RAKE 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE RECESSED WINDOWS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.

FORM UA - SPANISH MODERN
 FRONT VIEW: N.T.S.



RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"

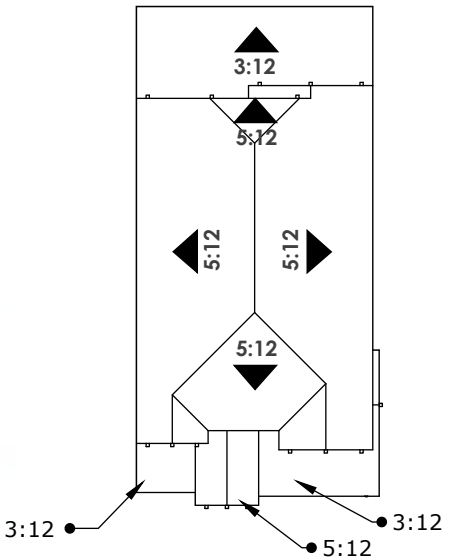


FRONT ELEVATION
 SCALE: 3/32" = 1'-0"



PLAN 4

LIV. SF: 3,352
 PLAN WxD: 34'-11" x 75'-11"
 PLAN #: 8083
 PLAN NAME: VIENNE
 FORM XA - HACIENDA



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES, HIPS & CLIPS
- 2 CONCRETE 'S' TILES
- 3 12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



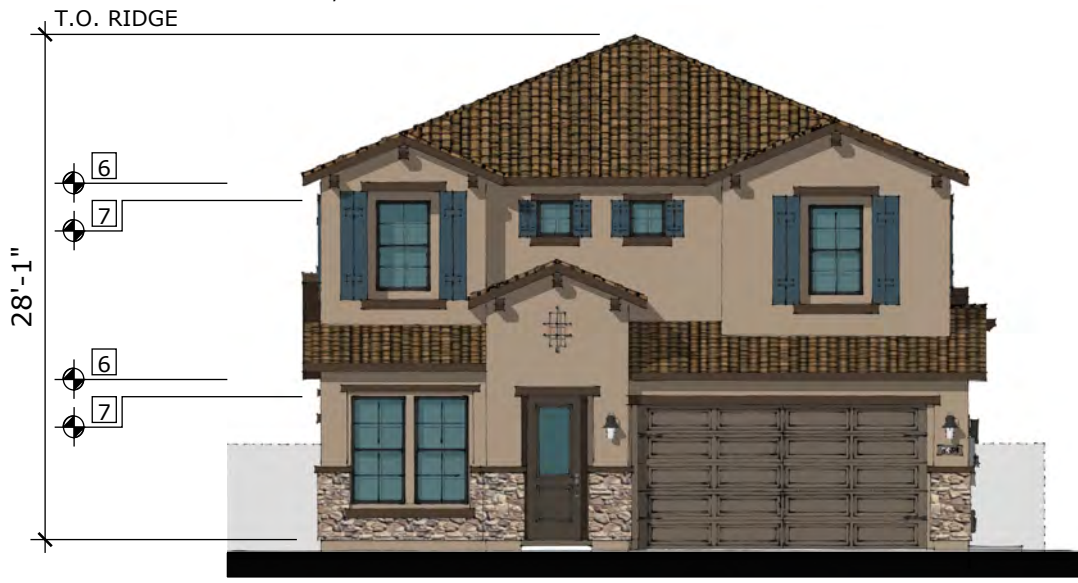
RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"

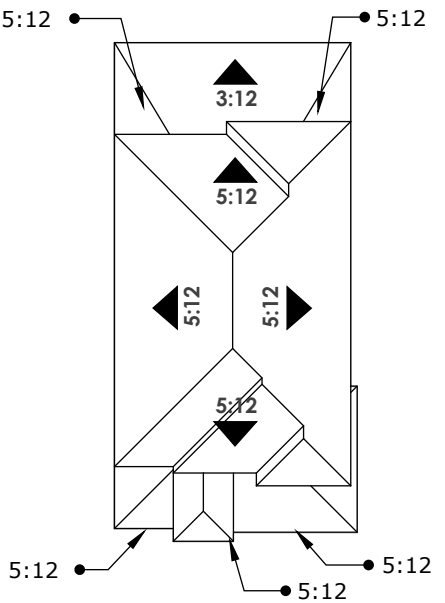


FRONT ELEVATION
 SCALE: 3/32" = 1'-0"



PLAN 4

LIV. SF: 3,352
 PLAN WxD: 34'-11" x 75'-11"
 PLAN #: 8083
 PLAN NAME: VIENNE
 FORM ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE 'T' TILES
- 3 12" EAVES
- 4 DECORATIVE SIDING
- 5 DECORATIVE STONE ACCENTS
- 6 PLATE HEIGHT - 9'-1"A.S.F.F. / 9'-1"A.F.F.
- 7 WINDOW HEADER - 8'-0" / 8'-0" A.F.F.



RIGHT ELEVATION
 SCALE: 3/32" = 1'-0"



REAR ELEVATION
 SCALE: 3/32" = 1'-0"



LEFT ELEVATION
 SCALE: 3/32" = 1'-0"



FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

PLAN 4 (OPTIONS)

LIV. SF: 3,352
PLAN WxD: 34'-11" x 75'-11"
PLAN #: 8083
PLAN NAME: VIENNE
OPT. MULTI SGD



FORM ZA - CONTEMPORARY REAR ELEVATION
SCALE: 3/32" = 1'0"

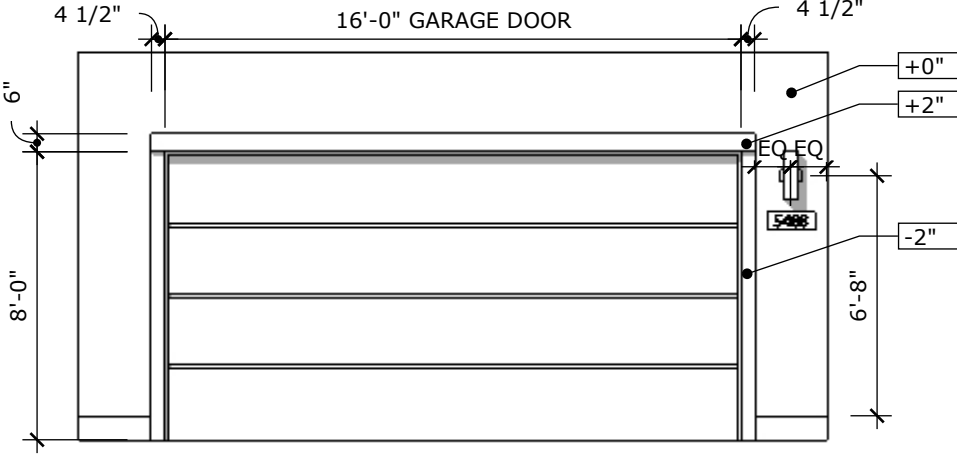
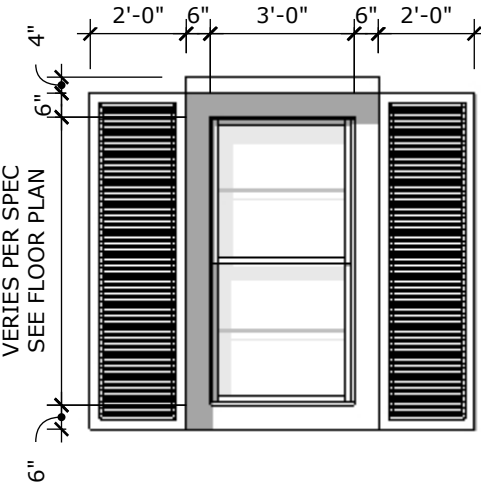
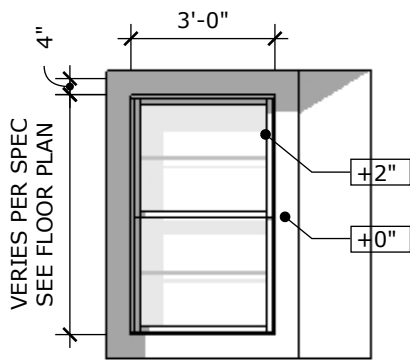
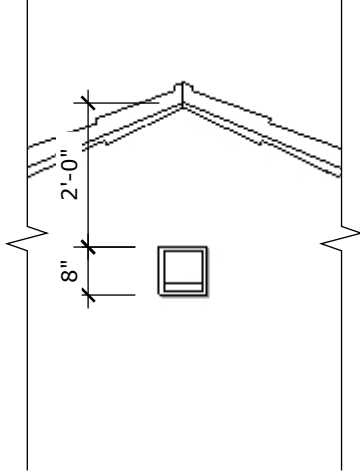
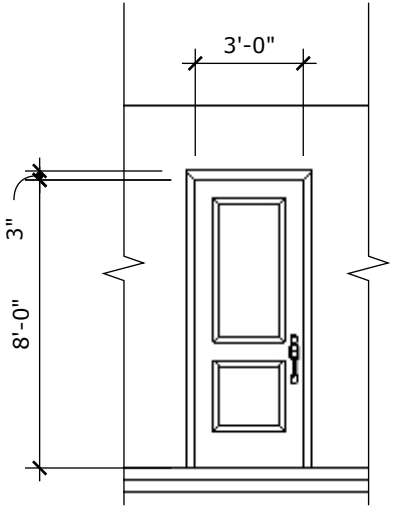
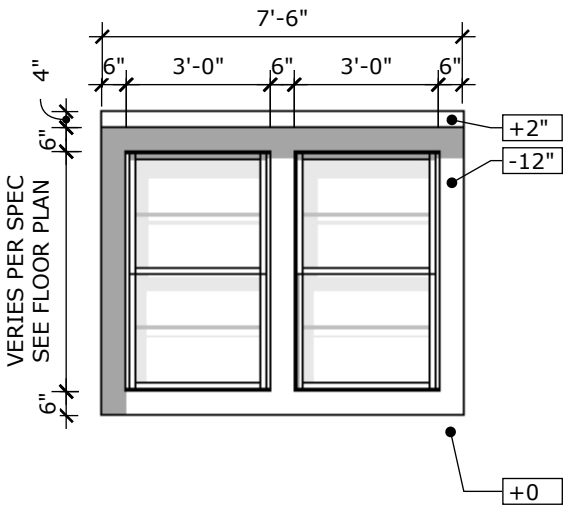
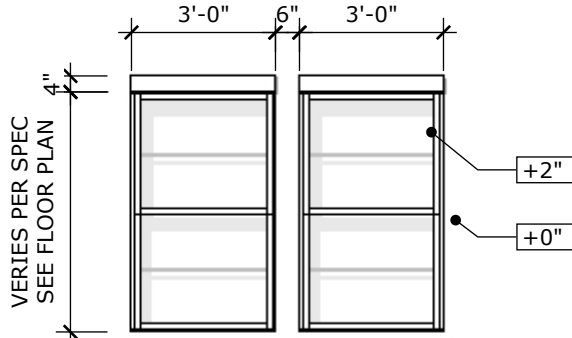
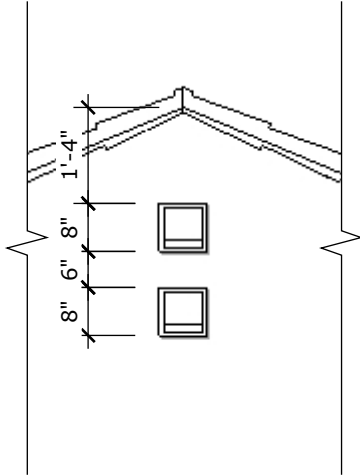
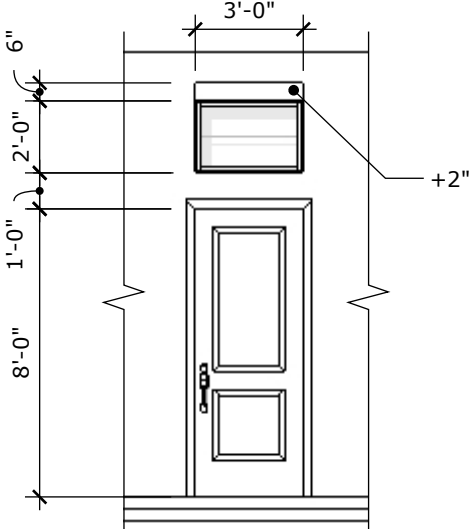
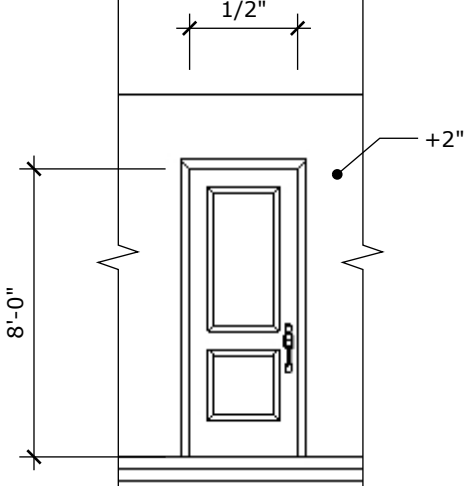
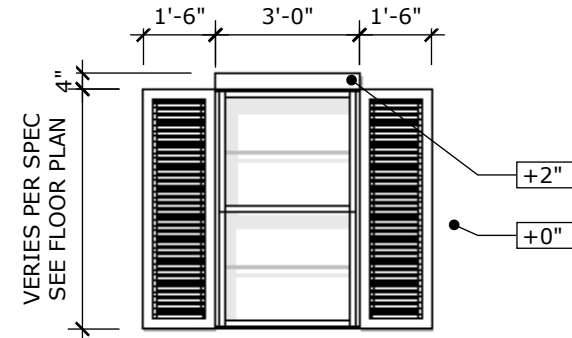
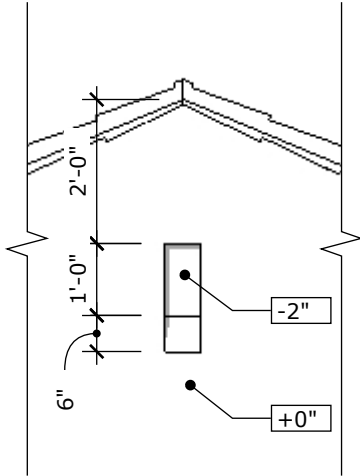


FORM XA - HACIENDA REAR ELEVATION
SCALE: 3/32" = 1'0"



FORM UA - SPANISH MODERN REAR ELEVATION
SCALE: 3/32" = 1'0"

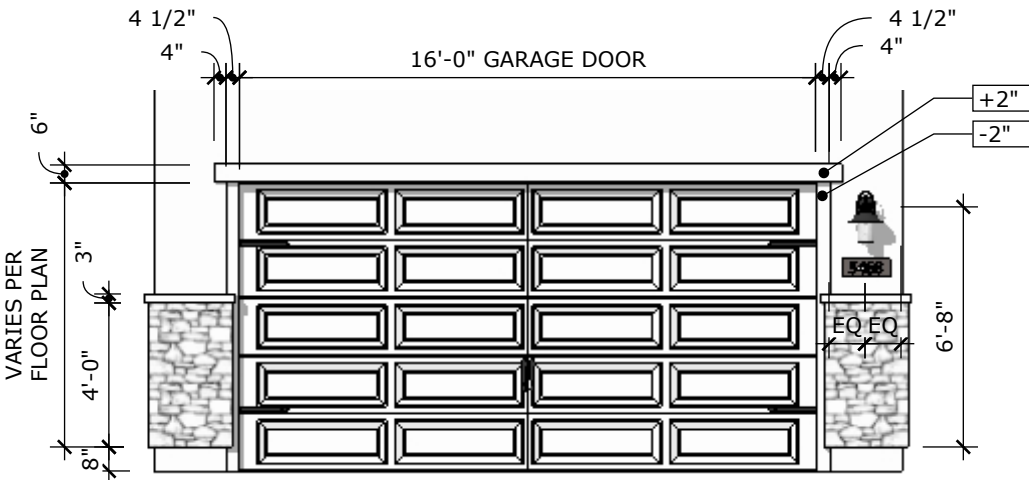
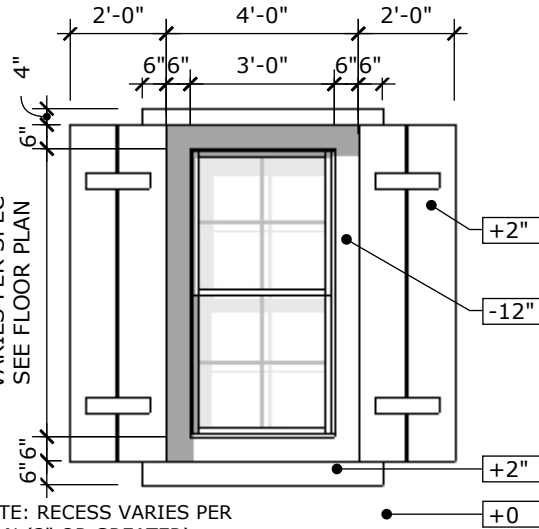
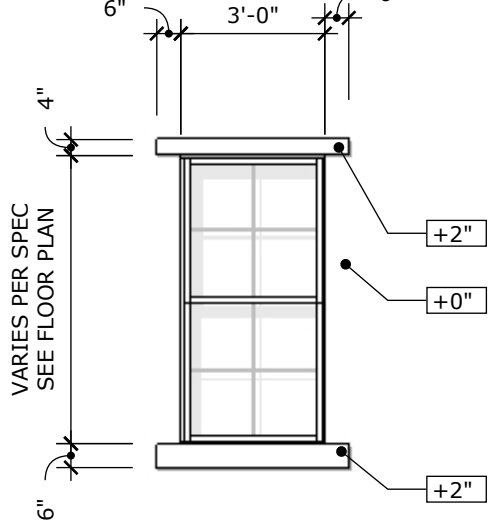
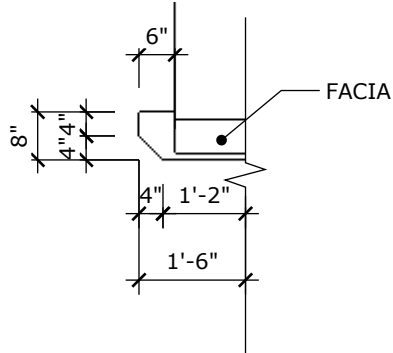
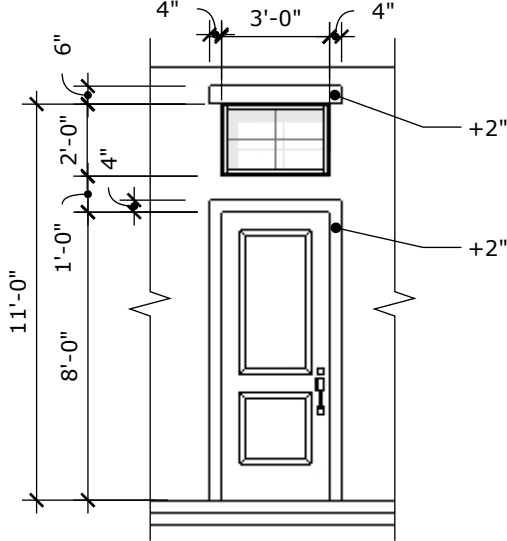
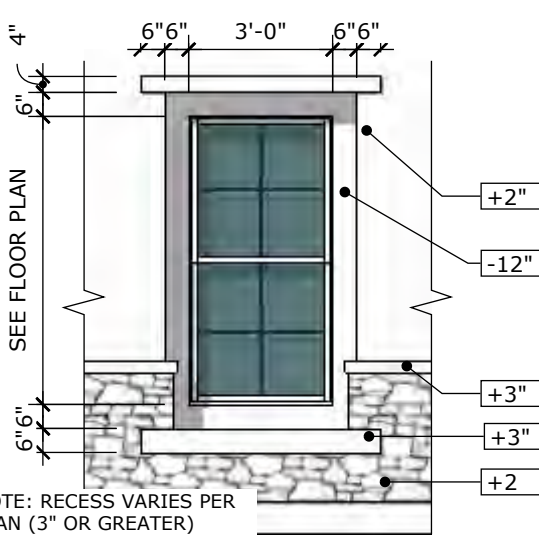
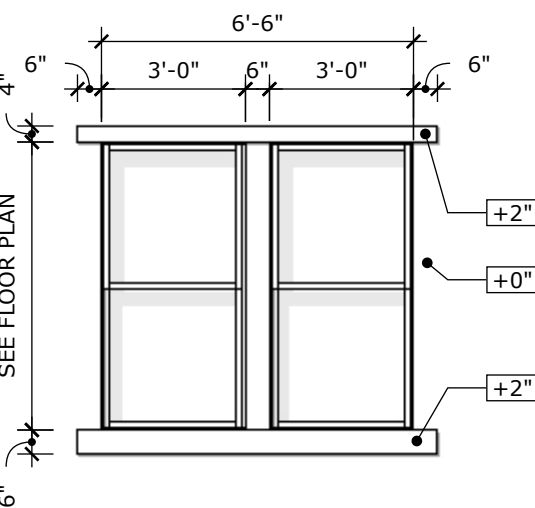
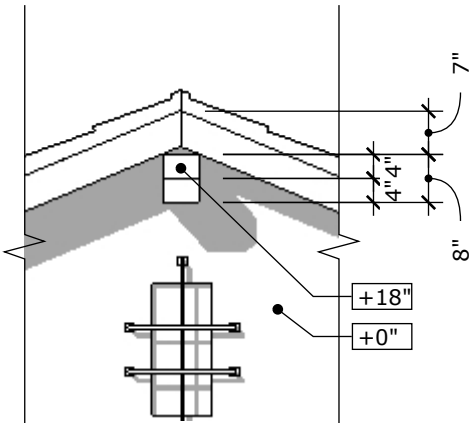
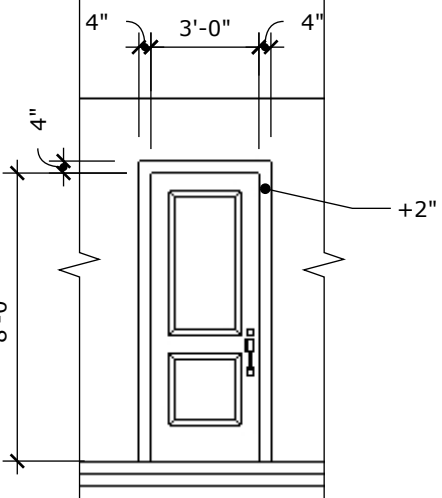
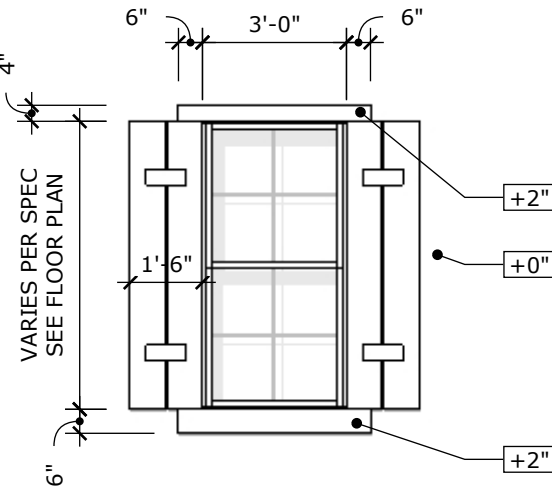
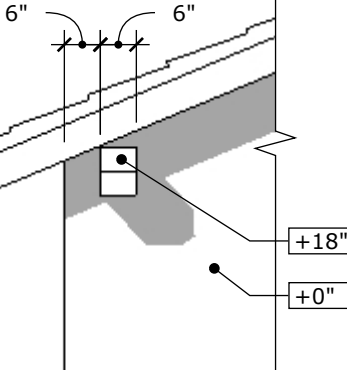


		U10			U7			U4			U1
RECESSED GARAGE DOOR		U10	RECESSED WINDOW W/SHUTTERS		U7	STUCCO TRIM @ (1)WINDOW		U4	GABLE DETAIL 1-TILE		U1
		U14	 NOTE: RECESS VARIES PER PLAN (3" OR GREATER)		U11			U5			U2
ENTRY DOOR		U14	RECESSED (2)WINDOW		U8	STUCCO TRIM @ (2)WINDOW		U5	GABLE DETAIL 2-TILE		U2
		U15			U12			U6			U3
ENTRY DOOR W/TRANSOM		U15	ENTRY DOOR		U12	STUCCO TRIM @ (1)WINDOW W/SUTTERS		U6	TAPER RECESSED GABLE DETAIL		U3

SPANISH MODERN EXTERIOR DETAILS

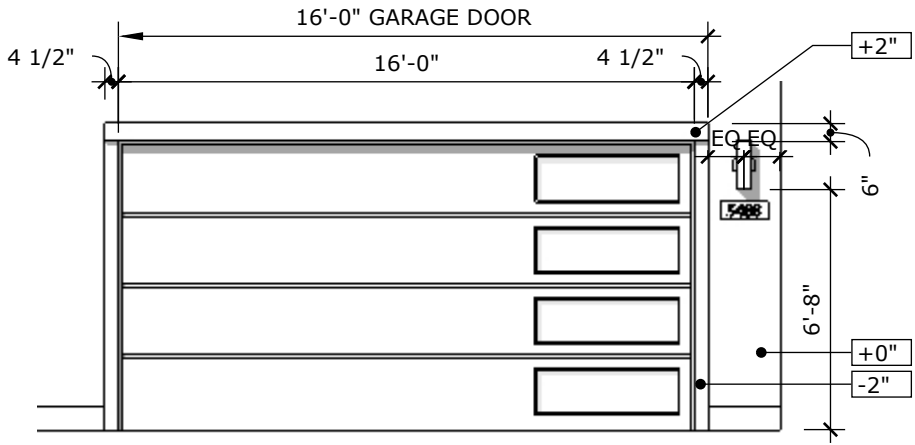
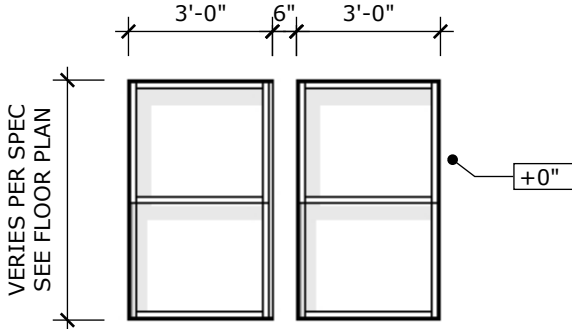
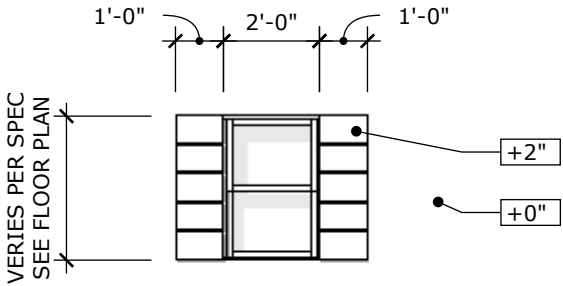
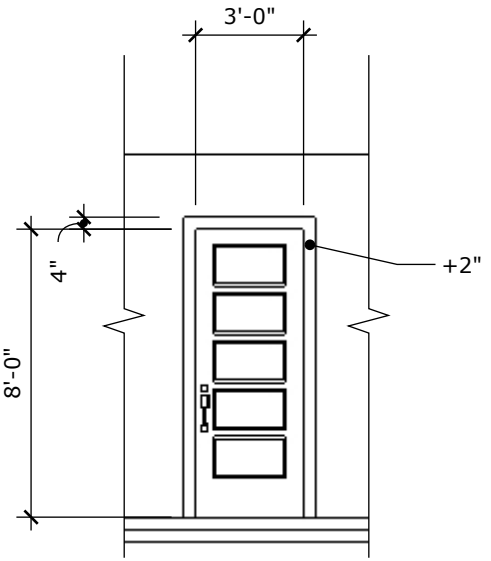
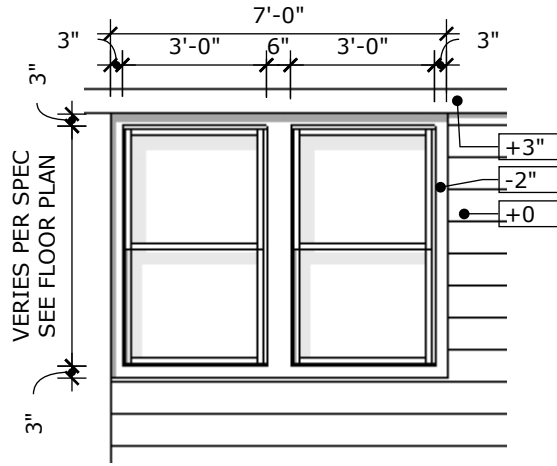
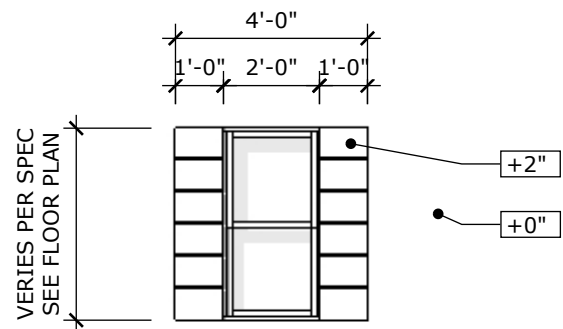
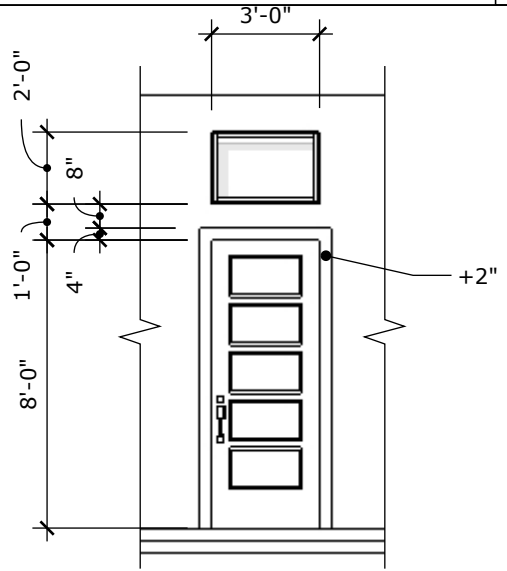
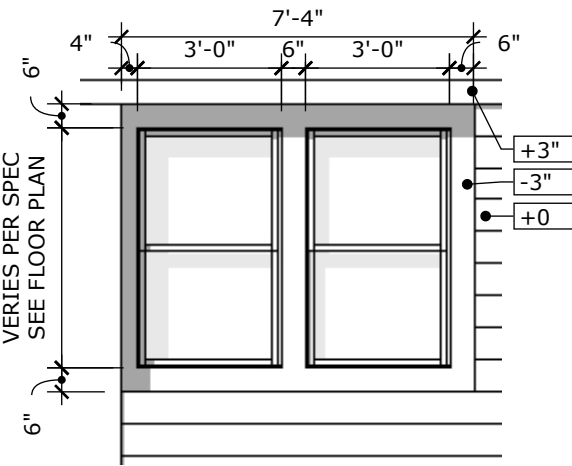
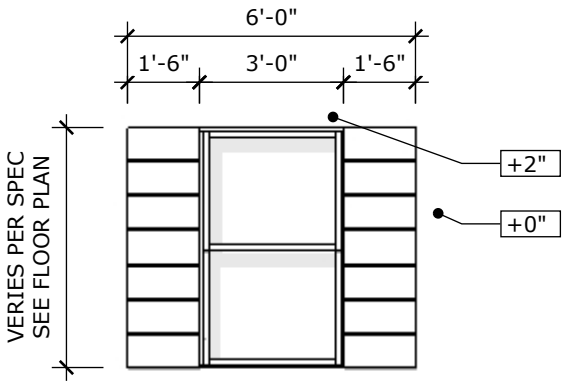
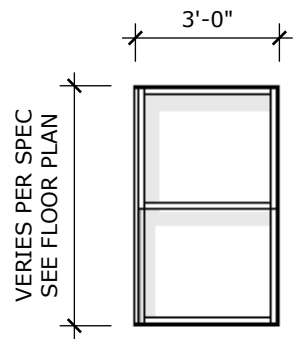
SCALE: NTS



 NOTE: DOOR HARDWARE PER SPECS		 NOTE: RECESS VARIES PER PLAN (3" OR GREATER)		 NOTE: RECESS VARIES PER PLAN (3" OR GREATER)		 FACIA							
RECESSED GARAGE DOOR W/STONE		X10	RECESSED WINDOW W/SHUTTERS		X7	STUCCO TRIM @ (1)WINDOW		X4	CORBEL DETAIL		X1		
 NOTE: RECESS VARIES PER PLAN (3" OR GREATER)		 NOTE: RECESS VARIES PER PLAN (3" OR GREATER)		 NOTE: RECESS VARIES PER PLAN (3" OR GREATER)		 +18" +0"							
X14		ENTRY DOOR W/TRANSOM		X11	RECESSED WINDOW W/STONE		X8	STUCCO TRIM @ (2)WINDOW		X5	CORBEL DETAIL @ GABLE		X2
 +2"		 NOTE: RECESS VARIES PER PLAN (3" OR GREATER)		 +18" +0"									
X15		ENTRY DOOR W/TRANSOM		X12	ENTRY DOOR W/TRANSOM		X9	STUCCO TRIM @ (1)WINDOW W/SUTTERS		X6	CORBEL DETAIL @ GABLE END		X3

HACIENDA EXTERIOR DETAILS
SCALE: NTS



		Z10			Z7			Z4	Z1
RECESSED GARAGE DOOR			STUCCO TRIM @ (2) WINDOW			(2030 SH) WINDOW W/SUTTERS			
		Z14	 NOTE: RECESS VARIES PER PLAN (2" DEEP RECESS CONDITION)		Z8			Z5	Z2
ENTRY DOOR W/TRANSOM		Z11	RECESSED WINDOW			(2040 SH) WINDOW W/SUTTERS			
		Z15	 NOTE: RECESS VARIES PER PLAN (3" DEEP OR GREATER)		Z9			Z6	
ENTRY DOOR W/TRANSOM		Z12	TAPERED RECESSED WINDOW			(2050 SH) WINDOW W/SUTTERS			STUCCO TRIM @ (1) WINDOW
									Z3

CONTEMPORARY EXTERIOR DETAILS

SCALE: NTS











LEGAL DESCRIPTION (PER TITLE REPORT):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CHANDLER, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 830.04 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 730.00 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 840.08 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23;

THENCE NORTH 00 DEGREES 47 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 730.07 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN GENEVA ESTATES MAP OF DEDICATION RECORDED IN BOOK 746 OF MAPS, PAGE 14;

PARCEL NO. 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23,

THENCE SOUTH 00 DEGREES 47 MINUTES 15 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 730.07 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, LEAVING SAID WESTERLY LINE, A DISTANCE OF 385.04 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 592.18 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 393.18 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23;

THENCE NORTH 00 DEGREES 47 MINUTES 20 SECONDS EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 592.42 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN GENEVA ESTATES MAP OF DEDICATION RECORDED IN BOOK 746 OF MAPS, PAGE 14, AND EXCEPT ANY PORTION LYING WITHIN GENEVA ESTATES, ACCORDING TO THE PLAT RECORDED IN BOOK 761 OF MAPS, PAGE 9.

NOTES:

VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURED OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.

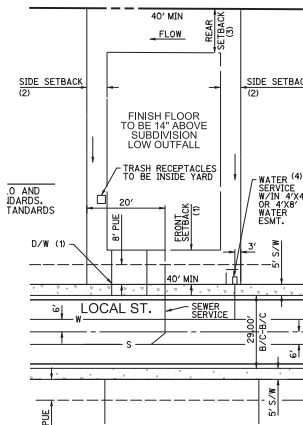
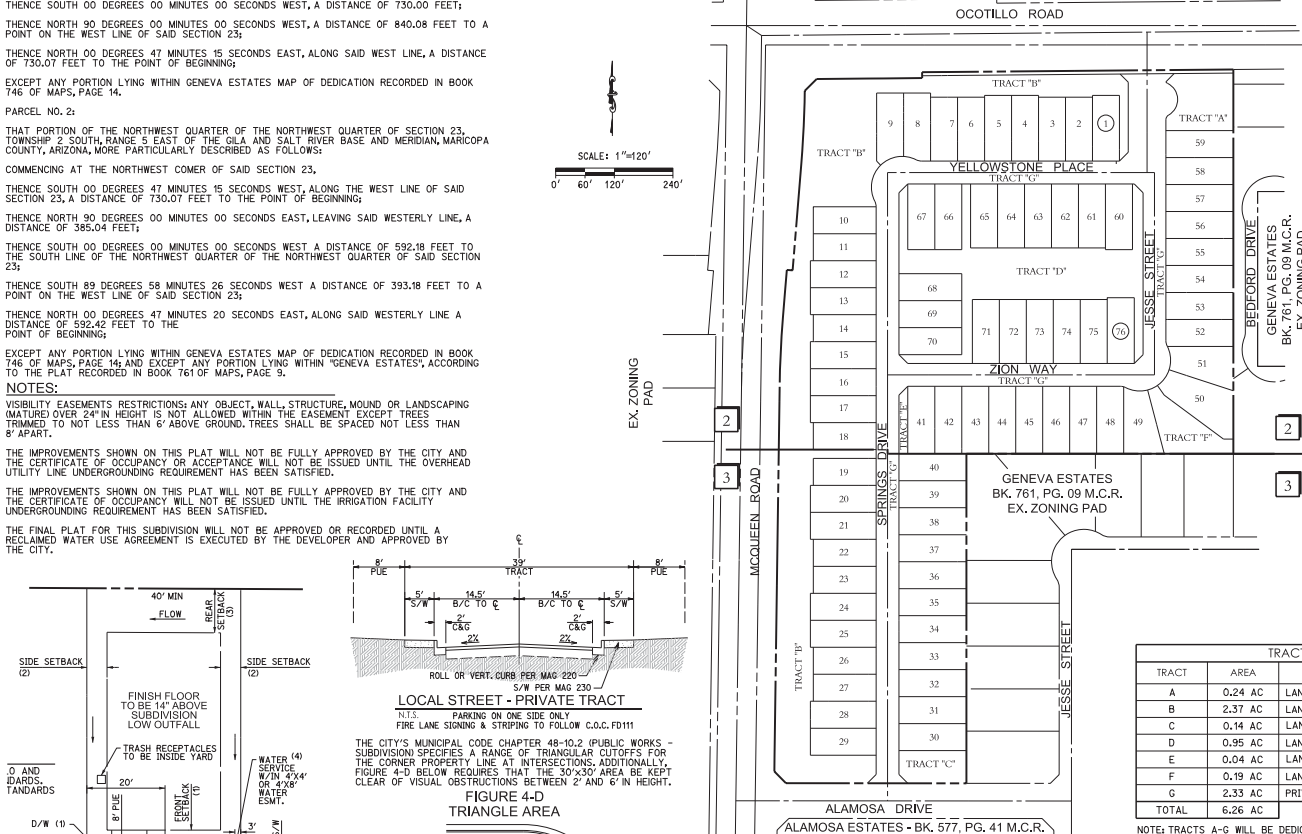
THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

PRELIMINARY PLAT
FOR
VIVIENDO

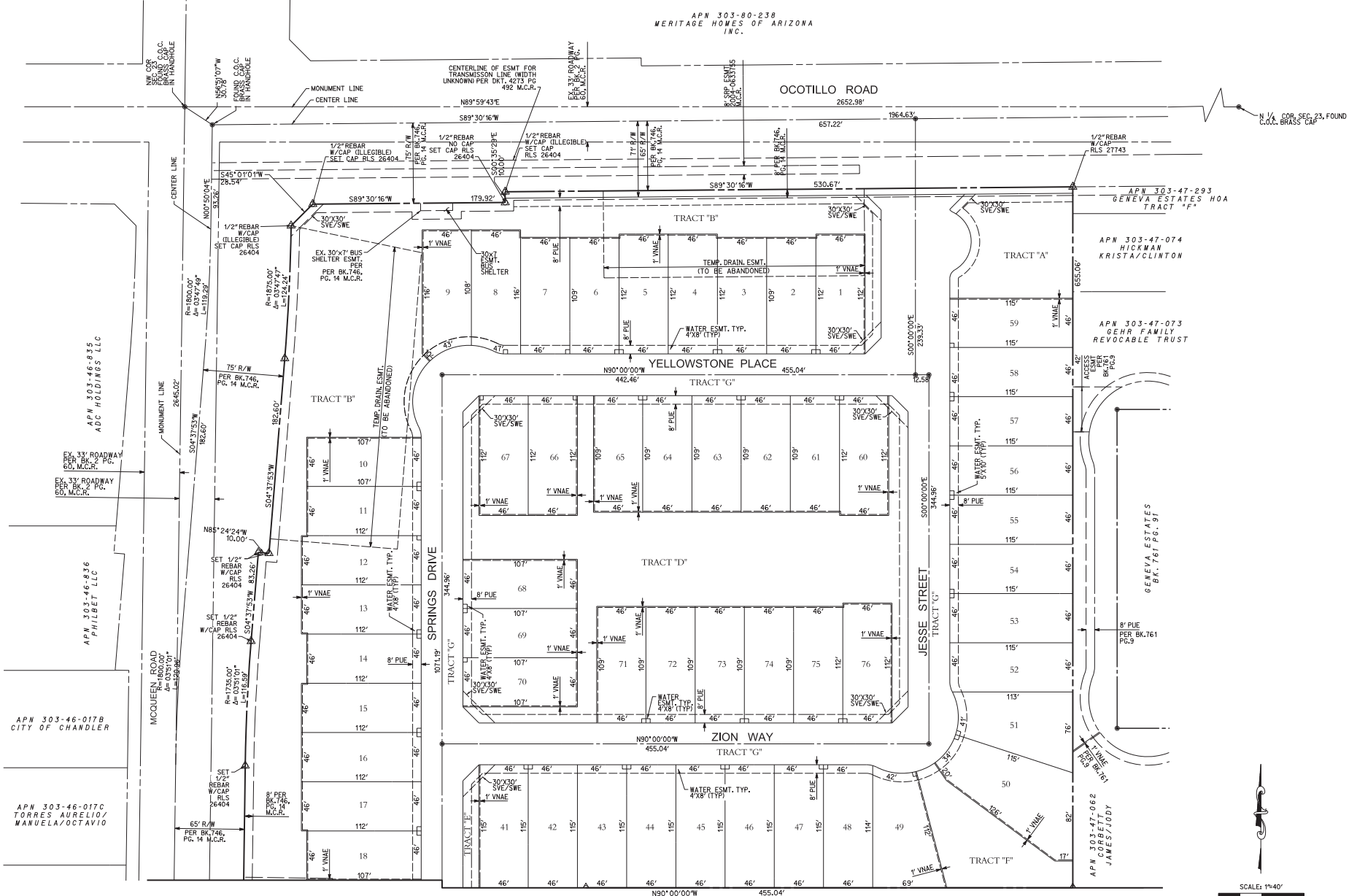
LOCATED IN A PORTION SECTION 23, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA
PASEO VISTA VILLAGE - BK. 1370, PG. 47 M.C.R.
EX. ZONING PAD



TYPICAL LOT LAYOUT - 40' WIDE MIN.

- (1) 15' MIN. TO LIVABLE SPACE OR SIDE LOADED GARAGE 10' MIN. TO FRONT FACING GARAGE FROM PROPERTY LINE.
- (2) 5' MIN.
- (3) 10' MIN. (5' MIN. ACCESSORY STRUCTURE) (LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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