VALE SERENO

PROJECT NARRATIVE

CASE: PLH26-0021
4TH SUBMITTAL: NOVEMBER 2026



PRESENTED BY:

RVi
Open the Outdoors

KHovnanian Homes

RA
RAY LAW FIRM

3

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1. INTRODUCTION

Continuing its legacy of creating thoughtfully planned, high-quality single-family communities, K. Hovnanian Homes ("K. Hovnanian") is proposing to develop approximately 12.6± gross (12.1± net) acres located at the southeast corner of Cooper Road and Chandler Heights Road (the "Site"), as illustrated in ***Exhibit 1: Context Aerial***. The proposed residential community, Vale Sereno, will include 53 single-family lots, resulting in an overall density of 4.38 dwelling units per net acre. The Site is well-suited for residential development and offers an opportunity to provide a "Missing Middle" housing product that supports community growth while addressing a recognized gap in the local housing market

2. REQUEST

To achieve this, K Hovnanian requests:

- Annexation of approximately 4.55 net acres from Maricopa County into the City of Chandler,
- Zoning the Site Planned Area Development (PAD) for single-family residential,
- Preliminary Development Plan (PDP) for subdivision layout and housing product, and
- Preliminary Plat approval.

3. SITE BACKGROUND & CONTEXT

Currently, the Site spans two jurisdictions, including the City of Chandler and Maricopa County, and is located with the Southeast Chandler Area Plan ("SECAP"). The portion within the City of Chandler is zoned PAD for neighborhood garden office uses, while the unincorporated portions are designated RU-43 under Maricopa County zoning. The surrounding land uses consist primarily of established single-family residential development, with adjacent single-family uses to the east and south. Single-family subdivisions also exist to the north and northwest, across Chandler Heights Road, and to the south, across Via De Palmas. To the west, across Cooper Road, the Site is adjacent to existing agricultural uses.

4. GENERAL PLAN DESIGNATION

- The City's General Plan designates the Site as 'Neighborhood'. K Hovnanian's requests are supported by the following goals and policies of the General Plan:
- Land Use & Development Policy 1.1.1(f) Encourage compatible infill projects.
- Housing & Neighborhoods Policy 1.1.2 (a), 1.1.2 (b), 1.1.2 (c) Provide for a variety of housing choices for all income levels and promote a compatible mix of housing types in infill areas. Encourage a range of housing types within walking distance of schools and
- 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.

5. PROPOSED PLANNED AREA DEVELOPMENT

PAD zoning is intended to support implementation of the Chandler General Plan by promoting flexibility and offering a variety of residential, commercial, and industrial environments. In furtherance of these objectives, the proposed PAD seeks to rezone the Site from PAD (garden office uses) and RU-43 to PAD Residential. The unicorporated portion of APN 303-55-013W will not have any additional non-conformities caused by the annexation of the northern portion than what is currently present on site.

The requested zoning change provides an opportunity to expand additional housing choices in a single-family residential area of south Chandler, responding to both current demand and anticipated future growth. The proposed PAD is consistent with established zoning objectives and aligns with the overarching goals and policies of the Chandler General Plan and the SECAP.

6. SECAP PAD DEVELOPMENT STANDARDS

Vale Sereno is consistent with the recent change to allow new residential developments within the SECAP: new residential developments located within SECAP may utilize the average aggregate density of properties located within the SECAP boundaries within a ½ mile radius of the subject site to comply with the area plan's maximum allowable density. There are approximately 502.65 acres within a ½ mile radius. As is shown in ***Figure 1: 1/2 Mile Buffer Map***, there are approximately 826 parcels within a ½ mile of the Site. With the inclusion of the 53 proposed residential units, this is a density of approximately 1.64 du/ac without the site; with the site the density is approximately 1.75 du/ac, which is well below the SECAP requirements, leaving ample density for K. Hovnanian to apply for the development of Vale Sereno.

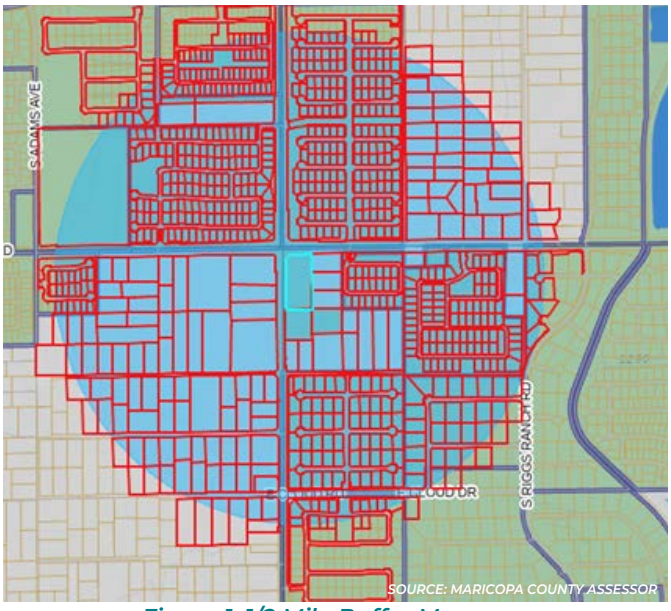


Figure 1: 1/2 Mile Buffer Map

TABLE 1 – SECAP PAD DEVELOPMENT STANDARDS

REGULATION	DEVELOPMENT STANDARD
On average, provide a 45-foot wide landscaped setback (measured from the curb line to the fence wall) along arterials.	An average of 77-feet of landscape setback is provided along Chandler Heights Road, and 78-feet along Cooper Road, measured from the curb line to the fence wall.
Use subdivision design techniques that reduce the number of houses backing up to arterial streets.	This plan was designed with a cul-de-sac along Chandler Heights Road. There are no homes backing to Chandler Heights Road.
Provide staggers or other breaks in perimeter fence walls adjoining arterial streets.	66% view fence is provided for more than half the frontage along Chandler Heights Road. Along Cooper Road there is a material change approximately every 85-feet as well as the incorporation of full and partial view fencing at select locations.
Provide rural character entry features.	The project's main entry includes theme details, monument signing, specialty pavement, enhanced wall details, and specimen landscape to emphasize a rural character.
When side or rear elevations will be visible from arterial or collector streets, no more than two identical side-by-side roof slopes should be provided.	A roofline matrix has been provided as part of Appendix A demonstrating the incorporation of multiple rooflines for each elevation style to create a variation between structures.
When backing onto an arterial street, the rear yard setback for a two-story elevation shall be a minimum of 40 feet, a minimum of 30 feet for a one-story elevation.	DEVIATION: Per the SECAP, 'although these standards represent the intended guide and expectations for developments, flexibility can be applied on a balance to fit a particular parcel/project provided that the overall intent of this section is achieved.' In lieu of providing extra deep backyards along the perimeter, the developer has elected to increase the perimeter landscape setback to achieve this same intent. As designed, there is a 49'-6" setback from the nearest two story home to the right-of-way of Cooper Road, and a 47'-1" from the nearest one story home to the right-of-way. From the roadway, this adds up to more than 95' from the back of curb to the nearest house.

7. PROPOSED PRELIMINARY DEVELOPMENT PLAN

Site Layout

Vale Sereno will be a high-quality, gated community that has been thoughtfully designed to comply with the City's Residential Design Standards, and to capture the character established in the SECAP. The community will have 53 lots with a minimum lot size of 46'x112'. One point of primary access will be provided along Cooper Road and one secondary/ emergency access provided along Via De Palmas. See ***Exhibit 2: Colored Site Plan.***

Parking

Parking within Vale Sereno will be provided primarily on-lot through the residence's garages and 20-foot driveways. To supplement this provided on-lot parking, parking will be permitted on one side of the street throughout the development. Areas that are permitted for parking shall be indicated with painted curbs and/or signage.

Amenities & Open Space

The development provides over 3.25 acres of open space enhanced by sustainable landscaping and a vibrant, desert-appropriate plant palette, as shown on ***Exhibit 4: Colored Landscape Plan***. All plant materials will consist of low water use species approved by the Arizona Department of Water Resources (ADWR), reinforcing responsible water stewardship. Residents will enjoy a well-designed amenity area centered on the primary entry featuring a tot lot, shaded ramada, and turf area that fosters outdoor activity and community interaction. An additional active turf area is being proposed along the southern perimeter of the site.

Entry, Walls, Signage

The primary entry experience is defined by a coordinated composition of monumentation, screen walls, decorative fencing, and vehicular gates that establish a cohesive identity for the community. Flanking both sides of the entry drive, a monument sign is integrated with a horizontally articulated CMU theme wall, incorporating alternating pilasters and smooth-faced infill panels to create depth and rhythm along the frontage. The monument signage is expressed with a warm-toned stucco finish and dimensional lettering, complemented by integrated landscape planting and subtle, low-level accent lighting to enhance nighttime visibility while maintaining a refined aesthetic.

Extending from the monument, the perimeter theme wall transitions into a combination of solid and semi-transparent elements. Solid segments provide visual continuity and screening, while open-view sections incorporate a welded steel frame with woven wire mesh infill to allow filtered views into the community and increase passive surveillance. The primary vehicular entry gates consist of a sliding steel frame system with integrated mesh panels that match the adjacent fence design, ensuring consistency in material and detailing. Decorative fencing throughout the development utilizes a welded steel frame with wire mesh infill, providing a contemporary yet understated aesthetic that complements the masonry elements while creating a unified system, reinforcing the identity of the community while providing security, durability, and an enhanced arrival experience.

8. SUBDIVISION LAYOUT DIVERSITY

Vale Sereno incorporates several of the Subdivision Diversity Elements into its design. Prior to arrival, the community begins to build visual interest prior to arrival through the coordinated, but materially diverse, thematic-themed perimeter along Cooper Road bordered by landscaped open spaces and irregular shaped retention basins.

Upon entering the community, residents and guest are welcomed by the main amenity area, creating a sense of neighborhood upon the first moments within the community. The development carries a cohesive color palette that unifies the community, despite the various architectural elevation options provided. This cohesion can be seen starting from the perimeter walls, the landscaping, building massing, and color palettes from both the plant materials and buildings and can be seen from outside of the community. The perimeter walls and fencing include a variety of types that range from full-view fencing, partial-view fencing, to solid wall materials, allowing those on the street to view into Vale Sereno in key locations. Within the community, there is ample open space with several of retention basins designed to be accessible and useable by residents.

9. DEVELOPMENT STANDARDS

Below are the development standards proposed for the Vale Sereno residential subdivision:

TABLE 2– PROPOSED DEVELOPMENT STANDARDS	
Lot Size (min.)	46' x 112'
Front Setback	20' from back of sidewalk to face of garage 10' from property line to livable
Rear Setback	10'; The rear yard setback for an accessory building shall be a minimum of 5 feet.
Street Side Setback	10'; an abutting landscape tract can reduce the minimum street side setback by the width of the tract to allow for a minimum 5' setback
Side Setback*	5'-5'
Building Height	30'
Density (Aggregate)	1.75 du/ac
Density (Gross)	4.21 du/ac
Density (Net)	4.38 du/ac
Common Open Space	20%
Lot Coverage (Maximum)	60%
** The northern side building setback of lot 53 shall be no less than 20 feet. The first 15 feet of the northern side setback on lot 53 shall be landscaped and not contain any structures above the fence height.*	

10. HOUSING PRODUCT

Vale Sereno's housing product is envisioned as a cohesive yet varied architectural composition, where careful attention to form, materiality, and detailing establishes a refined neighborhood character. The community will feature a collection of high-quality homes expressed through a blend of Spanish Modern, Hacienda, and Contemporary architectural styles, each thoughtfully articulated to contribute to a harmonious streetscape. Each home will be one or two stories and range in size from approximately 2,084 SF to approximately 3,406 SF. The square footages of the homes may be increased or decreased by up to 20% administratively by Staff.

Throughout the neighborhood, four-sided architecture is consistently implemented, ensuring that all elevations contribute towards the community's physical expression. The building massing utilizes a combination of varied rooflines, articulated façades, and integrated architectural elements that create depth and visual interest from multiple vantage points, including streets and open space areas. Each architectural style is supported by a palette of four distinct color schemes, incorporating complementary combinations of warm and neutral tones that reinforce the overall community aesthetic. This will contribute towards avoiding repeating elevations and maintaining visual interest along the streetscape.

Architectural detailing is applied in a deliberate and layered manner, reinforcing the identity of each style while maintaining cohesion across the development. Elements such as covered entry/ porches that are visible from the street, enhanced window trim, shutters, masonry veneer accents, parapets, window grilles, and articulated stucco control joints are integrated to provide texture, scale, and craftsmanship. These features are proportioned and placed to emphasize entry points, frame windows, and break down building mass, contributing to a more human-scaled and inviting environment.

Collectively, the housing product establishes a unified architectural framework defined by consistency in quality and diversity in expression, resulting in a well-composed residential setting that enhances the overall identity of Vale Sereno while supporting long-term visual character and neighborhood value.

11. ARCHITECTURAL DEVIATIONS

As a component of this rezoning request, the following deviations from Section 35-1903 are being requested.

TABLE 3 – DEVIATIONS & JUSTIFICATION	
DEVELOPMENT STANDARD	**DEVIATION JUSTIFICATION**
Provide single-story or combination one- and two-story homes on all corner lots, with the two-story portion encompassing a maximum 75% of the building footprint and oriented furthest away from the street side yard. (Section 35-1903.3.a.12)	We have identified 11 corner and end lots that will be restricted to single-story homes. Included is a single-story restricted site plan identifying these single-story restricted lots. Because our floor plans do not allow 75% of the two-story building footprint to be oriented away from the side street, we are not proposing a mix of one- and two-story homes on corner lots. Instead, all designated corner and end lots will be limited to single-story homes to comply with the intent of the design guidelines.
At least 3 sides of the structure provide a minimum of one vertical break stepping back a minimum depth of 3 feet for at least 25% of the length of each side. (Section 35-1903.3.a.14.b)	Due to the proposed building design, a minimum 1-foot-deep vertical break can be provided on one side of the elevation only, rather than on both sides.
Provide multiple roofs at different heights, or parapet heights varying a minimum of 2 feet (Section 35-1903.3.a.14.c)	Six of the nine elevations provide a minimum 2-foot variation in roof height, consistent with the design guideline. The Plan 2 Spanish Modern elevation incorporates a 1-foot roof height offset between building masses. While the Plan 2 Hacienda and Contemporary elevations do not include a roof height offset, they incorporate a combination of one- and two-story building masses that create variation in the overall building form and contribute to the architectural interest of the elevations. The proposed elevations are designed to express the unique architectural characteristics of each elevation style. Allowing the elevations as proposed preserves the individuality of each design while maintaining the overall quality and visual diversity of the streetscape.
Provide at least 3 features that break up the box-on-box effect (Section 35-1903.3.a.14.d)	The proposed elevation designs added multiple features to our plan to break up the box-on-box effect. Plan 2 incorporates a covered patio that projects beyond the exterior wall plane, adding depth and articulation to the building form. Plan 1 and Plan 2 Hacienda elevations feature covered front porches extending across more than 30% of the front façade. The Spanish Modern and Hacienda elevations for Plans 2 and 3 incorporate recessed windows that provide additional shadow lines and architectural interest. All Contemporary elevations include recessed siding elements that further enhance façade articulation. In addition, each architectural style features a distinct window muntin pattern, as well as unique front entry and garage door designs, reinforcing the individuality of each elevation.

TABLE 3 – DEVIATIONS & JUSTIFICATION (CONT.)	
DEVELOPMENT STANDARD	**DEVIATION JUSTIFICATION**
Design the primary facade of the buildings with varied setbacks for a minimum of 5 feet in depth to create an interesting and attractive street edge while maintaining the required building setback. (Section 35-1903.3.a.)	To meet the intent of this requirement, a 2' offset to the front façades of the buildings has been provided to create an interesting and attractive street edge without the varied 5' setbacks.



12. MISCELLANEOUS

Grading and Drainage

The On-Site Drainage Map is attached as ***Exhibit 15***. All development drainage systems will be designed and constructed in accordance with the latest MAG Standard Specifications and Details and the latest City Standards Details and Specifications. Onsite drainage and retention shall consist of catch basins, storm drains, and retention basins. Retention basins have been sized to retain runoff from the 100-year, 2-hour storm.

Utilities

Utilities and services will be provided by the City.

Phasing

There is only one phase for the development. Any deviations from this phasing schedule may be administratively approved by Staff.

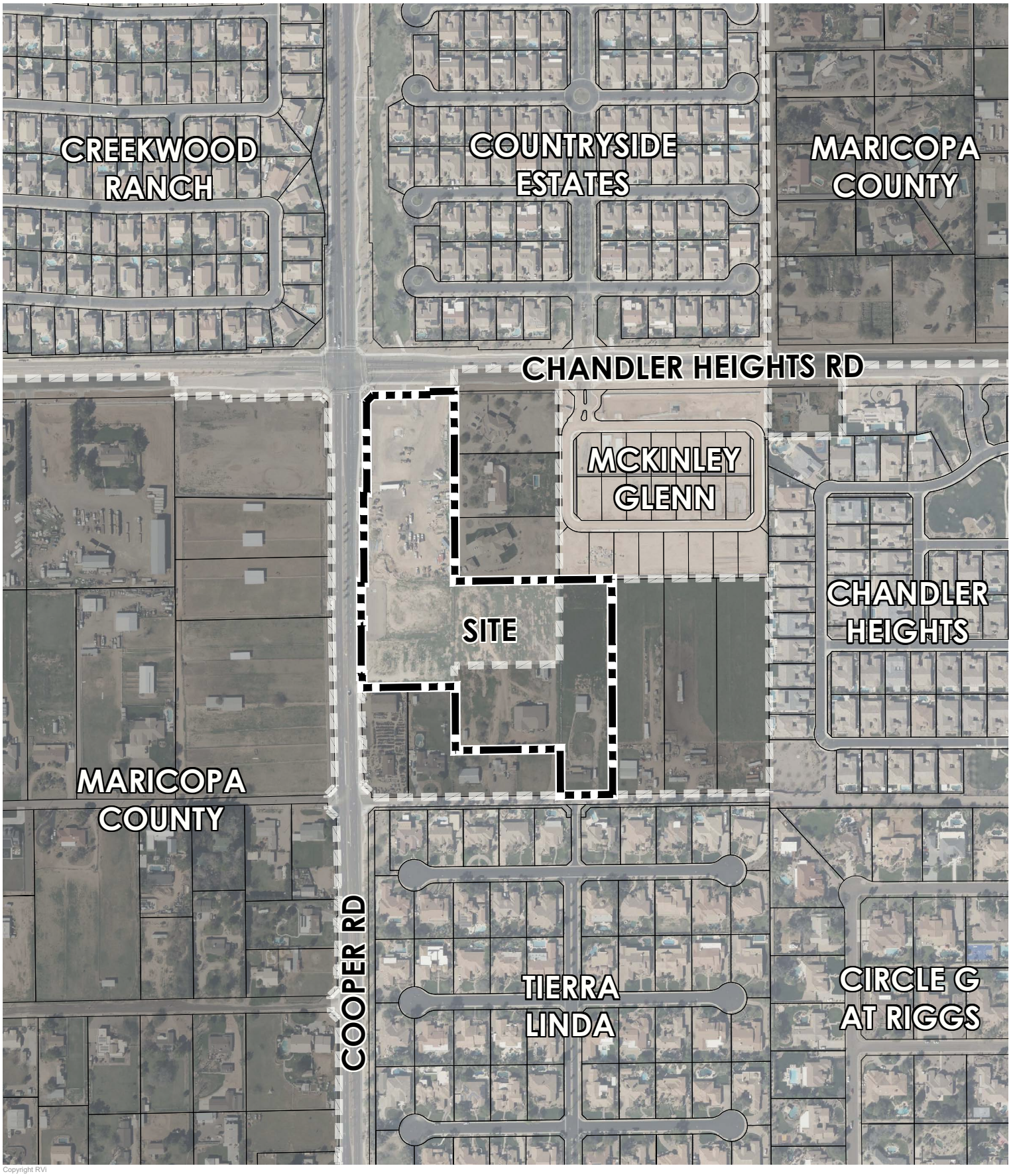
Preliminary Plat

A Preliminary Plat is included as ***Exhibit 16***.

13. CONCLUSION

Vale Sereno is envisioned as a cohesive residential environment that introduces a complementary range of housing choices while reinforcing the character of the surrounding area. The development establishes a unified community identity through high-quality architecture, thoughtful site planning, and integrated landscape design, resulting in a well-composed and visually consistent neighborhood presence.

Developed by K. Hovnanian, the Vale Sereno transforms a constrained site into a functional and sustainable residential community. Building placement, circulation, and open space are carefully organized to ensure compatibility with adjacent development while enhancing livability and long-term value. Collectively, Vale Sereno represents a well-considered and contextually appropriate addition to the area, and approval is respectfully requested.



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EXHIBIT 1 • **CONTEXT AERIAL**

- CHANDLER, AZ
- 2026-07-17
- # 26001454
- K HOVNANIAN

0 200' 400'

SCALE: 1" = 400'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

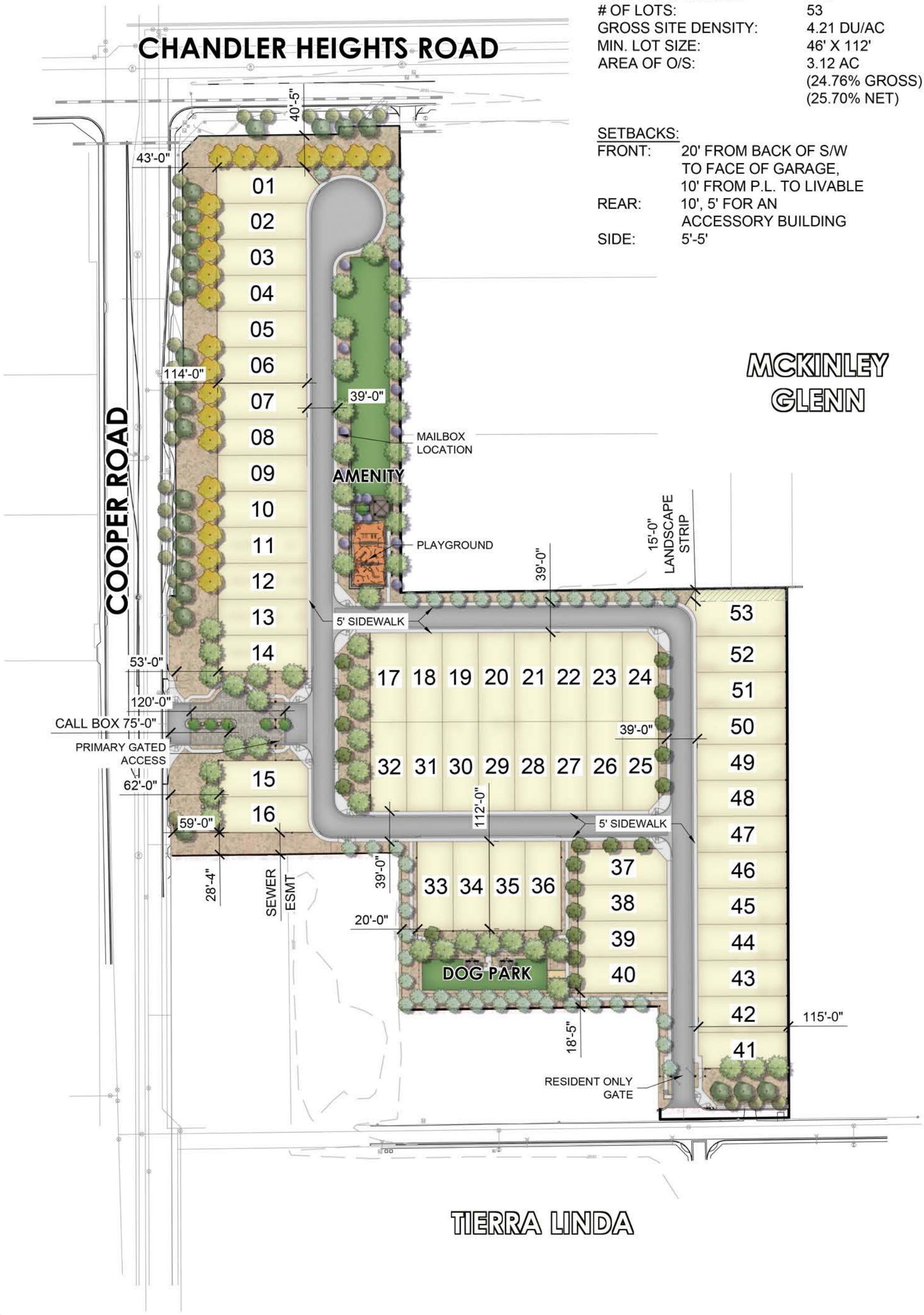
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SITE DATA

NET SITE AREA:	12.14 AC.
GROSS SITE AREA:	12.60 AC.
PROPOSED ZONING:	PAD
# OF LOTS:	53
GROSS SITE DENSITY:	4.21 DU/AC
MIN. LOT SIZE:	46' X 112'
AREA OF O/S:	3.12 AC (24.76% GROSS) (25.70% NET)

SETBACKS:

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



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EXHIBIT 6 • **COLORED SITE PLAN**

- CHANDLER, AZ
- 2026-11-05
- # 26001454
- K HOVNANIAN

SCALE: 1" = 120'-0"

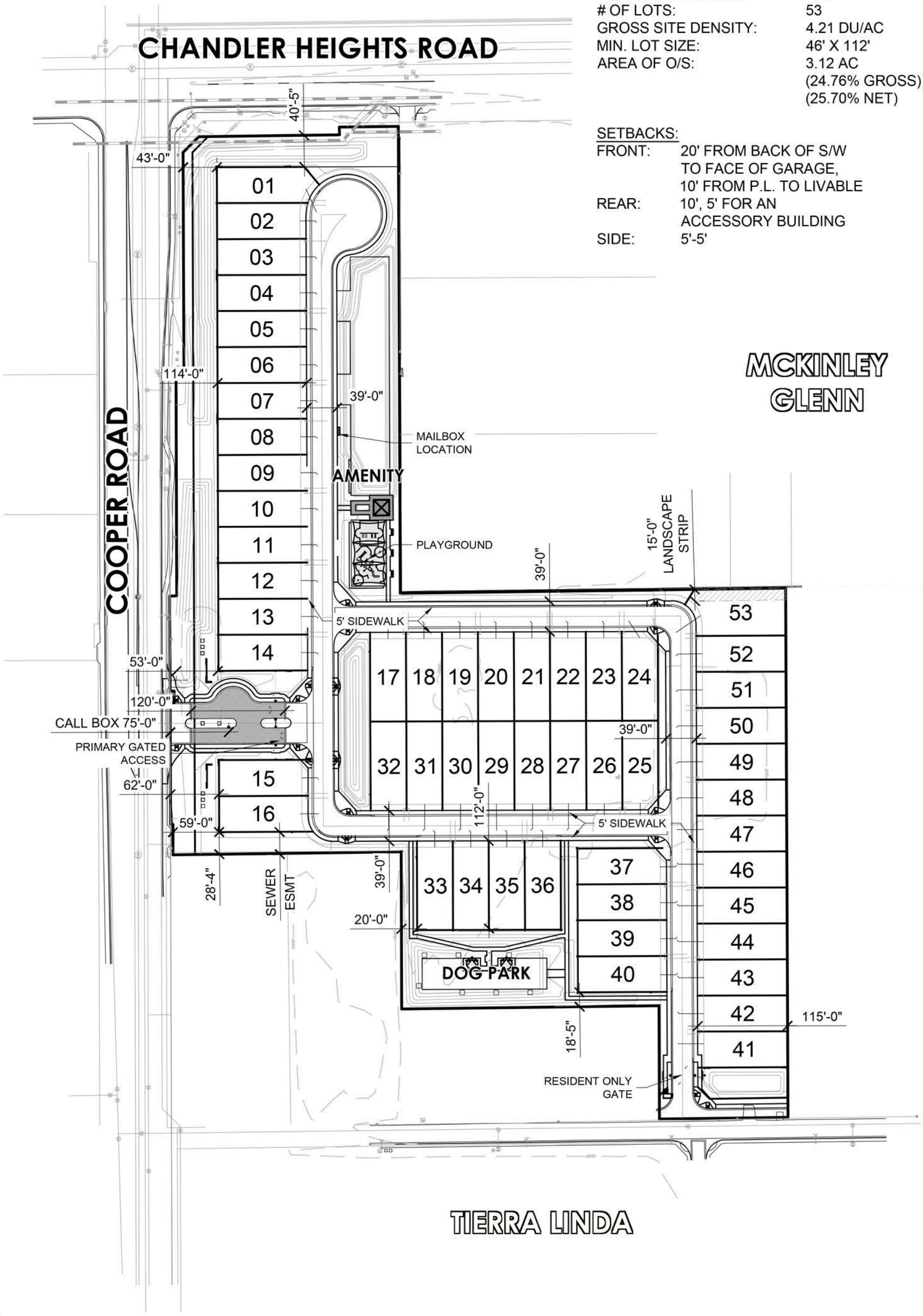
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REAR:	10', 5' FOR AN ACCESSORY BUILDING
SIDE:	5'-5'



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EXHIBIT 7 • **BLACK & WHITE SITE PLAN**

CHANDLER, AZ
2026-11-05
26001454
K HOVNANIAN

0 50' 100'
SCALE: 1" = 100'-0"

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LANDSCAPE MATERIAL SCHEDULE



TREES BOTANICAL / COMMON NAME	SIZE HxW	CALIPER	BOX SIZE	QTY	COMMENTS
Acacia aneura MULGA	6'x3'	1"	24"		
Acacia stenophylla SHOESTRING ACACIA	8'x4' 12'x7'	1.25" / 3"	24" / 48"		
Caesalpinia mexicana MEXICAN BIRD OF PARADISE	5'x3'	1"	24"		
Eucalyptus papuana GHOST GUM	5'x3' 12'x9'	1.25" / 3.5"	24" / 48"		
Pistacia x 'Red Push' RED PUSH PISTACHE	10'x 5'	2"	36"		
Quercus fusiformis 'Joan Lionetti' JOAN LIONETTI LIVE OAK	6'x4'	1.25"	24"		
Sophora secundiflora TEXAS MOUNTAIN LAUREL	8'x4' 11'x6' 14'x8'	1.25" / 2" / 3" /	24" / 36" / 48"		
Ulmus parvifolia EVERGREEN ELM	4'x3'	1"	24"		

SHRUBS & ACCENTS & VINES BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Antigonon leptopus QUEEN'S WREATH VINE	15 GAL		
Caesalpinia pulcherrima RED BIRD OF PARADISE	5 GAL		
Calliandra californica BAJA FAIRY DUSTER	5 GAL		
Dodonaea viscosa 'Purpurea' PURPLE LEAFED HOPSEED BUSH	5 GAL		
Eremophila hygrophana 'Blue Bells' BLUE BELLS	5 GAL		
Eremophila maculata 'Valentine' RED EMU BUSH	5 GAL		
Hesperaloe parviflora RED YUCCA	5 GAL		
Leucophyllum langmaniae 'Lynn's Legacy' LYNN'S LEGACY TEXAS RANGER	5 GAL		
Leucophyllum zygophyllum 'Cimarron' BLUE RANGER	5 GAL		
Muhlenbergia capillaris 'Regal Mist'® REGAL MIST PINK MUHLY GRASS	5 GAL		
Muhlenbergia lindheimeri 'Autumn Glow'® LINDHEIMER'S MUHLY	5 GAL		
Pedilanthus macrocarpus LADY SLIPPER	5 GAL		
Russelia equisetiformis FIRECRACKER PLANT	5 GAL		
Tecoma stans 'Gold Star' GOLD STAR YELLOW BELLS	5 GAL		

GROUNDCOVER BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Acalypha monostachya 'Raspberry Fuzzies'™ RASPBERRY FUZZIES ROUND COPPERLEAF	1 GAL		
Baccharis x 'Starn'® STARN THOMPSON COYOTE BRUSH	1 GAL		
Bougainvillea x 'Oo-La-La'® OO-LA-LA BOUGAINVILLEA	1 GAL		
Eremophila glabra 'Mingenew Gold' OUTBACK SUNRISE EMU BUSH	1 GAL		
Lantana montevidensis TRAILING LANTANA	1 GAL		
Lantana x 'New Gold' NEW GOLD LANTANA	1 GAL		
Portulacaria afra 'Minima' ELEPHANT'S FOOD	1 GAL		
Rosmarinus officinalis 'Huntington Carpet' HUNTINGTON CARPET ROSEMARY	1 GAL		
Ruellia brittoniana 'Katie' BLUE DWARF RUELLIA	1 GAL		

MISCELLANEOUS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
ROCK MULCH ROCK PROS 'PAINTED DESERT'	1/2" SCREENED		
Cynodon dactylon 'E-Z Turf Midiron' MIDIRON BERMUDA	SOD		

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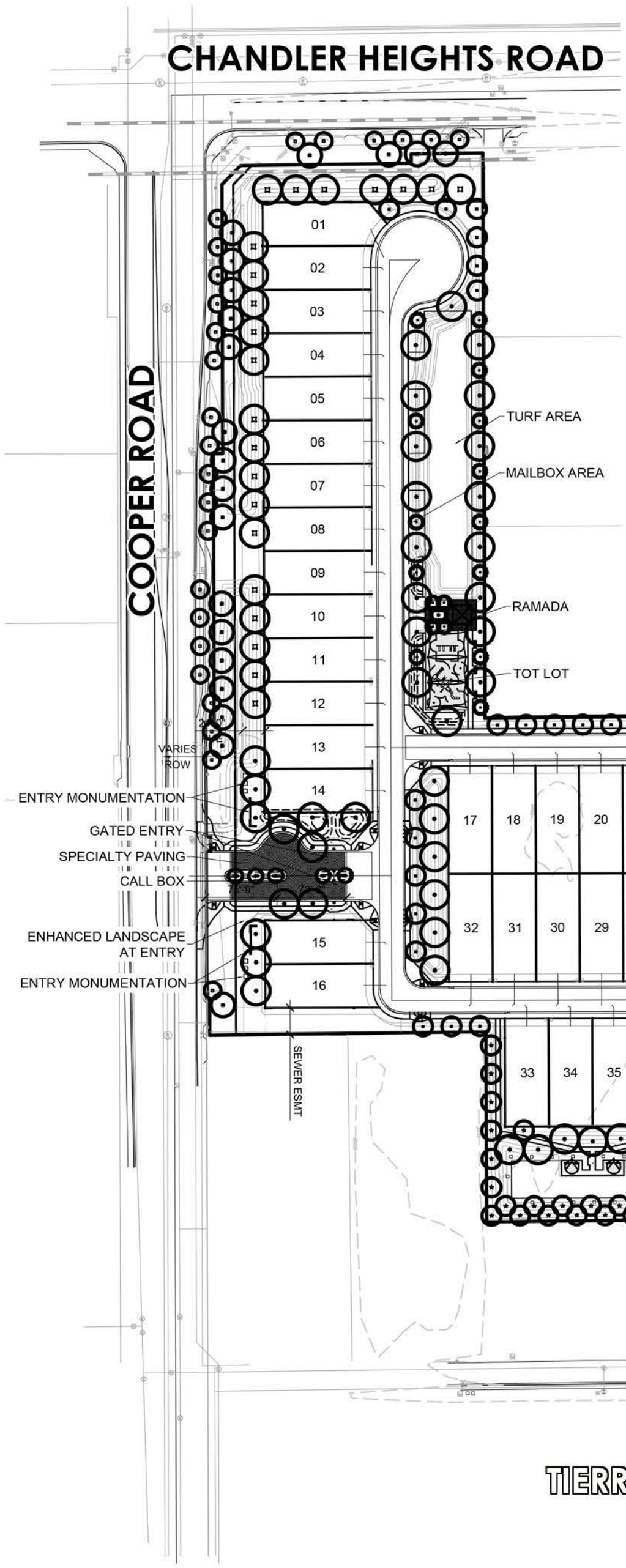
EXHIBIT 8 • COLORED LANDSCAPE PLAN

- CHANDLER, AZ
- 2026-11-05
- # 26001454
- K HOVNANIAN

0 60' 120'
SCALE: 1" = 120'-0"

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LANDSCAPE MATERIAL SCHEDULE

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Eremophila maculata 'Valentine' RED EMU BUSH	5 GAL		
Hesperaloe parviflora RED YUCCA	5 GAL		
Leucophyllum langmaniae 'Lynn's Legacy' LYNN'S LEGACY TEXAS RANGER	5 GAL		
Leucophyllum zygophyllum 'Cimarron' BLUE RANGER	5 GAL		
Muhlenbergia capillaris 'Regal Mist'® REGAL MIST PINK MUHLY GRASS	5 GAL		
Muhlenbergia lindheimeri 'Autumn Glow'® LINDHEIMER'S MUHLY	5 GAL		
Pedilanthus macrocarpus LADY SLIPPER	5 GAL		
Russelia equisetiformis FIRECRACKER PLANT	5 GAL		
Tecoma stans 'Gold Star' GOLD STAR YELLOW BELLS	5 GAL		

GROUNDCOVER BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
Acalypha monostachya 'Raspberry Fuzzies'™ RASPBERRY FUZZIES ROUND COPPERLEAF	1 GAL		
Baccharis x 'Starn'® STARN THOMPSON COYOTE BRUSH	1 GAL		
Bougainvillea x 'Oo-La-La'® OO-LA-LA BOUGAINVILLEA	1 GAL		
Eremophila glabra 'Mingenew Gold' OUTBACK SUNRISE EMU BUSH	1 GAL		
Lantana montevidensis TRAILING LANTANA	1 GAL		
Lantana x 'New Gold' NEW GOLD LANTANA	1 GAL		
Portulacaria afra 'Minima' ELEPHANT'S FOOD	1 GAL		
Rosmarinus officinalis 'Huntington Carpet' HUNTINGTON CARPET ROSEMARY	1 GAL		
Ruellia brittoniana 'Katie' BLUE DWARF RUELLIA	1 GAL		

MISCELLANEOUS BOTANICAL / COMMON NAME	SIZE	QTY	COMMENTS
ROCK MULCH ROCK PROS 'PAINTED DESERT'	1/2" SCREENED		
Cynodon dactylon 'E-Z Turf Midiron' MIDIRON BERMUDA	SOD		

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EXHIBIT 9 • **BLACK & WHITE LANDSCAPE PLAN**

- CHANDLER, AZ
- 2026-11-05
- # 26001454
- K HOVNANIAN

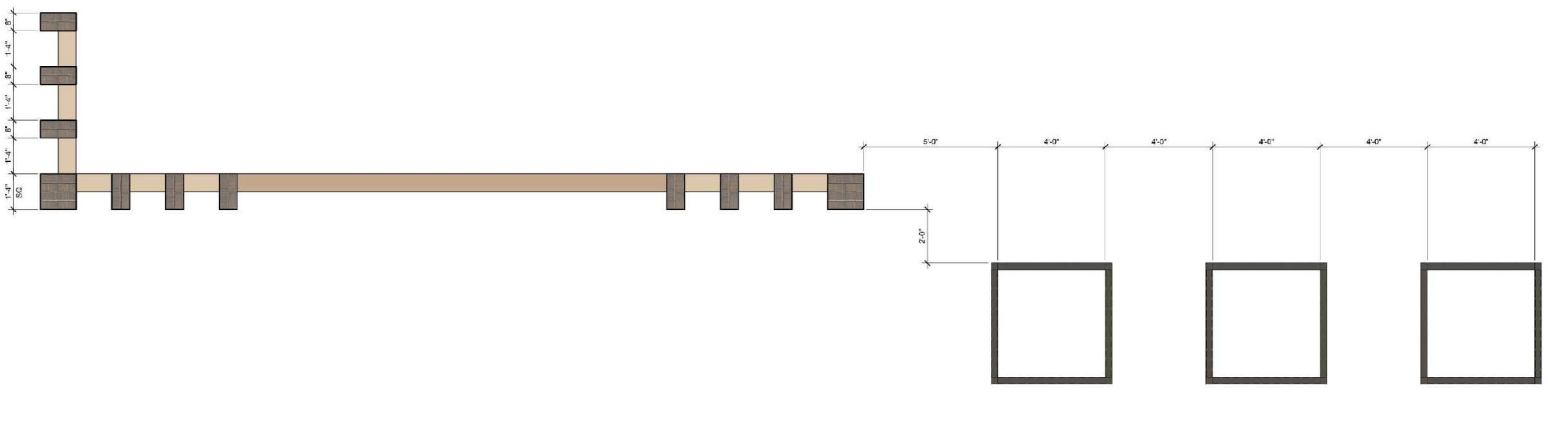
0 60' 120'
SCALE: 1" = 120'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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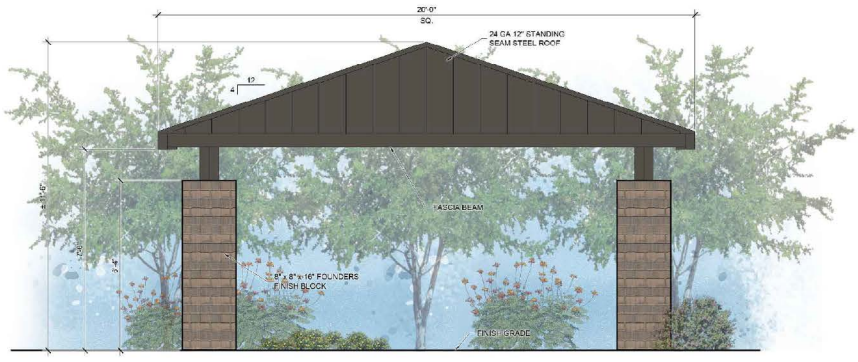
1 ENTRY MONUMENT ELEVATION
SCALE: 1/2" = 1'-0"



2 ENTRY MONUMENT PLAN
SCALE: 1/2" = 1'-0"



1 ENTRY GATE ELEVATION
SCALE: 1/2" = 1'-0"



2 RAMADA ELEVATION
SCALE: 1/2" = 1'-0"

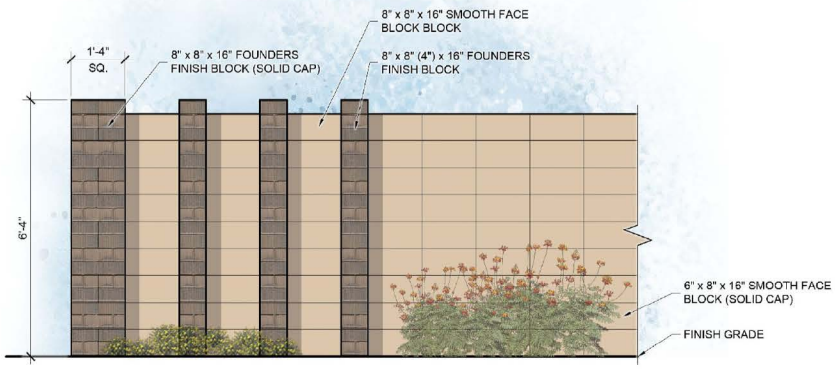
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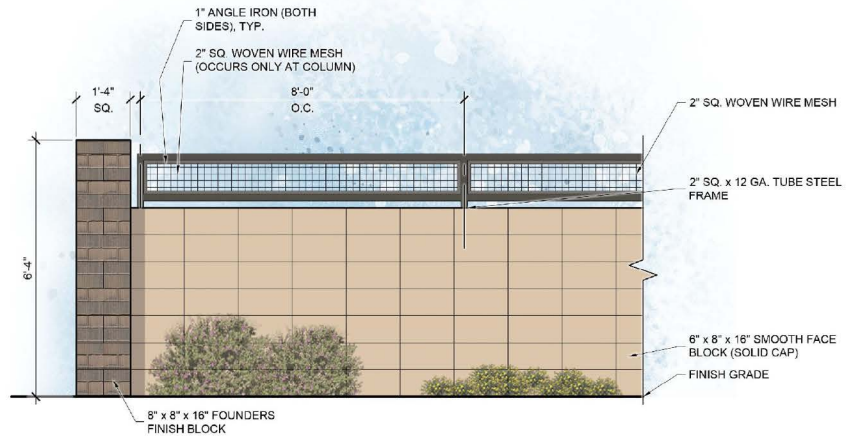
EXHIBIT 6 • **HARDSCAPE DETAILS SHEET 1**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

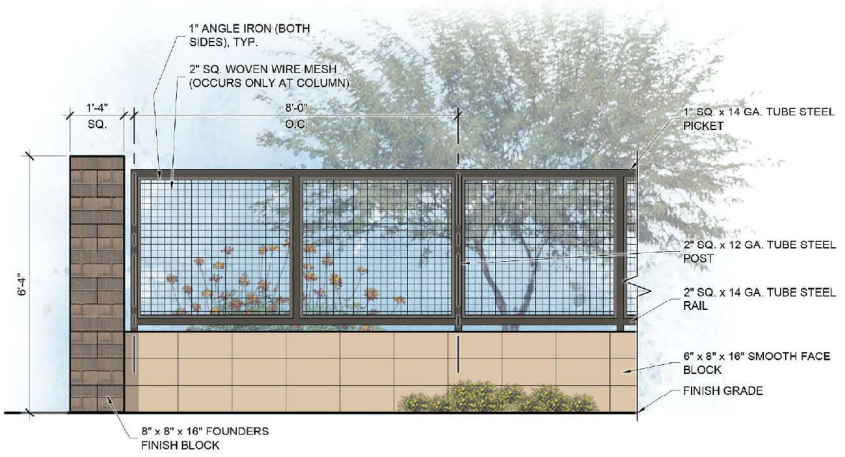
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



1 THEME WALL ELEVATION
SCALE: 1/2" = 1'-0"



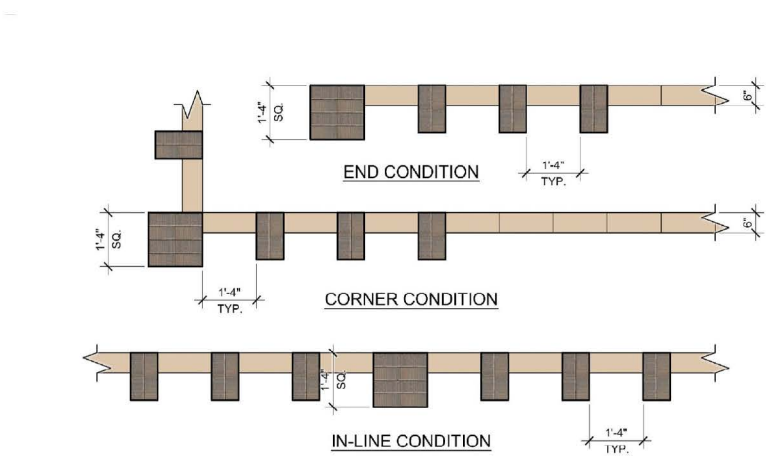
2 22% VIEW WALL ELEVATION
SCALE: 1/2" = 1'-0"



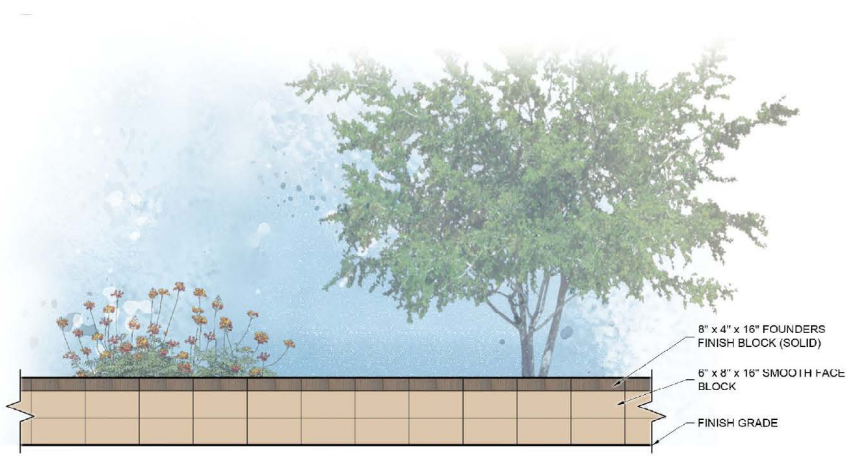
3 66% VIEW WALL ELEVATION
SCALE: 1/2" = 1'-0"



4 FULL VIEW FENCE ELEVATION
SCALE: 1/2" = 1'-0"



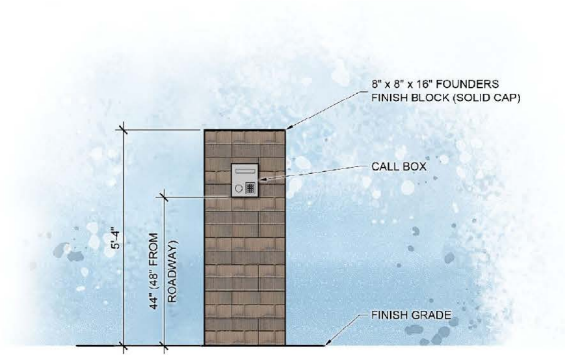
5 THEME WALL COLUMN CONDITIONS
SCALE: 1/2" = 1'-0"



6 SEAT WALL ELEVATION
SCALE: 1/2" = 1'-0"



7 DOG PARK FENCING
SCALE: 1/2" = 1'-0"



8 GATE CALL BOX
SCALE: 1/2" = 1'-0"

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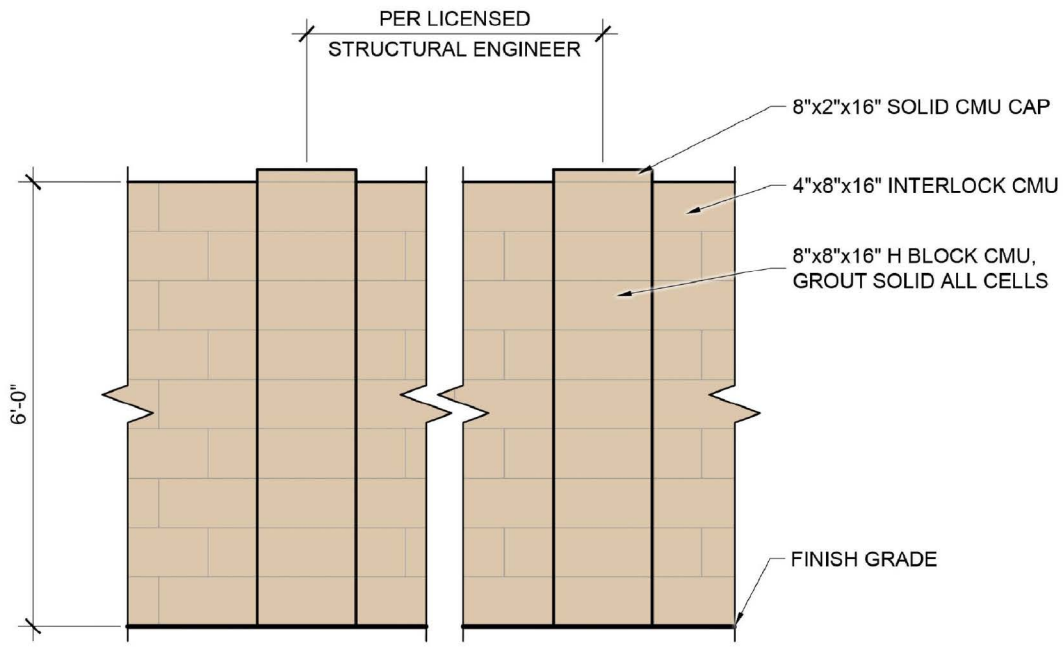
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EXHIBIT 7 • **HARDSCAPE DETAILS SHEET 2**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

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9 DOOLEY WALL ELEVATION

SCALE: 1/2" = 1'-0"

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EXHIBIT 8 • **HARDSCAPE DETAILS SHEET 3**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

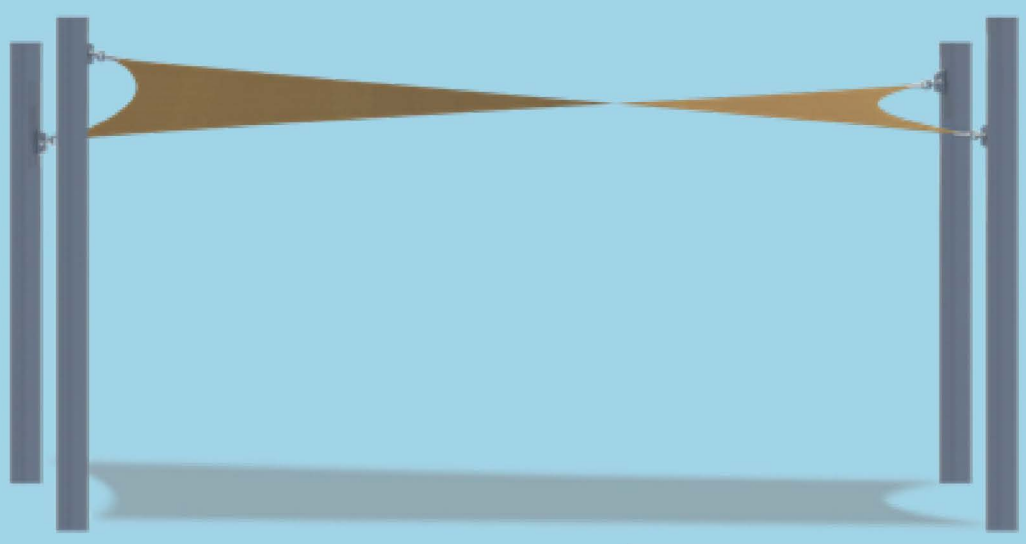
Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

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USASHADE®

4-POINT HYPAR SAIL Up to 60' per side

Our 4-Point Hypar Sail structure features columns of varying heights, allowing the fabric to be formed into a hyperbolic shape.



CANTILEVER DISC 15'x20'

Our Cantilever Disc structure is a minimalistic design of a framed circular fabric shade suspended by a curved column.



PLAY AREA AND DOG PARK AREA SHADES

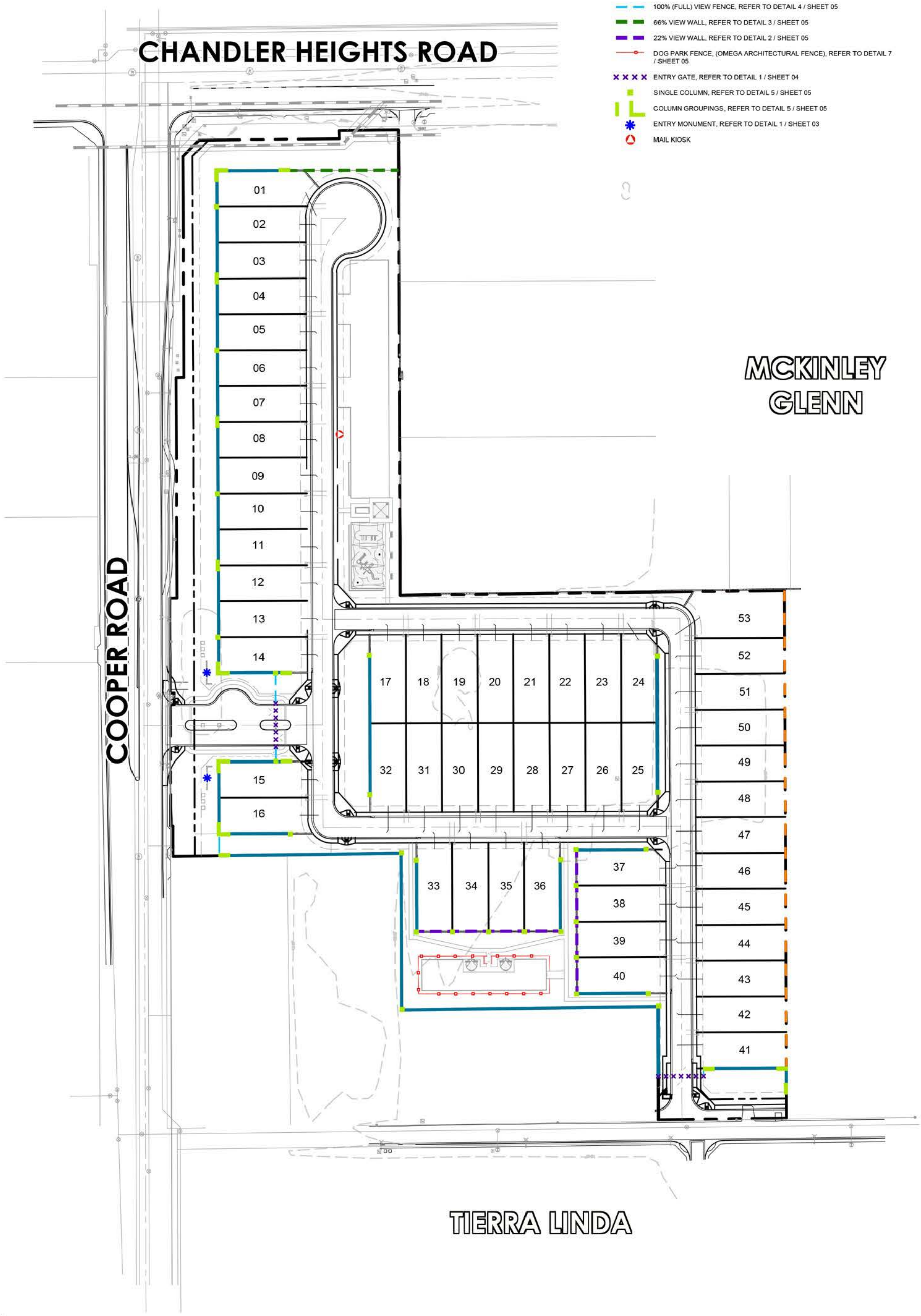
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EXHIBIT 9 • **HARDSCAPE DETAILS SHEET 4**

CHANDLER, AZ
2026-07-17
26001454
K HOVNANIAN

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



LEGEND

- THEME WALL, REFER TO DETAIL 1 / SHEET 05
- DOOLEY WALL, REFER TO DETAIL 9 / SHEET 05
- EXISTING WALL (6' CMU DOOLEY WALL)
- 100% (FULL) VIEW FENCE, REFER TO DETAIL 4 / SHEET 05
- 66% VIEW WALL, REFER TO DETAIL 3 / SHEET 05
- 22% VIEW WALL, REFER TO DETAIL 2 / SHEET 05
- DOG PARK FENCE, (OMEGA ARCHITECTURAL FENCE), REFER TO DETAIL 7 / SHEET 05
- ENTRY GATE, REFER TO DETAIL 1 / SHEET 04
- SINGLE COLUMN, REFER TO DETAIL 5 / SHEET 05
- COLUMN GROUPINGS, REFER TO DETAIL 5 / SHEET 05
- ENTRY MONUMENT, REFER TO DETAIL 1 / SHEET 03
- MAIL KIOSK

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EXHIBIT 10 • **WALL PLAN**

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- CHANDLER, AZ
- 2026-11-05
- # 26001454
- K HOVNANIAN

0 60' 120' 240'
SCALE: 1" = 120'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

PRELIMINARY PLAT
FOR
VALE SERENO

LOCATED IN A PORTION OF THE NORTHWEST
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (PER TITLE REPORT):

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25 (BRASS CAP IN HANDHOLE) FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 25 (BRASS CAP IN HANDHOLE) BEARS NORTH 89 DEGREES 16 MINUTES 58 SECONDS EAST A DISTANCE OF 2628.80 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 72.32 FEET;

THENCE SOUTH 00 DEGREES 43 MINUTES 02 SECONDS EAST A DISTANCE OF 7 5.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST CHANDLER HEIGHTS ROAD AS DESCRIBED IN INSTRUMENT NUMBER 2016-0010419, RECORDS OF SAID COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

(THE FOLLOWING 3 CALLS RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST CHANDLER HEIGHTS ROAD)
THENCE NORTH 89 DEGREES 1 6 MINUTES 58 SECONDS EAST A DISTANCE OF 180.02 FEET;

THENCE NORTH 00 DEGREES 43 MINUTES 02 SECONDS WEST A DISTANCE OF 10.00 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 58 SECONDS EAST A DISTANCE OF 75.69 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 25;

THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 597.03 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF;

THENCE NORTH 89 DEGREES 15 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 328.78 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, LAST SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF MCKINLEY GLENN, RECORDED IN BOOK 1736, PAGE 50, RECORDS OF SAID COUNTY;

THENCE NORTH 89 DEGREES 15 MINUTES 05 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH LINE OF SAID MCKINLEY GLENN A DISTANCE OF 164.39 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 14 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF AND THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 25 A DISTANCE OF 67 6.57 FEET TO THE SOUTH LINE OF THE NORTH 15.00 FEET OF SAID WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 53 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH 15.00 FEET A DISTANCE OF 164.48 FEET TO THE WEST LINE OF SAID WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER;

THENCE NORTH 00 DEGREES 13 MINUTES 42 SECONDS WEST ALONG SAID WEST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE WEST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER A DISTANCE OF 144. 93 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 40 SECONDS WEST A DISTANCE OF 328.92 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS WEST ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 201.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 15 MINUTES 24 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 291.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH COOPER ROAD AS DESCRIBED IN INSTRUMENT NUMBER 2012-0274387, RECORDS OF SAID COUNTY;

(THE FOLLOWING 8 CALLS RUN ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH COOPER ROAD)

THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 38.55 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES 55 SECONDS WEST A DISTANCE OF 3.00 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 155.77 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 55 SECONDS EAST A DISTANCE OF 5.00 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES 55 SECONDS WEST A DISTANCE OF 5.00 FEET

THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 121.65 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 55 SECONDS EAST A DISTANCE OF 9 .00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH COOPER ROAD AS DESCRIBED IN SAID INSTRUMENT NUMBER 2016- 0010419, RECORDS OF SAID COUNTY;

(THE FOLLOWING 4 CALLS RUN ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH COOPER ROAD) THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 282.96 FEET;

THENCE NORTH 89 DEGREES 48 MINUTES 09 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST A DISTANCE OF 284.06 FEET;

THENCE NORTH 44 DEGREES 32 MINUTES 34 SECONDS EAST A DISTANCE OF 28.41 FEET TO THE POINT OF BEGINNING.

NOTES:

VISIBILITY EASEMENTS RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) 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.

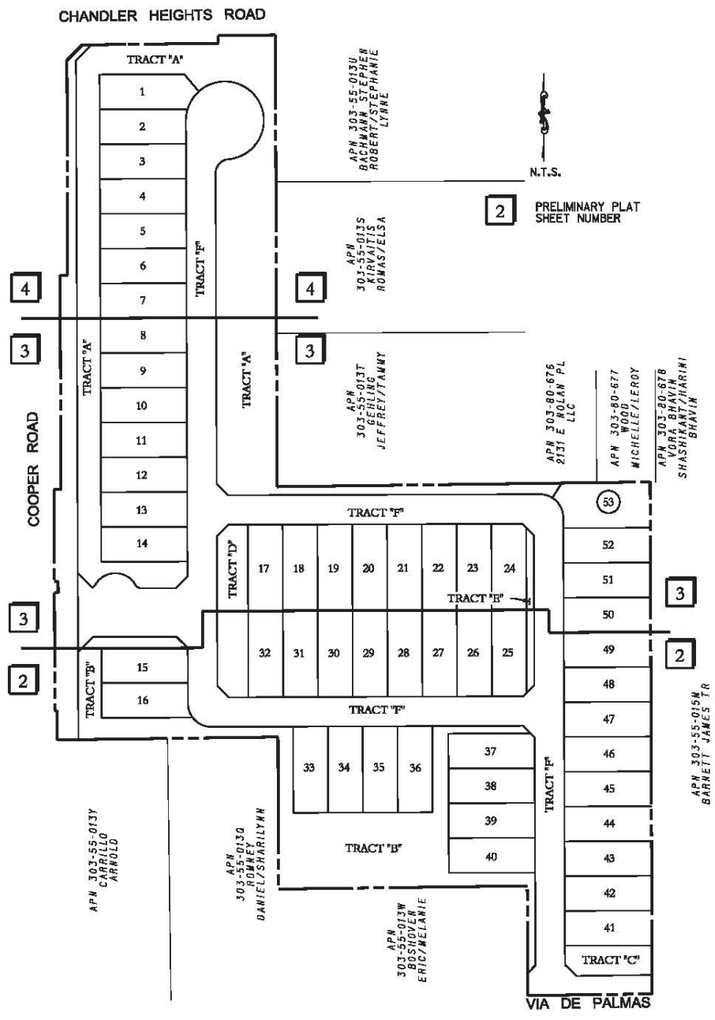
THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

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.

TRACT AREA AND USE TABLE		
TRACT	AREA	USE
A	1.82 AC	LANDSCAPE, OPEN SPACE, RETENTION, UTILITY EASEMENT
B	0.96 AC	LANDSCAPE, OPEN SPACE, RETENTION, UTILITY EASEMENT, SEWER EASEMENT
C	0.10 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
D	0.21 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
E	0.05 AC	LANDSCAPE, OPEN SPACE, UTILITY EASEMENT
F	2.44 AC	PRIVATE STREET, PUBLIC WATER AND SEWER EASEMENT, UTILITIES, UTILITY EASEMENT, INGRESS AND EGRESS, DRAINAGE, EMERGENCY VEHICLE ACCESS, PEDESTRIAN ACCESS, VEHICLE ACCESS EASEMENT
TOTAL	5.58 AC	

NOTE: TRACTS A-F WILL BE DEDICATED TO THE HOMEOWNERS' ASSOCIATION.



LOT TABLE								
LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)
1	5,608	0.13	19	5,244	0.12	37	5,232	0.12
2	5,255	0.12	20	5,244	0.12	38	5,244	0.12
3	5,244	0.12	21	5,244	0.12	39	5,244	0.12
4	5,244	0.12	22	5,244	0.12	40	5,244	0.12
5	5,244	0.12	23	5,244	0.12	41	5,290	0.12
6	5,244	0.12	24	5,232	0.12	42	5,290	0.12
7	5,244	0.12	25	5,232	0.12	43	5,290	0.12
8	5,244	0.12	26	5,244	0.12	44	5,290	0.12
9	5,232	0.12	27	5,244	0.12	45	5,290	0.12
10	5,244	0.12	28	5,244	0.12	46	5,290	0.12
11	5,244	0.12	29	5,244	0.12	47	5,290	0.12
12	5,244	0.12	30	5,244	0.12	48	5,290	0.12
13	5,244	0.12	31	5,244	0.12	49	5,290	0.12
14	5,244	0.12	32	5,244	0.12	50	5,290	0.12
15	5,244	0.12	33	5,244	0.12	51	5,290	0.12
16	5,281	0.12	34	5,244	0.12	52	5,290	0.12
17	5,244	0.12	35	5,244	0.12	53	7,174	0.16
18	5,244	0.12	36	5,244	0.12			

APPLICANT/OWNER/DEVELOPER:

K HOVNANIAN GREAT WESTERN HOMES, LLC
8800 E. RAINTREE DR., SUITE 300
PHOENIX, AZ 85260
CONTACT: CHUCK CHISHOLM
EMAIL: CCHISHOLM@KHOV.COM
PHONE: (480) 824-4175

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD
SUITE 200
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS DENSITY OF 4.21 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT DIMENSION OF 46'x114'. THE PROJECT PROPOSES A TOTAL OF 53 LOTS WITH PRIVATE STREETS, PUBLIC WATER, AND PUBLIC SEWER.

FLOODPLAIN INFORMATION:

FIRM: 04013C3106M
PANEL NUMBER: 3106M
PANEL DATE: 11/4/2015
SUFFIX: M
FIRM DATE: 11/4/2015
FIRM ZONE: X-SHADED
BASE FLOOD ELEV.: N/A

MISCELLANEOUS NOTES:

RETAINING WALL (IF REQUIRED) HEIGHTS TO BE DETERMINED AT FINAL DESIGN.

A SEPARATE PUBLIC STREET LIGHT PLAN TO BE COMPLETED DURING FINAL DESIGN.

NATIVE PLANT INVENTORY TO BE COMPLETED DURING FINAL DESIGN.

AN OFFSITE CONSTRUCTION ESTIMATE FORM FOR ALL QUANTITIES WITHIN R/W, INCLUDING PUBLIC WATER AND SEWER IN PRIVATE STREETS, SHALL BE SUBMITTED DURING FINAL DESIGN. A PERFORMANCE BOND AND CERTIFICATE OF INSURANCE ARE REQUIRED PRIOR TO ISSUING OF PERMITS. BOND TO BE CALCULATED BY THE CITY.

FOR ALL R/W DEDICATIONS, A PHASE 1 ENVIRONMENTAL ASSESSMENT SHALL BE SUBMITTED WITH THE FINAL PLAT.

ALL EXISTING ABOVE GROUND UTILITIES ADJACENT TO THE SITE SHALL BE PLACED UNDERGROUND WITH THE CONSTRUCTION OF THIS PROJECT, WITH THE EXCEPTION OF OVERHEAD POWER LINES OVER 80kV

ALL EXISTING SIDEWALK AND/OR RAMPS ADJACENT TO THE PARCEL SHALL BE EVALUATED AND REPAIRED AND/OR UPDATED TO CURRENT ADA STANDARDS.

A DEVELOPMENT AGREEMENT IS NOT REQUIRED FOR THIS DEVELOPMENT.

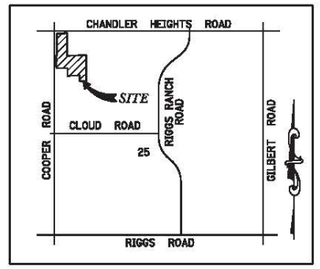
EX. STREET LIGHTS:

UPGRADE EXISTING STREETLIGHTS ALONG COOPER & CHANDLER HEIGHTS (IF NECESSARY) TO MEET CURRENT CHANDLER STANDARDS. PROVIDE PUBLIC STREETLIGHTS PER CHANDLER STANDARDS FOR ALL NEW PRIVATE STREETS.

STORM WATER DISPOSAL:

STORM WATER RETENTION CALCULATIONS FOR THE SITE ARE SHOWN HEREON ON SHEETS 3. THE SITE IS REQUIRED TO DISPOSE OF ALL STORM WATER WITHIN 36 HOURS, AND IS PROPOSED TO DO SO VIA DRYWELL SYSTEMS.

ANY EXISTING DRYWELLS THAT ARE NOT USED SHALL BE DECOMMISSIONED PER ADEQ POLICIES AND PROCEDURES.



VICINITY MAP
N.T.S.

ASSESSORS PARCEL NO.

APN 303-55-013Z, 303-55-013X, 303-55-013V, 303-55-013W, 303-55-015T & 303-55-015U

BENCHMARK:

CITY OF CHANDLER BENCHMARK 49A
BRASS CAP FLUSH

EL.=1242.00 (NAVD '88)

BASIS OF BEARING:

THE BASIS OF BEARING IS THE NORTH LINE OF NW 1/4 SEC. 25, BEARS SOUTH 89 DEGREES 16 MINUTES 58 SECONDS WEST PER BK.1848 PG. 46 M.C.R.

UTILITIES:

TELEPHONE	- CENTURY LINK/ COX
ELECTRIC	- SALT RIVER PROJECT (SRP)
GAS	- SOUTHWEST GAS COMPANY
CABLE TV	- COX COMMUNICATIONS
SEWER	- CITY OF CHANDLER
WATER	- CITY OF CHANDLER
POLICE/FIRE	- CITY OF CHANDLER
REFUSE	- CITY OF CHANDLER

SITE DATA:

TOTAL LOTS	53
NET AREA	12.03 ACRES
GROSS AREA	12.60 ACRES
GROSS DENSITY	4.21 DU/AC
MAX. BLDG. HEIGHT	30' (2-STORY)
SETBACKS	SEE TYPICAL LOT DETAIL ON SHEET 4
AREA OF LOTS	6.45 ACRES
AREA OF OPEN SPACE	3.14 ACRES (24.92% GROSS, 26.10% NET)
AREA OF NEW PRIVATE STREETS TRACTS	2.44 ACRES
AREA OF R/W	0.57 ACRES
LOT SALES PROPOSED	YES
EX. ZONING	PAD
PROPOSED ZONING	PAD FOR SINGLE FAMILY RESIDENTIAL

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PP01	COVER SHEET
PP02-PP04	PRELIMINARY PLAT SHEETS
PP05	ONSITE EASEMENT ABANDONMENT

LEGEND

	PROPERTY / BOUNDARY LINE	EB▫	EXISTING ELECTRIC BOX
1183	EXISTING CONTOUR ELEVATION	WM▫	EXISTING WATER METER
85	PROPOSED CONTOUR ELEVATION	BWV▷◁	EX. BACKFLOW PREVENTER VALVE
+ 86.34	EXISTING ELEVATION	T	EXISTING BURIED TELEPHONE CONDUIT
+15.0	PROPOSED GROUND ELEVATION	E	EXISTING BURIED ELECTRIC CONDUIT
1%	DIRECTION OF FLOW & SLOPE	8"W WV	EXISTING WATER LINE,VALVE & SIZE
G◆B	PROPOSED GRADE BREAK	FH	EXISTING FIRE HYDRANT
PAD=	PROPOSED PAD ELEVATION	8"S	EXISTING SEWER LINE & SIZE
	PROPOSED CATCH BASIN	8"W	PROPOSED WATER
	PROPOSED STORM DRAIN PIPE	8"S	PROPOSED SEWER
D	PROPOSED DRYWELL	○	PROPOSED MANHOLE
	TAPPING SLEEVE & VALVE	●	PROPOSED HYDRANT
PUE	PUBLIC UTILITY EASEMENT	•	PROPOSED VALVE
RCW	RECLAIMED WATERLINE	⊙	PROPOSED MONUMENT
B/C	BACK OF CURB	△	SUBDIVISION CORNER
LS	LANDSCAPE	S/W	SIDEWALK
C&G	CURB & GUTTER	R/W	RIGHT-OF-WAY
LP	EXISTING LIGHT POLE	SVE	SIGHT VISIBILITY EASEMENT
ET	INDICATES EX. ELECTRIC TRANSFORMER	SWE	SIDEWALK EASEMENT
		93.00	TOP OF CURB ELEVATION

Call 811 or visit Azbluestake.com

VALE SERENO
CHANDLER, ARIZONA
COVER SHEET

Registered Professional Engineer
CERTIFICATE NO. 45652
MATTHEW J. MANCINI
11/22/26
Not Valid Without Signature
ARIZONA, U.S.A.

EXPIRES: 12/31/2027

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civil engineering
surveying
planning

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DESIGNED: M. MANCINI
DRAWN: M. MANCINI
CHECKED: S. SIMONS

3 ENGINEERING, LLC
6370 E. THOMAS ROAD SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 11/2/26
PROJECT NO. 5395
SHEET NO. PP01 1 of 5

C.O.C. LOG. NO. PLT26-0025

C:\Vertical\Projects_2000\5395_Cooper and Chandler Heights\5395revplat01_reduced.dgn

SEE SHEET 5 FOR EASEMENT ABANDONMENTS

MATCHLINE - SEE SHEET PP03

COOPER ROAD

EUCALYPTUS PLACE

BEECHNUT PLACE

SALT CEDAR PLACE

VIA DE PALMAS

TRACT "B"

TRACT "C"

TRACT "D"

TRACT "E"

TRACT "F"

APN 303-55-013Y
CARRILLO ARNOLD

APN 303-55-013Q
ROMNEY DANIEL/SHARILYNN

APN 303-55-013W
BOSHOVEN ERIC/MELANIE

APN 303-55-015W
BARNETT JAMES TR

N00°11'51"W 38.55'

34.00'

65' R/W

N89°15'55"E 3.00'

37.00'

28' SEWER EASEMENT

S89°15'24"W 291.87'

1/2" REBAR W/CAP RLS 45086

S01°12'48"E 201.01'

N89°14'40"E 328.92'

2" ALUMINUM CAP RLS 21765

S01°13'42"E 144.93'

2" ALUMINUM CAP RLS 21765

N89°14'53"E 164.48'

1/2" REBAR W/CAP RLS 60697

S89°48'09"W 460.11'

N00°14'10"W 375.61'

S01°14'10"E 638.61'

671.5'

132.00'

25' R/W

W 1/4 COR. SEC. 25
FOUND C.O.C.
BRASS CAP
FLUSH

15 16 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

30'X30' SVE/SWE

1' VNAE

8' PUE

FIRE HYDRANT W/4'X4' WATER/PU EASEMENT (TYP)

WATER/PUE ESMT. TYP. 4'X8' (TYP)

SCALE: 1"=30'
0' 15' 30' 60'

C:\Mx Security\mx\Projects_5000\5395_Coonor and Chandler Heights\5395redpoint02_redlined.dgn

VALE SERENO
CHANDLER, ARIZONA
PRELIMINARY PLAT

Registered Professional Engineer (PE)
CERTIFICATE NO.
45652
MATTHEW MANCINI
11/2/26
Date Signed
ARIZONA, U.S.A.

EXPIRES: 12/31/2027

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civil engineering
planning
surveying

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CAD TECH: S. DENTON
DESIGNER: M. MANCINI
ENGINEER: M. MANCINI

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WWW.3DENGINEERING.COM

DATE: 11/2/26

PROJECT NO.
5395

SHEET NO.
PP02
2 of 5

C.O.C. LOG. NO. PLT26-0025

SEE SHEET 5 FOR EASEMENT ABANDONMENTS

MATCHLINE - SEE SHEET PP04

APN 303-54-020A
LEE KATHLEEN/JOHN

APN 303-54-019A
LEE KATHLEEN/JOHN

COOPER ROAD

43' R/W

65' R/W

34' R/W

282.96'

N00°11'51"W

121.65'

N89°15'55"E 9.00'

N00°11'51"W

N89°15'55"E 5.00'

N89°15'55"E 5.00'

N00°11'51"W 15.00'

55.77'

1' VNAE

8' PUE

46'

8

9

10

11

12

13

14

114'

WATER/PUE ESMT. TYP. 4'X8' (TYP)

30'X30' SVE/SWE

TRACT "A"

TRACT "F"

NOLAN PLACE
TRACT "F"
S89° 48'09"W
229.50'

TRACT "B"

TRACT "A"

TRACT "D"

TRACT "E"

TRACT "H"

EUCALYPTUS PLACE

SALT CEDAR PLACE

N00° 11'51"W

8'S

135.00'

263.00'

APN 303-55-013T
GEHLING JEFFREY/TAMMY

APN 303-80-676
2131 E NOLAN PL LLC

MCKINLEY GLENN
BK 1736, PG 50 M.C.R.

APN 303-80-677
WOOD MICHELLE/LEROY

APN 303-80-678
VORA BHAVIN
SHASHIKANT/HARINI BHAVIN

APN 303-55-015M
BARNETT JAMES TR

1/2" REBAR W/CAP RLS 31020

PK NAIL W/TAG RLS 36561

FIRE HYDRANT W/4'X4' WATER/PU EASEMENT (TYP)

N89° 15'35"E 328.78'

N89° 15'05"E 164.39'

NOLAN PLACE
S89° 48'09"W
457.94'

41'

117'

61'

53

115'

52

51

50

MATCHLINE - SEE SHEET PP02

VALE SERENO
CHANDLER, ARIZONA

PRELIMINARY PLAT

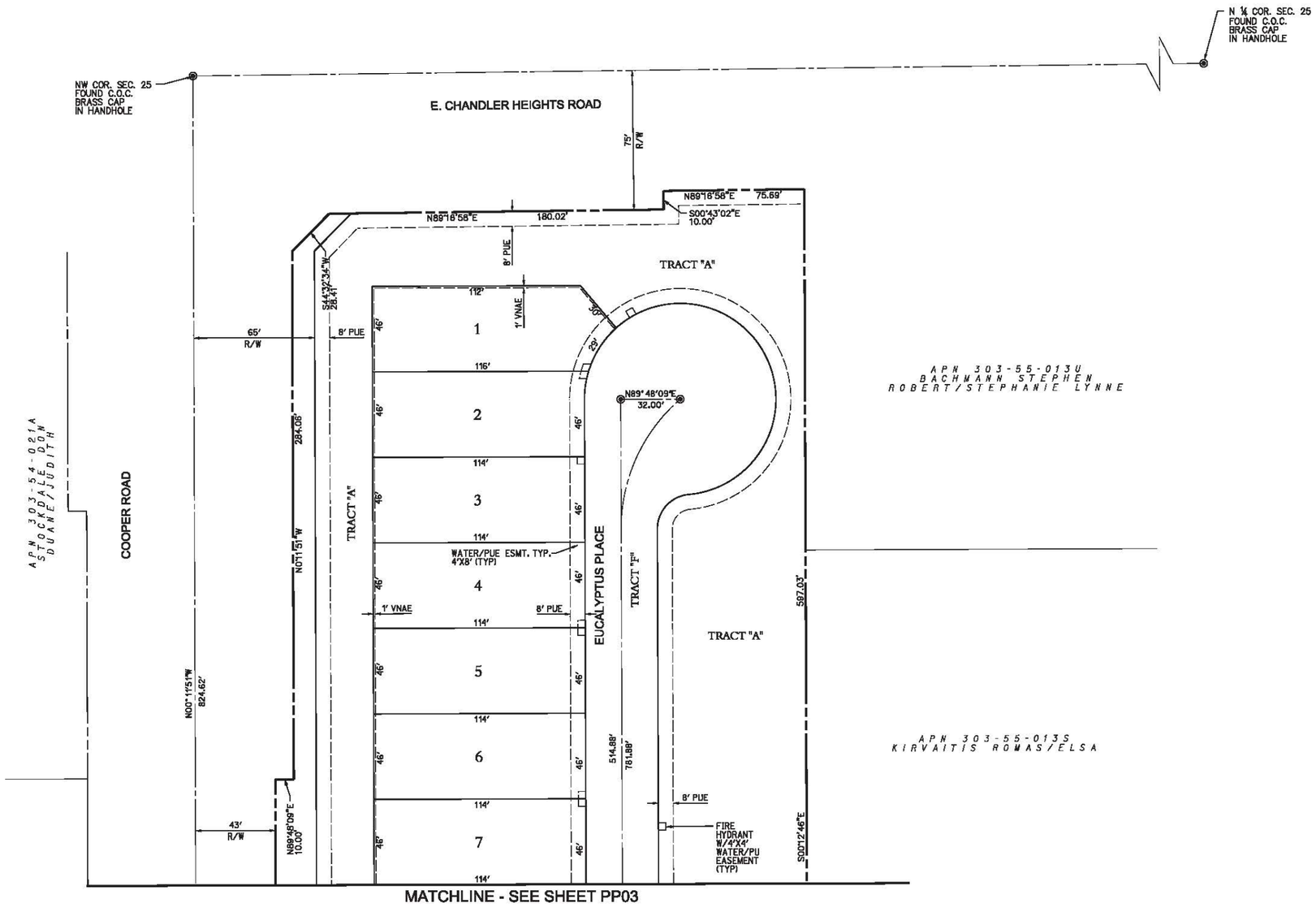
EXPIRES: 12/31/2027

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planning

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WWW.3ENGINEERING.COM

PROJECT NO. PLT26-0025

SEE SHEET 5 FOR EASEMENT ABANDONMENTS



SCALE: 1"=30'
0' 15' 30' 60'

C:\Vol1\acadSync\Projects\5300\5395_Cooper and Chandler Heights\5395prelimPP04_revised.dgn

VALE SERENO
CHANDLER, ARIZONA

PRELIMINARY PLAT

EXPIRES: 12/31/2027

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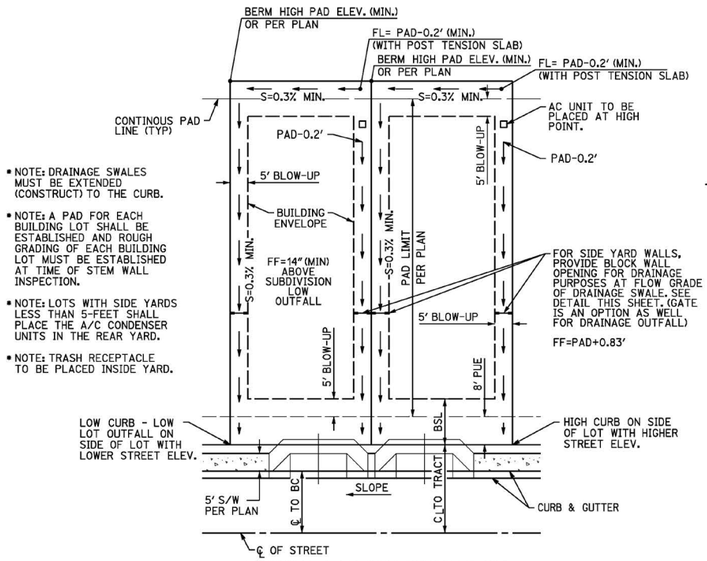
DRAWN: M. MANCINI | CHECKED: S. DENTON | APPROVED: M. MANCINI

DATE: 11/2/26

PROJECT NO. 5395

SHEET NO. PP04 4 of 5

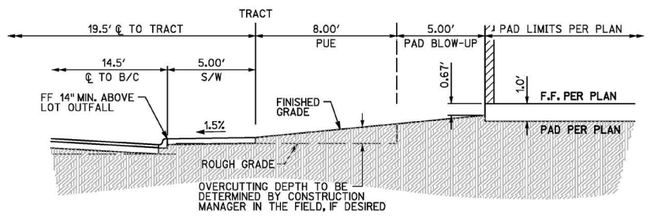
C.O.C. LOG. NO. PLT26-0025



- NOTE: DRAINAGE SWALES MUST BE EXTENDED (CONSTRUCT) TO THE CURB.
- NOTE: A PAD FOR EACH BUILDING LOT SHALL BE ESTABLISHED AND ROUGH GRADING OF EACH BUILDING LOT MUST BE ESTABLISHED AT TIME OF STEM WALL INSPECTION.
- NOTE: LOTS WITH SIDE YARDS LESS THAN 5-FEET SHALL PLACE THE A/C CONDENSER UNITS IN THE REAR YARD.
- NOTE: TRASH RECEPTACLE TO BE PLACED INSIDE YARD.

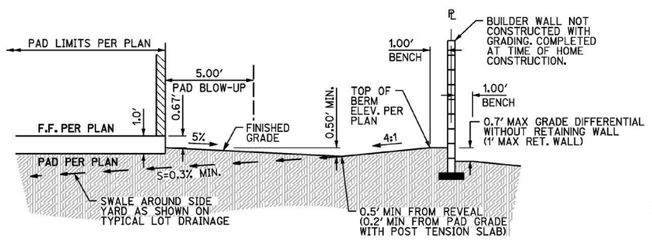
TYPICAL LOT GRADING PLAN DRAINAGE TO FRONT YARD (STANDARD & CORNER LOT)

1"=20'



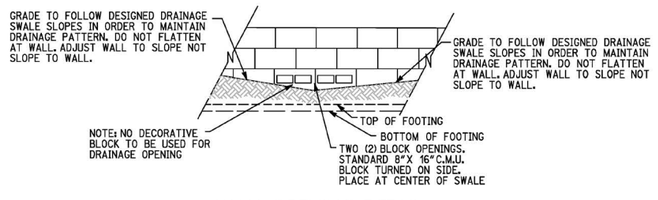
TYPICAL FRONT YARD SECTION

1"=4'



TYPICAL REAR YARD SECTION DRAINAGE TO FRONT YARD

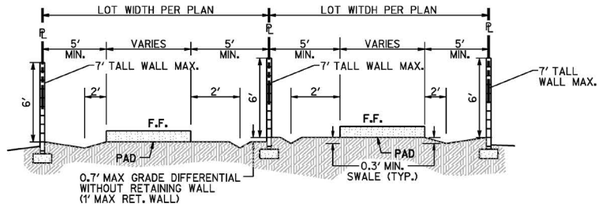
1"=4'



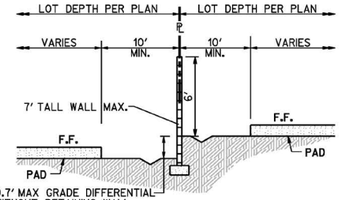
WALL OPENING DETAIL AT SIDE YARD SWALES

N.T.S.

NOTE: THIS IS TO BE AT TIME OF HOME CONSTRUCTION

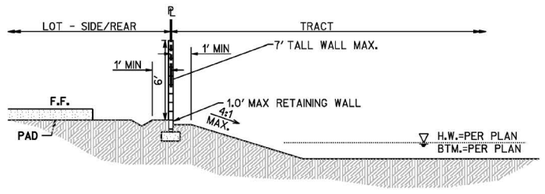


A TYPICAL SECTION
N.T.S. TYPICAL SIDE LOTS

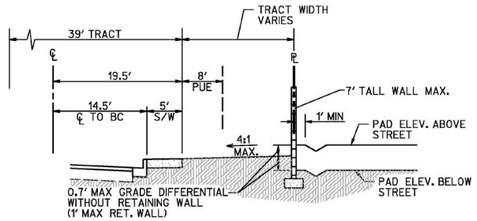


B TYPICAL SECTION
N.T.S. TYPICAL REAR TO REAR LOTS

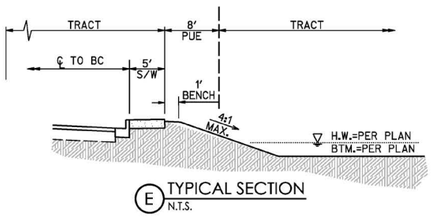
THE MAXIMUM ALLOWABLE ELEVATION DIFFERENCE BETWEEN ADJACENT YARD ELEVATIONS MUST BE LESS THAN OR EQUAL TO 1'.



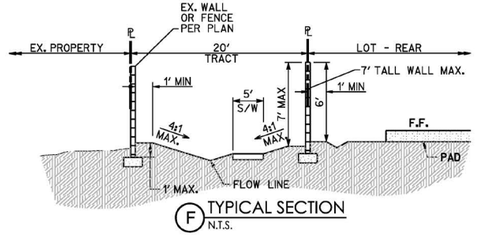
C TYPICAL SECTION
N.T.S.



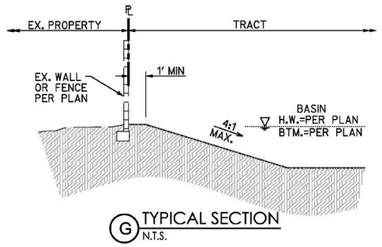
D TYPICAL SECTION
N.T.S. TYPICAL SIDEYARD ADJACENT TO STREET



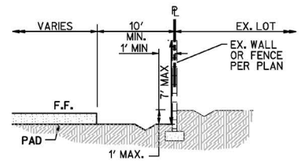
E TYPICAL SECTION
N.T.S.



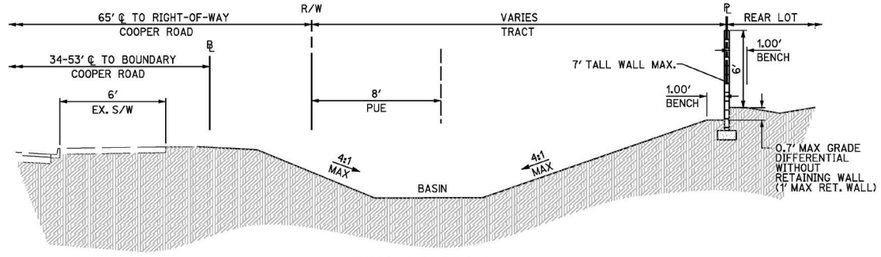
F TYPICAL SECTION
N.T.S.



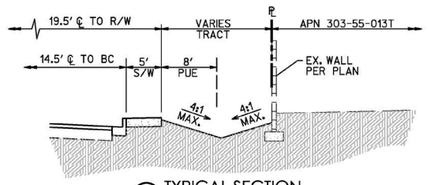
G TYPICAL SECTION
N.T.S.



H TYPICAL SECTION
N.T.S.



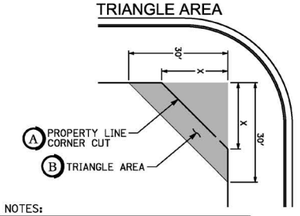
I TYPICAL SECTION
NTS REAR YARD ADJACENT TO COOPER ROAD



J TYPICAL SECTION
N.T.S.

THE CITY'S MUNICIPAL CODE CHAPTER 48-10.2 (PUBLIC WORKS - SUBDIVISION) SPECIFIES A RANGE OF TRIANGULAR CUTOFFS FOR THE CORNER PROPERTY LINE AT INTERSECTIONS. ADDITIONALLY, FIGURE 4-D BELOW REQUIRES THAT THE 30'x30' AREA BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN 2' AND 6' IN HEIGHT.

FIGURE 4-D TRIANGLE AREA



NOTES:

A
X= 10' FOR ALLEYS
15' FOR LOCAL-LOCAL INTERSECTIONS.
20' FOR ALL OTHER INTERSECTIONS.

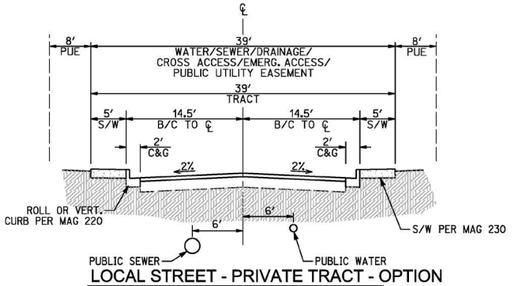
PER MUNICIPAL CODE CHAPTER 48-10.2

B
GROUND COVER, FLOWERS, AND GRANITE LESS THAN 2' (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6' ABOVE GROUND IN THIS AREA.

TREES SHALL NOT BE SPACED LESS THAN 8' APART

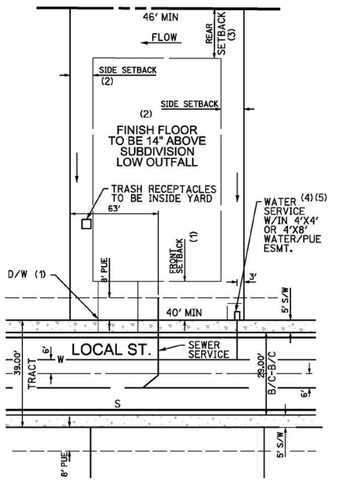
PER MUNICIPAL CODE CHAPTER 35-2205

SEE STANDARD DETAIL NO. C-246, C-247 AND C-248 FOR SIGHT DISTANCE REQUIRED AT DRIVEWAYS AND INTERSECTIONS.



LOCAL STREET - PRIVATE TRACT - OPTION

N.T.S.



TYPICAL LOT LAYOUT - 46' WIDE MIN.

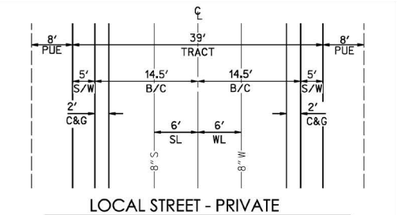
(1) 10' MIN. TO LIVABLE SPACE OR SIDE LOADED GARAGE; 20' MIN. TO FRONT FACING GARAGE FROM PROPERTY LINE.

(2) 5' MIN.

(3) 10' MIN. (5'MIN. ACCESSORY STRUCTURE)

(4) 1" WATER SERVICE, METER BOX & COVER PER M.A.G. STD. DTL. 320, AND C.O.C. STD. DTL. C-301-1 - SERVICE TO BE INSTALLED 2' BEHIND BACK OF RAMPS/DRIVEWAYS UNLESS NOTED OTHERWISE. (SIDE OF LOT PER PLAN)

(5) 4'X4' EASEMENT APPLIES TO FIRE HYDRANTS, AS WELL.



LOCAL STREET - PRIVATE

N.T.S.

Contact Arizona 811 at least two full working days before you begin excavation
Arizona811
Call 811 or click Arizona811.com

3NO13A3R

VALE SERENO
CHANDLER, ARIZONA

SECTIONS

Registered Professional Engineer
CERTIFICATE NO.
45652
MATTHEW J. MANCINI
11/2/26
Date Signed
CIVIL
ARIZONA, U.S.A.
EXPIRES: 12/31/2027

3 engineering
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civil engineering
planning

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C.O.C. TECH: D. DENTON
DESIGNER: M. MANCINI
ENGINEER: M. MANCINI

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
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WWW.3ENGINEERING.COM

DATE: 11/2/26

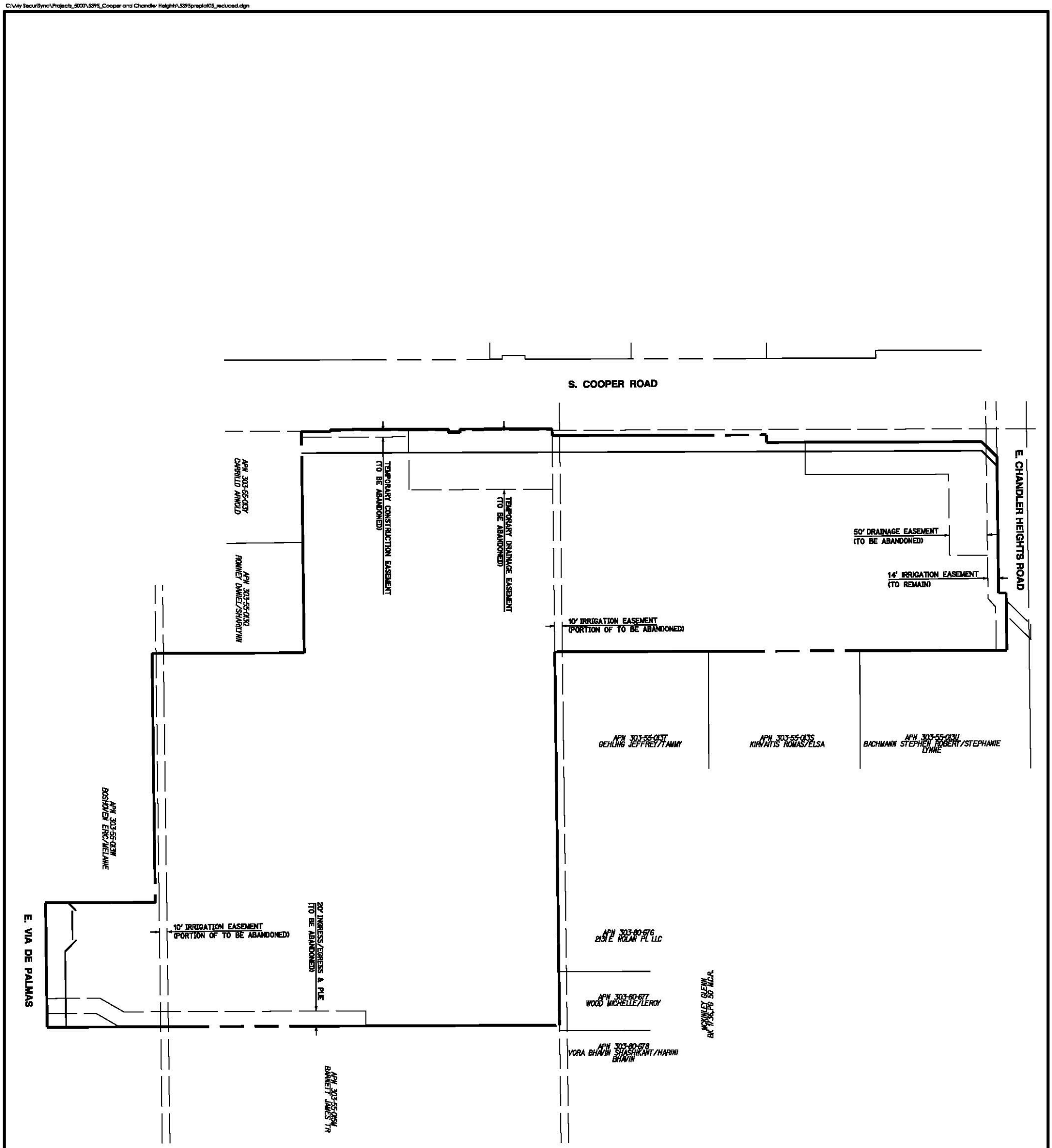
PROJECT NO.
5935

SHEET NO.
PP05
5 of 8

C.O.C. LOG. NO. PLT26-0025

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C:\My SecurSync\Projects_5000\5395_Cooper and Chandler Heights\5395preplat05_reduced.dgn



NOTE:
ALL EASEMENTS TO BE ABANDONED BY SEPARATE INSTRUMENT PRIOR TO FINAL PLAT APPROVAL. ALL ABANDONMENT RECORDING INFORMATION TO BE PLACED ON THE FINAL PLAT.

SHEET NO.
PP05
5 of 5

PROJECT NO.
5395

DATE: 11/22/26

3 ENGINEERING, LLC
5575 S. LEVY ROAD
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 664-1867
FAX: (602) 490-0200
WWW.3ENGINEERING.COM

3engineering
planning civil engineering surveying

ENGINEER: M. MANCINI | DESIGNER: M. MANCINI | CAD TECH: D. DENTON

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EXPIRES: 12/31/2027

VALE SERENO
CHANDLER, ARIZONA
ONSITE EASEMENT ABANDONMENT

C.O.C. LOG. NO. PLT26-0025

APPENDIX A:
BUILDING ELEVATIONS & FLOORPLANS



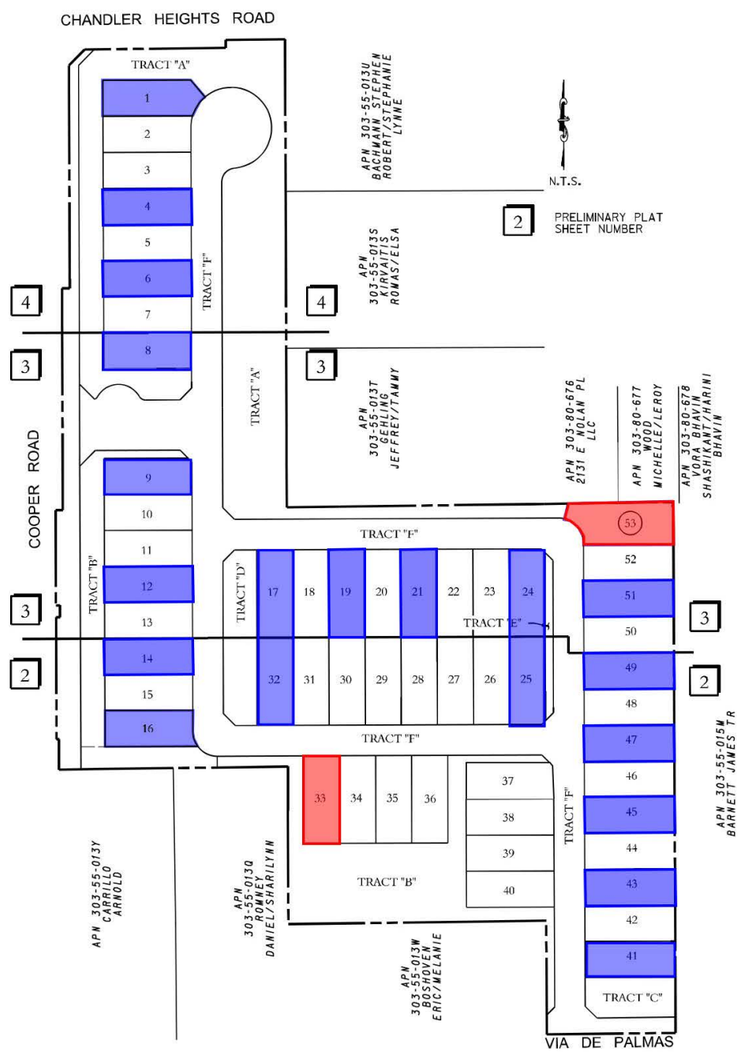
Design Review

Vale Sereno :: Chandler, AZ

09/09/2026

VALE SERENO

LOCATED IN A PORTION OF THE NORTHWEST
SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



Single-story restricted

Lots restricted to single-story and Reine

AZD Vale Sereno - Chandler, AZ

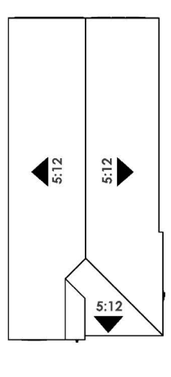
35' Market Rate - Spec 2 | *(75) 46' x 106', 109', 112' Lots*

	Floors	Livable SF	Width	Base Depth	Max Depth	Bed Dn	Bed Up	Bath	Home Office	Loft	Esuite+	HovHub	HovHall	Laundry	Garage	Patio
Plan 1 - #8048 *Cork*	*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 - #8066 *Reine*	*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 3 - #8084 *Vienne*	*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*

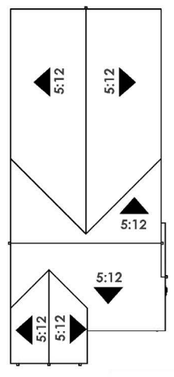
** Identifies location of Owners Bedroom*

PLAN NAME: 8048 CORK

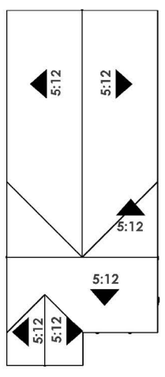
FORM UA - SPANISH MODERN



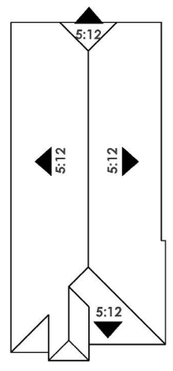
FORM XA - HACIENDA



FORM YA - FARMHOUSE

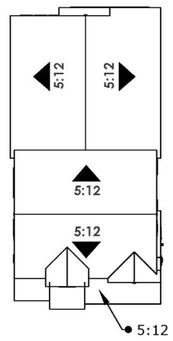


FORM ZA - CONTEMPORARY

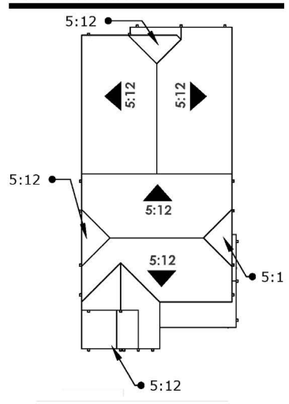


PLAN NAME: 8066 REINE

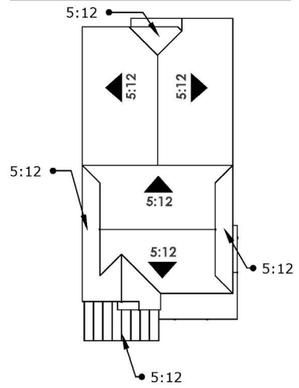
FORM UA - SPANISH MODERN



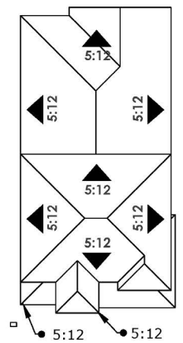
FORM XA - HACIENDA



FORM YA - FARMHOUSE

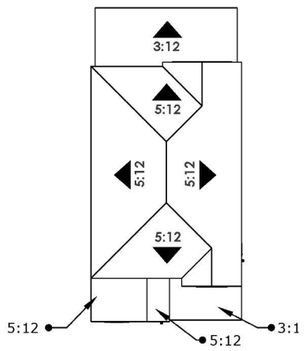


FORM ZA - CONTEMPORARY

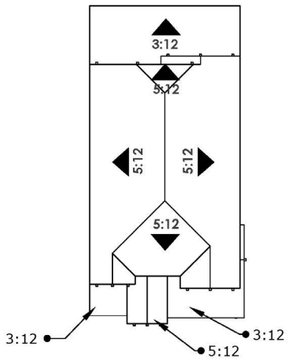


PLAN NAME: 8084 VIENNE

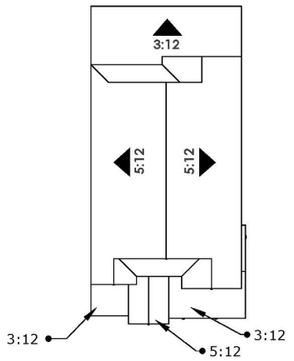
FORM UA - SPANISH MODERN



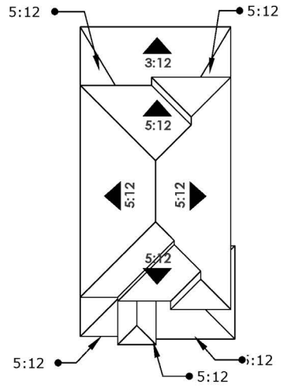
FORM XA - HACIENDA

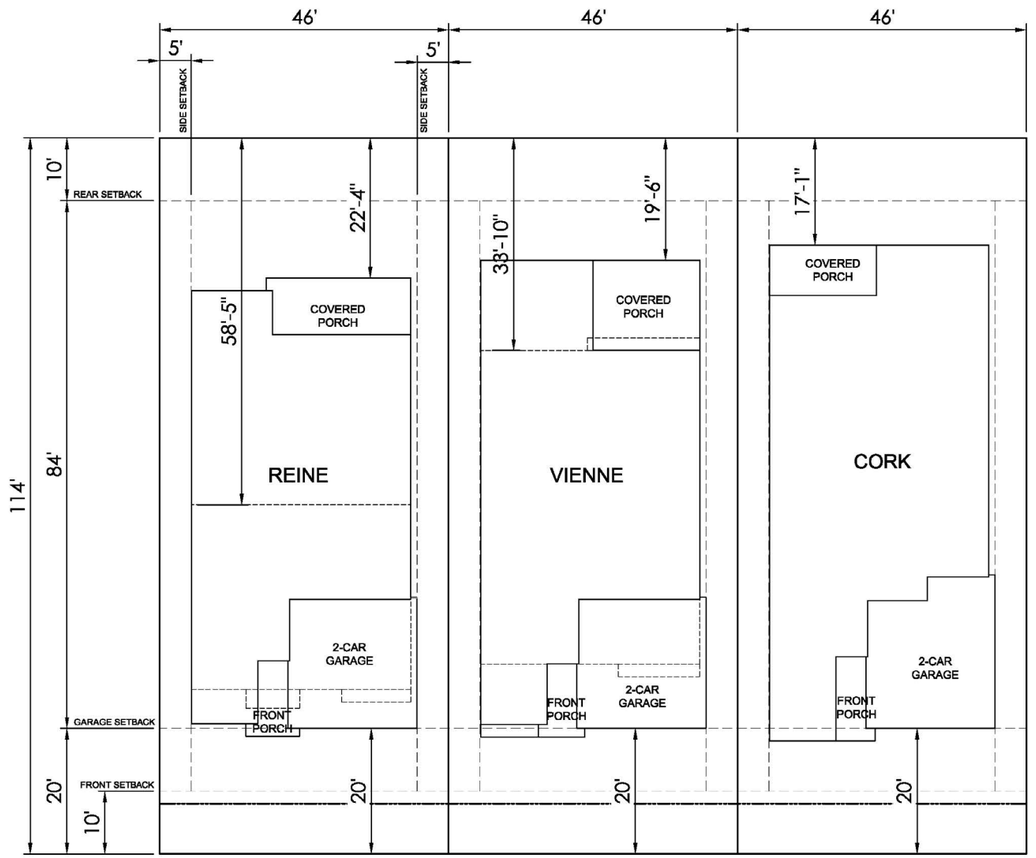


FORM YA - FARMHOUSE



FORM ZA - CONTEMPORARY





REINE
PLAN 2 - #8066
FORM UA - SPANISH MODERN
2,846 SQ. FT. :: 28'-8" x 63'-11"

VIENNE
PLAN 3 - #8084
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: 28'-8" x 71'-7"

CORK
PLAN 1 - #8048
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: 35'-11" x 69'-11"

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

PLAN 1 - CORK (#8048)

PLAN 2 - REINE (#8066)

PLAN 3 - VIENNE (#8084)

35' MARKET RATE :: SP-3



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



FARMHOUSE (FORM - YA)



CONTEMPORARY (FORM - ZA)

PLAN 1 - CORK (#8048)

35' MARKET RATE :: SP-3



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



FARMHOUSE (FORM - YA)



CONTEMPORARY (FORM - ZA)

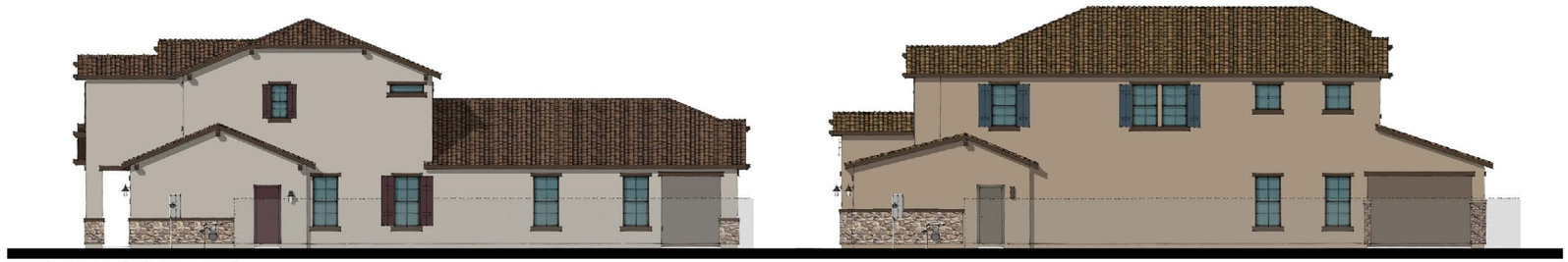
PLAN 2 - REINE (#8066)

PLAN 3 - VIENNE (#8084)

35' MARKET RATE :: SP-3



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



FARMHOUSE (FORM - YA)



CONTEMPORARY (FORM - ZA)

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RIGHT ELEVATION MATRIX

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35' MARKET RATE :: SP-3

PLAN 1 - CORK (#8048)

PLAN 2 - REINE (#8066)

PLAN 3 - VIENNE (#8084)



SPANISH MODERN (FORM - UA)

HACIENDA (FORM - XA)

FARMHOUSE (FORM - YA)

CONTEMPORARY (FORM - ZA)

REAR ELEVATION MATRIX

AZD Vale Sereno :: Chandler, AZ

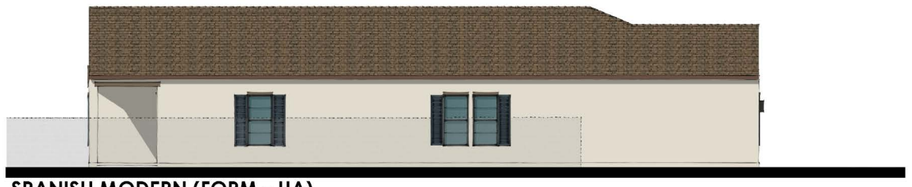
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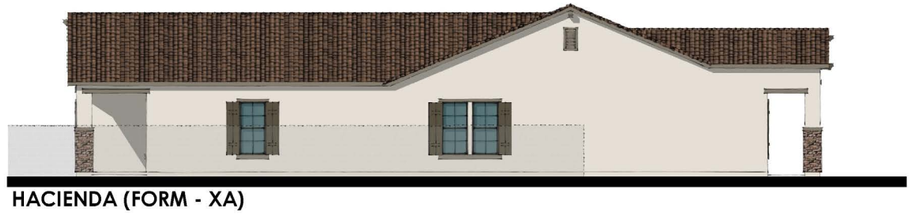
KHovnanian Homes

PLAN 1 - CORK (#8048)

35' MARKET RATE :: SP-3



SPANISH MODERN (FORM - UA)



HACIENDA (FORM - XA)



FARMHOUSE (FORM - YA)



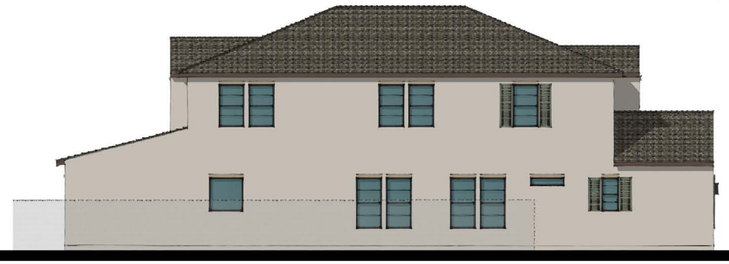
CONTEMPORARY (FORM - ZA)

35' MARKET RATE :: SP-3

PLAN 2 - REINE (#8066)



PLAN 3 - VIENNE (#8084)



SPANISH MODERN (FORM - UA)



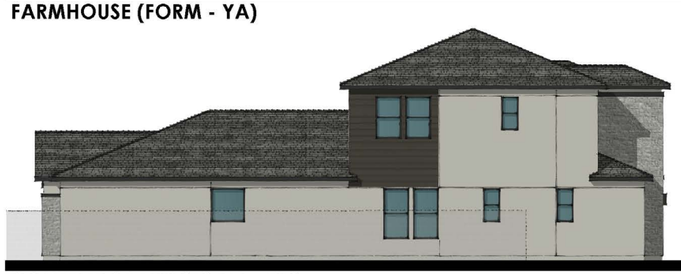


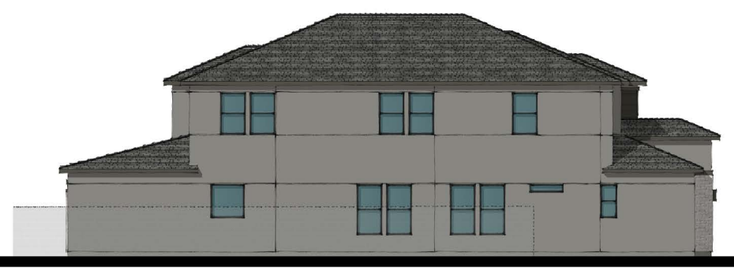
HACIENDA (FORM - XA)





FARMHOUSE (FORM - YA)





CONTEMPORARY (FORM - ZA)

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LEFT ELEVATION MATRIX

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CORK	REINE	VIENNE	CORK
PLAN 1 - #8048	**PLAN 2 - #8066**	**PLAN 3 - #8084**	**PLAN 1 - #8048**
FORM UA - SPANISH MODERN	FORM ZA - CONTEMPORARY	FORM UA - SPANISH MODERN	FORM ZA - CONTEMPORARY
2,084 SQ. FT. :: SINGLE STORY	2,846 SQ. FT. :: TWO STORY	3,352 SQ. FT. :: TWO STORY	2,084 SQ. FT. :: SINGLE STORY

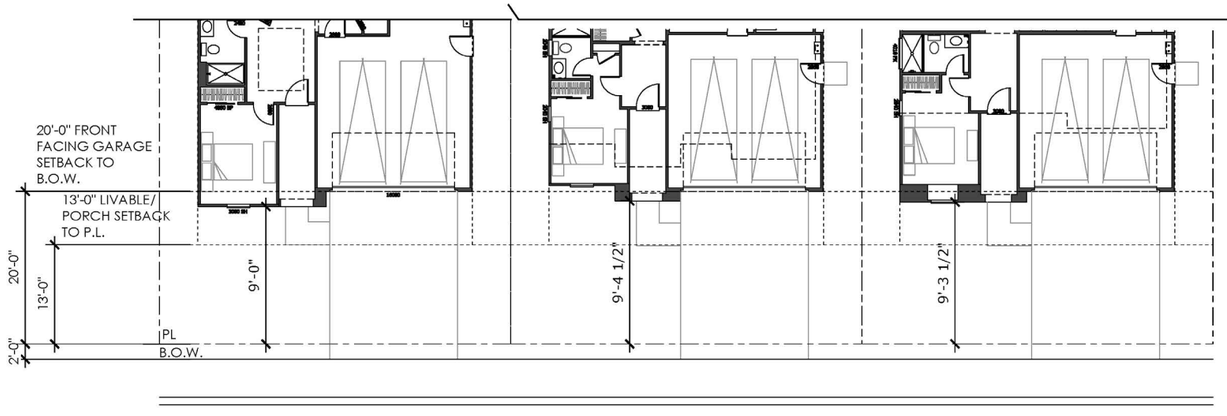
STREET SCENE - FRONT
SCALE = NTS



CORK	REINE	VIENNE	CORK
PLAN 1 - #8048	**PLAN 2 - #8066**	**PLAN 3 - #8084**	**PLAN 1 - #8048**
FORM UA - SPANISH MODERN	FORM ZA - CONTEMPORARY	FORM UA - SPANISH MODERN	FORM ZA - CONTEMPORARY
2,084 SQ. FT. :: SINGLE STORY	2,846 SQ. FT. :: TWO STORY	3,352 SQ. FT. :: TWO STORY	2,084 SQ. FT. :: SINGLE STORY

STREET SCENE - REAR
SCALE = NTS



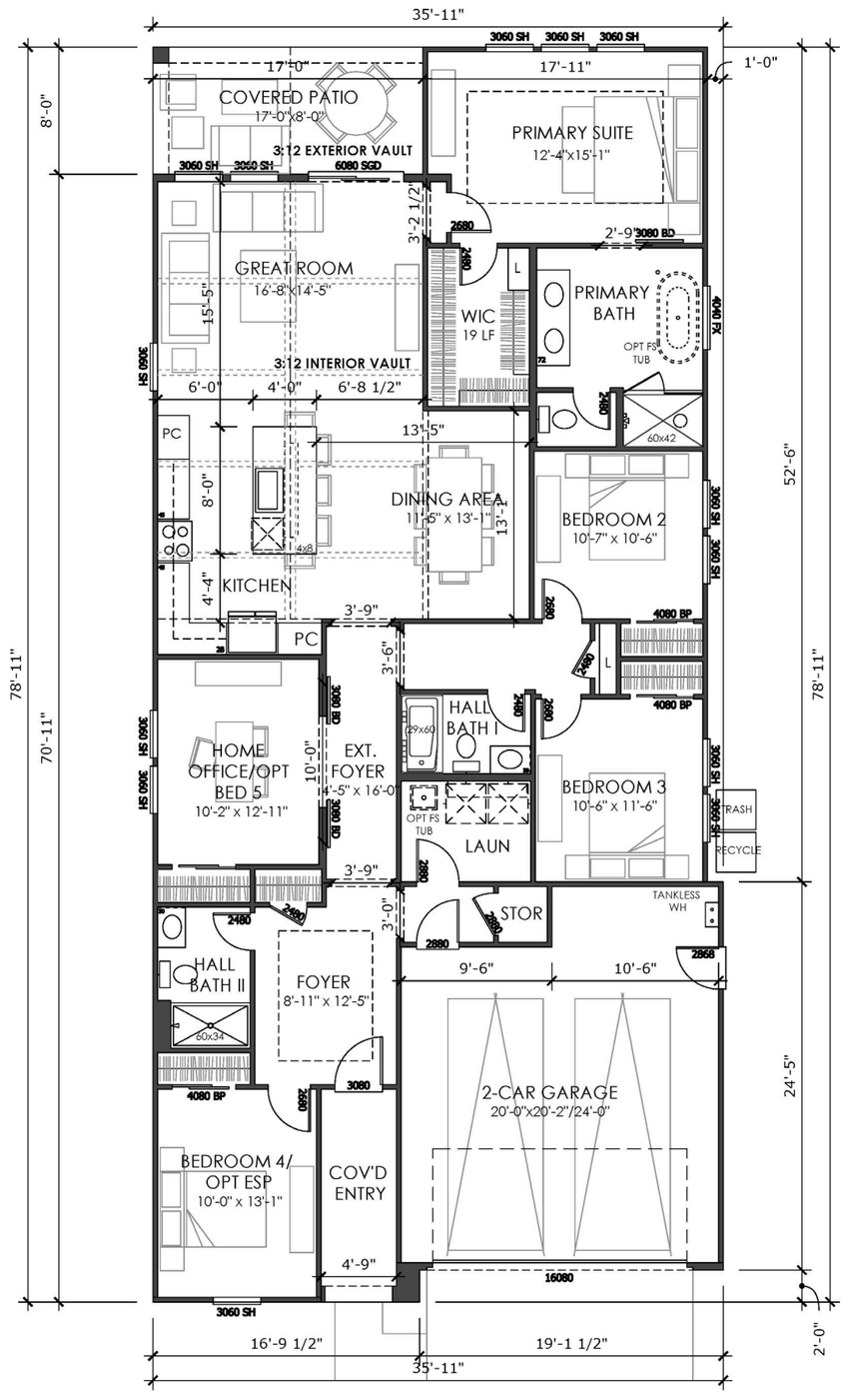


CORK
PLAN 1 - 8048
FORM UA - SPANISH MODERN
2,084 SQ. FT. :: SINGLE STORY

REINE
PLAN 2 - #8066
FORM ZA - CONTEMPORARY
2,846 SQ. FT. :: TWO STORY

VIENNE
PLAN 3 - #8084
FORM UA - SPANISH MODERN
3,352 SQ. FT. :: TWO STORY

STREET SCENE - FRONT
SCALE = NTS



35' MARKET RATE :: SP-3

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'

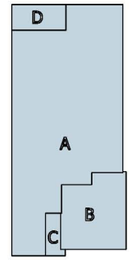
STATUS | NTL PORTFOLIO PLAN

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%



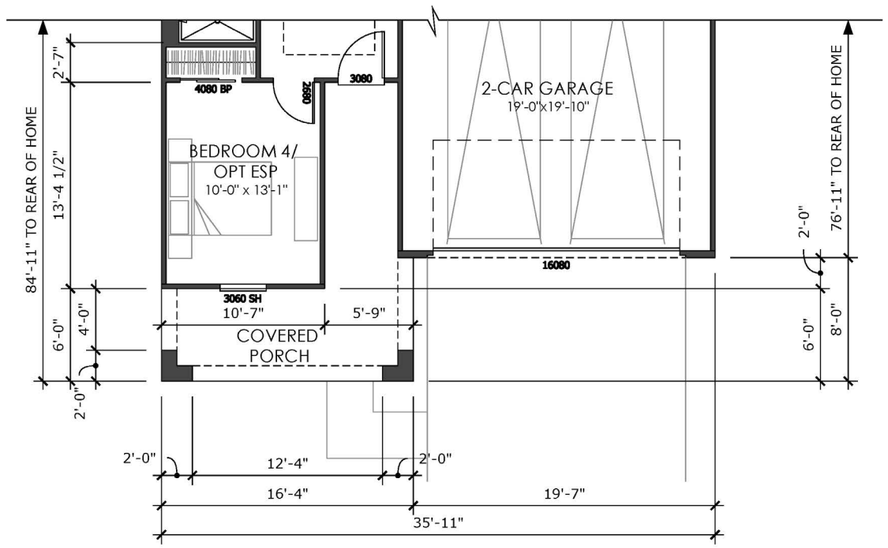
FIRST FLOOR PLAN
UA - SPANISH MODERN

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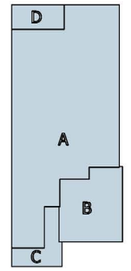
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FLOOR PLAN
FORM XA - HACIENDA



PLAN 1

LIV. SF:	**2,094**
PLAN W x D:	**34'-11" x 78'-11"**
PLAN #:	8047
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

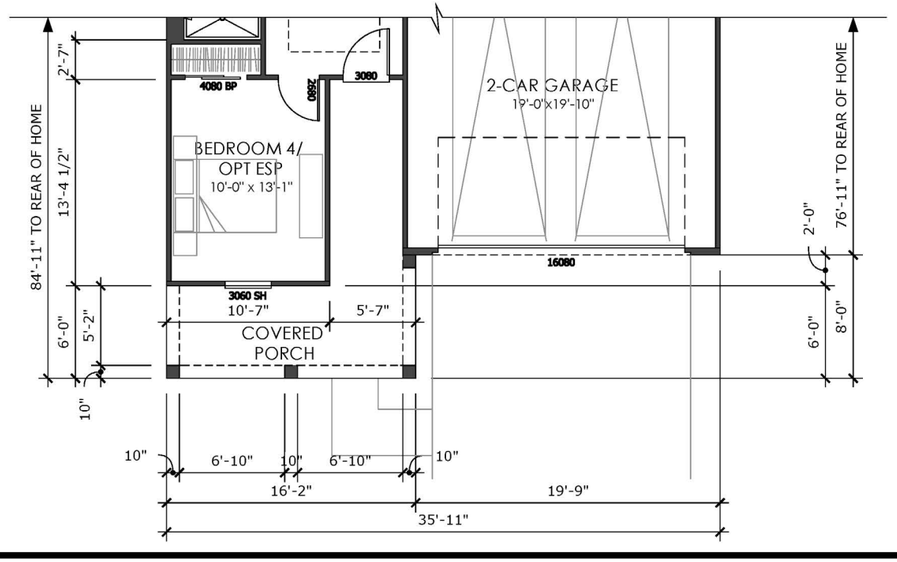
MAX. LIVABLE (A):	**2,084**
(A) 1ST FLR LIVABLE:	2,084
(B) 2 CAR GARAGE:	433
(C) COVERED ENTRY:	
ELEVATION UA:	54
ELEVATION WA:	162
ELEVATION XA:	164
ELEVATION ZA:	83
(D) COVERED PATIO:	
(E) ARCH. PROJECTION:	27
ELEVATION UA:	-
ELEVATION WA:	-
ELEVATION XA:	
ELEVATION ZA:	

MAX FOOTPRINT: **2,815**

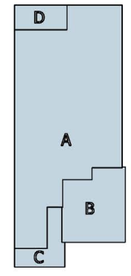
TYP LOT SIZE | 45'x112' (SF)

LOT COVERAGE ALLOWED | 60.0%

LOT COVERAGE | 2,815 /5,040 = 55.9%



FLOOR PLAN
FORM WA - FARMHOUSE



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35' MARKET RATE :: SP-2

PLAN 1

LIV. SF:	**2,094**
PLAN W x D:	**34'-11" x 78'-11"**
PLAN #:	8047
SCALE:	1/8" = 1'-0"
PLAN NAME:	CORK

VITAL STATS

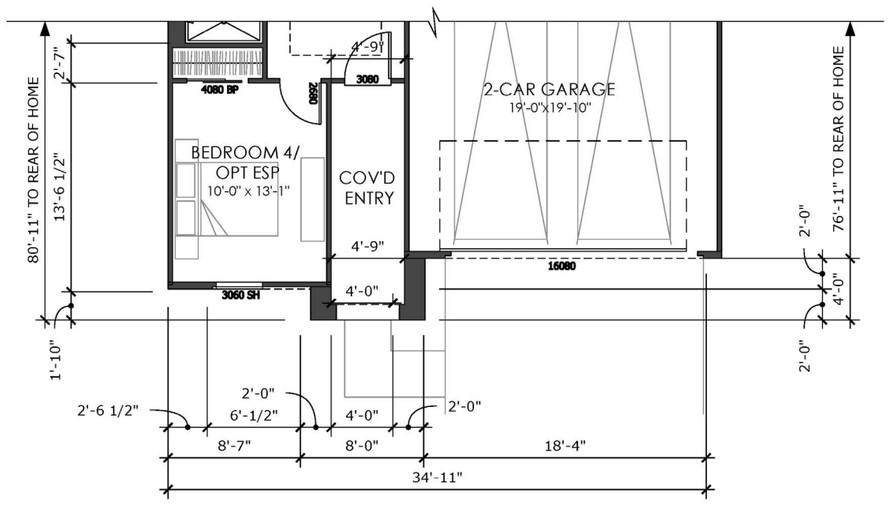
BEDROOM	4 (OPT 5)
BATH	3
CAR	2
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

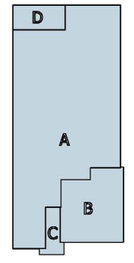
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,084**
(A) 1ST FLR LIVABLE:	2,084
(B) 2 CAR GARAGE:	433
(C) COVERED ENTRY:	
ELEVATION UA:	54
ELEVATION WA:	162
ELEVATION XA:	164
ELEVATION ZA:	83
(D) COVERED PATIO:	
(E) ARCH. PROJECTION:	27
ELEVATION UA:	-
ELEVATION WA:	-
ELEVATION XA:	
ELEVATION ZA:	

MAX FOOTPRINT: **2,815**
TYP LOT SIZE | 45'x112' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,815 /5,040 = 55.9%



FLOOR PLAN
FORM ZA -CONTEMPORARY

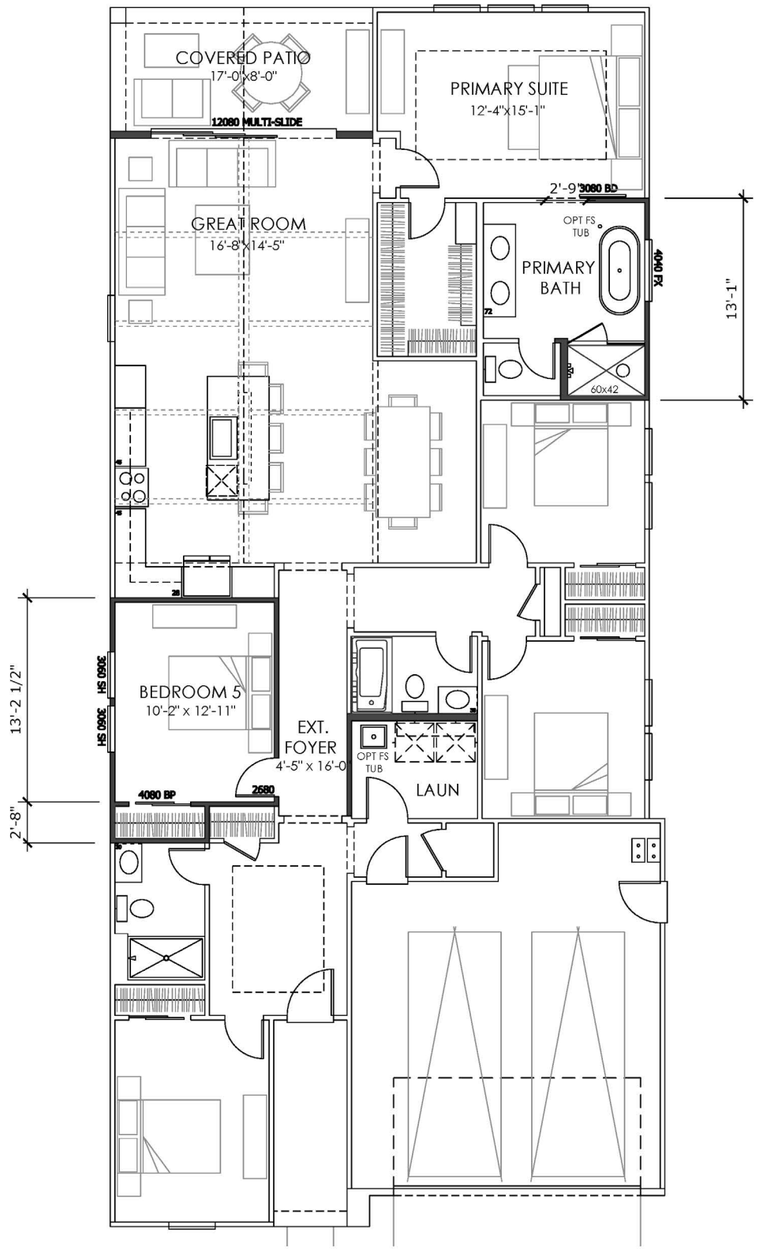


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35' MARKET RATE :: SP-3

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

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09/09/2026



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"



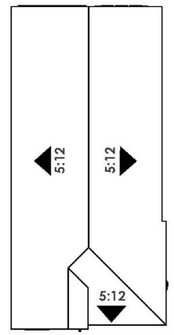
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 1

LIV. SF:	**2,084**
PLAN WxD:	**34'-11' x 78'-11"**
PLAN #:	8048
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.

AZD Vale Sereno :: Chandler, AZ

09/09/2026



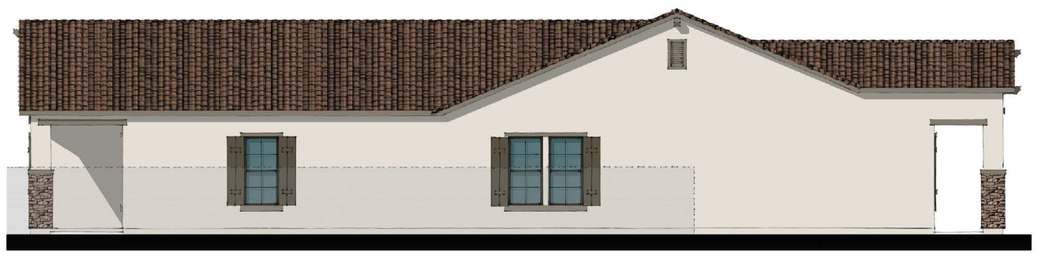
FORM XA - HACIENDA
FRONT VIEW: N.T.S.



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



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



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



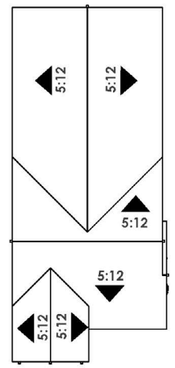
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 1

LIV. SF:	**2,084**
PLAN WxD:	**34'-11' x 84'-11"**
PLAN #:	8048
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.

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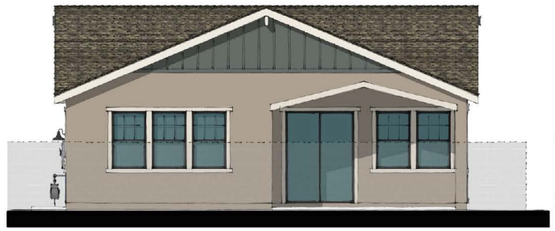
09/09/2026



FORM YA - FARMHOUSE
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"



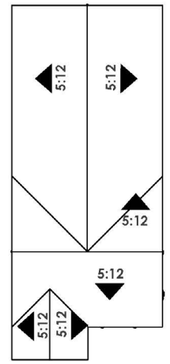
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 1

LIV. SF:	**2,094**
PLAN WxD:	**34'-11' x 84'-11"**
PLAN #:	8047
PLAN NAME:	**CORK**

FORM YA - FARMHOUSE



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.

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09/04/2026



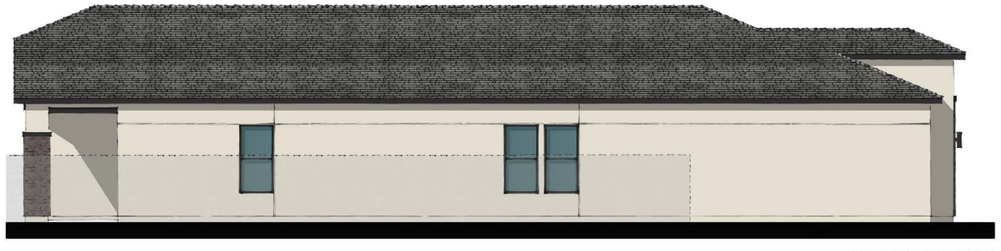
FORM ZA - CONTEMPORARY
FRONT VIEW: N.T.S.



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



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



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



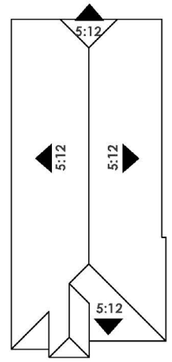
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 1

LIV. SF:	**2,084**
PLAN WxD:	**34'-11' x 80'-11"**
PLAN #:	8048
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.

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35' :: MKT SP-3

PLAN 1 *(OPTIONS)*

LIV. SF:	**2,084**
PLAN WxD:	**34'-11' x 78'-11"**
PLAN #:	8048
PLAN NAME:	**CORK**
OPT. MULTI-SGD	



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



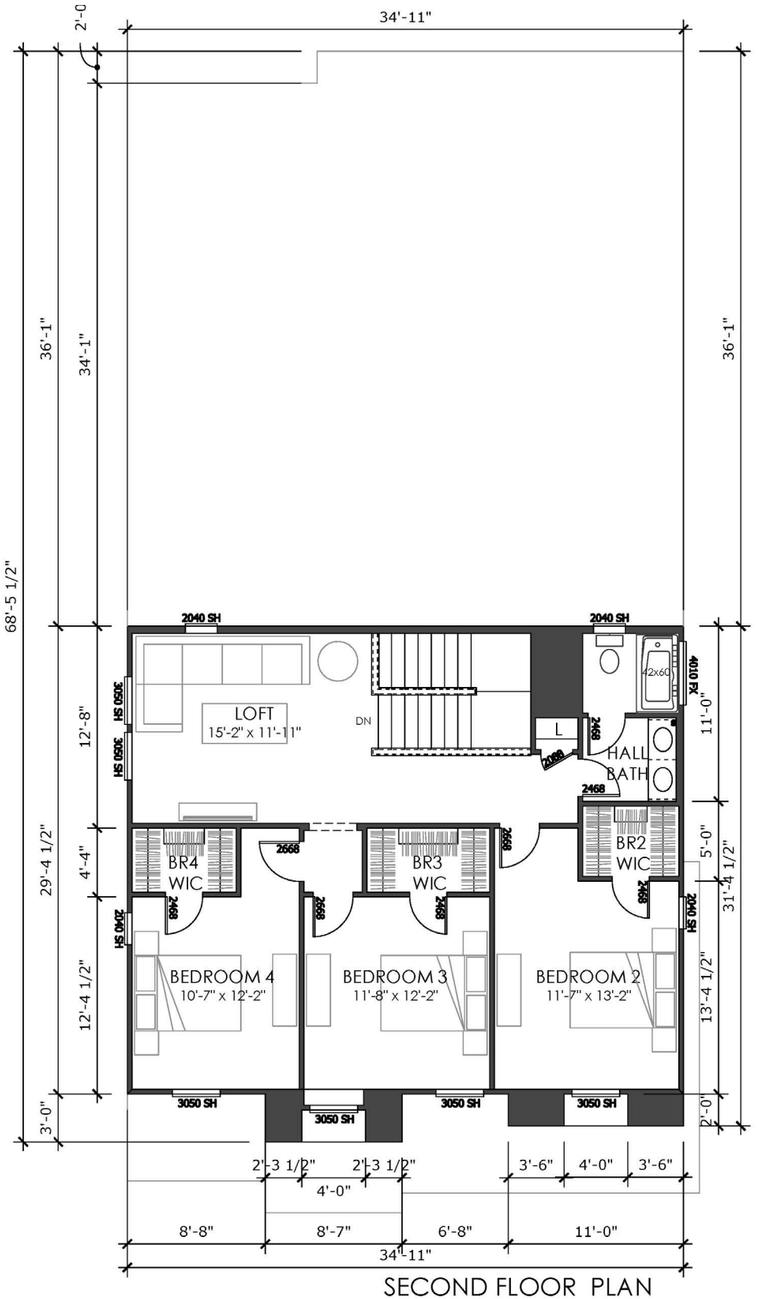
FORM XA - HACIENDA — REAR ELEVATION
SCALE: 3/32" = 1'0"



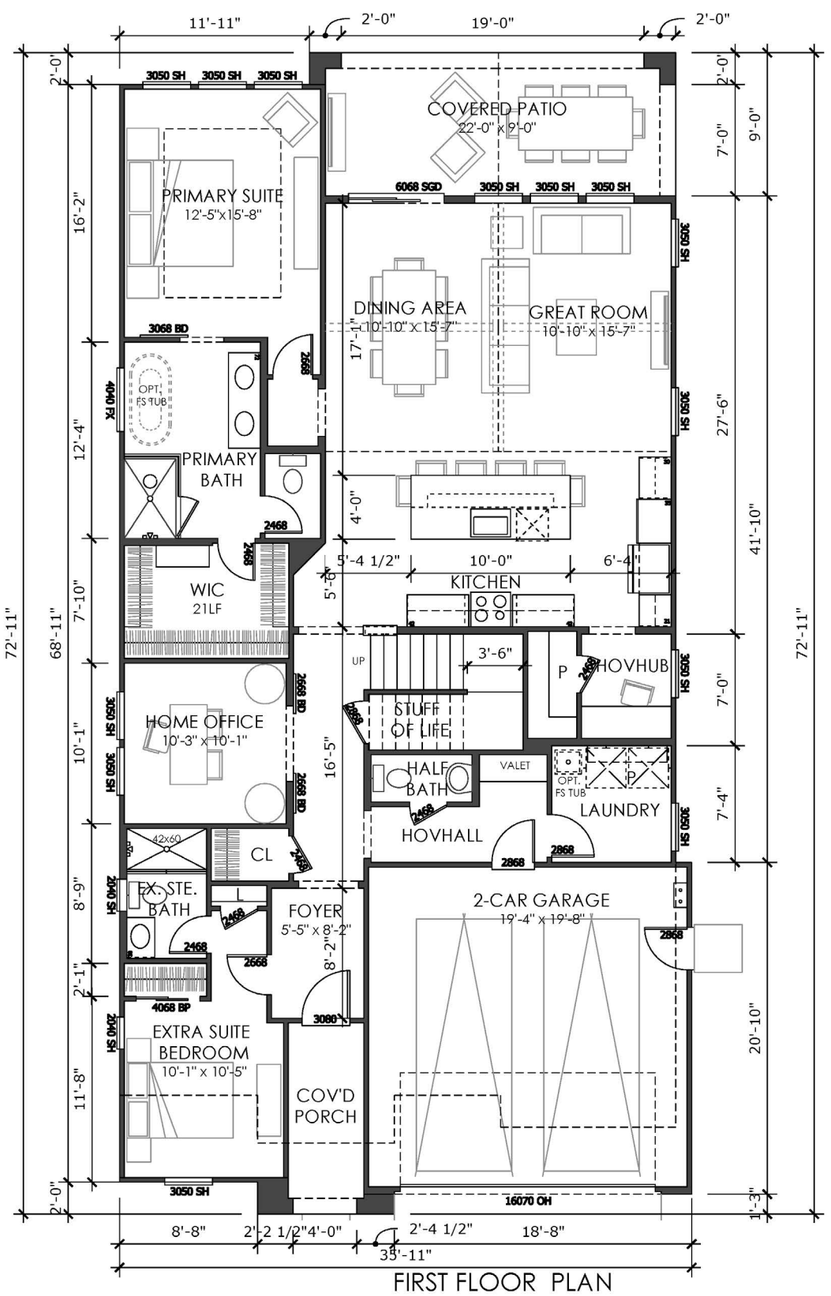
FORM YA - FARMHOUSE — REAR ELEVATION
SCALE: 3/32" = 1'0"



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



SECOND FLOOR PLAN
UA - SPANISH MODERN



FIRST FLOOR PLAN
FORM UA - SPANISH MODERN

35' MARKET RATE :: SP-2

PLAN 2

LIV. SF:	**2,859**
PLAN W x D:	**34'-11" x 69'-11"**
PLAN #:	8065
SCALE:	1/8" = 1'-0"
PLAN NAME:	REINE

VITAL STATS

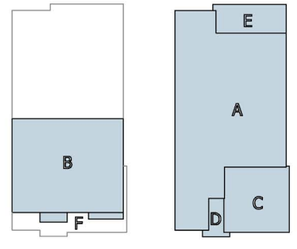
BEDROOM	5
BATH	3.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	8' | 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

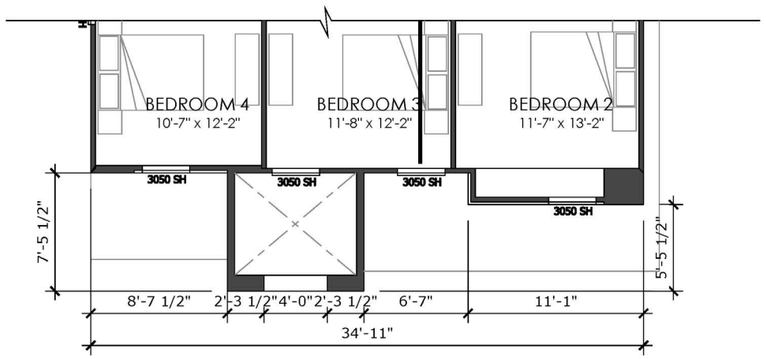
MAX. LIVABLE (A):	**2,846**
(A) 1ST FLR LIVABLE:	1,820
(B) 2ND FLR LIVABLE:	1,026
(C) 2 CAR GARAGE:	467
(D) COVERED ENTRY:	
ELEVATION UA:	62
ELEVATION WA:	**150**
ELEVATION XA:	150
ELEVATION ZA:	62
(E) COVERED PATIO:	200
(F) ARCH. PROJECTION:	
ELEVATION UA:	48
ELEVATION WA:	**29**
ELEVATION XA:	44
ELEVATION ZA:	37
(WA)MAX FOOTPRINT:	**2,681**

LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 1,776/4120 = 43.1%

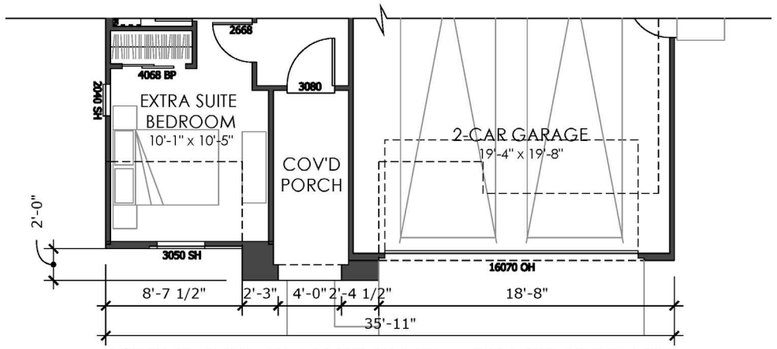


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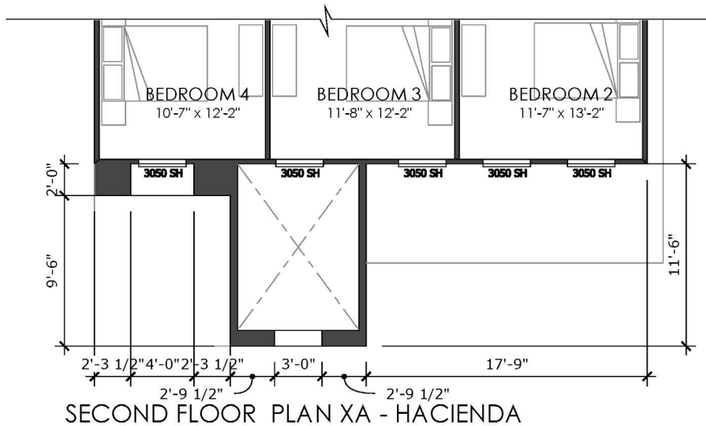
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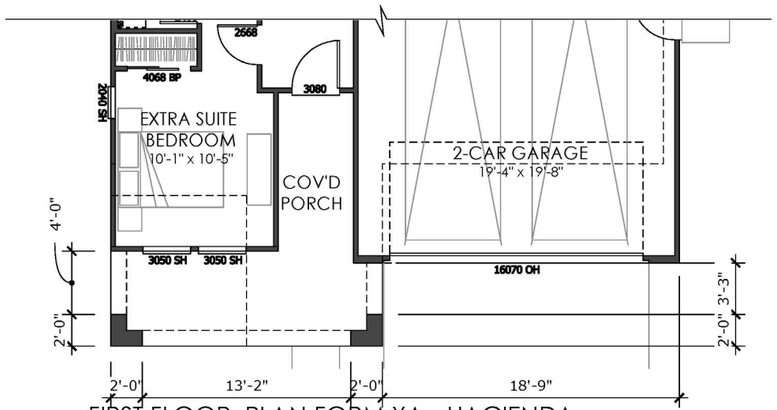
SECOND FLOOR PLAN ZA - CONTEMPORARY



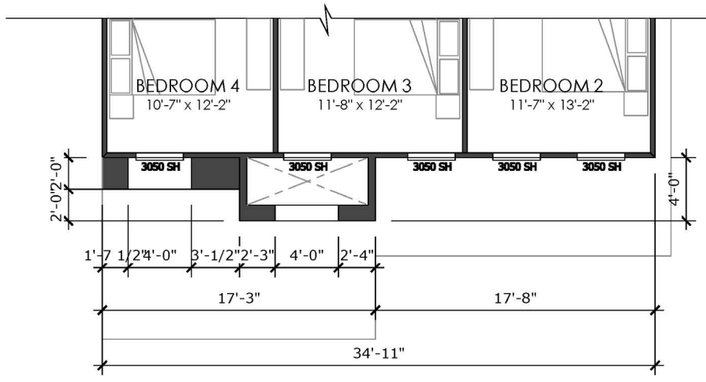
FIRST FLOOR PLAN FORM ZA - CONTEMPORARY



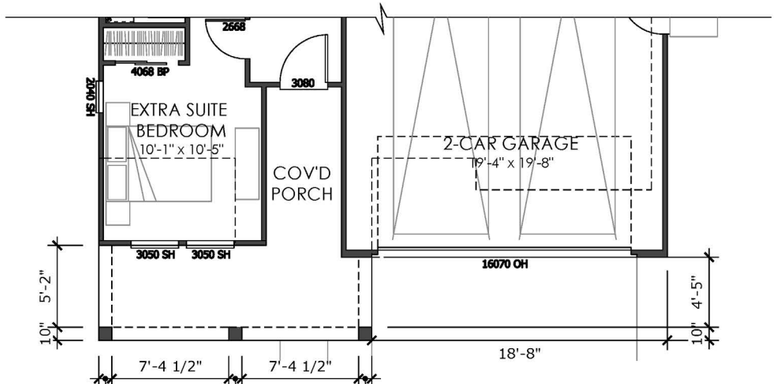
SECOND FLOOR PLAN XA - HACIENDA



FIRST FLOOR PLAN FORM XA - HACIENDA



SECOND FLOOR PLAN WA - FARMHOUSE



FIRST FLOOR PLAN FORM WA - FARMHOUSE

35' MARKET RATE :: SP-2

PLAN 2

LIV. SF:	**2,859**
PLAN W x D:	**34'-11" x 69'-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

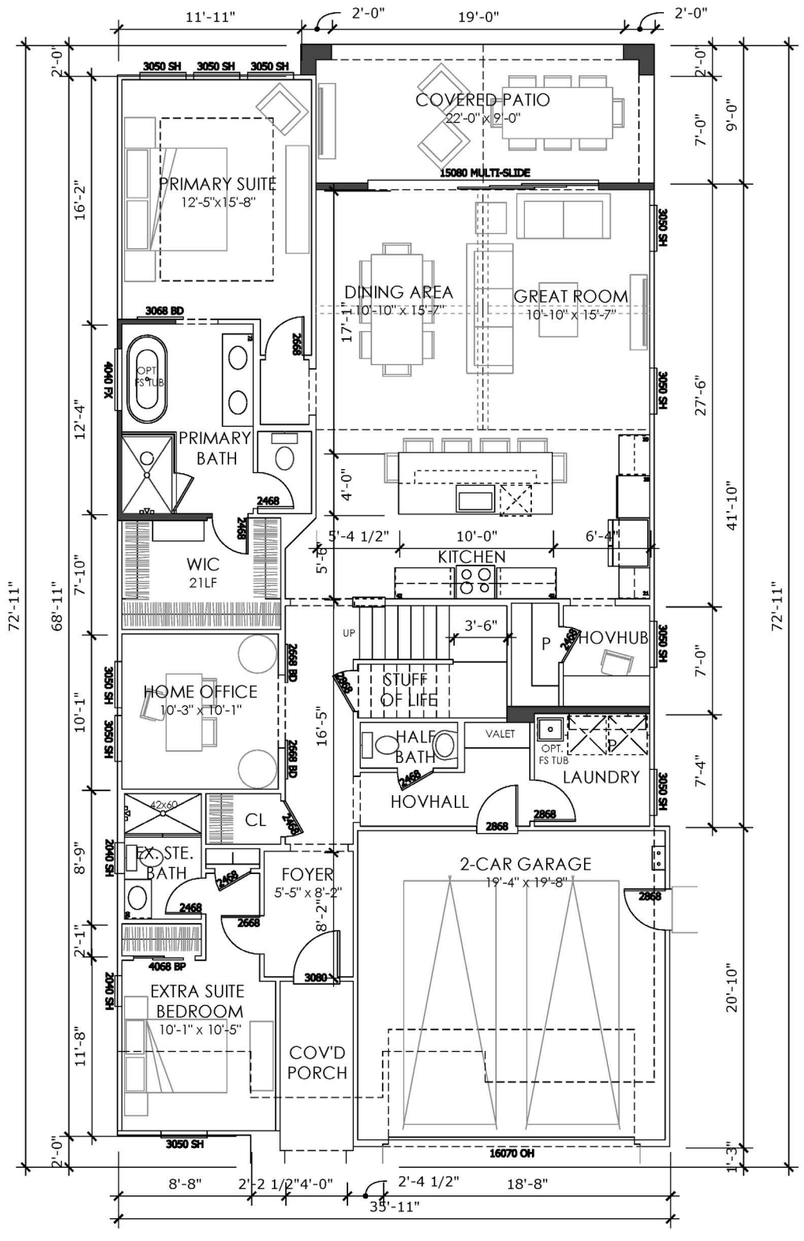
MAX. LIVABLE (A):	**2,846**
(A) 1ST FLR LIVABLE:	1,820
(B) 2ND FLR LIVABLE:	1,026
(C) 2 CAR GARAGE:	467
(D) COVERED ENTRY:	
ELEVATION UA:	62
ELEVATION WA:	**150**
ELEVATION XA:	150
ELEVATION ZA:	62
(E) COVERED PATIO:	200
(F) ARCH. PROJECTION:	
ELEVATION UA:	48
ELEVATION WA:	**29**
ELEVATION XA:	44
ELEVATION ZA:	37
(WA)MAX FOOTPRINT:	**2,681**

TYP LOT SIZE | 40'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 1,776/4120 = 43.1%

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OPTION :: 15080 SGD AT COVERED PATIO
OPTION :: 3068 BARN DOOR AT PRIMARY BATH
OPTION :: F.S. TUB AT PRIMARY BATH
OPTION :: F.S. TUB AT LAUNDRY

35' MARKET RATE :: SP-2

PLAN 2 *(OPTIONS)*

LIV. SF:	**2,859**
PLAN W x D:	**34'-11" x 69'-11"**
PLAN #:	8065
SCALE:	1/8" = 1'-0"
PLAN NAME:	REINE

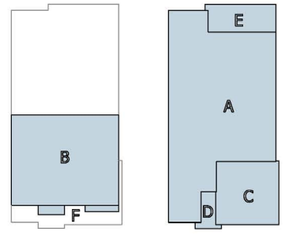
VITAL STATS

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:	467
(D) COVERED ENTRY:	
ELEVATION UA:	62
ELEVATION WA:	**150**
ELEVATION XA:	150
ELEVATION ZA:	62
(E) COVERED PATIO:	200
(F) ARCH. PROJECTION:	
ELEVATION UA:	48
ELEVATION WA:	**29**
ELEVATION XA:	44
ELEVATION ZA:	37
(WA)MAX FOOTPRINT:	**2,681**



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

35' :: MKT SP-3

PLAN 2

V. SF:	**2,846**
PLAN WxD:	**34'-11' x 70'-11"**
PLAN #:	8066
PLAN NAME:	**REINE**

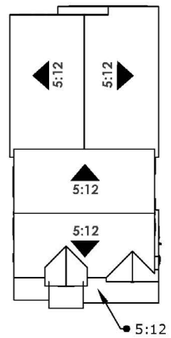
FORM UA - SPANISH MODERN



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



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



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.



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



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

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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"



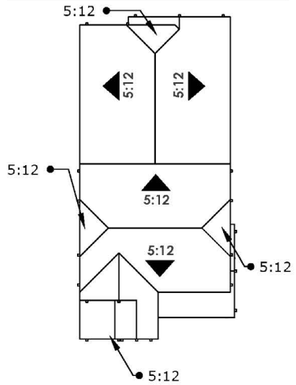
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 2

V. SF:	**2,846**
PLAN WxD:	**34'-11' x 74'-11"**
PLAN #:	8066
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.

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FORM YA - FARMHOUSE
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"



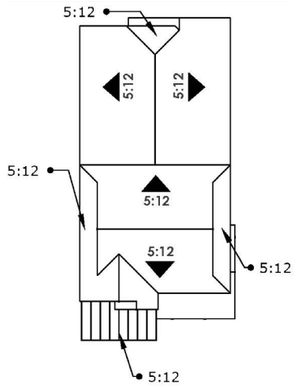
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SPEC2

PLAN 2

LIV. SF:	**2,859**
PLAN WxD:	**34'-11' x 69'-11"**
PLAN #:	8065
PLAN NAME:	**REINE**

FORM YA - FARMHOUSE



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.

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

35' :: MKT SP-3

PLAN 2

V. SF:	**2,846**
PLAN WxD:	**34'-11' x 70'-11"**
PLAN #:	8066
PLAN NAME:	**REINE**

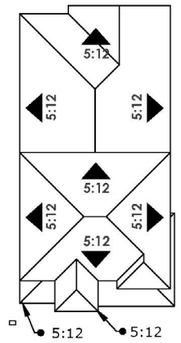
FORM ZA - CONTEMPORARY



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



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



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.



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



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

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FORM ZA - CONTEMPORARY

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



FORM YA - FARMHOUSE

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



FORM ZA - CONTEMPORARY

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



FORM UA - SPANISH MODERN

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

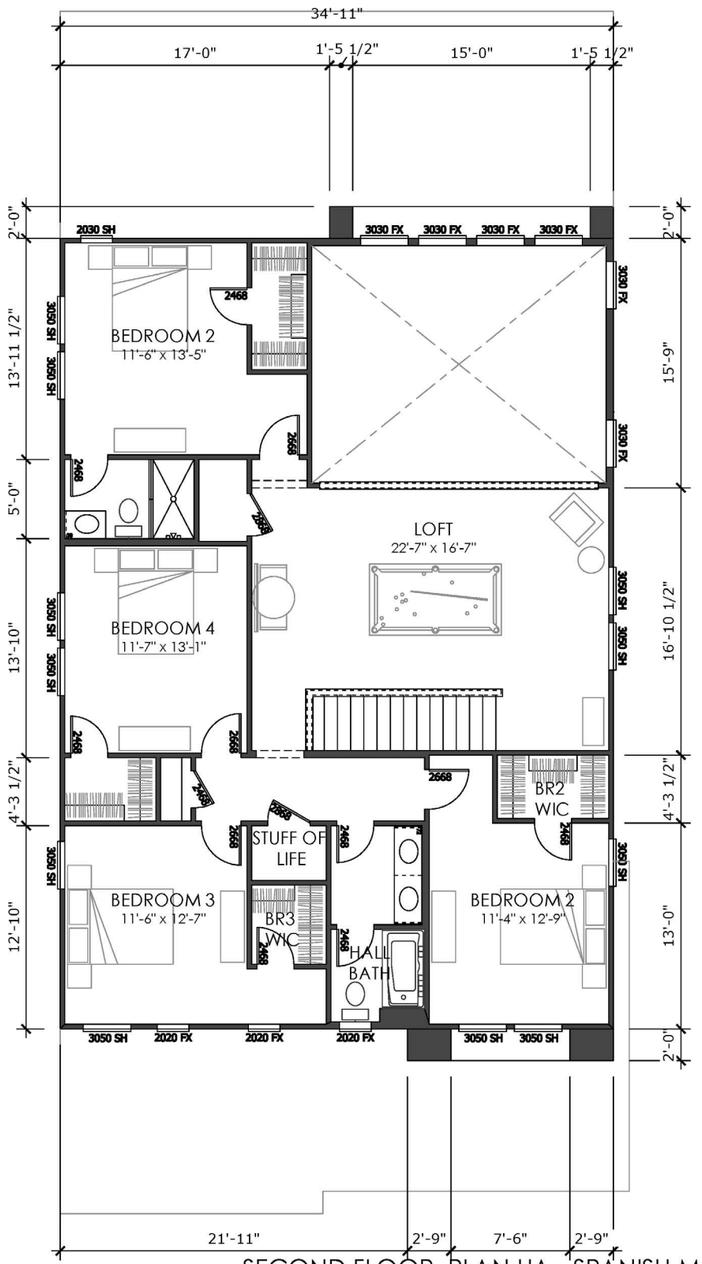
35' :: MKT SPEC2

PLAN 2 *(OPTIONS)*

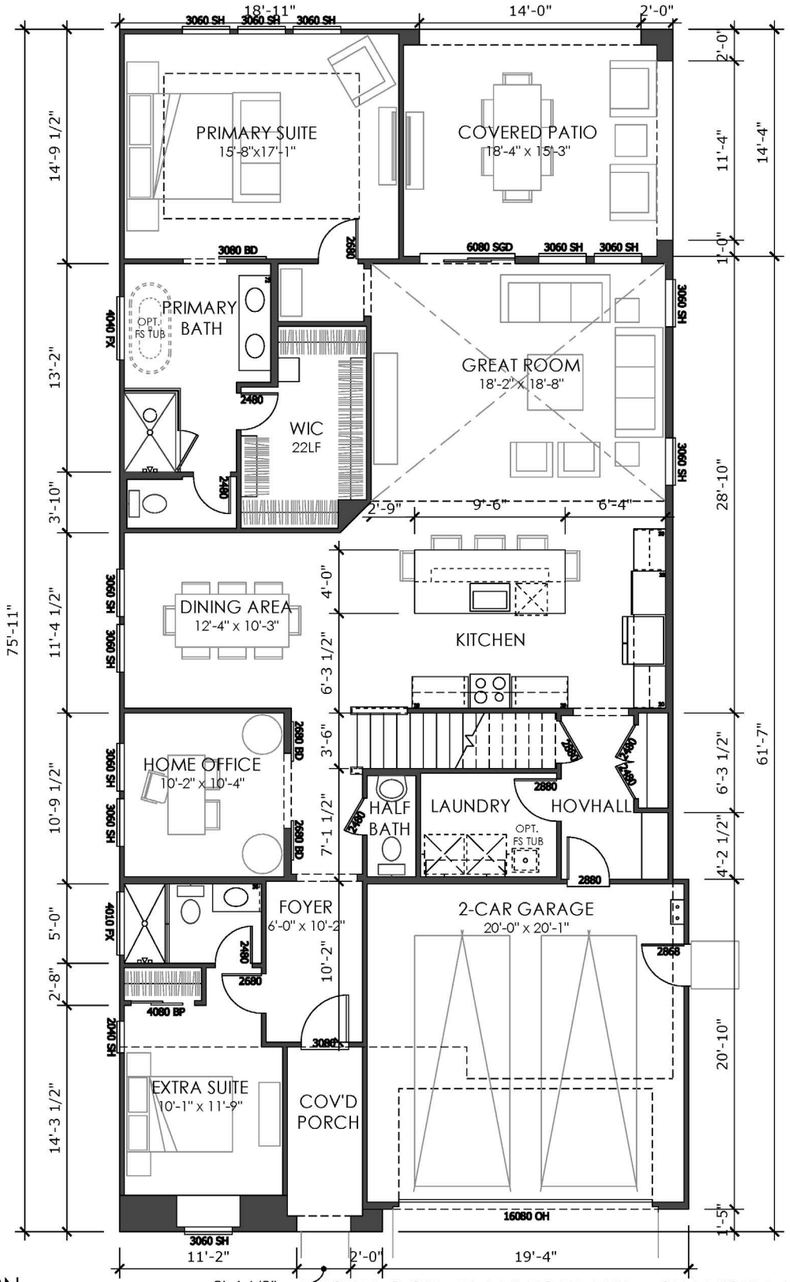
LIV. SF:	**2,859**
PLAN WxD:	**34'-11' x 69'-11"**
PLAN #:	8065
PLAN NAME:	**REINE**

OPT. MULTI SGD

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SECOND FLOOR PLAN UA - SPANISH MODERN



FIRST FLOOR PLAN FORM UA - SPANISH MODERN

35' MARKET RATE :: SP-2

PLAN 3

LIV. SF:	**3,352**
PLAN W x D:	**34'-11" x 74'-11"**
PLAN #:	8083
SCALE:	1/8" = 1'-0"
PLAN NAME:	VIENNE

VITAL STATS

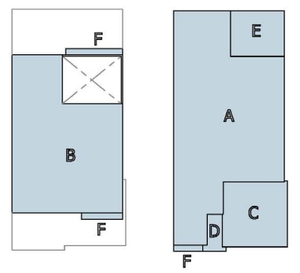
BEDROOM	6
BATH	4.5
CAR	2
CEILING	9' | 9'
WINDOW HDR	8' | 8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

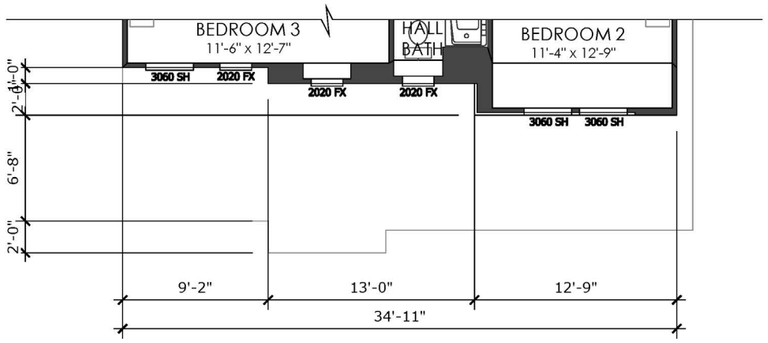
MAX. LIVABLE (A):	**3,352**
(A) 1ST FLR LIVABLE:	1,903
(B) 2ND FLR LIVABLE:	1,449
(C) 2 CAR GARAGE:	420
(D) COVERED ENTRY:	
ELEVATION UA:	**60**
ELEVATION WA:	51
ELEVATION YA:	60
ELEVATION ZA:	60
(E) COVERED PATIO:	244
(F) ARCH. PROJECTION:	
ELEVATION UA:	**80**
ELEVATION WA:	87
ELEVATION YA:	80
ELEVATION ZA:	87
(UA)MAX FOOTPRINT:	**2,707**

TYP LOT SIZE | 46'x114' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,707/5,244 = 52%

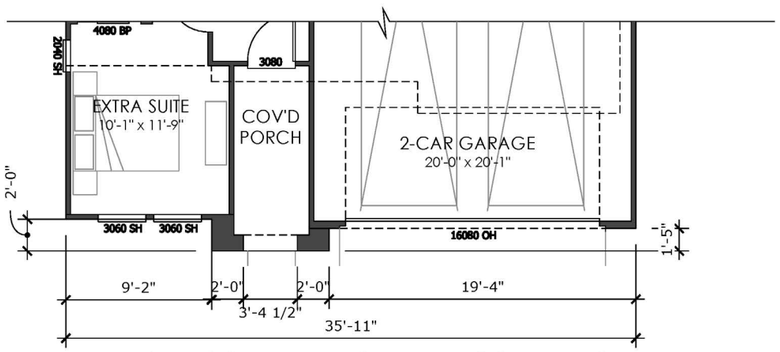


KHovnanian Homes

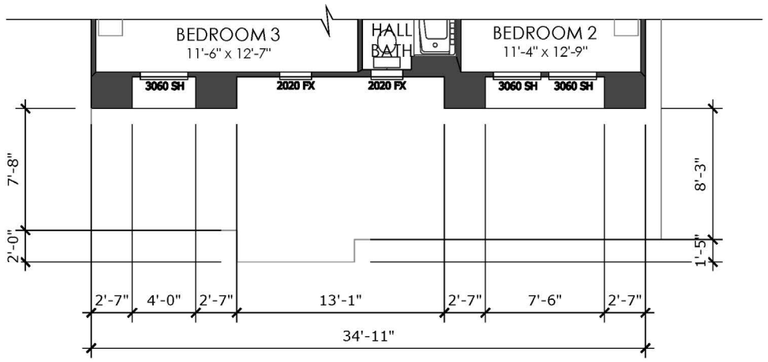
AZD Vale Sereno :: Chandler, AZ



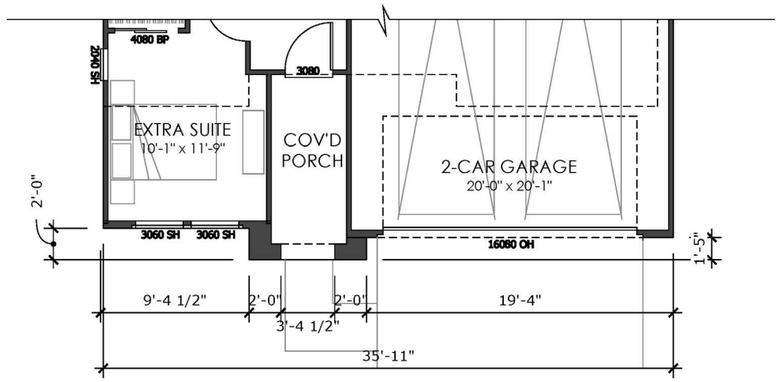
SECOND FLOOR PLAN ZA - CONTEMPORARY



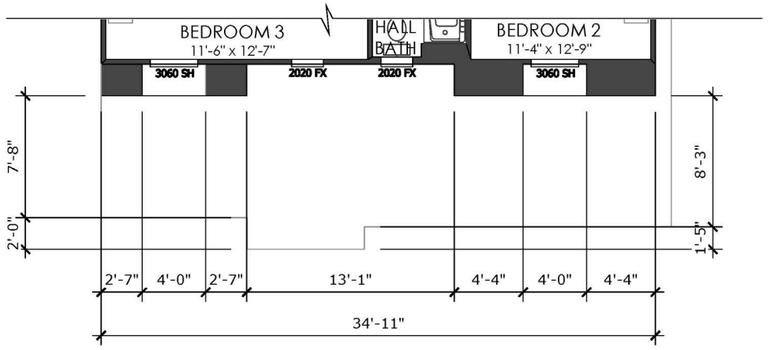
FIRST FLOOR PLAN FORM ZA - CONTEMPORARY



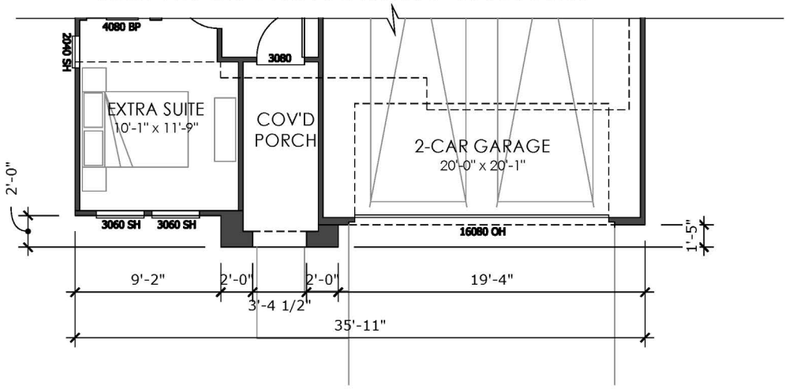
SECOND FLOOR PLAN XA - HACIENDA



FIRST FLOOR PLAN FORM XA - HACIENDA



SECOND FLOOR PLAN WA - FARMHOUSE



FIRST FLOOR PLAN FORM WA - FARMHOUSE

35' MARKET RATE :: SP-2

PLAN 3

LIV. SF:	**3,352**
PLAN W x D:	**34'-11" x 74'-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'

AREA S.F. BREAKDOWN

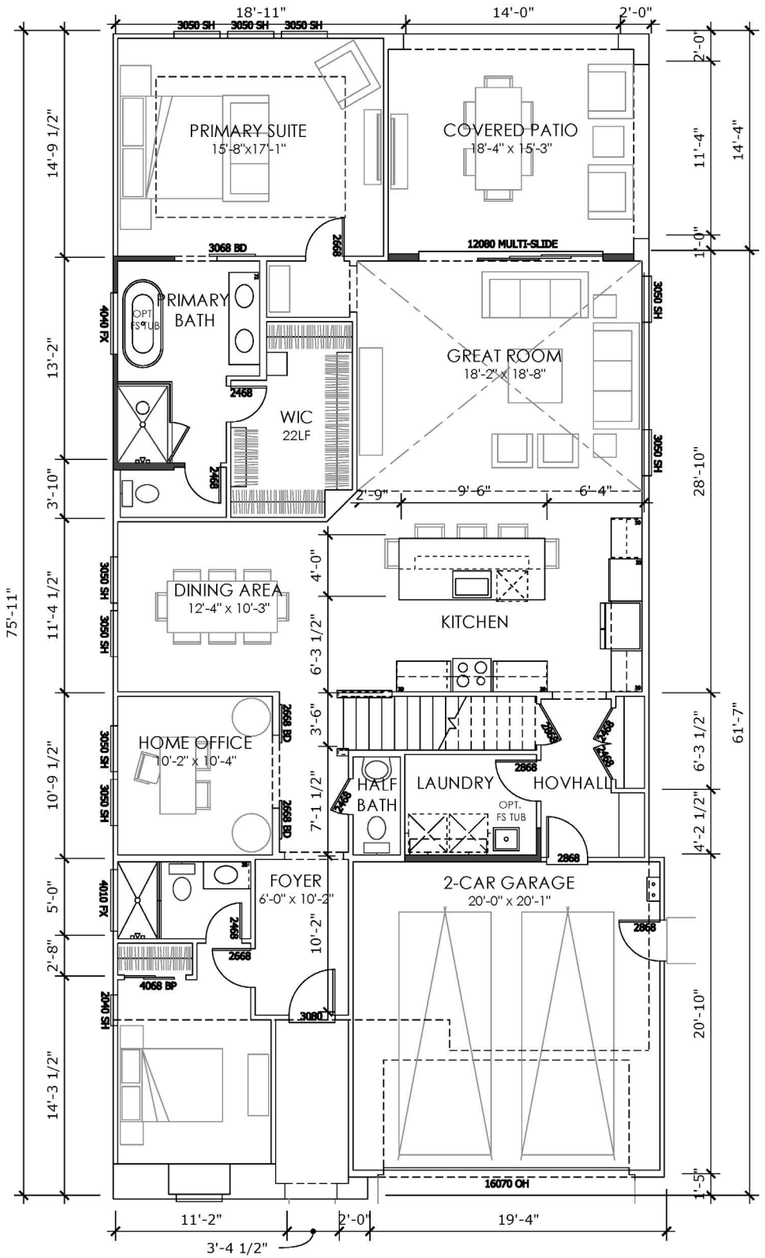
MAX. LIVABLE (A):	**3,352**
(A) 1ST FLR LIVABLE:	1,903
(B) 2ND FLR LIVABLE:	1,449
(C) 2 CAR GARAGE:	420
(D) COVERED ENTRY:	
ELEVATION UA:	**60**
ELEVATION WA:	51
ELEVATION YA:	60
ELEVATION ZA:	60
(E) COVERED PATIO:	244
(F) ARCH. PROJECTION:	
ELEVATION UA:	**80**
ELEVATION WA:	87
ELEVATION YA:	80
ELEVATION ZA:	87
(UA)MAX FOOTPRINT:	**2,707**

TYP LOT SIZE | 46'x114' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,707/5,244 = 52%

AZD Vale Sereno :: Chandler, AZ

09/09/2026

Corporate Product Development :: West Group Architecture



35' MARKET RATE :: SP-2

PLAN 3 *(OPTIONS)*

LIV. SF:	**3,352**
PLAN W x D:	**34'-11" x 74'-11"**
PLAN #:	8083
SCALE:	1/8" = 1'-0"
PLAN NAME:	VIENNE

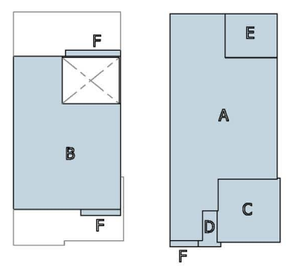
VITAL STATS

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

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 WA:	51
ELEVATION YA:	60
ELEVATION ZA:	60
(E) COVERED PATIO:	244
(F) ARCH. PROJECTION:	
ELEVATION UA:	**80**
ELEVATION WA:	87
ELEVATION YA:	80
ELEVATION ZA:	87
(UA)MAX FOOTPRINT:	**2,707**

TYP LOT SIZE | 46'x114' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,707/5,244 = 52%



OPTION :: 12080 SGD WITH COVERED PATIO
OPTION :: 3068 BARN DOOR AT PRIMARY BATH
OPTION :: F.S. TUB AT PRIMARY BATH
OPTION :: F.S. TUB AT LAUNDRY

FIRST FLOOR PLAN OPTIONS
FORM UA - SPANISH MODERN

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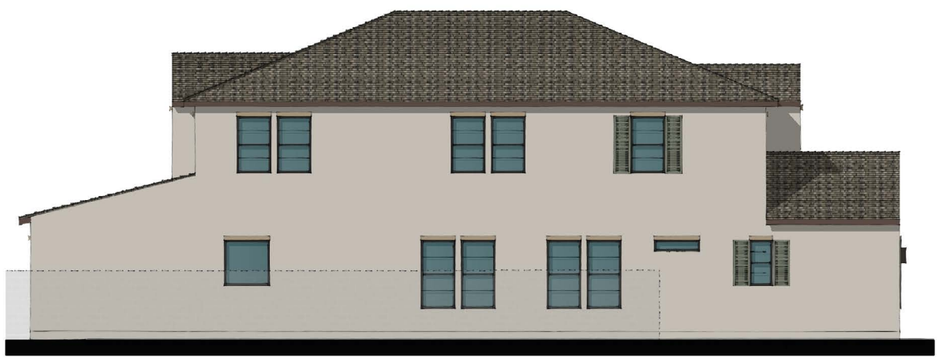
FORM UA - SPANISH MODERN
FRONT VIEW: N.T.S.



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



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



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



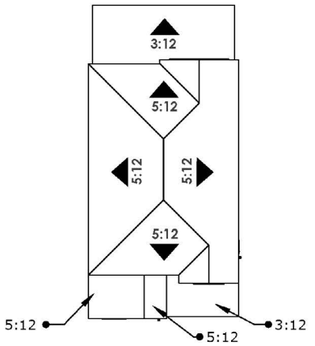
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 3

V. SF:	**3,352**
PLAN WxD:	**34'-11' x 75'-11"**
PLAN #:	8084
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.

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09/09/2026



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



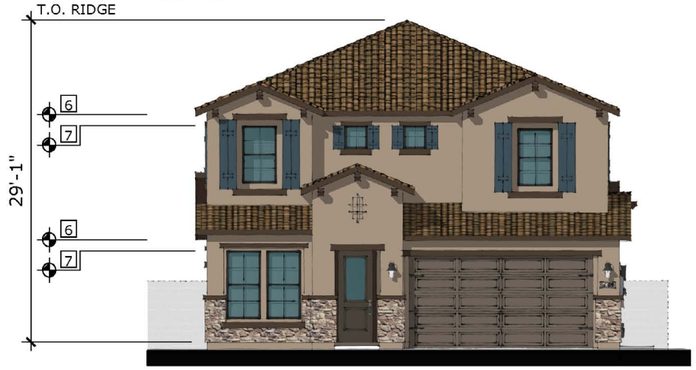
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



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



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



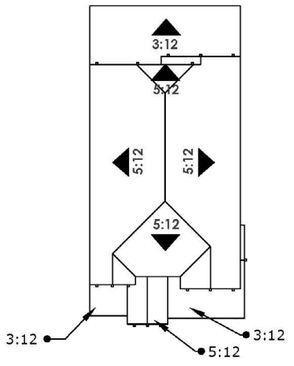
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 3

V. SF:	**3,352**
PLAN WxD:	**34'-11' x 75'-11"**
PLAN #:	8084
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.

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09/09/2026



35' :: MKT SPEC2

PLAN 3

LIV. SF:	**3,365**
PLAN WxD:	**34'-11' x 75'-11"**
PLAN #:	8083
PLAN NAME:	**VIENNE**

FORM YA - FARMHOUSE

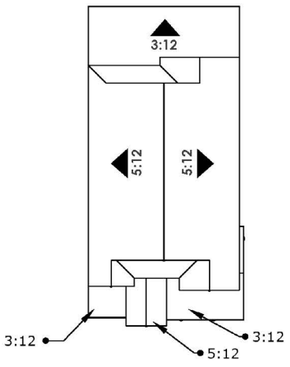


FORM YA - FARMHOUSE
FRONT VIEW: N.T.S.

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



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



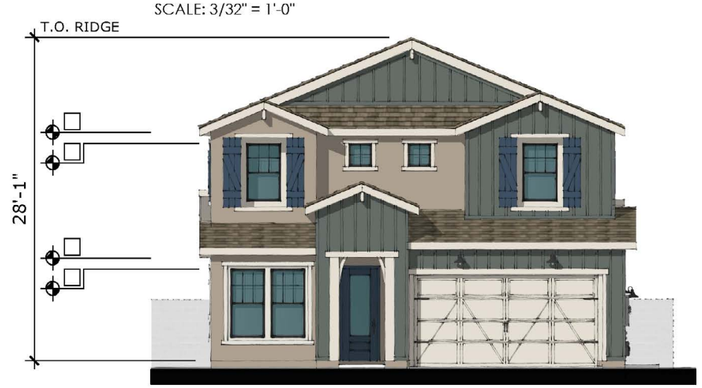
ROOF PLAN | SCALE: N.T.S.

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.



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



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

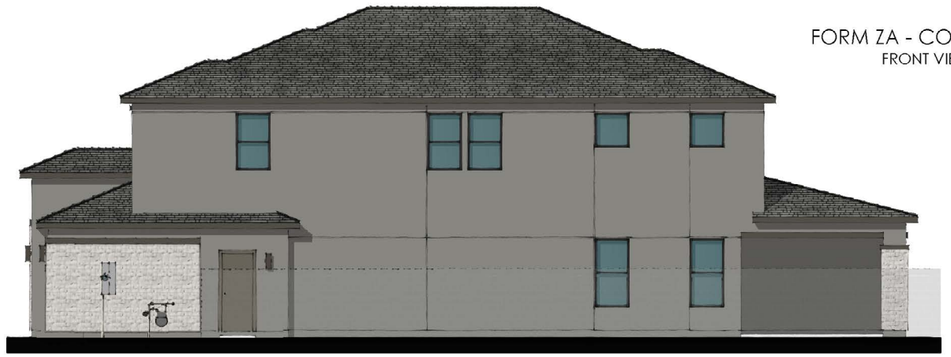
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AZD Vale Sereno :: Chandler, AZ

09/09/2026



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"



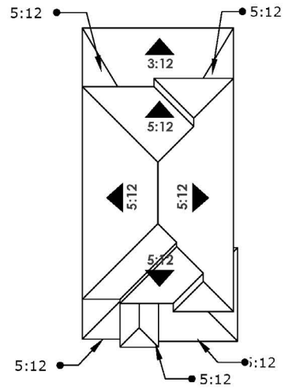
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

35' :: MKT SP-3

PLAN 3

V. SF:	**3,352**
PLAN WxD:	**34'-11' x 75'-11"**
PLAN #:	8084
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.

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09/09/2026



FORM XA - HACIENDA

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



FORM YA - FARMHOUSE

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



FORM ZA - CONTEMPORARY

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



FORM UA - SPANISH MODERN

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

35' :: MKT SPEC2

PLAN 3 *(OPTIONS)*

LIV. SF:	**3,365**
PLAN WxD:	**34'-11' x 74'-11"**
PLAN #:	8083
PLAN NAME:	**VIENNE**
OPT. MULTI SGD	

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APPENDIX B:
COLOR & MATERIALS PALETTE

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AZD Vale Sereno

Chandler ,AZ

WIP Date: 9/18/2026
DR Approval Date:
Rev 1:
Rev 2:
Rev 3:

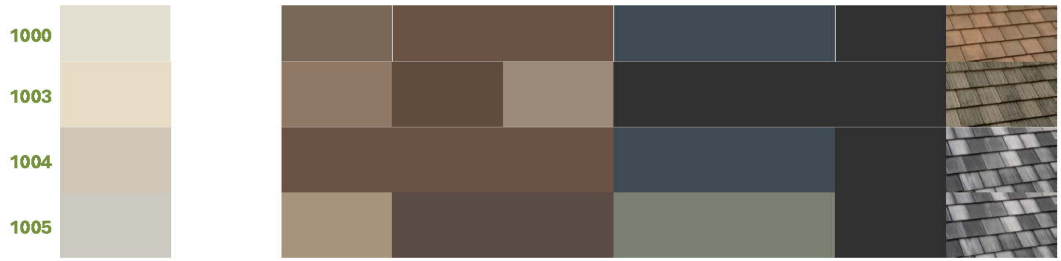
			Body	LRV	Siding	LRV	Trim	Fascia	Gar Door	Entry	Shutters	Pipe Vent	Roof Tile Eagle	Veneer Eldorado Stone
FORM U - Spanish Modern	STL25064	1000	7011 Natural Choice	73	NA	0	6152 Superior Bronze	7520 Dark Brown	7520 Dark Brown	7615 Sea Serpent	7615 Sea Serpent	6990 Caviar	Flat_4646_Sunset Blend	NA
	STL25055	1003	6119 Antique White	72	NA	0	6081 Down Home	9091 Half_Caff	7508 Tavern Taupe	6990 Caviar	6990 Caviar	6990 Caviar	Flat_5687_Brown Grey Range	NA
	STL25023	1004	7036 Accessible Beige	58	NA	0	7520 Dark Brown	7520 Dark Brown	7520 Dark Brown	7615 Sea Serpent	7615 Sea Serpent	6990 Caviar	Flat_4669_Grays Peak Range Copper SRB	NA
	STL25065	1005	7015 Repose Gray	58	NA	0	2827 Colonial Revival Stone	7510 Chateau Brown	7510 Chateau Brown	6186 Dried Thyme	6186 Dried Thyme	6990 Caviar	Flat_4669_Grays Peak Range Copper SRB	NA
FORM W - Farmhouse	STL24891	3000	7636 Origami White	76	7636 Origami White	76	7636 Origami White	7069 Iron Ore	7069 Iron Ore	6214 Underseas	7069 Iron Ore	NA	Flat_4595_Dark Charcoal	NA
	STL24893	3004	7650 Ellie Gray	40	8917 Shell White	83	8917 Shell White	8917 Shell White	7069 Iron Ore	7602 Indigo Batik	7602 Indigo Batik	NA	Flat_5699_Charcoal Range	NA
	STL24894	3005	7633 Taupe Tone	36	7622 Homburg Gray	15	7042 Shoji White	7042 Shoji White	7042 Shoji White	6237 Dark Night	6237 Dark Night	NA	Flat_5687_Brown Grey Range	NA
	STL24921	3007	7642 Pavestone	32	7012 Creamy	81	7012 Creamy	7012 Creamy	7012 Creamy	2839 Roycroft Copper Red	2839 Roycroft Copper Red	NA	Flat_4503_Sierra Madre	NA
FORM X - Hacienda W/ Stone	STL25122	4110	7627 White Heron	76	NA	0	7053 Adaptive Shade	7053 Adaptive Shade	7053 Adaptive Shade	6062 Vintage Leather	7745 Muddled Basil	NA	Barrel_3636_Piedmont Blend	Eldorado Stone_Hillstone_Verona
	STL25123	4112	7517 Rivers Edge	63	NA	0	7053 Adaptive Shade	6006 Black Bean	6006 Black Bean	6228 Refuge	6228 Refuge	NA	Barrel_3646_Sunset Blend	Eldorado Stone_Cypress Ridge_Orchard
	STL25153	4115	7023 Requisite Gray	45	NA	0	9183 Dark Clove	9183 Dark Clove	9175 Deep Forest Brown	9175 Deep Forest Brown	9175 Deep Forest Brown	NA	Barrel_3602_Concord Blend	Eldorado Stone_Hillstone_Verona
	STL25200	4116	7513 Sanderling	31	NA	0	9183 Dark Clove	9183 Dark Clove	7026 Griffin	7602 Indigo Batik	7602 Indigo Batik	NA	Barrel_3645_Sunrise Blend	Eldorado Stone_Cypress Ridge_Catania
FORM Z - Contemporary W/ Stone	STL25125	6110	7042 Shoji White	74	6004 Mink	21	6990 Caviar	6990 Caviar	6990 Caviar	6990 Caviar	NA	NA	Flat_5699_Charcoal Range	Eldorado Stone_Ledgecut 33_Beach Pebble
	STL25126	6112	7641 Colonnade Gray	53	7566 Westhighland White	86	7566 Westhighland White	7027 Hickory Smoke	7027 Hickory Smoke	6988 Bohemian Black	NA	NA	Flat_4503_Sierra Madre	Eldorado Stone_Vantage 30_Stormcloud
	STL25242	6114	6198 Sensible Hue	46	7048 Urbane Bronze	8	6991 Black Magic	6991 Black Magic	6069 French Roast	6991 Black Magic	NA	NA	Flat_4503_Sierra Madre	Eldorado Stone_Marquee 24_Dove Tail
	STL25243	6117	0077 Classic French Gray	24	7048 Urbane Bronze	8	7048 Urbane Bronze	7069 Iron Ore	6991 Black Magic	6991 Black Magic	NA	NA	Flat_4697_Slate Range	Eldorado Stone_Marquee 24_Dove Tail

AZD Vale Sereno

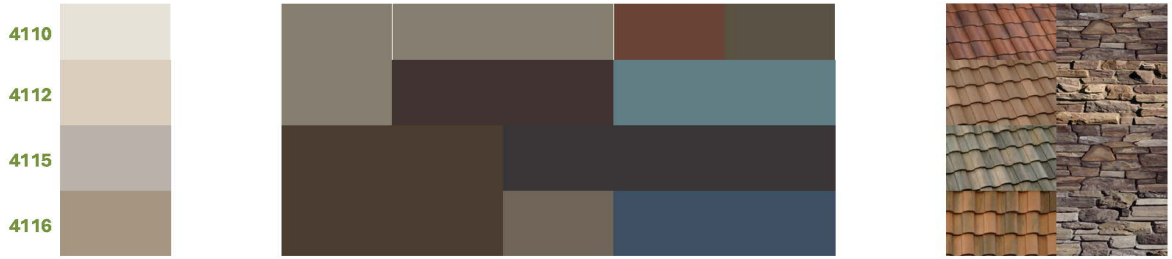
Chandler ,AZ

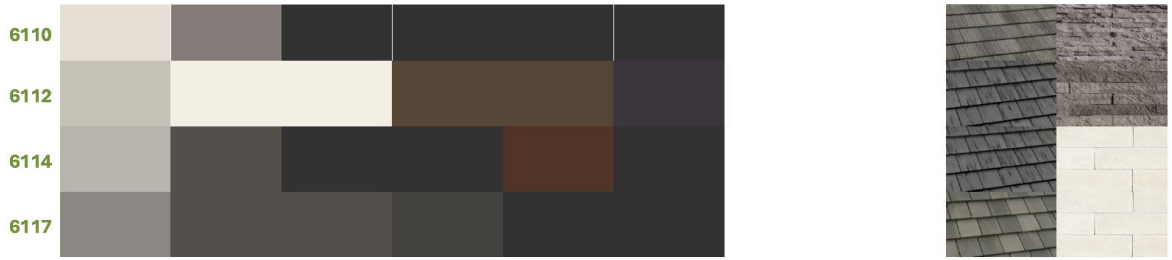
WIP Date:	DR Approval Date:	Rev 1:	Rev 2:	Rev 3:
9/18/2026				

Body	Siding	Trim	Fascia	Gar Door	Entry	Shutters	Pipe Vent	Roof Tile	Veneer









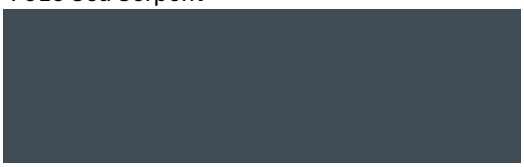
U - Spanish Modern

Color Scheme 1000

AZD Vale Sereno

Body 7011 Natural Choice 73

Entry 7615 Sea Serpent



Gar Door 7520 Dark Brown



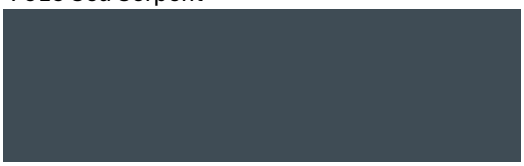
Fascia 7520 Dark Brown



Trim 6152 Superior Bronze



Shutters 7615 Sea Serpent



Pipe Vent 6990 Caviar



Roof Tile Flat_4646_Sunset Blend



KHovnanian Homes

U - Spanish Modern

Color Scheme **1003**

AZD Vale Sereno

Body 6119 Antique White 72

Entry 6990 Caviar

Gar Door 7508 Tavern Taupe

Fascia 9091 Half_Caff

Trim 6081 Down Home

Shutters 6990 Caviar

Pipe Vent 6990 Caviar

Roof Tile Flat_5687_Brown Grey Range



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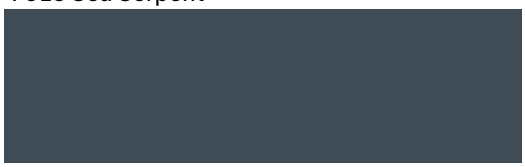
U - Spanish Modern

Color Scheme **1004**

AZD Vale Sereno

Body 7036 Accessible Beige 58

Entry 7615 Sea Serpent



Gar Door 7520 Dark Brown



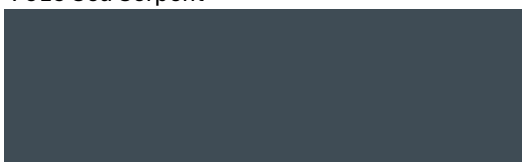
Fascia 7520 Dark Brown



Trim 7520 Dark Brown



Shutters 7615 Sea Serpent



Pipe Vent 6990 Caviar



Roof Tile Flat_4669_Grays Peak Range Copper SRB



KHovnanian Homes

U - Spanish Modern

Color Scheme **1005**

AZD Vale Sereno

Body 7015 Repose Gray 58

Entry 6186 Dried Thyme

Gar Door 7510 Chateau Brown

Fascia 7510 Chateau Brown

Trim 2827 Colonial Revival Stone

Shutters 6186 Dried Thyme

Pipe Vent 6990 Caviar

Roof Tile Flat_4669_Grays Peak Range Copper SRB



KHovnanian Homes

W - Farmhouse

Color Scheme 3000

AZD Vale Sereno

Body 7636 Origami White 76

Siding or 2nd_Body 7636 Origami White 76

Entry 6214 Underseas

Gar Door 7069 Iron Ore

Fascia 7069 Iron Ore

Trim 7636 Origami White

Shutters 7069 Iron Ore

Roof Tile Flat_4595_Dark Charcoal



KHovnanian Homes

W - Farmhouse

Color Scheme 3004

AZD Vale Sereno

Body 7650 Ellie Gray 40

Siding **or 2nd_Body** 8917 Shell White 83

Entry 7602 Indigo Batik

Gar Door 7069 Iron Ore

Fascia 8917 Shell White

Trim 8917 Shell White

Shutters 7602 Indigo Batik

Roof Tile Flat_5699_Charcoal Range



KHovnanian Homes

W - Farmhouse

Color Scheme 3005

AZD Vale Sereno

Body 7633 Taupe Tone 36

Siding or 2nd_Body 7622 Homburg Gray 15

Entry 6237 Dark Night

Gar Door 7042 Shoji White

Fascia 7042 Shoji White

Trim 7042 Shoji White

Shutters 6237 Dark Night

Roof Tile Flat_5687_Brown Grey Range



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W - Farmhouse

Color Scheme 3007

AZD Vale Sereno

Body 7642 Pavestone 32

Siding or 2nd_Body 7012 Creamy 81

Entry 2839 Roycroft Copper Red

Gar Door 7012 Creamy

Fascia 7012 Creamy

Trim 7012 Creamy

Shutters 2839 Roycroft Copper Red

Roof Tile Flat_4503_Sierra Madre



KHovnanian Homes

AZD Vale Sereno

X - Hacienda W/ Stone

Color Scheme 4110

Body 7627 White Heron 76

Entry 6062 Vintage Leather

Gar Door 7053 Adaptive Shade

Fascia 7053 Adaptive Shade

Trim 7053 Adaptive Shade

Shutters 7745 Muddled Basil

Veneer Eldorado Stone_Hillstone_Verona



Roof Tile Barrel_3636_Piedmont Blend



KHovnanian Homes

X - Hacienda W/ Stone

Color Scheme 4112

AZD Vale Sereno

Body 7517 Rivers Edge 63

Entry 6228 Refuge

Gar Door 6006 Black Bean

Fascia 6006 Black Bean

Trim 7053 Adaptive Shade

Shutters 6228 Refuge

Veneer Eldorado Stone_Cypress Ridge_Orchard



Roof Tile Barrel_3646_Sunset Blend



KHovnanian Homes

AZD Vale Sereno

X - Hacienda W/ Stone

Color Scheme 4115

Body 7023 Requisite Gray 45

Entry 9175 Deep Forest Brown

Gar Door 9175 Deep Forest Brown

Fascia 9183 Dark Clove

Trim 9183 Dark Clove

Shutters 9175 Deep Forest Brown

Veneer Eldorado Stone_Hillstone_Verona



Roof Tile Barrel_3602_Concord Blend



KHovnanian Homes

AZD Vale Sereno

X - Hacienda W/ Stone

Color Scheme 4116

Body 7513 Sanderling 31

Entry 7602 Indigo Batik

Gar Door 7026 Griffin

Fascia 9183 Dark Clove

Trim 9183 Dark Clove

Shutters 7602 Indigo Batik

Veneer Eldorado Stone_Cypress Ridge_Catania



Roof Tile Barrel_3645_Sunrise Blend



KHovnanian Homes

AZD Vale Sereno

Z - Contemporary W/ Stone

Color Scheme **6110**

Body 7042 Shoji White 74

Entry 6990 Caviar

Gar Door 6990 Caviar

Fascia 6990 Caviar

Trim 6990 Caviar

Siding or 2nd_Body 6004 Mink 21

Veneer Eldorado Stone_Ledgecut 33_Beach Pebble



Roof Tile Flat_5699_Charcoal Range



KHovnanian Homes

AZD Vale Sereno

Z - Contemporary W/ Stone

Color Scheme 6112

Body 7641 Colonnade Gray 53

Entry 6988 Bohemian Black

Gar Door 7027 Hickory Smoke

Fascia 7027 Hickory Smoke

Trim 7566 Westhighland White

Siding or 2nd_Body 7566 Westhighland White 86

Veneer Eldorado Stone_Vantage 30_Stormcloud



Roof Tile Flat_4503_Sierra Madre



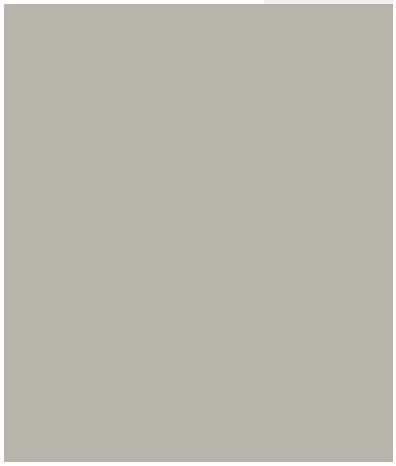
KHovnanian Homes

AZD Vale Sereno

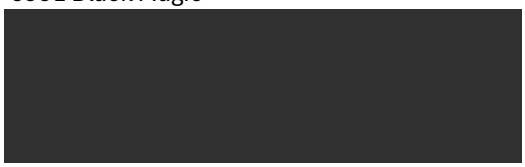
Z - Contemporary W/ Stone

Color Scheme **6114**

Body 6198 Sensible Hue 46



Entry 6991 Black Magic



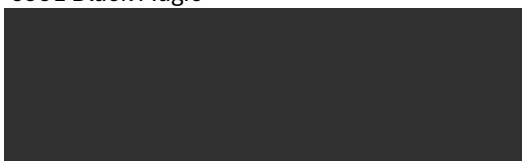
Gar Door 6069 French Roast



Fascia 6991 Black Magic



Trim 6991 Black Magic



Siding 7048 Urbane Bronze 8
or 2nd_Body



Veneer Eldorado Stone_Marquee 24_Dove Tail



Roof Tile Flat_4503_Sierra Madre



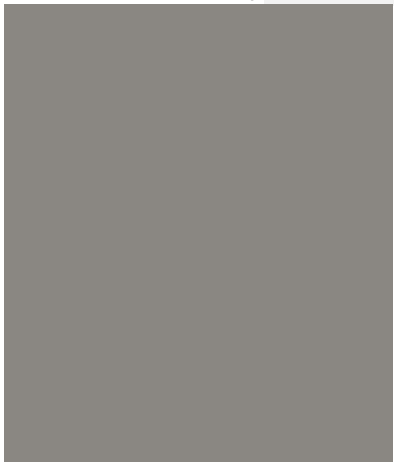
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AZD Vale Sereno

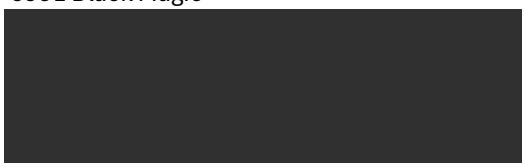
Z - Contemporary W/ Stone

Color Scheme 6117

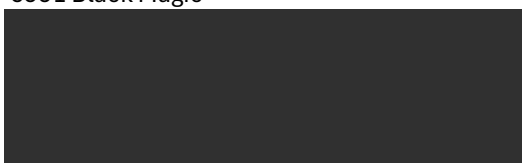
Body 0077 Classic French Gray 24



Entry 6991 Black Magic



Gar Door 6991 Black Magic



Fascia 7069 Iron Ore



Trim 7048 Urbane Bronze



Siding or 2nd_Body 7048 Urbane Bronze 8



Veneer Eldorado Stone_Marquee 24_Dove Tail



Roof Tile Flat_4697_Slate Range



APPENDIX C:
3D RENDERINGS



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