

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The October 4, 2018  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 4, 2018 Item No. 4  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

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## ACTION

### Scottsdale Heights 33-DR-2018

**Location:** 7225 East Dove Valley Road

**Request:** Request approval of building elevations for new homes within a gated-community residential development, including 54 dwelling units as 27 pairs of buildings with a duplex style configuration, and a community amenity area, all on a 13.3-acre site.

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## OWNER

Shea 142 Investments LLC/HV & Canal LLC ETAL  
602-870-9741

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## ARCHITECT/DESIGNER

BSB Design

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## APPLICANT CONTACT

Mark Graminske  
K Hovnanian Homes  
480-824-4145

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## BACKGROUND

### Zoning

The site is zoned Medium Density Residential district, Environmentally Sensitive Lands overlay (R-3 ESL) and Central Business district, Environmentally Sensitive Lands overlay (C-2 ESL) from Zoning District Map Amendment and General Plan Amendment Cases 9-ZN-2016 and 4-GP-2016. The R-3 zoning district is intended to fulfill the need for medium density residential development, and its property development standards are designed to allow maximum flexibility while maintaining an environment compatible with single-family neighborhoods. The C-2 zoning district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses that are associated with office and retail shopping developments, typically located near residential neighborhoods.

### Adjacent Uses and Zoning

- North: Winfield Plat One Phase 2, residential subdivision; zoned Resort/Townhouse Residential district, Environmentally Sensitive Lands overlay, Hillside District overlay (R-4R ESL(HD))
- South: The Summit; zoned Central Business district, Environmentally Sensitive Lands overlay (C-2 ESL)
- East: Vacant land; zoned Medium Density Residential district, Environmentally Sensitive Lands overlay (R-3 ESL)
- West: Terravita Parcel H, residential subdivision; zoned Single-family Residential district, Environmentally Sensitive Lands overlay (R1-10 ESL)

### Key Items for Consideration

- Preliminary Plat approved under Case 1-PP-2018

## DEVELOPMENT PROPOSAL

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### Goal/Purpose of Request

The applicant is seeking architectural design approval for the homes proposed to be constructed on the lots created by the approval of preliminary plat Case 1-PP-2018.

### Neighborhood Communication

The applicant and the City have notified property owners within 750 feet of the subject site. Staff has not received any written public comment regarding this application as of the writing of this report.

## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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As approved under Case 1-PP-2018, Scottsdale Heights is a 54-lot residential subdivision, with a community pool area, gated private streets, and trail connections supporting the trail system in the area. The subdivision approval includes an overall total of 2.77 acres of Natural Area Open Space (NAOS), which creates a buffered perimeter along the west, north, and east boundaries of the project.

The current application is pertaining to architectural design approval for the proposed homes within the subdivision, as required by the R-3 zoning district. The applicant is proposing home options with 10 color schemes, spanning 3 elevation styles, for the 54 lots within the subdivision. Homes will be arranged in a duplex style, pairing 2 home models together, that will convey the appearance of one larger residence.

The ESL zoning overlay specifies that materials and colors shall blend in color, hue, and tone with the surrounding natural desert. It also restricts paint colors to a maximum Light Reflective Value (LRV) of 35% and non-reflective finishes to the other building materials.

### Development Information

- Existing Use: Vacant land (approved for 54-lot residential subdivision)
- Proposed Use: Residences

- Parcel Size: 15.5 acres (gross)  
13.3 acres (net)
- Building Height Allowed: 28 feet (from natural grade) (per Case 9-ZN-2016)  
24 feet (from finished floor) (per Case 9-ZN-2016)

**OTHER BOARDS & COMMISSIONS**

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**Development Review Board**

On July 21, 2018 the Development Review Board approved the associated preliminary plat for Scottsdale Heights (1-PP-2018).

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve the building elevations for Scottsdale Heights per the attached stipulations, finding that the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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Jeff Barnes  
Senior Planner  
480-312-2376  
E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

APPROVED BY

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Jeff Barnes, Report Author


Date

9/17/18

  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

Date

9/25/18

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

Date

9/25/18

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
  - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Building Elevations (color)
  - 5. Building Elevations (black and white)
  - 6. Color Scheme and Elevation Style Matrix
  - 7. Conceptual Site Plan (for reference)

**Stipulations for the  
Development Review Board Application:  
Scottsdale Heights  
Case Number: 33-DR-2018**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by K. Hovnanian Homes, with a city staff date of 9/14/2018.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning, General Plan Amendment, and Preliminary Plat cases for the subject site were: 9-ZN-2016, 4-GP-2016, and 1-PP-2018.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.



**SITE DESIGN:**

**DRB Stipulations**

4. To maintain variety of appearance, paired unit combination of building elevation style and color scheme shall not be repeated on immediately adjacent pairs of lots. Final paired unit combinations to be approved by Permit Review Staff at the time of final plans submittal.

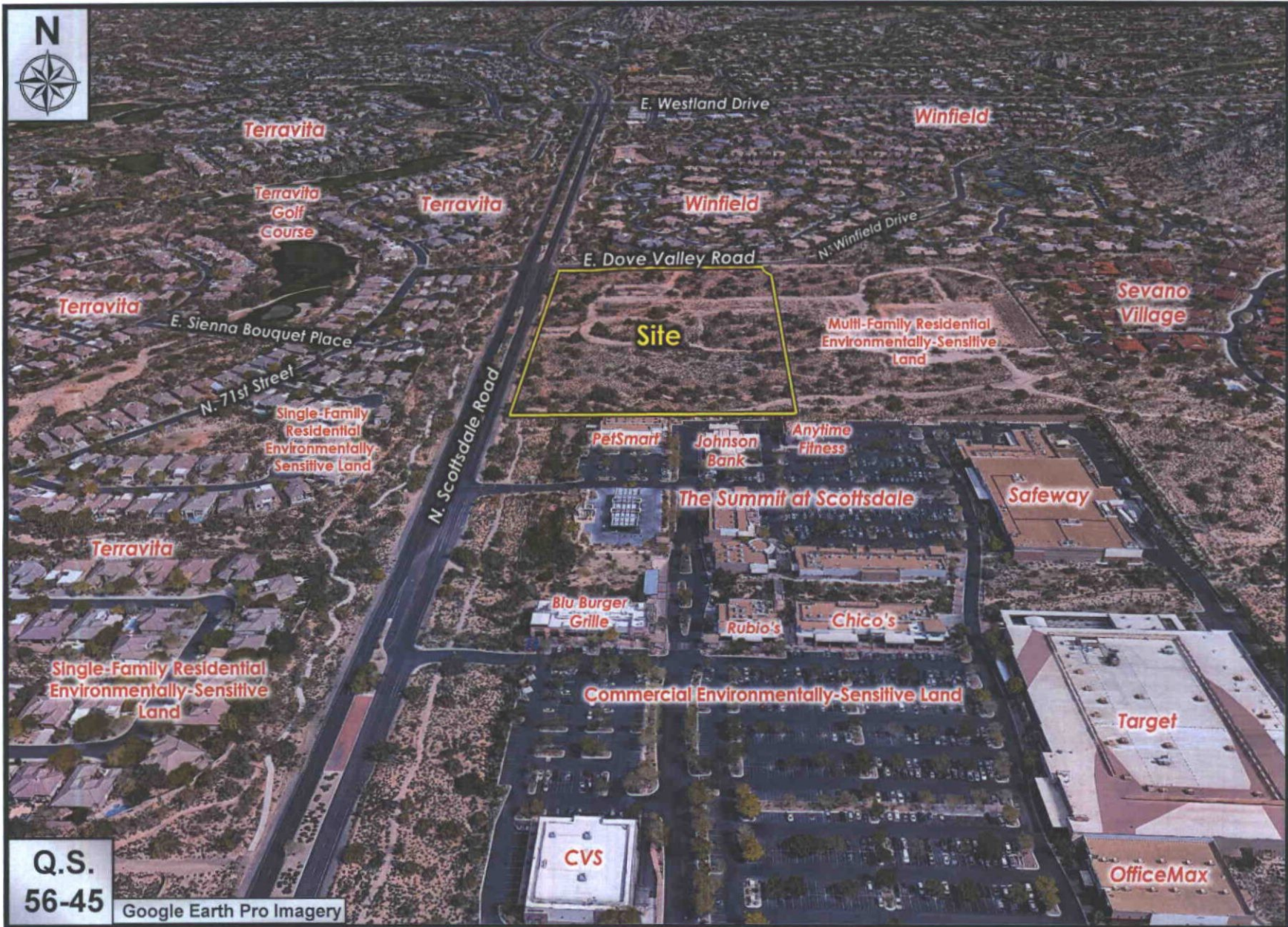
**EXTRIOR LIGHTING:**

**Ordinance**

- C. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- D. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

5. Incorporate the following exterior site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.



Context Aerial

ATTACHMENT 1

33-DR-2018



Aerial Close-Up

ATTACHMENT 1A

33-DR-2018



Zoning Map

ATTACHMENT 2

**33-DR-2018**

# Development Review Board Project Narrative

**Scottsdale Heights** | SEC of Scottsdale Road and Dove Valley Road  
15-ZN-2005



Prepared by:

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

Scottsdale Heights – DRB Project Narrative  
July 23, 2018

## **Property Information**

Location: SEC Scottsdale Rd and Dove Valley Rd  
Property Size: 14.0 AC (R-3) / 1.6 AC (C-2) = 15.6 (+/-) gross acres  
11.9 AC (R-3) / 1.4 AC (C-2) = 13.3 (+/-) net acres

## **Property General Plan/ Zoning:**

Current General Plan:	Urban Neighborhoods
Current Zoning (9-ZN-2016):	R-3 ESL / C-2 ESL

## **Project Overview**

The proposed application is a request for approval of the project architectural building elevations for single-family duplex product.

## **Building Elevations & Character**

The project proposes 54 single-family, fee-simple duplex housing units which are all single-story/single-story building configurations. These units range in size from 2,100 sf up to 2,300 sf and feature 2-3 bedrooms with large, open floor plans. Each unit has a private 2-car side-by-side garage and private driveway. Expansive private covered patios are featured on each home to promote indoor-outdoor living.

The elevation styles draw upon the regional eclectic character of the surrounding built environment where Spanish Colonial, Spanish Hacienda, and Desert Modern Ranch are all found in nearby upscale neighborhoods and commercial projects. The Spanish Colonial style features stucco massings with the incorporation of clay tile vents and sculpted arched openings as the predominant features. The Spanish Hacienda style features a mix of stucco and adobe brick veneer. The Desert Modern Ranch style features stucco massings with accents of board and batten and woodstone veneer. The elevations for the duplex composites were specifically designed to resemble a single large estate of common character by pairing up side entry garage floor plans with front loaded garage floor plans to reduce the garage door repetitions of more traditional duplex buildings.

Mechanical equipment for the duplex units will be ground mounted in the rear private yard spaces and screened by the property fence CMU walls.

## Sensitive Design Principals

1. The design character of any area should be enhanced and strengthened by new development.
  - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
  - Building design should be sensitive to the evolving context of an area over time.

**Response:** The architectural exterior elevations were designed to be unique yet when grouped together represent a holistic design approach that adds variety without being excessive. The relationship to the other buildings, open space and adjacent uses were thoughtfully considered to enhance the character of the buildings.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
  - Scenic views of the Sonoran desert and mountains
  - Archaeological and historical resources

**Response:** The proposed siting and orientation of the buildings has been previously approved under preliminary plat 1-PP-2018 and is in conformance with current zoning 9-ZN-2016.

3. Development should be sensitive to existing topography and landscaping.
  - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

**Response:** The proposed siting and orientation of the buildings has been previously approved under preliminary plat 1-PP-2018 and is in conformance with current zoning 9-ZN-2016. The landscape palette and design will provide proper transitioning from the native desert into the community and open space.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

**Response:** The proposed siting and landscaping of the site has been previously approved under preliminary plat 1-PP-2018 and is in conformance with current zoning 9-ZN-2016. The landscape palette and design will provide proper transitioning from the native desert into the community and open space.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations
  - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

**Response:** The proposed siting, circulation, and landscape design of the site has been previously approved under preliminary plat 1-PP-2018 and is in conformance with

current zoning 9-ZN-2016. Through the use of a landscape theming concept there will be a unity and cohesive design will create a uniform look to the community in its entirety.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

**Response:** The proposed siting and landscape design of the site has been previously approved under preliminary plat 1-PP-2018 and is in conformance with current zoning 9-ZN-2016. The site design has been carefully designed to enhance social interaction and provide outdoor areas conducive to pedestrian uses with the implementation of multi-use trails and scenic corridors.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

**Response:** The proposed landscape design of the site has been previously approved under preliminary plat 1-PP-2018 and is in conformance with current zoning 9-ZN-2016. The site design has been carefully designed to enhance social interaction and provide outdoor areas conducive to pedestrian uses.

8. Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size
- To highlight important building volumes and features, such as the building entry.

**Response:** The proposed elevations are designed in a manner to create massing offsets and architectural detailing that both create visual interest and break down the building to the human scale. Likewise, the introduction of integrated covered patios and porches help reduce the overall massing of the buildings by creating carved out voids in the façade of the architecture. Entry towers and covered porches have been introduced to create a hierarchy among the front facades.

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate
- Materials with colors and coarse textures associated with this region should be utilized.
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.



**Response:** The proposed floor plans are all designed around the idea of indoor/ outdoor living, this is achieved by the incorporation of covered patios and porches. Abundant glazing and large patio doors allow the interior to unify with the exterior. Colors and materials were carefully selected to blend the built environment to the natural environment to enhance the relationship between building and site.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

**Response:** Within modern construction techniques there is an inherent notion of healthy and sustainable building practices as the majority of products used for construction have taken on the responsibility of being eco-friendly. Some items include water conscious faucets, showers, and toilets and the use of low or no VOC paints and sealants etc...

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
- The landscaping should complement the built environment while relating to the various uses.

**Response:** The proposed landscape design calls for the use of mature trees and existing native tree/plant salvaging to be used/relocated on site.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously
- Water features should be placed in locations with high pedestrian activity.

**Response:** The proposed landscape plant palette consists of native, southwest, Sonoran, and arid plant types which maintain the concept of the natural desert character. With the use of 'desert' plants the plant palette will lead to a well-adapted landscape that is suitable for the climate and region.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

**Response:** The proposed site lighting will conform to Zoning Ordinance Section 7.600 regarding anti-glare and down lighting for light fixtures.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

**Response:** The proposed signage and entry monuments shall be designed within the landscape and architectural theming in order to create a unified character throughout the site and community. Scale, color, and lighting are complimentary to the surrounding context/environment.

## **DRB Criteria**

### Sec. 1.904 – Criteria

A. In Considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

**Response:** The proposed buildings within this application are consistent with the applicable standards to the project.

2. The architectural character, landscaping and site design of the proposed development shall:
  - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
  - b. Avoid excessive variety and monotonous repetition;

**Response:** The architectural character of the single-family duplex units were designed to be unique yet when grouped together represent a holistic design approach that adds variety without being excessive. The relationship to the other buildings, open space and adjacent uses were thoughtfully considered to enhance the character of the buildings.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

**Response:** Not applicable to this project site.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

**Response:** General site related items were addressed and approved in the previous DRB application. This application for the individual unit elevations enhances the previously approved site design.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

**Response:** Mechanical equipment and appurtenances will be ground mounted and located behind property fence walls for screening from the public view.

5. Within the Downtown Area, building and site design shall:
  - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
  - b. Incorporate urban and architectural design that addresses human scale and incorporate pedestrian-oriented environment at the street level;
  - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
  - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
  - e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

**Response:** Not applicable due to the project site location.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
  - a. Accessibility to the public;
  - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
  - c. Location near the primary pedestrian or vehicular entrance of a development;
  - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
  - e. Location in conformance to standards for public safety.

**Response:** Not applicable due to the project site location.

B. The burden is on the applicant to address all applicable criteria in this section.



STREET VIEW  
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REAR ELEVATION  
SCALE: 1/8"-1'-0"



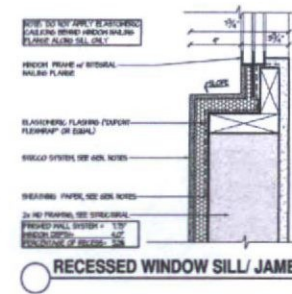
LEFT ELEVATION  
SCALE: 1/8"-1'-0"



RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"



RECESSED WINDOW SILL/ JAMB

PLAN INFORMATION

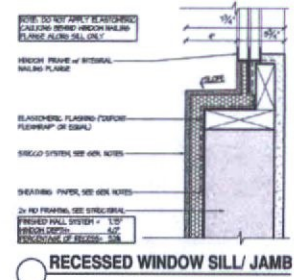
PLAN 3801	2,116
MAIN FLOOR LIVING:	454
2 CAR GARAGE:	171
COVERED PATIO:	25
COVERED ENTRY (A):	50
(B):	50
(C):	50
<b>PLAN 3802</b>	<b>2,157</b>
MAIN FLOOR LIVING:	421
2 CAR GARAGE:	286
COVERED PATIO:	15
COVERED ENTRY (A):	25
(B):	25
(C):	35

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] TILE VENTS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [D] RAILING: WROUGHT IRON FLAT BLACK
  - [E] WINDOWS: AVANTI LOW 'E' GLASS
  - [F] SILL DETAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [G] TRUSS TABS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY

COLOR SCHEME 1004



STREET VIEW  
SCALE: N.T.S.



RECESSED WINDOW SILL/ JAMB

**PLAN INFORMATION**

PLAN	DESCRIPTION	AREA
PLAN 3801	MAIN FLOOR LIVING:	2,116
	2 CAR GARAGE:	454
	COVERED PATIO:	171
	COVERED ENTRY (A):	25
	(B):	50
	(C):	50
PLAN 3802	MAIN FLOOR LIVING:	2,157
	2 CAR GARAGE:	421
	COVERED PATIO:	286
	COVERED ENTRY (A):	15
	(B):	25
	(C):	35

- MATERIALS**
- (A) ROOF: EAGLE CONCRETE S-TILE
  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) BRICK/VENEER: PER COLOR SCHEME
  - (D) RAILING: WROUGHT IRON FLAT BLACK
  - (E) WINDOWS: AVANTI LOW E GLASS
  - (F) SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - (J) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY

COLOR SCHEME 5004



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LEFT ELEVATION  
SCALE: 1/8\"/>



RIGHT ELEVATION  
SCALE: 1/8\"/>

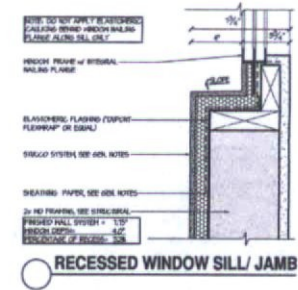


FRONT ELEVATION  
SCALE: 3/16\"/>

**UNIT 1 - SPANISH HACIENDA**



STREET VIEW  
SCALE: N.T.S.



**PLAN INFORMATION**

<b>PLAN 3801</b>	
MAIN FLOOR LIVING:	2,116
2 CAR GARAGE:	454
COVERED PATIO:	171
COVERED ENTRY (A):	25
(B):	50
(C):	50
<b>PLAN 3802</b>	
MAIN FLOOR LIVING:	2,157
2 CAR GARAGE:	421
COVERED PATIO:	286
COVERED ENTRY (A):	15
(B):	25
(C):	35

- MATERIALS**
- (A) ROOF: EAGLE CONCRETE S-TILE
  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) BRICK/VENEER: PER COLOR SCHEME
  - (D) BOARD AND BATTON EXTERIOR
  - (E) WINDOWS: AVANTI LOW 'E' GLASS
  - (F) SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - (J) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY

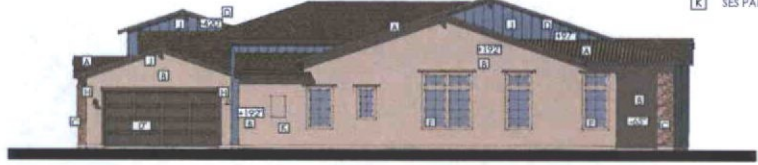
COLOR SCHEME 7002



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"



RIGHT ELEVATION  
SCALE: 1/8"-1'-0"

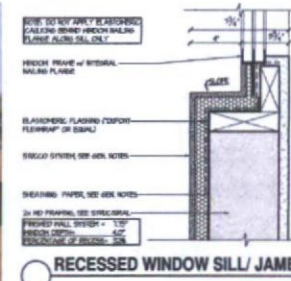


FRONT ELEVATION  
SCALE: 3/16"-1'-0"

**UNIT 1 - DESERT MODERN RANCH**



STREET VIEW  
SCALE: N.T.S.



RECESSED WINDOW SILL/ JAMB

PLAN INFORMATION

<b>PLAN 3802</b>	MAIN FLOOR LIVING:	2,157
	2 CAR GARAGE:	423
	COVERED PATIO:	286
	COVERED PORCH (A):	44
	(B):	38
	(C):	38
<b>PLAN 3805</b>	MAIN FLOOR LIVING:	2,092
	2 CAR GARAGE:	459
	COVERED PATIO:	139
	COVERED PORCH (A):	95
	(B):	95
	(C):	95

- MATERIALS**
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  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) TILE VENTS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (D) RAILING: WROUGHT IRON FLAT BLACK
  - (E) WINDOWS: AVANTI LOW 'E' GLASS
  - (F) SILL DETAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - (J) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY

COLOR SCHEME 1013



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"



RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

UNIT 5 - SPANISH COLONIAL



STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"

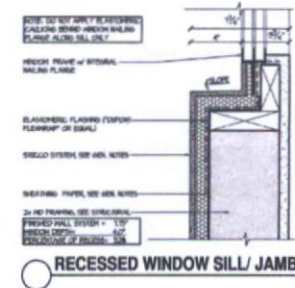


RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

UNIT 5 - SPANISH HACIENDA



PLAN INFORMATION

PLAN	DESCRIPTION	AREA
PLAN 3802	MAIN FLOOR LIVING:	2,157
	2 CAR GARAGE:	423
	COVERED PATIO:	286
	COVERED PORCH (A):	44
	(B):	38
	(C):	38
PLAN 3805	MAIN FLOOR LIVING:	2,092
	2 CAR GARAGE:	459
	COVERED PATIO:	139
	COVERED PORCH (A):	95
	(B):	95
	(C):	95

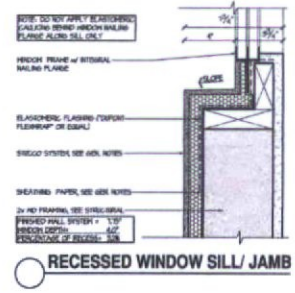
- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] BRICK/VENEER: PER COLOR SCHEME
  - [D] RAILING: WROUGHT IRON FLAT BLACK
  - [E] WINDOWS: AVANTI LOW E GLASS
  - [F] SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - [G] TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY

COLOR SCHEME 5011





STREET VIEW  
SCALE: N.T.S.

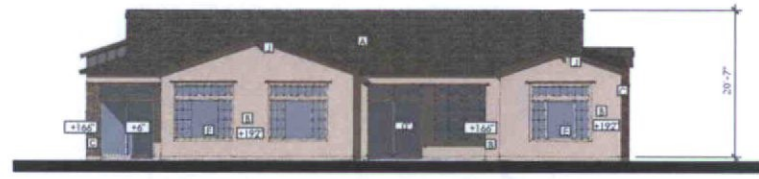


**PLAN INFORMATION**

<b>PLAN 3802</b>	2,157
MAIN FLOOR LIVING:	423
2 CAR GARAGE:	286
COVERED PATIO:	44
COVERED PORCH (A):	38
(B):	38
(C):	38
<b>PLAN 3805</b>	2,092
MAIN FLOOR LIVING:	459
2 CAR GARAGE:	139
COVERED PATIO:	95
COVERED PORCH (A):	95
(B):	95
(C):	95

- MATERIALS**
- (A) ROOF: EAGLE CONCRETE S-TILE
  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) BRICK/VENEER: PER COLOR SCHEME
  - (D) BOARD AND BATTON EXTERIOR
  - (E) WINDOWS: AVANTI LOW 'E' GLASS
  - (F) SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - (J) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY

COLOR SCHEME 700F



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"



RIGHT ELEVATION  
SCALE: 1/8"-1'-0"

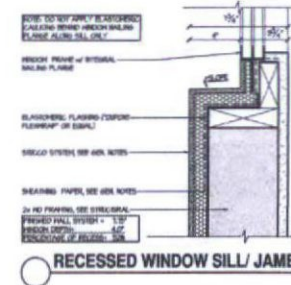


FRONT ELEVATION  
SCALE: 3/16"-1'-0"

**UNIT 5 - DESERT MODERN RANCH**



STREET VIEW  
SCALE: N.T.S.



RECESSED WINDOW SILL/ JAMB

PLAN INFORMATION

<b>PLAN 3805</b>	
MAIN FLOOR LIVING:	2,092
2 CAR GARAGE:	459
COVERED PATIO:	139
COVERED PORCH (A):	95
(B):	95
(C):	95
<b>PLAN 3806</b>	
MAIN FLOOR LIVING:	2,286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

- MATERIALS**
- (A) ROOF: EAGLE CONCRETE S-TILE
  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) TILE VENTS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (D) RAILING: WROUGHT IRON FLAT BLACK
  - (E) WINDOWS: AVANTI LOW E GLASS
  - (F) SILL DETAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - (J) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY

COLOR SCHEME 1007



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"



RIGHT ELEVATION  
SCALE: 1/8"-1'-0"

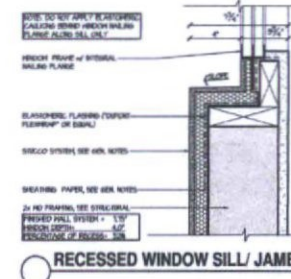


FRONT ELEVATION  
SCALE: 3/16"-1'-0"

UNIT 7 - SPANISH COLONIAL



STREET VIEW  
SCALE: N.T.S.



RECESSED WINDOW SILL/ JAMB

PLAN INFORMATION

<b>PLAN 3805</b>	
MAIN FLOOR LIVING:	2,092
2 CAR GARAGE:	459
COVERED PATIO:	139
COVERED PORCH (A):	95
(B):	95
(C):	95

<b>PLAN 3804</b>	
MAIN FLOOR LIVING:	2,286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KO STUCCO
  - [C] BRICK/VENEER: PER COLOR SCHEME
  - [D] RAILING: WROUGHT IRON FLAT BLACK
  - [E] WINDOWS: AVANTI LOW 'E' GLASS
  - [F] SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - [G] TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY

COLOR SCHEME 5008



REAR ELEVATION  
SCALE: 1/8"=1'-0"



LEFT ELEVATION  
SCALE: 1/8"=1'-0"



RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 3/16"=1'-0"

UNIT 7 - SPANISH HACIENDA



STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"

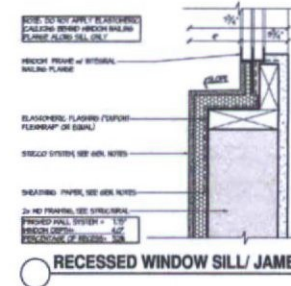


RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

UNIT 7 - DESERT MODERN RANCH



PLAN INFORMATION

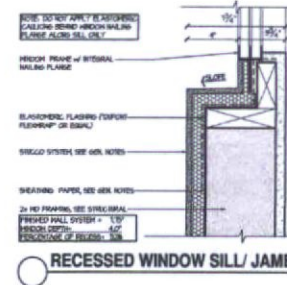
<b>PLAN 3805</b>	
MAIN FLOOR LIVING:	2,092
2 CAR GARAGE:	459
COVERED PATIO:	139
COVERED PORCH (A):	95
(B):	95
(C):	95
<b>PLAN 3806</b>	
MAIN FLOOR LIVING:	2286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

- MATERIALS**
- (A) ROOF: EAGLE CONCRETE S-TILE
  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) BRICK/VENEER: PER COLOR SCHEME
  - (D) BOARD AND BATTON EXTERIOR
  - (E) WINDOWS: AVANTI LOW E GLASS
  - (F) SILL DETAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - (J) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY

COLOR SCHEME 7010



STREET VIEW  
SCALE: N.T.S.



**PLAN INFORMATION**

<b>PLAN 3801</b>	
MAIN FLOOR LIVING:	2,116
2 CAR GARAGE:	454
COVERED PATIO:	171
COVERED ENTRY (A):	25
(B):	50
(C):	50
<b>PLAN 3806</b>	
MAIN FLOOR LIVING:	2,286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

**RECESSED WINDOW SILL/ JAMB**



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"



RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] BRICK/VENEER: PER COLOR SCHEME
  - [D] RAILING: WROUGHT IRON FLAT BLACK
  - [E] WINDOWS: AVANTI LOW E GLASS
  - [F] SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - [G] TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY

COLOR SCHEME 1006



STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8"=1'-0"



LEFT ELEVATION  
SCALE: 1/8"=1'-0"

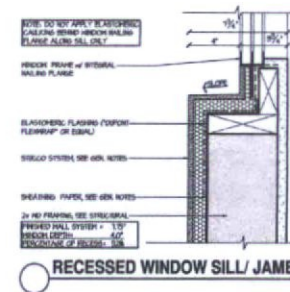


RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 3/16"=1'-0"

UNIT 8 - SPANISH HACIENDA



PLAN INFORMATION

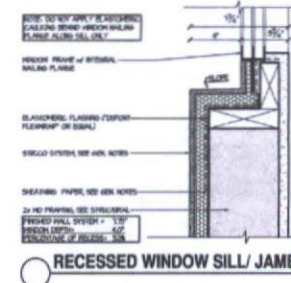
PLAN	DESCRIPTION	AREA
PLAN 3801	MAIN FLOOR LIVING:	2,116
	2 CAR GARAGE:	454
	COVERED PATIO:	171
	COVERED ENTRY (A):	25
	(B):	50
	(C):	50
PLAN 3804	MAIN FLOOR LIVING:	2286
	2 CAR GARAGE:	422
	COVERED PATIO:	112
	COVERED ENTRY (A):	59
	(B):	59
	(C):	59

- MATERIALS**
- (A) ROOF: EAGLE CONCRETE S-TILE
  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) BRICK/VENEER: PER COLOR SCHEME
  - (D) RAILING: WROUGHT IRON FLAT BLACK
  - (E) WINDOWS: AVANTI LOW 'E' GLASS
  - (F) SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - (J) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY

COLOR SCHEME 5004



STREET VIEW  
SCALE: N.T.S.



RECESSED WINDOW SILL/ JAMB

**PLAN INFORMATION**

PLAN 3801	
MAIN FLOOR LIVING:	2,116
2 CAR GARAGE:	454
COVERED PATIO:	171
COVERED ENTRY (A):	25
(B):	50
(C):	50
PLAN 3804	
MAIN FLOOR LIVING:	2,286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE 5-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] BRICK/VENEER: PER COLOR SCHEME
  - [D] BOARD AND BATTON EXTERIOR
  - [E] WINDOWS: AVANTI LOW E GLASS
  - [F] SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - [G] TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY

COLOR SCHEME 7011



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"

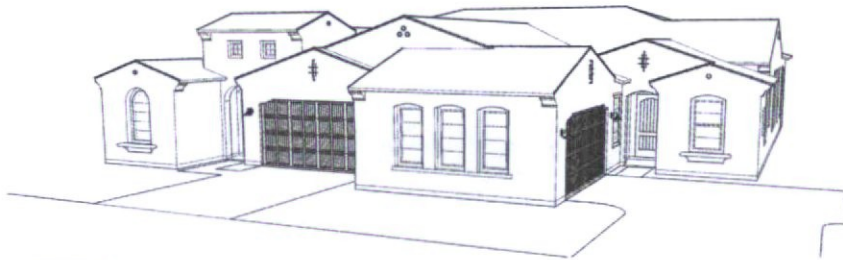


RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

**UNIT 8 - DESERT MODERN RANCH**



STREET VIEW  
SCALE: N.T.S.



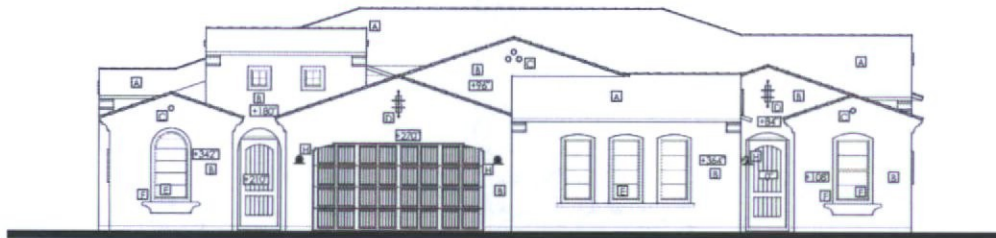
REAR ELEVATION  
SCALE: 1/8"-1'-0"



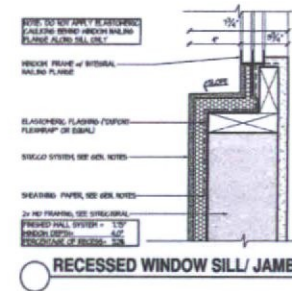
LEFT ELEVATION  
SCALE: 1/8"-1'-0"



RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

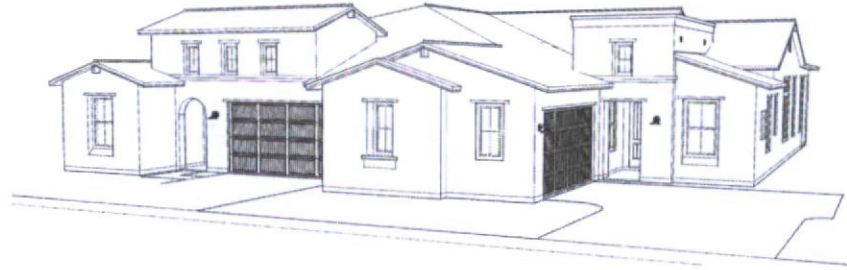


**PLAN INFORMATION**

<b>PLAN 3801</b>	
MAIN FLOOR LIVING:	2,116
2 CAR GARAGE:	454
COVERED PATIO:	171
COVERED ENTRY (A):	25
(B):	50
(C):	50
<b>PLAN 3802</b>	
MAIN FLOOR LIVING:	2,157
2 CAR GARAGE:	421
COVERED PATIO:	286
COVERED ENTRY (A):	15
(B):	25
(C):	35

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] TILE VENTS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [D] RAILING: WROUGHT IRON FLAT BLACK
  - [E] WINDOWS: AVANTI LOW 'E' GLASS
  - [F] SILL DETAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [G] TRUSS TABLS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT PS422-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY





STREET VIEW  
SCALE: N.T.S.



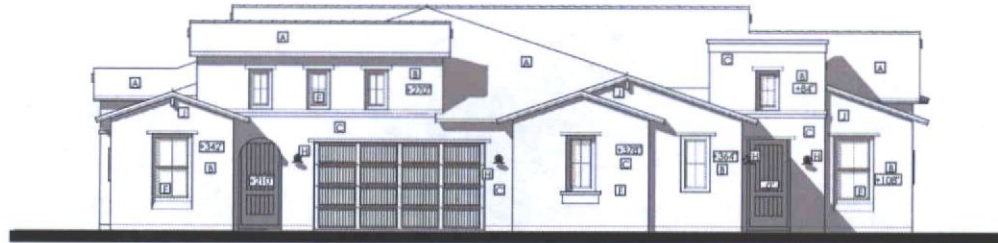
REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"

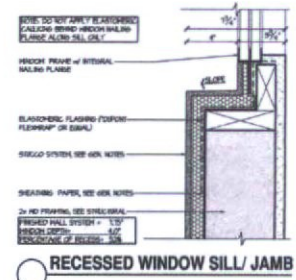


RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

UNIT 1 - SPANISH HACIENDA



PLAN INFORMATION

PLAN	AREA	AREA
PLAN 3801	MAIN FLOOR LIVING:	2,116
	2 CAR GARAGE:	454
	COVERED PATIO:	171
	COVERED ENTRY (A):	25
	(B):	50
	(C):	50
PLAN 3802	MAIN FLOOR LIVING:	2,157
	2 CAR GARAGE:	421
	COVERED PATIO:	286
	COVERED ENTRY (A):	15
	(B):	25
	(C):	35

- MATERIALS**
- (A) ROOF: EAGLE CONCRETE S-TILE
  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) BRICK/VENEER: PER COLOR SCHEME
  - (D) RAILING: WROUGHT IRON FLAT BLACK
  - (E) WINDOWS: AVANTI LOW 'E' GLASS
  - (F) SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - (J) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY



STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"

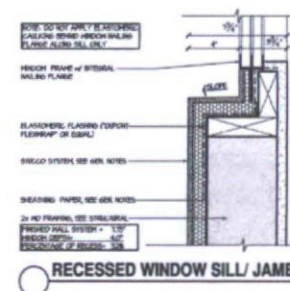


RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

UNIT 1 - DESERT MODERN RANCH

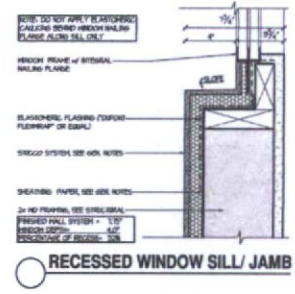
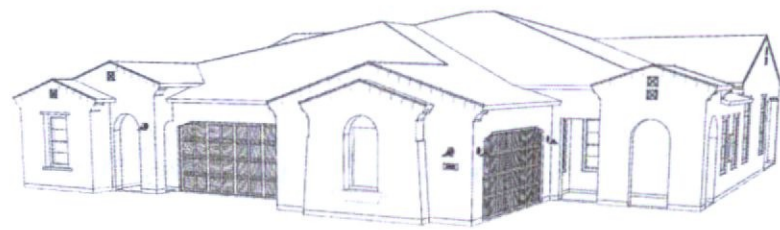


PLAN INFORMATION

<b>PLAN 3801</b>	
MAIN FLOOR LIVING:	2,116
2 CAR GARAGE:	454
COVERED PATIO:	171
COVERED ENTRY (A):	25
(B):	50
(C):	50
<b>PLAN 3802</b>	
MAIN FLOOR LIVING:	2,157
2 CAR GARAGE:	421
COVERED PATIO:	286
COVERED ENTRY (A):	15
(B):	25
(C):	35

- MATERIALS**
- A** ROOF: EAGLE CONCRETE S-TILE
  - B** BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - C** BRICK/VENEER: PER COLOR SCHEME
  - D** BOARD AND BATTON EXTERIOR
  - E** WINDOWS: AVANTI LOW 'E' GLASS
  - F** SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - G** TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - H** COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - J** CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - K** SES PANEL - PAINT BODY

REVISED 11.18.17



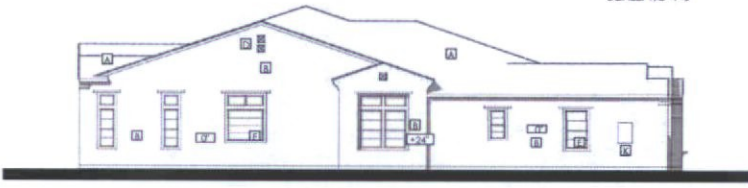
**PLAN INFORMATION**

<b>PLAN 3802</b>	
MAIN FLOOR LIVING:	2,157
2 CAR GARAGE:	423
COVERED PATIO:	286
COVERED PORCH (A):	44
(B):	38
(C):	38
<b>PLAN 3805</b>	
MAIN FLOOR LIVING:	2,092
2 CAR GARAGE:	459
COVERED PATIO:	139
COVERED PORCH (A):	95
(B):	95
(C):	95

STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8"-1'-0"

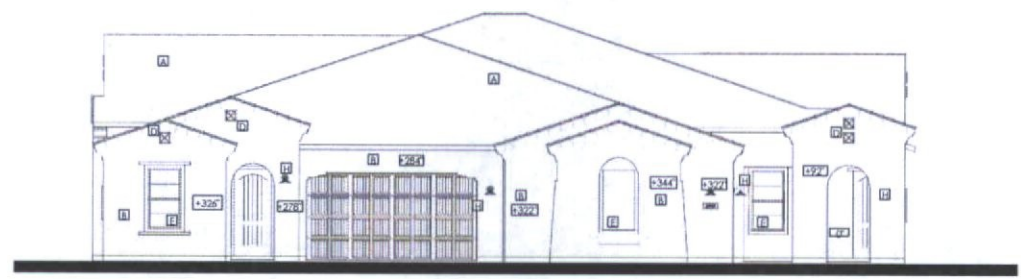


LEFT ELEVATION  
SCALE: 1/8"-1'-0"



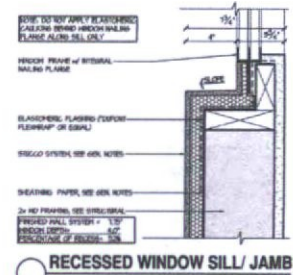
RIGHT ELEVATION  
SCALE: 1/8"-1'-0"

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] TILE VENTS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [D] RAILING: WROUGHT IRON FLAT BLACK
  - [E] WINDOWS: AVANTI LOW E GLASS
  - [F] SILL DETAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [G] TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

**UNIT 5 - SPANISH COLONIAL**



**PLAN INFORMATION**

<b>PLAN 3802</b>	
MAIN FLOOR LIVING:	2,157
2 CAR GARAGE:	423
COVERED PATIO:	286
COVERED PORCH (A):	44
(B):	38
(C):	38
<b>PLAN 3805</b>	
MAIN FLOOR LIVING:	2,092
2 CAR GARAGE:	459
COVERED PATIO:	139
COVERED PORCH (A):	95
(B):	95
(C):	95

STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8\"/>



LEFT ELEVATION  
SCALE: 1/8\"/>

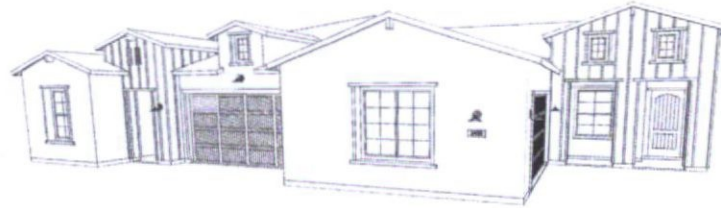


RIGHT ELEVATION  
SCALE: 1/8\"/>



FRONT ELEVATION  
SCALE: 3/16\"/>

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] BRICK/VENEER: PER COLOR SCHEME
  - [D] RAILING: WROUGHT IRON FLAT BLACK
  - [E] WINDOWS: AVANTI LOW E' GLASS
  - [F] SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - [G] TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY



STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"

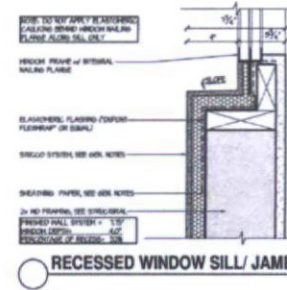


RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

UNIT 5 - DESERT MODERN RANCH

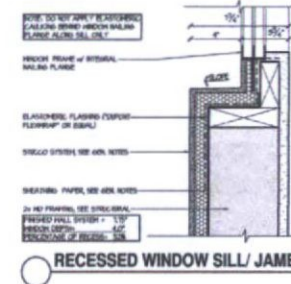


RECESSED WINDOW SILL/ JAMB

PLAN INFORMATION

<b>PLAN 3802</b>	
MAIN FLOOR LIVING:	2,157
2 CAR GARAGE:	423
COVERED PATIO:	286
COVERED PORCH (A):	44
(B):	38
(C):	38
<b>PLAN 3805</b>	
MAIN FLOOR LIVING:	2,092
2 CAR GARAGE:	459
COVERED PATIO:	139
COVERED PORCH (A):	95
(B):	95
(C):	95

- MATERIALS**
- (A) ROOF: EAGLE CONCRETE S-TILE
  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) BRICK/VENEER: PER COLOR SCHEME
  - (D) BOARD AND BATTON EXTERIOR
  - (E) WINDOWS: AVANTI LOW 'E' GLASS
  - (F) SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - (I) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY



**PLAN INFORMATION**

<b>PLAN 3805</b>	
MAIN FLOOR LIVING:	2,092
2 CAR GARAGE:	459
COVERED PATIO:	139
COVERED PORCH (A):	95
(B):	95
(C):	95
<b>PLAN 3804</b>	
MAIN FLOOR LIVING:	2,286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

STREET VIEW  
SCALE: N.T.S.



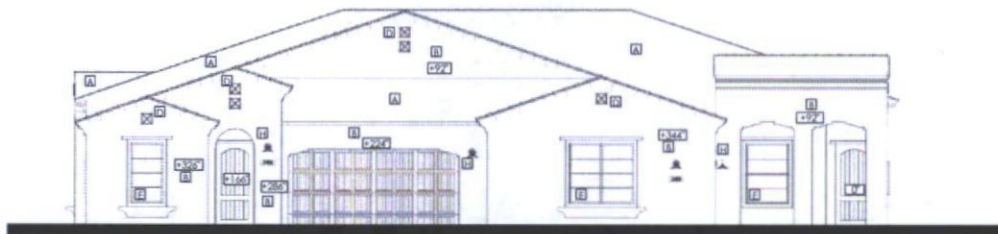
REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"

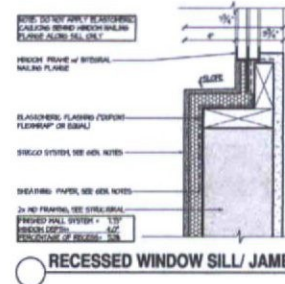


RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] TILE VENTS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [D] RAILING: WROUGHT IRON FLAT BLACK
  - [E] WINDOWS: AVANTI LOW E GLASS
  - [F] SILL DETAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [G] TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - [I] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY



**PLAN INFORMATION**

<b>PLAN 3805</b>	
MAIN FLOOR LIVING:	2,092
2 CAR GARAGE:	459
COVERED PATIO:	139
COVERED PORCH (A):	95
(B):	95
(C):	95
<b>PLAN 3804</b>	
MAIN FLOOR LIVING:	2,286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

STREET VIEW  
SCALE: N.T.S.



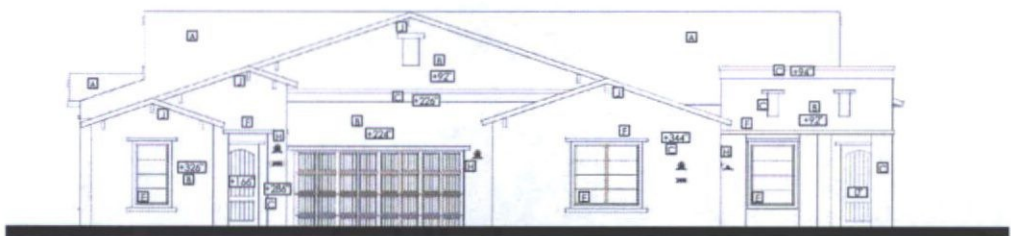
REAR ELEVATION  
SCALE: 1/8\"/>



LEFT ELEVATION  
SCALE: 1/8\"/>



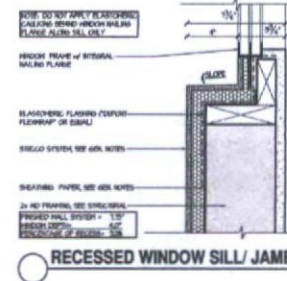
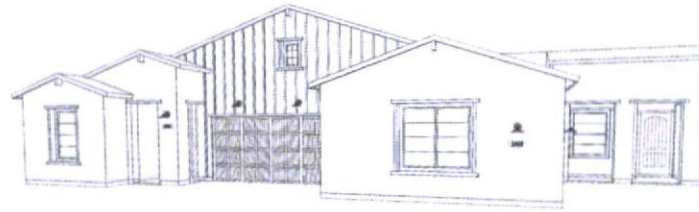
RIGHT ELEVATION  
SCALE: 1/8\"/>



FRONT ELEVATION  
SCALE: 3/16\"/>

- MATERIALS**
- A** ROOF: EAGLE CONCRETE S-TILE
  - B** BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - C** BRICK/VENEER: PER COLOR SCHEME
  - D** RAILING: WROUGHT IRON FLAT BLACK
  - E** WINDOWS: AVANTI LOW 'E' GLASS
  - F** SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - G** TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - H** COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - I** CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - K** SES PANEL - PAINT BODY

**UNIT 7 - SPANISH HACIENDA**



**PLAN INFORMATION**

<b>PLAN 3805</b>	
MAIN FLOOR LIVING:	2,092
2 CAR GARAGE:	459
COVERED PATIO:	139
COVERED PORCH (A):	95
(B):	95
(C):	95
<b>PLAN 3806</b>	
MAIN FLOOR LIVING:	2286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"



RIGHT ELEVATION  
SCALE: 1/8"-1'-0"

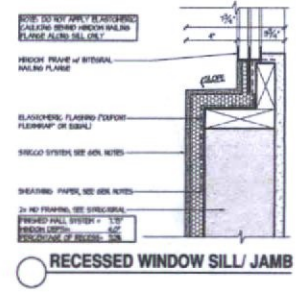


FRONT ELEVATION  
SCALE: 3/16"-1'-0"

- MATERIALS**
- (A) ROOF: EAGLE CONCRETE S-TILE
  - (B) BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - (C) BRICK/VENEER: PER COLOR SCHEME
  - (D) BOARD AND BATTON EXTERIOR
  - (E) WINDOWS: AVANTI LOW E GLASS
  - (F) SILL DETAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (G) TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (H) COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - (J) CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - (K) SES PANEL - PAINT BODY

**UNIT 7 - DESERT MODERN RANCH**





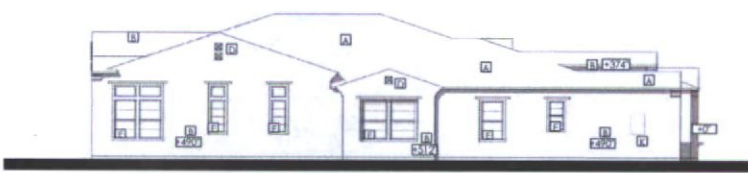
**PLAN INFORMATION**

<b>PLAN 3801</b>	
MAIN FLOOR LIVING:	2,116
2 CAR GARAGE:	454
COVERED PATIO:	171
COVERED ENTRY (A):	25
(B):	50
(C):	50
<b>PLAN 3804</b>	
MAIN FLOOR LIVING:	2286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

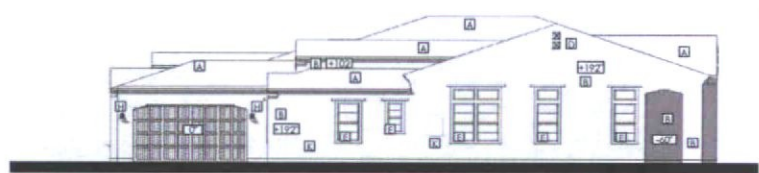
STREET VIEW  
SCALE: N.T.S.



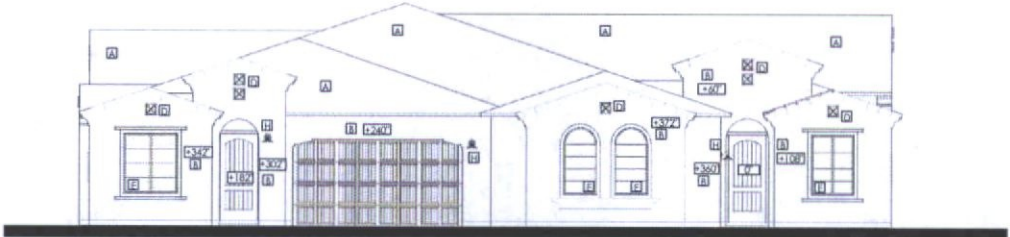
REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"



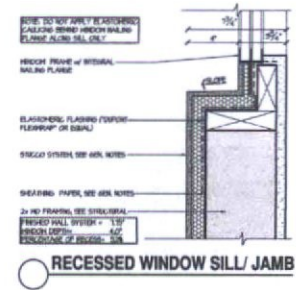
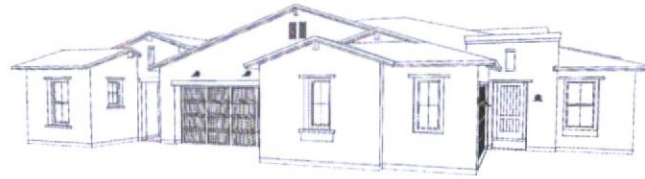
RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] BRICK/VENEER: PER COLOR SCHEME
  - [D] RAILING: WROUGHT IRON FLAT BLACK
  - [E] WINDOWS: AVANTI LOW 'E' GLASS
  - [F] SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - [G] TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5622-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY

**UNIT 8 - SPANISH HACIENDA**



### PLAN INFORMATION

PLAN 3801	Area
MAIN FLOOR LIVING:	2,116
2 CAR GARAGE:	454
COVERED PATIO:	171
COVERED ENTRY (A):	25
(B):	50
(C):	50
<b>PLAN 3804</b>	
MAIN FLOOR LIVING:	2,286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8"=1'-0"



LEFT ELEVATION  
SCALE: 1/8"=1'-0"

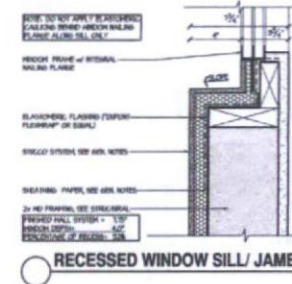


RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



FRONT ELEVATION  
SCALE: 3/16"=1'-0"

- #### MATERIALS
- [A]** ROOF: EAGLE CONCRETE S-TILE
  - [B]** BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C]** BRICK/VENEER: PER COLOR SCHEME
  - [D]** RAILING: WROUGHT IRON FLAT BLACK
  - [E]** WINDOWS: AVANTI LOW E' GLASS
  - [F]** SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - [G]** TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H]** COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - [J]** CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K]** SES PANEL - PAINT BODY



**PLAN INFORMATION**

<b>PLAN 3801</b>	
MAIN FLOOR LIVING:	2,116
2 CAR GARAGE:	454
COVERED PATIO:	171
COVERED ENTRY (A):	25
(B):	50
(C):	50
<b>PLAN 3804</b>	
MAIN FLOOR LIVING:	2,286
2 CAR GARAGE:	422
COVERED PATIO:	112
COVERED ENTRY (A):	59
(B):	59
(C):	59

STREET VIEW  
SCALE: N.T.S.



REAR ELEVATION  
SCALE: 1/8"-1'-0"



LEFT ELEVATION  
SCALE: 1/8"-1'-0"



RIGHT ELEVATION  
SCALE: 1/8"-1'-0"



FRONT ELEVATION  
SCALE: 3/16"-1'-0"

- MATERIALS**
- [A] ROOF: EAGLE CONCRETE S-TILE
  - [B] BODY: SAND FINISH WESTERN ONE-KOTE STUCCO
  - [C] BRICK/VENEER: PER COLOR SCHEME
  - [D] BOARD AND BATTON EXTERIOR
  - [E] WINDOWS: AVANTI LOW E GLASS
  - [F] SILL / HEAD DETAILS: CORONADO BRICK VENEER BLENDED
  - [G] TRUSS TAILS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [H] COACH LIGHTS: PROGRESS LIGHTING DISTRICT P5422-20
  - [J] CORBELS: VOLTERRA ARCHITECTURAL PRODUCTS
  - [K] SES PANEL - PAINT BODY

**UNIT 8 - DESERT MODERN RANCH**

Scottsdale Heights

Elevation Style	Color Scheme #	Body (A)	Trim (B)	Siding / B&B (S)	Fascia (C)	Finial & Select Front Trim	Prefab Pipe Vents	Entry / Shutters (E)	Garage Door (D)	Gutters (If occur)	Concrete Roof Tile		Veneer*
	MFG:	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	NA	Eagle Roof Tile		Coronado
	NOTE:										Barrel-Tile	Flat	
Spanish Colonial	1006	9105 Almond Roca	7055 Enduring Bronze	NA	7055 Enduring Bronze	NA	7705 Wheat Penny	6990 Caviar	7055 Enduring Bronze	Musket	3645 Sunrise Blend	NA	NA
	1007	7504 Keystone Gray	7034 Status Bronze	NA	7510 Chateau Brown	NA	7705 Wheat Penny	6186 Dried Thyme	7510 Chateau Brown	Musket	3646 Sunset Blend	NA	NA
	1012	9105 Almond Roca	7055 Enduring Bronze	NA	7055 Enduring Bronze	7055 Enduring Bronze	7705 Wheat Penny	7850 Camellian	7055 Enduring Bronze	Musket	3546 Sunset Blend	NA	NA
	1013	7501 Threshold Taupe	7039 Virtual Taupe	NA	7039 Virtual Taupe	NA	7705 Wheat penny	6041 Otter	7039 Virtual Taupe	Musket	3636 Piedmont Blend	NA	NA
Spanish Hacienda	5004	2823 Rookwood Clay	7515 Homestead Brown	NA	7515 Homestead Brown	NA	7705 Wheat Penny (If Applicable)	2809 Rookwood Shutter Green	7520 Plantation Shutters	Musket	3636 Piedmont Blend	NA	Adobe Brick Sienna
	5008	7540 Artisan Tan	7525 Tree Branch	NA	7026 Griffin	NA	7705 Wheat Penny (If Applicable)	7604 Smoky Blue	7062 Rock Bottom	Musket	3645 Sunrise Blend	NA	Adobe Brick Haystack
	5011	7513 Sanderling	7520 Plantation Shutters	NA	7520 Plantation Shutters	NA	7705 Wheat penny (If Applicable)	7595 Sommelier	7520 Plantation Shutters	Musket	3645 Sunrise Blend	NA	Adobe Brick Sienna
	5013	2823 Rookwood Clay	7515 Homestead Brown	NA	7515 Homestead Brown	NA	7705 Wheat penny (If Applicable)	7048 Urbane Bronze	7515 Homestead Brown	Musket	3645 Sunrise Blend	NA	Adobe Brick Mocha
Desert Modern Ranch	7002	9168 Elephant Ear	7645 Thunder Gray	6228 Refugee	7645 Thunder Gray	NA	7705 Wheat Penny (If Applicable)	6990 Caviar	7645 Thunder Gray	Musket	NA	5689 Brown Range	Weathered Brick Carmel Mountain
	7009	9170 Acier	7020 Blackfox	6236 Grays Harbor	7020 Black Fox	NA	7705 Wheat Penny (If Applicable)	6256 Serious Gray	6256 Serious Gray	Musket	NA	5699 Charcoal Range	Weathered Brick San Vincenzo
	7010	7549 Studio Taupe	7062 Rock Bottom	7060 Altitude Gray	7062 Rock Bottom	NA	7705 Wheat Penny (If Applicable)	7062 Rock Bottom	7062 Rock Bottom	Musket	NA	5689 Brown Range	Weathered Brick Savannah
	7011	7046 Anonymus	9183 Dark Clove	7034 Status Bronze	9183 Dark Clove	NA	7705 Wheat penny (If Applicable)	9182 Rojo Marron	9182 Rojo Marron	Musket	NA	5689 Brown Range	Weathered Brick Savannah

Please note that to gain an accurate representation of exterior paint colors they should be viewed in natural light, preferably outdoors.

- \* All veneer stone grout to be gray
- \*\* Decorative tile grout to match stucco body color
- \*\*\*



### SITE DATA

---	GROSS SITE AREA: 14.0 AC (R-3 AREA)
	1.6 AC (C-2 AREA)
---	NET SITE AREA: 11.9 AC (R-3 AREA)
	1.4 AC (C-2 AREA)
ZONING:	R-3 ESL / C-2 ESL
# OF UNITS:	54
DENSITY:	3.9 DU/AC
<b>PRODUCT AS SHOWN</b>	
PLATTING REGIME:	SINGLE FAMILY LOTS
TYPICAL LOT:	43.5' x 107'
BUILDING HEIGHT:	1-STORY
PROVIDED PRIVATE REAR YARD:	15'