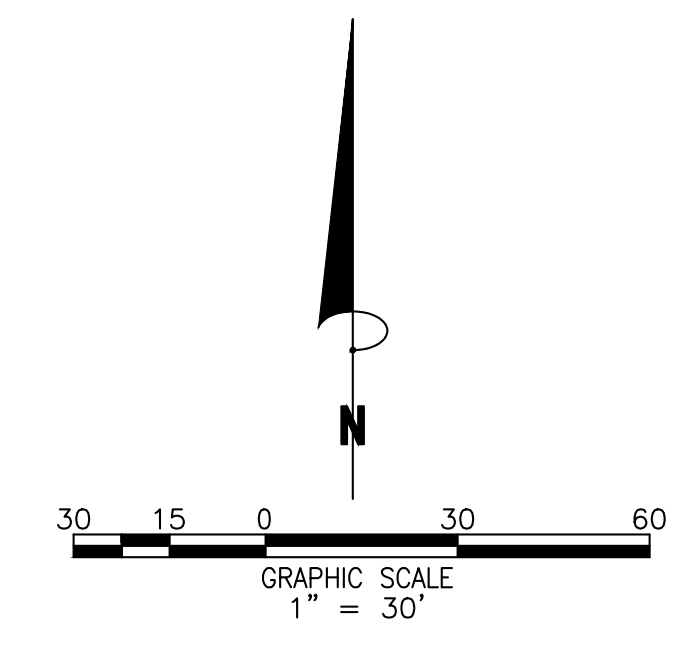
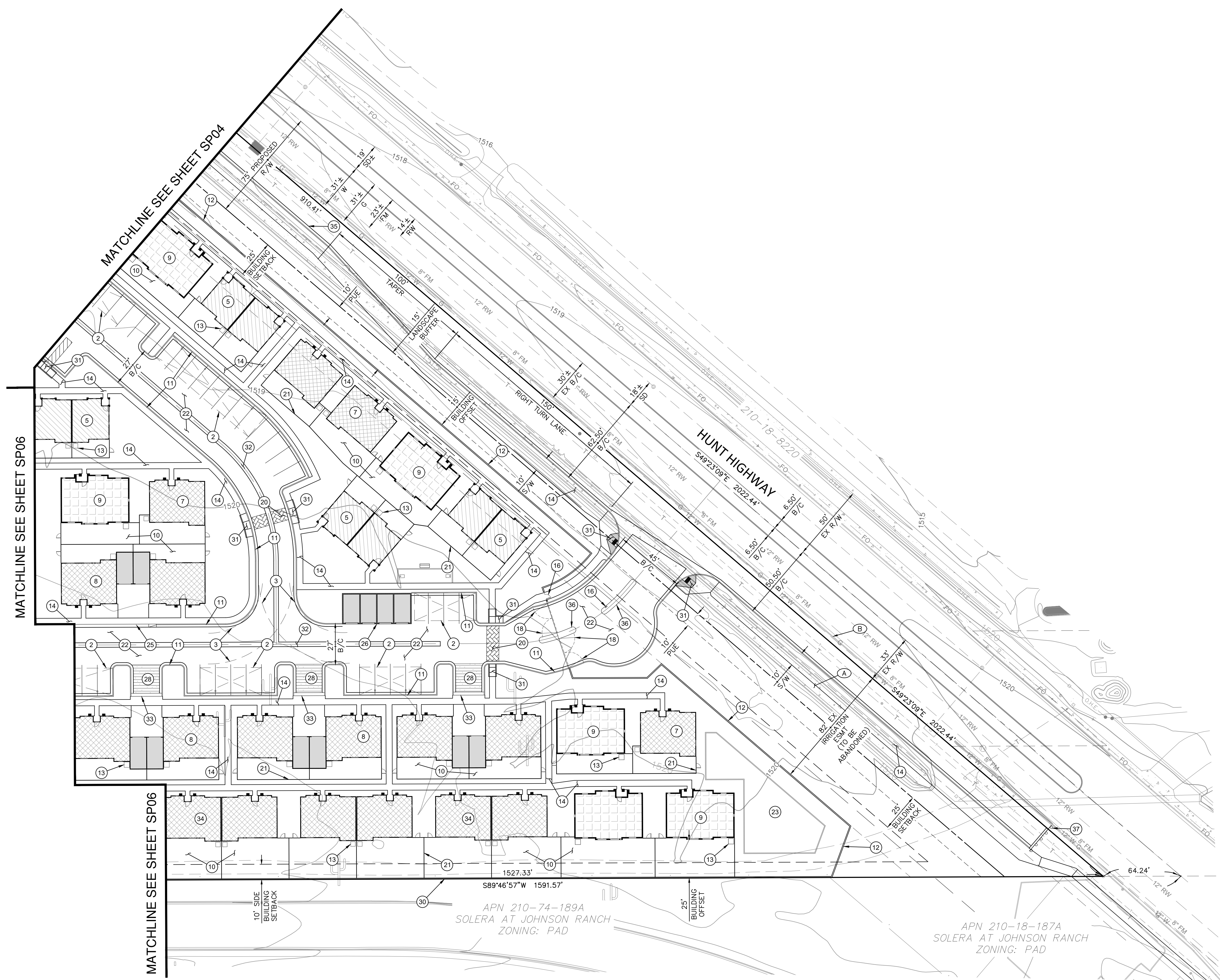




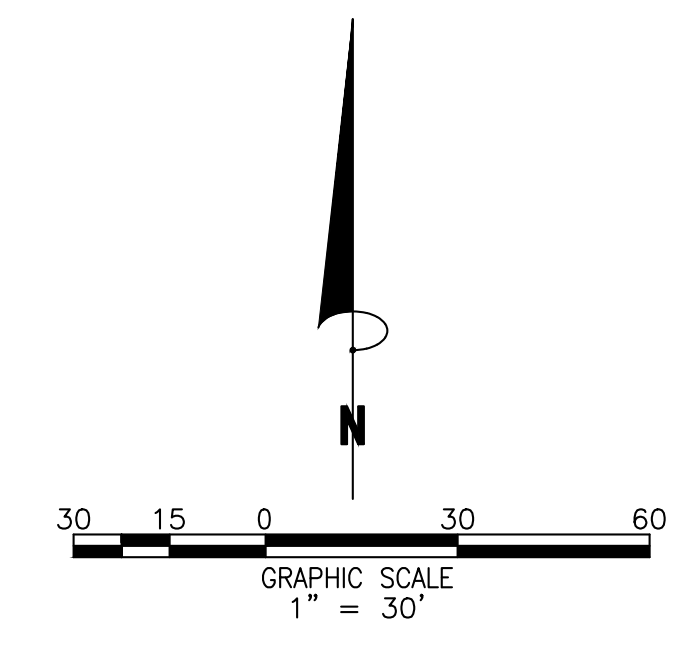
- KEY NOTES**
- 1 REFUSE CONTAINER
 - 2 PROPOSED COVERED PARKING (TYP)
 - 3 35' INSIDE RADIUS, 55' OUTSIDE RADIUS (TYP)
 - 4 MAIL BOX LOCATION
 - 5 (2) ONE BEDROOM DUPLEX (TYP)
 - 6 (2) ONE BEDROOM UNITS WITH GARAGES (TYP)
 - 7 TWO BEDROOM UNIT (TYP)
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 - 10 PRIVATE BACKYARDS W/ACCESS THROUGH GATES (TYP)
 - 11 6" CURB AND GUTTER, DEPRESSED GUTTER
 - 12 6" PERIMETER WALL, SEE LANDSCAPE PLANS
 - 13 A/C UNIT IN REAR YARDS (TYP)
 - 14 CONCRETE SIDEWALK 4' WIDTH UNLESS OTHERWISE SPECIFIED
 - 15 POOL COMPLEX
 - 16 KEY SWIPE PED. ACCESS GATE
 - 17 SITE MAP MONUMENT
 - 18 INGRESS/EGRESS GATE (PROVIDE 8 SQ FT OF REFLECTIVE MATERIAL ON BOTH FACES)
 - 19 ENTRY MONUMENT
 - 20 STAMPED ASPHALT CROSSING
 - 21 REAR YARD VINYL FENCE
 - 22 ASPHALT
 - 23 OPEN SPACE
 - 24 PRIMARY PROJECT ENTRY (WIDTH 50')
 - 25 2' ROLLED CURB
 - 26 DETACHED GARAGE
 - 27 LEASING OFFICE
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 - 35 6" CURB AND GUTTER
 - 36 6" SINGLE CURB
 - 37 INSTALL TYPE 3 BARRICADE
 - (A) EXISTING IRRIGATION DITCH TO BE REMOVED
 - (B) EXISTING CURB TO BE REMOVED



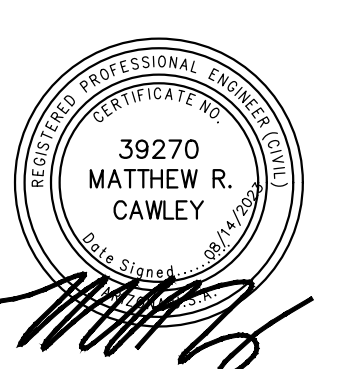
PROJECT NUMBER		
PLAN STATUS		
DATE	DESCRIPTION	
DAB	JGP	DMF
DESIGN	DRAWN	CHKD
SCALE	H: 1"=30'	
	V:	
JOB No. 050949-01-001		
DATE : 8/15/2023		
SP04		
SHEET 04 OF 08		



- ### KEY NOTES
- 1 REFUSE CONTAINER
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 - A EXISTING IRRIGATION DITCH TO BE REMOVED
 - B EXISTING CURB TO BE REMOVED



PROJECT NUMBER



PLAN STATUS

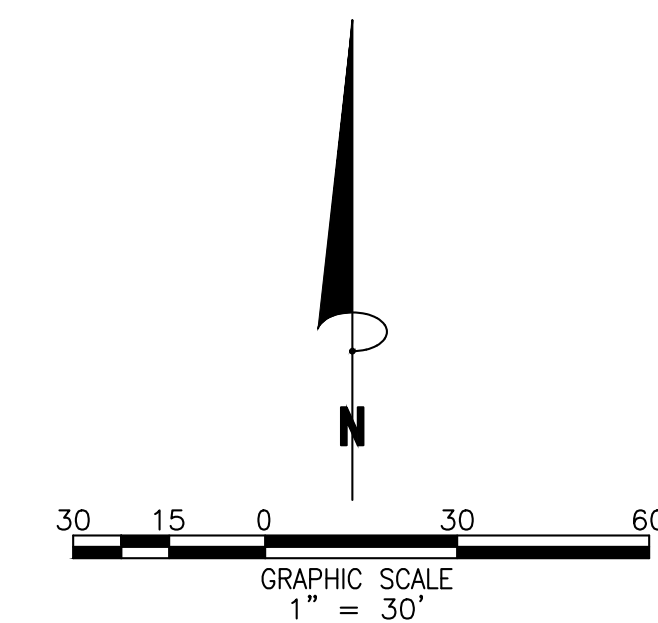
DATE	DESCRIPTION
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SCALE	H: 1"=30'
	V:
JOB No.	050949-01-001
DATE :	8/15/2023

SP05
SHEET 05 OF 08



KEY NOTES

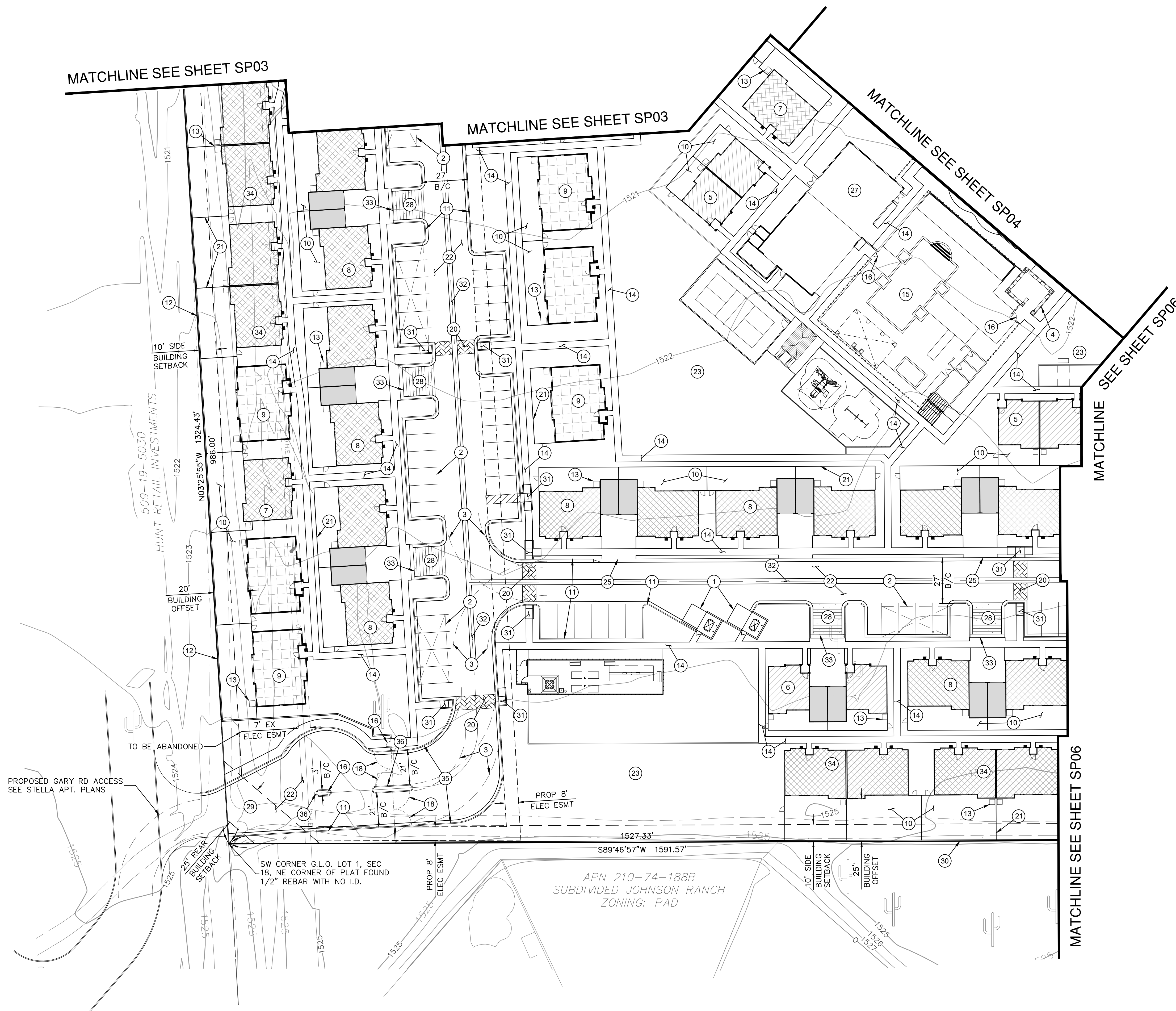
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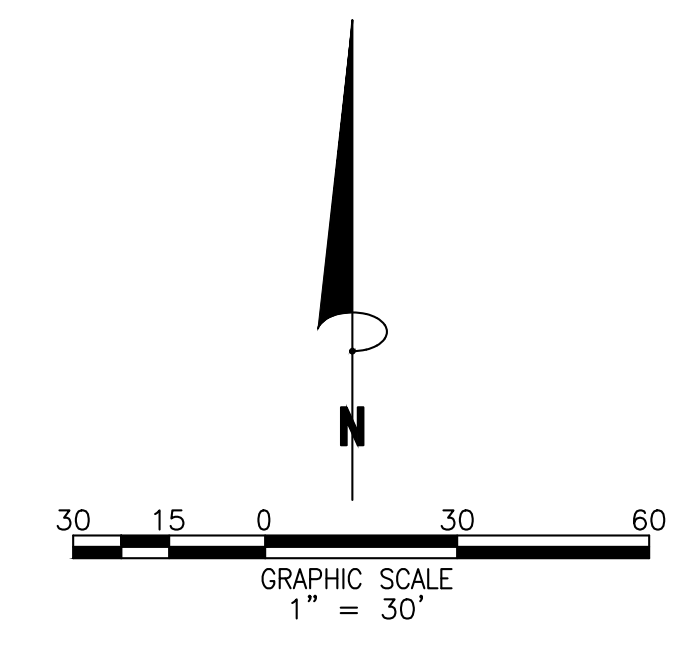
Call at least two full working days before you begin excavation.
ARIZONA 811
 Arizona Blue Stake, Inc.
 Dial 811 or 1-800-STAKEIT (782-5348)
 In Maricopa County: (602) 263-1100

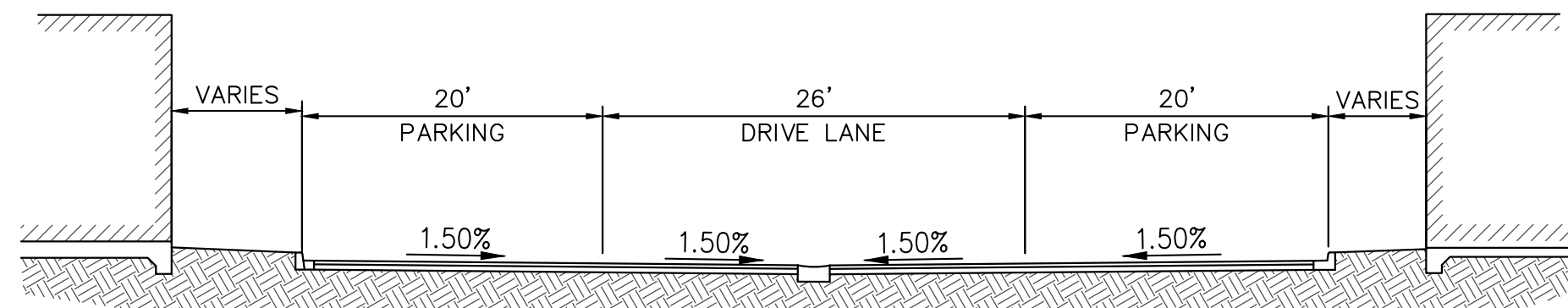
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PLAN STATUS		
DATE	DESCRIPTION	
DAB	JGP	DMF
DESIGN	DRAWN	CHKD
SCALE	H: 1"=30'	
	V:	
JOB No. 050949-01-001		
DATE : 8/15/2023		
SP06		
SHEET 06 OF 08		

DATE	DESCRIPTION		
DAB	JGP	DMF	
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SCALE	H: 1"=30'	V:	
JOB No.	050949-01-001		
DATE :	8/15/2023		

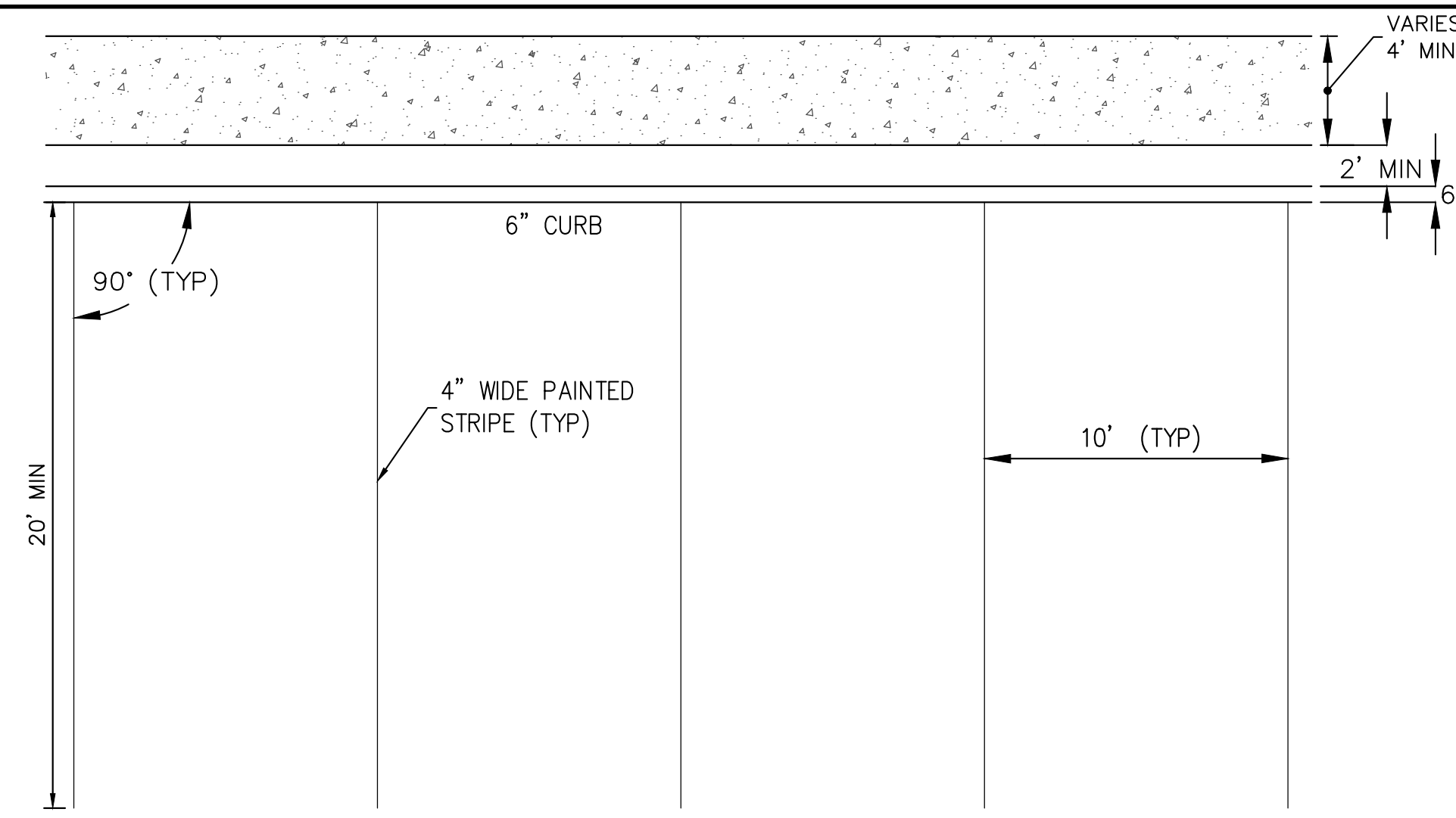


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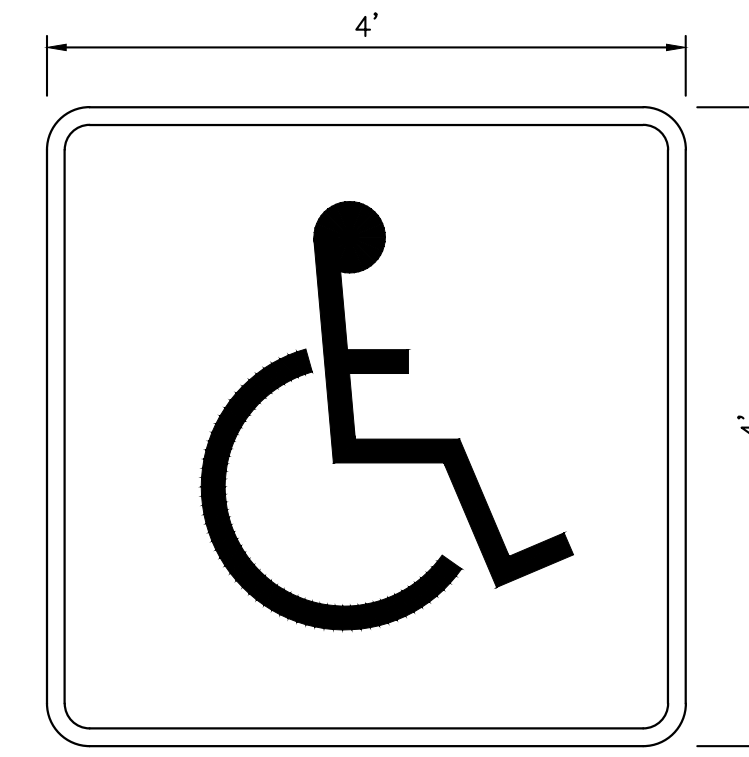




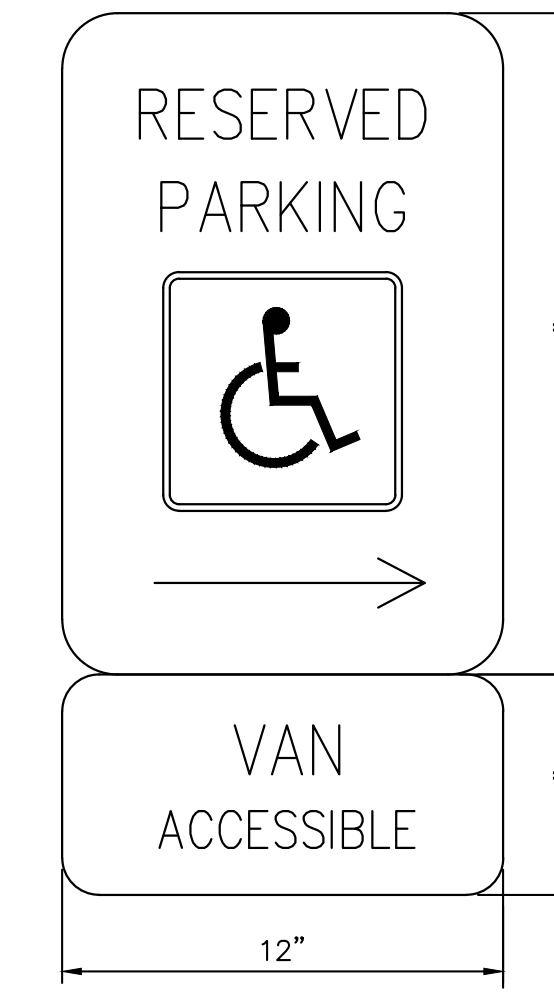
TYPICAL ROAD SECTION
NTS



STANDARD PARKING DETAIL
NTS

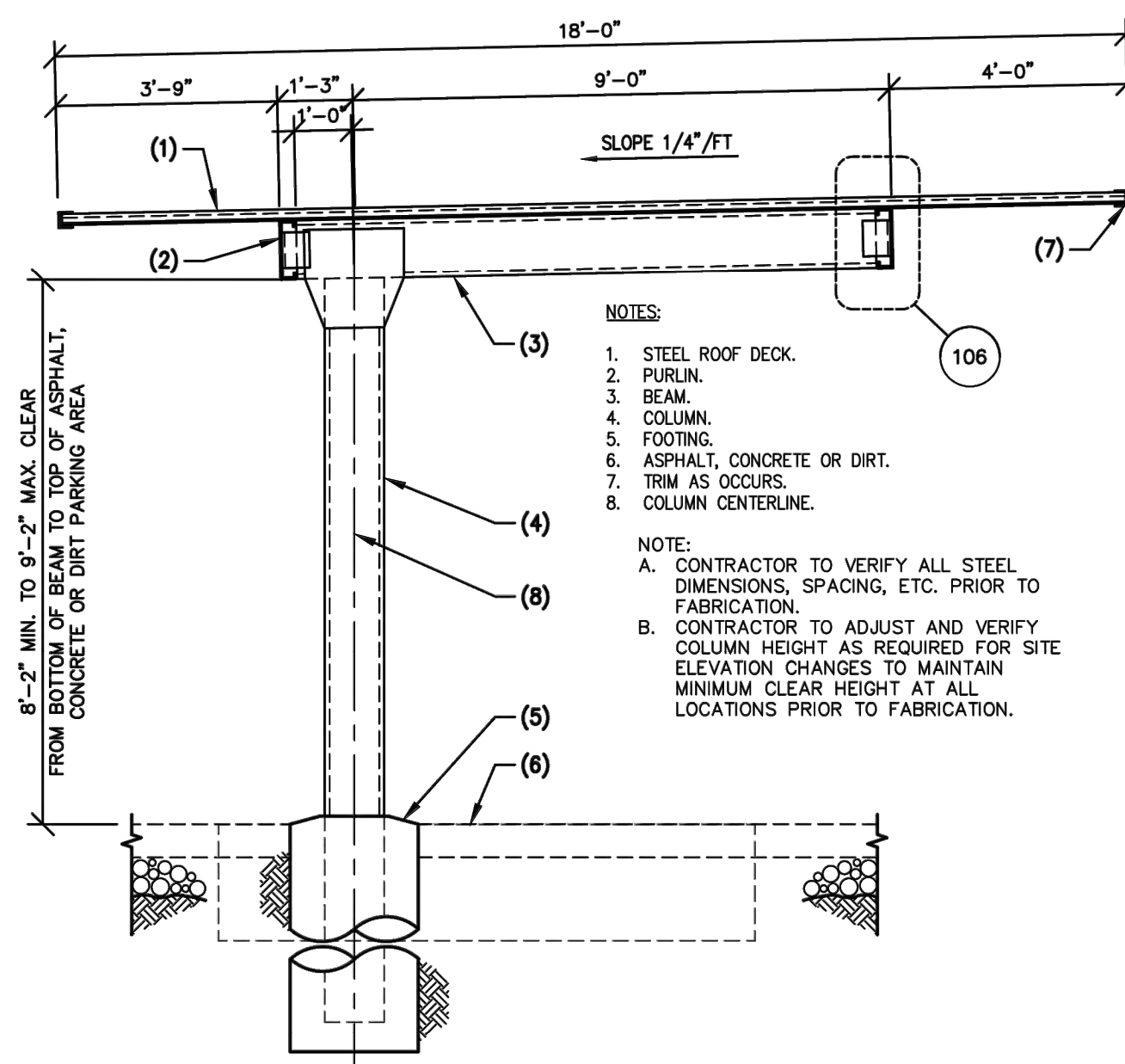


HANDICAP PAVEMENT MARKING SYMBOL
NTS

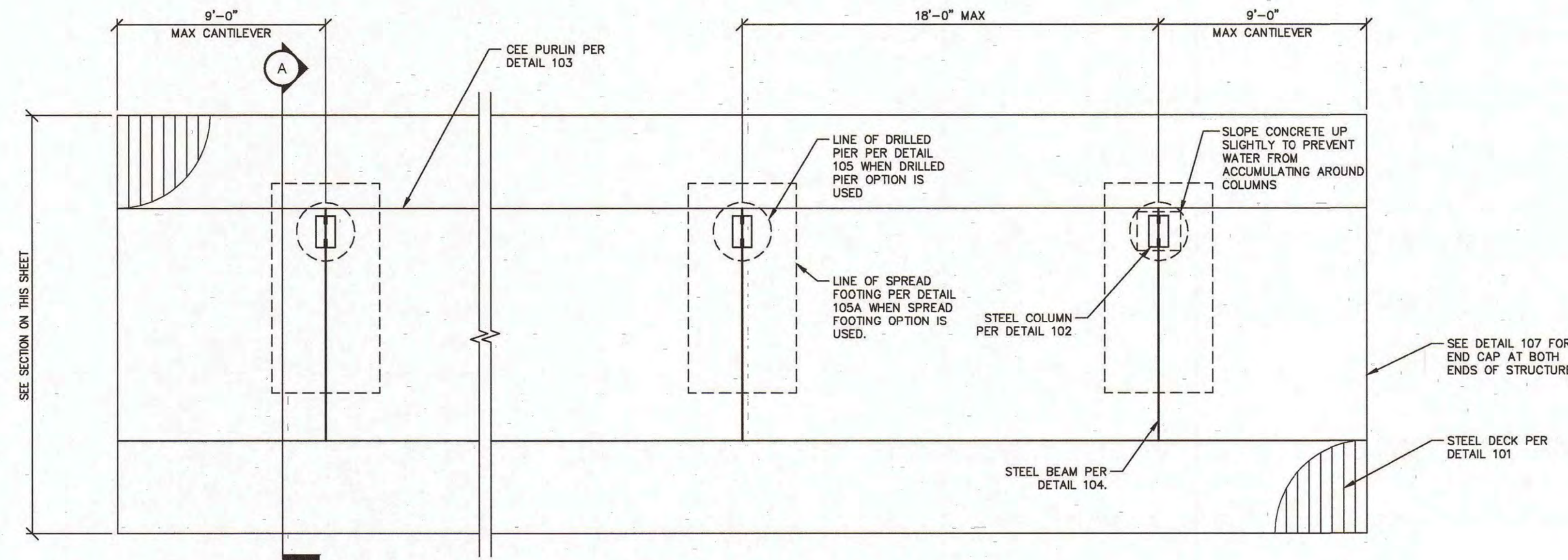


HANDICAP PARKING SIGN
NTS

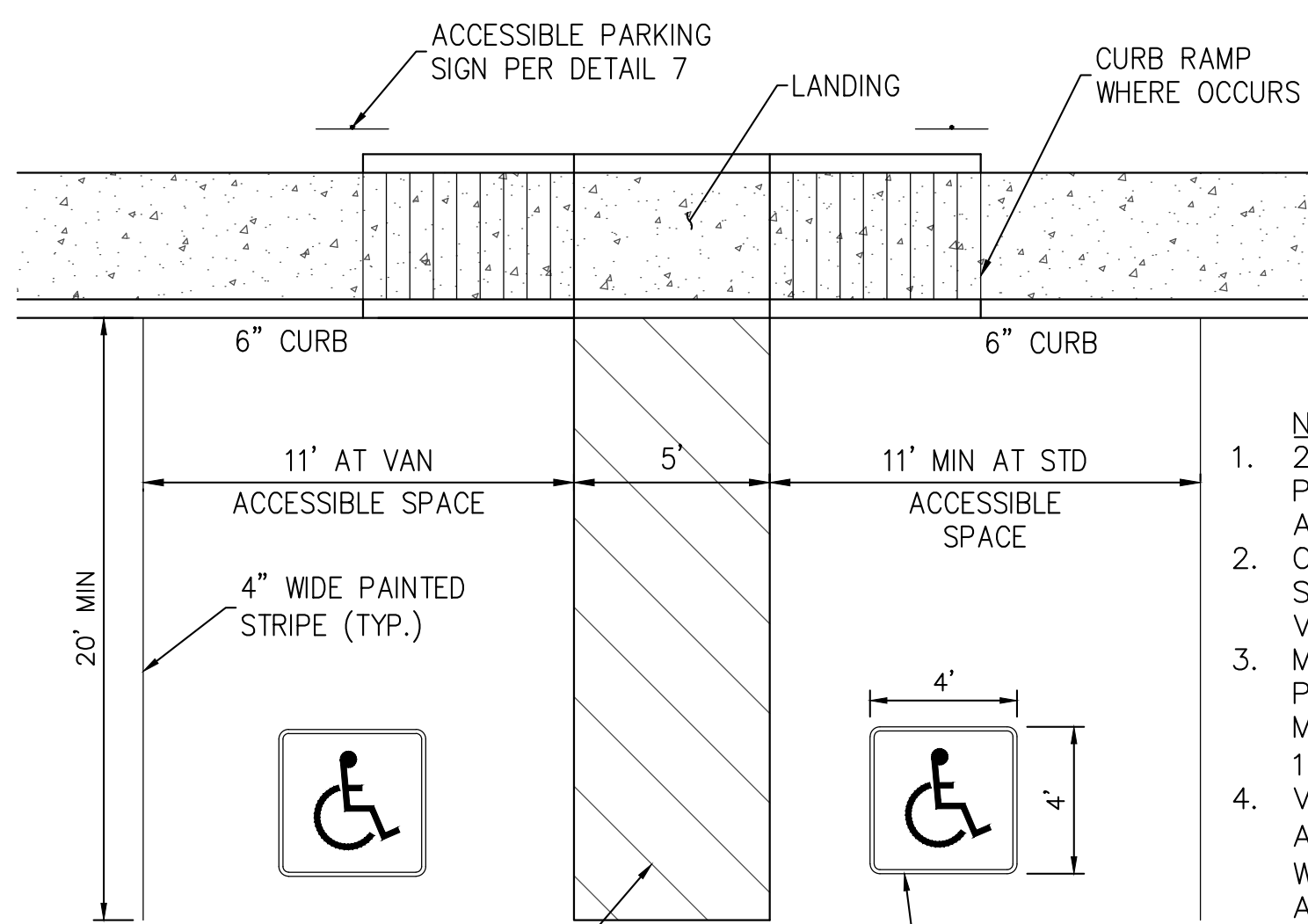
- NOTES:
1. THE BOTTOM OF THE SIGN SHALL BE 5 FEET ABOVE FINISHED GRADE.
 2. SIGN SHALL BE CENTERED ON THE PARKING SPACE AND PLACED 1.5 FEET FROM FACE OF CURB. IN PARKING LOT SITUATIONS WITHOUT CURBING, SIGN MAY BE PLACED AT THE END OF THE STALL.
 3. VAN ACCESSIBLE TAB TO BE USED IF APPLICABLE



SEMI CANT TILTDOWN SECTION (COVERED PARKING)
SCALE: 3/8" = 1'-0"

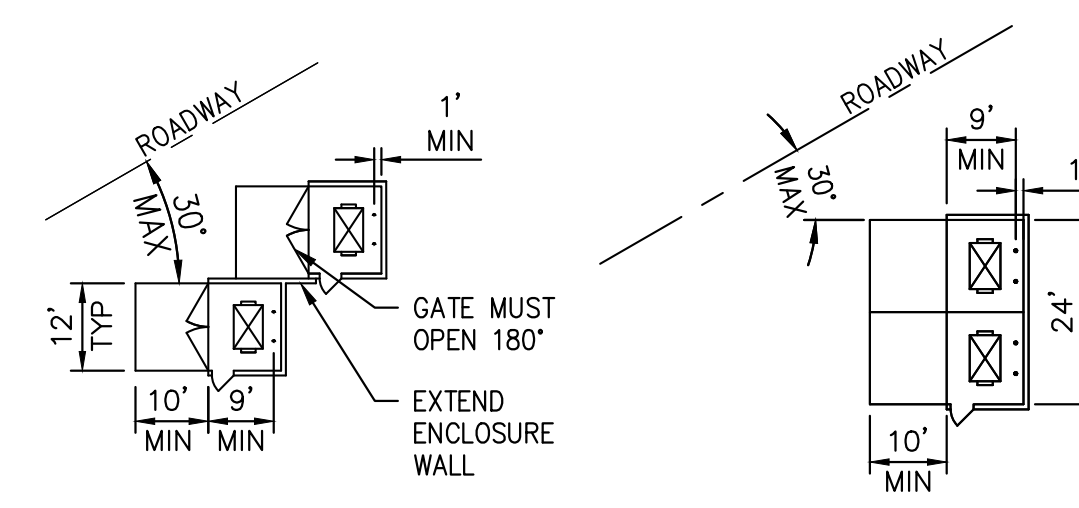


SEMI CANT TILTDOWN PLAN VIEW (COVERED PARKING)
SCALE: 1/4" = 1'-0"

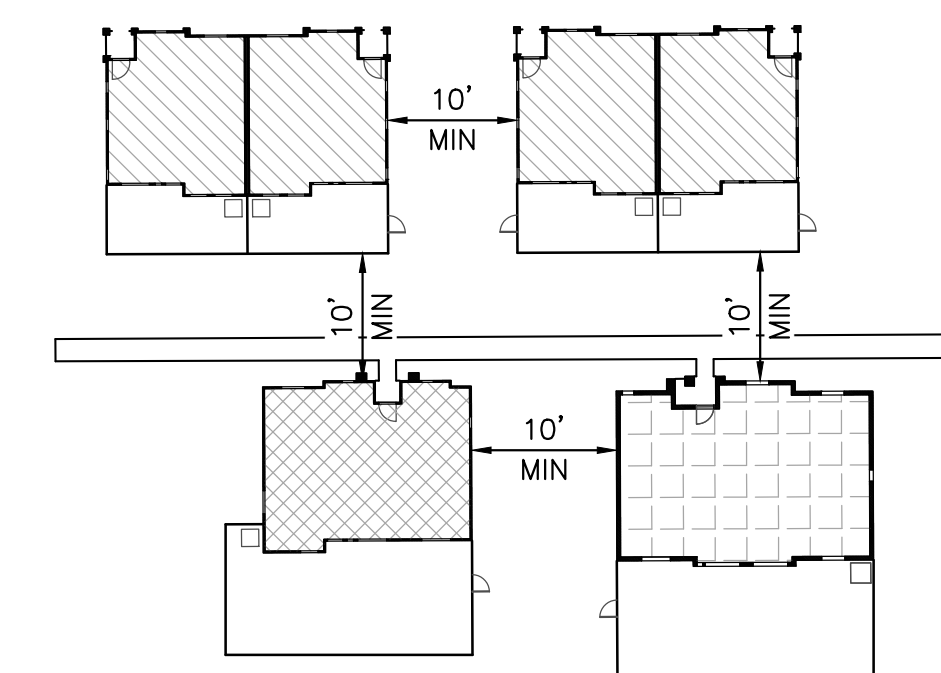


ACCESSIBLE (ADA) PARKING STRIPING AND SIGNAGE
NTS

- NOTES:
1. 2% OF THE REQUIRED PARKING SPACES MUST BE ACCESSIBLE.
 2. OF THE TOTAL ACCESSIBLE SPACES 1 IN 6 MUST BE VAN ACCESSIBLE.
 3. MAXIMUM SLOPE OF PARKING AND MANEUVERING AREAS IS 1:50 (2%).
 4. VAN ACCESSIBLE SPACE ALTERNATIVE MAY BE 8' WIDE WITH 8' STRIPED ACCESS AISLE.



TYPICAL TRASH ENCLOSURE
NTS



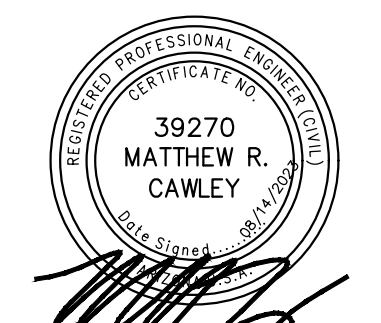
TYPICAL BUILDING SEPARATION
NTS

Bowman

Bowman Consulting Group Ltd
1600 N. Desert Drive Ste 210
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
© 2021 Bowman Consulting Group Ltd

SITE DETAILS
HUNT HIGHWAY SOUTH
PINAL COUNTY
SAN TAN VALLEY, AZ

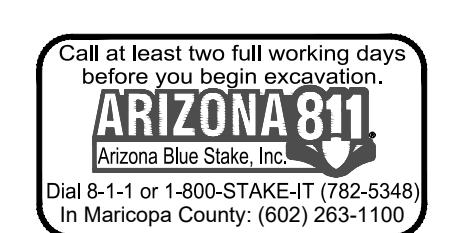
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
DAB	JGP DMF
DESIGN	DRAWN CHKD
SCALE	H: N/A V:
JOB No.	050949-01-001
DATE :	8/15/2023

SP08
SHEET 08 OF 08





APPLICATION FOR **PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: _____
2. Date of Pre-application Review: __/__/____ Pre-Application Review No.: Z-PA-_____-_____
3. Current Zoning (Please provide Acreage Breakdown): _____
4. Requested Zoning (Please provide Acreage Breakdown): _____
5. Parcel Number(s) (Please attach a separate list if more space is needed): _____
6. Parcel Size(s): _____
7. The existing use of the property is as follows: _____
8. The exact use proposed under this request: _____
9. What is the Comprehensive Plan Designation for the subject property: _____
10. Is the property located within three (3) miles of an incorporated community? YES NO
11. Is an annexation into a municipality currently in progress? YES NO
12. Is there a zoning violation on the property for which the owner has been cited? YES NO
If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? YES NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. _____

15. Explain why the proposed development is needed and necessary at this time. _____
To fulfill the comprehensive plan goal of providing a variety of housing options. _____

INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

VTLG Hunt Highway Land Co., LLC

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is the owner(s) of 26.22 gross acres located at
Hunt Highway, south of Stone Creek Drive _____, and further identified

[Insert Address of Property]

As assessor parcel number 210-18-226 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Pew & Lake, PLC

[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

**[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]**

[Signature]

[Signature]

[Address]

[Address]

Dated: _____

Dated: _____

STATE OF _____)

) ss.

(SEAL)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____
by _____

My Commission Expires _____

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

VTC AZ Investments, Inc. Mgr of VTLG Hunt Highway
[Insert Company's or Trust's Name] Land Co., LLC

By: [Signature]
[Signature of Authorized Officer, or Trustee]

Its: Vice President
[Insert Title]

Dated: 5-11-2023

STATE OF Arizona)

COUNTY OF Maricopa) ss.

The foregoing instrument was acknowledged before me, this 11th day of May, 2023 by

Javier Aldrete, Vice President
[Insert Signor's Name] [Insert Title]

VTC AZ Investments, Inc., Arizona an,
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: 11-21-2025

Rachel Oberlander
Printed Name of Notary

[Signature]
Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)



The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by _____, who acknowledges himself/herself to be

_____, of _____
[Insert Signor's Name] [Title of Office Held] [Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires _____

Printed Name of Notary

Signature of Notary

May 10, 2023
Project # 050949-01-001

**LEGAL DESCRIPTION
RESIDENTIAL (PAD) AREA**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

THENCE SOUTH 03°22'16" EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 338.41 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID WEST LINE, SOUTH 49°22'55" EAST, A DISTANCE OF 979.33 FEET;

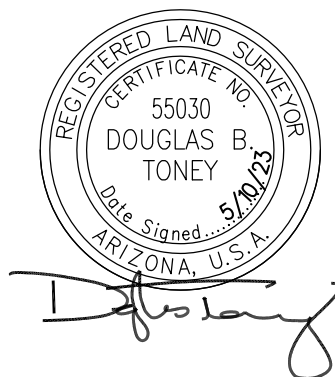
THENCE NORTH 40°36'51" EAST, A DISTANCE OF 364.98 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 948.60 FEET;

THENCE DEPARTING SAID MONUMENT LINE, SOUTH 89°46'57" WEST, A DISTANCE OF 1642.04 FEET;

THENCE NORTH 03°25'55" WEST, A DISTANCE OF 986.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 802,611 SQ.FT. OR 18.4254 ACRES, MORE OR LESS.



POINT OF COMMENCEMENT
NORTHWEST CORNER
SECTION 18, T3S, R8E

NORTHEAST CORNER
SECTION 18, T3S, R8E

(BASIS OF BEARINGS)
N89°46'52"E 5321.93'

S03°22'16"E
338.41'

POINT OF
BEGINNING

HUNT HIGHWAY

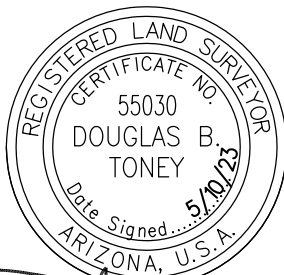
S49°22'55"E 979.33'

N40°36'51"E
364.98'

S49°23'09"E 948.60'

N03°25'55"W 986.00'

S89°46'57"W 1642.04'



Douglas B. Toney



SHEET 1
OF 1

EXHIBIT PAD AREA		
BY: TL	CHK: DT	QC:
BCG PROJECT NO: 050949-01 TASK: 001		
CLIENT REF NO:		

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

May 10, 2023
Project # 050949-01-001

**LEGAL DESCRIPTION
COMMERCIAL AREA**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89°46'52" EAST (BASIS OF BEARINGS), A DISTANCE OF 5321.93 FEET;

THENCE NORTH 89°46'52" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 186.06 FEET TO THE MONUMENT LINE OF HUNT HIGHWAY;

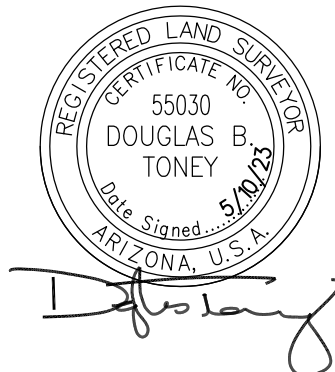
THENCE SOUTH 49°23'09" EAST, ALONG SAID MONUMENT LINE, A DISTANCE OF 1073.84 FEET;

THENCE DEPARTING SAID MONUMENT LINE, SOUTH 40°36'51" WEST, A DISTANCE OF 364.98 FEET;

THENCE NORTH 49°22'55" WEST, A DISTANCE OF 979.33 FEET;

THENCE NORTH 03°25'55" WEST, A DISTANCE OF 338.43 FEET TO THE **POINT OF BEGINNING**.

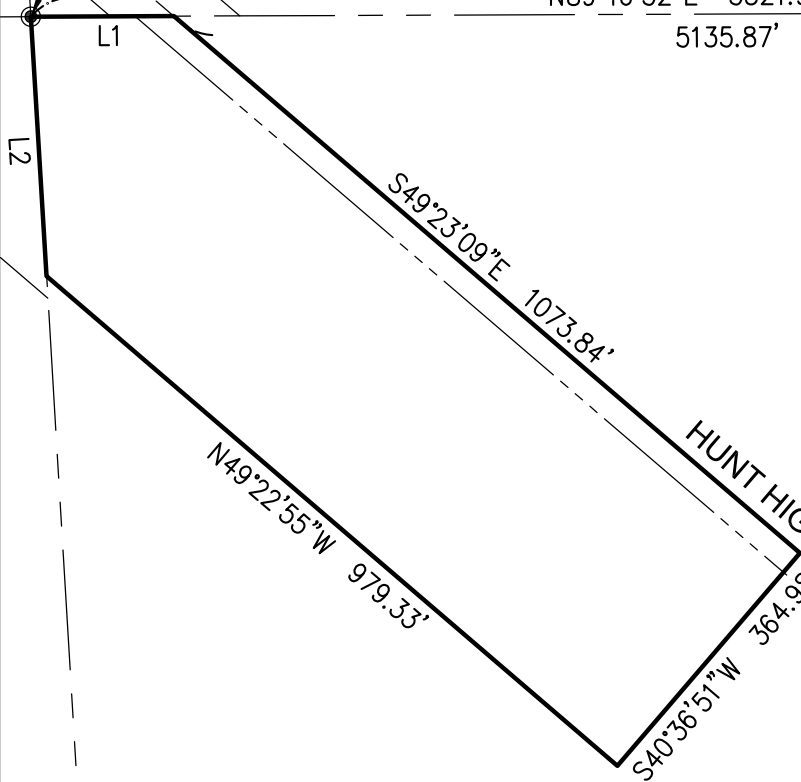
CONTAINING 406,082 SQ.FT. OR 9.3224 ACRES, MORE OR LESS.



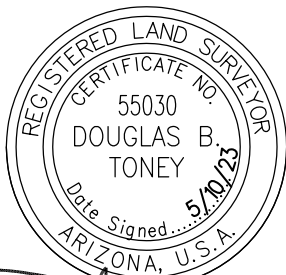
POINT OF BEGINNING
NORTHWEST CORNER
SECTION 18, T3S, R8E

NORTHEAST CORNER
SECTION 18, T3S, R8E

(BASIS OF BEARINGS)
N89°46'52"E 5321.93'
5135.87'



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	186.06'	N89°46'52"E
L2	338.43'	N03°25'55"W



Douglas B. Toney



SHEET 1 OF 1
DATE: 5/10/23

EXHIBIT
COMMERCIAL AREA

BY: TL	CHK: DT	QC:
BCG PROJECT NO: 050949-01 TASK: 001		
CLIENT REF NO:		

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

May 23, 2023

Ms. Sangeeta Deokar
Pinal County Planning Department
85 North Florence Street
First Floor
Florence, AZ 85132

RE: PZ-040-23 and PZ-PD-013-23; Hancock- Hunt Highway South; Neighborhood Outreach Summary

Dear Sangeeta:

As stated in the project narrative for this application, the Hancock-Hunt Highway South applications have been the subject of land use cases in the past and have generated significant citizen input and involvement. When the Comprehensive Plan Amendment was approved for this property, it was done so after numerous Neighborhood Meetings and Public Hearings.

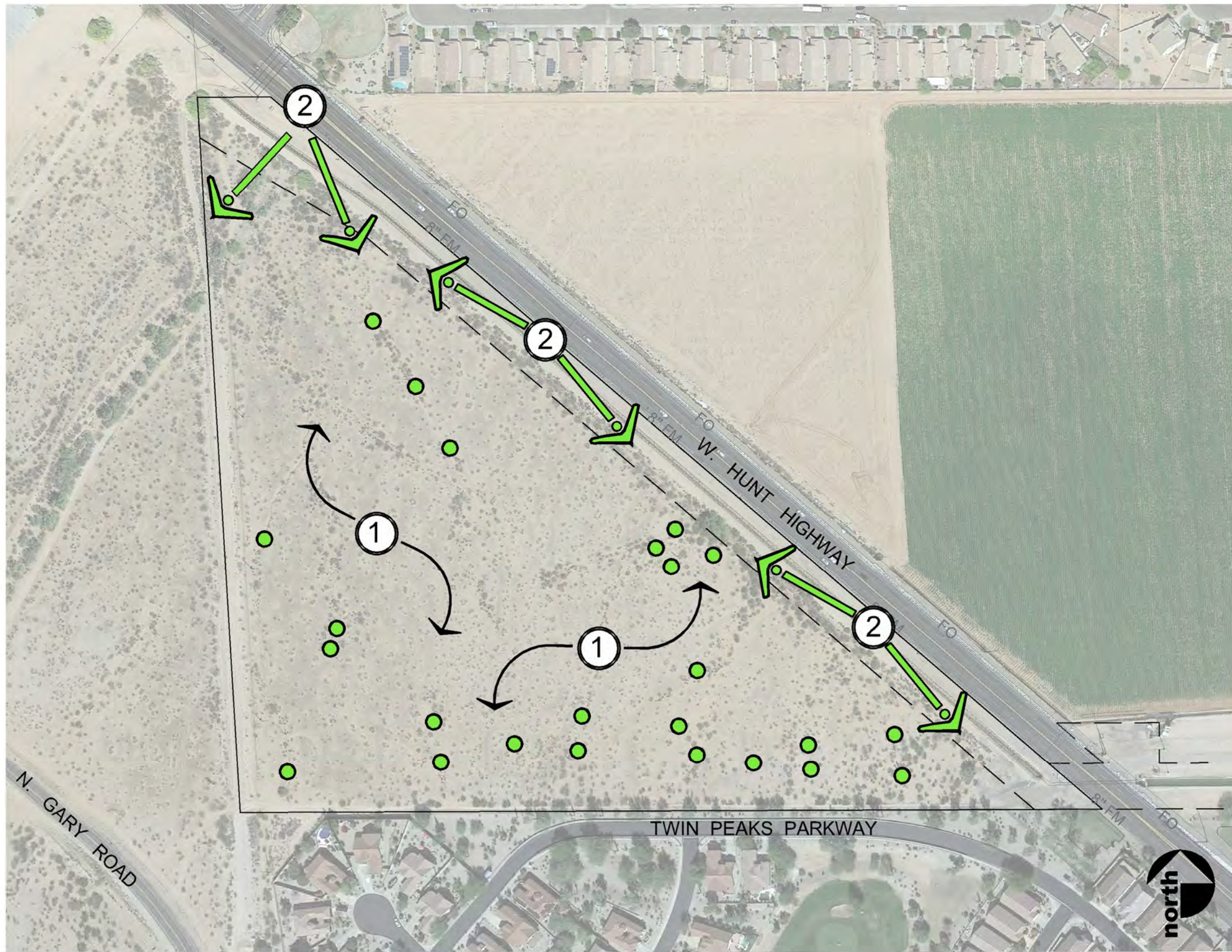
In cooperation with staff and at the suggestion of Supervisor McClure, our office has been working closely with Gary Modlin, of the Solera at Johnson Ranch HOA. The zoning applications for this property that are the subject of the above-referenced case numbers, have been presented to and discussed with the Solera community in the following ways: 1) the Conceptual Site Plan has been presented to and discussed with the Solera HOA Executive Board, 2) the plan has been presented to the Solera HOA at-large membership at a community meeting set up by the HOA and hosted by the HOA, 3) the plan has been included in the Solera newsletter with requested input and response from the community requested by the Board, and 4) several meetings with community leaders and Supervisor McClure to discuss the plan, revisions and agreement on a supportable plan. Thus far, the plan has been met with mostly positive feedback.

It is our intention to have a conventional Neighborhood Meeting for this project while the applications are under staff review, so that we can address staff and neighborhood comments in the 2nd submittal for the project. Of course, the neighborhood meeting will comply with all the requirements for notification that have been established by the County. We will work with staff to coordinate the date, time and place of the meeting and provide you with the opportunity to review the notification letter before it is sent to all property owners within 1000-feet of the development site.

Please let me know if you have any questions or comments.

Sincerely,

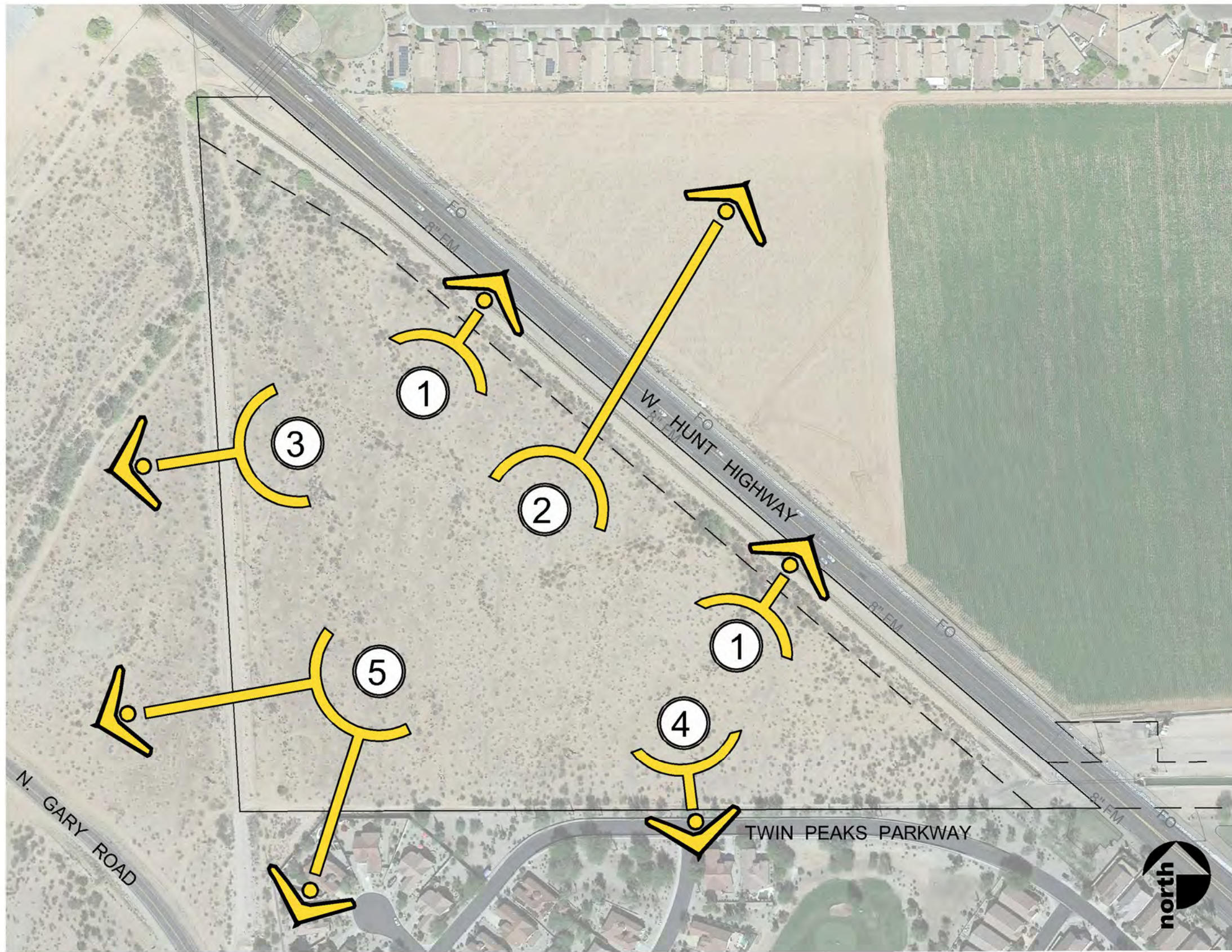
Sean B. Lake
Pew & Lake, PLC



VEGETATION


- EXISTING SAGUARO
- ① PRIMARILY HEAVILY DEGRADED SPARSE CREOSOTE (*Larrea tridentata*)
- ② ROADSIDE RIPARIAN- SLIGHTLY DENSER VEGETATION: DESERT BROOM (*Baccharis sarothroides*), CREOSOTE (*Larrea tridentata*), WITH OCCASIONAL FOOTHILLS PALO VERDE (*Parkinsonia microphylla*), BLUE PALO VERDE (*Parkinsonia florida*), and MESQUITE (*Prosopis velutina*).


HUNT HIGHWAY-SOUTH VEGETATION





VIEWS


- ① FOREGROUND VIEWS OF HUNT HIGHWAY


- ② LONG DISTANCE VIEWS TO TONTO FOREST MOUNTAINS


- ③ FOREGROUND AND MIDGROUND VIEWS TO WALMART AND OTHER COMMERCIAL

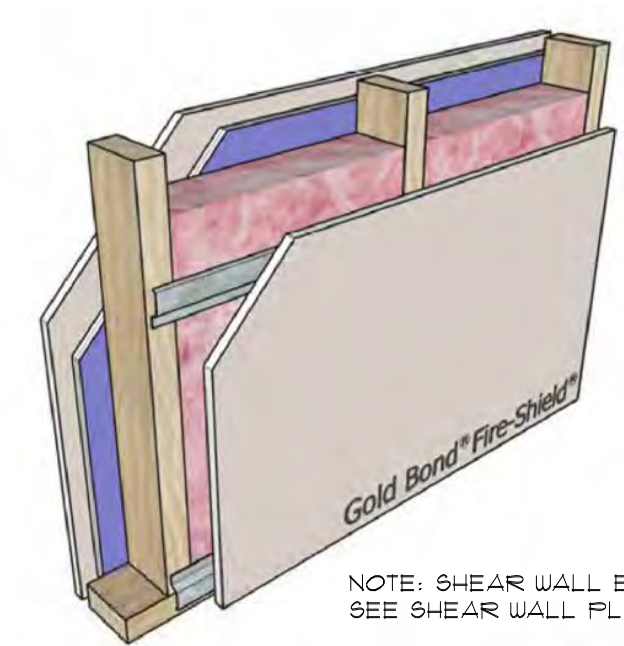

- ④ FOREGROUND VIEWS TO ADJACENT SOLERA DEVELOPMENT


- ⑤ FOREGROUND AND MIDGROUND VIEWS TO SANTAN FOOTHILLS SMALL PEAKS AND WATER RESERVOIR



HUNT HIGHWAY-SOUTH VISUAL ANALYSIS

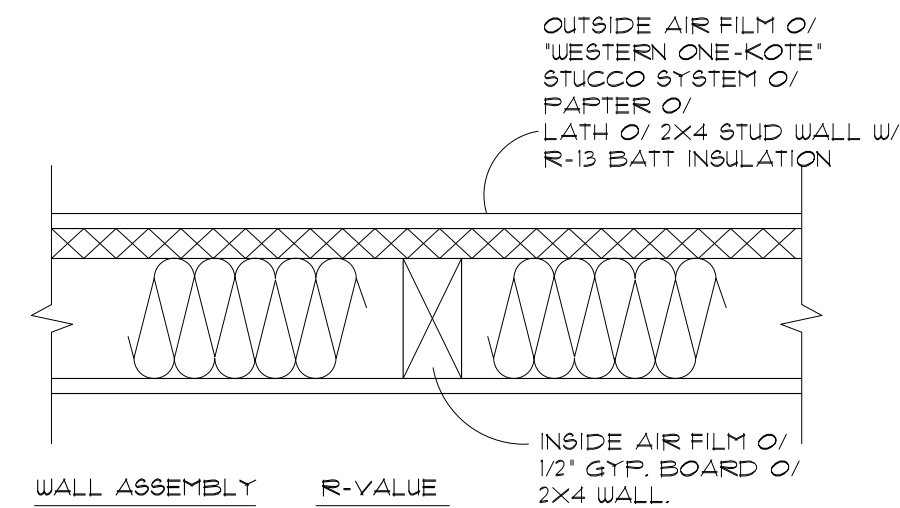
ARIZONA RANCH STYLE



NOTE: SHEAR WALL EACH SIDE
SEE SHEAR WALL PLAN

STC-58 **NGC 2011067**

Framing: 2x4 wood studs, 16" o.c.
 Insulation: 3-1/2" glass fiber
 Side 1: 5/8" Fire-Shield Gypsum Board on
 5/8" SoundBreak XP Gypsum Board
 Side 2: 5/8" Fire-Shield Gypsum Board on RC-1
 UL Design: U305 - 1 hour



WALL ASSEMBLY	R-VALUE	NOTE
OUTSIDE AIR FILM	0.25	NOTE: SEE DETAIL 1/2/AD1 FOR ALTERNATE DETAIL WHEN ARS 28-848(I) APPLIES IN THE VICINITY OF MILITARY AIRPORT AND OUTSIDE NOISE CONTOURS
STUCCO SYSTEM	0.20	
PAPER	0.06	
LATH	4.00	
INSULATION	13.00	
1/2" GYP. BOARD	0.45	
INSIDE AIR FILM	0.68	
TOTAL	18.64	

1 EXT. WALL ASSEMBLY

2 SEPERATION WALL ASSEMBLY

NOTE: THERE ARE TO BE NO ELECTRICAL BOXES WITHIN THE SAME 24" OF THE BOXES ON THE OPPOSITE SIDE OF THE WALL. (R302.4.2)
 NOTE: USE 1/2" RC-2 CHANNELS WITH ISO PADDING TAPE I.L.O OF 1/2" RC-1 CHANNELS SHOWN IN DETAIL.

ASSEMBLY SHALL COMPLY WITH R302.3 WALL FOUNDATION TO UNDERSIDE ROOF SHEATHING

R302.3 Two-Family Dwellings

Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

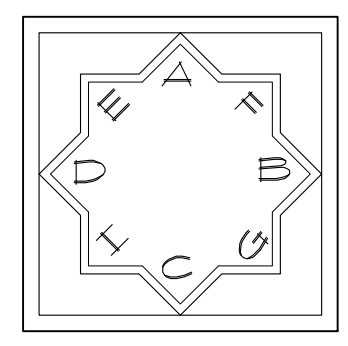
Exceptions:

- A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
- Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

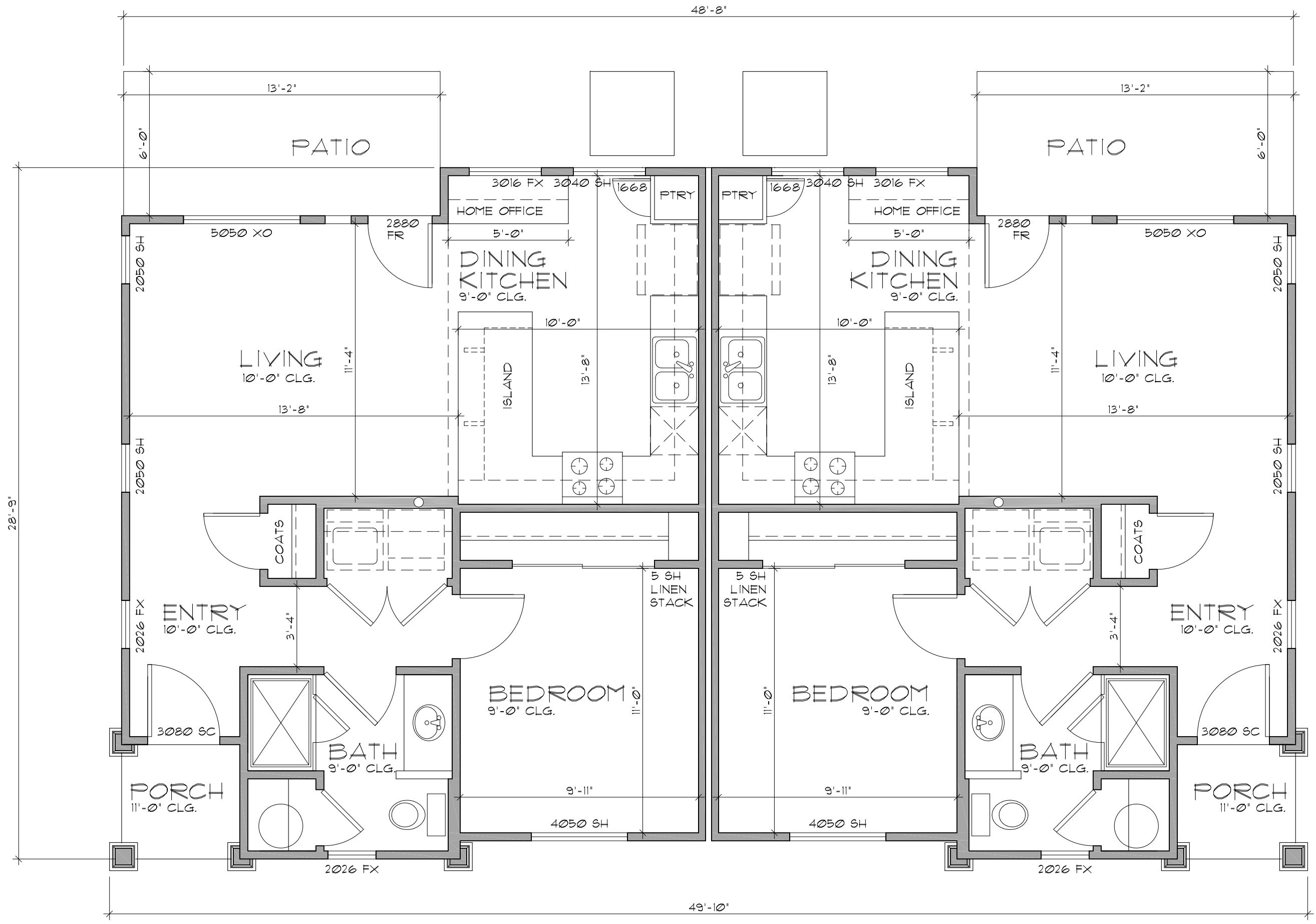
NOTE: See detail 1/A5a for alternate separation wall detail.

GLAZING NOTE:
 * GLAZING SHALL COMPLY WITH CURRENT CODES:
 GLAZING IN DOORS,
 GLAZING ADJACENT DOORS,
 GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
660 SQ. FT.	UNIT 1 RIGHT SIDE
660 SQ. FT.	UNIT 1 LEFT SIDE
1320 SQ. FT.	TOTAL HABITABLE SPACE UNIT 1
44 SQ. FT.	TOTAL FRONT PORCH (22 SF. EA.)
1364 SQ. FT.	TOTAL UNDER ROOF



ROOM DESIGNATION KEY



UNIT 1 - FLOOR PLAN "B"

SCALE: 1/4" = 1'-0"

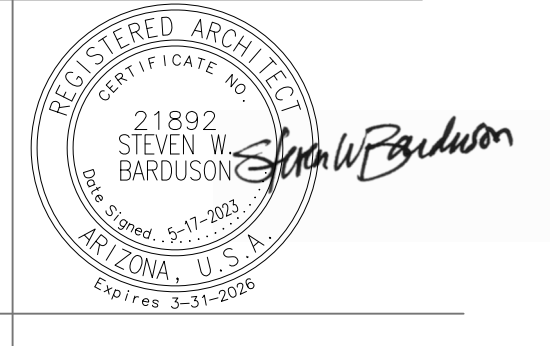
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VLUX
HUNT HIGHWAY SOUTH
PINAL COUNTY

UNIT 1

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 project no:

DR1

UNIT 1-FLOOR PLANS B-ARIZONA RANCH

ARIZONA RANCH STYLE SCHEME 1

UNIT 1



FRONT



LEFT



PERSPECTIVE



RIGHT



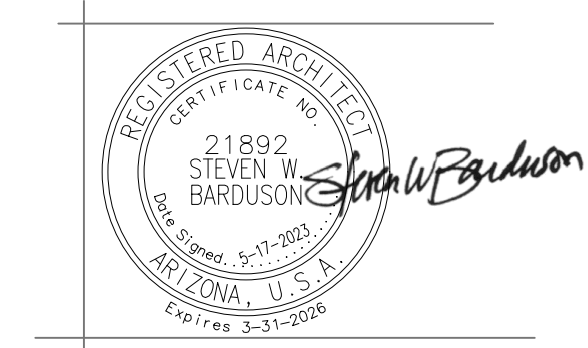
REAR

revisions

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PINAL COUNTY

UNIT 1
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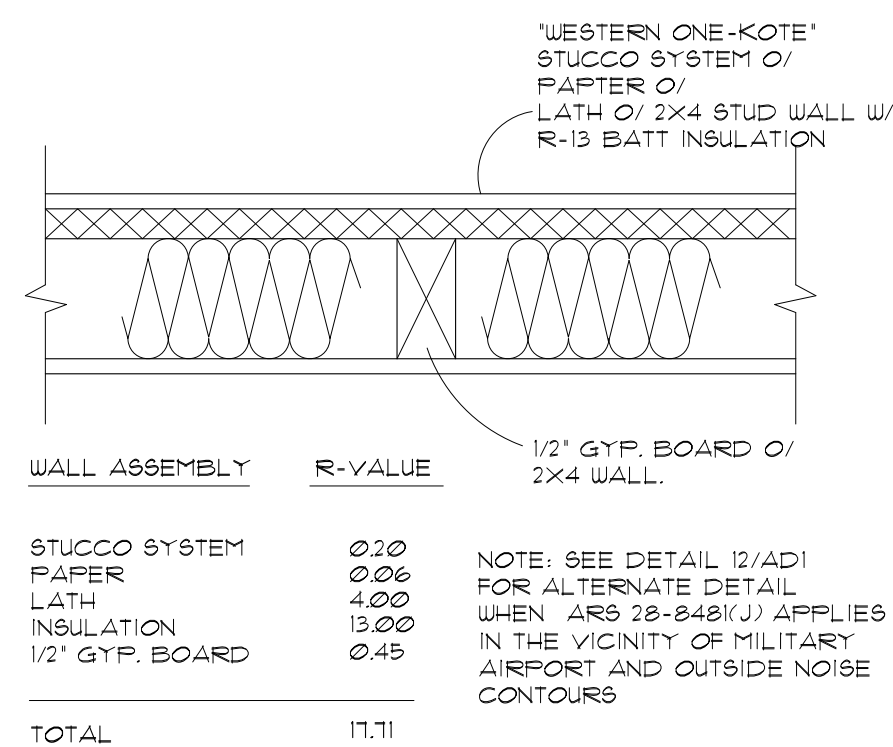


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DR2

UNIT 1-ALL SIDES-ARIZONA RANCH

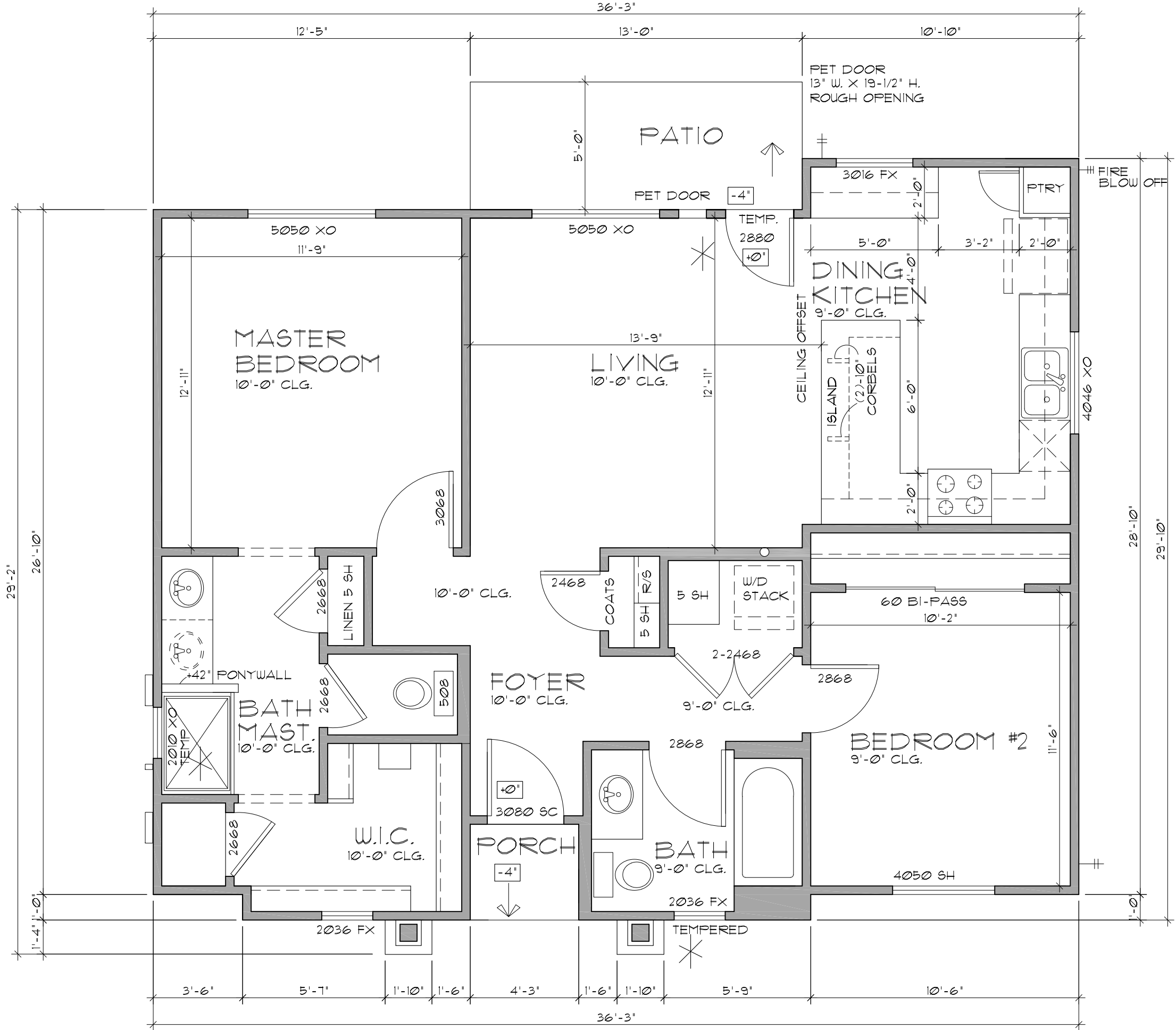
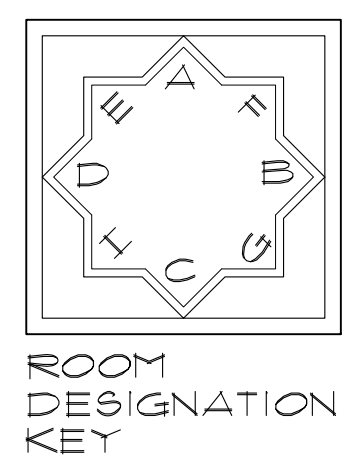
ARIZONA RANCH STYLE



1 EXT. WALL ASSEMBLY

GLAZING NOTE:
 * GLAZING SHALL COMPLY WITH CURRENT CODES.
 * GLAZING IN DOORS.
 * GLAZING ADJACENT DOORS.
 * GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
1018 SQ. FT.	TOTAL HABITABLE SPACE
21 SQ. FT.	FRONT PORCH
1045 SQ. FT.	TOTAL UNDER ROOF



UNIT 2 - FLOOR PLAN "B"

SCALE: 1/4" = 1'-0"

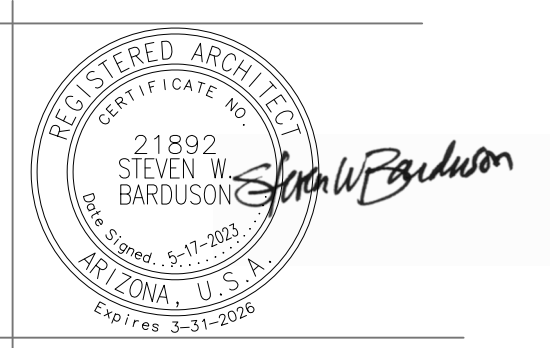
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PINAL COUNTY

UNIT 2

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DR3

UNIT 2 FLOOR PLAN B-ARIZONA RANCH

ARIZONA RANCH STYLE SCHEME 2

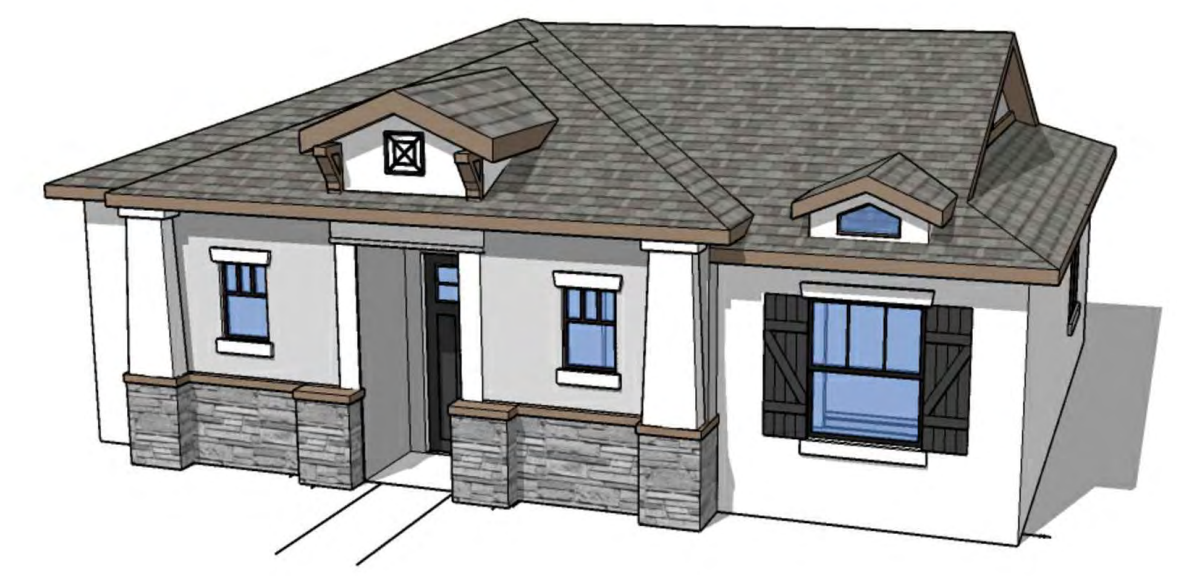
UNIT 2



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

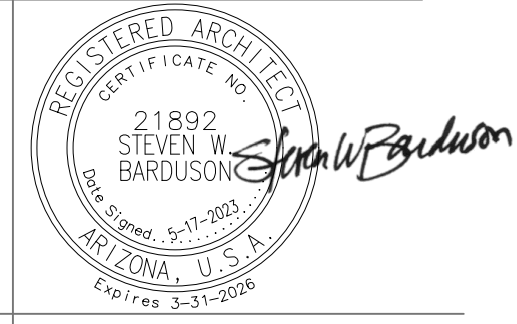
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PINAL COUNTY

UNIT 2

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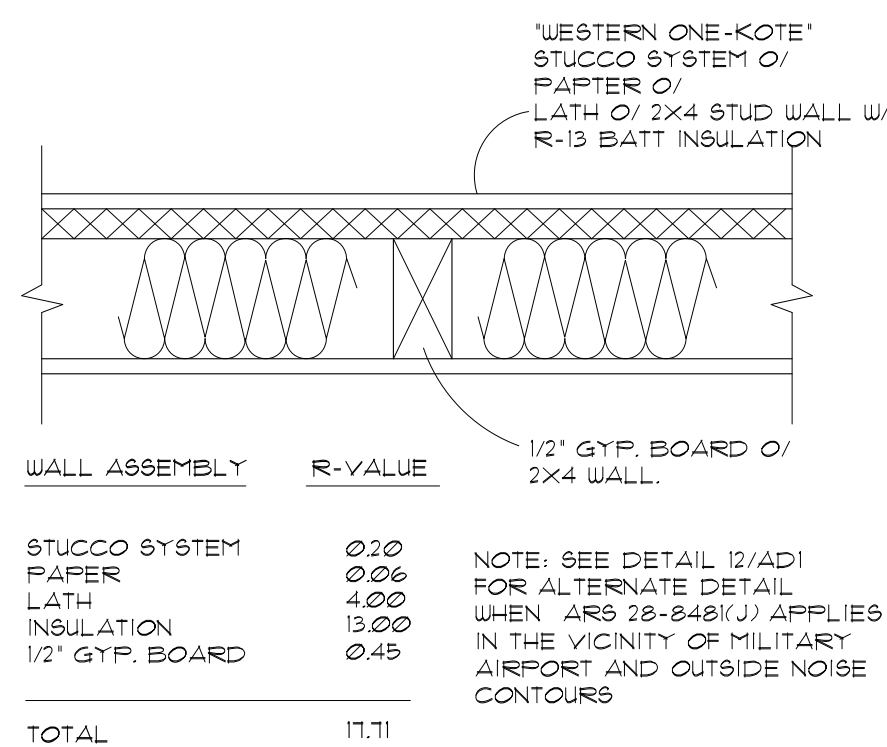


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 project no:

DR4

UNIT 2-ALL SIDES-ARIZONA RANCH

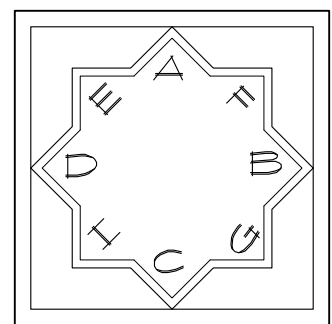
ARIZONA RANCH STYLE



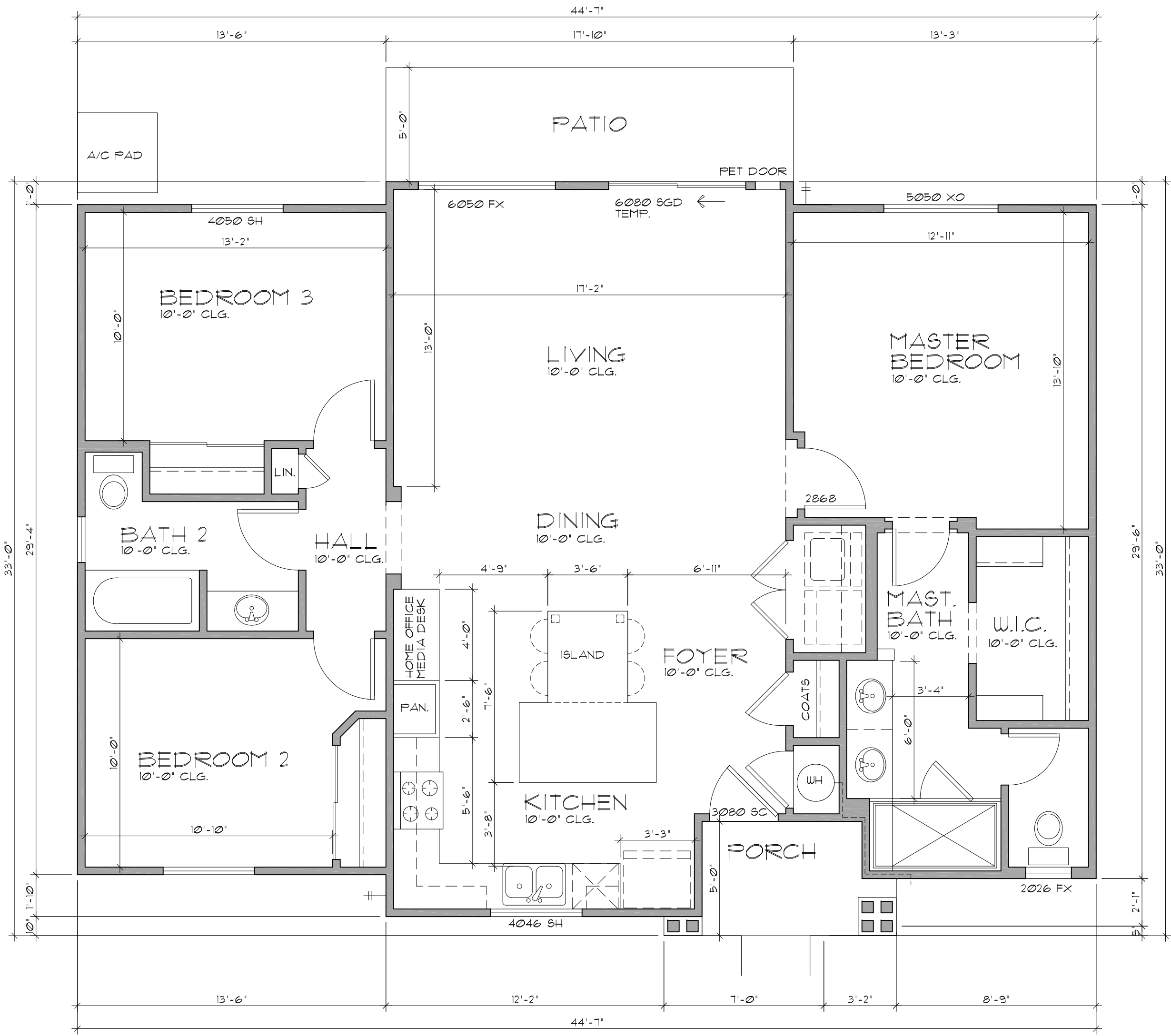
1 EXT. WALL ASSEMBLY

GLAZING NOTE:
 * GLAZING SHALL COMPLY WITH CURRENT CODES.
 * GLAZING IN DOORS.
 * GLAZING ADJACENT DOORS.
 * GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
1336 SQ. FT.	TOTAL HABITABLE SPACE
40 SQ. FT.	FRONT PORCH
1316 SQ. FT.	TOTAL UNDER ROOF



ROOM DESIGNATION KEY



UNIT 3 - FLOOR PLAN "B"

SCALE: 1/4" = 1'-0"

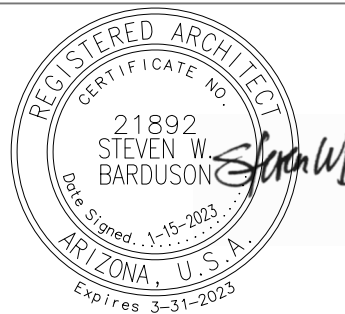
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UNIT 3

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DR5

UNIT 3-FLOOR PLAN B-ARIZONA RANCH

ARIZONA RANCH STYLE SCHEME 3

UNIT 3

Scheme 1	Scheme 2	Scheme 3
<p>Roof: 21 ACASH Shingles: Fire Bond</p> <p>Fascia, Trim of Stone: DEC754 Weathered Brown</p> <p>Stucco: DE127 Rustic Taupe</p> <p>Accents, Popovers & Pillars: DEW14 Desert Star</p> <p>Door & Shutters: DE607 Woodstone Bronze</p> <p>Coronado Stone: French Country Villa Camel Mountain</p>	<p>Roof: 21 ACASH Shingles: Fire Bond</p> <p>Fascia & Trim of Stone: DEC61 Cocoa Powder</p> <p>Stucco: DEC793 Grey Pearl</p> <p>Accents, Popovers & Pillars: DEW82 Faded Grey</p> <p>Door & Shutters: DE617 Stone</p> <p>Coronado Eastern Mountain Ledger, Hues</p>	<p>Roof: 21 ACASH Shingles: Fire Bond</p> <p>Fascia & Trim of Stone: DE695 Chocolate Pudding</p> <p>Stucco: DE169 Spade Up</p> <p>Accents, Popovers & Pillars: DE128 Sand Dune</p> <p>Door & Shutters: DE623 Oak</p> <p>Coronado Stone: Canyon Ledger, Dakota Brown</p>



FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

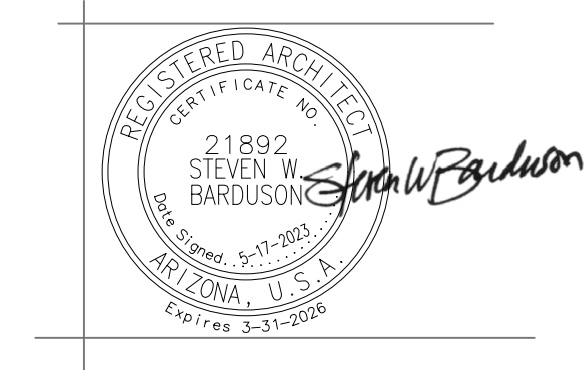
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HIGHWAY
SOUTH
PINAL COUNTY

UNIT 3

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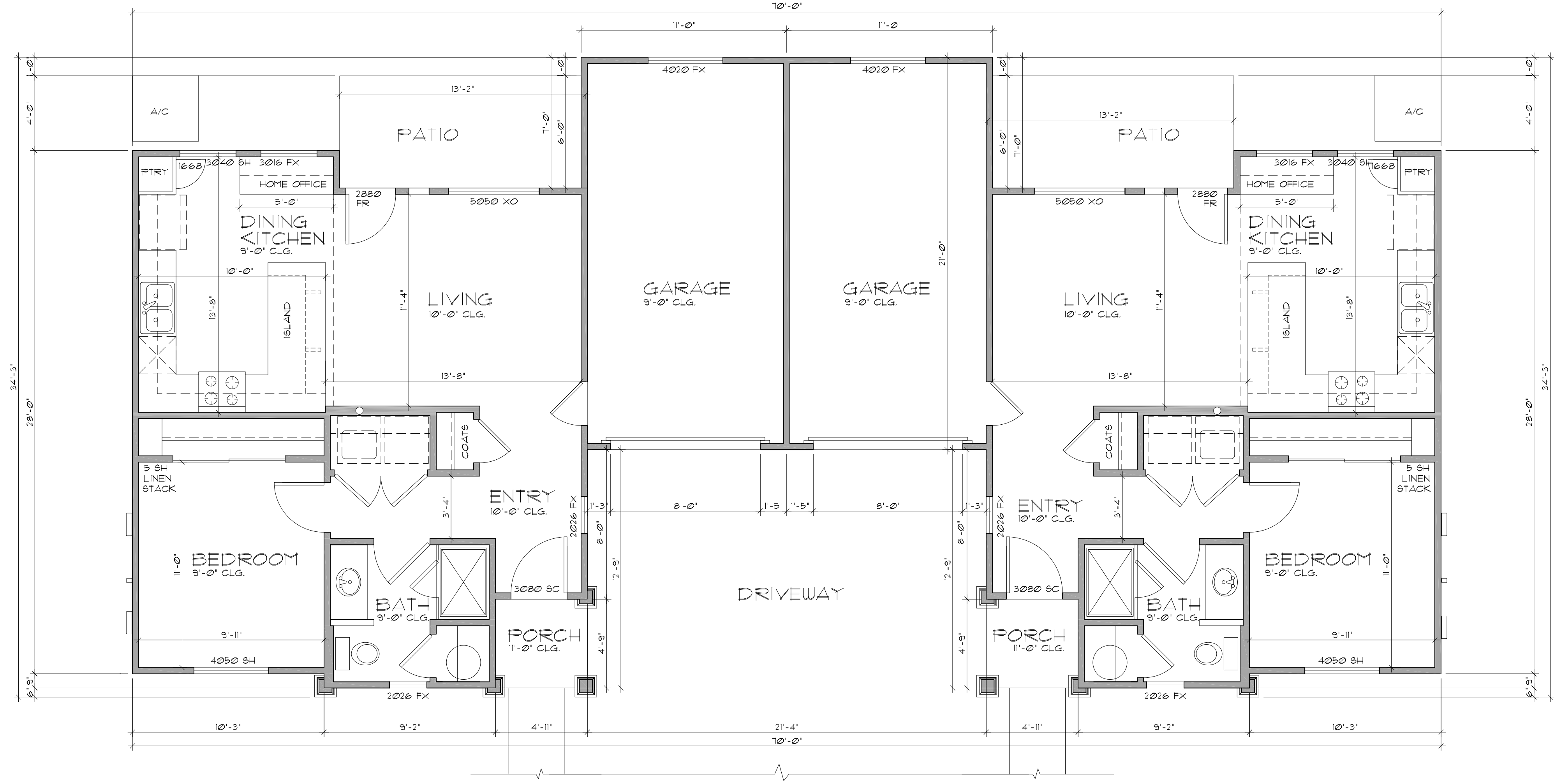
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DR6

UNIT 3-ALL SIDES-ARIZONA RANCH

ARIZONA RANCH STYLE



UNIT 1 W/GARAGE - FLOOR PLAN "B"

SCALE: 1/4" = 1'-0"

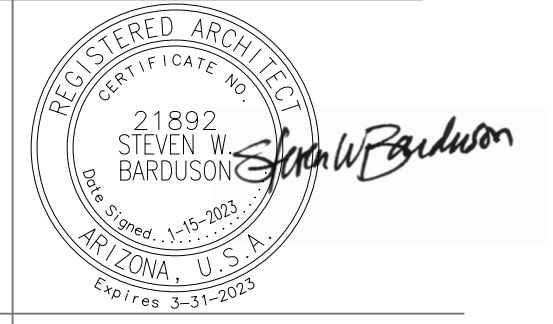
SQUARE FOOTAGE LEGEND	
642 SQ. FT.	UNIT 1 RIGHT SIDE
642 SQ. FT.	UNIT 1 LEFT SIDE
1284 SQ. FT.	TOTAL HABITABLE SPACE UNIT 1
24 SQ. FT.	FRONT PORCH (EA. SIDE)
248 SQ. FT.	SINGLE CAR GARAGE (EA. SIDE)
914 SQ. FT.	TOTAL UNDER ROOF (EA. UNIT)
1828 SQ. FT.	TOTAL UNDER ROOF W/BOTH UNITS

revisions	
1	
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UNIT 1 W/GARAGE

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DR7

UNIT 1 W/GARAGE-FLOOR PLAN B-ARIZONA RANCH

ARIZONA RANCH STYLE SCHEME 1

UNIT 1 W/GARAGE



FRONT



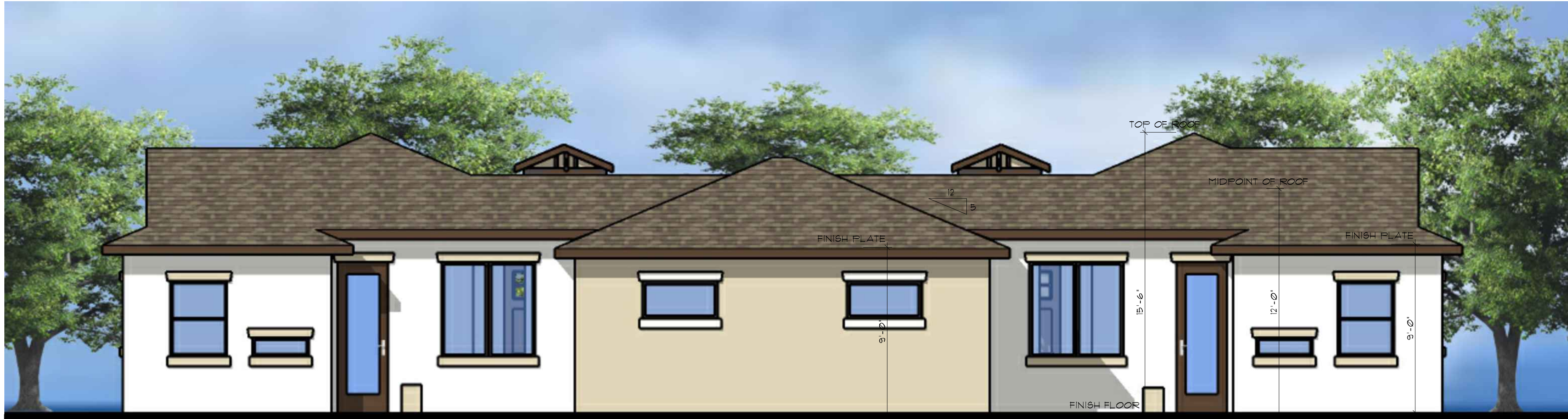
LEFT



PERSPECTIVE



RIGHT



REAR

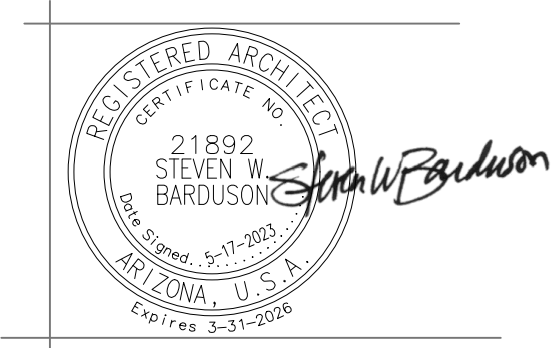
revisions

1	
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PINAL COUNTY

**UNIT 1
W/GARAGE**

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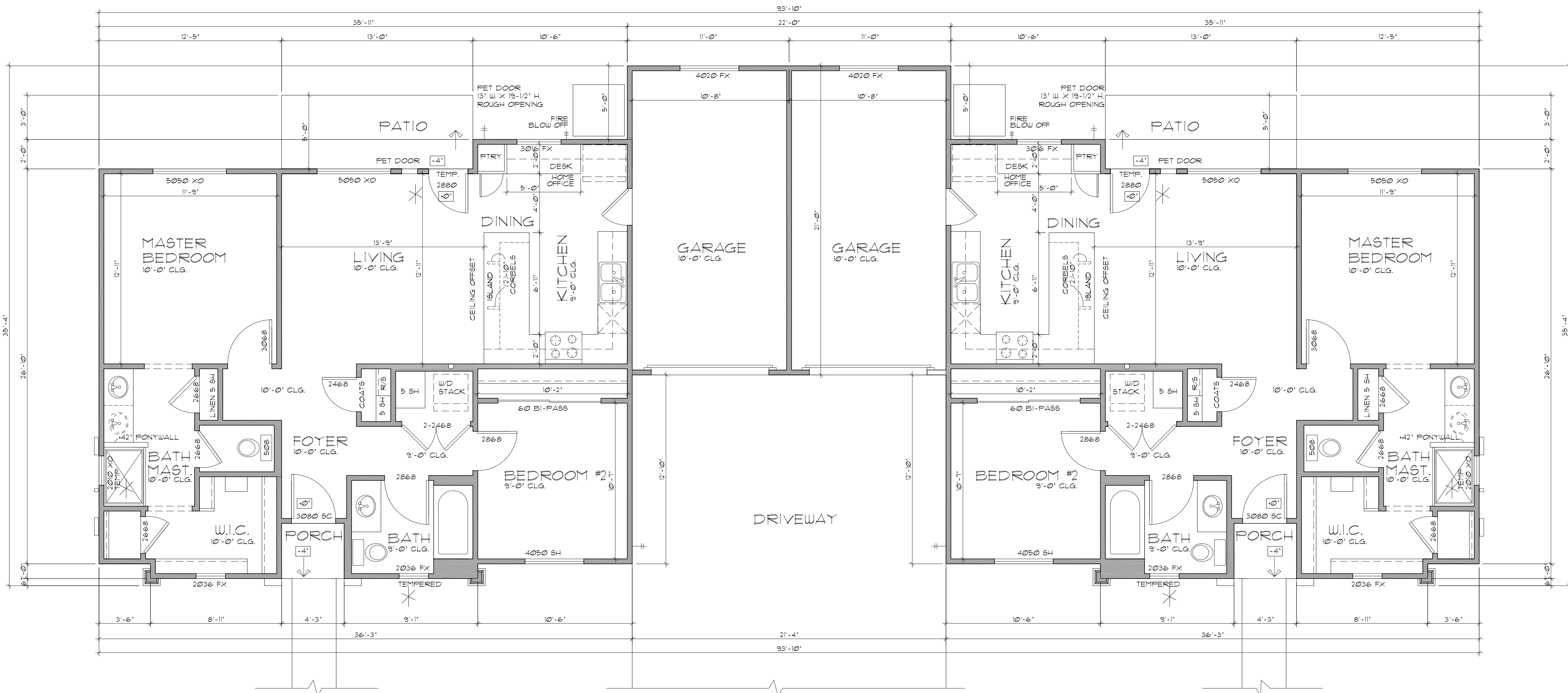
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Arizona 85044
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project no:

DR8

UNIT 1 W/GARAGE-ALL SIDES-ARIZONA RANCH

ARIZONA RANCH STYLE



UNIT 2 W/GARAGE - FLOOR PLAN "B"

SCALE: 1/4" = 1'-0"

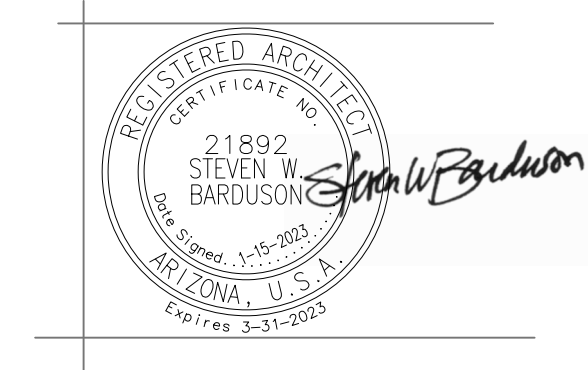
SQUARE FOOTAGE LEGEND	
1000 SQ. FT.	TOTAL HABITABLE SPACE
76 SQ. FT.	FRONT PORCH
248 SQ. FT.	SINGLE CAR GARAGE
1274 SQ. FT.	TOTAL UNDER ROOF
2548 SQ. FT.	TOTAL UNDER ROOF W/BOTH UNITS

revisions	
1	
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UNIT 2 W/GARAGE

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UNIT 2 W/GARAGE-FLOOR PLAN B-ARIZONA RANCH

ARIZONA RANCH STYLE SCHEME 2

UNIT 2 W/GARAGE

revisions

1	
2	
3	

Scheme 1

Roof: Terra Tile
Sillco: DE127 Rustic Taupe
Accents, Topsails & Fill: DEW314 Desert Star
Door & Shutter: DE627 Woodstone Road

Scheme 2

Roof: Terra Tile
Sillco: DE675 Grey Pearl
Accents, Topsails & Fill: DEW382 Faded Grey
Door & Shutter: DE617 Rock

Scheme 3

Roof: Terra Tile
Sillco: DE693 Saddle Lip
Accents, Topsails & Fill: DE6128 Sand Dune
Door & Shutter: DE625 Lark

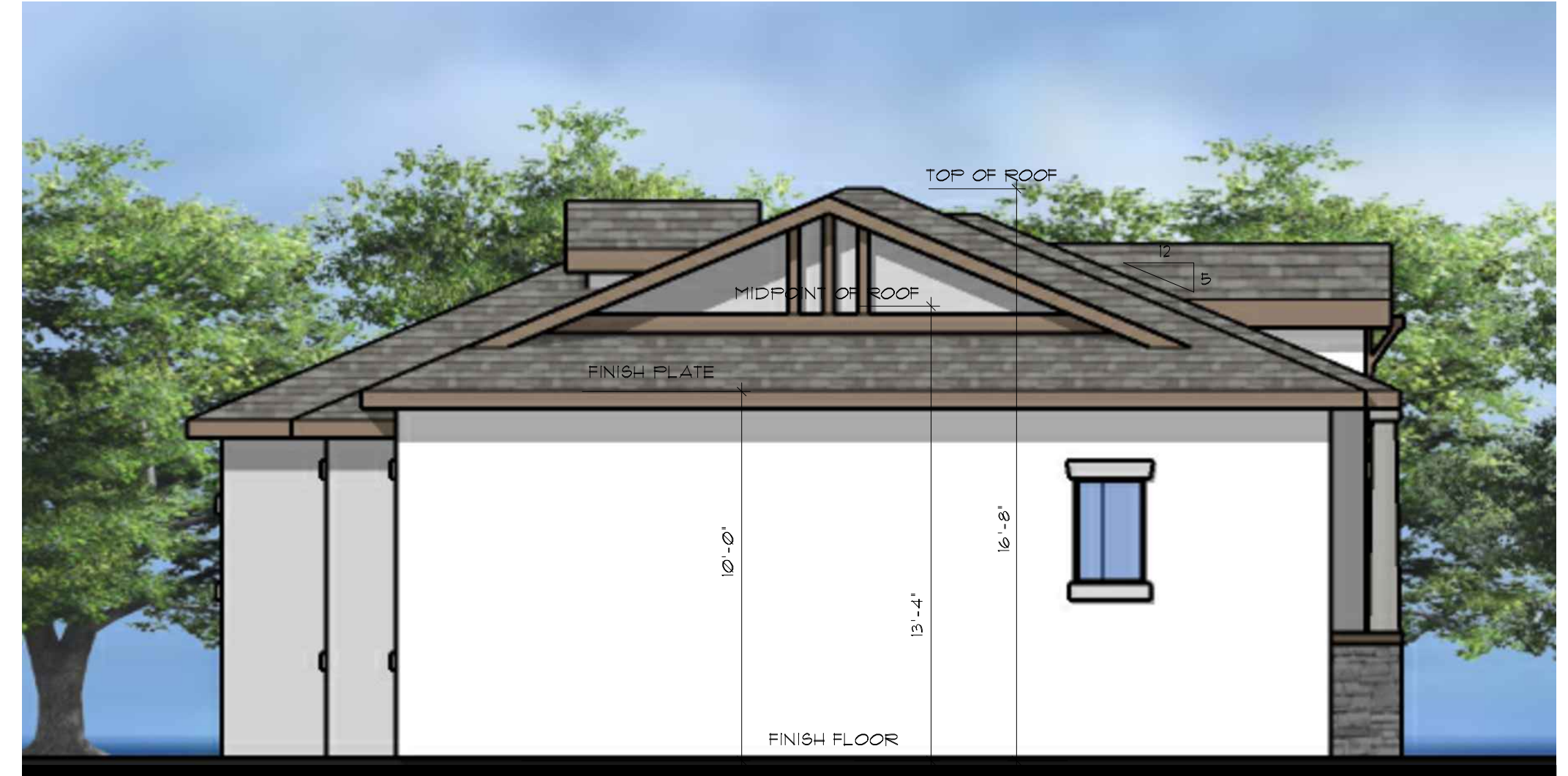
Coronado Stone: French Country Villa
Carnel Mountain

Coronado Stone: Eastern Mountain Ledge
Heron

Coronado Stone: Canyon Ledge
Dakota Iron



FRONT



LEFT



PERSPECTIVE



RIGHT

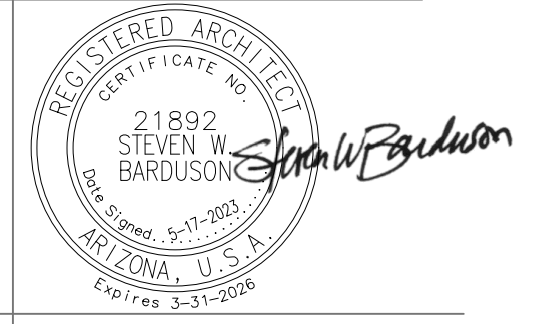


REAR

VLUX
HUNT
HIGHWAY
SOUTH
PINAL COUNTY

**UNIT 2
W/GARAGE**

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UNIT 2 W/GARAGE-ALL SIDES-ARIZONA RANCH

ARIZONA RANCH STYLE

revisions

1	
2	
3	

WESTERN ONE-KOTE STUCCO SYSTEM O/PARTER O/LATH O/ 2X4 STUD WALL W/ R-13 BATT INSULATION

WALL ASSEMBLY	R-VALUE
STUCCO SYSTEM	0.20
PAPER	0.06
LATH	4.00
INSULATION	13.00
1/2" GYP. BOARD	0.45
TOTAL	17.71

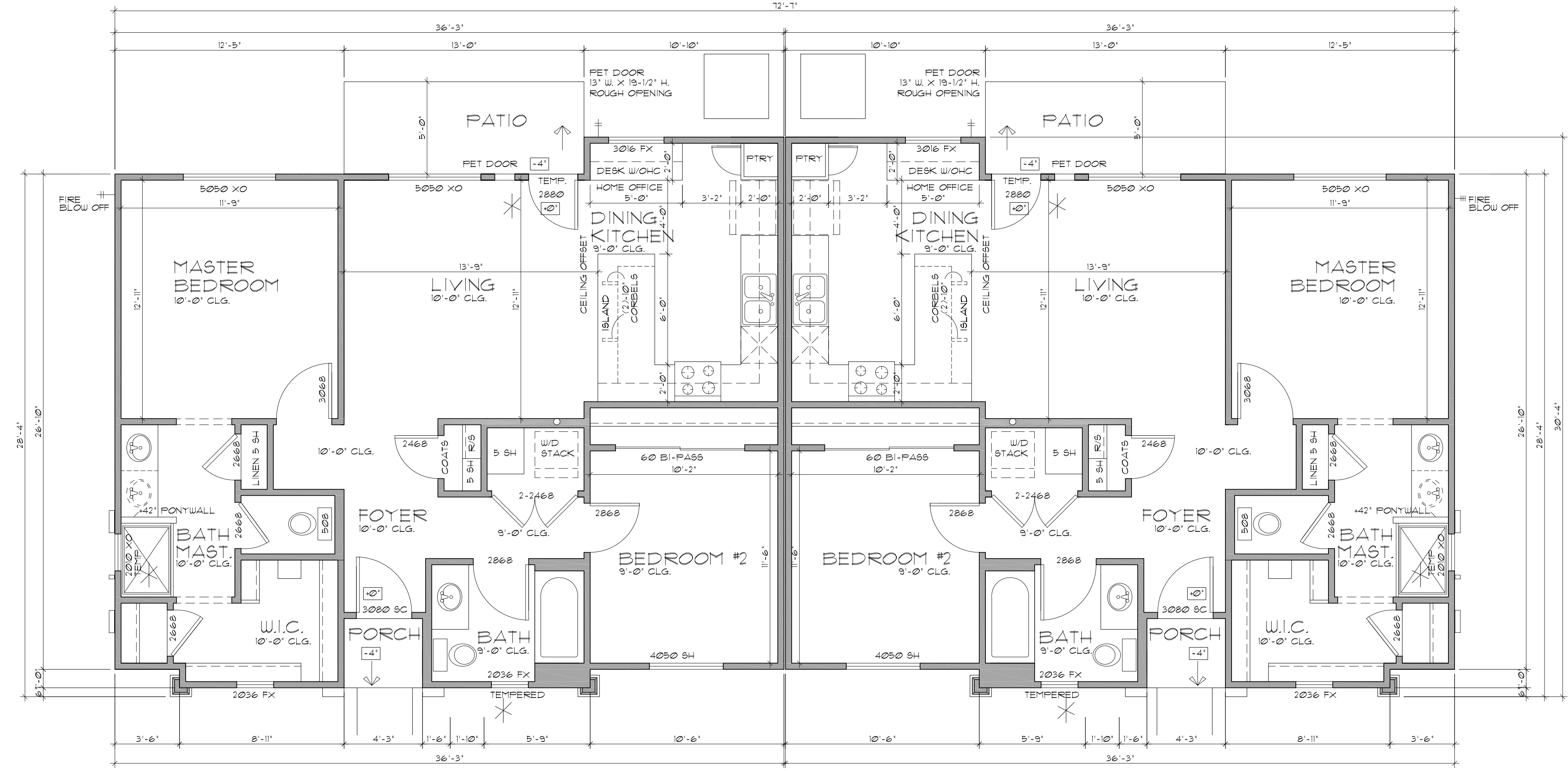
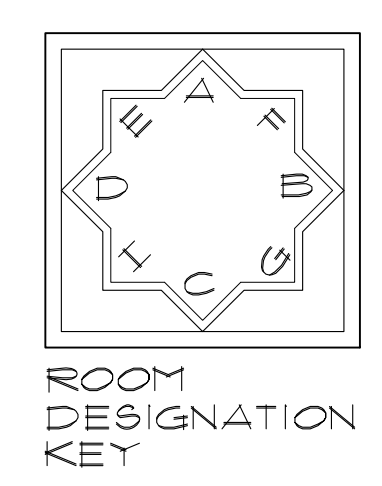
NOTE: SEE DETAIL 12/ADI FOR ALTERNATE DETAIL WHEN ARS 28-848(J) APPLIES IN THE VICINITY OF MILITARY AIRPORT AND OUTSIDE NOISE CONTOURS

1 EXT. WALL ASSEMBLY

GLAZING NOTE:
 * GLAZING SHALL COMPLY WITH CURRENT CODES.
 * GLAZING IN DOORS.
 * GLAZING ADJACENT DOORS.
 * GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND

1018 SQ. FT.	TOTAL HABITABLE SPACE LEFT
21 SQ. FT.	FRONT PORCH LEFT UNIT
1018 SQ. FT.	TOTAL HABITABLE SPACE RIGHT
21 SQ. FT.	FRONT PORCH RIGHT
2090 SQ. FT.	TOTAL UNDER ROOF

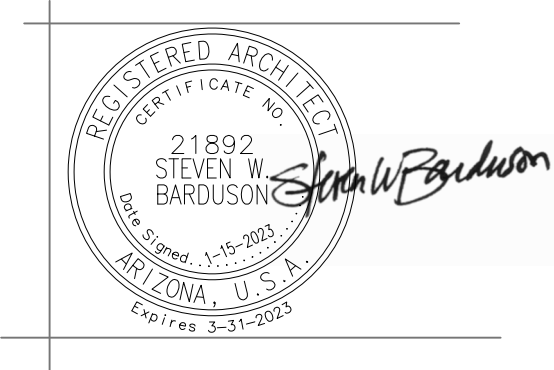


UNIT 2 - FLOOR PLAN "B"

SCALE: 1/4" = 1'-0"

UNIT 2 DUPLEX

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 project no:

DR 1 1

UNIT 2 FLOOR PLAN B-ARIZONA RANCH

ARIZONA RANCH STYLE SCHEME 2

UNIT 2 DUPLEX

Scheme 1
 Facia: Trim of Stone: DEC751 Weathered Brown
 Stucco: DEC129 Rustic Taupe
 Accents, Popcorns & Pillars: DEW914 Desert Sky
 Door & Shutters: DE6057 Woodgrain Teak
 Coronado Stone: French Country Villa Camel Neutron

Scheme 2
 Facia & Trim of Stone: DE131 Cocoa Powder
 Stucco: DEC793 Grey Pearl
 Accents, Popcorns & Pillars: DEW983 Tumbled Grey
 Door & Shutters: DE4187 Black
 Coronado Stone: Eastern Mountain Ledger, Hush

Scheme 3
 Facia & Trim of Stone: DE630 Chocolate Pudding
 Stucco: DE490 Saddle Lip
 Accents, Popcorns & Pillars: DE128 Sand Dune
 Door & Shutters: DE6057 Woodgrain Teak
 Coronado Stone: Canyon Ledger, Dakota Brown



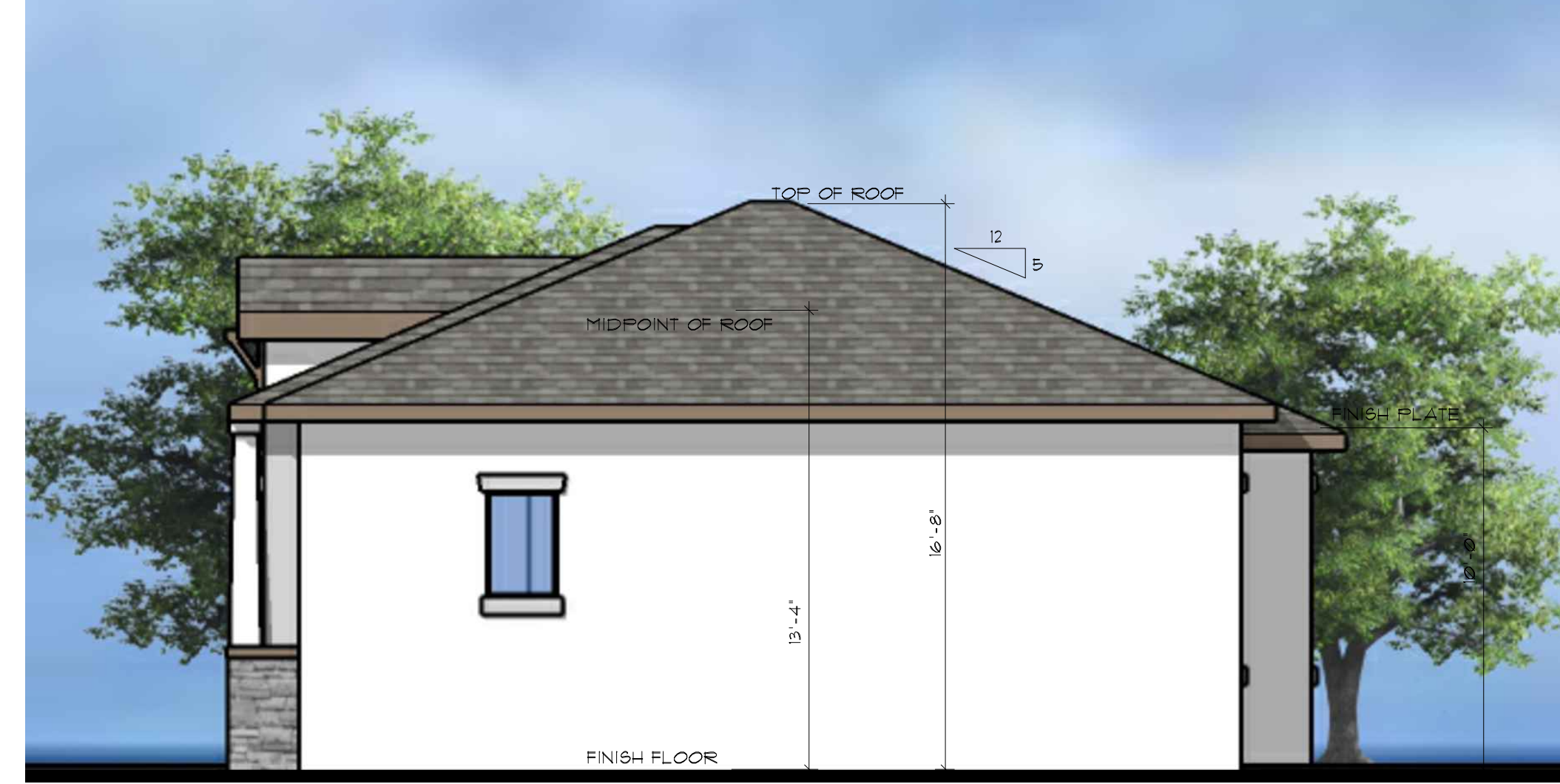
FRONT



LEFT



PERSPECTIVE



RIGHT



REAR

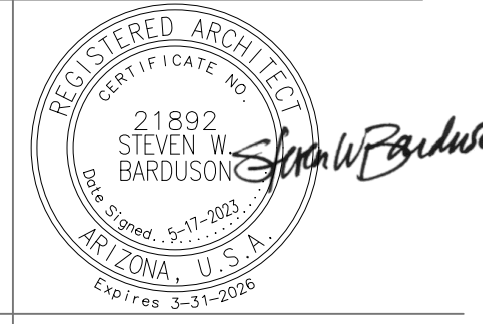
revisions

1	
2	
3	

VLUX
HUNT HIGHWAY SOUTH
PINAL COUNTY

UNIT 2 DUPLEX

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UNIT 2 DUPLEX-ALL SIDES-ARIZONA RANCH