**ZC#19-006**
**EXHIBIT "B"**

**LADERA AT THE RESERVE**

**DEVELOPMENT REGULATIONS**

**Planned Development – 33.495 Acres**

## I. PURPOSE

Ladera at the Reserve is a proposed aged-restricted, low-maintenance gated residential community integrated with quality amenities such as walking trails, activity center with pool, pickle ball courts, and additional activity building called "The Shack", amenity pond, parks, and open space areas that provide for an enhanced quality of life for active adults seeking a lock and leave, low-maintenance lifestyle within the City of Mansfield.

## II. DEVELOPMENT PLAN

The property shall be developed in accordance with the City of Mansfield regulations unless stated otherwise herein or shown otherwise on the Development Plan (Exhibit "C"), Landscape Plan (Exhibit "D"), Elevations (Exhibit "E"), Floorplans (Exhibit "F"), or Phasing Plan (Exhibit "G").

## III. USES

A. Permitted Uses - The following uses shall be permitted by right:

1) Single Family Detached Dwelling
2) Activity Center (HUB)
3) Community Pool
4) The Shack (reduced size additional amenity building)

B. Accessory Uses - The following uses shall be permitted as accessory uses:

1) Gazebos
2) Pavilions
3) Tennis and Sport Courts
4) Accessory Buildings
5) Pond

## IV. LANDSCAPE SETBACK REQUIREMENTS

There shall be a landscape setback with a minimum width of twenty (20) feet from the property line to a residential structure. Screening walls/residential fencing shall be permitted within the landscape setback.

## V. AREA REQUIREMENTS

Ladera at the Reserve dwelling units will not be platted into individual residential lots. The site will remain as one lot with a total of one hundred and sixty (160) dwellings units. Therefore, the reference to setbacks shall be used as building separation from other buildings and from the private street.

| Side Yard Setback (Between Buildings) | Front Yard Setback (Front of Building to Back of Curb) | Rear Yard Setback (Between Buildings) |
|---|---|---|
| 6' Minimum | 20' Minimum | 20' Minimum |

## VI. DEVELOPMENT AND PERFORMANCE STANDARDS

| Minimum Lot Size | Minimum Lot Width | Minimum Lot Depth | Maximum Height | Maximum Lot Coverage (percent of lot area) | Minimum Dwelling Size (square feet) |
|---|---|---|---|---|---|
| N/A | N/A | N/A | 35' or 2 ½ Stories | 65%* | 1,500** |

* Lot Coverage based on total building coverage (excluding accessory uses) for the entire 33.495-acre site.
** Air-conditioned space.

## VII. RESIDENTIAL DENSITY

The residential density for Ladera at the Reserve shall not exceed 4.80 units per gross acre (du/ac). Residential density shall be calculated using the gross land area of 33.495 acres.

## VIII. BUILDING DESIGN

A. The dwelling units and activity center shall be generally constructed in accordance with the building elevations shown in Exhibit "E".

B. The development shall comply with Section 4600 of the City's Zoning Ordinance with the following exceptions:

1) Section 4600(A)4: Facades with large expanses of uninterrupted, exterior materials.

2) Section 4600(D)8: The majority minimum roof pitch shall be 10:12 with a back pitch minimum of 5:12.

3) Section 4600(D)13: The various floorplans shall comply with Exhibit "F".

4) Section 4600(D)14: "J" Swing garages are not required.

5) Section 4600(D)15: Ladera at the Reserve is a condominium association on one lot and since the property is not being subdivided into individual residential lots this requirement is not applicable.

6) Section 4600(D)16: The minimum depth of front porches shall be five (5) feet.

7) Section 4600(D)17: The minimum front yard setback and garage setback shall be twenty (20) feet.

8) Section 4600(D)18: The enhanced entrance into Ladera at the Reserve shall be consistent with the detail shown in Exhibit "D" and in Exhibit "H".

C. Residential buildings and the activity center shall be eighty (80) percent masonry including brick or stone on the main floor. An exception to that requirement is if the Activity or Shack use The Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementaceous fiberboard lap-siding.

**IX. SCREENING AND LANDSCAPING**

Screening and landscaping shall be generally installed in accordance with the Landscape Plan, Exhibit "D".

A. A screening wall of at least six (6) feet in height shall be required along perimeter property lines, and located within the required landscape setback, along Rendon, Mitchell, and Mathis and shall be set back at least ten (10) feet along River Birch, as indicated on Exhibit "D". Said screening wall shall be masonry along Mitchell and Mathis and can include ornamental metal portions as shown in Exhibit "D". Along River Birch and Rendon, the required screening wall shall be a wood fence. Masonry columns are required along River Birch.

B. Each front yard shall have one (1) canopy tree with a minimum caliper size of three (3) inches, as measured six (6) inches above grade, from the approved plant list for the City of Mansfield.

C. A cluster of three (3) canopy trees (of three (3) inch minimum caliper size), alternating with a cluster of three (3) ornamental trees, every eighty (80) linear feet, shall be required within the landscape setbacks along all perimeter property lines.

D. Residential fencing shall consist of ornamental metal or vinyl and have a minimum height of four (4) feet and a maximum height of six (6) feet.

**X. PARKING**

Off street parking shall be allowed in areas shown on the approved Development Plan, Exhibit "C".

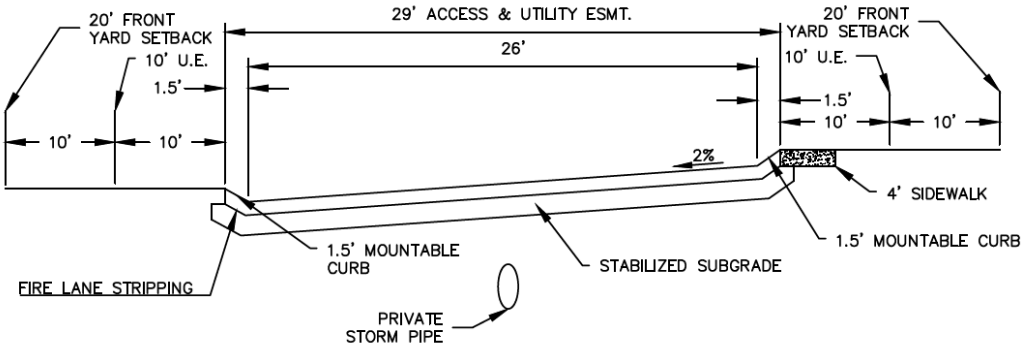
**XI. STREETS AND ACCESS**

A. The proposed streets shall be privately maintained by the Homeowner's Association of Ladera at the Reserve.

B. The proposed streets shall have fire lane striping along the low side as shown on Exhibit "C".

C. The private streets shall conform to the following street section:

**ZC#19-006**
**EXHIBIT "B"**




PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

## XII. OPEN SPACE

The minimum required designated open space area shall be thirty five percent (35%) of the gross land area.

## XIII. TREE SURVEY

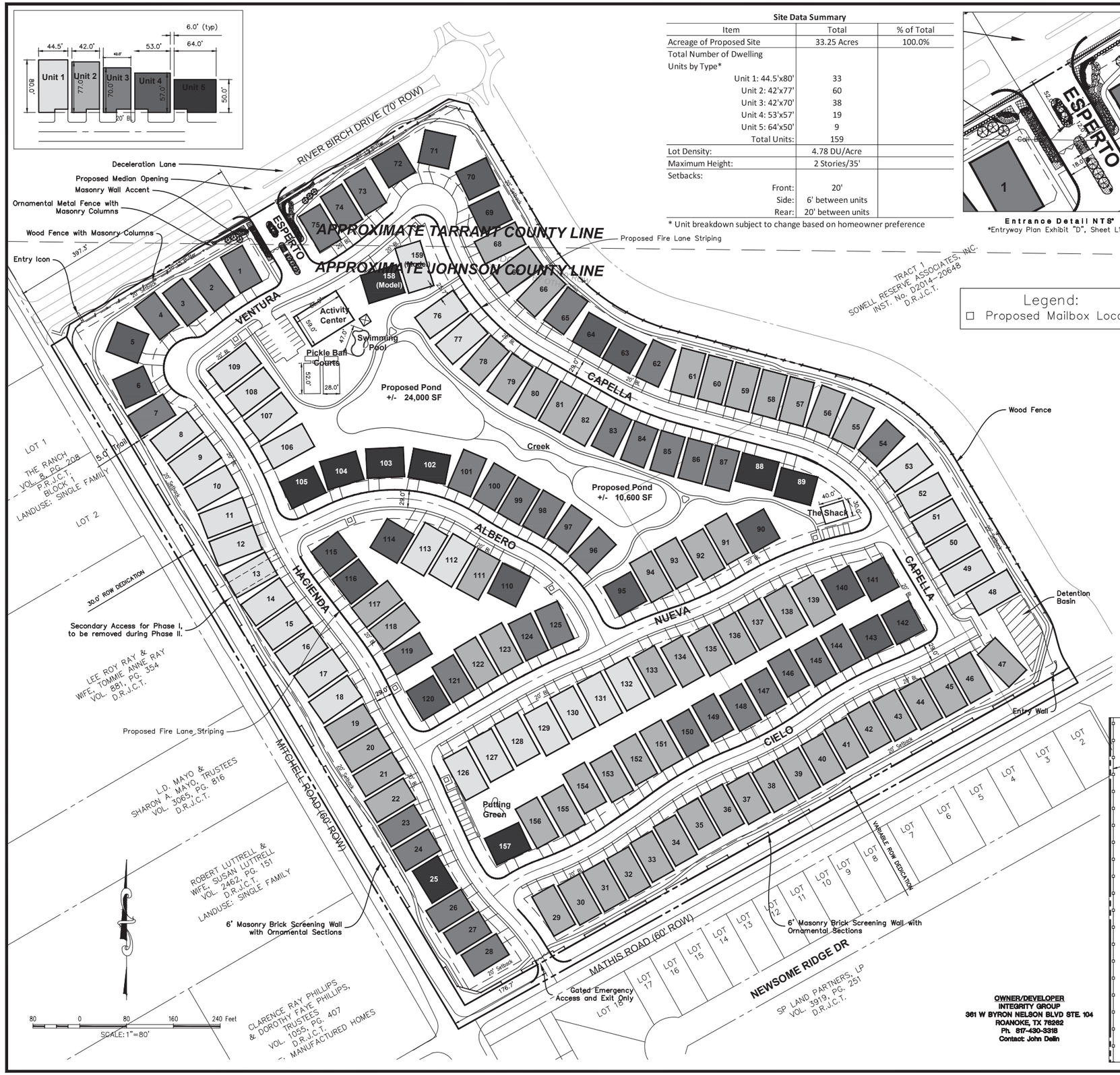
A tree survey has been prepared which shows the existing tree canopy on the property. These trees are generally located along the perimeter property lines along River Birch and Rendon, in the northern most areas of the property. Mitigation shall not be required for any trees removed during the development of this property

## XIV. PHASING

Ladera at the Reserve is subject to the Phasing Plan as shown in Exhibit "G".

## XV. SPECIAL PROVISIONS

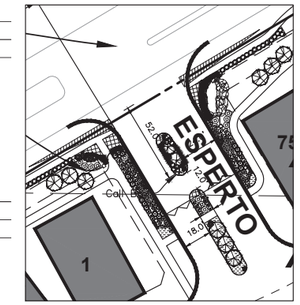
The property may be used only for the uses described in this PD, or in compliance with the Reserve PD (South Pointe expansion Sub-District). The use developed first will determine which PD standards apply for that use, and all further uses of the Property.




**Site Data Summary**

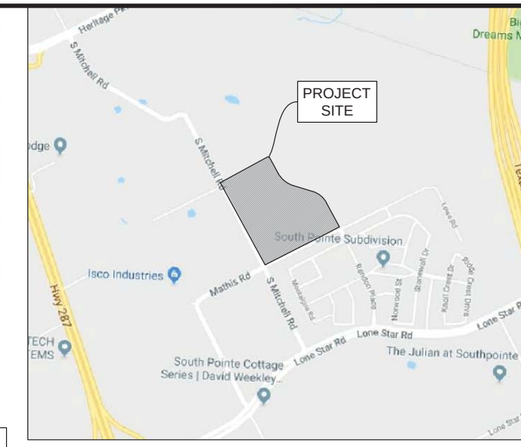
| Item | Total | % of Total |
|---|---|---|
| Acreage of Proposed Site | 33.25 Acres | 100.0% |
| Total Number of Dwelling Units by Type* | | |
| Unit 1: 44.5'x80' | 33 | |
| Unit 2: 42'x77' | 60 | |
| Unit 3: 42'x70' | 38 | |
| Unit 4: 53'x57' | 19 | |
| Unit 5: 64'x50' | 9 | |
| Total Units: | 159 | |
| Lot Density: | 4.78 DU/Acre | |
| Maximum Height: | 2 Stories/35' | |
| Setbacks: | | |
| Front: | 20' | |
| Side: | 6' between units | |
| Rear: | 20' between units | |

* Unit breakdown subject to change based on homeowner preference

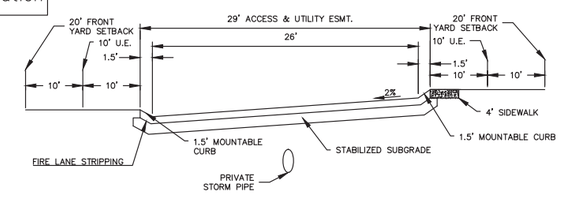



**Entrance Detail NTS***
*Entryway Plan Exhibit "D", Sheet L1.1

Legend:
☐ Proposed Mailbox Location




**Vicinity Map NTS**

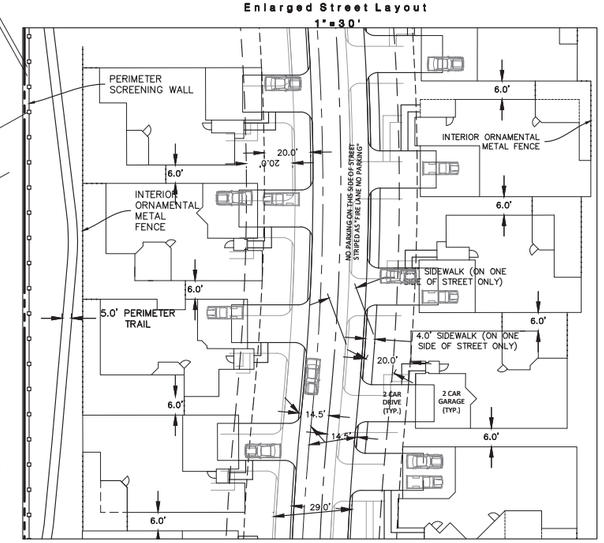



PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)

## Notes

1. A mandatory owners association will be responsible for the maintenance of the open space, streets, fences, sidewalks, trails, activity center, games courts, landscape buffers, landscaping, enhanced entryway features, swimming pool, and The Shack.
2. The Owners Association and associated documents shall be filed in accordance with the City of Mansfield policies. These documents must be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Tarrant County when deemed necessary by the attorney. The documents shall be submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.
3. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applican thereof, his successors and assigns, and shall limit and control all building permits.
4. Dimensions for The Activity Center, The Shack, and the swimming pool are subject to change based on the final site design.
5. Ornamental metal fencing with masonry columns may be located 200' east and west of the main entrance on River Birch.
6. Final mailbox locations to be determined by USPS.

**Enlarged Street Layout**
**1"=30'**




**OWNER/DEVELOPER**
**INTEGRITY GROUP**
**361 W BYRON NELSON BLVD STE. 104**
**ROANOKE, TX 76262**
**Ph. 817-430-3318**
**Contact: John Delin**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972. 436. 9712

201 Country View Drive
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www.mcadamsco.com


# Ladera at the Reserve

**Ladera at the Reserve**
**33.25 Acres**
**in the**
**MITCHELL SURVEY, ABSTRACT NO. 593**
**TARRANT/JOHNSON COUNTY, TEXAS**

**Development Plan**
**Exhibit "C"**
**ZC #19-006**

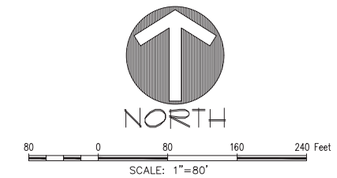
**PRELIMINARY PLANS**
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
JUSTIN L. LANSDOWNE, P.E. #121990
DATE 10/17/2019

Drawn By: PF
Date: 4/10/2019
Scale: 1"=80'
Revisions:
6/24/2019
08/09/2019
09/11/2019

**ITG-19010**

DP

File: S:\Projects\ITG\25-19010\Drawings\Dwrwg\ITG-19010 DEVELOPMENT PLAN.
Plotted: 10/17/2019, 4:47 PM, by Brandon Nelson, Name: 30x42 2019 ER Plot, by 4ever




## PLANT LEGEND

- 4" CALIPER CANOPY TREE
- 3" CALIPER CANOPY TREE
- 3" CALIPER BUILDER'S TREE
- ORNAMENTAL TREE
- BERMUDA SOD
- 6' BOARD ON BOARD FENCE
- 6' ORNAMENTAL METAL FENCE
- 6' MASONRY WALL

NOTE: TREE PLACEMENT SUBJECT TO CHANGE PENDING FINAL UTILITY AND GRADING PLANS

SUMMARY CHART - BUFFERYARDS/SETBACKS

| LOCATION OF BUFFERYARD OR SETBACK | REQUIRED/PROVIDED | LENGTH | BUFFERYARD OR SETBACK WIDTH/TYPE | CANOPY TREES | ORNAMENTAL TREES | SCREENING WALL/DEVICE HEIGHT AND MATERIAL |
|---|---|---|---|---|---|---|
| Rendon Place | REQUIRED | 1555 L.F. | BY20, SW6 | 10 clusters of canopy trees | 10 clusters of ornamental trees | 6' screening device |
| | PROVIDED | | | 10 clusters of canopy trees | 10 clusters of ornamental trees | 6' board on board fence |
| River Birch Drive | REQUIRED | 807 L.F. | BY20, SW6 | 807 L.F./30'=27 canopy trees | 5 clusters of ornamental trees | 6' screening device |
| | PROVIDED | | | 27 canopy trees | 5 clusters of ornamental trees | 6' board on board fence with max 48' o.c. masonry columns; ornamental metal fence with masonry columns max. 48' o.c. at entrance |
| Mitchell Road | REQUIRED | 1347 L.F. | BY20, SW6 | 9 clusters of canopy trees | 8 clusters of ornamental trees | 6' screening device |
| | PROVIDED | | | 9 clusters of canopy trees | 10 clusters of ornamental trees | 6' masonry wall with ornamental metal fence sections max. 50' o.c. |
| Mathis Road | REQUIRED | 1201 L.F. | BY20, SW6 | 8 clusters of canopy trees | 7 clusters of ornamental trees | 6' screening device |
| | PROVIDED | | | 8 clustres of canopy trees | 8 clusters of ornamental trees | 6' masonry wall with ornamental metal fence sections max. 50' o.c. |
| NOTE ANY CREDITS USED IN CALCULATIONS | | | | | | |
| OTHER COMMENTS: | | | | | | |

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 10/17/2019
REGISTERED LANDSCAPE ARCHITECT 791 RON A. STEWART STATE OF TEXAS

**OWNER/DEVELOPER**
**INTEGRITY GROUP**
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McADAMS

**Ladera at the Reserve**

**Ladera at the Reserve**
**33.25 Acres**
**of the**
MITCHELL SURVEY, ABSTRACT NO. 583
TARRANT/JOHNSON COUNTY, TEXAS

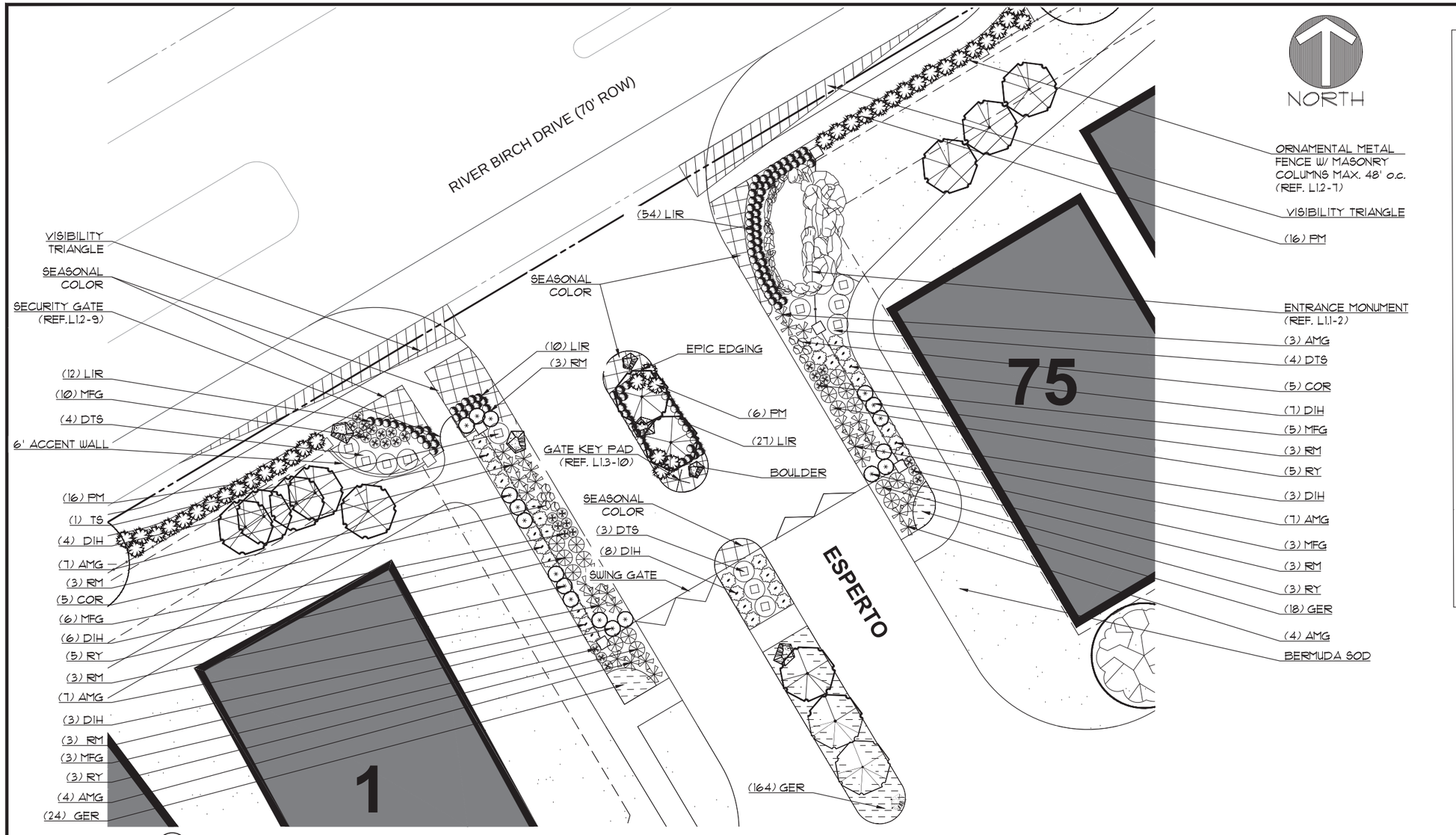
**Landscape Plan**
**Exhibit "D"**
**ZC #19-006**

Drawn By: XD
Date: 04/15/2019
Scale: 1"=80'
Revisions:
6/24/2019
8/14/2019
9/12/2019
10/01/2019
10/16/2019

**ITG-19010**

L1.0

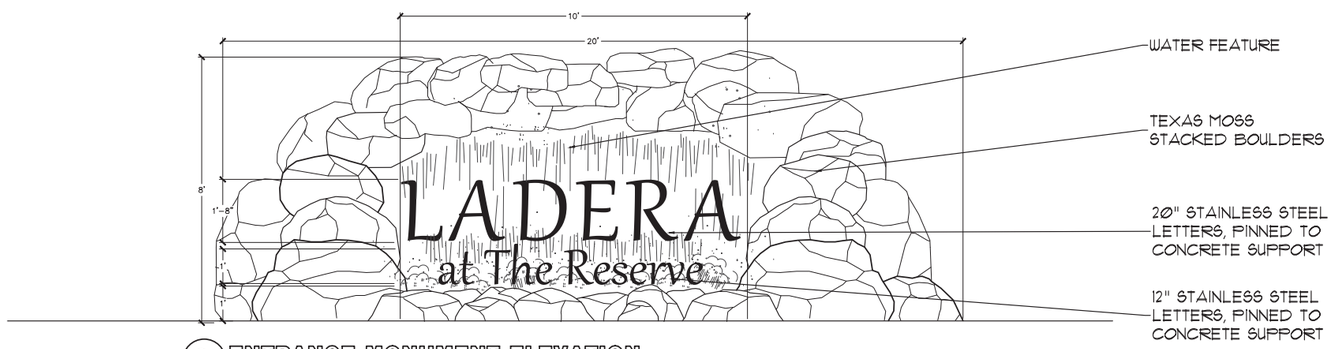
File: Z:\Projects\ITG\ITG-19010\Drawings\Drawing\ITG-19010 LANDSCAPE PLAN SUBMITTAL.
Plotted: 10/17/2019 4:18 PM, by Steven Allen Saved: 10/17/2019 4:18 PM, by sdiesel




## PLANT LEGEND

| | |
|---|---|
| | ORNAMENTAL TREE |
| | (DTS) DESPERADO TEXAS SAGE<br>Leucophyllum frutescens 'Desperado' |
| | (RM) ROSEMARY<br>Rosmarinus officinalis |
| | (DIH) DWARF INDIAN HAWTHORN<br>Rhaphiolepis indica |
| | (RY) RED YUCCA<br>Hesperaloe parvifolia |
| | (PG) PINK GAURA<br>Gaura lindheimeri 'Siskiyou Pink' |
| | (AMG) ADAGIO MAIDEN GRASS<br>Miscanthus sinensis 'Adagio' |
| | (PM) PINK MUHLY<br>Muhlenbergi capillaris |
| | (MFG) MEXICAN FEATHER GRASS<br>Nassella tenuissima |
| | (LIR) LIRIOPE<br>Liriope muscari |
| | (COR) COREOPSIS<br>Coreopsis sp. |
| | (GER) GERMANDER<br>Teucrium chamaedrys |
| | SEASONAL COLOR |
| | BERMUDA SOD |
| | 6' ORNAMENTAL METAL FENCE |

1. ENHANCED ENTRANCE LANDSCAPE
1"=10'




2. ENTRANCE MONUMENT ELEVATION
1/2"=1'

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 10/17/2019

REGISTERED LANDSCAPE ARCHITECT
RONALD K. STEWART
791
STATE OF TEXAS

**OWNER/DEVELOPER**
**INTEGRITY GROUP**
**361 W BYRON NELSON BLVD STE. 104**
**ROANOKE, TX 76262**
**Ph. 817-430-3318**
**Contact: John Delin**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**Ladera at the Reserve**

**Ladera at the Reserve**
**33.25 Acres**
MITCHELL SURVEY, ABSTRACT NO. 583
TARRANT/JOHNSON COUNTY, TEXAS

**Landscape Plan**
**Exhibit "D"**
**ZC #19-006**

Drawn By: XD
Date: 04/15/2019
Scale:
Revisions:
6/24/2019
8/14/2019
9/12/2019
10/01/2019
10/16/2019

**ITG-19010**

L1.1

File: Z:\Projects\ITG\ITG-19010\Drawings\Zoning\ITG-19010 LANDSCAPE PLAN SUBMITTAL
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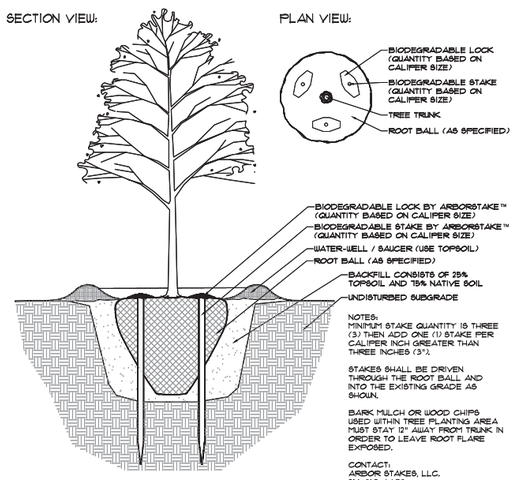
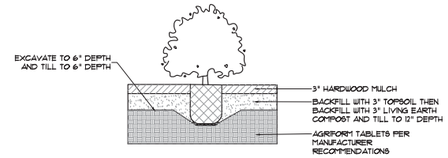
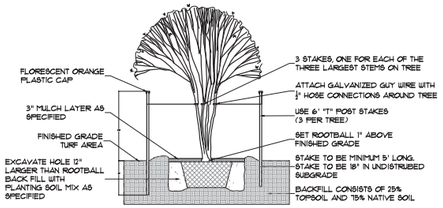


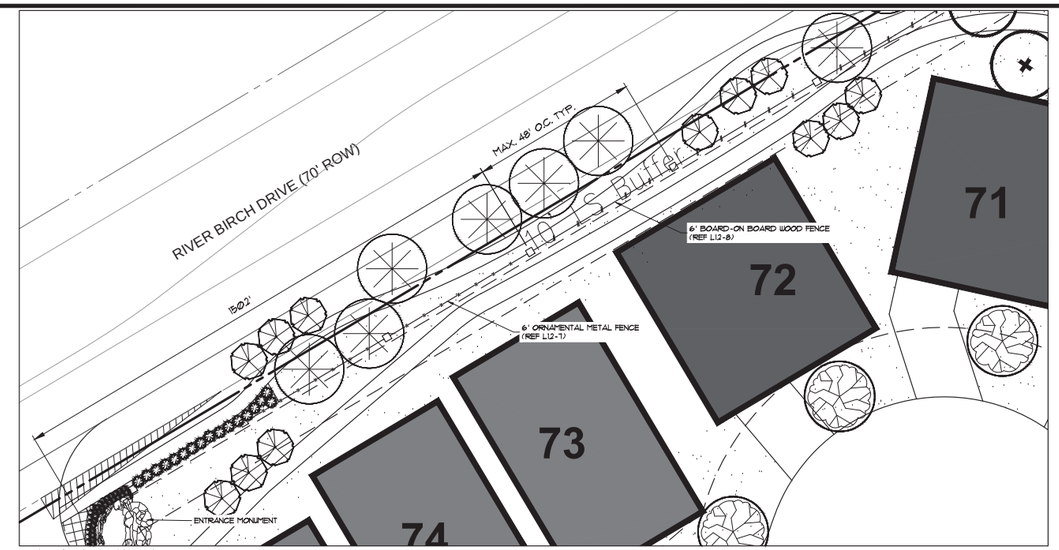

## 1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'




## 2. SHRUB PLANTING DETAIL
1/2"=1'

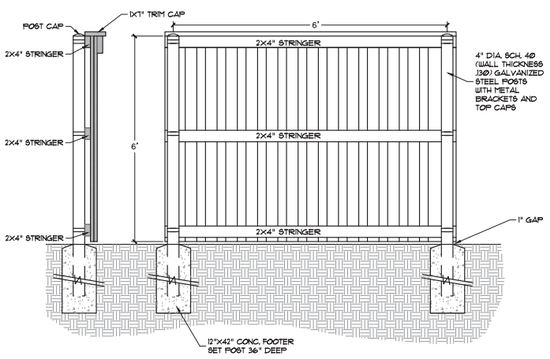



## 3. MULTI TRUNK TREE STAKING
1/4"=1'

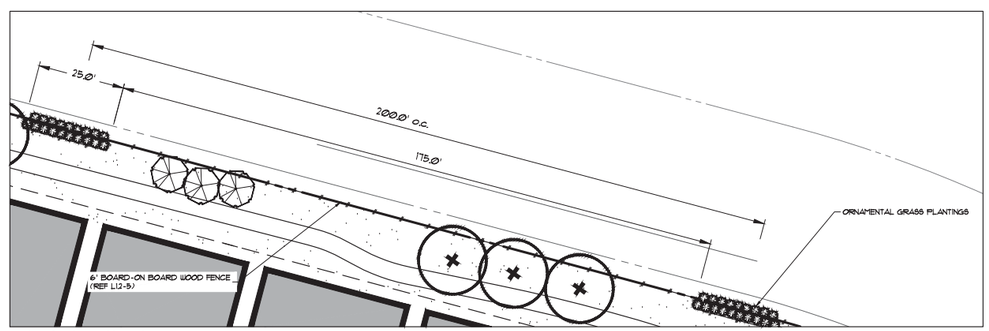



PLAN VIEW

## 4. RIVER BIRCH DRIVE FENCE LAYOUT
1"=20'

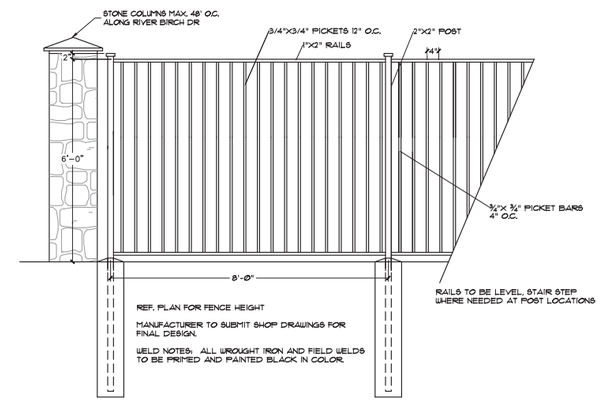



## 5. 6' BOARD ON BOARD FENCE
1/2"=1'

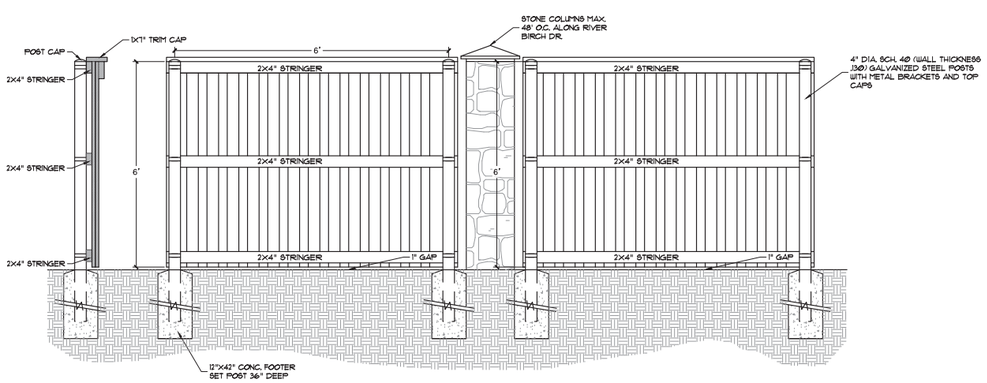



PLAN VIEW

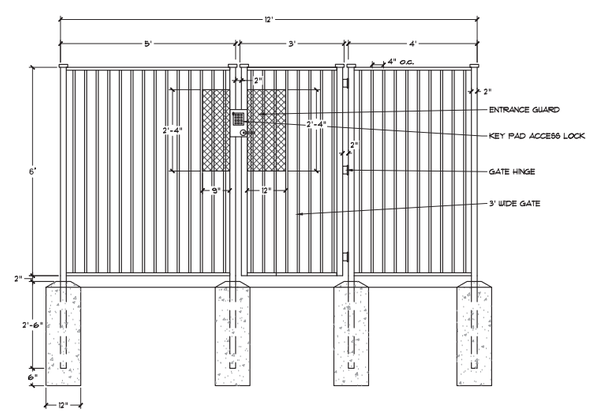
## 6. RENDON PLACE FENCE LAYOUT
1"=20'



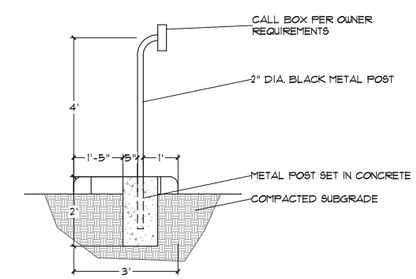

## 7. STONE COLUMN & ORNAMENTAL METAL FENCE
1/2"=1'




## 8. STONE COLUMN & BOARD ON BOARD FENCE
1/2"=1'




## 9. 6' ORNAMENTAL METAL SECURITY GATE DETAIL
1/2"=1'




## 10. GATE KEY PAD POST
1/2"=1'

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 10/17/2019

RONALD K. STEWART
REGISTERED LANDSCAPE ARCHITECT
791
STATE OF TEXAS

**OWNER/DEVELOPER**
**INTEGRITY GROUP**
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**Ph. 817-430-3318**
**Contact: John Delin**


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TBPE: 01702 TBPLS: 10194440
www.mcadamsco.com


**Ladera at the Reserve**

**Ladera at the Reserve**
**33.25 Acres**
**±** the
MITCHELL SURVEY, ABSTRACT NO. 583
TARRANT/JOHNSON COUNTY, TEXAS

**Landscape Plan**
**Exhibit "D"**
**ZC #19-006**

Drawn By: XD
Date: 04/15/2019
Scale:
Revisions:
6/24/2019
8/14/2019
9/12/2019
10/01/2019
10/16/2019

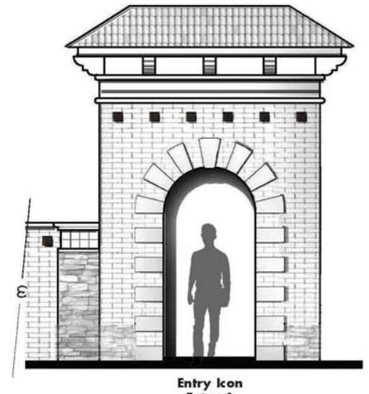
**ITG-19010**

L1.2

File: Z:\Projects\170\170-19010\Drawings\Landscape\170-19010 LANDSCAPE PLAN SUBMITTAL
Plotted: 10/17/2019 4:18 PM, by Steven Aiello Layout: Layout: 10/17/2019 4:18 PM, by steven

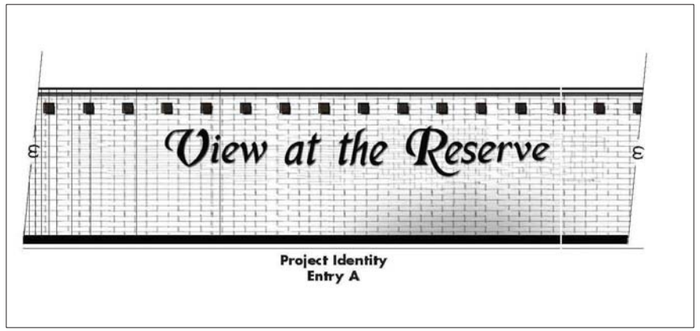
Enhanced Column
Neighborhood Entry A

## 1. ENHANCED COLUMN DETAIL
3/8"=1'-0"



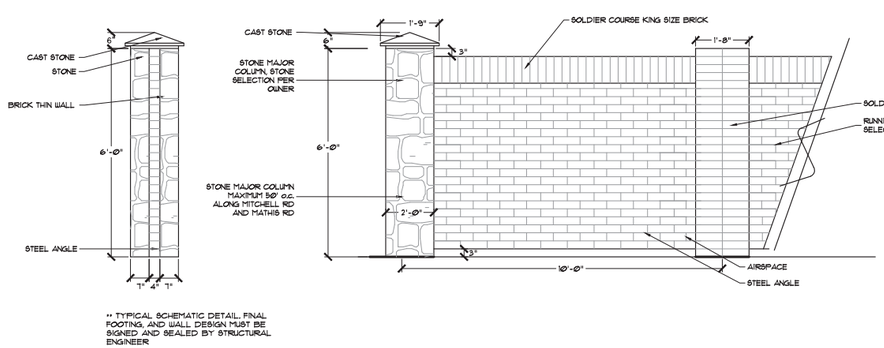
Entry Icon
Entry A

## 2. ENTRY ICON DETAIL
3/8"=1'-0"

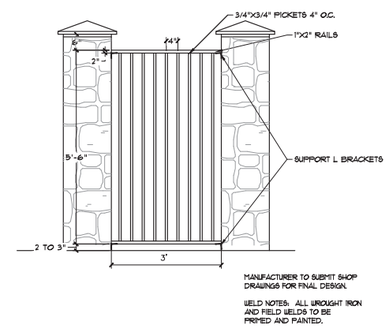



Project Identity
Entry A

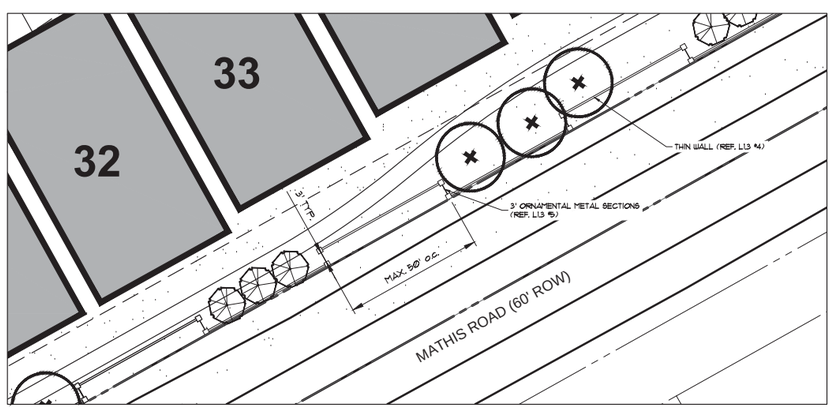
## 3. PROJECT IDENTITY DETAIL
3/8"=1'-0"




## 4. TYPICAL THIN WALL
1/2"=1'




## 5. ORNAMENTAL METAL FENCE SECTIONS
1/2"=1'




PLAN VIEW

## 6. MASONRY WALL WITH ORNAMENTAL METAL FENCE SECTIONS
1"=20'

LANDSCAPE NOTES:

1) Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
2) Contractor is responsible for verifying location of all underground utilities prior to construction.
3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
5) Landscape edging shall be located as noted on plan.
6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
9) All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
10) Landscape areas shall be kept free of trash, litter and weeds.
11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
12) Irrigation Controller to have a Rain and Freeze Stat.
13) All landscape is to be greater than 8 feet from all underground utilities.
14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 10/17/2019
RONALD A. STEWART
REGISTERED LANDSCAPE ARCHITECT
791
STATE OF TEXAS

**OWNER/DEVELOPER**
**INTEGRITY GROUP**
**361 W BYRON NELSON BLVD STE. 104**
**ROANOKE, TX 76262**
**Ph. 817-430-3318**
**Contact: John Delin**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940. 240. 1012
TBPE: 01762 TBPLS: 10194440
www.mcadamsco.com


**Ladera at the Reserve**

**Ladera at the Reserve**
**33.25 Acres**
MITCHELL SURVEY, ABSTRACT NO. 583
TARRANT/JOHNSON COUNTY, TEXAS

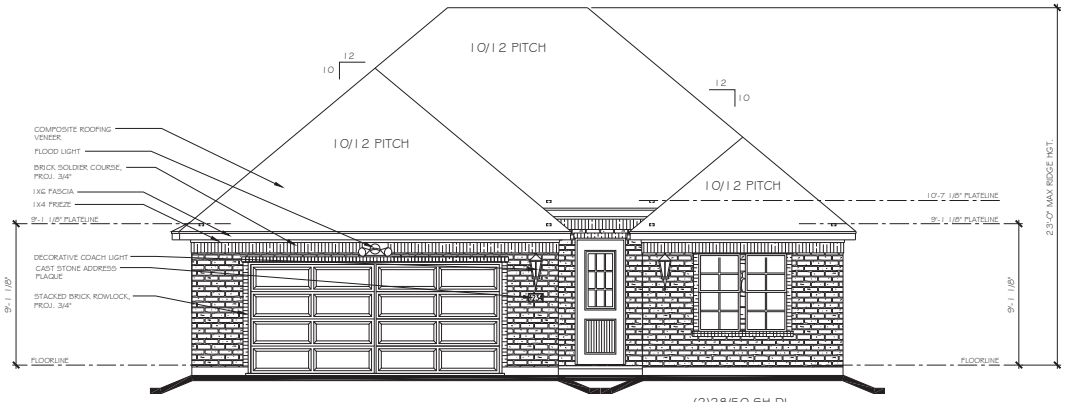
**Landscape Plan**
**Exhibit "D"**
**ZC #19-006**

| | |
|---|---|
| Drawn By: | XD |
| Date: | 04/15/2019 |
| Scale: | |
| Revisions: | |
| 6/24/2019 | |
| 8/14/2019 | |
| 9/12/2019 | |
| 10/01/2019 | |
| 10/16/2019 | |

**ITG-19010**

L1.2

File: Z:\Projects\ITG\15-19000\Drawings\Zoning\ITG-19000 LANDSCAPE PLAN SUBMITTAL.
Plotted: 10/17/2019 4:48 PM, by Steven Aiello Saved: 10/17/2019 4:18 PM, by aiellosd




## FRONT ELEVATION "A1"

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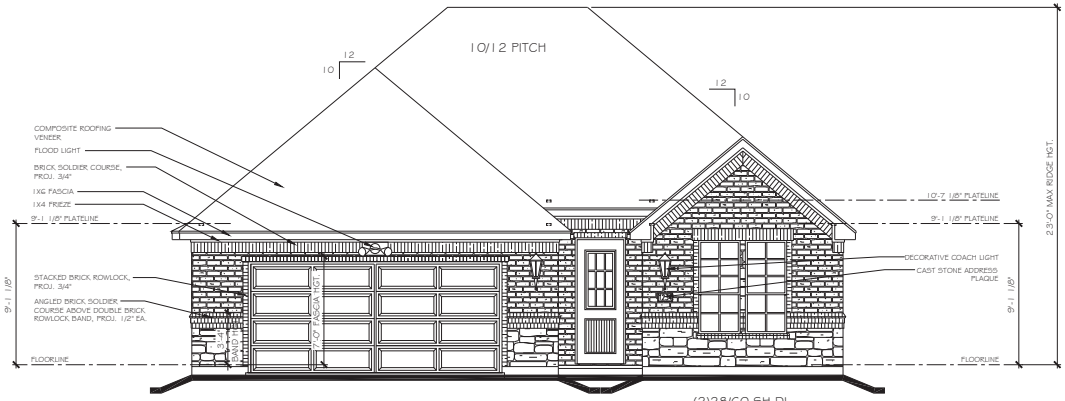
1/8" = 1'-0" (11"x17" SHEET)




## FRONT ELEVATION "A2"

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

REV #2.0

CONCEPT DATE:
2.27.19
DATE PRINTED:
3.11.19 NB, 3.20.19 NB,
4.23.19 NB

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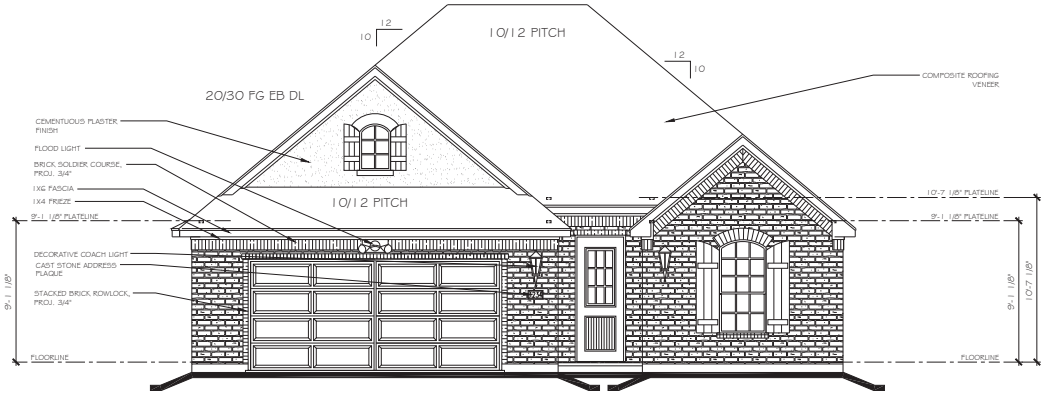
INTEGRITY GROUP
Developing & Building Dreams

PLAN NUMBER
XXXX
PROMENADE

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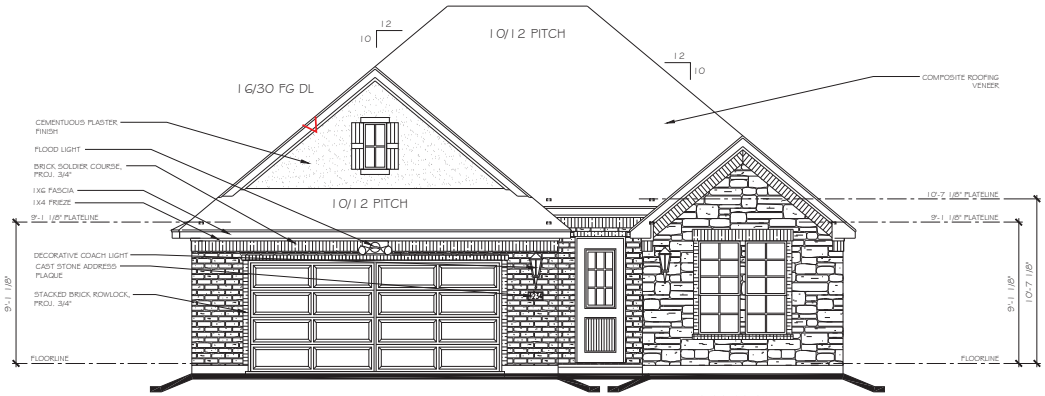
1/8" = 1'-0" (11"x17" SHEET)




## FRONT ELEVATION "B2"

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

REV #2.0

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DATE PRINTED:
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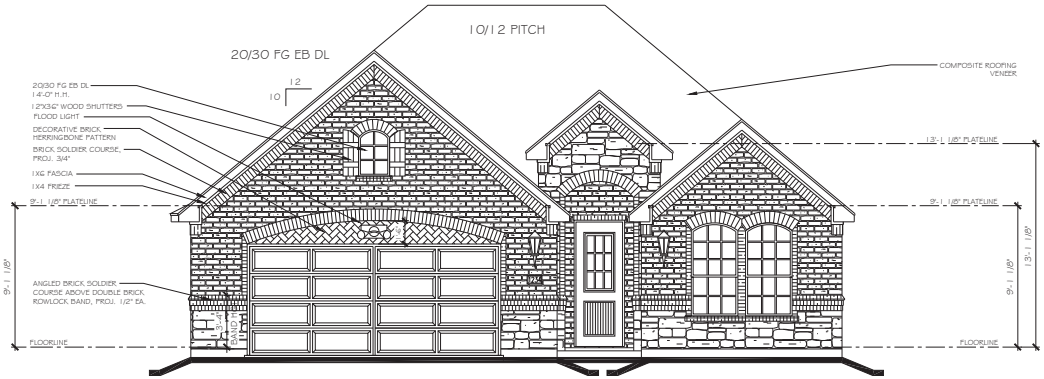
INTEGRITY GROUP
Developing & Building Dreams

PLAN NUMBER
XXXX
PROMENADE

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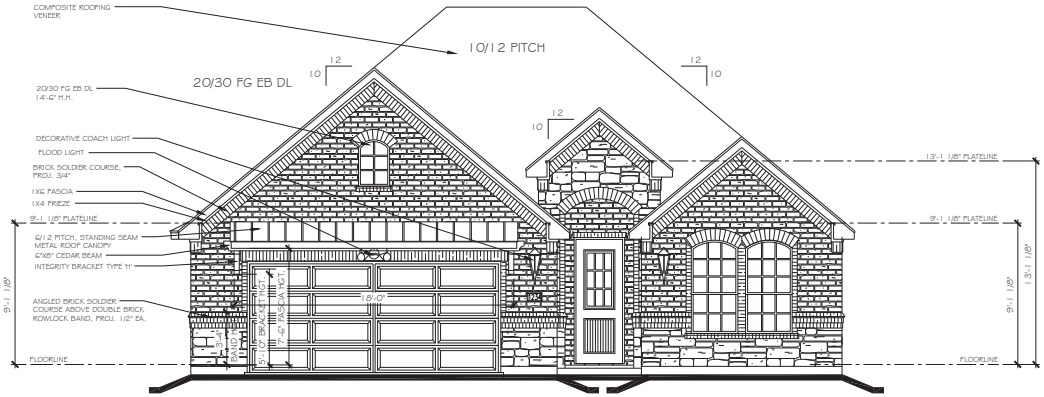
1/8" = 1'-0" (11"x17" SHEET)




## FRONT ELEVATION "C2"

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

REV #2.0

CONCEPT DATE: 2.27.19
DATE PRINTED: 3-11-19 NB, 3-20-19 NB, 4-23-19 NB

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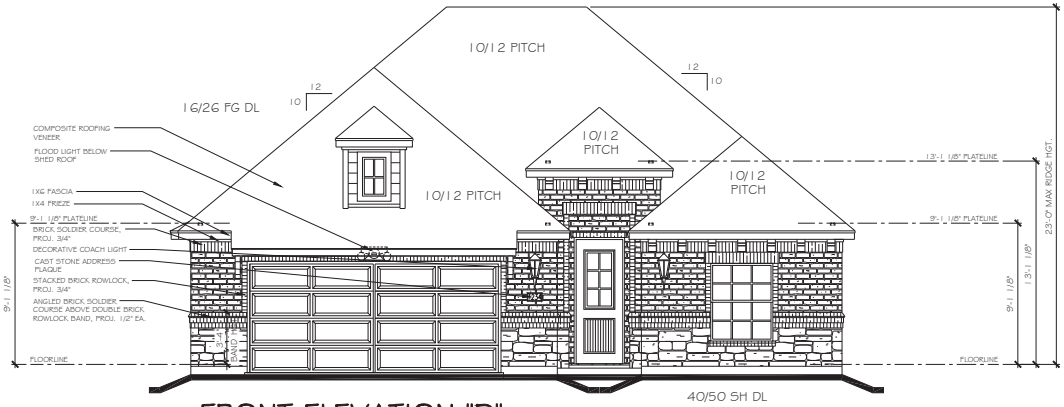
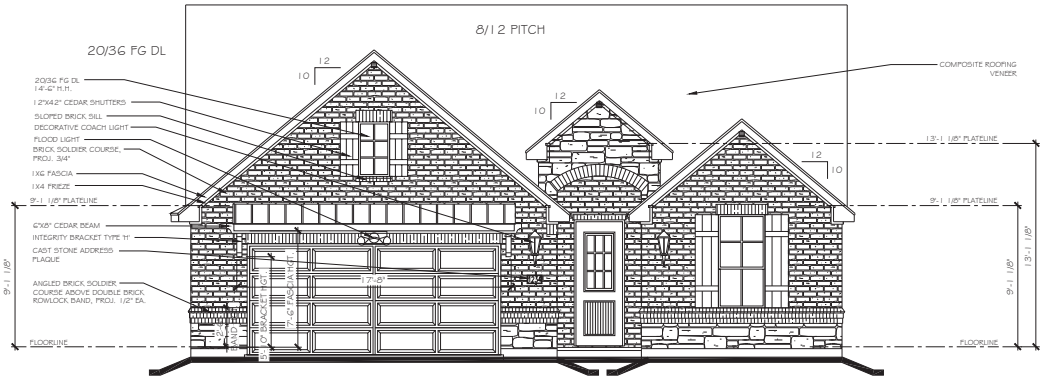
PLAN NUMBER
XXXX
PROMENADE




## FRONT ELEVATION "D"

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)




## FRONT ELEVATION "E"

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

REV #2.0

CONCEPT DATE:
2.27.19
DATE PRINTED:
3.11.19 NB, 3.20.19 NB, 4.23.19 NB

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PLAN NUMBER
XXXX
PROMENADE

FRONT ELEVATION "A"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "C"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "B"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

REV. #2.0

CONCEPT DATE:
6-9-17

DATE PRINTED:
10-30-17 NB, 12-19-17 NB,
1-12-19, 6-12-19 NB

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INTEGRITY GROUP
Developing & Building Dreams

*RESERVE SERIES*
*PLAN #3100*
*TOSCANA*
BROCHURE
ELEVATIONS

SHEET 9 OF 26

FRONT ELEVATION "D"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "A"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "C"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "E"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "B"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

REV #2.3

CONCEPT DATE:
1-3-18

DATE PRINTED:
1-4-18 NB, 3-8-18 NB,
7-26-18 NB, 8-30-18 NB,
9-14-18 NB, 2-21-19 NB,
4-8-19 NB, 6-5-19 NB

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INTEGRITY GROUP
Developing & Building Dreams

RESERVE SERIES
PLAN #1550
CASINA
BROCHURE
ELEVATIONS

SHEET 7 OF 18

FRONT ELEVATION "A"

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "C"

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "B"

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

REV #2.0

CONCEPT DATE:
1-1-18

DATE PRINTED:
1-11-18 NB, 6-18-18 NB,
8-27-18 NB, 2-21-19 NB,
5-9-19 NB

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INTEGRITY GROUP
Developing & Building Dreams

PLAN NUMBER
1600
CASTELLA
BROCHURE
ELEVATIONS

SHEET 9 OF 13

FRONT ELEVATION "A"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "C"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "B"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

REV #2.0

CONCEPT DATE:
6-9-17

DATE PRINTED:
12-19-17 NB, 1-15-19 NB,
6-12-19 NB

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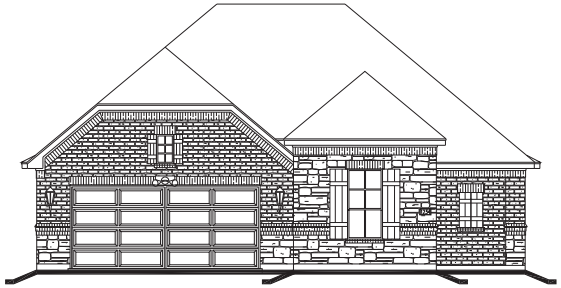
INTEGRITY GROUP
Developing & Building Dreams

*RESERVE SERIES*
*PLAN #2100*
*AVANTI*
BROCHURE
ELEVATIONS

SHEET 9 OF 29



FRONT ELEVATION "D"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "A"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "C"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "E"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "B"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

REV #2.5

CONCEPT DATE:
8-1-18
DATE PRINTED:
8-5-18 NB, 9-14-18 NB,
9-18-18 NB, 10-17-18 NB,
2-6-19 NB, 4-5-19 NB

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INTEGRITY GROUP
Developing & Building Dreams

PLAN NUMBER
1500
VERONA
BROCHURE
ELEVATIONS

SHEET 9 OF 27

FRONT ELEVATION A
SCALE 1/8"=1'-0"

FRONT ELEVATION B
SCALE 1/8"=1'-0"

FRONT ELEVATION C
SCALE 1/8"=1'-0"

Portico

Date
Designed
Drawn
Checked
Approved

REVISIONS
1 6-13-16
2 6-20-16
3 7-05-16
4 8-05-16
5 10-30-16

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INTEGRITY GROUP
Developing & Building Dreams

BA1
4 OF 16

FRONT ELEVATION A
SCALE 1/8"=1'-0"

Portico2

Date
Designed
Drawn
Checked
Approved

REVISIONS
1 6-13-16
2 6-20-16
3 7-05-16
4 8-05-16
5 10-30-16

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INTEGRITY GROUP
Developing & Building Dreams

BA1
8 OF 19

FRONT ELEVATION "D"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "A"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "C"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "E"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "B"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

REV #2.5

CONCEPT DATE:
4-12-18
DATE PRINTED:
4-17-18 NB, 7-3-18 NB, 7-17-18 NB, 8-31-18 NB, 10-2-18 NB, 10-11-18 NB, 11-5-18 NB, 2-7-19 NB, 4-8-19 NB

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INTEGRITY GROUP
Developing & Building Dreams

*PLAN NUMBER*
1300
*TORINO*
BROCHURE
ELEVATIONS

SHEET 11 OF 30

FRONT ELEVATION "C"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "A"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

FRONT ELEVATION "B"

SCALE: 3/16" = 1'-0" (22"x34" SHEET)
3/32" = 1'-0" (11"x17" SHEET)

REV #2.4

CONCEPT DATE:
5-3-18
DATE PRINTED:
5-10-18 NB, 7-31-18 NB,
8-30-18 NB, 9-11-18 NB,
11-5-18 NB, 2-7-19 NB,
4-2-19 NB

Land ownership, transitable, for, copyright, reserves N.T. copyright, not, the property rights, in these plans, are retained, these plans, are, intended, to provide the, buyer, with, information, on, the, design, of, the, home, purchased, it, is not, to be, copied, in, any, form, or, manner, these plans, are, intended, to provide the buyer, with, information, on, the, design, of, the, home, purchased, it, is not, to be, copied, in, any, form, or, manner, these plans, must, be, verified, and, checked, completely, by, the, person, in, charge, of, the, building, construction, before, any, construction, work, is, to, be, brought, immediately, to, the, attention, of, the, builder, before, any, construction, work, is, to, be, performed, the, builder, is, not, responsible, for, any, mistakes, or, omissions, in, these, plans, precedence, over, any, part, of, these, drawings, which, may, conflict, with, these, agencies, rules, and/or, regulations, and, be, advised, to, advise, and, during, all, construction.

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Developing & Building Dreams

PLAN NUMBER
1310
TORINO 2
BROCHURE
ELEVATIONS

SHEET 13 OF 35

FRONT ELEVATION "A"
SCALE 1/8"=1'-0"

FRONT ELEVATION 'B'
SCALE 1/8"=1'-0"

FRONT ELEVATION "C"
SCALE 1/8"=1'-0"

Salerno

Date
Designed
Drawn
Checked
Approved

REVISIONS

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Developing & Building Dreams

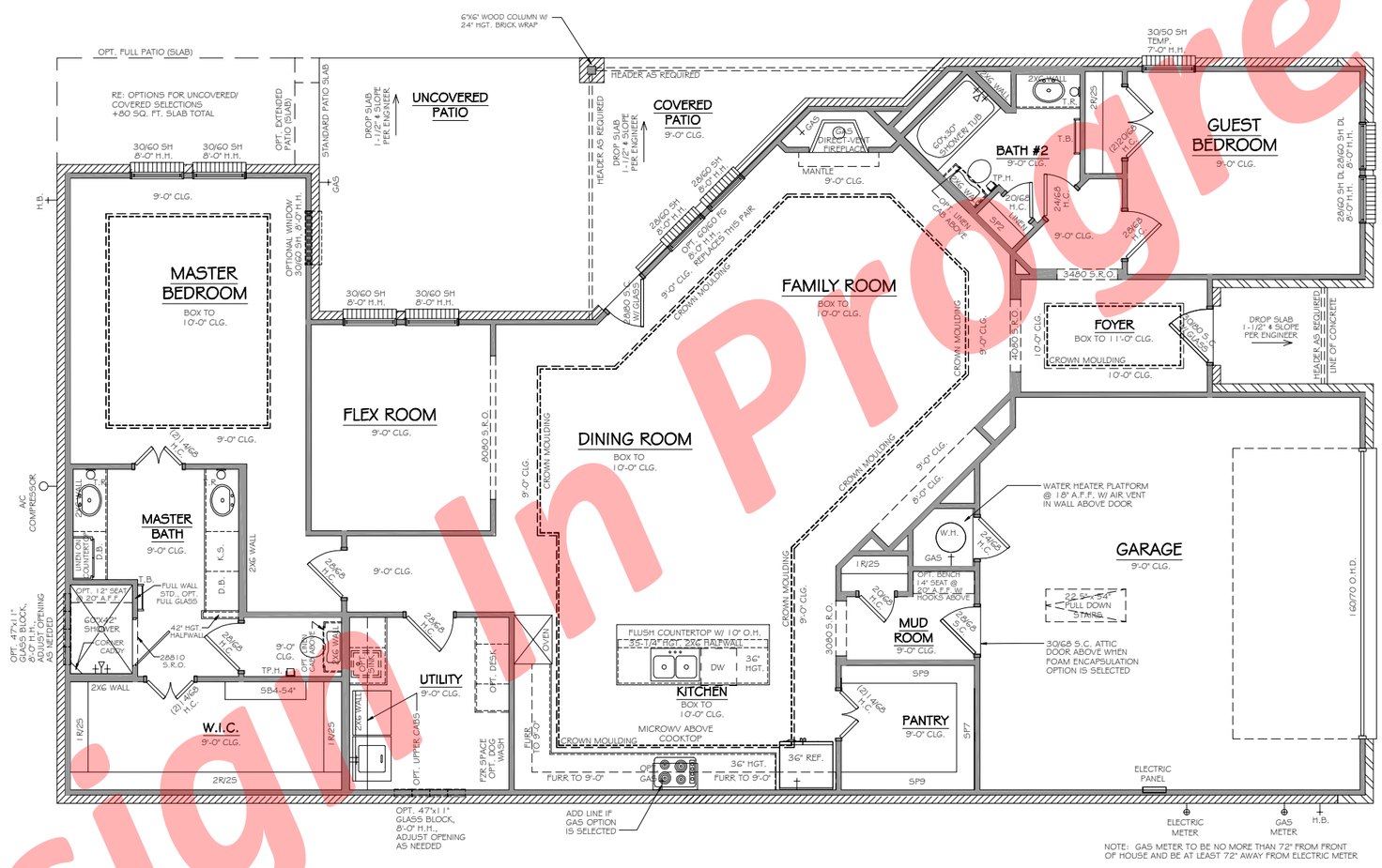
LEFT HAND
BA1
7 OF 22

ZC#19-006
Exhibit "F"

Promenade

## BANK CALCS

| SQUARE FOOTAGES | |
|---|---|
| AREA | SQ. FT. |
| FIRST FLOOR | 2114 |
| SECOND FLOOR | XX |
| TOTAL A/C | 2114 |
| PORCH | 33 |
| PATIO | 124 |
| GARAGE | 521 |
| TOTAL A.U.R. | 2792 |
| UNCOVERED PATIO | 208 |
| OVERALL WIDTH | 41' 11" |
| OVERALL DEPTH | 74' 0" |




**HATCH LEGEND**

- BRICK
- STONE
- STONE WAINSCOT

# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

0 2 4 6 8 10 12 14 16

Design In Progress

REV #2.0

CONCEPT DATE: 2-27-19
DATE PRINTED: 3-1-19 NB, 3-20-19 NB, 4-23-19 NB, 6-18-19 NB

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*SIGNATURE SERIES*
*PLAN #1400*
*PROMENADE*
FIRST FLOOR PLAN

SHEET 7 OF 24

ZC#19-006
Exhibit "F"

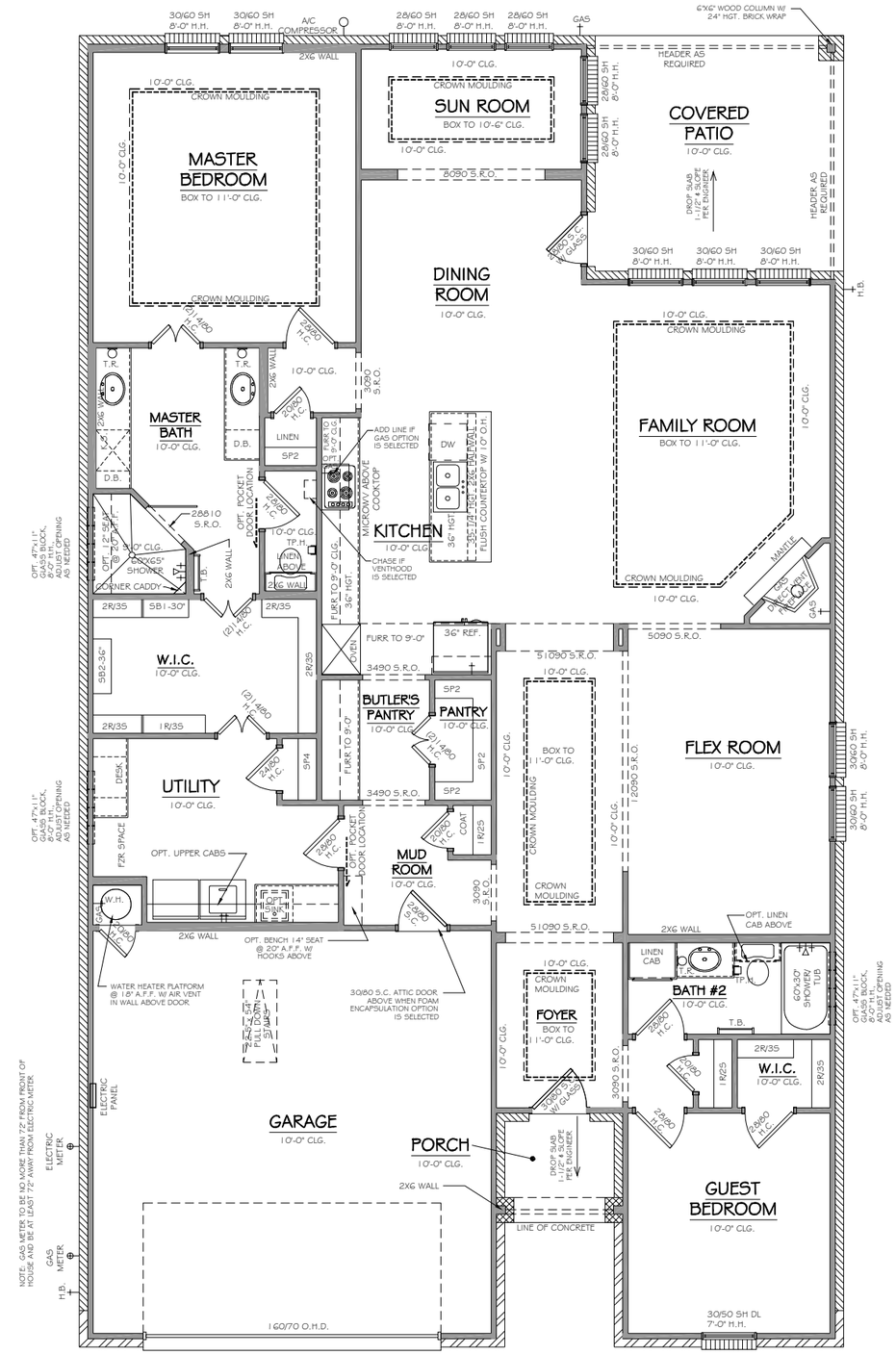
Casina

## BANK CALCS

| SQUARE FOOTAGES | |
|---|---|
| AREA | SQ. FT. |
| FIRST FLOOR | 2231 |
| SECOND FLOOR | XX |
| TOTAL A/C | 2231 |
| PORCH | 33 |
| PATIO | 176 |
| GARAGE | 533 |
| TOTAL A.U.R. | 2973 |
| OVERALL WIDTH | 41' 11" |
| OVERALL DEPTH | 71' 11" |

**HATCH LEGEND**

- BRICK
- STONE
- STONE WAINSCOT




# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

REV #2.3

CONCEPT DATE:
1-3-18

DATE PRINTED:
1-4-18 NB, 3-8-18 NB,
7-26-18 NB, 8-30-18 NB,
9-14-18 NB, 2-21-19 NB,
4-8-19 NB, 6-5-19 NB

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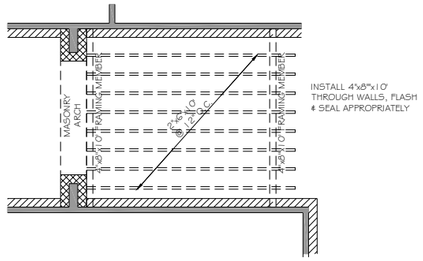
Developing & Building Dreams

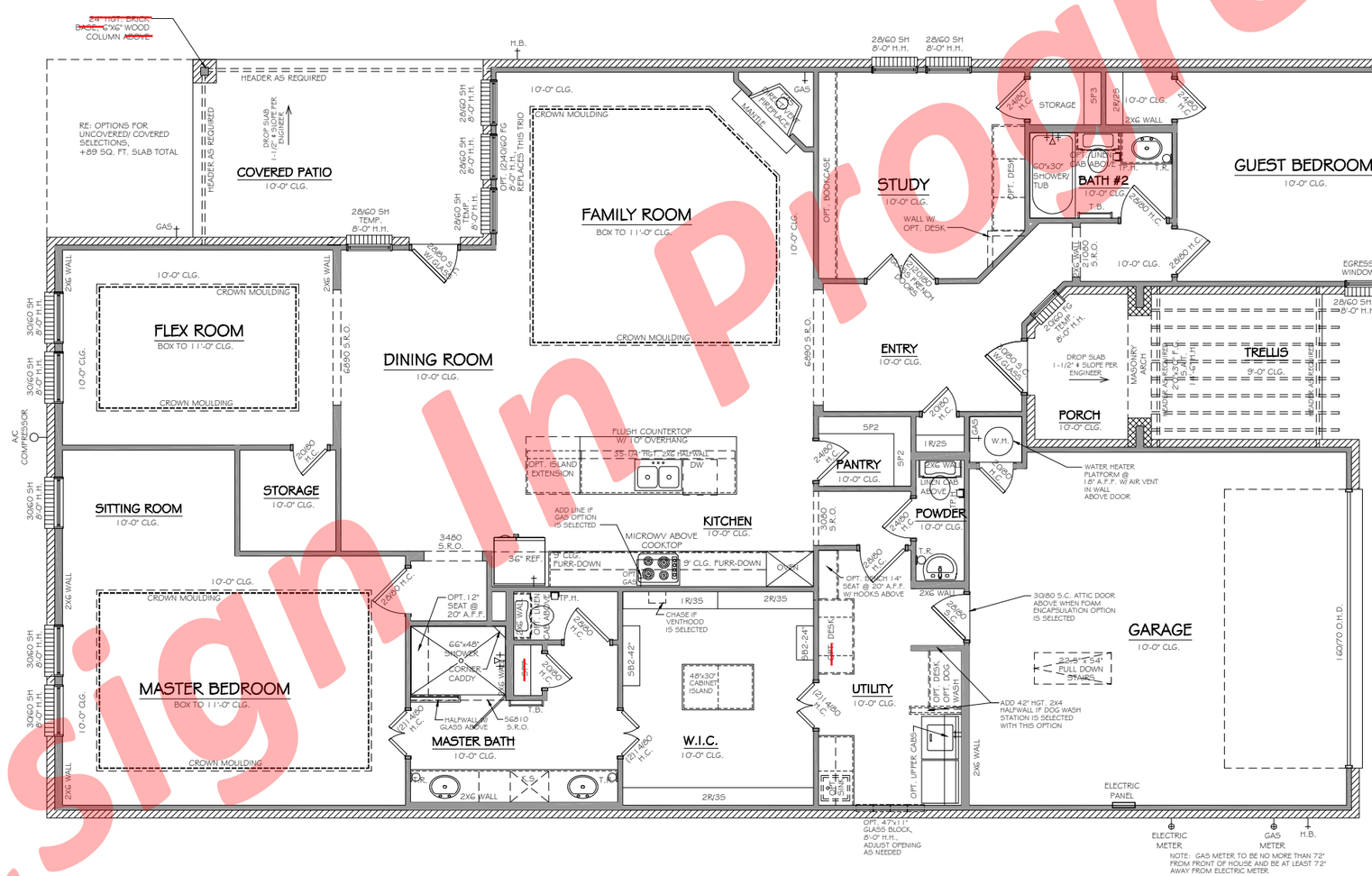
*RESERVE SERIES*
*PLAN #1550*
*CASINA*
FIRST FLOOR PLAN

SHEET 8 OF 18




## BANK CALCS

| SQUARE FOOTAGES | |
|---|---|
| AREA | SQ. FT. |
| FIRST FLOOR | 2520 |
| SECOND FLOOR | XX |
| TOTAL A/C | 2520 |
| PORCH | 56 |
| PATIO | 177 |
| GARAGE | 511 |
| TOTAL A.U.R. | 3264 |
| TRELLIS FLATWORK | 85 |
| OVERALL WIDTH | 44'-5" |
| OVERALL DEPTH | 80'-0" |




| HATCH LEGEND |
|---|
| BRICK |
| STONE |
| STONE WAINSCOT |

# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

Design In Progress

REV #2.0
CONCEPT DATE: 1-11-18
DATE PRINTED: 1-11-18 NB, 6-18-18 NB, 8-27-18 NB, 2-21-19 NB, 5-9-19 NB

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INTEGRITY GROUP
Developing & Building Dreams

PLAN NUMBER
1600
CASTELLA
FIRST FLOOR PLAN

SHEET 10 OF 13

ZC#19-006
Exhibit "F"

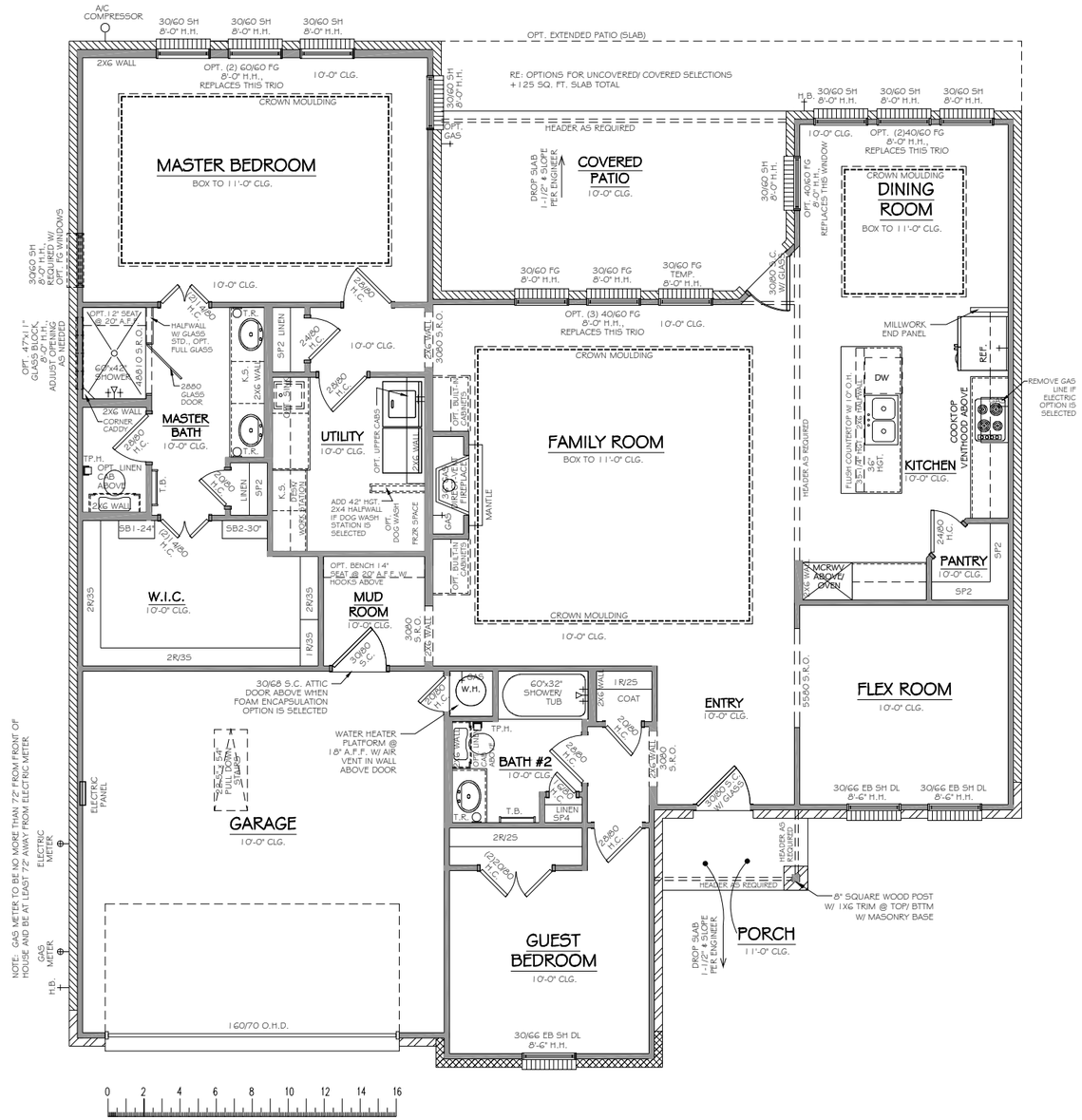
Avanti

## BANK CALCS

| SQUARE FOOTAGES | |
|---|---|
| AREA | SQ. FT. |
| FIRST FLOOR | 1964 |
| SECOND FLOOR | XX |
| TOTAL A/C | 1964 |
| PORCH | 33 |
| PATIO | 187 |
| GARAGE | 440 |
| TOTAL A.U.R. | 2624 |
| OVERALL WIDTH | 52' 11" |
| OVERALL DEPTH | 57' 0" |

## CONSTRUCTION CALCS

| SQUARE FOOTAGES | |
|---|---|
| AREA | SQ. FT. |
| FIRST FLOOR FRAME | 1874 |
| SECOND FLOOR FRAME | XX |
| TOTAL LIVING FRAME | 1874 |
| TOTAL FRAME AREA F.F. | 2524 |
| TOTAL FRAME AREA S.F. | XX |
| TOTAL PAINT AREA F.F. | 2062 |
| TOTAL PAINT AREA S.F. | XX |
| TOTAL S/R AREA F.F. | 2211 |
| TOTAL S/R AREA S.F. | XX |
| TOTAL SLAB AREA | 2624 |




# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

| HATCH LEGEND |
|---|
| BRICK |
| STONE |
| STONE WAINSCOT |

REV #2.0

CONCEPT DATE: 6-9-17

DATE PRINTED: 12-19-17 NB, 1-18-19 NB, 6-12-19 NB, 6-19-19 NB

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*RESERVE SERIES*
*PLAN #2100*
*AVANTI*
FIRST FLOOR PLAN

SHEET 10 OF 29

REV #2.5

CONCEPT DATE:
8-1-18
DATE PRINTED:
8-5-18 NB, 9-14-18 NB,
9-18-18 NB, 10-17-18 NB,
2-6-19 NB, 4-8-19 NB

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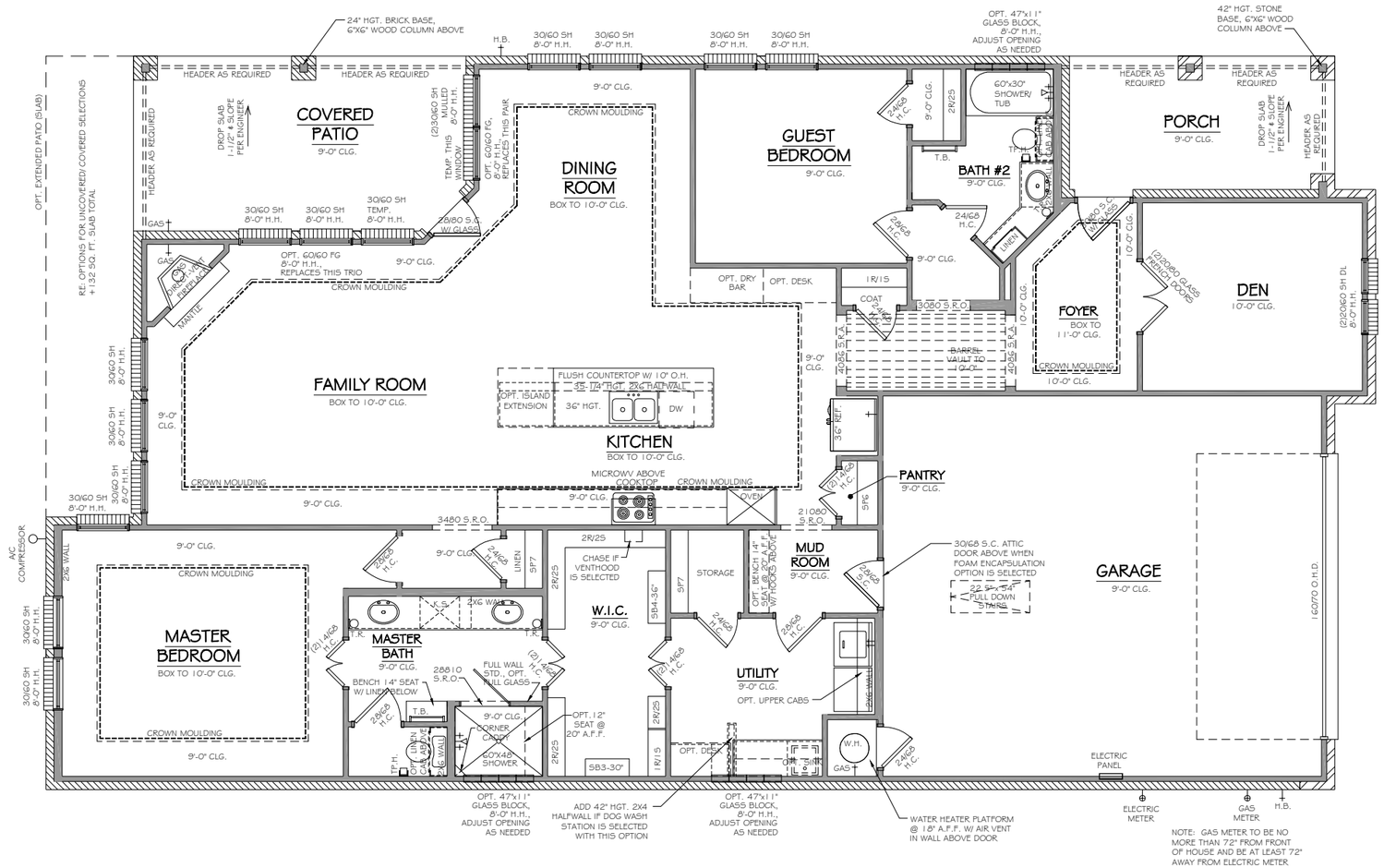
## BANK CALCS

| SQUARE FOOTAGES | |
|---|---|
| AREA | SQ. FT. |
| FIRST FLOOR | 2089 |
| SECOND FLOOR | XX |
| TOTAL A/C | 2089 |
| PORCH | 116 |
| PATIO | 186 |
| GARAGE | 594 |
| TOTAL A.U.R. | 2985 |
| OVERALL WIDTH | 41' 11" |
| OVERALL DEPTH | 76' 0" |




| HATCH LEGEND |
|---|
| BRICK |
| STONE |
| STONE WAINSCOT |

# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

0 2 4 6 8 10 12 14 16

PLAN NUMBER
1500
VERONA
FIRST FLOOR PLAN

REV #2.4

CONCEPT DATE:
9-10-18
DATE PRINTED:
9-11-18 NB, 12-13-18 NB,
1-7-19 NB, 2-6-19 NB,
4-8-19 NB

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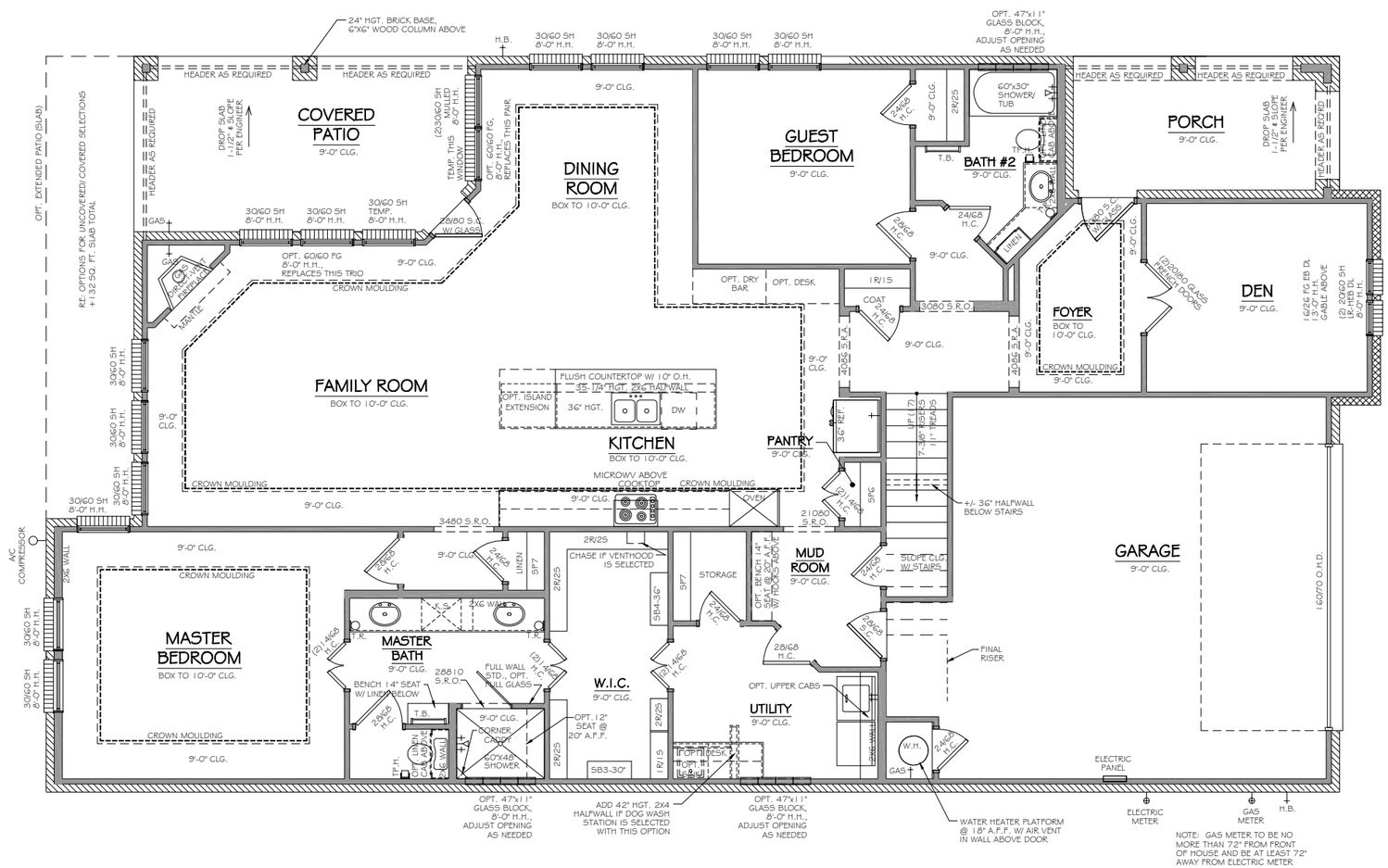
## BANK CALCS

| SQUARE FOOTAGES | |
|---|---|
| AREA | SQ. FT. |
| FIRST FLOOR | 2146 |
| SECOND FLOOR | 781 |
| TOTAL A/C | 2927 |
| PORCH | 116 |
| PATIO | 186 |
| GARAGE | 537 |
| TOTAL A.U.R. | 3766 |
| OVERALL WIDTH | 41' 11" |
| OVERALL DEPTH | 76' 0" |




| HATCH LEGEND |
|---|
| BRICK |
| STONE |
| STONE WAINSCOT |

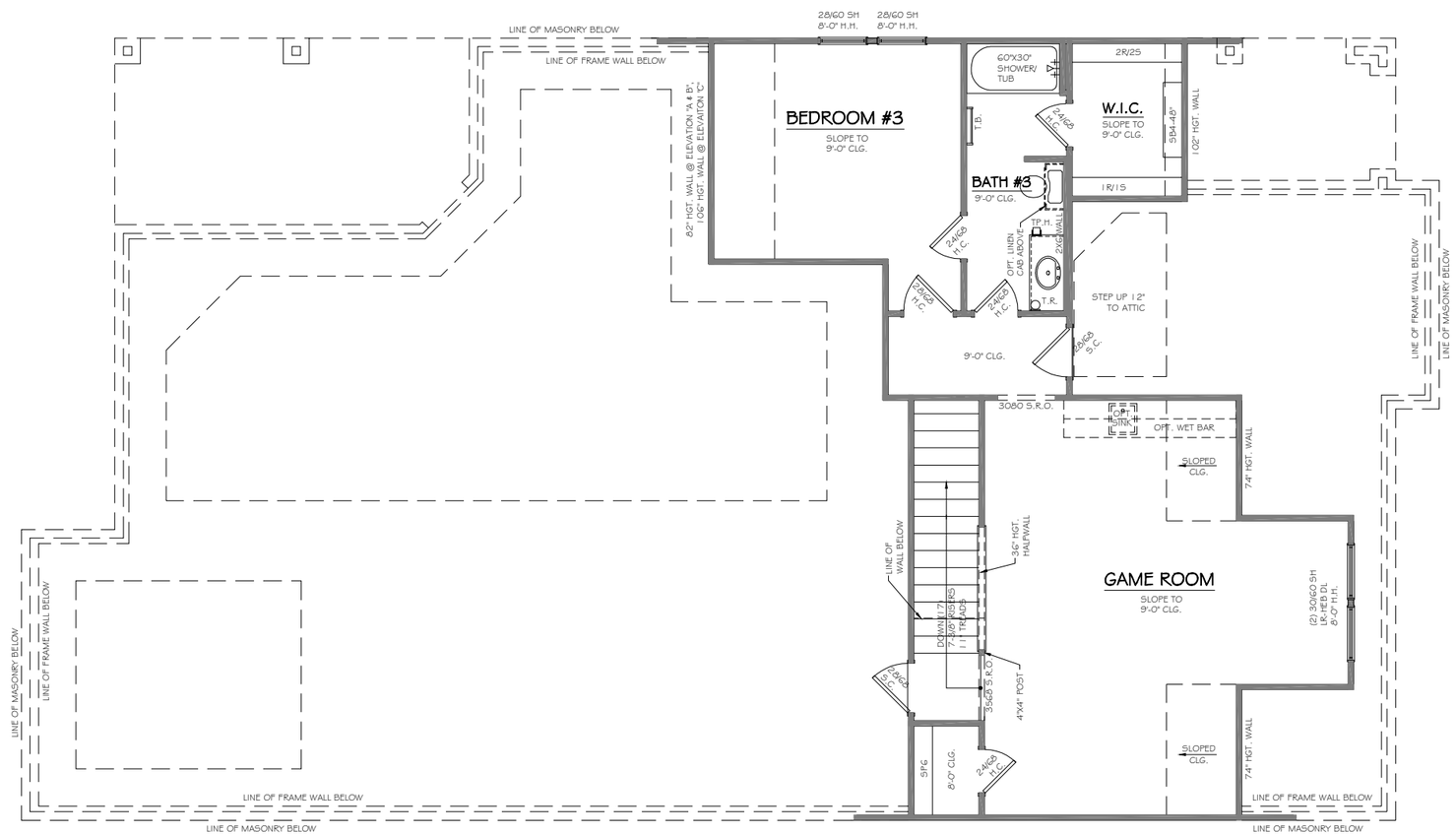
# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

0 2 4 6 8 10 12 14 16

*PLAN NUMBER*
1510
*VERONA*
FIRST FLOOR PLAN

SHEET 12 OF 32




# SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

0 2 4 6 8 10 12 14 16

REV #2.4

CONCEPT DATE: 9-10-18
DATE PRINTED: 9-11-18 NB, 12-13-18 NB, 1-7-19 NB, 2-6-19 NB, 4-8-19 NB

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INTEGRITY GROUP
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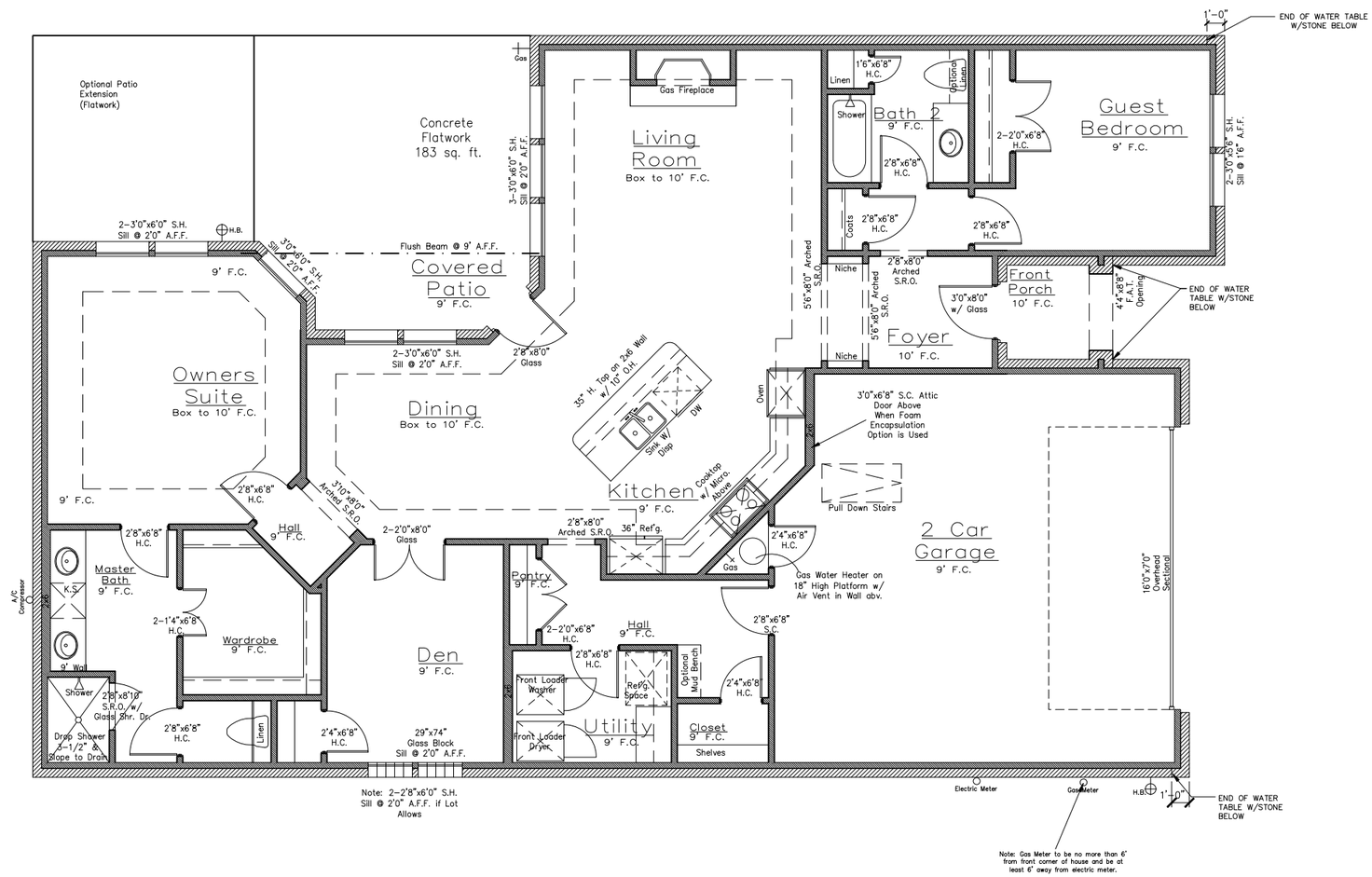
PLAN NUMBER
1510
VERONA
SECOND FLOOR PLAN

SHEET 13 OF 32




## 1st FLOOR PLAN

SCALE 1/8"=1'-0"

0 2 4 6 8 10 12 14 16

| SQUARE FOOTAGES | |
|---|---|
| FIRST FLOOR | 1792 S.F. |
| SECOND FLOOR | 0 S.F. |
| TOTAL AREA | 1792 S.F. |
| GARAGE AND/OR STORAGE | 539 S.F. |
| COVERED PATIO AND/OR PORCH | 94 S.F. |
| TOTAL UNDER ROOF | 2425 S.F. |
| OVERALL WIDTH | 42'-0" |
| OVERALL DEPTH | 67'-6" |

Date
Designed
Drawn
Checked
Approved

REVISIONS

| | |
|---|---|
| 1 | 6-13-16 |
| 2 | 6-20-16 |
| 3 | 7-05-16 |
| 4 | 8-05-16 |
| 5 | 10-30-16 |

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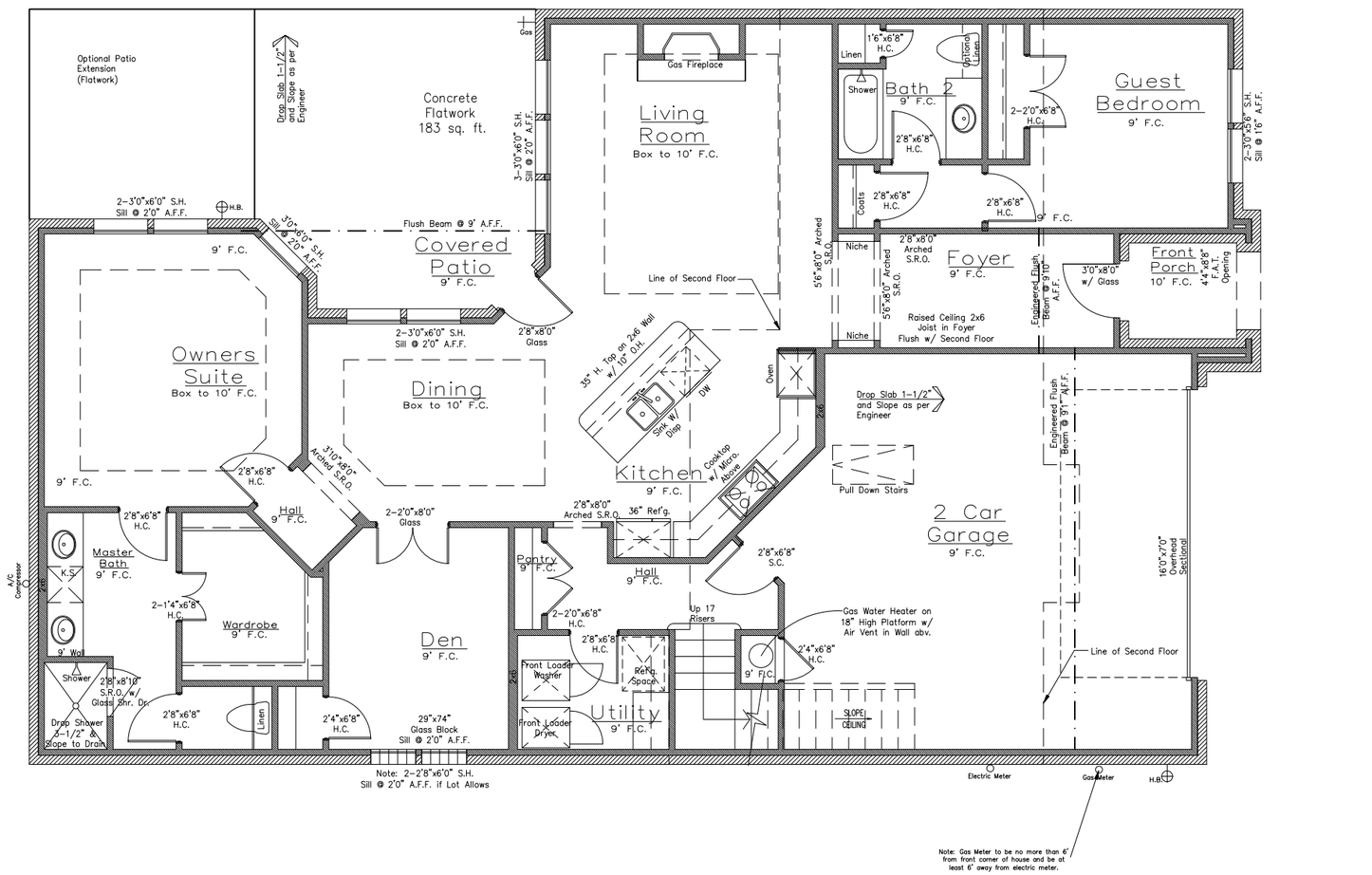


## 1st FLOOR PLAN

SCALE 1/8"=1'-0"

0 2 4 6 8 10 12 14 16

| SQUARE FOOTAGES | |
|---|---|
| FIRST FLOOR | 1823 S.F. |
| SECOND FLOOR | 720 S.F. |
| TOTAL AREA | 2543 S.F. |
| GARAGE AND/OR STORAGE | 540 S.F. |
| COVERED PATIO AND/OR PORCH | 108 S.F. |
| TOTAL UNDER ROOF | 3191 S.F. |
| OVERALL WIDTH | 42'-0" |
| OVERALL DEPTH | 67'-6" |

Date
Designed
Drawn
Checked
Approved

REVISIONS

| | |
|---|---|
| 1 | 6-13-16 |
| 2 | 6-20-16 |
| 3 | 7-05-16 |
| 4 | 8-05-16 |
| 5 | 10-30-16 |

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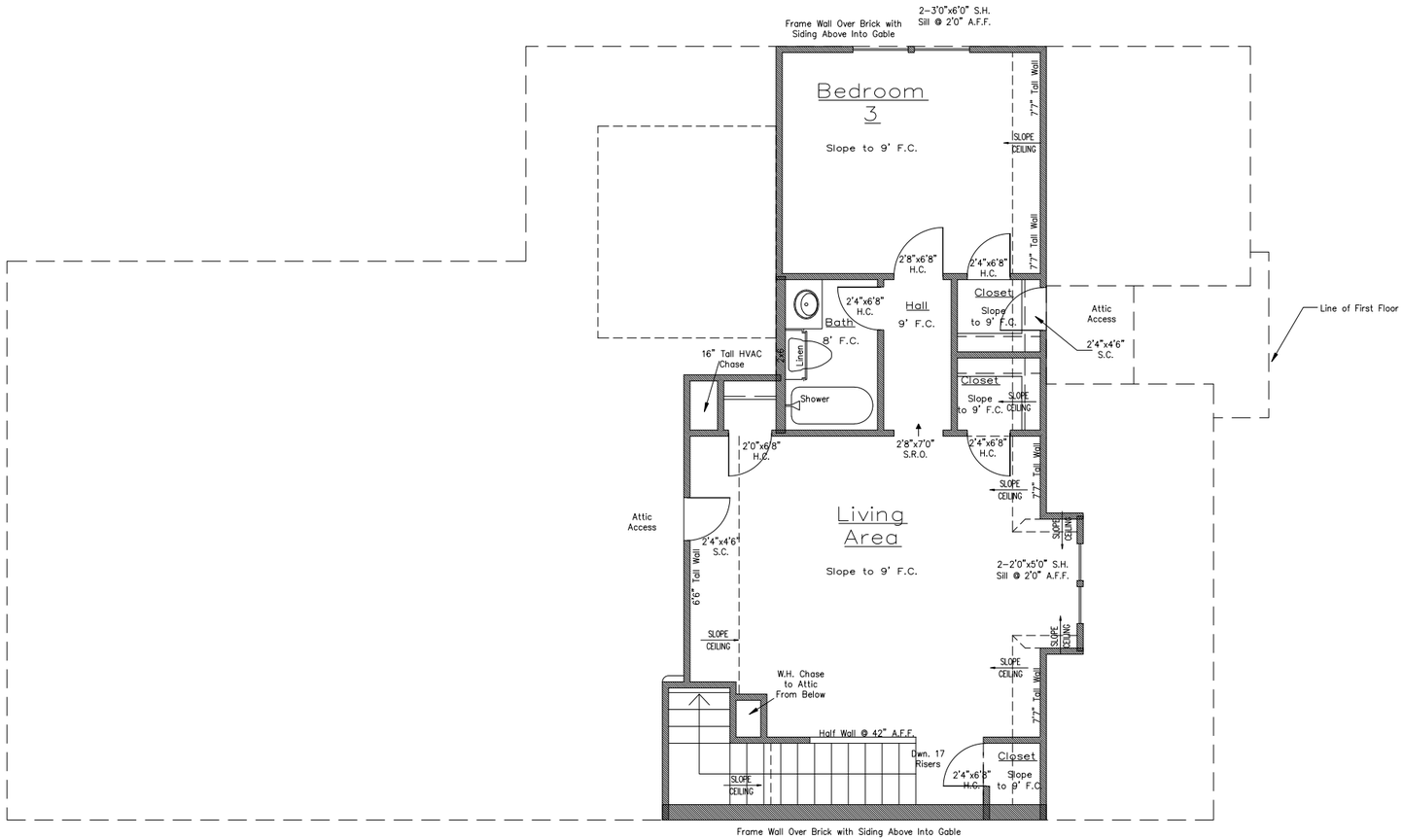
P1
9 OF 19




## 2nd FLOOR PLAN

SCALE 1/8"=1'-0"

0 2 4 6 8 10 12 14 16

| | |
|---|---|
| Date | |
| Designed | |
| Drawn | |
| Checked | |
| Approved | |

REVISIONS

| | |
|---|---|
| 1 | 6-13-16 |
| 2 | 6-20-16 |
| 3 | 7-05-16 |
| 4 | 8-05-16 |
| 5 | 10-30-16 |

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Developing & Building Dreams

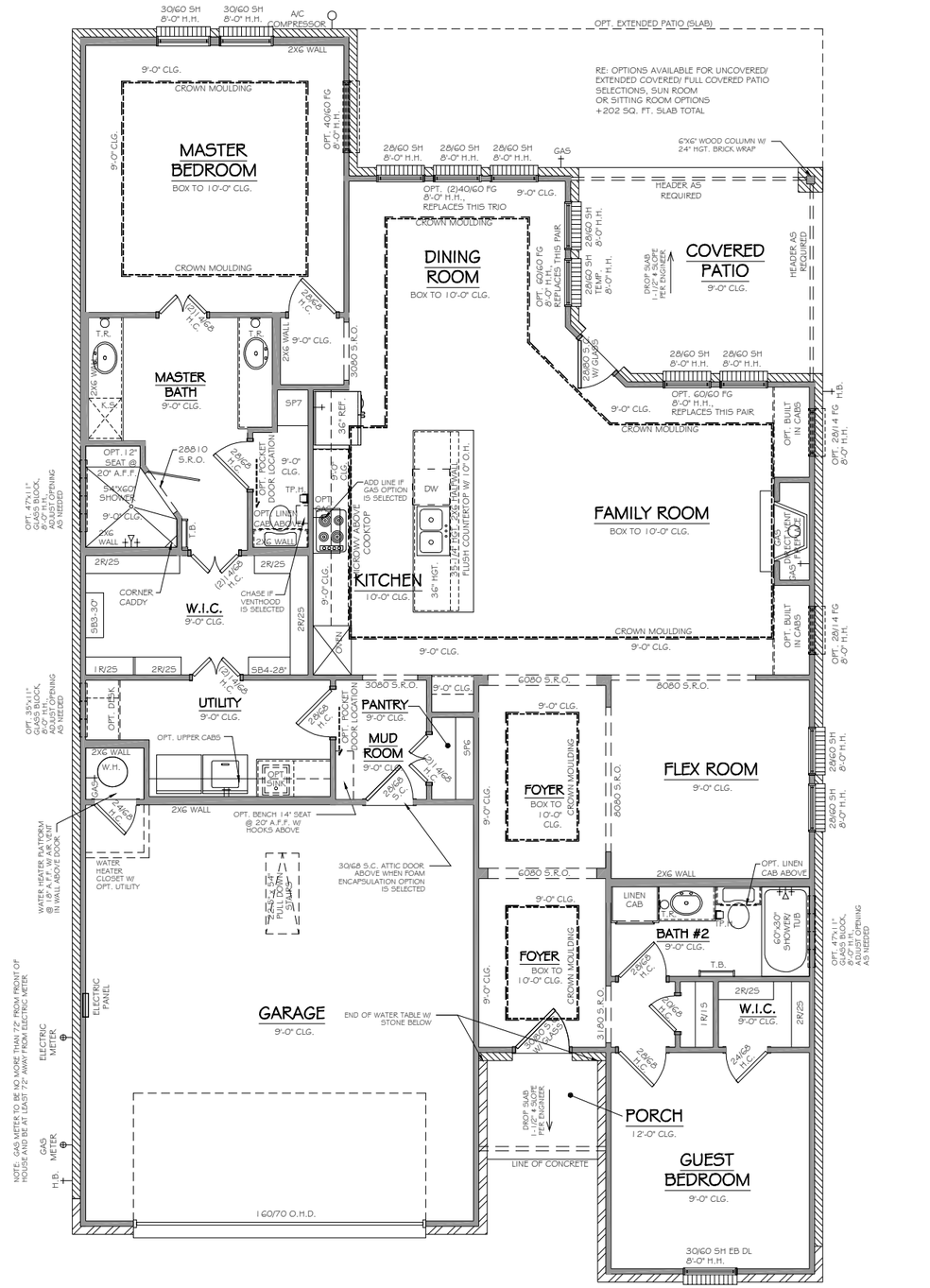
ZC#19-006
Exhibit "F"

Torino

BANK CALCS

| SQUARE FOOTAGES | |
|---|---|
| AREA | SQ. FT. |
| FIRST FLOOR | 1884 |
| SECOND FLOOR | XX |
| TOTAL A/C | 1884 |
| PORCH | 34 |
| PATIO | 152 |
| GARAGE | 558 |
| TOTAL A.U.R. | 2628 |
| OVERALL WIDTH | 41' 11" |
| OVERALL DEPTH | 70' 0" |

| HATCH LEGEND |
|---|
| BRICK |
| STONE |
| STONE WAINSCOT |




# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

0 2 4 6 8 10 12 14 16

REV #2.7

CONCEPT DATE: 4-12-18
DATE PRINTED: 4-17-18 NB, 7-17-18 NB, 8-30-18 NB, 10-2-18 NB, 11-5-18 NB, 2-7-19 NB, 4-8-19 NB, 5-9-19 NB, 6-7-19 NB

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*SIGNATURE SERIES*
*PLAN #1300*
*TORINO*
FIRST FLOOR PLAN

SHEET 12 OF 30

ZC#19-006
Exhibit "F"

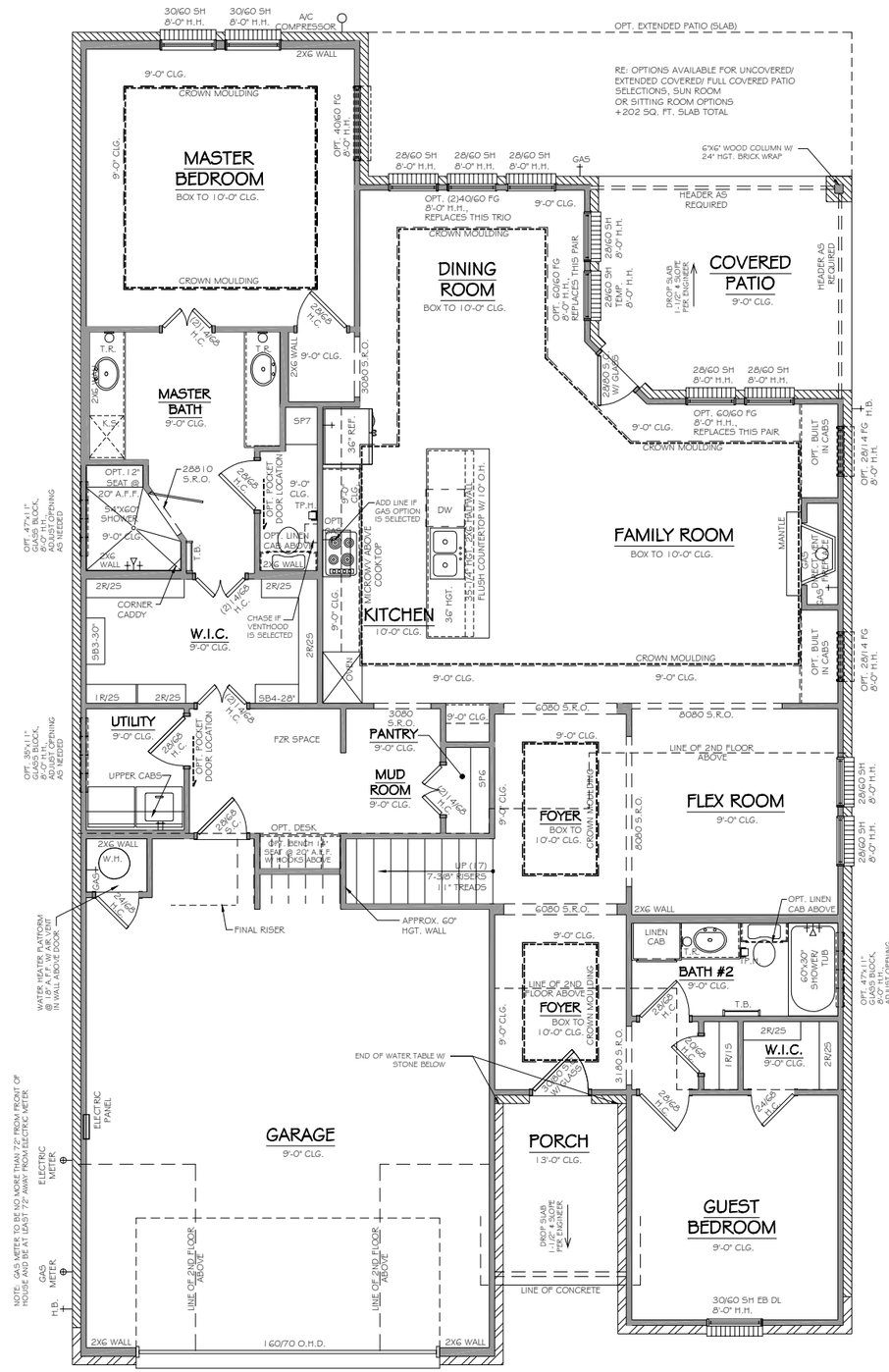
Torino 2

BANK CALCS

| SQUARE FOOTAGES | |
|---|---|
| AREA | SQ. FT. |
| FIRST FLOOR | 1937 |
| SECOND FLOOR | 792 |
| TOTAL A/C | 2729 |
| PORCH | 60 |
| PATIO | 152 |
| GARAGE | 606 |
| TOTAL A.U.R. | 3547 |
| OVERALL WIDTH | 41' 11" |
| OVERALL DEPTH | 71' 8" |

HATCH LEGEND

- BRICK
- STONE
- STONE WAINSCOT




# FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

0 2 4 6 8 10 12 14 16

REV #2.6

CONCEPT DATE: 5-3-18
DATE PRINTED: 5-10-18 NB, 7-31-18 NB, 8-30-18 NB, 10-11-18 NB, 11-5-18 NB, 2-7-19 NB, 4-8-19 NB, 5-9-19 NB, 6-7-19 NB

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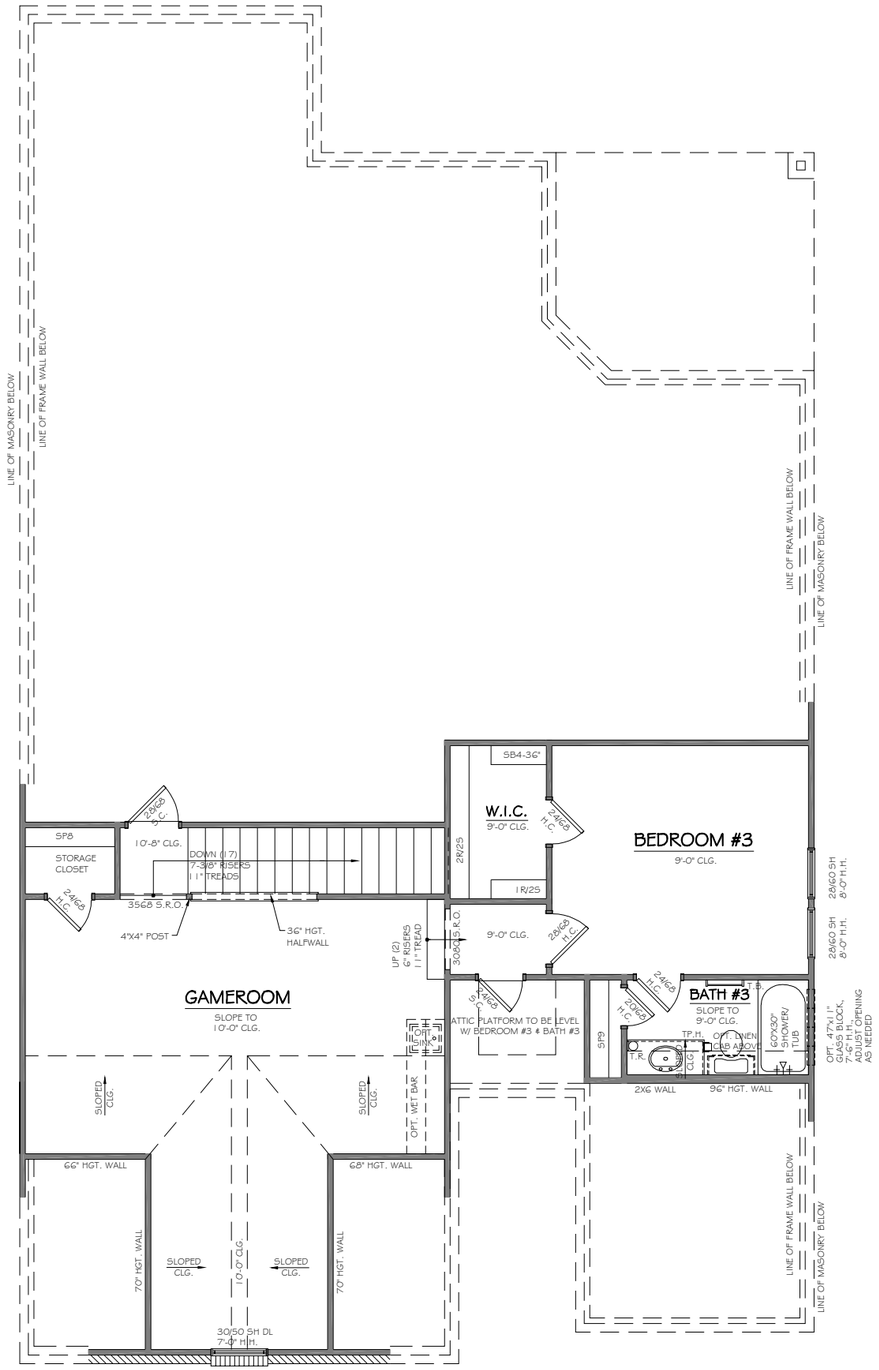
SIGNATURE SERIES
PLAN #1310
TORINO 2
FIRST FLOOR PLAN

SHEET 14 OF 35




| HATCH LEGEND |
|---|
| BRICK |
| STONE |
| STONE WAINSCOT |

# SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" (22"x34" SHEET)
1/8" = 1'-0" (11"x17" SHEET)

0 2 4 6 8 10 12 14 16

REV #2.6

CONCEPT DATE:
5-3-18
DATE PRINTED:
5-10-18 NB, 7-31-18 NB,
8-30-18 NB, 10-11-18 NB,
11-5-18 NB, 2-7-19 NB,
4-8-19 NB, 5-9-19 NB,
6-7-19 NB

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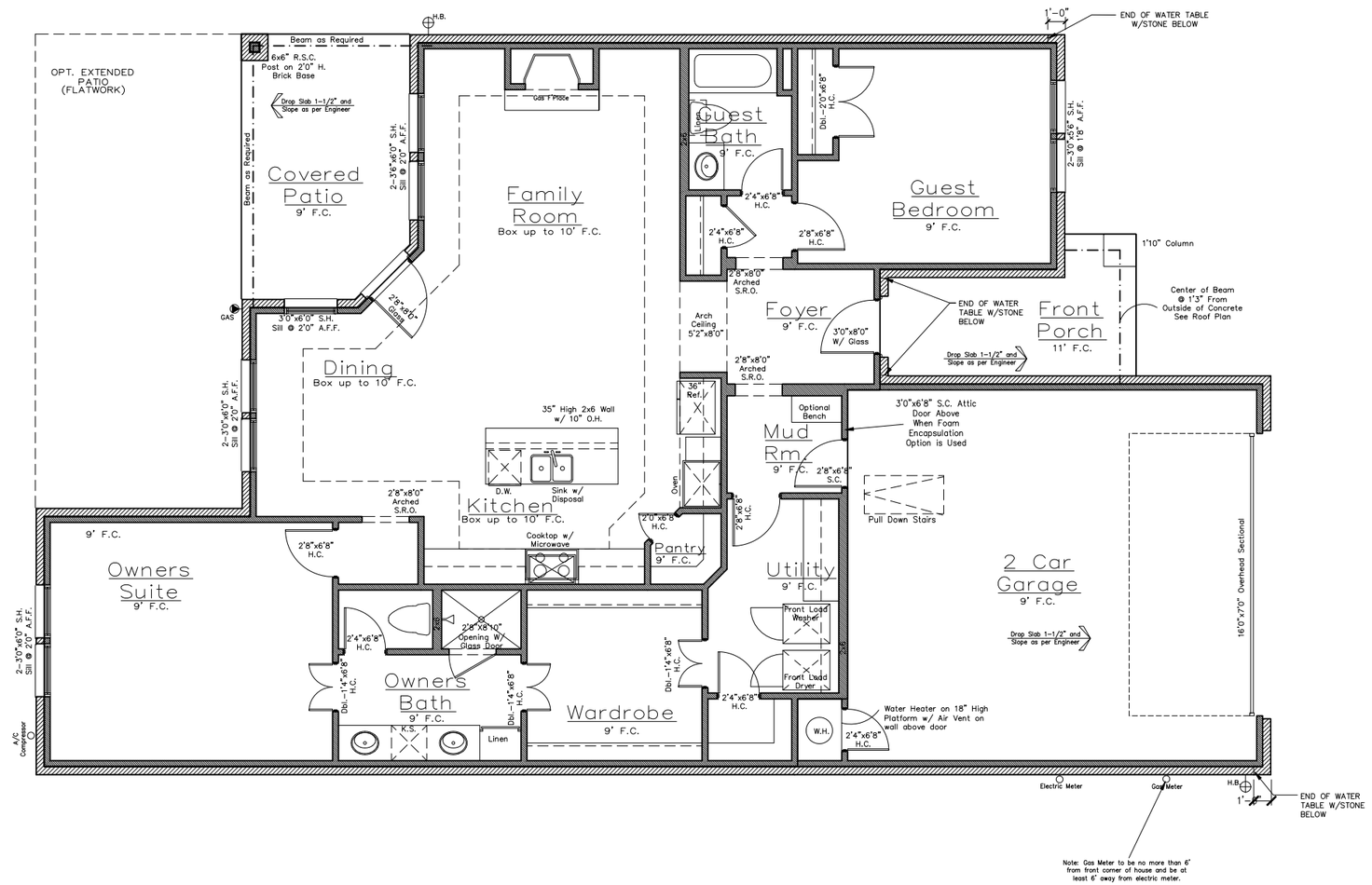
*SIGNATURE SERIES*
*PLAN #1310*
*TORINO 2*
SECOND FLOOR PLAN

SHEET 15 OF 35

ZC#19-006
Exhibit "F"

Salerno

| | LEGEND |
|---|---|
| H.C. | HOLLOW CORE |
| S.C. | SOLID CORE |
| F.D. | FRENCH DOOR |
| S.H. | SINGLE HUNG WINDOW |
| D.H. | DOUBLE HUNG WINDOW |
| F.G. | FIXED GLASS WINDOW |
| CSMT. | CASEMENT WINDOW |
| F.A.T. | FULL ARCHED TOP |
| S.A.T. | SEGMENTED ARCHED TOP |
| TRANS. | TRANSOM |
| A.F.F. | ABOVE FINISHED FLOOR |
| C.O. | CASED OPENING |
| K.S. | KNEE SPACE |
| E.C. | ENTERTAINMENT CENTER |
| H.B. | HOSE BIBB |
| F.C. | FLAT CEILING |
| G.B. | GLASS BLOCK |
| GL. | GLASS |
| R.S.C. | ROUGH SAWN CEDAR |
| ℄ | CENTER LOCATION |




1st FLOOR PLAN
SCALE 1/8"=1'-0"

0 2 4 6 8 10 12 14 16

## GENERAL NOTES

Recess Slab in Garage 1-1/2" & Slope 1/4" Per Foot
Recess Slab @ Patios 1-1/2" & Slope 1/4" Per Foot
Recess Slab in Owners Shower 3-1/2"
Floor trusses Designed to be 1'-6" Open Web w/1- 1/8" Sturdy Floor Decking (Framing Contractor to Adjust if Truss size Varies)
BEDROOM EGRESS WINDOWS
- Minimum 5.7 S.F Openable Area
- Maximum 44" Sill Height
- Minimum 20" Clear Width
- Minimum 24" Clear Height

## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR | 1654 S.F. |
| SECOND FLOOR | 0 S.F. |
| TOTAL AREA | 1654 S.F. |
| GARAGE AND/OR STORAGE | 555 S.F. |
| COVERED PATIO AND/OR PORCH | 225 S.F. |
| TOTAL UNDER ROOF | 2434 S.F. |
| OVERALL WIDTH | 42'-0" |
| OVERALL DEPTH | 70'-0" |

Date
Designed
Drawn
Checked
Approved

REVISIONS
CHN'D "B" WNDWS - 28&0 4-2-18 MDS-SE

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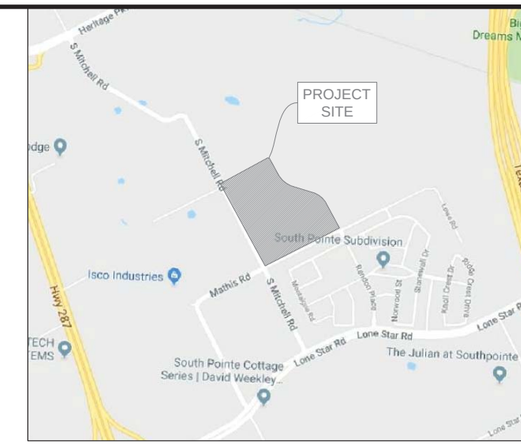
P1
5 OF 17




Vicinity Map NTS

**Site Data Summary**

| Item | Total | % of Total |
|---|---|---|
| Acreage of Proposed Site | 33.25 Acres | 100.0% |
| Total Number of Dwelling Units by Type* | | |
| Unit 1: 44.5'x80' | 33 | |
| Unit 2: 42'x77' | 60 | |
| Unit 3: 42'x70' | 38 | |
| Unit 4: 53'x57' | 19 | |
| Unit 5: 64'x50' | 9 | |
| Total Units: | 159 | |
| Lot Density: | 4.75 DU/Acre | |
| Maximum Height: | 2 Stories/35' | |
| Setbacks: | | |
| Front: | 20' | |
| Side: | 6' between units | |
| Rear: | 20' between units | |

* Unit breakdown subject to change based on homeowner preference

**OWNER/DEVELOPER**
**INTEGRITY GROUP**
**2565 STRADER RD**
**JUSTIN, TX 76247**
**Ph. 817-430-3318**
**Contact: John Delin**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Ladera at the Reserve

# Ladera at the Reserve
33.25 Acres
in the
MITCHELL SURVEY, ABSTRACT NO. 593
TARRANT/JOHNSON COUNTY, TEXAS

# Phasing Plan Exhibit "G" ZC #19-006

**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
MICHAEL D. DUVAL,
P.E. #133095
DATE 10/17/2019

Drawn By: PF
Date: 4/10/2019
Scale: 1"=80'
Revisions:
6/24/2019
8/13/2019
9/11/2019

**ITG-19010**

DP