

Rancho Vistoso- Single Family Homes for Rent Conceptual Architectural Design Narrative for Oro Valley

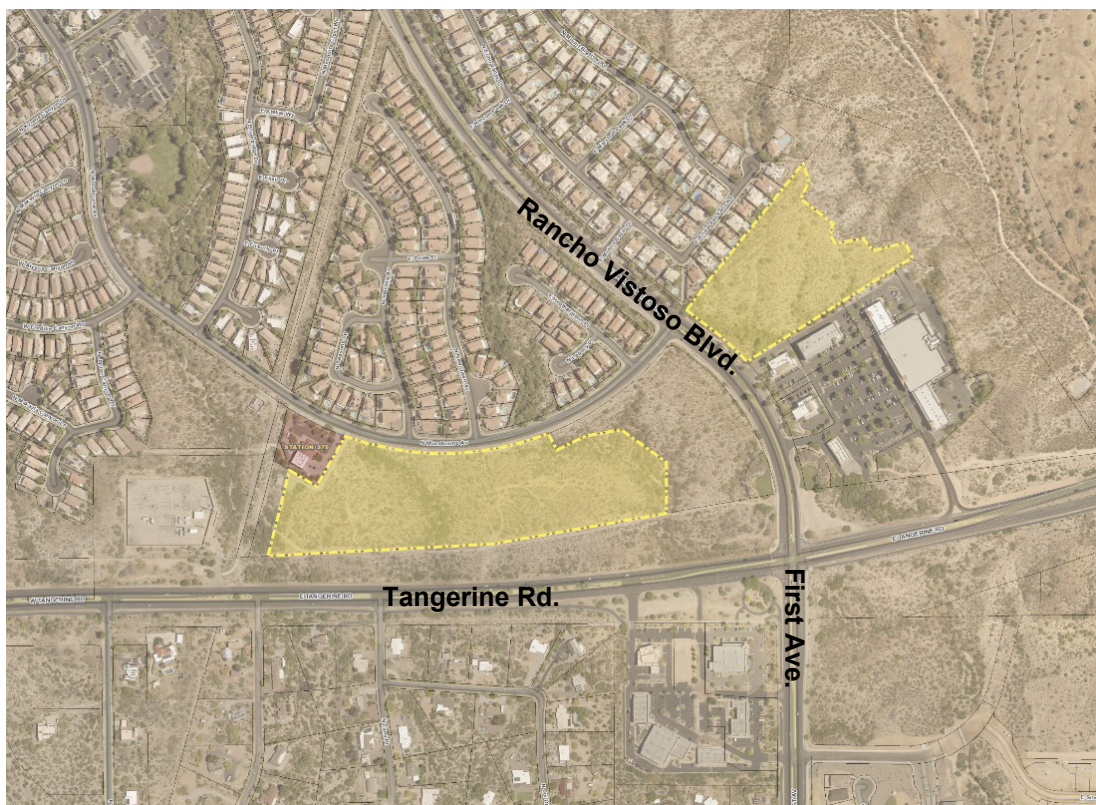
(Pursuant to Chapter 4, Addendum A, Design Guidelines)

Project Overview

NexMetro/Avilla has built a reputation for developing high-quality and successful single-story, detached, rental homes throughout the Phoenix metropolitan area and other parts of the country. NexMetro proposes to develop Avilla Rancho Vistoso, a neighborhood of single-family rental homes on the parcel north of the Safeway shopping center and on a portion of the parcel west of the shipping center. The properties total just over 21 AC.

Avilla Rancho Vistoso will include approximately 215, 1-story, predominantly detached residences that will be an attractive presence in the area. Avilla will provide a high quality, unique, and popular housing opportunity within the Town of Oro Valley. The proposed architecture will be consistent with the existing subdivisions in the area, as they will follow the Rancho Vistoso design guidelines as well.

The proposed residences within the project are a mix of one, two, and three bedrooms, with approximately 65% of the residences being detached and the one-bedroom residences being attached in a duplex style. The residences will range in square footage between approximately 690 to 1,265 square feet. The residences are grouped around landscaped pedestrian corridors to create a sense of arrival, place, and safety where neighbors frequently interact with each other as they come and go within the neighborhood. The home interiors are an open concept design with 10-foot ceilings, large windows, and high-end finishes such as stainless-steel appliances and granite counter-tops.



Map of proposed sites



Plan 1 - Elevation A - Spanish



Plan 1 - Elevation B - Farmhouse



Plan 1 - Elevation C - Prairie



Plan 2 - Elevation A - Spanish



Plan 2 - Elevation B - Farmhouse



Plan 2 - Elevation C - Prairie



Plan 3 - Elevation A - Spanish



Plan 3 - Elevation B - Farmhouse



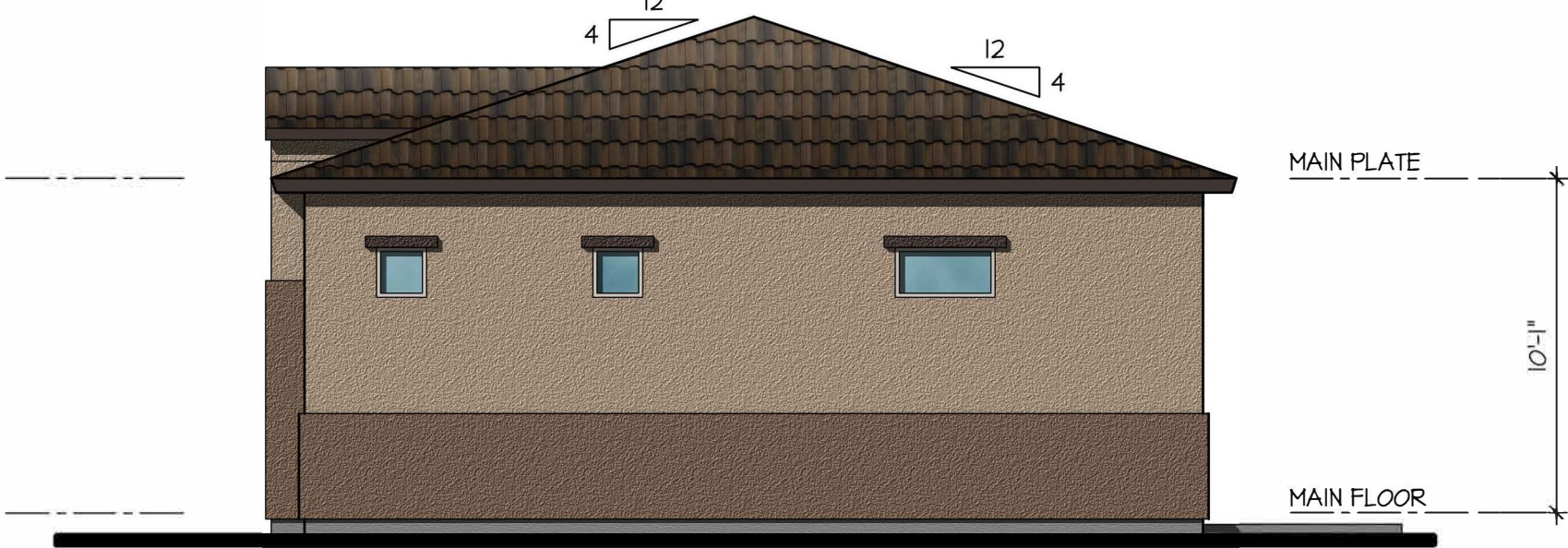
Plan 3 - Elevation C - Prairie





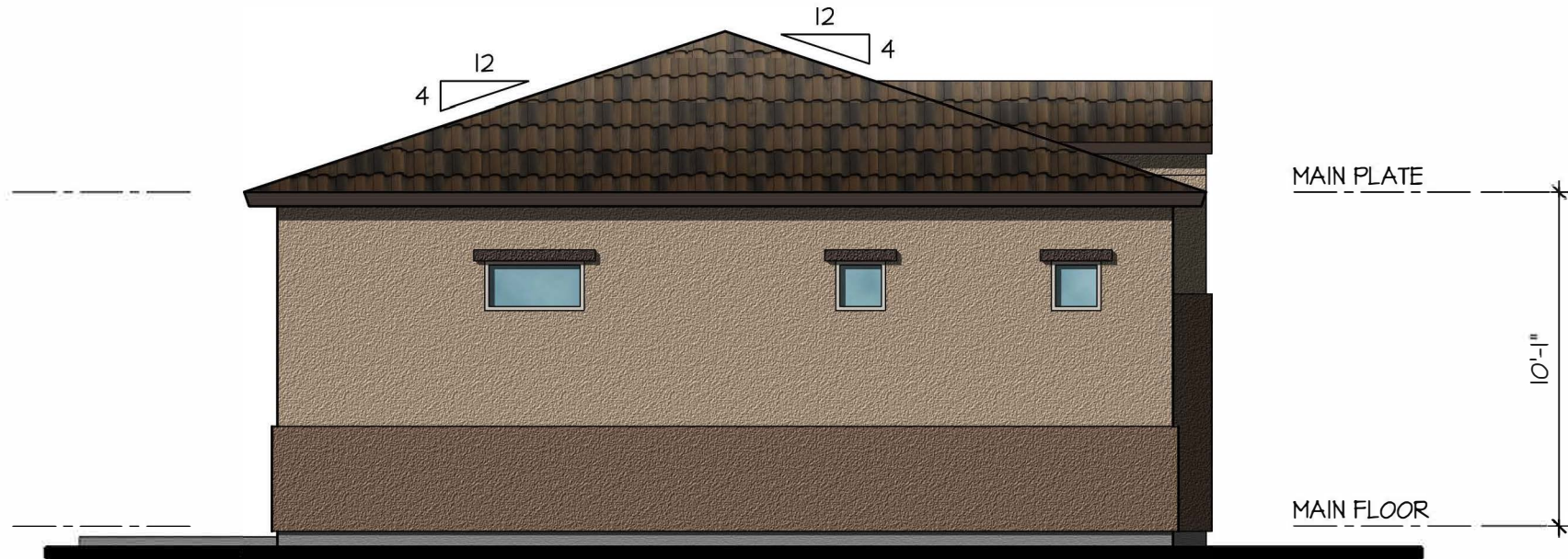
Rear Elevation

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



Right Elevation

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



Left Elevation

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



Front Elevation

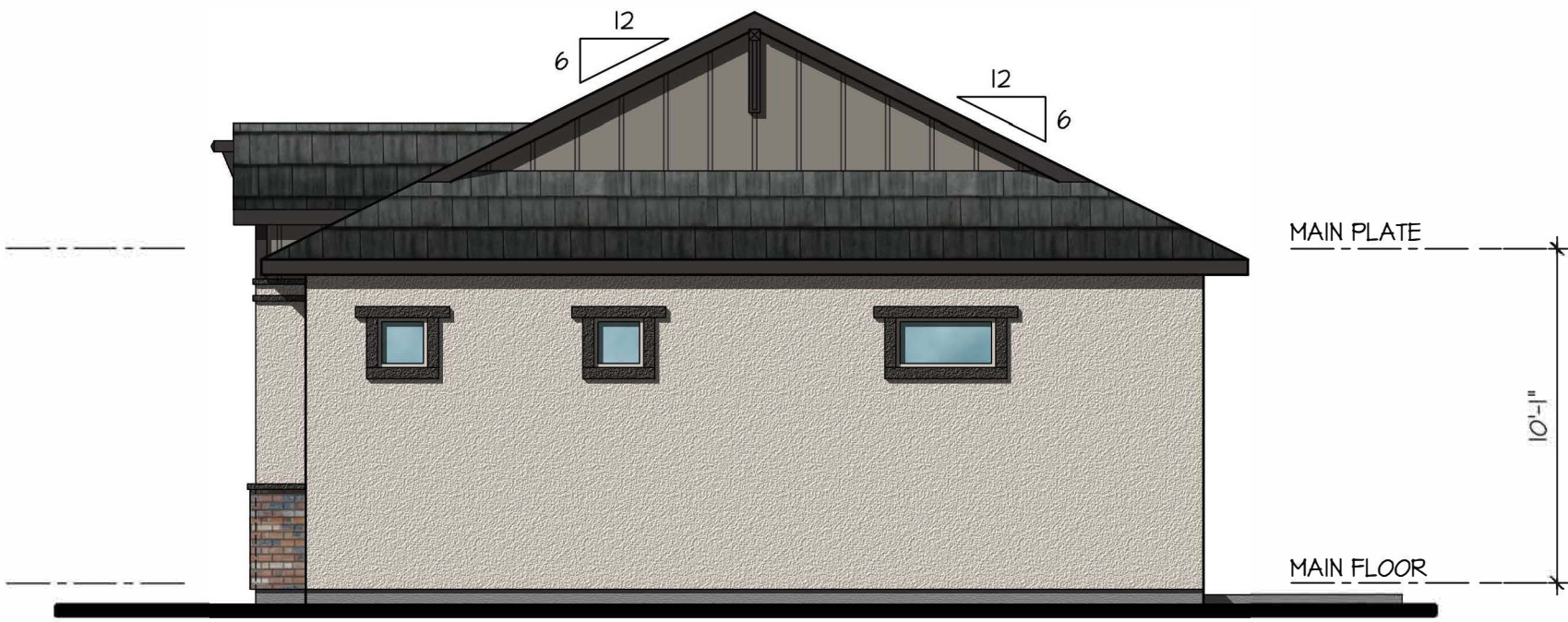
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Plan 1 - Elevation A - Spanish



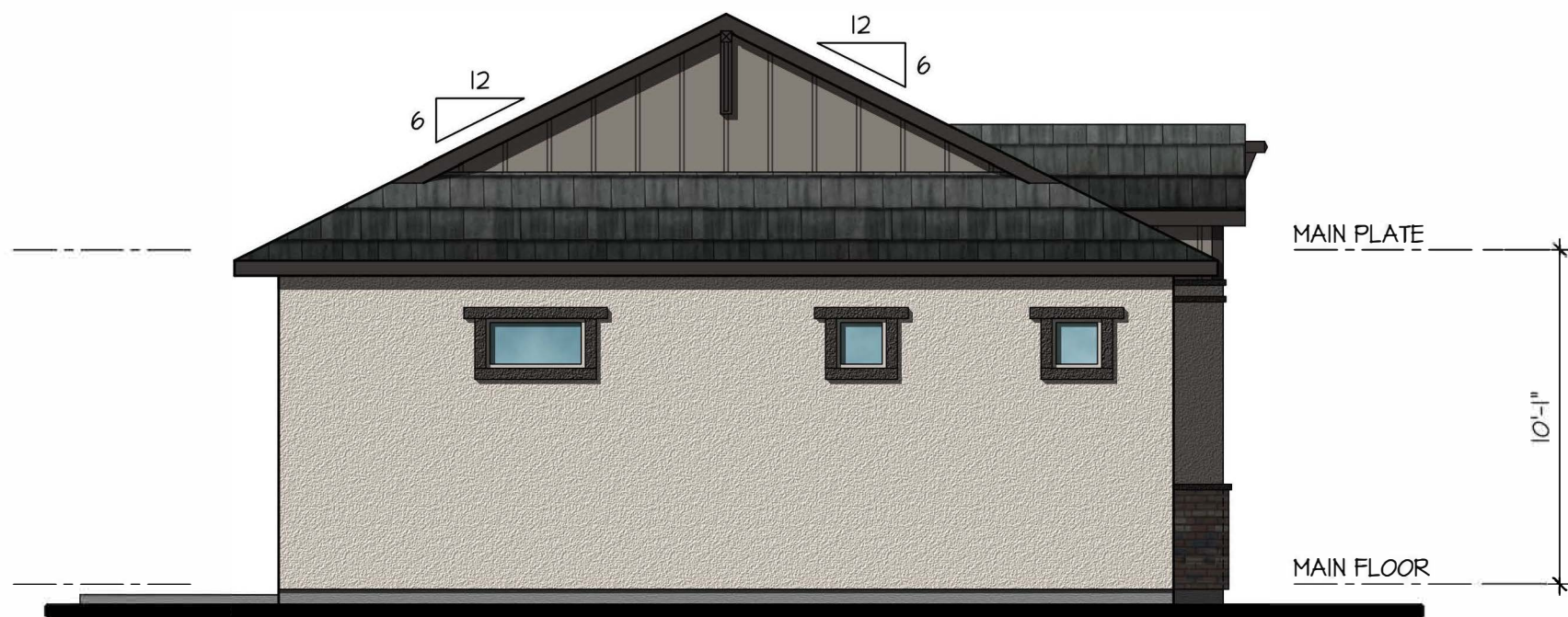
Rear Elevation

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



Right Elevation

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



Left Elevation

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



Front Elevation

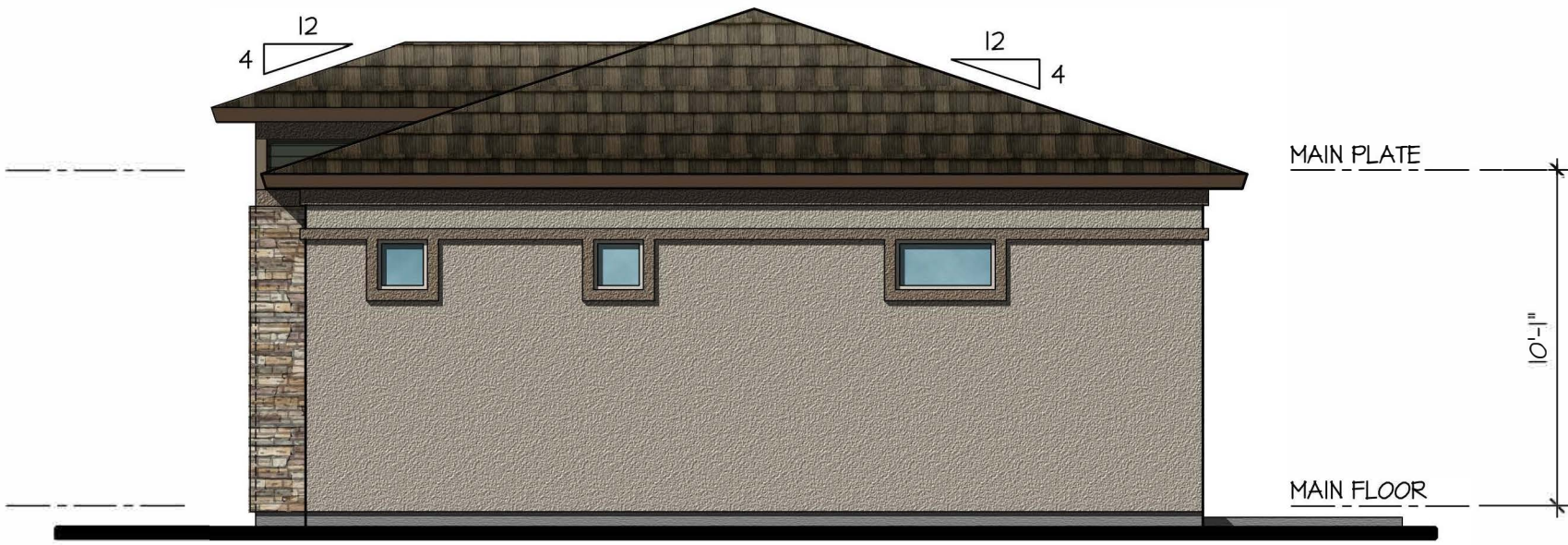
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Plan 1 - Elevation B - Farmhouse



Rear Elevation

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



Right Elevation

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



Left Elevation

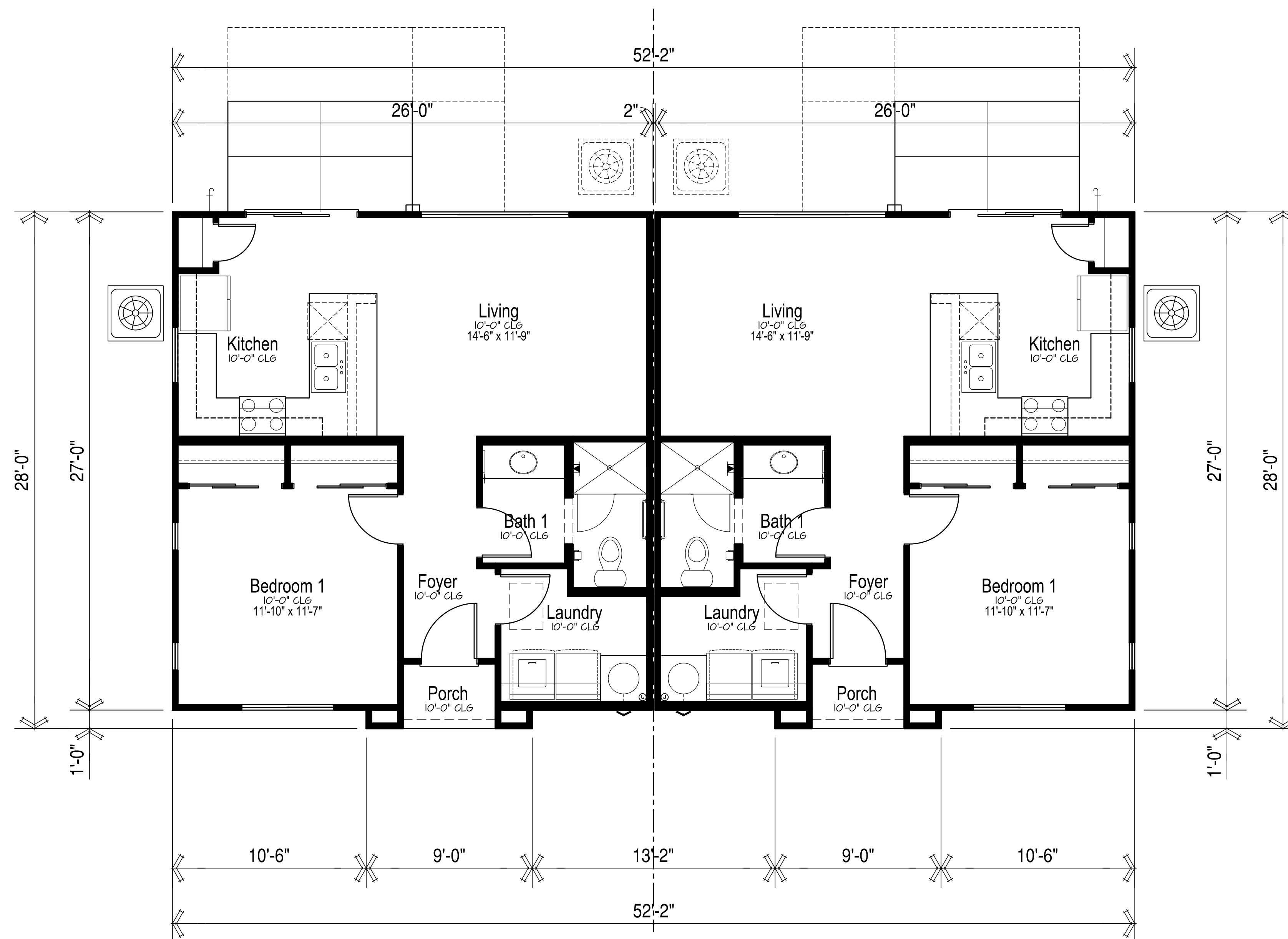
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Front Elevation

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

Plan 1 - Elevation C - Prairie

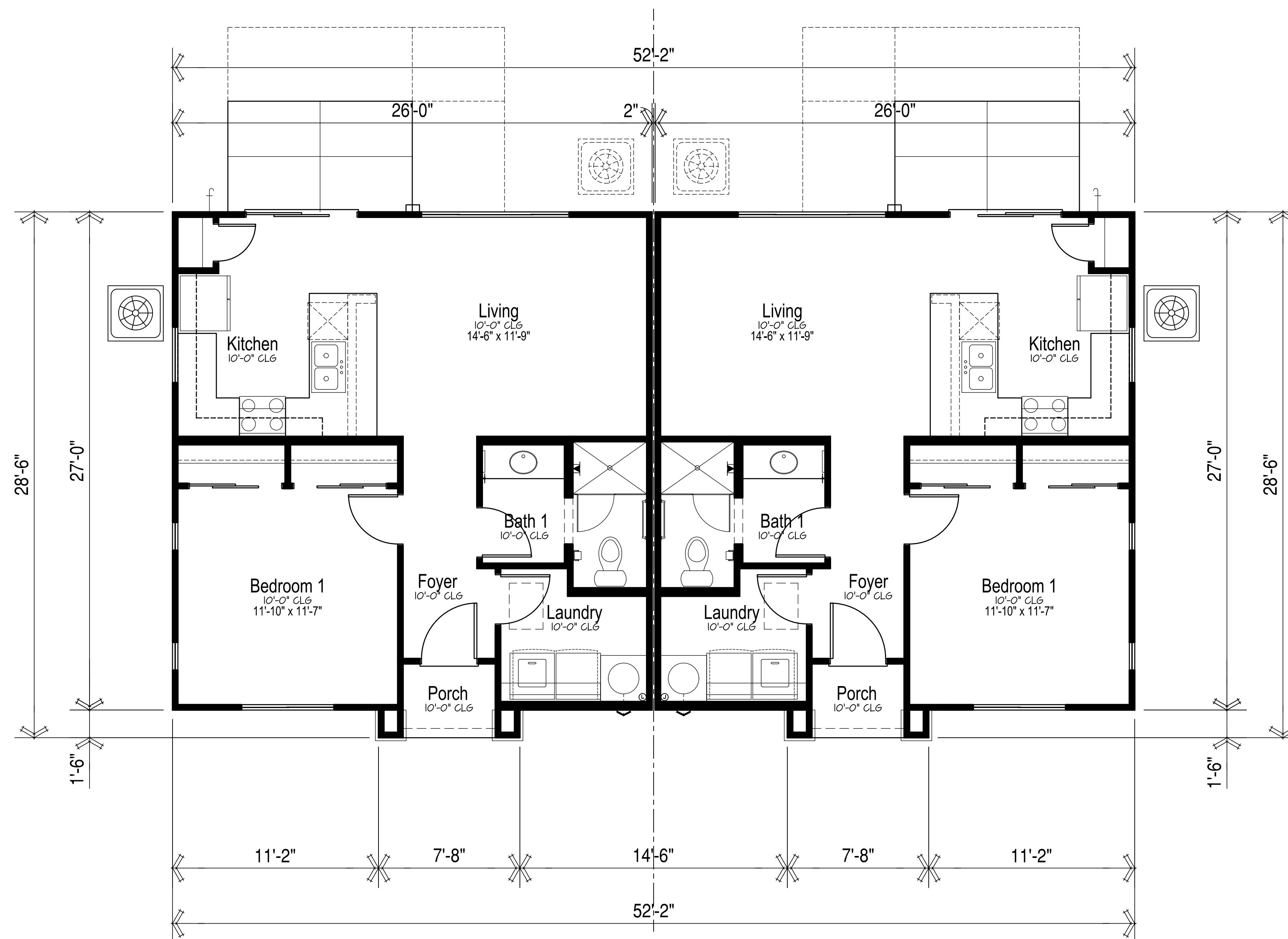


Main Floor Plan - Elevation A - Spanish

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

Plan 1

SQUARE FOOTAGES				
		ELEV. A'	ELEV. B'	ELEV. C'
A	MAIN FLOOR LIVING	690	690	690
	TOTAL LIVING	690	690	690
B	PORCH - ELEV. A	22		
C	PORCH - ELEV. B		24	
D	PORCH - ELEV. C			26
E	PATIO	60	60	60
F	OPT. EXTENDED PATIO	40	40	40
TOTAL FOOT PRINT		812	814	816

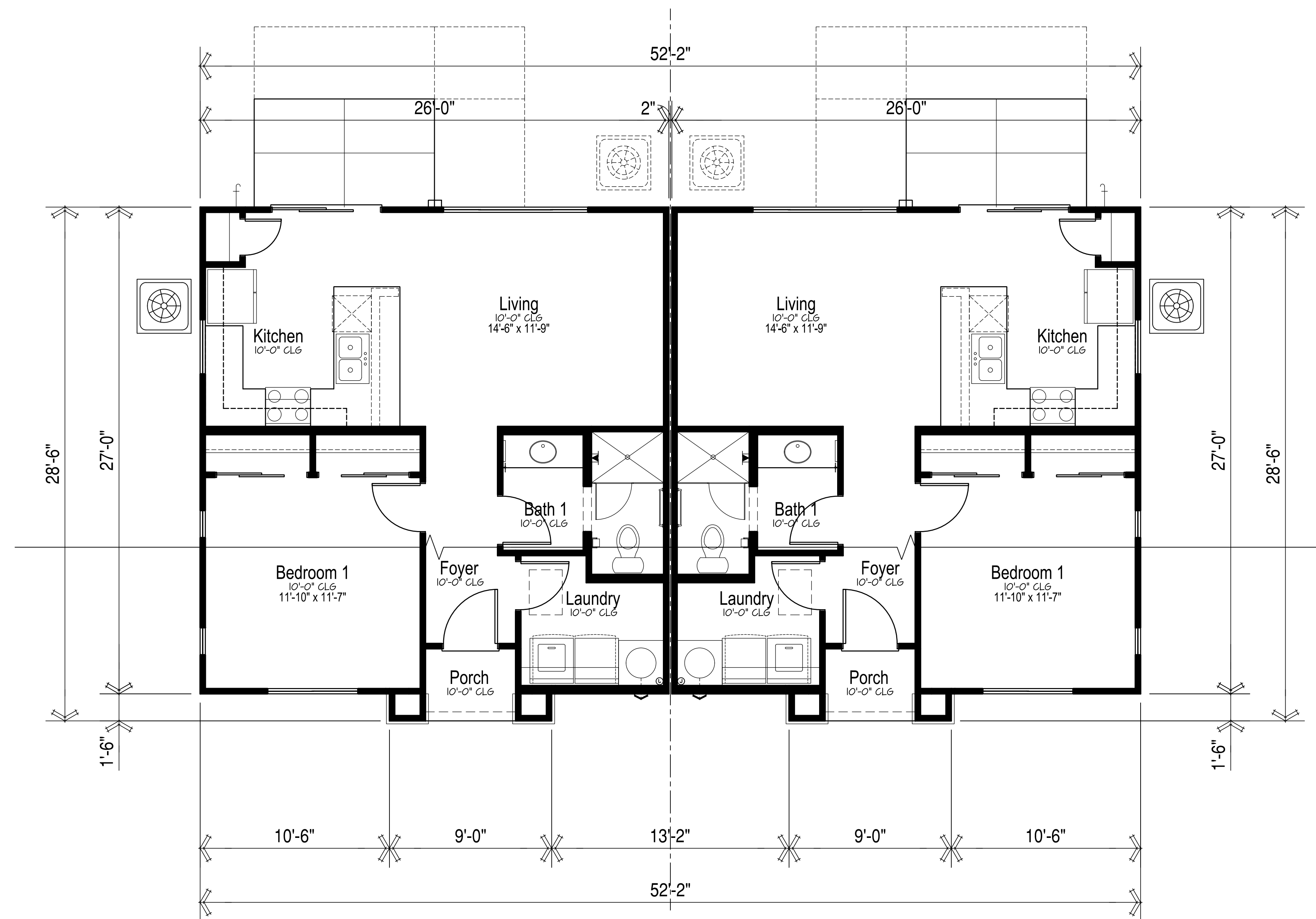


Main Floor Plan - Elevation B - Farmhouse

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

Plan 1

SQUARE FOOTAGES				
		ELEV. A'	ELEV. B'	ELEV. C'
A	MAIN FLOOR LIVING	690	690	690
	TOTAL LIVING	690	690	690
B	PORCH - ELEV. A	22		
C	PORCH - ELEV. B		24	
D	PORCH - ELEV. C			26
E	PATIO	60	60	60
F	OPT. EXTENDED PATIO	40	40	40
TOTAL FOOT PRINT		812	814	816

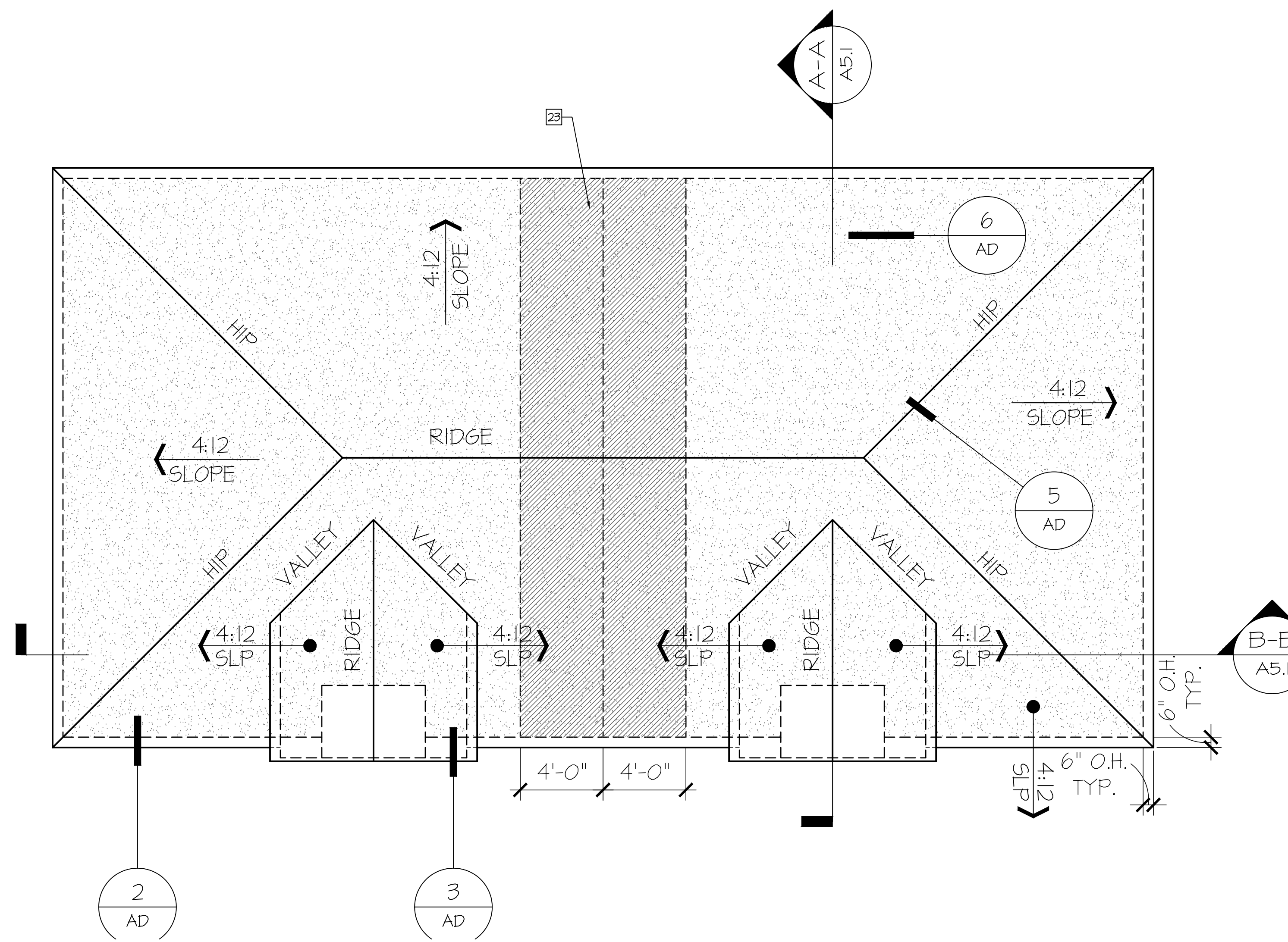


Main Floor Plan - Elevation C - Prairie

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

Plan 1

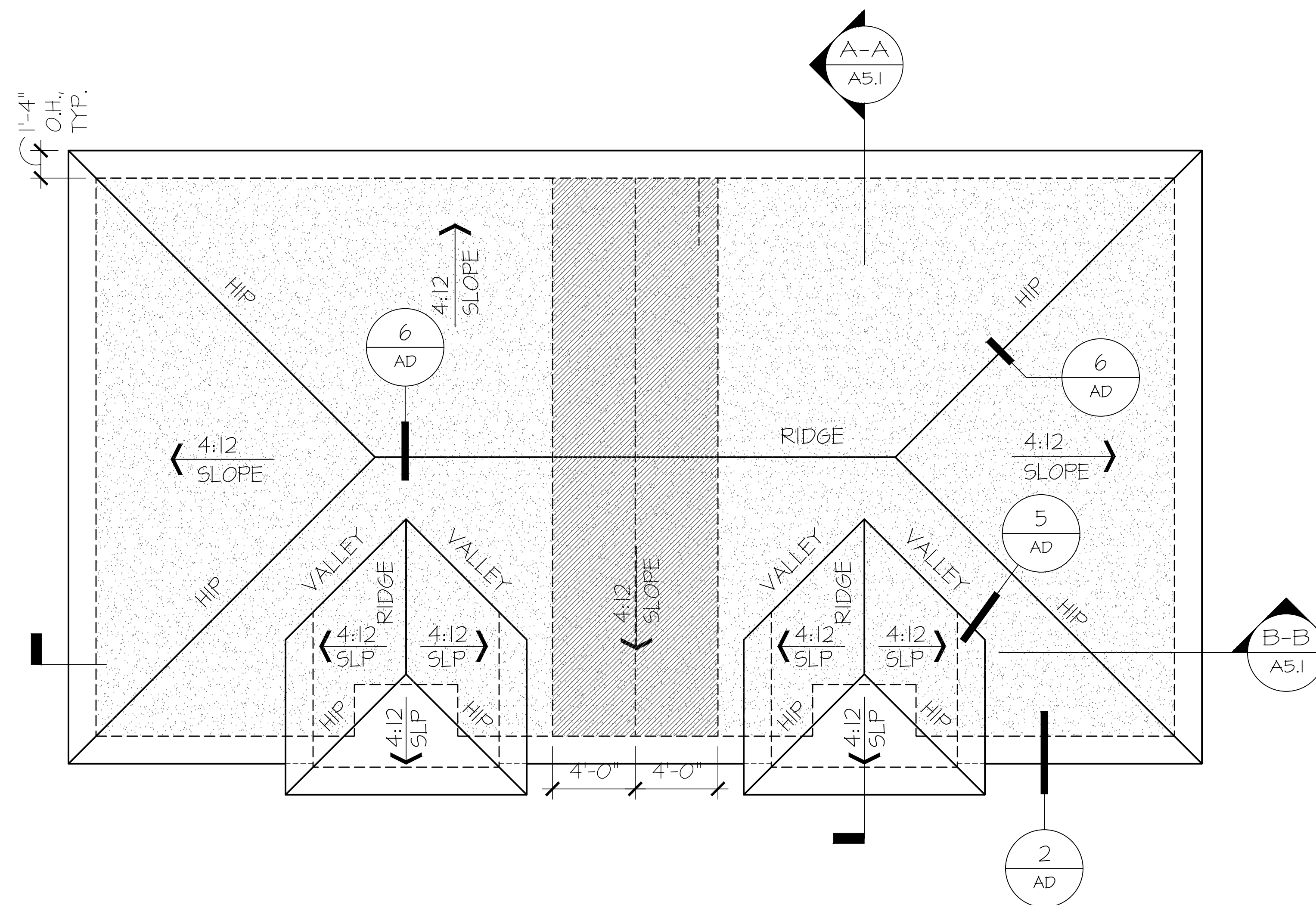
SQUARE FOOTAGES				
		ELEV. A'	ELEV. B'	ELEV. C'
A	MAIN FLOOR LIVING	690	690	690
	TOTAL LIVING	690	690	690
B	PORCH - ELEV. A	22		
C	PORCH - ELEV. B		24	
D	PORCH - ELEV. C			26
E	PATIO	60	60	60
F	OPT. EXTENDED PATIO	40	40	40
TOTAL FOOT PRINT		812	814	816



Roof Plan - Elevation A - Spanish

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

Plan 1



Roof Plan - Elevation C - Prairie

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

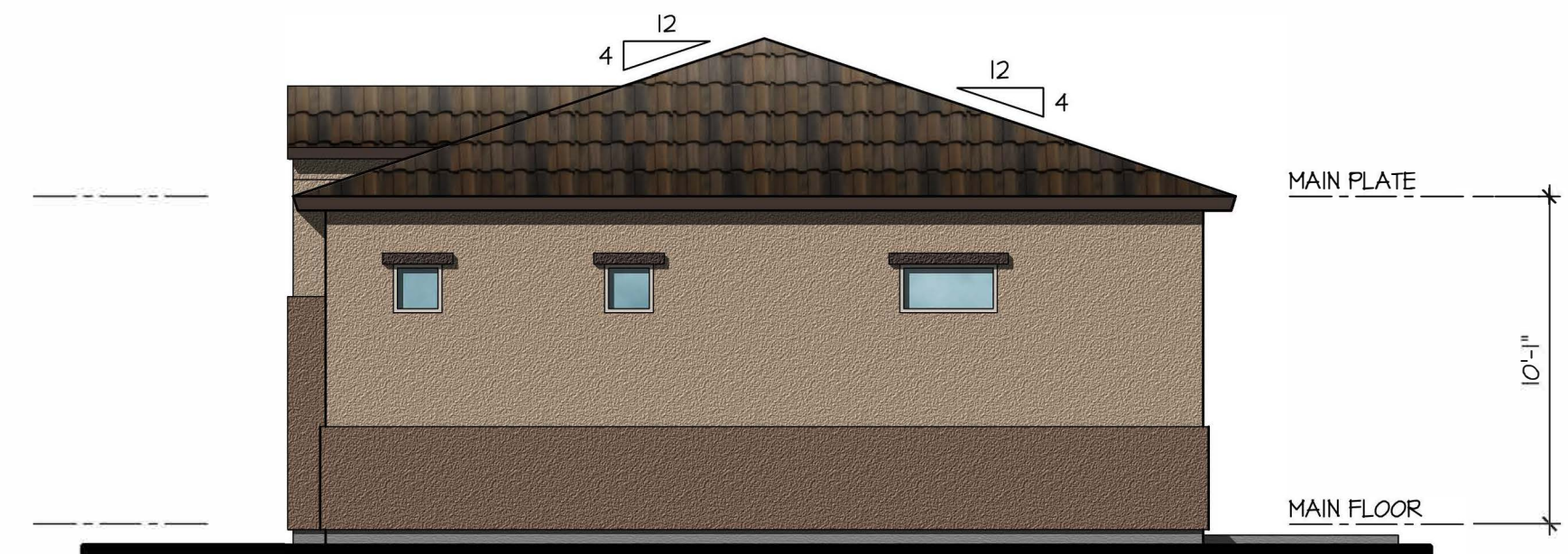
Plan 1



PRIVATE REAR YARD AREA IS NOT REQUIRED TO HAVE BASE POP-OUT, SEE SITE PLAN FOR PRIVATE YARD AREAS

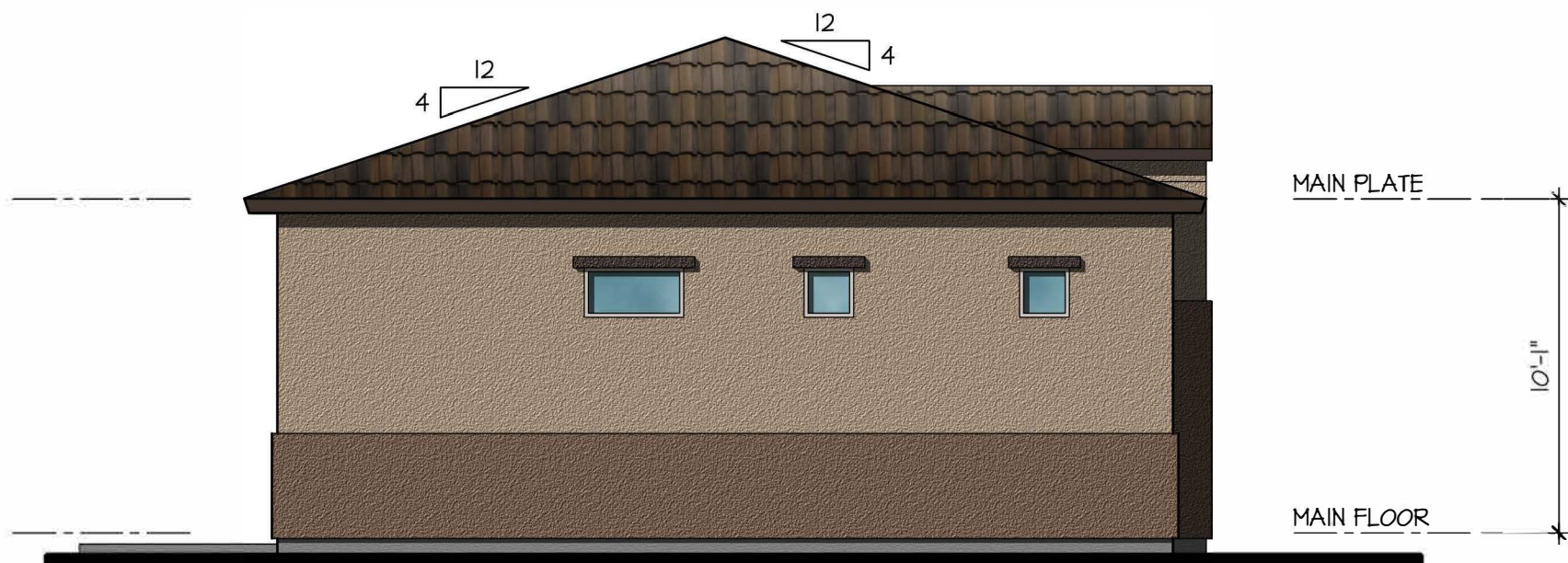
Rear Elevation

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



Right Elevation

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



Left Elevation

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



Front Elevation

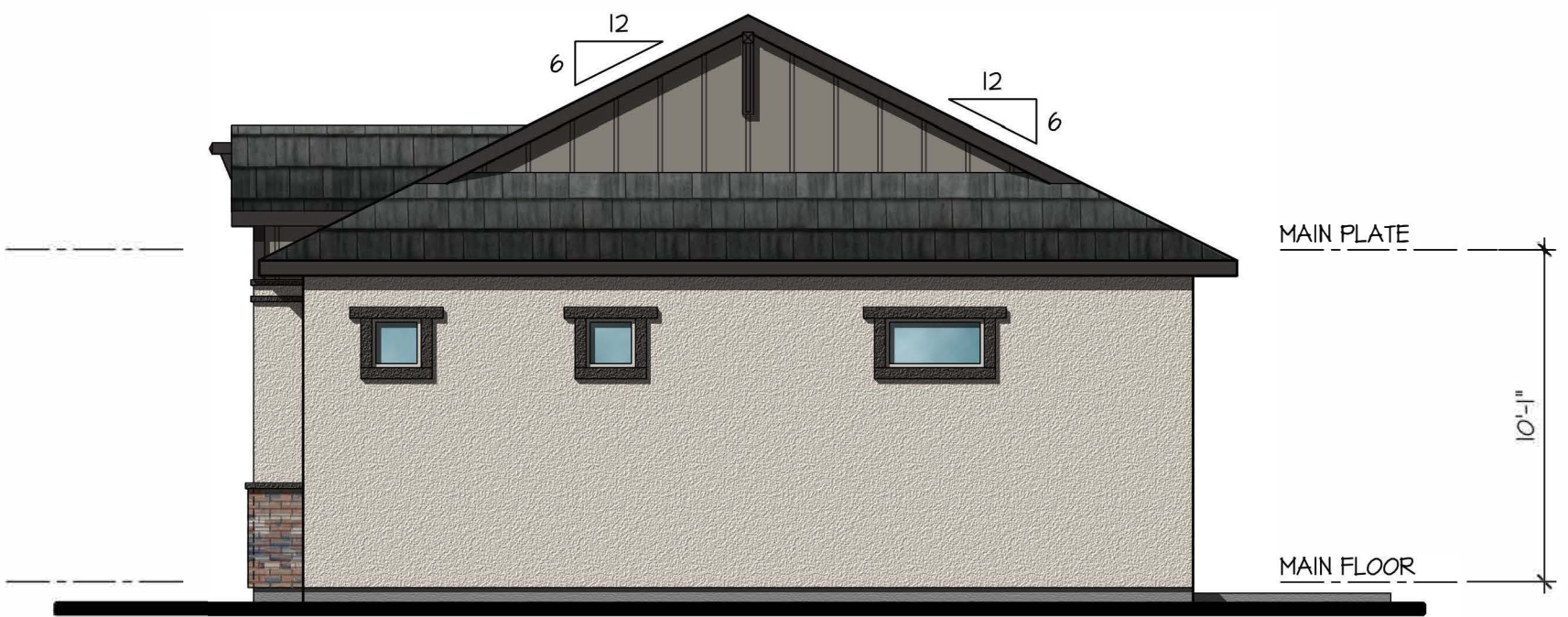
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Plan 2 - Elevation A - Spanish



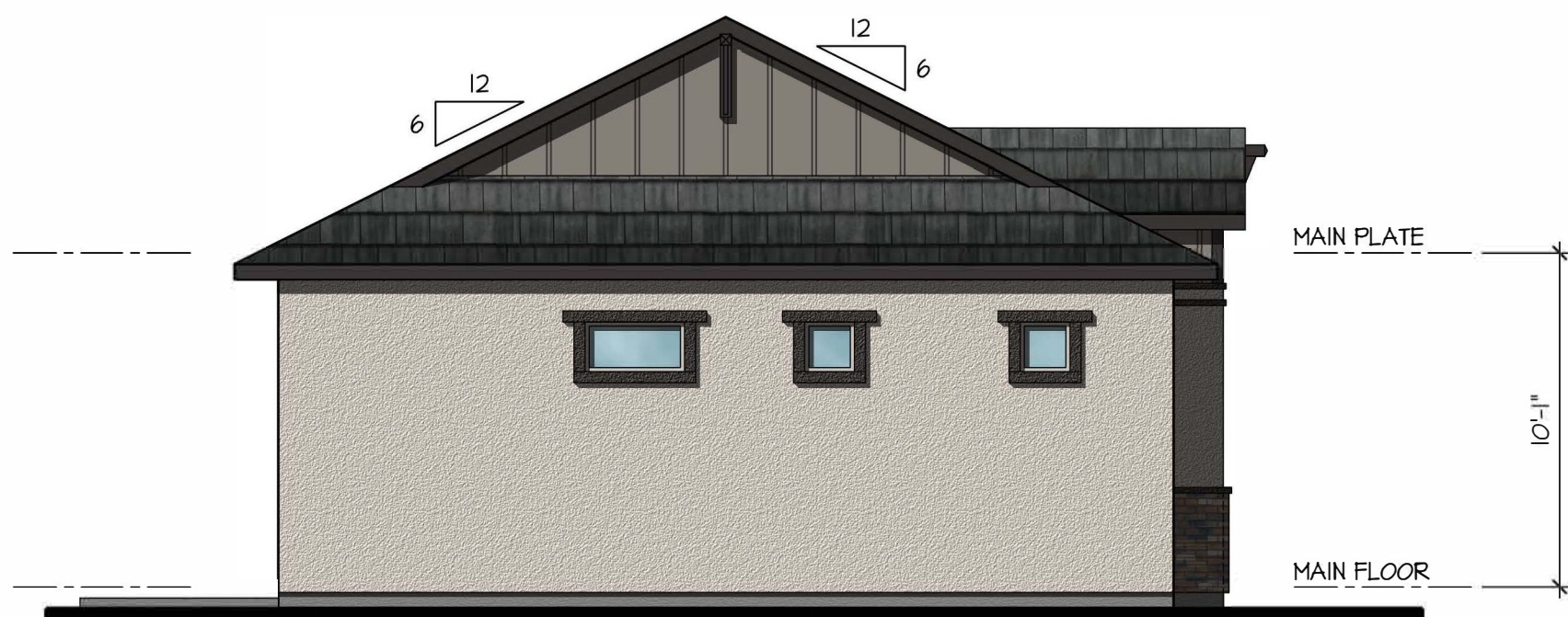
Rear Elevation

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



Right Elevation

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



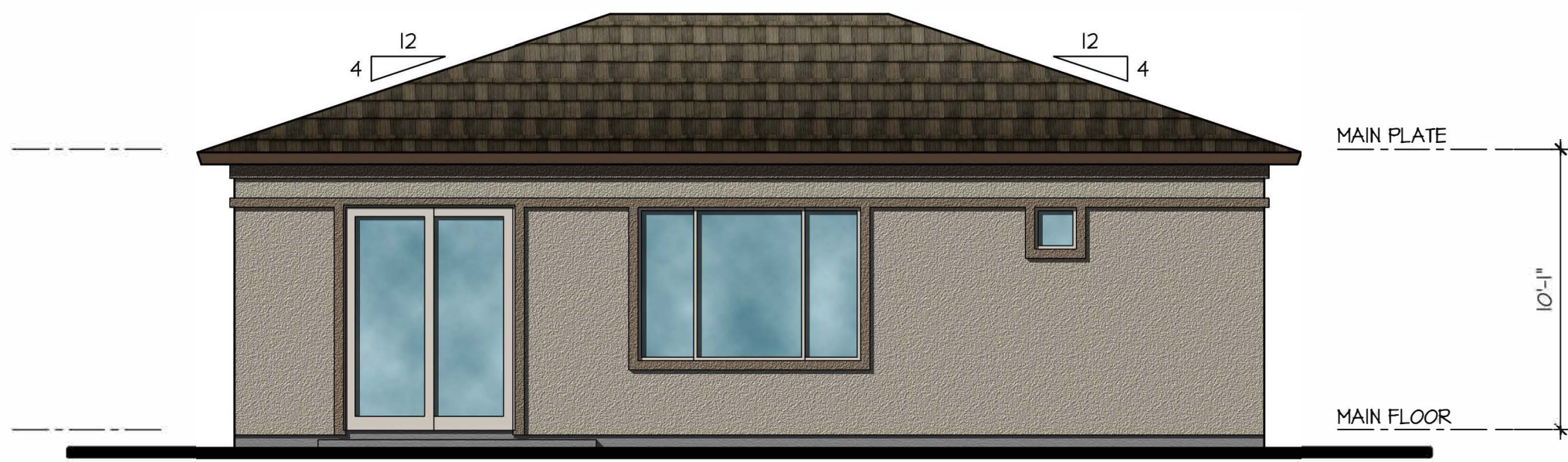
Left Elevation

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



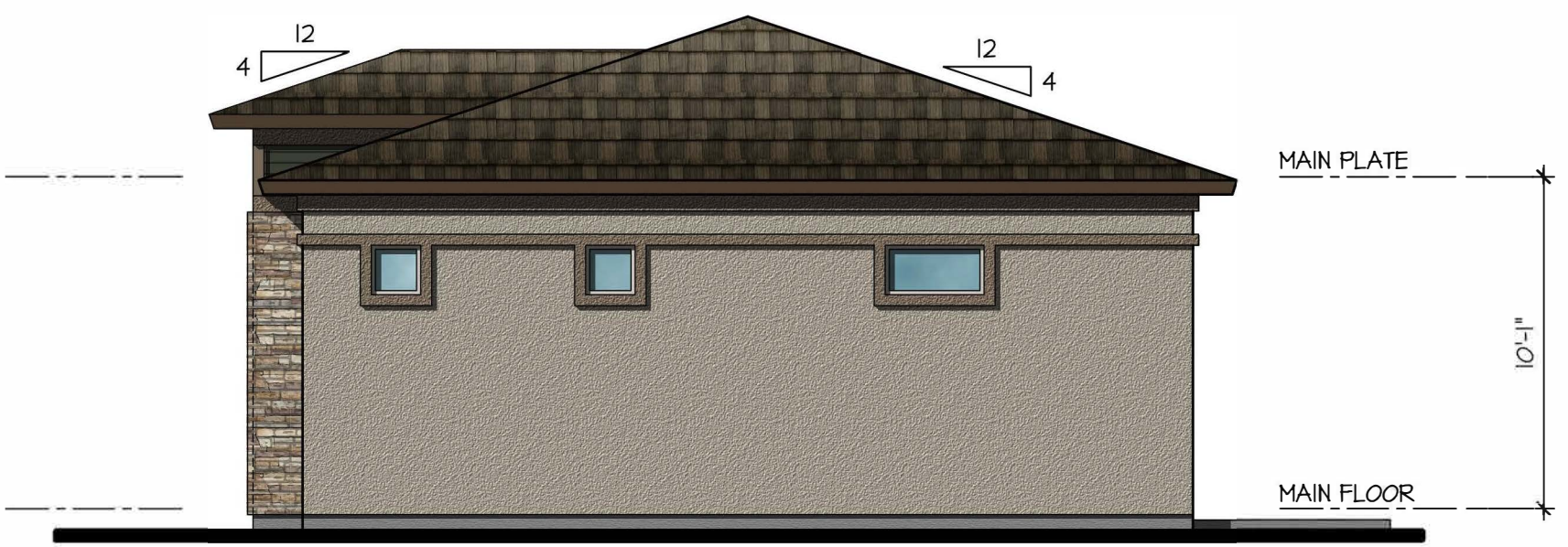
Front Elevation

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



Rear Elevation

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



Right Elevation

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



Left Elevation

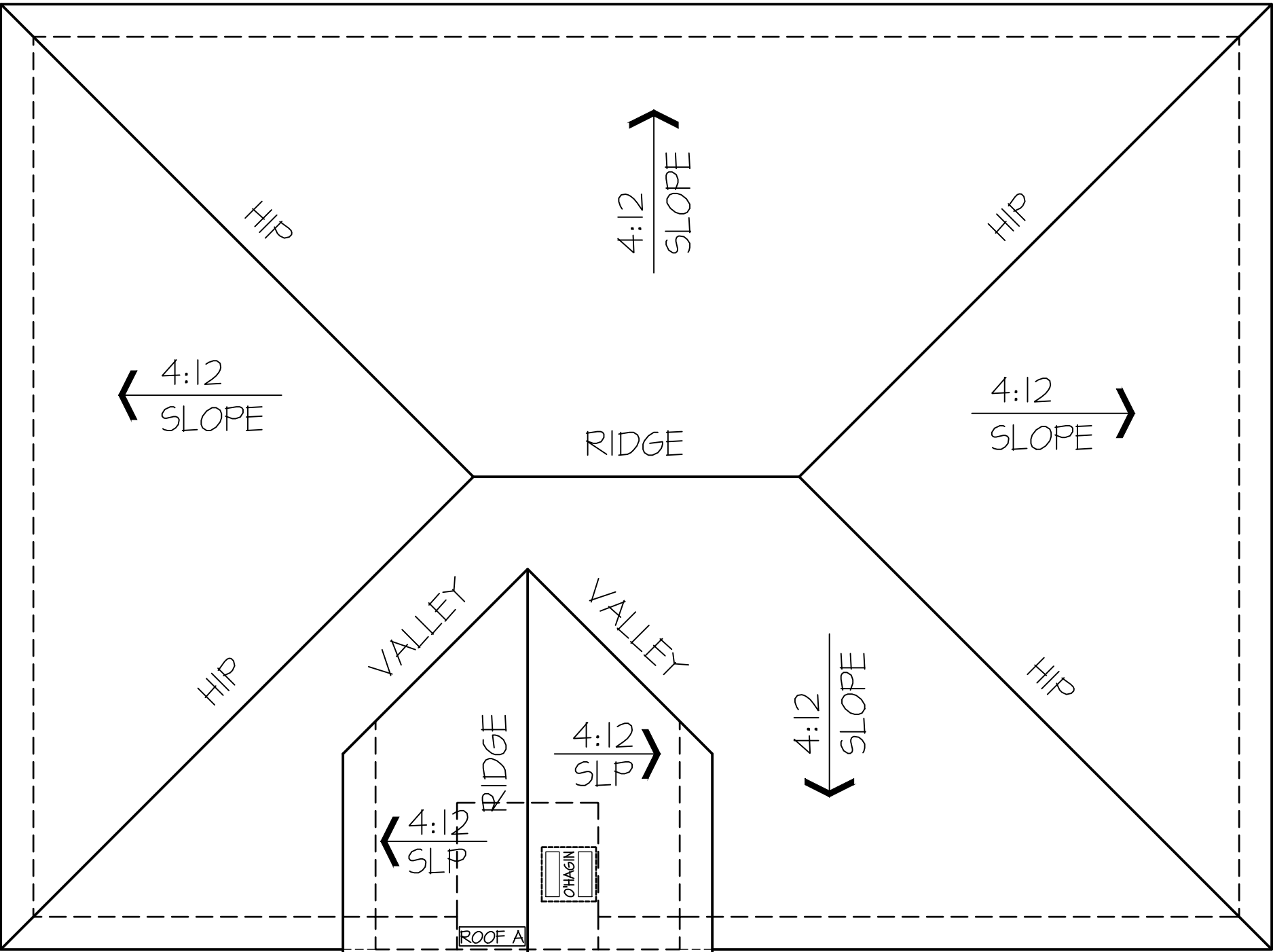
SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

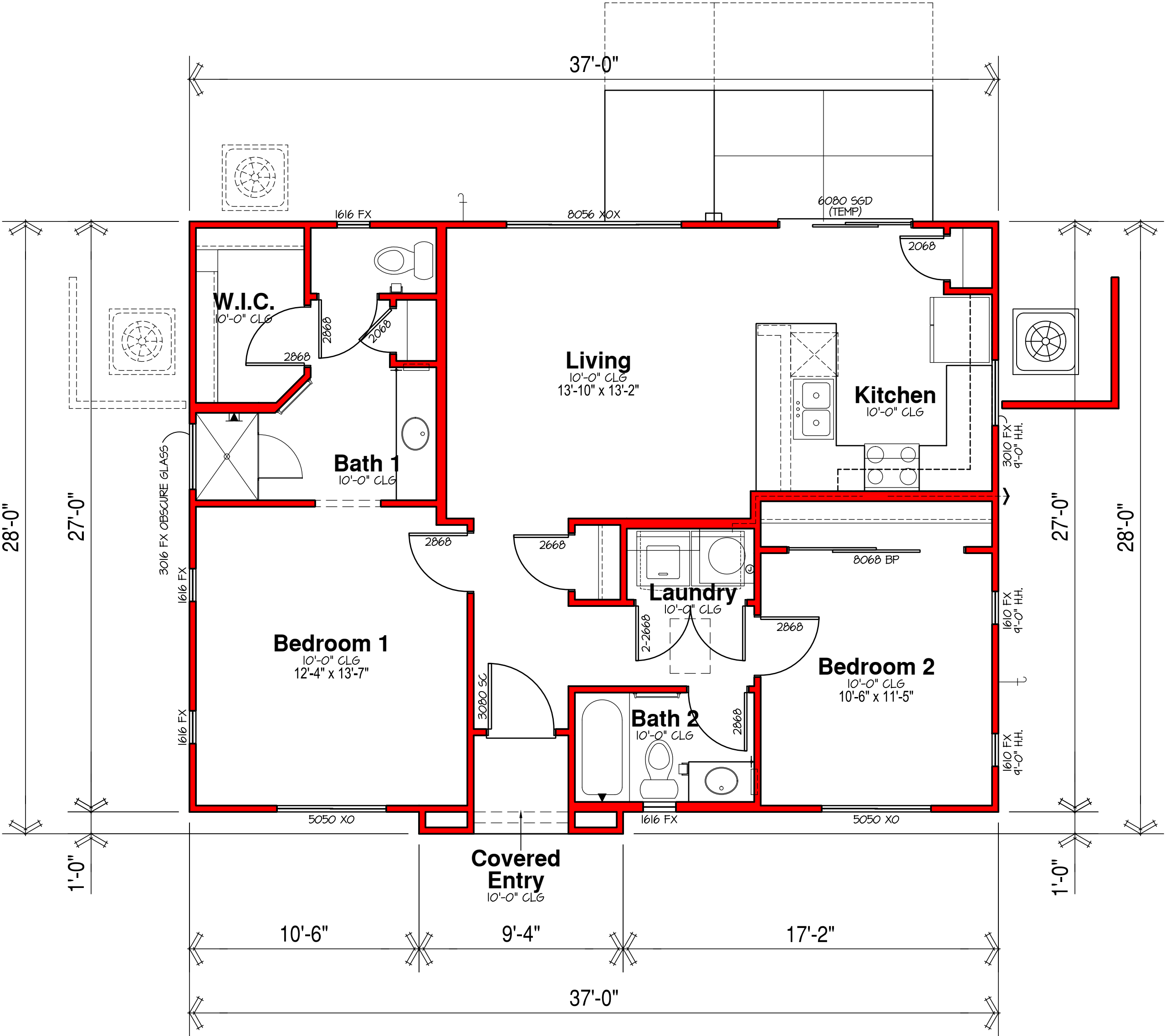
SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Plan 2 - Elevation C - Prairie



Roof Plan - Elevation A - Spanish

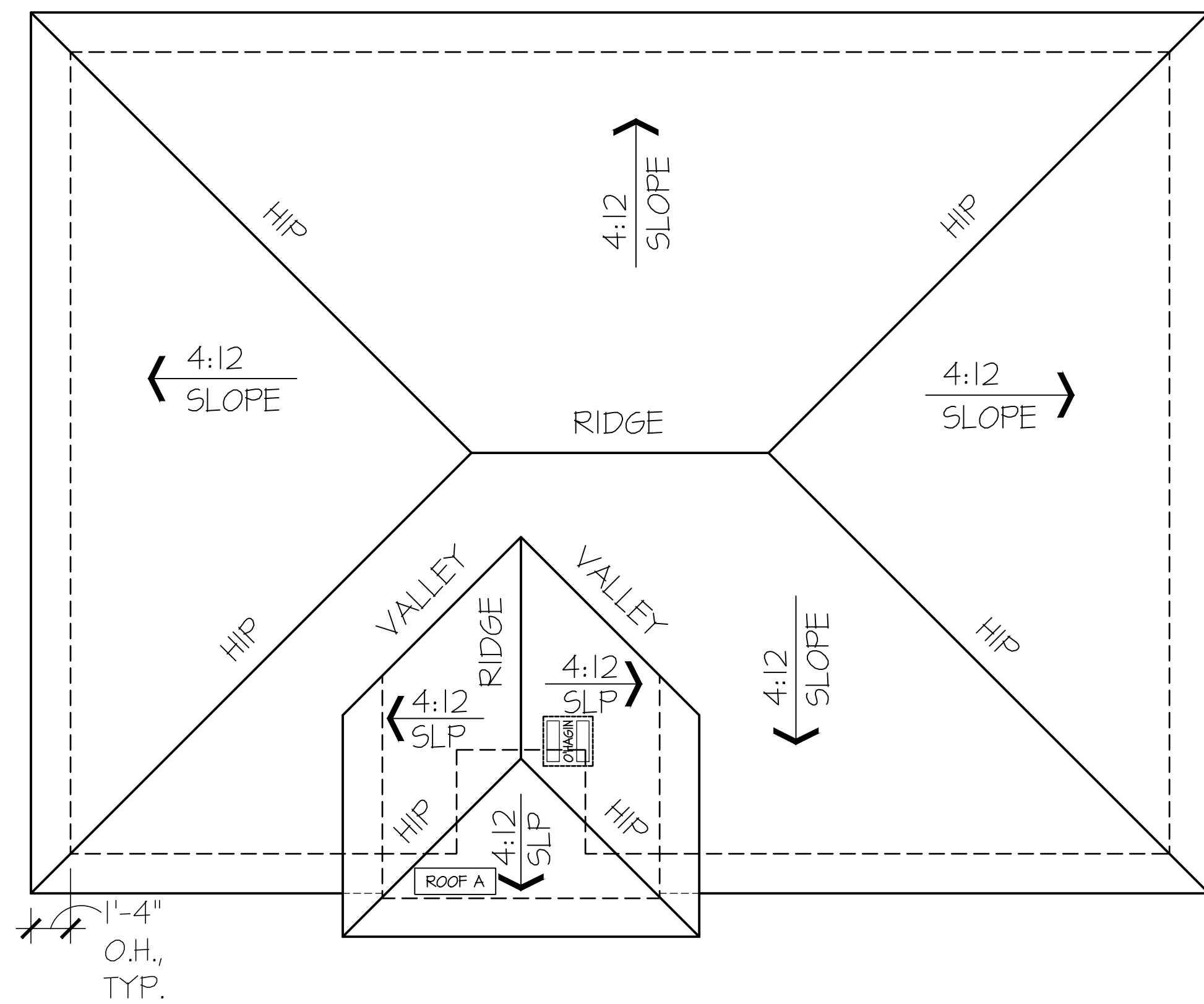
SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Main Floor Plan - Elevation A - Spanish

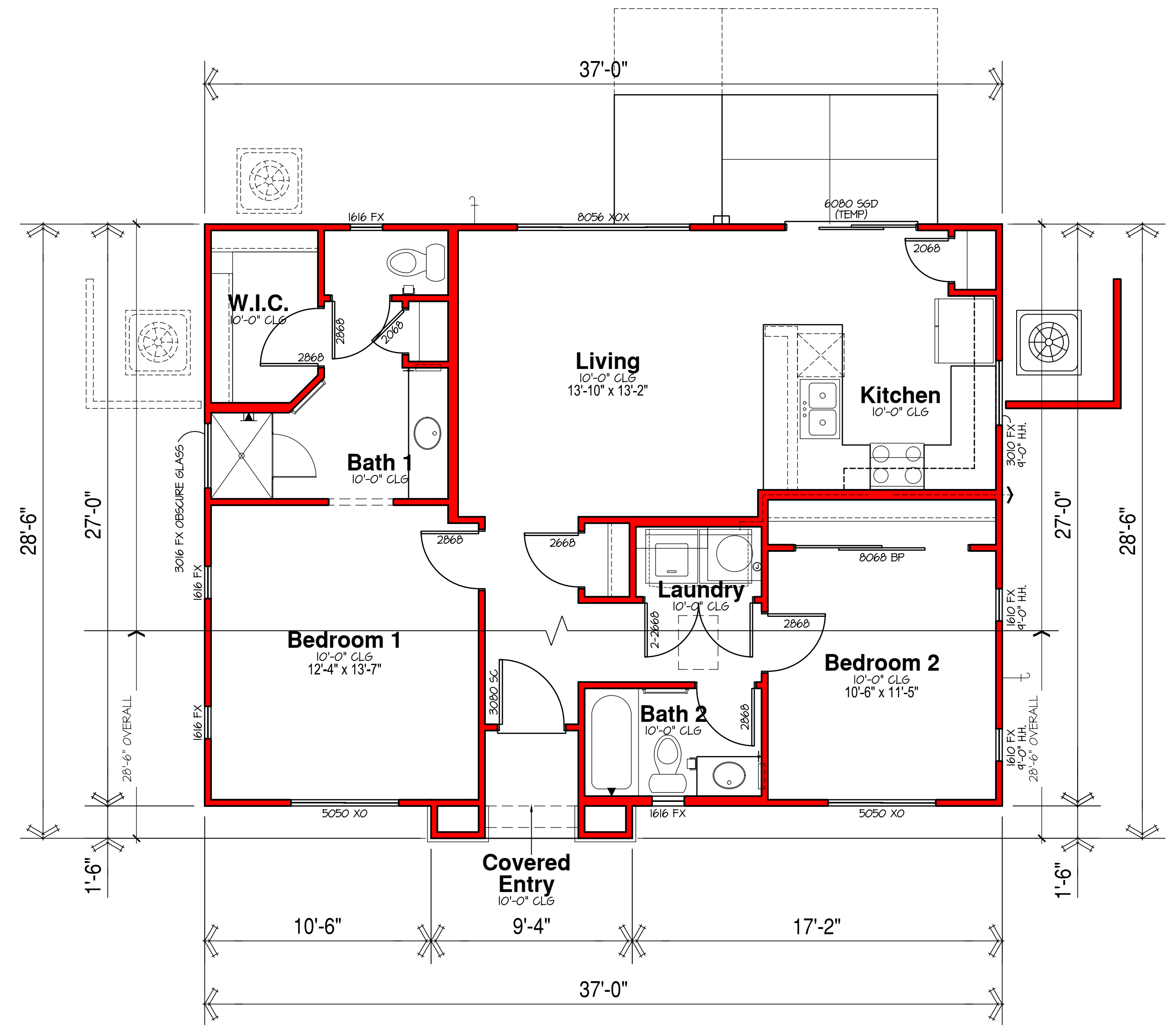
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES			
	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'
MAIN FLOOR LIVING	984	984	984
TOTAL LIVING	984	984	984
PORCH	25	26	29
PATIO	60	60	60
OPT. EXTENDED PATIO	40	40	40



Roof Plan - Elevation C - Prairie

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Main Floor Plan - Elevation C - Prairie

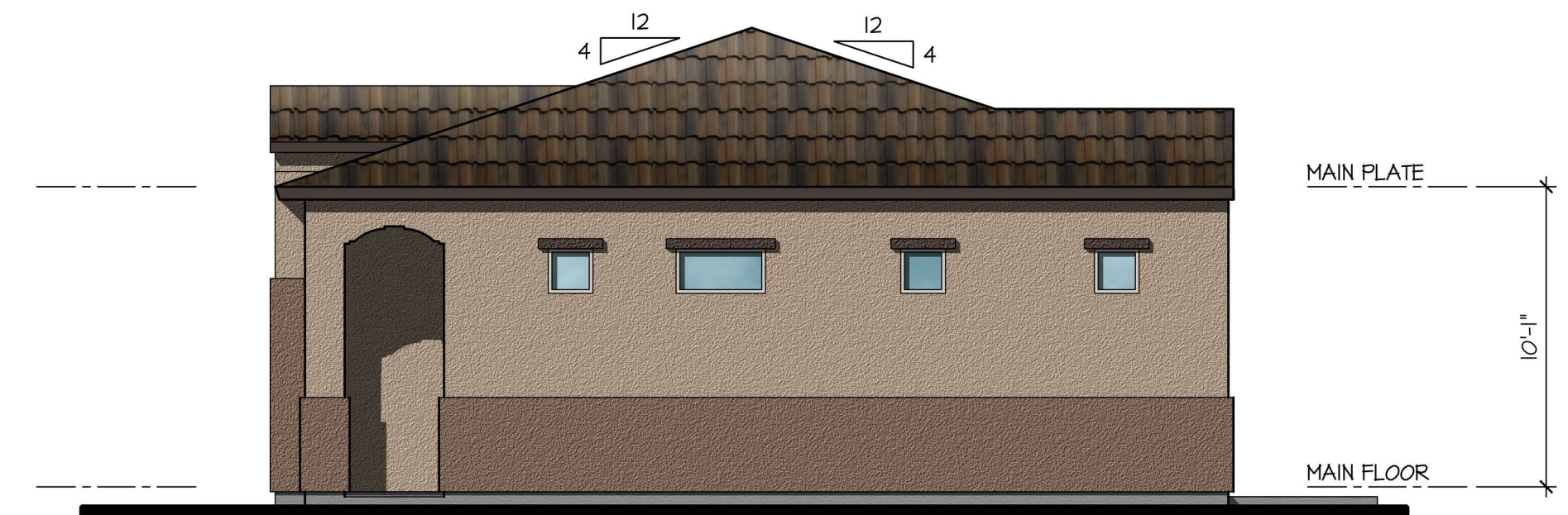
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES			
	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'
MAIN FLOOR LIVING	984	984	984
TOTAL LIVING	984	984	984
PORCH	25	26	29
PATIO	60	60	60
OPT. EXTENDED PATIO	40	40	40



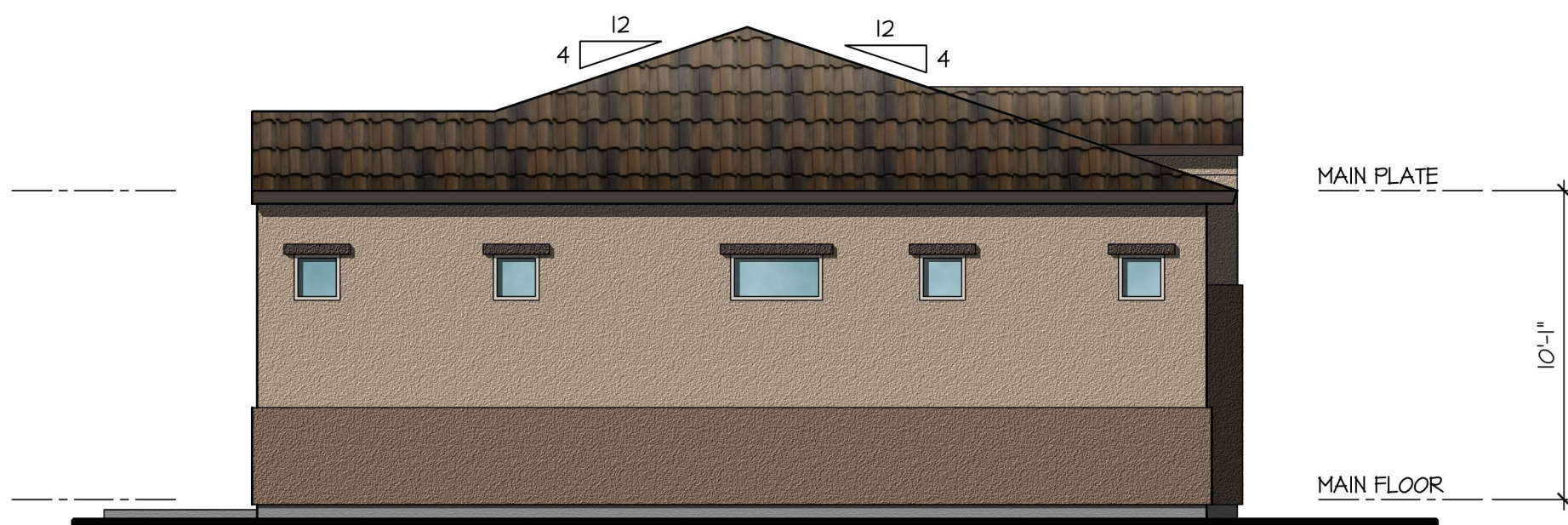
Rear Elevation

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



Right Elevation

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



Left Elevation

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



Front Elevation

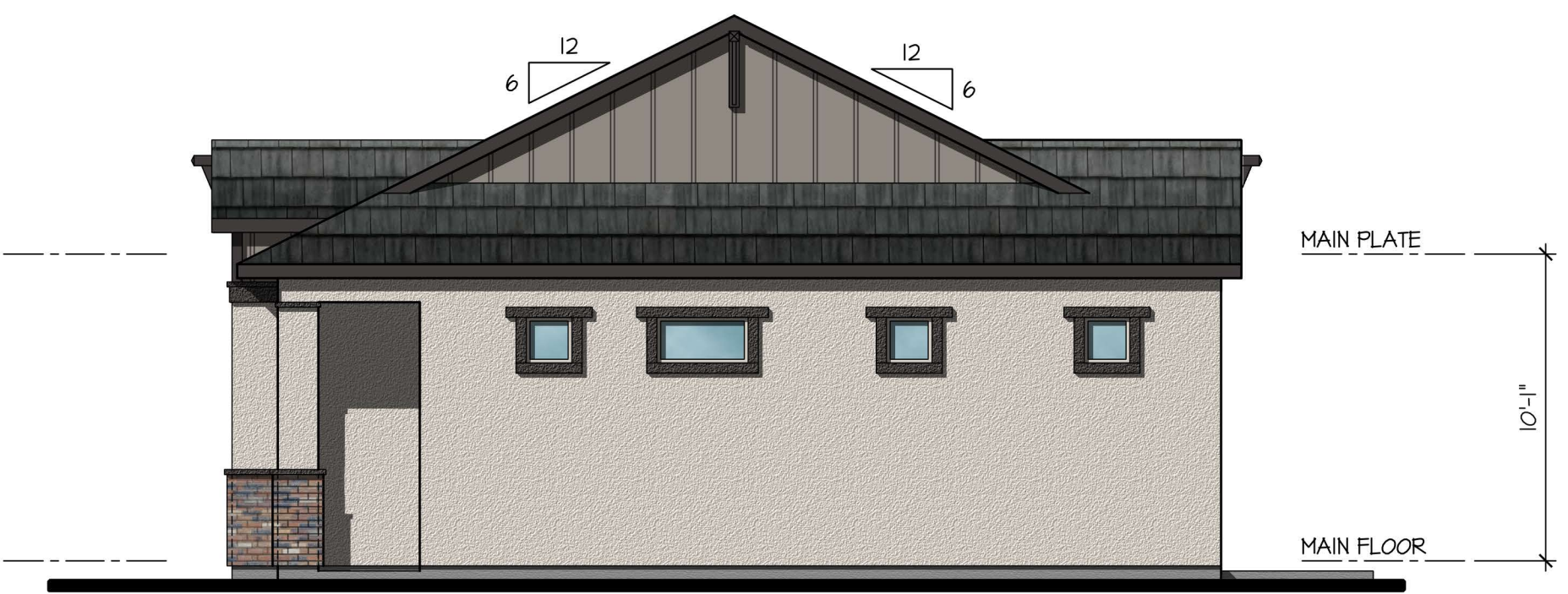
SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)

Plan 3 - Elevation A - Spanish



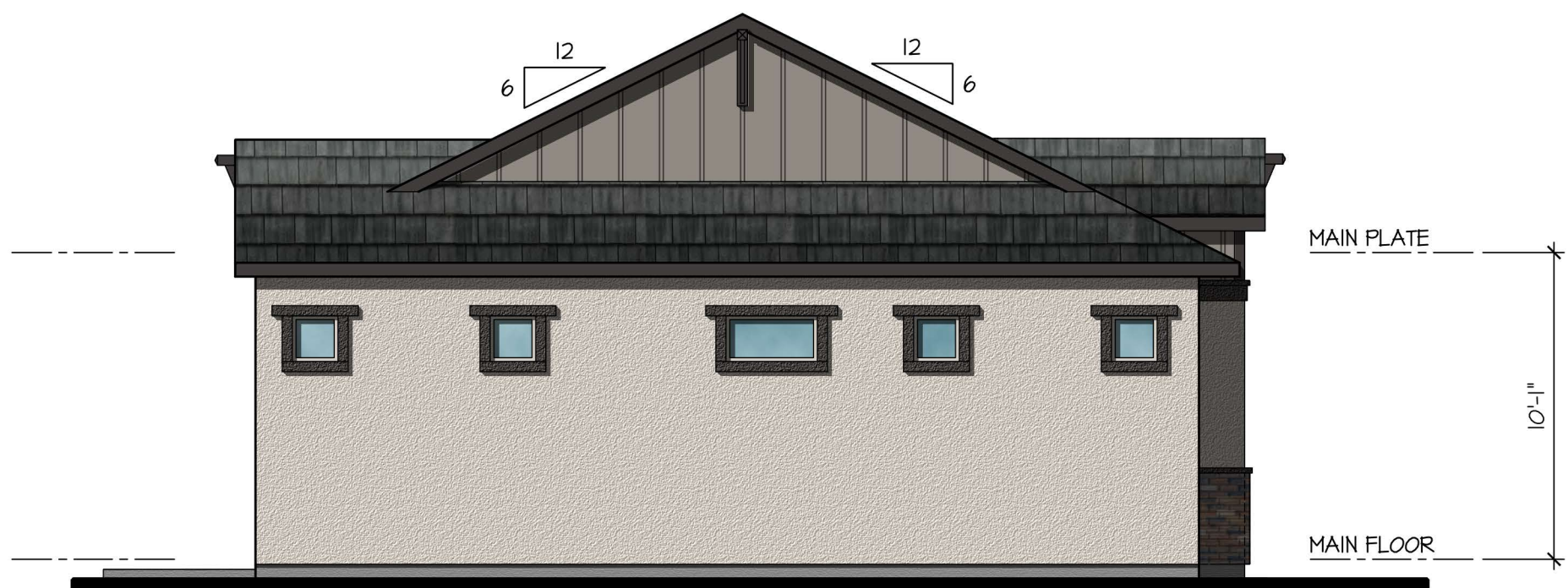
Rear Elevation

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



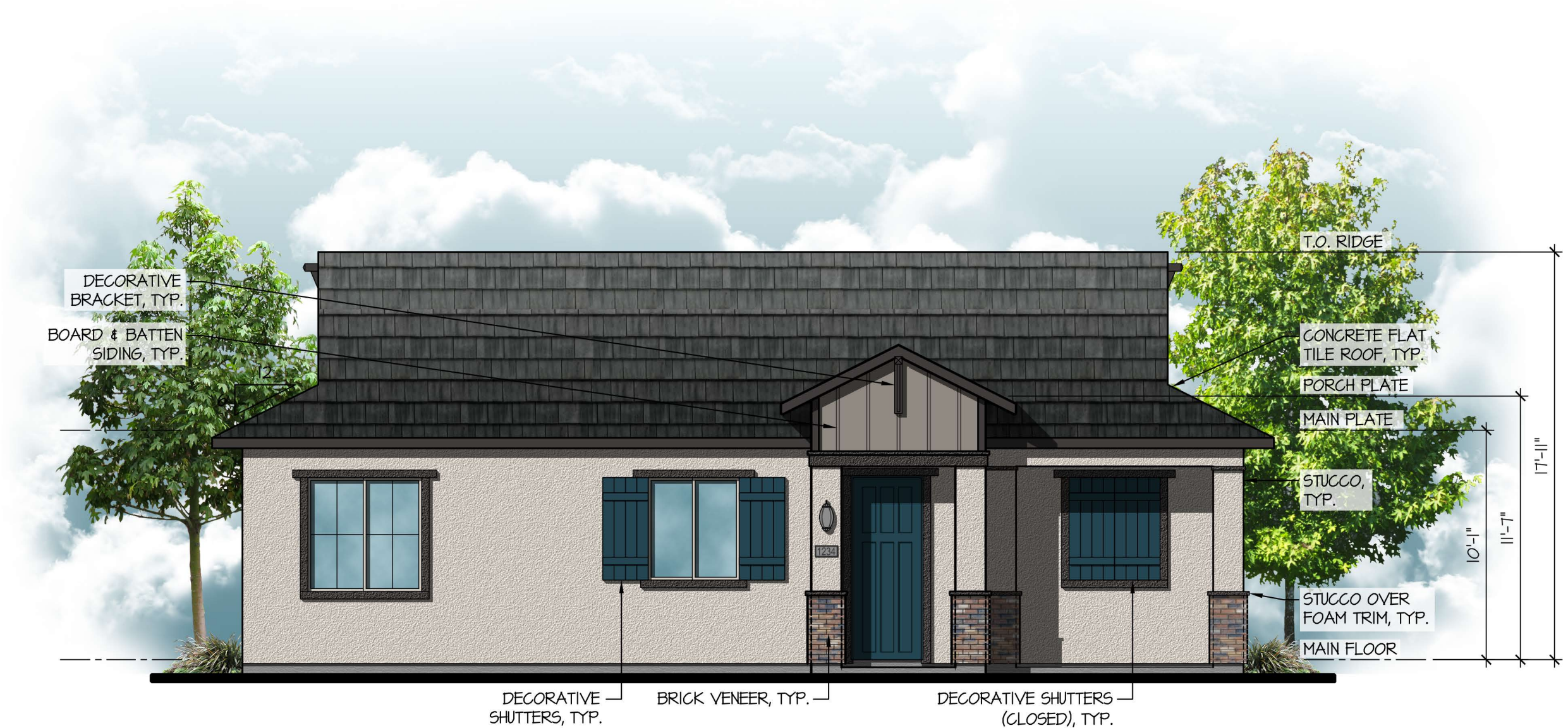
Right Elevation

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



Left Elevation

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



Front Elevation

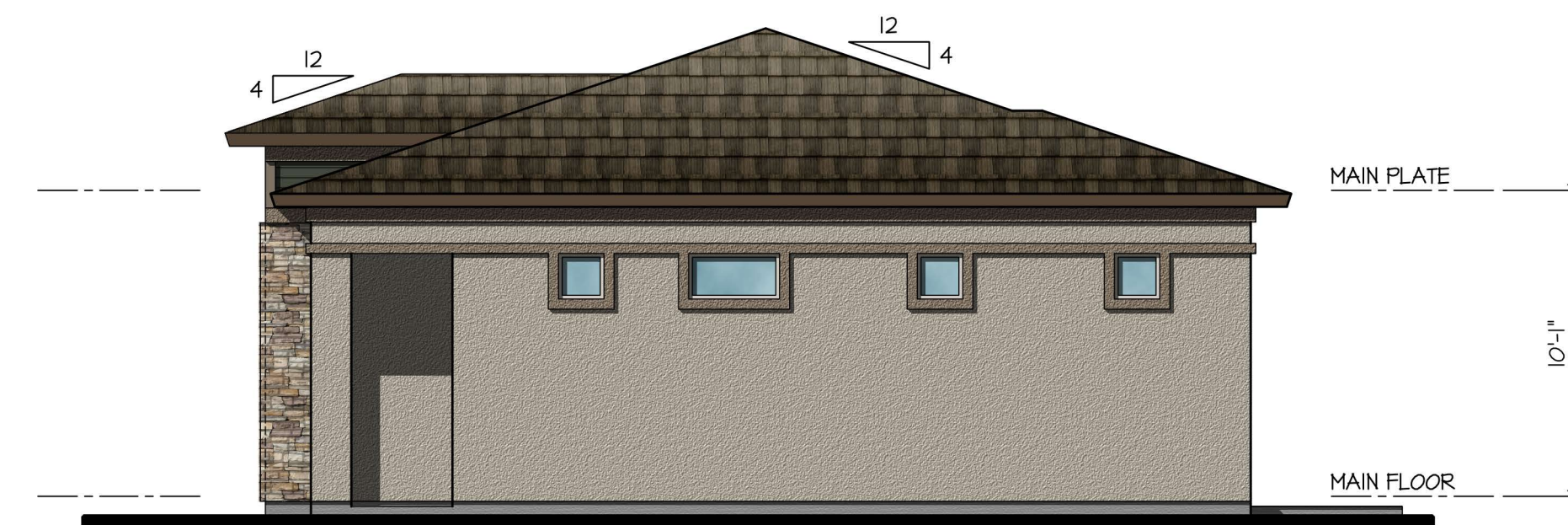
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Plan 3 - Elevation B - Farmhouse



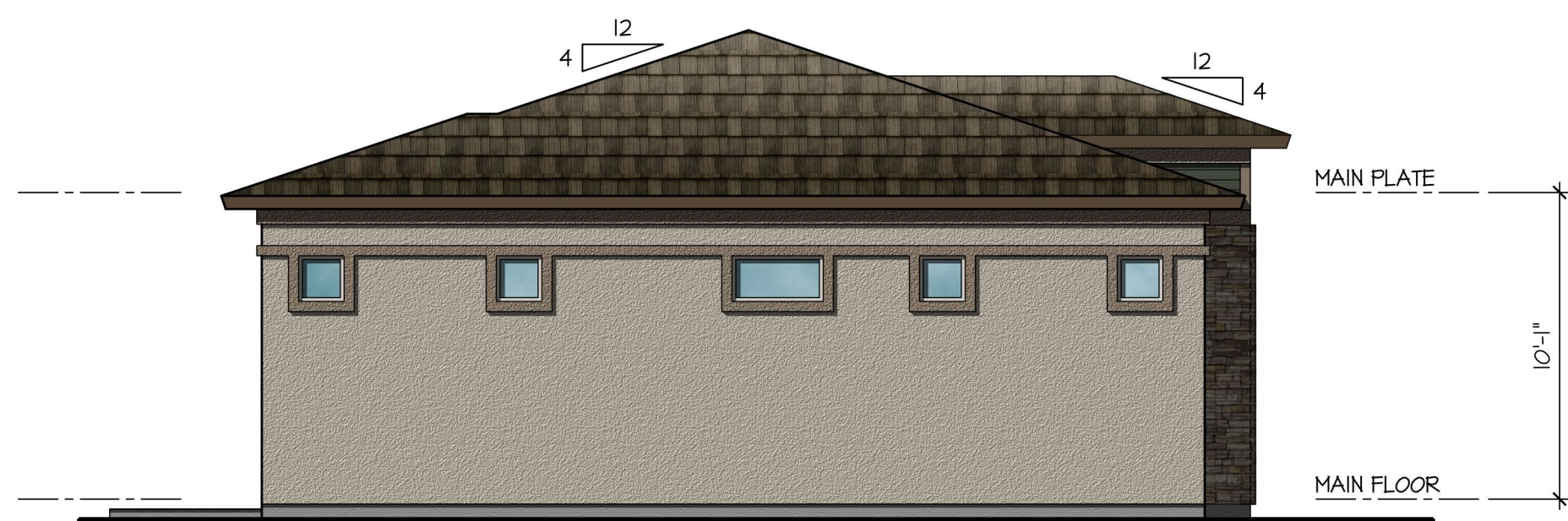
Rear Elevation

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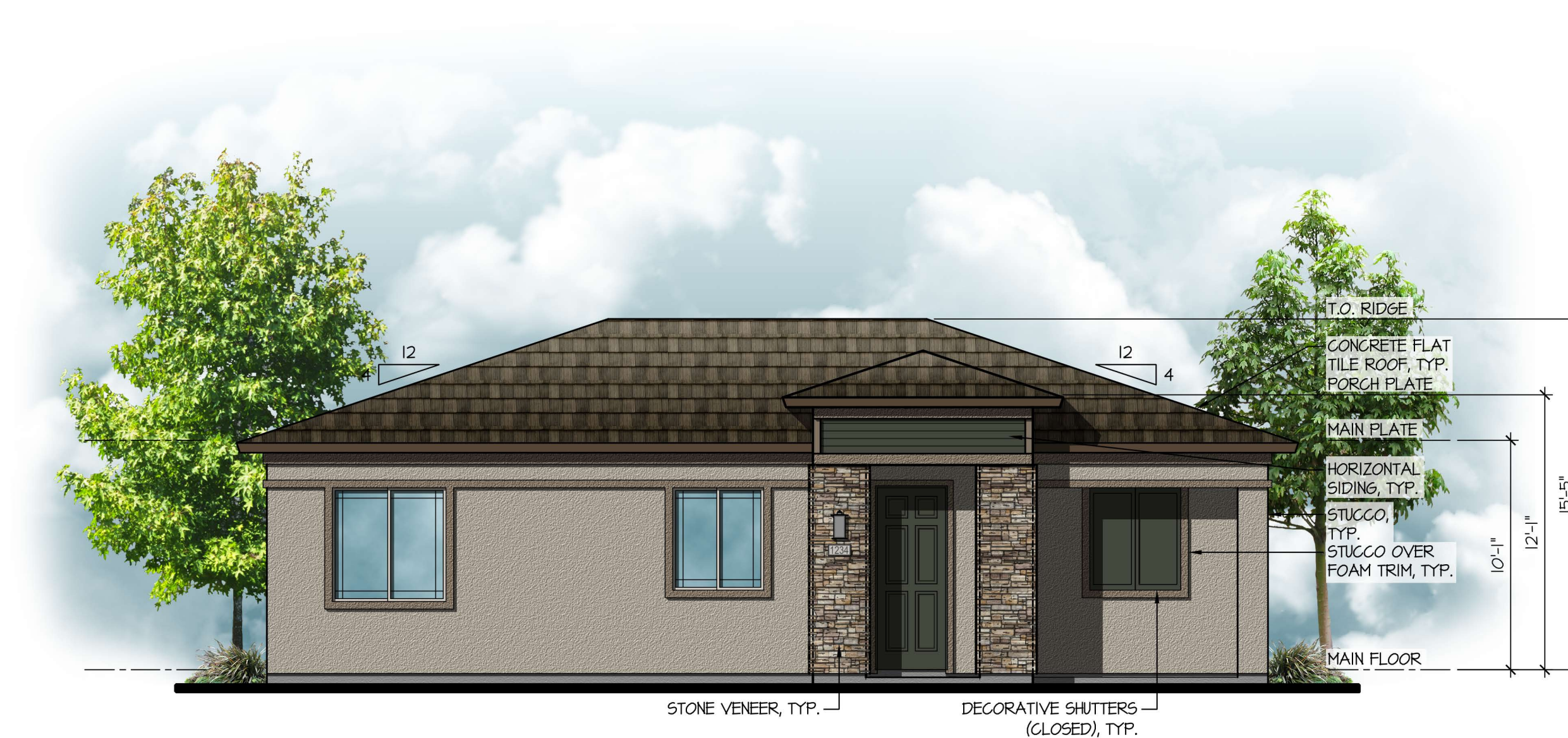
Right Elevation

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



Left Elevation

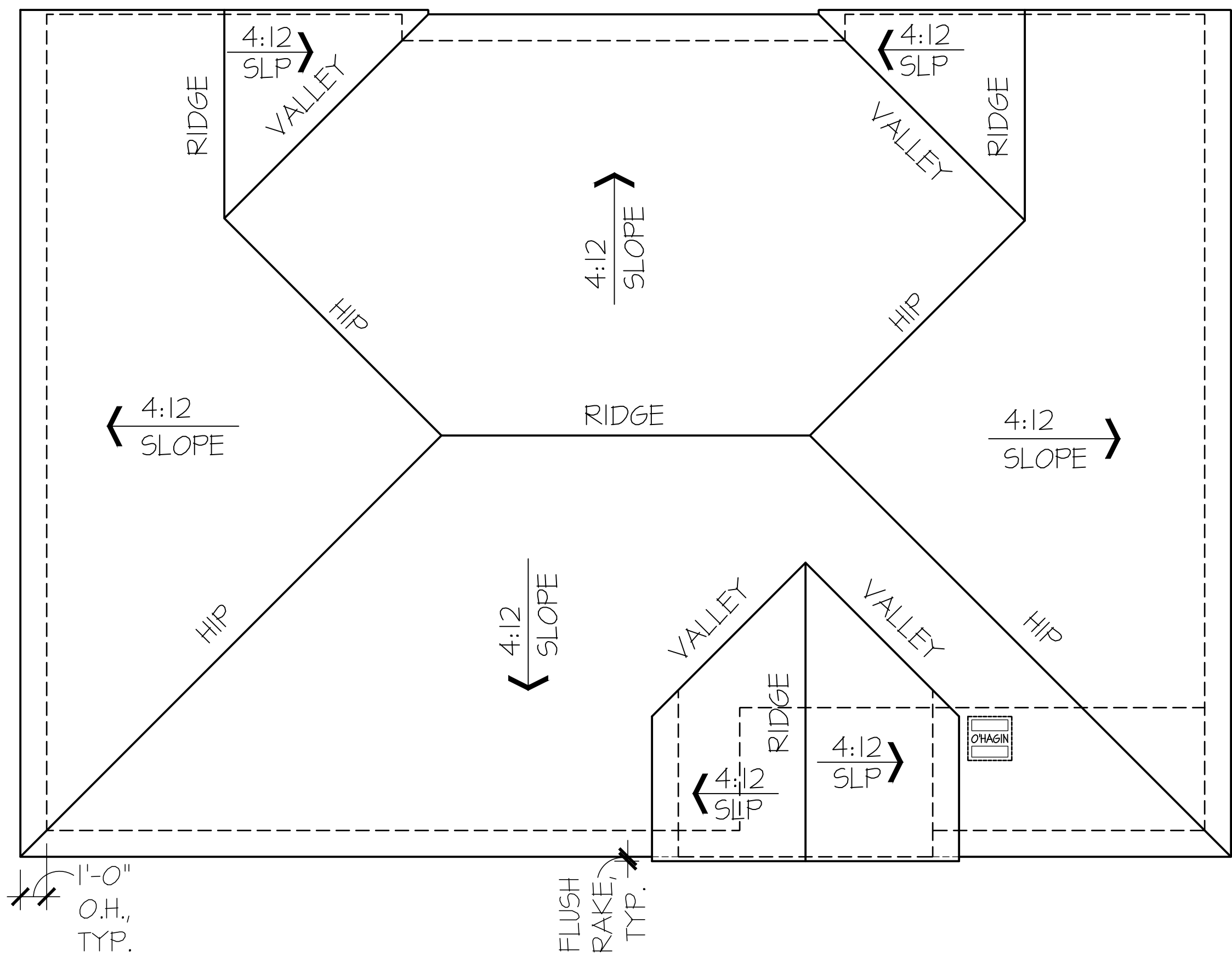
SCALE: 3/16"=1'-0" (22x34) 3/32"=1'-0" (11x17)



Front Elevation

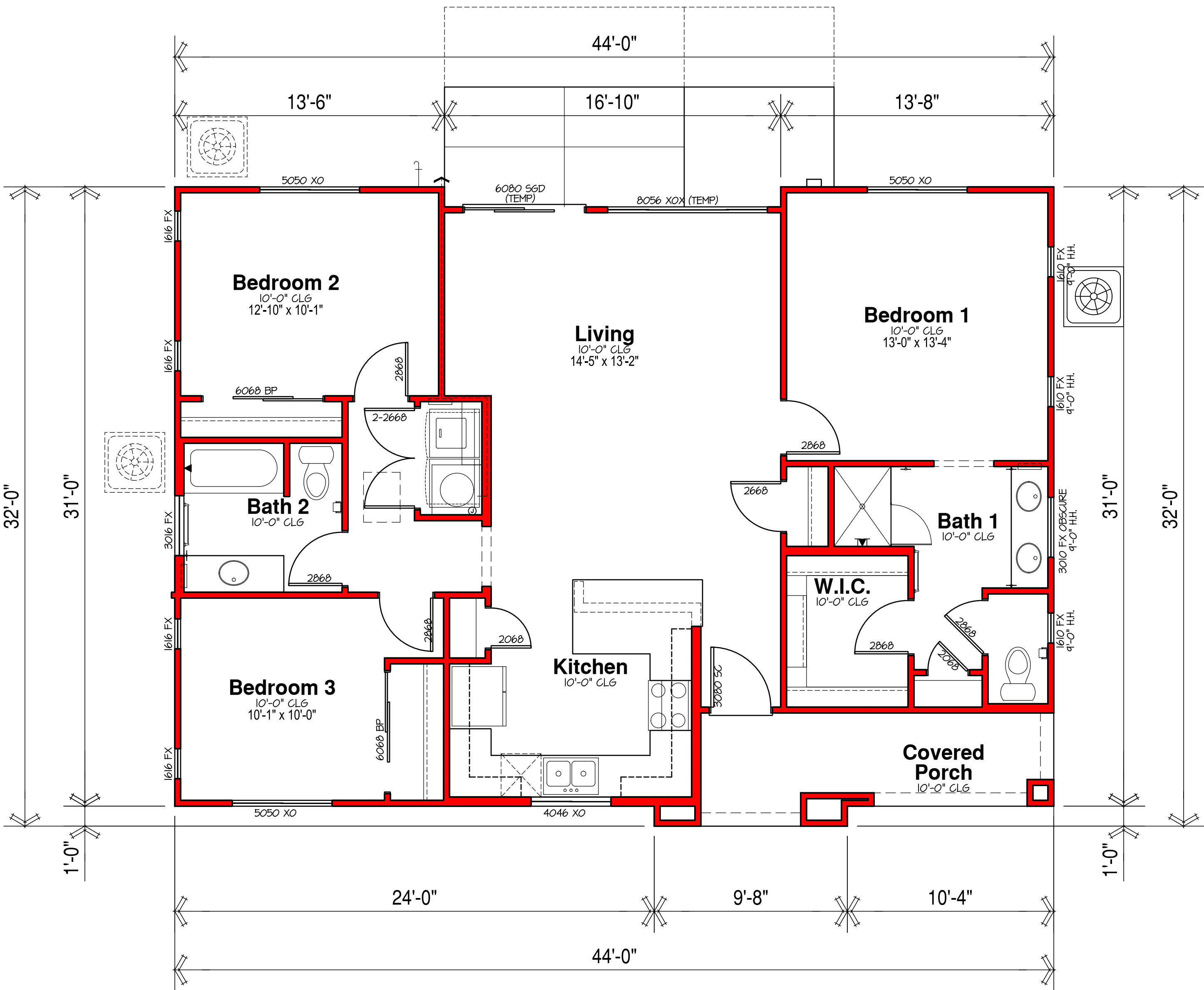
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Plan 3 - Elevation C - Prairie



Roof Plan - Elevation A - Spanish

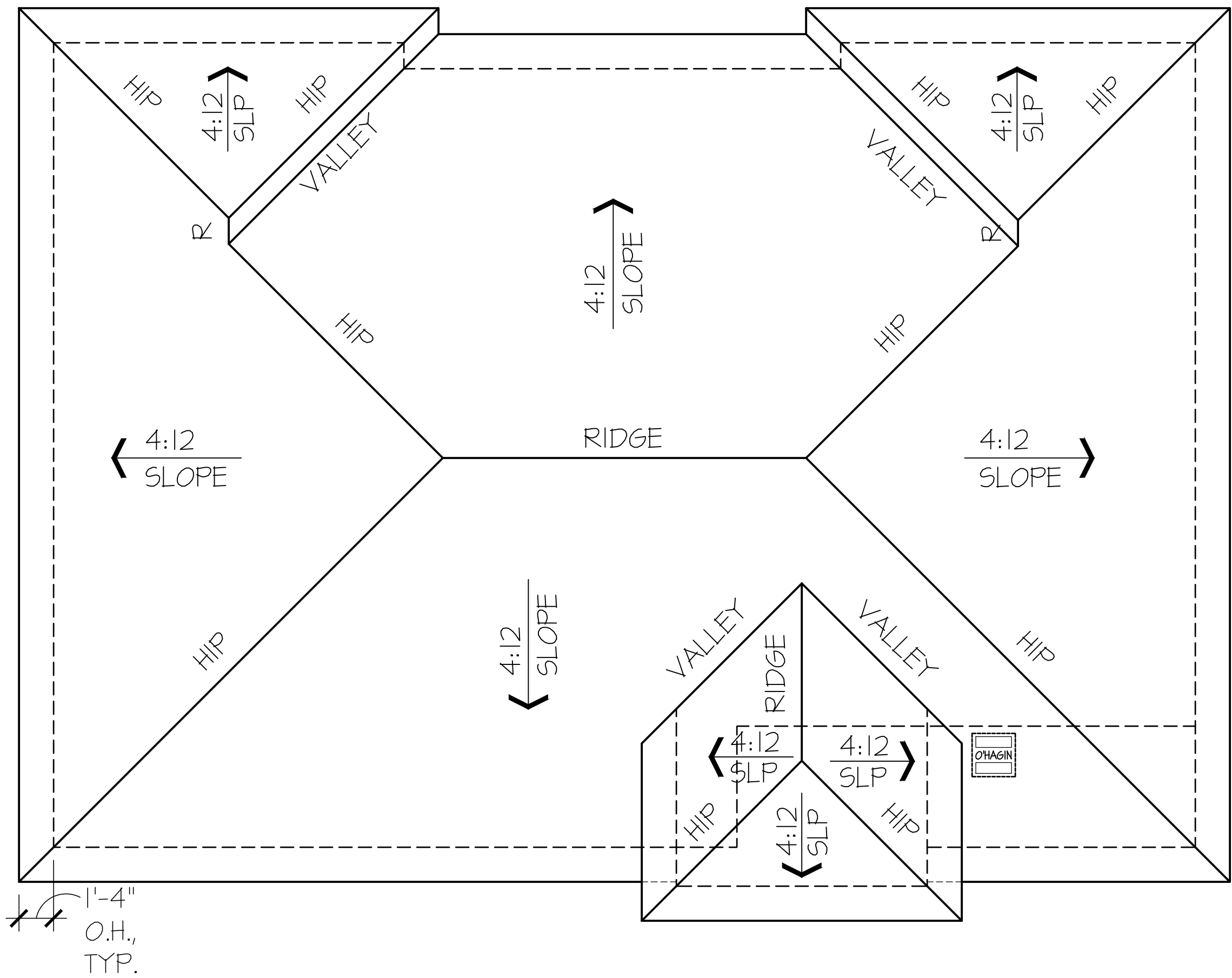
SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Main Floor Plan - Elevation A - Spanish

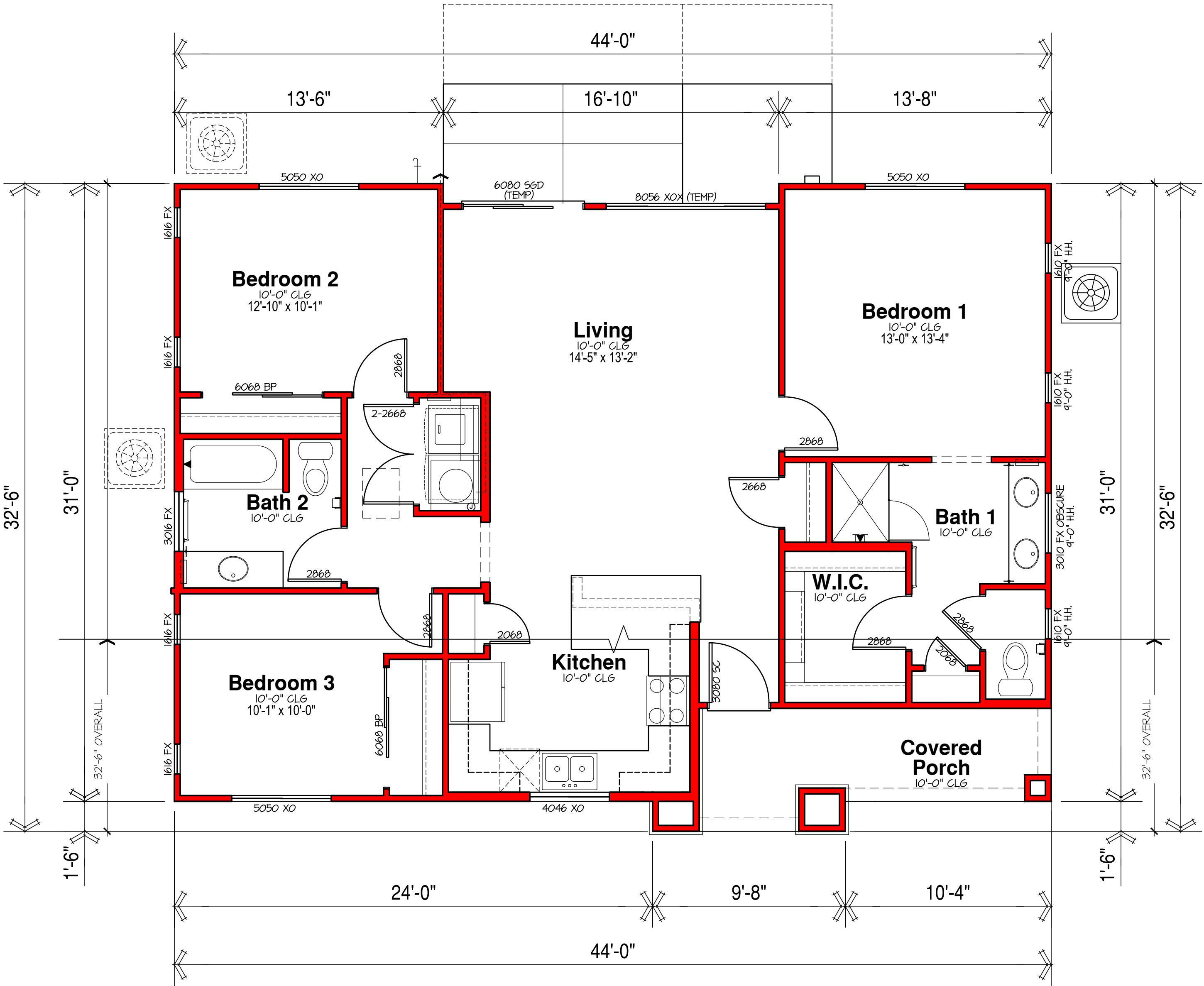
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES			
	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'
MAIN FLOOR LIVING	1265	1265	1265
TOTAL LIVING	1265	1265	1265
PORCH	92	94	97
PATIO	72	72	72
OPT. EXTENDED PATIO	48	48	48



Roof Plan - Elevation C - Prairie

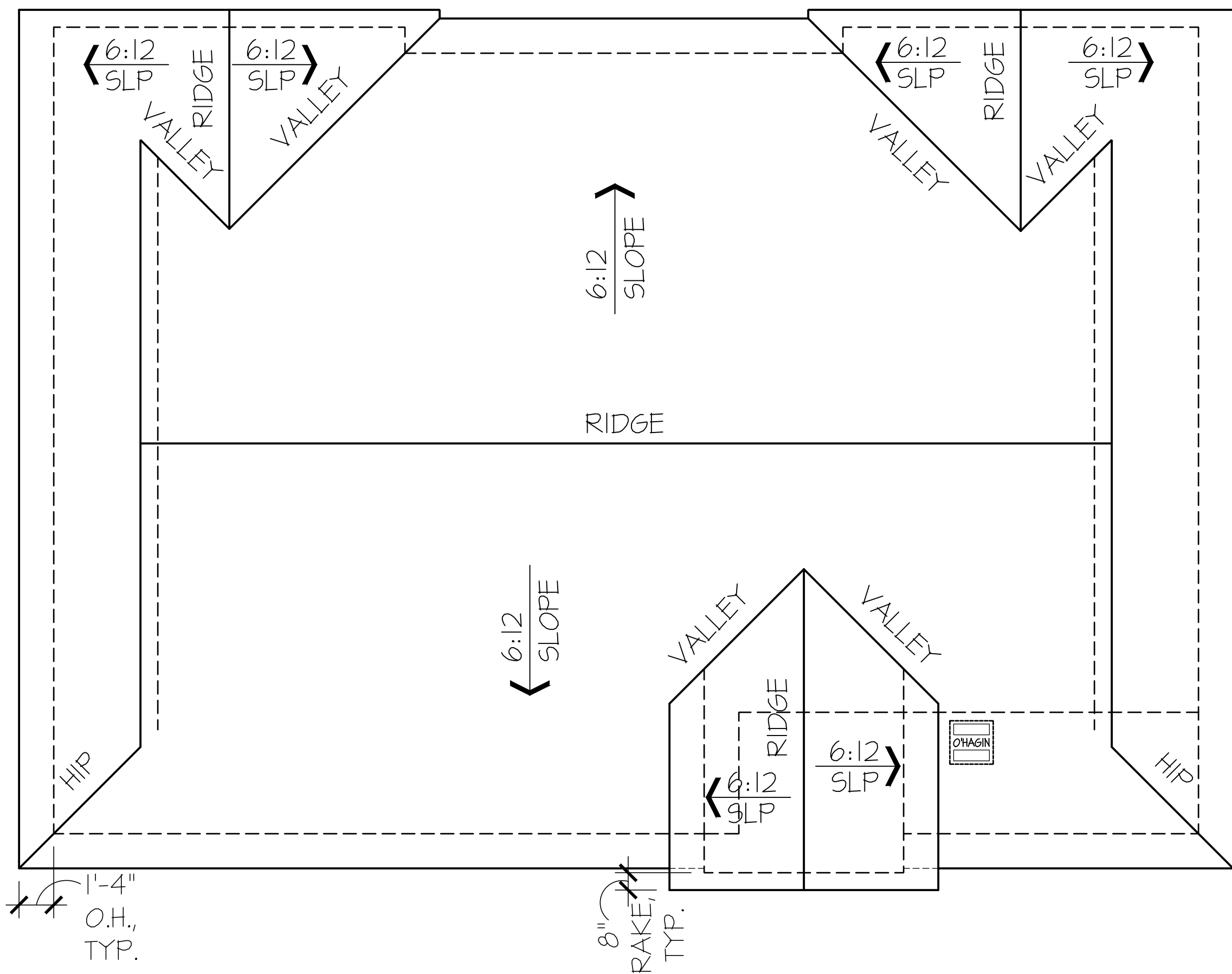
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Main Floor Plan - Elevation C - Prairie

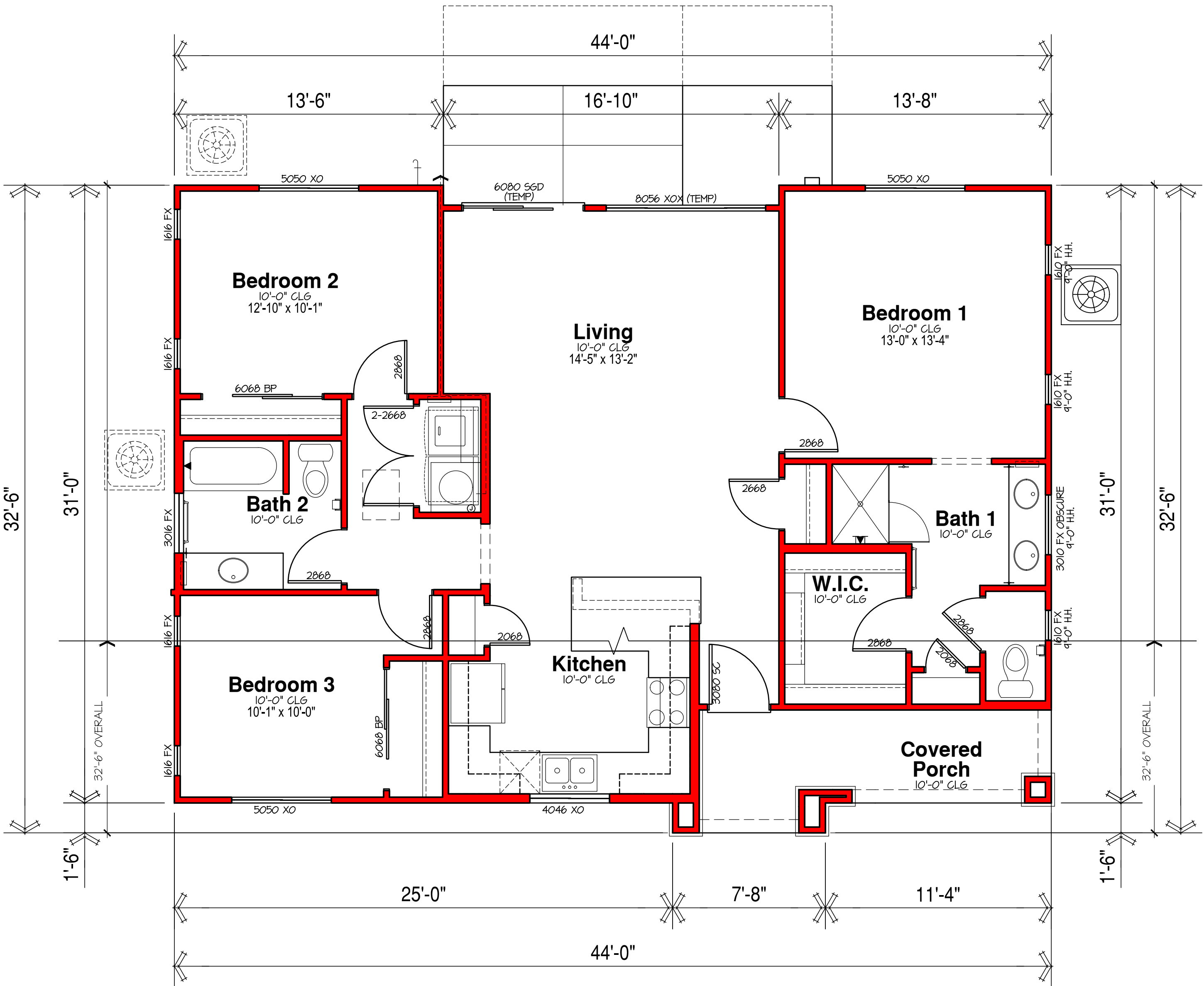
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES			
	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'
MAIN FLOOR LIVING	1265	1265	1265
TOTAL LIVING	1265	1265	1265
PORCH	92	94	97
PATIO	72	72	72
OPT. EXTENDED PATIO	48	48	48



Roof Plan - Elevation B - Farmhouse

SCALE: 1/8"=1'-0" (22x34) 1/16"=1'-0" (11x17)



Main Floor Plan - Elevation B - Farmhouse

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

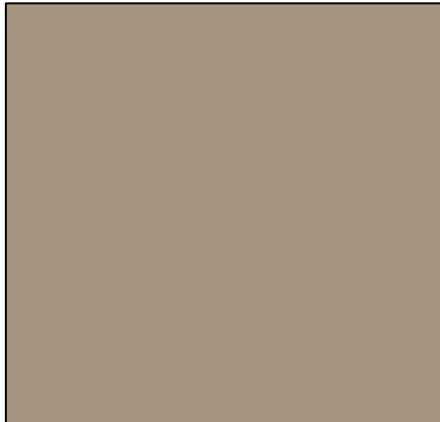
SQUARE FOOTAGES			
	ELEV. 'A'	ELEV. 'B'	ELEV. 'C'
MAIN FLOOR LIVING	1265	1265	1265
TOTAL LIVING	1265	1265	1265
PORCH	92	94	97
PATIO	72	72	72
OPT. EXTENDED PATIO	48	48	48



ROOF TILE

Manufacturer: Eagle Roofing

Product: SMC 8401 San Miguel Blend / Capistrano



PRIMARY BODY COLOR "A"

Manufacturer: Sherwin Williams

Color: SW7513 Sanderling

LRV: 27

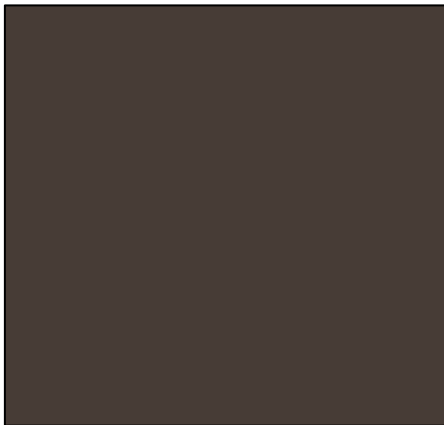


SECONDARY BODY COLOR "B"

Manufacturer: Sherwin Williams

Color: SW6082 Cobble Brown

LRV: 15

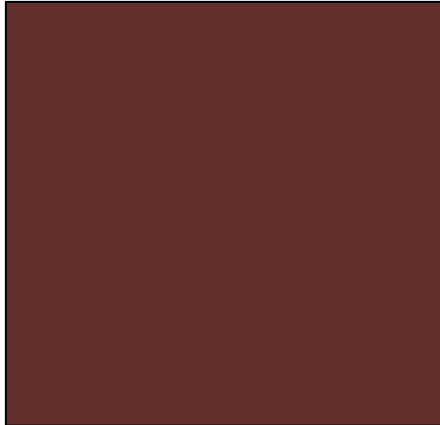


TRIM / FASCIA "C"

Manufacturer: Sherwin Williams

Color: SW9580 Cracked Pepper

LRV: 5



ENTRY DOOR "D"

Manufacturer: Sherwin Williams

Color: SW2802 Rockwood Red

LRV: 5



IRON DETAIL "E"

Manufacturer: Sherwin Williams

Color: SW6258 Tricorn Black

LRV: 5



BRICK VENEER

Manufacturer: Environmental Stone
Product: Autumn Clean Brick



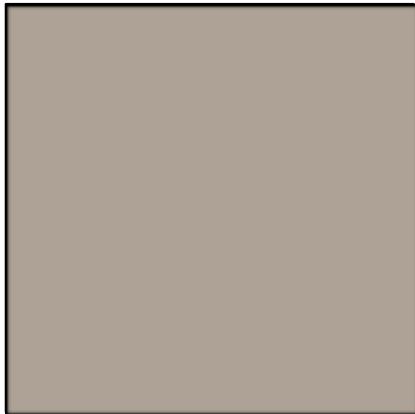
VENEER GROUT

Manufacturer: Cohills /Amerimix
Color: 86 / Boulder



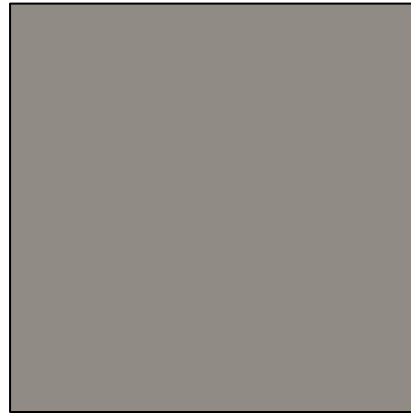
ROOF TILE

Manufacturer: Eagle Roofing
Product: 4595 Dark Charcoal / Bel Air



PRIMARY BODY COLOR "A"

Manufacturer: Sherwin Williams
Color: SW7031 Mega Greige
LRV: 38



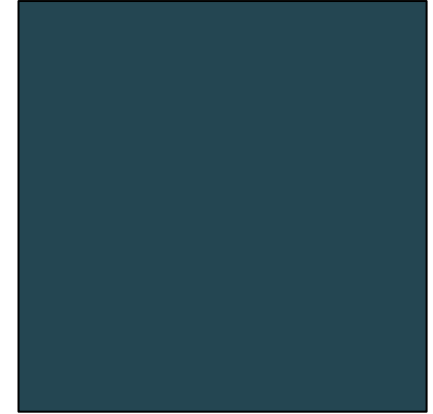
SIDING "B"

Manufacturer: Sherwin Williams
Color: SW7018 Dovetail
LRV: 26



TRIM / FASCIA "C"

Manufacturer: Sherwin Williams
Color: SW9600 Armory
LRV: 5



ENTRY DOOR / SHUTTERS "D"

Manufacturer: Sherwin Williams
Color: SW6230 Rainstorm
LRV: 5



BRICK VENEER

Manufacturer: Environmental Stone

Product: Champagne MountainLedge

N / A

VENEER GROUT

Manufacturer: N/A

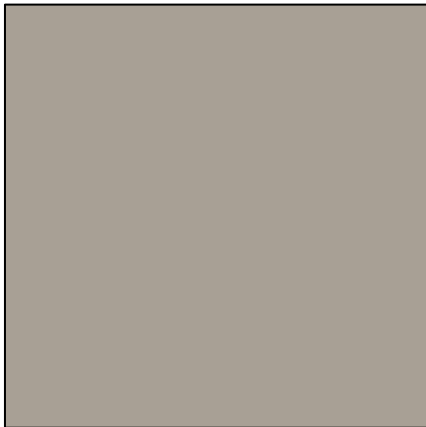
Color: N/A - Drystack



ROOF TILE

Manufacturer: Eagle Roofing

Product: 5687 Brown Gray Range / Ponderosa



PRIMARY BODY COLOR "A"

Manufacturer: Sherwin Williams

Color: SW7640 Fawn Brindle

LRV: 36



SECONDARY COLOR / TRIM "B"

Manufacturer: Sherwin Williams

Color: SW0038 Liberty Pewter

LRV: 17

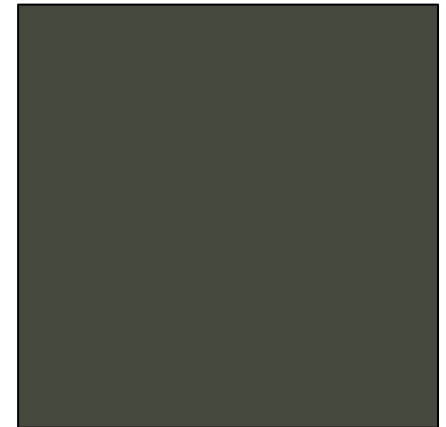


FASCIA "C"

Manufacturer: Sherwin Williams

Color: SW7041 Van Dyke Brown

LRV: 8



ENTRY DOOR/SIDING/SHUTTERS "D"

Manufacturer: Sherwin Williams

Color: SW6209 Ripe Olive

LRV: 6



Unit Wall Sconce

Manufacturer: Bellacor

Collection: Anita

Description: Dusk to Dawn LED Wall Lantern

Item #: 2223235 (Black)

Surrounding Architecture



Surrounding Architecture

