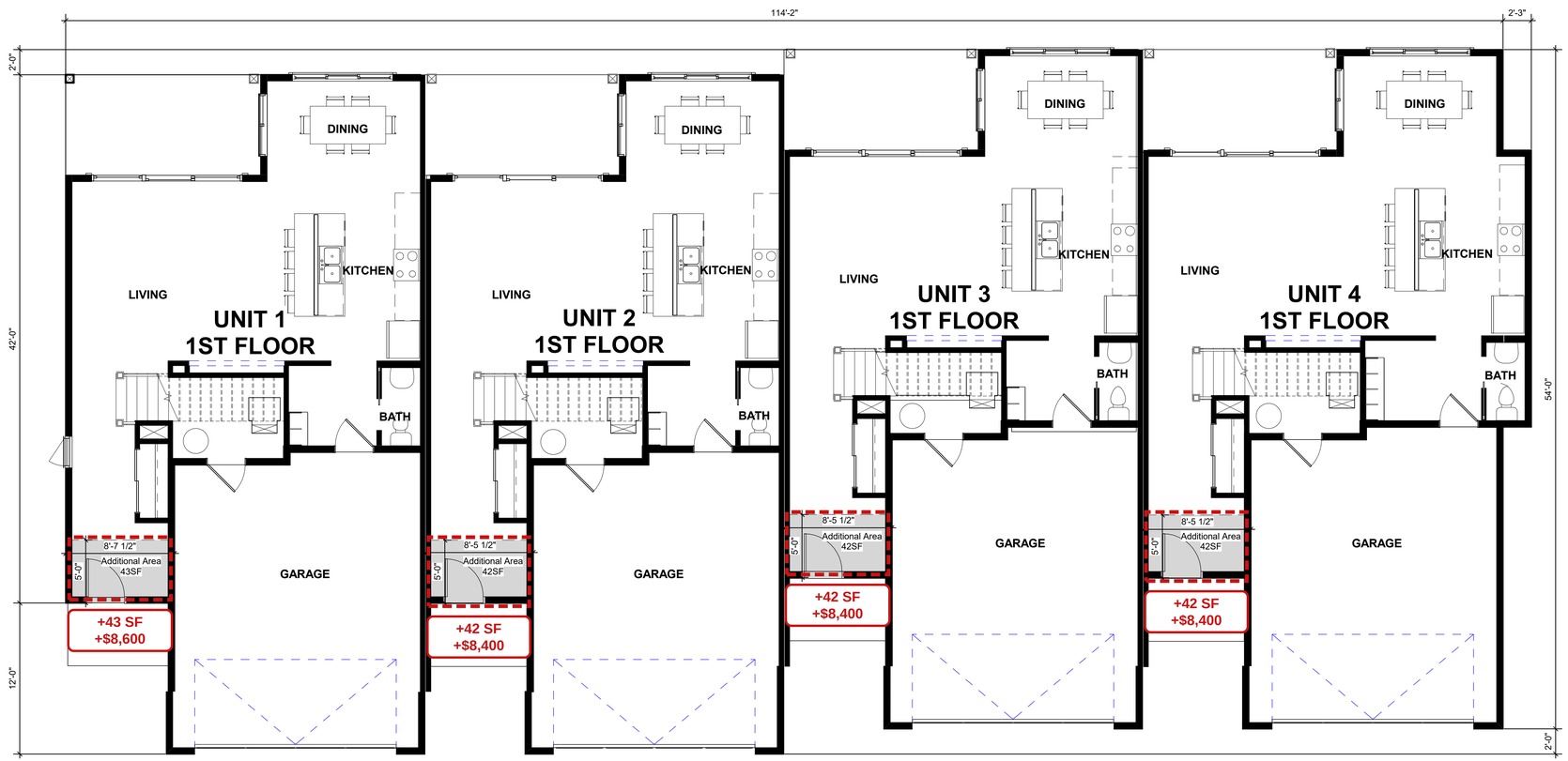


2 **2ND FLOOR PLAN**
SCALE: 3/16" = 1'-0"



1 **1ST FLOOR PLAN**
SCALE: 3/16" = 1'-0"

PUD STANDARD: 12' SETBACK COST IMPACT

Gray shaded areas show the added square footage needed to meet the new PUD setback standard, compared to what was built previously at Hayden's Ridge. Priced at ~$200/SF.

Location	Added SF	Cost @ $200/SF
Unit 1	43 SF	$8,600
Unit 2	42 SF	$8,400
Unit 3	42 SF	$8,400
Unit 4	42 SF	$8,400
TOTAL (4 units)	**169 SF**	**$33,800**

Why the benefit is minimal:

- Each added area is only about 5'-0" x 8'-5" at the garage-to-house entry.
- The door swing takes up much of it, so it works as a pass-through, not livable or storage space.
- No added bedroom, closet, or living area; it is cost without a meaningful gain in function.

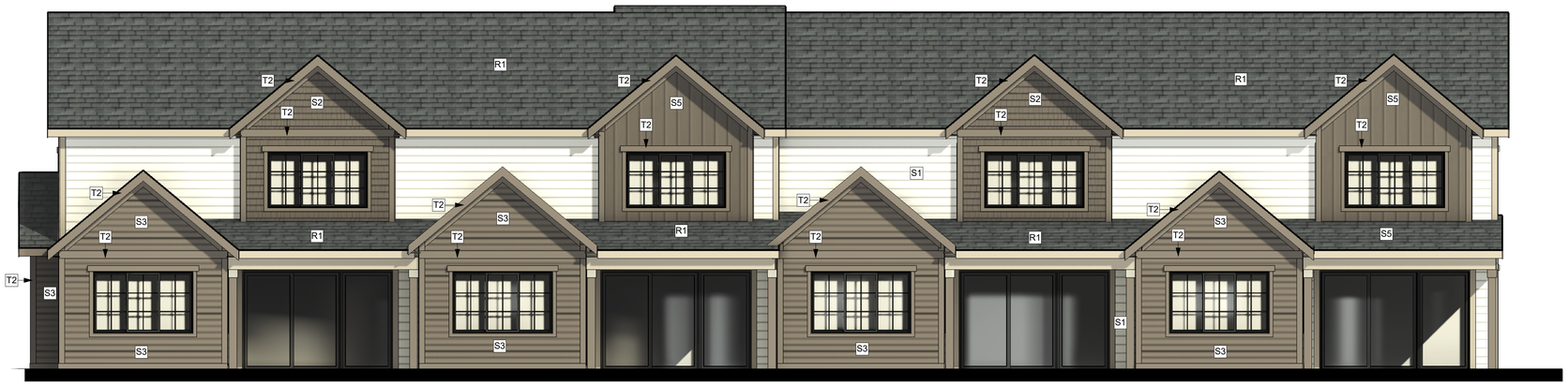
Bottom line: ~$33,800 in added cost for this building, with little gain in space buyers can actually use.

SQUARE FOOTAGE		
Name	Comments	Area
UNIT 1	First Floor	844 SF
UNIT 1	Second Floor	1014 SF
		1859 SF
UNIT 2	First Floor	838 SF
UNIT 2	Second Floor	1009 SF
		1847 SF
UNIT 3	First Floor	838 SF
UNIT 3	Second Floor	1009 SF
		1847 SF
UNIT 4	First Floor	892 SF
UNIT 4	Second Floor	1014 SF
		1907 SF

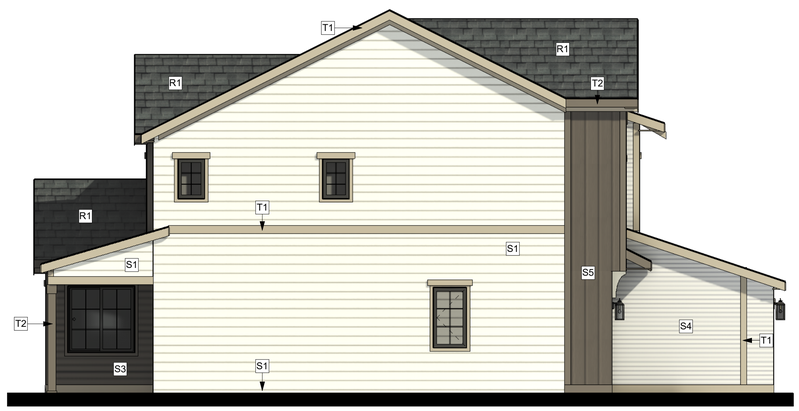
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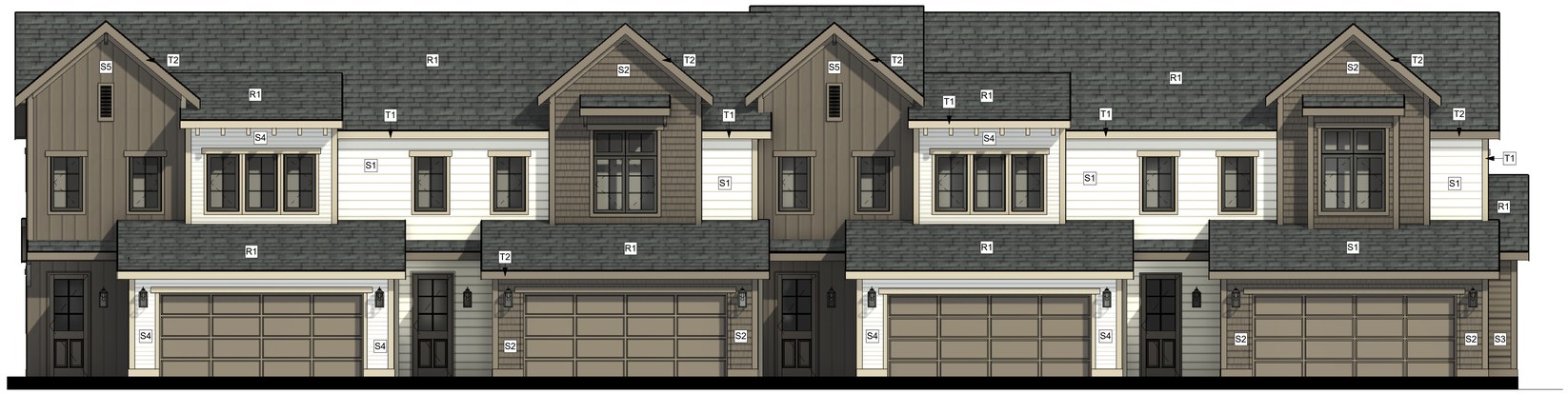
4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

Material Schedule

R1	ARCHITECTURAL ASPHALT SHINGLES - BLACK
S1	FIBER CEMENT 7" REVEAL LAP - SNOWBOUND SW 7004
S2	FIBER CEMENT SHAKE SIDING - BLACK FOX SW 7020
S3	FIBER CEMENT 7" REVEAL LAP - BLACK FOX SW 7020
S4	FIBER CEMENT 4" REVEAL LAP - SNOWBOUND SW 7004
S5	FIBER CEMENT BOARD AND BATTEN SIDING - BLACK FOX 7020
T1	TRIM - LOGGIA SW 7506
T2	TRIM - BLACK FOX SW 7020

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Hayden's Ridge - Sandpiper

Color Elevations
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3D Views
10 / 21 / 2026