

**STAFF REPORT TO THE ZONING ADMINISTRATOR  
FOR CONSIDERATION AT THE MEETING OF AUGUST 12, 2021**

**PREPARED BY:** Kevin Scudero, Senior Planner

**APPROVED BY:** Forrest Ebbs, Community Development Director

**DATE:** August 12, 2021

**SUBJECT:** Park Ridge Subdivision Project Phase 7 Design Review  
(AR-21-10)

**RECOMMENDATION**

Staff recommends that the Zoning Administrator approve the Design Review application subject to the conditions contained in the attached resolution.

**REQUEST**

Davidon Homes requests design review approval for Phase 7 of the Park Ridge Subdivision Project (APN 053-060-043), which includes the subdivision and development of 61 single-family residential homes.

**BACKGROUND**

The proposed Park Ridge Subdivision Project is located south of Laurel Road between the State Route (SR) 4 Bypass and Canada Valley Road. The total 169.7-acre project site is surrounded by SR 4 to the east, existing residential developments to the south and west, and the approved Laurel Ranch residential subdivision to the north.

In 2010, per a request from Davidon Homes, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-08-04) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park.

In 2016 the Planning Commission approved the design review for Phase 1 of the project which consisted of 11 home models. In 2019 the Zoning Administrator approved the design review for Phase 2 of the project which consisted of 8 of the 11 models that were previously approved by the Planning Commission for Phase 1 of the development. In 2020 the Planning Commission approved the design review for Phase 3 of the project which consisted of 5 new home models. In November 2020 the Zoning Administrator approved the design review for Phase 4 of the project which consisted 6 of the 11 models that were previously approved by the Planning Commission for the Phase 1 of the development.

## **ENVIRONMENTAL REVIEW**

The 1996 East Lone Tree Specific Plan EIR determined air quality impacts to be significant and unavoidable, due to the site's proximity to SR 4. Following the certification of the Specific Plan EIR in 1996, the City of Antioch adopted a Statement of Overriding Consideration on May 28, 1996, finding that the benefits derived from implementing the Specific Plan outweighed a remaining (unavoidable) post-mitigation significant impact on regional air quality. An Addendum to the 1996 East Lone Tree Specific Plan Environmental Impact Report (EIR) was prepared and completed in January, 2009 for the Park Ridge Subdivision Project. The Addendum determined all environmental impacts could be mitigated to less-than-significant levels through project compliance with appropriate mitigation measures with the exception of the project's impact on air quality. On March 9, 2010, the Antioch City Council reaffirmed the Statement of Overriding Considerations in conjunction with the Addendum prepared for the Park Ridge Subdivision Project. The proposed Design Review is consistent with the project analyzed in the Addendum; therefore, no further environmental review is required.

## **ANALYSIS**

### **Issue #1: Project Overview**

The Park Ridge Subdivision Project would include the development of 525 single-family residential homes, an 8.22-acre neighborhood park, 25.5 acres of dedicated central open space, and 36.1 acres of public streets on a 169.7-acre site. The 525 single-family homes would range between approximately 2,500 and 4,200 square feet (sf), including garage and porch, and be built on 5,000 and 6,000 sf lots.

The Park Ridge Subdivision Project is to be completed in seven phases. Phase 1 of the development consists of 123 single-family homes on the southernmost portion of the site and has completed construction. Phase 2 of the development consists of 58 single-family homes on the western portion of the site to the north of Phase 1 and construction on the new homes has begun. Phase 3 consists of 64 single-family homes on the eastern portion of the project site and is currently under construction. Phase 4 consists of 56 single-family homes located on the western portion of the project site to the north of Phase 2.

The applicant is requesting design review of six total residential home models for Phase 7 of the development. Phase 7 of the development consists of 61 single family homes and the six residential home models being proposed are identical to the models that were previously approved by the Planning Commission for Phase 1 and the Zoning Administrator for Phases 2 and 4. Phase 7 is located on the western portion of the Park Ridge Subdivision to the north of Phase 4.

## Issue #2: Architecture

The applicant is proposing six home models ranging in size from 2,595, to 4,187, sf. (including garage and porch). Each model includes three architectural styles, all of which are generally consistent with City Design Guidelines. Each proposed model is discussed individually below with specific staff recommendations. The following table summarizes the characteristics of each model.

Plan	Square Feet, including Garage and Porch	Stories	Garage	Bedrooms	Bathrooms
2078	2,595	One	2-car	3	2
2463	3,065	One	3-car tandem	4	2
2788	3,570	Two	3-car	4-5	3.5
2891	3,650	One	3-car	4-5	3
3302	3,964	Two	3-car tandem	4-6	3-5
3553	4,187	Two	3-car	5-6	4-5

### Plan 2078

Plan 2078 is a one-story home with three bedrooms, two baths, and a two-car garage. The architectural styles for this plan include Spanish, Craftsman, and Tuscan. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a narrow porch. The stone provided at the base of each elevation is wrapped three feet on the side elevations. Staff has added a condition that the stone be wrapped to the fence line, at a minimum. The elevations include window and door trim on all elevations and the elevations indicate additional shutters to be provided on the enhanced elevations for sides facing streets and open spaces.

### Plan 2463

Plan 2403 is a one-story home with four bedrooms, two baths, and a three-car garage. The architectural styles for this plan include Traditional, Tuscan, and Spanish. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch with a tall roofline to enhance the entry and provide variety. The base of each elevation contains stucco, stone, or brick veneer and is wrapped over three feet on the side elevations. Staff has added a condition that the stone be wrapped to the fence line, at a minimum. The elevations include window and door trim on all elevations and the elevations indicate additional shutters to be provided on the enhanced elevations for sides facing streets and open spaces.

### Plan 2788

The Plan 2788 base model provides a three-car garage and places the third car portion of the garage to the side of the home, resulting in four bedrooms as a base with options of up to five bedrooms and 3.5 baths. The plan is two-story with Traditional, Craftsman, and Spanish architectural styles. Roof lines are varied among the plans consistent with the City's Design Guidelines. The elevations have provided window and door trim on all elevations. The elevations do not, however, have any notation of options added to the enhanced elevations. Staff suggests that additional details be added on the second story rear and side elevations facing streets and open spaces. For the Traditional elevation, this would include adding the siding on the second story bedroom pop out on the rear and shutters on the side. The Spanish and Craftsman elevations have shutters on the rear and provide window trim to enhance the side elevations. Staff has added conditions to address the second story side and rear elevation detailing for the Traditional model.

### Plan 2891

The Plan 2891 is a one-story home with four bedrooms, three baths, and a three-car garage. An option is provided for a fifth bedroom. The architectural styles for this plan include Craftsman, Tuscan, and Spanish. The front elevations of each design are detailed for the given styles, including a variety of roof lines and architectural enhancements. Each entry is framed with a porch of varying styles to accent the entries and provide variety. The base of each elevation contains stucco, stone, or brick veneer and is wrapped over three feet on the side elevations. Staff has added a condition that the stucco, stone, or brick veneer be wrapped to the fence line, at a minimum. The elevations include window and door trim on all elevations. The elevations do not, however, have any notation of options added to the enhanced elevations. Staff suggests that additional details be added on the side elevations facing streets and open spaces.

### Plan 3302 and 3553

The Plans 3302 and 3553 are similar, with the exception of the garage. Plan 3302 provides a three-car garage with the third car in tandem, resulting in a two-car garage appearance on the front elevation. Plan 3302 base model contains four bedrooms and three baths with options for up to six bedrooms and five baths. Plan 3553 provides an additional bedroom and places the third car portion of the garage to the side of the home, resulting in five bedrooms and four baths in the base model with options for up to six bedrooms. The plans are two-story with Traditional, Tuscan, and Craftsman architectural styles. Roof lines are varied among the plans consistent with the City's Design Guidelines. The brick and stone veneers at the base of the models are carried around to a portion of the sides. Staff has added a condition that the brick and stone be wrapped to the fence line, at a minimum. The side and rear elevations have a significant number of windows which eliminate the need for additional enhancements facing the streets and open spaces.

### **Issue #3: Landscape Architecture Details:**

#### Front Yards

The Phase 7 Landscaping Plans include multiple front-yard configurations for each of the six different home models. All front yard configurations include at least one tree and multiple medium and small shrubs. In compliance with City Zoning Code, front yards would not be planted with any trees smaller than 15 gallons, any shrubs smaller than 5 gallons, or any groundcover smaller than 1 gallon. In addition, the front yard plant palette is composed of drought-tolerant species, which comply with the City's Water Conservation Guidelines. Furthermore, front-yard landscaping would not be planted in a way that interferes with a clear line of site or access to emergency equipment, as outlined in the Residential Design Guidelines.

#### Fencing

The subdivision will include good neighbor fencing which includes a wood fence with a bottom and top rail, 4x4 post in a concrete footing. A view fence is also provided adjacent to open spaces. The design of the proposed view fence will be subject to the review and approval of the City Engineer.

#### Street Trees

The Landscape Architectural Drawings for Phase 7 illustrate the placement of several shrubs and trees (15-gallon and 24" box) along the neighborhood streets. The variety of trees and shrubs proposed would enhance the visual character of the development. The City of Antioch Residential Design Guidelines recommend some of the trees planted along streets in new developments to have a box depth of at least 48" to assist the development in looking "established" as quickly as possible. Staff has included a condition requiring the applicant to add additional street trees with box depth of at least 48".

#### Addressing

Each home model includes the placement of one standard street address marker on the front façade adjacent to the two-car garage door. Home addressing is required to be visible from the nearest street for emergency services. Detailed plans for the design and colors of the address markers have not yet been submitted; therefore, staff has included a condition requiring staff review and approval of the address markers prior to building permit.

#### Mailboxes and Lighting

Mailbox units would be installed in clusters of two to three along sidewalks nearest the corresponding home addresses. Each mailbox unit would consist of 12 mailbox compartments, each assigned to one home address. The mailbox units would be painted a dark bronze color to match the earth tones used in the various housing designs.

The elevations do not indicate lighting on the front elevations. Staff recommends the lighting fixtures match the architectural style of each plan and that there be a minimum of two fixtures on the front of each home - one on each side of the garage. Staff has included a condition requiring staff review and approval of the front elevation lighting prior to building permit.

### **ATTACHMENTS**

- A: Resolution
- B: Project Description
- C: Development Plan

# ATTACHMENT A

## **ZONING ADMINISTRATOR RESOLUTION NO. 2021-\*\***

### **RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR APPROVING THE DESIGN REVIEW OF PHASE 7 FOR THE PARK RIDGE SUBDIVISION PROJECT**

**WHEREAS**, the City received a request from Davidon Homes for Design Review approval of Phase 7 of the development for the Park Ridge Subdivision Project (AR-21-10), for the development of 61 single-family homes, related infrastructure improvements, and landscaping on APN 053-060-043;

**WHEREAS**, on March 9, 2010, the City Council approved a rezone of the project site from Specific Plan (SP) to Planned Development District (PD-05-01), as well as the project's Final Development Plan, Vesting Tentative Map and Use Permit (PD-05-01, PW 674, and UP-0804) to construct 525 single-family homes, 25 acres of passive open space, and approximately 8.22 acres for a neighborhood park;

**WHEREAS**, the City prepared an addendum to the East Lone Tree Specific Plan EIR for the Park Ridge Subdivision Project, which was certified in 2009. The East Lone Tree Specific Plan EIR Statement of Overriding Considerations was reaffirmed by the Antioch City Council on March 9, 2010. The proposed project is consistent with the 2010 approvals; therefore, further environmental review is not required;

**WHEREAS**, the Planning Commission on August 17, 2016, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 1;

**WHEREAS**, the Zoning Administrator on June 27, 2019, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 2;

**WHEREAS**, the Planning Commission on March 4, 2020, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 3;

**WHEREAS**, the Zoning Administrator on November 12, 2020, duly held a hearing, received and considered evidence, both oral and documentary and approved the design review of Park Ridge Subdivision Phase 3; and.

**WHEREAS**, the Zoning Administrator on August 12, 2021, duly held a hearing, received and considered evidence, both oral and documentary

**NOW, THEREFORE BE IT RESOLVED**, that the Zoning Administrator of the City of Antioch does hereby **APPROVE** the design review of Park Ridge Subdivision Phase

7, consisting of 61 single-family homes and related infrastructure improvements and landscaping on APN 053-060-043, subject to the following conditions:

**A. GENERAL CONDITIONS**

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Zoning Administrator.
3. No building permit will be issued unless the plan conforms to the site plan as approved by the Zoning Administrator and the standards of the City.
4. This approval expires two years from the date of approval (expires August 12, 2023), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
6. All required easements or rights-of-way shall be obtained by the applicant at no cost to the City of Antioch. Advance permission shall be obtained from any property or easement holders for any work done within such property or easements.

**B. CONSTRUCTION CONDITIONS**

1. The use of construction equipment shall be restricted to weekdays between the hours of 8:00 a.m. and 5:00 p.m., or as approved in writing by the City Manager.
2. The project shall be in compliance with and supply all the necessary documentation for AMC 6-3.2: Construction and Demolition Debris Recycling.



3. Building permits shall be secured for all proposed construction associated with this facility, including any interior improvements not expressly evident on the plans submitted.

**C. FIRE REQUIREMENTS**

1. All requirements of the Contra Costa County Fire Protection District shall be met:

**D. FEES**

1. The applicant shall pay all fees as required by the City Council.
2. The applicant shall pay the Regional Traffic Impact Fee as well as all other applicable fees, including any future increase in the Regional Traffic Impact Fee.
3. The applicant shall pay the Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.
4. The applicant shall pay any required Drainage Area fees prior to the issuance of any building permits for this project.
5. The developer shall pay all applicable Delta Diablo fees prior to the issuance of any building permits for this project.

**E. PROPERTY MAINTENANCE**

1. A sweeping program shall be implemented that, at a minimum, provides for sweeping immediately prior to, and once during, the storm season.
2. The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.
3. No signs shall be installed on this site without prior City approval.

**F. GRADING**

1. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.
2. The grading plan for this development shall be approved by the City Engineer.

3. The final grading plan for this development shall be signed by a California licensed civil engineer and approved by the City Engineer.
4. All elevations shown on the improvement plans shall be on the USGS 1929 sea level datum.

**G. CONSERVATION/NPDES**

1. The project shall comply with the Storm Water Control Plan dated April 28, 2008.

**H. UTILITIES**

1. All existing and proposed utilities shall be undergrounded (e.g. transformers and PMH boxes) and subsurface in accordance with the Antioch Municipal Code, except existing P.G.& E. towers, if any or as approved by the City Engineer.
2. Underground utilities shall be designed to flow approximately parallel to the centerline of the street, or as approved by the City Engineer.
3. All on-site curbs, gutters and sidewalks shall be constructed of Portland cement concrete.
4. The sewer collection system shall be constructed to function as a gravity system.
5. If necessary, a public utilities easement that encompasses public utilities shall be provided as directed by the City Engineer.
6. All ground mounted utility appurtenances such as transformers, AC condensers, backflow devices, etc., shall be located out of public view and adequately screened in such a manner as to minimize the visual and acoustical impact. Screening may include a combination of landscaping and/or masonry to the satisfaction of the Community Development Department.
7. Improvements and fees that are required by the Contra Costa County Flood Control District shall be implemented, as approved by the City Engineer.
8. The developer shall provide adequate water pressure and volume to serve this development, as approved by the City Engineer. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi.

9. A reduced backflow prevention device shall be installed on all City water meter services.

**I. LANDSCAPING**

1. Landscape shall show immediate results and be permanently maintained in good condition.
2. Street trees to be planted in prominent areas (such as along street corners) shall have a box depth of at least 48 inches.

**J. PROJECT SPECIFIC CONDITIONS**

1. This design review approval applies to the construction of approximately 61 single family homes, landscaping, fencing, and other associated improvements as depicted on the project plans submitted to the Community Development Department on May 24, 2021.
2. All conditions of approval for the Final Planned Development, Vesting Tentative Map, and Use Permit, shall be complied with as identified in Resolution No. 2010/21.
3. Phase 7 models shall be plotted as shown on the Development Plan, dated May 12, 2021. Any changes to the plotting shall be reviewed and approved by the Zoning Administrator prior to construction.
4. Prior to issuance of the 1<sup>st</sup> building permit for home construction, the applicant shall submit detailed plans of the address markers for each home model, subject to review and approval by the City of Antioch Community Development Department.
5. Prior to issuance of the 1<sup>st</sup> building permit for home construction, the applicant shall submit front elevations detailing the lighting plans for Phase 7 of the Park Ridge Subdivision. Light fixtures shall match the architectural style of each model and shall be located, at a minimum, on each side of the garage. Front elevation lighting shall be reviewed and approved by the Community Development Department.
6. All plans shall have the accents and trim on the front elevations wrapped to the fence line on each side at a minimum.

7. The Traditional model for Plan 2788 shall have siding on the pop out on rear elevations and shutters on side elevations when the side and/or rear elevations face a street or open space area.
8. An enhanced side elevation for Plan 2891 shall be provided for any side elevation facing streets or open spaces.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 12th day of August, 2021.

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FORREST EBBS,  
Zoning Administrator

## **PARK RIDGE PHASE VII**

### **Subdivision 9564**

#### **PROJECT DESCRIPTION**

**May 21, 2021**

Davidon is pleased to have the opportunity to continue the successful development of Park Ridge Phase VII. Park Ridge Phase VII is the seventh Final Map within the Park Ridge project and is located northwest contiguous to Park Ridge Phase IV and west of Park Ridge Phase VI. Phase VII abuts the open space parcel at the north end of the Park Ridge Development Tentative Tract Map 8846. To the north of Phase VII will be the extension of Laurel Road; the connection will be made from the west side of the 4 Bypass overpass. Phase VII consists of 61 single family homes with a minimum lot size of 6,000 sf. The street and lot configuration remain in substantial conformance to the approved VTM for Subdivision 8846.

The proposed architecture and landscaping within Phase VII are an extension of the previously approved and successful design implemented in Phases I, II, and IV. This design strives to deliver the lifestyle choices coveted by today's homebuyers. With its team of consultants, Davidon Homes provides distinctive architectural plans and elevations addressing the needs of buyers transitioning from their first home purchase, through expanding families, to multigenerational families with grandparents residing in the home to those older adults wishing to reduce their home size. Park Ridge Phase VII will offer 6 varied floorplans along with 18 distinctive elevations. These homes are designed to appeal to buyers within the Delta area as well as those drawn to an "East Bay" setting with both affordability and living standards in mind.

Hallmarks of Davidon Homes modern designs at Park Ridge, include Great Rooms & Kitchens, Tandem & Front load 3 car garages, and some with the option for an upgraded Deck or Outdoor Living area. These are just a few of the elements which are sought by home buyers in the Antioch area. Additionally, in these traditional family areas, street scenes are prized which reference a historical and comfortable lifestyle. Accordingly, Park Ridge offers a mix of Spanish, Tuscan, Traditional, and Craftsman styles that engender a sense of recognition, stability and beauty. Homeowners still prize a yard and recreational space to accommodate expanded family living arrangements often including elderly parents or children returning home. Larger square footage homes allow for these multiple bedrooms along with larger recreational areas both inside and outside the home. Our goal is to address these needs while maintaining a varied and attractive streetscape and ultimately, represent what buyers are seeking to maximize their quality of life and provide family unity.

Phase VII implements a variety of architecture that includes 6 home designs, of the 11 previously approved by the Planning Commission. Utilizing the same architecture, front yard landscape schemes and exterior color & material schemes as approved and implemented in Phases I, II, and IV; this allows Phase VII to remain compatible, creating a distinctive neighborhood.

Phase VII includes common area landscaping to be maintained by the HOA. Entry monuments and lush landscaping are proposed at the project entry at Treeline Way and Laurel Road. Also, landscaping and a sound-wall will enhance the slope along the northerly boundary behind lots 428-442. The landscaping for the street entrance and front yard landscaping will utilize similar plant material and themes as previously installed within Park Ridge neighborhoods I, II, & IV.

Plan types were carefully selected by the design team that considered street scene aesthetics and feel, conformity to the design standards and guidelines, homeowner privacy and spacious yards for outdoor enjoyment, while providing the more successful plan types based on our sales experience in Phases I, II, & IV. This results in forty-nine percent (49%) of the homes in Phase VII of Park Ridge being single story homes. The following is the mix of proposed architecture:

<b>Plan Name</b>	<b># of Units</b>
Plan 2078	04
Plan 2463 <sup>1</sup>	15
Plan 2788	03
Plan 2891	11
Plan 3302	15
<u>Plan 3553 <sup>2</sup></u>	<u>13</u>
<b>Total Units</b>	<b>61</b>

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<sup>1</sup> Please note the Plan 2463 was originally approved as a Plan 2403 and revised in Phase I. The Development Plan submittal reflects the earlier Plan 2403 designation in the architectural design set. The architectural elevations and footprints of the two Plans remains the same. The increased footage of Plan 2463 only impacted the 3 car tandem garage space.

<sup>2</sup> Please note the Plan 3553 was originally approved as a plan 3511 and was recently approved with new elevations in Phase II. The footprints remained the same. The newly approved architectural elevations are included in the submittal package.



**SUBDIVISION 9564 (PHASE VII)  
DEVELOPMENT PLAN  
CITY OF ANTIOCH, CALIFORNIA**

DAVIDON HOMES  
1600 SOUTH MAIN STREET SUITE 150  
WALNUT CREEK, CALIFORNIA 94596  
(925) 945-8000  
CONTACT: STEVE ABBS

dk ENGINEERING  
1931 SAN MIGUEL DRIVE, SUITE 100  
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(925) 932-6868  
PROJECT ENGINEER: STACEY GELLA

PHASE VII APN: 053-060-043

PD

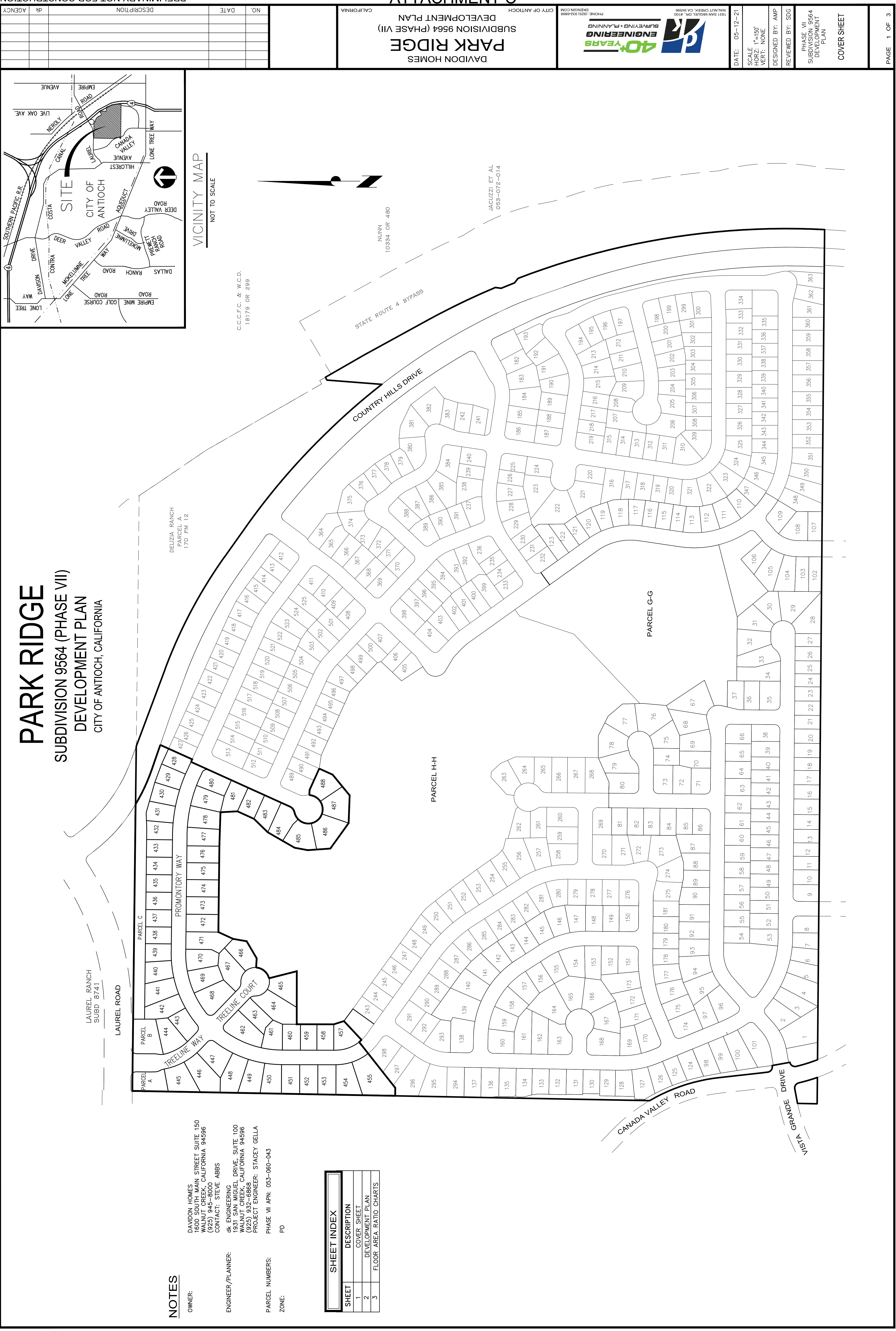
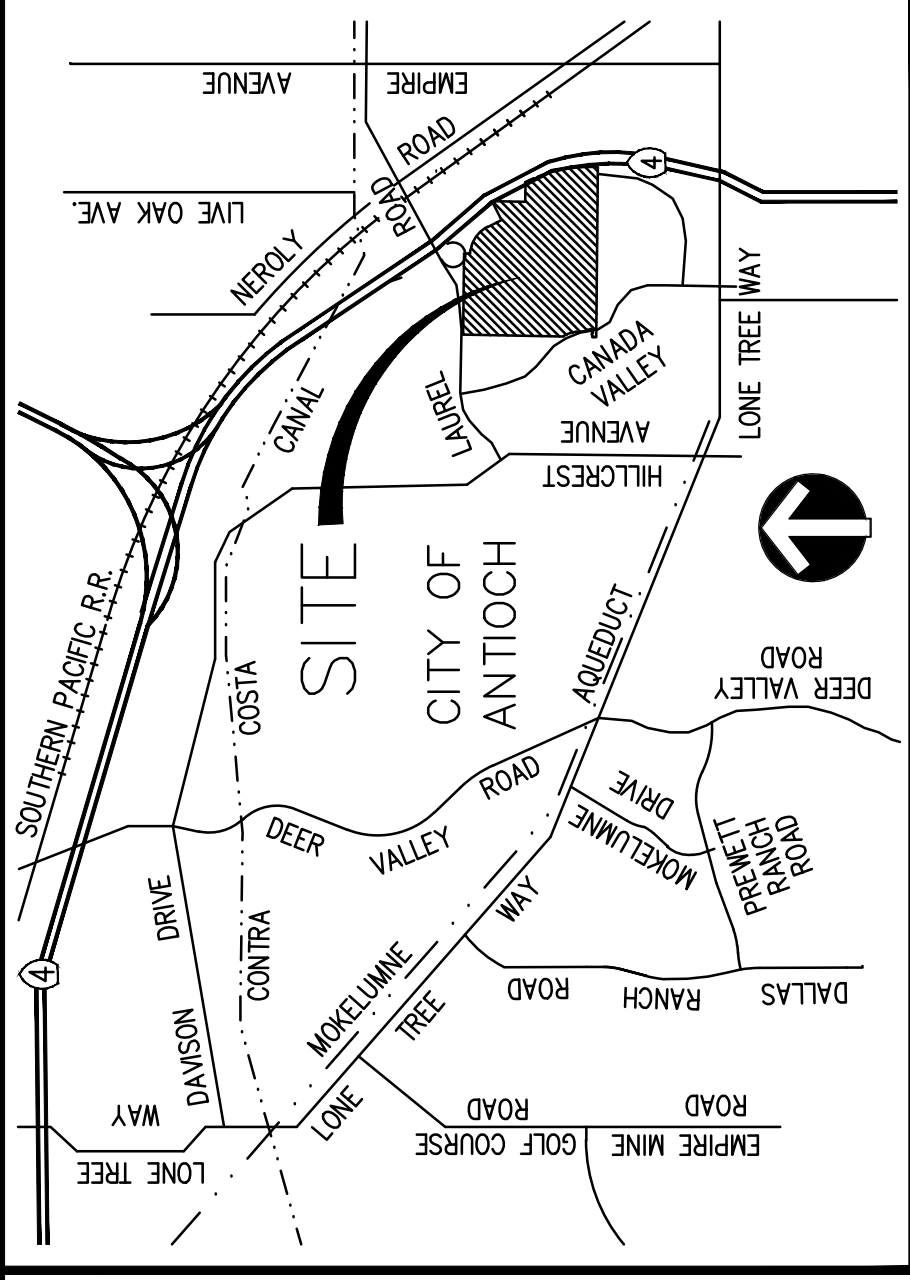
SHEET INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	DEVELOPMENT PLAN
3	FLOOR AREA RATIO CHARTS

C.C.C.F.C. & W.C.D.  
18179 OR 299

VICINITY MAP

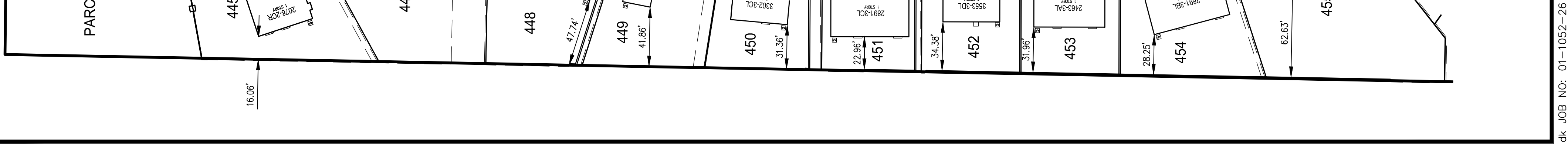
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NOT TO SCALE



dk JOB NO: 01-1052-26







FLOOR AREA RATIO CHART

LOT #	PLAN #	FIRST FLOOR	SECOND FLOOR	PORCH	GARAGE	GROSS	LOT SIZE	1ST/2ND	FAR
428	2078-2B	2078	NA	74	443	2595	6358	NA	41%
429	2463-3D	2463	NA	34	568	3065	6997	NA	44%
430	3302-3A	1622	1680	43	662	4007	7093	72%	56%
431	3553-3C	1844	1709	149	638	4340	7434	65%	58%
432	2463-3B	2463	NA	34	568	3065	6950	NA	44%
433	3302-3C	1622	1680	149	662	4113	6750	69%	61%
434	3553-3D	1844	1709	55	638	4246	6750	67%	63%
435	2463-3A	2463	NA	34	568	3065	6750	NA	45%
436	2788-3C	1319	1469	111	671	3570	6750	70%	53%
437	2078-2D	2078	NA	74	443	2595	6639	NA	39%
438	3553-3A	1844	1709	125	638	4316	6500	66%	66%
439	3302-3D	1622	1680	55	662	4019	6789	72%	59%
440	2463-3B	2463	NA	34	568	3065	7922	NA	39%
441	2891-3D	2891	NA	86	673	3650	9575	NA	38%
442	3302-3C	1622	1680	149	662	4113	9454	69%	44%
443	2463-3D	2463	NA	34	568	3065	7777	NA	39%
444	2463-3B	2463	NA	34	568	3065	9889	NA	31%
445	2078-2C	2078	NA	74	443	2595	10509	NA	25%
446	3302-3A	1622	1680	43	662	4007	12286	72%	33%
447	2463-3A	2463	NA	34	568	3065	10170	NA	30%
448	2891-3D	2891	NA	86	673	3650	10826	NA	34%
449	2788-3A	1319	1469	111	671	3570	9340	70%	38%
450	3302-3C	1622	1680	149	662	4113	8367	69%	49%
451	2891-3C	2891	NA	86	673	3650	7902	NA	46%
452	3553-3D	1844	1709	55	638	4246	7964	67%	53%
453	2463-3A	2463	NA	34	568	3065	8045	NA	38%
454	2891-3B	2891	NA	86	673	3650	9966	NA	37%
455	3553-3A	1844	1709	125	638	4316	16302	66%	26%
456	2463-3B	2463	NA	34	568	3065	6839	NA	45%
457	3302-3D	1622	1680	55	662	4019	8094	72%	50%
458	3553-3C	1844	1709	149	638	4340	6500	65%	67%
459	2078-2C	2078	NA	74	443	2595	6360	NA	41%
460	3302-3A	1622	1680	43	662	4007	6940	72%	58%
461	2463-3D	2463	NA	34	568	3065	7410	NA	41%
462	2891-3B	2891	NA	86	673	3650	12063	NA	30%
463	3302-3C	1622	1680	149	662	4113	8223	69%	50%
464	3553-3A	1844	1709	125	638	4316	13418	66%	32%
465	3553-3C	1844	1709	149	638	4340	9979	65%	43%
466	3302-3D	1622	1680	55	662	4019	8871	72%	45%
467	2788-3B	1319	1469	111	671	3570	9845	70%	36%
468	2891-3C	2891	NA	86	673	3650	11849	NA	31%
469	2463-3A	2463	NA	34	568	3065	9180	NA	33%
470	3302-3A	1622	1680	43	662	4007	8902	72%	45%
471	2891-3B	2891	NA	86	673	3650	11078	NA	33%
472	2463-3D	2463	NA	34	568	3065	8450	NA	36%
473	3553-3C	1844	1709	149	638	4340	8450	65%	51%
474	2891-3D	2891	NA	86	673	3650	8250	NA	44%
475	3302-3A	1622	1680	43	662	4007	8125	72%	49%
476	2891-3B	2891	NA	86	673	3650	8125	NA	45%
477	3553-3A	1844	1709	125	638	4316	8577	68%	50%
478	3302-3D	1622	1680	55	662	4019	9209	72%	44%
479	2891-3C	2891	NA	86	673	3650	8503	NA	43%
480	2463-3A	2463	NA	34	568	3065	8007	NA	38%
481	3553-3A	1844	1709	125	638	4316	7916	66%	55%
482	3302-3C	1622	1680	149	662	4113	7000	69%	59%
483	2463-3D	2463	NA	34	568	3065	7891	NA	39%
484	2891-3B	2891	NA	86	673	3650	9218	NA	40%
485	3302-3A	1622	1680	43	662	4007	10058	72%	40%
486	2463-3A	2463	NA	34	568	3065	12061	NA	25%
487	3553-3C	1844	1709	149	638	4340	10468	65%	41%
488	3553-3D	1844	1709	55	638	4246	9003	67%	47%

NOTE: ALL AREAS ARE IN SQUARE FEET