

AIRSTREAM VILLA SPECIFICATIONS
SINGLE STORY Ranch Style Villa on Two Adjacent Lots
Approved by NTAC Board of Directors on 21 February 2011

1. These are **minimum additional** specifications to APPENDIX A – VILLAS (RULES & REGULATIONS, ARTICLE 3, ARCHITECTURAL CONTROL, Section 3.06) set forth to help insure that quality, dual lot, villas be built in the park. Any variances must be approved in writing by the Board of Directors or their appointed Representatives. All building plans must have approval of the board or their Representatives before construction is begun.
2. These specifications are for new construction villas only and do not include modifications or additions to any existing villa onto an adjacent lot.
3. All new dual lot villas will be constructed as a single story with a maximum roof height of 20 feet. There will be no Cape Cod style high pitch roofs. The directions “right” and “left” are as viewed from the front street while facing the lot.
4. Building materials and colors will be the same as those for single villas.
5. SLAB/FOUNDATION/AIRSTREAM PORT-Due to the larger area of the Foundational Slab, it shall be engineered by a registered engineer. The angle of the Slab to the street will be the same as single lot villas. The Slab may include one or two steps in elevation to conform to the slope of the two lots and in a similar angled appearance as single lot villas.
6. The building line on the right side, including the roof drip line, shall be set back at least five (5) feet from the right lot’s right property line.
7. The building line on the left side, including the roof drip line, shall be set back at least ten (10) feet from the left lot’s left property line.
8. The living space building line on the street side, including the roof drip line, shall be set back at least sixteen (16) feet from the street. The corner for an Airstream Port and Auto Parking area may touch the street with its closest corner. The cement drive in/out of the Airstream Port and Auto Parking area will be flush with the street.
9. A corner of the living space building line on the lot’s back side, including the roof drip line, shall be at least nine (9) feet from the rear lot line.
10. The Airstream Covered Port shall be up to eighteen (18) feet wide, forty-five (45) feet deep, and have an interior ceiling height of fourteen (14) feet. The Airstream Port is preferred to be on the right side of the villa, but may be in the center or left side with consideration to the slope of both lots.
11. The new villa’s electricity will most likely exceed 60 amps, requiring it to be connected directly to the closest TXU power transformer behind the villas.

SINGLE STORY RANCH VILLA ON TWO LOTS

