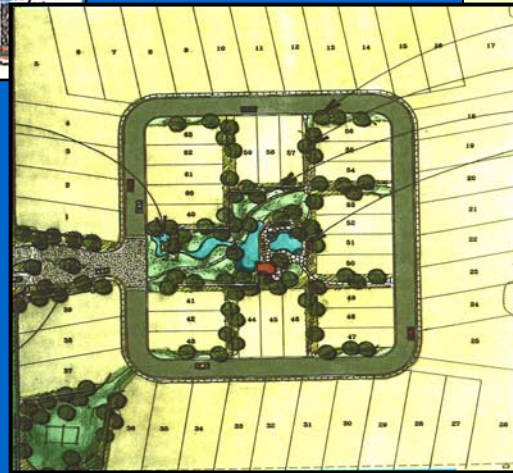


Andorra



With great consideration to the existing single-family developments which border Andorra, The Empire Group created a project that comfortably blends with an already-established neighborhood. Situated in the heart of Phoenix along the Camelback corridor at 34th Street and Camelback Road, Andorra offered a unique opportunity to create a one-of-a kind in-fill community. Creative planning allowed the company to see beyond the property's original zoning: The 10-acre site was once a hospital. 39 single-family homes and 24 town homes are intermixed to create a community which resembles a village in Tuscany. Architectural elements were incorporated into the total design of each in such a way that, whether it is viewed from the front, side, or back, each home offers an interesting perspective.