DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	November 17, 2016	Item No. 5
General Plan Element:	*Character and Design*	
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*	

ACTION

SOHO Scottsdale
56-DR-2014#2

Location: 16576 N. 92nd Street

Request: Request removal of Stipulation #6 from case 56-DR-2014, and revision of approved elevations to allow elimination of shade devices over windows.

OWNER

Bahia Live/Work Lofts & Townhomes, LLC
480-473-3700

ARCHITECT/DESIGNER

H & S International

APPLICANT CONTACT

Irene Clary
Bahia Live/Work Lofts & Townhomes, LLC
480-473-3700

BACKGROUND

Zoning

The project site is part of the Horseman's Park Planned Community (P-C) District, which received zoning approval in 2000 under case 33-ZN-2000. The Horseman's Park PCD establishes specific regulations and amended development standards for all parcels within the PCD boundary. This parcel was recently rezoned from I-1 PCD to Planning Airpark Core Development District, Airpark Mixed Use-Residential Planned Community District (PCP AMU-R PCD). Zoning case 14-ZN-2014 and 6-GP-2014 amended the Horseman's Park PCD to allow for additional building height, an increase from 42 feet to 65 feet inclusive of rooftop appurtenances, and a Floor Area Ratio (FAR) increase from 0.3 to 1.2. Special public improvements and monetary contribution toward special improvements were also part of the zoning district map amendment.

Context

Located at the southwest corner of N. 92nd Street and E. Bahia Drive, the site is surrounded by corporate business offices and light industrial uses all zoned Industrial Park District, Planned

Community District, I-1 PCD. Most buildings in the area are two- or three-story and were constructed in the 1990s utilizing a variety of architectural styles.

Adjacent Uses and Zoning

- North Office/Light Industrial, zoned I-1 PCD
- South Office/Light Industrial, zoned I-1 PCD
- East Office/Light Industrial, zoned I-1 PCD
- West Office/Light Industrial, zoned I-1 PCD

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval to strike Stipulation #6 from the original DRB approval (56-DR-2014), and revise the approved building elevations to eliminate shade devices over windows. No other changes to the project design are proposed.

Neighborhood Communication

Property owners within 750 feet of the site were notified of the applicant's request when the original case went through the process. This request only changes one aspect of the architectural building design; as such, no additional neighborhood notification was required. The site is posted with the required signage.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The Development Review Board considered this case at the 3/5/15 hearing, and approved the project with a unanimous vote of 7-0. The motion to approve included striking two stipulations related to building elevation design, and the addition of two stipulations by the DRB at the request from the applicant. Since that time, the applicant has commissioned a study by Top Build Home Services to determine the net energy savings generated by having shade devices over windows. In the project narrative for this request, the applicant indicates that that the study concluded net energy savings with the shade devices (per building) would be $59 annually, or approximately $700 per year for the 11 buildings combined. The applicant also indicates that the cost of installing the shade devices is estimated to be $210,080. The contention is that it would take 300 years to realize the net savings of having shade devices over the windows and as such, installing the shade devices is cost prohibitive and will not make a substantial difference in the overall energy consumption of the project.

The Scottsdale Sensitive Design Principles encourage development that responds to the desert environment. Abundant sunshine and high temperatures, particularly during the summer months, suggest the need for shading and protection from solar heat gain is critical to the success of development in Scottsdale. While it is true that modern technology has increased the efficiency of windows through the use of "Low E" glass, shading is still an important consideration; as the "Low E" glass tends to reflect heat onto external common areas or other gathering spots, potentially creating "heat pockets". To reinforce this objective, Scottsdale Sensitive Design Principle 9 suggests

the *"design of the built environment should respond to the desert environment"*. One of the recommended steps to meet this objective is as follows: *"Features such as shade structures, deep roof overhangs and recessed windows should be incorporated."* In addition to the Sensitive Design Principles, Scottsdale has also adopted Commercial Design Guidelines to provide further guidance in sustainable development. Guidelines 15 and 17 respectively in the "Climatic Response" section of the Commercial Design Guidelines recommend the following:

- *Building elements that speak to the desert environment and climate, such as architectural shade devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity with the context of the Arizona Sonoran Desert.*

- *Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, fin walls and/or covered walkways and low reflective material treatments.*

Staff does not support the applicant's request, as it is inconsistent with established design principles and guidelines.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board deny Soho Scottsdale, finding that the provisions of the Sensitive Design Principles, Commercial Design Guidelines and the Development Review Criteria have not been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

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APPROVED BY

Greg Bloemberg, Report Author — Date: 10-24-16

Steve Venker, Development Review Board Coordinator — Date: 11/8/16

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

Randy Grant, Director — Date: 11/8/16

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

A. Original Stipulations for case 56-DR-2014 (for reference only)
1. Applicant's Narrative
2. Approved Building Elevations (with shade devices)
3. Proposed Building Elevations (without shade devices)
4. Perspective (without shade devices)

Stipulations for the Development Review Board Application: Bahia Live Work Play Project Case Number: 56-DR-2014

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

Bold letters indicate additions and ~~strikethroughs~~ indicate deletions that were made after the Development Review Board hearing.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
   a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by H&S International, LLC, with a city staff date of February 24, 2015.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Sustainability Engineering Group, with a city staff date of January 27, 2015.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Greey Pickett, with a city staff date of February 24, 2015.
   d. The case drainage report submitted by Sustainability Engineering Group is accepted in concept by the Stormwater Management Department of the Planning, Neighborhood and Transportation Division. It must be revised per the stipulations in the case.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning and General Plan cases for the subject site are: 14-ZN-2014 & 6-GP-2014.

ARCHITECTURAL DESIGN:

Ordinance

B. No building on the site shall exceed 65 feet in height, inclusive of rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.

C. There shall be two means of entry into each of the town home units. One entrance shall be exclusively for the first floor employment space, and the other shall be for access to the residential unit above, in accordance with the Development Plan.

D. Minimum vehicular drive aisle vertical clearance to and from covered parking, garage, and parking structure accessible parking spaces is eight (8) feet two (2) inches.

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

4. At time of final plans, the applicant shall provide detailed dimensions to demonstrate compliance with the covered accessible parking space requirements.

~~5. Prior to final plan submittal, the applicant revise the proposed materials and color scheme so that it minimizes the use of gray and includes textures and muted colors that are found in the surrounding desert context, per the Scottsdale Sensitive Design Principle 9 and the Scottsdale Commercial Design Guidelines.~~

6. At time of final plans, the applicant shall provide dimensioned details to demonstrate that all shade devices and material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices.

7. At time of final plans, the owner has an option to choose between a stucco sand finish or cement fiber board.

8. At time of final plans, the elevation color and materials shall comply with the Development Review Board approved material board, with the approval date of March 5, 2015.

~~9. The applicant shall revise the proposed 'Corrugated Metal' to a metal material that has a surface texture and finish that is more refined; determination of material is subject to the approval of current planning review staff.~~

SITE DESIGN:

Ordinance

E. Development shall confirm the Development Plan, entitled "Bahia Work/Live/Play Development Plan".

F. A minimum thirty (30) foot landscape and building setback shall be maintained along the Bahia Drive frontage, measured from the property line.

DRB Stipulations

10. At time of final plans, the applicant shall revise the color of the concrete sidewalk color from "Mesquite" to a desert earth tone; determination of color is subject to the approval of current planning review staff.
11. The southern parking lot island located in the central parking lot area shall be revised to encompass the pedestrian walkway.
12. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
13. A minimum of five single refuse enclosures or an equivalent combination of single and double enclosures are required for the site. An enclosure with grease containment area shall be provided for restaurant use. Refuse enclosures shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1, 2 (2 is grease containment) for double enclosures. Site plan shall be revised to show the orientation of enclosures such that one-way travel for pickup will be facilitated with no back tracking.

FLOOR AREA:

G. The primary land use for this project shall be "work/live". Prior to issuance of any permits for the site, the applicant shall provide a copy of the Covenant, Codes and Restrictions (CC&R's) for the project confirming that each of the town home units will be required to provide employment space on the first floor.

H. The total gross floor area devoted to employment space, i.e. office or studio, shall not be less than 89, 900 square feet and the floor area ratio employment space for the project shall not be less than 0.48. Each of the townhome units shall be restricted to first floor commercial office/studio space open to the general public.

I. The first floor of the proposed condominium building shall be devoted to commercial floor area. There shall be no residential floor area on the first floor of the condominium building.

DRB Stipulations

14. At time of Condominium Plat submittal, the applicant shall deed restrict the first and second floor of the townhomes as primarily commercial office/studio space and the remainder square footage deed-restricted in the condominium building to achieve the required total gross floor area devoted to employment space as shown on the Employment Area Site Plan.

OPEN SPACE:

Ordinance

J. Each of the residential units shall include private outdoor living space, equivalent to a minimum of five percent (5%) of the gross floor area of the unit, in accordance with the Development Plan. For the town home units, the private outdoor living space shall be in the form of balconies or roof decks above the first floor of each unit. Any patio space for the first-floor employment shall not be included as part of the private outdoor living space for the residential units.

K. If a parking lot contains more than twenty (20) parking spaces, then a minimum of one-third (1/3) of the required parking lot landscape area shall be in landscape islands distributed within the parking lot area.

DRB Stipulations

15. At time of final plans, the applicant shall submit an open space worksheet that identifies each calculated area with a different legend; parking lot landscaping and interior parking lot landscaping. The landscape islands shall be clearly labeled as area calculated toward open space.

LANDSCAPE DESIGN:

Ordinance

L. A minimum 30-foot landscape and building setback shall be maintained along the Bahia Drive frontage, measured from the property line.

DRB Stipulations

16. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

17. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTERIOR LIGHTING:

Ordinance

M. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.

N. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.

O. Any exterior luminaire with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

18. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign, parking lot canopy lighting and landscape lighting.

19. Incorporate the following parking lot and site lighting into the project's design:

    Parking Lot and Site Lighting:

    a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.

    b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.

    c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

Ordinance

P. With the final plans submittal, the owner shall provide a noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.

DRB Stipulations

20. With the final plans submittal, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.

21. With the final plans submittal, the owner/developer shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.

22. With the final plan submittal, the owner shall provide sound attenuation measures in compliance with the Building Code.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

23. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
E. Bahia Drive	Local Commercial	None – 35' Right-of-way existing	Driveway	a.
N. 92nd Street	Local Commercial	None – 30' Right-of-way existing	Driveway	a.

a. The developer shall provide a minimum 5-foot-wide sidewalk along at least one side of each site driveway connecting internal sidewalk to the existing public street.

24. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct two site driveways, one each on E. Bahia Drive and N. 92nd Street, as shown on the submitted site plan dated 2/24/2015. The driveways shall be designed and constructed in general conformance with City of Scottsdale's Supplement to the MAG Standard details, Detail #2256, type CL.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

Q. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM. Correct safety triangles shall be dedicated at E. Bahia Drive and N. 92nd Street for Local Commercial Street classification.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

25. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.

26. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the basis of design report and plan from to Water Resources Department.

27. The developer shall provide a looped water system through the site with secondary sourcing.

28. Public water and sewer line shall be located in an exclusive 20-foot-wide water easement.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

29. With the improvement plan submittal, the applicant shall submit a final drainage report that demonstrates consistency with the Design Standard & Policy Manual and the following stipulations.

30. The bottom of the underground stormwater storage tanks (USST) shall have a smooth interior floor-bottom.

31. The applicant shall provide a drainage report with a section titled Underground Stormwater Storage and provide all the information here requested by section 4-1.403 of the City's Design Standard and Policy Manual (DSPM). Include this section in the table of contents. This includes items such as signage, liability, O&M manual, inspection logs, etc.

32. At time of final plans, the applicant shall submit the 404 certification form with the improvement plans and in the final drainage report summarize the 404 wash determination process and any coordination with the Army Corps of Engineers to modify any 404 washes on this site.

33. At time of final plans, the applicant shall provide legible existing contours and elevation labels at the highest adjacent grade (HAG) locations. Do not block the contours lines or contour labels with notes or line work at the HAG locations.

34. At time of final plans submittal, the applicant shall revise the drainage report and exhibits per the redline comments in the sealed drainage report dated January 26, 2015.

35. The applicant shall provide descriptive titles and all the Flowmaster calculations and computer outputs.

36. The applicant shall provide calculations for the drain time of the USST and prove that they drain by gravity.

37. The applicant shall consider draining the USST to the storm drain pipe along the west property line rather than connecting to the 48 inch diameter pipe at the south east corner.
38. The applicant shall provide a three dimensional pipe schematic drawing, drawn to scale, on a 24 inch by 36 inch plan sheet, for the entire stormwater infrastructure system. This shall include, but not be limited to, the catch basins, manholes, USST, all connected piping with pipe diameters, lengths, slope and inverts, the pipe manifold, and discharge locations. Use drainage flow arrows to show flow direction. For the 100-year, 6-hour storm event, show the flow rate in the pipes; the flow rates draining to each catch basin and the flowrate intercepted at each catch basin, the flowrate to the manifold and the flow rates in and out of the USST. The applicant shall label all catch basins and manholes and show all invert elevations, etc. The applicant shall provide this drawing in the final drainage report and the improvement plans.
39. At time of final plans, the applicant shall revise the stormwater storage waiver.
40. At time of final plans, the applicant shall rotate notes on the plans so they are legible.
41. The applicant shall not penetrate the roof of the stormwater junction structure in the southeast corner of the site to install catch basin 9. The applicant shall drain stormwater runoff from this area to another catch basin.
42. At time of final plans the applicant shall identify all headwalls and drainage structures as integrally colored concrete to blend with the color of the surrounding natural desert.

ADDITIONAL ITEMS:

DRB Stipulations

43. No phasing of the development shall occur without a subsequent approval of a separate development review application that delineates all phases of construction and interim conditions of all future phases.
44. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
45. Exterior signage is not approved as part of this submittal. Separate review and approval required.
46. No exterior vending or display shall be allowed.

Bahia Live Work Play Project

Case Number 56-DR-2014

Amendment to Stipulation Architectural Design #6 Sun Shade Devices

Applicant went before the DRB on March 5, 2015 for the final plan review for the development and the following stipulation was approved by the Board:

At the time of final plans, the applicant shall provide dimensioned details to demonstrate that all shade devices and materials has a density of 75% or greater, in order to maximize the effectiveness of the shade devices."

Applicant's understanding of the purpose of this Stipulation is that the sun shades is increase the energy efficiency of the homes. Applicant commissioned a study by Top Build Home Services, a certified HERS Rater and LEED Green Rater to determine the effectiveness of the sun shades in the buildings (see attached study). Top Build found that the net energy saving, per building is $59 per year or approximately $700 per year for the 11 buildings.

We have received a bid from our general contractor to supply and install the sun shades at a cost of $210,080.69. Based on the net savings provide by Top Build, the payback for these sun shades would be about 300 years.

As the Board may be aware we are obtaining Igcc certification for the development with the goal of providing the City and our Buyers with a green building. We would like to ensure that we find a balance between the resources that are being expended vs. the benefits those resources provide. Based on a 300 year payback time frame for the sun shades it is clear that resources be spent on other initiatives that we are taking from green building perspective are providing more benefits.

In summary, the resources used to produce and install the sunshades is significantly higher than the resulting energy savings which is contrary to what we are trying to achieve from a green building perspective.

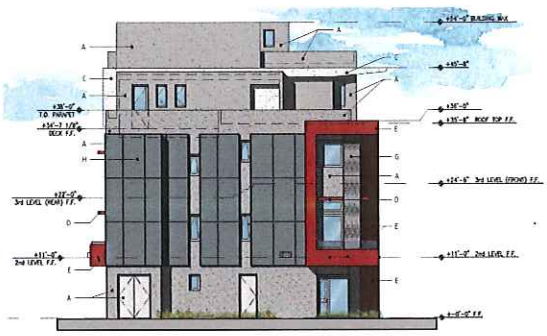
We respectfully request that this stipulation be removed from our case and we be allowed to proceed without the sun shades.

ATTACHMENT #1

MATERIAL/ PAINT COLOR LEGEND

NOTE: NOT ALL COLORS MAY BE USED ON EVERY ELEVATION

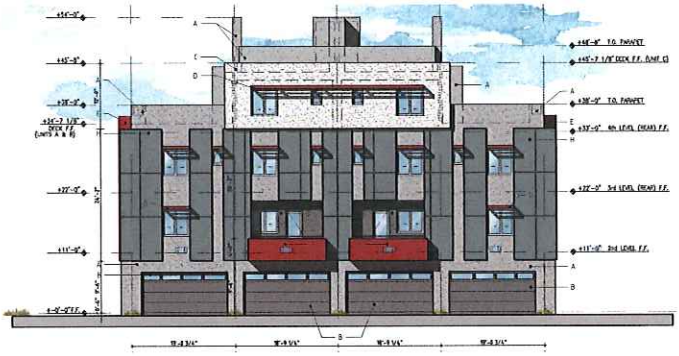
A - PAINT- SW 6020 ZEPHYR - LRV 63
B - PAINT- SW 6030 NICKEL - LRV 47
C - PAINT- SW 6029 PILLAR WHITE - LRV 77
D - 24" METAL SUNSHADE DEVICE, APPLY TO SOUTH FACING ELEVATIONS ONLY
E - PAINT- DET423 RED CRAFT - LRV 10
F - STANDARD GREY CMU BLOCK
G - CORRUGATED METAL PANEL - GALVALUME
H - PAINT- DEC798 TALIESIN BLUE - LRV 19
I - STAINLESS STEEL



ELEVATION- 4 UNIT TOWN HOMES - SOUTH

ELEVATION- 4 UNIT TOWN HOMES - EAST

ELEVATION- 4 UNIT TOWN HOMES - NORTH



ELEVATION- 4 UNIT TOWN HOMES - WEST

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BAHIA WORK LIVE PLAY
SCOTTSDALE, ARIZONA
16576 NORTH 92ND STREET
CITY PLAN REVIEW #PAD15-0, #4-UP-2015, 5-UP-2015, 6-UP-2015, 14-UP-2015, 15-UP-2015, 16-UP-2015, 17-UP-2015, 18-UP-2015, 19-UP-2015, 20-UP-2015, 21-UP-2015, 22-UP-2015, 23-UP-2015, 24-UP-2015, 25-UP-2015, 26-UP-2015, 27-UP-2015, 28-UP-2015, 29-UP-2015, 30-UP-2015

REVISION	
REVISION	
REVISION	
REVISION	1ST SUBMITTAL 09-22-15
REVISION	2ND SUBMITTAL 01-29-16
DATE	09-22-15
SCALE	AS NOTED
PROJECT MANAGER	BOH
PROJECT NUMBER	14-15
DRAWN	AS NOTED
DRAWN BY	BH
IDENTITY	

4 UNIT T.H. ELEVATION

AS-2.7

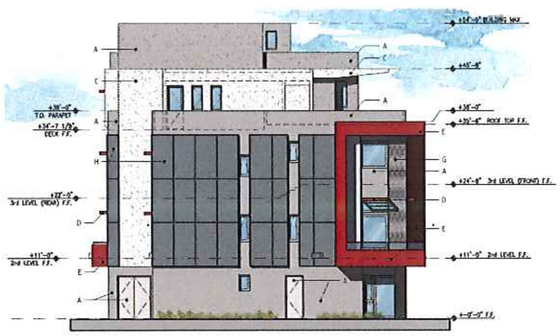
BAHIA WORK LIVE PLAY

ATTACHMENT #2

MATERIAL/ PAINT COLOR LEGEND

NOTE: NOT ALL COLORS MAY BE USED ON EVERY ELEVATION

- A - PAINT- SW 4020 ZEPHYR - LRV 63
- B - PAINT- SW 4030 NICKEL - LRV 47
- C - PAINT- SW 4029 PILLAR WHITE - LRV 77
- D - 24" METAL SUNSHADE DEVICE, APPLY TO SOUTH FACING ELEVATIONS ONLY
- E - PAINT- DET423 RED CRAFT - LRV 10
- F - STANDARD GREY CMU BLOCK
- G - CORRUGATED METAL PANEL - GALVALUME
- H - PAINT- DEC798 TALIESIN BLUE - LRV 19
- I - STAINLESS STEEL



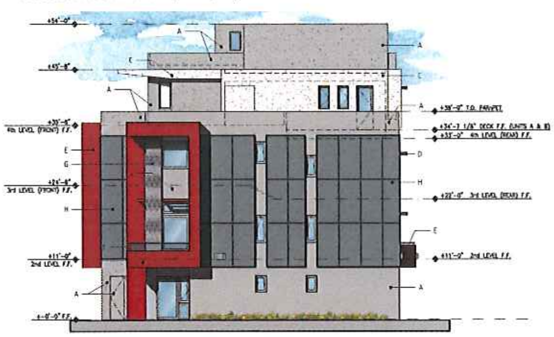
ELEVATION- 6 UNIT TOWN HOMES

PER LEGEND SHEET A003: 5 = 4, 6 = 4 (OPP.), 7 = 4

ELEVATION- 6 UNIT TOWN HOMES

PER LEGEND SHEET A003: 1 = 1, 2 = 1 (OPP.), 3 = 1, 4 = 1 (OPP.), 5 = 1, 6 = 1 (OPP.), 7 = 1, 9 = 1, 10 = 1 (OPP.), 11 = 1

N.T.S.



ELEVATION- 6 UNIT TOWN HOMES

PER LEGEND SHEET A003: 1 = 2, 2 = 2 (OPP.), 3 = 2, 4 = 2 (OPP.), 5 = 2, 6 = 2 (OPP.), 7 = 2

N.T.S.

ELEVATION- 6 UNIT TOWN HOMES

PER LEGEND SHEET A003: 1 = 3, 2 = 3(OPP.), 3 = 3, 4 = 3 (OPP.), 5 = 3, 6 = 3 (OPP.), 7 = 3, 9 = 3, 10 = 3 (OPP.), 11 = 3

N.T.S.

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BAHIA WORK LIVE PLAY

14576 NORTH 92ND STREET

SCOTTSDALE, ARIZONA

6 UNIT T.H. ELEVATION

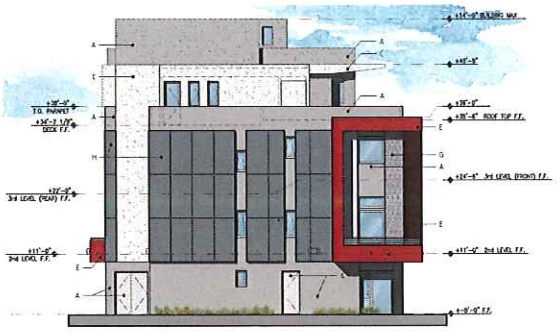
AS-2.6

BAHIA WORK LIVE PLAY

MATERIAL/ PAINT COLOR LEGEND

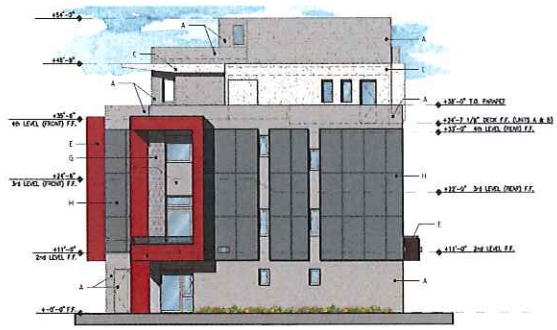
NOTE: NOT ALL COLORS MAY BE USED ON EVERY ELEVATION

A - PAINT- SW 4020 ZEPHYR - LRV 63
B - PAINT- SW 4030 NICKEL - LRV 47
C - PAINT- SW 4029 PILLAR WHITE - LRV 77
D - NOT USED.
E - PAINT- DET423 RED CRAFT - LRV 10
F - STANDARD GREY CMU BLOCK
G - CORRUGATED METAL PANEL - GALVALUME
H - PAINT- DEC798 TALIESIN BLUE - LRV 19
I - STAINLESS STEEL



ELEVATION- 6 UNIT TOWN HOMES
PER LEGEND SHEET A003: 5 = 4, 6 = 4 (OPP.), 7 = 4

ELEVATION- 6 UNIT TOWN HOMES
PER LEGEND SHEET A003: 1 = 1, 2 = 1 (OPP.), 3 = 1, 4 = 1 (OPP.), 5 = 1, 6 = 1 (OPP.), 7 = 1, 9 = 1, 10 = 1 (OPP.), 11 = 1



ELEVATION- 6 UNIT TOWN HOMES
PER LEGEND SHEET A003: 1 = 2, 2 = 2 (OPP.), 3 = 2, 4 = 2 (OPP.), 5 = 2, 6 = 2 (OPP.), 7 = 2

ELEVATION- 6 UNIT TOWN HOMES
PER LEGEND SHEET A003: 1 = 3, 2 = 3(OPP.), 3 = 3, 4 = 3 (OPP.), 5 = 3, 6 = 3 (OPP.), 7 = 3, 9 = 3, 10 = 3 (OPP.), 11 = 3

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BAHIA WORK LIVE PLAY
SCOTTSDALE, ARIZONA
16576 NORTH 92ND STREET
CO-TENANT BUILDER PERMIT SET: 04-29-2015, 05-26-2015, 06-24-2015, 07-24-2015, 08-24-2015, 09-24-2015, 10-23-2015, 11-23-2015, 12-23-2015, 01-22-2016

REVISION	
REVISION	
REVISION	
REVISION	
REVISION	
DATE	01-22-2016
PROJECT NUMBER	1415
SCALE	AS NOTED
DRAWN BY	BH
CHECKED BY	BH

6 UNIT T.H. ELEVATION

AS-2.6

BAHIA WORK LIVE PLAY

ATTACHMENT #3

MATERIAL/ PAINT COLOR LEGEND

NOTE: NOT ALL COLORS MAY BE USED ON EVERY ELEVATION

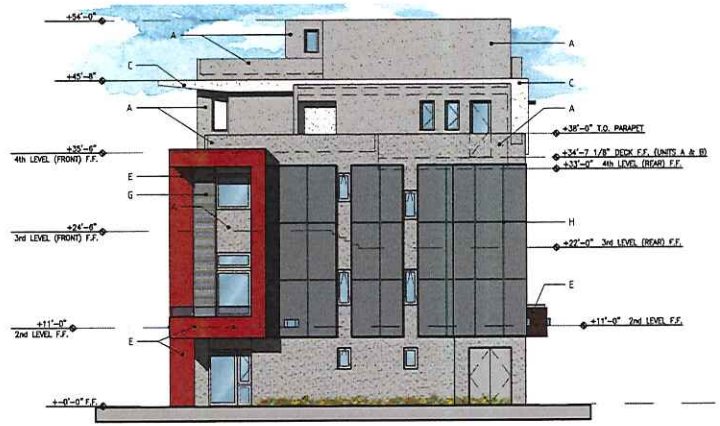
A - PAINT- SW 4020 ZEPHYR - LRV 63
B - PAINT- SW 4030 NICKEL - LRV 47
C - PAINT- SW 4029 PILLAR WHITE - LRV 77
D - NOT USED.
E - PAINT- DET423 RED CRAFT - LRV 10
F - STANDARD GREY CMU BLOCK
G - CORRUGATED METAL PANEL - GALVALUME
H - PAINT- DEC798 TALIESIN BLUE - LRV 19
I - STAINLESS STEEL

ELEVATION- 4 UNIT TOWN HOMES - SOUTH

N.T.S.

ELEVATION- 4 UNIT TOWN HOMES - EAST

N.T.S.



ELEVATION- 4 UNIT TOWN HOMES - NORTH

N.T.S.

ELEVATION- 4 UNIT TOWN HOMES - WEST

N.T.S.

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BAHIA WORK LIVE PLAY

16576 NORTH 92ND STREET SCOTTSDALE, ARIZONA

CO(S) NUM AMEND #'S(S)-15, 44-SA-2014, 74-SA-2015, 54-SA-2014, 14-UP-2014, 14-UP-2014 #2, 4-UP-2014, 418-PA-2014, 4-PA-2007, 33-PA-00

REVISION	
REVISION	
REVISION	
REVISION	
REVISION	
DATE	09-02-2016
ARCHITECT	BING HU
PROJECT MANAGER	DSM
PROJECT NUMBER	14.10
SCALE	AS NOTED
DRAWN BY	
CHECKED BY	BH
SHEET TITLE	4 UNIT T.H. ELEVATION

AS-2.7

BAHIA WORK LIVE PLAY

ATTACHMENT #4