Marked Agendas Approved Minutes Approved Reports

The August 20, 2015 Development Review Board Meeting Agenda and Minutes can be found at

http://www.scottsdaleaz.gov/boards/DRB

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date:

August 20, 2015

Item No. 6

General Plan Element:

Character and Design

General Plan Goal: Foster quality design that enhances Scottsdale as a unique

southwestern desert community.

ACTION

Silverstone/Rawhide Apartments - Mark Taylor 53-DR-2014

Location:

7215 E. Silverstone Drive

Request:

Request approval of the site plan, landscape plan, and building elevations for 10 multi-story buildings with approximately 478,000 square feet of building area containing 262 apartment units, and several single-story amenity buildings, all on

approximately 16.44 acres.

OWNER

MT Pinnacle, LLC 480-991-9111

ARCHITECT/DESIGNER

Architectural Design Group

ENGINEER

Kimley-Horn

APPLICANT CONTACT

Berry, Riddell & Rosensteel, LLC 480-281-5549

BACKGROUND

Zoning

This site is zoned Multiple-family Residential District, Planned Community District (R-5/PCD), which allows multi-family residential, higher density population, municipal uses, and places of worship. The Planned Community District designation is designed and intended to encourage the development of large tracts of land, usually under unified ownership, to achieve land development patterns that will be beneficial to a particular area of the city. The Planned Community District designation is usually accompanied by an approved development plan.

The site was the previous location of the Rawhide western theme park. The theme park had existed at this location since before the city annexed the area into its municipal boundary in January of 1982. The 160-acre site was rezoned from the County Designation (C-2 and R-43) to the City's

Action	Taken	

Western Theme Park zoning category (W-P) in July of that same year. In 2006, the entire Rawhide site, which includes the site, was rezoned from Western Theme Park District (W-P) to Multiple-family Residential District, Planned Community District (R-5/PCD), Central Business District, Planned Community District (C-2/PCD), and Commercial Office District, Planned Community District (C-0/PCD). The Environmentally Sensitive Lands (ESL) zoning overlay abuts the site along the northern boundary.

Although the site is not located within the ESL overlay area, the approved Master Environmental Design Concept Plan (MEDCP) refers to the ESL ordinance for design sensitivity.

Context

The site is located at the southeast corner of N. Scottsdale Road and E. Silverstone Drive. The City of Phoenix is located to the west, across N. Scottsdale Road. Vacant lands are located to the north and south of the site, and the Appaloosa Library is located to the northeast. The Classic Residences at Silverstone assisted living facility is located to the east.

Adjacent Uses and Zoning

- North Commercial Office District, Planned Community District (C-O/PCD); vacant lands and farther north, The Sprout's Commercial Center.
- South Highway Commercial District (C-3) and Industrial Park (I-1); various commercial and industrial establishments.
- East Multiple-family Residential District, Planned Community District (R-5/PCD); Classic Residences at Silverstone.
- West City of Phoenix; vacant lands

Key Items for Consideration

- General Plan
- Silverstone MEDCP
- Villa Volterra Condominium Project (53-DR-2007)
- Collection at Silverstone (42-DR-2011)
- Villa Bello at Silverstone (30-DR-2013)

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The request is for a 262-unit apartment complex to be located at the southeast corner of N Scottsdale Road and E. Silverstone Drive. The apartment complex will provide community amenities for the residents. The request is for approval of the site plan, landscape plan, and building elevations.

Neighborhood Communication

The Applicant sent notification to property owners within 750 feet of the site and other interested parties. Staff has not received any notifications or comments in regards to this project

Staff also sent notification to property owners within 750 feet of the site and other interested parties. Staff has not received any notifications or comments regarding this project.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan amendment case, case 7-GP-2005, amended the General Plan from its previous Cultural/Institutional or Public Land Use Element designation to the existing Mixed Use Neighborhoods Land Use Element designation. The property's zoning category designation was then amended from the Western Theme Park (W-P) to the Planned Community District, with the comparable Multiple-family Residential District (R-5/PCD) zoning category, to be in accordance with the General Plan amendment (15-ZN-2005). Specific standards were approved for the Silverstone (Rawhide) project through case 21-DR-2007. This case established a Master Environmental Design Concept Plan (MEDCP) for this 160-acre site (2-MP-2006). The MEDCP established densities, landscape/plant zones, circulation plans, and design guidelines. The proposed project meets the designation and intent of the General Plan and the zoning category specific to this site.

The proposed project maximizes the allowed density for this parcel as identified by the approved General plan amendment, zoning case, and approved MEDCP. The proposed density is three (3) dwelling units/acre greater than previously approved Villa Volterra (53-DR-2007) condominium project, and identical to the density previously approved through the Collections at Silverstone project (42-DR-2011). The MEDCP states that the closer the requested density is to the maximum allowed, the project should provide amenities in proportion to the requested densities. The site plan shows ramadas, an amenity building, porte-cochere and pool cabana building, mail ramadas, and maintenance building, as amenities being provided.

The site plan and landscape plan identify a minimum 10-foot-wide trail and a minimum 8-foot-wide sidewalk, within the Scenic Corridor and right-of-way, dedicated along N. Scottsdale Road. The Scenic Corridor Design guidelines require paved and unpaved pedestrian access within a dedicated Scenic Corridor Easement. The trail and sidewalk are critical in completing the pedestrian circulation along N. Scottsdale Road and the City's trail system. There is a connection from these pedestrian paths into the Silverstone/Rawhide Apartments project. Pedestrian and sidewalk connections will also be installed along the northern and eastern boundaries of the site. The site plan and landscape plans also identify a pedestrian connection from the Silverstone/Rawhide Apartments project to the Appaloosa Library destination.

The proposed buildings have been laid out to conform to the site's unique shape. Approximately half of the structures are angled to break up the building mass and create a contrast in building planes (Refer to Attachment #5). There are three structures being proposed adjacent to, or in proximity to, the 100-foot-wide scenic corridor easement. The buildings have been designed and located throughout the site to also create internal open space areas and courtyards. The courtyards, open space, and angle structure locations encouraged the 360-degree architectural design on the site. The structures are successful in creating four-sided architecture.

The Silverstone MEDCP, approved through cases 15-ZN-2005 and 2-MP-2006, requires all landscape plans proposed for the Silverstone site to be reviewed by the Silverstone Development Review Committee (SDRC) before submittal to the City. The owner/applicant has provided confirmation of submittal, review, and approval by the SDRC. The plant material used is in accordance with the approved MEDCP (Refer to Attachment #11).

The Silverstone MEDCP defined building design as drawing inspiration from rich and diverse southwest architecture. The proposed architecture can be considered a more contemporary architectural design, and does not have an architectural language that is fully consistent with the characteristics of a particular architectural style that relates to the southwest. The proposed elevations are a contemporary interpretation of the "Pueblo/Santa Fe" architectural design. The elevations have been updated to provide a stronger and more consistent characteristic of this architecture style. The elevations show faux-ornamental elements that would better communicate southwestern architecture if they were functioning elements (Refer to Attachment #13). Window elements in the tower structures and ventilation openings would authenticate the elevations more if they included more depth, or actual function, to the implementation.

The Silverstone MEDCP describes the future residential structures for this parcel to be designed using diverse home types, building orientations, setbacks, massing, and architectural style. The proposed elevations and site plan provide differing orientations and setbacks. There are two garage structures, aside from the above mentioned amenity buildings, that are considerably smaller in massing than the other proposed buildings, and the remaining buildings vary slightly in massing. The residential structures show a variation in architectural design, but do not vary significantly in color (Refer to Attachment #18). The applicant has submitted a materials and samples board which provides three main "body" colors that have a very small differentiation in color. The applicant proposed nine different building types, and only three main color variations. The previously approved Collection at Silverstone project provided five building types with five color variations.

The overall design of the site plan is consistent with the approved MEDCP for the Silverstone project. The proposed project meets the intent of the General Plan, zoning designation, and the scenic corridor guidelines. The proposed elevations could be enhanced to closer meet the architectural intent of the approved MEDCP. Although the site is not zoned within the ESL overlay area, the MEDCP was approved to help guide the design of projects on this site due to the transitional nature of the Silverstone project area.

Height, by ordinance, is measured/reference by establishing 12 inches above the average elevation at the top of the curb of the street or streets adjacent to the property, or to the top of the crown of the roadways or roadways, if there is no curb, to the highest point of the coping of a flat roof, or to the highest point of the mansard roof or to the highest gable of a pitch or hip roof. The ordinance provides, however, that in cases where drainage considerations supersede this ordinance; the point of reference elevation would be subject to the approval of the Floodplain Administrator. The approved case stipulations state that "with the Development Review Board submittal, the developer shall submit plans demonstrating how the proposed finish floor grades compare with the existing natural grades to the spirit and intent of the building height limitations..." in accordance with the height exhibit attached to the stipulations.

Because this development is within an AO floodplain the finished floor elevation must be a minimum of 2 feet above the highest adjacent grade. This site has been altered over time and the topography is significantly changed from its "natural grade." The topography exhibit (Attachment #8) represents a recreation of what "natural grade" was prior to disturbances of this site, and this exhibit was used to determine the minimum finished floor elevation for the building. The proposed use of the property (multi-family housing for seniors) limits the amount of grade change that can occur on the site and maintain requirements for ADA accessibility. Drainage considerations reset

the minimum finished floor elevation (as allowed by the Zoning Ordinance) and accessibility requirements established the elevations from which the height of the building is measured. The building height shown on the elevations is 36 feet. Measurements from the assumed "natural grade" may exceed 36 feet on some buildings for drainage and accessibility reasons.

Site design that is consistent with the use of the property (proposed multi-family housing for senior residents) dictate that significant amounts of fill be imported to reduce the amount of grade change on the site. The importation of fill results in retaining walls that will be up to 11 feet tall at the southwestern corner of the property, and up to 8 feet tall at the other points along the southern property line (Attachment #9).

Staff is concerned about the extent to which the site is being raised with fill material and the potential visual impact of the retaining walls. Some retaining walls along the south side of the property are up to 11 feet in height above the existing grade on the property to the south. The applicant has indicated that the fill is occurring to achieve ADA accessibility for all of the first-floor units, and is prepared to describe the technical aspects of the site topography at the DRB hearing.

Development Information

Parking Provided:

Existing Use: Vacant Property, former Rawhide site

Proposed Use: 262 Apartment Unit Complex

Parcel Size: 16.44 gross acres

Building Height Allowed: 36 feet
 Building Height Proposed: 36 feet
 Parking Required: 427 spaces

Open Space Required: 160,164 square feet / 3.67 acres (at 36-ft height)

511 spaces

Open Space Provided: 243,398 square feet / 5.58 acres

Number of Dwelling Units Allowed: 262 units
 Number of Dwelling Units Proposed: 262 units

Density Allowed: 14.2 dwelling units per acre
 Density Proposed: 14.2 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board continue Silverstone/Rawhide Apartments per the attached stipulations, finding that the provisions of Silverstone MEDCP and the Development Review Criteria have not been met.

Proposed Next Steps:

Staff recommends that the site plan, landscape plan, and building elevations return to the Development Review Board for final approval.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

Scottsdale Development Review Board Report | Case No. 53-DR-2014

STAFF CONTACTS

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ATTACHMENTS

- Stipulations/Zoning Ordinance Requirements A.
- B. Fire Ordinance Requirements
- Applicant's Narrative 1.
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. **Zoning Map**
- Combined Context Aerial and Site Plan 4.
- 5. Site Plan
- 6. Site Plan Worksheet
- 7. Roof Plan Worksheet
- Established "Historic" Grade Plan 8.
- 9. Fills and South Wall Elevations
- 10. Landscape Plans
- Pedestrian/ Vehicular Circulation Plan 11.
- 12. **Building Elevations (Color)**
- Building Elevations (Black and White) 13.
- **Streetscape Elevation** 14.
- 15. Streetscape Perspective
- 16. **Entrance Perspective**
- 17. Material and Color Board
- **Exterior Lighting Cut-sheets** 18.

Stipulations for the Development Review Board Application: Silverstone/Rawhide Apartments - Mark Taylor Case Number: 53-DR-2014

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

APPLICABLE DOCUMENTS AND PLANS:

- 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 Building elevations, including dimensions, materials, form, color, and texture shall return to the Development Review Board for final approval.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Architectural Design Group, with a City staff date of 6/24/15.
 - c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan submitted by Collaborative V Design Studio Inc., with a City staff date of 6/24/15.
 - d. The case drainage report submitted by Kimley-Horne and accepted in concept, with the date of 5-26-2015, by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Kimley-Horne and accepted in concept, with a date of 3-20-2015, by the Water Resources Department.
 - f. The cuts and fills plan of all site improvements shall return to the Development Review Board for final approval if fill is increased from the cuts and fills exhibit by Kimley-Horne, with a city staff date of 8/14/15.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable cases for the site were cases: 15-ZN-2005, 2-MP-2006, 15-ZN-2005#2, 2-MP-2006, 2-MP-2006#2, 2-MP-2006#3, 2-MP-2006#4, and 15-ZN-2005#3.

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ARCHITECTURAL DESIGN:

Ordinance

- B. Structures shall not exceed thirty-six (36) feet in height, as measured from the finished floor. The reference point for measuring finished floor elevation should be established at least 2 feet above "historic" natural grade, and may be adjusted to accommodate on-site drainage and Federal accessibility requirements of the Americans with Disabilities Act.
- C. Roof drainage systems shall be interior to the building, per Zoning Ordinance Section 7.105.

DRB Stipulations

- Architectural Building elevations, including dimensions, materials, form, color, and texture shall
 return to the Development Review Board for final approval. Building elevations shall be
 updated to include comments as follow in the "Architectural Design DRB Stipulations" portion
 of Attachment "A."
- 3. Elevations should be updated to include more of a southwest architectural characteristic. The project provides earth-tone colors and materials that are characteristic of the southwest, but the proposed architecture does not have elements that categorize the development to the southwest. The building elevations shall be updated and return to the Development Review Board for final approval.
- 4. 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.
- 5. 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.
- 6. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations, per Scottsdale Design Standards & Policies Manual Section 2-1.401.4.

SITE DESIGN:

DRB Stipulations

- 7. The location and configuration of all site improvements shall return to the Development Review Board for final approval if changes in fill increase from the cuts and fills exhibit by Kimley-Horne.
- 8. At time of final plans, the developer shall obtain from the owner of Parcel D, any easements that may be necessary to construct and maintain the proposed retaining wall along the south property line, and provide a copy with final plans submittal.

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- 9. 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.
- 10. The scenic corridor shall not include fills to exceed three (3) feet above "historic" grade as established through cases 15-ZN-2005 and 2-MP-2006. Fills adjacent to the scenic corridor shall not exceed five (5) feet in height, unless stepped retaining walls are incorporated to reduce the visual impact of wall heights, subject to staff approval.
- 11. The Owner must provide a sidewalk connection to the adjacent library parcel. Connect to the existing pathway on the library site or propose modifying the existing connection. Refer to the 2008 Transportation Master Plan Ch. 7, Sec. 8; and DSPM 2-1.808.

LANDSCAPE DESIGN:

DRB Stipulations

- 12. Landscape improvements, including quantity, size, and location shall be submitted to Staff for final approval. Landscape plans shall be updated to include comments as follow in the "Landscape Design DRB Stipulations" portion of Attachment "A."
- 13. 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.
- 14. Update proposed landscape plans to identify the "Theme Areas" approved through the Silverstone MEDCP, and identify the plant palette accordingly. All plant material and hardscape shall be in conformance with the Scottsdale Road Streetscape and Scenic Corridor guidelines, and Silverstone MEDCP and Design Elements. Provide updated landscape plans with final plans submittal.
- 15. The Silverstone MEDCP (approved through case 15-ZN-2005 and 2-MP-2006) requires all landscape plans proposed for the Silverstone site to be reviewed by the Silverstone Development Review Committee (SDRC) before submittal to the City. Provide a copy confirmation of submittal and review by SDRC with final plans submittal.

EXTERIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

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DRB Stipulations

- 16. 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.
- 17. 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.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

G. 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.

DRB Stipulations

- 18. Before any building permit is issued for the site, the owner shall dedicate a minimum 100-foot-wide Non-motorized Public Access Easement, and construct a minimum 10-foot-wide multi-use trail along N. Scottsdale Road before any certificate of occupancy is issued for the site, as shown on the submitted site plan with the City staff date of 5-8-2015. The alignment of the trail shall be subject to approval by the City's Transportation Principal Transportation Planner or designee before dedication, and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails per the DSPM. The location and design of the signs and markers shall be shown on the final plans.
- 19. Non-motorized Public Access Easement shall be dedicated over the existing scenic corridor, located along the N. Scottsdale Road frontage, to replace the existing Public Trail Easement. Both easements may co-exist, or the owner/applicant may release the existing Public Trails Easement.
- 20. Owner shall dedicate an Emergency and Service Vehicle Access Easement (ESVAE) over all proposed drive aisles. The ESVAE to be dedicated shall be a minimum of twenty-four feet in width with final plans submittal.
- 21. The owner shall dedicate a drainage easement over the limits of the scenic corridor easement within the limits of the property along Scottsdale Road with final plans submittal.

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WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

- 22. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
- 23. 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.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 24. The cuts and fills plan of all site improvements shall return to the Development Review Board for final approval if fill is increased from the cuts and fills exhibit by Kimley-Horne.
- 25. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee, of the Stormwater Management Department of the Planning and Development Services Department.
- 26. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
- 27. No more than twenty-five percent of the scenic corridor area shall be used for improved drainage purposes. With final plans, the site plan must be updated to have the drainage features meander throughout the scenic corridor; not pressed up against the N. Scottsdale Road right-of-way.
- 28. Proposed underground storage must be in conformance with the City of Scottsdale Underground Storage Policy per Design Standards and Policies Manual Section 4-1.403.



53 DR 2014

DATE: 12/16/14

Silverstone/Rawhide Apartments - Mark Taylor 7215 E Silverstone

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

⊠ 1.	PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE.	9. BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
⊠ 2.	FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS.	☑ 10. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.
□ 3.	PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.	☐ 11. FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE/STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE.
⊠ 4.	PROVIDE A KNOX ACCESS SYSTEM: ☐ A. KNOX BOX ☐ B. PADLOCK ☐ C. KEY SWITCH AND PREEMPTION DEVICE OVERIDE FOR AUTOMATIC GATES	□ 12. FIRE SPRINKLER SYSTEM DESIGN CRITERIA FOR UNSPECIFIED SHELL BUILDINGS SHALL BE .45GPN OVER 3000 SQUARE FEET.
□ 5	5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.	☐ 13. PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL.☐ 14. ☐ 14.
□ 6.	SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT HMIS WITH BUILDING PLANS.	☐ 15
⊠ 7.	A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS.	☐ 16
⊠ 8	FIRELINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER	☐ 17
	NFPA STANDARDS AND SCOTTSDALE REVISED CODES.	☐ 18

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-2500.

Mark Taylor Silverstone/Rawhide Project Narrative

I. INTRODUCTION

Mark-Taylor is developing a luxury resort-style multifamily community of 262 units on an 18.476 gross acre site (14.2 du/ac) at the southeast corner of Scottsdale Road and Silverstone Drive. The site is part of the Silverstone at Pinnacle Peak master planned community, and is zoned as Planned Community District (P-C), with a comparable zoning of Multi-family Residential (R-5) - Zoning Case No. 15-ZN-2005. This site is subject to amended development standards and stipulations as approved in the above mentioned case. The proposed site plan and buildings conform with these amended standards and comply with all zoning stipulations. Appurtenance

II. CONFORMANCE WITH GENERAL AND CHARACTER PLANS AND GUIDELINES

The Scottsdale General Plan designates the property as a mixed-use neighborhood of Suburban/Suburban Desert Character. This development is the "live" component of the "live-work-play" integration goal described by this designation. This multi-family community focuses on human scale development that will provide high-end options for the diverse and discerning population in the area.

The proposed multi-family community is responding to the guiding principles of: adding to the variety of housing options; providing connectivity between the surrounding live, work and play uses in the neighborhood; an appropriate and complimentary presentation of building materials that are responsive to the climate, energy efficient and compatible with the neighboring developments. The streetscapes will be protected or improved in accordance with the Master Environmental Design Concept Plan (MEDCP), Scenic Corridor Design

Guidelines and applicable Scottsdale Design Standards and Policies to provide enhanced pedestrian and vehicular connectivity to all surrounding business, retail and recreational activities.

III. GENERAL CONTRIBUTION TO THE NEIGHBORHOOD

Given the reputation—and history—of Mark-Taylor in the Valley, the proposed multi-family community will undoubtedly bring a high level of sustained desirability to the area. Mark-Taylor communities are still rated among the most desirable and attractive in the metropolitan area even a decade or more after construction.

This residential community will be a flagship development for Mark-Taylor. The proposed community will be the lowest density (14.2 du/ac) multifamily apartment development in this cycle anywhere in the valley. Additionally, the average unit size of 1,437 s.f. is significantly larger than other typical rental units currently being built in Scottsdale and throughout the valley. These buildings will have elevators throughout, and a high garage/unit ratio. These amenities along with upgraded interior finishes and features will appeal to a more mature demographic (empty nesters, baby boomers, part time residents, etc.) looking to downsize and/or find flexibility outside of traditional homeownership while keeping the exclusivity of a North Scottsdale address. This type of residential option is almost non-existent in Scottsdale today.

Overall, this is a comfortably efficient size of project that allows for plenty of perimeter landscaping and on-site space between buildings for usable open space, convenient circulation for pedestrian walkways as well as air and light.

Typically the grand entrance would get particular attention to make it exceptional, but in this case we will have two exceptional entrances. The Silverstone Drive entrance will be considered the front door to the project, but both entrances will have a grand, gated porte-cochere with guardhouse to announce the approach to an exceptional community. Landscaping is one of the many standout features of Mark-Taylor communities, and this development will be no different with resort-like scenery consisting of Sonoran and complimentary

favorites from the approved plant palette. Each of the three street fronts is intended to have a different character concept as described in the Master Environmental Design Concept Plan, and will be masterfully blended within and throughout the site.

Any traffic impact resulting from this development will be tempered by its dispersal through alternate entries which provide access on two different streets (Silverstone Drive & 74th Street) and tie into Scottsdale Road (major arterial), Williams (major collector), Pinnacle Peak (minor arterial) and Miller (minor arterial).

IV. ARCHITECTURAL CHARACTER AND VARIETY

The architectural character of the development is a compilation of traditionally practical and attractive southwest features and materials. Low pitched roofs of hips and gables, exposed rafter tails, clay-colored S-shaped roof tiles, arched openings and wrought iron details give the project an underlying Spanish Colonial Revival design foundation. Variations on that theme provide additional interest and benefits. The varied massing with high and low roof levels brings the 3-story building down to a pedestrian and comfortable scale, and provides variety and color contrasts to the overall appearance of the buildings. Just enough architecturally integrated features extend above the 36foot building height to give visual variety to the roofline and provide safe and necessary access to the roof-top mechanical equipment. The concrete "S" roof tile provides a durable and aesthetically pleasing lid to the buildings with obvious intentions of evoking the clay barrel roof tiles so commonly associated with the region. The roof tiles will be a blend of colors that complement the earth tones of the stucco, stone and accent features. Roof overhangs, deep patio/balcony coverings, and colonnades provide much needed shade in the hotter months and provide wonderful shadows to enrich the appearance of the varied building facades. Varied window sizes demonstrate congruence between form and function. The enclosing guardrails of the patios and balconies are of two types to avoid excessive repetition - some are relatively open with decorative wrought iron railing while others are mostly opaque with a stucco-covered, wood framed containing a perforated pre-cast decorative concrete insert.

Rather than assemble a series of currently trendy colors to apply to the buildings in various patterns, Mark-Taylor has always subscribed to the concept of a simple and elegant single light-earth-toned color (per building) with accents of complimentary color and material. community will utilize three body colors for variety. Each building will use one main body color, and all will use the same accent and appurtenance colors as a unifying element throughout. The exposed rafter-tails, stone and brick veneer, brick borders, window pop-outs, body bands, columns, corbels, shutters and other various decorative features add pointed variety and detail to the architecture. accessorizing elements will be fine tuned to an appropriate level of It is Mark-Taylor's philosophy to present a striking articulation. product that is perceived as clean and classy rather than convoluted and cluttered; timeless rather than fleetingly dated as soon as the next color trend comes along. The shadows that are cast by the varied planes of good design provide much better contextual and complimentary hues than any hodge-podge application of a mandatory number of colors selected from a color deck.

V. SENSITIVE DESIGN PRINCIPLES, CLIMATE / ENVIRONMENTAL FACTORS

The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the <u>Scottsdale's Sensitive Design Principles</u>, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. The design character of any area should be enhanced and strengthened by new development.

Response: The proposed architectural character takes inspiration from the surrounding Silverstone development through the use of

similar materials, colors and architectural detailing. The building character and massing is complementary to the surrounding development including the newly approved Sprouts retail center. The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

Response: Although the setting of this site is suburban-redevelopment in character (previously Rawhide) and does not have natural features such as washes and natural area open space to preserve, the developer has taken special consideration to maintain established vistas and provide views and convenient access to surrounding features and integral open space for the residents.

3. Development should be sensitive to existing topography and landscaping.

Response: The existing topography is the result of a previous use which altered the topography in a peculiar fashion. The proposed development intends to restore a more natural and uniform slope -- as much as flood plain constraints and site accessibility requirements will allow. Landscaping will consist of low-water use desert appropriate landscaping materials consistent with the approved Silverstone plant list. Approximately 50 existing on-site trees and saguaro cacti have been incorporated into the landscape plan, and the majority of all trees will be mature at planting (24" box or larger.)

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Response: The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping and integration of native plants. The site has more than the required amounts of open space, and is providing 24.6% open space (179,289 s.f.), where 22% (160,149 s.f.) is required. Also, the parking lot landscaping requirement of 15% is far exceeded with 42.6% parking lot landscaping provided. Additional landscaping will contribute to the natural habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand. The existing runoff flow patterns coming through this site toward Scottsdale Road are maintained with the proposed development.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Response: Pedestrian circulation and streetscape is an important feature of the project with the trail system along Scottsdale Road and proximately to the Appaloosa Public Library (see below for more details).

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response: The perimeter of the site will be provided with trails, paths and sidewalks consistent with the MEDCP and requirements within the 100' scenic corridor along Scottsdale Road to accommodate and encourage pedestrian activity to, from and around the path system of the Silverstone development and beyond. Controlled access pedestrian gates will provide connections for the residents on Silverstone Drive and 74th Street. The sidewalk system within the development will provide accessible circulation throughout the site with ramps, crosswalks, etc. Likewise, automobile traffic will be conveniently accommodated with two means of full access. On-site

parking for residents and their guests is evenly distributed throughout the site for safety and convenience.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A detailed pedestrian circulation plan is provided with the application showing connectivity and connections throughout the site for the benefit of the residents.

8. Buildings should be designed with a logical hierarchy of masses.

Response: The proposed use of building massing is compatible with surrounding development and is appropriately placed back from the street frontages with 30' along Silverstone Drive and 74th Street and 100' along Scottsdale Road. Building articulation, roof design and massing promotes a natural hierarchy.

9. The design of the built environment should respond to the desert environment.

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities for its residents. Additionally, the development plan far exceeds the base open space requirements.

Roof overhangs, 3-coat stucco system, dual pane windows with low-E glazing, and shading colonnades are all in response to the regional climate conditions and the need to build sustainable architecture. The above features plus maximized insulation will assure that we exceed the efficiency requirements of the International Energy Conservation

Code. For south and west facing windows without immediate overhangs or recessed solar relief, we have coordinated the use and placement of the appropriate species of trees to provide shading for those windows. Every unit will have high performance glazing to block the maximum amount of UV rays while maintaining maximum visibility.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Response: Context appropriate, mature arid-region plant materials will be utilized with the redevelopment of the property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement including approximately 50 existing mature trees on site to be incorporated in the overall landscape plan.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Response: The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern in the area.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

Response: Lighting will be designed in a manner that is respectful of the surrounding context and the City's dark-sky policies while maintaining safety for the residents.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Project identification will be low-scale and contextually appropriate and processed under a separate approval and permit process.

VI. <u>DEVELOPMENT REVIEW BOARD CRITERIAL - Sec. 1.904</u>

- A. In considering any application for development, the Development Review Board shall be guided by the following criteria:
 - 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response: The proposed development is consistent with the Silverstone MEDCAP, General Plan, approved zoning case, and Design Standards & Policies Manual.

- 2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response: The architectural character, landscaping and site design of the proposed development have been designed with respect to the surrounding improved developments including the Vi at Silverstone, Appaloosa Library and the Sprouts center (recently approved and under construction). The buildings are arranged both inward around the on-site open space, and outward toward the surrounding scenery.

b. Avoid excessive variety and monotonous repetition;

Response: The proposed buildings include roof overhangs, deep patio/balcony coverings, and colonnades that provide shade and shadows to enrich the appearance of the varied building facades. Varied window sizes demonstrate congruence between form and function. The enclosing guardrails of the patios and balconies are of two types to avoid excessive repetition - some are relatively open with decorative wrought iron railing while others are mostly opaque with a stucco-covered, wood framed half-wall containing a perforated precast decorative concrete insert. The overall character and fenestration of the buildings are designed in a manner that avoids repetition.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response: See Scottsdale's Sensitive Design Principles outlined above.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: Not applicable.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Access to the site is provided via Silverstone Drive on the north and 74th Street on the east. Parking is provide in excess of the City's code requirements with 427 spaces required and 511 spaces provided on site. Additionally, see the Pedestrian/Vehicular Circulation Plan for connectivity and access points.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: In keeping with Mark-Taylors commitment to provide a pedestrian-friendly, peaceful and relaxing environment – all mechanical condensing units at the clubhouse/leasing office and apartment buildings are placed in a mechanical well atop each of the buildings. These mechanical-wells are well-screened by a combination of mansard roofs and parapets to completely conceal the units from eyesight and earshot. This not only keeps the grounds quieter, but allows for more landscaping between and around the buildings, and serenity between and around our residents.

- 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: Not applicable.

- 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;

- c. Location near the primary pedestrian or vehicular entrance of a development;
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- e. Location in conformance to standards for public safety.

Response: Not applicable.

B. The property owner shall address all applicable criteria in this section.

Response: See responses above.

VII. SUMMATION

The development is in substantial harmony with the General Plan, Grayhawk/Rawhide Character Area, Master Environmental Design Concept Plan, Scenic Corridor Design Guidelines, and offers responsible solutions to the Scottsdale Sensitive Design Principles. Mark-Taylor is a premium developer and manager of first-rate apartment homes, and is dedicated to making this a stand-out example of excellence in their long history of successful multi-family communities.



Context Aerial

ATTACHMENT #2

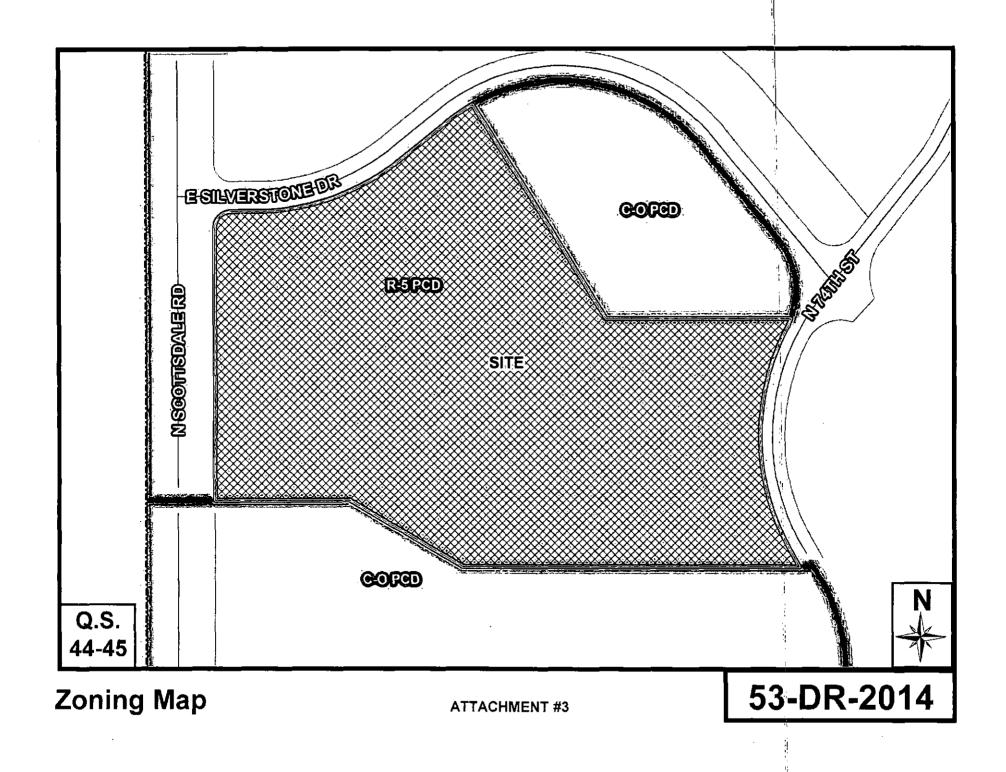
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Close-Up Aerial

ATTACHMENT #2A

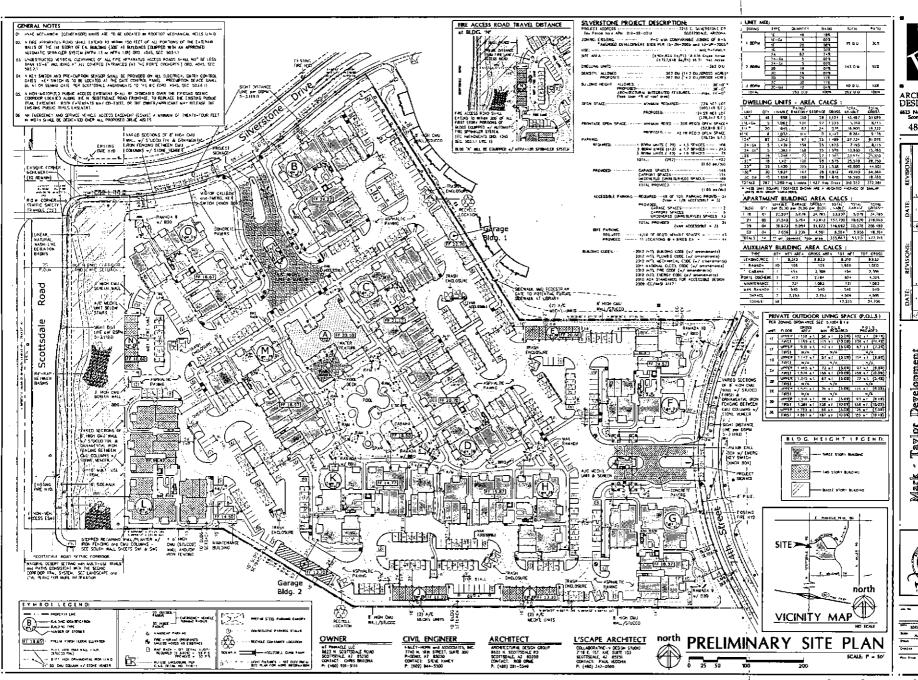
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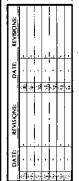
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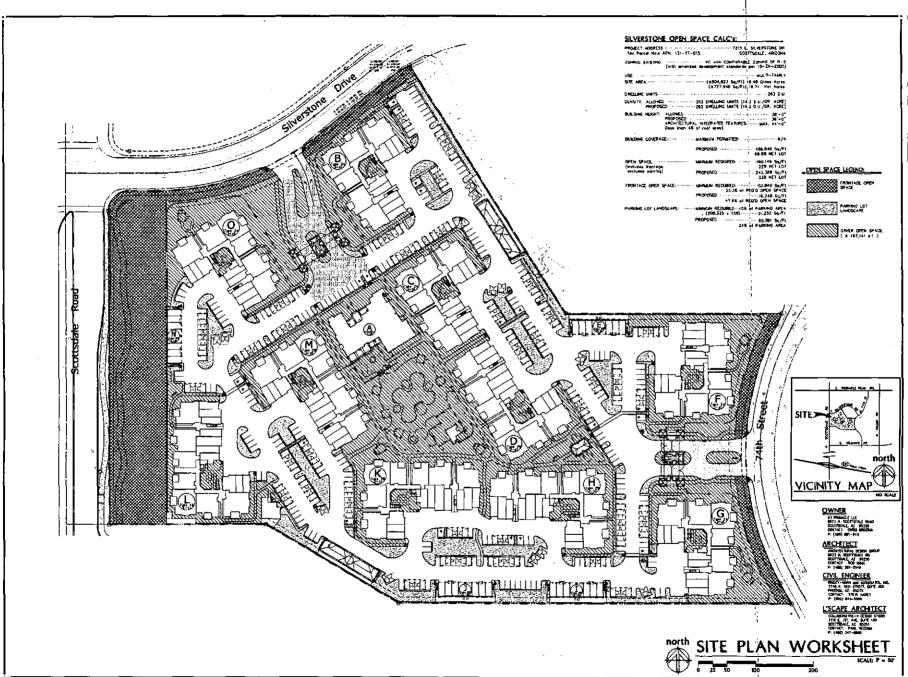
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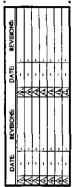


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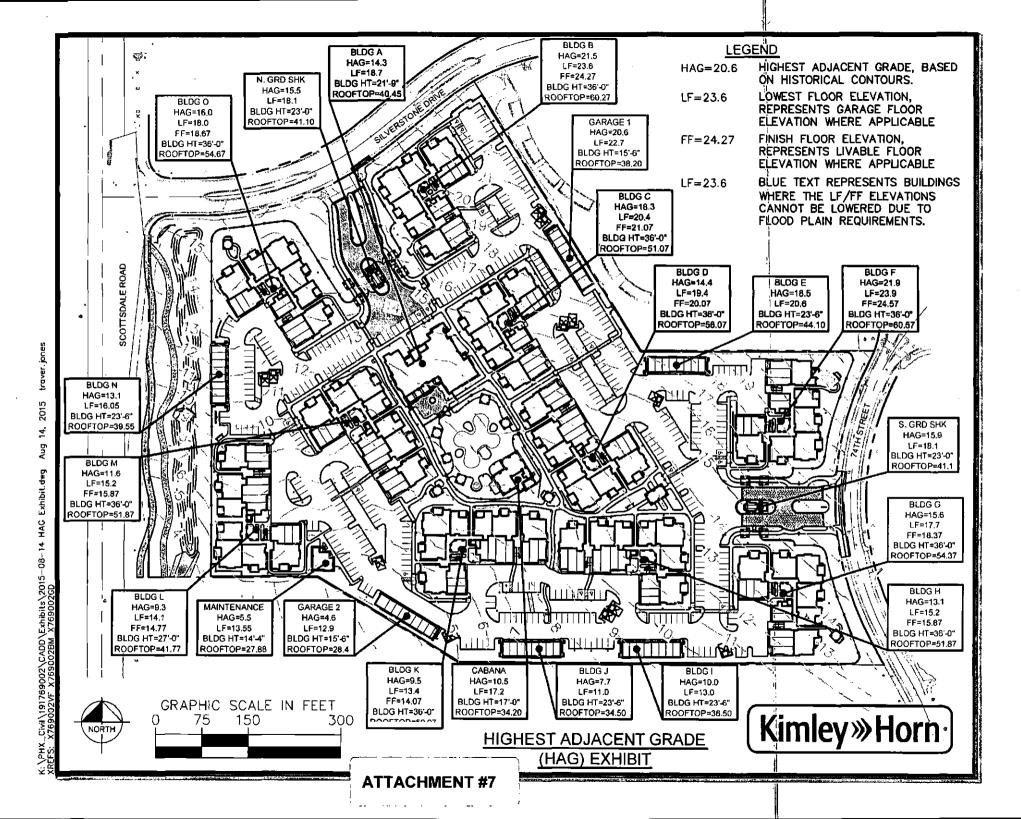


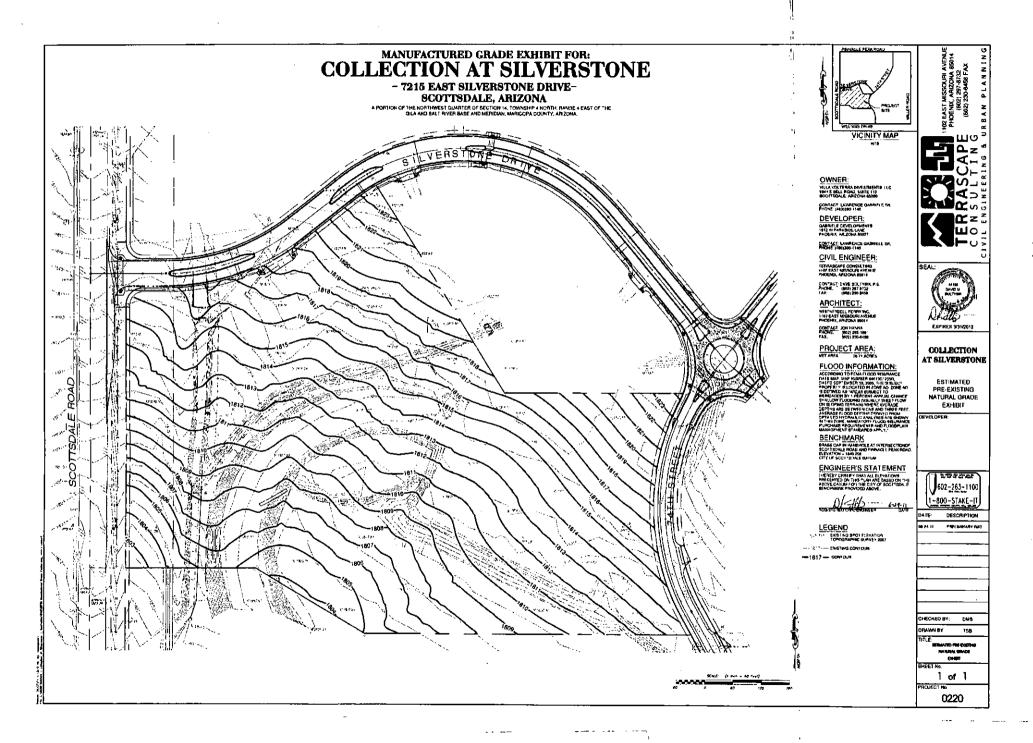
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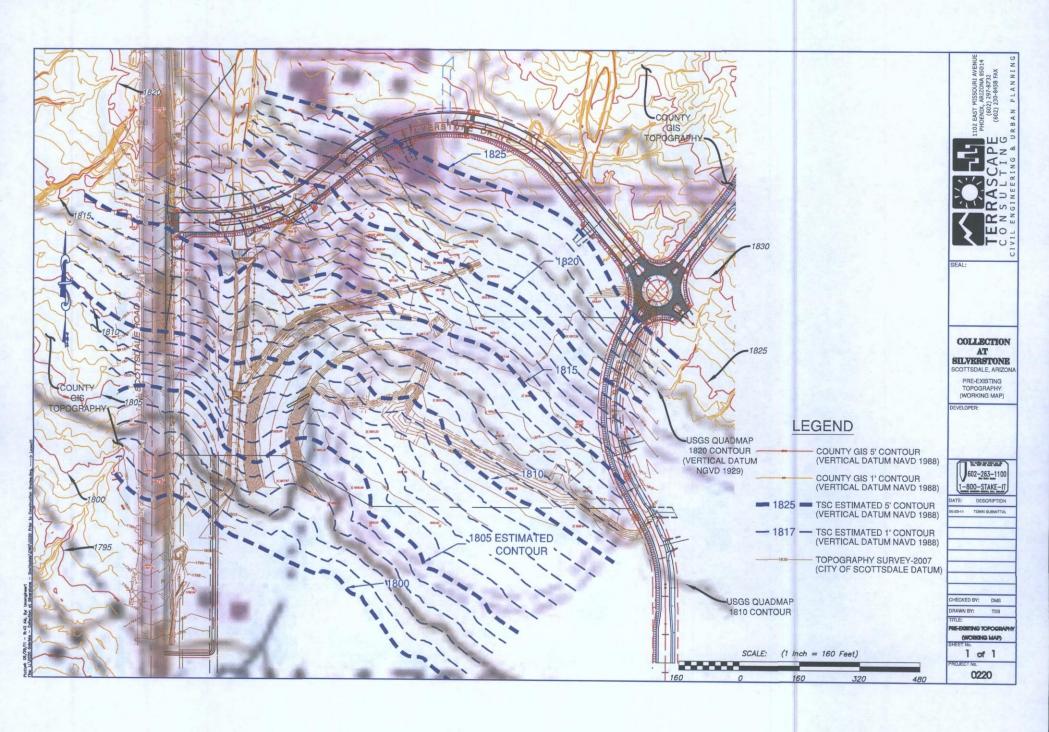


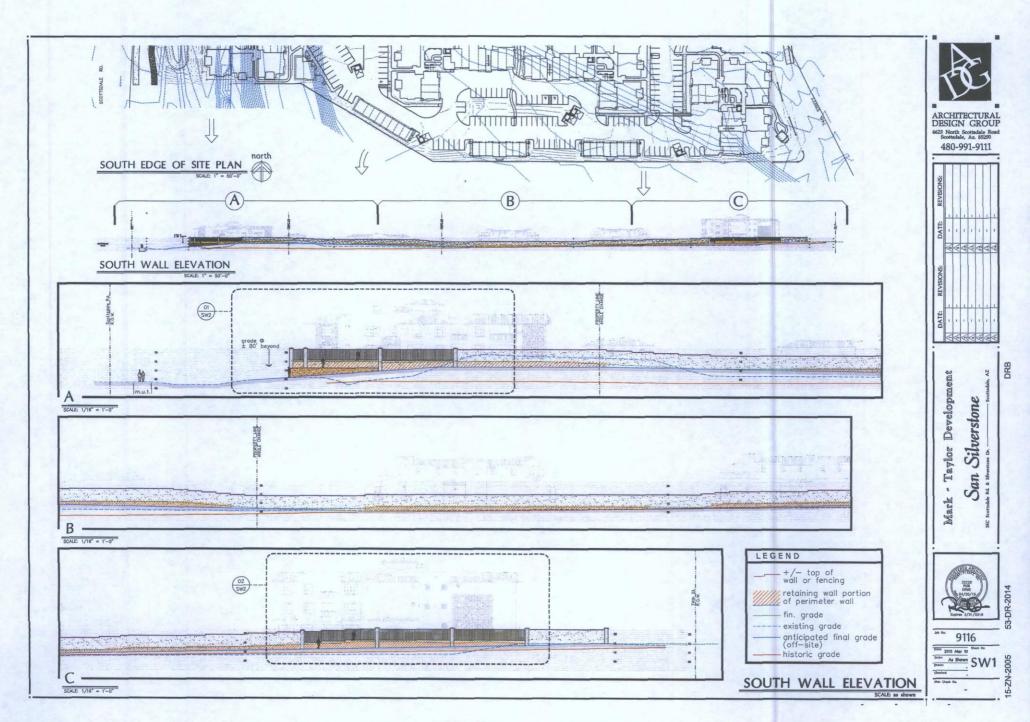
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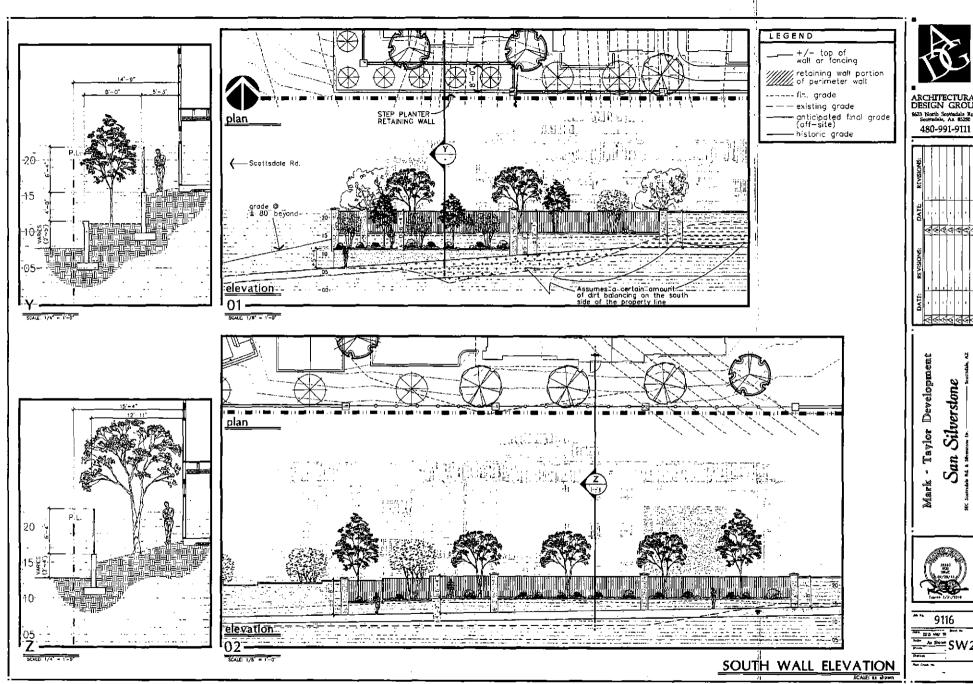
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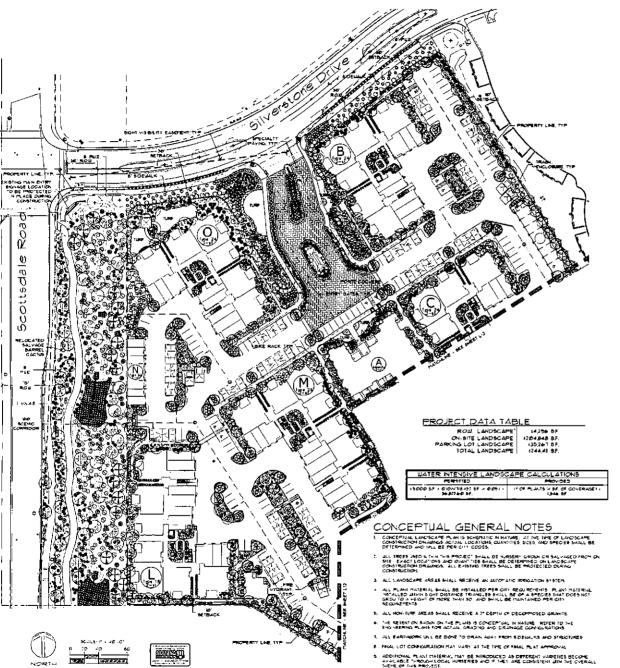


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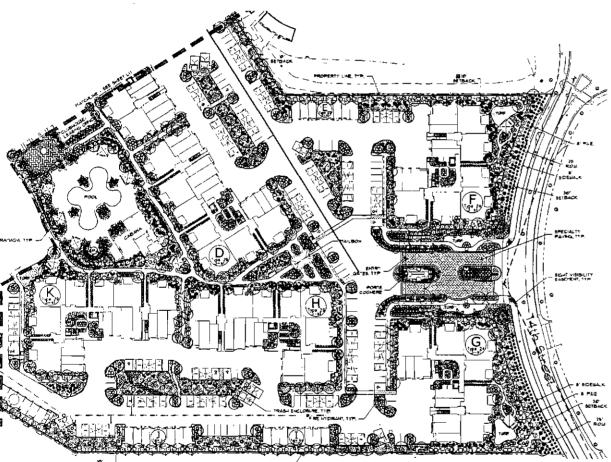
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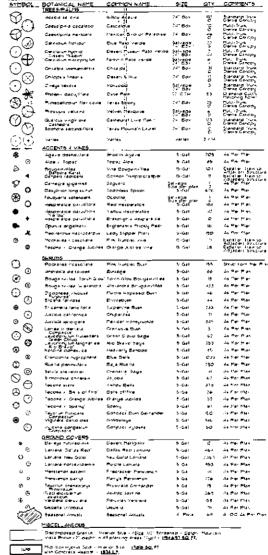
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ATTACHMENT #10





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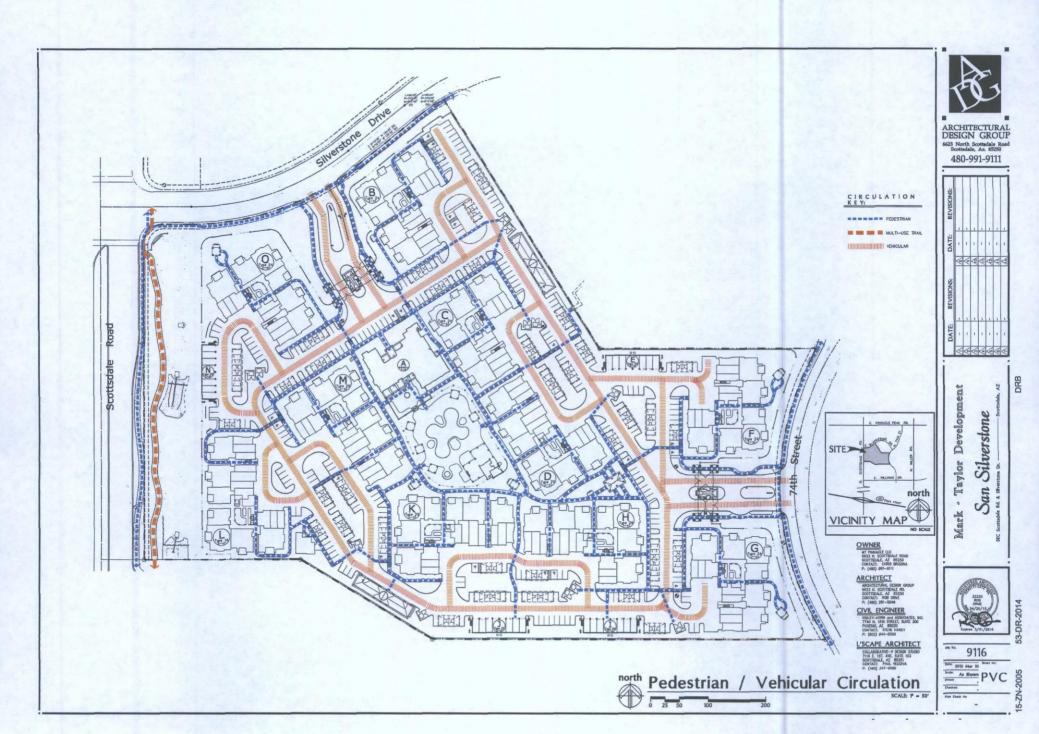
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FRONT ELEVATION

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RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



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Window Sill Pop-outs, Corbels, Columns
 Frazee / Colorlie Points: C., M. 1010W "Snow Volley"

 Metals (ornamental-iron railing)

A Roof Tile (Patio/Balcony Insert Panels to match)

B Rafters & Overhangs, Shutters
Frazee Points, CL2677N "Expresso"
C Stucco / Main Body (Including stucco fuscio)

H Garage Doors, Fire-riser Doors

D Window Frames

EXTERIOR ELEVATIONS - BLDG TYPE 18



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Markar avilor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

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REAR ELEVATION



LEFT ELEVATION



- A Roof Tile (Petic/Belcony Insert Panels to metch)
- B Rafters & Overhangs, Shutters
- C Stucco / Main Body (Including stucco fescie)
- Dunn Edwards: Obun Edwards: O'Con Ed
- (D) Window Frames
- E Window Sill Pop-outs, Corbels, Columns
- F Metals (ornamental-iron railing)
- G Exterior Pedestrian Doors
- (H) Garage Doors, Fire-riser Doors

- 3 Stone Veneer



EXTERIOR ELEVATIONS - BLDG TYPE 18



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> 6623 North S Scottsdale, (480) 991-9111 Mark







- A Roof Tile (Patio/Balcony Insert Panels to match)
- B Rafters & Overhangs, Shutters
- C Stucco / Main Body (Including stucco feeds)
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 Dice Edwards: Dept. Edwards: Dune Edwards: Dept. Edw
- (D) Window Frames

SCALE: 1/8" = 1'-0"

- E Window Sill Pop-outs, Corbels, Columns
- F Metals (ornamental-iron railing)
- **©** Exterior Pedestrian Doors
- (H) Garage Doors, Fire-riser Doors
- Brick Veneer



EXTERIOR ELEVATIONS - BLDG TYPE 24



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> Scottsdale Road , Arizona 85250 (480) 991-9138 6623 North S Scottsdale, (480) 991-9111 Mark



REAR ELEVATION



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS & SURFACES:

- A Roof Tile (Patio/Balcony Insert Panels to match)
- B) Rafters & Overhangs, Shutters
- C Stucco / Main Body (including stucco fescie)
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 District Comments

 Forte Comments
- D Window Frames
- (E) Window Sill Pop-outs, Corbels, Columns
- F Metals (ornamental-iron railing)
- G Exterior Pedestrian Doors
- (H) Garage Doors, Fire-riser Doors
- (I) Brick Veneer
- 3 Stone Veneer



FRONT

EXTERIOR ELEVATIONS - BLDG TYPE 24

ARCHITECTURAL DESIGN GROUP 6623 North Scottsdale Road Scottsdale, Az. 85250

480-991-9111

Scottsdale Road

A Arizona 85250
(480) 991-9138 6623 North S Scottsdale, / (480) 991-9111 Mar



SCALE: 1/8" = 1'-0"



MATERIALS & SURFACES :

Roof Tile (Patio/Balcony Insert Panels to match)

B Rafters & Overhangs, Shutters

C Stucco / Main Body (Including stucco feecle)

Finish: Acrylic Luter! — Flat

Down Edwards:
DEC761 "Cochise" DEC764 Inside Pose "Monatt
(Bidg Type 18, (Bidg Type 24,
Amendos Remotes) Most A General Post

D Window Frames

(E) Window Sill Pop-outs, Corbels, Columns

F Metals (ornamental-iron railing)

© Exterior Pedestrian Doors

(H) Garage Doors, Fire-riser Doors

(I) Brick Veneer

③ Stone Veneer



FRONT

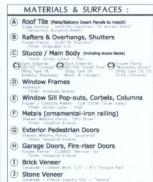
EXTERIOR ELEVATIONS - BLDG TYPE 29

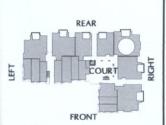
ARCHITECTURAL DESIGN GROUP 6623 North Scottsdale Road Scottsdale, Az. 85250 480-991-9111

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EXTERIOR ELEVATIONS - BLDG TYPE 29



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Scottsdale Road Arizona 85250 (480) 991-9138 Mark & Scottsdale, (480) 991-9111

EXTERIOR ELEVATIONS - BUILDING 'G2' (CARRIAGE)



T ELEVATION - PORTE COCHERE

AUTOMATIC SWINGING WROUGHT IRON VEHICULAR GATE

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

SIDE ELEVATION - PORTE COCHERE

CONCRETE 'S' ROOF TILE

RAFTER TAILS on CMU COLUMNS

OPEN SEATING AREA



ONT ELEVATION - POOL CABANA

SCALE: 3/16" = 1

GHT ELEVATION - POOL CABANA

CONCRETE 'S' RAFTER TAILS

3-COAT STUCCO

STUCCO O/ CMU POOL EQUIP'T ENCLOSURE

EXTERIOR SHOWER

- SEE-THROUGH FIREPLACE

LEFT ELEVATION - POOL CABANA

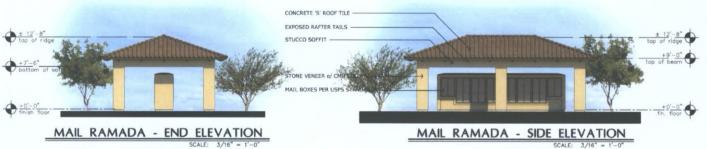


REAR ELEVATION - POOL CABANA

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

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





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B Rafters & Overhangs, Shutters

C Stucco / Main Body (Including stucco fescia)

(D) Window Frames

(E) Window Sill Pop-outs, Corbels, Columns

F Metals (ornamental-iron railing)

G Exterior Pedestrian Doors

(H) Garage Doors, Fire-riser Doors

Brick Veneer

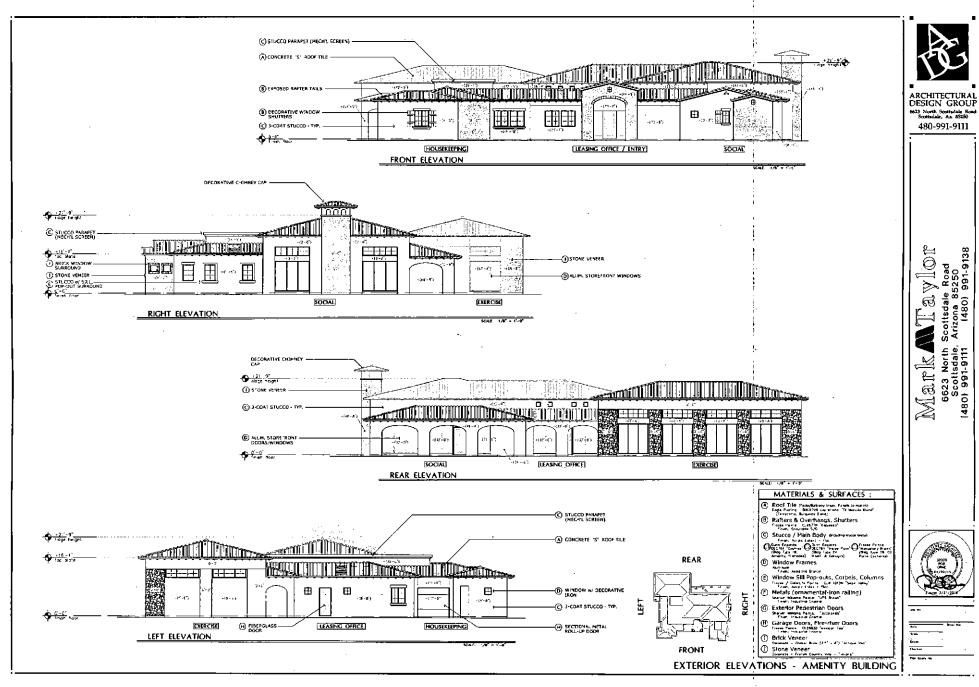
Stone Veneer

EXTERIOR ELEVATIONS -GARAGE BLDG and MAIL RAMADA

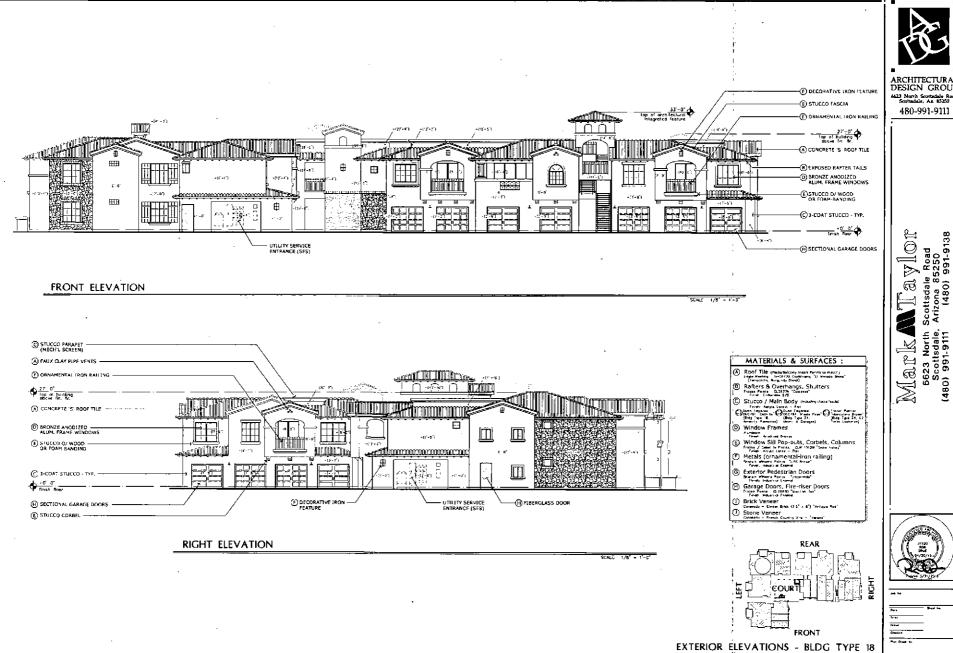




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LEFT ELEVATION

SCALE 1/8 1 - 0



EXTERIOR ELEVATIONS - BLDG TYPE 18

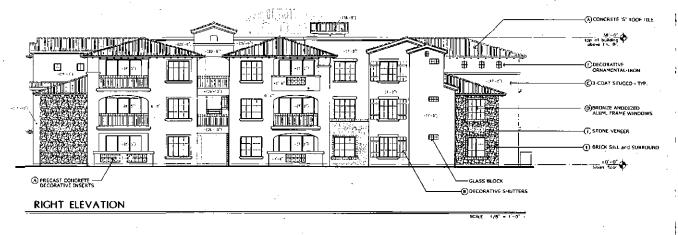


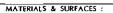
ARCHITECTURAL DESIGN GROUP 6623 North Scottadale Road Scottadale, Az 25250 480-991-9111

6623 North 8 Scottsdale, (480) 991-9111 Mark,









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- Stutco / Nath Body (Headward road)

 Stutco / Nath Body (Headward road)

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- Exterior Pedestrian Doors
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- (Figure Prints C. 2062) Necrose Lea'
- Brick Venger Corrects Circle Brick (7.5" -
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EXTERIOR ELEVATIONS - BLDG TYPE 24



ARCHITECTURAL DESIGN GROUP 6623 North Scottsdale Road Scottsdale, AZ 85250

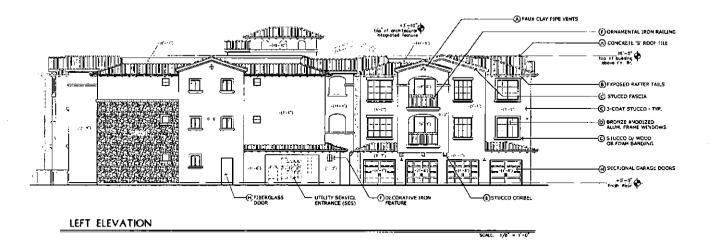
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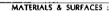
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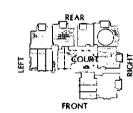


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EXTERIOR ELEVATIONS - BLDG TYPE 24

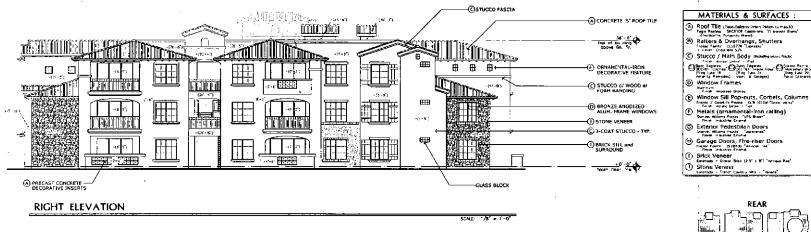


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y ¶© IF Road ন্ত 6623 North S Scottsdale, (480): 991-9111 Mar







Mari MATERIALS & SURFACES : Roof Tile (Paliciblemy (Next Pages to Pauli)
 Fage Resine, Section Cognitions, (I) benefit from
 (Uniform, Integrate Face)
 Railers & Overhangs, Shutters
 Frome Partir, 1257% (Spresso)
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EXTERIOR ELEVATIONS - BLDG TYPE 29

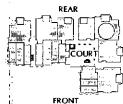
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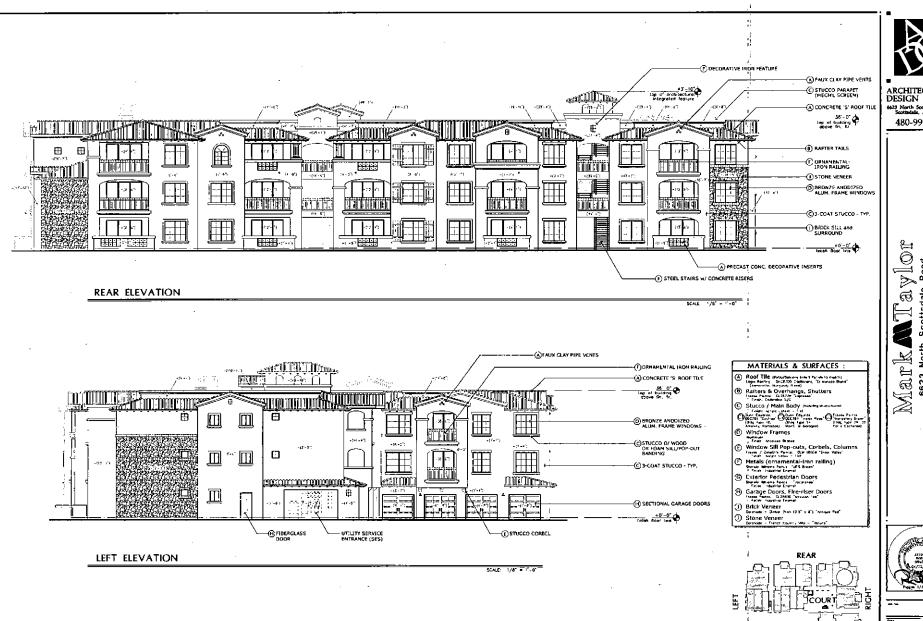
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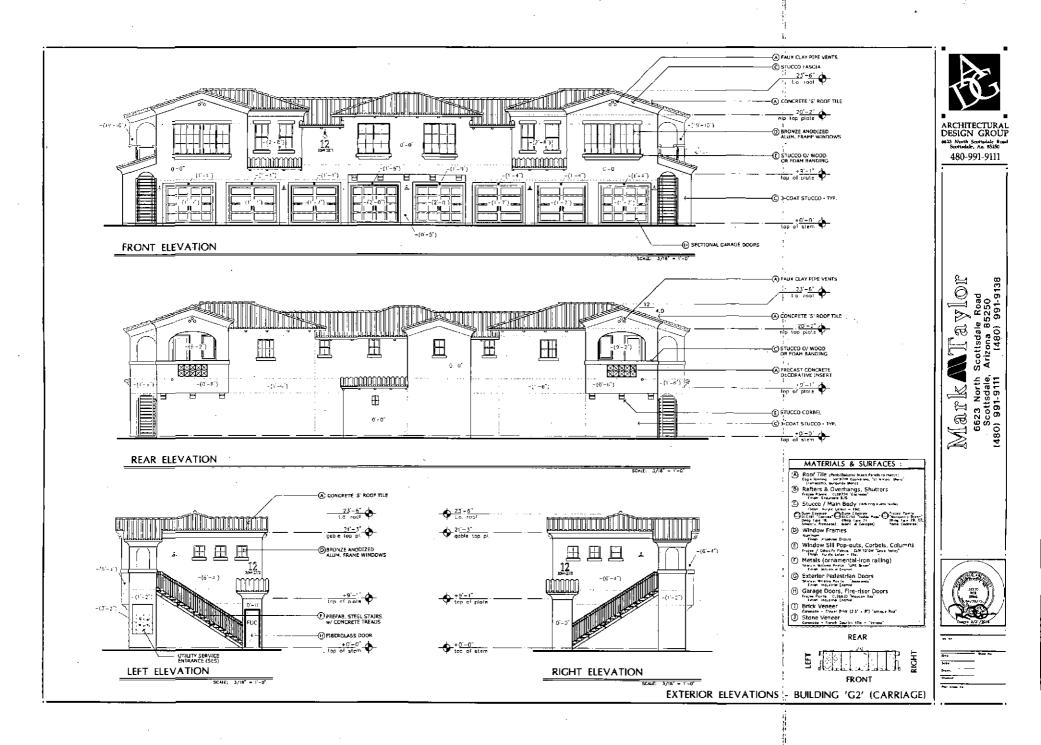
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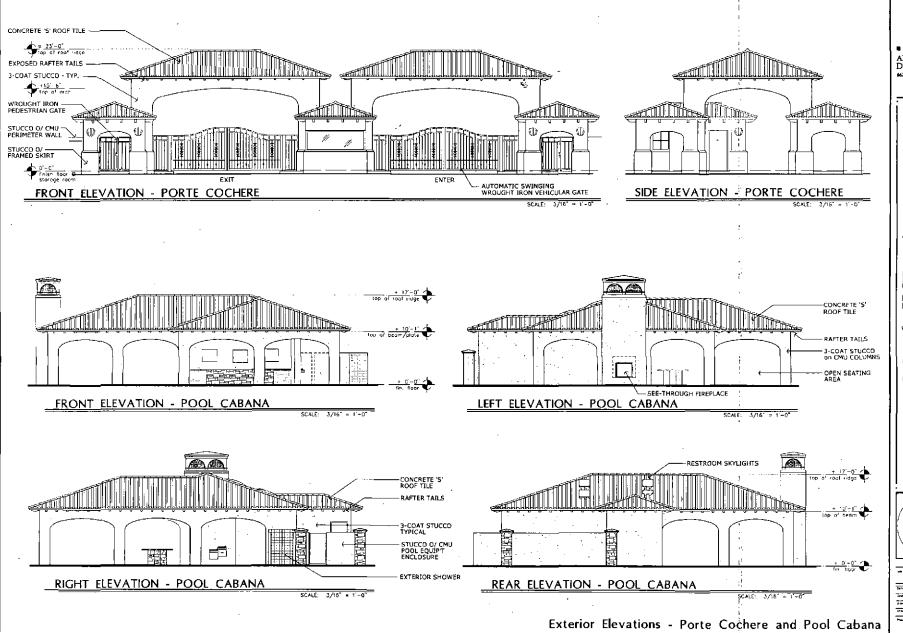
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EXTERIOR ELEVATIONS - BLDG TYPE 29

FRONT

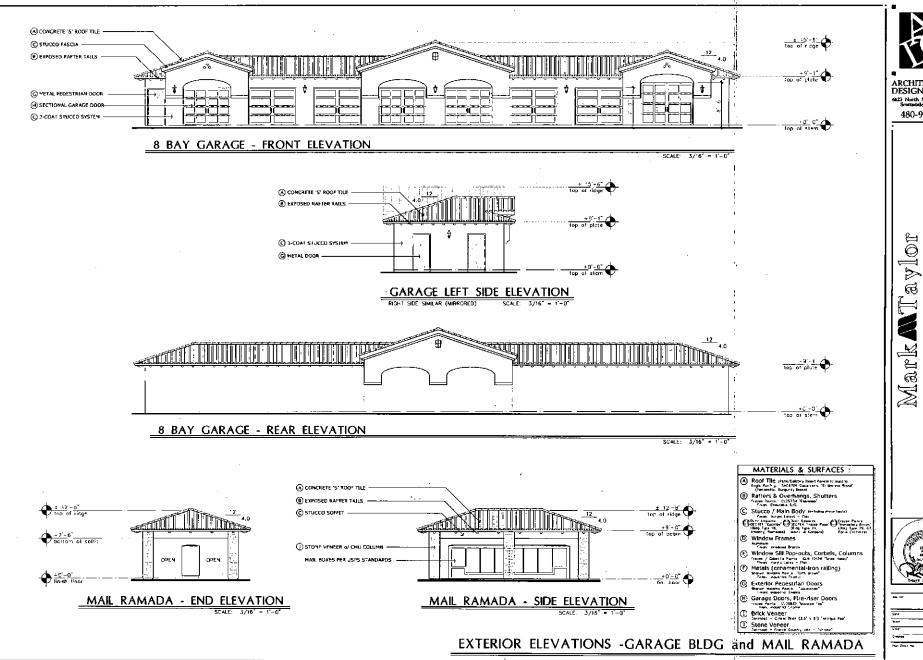






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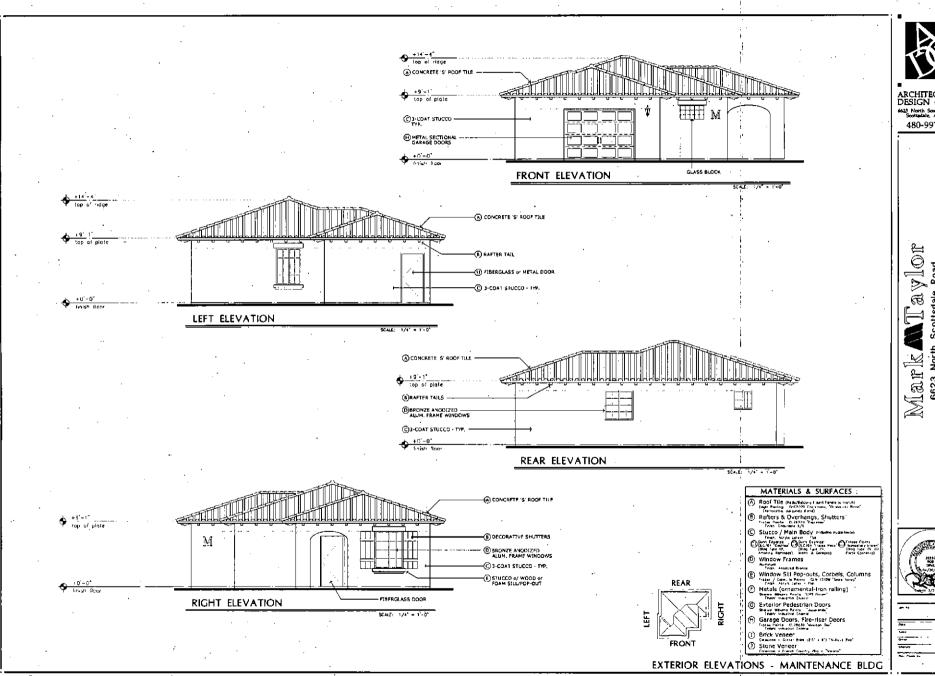
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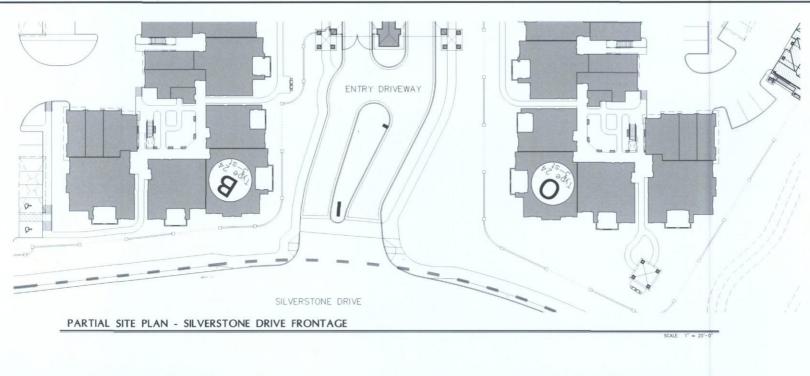




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SILVERSTONE DRIVE FRONTAGE ELEVATION



SILVERSTONE DRIVE FRONTAGE ELEVATION



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Mark - Taylor Development San Silverstone



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STREET FRONTAGE ELEVATION







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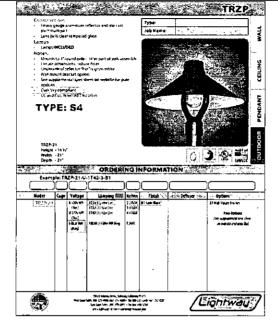
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ATTACHMENT #18

ARCHITECTURAL DESIGN GROUP 6029 North Scottsdale Road Stottsdale, An 83230 480-991-9111

- Taylor Development San Silverstone

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