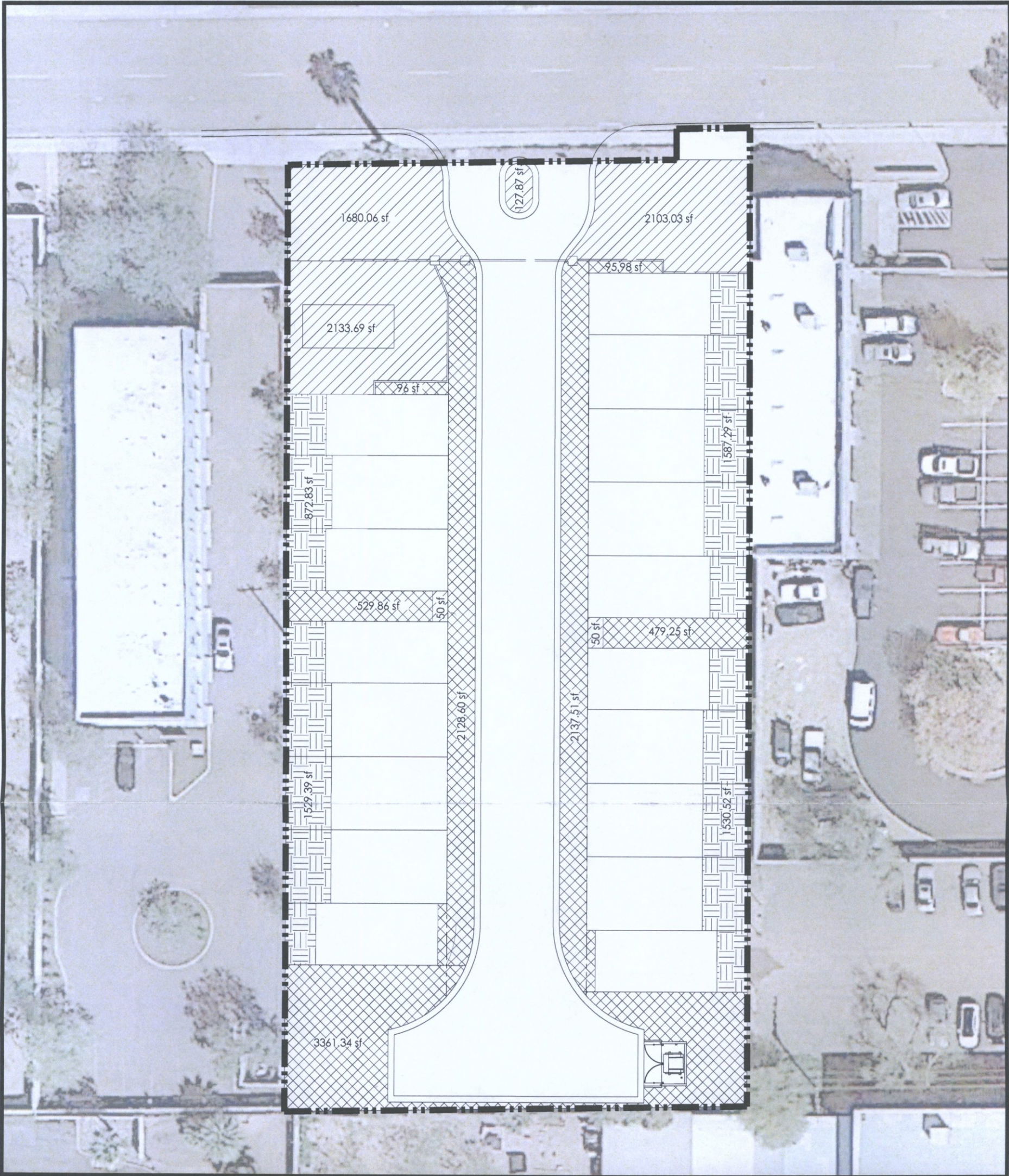


**Simulations**  
**Records Packet**  
**Photos**  
**All Graphics (no plans)**





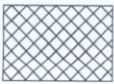
OPEN SPACE CALCULATIONS



**FRONTAGE OPEN SPACE**

REQUIRED: 3,040 SF SF.  
(152 LF x 20 FT)

PROVIDED: 6,144 SF.



**COMMON OPEN SPACE**

REQUIRED: 10,296 SF.  
(22% OF NET)

PROVIDED: 14,677 SF.  
(ALL NON-PRIVATE O/S)



**PRIVATE OPEN SPACE**

REQUIRED: +/- 2,996 SF.

PROVIDED: +/- 5,520 SF.

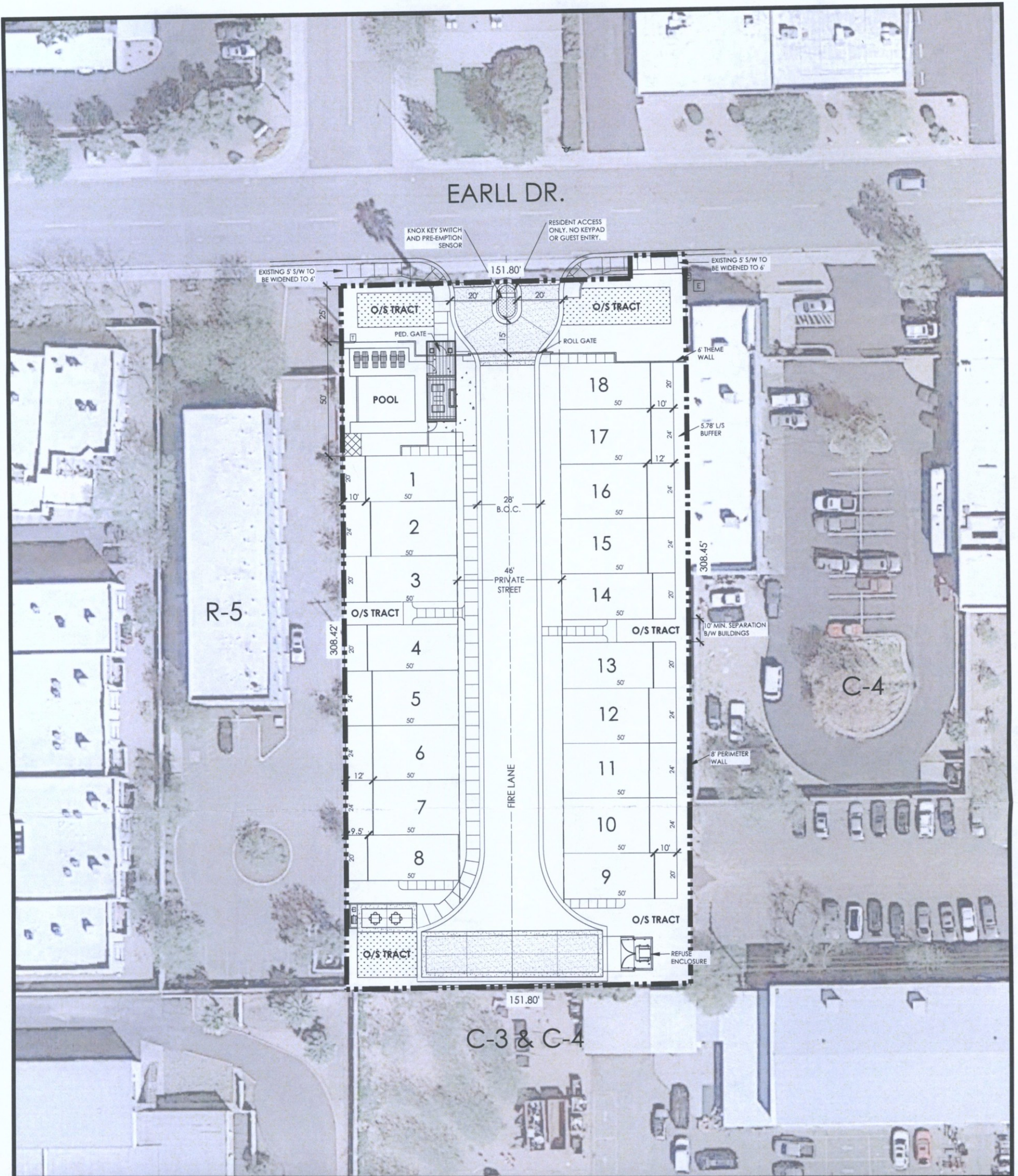
SITE DATA:

SITE AREA (NET): 46,800 SF. (1.1 AC. +/-)  
SITE AREA (GROSS): 51,400 SF. (1.2 AC. +/-)  
GROSS DENSITY: 15 DU/AC.  
CURRENT ZONING: C-3  
PROPOSED ZONING: R-5  
PROPOSED # OF LOTS: 18  
PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE - ALL OTHER PARKING TO BE OFF-SITE.

VICINITY MAP:







SITE DATA:

SITE AREA (NET): 46,800 SF. (1.1 AC. +/-)  
SITE AREA (GROSS): 51,400 SF. (1.2 AC. +/-)  
GROSS DENSITY: 15 DU/AC.  
CURRENT ZONING: C-3  
PROPOSED ZONING: R-5  
PROPOSED # OF LOTS: 18  
PARKING REQUIRED: 2 SPACES/UNIT TO BE PROVIDED IN GARAGE - ALL OTHER PARKING TO BE OFF-SITE.

	FIRE HYDRANT
	ELECTRIC TRANSFORMER
	COMMUNICATIONS JUNCTION BOX
	TELEPHONE JUNCTION BOX

FRONTAGE OPEN SPACE

REQUIRED: 3,040 SF SF.  
(152 LF x 20 FT)  
PROVIDED: 5,750 SF.

COMMON OPEN SPACE

REQUIRED: 10,296 SF.  
(22% OF NET)  
PROVIDED: 15,763 SF.  
(ALL NON-PRIVATE O/S)

PRIVATE OPEN SPACE

REQUIRED: +/- 3,200 SF.  
PROVIDED: +/- 4,419 SF.

\* ON-SITE STREET TRACTS ARE DESIGNATED FIRE LANES.  
\* FIRE LANE SURFACE TO SUPPORT 83,000 LB GVW

VICINITY MAP:

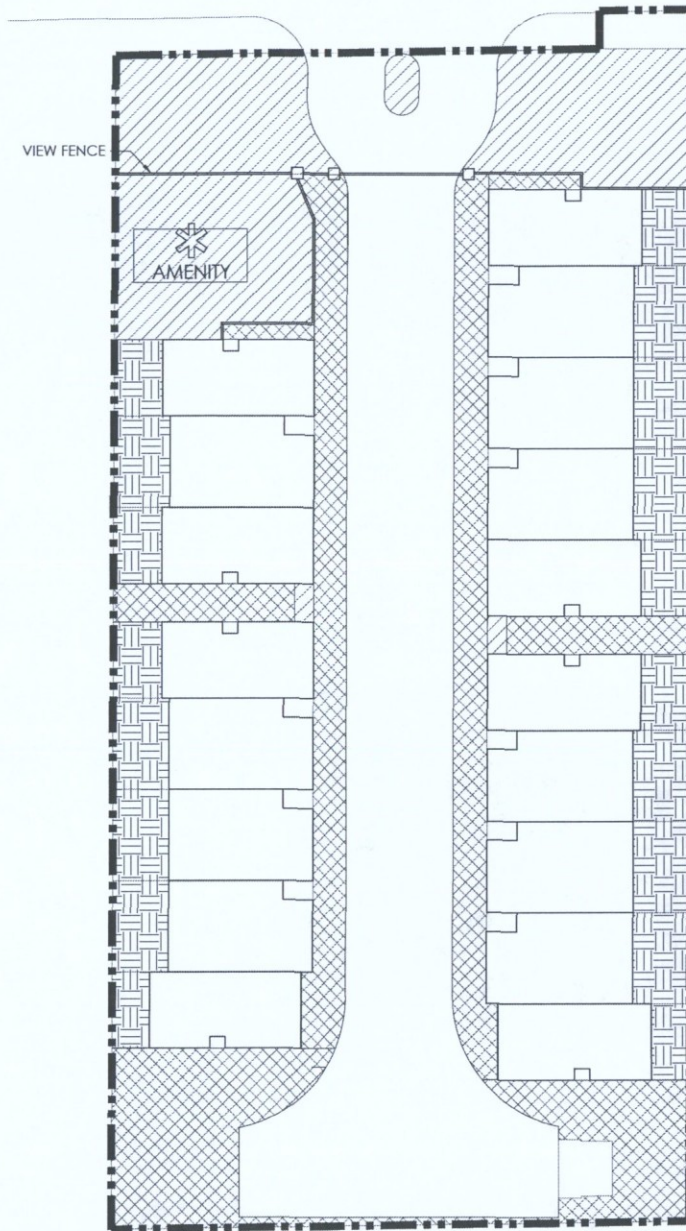


**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

**GALLERY - 7107 EARLL DR.**  
CONCEPTUAL SITE PLAN

APPROX. SCALE: 1"=20'  
NORTH  
1511 DRAWN BY: AS, PR 10/23/15





#### THEMATIC LANDSCAPE ZONES



**FRONTAGE LANDSCAPE ZONE:** CHARACTERIZED BY A GROVE OF LUSH TREES AT THE ENTRY AND BUILDING A SENSE OF ANTICIPATION BY INCORPORATING A CRESCENDO OF LOW WALLS THAT CULMINATE IN A SENSE OF COMFORT AND SECURITY.



**COMMON LANDSCAPE ZONE:** CHARACTERIZED BY LUSH PLANT MATERIAL AND THE SENSE OF AN OASIS IN THE MIDST OF AN URBAN SETTING. PLANTINGS FRAME THE PROJECT & ARCHITECTURE CREATING A SENSE OF CONNECTION BETWEEN THE OUTDOORS AND THE URBAN FORM.



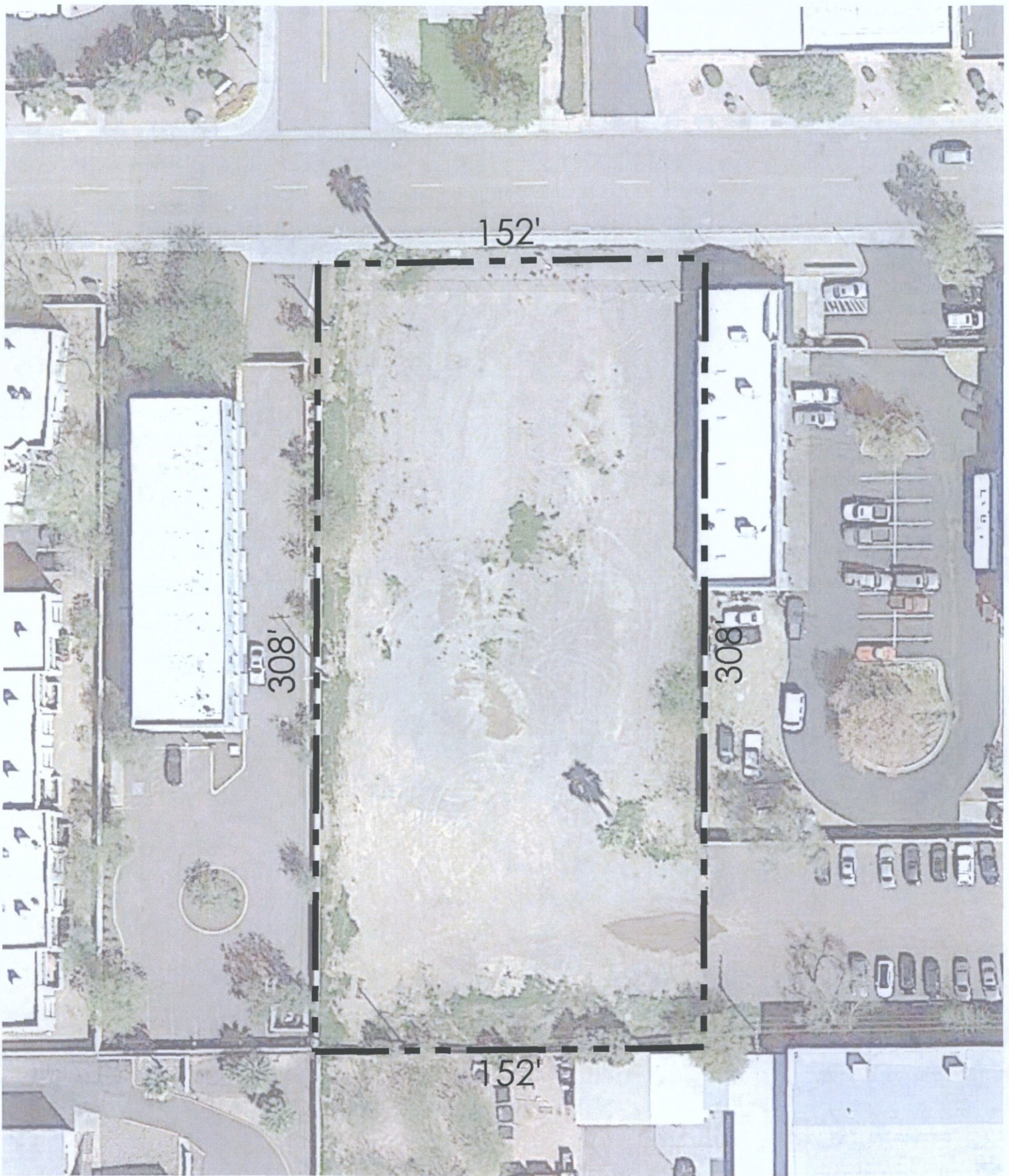
**PRIVATE LANDSCAPE ZONE:** CHARACTERIZED BY ONE'S UNIQUE PERSONAL STYLE, PRIVATE SPACES SERVE AS OPPORTUNITIES TO SUPPORT A VARIATION OF INDIVIDUAL LANDSCAPE & HARDSCAPE EXPRESSIONS WITH A PRIVATE AREA, AND SERVE AS A BUFFER TO ADJACENT PROPERTIES THROUGH MATURE TREE PLANTINGS.

#### NOTES:

\* PURSUANT TO SECTION 5.1004.D. DENSITY REQUIREMENTS, A MINIMUM OF 40 PERCENT OF TREES SHALL BE MATURE.

\* ALL PLANT MATERIALS TO ADHERE TO THE CITY OF SCOTTSDALE'S APPROVED LOW WATER USAGE PLANT PALETTE.

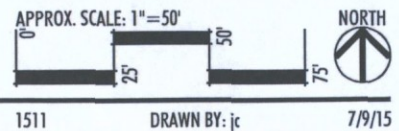




**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# GALLERY

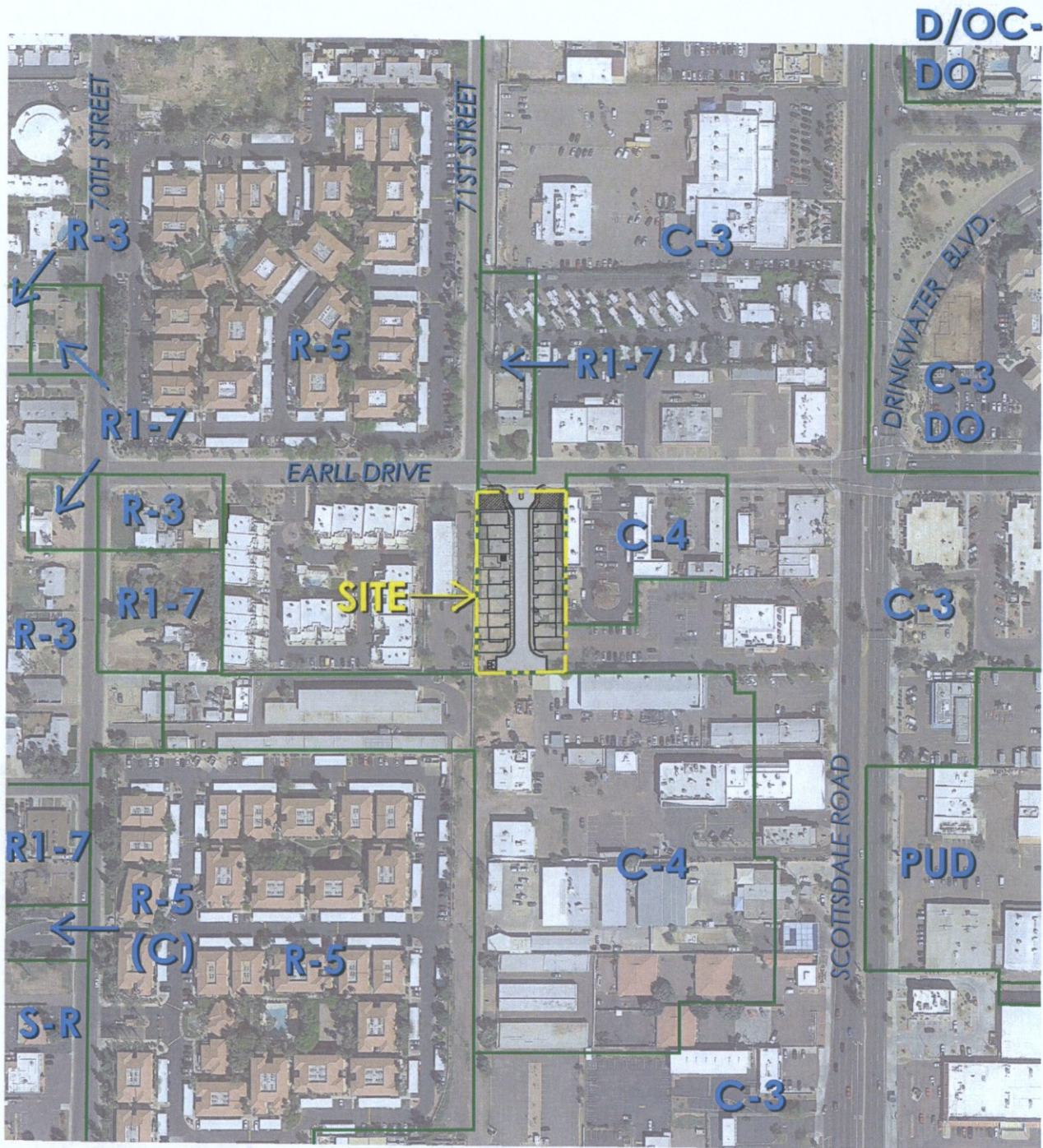
## DIMENSION PLAN



PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it  
 of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban  
 S:\1511-Earll & Scottsdale\CAD\LVA\SUBMITTAL TYPES\ZN\Dimension plan.dwg Jul 9, 2015

**12-ZN-2015**  
 7/15/15





12-ZN-2015  
7/15/15





12-ZN-2015  
8/31/15

**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# GALLERY - 7107 EARLL DR.

CONTEXT AERIAL

APPROX. SCALE: 1"=15'  
NORTH  
1511 DRAWN BY: AS, PR, ND 8/28/15

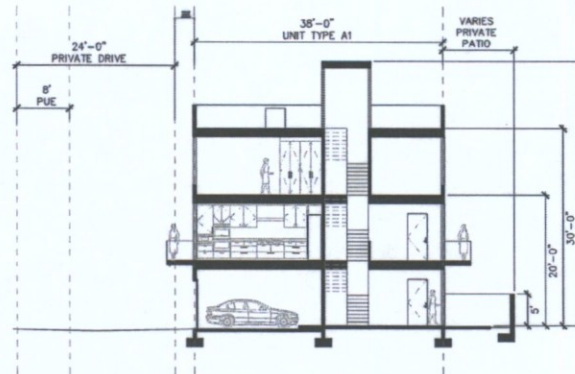
PRELIMINARY NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it is prepared. No use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.  
S:\2015-Gal & Scottsdale\CA\2\15\1511 SITE ANALYSIS\0404 - Context Aerial.dwg Aug 28, 2015





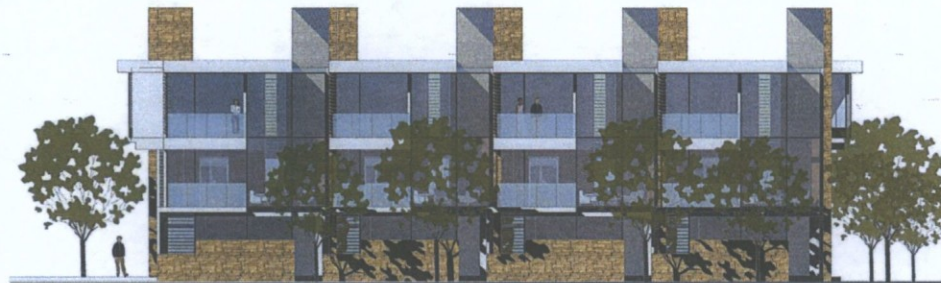


# PRECEDENT IMAGERY



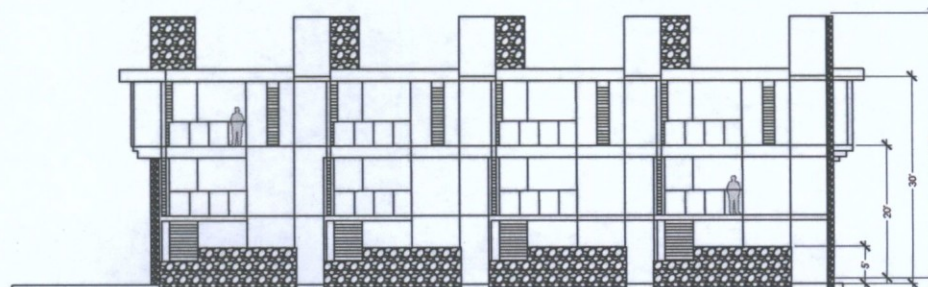
1 BUILDING SECTION - TYPICAL  
DETAIL

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

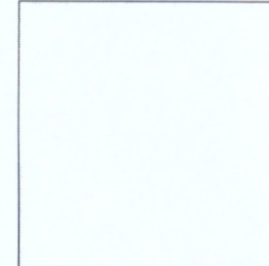


2 BUILDING ELEVATION - TYPICAL  
DETAIL

SCALE: NTS



RESERVED FOR CITY APPROVAL BLOCK



KL Jordanian Homes  
311 WEST 10TH STREET  
SUITE 100  
DENVER, CO 80202  
PHONE: (303) 441-1000  
FAX: (303) 441-1001  
WWW.KLJORDANIAN.COM  
ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
ENGINEERING  
PLANNING



NO.	DATE	DESCRIPTION

PRELIMINARY SITE SECTION

06.03.2015

12-ZN-2015  
7/15/15





**LVA** urban design studio  
 land planning • development entitlements • landscape architecture  
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# GALLERY

PHOTO CONTEXT EXHIBIT

APPROX. SCALE: 1"=60'  
 0' 30' 60' 120'

1511 DRAWN BY: AV

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by S:\1511-Earll & Scottsdale\CAD\LVA\SITE ANALYSIS\Photo Context Exhibit.dwg Apr 16, 2015

12-ZN-2015  
 7/15/15

on Design Studio, L





PHOTO 01-LOOKING NORTH



PHOTO 02-LOOKING EAST



PHOTO 03-LOOKING SOUTH



PHOTO 04-LOOKING WEST

**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

## GALLERY

PHOTO CONTEXT EXHIBIT

APPROX. SCALE: NTS

1511

DRAWN BY: AV



4/16/15

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
S:\1511-Earll & Scottsdale\CAD\LVA\SITE ANALYSIS\Photo Context Exhibit.dwg Apr 16, 2015





PHOTO 05-LOOKING NORTH



PHOTO 06-LOOKING EAST



PHOTO 07-LOOKING SOUTH



PHOTO 08-LOOKING WEST

**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

## GALLERY

### PHOTO CONTEXT EXHIBIT

APPROX. SCALE: NTS

1511

DRAWN BY: AV



4/16/15

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
S:\1511-Earl & Scottsdale\CAD\LVA\SITE ANALYSIS\Photo Context Exhibit.dwg Apr 16, 2015





PHOTO 09-LOOKING NORTH



PHOTO 10-LOOKING EAST



PHOTO 11-LOOKING SOUTH



PHOTO 12-LOOKING WEST

**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

## GALLERY

PHOTO CONTEXT EXHIBIT

APPROX. SCALE: NTS

1511

DRAWN BY: AV



4/16/15

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
S:\1511-Earll & Scottsdale\CAD\LVA\SITE ANALYSIS\Photo Context Exhibit.dwg Apr 16, 2015





PHOTO 13-LOOKING NORTH



PHOTO 14-LOOKING EAST



PHOTO 15-LOOKING SOUTH



PHOTO 16-LOOKING WEST

**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

## GALLERY

PHOTO CONTEXT EXHIBIT

APPROX. SCALE: NTS

1511

DRAWN BY: AV



4/16/15

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA U  
S:\1511-Earll & Scottsdale\CAD\LVA\SITE ANALYSIS\Photo Context Exhibit.dwg Apr 16, 2015

12-ZN-2015  
7/15/15

gn Studio, LLC.