

The April 20, 2017

Development Review Board

Meeting Agenda and

Minutes can be found at

<http://www.scottsdaleaz.gov/boards/development-review-board>



Current Planning Services
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

Item No. 4
Topic: 70th & Earll Townhomes revised building elevations (48-DR-2016)
Action Requested: Review and possible approval
Meeting Date: 4/20/2017
From: Brad Carr, AICP, LEED-AP, Principal Planner *BC*
Through: Steve Venker, Development Review Board Liaison *SV*

Background

The Development Review Board previously reviewed the applicant's request at their April 6, 2017 hearing. At the hearing, several members of the Development Review Board commented on the proposed color and materials palette for the project. After discussion, the Development Review Board issued an approval for the project with a stipulation that the applicant return to Development Review Board for further review of the proposed color and materials palette for the project.

Proposal

Taking the input provided by the Development Review Board, the applicant has made changes to the material palette for the project and is seeking the Development Review Board's final approval of the building elevations for the project. Changes are reflected in the metal railings of the building, which are now proposed for a rusted finish. The revised building elevations, perspectives and photo copy of the material and color board are attached for reference.

A revised set of stipulations for the project have also been attached that reflect the submittal date of the revised building elevations.

Attachments

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Building Elevations
 - 2. Perspectives
 - 3. Material and Color Board

**Stipulations for the
Development Review Board Application:
70th & Earll Townhomes
Case Number: 48-DR-2016**

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

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 Michael Hauer Architecture, LLC, with a city staff date of 4/11/2017.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Michael Hauer Architecture, LLC, with a city staff date of 2/10/2017.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by McKeown Landscape, with a city staff date of 2/10/2017.
 - d. The case drainage report submitted by Grading & Drainage Engineers, Inc. and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Land Development Group, LLC dated November 30, 2016 and accepted in concept by the Water Resources Department on December 12, 2016.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the site was 11-ZN-2016.

ARCHITECTURAL DESIGN:

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- B. With the final plans submittal, the property owner shall modify the project plans to demonstrate compliance with building height as calculated by the applicable section of the Zoning Ordinance.

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.

SITE DESIGN:

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- C. *With the final plans submittal, the property owner shall modify the development project plans to provide a minimum of two (2) bike parking spaces. Bike parking shall be located so that any bicycles do not obstruct pedestrian walkways or vehicle travel lanes, to the satisfaction of Planning final plans review staff.*

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4. *With the final plans submittal, the property owner shall modify the development project plans to provide a paving material to differentiate the pedestrian walkways located from the adjacent vehicular drive aisles, to the satisfaction of Planning final plans review staff.*

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- D. With the final plans submittal, the property owner shall modify the landscape plans to indicate the size of trees using caliper size. A minimum of fifty percent (50%) of all trees shall be mature as defined by the applicable section of the Zoning Ordinance.

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- F. The initial vertical luminance at 6-foot above grade, along the west and east property lines shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

5. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
6. No fixture shall be mounted higher than sixteen (16) feet, except fixtures used for illuminating balconies.
7. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
8. All landscape lighting directed upward shall be black and utilize the extension visor shields to limit the view of the lamp source.
9. Landscaping lighting shall only be utilized to accent plant material.
10. All landscape lighting directed upward, shall be aimed away from property line.

11. 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.
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- d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

12. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

a. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
N. 70 th Street	Local	None – 30 feet half-street existing	6-foot-wide sidewalk; Driveways	a.1.; a.2.

a.1. With the final plan submittal, the developer shall indicate the removal of the existing sidewalk along the site's frontage with N. 70th Street and replacement with a 6-foot-wide sidewalk.

a.2. New site driveway locations shall conform to city standard detail CL-1, Standard Detail #2256, or equivalent, to the satisfaction of Transportation Department staff. Any existing site driveways not utilized with the redevelopment of the site shall be replaced with new curb, gutter and sidewalk per city standards.

b. Dedicate a one-foot-wide vehicular non-access easement along the site's N. 70th Street frontage except at the approved street entrance(s).

13. The existing streetlight located along the site's frontage with N. 70th Street shall be relocated, at the developer's expense, to a new location near the intersection of E. Earll Drive and N. 70 Street. Final location shall be reviewed and approved by the City's Transportation and Street Operations departments.

14. Before any Certificate of Occupancy is issued for the site, the owner shall relocate the existing transit stop facilities located in front of the development project farther north towards the intersection of E. Earll Drive and N. 70th Street, as shown on the submitted site plan with the city staff date of 6/23/2016. Final location of relocated transit facilities shall be reviewed and approved by City Transit staff.

EASEMENTS AND RELATED IMPROVEMENTS:

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- 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

15. Prior to issuance of any building permit for the development project, the property shall apply for, and receive approval of, the release of any existing easements on the site that will not be utilized by the development project.

PROPERTY STIPULATIONS:

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16. *Before or concurrent with the improvement plan submittal the owner shall submit a Land Assemblage Plat or Condominium Plat, with Alta Survey, per the DSPM to assemble the two subject lots. Improvement plan approval shall be contingent upon recordation of an approved Land Assemblage or Condominium Plat.*
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WATER AND WASTEWATER:

Ordinance

- H. Water and wastewater service lines shall not extend through retention areas.
- I. All domestic and landscape water meters shall have reduced pressure principle backflow preventers.

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20. If a fee credit is desired to offset any new service requests, the property owner shall submit an inventory of existing water meter(s) on site with the final improvement plans submittal.

BODY COLOR



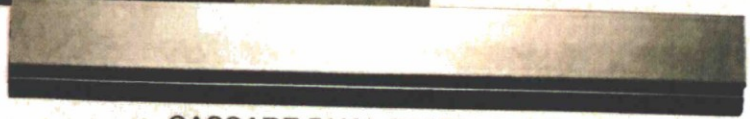
SVV 7632
Modern Gray



Sealskin

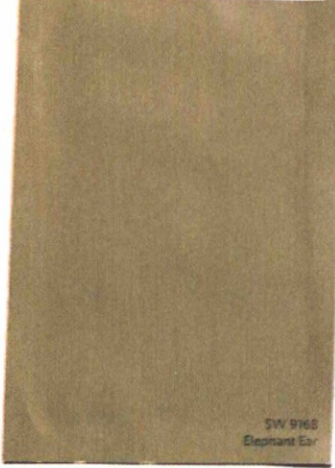
FRONT DOORS

WINDOW FRAME
FASCIA TRIM
COLOR



CASCADE DUAL PANE LOW E
WINDOW FRAME

BODY COLOR

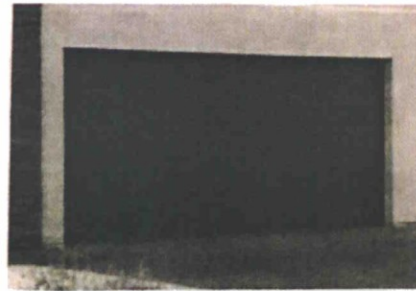
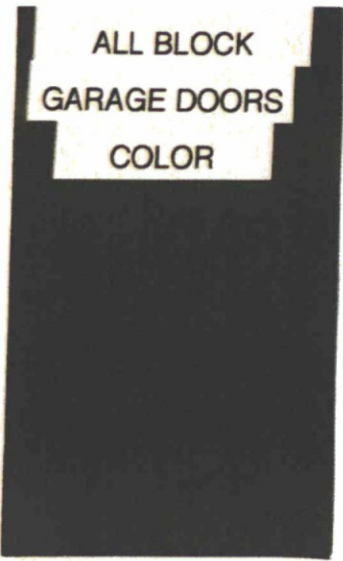


SVV 9168
Elephant Ear



SAND FINISH STUCCO

ALL BLOCK
GARAGE DOORS
COLOR



FLUSH GARAGE DOORS



Grey Granite

BRICK PAVERS

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 6, 2017 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**70th & Earll Townhomes
48-DR-2016**

Location: 3106 & 3114 N. 70th Street

Request: Request approval of the site plan, landscape plan, and building elevations for a new residential development comprised of three two-story buildings with ten dwelling units in approximately 18,500 square feet of building area, all on an approximately 0.59-acre site.

OWNER

Bonnie Griffing

ARCHITECT/DESIGNER

Michael Hauer Architecture, LLC

APPLICANT CONTACT

Reno Donati
LNR Holdings, LLC
602-359-5559

BACKGROUND

Zoning

This site is zoned Medium Density Residential (R-3). The R-3 zoning district is intended to fulfill the need for medium density residential development and generally serve as an integral part of the neighborhood, allowing a variety of housing types.

Context

The property is located at the southwest corner of E. Earll Drive and N. 70th Street. This site is surrounded by a mix of residential uses including single-family residential, duplex, triplex, and greater density multi-family. Please refer to the context graphics attached.

Adjacent Uses and Zoning

- North An existing multi-family residential development abuts the property to the north in the Multiple-family Residential (R-5) zoning district.

- South An existing multi-family residential development abuts the property to the south in the Medium Density Residential (R-3) zoning district.
- East N. 70th Street abuts the property to the east. An existing single-family residence in the Medium Density Residential (R-3) zoning district is located farther east.
- West Existing multi-family residential developments are located west of the site in the Multiple-family Residential (R-5) and Single-family Residential (R1-7) zoning districts.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of a site plan, landscape plan, and building elevations for a new multi-family residential development comprised of three two-story buildings with a total of ten dwelling units in a total of approximately 18,500 square feet of building area, all on an approximate 0.59-acre site.

Neighborhood Communication

The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has not received any neighborhood or citizen correspondence regarding the applicant's request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed multi-family development reflects the goals and policies of the Character and Design chapters of the General Plan 2001 and the Downtown Scottsdale Character Area Plan by varying the physical massing to create different points of perception at the human scale and by enhancing the proposed building relationship with the adjacent N. 70th Street with the use of varying building materials and setbacks. In addition, the project utilizes different types of outdoor open spaces to emphasize the project's connection with the natural environment. Vehicular access to the site is adequately provided by two entrances. Both entrances will utilize N. 70th Street to directly access the garages of each unit. Parking is provided within the garages located on the ground floor of each residence. Pedestrian connectivity is provided to N. 70th Street by new sidewalks along the entry drives and to service areas along the alleyway on the west side of the project through two pedestrian gates in the west fence wall. Each unit also utilizes private outdoor living space on each level of the unit, with several units also afforded a rooftop deck private open space. Spatially, the building mass has been located to create three masses to house the 10 units with open space generally provided between the buildings and N. 70th Street.

The proposed development is comprised of two floors of residential space with each unit having several floors in a townhome configuration. The buildings have been designed in a contemporary aesthetic with each elevation featuring shading elements over most windows to reduce solar exposure and heat gain to each residence. The building utilizes several massing forms to reduce overall bulk while also incorporating several architectural design elements to separate wall expanses, add visual interest, and create shading for the building's outdoor balconies. A ground floor outdoor living space has been provided adjoining each residence, in addition to balconies and rooftop decks, which further enhance the building façades while allowing residents to enjoy the desert climate, as suggested in the Scottsdale Sensitive Design Principles. Mechanical equipment

will be located on the roof of the building, appropriately concealed behind rooftop parapets.

Landscape and hardscape improvements for the site are focused on enhancing resident amenity areas located outside the building footprints along N. 70th Street, as well as the individual private open space areas of each residence. A widened sidewalk has been provided along N. 70th Street with enhanced landscape plantings. To respond to environmental considerations, the landscaping has been designed to complement the unique desert environment by utilizing drought-tolerant plant species including Pink Dawn Chitalpa, Desert Willow, Orchid Trees, Bottlebrush Trees, and several species of drought-tolerant shrubs and groundcover. In addition, the each ground-floor private outdoor living space has incorporated generous use of vegetation for shading in consideration of the unique desert environment.

Development Information

- Existing Use: Single-family residences
- Proposed Use: Multi-family residential development
- Parcel Size: 0.79 gross acres
0.59 net acres
25,556 square feet
- Dwelling unit space (residential): 18,521 square feet
- Building Height Allowed: 30 feet, excluding rooftop appurtenances
- Building Height Proposed: 29-feet 11-inches, including rooftop appurtenances
- Parking Required: 20 spaces
- Parking Provided: 20 spaces
- Open Space Required: 9,201 square feet / 0.21 acres
- Open Space Provided: 9,594 square feet / 0.22 acres
- Number of Dwelling Units Allowed: 10 units
- Number of Dwelling Units Proposed: 10 units

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the 70th & Earll Townhomes project per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP
Principal Planner
480-312-7713
E-mail: bcarr@ScottsdaleAZ.gov

Doris McClay
Planner
480-312-4214
E-mail: dmccclay@ScottsdaleAZ.gov

APPROVED BY



Brad Carr, Report Author

3.16.2017

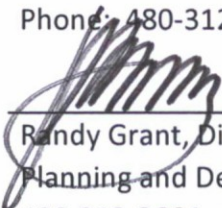
Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

3/28/17

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

3/27/17

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Building Elevations
 - 6. Perspectives
 - 7. Landscape Plans

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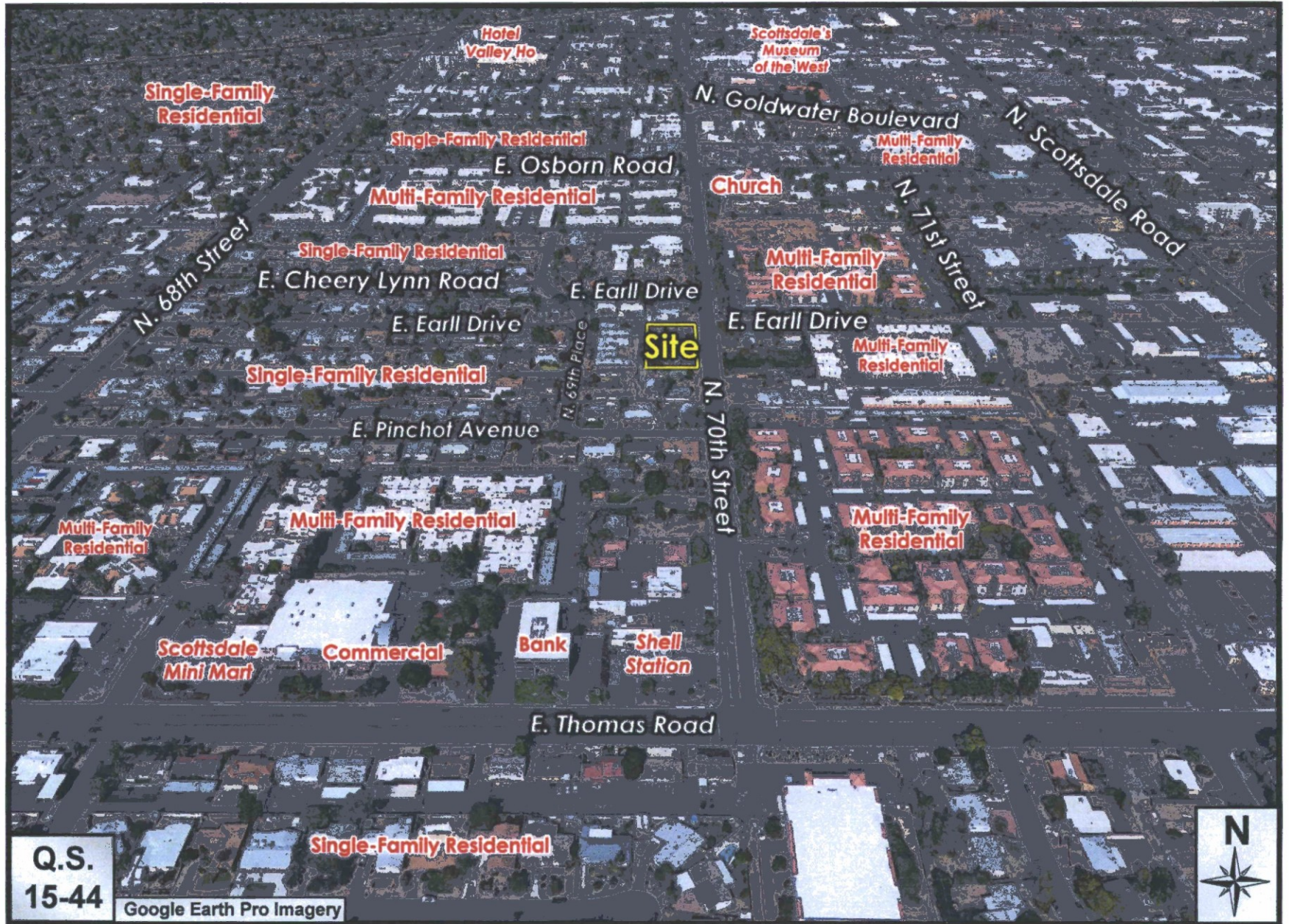
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70th & Earll Townhomes

48-DR-2016



Single-Family Residential

Multi-Family Residential

Single-Family Residential

E. Earll Drive

Multi-Family Residential

Multi-Family Residential

E. Earll Drive

Multi-Family Residential

Site

N. 70th Street

Multi-Family Residential

Q.S.
15-44

Google Earth Pro Imagery



70th & Earll Townhomes

48-DR-2016



Q.S.
15-44

2015 GIS Orthophoto

70th & Earll Townhomes

48-DR-2016

70th & Earll Townhomes

Site and Context

The site is located on the west side of 70th Street mid-block between Earll Dr. and Pinchot Ave. The site currently has two parcels. The northern parcel is occupied by a single family home while the southern parcel is occupied by a duplex building.

To the north of the site is a property occupied by multiple units that appear to have been added on to over a period of time. To the northwest is a two story 10-unit condominium building that accesses the shared alley way. To the west are a series of single story 4-plex multi-family buildings that typically are parked from the alley, although it appears many residents park along 69th Place as well. To the south are a couple properties with 5 multi-family units in 2 buildings.

Across 70th Street to the east are three parcels with older buildings on two lots and the middle lot has been cleared. To the northeast is a multi-family neighborhood that has three floors and is about 20 years old.

Within a half mile to the north and to the east there are 11 redevelopment projects recently completed, under construction or in the approval process. These are predominantly multi-family projects that typically have at least 3 floors (some with 4 or 5 floors). This general area has of late become the focus of significant redevelopment interest.

About a half-block to the west is one of the older single family subdivisions in Scottsdale. Typically the lots are around 7,000 square and the homes are single story and built of block. Mixed into this neighborhood are some 3 and 4-plex multi-family buildings that are mostly over 50 years old.

Site Plan

The proposed site plan includes three buildings oriented to two east/west driveways. There are two 3-unit buildings: one on the north side and one on the south side. The third building is located in the center and contains 4 units. The two driveways will be accessed off of 70th Street. Each unit will have a private walled/fenced yard as well as balconies. Four of the units will have roof decks as well.

The private yards from the north and south buildings face the perimeter of the site. The south ones mirror private yards on the parcel to the south. The yards for the center building are on the east and west sides of the building. The alley frontage will be walled.

The larger open space in front of the center building will also serve as a detention area. Walkways will extend from 70th Street to the entries of each unit.

Building Design

The proposed buildings will be two stories in height. The building design incorporates a contemporary design character focused on geometric building forms and simple, clean details. Single pitched and flat roof components will create a geometric pattern of the overall building masses. The second floors will incorporate materials that seem visually lighter and more open, using stucco and glass surfaces along with bronze window mullions and dark flat metal railings. The upper balconies are recessed and will provide additional shadowing and interest in the building massing. In some situations the second floor is cantilevered over the first floor, creating additional shadowing and pedestrian protection.

The first floor level will be relatively simple masses of CMU block. Glass block, sliding doors, garage doors and entry doors create simple patterns within this lower massing of the building. The overall effect will be to draw attention up to the second floor elements of the buildings that are visually grounded by a 'solid' appearing base.

There is a good deal of undulation and pattern in the building form, but this is a straightforward expression of the building function and design of interior spaces. This design is contemporary like many other newer projects in the nearby area yet these building will be visually more animated and interesting.

The lighting concept for the site includes low wattage landscape lights, wall sconces and recessed lighting in overhangs and balconies. The fixtures will be of contemporary character befitting the building design and will provide a soft wash on the building sides and lighting for pedestrian areas.

Landscape Plan

The landscape design incorporates relatively arid materials into a soft and inviting setting for the buildings. The trees chosen for the project befit the scale of the buildings and the site and will provide seasonal color and visual interest. The groundcovers and shrubs will provide additional flowering color and will soften the spaces around the buildings. The ultimate visual effect will be to provide a sense of 'green-ness' that is in character with the surrounding older neighborhoods while at the same time incorporate less water consumptive materials.

DRB 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

a. Response -

- i. The proposal will comply with DS&PM sections 2-1.401 (1., 2., 3., 4., 5.); 2-1.403 (1., 3., 5.); 2-1.804 (5., 6., 8.(as modified for unique circumstances)); 2-1.1001; and the E3/E4 Ambient Lighting Zone criteria.
- ii. **General Plan Character and Design Element** - The site is shown on the "Character Types Map" as being within the "Urban Character" type. This type is described as containing higher-density, non-residential and mixed-use neighborhoods. The district includes apartments, *high-density townhouses*, commercial and employment centers and resorts. The description goes on to state that these areas should have a pedestrian orientation and should encourage interaction among people.
 1. The proposed development would be a high-density townhouse area that has good pedestrian access to the nearby Downtown area and major streets that have service uses and transit service.

iii. **South Scottsdale Character Area Plan Character & Design Element Goals**

1. **Goal #CD 1: New and redeveloped residential housing should respect existing neighborhood character and design.**

- a. The proposed buildings will embrace a mid-century modern design approach. This was an emerging design character of the era in which most of the nearby buildings were constructed. This is also a character type that has been incorporated in many of the recent housing developments in and near the Downtown area.

2. **Goal #CD 7: Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.**

- a. The proposed residential buildings will be two stories in height, which is the predominant approach for multi-family developments located west of 70th Street. In addition, the buildings have 3 and 4 units which break them up into smaller components that transition from the large, multi-unit building approach east of 70th Street and the smaller scaled buildings to the west.

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;
 - i. The buildings will create a small, intimate cluster of homes that orient in access off of 70th Street. The building character continues the contemporary theme developing in the area. The private open spaces provide a measure of separation from adjacent uses and to the south

mirror existing private patios. The buildings to the west and north in effect 'turn their back' toward this site but this project will provide a higher quality setting than what exists currently. The proposed development will serve as a transitional development between the emerging 3 to 5 story multi-family projects to the east and the 1 and 2 story mix of multi-family and single family housing to the west and south.

- b. Avoid excessive variety and monotonous repetition;
 - i. The proposed design relies on a palette of simple geometric forms and limited but quality materials to give interest to the design but not overwhelm the scale of the site and the buildings. The details for doors, windows, railings, lighting, etc. are simple and fit the contemporary character of the overall building design. The masonry elements reflect on the traditional use of concrete block masonry in this area.
- 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;
 - i. The design incorporates overhangs of pedestrian areas and recessed balcony spaces to provide greater livability for residents. The roof-top decks of some units will provide visual access to local landmarks and provide a variety of spaces for outdoor living. The contemporary design follows a half-century tradition for modern architectural character that has been applied in the desert Southwest.
- d. (NA)
- e. (NA)
- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways shall be so designed as to provide safety and convenience.
 - a. The site is accessed off of 70th Street, which provides multiple forms of access north and south as well as to the east. The site is within walkable distance of the Downtown area. The short driveways will help assure slow speeds on the site, creating an intimate setting of shared use facilities.
- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - a. The mechanical and utility components served the proposed buildings will be either screened from view or integrally blended into the design of the buildings.



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OWNER
RENO DONATI - LNR HOLDINGS LLC

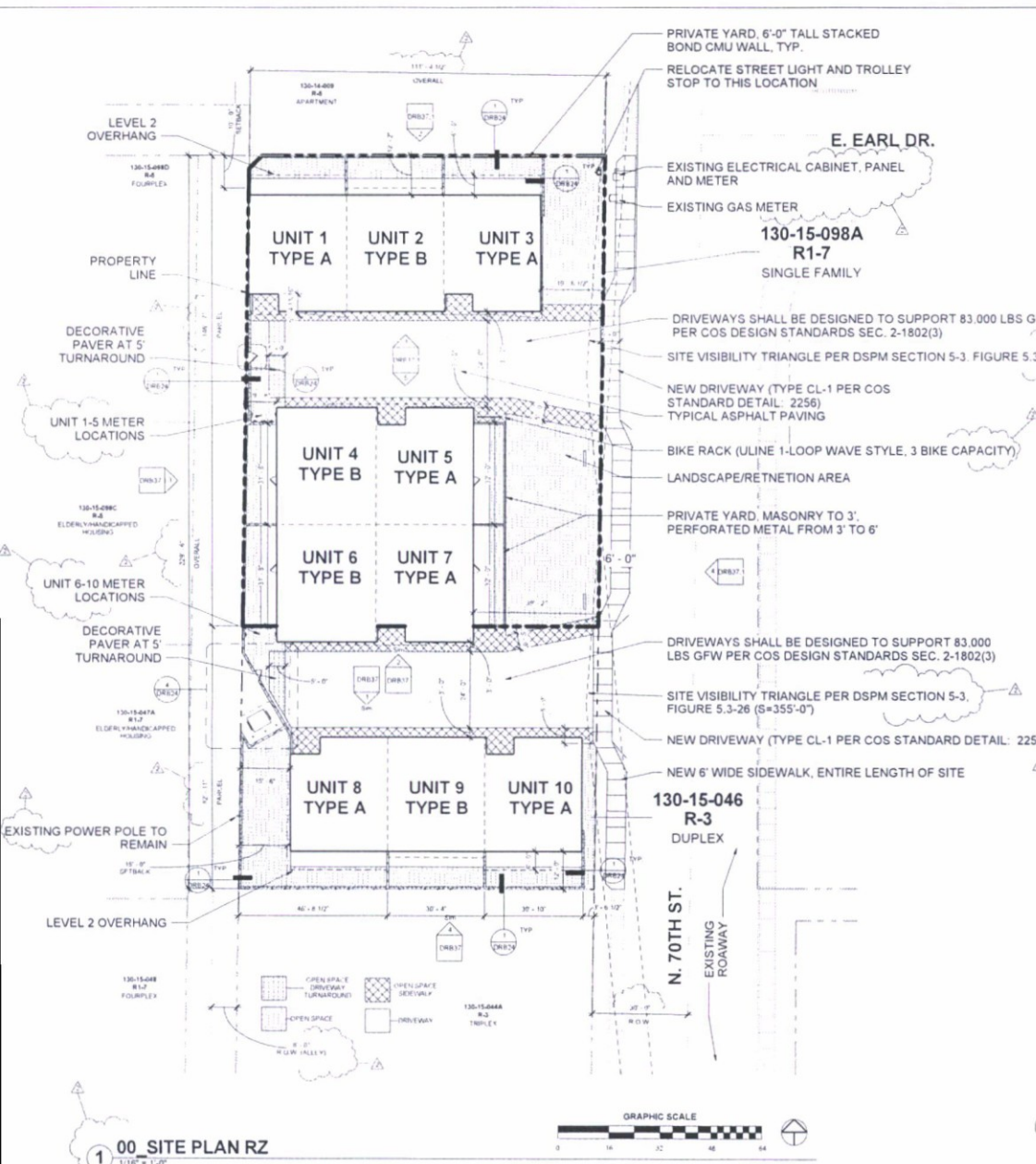
ARCHITECT
MICHAEL HAILER ARCHITECTURE, LLC
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MHAILER231@GMAIL.COM

Rev.	Description	Date
1	ISSUE COMMENTS 1	08/15/17
2	DRG COMMENTS 1	11/09/17

**SCOTTSDALE
TOWNHOMES
SITE PLAN**

Project number 1502
Date 2/03/20
Drawn by M
Checked by M

DRB23.1
Scale As indicated



E. EARL DR.

PRIVATE YARD, 6'-0" TALL STACKED BOND CMU WALL, TYP.

RELOCATE STREET LIGHT AND TROLLEY STOP TO THIS LOCATION

EXISTING ELECTRICAL CABINET, PANEL AND METER

EXISTING GAS METER

130-15-098A R1-7
SINGLE FAMILY

DRIVEWAYS SHALL BE DESIGNED TO SUPPORT 83,000 LBS GFW PER COS DESIGN STANDARDS SEC. 2-1802(3)

SITE VISIBILITY TRIANGLE PER DSPM SECTION 5-3, FIGURE 5.3-26 (S=355'-0")

NEW DRIVEWAY (TYPE CL-1 PER COS STANDARD DETAIL, 2256)
TYPICAL ASPHALT PAVING

BIKE RACK (ULINE 1-LOOP WAVE STYLE, 3 BIKE CAPACITY)

LANDSCAPE/RETENTION AREA

PRIVATE YARD, MASONRY TO 3', PERFORATED METAL FROM 3' TO 6'

DRIVEWAYS SHALL BE DESIGNED TO SUPPORT 83,000 LBS GFW PER COS DESIGN STANDARDS SEC. 2-1802(3)

SITE VISIBILITY TRIANGLE PER DSPM SECTION 5-3, FIGURE 5.3-26 (S=355'-0")

NEW DRIVEWAY (TYPE CL-1 PER COS STANDARD DETAIL, 2256)

NEW 6' WIDE SIDEWALK, ENTIRE LENGTH OF SITE

130-15-046 R-3
DUPLEX

N. 70TH ST.
EXISTING ROADWAY

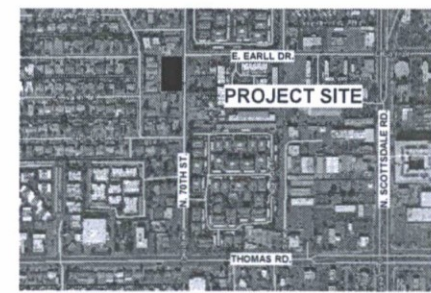
GENERAL PROJECT NOTES

A. NO NEW FIRE HYDRANTS ARE PLANNED FOR THIS PROJECT. REFER TO EXISTING SITE PLAN FOR HYDRANT LOCATIONS

B. NO VISITOR PARKING IS PROVIDED ONSITE. STREET PARKING SHALL BE UTILIZED FOR GUEST PARKING

C. SIDEWALKS SHALL BE TYPICAL GRAY CONCRETE WITH MEDIUM BROOM FINISH. SIDEWALKS SHALL BE CONSTRUCTED PER MAG DETAIL 230 (SEE DETAILS SHEET FOR MAG DETAIL, UNLESS NOTED OTHERWISE. ASPHALT PAVING SHALL BE CONSTRUCTED TO MAG STANDARD DETAIL 201. REFER TO DETAILS SHEET.

D.



2 Vicinity Map
1/8" = 1'-0"

1 00 SITE PLAN RZ
1/16" = 1'-0"



SCOTTSDALE TOWNHOMES

PARCEL NUMBER(S):
 30-15-098A (3114 N. 70TH ST) & 130-15-046 (3106 N. 70TH ST)
ROSS SITE SQUARE FOOTAGE (PROPERTY + 1/2 ROW STREET AND ALLEY):

30-15-098A = 21,897 SF
 30-15-046 = 12,388 SF
 PROJECT TOTAL = 34,285 SF

GROSS FLOOR AREA (REFER TO FLOOR PLANS FOR UNIT LEVEL BREAKDOWN):

NET SITE SQUARE FOOTAGE: 18,168 sf

30-15-098A = 16,319 SF
 30-15-046 = 9,237 SF

ZONING ANALYSIS

PROJECT TOTAL = 25,556 SF

MARKING REQUIRED PER ZONING ORDINANCE TABLE 9.103.A:

SPACES PER UNIT

MARKING SPACES PROVIDED:

SPACES PER UNIT

REQUIRED OPEN SPACE, PRIVATE OPEN SPACE AND FRONTAGE OPEN SPACE:

REFER TO SHEET DRB25 AND DRB43 FOR OPEN SPACE PROVIDED VS. REQUIRED

ALLOWABLE BUILDING HEIGHT PER ZONING ORDINANCE SEC. 5.704.B.1

10'-0"

MAX BUILDING HEIGHT PROVIDED:

9'-9"

REQUIRED PROJECT DENSITY PER SEC. 5.704.C.1

370 SF GROSS LAND AREA PER UNIT

PROVIDED DENSITY:

ROSS LAND AREA = 34,285 SF / 10 UNITS = 3428 SF > 3,370 SF

BUILDING SETBACKS REQUIRED PER SEC. 5.704.D.2:

ADJACENT TO R-3 OR R-5: NO SETBACK AT PROPERTY LINE, IF ANY YARD IS TO BE MAINTAINED IT SHALL NOT BE LESS THAN 10' IN DEPTH

ADJACENT TO R1-7: MAINTAIN 15'-0" YARD

PROVIDED BUILDING SETBACKS:

NORTH AND SOUTH PROPERTY LINES ABUT R-5 AND R-3 DEVELOPMENT, YARD EXCEEDING 10' IN DEPTH HAS BEEN PROVIDED. WEST PROPERTY LINE ABUTS AN ALLEY, NO SETBACK REQUIRED. IF YARD HAS BEEN PROVIDED IT SHALL BE NO LESS THAN 10' IN DEPTH.

REQUIRED DISTANCE BETWEEN BUILDINGS PER SEC. 5.704.E:

10' REQUIRED BETWEEN ACCESSORY BUILDINGS OR BETWEEN 2 MAIN BUILDINGS.

PROVIDED DISTANCE BETWEEN BUILDINGS:

NO ACCESSORY BUILDINGS PROVIDED ON THIS SITE. BUILDINGS ARE 30'-0" APART AT GROUND LEVEL AND 24'-0" CLR AT SECOND LEVEL.

REQUIRED WALLS, FENCES AND REQUIRED SCREENING PER SEC. 5.704.F:

PROJECT SHALL COMPLY WITH THESE REQUIREMENTS.

REQUIRED ACCESS PER SEC. 5.704.G:

PROJECT COMPLIES WITH THIS REQUIREMENT.

OVERALL OPEN SPACE:

OVERALL PROJECT OPEN SPACE REQUIRED:

TOTAL NET SQUARE FOOTAGE = 16,319 + 9,237 = 25,556 SF

TOTAL REQUIRED OPEN SPACE: 25,556 X .36 = 9,201 SF

TOTAL PROVIDED OPEN SPACE = 9,594 SF

OPEN SPACE TOTAL	
Type	Area
OPEN SPACE	2227 SF
OPEN SPACE DRIVEWAY TURNAROUND	201 SF
OPEN SPACE REZONE	5428 SF
OPEN SPACE SIDEWALK	1738 SF
Grand total: 6	9594 SF

FRONTAGE OPEN SPACE:

TOTAL REQUIRED FRONTAGE OPEN SPACE PER COS ZONING ORDINANCE 507.4 A

LINEAR FEET OF PUBLIC FRONTAGE = 229'-6"

REQUIRED FRONTAGE OPEN SPACE: 229'-6" X 20 SF = 4595 SF

TOTAL PROVIDED FRONTAGE OPEN SPACE = 4630 SF

FRONTAGE OPEN SPACE PROVIDED	
Name	Area
FRONTAGE OPEN SPACE	4630 SF
Grand total: 4	4630 SF

GROSS FLOOR AREA AND PRIVATE OPEN SPACE:

UNIT	UNIT TYPE	BEDROOMS	GROSS AREA	OPEN SPACE FACTOR	REQUIRED OPEN SPACE (AREA X OPEN SPACE FACTOR)	PROVIDED OPEN SPACE
00_LEVEL 1						
UNIT 1	TYPE A	2 + DEN	621 SF	10.00%	62 SF	350 SF
UNIT 2	TYPE B	2 + DEN	668 SF	10.00%	67 SF	369 SF
UNIT 3	TYPE A	2 + DEN	618 SF	10.00%	62 SF	371 SF
UNIT 4	TYPE B	2 + DEN	699 SF	10.00%	70 SF	365 SF
UNIT 5	TYPE A	2 + DEN	639 SF	10.00%	64 SF	325 SF
UNIT 6	TYPE B	2 + DEN	699 SF	10.00%	70 SF	383 SF
UNIT 7	TYPE A	2 + DEN	639 SF	10.00%	64 SF	325 SF
UNIT 8	TYPE A	2 + DEN	621 SF	10.00%	62 SF	1145 SF
UNIT 9	TYPE B	2 + DEN	668 SF	10.00%	67 SF	364 SF
UNIT 10	TYPE A	2 + DEN	618 SF	10.00%	62 SF	366 SF
00_LEVEL 2						
UNIT 1	TYPE A	2 + DEN	1229 SF	5.00%	61 SF	99 SF
UNIT 2	TYPE B	2 + DEN	1168 SF	0.00%	0 SF	0 SF
UNIT 3	TYPE A	2 + DEN	1222 SF	5.00%	61 SF	107 SF
UNIT 4	TYPE B	2 + DEN	1152 SF	0.00%	0 SF	0 SF
UNIT 5	TYPE A	2 + DEN	1065 SF	5.00%	53 SF	91 SF
UNIT 6	TYPE B	2 + DEN	1152 SF	0.00%	0 SF	0 SF
UNIT 7	TYPE A	2 + DEN	1063 SF	5.00%	53 SF	90 SF
UNIT 8	TYPE A	2 + DEN	1231 SF	5.00%	62 SF	99 SF
UNIT 9	TYPE B	2 + DEN	1168 SF	0.00%	0 SF	0 SF
UNIT 10	TYPE A	2 + DEN	1226 SF	5.00%	61 SF	106 SF
UNIT B PATIO						
UNIT 2	TYPE B	2 + DEN	87 SF	5.00%	4 SF	278 SF
UNIT 4	TYPE B	2 + DEN	90 SF	5.00%	5 SF	263 SF
UNIT 6	TYPE B	2 + DEN	90 SF	5.00%	5 SF	266 SF
UNIT 9	TYPE B	2 + DEN	87 SF	5.00%	4 SF	292 SF
Grand total: 24			18521 SF		1019 SF	6054 SF

NOTE: UNIT A IS 2-STORIES WITH SECOND LEVEL EXTERIOR DECK. UNIT B IS 2-STORIES WITH ROOF TOP EXTERIOR DECK AND STAIR PENTHOUSE

BIKE PARKING CALCULATION:

REQUIRED BIKE PARKING PER ZONING ORDINANCE SECTION 9.103.C.

"EVERY PRINCIPLE AND ACCESSORY USE OF LAND WHICH IS REQUIRED TO PROVIDE AT LEAST (40) VEHICULAR PARKING SPACES SHALL BE REQUIRED TO PROVIDE BICYCLE PARKING SPACES AT A RATE OF ONE (1) BICYCLE PARKING SPACE PER EVERY TEN (10) REQUIRED VEHICULAR PARKING SPACES, AND AFTER JULY 9, 2010 NEW DEVELOPMENT SHALL PROVIDE, AT A MINIMUM (20) BICYCLE PARKING SPACES. NO USE SHALL BE REQUIRED TO PROVIDE MORE THAN ONE HUNDRED (100) BICYCLE PARKING SPACES.

PROVIDED BIKE PARKING:

THE PROJECT HAS PROVIDED (2) BIKE RACKS EACH WITH A (3) BIKE CAPACITY. PER THE ABOVE REFERENCE THE PROJECT IS REQUIRED TO HAVE ONLY (2) BICYCLE PARKING SPACES, WHICH IS LESS THAN THE (6) BICYCLE PARKING SPACES PROVIDED.




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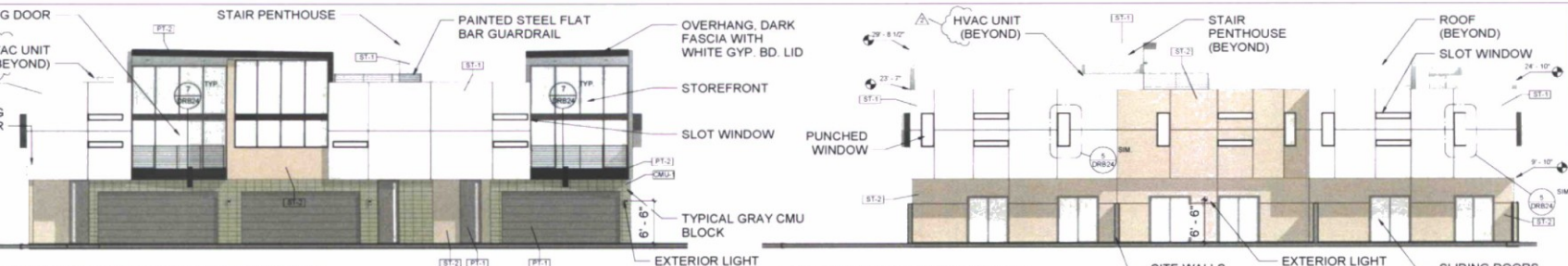
ARCHITECT: MICHAEL HAUER ARCHITECTURE, LLC
 37 W. VALLETTA ST.
 PHOENIX, AZ 85003
 480.510.2810
 MHAUER@R2D12.COM

No.	Description	Date
1	REVISION COMMENTS 1	06/10/17
2	DRB COMMENTS 1	11/08/17

SCOTTSDALE TOWNHOMES PROJECT DATA

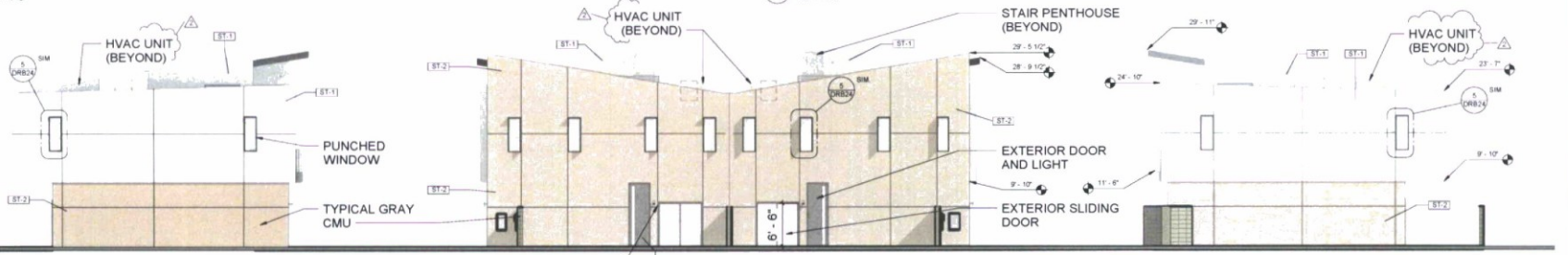
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 Date: 2/10/2017
 Drawn by: M.
 Checked by: M.

 Scale:

**48-DR-2016
 2/10/17**

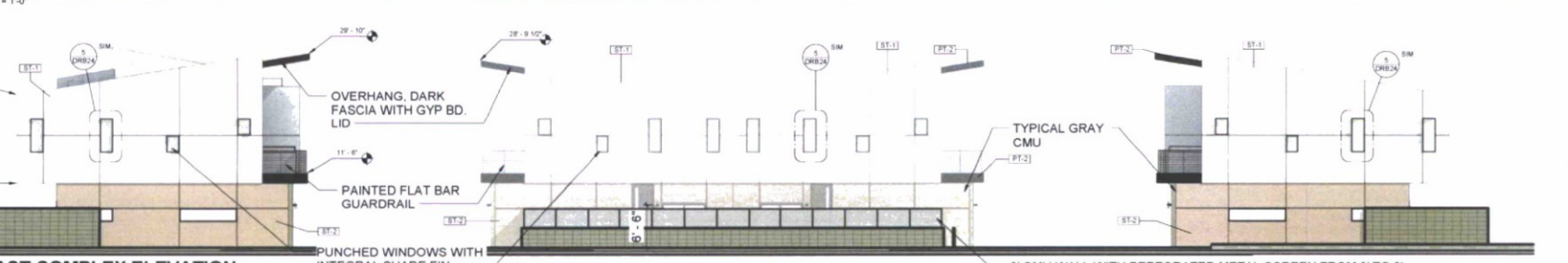


NORTH BUILDING SOUTH ELEVATION
1/8" = 1'-0"

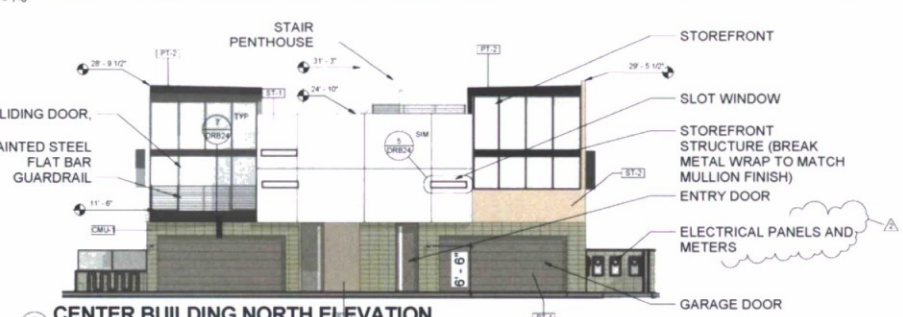
4 NORTH BUILDING NORTH
1/8" = 1'-0"



COMPLEX WEST ELEVATION
1/8" = 1'-0"



EAST COMPLEX ELEVATION
1/8" = 1'-0"



2 CENTER BUILDING NORTH ELEVATION
1/8" = 1'-0"

MATERIAL SCHEDULE

CMU-1	CONCRETE MASONRY UNIT TYPE 1	8X8X16, GRAY, CONCRETE MASONRY UNIT WITH LIGHT BLAST FINISH
PT-1	PAINT COLOR 1	DUNN EDWARDS, BLACK BEAN 6385
PT-2	PAINT COLOR 2	BLACK
ST-1	STUCCO TYPE 1	SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW7547 SANDBAR
ST-2	STUCCO TYPE 2	COARSE STUCCO FINISH, SHERWIN WILLIAMS SW1988 ELEPHANT EAR

ELEVATION LEGEND

HVAC UNIT (BEYOND)

ELEVATION GENERAL NOTES

- A ROOFTOP HVAC UNITS ARE SHOWN IN ELEVATIONS FOR REFERENCE. UNITS SHALL BE SCREENED FROM VIEW
- B WINDOWS AND STOREFRONT SYSTEMS SHALL BE BRONZE ANODIZED FINISH OR EQUIVALENT, UNLESS NOTED OTHERWISE



FOR ILLUSTRATIVE PURPOSES NOT FOR CONSTRUCTION

OWNER
RENZO DONATI - LMR HOLDINGS LLC

ARCHITECT
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No.	Description
1	REZONE COMMENTS 1
2	DRB COMMENTS 1

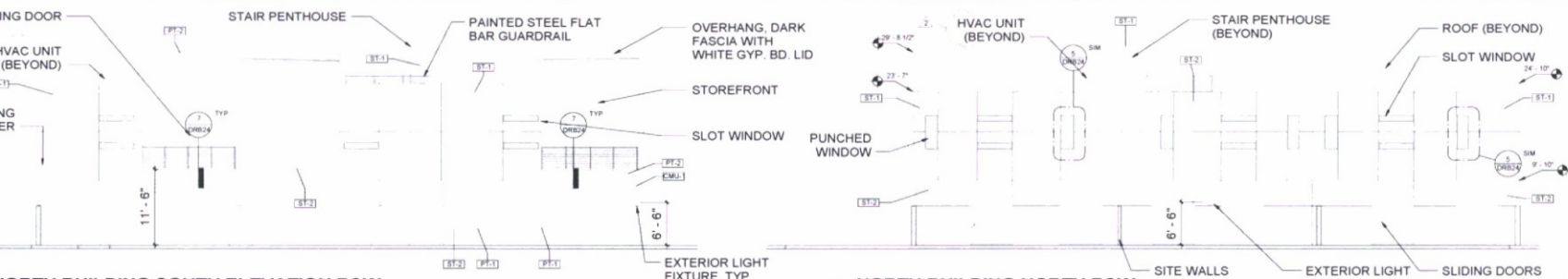
Project number:
Date:
Drawn by:
Checked by:
Scale:

SCOTTSDALE TOWNHOME ELEVATION (COLOR)

DRB37

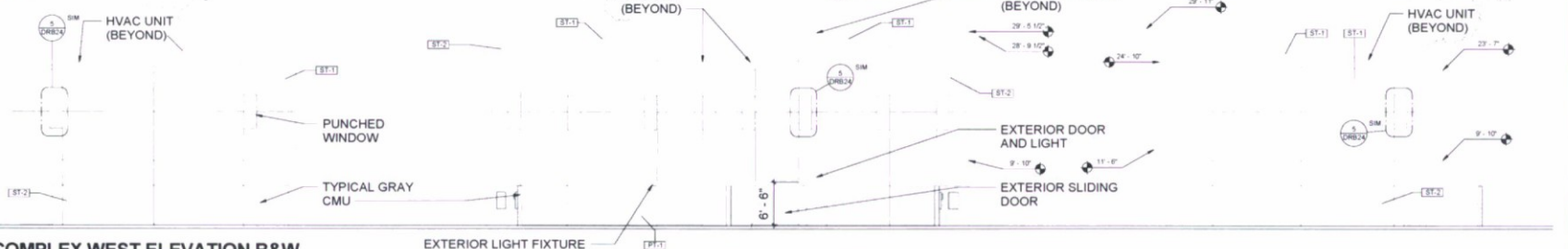


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NORTH BUILDING SOUTH ELEVATION B&W

8' = 1'-0"

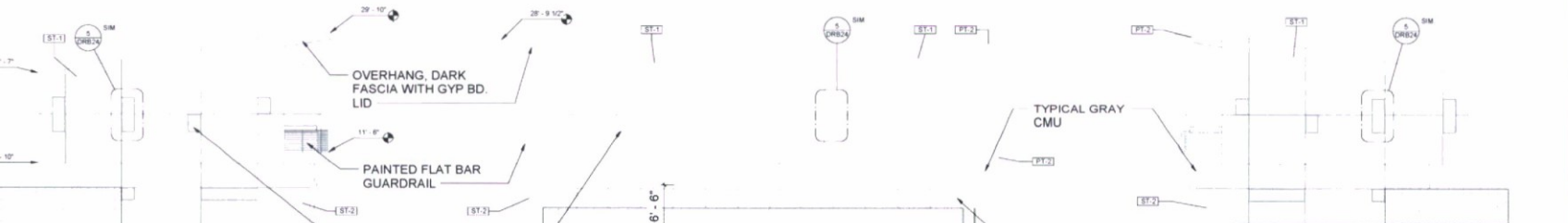


2 NORTH BUILDING NORTH B&W

1/8" = 1'-0"

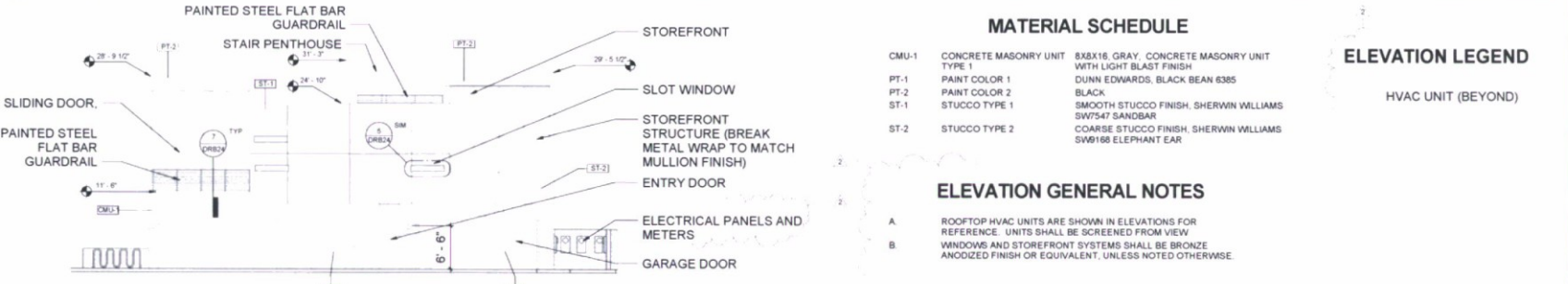
COMPLEX WEST ELEVATION B&W

8' = 1'-0"



WEST COMPLEX ELEVATION B&W

8' = 1'-0"



CENTER BUILDING NORTH ELEVATION B&W

8' = 1'-0"

MATERIAL SCHEDULE

CMU-1	CONCRETE MASONRY UNIT TYPE 1	8X8X16, GRAY, CONCRETE MASONRY UNIT WITH LIGHT BLAST FINISH
PT-1	PAINT COLOR 1	DUNN EDWARDS, BLACK BEAN 6385
PT-2	PAINT COLOR 2	BLACK
ST-1	STUCCO TYPE 1	SMOOTH STUCCO FINISH, SHERWIN WILLIAMS SW7547 SANDBAR
ST-2	STUCCO TYPE 2	COARSE STUCCO FINISH, SHERWIN WILLIAMS SW6168 ELEPHANT EAR

ELEVATION LEGEND

HVAC UNIT (BEYOND)

ELEVATION GENERAL NOTES

- A. ROOFTOP HVAC UNITS ARE SHOWN IN ELEVATIONS FOR REFERENCE. UNITS SHALL BE SCREENED FROM VIEW.
- B. WINDOWS AND STOREFRONT SYSTEMS SHALL BE BRONZE ANODIZED FINISH OR EQUIVALENT, UNLESS NOTED OTHERWISE.

OWNER
RENO DONATI - LNR HOLDINGS LLC

ARCHITECT
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PHILADELPHIA, PA 19103
MH@HAUERARCH.COM

No.	Description
2	DRB COMMENTS 1

SCOTTSDALE TOWNHOME ELEVATIONS (E)

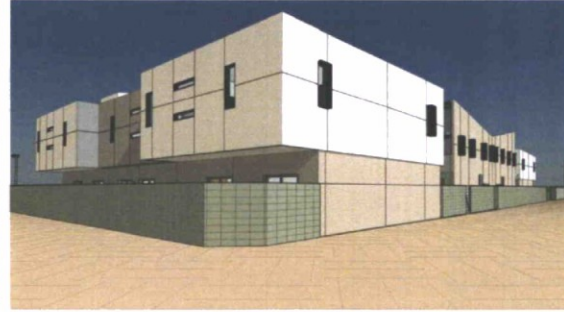
Project number:
Date:
Drawn by:
Checked by:

DRB37.1

Scale:



DRB NORTH BUILDING NE CORNER VIEW



2 DRB NORTH BUILDING NW CORNER VIEW



3 DRB NORTH BUILDING SE CORNER VIEW



DRB CENTER BUILDING NE VIEW



5 DRB CENTER BUILDING SW VIEW



6 DRB SOUTH BUILDING NW VIEW



DRB SOUTH BUILDING SE VIEW



8 DRB SE OVERALL VIEW



9 DRB NW OVERALL VIEW



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OWNER:
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No.	Description

SCOTTSDAL
TOWNHOME
PERSPECTIVE

Project number:
Date:
Drawn by:
Checked by:
Scale:
DRB39

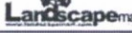
48-DR-2016
2/10/17

SCOTTSDALE TOWNHOMES



SCOTTSDALE
TOWNHOMES

MEMBER OF:
ALCA
Arizona Landscape Contractors Association
ANA
Arizona Nursery Association
HBACA
Home Builders Association of Central Arizona



Project Name: SCOTTSDALE TOWNHOMES
Job Number: 163011131
Date: 02/02/11
Scale: 1/8"=1'-0"








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Total Number of Sheets: 1



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Phone: 602.889.4700
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http://www.mckewoninc.com
info@mckewoninc.com

PLANT LIST










TREES:

-  THREE 24" BOX PINK DAWN CHITALPA
CHITALPA TASHKENTENSIS
MATURE SPECS- 25' (HEIGHT) X 25' (WIDTH)
-  THREE 24" BOX WARREN JONES DESERT WILLOW
CHILOPSIS LINEARIS 'WARREN JONES'
MATURE SPECS- 25' (HEIGHT) X 25' (WIDTH)
-  TWO 24" BOX WEEPING BOTTLEBRUSH
CALLISTEMON VIMINALIS
MATURE SPECS- 15' (HEIGHT) X 15' (WIDTH)
-  EIGHT 24" BOX WHITE ORCHID TREE
BAUHINIA LUNARIODES
MATURE SPECS- 12' (HEIGHT) X 10' (WIDTH)
-  TWO 15 GALLON MEXICAN ORCHID TREE
BAUHINIA MEXICANA
MATURE SPECS- 15' (HEIGHT) X 10' (WIDTH)
-  TWELVE 15 GALLON WHITE ORCHID TREE
BAUHINIA LUNARIODES
MATURE SPECS- 12' (HEIGHT) X 10' (WIDTH)
-  TWO 15 GALLON WARREN JONES DESERT WILLOW
CHILOPSIS LINEARIS 'WARREN JONES'
MATURE SPECS- 25' (HEIGHT) X 25' (WIDTH)

TREE REQUIREMENTS:

- * NUMBER OF REQUIRED TREES = 30 (3 TREES PER DWELLING)
(AS PER SEC.10.502, A.1 OF THE SCOTTSDALE AZ. CODE OF ORDINANCE
ARTICLE X - LANDSCAPE REQUIREMENTS)
- * SIZE OF TREES = 15 GALLON MINIMUM WITH MINIMUM 50% LARGER
(AS PER SEC.10.501, B OF THE SCOTTSDALE AZ. CODE OF ORDINANCE
ARTICLE X - LANDSCAPE REQUIREMENTS)

SHRUBS/ GROUNDCOVERS:

-  TWELVE 5 GALLON BAJA FAIRY DUSTER
CALLIANDRA CALIFORNICA
MATURE SPECS- 6' (HEIGHT) X 6' (WIDTH)
-  FIVE 5 GALLON LADY SLIPPER
PEDILANTHUS MACROCARPUS
MATURE SPECS- 3' (HEIGHT) X 3' (WIDTH)
-  FOUR 5 GALLON GREEN CLOUD TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'
MATURE SPECS- 8' (HEIGHT) X 8' (WIDTH)
-  FOURTEEN 5 GALLON BLUE BELLS
EREMOPHYLLA HYGROPHANA
MATURE SPECS- 2' (HEIGHT) X 3' (WIDTH)
-  FOUR 5 GALLON MEXICAN HONEYSUCKLE
JUSTICIA SPICIGERA
MATURE SPECS- 3' (HEIGHT) X 3' (WIDTH)
-  FOURTEEN 5 GALLON COYOTE BUSH
BACCHARIS X STARN THOMPSON
MATURE SPECS- 3' (HEIGHT) X 3' (WIDTH)
-  ELEVEN 5 GALLON LYNN'S LEGACY SAGE
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'
MATURE SPECS- 5' (HEIGHT) X 5' (WIDTH)
-  EIGHT 1 GALLON NEW GOLD LANTANA
LANTANA SP. 'NEW GOLD'
MATURE SPECS- 1.5' (HEIGHT) X 3' (WIDTH)
-  FOURTEEN 1 GALLON TRAILING ROSEMARY
ROSMARINUS OFFICINALIS 'PROSTRATUS'
MATURE SPECS- 1' (HEIGHT) X 3' (WIDTH)

SUMMARY DATA:

- * ONSITE AREA IS 8,176 SQUARE FEET TOTAL
- * RIGHT OF WAY AREA IS 480 SQUARE FEET TOTAL
- * PARKING AREA IS N/A

GENERAL NOTES:

- * GRANITE TO BE 1/2" SCREENED BAJA BROWN @ A 2" DEPTH
INSTALL A PRE-EMERGENT HERBICIDE TO ASSIST IN
SUPPRESSING WEED SEED GERMINATION.
- * IRRIGATION TO BE AS FOLLOWS:
 - * ONE HARDIE 4 STATION TIMER
 - * ONE FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTOR
 - * SECURE FEBCO USING A METAL GUARDSHACK.
 - * INSTALL TWO VALVES AND TWO PVC LATERALS (ONE FOR TREES AND ONE FOR SHRUBS)
 - * INSTALL BOWSMITH ML-210 MULTI-OUTLET EMITTERS. EACH MULTI-OUTLET EMITTER
TO BE BURIED WITHIN A CARSON 7" ECONOMY BOX (MODEL 708-9-4/ TAN).
 - * FOR TREES- INSTALL 4 PER 24" BOX AND 2 PER 15 GALLON TREE.
 - * FOR SHRUBS- UTILIZE ONE PORT FOR 5 GALLON AND 1 GALLON SHRUBS.
 - * SLEEVING WILL BE PROVIDED TO EXTEND THE TREE DRIP LINE INTO THE
VARIOUS REAR YARDS TO IRRIGATE THE TREES.

SCALE: 1/16"=1'-0"
0 8 16 32

HARDSCAPE KEY:

-  * OPEN SPACE DRIVEWAY TURNAROUND
-  * OPEN SPACE SIDEWALK
-  * DRIVEWAY
-  * PROPOSED CONCRETE REAR PATIO

263-1100

48-DR-2016
2/10/17